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• FILLED CIRCLE INDICATES PLAN IS INCLUDED WITH THIS SUBMITTAL

PROJECT INFO

PROJECT DESCRIPTION

DEMOLITION OF EXISTING STRUCTURES AND THE CONSTRUCTION OF A NEW HOTEL, APARTMENT BUILDING, AND TOWN HOMES WITH UNDERGROUND PARKING AND ONSITE STORMWATER TREATMENT. EXISTING HAVER BUILDING WILL BE MAINTAINED.

ZONING:

EXISTING: D/DMU-2 PBD DO

ACREAGE:

PARCELS 173-50-108A, 173-50-034, 173-50-117B
TOTAL AREA = 144,173 SF (3.31± AC)

PROJECT ADDRESS:

7110 E. INDIAN SCHOOL ROAD, 7117 E. 3RD AVENUE. SCOTTSDALE, AZ. 85251

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 62, PAGE 23, MARICOPA COUNTY RECORDS (MCR).

BENCHMARK:

BENCHMARK IS A CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF SCOTTSDALE ROAD & INDIAN SCHOOL ROAD BEING THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST.
ELEVATION = 1260.366', NAVD 88 (CITY OF SCOTTSDALE DATUM)

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON NAVD 88 AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA.

BASIS OF BEARING:

THE BASIS OF BEARING USED FOR THIS SURVEY IS EAST ALONG THE MONUMENT LINE OF INDIAN SCHOOL ROAD PER THE PLAT OF "HURLY TRACT" RECORDER IN BOOK 52, OF MAPS PAGE 35, M.C.R.

THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATION.

COMMUNITY NUMBER	PANEL #	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013	#2235 10/16/13	L	11/4/2015	X	N/A

CONFLICTS

NO CONFLICT SIGNATURE BLOCK

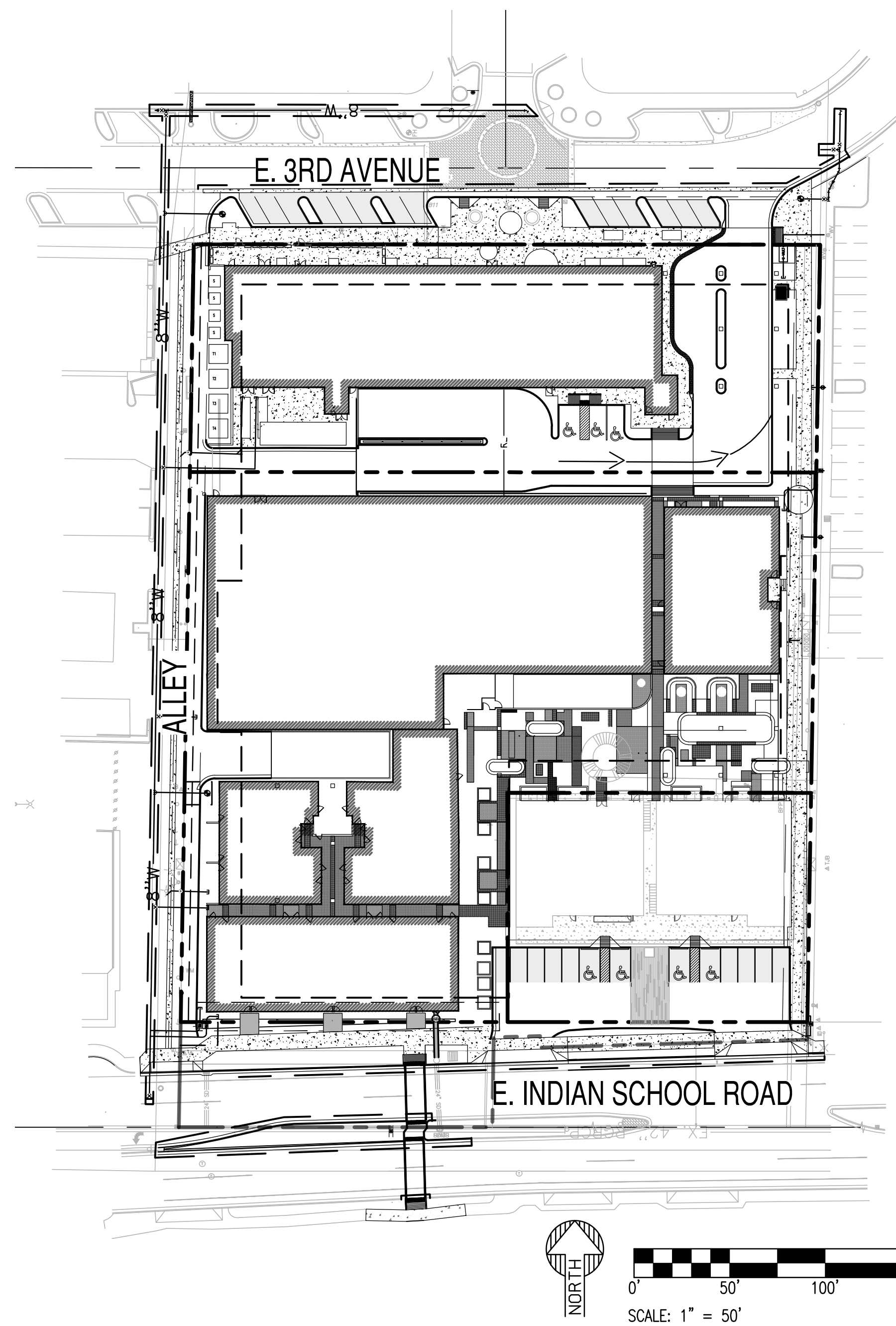
UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER	DATE SIGNED
ELECTRIC				
TELEPHONE	CENTURY LINK	KEVIN WAGNER	8152459640	07/01/20
NATURAL GAS				
CABLE TV				

ENGINEER'S CERTIFICATION
I, ALI FAKIH, 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 _____

KIMSEY HOTEL & APARTMENTS CONSTRUCTION DOCUMENTS

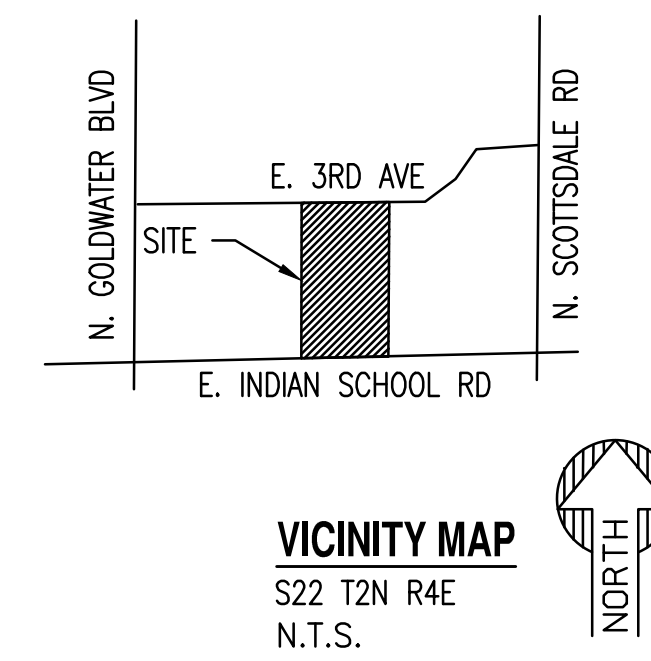
7110 E. INDIAN SCHOOL ROAD, 7117 E. 3RD AVENUE. SCOTTSDALE, AZ. 85251
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



ABBREVIATIONS

AC	ACRE
ACP	ASBESTOS CEMENT PIPE
ADA	AMERICANS WITH DISABILITIES ACT
BLDG	BUILDING
BOT	BOTTOM
C	CONCRETE
CB	CATCH BASIN
C.F.	CUBIC FEET
C.O.S.	CITY OF SCOTTSDALE
C&G	CURB & GUTTER
DET.	DETAIL
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
E	EAST
EA	EACH
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FT.	FEET
G	GUTTER
HDPE	HIGH DENSITY POLYETHYLENE
IE	INVERT ELEVATION
LF	LINEAR FEET
LF88	FINISHED FLOOR ELEVATION
MAG	MARICOPA ASSOCIATION OF GOVERNMENT
MEP	MECHANICAL ELECTRICAL PLUMBING
MH	MANHOLE
MIN	MINIMUM
N	NORTH
NMPA	NON-MOTORIZED PUBLIC ACCESS
NTS	NOT TO SCALE
OFF	OFFSET
OHE	OVERHEAD ELECTRICITY
P	PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
ROW	RIGHTS-OF-WAY
S	SOUTH
SAN	SANITARY
S.D.T	SIGHT DISTANCE TRIANGLE
S.F.	SQUARE FEET
STA	STATION
STD	STANDARD
SY	SQUARE YARD
S/W	SIDEWALK
TC	TOP OF CURB
W	WEST

VICINITY MAP



PROJECT TEAM

CIVIL ENGINEER:

SEG
8280 E. GELDING DR, SUITE #101
SCOTTSDALE, AZ 85260
480-588-7226
ATTN: ALI FAKIH
EMAIL: ALI@AZSEG.COM

CLIENT/OWNER:

PEG DEVELOPMENT
180 N. UNIVERSITY AVE
SUITE 200, PROVO UT 84601
801-655-1998
ATTN: MATT KRAMBULE
EMAIL: MKRAMBULE@PEGCOMPANIES.COM

ARCHITECT:

GENSLER
2575 E. CAMELBACK RD
SUITE 175, PHOENIX AZ 85016
602-523-4900
ATTN: STEFAN RICHTER
EMAIL: STEFAN_RICHTER@GENSLER.COM

LANDSCAPE ARCHITECT:

COLWELL SHELOR
4450 N. 12TH STREET, SUITE 104
PHOENIX, AZ 85014
602-633-2195
ATTN: ALISON COLWELL
EMAIL: ACOLWELL@COLWELLSHELOR.COM

ENGINEER'S STATEMENT

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

ENGINEERS AS-BUILT CERTIFICATION

THE SURVEYOR OF RECORD CERTIFIES THAT "RECORD DRAWING" MEASUREMENTS AS SHOWN WERE MADE UNDER THE SURVEYOR'S SUPERVISION OR AS NOTED, AND ARE CORRECT TO THE BEST OF THE SURVEYOR'S KNOWLEDGE AND BEHALF.

REGISTERED CIVIL ENGINEER	_____	DATE	_____
REGISTERED LAND SURVEYOR	_____	DATE	_____
APPROVED:	_____	DATE	_____
REGISTERED CIVIL ENGINEER	_____	DATE	_____

APPROVALS

CIVIL APPROVAL			
REVIEW & RECOMMENDED	APPROVAL BY:		
PAVING	TRAFFIC		G & D
PLANNING	W & S		FIRE
RET. WALLS			

ENGINEERING COORDINATION MGR. _____ DATE _____

MCESD SIGNATURE BLOCK

SIGNATURE _____ DATE _____

NOTE: IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE (A.A.C.) R18-4-213, ALL MATERIALS ADDED AFTER JANUARY 1ST, 1993, WHICH MAY COME INTO CONTACT WITH DRINKING WATER, SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 AND 61.

PRIVATE QUANTITIES

ONSITE QUANTITIES		
ITEM	QUANTITY	UNITS
CONCRETE PAVING	PAVING, ASPHALT CONCRETE (BASE COURSE)	2454 SY
	PAVING, PORTLAND CEMENT CONCRETE	9516 SY
	SIDEWALK	3773 SF
	CURB AND GUTTER	337 LF
WATER	VERTICAL CURB	1069 EA
	6" WATER SERVICE LINE	91 LF
	3" DOMESTIC WATER	12 LF
	2" WATER SERVICE LINE	30 LF
	1.5" IRRIGATION LINE	44 EA
NON-ROW MISC SEWER	FIRE HYDRANTS	1 EA
	SANITARY SEWER TAPS AND SERVICE LINE	65 LF
NON-ROW MISC SEWER	1.5" WATER METER DOMESTIC (DIAMETER)	1
	3" VAULT DOMESTIC	1 EA
	1.5" IRRIGATION	1

PUBLIC QUANTITIES

OFF-SITE QUANTITIES		
ITEM	QUANTITY	UNITS
PAVING	PAVING, ASPHALT CONCRETE (BASE COURSE)	409 SY
	PAVING, OVERLAY OR TOP COURSE OF MULTICOURSE PAVING (ALLEY)	1028 SY
CONCRETE	PAVING, PORTLAND CEMENT CONCRETE	1622 SY
	SIDEWALK	3179 SF
	CURB AND GUTTER	725 LF
	VERTICAL CURB	391 LF
	3" VALLEY GUTTER	421 LF
WATER	8" WATER MAIN	768 LF
	6" WATER SERVICE LINE	130 LF
	3" DOMESTIC WATER	38 LF
	2" WATER SERVICE LINE	74 LF
SEWER	1.5" WATER SERVICE LINE	45 LF
SEWER	SANITARY SEWER TAPS AND SERVICE LINE	23 LF

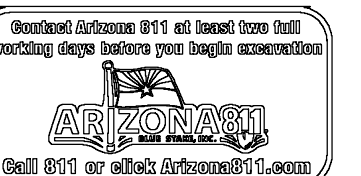
NOT FOR
CONSTRUCTION

SUSTAINABILITY
ENGINEERING
GROUP

SEG



Gensler



PROJECT:
KIMSEY HOTEL &
APARTMENTS

LOCATION:
7110 E. INDIAN SCHOOL
ROAD, 7117 E. 3RD AVENUE,
SCOTTSDALE, AZ. 85251

DRAWN	LP	10/07/2021
DESIGNED	LP	10/07/2021
QC	SC	10/11/2021
FINAL QC		
PROJ. MGR.	AF	10/11/2021

DATE: 11/19/2021

ISSUED FOR: DRB

REVISION NO.: _____ DATE: _____

△	
△	
△	
△	

JOB NO.: 200504

SHEET TITLE:

COVER SHEET

PAGE NO.: 10 OF 16

SHEET NO.: C0.01

ENGINEERS GENERAL NOTES:

A. GENERAL PLAN ITEMS:

- THESE GENERAL NOTES SHALL BE APPLICABLE TO ALL SHEETS WITHIN THIS SET OF DRAWINGS.
- THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. LOCATIONS ARE BASED ON THE BEST AVAILABLE REFERENCE PLANS AND AN ACTUAL FIELD SURVEY OF VISIBLE STRUCTURES.
- THE FIELD SURVEY WAS PERFORMED BY 3 ENGINEERING, LLC AND PRESENTED AS ALTA/NSPS LAND TITLE SURVEYS (PROJ. NO's 1861 & 1861A) DATED FEBRUARY 13, 2020 IT IS BELIEVED THAT THE SURVEY IS ESSENTIALLY CORRECT, BUT SEG DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY INFORMATION AND ASSUMES NO RESPONSIBILITY FOR ERRORS DUE TO INACCURATE OR INCOMPLETE SURVEY DATA.
- ALL DIMENSIONS AND / OR COORDINATES SHOWN ON THESE DRAWINGS ARE TO BACK OF CURB, CENTER OF STRUCTURE OR SIGN, OUTSIDE FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- NO DIMENSION MAY BE SCALED. REFER UNCLERAR ITEMS TO THE ENGINEER FOR INTERPRETATION.

B. SITE PLANNING CONSIDERATIONS

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- IF APPLICABLE, PEDESTRIAN ACCESS ROUTES ARE PROVIDED IN COMPLIANCE WITH THE LATEST ADA STANDARDS. ALL RAMPS MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS, 2% MAX CROSS SLOPES, AND 5% MAXIMUM LONGITUDINAL SLOPES. TRUNCATED DOMES, AS DETECTABLE WARNINGS, ARE REQUIRED ON SIDEWALK RAMPS THAT CROSS OR ADJOIN A VEHICULAR WAY WHERE SHOWN ON THE PLANS, PER ADAAG SECTION 705.
- PIPE BOLLARDS SHALL BE INSTALLED IN TRAFFIC AND LOADING AREAS AS REQUIRED TO PROTECT BUILDING CORNERS, RECEIVING AREAS, HYDRANTS, TRANSFORMERS, METERS, GENERATORS, COMPACTORS, STEPS, AND RAILINGS, AS NECESSARY.
- ALL SIGNAGE REQUIRES SEPARATE APPROVAL AND PERMITS.
- A MINIMUM 6-FOOT HORIZONTAL SEPARATION BETWEEN WATER AND SEWER PIPELINES WILL BE MAINTAINED.
- OWNERS OF PROPERTY ADJACENT TO THE PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.

C. CODE COMPLIANCE:

- WORK SHALL CONFORM TO THE REQUIREMENTS OF GOVERNING AGENCIES HAVING JURISDICTION. GRADING, PAVING, AND MATERIALS SHALL COMPLY WITH THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AS WELL AS PROJECT SPECIFICATIONS AND DRAWINGS. IN CASE OF DISCREPANCIES BETWEEN REQUIREMENTS, THE MOST STRINGENT SHALL APPLY.
- THE CONTRACTOR AT ALL TIMES SHALL FOLLOW ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS DURING CONSTRUCTION OF THIS PROJECT. SPECIAL CARE SHALL BE TAKEN DURING ALL TRENCHING OPERATIONS. SHEETING AND BRACING, CRIBBING, ETC. MUST BE INSTALLED AS REQUIRED TO PROVIDE MAXIMUM SAFETY TO THE CONTRACTOR'S WORKERS IN FULL COMPLIANCE WITH OSHA REGULATIONS.
- THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.
- THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE MUNICIPALITY, COUNTY, OR STATE RIGHTS-OF-WAYS. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND AS MODIFIED BY THE ADOT SUPPLEMENT TO THE MUTCD. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL.
- SIGNING AND STRIPING WILL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND AS MODIFIED BY THE STATE DOT SUPPLEMENT TO THE MUTCD. ACCESSIBLE SPACES SHALL BE PAINTED AND SIGNED IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
- PEDESTRIAN ACCESS ROUTES SHALL BE CONSTRUCTED TO THE LATEST ADA REQUIREMENTS AS FOLLOWS:
 - THE MAXIMUM CROSS SLOPE OF ANY SIDEWALK OR PEDESTRIAN ACCESS ROUTE SHALL BE 2.0 PERCENT MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL.
 - SIDEWALKS AND PEDESTRIAN ACCESS ROUTES SHALL HAVE A MAXIMUM GRADE OF 5.0 PERCENT MEASURED IN THE DIRECTION OF TRAVEL.
 - ACCESS ROUTES WITH SLOPES GREATER THAN 5.0 PERCENT ARE CONSIDERED RAMPS. RAMPS MAY HAVE A MAXIMUM SLOPE OF 8.33 PERCENT FOR A MAXIMUM RISE OF 30 INCHES. A 5-FOOT BY 5-FOOT PAD SHALL BE CONSTRUCTED AT THE TOP AND BOTTOM OF ANY RAMP HAVING A CHANGE IN TRAVEL DIRECTION. THE PAD SHALL HAVE A MAXIMUM 2.0 PERCENT SLOPE IN ANY DIRECTION. ALL RAMPS WITH A RISE GREATER THAN 6-INCHES REQUIRE A HAND RAIL.

D. CONTRACTOR VERIFICATION / COORDINATION ITEMS:

- THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, TYPE & MATERIAL, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT.
- TWO WORKING DAYS BEFORE ANY EARTH MOVING ACTIVITIES, CALL THE UTILITY NOTIFICATION CENTER ARIZONA BLUE STAKE, (800) 782-5348, OR (602)263-1100 IF IN MARICOPA COUNTY, FOR THE MARKING OF MEMBER UNDERGROUND UTILITIES. ANY UTILITY DAMAGED BY CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND EXPOSE PERTINENT LOCATIONS AND ELEVATIONS, SPECIFICALLY AT CONNECTION POINTS AND AT POTENTIAL POINTS OF CONFLICT TO DETERMINE ANY NEGATIVE EFFECT ON THE PROPOSED CONSTRUCTION. ALL INFORMATION SHALL BE SUPPLIED TO THE ENGINEER PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS TO VERIFY EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDINGS, DUMPSTER ENCLOSURE, DUMPSTER PADS, ROOF DRAINS, UTILITY SERVICE POINT CONNECTIONS, RAISED CONCRETE SIDEWALKS, AND RAMPS. NOTIFY THE OWNER AND ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE OWNER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO CONSTRUCTION. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE CONSTRUCTION MANAGER PRIOR TO BIDDING.
- THE CONTRACTOR SHALL VERIFY AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL REQUIRED WORK. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, OBTAIN ALL LICENSES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH UTILITY COMPANIES TO OBTAIN TEMPORARY POWER AND TELEPHONE SERVICE DURING CONSTRUCTION. ALL COST FOR TEMPORARY SERVICES SHALL BE THE CONTRACTORS RESPONSIBILITY.
- SUBGRADE DENSITY SHALL BE TESTED BY A PRIVATE SOILS TESTING FIRM AND APPROVED BY THE SOILS ENGINEER PRIOR TO INSTALLING BASE COURSE OR CONCRETE. BASE COURSE DENSITY SHALL ALSO BE TESTED BY THE PRIVATE SOILS FIRM AND APPROVED BY THE SOILS ENGINEER PRIOR TO INSTALLING PAVEMENT.
- AGGREGATES AND BITUMINOUS PAVEMENT MATERIAL AND INSTALLATION SPECIFICATIONS SHALL BE IN ACCORDANCE WITH STATE DOT SPECS. THE CONTRACTOR SHALL SUBMIT AGGREGATE SIEVE ANALYSIS AND A JOB-MIX FORMULA FOR THE BITUMINOUS PAVEMENT TO THE CONSTRUCTION MANAGER FOR REVIEW AND APPROVAL AT LEAST 14 DAYS PRIOR TO THE PLACEMENT OF BITUMINOUS PAVEMENTS.
- ALL CONSTRUCTION SHALL BE CONDUCTED SUCH THAT THERE WILL BE MINIMAL INTERFERENCE WITH STREETS, DRIVES OR WALKS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF TRAFFIC. DO NOT CLOSE OR OBSTRUCT STREETS, DRIVES OR WALKS OR USER FACILITIES WITHOUT WRITTEN PERMISSION FROM THE RESPECTIVE AGENCY HAVING JURISDICTION.

- ADVANCE COORDINATION BY THE CONTRACTOR WITH ALL UTILITY COMPANIES INVOLVED SHALL BE REQUIRED FOR ANY SERVICE INTERRUPTIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER, LOCAL MUNICIPALITY AND/OR UTILITY COMPANY. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY OR PERMANENT SERVICE HAS BEEN PROVIDED.
- THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY IF CONDITIONS ARE ENCOUNTERED DURING THE CONSTRUCTION PROCESS WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT OR DISCREPANCIES ARE FOUND THAT AFFECT WORK.
- CONTRACTOR SHALL NOTIFY THE ENGINEER, PROJECT MANAGER, MUNICIPAL BUILDING INSPECTION DEPARTMENT, AND UTILITY COMPANIES FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION. NO UTILITY TAPS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE UTILITY COMPANY AND THE MUNICIPALITY.
- THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH ALL APPLICABLE UTILITY COMPANIES AND AGENCIES HAVING JURISDICTION WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, ENGINEER, AND APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS TO THE OWNER AND LOCAL UTILITY COMPANIES AS REQUIRED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
- THE CONTRACTOR SHALL ARRANGE FOR AND OBTAIN ALL REQUIRED INSPECTIONS AND CONSTRUCTION APPROVALS.
- THE OWNER AT ITS DISCRETION RESERVES THE RIGHT TO MODIFY THE DETAILS AND STANDARDS OF CONSTRUCTION FOR ALL PRIVATE FACILITIES FROM THAT INDICATED ON THE APPROVED PLAN, PROVIDED THAT THE ALTERNATE STANDARD COMPLIES WITH LOCAL CODE AND/OR UTILITY COMPANY REQUIREMENTS AND THE GENERAL DESIGN INTENT OF THE PROJECT IS NOT COMPROMISED.
- ELECTRONIC CADD FILES ARE AVAILABLE TO THE CONTRACTOR FOR THE PURPOSE OF LAYOUT. SUSTAINABILITY ENGINEERING GROUP, LLC CLAIMS NO RESPONSIBILITY WHATSOEVER FOR THE ELECTRONIC CADD FILES OR FOR INCORRECT INTERPRETATIONS ONCE TURNED OVER TO THE CONTRACTOR.

E. ON-SITE DOCUMENTATION

- CONTRACTOR SHALL HAVE A COPY OF APPROVED SOILS REPORTS FOR PAVEMENT DESIGN AND COMPACTION REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES. EACH SUBCONTRACTOR (INCLUDING THE SURVEYOR) SHALL HAVE A SIGNED COPY OF THE PLANS AND THE APPROPRIATE STANDARDS AND SPECIFICATIONS IN HIS POSSESSION AT ALL TIMES WHEN IMPROVEMENTS ARE BEING INSTALLED.
- THE CONTRACTOR SHALL HAVE ONE (1) SET OF DRAWINGS ON SITE FOR RECORDING AS-BUILT INFORMATION. PROVIDE THE RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND ANY FIELD MODIFICATIONS FROM THE PLANS) TO THE OWNER FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES.
- A COPY OF APPLICABLE MUNICIPALITY, COUNTY, AND STATE CONSTRUCTION SPECIFICATIONS AND DETAILS SHALL BE KEPT ON SITE THROUGHOUT THE PROJECT.

F. GENERAL CONSTRUCTION ITEMS:

- IF APPLICABLE, THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN A METHOD APPROVED BY THE STATE DOT.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR COMPLETION OF INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING TO ACCOMPLISH ALL WORK INDICATED ON PLANS AND TO PERFORM REQUIRED COMPACTION OPERATIONS.
- PROTECT EXISTING TREES TO REMAIN WITH TEMPORARY FENCING PLACED AT THE DRIP LINE. NO GROUND DISTURBANCE OR STORAGE OF MATERIAL SHALL OCCUR WITHIN THE DRIP LINE LIMITS.
- CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
- TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB.
- UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS.
- PROVIDE ADEQUATE BARRICADES AT DRIVES, ENTRANCES, EXCAVATIONS AND OTHER OPENINGS TO KEEP OUT UNAUTHORIZED PERSONS AND FOR PUBLIC SAFETY AND TRAFFIC CONTROL. SAFETY PROVISIONS OF APPLICABLE LAWS SHALL BE OBSERVED AT ALL TIMES. BARRICADES LEFT IN PLACE AT NIGHT SHALL BE LIGHTED.
- NO EQUIPMENT OR MATERIAL STORAGE IS PERMITTED WITHIN PUBLIC RIGHT-OF-WAYS.
- CONTRACTOR SHALL KEEP EXISTING STREETS, ROADS AND DRIVES CLEAR OF DIRT, DEBRIS AND EQUIPMENT.
- PROMPTLY REMOVE ALL RUBBISH, TRASH, DEMOLITION DEBRIS, AND ORGANIC MATERIAL FROM THE LIMITS OF THE OWNER'S PROPERTY AND DISPOSE IN A LEGAL MANNER.
- THE CONTRACTOR SHALL RESTORE AT HIS EXPENSE ANY STRUCTURES, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. WITHIN THE SITE OR ADJOINING PROPERTIES DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER AND THOSE HAVING JURISDICTION.
- PROVIDE A DESIGNATED AREA (TO BE APPROVED BY OWNER) FOR STORAGE OF EQUIPMENT AND PARKING OF THE REQUIRED EQUIPMENT. THIS AREA AS WELL AS THE ACTUAL JOB SITE SHALL BE ENCLOSED IN CHAIN LINK FENCING. A TRAFFIC LANE SHALL BE DESIGNATED FOR INGRESS AND EGRESS FROM THE WORK AREA. IF REQUIRED, FLAG MEN SHALL BE PROVIDED TO PROVIDE A SAFE AND EFFICIENT MOVEMENT OF VEHICLES. NO CHANGES TO THE WORK AREA OR TO THE AGREED TRAFFIC PATTERN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE CONSTRUCTION MANAGER. THE CONSTRUCTION MANAGER WILL SECURE THE APPROVAL FOR SUCH CHANGES.

G. REMOVAL NOTES:

- SOIL EROSION AND SILTATION CONTROL MEASURES MUST BE IN PLACE PRIOR TO STARTING REMOVALS AND EARTH MOVING OPERATIONS. THESE CONTROL MEASURES SHALL CONFORM IN ALL RESPECTS TO OPENING AGENCY REQUIREMENTS.
- ALL REMOVAL AND DEMOLITION WORK SHALL CONFORM TO GOVERNING AGENCY DESIGN STANDARDS AND SPECIFICATIONS. COMPLY WITH OSHA REGULATIONS INSOFAR AS THEY APPLY TO THE REQUIRED WORK.
- PERFORM CLEARING, GRUBBING, STUMP REMOVAL, TOPSOIL REMOVAL AND STOCKPILING IN ACCORDANCE WITH THE PROJECT DOCUMENTS.
- REMOVE TREES, SHRUBS, STUMPS, AND ROOT SYSTEMS TO A MINIMUM DEPTH OF 42" BELOW GRADE.
- WHERE EXISTING PAVEMENT IS TO BE PARTIALLY REMOVED, SAWCUT PAVEMENT FULL DEPTH TO PROVIDE A SMOOTH JOINT WITH PROPOSED PAVEMENT. IF APPLICABLE, SAWCUT SHALL BE MADE A MINIMUM OF TWO (2) FEET BEYOND ANY NEW CURB OR WALK LIMITS.
- NO ATTEMPT IS MADE TO STIPULATE EVERY REQUIRED ITEM OF REMOVAL AND DEMOLITION EITHER ON DRAWINGS OR IN SPECIFICATIONS. THE CONTRACTOR MUST VISIT THE SITE AND STUDY EXISTING PHYSICAL CONDITIONS, REVIEW DRAWINGS, AND REACH THEIR OWN CONCLUSIONS ON WORK NECESSARY TO ACCOMPLISH INTENDED RESULTS DESCRIBED BY THE PROJECT DOCUMENTS.
- COMPLETELY RESTORE ALL DISTURBED AREAS TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION AND TO THE SATISFACTION OF THE OWNER AND MUNICIPALITY. ALL COSTS FOR CLEAN-UP, RESTORATION WORK AND OTHER IMMEDIATE OPERATIONS SUCH AS, BUT NOT LIMITED TO, CONSTRUCTION SIGNAGE, STREET SWEEPING, AND MAINTAINING EXISTING UTILITIES SHALL BE THE CONTRACTORS RESPONSIBILITY. PERFORM RESTORATION WORK WITH FIVE (5) DAYS AFTER COMPLETION OF FINAL GRADING.
- TRAFFIC MAINTENANCE TO BE IN ACCORDANCE WITH M.U.T.S.A.

GRADING NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.
- PROPOSED SPOT ELEVATIONS SHOWN REPRESENT FINISHED PAVING, SIDEWALK, SLAB, GUTTER FLOWLINE, OR GROUND ELEVATION. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
- SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB AND GUTTER AND UTILITIES.
- ALL DISTURBED AREAS THAT ARE UNSURFACED OR ARE NOT DESIGNATED AS LANDSCAPE AREAS ARE TO BE STABILIZED.
- IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, THESE MATERIALS MAY BE PLACED TO A HEIGHT OF FIVE FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEEDED WITH NATIVE SEED MIX IMMEDIATELY AFTER STRIPING OPERATIONS ARE COMPLETE.
- IF APPLICABLE, LIME TREATED SUBGRADE MATERIAL SHOULD MEET ARIZONA HIGHWAY DEPARTMENT SPECIFICATIONS. A SPECIFIC MIX DESIGN SHOULD BE PREPARED BY THE GEOTECHNICAL CONSULTANT.
- ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO PROPOSED GRADE PRIOR TO PLACEMENT OF THE FINAL LIFT OF ASPHALT.
- ALL EARTH MOVING AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS IDENTIFIED IN THE SOILS REPORT. THE CONTRACTOR SHALL HAVE A SIGNED AND SEALED COPY OF THE SOILS REPORT ON THE SITE AT ALL TIMES.
- SUBGRADE WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN SUBGRADE ELEVATION. HOWEVER, ON THE FINISHED ASPHALT SURFACE, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR THE TYPICAL SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURED WITHOUT APPROVAL OF THE ENGINEER.
- VERIFY REQUIRED SPOT ELEVATIONS/GRADING IN THE VICINITY OF THE BUILDING WITH THE ARCHITECTURAL PLANS.
- SITE GRADING SHALL BE PERFORMED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AT ALL TIMES TO ENSURE NO STANDING WATER.
- PROVIDE THICKENED PAVEMENT TRANSITION AROUND STRUCTURES AND AT OPEN EDGE OF PAVEMENT SECTION.
- UNDERDRAINS MAY BE ADDED, IF DETERMINED NECESSARY BY THE ENGINEER OR CONSTRUCTION MANAGER, AFTER SUBGRADE IS ROUGH GRADED.
- UNLESS OTHERWISE INDICATED AT A SPECIFIC LOCATION, ALL FINISHED GRADES ARE TO CONFORM TO AND MATCH EXISTING GRADES.
- THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS.
- THE CONTRACTOR IS ADVISED THAT ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THAT HE SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, AND MATERIALS OF CONSTRUCTION TO COMPLETE THE PROJECT AS DESIGNED. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF ANY AND ALL EXCESS OR UNSUITABLE MATERIAL AND THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE JOB.

UTILITY NOTES:

- PROTECT AND MAINTAIN CROSSINGS OF OTHER UTILITY LINES.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE GOVERNING AGENCY TO SECURE PERMITS AND FEES FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES.
- PROPER COORDINATION WITH THE RESPECTIVE UTILITY COMPANIES SHALL BE PERFORMED BY THE CONTRACTOR TO INSURE THAT ALL UTILITY COMPANY, LOCAL MUNICIPALITY, AND LOCAL COUNTY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT ARIZONA UTILITIES PROTECTION SERVICE AT LEAST 48 HOURS BEFORE THE START OF THE WORK AND VERIFY ALL EXISTING UTILITY LOCATIONS.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE SEWERS CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION MANAGER IN THE EVENT OF ANY UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
- THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES FOR SERVICE INSTALLATIONS AND CONNECTIONS AND MAIN AND SERVICE RELOCATIONS. THE CONTRACTOR SHALL COORDINATE THE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES AND SHALL SECURE ALL PERMITS AND PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION AS NECESSARY.
- THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS, ETC. WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNER, UTILITY COMPANIES, AND GOVERNING AUTHORITIES. THE CONTRACTOR SHALL INSTALL AS NECESSARY, TEMPORARY SITE LIGHTING, GAS, SANITARY, WATER, STORM, ELECTRIC, TELEPHONE, AND CABLE SERVICES TO SERVICE BUILDING(S) TO REMAIN OPEN.
- ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERALS SHALL CONFORM TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, APPLICABLE COUNTY AND LOCAL DEPARTMENTS, AND APPROPRIATE UTILITY COMPANY SPECIFICATIONS.
- CONTRACTOR TO PROVIDE SLEEVES UNDER FOOTINGS OR THROUGH FOUNDATIONS FOR UTILITY CONNECTIONS.
- CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC. AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING/CANOPY STUB-OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
- ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION PRIOR TO APPROVAL FOR BACKFILL, IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY, LOCAL MUNICIPALITY, AND/OR LOCAL COUNTY REQUIREMENTS.
- THE CONTRACTOR SHALL RESTORE ANY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, APPROPRIATE LANDSCAPED AREAS, ETC. DISTURBED DURING CONSTRUCTION TO THE ORIGINAL CONDITION OR BETTER.
- THE CONTRACTOR SHALL CONTACT THE LOCAL COUNTY HEALTH DEPARTMENT AND FILE AND OBTAIN A PLUMBING PERMIT FOR THE WORK INDICATED HEREON AND COMPLY WITH THE LOCAL COUNTY PLUMBING CODE.
- IN THE EVENT OF CONFLICT OF ANY REQUIREMENTS OR PROVISIONS OF THE WORK INDICATED HEREON, THE SITE ENGINEER SHALL BE NOTIFIED FOR A DETERMINATION OF THE PLAN REQUIREMENTS AND INTENT THEREOF.
- UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY COMPANY AND LOCAL AGENCY REVIEW.
- CAP STUBS AND PROVIDE FIELD MARKERS.
- CONTRACTOR TO VERIFY ALL INVERTS AND CLEARANCES OF CROSSING UTILITY PRIOR TO COMMENCING CONSTRUCTION OF SANITARY SEWER MAIN. PROTECT WATERMAIN PER MAG STD DTL 404-1 AND 404-2.

NOTES FOR IMPROVEMENTS PLANS WHERE THERE IS EXISTING ACP OR PVC PIPE:

ANY WATER LINE PROJECT THAT INVOLVES CONNECTING TO AN EXISTING ACP OR PVC PIPE REQUIRES SPECIAL ATTENTION. PER DSPM SECTION 6-1.408:

FITTINGS INSTALLED INTO ASBESTOS CEMENT PIPE (ACP) OR PVC PIPE WITHIN 6-FEET OF ANOTHER FITTING OR JOINT WILL REQUIRE THAT SECTION OF PIPE TO BE REMOVED AND REPLACED WITH DUCTILE IRON PIPE (DIP). EXISTING TEES, TAPPING SLEEVES AND RELATED APPURTENANCES THAT ARE NOT UTILIZED BY A DEVELOPMENT SHALL BE REMOVED BY THE CONTRACTOR. A MINIMUM 3-FOOT SECTION OF PIPE SHALL BE REMOVED, WITH NO LESS THAN 6 FEET REMAINING TO THE NEAREST JOINT. THE REMOVED PIPE SHALL BE REPLACED WITH DIP. WHEN MORE THAN 3-FEET OF EXISTING ACP OR PVC WATER LINES ARE EXPOSED DURING CONSTRUCTION AND THE BEDDING IS DISTURBED, THE WATER LINE MUST BE REPLACED WITH DIP (MINIMUM CLASS 350) WITH MECHANICAL JOINTS OR FLANGED JOINTS TO 3-FEET PAST THE SIDES OF THE EXPOSED CROSSING TRENCH. REFER TO MAG STANDARD DETAIL NO. 403-3. NO TAPPING SLEEVE AND VALVE SHALL BE USED ON ACP PIPE. VALVES WILL NEED TO BE CUT INTO ACP PIPE. DISPOSAL OF MATERIALS CONTAINING ASBESTOS AND/OR LEAD SHALL BE IN CONFORMANCE WITH ALL REGULATIONS, LAWS AND ORDINANCES.

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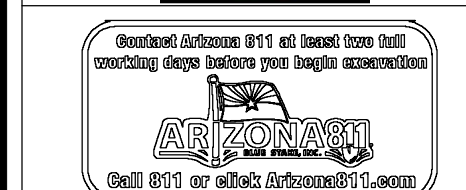
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PROJECT: KINSEY HOTEL & APARTMENTS
LOCATION: 7110 E. INDIAN SCHOOL ROAD, 7117 E. 3RD AVENUE, SCOTTSDALE, AZ. 85251

DRAWN	LP	10/07/2021
DESIGNED	LP	10/07/2021
QC	SC	10/11/2021
FINAL QC		
PROJ. MGR.	AF	10/11/2021

DATE: 11/19/2021

ISSUED FOR: DRB

REVISION NO.: DATE:

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JOB NO.: 200504

SHEET TITLE:

GENERAL NOTES

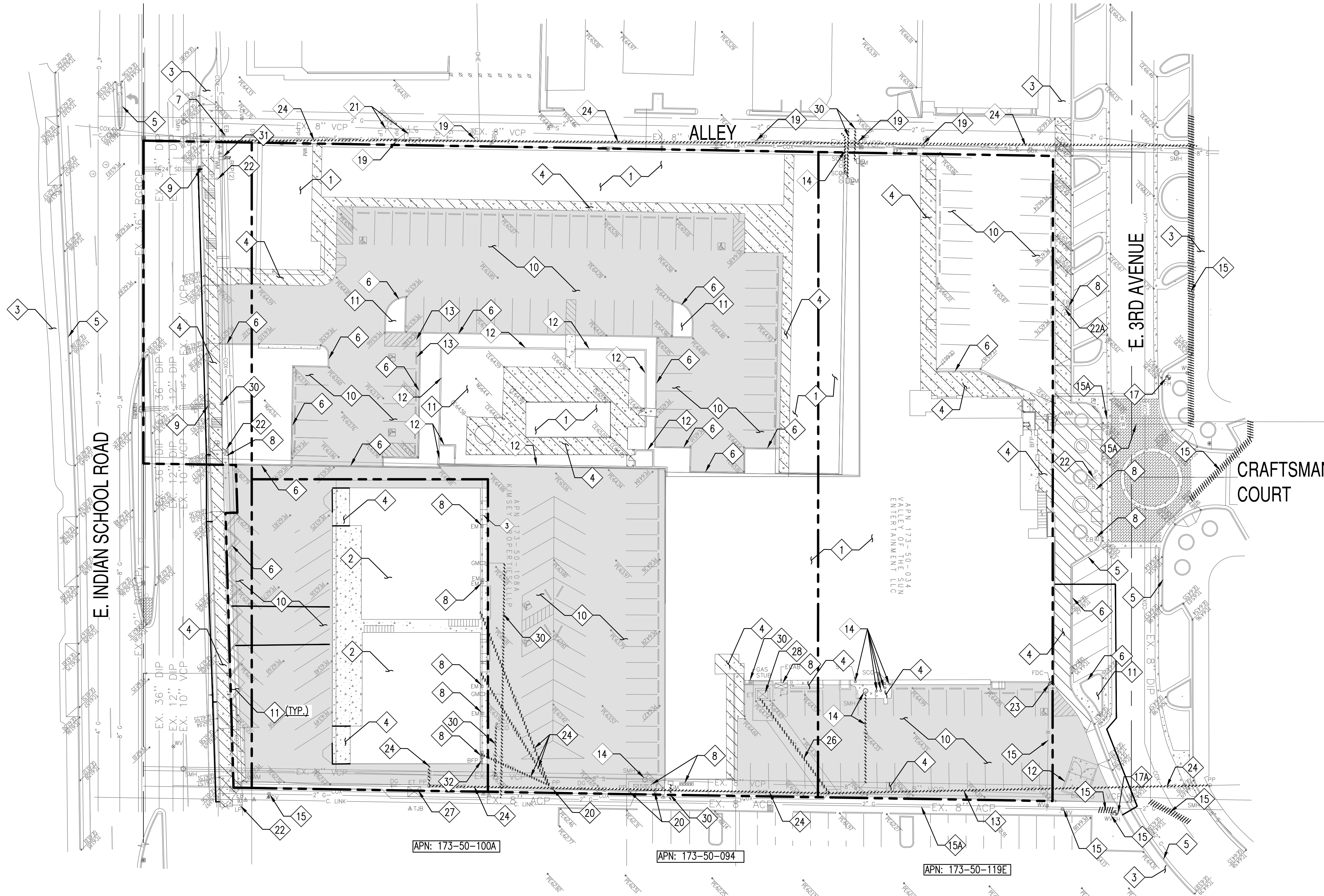
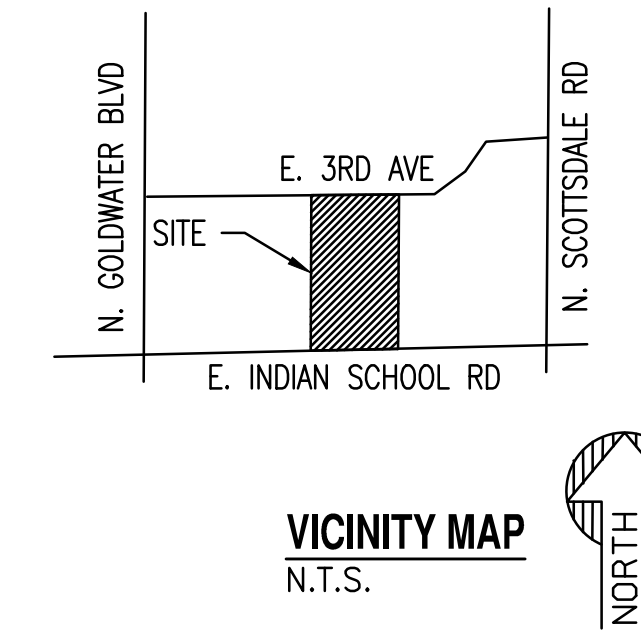
PAGE NO.: 2 OF 16
SHEET NO.: C0.10

LOCATION: Z:\SHARED\PROJECTS\GENSLER\HOJO APARTMENTS SCOTTSDALE 200504\11 CAD (SEG)\11.3 CDS\200504-CD-C0.00.DWG
DATE: 10/11/2021
SAVED BY: LOUIS PRIETO

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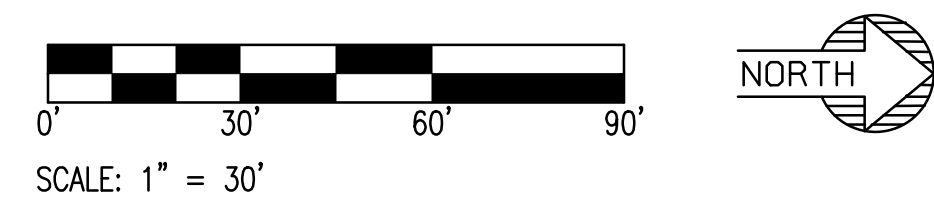
KIMSEY HOTEL & APARTMENTS REMOVAL PLAN

7110 E. INDIAN SCHOOL ROAD, 7117 E. 3RD AVENUE. SCOTTSDALE, AZ. 85251



- ### REMOVAL CONSTRUCTION KEY NOTES
- 1 REMOVE EXISTING STRUCTURE AND FOUNDATION.
 - 2 PROTECT EXISTING STRUCTURE AND FOUNDATION.
 - 3 PROTECT EXISTING SIDEWALK.
 - 4 REMOVE EXISTING SIDEWALK TO NEAREST JOINT.
 - 5 PROTECT EXISTING VERTICAL CURB AND GUTTER.
 - 6 REMOVE EXISTING VERTICAL CURB AND GUTTER.
 - 7 PROTECT EXISTING ELECTRICAL STRUCTURE.
 - 8 REMOVE & RELOCATE EXISTING ELECTRICAL STRUCTURE.
 - 9 PROTECT EXISTING CATCH BASIN.
 - 10 REMOVE EXISTING ASPHALT PAVEMENT.
 - 11 REMOVE EXISTING LANDSCAPE.
 - 12 REMOVE EXISTING WALL.
 - 13 PROTECT EXISTING SEWER SERVICE LINE AND APPURTENANCES.
 - 14 REMOVE EXISTING SEWER SERVICE LINE AND APPURTENANCES.
 - 15 REMOVE EXISTING WATER SERVICE LINE AND APPURTENANCES.
 - 15A PROTECT EXISTING WATER SERVICE LINE AND APPURTENANCES.
 - 16 EXISTING WATERLINE TO BE ABANDONED.
 - 17 EXISTING FIRE HYDRANT TO BE PROTECTED.
 - 17A EXISTING FIRE HYDRANT TO BE RELOCATED.
 - 18 PROTECT EXISTING HAVER BUILDING.
 - 19 PROTECT EXISTING POWER POLE.
 - 20 REMOVE EXISTING POWER POLE.
 - 21 REMOVE EXISTING LIGHT POLE.
 - 22 REPLACE EXISTING LIGHT POLE PER CURRENT C.O.S. STD.
 - 22A RELOCATE AND REPLACE EXISTING LIGHT POLE PER CURRENT C.O.S. STD.
 - 23 REMOVE EXISTING FDC CONNECTION.
 - 24 RELOCATE EXISTING OVERHEAD ELECTRIC LINE UNDERGROUND ELECTRIC PLANS.
 - 25 PROTECT EXISTING ELECTRIC LINE AND APPURTENANCES.
 - 26 REMOVE EXISTING ELECTRIC LINE AND APPURTENANCES.
 - 27 PROTECT ELECTRIC TRANSFORMER.
 - 28 REMOVE AND RELOCATE ELECTRIC TRANSFORMER
 - 29 PROTECT EXISTING GAS LINE AND APPURTENANCES.
 - 30 REMOVE EXISTING GAS LINE AND APPURTENANCES.
 - 31 PROTECT EXISTING WATER METER AND BFP.
 - 32 REMOVE EXISTING WATER METER AND BFP.

REMOVAL LEGEND:		EXISTING LEGEND:	
--- PROPERTY LINE	--- XXXX --- EX. MAJOR CONTOURS	EX. S --- SEWER LINE	--- CB --- STORM DRAIN LINE
--- SAWCUT LINE	--- XXXX --- EX. MINOR CONTOURS	(S) --- SEWER MANHOLE	--- CB --- STORM CATCH BASIN
--- LOD --- LIMIT OF DISTURBANCE	--- --- CENTERLINE	EX. W --- WATER LINE	(D) --- STORM MANHOLE
--- --- CENTERLINE	--- --- EASEMENT LINE AS NOTED	WV --- WATER VALVE	--- --- GAS LINE
PIPE REMOVAL		--- --- FIRE HYDRANT	--- --- IRRIGATION LINE
█ PAVEMENT REMOVAL			
▨ CONCRETE REMOVAL			
✕ TREE REMOVAL			



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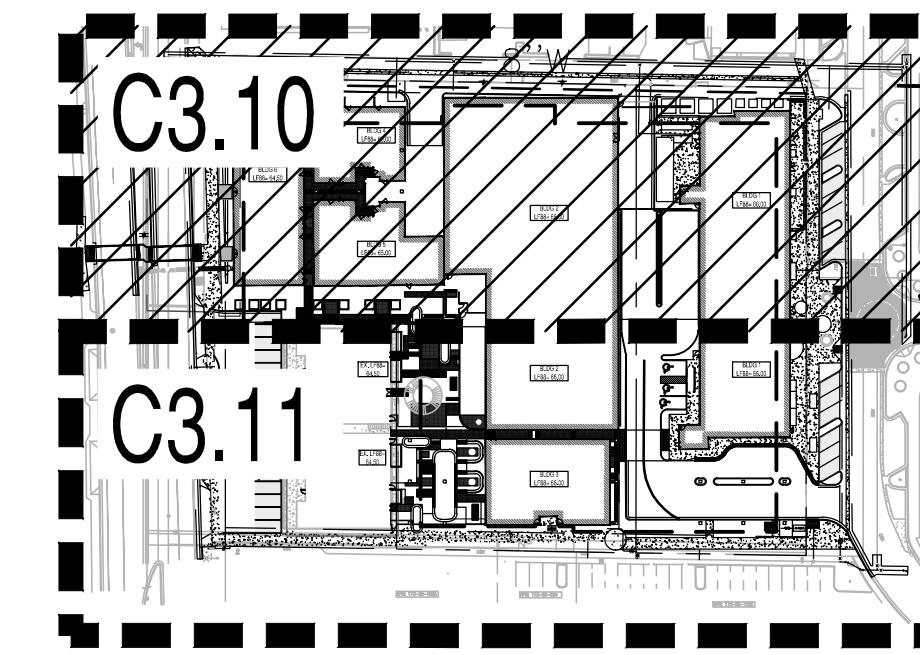
<p>PROJECT: KIMSEY HOTEL & APARTMENTS</p> <p>LOCATION: 7110 E. INDIAN SCHOOL ROAD, 7117 E. 3RD AVENUE, SCOTTSDALE, AZ. 85251</p> <p>DRAWN: LP 10/07/2021</p> <p>DESIGNED: LP 10/07/2021</p> <p>QC: SC 10/11/2021</p> <p>FINAL QC:</p> <p>PROJ. MGR.: AF 10/11/2021</p> <p>DATE: 11/19/2021</p> <p>ISSUED FOR: DRB</p> <p>REVISION NO.: DATE:</p> <p>JOB NO.: 200504</p> <p>SHEET TITLE: REMOVAL PLAN</p> <p>PAGE NO.: 3 OF 16</p> <p>SHEET NO.: C1.10</p>	<p>APN: 173-50-100A</p> <p>APN: 173-50-094</p> <p>APN: 173-50-119E</p>
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KIMSEY HOTEL & APARTMENTS GRADING & DRAINAGE PLAN

7110 E. INDIAN SCHOOL ROAD, 7117 E. 3RD AVENUE. SCOTTSDALE, AZ. 85251



KEY MAP
N.T.S. NORTH

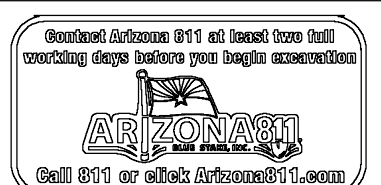
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PROJECT:
KIMSEY HOTEL &
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LOCATION:
7110 E. INDIAN SCHOOL
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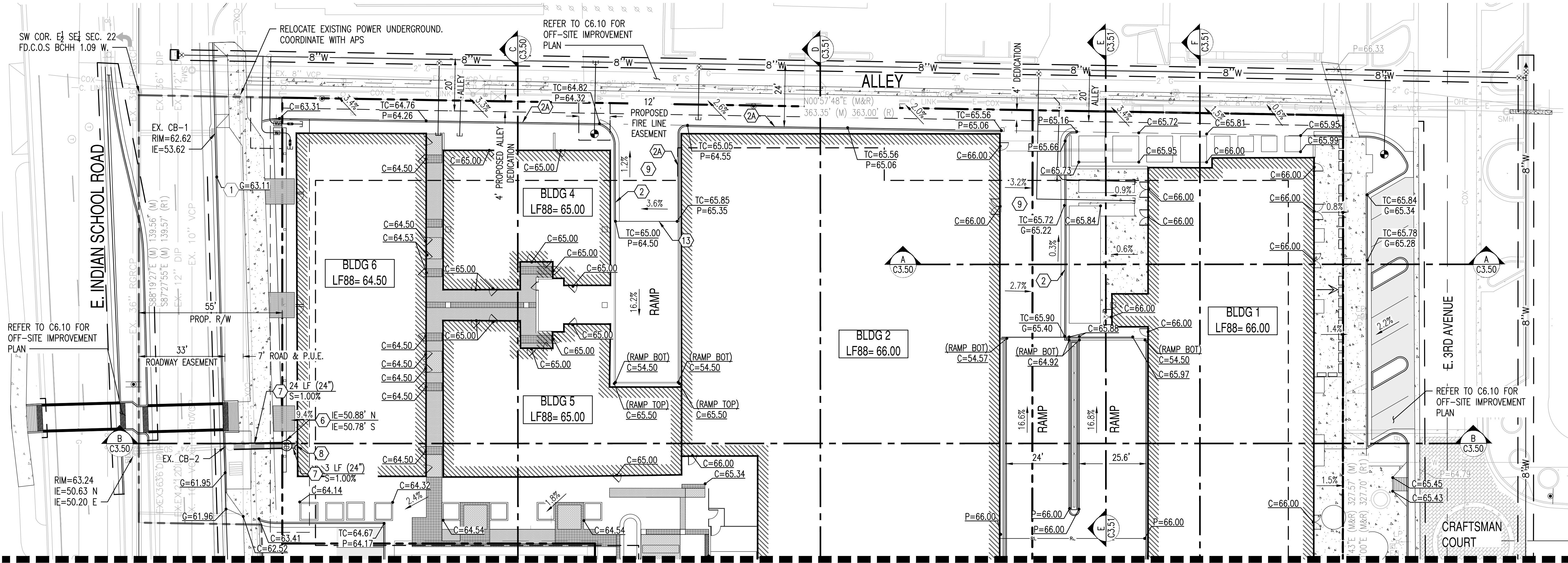
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GRADING &
DRAINAGE PLAN

PAGE NO.: 4 OF 16
SHEET NO.: C3.10



MATCHLINE - REFER TO SHEET C3.11

EXISTING LEGEND:

--- XXXX ---	EX. MAJOR CONTOURS	EX. S	SEWER LINE	--- ---	STORM DRAIN LINE	●	SIGN
--- XXXX ---	EX. MINOR CONTOURS	(S)	SEWER MANHOLE	■	STORM CATCH BASIN	○	STREET LIGHT
TC:XX.XX GE:XX.XX	EX. SPOT ELEVATION	EX. W	WATER LINE	○	STORM MANHOLE	○	TREE
---	EASEMENT LINE AS NOTED	WV	WATER VALVE	---	GAS LINE	○	ROAD CENTERLINE
		+	FIRE HYDRANT	---	FENCE	---	

PROPOSED GRADING LEGEND:

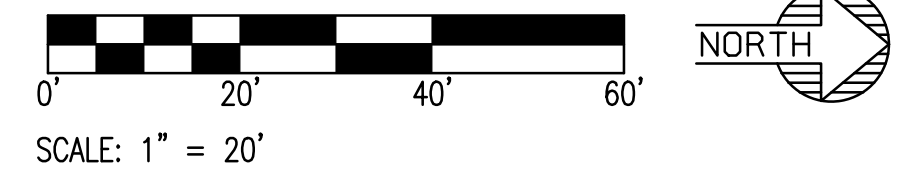
G=XX.XX	GUTTER ELEVATION, TC = G+0.5'	---	PROPERTY LINE	---	LOC	---	LIMIT OF ONSITE CONSTRUCTION
P=XX.XX	PAVEMENT ELEVATION	---	CURB AND GUTTER	---	XX	---	MAJOR CONTOUR
C=XX.XX	CONCRETE ELEVATION	---	VERTICAL CURB	---	XX	---	MINOR CONTOUR
		---	RL	---	---	---	FLOW ARROW
		---	UNDERGROUND GARAGE LIMITS			---	

GRADING CONSTRUCTION KEY NOTES

- 1 MATCH EXISTING GRADE; CONTRACTOR TO VERIFY IN FIELD ALL GRADES PRIOR TO CONSTRUCTION ACTIVITIES AND CONTACT ENGINEER IN CASE OF ANY DISCREPANCIES.
- 2 CONSTRUCT 6" CONCRETE CURB AND GUTTER PER MAG STD. DET. 220-1 TYPE "A".
- 2A CONSTRUCT 6" SINGLE CURB PER MAG STD. DET. 222 TYPE "b".
- 6 FURNISH AND INSTALL PRECAST MANHOLE WITH 48-INCH BASE PER MAG STD. DET. 520 AND 522 WITH CONCRETE COLLAR PER MAG STD. DET. 422; COVER PER C.O.S. STD. DET. 2520
- 7 FURNISH AND INSTALL HDPE DOUBLE WALL PIPE, CLASS 100; PIPE MATERIAL PER MAG SPECIFICATION 738. LENGTH, SIZE AND SLOPE PER PLAN.
- 8 ROOF DRAIN CONNECTION TO BUILDING. REFER TO PLUMBING PLANS FOR CONTINUATION.
- 13 CONSTRUCT PAVEMENT TRANSITION PER DET. 5/C3.20.

NOTE:

1. EXISTING MANHOLES RIMS AND INVERTS HAS BEEN SET BASED ON THE SURVEY RECEIVED FROM 3 ENGINEERS, LLC. DATED 02/13/20.
2. EXISTING MANHOLES RIMS AND INVERTS HAS BEEN SET BASED ON QUARTER SECTION MAP OS# 17-44. DATED 06/11/20.
3. SOIL NAILS SHALL NOT PROTRUDE INTO EASEMENTS OR RIGHT OF WAY WHERE THE UNDERGROUND GARAGE ABUTS ANY OF THESE AREAS.

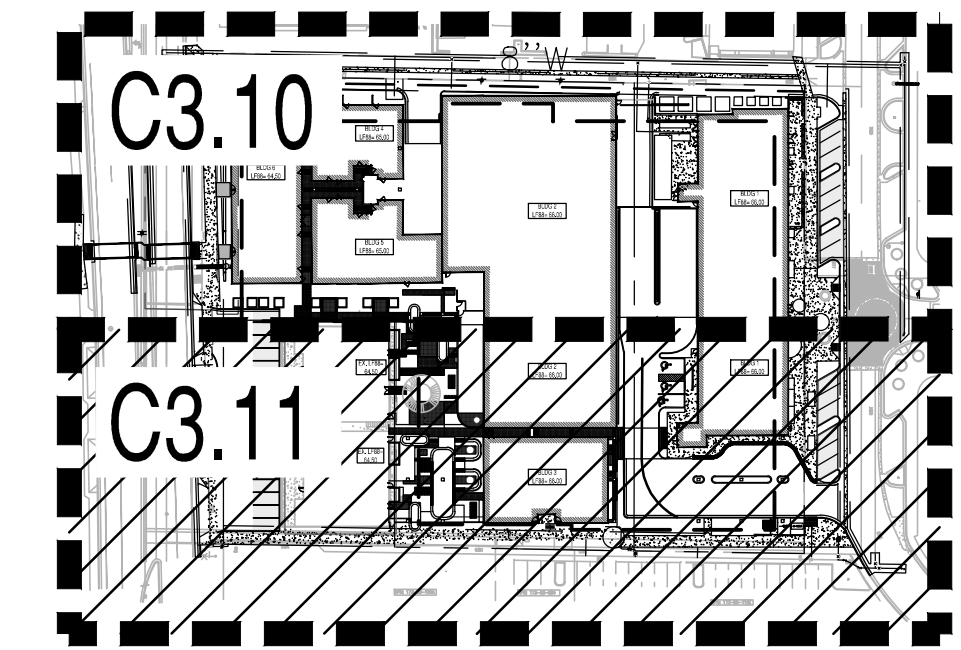


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KEY MAP
N.T.S. NORTH

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FINAL QC:
PROJ. MGR.: AF 10/11/2021

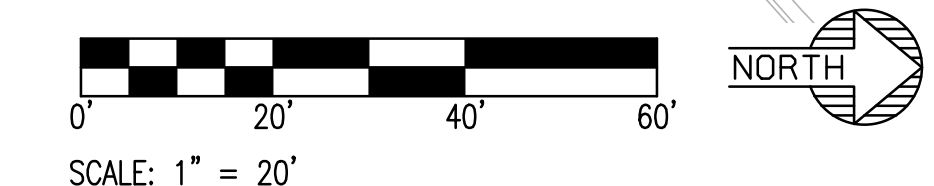
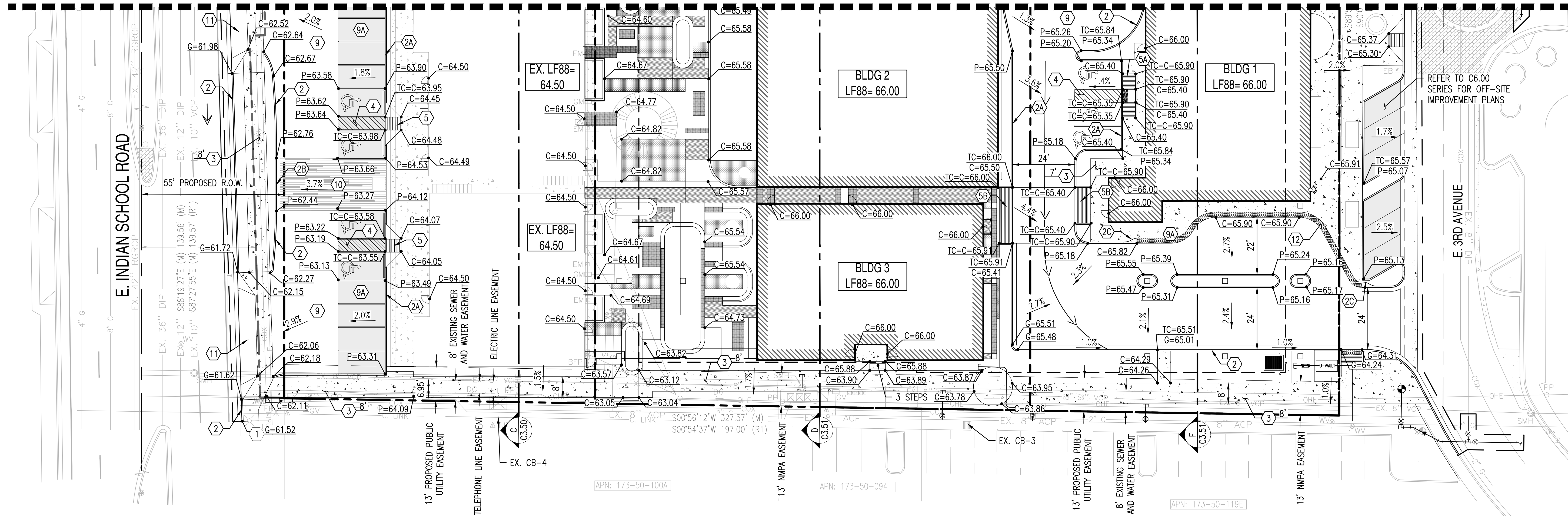
DATE: 11/19/2021
ISSUED FOR: DRB

REVISION NO.: DATE:
JOB NO.: 200504
SHEET TITLE:

GRADING &
DRAINAGE PLAN

PAGE NO.: 5 OF 16
SHEET NO.: C3.11

MATCHLINE - REFER TO SHEET C3.10



EXISTING LEGEND:

--- XXXX ---	EX. MAJOR CONTOURS	EX. S	SEWER LINE	--- ---	STORM DRAIN LINE	---	SIGN
--- XXXX ---	EX. MINOR CONTOURS	⊙	SEWER MANHOLE	CB	STORM CATCH BASIN	---	STREET LIGHT
TC:XX.XX GE:XX.XX	EX. SPOT ELEVATION	EX. W	WATER LINE	⊙	STORM MANHOLE	---	TREE
---	EASEMENT LINE AS NOTED	WV	WATER VALVE	---	GAS LINE	---	ROAD CENTERLINE
		+	FIRE HYDRANT	---	FENCE	---	

PROPOSED GRADING LEGEND:

G=XX.XX	GUTTER ELEVATION, TC = G+0.5'	---	PROPERTY LINE	---	LOC	---	LIMIT OF ONSITE CONSTRUCTION	---	STORM PIPE	
P=XX.XX	PAVEMENT ELEVATION	---	CURB AND GUTTER	XX	---	XX	MAJOR CONTOUR	---	⊙	STORM MANHOLE
C=XX.XX	CONCRETE ELEVATION	---	VERTICAL CURB	XX	---	XX	MINOR CONTOUR	---	---	CONCRETE PAVEMENT
		---	RL	---	---	---	FLOW ARROW	---	---	HEAVY DUTY PAVEMENT
		---	---	---	---	---	---	---	---	LIGHT DUTY PAVEMENT
		---	---	---	---	---	---	---	---	---

GRADING CONSTRUCTION KEY NOTES

- 1 MATCH EXISTING GRADE; CONTRACTOR TO VERIFY IN FIELD ALL GRADES PRIOR TO CONSTRUCTION ACTIVITIES AND CONTACT ENGINEER IN CASE OF ANY DISCREPANCIES.
- 2 CONSTRUCT 6" CONCRETE CURB AND GUTTER PER MAG STD. DET. 220-1 TYPE "A".
- 2A CONSTRUCT 6" SINGLE CURB PER MAG STD. DET. 222 TYPE "B".
- 2B CONSTRUCT FLUSH CURB PER DET. 6/C3.20.
- 2C 5' TRANSITION PAVEMENT UP TO CURB FROM 6" REVEAL TO 0" REVEAL.
- 3 CONSTRUCT CONCRETE SIDEWALK PER MAG STD. DET. 230. WIDTH PER PLAN.
- 4 CONSTRUCT PAVEMENT WITH 2% MAXIMUM SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING STALLS AND 2% MAXIMUM CROSS SLOPE AT ADA ACCESSIBLE ROUTE.
- 5 CONSTRUCT ADA RAMP PER DET. 1/C3.20.
- 5A CONSTRUCT ADA RAMP PER DET. 2/C3.20.
- 5B CONSTRUCT ADA RAMP PER DET. 3/C3.20.
- 9 CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT PER DET. 4/C3.20.
- 9A CONSTRUCT LIGHT DUTY ASPHALT PAVEMENT PER DET. 4/C3.20.
- 10 CONSTRUCT STAMPED CONCRETE. REFER TO LANDSCAPE PLANS.
- 11 CONSTRUCT MODIFIED DRIVEWAY ENTRANCE PER C.O.S. STD. DET. 2256 CL-1. WIDTH PER PLAN.
- 12 INSTALL 24" TRUNCATED DOME/DETECTABLE WARNING (NO RAMP) PER C.O.S. STD. DET. 2231.

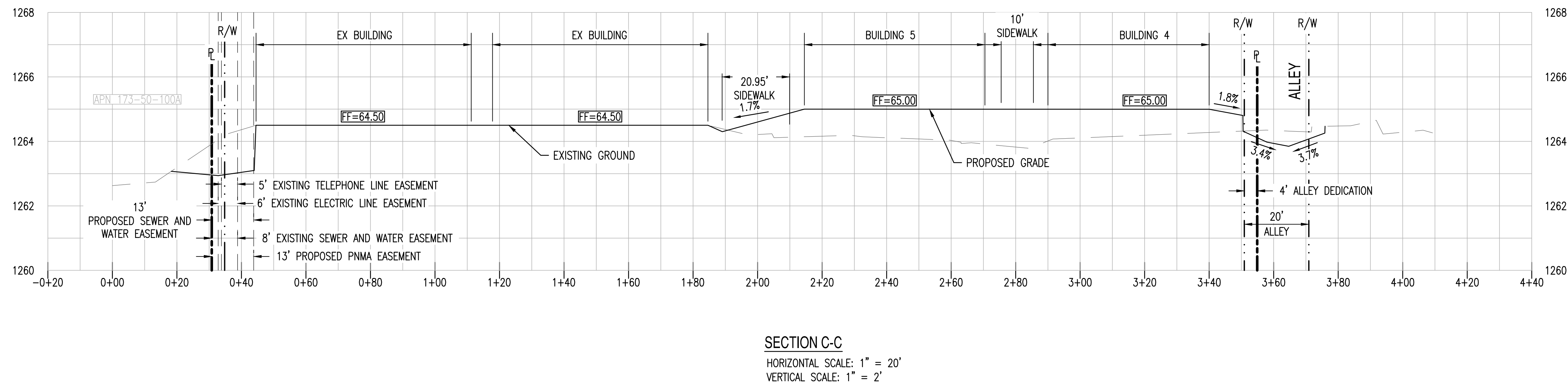
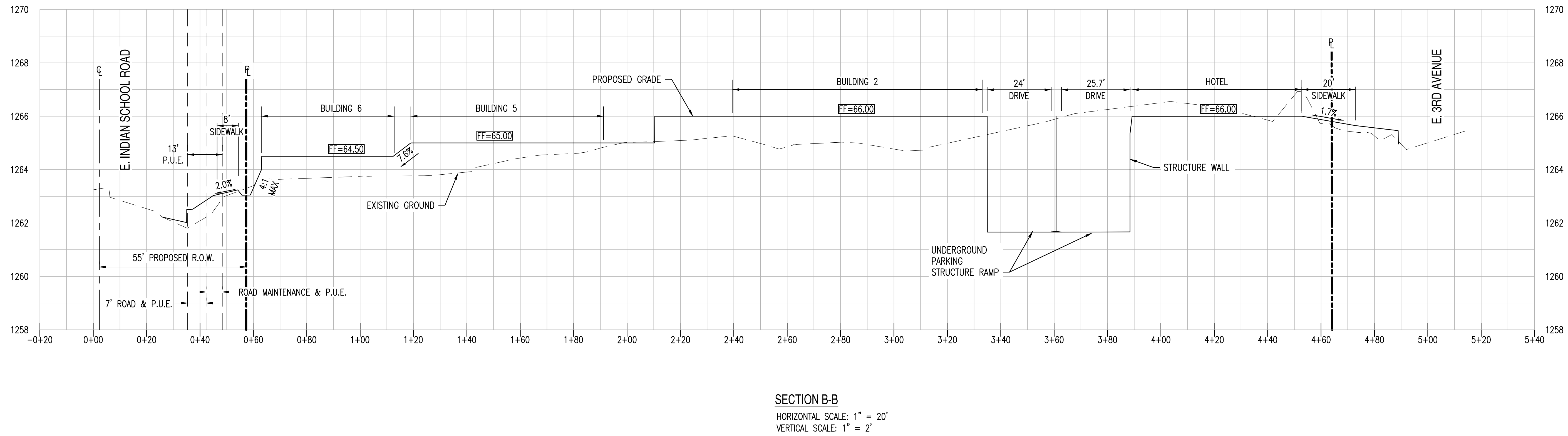
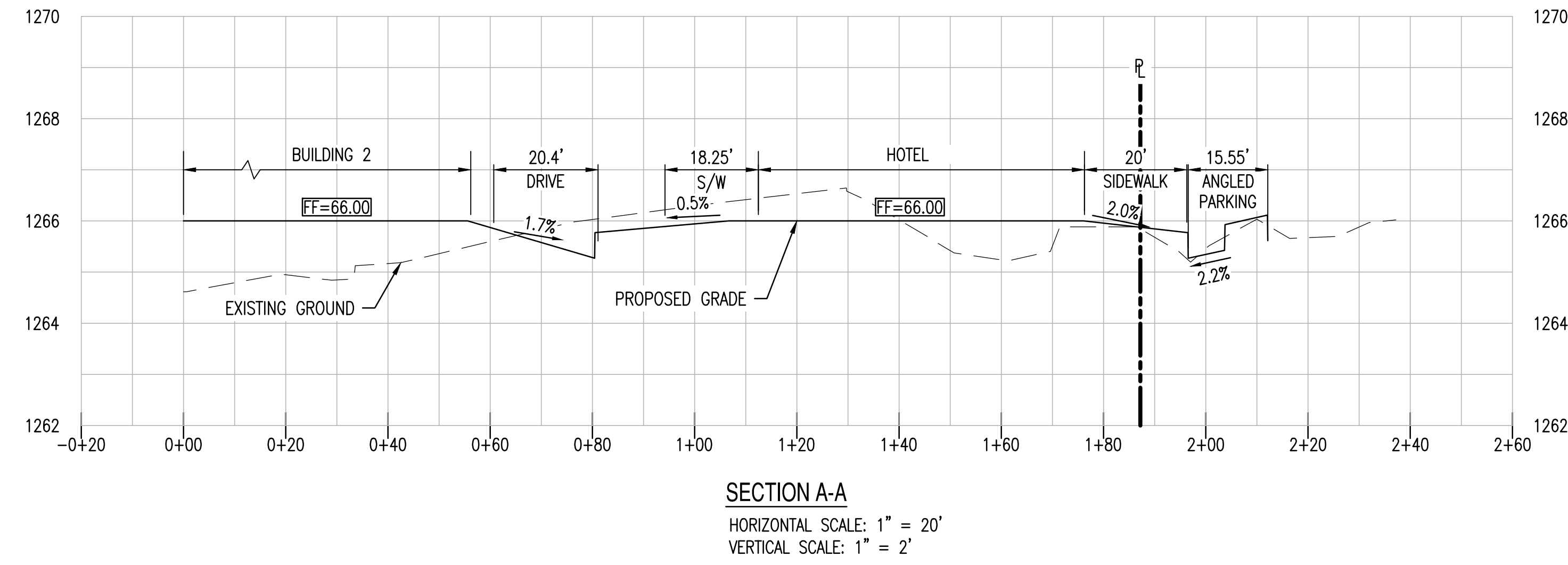
NOTE:

1. EXISTING MANHOLES RIMS AND INVERTS HAS BEEN SET BASED ON THE SURVEY RECEIVED FROM 3 ENGINEERS, LLC. DATED 02/13/20.
2. EXISTING MANHOLES RIMS AND INVERTS HAS BEEN SET BASED ON QUARTER SECTION MAP QS# 17-44. DATED 06/11/20.
3. SOIL NAILS SHALL NOT PROTRUDE INTO EASEMENTS OR RIGHT OF WAY WHERE THE UNDERGROUND GARAGE ABUTS ANY OF THESE AREAS.

LOCATION: Z:\SHARED\PROJECTS\GENSLER\HOJO APARTMENTS SCOTTSDALE 200504\11 CAD (SEC)\11.3 CD\S\200504-CD-C3.00.DWG. SAVER BY: LUIS PRIETO DATE: 10/11/2021

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 SAVER BY: LUIS PRIETO
 DATE: 10/11/2021



NOT FOR CONSTRUCTION

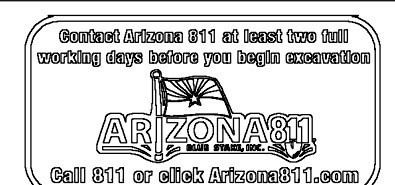
SUSTAINABILITY
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SEG



8280 E. GELDING DRIVE SUITE 101, SCOTTSDALE, ARIZONA 85260
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PROJECT	KINSEY HOTEL & APARTMENTS	LOCATION	7110 E. INDIAN SCHOOL ROAD, 7117 E. 3RD AVENUE, SCOTTSDALE, AZ. 85251
DRAWN	LP	10/07/2021	
DESIGNED	LP	10/07/2021	
QC	SC	10/11/2021	
FINAL QC			
PROJ. MGR.	AF	10/11/2021	

DATE: 11/19/2021
 ISSUED FOR: DRB

REVISION NO.	DATE

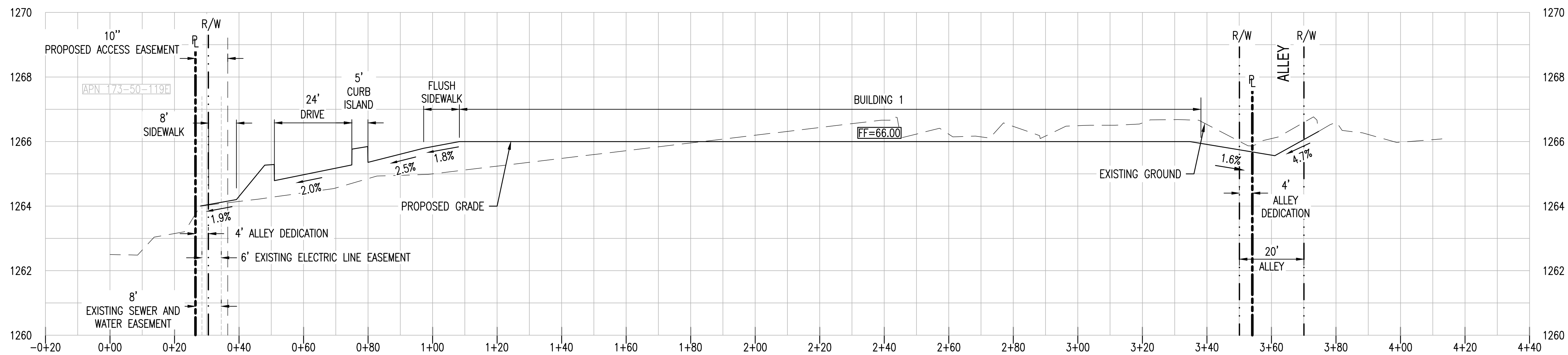
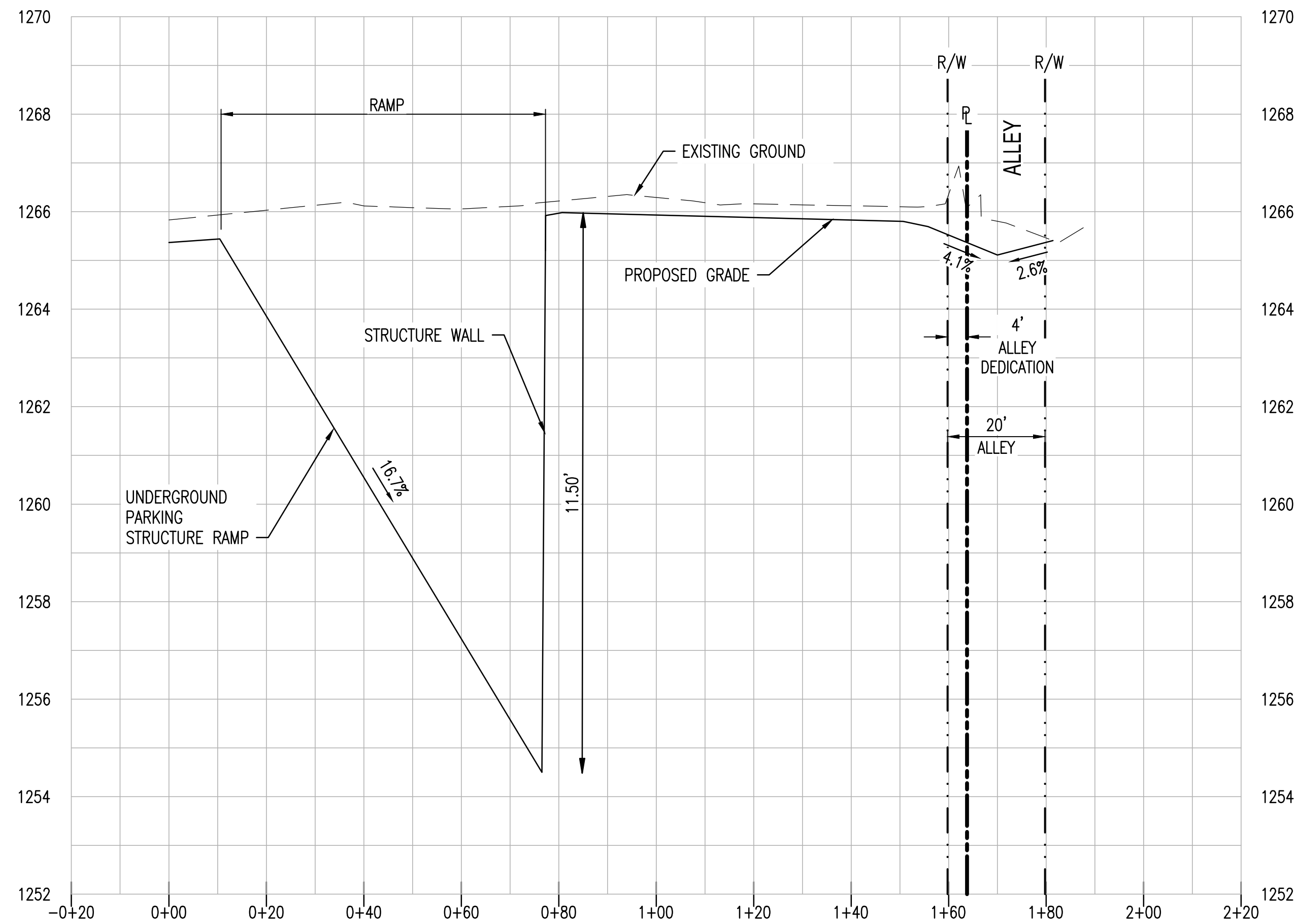
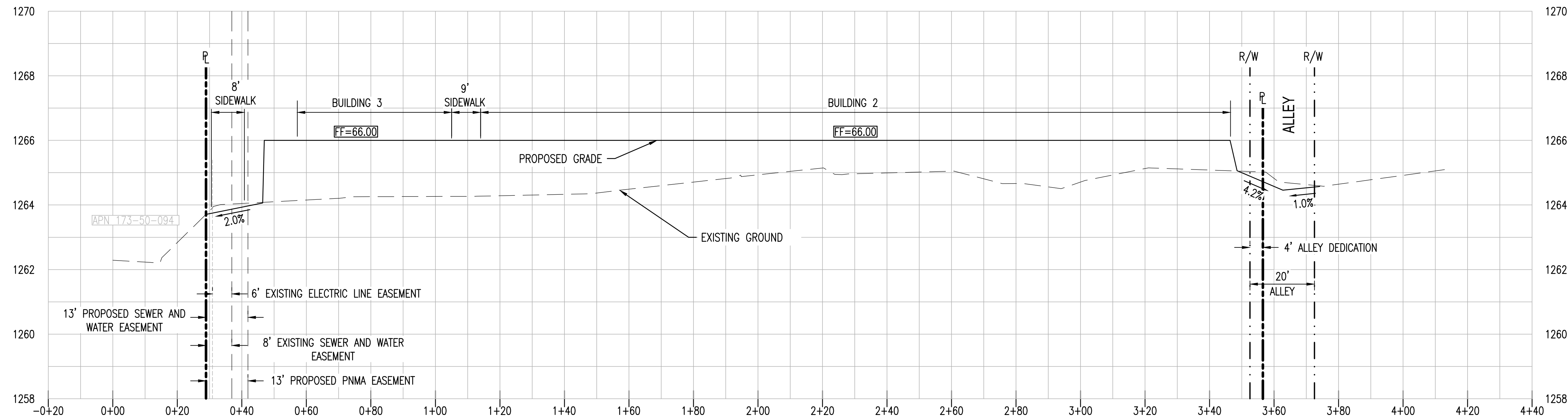
JOB NO.: 200504

SHEET TITLE: CROSS SECTIONS

PAGE NO.: 7 OF 16
 SHEET NO.: C3.50

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 CASE NO.: 10-2N-2020

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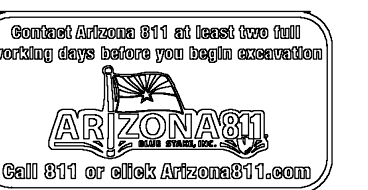
NOT FOR CONSTRUCTION

SUSTAINABILITY ENGINEERING GROUP

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PROJECT: KINSEY HOTEL & APARTMENTS
 LOCATION: 7110 E. INDIAN SCHOOL ROAD, 7117 E. 3RD AVENUE, SCOTTSDALE, AZ, 85251
 DRAWN: LP 10/07/2021
 DESIGNED: LP 10/07/2021
 QC: SC 10/11/2021
 FINAL QC: AF 10/11/2021
 PROJ. MGR.: AF 10/11/2021
 DATE: 11/19/2021
 ISSUED FOR: DRB

REVISION NO.: DATE:
 1
 2
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JOB NO.: 200504

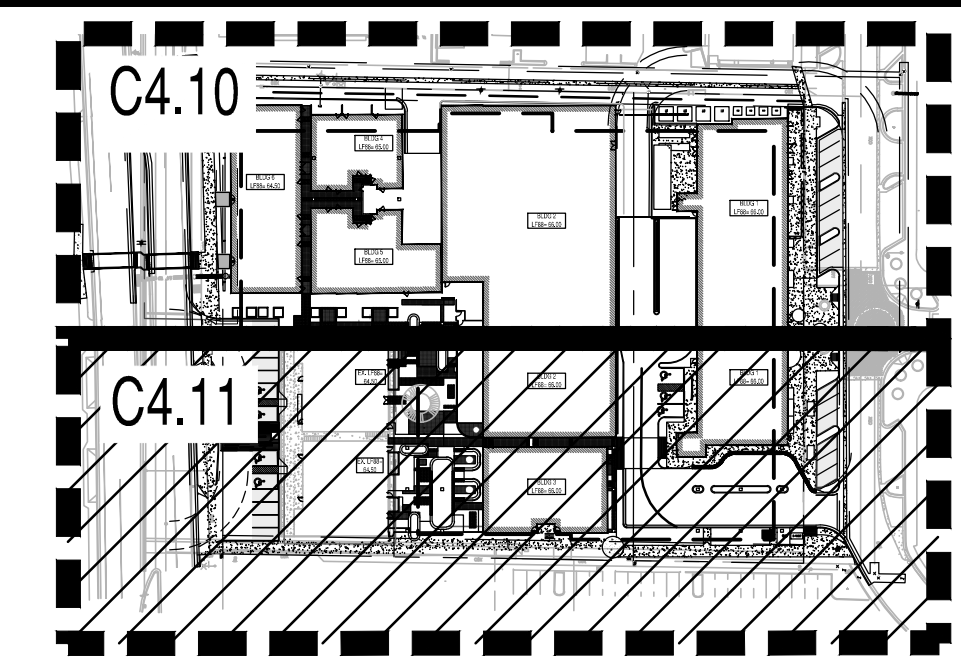
SHEET TITLE: CROSS SECTIONS

PAGE NO.: 8 OF 16
 SHEET NO.: C3.51

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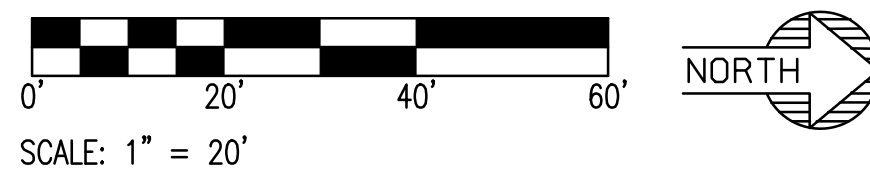
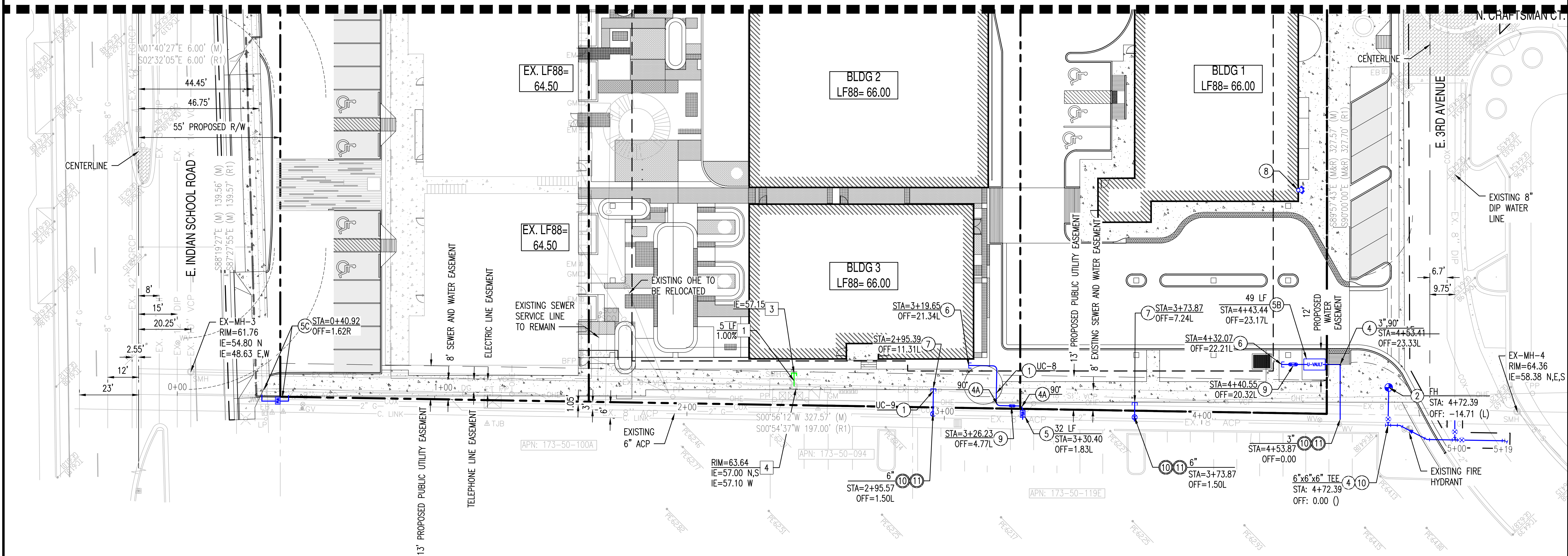
KIMSEY HOTEL & APARTMENTS UTILITY PLAN

7110 E. INDIAN SCHOOL ROAD, 7117 E. 3RD AVENUE. SCOTTSDALE, AZ. 85251



KEY MAP
N.T.S. NORTH

MATCHLINE - REFER TO C4.10



UTILITY CROSSINGS			
UC-8	2" WATER BOT	1260.89	NO EXTRA PROTECTION REQUIRED
	8" SEWER TOP	1257.38	
UC-9	6" WATER BOT	1260.79	NO EXTRA PROTECTION REQUIRED
	8" SEWER TOP	1257.26	

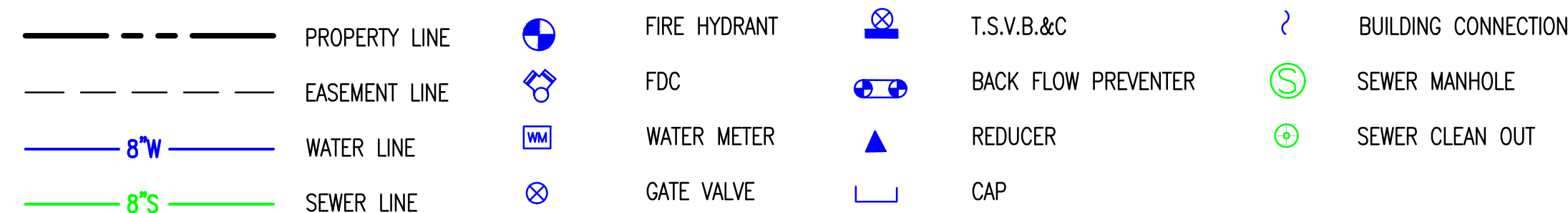
SEWER CONSTRUCTION KEY NOTES

- FURNISH AND INSTALL 6" PVC SDR-35 SEWER LINE. SIZE, LENGTH AND SLOPE PER PLAN. MAINTAIN 4" MINIMUM COVER.
- REFER TO BUILDING PLUMBING PLANS FOR CONTINUATION.
- CORE EXISTING MANHOLE AND PROVIDE WATERTIGHT CONNECTION FOR NEW SEWER. RECONSTRUCT PAVED INVERT AS REQUIRED.

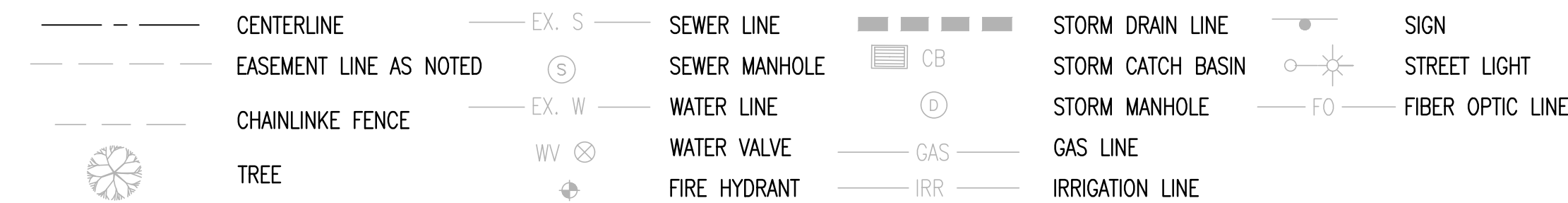
WATER CONSTRUCTION KEY NOTES

- CONTRACTOR TO VERIFY ALL INVERTS AND CLEARANCE OF CROSSING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. REFER TO MAG STD. DET. 404-1 & 404-2 FOR MINIMUM WATER AND SANITARY SEWER SEPARATION.
- FURNISH AND INSTALL FIRE HYDRANT ASSEMBLY (COMPLETE WITH GATE VALVE, BOX & COVER) PER MAG STD. DET. 360. PROVIDE PAVEMENT MARKER (PM) PER C.O.S. STD. DET. 2363.
- INSTALL FITTING WITH RESTRAINED JOINTS PER MAG 303. OR THRUST BLOCK PER MAG STD. DET. 303 & 380. SIZE AND ANGLE PER PLAN. INSTALL ELECTRONIC MARKER PER C.O.S. STD. DET. 2363.
- FURNISH AND INSTALL COPPER SWEEP. SIZE AND ANGLE PER PLAN.
- FURNISH AND INSTALL 2" TYPE "K" COPPER DOMESTIC SERVICE CONNECTION PER C.O.S. STD. DET. 2330. INSTALL 2" METER BOX PER MAG STD. DET. 320 AND 315. (CONNECTION AND METER TO BE INSTALLED BY CITY FORCES)
- FURNISH AND INSTALL 3" WATER METER VAULT AND METER PER C.O.S. STD. DET. 2345-1 & 2345-2. METER TO BE PROVIDED BY CITY AFTER PAYMENT OF FEES.
- RELOCATE EXISTING WATER METER.
- DOMESTIC CONNECTION TO BUILDING, REFER TO MEP PLAN FOR CONTINUATION.
- FIRE CONNECTION TO BUILDING, REFER TO PLAN FOR CONTINUATION.
- INSTALL REMOTE FIRE DEPARTMENT CONNECTION PER C.O.S. STD. DET. 2367.
- FURNISH AND INSTALL REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY (RPPBA) PER C.O.S. STD. DET. 2354. SIZE TO MATCH WATER METER SIZE.
- FURNISH AND INSTALL GATE VALVE, VALVE BOX, COVER AND CONCRETE COLLAR INSTALLED PER MAG STD. DET. 391-1, TYPE "C" WITH LOCKING LID. SIZE PER PLAN.
- FURNISH AND INSTALL 6" X 6" CUT-IN TEE.

PROPOSED UTILITY LEGEND:



EXISTING LEGEND:

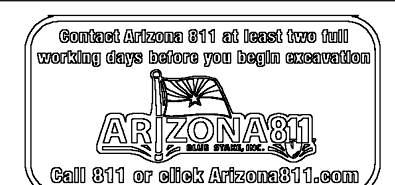


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PROJECT:
KIMSEY HOTEL &
APARTMENTS

LOCATION:
7110 E. INDIAN SCHOOL
ROAD, 7117 E. 3RD AVENUE.
SCOTTSDALE, AZ. 85251

DRAWN: LP 10/07/2021
DESIGNED: LP 10/07/2021
QC: SC 10/11/2021
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PROJ. MGR.: AF 10/11/2021

DATE: 11/19/2021

ISSUED FOR: DRB

REVISION NO.: DATE:

JOB NO.: 200504

SHEET TITLE: UTILITY PLAN

PAGE NO.: 9 OF 16

SHEET NO.: C4.10

SITE DATA
 EXISTING: D/DMU-2 PBD DO
 LOT AREA: 144,173 SF (3.31± AC)
 PARCELS 173-50-108A, 173-50-034, 173-50-117B

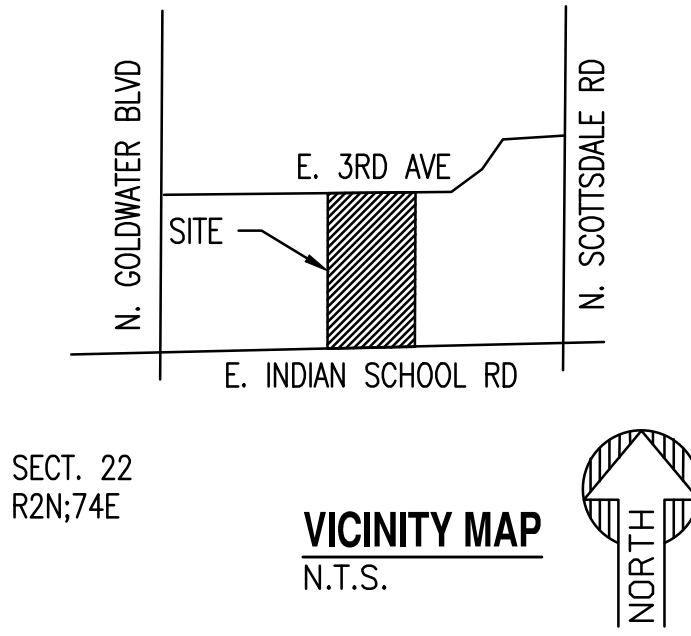
AREA OF DISTURBANCE: 184,695 S.F. (4.24 AC)
 CWT(PRE) = 0.92
 CWT(POST) = 0.94

PROJECT DESCRIPTION
 DEMOLITION OF EXISTING STRUCTURES AND THE CONSTRUCTION OF A NEW HOTEL, APARTMENT BUILDING, AND TOWN HOMES WITH UNDERGROUND PARKING AND ONSITE STORMWATER TREATMENT. EXISTING HAVER BUILDING WILL BE MAINTAINED.

KIMSEY HOTEL & APARTMENTS

STORM WATER POLLUTION PREVENTION PLAN

7110 E. INDIAN SCHOOL ROAD, 7117 E. 3RD AVENUE. SCOTTSDALE, AZ. 85251



SECT. 22
R2N,74E

VICINITY MAP
N.T.S.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

A. EROSION CONTROL NOTES:

1. SECURE REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL (SESC) PERMITS FROM THE APPROPRIATE GOVERNING AGENCIES. FOLLOW THE PROCEDURES DELINEATED BELOW. CONSTRUCT AND MAINTAIN THE FACILITIES SHOWN ON THE DRAWINGS AND AS ADDITIONALLY REQUIRED TO CONTROL WATER AND WIND EROSION DURING CONSTRUCTION OF THE PROJECT.
2. CONSTRUCT SESC MEASURE PRIOR TO STARTING CONSTRUCTION. MEASURES INDICATED ON THESE PLANS ARE CONSIDERED TO BE MINIMUM AND SHALL BE SUPPLEMENTED AS REQUIRED BY CONSTRUCTION PHASING AND SITE CONDITIONS.
3. ANY EROSION AND SEDIMENT FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO ENTER ANY OFF-SITE AREAS OR WATERWAYS. WATERWAYS INCLUDE NATURAL AND MANMADE OPEN DITCH, WASH, STREAM, STORM DRAIN, LAKES OR POND.
4. DIRECT ALL DEWATERING ACTIVITIES TO THE EXISTING STORM SYSTEM. PASS ALL WATER THROUGH A FILTER PRIOR TO OUTLETTING TO THE SYSTEM.
5. CONSTRUCT AND MAINTAIN AN INLET FILTER AT ALL CATCH BASINS AND INLET STRUCTURES THAT HAVE THE POTENTIAL TO RECEIVE SEDIMENT LADEN RUNOFF UNTIL PERMANENT MEASURES ARE IN PLACE.
6. ENSURE SOIL AND DEBRIS FROM THE SITE REMAINS ON SITE THROUGH THE USE OF CLEAN STONE EXISTS.
7. CONTROL DUST AT ALL TIMES DURING CONSTRUCTION.
8. FINAL SITE SOIL EROSION CONTROL STABILIZATION, SUCH AS SEEDING, ETC., IS TO BE COMPLETED WITHIN FIVE (5) DAYS OF FINAL GRADING.
9. SOD PROPOSED TURF AREAS THAT HAVE SLOPES STEEPER THAN 1 ON 3.

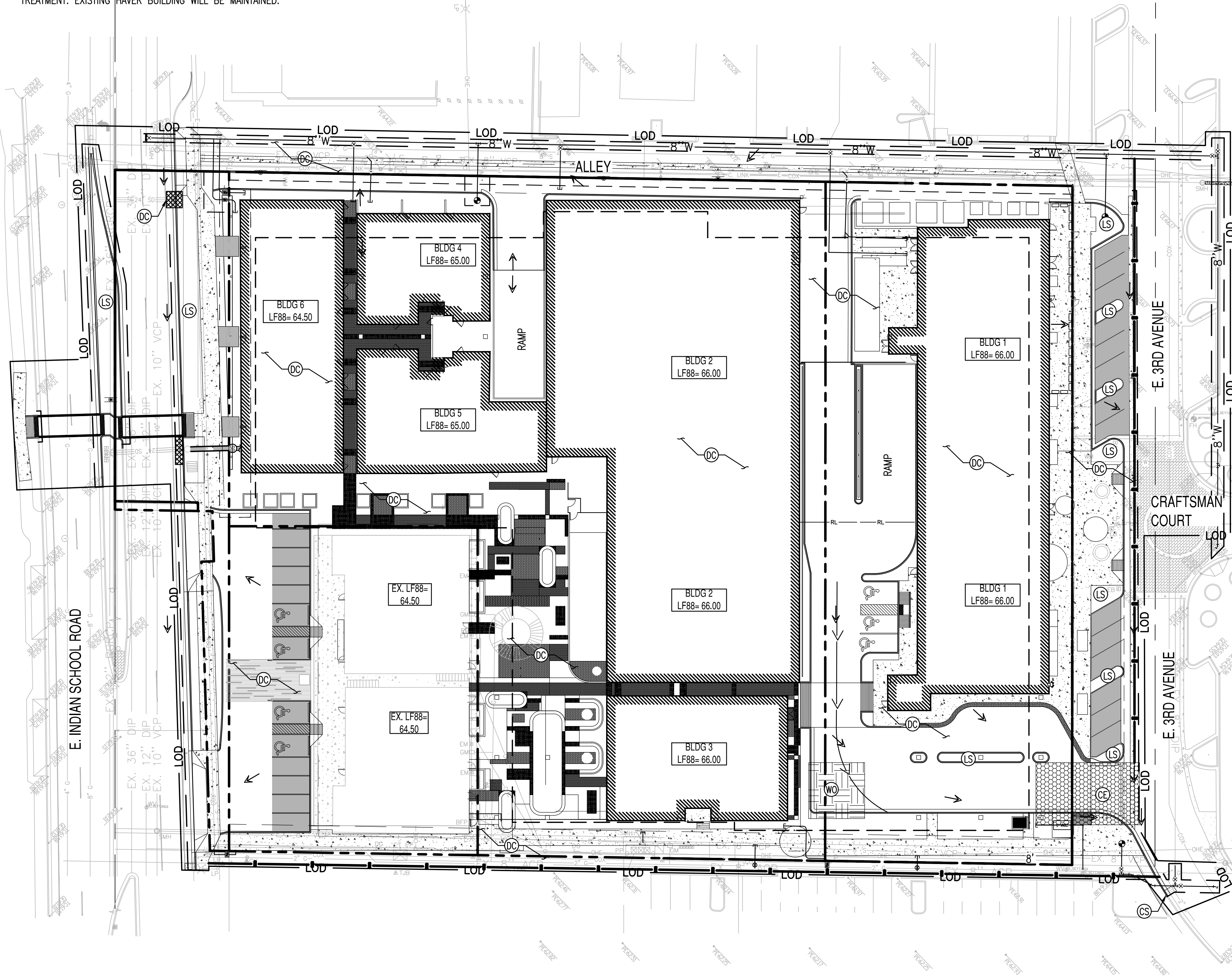
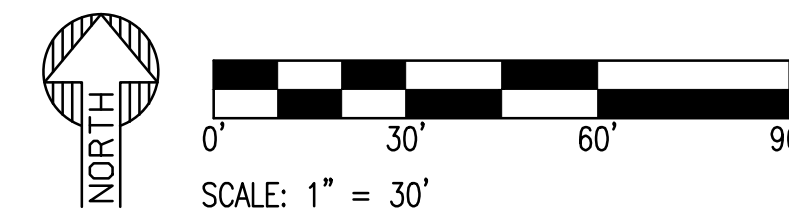
B. SESC MAINTENANCE NOTES

1. CONTRACTOR / INSPECTOR SHALL INSPECT THE SOIL EROSION AND SEDIMENT CONTROL DEVICES ONCE EACH WEEK AND WITHIN TWENTY-FOUR (24) HOURS OF A PRECIPITATION EVENT WHICH RESULTS IN A STORM WATER DISCHARGE OF 0.5 INCHES OR GREATER FROM THE SITE. A LOG OF INSPECTION REPORTS SHALL BE MAINTAINED AND ACCESSIBLE IN ACCORDANCE WITH NPDES REQUIREMENTS. IMPLEMENT THE FOLLOWING STEPS IF ANY DAMAGE HAS RESULTED FROM CONSTRUCTION OR WEAR.
2. CONSTRUCTION ACCESS ROADS (CLEAN STONE EXISTS) MUST BE MAINTAINED AS NECESSARY. ADD ADDITIONAL STONE WHEN ACCESS ROAD BECOMES INEFFECTIVE DUE TO LOSS OF STONE OR COVERED WITH MUD.
3. SILTATION CONTROL FENCE SHOULD BE TRENCHED IN, BACKFILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. MAINTENANCE INCLUDES THE REMOVAL OF BUILT-UP SEDIMENT WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE. CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
4. INSPECT INLET FILTERS FOR BUILD-UP OF SILT AND OTHER DEBRIS. EXCESSIVE BUILD-UP IS EVIDENT IF GEOTEXTILE / STONE STRUCTURE IS CAUSING FLOODING. MAINTENANCE CONSISTS OF REMOVING ALL SEDIMENT WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL. IF INLET FILTER IS BEYOND THIS LEVEL OF REPAIR, IT MAY BE NECESSARY TO REPLACE BOTH THE STONE AND GEOTEXTILE FILTER FABRIC.
5. IF APPLICABLE, PREPARE EROSION CONTROL SEEDING ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR / INSPECTOR SHALL INSPECT THE AREA AFTER SEEDING IS COMPLETED. REPAIR AREAS THAT ARE BARE OR NOT MULCHED PROPERLY BY SPOT SEEDING AND / OR RE-MULCHING.
6. MAINTAIN DUST CONTROL AT ALL TIMES DURING CONSTRUCTION. A SPRINKLING TANK TRUCK SHALL BE AVAILABLE AT ALL TIMES AND USED ON HAUL ROADS, ON-SITE DISTURBED AREAS, OR OTHER PLACES WHERE DUST BECOMES A PROBLEM AS A RESULT OF CONSTRUCTION EFFORTS.
7. PROMPTLY REMOVE ALL MUD, DIRT AND DEBRIS TRACKED ONTO EXISTING ROADS FROM THIS SITE.
8. REMOVE SILT DEPOSITS FROM TEMPORARY SEDIMENT TRAPS WHEN TRAP IS HALF FULL.

NOTE: COMPLY WITH ADEQ STANDARDS AND PERMIT REQUIREMENTS.

LEGEND

- (CE) STABILIZED CONSTRUCTION ENTRANCE TO CONSIST OF 1" TO 3" ROCK. RE: SHEET C5.10 FOR DETAIL.
- (LS) AREA TO BE STABILIZED WITH PERMANENT LANDSCAPE FEATURES. RE: LANDSCAPE DRAWINGS.
- (SF) SILT FENCE. RE: SHEET C5.10 FOR DETAIL.
- (DC) DUST CONTROL. RE SHEET C5.10 FOR DETAIL (DUST CONTROL ENTIRE DISTURBED AREA).
- (WO) CONCRETE WASHOUT. RE: SHEET C5.10 FOR DETAIL. FIELD LOCATE BASED ON CONSTRUCTION PHASING, USE MANUFACTURED WASHOUT TUBS AS NECESSARY.
- (CS) COMPOST SOCK PROTECTION. RE SHEET C5.11 FOR DETAIL. PLACE AT AREAS SUBJECT TO SEDIMENT MIGRATION
- (CIP) CURB INLET PROTECTION. RE: SHEET C5.11 FOR DETAIL



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PROJECT: KIMSEY HOTEL & APARTMENTS
 LOCATION: 7110 E. INDIAN SCHOOL ROAD, 7117 E. 3RD AVENUE, SCOTTSDALE, AZ. 85251

DRAWN: LP 10/07/2021
 DESIGNED: LP 10/07/2021
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SHEET TITLE:
STORM WATER POLLUTION PREVENTION PLAN

PAGE NO.: 1 of 16
 SHEET NO.: **C5.10**

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DEFINITION:
A COMPREHENSIVE PLAN TO LIMIT OFFSITE SEDIMENTATION BY CONTROLLING THE SITES POTENTIAL FOR PRODUCING AIR BORNE FUGITIVE DUST AND TRACK-OUT OF SEDIMENTS.

PURPOSE:
SEDIMENTS WHICH ARE TRANSPORTED FROM CONSTRUCTION SITES BY STORMWATER RUNOFF, WIND, EROSION AND VEHICLE TRACKOUT ARE OFTEN RE-DISPERSED TO THE AIR BY SUBSEQUENT VEHICULAR TRAFFIC AND HIGH WINDS. LIKewise, THESE SEDIMENTS MAY BE TRANSPORTED BY THE NEXT RAINFALL INTO PUBLIC STORM SEWER SYSTEM.

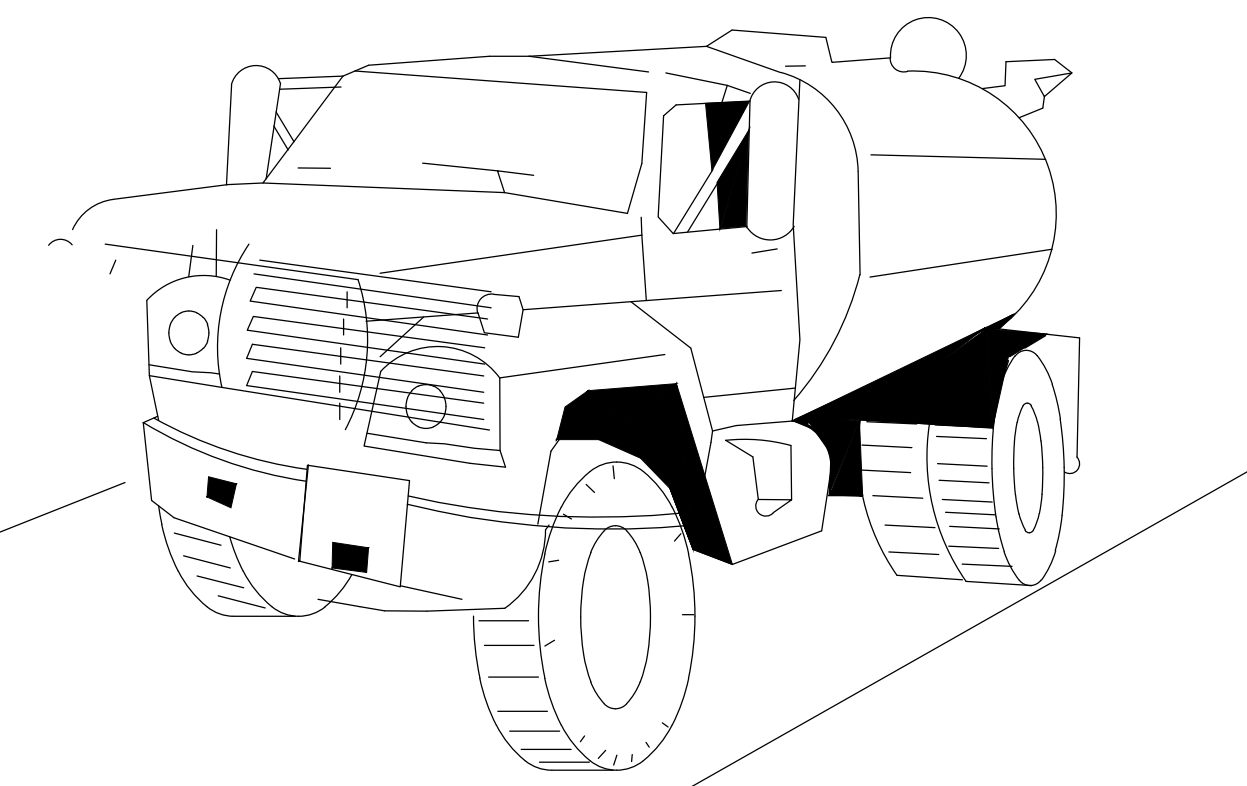
IMPLEMENTATION OF CONTROL MEASURES TO MINIMIZE THE GENERATION OF FUGITIVE DUST FROM CONSTRUCTION SITES WILL ALSO LIMIT QUANTITY OF SEDIMENTS IN STORMWATER.

APPROPRIATE APPLICATIONS:
PRIMARY SOURCES OF DUST FROM DEVELOPMENT AND CONSTRUCTION ACTIVITIES ARE:
- GRADING OPERATIONS (LAND CLEARING AND EARTHMOVING)
- DRILLING AND BLASTING
- BATCH DROP OPERATIONS (LOADER OPERATION)
- EXPOSED AREAS, CLEARED UNSTABILIZED AREA
- VEHICLE TRAFFIC ON UNPAVED SURFACES
- SEDIMENT TRACKING ON PAVED SURFACES
- BLASTING AND WRECKING ALL OPERATIONS
- SOIL AND DEBRIS STORAGE PILES

THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AIR POLLUTION CONTROL PERMIT REFER TO APPENDIX D FOR ADDITIONAL INFORMATION ON DUST CONTROL IN MARICOPA COUNTY. THE DIVISION OF AIR POLLUTION CONTROL'S APPROACH TO REDUCE AIR POLLUTION FROM CONSTRUCTION SITES WILL BE TO REQUIRE:
- PERMITS REQUIRE THE USE OF REASONABLE AVAILABLE DUST CONTROL MEASURES.
- ENFORCE VISIBLE OPACITY EMISSION LIMITS TO DETERMINE COMPLIANCE.
- REQUIRE DUST CONTROL PLANS FOR CONSTRUCTION OR LAND CLEARING PROJECTS.
- ENFORCEMENT ACTIVITIES WITH PRIORITY GIVEN TO CITIZEN COMPLAINTS.
- REQUIRE CONTRACTORS TO MAINTAIN RECORDS .

PLANNING CONSIDERATIONS:
MANY OF THE REASONABLY AVAILABLE CONTROL MEASURES FOR CONTROLLING FUGITIVE DUST FROM CONSTRUCTION SITES CAN ALSO BE IMPLEMENTED AS BEST MANAGEMENT PRACTICES FOR STORMWATER POLLUTION PREVENTION. THOSE BEST MANAGEMENT PRACTICES INCLUDE:
- PAVE, VEGETATE, OR CHEMICALLY STABILIZE ACCESS POINTS TO PAVED ROADS.
- PROVIDE COVERS FOR TRUCKS TRANSPORTING MATERIALS THAT CONTRIBUTE DUST.
- PROVIDE FOR WET SUPPRESSION OR CHEMICAL STABILIZATION OF EXPOSED SOILS.
- PROVIDE FOR RAPID CLEANUP OF SEDIMENTS DEPOSITED ON PAVED ROADS.
- FURNISH STABILIZED CONSTRUCTION ROAD ENTRANCES AND VEHICLE WASH DOWN AREAS.
- STABILIZE UNPAVED HAUL ROADS, PARKING AND STAGING AREAS.
- IMPLEMENT DUST CONTROL MEASURES FOR MATERIAL STOCKPILES.

- PREVENT DRAINAGE OF SEDIMENT-LADEN STORMWATER ONTO PAVED SURFACES.
 - STABILIZE ABANDONED CONSTRUCTION SITES USING VEGETATION OR CHEMICAL STABILIZATION METHODS.
 - LIMIT THE AMOUNT OF AREAS DISTURBED BY CLEARING AND EARTH MOVING OPERATIONS BY SCHEDULING THOSE ACTIVITIES IN PHASES.
- MAINTENANCE REQUIREMENTS:**
DUST CONTROL IS AN ONGOING PROCESS DURING SITE CONSTRUCTION. RE-APPLICATION OF DUST CONTROL MEASURE MAY BE NECESSARY UNTIL CONSTRUCTION IS COMPLETE. SEE BMP-45 & BMP-46 FOR DUST CONTROL APPLICATIONS TABLE AND COMMONLY USED CHEMICAL DUST PALLIATIVES



EC-7

NOT FOR CONSTRUCTION

SUSTAINABILITY ENGINEERING GROUP

SEG

8380 E. GELDING DRIVE SUITE 101, SCOTTSDALE, ARIZONA 85260
WWW.AZSEG.COM TEL. 480.986.7226 FAX. 480.259.3534

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Questioned substance (PFS) not listed from their controlling design software user license information

PROJECT: KINSEY HOTEL & APARTMENTS LOCATION: 7110 E. INDIAN SCHOOL ROAD, 7117 E. 3RD AVENUE, SCOTTSDALE, AZ, 85251

DATE: 11/19/2021

ISSUED FOR: DRB

REVISION NO.: DATE:

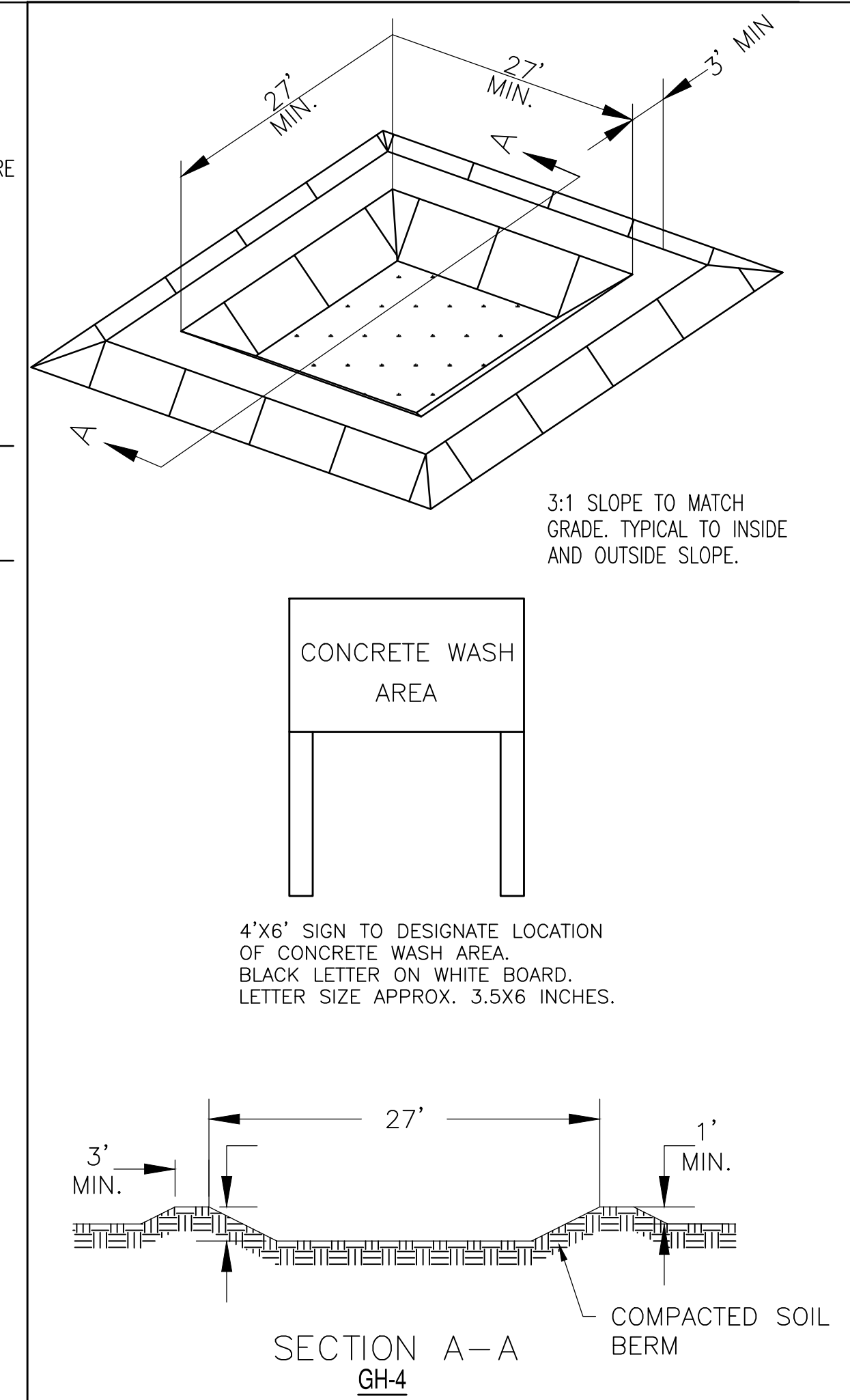
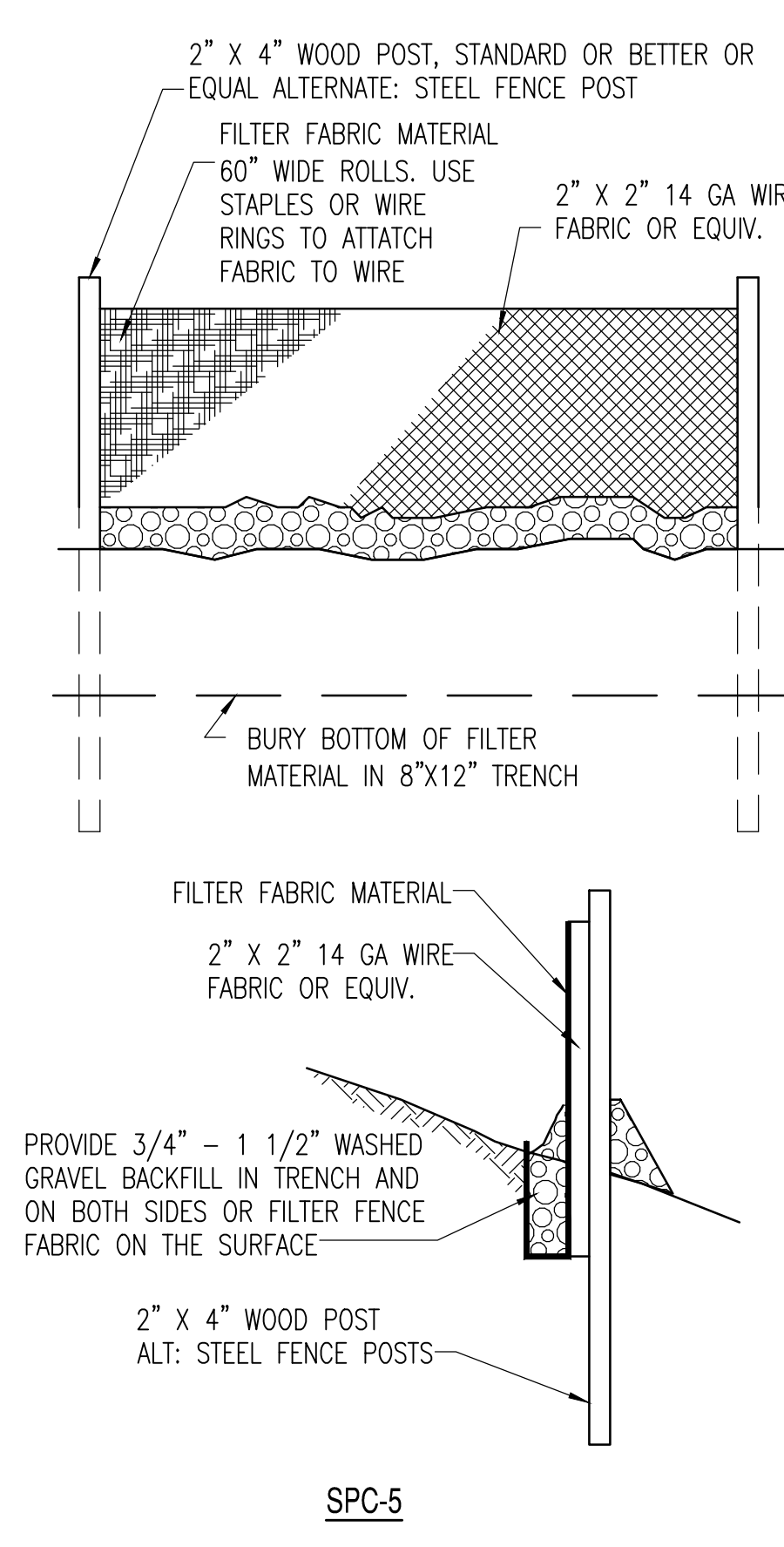
JOB NO.: 200504

SHEET TITLE: **STORM WATER POLLUTION PREVENTION DETAILS**

PAGE NO.: 12 OF 16 SHEET NO.: C5.11

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CS COMPOST SOCK



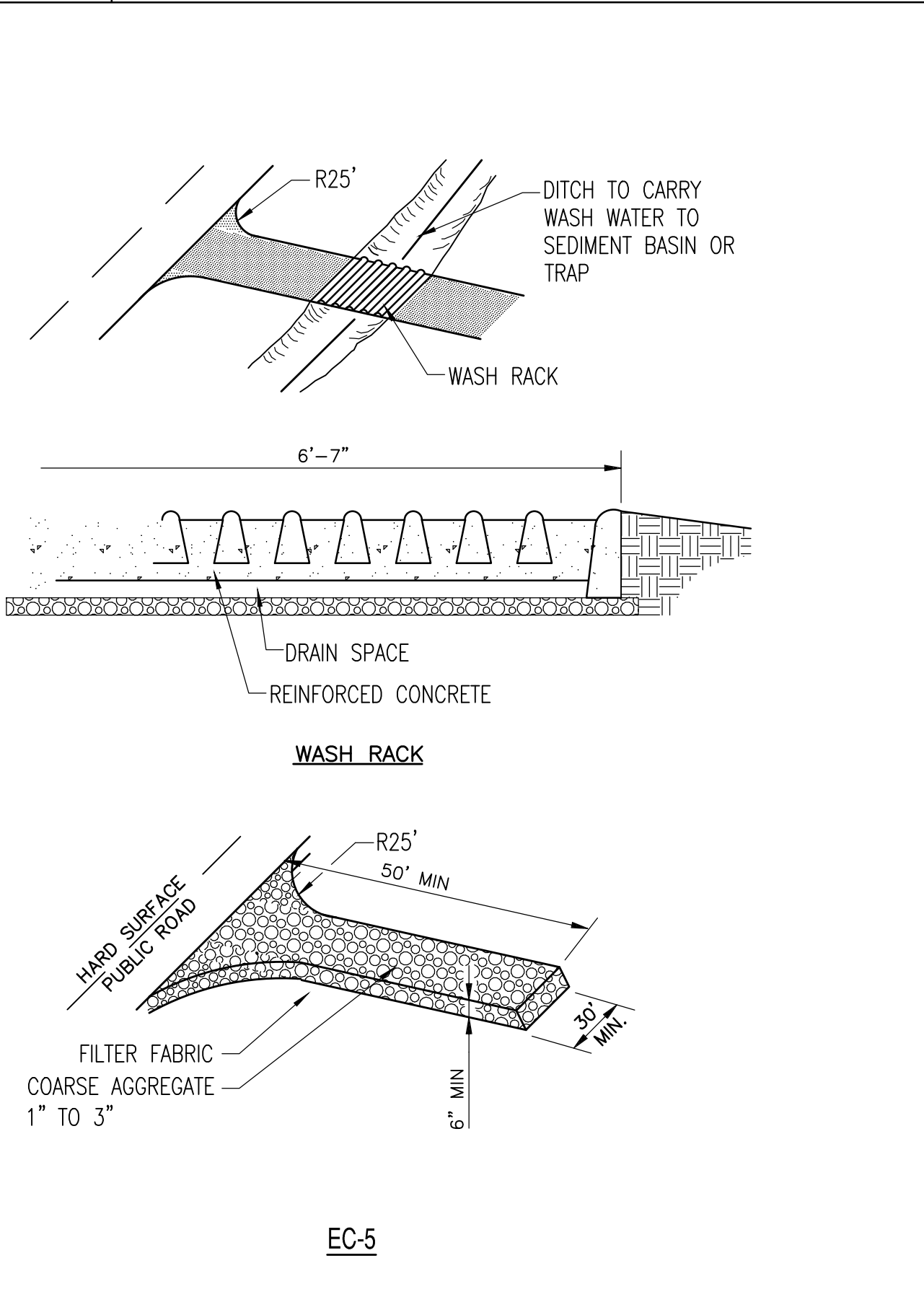
SF SILT FENCE



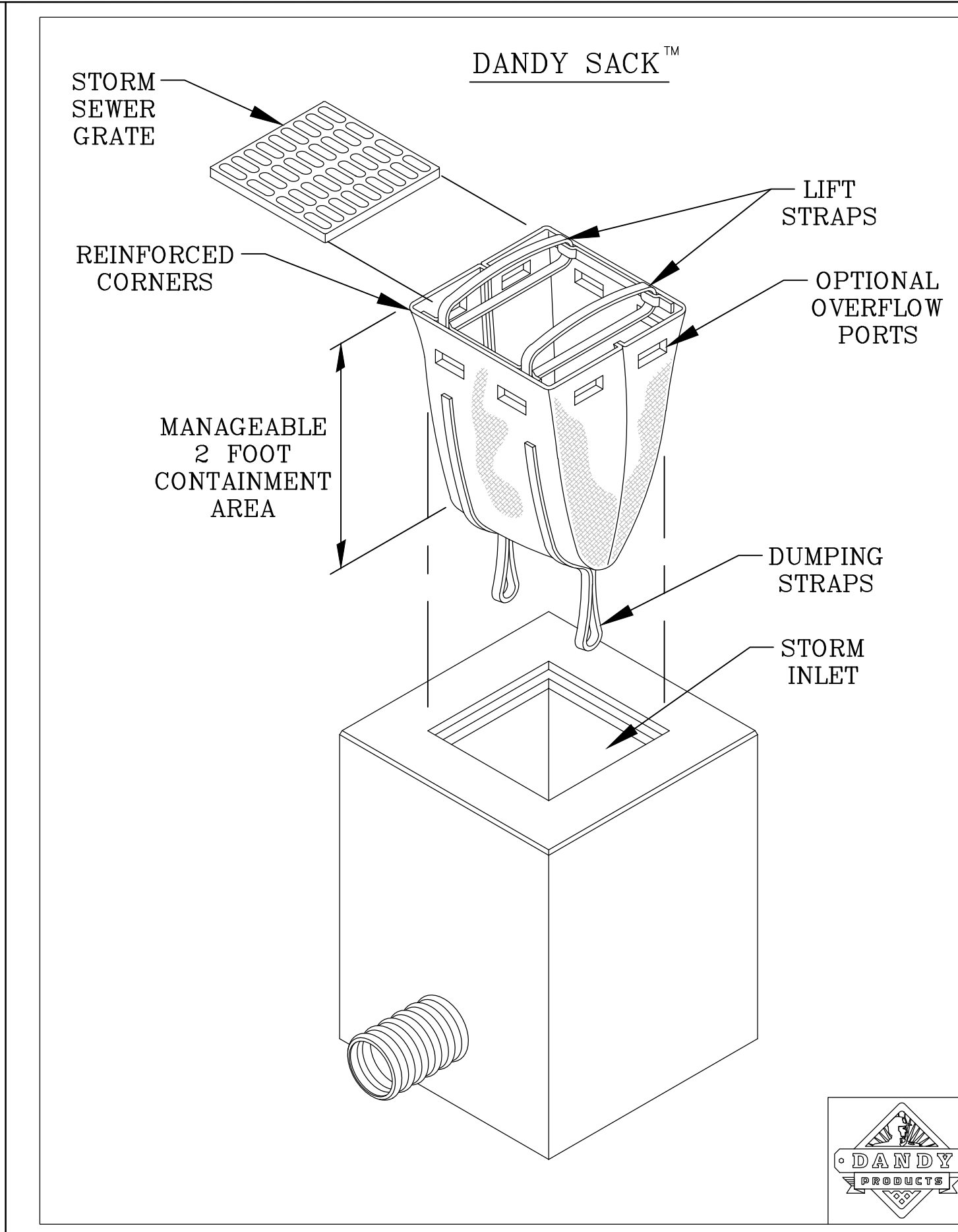
CO CONCRETE WASH OUT



DC DUST CONTROL



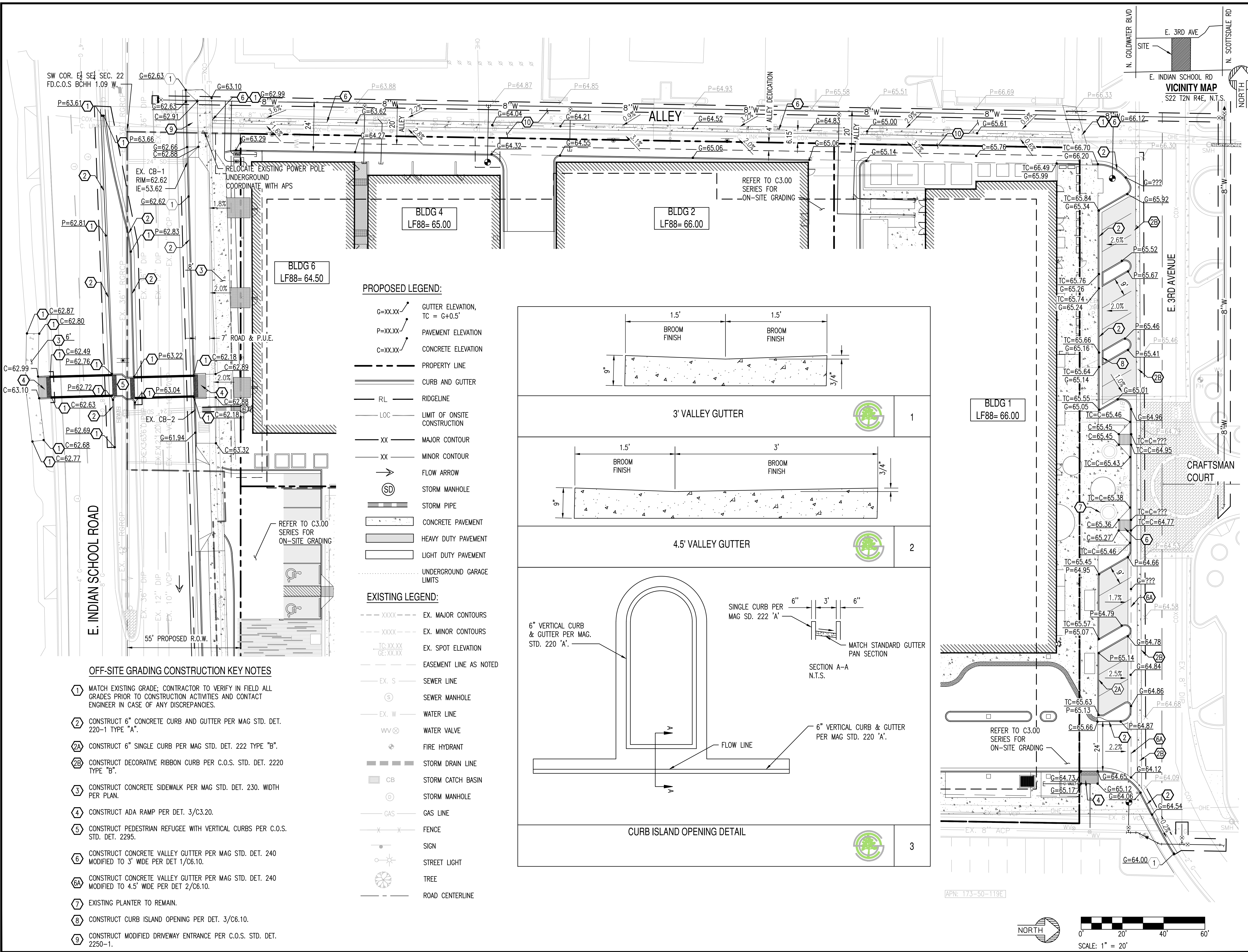
CE STABILIZED CONSTRUCTION ENTRANCE



DIP DANDY SACK DROP INLET PROTECTION PRE/POST PAVED



SESC603



OFF-SITE GRADING CONSTRUCTION KEY NOTES

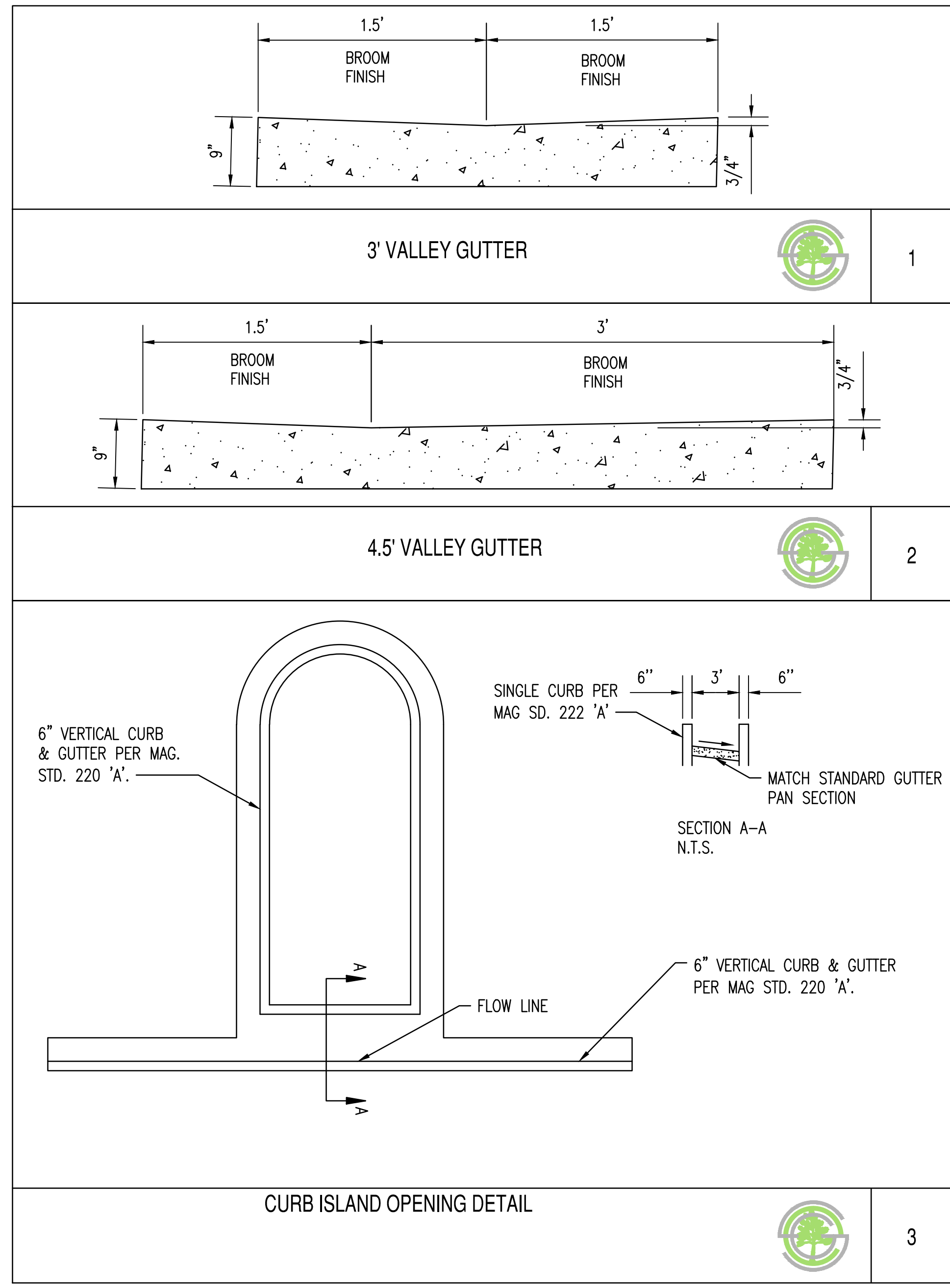
- 1 MATCH EXISTING GRADE; CONTRACTOR TO VERIFY IN FIELD ALL GRADES PRIOR TO CONSTRUCTION ACTIVITIES AND CONTACT ENGINEER IN CASE OF ANY DISCREPANCIES.
- 2 CONSTRUCT 6" CONCRETE CURB AND GUTTER PER MAG STD. DET. 220-1 TYPE "A".
- 2A CONSTRUCT 6" SINGLE CURB PER MAG STD. DET. 222 TYPE "B".
- 2B CONSTRUCT DECORATIVE RIBBON CURB PER C.O.S. STD. DET. 2220 TYPE "B".
- 3 CONSTRUCT CONCRETE SIDEWALK PER MAG STD. DET. 230. WIDTH PER PLAN.
- 4 CONSTRUCT ADA RAMP PER DET. 3/C3.20.
- 5 CONSTRUCT PEDESTRIAN REFUGEE WITH VERTICAL CURBS PER C.O.S. STD. DET. 2295.
- 6 CONSTRUCT CONCRETE VALLEY GUTTER PER MAG STD. DET. 240 MODIFIED TO 3' WIDE PER DET 1/C6.10.
- 6A CONSTRUCT CONCRETE VALLEY GUTTER PER MAG STD. DET. 240 MODIFIED TO 4.5' WIDE PER DET 2/C6.10.
- 7 EXISTING PLANTER TO REMAIN.
- 8 CONSTRUCT CURB ISLAND OPENING PER DET. 3/C6.10.
- 9 CONSTRUCT MODIFIED DRIVEWAY ENTRANCE PER C.O.S. STD. DET. 2250-1.

PROPOSED LEGEND:

- G=XX.XX GUTTER ELEVATION, TC = G+0.5'
- P=XX.XX PAVEMENT ELEVATION
- C=XX.XX CONCRETE ELEVATION
- PROPERTY LINE
- CURB AND GUTTER
- RL RIDGELINE
- LOC LIMIT OF ONSITE CONSTRUCTION
- XX MAJOR CONTOUR
- XX MINOR CONTOUR
- FLOW ARROW
- (SD) STORM MANHOLE
- STORM PIPE
- CONCRETE PAVEMENT
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- UNDERGROUND GARAGE LIMITS

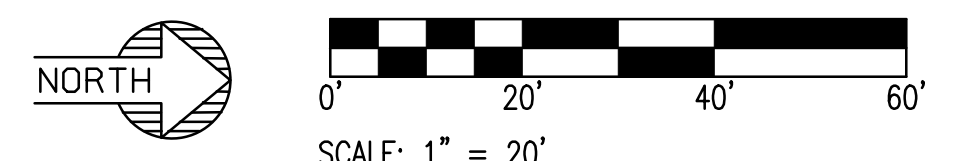
EXISTING LEGEND:

- XXXX EX. MAJOR CONTOURS
- XXXX EX. MINOR CONTOURS
- TC:XX.XX EX. SPOT ELEVATION
- GE:XX.XX EX. SPOT ELEVATION
- EASEMENT LINE AS NOTED
- EX. S SEWER LINE
- (S) SEWER MANHOLE
- EX. W WATER LINE
- WV⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- STORM DRAIN LINE
- CB STORM CATCH BASIN
- (D) STORM MANHOLE
- GAS GAS LINE
- FENCE
- SIGN
- STREET LIGHT
- TREE
- ROAD CENTERLINE



BLDG 1
LF88= 66.00

APN: 173-50-119E



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PROJECT: KINSEY HOTEL & APARTMENTS	LOCATION: 7110 E. INDIAN SCHOOL ROAD, 7117 E. 3RD AVENUE, SCOTTSDALE, AZ, 85251
DRAWN: LP	10/07/2021
DESIGNED: LP	10/07/2021
QC: SC	10/11/2021
FINAL QC: AF	10/11/2021
PROJ. MGR: AF	10/11/2021
DATE:	11/19/2021
ISSUED FOR:	DRB
REVISION NO.:	DATE:
JOB NO.:	200504
SHEET TITLE:	OFF-SITE GRADING IMPROVEMENTS
PAGE NO.:	13 OF 16
SHEET NO.:	C6.10

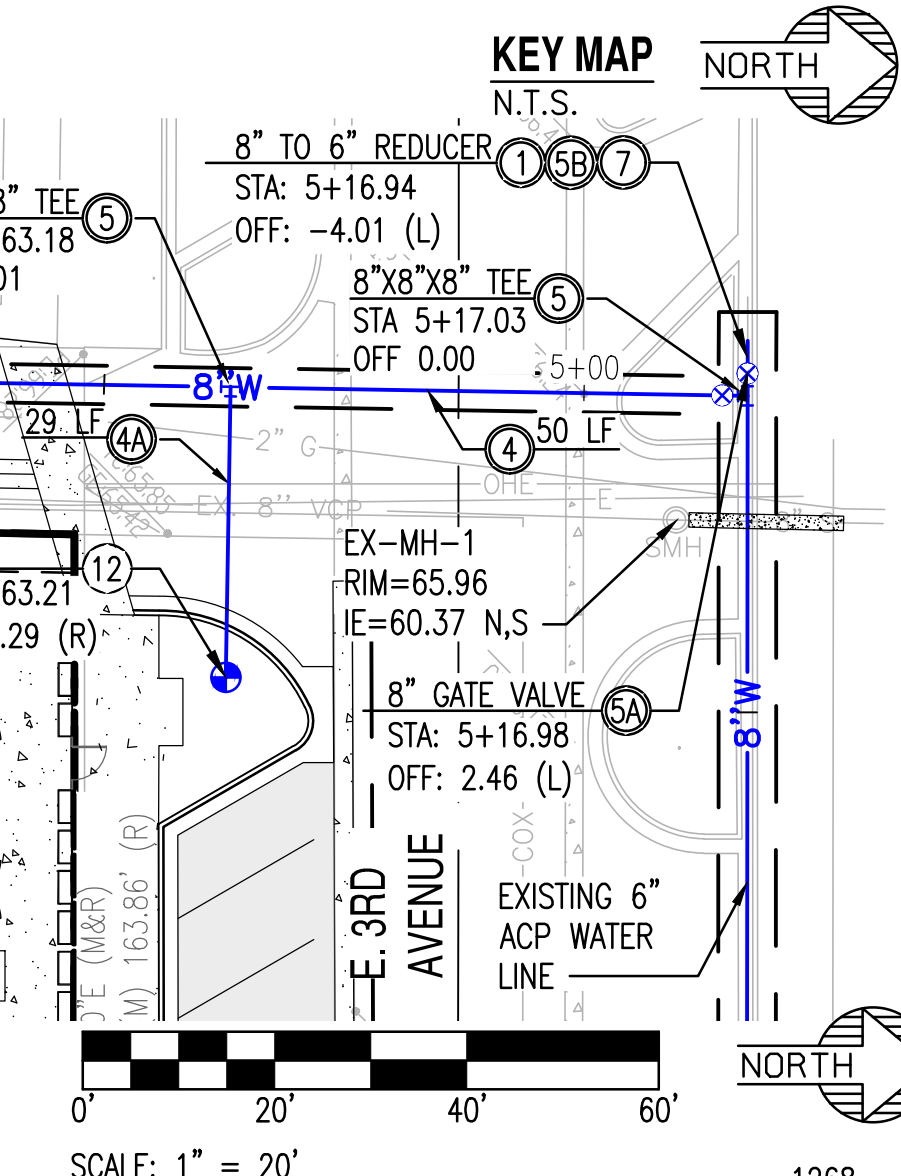
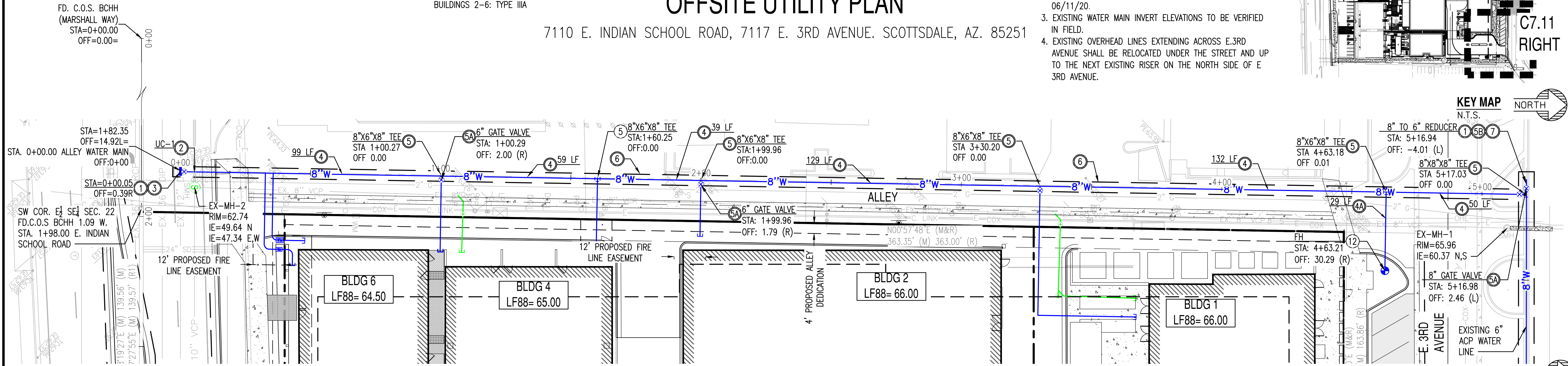
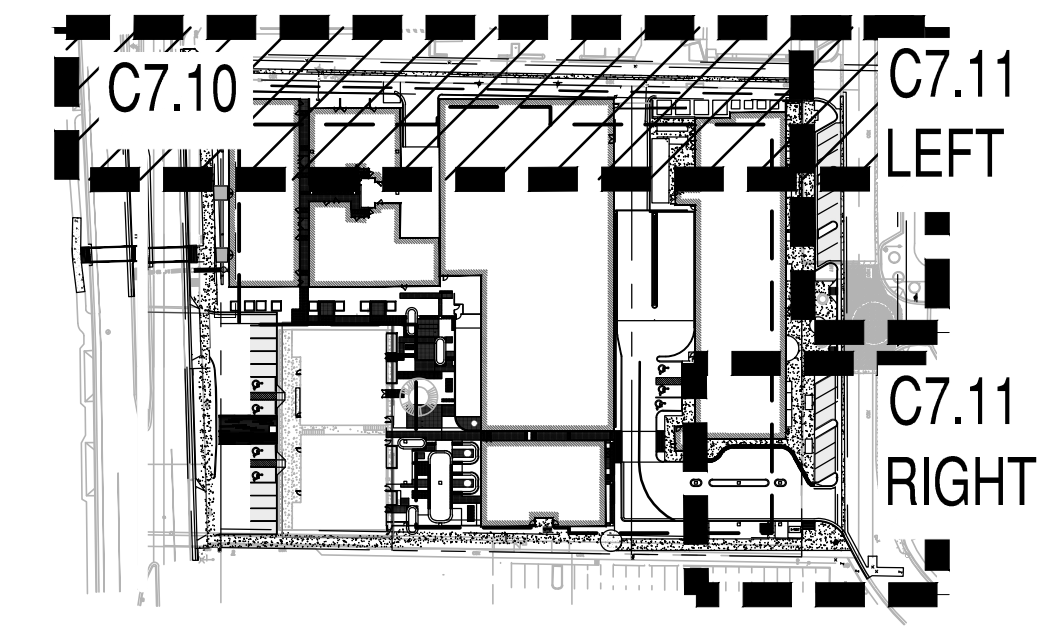
KIMSEY HOTEL & APARTMENTS OFFSITE UTILITY PLAN

7110 E. INDIAN SCHOOL ROAD, 7117 E. 3RD AVENUE. SCOTTSDALE, AZ. 85251

CONSTRUCTION TYPE:
BUILDING 1: TYPE IIB
BUILDINGS 2-6: TYPE IIIA

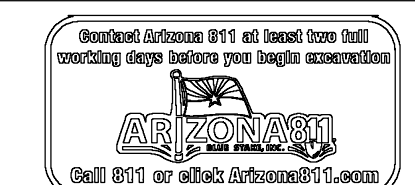
NOTES:

- EXISTING MANHOLES RIMS AND INVERTS HAS BEEN SET BASED ON THE SURVEY RECEIVED FROM 3 ENGINEERS, LLC. DATED 02/13/20.
- EXISTING MANHOLES RIMS AND INVERTS HAS BEEN SET BASED ON QUARTER SECTION MAP QS# 17-44. DATED 06/11/20.
- EXISTING WATER MAIN INVERT ELEVATIONS TO BE VERIFIED IN FIELD.
- EXISTING OVERHEAD LINES EXTENDING ACROSS E.3RD AVENUE SHALL BE RELOCATED UNDER THE STREET AND UP TO THE NEXT EXISTING RISER ON THE NORTH SIDE OF E 3RD AVENUE.



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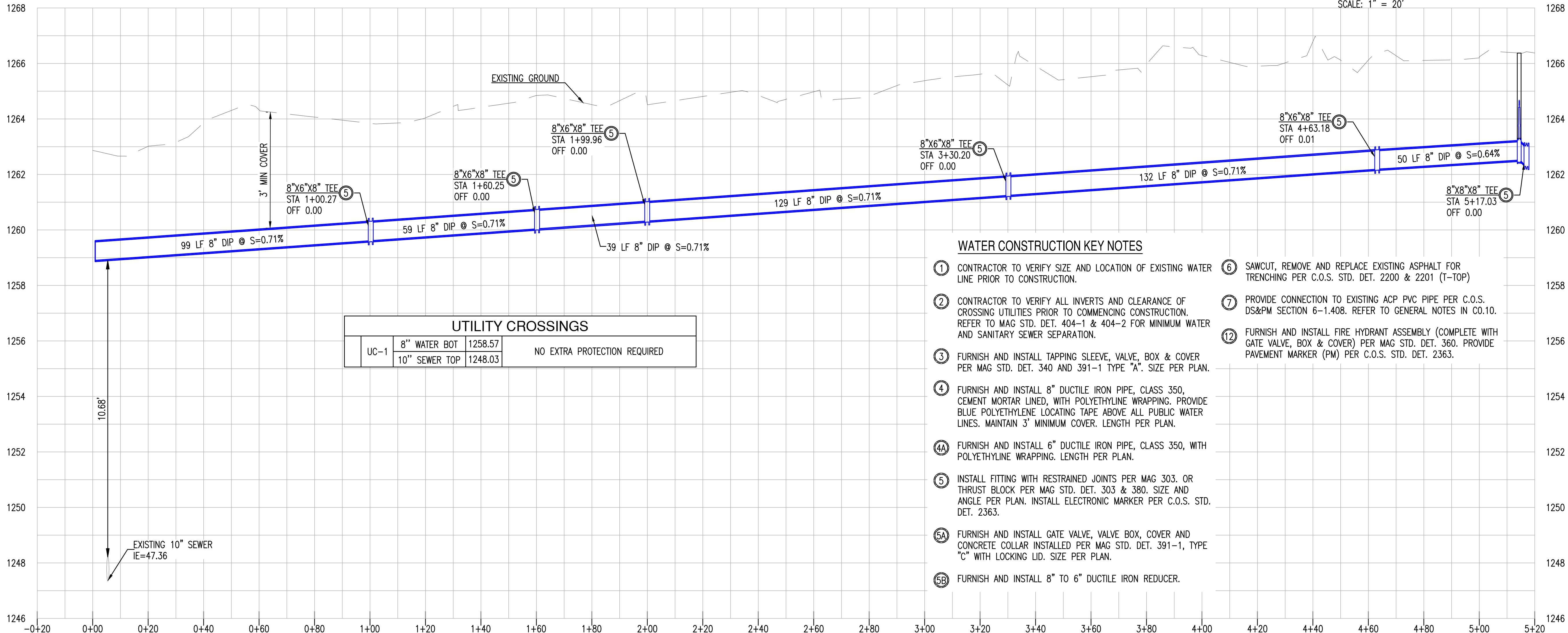
REVISION NO.:	DATE:
JOB NO.:	200504
SHEET TITLE:	OFFSITE UTILITY PLAN

OFFSITE UTILITY
PLAN

PAGE NO.: 14 OF 16
SHEET NO.: C7.10

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LOCATION: Z:\SHARED\PROJECTS\GENSLER\HOJO APARTMENTS SCOTTSDALE 200504\11 CAD (SEC)\11.3 CD\11.3 CD\200504-CD-C7.00.DWG. DATE: 10/11/2021. SAVER BY: LOUIS PRIETO



UC-1	8" WATER BOT	1258.57	NO EXTRA PROTECTION REQUIRED
	10" SEWER TOP	1248.03	

WATER CONSTRUCTION KEY NOTES

- CONTRACTOR TO VERIFY SIZE AND LOCATION OF EXISTING WATER LINE PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL INVERTS AND CLEARANCE OF CROSSING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. REFER TO MAG STD. DET. 404-1 & 404-2 FOR MINIMUM WATER AND SANITARY SEWER SEPARATION.
- FURNISH AND INSTALL TAPPING SLEEVE, VALVE, BOX & COVER PER MAG STD. DET. 340 AND 391-1 TYPE "A". SIZE PER PLAN.
- FURNISH AND INSTALL 8" DUCTILE IRON PIPE, CLASS 350, CEMENT MORTAR LINED, WITH POLYETHYLENE WRAPPING. PROVIDE BLUE POLYETHYLENE LOCATING TAPE ABOVE ALL PUBLIC WATER LINES. MAINTAIN 3" MINIMUM COVER. LENGTH PER PLAN.
- FURNISH AND INSTALL 6" DUCTILE IRON PIPE, CLASS 350, WITH POLYETHYLENE WRAPPING. LENGTH PER PLAN.
- INSTALL FITTING WITH RESTRAINED JOINTS PER MAG 303. OR THRUST BLOCK PER MAG STD. DET. 303 & 380. SIZE AND ANGLE PER PLAN. INSTALL ELECTRONIC MARKER PER C.O.S. STD. DET. 2363.
- FURNISH AND INSTALL GATE VALVE, VALVE BOX, COVER AND CONCRETE COLLAR INSTALLED PER MAG STD. DET. 391-1, TYPE "C" WITH LOCKING LID. SIZE PER PLAN.
- FURNISH AND INSTALL 8" TO 6" DUCTILE IRON REDUCER.
- SAWCUT, REMOVE AND REPLACE EXISTING ASPHALT FOR TRENCHING PER C.O.S. STD. DET. 2200 & 2201 (T-TOP)
- PROVIDE CONNECTION TO EXISTING ACP PVC PIPE PER C.O.S. DS&PM SECTION 6-1.408. REFER TO GENERAL NOTES IN CO.10.
- FURNISH AND INSTALL FIRE HYDRANT ASSEMBLY (COMPLETE WITH GATE VALVE, BOX & COVER) PER MAG STD. DET. 360. PROVIDE PAVEMENT MARKER (PM) PER C.O.S. STD. DET. 2363.

PROPOSED UTILITY LEGEND:

- PROPERTY LINE
- EASEMENT LINE
- 8" WATER LINE
- 8" SEWER LINE
- FIRE HYDRANT
- FDC
- WATER METER
- GATE VALVE
- T.S.V.B.&C
- BACK FLOW PREVENTER
- REDUCER
- CAP
- BUILDING CONNECTION
- SEWER MANHOLE
- SEWER CLEAN OUT

8" ALLEY WATERLINE PROFILE VIEW

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

EXISTING LEGEND:

- CENTERLINE
- EASEMENT LINE AS NOTED
- CHAINLINK FENCE
- TREE
- EX. S SEWER LINE
- EX. W WATER LINE
- WV WATER VALVE
- SEWER MANHOLE
- SEWER MANHOLE
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- STORM DRAIN LINE
- CB
- STORM CATCH BASIN
- STORM MANHOLE
- GAS LINE
- IRRIGATION LINE
- SIGN
- STREET LIGHT
- FIBER OPTIC LINE

KIMSEY HOTEL & APARTMENTS OFFSITE UTILITY PLAN

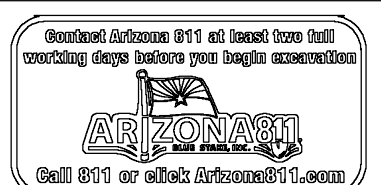
7110 E. INDIAN SCHOOL ROAD, 7117 E. 3RD AVENUE. SCOTTSDALE, AZ. 85251

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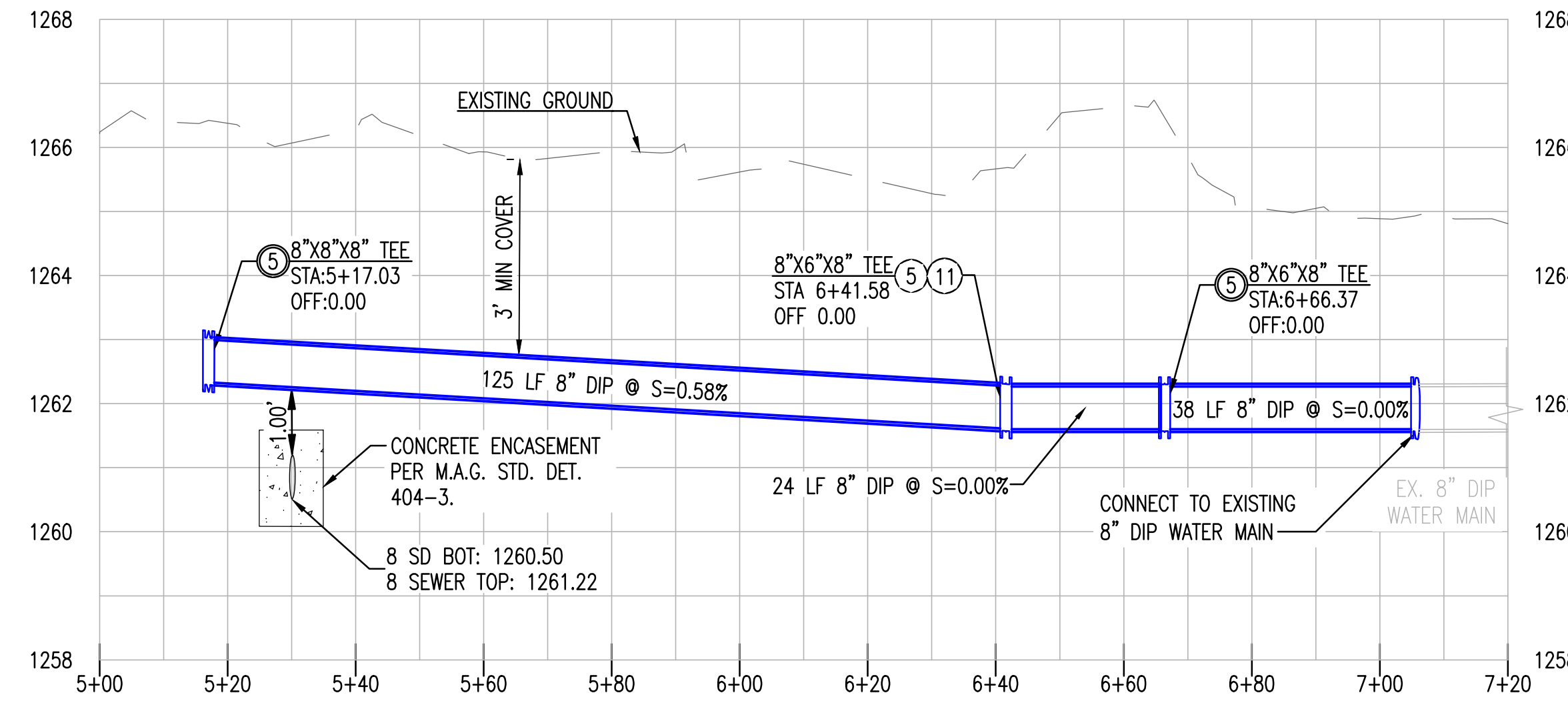
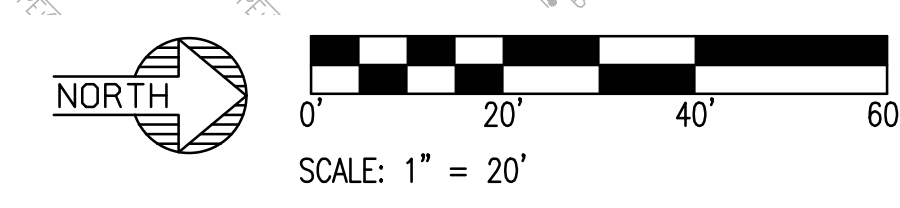
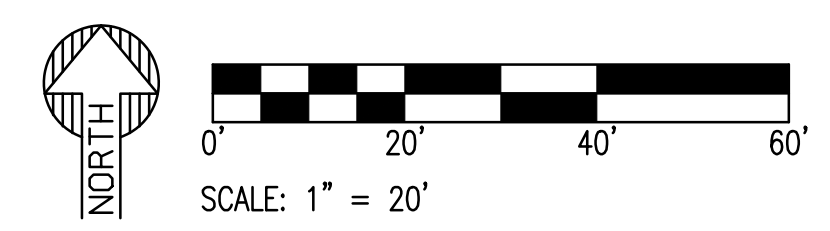
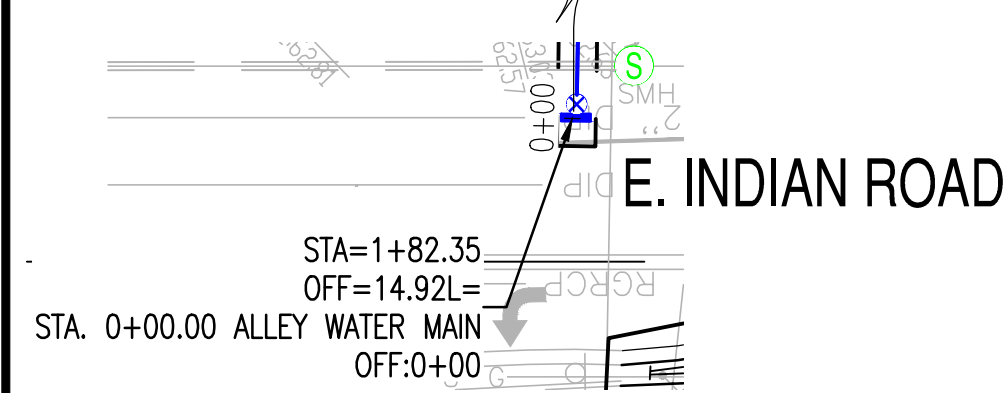
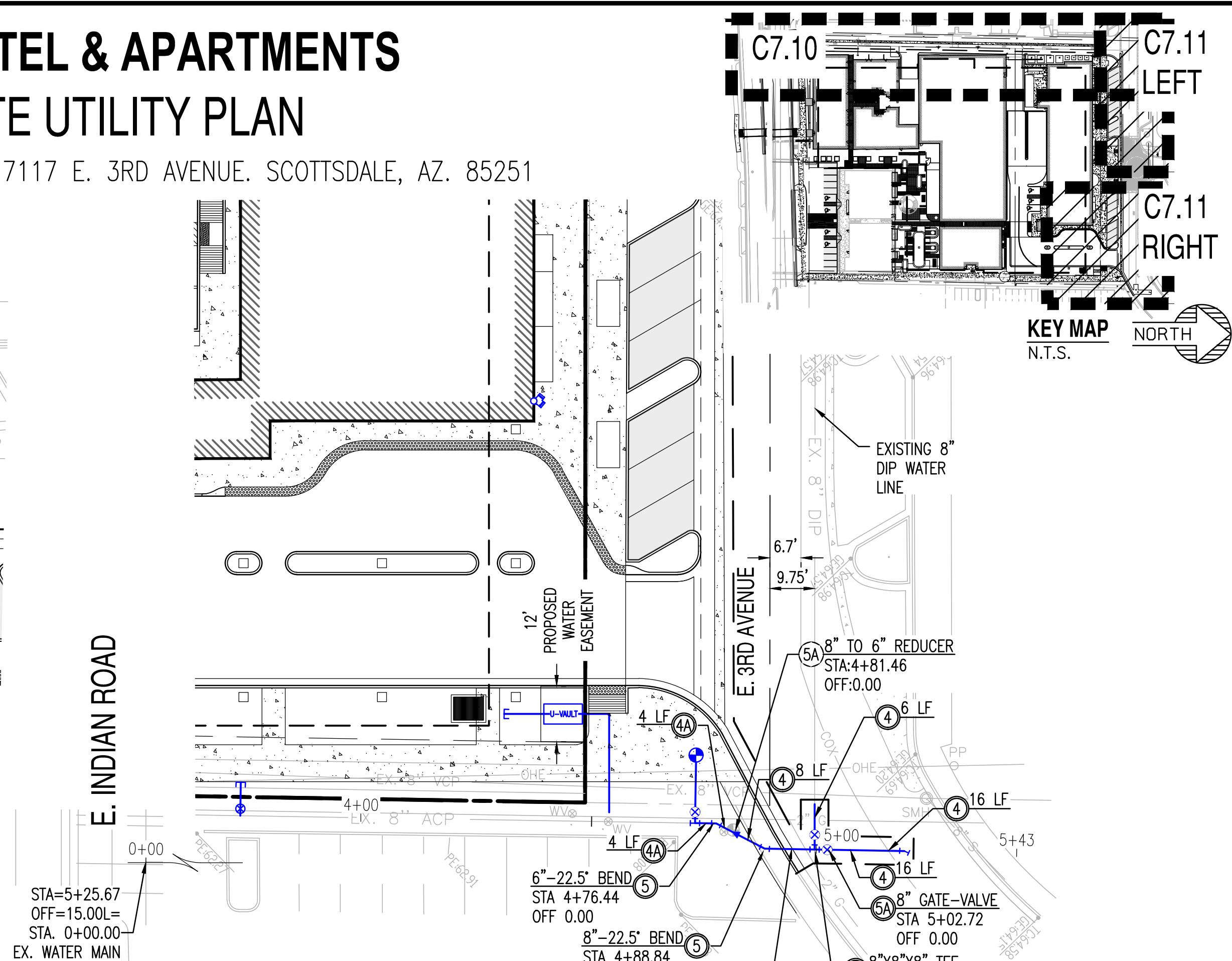
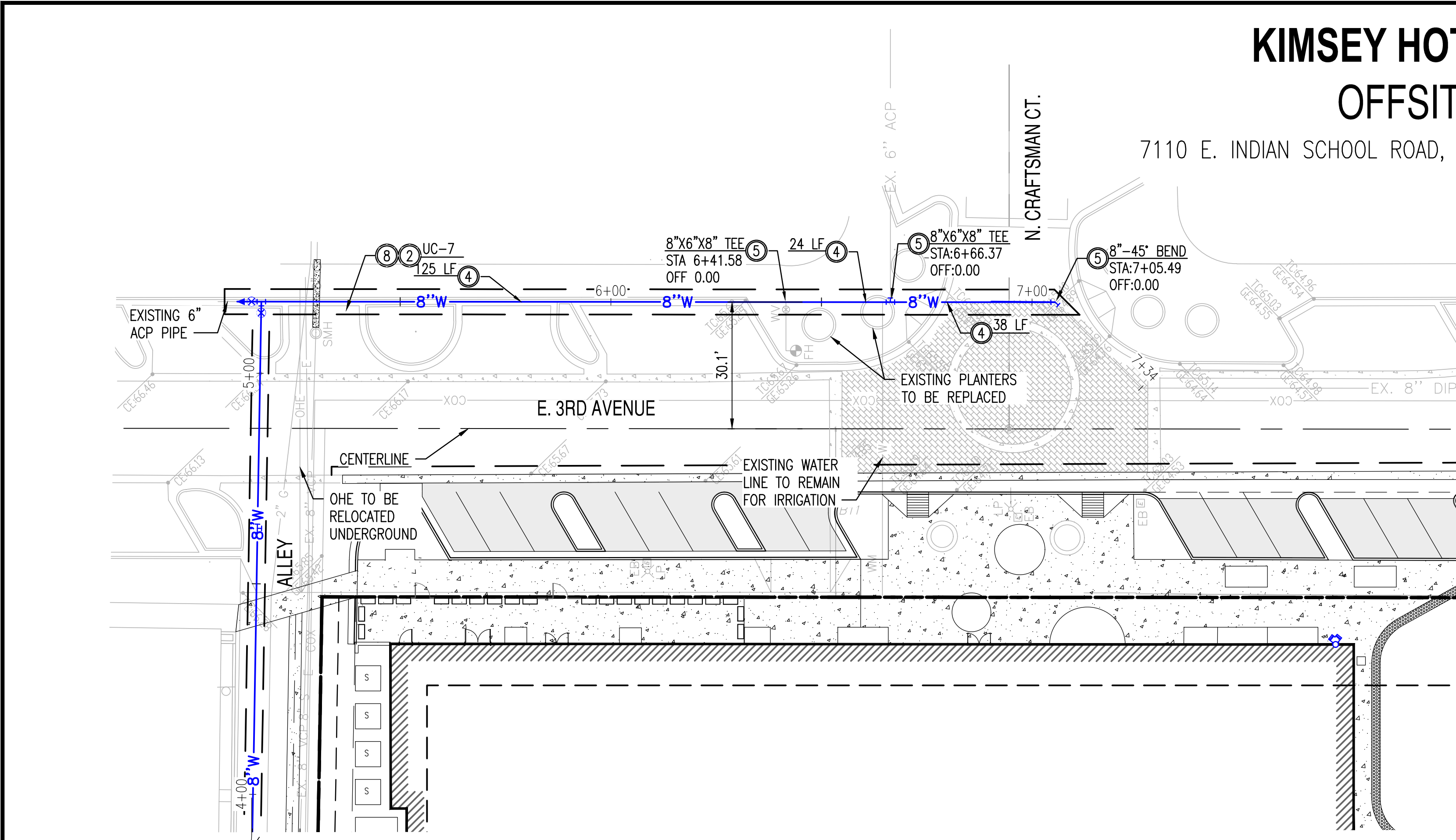
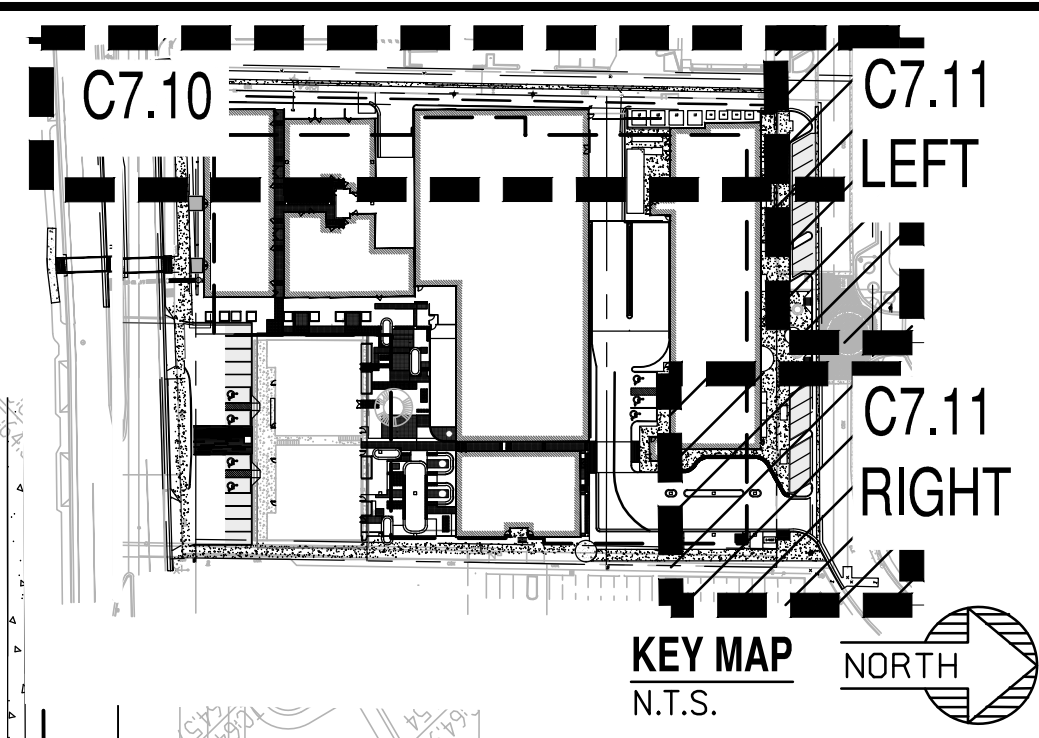
REVISION NO.	DATE

JOB NO.: 200504

OFFSITE UTILITY PLAN

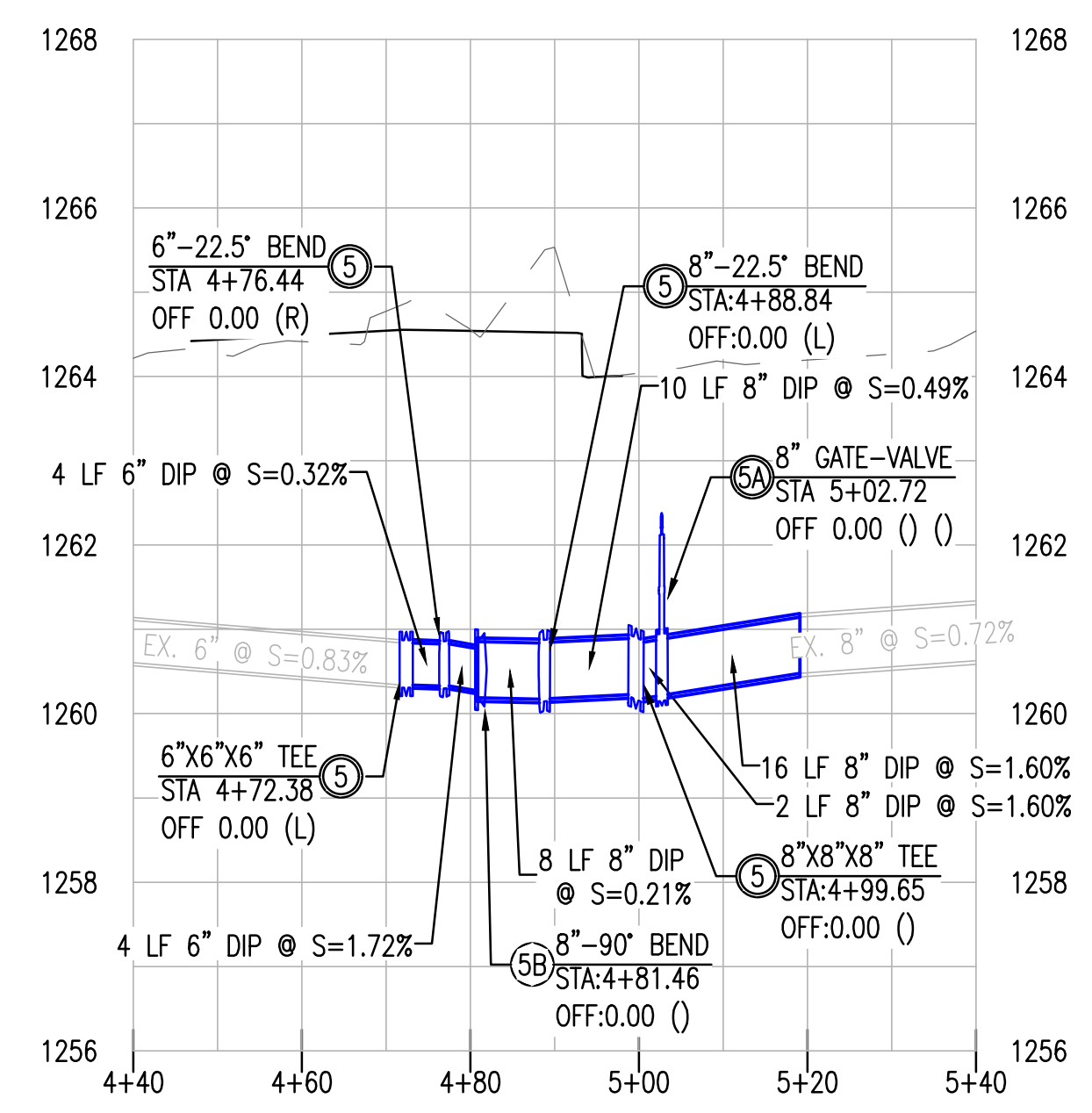
PAGE NO.: 15 OF 16
SHEET NO.: C7.11

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- 1 CONTRACTOR TO VERIFY SIZE AND LOCATION OF EXISTING WATER LINE PRIOR TO CONSTRUCTION.
- 2 CONTRACTOR TO VERIFY ALL INVERTS AND CLEARANCE OF CROSSING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. REFER TO MAG STD. DET. 404-1 & 404-2 FOR MINIMUM WATER AND SANITARY SEWER SEPARATION.
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- 4A FURNISH AND INSTALL 6" DUCTILE IRON PIPE, CLASS 350, WITH POLYETHYLENE WRAPPING. LENGTH PER PLAN.
- 5 INSTALL FITTING WITH RESTRAINED JOINTS PER MAG 303. OR THRUST BLOCK PER MAG STD. DET. 303 & 380. SIZE AND ANGLE PER PLAN. INSTALL ELECTRONIC MARKER PER C.O.S. STD. DET. 2363.
- 5A FURNISH AND INSTALL GATE VALVE, VALVE BOX, COVER AND CONCRETE COLLAR INSTALLED PER MAG STD. DET. 391-1, TYPE "C" WITH LOCKING LID. SIZE PER PLAN.
- 5B FURNISH AND INSTALL 8" TO 6" DUCTILE IRON REDUCER.
- 7 PROVIDE CONNECTION TO EXISTING ACP PVC PIPE PER C.O.S. DS&PM SECTION 6-1.408. REFER TO GENERAL NOTES IN CO.10.
- 8 PROTECT WATERMAIN USING REINFORCED CONCRETE ENCASEMENT ON SEWER PIPE AND WATERMAIN PER MAG STD. DET. 404-3.
- 9 FURNISH AND INSTALL 6" X 6" CUT-IN TEE.
- 10 FURNISH AND INSTALL 6" DIP COUPLER AND CONNECT TO EXISTING 6" ACP WATER MAIN



EXISTING LEGEND:

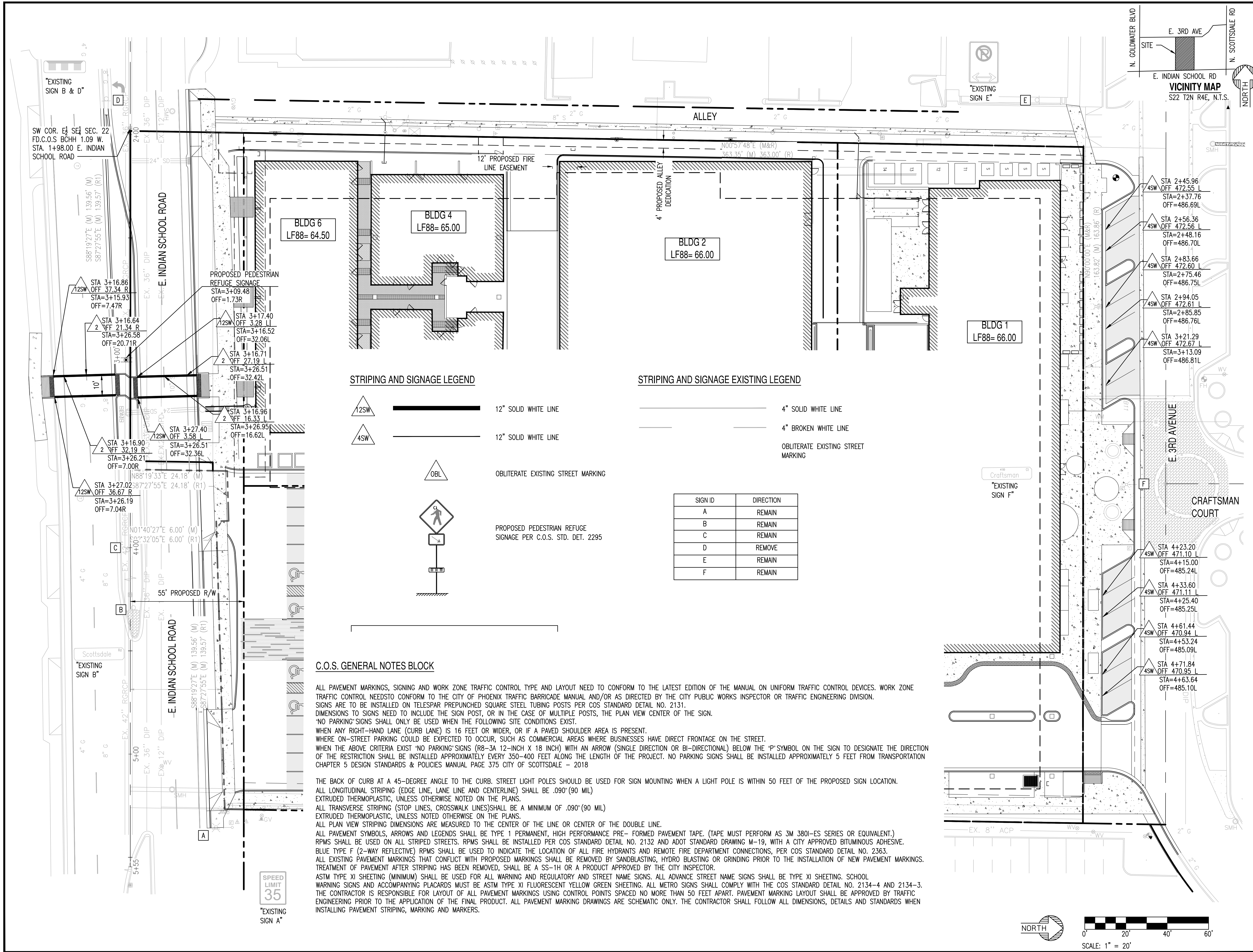
--- CENTERLINE	--- EX. S --- SEWER LINE	--- STORM DRAIN LINE	--- SIGN
--- EASEMENT LINE AS NOTED	--- EX. W --- WATER LINE	--- CB --- STORM CATCH BASIN	--- STREET LIGHT
--- CHAINLINK FENCE	--- W --- WATER VALVE	--- S --- STORM MANHOLE	--- FO --- FIBER OPTIC LINE
--- TREE	--- F --- FIRE HYDRANT	--- GAS --- GAS LINE	
		--- IRR --- IRRIGATION LINE	

PROPOSED UTILITY LEGEND:

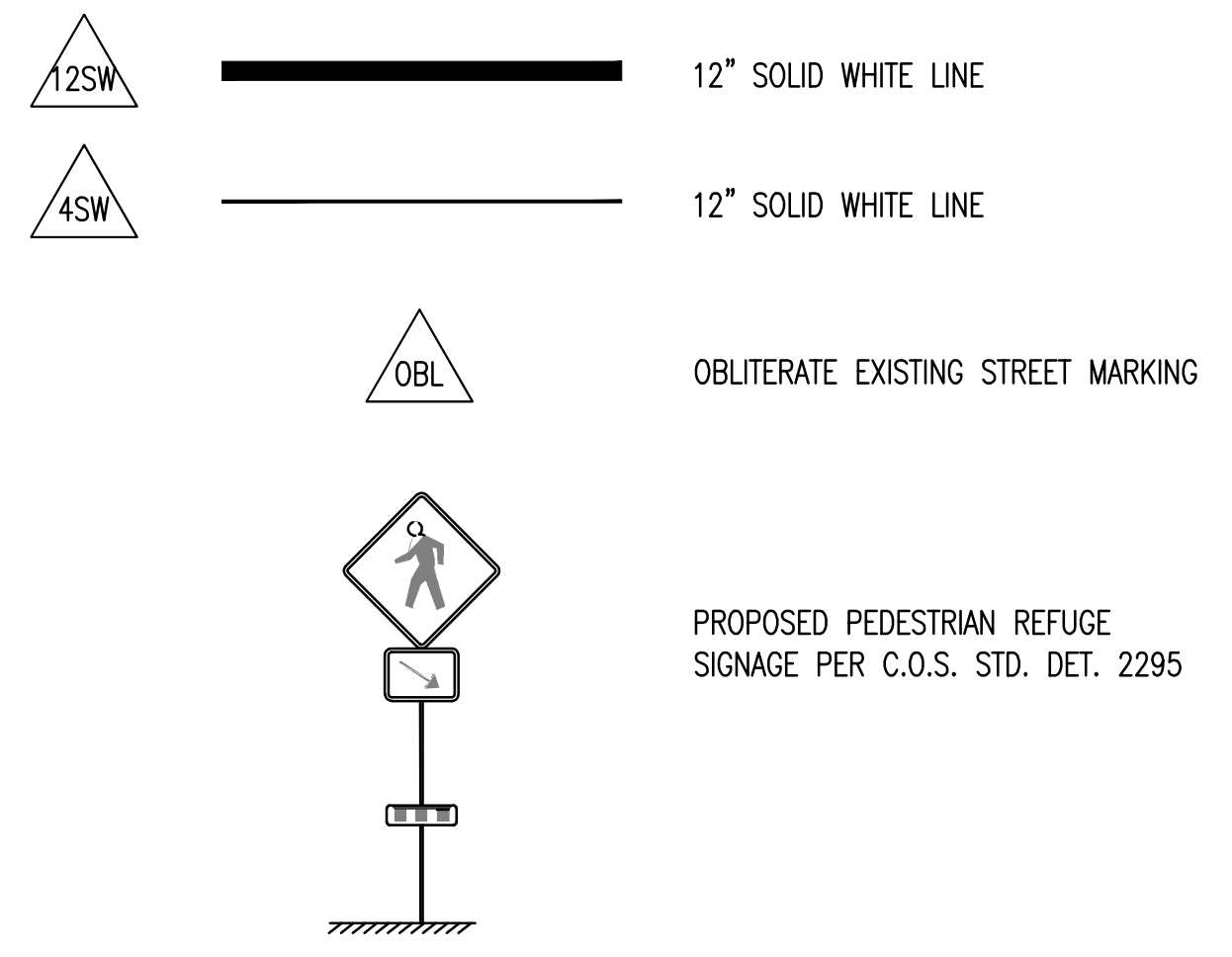
--- PROPERTY LINE	--- FIRE HYDRANT	--- T.S.V.B.&C	--- BUILDING CONNECTION
--- EASEMENT LINE	--- FDC	--- BACK FLOW PREVENTER	--- SEWER MANHOLE
--- 8" W --- WATER LINE	--- WATER METER	--- REDUCER	--- SEWER CLEAN OUT
--- 8" S --- SEWER LINE	--- GATE VALVE	--- CAP	

UTILITY CROSSINGS			
UC-7	8" WATER BOT	1262.23	PROVIDE 1' MINIMUM CLEAR SEPARATION WITH CONCRETE ENCASEMENT PER MAG STD. DET. 404-3 & MAG SPECIFICATION 610.5.
	8" SEWER TOP	1261.02	

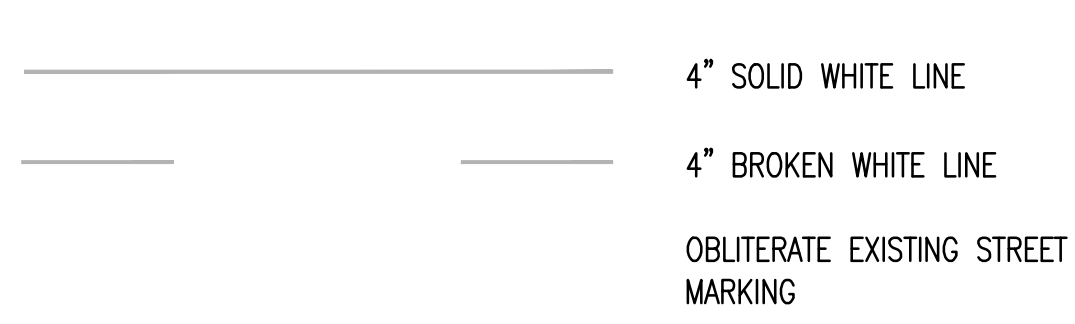
LOCATION: Z:\SHARED\PROJECTS\GENSLER\HOJO APARTMENTS SCOTTSDALE 200504\11 CAD (SEC)\11.3 CD\S\200504-CD-C7.00.DWG. SAVED BY: LOUIS PRIETO DATE: 10/11/2021



STRIPING AND SIGNAGE LEGEND



STRIPING AND SIGNAGE EXISTING LEGEND



SIGN ID	DIRECTION
A	REMAIN
B	REMAIN
C	REMAIN
D	REMOVE
E	REMAIN
F	REMAIN

C.O.S. GENERAL NOTES BLOCK

ALL PAVEMENT MARKINGS, SIGNING AND WORK ZONE TRAFFIC CONTROL TYPE AND LAYOUT NEED TO CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. WORK ZONE TRAFFIC CONTROL NEEDS TO CONFORM TO THE CITY OF PHOENIX TRAFFIC BARRICADE MANUAL AND/OR AS DIRECTED BY THE CITY PUBLIC WORKS INSPECTOR OR TRAFFIC ENGINEERING DIVISION. SIGNS ARE TO BE INSTALLED ON TELESAR PREPUNCHED SQUARE STEEL TUBING POSTS PER COS STANDARD DETAIL NO. 2131. DIMENSIONS TO SIGNS NEED TO INCLUDE THE SIGN POST, OR IN THE CASE OF MULTIPLE POSTS, THE PLAN VIEW CENTER OF THE SIGN. "NO PARKING" SIGNS SHALL ONLY BE USED WHEN THE FOLLOWING SITE CONDITIONS EXIST. WHEN ANY RIGHT-HAND LANE (CURB LANE) IS 16 FEET OR WIDER, OR IF A PAVED SHOULDER AREA IS PRESENT. WHERE ON-STREET PARKING COULD BE EXPECTED TO OCCUR, SUCH AS COMMERCIAL AREAS WHERE BUSINESSES HAVE DIRECT FRONTAGE ON THE STREET. WHEN THE ABOVE CRITERIA EXIST "NO PARKING" SIGNS (R8-3A 12-INCH X 18 INCH) WITH AN ARROW (SINGLE DIRECTION OR BI-DIRECTIONAL) BELOW THE "P" SYMBOL ON THE SIGN TO DESIGNATE THE DIRECTION OF THE RESTRICTION SHALL BE INSTALLED APPROXIMATELY EVERY 350-400 FEET ALONG THE LENGTH OF THE PROJECT. NO PARKING SIGNS SHALL BE INSTALLED APPROXIMATELY 5 FEET FROM TRANSPORTATION CHAPTER 5 DESIGN STANDARDS & POLICIES MANUAL PAGE 375 CITY OF SCOTTSDALE - 2018

THE BACK OF CURB AT A 45-DEGREE ANGLE TO THE CURB. STREET LIGHT POLES SHOULD BE USED FOR SIGN MOUNTING WHEN A LIGHT POLE IS WITHIN 50 FEET OF THE PROPOSED SIGN LOCATION. ALL LONGITUDINAL STRIPING (EDGE LINE, LANE LINE AND CENTERLINE) SHALL BE .090" (90 MIL) EXTRUDED THERMOPLASTIC, UNLESS OTHERWISE NOTED ON THE PLANS. ALL TRANSVERSE STRIPING (STOP LINES, CROSSWALK LINES) SHALL BE A MINIMUM OF .090" (90 MIL) EXTRUDED THERMOPLASTIC, UNLESS NOTED OTHERWISE ON THE PLANS. ALL PLAN VIEW STRIPING DIMENSIONS ARE MEASURED TO THE CENTER OF THE LINE OR CENTER OF THE DOUBLE LINE. ALL PAVEMENT SYMBOLS, ARROWS AND LEGENDS SHALL BE TYPE 1 PERMANENT, HIGH PERFORMANCE PRE-FORMED PAVEMENT TAPE. (TAPE MUST PERFORM AS 3M 3801-ES SERIES OR EQUIVALENT.) RPMS SHALL BE USED ON ALL STRIPED STREETS. RPMS SHALL BE INSTALLED PER COS STANDARD DETAIL NO. 2132 AND ADOT STANDARD DRAWING M-19, WITH A CITY APPROVED BITUMINOUS ADHESIVE. BLUE TYPE F (2-WAY REFLECTIVE) RPMS SHALL BE USED TO INDICATE THE LOCATION OF ALL FIRE HYDRANTS AND REMOTE FIRE DEPARTMENT CONNECTIONS, PER COS STANDARD DETAIL NO. 2363. ALL EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH PROPOSED MARKINGS SHALL BE REMOVED BY SANDBLASTING, HYDRO BLASTING OR GRINDING PRIOR TO THE INSTALLATION OF NEW PAVEMENT MARKINGS. TREATMENT OF PAVEMENT AFTER STRIPING HAS BEEN REMOVED, SHALL BE A SS-1H OR A PRODUCT APPROVED BY THE CITY INSPECTOR. ASTM TYPE XI SHEETING (MINIMUM) SHALL BE USED FOR ALL WARNING AND REGULATORY AND STREET NAME SIGNS. ALL ADVANCE STREET NAME SIGNS SHALL BE TYPE XI SHEETING. SCHOOL WARNING SIGNS AND ACCOMPANYING PLACARDS MUST BE ASTM TYPE XI FLUORESCENT YELLOW GREEN SHEETING. ALL METRO SIGNS SHALL COMPLY WITH THE COS STANDARD DETAIL NO. 2134-4 AND 2134-3. THE CONTRACTOR IS RESPONSIBLE FOR LAYOUT OF ALL PAVEMENT MARKINGS USING CONTROL POINTS SPACED NO MORE THAN 50 FEET APART. PAVEMENT MARKING LAYOUT SHALL BE APPROVED BY TRAFFIC ENGINEERING PRIOR TO THE APPLICATION OF THE FINAL PRODUCT. ALL PAVEMENT MARKING DRAWINGS ARE SCHEMATIC ONLY. THE CONTRACTOR SHALL FOLLOW ALL DIMENSIONS, DETAILS AND STANDARDS WHEN INSTALLING PAVEMENT STRIPING, MARKING AND MARKERS.

NOT FOR CONSTRUCTION



PROJECT: KINSEY HOTEL & APARTMENTS
 LOCATION: 7110 E. INDIAN SCHOOL ROAD, 7117 E. 3RD AVENUE, SCOTTSDALE, AZ. 85251

DRAWN: LP 10/07/2021
 DESIGNED: LP 10/07/2021
 QC: SC 10/11/2021
 FINAL QC:
 PROJ. MGR.: AF 10/11/2021
 DATE: 11/19/2021
 ISSUED FOR: DRB

REVISION NO.: DATE:

 JOB NO.: 200504
 SHEET TITLE: OFFSITE STRIPING & SIGNAGE

PAGE NO.: 16 OF 16
 SHEET NO.: C8.10