

LEGAL DESCRIPTION

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

TRACT K, AMENDED PLAT OF LOS ALTOS, ACCORDING TO BOOK 167 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA.

PRELIMINARY IMPROVEMENT PLAN

BROADSTONE DOBSON

1666 SOUTH DOBSON ROAD MESA, AZ

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 31,
TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

ARCHITECT

ORB ARCHITECTURE, L.L.C.
2944 N. 44TH ST., STE 101
PHOENIX, AZ 85018
PH: (602) 957-4530
CONTACT: RICH BARBER

ENGINEER

KLAND CIVIL ENGINEERS
7227 N. 16TH ST., STE 217
PHOENIX, AZ 85020
PH: (480) 344-0480
CONTACT: LESLIE KLAND, PE

BASIS OF BEARING

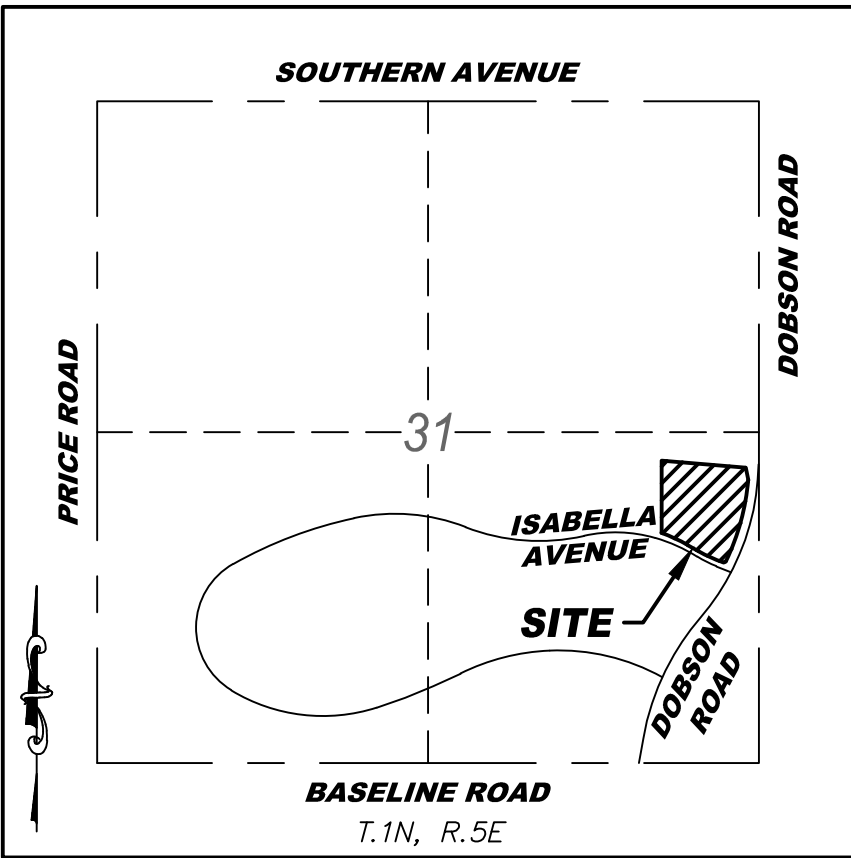
THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 31, AS SHOWN IN BOOK 167, PAGE 27, MARICOPA COUNTY RECORDS. SAID LINE BEARS NORTH 88 DEGREES 32 MINUTES 58 SECONDS EAST.

BENCHMARK

FOUND BRASS TAG ON THE TOP OF CURB ON THE SOUTHEAST CORNER AT THE INTERSECTION OF DOBSON ROAD AND BASELINE ROAD.
ELEVATION = 1197.84' (NAVD88, CITY OF MESA DATUM)

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2265 M, DATED NOVEMBER 4, 2015, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

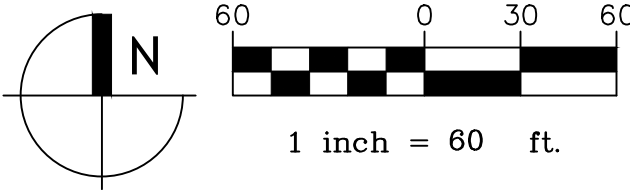


VICINITY MAP

N.T.S.

SHEET INDEX

PIP1 COVER SHEET
PGD1-PGD2 PRELIMINARY GRADING AND DRAINAGE PLAN
PWS1-PWS2 PRELIMINARY WATER AND SEWER PLAN



LEGEND

EXISTING	DESCRIPTION	PROPOSED
	SURVEY MARKER	
	CURB AND GUTTER	
	SIDEWALK	
	SINGLE CURB	
	NATURAL GROUND	
	TOP OF CURB AND GUTTER	
	CONCRETE ELEVATION	
	PAVEMENT ELEVATION	
	FINISHED GRADE ELEVATION	
	RIM AND INVERT ELEVATION	
	CONTOURS	
	A.C. PAVEMENT	
	CONCRETE PAVEMENT	
	WATER FITTINGS	
	WATER METER	
	WATER LINE	
	FIRE HYDRANT	
	SEWER LINE	
	SEWER MANHOLE/CLEANOUT	
	STORM DRAIN	
	CATCH BASIN	
	UNDERGROUND STORAGE TANK	
	DRY WELL	
	TRIBUTARY AREA	
	GRADE BREAK/RIDGE	
	FLOWLINE	
	SLOPE	
	FINISHED FLOOR	
	GAS LINE/METER/VALVE	
	ELECTRIC LINE/METER	
	CABLE/JUNCTION BOX	
	COMMUNICATION LINE	
	OVERHEAD ELECTRIC/POLE	
	VEGETATION	
	BOUNDARY LINE	
	CENTER LINE	
	EASEMENT	

RETENTION CALCULATIONS

AREA	AREA (SF)	V _{100yr} (CFT)	V _{100yr} (SURFACE)	V _{100yr} (UNDERGROUND) (CFT)	TOTAL V _{100yr} (CFT)	DRYWELLS
* A	227,083	34,494	0	0	0	0
B	211,069	32,061	0	32,201 (410 LF @ 10)	32,021	3

RETENTION HAS BEEN PROVIDED FOR THE 100-YEAR 2-HOUR STORM EVENT FOR THE NORTH AND WEST PORTIONS OF THE SITE.

* AREA A DOES NOT PROVIDE ANY ONSITE RETENTION. FLOW FROM THIS AREA DRAIN TO THE LAKE LOCATED TO THE SOUTH OF ISABELLA AVENUE.

100-YEAR 2-HOUR RETENTION	PROPOSED WEIGHTED RUNOFF
V _{100yr} = P CA	A = 108,232 (PERVIOUS) @ C of 0.5
C = 0.84 PROPOSED RUNOFF COEFFICIENT	A = 329,920 SF (IMPERVIOUS) @ C of 0.95
P = 2.17" (NOAA ATLAS14, VOL1, VERS)	C _p = 0.84 (WEIGHTED)
A = AREA IN SQUARE FEET	



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PRELIMINARY IMPROVEMENT PLAN



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CAD TECH: FITZGERALD

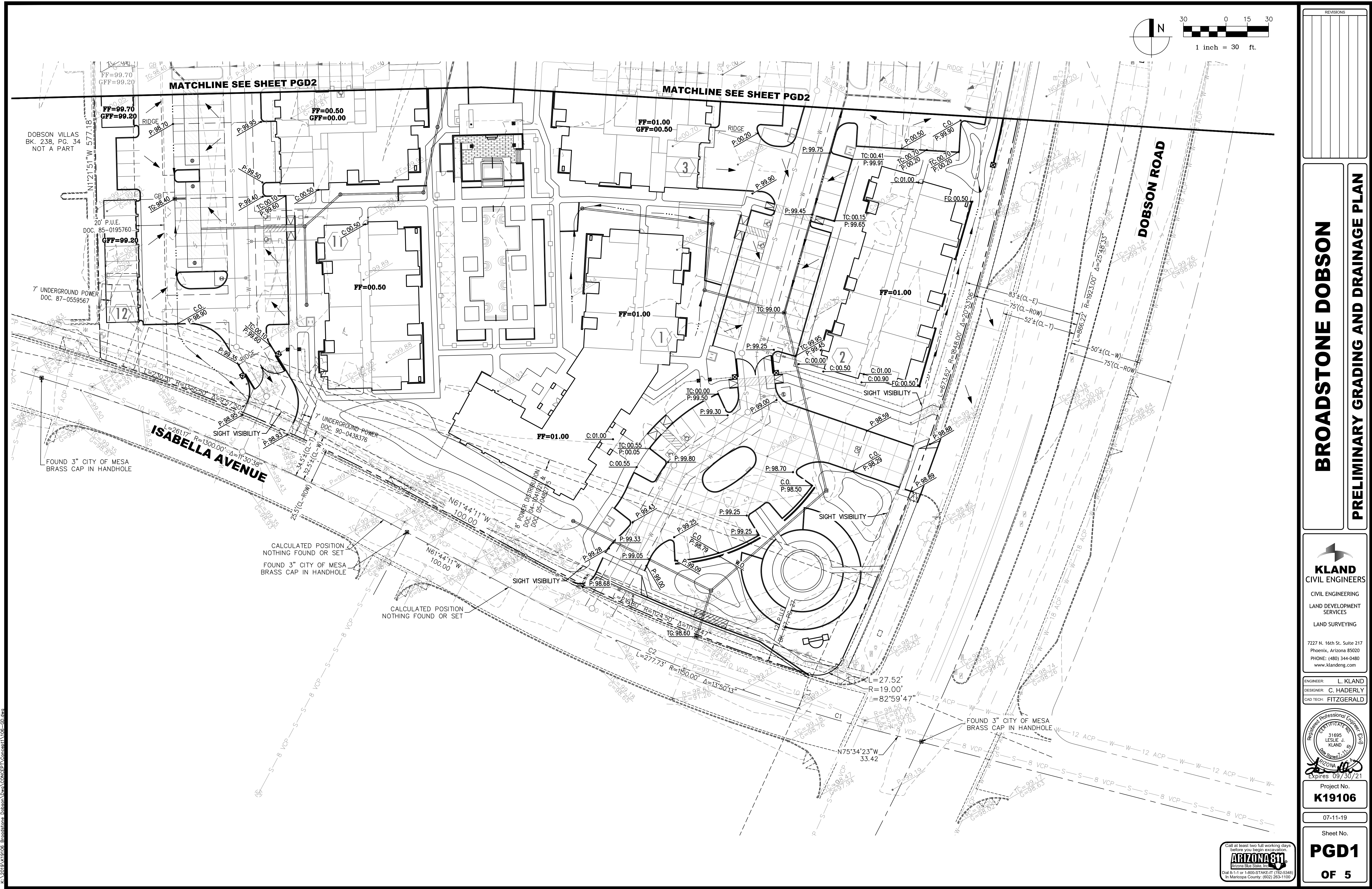


Project No.
K19106

07-11-19

Sheet No.

PIP1
OF 5



REVISIONS	

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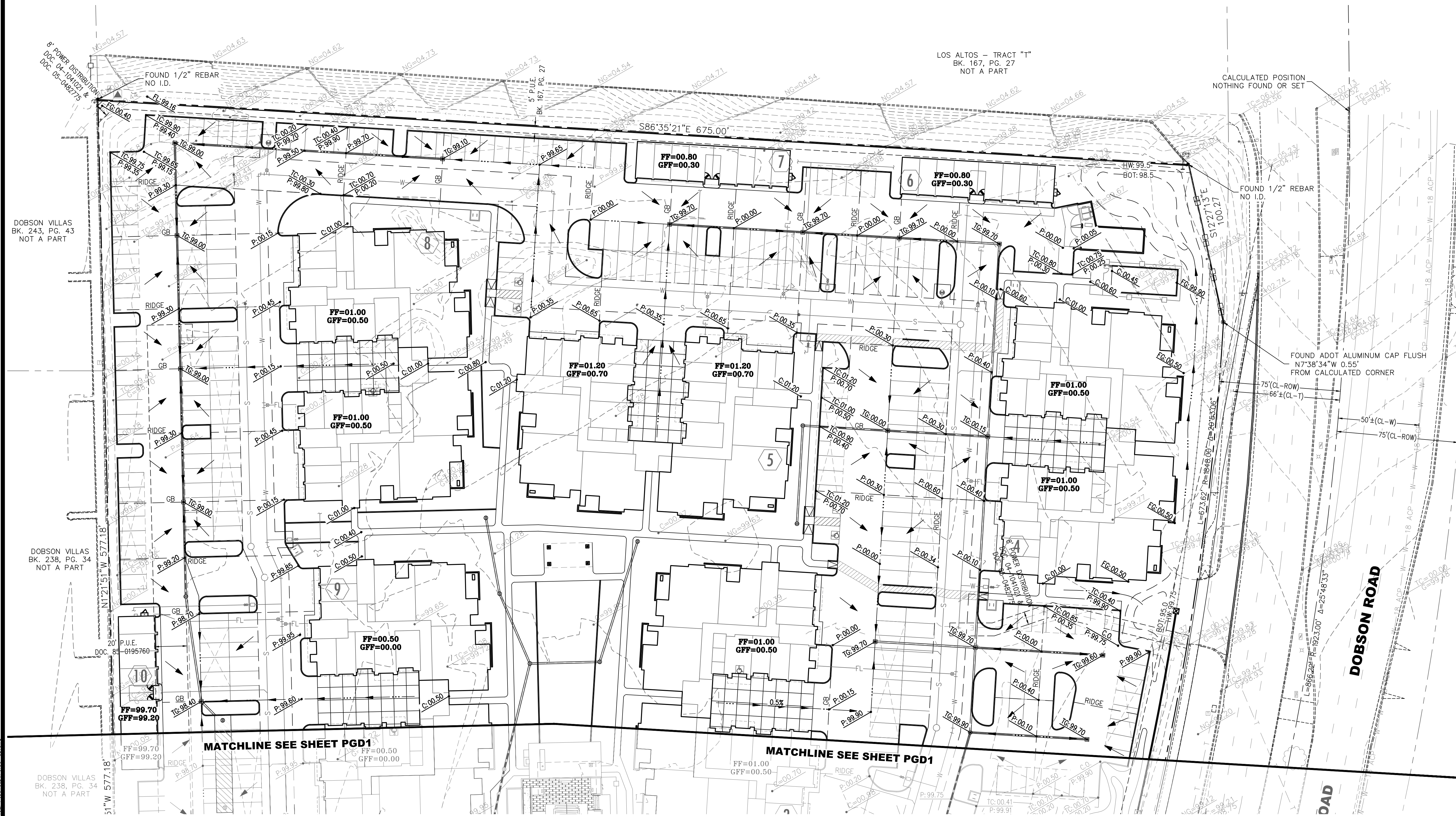
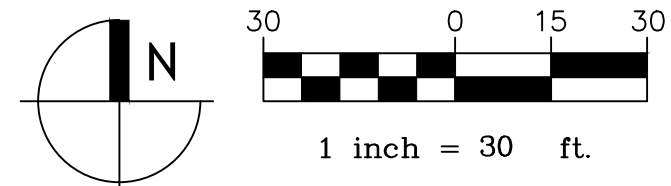
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Sheet No.

PGD1
OF 5





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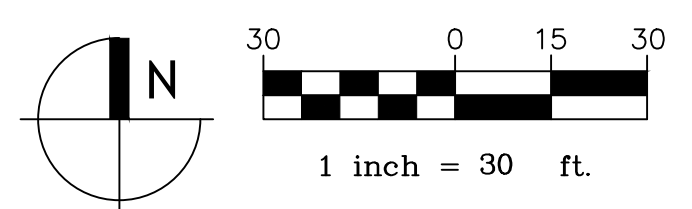
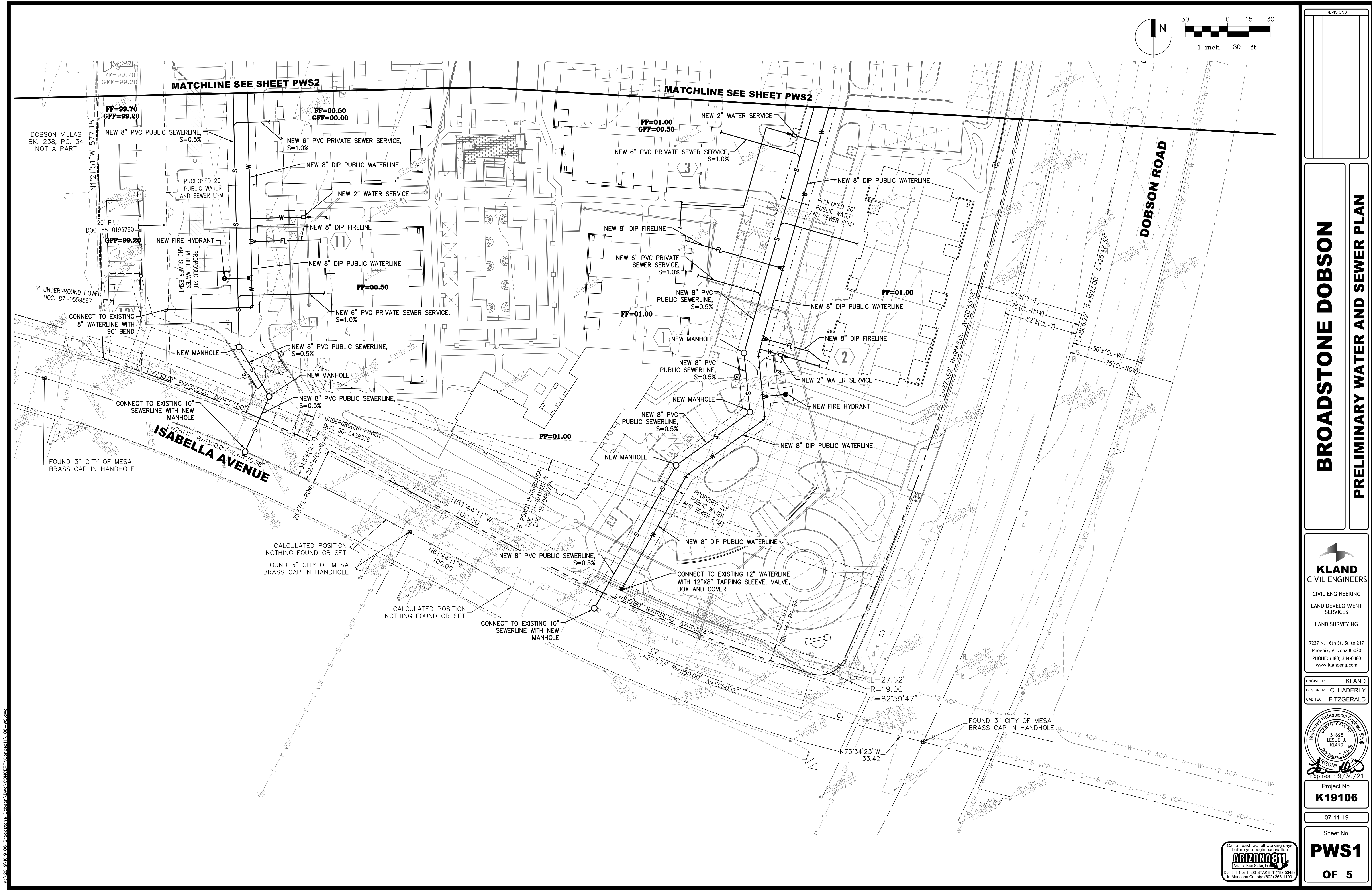
PGD2

OF 5

Call at least two full working days
before you begin excavation.

ARIZONA
Professional Engineer Seal

Dial 811 or 1-800-STAKEIT (785-5348)
In Maricopa County: (602) 285-1100



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PRELIMINARY WATER AND SEWER PLAN

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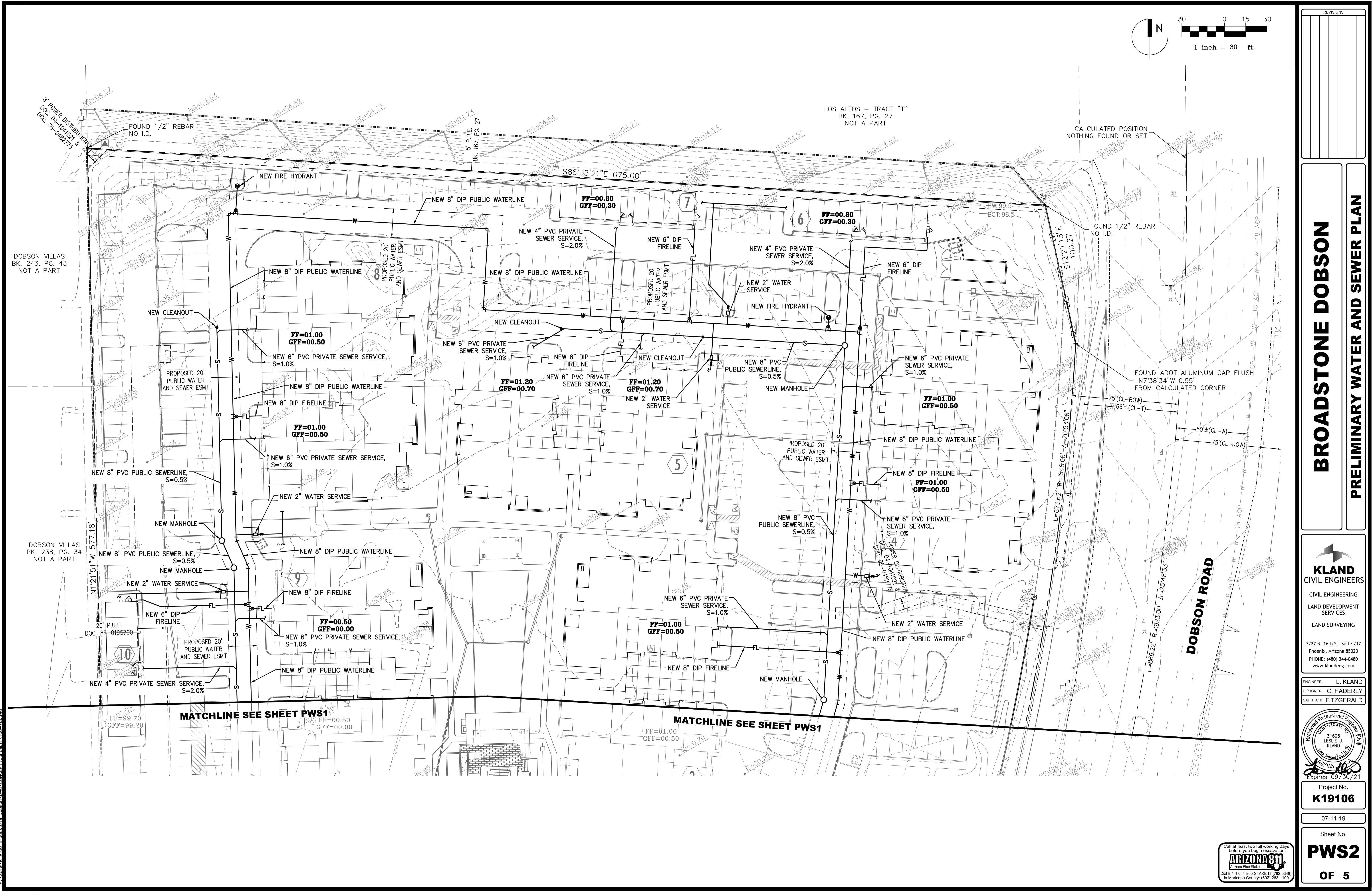
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Sheet No.

PWS1
OF 5



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