

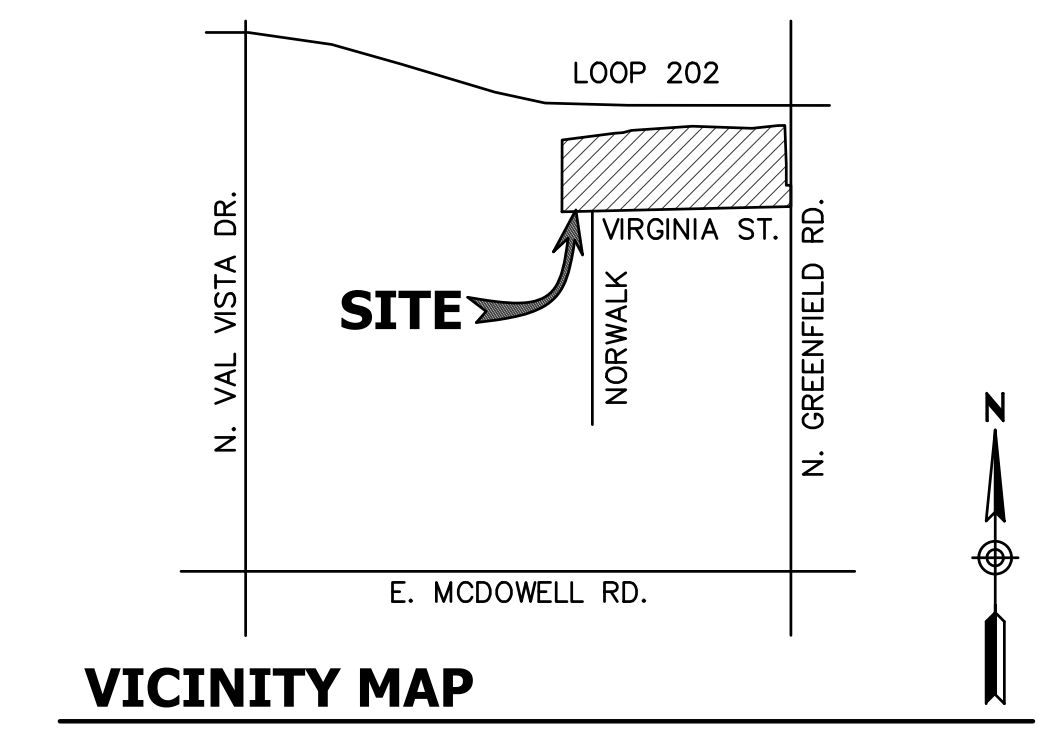
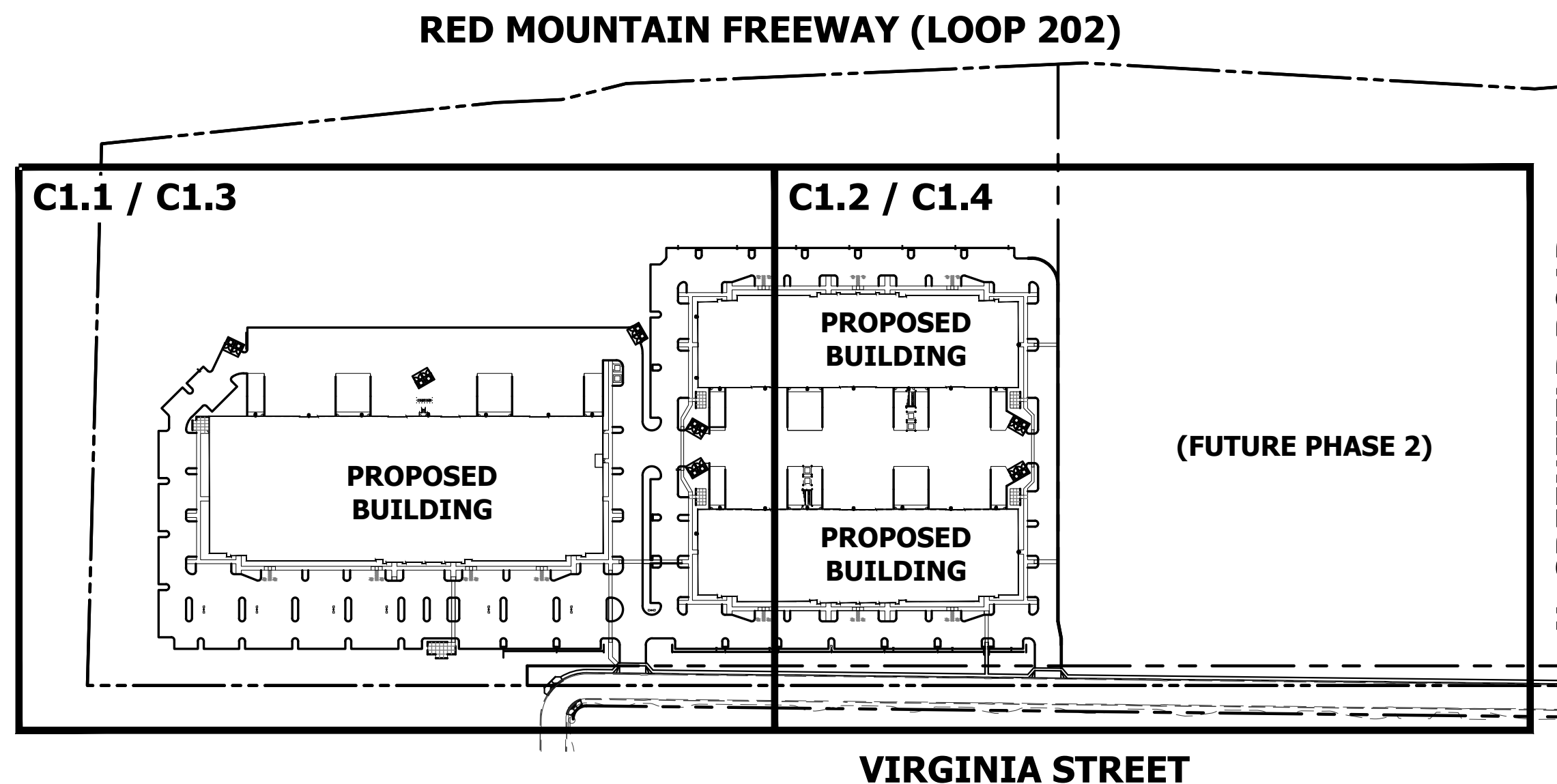
CONCEPTUAL GRADING, DRAINAGE AND UTILITY PLAN

FOR

MESA GRANDVIEW

NWC GREENFIELD ROAD & VIRGINIA STREET
MESA, ARIZONA

A PORTION OF LAND LOCATION WITHIN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP

OWNER/DEVELOPER

SUNBELT LAND HOLDINGS LP
8095 OTHELLO AVENUE
SAN DIEGO, CALIFORNIA 92111
CONTACT: TYLER SMITH
PHONE: (602) 926-9680
EMAIL: TSMITH@SUNBELTINV.COM

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
CONTACT: GRANT HIRNEISE, PE
PHONE: (480) 991-3985
EMAIL: GHIRNEISE@HUNTERENGINEERINGPC.COM

ARCHITECT

BALMER ARCHITECTURAL GROUP
2425 E. CAMELBACK ROAD, SUITE #775
PHOENIX, ARIZONA 85016
CONTACT: ELI FLAKE
PHONE: (602) 954-6718
EMAIL: EFLAKE@BAG-INC.COM

APN

141-25-290

SITE ACREAGE

GROSS AREA = 54.2± AC
NET AREA = 52.6± AC

BENCHMARK

THE PROJECT BENCHMARK IS A BRASS TAG @ TOP CURB AT THE INTERSECTION OF GREENFIELD AND MCDOWELL:

TBM EL = 1365.04 (NGVD88 DATUM)

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 00°26'55" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE RESULTS OF SURVEY MAP RECORDED IN BOOK 1035, PAGE 31, MARICOPA COUNTY RECORDS, ARIZONA.

FEMA INFORMATION

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2280L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X.

ZONE X IS DEFINED AS AREAS 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.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ANY PORTION LYING NORTH OF THE SOUTHERLY RIGHT OF WAY FOR STATE ROUTE LOOP 202 (RED MOUNTAIN FREEWAY); AND

EXCEPT THAT PORTION AS DISCLOSED BY THAT RESOLUTION OF ABANDONMENT TO THE CITY OF MESA RECORDED OCTOBER 27, 2017 AS 2017-800202 OF OFFICIAL RECORDS.

RETENTION CALCULATIONS

ONSITE AREA = 52.6 AC (TOTAL)
= 20.0 AC (DISTURBED)
= 32.6 AC (UNDISTURBED)

RETENTION REQUIRED:

$VR = (C) \cdot (P/12) \cdot (A)$, $P = 2.2$
ONSITE $VR = (0.90) \cdot (2.2/12) \cdot (20.0 \cdot 43,560) = 143,748$ CU.FT.
TOTAL REQUIRED = 143,748 CU.FT.

RETENTION PROVIDED:

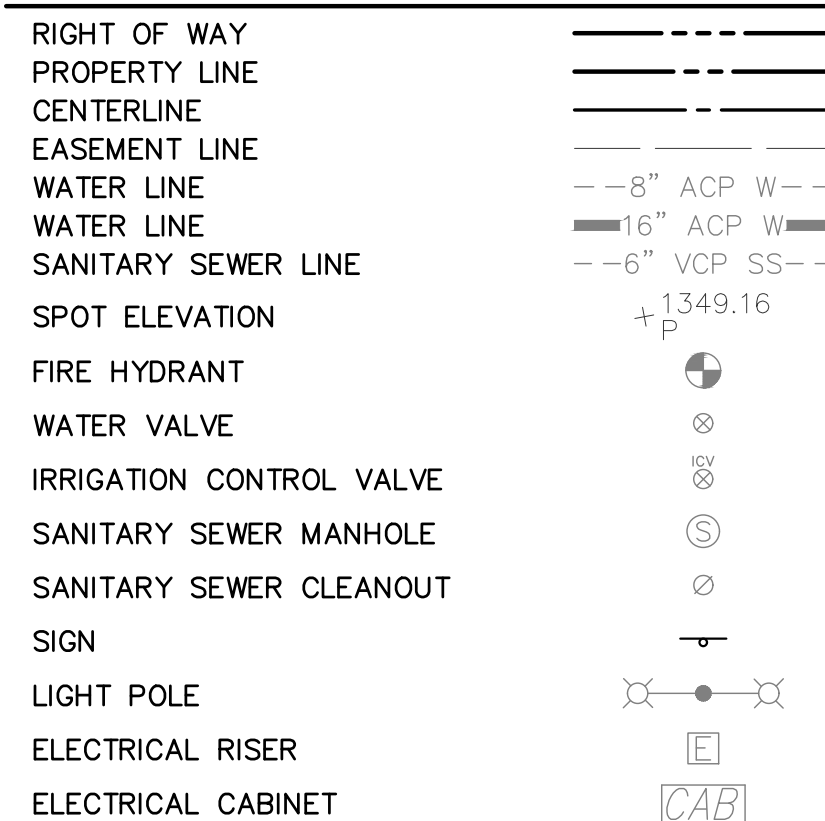
| RETENTION TABLE | | | | |
|-----------------|-------------------|-------------------|-------------|--------|
| BASIN | VOLUME REQ'D (CF) | VOLUME PRV'D (CF) | EXCESS (CF) | HW ELE |
| BASIN 1 | 40,249 | 40,345 | 96 | 55.0 |
| BASIN 2 | 42,406 | 62,673 | 20,267 | 59.0 |
| UGRT 1 | 50,312 | 50,423 | 111 | --- |
| UGRT 2 | 10,781 | 10,996 | 215 | --- |
| TOTAL | 143,748 | 164,437 | 20,689 | --- |

MAP INDEX

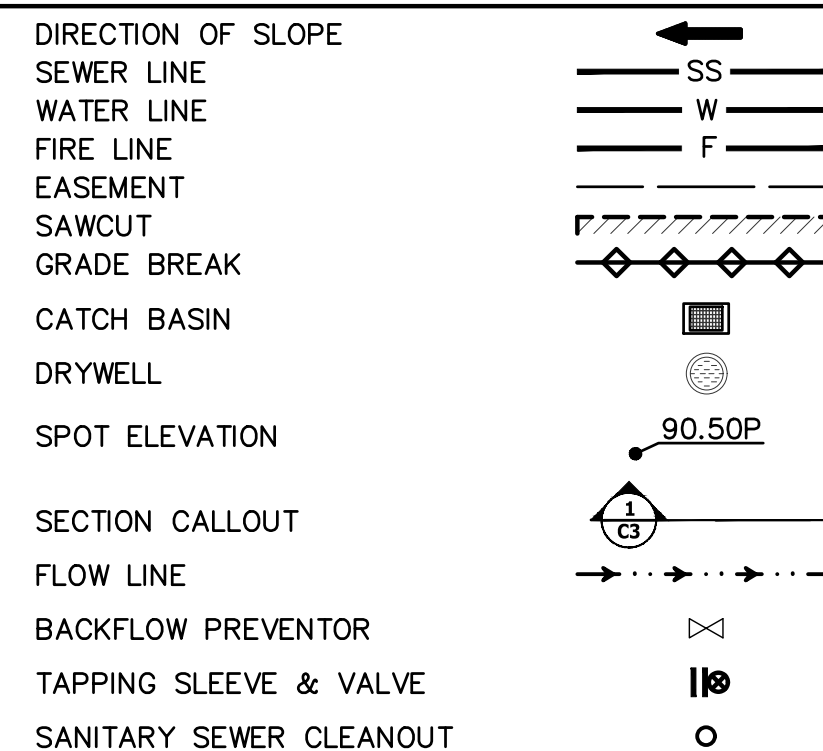
SHEET INDEX

| | CIVIL SHEET |
|--------------------------------------|-------------|
| COVER SHEET | C1.0 |
| CONCEPTUAL GRADING AND DRAINAGE PLAN | C1.1-C1.2 |
| CONCEPTUAL UTILITY PLAN | C1.3-C1.4 |
| CONCEPTUAL SECTIONS | C1.5 |

EXISTING LEGEND



PROPOSED LEGEND



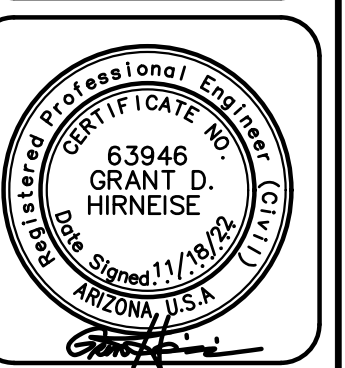
ABBREVIATIONS

| | | | |
|-------|-------------------------------|------|------------------------------------|
| APN | ASSESSOR PARCEL NUMBER | P | PAVEMENT |
| B/C | BACK OF CURB | PAE | PUBLIC ACCESS EASEMENT |
| BOT | BOTTOM | PDE | PUBLIC DRAINAGE EASEMENT |
| BRW | BOTTOM OF RETAINING WALL | R | PROPERTY LINE |
| BVC | BEGINNING OF VERTICAL CURVE | POB | POINT OF BEGINNING |
| C | CONCRETE | POC | POINT OF COMMENCEMENT |
| CL | CENTERLINE | PUE | PUBLIC UTILITY EASEMENT |
| CF | CUBIC FEET | PUFE | PUBLIC UTILITY FACILITIES EASEMENT |
| C&G | CURB & GUTTER | PVI | POINT OF VERTICAL INTERSECTION |
| CY | CUBIC YARD | PVMT | PAVEMENT |
| DE | DRAINAGE EASEMENT | P/C | PAVEMENT/CONCRETE |
| DW | DRYWELL | RCW | RECLAIMED WATER |
| EA | EACH | R/W | RIGHT OF WAY |
| EL | ELEVATION | SD | STORM DRAIN |
| EP | EDGE OF PAVEMENT | SF | SQUARE FEET |
| ESMT | EASEMENT | SS | SANITARY SEWER |
| EVC | END OF VERTICAL CURVE | S/W | SIDEWALK |
| EX | EXISTING | STA | STATION |
| EXG | EXISTING GRADE | SY | SQUARE YARDS |
| F/C | FACE OF CURB | TC | TOP OF CURB |
| FF | FINISH FLOOR | TEL | TELEPHONE |
| FG | FINISH GRADE | TF | TOP OF FOOTING |
| FL | FLOWLINE | THR | TOP OF HANDRAIL |
| FT/FT | FOOT PER FOOT | TPOB | TRUE POINT OF BEGINNING |
| FM | FORCE MAIN | TRW | TOP OF RETAINING WALL |
| G | GUTTER | TS | TRAFFIC SIGNAL |
| GB | GRADE BREAK | TW | TOP OF WALL |
| GR | GRATE | UGFO | UNDERGROUND FIBER OPTIC |
| HP | HIGH POINT | UGE | UNDERGROUND ELECTRIC |
| HW | HIGH WATER | UGT | UNDERGROUND TELEPHONE |
| IE | INVERT ELEVATION | UTS | UNDERGROUND TRAFFIC SIGNAL |
| IRR | IRRIGATION | VCP | VITRIFIED CLAY PIPE |
| LF | LINEAR FEET | VG | VALLEY GUTTER |
| LIE | LANDSCAPE IRRIGATION EASEMENT | VNAE | VEHICULAR NON-ACCESS EASEMENT |
| LP | LOW POINT | VOL | VOLUME |
| MCR | MARICOPA COUNTY RECORDER | VP | VOLUME PROVIDED |
| ML | MATCH LINE | VR | VOLUME REQUIRED |
| M | MONUMENT LINE | W | WATER |
| MUTE | MULTI USE TRAIL EASEMENT | WLE | WATER LINE EASEMENT |
| NTS | NOT TO SCALE | WTP | WATER TREATMENT PLANT |
| OHE | OVERHEAD ELECTRIC | WWT | WASTEWATER TREATMENT PLANT |

| NO. | DATE | REVISION | BY |
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| | | | |

DESIGN BY: GH
DRAWN BY: NA
CHECKED BY: GH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



COVER SHEET FOR MESA GRANDVIEW NWC GREENFIELD RD & VIRGINIA ST MESA, ARIZONA

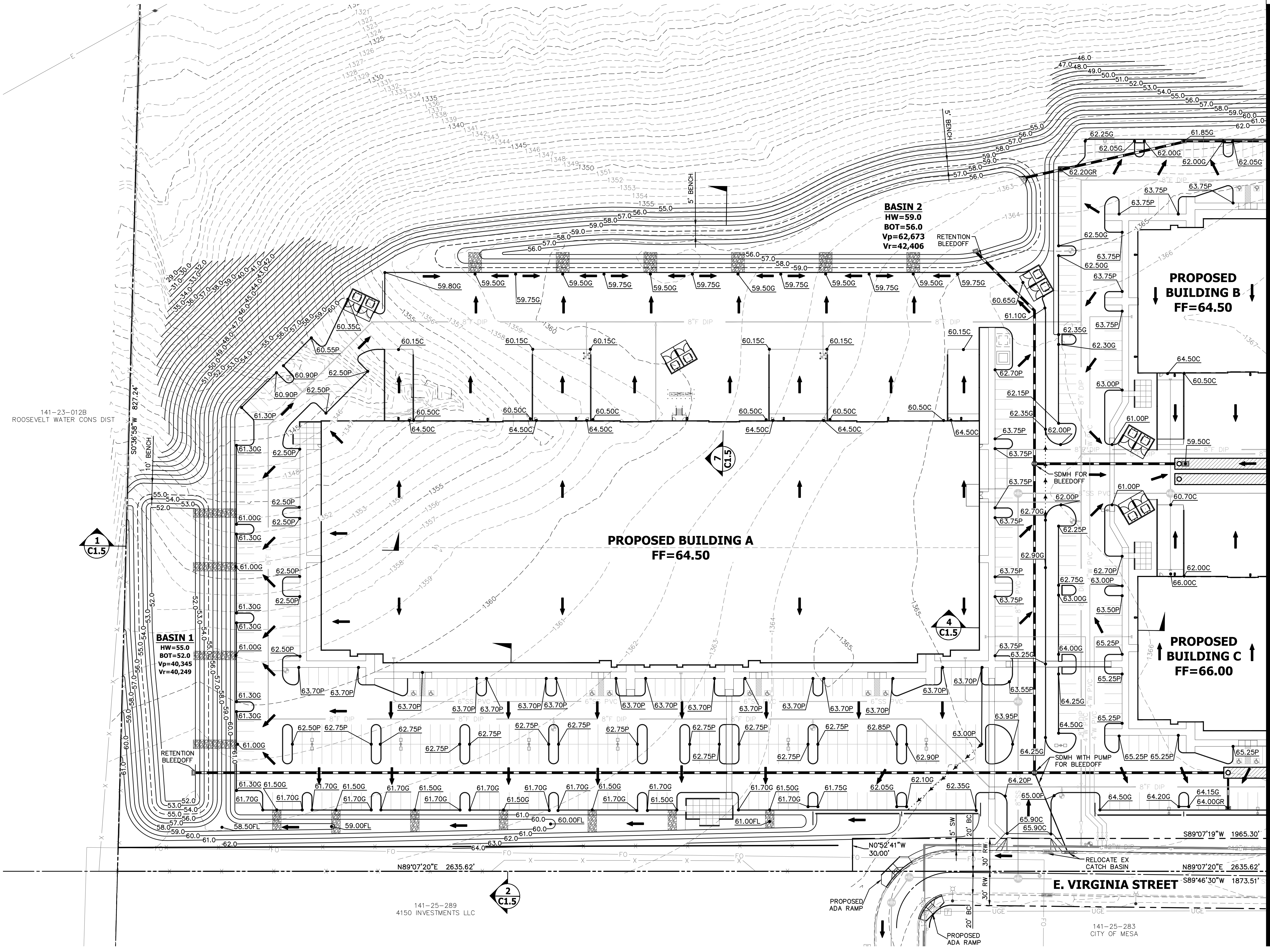


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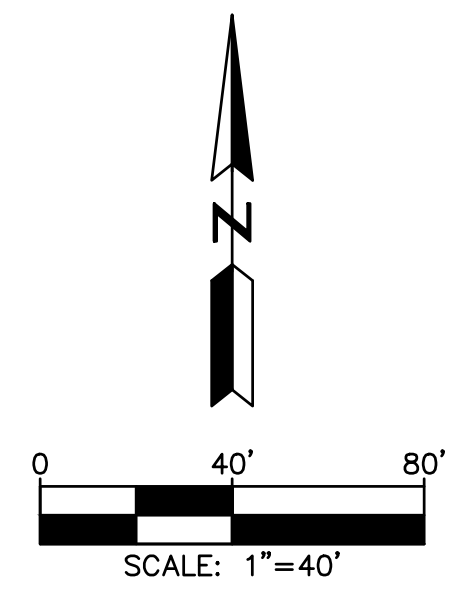
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HE NO.: BELT029
SCALE: N.T.S.

SHEET: C1.0



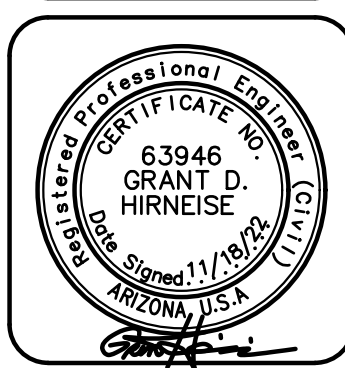
MATCH LINE SEE SHEET C1.2



| NO. | DATE | REVISION | BY |
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| | | | |

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 DRAWN BY: GH
 CHECKED BY: GH

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 SCOTTSDALE, AZ 85258
 T: 480 991 3985
 F: 480 991 3986



**CONCEPTUAL GRADING AND DRAINAGE PLAN
 FOR
 MESA GRANDVIEW
 NWC GREENFIELD RD & VIRGINIA ST
 MESA, ARIZONA**

CONTRACT ADMIN. BY AT LEAST 2 FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION
AR ZONAB11
SCOTTSDALE, AZ
 CALL 811 OR CLICK ARIZONA11.COM

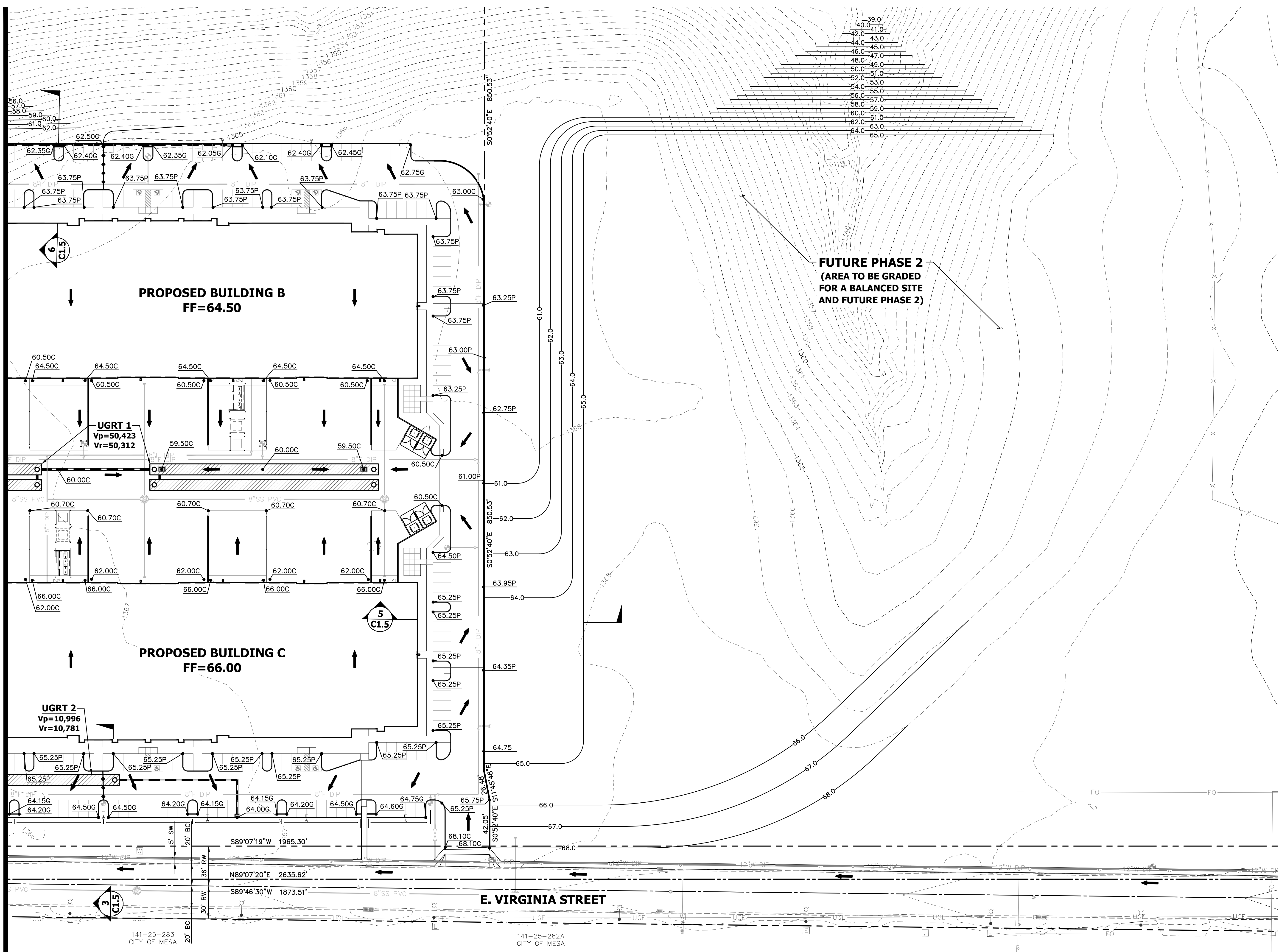
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PROJECT NAME:
GRANDVIEW

HE NO.: BELT029
 SCALE: 1"=40'

SHEET:
C1.1

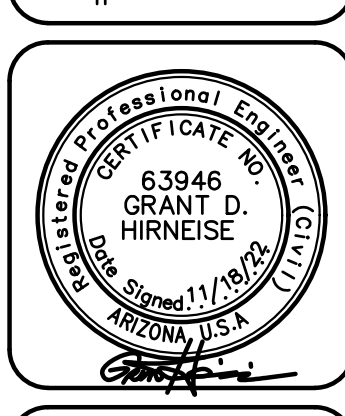
MATCH LINE SEE SHEET C1.1



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DESIGN BY: GH
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 SUITE 200
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 T 480 991 3985
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**CONCEPTUAL GRADING AND DRAINAGE PLAN
 FOR
 MESA GRANDVIEW
 NWC GREENFIELD RD & VIRGINIA ST
 MESA, ARIZONA**

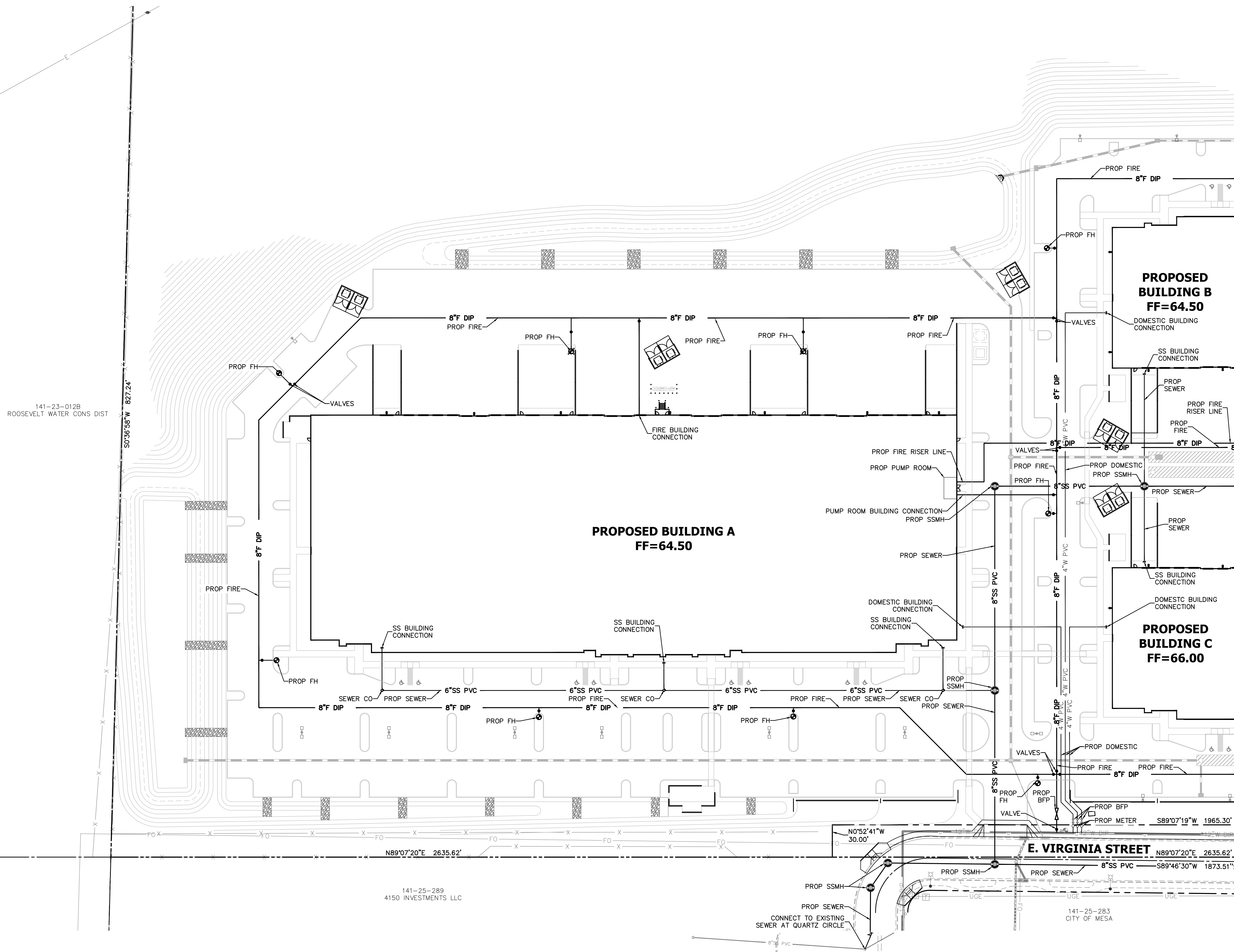
CONTRACTOR SHALL AT LEAST 2 FULL
 WORKING DAYS BEFORE YOU BEGIN EXCAVATION
AR ZONAB11
 CALL 811 OR CLICK ARZONAB11.COM

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PROJECT NAME:
**MESA
 GRANDVIEW**

HE NO.: BELT029
 SCALE: 1"=40'

SHEET:
C1.2



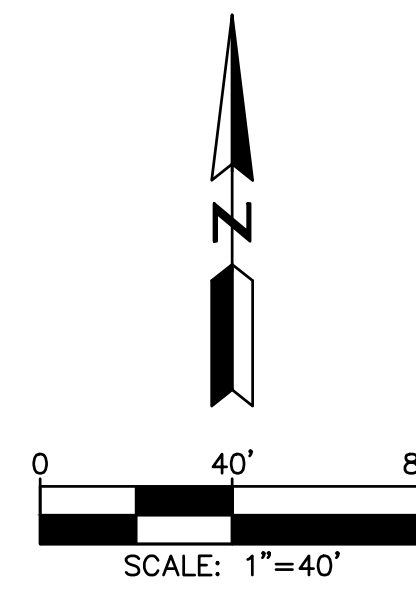
141-23-012B
ROOSEVELT WATER CONS DIST

50'36\"/>

141-25-289
4150 INVESTMENTS LLC

141-25-283
CITY OF MESA

MATCH LINE SEE SHEET C1.4



| NO. | DATE | REVISION | BY |
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SUITE 200
SCOTTSDALE, AZ 85258
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F 480 991 3986



**CONCEPTUAL UTILITY PLAN
FOR
MESA GRANDVIEW
NWC GREENFIELD RD & VIRGINIA ST
MESA, ARIZONA**

CONTRACT ARIZONA 811 AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION
AR 20A811
CALL 811 OR CLICK ARIZONA811.COM

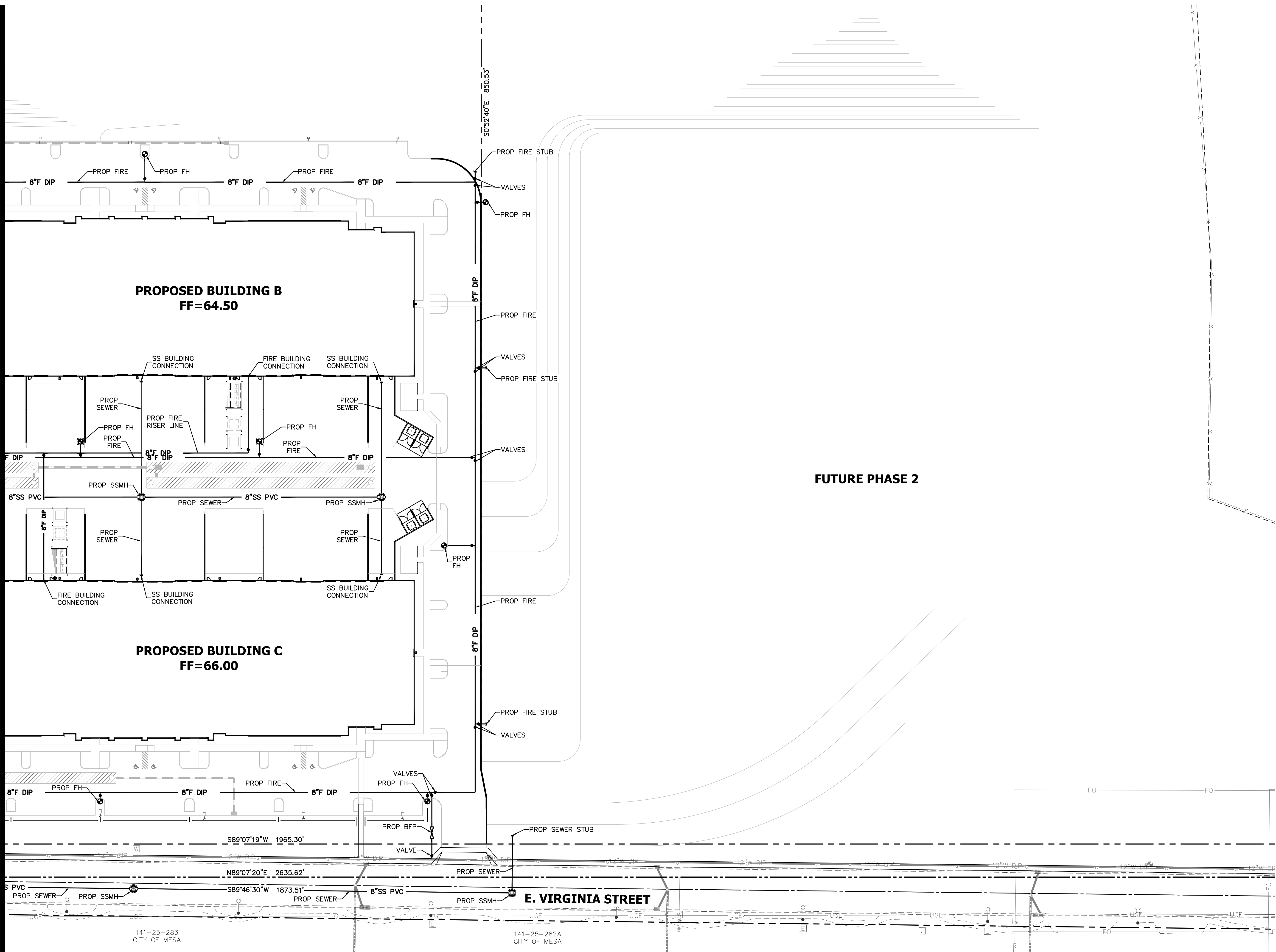
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FROM THE GOVERNING
MUNICIPALITY.

PROJECT NAME:
MESA
GRANDVIEW

HE NO.: BELT029
SCALE: 1"=40'

SHEET:
C1.3

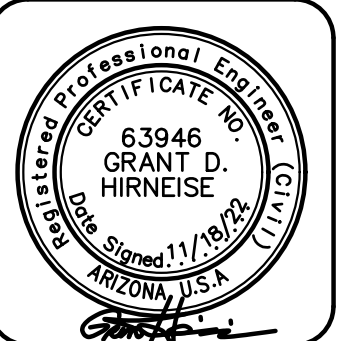
MATCH LINE SEE SHEET C1.3



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 CHECKED BY: GH

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 10450 NORTH 74TH STREET,
 SUITE 200
 SCOTTSDALE, AZ 85258
 T 480 991 3985
 F 480 991 3986



**CONCEPTUAL UTILITY PLAN
 FOR
 MESA GRANDVIEW
 NWC GREENFIELD RD & VIRGINIA ST
 MESA, ARIZONA**

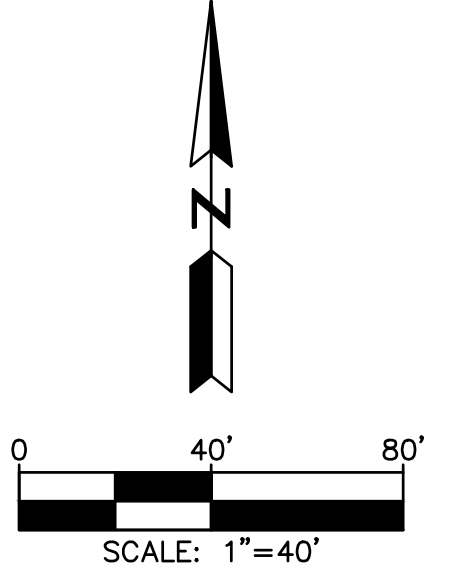
CONTACT ARIZONA 811 AT LEAST 2 FULL
 WORKING DAYS BEFORE YOU BEGIN EXCAVATION
AR ZON811
 CALL 811 OR CLICK ARIZONA811.COM

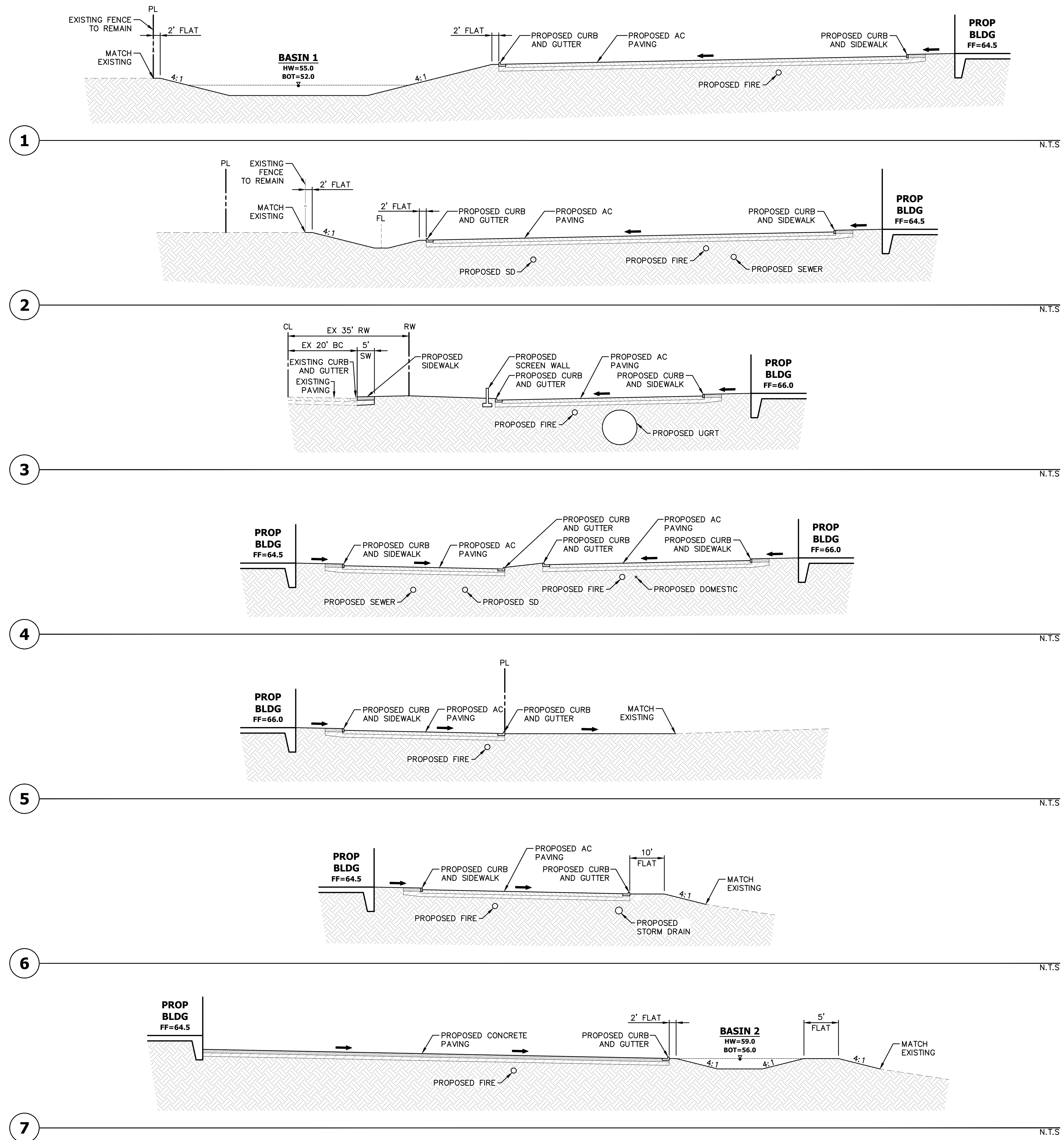
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PROJECT NAME:
**MESA
 GRANDVIEW**

HE NO.: BELT029
 SCALE: 1"=40'

SHEET:
C1.4





| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |

DESIGN BY: GH
 DRAWN BY: NA
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CIVIL AND SURVEY



CONCEPTUAL SECTIONS FOR MESA GRANDVIEW NWC GREENFIELD RD & VIRGINIA ST MESA, ARIZONA



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PROJECT NAME: MESA GRANDVIEW

HE NO.: BELT029
 SCALE: NTS

SHEET: **C1.5**