

**Keycode:** 89U02

Notre Dame Preparatory High School Modular Buildings

APPLICATION INFORMATION					
LOCATION:	9701 E Bell Rd	APPLICANT:	David Marr		
PARCEL:	217-14-989	COMPANY:	Hda Architects		
Q.S.:	36-51	ADDRESS:	459 N Gilbert Rd C200 Gilbert, Az		
ZONING:	R1-35 PCD ES	PHONE:	480-798-9460		
Request: Relo	Request: Relocate 2 existing modular classrooms and install 2 new modular classrooms				

#### **STIPULATIONS**

- 1. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by HDA Architects, LLC, with a city staff date of 08/27/2019.
- 2. The location and configuration of all site improvements shall be consistent with the site plan submitted by HDA Architects, LLC, with a city staff date of 08/27/2019
- 3. At time of final plans, the applicant shall submit a grading and drainage plan that identifies the finished floor, adjacent washes and the lateral erosion setback.
- 4. Modular buildings shall be painted to match the existing private school campus building colors, materials, and finish. Architectural Elevations submitted with Final Plans shall indicate color specifications and shall match the existing private school campus building colors, materials, and finish as specified.
- 5. The undercarriage of the proposed temporary modular buildings shall be skirted, and the skirting shall match the existing private school campus building colors, materials, and finish.
- 6. Access to the temporary modular buildings shall meet all State and Federal Americans with Disabilities Act (ADA) requirements for handicap accessibility and fire department requirements. Final Plans shall include an entrance ramp between the temporary modular buildings that complies with all State and Federal Americans with Disabilities Act (ADA) requirements for handicap accessibility and fire department requirements.
- 7. Any mechanical equipment, either ground mounted or attached to the trailer, shall be screened by a wall or another screening method subject to the satisfaction of City staff.
- 8. Exterior Lighting has not been reviewed or approved as part of this staff approval. Exterior Lighting requires separate review and approval.
- 9. The approval of the proposed temporary modular buildings shall be valid for period of three (3) calendar years from the date of permit issuance. An extension of this time duration will require subsequent approvals.

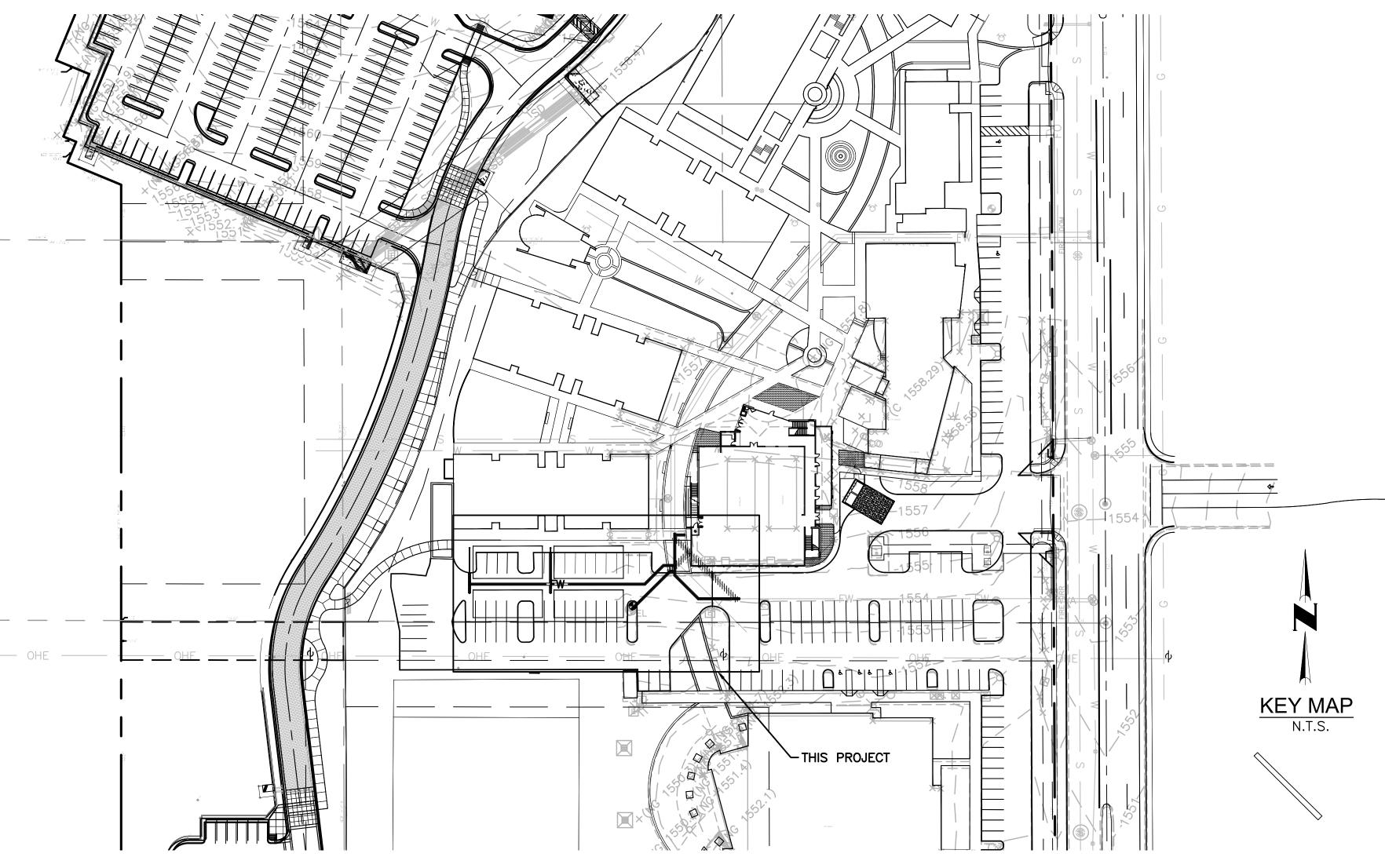
#### CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, and a permit

application along wit	h the follo	owing plan set(s) to the One-Stop-S	hop for r	eview:
PERMIT APPLICATION	 Th <u>ht</u> ( <i>P</i>	tp://www.scottsdaleaz.gov/assets/Se	<u>cottsdale</u>	led-out online at the following weblink:  AZ/Building/APP Permit Commercial.pdf  orior to arriving at the City to submit your
ARCHITECTURAL: OTHER:	<b>\( \)</b> 4:	sets of architectural plans and 1 ad	ditional s	ite plan and elevation
	civ	• •		d material or add note on coversheet of will be destroyed or damaged during
Expiration of Develo	pment F	Review (Minor) Approval		
		ars from date of approval if a permien granted has not been completed		t been issued, or if no permit is required,
Staff Signature:		Ma-	Date:	08/27/2019
	Meredit	th Tessier, 480-312-4211		

## PRELIMINARY UTILITY PLAN FOR NORTE DAME PREPARTORY BLACK BOX THEATER & SAINTS' HALL

SCOTTSDALE, ARIZONA



# THIS SITE VICINITY MAP (NOT-TO-SCALE)

#### **ENGINEER**

#### COE & VAN LOO CONSULTANTS, INC. 4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014 PHONE: (602) 285-4718 FAX: (602) 264-0928 CONTACT: TED LUTHER EMAIL: TLUTHER@CVLCI.COM

## **OWNER**

CATHOLIC HIGH SCHOOL 9701 EAST BELL ROAD SCOTTSDALE, AZ 85260 CONTACT:

ultants

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## **ARCHITECT**

HDA ARCHITECTS, LLC 459 N. GILBERT ROAD, SUITE C-200 GILBERT, ARIZONA 85234 PHONE: 480-539-8800 CONTACT: DAMIAN McGREW EMAIL: DAMIANM@HD-ARCHITECTS.COM

## **BENCHMARK**

CITY OF SCOTTSDALE BRASS CAP FLUSH AT THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST.

## **BASIS OF BEARINGS**

NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1155 OF MAPS, PAGE 47, MARICOPA COUNTY RECORDS.

#### SHEET INDEX

NOTES FIRE LINE PLAN

## **ADDRESS**

NOTRE DAME PREPARATORY HIGH SCHOOL 9701 EAST BELL ROAD SCOTTSDALE, AZ 85260

## **NOTE**

THE CURRENT PROJECT INCLUDES SINGLE STORY UNITS LESS THAN 2,000 S.F. FDC'S ARE NORT REQUIRED PER NFPA 2018 SEC. 8.17.2.2.

#### THE QUANTITIES SHOWN ARE AN ESTIMATE ONLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES BEFORE BIDDING.

ESTIMATED ON-SITE QUANTITIES				
DESCRIPTION	UNITS	QUANTITY		
2 1/2" DIP PIPE	LF	78		
4" DIP PIPE	LF	182		
6" DIP PIPE	LF	150		
45° 6" BEND	EA	3		
45° 4" BEND	EA	2		
6"x4" TEE	EA	2		
6"x6" TEE	EA	1		
4"x2 1/2" CROSS	EA	1		
4"x4" TEE	EA	1		
4"X2 1/2" REDUCER	EA	1		
2 1/2" VALVE BOX AND COVER	EA	4		
4" VALVE BOX AND COVER	EA	1		

## FLOOD ZONE

COMMUNITY	PANEL NUMBER	DATE OF	FIRM	BASE FLOOD ELEVATION (IN AO USE DEPTH)
NUMBER	PANEL DATE	FIRM	ZONE	
045012	1340L	10-16-13	X	N/A

## UTILITY CONFLICT TABLE

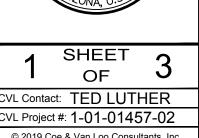
SIGNED

Utility Company	Email/Web Site	Contact	Phone	Date Submitted	Date Received
APS West	mapprint@apsc.com			07/29/19	
Central AZ Water Conservation					
District	sgolding@cap-az.com			07/29/19	
	https://eservices.scottsdaleaz.gov/digitalprintroom (ROW Maps)				
City of Scottsdale (water, sewer,	https://eservices.scottsdaleaz.gov/prr/planning				
fiber, storm drains, traffic signals)	(Reference Number 19-007430)			07/29/19	
City of Scottsdale Facilities -					
Comms, Electric, fiber optics,					
water, sewer	https://eservices.scottsdaleaz.gov/digitalprintroom			07/29/19	
Cox	Phx.engineeringmappingrequests@cox.com			07/29/19	
Centurylink	"maps@centurylink.com jdeboard@terratechllc.net"			07/29/19	
SWG-NE	cazeastcopyrm@swgas.com			07/29/19	
SWG-High Pressure	zach.stevenson@swgas.com			07/29/19	
Zayo Group	PhoenixMaint@zayo.com			07/29/19	
MCI-Verizon	Not on list but Zayo says Verizon has conduit onsite. (investigations@verizon.com)			07/29/19	
ENGINEER'S CERTIFICAT  I, AS THI COMPANIES LISTED ABO CONFLICTS IDENTIFIED E		PLANS FOR R DITION, "NO CO	EVIEW, AND	AT ALL UTILIT O THAT ALL	

DATE









#### CITY OF SCOTTSDALE GENERAL NOTES

- MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTALS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY.
- 2. ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- 3. THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE IN THE CONTRACT.
- THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- 6. THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- 7. A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR BLUE STAKE (1-800-STAKE-IT) PRIOR TO ANY EXCAVATION.
- 8. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
- 9. ALL PAVING, GRADING, EXCAVATION, TRENCHING, PIPE BEDDING, CUT FILL AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS (GEOTECHNICAL) REPORT FOR THIS PROJECT IN ADDITION TO THE REFERENCED REQUIRED SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL BE AWARE THAT CERTAIN UTILITIES REQUIRE PROPER ATTENTION AND CAREFUL PLANNING DURING SITE CONSTRUCTION. PLEASE NOTE THAT UTILITIES ON THESE PLANS MAY NOT EXHIBIT THE FULL PROTECTIVE COVER REQUIRED DURING THE SUBGRADE PREPARATION PHASE OF THE CONSTRUCTION. IN SUCH INSTANCES, THE CONTRACTOR SHALL PROVIDE ADDITIONAL PROTECTION (SUCH AS RAMPING) OR INCREASED PIPE STRENGTH TO PROVIDE THE NECESSARY PROTECTION REQUIRED TO PREVENT DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL HOLD THE ENGINEER HARMLESS IN ALL CASES FOR DAMAGES TO UTILITIES WHERE INADEQUATE PROTECTIVE MEASURES OCCUR.
- 10. THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S
- 11. CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECT'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.
- 12. COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
- 13. CONTRACTOR IS RESPONSIBLE FOR PROJECT AND SITE CONDITIONS, AND TO WORK WITH WEATHER CONDITIONS AS THE PROJECT SITE MAY BE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS HAZARDS.
- 14. PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER, OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THESE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
- 15. CONTRACTOR IS RESPONSIBLE TO COORDINATE UTILITY CROSSINGS AT CULVERT CROSSINGS BEFORE STARTING WORK ON CULVERT. COORDINATE WITH OWNER REPRESENTATIVE. VERIFY UTILITY LINES AND/OR CONDUITS ARE IN PLACE BEFORE STARTING CULVERT WORK.
- 16. CONSTRUCT RETENTION BASIN AS SHOWN. CONTRACTOR TO SCARIFY BOTTOM OF BASIN TWO FEET DEEP AND NOT ALLOW COMPACTION OVER 80%.
- 17. THIS PROJECT REQUIRES A REGULAR ONGOING MAINTENANCE PROGRAM FOR THE DESIGNED DRAINAGE SYSTEM(S) TO PRESERVE THE DESIGN INTEGRITY AND THE ABILITY TO PERFORM ITS OPERATIONAL INTENT. FAILURE TO PROVIDE MAINTENANCE WILL JEOPARDIZE THE DRAINAGE SYSTEM(S)' PERFORMANCE AND MAY LEAD TO IT'S INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
- 18. SEWER LINES DESIGNED IN PROFILE AND PUBLIC WATER LINES ARE REQUIRED TO BE ASBUILT AND THE INSTALLATION AND TESTING WITNESSED BY A PROFESSIONAL ENGINEER IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODES R18-9-E301 "4.01 GENERAL PERMIT: SEWAGE COLLECTIONS SYSTEMS" AND R18-5-507 AND 508 "APPROVAL OF CONSTRUCTION" AND "RECORD DRAWINGS", RESPECTIVELY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNER 72 HOURS IN ADVANCE WHEN THOSE SYSTEMS ARE READY TO BE WITNESSED.
- 19. THE WORK PRODUCT PRESENTED IS BELIEVED TO BE COMPLIANT WITH THE INTENT OF THE CURRENT AMERICANS DISABILITIES ACT (ADA) REQUIREMENTS AS INTERPRETED BY THE REVIEWING AGENCY(S). IF CONSTRUCTION OF THE PROJECT IS DELAYED, THIS WORK PRODUCT SHOULD BE UPDATED TO ACCOUNT FOR ANY RELEVANT ADA UPDATES BEFORE CONSTRUCTION BEGINS.

## **CITY OF SCOTTSDALE GENERAL NOTES (CONT.)**

20. LOWEST FLOOR (LF) REFERS TO EITHER FLOOR/SLAB ELEVATION OR TOP OF BASEMENT SLAB. LF ELEVATIONS ON THE GRADING AND DRAINAGE PLANS FOR RESIDENTIAL UNITS REFLECT SLAB ON GRADE CONDITIONS AND CANNOT BE LOWERED WITHOUT AGENCY APPROVAL IN LOCATIONS WHERE 'SPECIAL FLOOD HAZARD AREAS' EXIST. IN NON-FLOOD HAZARD LOCATIONS, TO ENSURE THAT ADEQUATE RESIDENTIAL LOT DRAINAGE CAN BE ACHIEVED, A PROFESSIONAL ENGINEER SHOULD BE CONSULTED IF THE LF FOR THE SLAB IS PROPOSED TO BE LOWERED, OR IF A BASEMENT IS TO BE CONSTRUCTED.

### ENGINEER'S GENERAL NOTES (3/9/2018)

- 1. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS THE APPROVAL BLOCK HAS BEEN SIGNED BY THE APPROPRIATE AGENCIES. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE CURRENT MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS TOGETHER WITH ANY SUPPLEMENTS OF THE REVIEWING AGENCY AND WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES.
- 2. PRIOR TO CONSTRUCTION, THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATIONS FROM THESE PLANS SHALL BE PROPOSED ON CONSTRUCTION FIELD PRINTS AND TRANSMITTED TO THE ENGINEER.
- 3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS AT HIS OWN EXPENSE.
- 4. ANY INSPECTION BY THE CITY, COUNTY, ENGINEER, OR OTHER JURISDICTIONAL AGENCY SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH APPLICABLE CODES AND AGENCY REQUIREMENTS.
- 5. THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE SURVEYOR REGARDING ALLEGED INACCURACY OF CONSTRUCTION STAKES SET BY THE SURVEYOR UNLESS ALL SURVEY STAKES SET BY THE SURVEYOR ARE MAINTAINED INTACT AND CAN BE VERIFIED AS TO THEIR ORIGIN. IF, IN THE OPINION OF THE SURVEYOR, THE STAKES ARE NOT MAINTAINED INTACT AND CANNOT BE VERIFIED AS TO THEIR ORIGIN, ANY REMEDIAL WORK REQUIRED SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.
- 6. THE CONTRACTOR SHALL NOTIFY THE DEVELOPER AT LEAST 48 HOURS IN ADVANCE FOR ANY STAKING OR RESTAKING REQUIRED.
- 7. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS IN ADVANCE FOR ANY INSPECTIONS AND/OR TESTING FOR ENGINEER OF RECORD
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ALL STAKES AND CONTROL SET BY THE DEVELOPERS SURVEYOR, AND SHALL TAKE STEPS NECESSARY TO INSURE THAT THE STAKES AND CONTROL ARE NOT DISTURBED OR TAMPERED WITH. IF STAKES SET BY THE DEVELOPERS SURVEYOR ARE DISTURBED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST INCURRED TO RESTAKE.
- 9. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
- 10. CONTRACTOR MUST CONTACT THE DESIGN ENGINEER FOR ANY NOTED DISCREPANCIES IN THE DESIGN PRIOR TO THE ITEM BEING CONSTRUCTED. FAILURE OF CONTRACTOR TO NOTIFY THE ENGINEER AND APPROVING AGENCY IN ADVANCE FOR ALTERNATIVE DESIGN SHALL RESULT IN CONTRACTOR ACCEPTANCE OF ALL COSTS RELATED TO POTENTIAL REMOVAL AND REWORK OF SAID ITEMS.
- 11. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.
- 12. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS. METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS NOR ANY COSTS INCURRED, WHETHER INITIAL OR ADDITIONAL TO CORRECT, MODIFY, OR ALTER ANY CONSTRUCTION COMPLETED CONTRARY TO THE CONTRACT
- 13. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL OVERHEAD AND UNDERGROUND UTILITY LINES IN THE WORK AREA ACCORDING TO INFORMATION PROVIDED BY THE AGENCY OPERATING EACH FACILITY. LOCATIONS SHOWN ARE APPROXIMATE ONLY. AND ARE NOT RELIABLE FOR CONSTRUCTION PURPOSES. CALL AZ811 AT 811 OR 602-263-1100 TO HAVE LOCATIONS MARKED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING NOT SCHEDULED FOR DEMOLITION OR REMOVAL SHALL BE REPLACED IN KIND.
- 14. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE PRESENCE AND LOCATION OF ANY AND ALL EXISTING OVERHEAD AND/OR UNDERGROUND UTILITIES THAT MAY INTERFERE WITH THIS CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS (POTHOLING) AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION TO PERMIT THE OWNER TO DIRECT THE ENGINEER TO MAKE REVISIONS OF THESE PLANS, IF NECESSARY, DUE TO CONFLICT BETWEEN PROPOSED FACILITIES AND EXISTING FACILITIES.
- 15. OWNER/CONTRACTOR IS RESPONSIBLE FOR SURVEY VERIFICATION OF EXISTING HORIZONTAL AND VERTICAL CONDITIONS PRIOR TO START OF CONSTRUCTION. A DEVIATION IN EXISTING CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE CONSTRUCTION STARTS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR REMOVAL, REPLACEMENT, OR OTHER MODIFICATIONS THAT MAY BE REQUIRED AS A RESULT OF EXISTING CONDITIONS NOT PROPERLY VERIFIED AND CONFIRMED. SHOULD AN ERROR BE FOUND IN THE HORIZONTAL AND VERTICAL CONDITIONS, THE ENGINEER SHALL BE NOTIFIED AND CONSTRUCTION WILL NOT PROCEED UNTIL REVISIONS/MODIFICATIONS HAVE BEEN PREPARED AND SUBMITTED BY THE ENGINEER.
- 16. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER, OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITIONS, OR PAVEMENT CROSS-SLOPES DIFFER FROM THAT WHICH IS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER ACCORDINGLY. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
- 17. APPROVAL OF THESE PLANS SHALL NOT PREVENT THE REVIEWING AGENCY FROM REQUIRING THE CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, OR OTHER HEALTH/SAFETY ISSUE.
- 18. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL STORM DRAIN PIPES, STORM WATER RETENTION PIPES AND DRAINAGE FACILITIES DURING ALL STAGES OF CONSTRUCTION. THE DEPTH OF COVER ON THE STORM DRAIN PIPE IS DESIGNED FOR FINAL GRADE. THEREFORE, EXTRA CARE SUCH AS BERMING OVER PIPES, FLAGGING, OR SIGNAGE SHOULD BE USED DURING CONSTRUCTION IN ORDER TO MAINTAIN COVER OR PROTECT THE PIPES.

## **ENGINEER'S GENERAL NOTES (CONT.)**

19. ALL CONDUITS (BOX CULVERT, REINFORCED CONCRETE PIPE, CAST-IN-PLACE PIPE, AND/OR CORRUGATED METAL PIPE) SHOWN ON THESE PLANS ARE DESIGNED FOR STANDARD HIGHWAY LOADINGS. THE STANDARD SATISFACTORY MINIMUM COVER REQUIREMENTS AS ESTABLISHED BY THE CONDUIT MANUFACTURER MAY NOT ALWAYS BE ADEQUATE DURING CONSTRUCTION. WHEN CONSTRUCTION EQUIPMENT. FREQUENTLY HEAVIER THAN TRAFFIC LOADS FOR WHICH THE CONDUIT HAS BEEN DESIGNED, IS TO BE DRIVEN OVER OR CLOSE TO THE BURIED CONDUIT, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE CONDUIT. THE ADEQUACY OF THE COVER REQUIREMENTS FOR CONDUITS SHALL BE ANALYZED AND CHECKED BY THE CONTRACTOR TO ADDRESS LOADING CONDITIONS IMPOSED BY THE CONSTRUCTION ACTIVITY. ANY CONDUIT DAMAGED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

20. THE ESTIMATED QUANTITIES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS. AND ACCURACY OF A DETAILED ESTIMATE BASE ON THESE PLANS, CURRENT CODES, AND SITE VISITATION.

21. ALL EARTHWORK CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) STANDARD DETAILS AND SPECIFICATIONS, INCLUDING ANY SUPPLEMENTS THERETO AND THE SOILS REPORT PREPARED BY:

COMPANY: SPEEDIE AND ASSOCIATES PROJECT NO.: 120537SA DATED: SEP 18, 2012

DATA FOR EARTHWORK CALCULATIONS IS PROVIDED IN THE SOILS REPORT AND (IF APPLICABLE) ANY SUPPLEMENTS THERETO

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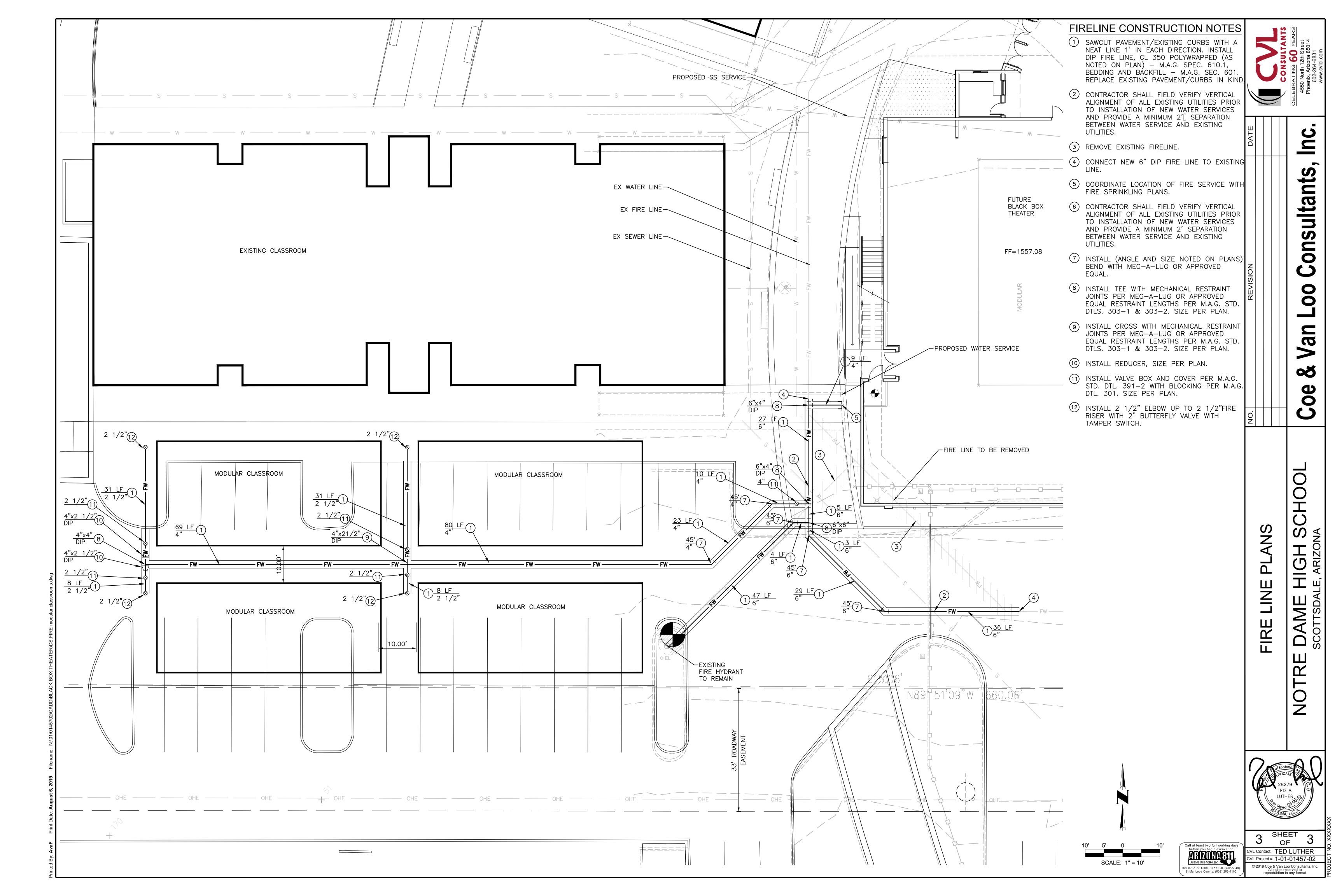
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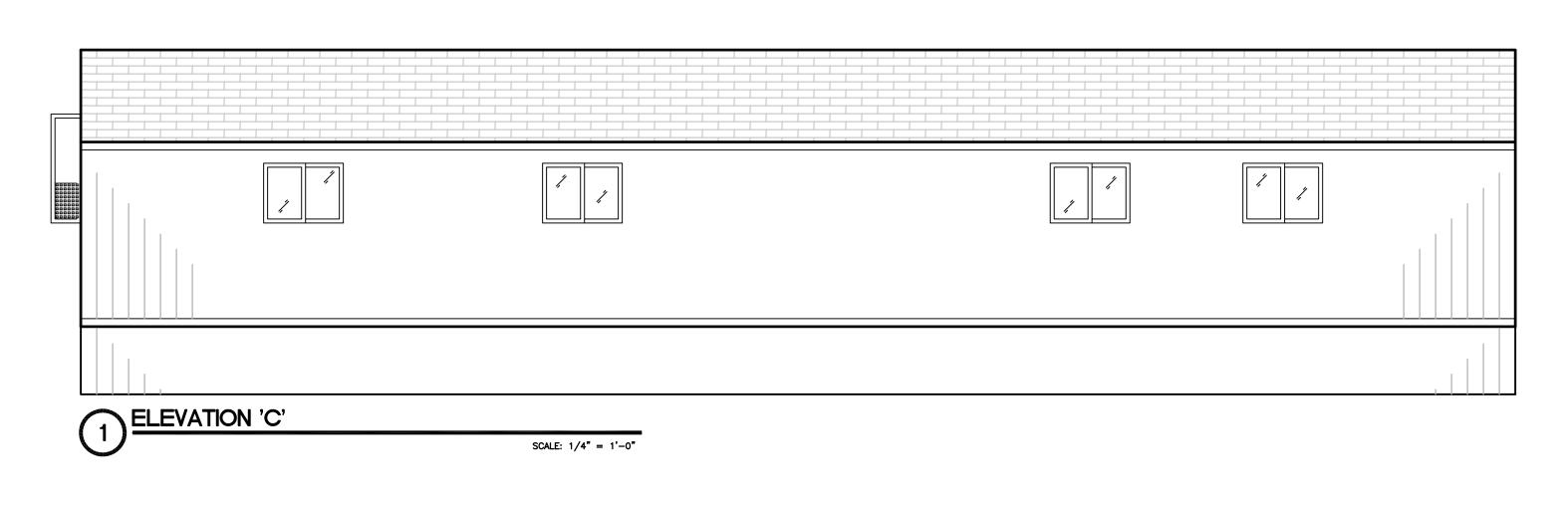
Call at least two full working day

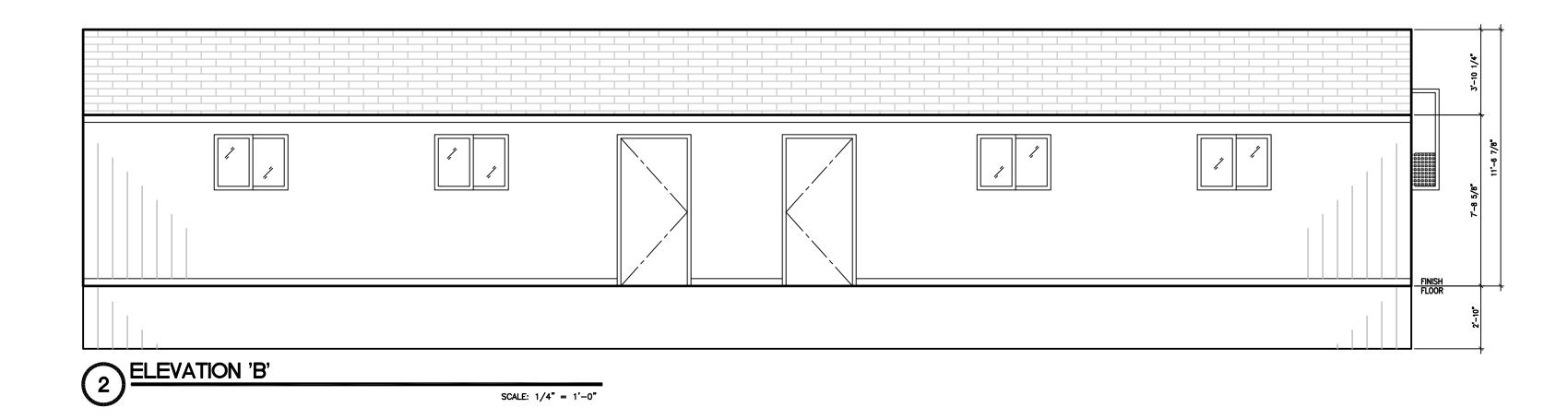
SHEET OF 'L Contact: TED LUTHER L Project #: 1-01-01457-02 © 2019 Coe & Van Loo Consultants, Inc.

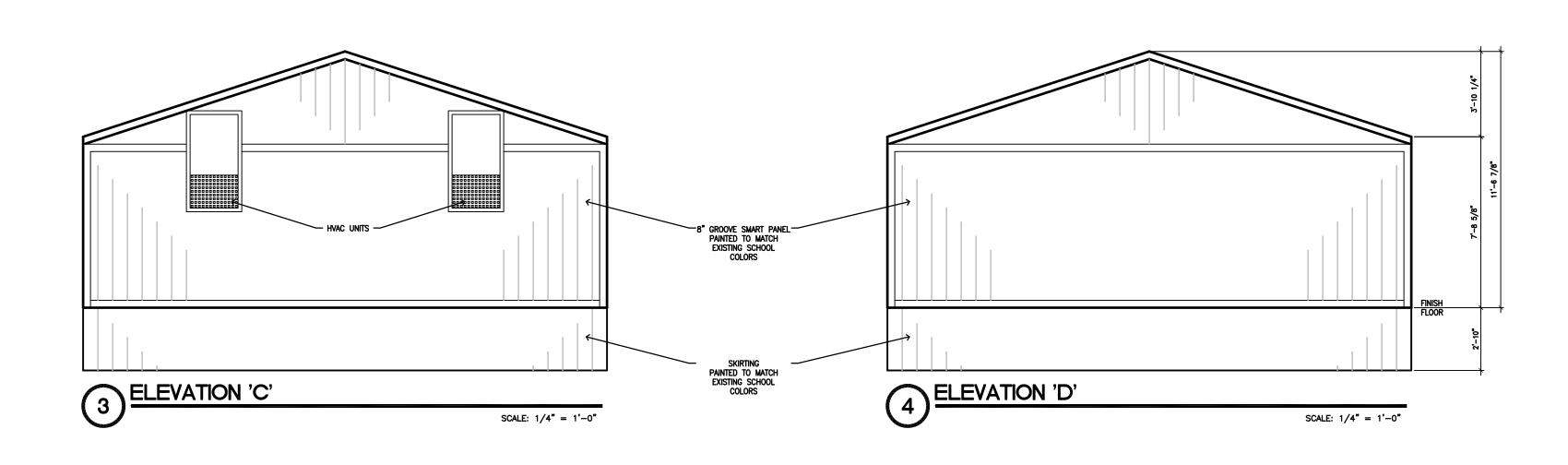


Sheet No.

A310







APPROVED

STIPULATION SET RETAIN FOR RECORDS

APPROVED BY

08/27/2019 DATE

#### **Notre Dame Preparatory High School**

#### **Pre-Application Narrative**

The request is for DRB approval of two new buildings on the Notre Dame Preparatory High School campus, which is located at 9701 E. Bell Road. The proposal includes a new Saints Hall (45' in height) just south of the football stadium and a new Black Box theatre (36' in height) centrally located on the site. The proposed buildings are in conformance with the approved site plan, case 12-ZN-2009 and 30-UP-2009. Current zoning of the property is R1-35 PCD ESL and R1-5 PCD ESL.

#### **Context Aerial**



#### **Context Aerial**



Site Photos



#### Site Photos





#### Site Photos





# MODULAR CLASSROOMS ENLARGED SITE PLAN

## PARKING ANALYSIS

= 730

EXISTING PARKING = 759

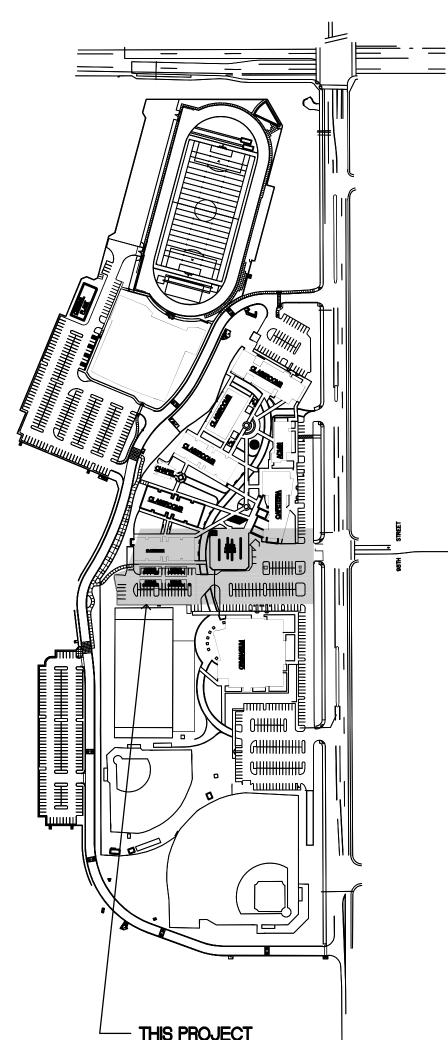
MODULAR BUILDING

PARKING LOSS = 29

TOTAL REVISED **PARKING** 

SITE PLAN NOTES

- 1. NO NATIVE PLANTS WILL BE DISTURBED DURING CONSTRUCTION AND PLACEMENT OF MODULAR BUILDINGS.
- 2. OPEN SPACE WORKSHEET TO BE COMPLETED WITH BLACK BOX DRB SUBMITTAL.







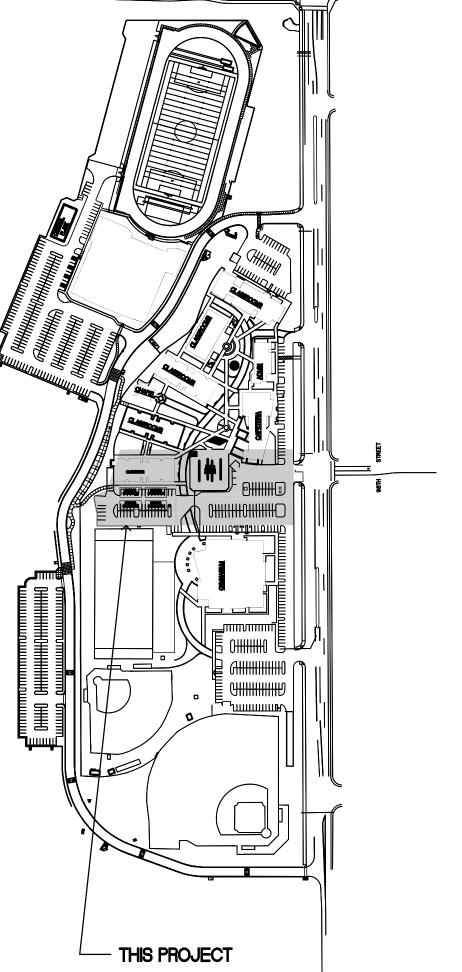
PREPARATORY

**DESIGN** 

**REVIEW** 

Sheet No.

A102



FIRE RISER AND

BELL LOCATED

AT WEST END OF

EACH BUILDING.

TYPICAL OF 4