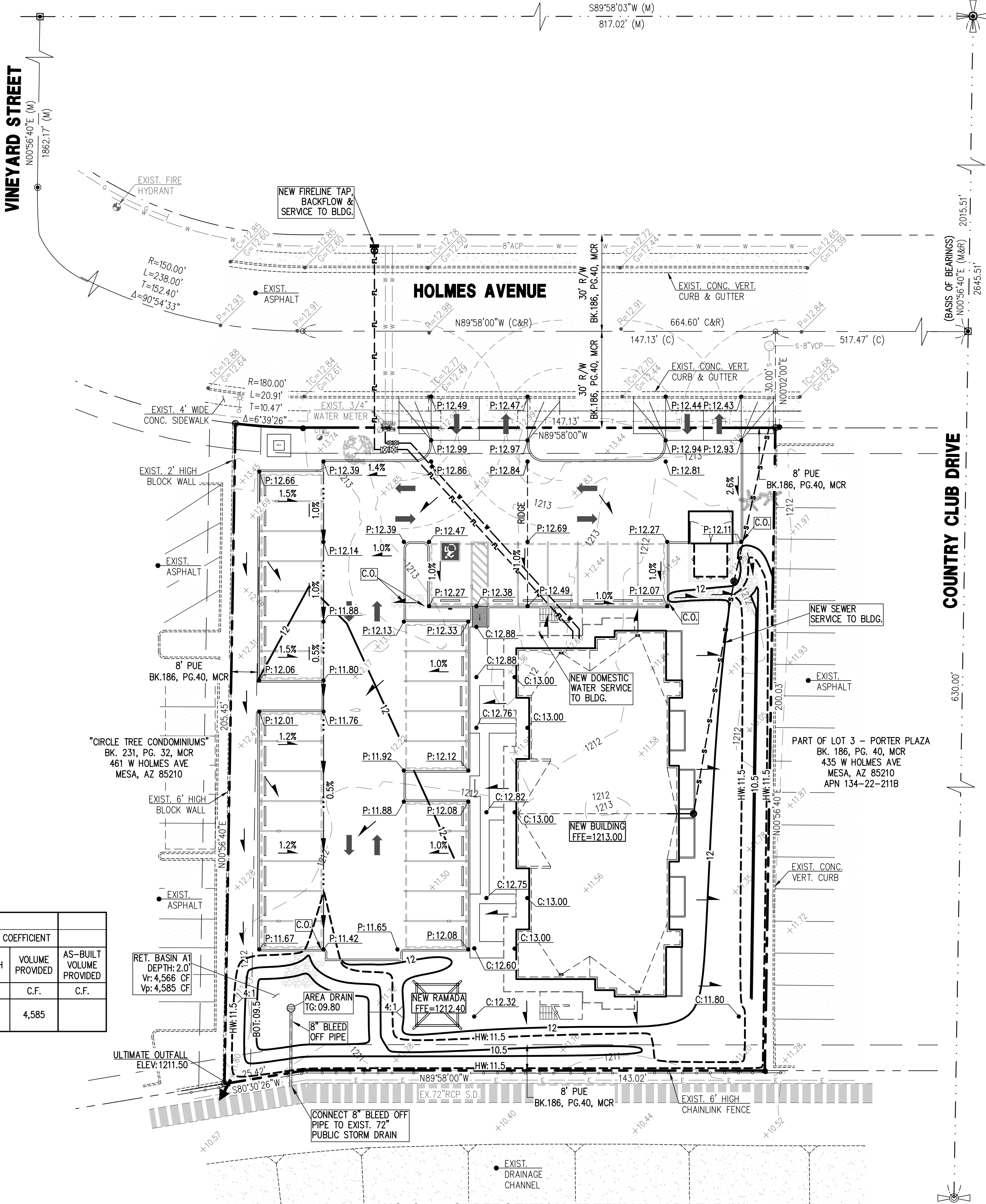


PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN  
RWI PROPERTIES, LLC 24 UNIT APARTMENT HOMES  
455 W HOLMES AVE., MESA, AZ 85210  
PART OF LOT 3 - PORTER PLAZA

A SUBDIVISION PLAT RECORDED IN BOOK 186 OF MAPS, PAGE 40, MCR.,  
LOCATED IN A PORTION OF THE SE 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 33, T.1N, R.5E  
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SOUTHERN AVENUE



US 60 - SUPERSTITION FREEWAY (ADOT R/W)

LEGEND

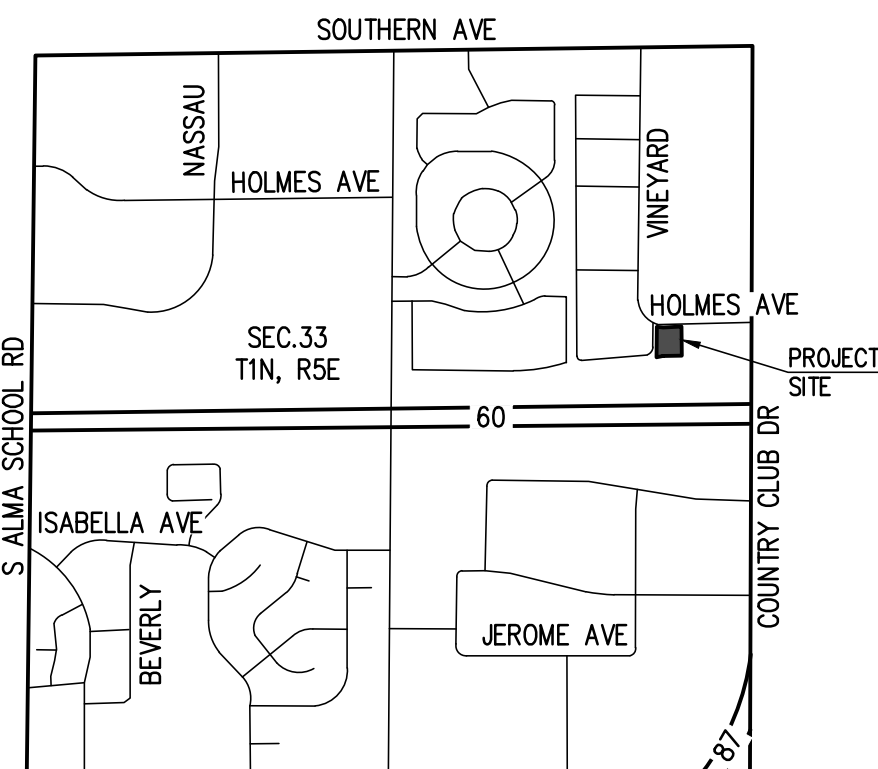
- SECTION CORNER
- 1/4 QUARTER
- BRASS CAP IN HANDHOLE
- BRASS CAP FLUSH
- FOUND REBAR OR AS NOTED
- SET 1/2" REBAR & TAG OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- CABLE TV RISER
- SEWER MANHOLE
- SCHEDULE B ITEM, EASEMENT
- LIGHT POLE W/ARM
- GAS LINE
- CATV, PHONE
- SEWER LINE
- WATER LINE
- ELECTRIC LINE
- COMMUNICATIONS LINE
- PALM TREE
- TREE
- EXISTING CONTOUR
- EXIST. DRAINAGE FLOW
- EXIST. SPOT ELEVATION
- SLOPE DIRECTION
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- FLOW LINE

ABBREVIATIONS

- BC BACK OF CURB
- BSL BUILDING SETBACK LINE
- EL. ELEVATION
- EP EDGE OF PAVEMENT
- ESMT EASEMENT
- EX, EXIST. EXISTING
- G GUTTER, GAS
- INV INVERT
- (M) MEASURED
- MCR MARICOPA COUNTY RECORDER
- MH MANHOLE
- P, PVT. PAVEMENT
- (R), REC. RECORDED
- T TANGENT, TELEPHONE
- TC TOP OF CURB
- W WEST, WATERLINE
- WM WATER METER

| ON-SITE RETENTION FOR THE RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT                                     |        |                    |                 |                    |                                |              |       |                          |
|--------------------------------------------------------------------------------------------------------|--------|--------------------|-----------------|--------------------|--------------------------------|--------------|-------|--------------------------|
| V=DxAc/12   D = RAINFALL DEPTH=2.17"(NOAA)   A = TRIBUTARY AREA, SF   Cw = WEIGHTED RUNOFF COEFFICIENT |        |                    |                 |                    |                                |              |       |                          |
| DRAINAGE AREA                                                                                          | AREA   | RUNOFF COEFFICIENT | VOLUME REQUIRED | RETENTION BASIN ID | CONTOUR ELEVATION              | CONTOUR AREA | DEPTH | AS-BUILT VOLUME PROVIDED |
|                                                                                                        | S.F.   | Cw                 | C.F.            |                    |                                | S.F.         | FT    | C.F.                     |
| DA-1                                                                                                   | 33,665 | 0.75               | 4,566           | A1                 | HW 1,211.50<br>BOTTOM 1,209.50 | 3,896<br>689 | 2.00  | 4,585                    |

| WEIGHTED RUNOFF COEFFICIENT, Cw AREA A |                      |         |        |
|----------------------------------------|----------------------|---------|--------|
| SURFACE TYPE                           | RUNOFF COEFFICIENT C | AREA SF | C*AREA |
| ROOF                                   | 0.95                 | 5,859   | 5,566  |
| PAVEMENT                               | 0.95                 | 13,103  | 12,448 |
| LANDSCAPE                              | 0.50                 | 14,703  | 7,352  |
| TOTAL                                  |                      | 33,665  | 25,365 |
| Cw = C * AREA / TOTAL AREA             |                      |         |        |
|                                        |                      |         | 0.75   |



VICINITY MAP

NTS

OWNER

RWI PROPERTIES LLC  
455 W HOLMES AVE.,  
MESA, AZ 85213

SITE DATA

APN: 134-22-211A  
ADDRESS: 455 W HOLMES AVE.,  
MESA, AZ 85210  
LOT AREA: 33,665 S.F. (0.773 AC.)

ARCHITECT

TAYLOR: FRACASSE  
ARCHITECTURE, INC  
4425 E AGAVE ROAD, SUITE #120,  
PHOENIX, AZ 85044  
CONTACT: BRIAN FRACASSE

CIVIL ENGINEER

LAND DEVELOPMENT GROUP, LLC  
8808 N CENTRAL AVE, SUITE 288  
PHOENIX, AZ 85020  
CONTACT: NICK PRODANOV, PE  
P: 602-889-1984

LEGAL DESCRIPTION

THE WEST ONE HUNDRED SIXTY-EIGHT (168) FEET OF LOT THREE (3),  
PORTER PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF  
THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 186 OF  
MAPS, PAGE 40.

BASIS OF BEARINGS

THE EAST LINE OF THE NE1/4 OF SECTION 33, T1N, R5E THE BEARING  
OF WHICH IS N00°56'40"E.

BENCHMARK

BRASS CAP IN HAND HOLE AT THE INTERSECTION OF SOUTHERN  
AVENUE AND COUNTRY CLUB DRIVE HAVING AN ELEVATION OF 1216.22  
NAVD 88 DATUM, GDACS# 64510-1

NOTE: CITY OF MESA VERTICAL CONTROL POINTS AT THIS  
INTERSECTION HAVE BEEN DESTROYED.

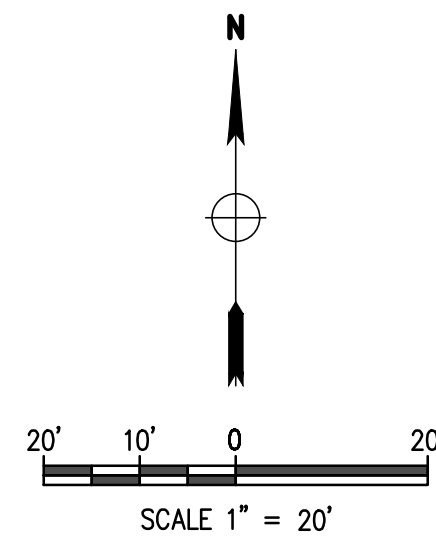
UTILITIES

WATER: CITY OF MESA  
SANITARY SEWER: CITY OF MESA  
ELECTRIC: SRP  
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS  
NATURAL GAS: CITY OF MESA  
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

FLOOD INSURANCE RATE MAP (FIRM) DATA

| COMMUNITY # | PANEL #      | SUFFIX          | BASE FLOOD ELEVATION |
|-------------|--------------|-----------------|----------------------|
| 040046      | 2264 OF 4425 | M               | N/A                  |
| MAP #       | PANEL DATE   | FIRM INDEX DATE | ZONE                 |
| 04013C      | 11/04/2015   | 11/04/2015      | X*                   |

\*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;  
AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD



PRELIMINARY GRADING,  
DRAINAGE & UTILITY PLAN

RWI PROPERTIES, LLC 24 UNIT  
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MESA, AZ 85210

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8808 N CENTRAL AVE., SUITE 288  
PHOENIX, AZ 85020  
PHOENIX@LDG.COM

