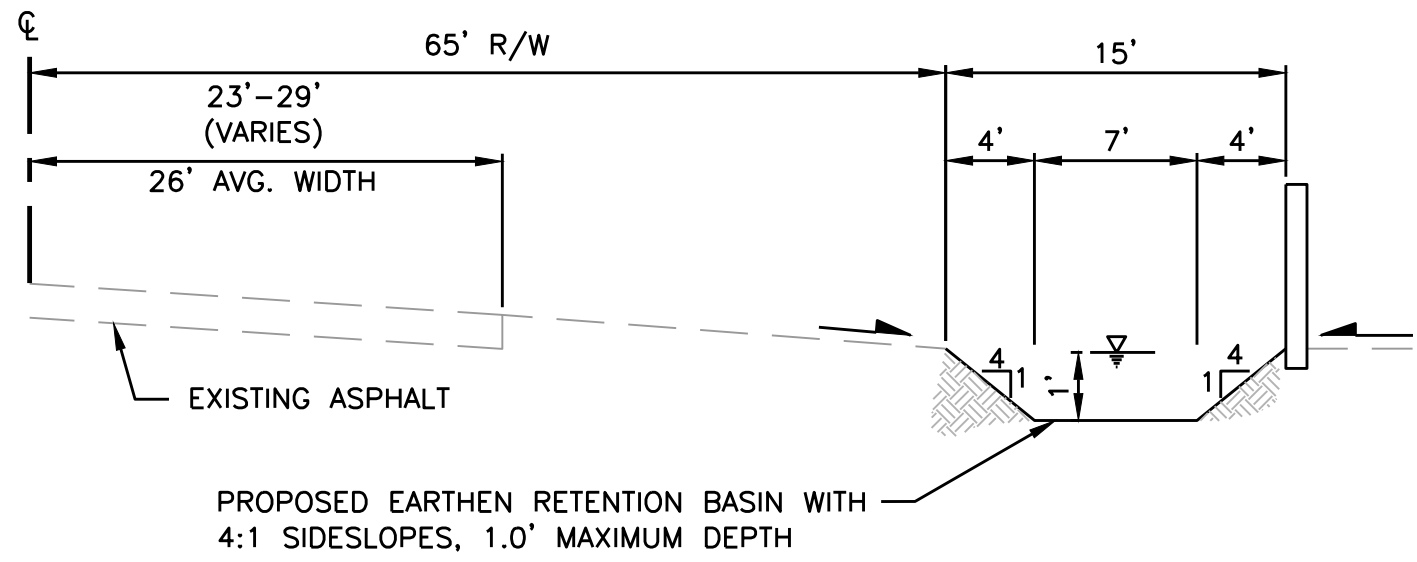


Z:\18-029-114 VERTUCCIO FARMS GD\DWG\PRELIMINARY\TABS-PRELIM.DWG PG-1 (02-10-20 2:48:35PM) CRAIG



SECTION A
(NTS)

FLOOD INFORMATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP 04013C2760L, DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" AREAS. 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE

BASIS OF BEARING

SOUTH 88°42'43" EAST ALONG THE NORTH BOUNDARY LINE OF THE SUBJECT PARCEL AS MEASURED BETWEEN MONUMENTS SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES. ALSO SHOWN ON THE RECORD DEED FOR THIS PARCEL.

BENCH MARK

CITY OF MESA BENCHMARK-- NAIL AND TAG IN TOP OF IRRIGATION STRUCTURE AT NORTHWEST CORNER OF PARCEL. ELEVATION=1325.67 (NAVD 88)

AREA

NET SITE AREA = ±429,622.38 S.F. / ±9.86ACRES

REFERENCE DOCUMENTS

- (R1) DOCKET 2010-0027616, MCR (RECORD DEED)
- (R2) TITLE COMMITMENT BY CHICAGO TITLE AGENCY (ORDER NO. C1809210-317-AC-SW, DATED 11-29-2018)
- (R3) DOCKET 2016-0358039 (CELL TOWER SITE BOUNDARY)

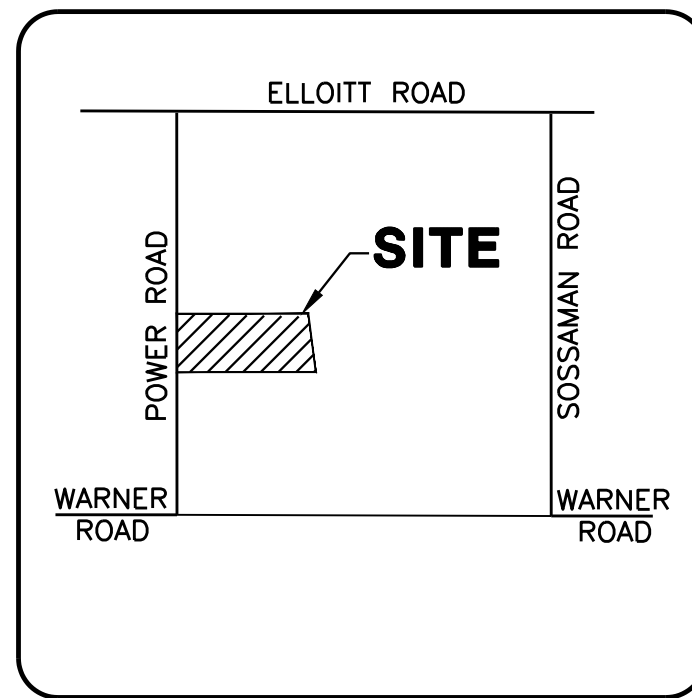
ZONING PARCEL

LI
LI
LI
APN 304-17-003A
APN 304-17-003J
APN 304-17-003L

KEYED CONSTRUCTION NOTES:

- EXISTING STRUCTURE TO BE REMOVED.
- EXISTING FARM STAND.
- EXISTING SUNSHADE/PAVILION.
- EXISTING TICKET BOOTH.
- EXISTING SUNSHADE.
- EXISTING CONCESSIONS.
- RELOCATED COFFEE STAND.
- EXISTING RESTROOMS.
- EXISTING PAVILION.
- EXISTING FARM EQUIPMENT BUILDING.
- EXISTING SHADE CANOPY.
- EXISTING STORAGE BUILDING WITH SHADE COVER.
- EXISTING ANIMAL CORRAL.
- EXISTING PAY EQUIPMENT.
- EXISTING GARDEN AREA.
- REFUSE BIN.
- EXISTING CELL TOWER.
- RELOCATED WATER TANK.
- ALL-WEATHER/DUST CONTROLLED DRIVING SURFACE (ABC OR MESA ENG. DEPT. APPROVED EQUIVALENT) OVERFLOW PARKING.
- EXISTING ORCHARD.
- EXISTING CORN MAZE AND GARDEN.
- 20' FIRE DEPARTMENT ACCESS ROUTE.
- DUST PROOFED SERVICE DRIVE.
- ASPHALT VEHICLE ACCESS DRIVE.
- EXISTING OVERHEAD UTILITY LINES.
- EARTHEN RETENTION BASIN WITH 4:1 SIDESLOPES, 1.0' MAXIMUM DEPTH.
- C.O.M. M-42 DRIVEWAY PER WIDTH SHOWN.
- ASPHALT DRIVE AND PARKING.

0 60 120
SCALE: 1" = 60'



VICINITY MAP
(NOT TO SCALE)

ENGINEERING

KSE DESIGN GROUP, PLC.
2525 W. GREENWAY RD., STE. 306
PHOENIX, ARIZONA 85023
P: (602) 347-7007
CONTACT: CRAIG SMITH

ARCHITECT

YOUNG DESIGN GROUP
7234 EAST SHOEMAN LANE, STE 8
SCOTTSDALE, AZ 85251
P: (480) 257-3312
CONTACT: JOE YOUNG

OWNER

VERTUCCIO FAMILY LIMITED PARTNERSHIP
30800 N GARY RD
QUEEN CREEK, AZ 85142

PRELIMINARY GRADING AND DRAINAGE PLAN FOR VERTUCCIO FARMS 4011 SOUTH POWER ROAD MESA, ARIZONA 85212

LEGEND

← INDICATION SURFACE RUNOFF FLOW DIRECTION. EXISTING DRAINAGE PATTERNS ARE UNALTERED.

RETENTION BASIN TABLE

(X) BASIN	VOLUME	DEPTH
A	2,200 CF	1.0'
B	3,245 CF	1.0'
C	990 CF	1.0'
TOTAL		6,435 CF PROVIDED

DRAINAGE STATEMENT

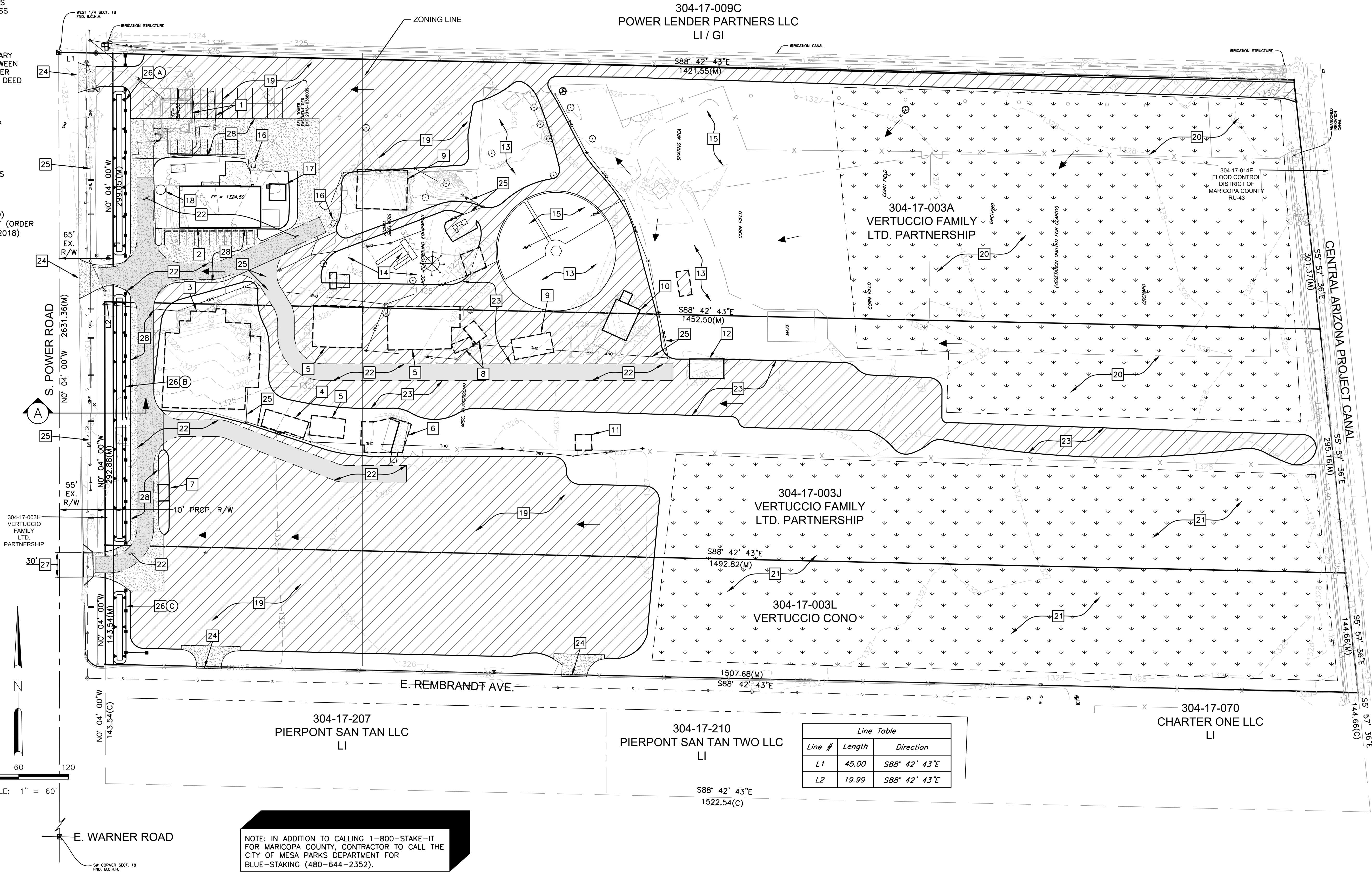
VERTUCCIO FARMS
PRELIMINARY GRADING AND DRAINAGE
RETENTION CALCULATIONS FOR POWER ROAD

RETENTION CALCULATIONS ARE FOR THE HALF STREET RIGHT-OF-WAY
RUNOFF COEFFICIENT = 0.95
RAINFALL = 2.17 INCHES (NOAA ATLAS 14 100-YEAR, 2-HOUR STORM EVENT)
AREA IS 65 FEET BY 736 FEET = 47,840 SQUARE FEET

WIEGHTED RUNOFF COEFFICIENT
PAVEMENT = 0.95 26' X 736' = 19,136 SF
LANDSCAPE = 0.50 39' X 736' = 28,704 SF

0.95 19,136 0.38
0.50 28,704 0.30
0.68

$V_R = C(1/12)A$
 $V_R = 0.68(2.17/12) 47,840$
 $V_R = 5,882$ CUBIC FEET



Line Table		
Line #	Length	Direction
L1	45.00	S88° 42' 43"E
L2	19.99	S88° 42' 43"E

NOTE: IN ADDITION TO CALLING 1-800-STAKE-IT FOR MARICOPA COUNTY, CONTRACTOR TO CALL THE CITY OF MESA PARKS DEPARTMENT FOR BLUE-STAKING (480-644-2352).

REVISIONS
NO. DESCRIPTION/DATE

DENNIS C. KNUDSEN
19154
03-13-19
EXPIRES 03-13-2021

KSE DESIGN GROUP, PLC
2525 West Greenway Road, Suite 306
Phoenix, Arizona 85023
PH (602) 347-7007 FAX (602) 249-1310

PRELIMINARY GRADING AND DRAINAGE PLAN
VERTUCCIO FARMS
4011 SOUTH POWER ROAD
MESA, ARIZONA 85212

JOB NO. 18-029-114
DESIGNED CLS
DRAWN LAS
COMP.
CHECKED DCK
DATE 03-13-2019
PG-1
1 OF 1 SHEETS