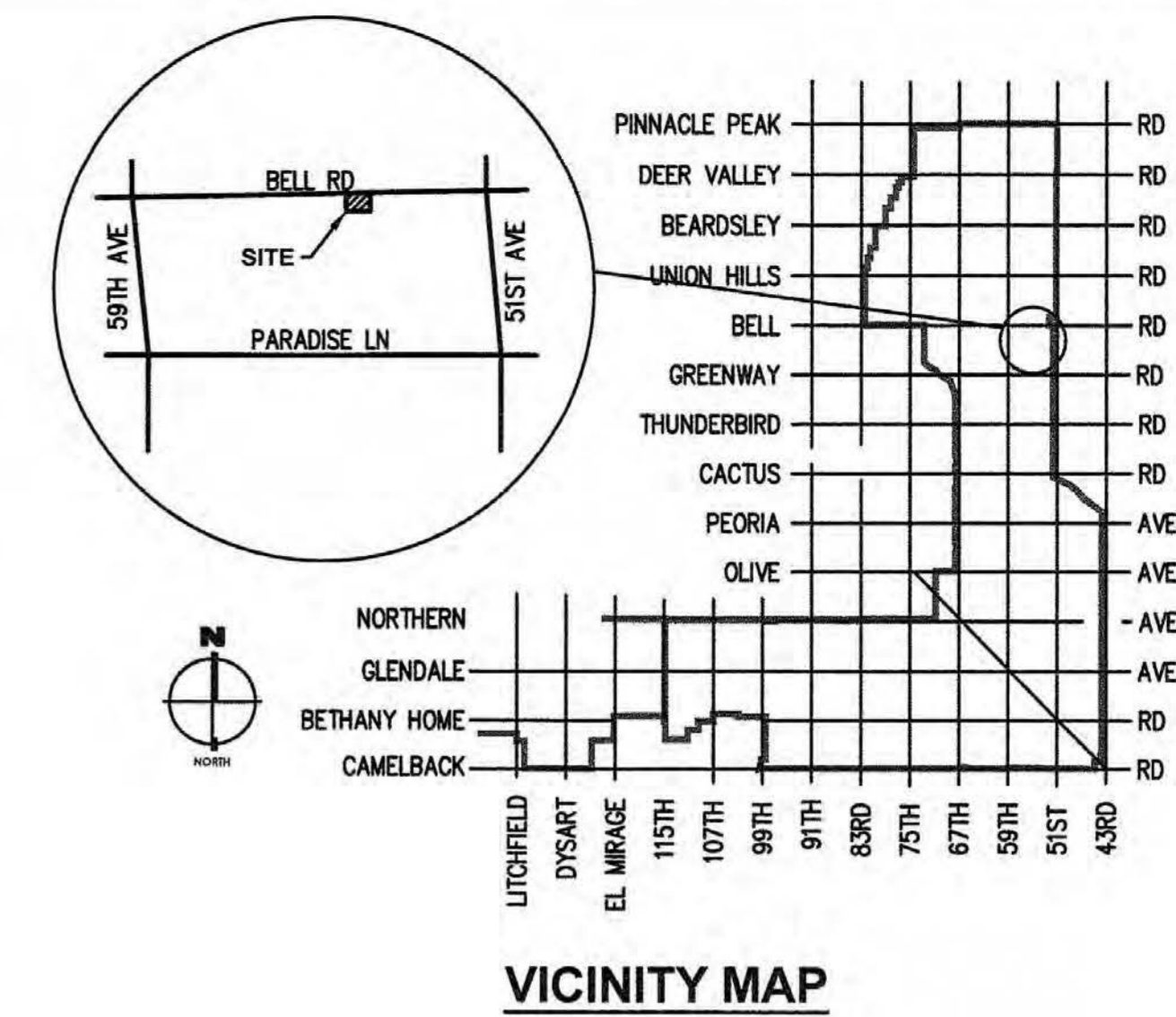




CIVIL IMPROVEMENT PLAN FOR KIWAMI ON BELL

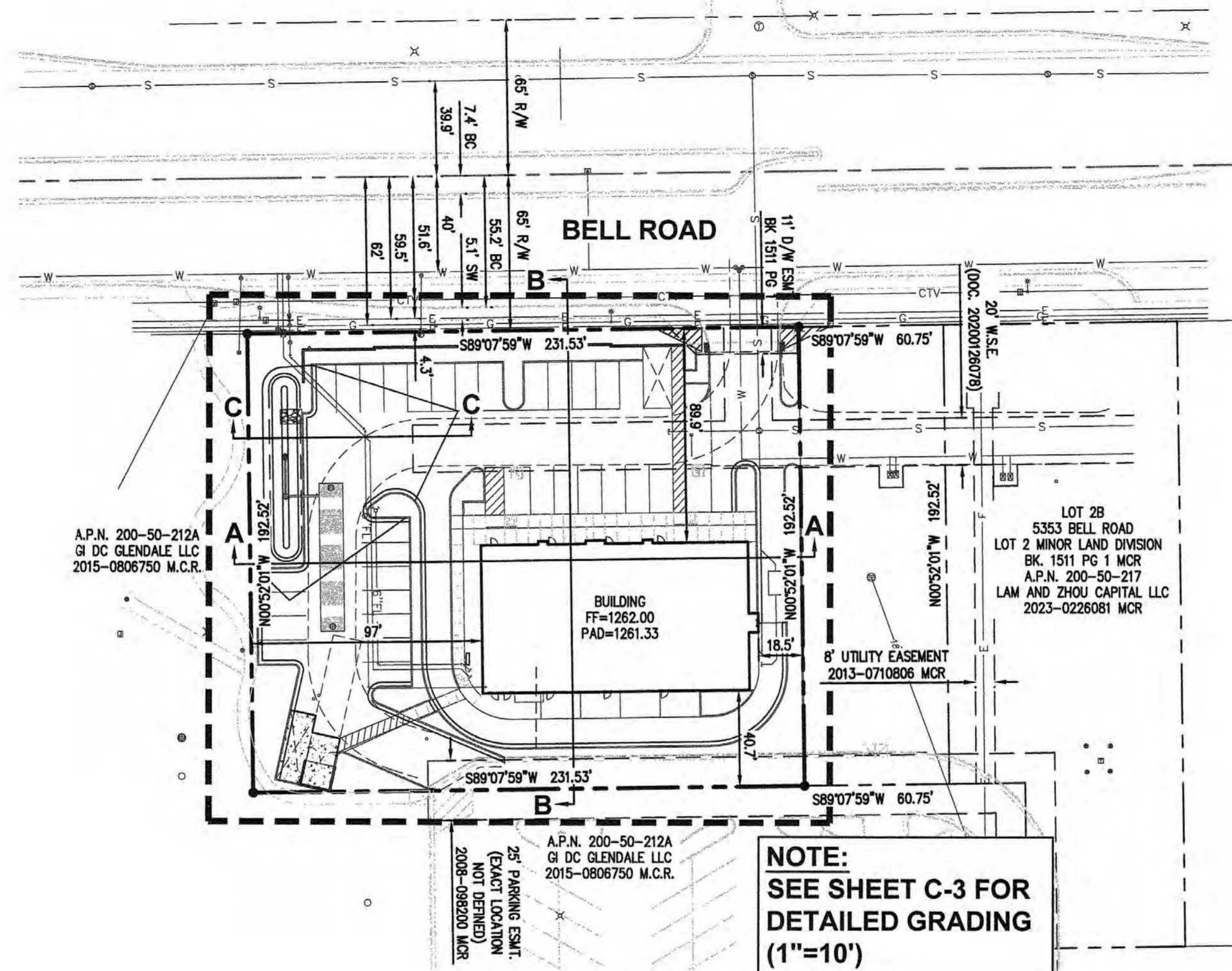


EXISTING:		PROPOSED:	
—	PROPERTY LINE	S	SEWER LINE
—	EASEMENT LINE	W	WATER LINE
⊙	BRASS CAP FLUSH	FL	FIRE LINE
⊙	BRASS CAP IN HAND HOLE	—	STORM DRAIN
•	PROPERTY CORNER	—	GRADE BREAK
—	CULVERT PIPE	—	FLOW LINE
S	SEWER LINE	88.00	PROPOSED GRADE ELEVATION
W	WATER LINE	50	INDEX CONTOUR
E	ELECTRIC LINE	49	INTERMEDIATE CONTOUR
P.P.	POWER POLE	⊗	WATER METER BOX
⊗	ELECTRIC BOX	⊗	WATER VALVE
× 52.5	SPOT ELEVATION	⊗	FIRE DEPT. CONNECTION (FDC)
—	INDEX CONTOUR	⊗	FIRE HYDRANT
—	INTERMEDIATE CONTOUR	⊗	DOMESTIC BACKFLOW PREVENTER
WM	WATER METER BOX	⊗	FIRE LINE BACKFLOW PREVENTER
⊗	VALVE	⊗	SEWER MANHOLE
⊗	BACKFLOW PREVENTER	⊗	SEWER CLEANOUT
⊗	FIRE HYDRANT	⊗	STORM DRAIN CATCH BASIN
⊗	SEWER MANHOLE		
⊗	SEWER CLEANOUT		
⊗	IRRIGATION MANHOLE		
⊗	IRRIGATION CONTROL VALVE		
⊗	GAS VALVE		
⊗	GAS METER		
⊗	LIGHT POLE		
⊗	STREET LIGHT		
⊗	SMALL SIGN		
⊗	POST		
⊗	SITE WALL		
⊗	TELEPHONE PEDESTAL		
⊗	TELEPHONE BOX		

ABBREVIATIONS:

FF	FINISHED FLOOR
FG	FINISHED GRADE
TC	TOP OF CURB
G	GUTTER
P	PAVEMENT
S/W	SIDEWALK
D/W	DRIVEWAY
TW	TOP OF WALL
BW	BOTTOM OF WALL
INV	INVERT
GR	GRATE
R/W	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
HWE	HIGH WATER ELEVATION

NOTE: NOT ALL ABBREVIATIONS ARE USED IN THIS DRAWING.



NOTE:
SEE SHEET C-3 FOR
DETAILED GRADING
(1"=10')

KEY MAP
SCALE: 1" = 40'

OWNER
LAM AND ZHOU CAPITAL LLC
7406 W. MCDOWELL RD
PHOENIX, AZ 85035

ENGINEER
LANDCOR CONSULTING
1955 S. VAL VISTA DRIVE, SUITE 121
MESA, AZ 85204
PHONE: (480) 223-8573
CONTACT: WADE E. COOKE, P.E.
EMAIL: wade@landcorconsulting.com

BENCHMARK
MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION UNIQUE POINT ID: 776, BEING A 3" CITY OF PHOENIX BRASS CAP IN HANDHOLE, LOCATED AT THE INTERSECTION OF GROVERS AVENUE AND 51ST AVENUE, MARKING THE EAST QUARTER CORNER OF SECTION 32, HAVING AN ELEVATION OF 1280.436' NAVD88.

PROJECT DATA
ADDRESS: 5327 W BELL RD, GLENDALE 85306
TAX ASSESSORS PARCEL NUMBER: 200-50-216B
ZONING: PAD
TOTAL LOT SIZE: 44,574 SF

PROJECT DESCRIPTION
THIS PROJECT INVOLVES THE CONSTRUCTION OF A NEW SHELL BUILDING AND DRIVE-THRU WITH ASSOCIATED SITE IMPROVEMENTS.

INDEX OF SHEETS

COVER SHEET	DWG. NO.	SHEET NO.
GENERAL NOTES	C-1	1
GRADING AND DRAINAGE PLAN	C-2	2
CROSS SECTIONS & DETAILS	C-3	3
DETAILS	C-4	4
UTILITY PLAN	C-5	5
	C-6	6

EARHWORk QUANTITIES

CUT	1,185	C.Y.
FILL	800	C.Y.

NOTE: ESTIMATED QUANTITIES ARE INTENDED FOR PERMITTING PURPOSES ONLY AND ARE NOT TO BE USED FOR BIDDING.

QUANTITIES (DTL. G-203)

GRADING & DRAINAGE PERMIT FEE

BASE FEE	1	EA
ON-SITE PAVING:		
STANDARD DUTY	266	SY
HEAVY DUTY	491	SY
CATCH BASIN/SCUPPER	0	EA
MANHOLE/DRYWELL	1	EA
STORM DRAIN PIPE (12"+)	0	LF

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL #	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (In AO Zone, Use Depth)
040045	1270	L	9/18/20	X	N/A

RETENTION CALCULATIONS

Kiwami on Bell
STORMWATER STORAGE CALCULATIONS

STORAGE VOLUME REQUIRED:

DA1	Area (S.F.)	Area (AC.)	Required (C.F.)	Provided (C.F.)	No. Drywells Required
	44,574	1.02	7,689	7,755	1
Total Area	44,574	1.02	7,689	7,755	1

C = 0.90
D = 2.30 inches
Vr = (D/12) x A x C
Vr = 7,689 C.F.

STORAGE VOLUME PROVIDED:

Volume Calculation: (Vp)

Underground Tank:

Tank ID	Tank Volume (C.F.)	10' Dia. Volume per LF	Tank Length (LF)
T1	4,867	78.5	62

Retention Basin:

Retention	TOP Area (S.F.)	BOT. Avg. Area (S.F.)	Depth (FT)	Vp Volume (C.F.)	Total Ponding Percentage
Parking Lot Ponding Basin	5,320	996	0.67	2,116	73%
	996	165	1.33	772	27%
Total Volume (Vp) =				2,888 (Basins)	
				4,867 (Tanks)	
				7,755 C.F.	

UTILITY CONFLICT REVIEW

UTILITY	PLANS SUBMITTED TO (NAME)	PLANS REVIEWED BY (NAME)	PERMIT RECEIVED DATE
ARIZONA PUBLIC SERVICE (ELECTRICAL)	APS LOCATE DEPARTMENT		
SOUTHWEST GAS CORPORATION (GAS)	ELM LOCATING DISPATCH		
CENTURYLINK (TELEPHONE)	USIC DISPATCH CENTER		
COX COMMUNICATIONS (CABLE TV)	ELM UTILITY SERVICES		
MCI (FIBER OPTICS)	SUPERVISOR ON DUTY		
AT&T (FIBER OPTICS)	VAN BAKE		

LEGAL DESCRIPTION

THAT PORTION OF LOT 2A, 5353 BELL ROAD, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1511, PAGE 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2A;
THENCE NORTH 89° 07' 59" EAST ALONG RIGHT OF WAY LINE FOR BELL ROAD, AS RECORDED IN DOC. 20200126076 AND PLAT OF RECORDS MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 716 PAGE 23, 231.53 FEET;
THENCE SOUTH 00° 52' 01" EAST, 192.52 FEET;
THENCE SOUTH 89° 07' 59" WEST ALONG SAID SOUTH LINE, 231.53 FEET;
THENCE NORTH 00° 52' 01" WEST ALONG WEST LINE OF SAID LOT 2A, 192.52 FEET TO THE POINT OF BEGINNING.

CERTIFICATION

I HEREBY CERTIFY THAT THIS DESIGN IS BASED ON A SITE VISIT OR ACCURATE FIELD DATA WHICH HAS BEEN CHECKED IN THE FIELD WITHIN 180 DAYS PRIOR TO SUBMISSION FOR CITY APPROVAL.

BY: *Wade E. Cooke* DATE 10/3/24

PLANS ACCEPTANCE

THE CITY OF GLENDALE ACCEPTS THESE PLANS FOR CONSTRUCTION, AS BEING IN GENERAL COMPLIANCE WITH PLAN PREPARATION REQUIREMENTS OF THE CITY. RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF THE PLANS AND RELATED DESIGNS RESIDES WITH THE ENGINEER AND THE ENGINEERING FIRM OF RECORD.

LAND DEVELOPMENT ENGINEER _____ DATE _____
TRANSPORTATION ENGINEER _____ DATE _____

DRYWELL CERTIFICATION

I CERTIFY ALL DRYWELLS HAVE BEEN REGISTERED WITH AND CONFORM TO ALL REQUIREMENTS OF THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ).

NAME _____ DATE _____
COMPANY _____

RECORD DRAWING

I CERTIFY THAT THE LOCATIONS, ELEVATIONS, DEPTHS, AND RECORD DRAWING COMMENTS ACCURATELY REFLECT THE EXISTING FIELD CONDITIONS AND MATERIALS ACTUALLY USED DURING CONSTRUCTION. THIS CERTIFICATION IS BASED ON INFORMATION OBTAINED UNDER MY DIRECT SUPERVISION AND IS CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME _____ DATE _____
REGISTRATION NO. _____ EXP. DATE _____
REV. BY: _____ ENGINEERING DEPARTMENT

UTILITY UNDERGROUNDING STATEMENT

PURSUANT TO CHAPTER 32.5 OF THE GLENDALE CITY CODE, ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND IN CONDUIT.



1955 S. Val Vista Dr., Ste. 121
Mesa, AZ 85204
Ph: (480) 553-9493
landcorconsulting.com

LANDCOR CONSULTING

KIWAMI ON BELL
5327 W. BELL RD. GLENDALE, AZ 85306
GLENDALE, ARIZONA

DATE: _____

REVISIONS: _____

TITLE: COVER SHEET

DATE: 11/27/2024

PROJ. #: 2082

C-1

1 OF 6

DSD PROJECT # 222005