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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 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.
- 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.
- 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 AND EASEMENTS 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 SEPARATIONS BETWEEN UTILITIES WITHIN PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE 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 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.
- 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 STORM WATER 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 THE DEVELOPMENT SERVICES DEPARTMENT WHEN THE RETENTION AREA IS TO REMAIN PRIVATE PROPERTY AND TO THE ENGINEERING DEPARTMENT 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 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 (ADEQ). IT IS THE OWNER'S RESPONSIBILITY TO REGISTER ALL DRYWELLS. AN AQUIFER PROTECTION PERMIT MAY BE REQUIRED BY ADEQ FOR DRYWELLS DEEMED TO BE HAZARDOUS TO GROUNDWATER.

CITY OF MESA PUBLIC WATER UTILITY NOTES

- 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 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 OR 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. 7. IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE (A.A.C.) R18-4-119, 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 THE DEVELOPMENT SERVICES DEPARTMENT AT 480-644-4273 FOR THE SPECIFIC PROCEDURE).

FIRM 04013C2290M:

AS PUBLISHED BY FEMA ON NOVEMBER 04, 2015 ZONE X (DOT HATCHED)
AREAS OF 0.2% ANNUAL CHANCE OF 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 AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

EARTHWORK ESTIMATE:

630 CY FILL, 310 CY CUT, NET 320 CY CUT WITH A 1.2 FILL FACTOR.

RETENTION STATEMENT:

THE RETENTION FOR THIS PARCEL IS PART OF A GREATER DEVELOPMENT AND ALREADY PROVIDED FOR WITHIN THE SUBDIVISION. PER DRAINAGE REPORT DATED JULY 21, 2004 - REVISED PER CITY COMMENTS, PREPARED FOR BY NORMAN ENGINEERING GROUP, INC. ENTITLED " FINAL DRAINAGE REPORT FOR SPROUTS CENTER MESA, ARIZONA 1225 S HIGLEY ROAD".

5215 E SOUTHERN AVENUE, PRELIMINARY SITE IMPROVEMENT PLANS
OF LOT 2, SPROUTS CENTER, ACCORDING TO BOOK 703 OF MAPS, PAGE 34, M.C.R.
A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 6
EAST OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND

- FOUND 3" CITY OF MESA BRASS CAP IN POTHOLE
- FOUND 1/2" REBAR WITH CAP "LS 31020"
- FOUND P.K. NAIL WITH TAG "LS 31020"
- CALCULATED POSITION - NOTHING FOUND OR SET
- STREET CENTERLINE
- SUBJECT PROPERTY LINE
- TIES
- EASEMENT LINE
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- C.V.A.E. CONTROLLED VEHICULAR ACCESS EASEMENT
- C.B. CATCH BASIN
- T.B.M. TEMPORARY BENCHMARK
- EL. ELEVATION

- ELECTRIC TRANSFORMER
- ELECTRIC J-BOX
- LIGHT POLE
- STREET LIGHT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE/BOX
- TELEPHONE J-BOX
- CABLE TV J-BOX/VAULT
- CABLE TV MANHOLE
- SANITARY SEWER MANHOLE
- SIGN
- HANDICAP RAMP
- MESQUITE TREE
- DECIDUOUS TREE
- CONCRETE

OWNER INFORMATION:

DCT PROPERTIES MESA, LLC

4309 W. NOB HILL BLVD.
YAKIMA, WA 98908

PARCEL INFORMATION:

APN: 141-53-884

ADDRESS:
5215 E. SOUTHERN AVE.
MESA, AZ 85206

AREA:
42,892 SQ. FT. / 0.98466 ACRES

LEGAL DESCRIPTION:

(PER DEED AS RECORDED IN DOCUMENT No. 2019-0095381, M.C.R.)

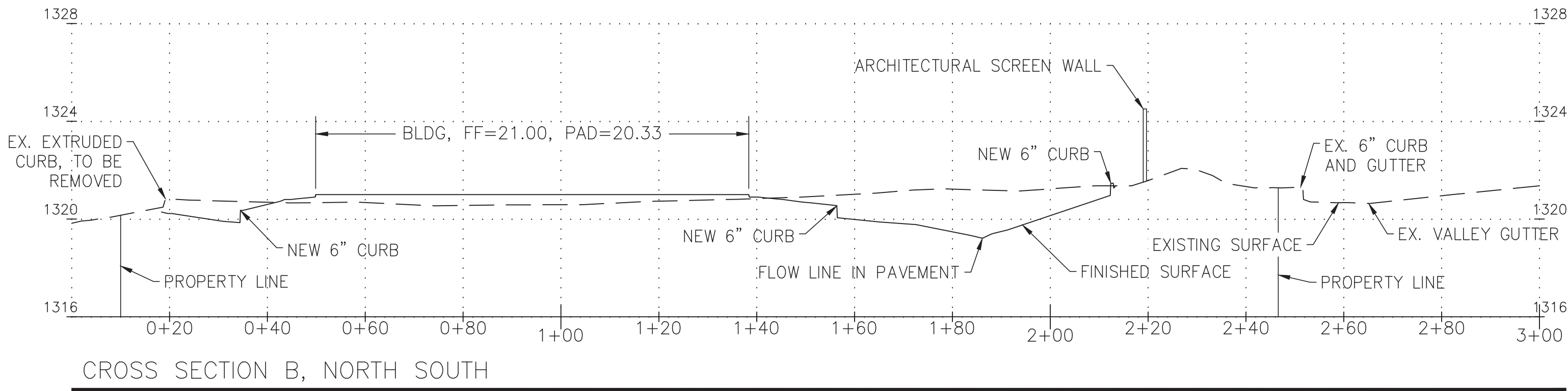
LOT 2, SPROUTS CENTER, ACCORDING TO BOOK 703 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARING:

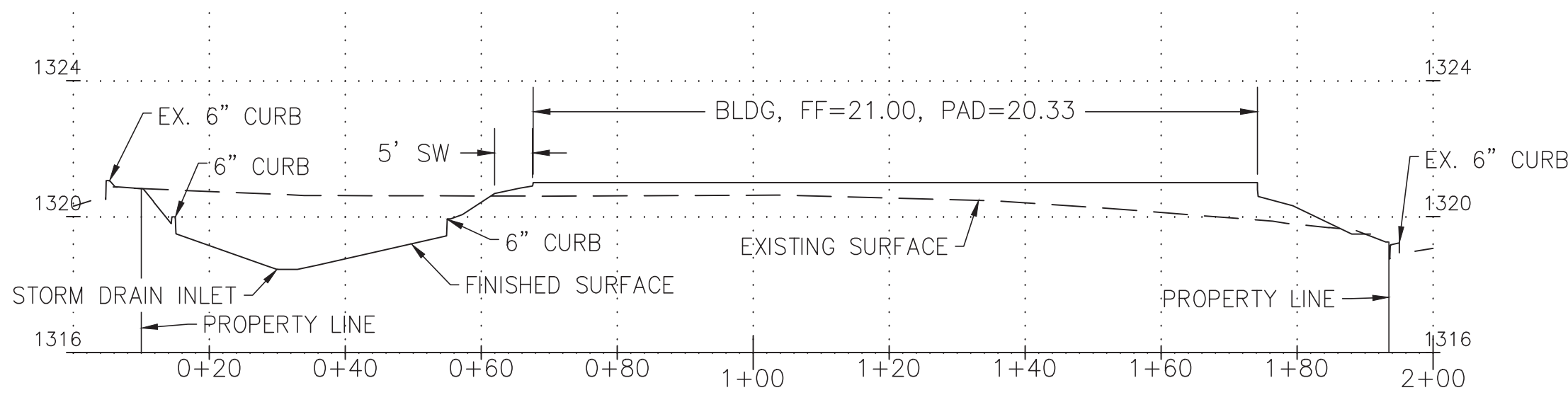
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 6 EAST. SAID BEARING BEING NORTH 89°39'09" EAST (PLAT & BOOK 1182 OF MAPS, PAGE 15, M.C.R.)

PROJECT BENCHMARK:

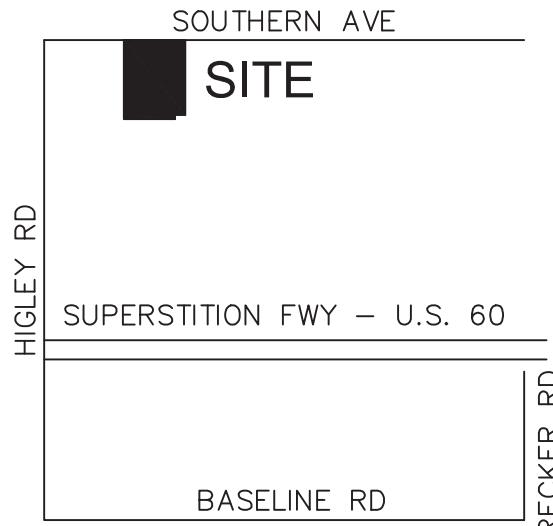
3" CITY OF MESA BRASS CAP IN HAND HOLE (DOWN 1.0') BEING THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 6 EAST.
GDACS PUBLISHED ELEVATION = 1319.116 (NAVD 1988 DATUM).



CROSS SECTION B, NORTH SOUTH



CROSS SECTION A, EAST WEST



VICINITY MAP
NOT TO SCALE

SHEET INDEX:

- C1.0.....COVER SHEET, NOTES AND PROFILES
- C2.0.....SITE IMPROVEMENT PLAN

1	PZ SITE RESUBMITTAL	3-23-20
REV NO.	COMMENT	DATE
		 PO BOX 31964 MESA, ARIZONA 85275-1964 TEL: 480-489-4450 EMAIL: Spencer@theSiteEngineers.com
FINN ARCHITECTS		
5215 E. SOUTHERN AVENUE MESA, ARIZONA 85206 PRELIMINARY GRADING AND DRAINAGE PLAN		
SE NO. S190822	DESIGNED SJE	DRAWN SJE
CHECKED KLE	SHEET NO. 01 of 02	C1.0

SOUTHERN AVE

HIGLEY RD

RECKER RD

BASILINE RD

SITE

SUPERSTITION FWY — U.S. 60


VICINITY MAP


NOT TO SCALE

N



1	PZ SITE RESUBMITTAL	3-23-20
REV NO.	COMMENT	DATE





SITE
ENGINEERS

PO BOX 31964
 MESA, ARIZONA 85275-1964
 TEL: 480-489-4450
 EMAIL: Spencer@theSiteEngineers.com

FINN ARCHITECTS

5215 E SOUTHERN AVENUE

MESA, ARIZONA 85206

PRELIMINARY GRADING AND DRAINAGE PLAN

SE NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
5190822	SJE	SJE	KLE	02 OF 02	C2.0