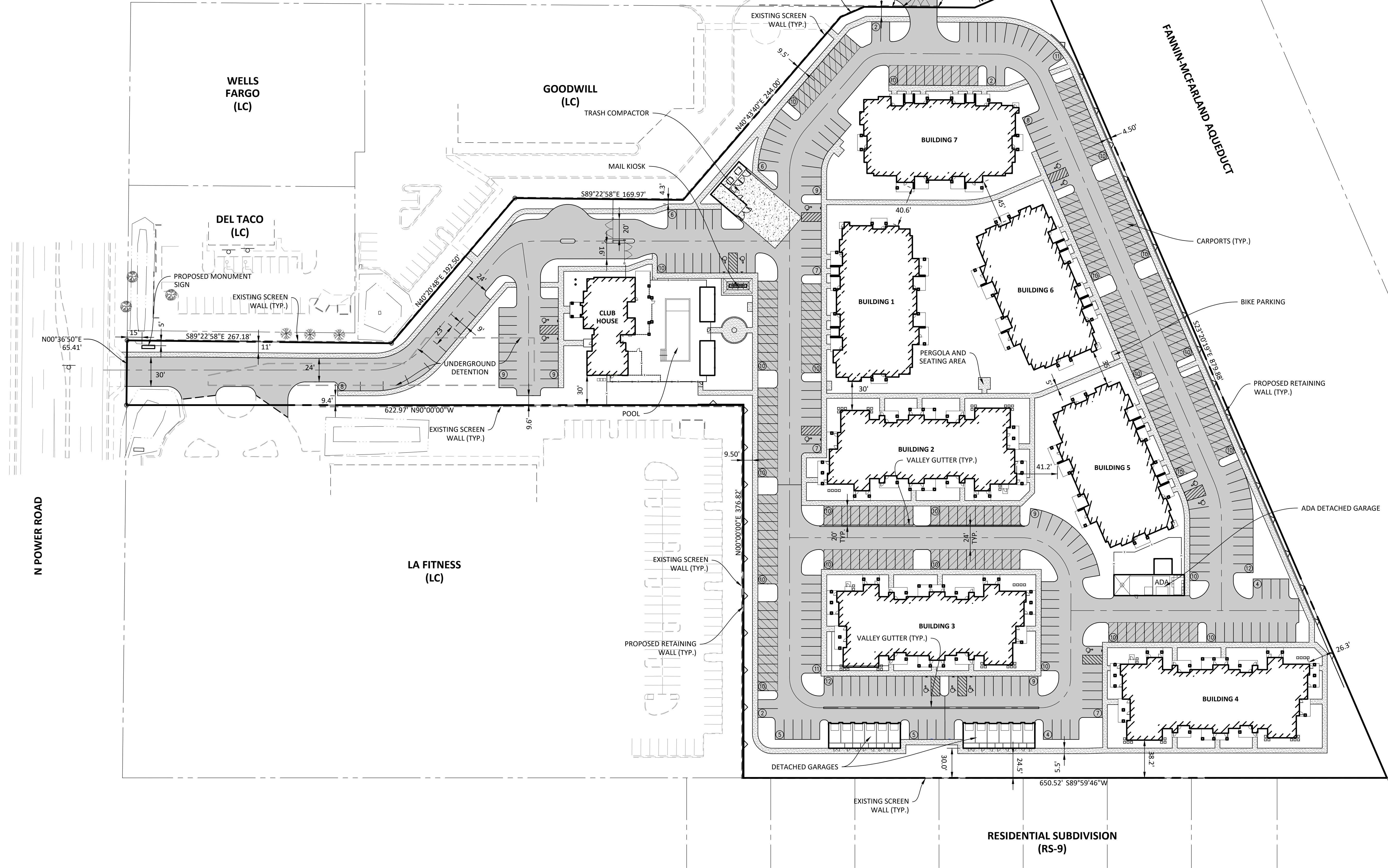
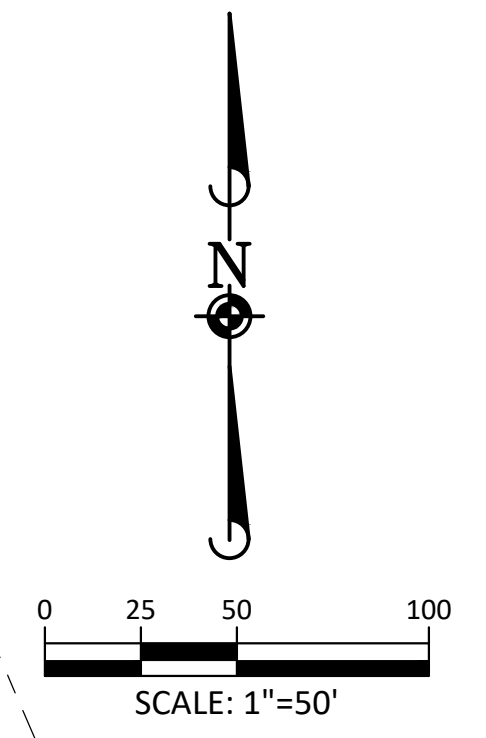


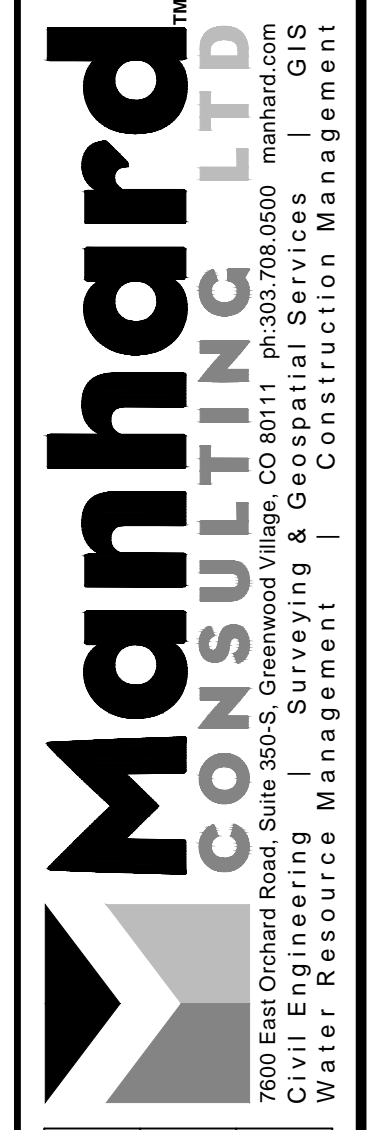
SITE DATA TABLE	
SITE AREA (AC)	±10.43
SURFACE PARKING SPACES	204
CARPORT SPACES	190
ADA SURFACE SPACES	13
ADA DETACHED GARAGE SPACES	1
DETACHED GARAGE SPACES	12
TOTAL PARKING SPACES PROVIDED	407

PAVEMENT LEGEND	
	STANDARD DUTY PAVEMENT 3" ASPHALTIC CONCRETE 6" AGGREGATE BASE COURSE
	SIDEWALK 4" CONCRETE SIDEWALK 4" AGGREGATE BASE COURSE
	CONCRETE PAVEMENT 6" CONCRETE PAVEMENT 4" AGGREGATE BASE COURSE
NOTE: PAVEMENT SECTIONS PER GEOTECHNICAL REPORT	



Plotted: 12/14/2018 2:20 PM. Draw Name: P:\Cpm\m201\Draw\Enr\Preliminary\CONCEPT SITE PLAN.dwg. Updated By: Cbandor

DATE	REVISIONS



SPRINGS AT RED MOUNTAIN
CITY OF MESA, ARIZONA

PRELIMINARY SITE DIMENSIONAL AND PAVING PLAN

PROJ. MGR.: DJM
 PROJ. ASSOC.: CAS
 DRAWN BY: CAS
 DATE: 12-14-18

SHEET
2 OF 7
 CPC.MSA201

PRELIMINARY - NOT FOR CONSTRUCTION

THE SPRINGS AT RED MOUNTAIN

Power Road & McDowell Rd. in Mesa Arizona 85215

LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
 During bid it shall be the responsibility of the Contractor to determine required quantities of plants, as no compensation will be made for error in plant quantities. If plant counts occur on plant legend, it is for the convenience of the contractor only. Verify plant counts with plan. In case of discrepancy, plan shall govern.

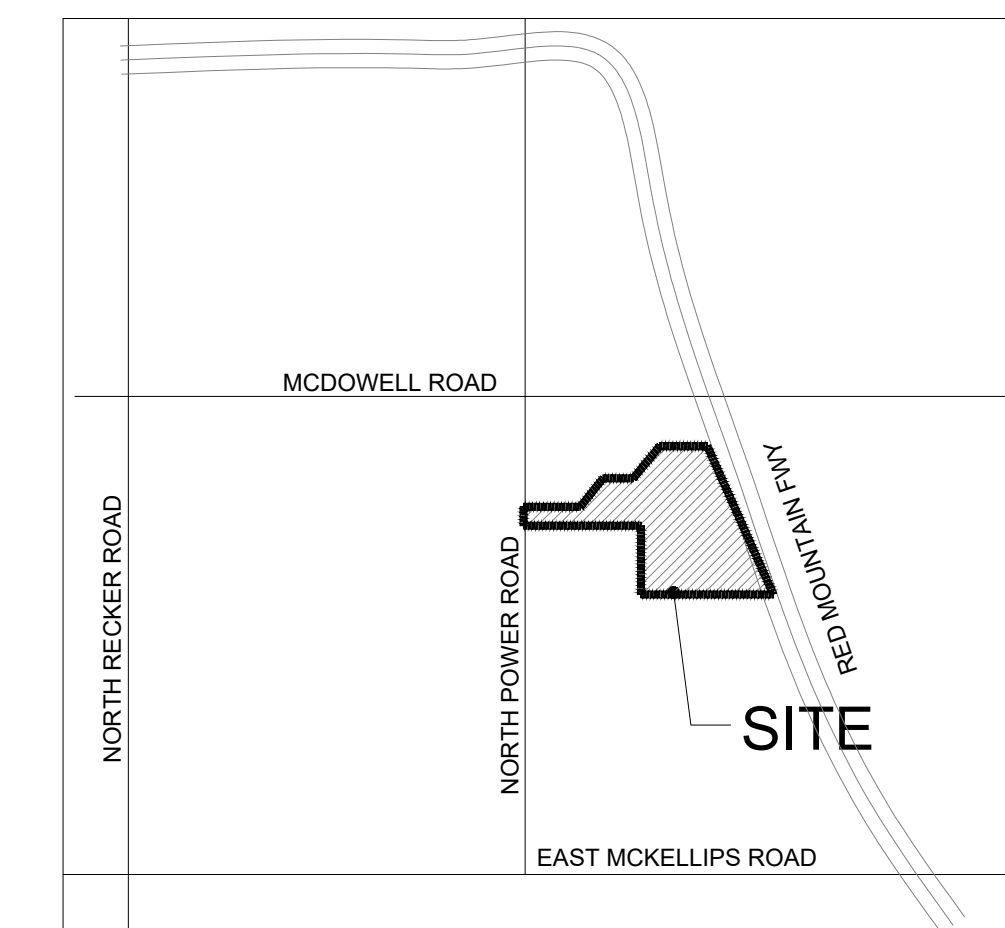
NOTE: Quantities, Shrubs, Accent and Ground Cover are found on sheet PL-02

TREES		
	Prosopis glandulosa (var. torreyana)	24" box UON, matching
	Honey Mesquite	36" box matching 48" box matching
	Parkinsonia hybrid 'Desert Museum'	36" box standard
	Desert Museum Palo Verde	low breaking
	Parkinsonia florida	24" box UON, multi
	Blue Palo Verde	36" box multi
	Sophora secundiflora	36" box
	Texas Mountain Laurel	
	Ebenopsis ebano	36" box, matching
	Texas Ebony	
	Prosopis x Phoenix® (Thornless)	24" box stand.
	Thornless grafted Mesquite	
	Chilopsis Linearis	24" box, matching
	Desert Willow	
	Fouquieria splendens	8' - 8 cane min.
	Ocotillo	
	Existing Tree to remain and be protected	selectively trim to 7' canopy

(SHRUBS FOUND ON SUBSEQUENT SHEETS AT 30 SCALE)

INERT MATERIAL		SIZE
	Mulch - DESERT COBBLE (3" minus, by Custom Landscape Materials)	2" min thickness in all L.S. areas
	Fractured Granite rip-rap (4" to 6")	install at down-spouts, roof drains & drainage outlets
	Turf: Mid-Iron sod, hybrid bermuda	
	Annuals	4" pot 8" o.c.
	4" x 6" Concrete Header at all turf and annual locations	
	Surface Select Granite Boulders 3'x3'x3' minimum size	(boulders to be minimum 1 ton in weight) bury a min. 1/3

VICINITY MAP



SITE DATA TABLE

SITE AREA (AC)	±10.43
SURFACE PARKING SPACES	204
CARPORT SPACES	190
ADA SURFACE SPACES	13
ADA DETACHED GARAGE SPACES	1
DETACHED GARAGE SPACES	12
TOTAL PARKING SPACES PROVIDED	407

SHEET INDEX

PL-01	OVERALL LANDSCAPE PLAN
PL-02	PRELIMINARY LS PLAN - NORTH
PL-03	PRELIMINARY LS PLAN - SOUTH
PL-04	NATIVE PLANT PRESERVATION PLAN

PRELIMINARY LANDSCAPE PLAN NOTES:

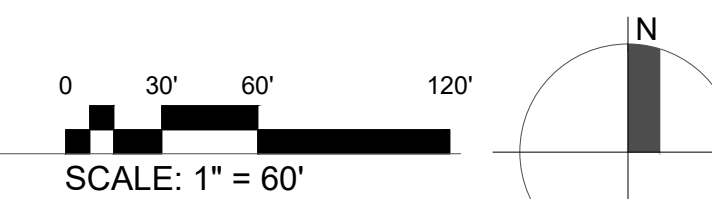
- THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF MESA STANDARDS.
- ALL TREES WILL BE 24" BOX OR LARGER.
- AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.
- DECOMPOSED GRANITE, 2" MINIMUM THICKNESS, TO BE PLACED IN ALL LANDSCAPE AREAS NOT DESIGNATED FOR RIP-RAP.
- ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
- STRUCTURES AND LANDSCAPING WITHIN A SIGHT VISIBILITY TRIANGLE OR SIGHT VISIBILITY LINE WILL NOT EXCEED 24" INCHES.
- FINAL LANDSCAPE PLANS TO MEET OR EXCEED MINIMUM CITY STANDARDS.
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- AT TIME OF COMPLETION, ALL TREES IN SVT. TO BE PRUNE TO 8' MEASURED FROM TOP OF CURB TO BOTTOM OF CANOPY, AND 14' HT. AS MEASURED FROM HIGHEST POINT OF ADJACENT PAVEMENT.
- ALL TREES LOCATED WITHIN SVT TO BE 36" BOX + STANDARD TRUNK.

LANDSCAPE DATA -

Gross Site Area:	454,380 S.F. (10.43 AC.)
Building Area:	86,755 S.F.
Landscape on-site Area:	131,920 S.F.
Landscape as % of site:	29%
(Turf = 21,022 s.f. total)	15% of LS area
TOTAL Landscape Area:	131,920 S.F. (3.03 AC.)
Plant Density (1 shrub / 25 SF):	(5,286 required) 5,301 provided

Overall Landscape Site Plan

CULVER ST.



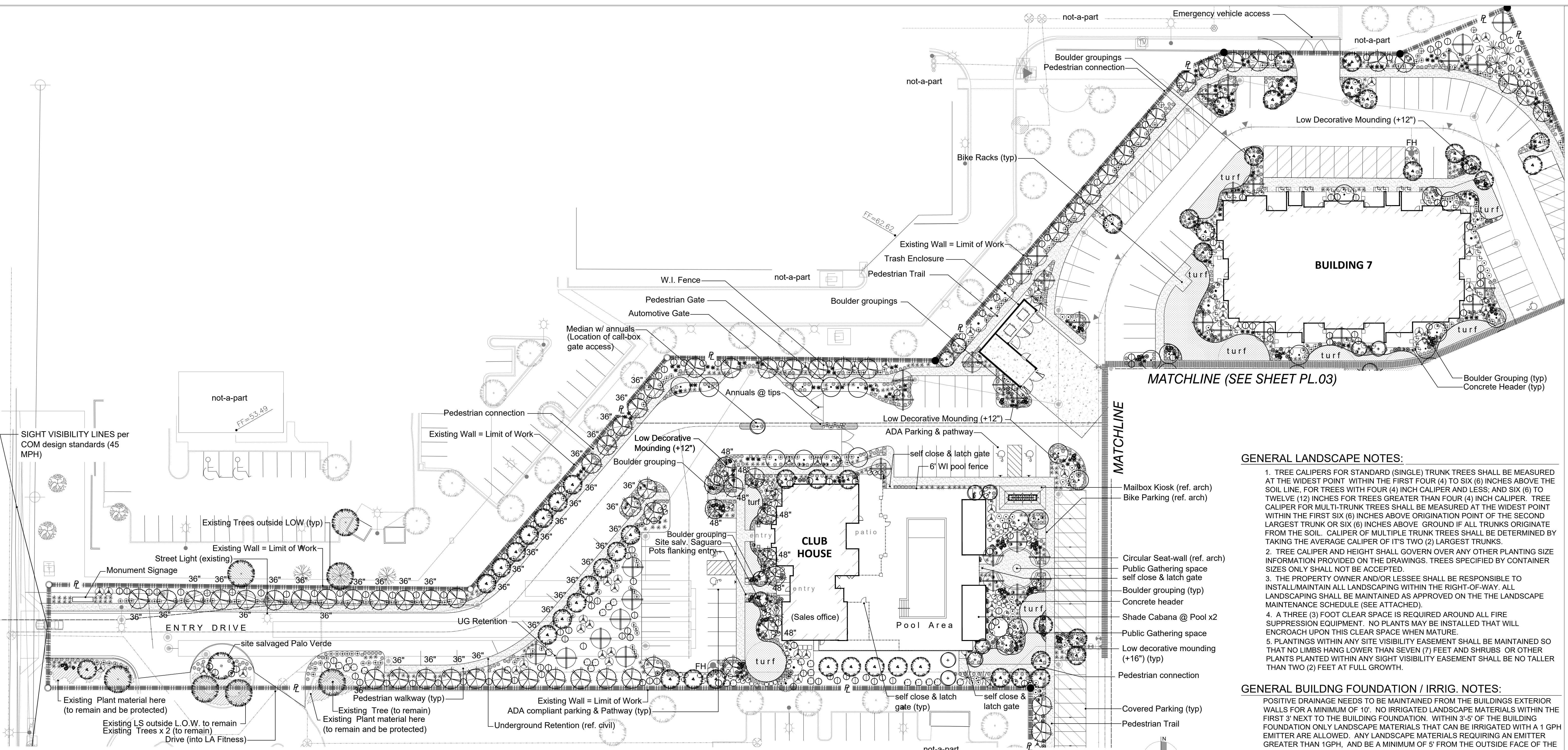
LASKIN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
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 (OUTSIDE MARICOPA COUNTY)



SPRINGS AT RED MOUNTAIN
 North Power Road & McDowell Road, Mesa Arizona
 Preliminary Landscape Plans

PROJ. MGR.:
 PROJ. ASSOC.:
 DRAWN BY:
 DATE:
 SCALE:
SHEET PL-01 OF 4
 OVERALL LANDSCAPE PLAN



- GENERAL LANDSCAPE NOTES:**
- TREE CALIPERS FOR STANDARD (SINGLE) TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST FOUR (4) TO SIX (6) INCHES ABOVE THE SOIL LINE; FOR TREES WITH FOUR (4) INCH CALIPER AND LESS; AND SIX (6) TO TWELVE (12) INCHES FOR TREES GREATER THAN FOUR (4) INCH CALIPER. TREE CALIPER FOR MULTI-TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST SIX (6) INCHES ABOVE ORIGIN POINT OF THE SECOND LARGEST TRUNK OR SIX (6) INCHES ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL. CALIPER OF MULTIPLE TRUNK TREES SHALL BE DETERMINED BY TAKING THE AVERAGE CALIPER OF ITS TWO (2) LARGEST TRUNKS.
 - TREE CALIPER AND HEIGHT SHALL GOVERN OVER ANY OTHER PLANTING SIZE INFORMATION PROVIDED ON THE DRAWINGS. TREES SPECIFIED BY CONTAINER SIZES ONLY SHALL NOT BE ACCEPTED.
 - THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY. ALL LANDSCAPING SHALL BE MAINTAINED AS APPROVED ON THE LANDSCAPE MAINTENANCE SCHEDULE (SEE ATTACHED).
 - A THREE (3) FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCRoACH UPON THIS CLEAR SPACE WHEN MATURE.
 - PLANTINGS WITHIN ANY SITE VISIBILITY EASEMENT SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN ANY SIGHT VISIBILITY EASEMENT SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.
- GENERAL BUILDING FOUNDATION / IRRIG. NOTES:**
- POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, AND BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION. ALL TREES WITHIN 5' OF A BUILDING TO RECEIVE ROOT BARRIER.

Preliminary Landscape Plan
SCALE THIS SHEET: 1" = 30'

LANDSCAPE LEGEND ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS

TREES	SIZE	QTY	SHRUBS	SIZE	QTY	INERT MATERIAL	SIZE
Prosopis glandulosa (var. torreyana) Honey Mesquite	24" box UON, matching 36" box matching 48" box matching	82 23 8	Aloe barbadensis Medicinal Aloe	5 gal.	13	Mulch - DESERT COBBLE (3" minus, by Custom Landscape Materials) 2" min thickness in all L.S. areas	
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	36" box standard low breaking	103	Muhlenbergia rigens Deer grass	5 gal.	55	Fractured Granite rip-rap (4" to 6") install at down-spouts, roof drains & drainage outlets	
Parkinsonia florida Blue Palo Verde	24" box UON, multi 36" box multi	92 14	Muhlenbergia capillaris Gulf Muhly	5 gal.	229	Turf : Mid-Iron sod, hybrid bermuda 21,022 sq. ft. total	
Sophora secundiflora Texas Mountain Laurel	36" box	46	Hesperaloe parviflora 'Perpa' Brakelight Red Yucca	5 gal.	731	Annuals 4" pot 8" o.c.	
Ebenopsis ebano Texas Ebony	36" box, matching	39	Simmondsia chinensis Jojoba	5 gal.	383	4" x 6" Concrete Header at all turf and annual locations	
Prosopis x Phoenix® (Thornless) Thornless grafted Mesquite	24" box stand.	87	Caesalpinia pulcherrima Red Bird of Paradise	5 gal.	356	Surface Select Granite Boulders 3'x3'x3' minimum size (boulders to be minimum 1 ton in weight) bury a min. 1/3 (Qty = 113 boulders total)	
Chilopsis Linearis Desert Willow	24" box, matching	20	Eremophila maculata 'Valentine' Valentine Bush	5 gal.	46		
Fouquieria splendens Ocotillo	8' - 8 cane min.	44	Dasyliiron quadrangulatum Toothless Desert Spoon	5 gal.	365		
Existing Tree to remain and be protected	selectively trim to 7' canopy		Agave Murpheyi Murphey Agave	5 gal.	303		
			Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	15 gal.	17		
			Caesalpinia gilliesii Yellow Bird Of Paradise	5 gal.	141		
			Leucophyllum frutescens 'compacta' Compact Texas Sage	5 gal.	363		
						GROUND COVER	
						Lantana montevidensis Trailing Lantana 'Purple & Gold mound'	1 gal. 1416
						Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	1 gal. 289

CONTINENTAL LANDSCAPE ARCHITECTS

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 20088
HARDY A. LASKIN
12/14/18
PHOENIX, ARIZONA, U.S.A.

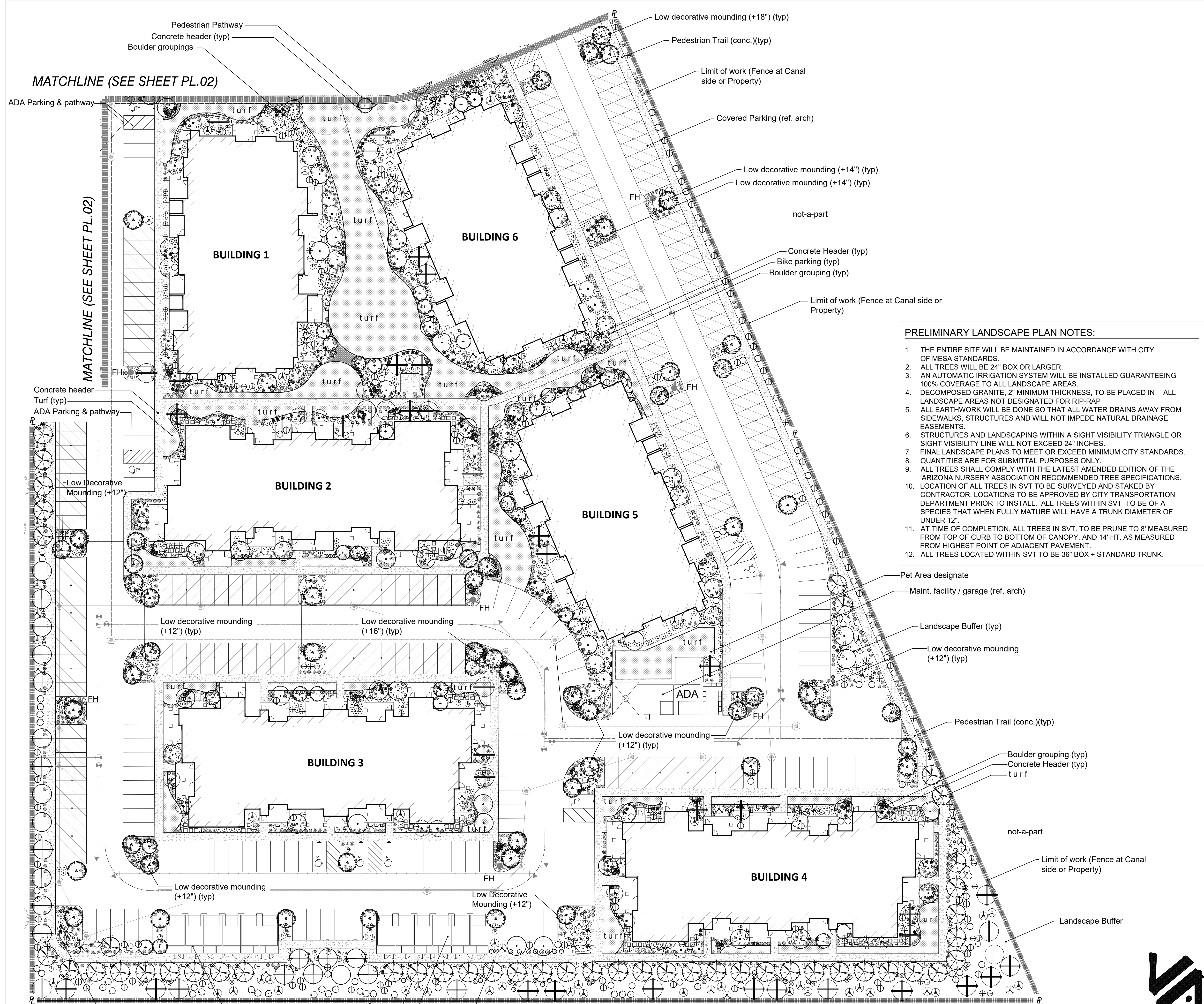
PROJ. MGR.:
PROJ. ASSOC.:
DRAWN BY:
DATE:
SCALE:

SPRINGS AT RED MOUNTAIN
North Power Road & McDowell Road, Mesa Arizona
Preliminary Landscape Plans

SHEET
PL-02
OF
4
PRELIM. LANDSCAPE (North)

LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
67 East Weldon Ave
Suite 230
Phoenix, Arizona 85012
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f (602) 840-8021
www.laskindesign.com

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602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



- PRELIMINARY LANDSCAPE PLAN NOTES:**
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LANDSCAPE LEGEND ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
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TREES

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	Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	36" box standard low breaking
	Parkinsonia florida Blue Palo Verde	24" box UON, multi 36" box multi
	Sophora secundiflora Texas Mountain Laurel	36" box
	Ebenopsis ebano Texas Ebony	36" box, matching
	Prosopis x Phoenix® (Thornless) Thornless grafted Mesquite	24" box stand.
	Chilopsis Linearis Desert Willow	24" box, matching
	Fouquieria splendens Ocotillo	8' - 8 cane min.
	Existing Tree to remain and be protected	selectively trim to 7' canopy

SHRUBS

	SIZE	
	Aloe barbadensis Medicinal Aloe	5 gal.
	Muhlenbergia rigens Deer grass	5 gal.
	Muhlenbergia capillaris Gulf Muhly	5 gal.
	Hesperaloe parviflora 'Perpa' Brakelights Brakelight Red Yucca	5 gal.
	Simmondsia chinensis Jojoba	5 gal.
	Caesalpinia pulcherrima Red Bird of Paradise	5 gal.
	Eremophila maculata 'Valentine' Valentine Bush	5 gal.
	Dasyliion quadrangulatum Toothless Desert Spoon	5 gal.
	Agave Murpheyi Murphey Agave	5 gal.
	Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	15 gal.
	Caesalpinia gilliesii Yellow Bird Of Paradise	5 gal.
	Leucophyllum frutescens 'compacta' Compact Texas Sage	5 gal.
	Muhlenbergia capillaris Pink Muhly	5 gal.
	Vauquelinia Californica Arizona Rosewood	5 gal.
	Penstemon eatoni Firecracker Penstemon	5 gal.
	Opuntia santa rita Purple Prickly Pear	6 pad min.
	Dodonaea viscosa Hopbush	5 gal.
	Yucca rupicola Twisted Leaf Yucca	5 gal.
	Ruellia peninsularis Desert Ruellia	5 gal.

GROUND COVER

	SIZE	
	Lantana montevidensis Trailing Lantana 'Purple & Gold mound'	1 gal
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	1 gal.

INERT MATERIAL

	SIZE	
	Mulch - DESERT COBBLE (3" minus, by Custom Landscape Materials) 2" min thickness in all L.S. areas	
	Fractured Granite rip-rap (4" to 6") install at down-spouts, roof drains & drainage outlets	
	Turf: Mid-Iron sod, hybrid bermuda	
	Annuals	4" pot 8" o.c.
	4" x 6" Concrete Header at all turf and annual locations	
	Surface Select Granite Boulders 3'x3'x3' minimum size (boulders to be minimum 1 ton in weight) bury a min. 1/3	

Preliminary Landscape Plan
 SCALE THIS SHEET: 1" = 30'



DRAWN BY: _____
 REVISIONS: _____
 DATE: _____

CONTINENTAL
 LANDSCAPE ARCHITECTS

REGISTERED LANDSCAPE ARCHITECT
 20088
 HARDY A. LASKIN
 12/14/15
 PHOENIX, ARIZONA U.S.A.

SPRINGS AT RED MOUNTAIN
 North Power Road & McDowell Road, Mesa Arizona
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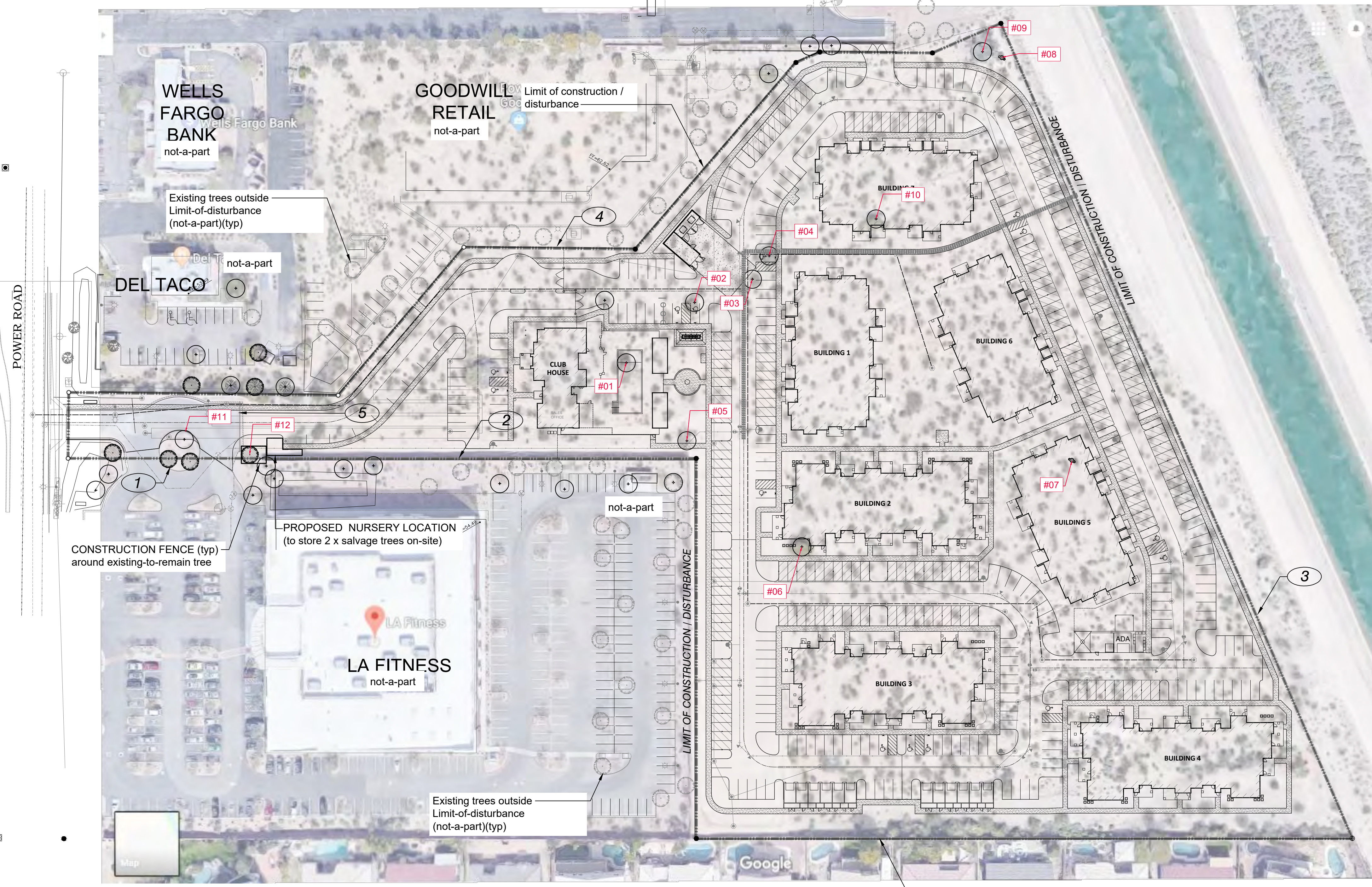
PROJ. MGR.: _____
 PROJ. ASSOC.: _____
 DRAWN BY: _____
 DATE: _____
 SCALE: _____

SHEET
 PL-03
 OF
 4
 PRELIM LANDSCAPE (South)

ALBERTSON'S
PHARMACY

CANAL
not-a-part

JACK IN
THE BOX



NATIVE PLANT PRESERVATION PLAN

PROJECT INFO--

Gross Site Area	454,380 sf. 10.5 AC.
Total Proposed On-Site Landscape Area AC. (..... S.F.)
Proposed Use	Multi-Family

LEGEND--

DESCRIPTION	NOTE	QTY
Existing Tree "Within the L.O.W. line to remain and be protected if damaged replace with a 36" box	see plan for number and location and designation	3
SALVAGE TREE (refer to Native Plant Data, this sheet)		11
SALVAGE SAGUARO (refer to Native Plant Data, this sheet)		2

SITE FEATURES--

- 1 EXISTING DRIVE AND MEDIAN INCLUDING EXISTING LANDSCAPE, AND IRRIGATION.
- 2 CMU WALL SEPARATING ADJACENT LA FITNESS PROPERTY
- 3 CHAIN LINK FENCE SEPARATING ADJACENT CAP WATER CANAL
- 4 SMU WALL SEPARATING ADJACENT GOODWILL AND DEL TACO PROPERTY
- 5 EXISTING CURB AND END-OF-DRIVE (START OF UNDISTURBED DESERT AREA)

INVENTORY OF NATURAL FEATURES--

THERE ARE NO SIGNIFICANT NATURAL FEATURES WITHIN OUR PROJECT SCOPE OTHER THAN TWO SAGUARO CACTI, ONE OF WHICH CAN BE SALVAGED, AND ONE THAT HAS FAR TOO MUCH DAMAGE TO ITS LOWER 1/3RD INCLUDING DEEP PERFORATION / ROT.

NATIVE PLANTS:

SPARSELY SCATTERED NATIVE PLANTS. RELATIVELY FLAT. Debris includes concrete, also refer to Civil Plans for grading & drainage.

ONE SALVAGEABLE NATIVE SAGUARO (to be salvaged and relocated on-site)

NON-NATIVE PLANTS:

SEVERAL NATIVE AND NON-NATIVE EXISTING TREES OUTSIDE LIMIT-OF-WORK (owned by others, outside the limit of work line, on their own irrigation system and not a part of this project) To remain and be protected.

FIELD TAG COLORS:

- RED = SALVAGE AND RELOCATE
- WHITE = PRESERVE AND PROTECT IN PLACE
- BLUE = DESTROY, NOT SALVAGEABLE, CANNOT REMAIN IN PLACE

COLORED TAGS IN FIELD ATTACHED ON PREDOMINENT SOUTH SIDE OF TREE, WITH NUMBER ON END OF TAG

CANAL
not-a-part

EXISTING
SINGLE FAMILY
not-a-part

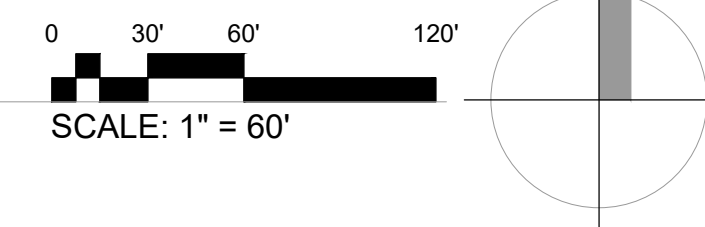
CULVER ST.

NATIVE PLANT PRESERVATION PLAN

Springs at Red Mountain
N. Power Rd. & McDowell Rd. Mesa AZ

** Existing Trees to remain shall be selectively but comprehensively pruned after installation of NEW Landscape material. Existing trees will be maintained so that no limbs hang lower than seven (7) feet.

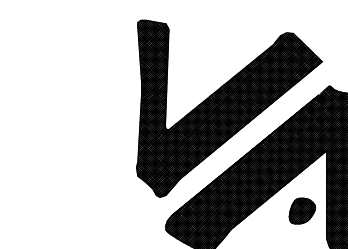
Color Code as follows:
Red = Salvage and relocate
White = Preserve and protect in place
Blue = Destroy, not salvageable, cannot remain in place



NATIVE PLANT DATA (combo Salvage / Inventory plan)

S = Salvage, NS = Nonsalvagable, RIP = Remain In Place, D = Destroy, T = Transplant

Plant #	Species	Common Name	Cal. (in)	Width (ft)	Height (ft)	Inventory Desig. S / NS	Intended Desig. RIP/ D/T	Comments
01	Parkinsonia	palo verde	8"	11'	17'	S	T	transplant (selective pruning)
02	Parkinsonia	palo verde	9"	16'	21'	NS	D	bad form, unable dig all 4 sides
03	Parkinsonia	palo verde	9"	16'	20'	NS	D	unable dig all 4 sides
04	Prosopis	mesquite	8"	16'	16'	NS	D	dying, unable dig all 4 sides
05	Prosopis	mesquite	9"	18'	15'	NS	D	unable dig all 4 sides
06	Parkinsonia	palo verde	9"	18'	14'	NS	D	bad form, unable dig all 4 sides
07	Carnegiea gigantea	Saguaro	16"		18"	S	T	bottom 1/3rd destroyed, holes
08	Carnegiea gigantea	Saguaro	12"		16"	NS	D	Relocate; maintain orientation to N
09	Prosopis	mesquite	8"	16'	17'	S	D	unable dig all 4 sides
10	Parkinsonia	palo verde	8"	13'	10'	S	RIP	Pruning required & create canopy
11	Parkinsonia	palo verde	7"	16'	20'	NS	D	unable dig all 4 sides
12	Parkinsonia	palo verde	9"	12'	16'	S	RIP	Pruning required & create canopy



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DATE	REVISIONS



SPRINGS AT RED MOUNTAIN
 North Power Road & McDowell Road, Mesa Arizona
 Preliminary Landscape Plans

PROJ. MGR.:
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DRAWN BY:
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SCALE:

SHEET
PL-04
OF
4
Native Plant Preservation Plan

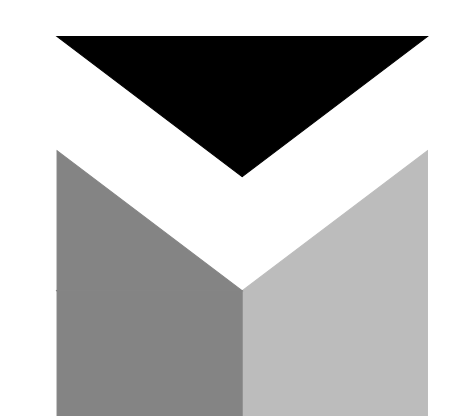
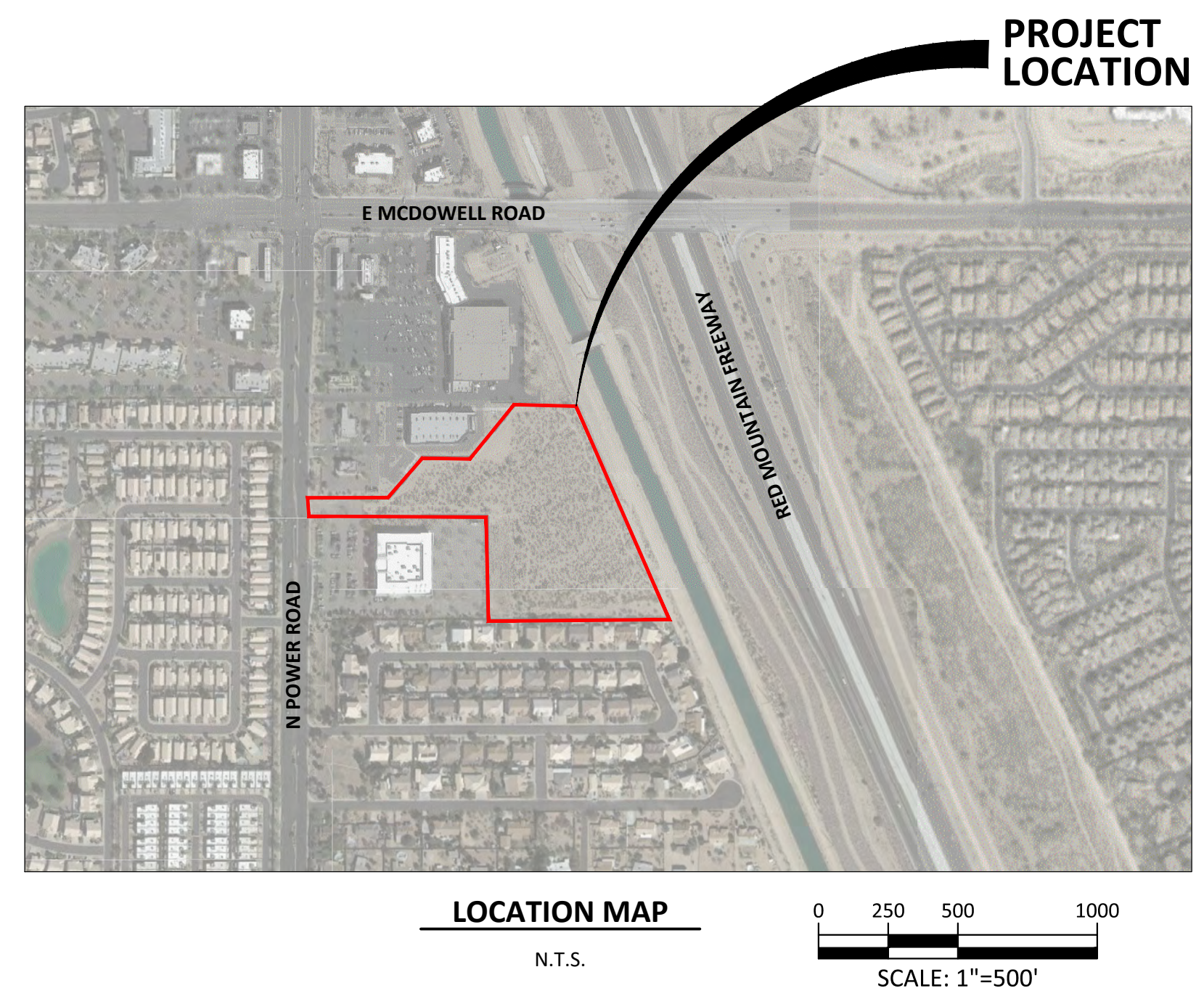
PRELIMINARY ENGINEERING FOR SPRINGS AT RED MOUNTAIN

A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

EXISTING	STANDARD SYMBOLS	PROPOSED
	STORM SEWER	
	PVC ROOF DRAIN/FOUNDATION DRAIN	
	SANITARY SEWER	
	WATER MAIN	
	ELECTRIC	
	GAS	
	TELEPHONE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET (CURB & GUTTER)	
	STORM INLET (LANDSCAPE)	
	CLEANOUT	
	RIP RAP	
	GATE VALVE	
	FIRE HYDRANT	
	CURB STOP	
	THRUST BLOCK & FITTING	
	FLARED END SECTION	
	STREET LIGHT	
	DIRECTION OF FLOW	
	DIRECTION OF OVERFLOW RELIEF	
	1 FOOT CONTOURS	
	CURB AND GUTTER (CATCH)	
	DEPRESSED CURB AND GUTTER	
	CURB AND GUTTER (SPILL)	
	SIDEWALK	
	PROPERTY LINE	
	R.O.W. LINE	
	EASEMENT LINE	
	SIGN	
	POWER POLE	
	GUY WIRE	
	ELECTRICAL EQUIPMENT	
	TELEPHONE EQUIPMENT	
	FENCE	
	SPOT ELEVATION	
	RETAINING WALL	

ABBREVIATIONS:

ADJ	ADJUST	HWL	HIGH WATER LEVEL	ROW	RIGHT-OF-WAY
AGG	AGGREGATE GRAVEL	HYD	HYDRANT	RR	RAILROAD
BC	BACK OF CURB	INL	INLET	RT	RIGHT
BOP	BOTTOM OF PIPE	INV	INVERT	SAN	SANITARY SEWER
BVC	BEGIN VERTICAL CURVE	LP	LOW POINT	SF	SQUARE FOOT
BW	BACK OF WALK	LT	LEFT	SHT	SHEET
CL	CENTERLINE	MAX	MAXIMUM	ST	STORM SEWER
CMP	CORRUGATED METAL PIPE	MH	STORM MANHOLE	STA	STATION
CONC	CONCRETE	MIN	MINIMUM	STD	STANDARD
CY	CUBIC YARD	OS	OFFSET FROM CENTERLINE	SW	SIDEWALK
D	DITCH	P	PAVEMENT	SY	SQUARE YARDS
DIA	DIAMETER	PC	POINT OF CURVE	T	TELEPHONE
DIP	DUCTILE IRON PIPE	PCC	POINT OF COMPOUND CURVE	TB	THRUST BLOCK
ELEV	ELEVATION	PI	POINT OF INTERSECTION	TBR	TO BE REMOVED
EP	EDGE OF PAVEMENT	PL	PROPERTY LINE	TC	TOP OF CURB
EVC	END VERTICAL CURVE	PP	POWER POLE	TEMP	TEMPORARY
EX	EXISTING	PROP	PROPOSED	TF	TOP OF FOUNDATION
FES	FLARED END SECTION	PT	POINT OF TANGENCY	TOP	TOP OF PIPE
FF	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE	TRANS	TRANSFORMER
FG	FINISHED GRADE	PVC	POINT OF VERTICAL CURVATURE	TW	TOP OF WALL
FL	FLOW LINE	PVI	POINT OF VERTICAL INTERSECTION	TYP	TYPICAL
FM	FORCE MAIN	PVT	POINT OF VERTICAL TANGENCY	VB	VALVE BOX
GV	GATE VALVE	R	RADIUS	VV	VALVE VAULT
HDPE	HIGH DENSITY POLYETHYLENE	RCP	REINFORCED CONCRETE PIPE	WM	WATER MAIN
HP	HIGH POINT	REM	REMOVAL	WSE	WATER SURFACE ELEVATION



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NOTES:

- THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A SURVEY PREPARED BY SURVEY INNOVATION GROUP, INC. DATED SEPTEMBER 11TH, 2018. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS. MANHARD CONSULTING HAS NOT VERIFIED THIS SURVEY AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY BOUNDARY AND/OR TOPOGRAPHY.
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BENCHMARKS:

SOURCE BENCHMARK:
FOUND BRASS TAG ON TOP OF CURB AT THE SOUTHWEST CORNER OF POWER ROAD AND MCDOWELL ROAD.

CITY OF MESA DATA
NAVD88 DATUM
ELEVATION = 1552.83'

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, AS SHOWN IN BOOK 915, PAGE 28, MARICOPA COUNTY RECORDS. SAID LINE BEARS SOUTH 00 DEGREES 36 MINUTES 50 SECONDS WEST.

INDEX OF SHEETS

SHEET NO	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY SITE DIMENSIONAL AND PAVING PLAN
3	PRELIMINARY UTILITY PLAN
4	PRELIMINARY GRADING PLAN
5	PRELIMINARY DETENTION CALCULATIONS
6	FIRE TRUCK TURN EXHIBIT
7	FIRE HYDRANT COVERAGE EXHIBIT

SITE INFORMATION		
PROPERTY ZONING	10.43	ACRES RM-3
SQUARE FOOTAGE BREAKDOWN:		
BUILDING COVERAGE	93,426	SF
PARKING COVERAGE	160,215	SF
SIDEWALK COVERAGE	66,525	SF
OPEN SPACE/LANDSCAPED AREA	134,165	SF
TOTAL:	454,331	SF
TOTAL UNIT COUNT:		
DENSITY:	192	UNITS/ACRE
MINIMUM BUILDING SEPARATION	30	FEET
BUILDING/LANDSCAPE SETBACKS:		
NORTH	35/10	FEET
SOUTH	30/10	FEET
EAST	15/8	FEET
WEST	30/20	FEET

BUILDING INFORMATION		
RESIDENT BUILDINGS		QUANTITY
G24 (24 DU/BUILDING)	3	BUILDINGS
Z30 (30 DU/BUILDING)	4	BUILDINGS
TOTAL	7	BUILDINGS
BUILDING HEIGHT		
G24	25.5	FEET
Z30	37.8	FEET
GENERAL UNIT MIX		UNITS PERCENTAGE
STUDIO	36	19%
1-BEDROOM	72	38%
2-BEDROOM	66	34%
3-BEDROOM	18	9%
TOTAL	192	100%

PARKING INFORMATION		
PARKING		QUANTITY
CARPORTS	190	GARAGES
DETACHED GARAGES	12	GARAGES
ADA ACCESSIBLE DETACHED GARAGE	1	GARAGE
TOTAL COVERED PARKING	203	GARAGES
SURFACE PARKING		
ADA SURFACE PARKING	191	SPACES
TOTAL UNCOVERED PARKING	204	SPACES
TOTAL PARKING PROVIDED	407	SPACES
PARKING REQUIRED PER CODE	404	SPACES
UNIT PARKING RATIO	2.12	
COVERED PARKING RATIO	1.06	
PARKING DIMENSIONS		
STANDARD STALL	9'x18'	
ADA STALL	9'x18'	
PARALLEL STALL	9'x23'	
DRIVE AISLE WIDTH	24'	



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SPRINGS AT RED MOUNTAIN
CITY OF MESA, ARIZONA
TITLE SHEET

PROJ. MGR.: DJM
PROJ. ASSOC.: CAS
DRAWN BY:
DATE: 12-14-18
SHEET
1 OF 7
CPC.MSAZ01

Project: 12/13/2018 2:55 PM Day Name: P:\Cpmasa01\Draw\Eng\ Preliminary\COVER SHEET.dwg Updated By: SShandor

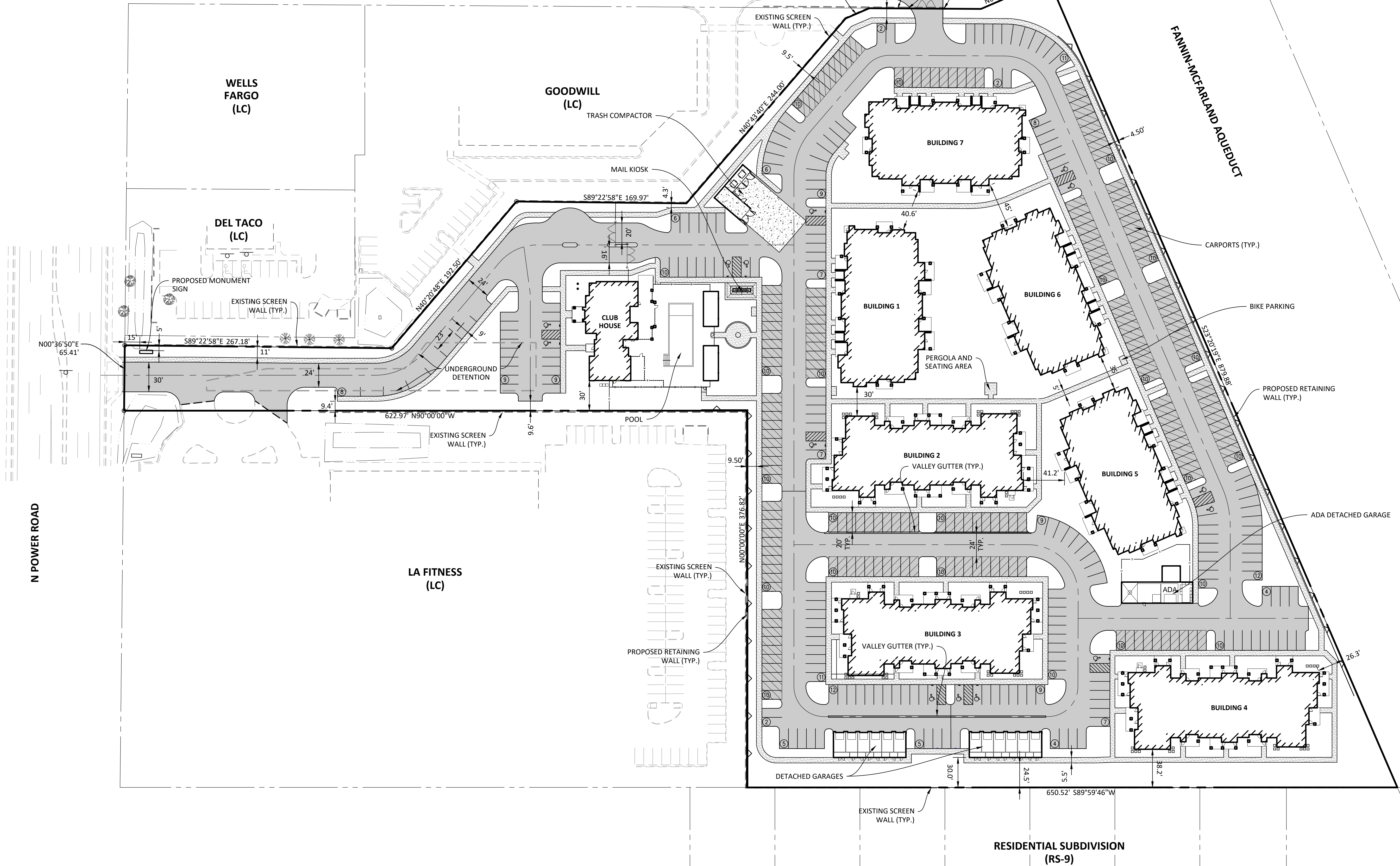
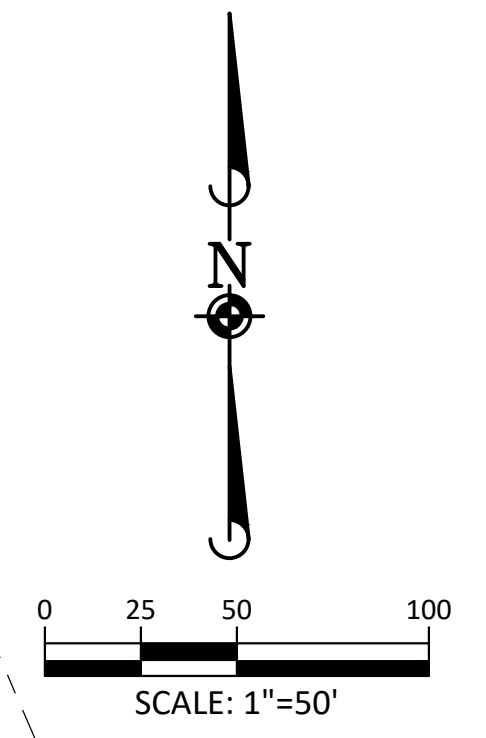
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SITE AREA (AC)	±10.43
SURFACE PARKING SPACES	204
CARPORT SPACES	190
ADA SURFACE SPACES	13
ADA DETACHED GARAGE SPACES	1
DETACHED GARAGE SPACES	12
TOTAL PARKING SPACES PROVIDED	407

	STANDARD DUTY PAVEMENT 3" ASPHALTIC CONCRETE 6" AGGREGATE BASE COURSE
	SIDEWALK 4" CONCRETE SIDEWALK 4" AGGREGATE BASE COURSE
	CONCRETE PAVEMENT 6" CONCRETE PAVEMENT 4" AGGREGATE BASE COURSE

NOTE:
PAVEMENT SECTIONS PER GEOTECHNICAL REPORT



DATE	REVISIONS

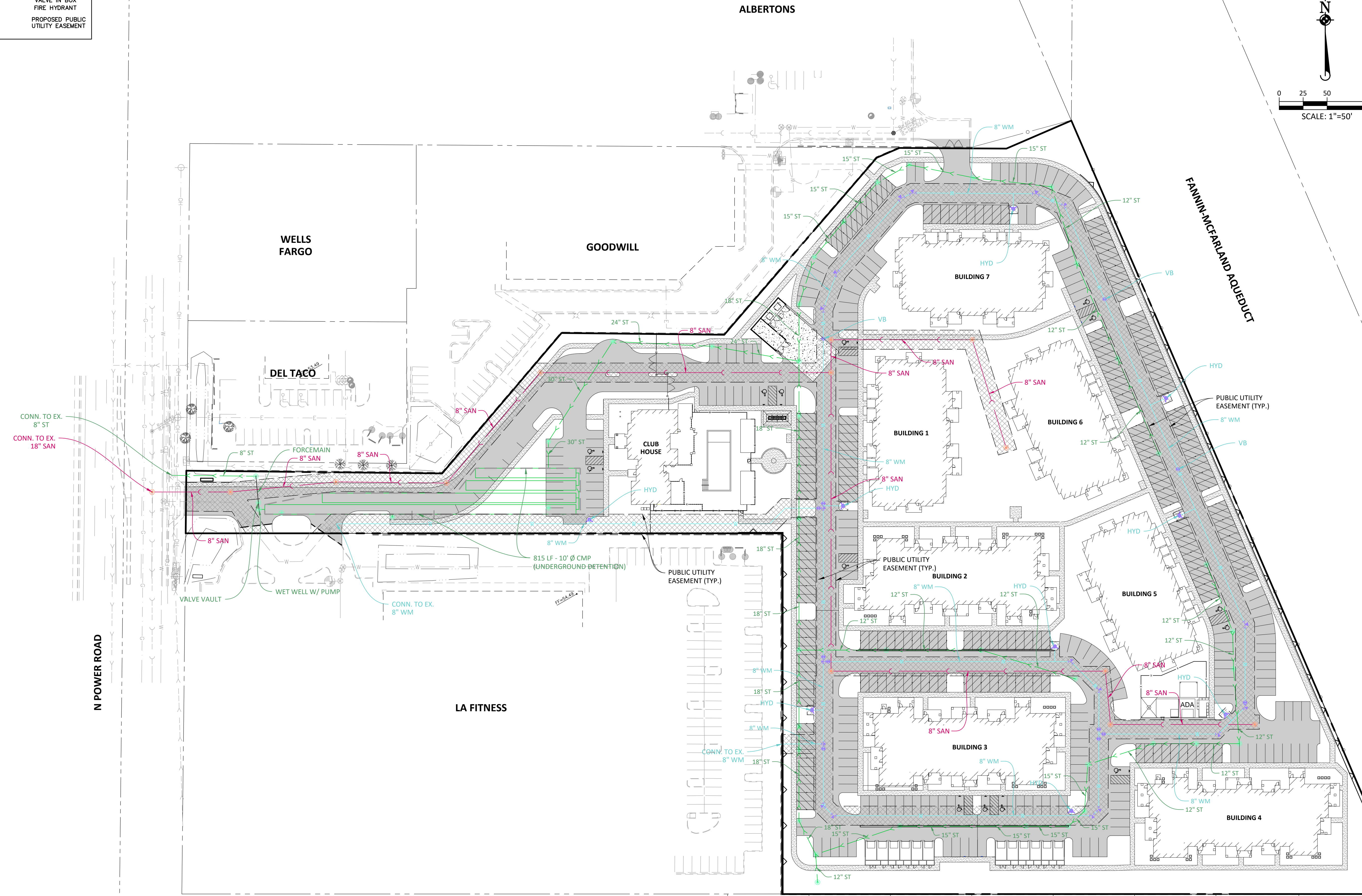
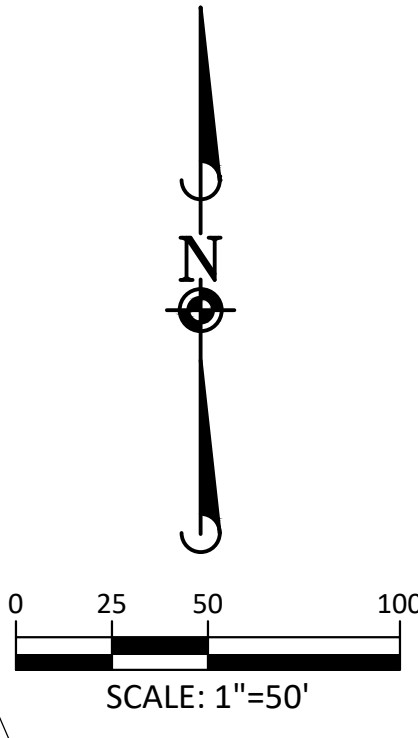
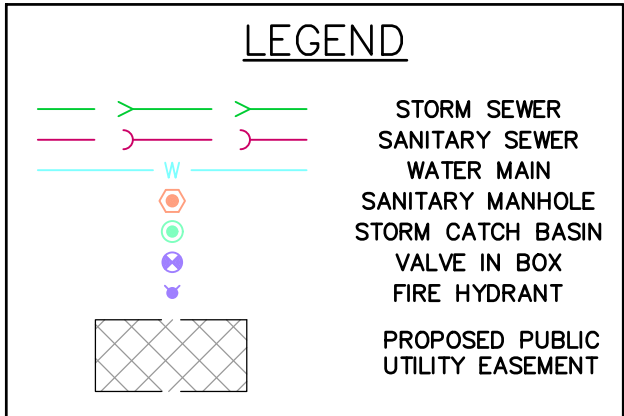
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**SPRINGS AT RED MOUNTAIN
CITY OF MESA, ARIZONA**

PRELIMINARY SITE DIMENSIONAL AND PAVING PLAN

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 PROJ. ASSOC.: CAS
 DRAWN BY: CAS
 DATE: 12-14-18

Plotted: 12/14/2018 2:20 PM. Draw Name: P:\Cpmas01\Draw\Env\ Preliminary\CONCEPT SITE PLAN.dwg. Updated By: Cbandor
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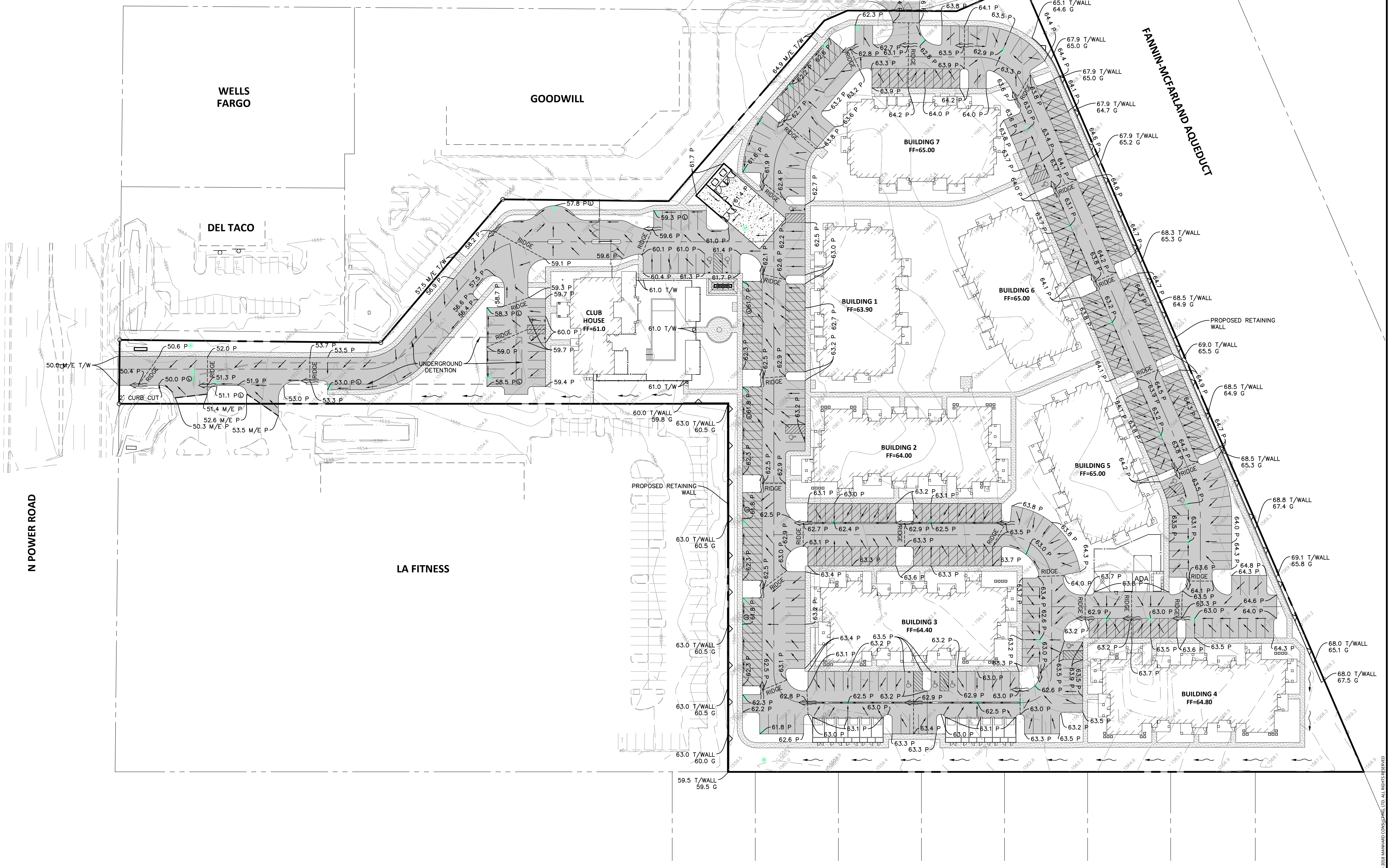
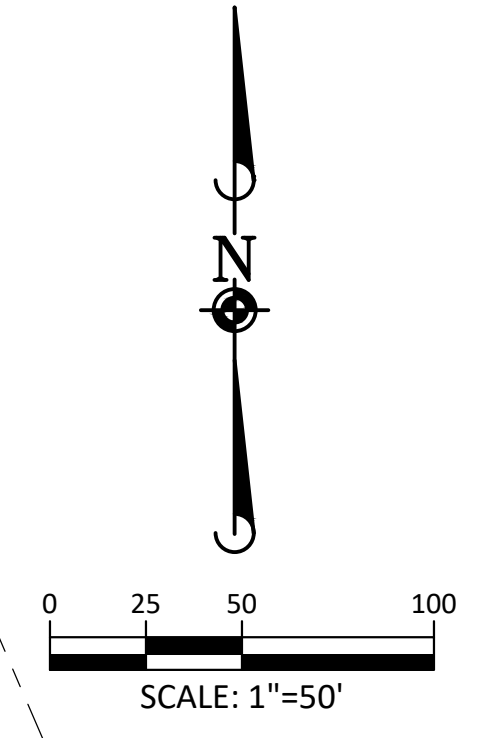
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CITY OF MESA, ARIZONA
PRELIMINARY UTILITY PLAN

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DATE: 12-14-18
SHEET
3 OF 7
CPC.MSAZ01

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GRADING PLAN LEGEND	
	PROPOSED 1 FOOT CONTOURS
	PROPOSED SPOT ELEVATION
	PROPOSED FINISHED FLOOR ELEVATION
	PROPOSED GRADE AT FOUNDATION
	PROPOSED PAVEMENT ELEVATION
	PROPOSED TOP OF CURB
	PROPOSED TOP OF WALK
	PROPOSED TOP OF WALL
	MEET EXISTING
	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
	PROPOSED RIDGE LINE
	PROPOSED DEPTH OF PONDING
	RETAINING WALL
	PROPOSED SWALE LOW POINT
	PROPOSED SWALE SUMMIT



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SPRINGS AT RED MOUNTAIN
 CITY OF MESA, ARIZONA
 PRELIMINARY GRADING PLAN


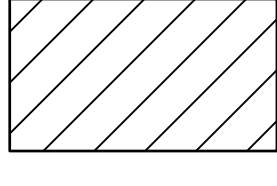

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PROJ. ASSOC.:	CAS
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DATE:	12-14-18
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4 OF 7	
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LEGEND

	PROPERTY BOUNDARY
	LANDSCAPE AREAS C=0.50 AREA=3.08 AC
	IMPERVIOUS AREAS C=0.85 AREA=7.35 AC

DETENTION REQUIRED

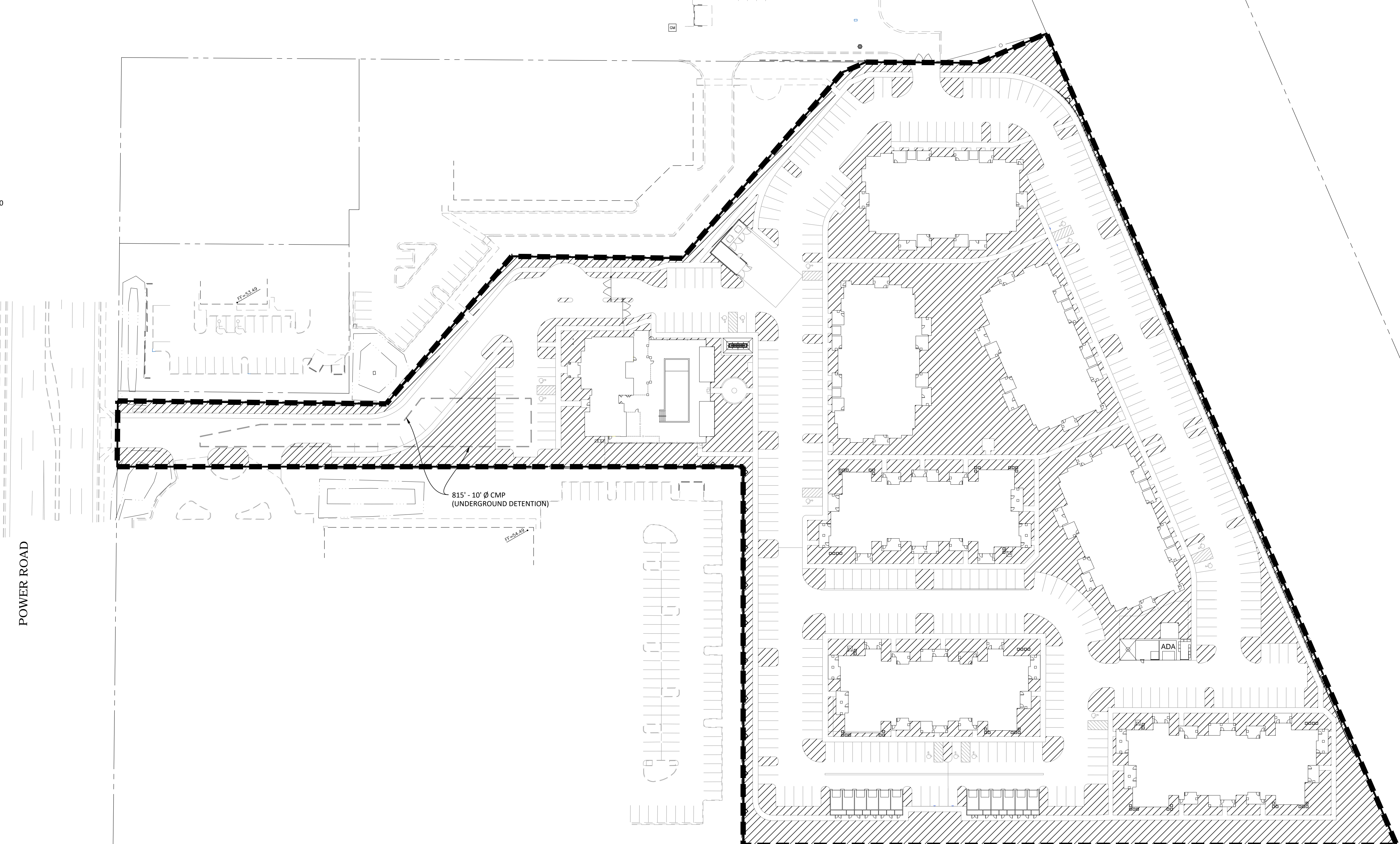
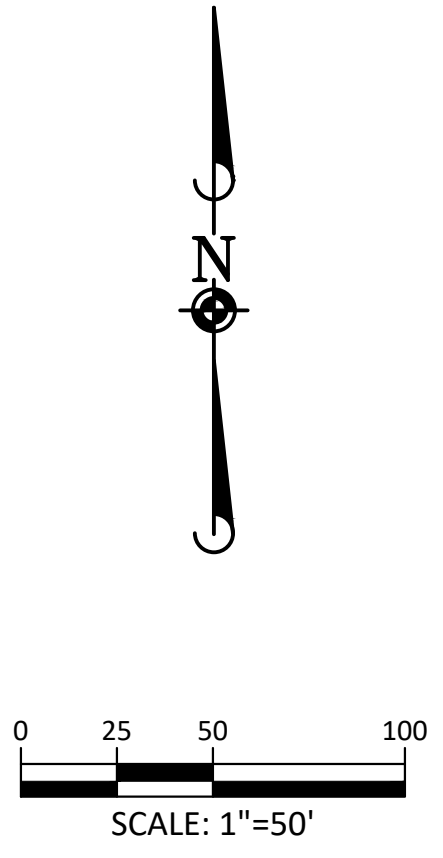
LAND USE	RUNOFF COEFFICIENT (c)	AREA (ac)	INTENSITY (i)	VOLUME (cu-ft)	VOLUME (ac-ft)
LANDSCAPING	0.50	3.08	2.20	12298	0.28
IMPERVIOUS AREA	0.85	7.35	2.20	49893	1.15
TOTAL:				62191	1.43

DETENTION PROVIDED

TYPE	CROSS SECTIONAL AREA (sq ft)	LENGTH (ft)	VOLUME (cu-ft)	VOLUME (ac-ft)
10' Ø CMP	78.50	815	64010	1.47

BLEED-OFF CALCULATION

VOLUME (cu-ft)	TIME (hrs)	RATE (cfs)
64010	36	0.49



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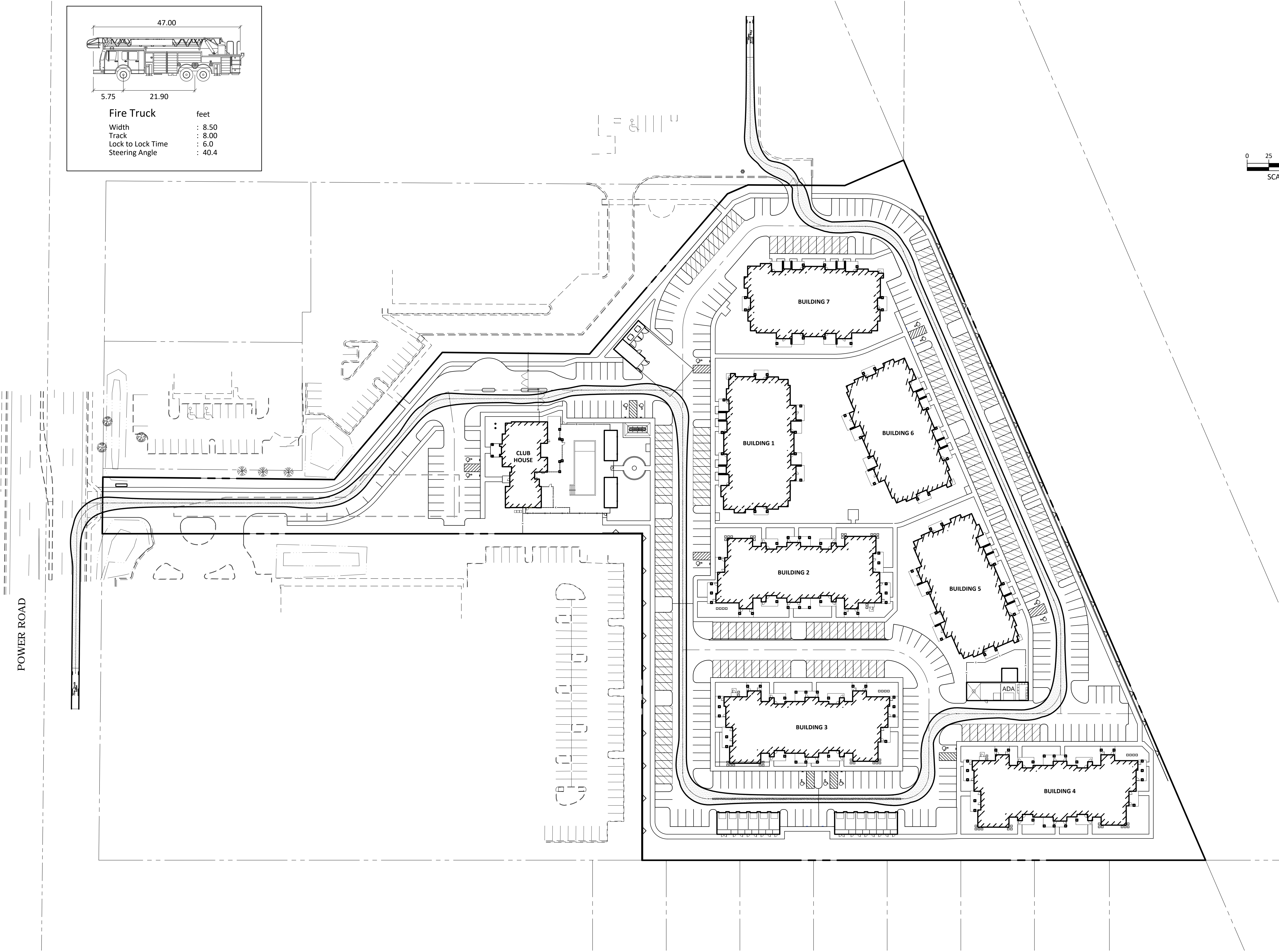
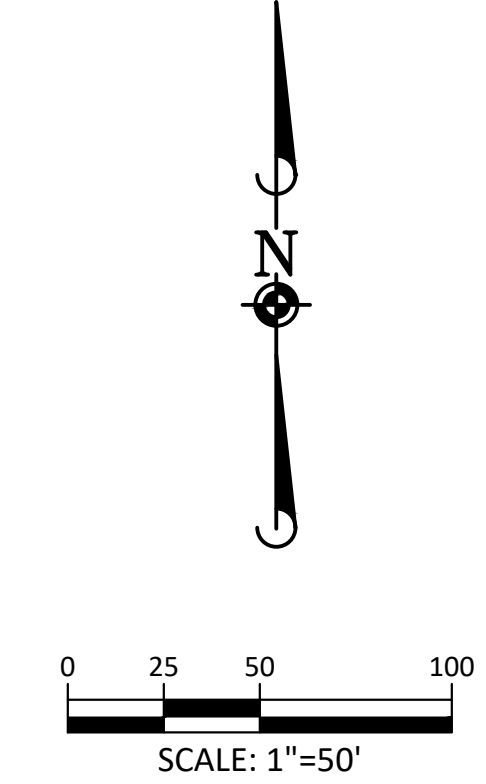
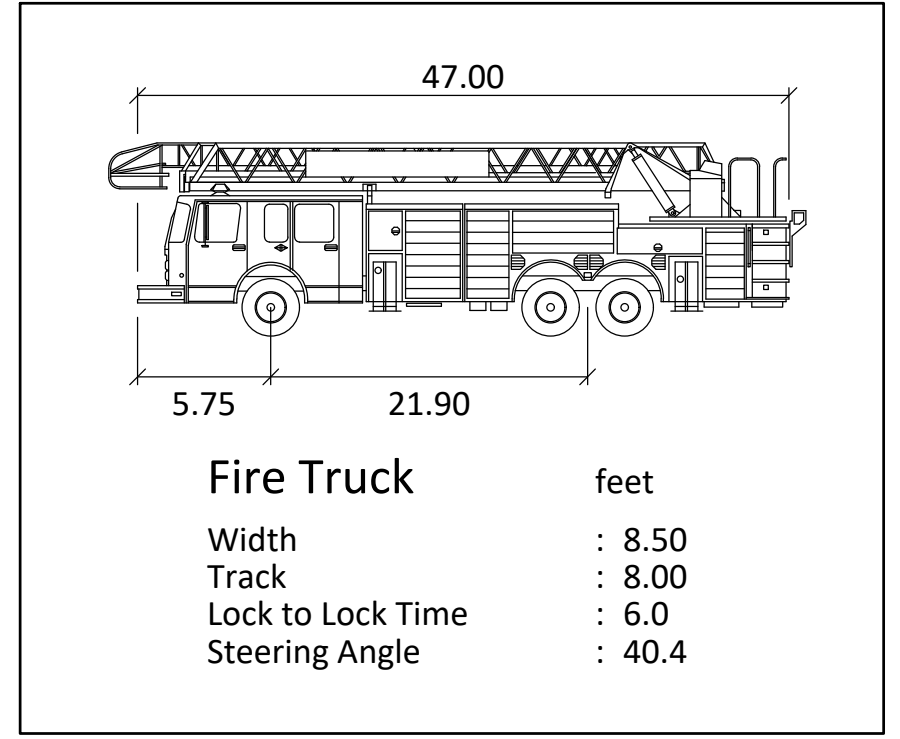
SPRINGS AT RED MOUNTAIN
 CITY OF MESA, ARIZONA
 PRELIMINARY DETENTION CALCULATIONS

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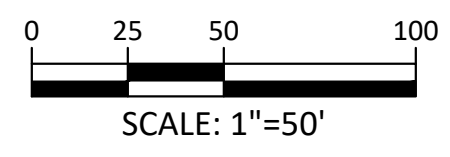
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**SPRINGS AT RED MOUNTAIN
CITY OF MESA, ARIZONA
FIRE TRUCK TURN EXHIBIT**

PROJ. MGR:	DJM
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6 OF 7
CPC.MSAZ01

NOTE:
FIRE HYDRANT RADIUS SHOWN ARE 300'.



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 PROJ. ASSOC.: CAS
 DRAWN BY:
 DATE: 12-14-18

SHEET
7 OF 7
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SPRINGS AT RED MOUNTAIN
 CITY OF MESA, ARIZONA
 FIRE HYDRANT COVERAGE EXHIBIT

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