

BOWMAN CONSULTING NOTES

1. THESE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ALL QUESTIONS REGARDING THESE PLANS SHALL BE PRESENTED TO THE ENGINEER. ANYONE WHO TAKES UPON THEMSELVES THE INTERPRETATION OF THE DRAWINGS OR MAKES REVISIONS TO THE SAME WITHOUT CONFERRING WITH THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE CONSEQUENCES THEREOF.
2. THE ESTIMATED QUANTITIES SHOWN ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY OF A DETAILED ESTIMATE BASED ON THESE PLANS, CURRENT CODES, AND SITE VISITATION.
3. ALL EARTHWORK CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS STANDARD DETAILS AND/OR SPECIFICATIONS INCLUDING ANY SUPPLEMENTS THERETO, AND ALL ADDENDA. THE CONTRACTOR IS TO FOLLOW THE RECOMMENDATION OF THE PROJECT SOIL INVESTIGATION REPORT AND LETTER.
4. PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY THEMSELVES AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OR DEFICIENCY IN QUANTITIES. NO CLAIMS SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.
7. THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
8. EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED ACCORDING TO INFORMATION PROVIDED BY THE AGENCY OPERATING EACH UTILITY. LOCATIONS SHOWN ARE APPROXIMATE ONLY, AND SHOULD BE CONSIDERED APPROXIMATE. CALL ARIZONA BLUE STAKE FOR FIELD LOCATION AT 8-1-1 or 1-800-STAKE-IT A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATION. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE NOT NOTED FOR RELOCATION OR REMOVAL. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING OUTSIDE OF THE CONSTRUCTION LIMITS SHALL BE REPLACED IN KIND IF DISTURBED.
9. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION, OR VARIANCE FROM THESE PLANS. ANY VARIATIONS FROM THESE PLANS SHALL BE PROPOSED ON CONSTRUCTION FIELD PRINTS AND TRANSMITTED TO THE ENGINEER.
10. ANY INSPECTION BY THE CITY, COUNTY, ENGINEER, OR OTHER JURISDICTIONAL AGENCY, SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH APPLICABLE CODES AND AGENCY REQUIREMENTS.
11. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UNDERGROUND FACILITIES FROM DAMAGE DURING CONSTRUCTION. THE DEPTH OF COVER IS DESIGNED FOR FINAL GRADE. THEREFORE, EXTRA CARE SUCH AS BERMING OVER PIPES, FLAGGING OR SIGNAGE SHOULD BE USED DURING CONSTRUCTION TO MAINTAIN COVER OR PROTECT THE UNDERGROUND FACILITIES.
12. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO THE VARYING FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER. EARTHWORK QUANTITIES SHOWN ARE RAW, AND DO NOT ACCOUNT FOR SOIL SHRINK, SWELL OR GROUND SCARIFICATION.
13. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING PIPE AT PROPOSED CONNECTIONS PRIOR TO NEW PIPE INSTALLATION. NOTIFY ENGINEER IMMEDIATELY OF CONFLICTS OR DISCREPANCIES FROM THE PLANS.
14. CONTRACTOR TO COMPLY WITH ALL ADA REQUIREMENTS RELATING TO CONSTRUCTION.

GENERAL NOTES FOR PUBLIC WORKS CONSTRUCTION

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

NO CONFLICT SIGNATURE BLOCK				
UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER	DATE SIGNED
ELECTRIC	APS	CONFLICTREVIEW@APS.COM		
TELEPHONE	CENTURY LINK	AZREVIEW@CENTURYLINK.COM		
NATURAL GAS	SOUTHWEST GAS	ZACH STEVENSON	480-730-3855	
CABLE	COX	STEVEN GARZAS	623-328-3554	
OTHER				
OTHER				
ENGINEER'S CERTIFICATION				
I, JOHN GRAY, 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	

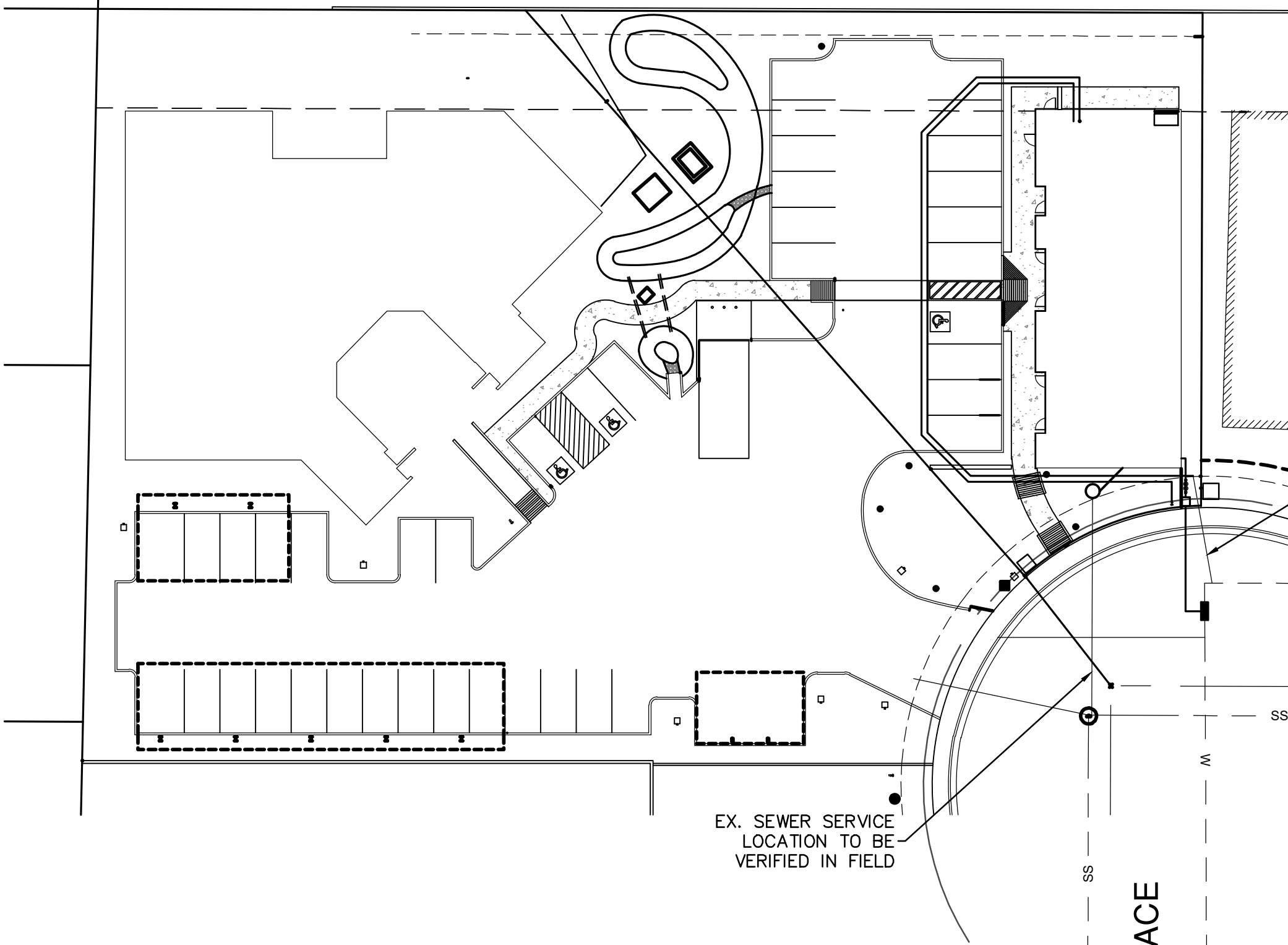
LEGEND

————	BOUNDARY LINE	GR=	TOP OF GRATE ELEVATION
-----1300-----	CONTOUR ELEVATION	INV=	PIPE INVERT ELEVATION
- - - - -	PUBLIC UTILITY EASEMENT	FF=	FINISH FLOOR ELEVATION
— — — — —	ROADWAY EASEMENT	EX=	EXISTING
— — — — —	INGRESS & EGRESS EASEMENT	●	BRASS CAP FLUSH
— — — — —	RIGHT OF WAY LINE	○	SEWER MANHOLE
		●	SEWER CLEANOUT
		●	FIRE HYDRANT
TC=	TOP OF CURB ELEVATION	●	WATER VALVE
G=	GUTTER ELEVATION	○	EX SANITARY SEWER MANHOLE
P=	PAVEMENT ELEVATION		

SHEET INDEX

IMP01	COVER SHEET
IMP02	GRADING PLAN
IMP03	DETAILS
IMP04	UTILITY PLAN

8650 EAST SAN ALBERTO  
IMPROVEMENT PLANS  
SCOTTSDALE, ARIZONA

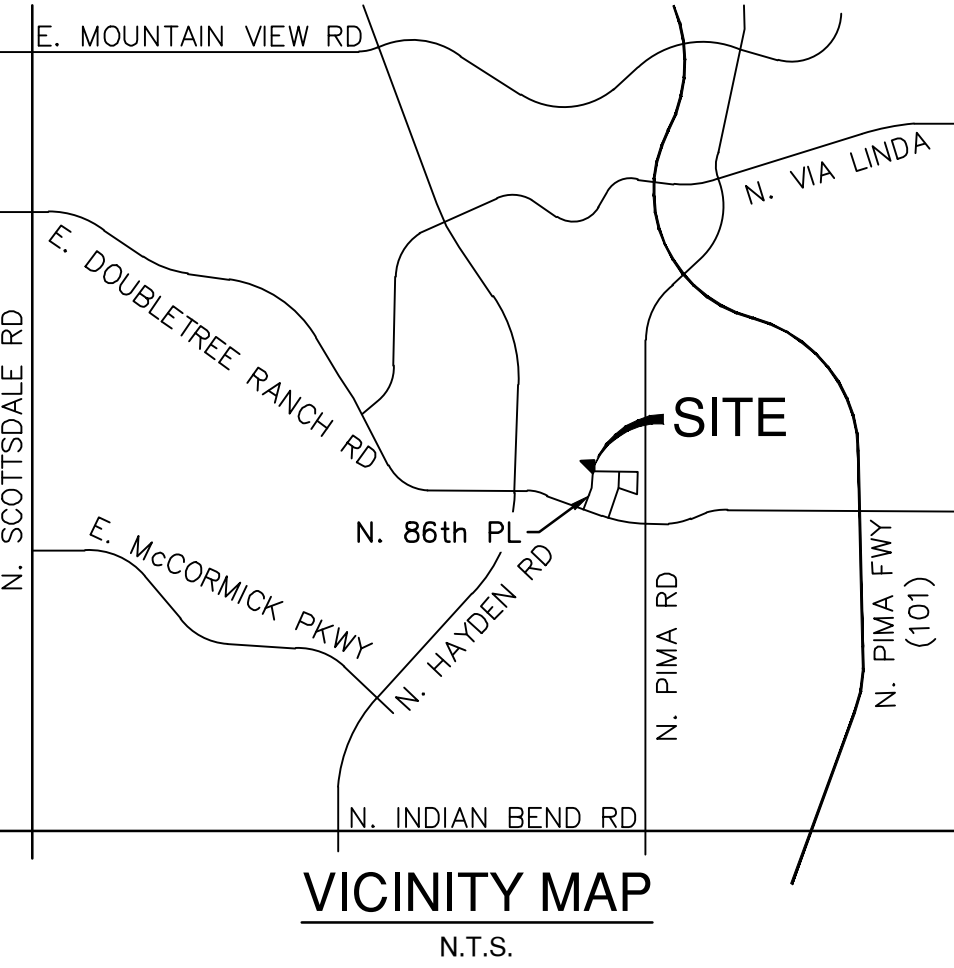


PAVING NOTES

1. INSTALL NEW ASPHALT PAVEMENT 3" A/C ON 6" ABC
2. INSTALL SINGLE CURB PER MAG STD DET 222 TYPE 'A'
3. INSTALL CURB TERMINATION PER MAG STD DET 222
4. INSTALL REFUSE ENCLOSURE PER COS STD DTL 2146-1
5. INSTALL CONCRETE PAD, 6" THICKNESS
6. INSTALL LOOSE RIP-RAP, 12" THICK D50=8"
7. CONSTRUCT SIDEWALK PER MAG STD DTL 230
8. INSTALL 2' CURB CUT TO ALLOW DRAINAGE
9. SAWCUT EXISTING ASPHALT
10. INSTALL 4" THICK CONCRETE PAD
11. INSTALL SIDEWALK RAMP PER COS STD DTL 2233-2
12. SAWCUT AND REMOVE EXISTING CURB
13. SAWCUT AND REMOVE EXISTING PAVEMENT
14. INSTALL SIDEWALK RAMP PER COS STD DTL 2235-1, TYPE 'A'
15. DESIGNATED FIRE LINE, PAINT CURB RED AND LABEL VERTICAL FACE OF CURB "FIRE LANE NO PARKING" IN WHITE BLOCK LETTERS 3 INCHES IN HEIGHT, 3/4 INCH STROKE

WATER NOTES

1. INSTALL 1" WATER SERVICE LINE TYPE K SOFT COPPER
2. INSTALL 1" SERVICE SADDLE PER COS STD DTL 2330
3. 1" WATER METER AND METER COUPLING TO BE INSTALLED BY CITY FORCES ONLY UPON APPLICATION FOR INSTALLATION AND PAYMENT OF PREVAILING FEES.
4. INSTALL 1" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY PER COS STD DTL 2354
5. SEE PLUMBING PLANS FOR CONTINUATION
7. INSTALL WATER FITTING OR BEND PER PLANS
8. ISNTALL FIRE DEPARTMENT CONNECTION PER COS STD DTL 2367
9. INSTALL 4" DIP CLASS 350 FIRE LINE
10. FIRE SPRINKLER RISER PER COS STD DTL 2368. SEE ARCHITECTURAL PLANS FOR LOCATION IN BUILDING
11. INSTALL 4" DIP CLASS FIRE LINE
12. SAWCUT, REMOVE AND REPLACE EXISTING AC PAVEMENT
1. CONNECT TO EXISTING SEWER SERVICE WITH WYE FITTING, VERIFY EXISTING INVERT ELEVATION PRIOR TO CONSTRUCTION
2. INSTALL 4" ABS SEWER LINE @ 1/8" PER FT MIN SLOPE
3. INSTALL SEWER CLEANOUT PER MAG STD DTL 441
4. SEE PLUMBING PLANS FOR CONTINUATION



ENGINEER

BOWMAN CONSULTING  
1295 W. WASHINGTON ST.  
SUITE 108  
TEMPE, AZ 85281  
PH: 480.629.8830  
CONTACT: JOHN GRAY

DEVELOPER

ARCHITECT

DPA ARCHITECTS, INC.  
7272 E. INDIAN SCHOOL RD.  
SUITE 214  
SCOTTSDALE, AZ 85251  
CONTACT: JOHN N. SZAFRAN, A.I.A.  
PH: 9480) 941-4222

BENCHMARK

CITY OF SCOTTSDALE BENCHMARK  
SE COR SECTION 36, T3N, R4E  
FOUND ALUM CAP PIMA ROAD & VIA DE VENTURA  
LATITUDE: 33.555621  
LONGITUDE: -111.894936  
ELEVATION NAVD'88: 1313.04

SITE AREA

14,826 S.F. / .3404 ACRES (NET)  
S.F. / ACRES (GROSS)

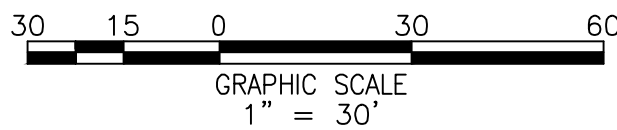
LEGAL DESCRIPTION

LOT 4, RANCH OFFICE PARK 11 AMENDED, ACCORDING TO BOOK 283 OF MAPS PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
045012	1770 OCTOBER 16, 2013	L	OCTOBER 16, 2013	X	N/A
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.					

CIVIL APPROVAL			
REVIEW & RECOMMENDED APPROVAL BY:			
PAVING		TRAFFIC	
G & D		PLANNING	
W & S		FIRE	
RET. WALLS	N/A		
ENGINEERING COORDINATION MGR. (OR DESIGNEE)		DATE	

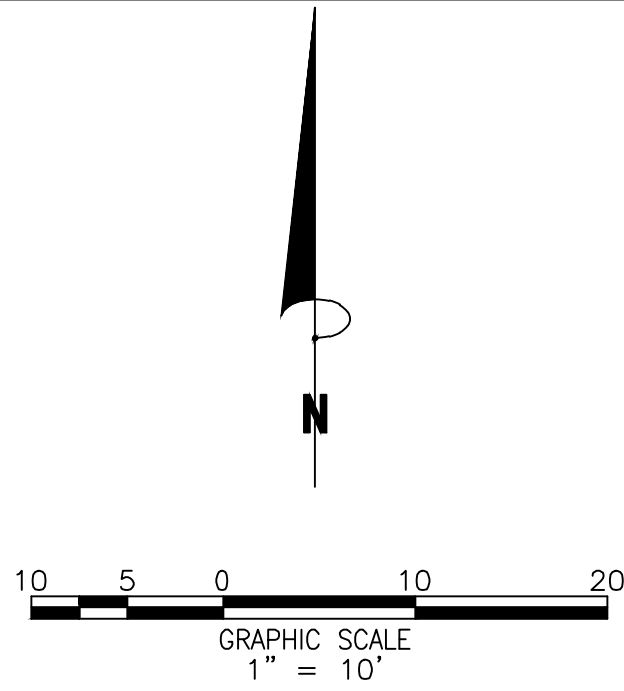
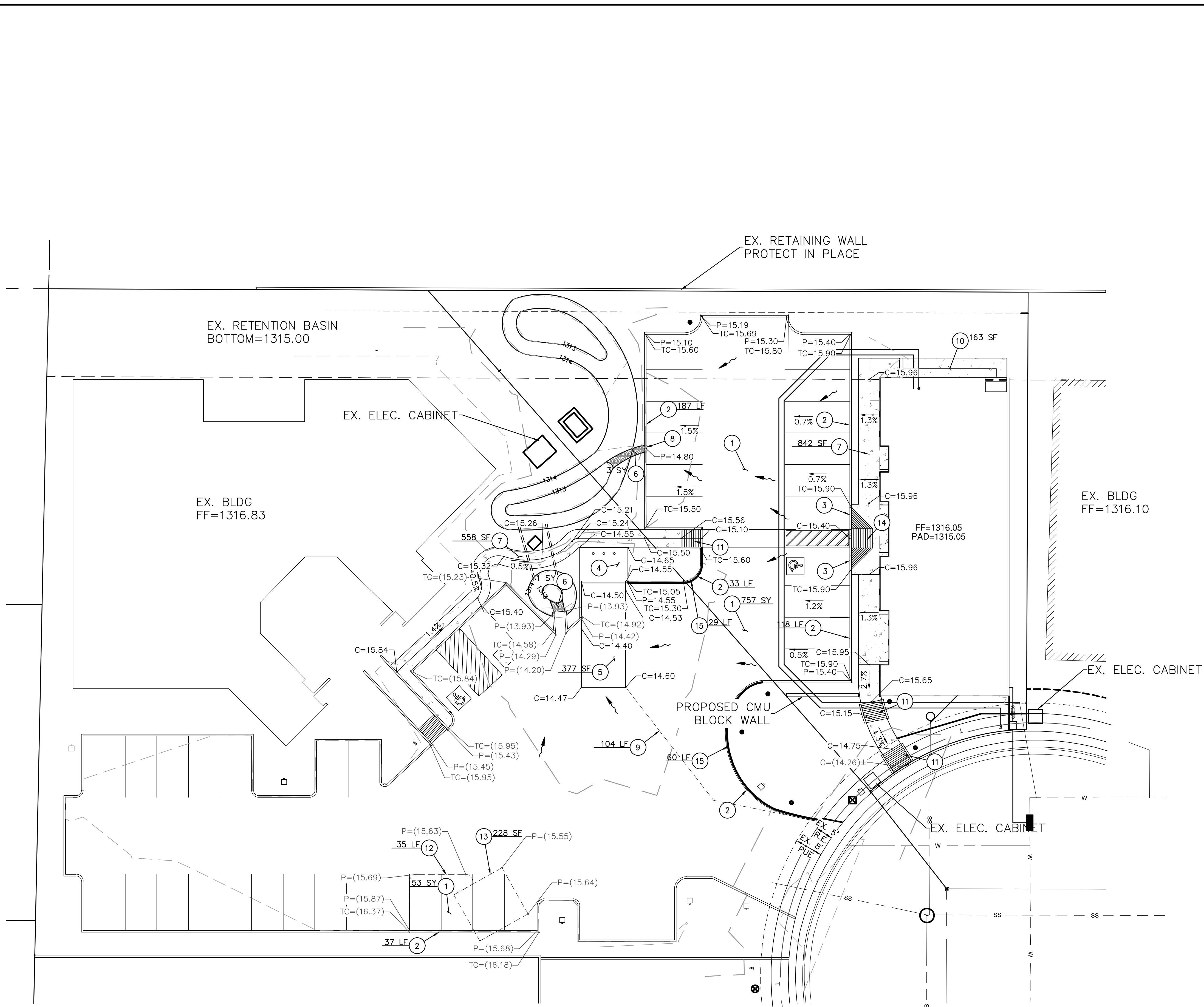
NEAREST EXISTING  
FIRE HYDRANT



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IMPROVEMENT PLANS  
8650 E. SAN ALBERTO  
MARICOPA COUNTY  
SCOTTSDALE, AZ

PROJECT NUMBER		
22868 JOHN J. GRAY 02/26/20		
PLAN STATUS		
DATE	DESCRIPTION	
HAC DESIGN	HAC DRAWN	JUG CHKD
SCALE	H: V:	NONE
JOB No. 050306-02-001		
DATE : 02/26/2020		
IMP01		
SHEET 01 OF 04		



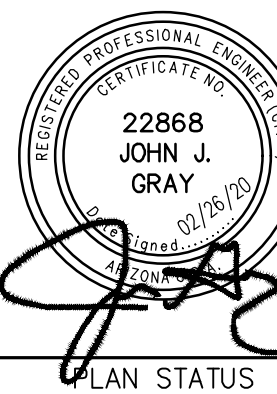
- PAVING NOTES
- |    |  |         |
|----|--|---------|
| 1  | INSTALL NEW ASPHALT PAVEMENT 3" A/C ON 6" ABC  | 810 SY  |
| 2  | INSTALL SINGLE CURB PER MAG STD DET 222 TYPE 'A'   | 375 LF  |
| 3  | INSTALL CURB TERMINATION PER MAG STD DET 222   | 2 EA    |
| 4  | INSTALL REFUSE ENCLOSURE PER COS STD DTL 2146-1  | 1 EA    |
| 5  | INSTALL CONCRETE PAD, 6" THICKNESS   | 377 SF  |
| 6  | INSTALL LOOSE RIP-RAP, 12" THICK D50=8"  | 4 SY    |
| 7  | CONSTRUCT SIDEWALK PER MAG STD DTL 230   | 1400 SF |
| 8  | INSTALL 2' CURB CUT TO ALLOW DRAINAGE  | 1 EA    |
| 9  | SAWCUT EXISTING ASPHALT  | 104 LF  |
| 10 | INSTALL 4" THICK CONCRETE PAD  | 163 SF  |
| 11 | INSTALL SIDEWALK RAMP PER COS STD DTL 2233-2   | 3 EA    |
| 12 | SAWCUT AND REMOVE EXISTING CURB  | 35 LF   |
| 13 | SAWCUT AND REMOVE EXISTING PAVEMENT  | 228 SF  |
| 14 | INSTALL SIDEWALK RAMP PER COS STD DTL 2235-1, TYPE 'A'   | 1 EA    |
| 15 | DESIGNATED FIRE LINE, PAINT CURB RED AND LABEL VERTICAL FACE OF CURB "FIRE LANE NO PARKING" IN WHITE BLOCK LETTERS 3 INCHES IN HEIGHT, 3/4 INCH STROKE |         |

**Bowman**  
CONSULTING

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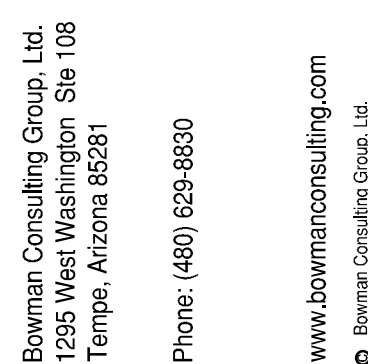
IMPROVEMENT PLANS  
8650 E SAN ALBERTO  
MARICOPA COUNTY  
SCOTTSDALE, AZ

PROJECT NUMBER



DATE	DESCRIPTION
HAC DESIGN	HAC DRAWN JJC
SCALE	H: 1"=15' V: NONE
JOB No.	050306-02-001
DATE	02/26/2020
IMP02	
SHEET	02 OF 04





## MARICOPA COUNTY

REGISTERED PROFESSIONAL ENGINEER (CIVIL)  
 CERTIFICATE NO.  
 22868  
 JOHN J.  
 GRAY  
 02/16/20  
 State of Arizona  
 EXPIRATION DATE

[illegible]DATE : 02/26/2020

SHEET 03 OF 04





