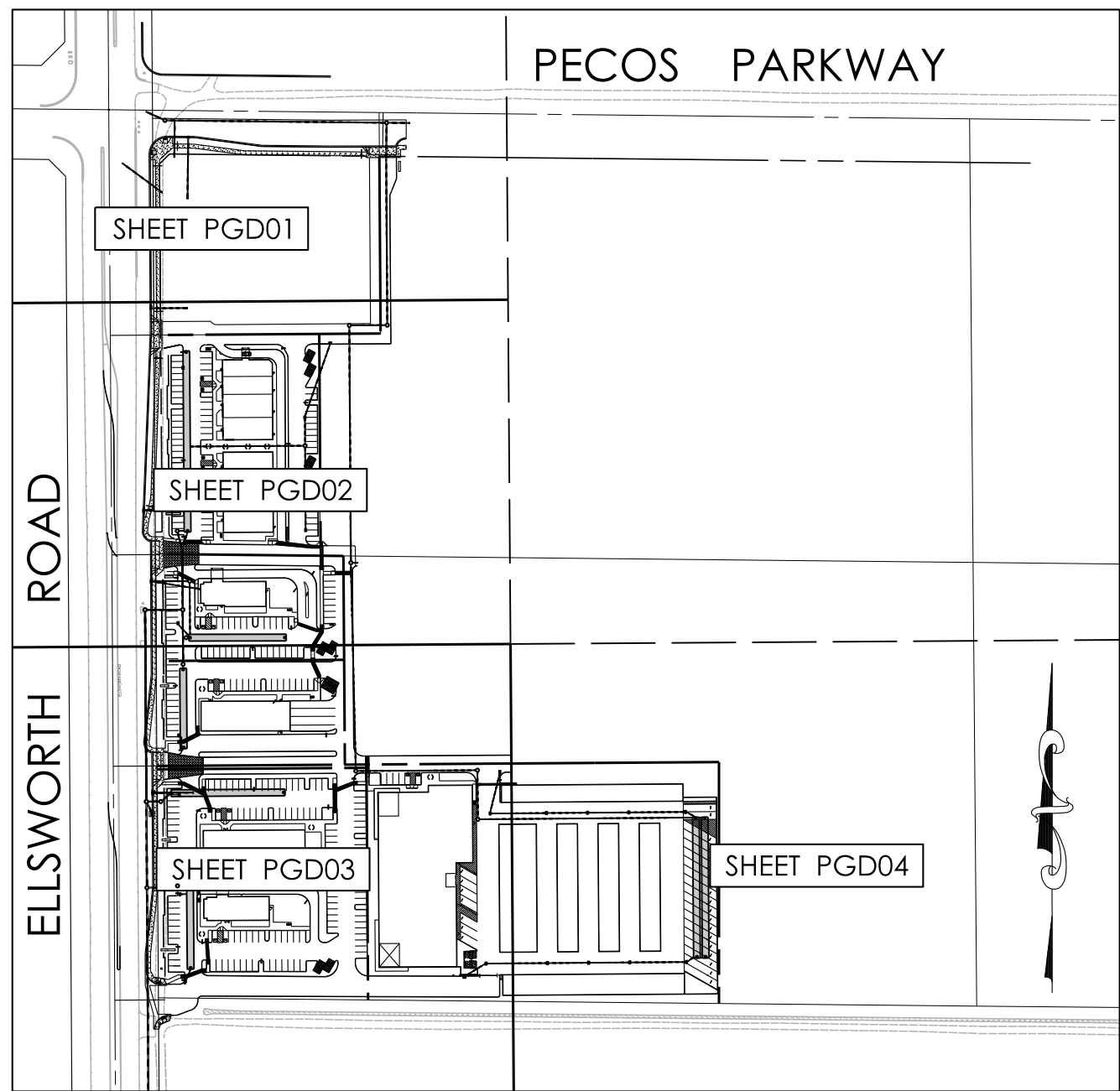


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KEY MAP
N.T.S.

PRELIMINARY GRADING & DRAINAGE PLAN FOR KLUSMAN-LEGACY-PECOS MASTER DEV

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

BENCHMARK:

FOUND BRASS CAP IN HANDHOLE AT THE
SOUTH 1/4 CORNER OF SEC. 3
GDACS 21012-1

ELEVATION: 1401.85 NAVD88
CITY OF MESA DATUM

ARCHITECT:

M3 DESIGN
1415 N. 7TH AVENUE
PHOENIX, ARIZONA 85007

CONTACT: JESSE MACIAS
PHONE: (480) 528-3136
EMAIL: JMACIAS@M3DESIGNLLC.COM

ENGINEER:

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251

CONTACT: DAN G. MANN, P.E.
PHONE: (602) 334-4387
EMAIL: DAN@3ENGINEERING.COM

SUB-AREA	AREA (ACRE)	C	P (IN/HR)	VOLUME REQ. (CF)	SURFACE VOL. PROV. (CF)	U.G. PROV. (LF)	U.G. VOL. PROV. (CF)	TOTAL VOL. PROVIDED
A	2.78	0.95	2.21	21,161	0	270	21,206	
B	1.45	0.95	2.21	11,058	0	145	11,388	
C	1.19	0.95	2.21	9,057	0	120	9,425	
D	1.72	0.95	2.21	13,125	0	170	13,352	
E	1.27	0.95	2.21	9,658	0	125	9,818	
F	4.31	0.95	2.21	32,831	0	420	32,987	
TOTAL	12.71			96,890	0	1,250	98,175	

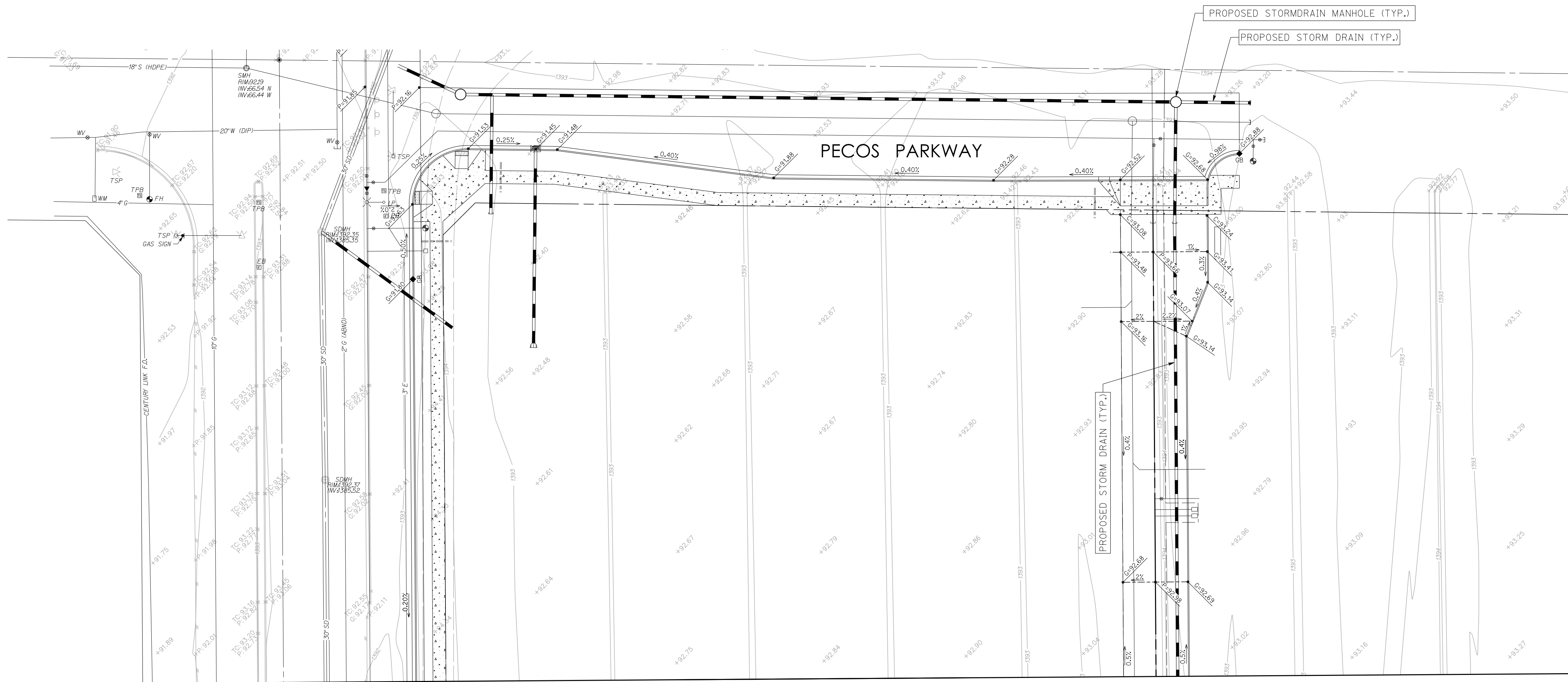
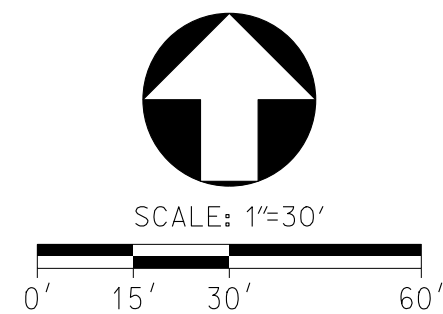
** VOLUME WILL BE PROVIDED IN 10' DIAMETER UNDERGROUND RETENTION

- INDICATES PROPERTY / BOUNDARY LINE
-1095- INDICATES EXISTING CONTOUR ELEVATION
-90- INDICATES PROPOSED CONTOUR ELEVATION
TC:90.90
G:90.42 INDICATES EXISTING TOP OF CURB ELEVATION
-90.7- INDICATES EXISTING GUTTER ELEVATION
P:91.34 INDICATES EXISTING GROUND ELEVATION
C:91.28 INDICATES EXISTING PAVEMENT ELEVATION
8"W - WV INDICATES EXISTING CONCRETE ELEVATION
8"S - WV INDICATES EXISTING WATER LINE, VALVE & SIZE
LPX INDICATES EXISTING SEWER LINE & SIZE
T INDICATES EXISTING LIGHT POLE
ET INDICATES EXISTING BURIED TELEPHONE CONDUIT
E INDICATES EXISTING ELECTRIC TRANSFORMER
ICV INDICATES EXISTING BURIED ELECTRIC CONDUIT
EB INDICATES EXISTING IRRIGATION CONTROL VALVE
WM INDICATES EXISTING ELECTRIC BOX
WM INDICATES EXISTING WATER METER
--- INDICATES DRAINAGE AREA BOUNDARY

LEGEND

- BW INDICATES EXISTING BACKFLOW PREVENTER VALVE
FH INDICATES EXISTING FIRE HYDRANT
PP INDICATES EXISTING POWER POLE
X90.5 INDICATES EXISTING PROPOSED GROUND ELEVATION
1/2 INDICATES DIRECTION OF FLOW & SLOPE
GB INDICATES GRADE BREAK
TC= INDICATES PROPOSED TOP OF CURB & GUTTER ELEV.
G= INDICATES PROPOSED PAVEMENT ELEVATION
P= INDICATES PROPOSED TOP OF CONC. ELEVATION
C= INDICATES PROPOSED FINISH FLOOR ELEVATION
FF= INDICATES PROPOSED PAD ELEVATION
PAD= INDICATES PROPOSED CATCH BASIN
INDICATES PROPOSED STORM DRAIN PIPE
INDICATES PROPOSED DRYWELL
INDICATES PROPOSED UNDERGROUND RETENTION
B INDICATES DRAINAGE AREA

RETENTION CALCULATIONS



Contact Arizona 911 at least two full
working days before you begin excavation
Call 911 or click Arizona911.com

KLUSMAN-LEGACY-PECOS MASTER DEV
SEC PECOS PKWY & ELLSWORTH RD, MESA, AZ. 85212

PRELIMINARY GRADING & DRAINAGE PLAN



300engineering
planning civil engineering
surveying
ENGINEER: D. MANN
DESIGNER: D. MANN
CAD TECH: PHILIP Y.
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DATE: 10/21/21
PROJECT NO.
1615H
SHEET NO.
PGD01
1 of 4

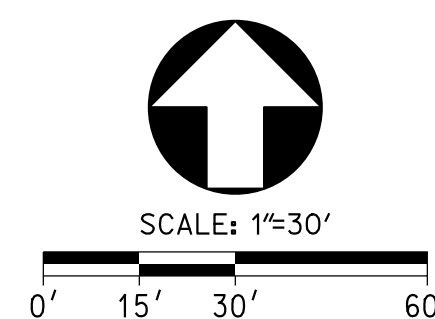
Registered Professional Engineer (C.M.)
 CERTIFICATE NO.
 46857
 DANIEL G.
 MANN
 Date Signed 10/21/21
 ARIZONA, U.S.A.

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DATE: 10/21/21

PROJECT NO.
1615H

SHEET NO.
PGD02
2 of 4



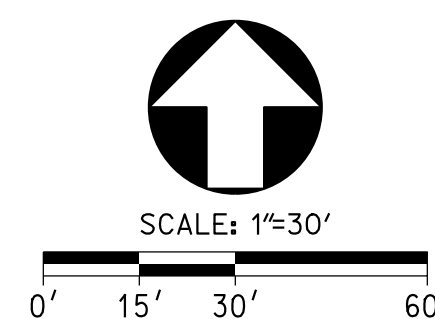
Registered Professional Engineer (NCEM)
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PROJECT NO.
1615H

SHEET NO.
PGD03
3 of 4



MATCHLINE - SEE SHEET 4

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PROJECT NO.
1615H

SHEET NO.
PGD04
4 of 4

