

APN: 140-18-004W

APN: 140-18-004V

APN: 140-17-001A

PROJECT NARRATIVE

THIS PROJECT IS TO INSTALL A STAND ALONE, SELF-CONTAINED, AUTOMATED, PRE-DESIGNED, 24 HOUR ICE HOUSE DISPENSING STRUCTURE. THE STRUCTURE WILL BE LOCATED IN AN EXISTING LANDSCAPE AREA ADJACENT TO AN EXISTING COMMERCIAL PROPERTY. THE STRUCTURE WILL BE INSTALLED ON THE CONCRETE PAD WITH ADA ACCESSIBILITY. THE STRUCTURE PRODUCES ICE WITH PURIFIED WATER AND DISPENSES TO WALK UP CUSTOMERS WHEN PURCHASED IN DESIRED QUANTITIES. THE STRUCTURE IS MAINTAINED BI-WEEKLY.

PROJECT DATA

ADDRESS:
4755 E MAIN ST, MESA, AZ 85205
PARCEL No.:
APN: 140-33-001B
ZONING:
EXISTING: AG (AGRICULTURAL)
PROPOSED: AG

PROPOSED BUILDING
ONE STORY
HEIGHT: 14' - 3 1/2'
AREA: 216 SF
SITE AREA:
GROSS: 4.9 ACRES
SETBACKS:
FRONT: 30'-0"
BACK: 60'-0"
INTERIOR SIDE: 60'-0"
STREET SIDE: 30'-0"

PARKING CALCULATIONS

PARKING REQUIRED
(PER CHAPTER 32 OF CITY OF MESA ORDINANCE)
RETAIL USE: 1 PARKING SPACE PER 375 SF
STORAGE WAREHOUSE USE: 1 PARKING SPACE PER 900 SF
8,231 SF OF RETAIL STORE / 1 PARKING SPACE PER 375 SF = 22 REQUIRED SPACES
3,230 SF OF STORAGE WAREHOUSE USE / 1 PARKING SPACE PER 900 SF = 4 REQUIRED SPACES
TOTAL PARKING SPACES REQUIRED = 26
PARKING SPACES
EXISTING:
REGULAR PARKING SPACES: 123
ACCESSIBLE PARKING SPACES: 6
TOTAL PARKING SPACES: 129
PROPOSED:
REGULAR PARKING SPACES: 121
ACCESSIBLE PARKING SPACES: 5
ACCESSIBLE VAN PARKING SPACES: 1
TOTAL PARKING SPACES: 127

NOT FOR CONSTRUCTION

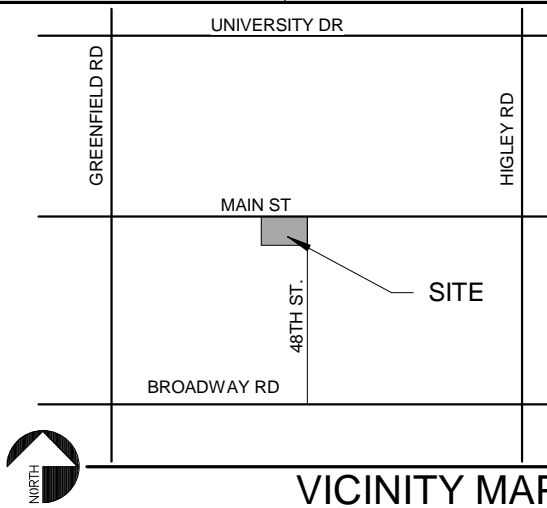
SEAL:



OWNER INFORMATION
ICE HOUSE AMERICA

PROJECT:
ICE HOUSE MESA

4755 E MAIN ST.
MESA, AZ 85205



REVISIONS:		
MARK	DATE	DESCRIPTION
1	10-13-16	CITY COMMENTS

PROJECT NO: 16C-0051
DESIGN BY: CDC
CHK'D BY: CDC

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SHEET TITLE

SITE PLAN

DATE: 10/13/16
SHEET

A001

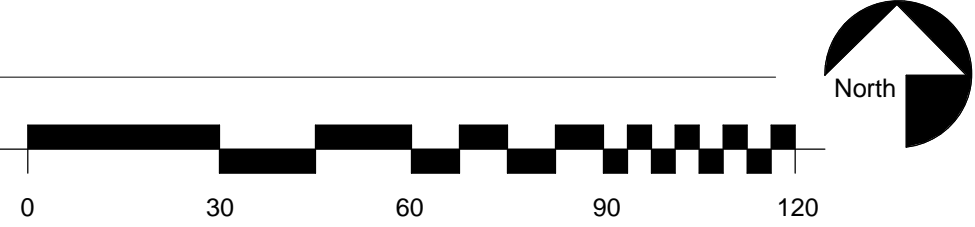
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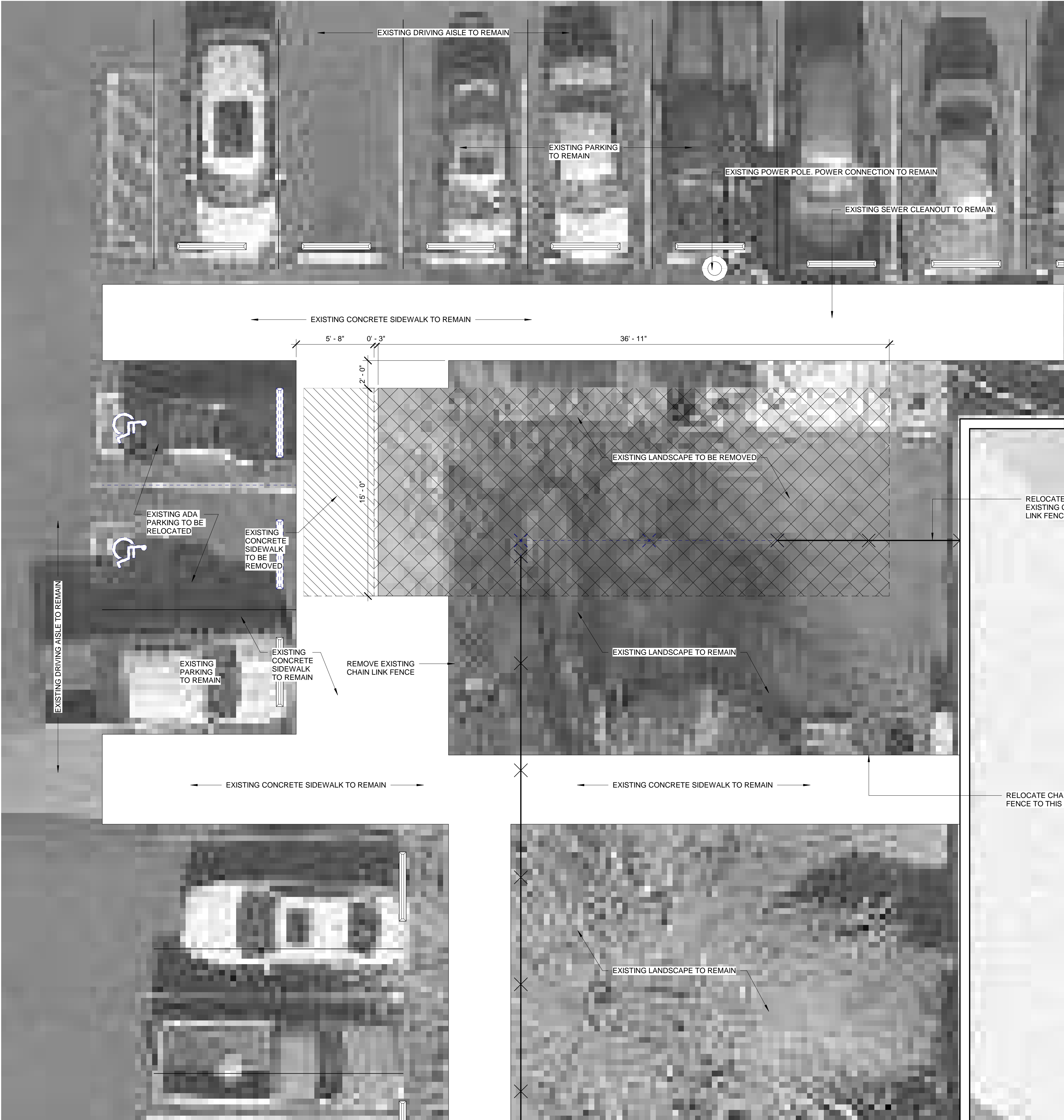
APN: 140-34-862B

APN: 140-34-862A

OVERALL SITE PLAN

1" = 30'-0"





ENLARGED DEMO
SITE PLAN

1/4" = 1'-0"



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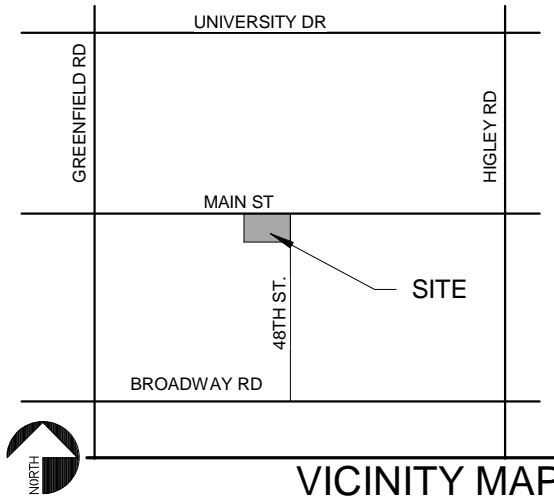
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ICE HOUSE AMERICA

PROJECT:
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4755 E MAIN ST.
MESA, AZ 85205



REVISIONS:		
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1

SHEET TITLE

**ENLARGED
DEMO SITE
PLAN**

DATE: 10/13/16
SHEET

D001



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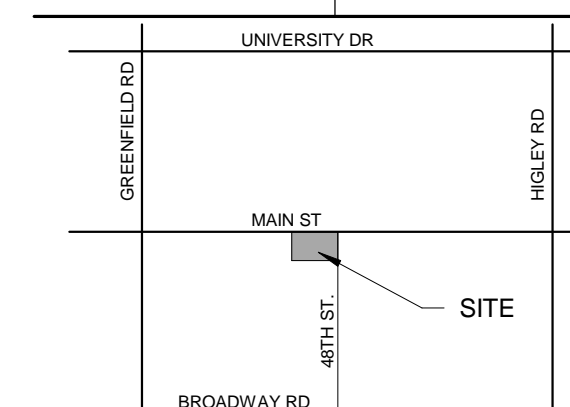
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ICE HOUSE AMERICA

ICE HOUSE MESA

4755 E MAIN ST.
MESA A7 85205



VICINITY MAP

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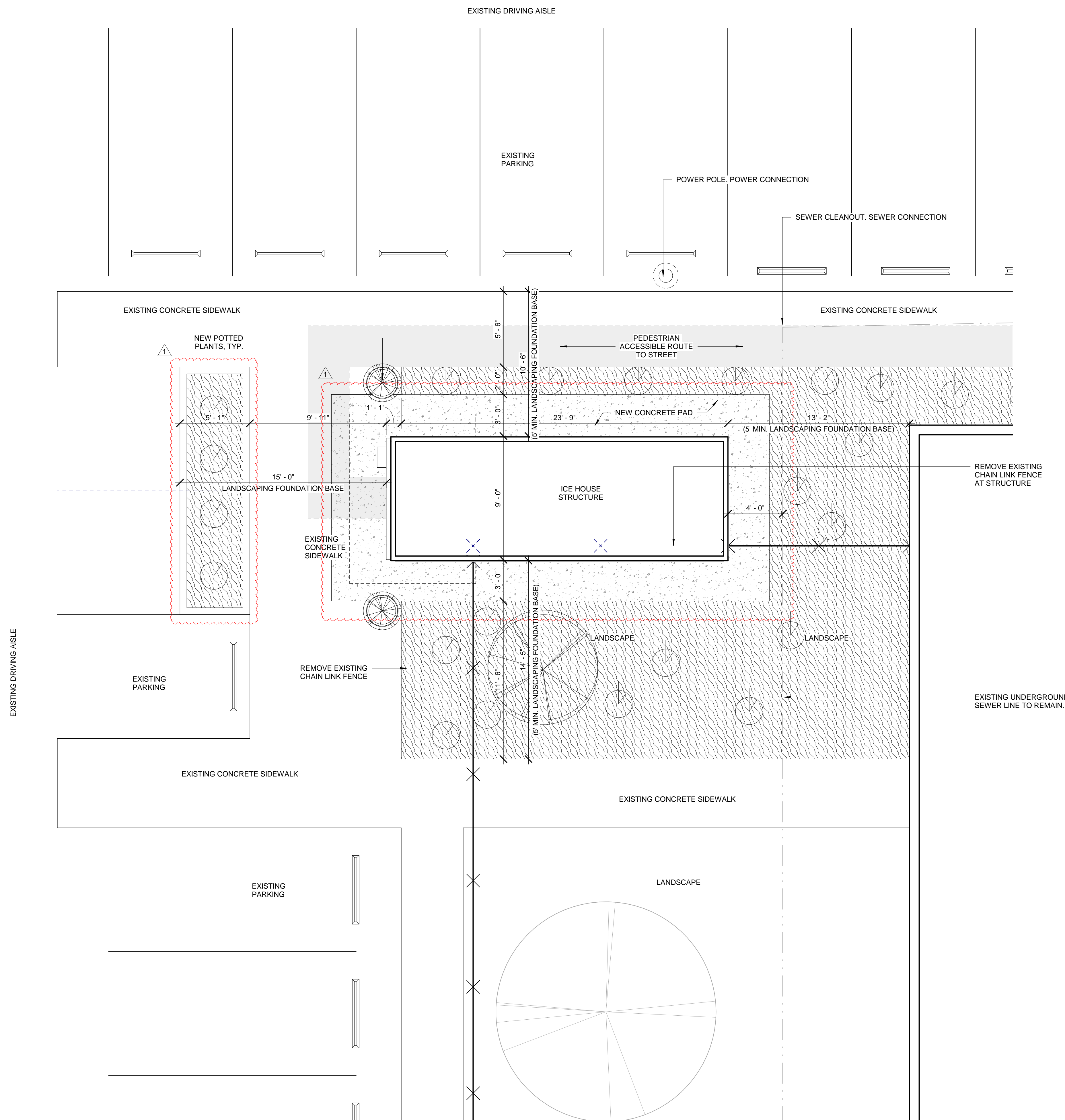
SHEET TITLE

ENLARGED SITE PLAN

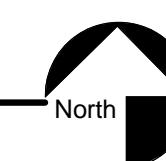
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SHEET 1

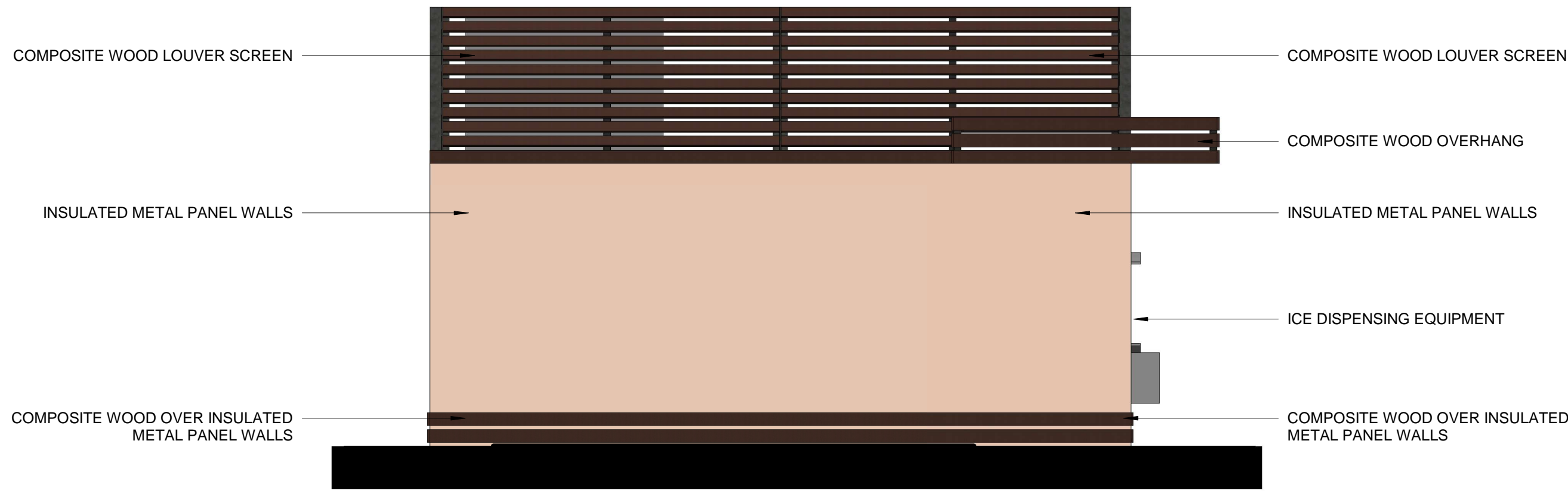
A002



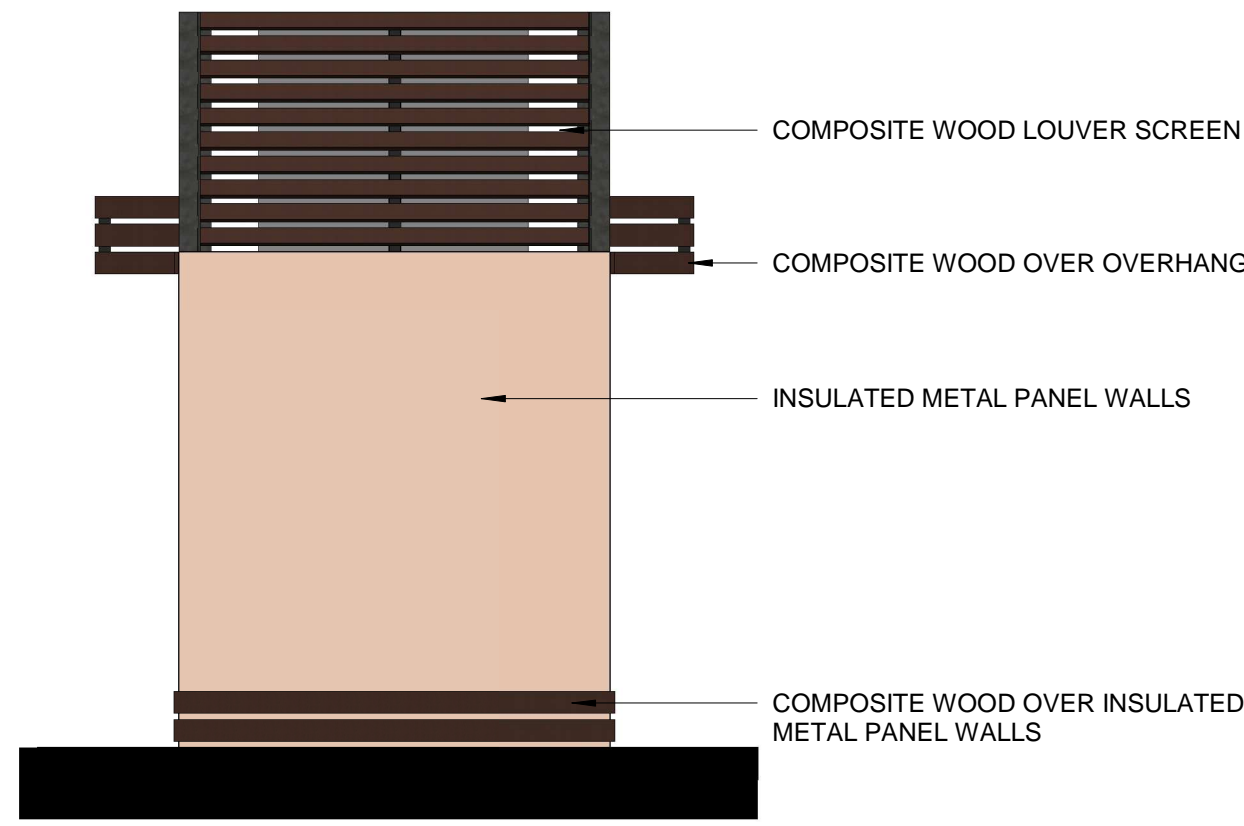
1 ENLARGED SITE PLAN

$$\frac{1}{4}'' = 1'-0''$$


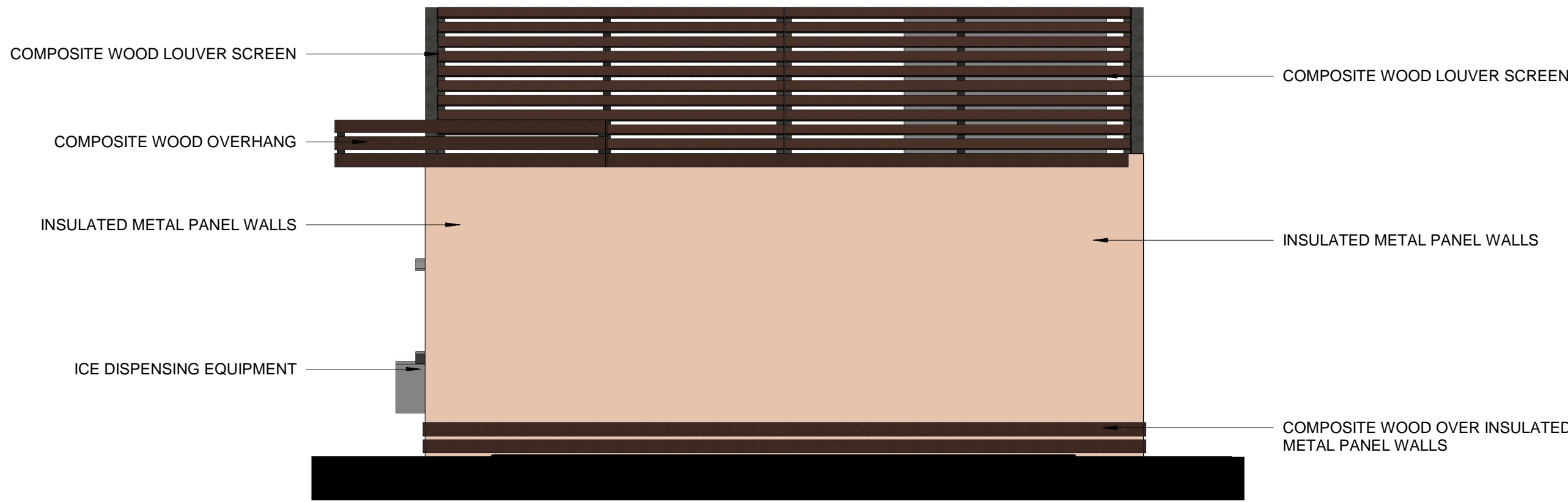
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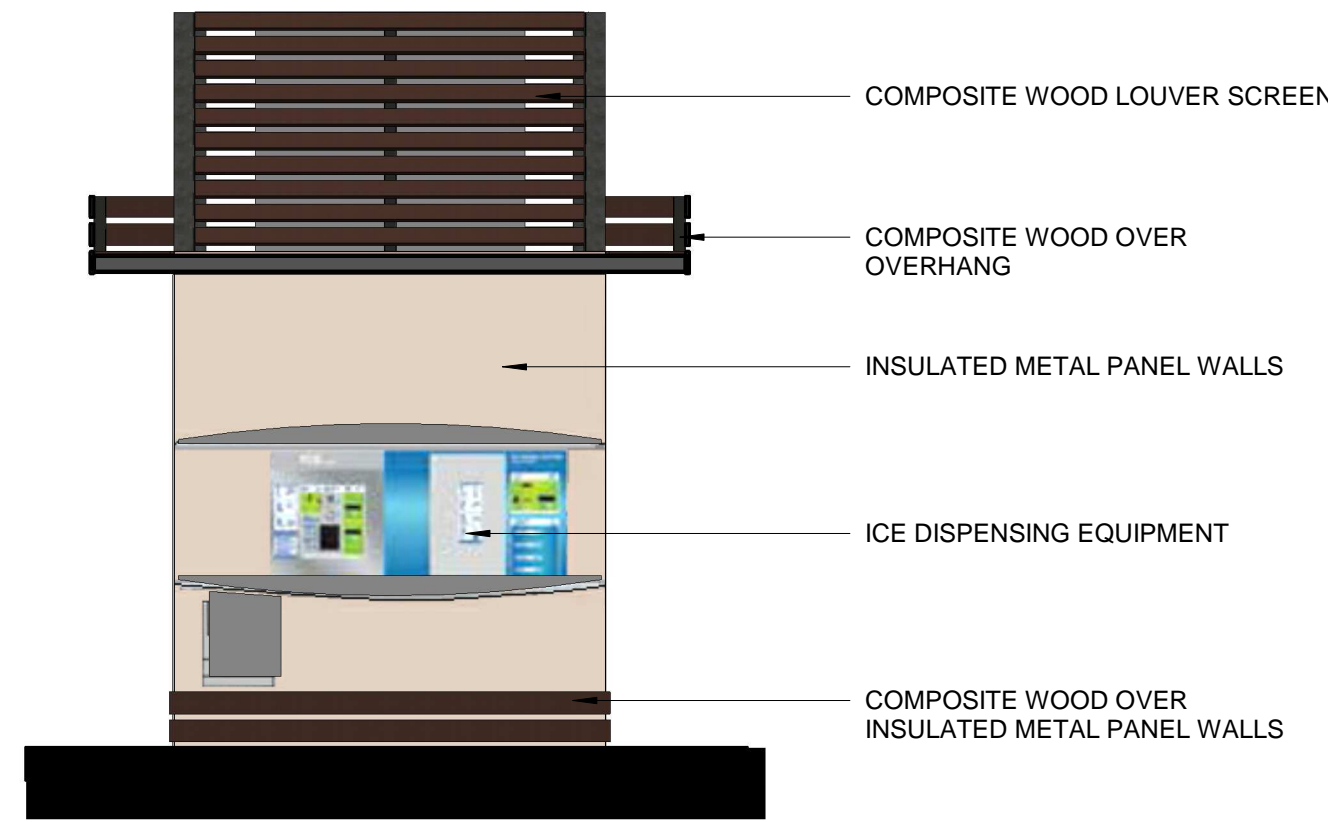
4 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

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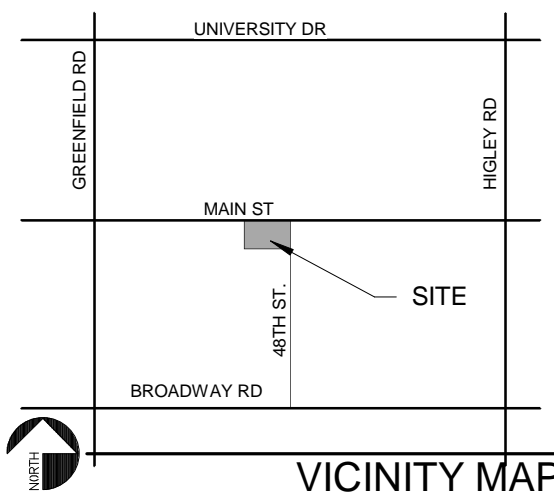
SEAL:



OWNER INFORMATION
ICE HOUSE AMERICA

PROJECT:
ICE HOUSE MESA

4755 E MAIN ST.
MESA, AZ 85205



REVISIONS:		
MARK	DATE	DESCRIPTION
1	10-13-16	CITY COMMENTS

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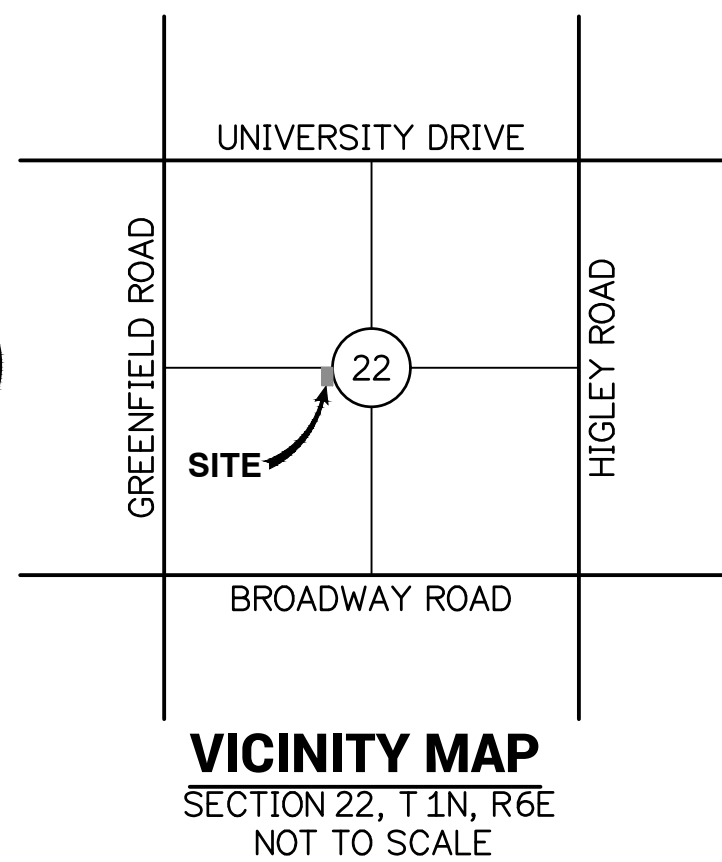
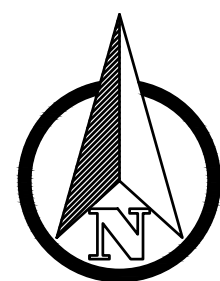
ELEVATIONS

DATE: 10/13/16
SHEET

A200

GRADING AND UTILITY IMPROVEMENTS PLANS

FOR
THE ICE HOUSE
4755 EAST MAIN STREET, MESA, ARIZONA 85205



XCL ENGINEERING, LLC
1460 South Karen Drive,
Chandler, AZ 85286
Ph: (480) 275-2711

www.xclengineering.com

CERTIFIED BY:



TITLE: **GRADING AND UTILITY IMPROVEMENT PLANS**

PROJECT: **THE ICE HOUSE**
4755 EAST MAIN STREET
MESA, AZ 85205

DATE: 10/13/2016

PROJNO.: 16-06033

SCALE: 1:10

DESCRIPTION

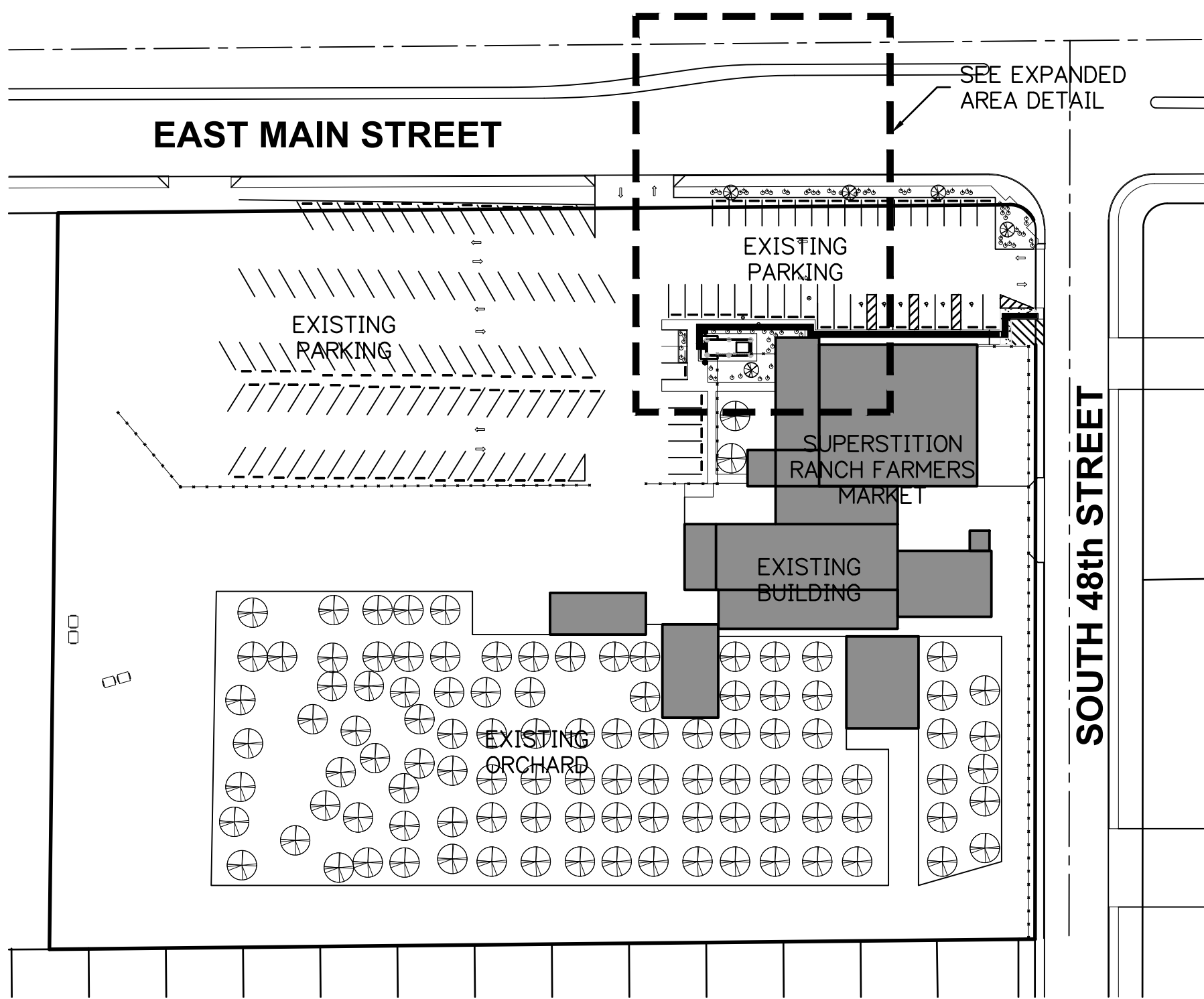
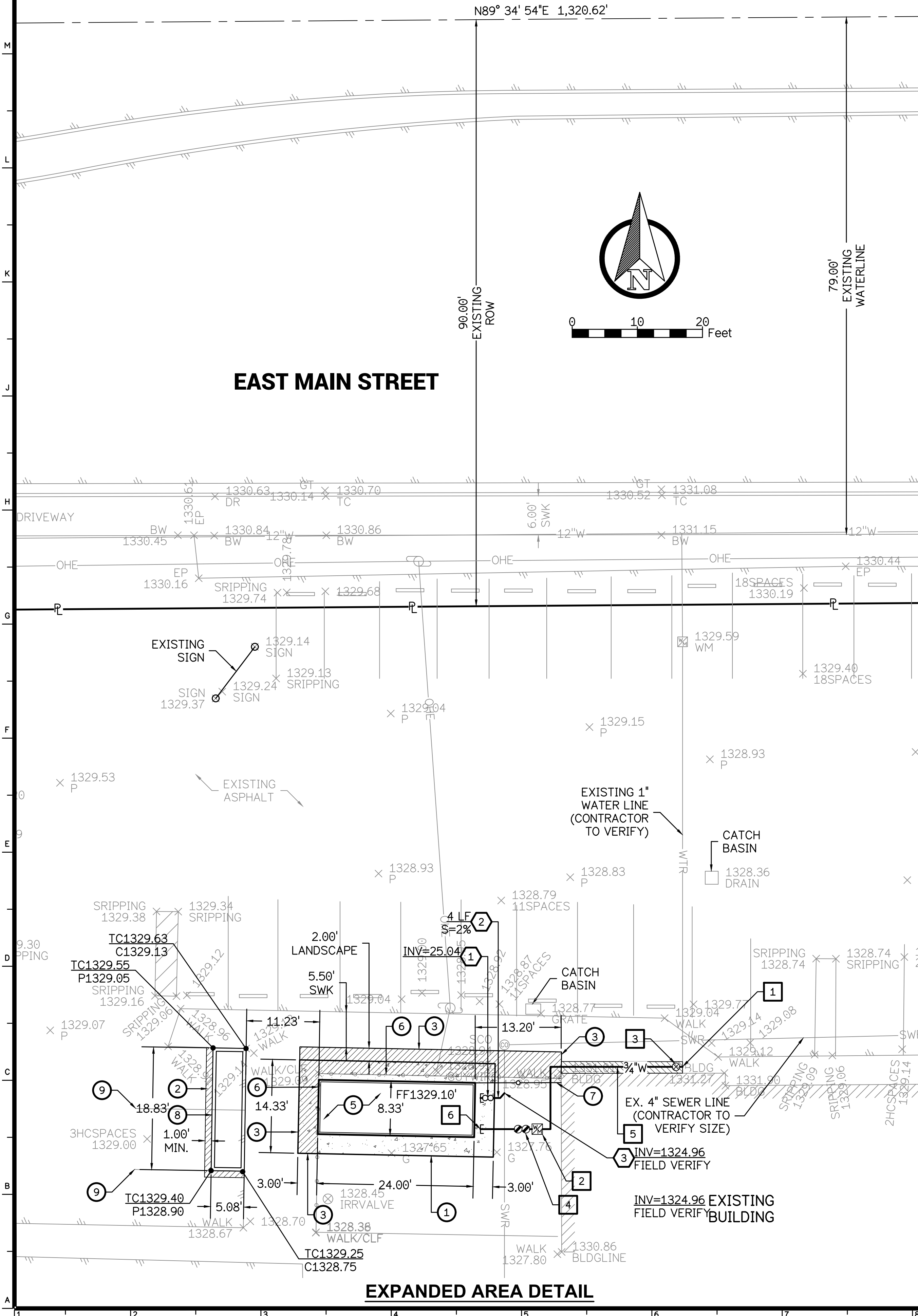
REV

DATE

DRAWING No.

SHEET 1 OF 1

C01



LEGEND

- | | | | |
|---|------------------------------|---|-----------------------------|
| ○ | Found Monument as Notes | — | Right-of-Way (ROW) |
| ● | Found Brass Cap Flush | — | Easement Line (PUE, Esmnt.) |
| ● | Found Brass Cap in Hand Hole | — | Breakline |
| ● | Set 1/2" Rebar | — | Fence |
| ● | Light Pole w/Arm | — | Chain Link Fence |
| ● | Light Pole | — | Barbed Wire Fence |
| ● | Catch Basin | — | Water Line |
| ● | Fire Hydrant | — | Sewer Line |
| ● | Water Valve | — | Underground Electric Line |
| ● | Water Meter | — | Stormdrain Pipe |
| ● | Water Back Flow Preventer | — | New Asphalt |
| ● | Sewer Clean Out | — | Concrete |
| ● | Sewer Manhole | — | Blockwall |
| — | Property Line | — | Existing Asphalt |
| — | Roadway Center Line | — | Traffic Control Light |
| — | | — | Tree |

WATER CONSTRUCTION NOTES

ID	DESCRIPTION	QTY	UNIT
1	INSTALL 3/4" WATER SERVICE CONNECTION WITH CONTROL VALVE TO EXISTING WATER SERVICE LINE.	1	EA
2	INSTALL 3/4" SUB-METER.	1	EA
3	INSTALL FRAME AND COVER PER MAG DETAIL 270.	1	EA
4	INSTALL 3/4" DOUBLE CHECK VALVE BACK FLOW PREVENTION ASSEMBLY PER COM DETAIL M-31.04.	1	EA
5	INSTALL 3/4" COPPER WATERLINE.	115	FT
6	CONNECT WATERLINE TO ICE HOUSE.	1	EA

WASTEWATER CONSTRUCTION NOTES

ID	DESCRIPTION	QTY	UNIT
1	INSTALL TWO WAY CLEAN OUT PER MAG DETAIL 440-2 MODIFIED WITH FRAME AND COVER PER MAG DETAIL 270.	1	EA
2	INSTALL 4" SDR-35 PVC SEWER PIPE. 2% MIN. SLOPE.	135	LF
3	CONNECT TO EXISTING SEWER LINE. CONTRACTOR TO FIELD VERIFY INVERT AND LOCATION.	1	EA
4	CONNECT SEWER LINE TO ICE HOUSE.	1	EA

CONSTRUCTION NOTES

ID	DESCRIPTION	QTY	UNIT
1	CONSTRUCT 5" THICK, 30' x 14'-4" CONCRETE SLAB OVER 90% COMPACTED NATIVE SOIL. DIMENSION PER PLAN. ELEVATION= 1329.10'	430	SF
2	SAWCUT, REMOVE AND REPLACE EXISTING ASPHALT. TO MATCH EXISTING ASPHALT SECTION.	25	SF
3	SAWCUT TO A CLEAN LINE AND REMOVE EXISTING CONCRETE.	20	EA
4	SAWCUT, REMOVE AND REPLACE EXISTING CONCRETE. TO MATCH EXISTING SECTION.	33	SF
5	INSTALL PREFABRICATED ICE HOUSE. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.	1	EA
6	REMOVE EXISTING CHAIN LINK FENCE.	47	LF
7	INSTALL CHAIN LINK FENCE.	13	LF
8	CONSTRUCT 6" CONCRETE SINGLE CURB PER MAG DETAIL 222, TYPE 'B'. SEE ARCHITECTURAL PLANTER DETAIL FOR MORE INFO.	46	LF
9	FOR RESTRIPIING SEE ARCHITECTURAL PLAN	1	EA

BASIS OF BEARINGS

BASIS OF BEARING IS THE NORTH LINE OF SOUTHWEST QUARTER OF SECTION 22 (EAST MAIN STREET) NORTH 89 DEGREES 34 MINUTES 00 SECONDS EAST.

BENCHMARK

THE SITE ELEVATION IS BASED ON CITY OF MESA BENCHMARK, BRASS TAG AT THE TOP OF CURB AT THE NORTHEAST CORNER OF MAIN STREET AND HIGLEY ROAD. ELEVATION = 1,347.60

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTER ENGINEER/LAND SURVEYOR _____ DATE _____

REGISTRATION NUMBER _____

SCOPE OF WORK

THE INSTALLATION OF A PREFABRICATED ICE HOUSE FOR ICE DISPENSER ON AN EXISTING LANDSCAPE AREA WEST OF THE EXISTING SUPERSTITION RANCH FARMERS MARKET BUILDING. THE LANDSCAPE AREA IS NOT USED TO RETAIN ANY RUNOFF AND IS GRAVITY IRRIGATED. THE ICE HOUSE WILL BE CONNECTED TO AN EXISTING WATER METER WATER SERVICING THE BUILDING VIA SUB-METER. THE ICE HOUSE WILL BE CONNECTED TO AND EXISTING 4" SEWER PIPE RUNNING EASTERLY THAT DISCHARGE TO CITY SEWER AT 48th STREET AS SHOWN ON CITY OF MESA SEWER MAP 77B.

THE ICE HOUSE WILL BE PROTECTED WITH THE INSTALLATION OF STEEL BOLLARDS AROUND IT.

DRAINAGE STATEMENT

THE SITE IS A COMMERCIAL SITE PARTIALLY DEVELOPED WITH A ORANGE ORCHARD ALONG THE HALF SOUTH OF THE PROPERTY AND PARKING AND BUILDING STRUCTURE ON THE NORTH HALF OF THE SITE. MOSTLY OF PARKING LOT DRAINS SOUTH TO THE ORCHARD AND THE NORTHEAST PORTION OF THE SITE DRAIN TO A EXISTING CATCH BASIN AS SHOWN ON PLAN, THEN A STORM DRAIN PIPE SEND THE RUNOFF CAPTURE BY THIS CATCH BASIN TO THE BACK OF THE PROPERTY, TO THE ORCHARD. THE INSTALLATION OF THE PREFABRICATED ICE HOUSE WILL NOT IMPACT THE SITE AS IT WILL BE INSTALLED WITHIN A DEPRESSED LANDSCAPE AREA AND THE RUN-OFF GENERATED IS NEGLIGIBLE.

- THIS SITE IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- NO OFFSITE FLOWS AFFECT THE SITE.
- THE EXTREME STORM OUTFALL IS LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY ALONG SOUTH 48th STREET AT ELEVATION OF 1327.15.

CIVIL ENGINEER

XCL ENGINEERING, L.L.C.
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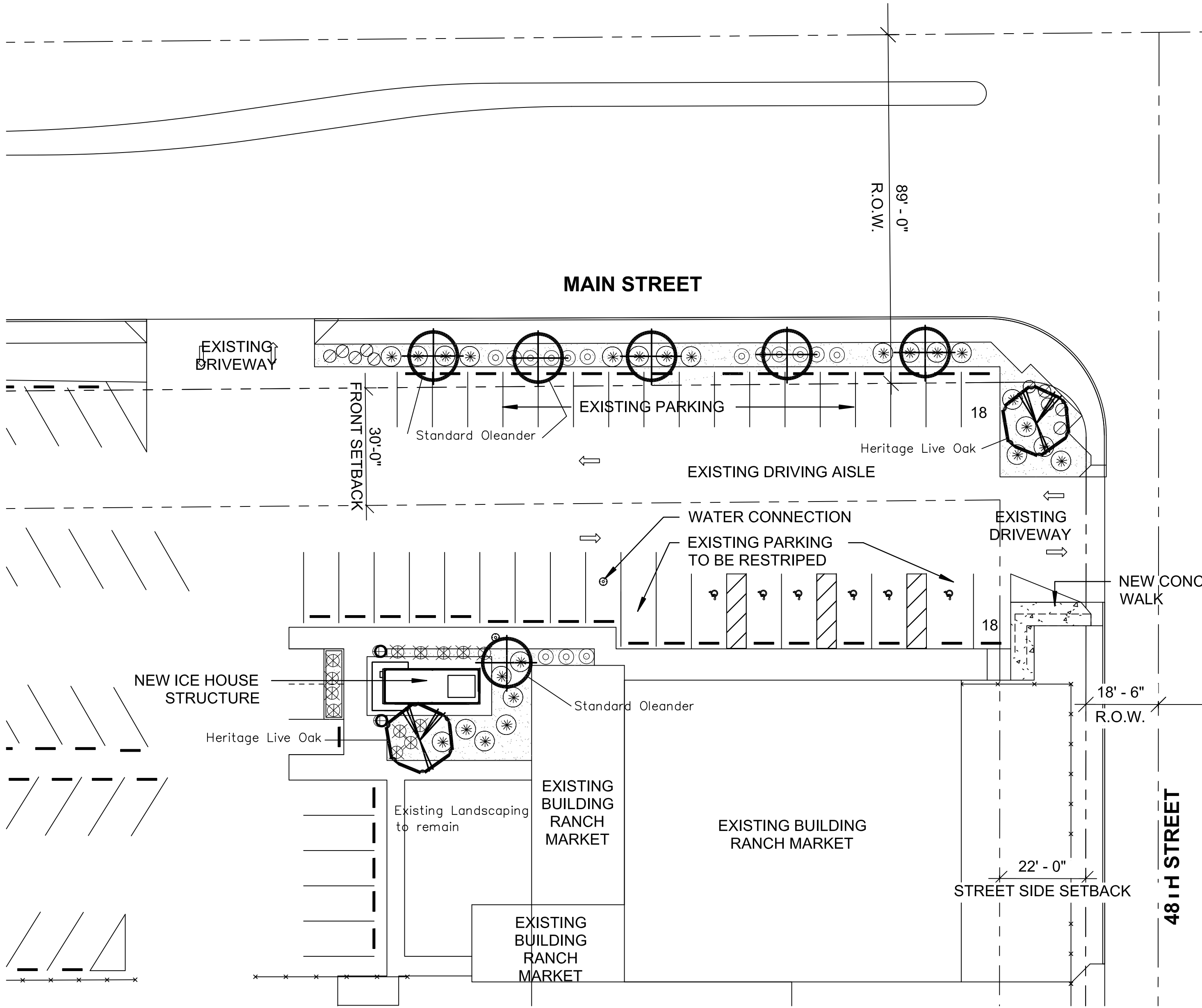
PLANT MATERIAL LEGEND				
KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height, Canopy, & Caliper)	QUANT.
TREES				
①		Nerium Oleander 'Sister Agnes' Standard Oleander	24" Box 9' 4' 1.25"	6
②		Quercus virginiana Heritage Live Oak	36" Box 10' 5' 2.5" Double-Staked Typ.	2
LARGE SHRUBS				
③		Leucophyllum langmaniae Rio Bravo Texas Ranger	5 Gallon	24
MEDIUM AND SMALL SHRUBS				
④		Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass	5 Gallon	9
⑤		Ruellia peninsularis Baja Ruellia	5 Gallon	15
GROUNDCOVERS				
⑥		Lantana m. 'New Gold' New Gold Lantana	5 Gallon	9
⑦		Rosmarinus officinalis 'Prostratus' Dwarf Rosemary Planter - Phoenix Precast Ribbed Series RS3625, Charcoal Color	5 Gallon	2
LANDSCAPE MATERIALS				
⑧		Decomposed Granite Match the color the existing	1/2" size screened 2" Deep	
STREET FRONTAGE REQUIREMENTS				

180 FT OF FRONTAGE
463 FT MINUS 50 FT OF DRIVEWAY = 413 FT
180/25= 7 TREES AND 35 SHRUBS

PLANT MATERIAL REQUIREMENTS
25% OF 7= 2 TREES THAT ARE TO BE 36" BOX SIZE
50% OF 7= 4 TREES THAT ARE TO BE 24" BOX SIZE
35 SHRUBS TO BE 5 GALLON

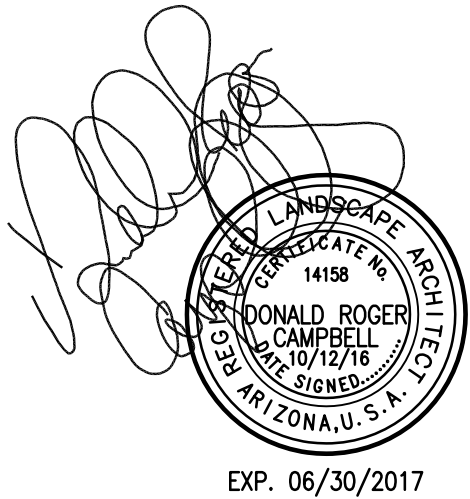
PLANT MATERIAL PROVIDED
2 NEW TREES ARE A MIN. OF 36" BOX SIZE
5 NEW TREES TO BE 24" BOX SIZE

39 NEW 5 GALLON SHRUBS



LANDSCAPE PLAN

SCALE 1" = 20'-0"



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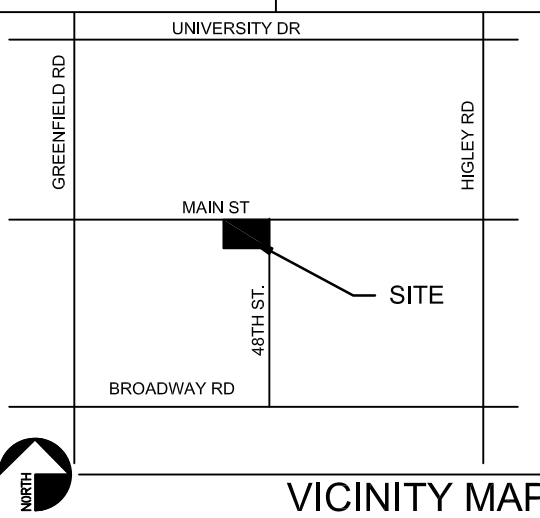
SEAL:

SCHEMATIC
DESIGN

OWNER INFORMATION
ICE HOUSE AMERICA

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ICE HOUSE MESA

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MESA, AZ 85205



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SHEET TITLE

**LANDSCAPE
PLAN**

DATE: 10/06/16
SHEET

L001