

VICINITY MAP
NOT TO SCALE

CLIENT:
BOYD DEVELOPMENT COMPANY, LLC
17770 N. PACESETTER WAY
SCOTTSDALE, ARIZONA 85255

CONTACT: JONATHAN BOYD
PHONE: (480) 250-4244
EMAIL: JBOYD@BOYDDEVCO.COM

ENGINEER:
3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251

CONTACT: DAN G. MANN, P.E.
PHONE: (602) 334-4381
EMAIL: DAN@3ENGINEERING.COM

ARCHITECT:
DESIGNCELL ARCHITECTURE
1785 VILLAGE CENTER CIRCLE #100
LAS VEGAS, NEVADA 89134

CONTACT: KASTYTIS CECHAVICIUS
PHONE: (702) 244-0013
EMAIL: KASTIS@DESIGN-CELL.COM

BENCHMARK:
CITY OF MESA BENCHMARKS LOCATED AT THE SOUTHWEST CORNER OF DOBSON ROAD AND UNIVERSITY DRIVE BEING A CONCRETE NAIL WITH TAG IN TOP OF CURB, HAVING AN ELEVATION OF 1211.61', NAVD 88.

BASIS OF BEARING:
THE BASIS OF BEARING IS THE CITY OF MESA BENCHMARKS LOCATED AT THE INTERSECTION OF DOBSON ROAD AND UNIVERSITY DRIVE BEING A CONCRETE NAIL WITH TAG IN TOP OF CURB AND THE INTERSECTION OF ALMA SCHOOL ROAD AND UNIVERSITY DRIVE BEING A CONCRETE NAIL WITH TAG IN TOP OF CURB, USING A BEARING OF SOUTH 89 DEGREES 59 MINUTES 12 SECONDS WEST 5467.26 FEET.

APN NUMBERS:
135-38-001M & 135-38-001N

ADDRESS:
2630 W. RIO SALADO PARKWAY
MESA, ARIZONA 85201

NET AREA:
136,776 S.F. OR 3.140 ACRES

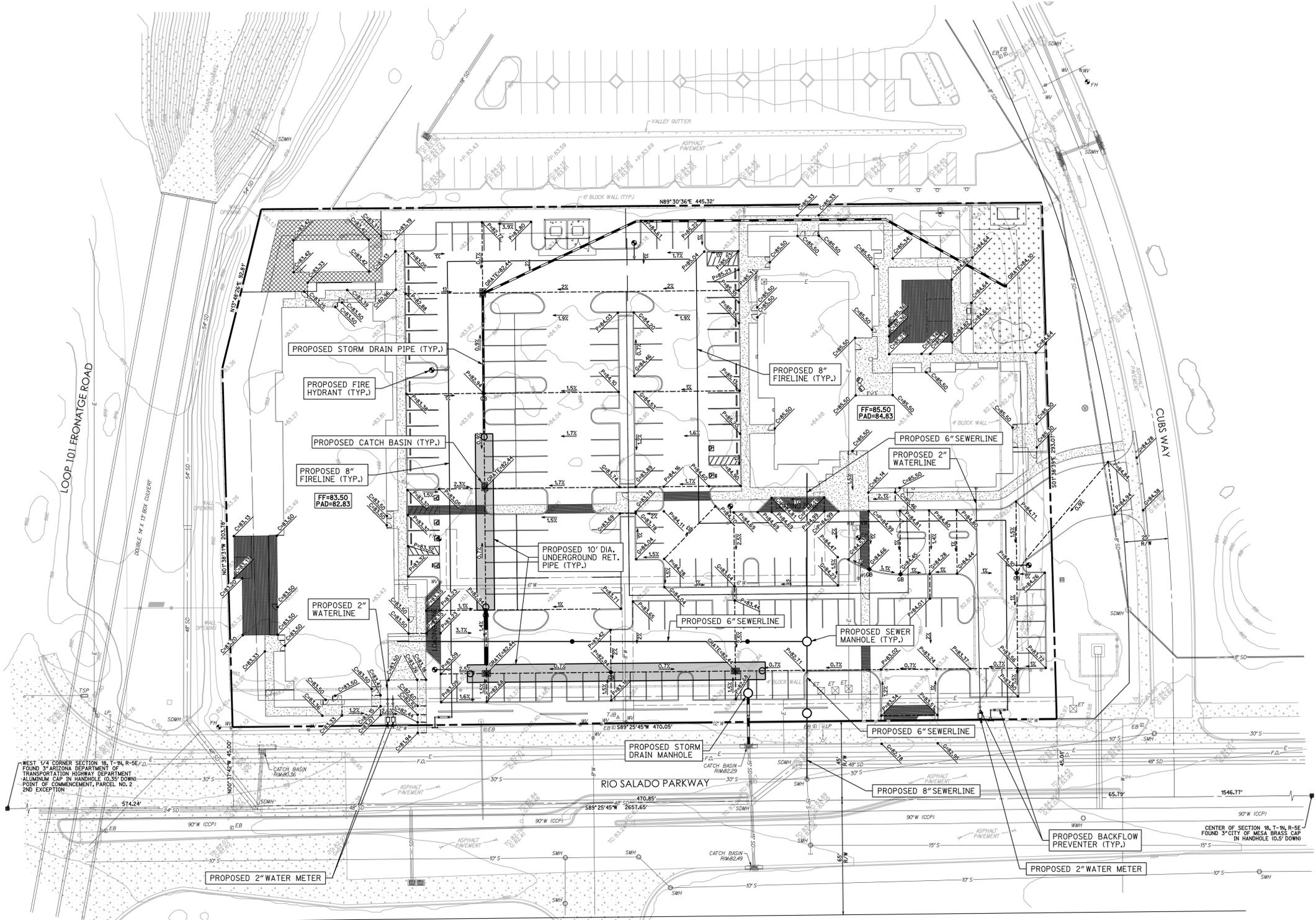
CUBS HOUSING & HOTEL
2630 W. RIO SALADO PARKWAY
PRELIMINARY GRADING & DRAINAGE PLAN



3eengineering SURVEYING
civil engineering
planning
REGISTERED PROFESSIONAL ENGINEER
D. MANN
PHILIP Y.
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3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (480) 334-4381
FAX: (602) 495-3230
WWW.3ENGINEERING.COM

DATE: 11/21/25
PROJECT NO: 2312
SHEET NO: PGRD01
1 of 1



LEGEND

	PROPERTY / BOUNDARY LINE		PROPOSED CATCH BASIN		PROPOSED WATER LINE & V.B.&C.
	118.3 EXISTING CONTOUR ELEVATION		PROPOSED STORM DRAIN PIPE		PROPOSED SEWER PIPE
	85 PROPOSED CONTOUR ELEVATION		PROPOSED DRYWELL		PROPOSED SEWER MANHOLE
	+86.34 EXISTING SPOT ELEVATION		PROPOSED UNDERGROUND RETENTION PIPE		PROPOSED SEWER CLEANOUT
	C: 80.51 EXISTING TOP OF CURB & GUTTER ELEV.		EXISTING LIGHT POLE		
	+P: 84.05 EXISTING PAVEMENT ELEVATION		INDICATES EXISTING ELECTRIC TRANSFORMER		
	+C: 85.35 INDICATES EXISTING CONCRETE ELEVATION		EXISTING ELECTRIC BOX		
	G: 85.00 PROPOSED GROUND ELEVATION		EXISTING WATER METER		
	T: 15.00 DIRECTION OF FLOW & SLOPE		EXISTING BACKFLOW PREVENTER VALVE		
	P: 84.05 PROPOSED TOP OF CURB & GUTTER ELEV.		EXISTING BURIED TELEPHONE CONDUIT		
	C: 85.35 PROPOSED PAVEMENT ELEVATION		EXISTING BURIED ELECTRIC CONDUIT		
	G: 85.00 PROPOSED TOP OF CONC. ELEVATION		EXISTING WATER LINE, VALVE & SIZE		
	G: 85.00 PROPOSED GRADE BREAK		EXISTING FIRE HYDRANT		
	FF: 85.50 PROPOSED FINISH FLOOR ELEVATION		EXISTING SEWER LINE & SIZE		
	PAD: 82.83 PROPOSED PAD ELEVATION				

RETENTION CALCULATIONS

100-YEAR, 2-HOUR STORM EVENT

SITE
C = 0.85
P = 2.16
AREA = 136,766 SF

$$(0.85) \left(\frac{2.16}{12} \right) (136,766) = 20,925 \text{ CF REQUIRED}$$

270 L.F. - 10' DIA. C.M.P. = 21,206 CF PROVIDED

TOTAL RETENTION = 21,206 CF PROVIDED

LEGAL DESCRIPTION:
PARCEL NO. 1
THE EAST 378.63 FEET OF THE WEST 1045.00 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE LOT 2, SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE SOUTH 45.00 FEET THEREOF.

PARCEL NO. 2
THE EAST 166.37 FEET OF THE WEST 666.37 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF LOT 2, SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE SOUTH 45.00 FEET THEREOF; AND
EXCEPT THAT PORTION LYING WEST OF THE FOLLOWING LINE DESCRIPTION:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 18; THENCE ALONG THE EAST-WEST MIDSECTION LINE OF SAID SECTION 18 NORTH 89 DEGREES 26 MINUTES 36 SECONDS EAST 574.24 FEET;
THENCE NORTH 0 DEGREES 33 MINUTES 24 SECONDS WEST 45.00 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY;
THENCE NORTH 1 DEGREES 39 MINUTES 43 SECONDS WEST 203.90 FEET;
THENCE NORTH 13 DEGREES 57 MINUTES 05 SECONDS EAST 92.81 FEET TO THE POINT OF ENDING ON THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY.

