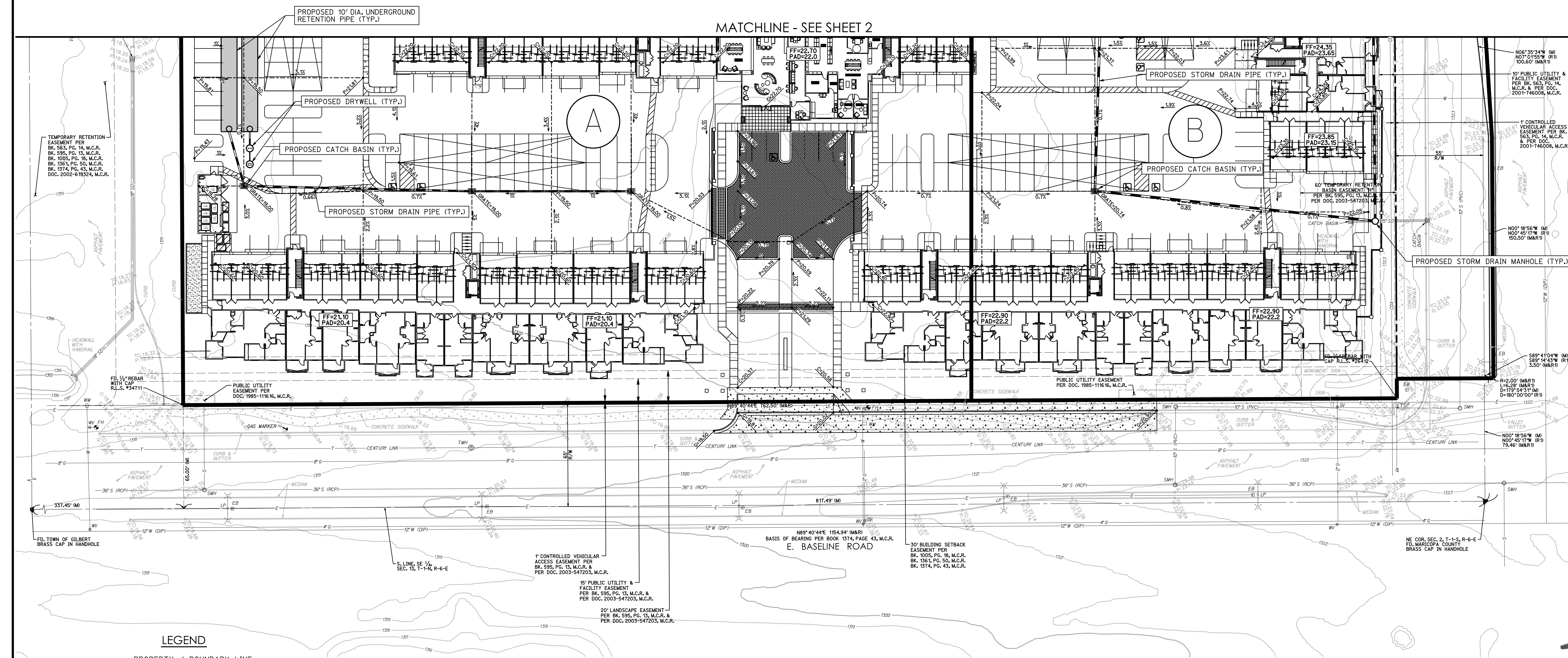


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LEGEND

	PROPERTY / BOUNDARY LINE
	EXISTING CONTOUR ELEVATION
	PROPOSED CONTOUR ELEVATION
	EXISTING SPOT ELEVATION
	EXISTING TOP OF CURB & GUTTER ELEV.
	EXISTING PAVEMENT ELEVATION
	INDICATES EXISTING CONCRETE ELEVATION
	PROPOSED GROUND ELEVATION
	DIRECTION OF FLOW & SLOPE
	PROPOSED TOP OF CURB & GUTTER ELEV.
	PROPOSED PAVEMENT ELEVATION
	PROPOSED TOP OF CONC. ELEVATION
	PROPOSED GRADE BREAK
	PROPOSED FINISH FLOOR ELEVATION
	PROPOSED PAD ELEVATION
	PROPOSED CATCH BASIN
	PROPOSED STORM DRAIN PIPE
	PROPOSED DRYWELL
	PROPOSED UNDERGROUND RETENTION PIPE
	EXISTING LIGHT POLE
	INDICATES EXISTING ELECTRIC TRANSFORMER
	EXISTING ELECTRIC BOX
	EXISTING WATER METER
	EXISTING BACKFLOW PREVENTER VALVE
	EXISTING BURIED TELEPHONE CONDUIT
	EXISTING BURIED ELECTRIC CONDUIT
	EXISTING WATER LINE, VALVE & SIZE
	EXISTING FIRE HYDRANT
	EXISTING SEWER LINE & SIZE

PERCOLATION CALCULATIONS

BASIN A
PERC: 41,626 CF / (4x0.1 CFS) / 3600 SECONDS/HOUR = 28.91 HRS

BASIN B
PERC: 33,772 CF / (3x0.1 CFS) / 3600 SECONDS/HOUR = 31.27 HRS

RETENTION CALCULATIONS (100-YR, 2-HR STORM EVENT)

SUB-AREA	AREA (ACRE)	C	P (IN/HR)	VOLUME REQ. (CF)	SURFACE VOL. PROV. (CF)	U. G. PROV. (LF)	U. G. VOL. PROV. (CF)	TOTAL VOL. PROVIDED
A	5.877	0.90	2.15	41,287	0	530	41,626	41,626
B	4.793	0.90	2.15	33,670	0	430	33,772	33,772

** VOLUME WILL BE PROVIDED IN 10' DIAMETER UNDERGROUND RETENTION

LEGAL DESCRIPTION:

PARCEL ONE (1):

TRACT B, OF THE MAP OF DEDICATION FOR ARIZONA HEALTH AND TECHNOLOGY PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 563 OF MAPS, PAGE 14.

PARCEL TWO (2):

LOT 18 AS CREATED PURSUANT TO THAT CERTAIN AMENDED LOT SPLIT OF LOT 1 OF ARIZONA HEALTH AND TECHNOLOGY PARK - UNIT 2 AS RECORDED IN BOOK 1005 OF MAPS, PAGE 18 MARICOPA COUNTY RECORDS, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, WITH SUCH AMENDED LOT SPLIT BEING RECORDED IN THE OFFICIAL RECORDS OF THE MARICOPA COUNTY RECORDER AS INSTRUMENT 2018-0014881 AT BOOK 1361 OF MAPS, PAGE 50 AND RECORDED AS INSTRUMENT 2018-0177692 AT BOOK 1374 OF MAPS, PAGE 43, ALSO BEING DESCRIBED AS THE FOLLOWING:

LOT 1, OF ARIZONA HEALTH AND TECHNOLOGY PARK - UNIT 2 AS RECORDED IN BOOK 1005 OF MAPS, PAGE 18 MARICOPA COUNTY RECORDS, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE WEST 297.45 FEET THEREOF.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
PGRD01	PRELIMINARY GRADING & DRAINAGE PLAN - COVERSHEET
PGRD02	PRELIMINARY GRADING & DRAINAGE PLAN

CLIENT:

THE GUARDIAN COMPANIES
7377 EAST DOUBLETREE RANCH ROAD, SUITE 100
SCOTTSDALE, ARIZONA 85258

CONTACT: CHRIS BROZINA
PHONE: (480) 204-3939
EMAIL: BROZINA@THEGUARDIANCOS.COM

ENGINEER:

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251

CONTACT: DAN G. MANN, P.E.
PHONE: (602) 334-4387
EMAIL: DAN@3ENGINEERING.COM

ARCHITECT:

BILTFORM ARCHITECTURE GROUP
11460 N. CAVE CREEK ROAD #11
PHOENIX, ARIZONA 85020

CONTACT: VINCE SCARANO
PHONE: (602) 285-9200
EMAIL: VINCE@BILTFORM.COM

BENCHMARK:

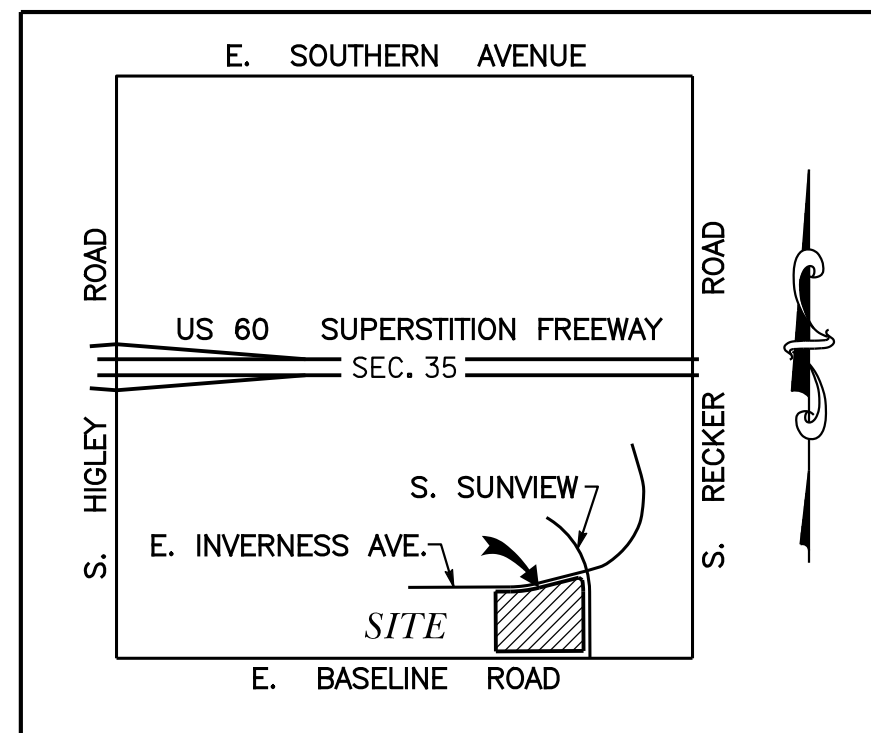
CITY OF MESA CONC. NAIL
W/ BRASS TAG ON TOP OF
CURB AT THE EAST LINE OF
5620 E. BASELINE ROAD

ELEVATION = 1315.34 NAVD88 DATUM

(ELEV. PER TOM LUTE OF
CITY OF MESA)

BASIS OF BEARING:

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, BEARS N89°40'44"E PER BOOK 1374, PAGE 43 MARICOPA COUNTY RECORDER.



VICINITY MAP
N.T.S.

APN NUMBER:

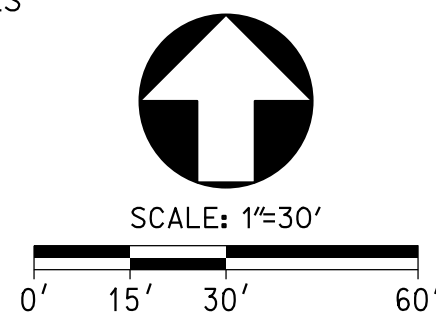
141-53-896B

ADDRESS:

1910 S. SUNVIEW
MESA, ARIZONA 85206

NET AREA:

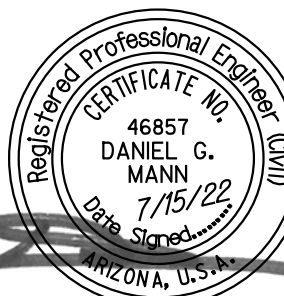
428,398 S.F. OR 9.835 ACRES



Contact Arizona 911 at least two full working days before you begin excavation.
Call 911 or click Arizona911.com

NWC E. BASELINE ROAD & S. SUNVIEW
1910 S. SUNVIEW MESA, ARIZONA 85206

PRELIMINARY GRADING & DRAINAGE PLAN



3engineering
SURVEYING
civil engineering
planning

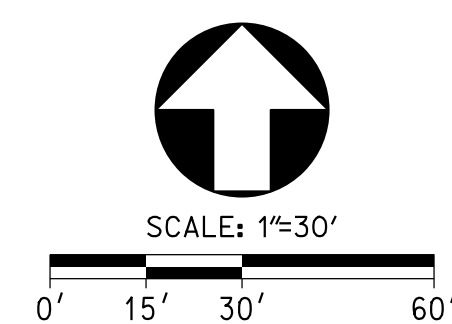
CAD TECH: PHILIP Y. [REDACTED]
DESIGNER: D. MANN
ENGINEER: D. MANN
COPYRIGHT 2022 3 ENGINEERING, LLC

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230
WWW.3ENGINEERING.COM

DATE: 07/15/22

PROJECT NO.
2121

SHEET NO.
PGRD01
1 of 2



MATCHLINE - SEE SHEET 1