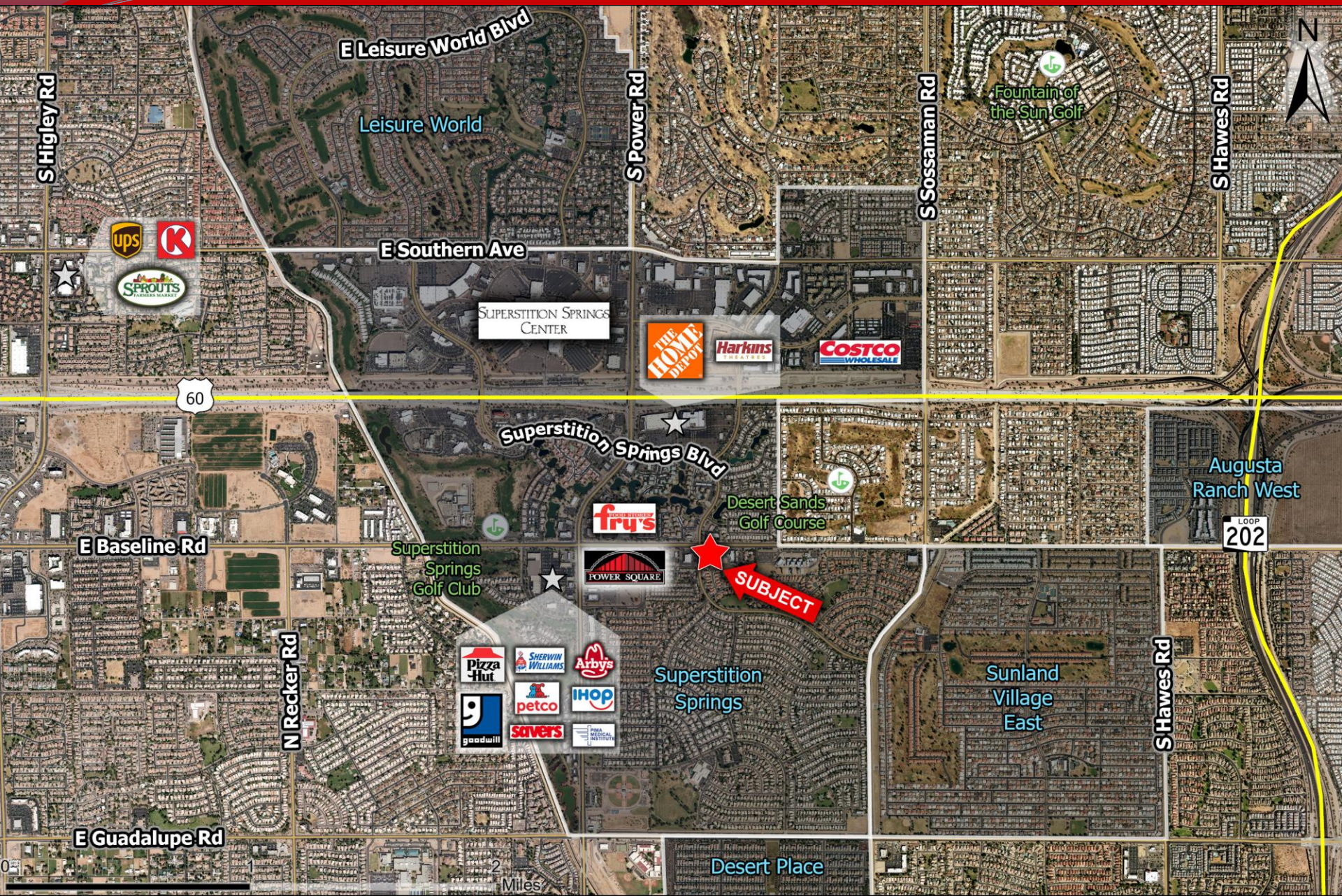
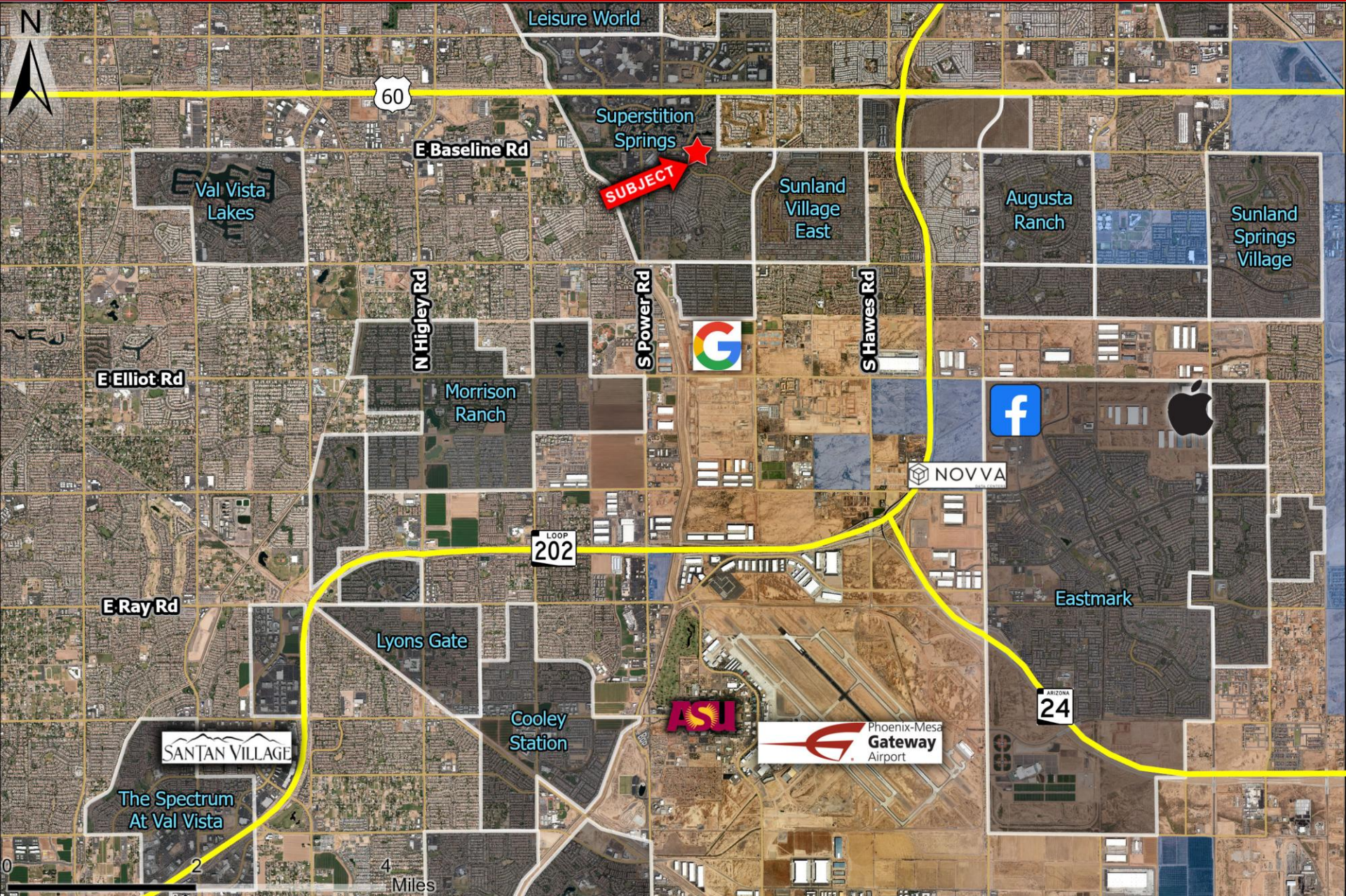


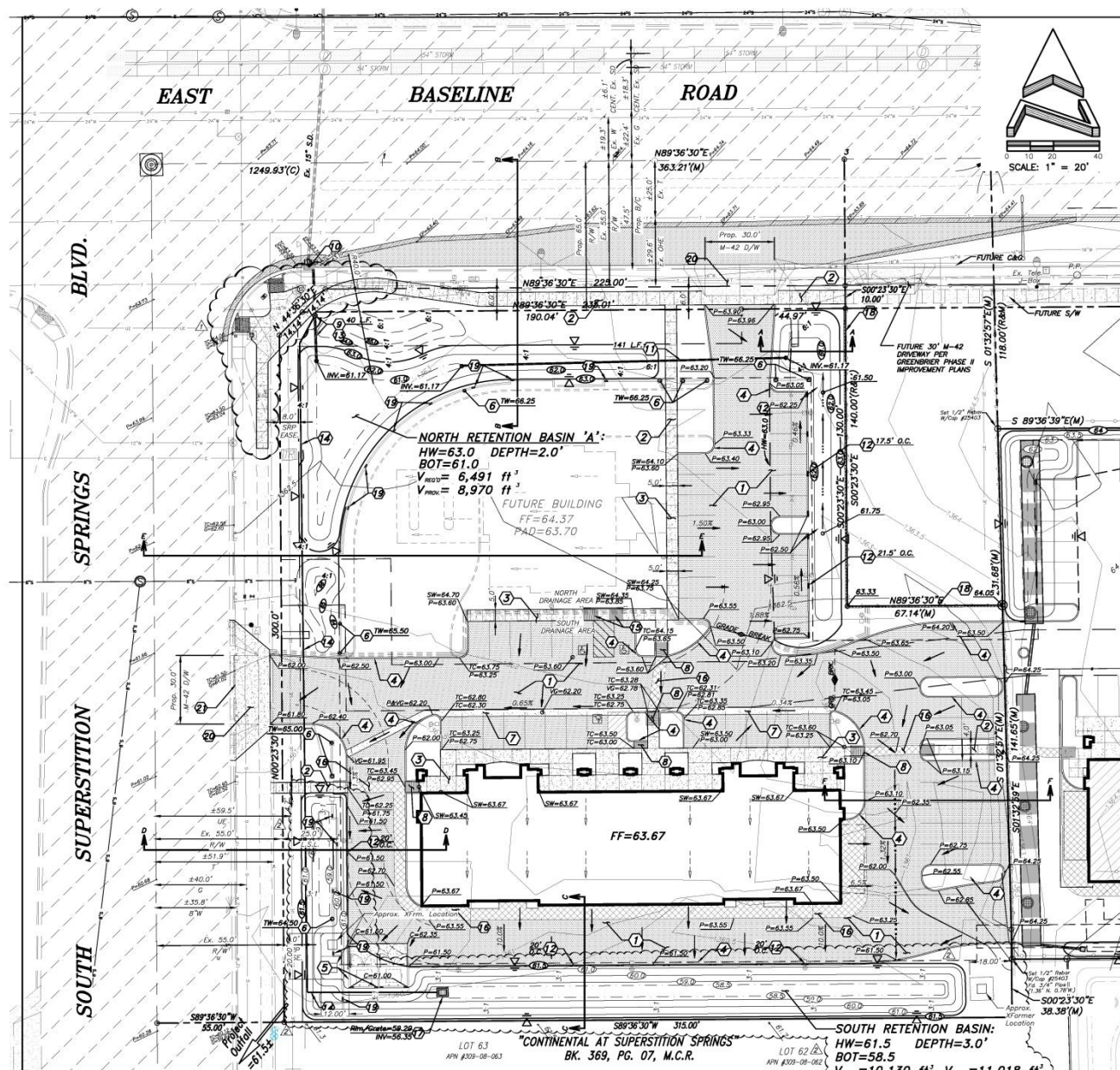
- ❑ **Location:** SEC Baseline Road & Superstition Springs Blvd, Mesa, AZ
- ❑ **APN:** 304-05-052C
- ❑ **Zoning:** LC - Light Commercial
- ❑ **Size:** +/- 32,661 Sq Ft
- ❑ **Price:** \$899,000
- ❑ **Traffic Counts:**
 - Baseline: 13,943 VPD
 - Superstition Springs: 11,500 VPD
 - Parking Spaces: 19
 - Building Envelope: 4,978sf

<u>Demographics:</u>	<u>1 Mile</u>	<u>3 Mile</u>
Population:	10,706	116,527
HH Income:	\$105,368	\$109,803
Daytime Employees:	8,304	63,598

EXCLUSIVELY LISTED







Construction Notes:

- CONSTRUCT MAIN DRIVE WITH 3" A.C. (19 mm) OVER 8" A.B.C. & PARKING AREAS WITH 2" A.C. (13 mm) OVER 4" A.B.C. PER M.A.G. STD. 310 & 324.
- CONSTRUCT CONCRETE SIDEWALK PER M.A.G. STD. DTL. 230, WIDTH AS SHOWN.
- CONSTRUCT SIDEWALK W/TURNED DOWN EDGE PER DETAIL, SHEET C5.
- CONSTRUCT EXTRUDED CONC. CURB ON THICKENED PAWTI EDGE PER M.A.G. STD. DTL. 201, TYPE 'A'; NOTE: SINGLE CURB PER M.A.G. STD. DTL. 222-A IS ACCEPTABLE OPTION WITH OWNER'S APPROVAL.
- CONSTRUCT DOUBLE REFUSE ENCLOSURE W/6" HIGH MASONRY SCREEN WALLS AROUND 8" TH. CONCRETE SLAB PER C.O.M. STD. DTL. 621-1-A; TEXTURE PER ARCHITECT'S PLAN; CONSTRUCT OPENINGS IN BASE OF WALL AS SHOWN AND PER DETAIL, SHEET C5.
- CONSTRUCT 30" HIGH SCREEN WALL, CONSTRUCTION DETAILS, COLORS & TEXTURES PER ARCHITECT'S PLAN, TOP OF WALL AND BOTTOM OF WALL ELEVATIONS AS SHOWN.
- CONSTRUCT 3" CONCRETE VALLEY GUTTER PER M.A.G. STD. DTL. 240.
- CONSTRUCT SIDEWALK RAMP WITH 12:1 MAXIMUM SLOPE PER DETAIL, SHEET C5.
- INSTALL 8" P.V.C., 40 L.F., TO CONNECT OUTFALL OF NORTH BASIN TO C.O.M. CATCH BASIN.
- BORE HOLE IN BACK OF CATCH BASIN FOR 8" D.I.P. BLEED-OFF LINE & SEAL.
- INSTALL 8" P.V.C. (SDR-35) STORM DRAIN EQUALIZER PIPE LENGTH AS SHOWN, MITER EXPOSED PIPE ENDS TO MATCH RETENTION BASIN SLOPE.
- CONSTRUCT CURB OPENING PER DETAIL, SHEET C5.
- INSTALL 8" VALVE, B.O.D. STD. DTL. 391-C TO REGULATE BASIN BLEED OFF SYSTEM; THE VALVE SHALL NORMALLY BE KEPT IN THE CLOSED POSITION AND OPENED AFTER THE STORM PASSES.
- INSTALL 2 1/2" DIA. P.V.C. (SCH 40) PRESSURE RESERVOIR DRAIN PIPE FROM PUMP TO EXIST. CATCH BASIN, (371 L.F. TOTAL).
- CONSTRUCT SIDEWALK RAMP, ACCESSIBLE PARKING STALL PER DETAIL, SHEET C5.
- STAINED PATTERNED CONCRETE, SEE ARCHITECT'S PLAN FOR DESIGN AND INSTALLATION.
- INSTALL SUBMERSIBLE PUMP (BARNES #2411A W/5.00" MP, 0.4HP OR EQUAL) WITH FLOAT ASSEMBLY IN CONC. CATCH BASIN PER M.A.G. STD. DTL. 535, TYPE 'T' & DETAIL, SHEET C5.
- 8" C.M.U. WALL AROUND C.O.M. WELL SITE PER C.O.M. ENGINEERING DEPT. STANDARDS.
- DRAINAGE OPENING AT BASE OF C.M.U. WALL PER DETAIL, SHEET C5.
- CONSTRUCT COMMERCIAL DRIVEWAY PER C.O.M. STD. DTL. M-42, WIDTH AS SHOWN.
- HORIZONTAL SAWCUT EXISTING CURB AND GUTTER (#62 L.F.)

Legend

—	Street Right-of-Way Line	□	Telephone Pedestal
—	Property Line	□	Electrical Transformer
—	Easement Line	□	Cable Box
(R)	Record Bearing & Distance	□	Telephone Riser
(M)	Measured Bearing & Distance	□	Sanitary Sewer Manhole
■	Exist AC Pavement	□	Storm Drain Manhole
□	Exist Concrete	□	Water Valve
—	Water Line	□	Fire Hydrant
—	Sanitary Sewer Line	□	Water Meter
—	Telephone Line	□	Backflow Prevention Device
—	Electric Line	□	Water Meter
—	Power Pole	□	Found
—	Street Light	□	B.C. Brass Cap
—	Traffic Signal Pole	□	H.H. Handhole
□	Parking Lot Light	□	T. Township
□	Traffic Control Box	□	R. Range
□	Traffic Signal Box	□	Sec. Section
□	Traffic Sign	□	Cor. Corner
		□	R/W Right-of-Way

Gas General Notes

ALL WORK AND MATERIALS SHALL CONFORM TO THE MOST CURRENT CITY OF MESA GAS OPERATIONS, MAINTENANCE, EMERGENCY RESPONSE AND CONSTRUCTION PRACTICE MANUAL.

WHEN GAS MAINS AND/OR SERVICES ARE EXPOSED, CONTACT THE CITY OF MESA AT (480) 644-4400 FOR INSPECTION OF THE EXPOSED PIPE AND COATING PRIOR TO BACKFILLING OF THE TRENCH.

BEDDING OR SHADING MATERIAL ADJACENT TO THE CITY OF MESA GAS PIPE SHALL BE SELECT SANDY TYPE SOIL FREE OF ROCK AND DEBRIS THAT WILL PASS THROUGH A 3/8" SCREEN AS INSPECTED AND APPROVED BY CITY GAS INSPECTION PERSONNEL.

THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AS INDICATED ON THE CITY OF MESA DETAIL M-58 WHEN TRENCHING FOR THE WATERLINE WHERE A GAS MAIN IS TO BE INSTALLED IN THE SAME TRENCH.

CONTACT THE GAS DIVISION AT 480-644-2753 FOR SCHEDULING AND COORDINATION OF THE INSTALLATION OF NATURAL GAS MAINS AND/OR SERVICES.

CONTACT CITY OF MESA UTILITY SERVICES SUPERVISOR (HARRY JONES) AT 480-644-4498 PRIOR TO ANY INSTALLATION OF THE CUSTOMER'S GAS PIPING AT THE GAS METER LOCATION.

GAS LINE SHALL MAINTAIN A MINIMUM 12" (MINIMUM OF 8") SEPARATION FROM EXISTING WATER, SEWER, ELECTRICAL, CABLE TV AND TELECOM FACILITIES.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL EXISTING UTILITIES AND AVOIDING DAMAGE TO SAME. CALL (602) 263-1100 FOR BLUE STAKES, OUTSIDE MARICOPA COUNTY CALL 1-800-STAKEIT.

THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL ABANDONED UTILITIES THAT INTERFERES WITH THIS PROJECT. THE CITY OF MESA UTILITIES DEPARTMENT, LOCATING SECTION WILL ASSIST THE CONTRACTOR AS NEEDED, IN DETERMINING IF THE UTILITY (GAS, WATER AND SEWER ONLY) IS ABANDONED BY CALLING 480-644-4500.

ALL GAS NOTES IN DASHED BOXES ARE TO BE COMPLETED BY C.O.M. CREWS OR C.O.M. GAS LINE CONTRACTOR.

REVISIONS:

9/13/07	- Curb Ramp Redesign
10/18/07	- S. Ret'n Basin Redesign

GRADING, DRAINAGE & PAVING PLAN

RETAIL CENTER for GREENBRIER MARIBOROUGH DEVELOPMENT

7115 E. Baseline Road, Mesa, AZ 85209

Standage & Associates, Ltd.
Consulting Engineers
409 S. El Dorado
Mesa, Arizona 85202
(480) 982-0060

Sheet: C2
Of: 12
Project: 050625
Scale: 1" = 20'
Prepared: BNB/WMS

