

C:\Users\David.L...thebfhgroup\SynologyDrive\GeneralShare\2022\002022\10070Higley_202 INDUSTRIAL.DWG Civil PRELIMINARY SITE PLAN 121922\202210070 CS.dwg, 01/27/2023 10:33:17 AM

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.MESAAZ.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 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 CONTRACTORS SHALL LOCATE 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.

CITY OF MESA PUBLIC WATER UTILITY NOTES

- 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.
- 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.
- 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.
- WATER LINE TESTS SHALL BE CONDUCTED SO THAT EXISTING WATER LINES WILL NOT BE INCLUDED IN THE TEST OF THE NEW LINE.
- 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 FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH, UNIVERSITY OF SOUTHERN CALIFORNIA.
- 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.
- IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE (A.A.C.). R18-4-119, ALL MATERIALS ADDED AFTER JANUARY 1, 1993, WHICH DRINKING WATER, SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 AND 61.
- PER CITY ORDINANCE NO. 2341, ALL WATER METERS ARE TO BE 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 SPECIFIC PROCEDURE).

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 36-HOUR 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. AND AQUIFER PROTECTION PERMIT MAY BE REQUIRED BY ADEQ FOR DRYWELLS DEEMED TO BE HAZARDOUS TO GROUNDWATER.

PRELIMINARY SITE PLAN
FOR
HIGLEY/202 INDUSTRIAL COMMERCE
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

CITY OF MESA PUBLIC WASTEWATER UTILITY NOTES

- CONTRACTORS SHALL VERIFY ALL INVERT ELEVATIONS BEFORE PROCEEDING WITH THE BALANCE OF THE UTILITY TRENCHING.
- ALL MANHOLES PER M.A.G. DETAILS MUST NECK DOWN TO USE THE STANDARD 30-INCH FRAME AND COVER. STEPS SHALL NOT BE INSTALLED WITHIN THE MANHOLE.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT A GOVERNMENT MARKER AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE SOUTH ALONG THE WEST BOUNDARY LINE OF THE SAID SOUTHWEST QUARTER A DISTANCE OF 825 FEET (RECORD) 824.36 FEET (MEASURED) TO AN IRON STAKE BEING THE TRUE POINT OF BEGINNING; THENCE EAST 1320 FEET (RECORD) EAST 89 DEGREES 33 MINUTES 44 SECONDS EAST 1299.33 FEET (MEASURED) TO AN IRON STAKE FOR CORNER; THENCE SOUTH 165 FEET (RECORD) SOUTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 165.18 FEET (MEASURED) TO AN IRON STAKE FOR CORNER; THENCE WEST 1320 FEET (RECORD) NORTH 89 DEGREES 32 MINUTES 55 SECONDS WEST 1299.33 FEET (MEASURED) TO AN IRON STAKE FOR CORNER; THENCE NORTH 165 FEET (RECORD) 164.87 FEET (MEASURED) TO THE TRUE POINT OF BEGINNING; EXCEPT ANY PART WHICH LIES WITHIN THE BOUNDARIES OF THE EAST HALF OF SAID SOUTHWEST QUARTER; AND EXCEPT ANY PART WHICH LIES WITHIN THE BOUNDARIES OF THE EAST 1320 FEET OF SAID SOUTHWEST QUARTER; AND EXCEPT ANY PART WHICH LIES WITHIN THE BOUNDARIES OF THE SOUTH 1650 FEET OF SAID SOUTHWEST QUARTER OF SECTION 26.

PARCEL NO. 2:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER 1485 FEET (RECORD) 1483.82 FEET (MEASURED) NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 165 FEET (RECORD) 164.87 FEET (MEASURED); THENCE EAST A DISTANCE OF 1320 FEET (RECORD) SOUTH 89 DEGREES 33 MINUTES 44 SECONDS EAST A DISTANCE OF 1299.33 FEET (MEASURED) TO AN IRON STAKE FOR CORNER; THENCE SOUTH, A DISTANCE OF 165 FEET (RECORD) SOUTH 00 DEGREES 00 MINUTES 08 SECONDS WEST A DISTANCE OF 165.18 FEET (MEASURED) TO AN IRON STAKE FOR CORNER; THENCE WEST 1320 FEET (RECORD) NORTH 89 DEGREES 32 MINUTES 06 SECONDS WEST 1299.33 FEET (MEASURED) TO THE POINT OF BEGINNING; EXCEPT ANY PART WHICH LIES WITHIN THE BOUNDARY OF THE EAST HALF OF SAID SOUTHWEST QUARTER; AND EXCEPT ANY PART WHICH LIES WITHIN THE BOUNDARY OF THE EAST 1320 FEET OF SAID SOUTHWEST QUARTER OF SECTION 26.

PARCEL NUMBERS: 141-38-009E; 009F; 009G, 141-38-009L; 009M, 141-38-009H; 009K;, 141-38-009N.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, WHICH BEARS NORTH 89°24'44" WEST

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.

BENCHMARK

RECOLLECTED AT CITY OF MESA SURVEY BENCHMARKS AT THE INTERSECTION OF HIGLEY ROAD AND THOMAS ROAD, LOCATED IN SECTION 26, TOWNSHIP 2 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. ELEVATION= 1380.18

SHEET INDEX

- COVER SHEET
- SITE PLAN
- GRADING PLAN
- UTILITY PLAN

ENGINEER

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

SURVEYOR

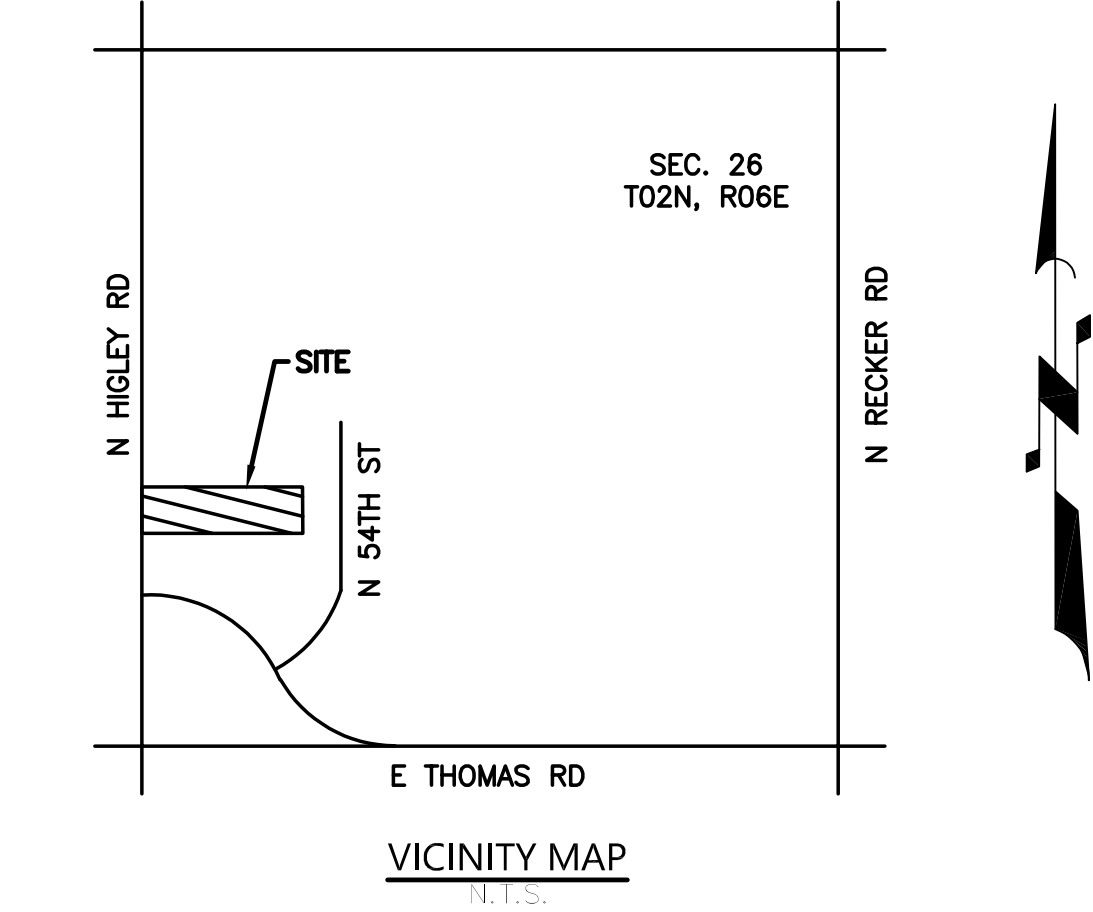
STRATEGIC SURVEYING, LLC
2443 WEST 12TH STREET
TEMPE, ARIZONA 85281
PHONE: 480.272.7634
CONTACT: JOSHUA S. MOYES

OWNER

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

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY (R/W)
- EASEMENT LINE
- CENTER LINE
- PROPOSED CURB
- SIDEWALK LINE
- VALLEY GUTTER
- WATER LINE
- SEWER LINE
- EXISTING WATER LINE
- BUILDING SETBACK LINE
- LOT LINE
- EXISTING LOT LINE
- STORM DRAIN PIPE
- UNDERGROUND TANK
- WATER VALVE
- FIRE HYDRANT
- CATCH BASIN
- EXISTING PAVEMENT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED ELEVATION
- GRADE BREAK
- BRASS CAP



SITE SUMMARY

PROJECT NAME: HIGLEY/202 INDUSTRIAL COMMERCE
LOCATION: 3813 NORTH HIGLEY ROAD, MESA ARIZONA 85215

SCOPE

PROPOSING 9 OFFICE/WAREHOUSE BLDGS. THERE WILL BE 8 ± 1/2 ACRE LOTS AS ONE STORY BUILDINGS; AND ONE LOT AT 4.21 ACRES W/ 2 STORY GENERAL OFFICE AND RELATED WORKSHOP. THE LOTS WILL BE ACCESSED BY PROPOSED LOCAL STREET.

CURRENT ZONING: L1 (LIGHT INDUSTRIAL)
OCCUPANCY: B + S-2
CONSTRUCTION TYPE: V-B
PARCEL NUMBER: 141-38-009 E TO 009H
141-38-009 K TO 009N

PARCEL AREA: PARCEL 1: 214,416 SQ. FT. OR, 4.92 ACRES
PARCEL 2: 214,418 SQ. FT. OR 4.92 ACRES
GROSS TOTAL AREA: 9.84 ACRES PER DRAWINGS

TOTAL BUILDING AREA: BUILDING A TO H: ±5,000 S.F. EACH
FUTURE USE: OFFICE AND RELATED WAREHOUSE BUILDING J: OFFICE: 5,400 + 4,550 (UPSTAIRS) = ±9,950 S.F.
WORK SHOPS DOWNSTAIRS: ±7,744 S.F.
MEZZANINE AS STORAGE: ±3,295 S.F.
BLDG A,B,C,D,E,F,G & H: ±5,000 S.F. EACH
1,250/375 + 3,750/500= ±14 STALLS
BLDG J: 9,950/375= 27 STALLS
7,744/500= 22 STALLS
BLDG A TO H: 14x8= 112 PARKING SPACES
BLDG J: 52 PARKING SPACES

PARKING PROVIDED: 22 STALLS TOTAL

BICYCLE PARKING PROVIDED: 22 STALLS TOTAL

LANDSCAPE/HARDSCAPE AREA PROVIDED: LOT 1&2: 16,698 S.F. LOT 3&4: 15,068 S.F.
LOT 6&7: 15,068 S.F. LOT 8&9: 27,059 S.F.
LOT 5: ±46,000 S.F.
RATIO: ±30% TO 40% OF LOT AREA

NOT APPROVED FOR CONSTRUCTION

REVISIONS:

COVER SHEET

PROJECT: HIGLEY/202 INDUSTRIAL COMMERCE
3813 N. HIGLEY ROAD, MESA, ARIZONA 85215

APR 2023
002022101010
PJ
DB

CONTACT ARIZONA 811 AT LEAST TWO FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION
ARIZONA
Call 811 or click Arizona811.com

REGISTERED PROFESSIONAL ENGINEER
48533
DAVID M. BOHN
ARIZONA U.S.A.
EXP. 08/30/2025

JOB NO.
202210070

COVER SHEET

SHEET NO.
1

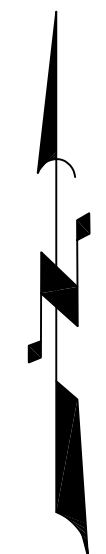
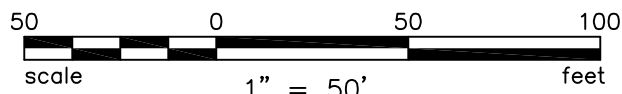
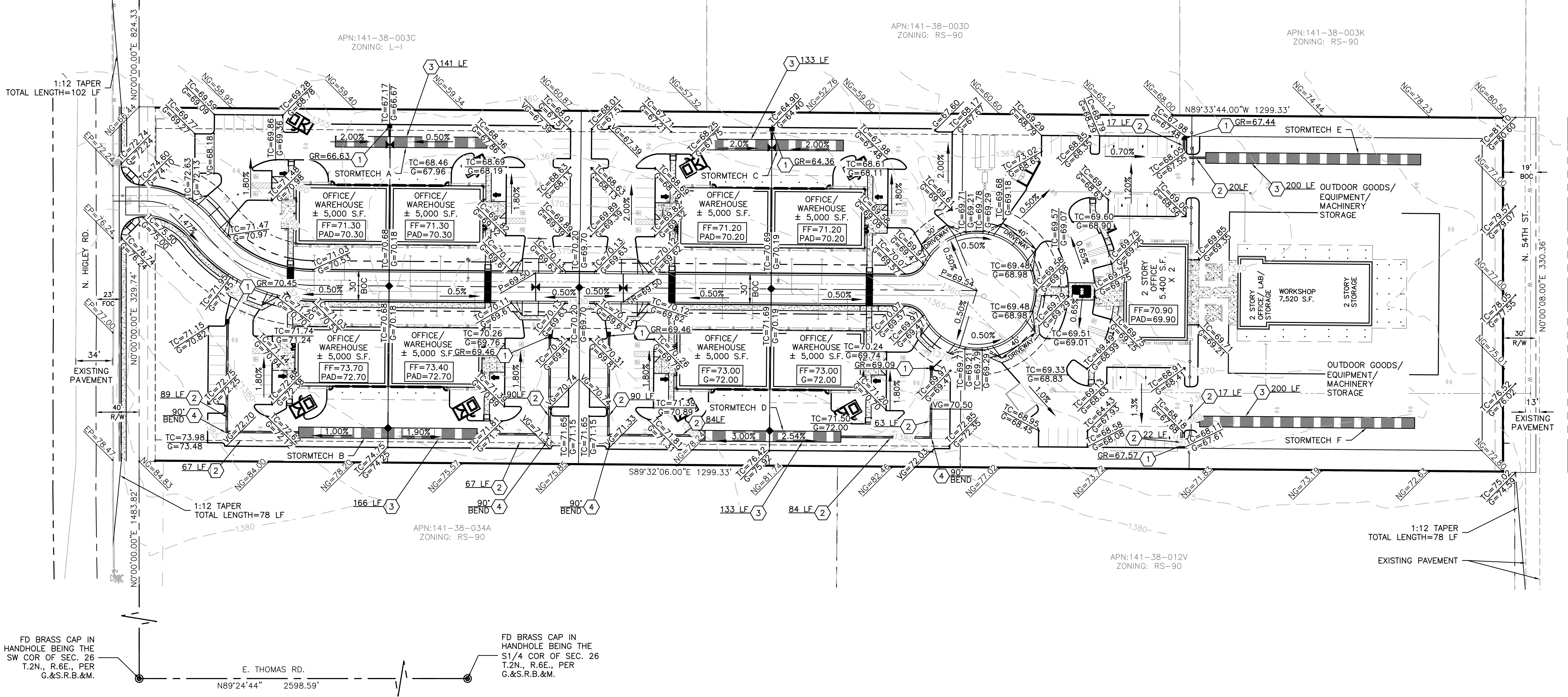
1 OF 4

BFH Group

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

PRELIMINARY GRADING & DRAINAGE

FD BRASS CAP IN HANDHOLE BEING THE W1/4 COR. OF SEC. 26 T.2N., R.6E., PER G.&S.R.B.&M.



| RETENTION TABLE | | |
|-----------------|-----------------|-----------------|
| BASIN/STORMTECH | VOLUME PROVIDED | VOLUME REQUIRED |
| STORMTECH A | 11,080 CF | |
| STORMTECH B | 13,038 CF | |
| STORMTECH C | 10,480 CF | |
| STORMTECH D | 10,480 CF | |
| STORMTECH E | 15,708 CF | |
| STORMTECH F | 15,708 CF | |
| TOTAL | 76,494 CF | 70,724 CF |

RETENTION CALCULATION

$V_R = A * C * (D/12)$
 $A = 9.84$ ACRES
 $C = 0.90$
 $D = 2.20'$
 $V_R = 9.84 \text{ ACRES} * 0.90 * (2.20'/12) * 43560$
 $= 70,724 \text{ C.F.}$

UNDERGROUND STORAGE WILL BE USED FOR ALL PROVIDED RETENTION WITH 8.1% EXCESS.

- STORM DRAIN NOTES
- 1. INSTALL CATCH BASIN PER M.A.G. STD. DTL. 535, TYPE "F". 8 EA
 - 2. INSTALL 18" HDPE STORM DRAIN PIPE. LENGTH PER PLAN. 710 LF
 - 3. INSTALL 10" DIA. UNDERGROUND CIPCP RETENTION PIPE. 973 LF
 - 4. INSTALL 18" HDPE BEND. TYPE PER PLAN. 4 EA

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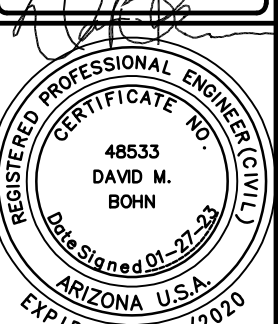
NOT APPROVED FOR CONSTRUCTION

BFHgroup
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446

PRELIMINARY GRADING & DRAINAGE PLAN
PROJECT: HIGLEY/202 INDUSTRIAL COMMERCE
3813 N. HIGLEY ROAD, MESA, ARIZONA 82515

Job No: 002022101010
Drawn By: PJ
Checked: DB

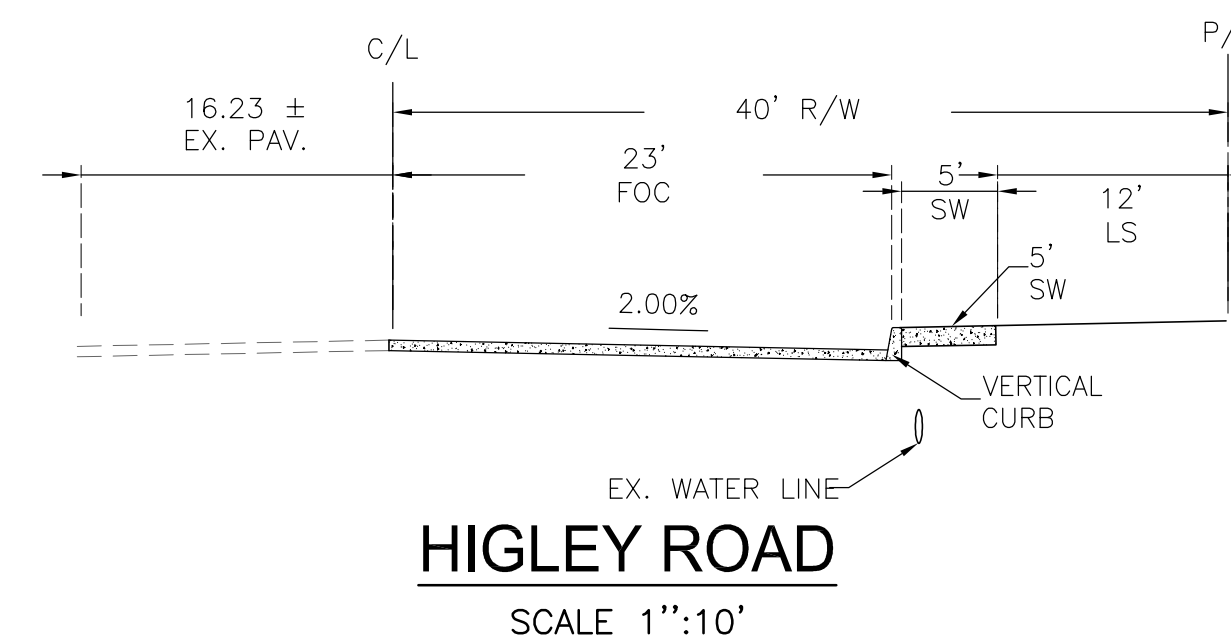
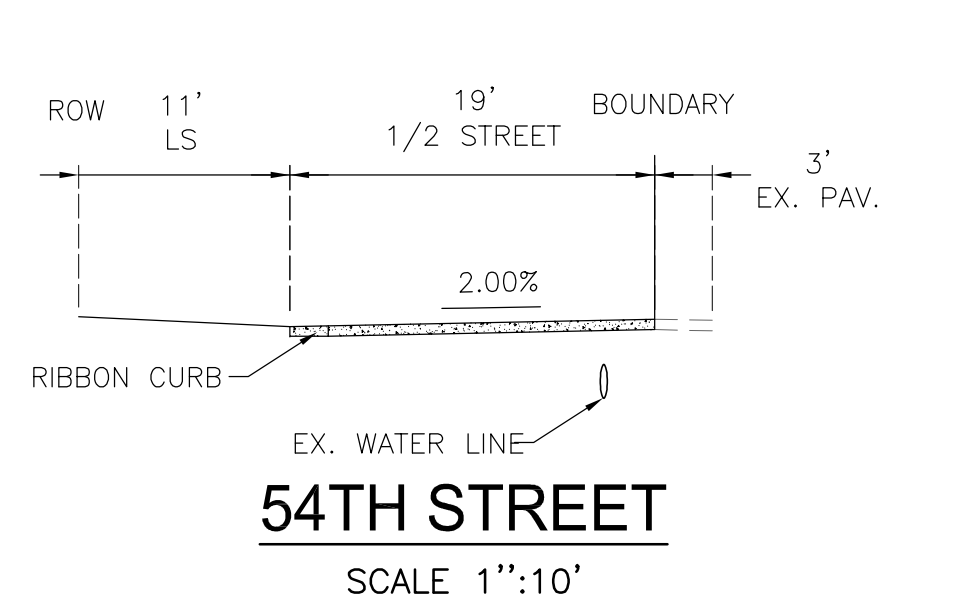
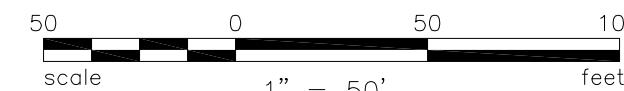
Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com



JOB NO. 202210070
PRELIM G&D PLAN
SHEET NO. 3
3 OF 4

BFH Group

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




PRELIMINARY SITE PLAN

HIGLEY/202 INDUSTRIAL COMMERCE

| | |
|-----------|-------------|
| Job No.: | 00202110110 |
| Drawn By: | PJ |
| Checked: | DB |

Contact Arizona 811 at least two full working days before you begin excavation



Call 811 or click Arizona811.com

48533
DAVID M.
BOHN
Date Signed 01-27-23
ARIZONA U.S.A.
EXPIRES 12/31/2020

JOB NO.
202210070

PRELIM SITE PLAN

SHEET NO.

2

2 OF 4

NOT APPROVED FOR CONSTRUCTION

PRELIMINARY UTILITY PLAN

FD BRASS CAP IN
HANDHOLE BEING THE
W1/4 COR OF SEC. 26
T.2N., R.6E., PER
G.&S.R.B.&M.

EXIST. FIRE
HYDRANT
TO BE RELOCATED

N. HIGLEY RD.
ZONING: L-1

33'
EX. PAV.
43'
R/W

EXIST. FIRE
HYDRANT

FD BRASS CAP IN
HANDHOLE BEING THE
SW COR OF SEC. 26
T.2N., R.6E., PER
G.&S.R.B.&M.

E. THOMAS RD.
N89°24'44" 2598.59'

FD BRASS CAP IN
HANDHOLE BEING THE
S1/4 COR OF SEC. 26
T.2N., R.6E., PER
G.&S.R.B.&M.

APN:141-38-003C
ZONING: L-1

APN:141-38-003D
ZONING: RS-90

APN:141-38-003K
ZONING: RS-90

N89°33'44.00"W 1299.33'

APN:141-38-034A
ZONING: RS-90

APN:141-38-012V
ZONING: RS-90

S89°32'06.00"E 1299.33'

N 54TH ST.
N0°00'08.00"E 330.36'
ZONING: RS-90

12'
EX. WAT
13'
EXISTING PAVEMENT
30'
R/W

EXISTING PAVEMENT

PROPOSED SEPTIC
TANK BY SEPARATE
PERMIT

OUTDOOR GOODS/
EQUIPMENT/
MACHINERY STORAGE

RAMADA

RAMADA

2 STORY
OFFICE
5,400 S.F.

2 STORY
OFFICE/
LAB/
STORAGE
7,520 S.F.

WORKSHOP
2 STORY
STORAGE

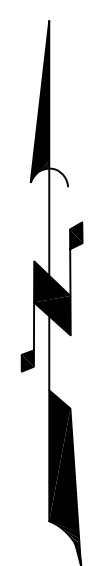
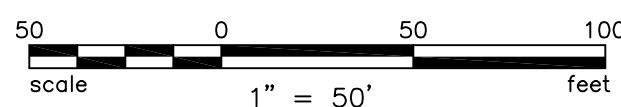
TRANSFORMER/
POWER

- WATER NOTES
- 1 INSTALL 8" DIP CLASS 350 WATER LINE WITH 3' OF COVER
- 2 INSTALL CROSS, BEND OR TEE. RESTRAIN JOINTS PER M.A.G. STD. DT. 302-1, 302-2, 303-1, 303-2.
- 3 INSTALL 12" x 8" TAPPING SLEEVE, VALVE BOX & COVER PER M.A.G. STD. DTL. 340, 391-1 (TYPE A) 391-2 AND 392 (TYPE A). RESTRAIN WITH THRUST BLOCK PER M.A.G. STD. DTL. 380.

- 4 INSTALL 1" DOMESTIC WATER SERVICE, SEE PLUMBING PLAN FOR CONTINUATION.
- 5 INSTALL CITY APPROVED BACKFLOW PREVENTION ASSEMBLY PER C.O.M. STD. DTL. M-31.03
- SEWER NOTES
- 1 INSTALL 8" VCP SEWER LINE
- 2 INSTALL 4' DIAMETER CONCRETE MANHOLE, PER M.A.G. STD. DTL. 420-1.

- 1 EA 3 INSTALL CLEANOUT PER M.A.G. STD. DTL. 441.
- 9 EA 4 INSTALL 6" PVC SEWER SERVICE. SEE PLUMBING PLANS FOR CONTINUATION.
- 1059 LF 5 INSTALL SEWER STUB PER MAG STD DTL 427
- 5 EA 1 FIRELINE NOTES
- 1 EA 1 INSTALL FIRE HYDRANT

- 1 EA
- 10 EA
- 1 EA
- 4 EA



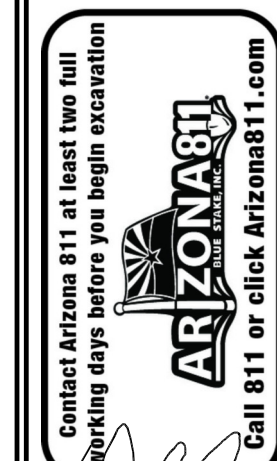
NOT APPROVED FOR CONSTRUCTION

PRELIMINARY UTILITY PLAN

PROJECT:
HIGLEY/202 INDUSTRIAL COMMERCE

3813 N. HIGLEY ROAD, MESA, ARIZONA 82515

Job No: 00202110110
Drawn By: PJ
Checked: DB



JOB NO.
202210070

PRELIM UTIL PLAN

SHEET NO.

4

4 OF 4

REVISIONS:

BFH Group

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