

WATER & SEWER DESIGN REPORT FOR BLACK ROCK COFFEE - SCOTTSDALE

FINAL Basis of Design Report

- APPROVED
- APPROVED AS NOTED
- REVISE AND RESUBMIT



Disclaimer: If approved; the approval is granted under the condition that the final construction documents submitted for city review will match the information herein. Any subsequent changes in the water or sewer design that materially impact design criteria or standards will require re-analysis, re-submittal, and approval of a revised basis of design report prior to the plan review submission.; this approval is not a guarantee of construction document acceptance. For questions or clarifications contact the Water Resources Planning and Engineering Department at 480-312-5685.

BY Idillon

DATE 6/29/2018

Scottsdale, Arizona

21 May 2018

DEVELOPER

SimonCRE

6900 East 2nd Street
Scottsdale, Arizona 85251

Refer to notes within
document and on utility plan
herein and address for plan
submittal.

SITE ADDRESS

8700 East Thomas Road
Scottsdale, Arizona 85251

PREPARED BY

CYPRESS
CIVIL DEVELOPMENT
strength + sustainability

4450 north 12th street, #228
phoenix, arizona 85014
CYPRESS # 18.043



PROJECT DESCRIPTION AND LOCATION

The Project is known as “Black Rock Coffee - Scottsdale” and is located at 8700 East Thomas in Scottsdale, Arizona (see Appendix A for Location Map). The Project site occupies approximately 0.60 acres and is currently a parking lot supporting a building and use that has recently been re-developed, rendering the parking lot use obsolete. The Project has street frontage and access to Thomas Road, via existing driveway locations. To the west is Pima Park, to the north is a new storage facility, and to the east is vacant land being prepared for future development.

The proposed project consists of the construction of a single story, drive-thru coffee shop with the required paved parking, utility, and drainage improvements.

wrong City

WATER SYSTEM DESIGN

The Development installed extensive potable water infrastructure as a part of the initial construction. There is an existing 8-inch water main in the access drive to the west of and north of the project and there is an existing fire hydrant located at the southeast corner of the Project, as well as northwest of the project on the adjacent storage site development.

The Project shall install a new 1-1/2-inch service and connect to an existing meter and backflow preventer along the south side of the site for domestic service. The Project shall also connect to a separate existing meter and backflow preventer for landscape irrigation. The existing services connect to the existing 12” ACP water main in Thomas Road. The Project shall also connect a new 6-inch fire line to the existing 8-inch water main running through the west side of the Project within a public utility easement. All water facilities are designed in accordance with Arizona Department of Environmental Quality (ADEQ), the International Plumbing Code, and City of Peoria Water and Wastewater Design Standards and Specifications.

As previously stated, the domestic water distribution shall consist of a 1-1/2-inch meter and backflow preventer and 1-1/2” water distribution line. The table below lists the domestic water demands for the building:

TYPE	QUANTITY	WFSU/FIXTURE	TOTAL WFSU
WATER CLOSET (TANK)	2	5	10
LAVATORY	4	2	8
JANITOR’S SINK	1	4	4
HAND SINK	8	2	16
BEVERAGE FAUCETS	14	1	14
DOUBLE SINK	4	3	12
TRIPLE SINK	1	4	4
		TOTAL	68

multiply by 1.5 and initially size per City method in DS&PM Ch 6.

The project is designed to have a water supply fixture unit count of 68 which converts to approximately 31.2 GPM. Conservative estimates of the available pressure would ensure that a minimum of 40 PSI is available at the service connection. The project has approximately 150 linear feet of 1-1/2-inch distribution pipe. Per the International Plumbing Code, Table E201.1, the maximum WFSU based on the above parameters and a 1-1/2 inch meter and 1-1/2" distribution line is 151; thus the expected maximum 68 WSFU is acceptable.

The project is designed with a 6-inch fire line to provide the building with automatic fire suppression water. The design of the automatic fire suppression was not complete at the time of this report and will likely be completed as a deferred submittal once a contractor is selected. That said, the 6-inch fire line is able to provide the building with 880 gallons per minute of flow at 10 feet per second velocity in the pipe. This is expected to be adequate fire flow for a 1,887 square foot building.

WASTEWATER SYSTEM DESIGN

min city size is 6-inch

The Development installed extensive sanitary sewer infrastructure as a part of the initial construction. There is an existing 8-inch sewer main that cuts through the property along the east boundary of the Project.

The Project improvement shall include a single 4-inch sanitary waste line from the proposed building to the existing 8-inch main, located as previously described. The table below summarizes the wastewater fixture units of the building:

TYPE	QUANTITY	DFU/FIXTURE	TOTAL DFU
WATER CLOSET (TANK)	2	4	8
LAVATORY	4	1	4
JANITOR'S SINK	1	3	3
KITCHEN SINK	4	2	8
SERVICE SINK	4	3	12
		TOTAL	35

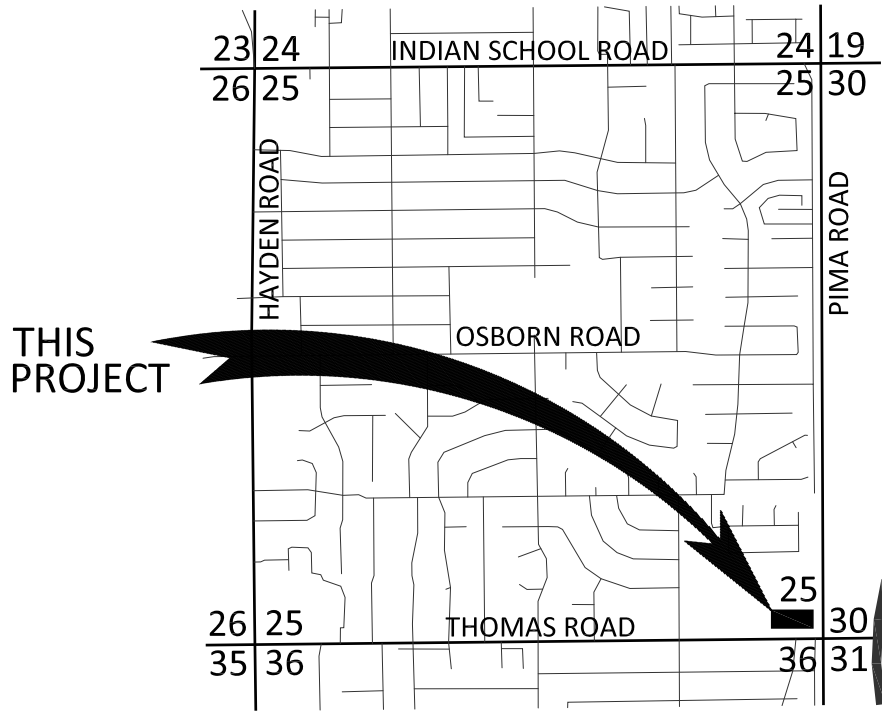
The Project's anticipated drainage fixture unit count is 35 and is designed with a 4-inch sewer line with a minimum slope of 2.0% (1/4" per foot). Per the International Plumbing Code, Table 710.1(1), the maximum DFU based on the above parameters is 216; thus the expected maximum 35 DFU is acceptable.

CONCLUSION

CYPRESS respectfully submits this report as the Water & Wastewater Design Report for the proposed Black Rock Coffee - Scottsdale Project. The proposed water and wastewater systems are designed in accordance with ADEQ, the International Plumbing Code, and City of Cottonwood Standards and Specifications.

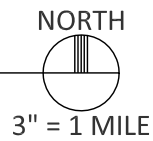
APPENDIX A

(Location Map + Preliminary Improvement Plans + Utility
Plans for Storage Facility)



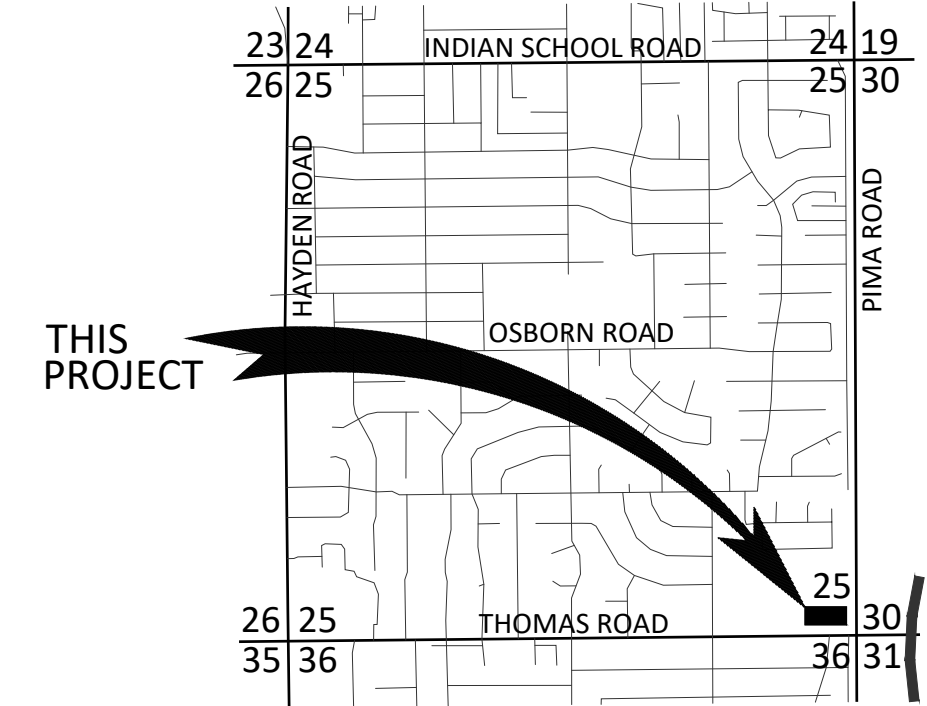
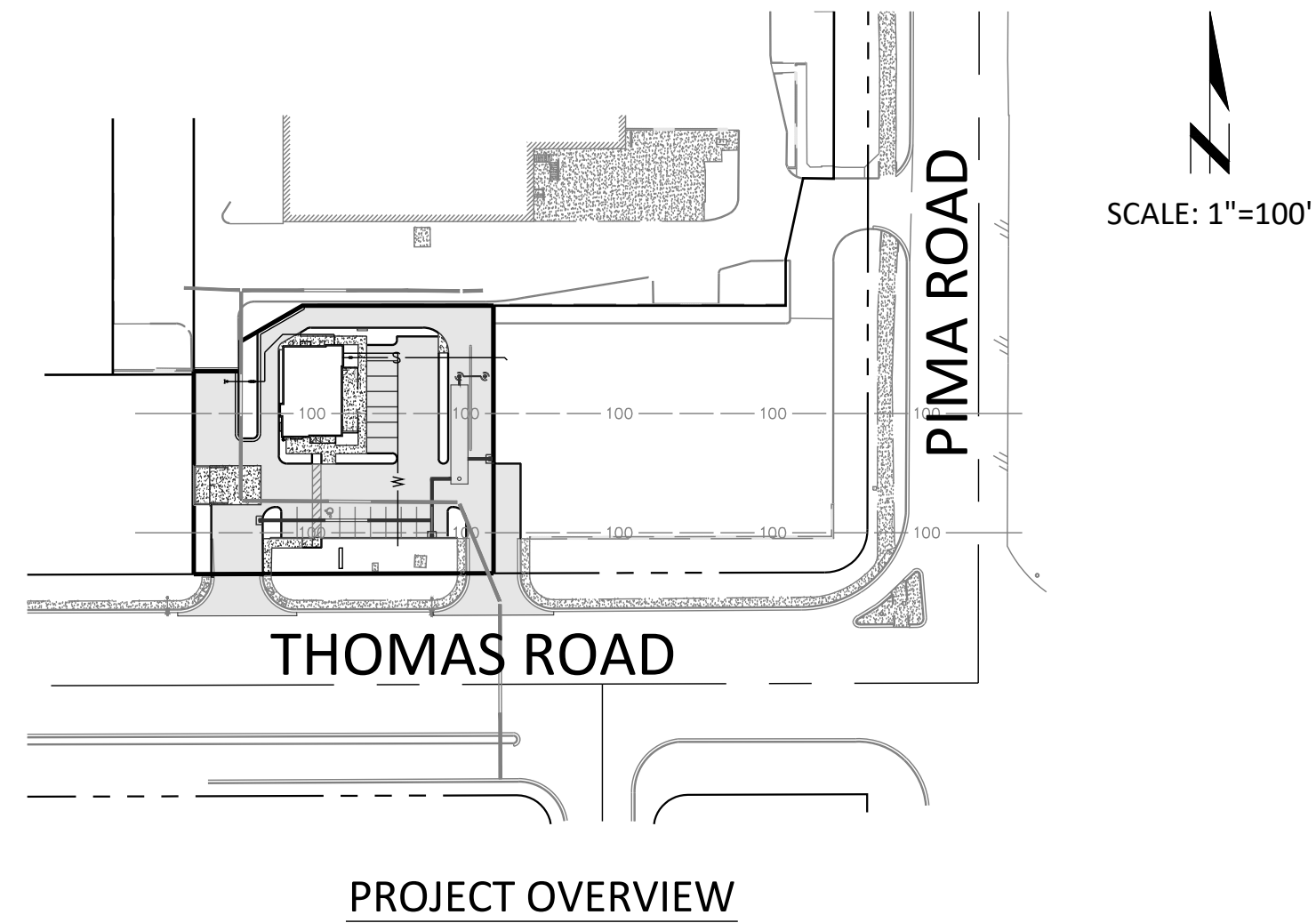
IN THE SE 1/4 OF THE SE 1/4 OF SECTION 25,
 T. 2 N., R. 4 E., G.&S.R.M.,
 CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

LOCATION MAP



PRELIMINARY IMPROVEMENT PLAN for BLACK ROCK COFFEE

8700 EAST THOMAS ROAD SCOTTSDALE, ARIZONA
A PORTION SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA



IN THE SE 1/4 OF THE SE 1/4 OF SECTION 25,
T. 2 N., R. 4 E., G.&S.R.M.,
CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

LOCATION MAP
NORTH
3" = 1 MILE

LEGEND

---	RIGHT-OF-WAY	⊙	NEW SEWER CLEANOUT
---	PROJECT BOUNDARY LINE	⊗	NEW WATER VALVE
---	OTHER PARCEL LINE	W	NEW WATER METER
---	ROADWAY CENTERLINE	BF	NEW BACKFLOW PREVENTER
---	FLOW-LINE	⊕	NEW FIRE CONNECTION
---	EXISTING EASEMENT	⊕	NEW FIRE BACKFLOW PREVENTER
---	EXISTING CONTOUR	⊕	NEW DRYWELL
---	NEW CONTOUR	⊕	NEW SIGN
---	EXISTING CONCRETE	⊕	NEW SITE LIGHT
---	EXISTING WALL	⊕	SURVEY MONUMENT AS NOTED
---	NEW ASPHALT	⊕	SPOT ELEV. (EXIST. GRADE)
---	NEW CONCRETE	⊕	SPOT ELEV. (NEW GRADE)
---	NEW WALL	⊕	RIGHT-OF-WAY
---	EXISTING CURB	(R)	RECORDED VALUE
---	NEW CURB	(M)	MEASURED VALUE
---	NEW PAINT STRIPE	R	RADIUS
---	EXISTING UNDERGROUND ELECTRIC	P	PAVEMENT (ASPHALT)
---	EXISTING SEWER LINE	C	CONCRETE
---	EXISTING WATER LINE	TC	TOP OF CURB
---	EXISTING GAS LINE	FG	FINISHED GRADE
---	NEW STORM DRAIN PIPE	LP	LOW POINT
---	NEW UNDERGROUND ELECTRIC	HP	HIGH POINT
---	NEW COMMUNICATION LINE	GB	GRADE BREAK
---	NEW SEWER LINE	FFE	FINISHED FLOOR ELEVATION
---	NEW WATER LINE	FFP	FINISHED PAD ELEVATION
---	NEW FIRE SERVICE	R	RIM
⊕	EXISTING SEWER MANHOLE	I	INVERT
⊗	EXISTING WATER VALVE	L	LENGTH
W	EXISTING WATER METER	S	SLOPE
BF	EXISTING BACKFLOW PREVENTER		
⊕	EXISTING FIRE HYDRANT		
⊕	EXISTING FIRE CONNECTION		
⊕	EXISTING STORM DRAIN MANHOLE		
⊕	EXISTING SIGN		
⊕	EXISTING SITE LIGHT		
⊕	EXISTING STREET LIGHT		
U	EXISTING UNKNOWN UTILITY		

UTILITIES

WATER: CITY OF SCOTTSDALE
SEWER: CITY OF SCOTTSDALE
ELECTRIC: SALT RIVER PROJECT
GAS: SOUTHWEST GAS
TELEPHONE: CENTURY LINK
CABLE: COX COMMUNICATIONS

OWNER

SIMONCRE
6900 EAST 2ND STREET
SCOTTSDALE, ARIZONA 85251
PH: 480-745-1956
ATTN: DAN BISWAS

CIVIL ENGINEER

CYPRESS CIVIL DEVELOPMENT
4450 NORTH 12TH STREET, #228
PHOENIX, ARIZONA 85014
PH: 623-282-2498
ATTN: DERICK SCHUMACHER/JEFF HUNT

ARCHITECT

ARCHITECTURE &
ENGINEERING SOLUTIONS LLC
4020 NORTH 20TH STREET #308
PHOENIX, ARIZONA 85016
PH: 602-241-3335
ATTN: MARTIN P. FLOOD

SHEET INDEX

- COVER SHEET
- GRADING AND DRAINAGE PLAN
- ONSITE UTILITY PLAN

PROJECT INFORMATION

- PROJECT DESCRIPTION:**
THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW FREE-STANDING DRIVE-THRU RESTAURANT WITH ALL PARKING, GRADING & DRAINAGE AND UTILITY REQUIREMENTS. THE SITE IMPROVEMENTS CONSIST OF THE RECONSTRUCTION OF THE ENTRY DRIVE ONTO THOMAS ROAD, LIMITED RE-PAVING ON THE ONSITE, THE INSTALLATION OF A NEW SCREEN WALL.
- ADDRESS:**
8700 EAST THOMAS ROAD
SCOTTSDALE, ARIZONA 85251

APN: 130-39-100
- ZONING:** I-1
- SITE AREA:** 26,134 SF (0.60 AC)

SURVEY NOTES

- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
SUPERIOR SURVEYING SERVICES, INC.
2122 WEST LONE CACTUS DRIVE, SUITE 11
PHOENIX, ARIZONA 85027
PH: 623-869-0223
CONTACT: DAVID S. KLEIN, R.L.S.
- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF PIMA ROAD, ALSO BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, USING A BEARING OF S 00°04'25" W, PER FINAL PLAT OF SCOTTSDALE SUMMIT, RECORDED IN BOOK 42 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS.
- THE BASIS OF ELEVATION FOR THIS PROJECT IS THE CITY OF SCOTTSDALE POINT NO. 4254 REBAR IN 4" DEEP POT HOLE (DOWN 0.4') MARKING THE INTERSECTION OF OSBORN ROAD AND 84TH STREET HAVING AN ELEVATION OF 1238.13' (NAVD88).

BENCHMARK

THE BENCHMARK USED FOR THIS PLAN IS THE CITY OF SCOTTSDALE POINT NO. 4254 REBAR IN 4" DEEP POT HOLE (DOWN 0.4') MARKING THE INTERSECTION OF OSBORN ROAD AND 84TH STREET HAVING AN ELEVATION OF 1238.13' (NAVD88).

LEGAL DESCRIPTION

LOT 1B, OF PIMA SELF STORAGE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1371 OF MAPS, PAGE 43.

PROJECT RETENTION

THE REQUIRED RETENTION VOLUME IS EQUAL TO THE 100-YR, 2-HR DESIGN STORM VOLUME.

RETENTION VOLUME:
VOLUME [AC-FT] = C x [P [IN] / 12] x AREA [AC]

PROPOSED CONDITION 100-YR, 2-HR:
V = 0.95 x (2.17/12) x 26,134 = 4,490 CU.FT.

PROVIDED:
TOTAL PROVIDED VOLUME = 4,553 CU.FT. VIA 58 LF OF 120" CMP RETENTION TANK.

DRYWELL CALCULATIONS

TOTAL VOLUME = 4,490CF

DRYWELL DISSIPATION RATE = 0.1CFS

TIME [SEC] = VOLUME [CF] / RATE [CFS]

t = 4,490 / 0.1 = 44,900 SEC = 12.5 HOURS

DRAINAGE STATEMENT

-SITE IS IN A SPECIAL FLOOD HAZARD AREA - YES
-OFFSITE FLOWS AFFECT THIS SITE - YES, FEMA FLOODPLAIN
-RETENTION PROVIDED IS 100-YR, 2-HR
-EXTREME STORM OUTFALLS THE SITE AT THE SOUTHEAST CORNER AT THE ELEVATION OF 1225.46

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 04013C2235L, DATED OCTOBER 16, 2013 THE PARCEL IS LOCATED IN THE ZONE AE FLOODPLAIN, WHICH IS DEFINED REGULATORY FLOODPLAIN AREAS WITH KNOWN BASE FLOOD ELEVATIONS.



THESE PLANS ARE PRELIMINARY AND ARE NOT FOR CONSTRUCTION OR RECORDING.



4450 north 12th street, #228
phoenix, arizona 85014
p: 623.282.2498
e: jphunt@cypresscivil.com

CYPRESS PROJECT NO: 18.043



NO.	DATE	REVISION

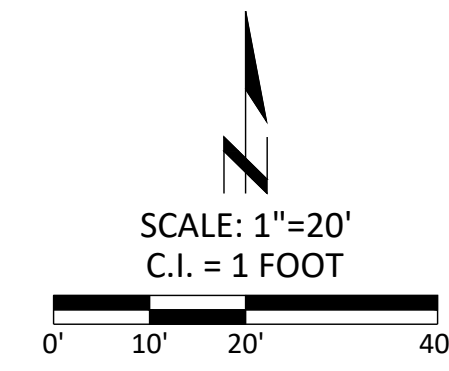
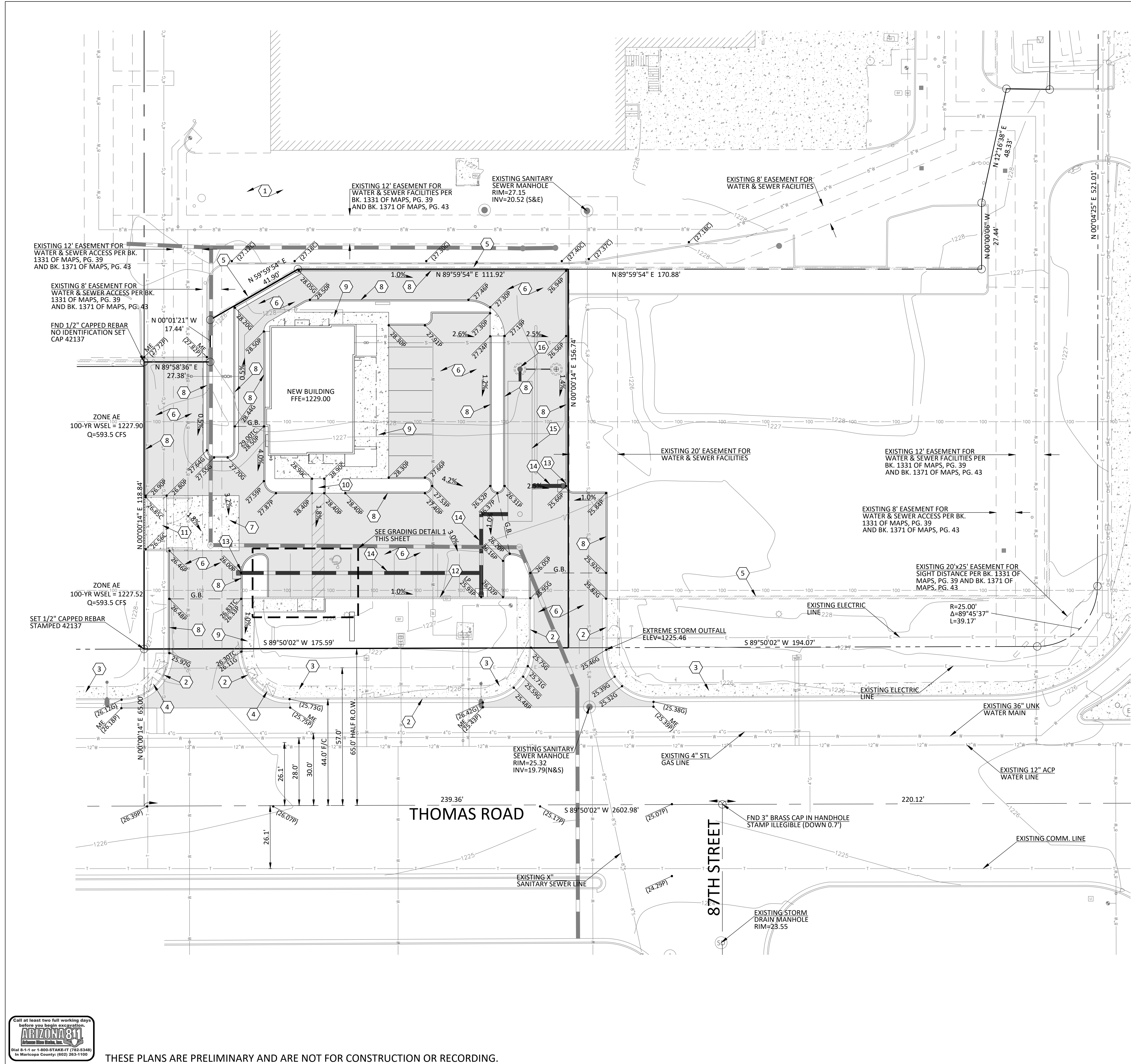
PRELIMINARY IMPROVEMENT PLAN for
BLACK ROCK COFFEE - SCOTTSDALE
8700 EAST THOMAS ROAD SCOTTSDALE, ARIZONA

cover

OWNER
SIMONCRE
6900 EAST 2ND STREET
SCOTTSDALE, ARIZONA 85251
ATTN: DAN BISWAS
PH: 480-745-1956

SITE ADDRESS
8700 EAST THOMAS ROAD
CITY, ARIZONA 85251
APN: 130-39-100

SHEET NUMBER



- KEYNOTES**
- 1 EXISTING ASPHALT TO REMAIN.
 - 2 EXISTING CURB TO REMAIN.
 - 3 EXISTING CONCRETE SIDEWALK TO REMAIN.
 - 4 EXISTING ACCESSIBLE RAMP TO REMAIN.
 - 5 EXISTING MASONRY SCREEN WALL TO REMAIN.
 - 6 NEW ASPHALT PAVEMENT.
 - 7 NEW CONCRETE PAVEMENT.
 - 8 NEW CONCRETE VERTICAL CURB.
 - 9 NEW CONCRETE SIDEWALK.
 - 10 NEW ACCESSIBLE ACCESS RAMP.
 - 11 NEW TRASH ENCLOSURE.
 - 12 NEW MASONRY SCREEN WALL.
 - 13 NEW STORM DRAIN INLET.
 - 14 NEW STORM DRAIN PIPE.
 - 15 NEW 120" DIAMETER CMP UNDERGROUND STORMWATER RETENTION CHAMBER. LENGTH=58 LINEAR FEET VOLUME=4,553 CUBIC FEET
 - 16 NEW DUAL CHAMBER DRYWELL.

CYPRESS CIVIL DEVELOPMENT
strength + sustainability

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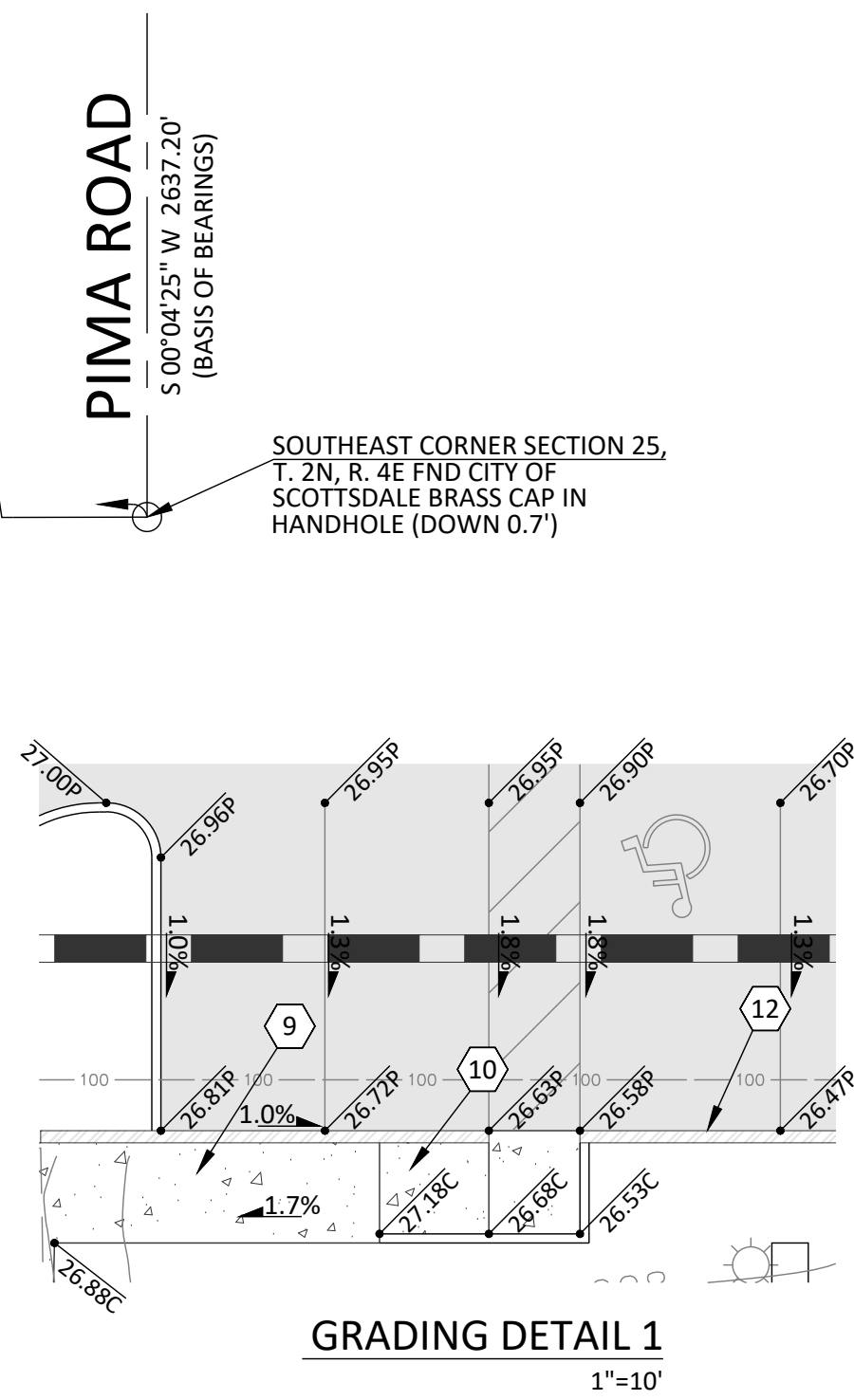
**PRELIMINARY IMPROVEMENT PLAN for
BLACK ROCK COFFEE - SCOTTSDALE**
8700 EAST THOMAS ROAD SCOTTSDALE, ARIZONA

grading and drainage plan

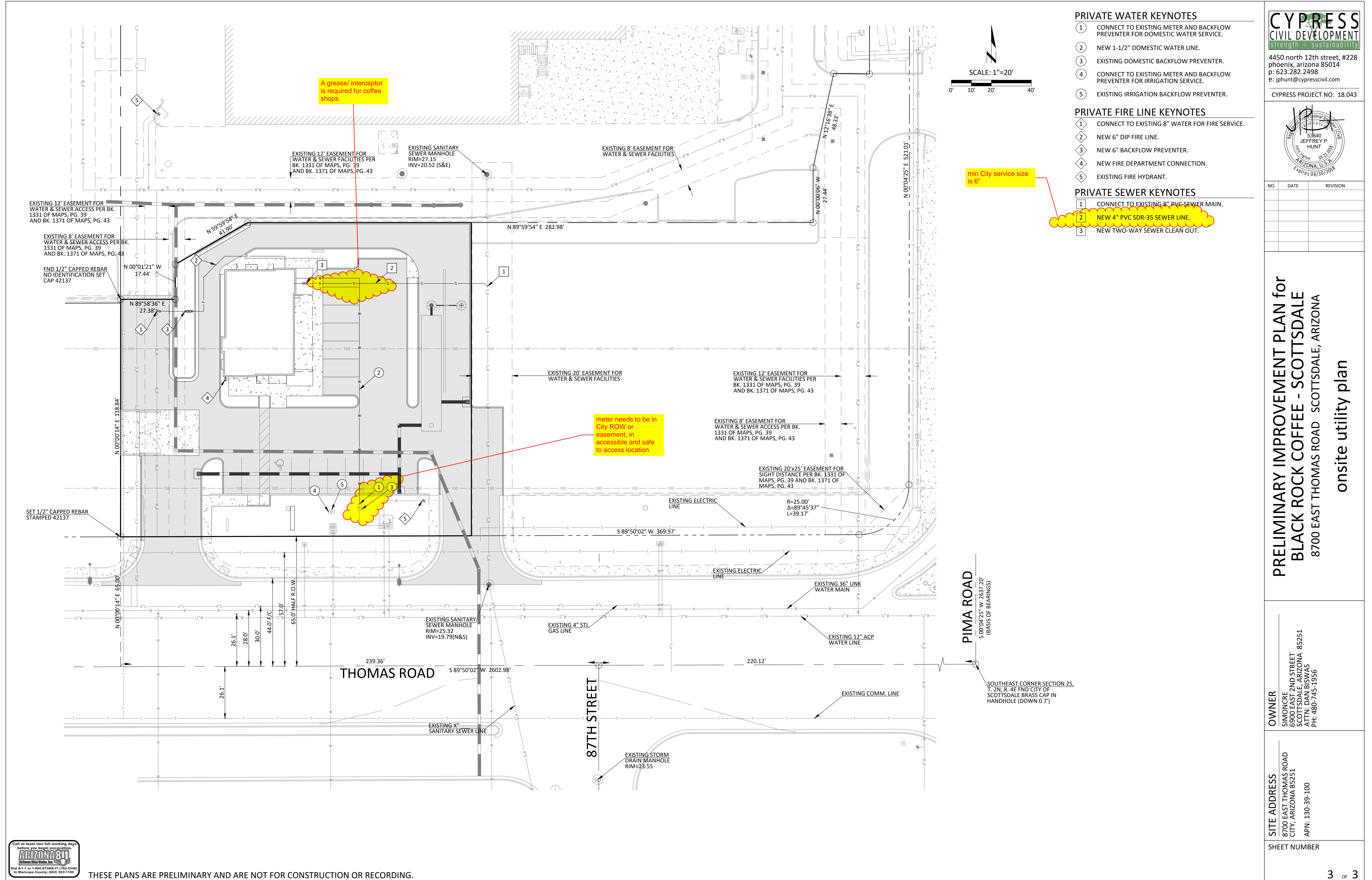
OWNER
SIMONCRE
6900 EAST 2ND STREET
SCOTTSDALE, ARIZONA 85251
ATTN: DAN BISWAS
PH: 480-745-1956

SITE ADDRESS
8700 EAST THOMAS ROAD
CITY, ARIZONA 85251
APN: 130-39-100

SHEET NUMBER



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PRIVATE WATER KEYNOTES

- 1 CONNECT TO EXISTING METER AND BACKFLOW PREVENTER FOR DOMESTIC WATER SERVICE.
- 2 NEW 1-1/2" DOMESTIC WATER LINE.
- 3 EXISTING DOMESTIC BACKFLOW PREVENTER.
- 4 CONNECT TO EXISTING METER AND BACKFLOW PREVENTER FOR IRRIGATION SERVICE.
- 5 EXISTING IRRIGATION BACKFLOW PREVENTER.

PRIVATE FIRE LINE KEYNOTES

- 1 CONNECT TO EXISTING 8" WATER FOR FIRE SERVICE.
- 2 NEW 6" DIP FIRE LINE.
- 3 NEW 6" BACKFLOW PREVENTER.
- 4 NEW FIRE DEPARTMENT CONNECTION.
- 5 EXISTING FIRE HYDRANT.

PRIVATE SEWER KEYNOTES

- 1 CONNECT TO EXISTING 8" PVC SEWER MAIN.
- 2 NEW 4" PVC SDR-35 SEWER LINE.
- 3 NEW TWO-WAY SEWER CLEAN OUT.



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NO.	DATE	REVISION

**PRELIMINARY IMPROVEMENT PLAN for
 BLACK ROCK COFFEE - SCOTTSDALE
 8700 EAST THOMAS ROAD SCOTTSDALE, ARIZONA
 onsite utility plan**

OWNER
 SIMONCRE
 6900 EAST 2ND STREET
 SCOTTSDALE, ARIZONA 85251
 ATTN: DAN BISWAS
 PH: 480-745-1956

SITE ADDRESS
 8700 EAST THOMAS ROAD
 CITY, ARIZONA 85251
 APN: 130-39-100

SHEET NUMBER



THESE PLANS ARE PRELIMINARY AND ARE NOT FOR CONSTRUCTION OR RECORDING.

SCOTTSDALE GENERAL NOTES

- ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE CITY'S SUPPLEMENTAL STANDARD DETAILS WILL GOVERN.
- THE CITY ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS; THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE CITY.
- THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTIONS HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE RESUBMITTED TO THE CITY FOR REAPPROVAL.
- A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF SCOTTSDALE RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTIONS SERVICES 24 HOURS PRIOR TO THE BEGINNING CONSTRUCTION BY CALLING 480-312-5750.
- WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 602-263-1100, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT. CALL "COLLECT" IF NECESSARY.
- ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE CITY ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
- ALL EXCAVATION AND GRADING IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE UNIFORM BUILDING CODE PREPARED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE CITY FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.

HUBBARD ENGINEERING GENERAL NOTES

- THE PLANS PREPARED FOR THIS PROJECT PRESENT A DESCRIPTION OF THE WORK TO BE ACCOMPLISHED. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND DETERMINE, FROM HIS OWN INSPECTION, THE CONDITIONS UNDER WHICH IT IS TO BE PERFORMED. THE CONTRACTOR, BY MAKING HIS BID, REPRESENTS THAT HE HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH LOCAL CONDITIONS, THE TYPE OF WORK TO BE PERFORMED, EVALUATED THE DIFFICULTY OF PERFORMING THE REQUIRED TASKS, AND THE LABOR, EQUIPMENT AND MATERIAL THAT ARE REQUIRED TO PROVIDE A COMPLETE PROJECT.
- A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA; HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF SAID UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDER-GROUND UTILITIES SHOWN ON THESE PLANS.
- MYLAR PLAN SHEETS FOR AS-BUILTS MAY BE PURCHASED FROM HUBBARD ENGINEERING. THE COST OF THIS ITEM SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
- ALL HANDICAP ACCESS RAMPS, PARKING STALLS, AND DELINEATED WALKWAYS SHALL BE CONSTRUCTED AND MARKED IN ACCORDANCE WITH CURRENT FEDERAL AND/OR LOCAL A.D.A. STANDARDS AND REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL AUTHORITIES PRIOR TO CONSTRUCTING AND/OR STRIPING TO CONFIRM CURRENT REQUIREMENTS. SLOPES WITHIN THE LIMITS OF HANDICAPPED PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.
- ALL SLOPES HIGHER THAN ONE (1) FOOT AND STEEPER THAN 20:1, UNLESS LINED WITH TURF, SHALL BE COMPACTED AND TESTED PER MAG SPECIFICATION 215. WE RECOMMEND RE-COMPACTION PER MAG SPECIFICATION 215 AFTER INSTALLATION OF IRRIGATION LINES, AND WE RECOMMEND STABILIZATION OF DECOMPOSED GRANITE.
- UNLESS SPECIALLY NOTED OTHERWISE, THESE PLANS SHOULD BE USED FOR HORIZONTAL AND VERTICAL LAYOUT OF CIVIL ELEMENTS ONLY. (TYPICALLY WATER, FIRE, SEWER AND STORM DRAIN LINES, VALVES, FIRE HYDRANTS, MANHOLES, CATCH BASINS, HEADWALLS, DRYWELLS, ETC.) FOR ALL OTHER HORIZONTAL LAYOUT (BUILDINGS, CURBS, WALKS, ETC.) SEE ARCHITECT'S PLAN.

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	FIRE DEPARTMENT CONNECTION	
	EASEMENT LINE	
	LOT LINE	
	UNDERGROUND TELEPHONE LINE	
	OVERHEAD ELECTRIC LINE	
	UNDERGROUND ELECTRIC LINE	
	FIRE LINE	
	NATURAL GAS LINE	
	SEWER LINE (FLOW DIR SHOWN)	
	SEWER SERVICE LINE	
	STORM DRAIN	
	WATER MAIN	
	WATER SERVICE LINE	
	CONC CURB (AND GUTTER)	

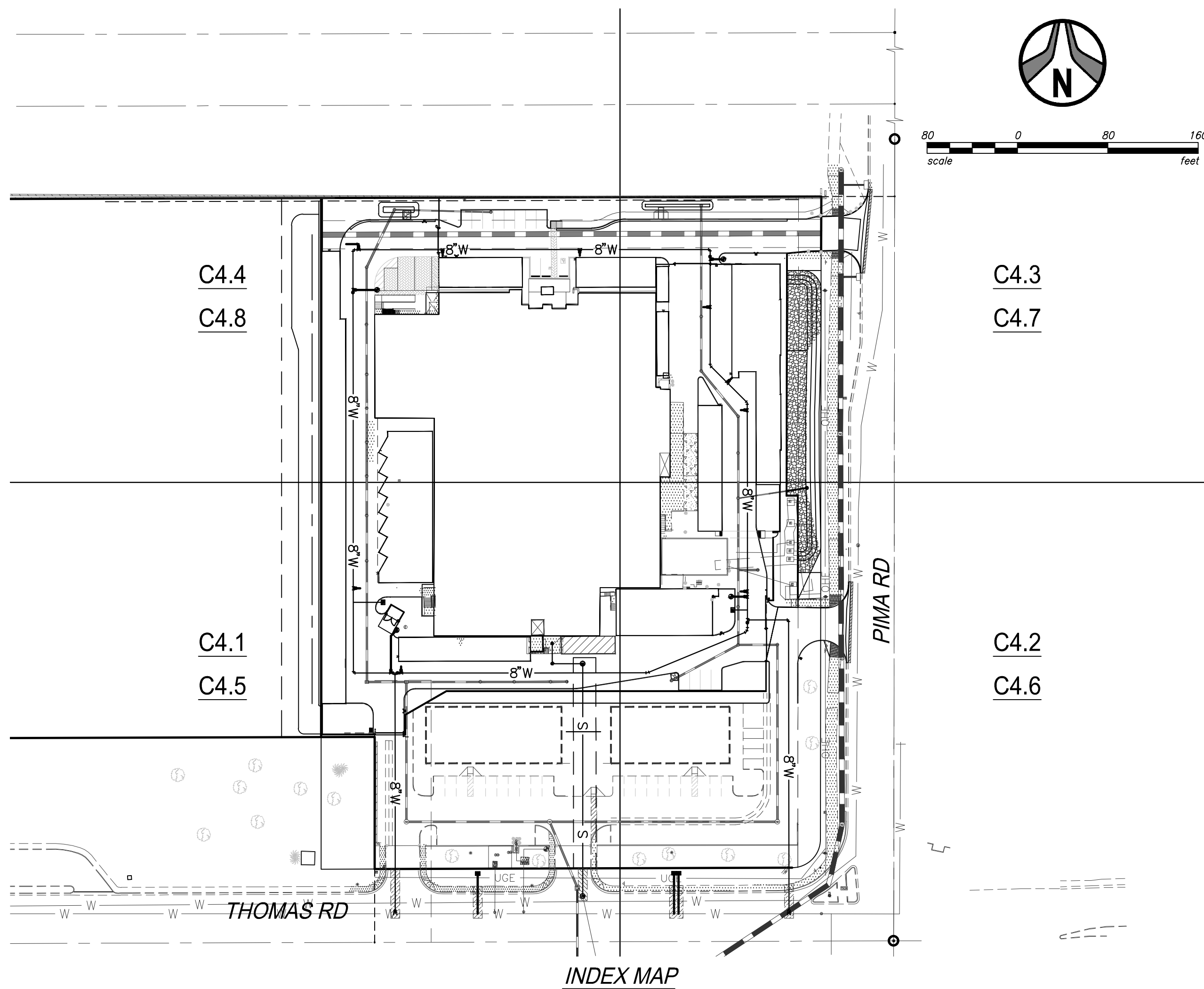
	ASPHALT PAVEMENT	
	CONCRETE PAVEMENT	
	CONCRETE SIDEWALK	
	SANITARY MANHOLE	
	STORM DRAIN MANHOLE	
	CATCH BASIN	
	FIRE HYDRANT	
	WATER VALVE	
	WATER METER	
	SPOT ELEVATION	

TC=84.35
 G=83.55
 TC=84.74
 G=83.97

TC=TOP OF CURB
 G=GUTTER
 P=PAVEMENT
 SW=SIDEWALK
 C=CONCRETE

UTILITY IMPROVEMENTS FOR PIMA SELF STORAGE SCOTTSDALE, AZ.

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER

WENTWORTH PROPERTY COMPANY
 2701 E. CAMELBACK RD. SUITE #185
 PHOENIX, AZ. 85961
 PHONE: (602) 296-0000
 CONTACT: JARED LANGENHUIZEN

ARCHITECT

RKAA ARCHITECTS, INC.
 2233 E. THOMAS RD.
 PHOENIX, AZ. 85016
 PHONE: (602) 955-3900
 CONTACT: ROBERT KUBICEK

PARCEL ACREAGE

LOT 1
 182,463 SQ. FT. 4.1888 AC +/-
 LOT 2
 74,869 SQ. FT. 1.7188 AC +/-
 TOTAL AREA=257,333 SQ. FT. 5.9075 AC +/-

REFERENCE DOCUMENTS

"SCOTTSDALE SUMMIT" AS RECORDED IN BOOK 452, PAGE 10, M.C.R.
 SPECIAL WARRANTY DEED, AS RECORDED IN DOC. 2015-0356409, M.C.R.

ESTIMATED PUBLIC QUANTITIES

WATER	SEWER
1. 8"x8" CUT-IN TEE, VALVE, BOX & COVER (M.A.G. 391-1 TYPE 'C')	1. 48" SANITARY SEWER MANHOLE (M.A.G. 420-1 & 424)
2. 6" D.I.P. CLASS 350 (M.A.G. 610)	2. 8" SDR-35 SEWER LINE (M.A.G. 615 AND 743)
3. 8" D.I.P. CLASS 350 (M.A.G. 610)	3. SAWCUT, REMOVE AND REPLACE PAVEMENT
4. 6" VALVE, BOX & COVER (M.A.G. 391-1 TYPE 'C')	
5. 8" VALVE, BOX & COVER (M.A.G. 391-1 TYPE 'C')	
6. 6" WATER LINE BEND	
7. 8" WATER LINE BEND	
8. 8"x6" WATER LINE TEE	
9. 8"x8" WATER LINE TEE	
10. 1" WATER METER (C.O.S. 2330 & M.A.G. 230)	
11. SAWCUT, REMOVE AND REPLACE PAVEMENT	
12. FIRE HYDRANT (M.A.G. 360 & C.O.S. 2366)	
13. 1" TYPE K COPPER WATER LINE	

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
04013	2235 OCT 16, 2013	L	OCT 16, 2013	AE	

ZONE "AE" IS DEFINED AS "BASE FLOOD ELEVATIONS DETERMINED, THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS."

CITY OF SCOTTSDALE APPROVAL

DELTA 1 REVISIONS ~ 01/27/2015	
PAVING	TRAFFIC
G & D	PLANNING
W & S	FIRE
RET. WALLS	
ENGINEERING COORDINATION MGR. (OR DESIGNEE)	DATE

REQUIRED AS-BUILT CERTIFICATION

AS-BUILT CONSTRUCTION PLANS FOR POTABLE WATER, SANITARY SEWER AND RECLAIMED WATER (IF APPLICABLE), THE ENGINEER'S CERTIFICATION OF COUNTY ENVIRONMENTAL SERVICES DEPARTMENT HAVE BEEN COMPLETED.

REGISTERED CIVIL ENGINEER _____ DATE _____

WATER APPROVAL:

MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPT. _____ DATE _____

SEWER APPROVAL:

MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPT. _____ DATE _____

NO CONFLICT SIGNATURE BLOCK

UTILITY	UTILITY COMPANY	NAME OF COMPANY REP.	PHONE NUMBER	DATE SENT
ELECTRIC	SALT RIVER PROJECT (POWER)	MAIN ADMINISTRATIVE DESK	602-236-8026	12/02/2016
TELEPHONE	COX COMMUNICATIONS	TMC	623-328-4073	12/02/2016
NATURAL GAS	SOUTHWEST GAS	MARCUS WATANABE	480-730-3855	12/02/2016
CABLE TV	CENTURY LINK	ELM LOCATING	623-780-3350	12/02/2016

ENGINEER'S CERTIFICATION

I, _____, AS THE ENGINEER OF RECORD FOR THIS DEVELOPMENT, HEREBY CERTIFY THAT ALL UTILITY COMPANIES LISTED ABOVE HAVE BEEN PROVIDED FINAL IMPROVEMENT PLANS FOR REVIEW, AND THAT ALL CONFLICTS IDENTIFIED BY THE UTILITIES HAVE BEEN RESOLVED. IN ADDITION, "NO CONFLICT" FORMS HAVE BEEN OBTAINED FROM EACH UTILITY COMPANY AND ARE INCLUDED IN THIS SUBMITTAL.

SIGNATURE _____ DATE _____

ENGINEER'S STATEMENT

THE ENGINEER OF RECORD ON THESE PLANS HAS RECEIVED A COPY OF THE APPROVED STIPULATIONS FOR THIS PROJECT AND HAS DESIGNED THESE PLANS IN CONFORMANCE WITH THE APPROVED STIPULATIONS.

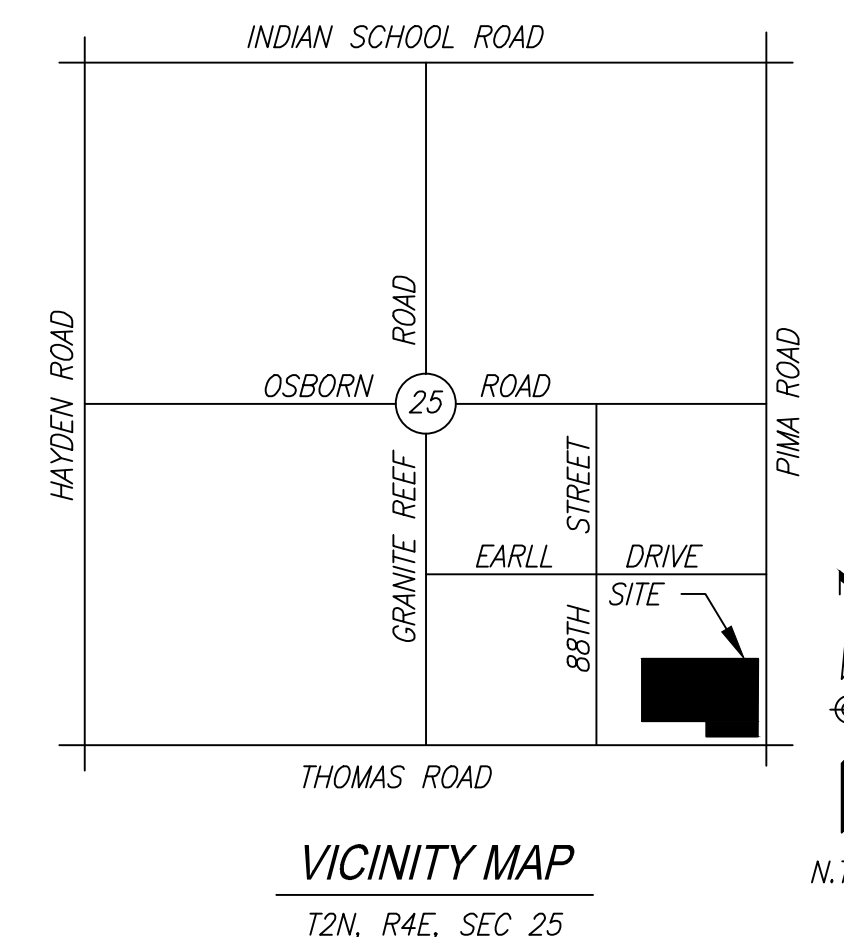
REGISTERED CIVIL ENGINEER _____ DATE _____

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED CIVIL ENGINEER _____ DATE _____

REGISTRATION NUMBER _____



CIVIL ENGINEER

HUBBARD ENGINEERING
 1201 S. ALMA SCHOOL RD. SUITE #12000
 MESA, AZ 85204
 PHONE: (480) 892-3313
 CONTACT: SHAWN D. HANRAHAN

SURVEY

HUBBARD ENGINEERING
 1201 S. ALMA SCHOOL RD. SUITE #12000
 MESA, AZ 85210
 PHONE: (480) 892-3313
 FAX: (480) 892-7051
 CONTACT: ADRIAN BURCHAM, PLS

SHEET INDEX

SHT C1.1	COVER SHEET, QTY, & NOTES
SHT C4.1-C4.4	PUBLIC UTILITY PLAN SHEETS
SHT C4.5-C4.8	PRIVATE UTILITY PLAN SHEETS
SHT C4.9	PUBLIC SEWER PLAN AND PROFILE

UTILITIES

WATER & SEWER	CITY OF SCOTTSDALE
ELECTRIC	SRP
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS
CABLE T.V.	COX COMMUNICATIONS

1201 S. Alma School Rd.
 Suite 12000
 Mesa, AZ 85210
 PH: 480.892.3313
 www.hubbardengineering.com

HUBBARD ENGINEERING

COVER SHEET
 PIMA SELF STORAGE
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25
 TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
 MERIDIAN, MARICOPA COUNTY, ARIZONA

Date: 05/15/2017
 Project Eng: M. WOLF, P.E.
 Project No: 15138
 Project Mgr: B. HAMMERSLAND

Professional Engineer License No. 38929
 MICHAEL S. WOLF
 State of Arizona
 08-30-2008

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SHT: 01 OF 10
 C1.1

CASE #57-DR-2015 (PLAN CHECK #6995-16-2)

CONSTRUCTION NOTES

PUBLIC WATER NOTES:

- 1 FIELD LOCATE 8" WATERLINE AND INSTALL 8"x8" CUT-IN TEE, VALVE, BOX & COVER PER M.A.G. STD. DTL. 391-1, TYPE "C", D.I.P. CLASS 350 POLY-WRAPPED, JOINT RESTRAINT PER M.A.G. STD. DTL. 303-1 & 303-2.
- 2 INSTALL 6" D.I.P. CLASS 350 POLY-WRAPPED PER M.A.G. STD. SPEC. 610. MECHANICAL RESTRAINT JOINTS PER M.A.G. STD. DTL. 303-1, 303-2 WITH MIN. 3' COVER. LENGTH AS NOTED.
- 3 INSTALL 8" D.I.P. CLASS 350 POLY-WRAPPED PER M.A.G. STD. SPEC. 610. MECHANICAL RESTRAINT JOINTS PER M.A.G. STD. DTL. 303-1, 303-2 WITH MIN. 3' COVER. LENGTH AS NOTED.
- 4 INSTALL 6" VALVE, BOX, & COVER PER M.A.G. STD. DTL. 391-1, TYPE "C" D.I.P. CLASS 350 POLY-WRAPPED.
- 5 INSTALL 8" VALVE, BOX, & COVER PER M.A.G. STD. DTL. 391-1, TYPE "C" D.I.P. CLASS 350 POLY-WRAPPED.
- 7 INSTALL 8" WATERLINE BEND, D.I.P. CLASS 350 POLY-WRAPPED WITH MEGALUG SERIES 1100 MECHANICAL RESTRAINT JOINT OR APPROVED EQUAL. ANGLE AS NOTED.
- 8 INSTALL 8"x6" TEE, CLASS 350 POLY-WRAPPED PER M.A.G. STD. SPEC. 610. MECHANICAL RESTRAINT PER M.A.G. STD. DTL. 303-1 & 303-2.
- 9 INSTALL 8"x8" TEE, CLASS 350 POLY-WRAPPED PER M.A.G. STD. SPEC. 610. MECHANICAL RESTRAINT PER M.A.G. STD. DTL. 303-1 & 303-2.
- 10 INSTALL 1" WATER METER PER C.O.S. STD. DTL. 2330 WITH BOX PER M.A.G. STD. DTL. 320. ALL METERS TO BE INSTALLED BY C.O.S. AFTER VERIFICATION OF SIZE AND PAYMENT OF ALL FEES.
- 11 SAWCUT AND REMOVE EXISTING ASPHALT, CONCRETE CURB AND GUTTER AS NECESSARY FOR INSTALLATION OF WATER LINE. REPLACE IN LIKE KIND.
- 12 INSTALL FIRE HYDRANT ASSEMBLY PER M.A.G. STD. DTL. 360, WITH CONCRETE COLLAR PER C.O.S. STD. DTL. 2366.
- 13 INSTALL 1" COPPER WATER LINE.

FIRELINE NOTES:

- 3 INSTALL FIRE SPRINKLER RISER AND WALLMOUNT FDC PER COS STD. DTL. 2369.

MATCH SHT C4.4

PARCEL 1
APN# 130-39-001L

PARCEL 2
APN# 130-39-001M

APN# 130-39-001G
CITY OF SCOTTSDALE
DOC. 1984-0522109, M.C.R.

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PUBLIC UTILITY PLAN SHEET
PIMA SELF STORAGE

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

Project No. 15138	Date 05/15/2017	Sheet No. SHT: 02 OF 10
Project Manager B. HAMMERSLAND	Project Engineer M. WOLF, P.E.	C4.1

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CASE #57-DR-2015 (PLAN CHECK #6995-16-1)

CONSTRUCTION NOTES

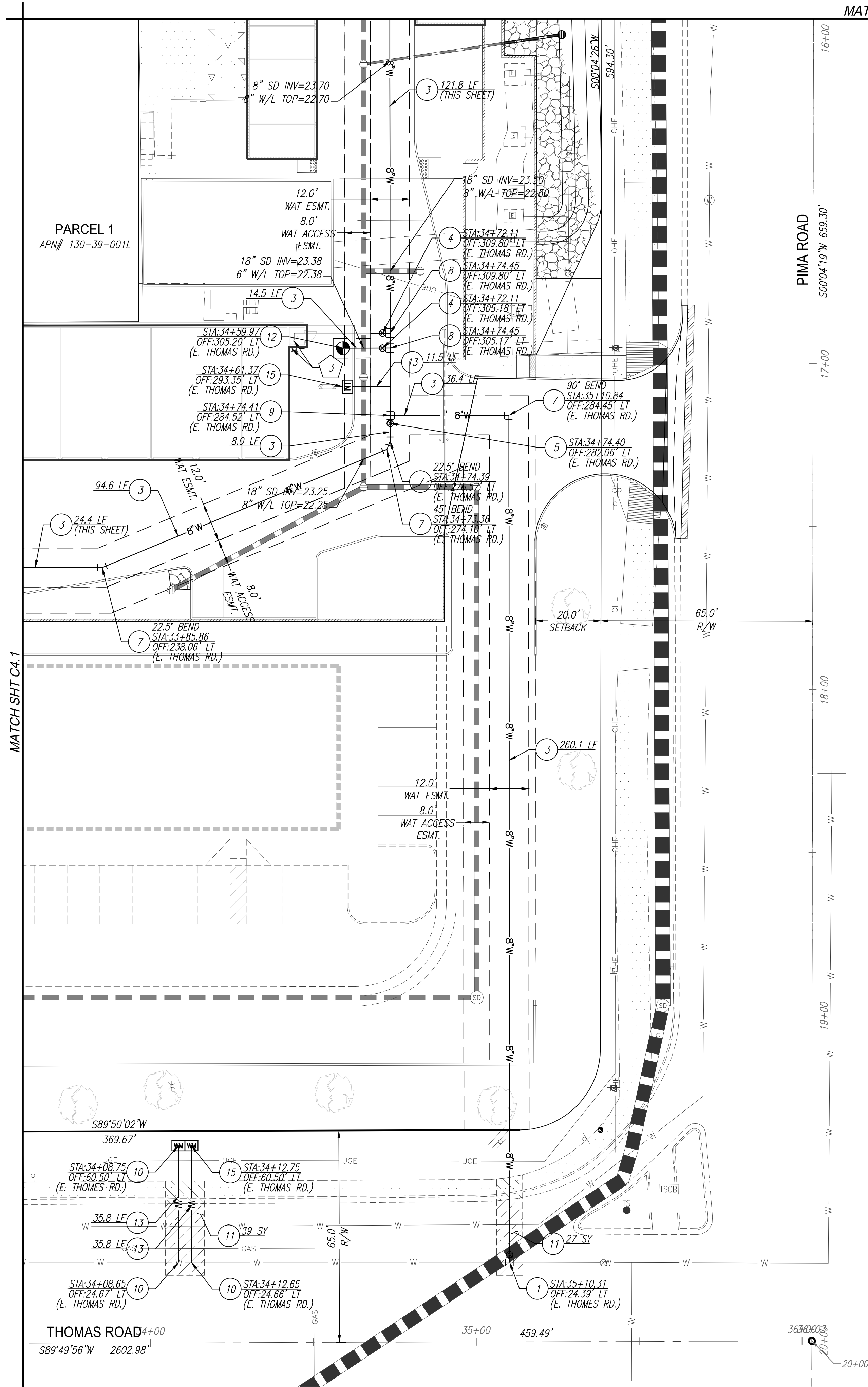
PUBLIC WATER NOTES:

- 1 FIELD LOCATE 8" WATERLINE AND INSTALL 8"x8" CUT-IN TEE, VALVE, BOX & COVER PER M.A.G. STD. DTL. 391-1, TYPE "C" D.I.P. CLASS 350 POLY-WRAPPED. JOINT RESTRAINT PER M.A.G. STD. DTL. 303-1 & 303-2.
- 3 INSTALL 8" D.I.P. CLASS 350 POLY-WRAPPED PER M.A.G. STD. SPEC. 610. MECHANICAL RESTRAINT JOINTS PER M.A.G. STD. DTL. 303-1, 303-2 WITH MIN. 3' COVER. LENGTH AS NOTED.
- 4 INSTALL 6" VALVE, BOX, & COVER PER M.A.G. STD. DTL. 391-1, TYPE "C" D.I.P. CLASS 350 POLY-WRAPPED.
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- 7 INSTALL 8" WATERLINE BEND, D.I.P. CLASS 350 POLY-WRAPPED WITH MEGALUG SERIES 1100 MECHANICAL RESTRAINT JOINT OR APPROVED EQUAL. ANGLE AS NOTED.
- 8 INSTALL 8"x6" TEE, CLASS 350 POLY-WRAPPED PER M.A.G. STD. SPEC. 610. MECHANICAL RESTRAINT PER M.A.G. STD. DTL. 303-1 & 303-2.
- 10 INSTALL 1" WATER METER PER C.O.S. STD. DTL. 2330 WITH BOX PER M.A.G. STD. DTL. 320. ALL METERS TO BE INSTALLED BY C.O.S. AFTER VERIFICATION OF SIZE AND PAYMENT OF ALL FEES.
- 11 SAWCUT AND REMOVE EXISTING ASPHALT, CONCRETE CURB AND GUTTER AS NECESSARY FOR INSTALLATION OF WATER LINE. REPLACE IN LIKE KIND.
- 12 INSTALL FIRE HYDRANT ASSEMBLY PER M.A.G. STD. DTL. 360, WITH CONCRETE COLLAR PER C.O.S. STD. DTL. 2366.
- 13 INSTALL 1" COPPER WATER LINE.
- 15 INSTALL 1" LANDSCAPE WATER METER PER C.O.S. STD. DTL. 2330 WITH BOX PER M.A.G. STD. DTL. 320. ALL METERS TO BE INSTALLED BY C.O.S. AFTER VERIFICATION OF SIZE AND PAYMENT OF ALL FEES.

FIRELINE NOTES:

- 3 INSTALL FIRE SPRINKLER RISER AND WALLMOUNT FDC PER COS STD. DTL. 2369.

MATCH SHT C4.3



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Professional Engineer
MICHAEL S. WOLF
License No. 38929
State of Arizona

GRADING PLAN SHEET
PIMA SELF STORAGE

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

Project No. 15138	Date 05/15/2017	Sheet No. SHT: 03 OF 10
Project Manager B. HAMMERSLAND	Project Engineer M. WOLF, P.E.	C4.2

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CASE #57-DR-2015 (PLAN CHECK #6995-16-1)

CONSTRUCTION NOTES

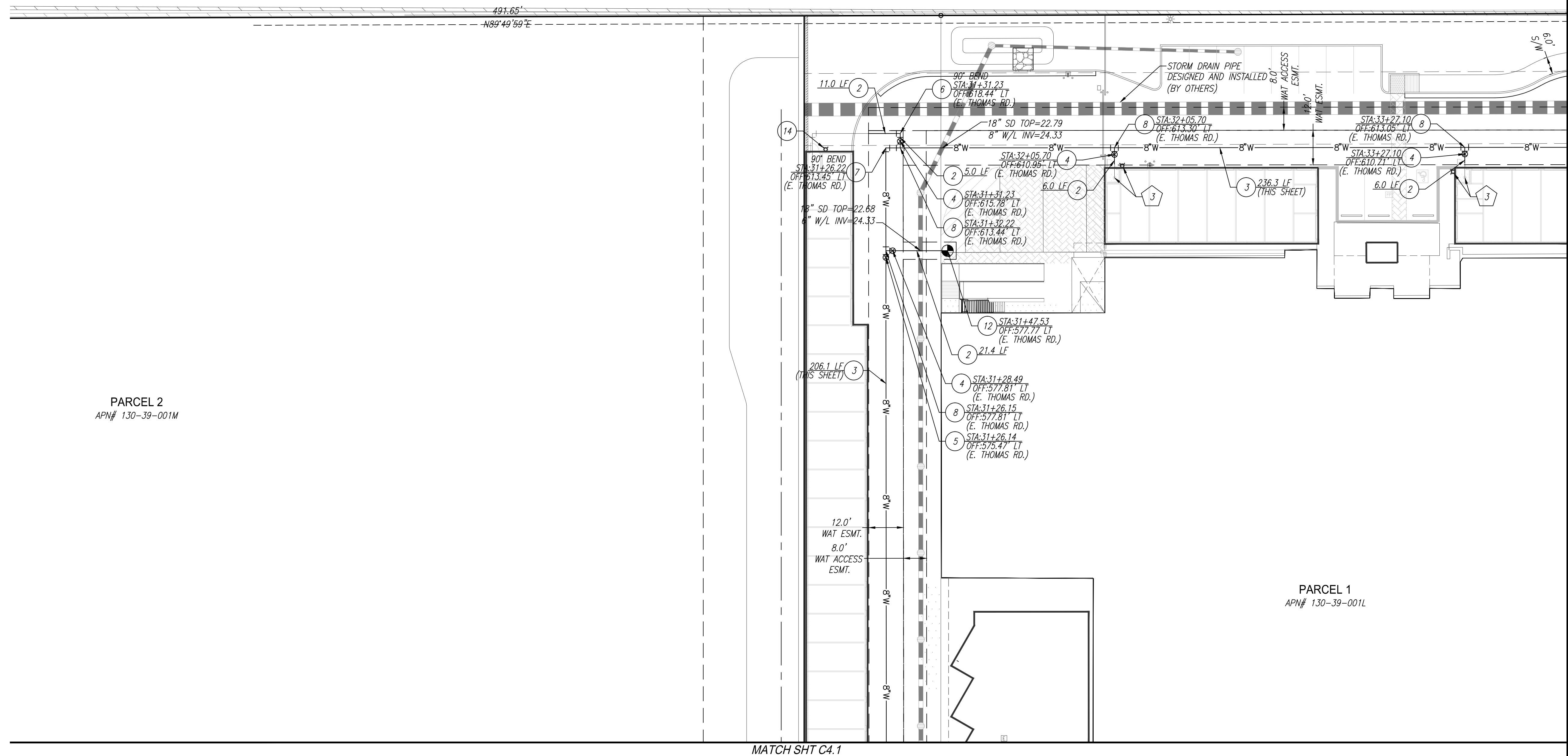
PUBLIC WATER NOTES:

- 2 INSTALL 6" D.I.P. CLASS 350 POLY-WRAPPED PER M.A.G. STD. SPEC. 610. MECHANICAL RESTRAINT JOINTS PER M.A.G. STD. DTL. 303-1, 303-2 WITH MIN. 3" COVER. LENGTH AS NOTED.
- 3 INSTALL 8" D.I.P. CLASS 350 POLY-WRAPPED PER M.A.G. STD. SPEC. 610. MECHANICAL RESTRAINT JOINTS PER M.A.G. STD. DTL. 303-1, 303-2 WITH MIN. 3" COVER. LENGTH AS NOTED.
- 4 INSTALL 6" VALVE, BOX, & COVER PER M.A.G. STD. DTL. 391-1, TYPE "C" D.I.P. CLASS 350 POLY-WRAPPED.
- 5 INSTALL 8" VALVE, BOX, & COVER PER M.A.G. STD. DTL. 391-1, TYPE "C" D.I.P. CLASS 350 POLY-WRAPPED.
- 6 INSTALL 6" WATERLINE BEND, D.I.P. CLASS 350 POLY-WRAPPED WITH MEGALUG SERIES 1100 MECHANICAL RESTRAINT JOINT OR APPROVED EQUAL. ANGLE AS NOTED.
- 7 INSTALL 8" WATERLINE BEND, D.I.P. CLASS 350 POLY-WRAPPED WITH MEGALUG SERIES 1100 MECHANICAL RESTRAINT JOINT OR APPROVED EQUAL. ANGLE AS NOTED.
- 8 INSTALL 8"x6" TEE, CLASS 350 POLY-WRAPPED PER M.A.G. STD. SPEC. 610. MECHANICAL RESTRAINT PER M.A.G. STD. DTL. 303-1 & 303-2.
- 12 INSTALL FIRE HYDRANT ASSEMBLY PER M.A.G. STD. DTL. 360, WITH CONCRETE COLLAR PER C.O.S. STD. DTL. 2366.
- 14 INSTALL FIRE DEPARTMENT CONNECTION PER C.O.S. STD. DET. 2369 AND ARCHITECTURAL PLANS.

FIRELINE NOTES:

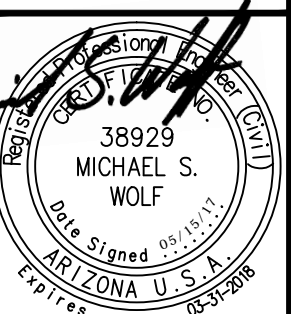
- 3 INSTALL FIRE SPRINKLER RISER AND WALLMOUNT FDC PER COS STD. DTL. 2369.

SCOTTSDALE SUMMIT
BK. 452, PG. 10, M.C.R.



PARCEL 2
APN# 130-39-001M

PARCEL 1
APN# 130-39-001L



GRADING PLAN SHEET
PIMA SELF STORAGE

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

Project No. 15138	Date 05/15/2017	Sheet No. SHT: 05 OF 10
Project Manager B. HAMMERSLAND	Project Engineer M. WOLF, P.E.	C4.4

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CONSTRUCTION NOTES

PRIVATE WATER NOTES:

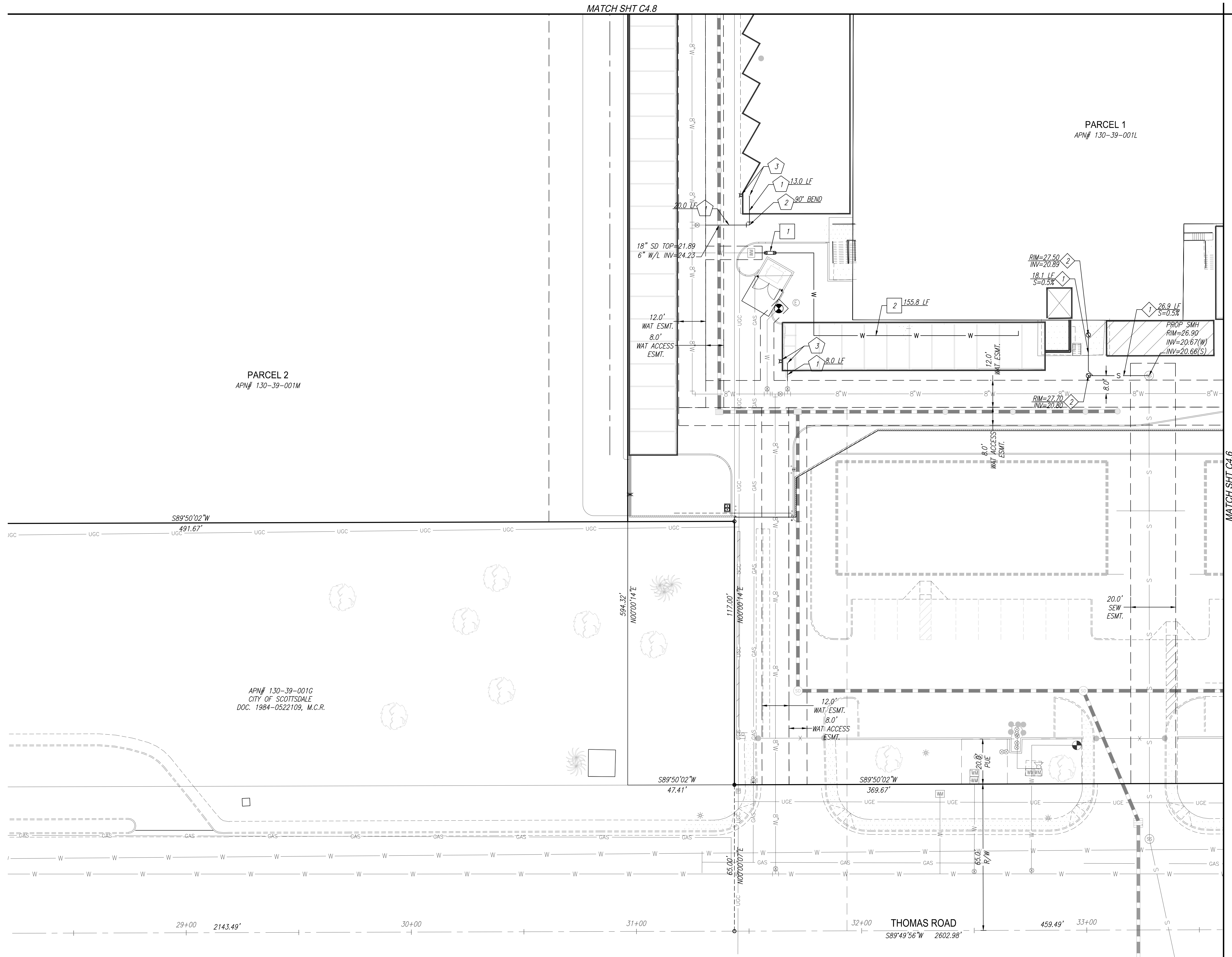
- 1 INSTALL 1" BACKFLOW PREVENTION ASSEMBLY PER C.O.S. STD. D.L.T. 2352.
- 2 INSTALL 1" C-900 WATER SERVICE. LENGTH AS NOTED.

FIRELINE NOTES:

- 1 INSTALL 6" D.I.P. CLASS 350 POLY-WRAPPED PER M.A.G. STD. SPEC. 610. MECHANICAL RESTRAINT JOINTS PER M.A.G. STD. DTL. 303-1, 303-2 WITH MIN. 3" COVER. LENGTH AS NOTED.
- 2 INSTALL WATERLINE BEND, D.I.P. CLASS 350 POLY-WRAPPED WITH MEGALUG SERIES 1100 MECHANICAL RESTRAINT JOINT OR APPROVED EQUAL SIZE AND ANGLE AS NOTED.
- 3 INSTALL FIRE SPRINKLER RISER AND WALLMOUNT FDC PER COS STD. DTL. 2369.

PRIVATE SANITARY SEWER NOTES:

- 1 INSTALL 8" SDR 35 SANITARY SEWER PIPE PER M.A.G. STD. SPEC. 615 AND 743. LENGTH AND SLOPE AS NOTED.
- 2 INSTALL 8" SEWER CLEANOUT PER MAG STD DTL 441.
- 3 CONNECT TO EXISTING 8" SEWER SERVICE. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING 8" SERVICE. INVERT AT NOTED.



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38925
MICHAEL S. WOLF
Professional Engineer
Arizona State License No. 38925

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PRIVATE UTILITY PLAN SHEET
PIMA SELF STORAGE

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

Project No. 15138	Date 05/15/2017	Sheet No. SHT: 06 OF 10
Project Manager B. HAMMERSLAND	Project Engineer M. WOLF, P.E.	C4.5

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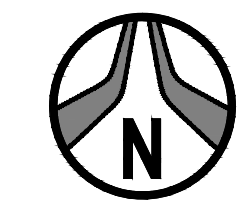
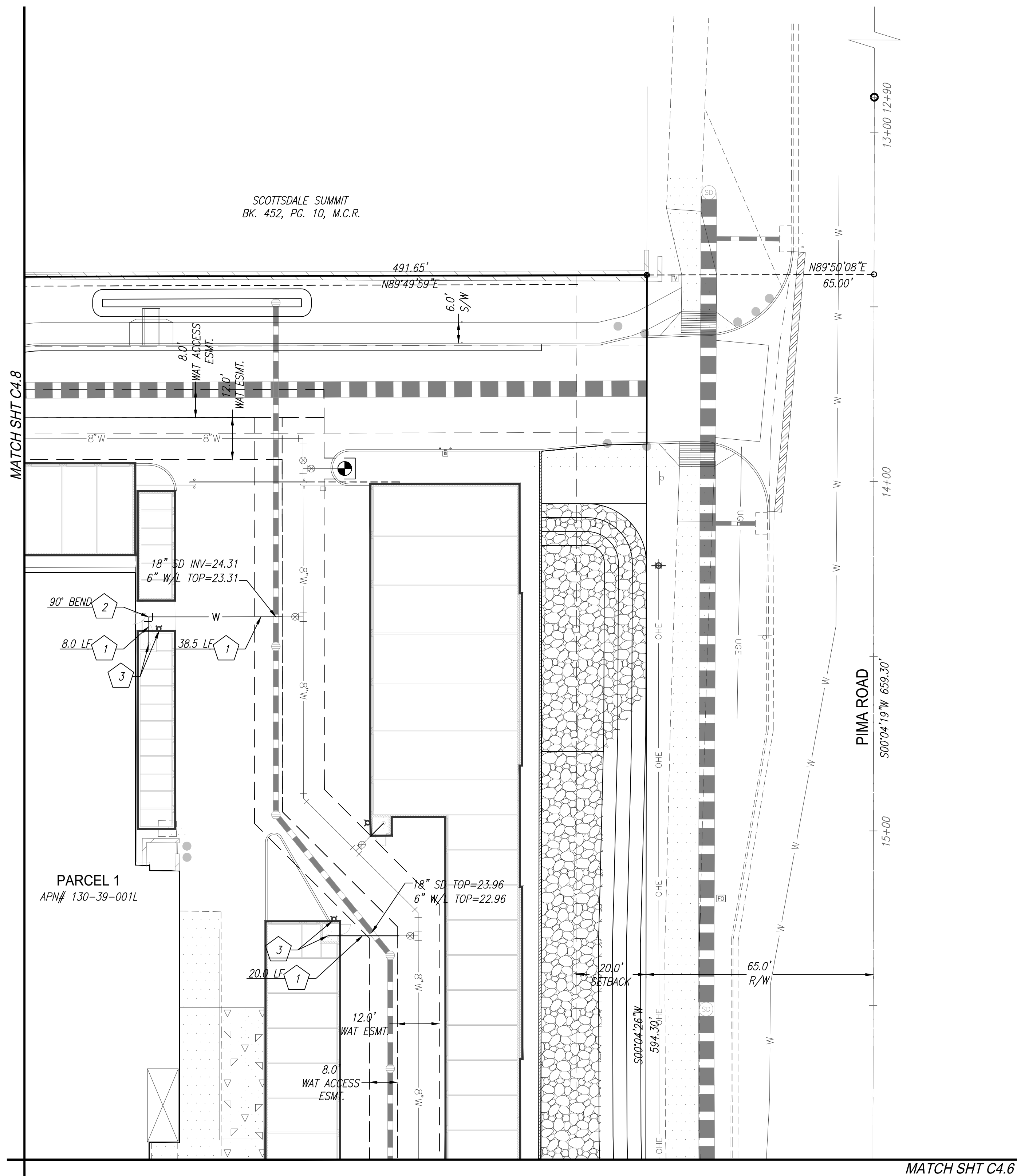
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CASE #57-DR-2015 (PLAN CHECK #6995-16-1)

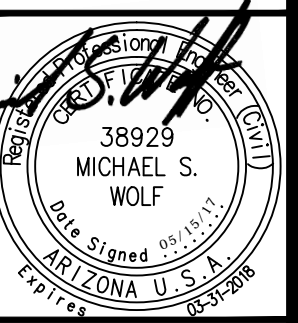
CONSTRUCTION NOTES

FIRELINE NOTES:

- 1 INSTALL 6" D.I.P. CLASS 350 POLY-WRAPPED PER M.A.G. STD. SPEC. 610. MECHANICAL RESTRAINT JOINTS PER M.A.G. STD. DTL. 303-1, 303-2 WITH MIN. 3" COVER. LENGTH AS NOTED.
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- 3 INSTALL FIRE SPRINKLER RISER AND WALLMOUNT FDC PER COS STD. DTL. 2369.



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A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

Project No. 15138	Date 05/15/2017	Sheet No. SHT: 08 OF 10
Project Manager B. HAMMERSLAND	Project Engineer M. WOLF, P.E.	C4.7

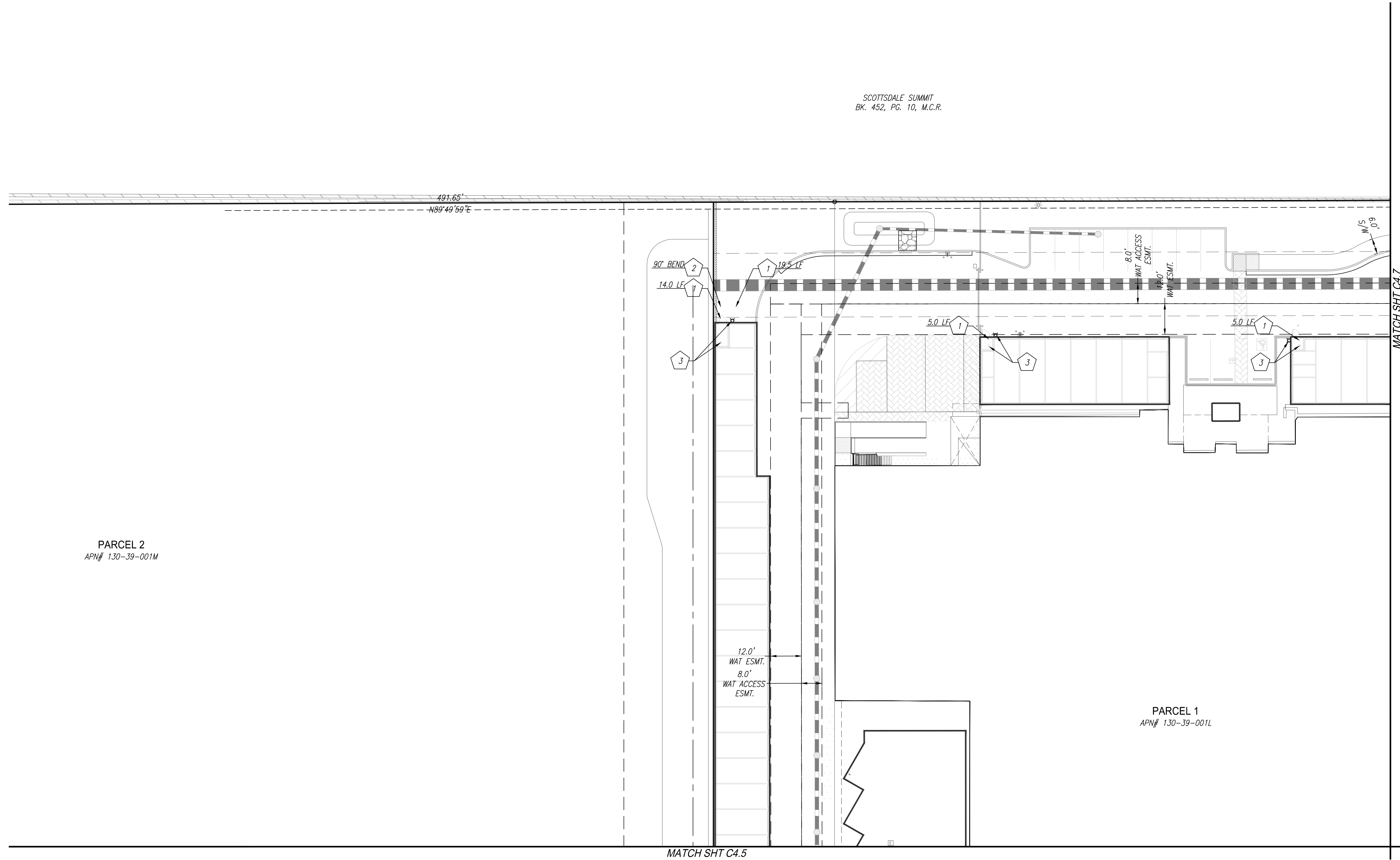
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CONSTRUCTION NOTES

FIRELINE NOTES:

- 1 INSTALL 6" D.I.P. CLASS 350 POLY-WRAPPED PER M.A.G. STD. SPEC. 610. MECHANICAL RESTRAINT JOINTS PER M.A.G. STD. DTL. 303-1, 303-2 WITH MIN. 3" COVER. LENGTH AS NOTED.
- 2 INSTALL WATERLINE BEND, D.I.P. CLASS 350 POLY-WRAPPED WITH MEGALUG SERIES 1100 MECHANICAL RESTRAINT JOINT OR APPROVED EQUAL. SIZE AND ANGLE AS NOTED.
- 3 INSTALL FIRE SPRINKLER RISER AND WALLMOUNT FDC PER COS STD. DTL. 2369.

SCOTTSDALE SUMMIT
BK. 452, PG. 10, M.C.R.



PARCEL 2
APN# 130-39-001M

PARCEL 1
APN# 130-39-001L

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MICHAEL S. WOLF
Professional Engineer
Arizona State Board of Engineering and Architecture

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scale feet

PRIVATE UTILITY PLAN SHEET
PIMA SELF STORAGE

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

Project No. 15138	Date 05/15/2017	Sheet No. SHT: 09 OF 10
Project Manager B. HAMMERSLAND	Project Engineer M. WOLF, P.E.	C4.8

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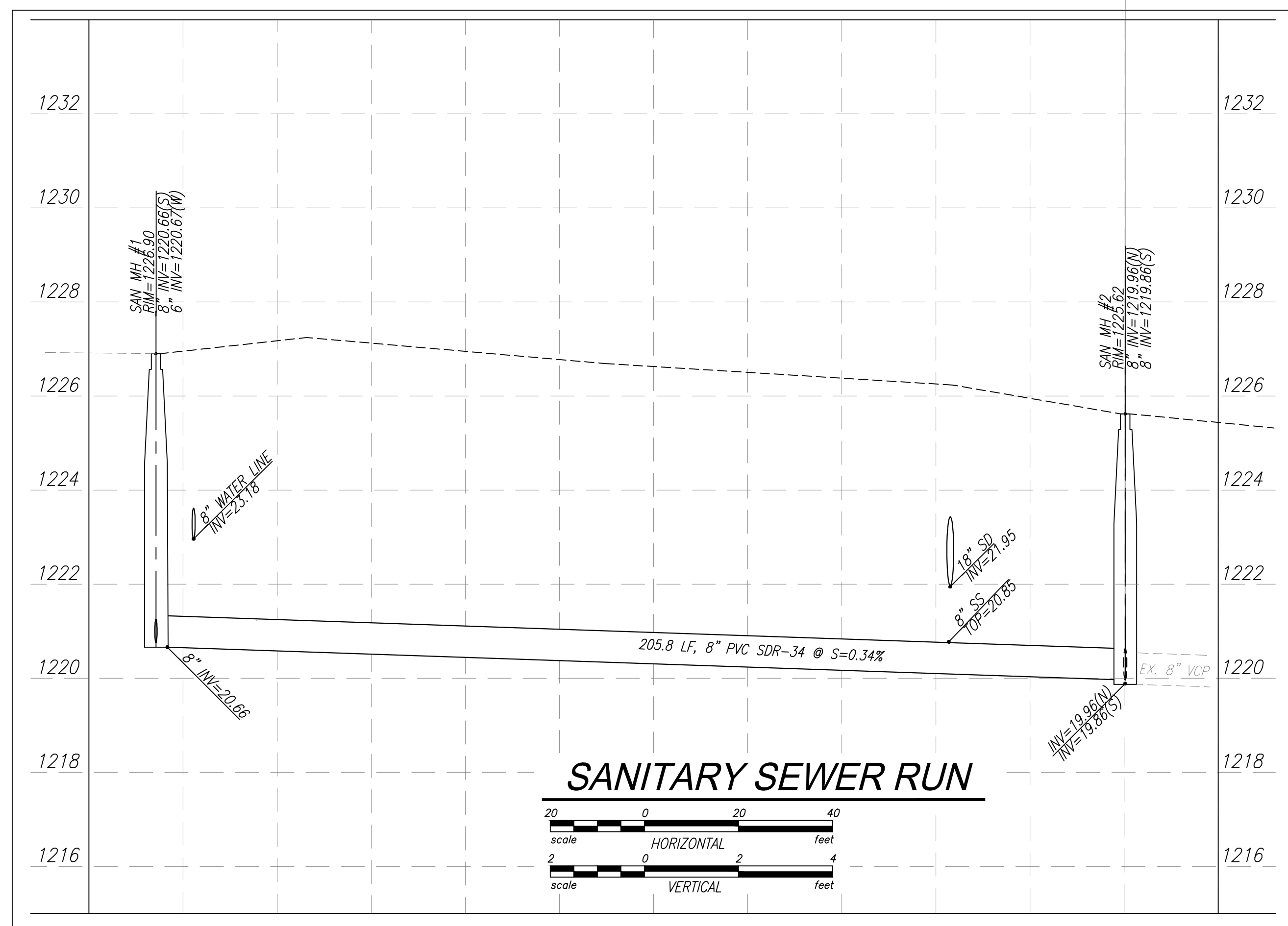
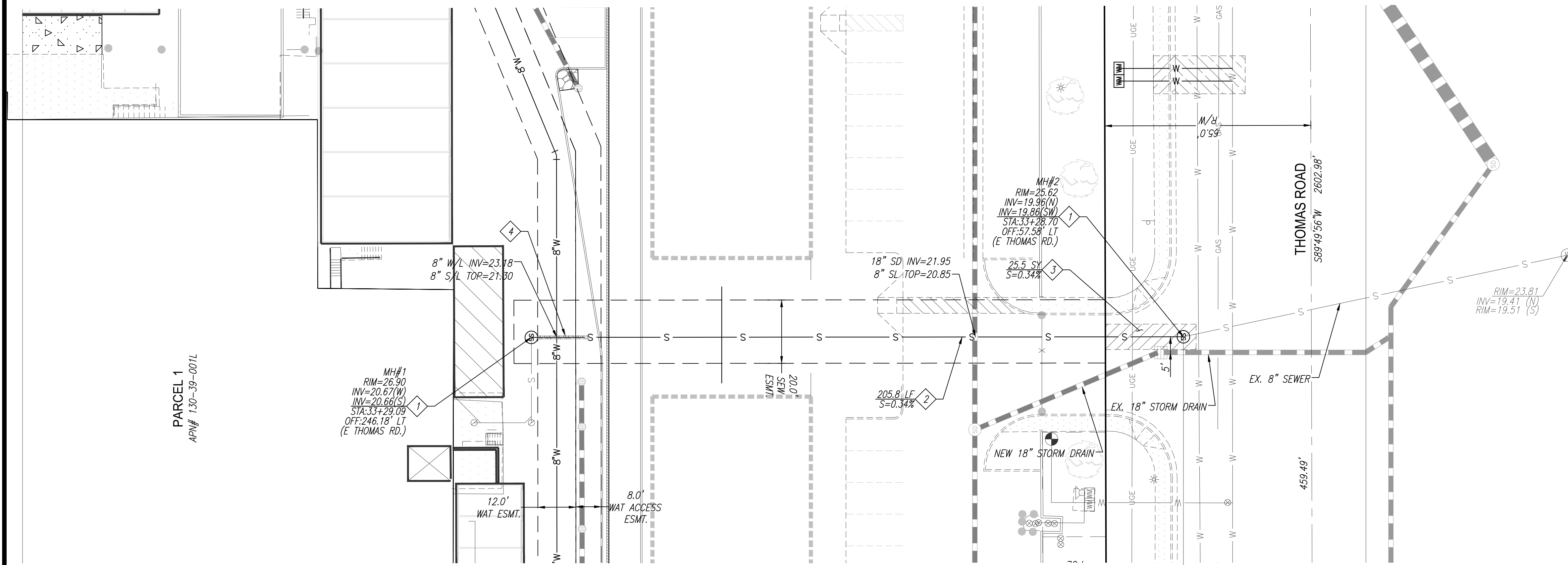
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CASE #57-DR-2015 (PLAN CHECK #6995-16-1)

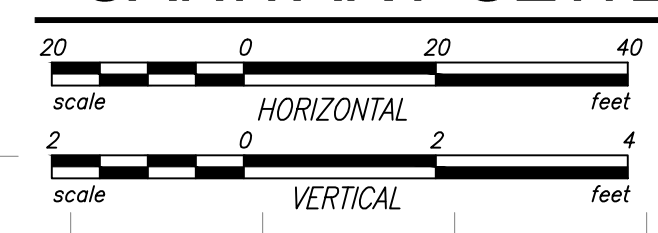
CONSTRUCTION NOTES

PUBLIC SANITARY SEWER NOTES:

- 1 INSTALL 48" SANITARY SEWER MANHOLE PER M.A.G. STD. DTL. 420-1 WITH NO STEPS. FRAME AND COVER PER M.A.G. STD. DTL. 424. RIM AND INVERTS AS NOTED.
- 2 INSTALL 8" SDR 35 SANITARY SEWER PIPE PER M.A.G. STD. SPEC. 615 AND 743. LENGTH AND SLOPE AS NOTED.
- 3 SAWCUT AND REMOVE EXISTING ASPHALT, CONCRETE CURB AND GUTTER AS NECESSARY FOR INSTALLATION OF SEWER LINE. REPLACE IN LIKE KIND.
- 4 CONCRETE ENCASE SEWER PER MAG 404-1 AND 404-3.



SANITARY SEWER RUN



PARCEL 1
APN# 130-39-001L

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PUBLIC UTILITY PLAN SHEET
PIMA SELF STORAGE
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

Project No. 15138	Date 05/15/2017	Sheet No. SHT: 10 OF 10
Project Manager B. HAMMERSLAND	Project Engineer M. WOLF, P.E.	C4.9

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CASE #57-DR-2015 (PLAN CHECK #6995-16-1)