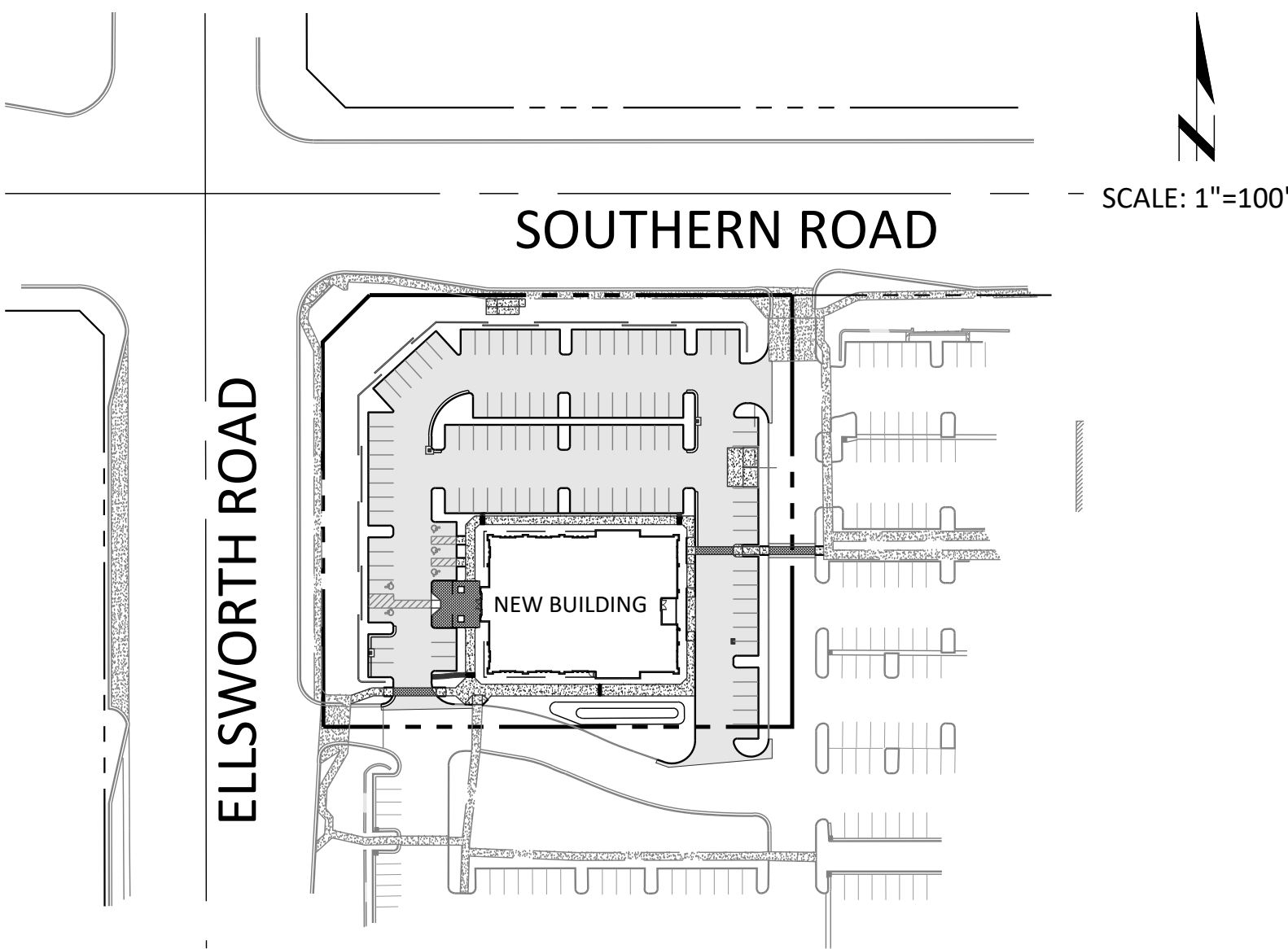
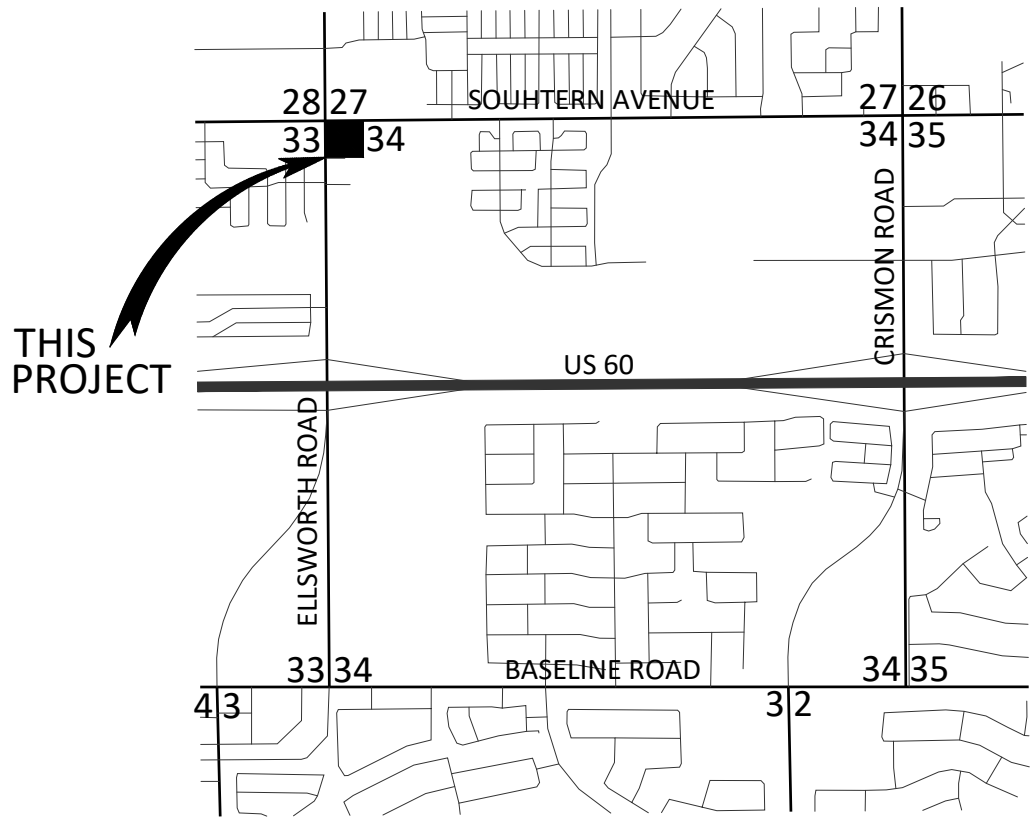


PRELIMINARY IMPROVEMENT PLAN for
LIN'S GRAND BUFFET

1215 SOUTH ELLSWORTH ROAD MESA, ARIZONA
A PORTION NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE
GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA



PROJECT OVERVIEW



IN THE NW 1/4 OF THE NW 1/4 OF SECTION 34,
T. 1 N., R. 7 E., G. & S. R. M.,
CITY OF MESA, MARICOPA COUNTY, ARIZONA

LOCATION MAP

LEGEND

---	RIGHT-OF-WAY	●	NEW SEWER MANHOLE
- - -	PROJECT BOUNDARY LINE	⊙	NEW SEWER CLEANOUT
---	ROADWAY CENTERLINE	⊙	NEW GREASE TRAP
- - -	EXISTING EASEMENT	⊙	NEW WATER VALVE
~ 2321 ~	EXISTING CONTOUR	⊙	NEW WATER METER
▨	EXISTING CONCRETE	⊙	NEW BACKFLOW PREVENTER
▨	NEW ASPHALT	⊙	NEW FIRE HYDRANT
▨	NEW CONCRETE	⊙	NEW FIRE CONNECTION
---	NEW WALL	⊙	NEW FIRE BACKFLOW PREVENTER
---	EXISTING CURB	⊙	NEW STORM DRAIN MANHOLE
---	EXISTING PAINT STRIPE	⊙	NEW DRYWELL
---	NEW CURB	⊙	NEW SIGN
---	NEW PAINT STRIPE	⊙	NEW SITE LIGHT
▨	EXISTING STORM DRAIN PIPE	⊙	SURVEY MONUMENT AS NOTED
—E—	EXISTING UNDERGROUND ELECTRIC	⊙	SPOT ELEV. (EXIST. GRADE)
—C—	EXISTING COMMUNICATION LINE	⊙	SPOT ELEV. (NEW GRADE)
—OHE—	EXISTING OVERHEAD ELECTRIC	⊙	RIGHT-OF-WAY
—S—	EXISTING SEWER LINE	⊙	PAVEMENT (ASPHALT)
—W—	EXISTING WATER LINE	⊙	CONCRETE
—G—	EXISTING GAS LINE	⊙	TOP OF CURB
▨	NEW STORM DRAIN PIPE	⊙	FINISHED GRADE
—S—	NEW SEWER LINE	⊙	LOW POINT
—W—	NEW WATER LINE	⊙	HIGH POINT
—F—	NEW FIRE SERVICE	⊙	GRADE BREAK
⊙	EXISTING SEWER MANHOLE	⊙	FINISHED FLOOR ELEVATION
⊙	EXISTING WATER VALVE	⊙	RIM
⊙	EXISTING WATER METER	⊙	INVERT
⊙	EXISTING FIRE HYDRANT	⊙	LENGTH
⊙	EXISTING STORM DRAIN MANHOLE	⊙	SLOPE
⊙	EXISTING TRANSFORMER	⊙	
⊙	EXISTING SITE LIGHT	⊙	
⊙	EXISTING STREET LIGHT	⊙	
⊙	EXISTING ELECTRIC MANHOLE	⊙	
⊙	EXISTING ELECTRICAL EQUIPMENT	⊙	
⊙	EXISTING COMMUNICATION MANHOLE	⊙	
⊙	EXISTING LIGHT PULL BOX	⊙	
⊙	EXISTING TRAFFIC CONTROL BOX	⊙	
⊙	EXISTING UTILITY POLE	⊙	
⊙	EXISTING UNKNOWN UTILITY	⊙	

UTILITIES

WATER:	CITY OF MESA
SEWER:	CITY OF MESA
ELECTRIC:	SALT RIVER PROJECT
GAS:	SOUTHWEST GAS
TELEPHONE:	CENTURY LINK
CABLE:	COX COMMUNICATIONS

OWNER

LIN'S GRAND BUFFET
7406 WEST McDOWELL ROAD
PHOENIX, ARIZONA 85035
PH: 215-688-2239
ATTN: FRANK LAM

CIVIL ENGINEER

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

ARCHITECT

ARCHICON
5055 EAST WASHINGTON AVENUE SUITE 200
PHOENIX, ARIZONA 85034
PH: 602-222-4266
ATTN: BILL JEORLING

PROJECT INFORMATION

- PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW SINGLE-STORY FREE-STANDING BUFFET STYLE RESTAURANT WITH REQUIRED GRADING & DRAINAGE, ONSITE UTILITY AND PARKING IMPROVEMENTS. ADDITIONAL IMPROVEMENTS INCLUDE LIMITED REPAVING AND A NEW CROSSWALK TO CONNECT TO EXISTING WALKWAY.
- ADDRESS:
1215 SOUTH ELLSWORTH ROAD
MESA, ARIZONA 85209

APN: 220-80-001J
- ZONING: LC
- SITE AREA: 82,445 SF (1.89 AC)

SURVEY NOTES

- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
ALLIANCE LAND SURVEYING, LLC
7900 NORTH 70TH AVENUE, SUITE 104
GLENDALE, ARIZONA 85303
PH: 623-972-2200
CONTACT: G. BRYAN GOETZENBERGER, R.L.S.
- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF SOUTHERN AVENUE, ALSO BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, USING A BEARING OF N 90°00'00" E, PER THE DEED NO. 2012-0370860, M.C.R.

BENCHMARK

THE BENCHMARK USED FOR THIS PLAN IS THE CITY OF MESA BENCHMARK BEING A BRASS TAG IN TOP OF CURB ON THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTHERN AVENUE AND ELLSWORTH ROAD HAVING AN ELEVATION OF 1481.20 FEET (NAVD88), CITY OF MESA DATUM.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED MESA, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:
A PARCEL OF LAND LYING WITHIN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34;
THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER EAST, 100.08 FEET;
THENCE LEAVING SAID NORTH LINE SOUTH 55.00 FEET TO A POINT ON THE EXISTING SOUTH 55 FOOT RIGHT-OF-WAY LINE OF SOUTHERN AVENUE, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE EAST, 275.34 FEET;
THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE SOUTH, 286.20 FEET;
THENCE WEST, 309.94 FEET TO A POINT ON THE EXISTING EAST 65 FOOT RIGHT-OF-WAY LINE OF ELLSWORTH ROAD;
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N 00°04'46" W, 251.20 FEET;
THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE N 44°57'37" E, 49.46 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MESA, A MUNICIPAL CORPORATION AS SET FORTH IN WARRANTY DEED RECORDED JUNE 28, 2005 IN RECORDING NO. 2005-886198, RECORDS OF MARICOPA COUNTY, ARIZONA; ALSO

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MESA, A MUNICIPAL CORPORATION AS SET FORTH IN WARRANTY DEED RECORDED JUNE 28, 2005 IN RECORDING NO. 2005-886199, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:
A PERPETUAL NON-EXCLUSIVE RIGHT AND EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS SET FORTH IN THAT CERTAIN ACCESS EASEMENT AGREEMENT RECORDED DECEMBER 12, 2003 IN RECORDING NO. 2003-1685111, RECORDS OF MARICOPA COUNTY, ARIZONA.

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 04013C2295L, DATED OCTOBER 16, 2013 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 REQUIRED RETENTION VOLUME IS THE 100-YR, 2-HOUR VOLUME.

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

PROPOSED CONDITION 100-YR, 2-HR:
V = 0.95 x (2.17/12) x 82,445 = 14,164 CU.FT.

PROVIDED:
TOTAL PROVIDED VOLUME = 14,287 CU.FT. VIA 182 LF OF 120" DIA UNDERGROUND CMP STORM DRAIN RETENTION TANKS.

DRYWELL CALCULATIONS

TOTAL VOLUME = 14,164CF

DRYWELL DISSIPATION RATE = 0.1CFS

TIME [SEC] = VOLUME [CF] / RATE [CFS]

t = 14,164 / 0.2 = 70,820 SEC = 19.7 HOURS

DRAINAGE STATEMENT

-SITE IS IN A SPECIAL FLOOD HAZARD AREA - NO
-OFFSITE FLOWS AFFECT THIS SITE - NO
-RETENTION PROVIDED IS 100-YR, 2-HR
-EXTREME STORM OUTFALLS THE SITE AT THE SOUTHWEST CORNER AT THE ELEVATION OF 1480.02

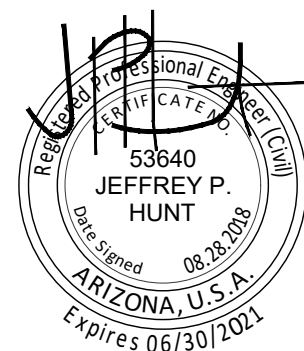


THESE PLANS ARE PRELIMINARY AND ARE NOT FOR CONSTRUCTION OR RECORDING.



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

CYPRESS PROJECT NO: 18.068



NO.	DATE	REVISION

PRELIMINARY IMPROVEMENT PLAN for
LIN'S GRAND BUFFET
1215 SOUTH ELLSWORTH ROAD MESA, ARIZONA
cover

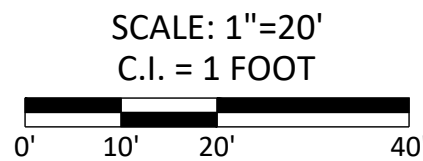
OWNER

LIN'S GRAND BUFFET
7406 WEST McDOWELL ROAD
PHOENIX, ARIZONA 85035
ATTN: FRANK LAM
PH: 215-688-2239

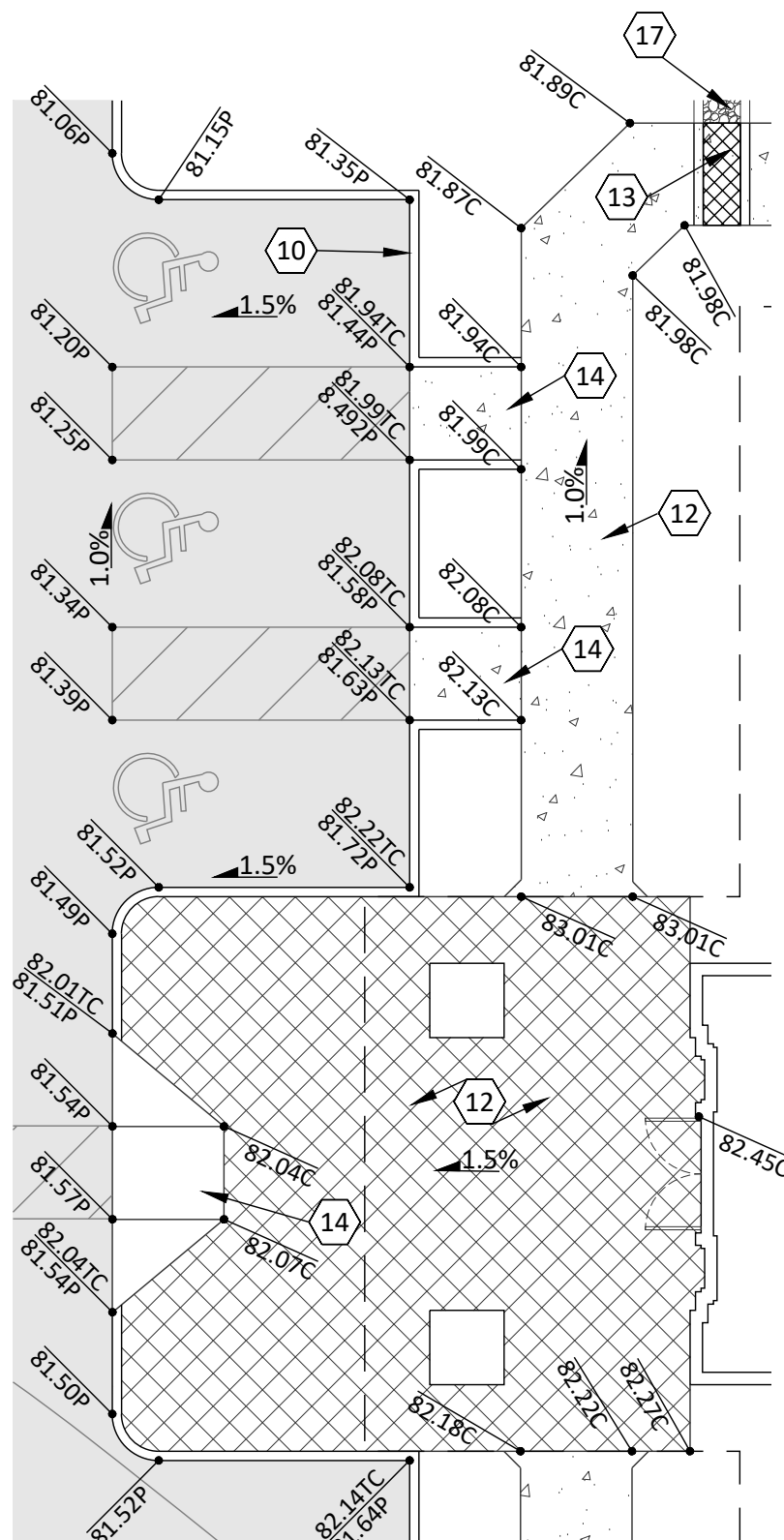
SITE ADDRESS

1215 SOUTH ELLSWORTH ROAD
MESA, ARIZONA 85209
APN: 220-80-001J

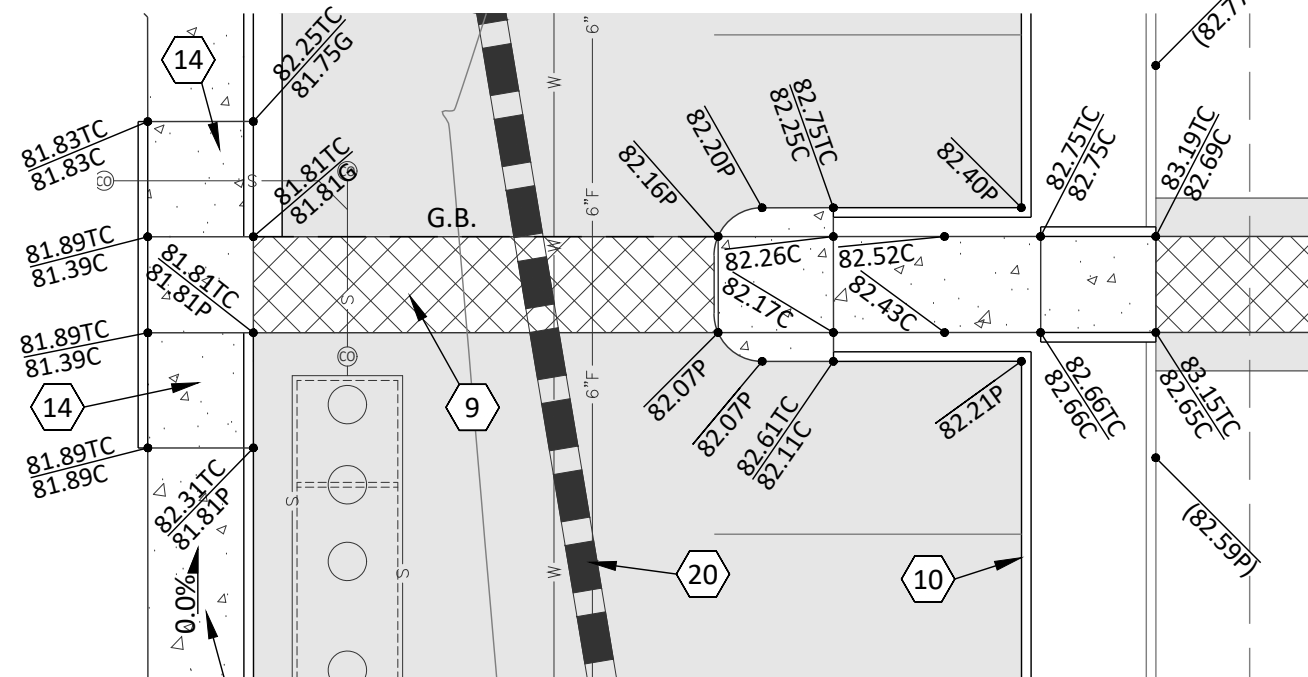
SHEET NUMBER



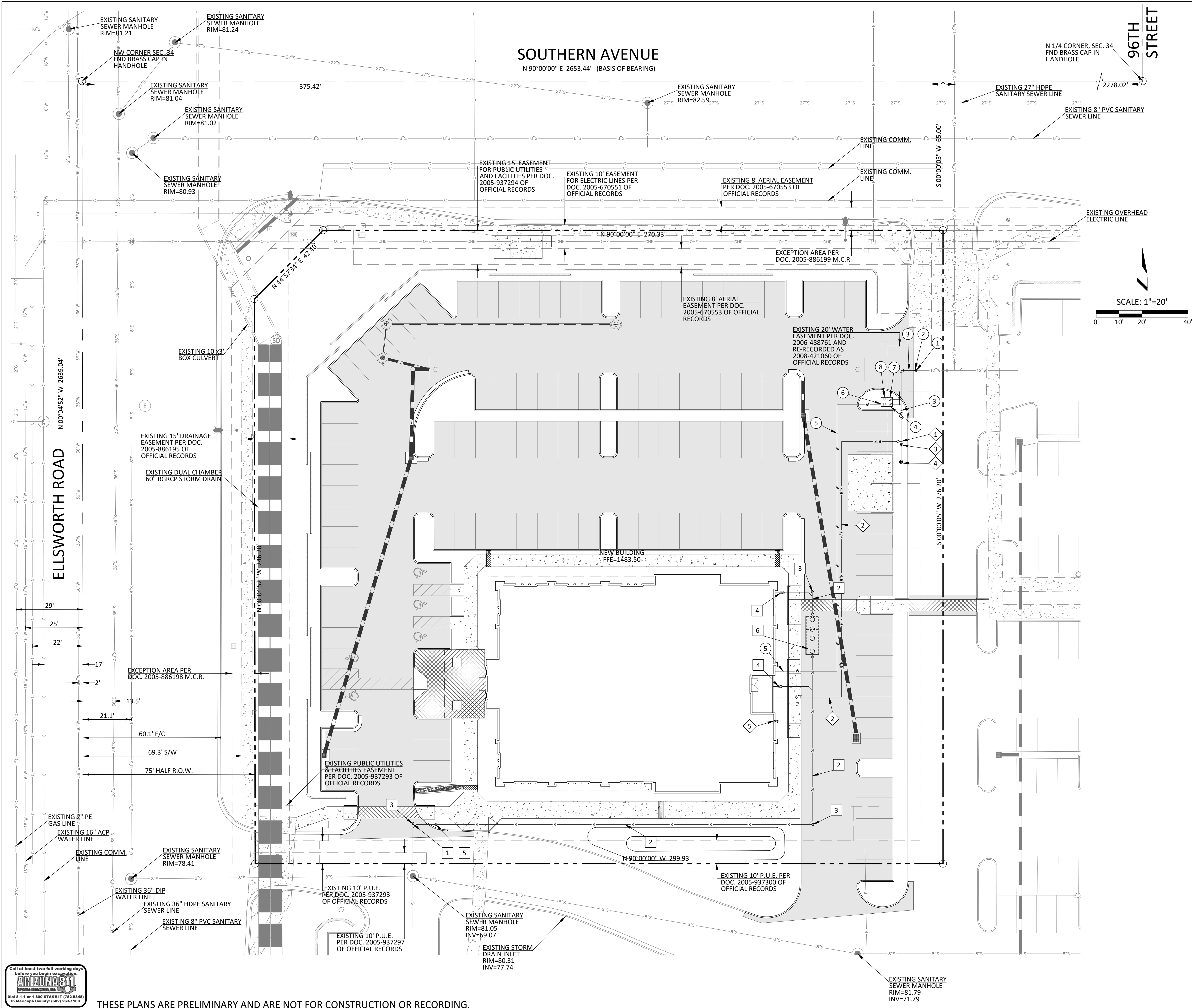
GRADING DETAIL 1
1"=10'



GRADING DETAIL 2



- 1 EXISTING ASPHALT TO REMAIN.
- 2 EXISTING CURB TO REMAIN.
- 3 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 4 EXISTING CONCRETE VALLEY GUTTER TO REMAIN.
- 5 EXISTING DECORATIVE CROSSWALK TO REMAIN.
- 6 EXISTING STORM DRAIN PIPE TO REMAIN.
- 7 EXISTING MASONRY SCREEN WALL TO REMAIN.
- 8 NEW ASPHALT PAVEMENT.
- 9 NEW DECORATIVE CONCRETE PAVEMENT.
- 10 NEW CONCRETE VERTICAL CURB.
- 11 NEW CONCRETE VERTICAL CURB AND GUTTER.
- 12 NEW CONCRETE SIDEWALK.
- 13 NEW STEEL SCUPPER SET IN CONCRETE.
- 14 NEW ACCESSIBLE ACCESS RAMP.
- 15 NEW CURB OPENING.
- 16 NEW TRASH ENCLOSURE.
- 17 NEW RIP RAP PAD.
- 18 NEW MASONRY SCREEN WALL.
- 19 NEW STORM DRAIN INLET.
- 20 NEW STORM DRAIN PIPE.
- 21 NEW STORM DRAIN MANHOLE.
- 22 NEW 120" DIAMETER CMP UNDERGROUND
STORMWATER RETENTION CHAMBER.
LENGTH=182 LINEAR FEET
VOLUME=14,287 CUBIC FEET
- 23 NEW CMP ACCESS RISER AND COVER.
- 24 NEW DUAL-CHAMBER DRYWELL.
- 25 NEW SINGLE CHAMBER DRYWELL.
- 26 NEW BUS SHELTER.



PRIVATE WATER KEYNOTES

- 1 CONNECT TO EXISTING 12" DIP WATER LINE.
- 2 NEW 12" TO 8" REDUCER.
- 3 NEW 8" DIP WATER LINE.
- 4 NEW 2" SERVICE AND METER FOR DOMESTIC WATER SERVICE.
- 5 NEW 2" DOMESTIC WATER LINE.
- 6 NEW 2" DOMESTIC BACK FLOW PREVENTER.
- 7 NEW 1" SERVICE AND METER FOR IRRIGATION SERVICE.
- 8 NEW 1" IRRIGATION BACK FLOW PREVENTER.

PRIVATE FIRE LINE KEYNOTES

- 1 NEW 8"x6" TEE FOR FIRE SERVICE.
- 2 NEW 6" DIP FIRE LINE.
- 3 NEW 8"x6" REDUCER.
- 4 NEW FIRE HYDRANT ASSEMBLY.
- 5 NEW FDC LOCATION.

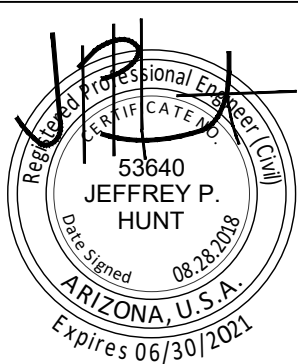
PRIVATE SEWER KEYNOTES

- 1 CONNECT TO EXISTING 6" PVC SEWER STUB.
- 2 NEW 4" PVC SDR-35 SEWER LINE.
- 3 NEW ONE-WAY SEWER CLEAN OUT.
- 4 NEW TWO-WAY SEWER CLEAN OUT.
- 5 NEW DROP SEWER CLEAN OUT.
- 6 NEW GREASE INTERCEPTOR.



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PRELIMINARY IMPROVEMENT PLAN for
LIN'S GRAND BUFFET
1215 SOUTH ELLSWORTH ROAD MESA, ARIZONA
onsite utility plan

OWNER
LIN'S GRAND BUFFET
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PHOENIX, ARIZONA 85035
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