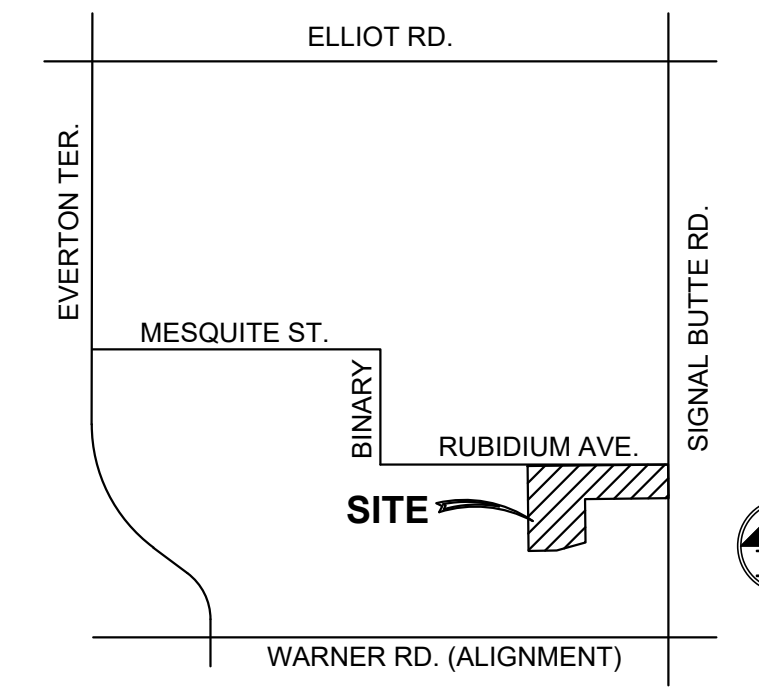


CONCEPTUAL GRADING & DRAINAGE AND UTILITY PLAN
FOR
**THE HOMESTEAD AT
SIGNAL BUTTE**

SWC OF RUBIDIUM AVE. & SIGNAL BUTTE RD.
MESA, ARIZONA
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH,
RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

CIVIL ENGINEER

ATWELL, LLC
645 E. MISSOURI AVE. SUITE 420
PHOENIX, ARIZONA 85012

CONTACT: DAVE SOLTYSIK
PHONE: (480) 454-8010
EMAIL: DSOLTYSIK@ATWELL.COM

DEVELOPER / APPLICANT

EVERGREEN DEVCO, INC.
2390 E. CAMELBACK RD. SUITE 410
PHOENIX, ARIZONA 85016

CONTACT: ANTHONY JAURIGUE
PHONE: (602) 808-8600
EMAIL: AJAURIGUE@EVGRE.COM

PROPERTY OWNER

DMB MESA PROVING GROUNDS LLC
14648 N. SCOTTSDALE RD. SUITE 290
SCOTTSDALE, ARIZONA 85212

ARCHITECT

BMA ARCHITECTURE
2915 E. BASELINE RD. SUITE 120
GILBERT, ARIZONA 85234

CONTACT: BRIAN M ANDERSEN, AIA
PHONE: (480) 659-1524
EMAIL: BRIAN@BMAARCHITECTURE.COM

LANDSCAPE ARCHITECT

COLLABORATIVE V DESIGN STUDIO, INC
7116 E. 1ST AVE. SUITE 103
SCOTTSDALE, ARIZONA 85251

CONTACT: SCOTT HEFFERNAN
PHONE: (480) 347-0590
EMAIL: SCOTTH@COLLABORATIVEV.COM

SITE DATA

JURISDICTION: MESA
APN #: 313-28-804
NET AREA: 11.74 AC. (511,472 SF)

BENCHMARK

MASONRY NAIL WITH BRASS TAG ON TOP OF CURB AT THE NORTHEAST CORNER OF SIGNAL BUTTE AND WARNER ROADS. CITY OF MESA 2020/2021 SMARTNET NAVD88 ELEVATION = 1453.61

BASIS OF BEARING

SOUTH 00°38'01" EAST, BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE FINAL PLAT FOR EASTMARK DEVELOPMENT UNITS 5 AND 6, RECORDED IN BOOK 1660, PAGE 14, MARICOPA COUNTY RECORDS.

FLOOD ZONE

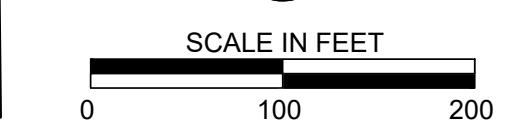
FLOOD ZONE DESIGNATION "D" PER F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 04013C2780, DATED OCTOBER 16, 2013.

ZONE "D" - AREA WITH FLOOD RISK DUE TO LEVEE.

SHEET INDEX

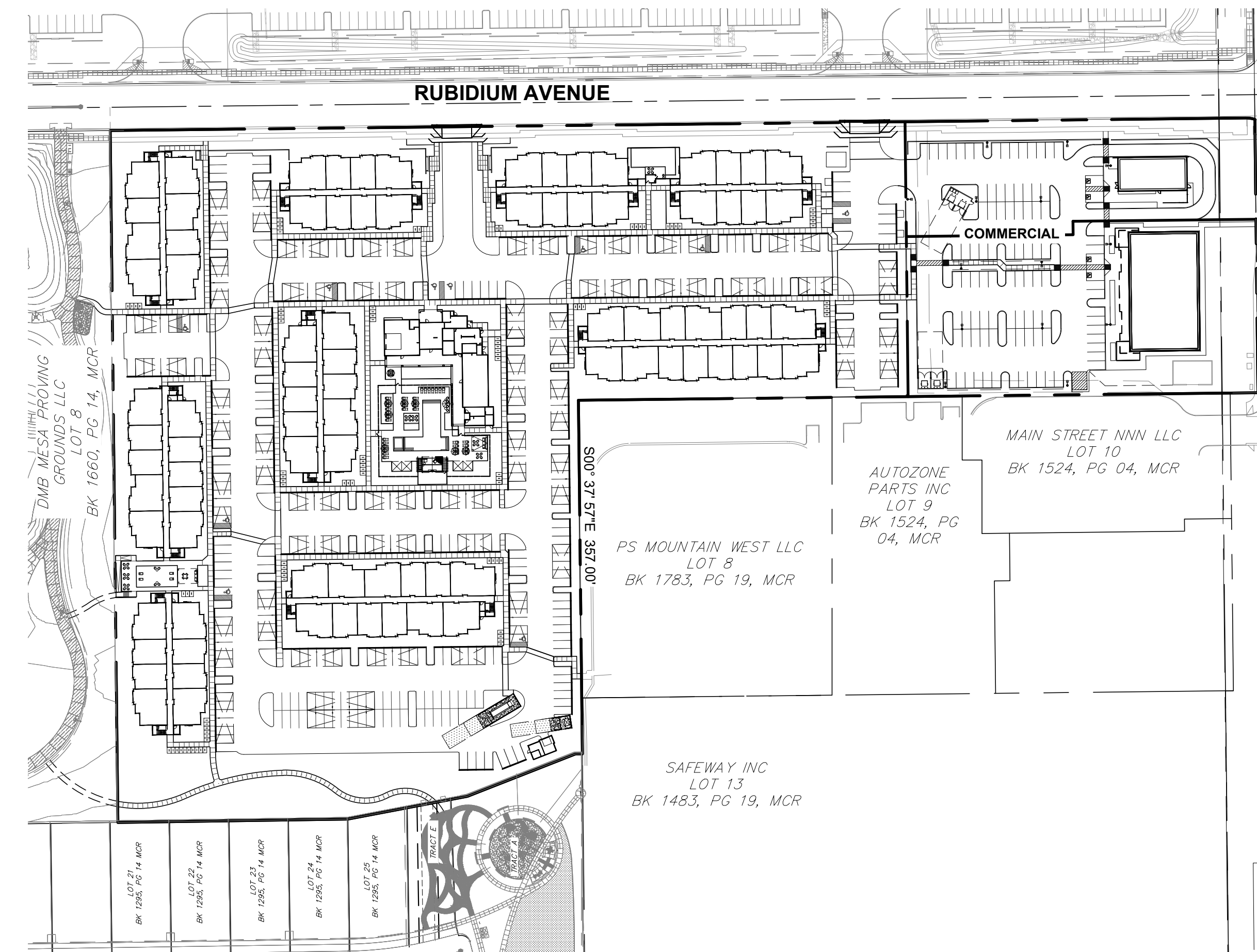
- 1 COVER
- 2 CONCEPTUAL GRADING PLAN
- 3 CONCEPTUAL GRADING PLAN
- 4 CONCEPTUAL UTILITY PLAN
- 5 CONCEPTUAL UTILITY PLAN

SIGNAL BUTTE ROAD



CITY OF MESA
BRASS CAP IN HANDHOLE
SE COR. SEC. 14, T1S., R7E.

EXISTING	LEGEND	PROPOSED
---	PROPERTY BOUNDARY	---
---	CENTER LINE	---
---	EASEMENT LINE	---
---	ADJACENT PROPERTY BOUNDARY	---
S	SIDEWALK	S
---	SEWER LINE	---
---	SEWER SERVICE LINE	---
---	WATER LINE	---
---	WATER SERVICE LINE	---
---	FIRE SERVICE LINE	---
---	STORM DRAIN	---
---	DRAINAGE AREA BOUNDARY	---
---	GAS LINE	---
---	IRRIGATION	---
---	COMMUNICATIONS	---
E	ELECTRIC	---
FO	FIBER OPTIC	---
OHE	OVERHEAD ELECTRIC	---
T	TELEPHONE	---
X 25.0	GROUND ELEVATION	• 25.0
X 25.10P	PAVEMENT ELEVATION	• P 25.10P
X 24.50G	GUTTER ELEVATION	• G 24.50
X 24.15GR	GRATE ELEVATION	• GR 24.15
X 25.60C	CONCRETE ELEVATION	• C 25.60
⊕	FIRE HYDRANT	⊕
⊕	WATER VALVE	⊕
⊕	WATER METER	⊕
⊕	BACKFLOW REDUCED PRESSURE	⊕
⊕	FIRE DEPARTMENT CONNECTION	⊕
⊕	SEWER MANHOLE	⊕
⊕	SEWER CLEANOUT	⊕
⊕	STORM DRAIN MANHOLE	⊕
⊕	CATCH BASIN	⊕
⊕	DRYWELL/DRYWELL & INTERCEPTOR	⊕
→	DIRECTION OF FLOW	→
⊕	UNDERGROUND STORM TECH CHAMBER RETENTION	⊕
⊕	SECTION CORNER	⊕
⊕	FOUND MONUMENT AS NOTED	⊕
⊕	OTHER MONUMENT AS NOTED	⊕
⊕	SET 1/2" REBAR	⊕
⊕	CABLE TV JUNCTION BOX	⊕
⊕	COMMUNICATIONS VAULT	⊕
⊕	GAS METER	⊕
⊕	GAS VALVE	⊕
⊕	ELECTRIC JUNCTION BOX	⊕
⊕	ELECTRIC MANHOLE	⊕
⊕	ELECTRIC METER	⊕
⊕	ELECTRIC TRANSFORMER	⊕
⊕	IRRIGATION MANHOLE	⊕
⊕	TELEPHONE PEDESTAL	⊕
⊕	TELEPHONE MANHOLE	⊕
⊕	TRAFFIC SIGNAL JUNCTION BOX	⊕
⊕	POWER POLE	⊕
⊕	GUY WIRE	⊕
⊕	SIGN	⊕
⊕	BOLLARD	⊕

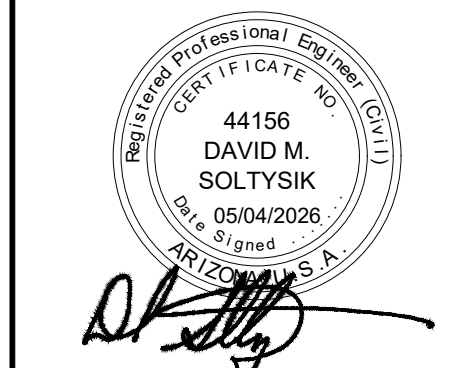
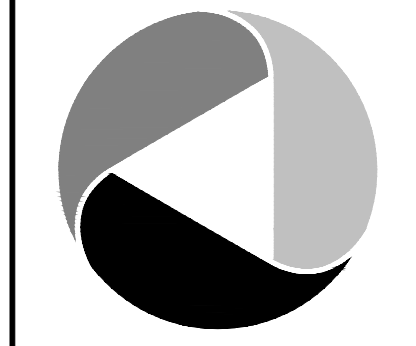


PRELIMINARY RETENTION VOLUME CALCULATIONS

DRAINAGE AREA DESCRIPTION	DRAINAGE AREA (AC)	WEIGHTED RUNOFF COEFFICIENT 'C'	BASIN VOLUME REQUIRED (CF)	W.Q. (FIRST FLUSH) VOL. REQ'D (CF)	W.Q. ISOLATION VOL. PROV. (CF)	BASIN VOLUME PROVIDED (CF)
MF	9.91	0.80	63,313	17,987	17,987	64,519
Commercial	2.25	0.90	16,172	4,084	4,084	16,563
Signal Butte Road R/W	3.32	0.95	25,188	6,026	6,026	25,783
Subtotal (Commercial)	5.57		41,359	10,110	10,110	42,346
TOTALS	15.48		104,673	28,096	28,096	106,865

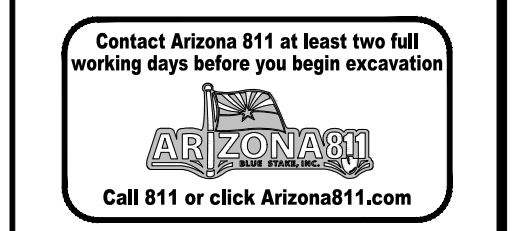
ABBREVIATIONS	
B/C	BACK OF CURB
BLDG	BUILDING
BOT	BOTTOM
CB	CATCH BASIN
C&G	CURB & GUTTER
CL	CENTERLINE
EA	EACH
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EXIST / EX	EXISTING
F/C	FACE OF CURB
FF / FFE	FINISH FLOOR ELEVATION
FW	FIRE WATER LINE
G	GUTTER ELEVATION
GB	GRADE BREAK
HDPE	HIGH DENSITY POLYETHYLENE
HW	HIGH WATER ELEVATION
LF	LINEAR FEET
LS	LANDSCAPE
MH	MANHOLE
ML	MONUMENT LINE
P	PAVEMENT ELEVATION
PAD	PAD ELEVATION
PUE/PUFE	PUBLIC UTILITY EASEMENT/PUBLIC UTILITY & FACILITIES EASEMENT
R/W	RIGHT OF WAY
S	SANITARY SEWER
SB	SETBACK
SD	STORM DRAIN
SF	SQUARE FEET
STA	STATION
S/W	SIDEWALK
SY	SQUARE YARD
TC	TOP OF CURB ELEVATION
TRW	TOP OF RETAINING WALL
TYP	TYPICAL
W	WATER
VG	VALLEY GUTTER ELEVATION
VOL	VOLUME

ATWELL
866.850.4200 www.atwell.com
645 EAST MISSOURI AVENUE, SUITE 420
PHOENIX, ARIZONA 85012
(602) 297-8732



THE HOMESTEAD
AT SIGNAL
BUTTE

CONCEPTUAL
GRADING & DRAINAGE
AND UTILITY PLAN



DATE	DESCRIPTION
08/29/2025	1ST SUBMITTAL
09/22/2025	2ND SUBMITTAL
12/22/2025	3RD SUBMITTAL
02/16/2026	4TH SUBMITTAL
04/14/2026	5TH SUBMITTAL
05/04/2026	6TH SUBMITTAL

CHECKED BY: SEL

DRAWN BY: CRS

TITLE:
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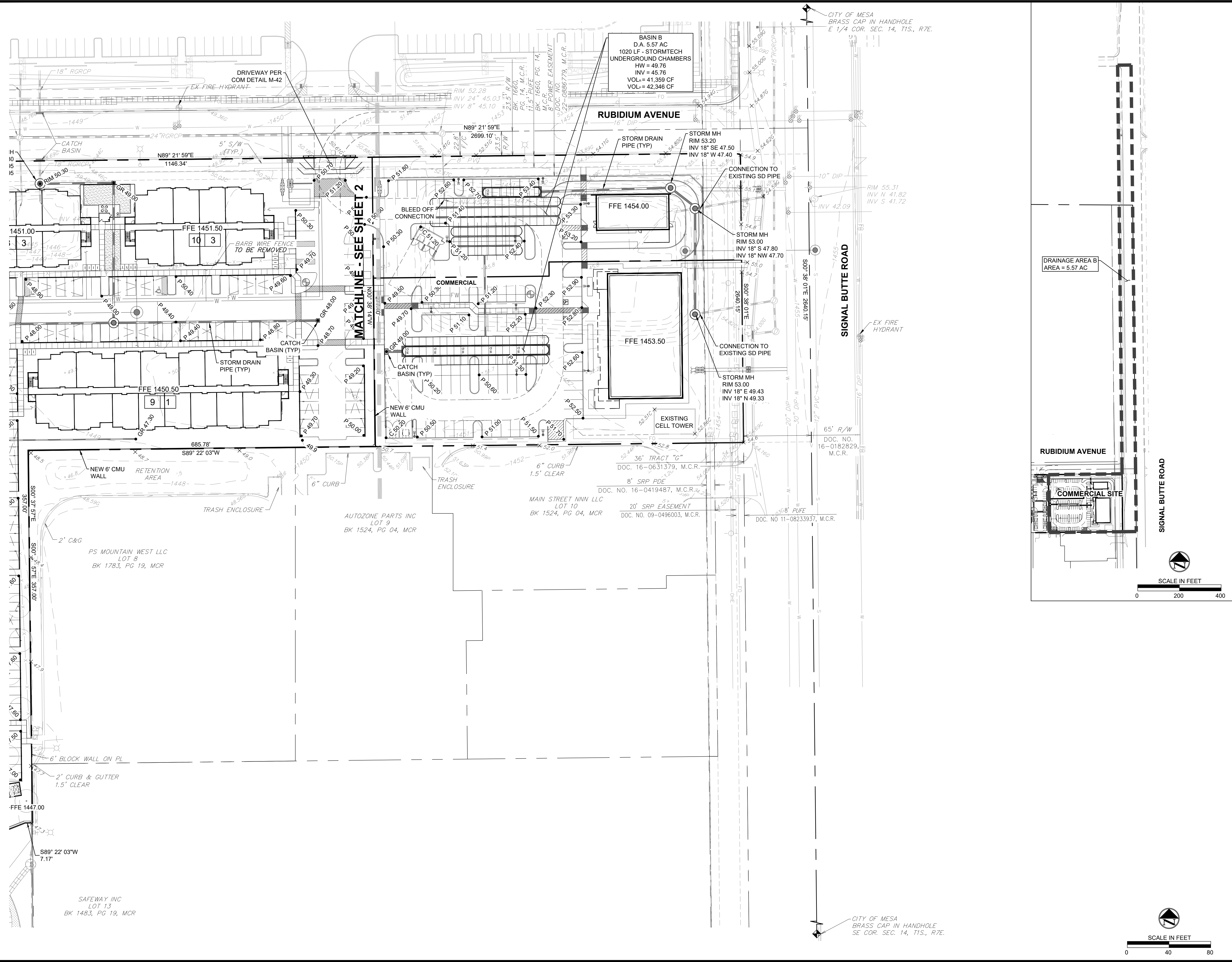
SHEET No.

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PROJECT No.
25006927

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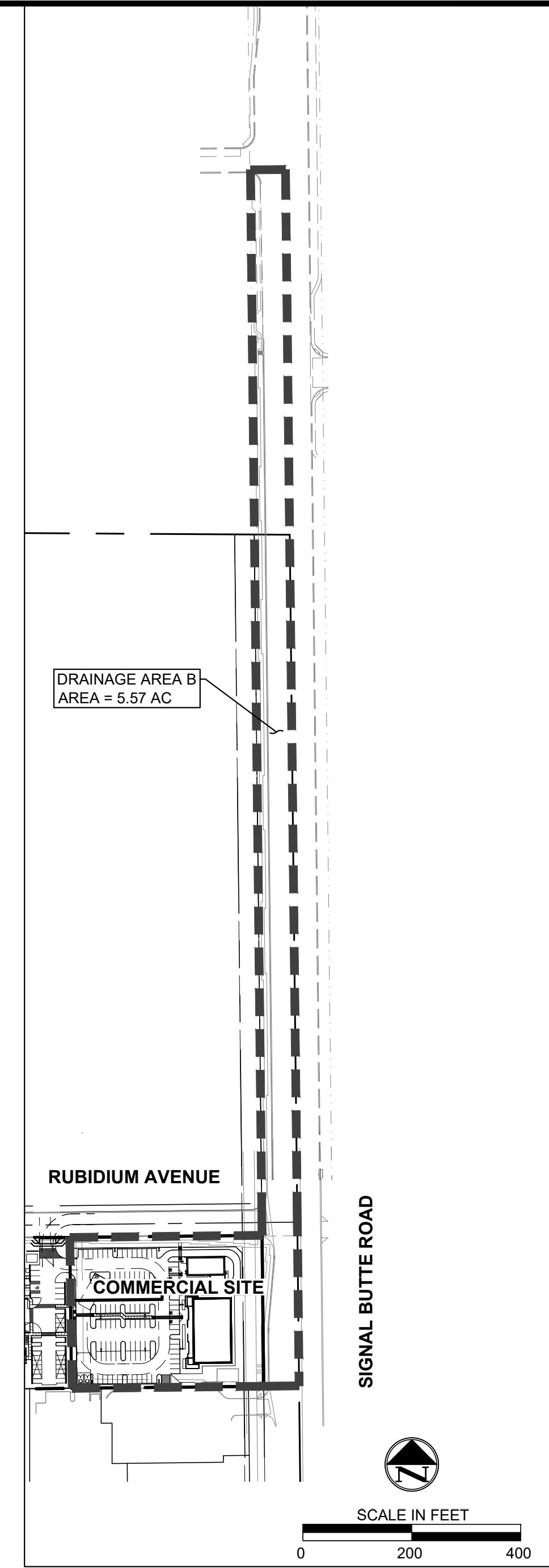
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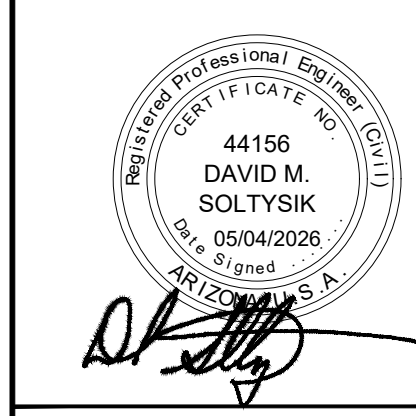
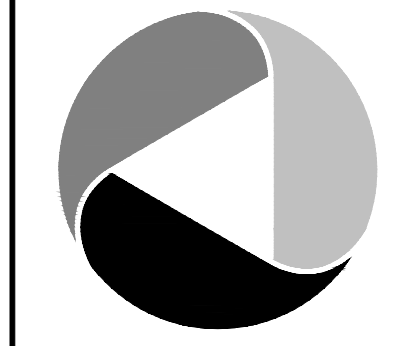
BASIN B
 D.A. 5.57 AC
 1020 LF - STORMTECH
 UNDERGROUND CHAMBERS
 HW = 49.76
 INV = 45.76
 VOL₁ = 41,359 CF
 VOL₂ = 42,346 CF

CITY OF MESA
 BRASS CAP IN HANDHOLE
 E 1/4 COR. SEC. 14, T1S., R7E.

CITY OF MESA
 BRASS CAP IN HANDHOLE
 SE COR. SEC. 14, T1S., R7E.



ATWELL
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 PHOENIX, ARIZONA 85012
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**THE HOMESTEAD
 AT SIGNAL
 BUTTE**

**CONCEPTUAL
 GRADING & DRAINAGE
 AND UTILITY PLAN**



Contact Arizona 811 at least two full working days before you begin excavation.

 Call 811 or click Arizona811.com

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CHECKED BY: SEL

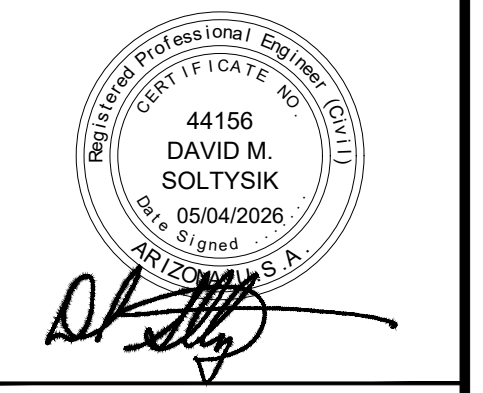
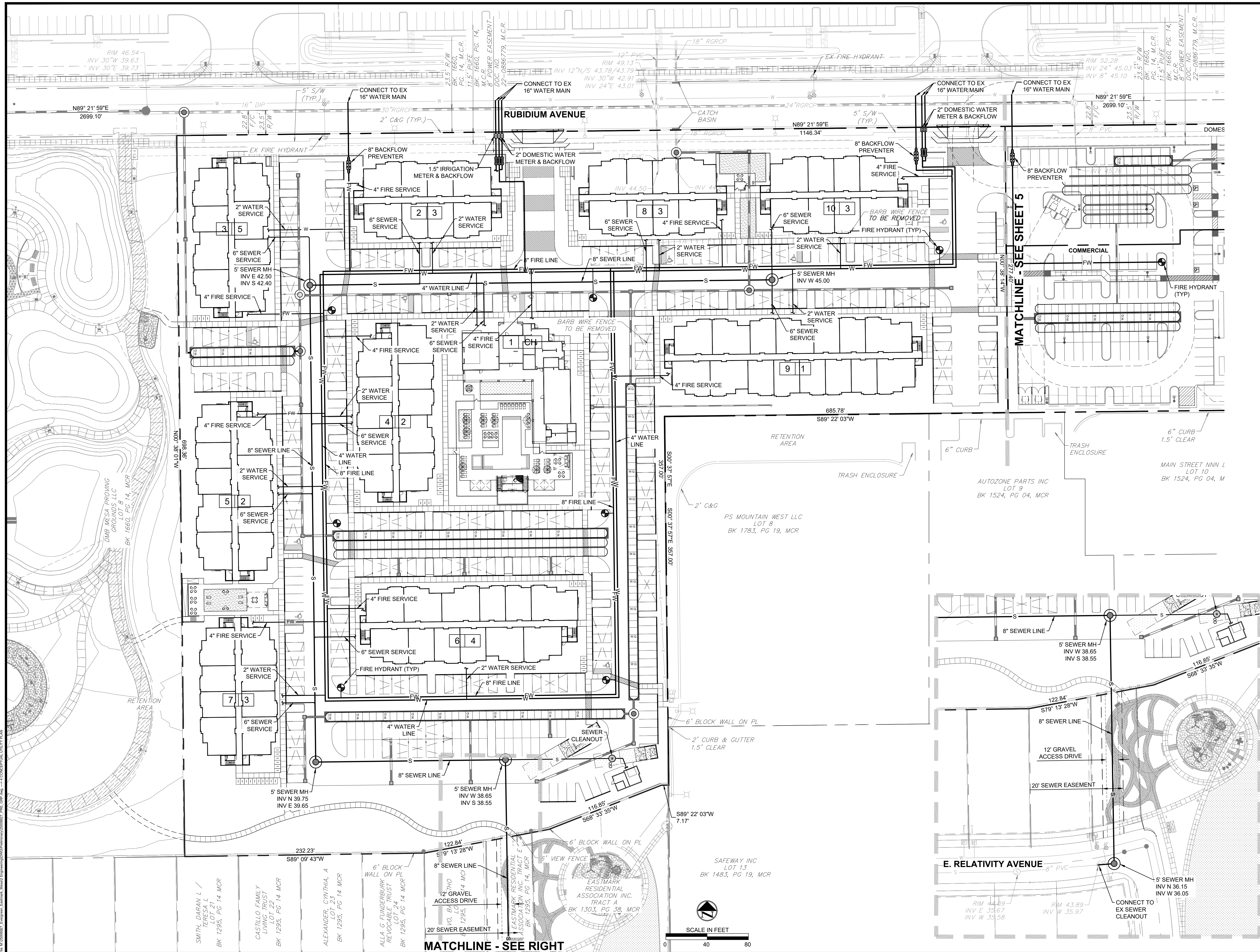
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TITLE:
**CONCEPTUAL
 GRADING PLAN**

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PROJECT No.
25006927



**THE HOMESTEAD
 AT SIGNAL
 BUTTE**

**CONCEPTUAL
 GRADING & DRAINAGE
 AND UTILITY PLAN**



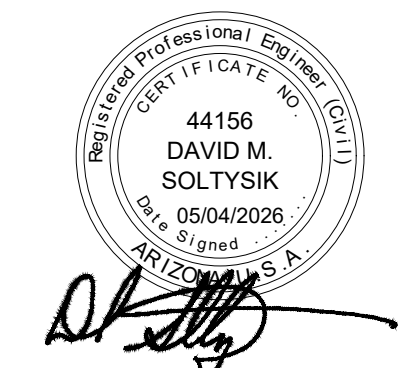
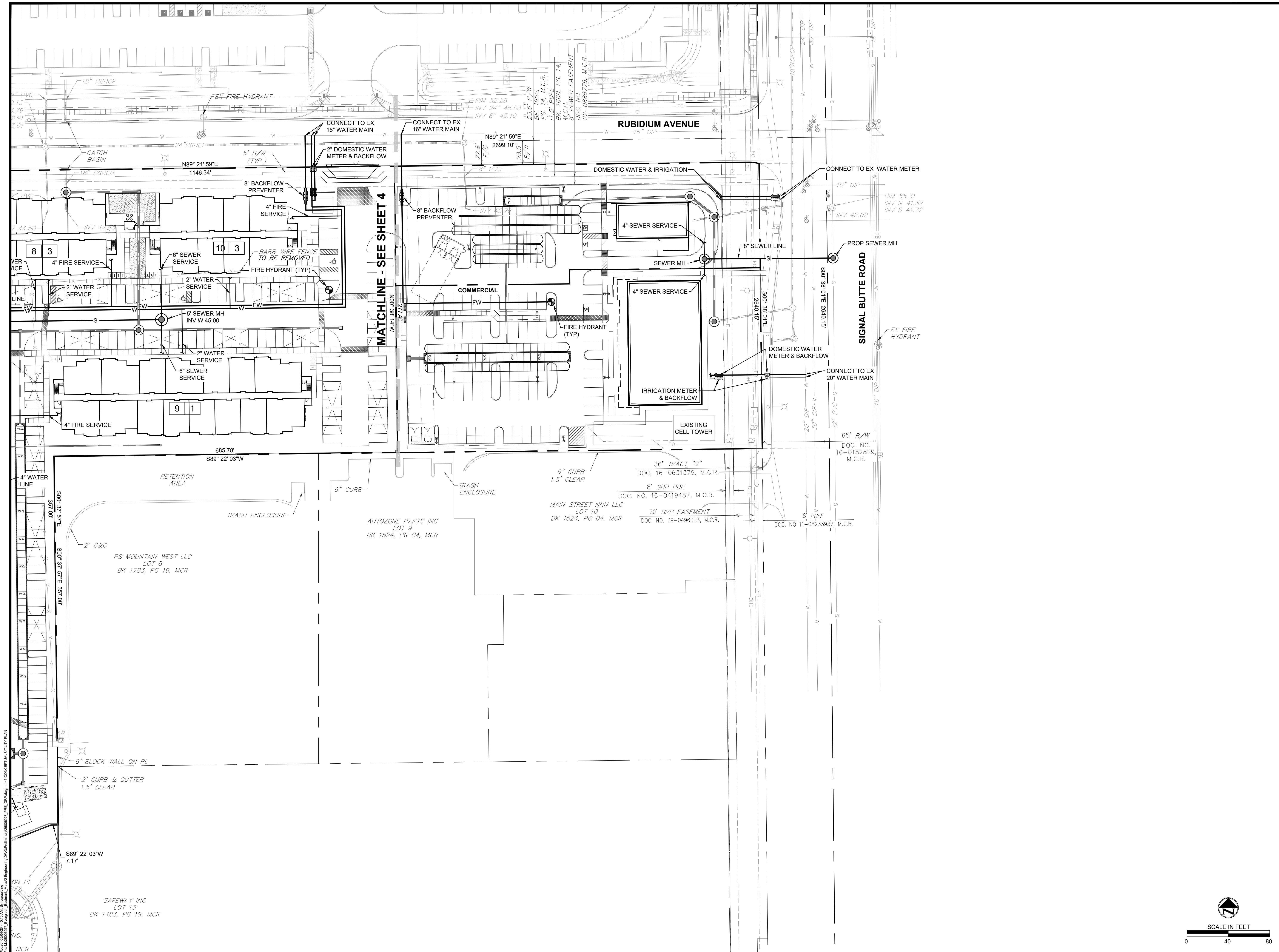
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ARIZONA811
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**TITLE:
 CONCEPTUAL
 UTILITY PLAN**

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 PROJECT No.
25006927



THE HOMESTEAD AT SIGNAL BUTTE

CONCEPTUAL GRADING & DRAINAGE AND UTILITY PLAN



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TITLE: CONCEPTUAL UTILITY PLAN

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PROJECT No. 25006927

