

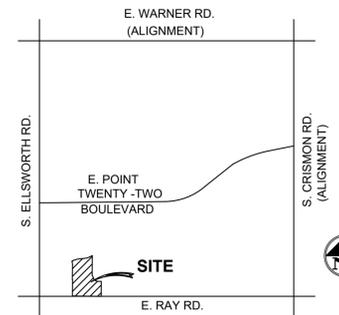
CONCEPTUAL GRADING & DRAINAGE AND UTILITY PLANS

FOR

LIV EASTMARK

5111 S. BRADLEY WAY, MESA, ARIZONA 85212

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

CIVIL ENGINEER

ATWELL, LLC
645 E. MISSOURI AVE. SUITE 420
PHOENIX, ARIZONA 85012

CONTACT: SCOTT LUCAS
PHONE: (602) 297-8732
EMAIL: SLUCAS@ATWELL.COM

OWNER

LIV MESA GATEWAY, LLC
1600 S. BEACON BLVD. STE 260
GRAND HAVEN, MI, 49417

CONTACT: BETH HEATH
PHONE: (616) 850-1058
EMAIL: BHEATH@LIVCOMMUNITIES.COM

DEVELOPER

LIV COMMUNITIES
1600 S. BEACON BLVD. STE 260
GRAND HAVEN, MI, 49417

CONTACT: BETH HEATH
PHONE: (616) 850-1058
EMAIL: BHEATH@LIVCOMMUNITIES.COM

ARCHITECT

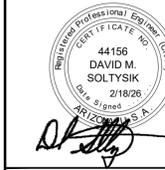
TRIARC ARCHITECTURE & DESIGN
1934 E. CAMELBACK RD. STE 200
PHOENIX, AZ, 85016

CONTACT: JON HANNA
PHONE: (602) 229-1100
EMAIL: JON@TRIARCDDESIGN.COM

LANDSCAPE ARCHITECT

RVI PLANNING + LANDSCAPE ARCHITECTURE
645 E. MISSOURI AVE. SUITE 420
PHOENIX, ARIZONA 85012

CONTACT: JUSTIN CHADWICK
PHONE: (602) 682-6070
EMAIL: JCHADWICK@RVIPLANNING.COM



LIV EASTMARK

SITE PLAN



DATE	DESCRIPTION
3/3/25	CITY SUBMITTAL
4/4/25	CITY RESUBMITTAL
12/5/25	CITY RESUBMITTAL
1/22/26	CITY RESUBMITTAL
2/18/26	CITY RESUBMITTAL

CHECKED BY: DS

DRAWN BY: SL

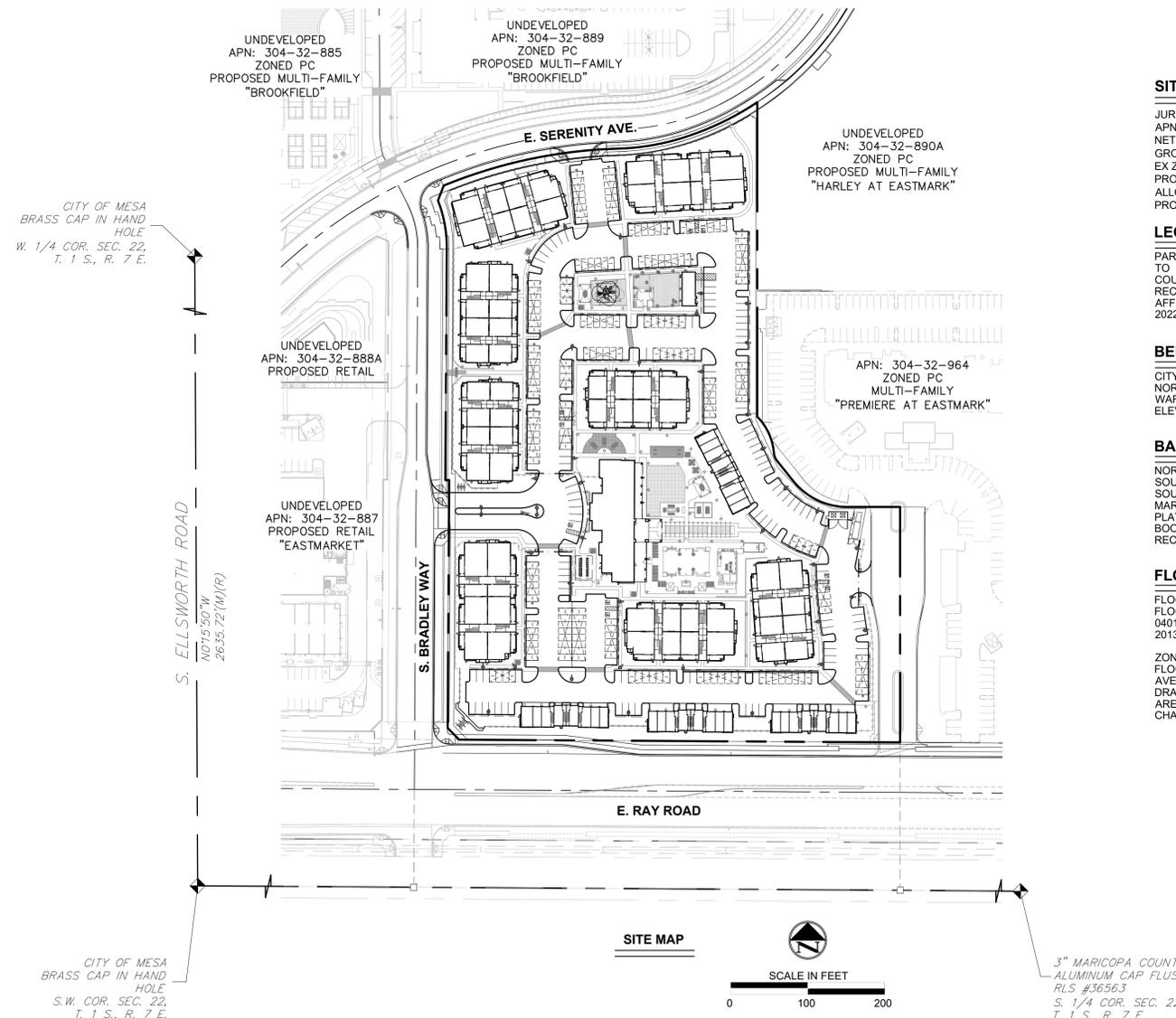
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COVER SHEET

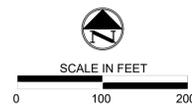
SHEET No.

1 of 3

PROJECT No.
1688



SITE MAP



3" MARICOPA COUNTY ALUMINUM CAP FLUSH RLS #36563 S. 1/4 COR. SEC. 22, T. 1 S., R. 7 E.

LEGEND

BOUNDARY	---
EX PROPERTY LINE	---
SETBACK	---
EASEMENT	---
SECTION LINE	---
CENTERLINE	---
EX CONTOURS MINOR	-1394-
EX CONTOURS MAJOR	-1395-
FENCE	--- --- --- ---
WALL	--- --- --- ---
STORM DRAIN	--- --- --- ---
CATCH BASIN	□
DRYWELL/DRYWELL AND INTERCEPTOR	○
GRADE BREAK	---GB---
STORMTECH CHAMBER	[w.q.]
DIRECTION OF FLOW	→
SEWER LINE	—S—
WATER LINE	—W—
FIRE LINE	—FW—
SEWER MANHOLE	⊙
STORM DRAIN MANHOLE	⊙
FIRE HYDRANT	●
BACKFLOW PREVENTER	∞
WATER METER	⊠
EX GROUND ELEVATION	x 94.1
PAVEMENT ELEVATION	● P 95.60
GRATE ELEVATION	● GR 94.80
RIM ELEVATION	● R 94.20

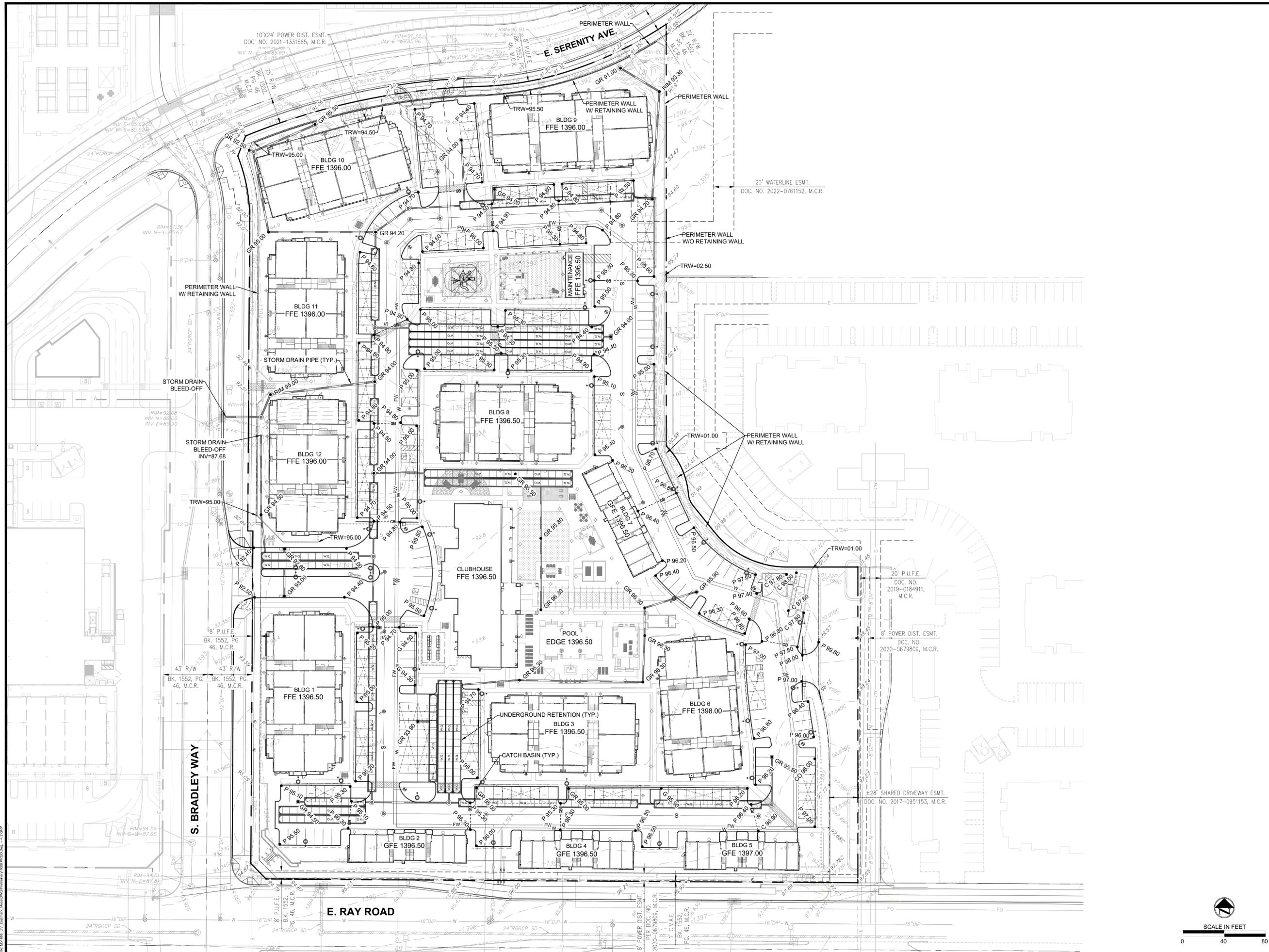
ABBREVIATIONS

AC	ACRE
B/C	BACK OF CURB
BLDG	BUILDING
CF	CUBIC FEET
CL	CENTERLINE
CY	CUBIC YARD
EA	EACH
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EXIST / EX	EXISTING
F/C	FACE OF CURB
FFE	FINISHED FLOOR ELEVATION
GFE	GARAGE FLOOR ELEVATION
GR	GRATE
IRR	IRRIGATION
LF	LINEAR FEET
LS	LANDSCAPE
MUTE	MULTI-USE TRAIL EASEMENT
P	PAVEMENT
PROP	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
PUEF	PUBLIC UTILITY AND FACILITY EASEMENT
R/W	RIGHT OF WAY
SB	SETBACK
SD	STORM DRAIN
SF	SQUARE FEET
S/W	SIDEWALK
SY	SQUARE YARD
TRW	TOP OF RETAINING WALL
TYP	TYPICAL
VC&G	VERTICAL CURB & GUTTER
VOL	VOLUME

RETENTION VOLUME & DRAIN TIME SUMMARY						
$V_R = \text{VOLUME REQUIRED}$						
$V_R = C \times (P / 12) \times A$						
GROSS AREA = 10.42						
NET AREA = 8.55						
C = WEIGHTED RUNOFF COEFFICIENT						
DRIVE EAST = 0.36						
BRADLEY WAY = 0.38						
TOTAL (AC) = 9.29						
P = RAINFALL DEPTH (NOAA ATLAS 14)						
P = 2.19 IN. (100-YR, 2 HR)						
DRAINAGE AREA ID	DRAINAGE AREA (AC)	WEIGHTED RUNOFF COEFF. "C"	TOTAL VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)	TIME TO DRAIN (HOURS)	RELEASE RATE (CFS)
A	8.55	0.80	54,376			
OS1	0.38	0.95	2,870	61,225		
OS2	0.36	0.95	2,719			
OS3	0.20	0.95	1,510			
TOTAL	9.29		59,965	61,225	36	0.46

Basin Volume	61,225	cf		
STORMTECH MC-3500	NUMBER OF CHAMBERS	LENGTH (FT)	VOLUME (CF)	
No. Chambers	338	2,535.0	59,150	
End Caps	46	101.2	2,075	
Total	338	2,636	61,225	

ADS MANUFACTURER'S INFO.	MC-3500	END CAP
INSTALLED LENGTH	7.50	2.2
SINGLE CHAMBER VOLUME	109.9	14.9
RETAINED VOLUME (9" STONE FOUNDATION)	175.0	45.1
TOTAL RETAINED VOLUME / LF	23.33	20.50



ATWELL
 866.850.4200 www.atwell.com
 645 EAST MISSOURI ROAD, SUITE 420
 PHOENIX, ARIZONA 85012
 (602) 297-8732



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SITE PLAN

Contact Arizona 811 at least two full working days before you begin excavation
 ARIZONA811
 Call 811 or click Arizona811.com

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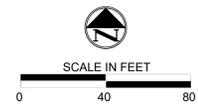
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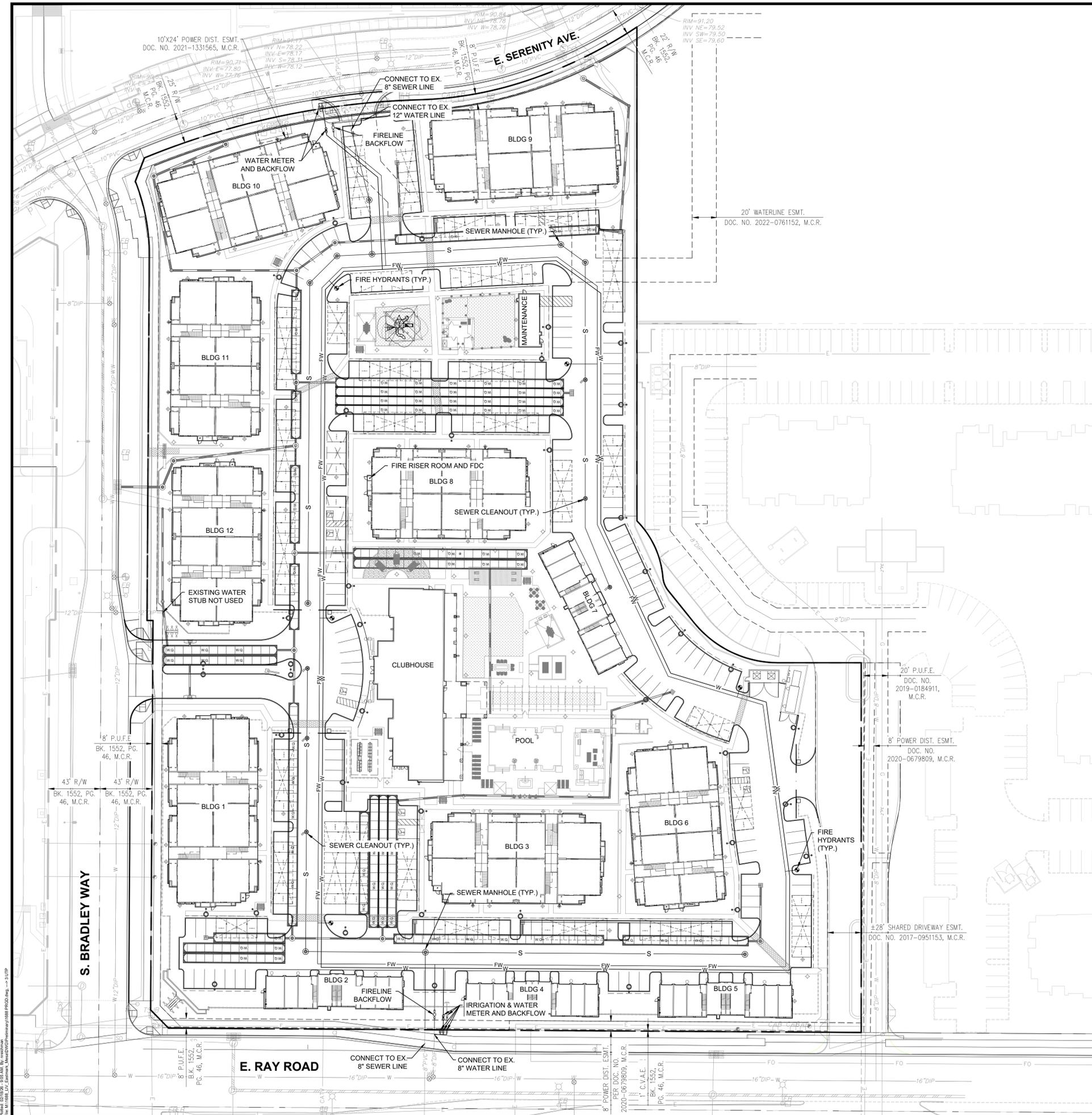
TITLE:
CONCEPT GRADING PLAN

SHEET No.

2 of 3

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DRAWN BY: NR

TITLE:
**CONCEPT
 UTILITY PLAN**

SHEET No.

3 of 3

PROJECT No.
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