

LEGEND

- — FND REBAR
- — SET REBAR OR PK NAIL
- — FND STREET MONUMENT
- — SET STREET MONUMENT STAMPED L.S. # AS NOTED
- EXISTING PAVEMENT
- NEW PAVEMENT
- NEW VERTICAL CURB & GUTTER AS PER MAG DETAIL 220
- 210 — EXIST. CONTOUR LINE
- 210.50 TVC — NEW TOP OF VERTICAL CURB GRADE
- 210.00 G — NEW GUTTER GRADE
- 210.00 AC — NEW ASPHALT CONCRETE GRADE
- DRAINAGE FLOW DIRECTION
- NEW 6' WALL
- NEW 30' WIDE DRIVEWAY ENTRANCE PER CITY OF MESA STD. DET. M-40. SET TOP OF WING AT 7" MIN. FROM PROPERTY LINE, EXCEPT AS NOTED.
- ① 50' AC TRANSITION TO VALLEY GUTTER.
- ② CONSTRUCT 8' CROSS GUTTER
- ③ DOUBLE FACED STREET SIGN AND STOP SIGN

RETENTION CALCULATION

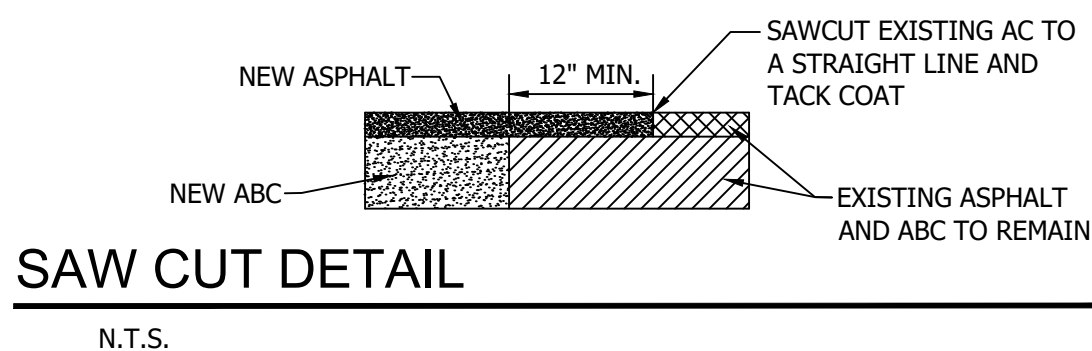
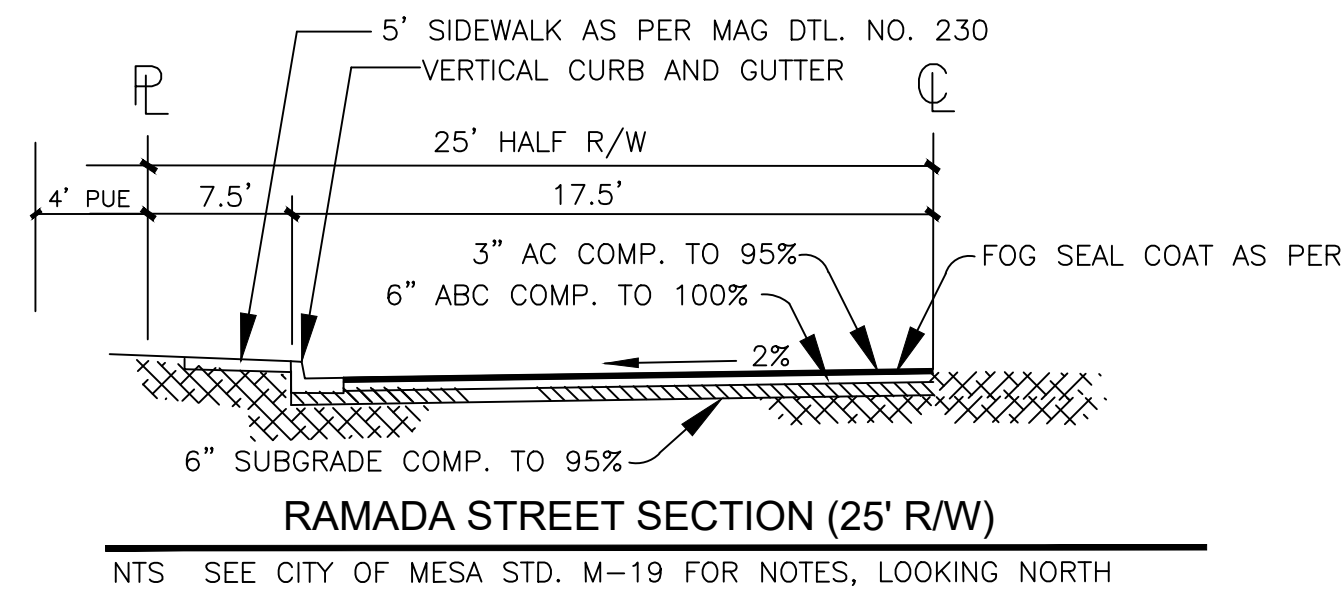
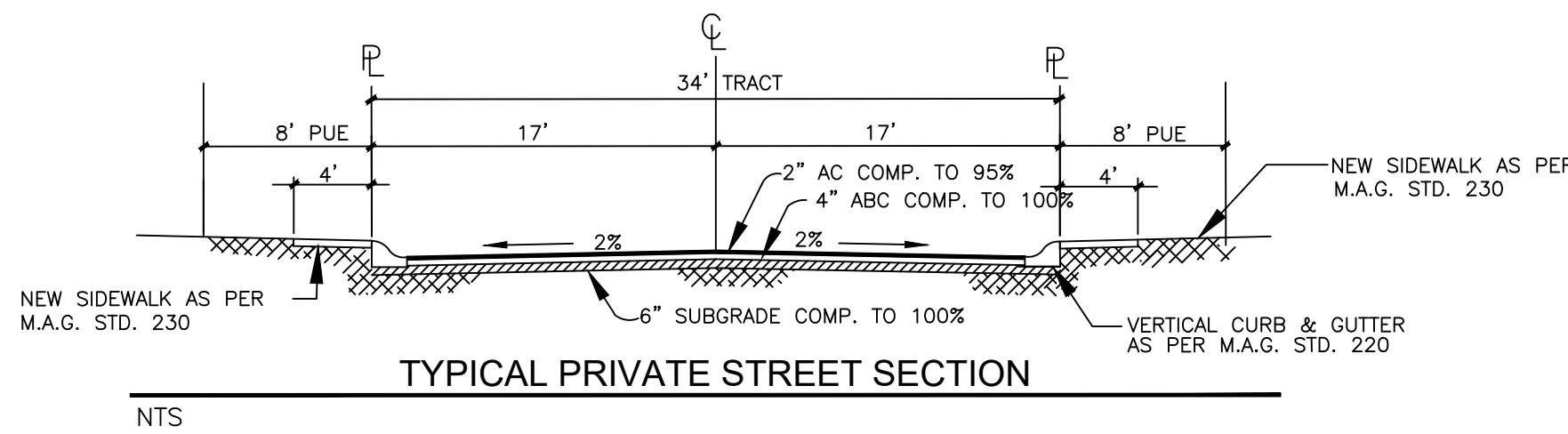
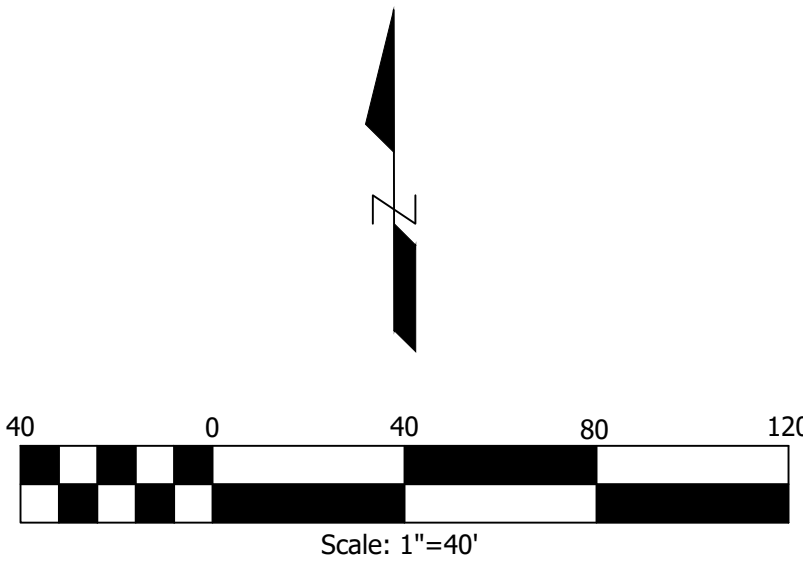
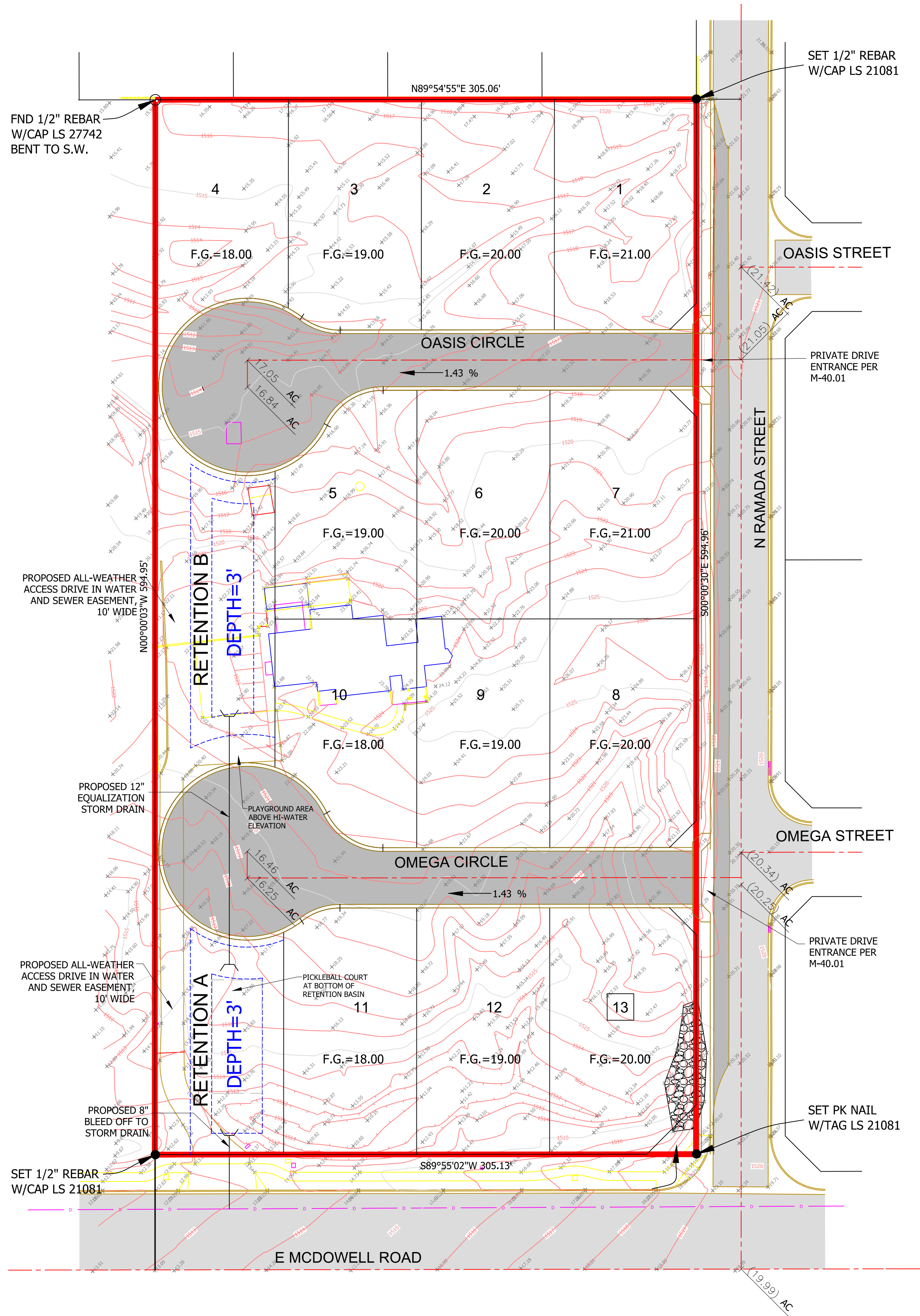
LOT AREA + 1/2 STREET = 196,392 SF
AREA STREET (RAMADA + CUL-DE-SACS)= 51,980 SF
AREA ROOF & CONCRETE DRIVEWAY (4,100 SF per/lot)= 53,300 SF
AREA GRAVEL (25% OF ALL LOT AREAS + 20' P.U.E. AREA) = 37,748 SF
AREA LAWN (BALANCE OF LOT AREA + RETENTION AREAS) = 53365 SF
VOLUME REQUIRED = (51,980(0.85) + 53,300(0.95) + 37,748(0.5) + 53,365(0.15)) * (2.17"/12) = 22,007 CF

RETENTION A VOLUME = (6,082 + 2,396)/2 * 3' = 12,717 CF
RETENTION B VOLUME = (6,872 + 2,774)/2 * 3' = 14,469 CF

TOTAL RETENTION VOLUME = 27,186 CF > 22,007 CF

MAP NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE CITY OF MESA STANDARDS AND SPECIFICATIONS, 2021 EDITION.
- BENCH MARK — CITY OF MESA BENCH MARK #BM-2092 ELEVATION — 210.11
- 3" BRASS CAP IN HAND HOLE APPROXIMATELY 4 TO 5 INCHES BELOW THE ASPHALT ROAD SURFACE, LOCATED AT THE INTERSECTION OF 32ND ST. & ARABY RD.
- STREET INTERSECTIONS ARE TO HAVE A MINIMUM OF 25' CURB RADIUS, UNLESS OTHERWISE NOTED.
- INSPECTION OF ROAD BED—CITY OF MESA TRANSPORTATION DEPT. SHALL BE CONTACTED FOR CONSTRUCTION INSPECTION AT THE FOLLOWING TIMES:
 - PRIOR TO BACKFILLING FINAL 2' OF TRENCHES UNDER PAVED STREETS.
 - AFTER COMPACTION OF SUBGRADE & PRIOR TO PLACING A.B.C.
 - AFTER PLACING A.B.C. AND PRIOR TO PAVING.
- ALL CONCRETE TO BE CLASS "B" (2500 PSI).
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION
- THE ELEVATION OF ALL FINISH FLOORS SHALL BE A MINIMUM OF 12" PLUS 2% ABOVE THE ADJACENT CURB GUTTER GRADE AT THE LOWEST POINT PER UBC 1806.5.5.
- FOR CONSTRUCTION USE ONLY PLANS STAMPED WITH APPROVAL BY THE CITY OF MESA.
- RETENTION AREA SIDE SLOPES SHALL NOT EXCEED 4:1 (HORIZ.:VERT.).
- RAISE ALL VALVE AND MANHOLE COVERS TO FINISHED GRADE



PRELIMINARY - NOT FOR CONSTRUCTION

VILLAS AT MCDOWELL		XXXX
MESA, ARIZONA		SHEET NO. 3 OF 3
PAVING AND GRADING PLAN		SCALE 1"=40'
		DATE 6/21
		DESIGN C.R.C.
		DRAWN S.J.T.
		APPROVED C.R.C.
6105 E. ALYSSA LANE YUMA, ARIZONA 85365 PH. 928-580-1061		ASOPE
Engineering, Inc.		NSPE

