

ENGINEER'S NOTES

1. THESE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ANYONE WHO TAKES IT UPON THEMSELVES THE INTERPRETATION OF THE DRAWINGS OR MAKE REVISIONS TO THE SAME WITHOUT CONFERRING WITH THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE CONSEQUENCES THEREOF.

2. THE ESTIMATED QUANTITIES SHOWN ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY OF A DETAILED ESTIMATE BASED ON THESE PLANS, CURRENT CODES, AND SITE VISITATION.

3. ALL EARTHWORK CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS STANDARD DETAILS AND/OR SPECIFICATIONS INCLUDING ANY SUPPLEMENTS THERETO, AND ALL ADDENDA. THE CONTRACTOR IS TO FOLLOW THE RECOMMENDATION OF THE SOIL INVESTIGATION REPORT AND LETTER, AS PROVIDED BY THE DEVELOPER.

4. PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OR DEFICIENCY IN QUANTITIES. NO CLAIMS SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.

5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

6. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.

7. THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE SURVEYOR REGARDING ALLEGED INACCURACY OF CONSTRUCTION STAKES SET BY THE SURVEYOR UNLESS ALL SURVEY STAKES SET BY THE SURVEYOR ARE MAINTAINED INTACT AND CAN BE VERIFIED AS TO THEIR ORIGIN. IF, IN THE OPINION OF THE SURVEYOR, THE STAKES ARE NOT MAINTAINED INTACT AND CANNOT BE VERIFIED AS TO THEIR ORIGIN, ANY REMEDIAL WORK REQUIRED TO CORRECT ANY ITEM OF IMPROPER CONSTRUCTION WORK SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.

8. THE SURVEYOR WILL MAKE FIELD AS-BUILT MEASUREMENTS OF THE WORK UPON NOTIFICATION BY THE CLIENT OR HIS REPRESENTATIVE THAT THE WORK IS COMPLETE AND READY FOR AS-BUILT SURVEY. FOR PIPE WORK, THE CONTRACTOR IS RESPONSIBLE FOR LEAVING TRENCHES OPEN SO THAT AS-BUILTS CAN BE PERFORMED TO COMPLY WITH THE CITY REQUIREMENTS. IF THE TRENCHES ARE BACK FILLED AND OBTSCURED TO THE POINT THAT AS-BUILT MEASUREMENTS CANNOT BE PERFORMED, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POTHOLE UTILITY TRENCHES AS NECESSARY TO COMPLETE AN AS-BUILT SURVEY.

9. THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.

10. EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED ACCORDING TO INFORMATION PROVIDED BY THE AGENCY OPERATING EACH UTILITY. LOCATIONS SHOWN ARE APPROXIMATE ONLY, AND ARE NOT RELIABLE FOR CONSTRUCTION PURPOSES. CALL BLUE STAKE FOR FIELD LOCATION AT (602) 263-1100. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.

11. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATIONS FROM THESE PLANS SHALL BE PROPOSED ON CONSTRUCTION FIELD PRINTS AND TRANSMITTED TO THE ENGINEER.

12. ANY INSPECTION BY THE CITY, COUNTY, ENGINEER, OR OTHER JURISDICTIONAL AGENCY DOES NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH APPLICABLE CODES AND AGENCY REQUIREMENTS.

13. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL STORM DRAIN PIPES, STORM WATER RETENTION PIPES AND DRAINAGE FACILITIES FROM DAMAGE DURING ALL STAGES OF CONSTRUCTION. THE DEPTH OF COVER ON THE STORM DRAIN PIPE IS DESIGNED FOR FINAL GRADE. THEREFORE, EXTRA CARE SUCH AS BERMING OVER PIPES, FLAGGING OR SIGNAGE SHOULD BE USED DURING CONSTRUCTION TO MAINTAIN COVER OR PROTECT THE PIPES.

14. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO THE VARYING FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.

15. IF PAD CERTIFICATIONS ARE PERFORMED, IT IS UNDERSTOOD THAT THE CERTIFICATION PROVIDES ONLY A REPRESENTATIVE ELEVATION OF THE AVERAGE GRADE OF EACH LOT, BUILDINGS OR UNIT PAD, AND SHALL NOT BE CONSTRUED TO INCLUDE VARIATION AND STREET SUB-GRADE CERTIFICATION OR CERTIFICATION THAT THE ENTIRE PAD IS LEVEL. IF IT WAS CONSIDERED IN THE DESIGNED LOCATION OR WAS GRADED TO THE CROSS-SECTION SET FORTH ON THE PLANS OR AS DESIGNATED IN THE SOILS REPORT.

16. FINISH GRADES SHOWN ON THESE PLANS ARE THE FINAL FINISH GRADES. CONTRACTOR IS RESPONSIBLE FOR OVER-EXCAVATING LANDSCAPE AREAS TO ALLOW FOR PLANTING AND UTILITY TRENCHING SPOILS AND FOR THE FINAL LANDSCAPE TREATMENT (DECOMPOSED GRANITE, LAWN, ETC.)

17. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IS BASED ON INFORMATION PROVIDED TO THE ENGINEER BY OTHERS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND PIPELINES, TELEPHONE AND ELECTRIC CONDUITS AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION AND TO OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO SUCH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. THE ENGINEER AND/OR OWNER CANNOT GUARANTEE ANY LOCATIONS SHOWN ON THESE PLANS OR THOSE OMITTED FROM SAME.

18. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS.

19. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD DETAILS AND SPECIFICATIONS AND CITY OF MESA SUPPLEMENTS UNLESS NOTED OTHERWISE.

20. CONTRACTOR SHALL REPLACE OR REPAIR TO ACCEPTABLE QUALITY STANDARDS DAMAGED EXISTING IMPROVEMENTS THAT BECOME DAMAGED OR ALTERED IN THE COURSE OF CONSTRUCTION.

21. SIDEWALKS MUST BE CONSTRUCTED TO ACCOMMODATE A.D.A. REQUIREMENTS. IN NO CASE SHOULD SIDEWALK CROSS SLOPES EXCEED 2% OR LONGITUDINAL SLOPES EXCEED 5%. SHOULD A CONFLICT ARISE, CONTACT THE ENGINEER IMMEDIATELY AT 480-844-1666, PRIOR TO ANY CONSTRUCTION OF CONFLICTING IMPROVEMENTS.

22. RETENTION BASINS SIDE SLOPES SHALL BE GRADED AND COMPACTED TO THE SPECIFICATIONS PROVIDED IN THE GEOTECHNICAL REPORT.

23. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL TIE IN POINTS FOR ALL IMPROVEMENTS PRIOR TO ANY CONSTRUCTION. SHOULD THE CONTRACTOR DISCOVER A LOCATION DISCREPANCY PRIOR TO OR DURING CONSTRUCTION, HE SHALL IMMEDIATELY NOTIFY ALLEN CONSULTING ENGINEERS, INC. (480-844-1666) FOR RESOLUTION.

24. SHOULD THE CONTRACTOR/SUBCONTRACTOR DISCOVER THAT ANY PORTION OF THIS PROJECT CANNOT BE CONSTRUCTED TO PLAN, HE SHALL CONTACT ALLEN CONSULTING ENGINEERS, INC. (480-844-1666) IMMEDIATELY FOR RESOLUTION.

25. CONTRACTOR SHALL EXPOSE EXISTING SEWER LINE OR SEWER SERVICE STUB OUT AND VERIFY EXISTING ELEVATION PRIOR TO COMMENCING ANY OTHER CONSTRUCTION ACTIVITY. SHOULD THE CONTRACTOR PROCEED WITH ANY CONSTRUCTION ACTIVITIES PRIOR TO VERIFICATION OF EXISTING SEWER ELEVATIONS, HE SHALL ASSUME THE LIABILITY OF THOSE FACILITIES IMPACTED BY CHANGES REQUIRED TO ACCOMMODATE ELEVATION DIFFERENCES.

26. CONTRACTOR TO INSTALL THRUST BLOCKING PER MAG DETAIL 380.

GRADING AND DRAINAGE SITE PLAN

LOT 63 & 64, MESA COMMERCE CENTER, BOOK 292 OF MAPS, PAGE 21
A PORTION OF OF THE NORTH HALF OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE G.& S.R.B. & M., MARICOPA COUNTY, ARIZONA
4656 E. INGRAM STREET

CITY OF MESA PUBLIC STREET LIGHTING NOTES:

1. STREET LIGHT CONDUITS SHOULD BE INSTALLED PRIOR TO DRIVEWAY INSTALLATIONS. IF STREETLIGHT CONDUIT IS INSTALLED AFTER DRIVEWAY INSTALLATION, CONTRACTOR SHALL BORE CONDUIT UNDER THE DRIVEWAY PER CITY OF MESA DETAIL M-18. MEANDERING THE CONDUIT BEHIND THE DRIVEWAY ENTRANCE WILL NOT BE PERMITTED.

2. MATERIALS AND INSTALLATION OF THIS PROJECT SHALL COMPLY WITH THE CURRENT MESA STANDARD DETAILS, AMENDMENTS TO THE UNIFORM STANDARD DETAILS, THE CITY OF MESA ENGINEERING PROCEDURE MANUAL AND AMENDMENTS TO THE CITY OF MESA ENGINEERING PROCEDURE MANUAL.

3. THE CONTRACTOR SHALL HAVE AT LEAST AN IMSA-CERTIFIED LEVEL I (1) STREET LIGHT TECHNICIAN OR AN IMSA LEVEL I (1) TRAFFIC SIGNAL TECHNICIAN ON SITE DURING ALL PHASES OF ANY STREET LIGHT WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE VERIFICATION OF THIS CERTIFICATION. IF A JOB SITE IS INSPECTED AND NO TECHNICIAN IS PRESENT ON SITE, ANY WORK ASSOCIATED WITH THE STREET LIGHTS WILL BE SUSPENDED.

4. ALL TREES SHALL BE PLANTED A MINIMUM OF EIGHTEEN (18) FEET FROM STREET LIGHT POLES AND LIGHTING CONTROL CABINETS. ALL SHRUBS SHALL BE PLANTED A MINIMUM OF SEVEN (7) FEET FROM STREET LIGHT POLES AND LIGHTING CONTROL CABINETS.

5. ALL CONDUIT, CONDUCTORS, WIRE, AND QUANTITIES SHALL BE MEASURED BY THE LINEAR FOOT HORIZONTALLYBETWEEN POLES, PULL BOXES AND CONTROL CABINETS. NO ADDITIONAL PAYMENT WILL BE MADE FOR SWEEPS AND VERTICAL RUNS, AS THEY SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND INCLUDED IN THE HORIZONTAL MEASUREMNT OF THE QUANTITIES.

6. CONDUITS SHOULD BE INSTALLED PRIOR TO DRIVEWAY INSTALLATIONS. IF CONDUIT IS INSTALLED AFTER DRIVEWAY INSTALLATION, THE CONTRACTOR SHALL BORE UNDER THE DRIVEWAY, PER (M-18), FOR CONDUIT INSTALLATION. MEANDERING THE CONDUIT BEHIND THE ENTRANCE WILL NOT BE ALLOWED.

7. NOTE: THE LOCATION OF THE TRAFFIC SIGNAL FIBER OPTIC CONDUIT (TSFO) AS SHOWN IS DRAWN AT AN OFFSET AND IS FOR GRAPHICAL REPRESENTATION ONLY AND SHALL BE INSTALLED IN A JOINT TRENCH WITH THE STREET LIGHT CONDUIT PER COM DETAIL (M-93.3 & 93.4).

8. AREAS WHERE 24" OF COVER IS NOT POSSIBLE SEE CHAPTER 9 OF THE CITY OF MESA ENGINEERING & DESIGN STANDARDS; THESE AREAS SHALL BE IDENTIFIED ON PLANS. SUPPLY FULL CONFLICT DATA, INCLUDING TOP OF CURB, SIZE AND MATERIAL OF PIPE, INVERT ETC.

9. DELIVER ALL SALVAGED MATERIAL TO THE COM STORAGE YARD AT THE NORTHWEST CORNER OF NORTH CENTER STREET AND LEHI ROAD, 2430 N. CENTER, AND/OR 320 EAST 6TH STREET. CONTACT THE STREET LIGHT FOREMAN AT 480-644-3178 FOR DELIVERY ARRANGEMENTS 48 HOURS IN ADVANCE. THE CONTRACTOR IS RESPONSIBLE FOR UNLOADING AND STACKING OF ALL RETURNED MATERIALS.

10. ALL EXISTING CONCRETE DISTURBED OR DAMAGED DURING THE INSTALLATION OR REMOVAL OF STREET LIGHTING SYSTEMS SHALL BE REPLACED IN KIND. THE WORK IS TO BE COORDINATED WITH THE CITY OF MESA ENGINEERING CONSTRUCTION INSPECTOR.

11. ALL EXISTING LANDSCAPE, HARDSCAPE OR SPRINKLER SYSTEMS DISTURBED OR DAMAGED DURING THE INSTALLATION OR REMOVAL OF STREET LIGHTING SYSTEMS SHALL BE REPLACED IN KIND. THE WORK IS TO BE COORDINATED WITH THE CITY OF MESA ENGINEERING CONSTRUCTION INSPECTOR.

12. THE CONTRACTOR IS TO USE UTMOST CAUTION WHILE WORKING AROUND ALL OVERHEAD AND UNDERGROUND UTILITIES. SPECIFICALLY ELECTRIC, GAS, WATER, SEWER AND FIBER OPTIC LINES.

WATER UTILITY NOTES:

1. ALL PUBLIC WATER MAIN MATERIALS SHALL BE PER SECTION 610.3 OF THE M.A.G. UNIFORM STANDARD SPECIFICATIONS. ALL DUCTILE IRON PIPE (D.I.P.) WATER MAINS SHALL HAVE POLYETHYLENE CORROSION PROTECTION PER SECTION 610.5 OF THE M.A.G. UNIFORM STANDARD SPECIFICATIONS.

2. ALL NEW WATERLINES THAT REQUIRE SERVICE DISRUPTION IN ORDER TO CONNECT TO THE CITY SYSTEM SHALL REQUIRE A DAYTIME TIE-IN. THE CONTRACTOR SHALL COMPLETE ALL WORK NECESSARY TO RESTORE UTILITY SERVICE AND FULLY OPEN THE TIE-IN AREA TO VEHICULAR TRAFFIC WITHIN THE TIME FRAME ALLOWED BY THE CITY OF MESA ENGINEERING CONSTRUCTION INSPECTOR.

3. THE CONTRACTOR SHALL INSTALL A TEMPORARY PLUG OR VALVE ON A SECTION OF NEW WATER LINE TO TEST LINES BEFORE CONNECTING TO THE EXISTING PUBLIC WATER SYSTEM WHERE THERE IS NO WATER VALVE ON THE EXISTING LINE.

4. WATER LINE TESTS SHALL BE CONDUCTED SO THAT EXISTING WATER LINES WILL NOT BE INCLUDED IN THE TEST OF THE NEW LINE.

5. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE A MANUFACTURER AND MODEL DESIGNATED IN THE CURRENT "LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES" AS PUBLISHED BY THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH, UNIVERSITY OF SOUTHERN CALIFORNIA.

6. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA "LIST OF APPROVED INSPECTORS" PRIOR TO THE REQUEST FOR FINAL INSPECTION.

7. IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE (A.A.C.). R18-4-223, ALL MATERIALS ADDED AFTER JANUARY 1, 1993, WHICH MAY COME INTO CONTACT WITH DRINKING WATER, SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 AND 61.

8. PER CITY ORDINANCE NO. 2341, ALL WATER METERS ARE TO BE PURCHASED FROM THE CITY OF MESA. METERS TWO INCHES OR LESS WILL BE DELIVERED AND INSTALLED BY CITY FORCES. METERS LARGER THAN TWO INCHES WILL BE DELIVERED BY THE CITY AND INSTALLED BY THE CONTRACTOR AND REQUIRE SCHEDULING AND INSPECTIONS WITH CITY FORCES (CONTACT BUILDING SAFETY - PERMIT SERVICES (480)-644-48SD FOR THE SPECIFIC PROCEDURE).

PUBLIC STREET/RIGHT-OF-WAY IMPROVEMENTS 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 ASPHALTIC SURFACE COURSE BY THE CONTRACTOR PER M.A.G. STANDARD DETAIL 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.

4. 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.

5. 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.

6. A STANDARD RESIDENTIAL DRIVEWAY APPROACH SHALL BE CONSTRUCTED TO A MAXIMUM WIDTH OF 20 FEET UNLESS SPECIAL APPROVAL HAS BEEN OBTAINED.

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 DEVELOPMENT SERVICES DEPARTMENT AT (480) 644-4273 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.

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 DEPARTMENT AT (480) 644-2251 OF INTENT TO BEGIN AND REQUEST/SCHEDULE PRELIMINARY 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 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 AND EASEMENTS HAVE BEEN CORRECTLY PLOTTED AND 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 SEPARATIONS BETWEEN UTILITIES WITHIN PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE 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 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.

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.

STORMWATER DRAINAGE & RETENTION NOTES:

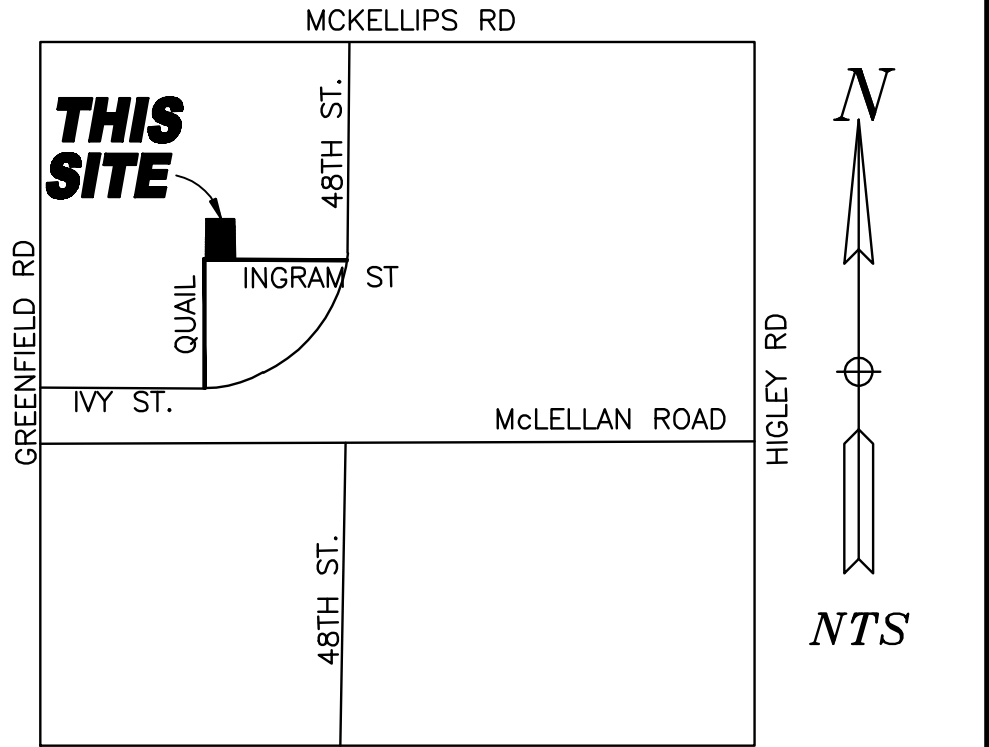
1. THE ENGINEER, OR LAND SURVEYOR SHALL CERTIFY THAT THE REQUIRED STORM WATER RETENTION HAS BEEN PROVIDED. THE CERTIFICATION SHALL ALSO INDICATE THE ACTUAL VOLUME PROVIDED. SUCH CERTIFICATION SHALL BE PROVIDED TO BUILDING SAFETY DIVISION - BUILDING INSPECTIONS WHEN THE RETENTION AREA IS TO REMAIN PRIVATE 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 NOT 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.

NOTE:

BUILDING SETBACK LINES ARE PROVIDED FROM PRELIMINARY RESEARCH ONLY. VERIFICATION OF BUILDING SETBACK LINES MUST BE PERFORMED BY THE ARCHITECT AND/OR BUILDING DESIGN PROFESSIONAL PRIOR TO BUILDING DESIGN.

CALLED CITY OF MESA ON 5-8-2018 AND WAS TOLD THE SETBACKS HAVE CHANGED TO 20 FEET ON THE FRONT, ZERO SETBACKS ON THE REAR AND SIDES OF THE PROPERTY.



OWNER

NESBITT PROPERTIES LLC
1550 N 40TH ST UNIT 8
MESA, AZ 85213

VICINITY MAP

N.T.S.

SITE DATA

LOT 64:
APN# 141-34-347
LOT AREA = 42,437 SF
0.974 AC
ZONING = U

LEGAL DESCRIPTION

LOT 64, MESA COMMERCE CENTER, ACCORDING TO BOOK 292 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA.

LOT 63, MESA COMMERCE CENTER, ACCORDING TO BOOK 292 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK

BRASS TAG AT THE NORTHWEST CORNER OF GREENFIELD ROAD AND MCKELLIPS ROAD. ELEVATION=1356.70 (NAVD88)

BASIS OF BEARINGS

THE WEST LINE OF LOT 64, BEARS NORTH 01°16'39" WEST ACCORDING TO BOOK 292 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA.

FINISH FLOOR CERTIFICATION

FINISHED FLOORS ARE FREE FROM INUNDATION DURING A 100-YEAR PEAK RUNOFF EVENT IF CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS.

FLOOD CERTIFICATION

THIS SITE IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON FIRM #04013C2280L, DATE OF FIRM OCTOBER 16, 2013.

CURVE DATA:

Curve Number	Delta	Radius	Arc Length	Tangent Length
C1	14°15'02"	620.00'	154.21'	77.50'
C2	14°15'00"	650.00'	161.66'	81.25'
C3	36°01'08"	668.28'	420.11'	217.26'
C4	16°16'29"	698.28'	161.78'	81.25'

MARICOPA COUNTY:

1. ALL CONSTRUCTION WITHIN MARICOPA COUNTY RIGHT-OF-WAY SHALL CONFORM TO CURRENT MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION STANDARD PROVISIONS FOR CONSTRUCTION OF STREET IMPROVEMENTS AND INSTALLATION OF UNDERGROUND UTILITIES.

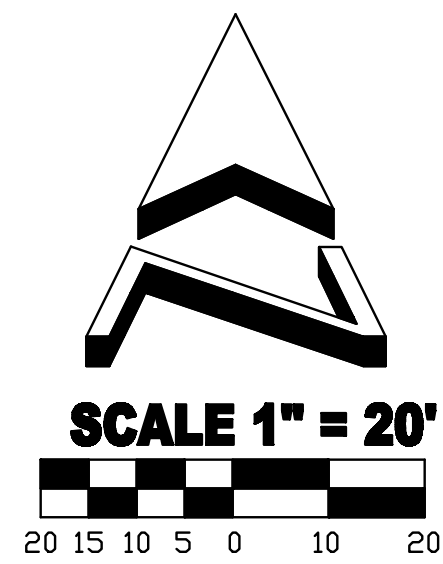
2. CONTRACTORS ARE TO OBTAIN ALL NECESSARY MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION PERMITS PRIOR TO CONSTRUCTION WITHIN MARICOPA COUNTY RIGHT-OF-WAY.

ALLEN CONSULTING ENGINEERS, INC.

4111 E. VALLEY AUTO DRIVE, SUITE 103
MESA, ARIZONA 85206
PHONE (480) 844-1666
E-MAIL: ace@allenconsultengr.com

LOT 63 AND 64 MESA COMMERCE CENTER
4656 E. INGRAM ST.
MESA, ARIZONA 85205
GRADING AND DRAINAGE SITE PLAN

JOB NUMBER	95985	SHEET	1	OF	2
DRAWING	SITE				
DRAFTSMAN	CHECKED BY		DATE	11-27-18	



LEGEND

- SET 1/2" REBAR LS#41076
- ▲ FOUND 1/2" REBAR LS#41076
- SET PK NAIL WITH TAG LS#41076
- ⊗ WATER VALVE
- WATER SERVICE
- SEWER MANHOLE
- CABLE TV
- CMU CONCRETE MASONRY UNIT
- BSL BUILDING SETBACK LINE
- +40.17 EXISTING GRADE
- CONCRETE
- ← GUY WIRE
- DRAINAGE FLOW PATTERN
- 12.00G PROPOSED SPOT GRADE
- 11 PROPOSED CONTOUR GRADE
- POWER POLE
- LS LANDSCAPE
- BSL BUILDING SETBACK LINE

RETENTION CALCULATIONS

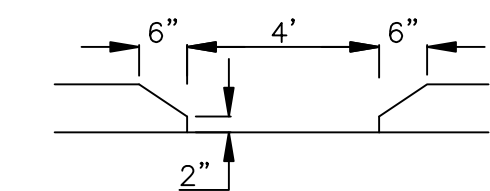
LANDSCAPE PAVEMENT ROOF & CONCRETE
VOLUME REQUIRED = .183 X (22,752 SF X .5 + 47,230 SF X .85 + 25,504 SF X .95) = 13,829 CF

RETENTION AREA 1
VOLUME PROVIDED = $\frac{6,831 + 3,437}{2} (2') = 10,268 \text{ CF}$

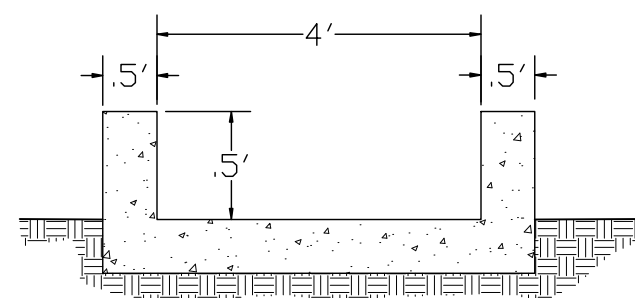
RETENTION AREA 2
VOLUME PROVIDED = $\frac{2,614 + 3,885}{2} (1') = 3,249 \text{ CF}$

RETENTION AREA 3
VOLUME PROVIDED = $\frac{2,570 + 1,436}{2} (1') = 2,003 \text{ CF}$

TOTAL PROVIDED = 15,520 CF

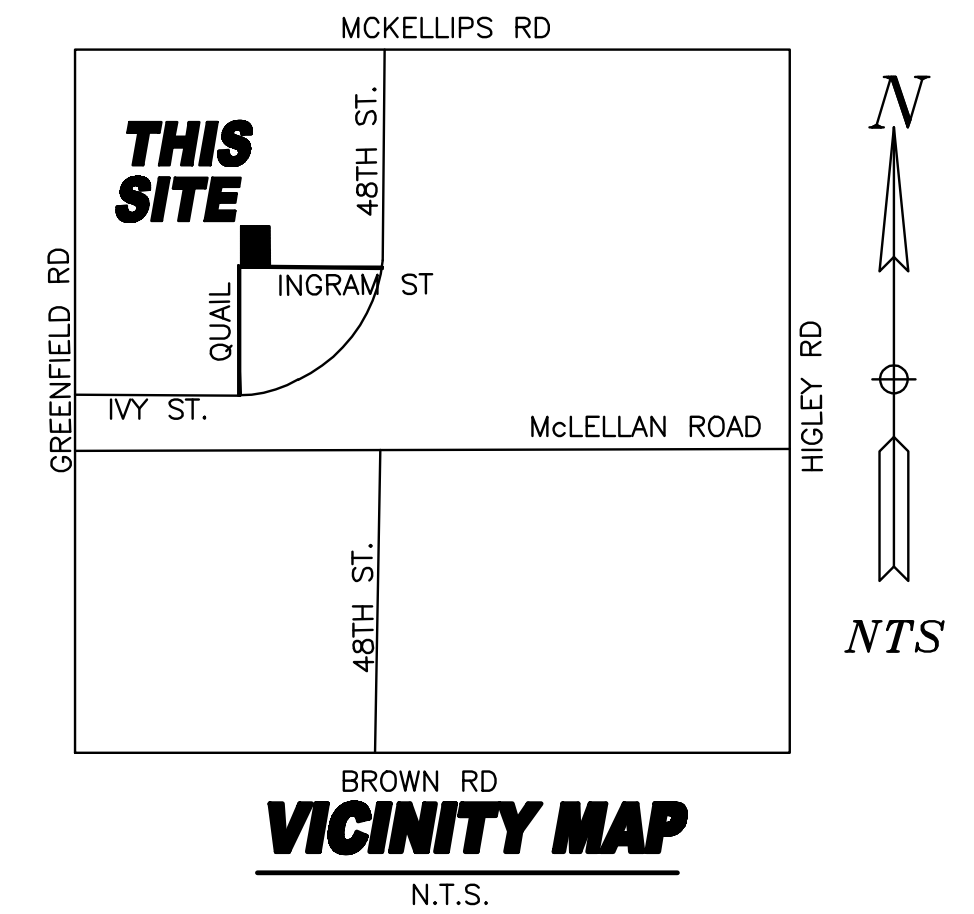
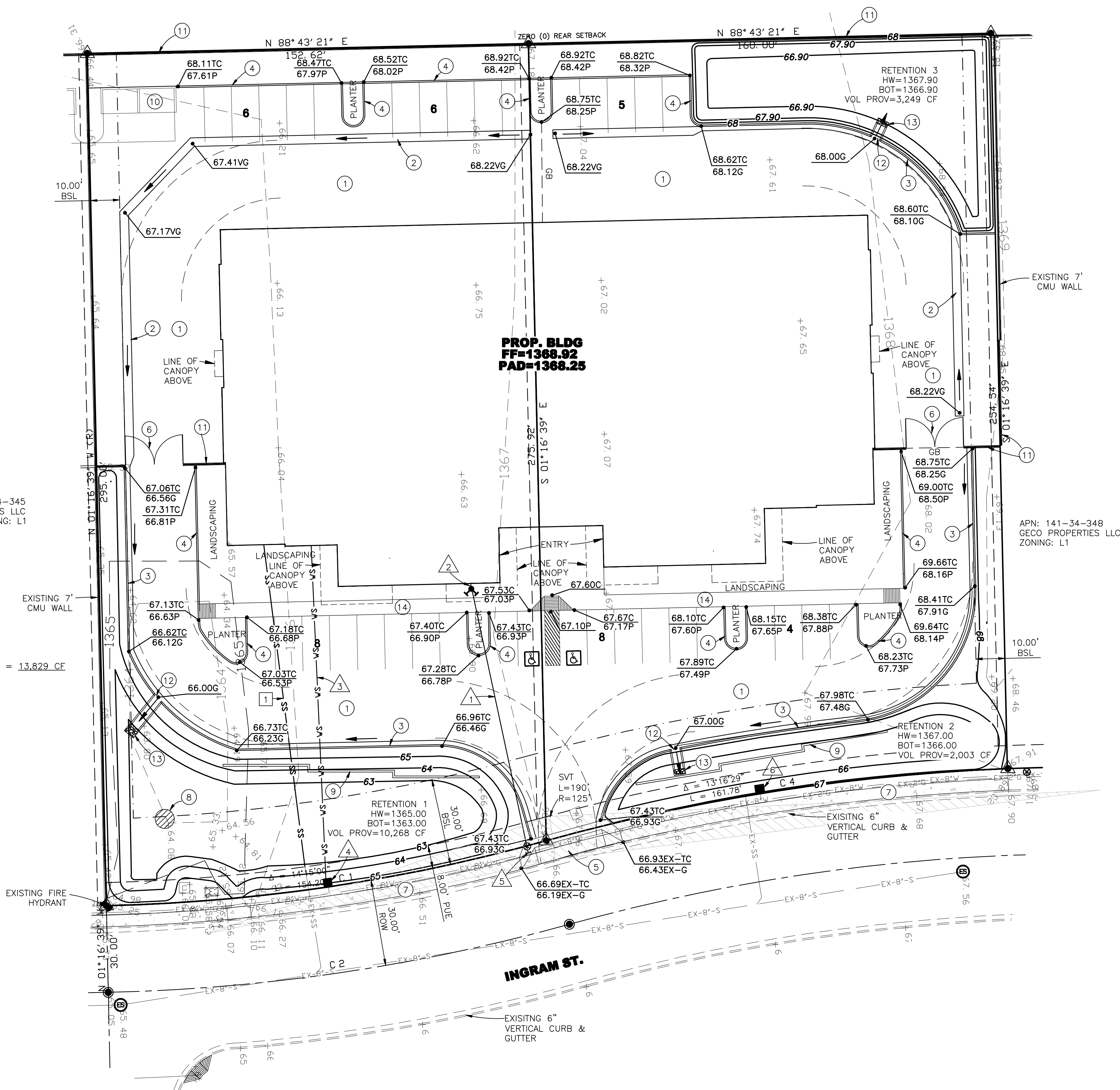


CURB OPENING
DETAIL
NTS



TYPICAL "U" SHAPED CHANNEL

APN: 141-34-002H
SAMAS WEST INC.
ZONING: L1



CONSTRUCTION NOTES

1. INSTALL 2" AC ON 6" ABC.
2. INSTALL 3" VALLEY GUTTER PER MAG STD DTL 240.
3. INSTALL 6" VERTICAL CURB AND GUTTER PER MAG STD DTL 220-A.
4. INSTALL 6" SINGLE CURB PER MAG STD DTL 222-A.
5. EXISTING 24' M-42 DRIVEWAY.
6. INSTALL 20' SWINGING GATE.
7. INSTALL 4' SIDEWALK PER MAG STD DTL 230.
8. INSTALL SINGLE CHAMBER DRYWELL.
9. INSTALL 40" SCREEN WALL PER ARCHITECT PLANS.
10. INSTALL DOUBLE BAY TRASH ENCLOSURE PER COM STD DTL M-62.02.1 AND M-62.02.2.
11. INSTALL 7' HIGH 8" CMU BLOCK WALL.
12. INSTALL 4' CURB OPENING PER DETAIL THIS SHEET.
INSTALL 4" "U" SHAPED CHANNEL PER DETAIL THIS SHEET.
13. INSTALL 20 S.F. OF GROUTED D50=6" RIP-RAP AT BOTTOM OF RETENTION.
14. INSTALL 5' SIDEWALK PER ARCHITECT PLAN.

WATER CONTRUCTION NOTES

1. INSTALL 95 L.F. OF 8" DIP (CLASS 52) WATERLINE TO BUILDING RISER PER C.O.M. STD. DTL. M31.07.
2. INSTALL FIRE DEPARTMENT CONNECTION.
3. INSTALL 116 L.F. OF 2" SCHEDULE 40 WATERLINE TO BUILDING.
4. REMOVE 1" WATER SERVICE AT 8" WATER MAIN AND INSTALL 2" WATER SERVICE AND BOX PER COM STD DTL. M-49.01 AND 2" REDUCED PRESSURE BACKFLOW PER COM STD. DTL. M-31.03 WITH NEW 1 1/2" WATER METER.
5. INSTALL 8" CUT IN TEE WITH VALVE PER COM STD DTL M-52, AND MAG STD DTL. 391-1C. (COORDINATE WITH WATER DEPARTMENT FOR SHUTDOWN)
6. USE EXISTING 1" METER FOR LANDSCAPING PURPOSES AND INSTALL 1" REDUCED PRESSURE BACKFLOW PER COM STD. DTL. M-31.03.

SEWER CONTRUCTION NOTES

1. INSTALL 4" SEWER SERVICE PER MAG STD. DTL. 440-1 AND 440-4



CALL TWO WORKING DAYS
BEFORE YOU DIG
263-1100
1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY

DATE
▲
▲
▲

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JOB NUMBER	95985	SHEET	2 OF 2
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