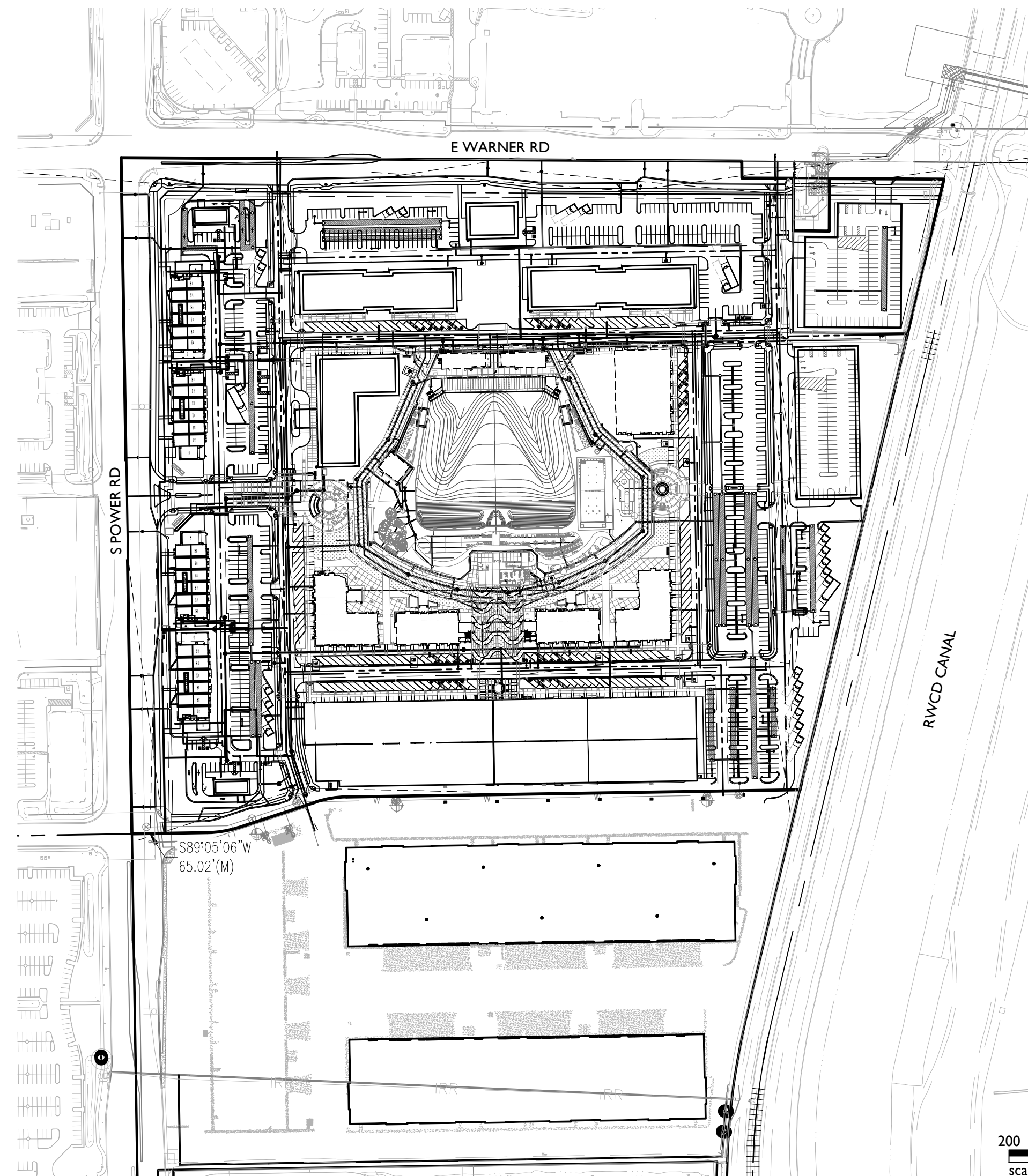
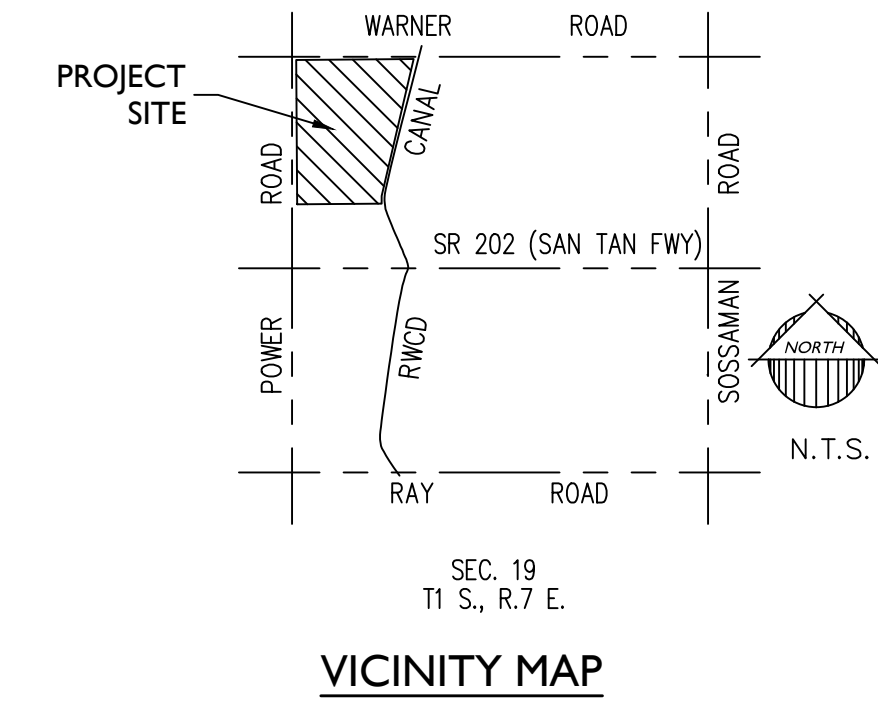


PRELIMINARY GRADING & DRAINAGE PLANS FOR CANNON BEACH

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19
TOWNSHIP 1 SOUTH, RANGE 7 EAST OF GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



PROJECT TEAM

DEVELOPER: ACTION ZONE BUSINESS 17, LLC COLE S. CANNON 124 SOUTH 600 EAST SALT LAKE CITY, UT 84102 TEL: 801-363-2999 CEL: 714-362-1087 E-MAIL: COLE@CANNONLAWGROUP.COM	PLANNER, ENGINEER, AND LANDSCAPE ARCHITECT: EPS GROUP, INC. 1130 N. ALMA SCHOOL ROAD, SUITE 120 MESA, AZ 85201 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: DANIEL AUXIER dan.auxier@epsgruoinc.com
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PROJECT DATA

A.P.N.:	304-30-009U, 009V
CURRENT LAND USE:	AGRICULTURAL
EXISTING GENERAL PLAN:	MIXED USE ACTIVITY / EMPLOYMENT
EXISTING ZONING:	AG
GROSS AREA:	± 59.71 ACRES
NET AREA:	± 54.42 ACRES
TOTAL PARCEL AREA:	35.6131
FLOOR AREAS:	
COMMERCIAL	677,475 SQ. FT.
WAREHOUSE	113,100 SQ. FT.
TOTAL	790,575 SQ. FT.

FLOOD ZONE INFORMATION

THIS PROJECT IS LOCATED WITHIN ZONE X OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, MAP #04013C2760L, DATED OCT. 16 2013. ZONE X IS DEFINED AS: 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 LEVES FROM 1% ANNUAL CHANCE FLOOD.

SHEET INDEX:

DESCRIPTION	SHEET NO
COVER SHEET	CS01
PRELIMINARY GRADING & DRAINAGE PLAN	PG01- PG02
	2 - 3

LEGEND

- | | | | |
|--------|------------------------------------|-----|-----------------------------------|
| XX | LOT NUMBER | ⊗ | TAPPING SLEEVE & VALVE |
| —●— | GRADE BREAK | —▲— | PROPOSED SIDEWALK RAMP |
| —◇— | GRADE CHANGE | ⊙ | PROPOSED SURVEY MONUMENT |
| — — | DRYWELL | —□— | PROPOSED WATER SERVICE |
| —}— | PROPOSED STRUCTURAL RETAINING WALL | — — | PROPOSED WATERLINE |
| — — | PROPOSED VERTICAL CURB | — — | PROPOSED WATER CAP W/FUSHING PIPE |
| — — | PROPOSED ROLL CURB | — — | PROPOSED DRIVEWAY |
| — — | PROPOSED CENTERLINE | — — | PROPOSED STREET SIGN |
| — — | PROPOSED MULTI USE EASEMENT | ⊗ | PROPOSED WATER VALVE |
| — — | PROPOSED SWALE | ⊗ | PROPOSED FIRE HYDRANT |
| —T— | EXISTING TELEPHONE | — — | PROPOSED SEWERLINE |
| —OHE— | EXISTING OVERHEAD ELECTRIC | — — | PROPOSED SEWER SERVICE |
| —G— | EXISTING GAS | — — | PROPOSED SEWER MANHOLE |
| —FO— | EXISTING FIBER OPTIC | — — | PROPOSED SCUPPER |
| —UGE— | EXISTING UNDERGROUND ELECTRIC | ⊗ | PROPOSED CATCH BASIN |
| —8" W— | EXISTING WATER | ⊗ | PROPOSED RIPRAP |
| —8" S— | EXISTING SEWER | — — | EXISTING VERTICAL CURB |
| ⊗ SL | EXISTING STREET LIGHT | — — | EXISTING ROLL CURB |
| ⊗ | EXISTING JUNCTION BOX | — — | EXISTING STREET SIGN |
| — — | EXISTING GUY WIRE | — — | SLOPE DIRECTION |
| ⊗ | EXISTING SEWER MANHOLE | | |
| ⊗ | EXISTING WATER METER | | |
| ⊗ | EXISTING WATER VALVE | | |
| ⊗ | EXISTING FIRE HYDRANT | | |

100-YR RUNOFF & RETENTION CALCULATIONS:

VOLUME REQUIRED:
 $V_{REQ} = C * D * A / 12$
 WHERE: V_{REQ} = RUNOFF VOLUME (SF)
 C = WEIGHTED RUNOFF COEFFICIENT = 0.90
 D = 100-YR, 2-HR RAINFALL DEPTH (IN) = 2.20-IN
 A = AREA OF PROJECT SITE IN ACRES (43.21 AC)

$V_R = 310,568$ CF
 $V_P = 349,177$ CF

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480-503-2250 | F: 480-503-2258
www.epsgruoinc.com

Cannon Beach
Cover Sheet

Project: 19-1090
 Revisions:

Call us at least 48 hours before you begin excavation.

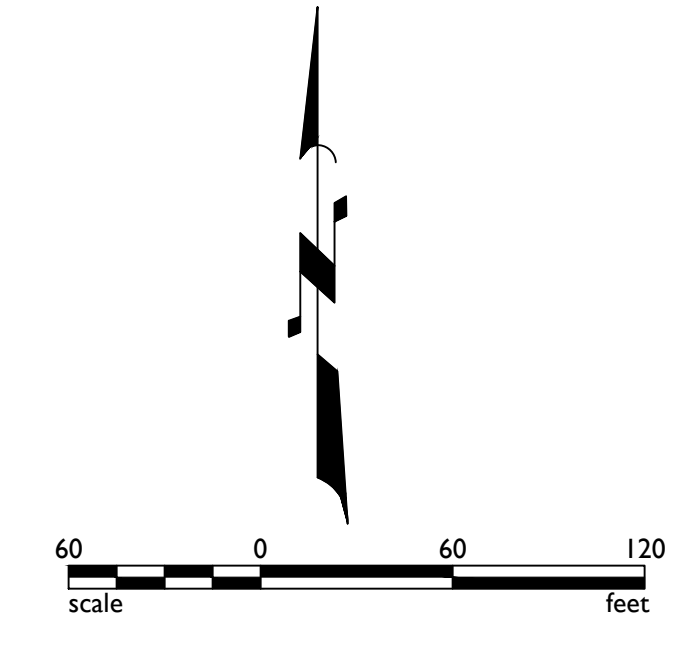
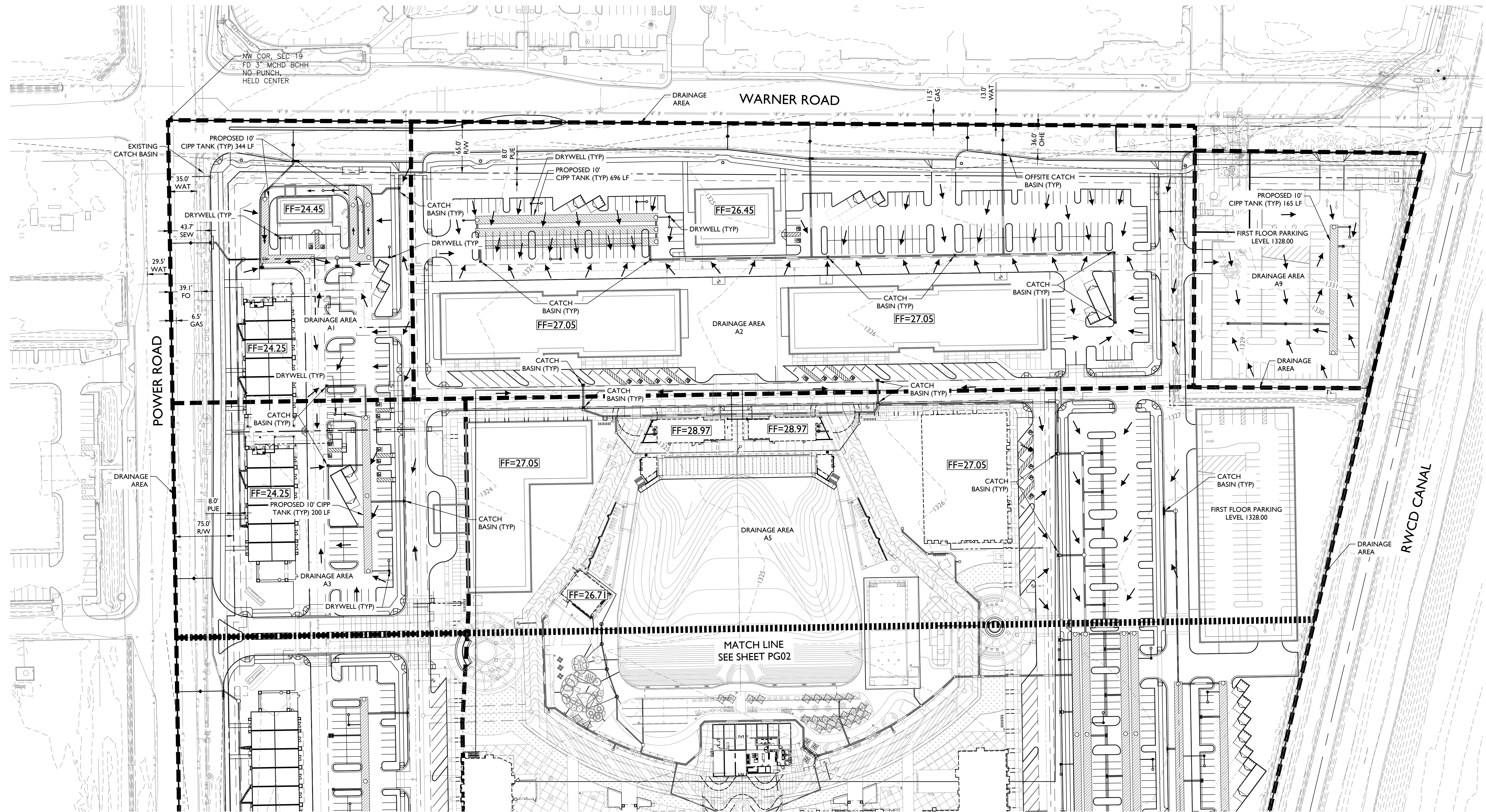
 Dig it right. 800-875-8287. (Toll-Free)
 In Maricopa County: (602)283-1100

Designer: EPS
 Drawn by: EPS

Job No.
 19-1090
 CS01
 Sheet No.
 1
 of 3

19-1090 - Cannon Beach - Preliminary

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1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

Project: Cannon Beach
Mesa, Arizona

Revisions:

Call at least one day before you begin excavating

Call 811 or visit 811AZ.COM
In Maricopa County: (602)283-1100

Designer: EPS
Drawn by: EPS

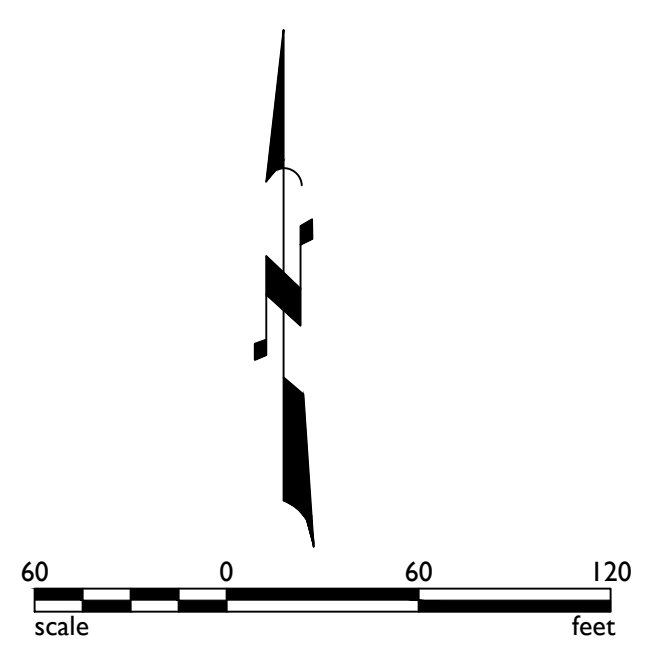
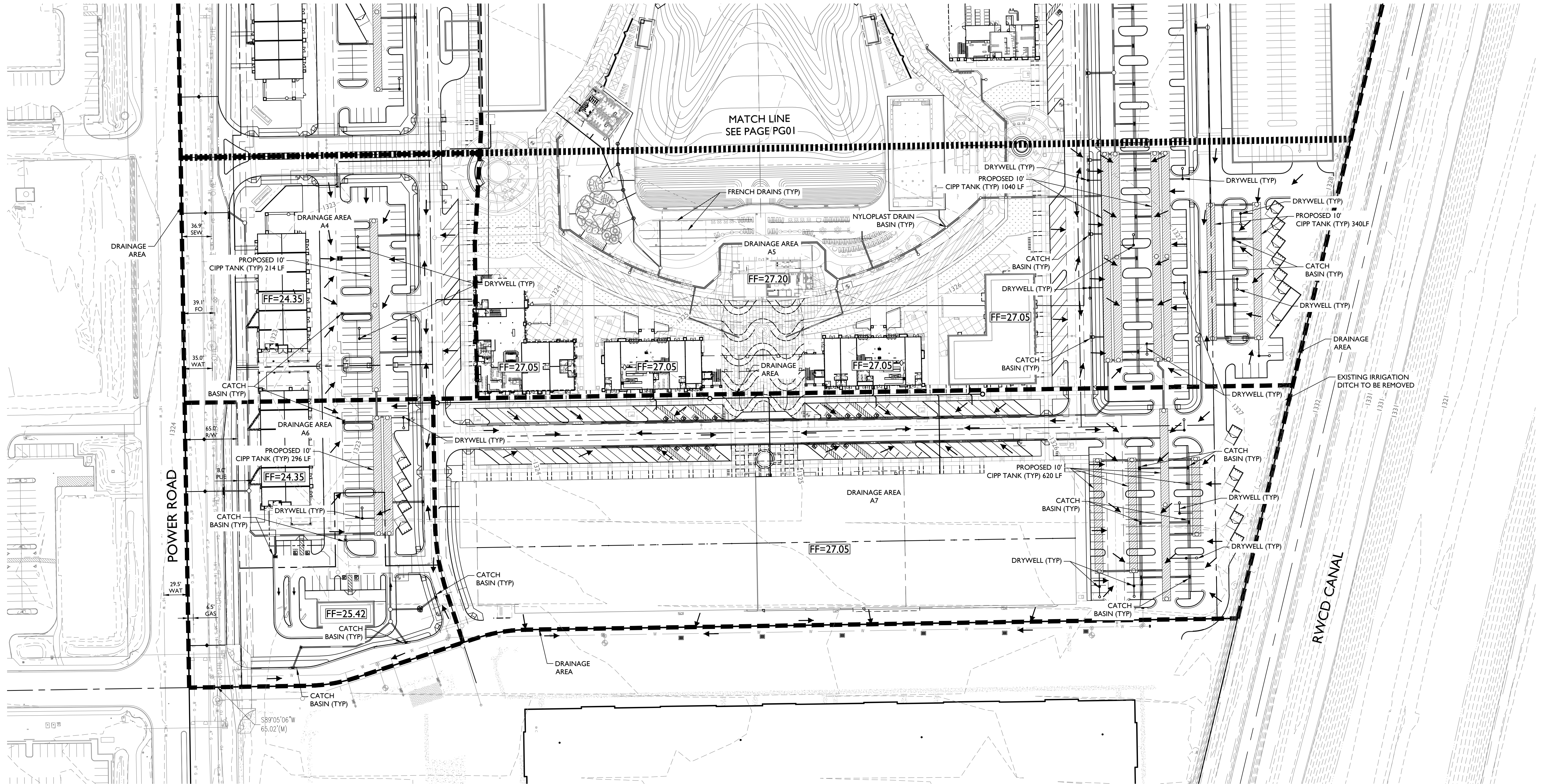
Job No.
19-1090

Sheet No.
2
of 3

PG01

19-1090 - Cannon Beach - Preliminary

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1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

Project: Cannon Beach
Mesa, Arizona

Preliminary Grading & Drainage

Revisions:

Call at least two full working days before you begin excavation.

 Dig Safe - 1-800-4-A- Dig
 In Maricopa County: (602) 938-1100

Designer: EPS
Drawn by: EPS

REGISTERED PROFESSIONAL ENGINEER (PE)
 CERTIFICATE NO.
 50291
 DANIEL B.
 AUXIER
 State Expired 08/25/23
 ARIZONA, U.S.A.

Job No.
19-1090

PG02

Sheet No.
3
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