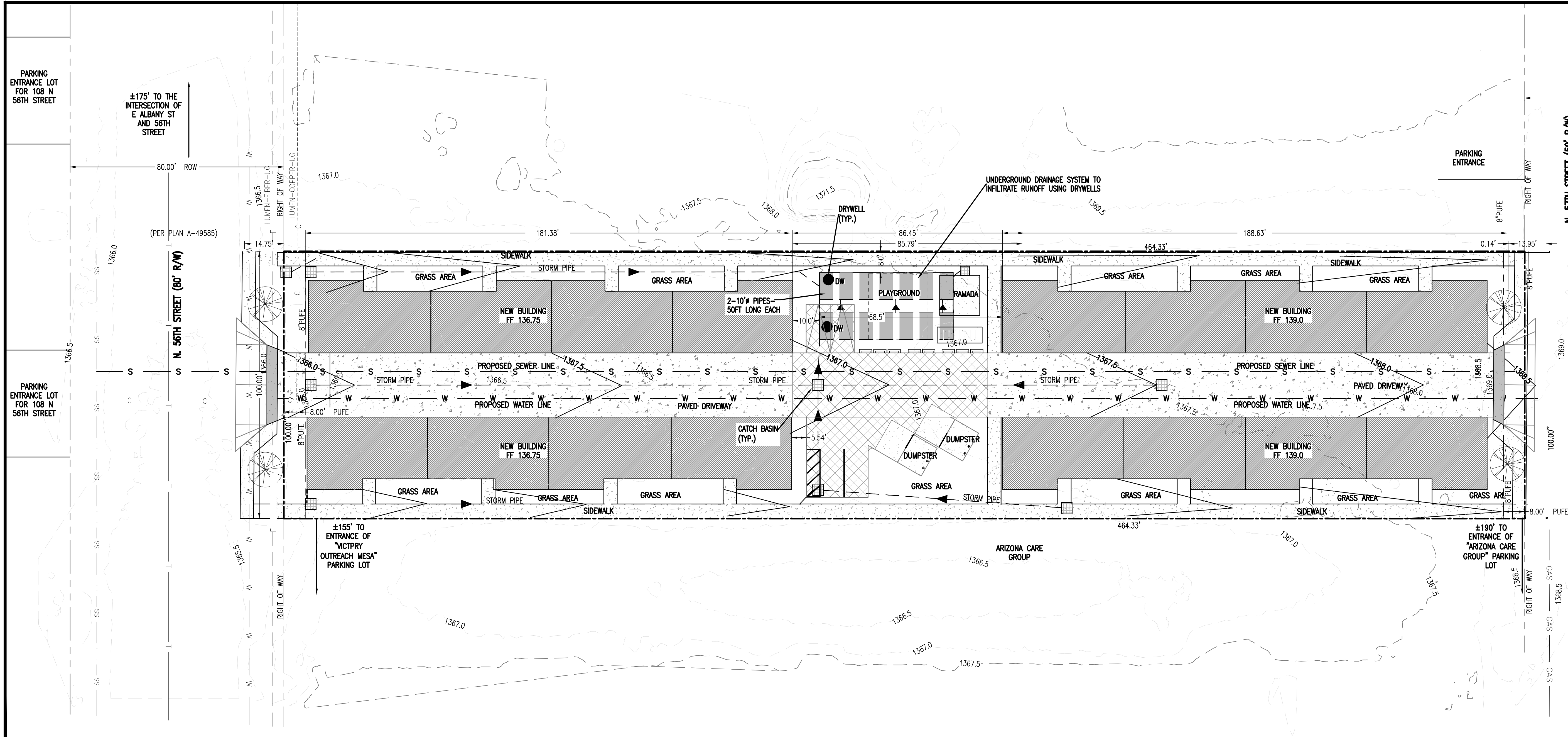


# PRELIMINARY GRADING & DRAINAGE PLAN FOR THE FIVE SIX

101 N 56TH STREET, MESA, AZ 85205



**CIVIL ENGINEER  
NPS AGUA FRIA INC.**  
AN ARIZONA NONPROFIT CORPORATION  
10505 N 115TH DR  
YOUNGTOWN, ARIZONA 85363  
(480) 201-4583  
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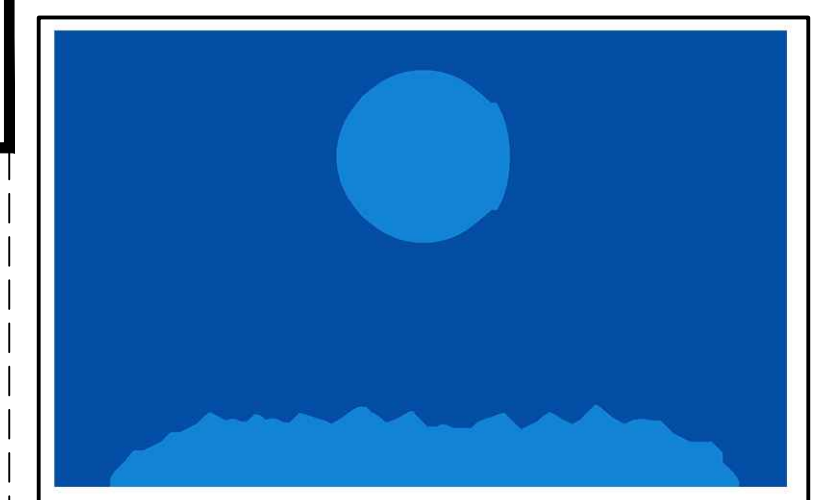
PRELIMINARY  
NOT FOR  
CONSTRUCTION

no.	date	description

## THE FIVE SIX

101 N 56th st.

PROJECT NO: 23006  
DATE: 02/17/23



atmosphere architects  
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# PRELIMINARY GRADING & DRAINAGE PLAN 400

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### LEGEND

- PROPERTY LINE
- ADJACENT BOUNDARY LINE
- 1233 --- FINISHED GROUND CONTOUR
- 1233 --- EXISTING GROUND CONTOUR
- SS --- EXISTING 8" SS VCP LINE
- SD --- EXISTING STORM LINE
- T --- EXISTING VERIZON LINE
- W --- EXISTING WATER LINE
- F --- EXISTING LUMEN-FIBER-UG
- C --- EXISTING LUMEN-COPPER-UG
- GAS --- EXISTING ATLAS GAS LINE
- S --- PROPOSED SEWER LINE
- W --- PROPOSED STORM LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK SURFACE
- PROPOSED GRASS SURFACE
- PROPOSED TURF BLOCK

#### RETENTION CALCULATION VOLUME REQUIRED (100-YR. 2-HR. STORM)

$V_{REQ} = A \cdot C \cdot (P/12)$   
 $C_{OT} = 0.84$   
 $P = 2.16$  IN (NOAA ATLAS 14)  
 $V_{REQ} = (2.16/12) \cdot 46,598 \cdot 0.84 = 7,046$  CF  
THE CALCULATED VOLUME DOES NOT INCLUDE ANY OFFSITE RUNOFF VOLUME

**VOLUME PROVIDED**  
UNDERGROUND TANKS:  
BASIN A: V = 7,850 CF  
TOTAL VOLUME PROVIDED:  $V_{PRO} = 7,850$  CF

**SUMMARY**  
 $V_{PRO} = 7,850$  CF >  $V_{REQ} = 7,046$  CF

#### OWNER

DAVE JOHNSON  
306 N FRASER DRIVE  
MESA, AZ 85203

#### ENGINEER

THOMAS GAIL HAWS  
NPS AGUA FRIA, INC  
1050 N 115TH DR  
YOUNGTOWN, AZ 85363  
TEL: (480) 201-4583  
EMAIL: NPSAGUAFRIA@GMAIL.COM

#### ARCHITECT

ATMOSPHERE ARCHITECTS  
TIM BOYLE  
P.O. BOX 85211  
MESA, ARIZONA 85211  
P: (917) 526-0323

#### PROJECT DESCRIPTION

NEW APARTMENT COMPLEX

#### FEMA FLOODPLAIN

ZONE X, 0.2% ANNUAL CHANCE FLOOD HAZARD

#### PROJECT DATA

SITE ADDRESS: 101 N 56TH ST.  
MESA, AZ 85205  
UNSUBDIVIDED  
LOT #: N/A  
PARCEL NUMBER: 141-49-009N  
ZONING: 141-49-009N  
NET LOT AREA: 46,598 SF OR 1.07 AC  
DISTURBED AREA: 43,124 SF OR 0.99 AC

#### BUILDING AREA

FIRST FLOOR LIVABLE: 16,670 SF  
TOTAL UNDER ROOF: 16,670 SF  
TOTAL LOT COVERAGE: 16,670 SF (35.77%)

#### PAVED DRIVEWAY AREAS

CONCRETE SIDEWALK AREAS: 13,060 SF  
TOTAL LOT COVERAGE INCLUDING PAVED DRIVEWAYS & SIDEWALKS: 35,117 SF (75.36%)

#### OPEN SPACE AREA

11,481 SF (24.64%)

#### SETBACKS:

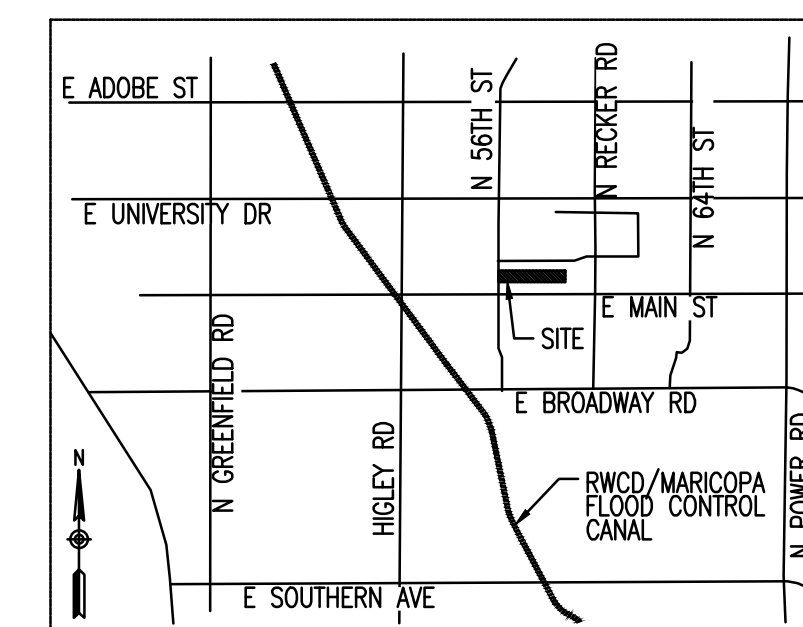
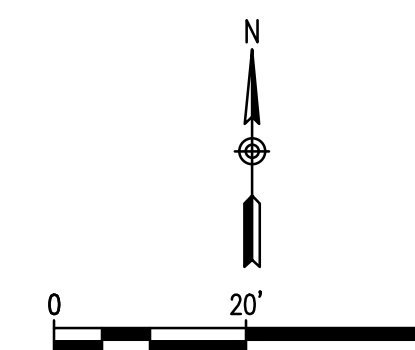
FRONT --- FT  
REAR --- FT  
SIDE INTERIOR --- FT EA  
SIDE STREET --- FT EA

#### WATER SERVICE:

PUBLIC  
SEWER SERVICE: PUBLIC

#### NOTES:

- ALL INFORMATION SHOWN ON THIS PLAN IS SCHEMATIC. NO FIELD SURVEY WAS PERFORMED TO VERIFY THE TOPO AND THE LOCATION OF ANY UTILITY.
- LOCATION OF PROPERTY AND TOPO ARE PER GIS MAPS AND MAY VARY WHEN PERFORMING A FIELD SURVEY.
- INSTALL FIRE HYDRANTS PER IFC APPENDIX B AND C.
- LOCATIONS OF DRIVEWAYS SHOWN ON THIS PLAN ARE APPROXIMATE.



VICINITY MAP  
SCALE: 1"=1 MILE