

VICINITY MAP  
NOT TO SCALE

**CITY OF MESA GENERAL NOTES FOR PRIVATE LAND DEVELOPMENT MAY 2012**

**CITY OF MESA GENERAL NOTES**

THE FOLLOWING "GENERAL NOTES" SHALL BE INCLUDED ON ALL PRIVATE LAND DEVELOPMENT PROJECTS THAT INVOLVE PUBLIC IMPROVEMENTS SUCH AS PUBLIC STREETS, OR CITY OF MESA UTILITIES AND FACILITIES.

- 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.MESA.AZ.GOV/DEVSUSTAIN/CONSTRUCTIONPERMITS.ASPX](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



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

# PRELIMINARY GRADING AND DRAINAGE PLAN AND PRELIMINARY UTILITY PLAN FOR WESTMOUNT ESTATES MESA, ARIZONA

**ENGINEERS CONSTRUCTION NOTES**

- DIMENSIONS TO BE VERIFIED BY PRIOR TO CONSTRUCTION. INFORMATION PROVIDED FOR REFERENCE ONLY ON THIS PLAN.
- EXISTING SITE INFORMATION IS BASED ON RECORD DATA. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF RECORD INFORMATION. CONTRACTOR TO VERIFY GRADES AND IMPROVEMENTS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND BEFORE, DURING OR AFTER CONSTRUCTION STAKING AND PRIOR TO THE START OF CONSTRUCTION
- THE ESTIMATED QUANTITIES SHOWN ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY OF A DETAILED ESTIMATE BASED ON THESE PLANS, CURRENT CODES, AND CONTRACTOR'S SITE VISIT.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS STANDARD DETAILS AND SPECIFICATIONS AND CITY OF MESA STANDARDS, INCLUDING ANY SUPPLEMENTS THERETO, AND ALL ADDENDA, UNLESS OTHERWISE INDICATED.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK AND WILL NOT BE RESPONSIBLE FOR THE FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC. LOCATIONS OF THE EXISTING UTILITIES HAVE BEEN SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
- EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED PER RECORD DRAWINGS. EACH UTILITY LOCATION SHOWN ARE IN AN APPROXIMATE WAY ONLY AND ARE NOT RELIABLE FOR CONSTRUCTION PURPOSES. CALL BLUE STAKE FOR FIELD LOCATION AT 602.263.1100. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWINGS, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING DESTROYED OR DAMAGED BY CONSTRUCTION SHALL BE REPLACED IN KIND.
- THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION, OR VARIANCE FROM THESE PLANS. ANY VARIATIONS FROM THESE PLANS SHALL BE PROPOSED ON CONSTRUCTION FIELD PRINTS AND TRANSMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL.
- ANY INSPECTION BY THE CITY, COUNTY, ENGINEER, DEVELOPER'S CONSULTANTS OR OTHER JURISDICTIONAL AGENCY, SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH APPLICABLE CODES AND AGENCY REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL STORM DRAINPIPIES, STORM WATER RETENTION PIPES AND DRAINAGE FACILITIES FROM DAMAGE DURING ALL STAGES OF CONSTRUCTION. THE DEPTH OF COVER ON THE STORM DRAIN IS DESIGN FOR FINAL GRADE. THEREFORE, EXTRA CARE SUCH AS BERMING OVER PIPES, FLAGGING OR SIGNAGE SHOULD BE USED DURING CONSTRUCTION TO MAINTAIN COVER AND/OR PROTECT THE PIPES.
- CONTRACTOR SHALL PROVIDE ALL MEANS NECESSARY TO MEET THE NPDES (NOI AND NOT), AND M4 PERMIT REGARDING DUST AND EROSION CONTROL. CONTRACTOR SHALL UTILIZE DUST CONTROL AND SHALL KEEP EXISTING STREETS CLEAN OF DEBRIS AND MATERIAL AT ALL TIMES DURING CONSTRUCTION.
- ALL DEBRIS AND EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE IN A MANNER NOT TO DAMAGE THE OWNER'S PROPERTY PRIOR TO ACCEPTANCE OF THE PROJECT.
- ALL VALVE AND MANHOLE LIDS, COVERS AND/OR RINGS ARE TO BE INSTALLED FLUSH WITH FINISHED GRADE OF STREET AND PAVEMENT UNLESS OTHERWISE INDICATED.

**LEGAL DESCRIPTION - APN 136-25-006D, 136-25-012A, 136-25-009 & 136-25-001A**

**PARCEL 1 (136-25-001A) (1.02 AC)**  
THE NORTH 325 FEET OF THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT WHERE THE CONSOLIDATED CANAL INTERSECTS THE NORTH LINE OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;  
RUNNING THENCE WEST TO THE RIGHT OF WAY OF THE UTAH CANAL;  
THENCE SOUTHWESTERLY ALONG THE EAST BANK OF THE UTAH CANAL, 650 FEET;  
THENCE EAST TO THE RIGHT OF WAY OF THE CONSOLIDATED CANAL, SAID LINE BEING PARALLEL WITH THE NORTH SECTION LINE;  
THENCE NORTHEASTERLY ALONG THE RIGHT OF WAY OF THE SAID CONSOLIDATED CANAL TO THE PLACE OF BEGINNING.  
THE SAID 325 FEET SHALL BE MEASURED PERPENDICULAR TO THE NORTH SECTION LINE OF SAID SECTION 11, SO THAT THE SOUTH LINE OF THIS PARCEL IS PARALLEL WITH AND 325 FEET SOUTH OF THE NORTH SECTION LINE OF SAID SECTION 11.

**PARCEL 2 (136-25-009) (0.51 AC)**  
THE SOUTH 75 FEET OF THE NORTH 325 FEET OF THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT WHERE THE CONSOLIDATED CANAL INTERSECTS THE NORTH LINE OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;  
RUNNING THENCE WEST TO THE RIGHT OF WAY OF THE UTAH CANAL;  
THENCE SOUTHWESTERLY ALONG THE EAST BANK OF THE UTAH CANAL, 650 FEET;  
THENCE EAST TO THE RIGHT OF WAY OF THE CONSOLIDATED CANAL, SAID LINE BEING PARALLEL WITH THE NORTH SECTION LINE;  
THENCE NORTHEASTERLY ALONG THE RIGHT OF WAY OF THE SAID CONSOLIDATED CANAL TO THE PLACE OF BEGINNING.  
THE SAID 325 FEET SHALL BE MEASURED PERPENDICULAR TO THE NORTH SECTION LINE OF SAID SECTION 11, SO THAT THE SOUTH LINE OF THIS PARCEL IS PARALLEL WITH AND 325 FEET SOUTH OF THE NORTH SECTION LINE OF SAID SECTION 11.

**PARCEL 3 (136-25-012A) (COMBINED WITH PARCEL 4 - 1.56 AC)**  
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11, BEING A BRASS CAP MONUMENT IN HAND HOLE;  
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1056.93 FEET, UPON THE NORTH LINE THEREOF TO THE WESTERLY RIGHT OF WAY LINE OF THE CONSOLIDATED CANAL;  
THENCE SOUTH 36 DEGREES 00 MINUTES 45 SECONDS WEST 244.30 FEET UPON SAID WESTERLY LINE;  
THENCE SOUTH 28 DEGREES 49 MINUTES 45 SECONDS WEST 145.41 FEET UPON SAID WESTERLY LINE TO THE POINT OF BEGINNING;  
THENCE SOUTH 28 DEGREES 49 MINUTES 45 SECONDS WEST 10.04 FEET UPON SAID WESTERLY LINE;  
THENCE SOUTH 30 DEGREES 45 MINUTES 10 SECONDS WEST 187.96 FEET UPON SAID WESTERLY LINE;  
THENCE SOUTH 34 DEGREES 47 MINUTES 20 SECONDS WEST 62.09 FEET UPON SAID WESTERLY LINE;  
THENCE SOUTH 34 DEGREES 47 MINUTES 20 SECONDS WEST 48.50 FEET UPON SAID WESTERLY LINE;  
THENCE NORTH 64 DEGREES 19 MINUTES 27 SECONDS EAST 24.19 FEET;  
THENCE NORTH 69 DEGREES 36 MINUTES 08 SECONDS WEST 50.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE UTAH CANAL;  
THENCE NORTH 47 DEGREES 35 MINUTES 50 SECONDS EAST 163.17 FEET UPON SAID EASTERLY LINE;  
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 315.16 FEET TO THE POINT OF BEGINNING.

**PARCEL 4 (16.00' I&E ESM)**  
AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:  
A 16 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS, LYING WESTERLY OF AND PARALLEL WITH THE ABOVE SAID WESTERLY LINE OF THE CONSOLIDATED CANAL.

**PARCEL 5 (0.644 ACRES)**  
THAT PART OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11, BEING A BRASS CAP IN HANDHOLD;  
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG HE NORTH LINE OF SAID SECTION, 1056.93 FEET TO THE WESTERLY RIGHT OF WAY OF THE CONSOLIDATED CANAL;  
THENCE CONTINUING ALONG SAID WESTERLY LINE OF THE FOLLOWING 6 COURSES:  
SOUTH 36 DEGREES 00 MINUTES 45 SECONDS WEST, 244.30 FEET;  
SOUTH 28 DEGREES 49 MINUTES 45 SECONDS WEST, 145.41 FEET;  
SOUTH 28 DEGREES 49 MINUTES 10 SECONDS WEST, 10.04 FEET;  
SOUTH 30 DEGREES 45 MINUTES 10 SECONDS WEST, 187.96 FEET;  
SOUTH 34 DEGREES 47 MINUTES 20 SECONDS WEST, 62.09 FEET;  
SOUTH 34 DEGREES 47 MINUTES 20 SECONDS WEST, 48.50 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 28 DEGREES 44 MINUTES 00 SECONDS WEST; 68.58 FEET;  
THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 34 DEGREES 02 MINUTES 05 SECONDS WEST; 31.86 FEET;  
THENCE NORTH 43 DEGREES 22 MINUTES 09 SECONDS EAST, 104.97 FEET;  
THENCE SOUTH 64 DEGREES 19 MINUTES 27 SECONDS EAST, 267.60 FEET TO THE POINT OF BEGINNING;  
CONTAINING 0.644 ACRES MORE OR LESS.

**OWNER**  
UNITED REALTY MTA, LLC  
PO BOX 5177  
MESA, AZ 85211  
THOMAS ADHOOT  
DEREK OLSON  
DEREK.OLSON@UNITEDREALTYMTA.COM

**ARCHITECT**  
UNITED REALTY MTA, LLC  
PO BOX 5177  
MESA, AZ 85211  
(602) 370.5183  
VSNIVELY@UNITEDREALTYMTA.COM

**ENGINEER**  
KBELL ENGINEERING LLC  
1355 N86TH PLACE  
MESA, ARIZONA 85207  
PH: 602.980.8246  
CONTACT: KELLY BELL, P.E.  
EMAIL: KBELL@KBELLENG.COM

**PROJECT DATA**  
PROPERTY: APN 136-25-006D, 136-25-012A, 136-25-009, 136-25-001A  
PROJECT NAME: WESTMOUNT ESTATES  
PROJECT ADDRESS: 1920 N. CONSOLIDATED CANAL ST, MESA, AZ 85203  
CURRENT ZONING: RM-4  
PROPOSED ZONING: RM-2  
LOT SIZE: 164,257 SF (3.77 AC)

**PROJECT DESCRIPTION**  
CONSTRUCTION OF 8 MULTI-FAMILY UNITS WITH ASSOCIATED UTILITIES, RETENTION BASINS AND PARKING FACILITIES.

**SHEET INDEX**

1	COVER SHEET
2	PRELIMINARY GRADING AND DRAINAGE PLAN
3	DRAINAGE AREA MAP AND RETENTION CALCULATIONS
4	PRELIMINARY UTILITY PLAN



CLIENT:  
UNITED REALTY MTA LLC  
PO BOX 5177  
MESA, AZ 85211

PROJECT NAME ADDRESS:  
WESTMOUNT ESTATES  
1920 S CONSOLIDATED CANAL, MESA, ARIZONA  
THEE NAME:  
COVER SHEET

PROJECT NO.: 1031-03  
DESIGNED BY: KJB  
DRAWN BY: JJB

SHEET

C-1

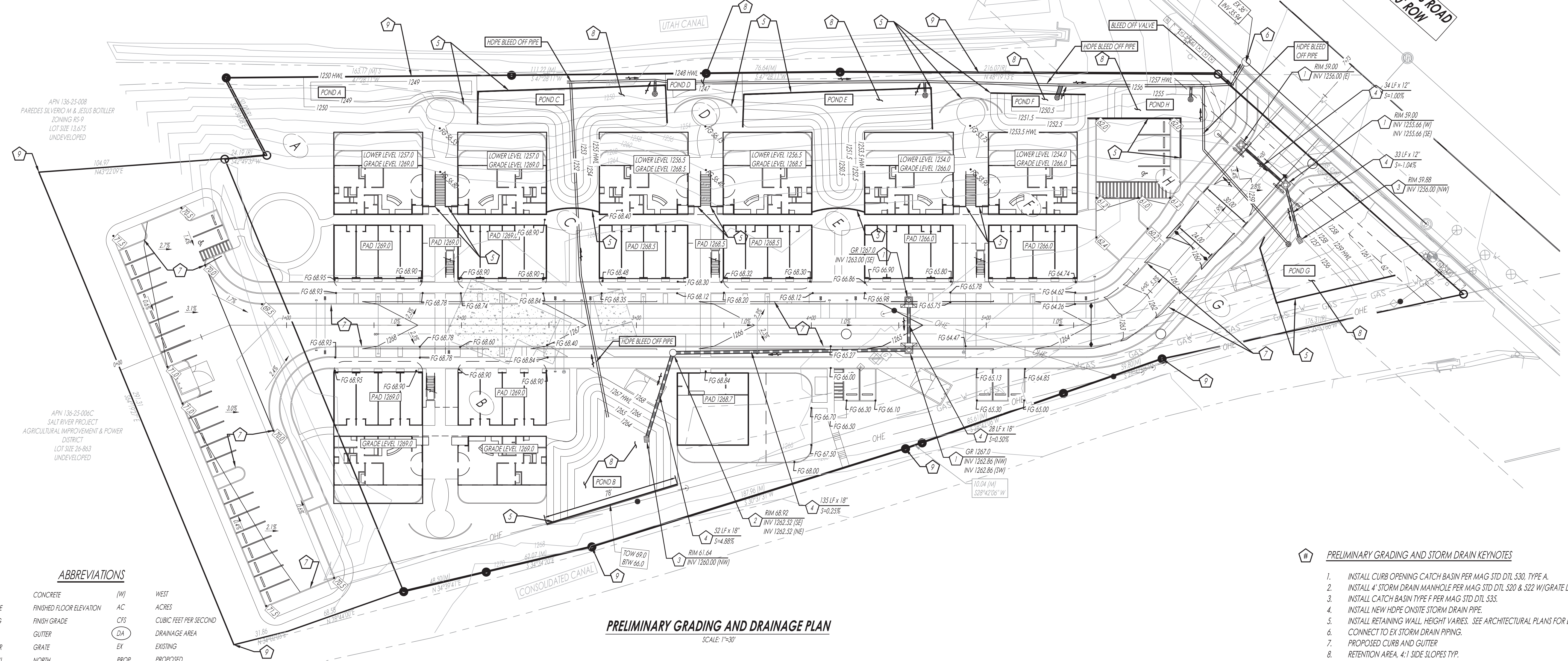
OF

4



UNITED REALTY MTA, LLC  
PO BOX 5177  
MESA, AZ 85211

CLIENT: **UNITED REALTY MTA LLC**  
PROJECT NAME/ADDRESS: **WESTMOUNT ESTATES**  
1920 S CONSOLIDATED CANAL, MESA, ARIZONA  
SHEET NAME: **PRELIMINARY GRADING AND DRAINAGE PLAN**  
PROJECT NO.: 1031-03  
DESIGNED BY: KJB  
DRAWN BY: JJB



**ABBREVIATIONS**

C	CONCRETE	(W)	WEST
FFE	FINISHED FLOOR ELEVATION	AC	ACRES
FG	FINISH GRADE	CFE	CUBIC FEET PER SECOND
G	GUTTER	DA	DRAINAGE AREA
GR	GRATE	EX	EXISTING
(N)	NORTH	PROP	PROPOSED
(S)	SOUTH	Q <sub>10</sub>	10 YEAR FLOW
(E)	EAST	Q <sub>25</sub>	25 YEAR FLOW
Tc	TIME OF CONCENTRATION	Q <sub>100</sub>	100 YEAR FLOW
TD	TRENCH DRAIN	SD	STORM DRAIN

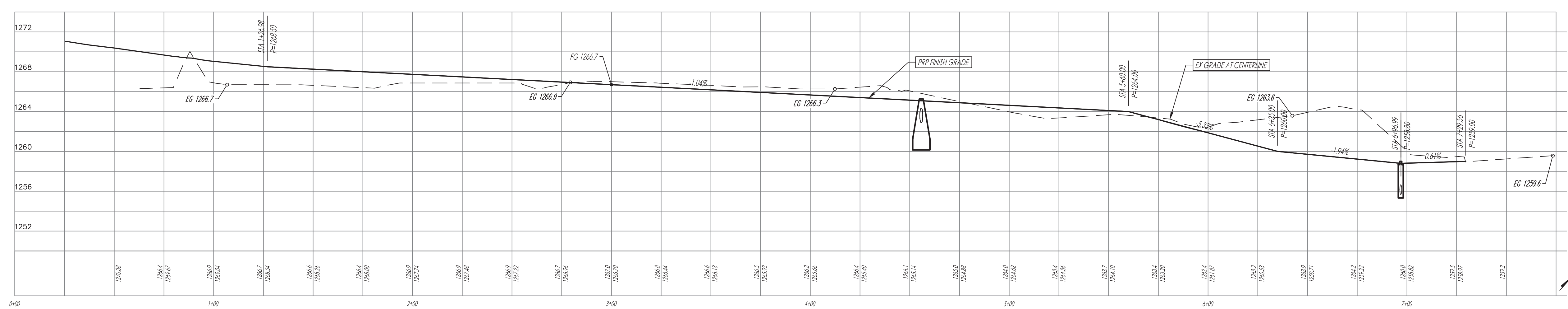
**LEGEND**

- PROP SURFACE FLOW DIRECTION
- EX SURFACE FLOW DIRECTION
- PIPE FLOW DIRECTION
- CATCH BASIN
- DRY WELL
- STORM DRAIN MANHOLE
- STORM DRAIN PIPE
- STORM DRAIN BLEEDOFF PIPE
- BOUNDARY LINE
- CENTER LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- BUILDING AREA
- ASPHALT PAVEMENT
- CONCRETE
- RIPRAP

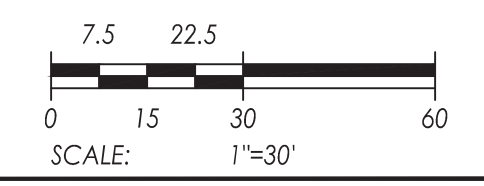
**PRELIMINARY GRADING AND DRAINAGE PLAN**  
SCALE: 1"=30'

**PRELIMINARY GRADING AND STORM DRAIN KEYNOTES**

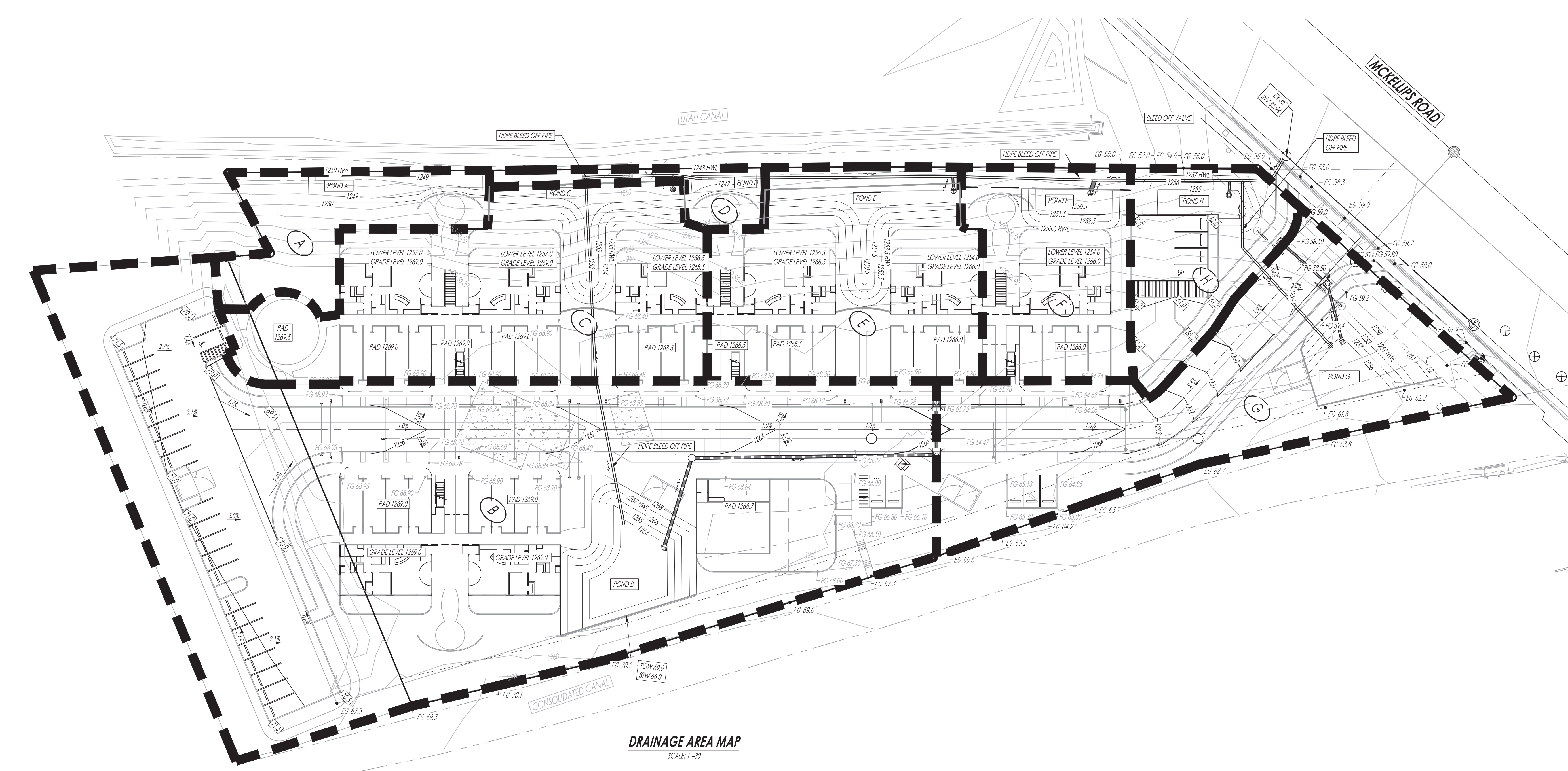
1. INSTALL CURB OPENING CATCH BASIN PER MAG STD DTL S30, TYPE A.
2. INSTALL 4' STORM DRAIN MANHOLE PER MAG STD DTL S20 & S22 W/GRATE LID.
3. INSTALL CATCH BASIN TYPE F PER MAG STD DTL S35.
4. INSTALL NEW HDPE ON-SITE STORM DRAIN PIPE.
5. INSTALL RETAINING WALL. HEIGHT VARIES. SEE ARCHITECTURAL PLANS FOR DETAILS.
6. CONNECT TO EX STORM DRAIN PIPING.
7. PROPOSED CURB AND GUTTER.
8. RETENTION AREA. 4:1 SIDE SLOPES TYP.
9. PROPERTY LINE.



**PRELIMINARY ROADWAY PROFILE**  
1"=30' H, 1"=6' V



103103 PCD.dwg modified by kbell on Feb-4, 21 12:52 PM



**DRAINAGE AREA MAP**  
SCALE: 1"=30'

**ABBREVIATIONS**

C	CONCRETE	(W)	WEST
FFE	FINISHED FLOOR ELEVATION	AC	ACRES
FG	FINISH GRADE	CFS	CUBIC FEET PER SECOND
G	GUTTER	(DA)	DRAINAGE AREA
GR	GRATE	EX	EXISTING
(N)	NORTH	PROP	PROPOSED
(S)	SOUTH	Q <sub>10</sub>	10 YEAR FLOW
(E)	EAST	Q <sub>25</sub>	25 YEAR FLOW
Tc	TIME OF CONCENTRATION	Q <sub>100</sub>	100 YEAR FLOW
TD	TRENCH DRAIN	SD	STORM DRAIN

**LEGEND**

- PROP SURFACE FLOW DIRECTION
- EX SURFACE FLOW DIRECTION
- PIPE FLOW DIRECTION
- CATCH BASIN
- DRY WELL
- STORM DRAIN MANHOLE
- STORM DRAIN PIPE
- STORM DRAIN BLEEDOFF PIPE
- BOUNDARY LINE
- CENTER LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- BUILDING AREA
- ASPHALT PAVEMENT
- CONCRETE
- RIPRAP

**REQUIRED RETENTION VOLUME CALCULATION**

$VR = C \cdot D \cdot 112 \cdot A$

WHERE:

VR = VOLUME REQUIRED (SF)

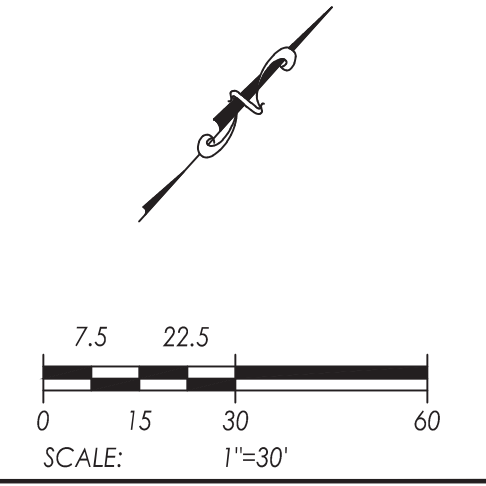
C = COMPOSITE C CALCULATED FOR THE SITE

A = AREA (SF)

P = TWO HOUR RAINFALL VALUE FOR EVENT OF INTEREST (INCHES) = 2.4 IN

**REQUIRED RETENTION VOLUME CALCULATION RESULTS**

AREA ID	C	AREA (SF)	STM (IN)	Vr	Vp
A	0.80	6,707	2.4	1,073	1,188
B	0.80	74,422	2.4	11,908	11,352
C	0.80	22,366	2.4	3,579	6,845
D	0.80	2,311	2.4	370	429
E	0.80	15,245	2.4	2,439	6,846
F	0.80	8,912	2.4	1,426	2,052
G	0.80	23,197	2.4	3,712	4,498
H	0.80	7,622	2.4	1,220	2,159
TOTAL		160,782		25,727	35,366



103103 DAW.dwg modified by kbell on Feb 4, 21 11:57 AM

CLIENT: UNITED REALTY MTA, LLC  
PO BOX 5177  
MESA, AZ 85211

PROJECT NO.: 1031-03  
DESIGNED BY: KJB  
DRAWN BY: JJB



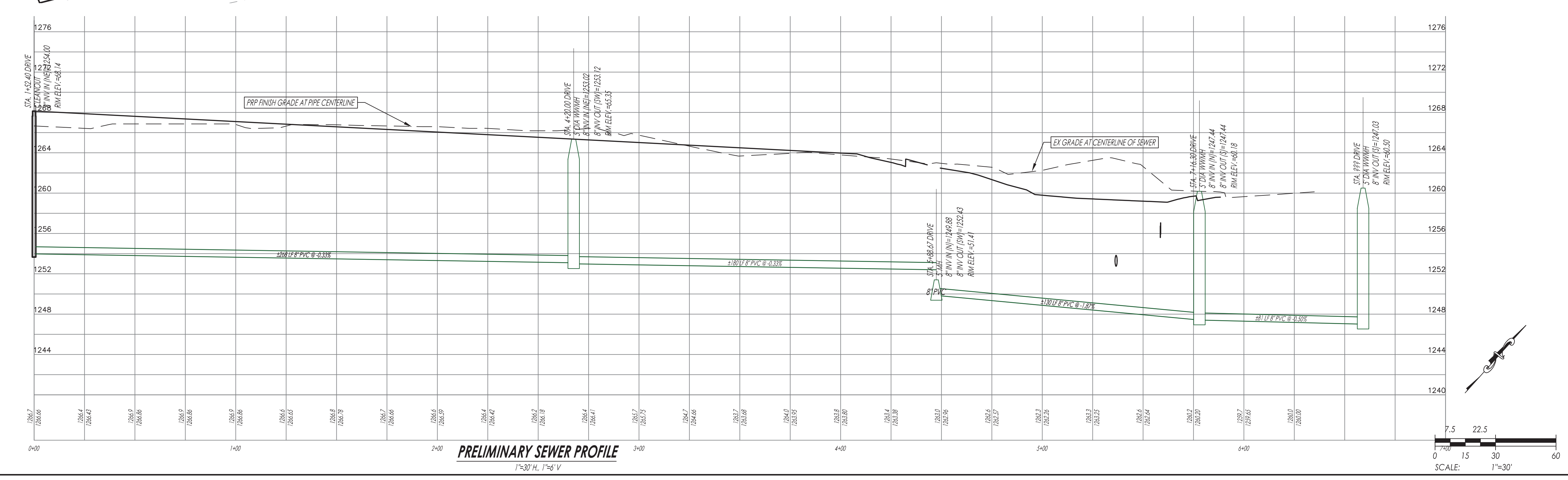
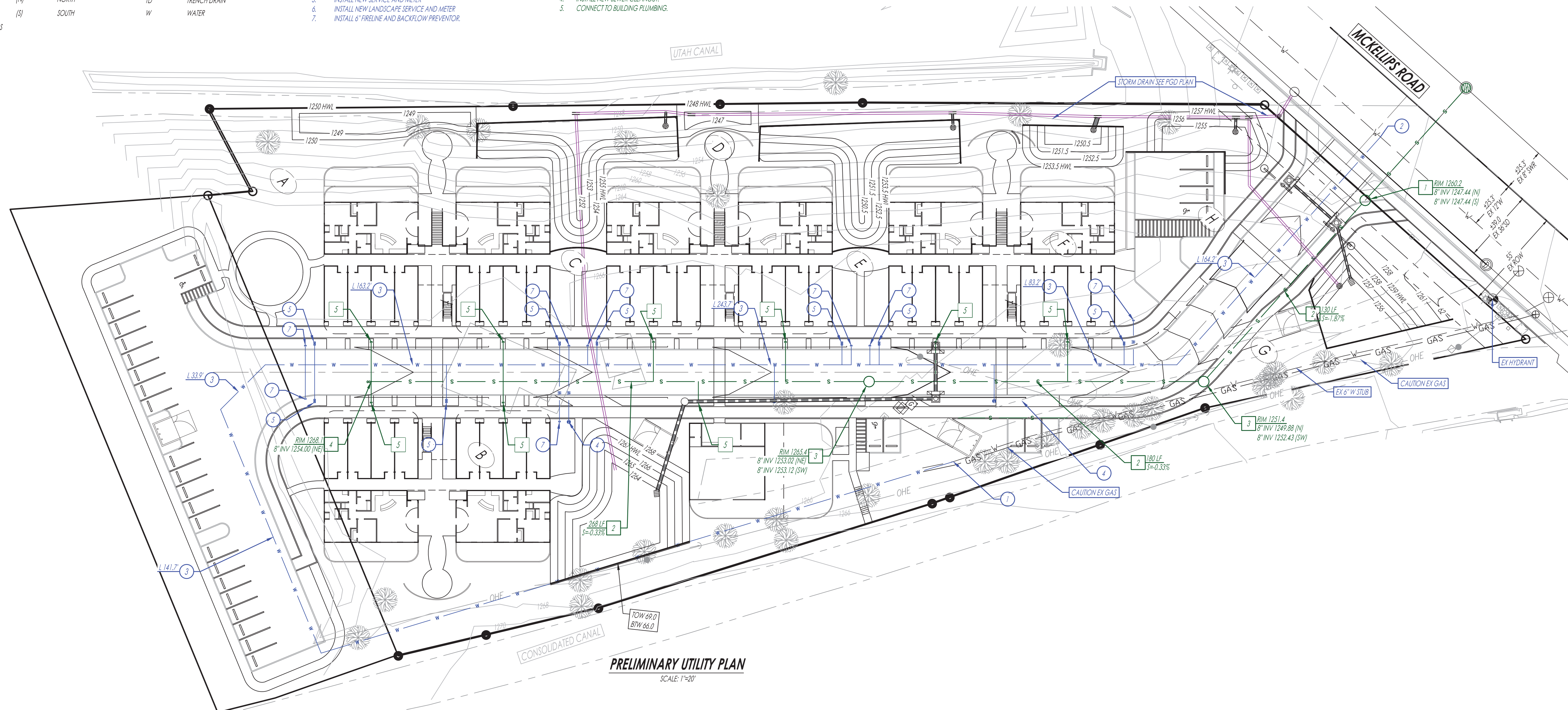
LEGEND		ABBREVIATIONS	
	SEWER MANHOLE	MH	MANHOLE
	HYDRANT	FFE	FINISHED FLOOR ELEVATION
	WATER VALVE	FG	FINISH GRADE
	WATER LINE	G	GUTTER
	BOUNDARY LINE	GR	GRATE
	CENTER LINE	[N]	NORTH
	EXISTING CONTOURS	[S]	SOUTH
	PROPOSED CONTOURS		
		(E)	EAST
		(W)	WEST
		EX	EXISTING
		PROP	PROPOSED
		SD	STORM DRAIN
		TD	TRENCH DRAIN
		W	WATER

**PRELIMINARY UTILITY PLAN  
WATER KEYNOTES**

- CONNECT TO EX. STUB
- NEW CONNECTION TO EX. 12" W.
- INSTALL NEW 8" PVC WATER LINE
- INSTALL NEW HYDRANT
- INSTALL NEW SERVICE AND METER
- INSTALL NEW LANDSCAPE SERVICE AND METER
- INSTALL 6" FIRELINE AND BACKFLOW PREVENTOR

**PRELIMINARY UTILITY PLAN  
SEWER KEYNOTES**

- CONNECT TO EX. 8" SEWER STUB
- INSTALL NEW 8" SEWER
- INSTALL NEW SEWER MANHOLE
- INSTALL NEW SEWER CLEANOUT
- CONNECT TO BUILDING PLUMBING



103103 P.U.T. dwg modified by label on Feb. 3, 21 @ 2:26 PM

CLIENT: UNITED REALTY MTA LLC  
PROJECT NAME/ADDRESS: WESTMOUNT ESTATES  
1920 S CONSOLIDATED CANAL, MESA, ARIZONA  
SHEET NAME: PRELIMINARY UTILITY PLAN

PROJECT NO.: 1031-03  
DESIGNED BY: KJB  
DRAWN BY: JUB