

# PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN

## DEROCHE ESTATES

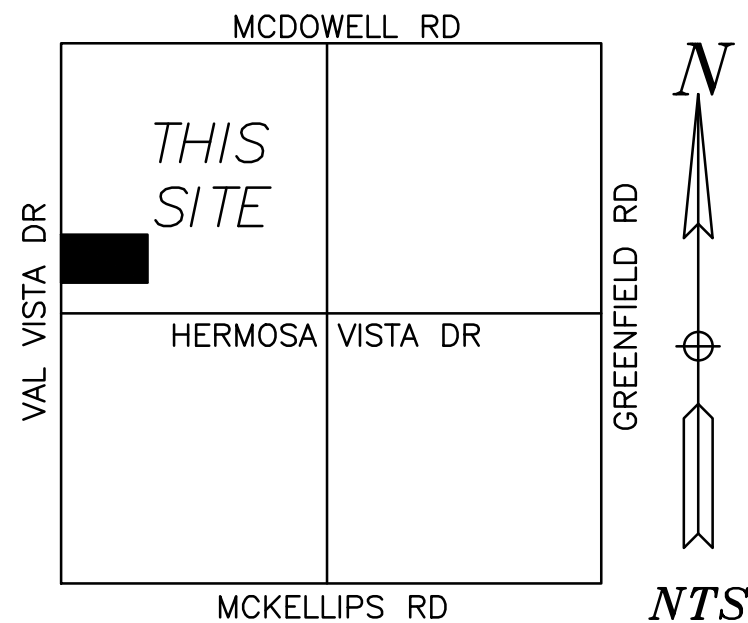
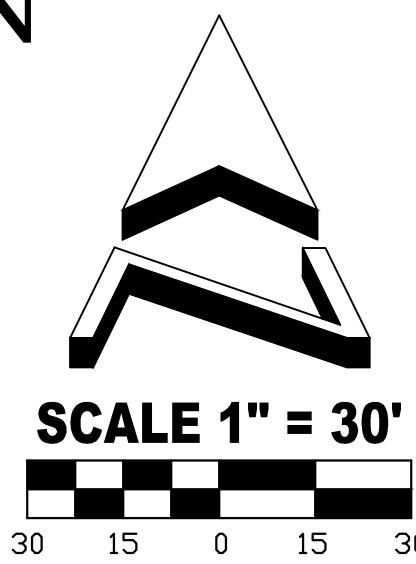
### RETENTION NOTE

ON LOT RETENTION APPROVED FOR LOTS ON  
OCTOBER 31, 2019 BY ROBERT APODACA VIA EMAIL.  
EACH LOT WHEN DEVELOPED IS REQUIRED  
TO PROVIDE RETENTION FOR THE HALF STREET  
FRONTAGE FOR THE 100 YEAR, 2 HOUR STORM EVENT.

### ENGINEER

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A PORTION OF THE NORTHWEST QUARTER OF SECTION 4,  
TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER  
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



### OWNER

LTXI INC  
2310 BAKER RD  
HOUSTON, TEXAS 77094

### VICINITY MAP

N.T.S.

### SITE DATA

APN: 141-27-001S  
GROSS AREA:  
218,236 S.F.  
5.0100 ACRES

NET AREA:  
201,772 S.F.  
4.632 ACRES

ZONING: RS-35

### BASIS OF BEARINGS

THE CENTERLINE OF THOMAS ROAD BEARS NORTH  
89°53'07" WEST AS SHOWN HEREON.

### BENCHMARK

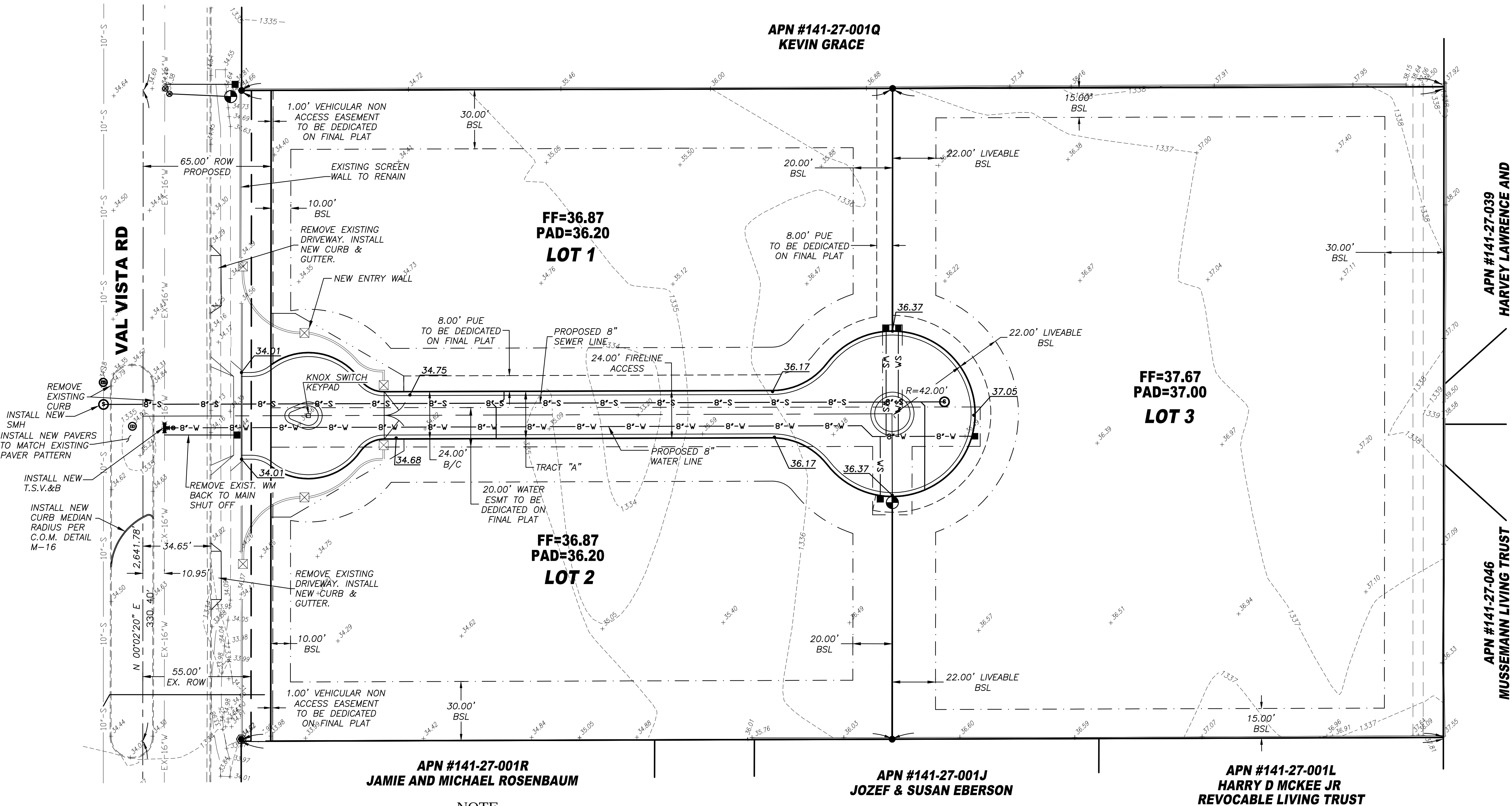
FOUND BRASS CAP TOP OF CURB AT THE  
SOUTHEAST CORNER OF VAL VISTA DRIVE  
AND MCDOWELL ROAD.  
ELEVATION = 1339.33

### FLOOD CERTIFICATION

THIS SITE LIES IN FLOOD ZONE "X" AS STATED IN FEMA  
MAP NO. 04013C2280L, DATED OCTOBER 16, 2013. ALL  
HOMES ARE ABOVE THE 100 YEAR FLOOD ELEVATION IF  
CONSTRUCTED BY THESE PLANS.

### LEGEND

- FOUND 3/4" ORIGINAL IRON PIPE
- SET 1/2" REBAR LS#41076
- BRASS CAP
- FOUND 1/2" REBAR
- BCHH BRASS CAP IN HANDHOLE
- M.C.R. MARICOPA COUNTY RECORDER
- ROW RIGHT OF WAY
- C CABLE TV
- J TELECOM JUNCT. BOX
- E ELECTRICAL TRANSFORMER
- P.U.E. PUBLIC UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- WATER SERVICE
- FIRE HYDRANT
- 79.00TC PROPOSED SPOT GRADE
- WATER VALVE
- BACKFLOW PREVENTER
- EXISTING SEWER MANHOLE
- SEWER MANHOLE
- CONCRETE

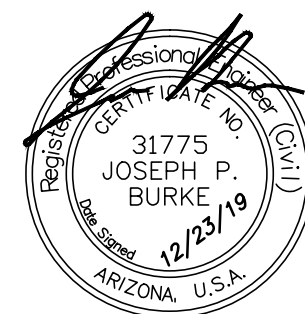


### NOTE

- GRADING AND DRAINAGE PLANS SHALL BE BASED ON APPROVED GRADING AND DRAINAGE PLANS FOR THE SUBDIVISION. THE MINIMUM FINISH FLOOR ELEVATION SHALL BE AT OR ABOVE THE FINISH FLOOR ELEVATION SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN.
- 8-INCH GRAVITY SEWER LINES WILL BE CONNECTED.
- ROADWAY WIDTH IS 24 FEET. NO PARKING ON EITHER SIDE OF ROADWAY ALLOWED IN SUBDIVISION.
- REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION. THE ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE AND SHALL BE AN ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (74,000 LBS./24,000 LBS PER AXLE) WHEN ROADS ARE WET. THE ACCESS ROAD SHALL BE EXTENDED TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIALS AND/OR ANY LOCATION OF THE JOB SITE. ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS POLICY APPLIED ONLY DURING CONSTRUCTION AND/OR DEMOLITION. PERMANENT ACCESS PER THE MESA FIRE CODE SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY.

- WATER SUPPLY FOR FIRE PROTECTION. APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENTS WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 25 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS. IN ADDITION, THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE. WHEN THE WORK IS COMPLETE, DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN.

- COMPLIANCE IS REQUIRED WITH ALL PROVISIONS AND REQUIREMENTS OF IBC CHAPTER 33, SAFEGUARDS DURING CONSTRUCTION, AND; IFC CHAPTER 33 AND NFPA 241, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.



DATE



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### DEROCHE ESTATES

2451 N. VAL VISTA DRIVE  
MESA, ARIZONA 85213

### PRELIMINARY GRADING, DRAINAGE, & UTILITY

JOB NUMBER	96116	SHEET	1	OF	1
DRAWING	PRELIMINARY G&D/UTILITY				
DRAFTSMAN	CHECKED BY			DATE	12-23-19