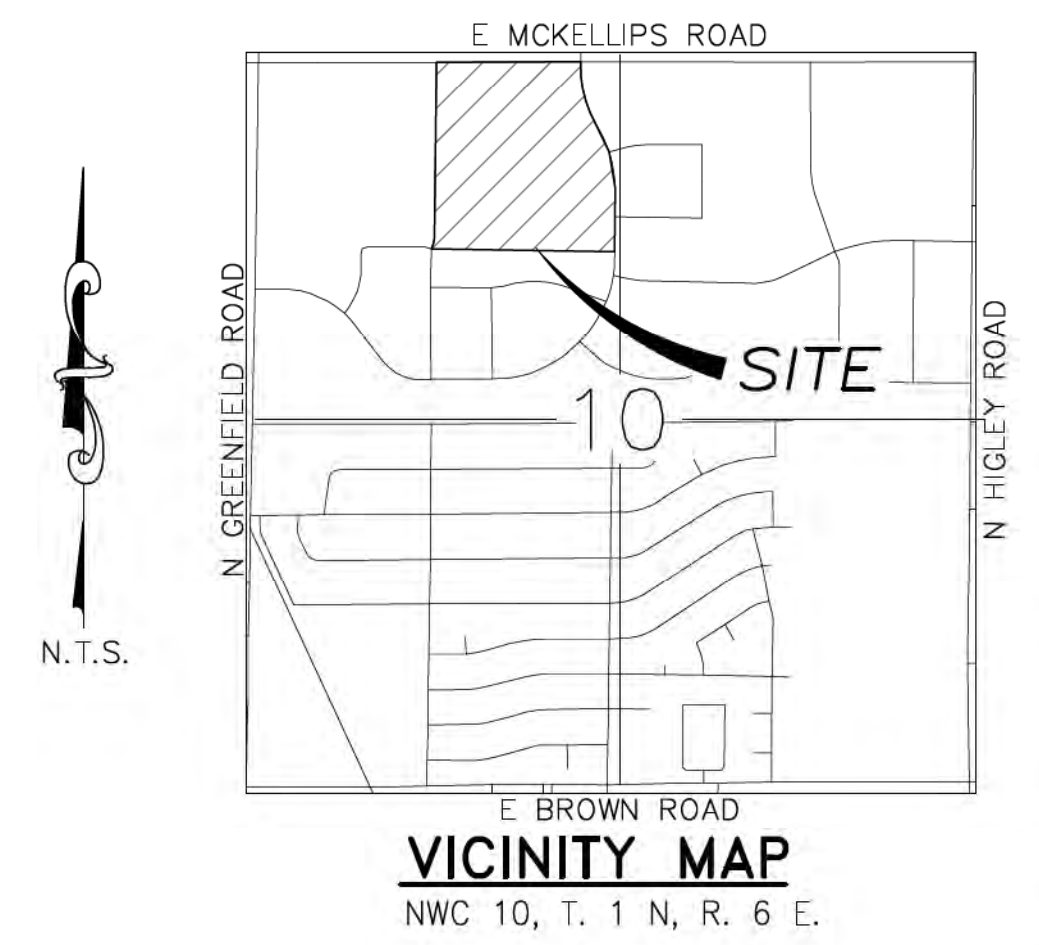


PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

FOR THE LANDING AT FALCON FIELD

1919 N. 46TH STREET
S.W.C. OF E MCKELLIPS ROAD AND N 48TH STREET
MESA, ARIZONA 85205



LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE AT THE CENTERLINE INTERSECTION OF 48TH STREET AND MCKELLIPS ROAD, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS NORTH 88 DEGREES 47 MINUTES 43 SECONDS EAST, A DISTANCE OF 270.03 FEET;

THENCE SOUTH 88 DEGREES 47 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1014.81 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 01 DEGREES 12 MINUTES 17 SECONDS EAST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88 DEGREES 47 MINUTES 43 SECONDS EAST, PARALLEL WITH AND 55.00 FEET SOUTH OF SAID NORTH LINE, A DISTANCE OF 965.14 FEET TO THE BEGINNING OF A 12.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY;

THENCE DEPARTING SAID PARALLEL LINE AND SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 88 DEGREES 10 MINUTES 27 SECONDS, AN ARC LENGTH OF 18.05 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 48TH STREET AND THE BEGINNING OF A 1038.14 FOOT RADIUS REVERSE CURVE CONCAVE NORTHEASTERLY;

THENCE SOUTHEASTERLY ALONG SAID CURVE AND WESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 25 DEGREES 39 MINUTES 25 SECONDS, AN ARC LENGTH OF 464.88 FEET TO THE BEGINNING OF A 917.63 FOOT RADIUS REVERSE CURVE CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY ALONG SAID CURVE AND WESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 30 DEGREES 29 MINUTES 28 SECONDS, AN ARC LENGTH OF 488.34 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 47 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 346.31 FEET TO THE NORTHEAST CORNER OF "MESA COMMERCE CENTER", ACCORDING TO BOOK 292, PAGE 21, MARICOPA COUNTY RECORDS;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 88 DEGREES 42 MINUTES 56 SECONDS WEST ALONG THE NORTH LINE OF SAID "MESA COMMERCE CENTER", A DISTANCE OF 1146.20 FEET;

THENCE DEPARTING SAID NORTH LINE, NORTH 00 DEGREES 06 MINUTES 14 SECONDS WEST, PARALLEL WITH AND 130.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 50.00 FEET;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 88 DEGREES 42 MINUTES 56 SECONDS WEST, PARALLEL WITH AND 50.00 FEET NORTH OF SAID NORTH LINE OF "MESA COMMERCE CENTER", A DISTANCE OF 100.00 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 00 DEGREES 06 MINUTES 14 SECONDS WEST, PARALLEL WITH AND 30.00 FEET EAST OF SAID WEST LINE, A DISTANCE OF 1218.86 FEET TO THE POINT OF BEGINNING.

RETENTION CALCULATIONS

MARICOPA COUNTY 100-YEAR, 2-HOUR STORM

VOLUME REQUIRED = A * P / 12 * C

WHERE: A = AREA (S.F.)

P = 100-YEAR, 2-HOUR RAINFALL = 2.20"

C = RUNOFF COEFFICIENT = 0.90 (COMMERCIAL)

DRAINAGE AREA 1

AREA = 1,550,868 S.F.

VOLUME REQUIRED = 1,550,868 * 2.20 / 12 * 0.90 = 255,893 C.F.

TOTAL SURFACE BASIN VOLUME PROVIDED: 24,966 Cu.Ft.

TOTAL UNDERGROUND RETENTION REQUIRED:

= OVERALL VOLUME REQUIRED - SURFACE BASIN PROVIDED

= 255,893 C.F. - 24,966 C.F. = 230,927 C.F.

UNDERGROUND RETENTION PIPE VOLUME PROVIDED:

VOLUME PROVIDED = LENGTH * CROSS SECTIONAL AREA OF STORAGE PIPE

2,945 LF OF 10' DIA. UNDERGROUND STORAGE PIPE

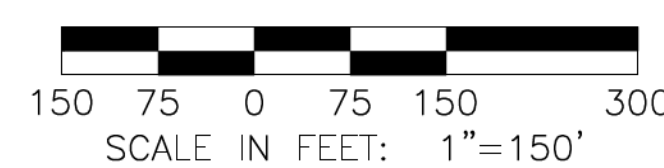
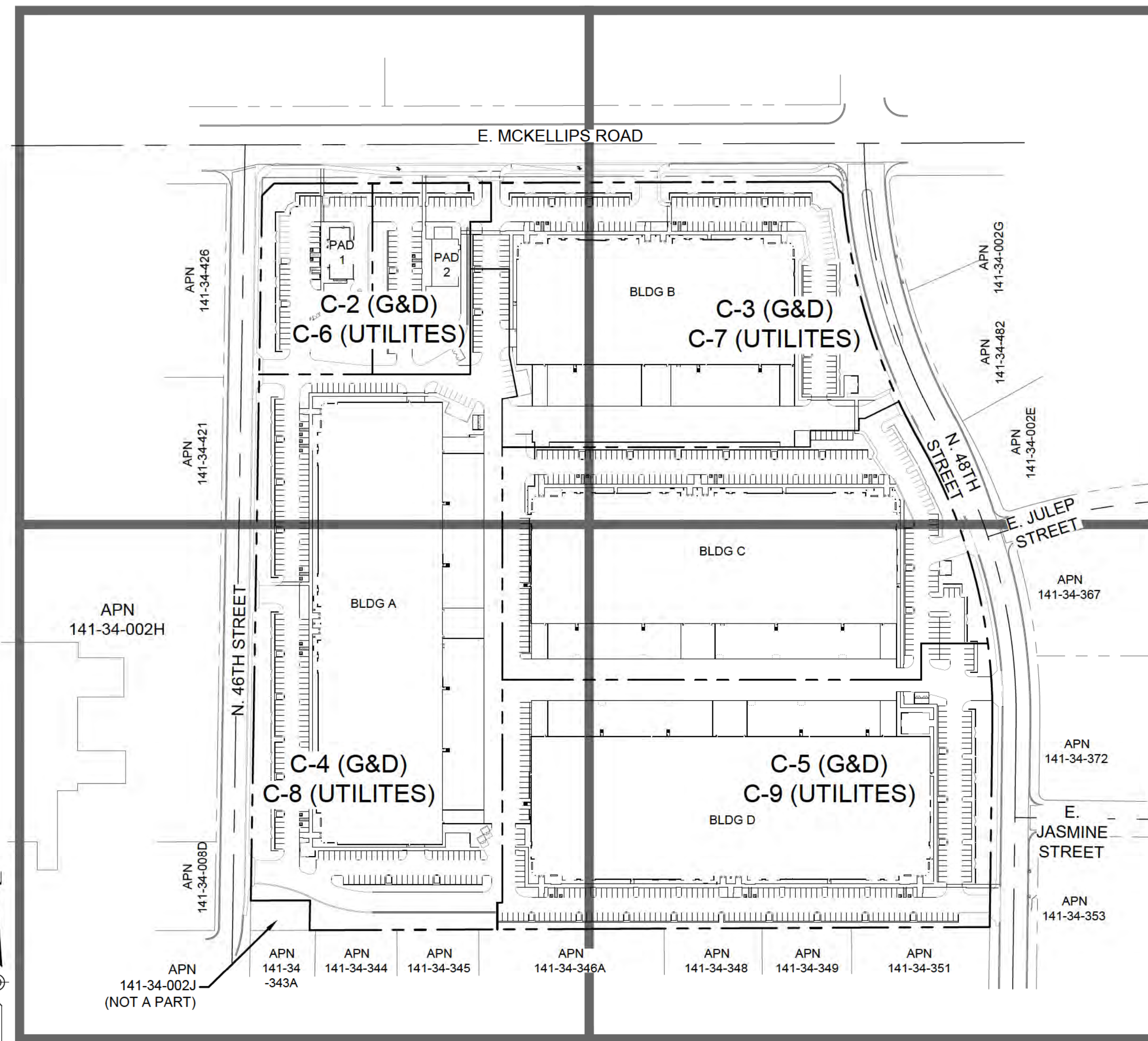
VOLUME PROVIDED = 2,945 * 3.14 * 5² = 231,183 Cu.Ft.

OVERALL VOLUME PROVIDED: 24,966 + 231,183 = 256,149 Cu.Ft.

OVERALL VOLUME REQUIRED: 255,893 Cu.Ft.

PRELIMINARY GRAVITY BLEED OFF SIZING

255,893 CF; DRAIN TIME 36 HOURS ~ 1.97 CFS. 15" @ 0.45% CAPACITY 2.5 CFS



SITE MAP

INDEX OF PLAN SHEETS

- 1 (C-1) COVER SHEET
- 2-5 (C-2-5) PRELIMINARY GRADING AND DRAINAGE PLAN
- 6-9 (C-6-9) PRELIMINARY UTILITY PLANS

LEGEND

<ul style="list-style-type: none"> ○ FOUND BRASS CAP IN HAND HOLE ● FOUND BRASS CAP FLUSH ○ FOUND MONUMENT AS SHOWN ○ SET 1/2" REBAR WITH CAP ----- EASEMENT LINE ----- PROPERTY LINE ----- BOUNDARY LINE ----- RIGHT OF WAY ----- MONUMENT LINE 	<ul style="list-style-type: none"> ▭ EXISTING CATCH BASIN ○ EXISTING STORM DRAIN MANHOLE ▭ EXISTING SIGN ○ EXISTING SANITARY SEWER MANHOLE ○ EXISTING SEWER CLEANOUT ○ EXISTING TRAFFIC SIGNAL ○ EXISTING FIRE HYDRANT ○ EXISTING BACKFLOW PREVENTER ○ EXISTING WATER VALVE 	<ul style="list-style-type: none"> ● EXISTING UTILITY POLE ○ EXISTING POST ▭ EXISTING SHUT OFF SWITCH ▭ EXISTING PULL/JUNCTION BOX ○ EXISTING ELECTRIC UTILITY ○ EXISTING TELEPHONE MANHOLE ○ EXISTING LIGHT POLE ○ EXISTING SEWER MAIN ○ EXISTING WATER MAIN 	<ul style="list-style-type: none"> —W— PROPOSED WATER LINE —S— PROPOSED SEWER LINE —OHE— EXISTING OVERHEAD ELECTRIC ▭ EXISTING STORM DRAIN P XX.XX PROPOSED ELEVATION. ▭ PROPOSED SCREEN AND/OR RETAINING WALL ▭ PROPOSED RIP RAP ▭ PROPOSED STORM DRAIN 	<ul style="list-style-type: none"> C CONCRETE ELEVATION TC TOP OF CURB ELEVATION G GUTTER ELEVATION FL SWALE FLOWLINE ELEVATION P PAVEMENT FINISH GRADE ELEVATION FG FINISH GRADE TRW TOP OF RETAINING WALL FGN FINISHED GRADE NORTH ELEVATION FGS FINISHED GRADE SOUTH ELEVATION FGW FINISHED GRADE WEST ELEVATION 	<ul style="list-style-type: none"> ○ PROPOSED SEWER CLEANOUT ○ PROPOSED BACKFLOW ○ PROPOSED WATER METER ▭ PROPOSED CATCH BASIN ○ PROPOSED STORM DRAIN MANHOLE ○ PROPOSED DRAINAGE AREA DESIGNATOR ← DRAINAGE FLOW ARROW Y Y SLOPE OUT 4:1 MAXIMUM 	<ul style="list-style-type: none"> ▭ PROPOSED DRAINAGE AREA BOUNDARY ○ PROPOSED DRAINAGE AREA DESIGNATOR
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OWNER/DEVELOPER

EVERGREEN DEVCO, INC.
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PHONE: (303) 803-1437
CONTACT: JAZZMINE CLIFTON
jclifton@evgre.com

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ENGINEER

OPTIMUS CIVIL DESIGN GROUP
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BLVD.,
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PHOENIX, ARIZONA 85040
PHONE: (602) 393-5234
FAX: (602) 286-9400
CONTACT: JEFF BEHRANA P.E.

BASIS OF BEARINGS

THE BASIS OF BEARING IS THE MONUMENT LINE OF MCKELLIPS ROAD, ALSO BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, USING A BEARING OF NORTH 89 DEGREES 48 MINUTES 45 SECONDS EAST, AS PER THE RECORD OF SURVEY IN BOOK 661 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK

CITY OF MESA BENCHMARK, BEING A TAGGED NAIL IN THE TOP OF CURB AT THE NORTHWEST CORNER OF THE INTERSECTION OF GREENFIELD ROAD & MCKELLIPS ROAD, HAVING AN ELEVATION OF 1356.57 FEET, NAVD88.

APN

141-34-002H

ZONING

L1

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2280L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

PROJECT DESCRIPTION

THE LANDING AT FALCON FIELD IS A 33+/- ACRE MIXED USE DEVELOPMENT COMPRISED OF COMMERCIAL/RETAIL AND INDUSTRIAL USES. THE PROPOSED CENTER CONSISTS OF TWO PAD BUILDINGS AND FOUR INDUSTRIAL BUILDINGS IN ADDITION TO PAVING, DRAINAGE, AND UTILITY IMPROVEMENTS TO SERVE SAID BUILDINGS. THIS PLAN SET CONTAINS A PRELIMINARY GRADING/DRAINAGE AND UTILITY SCHEME ALONG WITH PERTINENT RETENTION VOLUME CALCULATIONS FOR THE 100-YR; 2-HR EVENT, AND A CONCEPTUAL ROUTING OF A GRAVITY BLEED-OFF LINE WHICH TIES INTO THE EXISTING 54" STORM DRAIN WITHIN MCKELLIPS ROAD. PRELIMINARY OFFSITE IMPROVEMENTS AND RIGHT-OF-WAY DEDICATIONS ARE ALSO REFLECTED WITHIN THE CIVIL SUBMITTAL AS STIPULATED BY CITY OF MESA.

NO.	REVISION	DATE



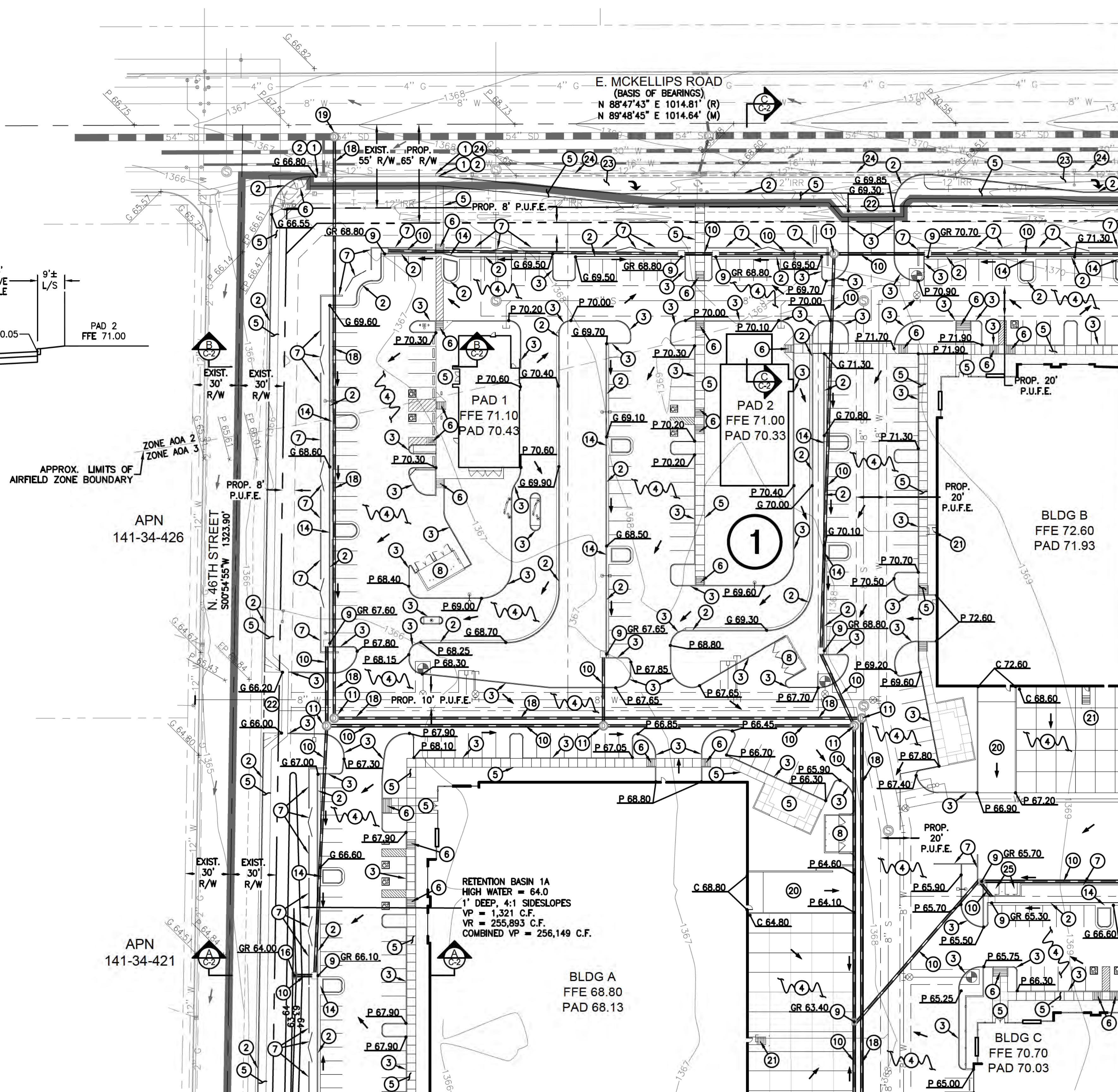
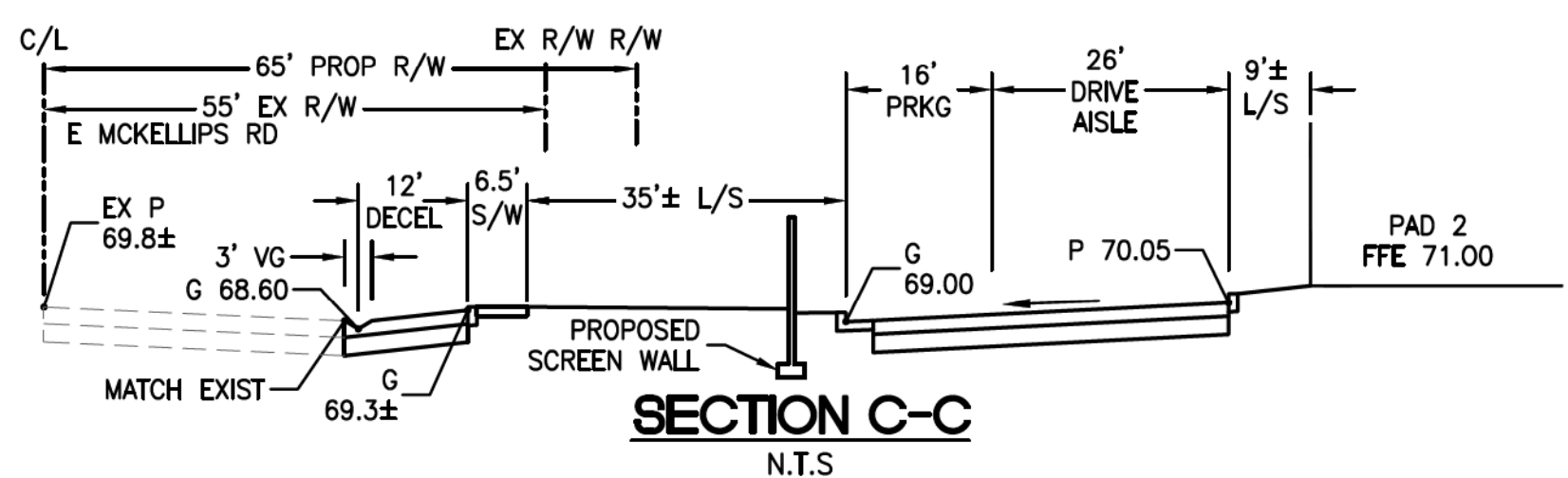
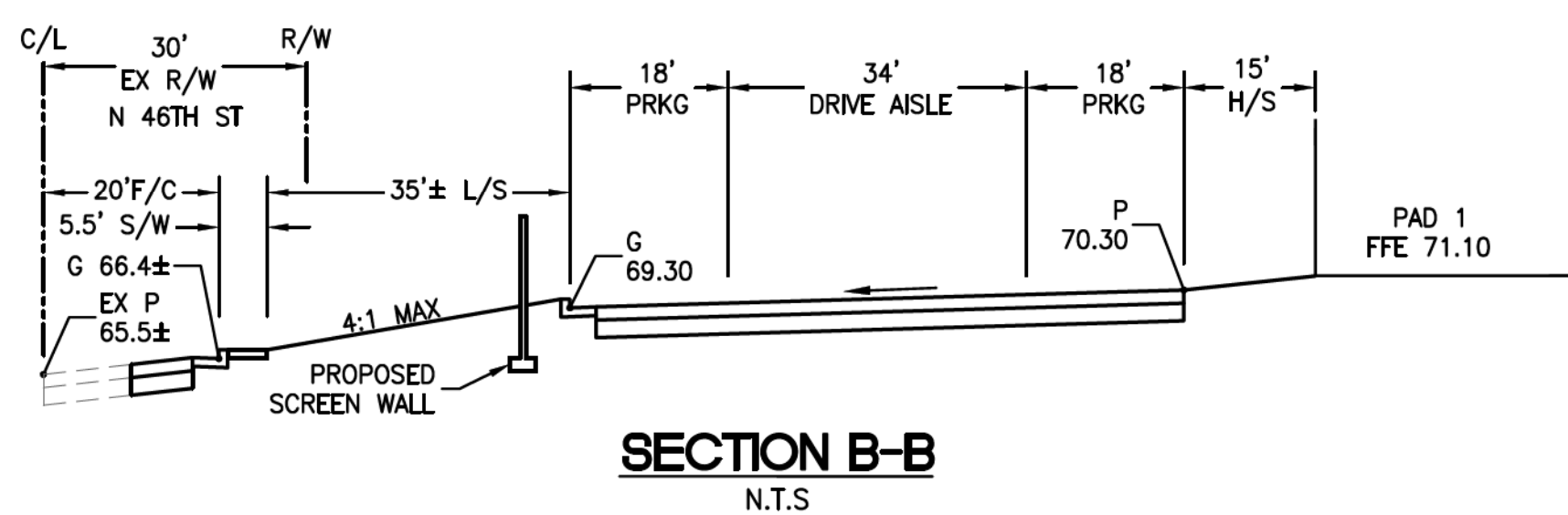
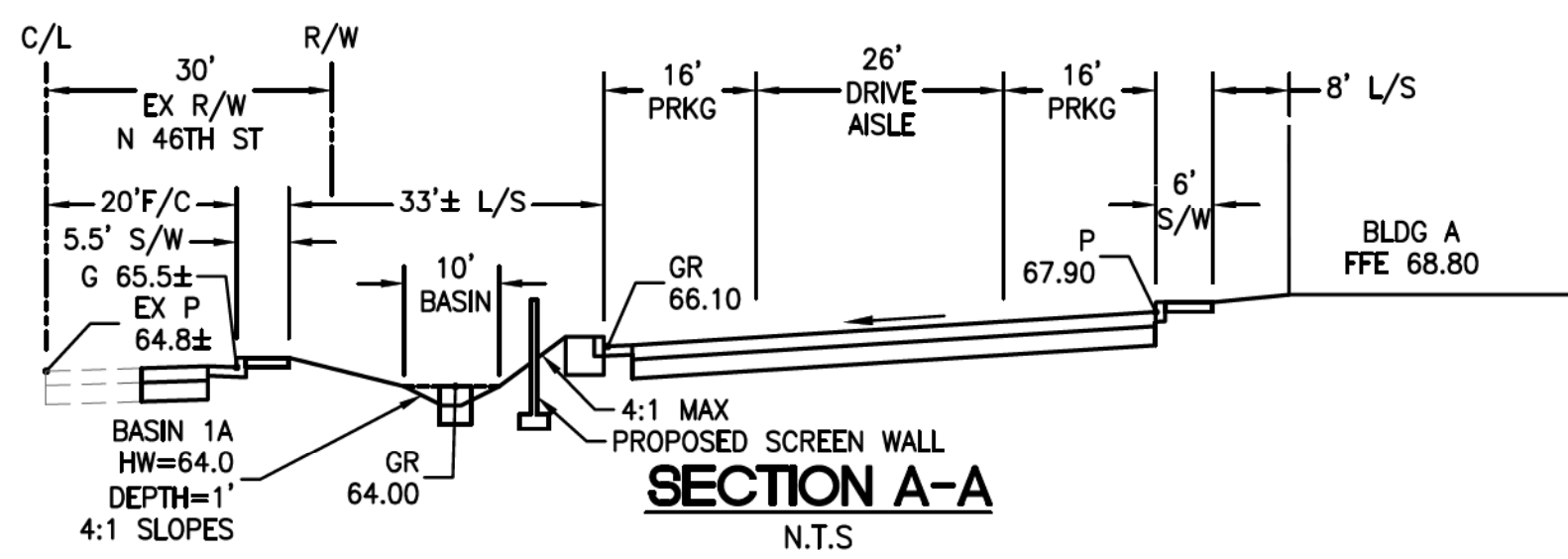
THE LANDING AT FALCON FIELD
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
COVER SHEET
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. MESA 85205



DESIGNED: AJR
DRAWN: DB,JK
CHECKED: JDB
DATE: 12/2023
JOB NO.: 211366

DRAWING NO
C-1
1 of 9





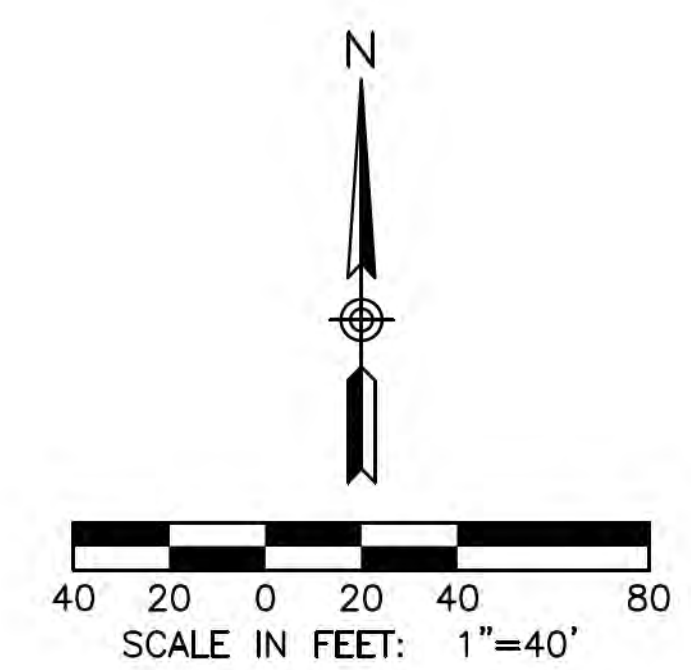
GRADING AND DRAINAGE NOTES

- 1 MATCH EXISTING.
- 2 PROPOSED 6" CURB & GUTTER.
- 3 PROPOSED 6" VERTICAL CURB.
- 4 PROPOSED ASPHALT OR CONCRETE PAVEMENT.
- 5 PROPOSED SIDEWALK/HARDSCAPE.
- 6 PROPOSED ACCESS RAMP.
- 7 PROPOSED SCREEN WALL.
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- 25 BOLLARD TYPE ENCLOSURE SEE SITE ARCHITECTURAL PLANS FOR DETAILS.

DRAINAGE LEGEND

- RETENTION DRAINAGE AREA DESIGNATOR
- RETENTION AREA BOUNDARY

MATCHLINE SEE SHEET C-3



MATCHLINE SEE SHEET C-4

NO.	REVISION	DATE



THE LANDING AT FALCON FIELD
 PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
 PRELIMINARY GRADING & DRAINAGE PLAN
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH,
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 ARIZONA. MESA 85205



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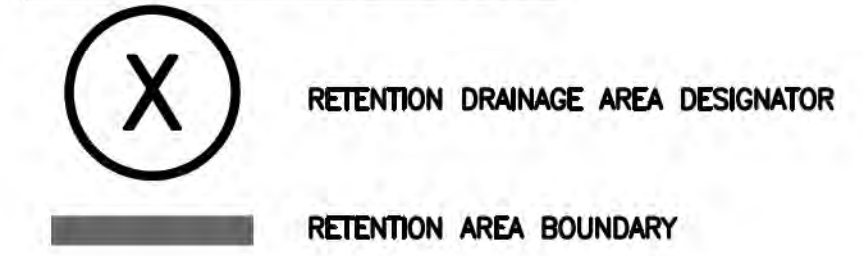
DRAWING NO
C-2
 2 of 9



GRADING AND DRAINAGE NOTES

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DRAINAGE LEGEND



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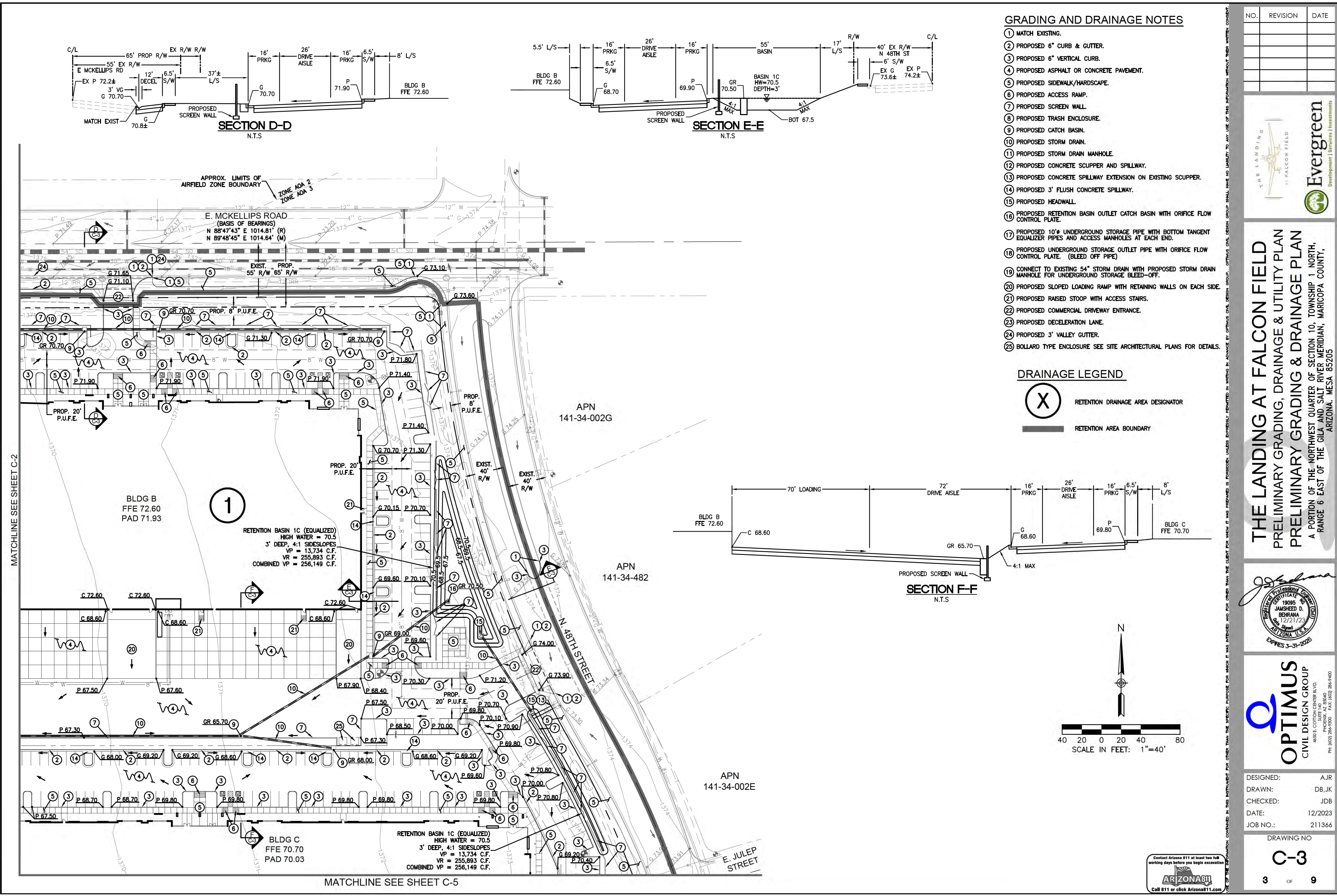
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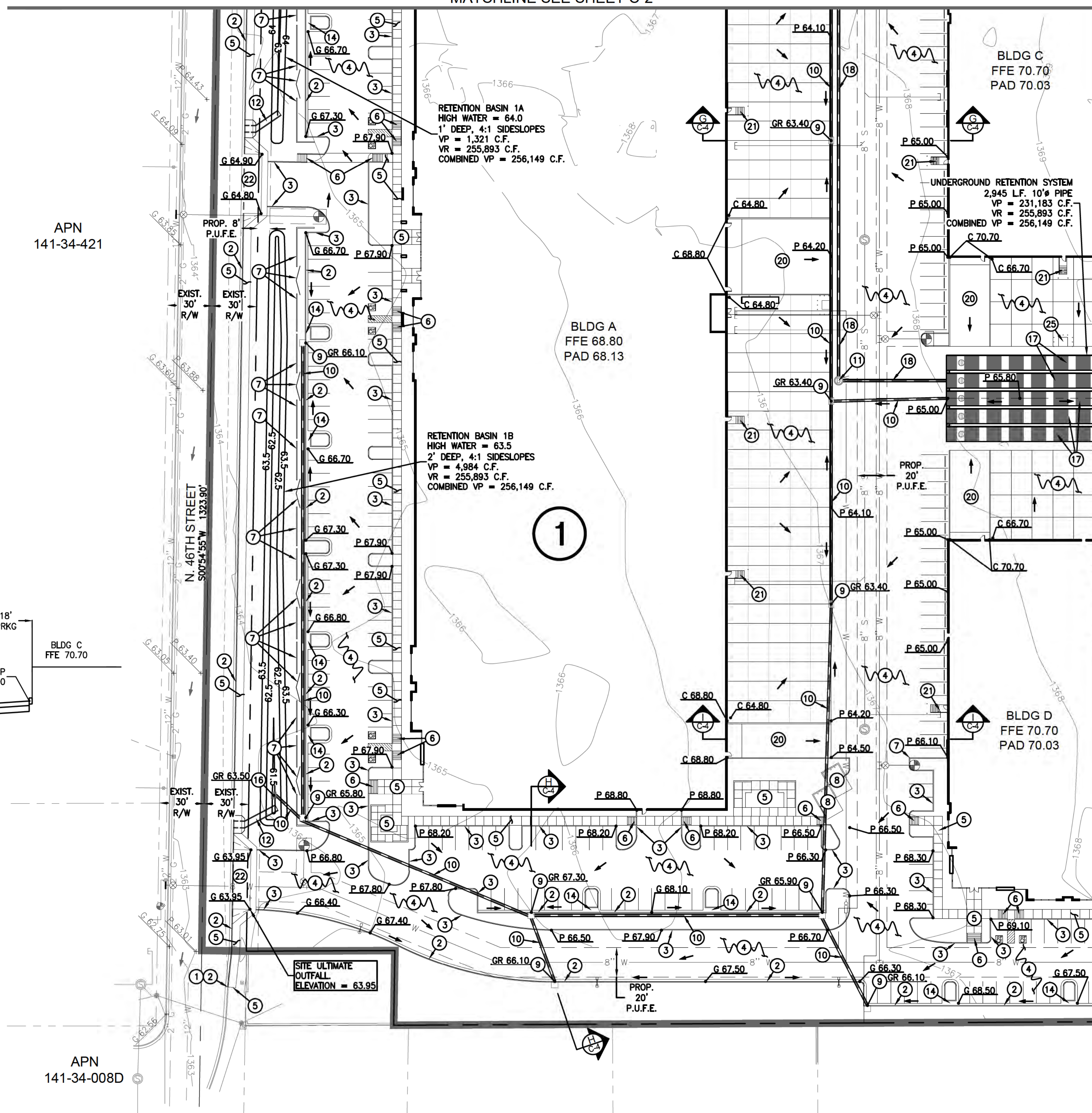
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 DRAWN: DB,JK
 CHECKED: JDB
 DATE: 12/2023
 JOB NO.: 211366

DRAWING NO
C-3
 3 OF 9



MATCHLINE SEE SHEET C-2

APN 141-34-421

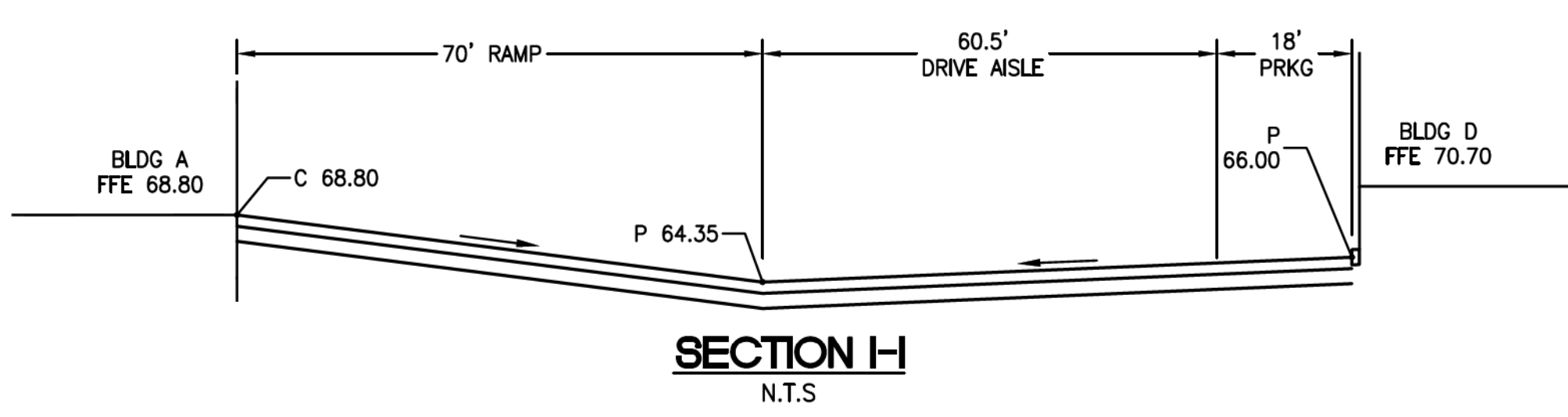
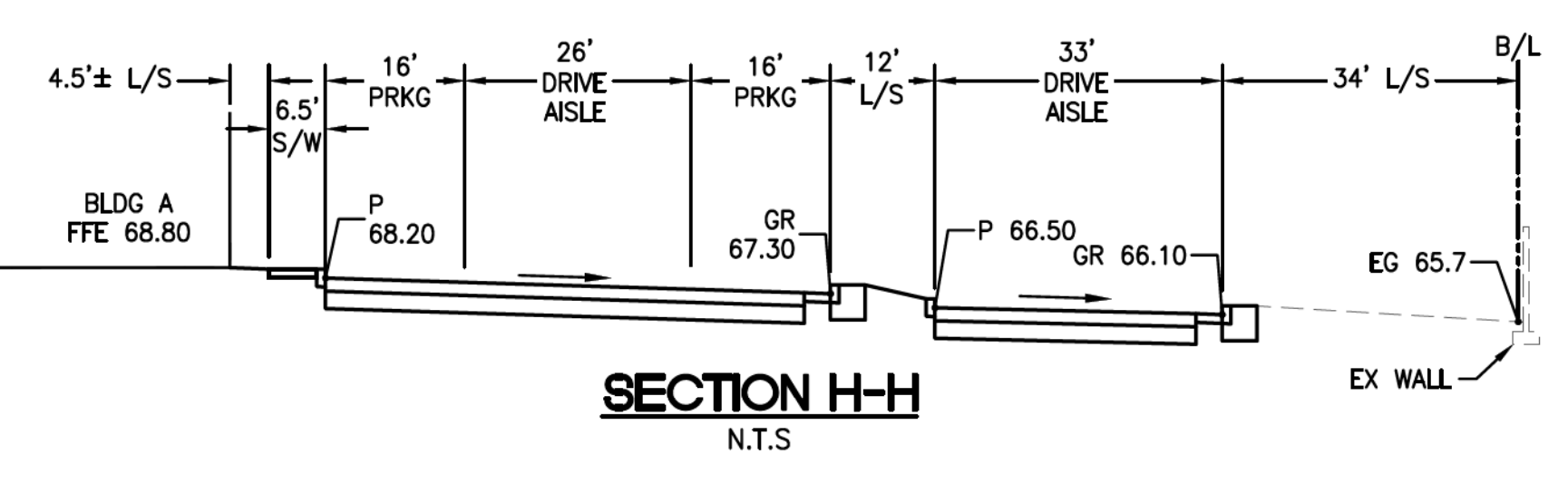
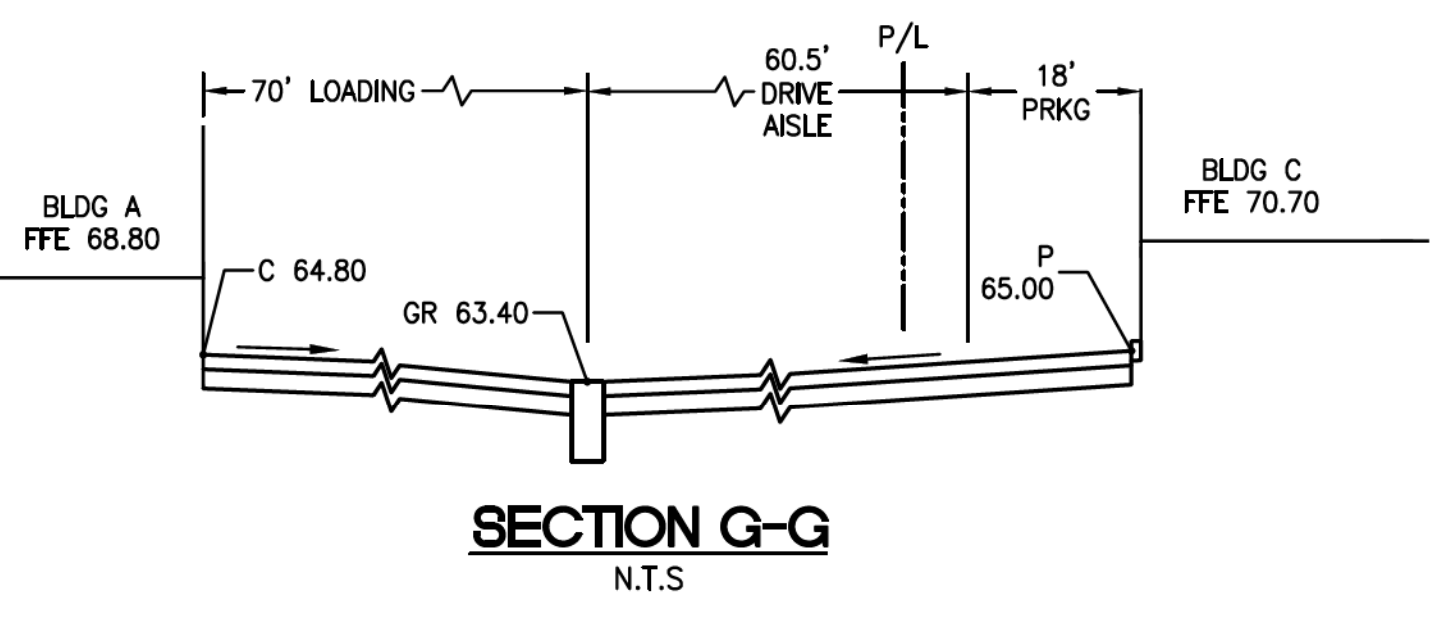
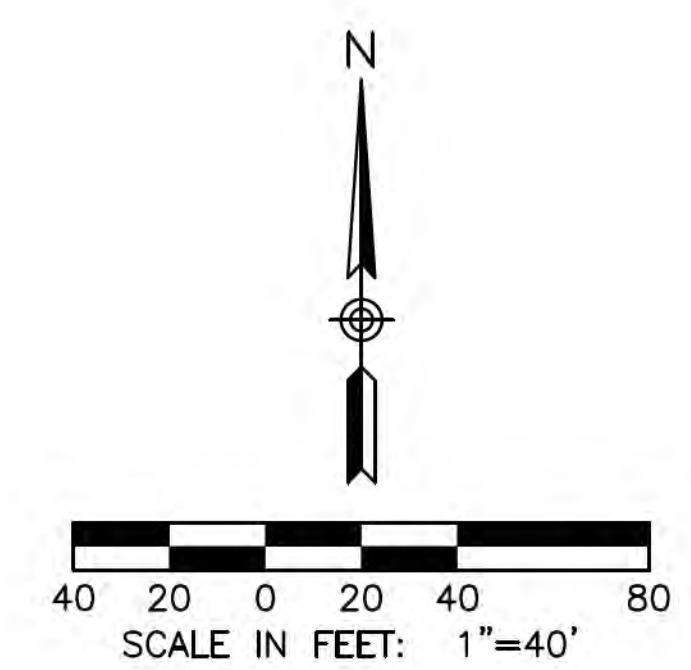


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DRAINAGE LEGEND

- RETENTION DRAINAGE AREA DESIGNATOR
- RETENTION AREA BOUNDARY



APN 141-34-008D

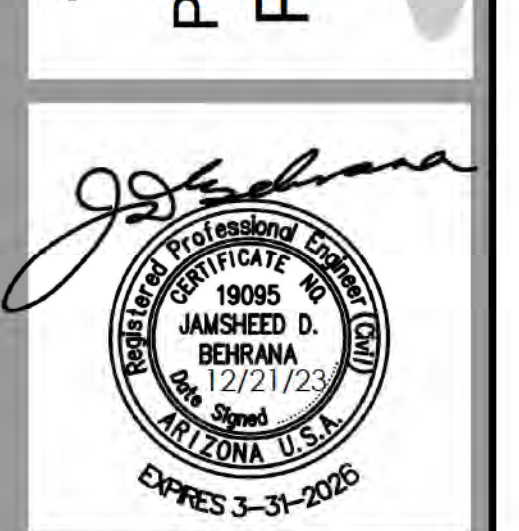
SITE ULTIMATE
OUTFALL
ELEVATION = 63.95

MATCHLINE SEE SHEET C-5

NO.	REVISION	DATE



THE LANDING AT FALCON FIELD
 PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
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 ARIZONA. MESA 85205



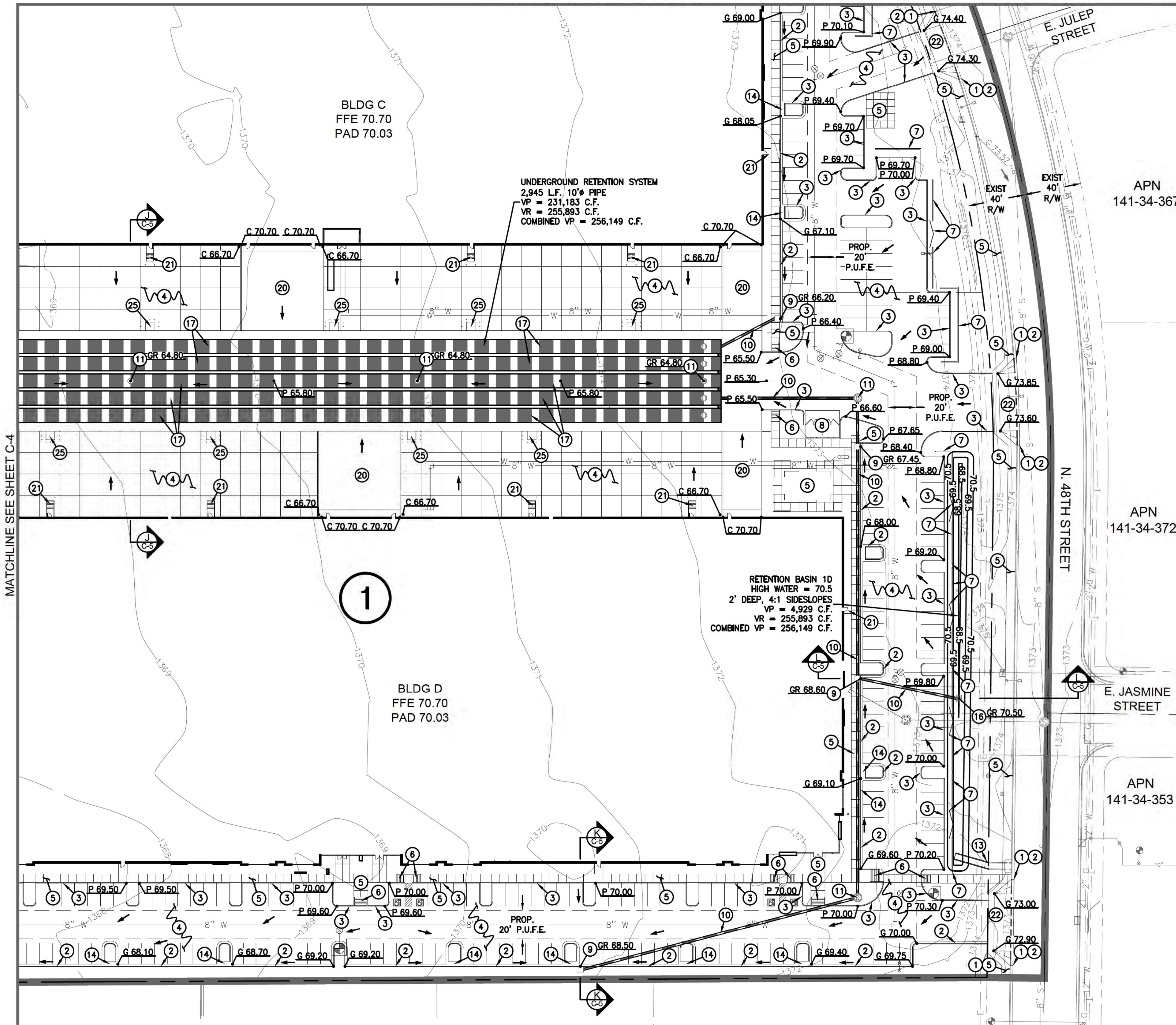
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 CHECKED: JDB
 DATE: 12/2023
 JOB NO.: 211366

DRAWING NO
C-4
 4 OF 9



USE OF THE INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED IS PROHIBITED. UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY OPTIMUS CIVIL DESIGN GROUP, OPTIMUS CIVIL DESIGN GROUP SHALL HAVE NO LIABILITY TO ANY USER OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

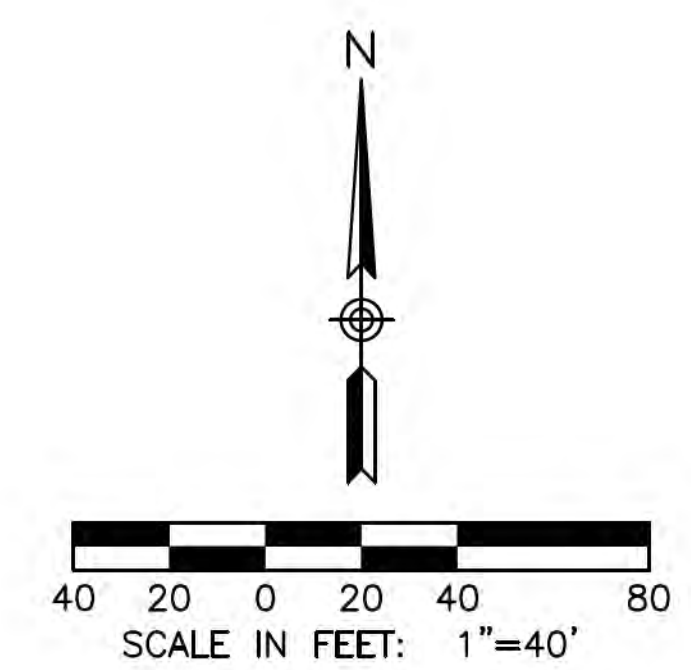
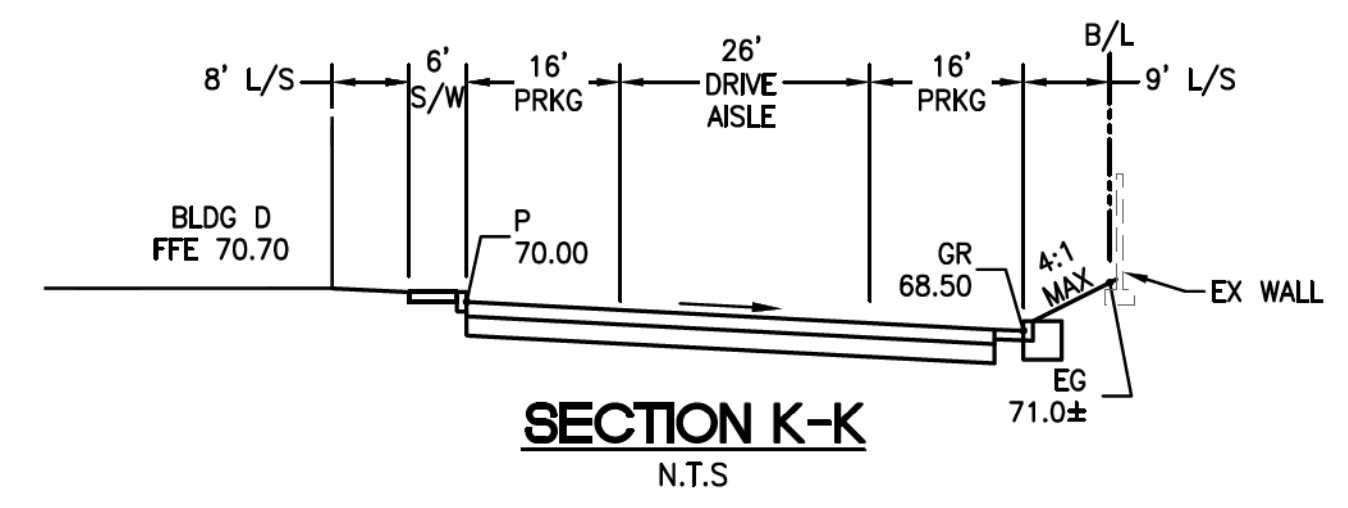
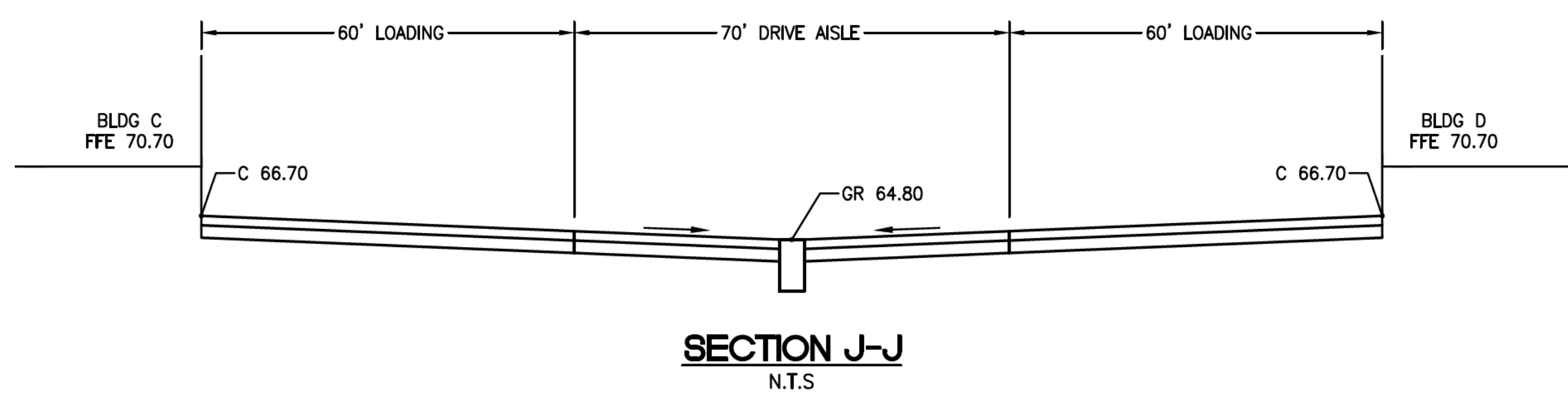
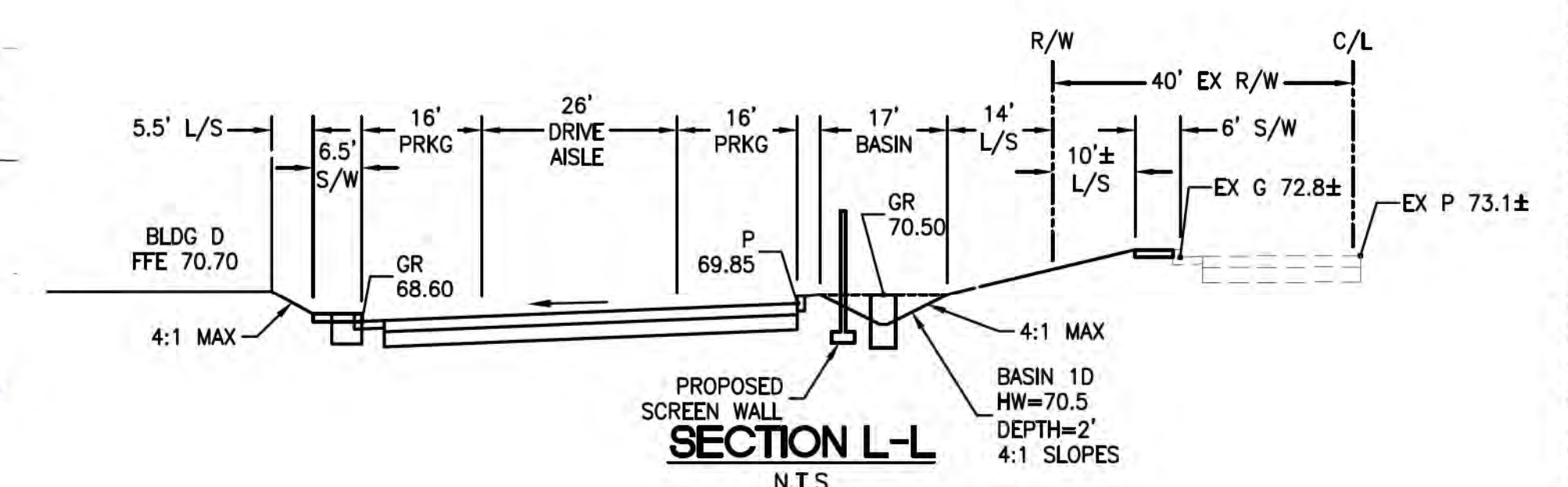
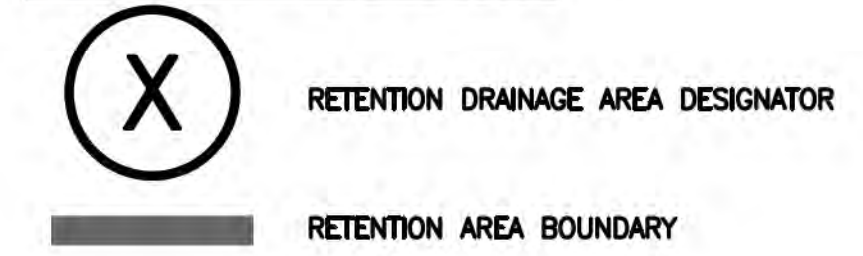
MATCHLINE SEE SHEET C-3



GRADING AND DRAINAGE NOTES

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DRAINAGE LEGEND



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OPTIMUS
 CIVIL DESIGN GROUP
 4650 E. COOLIDGE BLVD.
 PHOENIX, AZ 85040
 PH: (602) 262-9300 FAX: (602) 266-9400

DESIGNED: A,JR
 DRAWN: DB,JK
 CHECKED: JDB
 DATE: 12/2023
 JOB NO.: 211366

DRAWING NO
C-5
 5 OF 9



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NW CORNER
SECTION 10, T.1N, R.6E
FOUND C.O.M. BCHH

FOUND C.O.M. BCHH

E. MCKELLIPS ROAD
(BASIS OF BEARINGS)
N 88°47'43" E 1014.81' (R)
N 89°48'45" E 1014.64' (M)

APN
141-34-426

N. 46TH STREET
S00°54'55" W 1323.90'

APN
141-34-421

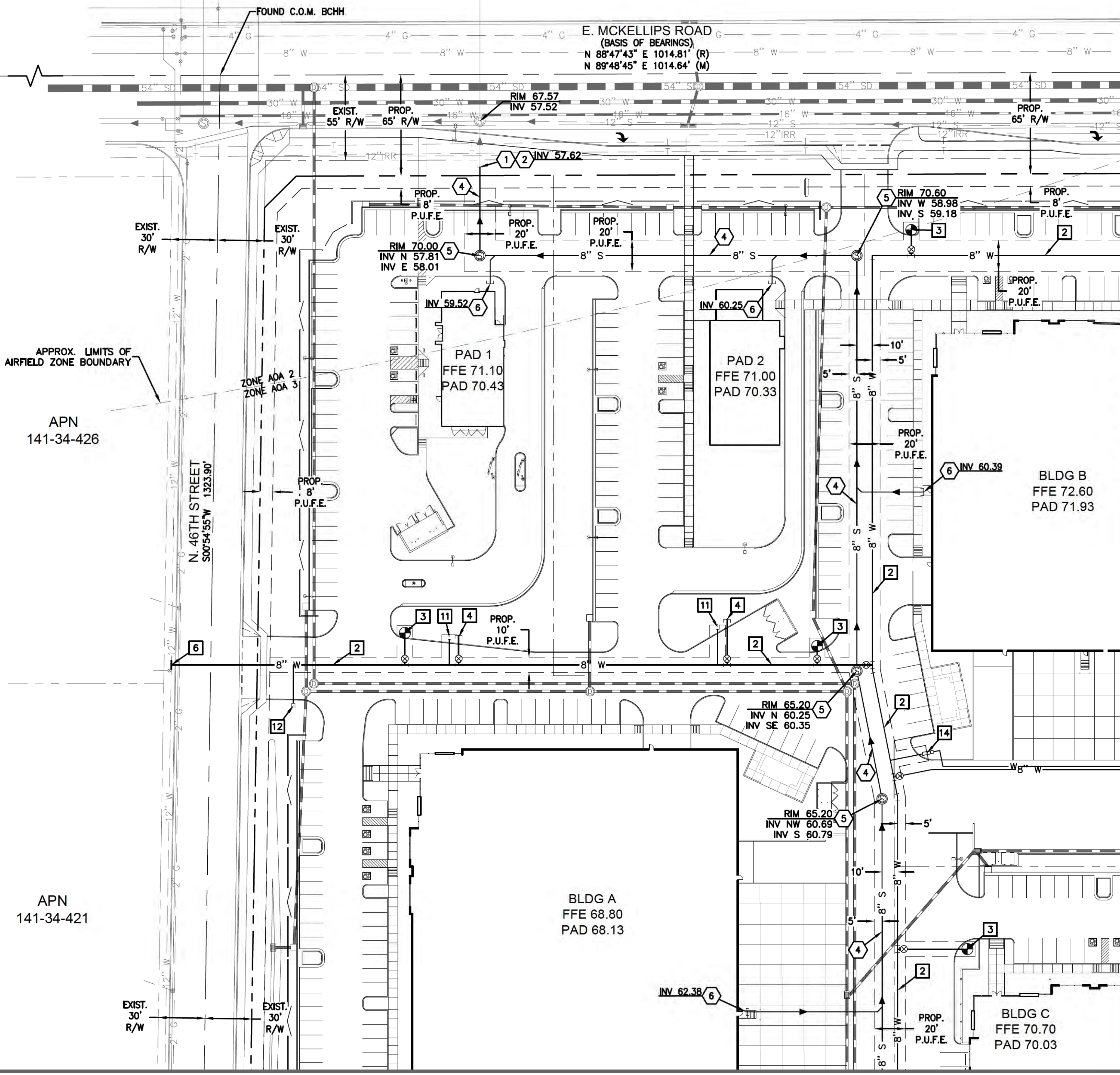
BLDG A
FFE 68.80
PAD 68.13

BLDG B
FFE 72.60
PAD 71.93

BLDG C
FFE 70.70
PAD 70.03

PAD 1
FFE 71.10
PAD 70.43

PAD 2
FFE 71.00
PAD 70.33



MATCHLINE SEE SHEET C-7

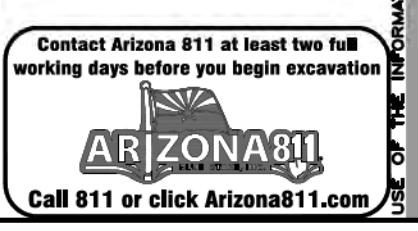
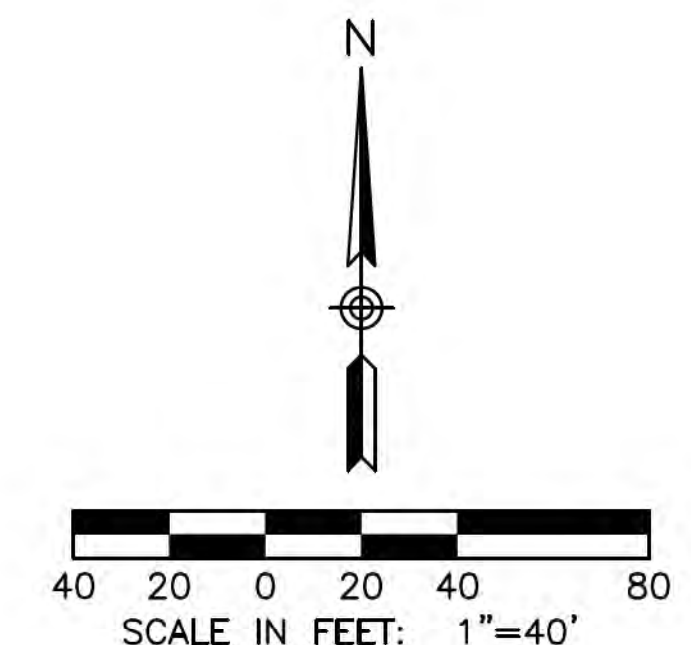
MATCHLINE SEE SHEET C-8

WATER NOTES

- 1 CONNECT TO EXISTING 8" WATER STUB.
- 2 PROPOSED 8" PUBLIC WATER MAIN WITHIN EASEMENT.
- 3 PROPOSED FIRE HYDRANT.
- 4 PROPOSED 6" FIRE SERVICE.
- 5 EXISTING FIRE HYDRANT.
- 6 CONNECT TO EXISTING WATER MAIN WITH TAPPING SLEEVE AND VALVE.
- 7 EXISTING 8" ACP WATER MAIN.
- 8 EXISTING 12" ACP WATER MAIN.
- 9 EXISTING 16" ACP WATER MAIN.
- 10 EXISTING 30" ACP WATER MAIN.
- 11 PROPOSED DOMESTIC WATER SERVICE WITH EMPTY METER BOX.
- 12 PROPOSED LANDSCAPE SERVICE WITH EMPTY METER BOX.
- 13 STUB FOR FUTURE DEVELOPMENT.
- 14 PROPOSED DOMESTIC WATER METER AND BACKFLOW FOR WATER SERVICE.
- 15 PROPOSED 8" FIRE SERVICE.

SEWER NOTES

- 1 EXISTING 8" SEWER STUB.
- 2 CONNECT TO EXISTING 8" SEWER STUB.
- 3 8" SEWER STUB FOR FUTURE DEVELOPMENT.
- 4 PROPOSED 8" PUBLIC SEWER MAIN WITHIN EASEMENT.
- 5 PROPOSED SEWER MANHOLE.
- 6 PROPOSED 6" SEWER SERVICE.
- 7 PROPOSED 8" PRIVATE SEWER LINE.



NO.	REVISION	DATE



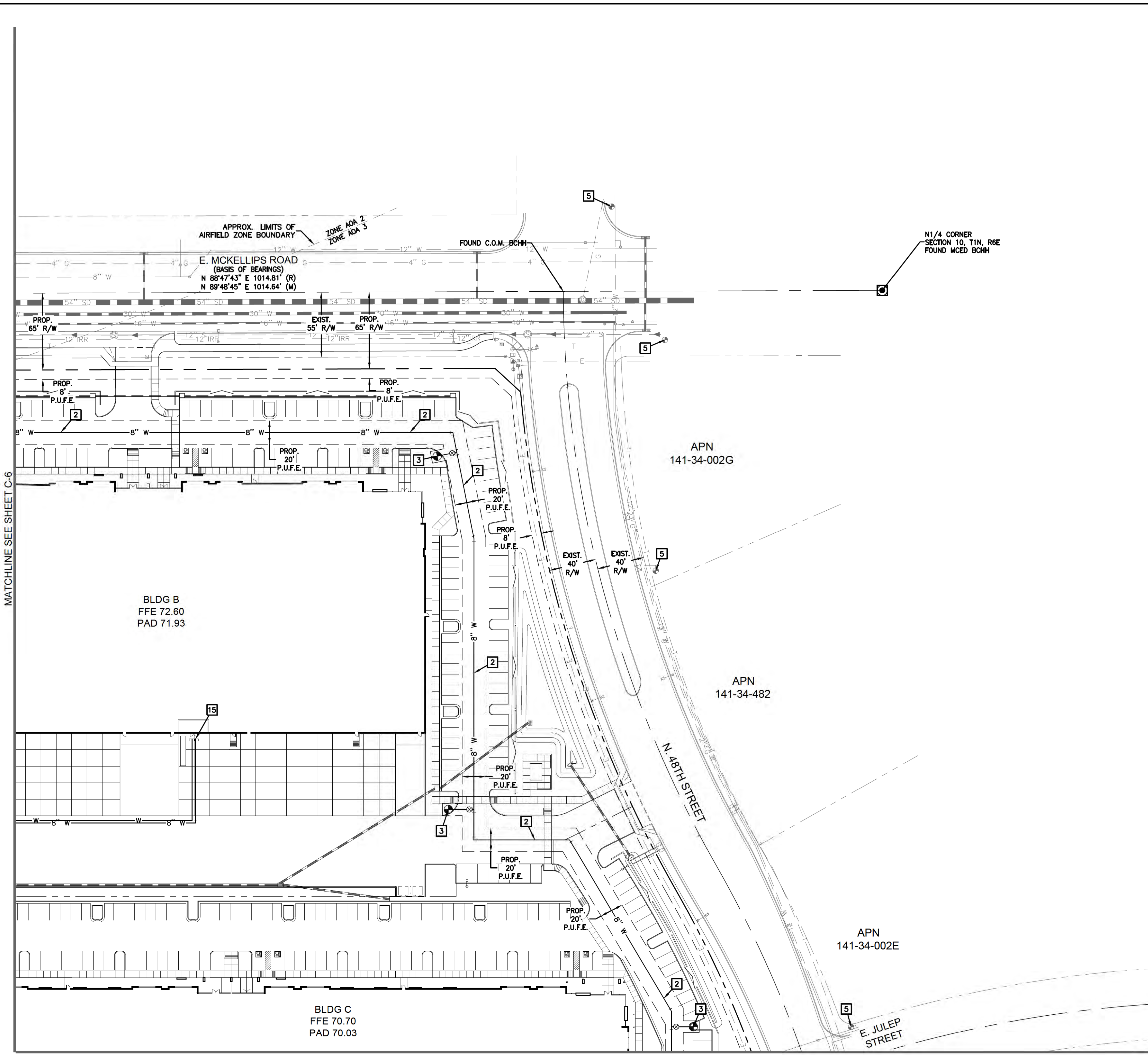
THE LANDING AT FALCON FIELD
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
PRELIMINARY UTILITY PLAN
A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH,
RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY,
ARIZONA. MESA 85205



DESIGNED: AJR
DRAWN: DB,JK
CHECKED: JDB
DATE: 12/2023
JOB NO.: 211366

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C-6
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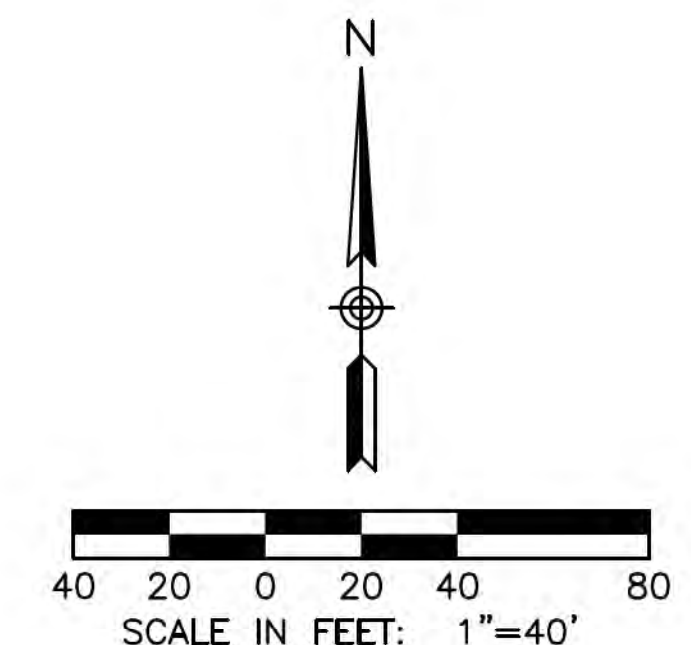


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NO.	REVISION	DATE

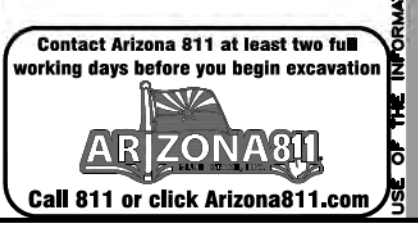


THE LANDING AT FALCON FIELD
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PRELIMINARY UTILITY PLAN
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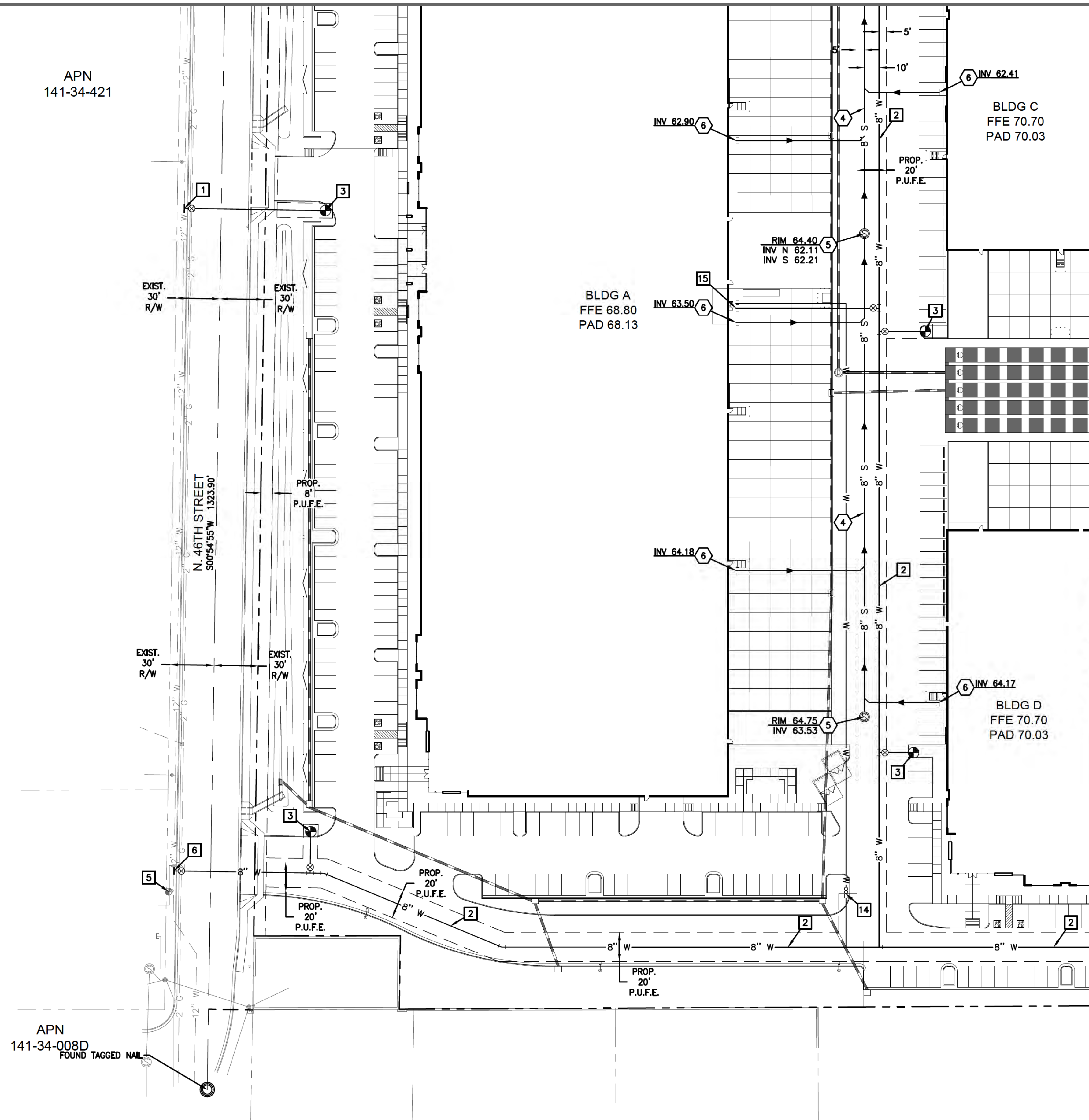
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MATCHLINE SEE SHEET C-6

APN
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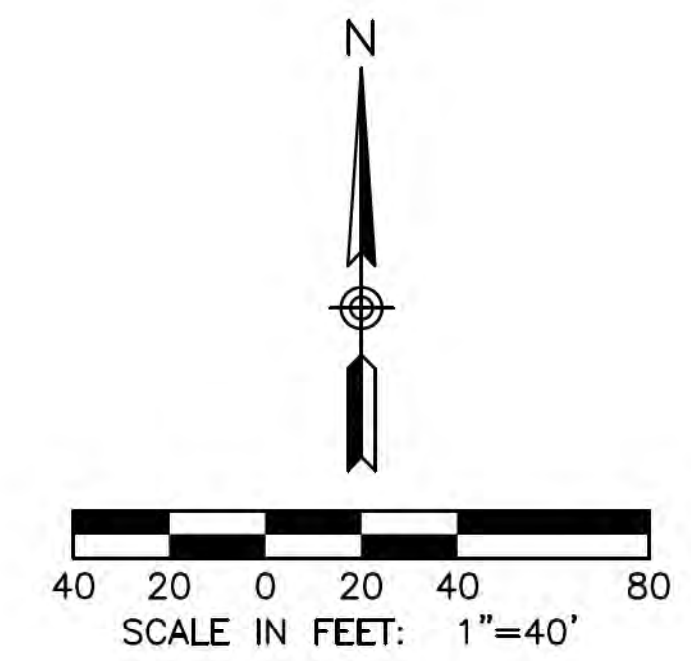
MATCHLINE SEE SHEET C-9

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APN
141-34-008D
FOUND TAGGED NAIL

NO.	REVISION	DATE



THE LANDING AT FALCON FIELD
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
PRELIMINARY UTILITY PLAN
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH,
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OPTIMUS
 CIVIL DESIGN GROUP
 4650 E. COOLIDGE BLVD., SUITE 100
 PHOENIX, AZ 85040
 PH: (602) 262-9300 FAX: (602) 266-9400

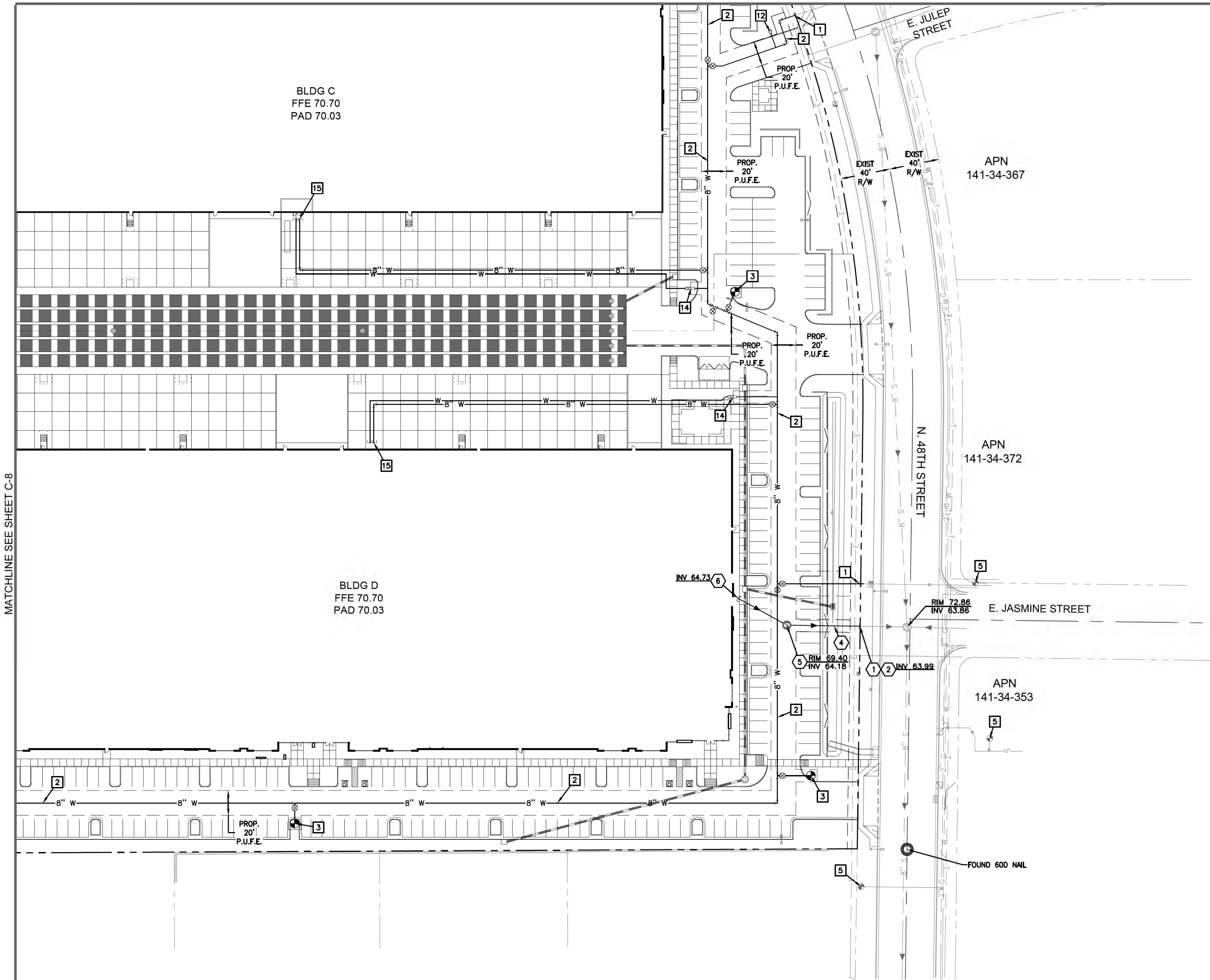
DESIGNED: AJR
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 CHECKED: JDB
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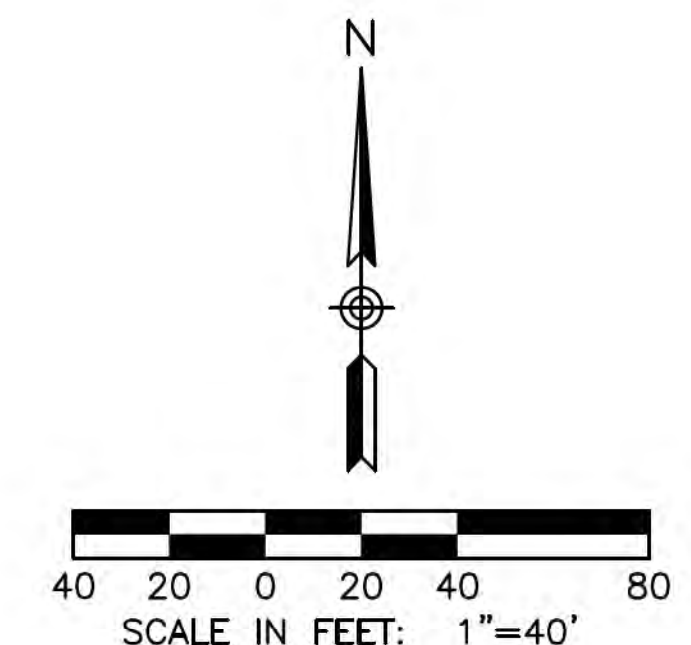


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Contact Arizona 811 at least two full working days before you begin excavation

 Call 811 or click Arizona811.com

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