

OWNER/DEVELOPER

AVALON DEVELOPMENT
 7333 E. DOUBLETREE RANCH ROAD
 SUITE 140
 SCOTTSDALE, AZ 85258
 PHONE: 480.376.8750
 ATTN: BRIAN LESTER

ENGINEER

BFH GROUP
 3707 E. SOUTHERN AVENUE
 MESA, ARIZONA, 85206
 PHONE: 480.734.1446
 ATTN: DAVID M. BOHN

PROJECT INFORMATION

LOCATION: SOUTHEAST CORNER OF POWER ROAD & ELLIOT ROAD, MESA, ARIZONA
 ZONING: LC
 PARCEL NUMBER: 304-17-211, 304-17-212, 304-17-213, 304-17-214, 304-17-215, 304-17-216, 304-17-217, 304-17-218, 304-17-219
 SITE AREA: 524,476.34 S.F. - 12.03 A.C.

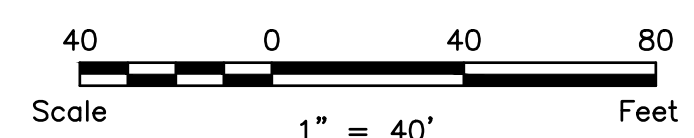
LEGEND

- PROPOSED CURB
- - - PUE
- - - SVT
- - - RIGHT OF WAY (R/W)
- - - BOUNDARY LINE
- - - SIDEWALK LINE
- - - CENTER LINE
- LIGHTS
- ⊗ WATER VALVE
- 8" 8" SEWER LINE
- 6" 8" WATER LINE
- SEWER MANHOLE
- ☼ EXISTING STREET LIGHT
- EXISTING ELECTRIC LINE
- EXISTING POWER POLE
- STORM DRAIN PIPE
- CATCH BASIN

RETENTION CALCULATIONS

DRAINAGE AREA DESCRIPTION	ACRES	P (IN.)	C VALUE	CALCULATED V _r	VOL PROVIDED AS SHOWN ON PLAN	VOL PROVIDED AS SHOWN ON PLAN
OFFSITE	2.42	2.20	0.95	18,360 CF	UGST - 01 + 02	19,245 CF
OFFSITE	12.03	2.20	0.90	86,464 CF	UGST - A	89,124 CF
TOTAL	14.45			104,824 CF		108,369 CF

V_r = A(P/12)/C
 WHERE: V_r = CALCULATED VOLUME REQUIRED
 A = DRAINAGE AREA
 P = INCHES OF RAIN FOR A 100-YR, 2-HR STORM
 = 2.20" COM ENGINEERING STANDARDS MANUAL; NOAA = 2.17"
 C = RUNOFF COEFFICIENT = 0.90 ONSITE; 0.95 OFFSITE



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REVISIONS:
 PRELIMINARY GRADING & DRAINAGE PLAN
 PROJECT: POWER & ELLIOT RETAIL
 SOUTHEAST CORNER POWER & ELLIOT, MESA, AZ

NOT APPROVED FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
 48533
 DAVID M. BOHN
 ARIZONA U.S.A.
 EXP RES 09/30/2023

JOB NO.
 SHEET NO.
PGD1
 1 OF 2

PRS22-00908