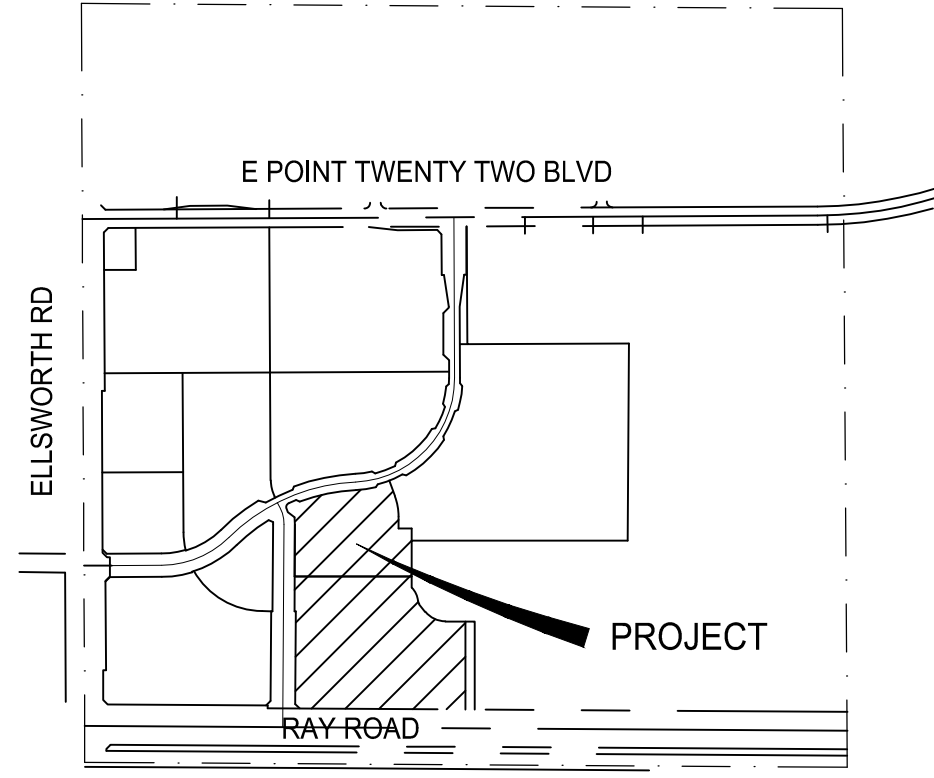


PRELIMINARY GRADING AND DRAINAGE PLAN FOR THE PREMIERE AT EASTMARK 3.0 MESA, ARIZONA



VICINITY MAP
NOT TO SCALE

OWNER PCS DEVELOPMENT, LLC
8802 E. DIAMOND RIM DR
SCOTTSDALE, AZ 85255
CONTACT: MR. ANDREW OLSON
EMAIL: DREW@RTE2.COM

ENGINEER KBELL ENGINEERING LLC
1355 N86TH PLACE
MESA, ARIZONA 85207
PH: 602.980.8246
CONTACT: KELLY BELL, P.E.

LEGEND	ABBREVIATIONS	PROJECT DATA
HYDRANT	(N)	NORTH
BOLLARD	(S)	SOUTH
METER	(E)	EAST
VALVE	(W)	WEST
MANHOLE	APN	ASSESSORS PARCEL NUMBER
SURFACE DRAINAGE FLOW	EX	EXISTING
PIPE FLOW DIRECTION	HYD	HYDRANT
WATER LINE	PROP	PROPOSED
SEWER LINE	PH	PHASE
BOUNDARY LINE	W	WATER
CENTER LINE	R	ROOF LEADER
EX FENCE	BO	BLEED OFF
	EQ	EQUALIZER PIPE

KEYNOTES

- PROPERTY LINE
- UTILITY EASEMENT LINE
- OFFSITE FLOW DISCHARGE POINT
- STORMWATER BLEEDOFF LINE
- CONNECT TO EX STORM PIPING
- BLEED OFF VALVE
- RETENTION AREAS

REQUIRED RETENTION VOLUME CALCULATION

REQUIRED RETENTION VOLUME CALCULATION
 $V_r = C \cdot D / 12 \cdot A$

WHERE:
 V_r = VOLUME REQUIRED (SF)
 C = COMPOSITE C CALCULATED FOR THE SITE
 A = AREA (SF)
 P = TWO HOUR RAINFALL VALUE FOR EVENT OF INTEREST (INCHES) = 2.2 IN
 PER SECTION 806.4 OF THE MESA EDS

REQUIRED RETENTION VOLUME CALCULATION RESULTS

AREA ID	C	AREA (SF)	STM (IN)	V_r (CF)	V_p (CF)
A	0.81	63,790	2.2	9,437	9,440
B	0.81	48,554	2.2	7,210	7,310
C	0.81	26,087	2.2	3,874	4,070
D	0.81	65,109	2.2	9,669	9,760
E	0.81	22,548	2.2	3,306	3,360
F	0.81	60,746	2.2	8,012	8,200
G	0.81	37,016	2.2	5,497	5,470
H	0.81	34,815	2.2	5,170	11,000
OS BRADLEY SOUTH	0.95	19,429	2.2	3,384	-
OS BRADLEY-SERENITY	0.95	19,333	2.2	3,367	-
OS SERENITY	0.95	10,974	2.2	1,911	-
TOTAL		408,401		61,924	63,810

COMPOSITE C CALCULATIONS

MATERIAL	AREA (SF)	C VALUE FOR MATERIALS*
TURF	6,700	0.15
DESERT LANDSCAPING	0	0.5
LINED DESERT LANDSCAPING	108,950	0.7
ASPHALT	130,350	0.85
CONCRETE/TILE ROOF	84,805	0.95
SUMMATION	330,805	0.81

*SOURCED FROM COM JULY 2017 806.7 PG 110

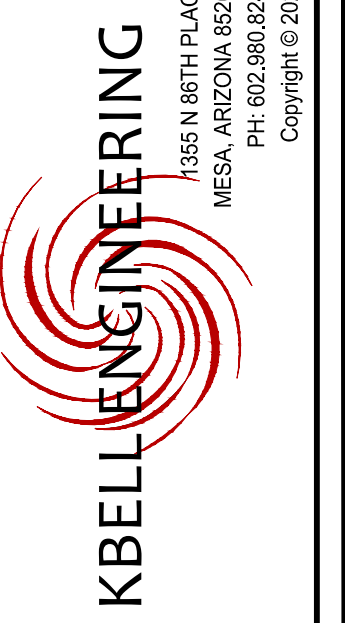
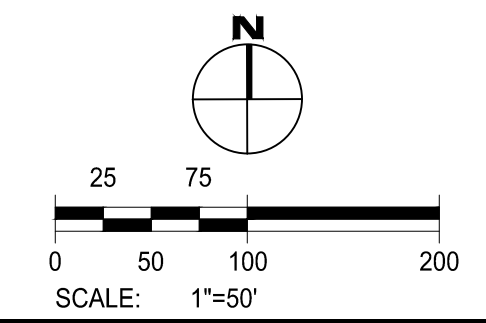
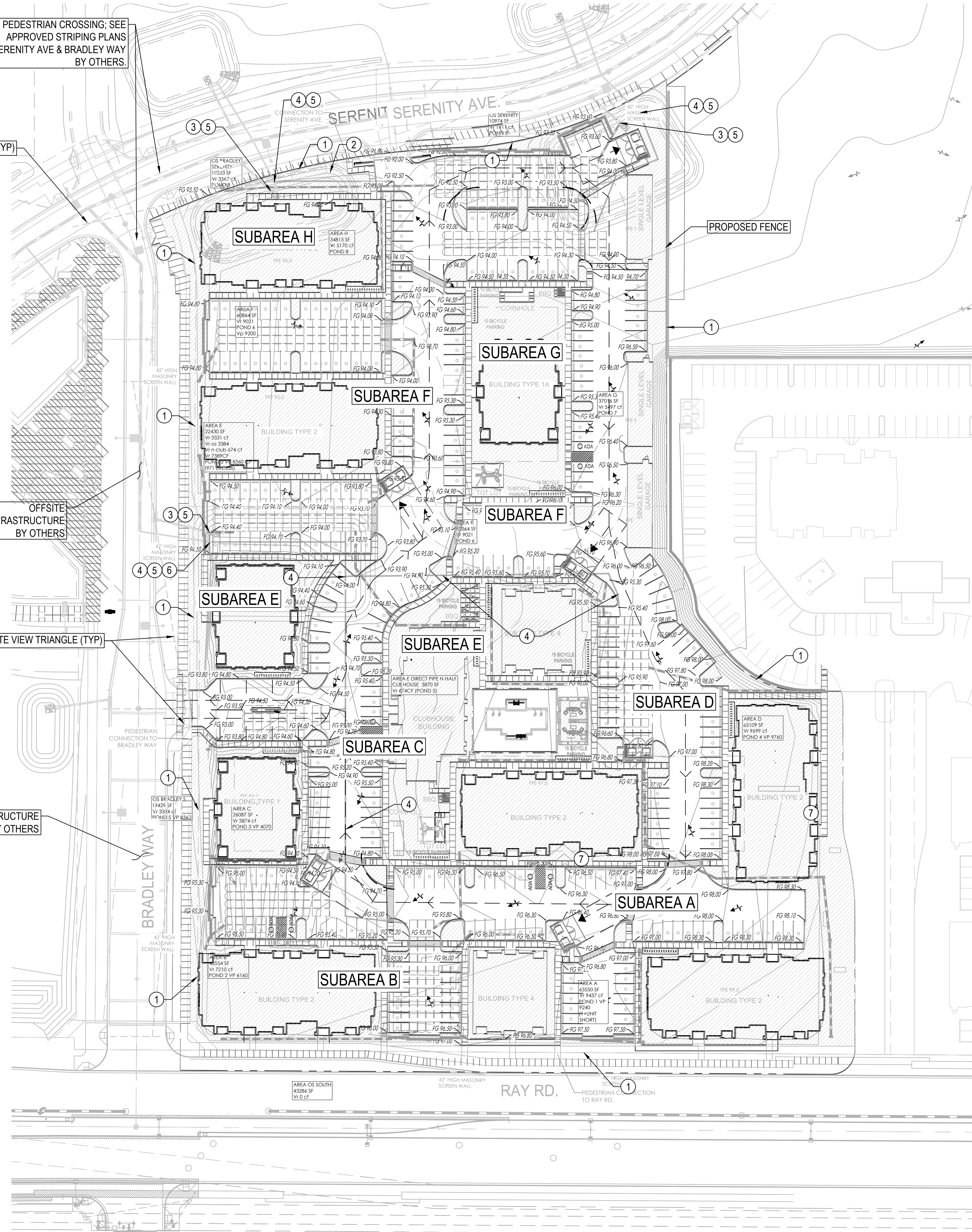
PEDESTRIAN CROSSING; SEE APPROVED STRIPING PLANS FOR SERENITY AVE & BRADLEY WAY BY OTHERS.

SITE VIEW TRIANGLE (TYP)

OFFSITE INFRASTRUCTURE BY OTHERS

SITE VIEW TRIANGLE (TYP)

OFFSITE INFRASTRUCTURE BY OTHERS



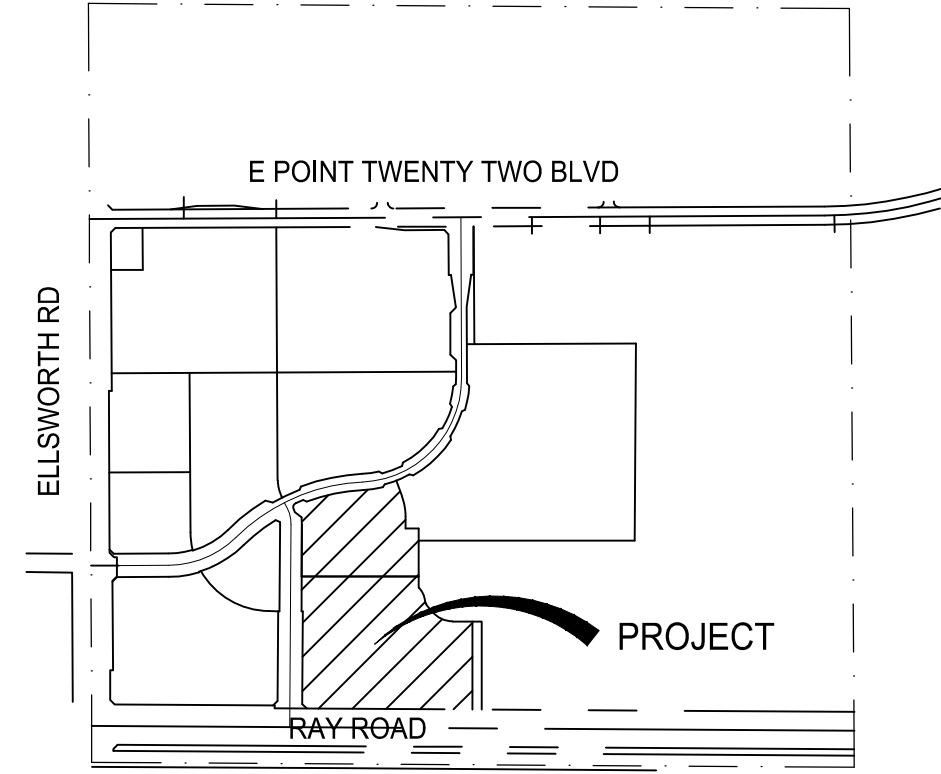
PRELIMINARY GRADING AND DRAINAGE PLAN

THE PREMIERE AT EASTMARK 3.0 MESA, ARIZONA

PROJECT NO.: 1023.07
DATE: 08.23.2021
DESIGN: KJB
CAD: JJB

SHEET
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OF 1

PRELIMINARY WATER AND SEWER PLAN FOR THE PREMIERE AT EASTMARK 3.0 MESA, ARIZONA



VICINITY MAP
NOT TO SCALE

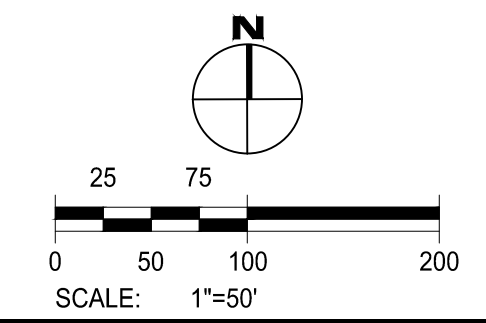
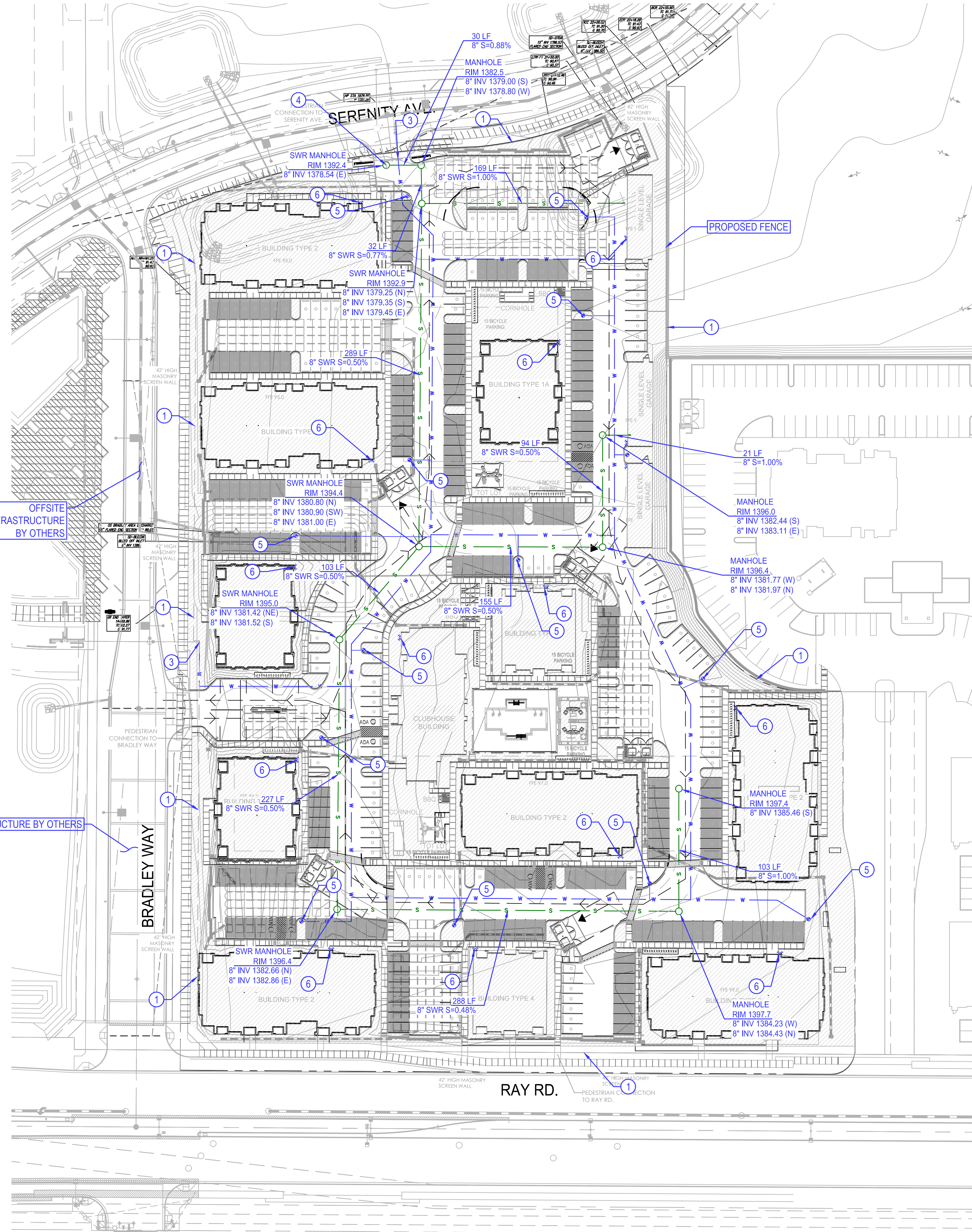
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LEGEND		ABBREVIATIONS	
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	CENTER LINE	R	ROOF LEADER
	EX FENCE	BO	BLEED OFF
		EQ	EQUALIZER PIPE

PROJECT DATA	
NAME:	PCS DEVELOPMENT, LLC 8802 E DIAMOND RIM DR SCOTTSDALE, AZ 85255
CONTACT:	MR. ANDREW OLSON
EMAIL:	DREW@RTE2.COM
PROJECT NAME:	THE PREMIERE AT EASTMARK 3.0
ADDRESS:	TBD
APN:	A PORTION OF 304-32-890
SITE ACREAGE:	8.29 AC (360,972 SF)
ZONING (EXISTING):	EASTMARK, LUG GENERAL URBAN
PROPOSED USE:	MULTIFAMILY RESIDENTIAL
CONSTRUCTION TYPE:	1B AUTOMATIC SPRINKLER PER IBC
TOTAL AREA:	360,972 SF
SITE AREA:	8.29 AC.

- # KEYNOTES**
- PROPERTY LINE
 - UTILITY EASEMENT LINE
 - CONNECT TO EX WATER
 - CONNECT TO EX SEWER
 - HYDRANT
 - FIRE DEPARTMENT CONNECTION



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PRELIMINARY WATER AND SEWER PLAN

THE PREMIERE AT
EASTMARK 3.0
MESA, ARIZONA

PROJECT NO.:	1023.07
DATE:	08.23.21
DESIGN:	KJB
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SHEET
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OF 1

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