



Drainage Reports

Abbreviated Water and Sewer Needs

Water Study

Wastewater Study

Stormwater Waiver Application

PROFESSIONAL OFFICES

SIMONSON BUILDINGS, INC.

GRADING AND DRAINAGE PLANS

7539 EAST FIRST ST

SCOTTSDALE, AZ

GENERAL CONSTRUCTION NOTES FOR CAPITAL PROJECTS

- All improvement construction shall comply with the 2015 Maricopa County Association of Governments Standard Specifications and Details for Public Works Construction as amended by the latest version of the City of Scottsdale Supplemental Standard Specifications and Details and City of Scottsdale's Design Standards & Policies Manual (DS&PM). If there is a conflict, the latter shall apply. All facilities construction shall comply with the latest building codes as amended and adopted by the City of Scottsdale.
- The engineering designs on these plans are approved by the City in scope and not in detail. If construction quantities are shown on these plans, they are not verified by the City.
- Based on the information submitted on the plans and associated documents, the City has reviewed and found them to be in accordance with the Scottsdale Revised Code and are acceptable for permit issuance. This acceptance by the City does not authorize violations of any applicable code, ordinance or standard as adopted by the Scottsdale Revised Code.
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- Wherever excavation is done contact the Blue Stake Center at (602) 263-1100 two working days before excavation is to begin. The Center will see that the location of the underground utility lines is identified for the project.
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- All Capital Improvement Projects shall meet the procedures and standards for the use of temporary/security fencing around the perimeter of construction sites, as defined in the City's Zoning Ordinance, Article VII, Section 7.700.

PROJECT INFORMATION

ZONING

SR-DO SERVICE, RESIDENTIAL, DOWNTOWN OVERLAY

ASSESSOR'S PARCEL NUMBER

130-25-021

LEGAL DESCRIPTION

LOT 3, BLOCK 2, REDDELL MANOR, ACCORDING TO THE PLOT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 49 OF MAPS, 27.

SHEET INDEX

SHEET 1 COVER
SHEET 2 GRADING
SHEET 3 UTILITIES

UTILITY PROVIDERS

WATER & SEWER	CITY OF SCOTTSDALE
FIRE PROTECTION	CITY OF SCOTTSDALE
ELECTRICITY	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURY LINK
GAS	SOUTHWEST GAS
CABLE TV	COX COMMUNICATIONS

BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF INDIAN SCHOOL AND MILLER ROADS, ELEV = 1246.322. (C.O.S. DATUM)

OWNER / DEVELOPER

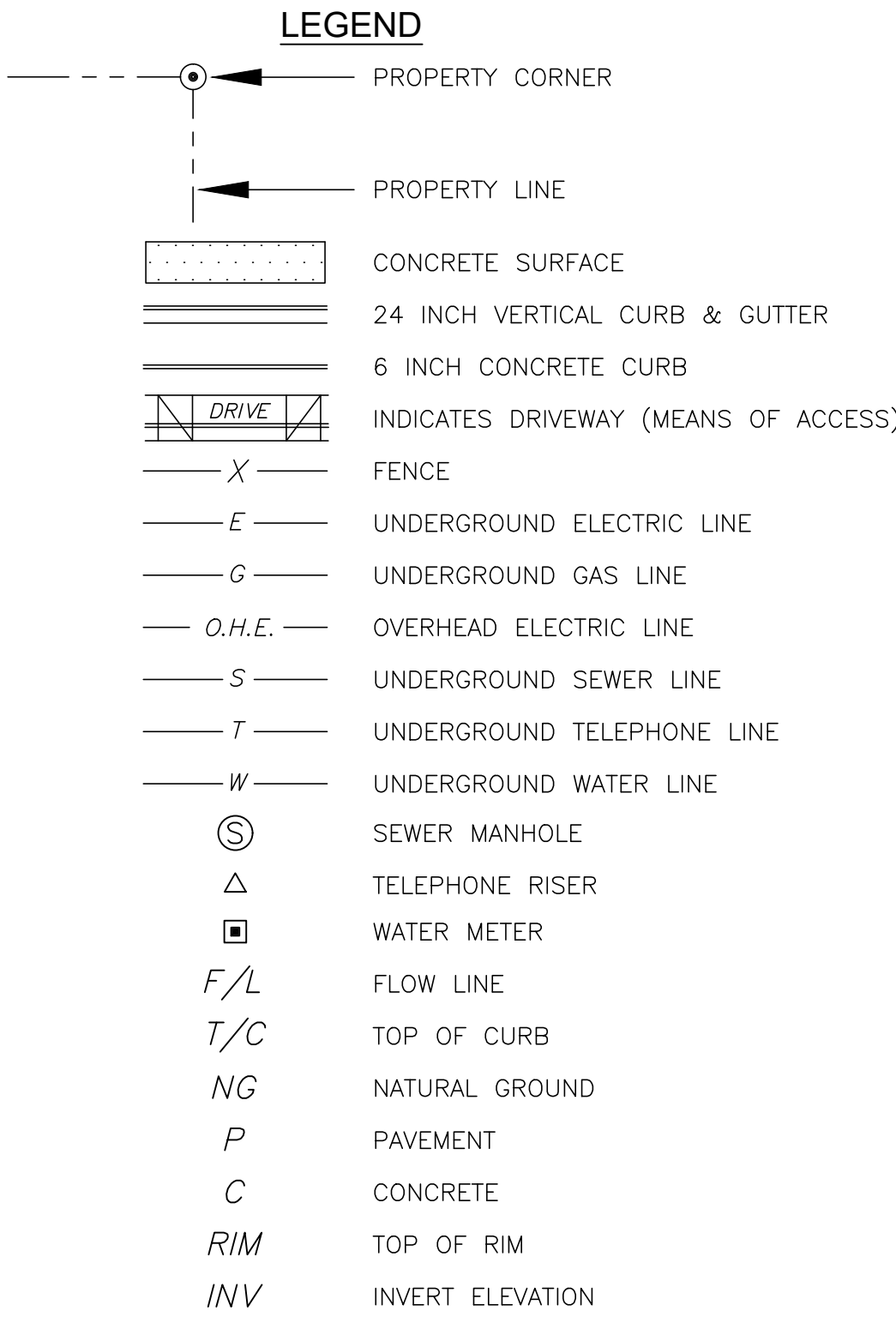
SIMONSON BUILDINGS, INC.
6925 EAST 5TH AVENUE SUITE 'O'
SCOTTSDALE, ARIZONA 85251
(480) 912-6794
MICHAEL SIMONSON

ENGINEER

STRAND ASSOCIATES, INC.
5029 E. SUNRISE DR., STE.
100 PHOENIX, AZ 85044
(602) 437-3733
BAIRD FULLERTON, P.E.

ARCHITECT

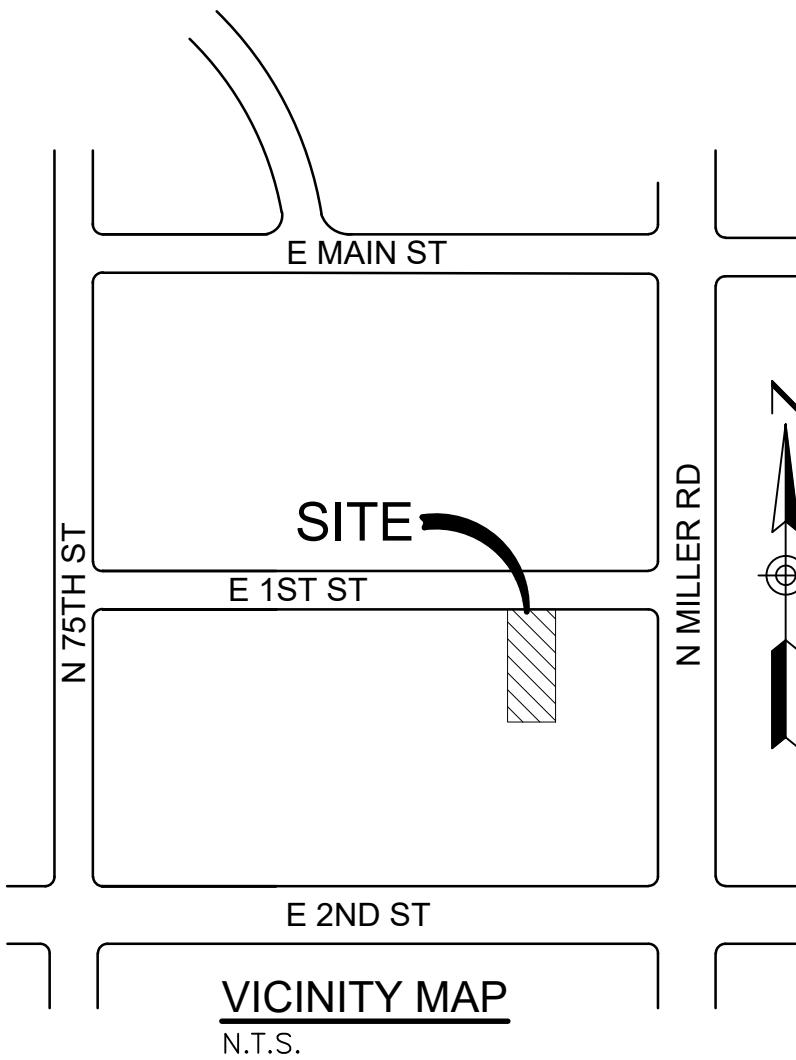
ARCHITECTS AND PLANNERS
INTERNATIONAL INC.
4717 E. MCDOWELL ROAD
SUITE 100
PHOENIX, AZ 85008
(602) 273-4202



QUANTITIES

OFFSITE:

1) 8X4 TAPPING SLEEVE AND VALVE	1 EA
2) 4" DUCTILE IRON PIPE IN R/W	31 LF
3) DOUBLE CHECK BACK FLOW ASSEMBLY	1 EA
4) SAWCUT, REMOVE & REPLACE PAVEMENT	100 SF
5) INSTALL PAVEMENT IN ALLEY	415 SF
6) REMOVE AND REPLACE SIDEWALK	300 SF



SAI GENERAL NOTES

STRAND ASSOCIATES, INC. (SAI) STANDARD NOTES:

- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING PERMITS AND RENEWAL OF LAPSED PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR MAKING ARRANGEMENTS FOR INSPECTION AND TESTING.
- THE CONTRACTOR SHALL NOTIFY THE INSPECTING AGENCY(S) 24 HOURS PRIOR TO CONSTRUCTION. CONSTRUCTION CONCEALED WITHOUT THE REQUIRED INSPECTION SHALL BE SUBJECT TO EXPOSURE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CALL BLUE STAKE AT (602) 263-1100 AT LEAST 48 HOURS BEFORE ANY CONSTRUCTION BEGINS.
- THE CONTRACTOR WILL FOLLOW GUIDELINES AND REGULATIONS SET FORTH BY O.S.H.A. SAI WILL NOT BE RESPONSIBLE FOR JOB-SITE SAFETY PROCEDURES OR CONDITIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN TAKEOFF QUANTITIES. QUANTITIES SHOWN HEREON ARE ESTIMATES ONLY AND AS SUCH ARE NOT TO BE USED FOR BID PURPOSES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATION OF THE PROPER AUTHORITY(S) IF THERE ARE OBSTRUCTIONS TO PROPOSED IMPROVEMENTS AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY EXISTING ITEM REMOVED TO FACILITATE CONSTRUCTION SHALL BE REPLACED IN THE SAME OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL ON AND AROUND THE CONSTRUCTION SITE.
- RELEASE AND USE OF THESE PLANS CONFERS UPON THE USER A DUTY OF FURTHER, CONTINUED COOPERATION AMONG THE OWNER(S), CONTRACTOR(S) AND SAI. ALL CONSTRUCTION DOCUMENTS ARE INSTRUMENTS OF SERVICE AND MAY REQUIRE FURTHER DECISIONS, JUDGEMENT AND CLARIFICATION BY SAI. ANY PROBLEMS ALLEGED WITH THESE PLANS SHOULD BE REPORTED IMMEDIATELY TO SAI SO THAT SAI CAN PARTICIPATE IN THE INVESTIGATION AND SOLUTION. WITHOUT SUCH INVOLVEMENT, SAI IS RELIEVED FROM RESPONSIBILITY FOR SUBSEQUENT DAMAGES.

- STRAND ASSOCIATES, INC. AND THE REGISTRANT SEALING THESE DOCUMENTS HAVE MADE REFERENCE TO MAG STANDARD DETAILS, SPECIFICATIONS, AND SUPPLEMENTS AS REQUIRED BY THE LOCAL AGENCY. SINCE THE DEVELOPMENT OF THE REFERENCED DETAILS AND SPECIFICATIONS WAS NOT UNDER THE DIRECT SUPERVISION OF STRAND ASSOCIATES, INC. OR THE REGISTRANT, WE CANNOT ASSUME ANY LIABILITY FOR THE ACCURACY OR COMPLETENESS OF THE MAG STANDARD DETAILS, SPECIFICATIONS, AND SUPPLEMENTS.
- EVERY ATTEMPT HAS BEEN MADE TO COORDINATE THESE PLANS WITH THE OTHER DISCIPLINES AND UTILITY COMPANIES INVOLVED. HOWEVER, AS OF THE DATE THESE PLANS WERE SEALED NOT EVERY ASPECT OF THE PROJECT WAS FINALIZED. IT IS THE CONTRACTOR'S RESPONSIBILITY PRIOR TO AND THROUGHOUT CONSTRUCTION TO COORDINATE THE CIVIL ENGINEERING ASPECTS OF THE PROJECT WITH THE OWNER'S AND DESIGN TEAM'S REPRESENTATIVE TO ENSURE THAT THE DOCUMENTS HE IS USING REFLECT THE CURRENT DESIGN INTENT OF THE PROJECT.
- INFORMATION AND DATA PROVIDED IN THESE CONTRACT DOCUMENTS REGARDING EXISTING OVERHEAD OR UNDERGROUND UTILITIES OR OTHER FACILITIES (COLLECTIVELY "UTILITIES") AT OR CONTIGUOUS TO THIS PROJECT WAS PROVIDED BY THE OWNER, OWNERS OF SUCH UTILITIES, OR THIRD PARTIES NOT AFFILIATED WITH ENGINEER. THIS INFORMATION AND DATA HAS NOT BEEN INDEPENDENTLY VERIFIED BY ENGINEER. OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION AND DATA CONCERNING UTILITIES PROVIDED IN THE CONTRACT DOCUMENTS, AND MAKE NO REPRESENTATION OR WARRANTY THAT ALL EXISTING UTILITIES ARE CORRECTLY LOCATED, IDENTIFIED OR DISCLOSED IN THESE CONTRACT DOCUMENTS. FOR MORE INFORMATION ON, OR TO CONFIRM THE LOCATION OF EXISTING UTILITIES, CONTACT THE ARIZONA BLUE STAKE CENTER AT (602) 263-1100.

"AS-BUILT" CERTIFICATION

I HEREBY CERTIFY THAT THE "AS-BUILT" IMPROVEMENTS AS SHOWN HEREON ARE LOCATED AS NOTED, AND THE LOCATIONS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR

DATE

CITY OF SCOTTSDALE

REVIEWED AND RECOMMENDED APPROVAL BY:

PAVING	TRAFFIC
GRADING & DRAINAGE	PLANNING IMPROVEMENTS
WATER & SEWER	FIRE IMPROVEMENTS

MARICOPA COUNTY DEPARTMENT
OF ENVIRONMENTAL SERVICES

DATE

ENGINEERING COORDINATION MANAGER (OR DESIGNEE)

DATE



DATE:

REVISIONS

NO.

PROFESSIONAL OFFICES

SIMONSON BUILDINGS, INC

7539 EAST FIRST ST., SCOTTSDALE, AZ

QUARTER SECTION #:



JOB NO.
3875.002

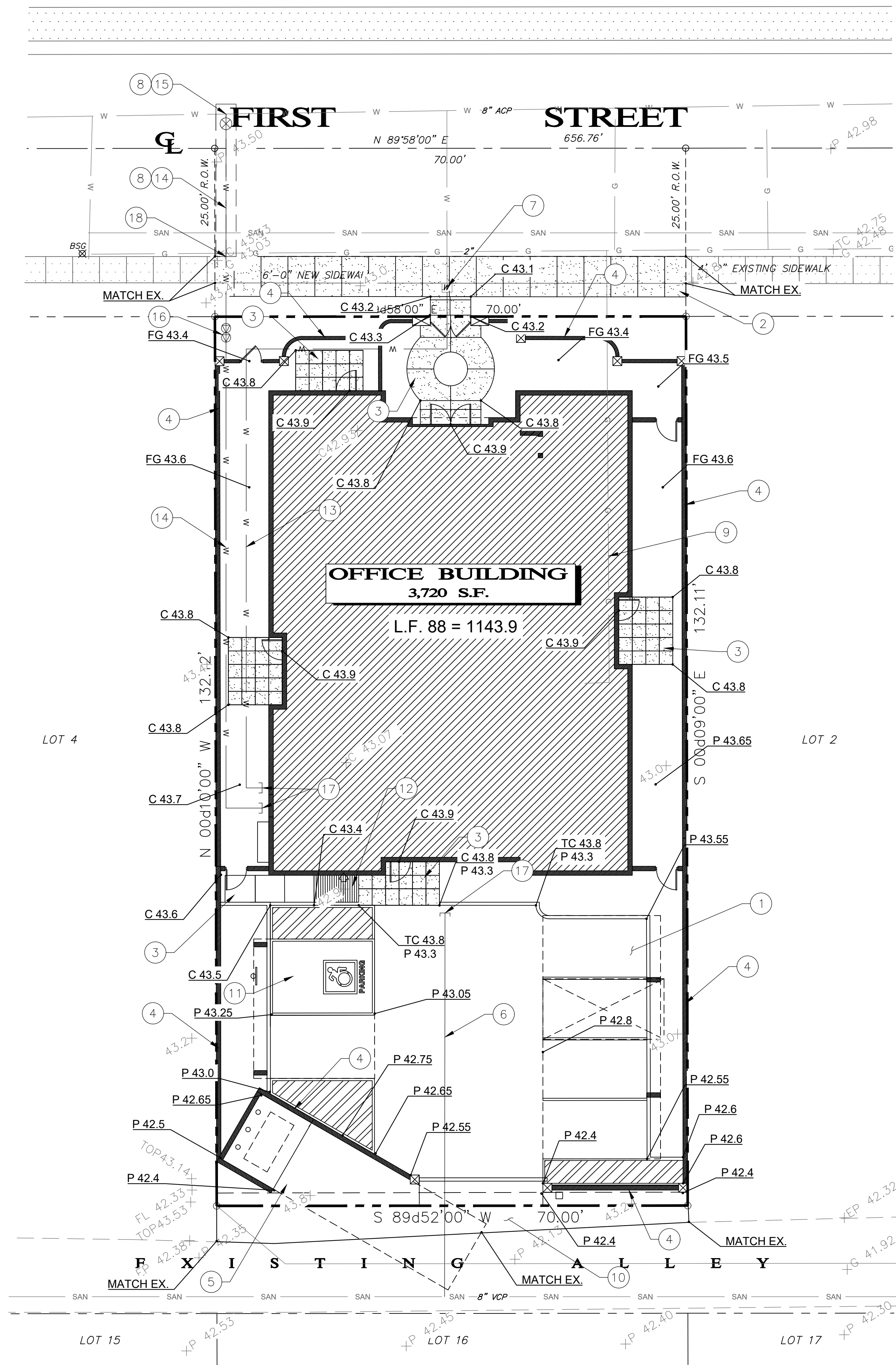
PROJECT MGR.
BHF



SHEET

PLAN CHECK #:

CITY PROJECT #:



CONSTRUCTION NOTES

- 1 INSTALL CONCRETE PAVEMENT PER GEOTECHNICAL REPORT.
- 2 REMOVE EXISTING SIDEWALK AND REPLACE WITH 6' SIDEWALK PER MAG DTL 240.
- 3 INSTALL DECORATIVE WALKWAY PER SITE PLAN.
- 4 INSTALL 6'0" CMU BLOCK WALL PER SITE PLAN.
- 5 INSTALL TRASH ENCLOSURE PER COS DTL 2146-1. CONCRETE APPROACH SLAB TO MATCH EXISTING ALLEY PAVEMENT ELEVATIONS.
- 6 CONNECT EXISTING SANITARY SEWER SERVICE TO PROPOSED BUILDING.
- 7 EXISTING WATER SERVICE.
- 8 SAWCUT, REMOVE AND REPLACE ASPHALT PAVEMENT PER COS DTL 2200.
- 9 EXISTING GAS SERVICE TO BE REMOVED.
- 10 INSTALL ASPHALT PAVEMENT PER GEOTECHNICAL REPORT WITHIN ALLEYWAY FROM PROPOSED GATE TO EXISTING ALLEY ASPHALT.
- 11 INSTALL ADA HANDICAP PARKING STALL. DO NOT EXCEED 2% IN ANY DIRECTION.
- 12 INSTALL ADA RAMP AT 12:1.
- 13 INSTALL 1" WATER SERVICE FROM METER TO BUILDING.
- 14 INSTALL PROPOSED 4" DIP FIRELINE.
- 15 INSTALL 4"x8" TS&V.
- 16 INSTALL 4" DOUBLE CHECK BACK FLOW ASSEMBLY PER COS DTL 2351.
- 17 SEE BUILDING PLANS FOR UTILITY CONNECTIONS.
- 18 SAWCUT, REMOVE, AND REPLACE ROLL CURB TYPE D PER MAG STD 220-1 ONE FULL LENGTH.



DATE:	
REVISIONS	
NO.	

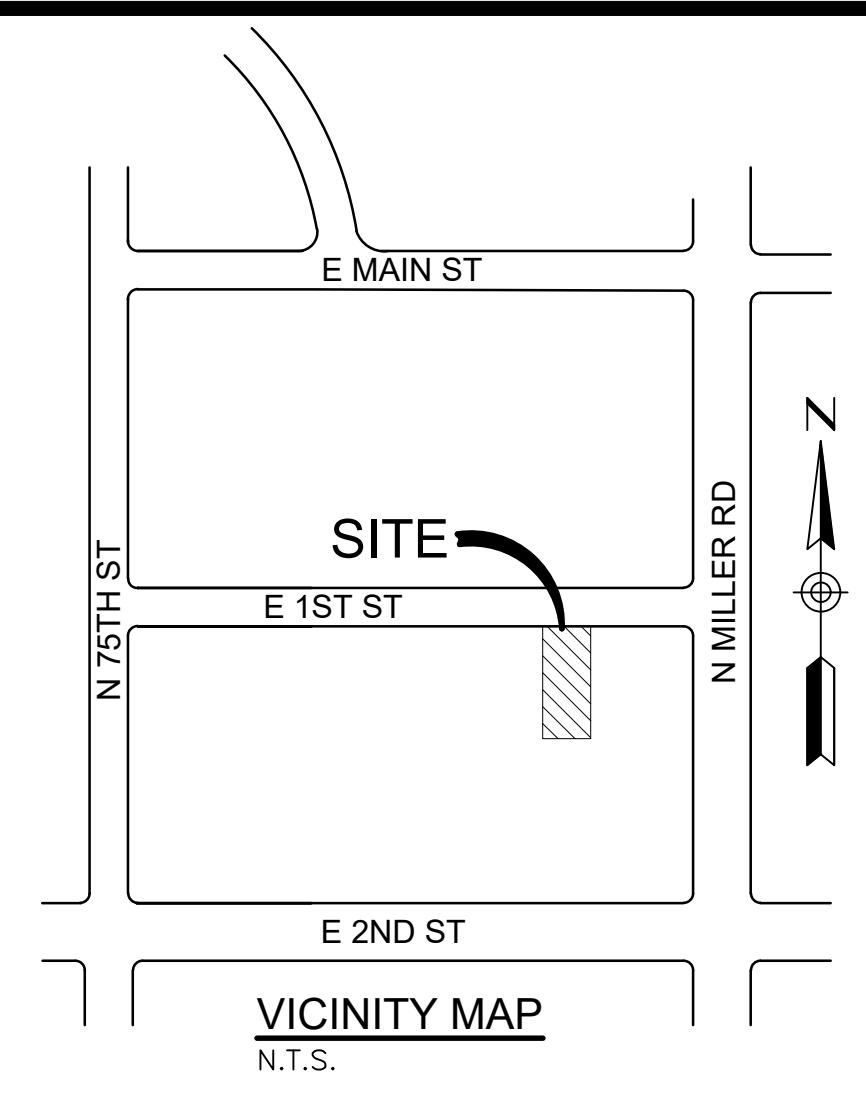
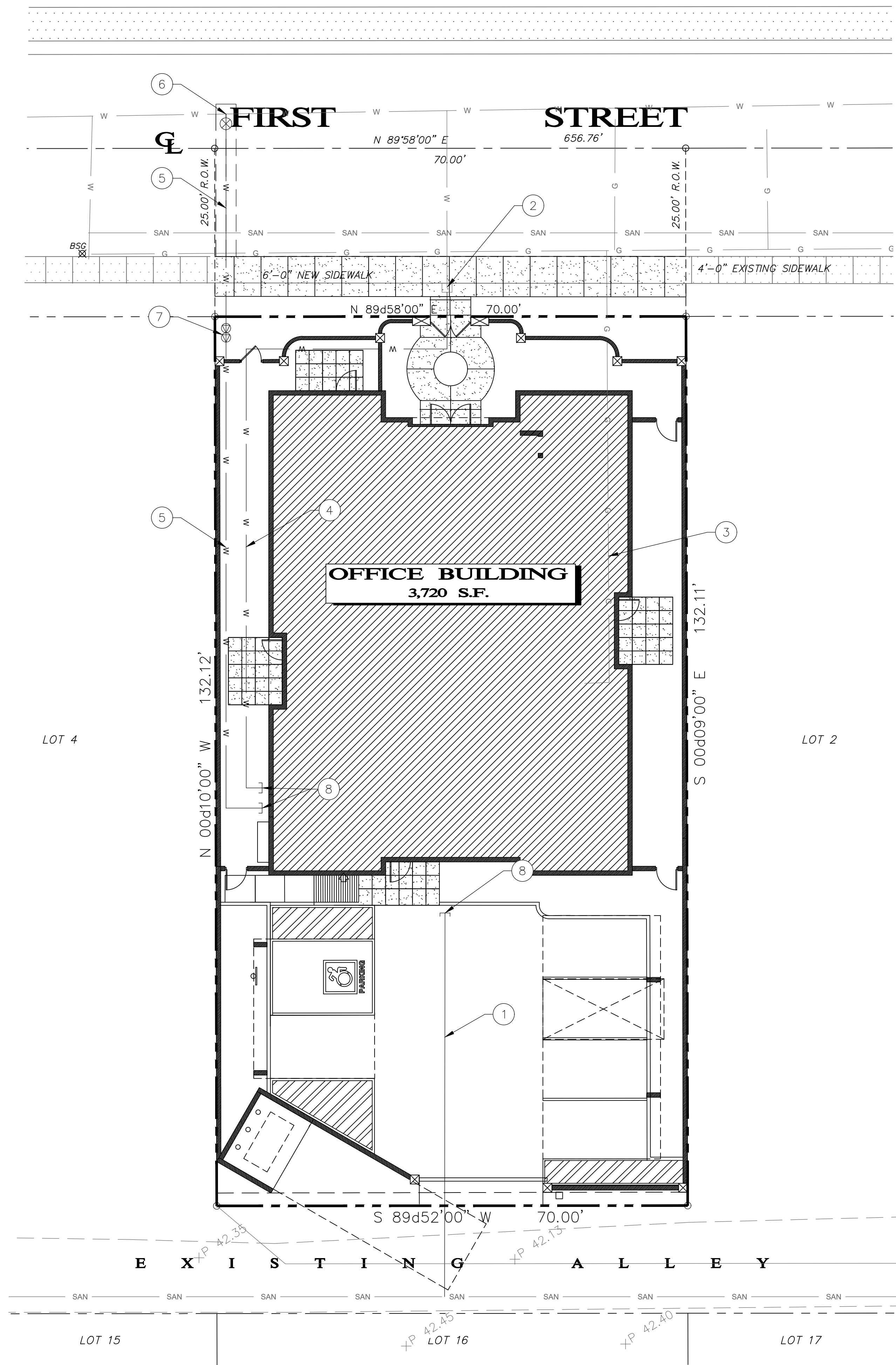
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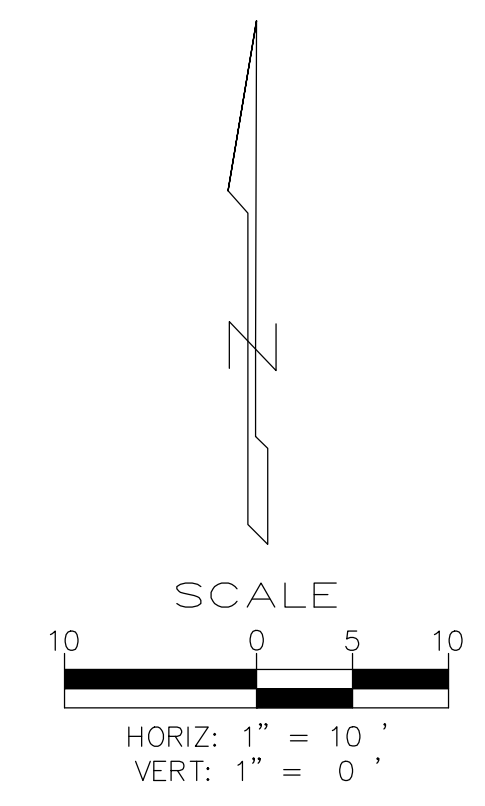


SHEET
2 OF 3



UTILITIES EXHIBIT

- 1 EXISTING SANITARY SEWER SERVICE TO PROPOSED BUILDING.
- 2 EXISTING WATER SERVICE.
- 3 EXISTING GAS SERVICE TO BE REMOVED.
- 4 PROPOSED 1" WATER SERVICE FROM METER TO BUILDING.
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- 6 PROPOSED 4"x8" TS&V.
- 7 PROPOSED 4" DOUBLE CHECK BACK FLOW ASSEMBLY PER COS DTL 2351.
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DATE:	
REVISIONS	
NO.	

PROFESSIONAL OFFICES
SIMONSON BUILDINGS, INC
7539 EAST FIRST ST., SCOTTSDALE, AZ
QUARTER SECTION #:



JOB NO.
3875.002

PROJECT MGR.
BHF



SHEET
3 OF 3



Nick Acquafredda, RA
Architects and Planners International, Inc.
4717 East McDowell Road, Suite 100
Phoenix, Arizona 85008

Re: Water and Sewer basis of design report
Simonsen Building at 7539 East First Street
Scottsdale, Arizona

The following information is presented based on the 2018 DS&PM guidelines for water and sewer basis of design.

Existing site conditions

The existing site is a vacant single-family residence at 7539 East First Street. It is in the Service Residential Downtown Overlay zoning district. The existing water service is 5/8". There is no landscape irrigation meter.

Proposed development

The existing structure will be demolished and replaced with a single story 3,720 square foot professional office building. Construction is masonry with wood frame interior, type V-B construction, fully sprinklered per NFPA-13 standards.

Proposed Utilities (see Utility Exhibit)

Domestic water meter will upgrade from the existing 5/8-inch service to a 1-inch service.

The existing sanitary sewer service will remain.

A new 4-inch fire line will be set to the riser to serve the proposed sprinkler system.

Water Demand Calculations

Per Figure 6-1.2 for office space, average day water demand, this site will generate:

0.5 gpd/sf	6.95E-04 gpm/sf	inside
0.1 gpd/sf	1.39E-04 gpm/sf	outside
0.6 gpd/sf	8.34E-04 gpm/sf	total use

$$\text{Demand} = (0.6 \text{ gpd/sf}) \times (3,720 \text{ sf}) = 2,232 \text{ gpd}$$

$$\text{Demand} = 8.34\text{E-}04 \text{ gpm/sf} \times (3,720 \text{ sf}) = 3.1 \text{ gpm}$$

Sewer Demand Calculations

From Figure 7-1.2 for Office space:

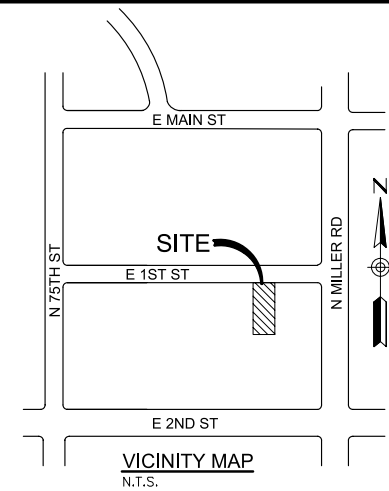
$$\text{Demand} = (0.4 \text{ gpd/sf}) \times (3,720 \text{ sf}) = 1,488 \text{ gpd}$$

$$\text{Peaking factor} = (3) \times (1,488 \text{ gpd}) = 4,464 \text{ gpd}$$

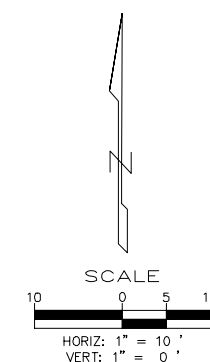
Respectfully submitted,

Baird H. Fullerton, P.E., LEED AP





1. EXISTING SANITARY SEWER SERVICE TO PROPOSED BUILDING.
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7. PROPOSED 4" DOUBLE CHECK BACK FLOW ASSEMBLY PER COS DTL 2351.
8. SEE BUILDING PLANS FOR UTILITY CONNECTIONS.

[illegible]

PROFESSIONAL OFFICES

SIMONSON BUILDINGS, INC
7539 EAST FIRST ST., SCOTTSDALE, AZ



JOB NO.
3875.002

PROJECT MGR.
BHF



SHEET
1 OF 1

CITY PROJECT #:	PLAN CHECK #:	QUARTER SECTION #:



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Architects and Planners International, Inc.
4717 East McDowell Road, Suite 100
Phoenix, Arizona 85008

Re: Water and Sewer basis of design report
Simonsen Building at 7539 East First Street
Scottsdale, Arizona

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 9/12/2019

The following information is presented based on the 2018 DS&PM guidelines for water and sewer basis of design.

Existing site conditions

The existing site is a vacant single-family residence at 7539 East First Street. It is in the Service Residential Downtown Overlay zoning district. The existing water service is 5/8". There is no landscape irrigation meter.

Per DSPM 6-1.201 and 7-1.201 provide additional description of proposed development. How many restrooms are proposed, what is the new building height, etc.

Proposed development

The existing structure will be demolished and replaced with a single story 3,720 square foot professional office building. Construction is masonry with wood frame interior, type V-B construction, fully sprinklered per NFPA-13 standards.

square footage given, single story stated in text ✓

Proposed Utilities (see Utility Exhibit)

Domestic water meter will upgrade from the existing 5/8-inch service to a 1-inch service.

The existing sanitary sewer service will remain.

service must be upsized to 6"

A new 4-inch fire line will be set to the riser to serve the proposed sprinkler system.

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Per DSPM 6-1.201 provide fire hydrant tests, provide determination of fire flow required.

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peak not provided, but not a capacity concern

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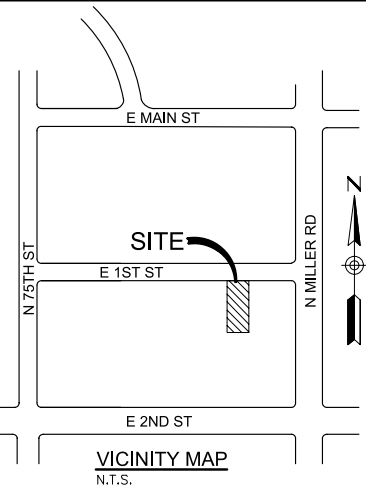
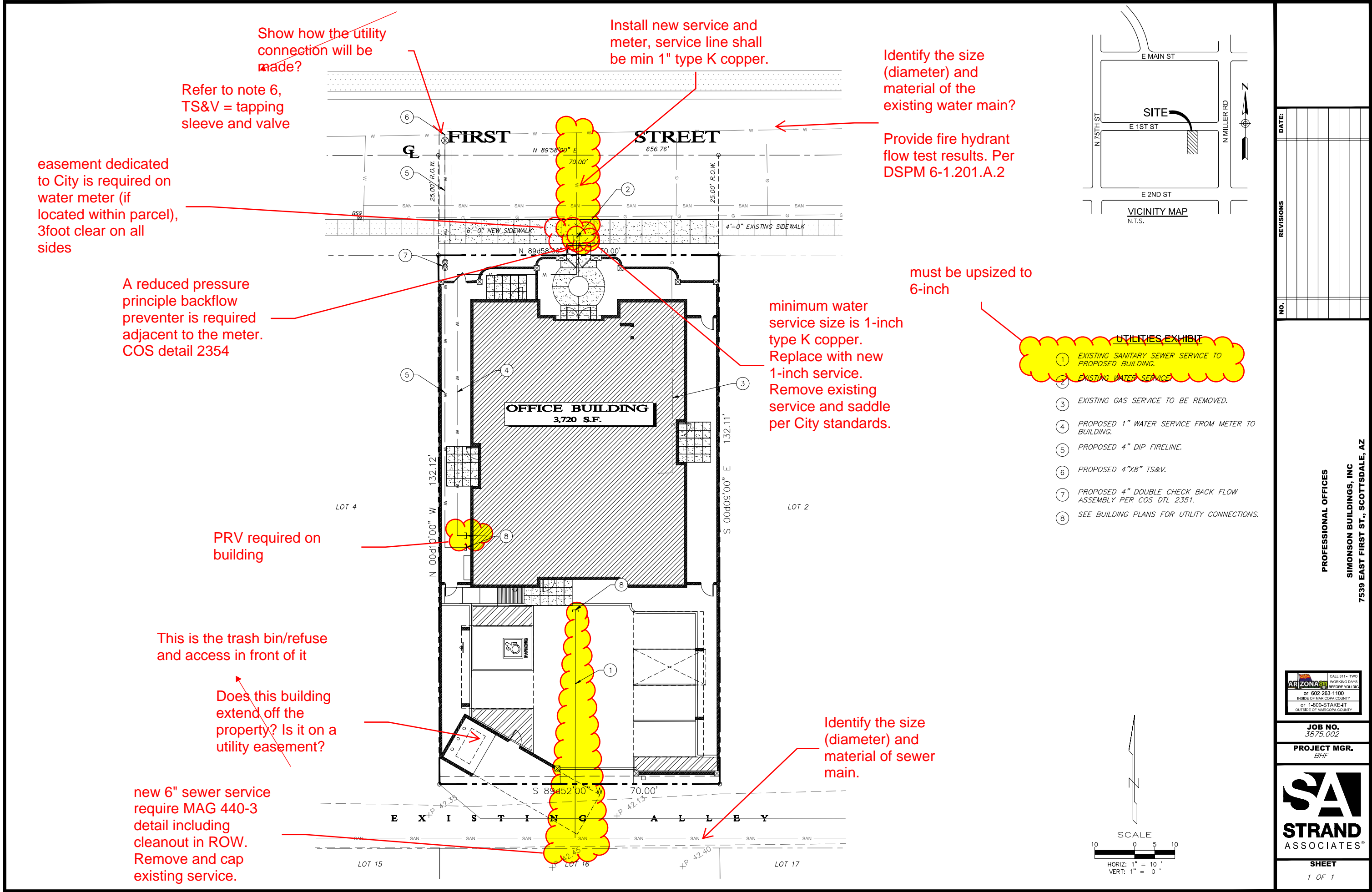
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not a significant
capacity impact

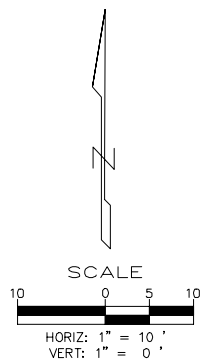
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DATE:	
REVISIONS	
NO.	

PROFESSIONAL OFFICES

SIMONSON BUILDINGS, INC

7539 EAST FIRST ST., SCOTTSDALE, AZ

QUARTER SECTION #:

ARIZONA CALL 811 - TWO WORKING DAYS BEFORE YOU DIG
or 602-263-1100
INSIDE OF MARICOPA COUNTY
or 1-800-STAKE-IT
OUTSIDE OF MARICOPA COUNTY

JOB NO.
3875.002

PROJECT MGR.
BHF

SA STRAND ASSOCIATES®

SHEET
1 OF 1

PROFESSIONAL OFFICES

SIMONSON BUILDINGS, INC.

GRADING AND DRAINAGE PLANS

7539 EAST FIRST ST

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ASSESSOR'S PARCEL NUMBER

130-25-021

LEGAL DESCRIPTION

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TELEPHONE	CENTURY LINK
GAS	SOUTHWEST GAS
CABLE TV	COX COMMUNICATIONS

BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF INDIAN SCHOOL AND MILLER ROADS, ELEV = 1246.322. (C.O.S. DATUM)

OWNER / DEVELOPER

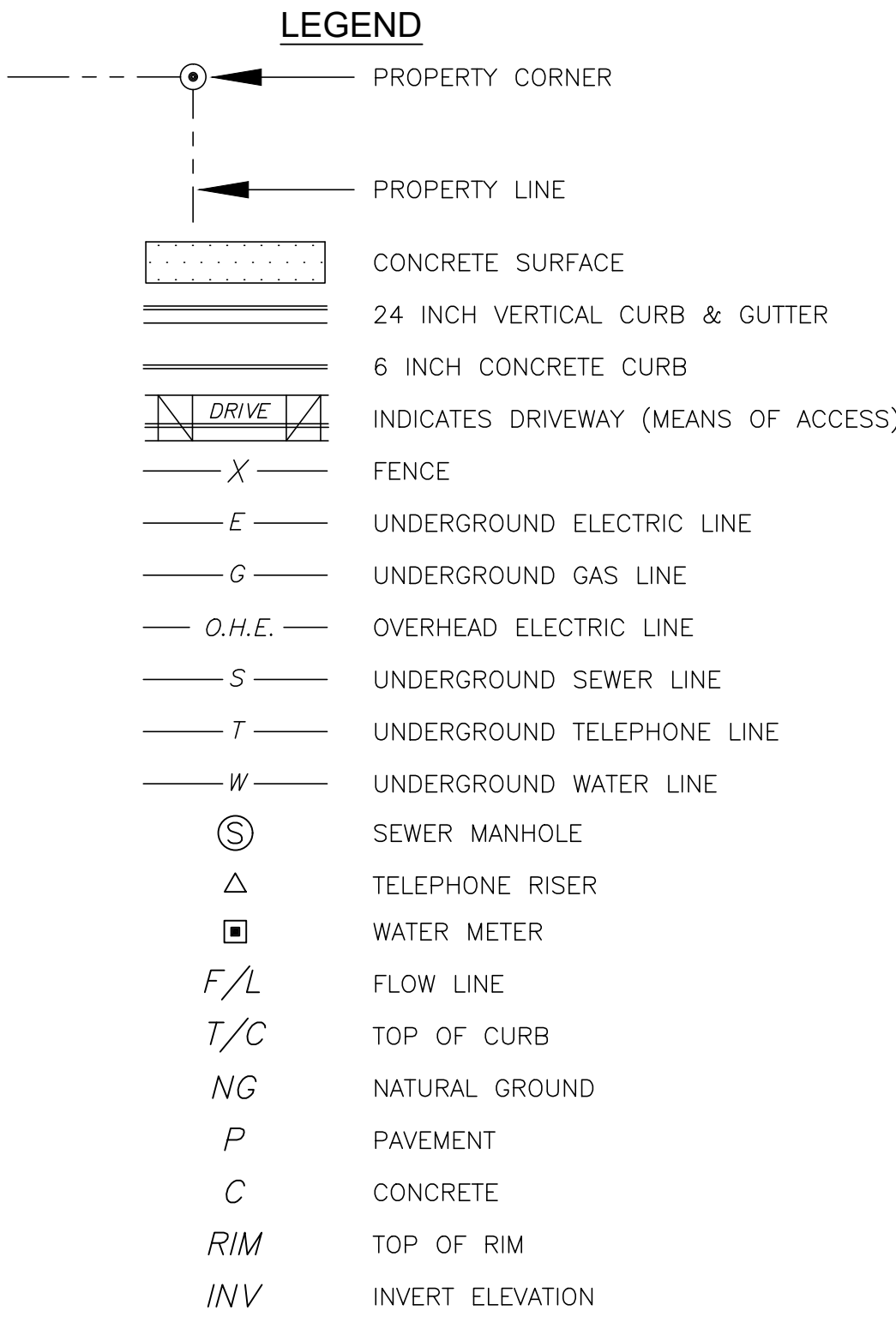
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6925 EAST 5TH AVENUE SUITE 'O'
SCOTTSDALE, ARIZONA 85251
(480) 912-6794
MICHAEL SIMONSON

ENGINEER

STRAND ASSOCIATES, INC.
5029 E. SUNRISE DR., STE.
100 PHOENIX, AZ 85044
(602) 437-3733
BAIRD FULLERTON, P.E.

ARCHITECT

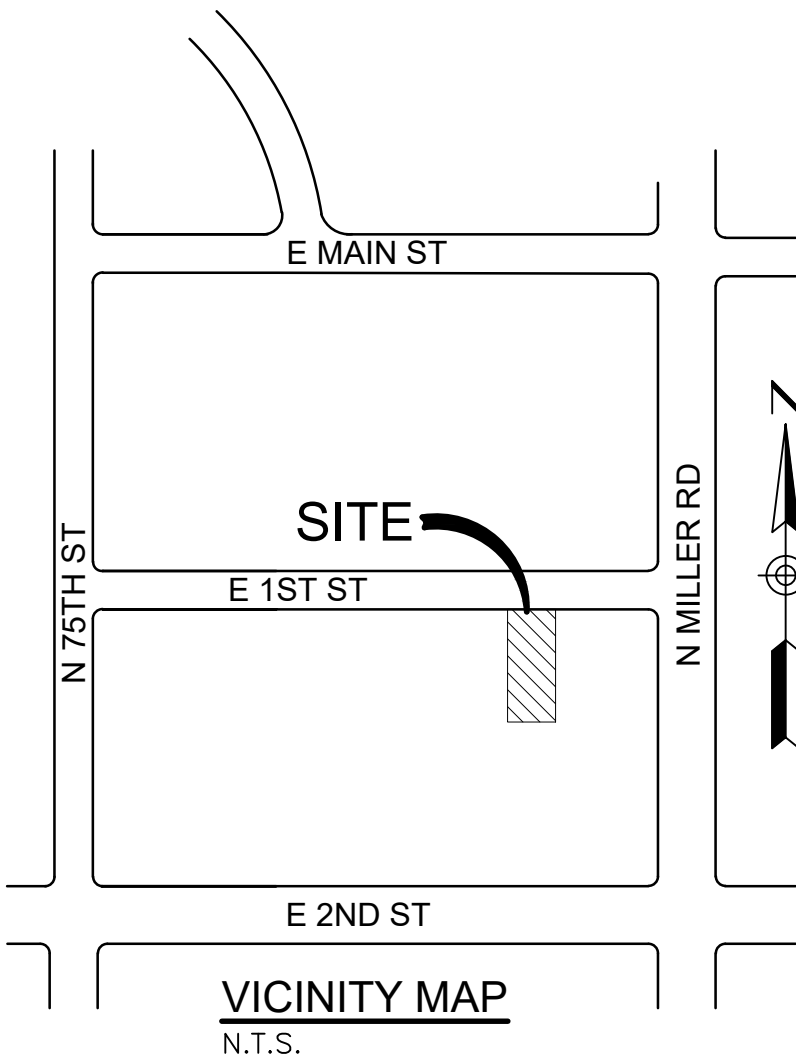
ARCHITECTS AND PLANNERS
INTERNATIONAL INC.
4717 E. MCDOWELL ROAD
SUITE 100
PHOENIX, AZ 85008
(602) 273-4202



QUANTITIES

OFFSITE:

1) 8X4 TAPPING SLEEVE AND VALVE	1 EA
2) 4" DUCTILE IRON PIPE IN R/W	31 LF
3) DOUBLE CHECK BACK FLOW ASSEMBLY	1 EA
4) SAWCUT, REMOVE & REPLACE PAVEMENT	100 SF
5) REMOVE AND REPLACE PAVEMENT IN ALLEY	630 SF
6) REMOVE AND REPLACE SIDEWALK	300 SF
7) INSTALL VALLEY GUTTER IN ALLEY	210 SF



SAI GENERAL NOTES

STRAND ASSOCIATES, INC. (SAI) STANDARD NOTES:

- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING PERMITS AND RENEWAL OF LAPSED PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR MAKING ARRANGEMENTS FOR INSPECTION AND TESTING.
- THE CONTRACTOR SHALL NOTIFY THE INSPECTING AGENCY(S) 24 HOURS PRIOR TO CONSTRUCTION. CONSTRUCTION CONCEALED WITHOUT THE REQUIRED INSPECTION SHALL BE SUBJECT TO EXPOSURE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CALL BLUE STAKE AT (602) 263-1100 AT LEAST 48 HOURS BEFORE ANY CONSTRUCTION BEGINS.
- THE CONTRACTOR WILL FOLLOW GUIDELINES AND REGULATIONS SET FORTH BY O.S.H.A. SAI WILL NOT BE RESPONSIBLE FOR JOB-SITE SAFETY PROCEDURES OR CONDITIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN TAKEOFF QUANTITIES. QUANTITIES SHOWN HEREON ARE ESTIMATES ONLY AND AS SUCH ARE NOT TO BE USED FOR BID PURPOSES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATION OF THE PROPER AUTHORITY(S) IF THERE ARE OBSTRUCTIONS TO PROPOSED IMPROVEMENTS AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY EXISTING ITEM REMOVED TO FACILITATE CONSTRUCTION SHALL BE REPLACED IN THE SAME OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL ON AND AROUND THE CONSTRUCTION SITE.
- RELEASE AND USE OF THESE PLANS CONFERS UPON THE USER A DUTY OF FURTHER, CONTINUED COOPERATION AMONG THE OWNER(S), CONTRACTOR(S) AND SAI. ALL CONSTRUCTION DOCUMENTS ARE INSTRUMENTS OF SERVICE AND MAY REQUIRE FURTHER DECISIONS, JUDGEMENT AND CLARIFICATION BY SAI. ANY PROBLEMS ALLEGED WITH THESE PLANS SHOULD BE REPORTED IMMEDIATELY TO SAI SO THAT SAI CAN PARTICIPATE IN THE INVESTIGATION AND SOLUTION. WITHOUT SUCH INVOLVEMENT, SAI IS RELIEVED FROM RESPONSIBILITY FOR SUBSEQUENT DAMAGES.
- STRAND ASSOCIATES, INC. AND THE REGISTRANT SEALING THESE DOCUMENTS HAVE MADE REFERENCE TO MAG STANDARD DETAILS, SPECIFICATIONS, AND SUPPLEMENTS AS REQUIRED BY THE LOCAL AGENCY. SINCE THE DEVELOPMENT OF THE REFERENCED DETAILS AND SPECIFICATIONS WAS NOT UNDER THE DIRECT SUPERVISION OF STRAND ASSOCIATES, INC. OR THE REGISTRANT, WE CANNOT ASSUME ANY LIABILITY FOR THE ACCURACY OR COMPLETENESS OF THE MAG STANDARD DETAILS, SPECIFICATIONS, AND SUPPLEMENTS.
- EVERY ATTEMPT HAS BEEN MADE TO COORDINATE THESE PLANS WITH THE OTHER DISCIPLINES AND UTILITY COMPANIES INVOLVED. HOWEVER, AS OF THE DATE THESE PLANS WERE SEALED NOT EVERY ASPECT OF THE PROJECT WAS FINALIZED. IT IS THE CONTRACTOR'S RESPONSIBILITY PRIOR TO AND THROUGHOUT CONSTRUCTION TO COORDINATE THE CIVIL ENGINEERING ASPECTS OF THE PROJECT WITH THE OWNER'S AND DESIGN TEAM'S REPRESENTATIVE TO ENSURE THAT THE DOCUMENTS HE IS USING REFLECT THE CURRENT DESIGN INTENT OF THE PROJECT.
- INFORMATION AND DATA PROVIDED IN THESE CONTRACT DOCUMENTS REGARDING EXISTING OVERHEAD OR UNDERGROUND UTILITIES OR OTHER FACILITIES (COLLECTIVELY "UTILITIES") AT OR CONTIGUOUS TO THIS PROJECT WAS PROVIDED BY THE OWNER, OWNERS OF SUCH UTILITIES, OR THIRD PARTIES NOT AFFILIATED WITH ENGINEER. THIS INFORMATION AND DATA HAS NOT BEEN INDEPENDENTLY VERIFIED BY ENGINEER. OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION AND DATA CONCERNING UTILITIES PROVIDED IN THE CONTRACT DOCUMENTS, AND MAKE NO REPRESENTATION OR WARRANTY THAT ALL EXISTING UTILITIES ARE CORRECTLY LOCATED, IDENTIFIED OR DISCLOSED IN THESE CONTRACT DOCUMENTS. FOR MORE INFORMATION ON, OR TO CONFIRM THE LOCATION OF EXISTING UTILITIES, CONTACT THE ARIZONA BLUE STAKE CENTER AT (602) 263-1100.

"AS-BUILT" CERTIFICATION

I HEREBY CERTIFY THAT THE "AS-BUILT" IMPROVEMENTS AS SHOWN HEREON ARE LOCATED AS NOTED, AND THE LOCATIONS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR

DATE

CITY OF SCOTTSDALE

REVIEWED AND RECOMMENDED APPROVAL BY:

PAVING	TRAFFIC
GRADING & DRAINAGE	PLANNING IMPROVEMENTS
WATER & SEWER	FIRE IMPROVEMENTS

MARICOPA COUNTY DEPARTMENT
OF ENVIRONMENTAL SERVICES

DATE

ENGINEERING COORDINATION MANAGER (OR DESIGNEE)

DATE



DATE:

REVISIONS

NO.

PROFESSIONAL OFFICES

SIMONSON BUILDINGS, INC

7539 EAST FIRST ST., SCOTTSDALE, AZ

QUARTER SECTION #:



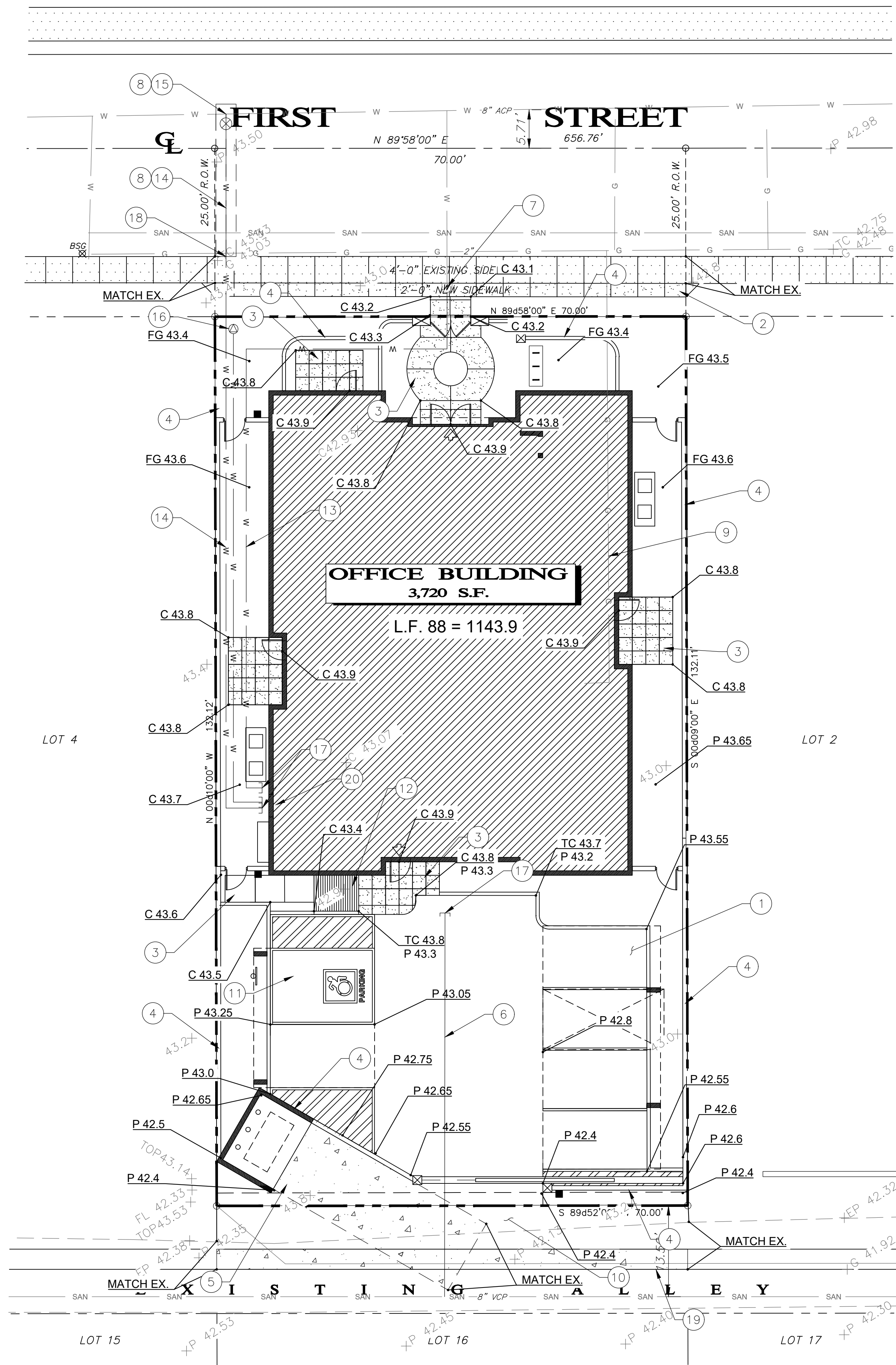
JOB NO.
3875.002

PROJECT MGR.
BHF



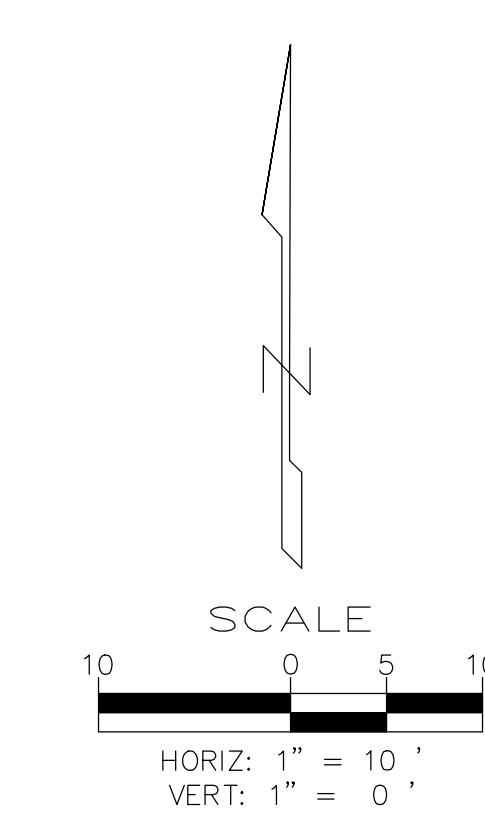
SHEET

CITY PROJECT #: 31-DR-2019 PLAN CHECK #:



CONSTRUCTION NOTES

- 1 INSTALL CONCRETE PAVEMENT PER GEOTECHNICAL REPORT.
- 2 REMOVE EXISTING SIDEWALK AND REPLACE WITH 6' SIDEWALK PER MAG DTL 240.
- 3 INSTALL DECORATIVE WALKWAY PER SITE PLAN.
- 4 INSTALL CMU BLOCK WALL PER SITE PLAN.
- 5 INSTALL TRASH ENCLOSURE PER COS DTL 2146-1. CONCRETE APPROACH SLAB TO MATCH EXISTING ALLEY PAVEMENT ELEVATIONS.
- 6 CONNECT EXISTING SANITARY SEWER SERVICE TO PROPOSED BUILDING.
- 7 EXISTING WATER SERVICE.
- 8 SAWCUT, REMOVE AND REPLACE ASPHALT PAVEMENT PER COS DTL 2200.
- 9 EXISTING GAS SERVICE TO BE REMOVED.
- 10 INSTALL ASPHALT PAVEMENT PER GEOTECHNICAL REPORT WITHIN ALLEYWAY FROM PROPOSED GATE TO EXISTING ALLEY ASPHALT.
- 11 INSTALL ADA HANDICAP PARKING STALL. DO NOT EXCEED 2% IN ANY DIRECTION.
- 12 INSTALL ADA RAMP AT 12:1.
- 13 INSTALL 1" WATER SERVICE FROM METER TO BUILDING.
- 14 INSTALL PROPOSED 4" DIP FIRELINE.
- 15 INSTALL 4"x8" TS&V.
- 16 REMOTE FIRE DEPARTMENT CONNECTION PER COS DTL 2367.
- 17 SEE BUILDING PLANS FOR UTILITY CONNECTIONS.
- 18 SAWCUT, REMOVE, AND REPLACE ROLL CURB TYPE D PER MAG STD 220-1 ONE FULL LENGTH.
- 19 INSTALL 3'-FT VALLEY GUTTER PER COS DTL 2240. MATCH EXISTING FLOWLINE AT EAST/WEST.
- 20 INSTALL REMOTE FDC IN RISER ROOM PER COS DTL 2368.



Professional Engineer
31109
BARD HALL
FULLERTON
Date: 8/16/19

DATE:

REVISIONS

NO.

PROFESSIONAL OFFICES
SIMONSON BUILDINGS, INC
7539 EAST FIRST ST., SCOTTSDALE, AZ
QUARTER SECTION #:

CALL 811 - TWO
WORKING DAYS
BEFORE YOU DIG
ARIZONA
or 602-263-1100
INSIDE OF MARICOPA COUNTY
or 1-800-STAKE-IT
OUTSIDE OF MARICOPA COUNTY

JOB NO.
3875.002
PROJECT MGR.
BHF

STRAND
ASSOCIATES®

SHEET
2 OF 3

CITY PROJECT #: 31-DR-2019

PLAN CHECK #:

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