CITY OF MESA GENERAL NOTES

- ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS FURNISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS AND AS AMENDED BY THE CITY OF MESA. ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THESE AMENDED SPECIFICATIONS AND DETAILS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- SEPARATE RIGHT-OF-WAY PERMITS ARE REQUIRED FOR ALL PUBLIC UTILITIES, PUBLIC STREET IMPROVEMENTS, AND RIGHT-OF-WAY LANDSCAPING. FOR INFORMATION REGARDING AVAILABILITY AND COST OF RIGHT-OF-WAY PERMITS, CONTACT THE PERMIT SERVICES SECTION OF THE BUILDING SAFETY DIVISION AT (480) 644-4BSD OR AT HTTP://WWW.MESAAZ.GOV/DEVSUSTAIN/CONSTRUCTIONPERMITS.ASPX. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED UNLESS OTHERWISE NOTED. CONTRACTORS MUST HOLD THE APPROPRIATE CLASS OF LICENSE AND SHALL HAVE ON FILE WITH THE PERMIT SERVICES SECTION PROOF OF INSURANCE COVERAGE. PERMITS BECOME INVALID AND MUST BE UPDATED IF WORK HAS NOT BEGUN WITHIN NINETY (90) DAYS, PERMITS ALSO BECOME INVALID IF THE CONTRACTOR'S INSURANCE LAPSES OR IS VOIDED.
- TWENTY FOUR (24) HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK, CONSTRUCTION OR INSTALLATIONS ASSOCIATED WITH THIS PERMIT. THE PERMITTEE SHALL NOTIFY CITY OF MESA ENGINEERING CONSTRUCTION SERVICES AT (480) 644-2253 OF INTENT TO BEGIN AND REQUEST/SCHEDULE PRELIMINARY FIELD REVIEW AT THE PROJECT SITE WITH THE CITY OF MESA ENGINEERING CONSTRUCTION INSPECTOR. FAILURE TO PROVIDE PROPER INSPECTION NOTIFICATION AS PRESCRIBED ABOVE, SHALL RESULT IN THIS PERMIT BECOMING INVALID AND WORK BEING STOPPED.
- CONTRACTOR'S SHALL COMPLY WITH THE REQUIREMENTS TO OBTAIN THE NECESSARY RIGHT-OF-WAY PERMITS AND SHALL COMPLY WITH THE RIGHT-OF-WAY PERMIT CONDITIONS AS FOUND ON THE BACK OF THE PERMIT FORM.
- THE CITY OF MESA PARKS & RECREATION DIVISION IS NOT REPRESENTED BY BLUE STAKE. WHEN THE CONTRACTOR EXCAVATES NEAR OR ADJACENT TO A CITY PARK, THE CONTRACTOR SHALL CONTACT THE PARKS & RECREATION ADMINISTRATION SECTION AT (480) 644-2354 TO REQUEST ASSISTANCE IN LOCATING ALL THEIR UNDERGROUND FACILITIES.
- THE CONTRACTOR SHALL OBTAIN AN EARTH-MOVING PERMIT FROM THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT AND SHALL COMPLY WITH ITS REQUIREMENTS FOR DUST CONTROL.
- THE ENGINEER HEREBY CERTIFIES AS EVIDENCED BY A PROFESSIONAL SEAL & SIGNATURE, THAT ALL AFFECTED UTILITY COMPANIES BOTH PUBLIC AND PRIVATE HAVE BEEN CONTACTED AND ALL EXISTING AND/OR PROPOSED UTILITY LINES AND OTHER RELATED INFORMATION HAVE BEEN TRANSFERRED ONTO THESE PLANS. THE ENGINEER OR ARCHITECT ALSO HEREBY CERTIFIES THAT ALL EXISTING AND/OR PROPOSED PUBLIC RIGHT-OF-WAY OR EASEMENT HAVE BEEN CORRECTLY PLOTTED/SHOWN.
- THE ENGINEER, OR LAND SURVEYOR OF RECORD SHALL CERTIFY UPON COMPLETION OF CONSTRUCTION THAT ALL PUBLIC IMPROVEMENTS (WATER AND SEWER UTILITIES, STORM SEWER, CONCRETE, PAVING, STREET LIGHTS, ETC.) HAVE BEEN INSTALLED AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE APPROVED PLANS. ANY CHANGES SHALL BE REFLECTED ON AS-BUILT DRAWINGS PROVIDED BY THE ENGINEER TO THE ENGINEERING DEPARTMENT-CONSTRUCTION SERVICES SECTION.
- 9. THE REGISTERED ENGINEER OR LAND SURVEYOR SHALL CERTIFY THAT THE MINIMUM HORIZONTAL AND VERTICAL SEPARATION BETWEEN UTILITIES WITHIN PUBLIC RIGHT-OF-WAY OR EASEMENTS HAS BEEN MAINTAINED AS REQUIRED BY LAW OR POLICY.
- 10. THE DEVELOPER SHALL PROVIDE ALL CONSTRUCTION STAKING FOR THE PROJECT.
- 11. THE DEVELOPER OR THE ENGINEER IS RESPONSIBLE FOR ARRANGING FOR THE RELOCATION OR REMOVAL OF ALL UTILITIES OR FACILITIES THAT ARE IN CONFLICT WITH THE PROPOSED PUBLIC IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ALL UTILITIES, POWER POLES, IRRIGATION DRY-UPS, RESETS REMOVALS BY OTHERS, ETC.
- 12. THE CONTRACTORS SHALL LOCATE ALL UTILITIES PRIOR TO EXCAVATION AND AVOID DAMAGE TO SAME. CALL (602) 263-1100 FOR BLUE STAKE TWO WORKING DAYS PRIOR TO DIGGING. CALL SALT RIVER PROJECT FOR POLE BRACING, ELECTRIC SERVICE OR CONSTRUCTION SCHEDULING AT (602) 273-8888.
- 13. WHEN GAS MAINS AND/OR SERVICES ARE EXPOSED, CONTACT THE CITY OF MESA AT (480) 644-2261 FOR INSPECTION OF THE EXPOSED PIPE AND COATING PRIOR TO BACKFILLING OF THE TRENCH.
- 14. CONTRACTORS SHALL COMPLY WITH THE PROVISIONS FOR TRAFFIC CONTROL AND BARRICADING PER THE CURRENT CITY OF MESA TRAFFIC BARRICADE MANUAL.
- 15. IF A FIRE HYDRANT IS NEEDED TO OBTAIN CONSTRUCTION WATER, THE CONTRACTOR SHALL OBTAIN A FIRE HYDRANT METER FROM PERMIT SERVICES AND PAY ALL APPLICABLE FEES AND CHARGES.
- 16. IF DURING THE CONSTRUCTION OF A PUBLIC FACILITY, THE CONTRACTOR FAILS TO OR IS UNABLE TO COMPLY WITH A REQUEST OF THE ENGINEERING CONSTRUCTION INSPECTOR, AND IT IS NECESSARY FOR CITY FORCES TO DO WORK THAT IS NORMALLY THE CONTRACTOR'S RESPONSIBILITY, THE CITY SHALL BE JUSTIFIED IN BILLING THE CONTRACTOR. EACH INCIDENT REQUIRING WORK BY CITY FORCES SHALL BE COVERED BY A SEPARATE BILLING AT THE CURRENT APPLICABLE RATES.

CITY OF MESA STORMWATER DRAINAGE & RETENTION NOTES

- 1. THE ENGINEER, OR LAND SURVEYOR SHALL CERTIFY THAT THE REQUIRED STORM WATER RETENTION HAS BEEN PROVIDED. THE CERTIFICATION SHALL ALSO INDICATE THE ACTUAL VOLUME PROVIDED. SUCH CERTIFICATION SHALL BE PROVIDED TO BUILDING SAFETY DIVISION - BUILDING INSPECTIONS WHEN THE RETENTION AREA IS TO REMAIN PRIVATE PROPERTY AND TO ENGINEERING CONSTRUCTION SERVICES WHEN THE RETENTION AREA IS TO BECOME CITY OF MESA PROPERTY.
- 2. ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNERS AND ARE TO BE REPLACED BY THE OWNERS WHEN THEY CEASE TO DRAIN WATER IN A 36HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL-SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL. IN ACCORDANCE WITH ARIZONA REVISED STATUTES, DRYWELLS ARE REQUIRED TO BE REGISTERED WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (A.D.E.Q.) IT IS THE OWNER S RESPONSIBILITY TO REGISTER ALL DRYWELLS. AN AQUIFER PROTECTION PERMIT MAY BE REQUIRED BY A.D.E.Q. FOR DRYWELLS DEEMED TO BE HAZARDOUS TO GROUNDWATER.

CITY OF MESA PUBLIC STREET/RIGHT-OF-WAY **IMPROVEMENT NOTES**

- 1. THE DEVELOPER AND THE CONTRACTOR ARE REQUIRED TO COORDINATE THE PLACEMENT OR INSTALLATION OF DRIVEWAYS IN ORDER TO AVOID CONFLICT WITH UTILITY SERVICES.
- 2. ALL FRAMES, COVERS, VALVE BOXES, MANHOLES, ETC., SHALL BE INSTALLED TO FINISH GRADE OR SHALL BE ADJUSTED TO FINISH GRADE AFTER PLACING OF 270 AND 422.
- 3. THE CONTRACTOR SHALL ADJUST ALL FRAMES, COVERS, VALVE BOXES, MANHOLES, ETC. THAT ARE LOCATED WITHIN THE PARKWAY AREA AFTER FINAL GRADING AND INSTALLATION OF LANDSCAPING. ALL LANDSCAPING IMPROVEMENTS, INCLUDING LANDSCAPING AND IRRIGATION STANDARDS BOOKLET.
- 4. THE STREET PAVING PERMITTEE/CONTRACTOR IS HEREBY NOTIFIED THAT IN THE OR MORE AFTER THE PAVEMENT WAS INSTALLED, THE PERMITTEE/CONTRACTOR SHALL APPLY A SEAL COAT TO THE PAVEMENT. TYPE OF MATERIAL AND RATE OF FIELD SUPERVISING ENGINEER.
- 5. A STANDARD RESIDENTIAL DRIVEWAY APPROACH SHALL BE CONSTRUCTED TO A MAXIMUM WIDTH OF 30 FEET UNLESS SPECIAL APPROVAL HAS BEEN OBTAINED.

CITY OF MESA PUBLIC WASTEWATER UTILITY NOTES

- OF THE UTILITY TRENCHING.
- COVER. STEPS SHALL NOT BE INSTALLED WITHIN THE MANHOLE.

LEGEND

	BOUNDARY LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
— — — ss — — —	EXISTING SEWER LINE
— — w — — –	EXISTING WATER LINE
— — SD — — —	EXISTING STORM DRAIN
— — — G — — —	EXISTING GAS LINE
— — UGE — — —	UNDERGROUND ELECTRIC
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN FOUND BRASS CAP IN HANI
	FOUND BRASS CAP IN HANI
•	FOUND BRASS CAP IN HANI FOUND BRASS CAP FLUSH
•	FOUND BRASS CAP IN HANI FOUND BRASS CAP FLUSH FOUND 1/2" REBAR AS NO
	FOUND BRASS CAP IN HANI FOUND BRASS CAP FLUSH FOUND 1/2" REBAR AS NOT POWER POLE
	FOUND BRASS CAP IN HANI FOUND BRASS CAP FLUSH FOUND 1/2" REBAR AS NO POWER POLE DOWN GUY
	FOUND BRASS CAP IN HAND FOUND BRASS CAP FLUSH FOUND 1/2" REBAR AS NO POWER POLE DOWN GUY EXISTING FIRE HYDRANT
	FOUND BRASS CAP IN HAND FOUND BRASS CAP FLUSH FOUND 1/2" REBAR AS NOT POWER POLE DOWN GUY EXISTING FIRE HYDRANT EXISTING WATER VALVE
	FOUND BRASS CAP IN HAND FOUND BRASS CAP FLUSH FOUND 1/2" REBAR AS NOT POWER POLE DOWN GUY EXISTING FIRE HYDRANT EXISTING WATER VALVE EXISTING SIGN

PRELIMINARY PLAT FOR **BB LIVING AT EASTMARK** MESA, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

ASPHALTIC SURFACE COURSE BY THE CONTRACTOR PER M.A.G. STANDARD DETAIL

IRRIGATION SYSTEMS WITHIN THE PUBLIC RIGHT-OF-WAY OR RETENTION BASINS THAT ARE TO BE MAINTAINED BY THE CITY OF MESA, SHALL BE IN ACCORDANCE WITH THE

EVENT THAT ACCEPTANCE OF THE PUBLIC STREET PAVING IS DELAYED; SIX MONTHS APPLICATION WILL BE DIRECTED BY THE CITY OF MESA ENGINEERING DEPARTMENT

1. CONTRACTORS SHALL VERIFY ALL INVERT ELEVATIONS BEFORE PROCEEDING WITH THE BALANCE

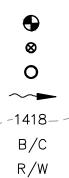
2. ALL MANHOLES PER M.A.G. DETAILS MUST NECK DOWN TO USE THE STANDARD 30INCH FRAME AND

LOT AREA				
LOT # AREA				
1	1348.67 SF			
2	1185.33 SF			
3	1185.33 SF			
4	1348.67 SF			
5	1348.67 SF			
6	1185.33 SF			
7	1185.33 SF			
8	1628.67 SF			
9	1570.58 SF			
10	1185.33 SF			
11	1185.33 SF			
12	1570.58 SF			
13	1570.58 SF			
14	1185.33 SF			
15	1185.33 SF			
16	1570.58 SF			
17	1864.75 SF			
18	1185.33 SF			
19	1185.33 SF			
20	1570.58 SF			
21	1570.58 SF			
22	1185.33 SF			
23	1185.33 SF			
24	1864.75 SF			
25	1864.75 SF			
26	1185.33 SF			
27	1185.33 SF			
28	1570.58 SF			
29	1864.75 SF			
30	1185.33 SF			
31	1185.33 SF			
32	1864.75 SF			
33	1864.75 SF			

LOT AREA						
LOT #	AREA					
34	1185.33 SF					
35	1185.33 SF					
36	1185.33 SF					
37	1185.33 SF					
38	1570.58 SF					
39	1570.58 SF					
40	1185.33 SF					
41	1185.33 SF					
42	1185.33 SF					
43	1185.33 SF					
44	1348.67 SF					
45	1348.67 SF					
46	1185.33 SF					
47	1185.33 SF					
48	1185.33 SF					
49	1185.33 SF					
50	1570.58 SF					
51	1570.58 SF					
52	1185.33 SF					
53	1185.33 SF					
54	1185.33 SF					
55	1185.33 SF					
56	1348.67 SF					
57	1348.67 SF					
58	1185.33 SF					
59	1185.33 SF					
60	1185.33 SF					
61	1185.33 SF					
62	1570.58 SF					
63	1864.75 SF					
64	1185.33 SF					
65	1185.33 SF					
66	1185.33 SF					

LOT AREA					
LOT # AREA					
67	1185.33	SF			
68	1864.75	SF			
69	1348.67	SF			
70	1185.33	SF			
71	1185.33	SF			
72	1628.67	SF			
73	1628.67	SF			
74	1185.33	SF			
75	1185.33	SF			
76	1348.67	SF			
77	1570.58	SF			
78	1185.33	SF			
79	1185.33	SF			
80	1864.75	SF			
81	1864.75	SF			
82	1185.33	SF			
83	1185.33	SF			
84	1864.75	SF			
85	1864.75	SF			
86	1185.33	SF			
87	1185.33	SF			
88	1864.75	SF			
89	1864.75	SF			
90	1185.33	SF			
91	1185.33	SF			
92	1864.75	SF			
93	1348.67	SF			
94	1185.33	SF			
95	1185.33	SF			
96	1185.33	SF			
97	1348.67	SF			
98	1348.67	SF			
99	1185.33	SF			

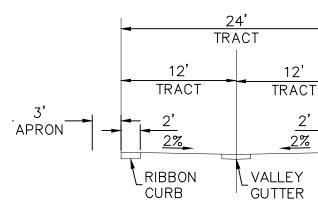
LOT AREA					
LOT #	AREA				
100	1185.33	SF			
101	1185.33	SF			
102	1348.67	SF			
103	1864.75	SF			
104	1185.33	SF			
105	1185.33	SF			
106	1185.33	SF			
107	1185.33	SF			
108	1570.58	SF			
109	1570.58	SF			
110	1185.33	SF			
111	1185.33	SF			
112	1185.33	SF			
113	1185.33	SF			
114	1864.75	SF			
115	1570.58	SF			
116	1185.33	SF			
117	1185.33	SF			
118	1185.33	SF			
119	1864.75	SF			
120	1864.75	SF			
121	1185.33	SF			
122	1185.33	SF			
123	1185.33	SF			
124	1864.75	SF			
125	1570.58	SF			
126	1185.33	SF			
127	1185.33	SF			
128	1864.75	SF			
129	1628.67	SF			
130	1185.33	SF			
131	1185.33	SF			
132	1628.67	SF			



PROPOSED FIRE HYDRANT PROPOSED WATER VALVE PROPOSED SEWER MANHOLE DRAINAGE FLOWS EXISTING CONTOUR BACK OF CURB RIGHT OF WAY

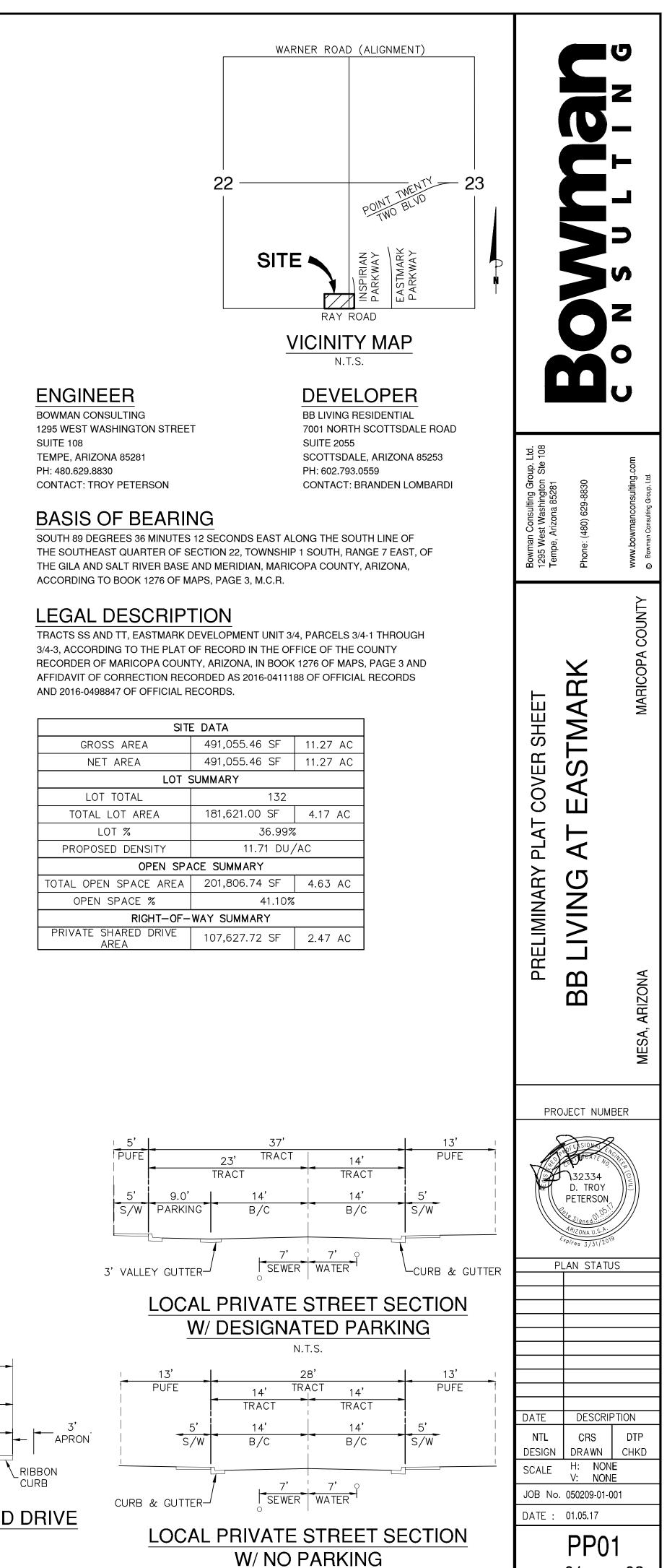
TRACT AREA					
TRACT ID	TRACT USE	AREA			
A	OPEN SPACE, LANDSCAPE, RETENTION	75697.06 SF			
В	OPEN SPACE, LANDSCAPE, RETENTION	42823.02 SF			
С	OPEN SPACE, LANDSCAPE	11934.04 SF			
D	OPEN SPACE, LANDSCAPE, RETENTION	71352.61 SF			
E	PRIVATE SHARED DRIVE, UTILITY ACCESS	107627.72 SF			

NDHOLE AS NOTED AS NOTED DTED



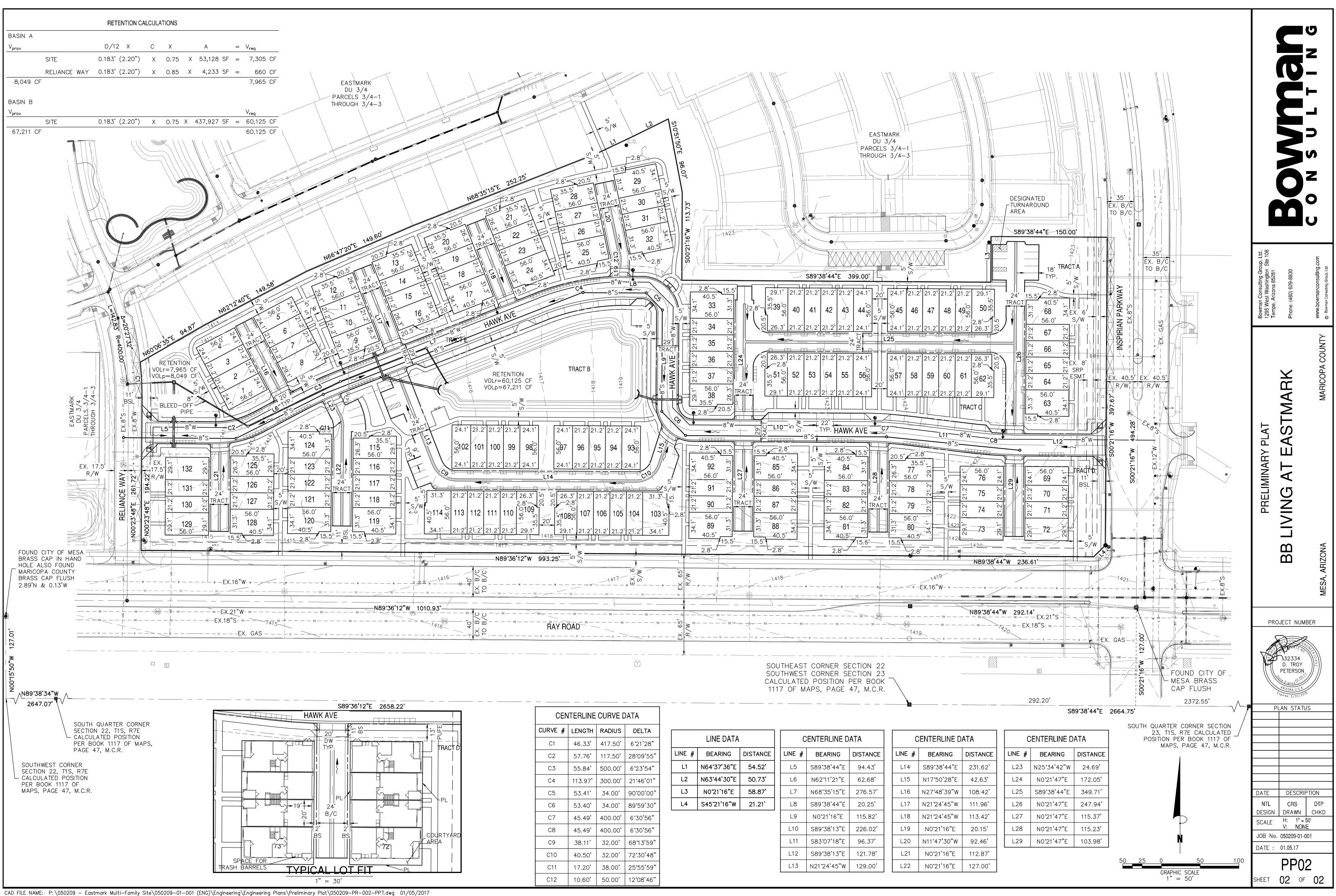
LOCAL PRIVATE SHARED DRIVE N.T.S.

NHOLE



NTS

SHEET 01 OF 02



NE DATA			CENTERLINE DATA				C	ENTE
ARING DISTANCE			LINE #	BEARING	DISTANCE		LINE #	BE
37'36"E	54.52'		L5	S89 ' 38'44"E	94.43'		L14	S89*
44'30"E	50.73 '		L6	N62 ° 11'21"E	62.68'		L15	N17*5
21 ' 16"E	58.87'		L7	N68 ° 35'15"E	276.57'		L16	N27*4
21 ' 16"W	21.21'		L8	S89 ° 38'44"E	20.25'		L17	N21 * 2
		-	L9	N0°21'16"E	115.82'		L18	N21 ° 2
			L10	S89*38'13"E	226.02'		L19	N0 ' 2
			L11	S83°07'18"E	96.37'		L20	N11 ° 4
			L12	S89*38'13"E	121.78'		L21	N0 ° 2
			L13	N21°24'45"W	129.00'		L22	N0 ' 2

CENTERLINE CURVE DATA							
CURVE #	LENGTH	RADIUS	DELTA				
C1	46.33'	417.50 '	6 ° 21'28"				
C2	57.76'	117.50'	28°09'55"				
C3	55.84'	500.00'	6°23'54"				
C4	113.97 '	300.00'	21°46'01"				
C5	53.41'	34.00'	90.00,00.				
C6	53.40'	34.00'	89 ° 59'30"				
C7	45.49'	400.00'	6*30'56"				
C8	45.49'	400.00'	6 ° 30'56"				
C9	38.11'	32.00'	68 ° 13'59"				
C10	40.50'	32.00'	72 ° 30'48"				
C11	17.20'	38.00'	25°55'59"				
C12	10.60'	50.00'	12 ° 08'46"				