

LOCATION: Z:\SHARED\PROJECTS\GENSLER\H040 APARTMENTS SCOTTSDALE 200504\11 CAD (SEG)\11.3 CD\5\200504--CD--C0.00.DWG DATE: 6/15/2021 LAYOUT: 21

GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.
2. PROPOSED SPOT ELEVATIONS SHOWN REPRESENT FINISHED PAVING, SIDEWALK, SLAB, GUTTER FLOWLINE, OR GROUND ELEVATION. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
3. 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.
4. ALL DISTURBED AREAS THAT ARE UNSURFACED OR ARE NOT DESIGNATED AS LANDSCAPE AREAS ARE TO BE STABILIZED.
5. 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.
6. IF APPLICABLE, LIME TREATED SUBGRADE MATERIAL SHOULD MEET ARIZONA HIGHWAY DEPARTMENT SPECIFICATIONS. A SPECIFIC MIX DESIGN SHOULD BE PREPARED BY THE GEOTECHNICAL CONSULTANT.
7. ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO PROPOSED GRADE PRIOR TO PLACEMENT OF THE FINAL LIFT OF ASPHALT.
8. 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.
9. 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.
10. 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.
11. VERIFY REQUIRED SPOT ELEVATIONS/GRADING IN THE VICINITY OF THE BUILDING WITH THE ARCHITECTURAL PLANS.
12. SITE GRADING SHALL BE PERFORMED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AT ALL TIMES TO ENSURE NO STANDING WATER.
13. PROVIDE THICKENED PAVEMENT TRANSITION AROUND STRUCTURES AND AT OPEN EDGE OF PAVEMENT SECTION.
14. UNDERDRAINS MAY BE ADDED, IF DETERMINED NECESSARY BY THE ENGINEER OR CONSTRUCTION MANAGER, AFTER SUBGRADE IS ROUGH GRADED.
15. UNLESS OTHERWISE INDICATED AT A SPECIFIC LOCATION, ALL FINISHED GRADES ARE TO CONFORM TO AND MATCH EXISTING GRADES.
16. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS.
17. 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:

1. PROTECT AND MAINTAIN CROSSINGS OF OTHER UTILITY LINES.
2. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE GOVERNING AGENCY TO SECURE PERMITS AND FEES FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. CONTRACTOR TO PROVIDE SLEEVES UNDER FOOTINGS OR THROUGH FOUNDATIONS FOR UTILITY CONNECTIONS.
10. 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.
11. 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.
12. THE CONTRACTOR SHALL RESTORE ANY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, APPROPRIATE LANDSCAPED AREAS, ETC. DISTURBED DURING CONSTRUCTION TO THE ORIGINAL CONDITION OR BETTER.
13. 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.
14. 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.
15. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY COMPANY AND LOCAL AGENCY REVIEW.
16. CAP STUBS AND PROVIDE FIELD MARKERS.
17. 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.

ENGINEERS GENERAL NOTES:

A. GENERAL PLAN ITEMS:

1. THESE GENERAL NOTES SHALL BE APPLICABLE TO ALL SHEETS WITHIN THIS SET OF DRAWINGS.
2. 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.
3. 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.
4. 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.
5. NO DIMENSION MAY BE SCALED. REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.

B. SITE PLANNING CONSIDERATIONS

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
2. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
5. 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.
6. 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.
7. 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.
8. ALL SIGNAGE REQUIRES SEPARATE APPROVAL AND PERMITS.
9. A MINIMUM 6-FOOT HORIZONTAL SEPARATION BETWEEN WATER AND SEWER PIPELINES WILL BE MAINTAINED.
10. 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:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. PEDESTRIAN ACCESS ROUTES SHALL BE CONSTRUCTED TO THE LATEST ADA REQUIREMENTS AS FOLLOWS:
 - a. THE MAXIMUM CROSS SLOPE OF ANY SIDEWALK OR PEDESTRIAN ACCESS ROUTE SHALL BE 2.0 PERCENT MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL.
 - b. SIDEWALKS AND PEDESTRIAN ACCESS ROUTES SHALL HAVE A MAXIMUM GRADE OF 5.0 PERCENT MEASURED IN THE DIRECTION OF TRAVEL.
 - c. 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.

A. CONTRACTOR VERIFICATION / COORDINATION ITEMS:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.

11. ADVANCE COORDINATION BY THE CONTRACTOR WITH ALL UTILITY COMPANIES INVOLVED SHALL BE REQUIRED FOR ANY SERVICE INTERRUPTIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. THE CONTRACTOR SHALL ARRANGE FOR AND OBTAIN ALL REQUIRED INSPECTIONS AND CONSTRUCTION APPROVALS.
18. 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.
19. 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

1. 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.
2. 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.
3. 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.
4. A COPY OF APPLICABLE MUNICIPALITY, COUNTY, AND STATE CONSTRUCTION SPECIFICATIONS AND DETAILS SHALL BE KEPT ON SITE THROUGHOUT THE PROJECT.

F. GENERAL CONSTRUCTION ITEMS:

1. IF APPLICABLE, THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN A METHOD APPROVED BY THE STATE DOT.
2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR COMPLETION OF INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING TO ACCOMPLISH ALL WORK INDICATED ON PLANS AND TO PERFORM REQUIRED COMPACTION OPERATIONS.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. NO EQUIPMENT OR MATERIAL STORAGE IS PERMITTED WITHIN PUBLIC RIGHT-OF-WAYS.
10. CONTRACTOR SHALL KEEP EXISTING STREETS, ROADS AND DRIVES CLEAR OF DIRT, DEBRIS AND EQUIPMENT.
11. PROMPTLY REMOVE ALL RUBBISH, TRASH, DEMOLITION DEBRIS, AND ORGANIC MATERIAL FROM THE LIMITS OF THE OWNER'S PROPERTY AND DISPOSE IN A LEGAL MANNER.
12. 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.

13. 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:

1. 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.
2. 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.
3. PERFORM CLEARING, GRUBBING, STUMP REMOVAL, TOPSOIL REMOVAL AND STOCKPILING IN ACCORDANCE WITH THE PROJECT DOCUMENTS.
4. REMOVE TREES, SHRUBS, STUMPS, AND ROOT SYSTEMS TO A MINIMUM DEPTH OF 42" BELOW GRADE.
5. 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.
6. 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.
7. 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.
8. TRAFFIC MAINTENANCE TO BE IN ACCORDANCE WITH M.U.T.S.A.

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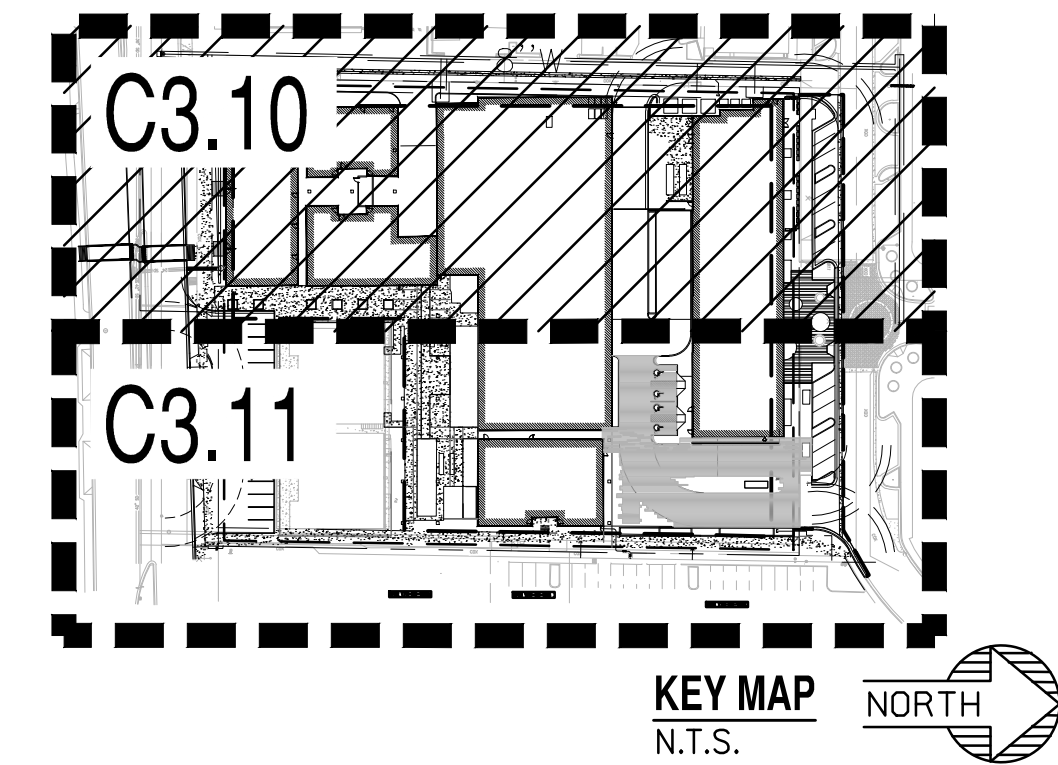
PROJECT: KINSEY HOTEL & APARTMENT		LOCATION: 7120 E. INDIAN SCHOOL ROAD, SCOTTSDALE, AZ 85251	
DRAWN _____	LP	6/14/2021	
DESIGNED _____	LP	6/14/2021	
QC _____	SC	6/15/2021	
FINAL QC _____			
PROJ. MGR. _____	AF		
DATE: 06/15/2021			
ISSUED FOR: DRB			
REVISION NO.:		DATE:	
JOB NO.:	200504		
SHEET TITLE: GENERAL NOTES			
PAGE NO.:	2 OF 9		SHEET NO.: C0.10

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CASE NO.: 10-ZN-2020

KIMSEY HOTEL & APARTMENT GRADING & DRAINAGE PLAN

7120 E. INDIAN SCHOOL ROAD. SCOTTSDALE, AZ. 85251



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PROJECT: KIMSEY HOTEL & APARTMENT
LOCATION: 7120 E. INDIAN SCHOOL ROAD, SCOTTSDALE, AZ. 85251

DRAWN: LP 6/14/2021
DESIGNED: LP 6/14/2021
QC: SC 6/15/2021
FINAL QC: AF
PROJ. MGR. AF

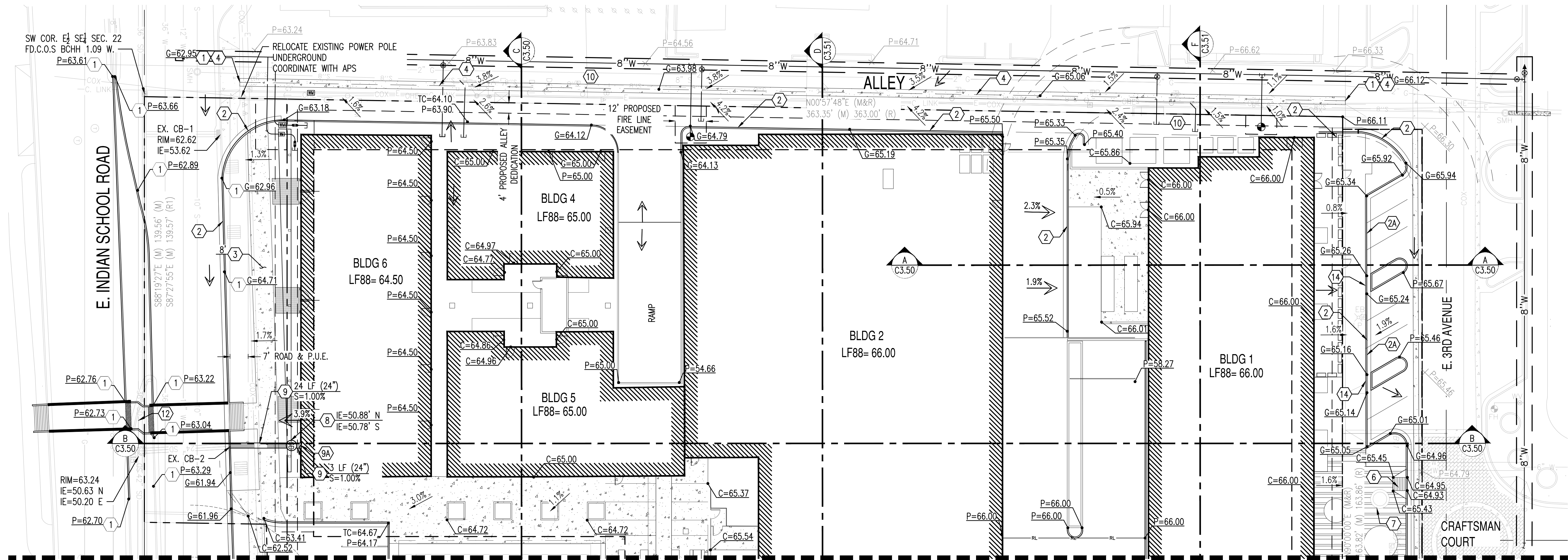
DATE: 06/15/2021
ISSUED FOR: DRB

REVISION NO.: DATE:
1. []
2. []
3. []
4. []
5. []

JOB NO.: 200504
SHEET TITLE: GRADING & DRAINAGE PLAN

PAGE NO.: 3 OF 9
SHEET NO.: C3.10

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MATCHLINE - REFER TO SHEET C3.11

EXISTING LEGEND:

--- XXXX ---	EX. MAJOR CONTOURS	EX. S	SEWER LINE	--- CB ---	STORM DRAIN LINE	--- SIGN ---
--- XXXX ---	EX. MINOR CONTOURS	EX. W	SEWER MANHOLE	--- CB ---	STORM CATCH BASIN	--- STREET LIGHT ---
TC: XX.XX GE: XX.XX	EX. SPOT ELEVATION	WV	WATER LINE	--- GAS ---	STORM MANHOLE	--- TREE ---
---	EASEMENT LINE AS NOTED	FW	WATER VALVE	--- GAS ---	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	[]	CATCH BASIN	[]	DRYWELL	[]	[]	RIP-RAP
P=XX.XX	PAVEMENT ELEVATION	---	CURB AND GUTTER	---	XX	---	MAJOR CONTOUR	---	STORM PIPE	---	[]	[]	[]	CONCRETE PAVEMENT
C=XX.XX	CONCRETE ELEVATION	---	VERTICAL CURB	---	XX	---	MINOR CONTOUR	---	END SECTION	---	[]	[]	[]	HEAVY DUTY PAVEMENT
		---	RIDGELINE	---	---	---	FLOW ARROW	---	STORM MANHOLE	---	[]	[]	[]	LIGHT DUTY PAVEMENT

NOTE:

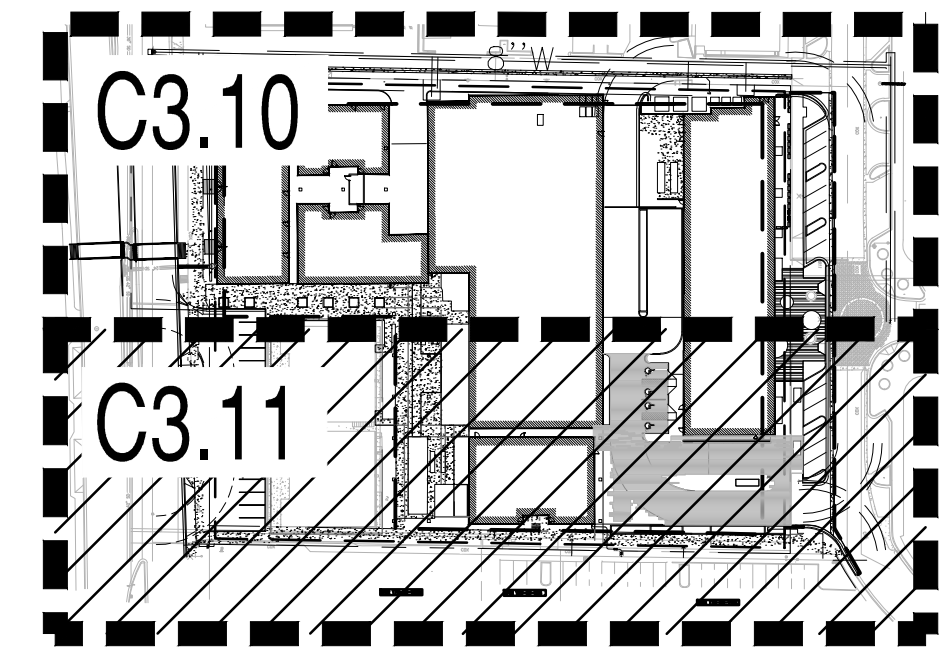
- EXISTING MANHOLES RIMS AND INVERTS HAS BEEN SET BASED ON THE SURVEY RECEIVED FROM 3 ENGINEERS, LLC. DATED 02/13/20.
- EXISTING MANHOLES RIMS AND INVERTS HAS BEEN SET BASED ON QUARTER SECTION MAP QS# 17-44. DATED 06/11/20

GRADING CONSTRUCTION KEY NOTES

- MATCH EXISTING GRADE; CONTRACTOR TO VERIFY IN FIELD ALL GRADES PRIOR TO CONSTRUCTION ACTIVITIES AND CONTACT ENGINEER IN CASE OF ANY DISCREPANCIES.
- CONSTRUCT 6" CONCRETE CURB AND GUTTER PER MAG STD. DET. 220-1 TYPE "A".
- CONSTRUCT 6" SINGLE CURB PER MAG STD. DET. 222 TYPE "B".
- CONSTRUCT FLUSH CURB PER DET. 2/C3.20.
- CONSTRUCT CONCRETE SIDEWALK PER MAG STD. DET. 230. WIDTH PER PLAN.
- CONSTRUCT CONCRETE VALLEY GUTTER PER MAG STD. DET. 240 MODIFIED TO 3' WIDE PER DET 1/C3.20.
- CONSTRUCT PAVEMENT WITH 2% MAXIMUM SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING STALLS AND 2% MAXIMUM CROSS SLOPE AT ADA ACCESSIBLE ROUTE.
- CONSTRUCT ADA RAMP PER DET.3/C3.20..
- EXISTING PLANTER TO REMAIN.
- 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
- FURNISH AND INSTALL HDPE DOUBLE WALL PIPE, CLASS 100; PIPE MATERIAL PER MAG SPECIFICATION 738. LENGTH, SIZE AND SLOPE PER PLAN.
- CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT.
- CONSTRUCT MODIFIED DRIVEWAY ENTRANCE PER C.O.S. STD. DET. 2256 CL-1. WIDTH PER PLAN.
- CONSTRUCT PEDESTRIAN REFUGEE PER C.O.S. STD. DET. 2295.
- CONSTRUCT CURB ISLAND OPENING PER DET. 4/C3.20.

KIMSEY HOTEL & APARTMENT GRADING & DRAINAGE PLAN

7120 E. INDIAN SCHOOL ROAD. SCOTTSDALE, AZ. 85251



KEY MAP
N.T.S.

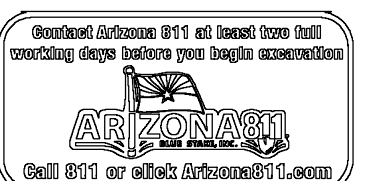
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PROJECT:
KIMSEY HOTEL
& APARTMENT
LOCATION:
7120 E. INDIAN SCHOOL ROAD,
SCOTTSDALE, AZ. 85251

DRAWN: LP 6/14/2021
DESIGNED: LP 6/14/2021
QC: SC 6/15/2021
FINAL QC:
PROJ. MGR.: AF

DATE: 06/15/2021
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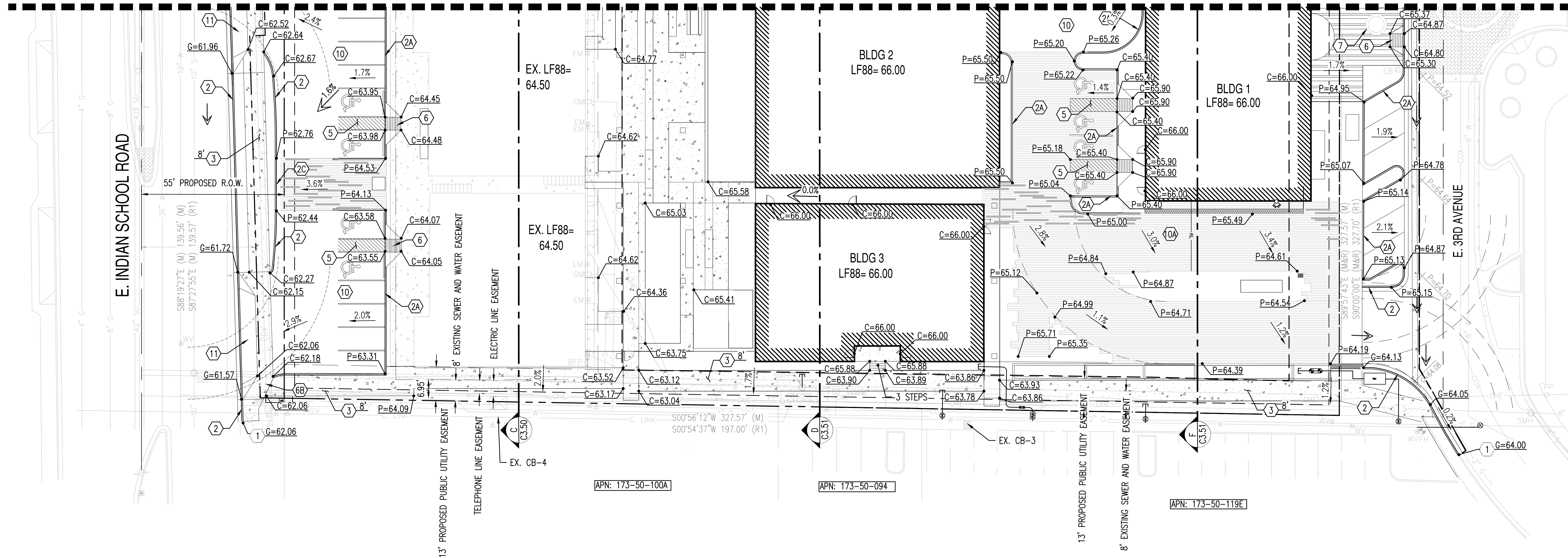
REVISION NO.: DATE:
200504

SHEET TITLE:

GRADING &
DRAINAGE PLAN

PAGE NO.: 3 OF 9
SHEET NO.: C3.11

MATCHLINE - REFER TO SHEET C3.10



EXISTING LEGEND:

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

PROPOSED GRADING LEGEND:

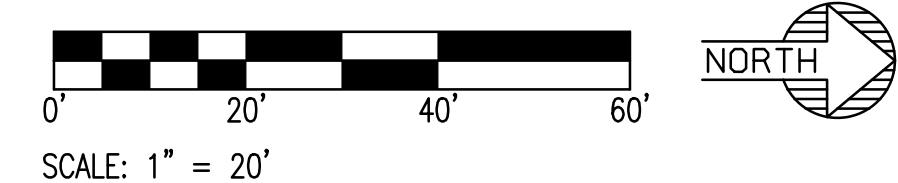
G=XX.XX	GUTTER ELEVATION, TC = G+0.5'	---	PROPERTY LINE	---	LOC	---	LIMIT OF ONSITE CONSTRUCTION	□	CATCH BASIN	○	DRYWELL	---	RIP-RAP
P=XX.XX	PAVEMENT ELEVATION	---	CURB AND GUTTER	---	XX	---	MAJOR CONTOUR	---	STORM PIPE	○	WATER METER	---	CONCRETE PAVEMENT
C=XX.XX	CONCRETE ELEVATION	---	VERTICAL CURB	---	XX	---	MINOR CONTOUR	---	END SECTION	○	GATE VALVE	---	HEAVY DUTY PAVEMENT
		---	RIDGELINE	---	---	---	FLOW ARROW	---	STORM MANHOLE	○	FIRE HYDRANT	---	LIGHT DUTY PAVEMENT

NOTE:

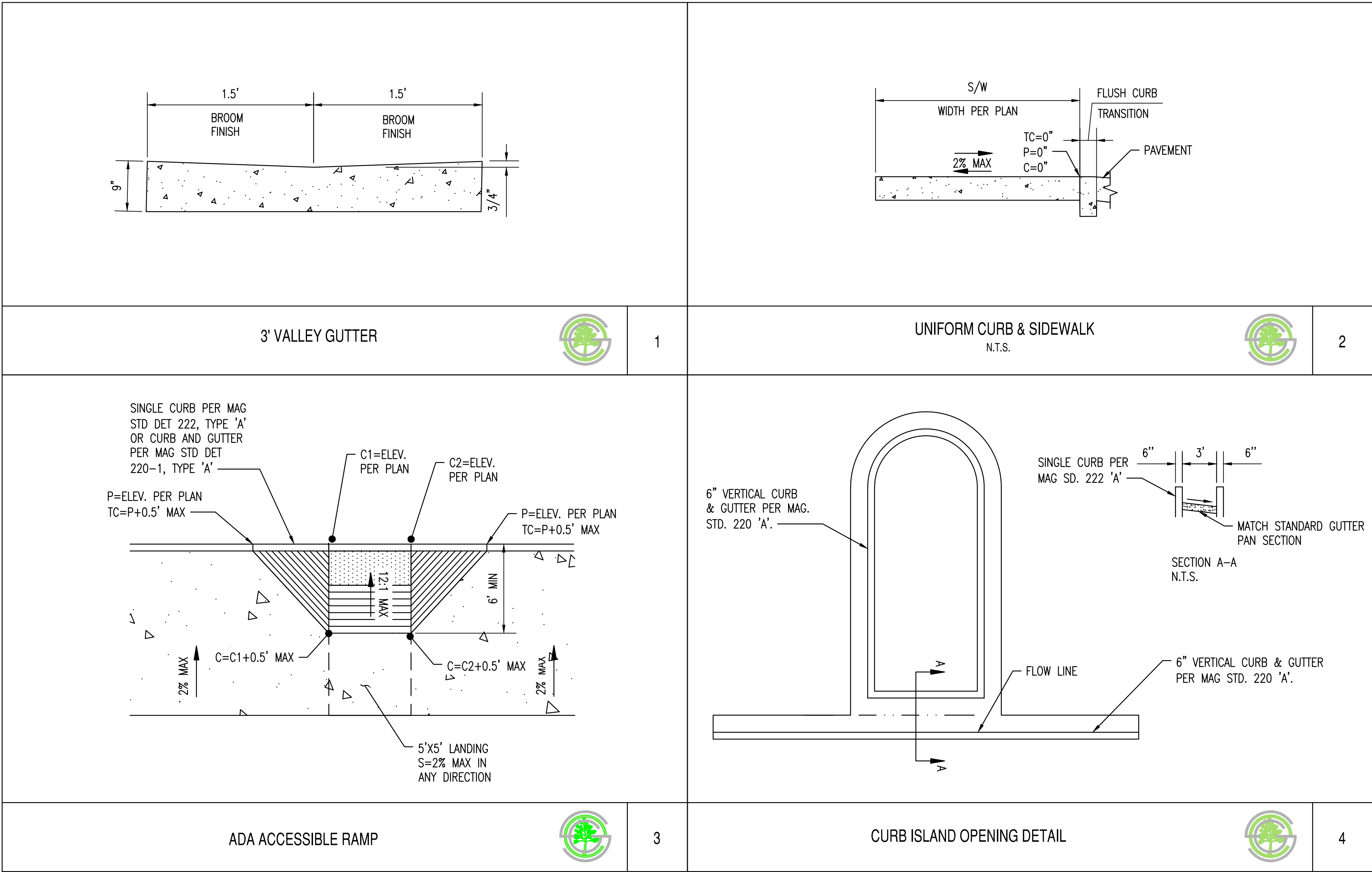
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GRADING CONSTRUCTION KEY NOTES

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- CONSTRUCT CONCRETE VALLEY GUTTER PER MAG STD. DET. 240 MODIFIED TO 3' WIDE PER DET 1/C3.20.
- CONSTRUCT PAVEMENT WITH 2% MAXIMUM SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING STALLS AND 2% MAXIMUM CROSS SLOPE AT ADA ACCESSIBLE ROUTE.
- CONSTRUCT ADA RAMP PER DET.3/C3.20.
- EXISTING PLANTER TO REMAIN.
- 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
- FURNISH AND INSTALL HDPE DOUBLE WALL PIPE, CLASS 100; PIPE MATERIAL PER MAG SPECIFICATION 738. LENGTH, SIZE AND SLOPE PER PLAN.
- ROOF DRAIN CONNECTION TO BUILDING. REFER TO PLUMBING PLANS FOR CONTINUATION.
- CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT.
- CONSTRUCT STAMPED CONCRETE.
- CONSTRUCT MODIFIED DRIVEWAY ENTRANCE PER C.O.S. STD. DET. 2256 CL-1. WIDTH PER PLAN.
- CONSTRUCT PEDESTRIAN REFUGEE PER C.O.S. STD. DET. 2295.
- CONSTRUCT CROSSWALK PER C.O.S. STD. DET. 2235-1.
- CONSTRUCT CURB ISLAND OPENING PER DET. 4/C3.20.



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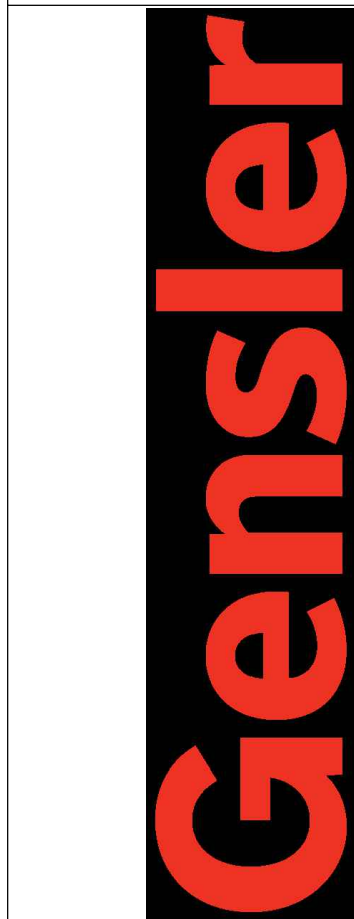


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PROJECT KINSEY HOTEL & APARTMENT	LOCATION 7120 E. INDIAN SCHOOL ROAD, SCOTSDALE, AZ 85251
DRAWN _____ LP	6/14/2021
DESIGNED _____ LP	6/14/2021
QC _____ SC	6/15/2021
FINAL QC _____	
PROJ. MGR. _____ AF	

DATE: 06/15/2021
ISSUED FOR: DRB

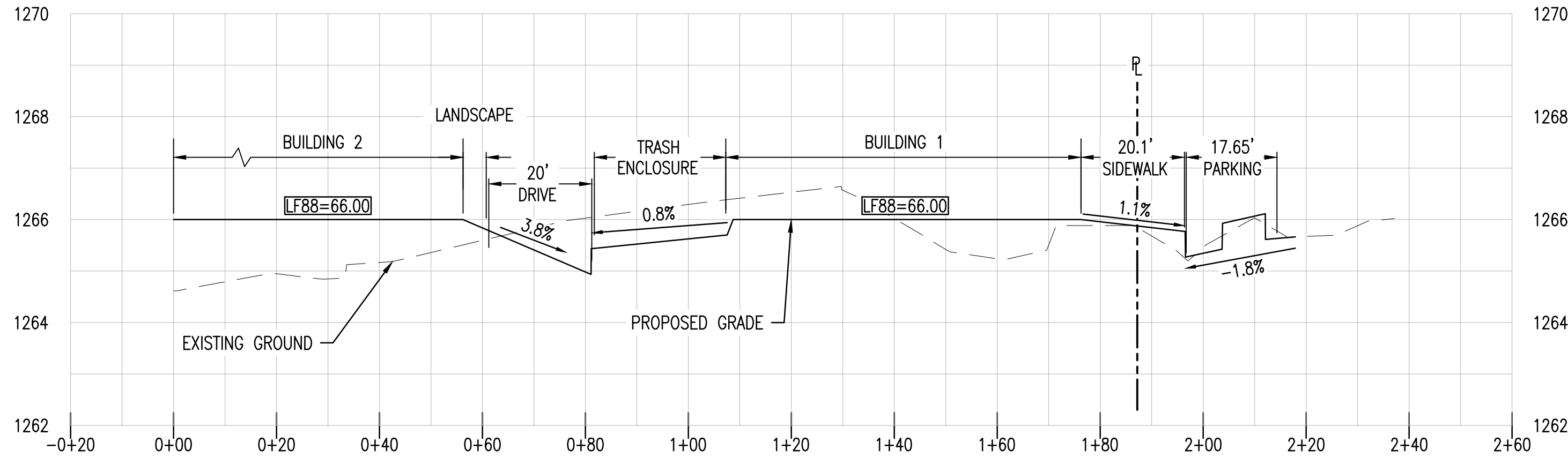
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JOB NO.: 200504

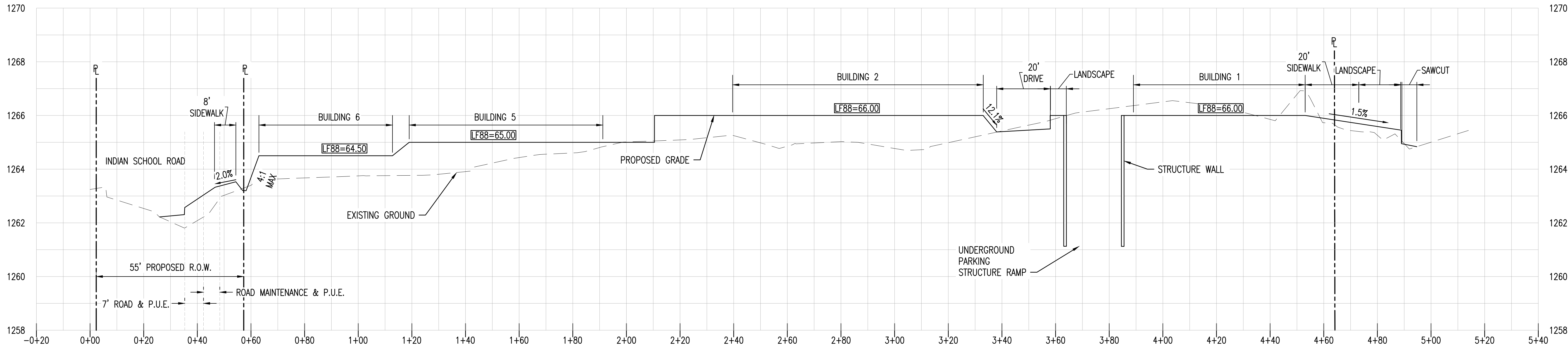
SHEET TITLE:
**GRADING & DRAINAGE
PLAN DETAILS**

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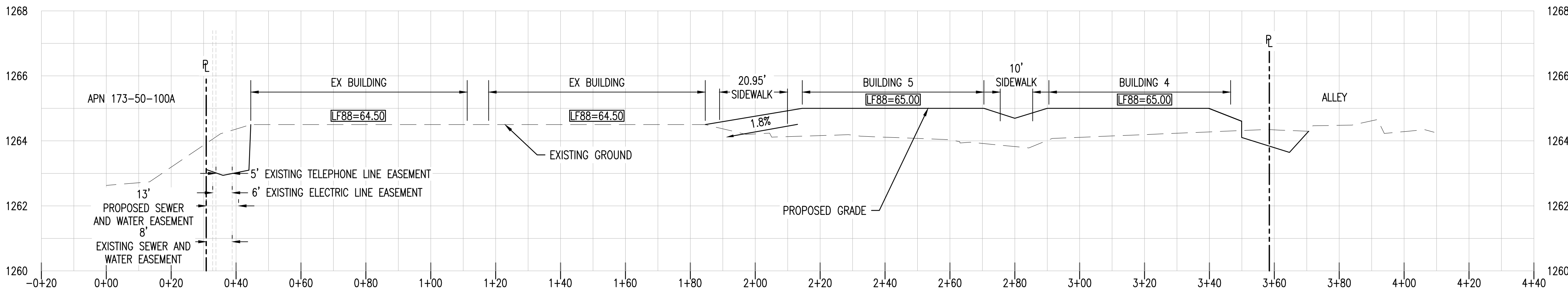
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SECTION A-A
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



SECTION B-B
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



SECTION C-C
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

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PROJECT: KINSEY HOTEL & APARTMENT
LOCATION: 7120 E. INDIAN SCHOOL ROAD, SCOTTSDALE, AZ 85251

DRAWN: LP 6/14/2021
DESIGNED: LP 6/14/2021
QC: SC 6/15/2021
FINAL QC: AF
PROJ. MGR. AF

DATE: 06/15/2021

ISSUED FOR: DRB

REVISION NO.:	DATE:
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JOB NO.: 200504

SHEET TITLE:

CROSS SECTIONS

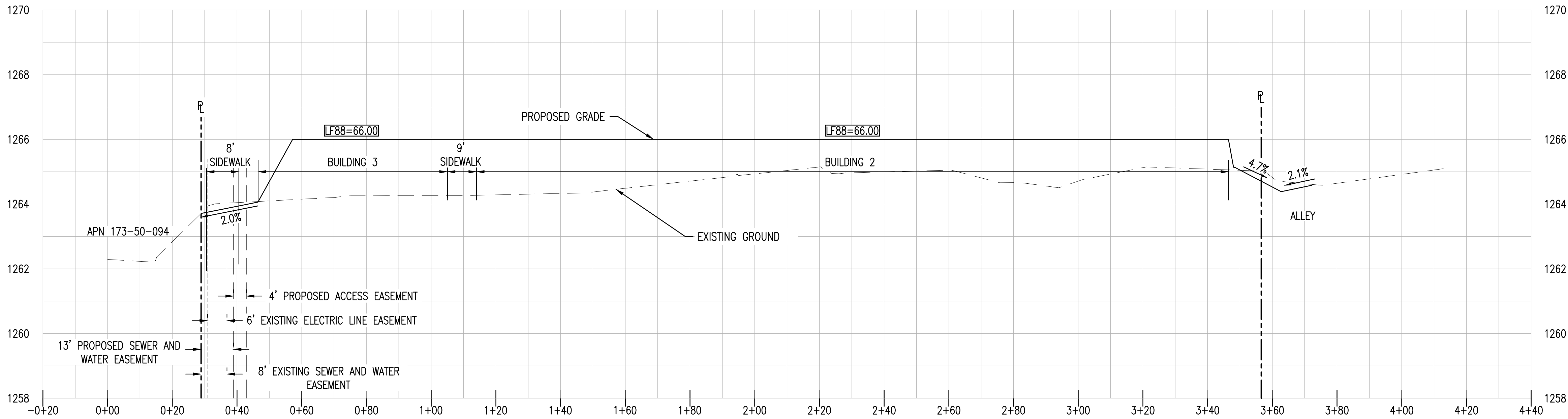
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SHEET NO.: C3.11

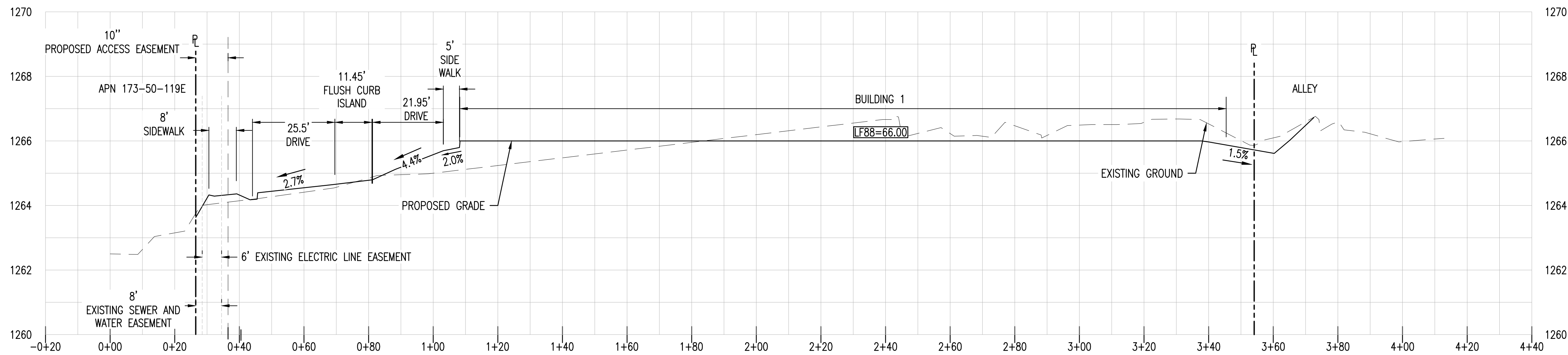
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SECTION D-D
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

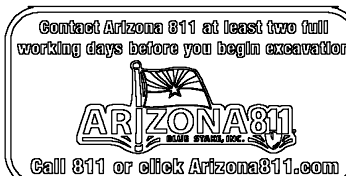


SECTION F-F
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

NOT FOR
CONSTRUCTION



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PROJECT		LOCATION	
KINSEY HOTEL & APARTMENT		7120 E. INDIAN SCHOOL ROAD, SCOTTSDALE, AZ 85251	
DRAWN	LP	6/14/2021	
DESIGNED	LP	6/14/2021	
QC	SC	6/15/2021	
FINAL QC			
PROJ. MGR.	AF		

DATE: 06/15/2021
ISSUED FOR: DRB

REVISION NO.:	DATE:
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2	
3	

JOB NO.: 200504

SHEET TITLE:

CROSS SECTIONS

PAGE NO.: 7 OF 9

SHEET NO.: C3.51

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DATE: 6/15/2021
SAVED BY: LAPTOP02

SEWER CONSTRUCTION KEY NOTES

- 1 CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING SANITARY SEWER LINE BEFORE PROCEEDING WITH TRENCHING. CONTRACTOR SHALL CONTACT ENGINEER IF EXISTING SEWER ELEVATION IS HIGHER THAN PROPOSED TIE-IN INVERT PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 2 CONTRACTOR SHALL VERIFY ALL INVERTS AND CLEARANCE OF CROSSING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- 3 FURNISH AND INSTALL 6" PVC SDR-35 SEWER LINE. SIZE, LENGTH AND SLOPE PER PLAN. MAINTAIN 4' MINIMUM COVER.
- 4 FURNISH AND INSTALL 6" PVC-SDR 35 SEWER LINE CONNECTION PER MAG STD. DET. 440-1. LENGTH AND SLOPE PER PLAN.

- 5 REFER TO BUILDING PLUMBING PLANS FOR CONTINUATION.
- 6 CORE EXISTING MANHOLE AND PROVIDE WATERTIGHT CONNECTION FOR NEW SEWER. RECONSTRUCT PAVED INVERT AS REQUIRED.

CONSTRUCTION TYPE:

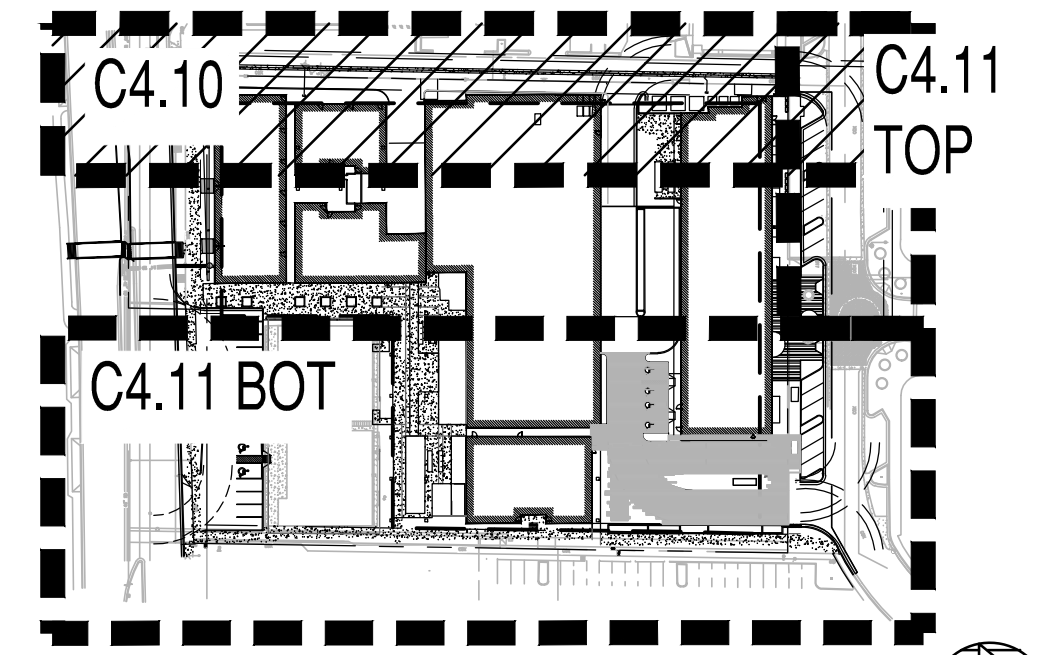
BUILDING 1: TYPE IIB
BUILDINGS 2-6: TYPE IIIA

KIMSEY HOTEL & APARTMENT UTILITY PLAN

7120 E. INDIAN SCHOOL ROAD. SCOTTSDALE, AZ. 85251

NOTES:

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. EXISTING WATER MAIN INVERT ELEVATIONS TO BE VERIFIED IN FIELD.
4. 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.



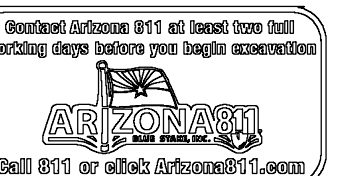
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PROJECT:
KIMSEY HOTEL
& APARTMENT

LOCATION:
7120 E. INDIAN SCHOOL ROAD.
SCOTTSDALE, AZ. 85251

DATE: 06/15/2021

ISSUED FOR: DRB

REVISION NO.: DATE:

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3

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JOB NO.: 200504

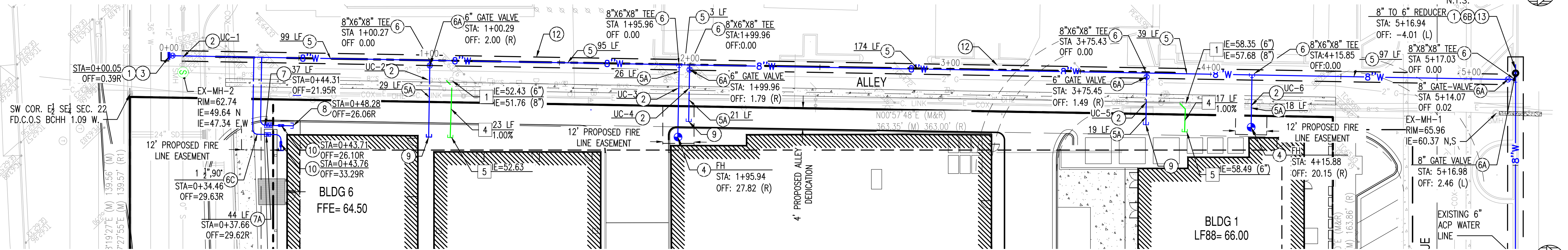
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UTILITY PLAN

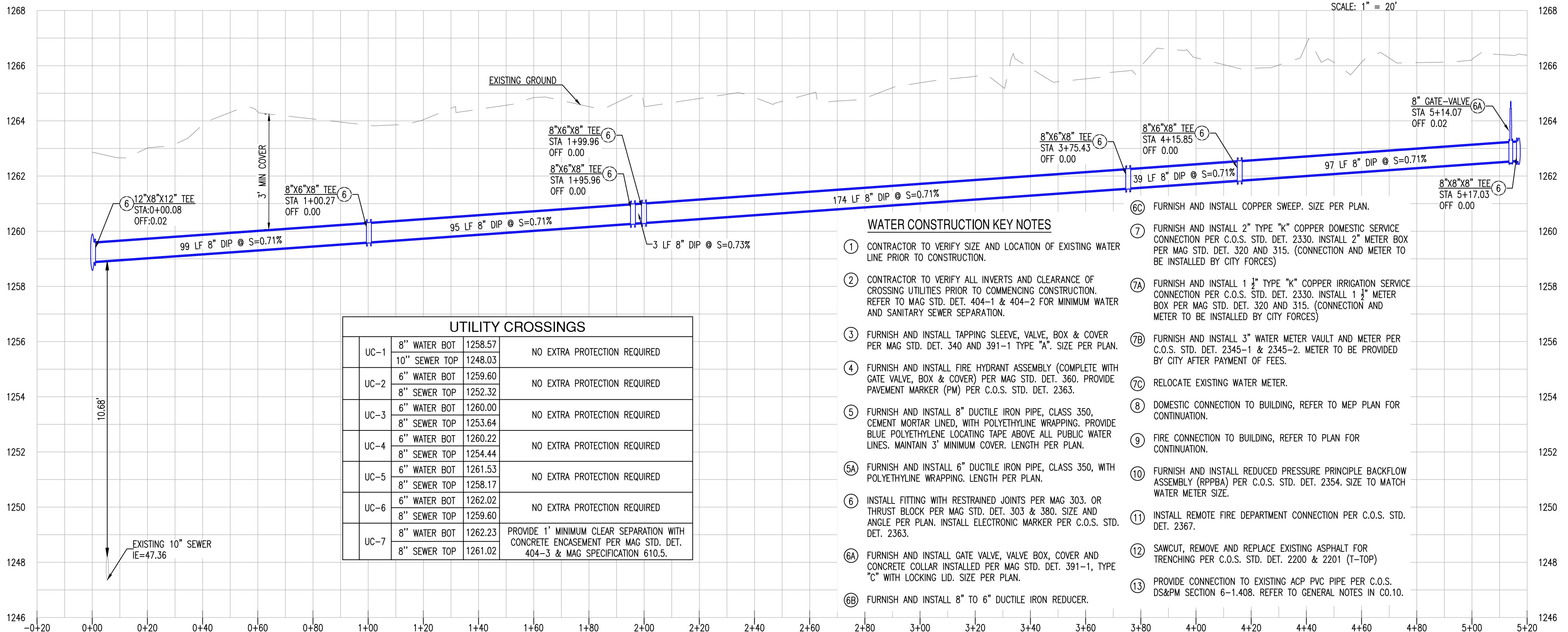
PAGE NO.: 8 OF 9

SHEET NO.: C4.10

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SCALE: 1" = 20'



PROPOSED UTILITY LEGEND:

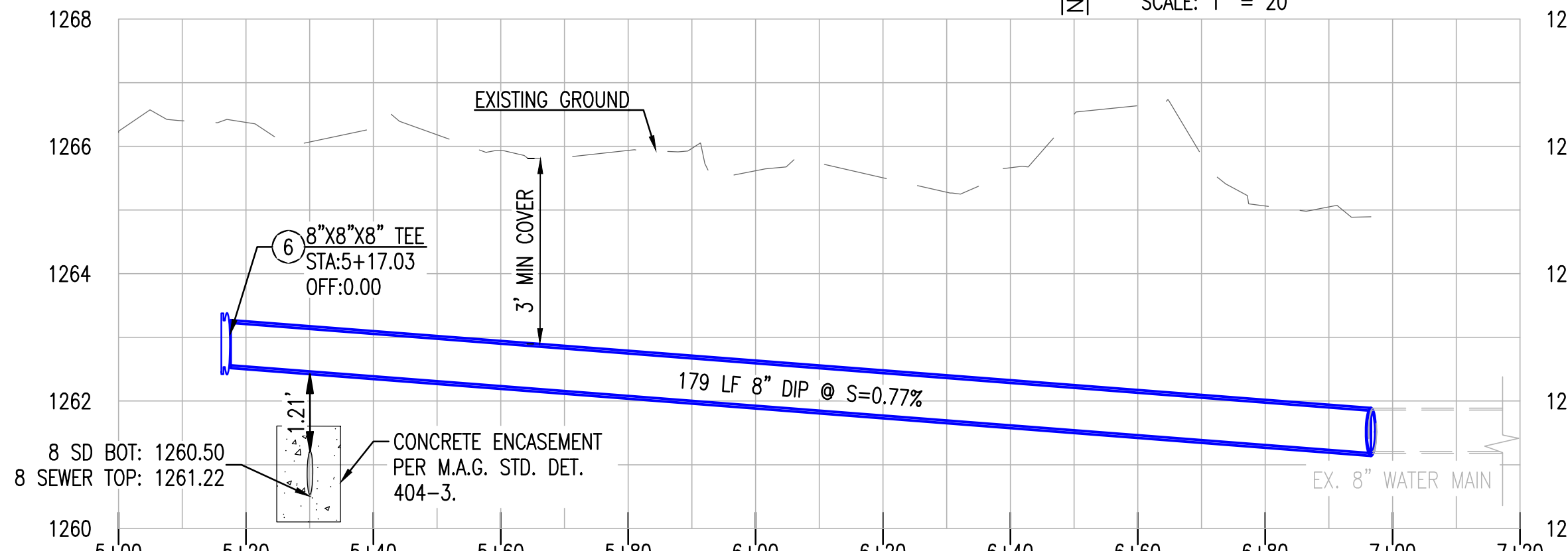
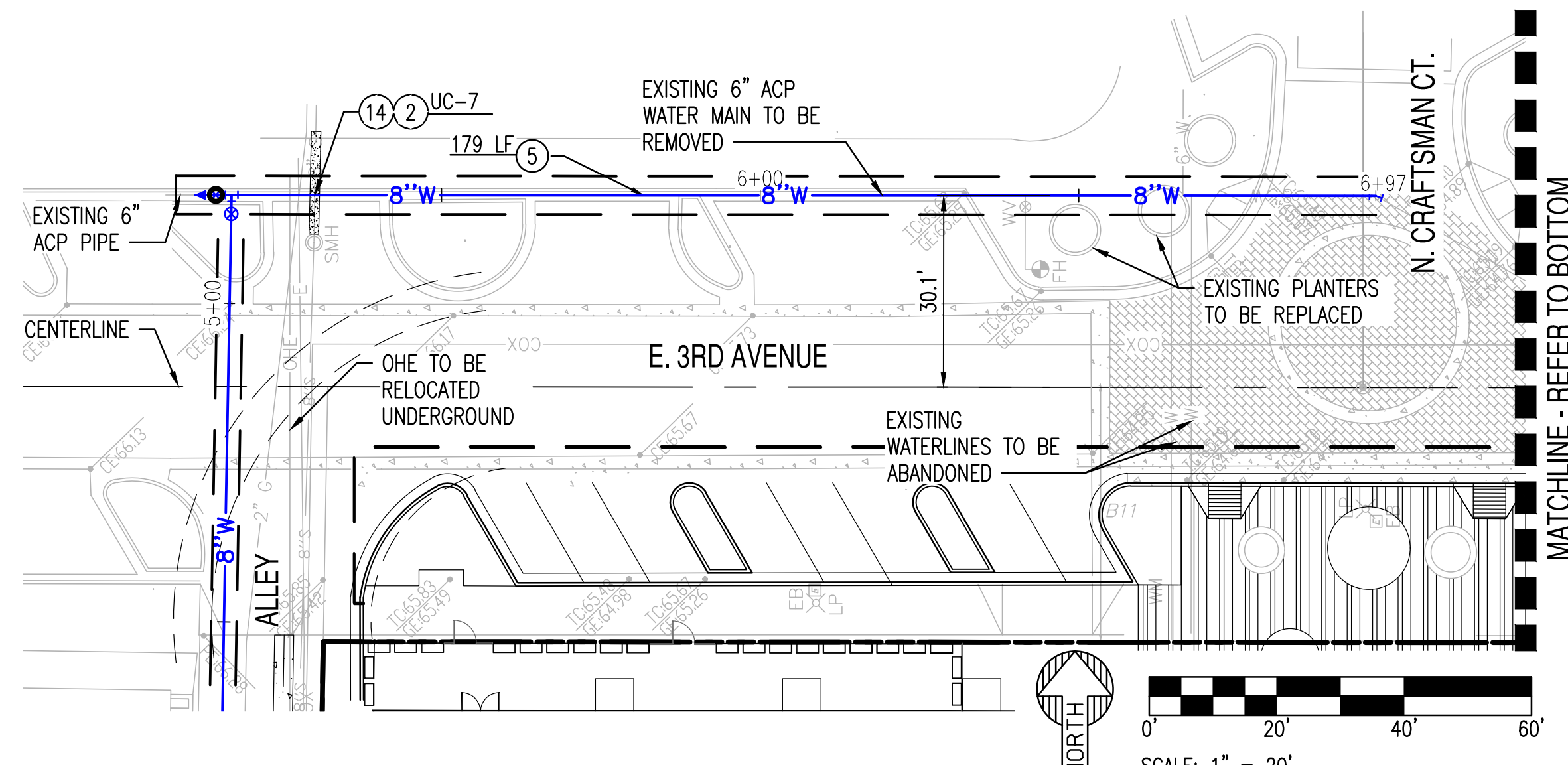
---	PROPERTY LINE	⊕	FIRE HYDRANT	⊕	T.S.V.B.&C
---	EASEMENT LINE	⊕	FDC	⊕	BACK FLOW PREVENTER
---	8"W	⊕	WATER METER	⊕	REDUCER
---	8"S	⊕	GATE VALVE	⊕	CAP

8" ALLEY WATERLINE PROFILE VIEW

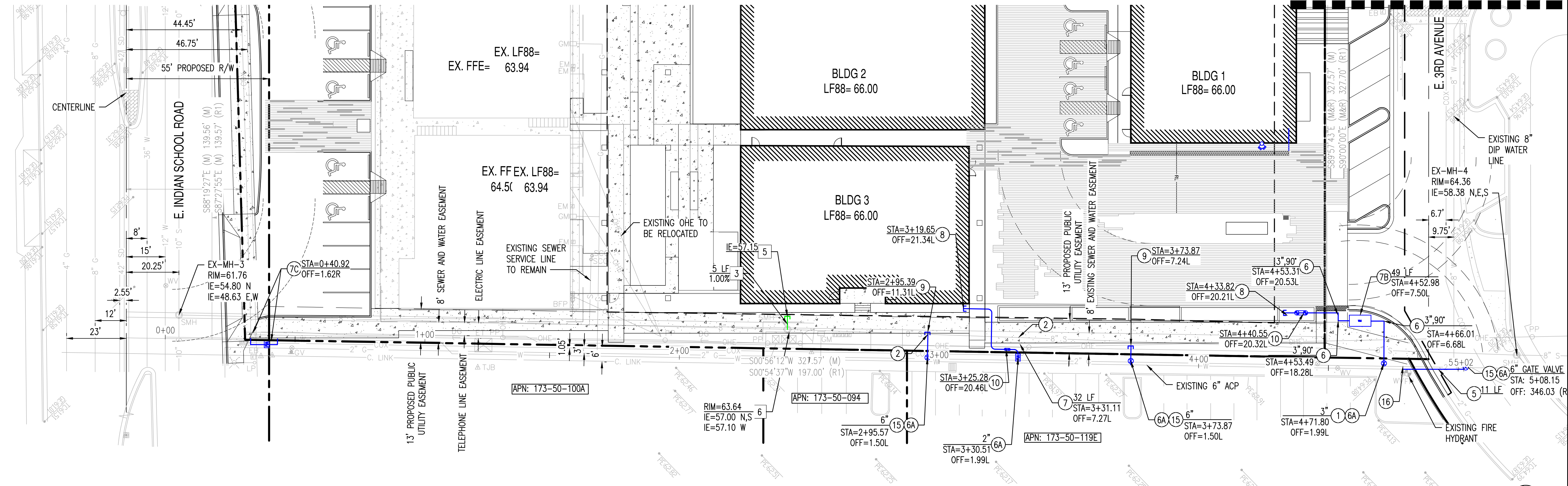
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

EXISTING LEGEND:

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



8" E. 3RD AVENUE WATERLINE REPLACEMENT PROFILE VIEW
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



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 | |

EXISTING LEGEND:

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

KIMSEY HOTEL & APARTMENT UTILITY PLAN

7120 E. INDIAN SCHOOL ROAD. SCOTTSDALE, AZ. 85251

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 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.
- 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.
- 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 COPPER SWEEP. SIZE 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

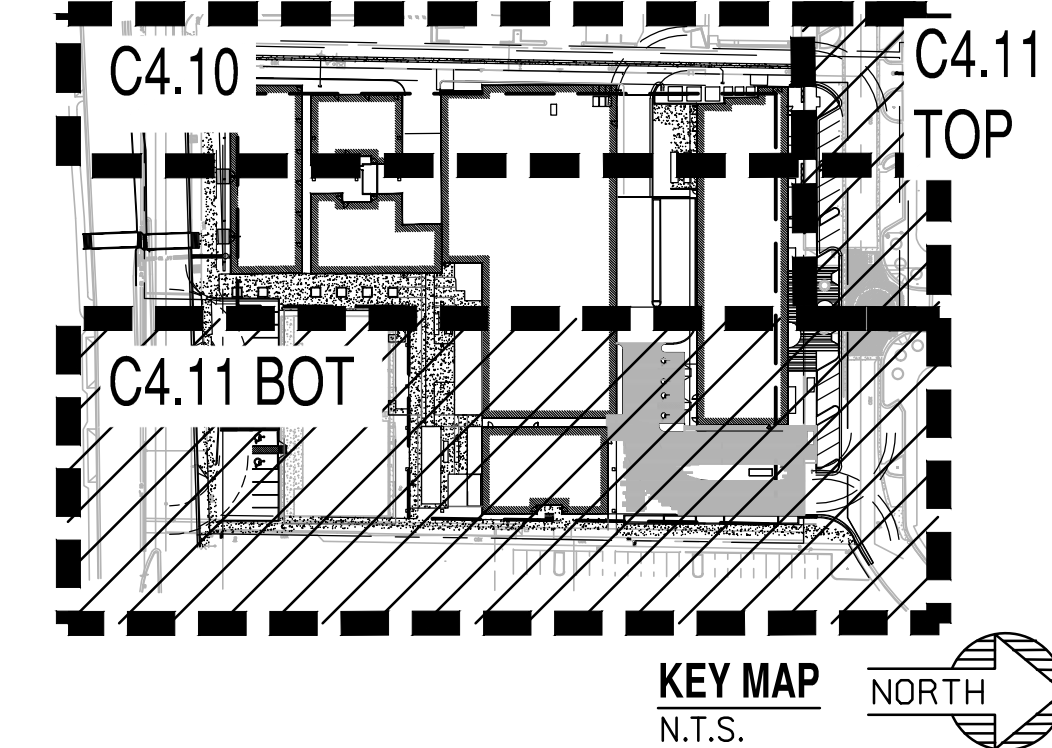
- FURNISH AND INSTALL 1 1/2" TYPE "K" COPPER IRRIGATION SERVICE CONNECTION PER C.O.S. STD. DET. 2330. INSTALL 1 1/2" METER BOX PER MAG STD. DET. 320 AND 315. (CONNECTION AND METER TO BE INSTALLED BY CITY FORCES)
- FURNISH AND INSTALL 3" WATER METER VAULT AND METER PER C.O.S. STD. DET. 2345-1 & 2345-2. 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.
- FURNISH AND INSTALL REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY (RPPBA) PER C.O.S. STD. DET. 2354. SIZE TO MATCH WATER METER SIZE.
- INSTALL REMOTE FIRE DEPARTMENT CONNECTION PER C.O.S. STD. DET. 2367.
- 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 C010.
- PROTECT WATERMAIN USING REINFORCED CONCRETE ENCASEMENT ON SEWER PIPE AND WATERMAIN PER MAG STD. DET. 404-3.
- FURNISH AND INSTALL 6" X 6" CUT-IN TEE.
- FURNISH AND INSTALL 6" DIP COUPLER AND CONNECT TO EXISTING 6" ACP WATER MAIN.

SEWER CONSTRUCTION KEY NOTES

- CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING SANITARY SEWER LINE BEFORE PROCEEDING WITH TRENCHING. CONTRACTOR SHALL CONTACT ENGINEER IF EXISTING SEWER ELEVATION IS HIGHER THAN PROPOSED TIE-IN INVERT PRIOR TO ANY CONSTRUCTION ACTIVITY.
- CONTRACTOR SHALL VERIFY ALL INVERTS AND CLEARANCE OF CROSSING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- FURNISH AND INSTALL 6" PVC-SDR 35 SEWER LINE CONNECTION PER MAG STD. DET. 440-1. LENGTH AND SLOPE PER PLAN.
- REFER TO BUILDING PLUMBING PLANS FOR CONTINUATION.

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	1261.22	

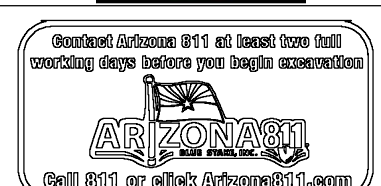


NOT FOR
CONSTRUCTION

SUSTAINABILITY
ENGINEERING
GROUP



Gensler



PROJECT: KIMSEY HOTEL & APARTMENT
LOCATION: 7120 E. INDIAN SCHOOL ROAD, SCOTTSDALE, AZ 85251
DRAWN: LP
DESIGNED: LP
QC: SC
FINAL QC: SC
PROJ. MGR.: AF
DATE: 06/15/2021
ISSUED FOR: DRB

REVISION NO.:
JOB NO.: 200504
SHEET TITLE: UTILITY PLAN
PAGE NO.: 8 OF 9
SHEET NO.: C4.10