

PROPERTY DESCRIPTION

THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19;

THENCE SOUTH 00 DEGREES 42 MINUTES 04 SECONDS WEST, ALONG AN ASSUMED BEARING AND ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 1319.69 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19;

THENCE SOUTH 89 DEGREES 54 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19, DISTANCE OF 55.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DOBSON ROAD;

THENCE CONTINUING SOUTH 89 DEGREES 54 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 606.61 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19;

THENCE NORTH 00 DEGREES 45 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 240.00 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 89 DEGREES 54 MINUTES 31 SECONDS EAST, A DISTANCE OF 606.36 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DOBSON ROAD, SAID POINT LIES WESTERLY 55.00 FEET FROM THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19;

THENCE NORTH 00 DEGREES 42 MINUTES 04 SECONDS EAST, PARALLEL TO AND 55.00 FEET WEST OF THE EAST LINE OF SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 171.80 FEET;

THENCE NORTH 89 DEGREES 24 MINUTES 08 SECONDS WEST, A DISTANCE OF 606.12 FEET;

THENCE SOUTH 00 DEGREES 45 MINUTES 33 SECONDS WEST, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 179.02 FEET TO THE TRUE POINT OF BEGINNING

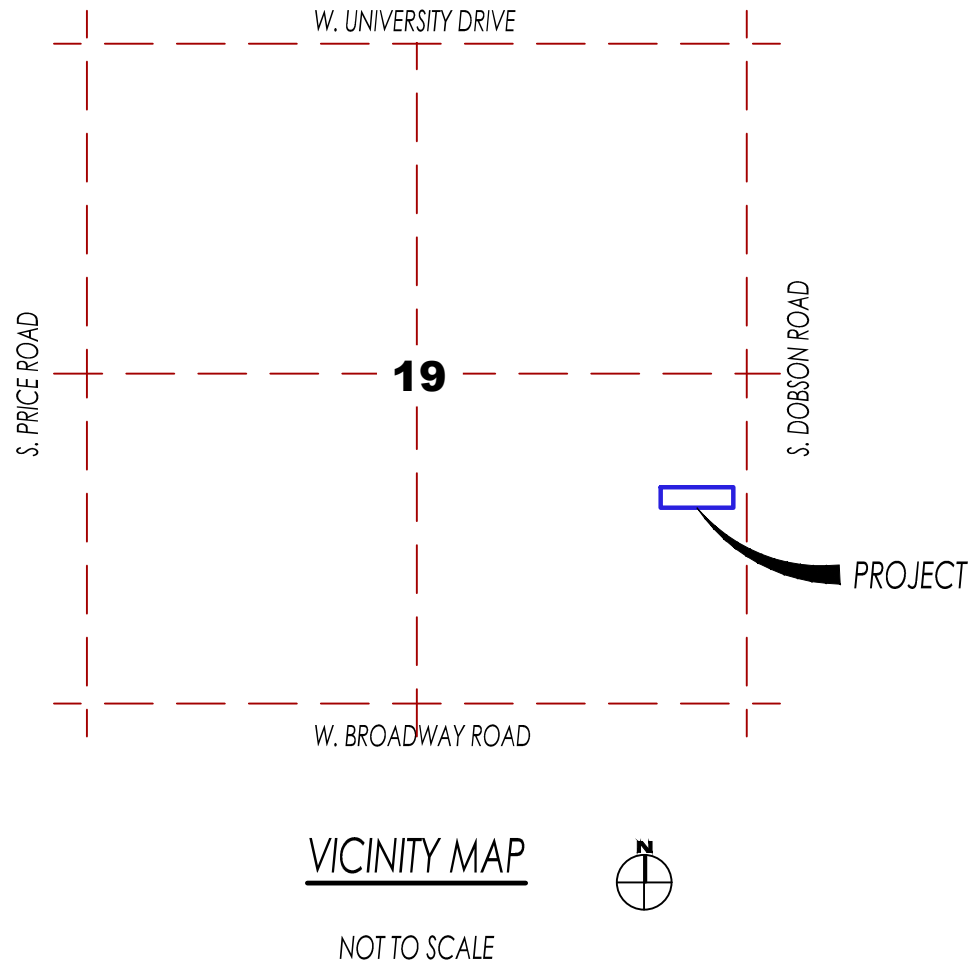
PROJECT DATA

|                    |                                 |
|--------------------|---------------------------------|
| PROPERTY:          | APN 134-33-002H                 |
| OWNER OF RECORD:   | WJC, LLC                        |
| PROJECT NAME:      | MEKONG 88                       |
| USE:               | COMMERCIAL / RETAIL             |
| PROJECT ADDRESS:   | 66 S. DOBSON ROAD               |
| ZONING:            | GC                              |
| PARCEL AREA:       | 108,357 SF (2.44 AC.)           |
| CONSTRUCTION TYPE: | 1B, AUTOMATIC SPRINKLER PER IBC |

FIRE ACCESS AND SITE NOTES

- REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION. THE ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE AND SHALL BE AN ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (74,000 LBS./24,000LBS PER AXLE) WHEN ROADS ARE WET. THE ACCESS ROAD SHALL BE EXTENDED TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIALS AND/OR ANY LOCATION ON THE JOBSITE WHERE ANY PERSON(S) SHALL BE WORKING FOR A MINIMUM OF FOUR (4) CONTINUOUS HOURS IN ANY DAY. A CLEARLY VISIBLE SIGN MARKED "FIRE DEPARTMENT ACCESS", IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD.
- ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS POLICY APPLIES ONLY DURING CONSTRUCTION AND/OR DEMOLITION. PERMANENT ACCESS PER THE MESA FIRE CODE SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY.
- WATER SUPPLY FOR FIRE PROTECTION. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 25 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS. IN ADDITION, THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE. WHEN THE WORK IS COMPLETE, DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN.
- COMPLIANCE IS REQUIRED WITH ALL PROVISIONS AND REQUIREMENTS OF IBC CHAPTER 33, SAFEGUARDS DURING CONSTRUCTION, AND IFC CHAPTER 33 AND NFPA 241, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.

PRELIMINARY GRADING, DRAINAGE, & UTILITY PLANS  
FOR  
MEKONG 88  
66 S. DOBSON ROAD  
MESA, ARIZONA



OWNER / APPLICANT

WJC LLC  
66 S. DOBSON ROAD #132  
MESA, AZ 85202

ARCHITECT

3RD STORY  
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ENGINEER

KBELL ENGINEERING LLC  
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EMAIL: KBELL@KBELLENG.COM

PROJECT DESCRIPTION

PROPOSED COMMERCIAL/RETAIL DEVELOPMENT ON 2.2 CURRENTLY UNDEVELOPED ACRES WITH UNDERGROUND RETENTION, BLEEDOFF LINE, PARKING, PROPOSED CROSS ACCESS & UTILITIES.

SHEET INDEX

- C-1 COVER SHEET
- C-2 PRELIMINARY GRADING AND DRAINAGE PLAN
- C-3 CROSS SECTIONS
- C-4 PRELIMINARY UTILITY PLAN

BASIS OF BEARING

GRID NORTH, AZSPC, CENTRAL, NAD83(92)

PROJECT BENCHMARK

POINT NAME: 64531-1  
NAVD88 ELEV: 1,204.603'  
DESCRIPTION: 3" MCHD BC IN HH 0.8" DN NO STAMPING, INTERSECTION OF W. BROADWAY RD & S. ROOSEVELT RD.  
PROVIDED BY: MCDOT

SITE BENCHMARK

POINT NAME: 102  
NAVD88 ELEV: 1155.30  
DESCRIPTION: FOUND BRASS CAP FLUSH AT THE INTERSECTION OF 195TH DRIVE AND INDIANOLA COURT

FLOOD INSURANCE RATE MAP (FIRM) DATA

SUBJECT PROPERTY LIES IN FLOOD ZONE "X". FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 040048, PANEL NO 2145, EFFECTIVE DATE OCTOBER 16, 2013. ZONE X IS DESCRIBED AS "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".

SHEET INDEX

- C-1 COVER SHEET
- C-2 PRELIMINARY GRADING AND DRAINAGE PLAN
- C-3 SITE SECTIONS AND DETAILS
- C-4 PRELIMINARY UTILITY PLAN

LEGEND

- HYDRANT
- BOLLARD
- ⊠ METER
- VALVE
- MANHOLE
- +—+— WATER LINE
- +—+— SEWER LINE
- BOUNDARY LINE
- CENTER LINE
- ACCESSIBLE ROUTE
- X— EX FENCE

ABBREVIATIONS

- (N) NORTH
- (S) SOUTH
- (E) EAST
- (W) WEST
- APN ASSESSOR'S PARCEL NUMBER
- EX EXISTING
- HYD HYDRANT
- PROP PROPOSED
- PH PHASE
- W WATER



ARCHITECTURE  
INTERIOR DESIGN  
LAND PLANNING

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KBELL



ENGINEERING

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Revisions

| mark | description | date |
|------|-------------|------|
|------|-------------|------|

Project Name:

MEKONG 88

88 S. DOBSON RD. MESA, AZ 85202

Date: 10/19/2020

Scale: N/A

Dm: JB

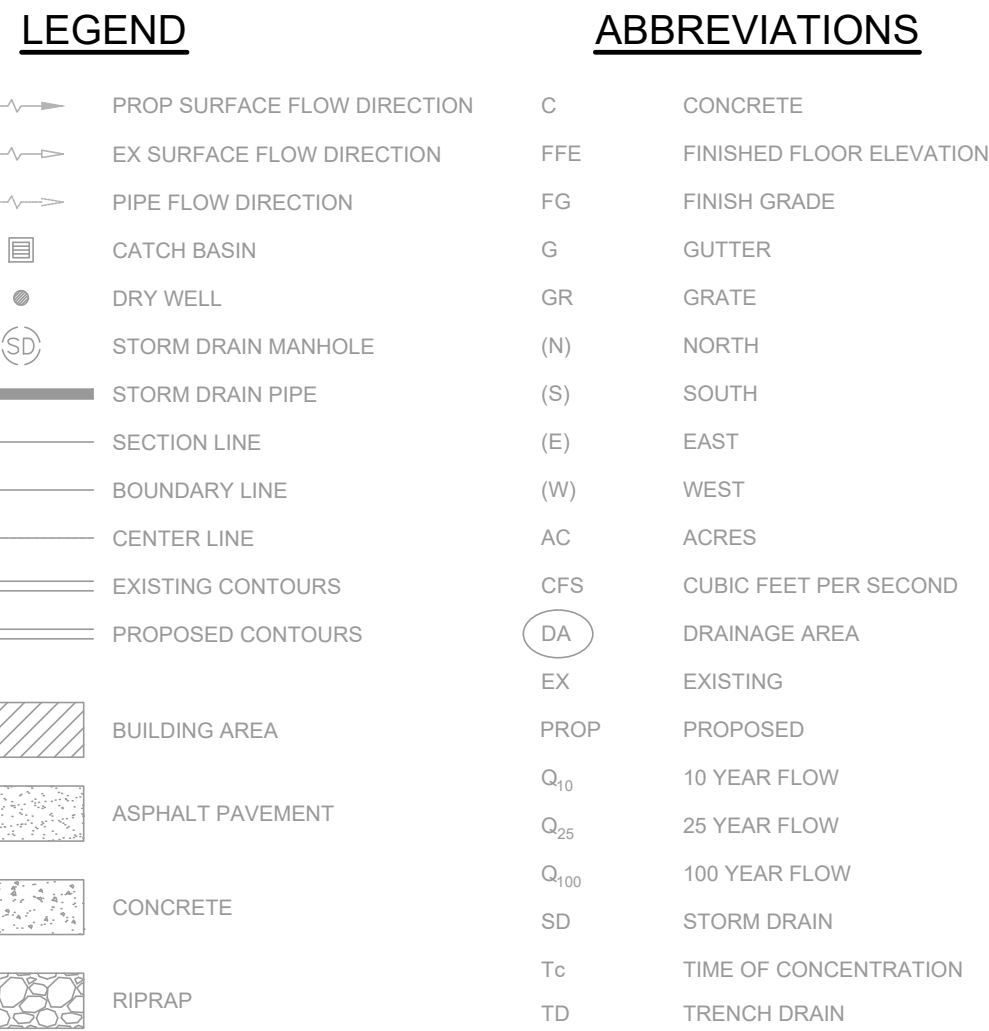
Chk: KB

Sheet Name:

COVER  
SHEET

Sheet No.

C-1



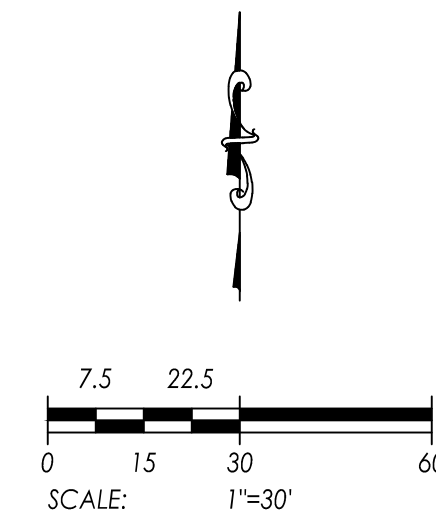
$V(I) = C \cdot D / 12 \cdot A$   
 WHERE:  
 $V(I)$  = REQUIRED VOLUME (CF)  
 $C$  = C VALUE FOR THE SITE = USE 0.95  
 $A$  = AREA (SF)  
 $P$  = TWO HOUR RAINFALL VALUE FOR EVENT OF INTEREST (INCHES) = 2.2 IN  
 PER SECTION 806.4 OF THE MESA EDS

$$V(p) = 18,559 \text{ CF (3390 SURFACE, 385 LF x 4' CMP \& RCP)}$$

NOTES:

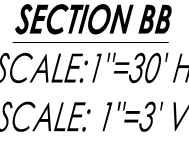
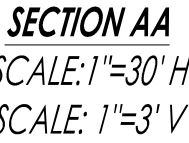
1. THERE ARE NO WATER PRODUCTION WELLS, UNDERGROUND STORAGE TANKS OR FUEL DISPENSING AREAS WITHIN 100 FEET OF THE PROPOSED DRY WELL.
2. THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES TO BE HANDLED ON SITE
3. THE DRYWELLS ARE NOT LOCATED WITHIN A LOADING DOCK.
4. THE VOLUME OF STORM WATER TO BE DRAINED VIA DRYWELLS SHALL NOT EXCEED A MAXIMUM OF 9,300 CF PER DRYWELL.
5. HEADWALLS MUST HAVE SAFETY RAILINGS PER MESA STANDARD DETAIL M-65. TRASH TRACKS ARE REQUIRED AT HEADWALLS FOR LINES LARGER THAN 8" IN DIAMETER.

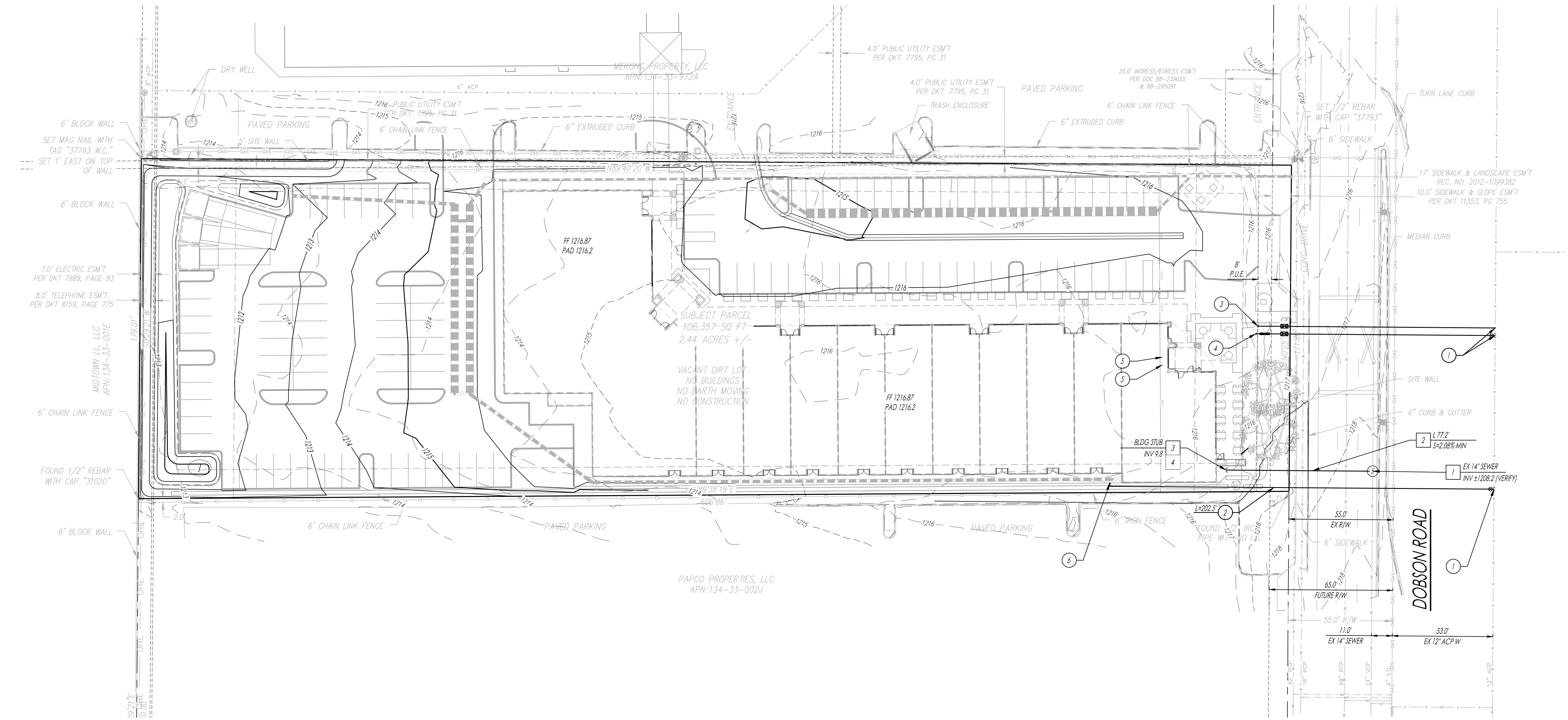
1. INSTALL CATCH BASIN TYPE C PER MAG STD DTL 532.
2. CONNECT TO ROOF LEADER PLUMBING.
3. LOCATE AND CONNECT TO EX CITY OF MESA STORM DRAIN. INSTALL MANHOLE PER MAG STD DTL 520 & 522.
4. INSTALL NEW HDPE ONSITE STORM DRAIN PIPE.
5. INSTALL 4" STORM DRAIN MANHOLE PER MAG STD DTL 520 & 522.
6. INSTALL PIPE THROUGH WALL WITH PEST BARRIER SCREEN.
7. INSTALL 4" ID CMP STORAGE PIPE.
8. INSTALL 4" ID RCP (CL IV) STORAGE PIPE.
9. INSTALL CLEANOUT PER MAG STD DTL 441.
10. INSTALL BLEEDOFF VALVE AT CONNECTION TO CITY OF MESA STORM DRAIN. VALVE TO BE NORMALLY CLOSED.
11. INSTALL RETENTION BASIN AS SHOWN, MAX SIDE SLOPE 4:1.
12. INSTALL BAMBOO FENCE, MATCH EG AT PROPERTY LINE. SEE ARCH SITE PLAN FOR DETAILS.
13. INSTALL 3" CONCRETE VALLEY GUTTER.
14. INSTALL WYE CONNECTION.



| Revisions |             |      |
|-----------|-------------|------|
| mark      | description | date |

**C-2**





#### LEGEND

|     |                   |
|-----|-------------------|
| ③   | SEWER MANHOLE     |
| ⊙   | HYDRANT           |
| ⊕   | WATER VALVE       |
| —W— | WATER LINE        |
| —   | BOUNDARY LINE     |
| —   | CENTER LINE       |
| ==  | EXISTING CONTOURS |
| --- | PROPOSED CONTOURS |

#### ABBREVIATIONS

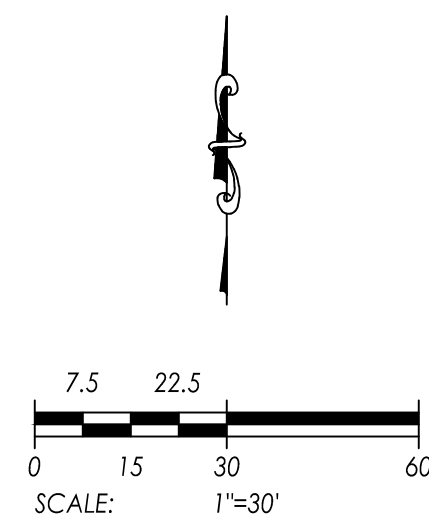
|     |                          |      |              |
|-----|--------------------------|------|--------------|
| MH  | MANHOLE                  | (E)  | EAST         |
| FEE | FINISHED FLOOR ELEVATION | (W)  | WEST         |
| FG  | FINISH GRADE             | EX   | EXISTING     |
| G   | GUTTER                   | PROP | PROPOSED     |
| GR  | GRATE                    | SD   | STORM DRAIN  |
| (N) | NORTH                    | TD   | TRENCH DRAIN |
| (S) | SOUTH                    | W    | WATER        |

#### PRELIMINARY UTILITY PLAN WATER KEYNOTES

1. CONNECT TO EX 12" W.
2. INSTALL NEW FIRE LINE SUPPLY AND BACKFLOW PREVENTOR
3. INSTALL NEW SERVICE AND METER
4. INSTALL NEW LANDSCAPE SERVICE AND METER
5. CONNECT TO BUILDING PLUMBING
6. CONNECT TO BUILDING FIRE LINE PLUMBING

#### PRELIMINARY UTILITY PLAN SEWER KEYNOTES

1. CONNECT TO 14" SEWER
2. INSTALL NEW 6" SEWER
3. INSTALL NEW CLEANOUT
4. CONNECT TO BUILDING PLUMBING

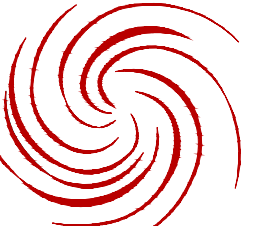


**3rd  
story**

ARCHITECTURE  
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Revisions

| mark | description | date |
|------|-------------|------|
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Project Name:

**MEKONG 88**

88 S. DOBSON RD. MESA, AZ 85202

Date: 10/19/2020

Scale: 1"=30'

Dm: JB

Chk: KB

Sheet Name:

**PRELIMINARY  
UTILITY PLAN**

Sheet No.

**C-4**