WESTERN SEMI SOLUTIONS

PRELIMINARY GRADING & DRAINAGE PLANS

MARICOPA COUNTY ASSESSOR'S PARCELS:
No. 141-25-192 & 141-25-193

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

EXISTING LEGEND

- ASPHALT EDGE
- BUILDING EDGE
- BUILDING OVERHANG
- CENTERLINE
- CHAIN LINKED FENCE
- CONCRETE EDGE
- CONCRETE SURFACE
- FIRE HYDRANT
- IRRIGATION PIPE
- SEWER PIPE
- WATER PIPE
- MAJOR/MINOR CONTOURS
- OVERHEAD ELECTRICAL LINE
- PROPERTY LINE
- STREET SIGN
- UTILITY POLE

PROPOSED LEGEND

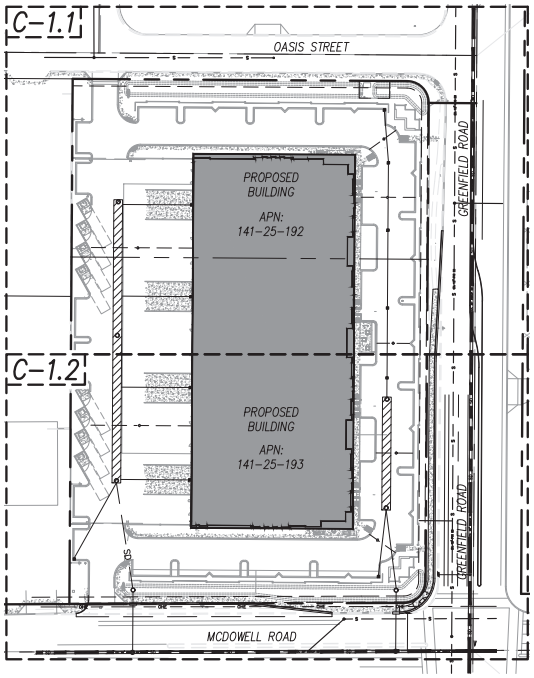
- ASPHALT EDGE
- BUILDING EDGE
- BUILDING OVERHANG
- CENTERLINE
- CONCRETE SURFACE
- FIRE HYDRANT
- IRRIGATION PIPE
- SEWER PIPE
- WATER PIPE
- MAJOR/MINOR CONTOURS
- OVERHEAD ELECTRICAL LINE
- PROPERTY LINE
- STREET SIGN
- DRY WELL
- WATER METER
- WATER VALVE
- GRADE BREAK

ABBREVIATIONS

P.U.F.E.	PUBLIC UTILITY FACILITIES EASEMENT
C.V.A.E.	CONTROLLED VEHICULAR ACCESS EASEMENT
W.L.E.	WATER LINE EASEMENT
D.I.P.	DUCTILE IRON PIPE
R/W	RIGHT OF WAY

LEGAL DESCRIPTION

LOTS 35 AND 36, DOVER INDUSTRIAL PARK UNIT THREE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 696 OF MAPS, PAGE 17.



KEY MAP
1"=200'

OWNER

STEPHEN M JAVINETT LIVING TRUST
2962 N NORFOLK
MESA AZ, 85215

ENGINEER

SWS ENGINEERING
4001 N. 3RD STREET., UNIT 165
PHOENIX, AZ 85012
PHONE: 602.848.0249
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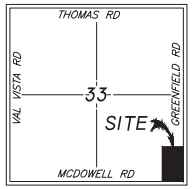
ARCHITECT

ADM GROUP, INC.
2100 W. 15TH STREET
TEMPE, AZ 85281
PHONE: 480.285.3800
EMAIL: GKLIPFEL@ADMGROUPINC.COM



VICINITY MAP
NOT TO SCALE

SITE AREA

APN 141-25-192
AREA = 83,635 SF (1.92 Acres)

APN 141-25-193
AREA = 162,766 SF (3.74 Acres)

BASIS OF BEARING

SOUTH SECTION LINE OF SECTION 33
S 89°48'14" W, 2644.22 R

BENCHMARK

CITY OF MESA BENCHMARK, FOUND BRASS TAG ON TOP OF CURB, SW COR OF GREENFIELD RD AND MCDOWELL RD
ELEV=1365.04 NAVD 88 DATUM

SITE BENCHMARK: SW PROPERTY CORNER
FOUND ½" REBAR
ELEV= 1360.59 NAVD 88 DATUM

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2280L, EFFECTIVE 10/16/2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

ZONE "X" IS DEFINED AS AREA/S OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SHEET INDEX

COVER SHEET	C-1.0
PRELIMINARY GRADING & DRAINAGE PLAN	C-1.1
PRELIMINARY GRADING & DRAINAGE PLAN	C-1.2

RETENTION CALCULATIONS

DRAINAGE ID	AREA TOP	AREA BOTTOM	DEPTH/LENGTH UG	VOL REQUIRED (CF)	VOL PROVIDED (CF)	EXCESS/SHORT
UG 1 (10' DIA)			330	25,493	25,918	425
UG 2 (10' DIA)			120	6,824	9,425	2,600
RETENTION BASINS						
BASIN 1	3,952	613	1.5	4,159	3,424	-735
BASIN 2	913	377	1	645	645	0
BASIN 3	5,138	2346	1	4,868	3,742	-1,126
SUMMARY:				41,990	43,154	1,164

CONCEPTUAL DRAINAGE CALCULATIONS

TOTAL AREA 246,6972 SF

RAINFALL DEPTH: 2.15
C COEFF: 0.95 (HARDSCAPE) / 0.5 (LANDSCAPE)

TOTAL RETENTION REQUIRED (CONCEPTUAL): 41,990 CF
TOTAL RETENTION PROVIDED (CONCEPTUAL): 43,154 CF

NOTE: DRAINAGE AREAS AND UNDERGROUND RETENTION SIZING WILL BE REFINED FURTHER DURING FINAL DESIGN.

200 100 0 200 400 600
SCALE IN FEET
GRAPHIC SCALE

PRELIMINARY NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER (CIVIL) 47066 MICHAEL D. SCHWEITZER ARIZONA U.S.A.

SWS ENGINEERING, INC.
Civil Engineering • Land Development • Planning
4001 North 3rd Street, Suite 165
Phoenix, AZ 85012
P: 602-248-0249
SAN DIEGO - NASHVILLE - PHOENIX
DATE: Mar 16, 2022 8:15am Jgrubbs
FILE: H:\2022\22-330P - Greenfield & McDowell\PROD\Planning\DRC\22-330P_DRC_COVER - GD.dwg

PRELIMINARY GRADING & DRAINAGE PLANS
COVER SHEET

WESTERN SEMI SOLUTIONS
2836 N. GREENFIELD ROAD
MESA, ARIZONA 85215

DATE	REMARKS
9/14/22	DESIGN REVIEW SUBMITTAL
10/21/22	DESIGN REVIEW RE-SUBMITTAL

PA / PM:	ASM
DRAWN BY:	RS
JOB NO.:	22-330P

SHEET 1 of 3
C-1.0

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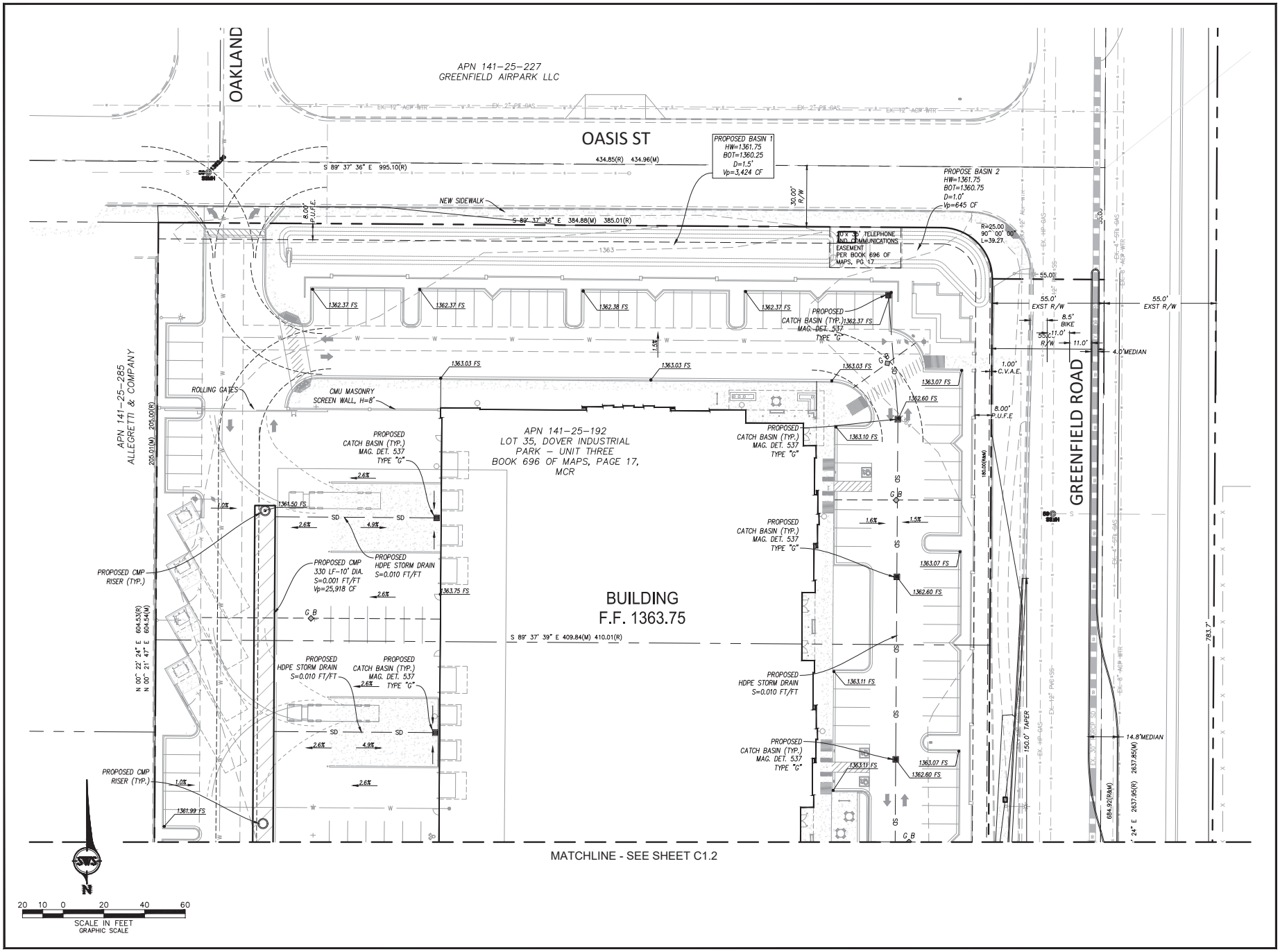

PRELIMINARY NOT FOR CONSTRUCTION

47066 MICHAEL D. SCHWEITZER ARIZONA U.S.A.

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DATE: Mar 10, 23 8:15am login:sdiers
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SHEET 2 of 3

C-1.1

Rev. 10 Mar 2023

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MATCHLINE - SEE SHEET C1.1

BUILDING
F.F. 1363.75

APN 141-25-193
LOT 36, DOVER INDUSTRIAL
PARK - UNIT THREE
BOOK 696 OF MAPS, PAGE 17,
MCR

APN 141-25-286
GB HOLDING COMPANY LLC

MCDOWELL ROAD

GREENFIELD ROAD

PROPOSED CATCH BASIN (TYP.) MAG. DET. 537 TYPE "G"

PROPOSED HDPE STORM DRAIN S=0.010 FT/FT

PROPOSED CMP 330 LF-10' DIA. S=0.001 FT/FT Vp=25,918 CF

PROPOSED CMP 120 LF-10' DIA. S=0.001 FT/FT Vp=9,425 CF

PROPOSED CMP RISER (TYP.)

NEW SIDEWALK

CMU MASONRY SCREEN WALL, H=8'

ROLLING GATES

PROPOSED BASIN 3
HW=1361.75
BOT=1360.75
D=1.0'
Vp=3,742 CF

PROPOSED MANHOLE. CONTRACTOR TO INSTALL SUMP PUMP WITH 120 GPM MINIMUM DISCHARGE RATE & SUPPLY REQUIRED POWER TO PUMP. PUMP SHALL BE INSTALLED WITH A 4-HOUR DELAYED START SWITCH.

CONNECT BLEED-OFF PIPE TO NEW CATCH BASIN

CONNECT BLEED-OFF PIPE TO PROP CATCH BASIN

NEW ADA RAMP
RELOCATE EXST LIGHT POLE AND SIGNAL EQUIPMENT

RELOCATE CATCH BASIN

PROPOSED STORM DRAIN MANHOLE

PROPOSED HDPE STORM DRAIN

S 89° 48' 14" W 385.04(M) 385.28(R)

S 89° 48' 14" W 2644.22(R) 2644.24M)

S 00° 22' 24" W 550.71(R&M)

N 00° 2

55.00' R/W

55.00' EXST R/W

4.0'MEDIAN

150.0'

100.0' TAPER

8.00' P.U.F.E.

1.00' C.V.A.E.

8.00' U.U.F.E.

SE COR. SEC. 33 FND BRASS CAP IN HAND HOLE

SCALE IN FEET
GRAPHIC SCALE

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SHEET 3 of 3

C-1.2

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