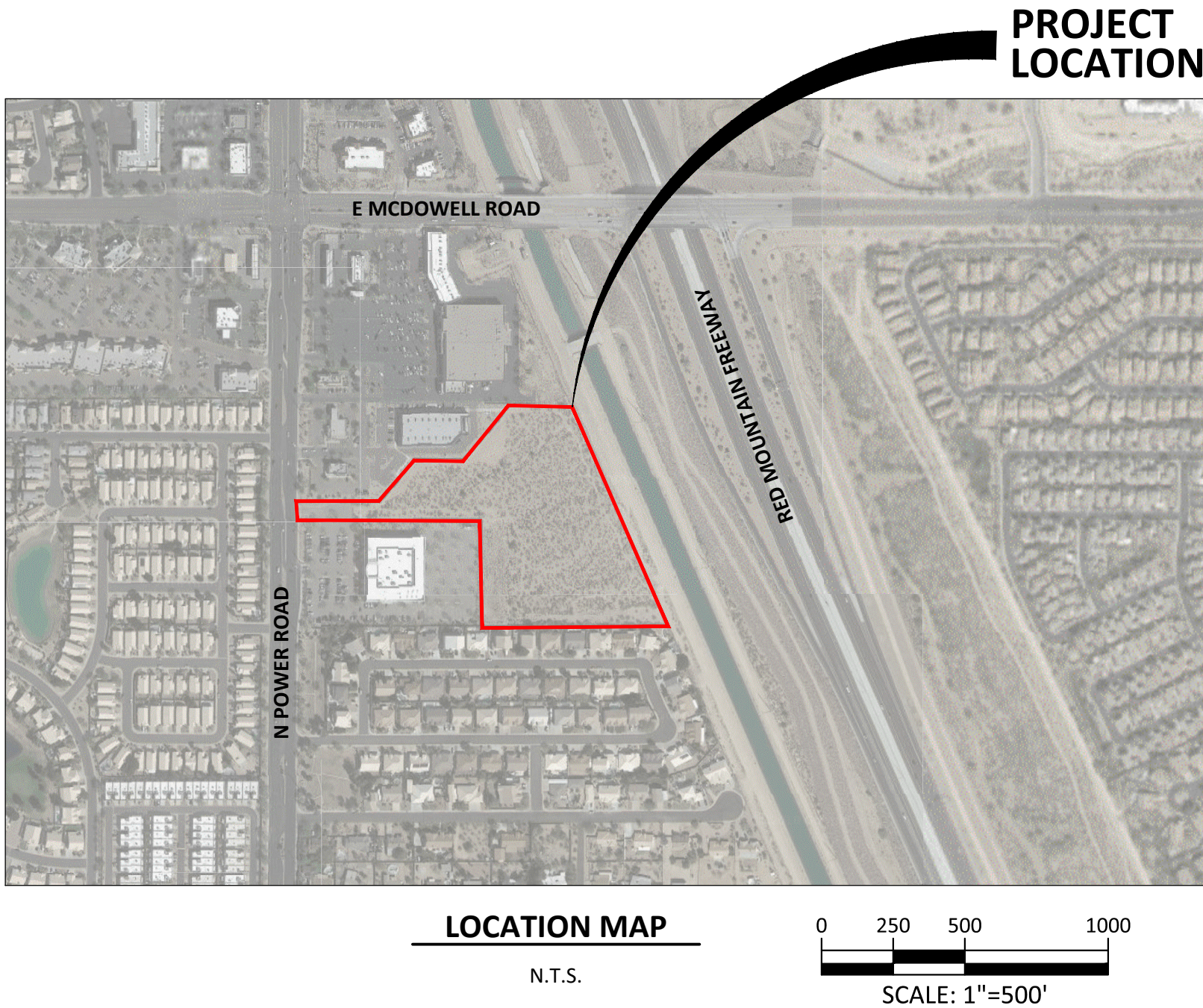
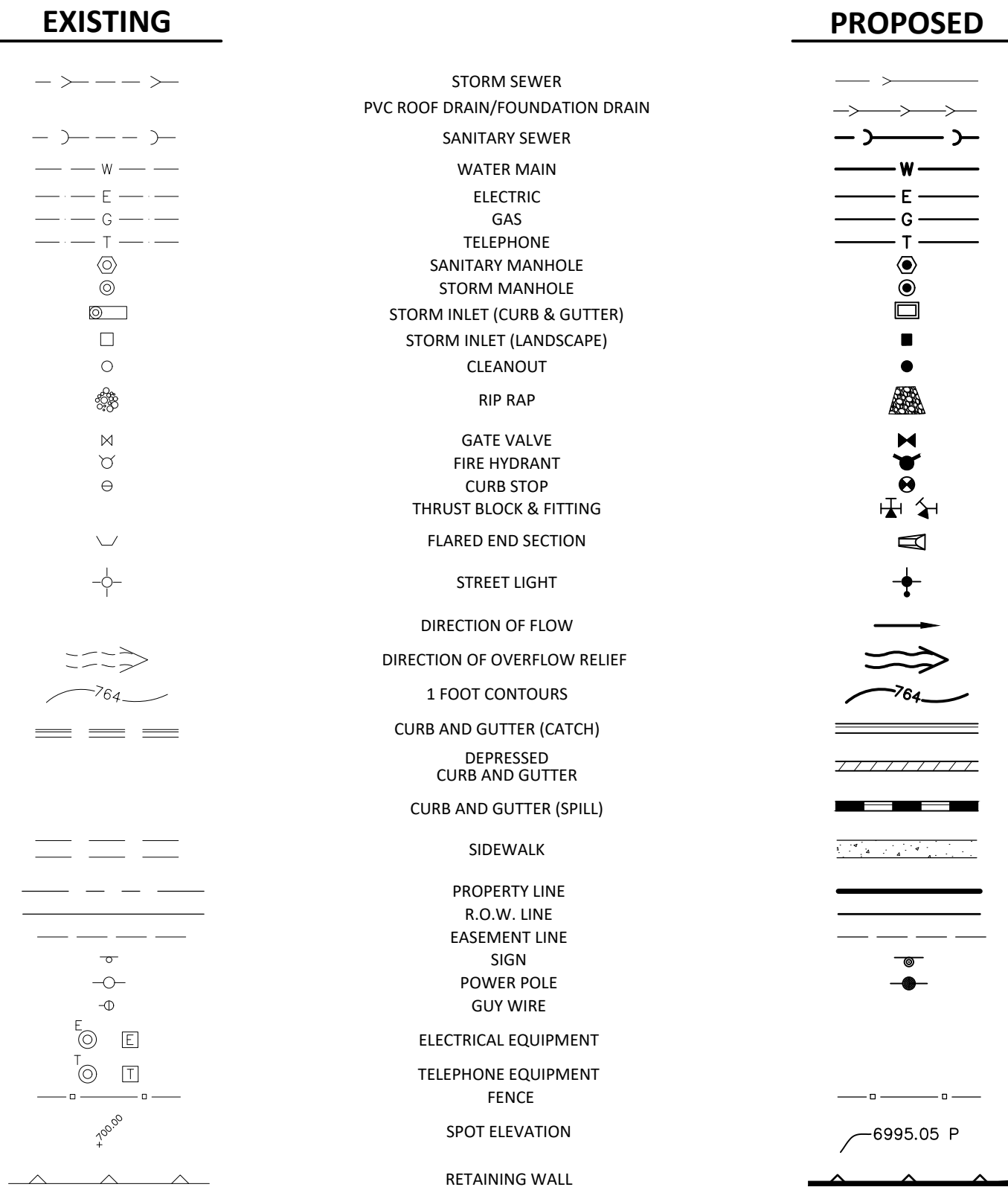


A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

NOTES:

1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A SURVEY PREPARED BY SURVEY INNOVATION GROUP, INC. DATED SEPTEMBER 11TH, 2018. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS. MANHARD CONSULTING HAS NOT VERIFIED THIS SURVEY AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY BOUNDARY AND/OR TOPOGRAPHY.

1. MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

BENCHMARKS:

SOURCE BENCHMARK:

FOUND BRASS TAG ON TOP OF CURB AT THE SOUTHWEST CORNER
OF POWER ROAD AND MCDOWELL ROAD.

CITY OF MESA DATA
NAVD88 DATUM
ELEVATION = 1552.83'

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, AS SHOWN IN BOOK 915, PAGE 28, MARICOPA COUNTY RECORDS. SAID LINE BEARS SOUTH 00 DEGREES 36 MINUTES 50 SECONDS WEST.

INDEX OF SHEETS	
SHEET NO	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY SITE DIMENSIONAL AND PAVING PLAN
3	PRELIMINARY SITE PLAN - WEST
4	PRELIMINARY SITE PLAN - NORTH
5	PRELIMINARY SITE PLAN - SOUTHWEST
6	PRELIMINARY SITE PLAN - SOUTHEAST
7	PRELIMINARY UTILITY PLAN
8	PRELIMINARY GRADING PLAN
9	PRELIMINARY DETENTION CALCULATIONS
10	FIRE TRUCK TURN EXHIBIT
11	FIRE HYDRANT COVERAGE EXHIBIT

SITE INFORMATION	
PROPERTY ZONING	10.43 ACRES RM-3S
<u>SQUARE FOOTAGE BREAKDOWN:</u>	
BUILDING COVERAGE	93,426 SF
PARKING COVERAGE	160,215 SF
SIDEWALK COVERAGE	74,322 SF
OPEN SPACE/LANDSCAPED AREA	126,368 SF
TOTAL:	454,331 SF
<u>OPEN SPACE BREAKDOWN:</u>	
PRIVATE OPEN SPACE	24,874
COMMON OPEN SPACE	101,494
TOTAL OPEN SPACE	126,368
TOTAL UNIT COUNT:	192 UNITS
DENSITY:	18.41 UNITS/ACRE
MINIMUM BUILDING SEPARATION	30 FEET
<u>BUILDING/LANDSCAPE SETBACKS:</u>	
NORTH	35/10 FEET
SOUTH	30/10 FEET
EAST	15/8 FEET
WEST	30/20 FEET
BUILDING INFORMATION	
RESIDENT BUILDINGS	QUANTITY
BUILDING 1 (30 DU/BUILDING)	4 BUILDINGS
BUILDING 2 (24 DU/BUILDING)	3 BUILDINGS
TOTAL	7 BUILDINGS
<u>BUILDING HEIGHT</u>	
BUILDING 1 (3 STORY)	37.59 FEET
BUILDING 2 (2 STORY)	25.54 FEET
GENERAL UNIT MIX	UNITS PERCENTAGE
STUDIO	36 19%
1-BEDROOM	72 38%
2-BEDROOM	66 34%
3-BEDROOM	18 9%
TOTAL	192 100%
PARKING INFORMATION	
PARKING	QUANTITY
CARPOTS	192 GARAGES
DETACHED GARAGES	12 GARAGES
ADA ACCESSIBLE DETACHED GARAGE	1 GARAGE
TOTAL COVERED PARKING	205 GARAGES
SURFACE PARKING	186 SPACES
ADA SURFACE PARKING	13 SPACES
TOTAL UNCOVERED PARKING	199 SPACES
TOTAL PARKING PROVIDED	404 SPACES
PARKING REQUIRED PER CODE	404 SPACES
UNIT PARKING RATIO	2.10
COVERED PARKING RATIO	1.07
<u>PARKING DIMENSIONS</u>	
STANDARD STALL	9'x18'
ADA STALL	9'x18'
PARALLEL STALL	9'x23'
DRIVE AISLE WIDTH	24'



Know what's **below**.
Call before you dig.

[illegible]

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Civil Engineering • Construction Management • GIS
Water Resource Management • Construction Management

SPRINGS AT RED MOUNTAIN

CITY OF MESA, ARIZONA

TITLE SHEET

PROJ. MGR.:	<u>DJM</u>
PROJ. ASSOC.:	<u>CAS</u>
DRAWN BY:	<u></u>
DATE:	<u>12-14-18</u>

SHEET

1 OF 11

CPC.MSAZ01

PRELIMINARY - NOT FOR CONSTRUCTION

SITE DATA TABLE	
SITE AREA (AC)	±10.43
SURFACE PARKING SPACES	199
CARPORT SPACES	192
ADA SURFACE SPACES	13
ADA DETACHED GARAGE SPACES	1
DETACHED GARAGE SPACES	12
TOTAL PARKING SPACES PROVIDED	404

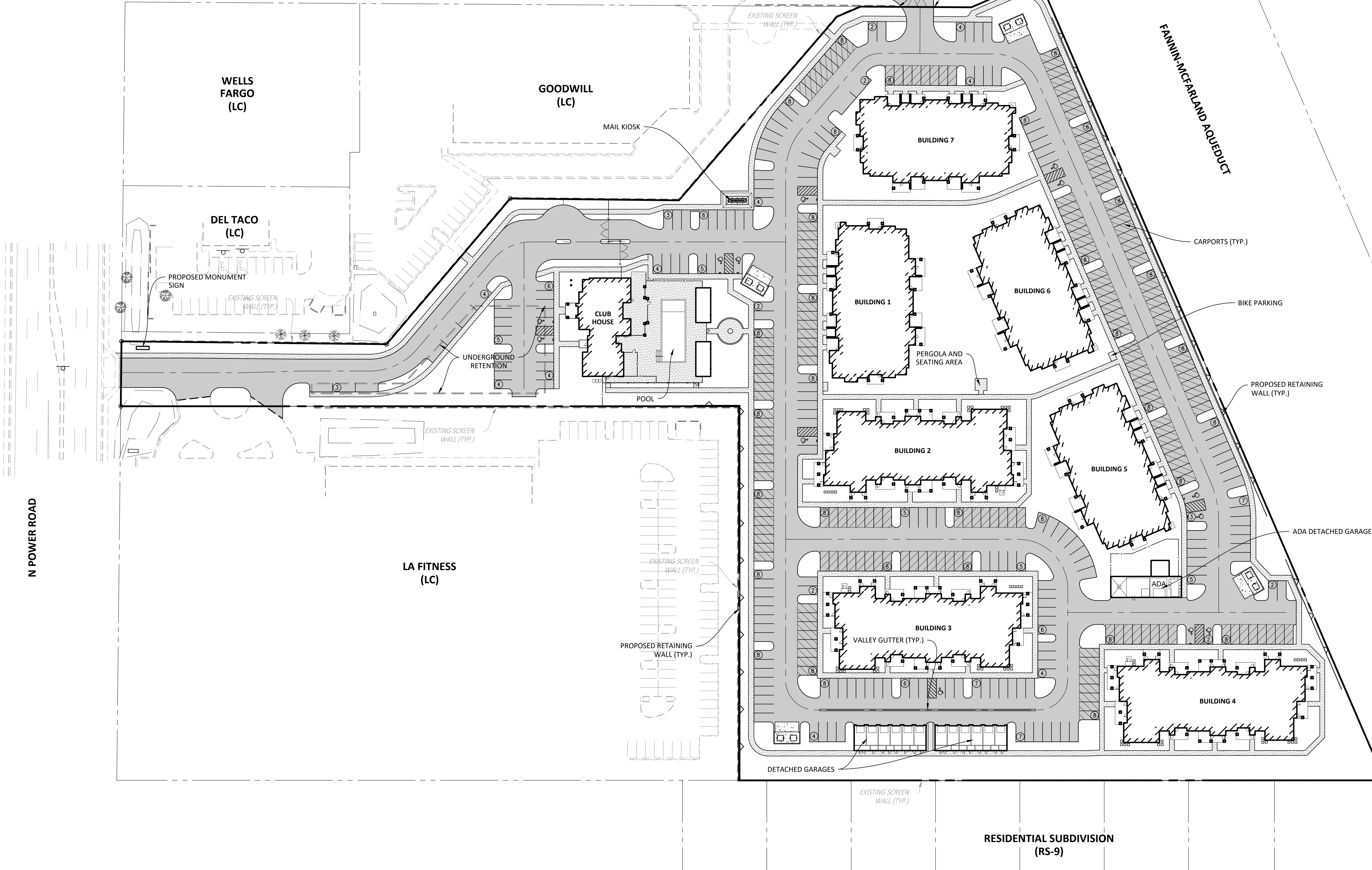
PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
3" ASPHALTIC CONCRETE
6" AGGREGATE BASE COURSE

SIDEWALK
4" CONCRETE SIDEWALK
4" AGGREGATE BASE COURSE

CONCRETE PAVEMENT
6" CONCRETE PAVEMENT
4" AGGREGATE BASE COURSE

NOTE:
PAVEMENT SECTIONS PER GEOTECHNICAL REPORT
BY ALPHA GEOTECHNICAL & MATERIALS INC.
DATED SEPTEMBER 12TH, 2018



Printed: 2/6/2019 12:24 PM Day Name: \\cpc\drive\sa\projects-dm\Cremaschi\Work\Eng\Preliminary\CONCEPT SITE PLAN.dwg Updated By: Cbandor

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Water, Resource Management | Construction Management

SPRINGS AT RED MOUNTAIN

CITY OF MESA, ARIZONA

PRELIMINARY SITE DIMENSIONAL AND PAVING PLAN

PROJ. MGR.: DJM

PROJ. ASSOC.: CAS

DRAWN BY: CAS

DATE: 12-14-18

SHEET

2 OF 11

CPC.MSAZ01

REVISIONS

DATE	DESCRIPTION
02-05-19	REVISED PER CITY REVIEW

DATE

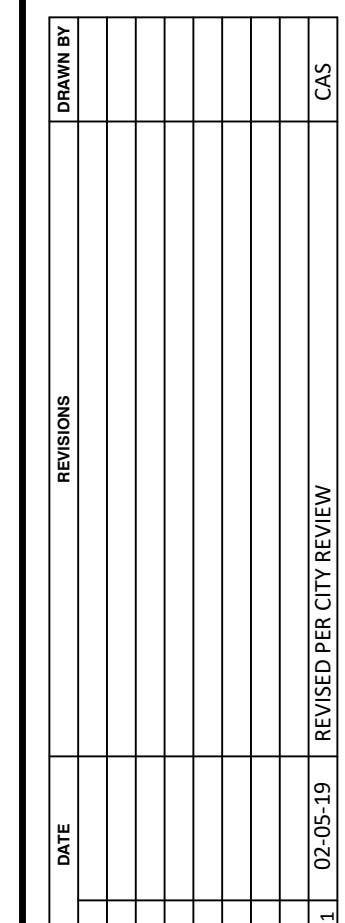
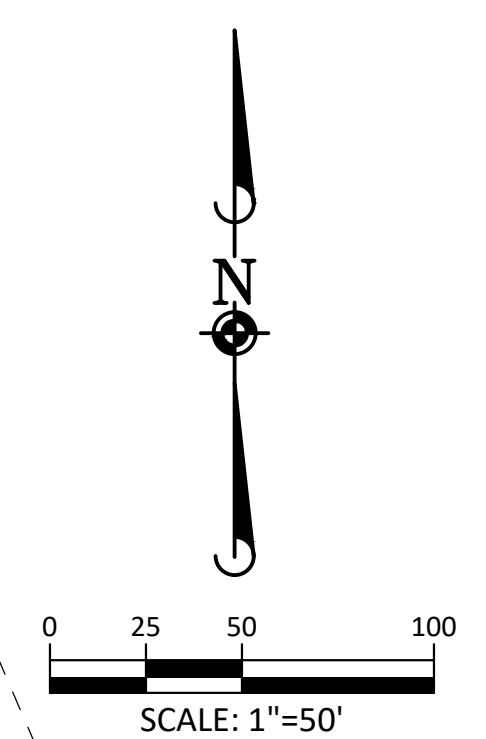
02-05-19

REVISED PER CITY REVIEW

CAS

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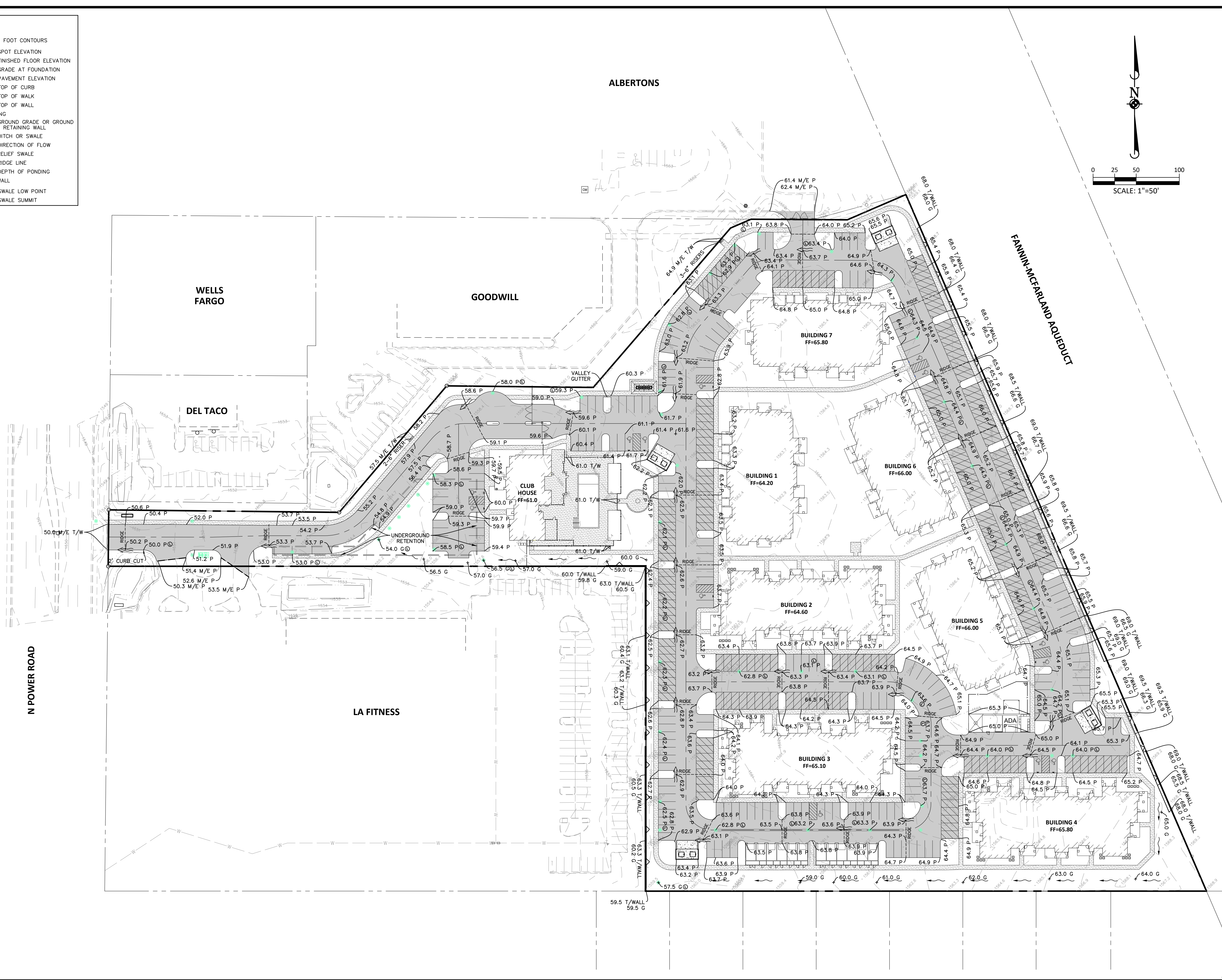


SPRINGS AT RED MOUNTAIN
 CITY OF MESA, ARIZONA
 PRELIMINARY UTILITY PLAN

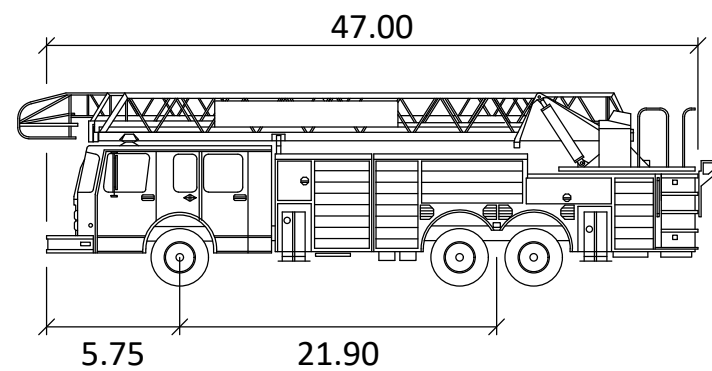
PRELIMINARY - NOT FOR CONSTRUCTION

Printed: 2/6/2019 12:27 PM Draw Name: \\cpc\draw\projects\dmh\cpc\manhard\concepts\grading plan.dwg Updated By: CSchander

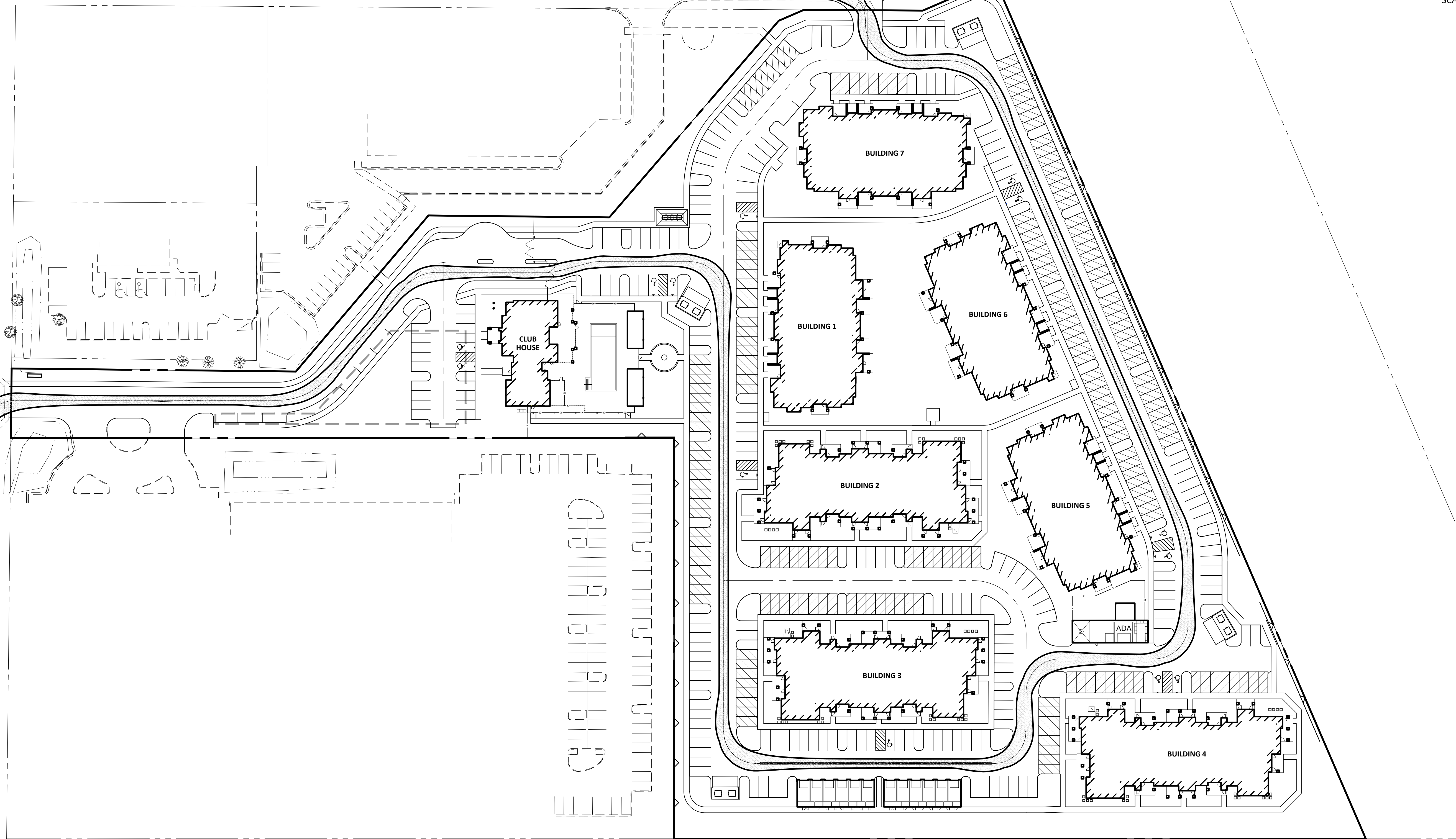
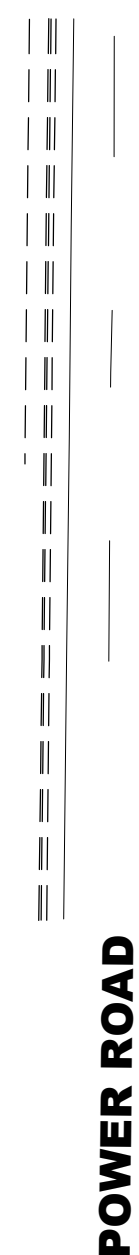
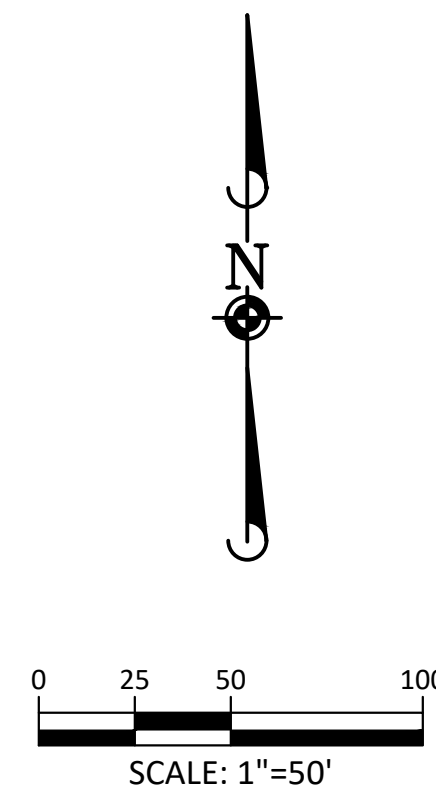
GRADING PLAN LEGEND	
	PROPOSED 1 FOOT CONTOURS
	PROPOSED SPOT ELEVATION
	PROPOSED FINISHED FLOOR ELEVATION
	PROPOSED GRADE AT FOUNDATION
	PROPOSED PAVEMENT ELEVATION
	PROPOSED TOP OF CURB
	PROPOSED TOP OF WALK
	PROPOSED TOP OF WALL
	MEET EXISTING
	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
	PROPOSED RIDGE LINE
	PROPOSED DEPTH OF PONDING
	RETAINING WALL
	PROPOSED SWALE LOW POINT
	PROPOSED SWALE SUMMIT



REVISIONS	
DATE	
1	02-05-19 REVISED PER CITY REVIEW
CPC	



Fire Truck	feet
Width	: 8.50
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.4



NOTE:
FIRE HYDRANT RADIUS SHOWN ARE 300'.

