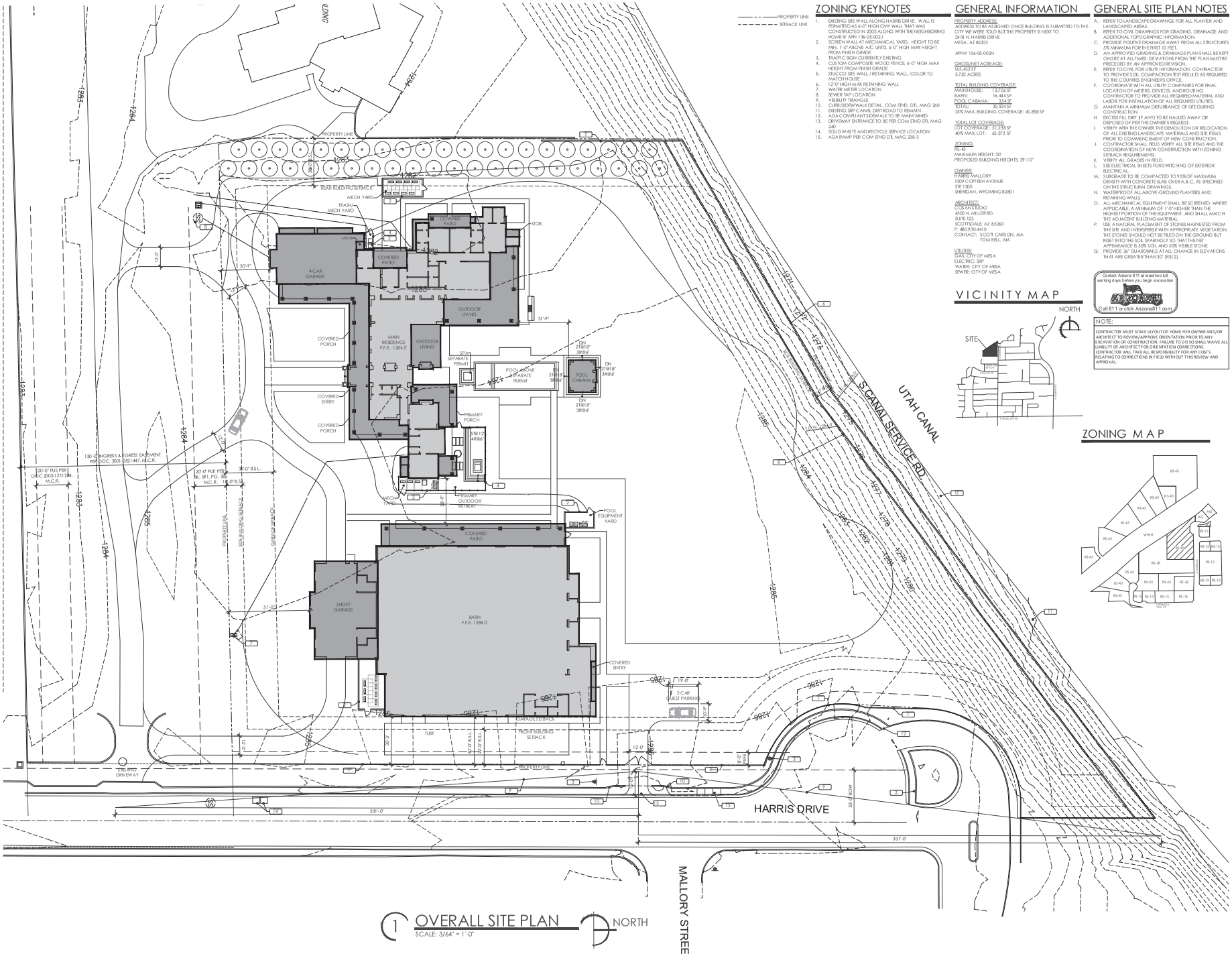

ZONING KEYNOTES

1. EXISTING SITE WALL ALONG HARRIS DRIVE. WALL IS PERMITTED AS 6'-0" HIGH CMU WALL THAT WAS CONSTRUCTED IN 2002 ALONG WITH THE NEIGHBORING HOME @ APN 136-05-002J
2. SCREEN WALL AT MECHANICAL YARD. HEIGHT TO BE MIN. 1'-0" ABOVE A/C UNITS. 6'-0" HIGH MAX HEIGHT FROM FINISH GRADE
3. TRAFFIC SIGN CURRENTLY EXISTING
4. CUSTOM COMPOSITE WOOD FENCE. 6'-0" HIGH MAX HEIGHT FROM FINISH GRADE
5. STUCCO SITE WALL / RETAINING WALL. COLOR TO MATCH HOUSE
6. 12'-0" HIGH MAX RETAINING WALL
7. WATER METER LOCATION
8. SEWER TAP LOCATION
9. VISIBILITY TRIANGLE
10. CURB/SIDEWALK DETAIL, COM STND. DTL. MAG 260
11. EXISTING 389' CANAL DIRT ROAD TO REMAIN
12. ADA COMPLIANT SIDEWALK TO BE MAINTAINED
13. DRIVEWAY ENTRANCE TO BE PER COM STND DTL MAG 240
14. SOLID WASTE AND RECYCLE SERVICE LOCATION
15. ADA RAMP PER COM STND DTL MAG 238-3

GENERAL INFORMATION

PROPERTY ADDRESS:
ADDRESS TO BE ASSIGNED ONCE BUILDING IS SUBMITTED TO THE CITY WE WERE TOLD BUT THE PROPERTY IS NEXT TO
2418 N. HARRIS DRIVE
MESA, AZ 85203

APN# 136-05-002N

GROSS/NET ACREAGE:
163,432 SF
3.752 ACRES

TOTAL BUILDING COVERAGE:
MAIN HOUSE: 13,706 SF
BARN: 16,444 SF
POOL CABANA: 354 SF
TOTAL: 30,504 SF
25% MAX. BUILDING COVERAGE: 40,858 SF

TOTAL LOT COVERAGE:
LOT COVERAGE: 51,238 SF
40% MAX. LOT: 65,373 SF

ZONING:
RS-43
MAXIMUM HEIGHT: 30'
PROPOSED BUILDING HEIGHTS: 29'-10"

OWNER:
HARRIS MALLORY
1309 COFFEEN AVENUE
STE 1200
SHERIDAN, WYOMING 82801

ARCHITECT:
COSAN STUDIO
4300 N. MILLER RD.
SUITE 123
SCOTTSDALE, AZ 85260
P: 480.930.4410
CONTACT: SCOTT CARSON, AIA
TOM BELL, AIA

UTILITIES:
GAS: CITY OF MESA
ELECTRIC: SRP
WATER: CITY OF MESA
SEWER: CITY OF MESA

VICINITY MAP

GENERAL SITE PLAN NOTES

A. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTER AND LANDSCAPED AREAS.
B. REFER TO CIVIL DRAWINGS FOR GRADING, DRAINAGE AND ADDITIONAL TOPOGRAPHIC INFORMATION.
C. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES 5% MINIMUM FOR THE FIRST 10 FEET.
D. AN APPROVED GRADING & DRAINAGE PLAN SHALL BE KEPT ON SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED REVISION.
E. REFER TO CIVIL FOR UTILITY INFORMATION. CONTRACTOR TO PROVIDE SOIL COMPACTION TEST RESULTS AS REQUIRED TO THE COUNTIES ENGINEER'S OFFICE.
F. COORDINATE WITH ALL UTILITY COMPANIES FOR FINAL LOCATION OF METERS, DEVICES, AND ROUTING. CONTRACTOR TO PROVIDE ALL REQUIRED MATERIAL AND LABOR FOR INSTALLATION OF ALL REQUIRED UTILITIES.
G. MAINTAIN A MINIMUM DISTURBANCE OF SITE DURING CONSTRUCTION.
H. EXCESS FILL DIRT (IF ANY) TO BE HAULED AWAY OR DISPOSED OF PER THE OWNER'S REQUEST.
I. VERIFY WITH THE OWNER THE DEMOLITION OR RELOCATION OF ALL EXISTING LANDSCAPE MATERIALS AND SITE ITEMS PRIOR TO COMMENCEMENT OF NEW CONSTRUCTION.
J. CONTRACTOR SHALL FIELD VERIFY ALL SITE ITEMS AND THE COORDINATION OF NEW CONSTRUCTION WITH ZONING SETBACK REQUIREMENTS.
K. VERIFY ALL GRADES IN FIELD.
L. SEE ELECTRICAL SHEETS FOR SWITCHING OF EXTERIOR ELECTRICAL.
M. SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY WITH CONCRETE SLAB OVER A.B.C. AS SPECIFIED ON THE STRUCTURAL DRAWINGS.
N. WATERPROOF ALL ABOVE-GROUND PLANTERS AND RETAINING WALLS.
O. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED, WHERE APPLICABLE. A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST PORTION OF THE EQUIPMENT, AND SHALL MATCH THE ADJACENT BUILDING MATERIAL.
P. USE A NATURAL PLACEMENT OF STONES HARVESTED FROM THE SITE AND INTERSPERSE WITH APPROPRIATE VEGETATION. THE STONES SHOULD NOT BE PILED ON THE GROUND BUT INSERTED INTO THE SOIL SPARINGLY SO THAT THE NET APPEARANCE IS 50% STONE AND 50% VISIBLE STONE.
Q. PROVIDE 36" GUARDRAILS AT ALL CHANGE IN ELEVATIONS THAT ARE GREATER THAN 30" (R312).

Contact Arizona 811 at least two full working days before you begin excavation.
Call 811 or click Arizona811.com

NOTE:
CONTRACTOR MUST STAKE LAYOUT OF HOME FOR OWNER AND/OR ARCHITECT TO REVIEW/APPROVE ORIENTATION PRIOR TO ANY EXCAVATION OR CONSTRUCTION. FAILURE TO DO SO SHALL WAIVE ALL LIABILITY OF ARCHITECT FOR ORIENTATION CORRECTIONS. CONTRACTOR WILL TAKE ALL RESPONSIBILITY FOR ANY COSTS RELATING TO CORRECTIONS IN FIELD WITHOUT THIS REVIEW AND APPROVAL.

ZONING MAP

RS-43
RS-43
RS-43
RS-43
RS-43
WASH
RS-43
RS-43
RS-43
RS-43