

## Board of Adjustment

### *Staff Report*

**CASE NUMBER:** BA14-06S (PLN2014-00621)  
**STAFF PLANNER:** Wahid Alam, AICP  
**LOCATION/ADDRESS:** 936 S Extension Road  
**COUNCIL DISTRICT:** Council District 3  
**OWNER:** Mesa Public Schools  
**APPLICANTS:** Ryan Nichols, Project Manager, City of Mesa Engineering  
**REQUEST:** Requesting a Substantial Conformance Improvement Permit (SCIP) to allow building a parking lot in an existing park facility in the Public and Semi-Public (PS) zoning district.

#### **SUMMARY OF APPLICANT'S REQUEST**

The applicant is requesting a Substantial Conformance Improvement Permit (SCIP) for the redevelopment of a portion of a site previously used as a part of Powell Jr High School. Initially built and operated by Mesa Public Schools site, the former junior high school is now being utilized as an alternative education campus. In cooperation with City of Mesa Parks and Recreation Department, parts of the junior high campus are being redeveloped to be incorporated into as Fiesta Sports Park, the campus of which includes the Fitch Park site to the north, across 8<sup>th</sup> Avenue. The requested Substantial Conformance Improvement Permit (SCIP) will allow the redevelopment of a portion of the former school campus into a parking lot to serve the south part of the sports park. The parking lot site is approximately 4.0± acres, and is located along Extension south of 8<sup>th</sup> Avenue.

The applicant is requesting a Substantial Conformance Improvement Permit (SCIP) to facilitate the redevelopment of the site to incorporate this parking lot. The Fiesta Sports Park parking lot project provides 255 spaces that are accessed by a single driveway off of Extension. Formerly this portion of the junior high school site was used as recreational ball fields. These ball fields will be relocated to the west of this parking lot, but remain a part of the park site. No new buildings are proposed. The SCIP application would allow the development of a parking lot the will serve the new sports complex, and be designed to accommodate multiple alternative uses, including staging of special events.

#### **STAFF RECOMMENDATION**

Staff recommends approval of case BA14-056, *conditioned upon the following:*

1. *Compliance with the project narrative, site plan and landscape plan submitted except as modified by the following conditions.*
2. *Compliance with all City development codes and regulations.*
3. *Provide screening of parking areas and drive aisles from street(s) along Extension, per Mesa Zoning Ordinance, Section 11-30-9.*
4. *Any signage (detached and attached) shall require separate approvals and sign permits for locations, size, and quantity.*
5. *Compliance with all requirements of Development Services in the issuance of building permits.*

#### **SITE CONTEXT**

**CASE SITE:** Existing Park with ball field – zoned PS  
**NORTH:** Existing parking lot – Zoned PS  
**EAST:** (across Extension Road) Existing residential development– Zoned RS-6  
**SOUTH:** Existing Elementary School-zoned PS  
**WEST:** Existing Park with ball field-zoned PS

### STAFF ANALYSIS

The applicant is requesting a Substantial Conformance Improvement Permit (SCIP) for the redevelopment of the site to build a parking lot that will also utilize an alternative landscape plan. The Substantial Conformance Improvement Permit (SCIP) will authorize parking lot for the Fiesta Sports Park to be built with 255 parking spaces, and less than the minimum number of interior landscape islands.

Mesa Zoning Ordinance, Section 11-33-4 requires interior parking lots with 10 or more parking spaces to install landscape islands at each end of a row of stalls, and in between the ends at a ratio of once every 8 contiguous parking spaces. The proposed parking lot design includes landscape islands at a ratio of once every 11 parking spaces. Part of the reasoning for this includes the need for flexibility for the use of this paved surface. By aligning all the interior (non-end-of-row) landscape islands in a central location, the applicant believes they will be able to utilize the space to help set up special events.

City Code Section 11-30-9 requires: *parking areas and drive aisles shall be screened from street(s) with masonry wall, berm or combination of walls/berms and densely planted landscaping or 'vertical wire trellis panels'. No more than 40 percent of the screening shall be accomplished with dense landscaping. Screen walls shall vary in height from 32 to 40 inches and shall be offset or staggered by at least 24 inches at intervals of no more than 50 feet.*

As presently designed, the proposed design does not provide screening of the parking lot along Extension. However landscape material is proposed along Extension.

### FINDINGS

- 1.1 The proposed redevelopment of the site invokes conformance with current development standards.
- 1.2 The proposed project provides landscape islands in between the end stalls for maximum 11 contiguous parking spaces, where maximum 8 is allowed.
- 1.3 Requiring full compliance with the current code would not provide flexibility to accommodate the alternate parking lot uses for Parks Department special events.
- 1.4 The proposed use with alternative landscape plan will not be detrimental to surrounding properties.

### ORDINANCE REQUIREMENTS:

#### Zoning Ordinance, Sec. 11-73-3: Substantial Conformance Improvement Permits – Required Findings:

A SCIP shall not be granted unless the Zoning Administrator, acting as a Hearing Officer, or Board of Adjustment shall find upon sufficient evidence that:

- A. The entire development site will be brought into substantial conformance. Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Ordinance that can be attained without causing or creating any of the following conditions:
  1. The demolition or reconstruction of existing buildings or other significant structures (except signs); or
  2. The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.
  3. The creation of new non-conforming conditions.
- B. The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.



20 E Main St Suite 500  
PO Box 1466  
Mesa, Arizona 85211-1466

## Justification/Compatibility Statement

The City of Mesa is working with the Mesa Public School District to redevelop a portion of the former Powell Jr. High School site. The existing campus buildings now house the Mesa Education Center and will remain in active use. The existing sports fields located on site are utilized by the community youth sports leagues and comprise the area of proposed improvements along with the former Powell Pool site. The main campus area and structures are currently in use and there are no proposed campus changes as part of this project. The City of Mesa Capital Improvement Project number CP0009, Fiesta Sports Park, will redevelop the existing sports fields and former pool site into a little league complex including supporting infrastructure that will better meet the youth sports needs in the community.

The City of Mesa undertook an extensive programming process to evaluate the site's existing usage and community needs. This process included public involvement and provided opportunities for neighborhood and community input. One result of the programming phase was the identification of a significant need for additional parking at the site. The existing parking lots on the school property are currently overwhelmed by school employee and student use alone. These parking lots are also used to access the sports fields, but are currently insufficiently sized. A shortage of parking spaces can lead to spill over into the surrounding communities. The Fiesta Sports Park project has identified the need to add additional parking, and is proposing a parking lot with approximately 255 parking spaces. Though the zoning code does not specify a number of parking stalls for little league sports fields, the design team's experience suggests a target of 60 to 65 spaces per field for this project. The parking lot size is unable to be further expanded without negatively impacting the site's use for youth sports programming, demolition of existing structures intended for continued use, or diminution of required storm water retention for the site.

Additionally, the City of Mesa Parks and Recreation Department regularly utilizes parking areas at their park sites for special events including use of tents, inflatables, etc. The Fiesta Sports Park site is anticipated to have similar events scheduled. These events require flexibility in parking lot design in order to accommodate the alternate (non-parking) uses.

The Substantial Conformance Improvement Permit (SCIP) Application is requesting allowance of alternate landscaping within the proposed parking lot. The parking lot landscaping standards require a landscape island at the end of each row of parking as well as intermediate islands for a maximum of 8 contiguous parking spaces. For rows of more than 16 parking spaces, landscape islands are required to be staggered. These standards would result in a total of 25 parking lot median islands in the parking lot. The minimum size of each island would be 8' wide by 15' length.

The proposed parking lot landscaping design includes median islands around the perimeter of the site as well as a center row of parking lot median islands. These islands provide additional shade, help break up the rows of parking stalls, and helps beautify the parking lot. The total number of parking lot islands



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proposed is 20. Each of the islands is larger than the minimum size required with a typical width of 10' and length of 18'.

While the number of parking lot islands has been slightly reduced, the proposed site plan is still substantially in conformance with the zoning standards. The proposed alternative parking lot landscaping design maintains the zoning code's goals of providing appropriate parking lot screening from the surrounding uses, providing visual interest and additional shading within parking lots. The proposed site plan provides additional parking which brings the existing site within to the target range for parking stall count and provides sufficient flexibility to accommodate the alternate parking lot uses for Parks Department special events.



# FIESTA SPORTS PARK

936 SOUTH EXTENSION ROAD  
MESA, ARIZONA 85210

NOVEMBER 6, 2014

## PROJECT # CP-0009

**MAYOR**

JOHN GILES

**VICE-MAYOR**

CHRISTOPHER GLOVER - DISTRICT 4

**COUNCIL**

DAVE RICHINS - DISTRICT 1  
ALEX FINTER - DISTRICT 2  
DENNIS KAVANAUGH - DISTRICT 3  
DAVID LUNA - DISTRICT 5  
SCOTT SOMERS - DISTRICT 6

**CITY MANAGER**

CHRIS BRADY

**OWNER:**

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CHANDLER, ARIZONA 85225

SCOTT WRIGHT, PE  
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PHONE: 480.497.5829

SCALE: N/A

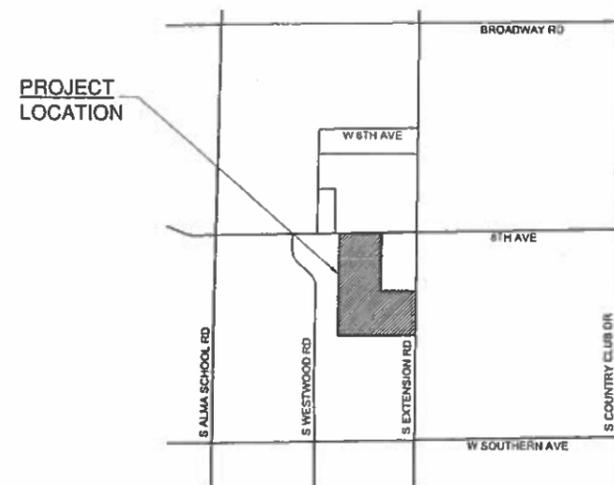
NORTH

BENCHMARK:  
BRASS TAG TOP OF CURB SOUTHWEST  
CORNER OF INTERSECTION OF ALMA  
SCHOOL RD AND SOUTHERN AVE  
ELEVATION = 1212.70 (C.D.M. DATUM)

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**VICINITY MAP**



**"AS-BUILT" CERTIFICATION:**

I CERTIFY THAT THE "AS-BUILT" INFORMATION SHOWN HEREON WAS OBTAINED UNDER MY DIRECT SUPERVISION AND IS CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME \_\_\_\_\_ (SEAL)

REGISTRATION NO. \_\_\_\_\_ DATE \_\_\_\_\_

REVD. BY: \_\_\_\_\_  
CONSTRUCTION ENGINEER

	PREPARED BY: J2 Engineering and Environmental Design 4649 East Cotton Gin Loop, Suite B2 Phoenix, Arizona 85040 Phone: 602-438-2221 Web: www.j2design.us
	CITY OF MESA ENGINEERING DEPARTMENT FIESTA SPORTS PARK
PRELIMINARY 90% NOT FOR CONSTRUCTION OR RECORDING	DRAWING NO. COVER SHEET G-100
DRAWN BY: J2 DESIGN BY: J2 APPROVED BY: J2	SHEET 1 of 99 CATALOG NUMBER:

DATE PRINTED: 11/6/2014 P:\130651\J2Cad\Sheets\General Sheets\G-100\_Cover.dgn



**CITY OF MESA GENERAL NOTES :**

- LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND SHALL BE RESPONSIBLE FOR THE FOLLOWING:
  - DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES
  - DAMAGES TO EXISTING WALKS, WALLS, DRIVES, CURBS, ETC.
  - INSPECTING THE SITE IN ORDER TO BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- INSTALLATION OF ALL LANDSCAPE AND IRRIGATION MATERIALS SHALL COMPLY WITH SECTIONS 424, 425, 757, AND 795 OF THE MAG STANDARD SPECIFICATIONS AS AMENDED BY THE CITY OF MESA IN THE CURRENT EDITION OF THE ENGINEERING PROCEDURES MANUAL, LANDSCAPE AND IRRIGATION STANDARDS.
- CONTRACTOR SHALL REPAIR ANY DAMAGE MADE TO THE EXISTING SPRINKLER SYSTEM AND FLOOD IRRIGATION SYSTEM TO THE SATISFACTION OF THE CITY AT NO ADDITIONAL COST TO THE CITY.
- LANDSCAPE REMOVAL IS A NON-PAY ITEM UNLESS OTHERWISE NOTED. ALL EXISTING VEGETATION, WEEDS, DEBRIS, ETC. SHALL BE REMOVED FROM PROJECT AREA AND DISPOSED OF PROPERLY OFF THE SITE AT THE CONTRACTOR'S EXPENSE (SCARIFY EXISTING SUBGRADE, MINIMUM 6" DEPTH).
- DAMAGE TO TURF SHALL BE REPAIRED BY CONTRACTOR, I.E., RUTS FILLED WITH CLEAN SOIL, COMPACTED TO MATCH SURROUNDING GRADES. EXCESS SOIL, ROCK, ETC. SHALL BE REMOVED TO LEAVE THE SITE CLEAN.
- ALL PLANT MATERIAL, OTHER THAN TREES, SHALL CONFORM TO GRADING, TYPE, ETC. AS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL TREES SHALL CONFORM TO THE CURRENT ARIZONA NURSERY ASSOCIATION TREE SPECIFICATIONS AND MAG SPEC 795.7. SHOULD ANY CONFLICTS IN THE SPECIFICATIONS OCCUR, THE ARIZONA NURSERY ASSOCIATION'S SPECIFICATIONS SHALL PREVAIL.
- CITY RESERVES THE RIGHT TO INSPECT SHRUBS AND CONTAINERED TREES FOR CONDITION OF ROOT BALLS. FOR ANY SUCH INSPECTIONS WHICH MAY DESTROY ROOT BALL, CONTRACTOR SHALL SUPPLY ADDITIONAL PLANT AT NO COST TO CITY.
- PLANT PITS SHALL BE INSPECTED BY CITY PRIOR TO PLANTING BY THE CONTRACTOR BY REQUESTING AN INSPECTION 48 HOURS IN ADVANCE.
- ROUGH AND FINE GRADING TO ESTABLISH UNIFORM SMOOTH GRADE IS INCLUDED IN THIS PROJECT.
- SOIL TEST FOR FERTILITY AND ADDITIVE RECOMMENDATIONS (FOR TURF AND ORNAMENTALS) SHALL BE COMPLETED BY CONTRACTOR TO DETERMINE IF ADDITIVES ARE REQUIRED. CONTRACTOR SHALL PROVIDE COPY OF SOIL TEST RESULTS FOR REVIEW AND APPROVAL TO ENGINEERING INSPECTOR AT LEAST SEVEN DAYS PRIOR TO ANTICIPATED PLANTING. AFTER APPROVAL BY THE CITY, THE CONTRACTOR SHALL PROVIDE AND INCORPORATE ANY ADDITIVES REQUIRED PRIOR TO OR AT TIME OF PLANTING.
- PLANT PIT SOIL MIXTURE SHALL CONSIST OF FOUR AND ONE HALF PARTS NATURAL FERTILE, FRABLE SOIL AND ONE PART HUMUS BY VOLUME, THOROUGHLY MIXED PRIOR TO BACKFILLING IN PITS. BACKFILLING SHALL BE IN 6" LIFTS WITH EACH LIFT WATER SETTLED WITHOUT PUDDLING.
- CONTRACTOR SHALL STAKE TREE AND SHRUB LOCATIONS FOR 5-GALLON PLANTS AND LARGER. STAKES SHALL BE MARKED WITH PLANT NAME OR PLANT LEGEND ITEM NUMBER FROM PLANS.
- ALL EXISTING (GAS, ELECTRIC, WATER, ETC.) COVERS AND BOXES SHALL REMAIN UNCOVERED. CONTRACTOR TO ADJUST TO FINAL GRADE AS NECESSARY. NPI UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL INSTALL WATER METER PROVIDED BY THE CITY OF MESA. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY TO INSTALL THE COMPLETE AUTOMATIC SPRINKLER SYSTEM FROM THE METER (WATER USAGE CHARGES SHALL BE PAID BY CONTRACTOR UNTIL PROJECT FINAL ACCEPTANCE BY CITY OF MESA). CONTRACTOR SHALL ORDER METER FROM DEVELOPMENT SERVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE UNDERGROUND SPRINKLER SYSTEMS IN ADVANCE OF CONSTRUCTION. THE SPRINKLER SYSTEM LOCATIONS NOTED ON PLANS ARE FOR REFERENCE ONLY.
- CONTRACTOR TO VERIFY DEPTH OF ALL INLET STRUCTURES AND SPRINKLER SYSTEMS PRIOR TO TRENCHING FOR LOW-FLOW CHANNEL.
- CONTRACTOR TO PROVIDE PUMPING WITHIN FIVE (5) DAYS AFTER THE NOTICE TO PROCEED IS GIVEN AS REQUIRED TO DRY THE AREA SUFFICIENTLY TO BEGIN CONSTRUCTION.
- CONTRACTOR SHALL ARRANGE FOR SPRINKLER SYSTEM SHUTDOWN DURING CONSTRUCTION BY CONTACTING THE ENGINEERING INSPECTOR.
- NO ROCKS LARGER THAN 1" IN DIAMETER SHALL BE ALLOWED IN THE TOP 6" OF TOPSOIL WHERE TURF ESTABLISHMENT IS SPECIFIED. NO ROCKS LARGER THAN 1" IN DIAMETER SHALL BE PRESENT AT THE TIME OF TURNOVER TO THE CITY. ROCK REMOVAL AS NECESSARY IS INCLUDED IN THIS PROJECT (NPI).
- WHERE CALICHE IS ENCOUNTERED IN PLANT PITS, DEPTH AND WIDTH OF PIT SHALL BE INCREASED BY ONE-THIRD (1/3) OVER SPECIFICATION.
- PROJECT RECORD (AS-BUILT) DRAWINGS FOR IRRIGATION SYSTEM:
  - MAINTAIN ON SITE AND SEPARATE FROM DOCUMENTS USED FOR CONSTRUCTION, ONE COMPLETE SET OF CONTRACT DOCUMENTS AS PROJECT RECORD DOCUMENTS. KEEP DOCUMENTS CURRENT. DO NOT PERMANENTLY COVER WORK UNTIL AS-BUILT INFORMATION IS RECORDED.
  - RECORD PIPE AND WIRING NETWORK ALTERATIONS. RECORD WORK WHICH IS INSTALLED DIFFERENTLY THAN SHOWN ON THE CONSTRUCTION DRAWINGS. RECORD ACCURATE REFERENCE DIMENSIONS, MEASURED FROM AT LEAST TWO PERMANENT REFERENCE POINTS, OF EACH AND ALL IRRIGATION MAINLINES, LATERALS, SPRINKLER HEADS, AND EMITTERS, IRRIGATION SYSTEM VALVES, EACH BACKFLOW PREVENTION DEVICE, EACH CONTROLLER OR CONTROLLER UNIT, EACH SLEEVE END, EACH STUB-OUT FOR FUTURE PIPE OR WIRING CONNECTIONS, AND OTHER IRRIGATION COMPONENTS ENCLOSED WITHIN A VALVE BOX.

**LANDSCAPE GENERAL NOTES FOR STREET**

**LANDSCAPE PROJECTS:**

- CONTRACTOR SHALL INSTALL DECOMPOSED GRANITE AS FOLLOWS: DECOMPOSED GRANITE GROUND COVER SHALL BE PLACED AND ROLLED TO 2" TOTAL DEPTH OVER 85% COMPACTED SUBGRADE. PRE-EMERGENT HERBICIDE SURFLAN, DACTHAL, OR APPROVED EQUAL SHALL BE APPLIED BEFORE AND AFTER GRANITE PLACEMENT AND ON FINAL APPLICATION PRIOR TO PROJECT ACCEPTANCE BY THE CITY. GRADATION AND COLOR OF GRANITE SHALL BE AS SPECIFIED PER HARDSCAPE PLANS AND AS APPROVED THROUGH SAMPLE SUBMITTAL PROCESS.

**PROJECT LANDSCAPE GENERAL NOTES**

- NO PLANT SUBSTITUTIONS, TYPE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF MESA OR THE CITY'S REPRESENTATIVE.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, CODES AND REGULATIONS APPLICABLE TO THE ITEMS AND WORK OF THESE PLANS AND SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE THE LANDSCAPE CONSTRUCTION WORK COVERED BY THESE PLANS AND SPECIFICATIONS. PERMIT COST ARE CONSIDERED INCIDENTAL TO ALL WORK AND WILL NOT BE PAID SEPARATELY AND SHOULD BE INCLUDED IN THE COST OF OTHER ITEMS.
- THE QUANTITIES AND SITE CONDITIONS SHOWN ON THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY THE ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING ANY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL FOR BLUE STAKE AT 602-263-1100 TWO WORKING DAYS PRIOR TO ANY EXCAVATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE JOB SITE TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS THAT COULD AFFECT THE INSTALLATION OF ANY WORK SET FORTH IN THESE PLANS OR CITY SPECIFICATIONS PRIOR TO SUBMITTING A BID.
- CONTRACTOR SHALL VERIFY ROCK AND SOIL CONDITIONS WITHIN THE PROJECT SITE PRIOR TO BIDDING. NO EXTRA PAYMENT OR TIME EXTENSION WILL BE GIVEN DUE TO ROCKY SOIL CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE INSPECTIONS AND CHECKING SOIL BORING LOGS TO DETERMINE SUBSURFACE CONDITIONS PRIOR TO BIDDING.
- CONTRACTOR TO VERIFY LIMITS OF DISTURBANCE THROUGHOUT THE PROJECT AND BRING ANY DISCREPANCIES IMMEDIATELY TO THE ATTENTION OF THE CITY OF MESA REPRESENTATIVE.
- ALL WORK TO BE CONFINED WITHIN THE DEFINED LIMITS OF DISTURBANCE.
- THE INFORMATION SHOWN ON THIS SET OF DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT REPRESENTED TO BE ACCURATE OR ALL INCLUSIVE. THE INFORMATION IS MADE AVAILABLE TO PROVIDE THE CONTRACTOR WITH READY ACCESS TO THE SAME INFORMATION USED BY THE CONSULTANT IN PREPARATION OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE THERETO. ALL UTILITIES SHALL BE LOCATED AND VERIFIED PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND LEGAL DISPOSAL OF ANY DEBRIS RESULTING FROM THE CONSTRUCTION. AT NO TIME SHALL ANY OF THIS MATERIAL OBSTRUCT THE NORMAL OPERATION OF ANY ADJOINING STREET ASSOCIATED WITH THIS PROJECT.
- THE JOB SITE AT THE COMPLETION OF THE CONSTRUCTION SHALL BE CLEANED OF ANY DEBRIS RESULTING FROM CONSTRUCTION. NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, GUTTERS AND PAVEMENT HAVE BEEN SWEEPED CLEAN OF ALL DIRT AND DEBRIS AND ARE IN COMPLIANCE WITH THE CITY OF MESA SPECIFICATIONS.
- LANDSCAPE MAINTENANCE PERIOD - UPON ACCEPTANCE OF THE LANDSCAPE THE CONTRACTOR SHALL PROVIDE A 90 DAY LANDSCAPE MAINTENANCE PERIOD. THE MAINTENANCE PERIOD SHALL INCLUDE WEEKLY CLEANING, PLANT REPLACEMENT, MOWING IRRIGATION ADJUSTMENT AND ALL OTHER OPERATIONS TO MAINTAIN THE LANDSCAPE AND IRRIGATION SYSTEMS.
- FINAL ACCEPTANCE - A FINAL INSPECTION IS REQUIRED AT THE END OF THE LANDSCAPE MAINTENANCE PERIOD PRIOR TO FINAL PROJECT ACCEPTANCE.
- CITY OF MESA BUILDING SAFETY INSPECTIONS ARE REQUIRED FOR THE BACKFLOW PREVENTER AND RELATED ELECTRICAL CONNECTIONS.
- THE CONTRACTOR IS ADVISED THAT DAMAGE TO ANY PORTION OF ANY EXISTING CURBS, GUTTERS, PAVEMENTS, FENCING, WALLS AND SURROUNDING AREAS THAT ARE NOT NOTED ON THE PLANS TO BE DISTURBED ARE TO BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- TREAT ALL PLANTERS WITH PRE-EMERGENT HERBICIDE AFTER ROCK INSTALLATION. PROVIDE A SECOND APPLICATION OF PRE-EMERGENT ONE WEEK PRIOR TO END OF THE PROJECT MAINTENANCE PERIOD. PROVIDE WRITTEN 6 MONTH WEED FREE GUARANTEE FROM PROJECT ACCEPTANCE. CONTRACTOR SHALL REMOVE ANY WEEDS THAT OCCUR DURING THE WEED FREE PERIOD, REAPPLY PRE-EMERGANT AND GUARANTEE AN ADDITIONAL 6 MONTH WEED FREE PERIOD.

**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
<b>TREES</b>					
	Acacia aneura	Mulga Acacia	4	24" Box	Standard
	Acacia smallii	Sweet Acacia	32	24" Box	Standard
	Cercidium hybrid 'Desert Museum'	Desert Gum	51	36" Box	Multi-Trunk
	Eucalyptus papuana	Ghost Gum	4	24" Box	Standard
	Pistache x 'Red Push'	Red Push Pistache	50	36" Box	Standard
	Prosopis alba 'Colorado'	Colorado Mesquite	29	24" Box	Standard
	Tipuana lipu	Tipu Tree	10	24" Box	Standard
	Ulmus parvifolia	Evergreen Elm	12	24" Box	Standard
<b>SHRUBS</b>					
	Caesalpinia pulcherrima	Red Bird of Paradise	62	5 Gal.	
	Calliandra x 'Lianca' 'Sierra Starr'	Sierra Starr	40	5 Gal.	
	Cassia nemophylla	Threadleaf Cassia	65	5 Gal.	
	Lantana species 'New Gold'	'New Gold' Lantana	95	1 Gal.	
	Leucophyllum candidum	Thunder Cloud Sage	152	5 Gal.	
	Tecoma stans 'Crimson Flare'	Crimson Flare	53	5 Gal.	
<b>ACCENTS</b>					
	Agave desmettiana	Smooth Agave	43	5 Gal.	
	Callistemon viminalis 'Little John'	Dwarf Bottlebrush	115	5 Gal.	
	Dasyliion acrotriche	Green Desert Spoon	39	5 Gal.	
	Hesperaloe parviflora	Red Yucca	212	1 Gal.	
	Muhlenbergia rigida 'Nashville'	'Nashville' Deer Grass	261	1 Gal.	
	Yucca pallida	Pale Leaf Yucca	18	1 Gal.	

**SURFACE MATERIALS LEGEND**

SYMBOL	MATERIAL	QT.
	IN-FIELD MIX	33,925 SQ. FT.
	WARNING TRACK MIX	27,848 SQ. FT.
	PITCHING MOUND & HOME PLATE CLAY	1,800 SQ. FT.
	1 1/4" MINUS DECOMPOSED GRANITE	150,325 SQ. FT.
	1 1/4" MINUS D.G. BASE BID	8,330 SQ. FT.
	HYDROSEED MID-IRON BERMUDA	170,600 SQ. FT.
	HYDROSEED MID-IRON BERMUDA ON SAND	5,520 SQ. FT.
	WOOD FIBER BID ALTERNATE #1	188 CU. YD.

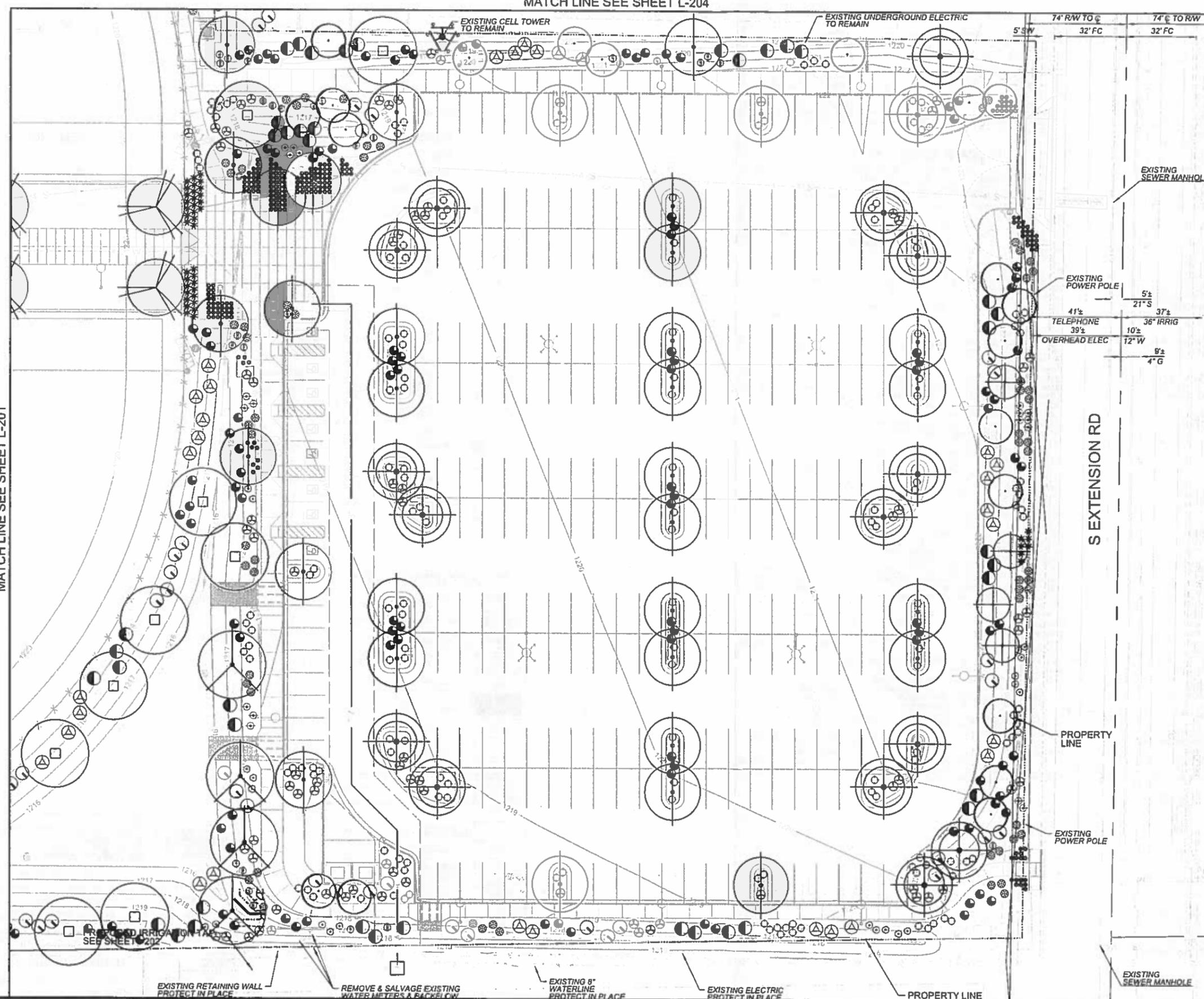
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	CITY OF MESA ENGINEERING DEPARTMENT FIESTA SPORTS PARK LANDSCAPE GENERAL NOTES	
DRAWN BY: JZ DESIGN BY: KSM APPROVED BY: KSM	SHEET 45 of 99	DRAWING NO. L-101 CATALOG NUMBER:

DATE PRINTED: 11/6/2014 P:\130651\J2Cod\Sheets\Landscape\L-202.dgn

MATCH LINE SEE SHEET L-201

MATCH LINE SEE SHEET L-204

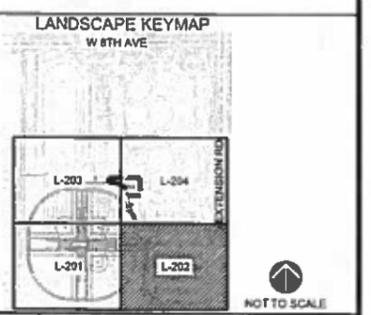


0 10 20 40  
SCALE: 1" = 20'  
NORTH

BENCHMARK:  
BRASS TAG TOP OF CURB SOUTHWEST  
CORNER OF INTERSECTION OF ALMA  
SCHOOL RD AND SOUTHERN AVE  
ELEVATION = 1212.70 (C.O.M. DATUM)

**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME
<b>TREES</b>		
⊕	<i>Acacia aneura</i>	Mulga Acacia
⊕	<i>Acacia smallii</i>	Sweet Acacia
⊕	<i>Cercidium hybrid</i> 'Desert Museum'	Desert Museum
⊕	<i>Eucalyptus papuana</i>	Ghost Gum
⊕	<i>Pistache x</i> 'Red Push'	Red Push Pistache
⊕	<i>Prosopis alba</i> 'Colorado'	Colorado Mesquite
⊕	<i>Tipuana tipu</i>	Tipu Tree
⊕	<i>Ulmus parvifolia</i>	Evergreen Elm
<b>SHRUBS</b>		
⊕	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise
⊕	<i>Calliandra x</i> 'Lianca' Sierra Starr	Sierra Starr
⊕	<i>Cassia nemophylla</i>	Threadleaf Cassia
⊕	<i>Lantana species</i> 'New Gold'	'New Gold' Lantana
⊕	<i>Leucophyllum candidum</i>	Thunder Cloud Sage
⊕	<i>Tecoma stans</i> 'Crimson Flare'	Crimson Flare
<b>ACCENTS</b>		
⊕	<i>Agave desmettiana</i>	Smooth Agave
⊕	<i>Callistemon viminalis</i> 'Little John'	Dwarf Bottlebrush
⊕	<i>Dasyliroton acrotricha</i>	Green Desert Spoon
⊕	<i>Hesperaloe parviflora</i>	Red Yucca
⊕	<i>Muhlenbergia rigida</i> 'Nashville'	'Nashville' Deer Grass
⊕	<i>Yucca pallida</i>	Pale Leaf Yucca



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ENGINEERING DEPARTMENT**

**FIESTA SPORTS PARK**

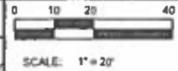
LANDSCAPE PLAN

DRAWING NO. **L-202**

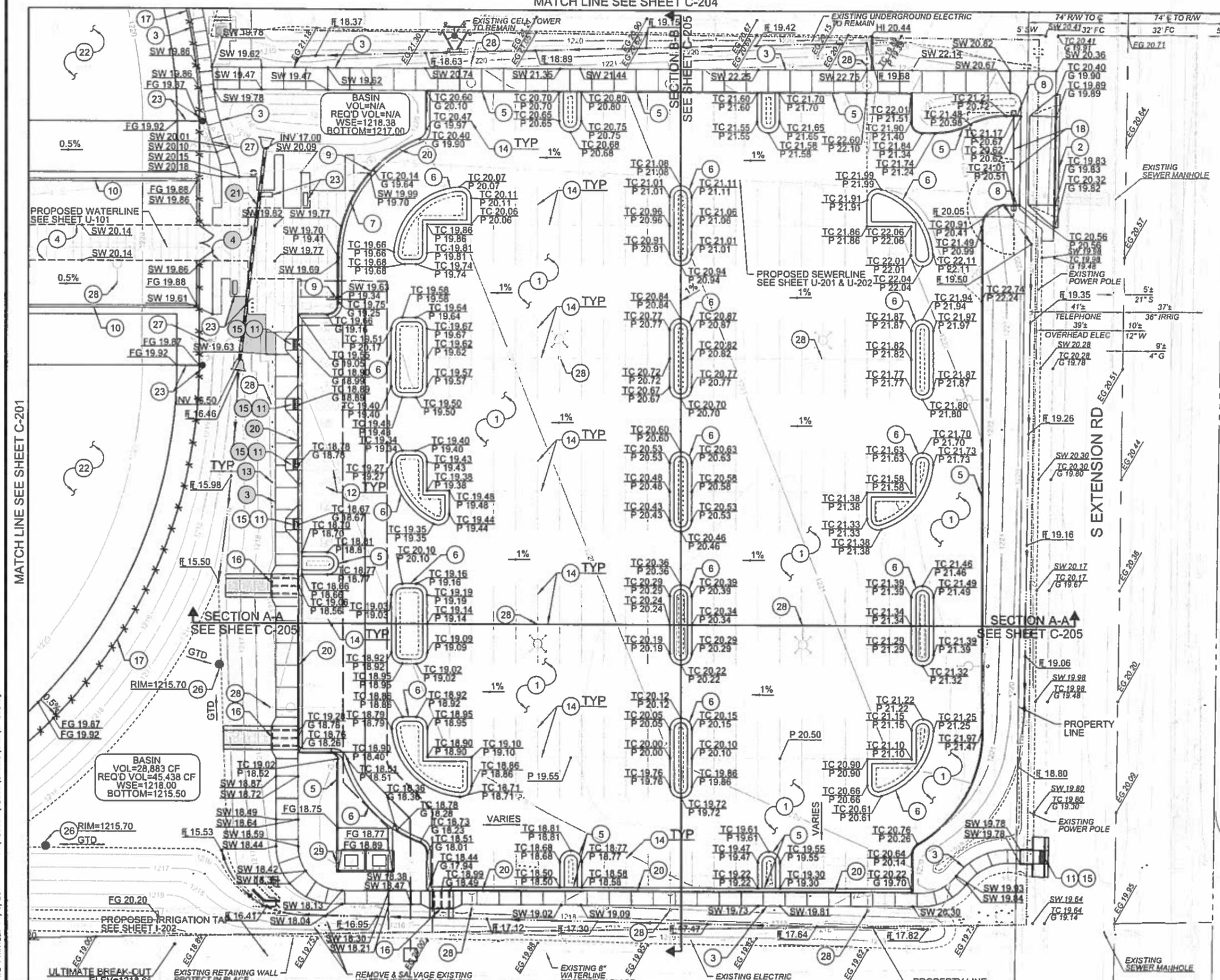
SHEET **47** OF **99**

CATALOG NUMBER

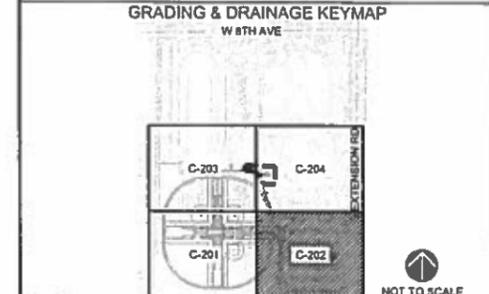
MATCH LINE SEE SHEET C-204



BENCHMARK:  
BRASS TAG TOP OF CURB SOUTHWEST  
CORNER OF INTERSECTION OF ALMA  
SCHOOL RD AND SOUTHERN AVE  
ELEVATION = 1212.70 (C.O.M. DATUM)



- CONSTRUCTION KEYNOTES**
- 1 PARKING LOT ASPHALT PAVEMENT PER DETAIL 1, ON SHEET C-301
  - 2 CONSTRUCT DRIVEWAY PER COM DTL M-42
  - 3 CONSTRUCT 4" CONCRETE WALK, PER DTL 4, ON SHEET H-301
  - 4 CONSTRUCT 6" CONCRETE FIRELANE PAVING PER DTL 3, ON SHEET H-301
  - 5 CONSTRUCT 6" VERTICAL SINGLE CURB PER MAG STD DTL 222, TYPE A
  - 6 CONSTRUCT RIBBON CURB PER MAG STD DTL 220-1, TYPE B
  - 7 CONSTRUCT ROLL CURB PER MAG STD DTL 220-1, TYPE D
  - 8 CONSTRUCT CURB TERMINATION PER MAG STD DTL 222
  - 9 CONSTRUCT CURB TRANSITION PER MAG STD DTL 221
  - 10 CONSTRUCT 1'-0" CONCRETE HEADER PER DTL 2, ON SHEET H-301
  - 11 INSTALL ADA RAMP WITH DETECTABLE WARNING MAT PER DTL 1, ON SHEET C-302
  - 12 INSTALL ADA PARKING STRIPING PER COM DTL M-23.06
  - 13 INSTALL ADA PARKING SIGN PER COM DTL M-23.06
  - 14 INSTALL PARKING STRIPING PER COM DTL M-23.06
  - 15 INSTALL ADA SIDEWALK RAMP PER DTLS ON SHEET C-302
  - 16 INSTALL CONCRETE SCUPPER PER DTL 4, ON SHEET C-301
  - 17 INSTALL CHAIN LINK FENCE PER DTL 6, ON SHEET H-312
  - 18 INSTALL PARK ACCESS GATE PER DTL 1, ON SHEET H-303
  - 19 INSTALL FIELD ACCESS GATE PER DTL 1, ON SHEET H-313
  - 20 CONSTRUCT CURB AND GUTTER PER MAG STD DTL 220-1, TYPE A
  - 21 INSTALL 15" DIA STORM DRAIN PIPE AND END SECTIONS PER MAG STD DTL 545
  - 22 CONSTRUCT BASEBALL FIELD PER HARDSCAPE PLANS H-201 THRU H-204
  - 23 INSTALL HARDSCAPE SITE AMENITIES PER HARDSCAPE PLANS H-201 THRU H-204
  - 24 NEW PUBLIC UTILITY EASEMENT
  - 25 FUTURE/POTENTIAL PLAYGROUND AREA
  - 26 INSTALL MAXWELL DRYWELL
  - 27 SPORTSFIELD LIGHT, SEE ELECTRICAL PLANS
  - 28 AREA LIGHTS, SEE ELECTRICAL PLANS
  - 29 TRASH ENCLOSURE PER DTL X, ON SHEET H-3XX
- NOTE: DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNERS AND ARE TO BE REPLACED BY THE OWNERS WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A 36-HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SLITTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.



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CITY OF MESA  
ENGINEERING DEPARTMENT

FIESTA SPORTS PARK

GRADING & DRAINAGE  
PLAN

DRAWING NO. C-202

SHEET 9 OF 99

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