

DATE: Sep 15, 2020 FILE: J:\2020 Jobs\220003 - Dental Depot\CAD Files\Sheets\Utility Plan\01-220003-UT-CV01.dwg

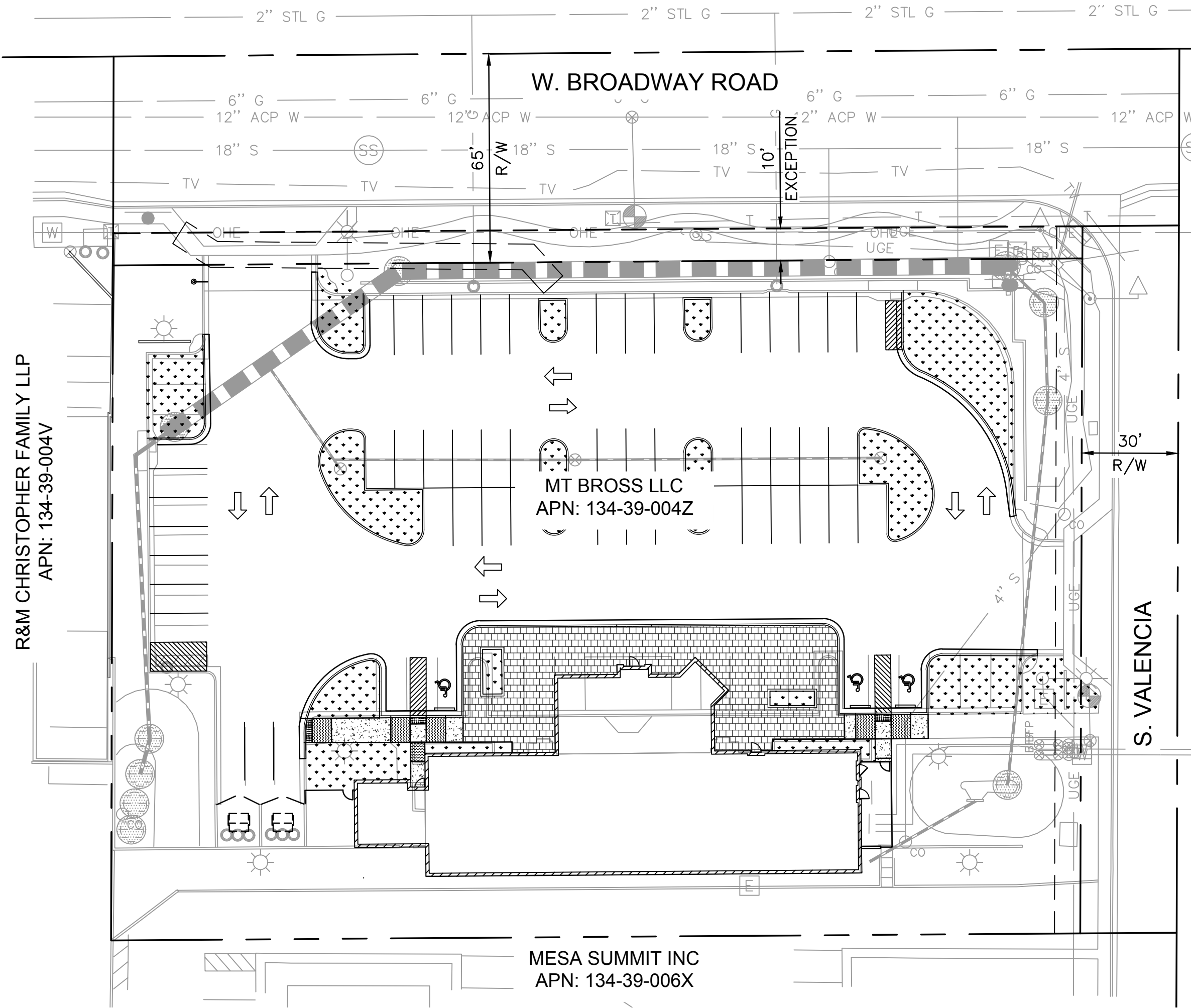
CITY OF MESA GENERAL NOTES

- 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.
- 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.
 - CALL 602-263-1100 OR 811 FOR BLUE STAKE SERVICES.
 - CALL SALT RIVER POWER FOR POLE BRACING, ELECTRIC SERVICE OR CONSTRUCTION SCHEDULING AT 602-236-8888.
 - 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).
 - 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.
 - WHEN EXCAVATING IN OR ADJACENT TO LANDSCAPING WITHIN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL CONTACT TRANSPORTATION FIELD OPERATIONS AT 480-644-3038 TO REQUEST ASSISTANCE IN LOCATING UNDERGROUND IRRIGATION FACILITIES.
- THE CITY OF MESA HAS ADOPTED THE CITY OF PHOENIX 2007 TRAFFIC BARRICADE MANUAL. COPIES ARE AVAILABLE AT 1101 EAST JEFFERSON STREET, PHOENIX, ARIZONA. TELEPHONE 602-262-6235 OR <http://phoenix.gov/streets/traffic/index.html>. CITY OF MESA HAS ISSUED A SUPPLEMENT TO THE PHOENIX TRAFFIC BARRICADE MANUAL. COPIES ARE AVAILABLE AT DEVELOPMENT SERVICES, 55 N. CENTER ST., MESA, ARIZONA. TELEPHONE 480-644-2160 OR BOTH MANUALS ARE AVAILABLE ONLINE AT: <http://www.mesaaz.gov/transportation/barricades.aspx>
- CONTRACTOR TO NOTIFY TRAFFIC OPERATIONS AT 480-644-3126 PRIOR TO SIGN REMOVAL AND WHEN READY TO PERMANENTLY RELOCATE SIGN.
- CONTRACTOR TO OBTAIN ANY PERMITS REQUIRED UNLESS OTHERWISE INDICATED, AND COORDINATE ALL IRRIGATION DRY-UPS, RELOCATIONS, AND REMOVALS BY OTHERS.
- CONTRACTOR SHALL POTHOLE 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.
- 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.
- 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.
- THE CONTRACTOR SHALL COORDINATE WORK SCHEDULES TO PREVENT ANY CONFLICTING WORK CONDITIONS WITH THE CITY OF MESA UTILITY AND TRANSPORTATION CREWS.
- 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.
- 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.
- THE JOB SITE SHALL BE CLEANED OF ANY DEBRIS OR SPOIL RESULTING FROM THIS PROJECT AT THE COMPLETION OF CONSTRUCTION.
- 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).
- WHEREVER PAVEMENT REPLACEMENT PER MESA STD DETAIL M-19.04 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, 1999.
- FOR PURPOSES OF PAVEMENT PER MAG STD DETAIL 200 OR MESA STD DETAIL M-19.04, INTERSECTIONS ARE DEFINED BY THE CURB RETURNS IN ALL DIRECTIONS.
- 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.
- 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.

WATER, WASTEWATER, AND STORM DRAIN NOTES (CITY OF MESA)

- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL NECESSARY FITTINGS AND ADAPTERS REQUIRED TO CONNECT DIFFERENT TYPES OF WATER LINE MATERIAL. THE COST SHALL BE INCLUDED IN THE LINEAR FOOT UNIT PRICE.
- FOR THE APPROVED PRODUCT LIST FOR WATER AND WASTEWATER PRODUCTS SEE: <http://www.mesaaz.gov/engineering/approvedproductslist.aspx>.
- MINOR VERTICAL OR HORIZONTAL DEFLECTIONS SHALL BE BY PIPE JOINT DEFLECTION UNLESS OTHERWISE NOTED. PIPE JOINT DEFLECTION SHALL NOT EXCEED 3 DEGREES OR 2/3 OF PIPE MANUFACTURER'S RECOMMENDATIONS WHICHEVER IS LESS.
- WATER LINE TESTS SHALL BE COMPLETED SO THAT NO EXISTING LINES OR VALVES ARE INCLUDED IN THE TEST. A DAYTIME TIE-IN (BETWEEN 9:00AM AND 2:00PM) MAY BE REQUIRED BY CITY INSPECTOR. FOR A DAYTIME TIE-IN (BETWEEN 9:00AM AND 2:00PM), THE CONTRACTOR SHALL COMPLETE ALL WORK NECESSARY TO RESTORE UTILITY SERVICE AND FULLY OPEN THE TIE-IN AREA TO TRAFFIC WITHIN THE TIME ALLOWED.
- WATER METERS, METER BOXES, LIDS, ETC. IN CONFLICT WITH NEW CONSTRUCTION SHALL BE RELOCATED TO THE PROPERTY LINE BY THE CONTRACTOR. THE RELOCATION SHALL INCLUDE ALL MATERIALS NECESSARY TO RECONNECT THE METER TO THE CITY DISTRIBUTION SYSTEM.
- VALVES SHALL BE INSTALLED WITH VALVE BOX AND COVER PER MAG STD DETAILS 391-1, TYPE C; AND 391-2 IF 2" OPERATING NUT IS MORE THAN FIVE (5) FEET BELOW FINISHED GRADE OF THE CENTERLINE OF THE PIPE.
- ALL WATER LINE PLUGS SHALL BE POURED CONCRETE. WATER LINE PLUGS FOR ACTIVE LINES SHALL CONFORM TO THE FOLLOWING:
 - 12" AND SMALLER DIAMETER PER MESA STANDARD DETAIL M-50.
 - 16" DIAMETER PER M.A.G. STANDARD DETAIL 390, TYPE B.
 - GREATER THAN 16" DIAMETER, AS DESIGNED PER PLAN.
- WHEN GROUTING OR CASTING CONCRETE AROUND PVC PIPE, CONTRACTOR SHALL USE WATER STOPS AS RECOMMENDED BY THE MANUFACTURER.
- ALL WASTEWATER MANHOLES SHALL BE CONSTRUCTED PER MAG STD DETAILS 420-1, TYPE 'A' TOP; AND 423-2 EXCEPT THAT:
 - ALL MANHOLE SHAFTS SHALL BE 5' INSIDE DIAMETER.
 - ALL MANHOLE RINGS AND COVERS SHALL BE 30" DIAMETER.
 - STEPS SHALL NOT BE INCLUDED.
- ALL STORM DRAIN MANHOLES SHALL BE CONSTRUCTED PER MAG STD DETAILS 520, AND 522 EXCEPT THAT:
 - ALL MANHOLE SHAFTS SHALL BE 5' INSIDE DIAMETER.
 - STEPS SHALL NOT BE INCLUDED.

UTILITY PLAN
FOR
DENTAL DEPOT



PROJECT LOCATION MAP



1" = 30'

LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE MONUMENT LINE OF DOBSON AND BROADWAY ROADS;

THENCE SOUTH 89 DEGREES 34 MINUTES 59 SECONDS WEST ALONG THE BROADWAY ROAD MONUMENT LINE TO A POINT MARKING THE INTERSECTION OF THE MONUMENT LINES OF BROADWAY ROAD AND VALENCIA DRIVE (ERRONEOUSLY RECORDED AS A DISTANCE OF 2,329.33 FEET), SAID POINT BEING ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE SOUTH 00 DEGREES 10 MINUTES 52 SECONDS WEST ALONG THE VALENCIA DRIVE MONUMENT LINE A DISTANCE OF 55.00 FEET;

THENCE SOUTH 89 DEGREES 34 MINUTES 59 SECONDS WEST A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF VALENCIA DRIVE, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 10 MINUTES 52 SECONDS WEST A DISTANCE OF 220.00 FEET;

THENCE SOUTH 89 DEGREES 34 MINUTES 59 SECONDS WEST A DISTANCE OF 301.60 FEET;

THENCE NORTH 00 DEGREES 10 MINUTES 18 SECONDS EAST A DISTANCE OF 220.00 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 59 SECONDS EAST A DISTANCE OF 301.63 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF MESA IN SPECIAL WARRANTY DEED RECORDED JUNE 11, 2001 AT RECORDERS NO. 2001-505348 DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH 200 FEET OF THE NORTH 255 FEET OF THE EAST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30;

THENCE SOUTH 89 DEGREES 34 MINUTES 59 SECONDS WEST ALONG THE BROADWAY ROAD MONUMENT LINE A DISTANCE OF 2,329.33 FEET TO A POINT MARKING THE INTERSECTION OF THE MONUMENT LINES OF BROADWAY ROAD AND VALENCIA DRIVE;

THENCE SOUTH 00 DEGREES 10 MINUTES 52 SECONDS WEST ALONG SAID MONUMENT LINE OF VALENCIA DRIVE (SAID MONUMENT LINE BEING ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30), A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 55 FEET OF SAID NORTHEAST QUARTER;

THENCE SOUTH 89 DEGREES 34 MINUTES 59 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 10 MINUTES 52 SECONDS WEST ALONG A LINE 30 FEET WEST OF AND PARALLEL WITH SAID MONUMENT LINE OF VALENCIA DRIVE, A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 65 FEET OF SAID NORTHEAST QUARTER;

THENCE SOUTH 89 DEGREES 34 MINUTES 59 SECONDS WEST ALONG THE LAST DESCRIBED SOUTH LINE, A DISTANCE OF 301.63 FEET TO A POINT ON THE WEST LINE OF AID EAST HALF;

THENCE NORTH 00 DEGREES 10 MINUTES 18 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 10.00 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTH 55 FEET OF SAID NORTHEAST QUARTER;

THENCE NORTH 89 DEGREES 34 MINUTES 59 SECONDS EAST ALONG THE LAST DESCRIBED SOUTH LINE, A DISTANCE OF 301.63 FEET TO THE TRUE POINT OF BEGINNING.

OWNER/DEVELOPER:

FITZGERALD ASSOCIATES ARCHITECTS, INC
ATTN: TANNER MCGREEVY
3900 N. SANTA FE AVE.
OKLAHOMA CITY, OKLAHOMA 73118
PHONE: 405-521-8999
TMGREEVY@FITZARCH.COM

ENGINEER:

RITOCH-POWELL & ASSOCIATES
ATTN: JOHN BISHOP, PM
63 E. MAIN ST., STE 502
MESA, AZ 85201
PHONE: 480-539-7497
JBISHOP@RPAENG.COM

PROJECT DESCRIPTION:

PROVIDING INFORMATION ABOUT THE EXISTING UTILITIES SERVING THE SITE THAT WILL UNDERGO THE RENOVATION OF AN EXISTING BUILDING AND PARKING LOT.

SITE INFORMATION AND PROJECT DATA:

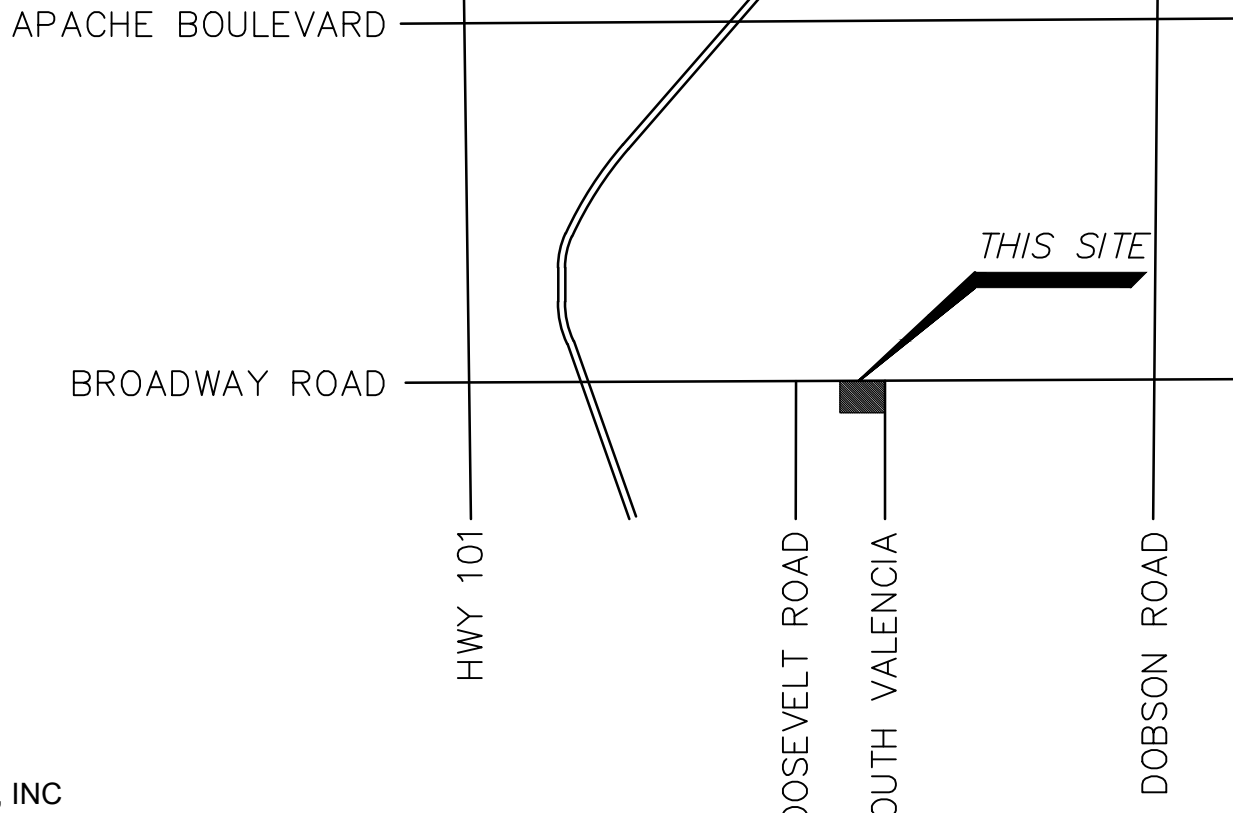
ADDRESS: 2311 WEST BROADWAY ROAD, MESA, AZ 85202

ASSESSOR'S NUMBER(S): APN# 134-39-004Z

NET AREA: 63,336.18 SF (1.454 ACRES)
TOTAL DISTURBED AREA: 13,325.78 SF (0.306 ACRES)
ZONING: LIMITED COMMERCIAL (LC)
Q.S. 6C

SHEET INDEX

SHEET NO.	DWG NO.	SHEET
1	CV01	COVER SHEET
2	UT01	UTILITY PLAN



VICINITY MAP
NTS

LEGEND

---	PROPERTY LINE
---	EASEMENT/BUILDING SETBACK LINE
---	SECTION LINE
---	RIGHT OF WAY
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING FENCE
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING STORM DRAIN
---	EXISTING TELEPHONE SERVICE
---	EXISTING GAS LINE
---	PROPERTY CORNER
---	EXISTING WATER METER
---	EXISTING SEWER MANHOLE
---	EXISTING STORM DRAIN MANHOLE
---	EXISTING FIRE HYDRANT
---	EXISTING WATER VALVE
---	EXISTING PEDESTAL
---	EXISTING POWER POLE
---	EXISTING SIGN
---	EXISTING OVERHEAD LIGHT

NO.	DATE	BY	REVISION

RITOCH-POWELL & Associates
602-263-1177
www.ritchpowell.com

[RPA]

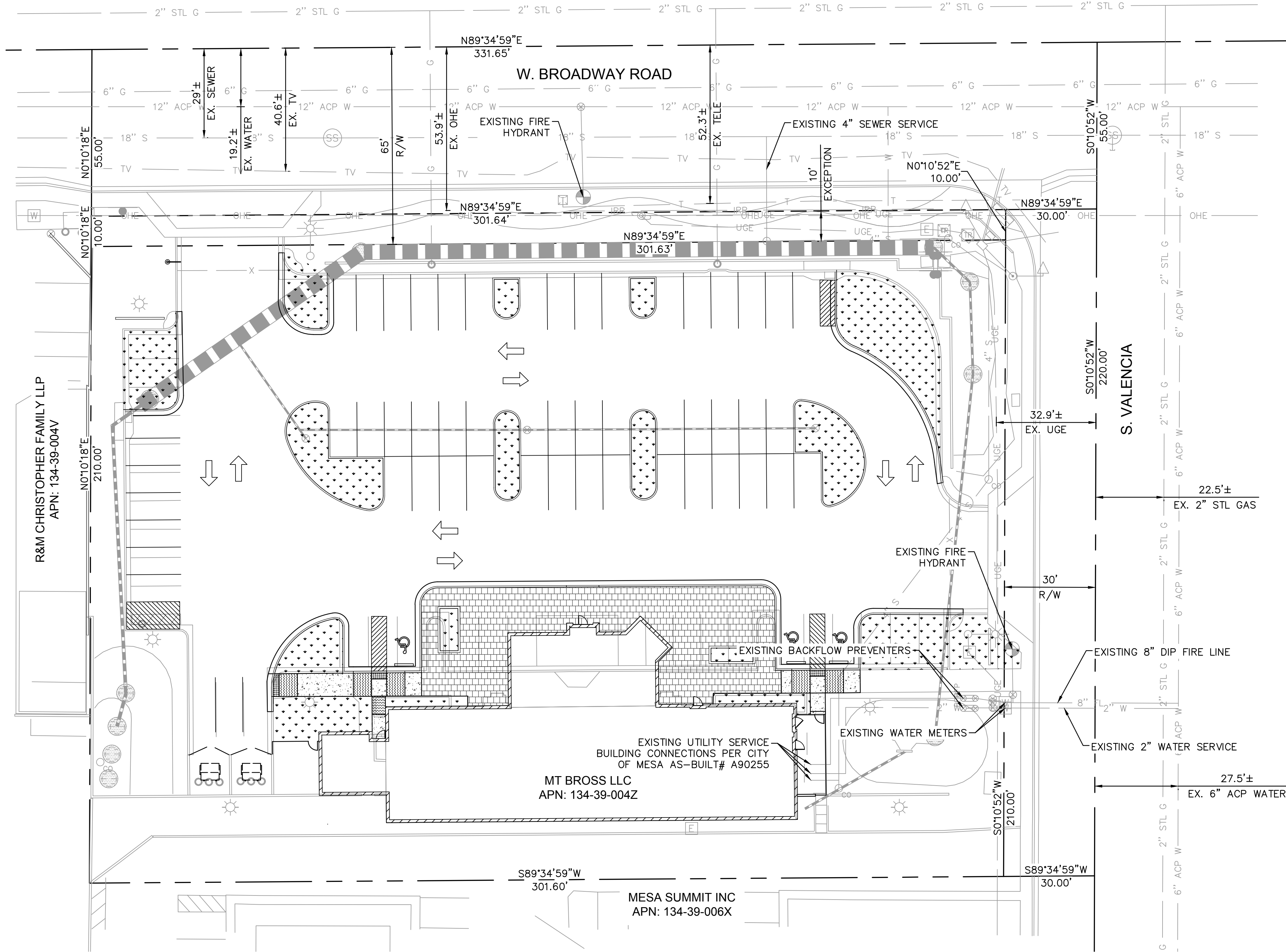


DENTAL DEPOT
2311 WEST BROADWAY ROAD
COVER SHEET

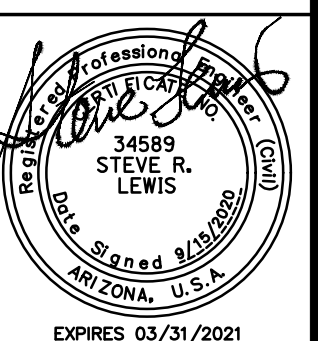
MARICOPA COUNTY
MESA, ARIZONA

JOB NO.:	220003	DESIGN BY:	DN	DRAWN BY:	DN	CHECKED:	JB	DATE:	9/15/2020
DWG:	CV01	SHEET	1	OF	2				





NOTE: THE SIZE AND LOCATION OF THE EXISTING ONSITE WATER, FIRE, AND SEWER LINES WERE TAKEN FROM THE CITY OF MESA AS-BUILT# A90255.



NO.	BY	DATE	REVISION	APPR.	DATE
DENTAL DEPOT					
UTILITY PLAN					
DESIGNED: DN	DRAWN: DN	CHECKED: DN	DWG. NO. JB	SHEET NO. UT01	TOTAL SHEETS 2 OF 2
DATE: 9/20	DATE: 9/20	DATE: 9/20	DATE: 9/20	DATE: 9/20	DATE: 9/20