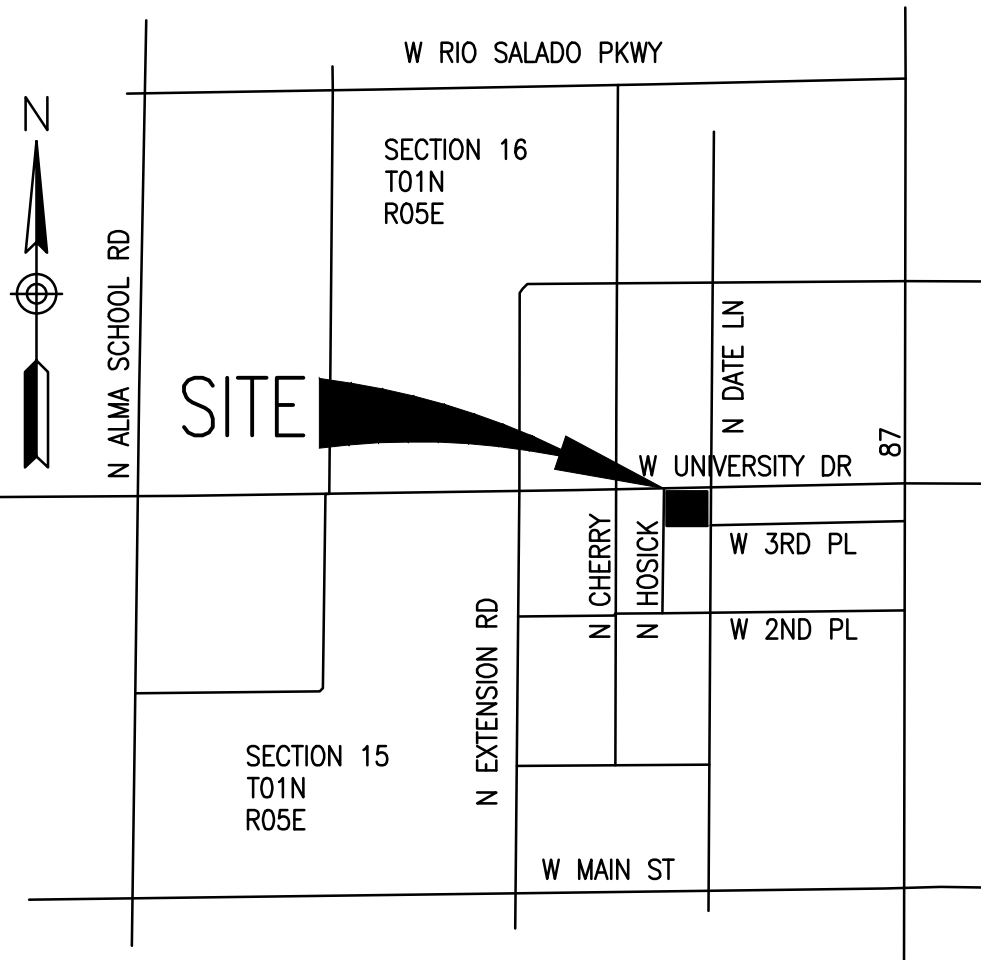




VICINITY MAP
SCALE: 1"=1/4 MILE

OWNER
QCC PROMOTION AND MARKETING LLC

ENGINEER
NPS MARICOPA INC.
859 NORTH LAFAYETTE MESA, AZ 85201
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450 N EMERSON MESA, AZ 85XXX
WWW.TIMBOYLE.COM
TIM@TIMBOYLE.COM
917.526.0323

SURVEYOR
GLOBAL LAND SURVEYING LLC
P.O. BOX 2132,
PEORIA, AZ 85380,
623 328-9424

DATE SURVEYED FEB 24 2021

ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER
ABC	AGGREGATE BASE COURSE
C	CONCRETE
CU, FT	CUBIC FEET
BC	BACK OF CURB
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
FL	FLOW LINE
INV	INVERT
LF	LINEAR FOOT
(M)	MEASURED
MCR	MARICOPA COUNTY RECORDER
R/W	RIGHT OF WAY
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
(R)	RECORD
TBM	TEMPORARY BENCH MARK
SD	STORM DRAIN
SF	SQUARE FEET
YR	YEAR

DRAINAGE REPORT

FLOODPLAIN
THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL 04013C2265M REVISED ON NOVEMBER 4, 2015. ZONE "X" DENOTES 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; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ON-SITE FLOWS
ALL ON-SITE FLOWS WILL BE RETAINED BY THE DESIGNED COMBINATION OF RETENTION BASINS AND UNDERGROUND RETENTION SYSTEM. THE VOLUME WILL BLEED OFF THROUGH AN ORIFICE AND A DRAINAGE PIPE INTO THE CITY STORM DRAIN SERVICE AVAILABLE NEAR THE INTERSECTION OF UNIVERSITY DRIVE AND CHERRY.

OFF-SITE FLOWS
NO OFFSITE FLOWS WILL IMPACT THE SUBJECT SITE.

RETENTION SYSTEM SUMMARY
VOLUME REQUIRED = (P/12)*A*C
C=RUNOFF COEFFICIENT
P=2.16 INCHES (NOAA)
STANDARD DEPTH REQUIREMENT BY COM, P = 2.2 INCHES, (ENGINEERING AND DESIGN STANDARD MANUAL SECTION 806.4)
A_{TOP}=79,091 SQ FT (ENTIRE SITE AND HALF STREETS)
A_S=19,345 SQ FT
A_{BP}=59,746 SQ FT
C_{UP}=0.5
C_{WP}=0.95
WEIGHT=0.84
V_{REQ}=(2.2/12)*79,091*0.84=14,836 CU FT

VOLUME PROVIDED:
RETENTION BASINS A V_{BA} 4,500 CF
UNDERGROUND TANK (D=10', L=135') V_{BT}=10,607 CF
TOTAL VOLUME V_{TOTAL}=15,107 CF
VOLUME PROVIDED > VOLUME REQUIRED THUS OK.

NOTE:
ON-SITE PARKING MAY BE USED FOR PARTIAL SURFACE RETENTION.

PROJECT DATA

ASSESSOR'S PARCEL NUMBER : 135-58-074,135-58-081,
135-58-140,135-58-143,
135-58-144
ZONING DIST. : RM-2
PROJECT ADDRESS : 615 W UNIVERSITY DRIVE, MESA,
AZ 85248
YEAR BUILT :

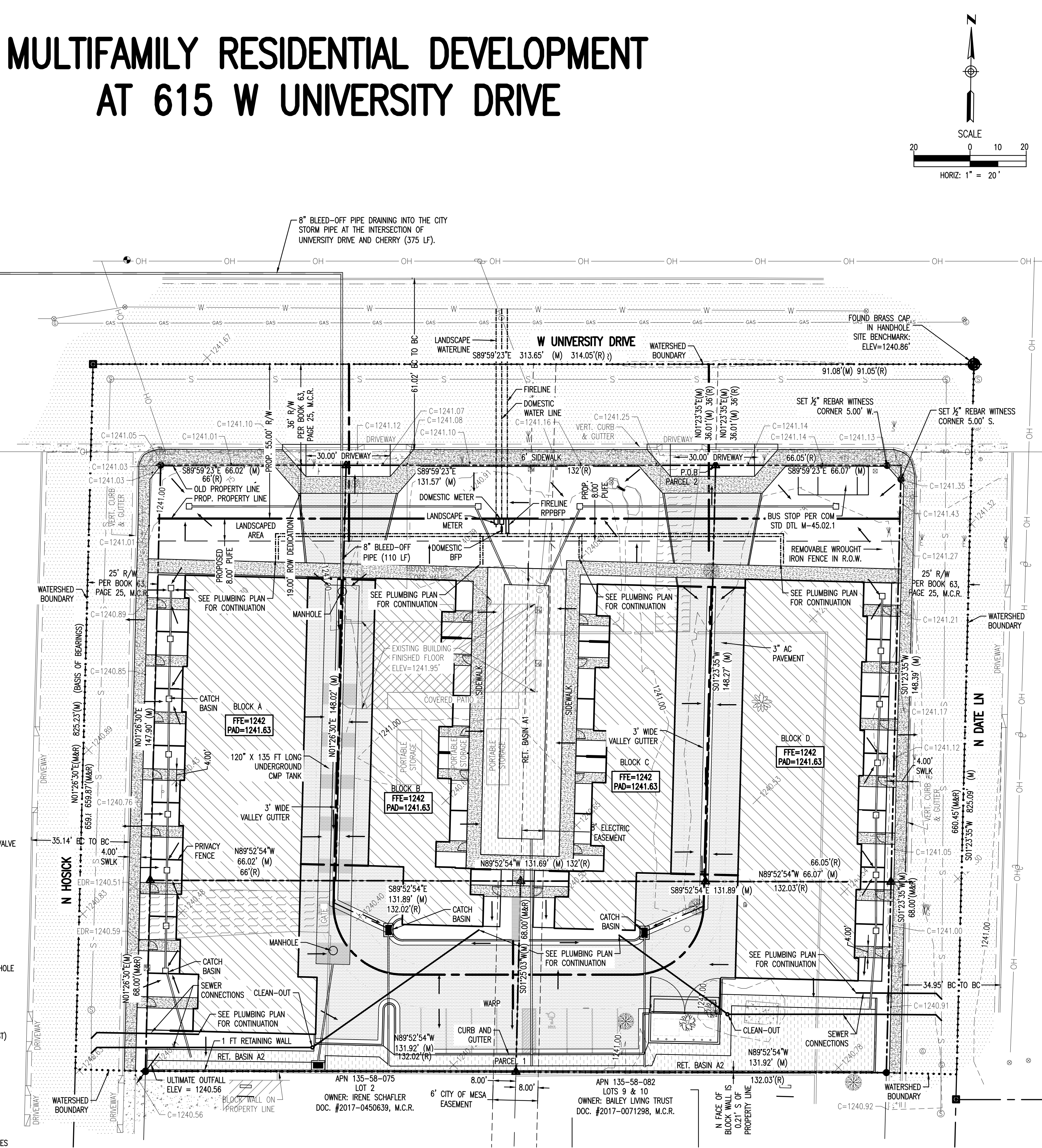
PROJECT AREAS
LOT COVERAGE :
AREA OF ROADWAY :
FOOTPRINT OF BUILDINGS :
A
B
C
D

TOTAL BUILT AREA :
GROSS SITE AREA :
LANDSCAPED AREA :
BUILDING COVERAGE :
LOT COVERAGE :
R2
V-A
56,992 SF = 1.31 ACRES
30 UNITS / 1.31 ACRES = 22.90
DU/ACRE

OCCUPANCY
CONSTRUCTION TYPE
PROJECT DENSITY

SYMBOLS LEGEND

1220	FINISHED GROUND CONTOUR	GATE
1220	EXISTING GROUND CONTOUR	IRRIGATION CONTROL VALVE
W	WATER LINE	HOSE BIB
S	SEWER LINE	WATER VALVE
---	STORMDRAIN PIPE	WATER BLUESTAKE
---	WARP LINE	WATER METER
---	STORMDRAIN SWALE	GAS BLUESTAKE
---	LIMIT OF GRADING	GAS VALVE
---	BOUNDARY LINE	GAS METER
---	ROAD CENTERLINE	SANITARY SEWER MANHOLE
---	PARCEL LINE	SEWER BLUESTAKE
---	BLOCK WALL (PROP.)	DIRT DRIVEWAY
---	SITE BENCHMARK AS NOTED	CONCRETE
---	CALCULATED MONUMENT	ASPHALT PAVING (EXIST)
---	FOUND MONUMENT AS NOTED	ASPHALT PAVING
---	FOUND BRASS CAP IN HAND HOLE	EXISTING BUILDING
---	SET 1/2" REBAR W/CAP, AZLS #59124	PROPOSED BUILDING
---	ELECTRIC BLUE STAKE	RIGHT OF WAY LINE
---	ELECTRIC TRANSFORMER	CHAIN LINK FENCE
---	UTILITY POLE	BLOCK WALL
---	GUY ANCHOR	OVERHEAD UTILITY WIRES
---	ELECTRIC METER	MESQUITE TREE
---	ELECTRIC JUNCTION	PALM TREE
---	LIGHT POLE W/ARM	TREE (UNKNOWN TYPE)
---	SIGN	GROUND ELEVATION
---	FENCE POST	
---	MAILBOX	
---	POST	
---	TELECOM. BLUESTAKE	
---	TELECOM. PEDESTAL	
---	TELECOM. MANHOLE	



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REVISIONS

1 - 10/21/21 - ISSUED FOR FIRST REVIEW

CONSULTANT
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npsmaricopa@gmail.com

PROJECT NO. 2021

PROJECT
30 UNIT RESIDENTIAL DEVELOPMENT

ADDRESS
615 WEST UNIVERSITY DRIVE
MESA AZ 85248

CLIENT
QCC MARKETING & PROMOTION LLC

DRAWING TITLE
PRELIMINARY GRADING PLAN

SCALE
DRAWN SWN
DATE MARCH 2021
PLOTTED DEC 12, 2021

DRAWING NO.
C/OI

ISSUE 1 REV