

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/DEVSUSTAIN/CONSTRUCTIONPERMITS.ASPX](http://www.mesaaz.gov/devsustain/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 LAPSSES 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.

LEGEND

	BOUNDARY LINE
	RIGHT OF WAY (R/W)
	EASEMENT LINE
	CENTER LINE
	PROPOSED CURB
	SIDEWALK LINE
	VALLEY GUTTER
	WATER LINE
	SEWER LINE
	STORM DRAIN LINE
	UNDERGROUND TANK
	EXISTING CURB
	EXISTING WATER
	EXISTING SEWER
	FIRE HYDRANT
	WATER VALVE
	CATCH BASIN
	EXISTING CONTOUR LINES
	CLEANOUT
	MANHOLE
	FF & PAD ELEVATION
	NATURAL GROUND
	PAVEMENT
	CONCRETE
	TOP OF CURB
	GUTTER
	FINISHED GRADE
	DECOMPOSED GRANITE GRADE
	TOP OF WALL
	TOP OF RETAINING WALL
	TOP OF FOOTER

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE AS-BUILT LOCATIONS SHOWN HEREON WERE PERFORMED UNDER MY SUPERVISION AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

REGISTERED LAND SURVEYOR _____ DATE _____

REGISTRATION NUMBER _____

UTILITIES NOTES

- THESE PLANS HAVE BEEN SUBMITTED TO THE FOLLOWING UTILITY COMPANIES FOR APPROVAL WITHIN THEIR AREA OF INTEREST. THE SIZE AND LOCATIONS, AS SHOWN, OF THE GAS, TELEPHONE AND POWER LINES, AND CONNECTIONS AGREE WITH THE FURNISHED INFORMATION CONTAINED IN THE UTILITY COMPANY'S RECORDS. WHERE THE WORK TO BE DONE CONFLICTS WITH ANY OF THESE UTILITIES, THE CONFLICTS SHALL BE RESOLVED AS SPECIFIED IN THE SPECIAL PROVISIONS AND/OR AS OTHERWISE NOTED ON THESE PLANS. CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORESEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER.
- THE CITY WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION OR UTILITY RELOCATION.
- ALL EXISTING OVERHEAD UTILITY LINES ARE TO BE RELOCATED UNDERGROUND.

SALT RIVER PROJECT _____
COMPANY REPRESENTATIVE CONTACTED _____ DATE _____

CENTURYLINK _____
COMPANY REPRESENTATIVE CONTACTED _____ DATE _____

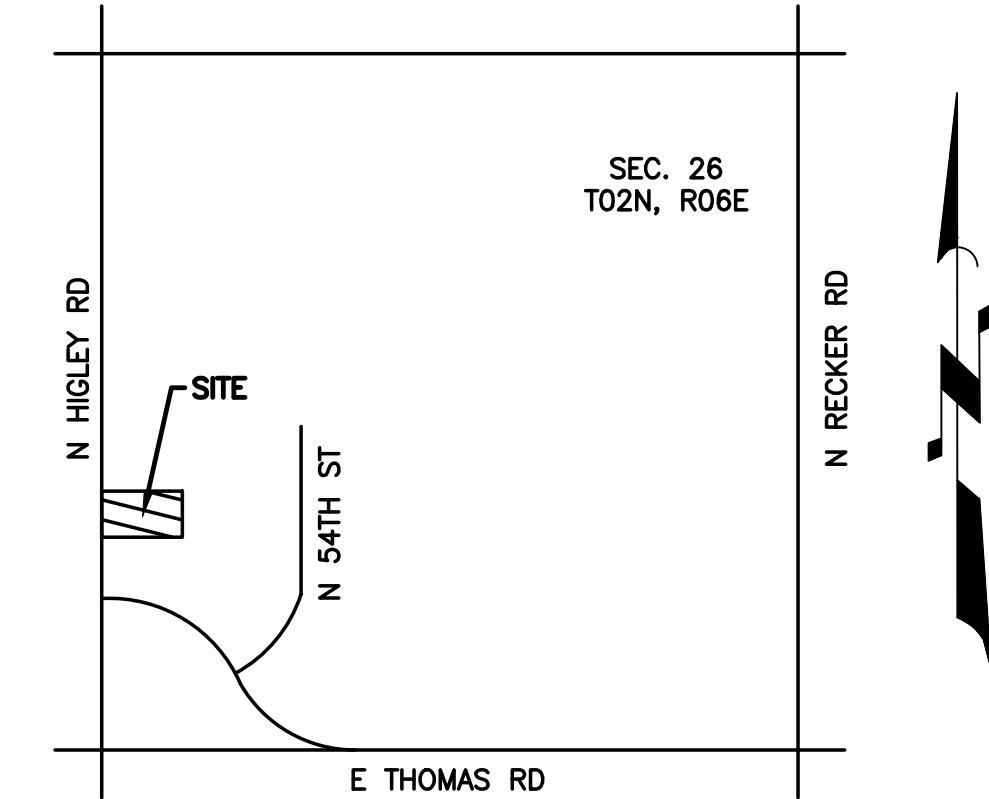
COX COMMUNICATIONS _____
COMPANY REPRESENTATIVE CONTACTED _____ DATE _____

CITY OF MESA STORM WATER DRAINAGE & RETENTION NOTES

- THE ENGINEER, OR LAND SURVEYOR SHALL CERTIFY THAT THE REQUIRED STORM WATER RETENTION HAS BEEN PROVIDED. THE CERTIFICATION SHALL ALSO INDICATE THE ACTUAL VOLUME PROVIDED. SUCH CERTIFICATION SHALL BE PROVIDED TO THE DEVELOPMENT SERVICES DEPARTMENT WHEN THE RETENTION AREA IS TO REMAIN PRIVATE PROPERTY AND TO THE ENGINEERING DEPARTMENT WHEN THE RETENTION AREA IS TO BECOME CITY OF MESA PROPERTY.
- ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNERS AND ARE TO BE REPLACED BY THE OWNERS WHEN THEY CEASE TO DRAIN WATER IN A 36HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL-SITLING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL. IN ACCORDANCE WITH ARIZONA REVISED STATUTES, DRYWELLS ARE REQUIRED TO BE REGISTERED WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ). IT IS THE OWNER'S RESPONSIBILITY TO REGISTER ALL DRYWELLS. AND AQUIFER PROTECTION PERMIT MAY BE REQUIRED BY ADEQ FOR DRYWELLS DEEMED TO BE HAZARDOUS TO GROUNDWATER.

GRADING & DRAINAGE PLANS
FOR
HIGLEY 202 INDUSTRIAL

A PORTION OF LAND BEING IN THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



VICINITY MAP

N.T.S.

SHEET INDEX

- 1..... COVER SHEET
- 2-3..... GRADING AND DRAINAGE PLAN

ENGINEER

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

SURVEYOR

STRATEGIC SURVEYING, LLC
2443 WEST 12TH STREET
TEMPE, ARIZONA 85281
PHONE: 480.272.7634
CONTACT: JOSHUA S. MOYSES

OWNER

HIGLEY 202 INDUSTRIAL LLC
4505 E VIRGINIA ST
MESA, AZ 85215
ATTN: TY BORJUM
PHONE: 602.717.9933
E-MAIL: TY@KINKAIDCIVIL.COM

PROJECT INFORMATION

LOCATION:	8313 N. HIGLEY ROAD, MESA, AZ, 85215
EXISTING ZONING:	L1 (LIGHT INDUSTRIAL)
PARCEL NUMBER:	141-38-009 F, H, K, M
GROSS AREA:	5.00 ACRES
NET AREA:	5.00 ACRES
BUILDING AREA:	TWO STORY OFFICE BUILDING 5,400 + 4,550 (UPSTAIRS) = 9,950 ± SF
	WORKSHOP BUILDING OFFICE AREA: ± 1,412 SF WORKSHOP DOWNSTAIRS: ± 6,332 SF MEZZANINE AS STORAGE: ± 3,295 SF
PARKING REQUIRED:	9,950 + 1,412 = 11,362 / 375 = 31 STALLS 6,332 + 3,295 = 9,627 / 500 = 20 STALLS
PARKING PROVIDED:	60 STALLS (4 ADA + 56 STANDARD)
BIKE RACKS REQ'D:	60 STALLS / 10 = 6 TOTAL
BIKE RACKS PROV'D:	6 PROVIDED

FLOOD DESIGNATION

SUBJECT PARCELS ARE LOCATED WITHIN ZONE "X" OTHER AREAS. ON FLOOD INSURED RATE MAP NO. 04013C2280L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NUMBER 040048, IN THE CITY OF MESA, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

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	2280	L	10/16/2013	X	

RETENTION CALC

$V_r = A * C * (D/12)$
 $A = 5.00$ ACRES
 $OFFSITE = 0.31$ ACRES
 $C = 0.75$ ONSITE (WEIGHTED), $C = 0.95$ OFFSITE
 $D = 2.20'$

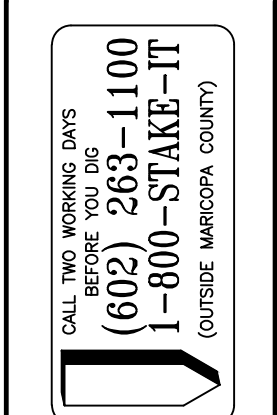
$V_r = 5.00 * 0.75 * (2.20/12) + 0.31 * 0.95 * (2.20/12) * 43560$
 $V_r = 32,299$ C.F.
 $V_p = 35,530$ C.F.

BFH Group
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446

REVISIONS:

COVER SHEET
HIGLEY 202 INDUSTRIAL
8313 N. HIGLEY ROAD, MESA, AZ 85215

Job No: 00202210070
Drawn By: DJ
Checked By: DB



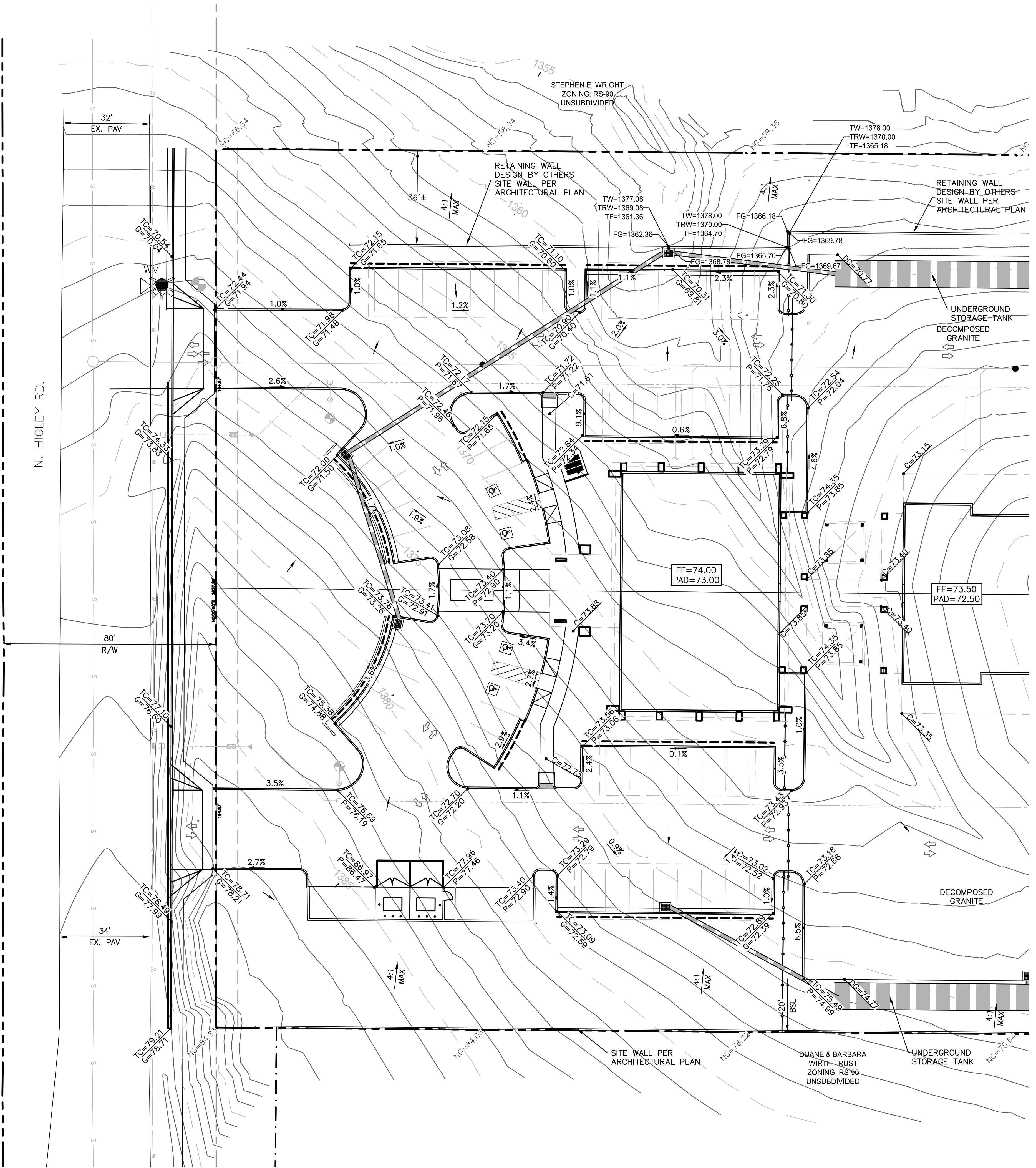
JOB NO.
202210070

COVER SHEET

SHEET NO.
1

1 OF 3

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MATCH SHEET 3

BFH Group
 3707 EAST SOUTHERN AVENUE
 MESA, ARIZONA, 85206
 PHONE: 480.734.1446

REVISIONS

GRADING & DRAINAGE PLAN
HIGLEY 202 INDUSTRIAL
 8313 N. HIGLEY ROAD, MESA, AZ 82515

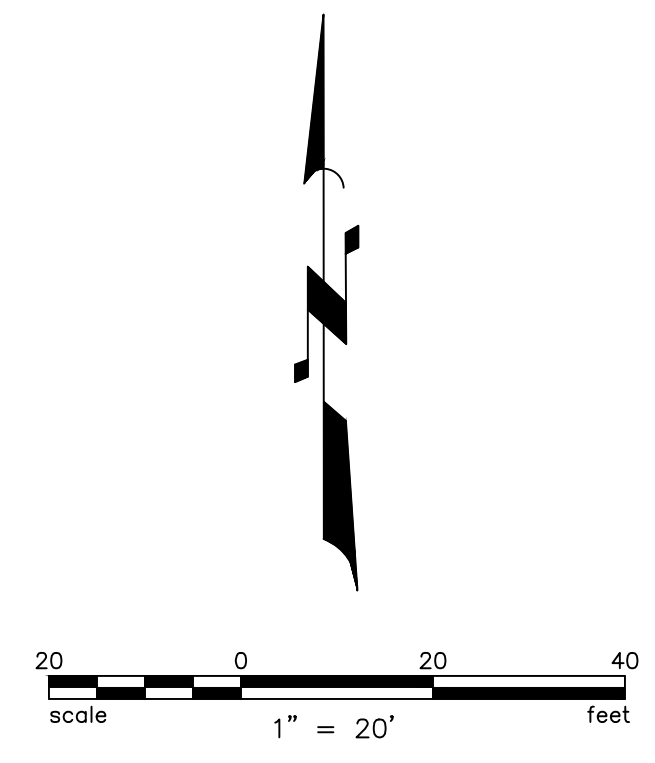
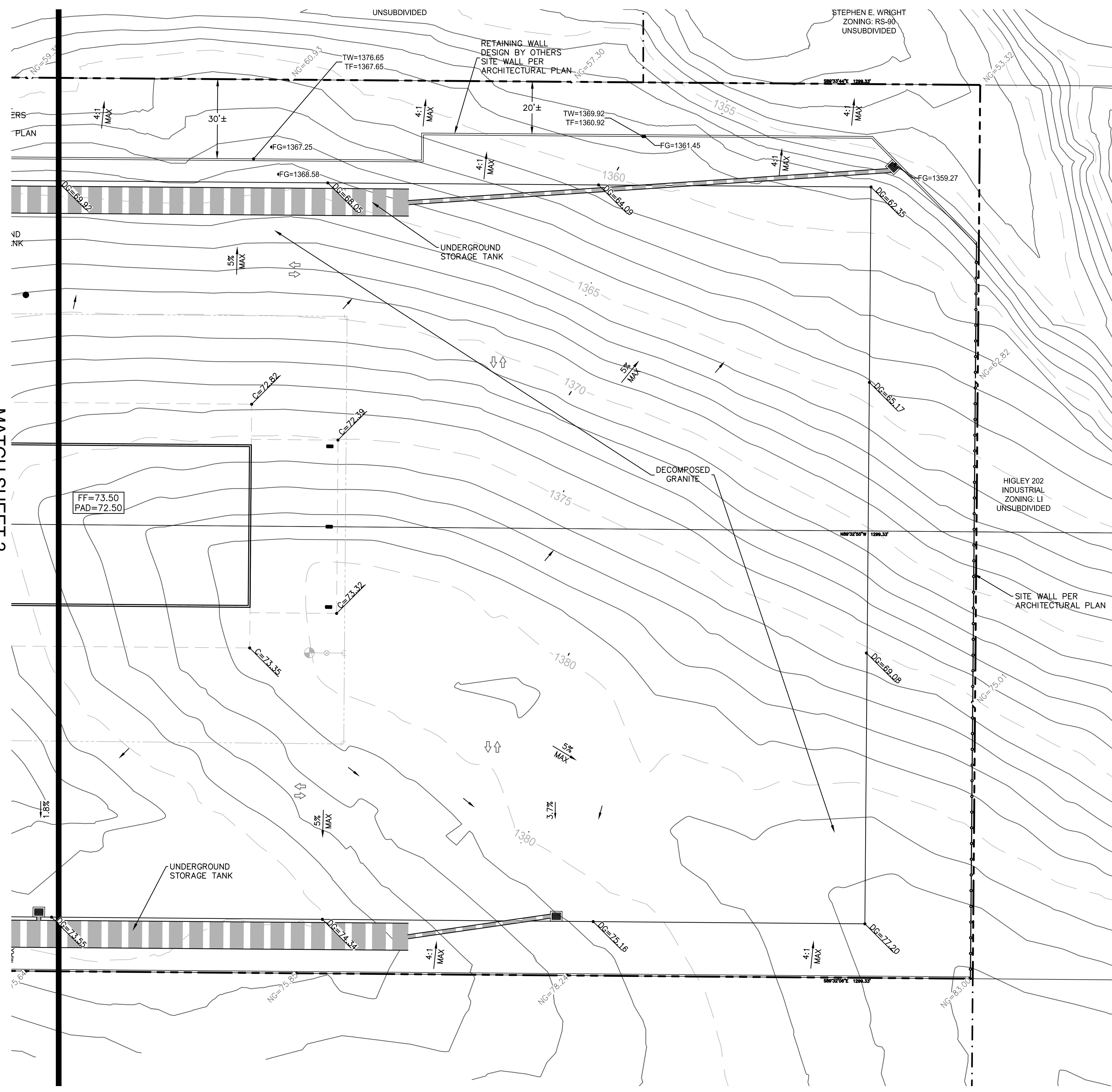
Job No:	00202110110
Drawn By:	PJ
Checked:	DB

CALL FOR WORKING DAYS
 (602) 263-1100
J-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

JOB NO. 202210070
GRADING & DRAINAGE PLAN
SHEET NO. 2
2 OF 3

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MATCH SHEET 2



BFH Group
 3707 EAST SOUTHERN AVENUE
 MESA, ARIZONA, 85206
 PHONE: 480.734.1446

REVISIONS

GRADING & DRAINAGE PLAN
PROJECT: HIGLEY 202 INDUSTRIAL
 8313 N. HIGLEY ROAD, MESA, AZ 82515

Job No:	00202110110
Drawn By:	P.J.
Checked:	DB

CALL FOR MORE DAYS
 (602) 263-1100
STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

JOB NO.
 202210070
 GRADING & DRAINAGE PLAN
 SHEET NO.
3
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