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SIENNA RIDGE PRELIMINARY IMPROVEMENT PLANS

A PART OF THE SOUTHEAST QUARTER OF SECTION 21 T1N, R7E, G.&S.R.B.M., MARICOPA COUNTY, ARIZONA

CITY OF MESA GENERAL NOTES

- ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS FURNISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS AND AS AMENDED BY THE CITY OF MESA. ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THESE AMENDED SPECIFICATIONS AND DETAILS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- SEPARATE RIGHT-OF-WAY PERMITS ARE REQUIRED FOR ALL PUBLIC UTILITIES, PUBLIC STREET IMPROVEMENTS, AND RIGHT-OF-WAY LANDSCAPING. FOR INFORMATION REGARDING AVAILABILITY AND COST OF RIGHT-OF-WAY PERMITS, CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT (480) 644-4273 OR AT [HTTP://WWW.MESAAZ.GOV/DEVSUSTAIN/CONSTRUCTIONPERMITS.ASPX](http://www.mesaz.gov/devsustain/constructionpermits.aspx). THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED UNLESS OTHERWISE NOTED. CONTRACTORS MUST HOLD THE APPROPRIATE CLASS OF LICENSE AND SHALL HAVE ON FILE WITH THE PERMIT SERVICES SECTION PROOF OF INSURANCE COVERAGE. PERMITS BECOME INVALID AND MUST BE UPDATED IF WORK HAS NOT BEGUN WITHIN NINETY (90) DAYS. PERMITS ALSO BECOME INVALID IF THE CONTRACTOR'S INSURANCE LAPSES OR IS VOIDED.
- TWENTY-FOUR (24) HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK, CONSTRUCTION OR INSTALLATIONS ASSOCIATED WITH THIS PERMIT, THE PERMITTED SHALL NOTIFY CITY OF MESA ENGINEERING DEPARTMENT AT 644-2251 OF INTENT TO BEGIN AND REQUEST/SCHEDULE PRELIMINARY FIELD REVIEW AT THE PROJECT SITE WITH THE CITY OF MESA ENGINEERING DEPARTMENT CONSTRUCTION INSPECTOR (CITY INSPECTOR). FAILURE TO PROVIDE PROPER INSPECTION NOTIFICATION AS PRESCRIBED ABOVE SHALL RESULT IN THIS PERMIT BECOMING INVALID AND WORK BEING STOPPED.
- CONTRACTOR'S SHALL COMPLY WITH THE REQUIREMENTS TO OBTAIN THE NECESSARY RIGHT-OF-WAY PERMITS AND SHALL COMPLY WITH THE RIGHT-OF-WAY PERMIT CONDITIONS AS FOUND ON THE BACK OF THE PERMIT FORM.
- THE CITY OF MESA PARKS & RECREATION DIVISION IS NOT REPRESENTED BY BLUE STAKE. WHEN THE CONTRACTOR EXCAVATES NEAR OR ADJACENT TO A CITY PARK, THE CONTRACTOR SHALL CONTACT THE PARKS & RECREATION ADMINISTRATION SECTION AT (480) 644-2354 TO REQUEST ASSISTANCE IN LOCATING ALL THEIR UNDERGROUND FACILITIES.
- THE CONTRACTOR SHALL OBTAIN AN EARTH-MOVING PERMIT FROM THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT AND SHALL COMPLY WITH ITS REQUIREMENTS FOR DUST CONTROL.
- THE ENGINEER HEREBY CERTIFIES AS EVIDENCED BY A PROFESSIONAL SEAL & SIGNATURE, THAT ALL AFFECTED UTILITY COMPANIES BOTH PUBLIC AND PRIVATE HAVE BEEN CONTACTED AND ALL EXISTING AND/OR PROPOSED UTILITY LINES AND OTHER RELATED INFORMATION HAVE BEEN TRANSFERRED ONTO THESE PLANS. THE ENGINEER OR ARCHITECT ALSO HEREBY CERTIFIES THAT ALL EXISTING AND/OR PROPOSED PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN CORRECTLY PLOTTED/SHOWN.
- THE ENGINEER, OR LAND SURVEYOR OF RECORD SHALL CERTIFY UPON COMPLETION OF CONSTRUCTION THAT ALL PUBLIC IMPROVEMENTS (WATER AND SEWER UTILITIES, STORM SEWER, CONCRETE, PAVING, STREET LIGHTS, ETC.) HAVE BEEN INSTALLED AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE APPROVED PLANS. ANY CHANGES SHALL BE REFLECTED ON "AS-BUILT" DRAWINGS PROVIDED BY THE ENGINEER TO THE CITY'S ENGINEERING DEPARTMENT.
- THE REGISTERED ENGINEER OR LAND SURVEYOR SHALL CERTIFY THAT THE MINIMUM HORIZONTAL AND VERTICAL SEPARATIONS BETWEEN UTILITIES WITHIN PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN MAINTAINED AS REQUIRED BY LAW OR POLICY.
- THE DEVELOPER SHALL PROVIDE ALL CONSTRUCTION STAKING FOR THE PROJECT.
- THE DEVELOPER OR THE ENGINEER IS RESPONSIBLE FOR ARRANGING FOR THE RELOCATION OR REMOVAL OF ALL UTILITIES OR FACILITIES THAT ARE IN CONFLICT WITH THE PROPOSED PUBLIC IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ALL UTILITIES, POWER POLES, IRRIGATION DRY-UPS, RESETS REMOVALS BY OTHERS, ETC.
- THE CONTRACTORS SHALL LOCATE ALL UTILITIES PRIOR TO EXCAVATION AND AVOID DAMAGE TO SAME. CALL 263-1100 FOR BLUE STAKE TWO WORKING DAYS PRIOR TO DIGGING. CALL SALT RIVER PROJECT FOR POLE BRACING, ELECTRIC SERVICE OR CONSTRUCTION SCHEDULING AT (602) 273-8888.
- WHEN GAS MAINS AND/OR SERVICES ARE EXPOSED, CONTACT THE CITY OF MESA AT (480) 644-2261 FOR INSPECTION OF THE EXPOSED PIPE AND COATING PRIOR TO BACKFILLING OF THE TRENCH.
- CONTRACTORS SHALL COMPLY WITH THE PROVISIONS FOR TRAFFIC CONTROL AND BARRICADING PER THE CURRENT CITY OF MESA TRAFFIC BARRICADE MANUAL.
- IF A FIRE HYDRANT IS NEEDED TO OBTAIN CONSTRUCTION WATER, THE CONTRACTOR SHALL OBTAIN A FIRE HYDRANT METER FROM PERMIT SERVICES AND PAY ALL APPLICABLE FEES AND CHARGES.
- IF DURING THE CONSTRUCTION OF A PUBLIC FACILITY, THE CONTRACTOR FAILS TO OR IS UNABLE TO COMPLY WITH A REQUEST OF THE CITY INSPECTOR, AND IT IS NECESSARY FOR CITY FORCES TO DO WORK THAT IS NORMALLY THE CONTRACTOR'S RESPONSIBILITY, THE CITY SHALL BE JUSTIFIED IN BILLING THE CONTRACTOR. EACH INCIDENT REQUIRING WORK BY CITY FORCES SHALL BE COVERED BY A SEPARATE BILLING AT THE CURRENT APPLICABLE RATES.
- THE CONTRACTOR IS ADVISED THAT DAMAGE TO PUBLIC SERVICES OR SYSTEMS AS A RESULT OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AND INSPECTED BY THE CITY INSPECTOR. UNLESS OTHERWISE APPROVED BY THE CITY, ALL REPAIRS SHALL BE DONE WITHIN 24 HOURS. THE CONTRACTOR IS ADVISED THAT ANY COSTS RELATED TO REPAIR OR REPLACEMENT OF DAMAGED PUBLIC SERVICES AND SYSTEMS AS A RESULT OF CONTRACTOR'S ACTIVITIES SHALL BE BORNE BY THE CONTRACTOR.

CITY OF MESA STORM WATER DRAINAGE & RETENTION NOTES

THE FOLLOWING NOTE(S) ARE REQUIRED WHENEVER A PRIVATE LAND DEVELOPMENT PROJECT IS REQUIRED TO PROVIDE RETENTION OF STORM WATER. THESE NOTES ARE IN ADDITION TO THE GENERAL REQUIREMENTS NOTES.

- THE ENGINEER, OR LAND SURVEYOR SHALL CERTIFY THAT THE REQUIRED STORM WATER RETENTION HAS BEEN PROVIDED. THE CERTIFICATION SHALL ALSO INDICATE THE ACTUAL VOLUME PROVIDED. SUCH CERTIFICATION SHALL BE PROVIDED TO THE DEVELOPMENT SERVICES DEPARTMENT WHEN THE RETENTION AREA IS TO REMAIN PRIVATE PROPERTY AND TO THE ENGINEERING DEPARTMENT WHEN THE RETENTION AREA IS TO BECOME CITY OF MESA PROPERTY.
- ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNERS AND ARE TO BE REPLACED BY THE OWNERS WHEN THEY CEASE TO DRAIN WATER IN A 36HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL-SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL. IN ACCORDANCE WITH ARIZONA REVISED STATUTES, DRYWELLS ARE REQUIRED TO BE REGISTERED WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ). IT IS THE OWNER'S RESPONSIBILITY TO REGISTER ALL DRYWELLS. AN AQUIFER PROTECTION PERMIT MAY BE REQUIRED BY ADEQ FOR DRYWELLS DEEMED TO BE HAZARDOUS TO GROUNDWATER.

ENGINEER'S GENERAL NOTES

- ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THESE PLANS AND THE LATEST VERSION OF THE CITY OF MESA SUPPLEMENTAL STANDARD SPECIFICATIONS AND DETAILS. IF THERE IS A CONFLICT, THESE PLANS AND THEN THE JURISDICTION'S SUPPLEMENTS SHALL GOVERN.
- UNLESS SPECIFICALLY NOTED ON THESE PLANS OR OTHERWISE REQUIRED BY THE CITY OF MESA, ONSITE WORK FOR COMMERCIAL PROJECTS SHALL CONFORM TO THE LATEST VERSION OF THE INTERNATIONAL BUILDING CODE (IBC) AND INTERNATIONAL PLUMBING CODE (IPC) AS APPLICABLE.
- UNLESS SPECIFICALLY NOTED ON THESE PLANS OR OTHERWISE REQUIRED BY THE CITY OF MESA, ONSITE WORK FOR RESIDENTIAL PROJECTS SHALL CONFORM TO THE LATEST INTERNATIONAL RESIDENTIAL CODE (IRC) AS APPLICABLE.
- ANY WORK PERFORMED WITHOUT APPROVAL OF THE CITY OF MESA OR AFFECTED UTILITY COMPANY AND/OR ALL WORK AND MATERIAL NOT IN CONFORMANCE WITH THESE CONSTRUCTION DOCUMENTS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

PROPERTY OWNER

5228 S BLACKSTONE LLC
P.O. BOX 4807
OAK BROOK, IL 60522
CONTACT: JASON SANKS
PHONE: 602-326-0581
EMAIL: Jason@planconsulting.com

ENGINEER

JOEL WATSON, P.E.
WATSON CIVIL ENGINEERING
3746 E OMEGA CIRCLE
MESA, AZ 85215
PHONE: 480.330.0803
EMAIL: joelwatson@watsoncivilengineering.com

SURVEYOR

LAND SURVEY SERVICES PLC
20651 W. PASADENA AVE
BUCKEYE, AZ 85396-1255
PHONE: 602-703-7010

DATE OF FIELD SURVEY

AUGUST 2020

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TWENTY-ONE (21), TOWNSHIP ONE (1) NORTH, RANGE SEVEN (7) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, ALSO KNOWN AS THE CENTER OF SAID SECTION 21; THENCE NORTH 89° 56' 58" EAST, 165.82 FEET, ALONG THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 21, TO THE NORTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST OF THE NORTHWEST QUARTER OF THE SOUTHEAST OF SAID SECTION 21, SAID POINT BEING THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89° 56' 58" EAST 1159.31 FEET, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21 TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21;
THENCE SOUTH 00° 03' 03" WEST, 1320.20 FEET, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21;
THENCE SOUTH 89° 56' 44" WEST, 1325.18 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21;
THENCE NORTH 00° 03' 44" EAST, 660.18 FEET, ALONG THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 21, TO THE SOUTHWEST CORNER OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST OF THE SOUTHEAST QUARTER OF SAID SECTION 21;
THENCE NORTH 89° 56' 51" EAST, 165.63 FEET, TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21;
THENCE NORTH 00° 03' 39" EAST, 660.14 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

THE BASIS OF BEARINGS SHOWN HEREON IS THE EAST-WEST MID-SECTION LINE OF SEACTION 21, T1N, R7E, BEING NORTH 89° 58' 48" EAST AS TAKEN FROM ADOT RESULTS OF SURVEY IN BOOK 513 OF MAPS, PAGE 16.

PROTECTION OF EXISTING UTILITIES

- CONTRACTOR SHALL COMPLETE AN ARIZONA 811 TICKET AND OR CALL THE BLUE STAKE CENTER 602-263-1100, TWO WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
- EXISTING UTILITIES AND IMPROVEMENTS NOT DESIGNATED FOR REMOVAL SHALL BE PROTECTED IN PLACE. ANY DAMAGES TO EXISTING UTILITIES AND FACILITIES WHETHER THEY ARE SHOWN ON THE PLANS OR NOT, WILL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACTING ENTITY. REFER TO MAG STANDARD SPECIFICATION SECTION 601.
- CONTRACTOR SHALL ENSURE THAT ALL UTILITIES ARE MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION AND SHALL REVIEW THE SCOPE OF WORK ON THE PLANS AND NOTIFY THE ENGINEER IMMEDIATELY CONCERNING POSSIBLE CONFLICTS WITH EXISTING UTILITIES.
- LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS IS APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES WITHIN THE AREA OF WORK PRIOR TO THE START OF GROUND DISTURBING ACTIVITIES.

PROJECT DESCRIPTION

GRADING AND DRAINAGE PLAN FOR A NEW MULTI FAMILY DEVELOPMENT.

SHEET INDEX

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| 1 | C1 | PRELIMINARY COVER SHEET AND NOTES |
| 2 | C2 | PRELIMINARY GRADING AND DRAINAGE PLAN |
| 3 | C3 | PRELIMINARY FIRE, WATER AND SEWER PLAN |
| 4 | C4 | SECTIONS |

SITE INFORMATION

APN: 218-41-278D
ZONING: RS-43
ADDRESS: N/A
TOTAL AREA: 166,804 SF SQUARE FEET (±3.8293 ACRES)
TOTAL DISTURBED AREA: 153,751 S.F. (3.52 ACRES)

EARTHWORK

RAW CUT = 1,581 C.Y.
RAW FILL = 4,339 C.Y.

NET EXPORT = 2,821 C.Y.

FLOODPLAIN DESIGNATION

CURRENT FLOOD ZONE IS "ZONE X" (AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WIDTH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD); PER FIRM MAP NO. 04013C2295L, DATED OCTOBER 16, 2013.

BENCHMARK

NAIL AND BRASS TAG IN TOP OF WEST MEDIAN CURB, SOUTH END, AT THE INTERSECTION OF APACHE BOULEVARD (MAIN STREET) AND ELLSWORTH ROAD.

ELEVATION = 1530.02 FEET (CITY OF MESA NAVD 88 DATUM)

TEMPORARY BENCHMARK

PROJECT B.M.: BRASS CAP FLUSH AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY, CENTERLINE OF 90TH STREET.

ELEVATION = 1505.48 FEET

OUTDOOR LIGHTING NOTE

OUTDOOR LIGHTING SHIELDING SHALL CONFORM WITH MARICOPA COUNTY ZONING ORDINANCE ARTICLE 1112.4.2.

FINISH FLOOR CERTIFICATION

FINISHED FLOORS ARE SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.

STANDARDS

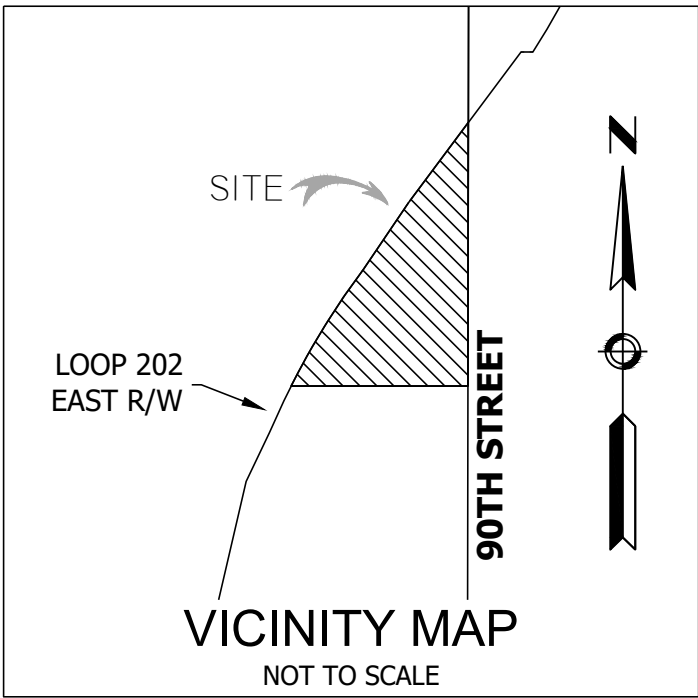
- MAG STANDARD SPECIFICATIONS AND DETAILS, 2020 EDITION.

GENERAL SURVEY NOTES

- THIS SURVEY IS BASED UPON A TITLE COMMITMENT PREPARED BY GRAND CANYON TITLE AGENCY, ORDER NO. 75000156-075-SC4-LER, AMENDMENT NO. 3 DATED MARCH 1, 2022.
- THE SURVEYOR HAS RELIED ON SAID TITLE COMMITMENT TO DISCLOSE ALL MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE PROPERTY.
- THIS PROPERTY IS ZONED RS-43 BY THE CITY OF MESA.
- THERE ARE NO BUILDINGS ON THIS PROPERTY.

ABBREVIATIONS

AC	ASPHALT CONCRETE, ACRE
ACP	ASPHALT CONCRETE PAVEMENT
APN	ASSESSOR'S PARCEL NUMBER
BCHH	BRASS CAP IN HANDHOLE
BFE	BASE FLOOD ELEVATION
BLDG	BUILDING
BOC	BACK OF CURB
BOW	FINISHED GROUND AT BASE OF WALL
BSL	BUILDING SETBACK LINE
BTM	BOTTOM (ELEVATION)
C/L	CENTERLINE
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE BLOCK
CONT	CONTINUOUS
COR	CORNER
D/W	DRIVEWAY
DKT	DOCKET
E	EAST, EASTING
EL, ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GROUND
FH	FIRE HYDRANT
FND	FOUND
FOC	FACE OF CURB
FT³	CUBIC FEET
G	GUTTER
GB	GRADE BREAK
HP	HIGH POINT
HW	HIGH WATER
HWSE	HIGH WATER SURFACE ELEVATION
INV	INVERT
LP	LOW POINT, LIQUID PROPANE
LSE	LANDSCAPE EASEMENT
MAS	MASONRY
N	NORTH, NORTHING
NIC	NOT IN CONTRACT (NOT A PART OF THE WORK)
NTS	NOT TO SCALE
OC	ON CENTER
P	PAVEMENT
PCC	PORTLAND CEMENT CONCRETE
P/L	PROPERTY LINE
PCR	PINAL COUNTY RECORDER
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS, RANGE
R/W, ROW	RIGHT OF WAY
RJ	RESTRAINED JOINT
S	SLOPE, SOUTH
SF	SQUARE FEET
SS	SANITARY SEWER
SW, S/W	SIDEWALK, SWALE
T	TELEPHONE, TOWNSHIP
TBM	TEMPORARY BENCHMARK
TCE	TEMPORARY CONSTRUCTION EASEMENT
TDE	TEMPORARY DRAINAGE EASEMENT
TEMP	TEMPORARY
TF	TOP OF FOOTING
TRW	TOP OF RETAINING WALL
TW	TOP OF WALL
TYP	TYPICAL
VC&G	VERTICAL CURB AND GUTTER
Vp	VOLUME PROVIDED
Vr	VOLUME REQUIRED
VNAE	VEHICLE NON-ACCESS EASEMENT
W	WATER, WEST
WSE	WATER SURFACE ELEVATION
WWW	WELDED WIRE MESH



EXISTING LEGEND

	SECTION CORNER
	BRASS CAP
	MONUMENT AS NOTED
	A.D.O.T. ALUMINUM CAP
	SANITARY SEWER MANHOLE
	SIGN
	SCHEDULE B ITEM NO.
	CALCULATED
	MEASURED
	RECORD
	BOUND BARRIER WALL
	PROPERTY LINE
	EASEMENT LINE
	OVERHEAD ELECTRIC
	SANITARY SEWER LINE
	WATER LINE
	COMMUNICATION LINE

PROPOSED LEGEND

	LIMITS OF GRADING
	MAJOR CONTOUR
	MINOR CONTOUR
	SWALE
	WATERLINE
	SEWERLINE
	WATER METER
	SEWER MANHOLE
	SEWER CLEANOUT
	GRADE DIRECTION
	SLOPE DIRECTION

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PRELIMINARY NOT FOR CONSTRUCTION 08/14/2023 WATSON CIVIL ENGINEERING www.watsoncivilengineering.com SIENNA RIDGE PRELIMINARY IMPROVEMENT PLANS APN: 218-41-278D NO ADDRESS MESA, AZ 85208 MARICOPA COUNTY, ARIZONA		
COVER SHEET AND NOTES		
WCE PROJECT NO: 22215	DESIGNED BY: SRC	SHEET 1 OF 4
		DRAWING C1



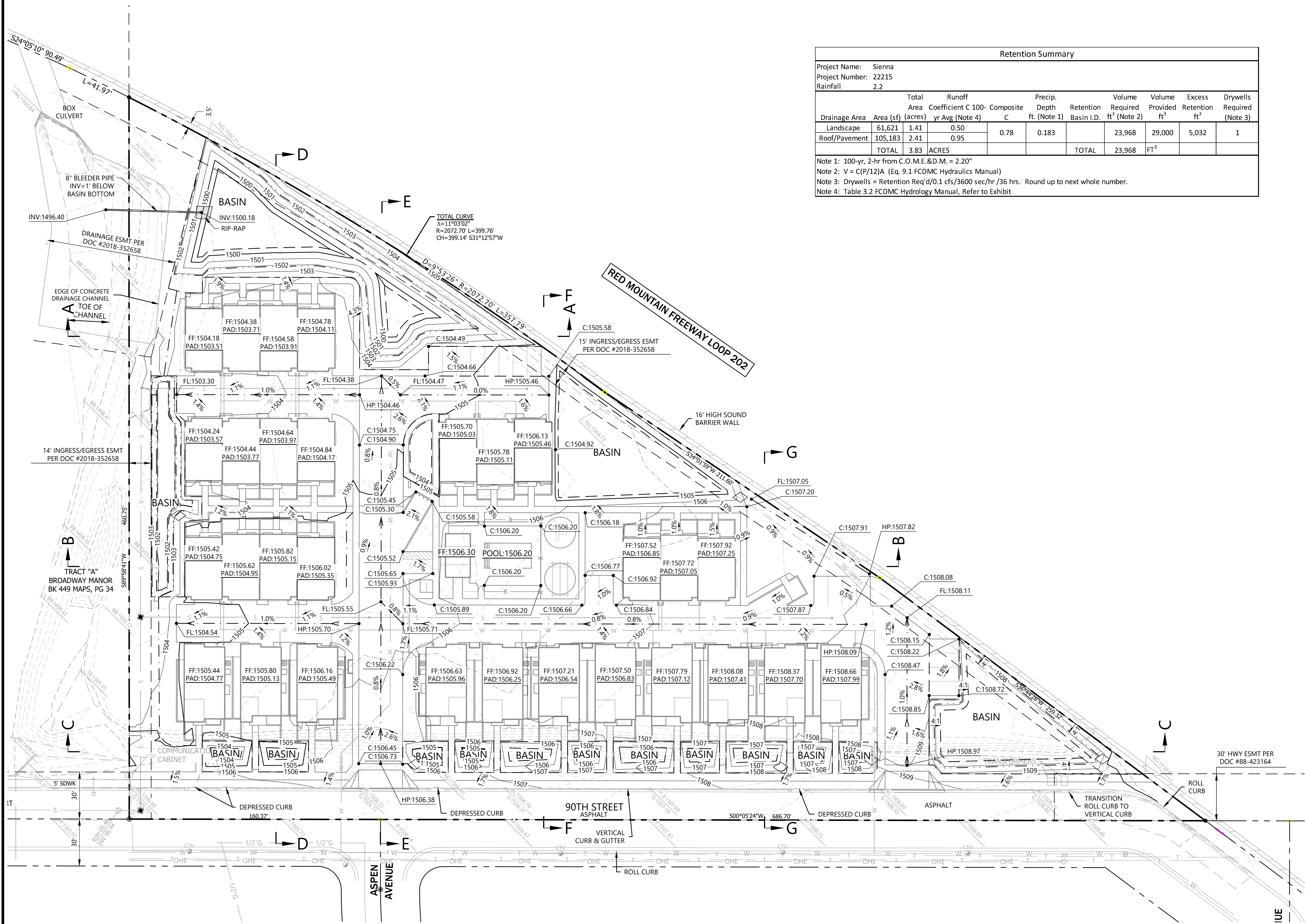
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BENCHMARK:
NAIL AND BRASS TAG IN TOP OF WEST MEDIAN CURB,
SOUTH END, AT THE INTERSECTION OF APACHE BOULEVARD
(MAIN STREET) AND ELLSWORTH ROAD.
ELEVATION = 1530.02 FEET (CITY OF MESA NAVD 88
DATUM)

Retention Summary											
Project Name:		Sienna									
Project Number:		22215									
Rainfall		2.2									
Drainage Area	Area (sf)	Total Area (acres)	Runoff Coefficient C	100-yr Avg (Note 4)	Composite C	Depth ft. (Note 1)	Retention Basin I.D.	Volume Required ft ³ (Note 2)	Volume Provided ft ³	Excess Retention ft ³	Drywells Required (Note 3)
Landscape	61,621	1.41	0.78	0.50	0.183			23,968	29,000	5,032	1
Roof/Pavement	105,183	2.41		0.95							
TOTAL		3.83	ACRES				TOTAL	23,968	FT ³		
Note 1: 100-yr, 2-hr from C.O.M.E. & D.M. = 2.20"											
Note 2: $V = C(P/12)A$ (Eq. 9.1 FCDMC Hydraulics Manual)											
Note 3: Drywells = Retention Req'd/0.1 cfs/3600 sec/hr /36 hrs. Round up to next whole number.											
Note 4: Table 3.2 FCDMC Hydrology Manual, Refer to Exhibit											

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	GRADING AND DRAINAGE PLAN		
WCE PROJECT NO: 22215	DESIGNED BY: SRC	SHEET 2 OF 4	DRAWING C2

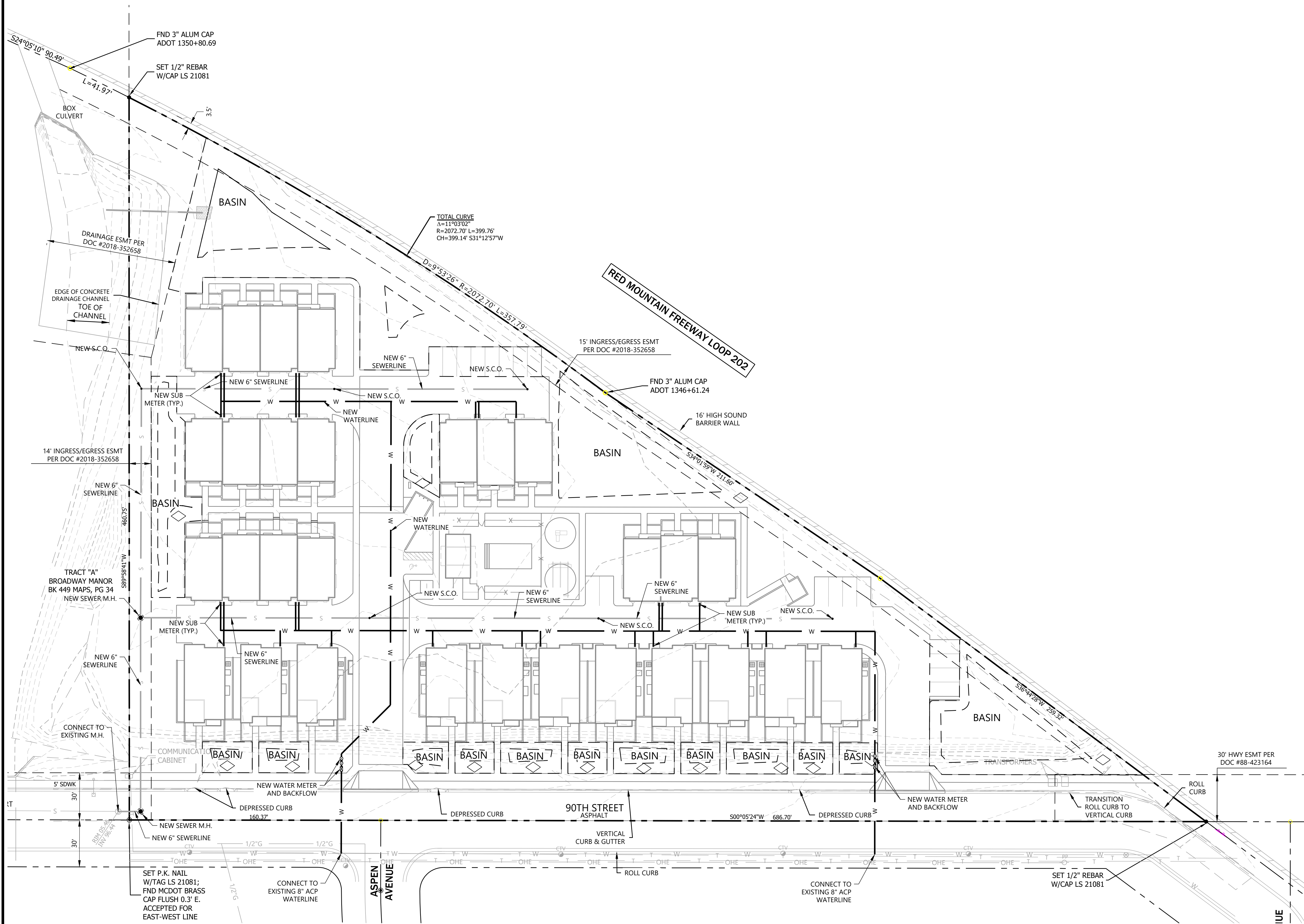


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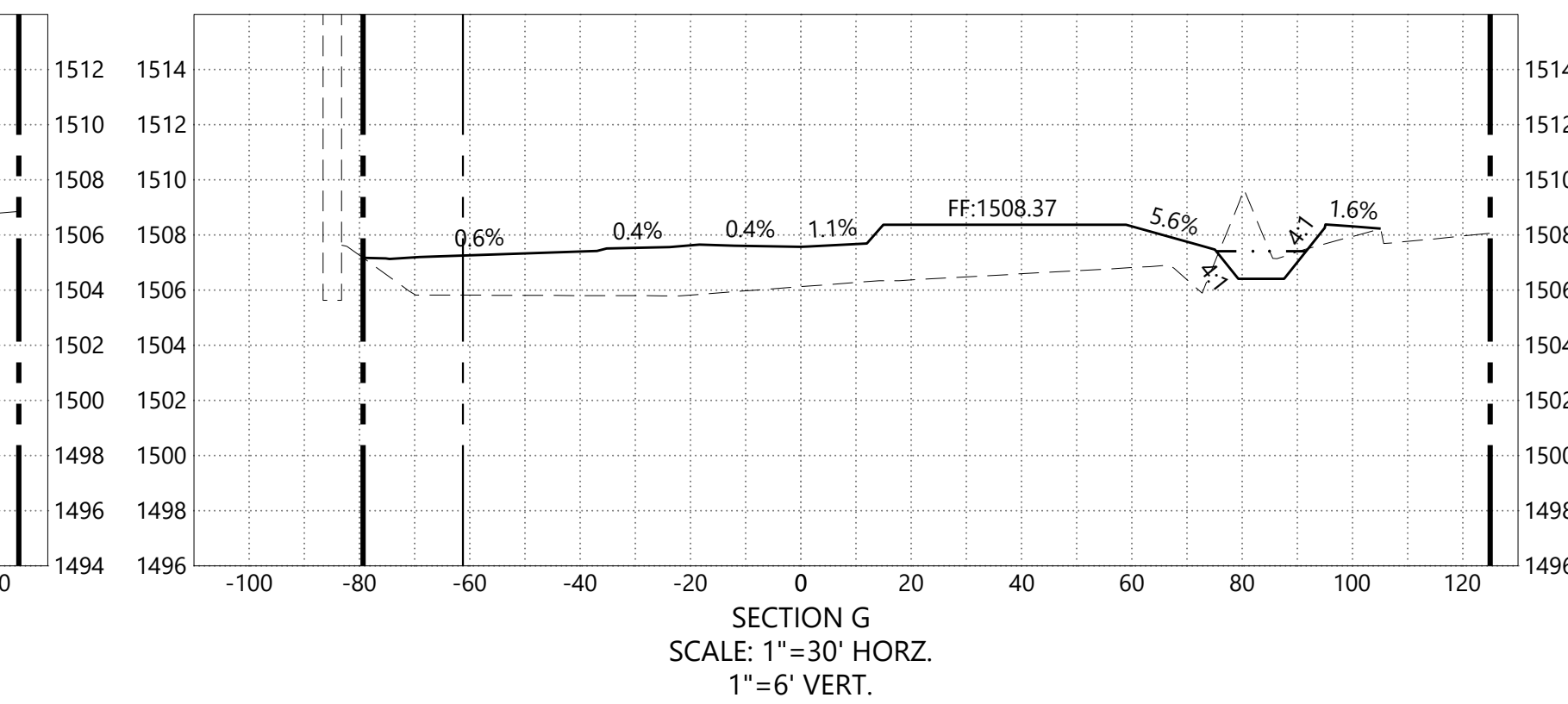
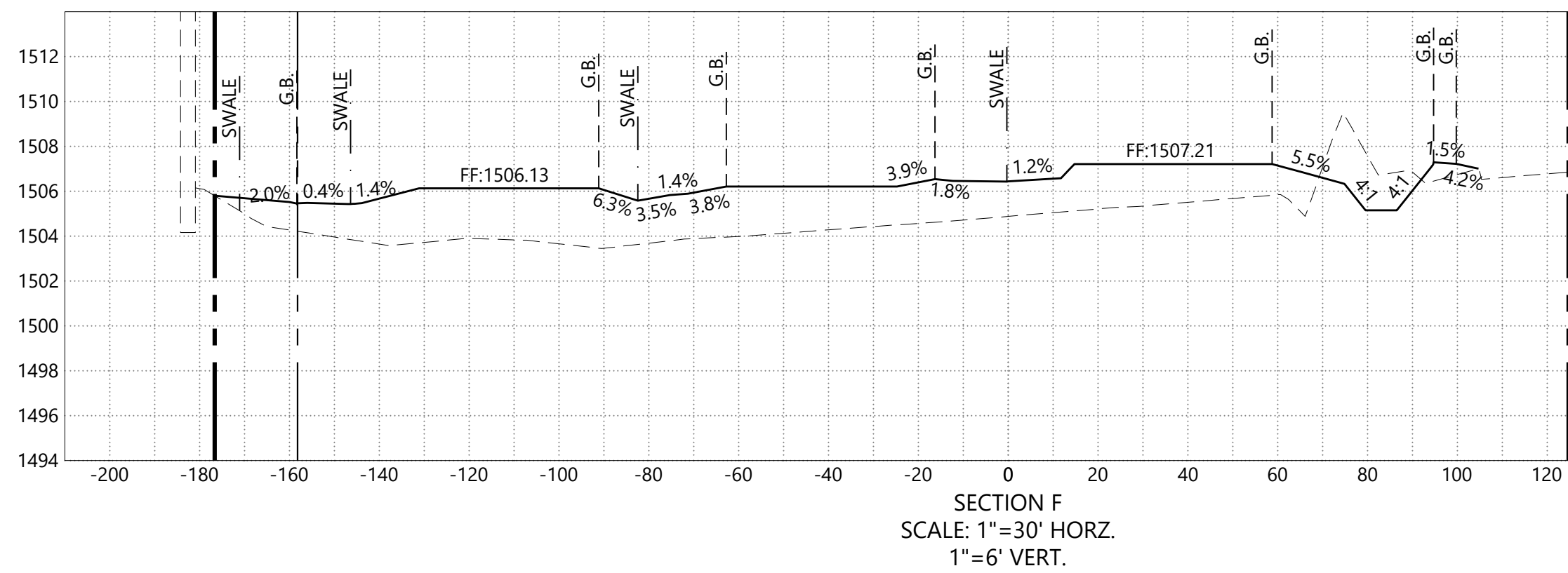
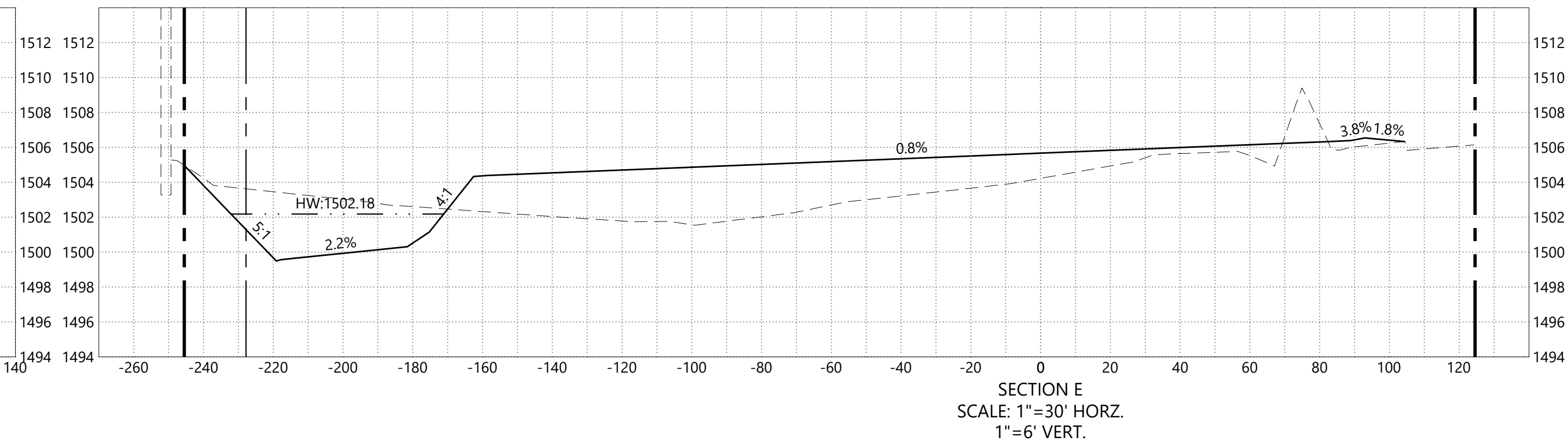
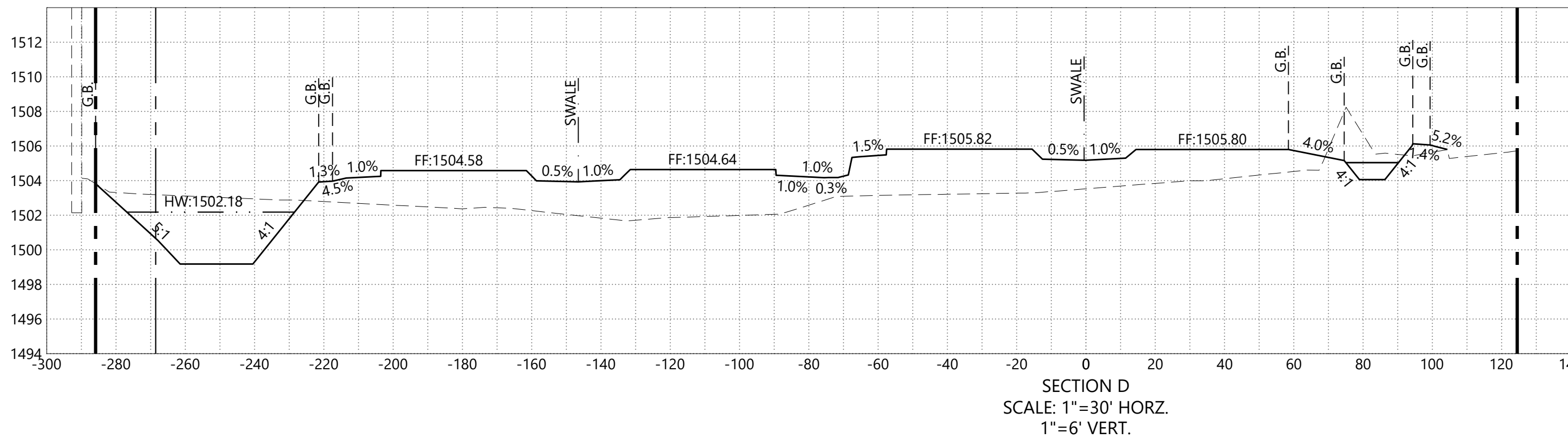
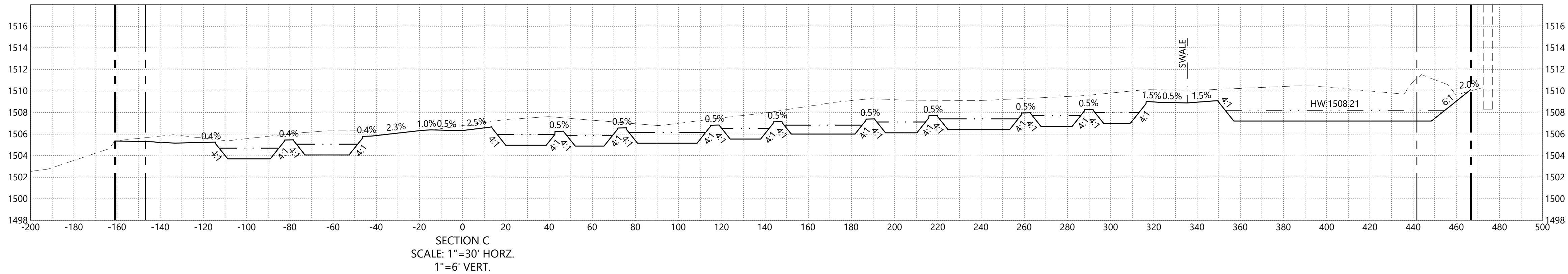
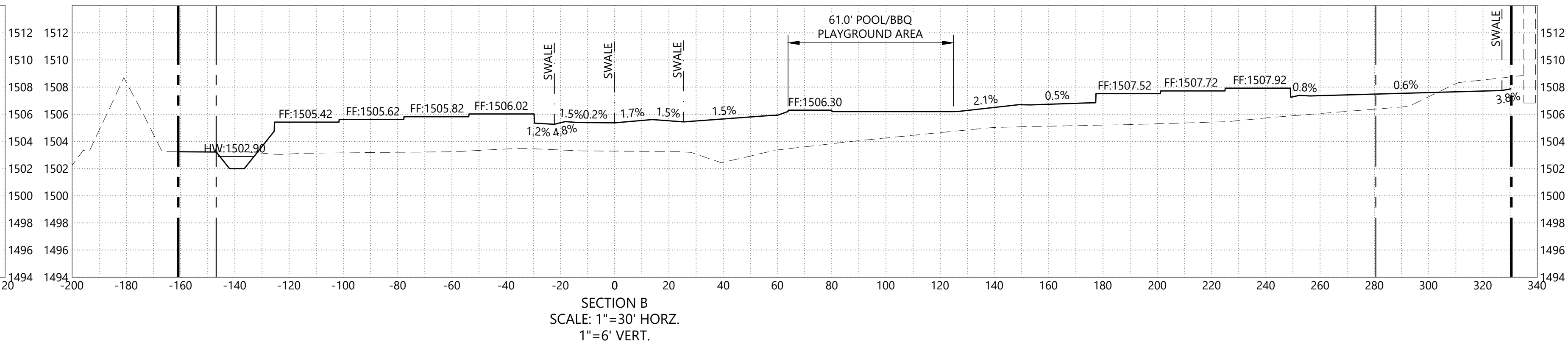
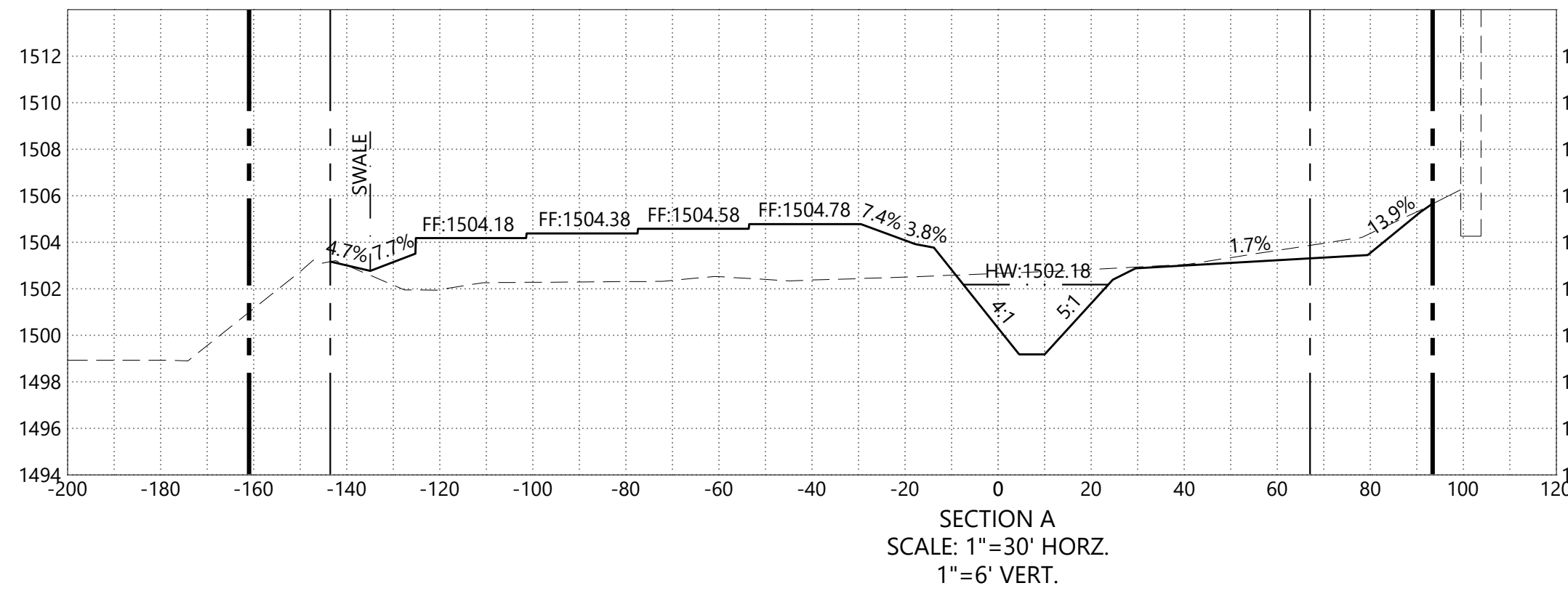


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WCE PROJECT NO: 22215		DESIGNED BY: SRC	SHEET 3 OF 4	DRAWING C3

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SCALE: PER PLAN
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	SECTIONS		

WCE PROJECT NO: 22215	DESIGNED BY: SRC	SHEET 4 OF 4	DRAWING C4
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