

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.

STORMWATER DRAINAGE & RETENTION NOTES:

SITE IS PROPOSED WITH NO ADDITIONAL RETENTION. SITE IS SELF-RETAINING AND ADDITIONAL PAVEMENT WILL PRODUCE NEGGLIGIBLE RUNOFF TO THE STORM DRAIN IN BROWN ROAD.

ENGINEER'S NOTES:

- THESE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ALL QUESTIONS REGARDING THESE PLANS SHALL BE PRESENTED TO THE ENGINEER. ANYONE WHO TAKES UPON HIMSELF THE INTERPRETATION OF THE DRAWINGS OR MAKES REVISIONS TO THE SAME WITHOUT CONFERRING WITH THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE CONSEQUENCES THERE OF.

SMILES FOR SPECIAL NEEDS
EXISTING RETENTION SUMMARY

BASIN NO.	DRAINAGE AREA	RUNOFF COEFFICIENT	AREA (Sqft)	R _R (CF)	D (FT)	A _T (SF)	A _B (SF)	UG Ret Dia (FT)	L _{UG} (FT)	R _P (CF)	Excess (CF)	% excess
Basin A	SITE	0.75	49831.86	6,852	2.0	1,595	346			1,941		
Basin B					1.0	723	156			440		
Basin C					0.4	108	1			22		
Basin D					1.0	1,840	695			1,268		
Basin E					1.0	776	84			430		
Basin F					1.0	711	61			386		
Basin G					2.0	793	74			867		
Basin H					2.0	558	2			560		
Basin I					1.0	509	99			304		
Basin J					1.0	504	83			294		
Basin K					1.0	806	80			443		
TOTAL			49831.86	6852.00						6955.00	103	2%

100yr-2hr precipitation depth ¹ = 2.20 inches = 0.1833 ft

Retention Required (R_R)¹ = C x P/12 x A

Where:
C = Weighted runoff coefficient
P = 100-year 2-hour rainfall depth
A = Contributing Area (SF)

Surface Retention

Retention Provided (R_P) = [(A_T + A_B)/2] x D

Where:
A_T = Basin Top Area (SF)
A_B = Basin Bottom Area (SF)
D = Basin Depth (FT)

FINAL GRADING & DRAINAGE PLAN FOR SMILES FOR SPECIAL NEEDS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH,
RANGE 05 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

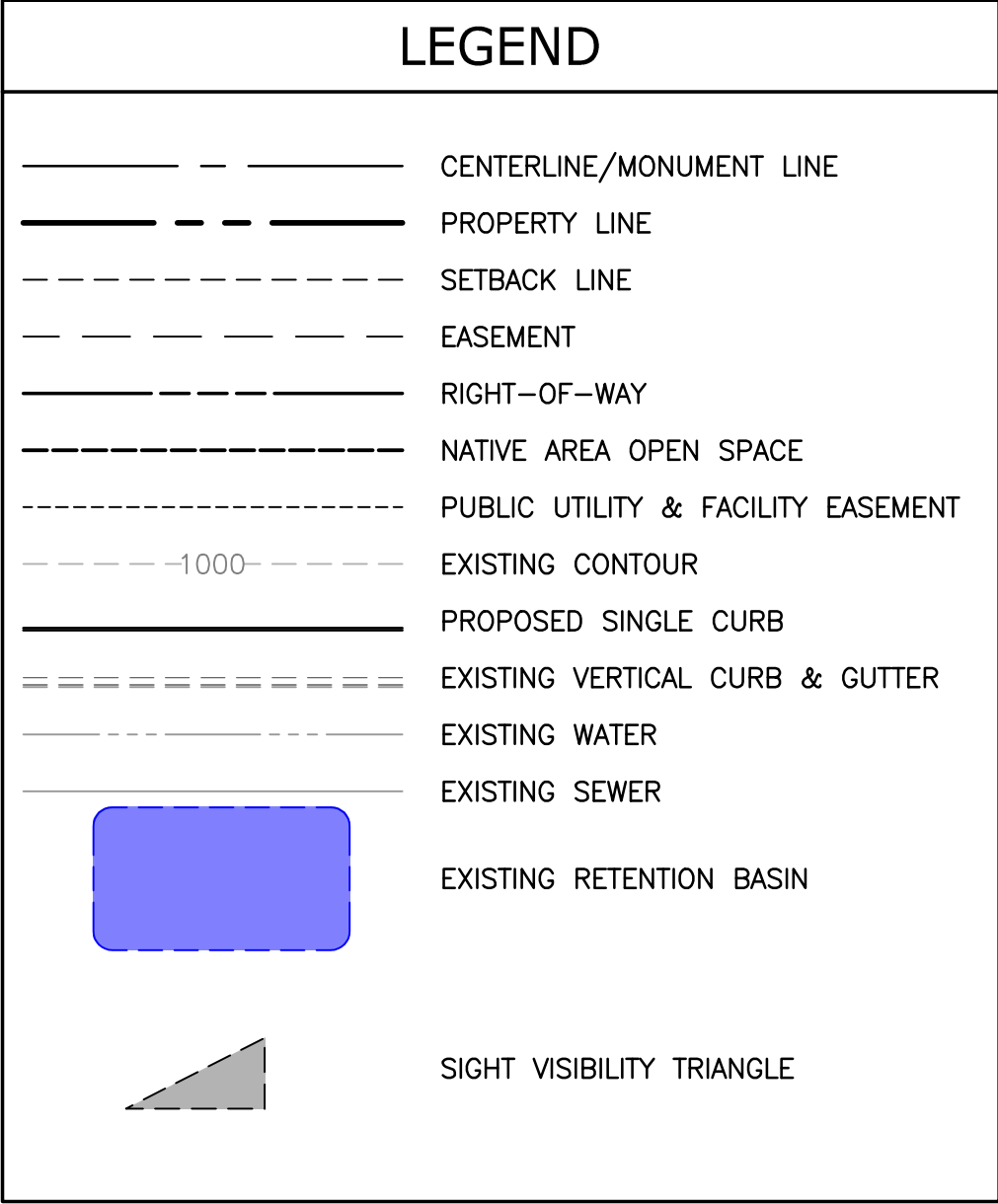
APN# 136-27-014C

1858 E BROWN RD. MESA, ARIZONA 85203

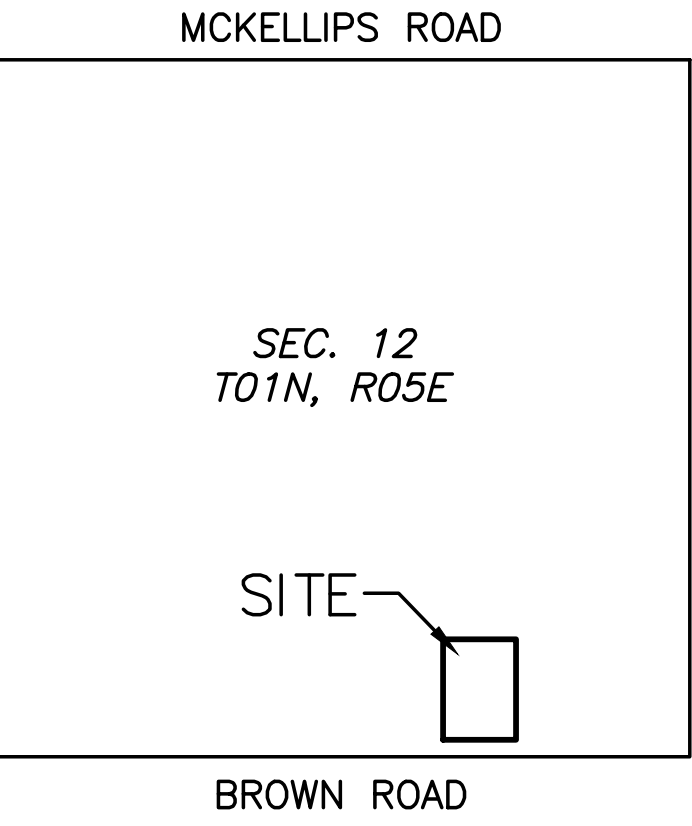
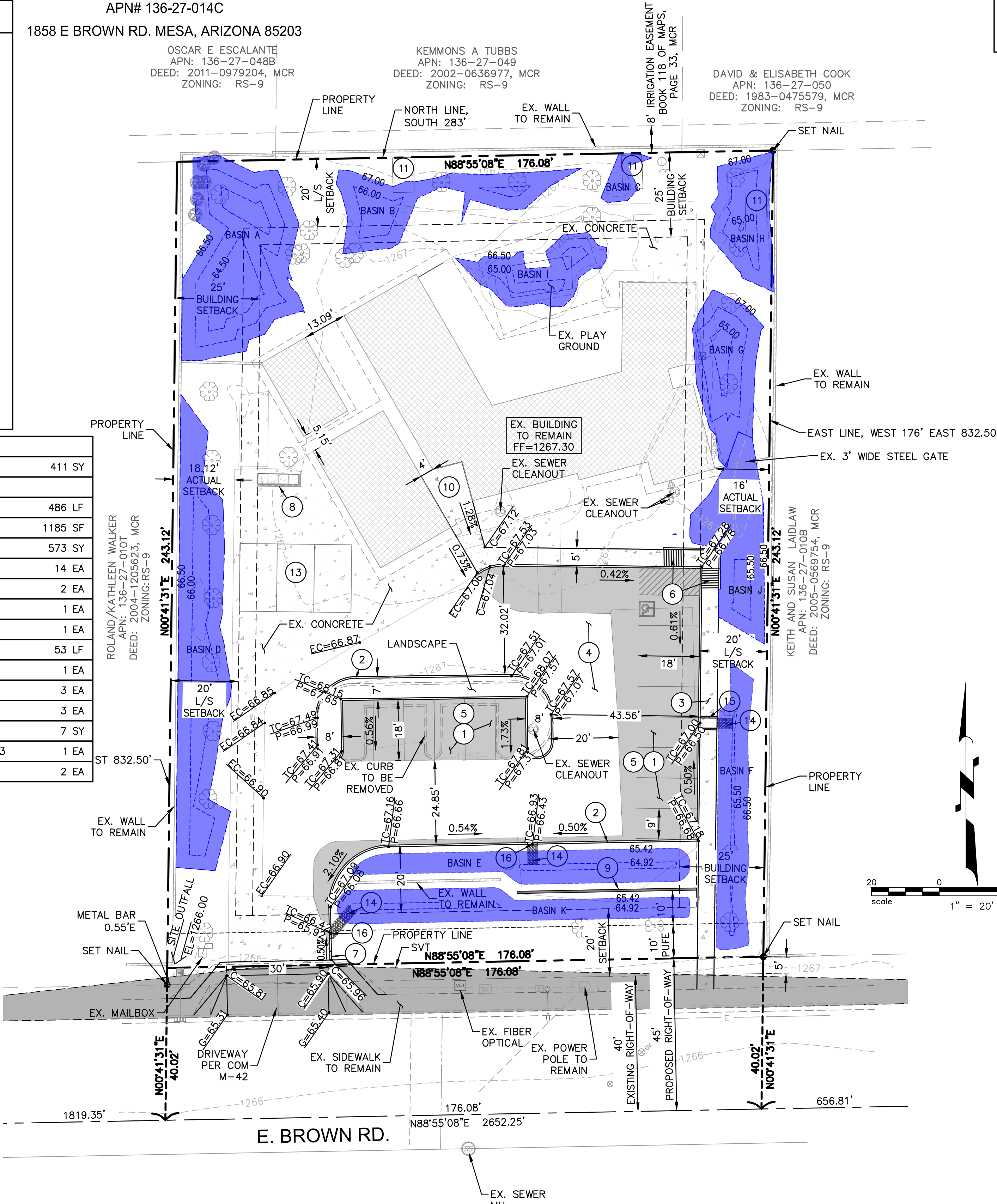
OSCAR E ESCALANTE
APN: 136-27-0488
DEED: 2011-0979204, MCR
ZONING: RS-9

KEMMONS A TUBBS
APN: 136-27-049
DEED: 2002-0636977, MCR
ZONING: RS-9

DAVID & ELISABETH COOK
APN: 136-27-050
DEED: 1983-0475579, MCR
ZONING: RS-9



PAVING NOTES		
1	INSTALL PAVEMENT 3" AC/6" ABC & COM DET	411 SY
M-19.1, M-19.2, M-19.3		
2	INSTALL SINGLE CURB, PER MAG 222, TYPE 'B'	486 LF
3	INSTALL SIDEWALK PER MAG 230, 5' WIDE	1185 SF
4	EXISTING ASPHALT PAVEMENT TO REMAIN	573 SY
5	NEW PARKING SPACES	14 EA
6	INSTALL RAMP	2 EA
7	INSTALL CURB TERMINATION PER MAG 222	1 EA
8	NEW TRASH BARREL CORRAL	1 EA
9	NEW 32" HIGH MASONRY SCREEN WALL. TO MATCH EXISTING.	53 LF
10	ADA ACCESS TO FRONT DOOR	1 EA
11	EXISTING PLAY STRUCTURES TO REMAIN	3 EA
13	NEW BUS PARKING SPACES	3 EA
14	RIP-RAP	7 SY
15	INSTALL SCUPPER PER MAG STD DTL 206-1, 206-2 & 206-3	1 EA
16	CURB OPENING 3' WIDE	2 EA



ARCHITECT

ON POINT ARCHITECTURE
1140 E GREENWAY ST, SUITE 4
MESA, AZ 85203
PH: (480) 227-5259

ENGINEER

BABBITT SMITH ENGINEERING
1140 E. GREENWAY ST., SUITE 2
MESA, ARIZONA 85203
OFFICE: (480) 610-1341
DIRECT: (480) 757-8021
CONTACT: DARREN SMITH
EMAIL: darren@babbittsmith.com

PROJECT DESCRIPTION

REZONING FROM RS-9 TO OC FOR NEW ADULT DAYCARE. REDUCTION IN REQUIRED ONSITE RETENTION.

ZONING (EXISTING)

RS-9

ZONING (REQUEST)

OC-BIZ

BENCHMARK

NAIL WITH TAG FOUND AT THE SOUTHEAST CORNER OF GILBERT & MCKELLIPS. ELEVATION=1309.68' NAVD88 CITY DATUM

BASIS OF BEARING

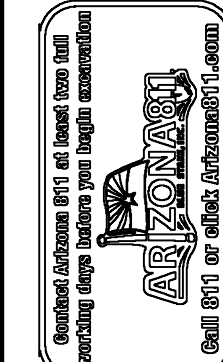
THE SOUTH LINE OF THE SOUTHEAST QTR OF SEC. 12, TS 01N, R 05E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, AZ. BEARING = S88°55'08"W

FLOOD ZONE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2290M DATED APRIL 11, 2015, THE SUBJECT PROPERTY IS LOCATED IN ZONE X. ZONE X IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS OF FUTURE CONDITIONS OF 1% ANNUAL CHANCE FLOOD HAZARD".

FINAL GRADING & DRAINAGE PLAN

PROJECT: 1958 E BROWN RD
SMILES FOR SPECIAL NEEDS
MESA, ARIZONA



JOB NO.
20308

23129CS01.DWG

SHEET NO.

CS1

1 OF 1