**LEGEND**:

- 1. 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.
- 2. 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.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.
- 3. 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.
- 4.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.
- 5. 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.
- 6. THE CONTRACTOR SHALL OBTAIN AN EARTH-MOVING PERMIT FROM THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT AND SHALL COMPLY WITH ITS REQUIREMENTS FOR DUST CONTROL.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. THE DEVELOPER SHALL PROVIDE ALL CONSTRUCTION STAKING FOR THE PROJECT.
- 11. 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.

- 12. 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 SAL RIVER PROJECT FOR POLE BRACING, ELECTRIC SERVICE OR CONSTRUCTION SCHEDULING AT (602) 273-8888.
- 13. WHEN GAS MAINS AND/OR SERVICES ARE EXPOSED, CONTACT THE 0 CY FILL, 30 CY CUT, NET 30 CY CUT WITH A 1.2 FILL FACTOR. CITY OF MESA AT (480) 644-2261 FOR INSPECTION OF THE EXPOSED PIPE AND COATING PRIOR TO BACKFILLING OF THE TRENCH.
- 14. CONTRACTORS SHALL COMPLY WITH THE PROVISIONS FOR TRAFFIC

CONTROL AND BARRICADING PER THE CURRENT CITY OF MESA TRAFFIC BARRICADE MANUAL.

- 15. 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.
- 16. 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.
- 17. 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.

## city of mesa storm water drainage & retention NOTES

- 1. 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.
- 2.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-SILTING 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. AN AQUIFER PROTECTION PERMIT MAY BE REQUIRED BY ADEQ FOR DRYWELLS DEEMED TO BE HAZARDOUS TO GROUNDWATER.

# CITY OF MESA PUBLIC WATER UTILITY NOTES

- 1. ALL PUBLIC WATER MAIN MATERIALS SHALL BE PER SECTION 610.3 OF THE M.A.G. UNIFORM STANDARD SPECIFICATIONS. ALL DUCTILE IRON PIPE (D.I.P.) WATER MAINS SHALL HAVE POLYETHYLENE CORROSION PROTECTION PER SECTION 610.5 OF THE M.A.G. UNIFORM STANDARD SPECIFICATIONS.
- 2. ALL NEW WATERLINES THAT REQUIRE SERVICE DISRUPTION IN ORDER TO CONNECT TO THE CITY SYSTEM SHALL REQUIRE A DAYTIME TIE-IN. THE CONTRACTOR SHALL COMPLETE ALL WORK NECESSARY TO RESTORE UTILITY SERVICE AND FULLY OPEN THE TIE-IN AREA TO VEHICULAR TRAFFIC WITHIN THE TIME FRAME ALLOWED BY THE CITY INSPECTOR.
- 3. THE CONTRACTOR SHALL INSTALL A TEMPORARY PLUG OR VALVE ON A SECTION OF NEW WATER LINE TO TEST LINES BEFORE CONNECTING TO THE EXISTING PUBLIC WATER SYSTEM WHERE THERE IS NO WATER VALVE ON THE EXISTING LINE.
- 4. WATER LINE TESTS SHALL BE CONDUCTED SO THAT EXISTING WATER LINES WILL NOT BE INCLUDED IN THE TEST OF THE NEW LINE.
- 5. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE A MANUFACTURER AND MODEL DESIGNATED IN THE CURRENT "LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES" AS PUBLISHED BY THE FOUNDATION OR CROSS—CONNECTION CONTROL AND HYDRAULIC RESEARCH, UNIVERSITY OF SOUTHERN CALIFORNIA.
- 6. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA "LIST OF APPROVED INSPECTORS" PRIOR TO THE REQUEST FOR FINAL INSPECTION. 7. IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE (A.A.C). R18-4-119, ALL MATERIALS ADDED AFTER
- 7. JANUARY 1, 1993, WHICH MAY COME INTO CONTACT WITH DRINKING WATER, SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 AND 61.
- 8. PER CITY ORDINANCE NO. 2341, ALL WATER METERS ARE TO BE PURCHASED FROM THE CITY OF MESA. METERS TWO INCHES OR LESS WILL BE DELIVERED AND INSTALLED BY CITY FORCES. METERS LARGER THAN TWO INCHES WILL BE DELIVERED BY THE CITY AND INSTALLED BY THE CONTRACTOR AND REQUIRE SCHEDULING AND INSPECTIONS WITH CITY FORCES. (CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT 480-644-4273 FOR THE SPECIFIC PROCEDURE).

# FIRM 04013C2295L:

AS PUBLISHED BY FEMA ON OCTOBER 16, 2013 ZONE X (DOT HATCHED) AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANGE FLOOD.

## EARTHWORK ESTIMATE:

## RETENTION STATEMENT:

THIS PARCEL HAS BEEN PREVIOUSLY DEVELOPED IN 1999 AND HAS EXISTING RETENTION FACILITIES FOR THE 100 YR 2 HR STORM EVENT. PROVIDED BY THREE (3) ABOVE GROUND RETENTION BASINS LABELED "A", "B" AND "C" ON THE AS-BUILT PLANS (A-70295). ALSO SHOW ON THESE PLANS. RETENTION BASIN "B" IS BEING REPLACED WITH UNDERGROUND RETENTION FACILITIES. THE EXISTING VOLUME OF RETENTION BASIN "B" IS CALCULATED AS FOLLOWS:

EXISTING VOLUME PROVIDED BY BASIN "B"				
ELEVATION	AREA (SF)	AVG. AREA (SF)	DEPTH (FT)	VOLUME (CF)
83.5	4025	2675	2.50	6688
81	1325			

STORMTECH SC-800 UNDERGROUND RETENTION FACILITY TO REPLACE RETENTION BASIN "B". RETENTION VOLUME PROVIDED BY SC-800 IS 6,842 CF > 6,688 C.F. PROVIDED BY RETENTION BASIN "B". MAINTAINING 100 YR 2 HR RETENTION VOLUME ON-SITE.

### **ABBREVIATIONS:** ACRES **BRASS CAP**

BOOK

**CORNER** 

DOCKET

FOUND

FLUSH

**EASEMENT** 

HAND HOLE

**MEASURED** 

**EASEMENT** 

RIGHT OF WAY

RANGE

REBAR

SECTION

**TOWNSHIP** 

STONE

LEGAL DESCRIPTION:

LINE, A DISTANCE OF 272.16 FEET;

RB

R/W

STN

UPE

VNAE

EASEMENT

**EASEMENT** 

PARCEL NO. 1:

AS FOLLOWS:

30.52 FEET;

BEGINNING.

PARCEL NO. 2:

CALCULATED

CITY OF MESA

FINISHED FLOOR

CADASTRAL SURVEY

NO IDENTIFICATION

PUBLIC UTILITIES AND

REFERENCE MARKER

BASED ON REFERENCE NO. X

SINGLE FAMILY RESIDENTIAL

TEMPORARY BENCHMARK

UNDERGROUND POWER

VEHICULAR NON-ACCESS

THAT PORTION OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA

AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 1 NORTH,

DEGREES 36 MINUTES 34 SECONDS EAST ALONG THE MONUMENT LINE OF SOUTH

SOSSAMAN ROAD, A DISTANCE OF 89.56 FEET; THENCE SOUTH 89 DEGREES 23

RANGE 7 EAST, AS SHOWN ON THE PLAT OF CONTINENTAL AT SUPERSTITION

SPRINGS, ACCORDING TO BOOK 369 OF MAPS, PAGE 7; THENCE SOUTH 00

MINUTES 26 SECONDS WEST, A DISTANCE OF 65.00 FEET TO THE WESTERLY

RIGHT-OF-WAY LINE OF SOUTH SOSSAMAN ROAD AS SHOWN ON SAID PLAT,

TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE SOUTHERLY ALONG

CENTRAL ANGLE OF 07 DEGREES 19 MINUTES 41 SECONDS, A DISTANCE OF

SAID CURVE, HAVING A RADIUS OF 1367.39 FEET, CONCAVE WESTERLY WHOSE

RADIUS BEARS SOUTH 89 DEGREES 24 MINUTES 12 SECONDS WEST, THROUGH A

174.89 FEET TO THE NORTHERLY LINE OF SAID CONTINENTAL AT SUPERSTITION

SPRINGS AND A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE

SOUTH 89 DEGREES 46 MINUTES 57 SECONDS WEST ALONG SAID NORTHERLY

THENCE NORTH 46 DEGREES 34 MINUTES 20 SECONDS WEST, A DISTANCE OF

THENCE NORTH 00 DEGREES 13 MINUTES 03 SECONDS WEST, A DISTANCE OF

THENCE NORTH 89 DEGREES 46 MINUTES 57 SECONDS EAST ALONG SAID

OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES,

NO. 97-0356380. RECORDS OF MARICOPA COUNTY, ARIZONA.

283.46 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST BASELINE ROAD;

RIGHT-OF-WAY LINE, A DISTANCE OF 288.37 FEET; THENCE SOUTH 45 DEGREES

24 MINUTES 48 SECONDS EAST, A DISTANCE OF 21.29 FEET TO THE POINT OF

APPURTENANT RIGHTS GRANTED IN THE AMENDED AND RESTATED DECLARATION

SERVITUDES, LIENS, RESERVATIONS AND EASEMENTS RECORDED AUGUST 12,

1992 IN DOCUMENT NO. 92-0444971 AND AMENDMENTS RECORDED APRIL 2,

1993 IN DOCUMENT NO. 93-0199953 AND MAY 20, 1994 IN DOCUMENT NO.

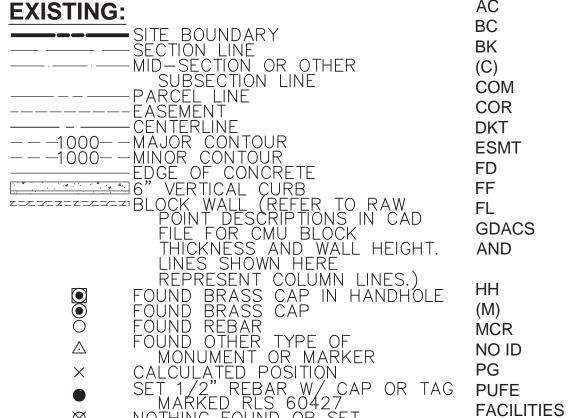
94-0408379 AND TRACT DECLARATION RECORDED MAY 28, 1997 IN DOCUMENT

BEING THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 36 MINUTES 34

SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 115.05 FEET

GEODETIC DENSIFICATION

MARICOPA COUNTY RECORDER



NOTHING FOUND OR SET /— EXTERIOR BUILDING CORNER 4/4/1/2 EXTERIOR BUILDING CORNER SINGLE GATE; DOUBLE SWING

WATER METER BACKFLOW PREVENTION DEVICE

SS MHO MANHOLE — SANITARY SEWER

STORM MANHOLE — STORM WATER

RD O ROOF DRAIN

ICB IRRIGATION CONTROL VALVE BOX STREET LIGHT ON MAST ARM ELECTRIC PANEL BOX ELECTRIC METER ELECTRIC PULL/JUNCTION BOX TRANSFORMER

TELECOMMUNICATIONS BOX OR

p - SINGLE POST SIGN TREE — MESQUITE, PALO VERDE, OR IRONWOOD

TREE — DECIDUOUS, BROAD—LEAF, OR OTHER TYPE

TREE - PALM CONCRETE

RIPRAP **ASPHALT** 

MATERIAL UNKNOWN)

— 2" W PVC BURIED WATERLINE, 2" PVC

— 6" W DIP-BURIED WATERLINE, 6" DIP

— 8" W DIP-BURIED WATERLINE, 8" DIP

— 8" W ACP BURIED WATERLINE, 8" ACP

— 16" W ACP BURIED WATERLINE, 16" ACP — 8" S VGP-BURIED SEWERLINE, 8" VCP

STORM DRAIN OR IRRIGATION PIPE

STORM DRAIN (SIZE & — UNDERGROUND COMMUNICATIONS, & OWNER UNKNOWN) COMMŪNICATIONS,

LINK / LUMEN

LED COMMUNICATIONS, COX

D FIBER OPTICS, COX

THE TOTAL PROPERTY OF THE PROPERTY — — FO COX—BURIFD

— — G SWG—BURIED GAS LINE, SOUTHWEST GAS (SIZE/MATERIAL UNKNOWN) - - 1" G P SWEBURIED GAS LINE, 1" PLASTIC,

MODIFICATION.

### OWNER INFORMATION:

ALPHA ENTERPRISE, LLC 7561 E BASELINE RD MESA, AZ 85209

### ARCHITECT INFORMATION:

STEVE NEVALA, ARCHITECT STEVEN@FINNARCHITECTS.COM 480-206-8229

### ENGINEER INFORMATION:

SITE ENGINEERS, LLC SPENCER ELLINGSON, ENGINEER 480-489-4450

### PARCEL INFORMATION:

APN: 304-05-980A MESA, AZ 85209 DEED(S): 2021-0263939, MCR

GROSS AREA, BASED ON SURVEY: 91,688 SF (2.105 AC). COUNTY RECORDS 91,520 SF (2.10101 AC).

NEW BUILDING EXPANSION AND MINOR SITE

FINN ARCHITECTS, LLC

SPENCER@THESITEENGINEEERS.COM

ADDRESS: 7561 E BASELINE RD

LAND USE: COMMERCIAL

# PROJECT DESCRIPTION:

# N.T.S.

BASIS OF BEARING:

S SOSSAMAN RD -

THAT PART OF THE NORTH LINE OF THE NW 1/4 OF SECTION 5, T1S, R7E, G&SRM, WHICH IS FRONTAGE TO THE SITE, WHICH BEARS S89°44'38"E PER BK 609, PG 29, MCR.

E BAŞELINE RD

T1S ' R7E

E GUADALUPE RD

**VICINITY MAP** 

MEDINA AVE

# PROJECT BENCHMARK:

LOCAL BENCHMARK: FD NAIL W/ TAG MARKED CITY OF MESA, ON CURB

CITY OF MESA BENCHMARKS: LOCATION: 72ND AND BASELINE NORTHING: 865674.53 EASTING: 773396.56 DESCRIPTION: MASONRY NAIL W/ BRASS

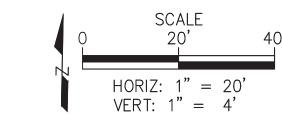
CORNER ELEV = 1370.62 FT NAVD88

## SHEET INDEX:

.COVER SHEET, NOTES C2.O.....PRELIMINARY IMPROVEMENT PLANS

TAG ON T.C. N OF T1N R7E S31 S 1/4



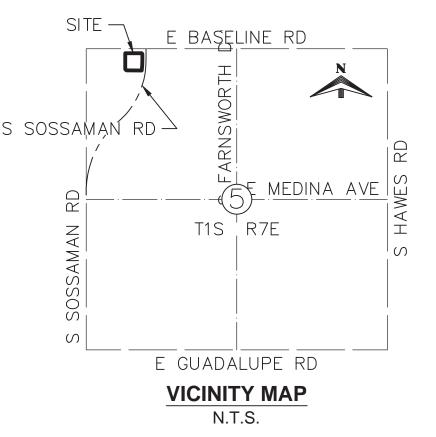




FINN ARCHITECTS

UTV STEREO | 7561 E. BASELINE ROAD MESA, ARIZONA 85209 PRELIMINARY COVER SHEET

SE NO. | DESIGNED | DRAWN | CHECKED | SHEET NO. S250121 SJE SJE KLE 01 of 02



- SLOPE PER PLAN. TRENCH BACK FILL PER MESA STANDARD DETAIL
- BUILDING CONNECTION TO EXPAND FIRE SPRINKLE SYSTEM TO NEW

UTV STEREO | 7561 E. BASELINE ROAD