

PRELIMINARY IMPROVEMENT PLAN for
CHILD CRISIS ARIZONA

NWC COUNTRY CLUB DRIVE & RIO SALADO PARKWAY MESA, ARIZONA
A PORTION NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT INFORMATION

PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW SINGLE-STORY RETAIL BUILDING WITH ALL REQUIRED GRADING & DRAINAGE, UTILITY AND PAVING IMPROVEMENTS.

ADDRESS:
NWC COUNTRY CLUB DRIVE & RIO SALADO PARKWAY
MESA, ARIZONA 85201

APN: 135-16-022, 030, 031, 045, 048A, 048B & 049

ZONING: LC

SITE AREA: 100,013 SF (2.296 AC)

SURVEY NOTES

- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
SUPERIOR SURVEYING SERVICES, INC.
2122 WEST LONE CACTUS DRIVE, SUITE 11
PHOENIX, ARIZONA 85027
PH: 623-869-0223
CONTACT: DAVID S. KLEIN, R.L.S.
- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF COUNTRY CLUB DRIVE, ALSO BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 16, USING A BEARING OF NORTH 00°18' 06" EAST PER THE RECORD OF SURVEY, BOOK 956 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA.
- THE BASIS OF ELEVATION FOR THIS PROJECT IS THE CITY OF MESA BENCHMARK, BEING A NAIL WITH BRASS TAG, LOCATED AT SOUTHEAST CORNER ON TOP OF CURB, HAVING AN ELEVATION OF 1217.79 FEET, (NAVD88).

BENCHMARK

THE BENCHMARK USED FOR THIS PLAN IS THE CITY OF MESA BENCHMARK, BEING A NAIL WITH BRASS TAG, LOCATED AT SOUTHEAST CORNER ON TOP OF CURB, HAVING AN ELEVATION OF 1217.79 FEET, (NAVD88).

LEGAL DESCRIPTION

PARCEL NO. 1: (TAX PARCEL NO. 135-16-048A)

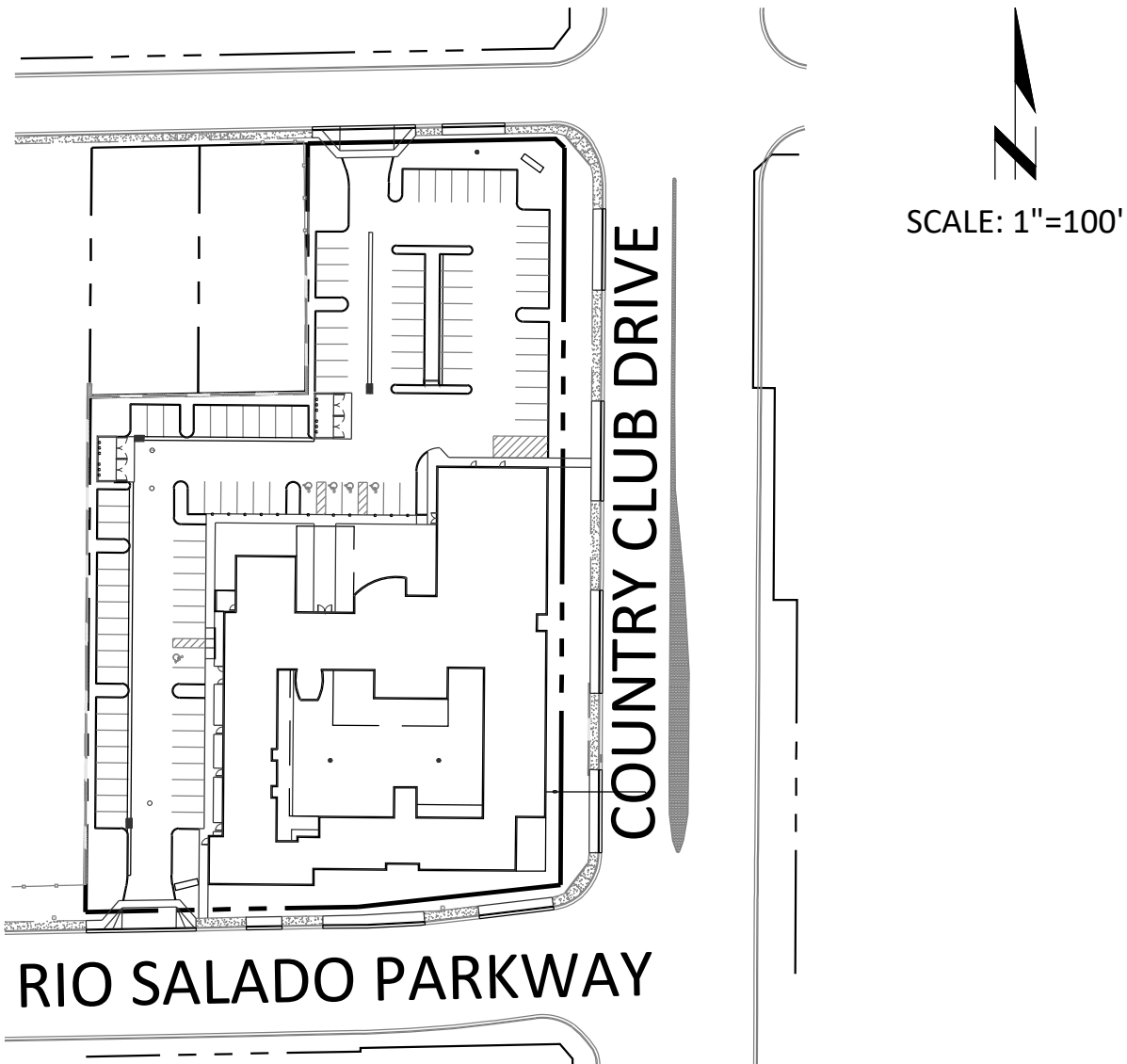
THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 16;
THENCE WEST 177.00 FEET;
THENCE NORTH 243.00 FEET;
THENCE EAST 177.00 FEET;
THENCE SOUTH 243.00 FEET TO THE POINT OF BEGINNING;
EXCEPT BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 16;
THENCE WEST 177.00 FEET;
THENCE NORTH 208.00 FEET;
THENCE EAST 177.00 FEET;
THENCE SOUTH 208.00 FEET TO THE POINT OF BEGINNING; AND ALSO
EXCEPT THAT INTEREST IN AND TO THE WEST 7.00 FEET OF THE EAST 40.00 FEET AS QUIT-CLAIMED TO THE CITY OF MESA IN DOCKET 1384, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA; AND ALSO
EXCEPT THAT PORTION DEEDED TO THE CITY OF MESA IN RECORDING NO. 92-0266132, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
THENCE SOUTH 00°10'28" WEST, A DISTANCE OF 2398.32 FEET;
THENCE SOUTH 88°47'24" WEST, A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;
THENCE SOUTH 00°10'28" WEST, A DISTANCE OF 35.00 FEET;
THENCE SOUTH 88°47'24" WEST, A DISTANCE OF 12.00 FEET;
THENCE NORTH 00°10'28" EAST, A DISTANCE OF 35.00 FEET;
THENCE NORTH 88°47'24" EAST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2: (TAX PARCEL NO. 135-16-048B)

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 16;
THENCE WEST 177.00 FEET;
THENCE NORTH 208.00 FEET;
THENCE EAST 177.00 FEET;
THENCE SOUTH 208.00 FEET TO THE POINT OF BEGINNING;
EXCEPT THE EAST 40.00 FEET; AND
EXCEPT BEGINNING AT A POINT 33.00 FEET NORTH AND 40.00 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 16;
THENCE WEST 137.00 FEET PARALLEL TO AND 33.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER;
THENCE NORTH 3.00 FEET;
THENCE NORTHEAST TO A POINT 47.00 FEET NORTH AND 52.50 FEET WEST OF SAID SOUTHEAST CORNER;
THENCE NORTHEAST TO A POINT 61.00 FEET NORTH AND 40.00 FEET WEST OF THE SOUTHEAST CORNER;
THENCE SOUTH 28.00 FEET TO THE POINT OF BEGINNING; AND
EXCEPT COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16;
THENCE SOUTH 00°10'28" WEST, A DISTANCE OF 2581.27 FEET;
THENCE NORTH 89°49'32" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 41°20'09" WEST, A DISTANCE OF 18.99 FEET;
THENCE SOUTH 83°45'02" WEST, A DISTANCE OF 14.50 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF EIGHTH STREET;
THENCE NORTH 38°45'55" EAST, A DISTANCE OF 23.90 FEET;
THENCE NORTH 00°10'28" EAST, A DISTANCE OF 143.94 FEET;
THENCE NORTH 88°47'24" EAST, A DISTANCE OF 12 FEET;
THENCE SOUTH 00°10'28" WEST, A DISTANCE OF 146.99 FEET TO THE POINT OF BEGINNING; AND
EXCEPT ALL MINERALS AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET AS RESERVED IN DEED RECORDED IN DOCKET 11804, PAGE 373, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3: (TAX PARCEL NO. 135-16-049)

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST QUARTER OF SAID SECTION 16;
THENCE WEST 328.00 FEET TO A POINT;
THENCE NORTH 325.00 FEET TO A POINT 327.00 FEET WEST OF THE EAST LINE OF SAID SECTION 16;
THENCE EAST 327.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 16;
THENCE SOUTH 325.00 FEET TO THE POINT OF BEGINNING;
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 16;
THENCE WEST TO A POINT 303.00 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 16;
THENCE NORTHERLY 183.00 FEET TO A POINT 302.50 FEET WEST OF THE EAST LINE OF SAID SECTION 16;
THENCE EAST 125.50 FEET;
THENCE NORTH 60.00 FEET;
THENCE EAST 177.00 FEET TO THE EAST LINE OF SAID SECTION 16;
THENCE SOUTH 243.00 FEET TO THE POINT OF BEGINNING;
EXCEPT THE EAST 33.00 FEET AND THE SOUTH 33.00 FEET; AND
EXCEPT THAT INTEREST IN AND TO THE WEST 7.00 FEET OF THE EAST 40.00 FEET AS QUIT- CLAIMED TO THE CITY OF MESA IN DOCKET 1384, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA; AND ALSO
EXCEPT THAT PORTION DEEDED TO THE CITY OF MESA IN RECORDING NO. 92-0266131 AND
RE-RECORDED IN RECORDING 92-0660972, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOW:
COMMENCING AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
THENCE SOUTH 00°10'28" WEST, A DISTANCE OF 2316.32 FEET;
THENCE SOUTH 88°47'24" WEST, A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;
THENCE SOUTH 00°10'28" WEST, A DISTANCE OF 82.00 FEET;
THENCE SOUTH 88°47'24" WEST, A DISTANCE OF 12.00 FEET;
THENCE NORTH 00°10'28" EAST, A DISTANCE OF 82.00 FEET;
THENCE NORTH 88°47'24" EAST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.



PROJECT OVERVIEW

PROJECT RETENTION

PRE VS POST RETENTION VOLUME:
VOLUME [CF] = C x (P [IN] / 12) x AREA [SF]

$Cw = (0.5 \times 35,750 \text{ SF}) + (0.95 \times 64,263 \text{ SF}) / 100,013 \text{ SF}$
 $Cw = 0.79$

$V = 0.79 \times (2.16/12) \times 100,013 \text{ SF} = 14,221 \text{ CF}$

PROVIDED:
TOTAL PROVIDED VOLUME = 14,287 CF VIA 182 LF OF 120" DIAMETER CMP RETENTION TANK.

DRYWELL CALCULATIONS

TOTAL VOLUME = 14,287 CF

DRYWELL DISSIPATION RATE = 0.1 CFS PER DRYWELL

$\text{TIME [SEC]} = \text{VOLUME [CF]} / \text{RATE [CFS]}$

$t = 14,287 / 0.2 = 71,435 \text{ SEC} = 19.8 \text{ HOURS}$

DRAINAGE STATEMENT

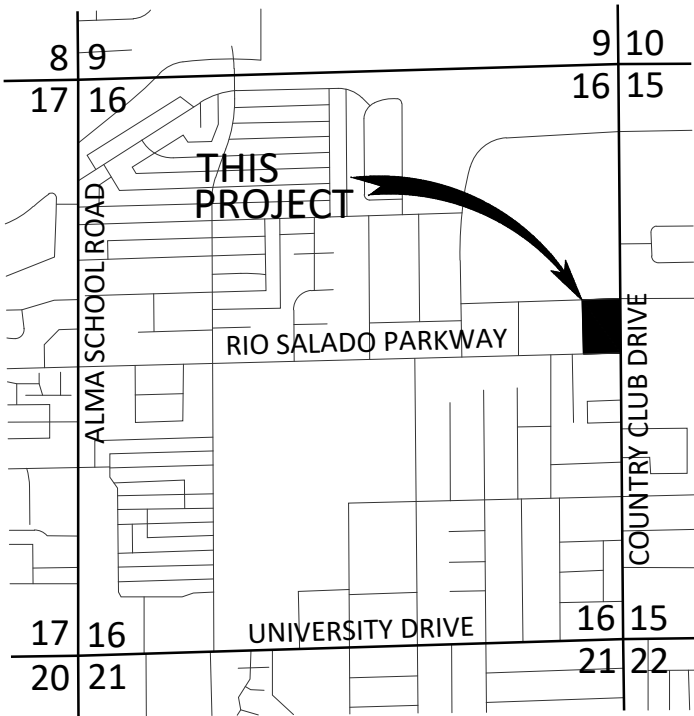
-SITE IS IN A SPECIAL FLOOD HAZARD AREA - NO
-OFFSITE FLOWS AFFECT THIS SITE - NO
-RETENTION PROVIDED IS 100-YR. 2-HR
-EXTREME STORM OUTFALLS THE SITE AT THE SOUTHWEST DRIVEWAY ENTRANCE CORNER AT THE ELEVATION OF 1247.90.

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 04013C2265M, DATED NOVEMBER 4, 2015 THE PARCEL IS LOCATED IN THE ZONE X (SHADED) AREA, WHICH 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 LEVEES FROM 1% ANNUAL CHANCE FLOOD.

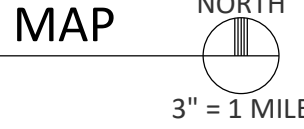
LEGEND

---	PROJECT RIGHT-OF-WAY		NEW ASPHALT
---	EXISTING RIGHT-OF-WAY		NEW CONCRETE
---	PROJECT/NEW PROPERTY LINE		NEW WALL
---	EXISTING PROPERTY LINE		NEW CURB
---	ROADWAY CENTERLINE		NEW PAINT STRIPE
---	FLOW-LINE		NEW STORM DRAIN PIPE
---	EXISTING EASEMENT		NEW SEWER LINE
---	NEW EASEMENT		NEW WATER LINE
---	EXISTING CONTOUR		NEW FIRE SERVICE
---	NEW CONTOUR		NEW SEWER CLEANOUT
---	EXISTING CONCRETE		NEW WATER VALVE
---	EXISTING WALL		NEW WATER METER
---	EXISTING CURB		NEW BACKFLOW PREVENTER
---	EXISTING FENCE		NEW FIRE HYDRANT
---	EXISTING STORM DRAIN PIPE		NEW FIRE CONNECTION
---	EXISTING UNDERGROUND ELECTRIC		NEW FIRE BACKFLOW PREVENTER
---	EXISTING COMMUNICATION LINE		NEW WET WELL AND BLEED-OFF PUMP
---	EXISTING COMMUNICATION LINE		SURVEY MONUMENT AS NOTED
---	EXISTING OVERHEAD ELECTRIC		SPOT ELEV. (EXIST. GRADE)
---	EXISTING IRRIGATION LINE		SPOT ELEV. (NEW GRADE)
---	EXISTING SEWER LINE		RIGHT-OF-WAY
---	EXISTING WATER LINE		BACK OF CURB
---	EXISTING GAS LINE		BACK OF SIDEWALK
---	EXISTING SEWER MANHOLE		RECORDED VALUE
---	EXISTING WATER MANHOLE		MEASURED VALUE
---	EXISTING WATER VALVE		RADIUS
---	EXISTING WATER METER		PAVEMENT (ASPHALT)
---	EXISTING BACKFLOW PREVENTER		CONCRETE
---	EXISTING FIRE HYDRANT		GUTTER
---	EXISTING STORM DRAIN MANHOLE		TOP OF CURB
---	EXISTING DRYWELL		FINISHED GRADE
---	EXISTING GAS VALVE		LOW POINT
---	EXISTING SIGN		HIGH POINT
---	EXISTING STREET LIGHT		GRADE BREAK
---	EXISTING TRAFFIC SIGNAL STRUCTURE		FINISHED FLOOR ELEVATION
---	EXISTING COMMUNICATION PULL BOX/VAULT		PUBLIC UTILITY EASEMENT
---	EXISTING TELEPHONE PEDESTAL		MATCH EXISTING
---	EXISTING LIGHT PULL BOX		
---	EXISTING TRAFFIC LIGHT PULL BOX		
---	EXISTING UTILITY POLE		



IN THE SE 1/4 OF THE NE 1/4 OF SECTION 16,
T. 1 N., R. 8 E., G.&S.R.M.,
CITY OF MESA, MARICOPA COUNTY, ARIZONA

LOCATION MAP



OWNER/DEVELOPER

CHILD CRISIS ARIZONA
817 NORTH COUNTRY CLUB DRIVE
MESA, ARIZONA 85201
PH: 480-834-9424
ATTN: TOM SHAUGHNESSEY

CIVIL ENGINEER

CYPRESS CIVIL DEVELOPMENT
4450 NORTH 12TH STREET, #228
PHOENIX, ARIZONA 85014
PH: 623-282-2498
ATTN: JEFF HUNT, PE

ARCHITECT

ARCHITECTURAL RESOURCE TEAM
1055 EAST INDIAN SCHOOL ROAD
PHOENIX, ARIZONA 85014
PH: 602-307-5399
ATTN: DOUG MCCORD

UTILITIES

WATER: CITY OF MESA
SEWER: CITY OF MESA
ELECTRIC: SALT RIVER PROJECT
GAS: SOUTHWEST GAS
TELEPHONE: CENTURYLINK
CABLE: COX COMMUNICATIONS

SHEET INDEX

- COVER SHEET
- GRADING AND DRAINAGE PLAN
- ONSITE UTILITY PLAN

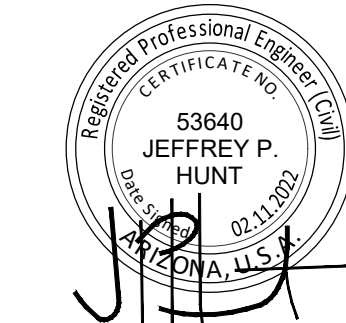


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phoenix, arizona 85014
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PRELIMINARY IMPROVEMENT PLAN for
CHILD CRISIS ARIZONA

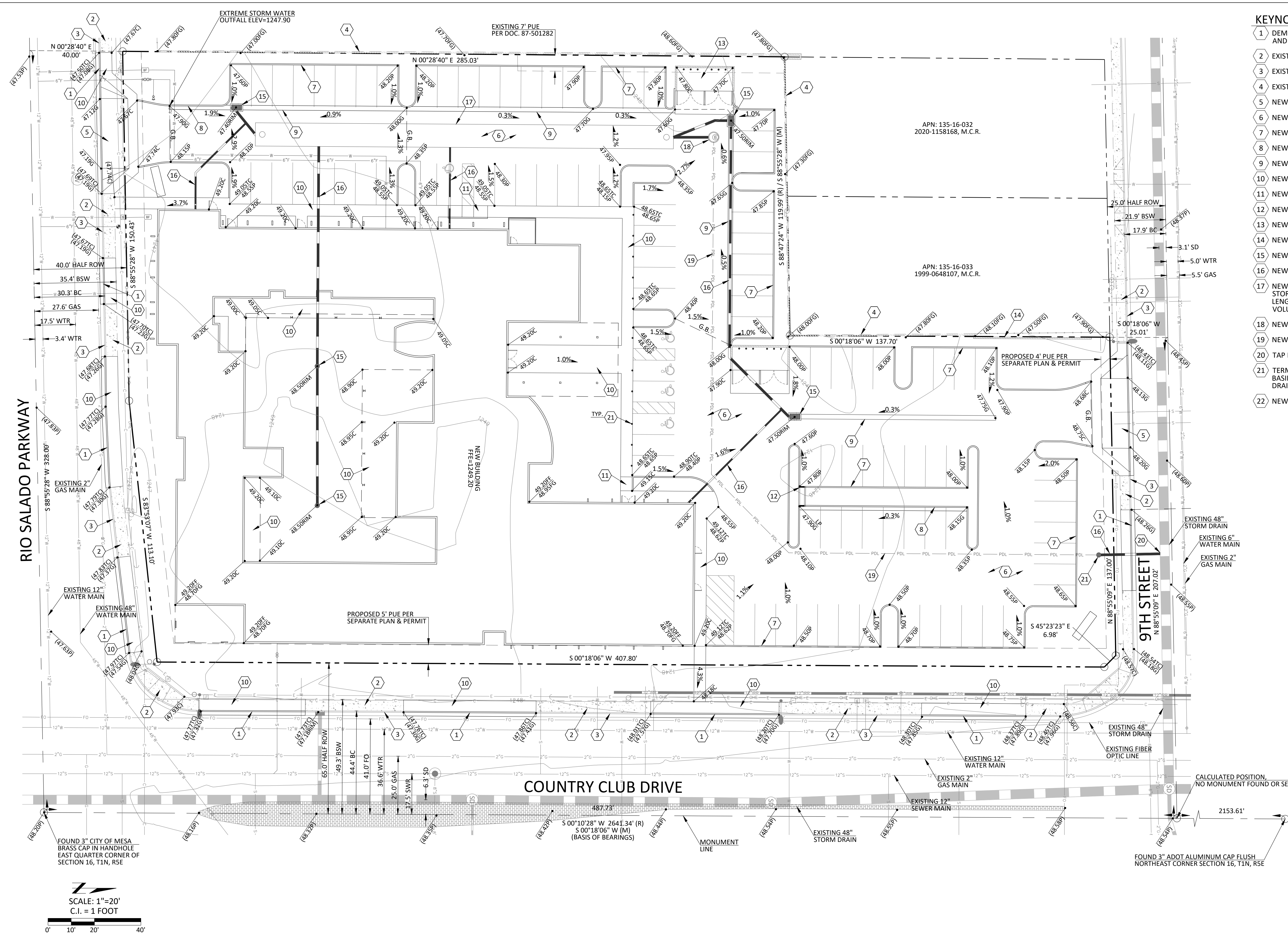
NWC COUNTRY CLUB DRIVE & RIO SALADO PARKWAY MESA, ARIZONA

cover



DRAWN: PT
DESIGNED: DS
CHECKED: JH
DATE: 02-11-2022
JOB NO: 21.193
SHEET NUMBER





- KEYNOTES**
- 1 DEMOLISH EXISTING DRIVEWAY AND INSTALL NEW CURB AND GUTTER.
 - 2 EXISTING SIDEWALK TO REMAIN.
 - 3 EXISTING CURB TO REMAIN.
 - 4 EXISTING MASONRY SCREEN WALL TO REMAIN.
 - 5 NEW CONCRETE DRIVEWAY.
 - 6 NEW ASPHALT PAVEMENT.
 - 7 NEW CONCRETE VERTICAL CURB.
 - 8 NEW CONCRETE VERTICAL CURB AND GUTTER.
 - 9 NEW VALLEY GUTTER.
 - 10 NEW CONCRETE SIDEWALK.
 - 11 NEW ACCESSIBLE RAMP.
 - 12 NEW CURB OPENING AND CONCRETE GUTTER.
 - 13 NEW TRASH ENCLOSURE AND CONCRETE APRON.
 - 14 NEW MASONRY SCREEN WALL.
 - 15 NEW STORM DRAIN INLET.
 - 16 NEW STORM DRAIN PIPE.
 - 17 NEW 120" DIAMETER CMP UNDERGROUND STORMWATER RETENTION TANK. LENGTH=182 LINEAR FEET VOLUME=14,287 CUBIC FEET
 - 18 NEW WET WELL AND BLEED OFF PUMP.
 - 19 NEW PUMP DISCHARGE LINE.
 - 20 TAP EXISTING STORM DRAIN PIPE.
 - 21 TERMINATE PUMP DISCHARGE TO NEW NEW CATCH BASIN AND GRAVITY STORM PIPE TO EXISTING STORM DRAIN.
 - 22 NEW DECORATIVE BOLLARD.

CYPRESS CIVIL
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REVISION

DATE

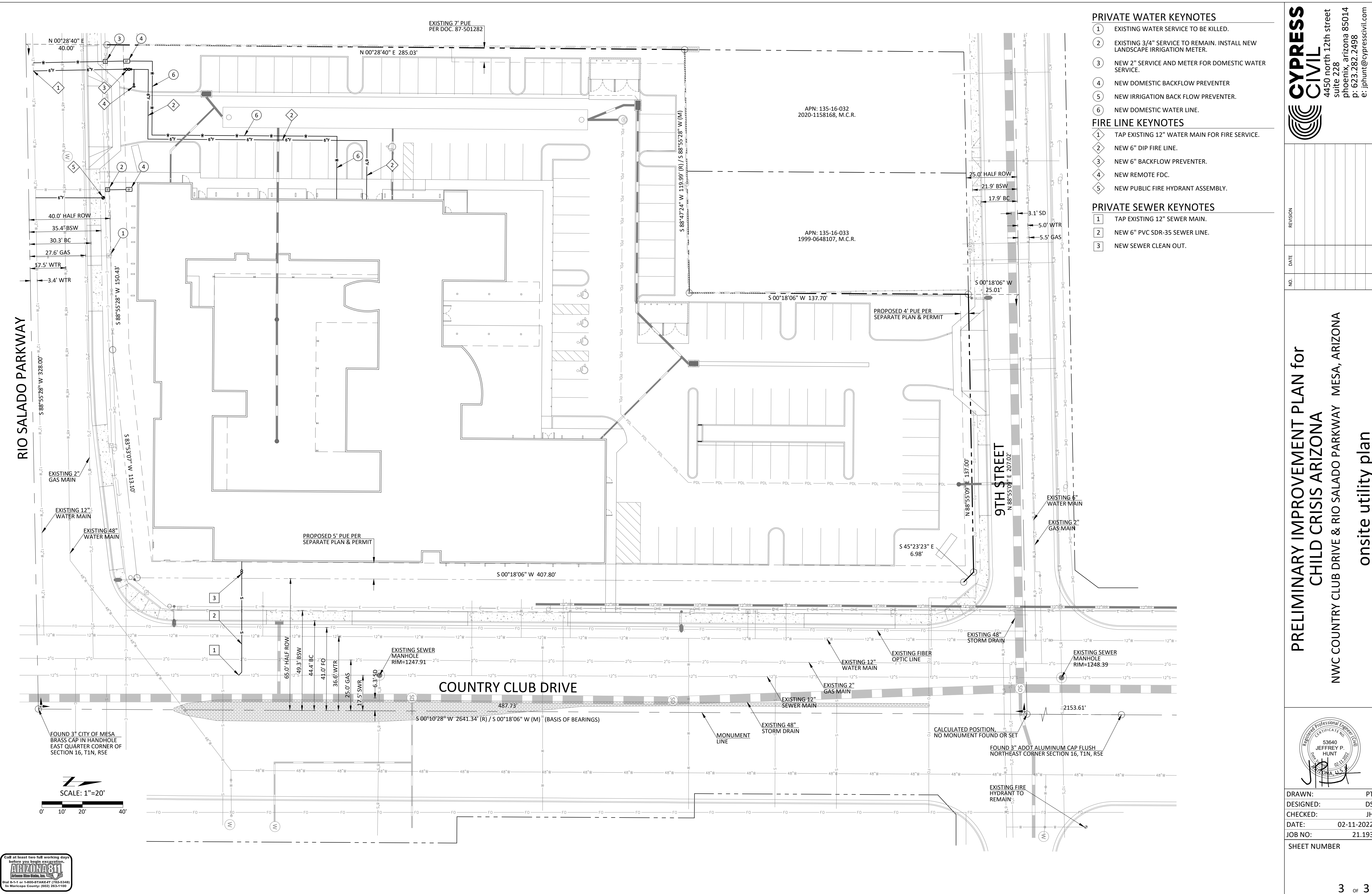
NO.

PRELIMINARY IMPROVEMENT PLAN for
CHILD CRISIS ARIZONA
NWC COUNTRY CLUB DRIVE & RIO SALADO PARKWAY MESA, ARIZONA
grading and drainage plan

53640
JEFFREY P. HUNT
02/11/2022
ARIZONA, U.S.A.

Drawn: PT
Designed: DS
Checked: JH
Date: 02-11-2022
Job No: 21.193
Sheet Number

THESE PLANS ARE PRELIMINARY AND ARE NOT FOR CONSTRUCTION OR RECORDING



- PRIVATE WATER KEYNOTES**
- 1 EXISTING WATER SERVICE TO BE KILLED.
 - 2 EXISTING 3/4" SERVICE TO REMAIN. INSTALL NEW LANDSCAPE IRRIGATION METER.
 - 3 NEW 2" SERVICE AND METER FOR DOMESTIC WATER SERVICE.
 - 4 NEW DOMESTIC BACKFLOW PREVENTER
 - 5 NEW IRRIGATION BACK FLOW PREVENTER.
 - 6 NEW DOMESTIC WATER LINE.
- FIRE LINE KEYNOTES**
- 1 TAP EXISTING 12" WATER MAIN FOR FIRE SERVICE.
 - 2 NEW 6" DIP FIRE LINE.
 - 3 NEW 6" BACKFLOW PREVENTER.
 - 4 NEW REMOTE FDC.
 - 5 NEW PUBLIC FIRE HYDRANT ASSEMBLY.
- PRIVATE SEWER KEYNOTES**
- 1 TAP EXISTING 12" SEWER MAIN.
 - 2 NEW 6" PVC SDR-35 SEWER LINE.
 - 3 NEW SEWER CLEAN OUT.

CYPRESS
CIVIL

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NO.

DATE

REVISION

PRELIMINARY IMPROVEMENT PLAN for
CHILD CRISIS ARIZONA
NWC COUNTRY CLUB DRIVE & RIO SALADO PARKWAY MESA, ARIZONA
onsite utility plan

REGISTERED PROFESSIONAL ENGINEER (PE)
53640
JEFFREY P. HUNT
02/11/2022
ARIZONA, U.S.A.

DRAWN: PT

DESIGNED: DS

CHECKED: JH

DATE: 02-11-2022

JOB NO: 21.193

SHEET NUMBER

3 OF 3

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