

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) 644-4BSD 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 ENGINEERING DEPARTMENT-CONSTRUCTION SERVICES SECTION.
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.

CITY OF MESA 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 TO BE REPLACED BY THE OWNERS WHEN THEY CEASE TO DRAIN WATER IN A 36HOUR 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 List Table

Sheet Number	Sheet Title
PP01	PRELIMINARY PLAT COVER SHEET
PP02	PRELIMINARY PLAT
PP03	PRELIMINARY PLAT
PP04	PRELIMINARY PLAT

LEGEND

	BOUNDARY LINE		PROPOSED FIRE HYDRANT
	RIGHT OF WAY LINE		PROPOSED WATER VALVE
	EASEMENT LINE		PROPOSED SEWER MANHOLE
	EXISTING SEWER LINE		DRAINAGE FLOWS
	EXISTING WATER LINE		EXISTING CONTOUR
	EXISTING STORM DRAIN		BACK OF CURB
	EXISTING GAS LINE		RIGHT OF WAY
	UNDERGROUND ELECTRIC		
	PROPOSED SEWER LINE		
	PROPOSED WATER LINE		
	PROPOSED STORM DRAIN		
	FOUND BRASS CAP IN HANDHOLE AS NOTED		
	FOUND BRASS CAP FLUSH AS NOTED		
	FOUND 1/2\"/>		
	POWER POLE		
	DOWN GUY		
	EXISTING FIRE HYDRANT		
	EXISTING WATER VALVE		
	EXISTING SIGN		
	EXISTING SEWER MANHOLE		
	EXISTING STORM DRAIN MANHOLE		

PRELIMINARY PLAT
FOR
EASTMARK DU-7 PARCEL 53
MESA, ARIZONA
IN SECTION 22, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LOT AREA	
LOT #	AREA
1	2303.01 SF
2	1887.00 SF
3	1938.00 SF
4	2302.92 SF
5	1887.00 SF
6	1938.00 SF
7	2302.92 SF
8	1887.00 SF
9	1938.00 SF
10	2707.61 SF
11	2092.52 SF
12	1999.77 SF
13	2930.39 SF
14	2046.87 SF
15	1958.79 SF
16	3831.99 SF
17	2141.01 SF
18	1993.86 SF
19	3005.48 SF
20	2162.35 SF
21	2010.44 SF
22	2343.44 SF
23	1904.31 SF
24	1940.99 SF
25	2348.77 SF
26	1919.91 SF
27	1939.96 SF
28	3324.57 SF
29	2346.12 SF
30	2002.25 SF
31	5238.66 SF
32	2419.44 SF
33	2082.16 SF
34	3681.61 SF
35	2270.40 SF

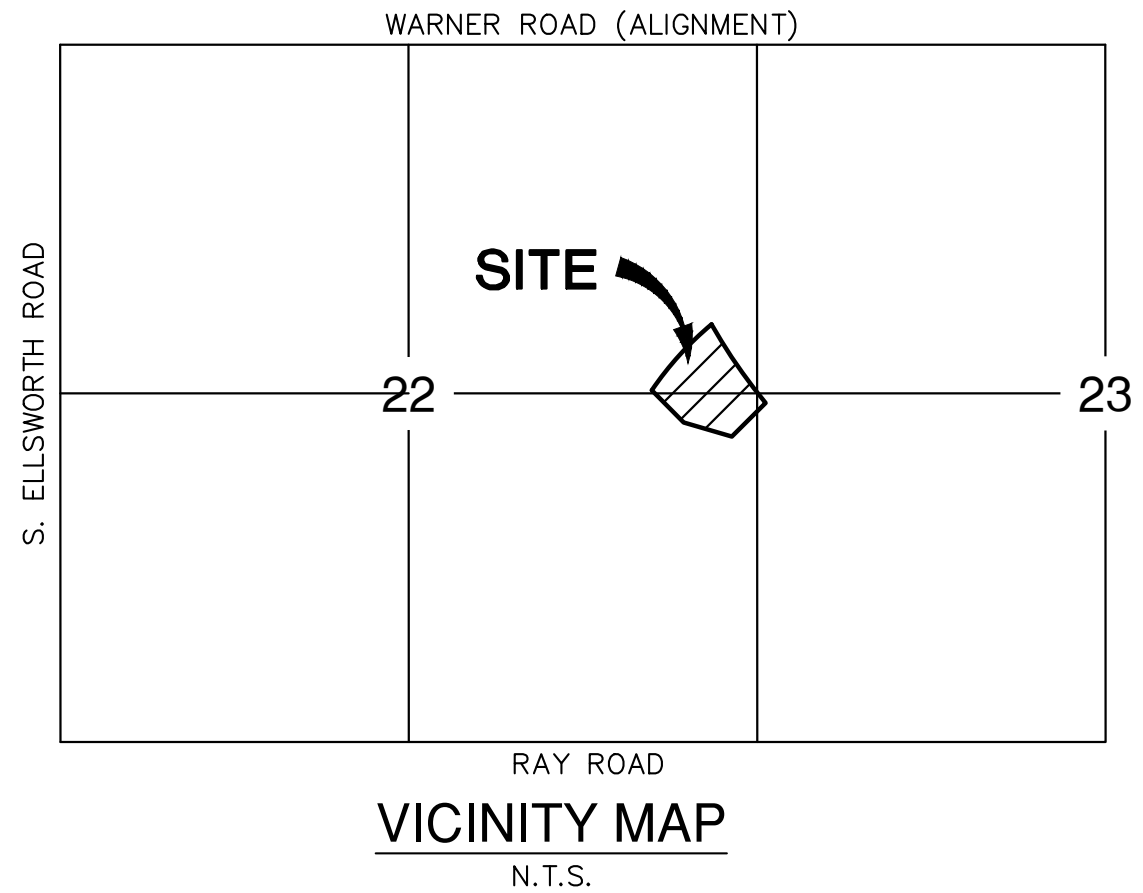
LOT AREA	
LOT #	AREA
36	2057.96 SF
37	3042.00 SF
38	2224.07 SF
39	1996.84 SF
40	2333.14 SF
41	1898.28 SF
42	1939.90 SF
43	2793.19 SF
44	1875.13 SF
45	1936.68 SF
46	2255.05 SF
47	1883.18 SF
48	1934.97 SF
49	2377.93 SF
50	1969.42 SF
51	1937.95 SF
52	2382.96 SF
53	1970.79 SF
54	1944.06 SF
55	2362.32 SF
56	1942.22 SF
57	1954.90 SF
58	2362.37 SF
59	1942.09 SF
60	1954.79 SF
61	2356.95 SF
62	1937.97 SF
63	1918.22 SF
64	2360.78 SF
65	1948.72 SF
66	1942.85 SF
67	2263.93 SF
68	1888.55 SF
69	1939.59 SF
70	2386.11 SF

LOT AREA	
LOT #	AREA
71	1888.55 SF
72	1939.56 SF
73	3783.50 SF
74	2678.88 SF
75	2367.32 SF
76	2105.81 SF
77	2166.51 SF
78	2140.21 SF
79	1892.35 SF
80	1938.06 SF
81	2130.87 SF
82	1889.08 SF
83	1945.57 SF
84	2120.68 SF
85	1887.00 SF
86	1938.00 SF
87	2339.85 SF
88	1899.80 SF
89	1939.42 SF
90	2126.08 SF
91	1887.00 SF
92	1938.00 SF
93	2125.54 SF
94	1887.00 SF
95	1938.00 SF
96	2259.47 SF
97	1813.00 SF
98	1849.50 SF
99	2205.30 SF
100	1927.56 SF
101	2017.96 SF
102	2232.89 SF
103	1923.35 SF
104	1982.61 SF
105	2370.37 SF

LOT AREA	
LOT #	AREA
106	1895.39 SF
107	1953.18 SF
108	2315.81 SF
109	1965.44 SF
110	2042.94 SF
111	2734.37 SF
112	1887.00 SF
113	1938.00 SF
114	2363.75 SF
115	2252.99 SF
116	2507.68 SF
117	2465.30 SF
118	2252.99 SF
119	2533.99 SF
120	2460.28 SF
121	2000.78 SF
122	2123.52 SF
123	2417.70 SF
124	2005.06 SF
125	2134.41 SF
126	2562.76 SF
127	1892.48 SF
128	1932.52 SF
129	2940.06 SF
130	2425.95 SF
131	2036.82 SF
132	2091.87 SF
133	2262.75 SF
134	1887.00 SF
135	1938.00 SF

TRACT AREA		
TRACT ID	TRACT USE	AREA
A	OPEN SPACE, LANDSCAPE	5764.23 SF
AA	OPEN SPACE, LANDSCAPE	237.47 SF
B	OPEN SPACE, LANDSCAPE	266.23 SF
BB	OPEN SPACE, LANDSCAPE	1388.45 SF
C	OPEN SPACE, LANDSCAPE	1445.09 SF
CC	OPEN SPACE, LANDSCAPE	2982.93 SF
D	OPEN SPACE, LANDSCAPE	266.22 SF
DD	OPEN SPACE, LANDSCAPE	1877.54 SF
E	OPEN SPACE, LANDSCAPE	1505.96 SF
EE	OPEN SPACE, LANDSCAPE	4255.92 SF
F	OPEN SPACE, LANDSCAPE	381.80 SF
G	OPEN SPACE, LANDSCAPE	1570.70 SF
GG	OPEN SPACE, LANDSCAPE	2310.99 SF
H	OPEN SPACE, LANDSCAPE	273.85 SF
HH	OPEN SPACE, LANDSCAPE	1861.72 SF
J	OPEN SPACE, LANDSCAPE	1444.91 SF
JJ	OPEN SPACE, LANDSCAPE	2522.31 SF
K	OPEN SPACE, LANDSCAPE	266.14 SF

TRACT AREA		
TRACT ID	TRACT USE	AREA
KK	OPEN SPACE, LANDSCAPE	1055.52 SF
L	OPEN SPACE, LANDSCAPE	1461.37 SF
LL	OPEN SPACE, LANDSCAPE	5461.40 SF
M	OPEN SPACE, LANDSCAPE	521.74 SF
MM	OPEN SPACE, LANDSCAPE, RETENTION	41500.73 SF
N	OPEN SPACE, LANDSCAPE	1496.40 SF
P	OPEN SPACE, LANDSCAPE	266.28 SF
Q	OPEN SPACE, LANDSCAPE	1344.41 SF
R	OPEN SPACE, LANDSCAPE	5793.53 SF
S	OPEN SPACE, LANDSCAPE	49292.21 SF
T	OPEN SPACE, LANDSCAPE	1427.36 SF
U	OPEN SPACE, LANDSCAPE	1422.67 SF
V	OPEN SPACE, LANDSCAPE	1404.16 SF
W	OPEN SPACE, LANDSCAPE	1393.53 SF
X	OPEN SPACE, LANDSCAPE	1890.82 SF
Y	OPEN SPACE, LANDSCAPE	237.57 SF
Z	OPEN SPACE, LANDSCAPE	1393.65 SF



ENGINEER

BOWMAN CONSULTING
1295 WEST WASHINGTON STREET
SUITE 108
TEMPE, ARIZONA 85281
PH: 480.629.8830
CONTACT: CLAYTON NEILSEN

DEVELOPER

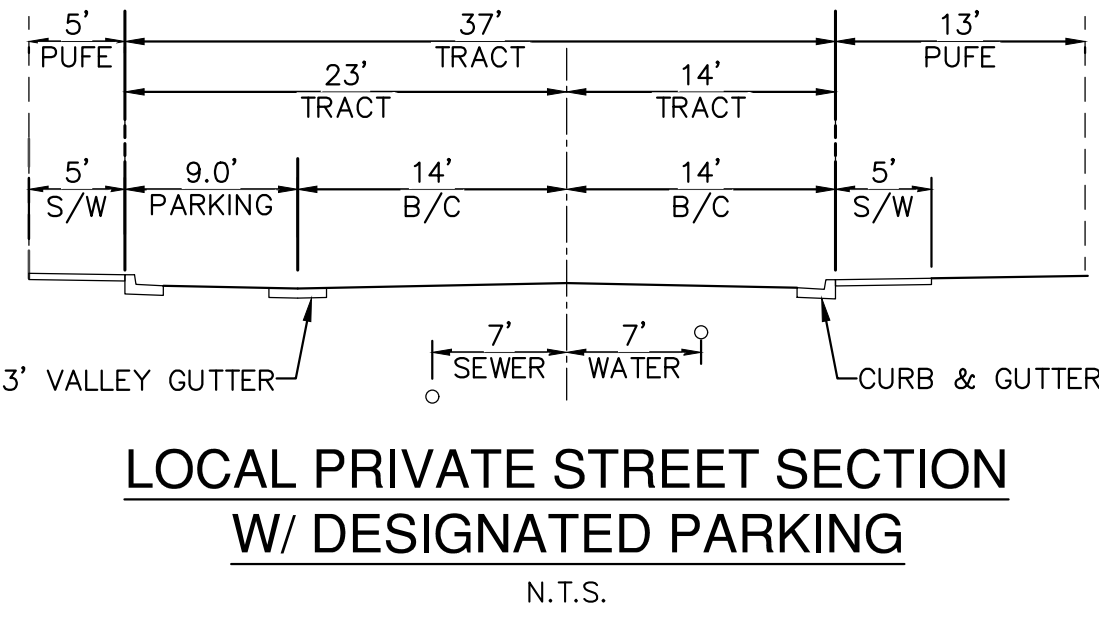
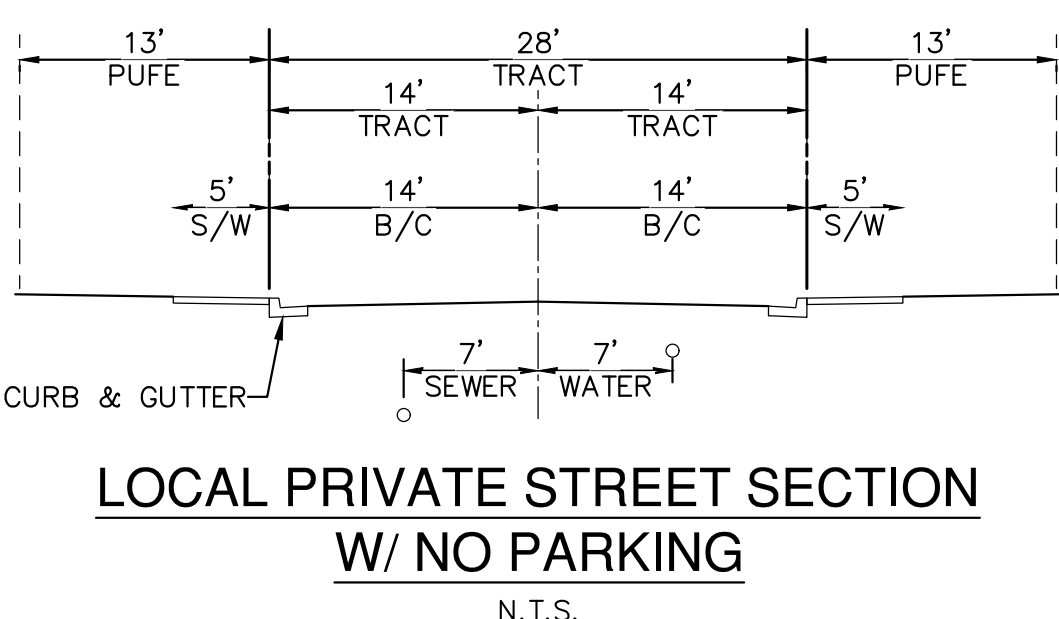
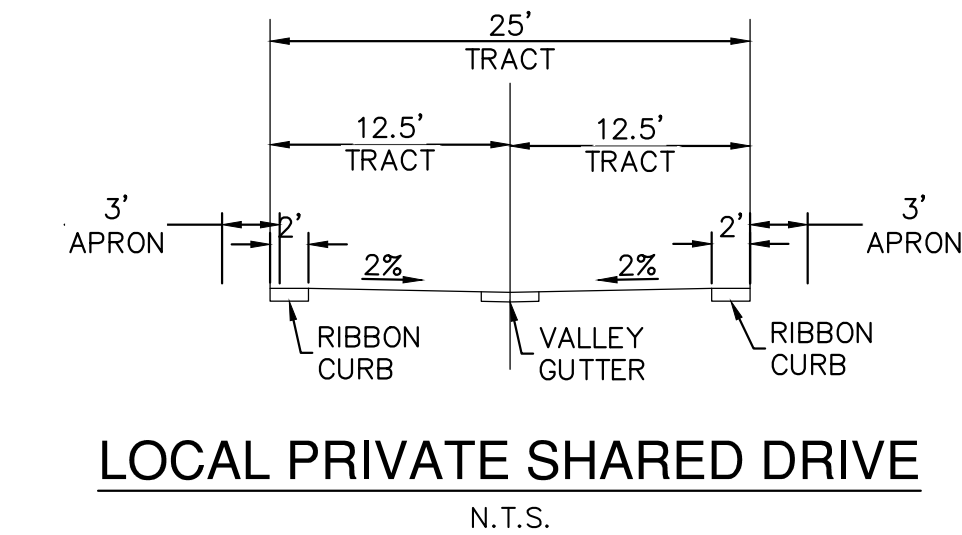
TNHC ARIZONA MARKETING LLC
6730 N. SCOTTSDALE RD, SUITE 290
SCOTTSDALE, AZ 85253
PH: 602-698-0997
CONTACT: JEFF ZIMMERMAN
EMAIL: JZIMMERMAN@NWHM.COM

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, HELD NORTH 89° 38'44" WEST BETWEEN A 2" MARICOPA COUNTY ALUMINUM CAP AT THE SOUTH QUARTER CORNER OF SECTION 23 AND A 3" MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP AT THE SOUTHWEST CORNER OF SECTION 23, AS SHOWN ON (R3)

LEGAL DESCRIPTION

PARCEL 7-53 OF THE FINAL PLAT FOR EASTMARK DU7 PARCELS 7-52, 7-53 AND 7-54, RECORDED IN BOOK 1403 OF MAPS, PAGE, 31, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA



PRELIMINARY PLAT COVER SHEET
EASTMARK DU-7 PARCEL 53

MARICOPA COUNTY

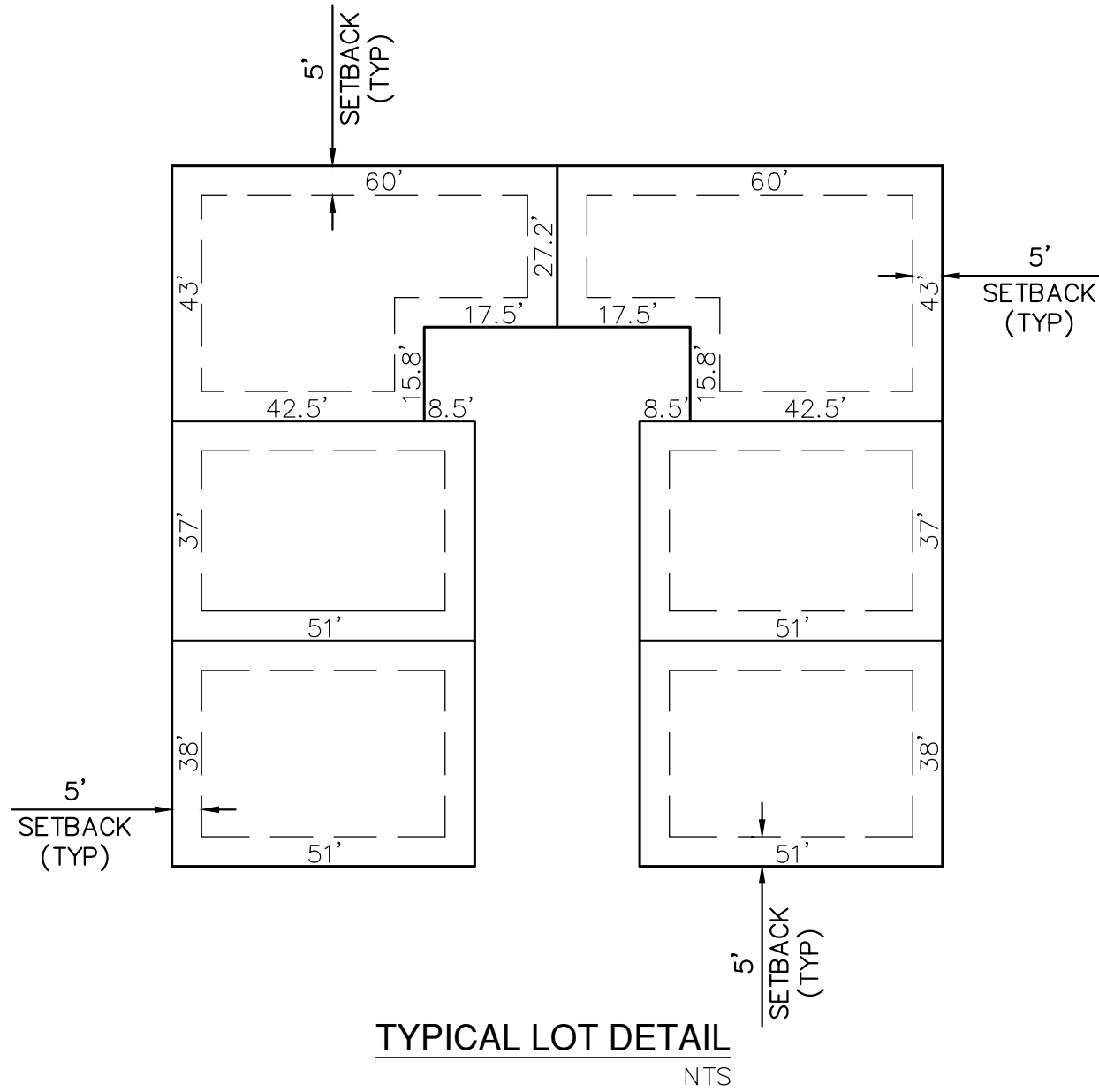
MESA, ARIZONA

PROJECT NUMBER

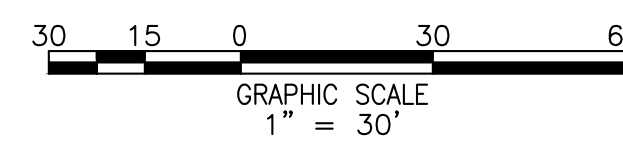


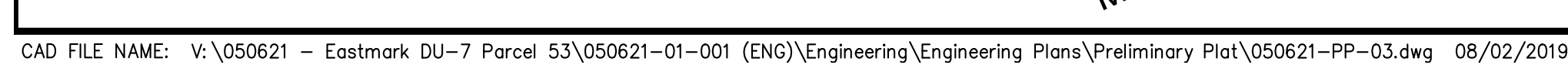
PLAN STATUS

DATE	DESCRIPTION
CN	MR
DESIGN	DRAWN
SCALE	H: V: CHKD
JOB No.	050261
DATE :	08/02/19



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3. PER MESA AMENDED FIRE CODE 507.3.1 507.3.1. RESIDENTIAL DEVELOPMENTS, THE PLAT FOR RESIDENTIAL SUB-DIVISIONS SHALL HAVE THE FOLLOWING COMPLETED STATEMENT: "FIRE HYDRANT SPACING: THIS SUB-DIVISION HAS FIRE HYDRANTS SPACED AT AN AVERAGE SPACING OF 500 FEET. THIS ALLOWS THE LARGEST HOME ON THE LOTS TO BE A MAXIMUM OF 3,600 SQUARE FEET UNDER ROOF. CONSTRUCTED PER THE MESA BUILDING CODE OF AT LEAST TYPE V-B CONSTRUCTION."
4. COMPLIANCE IS REQUIRED WITH ALL PROVISIONS AND REQUIREMENTS OF IBC CHAPTER 33, SAFEGUARDS DURING CONSTRUCTION, AND; IFC CHAPTER 33 AND NFPA 241, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.
5. THERE SHALL BE A 20 FEET WIDE FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION. THIS ROAD SHALL BE AN ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (74,000 LBS./24,000 LBS PER AXLE) WHEN ROADS ARE WET. THE ACCESS ROAD SHALL BE EXTENDED TO WITHIN 100 OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. A CLEARLY VISIBLE SIGN MARKED "FIRE DEPARTMENT ACCESS. IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD. ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. PERMANENT ACCESS PER THE MESA FIRE CODE SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY.
6. APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN THE CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 25 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS. THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE. WHEN THE WORK IS COMPLETE, THE DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN.
7. PER IFC SECTION 202 FIRE SEPARATION DISTANCE AND IRC 302 FIRE RESISTANT CONSTRUCTION THE INDIVIDUAL RESIDENTIAL BUILDINGS ARE SEPARATED TEN (10) FEET SO NO FIRE SPRINKLER OR FIRE RESISTANT CONSTRUCTION IS REQUIRED.





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PROJECT NUMBER



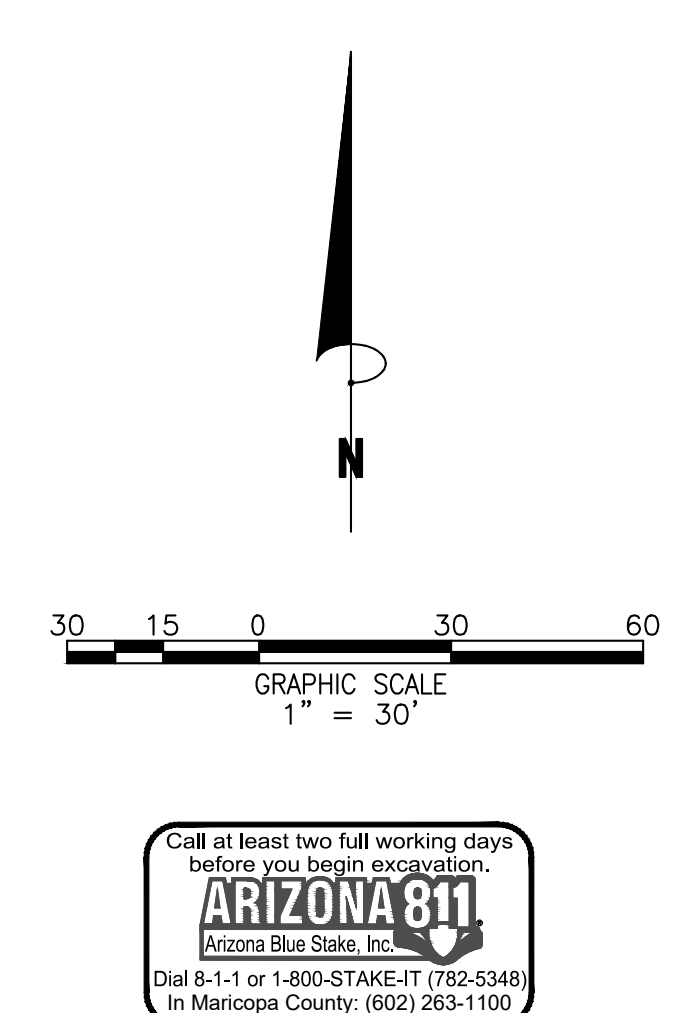
SHEET 3 OF 4

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Bowman Consulting Group, Ltd.






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[HTTPS://WWW.MESAAZ.GOV/CITY-HALL/CITY-CLERK/CITY-CODES-LAWS-ORDINANCES](https://www.mesaaz.gov/city-hall/city-clerk/city-codes-laws-ordinances)
2. PER THE 2018 IFC APPENDIX B TABLE B105.1(1) THE MINIMUM FIRE FLOW FOR THIS PROJECT IS 1,000 GALLONS PER MINUTE (GPM) FOR A DURATION OF ONE (1) HOUR. PER THE 2018 IFC APPENDIX C TABLE C102.1 THE MINIMUM NUMBER OF FIRE HYDRANTS IS ONE (1) WITH AN AVERAGE SPACING BETWEEN FIRE HYDRANTS OF 500 FEET. THE MAXIMUM DISTANCE FROM ANY POINT ON THE STREET OR ROAD FRONTAGE FROM A HYDRANT IS 250 FEET.
3. PER MESA AMENDED FIRE CODE 507.3.1 507.3.1. RESIDENTIAL DEVELOPMENTS, THE PLAT FOR RESIDENTIAL SUB-DIVISIONS SHALL HAVE THE FOLLOWING COMPLETED STATEMENT: "FIRE HYDRANT SPACING: THIS SUB-DIVISION HAS FIRE HYDRANTS SPACED AT AN AVERAGE SPACING OF 500 FEET. THIS ALLOWS THE LARGEST HOME ON THE LOTS TO BE A MAXIMUM OF 3,600 SQUARE FEET UNDER ROOF. CONSTRUCTED PER THE MESA BUILDING CODE OF AT LEAST TYPE V-B CONSTRUCTION."
4. COMPLIANCE IS REQUIRED WITH ALL PROVISIONS AND REQUIREMENTS OF IBC CHAPTER 33, SAFEGUARDS DURING CONSTRUCTION, AND; IFC CHAPTER 33 AND NFPA 241, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.
5. THERE SHALL BE A 20 FEET WIDE FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION. THIS ROAD SHALL BE AN ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (74,000 LBS./24,000LBS PER AXLE) WHEN ROADS ARE WET. THE ACCESS ROAD SHALL BE EXTENDED TO WITHIN 100 OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. A CLEARLY VISIBLE SIGN MARKED "FIRE DEPARTMENT ACCESS" IN RED LETTERS, SHALL BE PROVIDED. THE CITY TO THE ACCESS ROAD. ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. PERMANENT ACCESS PER THE MESA FIRE CODE SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY.
6. APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 25 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS. THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OF CONSTRUCTION. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE, WHEN THE WORK IS COMPLETE, THE DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN.
7. PER IFC SECTION 202 FIRE SEPARATION DISTANCE AND IRC 302 FIRE RESISTANT CONSTRUCTION THE INDIVIDUAL RESIDENTIAL BUILDINGS ARE SEPARATED TEN (10) FEET SO NO FIRE SPRINKLER OR FIRE RESISTANT CONSTRUCTION IS REQUIRED.

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***** PROJECT NUMBER			
			
			
PLAN STATUS			
DATE		DESCRIPTION	
CN	MR	DRAW	CHKD
DESIGN	H:	1" = 30'	V: NONE
SCALE			
JOB No. 050261			
DATE : 08/02/19			
PP4			
<div style="display: flex; justify-content: space-between; align-items: center;"> SHEET 4 OF 4 </div>			