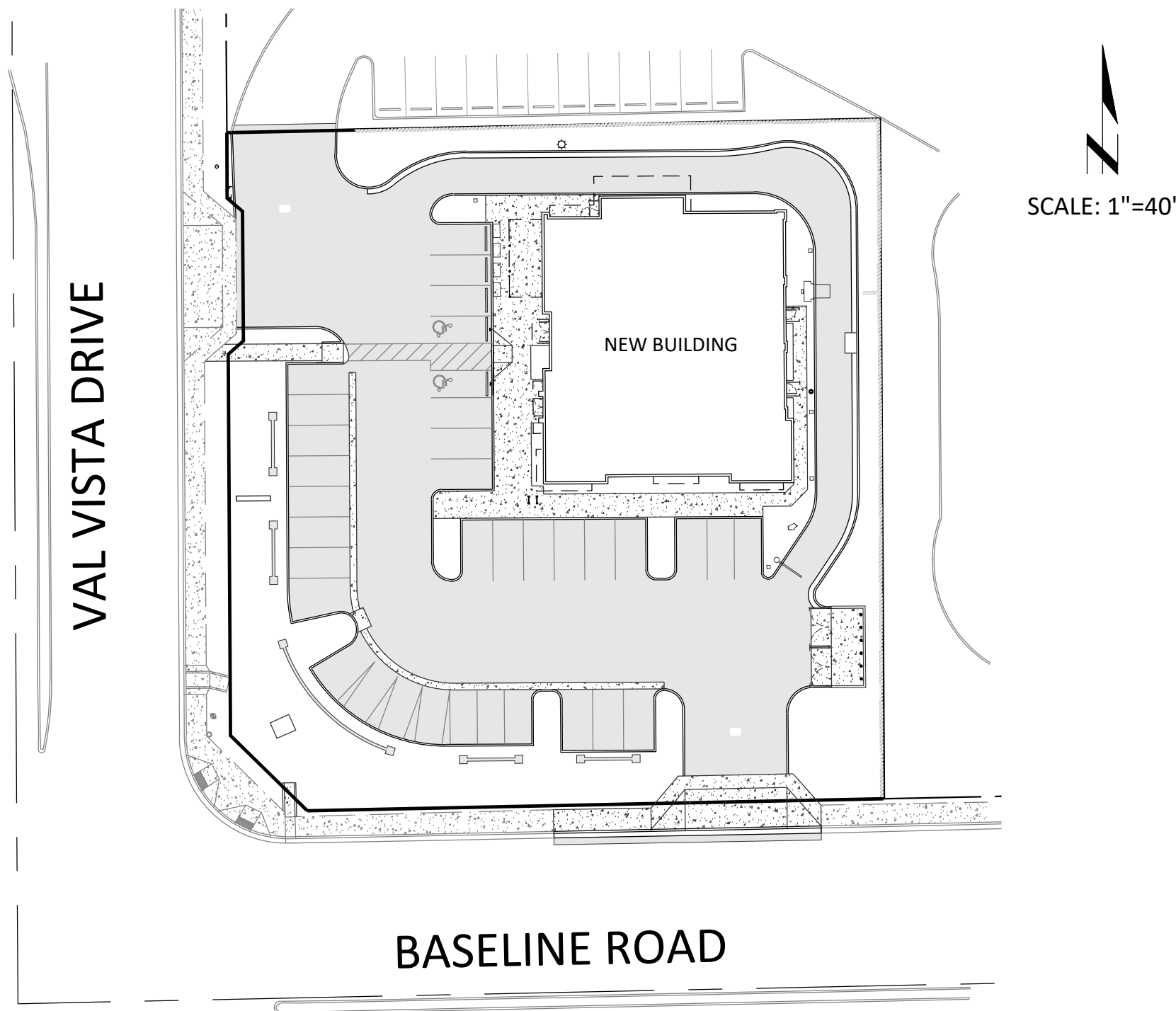
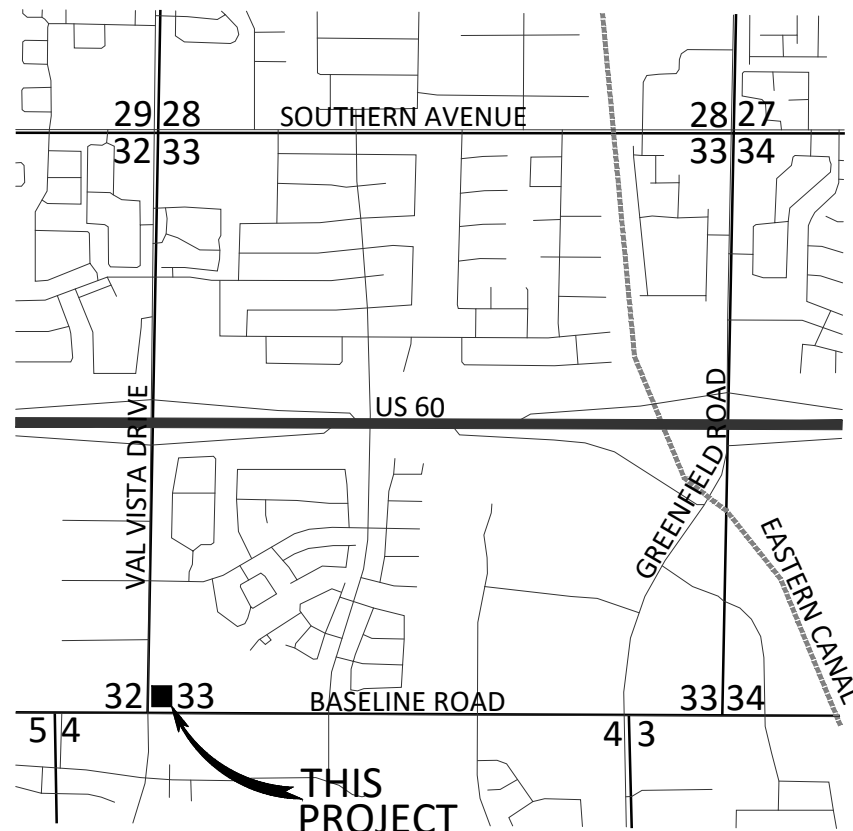


# PRELIMINARY IMPROVEMENT PLAN for 1961 SOUTH VAL VISTA DRIVE RETAIL

1961 SOUTH VAL VISTA DRIVE MESA, ARIZONA  
A PORTION SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE  
GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA



PROJECT OVERVIEW



IN THE SW 1/4 OF THE SW 1/4 OF SECTION 33,  
T. 1 N., R. 6 E., G.&S.R.M.,  
CITY OF MESA, MARICOPA COUNTY, ARIZONA  
**LOCATION MAP**

**CYPRESS**  
CIVIL DEVELOPMENT  
strength + sustainability

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

CYPRESS PROJECT NO: 17.114



NO.	DATE	REVISION

**PRELIMINARY IMPROVEMENT PLAN for  
1961 SOUTH VAL VISTA DRIVE RETAIL**  
1961 SOUTH VAL VISTA DRIVE MESA, ARIZONA  
cover

## PROJECT INFORMATION

- PROJECT DESCRIPTION:**  
THE PROJECT CONSISTS OF THE DEMOLITION OF THE EXISTING BUILDING AND THE CONSTRUCTION OF A NEW FREE-STANDING DRIVE-THRU RESTAURANT AND RETAIL TENANT SPACE. THE SITE IMPROVEMENTS CONSIST OF THE DEMOLITION AND RECONSTRUCTION OF THE EXISTING DRIVEWAY TO BASELINE ROAD.
- ADDRESS:**  
1961 SOUTH VAL VISTA DRIVE  
MESA, ARIZONA 85204  
  
APN: 140-66-461
- ZONING:** LC (LIMITED COMMERCIAL)
- SITE AREA:**  
NET AREA (PRE ROW DEDICATION): 39,906 SF (0.916 AC)  
NET AREA (POST ROW DEDICATION): 37,988 SF (0.870 AC)

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS: LOT 3, BASELINE COMMERCIAL CENTER, ACCORDING TO THE PLAT RECORDED IN BOOK 307 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA.

## 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 BOTH ONSITE AND OFFSITE AREAS.  
-EXTREME STORM OUTFALLS THE SITE AT THE SOUTHWEST CORNER AT THE ELEVATION OF 1261.00

## FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 04013C2269M, DATED NOVEMBER 4, 2015 THE PARCEL IS LOCATED IN THE ZONE X 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.

## SURVEY NOTES

- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:  
SURVEY INNOVATION GROUP, INC.  
22425 NORTH 16TH STREET  
PHOENIX, ARIZONA 85204  
PH: 480-922-0780  
CONTACT: ERIC L. SOSTROM, R.L.S.
- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 6 EAST, AS SHOWN IN BOOK 307, PAGE 31, MARICOPA COUNTY RECORDS. SAID LINE BEARS N88°48'18"E, A DISTANCE OF 1684.62'
- THE BASIS OF ELEVATION FOR THIS PROJECT IS THE CITY OF MESA BRASS TAG ON THE TOP OF CURBING AT THE NORTHEAST CORNER OF VAL VISTA DRIVE AND BASELINE ROAD. THE ELEVATION OF SAID TAG IS 1260.94 (NAVD'88)

## BENCHMARK

THE BENCHMARK USED FOR THIS PLAN IS THE CITY OF MESA BRASS TAG ON THE TOP OF CURBING AT THE NORTHEAST CORNER OF VAL VISTA DRIVE AND BASELINE ROAD. THE ELEVATION OF SAID TAG IS 1260.94 (NAVD'88)

## PROJECT RETENTION

REQUIRED 100-YEAR, 2-HOUR RETENTION VOLUME:  
VOLUME [CU-FT] = C x (P [IN] / 12) x AREA [SF]

OFFSITE VOLUME (100-YR, 2-HR):  
V = 0.93 x (2.16/12) x 27,009 = 4,521 CU.FT.

ONSITE VOLUME (100-YR, 2-HR):  
V = 0.83 x (2.16/12) x 37,988 = 5,675 CU.FT.

TOTAL REQUIRED VOLUME:  
V = 4,521 + 5,675 = 10,196 CU.FT.

PROVIDED RETENTION VOLUME:  
TOTAL PROVIDED VOLUME = 10,210 CU.FT. VIA 130 LF OF 120" DIAMETER CMP UNDERGROUND STORMWATER RETENTION TANK.

## DRYWELL CALCULATIONS

TOTAL VOLUME = 10,196 CU.FT.

DRYWELL DISSIPATION RATE = 0.1 CFS

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

t = 10,196/ 0.1 = 101,960 SEC = 28.3 HOURS

## CIVIL ENGINEER

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

## ARCHITECT

DXU ARCHITECTS  
412 SOUTH WELLS STREET  
CHICAGO, ILLINOIS 60607  
PH: 312-955-0334  
ATTN: BRIAN GALLEG0

## DEVELOPER

EDEN COURT CAPITAL, LLC  
725 EAST 65TH STREET, SUITE 300  
INDIANAPOLIS, INDIANA 46220  
PH: 317-574-7448  
ATTN: BRAD WILLIAMS

## UTILITIES

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



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

## SHEET INDEX

- COVER SHEET
- GRADING AND DRAINAGE PLAN
- ONSITE UTILITY PLAN

SITE ADDRESS

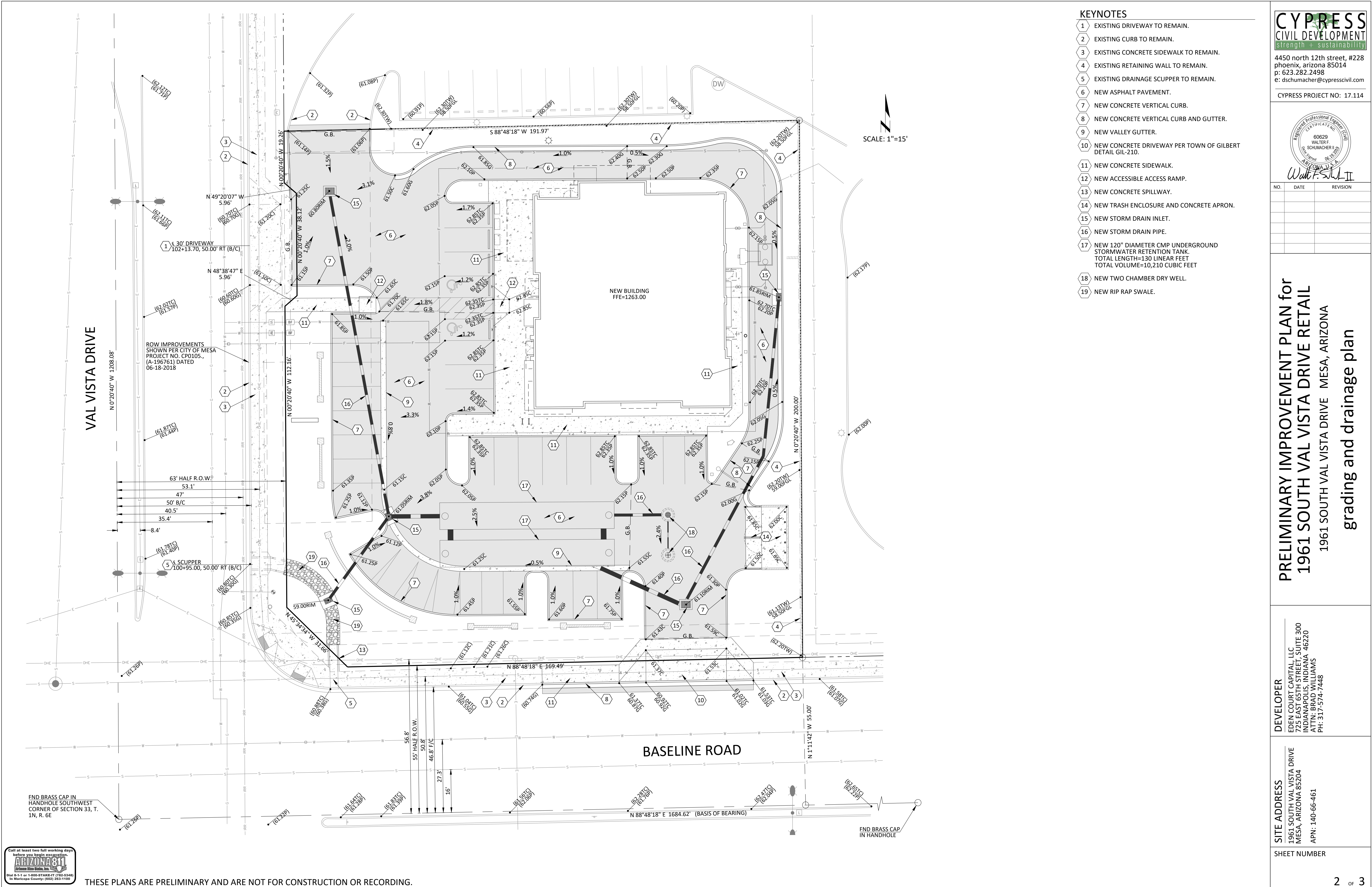
1961 SOUTH VAL VISTA DRIVE  
MESA, ARIZONA 85204  
APN: 140-66-461

DEVELOPER

EDEN COURT CAPITAL, LLC  
725 EAST 65TH STREET, SUITE 300  
INDIANAPOLIS, INDIANA 46220  
ATTN: BRAD WILLIAMS  
PH: 317-574-7448

SHEET NUMBER





#### KEYNOTES

- 1 EXISTING DRIVEWAY TO REMAIN.
- 2 EXISTING CURB TO REMAIN.
- 3 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 4 EXISTING RETAINING WALL TO REMAIN.
- 5 EXISTING DRAINAGE SCUPPER TO REMAIN.
- 6 NEW ASPHALT PAVEMENT.
- 7 NEW CONCRETE VERTICAL CURB.
- 8 NEW CONCRETE VERTICAL CURB AND GUTTER.
- 9 NEW VALLEY GUTTER.
- 10 NEW CONCRETE DRIVEWAY PER TOWN OF GILBERT DETAIL GIL-210.
- 11 NEW CONCRETE SIDEWALK.
- 12 NEW ACCESSIBLE ACCESS RAMP.
- 13 NEW CONCRETE SPILLWAY.
- 14 NEW TRASH ENCLOSURE AND CONCRETE APRON.
- 15 NEW STORM DRAIN INLET.
- 16 NEW STORM DRAIN PIPE.
- 17 NEW 120" DIAMETER CMP UNDERGROUND STORMWATER RETENTION TANK. TOTAL LENGTH=130 LINEAR FEET TOTAL VOLUME=10,210 CUBIC FEET
- 18 NEW TWO CHAMBER DRY WELL.
- 19 NEW RIP RAP SWALE.

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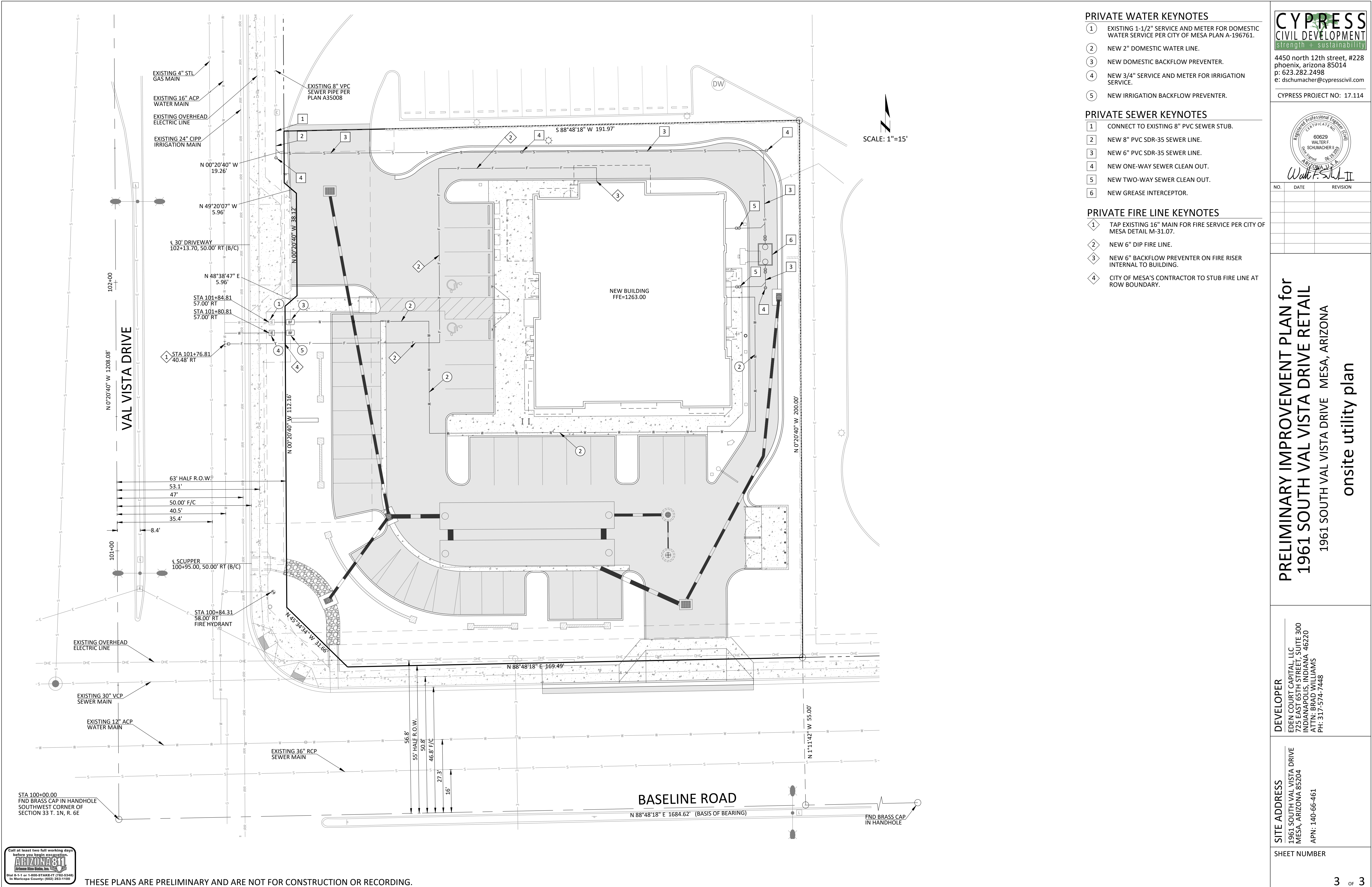
## PRELIMINARY IMPROVEMENT PLAN for 1961 SOUTH VAL VISTA DRIVE RETAIL 1961 SOUTH VAL VISTA DRIVE MESA, ARIZONA grading and drainage plan

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EDEN COURT CAPITAL, LLC  
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