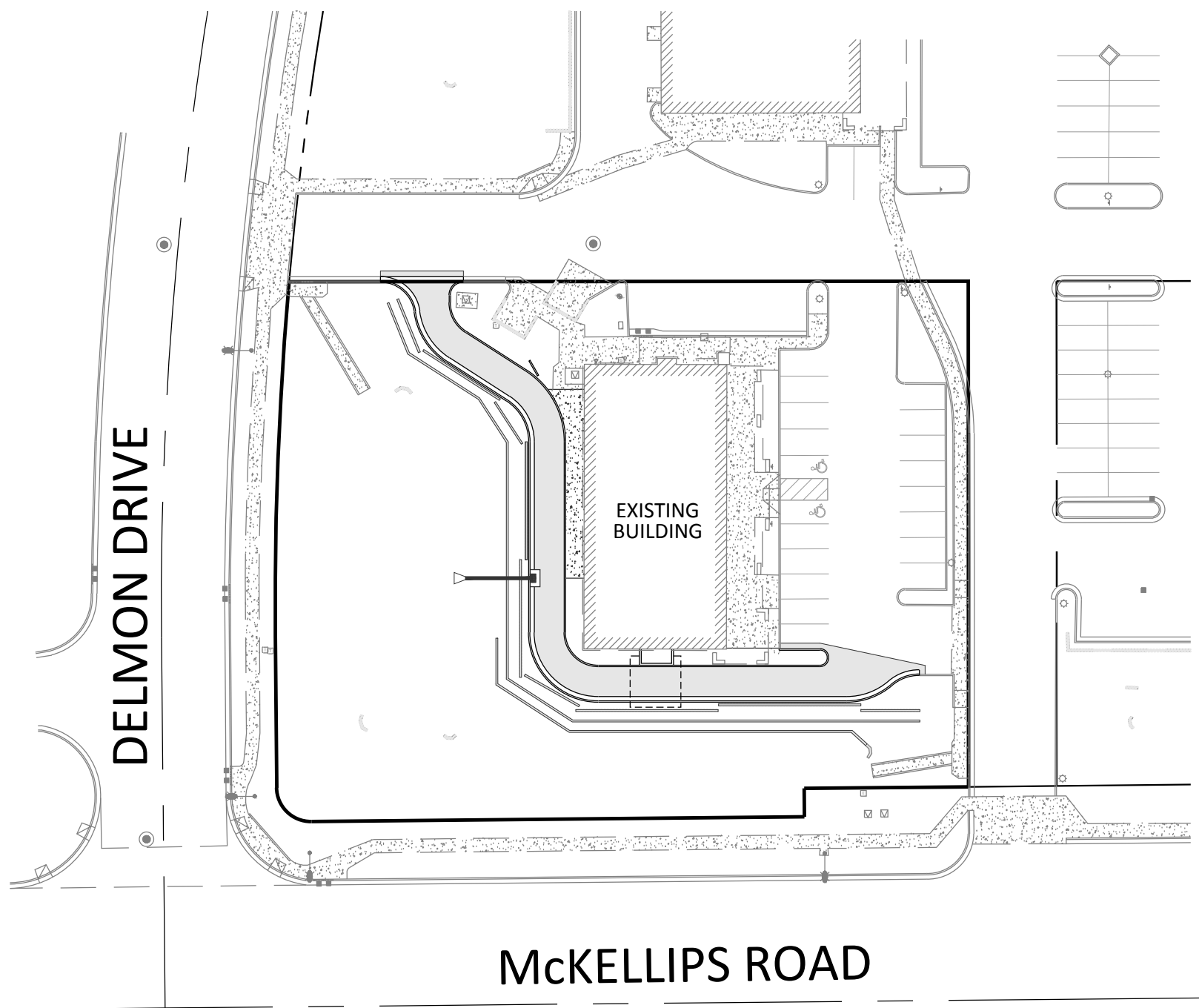
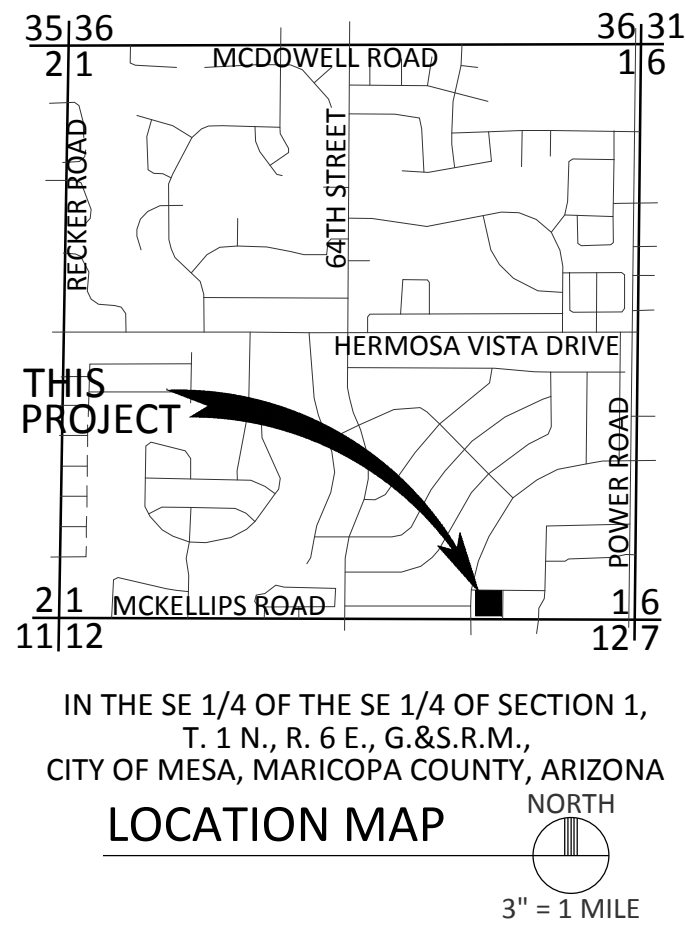


PRELIMINARY GRADING AND DRAINAGE PLAN for
DUNKIN DONUTS - RED MOUNTAIN PLAZA

6606 EAST MCKELLIPS ROAD MESA, ARIZONA
A PORTION SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE
GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA



PROJECT OVERVIEW



LEGEND

---	RIGHT-OF-WAY	●	EXISTING SEWER MANHOLE
---	PROJECT BOUNDARY LINE	⊙	EXISTING SEWER CLEANOUT
---	OTHER PARCEL LINE	⊗	EXISTING WATER VALVE
---	ROADWAY CENTERLINE	W	EXISTING WATER METER
---	EXISTING EASEMENT	BF	EXISTING BACKFLOW PREVENTER
---	EXISTING CONTOUR	⊕	EXISTING FIRE HYDRANT
2321	NEW CONTOUR	⊕	EXISTING FIRE CONNECTION
2580	EXISTING CONCRETE	SD	EXISTING STORM DRAIN MANHOLE
---	EXISTING WALL	G	EXISTING GAS METER
---	EXISTING CURB	▽	EXISTING TRANSFORMER
---	EXISTING PAINT STRIPE	JB	EXISTING JUNCTION BOX
---	EXISTING STORM DRAIN PIPE	+	EXISTING SIGN
---	NEW ASPHALT	⊙	EXISTING SITE LIGHT
---	NEW CONCRETE	⊕	EXISTING STREET LIGHT
---	NEW SCREEN WALL	E	EXISTING ELECTRIC PULL BOX
---	NEW RETAINING WALL	T	EXISTING TELEPHONE PEDESTAL
---	NEW CURB	L	EXISTING LIGHT PULL BOX
E	EXISTING UNDERGROUND ELECTRIC	○	SURVEY MONUMENT AS NOTED
C	EXISTING COMMUNICATION LINE	●	SPOT ELEV. (EXIST. GRADE)
S	EXISTING SEWER MAIN	●	SPOT ELEV. (NEW GRADE)
W	EXISTING WATER MAIN	●	RIGHT-OF-WAY
G	EXISTING GAS LINE	●	RECORDED VALUE
---	NEW STORM DRAIN PIPE	●	MEASURED VALUE
		R	RADIUS
		P	PAVEMENT (ASPHALT)
		C	CONCRETE
		TC	TOP OF CURB
		G	GUTTER
		TW	TOP OF RETAINING WALL
		GB	GRADE BREAK
		FFE	FINISHED FLOOR ELEVATION
		FGH	FINISH GRADE HIGH
		FGL	FINISH GRADE LOW

PROJECT INFORMATION

- PROJECT DESCRIPTION:
THIS PROJECT CONSISTS OF THE ADDITION OF A PAVED DRIVE THRU LANE TO THE EXISTING DUNKIN DONUTS. IMPROVEMENT ALSO INCLUDE RETAINING AND SCREEN WALLS.
- ADDRESS:
6606 EAST MCKELLIPS ROAD
MESA, ARIZONA 85215

APN: 141-71-167
- ZONING: LC
- SITE AREA:
NET AREA: 45,738 SF (1.05 AC)
DISTURBED AREA: 12,559 SF (0.29 AC)

SURVEY NOTES

- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
SUPERIOR SURVEYING SERVICES, INC.
2122 WEST CACTUS DRIVE, SUITE 11
PHOENIX, ARIZONA 85027
PH: 623-869-0726
CONTACT: DAVID S. KLEIN, R.L.S.
- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF MCKELLIPS ROAD, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, USING A BEARING OF N 89°26'46" E, AS PER THE REPLAT OF "REPLAT OF RED MOUNTAIN PLAZA" IN BOOK 576 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.
- THE BASIS OF ELEVATION FOR THIS PROJECT IS THE CITY OF MESA TAGGED CONCRETE NAIL, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF POWER ROAD & MCKELLIPS ROAD, HAVING AN ELEVATION OF 1522.97' (NAVD-88).

BENCHMARK

THE BASIS OF ELEVATION FOR THIS PROJECT IS THE CITY OF MESA TAGGED CONCRETE NAIL, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF POWER ROAD & MCKELLIPS ROAD, HAVING AN ELEVATION OF 1522.97' (NAVD-88).

LEGAL DESCRIPTION

LOTS B AND C, REPLAT OF RED MOUNTAIN PLAZA HOME DEPOT STORE #406, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 576 OF MAPS, PAGE 26.

DRAINAGE STATEMENT

-SITE IS IN A SPECIAL FLOOD HAZARD AREA - NO
-OFFSITE FLOWS AFFECT THIS SITE - NO
-RETENTION PROVIDED IS 100-YR, 2-HR FOR ALL NEW IMPERVIOUS AREAS
-EXTREME STORM OUTFALLS THE SITE AT THE SOUTHWEST CORNER AT THE ELEVATION OF 1503.15

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 04013C2280L, DATED SEPTEMBER 30, 2005 THE PARCEL IS LOCATED IN THE ZONE X (SHADED) AREA, WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

PROJECT RETENTION

THE PROJECT SHALL PROVIDE THE EXISTING RETENTION VOLUME PLUS THE VOLUME FOR THE ADDITIONAL IMPERVIOUS AREA ADDED AS A PART OF THIS PROJECT.

EXISTING RETENTION VOLUME:
44,145 CF (BASED ON SURVEY OF THE EXISTING BASIN)

ADDITIONAL RETENTION VOLUME:
VOLUME [CF-FT] = C x (P [IN] / 12) x AREA [SF]

V = 0.95 x (2.16/12) x 2,572 = 440 CU.FT.

TOTAL REQUIRED VOLUME = 44,145 + 440 = 44,585 CU.FT.

PROVIDED:
TOTAL PROVIDED VOLUME = 45,360 CU.FT.

DEVELOPER

HJ RED MOUNTAIN, LLC
503 32ND STREET, SUITE 200
NEWPORT BEACH, CALIFORNIA 92663
PH: 949-673-0500
ATTN: TRAVIS HACKETT

CIVIL ENGINEER

CYPRESS CIVIL DEVELOPMENT
4450 NORTH 12TH STREET, #228
PHOENIX, ARIZONA 85014
PH: 623-282-2498
ATTN: DERICK SCHUMACHER

ARCHITECT

BAR NAPKIN PRODUCTIONS
2828 NORTH CENTRAL AVENUE, #1300
PHOENIX, AZ 85004
PH: 602-903-4822
ATTN: JASON RIEKE

SHEET INDEX

- COVER SHEET
- GRADING AND DRAINAGE PLAN

CYPRESS
CIVIL DEVELOPMENT
strength + sustainability

4450 north 12th street, #228
phoenix, arizona 85014
p: 623.282.2498
e: dschumacher@cypresscivil.com

CYPRESS PROJECT NO: 17.101



NO.	DATE	REVISION

PRELIMINARY GRADING & DRAINAGE PLAN
for DUNKIN DONUTS
6606 EAST MCKELLIPS ROAD MESA, ARIZONA
cover

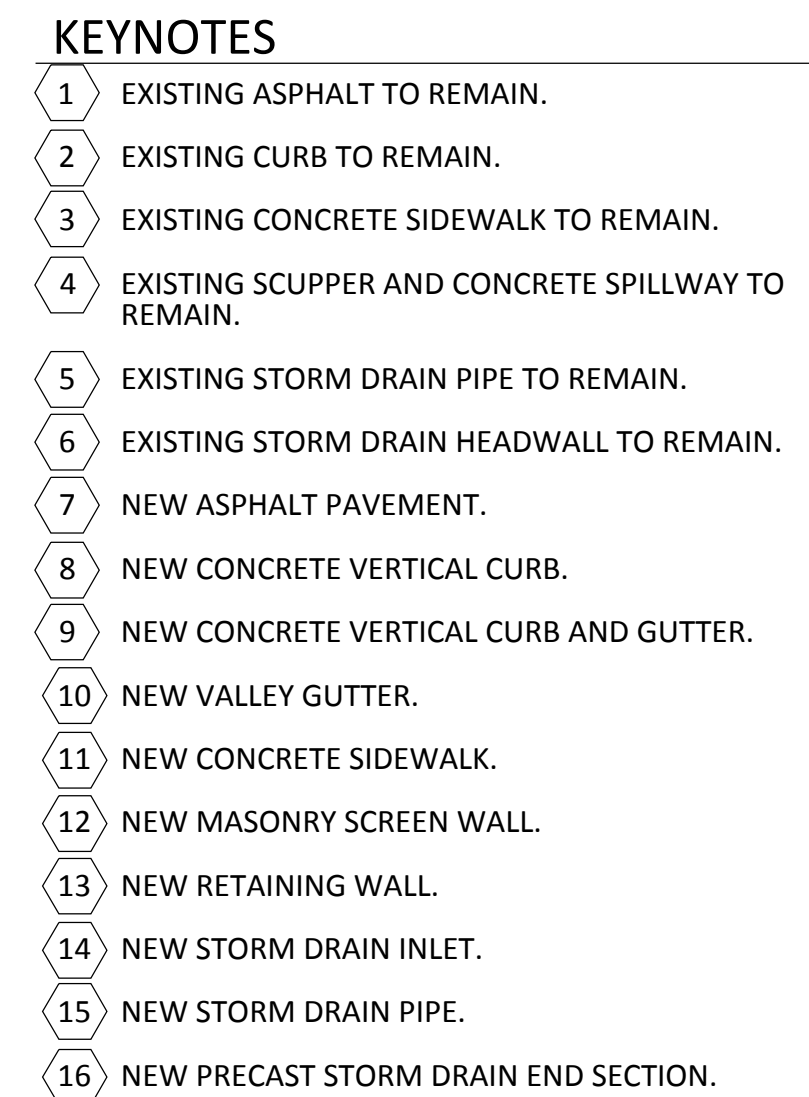
DEVELOPER

HJ RED MOUNTAIN, LLC
503 32ND STREET, SUITE 200
NEWPORT BEACH, CALIFORNIA 92663

SITE ADDRESS

6606 EAST MCKELLIPS ROAD
MESA, ARIZONA 85215
APN: 141-71-167

SHEET NUMBER



Registered Professional Engineer
 License No. 60629
 WALTER F. SCHUMACHER II
 Date signed 05.24.2018
 ARIZONA, U.S.A.
 Expires 12/31/2018

NO.	DATE	REVISION

SHEET NUMBER