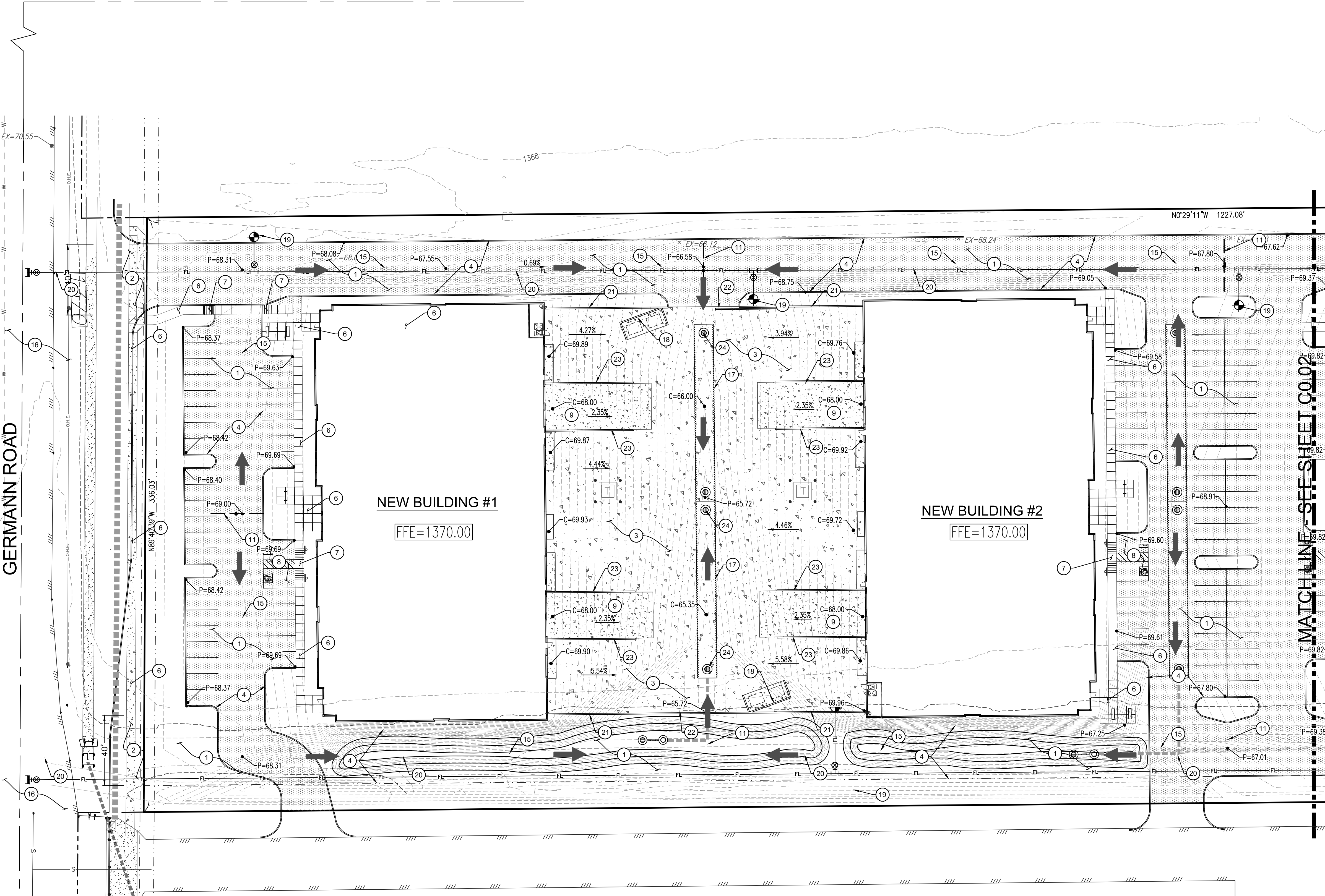


PRELIMINARY GRADING & DRAINAGE

FOR
INDUSTRIAL BUILDING COMPLEX
8150 E. GERMANN ROAD
MESA, ARIZONA

80TH STREET

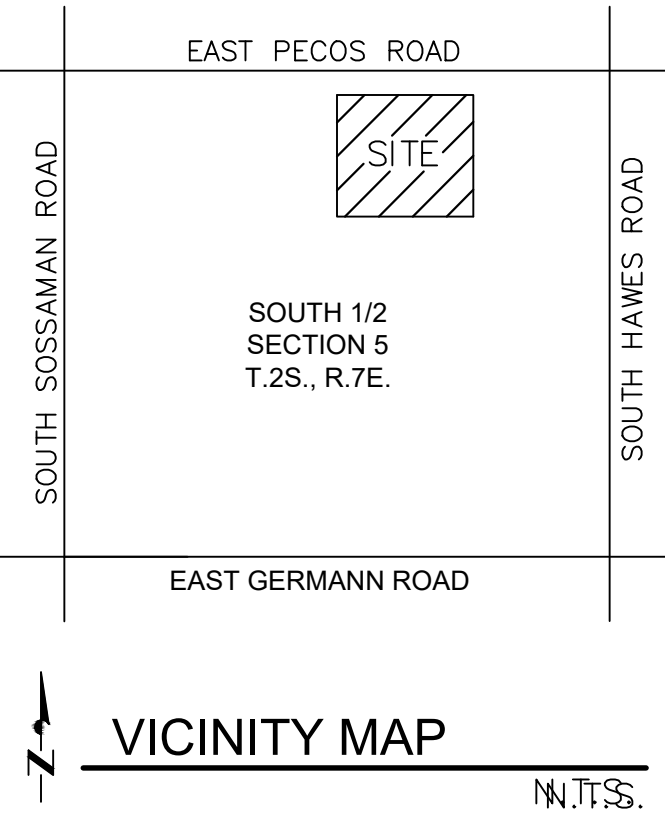


PREGRADING & DRAINAGE KEYNOTES

1. NEW ASPHALT PAVEMENT
2. NEW 40' DRIVEWAY ENTRANCE
3. NEW CONCRETE PAVEMENT
4. NEW 6" CONCRETE CURB
5. NEW CURB OPENING
6. NEW CONCRETE SIDEWALK
7. NEW A.D.A. RAMP
8. 2% MAXIMUM SLOPE FOR ADA PARKING SPACES.
9. NEW CONCRETE TRUCKWELL
10. NEW RIP-RAP

11. NEW SURFACE GRADE BREAK
12. NEW RETENTION BASIN W/4:1 SIDE SLOPES
13. NEW DRYWELL
14. NEW H.D.P.E. STORM DRAIN PIPE
15. SURFACE DRAINAGE FLOWLINE
16. EXISTING ASPHALT PAVEMENT
17. NEW 10' DIA. CMP RETENTION BASINS
18. NEW TRASH ENCLOSURE
19. NEW FIRE HYDRANT
20. NEW FIRE LINE.
21. NEW 6' SCREEN WALL

22. NEW SLIDING GATE ACCESS
23. TRUCKWELL RETAINING WALL
24. CATCH BASIN DROP INLET TO UGSD PIPES



SITE AREA

GROSS AREA = 435,792 S.F. (10.00 AC)
NET AREA = 417,355 S.F. (9.581 AC)

FLOOD INFO - FIRM DATA

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C2264M DATED NOVEMBER 4, 2015, THE SUBJECT PROPERTY IS LOCATED WITHIN A SHADED ZONE X, DESCRIBED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."

OFFSITE DRAINAGE

THERE ARE OFFSITE FLOWS FROM ADJACENT STREETS AFFECTING THE SITE. OFFSITE FLOWS FROM HORNE AND HOBSON ARE ACCEPTED ONSITE AND RETAINED. ALL ONSITE FLOWS WILL BE RETAINED ONSITE.

ELEVATION BENCHMARK

CITY OF MESA FLUSH BRASS CAP INTERSECTION OF BASELINE ROAD AND HORNE STREET.
ELEVATION = 1216.388 (NAVD88 DATUM)

LEGAL DESCRIPTION

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE NORTH 65 FEET AS CONVEYED TO THE CITY OF MESA BY INSTRUMENT RECORDED IN DOCUMENT NO. 2001-0982422

RETENTION CALCULATIONS

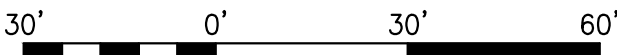
100% OF THE 100-YR, 2-HR STORM EVENT GENERATED FOR THE GROSS PROPERTY AREA PLUS REGIONAL FLOWS. RUNOFF FROM THE ADJACENT ROW IS DIRECTED INTO THE SYSTEM VIA CATCH BASINS AND RETAINED ONSITE.

REQUIRED	
A	435,792 SF (GROSS)
P	2.2 INCH
C	0.9 (NET) 0.95 (OFFSITE)
VOL REQUIRED 71,905 CF	
PROVIDED	
6'-10" X 100' LONG CMP (600' TOTAL) UNDERGROUND TANKS 47,124 CF	
1 RETENTION BASIN AT NORTH SIDE OF PROPERTY 25,782 CF	
VOL PROVIDED 72,906 CF	



NORTH

GRAPHIC SCALE



SCALE: 1" = 30'

DEVELOPER

SUN STATE BUILDERS, INC.
W. WASHINGTON ST. #214
TEMPE, ARIZONA 85281
480.894.1286

ENGINEER

KAeko, INC.
12409 W INDIAN SCHOOL RD
SUITE C303
AVONDALE, AZ 85392
623.536.1993

DRAWN BY: ALB

CHECKED BY: NUC

DATE: 06/01/22

SCALE: 1" = 30'

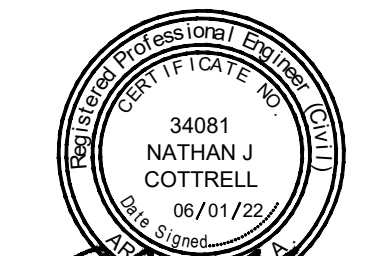
PROJECT #: 7021083

PURPOSE:

PRELIMINARY GRADING & DRAINAGE PLAN

FOR
INDUSTRIAL OFFICES / WAREHOUSE COMPLEX
8150 E. GERMANN ROAD
MESA, ARIZONA

12409 W. INDIAN
SCHOOL ROAD,
AVONDALE, AZ 85392
PHONE: 623.536.1993
FAX: 623.748.9008

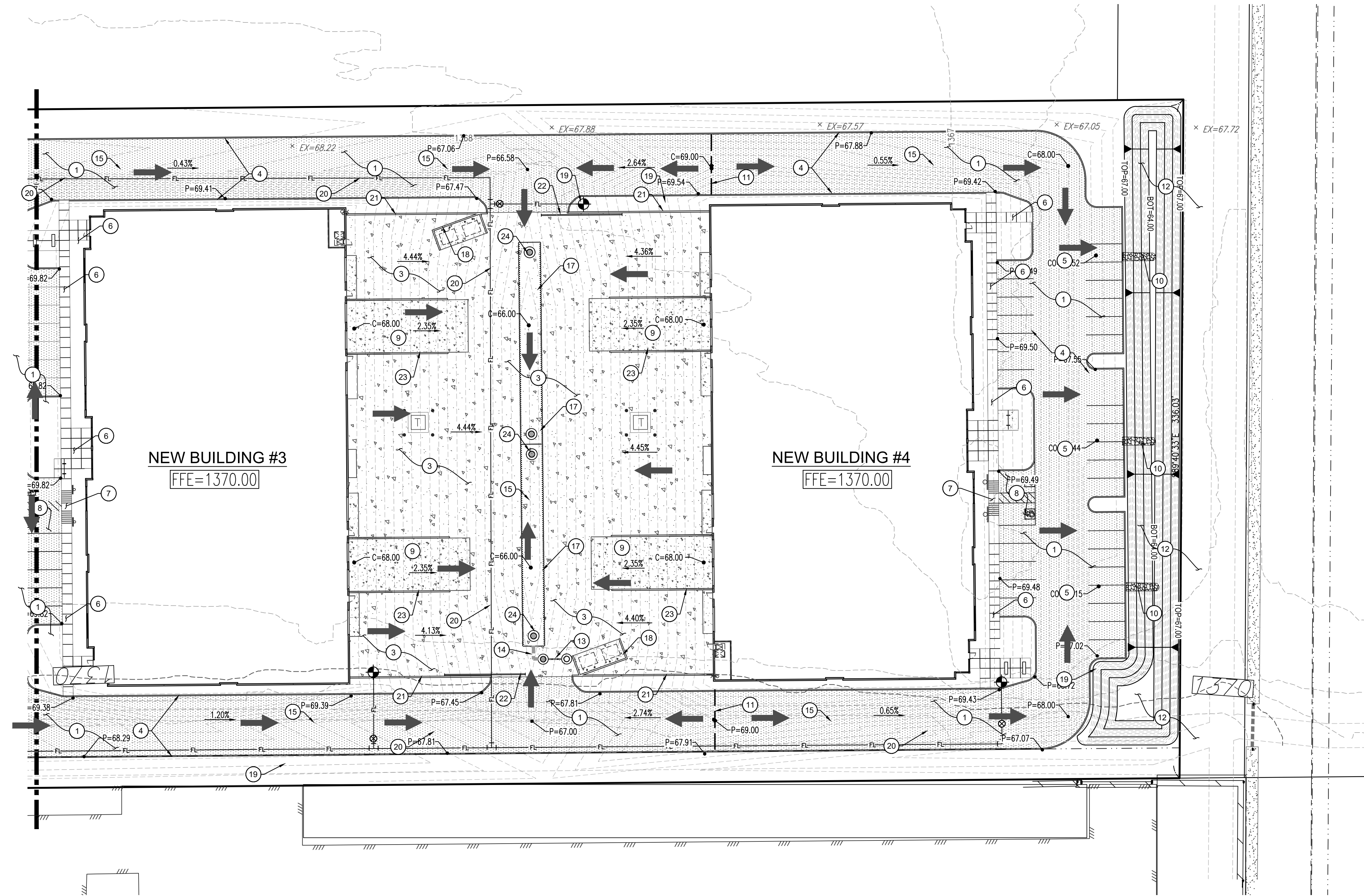


SHEET 1 OF 2

C0.01

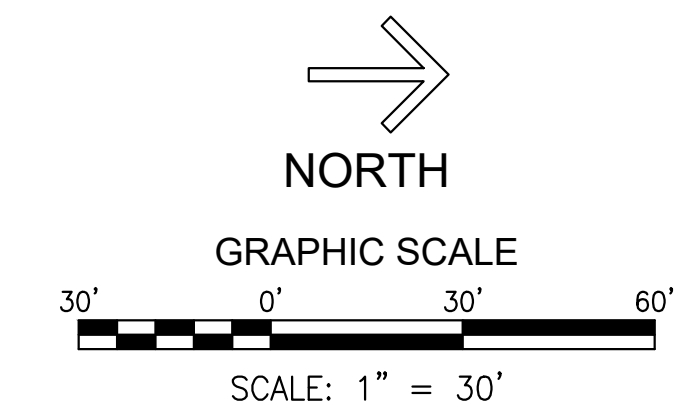
Q:\Current Projects\7021083 8150 E Germann - Sunstate\DWG\C0.01-02 7021083 PRE C&D.dwg Mike Orton

MATCH LINE - SEE SHEET C0.01



PREGRADING & DRAINAGE KEYNOTES (#)

- | | | |
|---|---|--|
| 1. NEW ASPHALT PAVEMENT | 11. NEW SURFACE GRADE BREAK | 22. NEW SLIDING GATE ACCESS |
| 2. NEW 40' DRIVEWAY ENTRANCE | 12. NEW RETENTION BASIN W/4:1 SIDE SLOPES | 23. TRUCKWELL RETAINING WALL |
| 3. NEW CONCRETE PAVEMENT | 13. NEW DRYWELL | 24. CATCH BASIN DROP INLET TO UGSD PIPES |
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| | 21. NEW 6' SCREEN WALL | |



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DRAWN BY:	ALB
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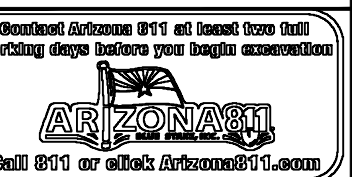
PRELIMINARY GRADING & DRAINAGE PLAN

FOR

INDUSTRIAL OFFICES / WAREHOUSE COMPLEX

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MESA, ARIZONA

12409 W. INDIAN
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SHEET 2 OF 2

C0.02