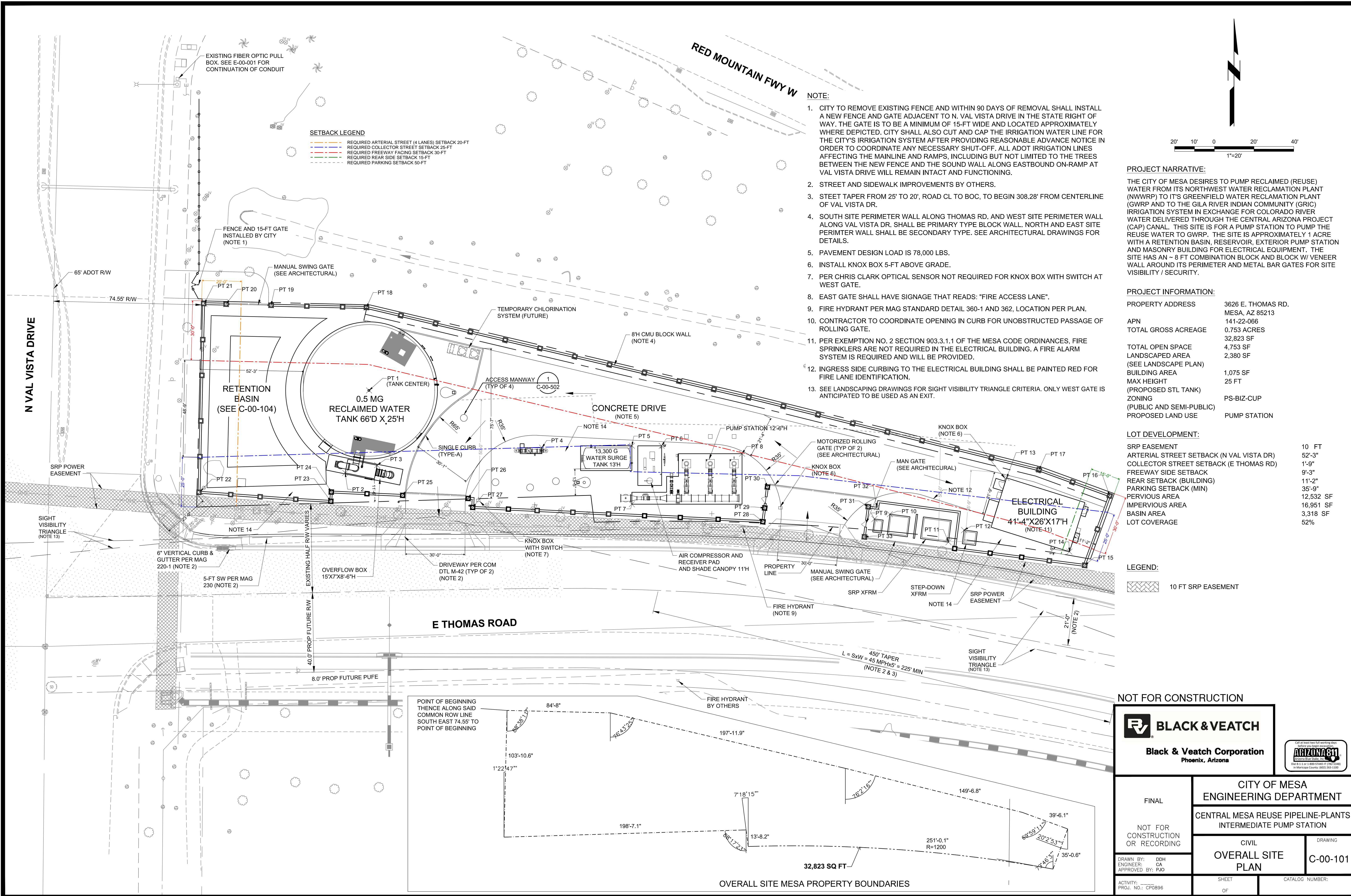


DATE SAVED: 2/19/24 C:\PW\WORKING\B\M_AMERICAS_2\1720644\C-00-101.DWG



SETBACK LEGEND

---	REQUIRED ARTERIAL STREET (4 LANES) SETBACK 20-FT
---	REQUIRED COLLECTOR STREET SETBACK 25-FT
---	REQUIRED FREEWAY FACING SETBACK 30-FT
---	REQUIRED REAR SIDE SETBACK 15-FT
---	REQUIRED PARKING SETBACK 50-FT

- NOTE:**
- CITY TO REMOVE EXISTING FENCE AND WITHIN 90 DAYS OF REMOVAL SHALL INSTALL A NEW FENCE AND GATE ADJACENT TO N. VAL VISTA DRIVE IN THE STATE RIGHT OF WAY. THE GATE IS TO BE A MINIMUM OF 15-FT WIDE AND LOCATED APPROXIMATELY WHERE DEPICTED. CITY SHALL ALSO CUT AND CAP THE IRRIGATION WATER LINE FOR THE CITY'S IRRIGATION SYSTEM AFTER PROVIDING REASONABLE ADVANCE NOTICE IN ORDER TO COORDINATE ANY NECESSARY SHUT-OFF. ALL ADOT IRRIGATION LINES AFFECTING THE MAINLINE AND RAMPS, INCLUDING BUT NOT LIMITED TO THE TREES BETWEEN THE NEW FENCE AND THE SOUND WALL ALONG EASTBOUND ON-RAMP AT VAL VISTA DRIVE WILL REMAIN INTACT AND FUNCTIONING.
 - STREET AND SIDEWALK IMPROVEMENTS BY OTHERS.
 - STEET TAPER FROM 25' TO 20', ROAD CL TO BOC, TO BEGIN 308.28' FROM CENTERLINE OF VAL VISTA DR.
 - SOUTH SITE PERIMETER WALL ALONG THOMAS RD. AND WEST SITE PERIMETER WALL ALONG VAL VISTA DR. SHALL BE PRIMARY TYPE BLOCK WALL, NORTH AND EAST SITE PERIMTER WALL SHALL BE SECONDARY TYPE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
 - PAVEMENT DESIGN LOAD IS 78,000 LBS.
 - INSTALL KNOX BOX 5-FT ABOVE GRADE.
 - PER CHRIS CLARK OPTICAL SENSOR NOT REQUIRED FOR KNOX BOX WITH SWITCH AT WEST GATE.
 - EAST GATE SHALL HAVE SIGNAGE THAT READS: "FIRE ACCESS LANE".
 - FIRE HYDRANT PER MAG STANDARD DETAIL 360-1 AND 362, LOCATION PER PLAN.
 - CONTRACTOR TO COORDINATE OPENING IN CURB FOR UNOBSTRUCTED PASSAGE OF ROLLING GATE.
 - PER EXEMPTION NO. 2 SECTION 903.3.1.1 OF THE MESA CODE ORDINANCES, FIRE SPRINKLERS ARE NOT REQUIRED IN THE ELECTRICAL BUILDING. A FIRE ALARM SYSTEM IS REQUIRED AND WILL BE PROVIDED.
 - INGRESS SIDE CURBING TO THE ELECTRICAL BUILDING SHALL BE PAINTED RED FOR FIRE LANE IDENTIFICATION.
 - SEE LANDSCAPING DRAWINGS FOR SIGHT VISIBILITY TRIANGLE CRITERIA. ONLY WEST GATE IS ANTICIPATED TO BE USED AS AN EXIT.

PROJECT NARRATIVE:

THE CITY OF MESA DESIRES TO PUMP RECLAIMED (REUSE) WATER FROM ITS NORTHWEST WATER RECLAMATION PLANT (NWRP) TO ITS GREENFIELD WATER RECLAMATION PLANT (GWRP) AND TO THE GILA RIVER INDIAN COMMUNITY (GRIC) IRRIGATION SYSTEM IN EXCHANGE FOR COLORADO RIVER WATER DELIVERED THROUGH THE CENTRAL ARIZONA PROJECT (CAP) CANAL. THIS SITE IS FOR A PUMP STATION TO PUMP THE REUSE WATER TO GWRP. THE SITE IS APPROXIMATELY 1 ACRE WITH A RETENTION BASIN, RESERVOIR, EXTERIOR PUMP STATION AND MASONRY BUILDING FOR ELECTRICAL EQUIPMENT. THE SITE HAS AN ~ 8 FT COMBINATION BLOCK AND BLOCK W/ VENEER WALL AROUND ITS PERIMETER AND METAL BAR GATES FOR SITE VISIBILITY / SECURITY.

PROJECT INFORMATION:

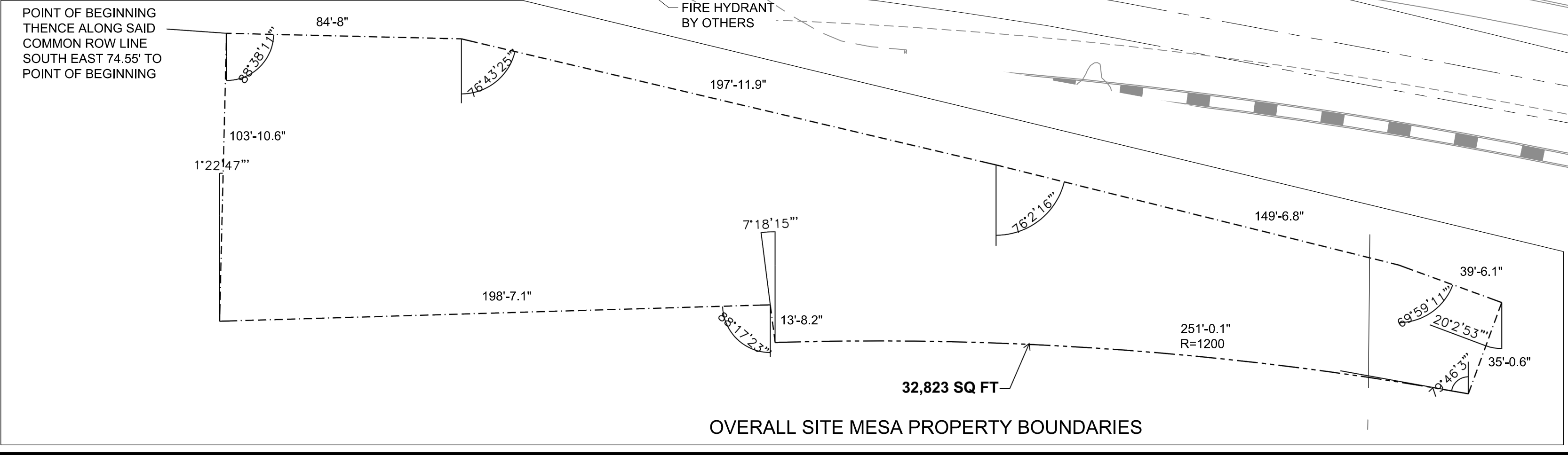
PROPERTY ADDRESS	3626 E. THOMAS RD. MESA, AZ 85213
APN	141-22-066
TOTAL GROSS ACREAGE	0.753 ACRES
TOTAL OPEN SPACE	32,823 SF
LANDSCAPED AREA (SEE LANDSCAPE PLAN)	4,753 SF
BUILDING AREA	2,380 SF
MAX HEIGHT	1,075 SF
(PROPOSED STL TANK)	25 FT
ZONING (PUBLIC AND SEMI-PUBLIC)	PS-BIZ-CUP
PROPOSED LAND USE	PUMP STATION

LOT DEVELOPMENT:

SRP EASEMENT	10 FT
ARTERIAL STREET SETBACK (N VAL VISTA DR)	52'-3"
COLLECTOR STREET SETBACK (E THOMAS RD)	1'-9"
FREEWAY SIDE SETBACK	9'-3"
REAR SETBACK (BUILDING)	11'-2"
PARKING SETBACK (MIN)	35'-9"
PERVIOUS AREA	12,532 SF
IMPERVIOUS AREA	16,951 SF
BASIN AREA	3,318 SF
LOT COVERAGE	52%

LEGEND:

10 FT SRP EASEMENT



NOT FOR CONSTRUCTION

BLACK & VEATCH
Black & Veatch Corporation
Phoenix, Arizona

CITY OF MESA
ENGINEERING DEPARTMENT
CENTRAL MESA REUSE PIPELINE-PLANTS
INTERMEDIATE PUMP STATION

FINAL
NOT FOR CONSTRUCTION OR RECORDING

CIVIL
OVERALL SITE PLAN

DRAWING
C-00-101

DRAWN BY: DDH
ENGINEER: CA
APPROVED BY: PJO

ACTIVITY: _____
PROJ. NO.: CP0896

SHEET _____ OF _____
CATALOG NUMBER: _____