

PRELIMINARY GRADING & DRAINAGE PLAN

"SWC SOSSAMAN & MAIN"

LOCATED IN A PORTION OF THE N 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 19, T.1N, R.7E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

PARCEL NO. 1:
A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19, 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 EAST ONE-QUARTER CORNER OF SAID SECTION 19;
THENCE SOUTH 0 DEGREES 00 MINUTES 20 SECONDS EAST 50.00 FEET ALONG THE EAST LINE OF SAID SECTION 19;
THENCE SOUTH 89 DEGREES 48 MINUTES 53 SECONDS WEST 65.00 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT OF WAY LINE OF U.S. #60;
THENCE SOUTH 0 DEGREES 00 MINUTES 20 SECONDS EAST, 200.00 FEET;
THENCE SOUTH 89 DEGREES 48 MINUTES 53 SECONDS WEST, 100.00 FEET;
THENCE NORTH 0 DEGREES 20 MINUTES 25 SECONDS WEST, 200.00 FEET;
THENCE NORTH 89 DEGREES 48 MINUTES 53 SECONDS EAST, 100.00 FEET TO THE POINT OF BEGINNING.

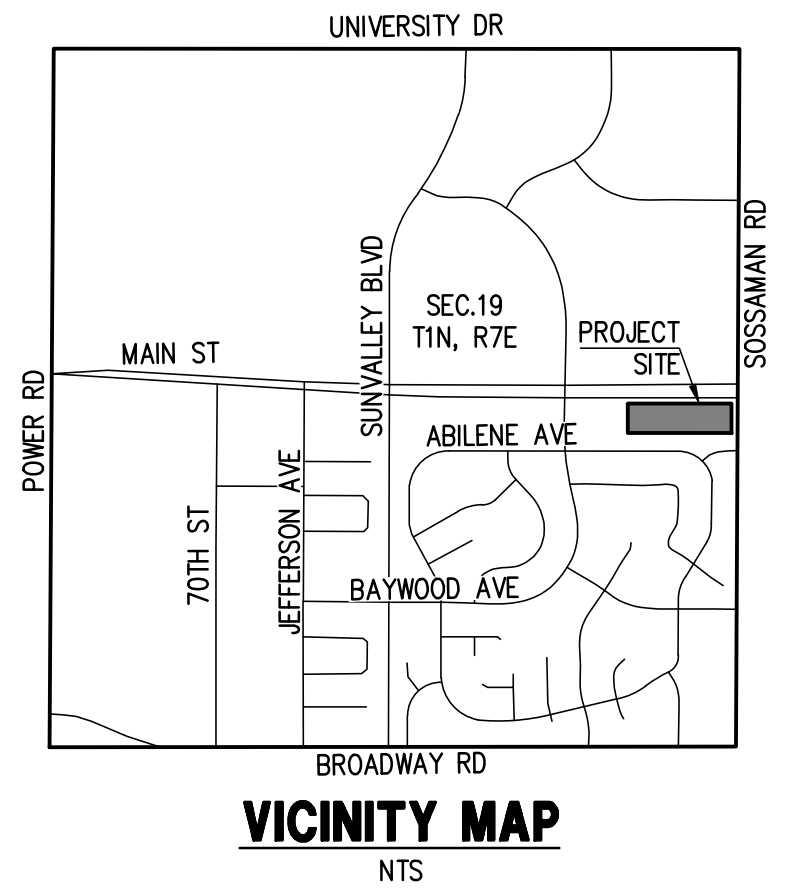
PARCEL NO. 2:
A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 19;
THENCE SOUTH 0 DEGREES 00 MINUTES 20 SECONDS EAST 50.00 FEET ALONG THE EAST LINE OF SAID SECTION 19;
THENCE SOUTH 89 DEGREES 48 MINUTES 53 SECONDS WEST 165.00 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT OF WAY LINE OF U.S. #60;
THENCE SOUTH 0 DEGREES 00 MINUTES 25 SECONDS EAST, 200.00 FEET;
THENCE SOUTH 89 DEGREES 48 MINUTES 53 SECONDS WEST, 666.51 FEET;
THENCE NORTH 0 DEGREES 00 MINUTES 40 SECONDS WEST, 200.00 FEET;
THENCE NORTH 89 DEGREES 48 MINUTES 53 SECONDS EAST, 666.54 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

THE FOUND NORTH LINE OF SUBJECT PROPERTY, THE BEARING OF WHICH IS N89°48'53"E.

BENCHMARK

BRASS TAG IN TOP OF CURB AT NE CORNER OF SOSSAMAN ROAD AND MAIN STREET (APACHE TRAIL) AT THE INTERSECTION OF HAVING AN ELEVATION OF 1448.61 CITY OF MESA DATUM, NAVD 88.



OWNER
CHIN SEIN YANG AND MARY FONG YAN
2801 WARREN WAY
ARCADIA, CA 91007

SITE DATA
APN: 218-18-001K
ADDRESS: NOT AVAILABLE
MESA, AZ 85207
LOT AREA: 133,303 S.F. (3.060 AC.)
Q.S. 5-74
APN: 218-18-001J
ADDRESS: NOT AVAILABLE
MESA, AZ 85207
LOT AREA: 19,999 S.F. (0.459 AC.)
Q.S. 5-74
TOTAL LOTS AREA: 153,302 S.F. (3.519 AC.)

- ### LEGEND
- 1/4 QUARTER
 - BRASS CAP FLUSH
 - FOUND REBAR OR AS NOTED
 - CALCULATED POINT
 - PROPERTY LINE
 - SECTION LINE
 - MONUMENT LINE
 - FIRE HYDRANT
 - WATER VALVE
 - POWER POLE
 - LIGHT POLE W/ARM
 - TRAFFIC SIGNAL ARM
 - TRANSFORMER
 - TELECOMMUNICATIONS PEDISTAL
 - STORM DRAIN LINE
 - SEWER LINE
 - WATER LINE
 - GAS LINE
 - CATV, PHONE
 - COMMUNICATIONS LINE
 - OVERHEAD ELECTRIC LINE
 - OVERHEAD TELECOMM. LINE
 - CHAINLINK FENCE
 - EXISTING CONTOUR
 - SEWER MANHOLE
 - GAS VALVE
 - STORM DRAIN MANHOLE
 - ELECTRIC BOX
 - EXIST. DRAINAGE FLOW
 - EXIST. SPOT ELEVATION
 - MESQUITE TREE
 - PALO VERDE TREE
 - FIRE LINE
 - WATER LINE
 - SEWER LINE
 - STORM DRAIN LINE
 - UNDERGROUND STORMWATER RETENTION VAULT
 - MAG CATCH BASIN
 - AREA DRAIN
 - WATER METER
 - WATER BACKFLOW DEVICE

- ### ABBREVIATIONS
- BC BACK OF CURB
 - BSL BUILDING SETBACK LINE
 - EL ELEV ELEVATION
 - EP EDGE OF PAVEMENT
 - ESMT EASEMENT
 - EX, EXIST. EXISTING
 - G GUTTER, GAS
 - INV INVERT
 - (W) MEASURED
 - MCR MARICOPA COUNTY RECORDER
 - MH MANHOLE
 - P, P.V.M.T. PAVEMENT
 - (R), REC. RECORDED
 - TC TOP OF CURB
 - W WEST WATERLINE
 - WM WATER METER

DRAINAGE STATEMENT

THE PERIMETER STREETS ARE DEVELOPED W/ STORM DRAIN SYSTEMS. NO STORM WATER RUNOFF FROM THE STREETS ENTER THE SITE W/ DEVELOPMENT OF THIS PROJECT. ONSITE RETENTION WILL BE PROVIDED FOR THE ANTICIPATED DISCHARGE OF THE 100-YEAR 2-HOUR STORM EVENT PER THE CITY OF MESA REQUIREMENTS W/ BLEED OFF PIPE TO CITY STORM DRAIN SYSTEM.

ON-SITE RETENTION FOR THE RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT

$$V = D \times A \times C / 12 \quad | \quad D = \text{RAINFALL DEPTH} = 2.17" (\text{NOAA}) \quad | \quad A = \text{TRIBUTARY AREA, SF} \quad | \quad C = \text{WEIGHTED RUNOFF COEFFICIENT}$$

| DRAINAGE AREA | AREA | RUNOFF COEFFICIENT | VOLUME REQUIRED | UNDERGROUND RETENTION VAULTS | VOLUME PROVIDED | AS-BUILT VOLUME PROVIDED |
|---------------|---------|--------------------|-----------------|------------------------------|-----------------|--------------------------|
| | S.F. | C.W. | C.F. | 233 LF (7"x14") MODULES | | C.F. |
| DA-1 | 153,302 | 0.79 | 21,900 | | 21930 | |

WEIGHTED RUNOFF COEFFICIENT, Cw AREA A

| SURFACE TYPE | RUNOFF COEFFICIENT | AREA | C*AREA |
|-----------------------------------|--------------------|----------------|----------------|
| ROOF | 0.95 | 43,094 | 40,939 |
| PAVEMENT | 0.95 | 55,264 | 52,501 |
| LANDSCAPE | 0.50 | 54,947 | 27,474 |
| TOTAL | | 153,305 | 120,914 |
| Cw = C * AREA / TOTAL AREA | | | 0.79 |

FLOOD INSURANCE RATE MAP (FIRM) DATA

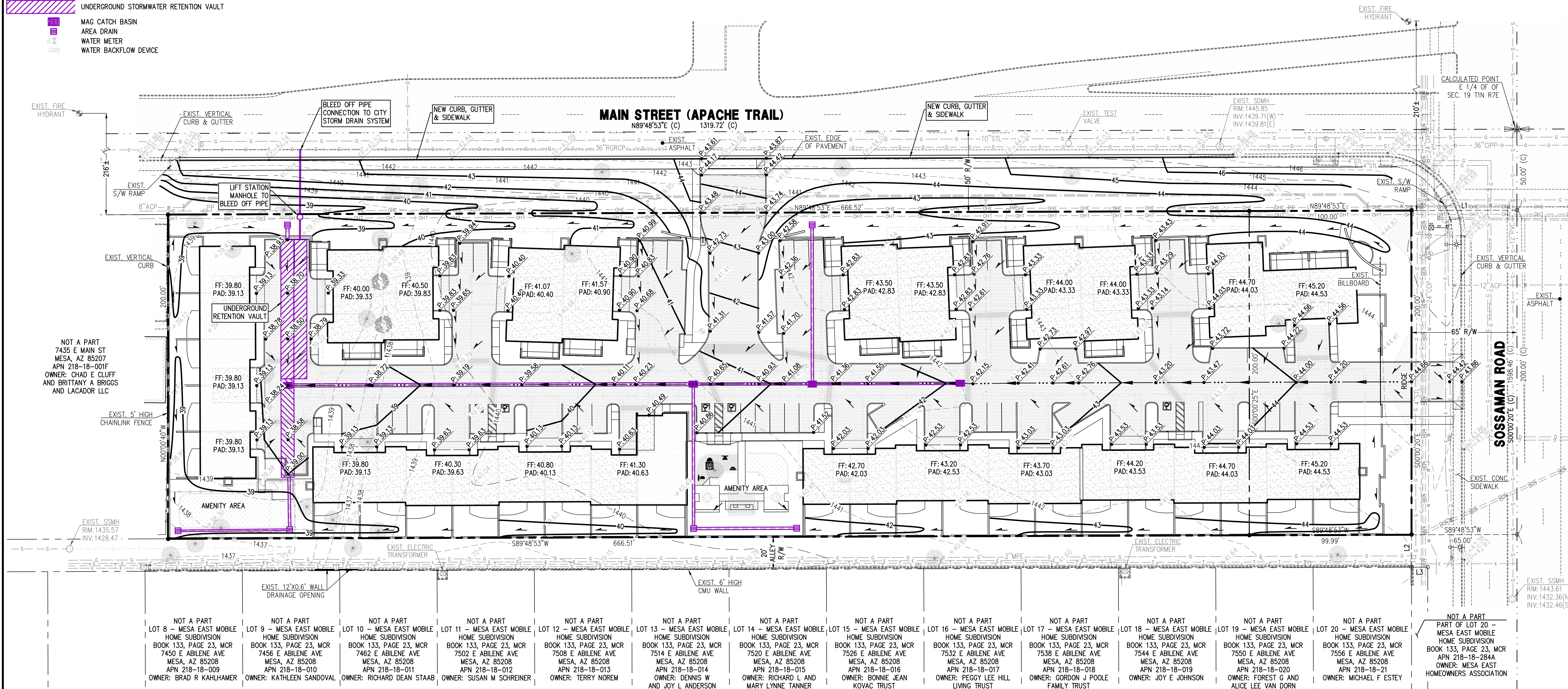
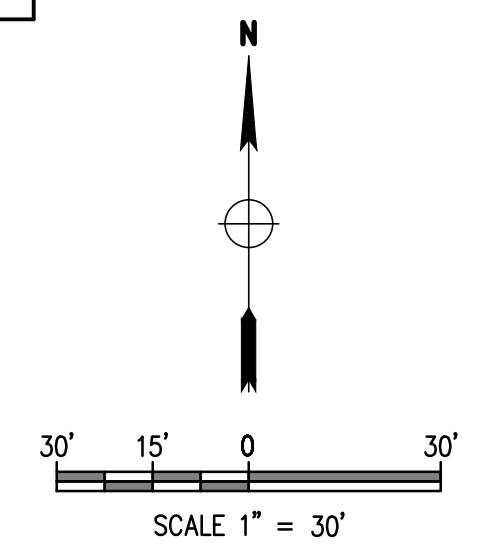
| COMMUNITY # | PANEL # | SUFFIX | BASE FLOOD ELEVATION |
|-------------|--------------|--------|----------------------|
| 040048 | 2295 OF 4425 | L | N/A |

MAP # 04013C PANEL DATE 10/16/2013 FIRM INDEX DATE 11/04/2015 ZONE X* N/A

UTILITIES
WATER: CITY OF MESA
SANITARY SEWER: CITY OF MESA
ELECTRIC: SRP
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

LINE TABLE

| LINE # | LENGTH | DIRECTION |
|--------|--------------|-------------------|
| L1 | 65.00' (C&R) | S89°48'53"W (C&R) |
| L2 | 20.00' (C) | S00°02'0"E (C) |
| L3 | 10.00' (C) | S89°48'53"W (C) |



NOT A PART
7435 E MAIN ST
MESA, AZ 85207
APN 218-18-001F
OWNER: CHAD E CLIFF
AND BRITTANY A BRIGGS
AND LACADOR LLC

- NOT A PART LOT 8 - MESA EAST MOBILE HOME SUBDIVISION BOOK 133, PAGE 23, MCR 7450 E ABILENE AVE MESA, AZ 85208 APN 218-18-009 OWNER: BRAD R KAHLHAMER
- NOT A PART LOT 9 - MESA EAST MOBILE HOME SUBDIVISION BOOK 133, PAGE 23, MCR 7456 E ABILENE AVE MESA, AZ 85208 APN 218-18-010 OWNER: KATHLEEN SANDOVAL
- NOT A PART LOT 10 - MESA EAST MOBILE HOME SUBDIVISION BOOK 133, PAGE 23, MCR 7462 E ABILENE AVE MESA, AZ 85208 APN 218-18-011 OWNER: RICHARD DEAN STAAB
- NOT A PART LOT 11 - MESA EAST MOBILE HOME SUBDIVISION BOOK 133, PAGE 23, MCR 7502 E ABILENE AVE MESA, AZ 85208 APN 218-18-012 OWNER: SUSAN M SCHREINER
- NOT A PART LOT 12 - MESA EAST MOBILE HOME SUBDIVISION BOOK 133, PAGE 23, MCR 7508 E ABILENE AVE MESA, AZ 85208 APN 218-18-015 OWNER: TERRY NOREM
- NOT A PART LOT 13 - MESA EAST MOBILE HOME SUBDIVISION BOOK 133, PAGE 23, MCR 7514 E ABILENE AVE MESA, AZ 85208 APN 218-18-014 OWNER: DENNIS W AND JOY L ANDERSON
- NOT A PART LOT 14 - MESA EAST MOBILE HOME SUBDIVISION BOOK 133, PAGE 23, MCR 7520 E ABILENE AVE MESA, AZ 85208 APN 218-18-015 OWNER: RICHARD L AND MARY LYNNE TANNER
- NOT A PART LOT 15 - MESA EAST MOBILE HOME SUBDIVISION BOOK 133, PAGE 23, MCR 7526 E ABILENE AVE MESA, AZ 85208 APN 218-18-016 OWNER: BONNIE JEAN KOVAC TRUST
- NOT A PART LOT 16 - MESA EAST MOBILE HOME SUBDIVISION BOOK 133, PAGE 23, MCR 7532 E ABILENE AVE MESA, AZ 85208 APN 218-18-017 OWNER: PEGGY LEE HILL LIVING TRUST
- NOT A PART LOT 17 - MESA EAST MOBILE HOME SUBDIVISION BOOK 133, PAGE 23, MCR 7538 E ABILENE AVE MESA, AZ 85208 APN 218-18-018 OWNER: GORDON J POOLE FAMILY TRUST
- NOT A PART LOT 18 - MESA EAST MOBILE HOME SUBDIVISION BOOK 133, PAGE 23, MCR 7544 E ABILENE AVE MESA, AZ 85208 APN 218-18-019 OWNER: JOY E JOHNSON
- NOT A PART LOT 19 - MESA EAST MOBILE HOME SUBDIVISION BOOK 133, PAGE 23, MCR 7550 E ABILENE AVE MESA, AZ 85208 APN 218-18-020 OWNER: FOREST G AND ALICE LEE VAN DORN
- NOT A PART LOT 20 - MESA EAST MOBILE HOME SUBDIVISION BOOK 133, PAGE 23, MCR 7556 E ABILENE AVE MESA, AZ 85208 APN 218-18-021 OWNER: MICHAEL F ESTEY
- NOT A PART PART OF LOT 20 - MESA EAST MOBILE HOME SUBDIVISION BOOK 133, PAGE 23, MCR APN 218-18-284A OWNER: MESA EAST HOMEOWNERS ASSOCIATION

DATE: 07/24/25
JOB: 2409265
VERSION: 1.2
PLOT DATE: 07/24/25

SCALE: 1"=30'
DESIGNED BY: NP
DRAWN BY: DW
CHECKED BY: JF

DATE: _____
DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____

REVISIONS: _____

PRELIMINARY GRADING & DRAINAGE PLAN

SWC SOSSAMAN & MAIN
MESA, AZ 85207

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PHOENIX, AZ 85020
PHOENIX@LDGENG.COM

Land DEVELOPMENT GROUP

1 OF 1