

GENERAL NOTES

- 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.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 PAGE 2 OF 7 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.

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/2" REBAR MARKING THE NORTH QUARTER CORNER OF SAID SECTION 35, FROM WHICH THE CITY OF MESA BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 35 BEARS SOUTH 89°33'42" EAST, A DISTANCE OF 2,650.77 FEET;

THENCE SOUTH 89°33'42" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1,295.38 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 30.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 35;

THENCE SOUTH 00°39'20" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 2,388.50 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 24 AS DESCRIBED IN ORDER FOR IMMEDIATE POSSESSION AS RECORDED IN DOCUMENT NO. 2019-0309832, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:

THENCE SOUTH 89°02'53" WEST, A DISTANCE OF 623.35 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°02'53" WEST, A DISTANCE OF 25.13 FEET;

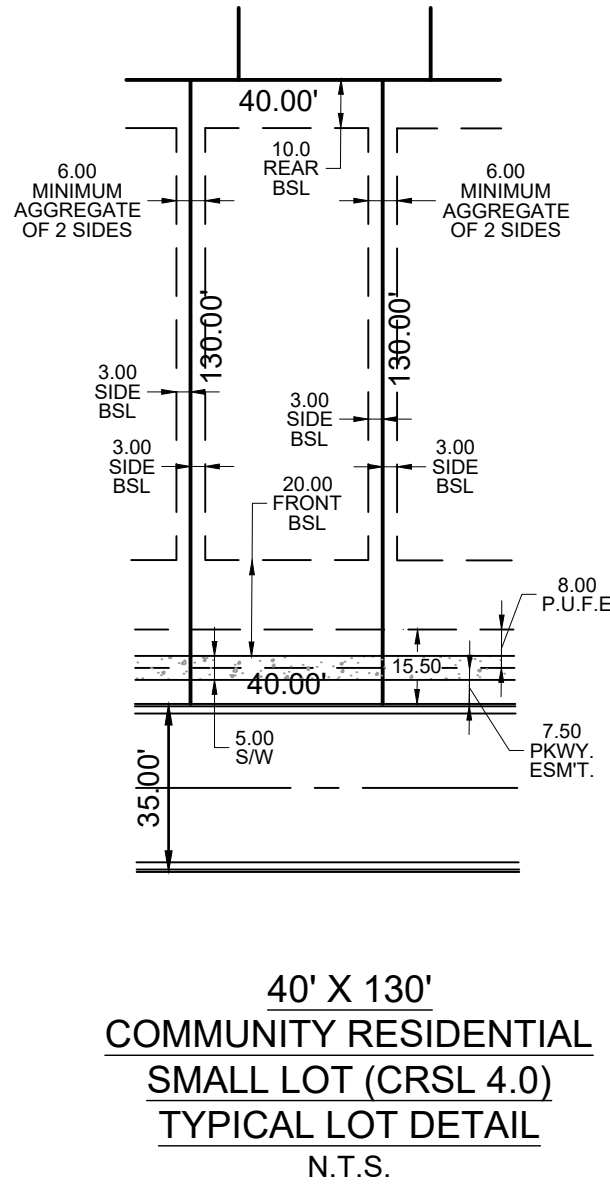
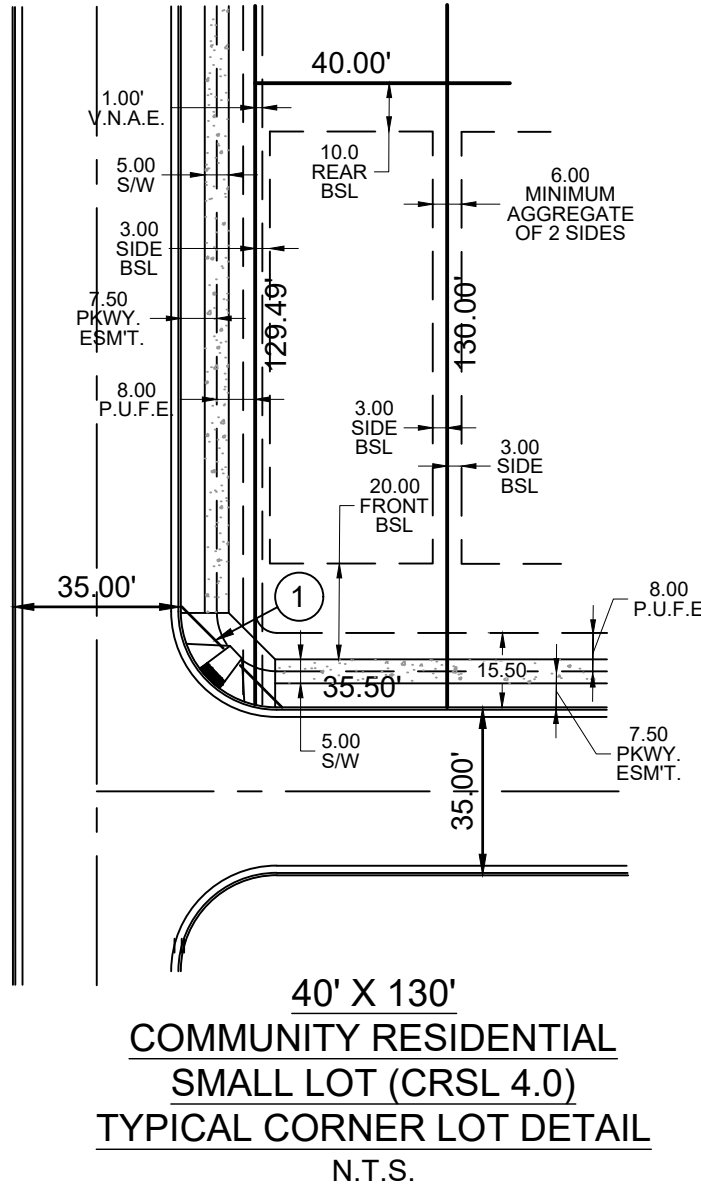
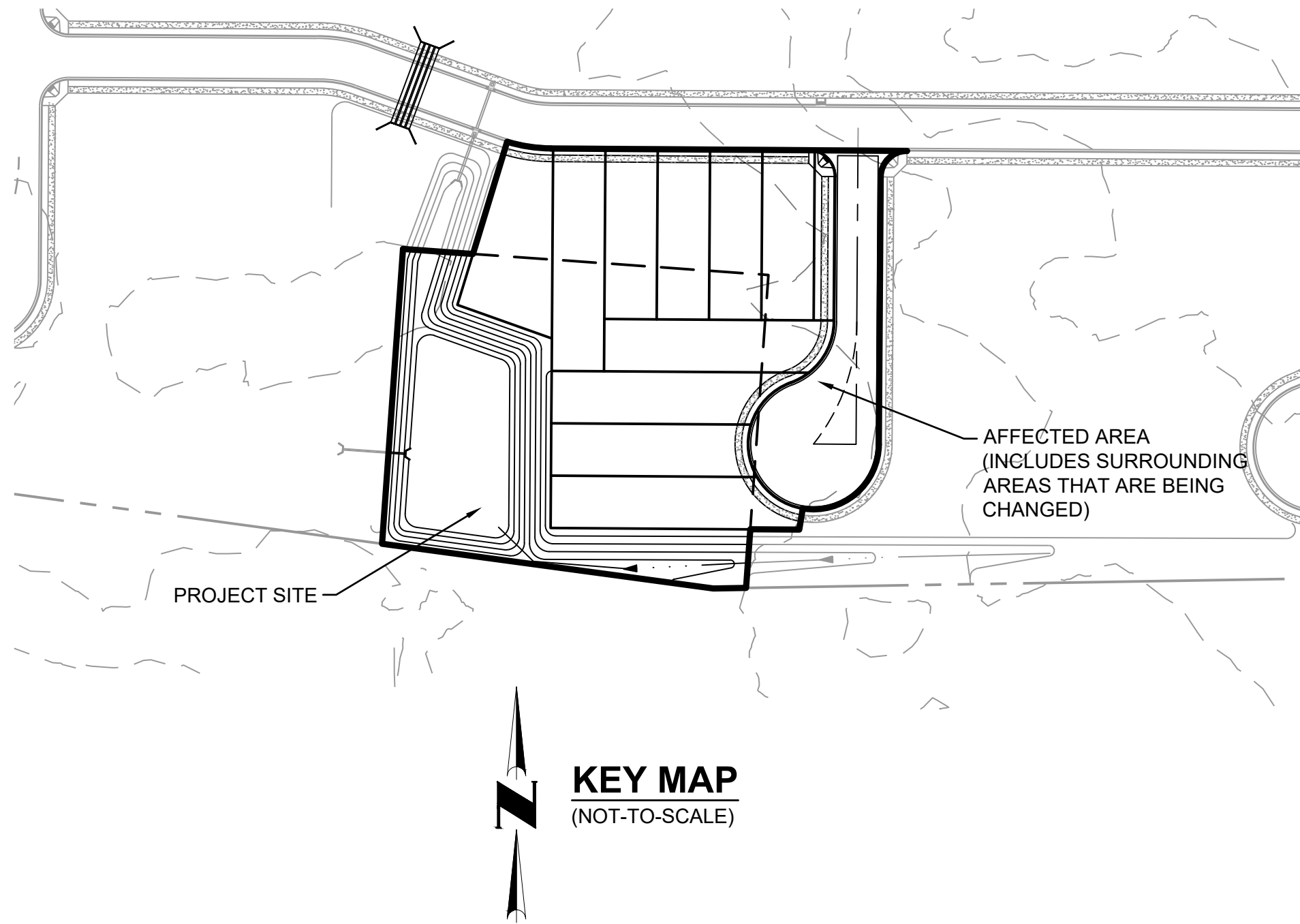
THENCE NORTH 82°18'37" WEST, A DISTANCE OF 255.48 FEET;

THENCE NORTH 04°04'23" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 225.90 FEET;

THENCE SOUTH 85°55'37" EAST, A DISTANCE OF 280.00 FEET;

THENCE SOUTH 04°04'23" WEST, A DISTANCE OF 239.81 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 65,681 SQ. FT. OR 1.508 ACRES, MORE OR LESS



LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
589	7,510
590	6,800
591	5,200
592	5,200
593	5,200
594	5,199
595	6,795
596	6,733
597	6,088
598	7,130
TOTAL	61,855
MIN. LOT	5,199
MAX. LOT	7,510
AVERAGE	6,186

TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT WWW	0.044	LANDSCAPE TRACT
TRACT XXX	0.700	LANDSCAPE TRACT/ RETENTION
TOTAL	0.744	

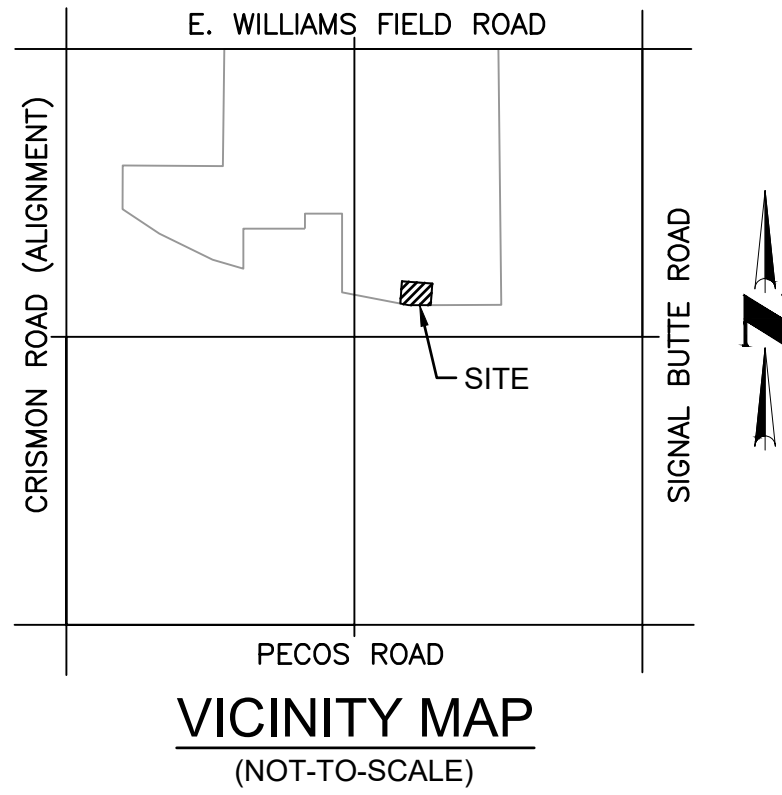
SITE DATA				
GROSS AREA			1.51 AC	65,681 SF
EXISTING ZONING			AGRICULTURAL	
APN#			CRSL	
			313-25-859F	
PARCEL	LAND USE GROUP (ZONING)	LOT SIZE	YIELD	MIX %
ADOT NOTCH	(CRSL-4.0)	40' x 130'	10	100%
TOTAL			10	100%
GROSS DENSITY			6.63 DU/AC	
OPEN SPACE PROVIDED*			0.70 AC	46.45%
* OPEN SPACE AREA DOES NOT INCLUDE CORNER LANDSCAPE TRACTS				

GENERAL DEVELOPMENT STANDARDS - COMMUNITY RESIDENTIAL (CRSL)	
DEVELOPMENT STANDARDS	CRSL-4.0
	(1) 40' X 130
MINIMUM LOT AREA(SQ.FT.)	4,000
MINIMUM INDIVIDUAL LOT AREA(SQ.FT.)	3,500
MINIMUM LOT WIDTH - INTERIOR LOT (FT)	31'
MINIMUM LOT WIDTH - CORNER LOT (FT)	36'
MINIMUM LOT DEPTH (FT)	80'
MAXIMUM BUILDING HEIGHT (FT)	30'
MAXIMUM NUMBER OF STORIES	2
MINIMUM YARDS (FT)	
FRONT-BUILDING WALL, SIDE ENTRY GARAGE (FT)	10'
MINIMUM YARD FRONT GARAGE (FT)	(2) 20'
FRONT-PORCH	7'
STREET SIDE (FT)	10'
INTERIOR SIDE: MINIMUM EACH SIDE	3'
MINIMUM INTERIOR SIDE (FT) - AGGREGATE OF 2 SIDES	6'
REAR	10'
REAR OR SIDE -GARAGE ACCESS BY ALLEY OR COMMON DRIVE	
SHARED BY 3 OR MORE LOTS MEASURED TO CONSTRUCTION	13
CENTERLINE OF ALLEY OR DRIVE.	
MINIMUM USEABLE OUT DOOR OPEN SPACE	5%
(1) ALL SETBACKS ARE MEASURED FROM THE PROPERTY LINE UNLESS OTHERWISE NOTED	
(2) GARAGE AND CARPORTS MUST BE SETBACK A MINIMUM OF 20 FEET AS MEASURED FROM THE BACK OF SIDEWALK TO THE FACE OF GARAGE DOOR	

PRELIMINARY PLAT  
FOR AVALON  
CROSSING - NOTCH  
PARCEL

A PORTION OF LAND LOCATED IN THE NORTH HALF OF SECTION 35,  
TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER  
MERIDIAN,  
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER	SUBDIVIDER	CVL DESIGN TEAM
PACIFIC PROVING, L.L.C. 2801 EAST CAMELBACK RD. SUITE 450 PHOENIX, AZ 85016 PHONE: (602) 268-8181 CONTACT: ANDREW COHN	SHEA HOMES 8800 NORTH GAINES CENTER DR. SUITE 350 SCOTTSDALE, AZ 85258 PHONE: (602) 616-3257 CONTACT: MATT TELBAN	COE AND VAN LOO L.L.C. 4550 NORTH 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4708 CONTACT: CURT JOHNSON



LEGEND

PROPOSED LOTS	PROPOSED ROW	PROPOSED CENTER LINE	(S.V.T.) SIGHT VISIBILITY TRIANGLE	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT	(PUFE) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT	INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT	SEWER LINE	WATER LINE	FIRE HYDRANT
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SHEET INDEX

SHEET 01 - COVER SHEET AND GENERAL NOTES  
SHEET 02 - GRADING PLAN  
SHEET 03 - GRADING CROSS SECTIONS AND TYPICAL DETAILS  
SHEET 04 - UTILITY PLAN



SHEET  
01 OF 02

JOB NUMBER:  
07-0349401

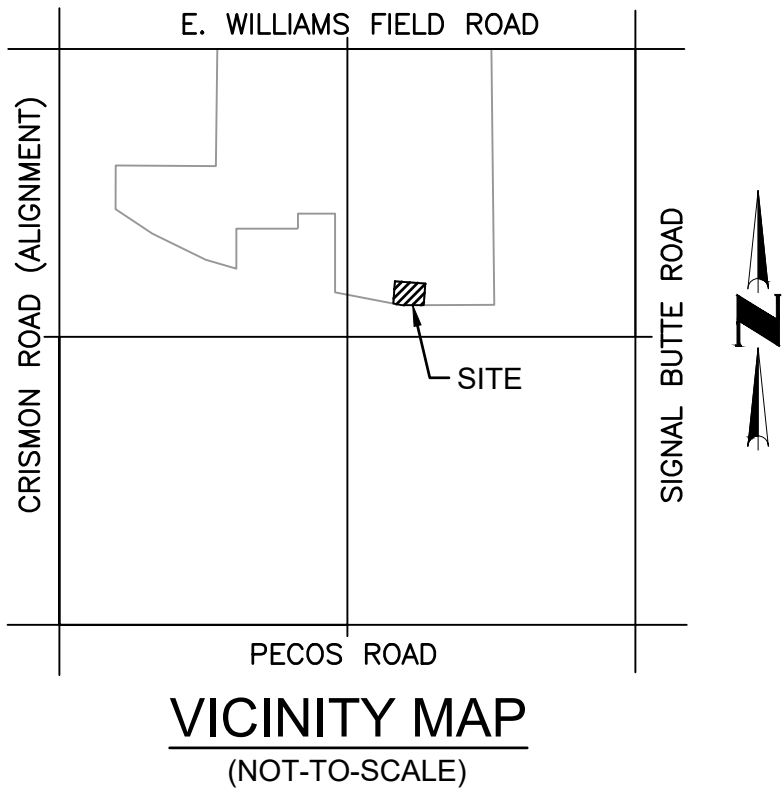
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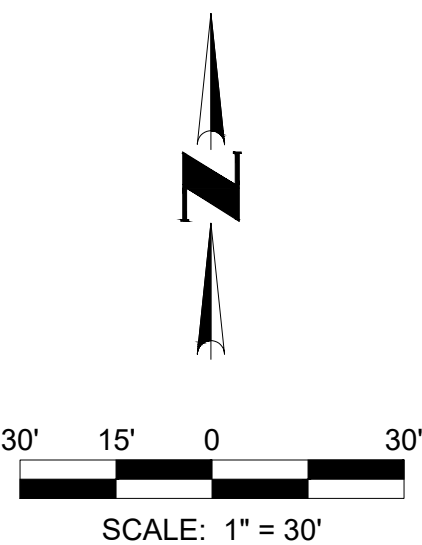
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Civil Engineering, Water Systems, Wastewater Treatment, Land Planning, Energy, Land Survey, Landscape Architecture, Construction Management



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