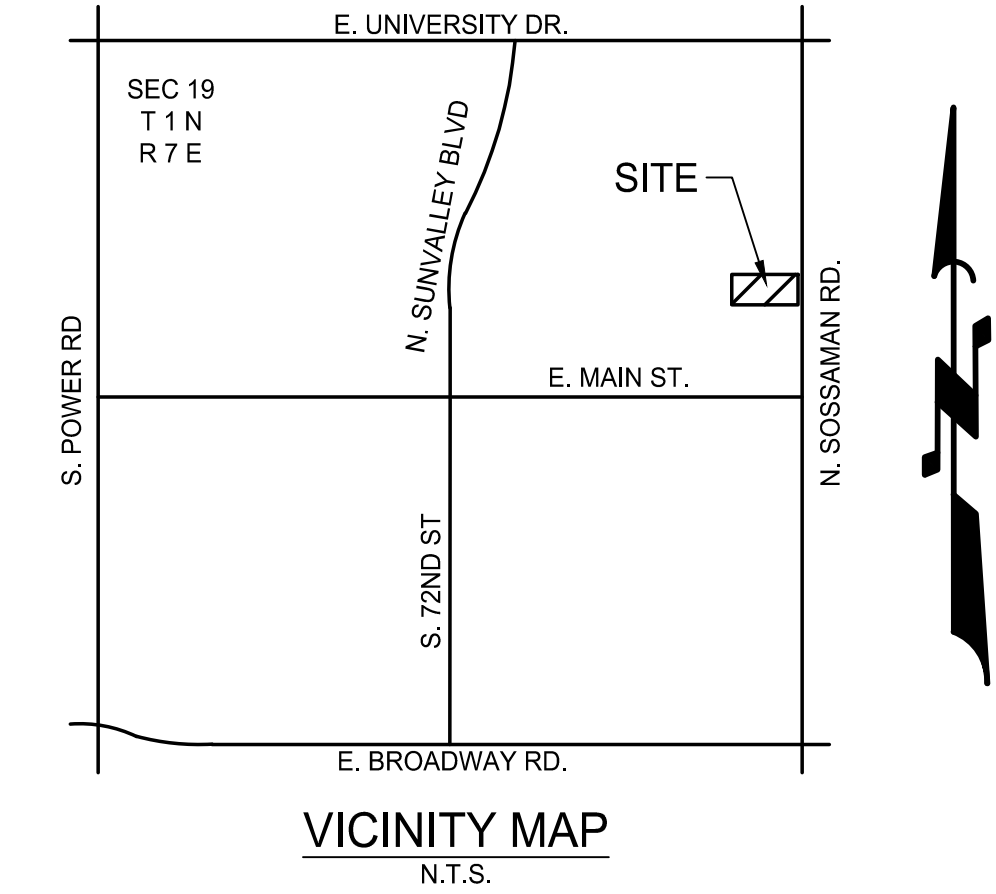


FINAL SITE PLAN FOR SOSSAMAN TOWNHOMES

A PORTION LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 01 NORTH, RANGE 07 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



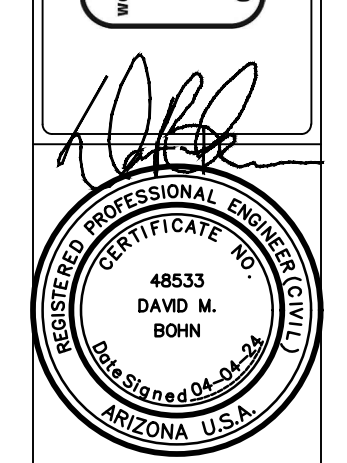
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MESA, ARIZONA, 85203
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JOB NO.
202110270

COVER SHEET

SHEET NO.
1

1 OF 4

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.MESA.AZ.GOV/DEVSUSTAINCONSTRUCTIONPERMITS.ASPX](http://www.mesaaz.gov/DEVSUSTAINCONSTRUCTIONPERMITS.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 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 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 GENERAL 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.

CITY OF MESA PUBLIC WASTEWATER UTILITY NOTES

- CONTRACTORS SHALL VERIFY ALL INVERT ELEVATIONS BEFORE PROCEEDING WITH THE BALANCE OF THE UTILITY TRENCHING.

LEGAL DESCRIPTION

WARRANTY DEED: 2017-0687144, MCR

TRACT J, SUN VALLEY RANCH, ACCORDING TO BOOK 272 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT J;

THENCE NORTH 89 DEGREES 38 MINUTES 09 SECONDS WEST, 605.01 FEET, ALONG THE NORTH LINE OF SAID TRACT TO THE NORTHWEST CORNER THEREOF;

THENCE ALONG THE WEST LINE OF SAID TRACT, SOUTH 00 DEGREES 51 MINUTES 51 SECONDS WEST, 334.06 FEET TO AN ANGLE POINT IN SAID WEST LINE;

THENCE SOUTH 89 DEGREES 50 MINUTES 35 SECONDS EAST, 605.01 FEET TO THE EAST LINE OF SAID TRACT J;

THENCE NORTH ALONG SAID EAST LINE, NORTH 00 DEGREES 21 MINUTES 51 SECONDS EAST, A DISTANCE OF 331.87 FEET TO THE POINT OF BEGINNING; AND

EXCEPT ALL OIL, GAS AND OTHER MINERALS DEPOSITS AS RESERVED IN PATENT TO SAID LAND.

CONTAINING 2.5049 ACRES [109,114 SF] MORE OR LESS.

BASIS OF BEARING

THE EAST LINE OF SECTION 19, TOWNSHIP 01 NORTH, RANGE 07 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING N00d21'32"E. (SOUTHEAST CORNER TO NORTHEAST CORNER)

BENCHMARK

NAIL WITH TAG FOUND AT THE NORTHEAST CORNER OF SOSSAMAN ROAD & MAIN STREET.
ELEVATION = 1448.61' (NAVDB88 - CITY OF MESA DATUM)

PROJECT DESCRIPTION

A PROPOSED RESIDENTIAL DEVELOPMENT CONSISTING OF 37 TOWNHOMES.

TOTAL GROSS AREA= 120,194.88 SF (2.75 ACRES)
TOTAL NET AREA= 109,113.71 SF (2.50 ACRES)

APN: 218-16-021B

SITE SUMMARY

GROSS SITE AREA = 120,194.88 SF (2.75 ACRES)
NET SITE AREA = 109,113.74 SF (2.50 ACRES)
EXISTING ZONE = LC
PROPOSED ZONE = RM-2
PROPOSED NO. UNITS = 37 UNITS
ALLOWABLE DENSITY = 15 DU/AC
PROPOSED DENSITY = 37 DU/2.75 ACRES = 13.45 DU/AC
ALLOWABLE LOT COVERAGE = 70% MAX
PROPOSED LOT COVERAGE = 75,507 SF
= 69.2% (NET AREA) = 62.8% (GROSS AREA)
PROPOSED BLDG COVERAGE = 26,048 SF = 23.87 % (NET AREA)
PROPOSED OPEN SPACE = 55,915 SF = 51.24 % (NET AREA)
PARKING REQUIRED = 2.1 SPACES PER UNIT
= 2.1 * 37 = 77.7
= 78 TOTAL STALLS
PARKING PROVIDED = 37 CARPORT SPACES + 37 DRIVEWAY SPACES
= 74 TOTAL
= 6 OPEN STALLS
= 80 TOTAL PARKING
BICYCLE PARKING PROVIDED: = 1 PER 10 VEH PARKING STALLS = 7.4
= 8 STALLS

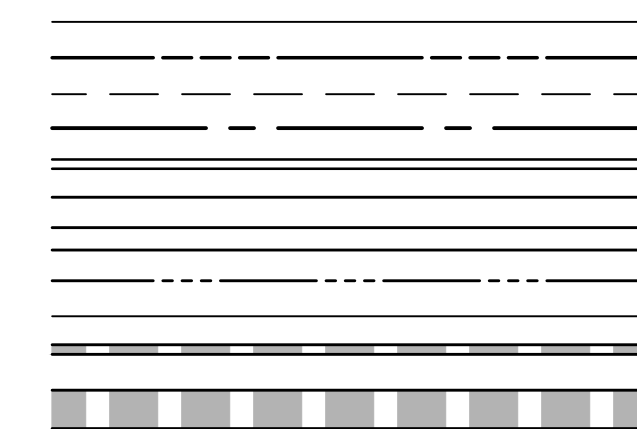
SERVICE PROVIDERS

WATER CITY OF MESA
SEWER CITY OF MESA
POLICE CITY OF MESA
FIRE CITY OF MESA
ELECTRIC SALT RIVER PROJECT

SHEET INDEX

- COVER SHEET
- FINAL SITE PLAN
- PRELIMINARY UTILITY PLAN
- PRELIMINARY GRADING PLAN

LEGEND



BOUNDARY LINE
RIGHT OF WAY (R/W)
EASEMENT LINE
CENTER LINE
PROPOSED CURB
SIDEWALK LINE
VALLEY GUTTER
WATER LINE
SEWER LINE
STORM DRAIN LINE
UNDERGROUND TANK
FIRE HYDRANT
WATER VALVE

CATCH BASIN
CLEANOUT
MANHOLE
BRASS CAP IN HANDHOLE
BRASS CAP (OR AS NOTED)
REBAR (AS NOTED)
CONCRETE NAIL (AS NOTES)

ELEV. AT BC
SLOPE
FF & PAD ELEVATION
NATURAL GROUND ELEVATION

HIGH POINT
LOW POINT

EXISTING CONTOUR LINES
EXISTING CURB

EXISTING WATER
EXISTING SEWER
EXISTING ELECTRIC
EXISTING MANHOLE

EXISTING
EXISTING TV CABLE
EXISTING FIRE HYDRANT

EXISTING SWITCH CABINET
EXISTING UTILITY POLE
EXISTING LIGHT POLE

EXISTING DRYWELL
EXISTING WATER VALVE

