

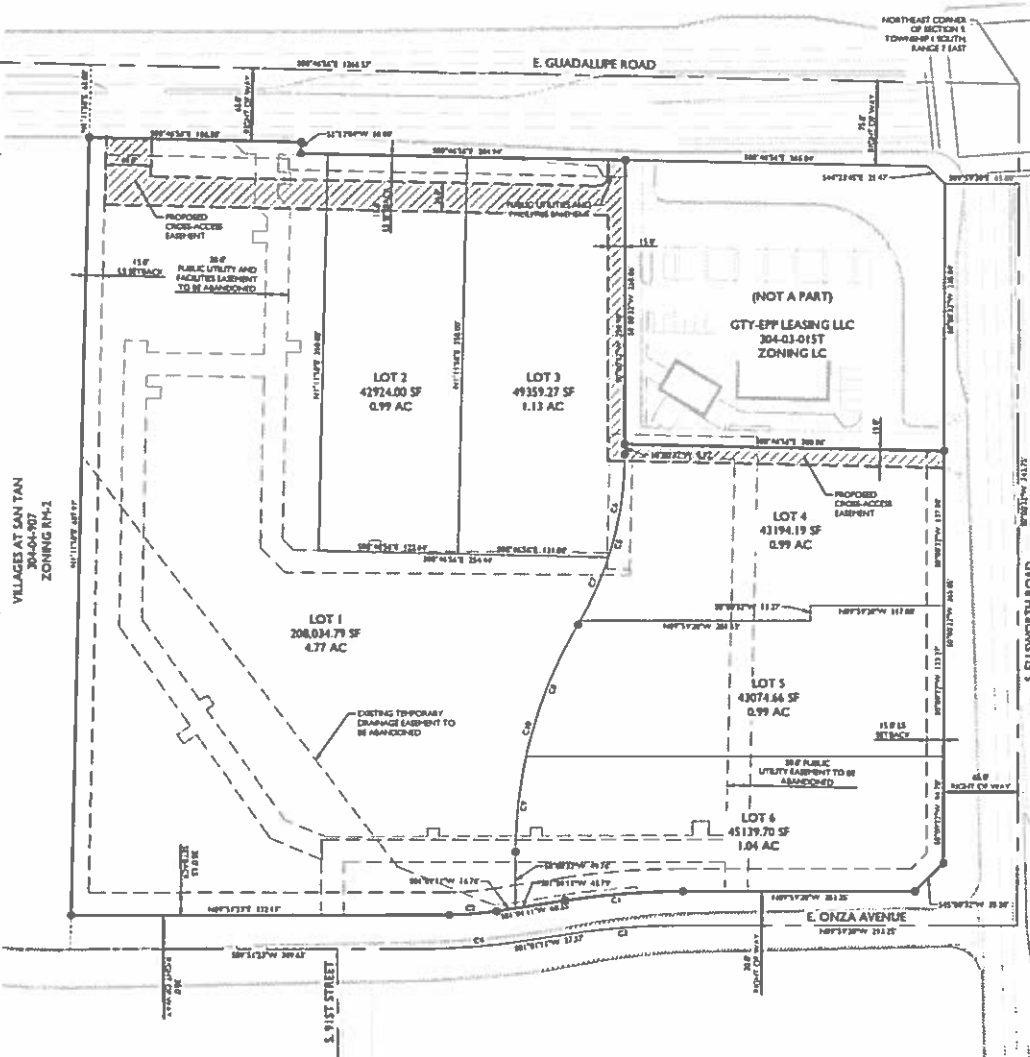
PRELIMINARY PLAT FOR SWC OF ELLSWORTH RD. AND GUADALUPE RD. A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

VICINITY MAP



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 MUST BE IN CONFORMANCE WITH THESE AMENDED SPECIFICATIONS AND DETAILS AND ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- SEMI-ANNUAL INSPECTIONS 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. 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 SERVICE 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.
- THIRTY-FOUR (36) HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK, CONSTRUCTION OR INSTALLATION ASSOCIATED WITH THE PERMIT, THE PERMITTEE SHALL NOTIFY THE CITY OF MESA ENGINEERING DEPARTMENT AT (480) 844-1271 OR AT (480) 844-1271 EXT. 1000 AND REQUEST A SCHEDULED PUBLIC FIELD REVIEW AT THE PROJECT SITE WITH THE CITY OF MESA ENGINEERING DEPARTMENT CONSTRUCTION INSPECTOR (CITY INSPECTOR). FAILURE TO PROVIDE PROPER INSPECTION NOTIFICATION AS PRESCRIBED ABOVE SHALL RESULT IN THE PERMIT BECOMING INVALID AND WORK BEING STOPPED.
- CONTRACTORS 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 STALLS WHEN THE CONTRACTOR EXCAVATES NEAR OR ADJACENT TO A CITY PARK. THE CONTRACTOR SHALL CONTACT THE PARKS & RECREATION ADMINISTRATION SECTION AT (480) 844-1304 TO REQUEST ASSISTANCE IN LOCATING ALL THESE UNDERGROUND FACILITIES.
- THE CONTRACTOR SHALL OBTAIN AN EARTHWORKING PERMIT FROM THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT AND SHALL COMPLY WITH ITS REQUIREMENTS FOR DUST CONTROL.
- THE ENGINEER HEREBY CERTIFIES AS ENFORCED BY A PROFESSIONAL SEAL & SIGNATURE THAT ALL APPLICABLE UTILITY CONFLICTS WITH PUBLIC AND PRIVATE HAVE BEEN CONTACTED AND ALL EXISTING AND/OR PROPOSED UTILITY LINES AND OTHER RELATED INFORMATION HAVE BEEN TRANSMITTED ONTO THESE PLANS. THE ENGINEER OR ARCHITECT ALSO HEREBY CERTIFIES THAT ALL EXISTING AND/OR PROPOSED PUBLIC RIGHT-OF-WAY AND LANDSCAPES HAVE BEEN CORRECTLY IDENTIFIED ON THESE PLANS.
- 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 DEPTHS SHOWN ON THE APPROVED PLANS. ANY CHANGES SHALL BE REFLECTED ON "AS-BUILT" DRAWINGS PROVIDED BY THE ENGINEER TO THE CITY'S ENGINEERING DEPARTMENT.
- THE NOTED ENGINEER OR LAND SURVEYOR SHALL CERTIFY THAT THE HORIZONTAL, VERTICAL AND SLOPE DEVIATIONS BETWEEN UTILITIES WITHIN PUBLIC RIGHT-OF-WAY AND EXISTENCES HAVE BEEN MAINTAINED AS REQUIRED BY LAW OR POLICY.
- THE DEVELOPER SHALL PROVIDE ALL CONSTRUCTION STAKING FOR THE PROJECT.
- 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 OR LVL, RESISTANCE BY OTHERS, ETC.
- THE CONTRACTORS SHALL LOCATE ALL UTILITIES PRIOR TO EXCAVATION AND AVOID DAMAGES TO SAME. CALL 800-363-1188 FOR BLUE STALLS TWO WORKING DAYS PRIOR TO DIGGING. CALL 800-363-1188 FOR BLUE STALLS TWO WORKING DAYS PRIOR TO DIGGING. CALL 800-363-1188 FOR BLUE STALLS TWO WORKING DAYS PRIOR TO DIGGING. CALL 800-363-1188 FOR BLUE STALLS TWO WORKING DAYS PRIOR TO DIGGING.
- WHEN GAS MAINS AND/OR SERVICES ARE EXPOSED, CONTACT THE CITY OF MESA AT (480) 844-1304 FOR INFORMATION OF THE EXPOSED PIPE AND COATING PRIOR TO BACKFILLING OF THE TRENCH.
- CONTRACTORS SHALL COMPLY WITH THE PROVISIONS FOR TRAFFIC CONTROL AND BARRICADES PER THE CURRENT CITY OF MESA TRAFFIC BARRICADE MANUAL.
- IF A FIRE HYDRANT IS NEEDED TO OBTAIN CONSTRUCTION WATER, THE CONTRACTOR SHALL OBTAIN A FIRE HYDRANT WATER FROM PERMIT SERVICE AND PAY ALL APPLICABLE FEES AND CHARGES.
- IF DURING THE CONSTRUCTION OF A PUBLIC FACILITY, THE CONTRACTOR FAILS TO OR IS UNABLE TO COMPLY WITH A REQUEST OF THE CITY 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.
- THE CONTRACTOR IS ADVISED THAT DAMAGE TO PUBLIC SERVICES OR SYSTEMS AS A RESULT OF THE PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AND INSPECTED BY THE CITY INSPECTOR. UNLESS OTHERWISE APPROVED BY THE CITY, ALL REPAIRS SHALL BE DONE WITHIN 24 HOURS. THE CONTRACTOR IS ADVISED THAT ANY COSTS RELATED TO REPAIR OR REPLACEMENT OF DAMAGED PUBLIC SERVICES AND SYSTEMS AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE BORNE BY THE CONTRACTOR.



PROJECT TEAM

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PROJECT DATA

ADJACENT PARCEL NUMBER: 804-02-0152
EXISTING ZONING: LC (LIGHTED COMMERCIAL)
GROSS AREA: 3.11 AC
TOTAL NET AREA: 3.97 AC

LOT DATA

LOT	AREA	AREA	AREA
LOT 1	208,034.79 SF	4.77 AC	
LOT 2	429,240.00 SF	9.99 AC	
LOT 3	49,359.27 SF	1.13 AC	
LOT 4	43,194.19 SF	0.99 AC	
LOT 5	43,074.66 SF	0.99 AC	
LOT 6	45,139.70 SF	1.04 AC	
TOTAL	1,126,042.51 SF	25.90 AC	

CURVE TABLE

CURVE	LENGTH	CHORD	CHORD	DELTA
C1	104.62	63.00	103.74	88°37'21"
C2	41.67	25.00	41.67	90°00'00"
C3	99.31	63.00	99.31	88°37'21"
C4	92.54	60.00	92.54	88°37'21"
C5	13.92	30.00	13.92	82°32'30"
C6	12.37	30.00	12.37	82°32'30"
C7	41.67	30.00	41.67	91°14'00"
C8	125.30	400.00	125.30	91°14'00"
C9	65.40	400.00	65.40	91°14'00"
C10	310.57	400.00	310.57	91°14'00"

APPROVED PLANS
PLANNING AND ZONING BOARD

DATE: 12-20-17

WITH STIPS: YES ☒ NO ☐



SEC OF ELLSWORTH RD. AND GUADALUPE RD.
PRELIMINARY PLAT

Job No.
17-380

Sheet No.
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