

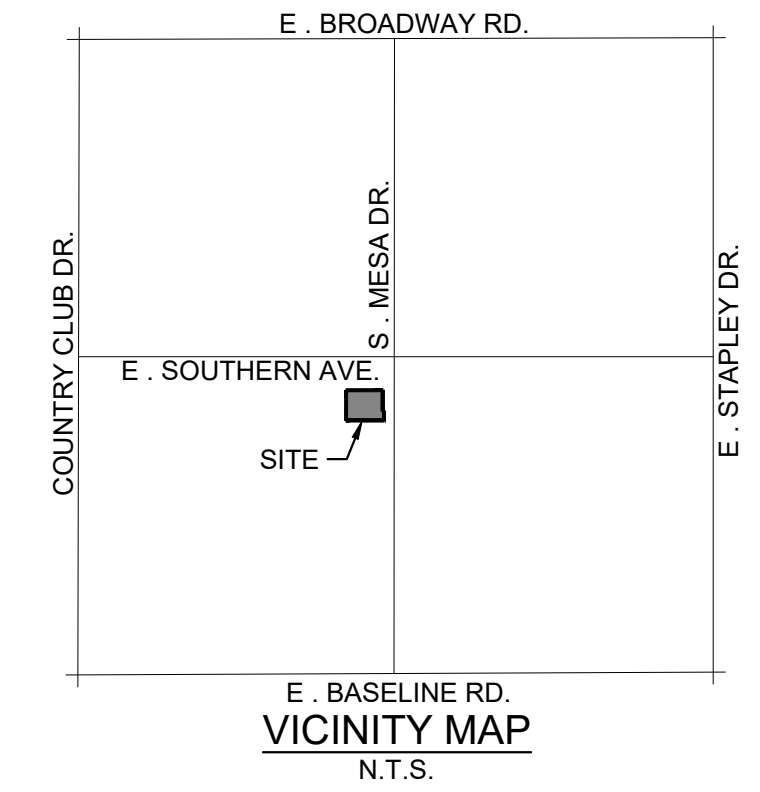
CITY OF MESA GENERAL NOTES

- ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS PUBLISHED 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 AT [HTTP://WWW.MESA.AZ.GOV/DEV/SUSTAIN/CONSTRUCTIONPERMITS.ASPX](http://www.mesaaz.gov/dev/sustain/constructionpermits.aspx). THE CONTRACTOR SHALL OBTAIN 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 CONTRACTORS 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 ENVIRONMENT 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 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 DAMAGED 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

NEW PAD 'A'

SWC EAST MESA DRIVE AND SOUTHERN AVENUE

LOCATED WITHIN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER

RED MOUNTAIN ASSET FUND II, LLC
 1234 EAST 17TH STREET
 SANTA ANA, CA 92701
 CONTACT: JOHN CLAY
 PHONE: (714) 460-1524
 EMAIL: JCLAY@RMIRGINC.COM

LAND SURVEYOR

SYNERGY GEOMATICS
 2125 E. 5TH STREET, #101
 TEMPE, ARIZONA 85281
 CONTACT: ROBERT UNGER
 PHONE: 480-406-3648

PROPERTY INFORMATION

LOCATION: 1230 S. MESA DRIVE, MESA, AZ 85201
 PLAZA MESA SHOPPING CENTER
 MCR: 296-40

EXISTING ZONING: LC

PARCEL NUMBER: 139-48-295A

SITE AREA: 12,274 SF

LOT COVERAGE: 7,133 SF

BUILDING AREA: 1,265 SF

BENCH MARK

(SYN-GEO #1101)
 CITY OF MESA BRASS TAG IN TOP OF CURB
 NORTHWEST CORNER OF
 BASELINE ROAD AND MESA DRIVE
 GRID NORTH: 865,454.0191FT
 GRID EAST: 727,961.3361FT
 ELEVATION=1,213.480 (NAVD88 DATUM)
 3707 EAST SOUTHERN AVENUE

FLOOD ZONE

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 04013C2264M, DATED NOVEMBER 4, 2015. THE PROJECT SITE IS IN ZONE X, DEFINED AS A 0.2% ANNUAL CHANCE FLOOD HAZARD, AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

A DEFINED FLOOD PLAIN ZONE IS LOCATED WEST OF AND ADJACENT TO THE CONSTRUCTION AREA. THE LIMITS OF THE EFFECTIVE STUDY DO NOT EXTEND THROUGH THE ENTIRE PROPERTY. SEE DRAINAGE STATEMENT PREPARED BY MATRIX DESIGN GROUP AND A PART OF THIS SUBMITTAL.

DRAINAGE NOTE:

HISTORICAL ENTRY POINTS AND OUTFALL POINTS HAVE NOT BEEN CHANGED.

ESTIMATED CUT/ FILL QUANTITIES

CUT = 190.43 CY
 FILL = 134.76 CY
 NET = 55.67 CY (REMAINING IS FILL)

CONTRACTOR TO PERFORM INDEPENDENT CALCULATIONS INVOLVING EARTHWORK QUANTITIES AND TO NOTIFY ENGINEER OF DISCREPANCIES. THE ENGINEER DOES NOT WARRANT ANY EARTHWORK QUANTITIES SHOWN WITHIN PROJECT PLANS.

*THE NUMBERS PROVIDED ARE RAW & UNADJUSTED.

FINISH FLOOR CERTIFICATION

FINISHED FLOORS ARE SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT AND IS CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS.

AS-BUILT CERTIFICATION

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

REGISTERED LAND SURVEYOR OR ENGINEER	DATE
REGISTRATION NUMBER	
COMPANY NAME	SYNERGY GEOMATICS
ADDRESS	2125 E. 5TH STREET, #101, GLENDALE AZ 85310
PHONE NUMBER	480-406-3648

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION R4-30-301 OF THE RULES OF THE ARIZONA STATE BOARD OF TECHNICAL REGISTRATION, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE REVIEW OF THE PROJECT DRAWINGS AND SPECIFICATIONS BY MARICOPA COUNTY IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR THE PROJECT DESIGN.

DRAINAGE STATEMENT AND RETENTION CALCULATIONS:

THIS SITE IS AN EXISTING RETAIL STRIP MALL THAT HAS AN EXISTING DIRT PAD AND PARKING LOT WHICH WE ARE IMPROVING WITH A PROPOSED BUILDING, PARKING LOT AND LANDSCAPING. THE EXISTING DIRT AREA IS SMALLER THAN THE PROPOSED LANDSCAPING THAT WE ARE PUTTING BACK. THEREFORE, WE ARE IMPROVING THE DRAINAGE IMPACT ON THIS SITE BY ADDING MORE LANDSCAPE AREA. NO ADDITIONAL RETENTION WILL BE REQUIRED FOR THE ABOVE REASON AND ALL DRAINAGE WILL FLOW INTO SAME EXISTING STORM DRAIN SYSTEM AS BEFORE.

$V_R = A * C * (D/12)$
 A = ACRES
 C = 0.50 DESERT LANDSCAPE, 0.95 HARDSCAPE
 D = 2.16"

EXISTING VOLUME:	PROPOSED VOLUME:
WEIGHTED COEFFICIENT VALUE:	WEIGHTED COEFFICIENT VALUE:
C = 3.191/29,070*0.50	C = 9.086/29,070*0.50
C = 0.05 DIRT AREA	C = 0.16 LANDSCAPE AREA
C = 25.879/29,070*0.95	C = 19.984/29,070*0.95
C = 0.85 HARDSCAPE AREA	C = 0.65 HARDSCAPE AREA
C = 0.05 + 0.85	C = 0.16 + 0.65
C = 0.90	C = 0.81

$V_R = 29,070 \text{ SF} * 0.90 * (2.16/12)$
 $V_R = 4,710 \text{ CF EXISTING CONDITION}$

$V_P = 29,070 \text{ SF} * 0.81 * (2.16/12)$
 $V_P = 4,238 \text{ CF PROPOSED VOLUME}$

PROPOSED RETENTION:
 $V_p = (\text{TOP AREA} + \text{BOTT. AREA})/2 * \text{DEPTH}$
 $V_p = (1,072 \text{ SF} + 523 \text{ SF})/2 * 1'$
 $V_p = 798 \text{ CF}$

TOTAL ADDITIONAL VOLUME:
 $V_p = 472 \text{ CF OF ADDITIONAL VOLUME DUE TO ADDITIONAL PROPOSED LANDSCAPE AREA.}$
 $V_p = \text{XXXX CF OF ADDITIONAL VOLUME DUE TO A PROPOSED SELF RETAINING BASIN.}$

THIS PROPOSED IMPROVEMENT IS PRODUCING LESS DRAINAGE VOLUME THAN THE EXISTING CONDITION AND HAS AN ADDITIONAL RETENTION BASIN. THESE IMPROVEMENTS WILL FLOW TO THE SAME EXISTING SYSTEM VIA SHEET FLOW, STORM DRAIN AND CATCH BASINS AS PREVIOUSLY DESIGNED. THEREFORE, NO ADDITIONAL RETENTION IS NEEDED.

STORM DRAIN QUANTITIES	
CATCH BASIN	2 EA
15" HDPE	135 LF

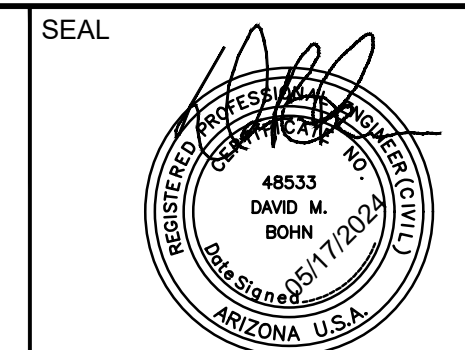
PAVING QUANTITIES	
ASPHALT PAVEMENT	1119 SY
6" THICK CONCRETE	263 SY
3" VALLEY GUTTER	59 SY
6" VERTICAL CURB AND GUTTER	577 LF
6" SINGLE CURB	844 LF
SIDEWALK	263 SY
DOUBLE TRASH ENCLOSURE	1 EA
WATER VALVE PAVEMENT ADJUSTMENT	4 EA
SIDEWALK RAMP	5 EA

WATER QUANTITIES	
2" ROLL TYPE "K" COPPER PIPE	101 LF
2" DOMESTIC SERVICE	17 LF
1.5" WATER METER	1 EA
2" 45° BEND	1 EA

FIRE QUANTITIES	
2" ROLL TYPE "K" COPPER PIPE	123 LF
2" 45° BEND	1 EA

SEWER QUANTITIES	
4" SDR-35 SEWER LINE	173 LF

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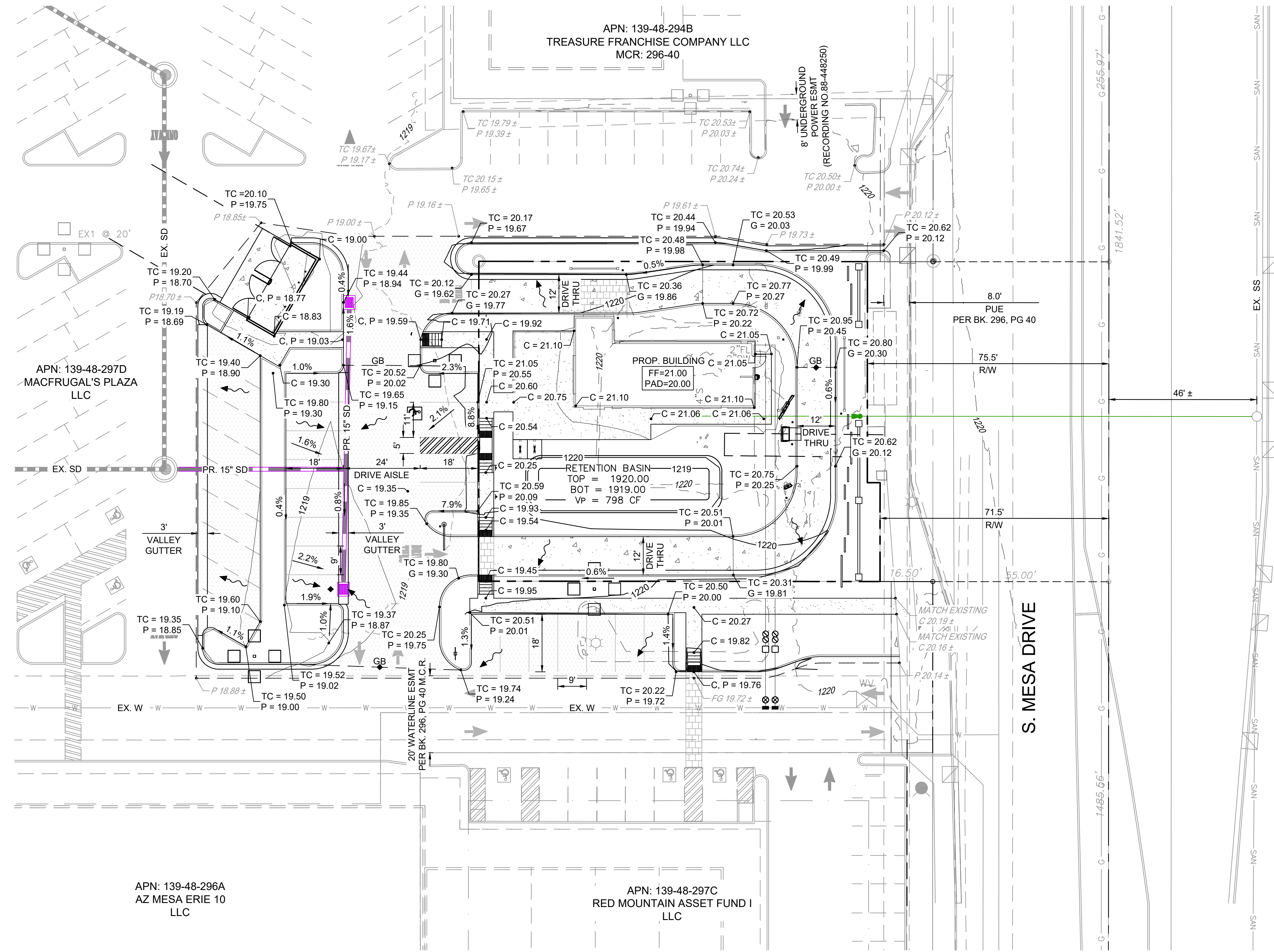
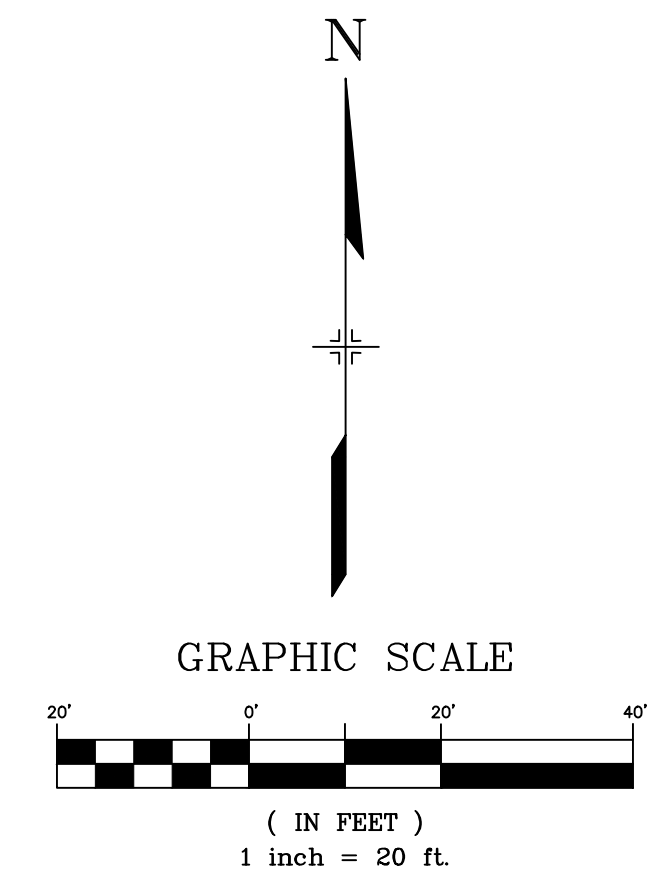


NEW PAD 'A'

MESA DRIVE & SOUTHREN AVENUE

TITLE SHEET

DESIGNED BY: JAW	SCALE:	DATE ISSUED: May 2024	DRAWING No. 01
DRAWN BY: JAW	HORIZ.:	VERT.:	01 OF 06
CHECKED BY: GSM	NA	SHEET	



DRAINAGE STATEMENT AND RETENTION CALCULATIONS:

THIS SITE IS AN EXISTING RETAIL STRIP MALL THAT HAS AN EXISTING DIRT PAD AND PARKING LOT WHICH WE ARE IMPROVING WITH A PROPOSED BUILDING, PARKING LOT AND LANDSCAPING. THE EXISTING DIRT AREA IS SMALLER THAN THE PROPOSED LANDSCAPING THAT WE ARE PUTTING BACK. THEREFORE, WE ARE IMPROVING THE DRAINAGE IMPACT ON THIS SITE BY ADDING MORE LANDSCAPE AREA. NO ADDITIONAL RETENTION WILL BE REQUIRED FOR THE ABOVE REASON AND ALL DRAINAGE WILL FLOW INTO SAME EXISTING STORM DRAIN SYSTEM AS BEFORE.

$V_R = A * C * (D/12)$
 A = ACRES
 C = 0.50 DESERT LANDSCAPE, 0.95 HARDSCAPE
 D = 2.16"

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WEIGHTED COEFFICIENT VALUE:	WEIGHTED COEFFICIENT VALUE:
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C = 0.05 DIRT AREA	C = 0.16 LANDSCAPE AREA
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C = 0.85 HARDSCAPE AREA	C = 0.65 HARDSCAPE AREA
C = 0.05 + 0.85	C = 0.16 + 0.65
C = 0.90	C = 0.81

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 $V_R = 4,710 \text{ CF EXISTING CONDITION}$

$V_p = 29,070 \text{ SF} * 0.81 * (2.16/12)$
 $V_p = 4,238 \text{ CF PROPOSED VOLUME}$

PROPOSED RETENTION:
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 $V_p = (1,072 \text{ SF} + 523 \text{ SF})/2 * 1'$
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TOTAL ADDITIONAL VOLUME:
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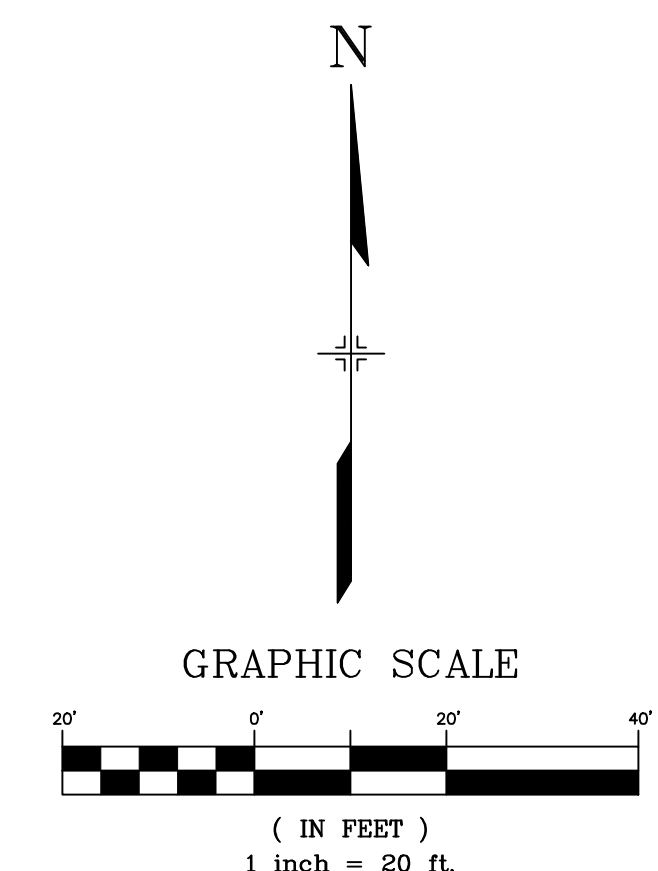
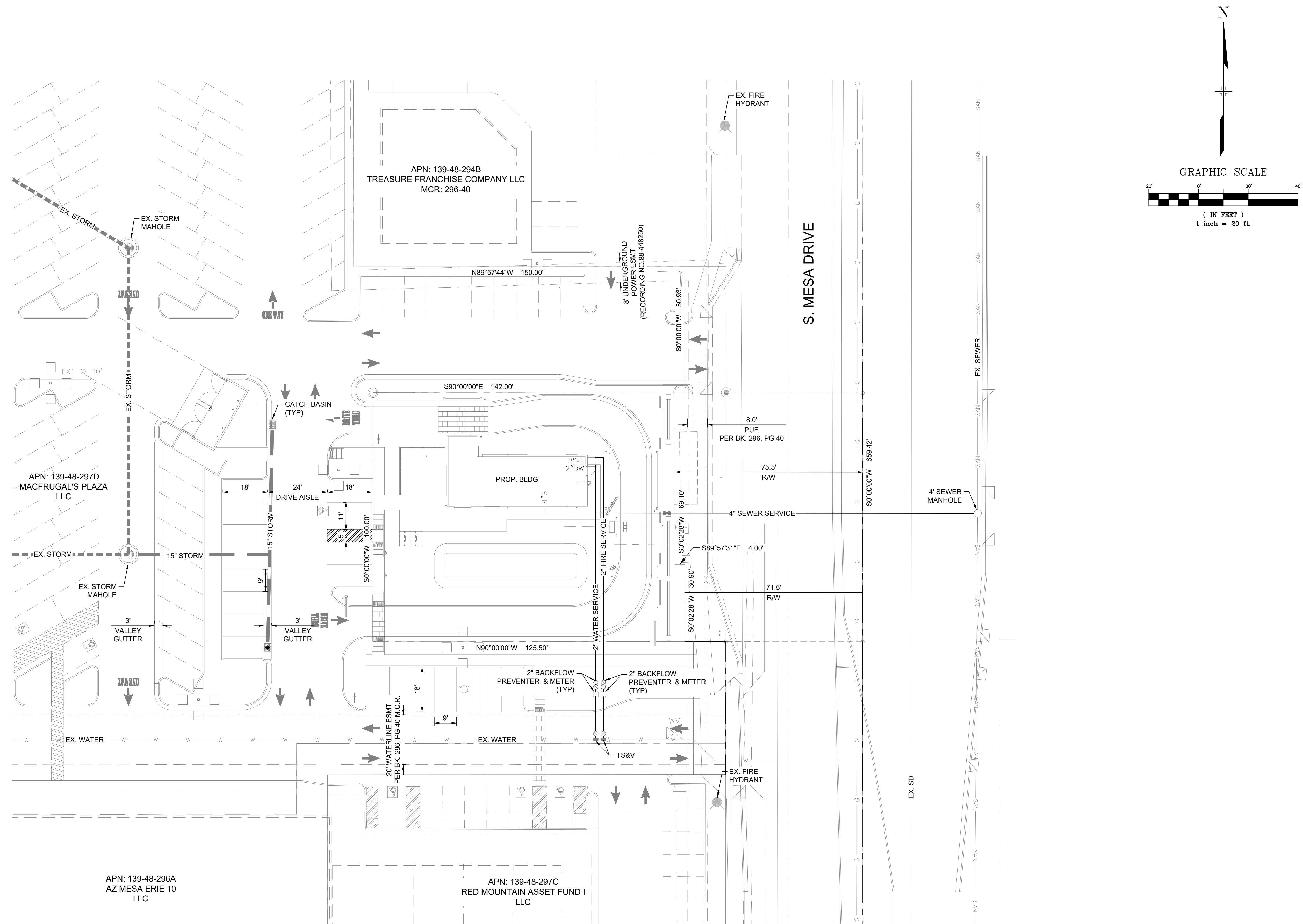
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X-EX-SITE				
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CTB FILE: Matrix.ctb				
PLOT DATE: July 24, 2024 4:21:42 PM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



SEAL

FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. XX.XXX.XXXX

NEW PAD 'A'			
MESA DRIVE & SOUTHERN AVENUE			
PRELIMINARY GRADING AND DRAINAGE			
DESIGNED BY: JAW	SCALE: 1" = 20'	DATE ISSUED: July 2024	DRAWING No. 02
DRAWN BY: JAW	HORIZ: N/A	SHEET 02 OF 03	
CHECKED BY: GSM	VERT: N/A		



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X-TITLE-SHEET			
X-EX-SITE			
No.	DATE	DESCRIPTION	BY
REVISIONS			
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THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

PREPARED BY:

SEAL

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. XX.XXX.XXXX

NEW PAD 'A'			
MESA DRIVE & SOUTHERN AVENUE			
PRELIMINARY UTILITY PLAN			
DESIGNED BY: JAW	SCALE: 1" = 30'	DATE ISSUED: July 2024	DRAWING No. 3
DRAWN BY: JAW	HORIZ. N/A	SHEET 03 OF 03	
CHECKED BY: GSM	VERT. N/A		