

EXISTING LEGEND

- ASPHALT EDGE
- BUILDING EDGE
- BUILDING OVERHANG
- CENTERLINE
- CHAIN LINKED FENCE
- CONCRETE EDGE
- CONCRETE SURFACE
- FIRE HYDRANT
- IRRIGATION PIPE
- SEWER PIPE
- WATER PIPE
- MAJOR/MINOR CONTOURS
- OVERHEAD ELECTRICAL LINE
- PROPERTY LINE
- STREET SIGN
- UTILITY POLE

PROPOSED LEGEND

- ASPHALT EDGE
- BUILDING EDGE
- BUILDING OVERHANG
- CENTERLINE
- CONCRETE SURFACE
- FIRE HYDRANT
- IRRIGATION PIPE
- SEWER PIPE
- WATER PIPE
- MAJOR/MINOR CONTOURS
- OVERHEAD ELECTRICAL LINE
- PROPERTY LINE
- STREET SIGN
- DRY WELL
- WATER METER
- WATER VALVE

WENTWORTH MESA INDUSTRIAL

PRELIMINARY GRADING & DRAINAGE PLANS

MARICOPA COUNTY ASSESSOR'S PARCELS:
No. 304-04-012J, 304-04-012L, 304-04-012K, 304-04-012F, 304-04-912, 304-04-012Z,
304-04-011Q, 304-04-011R, 304-04-011P,
304-04-913, 304-04-011N, 304-04-011G, 304-04-011K

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER

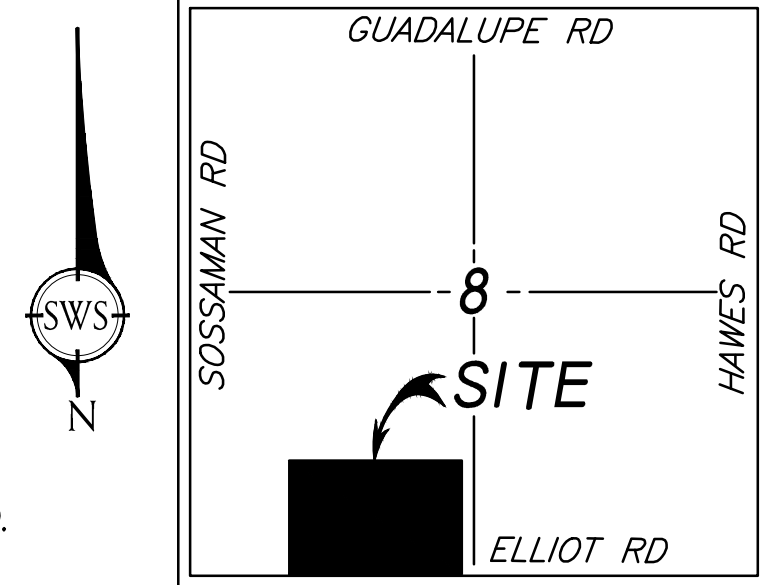
WENTWORTH PROPERTY COMPANY
ATTN: DAVID DICKSON
DDICKSON@WENTPROP.COM

ENGINEER

SWS ENGINEERING
4001 N. 3RD STREET., UNIT 165
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PHONE: 602.848.0249
EMAIL: adam.m@sws-engr.com

ARCHITECT

DEUTSCH
4600 E. INDIAN SCHOOL RD.
PHOENIX, AZ 85018
PHONE: 602.840.2929
EMAIL: RHILLEBOE@2929.COM



VICINITY MAP
NOT TO SCALE

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF
SECTION 8, SAID LINE BEARS NORTH 89 DEGREES 37
MINUTES 53 SECONDS WEST.

BENCHMARK

FOUND 3" CITY OF MESA BRASS CAP IN HANDHOLE
AT NORTHWEST CORNER OF SOSSAMAN ROAD AND
GUADALUPE ROAD.

ELEV: 1358.997' (NAVD 88)

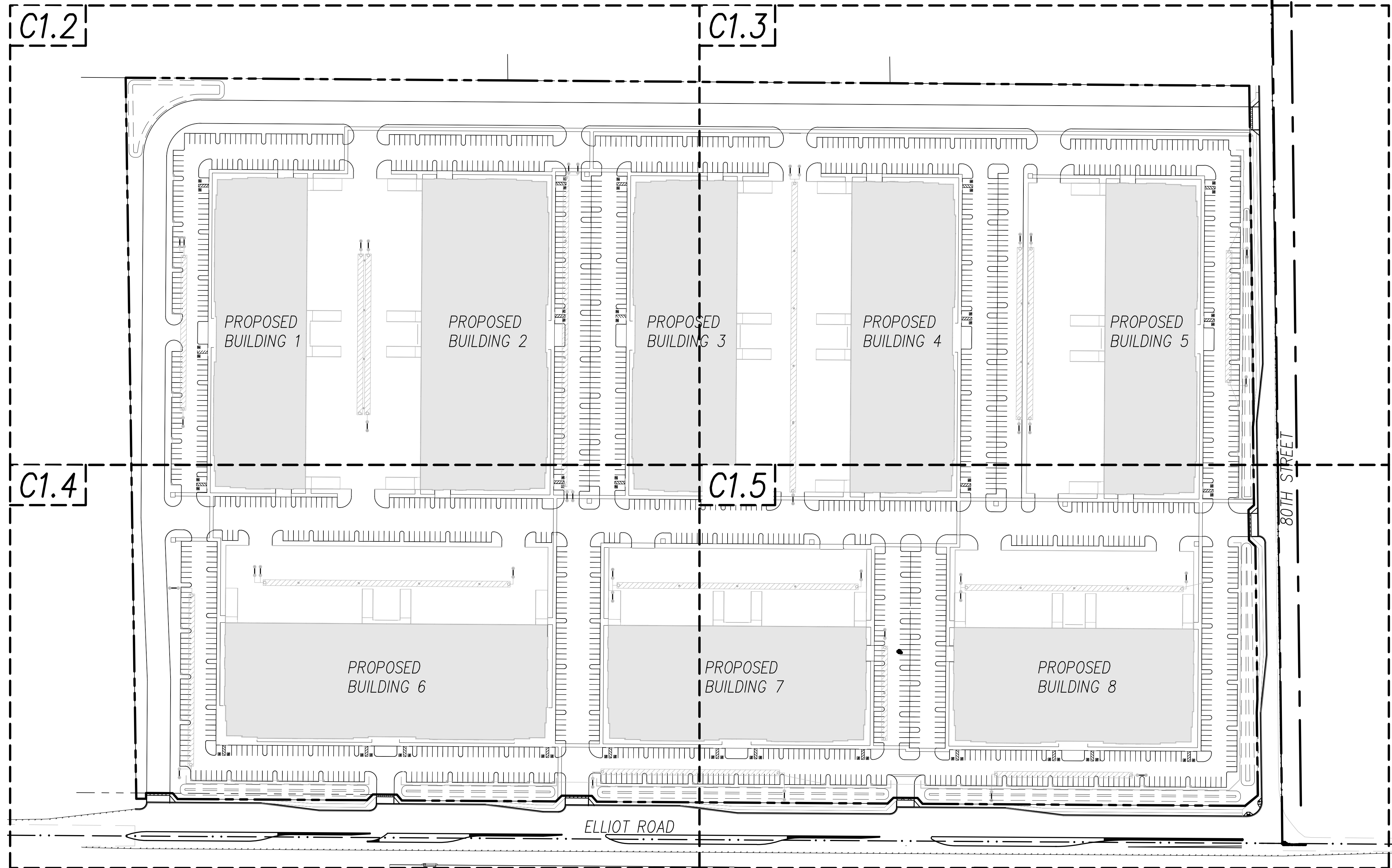
FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP
#04013C2760L, EFFECTIVE 10/16/2013, THIS
PROPERTY IS LOCATED IN FLOOD ZONE "X".

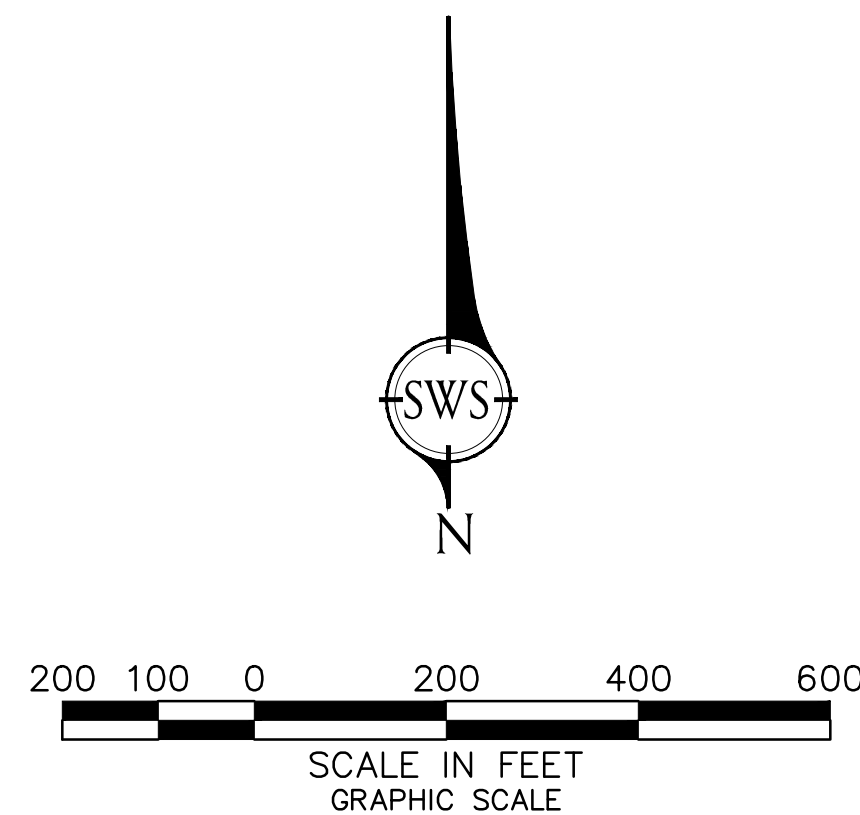
ZONE "X" IS DEFINED AS AREA/S OF 0.2% ANNUAL
CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE
FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT
OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE
MILE; AND AREAS PROTECTED BY LEVEES FROM 1%
ANNUAL CHANCE FLOOD.

SHEET INDEX

COVER SHEET	C1.0
COVER SHEET NOTES	C1.1
PRELIMINARY GRADING & DRAINAGE PLAN	C1.2
PRELIMINARY GRADING & DRAINAGE PLAN	C1.3
PRELIMINARY GRADING & DRAINAGE PLAN	C1.4
PRELIMINARY GRADING & DRAINAGE PLAN	C1.5



KEY MAP
1"=200'



PRELIMINARY
NOT FOR
CONSTRUCTION



SWS ENGINEERING, INC.
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F: 602-848-0250
www.sws-engr.com
NASHVILLE • PHOENIX
SAN DIEGO • WENTWORTH PROPERTY COMPANY
DATE: JUL 15, 22 3:56pm
DRAWN BY: ADAM M.
CHECKED BY: ADAM M.

PRELIMINARY GRADING &
DRAINAGE PLANS
COVER SHEET

WENTWORTH MESA
INDUSTRIAL
NWC 80TH ST. & ELLIOT ROAD
MESA, ARIZONA

DATE	REVISIONS

PA / PK:	
DRAWN BY:	
JOB NO.:	

SHEET 1 of 6
C-1.0

PRELIMINARY
NOT FOR
CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
MICHAEL D. SCHWEITZER
47066
PHOENIX, ARIZONA U.S.A.

SW
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CIVIL ENGINEERING
LAND PLANNING
SURVEYING

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PRELIMINARY
GRADING & DRAINAGE
PLANS

WENTWORTH MESA
INDUSTRIAL
NWC 80TH ST. & ELLIOT ROAD
MESA, ARIZONA

DATE	REVISIONS

PA / PK:	
DRAWN BY:	
JOB NO.:	

SHEET 4 of 6

C-1.3

Matchlines:
MATCHLINE - SEE SHEET C1.2 (Left)
MATCHLINE - SEE SHEET C1.5 (Bottom)

Buildings:
BUILDING 3
F.F. 1360.50
BUILDING 4
F.F. 1361.00
BUILDING 5
F.F. 1365.00

Proposed Infrastructure:
PROPOSED DUAL-CHAMBERED DRYWELLS (TYP.)
PROPOSED CATCH BASIN (TYP) MAG.DET.537 TYPE "G"
PROPOSED 6-INCH BOLLARD (TYP.)
PROPOSED CMP RISER
PROPOSED 600 LF-10" DIA. S=0.001 FT/FT Vp=47,124 CF
PROPOSED 540 LF-10" DIA. S=0.001 FT/FT Vp=42,412 CF
PROPOSED 230 LF-10" DIA. S=0.001 FT/FT Vp=18,064 CF
PROPOSED RETENTION BASIN 7 Vp=5,362 CF
PROPOSED DUAL-CHAMBERED DRYWELL (TYP.)
PROPOSED 6-INCH BOLLARD (TYP.)

Grading and Elevation:
Elevations: 1359, 1358, 1357, 1360, 1361, 1362, 1363, 1364, 1365
Slopes: 0.5%, 1.0%, 1.2%, 1.4%, 1.5%, 1.7%, 2.8%

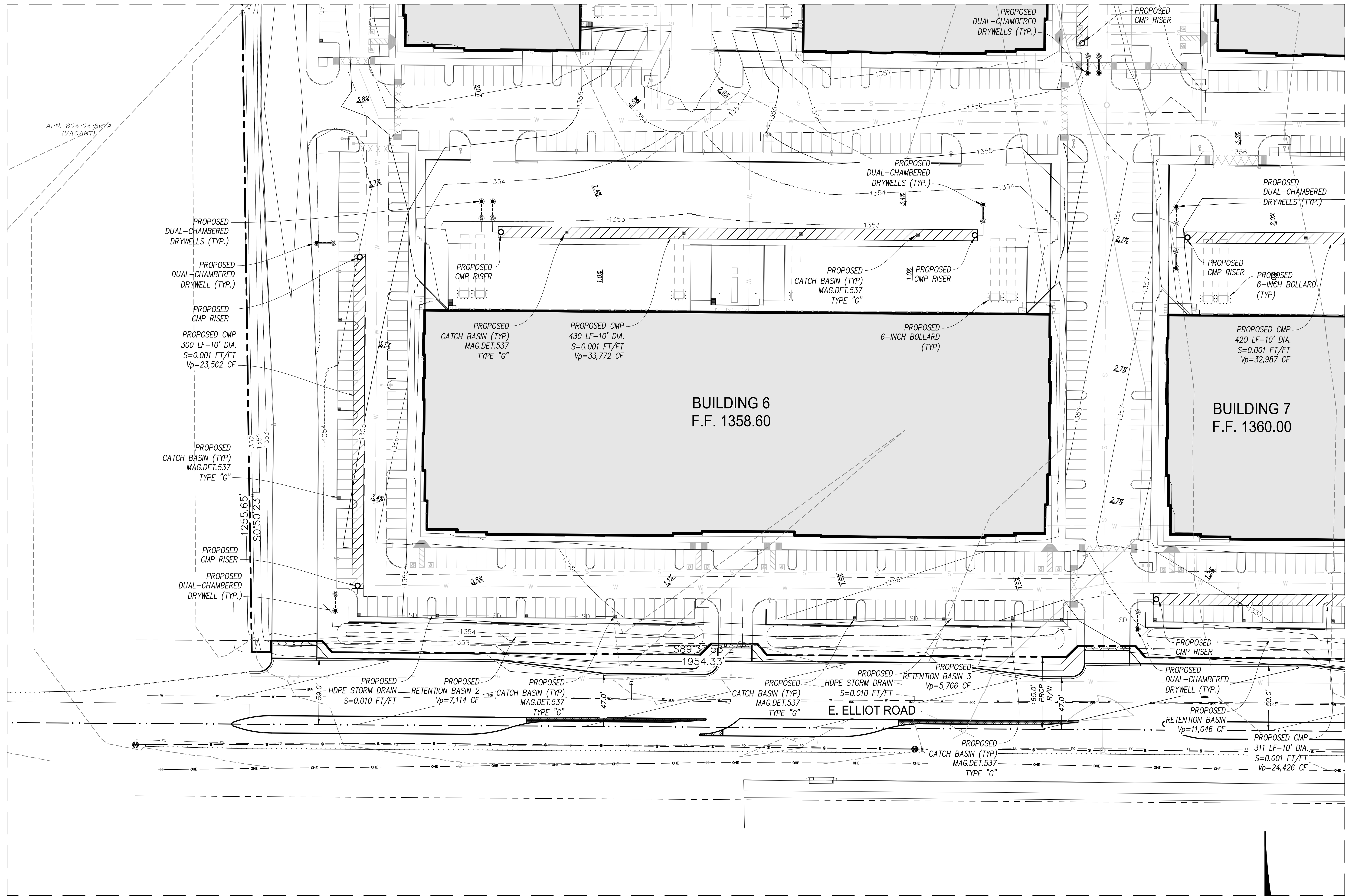
Other Features:
S. 80TH STREET
40.0' PROP R/W
1254.09' (along S. 80th Street)

Scale and Orientation:
SCALE IN FEET GRAPHIC SCALE (0 to 150 feet)
N (North Arrow)

P:\2022\22-190P - Wentworth\PROD\Planning\DRG\22-190P_DRG01.dwg

FILED JUL 15 2022

MATCHLINE - SEE SHEET C1.2



APN: 304-04-897A
(VACANT)

PROPOSED
DUAL-CHAMBERED
DRYWELLS (TYP.)

PROPOSED
DUAL-CHAMBERED
DRYWELL (TYP.)

PROPOSED
CMP RISER

PROPOSED CMP
300 LF-10' DIA.
S=0.001 FT/FT
Vp=23,562 CF

PROPOSED
CATCH BASIN (TYP)
MAG.DET.537
TYPE "G"

PROPOSED
CMP RISER

PROPOSED
DUAL-CHAMBERED
DRYWELL (TYP.)

PROPOSED
CATCH BASIN (TYP)
MAG.DET.537
TYPE "G"

PROPOSED CMP
430 LF-10' DIA.
S=0.001 FT/FT
Vp=33,772 CF

PROPOSED
CATCH BASIN (TYP)
MAG.DET.537
TYPE "G"

PROPOSED
6-INCH BOLLARD
(TYP)

PROPOSED
DUAL-CHAMBERED
DRYWELLS (TYP.)

PROPOSED
CMP RISER

PROPOSED
6-INCH BOLLARD
(TYP)

PROPOSED CMP
420 LF-10' DIA.
S=0.001 FT/FT
Vp=32,987 CF

S89°33'58"E
1954.33'

PROPOSED
HDPE STORM DRAIN
S=0.010 FT/FT

PROPOSED RETENTION BASIN 3
Vp=5,766 CF

E. ELLIOT ROAD

PROPOSED
CATCH BASIN (TYP)
MAG.DET.537
TYPE "G"

PROPOSED
HDPE STORM DRAIN
S=0.010 FT/FT

PROPOSED RETENTION BASIN 2
Vp=7,114 CF

PROPOSED
CATCH BASIN (TYP)
MAG.DET.537
TYPE "G"

PROPOSED
DUAL-CHAMBERED
DRYWELL (TYP.)

PROPOSED
RETENTION BASIN
Vp=11,046 CF

PROPOSED CMP
311 LF-10' DIA.
S=0.001 FT/FT
Vp=24,426 CF

MATCHLINE - SEE SHEET C1.5

PRELIMINARY
NOT FOR CONSTRUCTION

SWS ENGINEERING, INC.
47066
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REGISTERED PROFESSIONAL ENGINEER
ARIZONA U.S.A.

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LAND PLANNING
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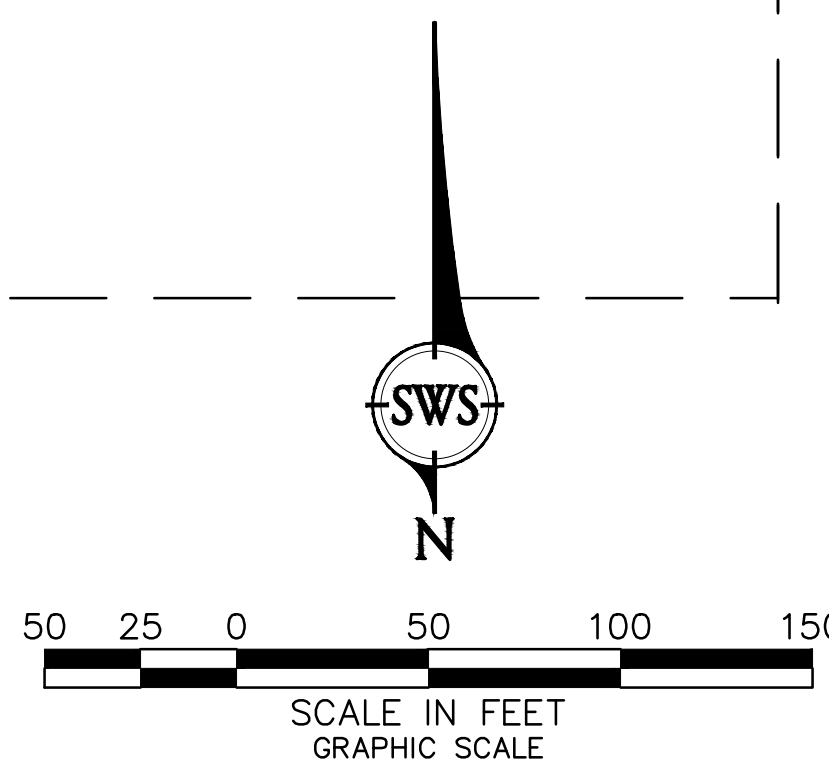
PRELIMINARY
GRADING & DRAINAGE
PLANS

WENTWORTH MESA
INDUSTRIAL
NWC 80TH ST. & ELLIOT ROAD
MESA, ARIZONA

DATE	REVISIONS

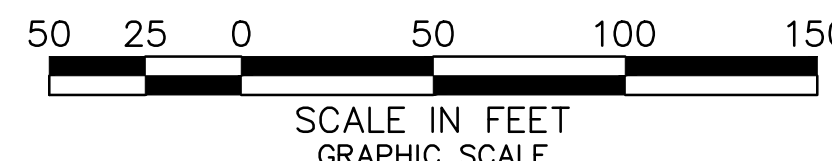
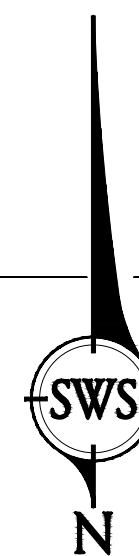
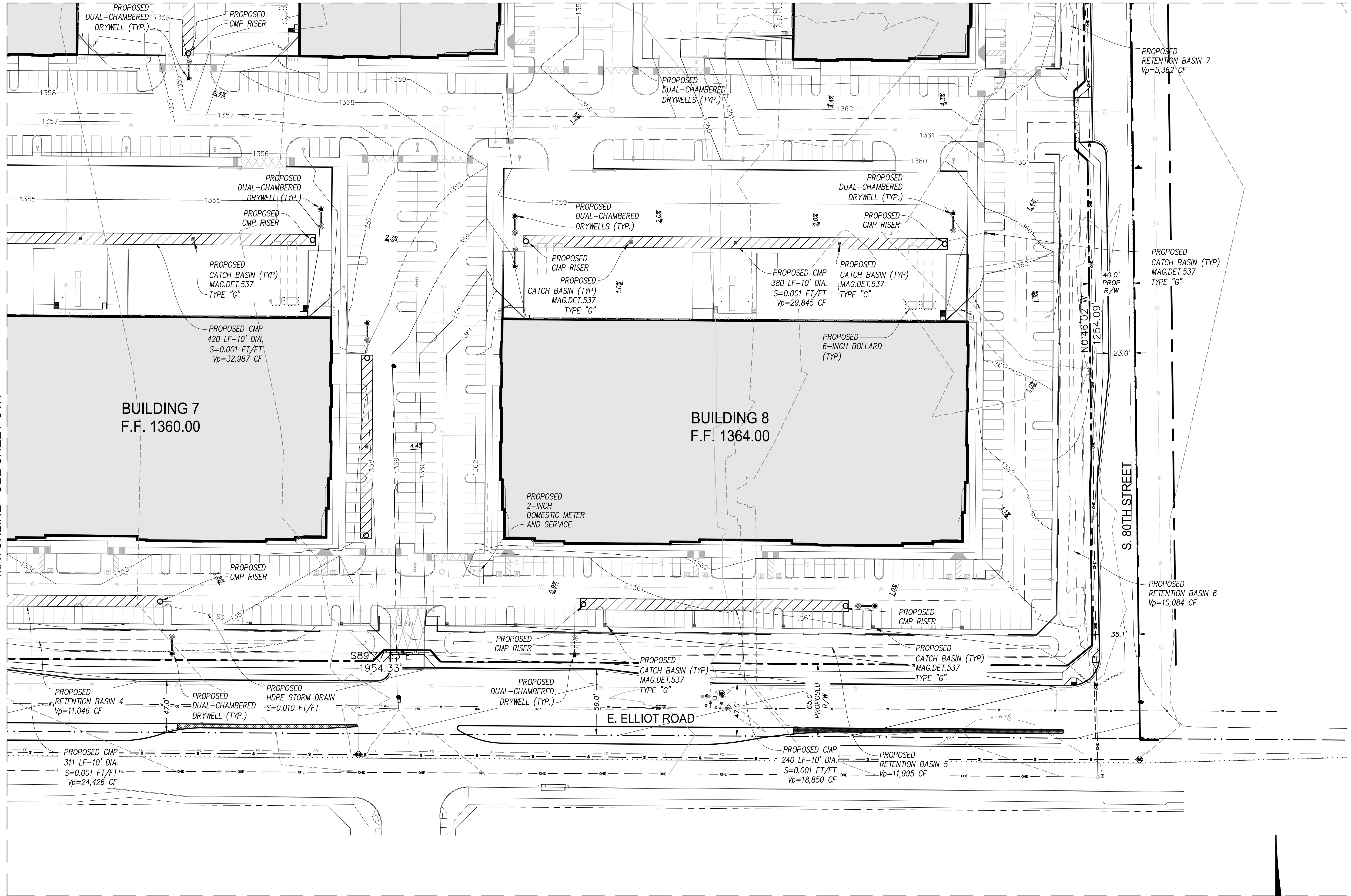
PA / PK:
DRAWN BY:
JOB NO.:

SHEET 5 of 6
C-1.4



MATCHLINE - SEE SHEET C1.3

MATCHLINE - SEE SHEET C1.4



PRELIMINARY
NOT FOR
CONSTRUCTION

SWS ENGINEERING, INC.
47066
MICHAEL D. SCHWEITZER
REGISTERED PROFESSIONAL ENGINEER
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ARIZONA U.S.A.
CIVIL ENGINEERING • LAND PLANNING • SURVEYING
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Phoenix, AZ 85012
P: 602-551-4400
SAN DIEGO • NASHVILLE • PHOENIX
DATE: Jul 15, 22 3:56pm
BY: [signature]
CHECKED: [signature]
PROJECT: Wentworth Mesa Industrial
SHEET: C-1.5 OF 6

PRELIMINARY
GRADING & DRAINAGE
PLANS

WENTWORTH MESA
INDUSTRIAL
NWC 80TH ST. & ELLIOT ROAD
MESA, ARIZONA

DATE	REVISIONS

PA / PK:
DRAWN BY:
JOB NO:

SHEET 6 of 6
C-1.5

EXISTING LEGEND

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WENTWORTH MESA INDUSTRIAL

PRELIMINARY UTILITY PLANS

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304-04-913, 304-04-011N, 304-04-011G, 304-04-011K

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OWNER

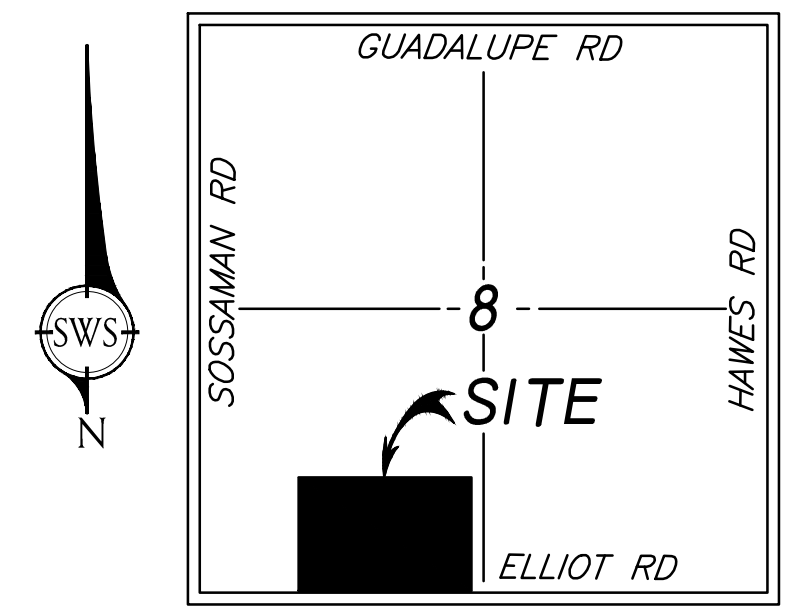
WENTWORTH PROPERTY COMPANY
ATTN: DAVID DICKSON
DDICKSON@WENTPROP.COM

ENGINEER

SWS ENGINEERING
4001 N. 3RD STREET, UNIT 165
PHOENIX, AZ 85012
PHONE: 602.848.0249
EMAIL: adam.m@sws-engr.com

ARCHITECT

DEUTSCH
4600 E. INDIAN SCHOOL RD.
PHOENIX, AZ 85018
PHONE: 602.840.2929
EMAIL: RHILLEBOE@2929.COM



VICINITY MAP
NOT TO SCALE

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF
SECTION 8, SAID LINE BEARS NORTH 89 DEGREES 37
MINUTES 53 SECONDS WEST.

BENCHMARK

FOUND 3" CITY OF MESA BRASS CAP IN HANDHOLE
AT NORTHWEST CORNER OF SOSSAMAN ROAD AND
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ELEV: 1358.997' (NAVD 88)

FLOOD ZONE

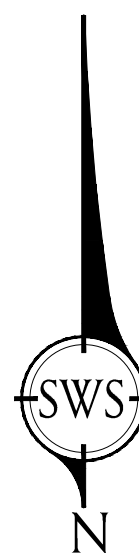
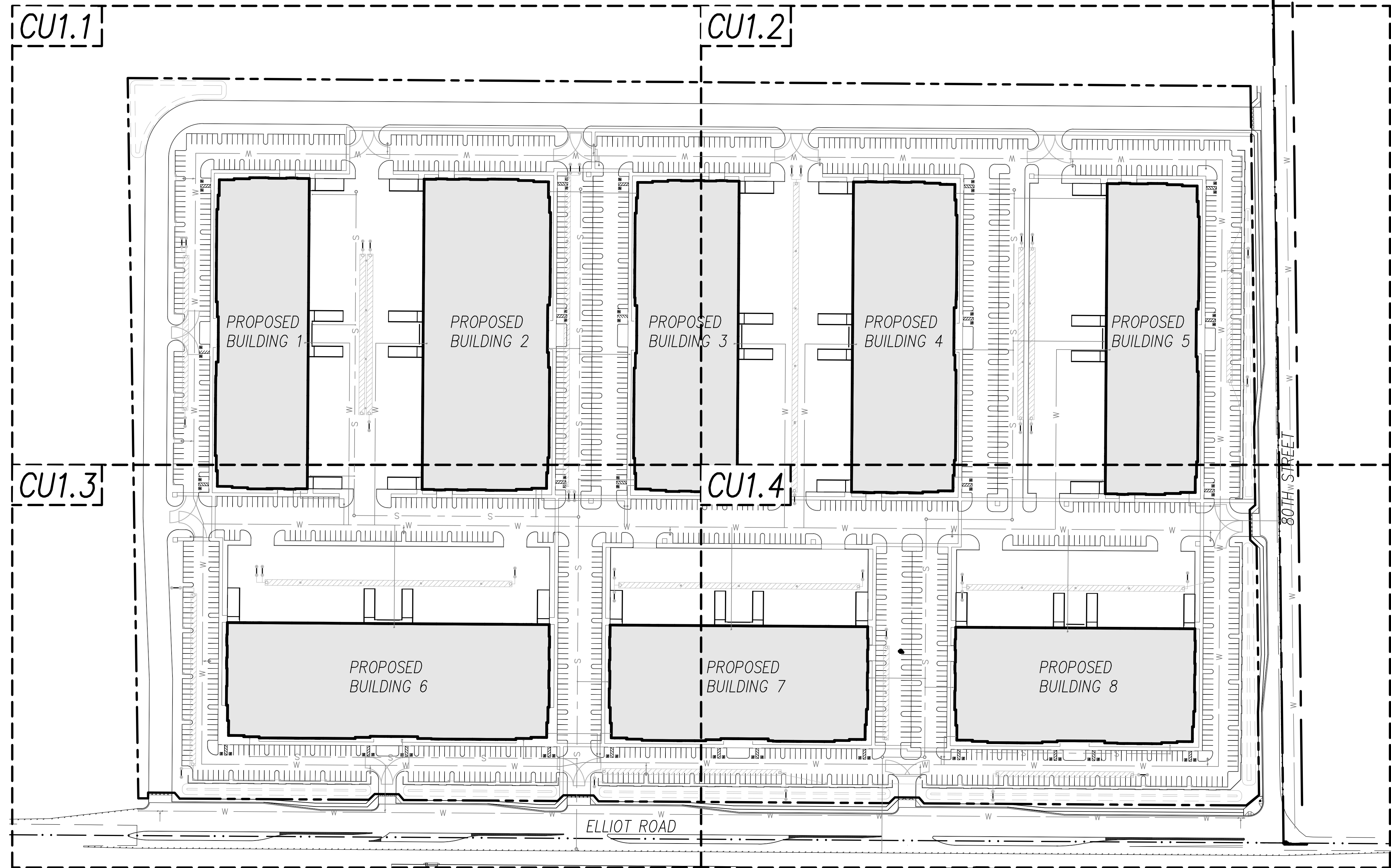
ACCORDING TO THE FLOOD INSURANCE RATE MAP
#04013C2760L, EFFECTIVE 10/16/2013, THIS
PROPERTY IS LOCATED IN FLOOD ZONE "X".

ZONE "X" IS DEFINED AS AREA/S 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.

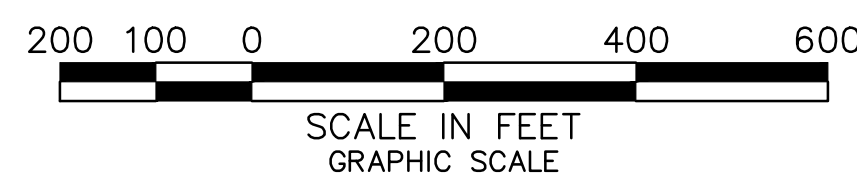
SHEET INDEX

COVER SHEET
PRELIMINARY UTILITY PLAN
PRELIMINARY UTILITY PLAN
PRELIMINARY UTILITY PLAN
PRELIMINARY UTILITY PLAN

CU1.0
CU1.1
CU1.2
CU1.3
CU1.4



KEY MAP
1"=200'



SCALE IN FEET
GRAPHIC SCALE

PRELIMINARY
NOT FOR
CONSTRUCTION

Professional Engineer Seal for Michael D. Schweitzer, State of Arizona, License No. 47066. SWS Engineering, Inc. logo and contact information for Phoenix, AZ.

PRELIMINARY UTILITY
PLANS
COVER SHEET

WENTWORTH MESA
INDUSTRIAL
NWC 80TH ST. & ELLIOT ROAD
MESA, ARIZONA

DATE	REVISIONS

PA / PK:	
DRAWN BY:	
JOB NO.:	

SHEET 1 of 5
CU-1.0

PRELIMINARY
NOT FOR
CONSTRUCTION

47066
MICHAEL D.
SCHWEITZER
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PRELIMINARY
UTILITY PLANS

WENTWORTH MESA
INDUSTRIAL
NWC 80TH ST. & ELLIOT ROAD
MESA, ARIZONA

DATE	REVISIONS

PA / PK:	
DRAWN BY:	
JOB NO.:	

SHEET 2 of 5

CU-1.1

APN: 304-04-010H (VACANT)

APN: 304-04-010 (COMMERCIAL)

APN: 304-04-807A (VACANT)

1955.95' N89°35'12"W

1255.65' S0°50'23"E

20.0' W.L.E.

PROPOSED 12-INCH D.I.P. WATER LINE

PROPOSED 6-INCH D.I.P. FIRE LINE (TYP.)

PROPOSED FIRE HYDRANT (TYP.)

PROPOSED SEWER MANHOLE PER MAG. 420-424

SSMH 1351.69 IE

SSCO 1352.65 IE

SS - 6" WYE 1351.86 IE

PROPOSED 6-INCH PVC SEWER BUILDING CONNECTION

PROPOSED 6-INCH BOLLARD (TYP.)

PROPOSED 8-INCH PVC SEWER LINE

PROPOSED 6-INCH PVC SEWER BUILDING CONNECTION

SSCO 1351.14 IE

SS - 6" WYE 1350.35 IE

PROPOSED FIRE RISER

PROPOSED 8-INCH PVC SEWER LINE S=0.0058 FT/FT

PROPOSED 6" D.I.P. FIRE LINE

8" PRIV. SEWER MAIN

BUILDING 1 F.F. 1358.00

PROPOSED CMP RISER

SSCO 1350.05 IE

PROPOSED 6-INCH PVC SEWER BUILDING CONNECTION

SSMH 1349.32 IE

SS - 6" WYE 1349.50 IE

PROPOSED 8-INCH PVC SEWER LINE

PROPOSED 6-INCH BOLLARD (TYP.)

SSCO 1348.57 IE

PROPOSED 6-INCH PVC SEWER BUILDING CONNECTION

SS - 6" WYE 1348.02 IE

PROPOSED FIRE RISER

8" PRIV. SEWER MAIN

BUILDING 2 F.F. 1358.50

PROPOSED 1-INCH LANDSCAPE METER

SSCO 1350.50 IE

PROPOSED 6-INCH PVC SEWER BUILDING CONNECTION

SSCO 1349.03 IE

PROPOSED 6-INCH PVC SEWER BUILDING CONNECTION

BUILDING 3 F.F. 1360.50

MATCHLINE - SEE SHEET CU1.2

MATCHLINE - SEE SHEET CU1.3

50 25 0 50 100 150

SCALE IN FEET
GRAPHIC SCALE

SW
ENGINEERING, INC.

N

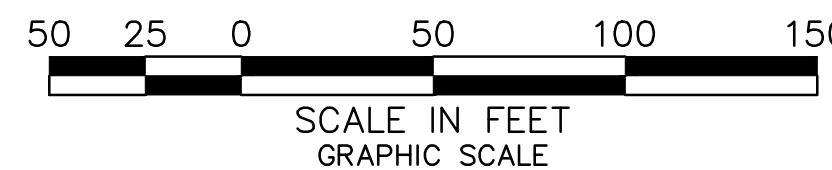
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**WENTWORTH MESA
INDUSTRIAL**
NWC 80TH ST. & ELLIOT ROAD
MESA, ARIZONA

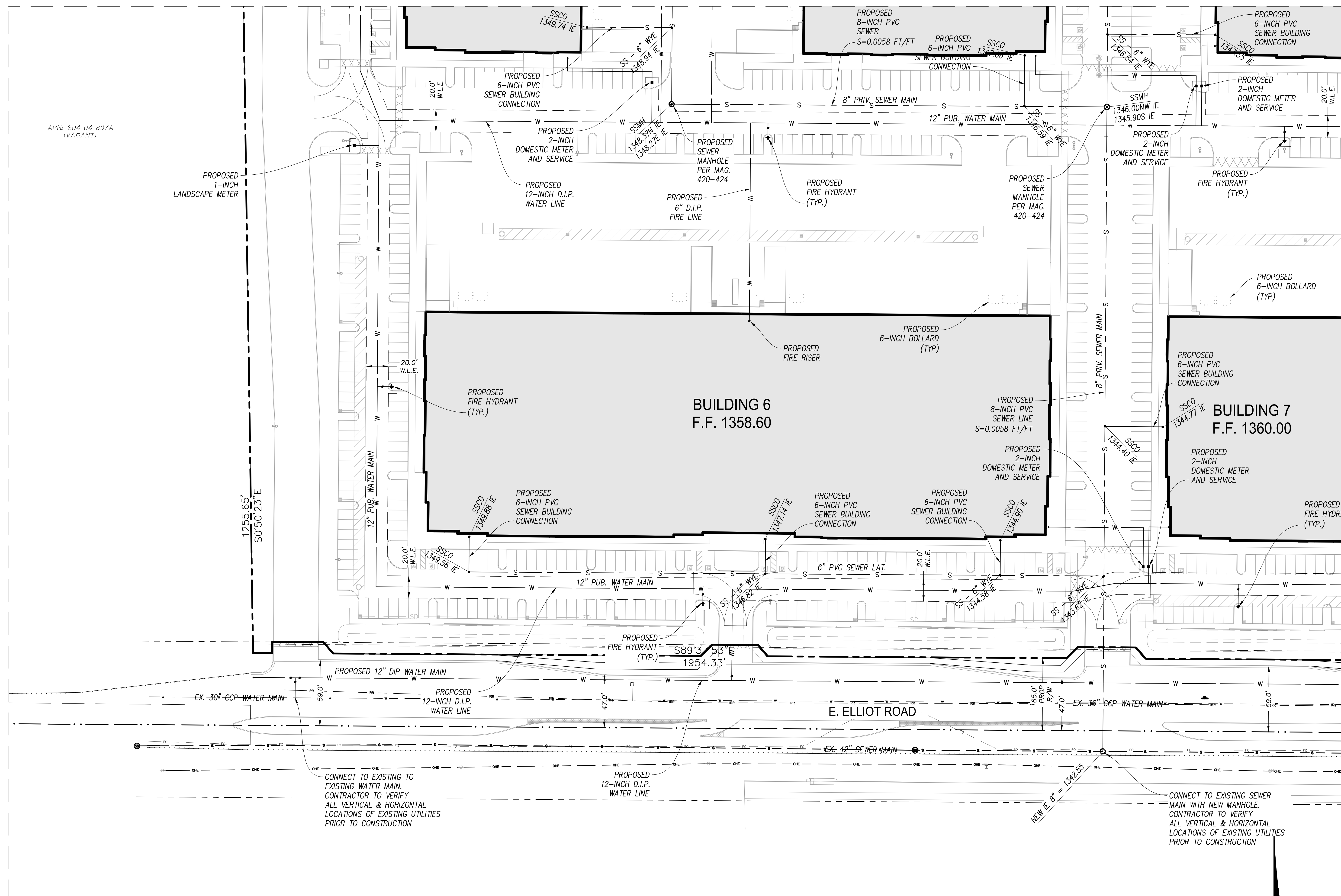
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PA / PM:	
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JOB NO.:	

SHEET 3 of 5
CU-1.2
Jul 2022



MATCHLINE - SEE SHEET CU1.1



**PRELIMINARY
NOT FOR
CONSTRUCTION**

47066
MICHAEL D.
SCHWEITZER
Date Signed 7/18/22
ARIZONA, U.S.A.

INC.
SURVEYING

RING, • PHOENIX

INDEE
LAND PLANNING
165
NASHVILLE

ENGINEERING •
1000 10th Street, Suite 100
San Diego, CA 92161
619/594-5500

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CIVIL ENGINEERS
4001 North 3rd
Phoenix, AZ 85018
P: 623-521-4900
SA
ray.smith



VS
ING, INC.
able, possible.

**WENTWORTH MESA
INDUSTRIAL**
NWC 80TH ST. & ELLIOT ROAD
MESA, ARIZONA

[illegible]

PA / PM:	
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JOB NO.:	

SHEET 4 of 4

CU-1.3

**WENTWORTH MESA
INDUSTRIAL**
NWC 80TH ST. & ELLIOT ROAD
MESA, ARIZONA

[illegible]

PA / PM:	
DRAWN BY:	
JOB NO.:	

SHEET 5 of 5
CU-1.4
Jul 2022

