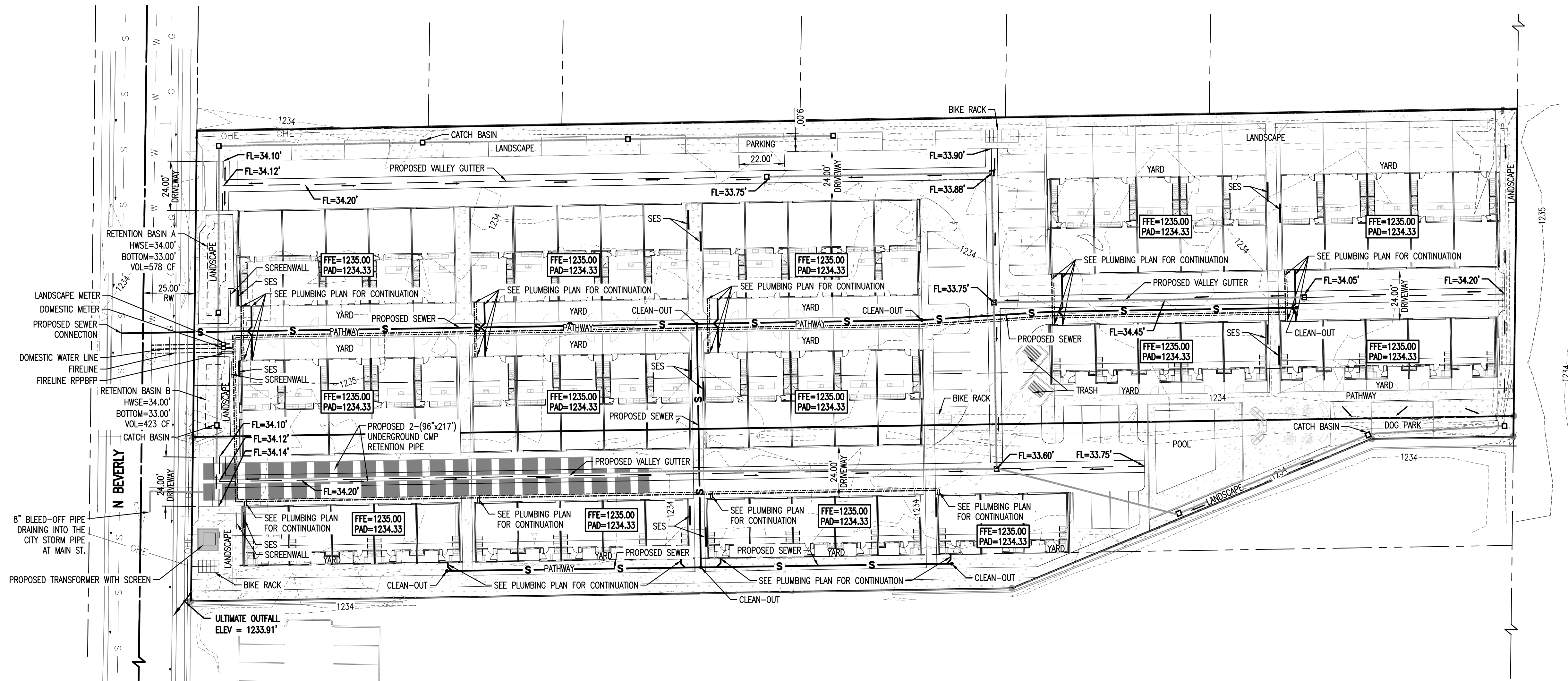


MULTIFAMILY RESIDENTIAL DEVELOPMENT AT 121 N BEVERLY LOFTS



**PRELIMINARY
NOT FOR
CONSTRUCTION**

no.	date	description

121 N BEVERLY LOFTS

121 N BEVERLY
MESA, AZ 85201

PROJECT NO: 24029
DATE: 05/31/24



atmosphere architects
114 w main st.
mesa, az 85201

contact: Tim Boyle
email: Tim@atmosarch.com
tel: 917-526-0323

PRELIMINARY GRADING AND DRAINAGE PLAN C101

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OWNER
LOFTS AT 121 LLC

ENGINEER
THOMAS GAIL HAWS
NPS MARICOPA INC.
859 NORTH LAFAYETTE
MESA, AZ 85201
TEL: (480) 201-5476
EMAIL: TOM.HAWS@GMAIL.COM

ARCHITECT
TIM BOYLE
ATMOSPHERE ARCHITECTS
114 W MAIN ST,
MESA, AZ 85201
TEL: (917) 526-0323
EMAIL: TIM@ATMOSARCH.COM

SURVEYOR
JEFFREY M. FLAHART
FLAHART BROTHERS COMPANIES, INC.
1747 N ACACIA,
MESA, AZ 85213
TEL: (602) 376-9630

DATE SURVEYED: MAY 17, 2024

PROJECT DATA

ASSESSOR'S PARCEL NUMBER : 135-53-014,
135-53-024A

PROJECT ADDRESS : 121 N BEVERLY,
MESA, AZ 85201

LOT AREA : 136,685 SF OR 3.15 AC

ZONING DIST. : RS-6

REZONE : RM-4 PAD

ALLOWED DENSITY : 30*3.15=94.5 DU

BUILDING COVERAGE

28 UNITS * 550 SF = 15,400 SF

40 UNITS * 1,075.5 SF = 43,020 SF

OPEN YARDS = 10,182 SF

TOTAL = 68,602 SF = 50%

TOTAL LOT COVERAGE

BUILDING = 55,010 SF

DRIVEWAY = 33,054 SF

WALKWAY = 11,355 SF

TOTAL = 99,419 SF

TOTAL BUILDING COVERAGE = 109,601 SF = 80%

TOTAL IMPERVIOUS SURFACE = 25,500 SF = 20%

DRAINAGE REPORT

FLOODPLAIN
THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL 04013C2265M REVISED ON NOVEMBER 4, 2015. ZONE "X" DENOTES 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.

ON-SITE FLOWS
ALL ON-SITE FLOWS WILL BE RETAINED BY THE DESIGNED COMBINATION OF RETENTION BASINS AND UNDERGROUND RETENTION SYSTEM. THE VOLUME WILL BLEED OFF THROUGH AN ORIFICE AND A DRAINAGE PIPE INTO THE CITY STORM DRAIN SERVICE AVAILABLE NEAR THE INTERSECTION OF BEVERLY AND MAIN ST.

OFF-SITE FLOWS
NO OFFSITE FLOWS WILL IMPACT THE SUBJECT SITE.

RETENTION SYSTEM SUMMARY
VOLUME REQUIRED = (P/12)*A*C
C=RUNOFF COEFFICIENT
P=2.16 INCHES (NOAA)
STANDARD DEPTH REQUIREMENT BY COM, P = 2.2 INCHES, (ENGINEERING AND DESIGN STANDARD MANUAL SECTION 806.4)
A_{tot}=142,806 SQ FT (ENTIRE SITE AND HALF STREETS)
A_s=25,501 SF
A_{up}=117,305 SF
C_s=0.5
C_{up}=0.95
C_{weight}=0.87
V_{req}=(2.2/12)*142,806*0.87=22,778 CF

VOLUME PROVIDED:

RETENTION BASIN A V_{ra} 578 CF

RETENTION BASIN B V_{rb} 423 CF

UNDERGROUND PIPE 2*(D=8", L=217") V=21,816 CF

TOTAL VOLUME V_{tot} 22,817 CF

VOLUME PROVIDED > VOLUME REQUIRED THUS OK.

ABBREVIATIONS

APN ASSESSOR PARCEL NUMBER

ABC AGGREGATE BASE COURSE

C CONCRETE

CF,CU,FT CUBIC FEET

BC BACK OF CURB

EX EXISTING

FFE FINISHED FLOOR ELEVATION

FL FLOW LINE

INV INVERT

LF LINEAR FOOT

(M) MEASURED

MCR MARICOPA COUNTY RECORDER

R/W RIGHT OF WAY

PL PROPERTY LINE

POB POINT OF BEGINNING

(R) RECORD

TBM TEMPORARY BENCH MARK

SD STORM DRAIN

SF SQUARE FEET

YR YEAR

SYMBOLS LEGEND

— 1220 — FINISHED GROUND CONTOUR

- - - 1220 - - - EXISTING GROUND CONTOUR

— WATER LINE

— FIRE LINE

— SEWER LINE

— STORM DRAIN PIPE

— FLOW LINE

— LIMIT OF GRADING

— PROPERTY LINE

— ROAD CENTERLINE

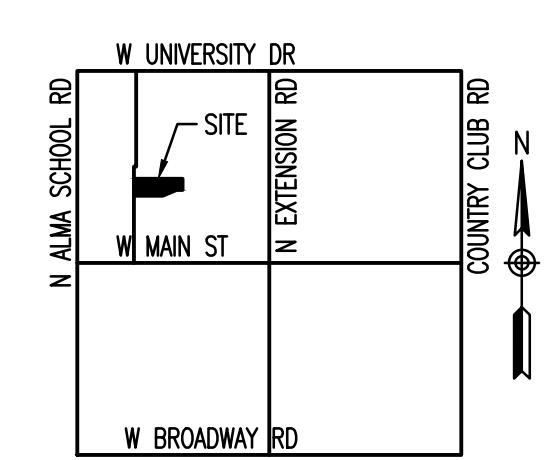
— ADJACENT PARCEL LINE

— EXISTING SEWER LINE

— EXISTING WATER LINE

— EXISTING GAS LINE

— EXISTING OVERHEAD ELECTRIC LINE



VICINITY MAP
SCALE 1"=1/2 MILE