PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN FOR
BRIGHTPATH DAYCARE

EAST OF THE NEC OF SIGNAL BUTTE ROAD AND GUADALUPE ROAD

MESA, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER SECTION 1, TOWNSHIP 1 SOUTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

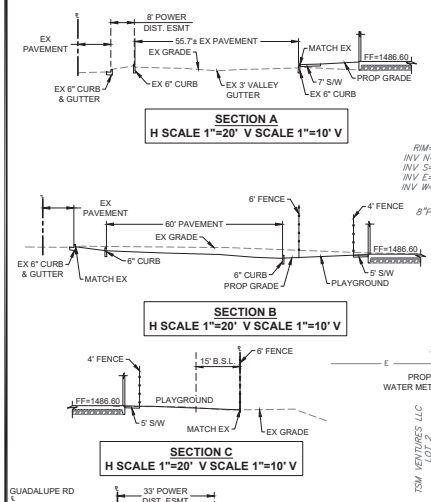
REQUIRED RETENTION VOLUME & DRAIN TIME CALCULATIONS

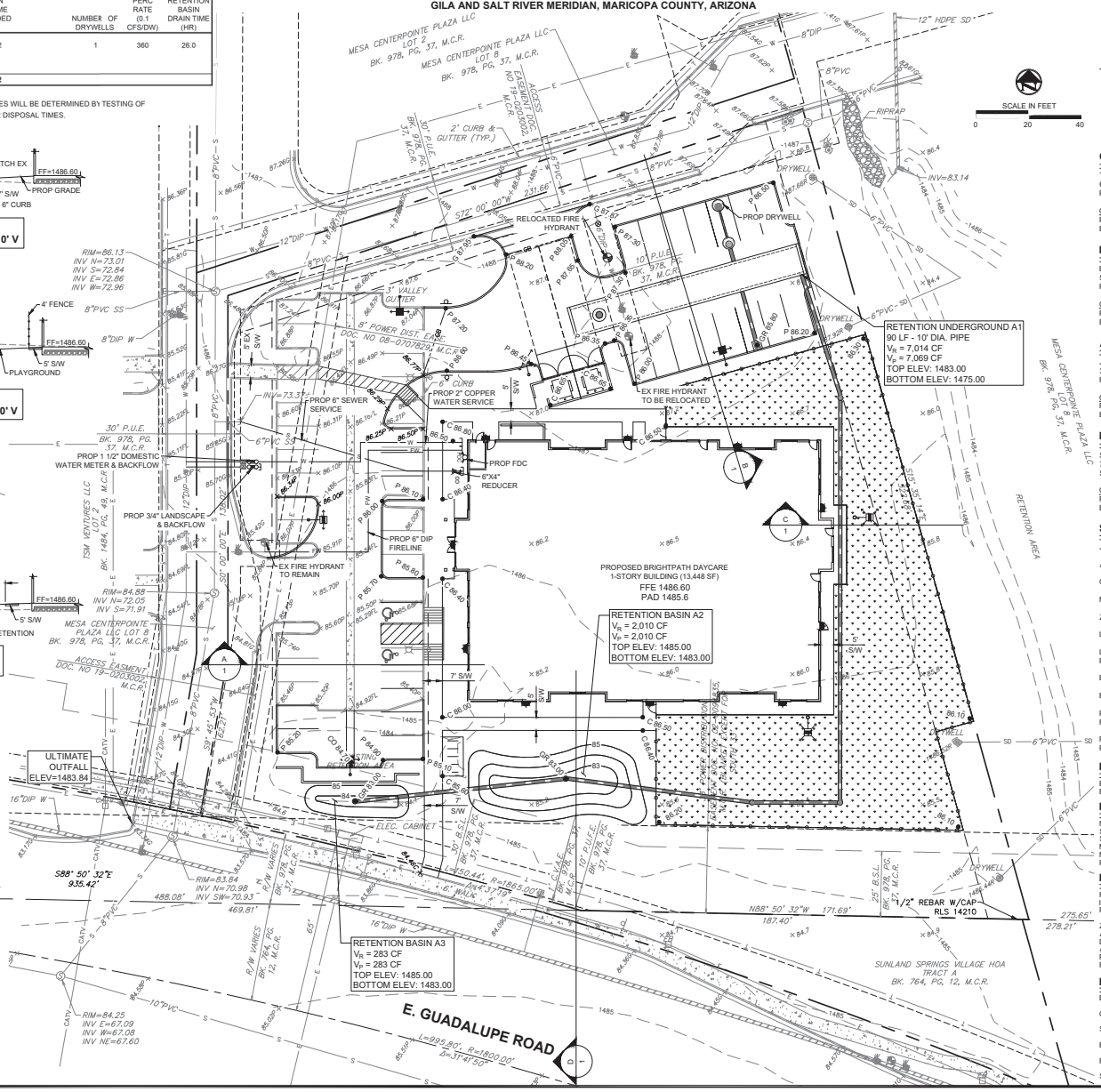
V_R = VOLUME REQUIRED
V_R = C x (P / 12) x A
C = WEIGHTED RUNOFF COEFFICIENT
P = RANFALL DEPTH (NOAA ATLAS 14)
P = 2.2 IN.
A = RETAINED AREA

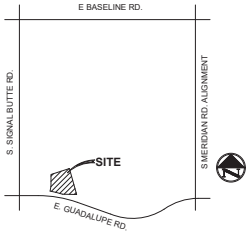
TOTAL SITE AREA = 1.85 AC.
R/W AREA = 0.22 AC.
AREA RETAINED = 1.63 AC.

DRAINAGE AREA ID	DRAINAGE AREA (AC)	WEIGHTED RUNOFF COEFFICIENT 'C'	STORAGE VOLUME REQUIRED (CF)	BASIN VOLUME PROVIDED (CF)	NUMBER OF DRYWELLS	DRYWELL PERC RATE (0.1 CFS/DW)	ESTIMATED RETENTION BASIN DRAIN TIME (HR)
DA-A	1.63	0.71	9,307	9,362	1	360	26.0
RETENTION TOTAL	1.63	0.71	9,307	9,362			

* ASSUMED PERC RATE - DURING CONSTRUCTION, FINAL PERCOLATION RATES WILL BE DETERMINED BY TESTING OF INSTALLED DRYWELLS TO VERIF" ASBUILT PERC RATES AND STORMWATER DISPOSAL TIMES.







VICINITY MAP

ABBREVIATIONS

B/C	BACK OF CURB
BLDG	BUILDING
B/S / BSL	BUILDING SETBACK LINE
CVAE	CONTROLLED VEHICLE ACCESS EASEMENT
EOP	EDGE OF PAVEMENT
ESMT/EASE	EASEMENT
EX	EXISTING
F/C	FACE OF CURB
L/S	LANDSCAPE SETBACK
MWD	MARICOPA WATER DISTRICT
OS	OPEN SPACE
PUE	PUBLIC UTILITY EASEMENT
PUFE	PUBLIC UTILITY AND FACILITIES EASEMENT
PROP	PROPOSED
R/W	RIGHT OF WAY
S/W	SIDEWALK
TYP	TYPICAL

CIVIL ENGINEER

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SCOTTSDALE, ARIZONA 85250

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PHONE: (480) 454-8015
EMAIL: SVOORHEES@SCAPEGOATDS.COM

SITE DATA

JURISDICTION:	MESA, ARIZONA
APN #:	304-02-991
GROSS AREA:	1.85 AC.
NET AREA:	1.63 AC.
ZONING:	LC
LOT COVERAGE MAX:	80%
LOT COVERAGE PROVIDED:	50%
BUILDING AREA:	13,448 SF
BUILDING HEIGHT:	30' MAX.
PLAYGROUND AREA REQUIRED:	240/2 X 75 = 9,000 SF MIN.
PLAYGROUND AREA PROVIDED:	10,943 SF

BENCHMARK

BRASS TAG IN TOP OF CURB AT NE CORNER OF SIGNAL BUTTE AND GUADALUPE COM NAVD88 ELEV. =1479.08

BASIS OF BEARING

NORTH 00°53'59" WEST, BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, AS SHOWN ON THE FINAL PLAT OF MESA CENTERPOINTE PLAZA, RECORDED IN BOOK 1374, PAGE 20, M.C.R.

FLOOD ZONE

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBERS 04013C2780L, PANEL 2780 OF 3705, DATED OCTOBER 16, 2013.

ZONE "X" - 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.

LEGEND

BOUNDARY
CENTERLINE
SETBACK
EASEMENT
FENCE
SIDEWALK RAMP

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44156
DAVID M.
SOLTYSIK
07/28/2023

BRIGHTPATH DAYCARE

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click ArizonaBlue811.com

DATE	DESCRIPTION
04/27/2023	1ST SUBMITTAL
06/05/2023	2ND SUBMITTAL
06/30/2023	3RD SUBMITTAL
07/28/2023	3RD SUBMITTAL

CHECKED BY: SAK
DRAWN BY: CRS

TITLE: PRELIM GRADING & UTILITY PLAN

SHEET No. 1 of 1

PROJECT No. 1523