GRADING NOTES

1. EXISTING FIRE HYDRANT
2. INSTALL 2" OF ASPHALT OVER 6" OF ABC IN PAVED AREAS.
3. ACCESSIBILITY RAMP
4. WALL OPENING
5. EXISTING SRP BOXES
6. INSTALL 2' CRUB OPENING, SEE DTL. 6 SHT. C-4.
7. EXISTING CURB, GUTTER AND SIDEWALK
8. NEW 6" CONCRETE CURB
9. DRIVE CURB TAPER
10. EXISTING STREET LIGHT
11. OUTFALL OF SITE TO EXISTING RETENTION BASIN
12. EXISTING 2'-0" WIDE FLAT CURB

LEGEND

EXISTING GRADE
FINISH GRADE
EXISTING CONTOUR
FIRE HYDRANT
DRAINAGE ARROW
SEWER MANHOLE

RETENTION CALCULATIONS

RETENTION PROVIDED:

RETENTION VOLUME IS BEING PROVIDED FOR THIS SITE IN THE COMMON RETENTION BASIN ESTABLISHED FOR THE ENTIRE DEVELOPMENT AT THE SOUTHWEST CORNER. REQUIRED RETENTION FOR THE ORIGINAL 8 LOT SUBDIVISION IS 44,636 C.F. PROVIDED RETENTION IS 46,871 C.F.
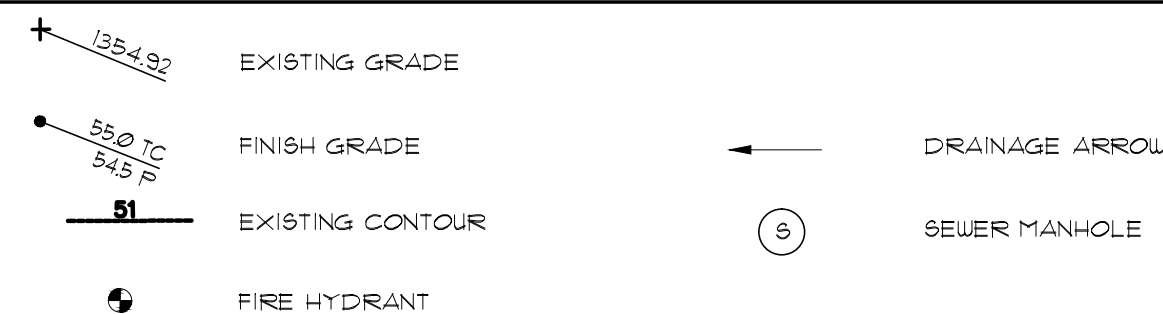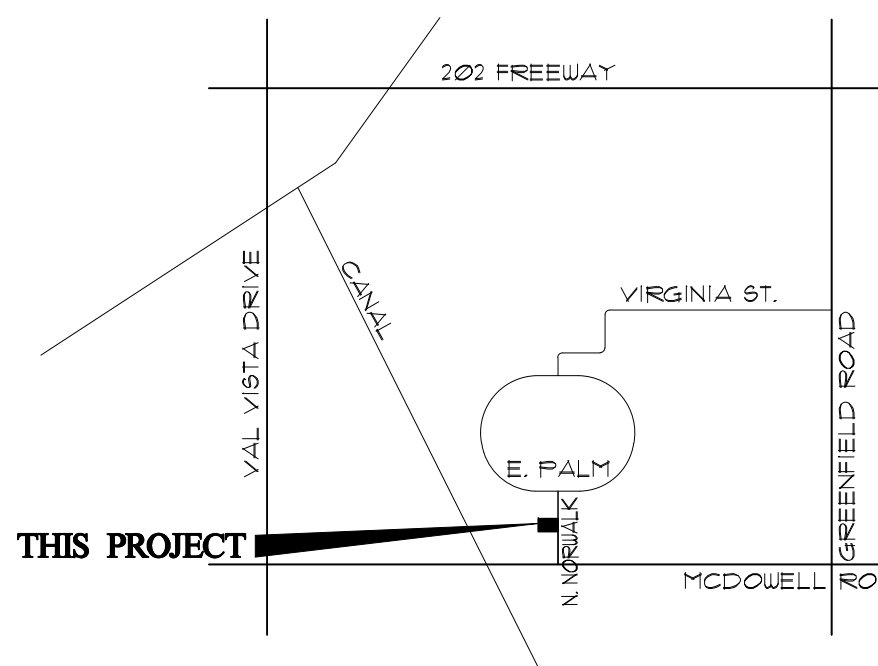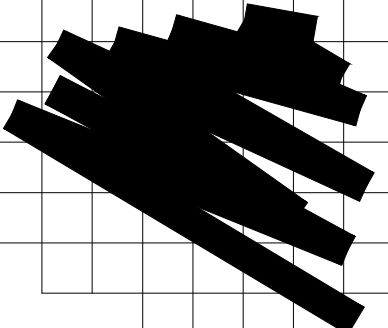
OUTFALL FROM THE SITE IS AT THE MIDDLE OF THE WEST PROPERTY LINE.

PRELIMINARY GRADING PLAN

SCALE: 1" = 20'-0"

OASIS CIRCLE

N. NORWALK

EXISTING OVERALL RETENTION BASIN

NEW BUILDING
FIN. FLR. = 1355.30
PAD = 1354.83

HITCHENS ASSOCIATES ARCHITECTS

TELEPHONE: 602-615-0204

3126 N. LOS ALAMOS
MESA, ARIZONA 85213

REGISTERED ARCHITECT
15942
GREGORY L. HITCHENS
Signed JUN 16 2022
ARIZONA, U.S.A.

REVISIONS

⚠ 7-25-22		city revisions

PROPOSED
OFIICE WAREHOUSE
BUILDING

3959 E. OASIS CIRCLE
MESA, ARIZONA
85215

PROJECT NO:	22206
DRAWN BY:	GLH
DATE:	6-16-2022

PRELIMINARY
GRADING PLAN

C-2

VICINITY MAP

202 FREEWAY
VAL VISTA DRIVE
CANAL
VIRGINIA ST.
GREENFIELD ROAD
E. PALM
THIS PROJECT
N. NORWALK
MCDOWELL ROAD