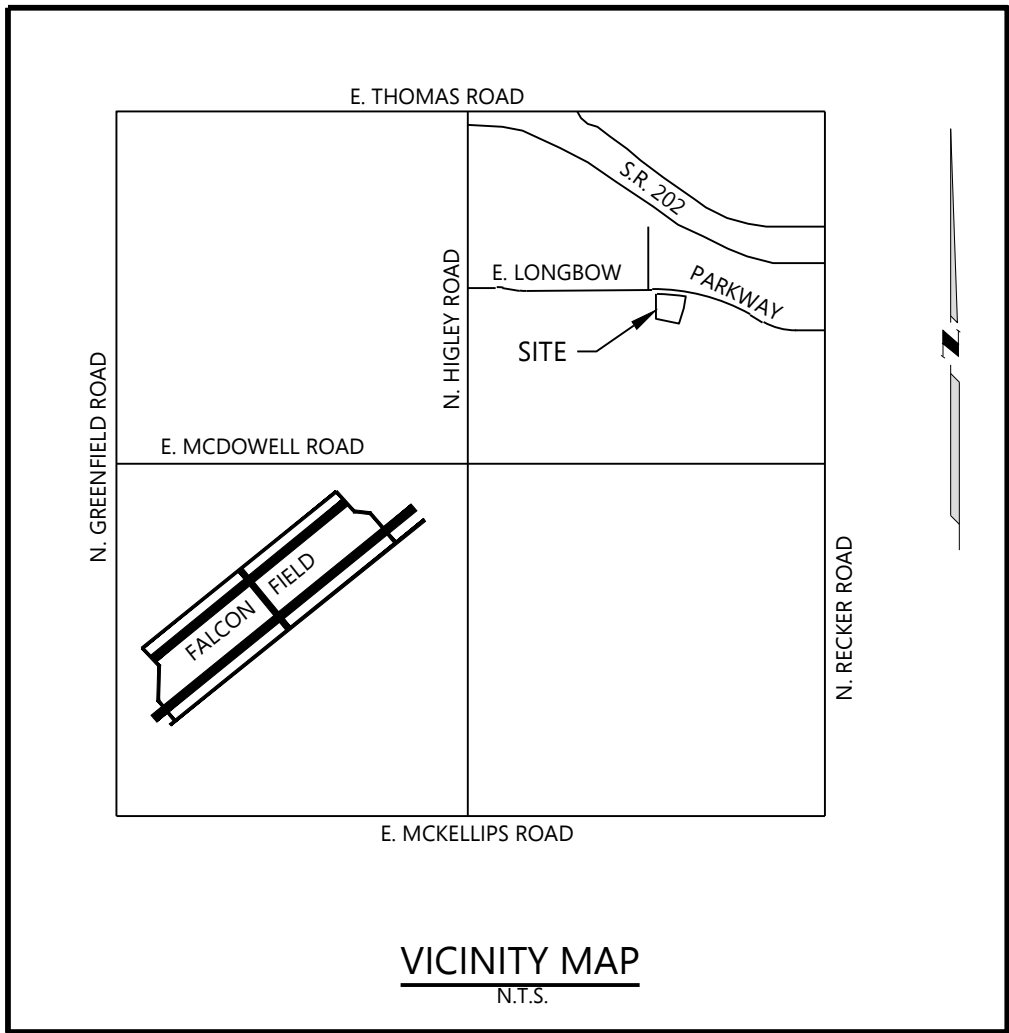


PRELIMINARY CIVIL IMPROVEMENT PLANS

LONGBOW HOTEL

BEING A PORTION OF THE SOUTHEAST QUARTER OF
SECTION 35, TOWNSHIP 2 NORTH, RANGE 6 EAST, OF THE
GILA & SALT RIVER BASE & MERIDIAN,
MARICOPA COUNTY, ARIZONA



LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF LOT 2, OF THE FINAL PLAT OF LONGBOW BUSINESS PARK AND GOLF CLUB, AS RECORDED IN BOOK 829, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING SITUATED IN SECTION 35, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN,

MARICOPA COUNTY , ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT BEING A POINT ON A NON-TANGENT CURVE WHOSE RADIUS BEARS SOUTH 00°54'13" WEST, 2,955.00 FEET;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF E. LONGBOW PARKWAY AS DEPICTED ON SAID PLAT, EASTERLY, 477.19 FEET ALONG SAID CURVE, CONCAVE TO THE SOUTH, THROUGH A CENTRAL ANGLE OF 09°15'09";

THENCE ALONG A NEW LINE THROUGH SAID LOT 2, SOUTH 10°09'22" WEST, 187.22 FEET;

THENCE SOUTH 36°38'06" WEST, 238.76 FEET TO THE SOUTHERLY LINES OF SAID LOT 2;

THENCE ALONG THE SAID SOUTHERLY LINES OF SAID LOT 2, THE FOLLOWING 4 COURSES;

THENCE NORTH 53°21'54" WEST, 67.14 FEET;

THENCE NORTH 46°51'51" WEST, 101.59 FEET;

THENCE NORTH 55°36'14" WEST, 50.77 FEET;

THENCE NORTH 65°28'14" WEST, 141.87 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE ALONG THE WEST LINE OF SAID LOT 2, NORTH 00°00'00" WEST, 224.72 FEET TO THE POINT OF BEGINNING.

UTILITY COMPANY APPROVALS

THESE PLANS HAVE BEEN SUBMITTED TO THE FOLLOWING UTILITY COMPANIES AND THE WORK CONTAINED IN THESE PLANS HAS BEEN APPROVED BY THESE COMPANIES WITHIN THEIR AREA OF INTEREST. THE SIZE AND LOCATIONS, AS SHOWN, OF THE GAS, TELEPHONE AND POWER LINES, AND CONNECTIONS AGREE WITH THE INFORMATION CONTAINED IN THE UTILITY COMPANY'S RECORDS. WHERE THE WORK TO BE DONE CONFLICTS WITH ANY OF THESE UTILITIES, THE CONFLICTS SHALL BE RESOLVED AS SPECIFIED IN THE SPECIAL PROVISIONS AND/OR AS OTHERWISE NOTED ON THESE PLANS. CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORESEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER.

THE CITY WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION OR UTILITY RELOCATION.

SALT RIVER POWER DISTRICT	BECKY THOMAS	-
	COMPANY REP. CONTACTED	DATE
SRVWUA	ROBERT MAURER	-
	COMPANY REP. CONTACTED	DATE
ARIZONA PUBLIC SERVICE	LAUREN HICKS	-
	COMPANY REP. CONTACTED	DATE
CENTURY LINK	CONFLICT REVIEWER LIAISON	-
	COMPANY REP. CONTACTED	DATE
EL PASO NATURAL GAS CO.	STEVE WEATHERHEAD	-
	COMPANY REP. CONTACTED	DATE
SOUTHWEST GAS CO.	ISABEL FIGUEROA	-
	COMPANY REP. CONTACTED	DATE
COX COMMUNICATIONS	T.M.C. DV 2-01	-
	COMPANY REP. CONTACTED	DATE

LEGEND

	PROPERTY LINE	C.O.M.	CITY OF MESA
	RIGHT OF WAY LINE	(R&M)	RECORD & MEASURED
	SECTION LINE	(R)	RECORD
	CENTER LINE	(M)	MEASURED
	EASEMENT LINE	FND.	FOUND
	CONTOUR LINE	R.O.W.	RIGHT OF WAY
	UNDERGROUND UTILITY	M.C.R.	MARICOPA COUNTY RECORDER OFFICE
	SURVEY MONUMENT IN HANDHOLE	A.P.N.	ASSESSOR PARCEL NUMBER
	SURVEY MONUMENT FLUSH	TC	TOP CURB ELEVATION
	SET SURVEY MONUMENT WITH CAP MARKED RLS 38175	G	GUTTER ELEVATION
	FOUND SURVEY MONUMENT	P	PAVEMENT ELEVATION
	SIGN (2-POST)	C	CONCRETE ELEVATION
	SIGN	NG	NATURAL GROUND
	UNDERGROUND ELECTRIC	INV	INVERT
	ELECTRIC CABINET	TB	TOP BANK
	ELECTRIC MANHOLE	BB	BOTTOM BANK
	ELECTRIC TRANSFORMER	T	UNDERGROUND TELEPHONE
	ELECTRIC VAULT	T.VLT.	TELEPHONE VAULT
	POWER POLE W/LIGHT	W	UNDERGROUND WATER
	STREET LIGHT W/ MAST ARM	W.V.	WATER VALVE
	UNDERGROUND GAS	F.H.	FIRE HYDRANT
	UNDERGROUND SEWER		SAGUARO CACTUS
	SEWER MANHOLE		PALM TREE
	UNDERGROUND STORM DRAIN		TREE

EASEMENTS

- 6 APPROACH SURFACES, TRANSITIONAL SURFACES, HORIZONTAL SURFACE EASEMENT AND AVIGATION EASEMENT PER RECORDING NO. 96-0154620
- 7 FALCON FIELD AIRPORT SOUND CONTOURS AND PRIMARY FLIGHT TRACT PER RECORDING NO. 2001-0285395.
- 8a 45' R.O.W. DEDICATED TO THE CITY OF MESA AS SHOWN ON THE MAP OF DEDICATION DATED FEBRUARY 7, 2003 IN BOOK 622 OF MAPS, PAGE 48.
- 8b 8' WIDE PUBLIC UTILITY AND FACILITY EASEMENT AS SHOWN ON THE MAP OF DEDICATION DATED FEBRUARY 7, 2003 IN BOOK 622 OF MAPS, PAGE 48.
- 12a 10' WIDE PRIVATE TRAIL EASEMENT AS SET FORTH ON THE RECORDED PLAT OF LONGBOW BUSINESS PARK AND GOLF CLUB, RECORDED APRIL 14, 2006 IN BOOK 829 OF MAPS, PAGE 44 AND AFFIDAVIT OF CHANGE RECORDED JULY 6, 2006 IN RECORDING NO. 20060905662.
- 12b 30' BUILDING SETBACK LINE AS SET FORTH ON THE RECORDED PLAT OF LONGBOW BUSINESS PARK AND GOLF CLUB, RECORDED APRIL 14, 2006 IN BOOK 829 OF MAPS, PAGE 44 AND AFFIDAVIT OF CHANGE RECORDED JULY 6, 2006 IN RECORDING NO. 20060905662.

SHEET INDEX

- C1 COVER SHEET
- C2 NOTES
- C3 GRADING & DRAINAGE PLAN
- C4 GOLF CLUB EXISTING CONDITION MAP
- C5 UTILITY PLAN

DRAINAGE STATEMENT

PROJECT NARRATIVE:
THE PROPOSED PROJECT CONSISTS OF A SINGLE FREESTANDING 4-STORY HOTEL BUILDING WITH AMENITY AREA AND ASSOCIATED PAVED ASPHALT PARKING LOT, LANDSCAPE AND STORMWATER CONVEYANCE INFRASTRUCTURE. SITE DEVELOPMENT IS LOCATED ON A SINGLE LOT IN "LONGBOW BUSINESS PARK AND GOLF COURSE".

EXISTING DRAINAGE CONDITIONS:
THE EXISTING SITE IS A VACANT UNDEVELOPED LOT. THE LONGBOW PARKWAY STREET FRONTAGE IS FULLY IMPROVED WITH CURB, GUTTER AND SIDEWALK. A STREET CURB INLET IS LOCATED ALONG THE SITES STREETS FRONTAGE THAT CONVEYS STORMWATER FROM LONGBOW PARKWAY, VIA A PIPE ONTO THE SITE. STORMWATER FROM THE VACANT SITE AND LONGBOW PARKWAY ARE RETAINED IN A TEMPORARY ON-SITE SURFACE BASIN.

PROPOSED DRAINAGE CONDITIONS:
THE MASTER DRAINAGE PLAN FOR "LONGBOW BUSINESS PARK AND GOLF COURSE" WAS DESIGNED TO ACCOMMODATE ALL OF THE ON LOT RETENTION REQUIREMENTS GENERATED BY THE BUSINESS PARK LOTS WITHIN THE GOLF COURSE. THE PROPOSE SITE DESIGN INCLUDES INSTALLATION OF PERMANENT DRAINAGE INFRASTRUCTURE TO CONVEY BOTH THE STORMWATER FROM LONGBOW PARKWAY AND THE SITE INTO THE GOLF COURSE. THE ORIGINAL APPROVED MASTER DRAINAGER REPORT, SPECIFIES CONVEYANCE OF SITES STORMWATER TO GOLF COURSE BASIN NO. 6. VIA STORM DRAIN PIPES INSTALLED A CROSS THE GOLF COURSE. TO AVOID CONSTRUCTION IN THE GOLF COURSE, LONGBOW CLUB HOUSE AND GOLF COURSE IS STIPULATING THAT SUBJECT SITE'S STORMWATER BE CONVEYED THROUGH THE CLUB HOUSES EXISTING PARKING LOT INTO AND EXISTING DRAINAGE SWALE LOCATED WEST OF THE SAID EXISTING GOLF CLUB PARKING LOT. STORMWATER WOULD THEN BE CONVEYED TO GOLF COURSE BASIN NO. 5. BASED ON THE SAID MASTER DRAINAGE REPORT GOLF COURSE BASIN NO. 5 HAS EXCESS CAPACITY AND WOULD BE CAPABLE OF ACCEPTING THE REQUIRED STORMWATER RETENTION VOLUME FROM THE SUBJECT SITE.

STORMWATER FROM LONGBOW PARKWAY WILL BE CONVEYED VIA A STORM DRAIN TO GOLF COURSE PARKING LOT. STORMWATER FROM SUBJECT SITE WILL BE CONVEYED TO GOLF COURSE CLUB HOUSE PARKING VIA SHEET FLOW THROUGH PARKING LOT AND VIA A SCUPPER UNDER THE PROPOSED FITNESS TRAIL. THE PROPOSED FINISH FLOOR ELEVATION OF 1427.00- FEET IS APPROXIMATELY 6- FEET ABOVE THE SITE OUTFALL ELEVATIONS.

THE SITE IS LOCATED IN FLOOD ZONE 'X' AND IS NOT IMPACTED BY OFF-SITE FLOODS. THE PROPOSED SITE DEVELOPMENT WILL NOT HAVE ANY ADVERSE IMPACT ON THE ON-SITE AND OFFSITE DRAINAGE PATTERNS.

RETENTION CALCULATIONS

RETENTION VOLUME CALCULATIONS					
VOLUME REQUIRED					
DRAINAGE AREA	AREA (Sq. Ft.)	AREA (ACRES)	"C" (2.16 per NOAA)	V _r (Acre-Feet)	V _r (CF)
On-site	136,831	3.12	0.96	0.18	0.53
Offs site	18,880	0.43	0.96	0.18	0.07
Total	154,711	3.55		0.61	20,496
VOLUME REQUIRED =				0.61	20,496

RETENTION VOLUME CALCULATIONS					
VOLUME PROVIDED					
DRAINAGE AREA	V _p (Acre-Feet)	Basin 1 (Home 2 Suite)	Basin 2 (Home 2 Suite)	Existing Basin 5 (Longbow Club House)	Total
On-site	0.53				0.53
Offs site	0.07	0.09	0.06	0.79*	0.94
TOTAL	0.61				0.94

*Note: In accordance to "Longbow Business Park and Golf Club Addendum to Master Drainage Report" dated July 23rd 2002, the excess volume provided by Existing Basin 5 within the premises of the existing Longbow Golf Club House, is 0.79 Acre-Feet; said exce

SITE ADDRESS

5705 EAST LONGBOW PARKWAY
MESA, ARIZONA 85215

SITE AREA

LOT 2A:		
(GROSS)	=	157,305 SQ. FT. OR 3.6113 ACRES MORE OR LESS
(NET)	=	135,831 SQ. FT. OR 3.1183 ACRES MORE OR LESS

ASSESSORS PARCEL NUMBER

A.P.N. 141-41-008A

BENCHMARK

BRASS TAG ON THE TOP OF CURB LOCATED AT THE SOUTHWEST CORNER AT INTERSECTION OF NORTH RECKER ROAD & EAST THOMAS ROAD.

ELEVATION: 1447.17 NAVD88 DATUM

BASIS OF BEARING

THE EAST LINE OF THE SE 1/4 OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 6 EAST, GILA & SALT RIVER MERIDIAN, BEARING N00°24'14"W PER FINAL PLAT "LONGBOW BUSINESS PARK AND GOLF CLUB" RECORDED BOOK 829 OF MAPS, PAGE 44, M.C.R.

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN SHADED ZONE "X" DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; PER FIRM MAP NO. 04013C2280L DATED OCTOBER 16, 2013.

ZONING

THE SUBJECT PROPERTY IS ZONED L-1 PAD (LIMITED INDUSTRIAL PLANNED AREA DEVELOPMENT)

UTILITY

UNDERGROUND UTILITIES & STORM DRAIN LOCATIONS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND "BLUE STAKE" MARKINGS AND AVAILABLE MAPS OBTAINED FROM UTILITY COMPANIES AND THE CITY OF MESA, AZ. ACTUAL LOCATIONS MAY VARY FROM LOCATIONS SHOWN HEREON.

OWNER / DEVELOPER

LONGBOW HOTEL ASSOCIATES I, LLC
115 W. CANON PREDIDO
SANTA BARBARA, CA 93110
CONTACT: CHRIS HAHS
EMAIL: CHAHS@SOMERACAPITAL.COM

ENGINEER

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

ASBUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER / LAND SURVEYOR _____ DATE _____

REGISTRATION NUMBER _____

APPROVALS

APPROVED: _____ DATE _____
CITY OF MESA

PRELIMINARY NOT FOR
CONSTRUCTION
06-03-2019

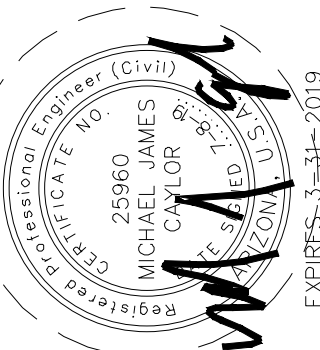


SHEET NUMBER:

5
OF
C1

DATE: 06-03-2019
PROJ: 0003360

COVER SHEET
LONGBOW HOTEL
5705 E. LONGBOW PARKWAY
MESA, ARIZONA



INITIAL ISSUE: 5/28/2019

DESIGNED:	MGO	CHECKED:	MIC
DRAWN:	WIC	FIELD CREW:	
FIELD WORK DATE:		SCALE:	1" =
		HORIZONTAL	
		VERTICAL	

Westwood
6909 East Greenway Parkway, Suite 250
Scottsdale, AZ 85254
Phone: (480) 747-6558
Fax: (480) 367-6025
westwoodps.com
Westwood Professional Services, Inc.

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) 644-4273 OR AT [HTTP://WWW.MESAAZ.GOV/DEV/SUSTAIN/CONSTRUCTIONPERMITS.ASPX](http://www.mesaaaz.gov/dev/sustain/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 CITY'S ENGINEERING DEPARTMENT.
- THE REGISTERED ENGINEER OR LAND SURVEYOR SHALL CERTIFY THAT THE MINIMUM HORIZONTAL AND VERTICAL SEPARATION BETWEEN UTILITIES WITHIN PUBLIC RIGHT-OFWAY OR EASEMENTS HAS 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 DRY-UPS, RESETS REMOVALS BY OTHERS, ETC.
- 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.
- 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.
- CONTRACTORS SHALL COMPLY WITH THE PROVISIONS FOR TRAFFIC CONTROL AND BARRICADING 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 METER FROM PERMIT SERVICES 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 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.
- 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 - STORMWATER DRAINAGE & RETENTION NOTES

- 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.
- 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.

CITY OF MESA - PUBLIC WATER UTILITY NOTE

- 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.
- 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.
- 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.
- WATER LINE TESTS SHALL BE CONDUCTED SO THAT EXISTING WATER LINES WILL NOT BE INCLUDED IN THE TEST OF THE NEW LINE.
- 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.
- 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.
- IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE (A.A.C.) R18-4-213, 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.
- 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)-644-485F FOR THE SPECIFIC PROCEDURE).

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

- THE DEVELOPER AND THE CONTRACTOR ARE REQUIRED TO COORDINATE THE PLACEMENT OR INSTALLATION OF DRIVEWAYS IN ORDER TO AVOID CONFLICT WITH UTILITY SERVICES.
- 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.
- 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 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.
- 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.
- A STANDARD RESIDENTIAL DRIVEWAY APPROACH SHALL BE CONSTRUCTED TO A MAXIMUM WIDTH OF 30 FEET UNLESS SPECIAL APPROVAL HAS BEEN OBTAINED.

CITY OF MESA - MISCELLANEOUS NOTES

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

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

ENGINEER NOTES

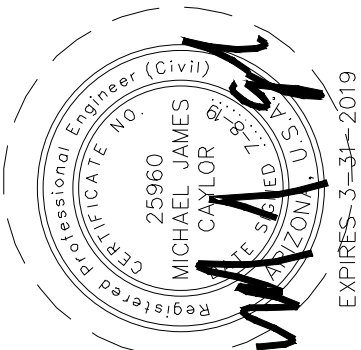
- ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST MAG STANDARD DETAILS AND SPECIFICATIONS WITH THE TOWN OF GILBERT'S ADDITIONS AND DELETIONS.
- A STAMPED APPROVED SET OF PLANS SHALL REMAIN ONSITE AT ALL TIMES. ANY DEVIATIONS FROM THE PLANS OR SPECIFICATIONS MUST BE APPROVED BY THE ENGINEER AND THE OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY SITE CONSULTANTS 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.
- 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 REPAIRS, REPLACEMENT, OR CLEANUP SHALL BE DONE TO THE SATISFACTIONS OF AND AT NO ADDITIONAL EXPENSE TO THE UTILITY COMPANY AND OWNER.
- CONTRACTOR TO MINIMIZE DISTURBANCE OF EXISTING GROUND AND VEGETATION. ADJACENT TO WORK AREAS AND SHALL RESTORE ALL GRADED AND DISTURBED AREAS TO MATCH ADJACENT NATURAL CONDITIONS. ALL ONSITE PRIVATE WATER AND SEWER TO BE REVIEWED, APPROVED AND INSPECTED BY THE BUILDING DEPARTMENT.
- 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 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.
- EXISTING UNDERGROUND UTILITIES SHOWN ARE PER UTILITY COMPANY RECORDS. CONTRACTOR TO FIELD VERIFY LOCATION/ELEVATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS.
- 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.
- CLEARING AND GRUBBING SHALL INCLUDE THE REMOVAL AND LEGAL DISPOSAL OFFSITE OF ALL VEGETATION, RUBBLE AND DEBRIS FROM THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, HAULING AND APPLICATION OF WATER REQUIRED FOR COMPACTIONS AND DUST CONTROL.
- NO JOB SHALL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENTS AND SIDEWALKS HAVE BEEN SWEEPED CLEAN OF ALL DIRT AND DEBRIS.
- ESTIMATED QUANTITIES SHOWN ARE FOR BONDING & PERMIT PURPOSES ONLY. CONTRACTOR TO MAKE HIS OWN DETERMINATION OF QUANTITIES.
- ALL WALL CONSTRUCTION REQUIRES A SEPARATE PERMIT THROUGH THE BUILDING DEPARTMENT.
- ALL ONSITE PRIVATE WATER AND SEWER TO BE REVIEWED, APPROVED AND INSPECTED BY THE BUILDING DEPARTMENT.
- ALL ADA REQUIREMENTS TO BE CONSTRUCTED PER APPROVED ARCHITECT'S PLANS. SEE ARCHITECTURAL SITE PLAN FOR SITE DIMENSIONS.
- OWNER AND/OR HIS REPRESENTATION (CONTRACTOR) ARE RESPONSIBLE FOR FILING NOTICE OF TERMINATION (NOT) AT COMPLETION OF PROJECT.



SHEET NUMBER:

5 OF C2

DATE: 06-03-2019
PROJ: 0015360



NOTES
LONGBOW HOTEL
5705 E. LONGBOW PARKWAY
MESA, ARIZONA

Westwood

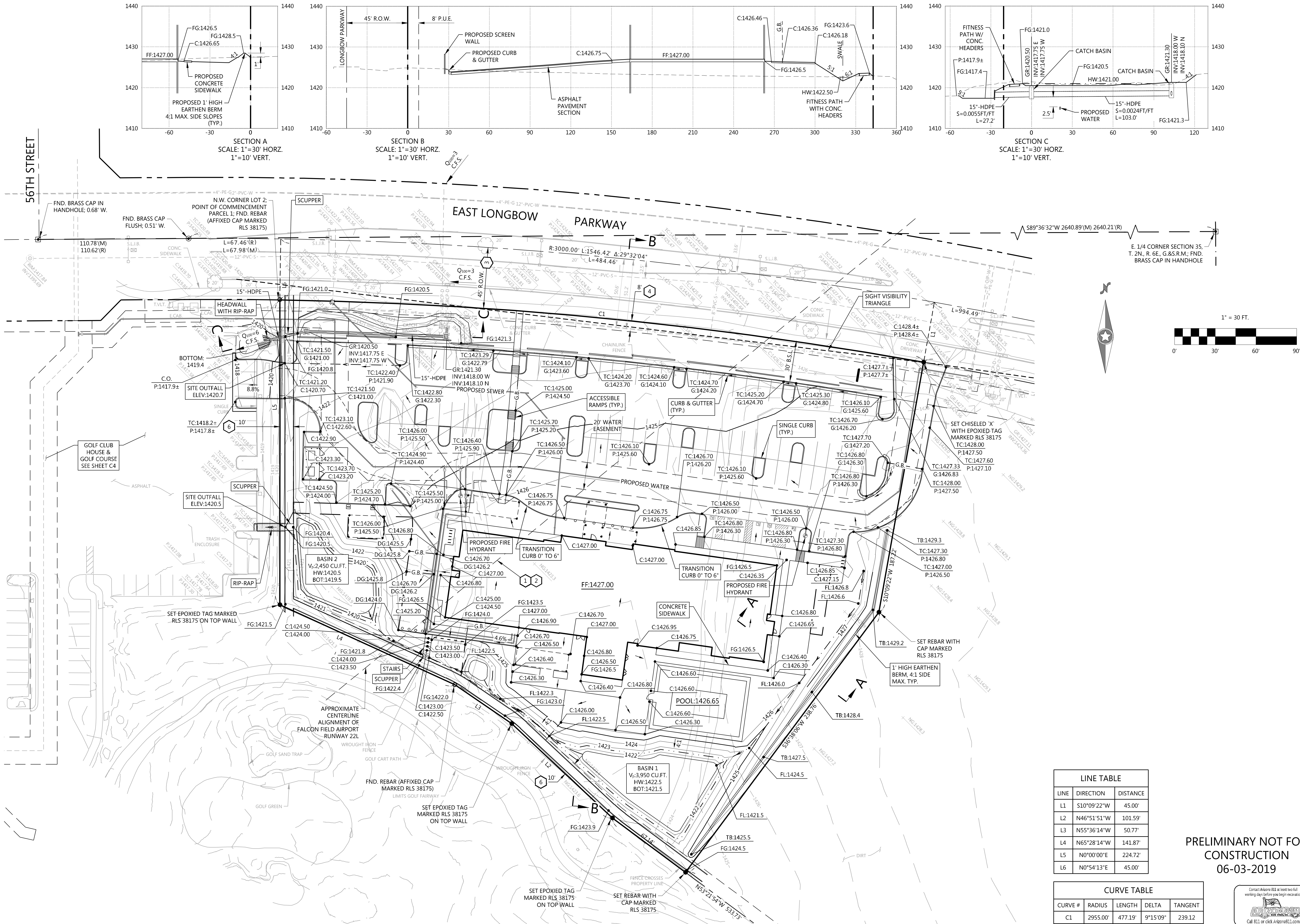
6909 East Greenway Parkway, Suite 250
Mesa, Arizona 85204
Phone (480) 747-6558
Fax (480) 367-8025

Westwood Professional Services, Inc.
westwoodps.com

DESIGNED:	MGO	WIC
CHECKED:	MIC	WIC
DRAWN:		
FIELD CREW:		
FIELD WORK DATE:		
SCALE: 1" =	HORIZONTAL	VERTICAL
SCALE: 1" =		

INITIAL ISSUE: 5/28/2019

REV: #1	
REV: #2	
REV: #3	
REV: #4	



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S10°09'22"W	45.00'
L2	N46°51'51"W	101.59'
L3	N55°36'14"W	50.77'
L4	N65°28'14"W	141.87'
L5	N0°00'00"E	224.72'
L6	N0°54'13"E	45.00'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	2955.00'	477.19'	9°15'09"

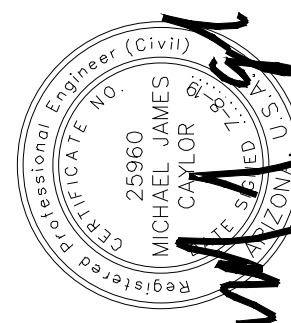
PRELIMINARY NOT FOR
CONSTRUCTION
06-03-2019



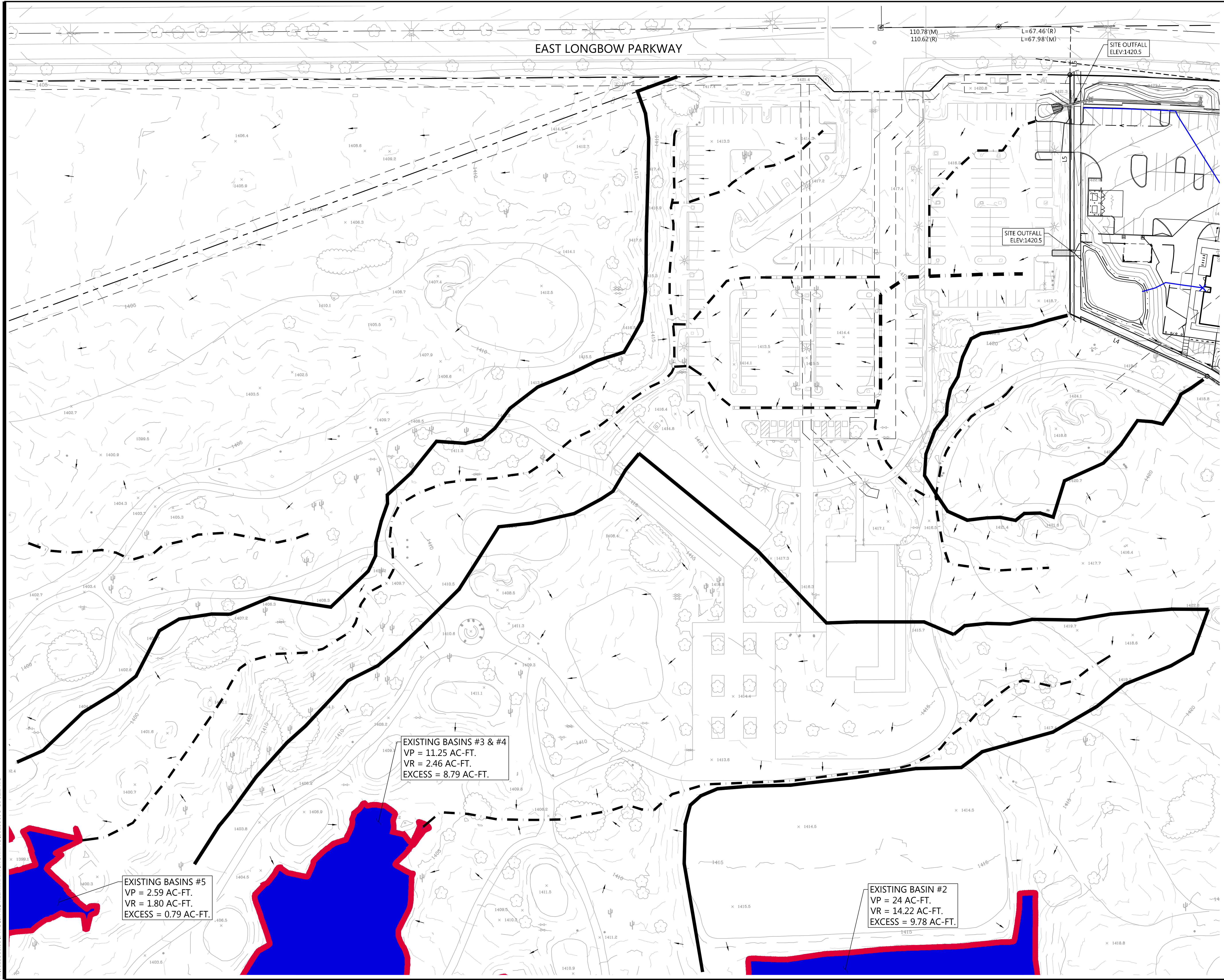
DESIGNED:	MGO	5/28/2019
CHECKED:	MIC	
DRAWN:	WIC	
FIELD CREW:		
FIELD WORK DATE:		
SCALE:	1" = 30'	
	HORIZONTAL	
	VERTICAL	

Westwood
6909 East Greenway Parkway, Suite 250
Mesa, AZ 85207
Phone: (480) 747-6558
Fax: (480) 367-8025
www.westwoodps.com
Westwood Professional Services, Inc.

GRADING & DRAINAGE PLAN
LONGBOW HOTEL
5705 E. LONGBOW PARKWAY
MESA, ARIZONA



SHEET NUMBER:
C3 OF **5**
DATE: 06-03-2019
PROJ: 0015360



1" = 40 FT.

0' 40' 80' 120'

**PRELIMINARY NOT FOR
CONSTRUCTION
06-03-2019**

Contact Arizona 811 at least two full
working days before you begin excavation.


Call 811 or click Arizona811.com

SHEET NUMBER: C4 OF 5

DATE: 06-03-2019
PROJ: 0015360

GOLF CLUB EXISTING CONDITION MAP
LONGBOW HOTEL
5705 E. LONGBOW PARKWAY
MESA, ARIZONA

Westwood

Phone (888) 747-6558
 Fax (480) 367-8025
info@westwoodperm.com
Westwood Professional Services, Inc.

6000 East Greenway Parkway, Suite 250
 Scottsdale, AZ 85254

DESIGNED: _____

CHECKED: _____

DRAWN: _____

FIELD CREW: _____

FIELD WORK DATE: _____

SCALE: 1" = ##'

SCALE: 1" = _____

MGO: _____

M/C: _____

W/C: _____

REV: Δ _____

REV: Δ _____

REV: Δ _____

REV: Δ _____

INITIAL ISSUE: 5-28-2019

INITIAL ISSUE: _____

