

CITY OF MESA - GENERAL NOTES

1.

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.
2.

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) 644-4273 OR AT [HTTP://WWW.MESAAZ.GOV/DEVSUSTAIN/CONSTRUCTIONPERMITS.ASPX](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.
3.

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.
4.

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.
5.

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.
6.

THE CONTRACTOR SHALL OBTAIN AN EARTH-MOVING PERMIT FROM THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT AND SHALL COMPLY WITH ITS REQUIREMENTS FOR DUST CONTROL.
7.

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.
8.

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 CITY'S ENGINEERING DEPARTMENT.
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.
17.

THE CONTRACTOR IS ADVISED THAT DAMAGE TO PUBLIC SERVICES OR SYSTEMS AS A RESULT OF THIS 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 CONTRACTOR'S ACTIVITIES SHALL BE BORNE BY THE CONTRACTOR.

CITY OF MESA - MISCELLANEOUS NOTES

1.

THE FOLLOWING NOTE(S) ARE REQUIRED WHENEVER THE PRIVATE LAND DEVELOPMENT PROJECT CONSTRUCTS, INSTALLS OR MODIFIES PUBLIC STREET IMPROVEMENTS. THESE NOTES ARE IN ADDITION TO THE GENERAL REQUIREMENT NOTES.
2.

THE DEVELOPER AND THE CONTRACTOR ARE REQUIRED TO COORDINATE THE PLACEMENT OR INSTALLATION OF DRIVEWAYS IN ORDER TO AVOID CONFLICT WITH UTILITY SERVICES.
3.

ALL FRAMES, COVERS, VALVE BOXES, MANHOLES, ETC., SHALL BE INSTALLED TO FINISH GRADE OR SHALL BE ADJUSTED TO FINISH GRADE AFTER PLACING OF ASPHALTIC SURFACE COURSE BY THE CONTRACTOR PER M.A.G. STANDARD DETAIL 270 AND 422.
4.

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.
5.

ALL LANDSCAPING IMPROVEMENTS, INCLUDING 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 LANDSCAPING AND IRRIGATION STANDARDS BOOKLET.
6.

THE STREET PAVING PERMITTEE/CONTRACTOR IS HEREBY NOTIFIED THAT IN THE EVENT THAT ACCEPTANCE OF THE PUBLIC STREET PAVING IS DELAYED, SIX MONTHS OR MORE AFTER THE PAVEMENT WAS INSTALLED, THE PERMITTEE/CONTRACTOR SHALL APPLY A SEAL COAT TO THE PAVEMENT. TYPE OF MATERIAL AND RATE OF APPLICATION WILL BE DIRECTED BY THE CITY OF MESA ENGINEERING DEPARTMENT - FIELD SUPERVISING ENGINEER.
7.

A STANDARD RESIDENTIAL DRIVEWAY APPROACH SHALL BE CONSTRUCTED TO A MAXIMUM WIDTH OF 30 FEET UNLESS SPECIAL APPROVAL HAS BEEN OBTAINED.

PRELIMINARY PLAT
ASPIRE AT SUN VALLEY
BEING A PART OF THE NORTH HALF OF
SECTION 19, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE
GILA & SALT RIVER BASE & MERIDIAN,
MARICOPA COUNTY, ARIZONA

ENGINEERS NOTES

1.

CONTRACTOR SHALL NOTIFY WESTWOOD PROFESSIONAL SERVICES OF ANY DISCREPANCIES BETWEEN THE CIVIL PLANS AND SITE CONDITIONS. A MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION IN THE AFFECTED AREA. FAILURE TO DO SO SHALL RESULT IN ANY DISCREPANCIES BEING THE RESPONSIBILITY OF THE CONTRACTOR.
2.

DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE CONTROL OF EARTH SPILLAGE, RUNOFF AND CONSTRUCTION WATER AND SHALL PROTECT ADJACENT PROPERTY AND EXISTING STRUCTURES FROM SUCH.
3.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE, MAINTENANCE, REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS AND UTILITIES IN THE WORK AREA AND ON ADJACENT PROPERTIES WHICH HAVE BEEN REMOVED OR DAMAGED DURING THE COURSE OF CONSTRUCTION. ALL REPAIR, REPLACEMENT OR CLEANUP SHALL BE DONE TO THE SATISFACTION OF AND AT NO ADDITIONAL EXPENSE TO THE UTILITY COMPANY AND OWNER.
4.

THE CONTRACTOR SHALL GIVE FORTY-EIGHT (48) HOURS NOTICE WHEN HE SHALL REQUIRE THE SERVICES OF THE ENGINEER OR ANY OTHER PERSON PROPERLY AUTHORIZED FOR SUCH PURPOSE FOR LAYING OUT OR TESTING ANY PORTION THE WORK.
5.

THE CONTRACTOR SHALL PRESERVE ALL STAKES SET FOR THE LINES, LEVELS OR MEASUREMENTS OF THE WORK IN THEIR PROPER PLACES UNTIL AUTHORIZED TO REMOVE THEM BY THE ENGINEER. ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OR HIS SUBORDINATES MAY HAVE FAILED TO PRESERVE SHALL BE CHARGED TO THE CONTRACTOR.
6.

ESTIMATED QUANTITIES SHOWN ARE FOR BONDING & PERMIT PURPOSES ONLY. CONTRACTOR TO MAKE HIS OWN DETERMINATION OF QUANTITIES.
7.

EXISTING UNDER GROUND UTILITIES SHOWN ARE PER UTILITY COMPANY RECORDS. CONTRACTOR TO FIELD VERIFY LOCATION/ELEVATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

CITY OF MESA - STORMWATER DRAINAGE

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 36-HOUR 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.

SHEET INDEX

COVER SHEET	C-1
PRELIMINARY PLAT	C-2

SITE DATA

GROSS	=	143,879 SQ. FT. OR 3.30 ACRES MORE OR LESS
ALLOWABLE DU/AC	=	15 DU/AC
NUMBER OF UNITS	=	49 UNITS TOTAL
ZONING DISTRICT	=	RM-2

ASSESSORS PARCEL NUMBERS

A.P.N. 218-16-023

BENCHMARK

CITY OF MESA, BRASS TAG ON TOP OF CURB LOCATED ON THE SOUTHEAST CORNER OF EAST UNIVERSITY DRIVE AND NORTH SOSSAMAN ROAD.

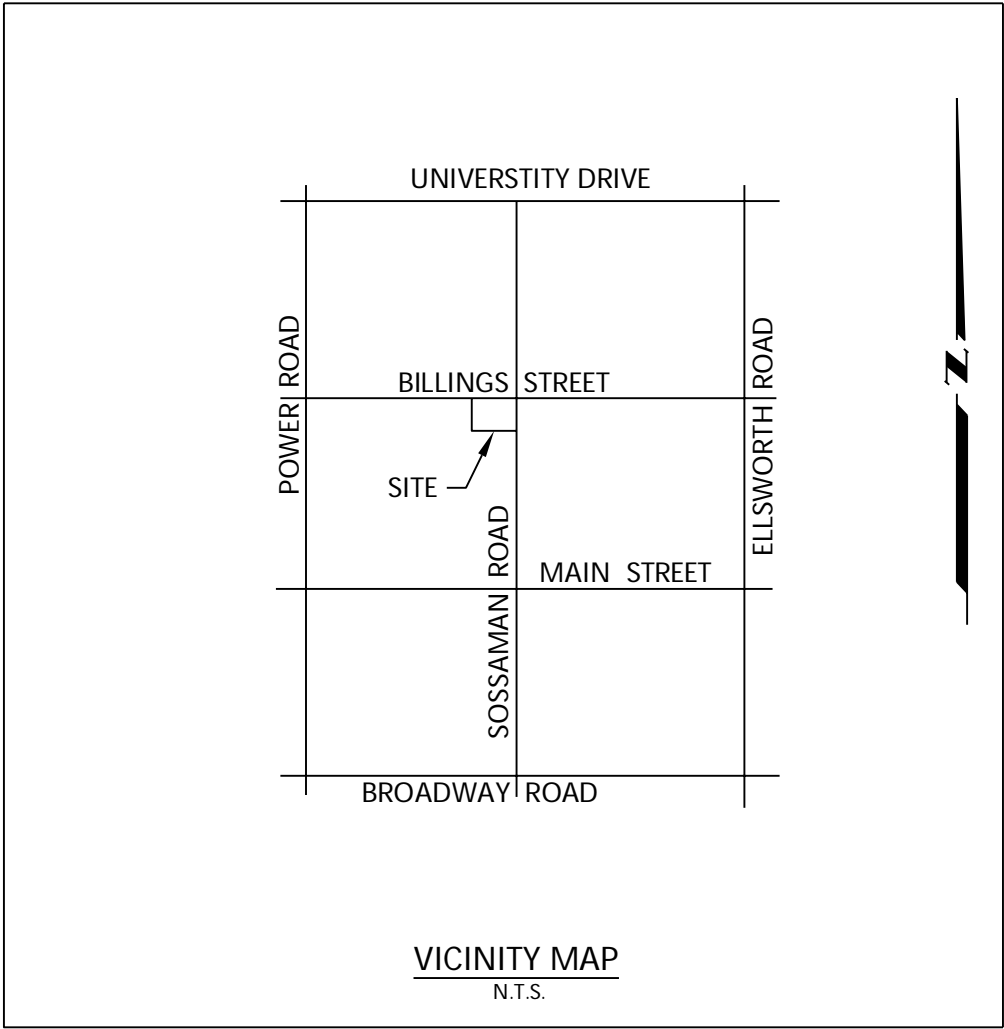
ELEVATION: 1470.12 NAVD88

FLOOD PLAIN

THE SUBJECT PROPERTY IS LOCATED WITHIN SHADED ZONE "X" DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL FLOOD CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD" PER FIRM MAP NO. 04013C2295L DATED OCTOBER 16, 2013.

ZONING

THE PROPOSED ZONING IS RM-2 PAD PER CITY OF MESA PLANNING DIVISION.



ENGINEER

WESTWOOD PROFESSIONAL SERVICES
6909 EAST GREENWAY PARKWAY, SUITE 250
SCOTTSDALE, AZ 85254
TELE: 480-747-6558
CONTACT: DAVID BOHN, P.E.
EMAIL: DAVID.BOHN@WESTWOODPS.COM

LEGEND

— — — — —	PROPERTY LINE	D	UNDERGROUND STORM DRAIN
— — — — —	RIGHT OF WAY LINE	C.O.	DRAIN CLEAN-OUT
- . - . - . - . - . - .	SECTION LINE	•	T
— — — — —	CENTER LINE		UNDERGROUND TELEPHONE
— — — — —	EASEMENT LINE	T.C.B.	TELEPHONE CABINET
- . - . - . - . - . - .	HIGH WATER LINE	T.R.D.	TELEPHONE RISER
~~~~~ 1180 ~~~~~	CONTOUR LINE	W	UNDERGROUND WATER
—— 12"-DIP-W ——	UNDERGROUND UTILITY	W.M.	WATER METER
— — — — —	SIGN	W.V.	WATER VALVE
OHCTV	OVERHEAD CABLE TV	F.H.	FIRE HYDRANT
E	UNDERGROUND ELECTRIC	C.O.M.	CITY OF MESA
OHE	OVERHEAD ELECTRIC	(R&M)	RECORD & MEASURED
D.G.	DOWN GUY	FND.	FOUND
P.P.	POWER POLE	R.O.W.	RIGHT OF WAY
S.L.B.	POWER POLE W/LIGHT	M.C.R.	MARICOPA COUNTY RECORDER OFFICE
— — — — —	STREET LIGHT W/ MAST ARM	A.P.N.	ASSESSOR PARCEL NUMBER
G	UNDERGROUND GAS	TC	TOP CURB ELEVATION
G.MRK	GAS MARKER	G	GUTTER ELEVATION
S	UNDERGROUND SEWER	P	PAVEMENT ELEVATION
⊗	SEWER MANHOLE	C	CONCRETE ELEVATION
		NG	NATURAL GROUND
		INV	INVERT

CITY OF MESA - MISCELLANEOUS NOTES (CONT.)

8.

VERTICAL CONSTRUCTION WITH COMBUSTIBLE MATERIALS SHALL NOT BEGIN PRIOR TO THE ACCEPTANCE OF FIRE ACCESS ROAD AND FIRE HYDRANTS, 2006 I.F.C. SECTION 501.4
9.

STRUCTURE CONSTRUCTION, ALTERATION OR DEMOLITION SHALL COMPLY WITH REQUIREMENTS OF I.F.C. CHAPTER 14 AND N.F.P.A. 241, 2006 I.F.C. SECTION 1401.1
10.

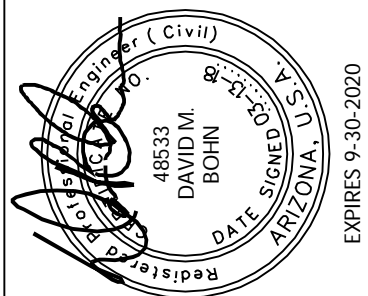
CONTRACTORS SHALL VERIFY ALL INVERT ELEVATIONS BEFORE PROCEEDING WITH THE BALANCE OF THE UTILITY TRENCHING.
11.

ALL MANHOLES PER M.A.G. DETAILS MUST NECK DOWN TO USE THE STANDARD 30INCH FRAME AND COVER. STEPS SHALL NOT BE INSTALLED WITHIN THE MANHOLE.

SHEET NUMBER:

C-1 OF 2

DATE: 03/13/2018  
PROJ: 14287



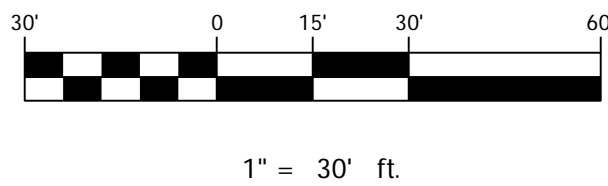
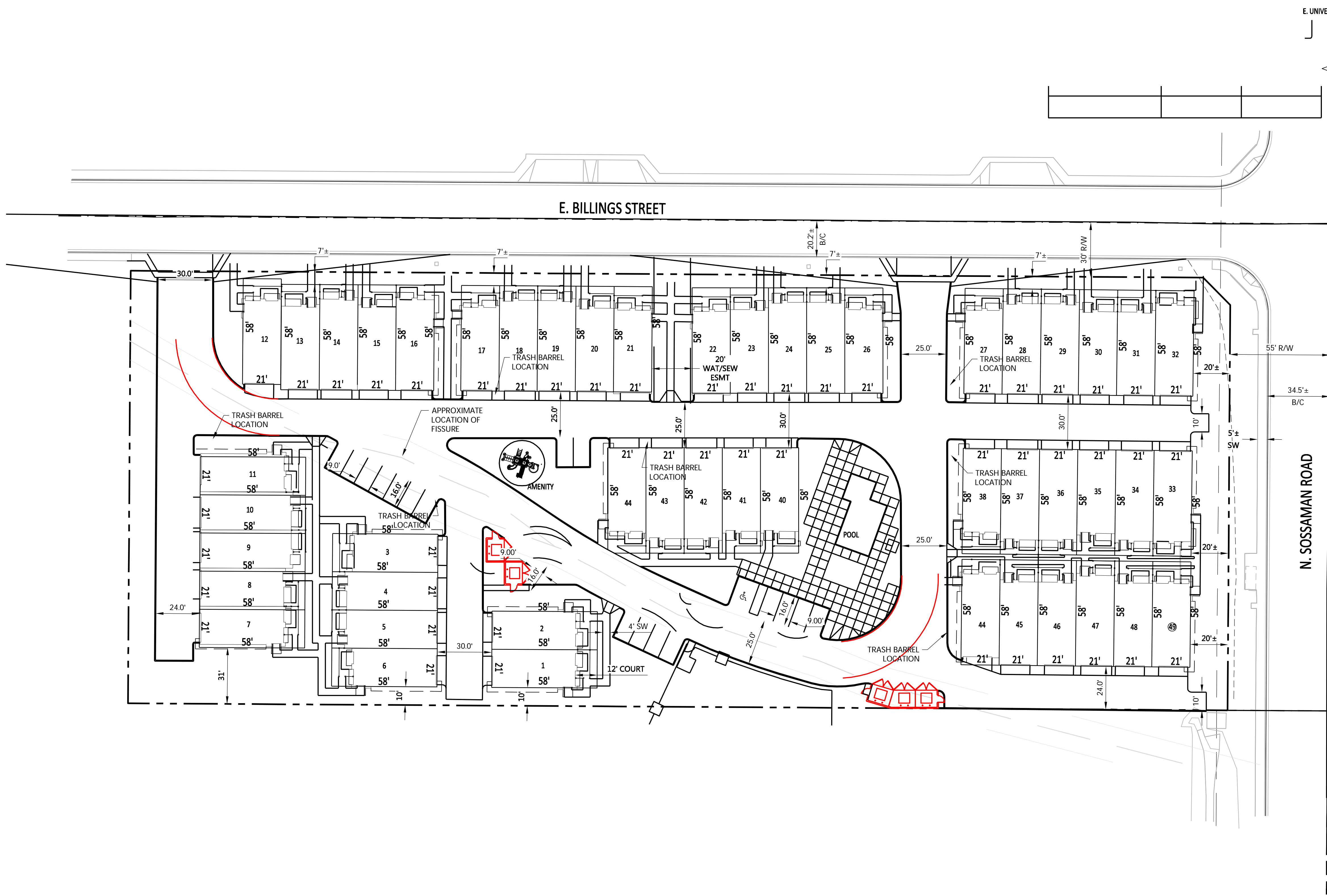
COVER SHEET  
ASPIRE AT SUNVALLEY  
MESA, AZ

Westwood

6909 East Greenway Parkway, Suite 250  
Scottsdale, Arizona 85254  
Phone: (480) 747-6558  
Fax: (480) 376-8025  
www.westwoodps.com

Westwood Professional Services, Inc.





SHEET NUMBER:

2 OF 2

DATE: 02/16/2018  
PROJ: 0014287

PRELIMINARY PLAT  
ASPIRE AT SUN VALLEY

MESA, AZ

**Westwood**  
6609 East Greenway Parkway, Suite 250  
Mesa, Arizona 85205  
Phone: (480) 747-6558  
Fax: (480) 376-8025  
www.westwoodaz.com  
Westwood Professional Services, Inc.

DESIGNED: _____ DB: _____  
CHECKED: _____ DB: _____  
DRAWN: _____  
FIELD CREW: _____  
FIELD WORK DATE: _____  
SCALE: 1" = _____  
SCALE: 1" = _____

INITIAL ISSUE: _____  
REV: _____  
REV: _____  
REV: _____  
REV: _____