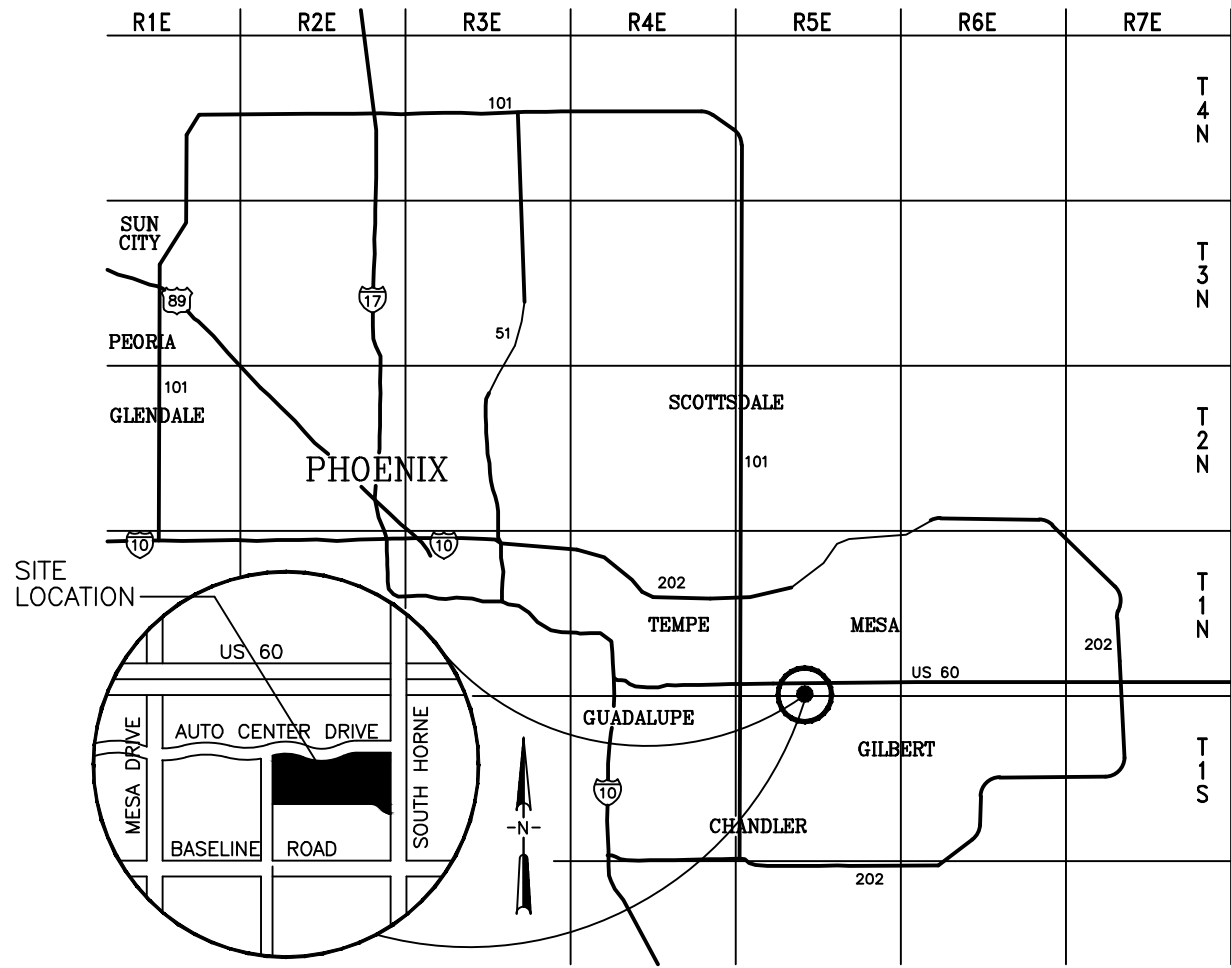
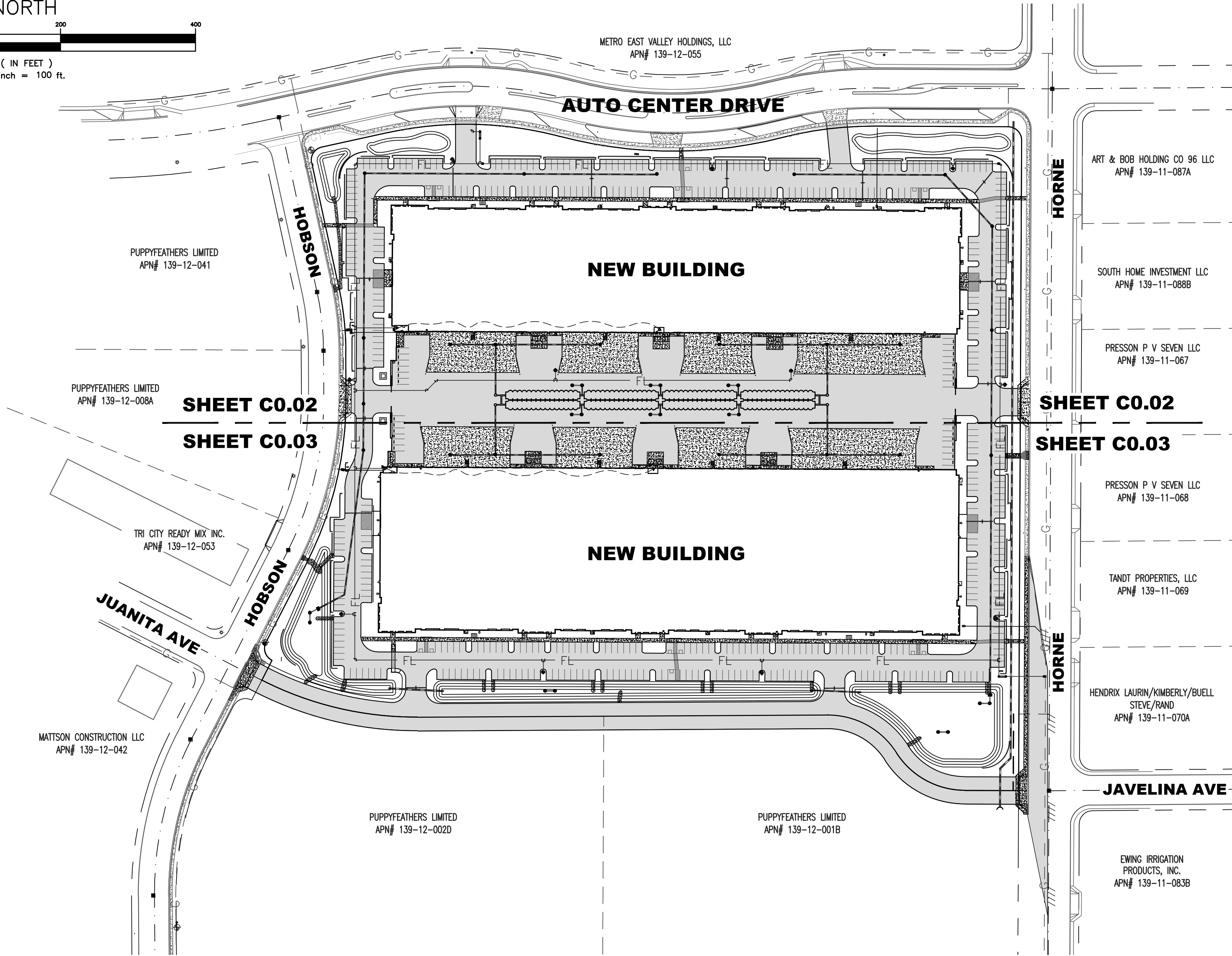
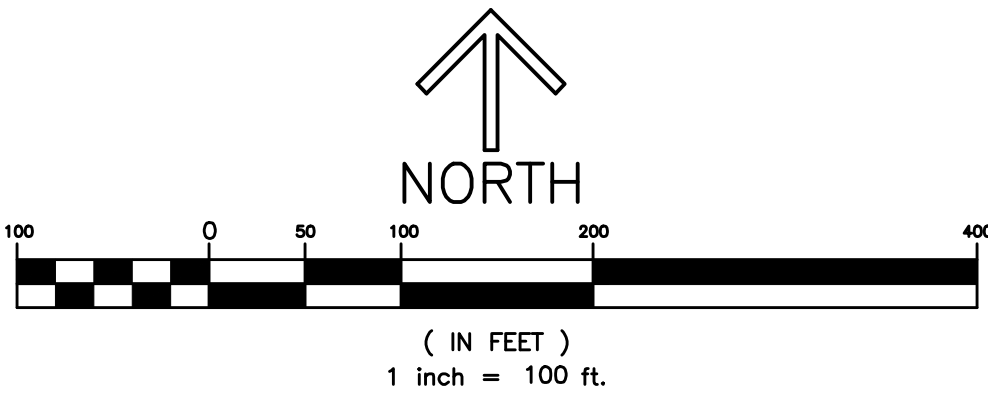


PRELIMINARY GRADING AND DRAINAGE PLAN
FOR
METRO EAST VALLEY COMMERCE CENTER 2

SEC AUTO CENTER DRIVE & HOBSON
APN: 139-12-027, 139-12-028, 139-12-008D, 139-12-001B

C0.01 COVER SHEET
C0.02 GRADING PLAN NORTH
C0.03 GRADING PLAN SOUTH



VICINITY MAP
SCALE: NTS

SITE AREA

GROSS AREA = 974,186 S.F. (22.364 AC)
NET AREA = 912,509 S.F. (20.948 AC)

FLOOD INFO - FIRM DATA

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C2264M DATED NOVEMBER 4, 2015, THE SUBJECT PROPERTY IS LOCATED WITHIN A SHADED ZONE X, DESCRIBED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."

OFFSITE DRAINAGE

THERE ARE OFFSITE FLOWS FROM ADJACENT STREETS AFFECTING THE SITE. OFFSITE FLOWS FROM HORNE AND HOBSON ARE ACCEPTED ONSITE AND RETAINED. ALL ONSITE FLOWS WILL BE RETAINED ONSITE.

ELEVATION BENCHMARK

CITY OF MESA FLUSH BRASS CAP INTERSECTION OF BASELINE ROAD AND HORNE STREET.
ELEVATION = 1216.388 (NAVD88 DATUM)

LEGAL DESCRIPTION

LOTS 3 & 4 MESA AUTOMOTIVE CENTER AMENDED, ACCORDING TO MARICOPA COUNTY RECORDER, BOOK OF MAPS 317, PAGE 5.

RETENTION CALCULATIONS

100% OF THE 100-YR, 2-HR STORM EVENT GENERATED FOR THE GROSS PROPERTY AREA. RUNOFF FROM THE ADJACENT ROW IS DIRECTED INTO THE SYSTEM VIA CATCH BASINS AND RETAINED ONSITE.

REQUIRED
A 974,186 SF (GROSS)
P 2.2 INCH
C 0.9

VOL REQUIRED 165,375 CF

PROVIDED
8'-10" X 110' LONG CMP (880' TOTAL)
UNDERGROUND TANKS 69,115 CF

3 RETENTION BASINS AT SOUTH
SIDE OF PROPERTY 107,376 CF

VOL PROVIDED 176,491 CF

DEVELOPER

MCP ACQUISITION, LLC
1230 W. WASHINGTON ST. #203
TEMPE, AZ 85281
(602) 452-2573
CONTACT: RYAN FOLEY

ENGINEER

CEG APPLIED SCIENCE
12409 W INDIAN SCHOOL RD C303
AVONDALE, AZ 85392
(623) 536-1993
CONTACT: NATE COTTRELL

DRAWN BY: ALB
CHECKED BY: CGL
DATE: 05/24/18
SCALE: 1"=100'
PROJECT #: 18-010
PURPOSE:

OWNER

PRELIMINARY GRADING & DRAINAGE PLAN
FOR
METRO EAST VALLEY COMMERCE CENTER 2
SEC AUTO CENTER DRIVE & HOBSON
MESA, ARIZONA

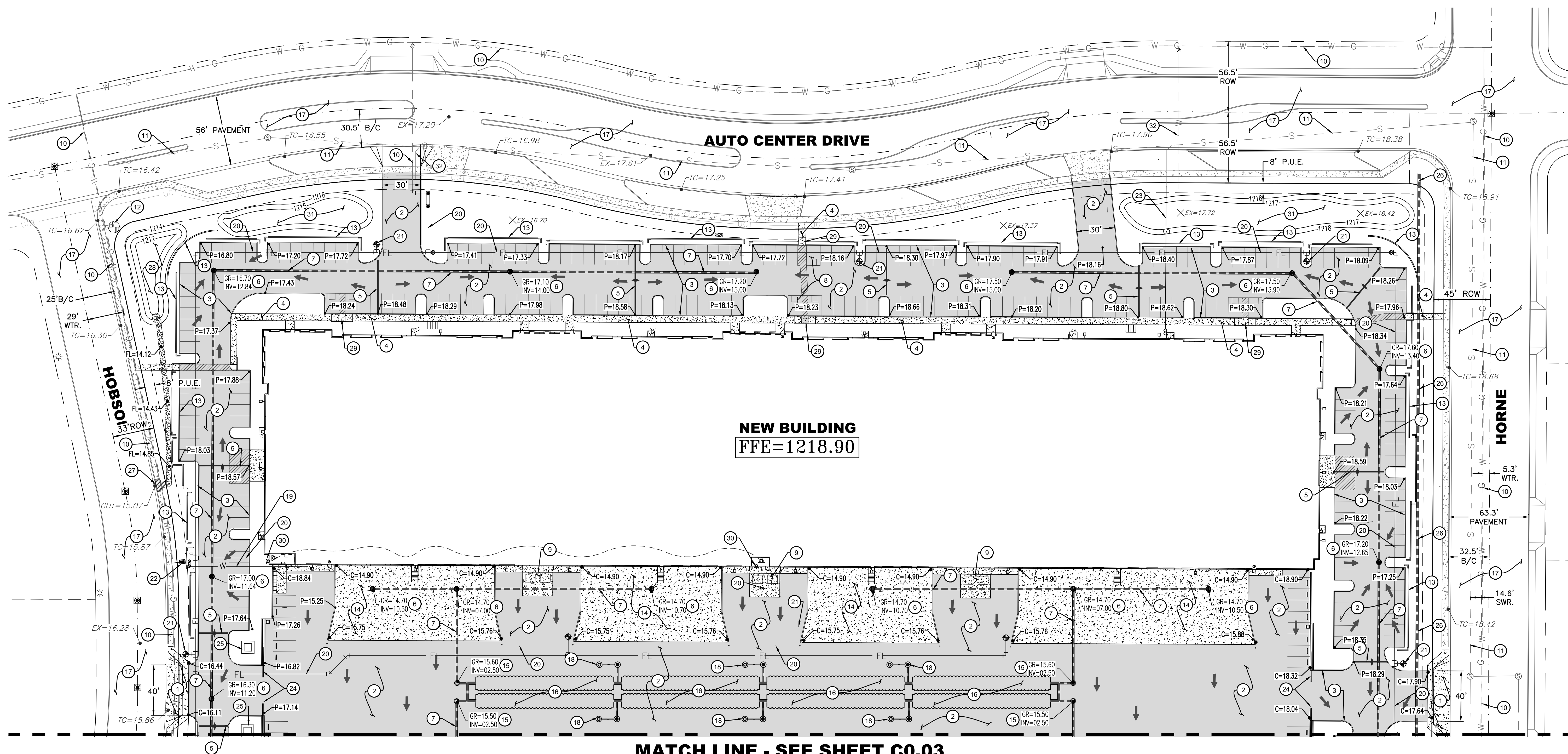
PRE-CEG
12409 W. INDIAN SCHOOL RD. AVONDALE, AZ 85392
PHONE: 623.536.1993 FAX: 623.748.9008

34081
NATHAN J
COTTRELL
05/24/18
09/30/2020

Arizona
Professional Engineer
Nathan J. Cottrell
05/24/18

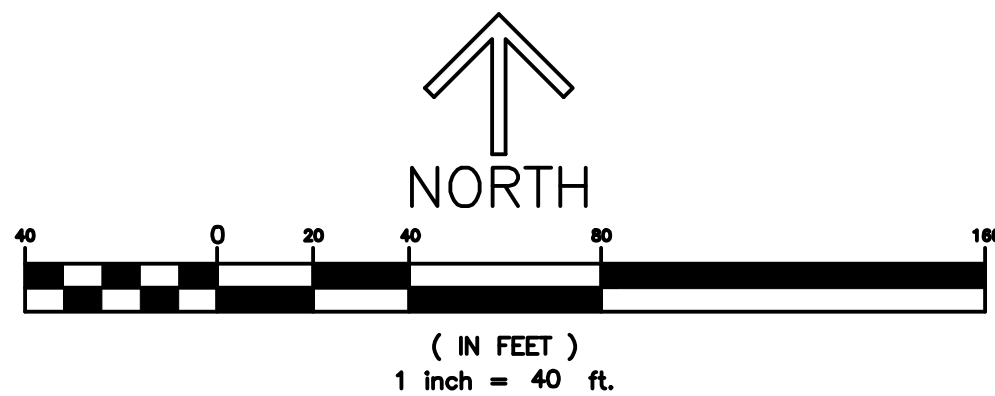
SHEET 1 OF 3

C0.01



NEW BUILDING
FFE=1218.90

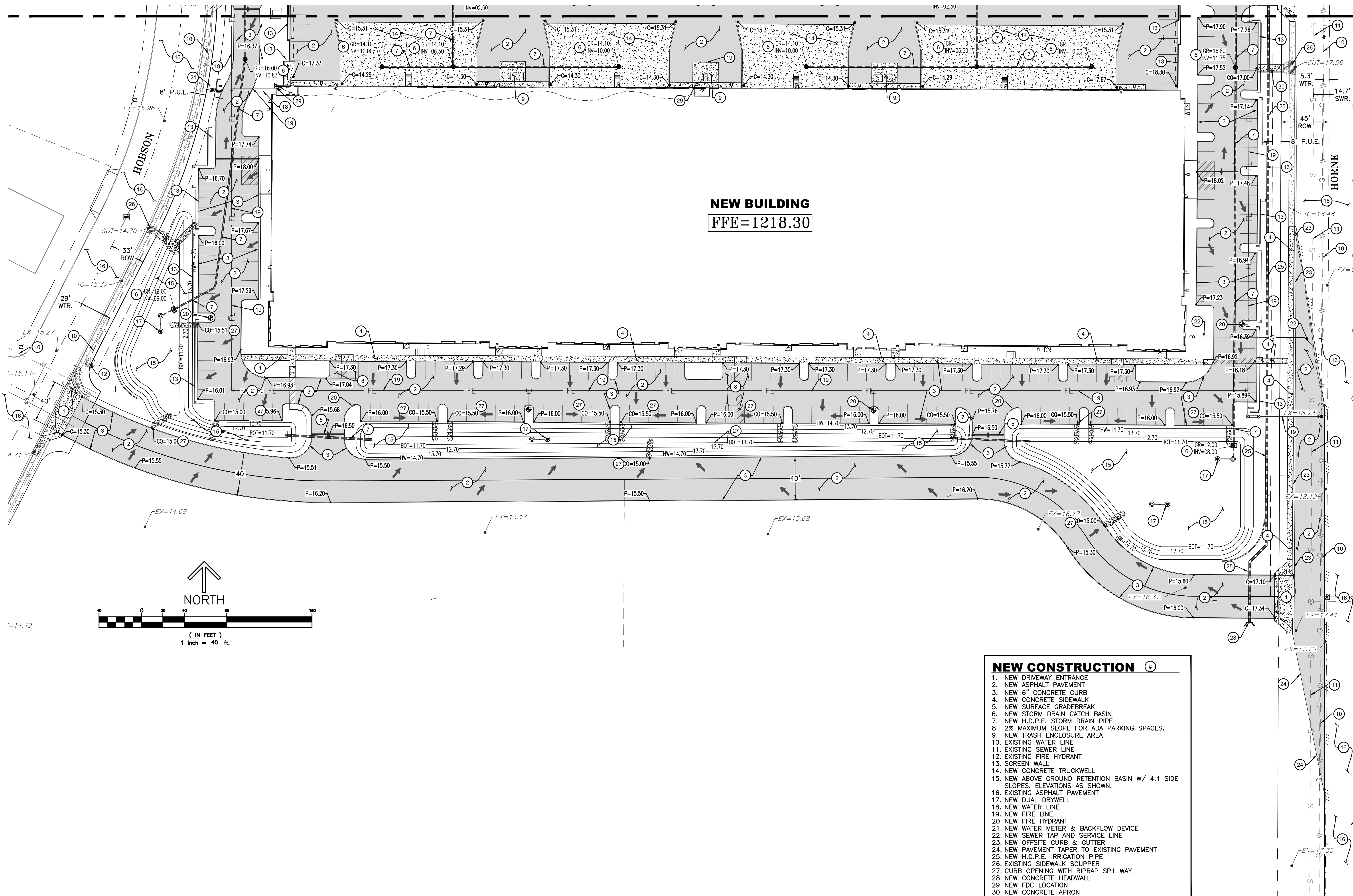
MATCH LINE - SEE SHEET C0.03



- NEW CONSTRUCTION** #
1. NEW DRIVEWAY ENTRANCE
 2. NEW ASPHALT PAVEMENT
 3. NEW 6" CONCRETE CURB
 4. NEW CONCRETE SIDEWALK
 5. NEW SURFACE GRADEBREAK
 6. NEW STORM DRAIN CATCH BASIN
 7. NEW H.D.P.E. STORM DRAIN PIPE
 8. 2% MAXIMUM SLOPE FOR ADA PARKING SPACES.
 9. NEW TRASH ENCLOSURE AREA
 10. EXISTING WATER LINE
 11. EXISTING SEWER LINE
 12. EXISTING FIRE HYDRANT
 13. SCREEN WALL
 14. NEW CONCRETE TRUCKWELL
 15. STORM DRAIN MANHOLE
 16. UNDERGROUND STORAGE SYSTEM - 10' X 110' LONG CMP'S (880' TOTAL LENGTH)
 17. EXISTING ASPHALT PAVEMENT
 18. NEW DUAL DRYWELL
 19. NEW WATER LINE
 20. NEW FIRE LINE
 21. NEW FIRE HYDRANT
 22. NEW WATER METER & BACKFLOW DEVICE
 23. NEW SEWER LINE TO EXISTING SEWER SERVICE
 24. NEW SLIDING GATE
 25. NEW ELECTRIC PEDESTAL
 26. NEW H.D.P.E. IRRIGATION PIPE
 27. EXISTING SIDEWALK SCUPPER
 28. NEW 1' DEEP RETENTION BASIN AREA
 29. NEW CURB ACCESS RAMP
 30. NEW FDC LOCATION
 31. DEPRESSED BASIN AREA FOR LOCAL WATER ONLY
 32. EXISTING UTILITY STUB-OUT TO BE REMOVED

DEVELOPER MCP ACQUISITION, LLC 1230 W. WASHINGTON ST. #203 TEMPE, AZ 85281 (602) 452-2573 CONTACT: RYAN FOLEY	
ENGINEER CEG APPLIED SCIENCE 12409 W INDIAN SCHOOL RD C303 AVONDALE, AZ 85392 (623) 536-1993 CONTACT: NATE COTTRELL	
DRAWN BY: ALB	CGL
CHECKED BY: CGL	05/24/18
DATE: 05/24/18	SCALE: 1"=40'
PROJECT #: 18-010	PURPOSE:
OWNER	
PRELIMINARY GRADING & DRAINAGE PLAN FOR METRO EAST VALLEY COMMERCE CENTER 2 SEC AUTO CENTER DRIVE & HOBSON MESA, ARIZONA	
PRE-CEG 12409 W. INDIAN SCHOOL RD. AVONDALE, AZ 85392 PHONE: 623.536.1993 FAX: 623.748.9008	
 NATE COTTRELL 05/24/2020	
SHEET 2	OF 3
C0.02	

MATCH LINE - SEE SHEET C0.03



NEW BUILDING
FFE=1218.30

NEW CONSTRUCTION #

1. NEW DRIVEWAY ENTRANCE
2. NEW ASPHALT PAVEMENT
3. NEW 6" CONCRETE CURB
4. NEW CONCRETE SIDEWALK
5. NEW SURFACE GRADEBREAK
6. NEW STORM DRAIN CATCH BASIN
7. NEW H.D.P.E. STORM DRAIN PIPE
8. 2% MAXIMUM SLOPE FOR ADA PARKING SPACES.
9. NEW TRASH ENCLOSURE AREA
10. EXISTING WATER LINE
11. EXISTING SEWER LINE
12. EXISTING FIRE HYDRANT
13. SCREEN WALL
14. NEW CONCRETE TRUCKWELL
15. NEW ABOVE GROUND RETENTION BASIN W/ 4:1 SIDE SLOPES. ELEVATIONS AS SHOWN.
16. EXISTING ASPHALT PAVEMENT
17. NEW DUAL DRYWELL
18. NEW WATER LINE
19. NEW FIRE LINE
20. NEW FIRE HYDRANT
21. NEW WATER METER & BACKFLOW DEVICE
22. NEW SEWER TAP AND SERVICE LINE
23. NEW OFFSITE CURB & GUTTER
24. NEW PAVEMENT TAPER TO EXISTING PAVEMENT
25. NEW H.D.P.E. IRRIGATION PIPE
26. EXISTING SIDEWALK SCUPPER
27. CURB OPENING WITH RIPRAP SPILLWAY
28. NEW CONCRETE HEADWALL
29. NEW FDC LOCATION
30. NEW CONCRETE APRON

DEVELOPER	
MCP ACQUISITION, LLC 1230 W. WASHINGTON ST. #203 TEMPE, AZ 85281 (602) 452-2573 CONTACT: RYAN FOLEY	
ENGINEER	
CEG APPLIED SCIENCE 12409 W INDIAN SCHOOL RD C303 AVONDALE, AZ 85392 (623) 536-1993 CONTACT: NATE COTTRELL	
DRAWN BY: ALB	CGL
CHECKED BY: CGL	05/24/18
DATE: 05/24/18	SCALE: 1"=40'
PROJECT #:	18-010
PURPOSE:	
OWNER	
PRELIMINARY GRADING & DRAINAGE PLAN FOR METRO EAST VALLEY COMMERCE CENTER 2 SEC AUTO CENTER DRIVE & HOBSON MESA, ARIZONA	
PRE-CEG	
12409 W. INDIAN SCHOOL RD. AVONDALE, AZ 85392 PHONE: 623.536.1993 FAX: 623.748.9008	
NATHAN J. COTTRELL 05/24/18 Professional Engineer No. 12345 Exp. 08/30/2020	
Arizona Professional Engineer No. 12345 Exp. 08/30/2020	
SHEET 3	OF 3
C0.03	