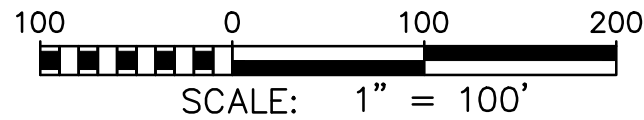
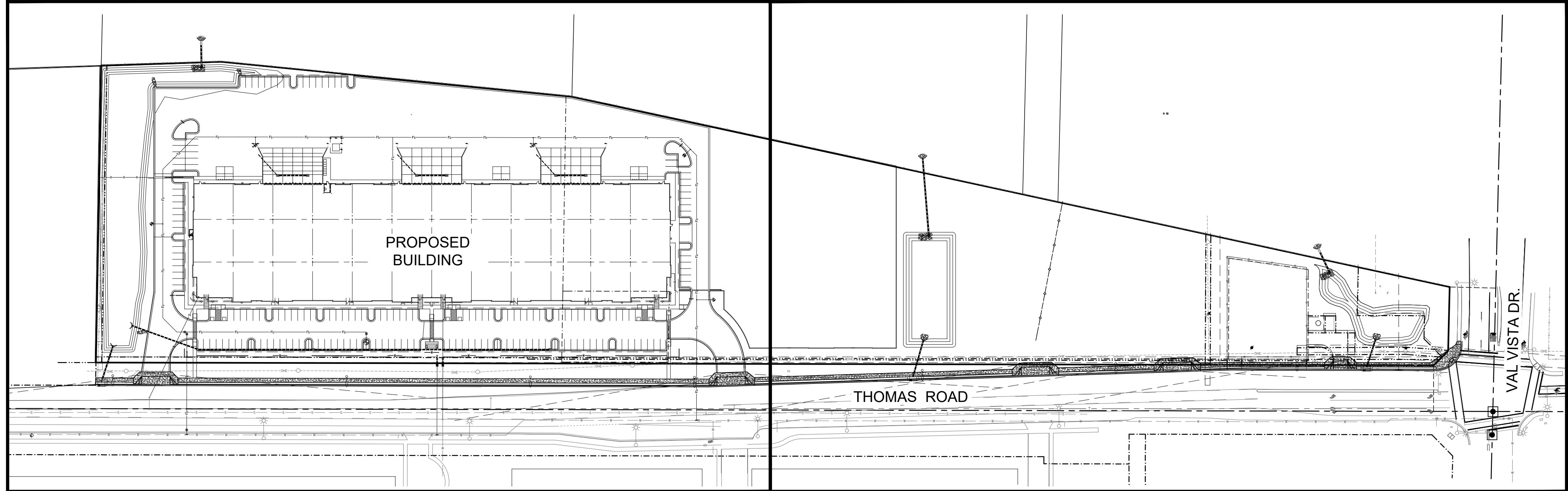


PRELIMINARY GRADING & DRAINAGE
COVER SHEET

FOR
202 VAL VISTA

C0.02

C0.03



LEGAL DESCRIPTION

OVERALL PROJECT, NET LEGAL
SEE SHEET 4 OF 4 FOR FULL LEGAL BASED ON TITLE REPORT.

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2
NORTH RANGE 6 EAST, SITUATED IN MESA, IN THE COUNTY OF MARICOPA,
STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HANDHOLE AT THE SOUTHEAST
CORNER OF SAID SOUTHEAST QUARTER OF SECTION 29;
THENCE NORTH 89°53'04" WEST A DISTANCE OF 94.67 FEET;
THENCE NORTH 01°01'16" EAST A DISTANCE OF 55.01 FEET TO THE TRUE
POINT OF BEGINNING.
THENCE NORTH 89°53'04" WEST A DISTANCE OF 1875.91 FEET ALONG A
LINE PARALLEL TO AND 55.00 FEET NORTH OF THE SOUTH LINE OF SAID
SOUTHEAST QUARTER;
THENCE NORTH 01°01'16" EAST A DISTANCE OF 428.82 FEET TO A POINT
ON THE SOUTH RIGHT OF WAY LINE OF LOOP 202 FREEWAY (A.D.O.T.);
THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 88°10'30" EAST A
DISTANCE OF 169.51 FEET;
THENCE SOUTH 84°18'40" EAST A DISTANCE OF 496.66 FEET;
THENCE SOUTH 77°45'39" EAST A DISTANCE OF 1266.31 FEET;
THENCE LEAVING SAID A.D.O.T. RIGHT OF WAY, SOUTH 01°22'55" WEST A
DISTANCE OF 90.35 FEET;
THENCE SOUTH 45°44'53" WEST A DISTANCE OF 42.89 FEET TO THE TRUE
POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING PARCEL:
BEGINNING AT THE TRUE POINT OF BEGINNING AS DESCRIBED ABOVE;
THENCE NORTH 89°53'04" WEST A DISTANCE OF 166.83 FEET ALONG A LINE
PARALLEL TO AND 55.00 FEET NORTH OF THE SOUTH LINE OF SAID
SOUTHEAST QUARTER;
THENCE NORTH 00°06'56" EAST A DISTANCE OF 18.00 FEET TO THE POINT
OF BEGINNING OF EXCEPTION PARCEL;
THENCE NORTH 00°07'02" EAST A DISTANCE OF 126.65 FEET;
THENCE NORTH 81°49'28" WEST A DISTANCE OF 113.12 FEET;
THENCE SOUTH 00°07'02" WEST A DISTANCE OF 142.51 FEET;
THENCE SOUTH 89°52'58" EAST A DISTANCE OF 112.00 FEET TO THE POINT
OF BEGINNING OF EXCEPTION PARCEL.

RETENTION CALCULATIONS

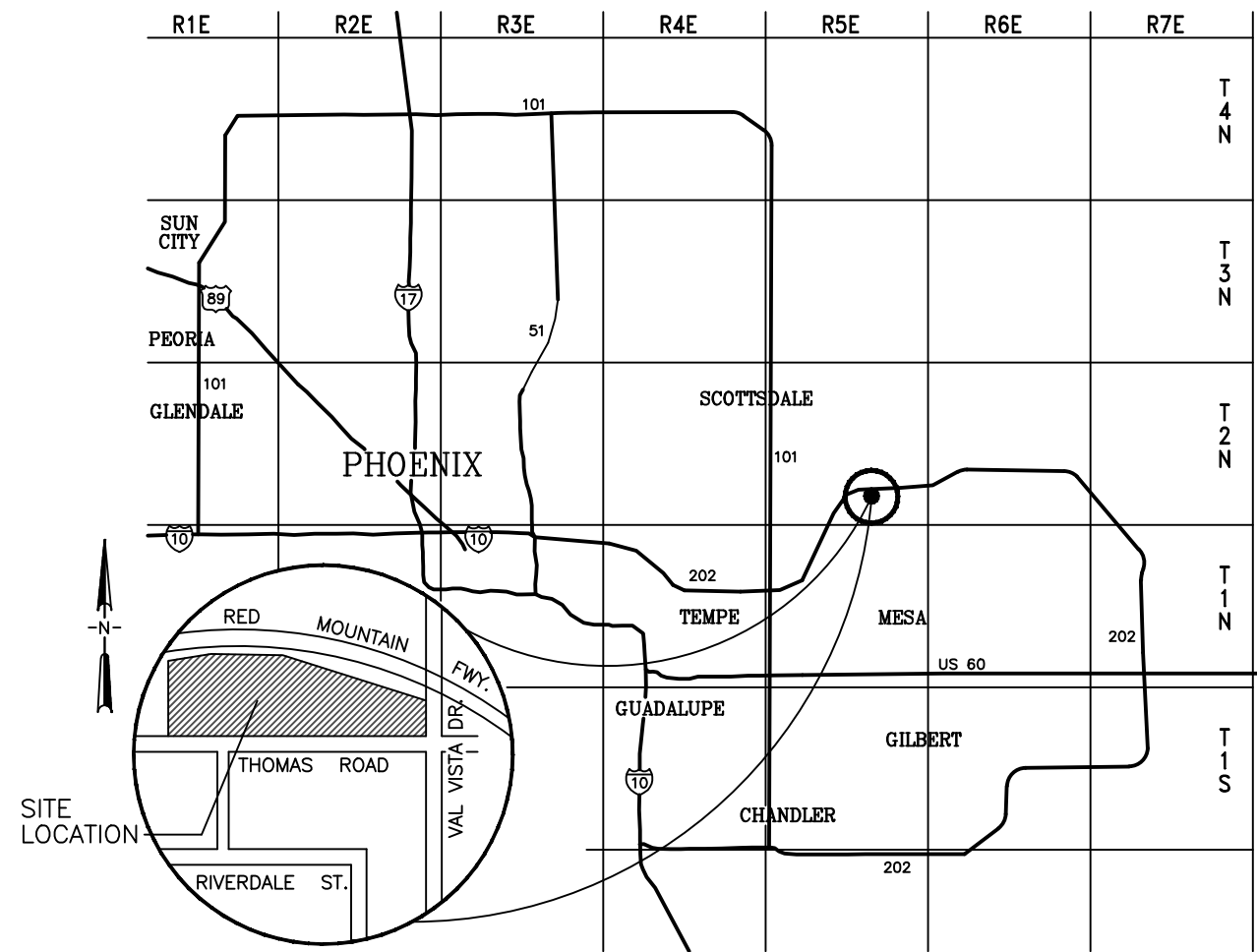
ONSITE RETENTION IS REQUIRED AND PROVIDED FOR THE 100-YEAR, 2-HOUR STORM
EVENT. THE ENTIRE PROPERTY IS DESIGNED TO CONVEY ALL FLOWS TO 2 ABOVE
GROUND RETENTION BASINS AND 1,150 LF OF 10 DIA. UNDERGROUND STORAGE
TANKS. RETENTION IS PROVIDED INCLUDING 1/2 STREET FOR THOMAS RD AND VAL
VISTA DR.
RETENTION REQUIRED:
100% OF 100-YR, 2-HR, 2.16" RAINFALL
VOL= C*P*A /12

WEST BASIN: (A) 477,945 SF
RUNOFF COEFF: (C) 0.88
RAINFALL: (P) 2.16
VOLUME REQUIRED: (V) 75,678 CF

CENTRAL BASIN: (A) 159,753 SF
RUNOFF COEFF: (C) 0.9325
RAINFALL: (P) 2.16
VOLUME REQUIRED: (V) 26,815 CF

EAST BASIN: (A) 68,253 SF
RUNOFF COEFF: (C) 0.9325
RAINFALL: (P) 2.16
VOLUME REQUIRED: (V) 11,456 CF

BASIN ID	VOLUME REQ'D	VOLUME PROV'D	AS-BUILT
WEST BASIN	75,678 CF	76,003 CF	
CENTRAL BASIN	26,815 CF	27,972 CF	
EAST BASIN	11,456 CF	15,550 CF	
TOTAL	113,958 CF	119,525 CF	



VICINITY MAP
SCALE: NTS

SHEET INDEX

C0.01 PRELIMINARY GRADING & DRAINAGE COVER
C0.02 PRELIMINARY GRADING & DRAINAGE PLAN
C0.03 PRELIMINARY GRADING & DRAINAGE PLAN

SITE AREA

GROSS LOT AREA = 706,630 S.F. (16.55 AC)
NET LOT AREA = 590,414 S.F. (13.55 AC)

A.P.N.

141-21-004J & 141-21-004F

FLOOD INFO. - FIRM DATA

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO.
04013C2260L DATED OCTOBER 16, 2013, THE SUBJECT
PROPERTY IS LOCATED IN ZONE X. ZONE X IS
DESCRIBED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF
100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN
1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE
MILE; AND AREAS PROTECTED BY LEVEES FROM
100-YEAR FLOOD."

OFFSITE DRAINAGE

THERE ARE NO OFFSITE FLOWS ADVERSELY AFFECTING
THE SITE. THE HALF STREET RUN-OFF FOR THOMAS
AVENUE AND VAL VISTA DRIVE IS CONVEYED TO ON-SITE
RETENTION BASINS AND DISCHARGES IN THE HISTORICAL
OUTFALL FOR THE SITE. THOMAS ROAD RUN OFF
FOLLOWS THE HISTORICAL PATTERNS TO THE WEST.

ELEVATION BENCHMARK

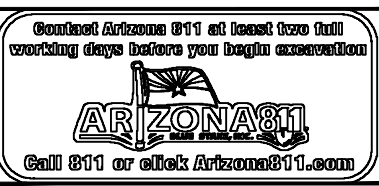
BRASS CAP IN HAND HOLE AT THE INTERSECTION OF
THOMAS ROAD AND VAL VISTA DRIVE, SOUTHEAST
CORNER OF SECTION 29, T-2-N, R-6-E.
G.S.R.B.&M., NAVD88 ELEV=1290.79

OWNER
THOMAS AND VAL VISTA LLC
1707 EAST HIGHLAND
PHOENIX, ARIZONA 85016
602-631-6101
BAnderson@kitchell.com

DRAWN BY: MGO
CHECKED BY: NJC
DATE: 06/30/21
SCALE: 1"=100'
PROJECT #: 7020051
PURPOSE:

PRELIMINARY GRADING & DRAINAGE COVER
FOR
202 VAL VISTA
NWC THOMAS ROAD AND VAL VISTA DRIVE
MESA, ARIZONA

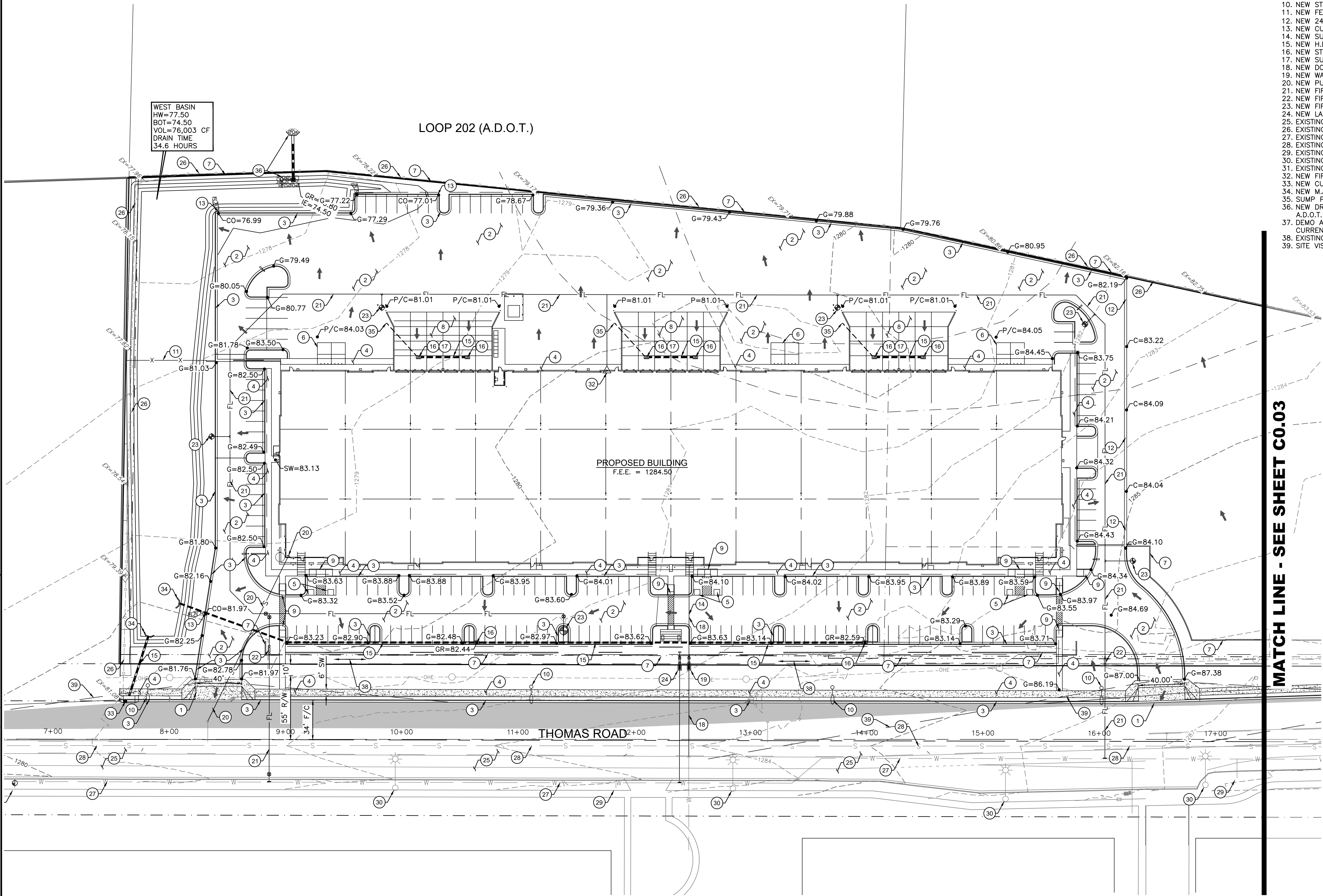
12409 W. INDIAN
SCHOOL ROAD,
AVONDALE, AZ 85392
PHONE: 623.536.1993
FAX: 623.748.9008



SHEET 1 OF 3

C0.01

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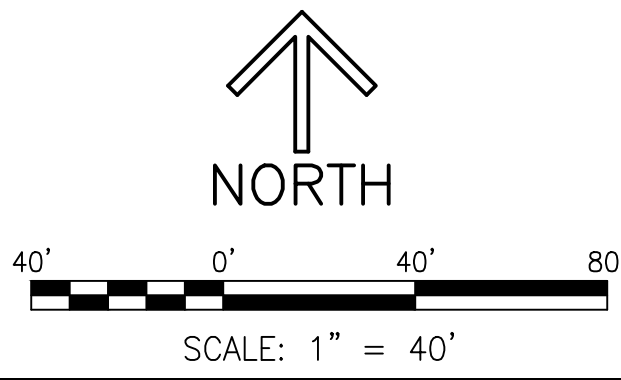
WEST BASIN
HW=77.50
BOT=74.50
VOL=76,003 CF
DRAIN TIME
34.6 HOURS

LOOP 202 (A.D.O.T.)

PROPOSED BUILDING
F.E.E. = 1284.50

THOMAS ROAD

MATCH LINE - SEE SHEET C0.03



- CONSTRUCTION NOTES**
1. NEW DRIVEWAY APRON PER C.O.M. DET. M-42
 2. NEW ASPHALT PAVEMENT
 3. NEW 6" CONCRETE CURB
 4. NEW CONCRETE SIDEWALK
 5. 2% MAXIMUM SLOPE FOR ADA PARKING SPACES.
 6. NEW TRASH ENCLOSURE AREA
 7. NEW SCREEN WALL
 8. NEW CONCRETE TRUCKWELL
 9. NEW A.D.A. RAMP
 10. NEW STREET LIGHT
 11. NEW FENCE
 12. NEW 24" FLAT RIBBON CURB TO YARD
 13. NEW CURB OPENING AND RIPRAP SPILLWAY
 14. NEW SURFACE GRADEBREAK
 15. NEW H.D.P.E. STORM DRAIN PIPE
 16. NEW STORM DRAIN CATCH BASIN
 17. NEW SUMP PUMP TO DRAIN TRUCKWELL
 18. NEW DOMESTIC WATER LINE
 19. NEW WATER METER WITH BACKFLOW DEVICE
 20. NEW PUBLIC SEWER LINE
 21. NEW FIRE LINE
 22. NEW FIRE LINE BACKFLOW DEVICE
 23. NEW FIRE HYDRANT
 24. NEW LANDSCAPING METER WITH BACKFLOW DEVICE
 25. EXISTING ASPHALT PAVEMENT
 26. EXISTING FENCE
 27. EXISTING WATER LINE
 28. EXISTING SEWER LINE
 29. EXISTING FIRE HYDRANT
 30. EXISTING STREET LIGHT
 31. EXISTING RAISED MEDIAN TO REMAIN.
 32. NEW FIRE SPRINKLER RISER
 33. NEW CURB INLET CATCH BASIN
 34. NEW M.A.G. CONCRETE HEADWALL
 35. SUMP PUMP OUTLET
 36. NEW DRAINAGE BASIN METERED OUTLET TO A.D.O.T. DRAINAGE SWALE.
 37. DEMO AND REBUILT EXISTING RETURN RAMP TO CURRENT MESA STANDARDS.
 38. EXISTING PRIVATE IRRIGATION DITCH REMOVED.
 39. SITE VISIBILITY LINES

OWNER THOMAS AND VAL VISTA LLC 1707 EAST HIGHLAND PHOENIX, ARIZONA 85016 602-631-6101 BAnderson@kitchell.com	
PRELIMINARY GRADING & DRAINAGE PLAN FOR 202 VAL VISTA NWC THOMAS ROAD AND VAL VISTA DRIVE MESA, ARIZONA	
12409 W. INDIAN SCHOOL ROAD, AVONDALE, AZ 85392 PHONE: 623.536.1993 FAX: 623.748.9008	
 KAEKO	
 	
SHEET 2 OF 3 C0.02	

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