

PRELIMINARY GRADING AND DRAINAGE PLAN
FOR
EASTMARK 2.0
MESA, ARIZONA

PROJECT DATA

NAME: PCS DEVELOPMENT, LLC
 8802 E DIAMOND RIM DR
 SCOTTSDALE, AZ 85255

CONTACT: MR. ANDREW OLSON
 DREW@RTE2.COM

PROJECT NAME: THE PREMIER AT EASTMARK 2.0

ADDRESS: TBD

APN: A PORTION OF 304-32-890

SITE ACREAGE: 10.49 AC (456,868 SF)

ZONING (EXISTING): EASTMARK, LUG GENERAL URBAN

PROPOSED USE: MULTIFAMILY RESIDENTIAL

CONSTRUCTION TYPE: 1B
 AUTOMATIC SPRINKLER PER IBC

TOTAL AREA: 456,868 SF

SITE AREA: 10.49 AC.

COMPOSITE C CALCULATIONS

MATERIAL	AREA (SF)	C VALUE FOR MATERIALS ¹
TURF	11,518	0.15
DESERT LANDSCAPING	0	0.5
LINED DESERT LANDSCAPING	125,405	0.7
ASPHALT	180,210	0.85
CONCRETE/TILE ROOF	107,933	0.95
SUMMATION	372,258	0.81

¹SOURCED FROM COM JULY 2017 806.7 PG 110

REQUIRED RETENTION VOLUME CALCULATION

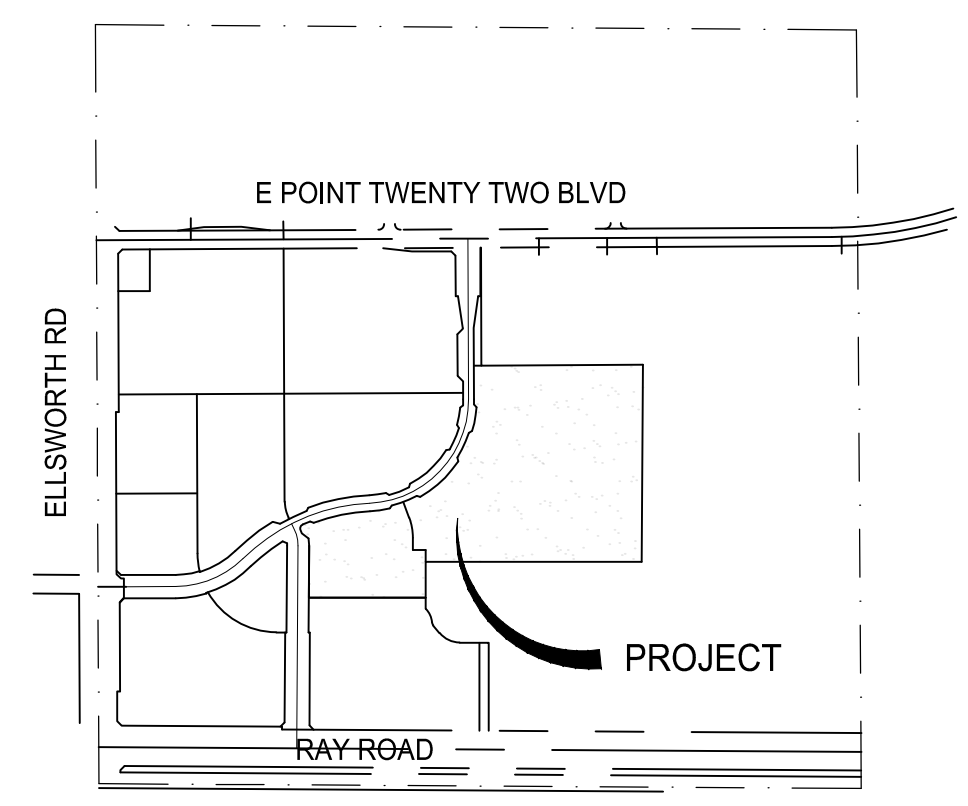
REQUIRED RETENTION VOLUME CALCULATION
 $V_r = C \cdot D \cdot 12 \cdot A$

WHERE:
 V_r = VOLUME REQUIRED (SF)
 C = COMPOSITE C CALCULATED FOR THE SITE
 A = AREA (SF)
 P = TWO HOUR RAINFALL VALUE FOR EVENT OF INTEREST (INCHES) = 2.2 IN
 PER SECTION 806.4 OF THE MESA EDS

REQUIRED RETENTION VOLUME CALCULATION RESULTS

AREA ID	C	AREA (SF)	STM (IN)	$V_r(CF)$	$V_r(SF)$
A	0.81	166,347	2.2	24,703	
B	0.81	272,635	2.2	40,486	
C	0.81	3,351	2.2	498	
D	0.81	9,560	2.2	1,420	
OST	0.95	24,200	2.2	3,427	
OS2 NA	0.95	7,019	2.2	1,222 ²	
TOTAL			2.2	70,534	79,400

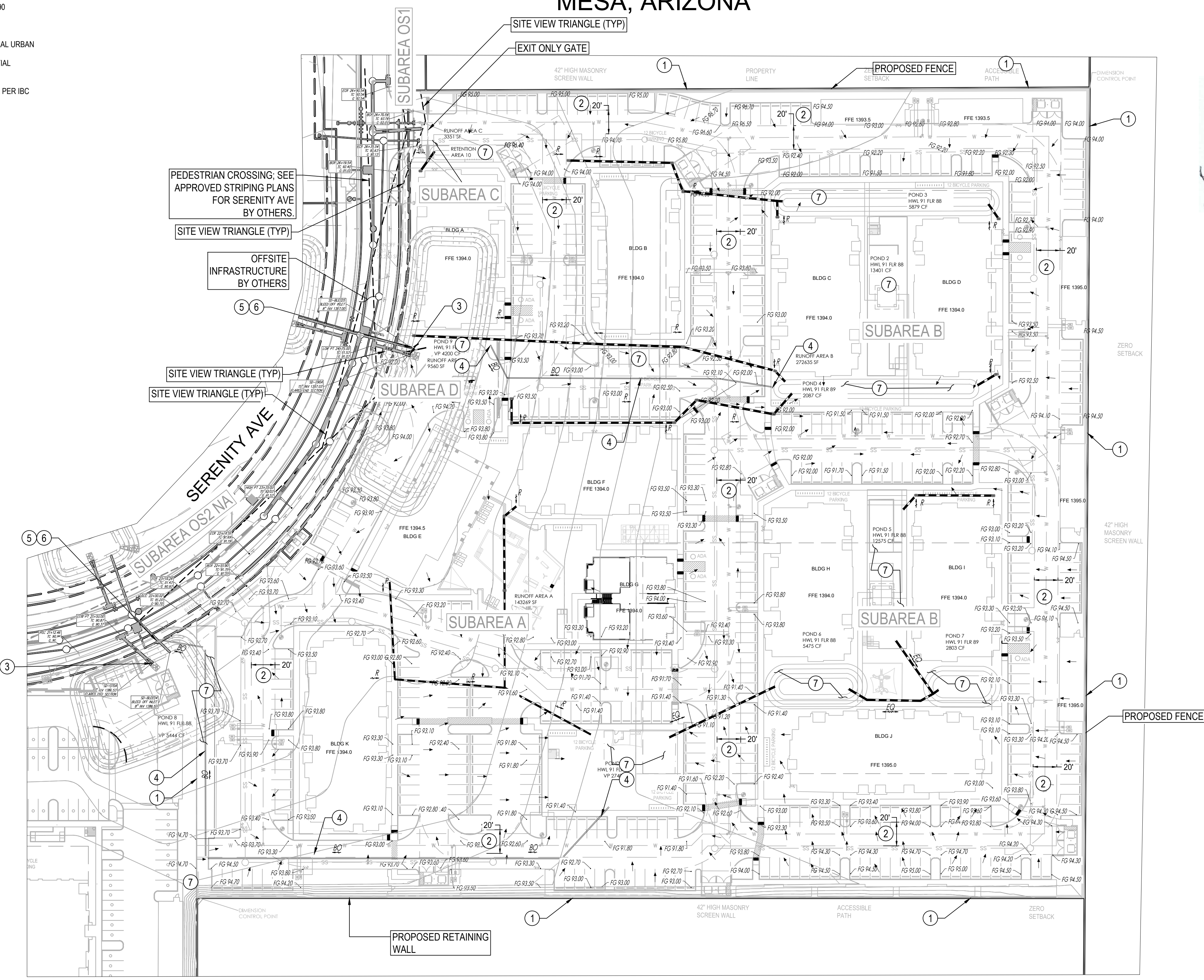
²ADJACENT HALF STREET AREA NOT CAPTURED AS THE DISCHARGE POINT IS ON ADJACENT PROPERTY.



VICINITY MAP
 NOT TO SCALE

OWNER PCS DEVELOPMENT, LLC
 8802 E. DIAMOND RIM DR
 SCOTTSDALE, AZ 85255
 CONTACT: MR. ANDREW OLSON
 EMAIL: DREW@RTE2.COM

ENGINEER KBELL ENGINEERING LLC
 1355 N86TH PLACE
 MESA, ARIZONA 85207
 PH: 602.980.8246
 CONTACT: KELLY BELL, P.E.



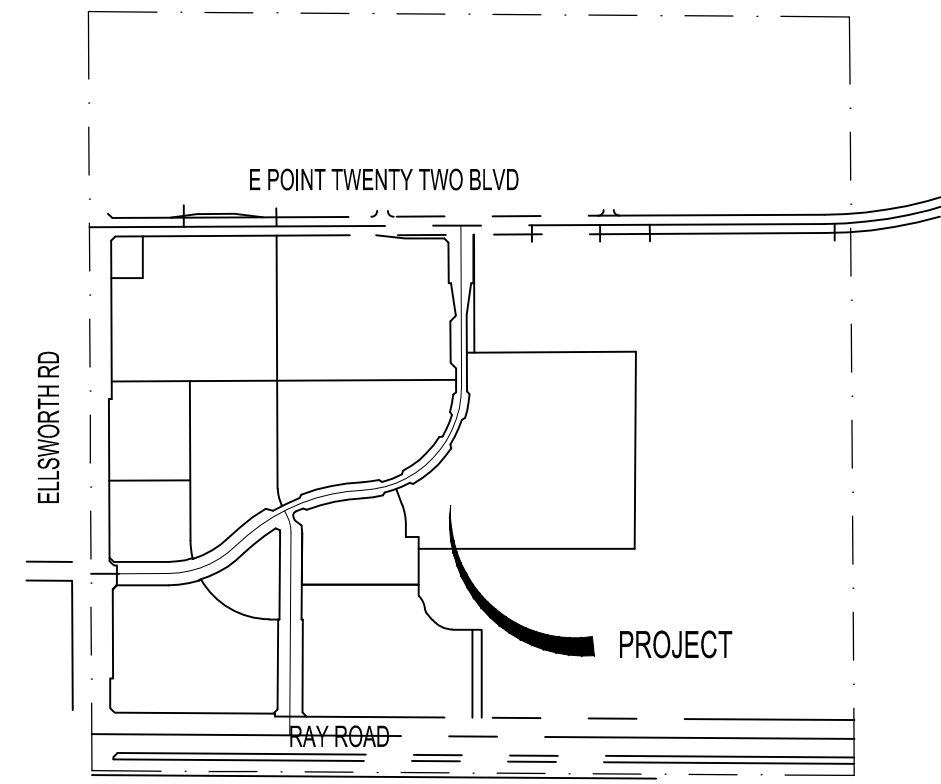
LEGEND

- | | | |
|-------------------------|------|-------------------------|
| HYDRANT | (N) | NORTH |
| BOLLARD | (S) | SOUTH |
| METER | (E) | EAST |
| VALVE | (W) | WEST |
| MANHOLE | APN | ASSESSORS PARCEL NUMBER |
| → SURFACE DRAINAGE FLOW | EX | EXISTING |
| → PIPE FLOW DIRECTION | HYD | HYDRANT |
| --- WATER LINE | PROP | PROPOSED |
| --- SEWER LINE | PH | PHASE |
| --- BOUNDARY LINE | W | WATER |
| --- CENTER LINE | R | ROOF LEADER |
| --- EX FENCE | BO | BLEED OFF |
| | EQ | EQUALIZER PIPE |

ABBREVIATIONS

KEYNOTES

- PROPERTY LINE
- UTILITY EASEMENT LINE
- OFFSITE FLOW DISCHARGE POINT
- STORMWATER BLEEDOFF LINE
- CONNECT TO EX STORM PIPING
- BLEED OFF VALVE
- RETENTION AREAS



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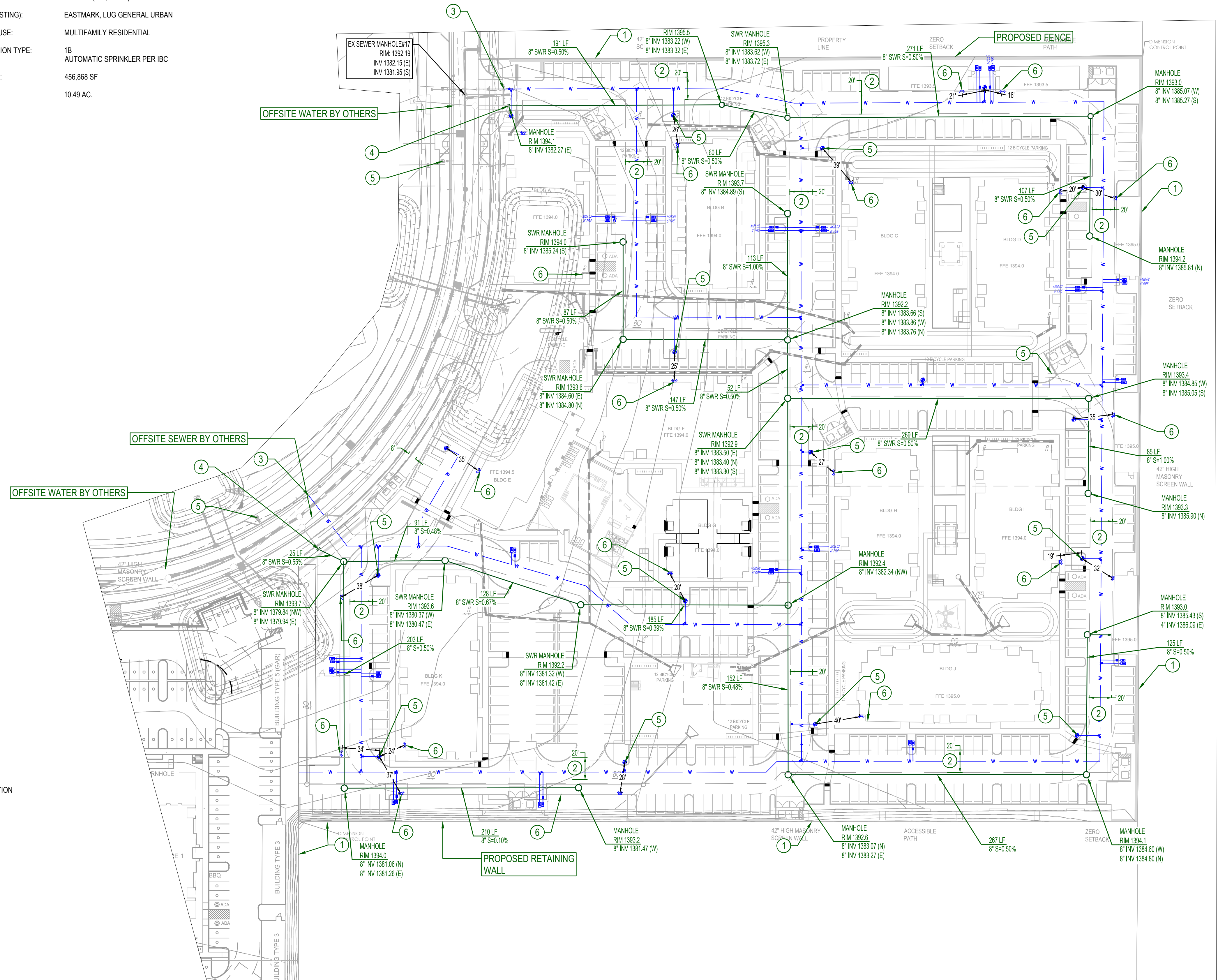
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PRELIMINARY UTILITY PLAN FOR THE PREMIER AT EASTMARK 2.0 MESA, ARIZONA



LEGEND

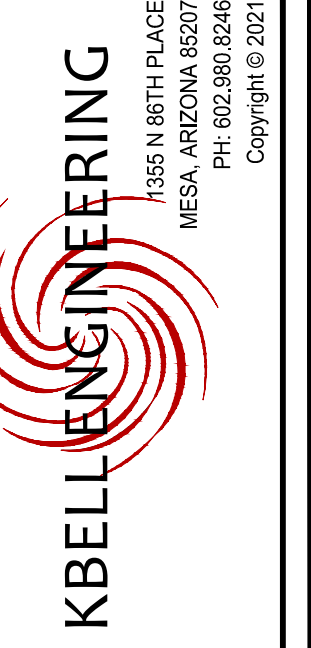
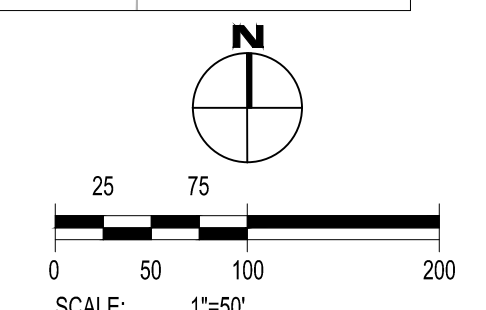
- HYDRANT
- BOLLARD
- ⊞ METER
- VALVE
- MANHOLE
- CLEANOUT
- WATER LINE
- SEWER LINE
- BOUNDARY LINE
- CENTER LINE

ABBREVIATIONS

- (N) NORTH
- (S) SOUTH
- (E) EAST
- (W) WEST
- APN ASSESSORS PARCEL NUMBER
- EX EXISTING
- HYD HYDRANT
- PROP PROPOSED
- PH PHASE
- W WATER

KEYNOTES

1. PROPERTY LINE
2. UTILITY EASEMENT LINE
3. CONNECT TO EX WATER
4. CONNECT TO EX SEWER
5. HYDRANT
6. FIRE DEPARTMENT CONNECTION



PRELIMINARY
UTILITY PLAN

THE PREMIER AT
EASTMARK 2.0
MESA, ARIZONA

PROJECT NO.: 102306
DATE: 8.23.2021
DESIGN: KJB
CAD: JJB

SHEET
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OF 1

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