

NARRATIVE REPORT FOR “COUNTRY CLUB APARTMENTS”

Located in the City of Mesa, Arizona.

Application for Site Plan and Design Review Board approval

Prepared By:

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**NARRATIVE REPORT
FOR “COUNTRY CLUB APARTMENTS”**

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1. APPLICATION REQUEST

Per request by the applicant, the purpose of the narrative is to request for a Site Plan Approval to the proposed 3.1659 gross acres / 2.2731 net acres multi-family residential development located on 333 W. Brown Road, Mesa, 85201.

2. LOCATION AND DESCRIPTION

The proposal is to develop a 2.27 acre apartment multi-family residential development with community amenities. The property is located to the east side of Country Club Road and just south of Brown Road and is currently vacant undeveloped land.

Immediately west of the proposed site is an existing commercial property that is owned by Bridewell LLC. To the south of the site, are existing office buildings owned by Misir Investment Holding LLC and Arizona LLC. Located to the southeast and east of the property is existing multi-family residential buildings that are owned and maintained by Sun-Mesa Investment Properties LLC, who is coincidentally the seller of the subject property. Coordination with this owner is already initiated.

Access to the property will be proposed at two separate locations. The main access point will be found along Brown Road to the north and east of the site. The secondary access point, which will be an egress only (and emergency vehicular) access point is proposed along the west at Country Club Road.

3. COMPLIANCE WITH GENERAL PLAN & ZONING

This property is surrounded on three sides by existing developments. On the north, is found Brown Road and an existing commercial. To the west and south, is located Country Club Road and existing commercial and office properties which are owned and maintained by several groups. To the east is an existing residential development.

The property is currently zoned as RM-4 in the City of Mesa. All surrounding properties, including the subject parcel, fall under the City of Mesa General Plan designation as "Employment". Based on the existing zoning code and surrounding area land uses, the property is compatible for multi-family residential development and use. It is further understood by the

applicant that the property has been vacant undeveloped land for nearly two decades and has been the site for trash deposits and transients. Improvements to this property would be a huge benefit to not only the City of Mesa, but also to the local businesses and residents adjacent. See Development Standards Comparison Table below:

DEVELOPMENT STANDARDS COMPARISON TABLE 1.

	MZO Required	PAD Proposed
Minimum Building Setbacks		
MZO Section 11-5-5	4-lane arterial: 20 ft	10 ft
Front and Street Facing Side		

It is not the intention for the developer to propose any kind of rezoning PAD overlay for Site Plan Approval except for the minimum building setback along Brown Road to be revised from 20' to 10' minimum. It is further understood by the applicant that the property has been vacant undeveloped land for well over three decades.

The development meets the development standards for City of Mesa Zoning Ordinance Chapter 5, 11-5-5, as well as Table 11-6-3(B), as applicable. Per Table 11-32-3.A: Required Parking Spaces By Use, a multi-family development requires 2.1 stalls per dwelling unit. This is achieved with open lot parking located all along the perimeter of the development. Per MZO Section 11-32-3-D.2, the total required parking for the site is 56 x 2.1 stalls/unit = 117.6 stalls or 118 stalls total. The proposed parking lot provides 118 stalls, meeting this requirement.

Based on review of the area, both the current zoning and General Plan Land Use, residential development is an agreeable use for this property. The location is ideal as it sits near several schools and high schools within the Mesa School District, close proximity to both the US 60 and 202, and the site provides a unique residential product that is much needed within the City and this area. The property has sat undeveloped for well over 30 years, aggregating trash, debris, transients, as well as nuisance vegetation. Development of this property will not only be a tremendous boost to the character of the area, but also will make the area safer and more appealing to current and future residents. The proposed development *Country Club Apartments* will continue to support the City of Mesa's goals, policies, development standards and strategies

as set forth in the General Plan and Zoning by promoting a safe, superior and unique living experience.

4. OPERATIONAL ASPECTS OF USE

Frontage along the property is intended to remain as is with minor improvements that may include sidewalk and landscaping along its frontage. The secondary access to the west is intended to be an “exit-only” access to the residents, but will function as emergency and waste management access as well. No significant improvements along Country Club Road and Brown Road are anticipated at this time.

The site is a proposed multi-family residential community. It has been determined that this site will be gated with the entrance access point entering from Brown Road. Adequate maneuverability is provided to allow vehicles to make a “U-turn” prior to entering the gate. Entrance from Country Club is not proposed and signage will be provided to signal “no access” at that location.

A CMU block wall will be located along the south and east to act as a barrier to the commercial and apartment properties, and view fence will be proposed along Country Club and Brown Roads.

The property will be managed by onsite property management. The property management / property owner will maintain internal roadways, infrastructure, buildings, landscaping, amenities, etc. Typical hours of operation will be 9 am to 5 pm, but considering the nature of the property, it is understood that these hours are not absolute. It is anticipated that the development is intended for newly married / younger family and retiree residents.

5. PROPOSED INFRASTRUCTURE

Electric service is provided by APS. Domestic Water and sewer will be provided by the City of Mesa. Refuse is by private contract. Police services are provided by the City of Mesa. Fire services is the City of Mesa. No natural gas will be used on the project, although it has not been ruled out depending on its availability. All utilities within the site will be privately operated and maintained.

PUBLIC UTILITIES	SERVICE PROVIDERS
Fire Protection	Mesa
Police Protection	Mesa
School District	Mesa Unified School District
Water	Mesa
Wastewater	Mesa
Telephone	Century Link, Cox
Natural Gas	NA
Refuse	Private Contractor
Electric	APS

As noted, Country Club and Brown Roads are fully developed along the west and the north. As part of the improvements to the site, the existing drainage pattern will not be altered and the developer and his engineer will ensure that all onsite retention requirements are met. At the time of the Development Application, a full Drainage Report shall be provided for approval.

6. DEVELOPMENT SCHEDULE

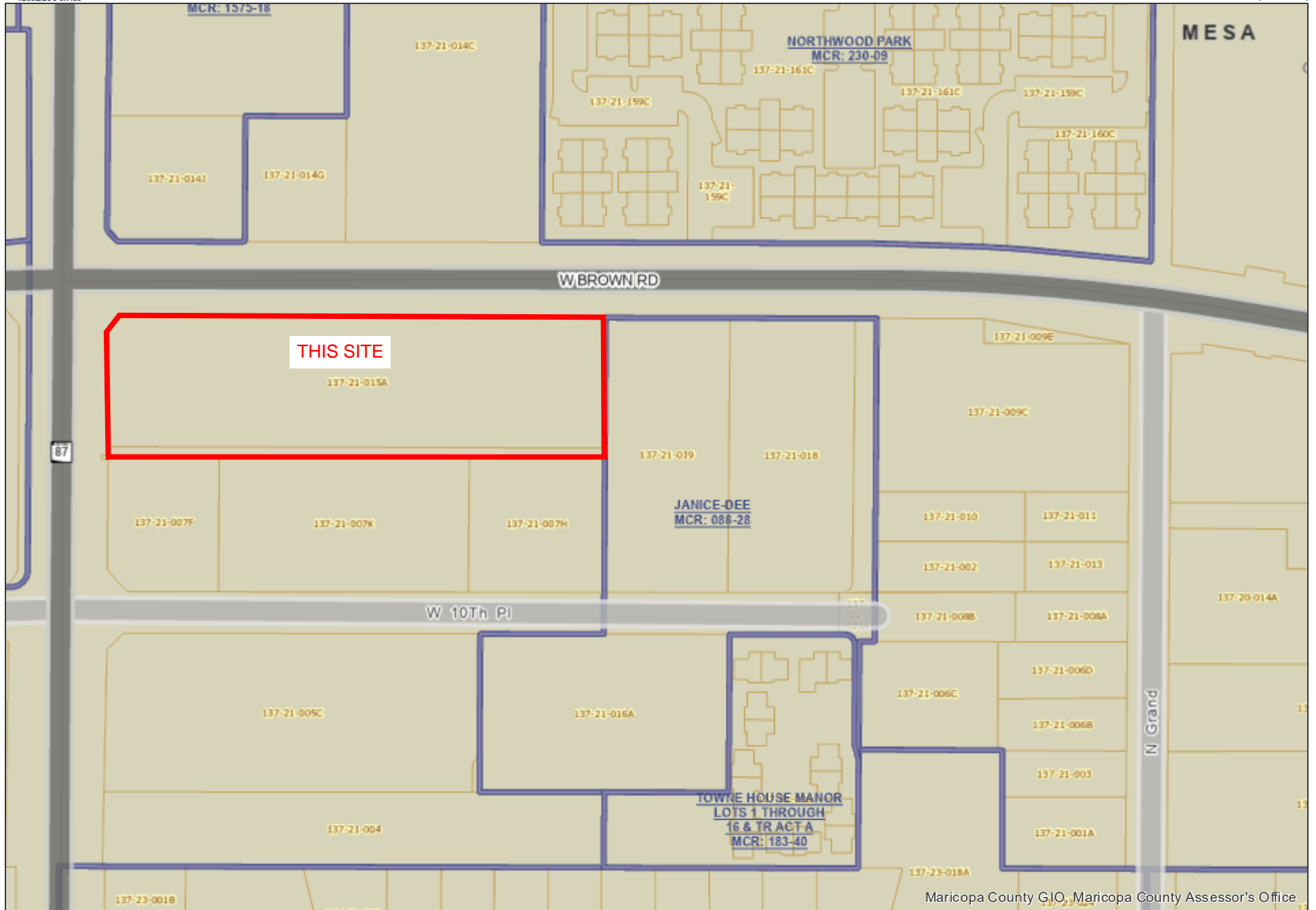
It is not expected that this property will be developed in phases. A development schedule has not been established as of yet, however it is expected that the permit and entitlement process at the City will take approximately 8-12 months for final approvals. At which time, the developer will initiate construction and construction is expected to take another 9-12 months depending on market conditions.

7. SUMMARY

The Country Club Apartments site is ideal for a multi-family development. There is a demand in the area for attainable housing in Mesa and inadequate supply. More housing in this area will generate a higher demand for commerce, including supermarkets, convenience stores, offices, retail, etc. It is the intent and desire of the developer to work hand in hand with the City as well as the neighbors to create a viable development that benefits not only the existing neighborhood, but also the future residents.

APPENDIX A

PARCEL MAP



AERIAL MAP

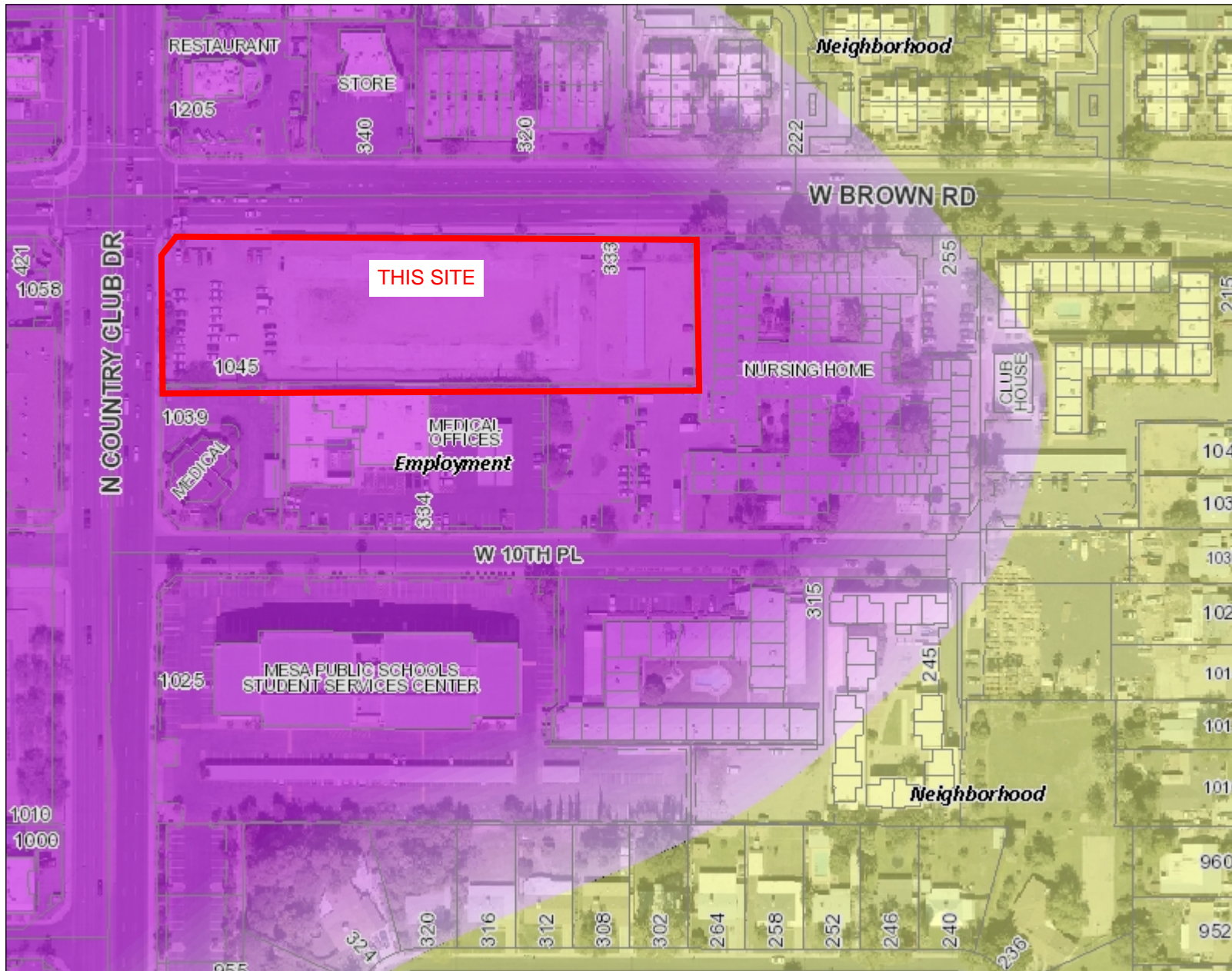




Planning & Zoning GENERAL PLAN MAP

Legend

- Planning Area
- Arterials
 - FRWY
 - ARTL
 - RAMP
- GeneralPlan2040
 - Station Area
 - Transit Corridor
 - Proposed Transit Corridor
 - Downtown
 - Employment
 - Mixed Use Activity District
 - Mixed Use Activity / Employment
 - Mixed Use Community
 - Neighborhood Village
 - Park
 - Neighborhood
 - Specialty
- High Resolution
- Regional



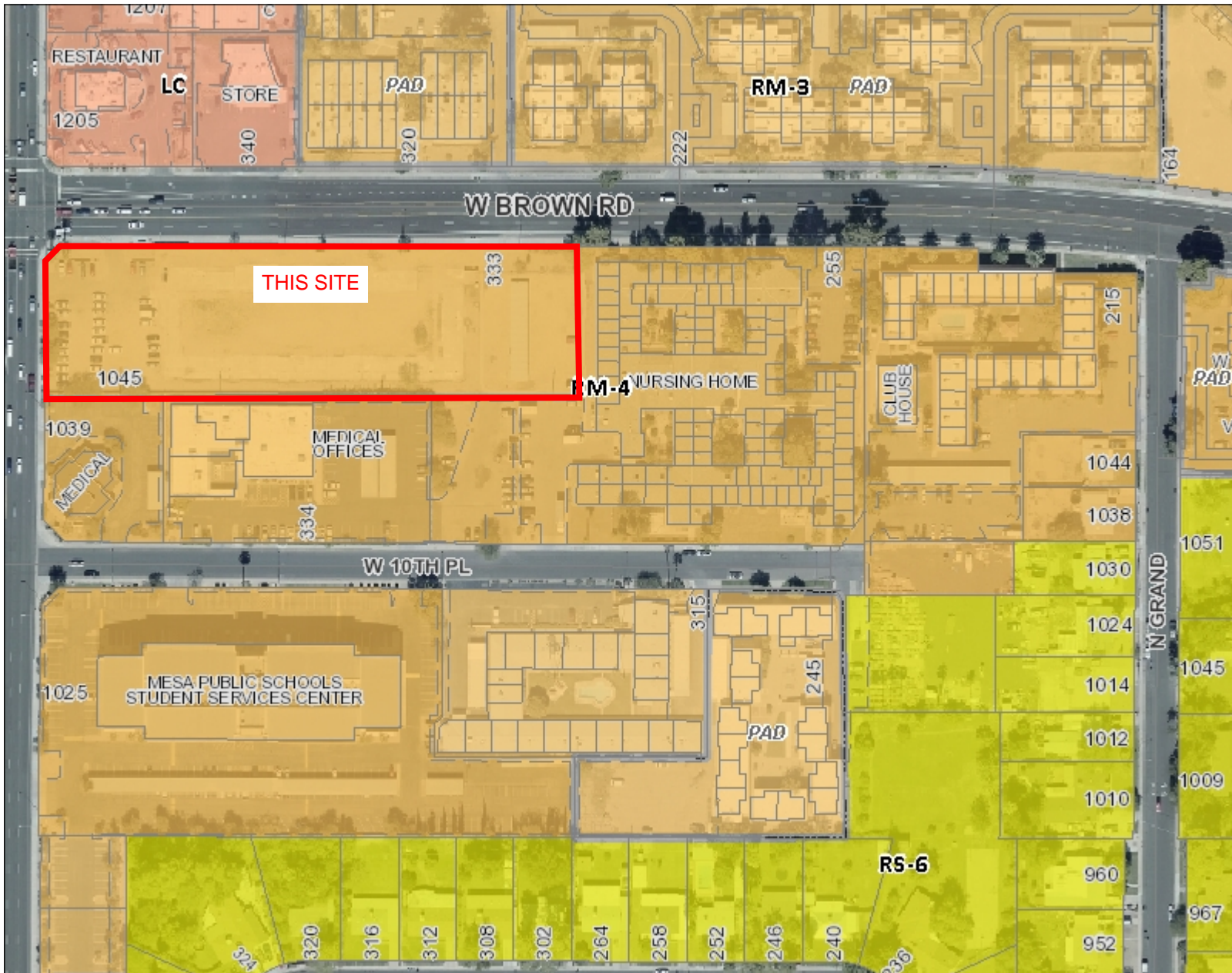
0.1 0 0.04 0.1 Miles



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Legend

- Planning Area
- Arterials**
 - FRWY
 - ARTL
 - RAMP
- Overlay**
 - AF
 - AS
 - BIZ
 - CUP
 - DE
 - DPA
 - HD
 - HL
 - PAD
- Zoning**
 - AG
 - DB-1
 - DB-2
 - DC
 - DR-1
 - DR-2
 - DR-3
 - EO
 - LI
 - GI
 - HI
 - ID-1
 - ID-2
 - MX
 - OC
 - LC
 - NC
 - GC

Notes

0.1 0 0.04 0.1 Miles



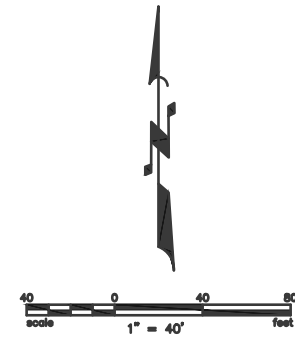
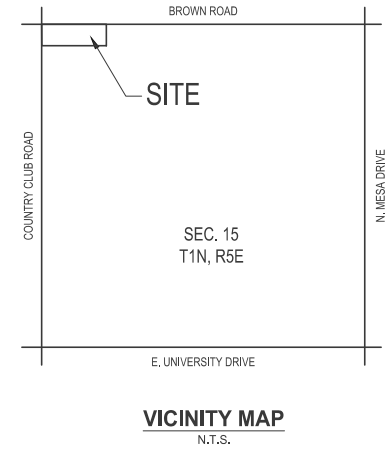
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

PRELIMINARY SITE PLAN FOR COUNTRY CLUB APARTMENTS

CITY OF MESA ARIZONA

A PORTION OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE
GILA AND SALT RIVER AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1: (APN NO. 137-21-007B)

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 50 FEET EAST AND 155 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE SOUTH, 10.11 FEET;

THENCE EAST, 616.33 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER WHICH IS 165.12 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE NORTH, 10.12 FEET;

THENCE WEST, 616.33 FEET TO THE POINT OF BEGINNING;
EXCEPT COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;

THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, A DISTANCE OF 830.53 FEET;

THENCE SOUTH 89 DEGREES 49 MINUTES 32 SECONDS EAST, A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 89 DEGREES 59 MINUTES 31 SECONDS EAST, A DISTANCE OF 6.00 FEET;

THENCE NORTH 00 DEGREES 10 MINUTES 27 SECONDS EAST, A DISTANCE OF 10.11 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 30 SECONDS WEST, A DISTANCE OF 6.00 FEET;

THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, A DISTANCE OF 10.11 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2: (APN NO. 137-21-015A)

THE NORTH 155 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WESTERLY 50 FEET THEREOF; AND

EXCEPT BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15, SAID POINT LYING 50 FEET EAST OF THE NORTHWEST CORNER THEREOF;

THENCE EAST 10 FEET ALONG SAID NORTH LINE;

THENCE SOUTHWESTERLY TO A POINT WHICH LIES 10 FEET SOUTH AND 50 FEET EAST OF THE NORTHWEST CORNER, OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE NORTH 10 FEET TO THE POINT OF BEGINNING; AND

EXCEPT COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;

THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, A DISTANCE OF 675.42 FEET;

THENCE SOUTH 89 DEGREES 49 MINUTES 32 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, A DISTANCE OF 145.00 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 30 SECONDS EAST, A DISTANCE OF 6.00 FEET;

THENCE NORTH 00 DEGREES 10 MINUTES 27 SECONDS EAST, A DISTANCE OF 140.00 FEET;

THENCE NORTH 45 DEGREES 04 MINUTES 59 SECONDS EAST, A DISTANCE OF 21.24 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 30 SECONDS WEST, A DISTANCE OF 11.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF BROWN ROAD;

THENCE SOUTH 45 DEGREES 04 MINUTES 59 SECONDS WEST, A DISTANCE OF 14.16 FEET TO THE POINT OF BEGINNING.

APN: 137-21-015A, 137-21-007H, 137-21-007B

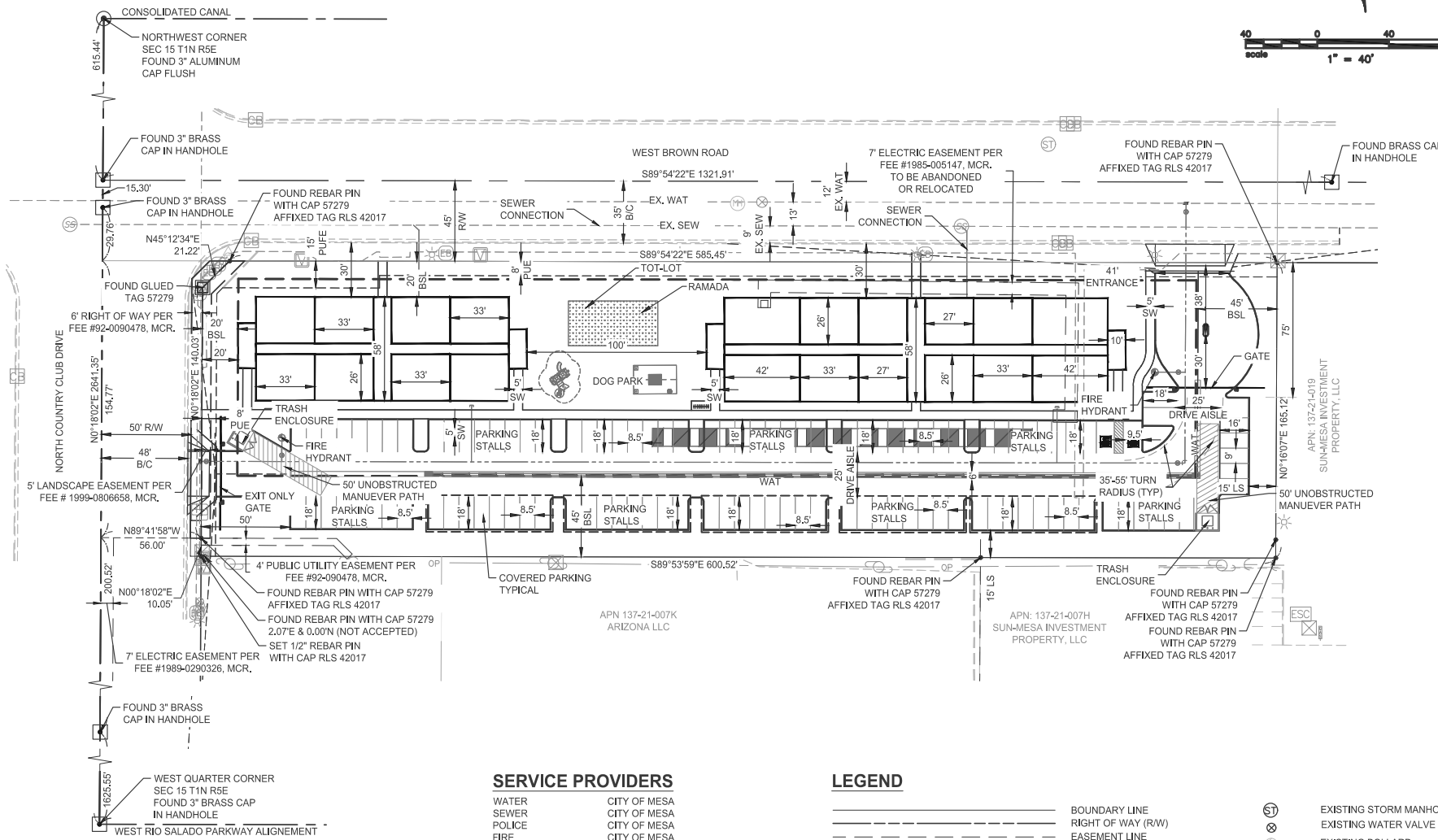
FLOOD INSURANCE RATE MAP (F.I.R.M.) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	FIRM DATE (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013C	2265	M	11/04/15	X	N/A

FLOOD NOTE

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" SHADED DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04013C2265M WITH A DATE IDENTIFICATION OF NOVEMBER 04, 2015, COMMUNITY 040048 (CITY OF MESA).

ZONE "X" SHADED IS LABELED AS: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.



SERVICE PROVIDERS

WATER	CITY OF MESA
SEWER	CITY OF MESA
POLICE	CITY OF MESA
FIRE	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT

LEGEND

	BOUNDARY LINE		EXISTING STORM MANHOLE
	RIGHT OF WAY (RW)		EXISTING WATER VALVE
	EASEMENT LINE		EXISTING BOLLARD
	CENTER LINE		EXISTING UTILITY POLE
	PROPOSED CURB		EXISTING DOWN GUY WIRE
	SIDEWALK LINE		EXISTING CATCH BASIN
	VALLEY GUTTER		EXISTING GAS LINE MARKER
	WATER LINE		EXISTING SWITCH CABINET
	SEWER LINE		EXISTING TRANSFORMER
	STORM DRAIN LINE		EXISTING JUNCTION BOX
	EXISTING CURB		EXISTING LIGHT POLE
	EXISTING WATER		EXISTING STREET SIGN
	EXISTING SEWER		EXISTING IRRIGATION
	FIRE HYDRANT		CONTROL VALVE
	WATER VALVE		EXISTING VAULT
	BRASS CAP IN HANDHOLE		CLEANOUT
	BRASS CAP (OR AS NOTED)		MANHOLE
	REBAR (AS NOTED)		
	CHISELED "X"		
	CONCRETE NAIL (AS NOTES)		
	LOT NUMBER		

	PRIVATE AREA
	LIMITED COMMON AREA
	COMMON AREA

DEVELOPER

ENZO AND JAX LLC
66 S. DOBSON RD, UNIT 116
MESA, AZ 85202

ENGINEER

BFH GROUP
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446
CONTACT: DAVID M. BOHN

SHEET INDEX

- PRELIMINARY SITE PLAN
- PRELIMINARY GRADING PLAN
- PRELIMINARY UTILITY PLAN

PROJECT DESCRIPTION

A PROPOSED MULTI-RESIDENTIAL DEVELOPMENT CONSISTING OF 56 APARTMENT UNITS.

TOTAL GROSS ACREAGE = 3.17 AC
TOTAL NET ACREAGE = 2.30 AC

PROJECT DATA TABLE

PROPERTY LOCATION:	333 W. BROWN ROAD
CURRENT ZONING:	RM-4
PROPOSED ZONING:	RM-4 PAD
APARTMENT UNITS:	56 UNITS TOTAL
3 BEDROOM:	12 UNITS
2 BEDROOM:	32 UNITS
1 BEDROOM:	12 UNITS
GROSS AREA:	137,904.9 S.F. = 3.17 ACRES
NET AREA:	100,188.0 S.F. = 2.30 ACRES
ALLOWABLE DENSITY:	30.0 UNITS/ACRE MAX
PROPOSED DENSITY:	17.67 UNITS/ACRE
ALLOWABLE LOT COVERAGE:	70.0% MAX
PROPOSED LOT COVERAGE:	64.8% PROPOSED
BUILDING HEIGHT:	LESS THAN 40'
PROPOSED BLDG COVERAGE:	16.22% PROPOSED
LAND USE:	HIGH DENSITY RESIDENTIAL
MINIMUM OPEN SPACE:	150 SF / DU = 8,400 SF
PROPOSED OPEN SPACE:	39,169.50 SF = 699.46 SF/DU

PARKING CALCULATIONS

REQUIRED PARKING: CITY OF MESA ZONING CODE:
2.1 STALLS PER UNIT = 117.6 = 118 STALLS TOTAL
PARKING PROVIDED:
GENERAL SPACES (9'X18' OR 9'X16' TYP) = 118
TOTAL PARKING SPACES PROVIDED = 113 SPACES
CHANGE OF USE OR OCCUPANCY OF BUILDINGS: ANY CHANGE OF USE OR OCCUPANCY OF ANY BUILDING OR BUILDINGS, INCLUDING ADDITIONS THERETO REQUIRING MORE PARKING, SHALL NOT BE PERMITTED UNTIL SUCH ADDITIONAL PARKING SPACES AS REQUIRED BY THIS CHAPTER ARE FURNISHED.

C:\Users\lcorrida_b\OneDrive\Team Drive\2023\02\20231006\COUNTRY CLUB APARTS\DWG\CHAL\PRELIMINARY\PRELIMINARY SITE PLAN\2024-01-11\20231006-00-FSP.dwg, 02/01/2024, 2:58:48 PM

BFH
222 N STAPLEY DRIVE
MESA, ARIZONA, 85203
PHONE: 480.734.1446

REVISIONS:

PRELIMINARY SITE PLAN
COUNTRY CLUB APARTMENTS
PROJECT: 333 W BROWN RD, MESA, AZ 85201

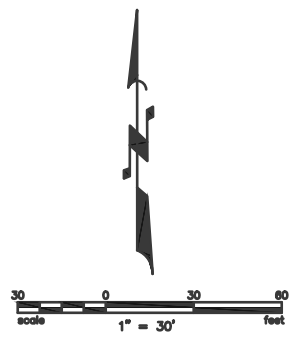
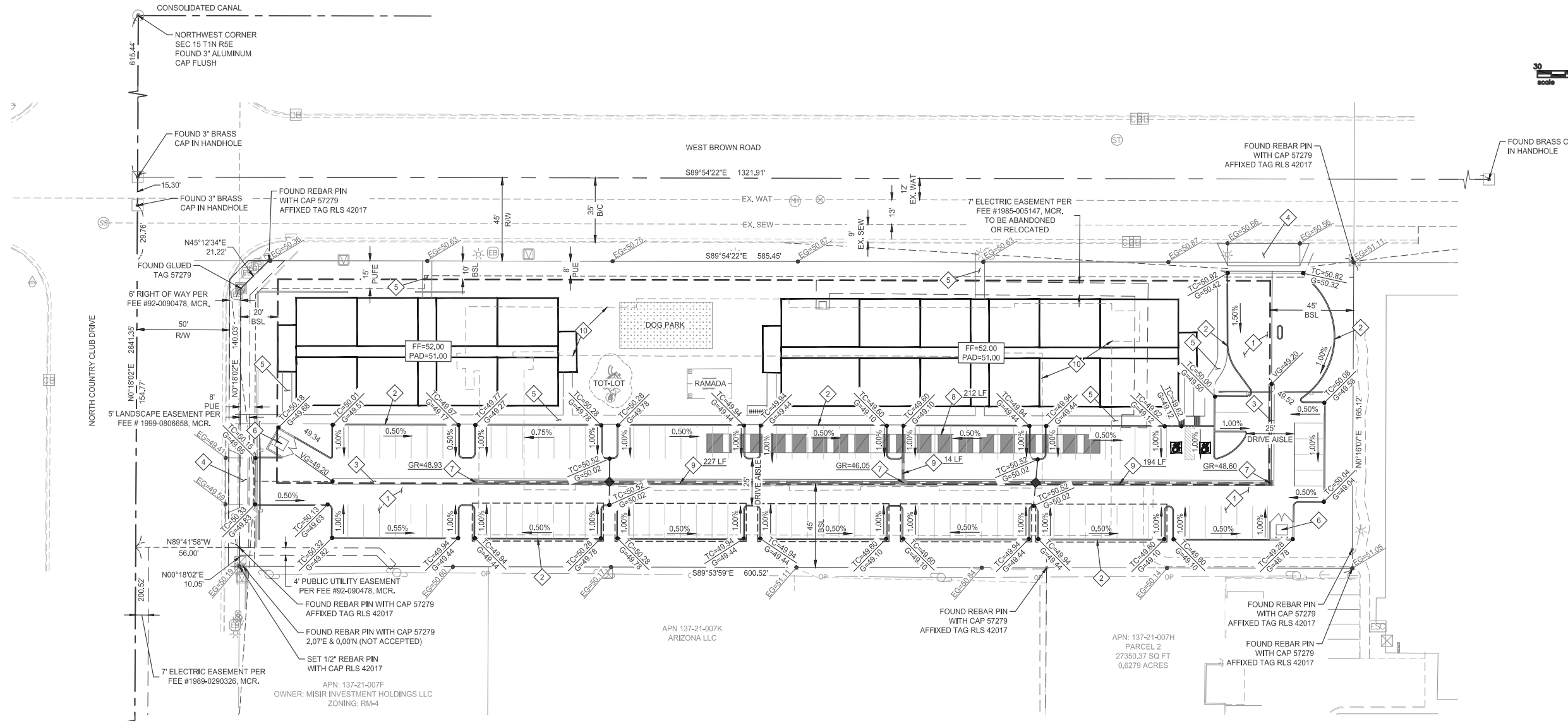
Checklist Address 811 at least two full working days before you begin excavation

Call 811 or click arizona811.com

CERTIFICATE OF PROFESSIONAL ENGINEERING
48533
DAVID M. BOHN
LICENSED 02-02-2018
ARIZONA U.S.A.

JOB NO.
202310060
PRELIMINARY
SITE PLAN
SHEET NO.
1
1 OF 3

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RETENTION CALCULATION

$V_R = A \cdot C \cdot (D/12)$
 A = 2.27 ACRES
 C = 0.84
 D = 2.16"
 $V_R = 2.27 \text{ ACRES} \cdot 0.84 \cdot (2.16"/12)$
 $V_R = 16,529 \text{ CF}$
 $V_P = 16,650 \text{ CF}, 10\% \text{ EXCESS}$

*VOLUME PROVIDED WILL BE PROVIDED IN STORMTECH UNDERGROUND RETENTION SYSTEM

RETENTION TABLE		
STORMTECH	VOLUME PROVIDED	VOLUME REQUIRED
STORMTECH A	16,650 CF	16,529 CF
TOTAL	16,650 CF	

GRADING CONSTRUCTION NOTES

- 1 CONSTRUCT ASPHALT PAVEMENT
- 2 CONSTRUCT 6" VERTICAL CURB PER M.A.G. STD. DTL. 222. TYPE 'A'.
- 3 CONSTRUCT VALLEY GUTTER PER M.A.G. STD. DTL. 240 MODIFIED TO 3' WIDTH.
- 4 CONSTRUCT DRIVEWAY ENTRANCE PER C.O.M. STD. DTL. M-42.
- 5 CONSTRUCT 5' SIDEWALK PER M.A.G. STD. DTL. 230.
- 6 CONSTRUCT DUMPSTER ENCLOSURE PER ARCHITECTURAL PLANS.
- 7 CATCH BASIN TYPE 'F' PER M.A.G. STD. DTL. 535.
- 8 10' UNDERGROUND RETENTION.
- 9 INSTALL 12" HDPE STORM DRAIN PIPE.
- 10 REMOVE EXISTING CONCRETE

REVISIONS:

PRELIMINARY GRADING & DRAINAGE PLAN
 PROJECT: **COUNTRY CLUB APARTMENTS**
 333 W BROWN RD., MESA, AZ 85201

Job No.	202310060
Date	02/01/2024
Scale	AS SHOWN

Check Address 811 at least two full working days before you begin excavation

ARIZONA811
 Call 811 or click arizona811.com

REGISTERED PROFESSIONAL ENGINEER
 48533 DAVID M. SOBEL
 LICENSE # 100000000
 ARIZONA U.S.A.



222 N STAPLEY DRIVE
MESA, ARIZONA, 85203
PHONE: 480.734.1446

REVISIONS:

PRELIMINARY UTILITY PLAN
COUNTRY CLUB APARTMENTS

333 W BROWN RD., MESA, AZ 85201

PROJECT:

Job No. 202310060
Drawn By
Checked

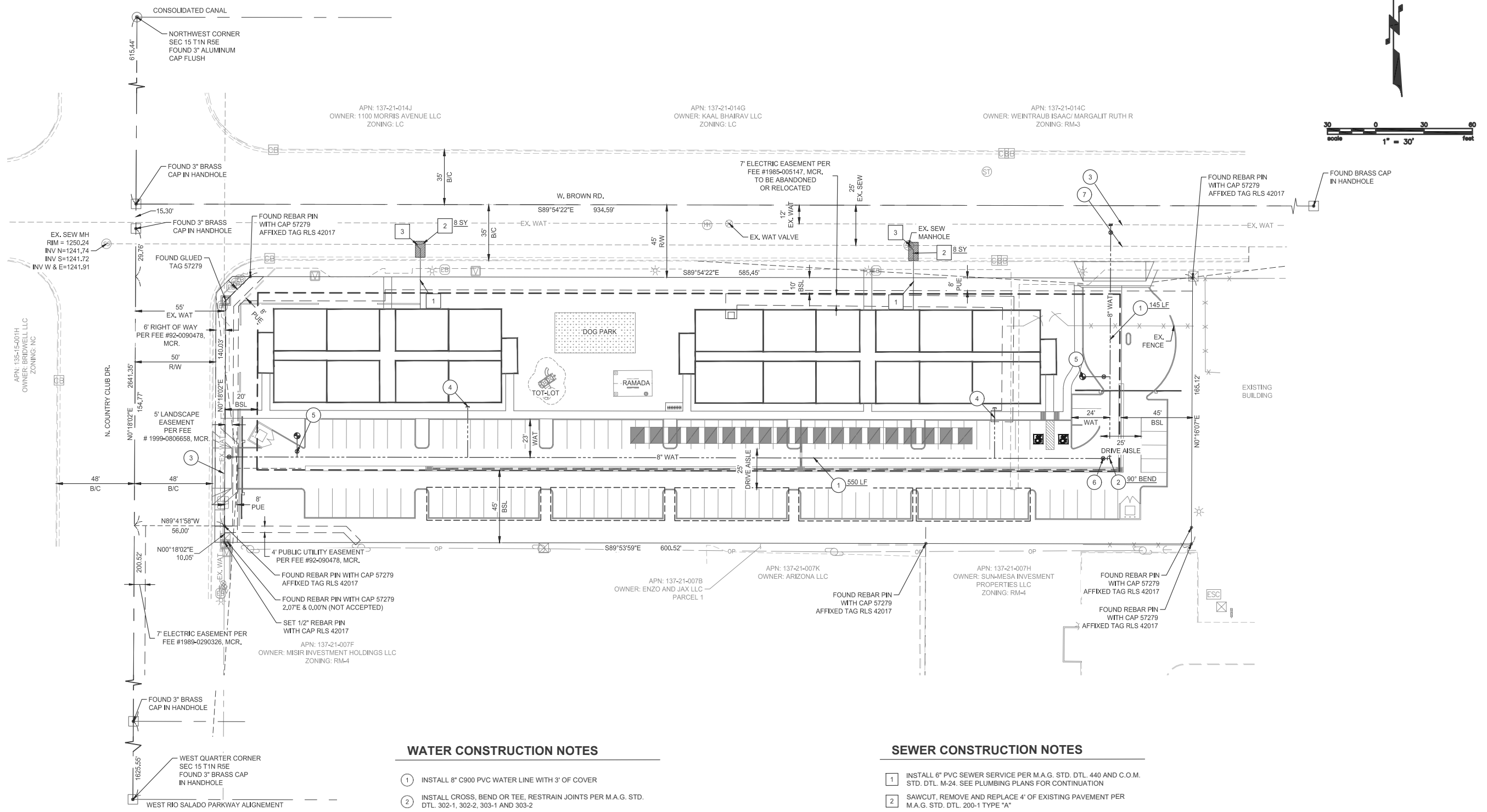


JOB NO.
202310060

PRELIMINARY
UTILITY PLAN

SHEET NO.
3

3 OF 3



WATER CONSTRUCTION NOTES

- 1 INSTALL 8" C900 PVC WATER LINE WITH 3' OF COVER
- 2 INSTALL CROSS, BEND OR TEE, RESTRAIN JOINTS PER M.A.G. STD. DTL. 302-1, 302-2, 303-1 AND 303-2
- 3 INSTALL FITTING TAPPING SLEEVE, VALVE BOX & COVER PER M.A.G. STD. DTL. 340, 391-1 (TYPE A) 391-2 AND 392 (TYPE A). RESTRAIN WITH THRUST BLOCK PER M.A.G. STD. DTL. 380
- 4 INSTALL 4" DOMESTIC WATER SERVICE, SEE PLUMBING PLAN FOR CONTINUATION
- 5 INSTALL FIRE HYDRANT PAINTED RED SAFETY PER M.A.G. STD. DTL. 360-3 AL HYDRANTS SHALL HAVE A MARKER PER M.A.G. STD. DTL. 122
- 6 INSTALL 8" VALVE PER M.A.G. STD. DTL. 391-1
- 7 COMPLIANCE OF M.A.G. STD. DTL. 404 AND 610 AT WATER AND SEWER CROSSINGS IS REQUIRED. EXTRA PROTECTION (EPR) PER M.A.G. STD. DTL. 404-3 WHEN NEEDED. RESTRAIN JOINTS ON DIP WATER PER M.A.G. STD. DTL. 303

SEWER CONSTRUCTION NOTES

- 1 INSTALL 6" PVC SEWER SERVICE PER M.A.G. STD. DTL. 440 AND C.O.M. STD. DTL. M-24. SEE PLUMBING PLANS FOR CONTINUATION
- 2 SAWCUT, REMOVE AND REPLACE 4' OF EXISTING PAVEMENT PER M.A.G. STD. DTL. 200-1 TYPE "A"
- 3 LOCATE AND CONNECT TO EXISTING SEWER SERVICE WITH NECESSARY AND APPROPRIATE FITTINGS

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