

- 5 TRASH ENCLOSURES PER ARCHITECTURAL SPECIFICATIONS
- 6 PRIVATE PATIOS WITH VARYING DROP FROM EXISTING FLOOR. SEE TYPICAL CROSS SECTIONS ON THIS SHEET.
- 7A RETAINING WALL
- 7B RETAINING WALL. CONSTRUCT WITH GAP FROM EXISTING WALL AS REQUIRED.
- 8 NEW DETACHED PUBLIC SIDEWALK
- 9 DRIVEWAY ACCESS TO GATED COMMUNITY TO COMPLY WITH MESA STANDARDS PER DETAIL M-42.01
- 10 FIRE HYDRANT MAG 360
- 11 8" DUCTILE IRON WATER
- 12 6" SEWER SLOPE TBD
- 13 SELF-RETAINING AREA
- 16 PROPOSED STORM UG RETENTION TO CONNECT TO EXISTING CITY STORM DRAIN SYSTEM IN RIGHT OF WAY
- 17 NEW DRIVEWAY PER COM STD DTL M-42
- 18A NEW STAIRS FROM TO LANDSCAPE
- 18B NEW STAIRS FROM ELEVATED SIDEWALK TO LANDSCAPE
- 20 CONNECT TO EXISTING CONCRETE SIDEWALK/DRIVEWAY
- 22 HIGH STEM WALL OF BUILDING TO NOT ENCROACH PUE
- 23 3" BLEED-OFF PIPE WITH 3" ORIFICE AT DRAINATION POINT TO DISCHARGE TO CITY STORM DRAIN

ROOSEVELT CANAL R/W

EXISTING GRADE

0.5'

RETAINING WALL

3' MAX

PRIVATE PATIO WIDTH VARIES

PROPOSED DEVELOPMENT

FINISHED FLOOR

1.1 FEET AND POSSIBLE LANDING W/ STEPS TO BE PROVIDED FOR NORTHWEST UNITS

TYPICAL XS: PRIVATE PATIOS ALONG WEST PL

SCALE: 1"=5'

	Section C	Pre	Post
4	n	0.02	0.02
3	A	29.6	36.3
2	P	42.5	49.6
1	R	0.7	0.73
0	K	1731.79	2184.35

PRELIMINARY GRADING AND DRAINAGE PLAN C1