

C.O.M GENERAL SITE PLAN NOTES

1. 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.

2. THE INFORMATION SHOWN ON DRAWINGS CONCERNING THE TYPE AND LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE ENGINEER OR THE ENGINEER'S AGENT. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.

A. CALL 602-263-1100 OR 811 FOR BLUE STAKE SERVICES.

B. CALL SALT RIVER POWER FOR POLE BRACING, ELECTRIC SERVICE OR CONSTRUCTION SCHEDULING AT 602-236-8888.

C. CALL CITY OF MESA ELECTRICAL FOR POLE BRACING, ELECTRICAL SERVICE OR CONSTRUCTION SCHEDULING AT 480-644-2251 WITHIN CITY OF MESA ELECTRICAL SERVICE TERRITORY (DOWNTOWN MESA).

D. WHEN EXCAVATING IN OR ADJACENT TO A CITY PARK OR AQUATIC FACILITY THE CONTRACTOR SHALL CONTACT AQUATICS AND PARKS MAINTENANCE AT 480-644-3097 TO REQUEST ASSISTANCE IN LOCATING UNDERGROUND UTILITY FACILITIES.

E. WHEN EXCAVATING IN OR ADJACENT TO LANDSCAPING WITHIN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL CONTACT TRANSPORTATION FIELD OPERATIONS AT 480-644-3380 TO REQUEST ASSISTANCE IN LOCATING UNDERGROUND IRRIGATION FACILITIES.
3. TRAFFIC CONTROL SHALL CONFORM TO THE CITY OF MESA TEMPORARY TRAFFIC CONTROL MANUAL. ELECTRONIC COPIES ARE AVAILABLE AT <http://www.mesaaz.gov/business/tariffading-temporary-traffic-control-permits>. HARD COPIES CAN BE MADE AVAILABLE AT DEVELOPMENT SERVICES, 55 N. CENTER ST., MESA, ARIZONA

4. CONTRACTOR TO NOTIFY TRAFFIC OPERATIONS AT 480-644-3126 PRIOR TO SIGN REMOVAL AND WHEN READY TO PERMANENTLY RELOCATE SIGN.

5. CONTRACTOR TO OBTAIN ANY PERMITS REQUIRED UNLESS OTHERWISE INDICATED, AND COORDINATE ALL IRRIGATION DRY-UPS, RELOCATIONS, AND REMOVALS BY OTHERS.

6. CONTRACTOR SHALL POT HOLE EXISTING UTILITIES AHEAD OF CONSTRUCTION TO ALLOW FOR ANY NECESSARY ADJUSTMENTS IN GRADE LINE AND TO VERIFY PIPE MATERIALS FOR ORDERING THE APPROPRIATE TRANSITION AND TIE-IN FITTINGS THAT MAY BE REQUIRED.

7. THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL ABANDONED UTILITIES THAT INTERFERE WITH PROPOSED IMPROVEMENTS. THE CITY OF MESA UTILITIES DEPARTMENT LOCATING SECTION WILL ASSIST THE CONTRACTOR AS NEEDED. IN DETERMINING IF THE UTILITY (GAS, WATER, AND WASTEWATER ONLY) IS ABANDONED BY CALLING 480-644-4500.

8. PRIOR TO START OF CONSTRUCTION ON PRIVATE PROPERTY (EASEMENTS), THE CONTRACTOR SHALL GIVE THE OWNER SUFFICIENT TIME (MINIMUM 48 HOURS) TO REMOVE ANY ITEMS IN CONFLICT WITH CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE TO REMOVE AND REPLACE ALL OTHER CONFLICTS AS REQUIRED.

9. THE CONTRACTOR SHALL COORDINATE WORK SCHEDULES TO PREVENT ANY CONFLICTING WORK CONDITIONS WITH THE CITY OF MESA UTILITY AND TRANSPORTATION CREWS.

10. THE CONTRACTOR IS ADVISED THAT A DUST CONTROL PERMIT AND A DUST CONTROL PLAN MAY BE REQUIRED BY THE MARICOPA COUNTY AIR QUALITY DEPARTMENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THIS PERMIT, IF NECESSARY, AND COMPLY WITH ITS REQUIREMENTS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE A COPY OF THE DUST CONTROL PERMIT AND DUST CONTROL PLAN TO THE CITY FOR REVIEW.
11. INSPECTIONS SHALL BE PROVIDED BY THE CITY OF MESA. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTION DEPARTMENT AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION.
12. THE JOB SITE SHALL BE CLEANED OF ANY DEBRIS OR SPOIL RESULTING FROM THIS PROJECT AT THE COMPLETION OF CONSTRUCTION.
13. ALL EQUIPMENT AND MATERIALS NOT SHOWN OR SPECIFIED ON THE PLANS OR SPECIFICATIONS, BUT REQUIRED TO COMPLETE THIS PROJECT, SHALL BE SUPPLIED BY THE CONTRACTOR AS PART OF THIS CONTRACT WORK (NO ADDITIONAL COST TO THE CITY).
14. WHEREVER PAVEMENT REPLACEMENT PER MESA STD DETAIL M-19.04.1 OR MAG STD DETAIL 200 IS REFERRED TO WITHIN THESE PLANS, BACKFILLING SHALL BE PER THE CITY OF MESA STREET TRENCH BACKFILLING AND PAVEMENT REPLACEMENT POLICY STATEMENT, REVISED SEPTEMBER 29, 1990.
15. FOR PURPOSES OF PAVEMENT PER MAG STD DETAIL 200 OR MESA STD DETAIL M-19.04.1, INTERSECTIONS ARE DEFINED BY THE CURB RETURNS IN ALL DIRECTIONS.
16. ANY SURVEY MARKERS DISTURBED OR DAMAGED BY THE CONTRACTOR SHALL BE REPLACED IN KIND BY A REGISTERED LAND SURVEYOR AT NO ADDITIONAL COST TO THE CITY.

17. ALL EXISTING PAVEMENT MARKINGS, SIGNS, AND SIGNAL EQUIPMENT THAT ARE NOT PART OF THIS PROJECT BUT NEED TO BE REMOVED, REPLACED, RELOCATED, OR REPAIRED BECAUSE OF CONTRACTOR'S WORK WILL BE DONE AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS ADVISED THAT DAMAGE TO ANY PUBLIC SERVICES OR SYSTEMS AS A RESULT OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AND INSPECTED BY THE CITY INSPECTOR. DEPENDING ON DAMAGES, ALL REPAIRS SHALL BE DONE WITHIN 24 HOURS. THE CONTRACTOR IS ADVISED THAT ANY COSTS RELATED TO REPAIR OR REPLACEMENT OF DAMAGED PUBLIC SERVICES OR SYSTEMS AS A RESULT OF CONTRACTOR'S NEGLIGENCE SHALL BE BORNE BY THE CONTRACTOR.

PHASE 1 PROJECT DATA

ZONING:
ZONING OVERLAY:
CURRENT USE:
PROPOSED USE:
APN:

LI and GI
FALCON FIELD - AIRFIELD OVERLAY AREA (AOA3)
VACANT LAND (FORMER STATE TRUST LAND)
OFFICE / LIGHT MANUFACTURING / WAREHOUSE
141-25-290

CONSTRUCTION TYPE:

III-B, ESFR SPRINKLER SYSTEM W/ COMMON FIRE PUMP

PHASE 1 SITE AREA (NET):
(GROSS):
BUILDING HEIGHT ALLOWED:
BUILDING HEIGHT PROPOSED:

+/- 1,295,768 S.F.; +/- 29.75 AC.
+/- 1,320,224 S.F.; +/- 30.31 AC.
55' MAXIMUM PER ZONING ORDINANCE
44'-6" (MAXIMUM PARAPET HEIGHT)

PHASE 1 BUILDING AREA:

BUILDING 4:	68,700 S.F.
BUILDING 5:	68,700 S.F.
BUILDING 6:	115,976 S.F.
TOTAL:	253,376 S.F.

PHASE 1 PARKING REQUIRED

SHELL BUILDINGS (NO SPECIFIED USE):
253,376 S.F. x 0.25 = 63,344 S.F. / 375 = 168.92 SPACES
253,376 S.F. x 0.75 = 190,032 S.F. / 500 = 380.06 SPACES

TOTAL SPACES REQUIRED:	548.98 SPACES
MAX. SPACES ON SITE:	548.98 x 125% = 686 SPACES MAX.

PHASE 1 PARKING PROVIDED:

BUILDING 4:	135 STANDARD SPACES 6 ACCESSIBLE SPACES
BUILDING 5:	129 STANDARD SPACES 6 ACCESSIBLE SPACES
BUILDING 6:	332 STANDARD SPACES 8 ACCESSIBLE SPACES
TOTAL SPACES:	616 SPACES

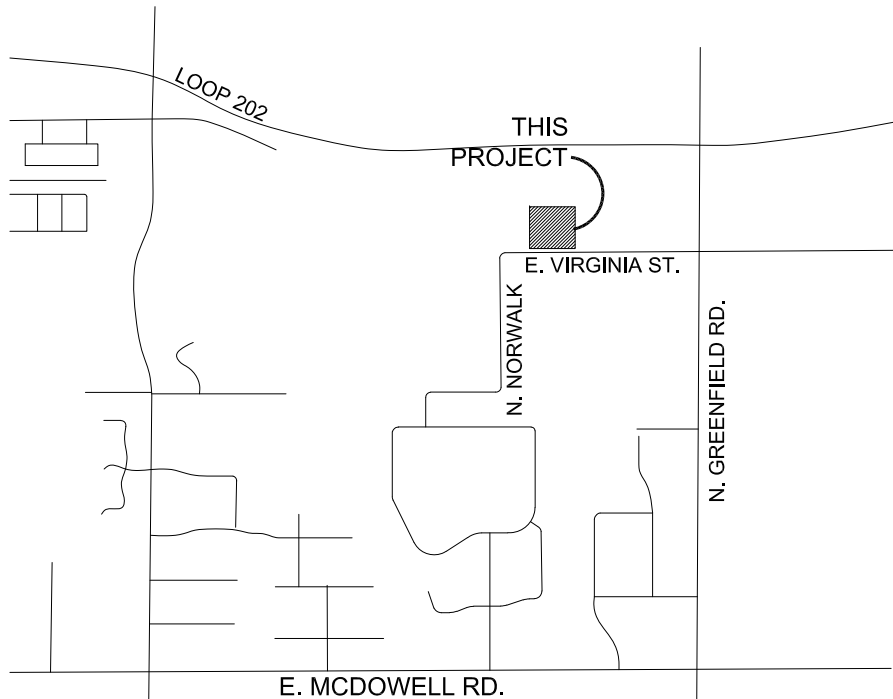
PHASE 1 EMPLOYEE PATIO AREA PROVIDED:

BUILDING 4:	REQ. MIN:	687 S.F.
	PROVIDED:	750 S.F.
BUILDING 5:	REQ. MIN:	687 S.F.
	PROVIDED:	750 S.F.
BUILDING 6:	REQ. MIN:	1,160 S.F.
	PROVIDED:	1,210 S.F.

NOTE: THE TYPICAL PARKING SPACE SIZE IS 9'-0" x 18'-0" (2'-0" OVERHANG WHERE APPLICABLE)

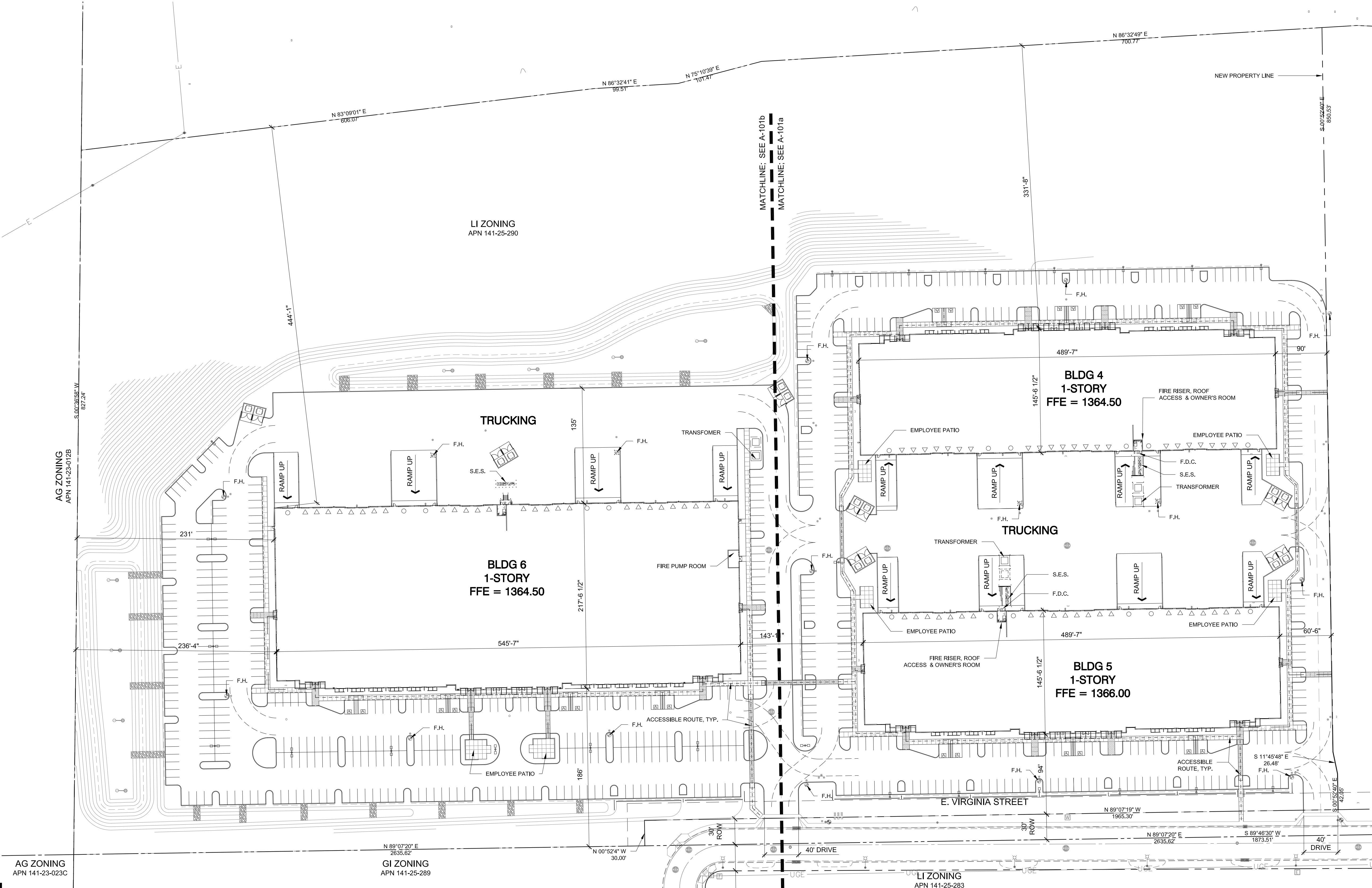
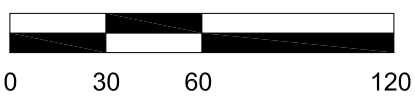
PHASE 1 LOT COVERAGE: 253,376 S.F. / 1,295,768 S.F. = 19.5%

VICINITY MAP

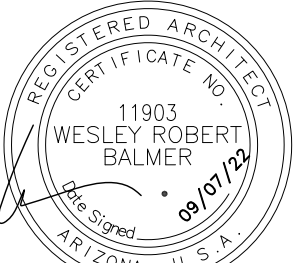


PHASE 1 SITE PLAN (B4, B5, B6)

SCALE 1" = 60'-0"



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Exp. 3/31/23

MESA GRANDVIEW - BUILDINGS 4-5-6
MESA, AZ
PHASE 1 SITE PLAN (B-4, B-5, B-6)

A-101

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19AUG22

