

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA, DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THE SOUTH 428.10 FEET OF THE NORTH 714.10 FEET OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE WEST 25 FEET THEREOF; AND ALSO EXCEPT THEREFROM THE FOLLOWING DESCRIBED LAND AS DESCRIBED AS PARCEL A AND PARCEL B:

PARCEL A: THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HAND HOLE SAID POINT BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 27 BEARS NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST (BASIS OF BEARING), A DISTANCE OF 1319.57 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 286.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 36 SECONDS EAST, A DISTANCE OF 429.01 FEET; THENCE NORTH 09 DEGREES 51 MINUTES 36 SECONDS WEST, A DISTANCE OF 228.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 80 DEGREES 08 MINUTES 24 SECONDS EAST, A DISTANCE OF 811.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06 DEGREES 56 MINUTES 17 SECONDS, A DISTANCE OF 98.21 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 86 DEGREES 31 MINUTES 01 SECONDS EAST, A DISTANCE OF 2981.15 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 03 MINUTES 32 SECONDS, A DISTANCE OF 107.13 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 40 SECONDS EAST, ALONG A LINE PARALLEL WITH AND 286.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 54.48 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B: THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HAND HOLE SAID POINT BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 27 BEARS NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST (BASIS OF BEARING), A DISTANCE OF 1319.57 FEET (R), 1319.59 FEET (M) THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 715.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST (R), NORTH 89 DEGREES 47 MINUTES 50 SECONDS WEST (M), ALONG A LINE PARALLEL WITH AND 715.01 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 8.12 FEET; THENCE NORTH 09 DEGREES 51 MINUTES 36 SECONDS WEST, A DISTANCE OF 179.54 (R), NORTH 09 DEGREES 50 MINUTES 46 SECONDS WEST, A DISTANCE OF 178.63 FEET (M); THENCE SOUTH 80 DEGREES 08 MINUTES 24 SECONDS WEST (R), SOUTH 80 DEGREES 09 MINUTES 14 SECONDS WEST (M), A DISTANCE OF 12.00 FEET; THENCE NORTH 09 DEGREES 51 MINUTES 36 SECONDS WEST (R), NORTH 09 DEGREES 50 MINUTES 46 SECONDS WEST (M), A DISTANCE OF 40.00 FEET; THENCE NORTH 80 DEGREES 08 MINUTES 24 SECONDS EAST (R), NORTH 80 DEGREES 09 MINUTES 14 SECONDS EAST (M), A DISTANCE OF 12.00 FEET; THENCE NORTH 09 DEGREES 51 MINUTES 36 SECONDS WEST, A DISTANCE OF 7.05 FEET (R), NORTH 09 DEGREES 50 MINUTES 46 SECONDS WEST, A DISTANCE OF 7.04 FEET (M), TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 80 DEGREES 08 MINUTES 24 SECONDS EAST, A DISTANCE OF 811.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06 DEGREES 56 MINUTES 17 SECONDS, A DISTANCE OF 99.17 FEET (R), 98.21 FEET (M) TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 86 DEGREES 31 MINUTES 01 SECONDS EAST (R), NORTH 86 DEGREES 31 MINUTES 04 SECONDS EAST (M), A DISTANCE OF 2981.97 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 03 MINUTES 45 SECONDS, A DISTANCE OF 107.56 (R), 107.13 FEET (M), A DISTANCE OF 107.13 FEET (M); THENCE SOUTH 89 DEGREES 48 MINUTES 40 SECONDS EAST (R), SOUTH 89 DEGREES 47 MINUTES 50 SECONDS EAST (M), ALONG A LINE PARALLEL WITH AND 286.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 8.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 88 DEGREES 34 MINUTES 33 SECONDS, A DISTANCE OF 2981.15 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 03 MINUTES 32 SECONDS, A DISTANCE OF 107.13 FEET (R), 107.13 FEET (M); THENCE SOUTH 89 DEGREES 48 MINUTES 40 SECONDS EAST (R), SOUTH 89 DEGREES 47 MINUTES 50 SECONDS EAST (M), A DISTANCE OF 107.56 FEET (M) TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 87 DEGREES 04 MINUTES 41 SECONDS EAST, A DISTANCE OF 811.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06 DEGREES 56 MINUTES 17 SECONDS (R&M), A DISTANCE OF 99.17 FEET (R), 98.21 FEET (M); THENCE SOUTH 09 DEGREES 51 MINUTES 36 SECONDS EAST (R), SOUTH 09 DEGREES 50 MINUTES 46 SECONDS EAST (M), A DISTANCE OF 228.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2: THE NORTH 286 FEET OF THE NORTH 714.10 FEET OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE WEST 25 FEET THEREOF; AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF SCOTTSDALE IN DEED RECORDED IN 88-469357, OFFICIAL RECORDS, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER ALSO BEING THE MONUMENT LINE INTERSECTION OF SHEA BOULEVARD AND 114TH STREET; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND ALONG SAID MONUMENT LINE OF 114TH STREET TO A POINT ON A LINE LYING 65.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 27, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG SAID MONUMENT LINE OF 114TH STREET TO A POINT ON A LINE LYING 95.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27; THENCE WESTERLY ALONG SAID LINE TO A POINT ON A LINE LYING 55.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE DEFLECTING 45 DEGREES 00 MINUTES 00 SECONDS TO THE RIGHT FROM PREVIOUS COURSE, 42.4 FEET, MORE OR LESS, TO A POINT ON AFOREMENTIONED LINE LYING 65.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27; THENCE EASTERLY ALONG SAID LINE TO THE POINT OF BEGINNING.

PARCEL NO. 3: THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

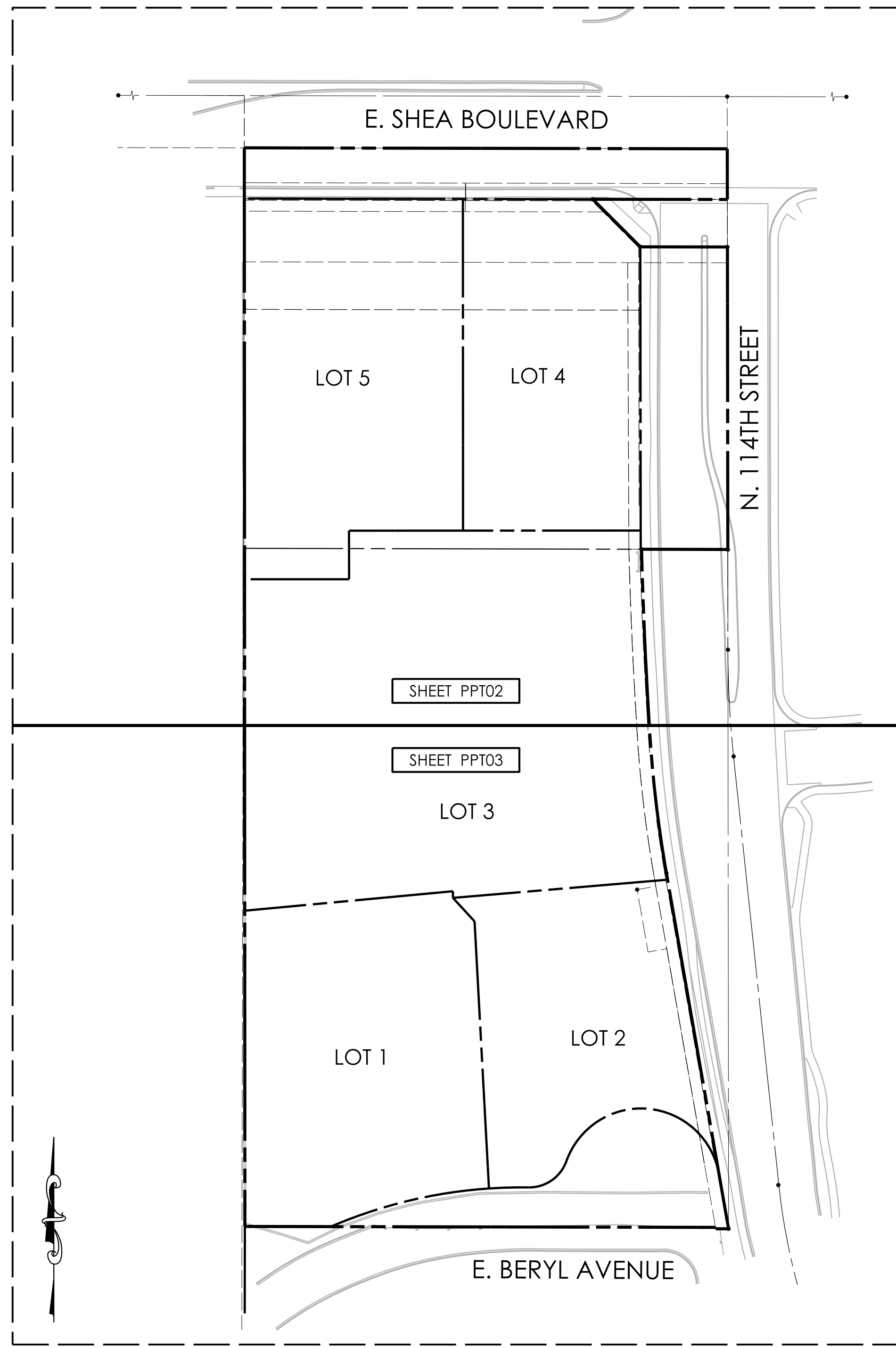
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PRELIMINARY PLAT

114TH & SHEA RETAIL

SWC 114TH ST. & SHEA BLVD., SCOTTSDALE, AZ 85259

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



SITE DATA

EXISTING ZONING: C-0 AND R1-18
 PROPOSED ZONING: R-18 (LOTS 1&2), SR (LOT 3), C1 (LOT 4), C1 (LOT 5)
 PROPOSED SITE AREA: 3.715 ACRES (161,865 SF)

LOT TABLE		
LOT#	AREA (SF)	AREA (ACRES)
1	29,247	0.671
2	21,715	0.499
3	56,947	1.307
4	23,008	0.528
5	30,948	0.710

LEGEND

- INDICATES PROPERTY / BOUNDARY LINE
- ~1560~ INDICATES EXISTING CONTOUR ELEVATION
- ~58~ INDICATES PROPOSED CONTOUR ELEVATION
- 70:59.13 INDICATES EXISTING TOP OF CURB ELEVATION
- + G:58.64 INDICATES EXISTING GUTTER ELEVATION
- +62.52 INDICATES EXISTING GROUND ELEVATION
- +P:60.11 INDICATES EXISTING PAVEMENT ELEVATION
- +C:56.69 INDICATES EXISTING CONCRETE ELEVATION
- 15.9 INDICATES PROPOSED GROUND ELEVATION
- 1% INDICATES DIRECTION OF FLOW & SLOPE
- ◆ INDICATES GRADE BREAK
- P= INDICATES PROPOSED PAVEMENT ELEVATION
- C= INDICATES PROPOSED TOP OF CONC. ELEVATION
- G= INDICATES PROPOSED GUTTER ELEVATION
- LF₈₈= INDICATES LOWEST FINISH FLOOR ELEVATION
- W= INDICATES PROPOSED WATERLINE
- S= INDICATES PROPOSED SEWERLINE
- = INDICATES PROPOSED METER
- INDICATES PROPOSED SEWER CLEANOUT
- INDICATES PROPOSED CATCH BASIN
- INDICATES PROPOSED STORM DRAIN PIPE
- INDICATES PROPOSED STORM DRAIN MANHOLE
- ⊙ INDICATES PROPOSED FIRE HYDRANT
- FH ⊙ INDICATES EXISTING FIRE HYDRANT
- 24" SD--- INDICATES EXISTING STORM DRAIN PIPE
- 8" S INDICATES EXISTING SEWER LINE & SIZE
- 12" W (ACP)--- INDICATES EXISTING WATER LINE, VALVE & SIZE
- E= INDICATES EXISTING BURIED ELECTRIC CONDUIT
- G= INDICATES EXISTING GAS LINE
- OHE— INDICATES EXISTING OVERHEAD ELECTRIC
- PP INDICATES EXISTING POWER POLE
- × LP INDICATES EXISTING LIGHT POLE
- ET ⊠ INDICATES EXISTING ELECTRIC TRANSFORMER
- EB ⊙ INDICATES EXISTING ELECTRIC BOX
- WM ⊙ INDICATES EXISTING WATER METER
- BMW ⊙ INDICATES EXISTING BACKFLOW PREVENTER VALVE

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
PPT01	COVER SHEET
PPT02 - PPT03	PRELIMINARY PLAT

CLIENT/DEVELOPER:

HAWKINS COMPANIES LLC
 4700 S. MCCLINTOCK DR. #160
 TEMPE, ARIZONA 85282

ENGINEER:

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

CONTACT: MARK MITCHELL
 PHONE: (480) 223-8239
 EMAIL: MMITCHELL@HCCOLLC.COM

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

ASSESSORS PARCEL NUMBERS:

PORTIONS OF APN 217-33-034G, 034F, 034M, 034K, & 034N.

BENCHMARK:

3" BRASS DISK, LOCATED AT THE INTERSECTION OF SHEA BOULEVARD & 114TH STREET.

ELEVATION = 1444.23 (NAVD/88)
 CITY OF SCOTTSDALE DATUM

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON THE ELEVATION DATUM FOR THE CITY OF SCOTTSDALE BENCHMARK PROVIDED ABOVE.

ENGINEER  10/19/2020
 DATE

BASIS OF BEARING

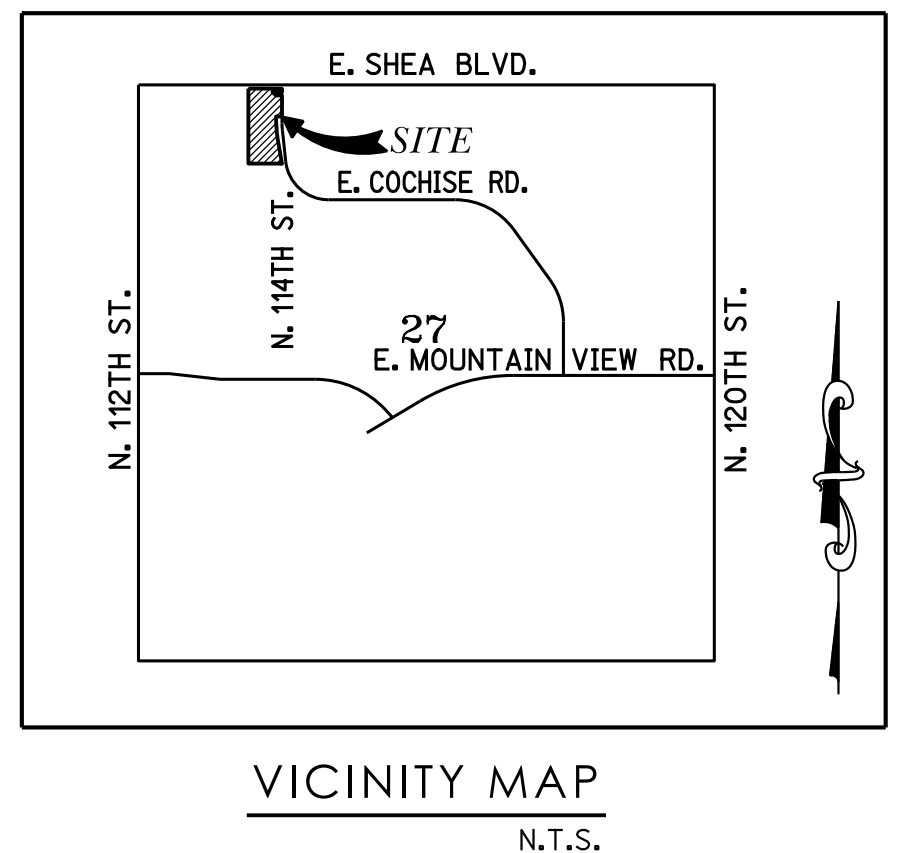
THE BASIS OF BEARING IS THE CENTERLINE OF EAST SHEA BOULEVARD, ALSO BEING THE NORTHERN SECTION LINE OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST, WHICH BEARS N89°53'00"W PER GPS COORDINATE OBSERVATIONS ARIZONA STATE PLANE, CENTRAL ZONE NAD83.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

COMMUNITY NUMBER	PANEL NUMBER	PANEL DATE	SUFFIX	FIRM DATE	FIRM ZONE	BASE FLOOD ELEVATION
045012	1780	OCTOBER 16, 2013	L	OCTOBER 16, 2013	X	N/A

ENGINEER'S CERTIFICATION:

THE LOWEST FINISH FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATION.



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

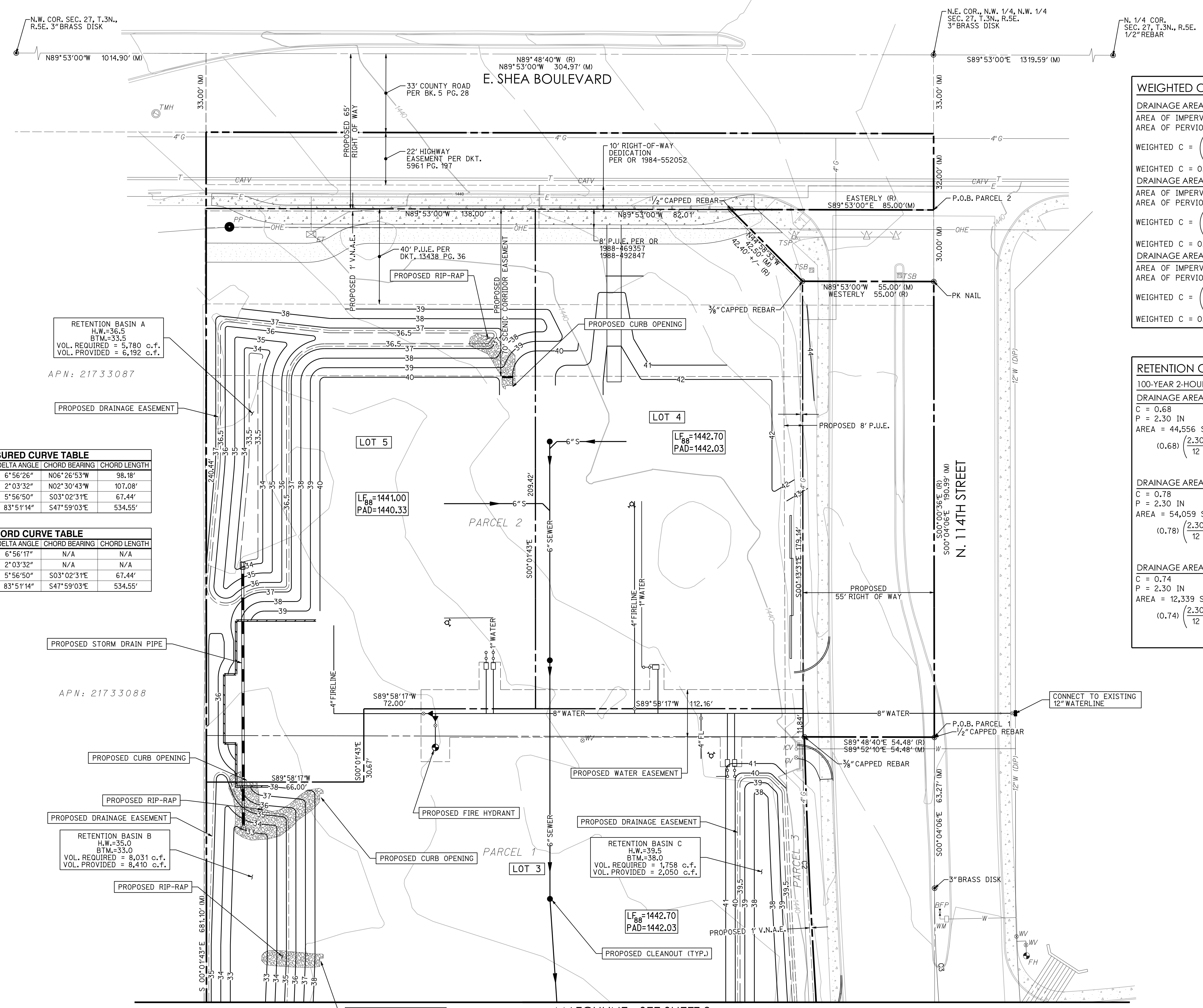
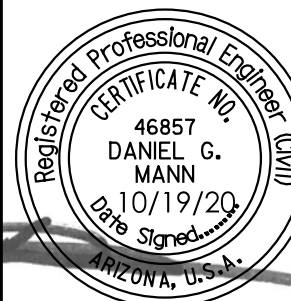
114TH & SHEA RETAIL
 SWC 114TH ST. & SHEA BLVD., SCOTTSDALE, AZ 85259
 PRELIMINARY PLAT



3eengineering SURVEYING
 civil engineering
 planning
 ENGINEER: D. MANN
 DRAFTER: D. MANN
 CAD TECH: PHILIP YI
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3 ENGINEERING, LLC
 6370 E. THOMAS ROAD
 SUITE # 200
 SCOTTSDALE, ARIZONA 85251
 PHONE: (602) 334-4387
 FAX: (602) 495-2230
 WWW.3ENGINEERING.COM

DATE: 10/19/20
 PROJECT NO:
1831
 SHEET NO:
PPT01
 1 of 3



MEASURED LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°52'10"W	8.12'

RECORD LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°48'40"W	8.12'

MEASURED CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	98.24'	811.00'	6°56'26"	N06°26'53"W	98.18'
C2	107.09'	2979.97'	2°03'32"	N02°30'43"W	107.08'
C3	67.47'	650.00'	5°56'50"	S03°02'31"E	67.44'
C4	585.41'	400.00'	83°51'14"	S47°59'03"E	534.55'

RECORD CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	98.21'	811.00'	6°56'17"	N/A	N/A
C2	107.13'	2981.15'	2°03'32"	N/A	N/A
C3	67.47'	650.00'	5°56'50"	S03°02'31"E	67.44'
C4	585.41'	400.00'	83°51'14"	S47°59'03"E	534.55'

RETENTION BASIN A
 H.W.=36.5
 BTM.=33.5
 VOL. REQUIRED = 5,780 c.f.
 VOL. PROVIDED = 6,192 c.f.

PROPOSED DRAINAGE EASEMENT

APN: 21733088

RETENTION BASIN B
 H.W.=35.0
 BTM.=33.0
 VOL. REQUIRED = 8,031 c.f.
 VOL. PROVIDED = 8,410 c.f.

RETENTION BASIN C
 H.W.=39.5
 BTM.=38.0
 VOL. REQUIRED = 1,758 c.f.
 VOL. PROVIDED = 2,050 c.f.

WEIGHTED C CALCULATIONS

DRAINAGE AREA A
 AREA OF IMPERVIOUS = 20,210 SF
 AREA OF PERVIOUS = 24,346 SF
 WEIGHTED C = $\frac{(20,210 \times 0.95) + (24,346 \times 0.45)}{44,556}$
 WEIGHTED C = 0.68

DRAINAGE AREA B
 AREA OF IMPERVIOUS = 35,146 SF
 AREA OF PERVIOUS = 18,913 SF
 WEIGHTED C = $\frac{(35,146 \times 0.95) + (18,913 \times 0.45)}{54,059}$
 WEIGHTED C = 0.78

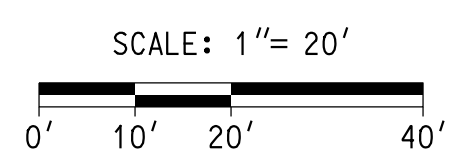
DRAINAGE AREA C
 AREA OF IMPERVIOUS = 7,237 SF
 AREA OF PERVIOUS = 5,102 SF
 WEIGHTED C = $\frac{(7,237 \times 0.95) + (5,102 \times 0.45)}{12,339}$
 WEIGHTED C = 0.74

RETENTION CALCULATIONS
 100-YEAR 2-HOUR STORM EVENT

DRAINAGE AREA A
 C = 0.68
 P = 2.30 IN
 AREA = 44,556 SF
 $(0.68) \left(\frac{2.30}{12} \right) (44,556) = 5,780 \text{ CF REQUIRED}$
 6,192 CF PROVIDED

DRAINAGE AREA B
 C = 0.78
 P = 2.30 IN
 AREA = 54,059 SF
 $(0.78) \left(\frac{2.30}{12} \right) (54,059) = 8,031 \text{ CF REQUIRED}$
 8,410 CF PROVIDED

DRAINAGE AREA C
 C = 0.74
 P = 2.30 IN
 AREA = 12,339 SF
 $(0.74) \left(\frac{2.30}{12} \right) (12,339) = 1,758 \text{ CF REQUIRED}$
 2,050 CF PROVIDED



MATCHLINE - SEE SHEET 3

