

PRELIMINARY GRADING PLAN

FOR
R W C BUILDING PRODUCTS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER

NAME: RWC BUILDING PRODUCTS
ADDRESS: 1918 W GRANT STREET
PHOENIX, AZ 85009

ARCHITECT

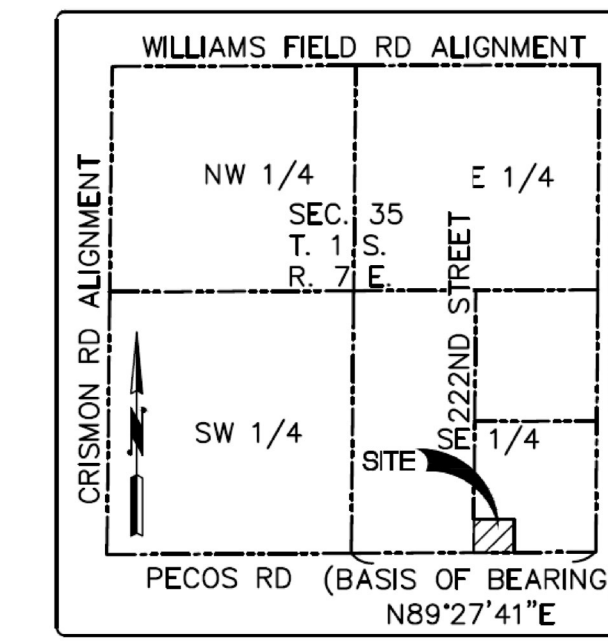
JAMES ELSON
16420 N 92ND STREET, SUITE 100
SCOTTSDALE ARIZONA 85260

CONTACT: JAMES ELSON
PHONE: 602-903-5311

ENGINEER

FOUR PEAKS DESIGN GROUP
18667 N 93RD STREET
SCOTTSDALE ARIZONA 85255

CONTACT: JONATHAN D JOYCE
PHONE: 602-738-4201



VICINITY MAP

NTS

ENGINEERS GENERAL NOTES

1. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IS BASED ON INFORMATION PROVIDED TO THE ENGINEER BY A REGISTERED LAND SURVEYOR ON AN ALTA WITHOUT THE BENEFIT OF TOPOGRAPHIC ELEVATIONS.
2. "BLUE STAKE" LOCATES ONLY UTILITIES WITHIN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL PROVIDE OTHER MEANS OF ON-SITE UTILITY LOCATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL ESTIMATES, BIDS, CONSTRUCTION, OR OTHER ACTIONS OR DECISIONS MADE WHICH HAVE BEEN BASED ON PRELIMINARY OR UNAPPROVED PLANS.
4. ALL ON-SITE CONSTRUCTION SHALL CONFORM TO THE LATEST M.A.G. UNIFORM STANDARD AND SPECIFICATIONS & DETAILS AS WELL AS ANY CITY OF MESA ADDITIONAL STANDARDS AND DETAILS UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS.
5. ALL REQUIRED RETENTION IS LOCATED UNDERGROUND, THERE ARE NO RETENTION BASINS
6. THIS PROJECT PROPOSES NO RETAINING WALLS
7. ALL CHANGES OR ADDITIONS TO THESE PLANS MUST BE APPROVED BY THE UNDERSIGNED REGISTERED PROFESSIONAL ENGINEER.
8. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THIS PROJECT.

LEGAL DESCRIPTION

PARCEL NO 1

A PORTION OF PARCEL A, OF THE LAND SPLIT MAP RECORDED IN BOOK 696 OF MAPS, PAGE 8, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35, SAID POINT BEING A 2 INCH MARICOPA COUNTY ALUMINUM CAP STAMPED L.S. #36563;

THENCE WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, A DISTANCE OF 1,062 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 229.63 FEET, TO A POINT ON THE EXISTING 30 FEET EAST RIGHT-OF-WAY LINE OF 222ND STREET, AS RECORDED IN DOCUMENT NO. 2003-1096365, RECORDS OF MARICOPA COUNTY, ARIZONA.

THENCE NORTH 00 DEGREES 56 MINUTES 23 SECONDS WEST, ALONG THE EXISTING 30 FOOT EAST RIGHT OF WAY LINE OF 222ND STREET, A DISTANCE OF 560.08 FEET;

THENCE EAST, A DISTANCE OF 231.28 FEET;

THENCE SOUTH 00 DEGREES 46 MINUTES 17 SECONDS EAST, A DISTANCE OF 560.05 FEET TO THE POINT OF BEGINNING;

PARCEL NO 2

A PORTION OF PARCEL A, OF THE LAND SPLIT MAP RECORDED IN BOOK 696 OF MAPS, PAGE 8, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35, SAID POINT BEING A 2 INCH MARICOPA COUNTY ALUMINUM CAP STAMPED L.S. #36563;

THENCE WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, A DISTANCE OF 862.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 200.00 FEET, TO A POINT ON THE EXISTING 30 FEET EAST RIGHT-OF-WAY LINE OF 222ND STREET, AS RECORDED IN DOCUMENT NO. 2003-1096365, RECORDS OF MARICOPA COUNTY, ARIZONA.

THENCE NORTH 00 DEGREES 46 MINUTES 17 SECONDS WEST, A DISTANCE OF 560.05 FEET;

THENCE EAST, A DISTANCE OF 200.00 FEET;

THENCE SOUTH 00 DEGREES 46 MINUTES 17 SECONDS EAST, A DISTANCE OF 560.05 FEET TO THE POINT OF BEGINNING;

BASIS OF BEARING

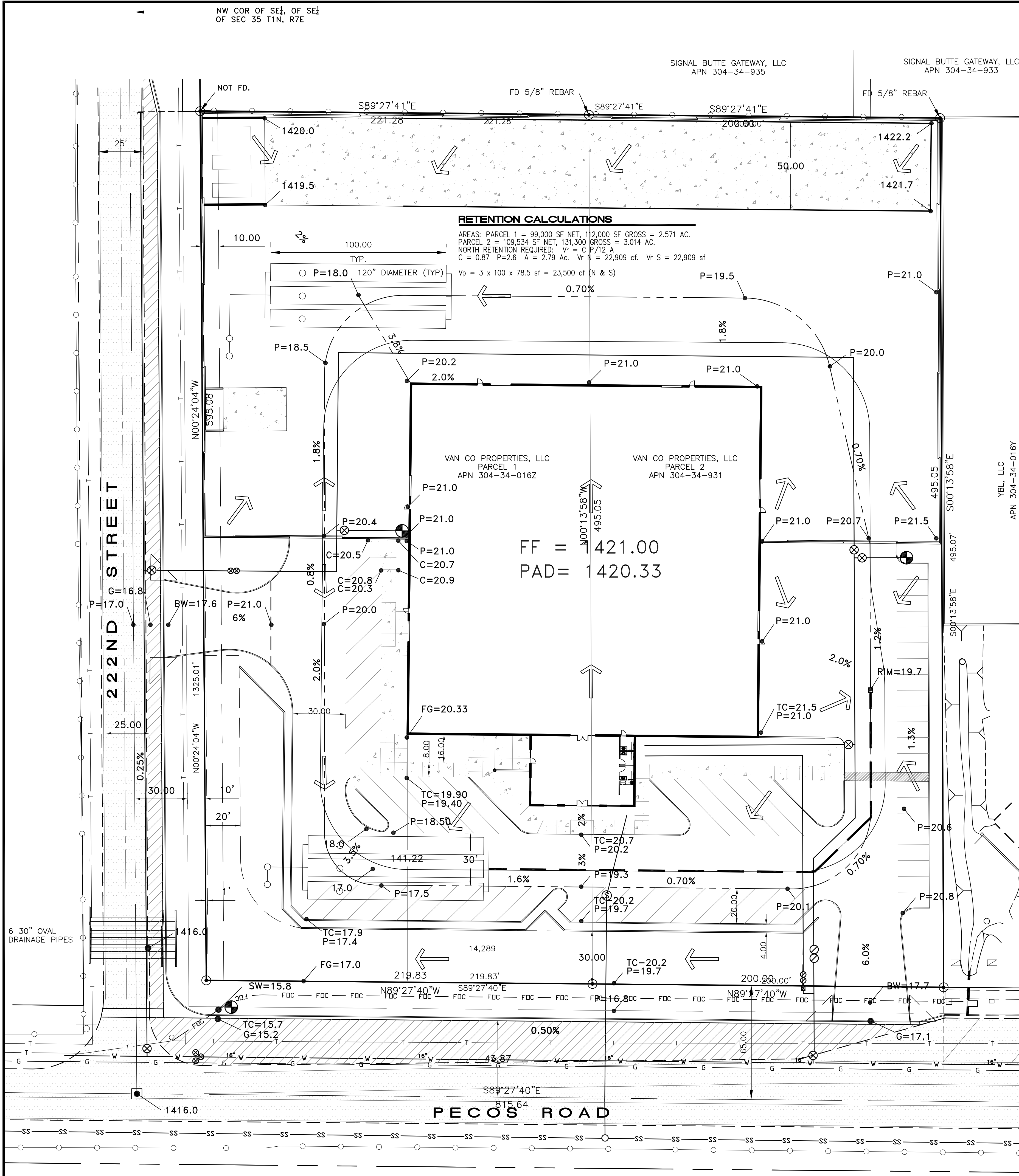
FOR THIS PROJECT IS N89°27'41"W FOR THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN AS CALCULATED FROM THE AMENDED PLSS SUBDIVISION RECORD OF SURVEY MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEYS RECORDED IN BOOK 609, PAGE 29, MARICOPA COUNTY RECORDS

LEGEND

---	PROPERTY LINE	⊕	PROPERTY LINE
- - - -	RIGHT OF WAY	⊕	RIGHT OF WAY
---	MONUMENT LINE	⊕	MONUMENT LINE
- - - -	EASEMENT	PUE	PUBLIC UTILITY EASEMENT
-x-x-x-	FENCE LINE	⊕	FIRE HYDRANT
-OHC-	OVERHEAD ELECTRIC	⊕	WATER VALVE
-E-	ELECTRIC	⊕	SEWER MANHOLE
-W-	WATER LINE	⊕	PROPERTY CORNER
-S-	SEWER LINE	⊕	FD 1/2" REBAR
-SD-	STORM DRAIN	⊕	SECTION QUARTER
-G-	GAS LINE		

PROJECT BENCHMARK

TOPOGRAPHIC SURVEY IS NOT COMPLETED AT THE TIME OF THIS SUBMITTAL. PROJECT BENCHMARK WILL BE INCLUDED WITH CONSTRUCTION DOCUMENTS



RETENTION CALCULATIONS

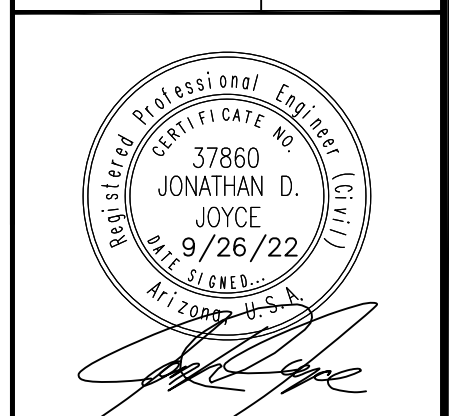
AREAS: PARCEL 1 = 99,000 SF NET, 112,000 SF GROSS = 2.571 AC.
PARCEL 2 = 109,534 SF NET, 131,300 GROSS = 3.014 AC.
NORTH RETENTION REQUIRED: Vr = C P / 12 A
C = 0.87 P = 2.6 A = 2.79 Ac. Vr N = 22,909 cf. Vr S = 22,909 sf
Vp = 3 x 100 x 78.5 sf = 23,500 cf (N & S)

FF = 421.00
PAD = 1420.33

REV. NO.	DESCRIPTION	DATE

NOT FOR CONSTRUCTION
OR BIDDING PURPOSES

RWC BUILDING PRODUCTS
10630 E Pecos Road
PRELIMINARY DRAINAGE PLAN



DRAWING SPECIFICS	
PROJECT:	2112
DATE:	9/26/22
SCALE:	1" = 30'
DRAWN BY:	STAFF
DESIGNED BY:	JDJ
CHECKED BY:	JDJ