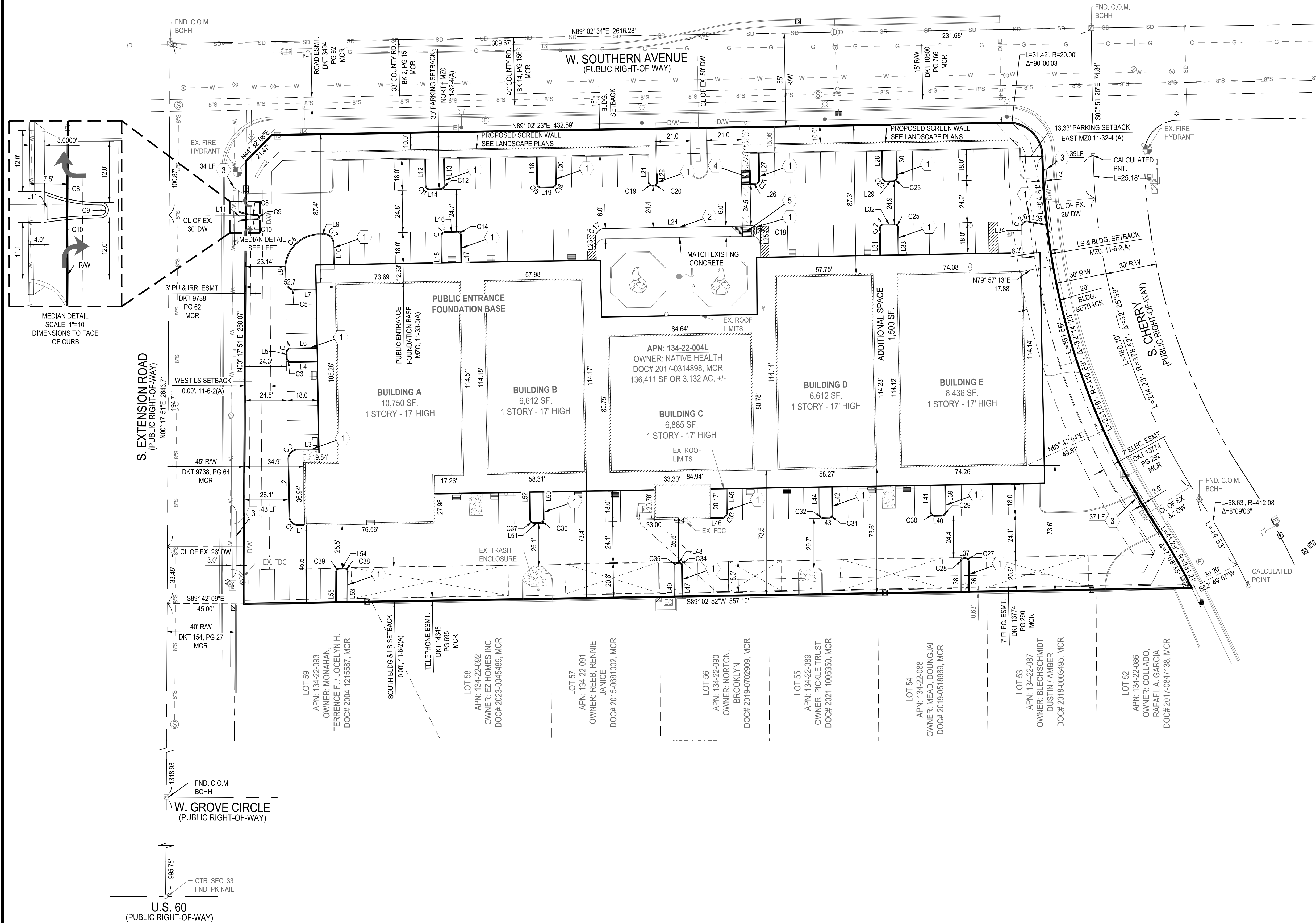
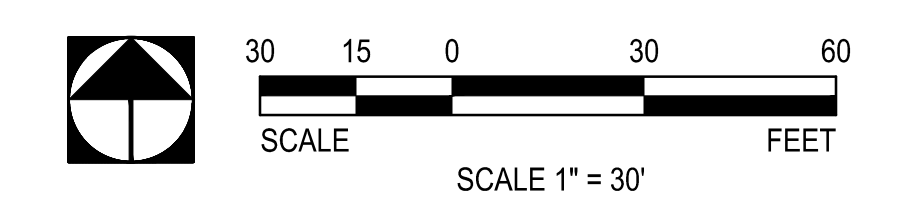


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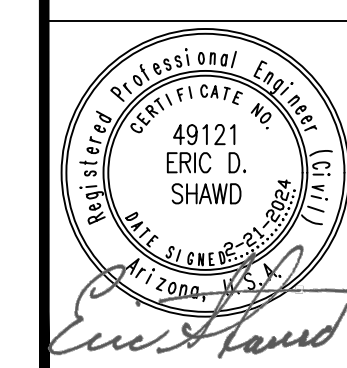
- CONSTRUCTION NOTES**  
(NOT ALL NOTES ARE USED ON ALL SHEETS)
- ① INSTALL 6" EXTRUDED CURB PER DETAIL 1, SHEET 2.
  - ② INSTALL SIDEWALK TURNDOWN PER DETAIL 2, SHEET 2.
  - ③ INSTALL ENTRANCE RETROFIT FOR ADA COMPLIANCE PER C.O.M. STD. M-40.3, LENGTH PER PLAN
  - ④ INSTALL RAMP PER M.A.G. STD. DTL. 238-1
  - ⑤ INSTALL RAMP PER M.A.G. STD. DTL. 238-3



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NO.	REVISION	BY	DATE
PROJECT			
<b>NATIVE HEALTH</b> 777 EAST SOUTHERN AVENUE CITY OF MESA, MARICOPA COUNTY, ARIZONA			

SHEET TITLE		BY	DATE
<b>SITE IMPROVEMENT PLANS FINAL</b>			
DESIGNED	BJ		
DRAWN	RHJ		
CHECKED	EDS		
PROJECT	223007A001		
			SHEET 3 OF 5



**ENGINEERS GENERAL NOTES:**

1. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IS BASED UPON INFORMATION PROVIDED TO THE ENGINEER BY OTHERS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND PIPELINES, TELEPHONE AND ELECTRIC CONDUITS AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION AND TO OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO SUCH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION. THE ENGINEER AND/OR OWNER CANNOT GUARANTEE ANY LOCATIONS SHOWN ON THESE PLANS OR THOSE OMITTED FROM SAME.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL EARTHWORK CALCULATIONS AND FOR ALL OTHER QUANTITIES. HIS BID SHALL BE PREPARED BASED SOLELY ON HIS OWN QUANTITY TAKE-OFFS AND NOT ON ANY PROVIDED BY THE ENGINEER AS THOSE PROVIDED BY THE ENGINEER ARE AN ESTIMATE ONLY.
3. CONTRACTOR SHALL STRAIGHT GRADE BETWEEN SPOT ELEVATIONS SHOWN ON THE GRADING AND DRAINAGE PLAN UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
5. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD DETAILS AND SPECIFICATIONS AND CITY OF MESA SUPPLEMENTS UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL REPLACE OR REPAIR TO ACCEPTABLE QUALITY STANDARDS, AT HIS COST, DAMAGED EXISTING IMPROVEMENTS THAT BECOME DAMAGED OR ALTERED THROUGH THE COURSE OF CONSTRUCTION.
7. SIDEWALKS MUST BE CONSTRUCTED TO ACCOMMODATE A.D.A. REQUIREMENTS. IN NO CASE SHOULD SIDEWALK CROSS SLOPES EXCEED 2% (1:48) OR LONGITUDINAL SLOPES EXCEED 5% (1:20). RAMP SLOPES SHALL NOT EXCEED 8.33% (1:12).
8. RETENTION BASIN SIDE SLOPES SHALL BE GRADED AND COMPACTED TO THE SPECIFICATIONS PROVIDED IN THE GEOTECHNICAL REPORT.
9. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL TIE IN POINTS FOR ALL IMPROVEMENTS PRIOR TO ANY CONSTRUCTION. SHOULD THE CONTRACTOR DISCOVER A LOCATION DISCREPANCY PRIOR TO OR DURING CONSTRUCTION, HE SHALL IMMEDIATELY NOTIFY THE WLB GROUP AT (480) 736-1600 FOR RESOLUTION.
10. SHOULD THE CONTRACTOR/SUBCONTRACTOR DISCOVER THAT ANY PORTION OF THIS PROJECT CANNOT BE CONSTRUCTED TO PLAN, HE SHALL CONTACT THE WLB GROUP AT (480) 736-1600 IMMEDIATELY FOR RESOLUTION.
11. CONTRACTOR SHALL EXPOSE EXISTING SEWER LINE OR SEWER SERVICE STUB OUT AND VERIFY EXISTING ELEVATION PRIOR TO COMMENCING ANY OTHER CONSTRUCTION ACTIVITY. SHOULD THE CONTRACTOR PROCEED WITH ANY CONSTRUCTION ACTIVITIES PRIOR TO THE VERIFICATION OF EXISTING SEWER ELEVATIONS, HE SHALL ASSUME THE LIABILITY OF THOSE FACILITIES IMPACTED BY CHANGES REQUIRED TO ACCOMMODATE ELEVATION DIFFERENCES.
12. WHEN CONSTRUCTING ANY CHANNEL, SWALE, RETENTION BASIN, OR FILL SLOPE, CONTRACTOR SHALL HOLD THE SLOPE SHOWN ON THE PLANS AND SHALL BLEND THE TOE OF SLOPE AS NEEDED INTO EXISTING GRADE OR DESIGN GRADE, WHICHEVER SCENARIO PRESENTS ITSELF. CONTRACTOR SHALL CONSTRUCT TO GRADES SHOWN IN PLAN VIEW ONLY. SECTIONS PROVIDED BY THE ENGINEER ARE PROVIDED FOR CLARIFICATION ONLY. IF THE AFOREMENTIONED CANNOT BE CONSTRUCTED AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE WLB GROUP AT (480) 736-1600 IMMEDIATELY FOR RESOLUTION.
13. CONTRACTOR SHALL VERIFY EXISTING GRADES/IMPROVEMENTS ON ALL SIDES OF THE PROJECT PRIOR TO AND DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE WLB GROUP AT (480) 736-1600 IMMEDIATELY IN THE EVENT THAT A DISCREPANCY IS FOUND FROM THE INFORMATION SHOWN ON THE PLANS.
14. THE CONTRACTOR SHALL BUILD TO, AND SHALL CERTIFY TO, THE FINISH FLOOR ELEVATION SHOWN ON THE CIVIL PLANS. PAD ELEVATIONS SHOWN IN THE PLANS ARE APPROXIMATE AND SHALL BE ADJUSTED AS NECESSARY TO ACCOMMODATE THE FLOOR SLAB SECTION.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GEOTECHNICAL ISSUES INCLUDING SITE CONDITIONS AND PAVEMENT DESIGN IN ACCORDANCE WITH THE SOILS REPORT REFERENCED HEREIN, OR THE MOST CURRENT REPORT AT THE TIME OF CONSTRUCTION. THE WLB GROUP ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ISSUES THAT ARE GEOTECHNICAL IN NATURE. ANY REFERENCES TO THE GEOTECHNICAL ISSUES SHOWN ON WLB PLANS SHALL ALWAYS BE SECONDARY TO THOSE OF THE GEOTECHNICAL ENGINEER.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH APPROPRIATE UTILITY SERVICE PROVIDER FOR REMOVING AND/OR RELOCATING ALL UTILITIES AND ASSOCIATED APPURTENANCES (UNDERGROUND OR ABOVE GROUND) AFFECTED DIRECTLY OR INDIRECTLY AS A RESULT OF THIS DEVELOPMENT WHETHER MARKED ON THE PLANS OR NOT.

**LC ZONING (PER TABLE 11-6-3.A)**

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	10,000 SF	136,410.95 SF
MINIMUM LOT WIDTH	100 FEET	432 FEET
MINIMUM LOT DEPTH	100 FEET	260 FEET
MAX. LOT COVERAGE	80%	30%
<b>BUILDING</b>		
MAX. HEIGHT	30 FEET	17 FEET
<b>MIN. SETBACKS ALONG ST. FRONTAGE</b>		
6 LANE ARTERIAL (SOUTHERN AVE.)	15 FEET	10 FEET
4 LANE ARTERIAL (EXTENSION RD.)	15 FEET	10 FEET
LOCAL ST. (CHERRY)	20 FEET	10 FEET

**PARKING (TABLE PER 11-32-3A)**

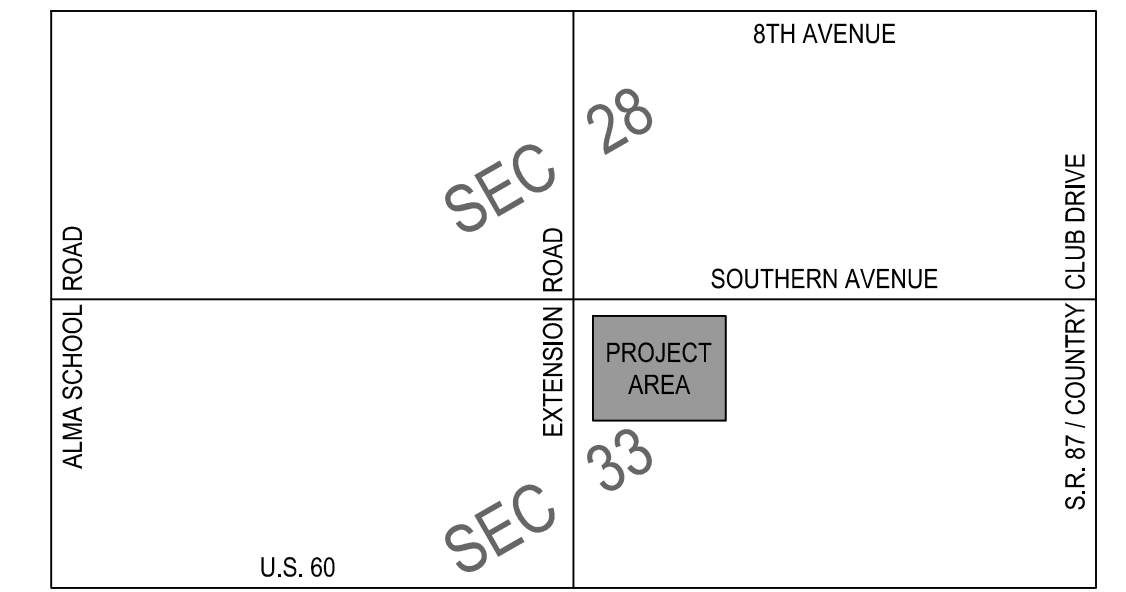
	REQUIRED	PROVIDED
MEDICAL OFFICE (1 PER 200 SF) 16,548 SF	83 P.S.	
GENERAL OFFICE (1 PER 375 SF) 24,282 SF	65 P.S.	
	148	140
ADA (PER US DEPT. JUSTICE)	148 P.S. = 5 ACCESSIBLE	8
	148 TOTAL	148 TOTAL
<b>SIZE OF PROPERTY</b>		
GROSS	187,245.07 SF	4,798 AC
NET	136,410.95 SF	3.131 AC

**PARKING (CHAPTER 32-TABLE 11-32-2H-1)**

	REQUIRED	PROVIDED
PARKING SPACE STD. SIZE	9' X 18'	VARIABLES 8.5' TO 10' WIDE X 18'
DRIVE AISLE	24 FEET	24 FEET
COMPACT PARKING SPACE 20% OF REQ. PARKING	8' X 16'	NONE
SCREEN WALLS		PROVIDED ALONG SOUTHERN AVE.

# NATIVE HEALTH SITE IMPROVEMENT PLANS

PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 2017-0314898, MARICOPA COUNTY RECORDER'S OFFICE (M.C.R.), SITUATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, CITY OF MESA, MARICOPA COUNTY ARIZONA



**PROJECT ADMINISTRATIVE ADDRESS:**

777 W Southern Avenue  
Mesa, AZ 85210

**OWNER**

NATIVE HEALTH OF PHOENIX  
777 WEST SOUTHERN AVENUE  
MESA, ARIZONA 85210

**ENGINEER**

THE WLB GROUP INC.  
1600 W. BROADWAY RD, STE. 150  
TEMPE, ARIZONA 85282  
CONTACT: BRAD JUNKER  
BJUNKER@WLBGROUP.COM  
(480) 736-1600

**BASIS OF BEARING**

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS COLLECTED DURING THIS SURVEY.

**BASIS OF ELEVATION**

AN ELEVATION OF 1,214.57 WAS HELD ON A FOUND CITY OF MESA BRASS CAP IN HANDHOLE, LOCATED AT THE INTERSECTION OF EXTENSION ROAD AND SOUTHERN AVENUE.  
GDACS POINT 11349  
DATUM: NAVD 88

**GROSS AREA PROJECT**

136,410 SF  
3.13 ACRES

**AS-BUILT CERTIFICATION**

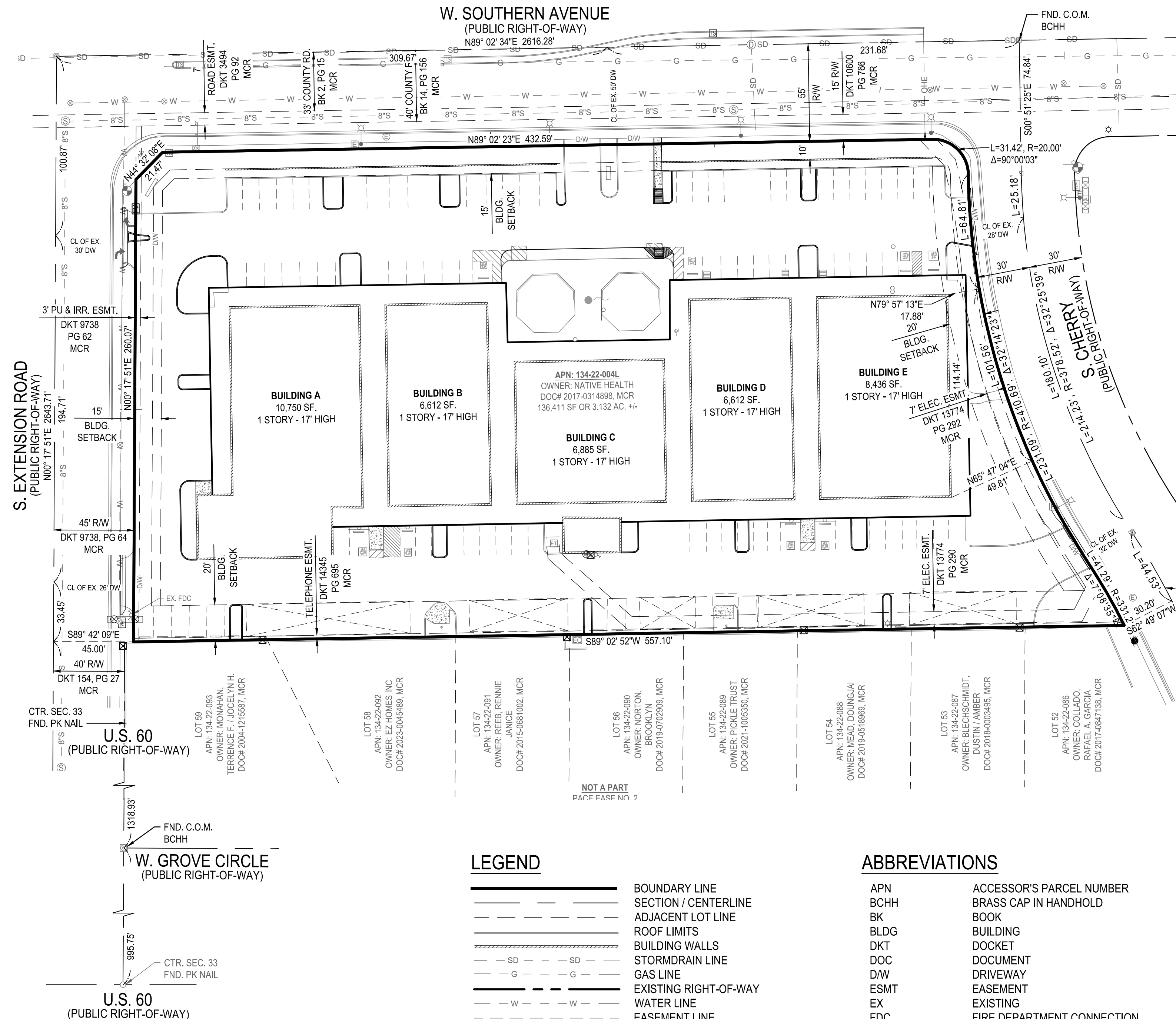
I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER / LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

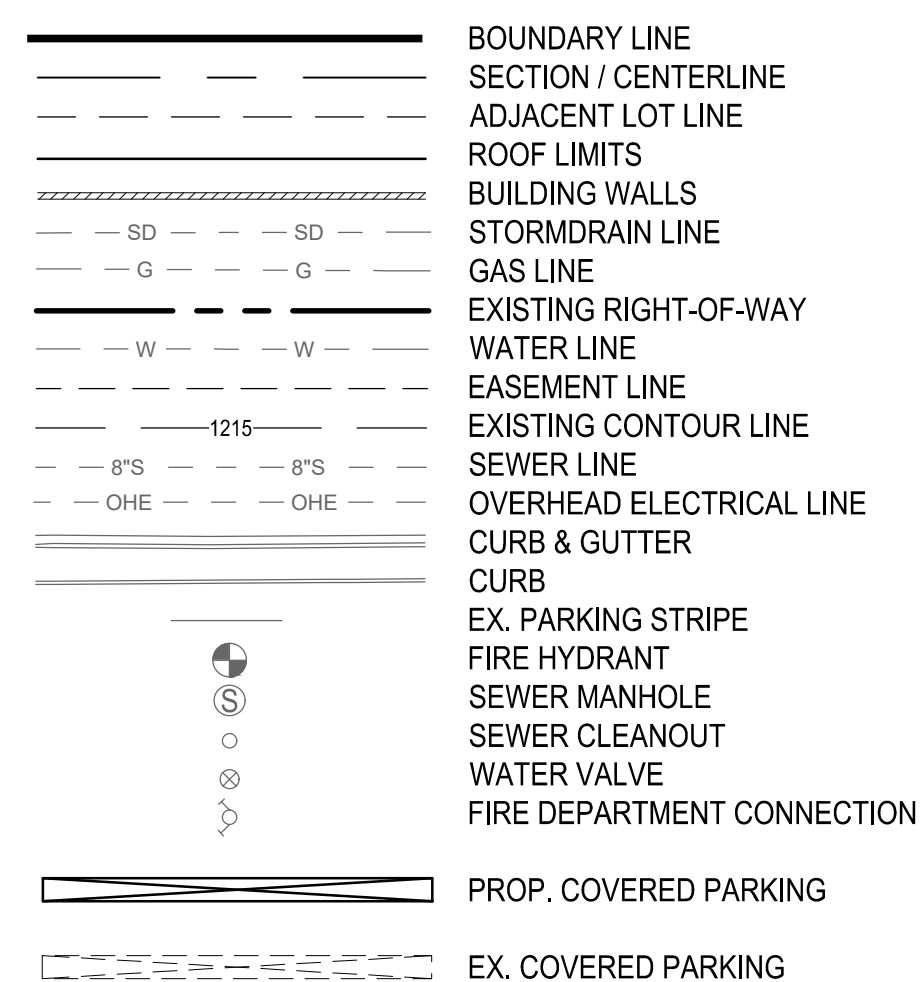
REGISTRATION NUMBER \_\_\_\_\_

**SHEET INDEX**

SHEET	COVER SHEET
SHEET 1	DETAILS
SHEET 2	SITE IMPROVEMENT PLANS
SHEET 3	SIGNING AND STRIPING
SHEET 4	DEMOLITION PLANS
SHEET 5	



**LEGEND**



**ABBREVIATIONS**

APN	ACCESSOR'S PARCEL NUMBER
BCHH	BRASS CAP IN HANDHOLD
BK	BOOK
BLDG	BUILDING
DKT	DOCKET
DOC	DOCUMENT
DW	DRIVEWAY
ESMT	EASEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
G	GAS
L	LENGTH
MCR	MARICOPA COUNTY RECORDER'S OFFICE
OHE	OVERHEAD ELECTRIC
PROP	PROPOSED
R	RADIUS
R/W	RIGHT-OF-WAY
S	SEWER
SD	STORMDRAIN
W	WATER



The WLB Group

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NO.	REVISION	BY	DATE

**NATIVE HEALTH**  
777 EAST SOUTHERN AVENUE  
CITY OF MESA, MARICOPA COUNTY, ARIZONA

SHEET TITLE: **COVER**

DESIGNED	BY	DATE
BJ	BJ	-
DRAWN	BY	DATE
RHJ	RHJ	-
CHECKED	BY	DATE
EDS	EDS	-
PROJECT	NO.	DATE
223007A001		

BY \_\_\_\_\_ DATE \_\_\_\_\_

SHEET 1 OF 5