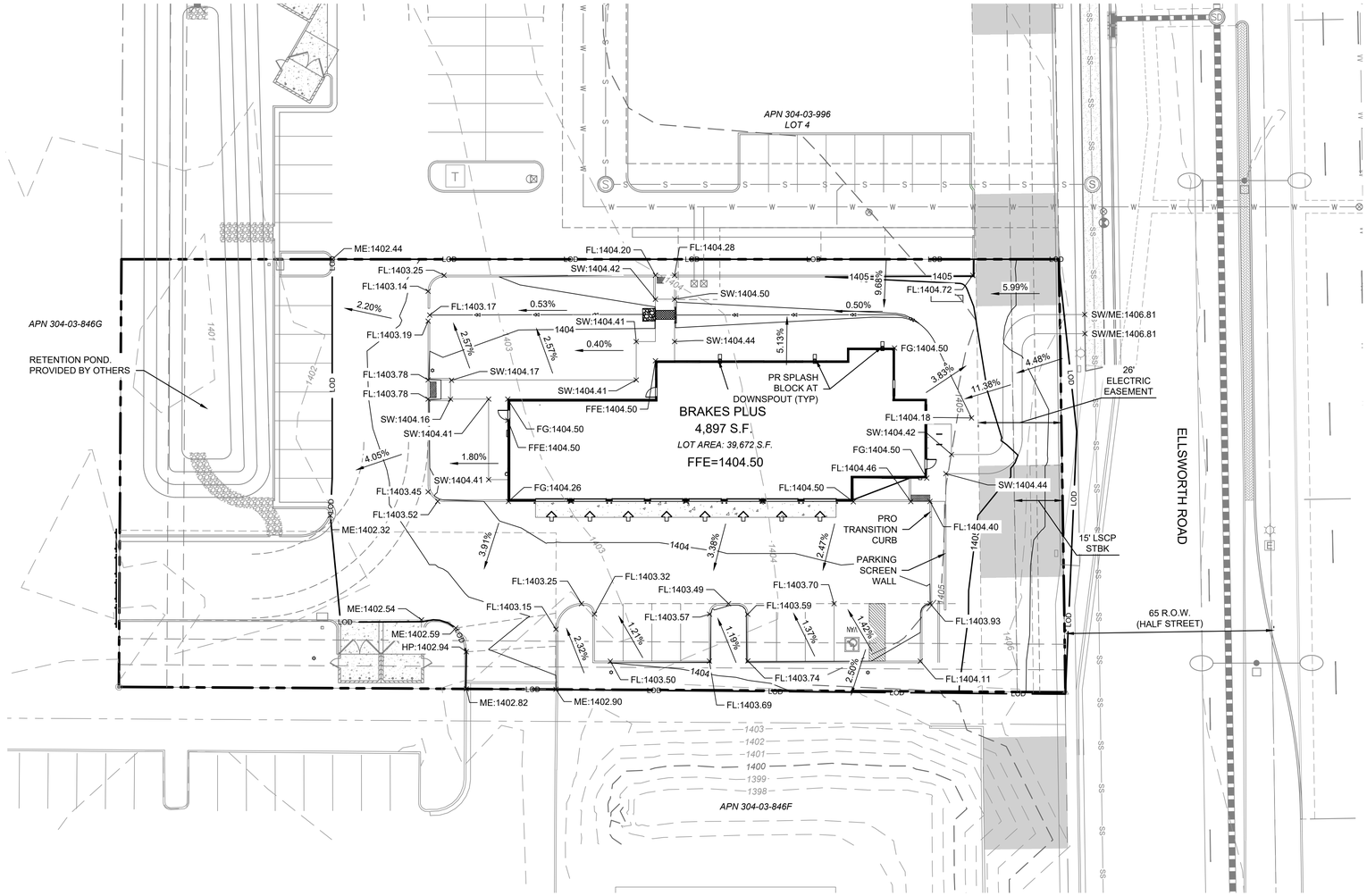

GRADING PLAN LEGEND:

EXISTING MINOR CONTOUR	XXXX
EXISTING MAJOR CONTOUR	XXXX
PROPOSED MINOR CONTOUR	XXXX
PROPOSED MAJOR CONTOUR	XXXX
SWALE	▷▷
GRADE BREAK LINE	
SLOPE	X.XX% H:V

ABBREVIATIONS:

BOC	- BACK/TOP OF CURB
BOT	- BOTTOM
BS	- BOTTOM OF SLOPE
BW	- BOTTOM OF WALL
ELEV	- ELEVATION
EG	- EXISTING GROUND
EX	- EXISTING
FOC	- FACE/BOTTOM OF CURB
FFE	- FINISHED FLOOR ELEVATION
FG	- FINISH GRADE
FL	- FLOWLINE
GB	- GRADE BREAK
HP	- HIGHPOINT
INV	- INVERT
LP	- LOW POINT
ME	- MATCH EXISTING
RIM	- RIM ELEVATION
SW	- SIDEWALK
TC	- TOP OF CONCRETE
TS	- TOP OF SLOPE
TW	- TOP OF WALL

GRADING PLAN NOTES:

1. ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED.
2. OVERLOT GRADING SURFACE HAS BEEN PROVIDED BY MASTER DEVELOPER, CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION
3. A GEOTECHNICAL ENGINEERING INVESTIGATION, INCLUDING RECOMMENDATIONS FOR GRADING PROCEDURES HAS BEEN PREPARED BY OLSSON. ALL EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT, DATED MAY, 2025.

100-YR, 2-HR Retention Calcs

Basin ID	Drainage Area ID	Runoff Coefficient	Drainage Area (sf)	Volume Required (cf)	Total Volume Required (cf)	Total Volume Provided (cf)	Volume Surplus (cf)
Basin A+UG.1	DA.1	0.81	205,674	30,628	32,656	32,695	39
	OS.1	0.86	12,809	2,029			
Temp-1	DA.2	0.65	16,174	1,934	1,934	2,350	416

Retention Volume Required Equation:
$V = (C_W * D * A)/12$

V = runoff volume from the drainage area to be retained (CF)
C_W = Composite coefficient of 0.85 (prelim estimate)
D = 2.2 inches (per MESA EDSPM Sec. 806.4)
A = drainage area in (SF)

RETENTION VOLUME PROVIDED

Basin A

Basin Elevation	Area (sf)	A1+A2+Sqrt (A1*A2) (sf)	Volume (cf)	Volume Sum (cf)	Volume Sum (ac-ft)
0.00	3658.00	0.08	0.00	0.00	0.00
1.00	6547.00	15098.76	5032.92	5032.92	0.12
2.00	12652.00	28300.24	9433.41	14466.34	0.33
3.00	12949.00	38400.64	12800.21	27266.55	0.63
			PROVIDED RETENTION =	**27,267**	**0.63**

Underground Retention Provided

Tank ID	d (FT)	L (LF)	R_P (CF)
UG1	8	108	5,429

BENCHMARK(S):

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON A 3-INCH MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF ELLSWORTH ROAD AND GUADALUPE ROAD (OLSSON'S POINT NUMBER 100), HAVING AN ELEVATION OF 1423.305 NAVD 88 DATUM.

N

0' 10' 20' 40'
SCALE IN FEET

olsson
7878 North 16th Street
Suite 105
Phoenix, AZ 85020
olsson.com
TEL 602.748.1000
FAX 602.748.1001

811 Know what's below. Call before you dig.
CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

GRADING PLAN

BRAKES PLUS - LOT 5 ELLSWORTH LAND LP

MESA, AZ

2026

0' 10' 20'
SCALE IN FEET

contour interval :
drawn by: JC
designed by: PA
city project no.:
project no.: 025-02327
date: 1/26/2026

SHEET
3 of 12

F:\2025\02001-02500\025-02327\40-design\AutoCAD\preliminary plans\Sheets\SDNIC_GRD01_02502327.dwg
DATE: Mar 06, 2026 2:29pm USER: mgambill