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QUANTITIES

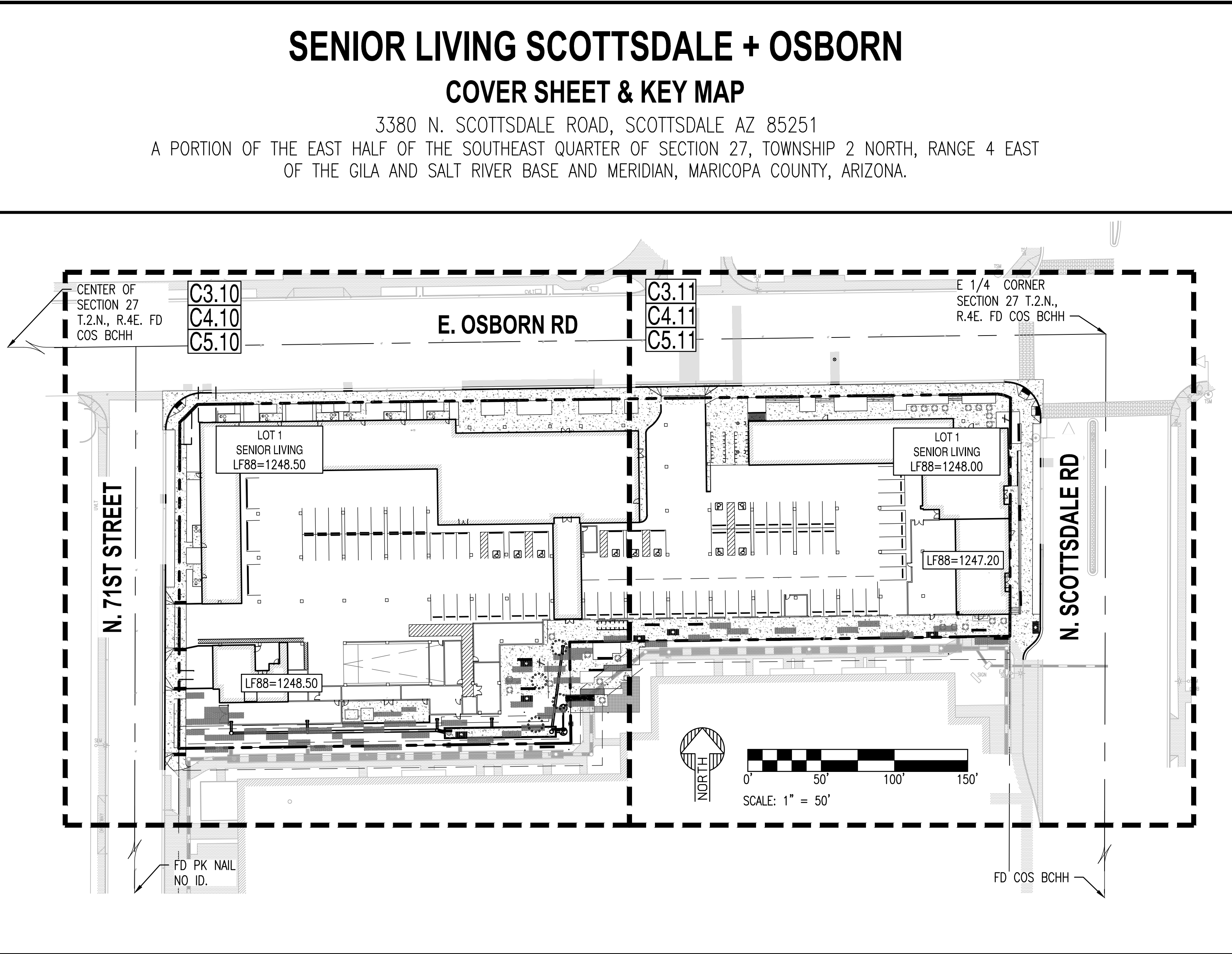
ITEM		QUANTITY	UNITS
PAVING	PAVING, ASPHALT CONCRETE (BASE COURSE)	157	SY
	PAVING, OVERLAY OR TOP COURSE OF MULTICOURSE PAVING (ALLEY)	1456	SY
CONCRETE	DRIVEWAYS	788	SY
	PAVING, PORTLAND CEMENT CONCRETE	100	SY
	SIDEWALK	1531	SF
	CURB AND GUTTER	764	LF
	VERTICAL CURB	407	SF
	CONCRETE APRON INCLUDING CURB AND/OR WHEELCHAIR RAMPS	6	EA
WATER	6" WATER SERVICE LINE	120	LF
	3" WATER SERVICE LINE	47	LF
	1.5" WATER SERVICE LINE	16	LF
	2" WATER SERVICE LINE	60	LF
	3" UTILITY VAULT	1	EA
	2" WATER METER BOX	1	EA
	1.5" IRRIGATION METER BOX	1	EA
	FIRE HYDRANTS	4	EA
SEWER	6" GATE VALVE	5	EA
	SANITARY SEWER MAIN	52	LF
	SANITARY SEWER TAPS AND SERVICE LINE	33	LF
	CLEANOUTS AND DROP CONNECTIONS	1	EA
DRAINAGE	SANITARY SEWER MANHOLES	2	EA
	STORM DRAIN PIPE	293	LF
EARTHWORK	CATCH BASINS	1	EA
	MANHOLES	8	EA
	GRADING TOTAL CUT (-)	1655	CY
	GRADING TOTAL FILL (+)	996	CY

(QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITIES FOR BIDDING PURPOSES.)

EARTHWORK QUANTITIES


	CUT (CY)	FILL (CY)	NET (CY)
TOTAL	1655	996	659 <CUT>

(QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITIES FOR BIDDING PURPOSES.)



CONFLICTS

NO CONFLICT SIGNATURE BLOCK				
UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER	DATE SUBMITTED
ELECTRIC	APS	ADRIANNE BRENNAN	(602) 493 4401	1/24/2023
TELEPHONE	CENTURYLINK	KATHY HADRICH	(602) 630 5480	1/23/2023
NATURAL GAS	SW GAS	ZACH STEVENSON	(480) 730 3855	1/30/2023
CABLE/TV	COX	GLENN STEPHENS	TBD	1/24/2023

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.
 12/19/2023
SIGNATURE DATE

PROJECT INFO

PROJECT LOCATION:
SITE ADDRESS: 3380 N. SCOTTSDALE ROAD, SCOTTSDALE. ARIZONA 85250

PROJECT DESCRIPTION:
DEMOLITION OF EXISTING STRUCTURES AND DESIGNATED PARKING LOTS FOR THE CONSTRUCTION OF A NEW HIGH DENSITY MULTIFAMILY PROJECT WHICH INCLUDES TWO ACCESS POINTS PROPOSED AT OSBORN ROAD AND 71ST STREET.

SITE DATA:
ASSESSOR PARCEL NUMBER: 130-16-114
ZONING: D/DMU-2
NET AREA: 112,097 SF (2.57 AC). FROM ALTA
DISTURBED AREA: 127,264 SF (2.92 AC).

BASIS OF BEARING:
THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST, USING A BEARING OF NORTH 00°09'06" EAST AS SHOWN ON THE PROPERTY ASSEMBLAGE FOR FIRST BAPTIST CHURCH, RECORDED IN BOOK 960, PAGE 5, MARICOPA COUNTY RECORDS.

LEGAL PARCEL DESCRIPTION:
LOT 1, OF AGAVE RESIDENTIAL, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1288 OF MAPS, PAGE 33.

FEMA

MAP NUMBER	COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013C2235M	045012	2235 09/18/2020	M	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.

VICINITY MAP

PROJECT TEAM

CIVIL ENGINEER
SUSTAINABILITY ENGINEERING GROUP
5240 N. 16TH STREET, SUITE 105
PHOENIX, ARIZONA 85016
PHONE: 480-237-2507
ATTN: ALI FAKIH
EMAIL: ALI@AZSEG.COM

DEVELOPER / OWNER
EMPIRE GROUP / SCOTTSDALE OSBORN LLC
6617 N. SCOTTSDALE RD, SUITE 101
SCOTTSDALE, ARIZONA 85250
PHONE: 480-546-7900

SURVEYOR
AW LAND SURVEYING, LLC
P.O. BOX 2170
CHANDLER, ARIZONA 85244
PHONE: 480-244-7630
ATTN: DANIEL ARMUJO
EMAIL: DARMUJO@AWLANDSURVEY.COM

ARCHITECT
GENSLER
2575 E. CAMELBACK RD, SUITE 175
PHOENIX, ARIZONA 85016
PHONE: 602-523-4900
ATTN: STEFAN RITCHER
EMAIL: STEFAN_RITCHER@GENSLER.COM

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: _____

REGISTERED CIVIL ENGINEER _____ DATE _____

APPROVAL

CIVIL APPROVAL			
REVIEW & RECOMMENDED APPROVAL BY:			
PAVING	TRAFFIC	G & D	
PLANNING	W & S	FIRE	
RET. WALLS			
ENGINEERING COORDINATION MGR. _____		DATE _____	

MCESD

MCESD SIGNATURE BLOCK

SIGNATURE _____ DATE _____

MCESD PERMIT NUMBERS:
DWR-TBD
WWR-TBD

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.

COVER SHEET & KEY MAP

PAGE NO.:	SHEET NO.:
1 OF 16	C0.01

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

CASE NO.: 15-DR-2023 PLAN CHECK#: TBD

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 AW LAND SURVEYING, LLC. AND PRESENTED AS AN ALTA/NSPS LAND TITLE SURVEY DATED 02 05, 2021. 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.

D. 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 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.
 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 DEMATERING 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:

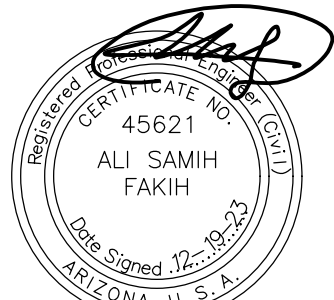
1. SOIL EROSION AND SILTATION CONTROL MEASURES MUST BE IN PLACE PRIOR TO STARTING REMOVALS AND EARTH MOVING OPERATIONS. THESE CONTROL MEASURES SHALL CONFORM IN ALL RESPECTS TO OPENING AGENCY REQUIREMENTS.
2. ALL REMOVAL AND DEMOLITION WORK SHALL CONFORM TO GOVERNING AGENCY DESIGN STANDARDS AND SPECIFICATIONS. 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.C.D.

C.O.S. 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 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 A RIGHT-OF-WAY 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 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, 811, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT.
6. RIGHT-OF-WAY PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. A RIGHT-OF-WAY 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 APPENDIX J, GRADING, OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE CITY FOR A FEE ESTABLISHED BY THE CITY.

ABBREVIATIONS

ABC	AGGREGATE BASE COURSE	MCESD	MARICOPA COUNTY ENVIROMENTAL SERVICE DEPARTMENT
AC	ACRE OR ASPHALT	MEP	MECHANICAL ELECTRICAL PLUMBING
ACP	ASBESTOS CEMENT PIPE	MH	MANHOLE
ADA	AMERICANS WITH DISABILITIES ACT	MIN	MINIMUM
BOT	BOTTOM	N	NORTH
C	CONCRETE	NTS	NOT TO SCALE
CB	CATCH BASIN	OFF	OFFSET
CF	CUBIC FEET	P	PAVEMENT
CMP	CORRUGATED METAL PIPE	P.U.E.	PUBLIC UTILITY EASEMENT
COS	CITY OF SCOTTSDALE	P.N.M.A.	PUBLIC NON-MOTORIZED ACCESS
CY	CUBIC YARDS	PVC	POLYVINYL CHLORIDE
D.E.	DRAINAGE EASEMENT	QTY	QUANTITY
DESC	DESCRIPTION	R.O.W.	RIGHTS-OF-WAY
DET.	DETAIL	S	SOUTH OR SLOPE
E	EAST	S.F.	SQUARE FEET
EA	EACH	ST	STUB
EX	EXISTING	STA	STATION
FG	FINISH GRADE	STD.	STANDARD
FT	FEET	S/W	SIDEWALK
G	GUTTER	SY	SQUARE YARD
HDPE	HIGH DENSITY POLYETHYLENE PIPE	TC	TOP OF CURB
IE	INVERT ELEVATION	TYP.	TYPICAL
L	LENGTH	UC	UTILITY CROSSING
LF	LINEAR FEET	V _r	VOLUME REQUIRED
LF88	FINISH FLOOR ELEVATION	V _p	VOLUME PROPOSED
LS	LANDSCAPE	W	WEST
MAG	MARICOPA ASSOCIATION OF GOVERNMENTS		
MAX	MAXIMUM		



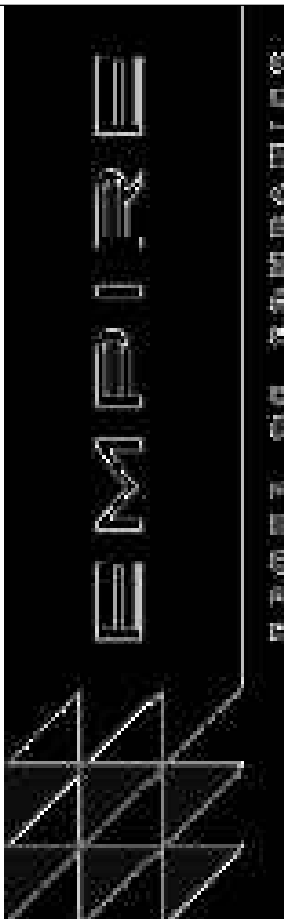
EXPIRATION DATE: 12-31-2024

SUSTAINABILITY
ENGINEERING
GROUP

SEG



5240 N. 16TH STREET, SUITE 105, PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL. 480.588.7226 FAX. 480.259.3534



PROJECT
SENIOR LIVING
SCOTTSDALE + OSBORN

LOCATION
3360 N. SCOTTSDALE
ROAD, SCOTTSDALE, AZ
85251

DRAWN	_____	JC	12/19/2023
DESIGNED	_____	JC	12/19/2023
CHECKED	_____	SC	06/16/2023
FINAL QC	_____	AB	12/19/2023
PROJ. MGR.	_____	AF	12/19/2023

DATE: 12/19/2023

ISSUED FOR:

PERMITS

REVISION NO.: DATE:

JOB NO.: 210126

SHEET TITLE:

GENERAL NOTES

PAGE NO.:

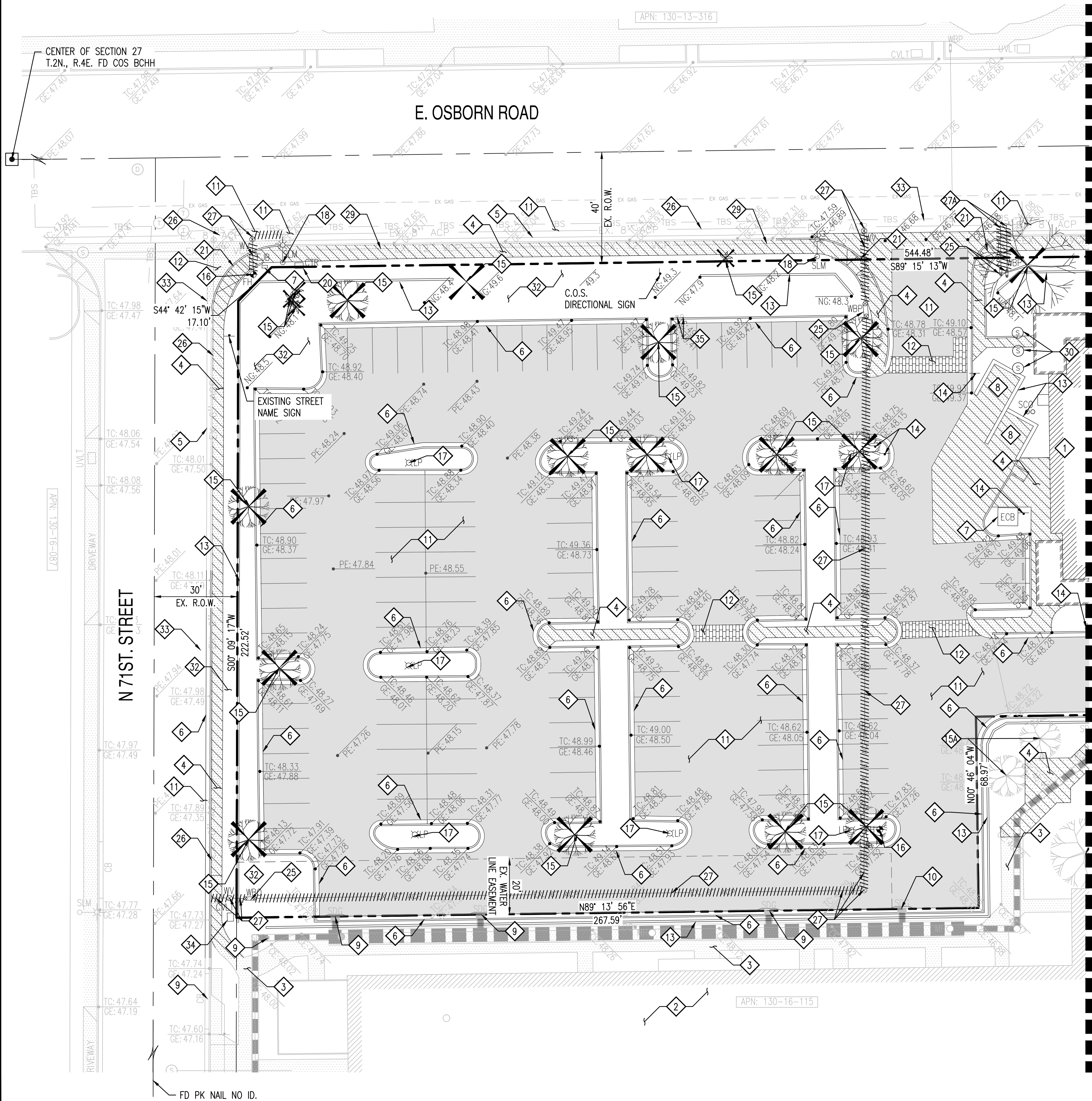
2 OF 16

SHEET NO.:

C0.10

SENIOR LIVING SCOTTSDALE + OSBORN
REMOVAL PLAN

3380 N. SCOTTSDALE ROAD, SCOTTSDALE AZ 85251
A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



REMOVAL CONSTRUCTION KEY NOTES

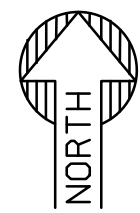
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- 2 PROTECT EXISTING STRUCTURE AND FOUNDATION
- 3 PROTECT EXISTING SIDEWALK.
- 4 REMOVE EXISTING SIDEWALK TO NEAREST JOINT.
- 5 PROTECT EXISTING VERTICAL CURB AND GUTTER.
- 6 REMOVE EXISTING VERTICAL CURB AND GUTTER.
- 7 REMOVE EXISTING ELECTRICAL STRUCTURE.
- 8 PROTECT EXISTING STAMPED CONCRETE
- 9 PROTECT EXISTING CATCH BASIN.
- 10 REMOVE EXISTING CATCH BASIN AND ABANDON EXISTING PIPE.
- 11 REMOVE EXISTING ASPHALT PAVEMENT.
- 12 REMOVE EXISTING STAMPED CONCRETE.
- 13 REMOVE EXISTING WALL.
- 14 PROTECT EXISTING WALL.
- 14 REMOVE EXISTING SIGN.
- 15 REMOVE EXISTING TREE.
- 15A PROTECT EXISTING TREE.
- 16 REMOVE EXISTING FIRE HYDRANT, ASSEMBLY TO THE MAIN IN ACCORDANCE WITH COS REQUIREMENTS.
- 16A RELOCATE EXISTING FIRE HYDRANT.
- 17 REMOVE EXISTING LIGHT POLE.
- 18 REMOVE EXISTING STREET LIGHT.
- 19 REMOVE TELEPHONE RISER.
- 21 REMOVE SIDEWALK ADA RAMP.
- 22 REMOVE EXISTING TRAFFIC SIGNAL CABENET.
- 23 REMOVE EXISTING TRAFFIC SIGNAL JUNCTION BOX.
- 24 REMOVE TRAFFIC PEDESTRIAN SIGNAL.
- 25 REMOVE EXISTING WATER BACKFLOW PREVENTER.
- 26 PROTECT EXISTING WATER MAIN AND APPURTENANCES.
- 27 REMOVE EXISTING WATER MAIN AND APPURTENANCES.
- 27A REMOVE EXISTING WATER SERVICES TO THE MAIN IN ACCORDANCE WITH COS REQUIREMENTS.
- 29 PROTECT EXISTING SEWER SERVICE LINE.
- 30 REMOVE EXISTING SEWER STRUCTURE.
- 31 REMOVE EXISTING UTILITY VAULT.
- 32 REMOVE EXISTING LANDSCAPE.
- 33 SAWCUT EXISTING PAVEMENT TO PROVIDE STRAIGHT VERTICAL EDGES, FREE FROM IRREGULARITIES. MIN 2' FROM GUTTER.
- 34 REMOVE AND RELOCATE EXISTING CABLE/TV UTILITY BOX.
- 35 REMOVE AND RELOCATE EXISTING STREET TRAFFIC LIGHT.

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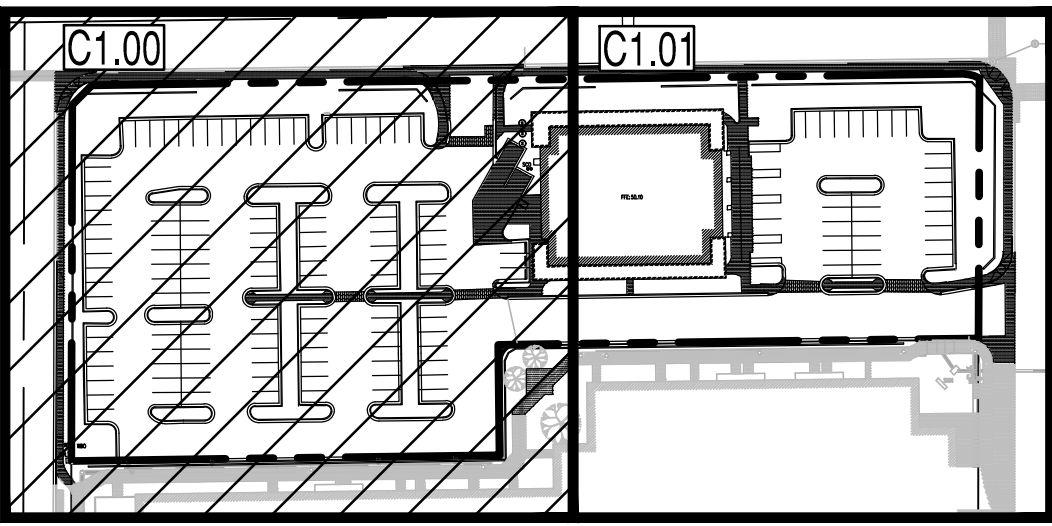
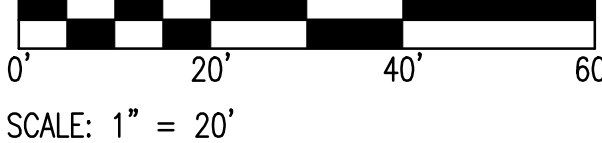
- XXXX --- EX. MAJOR CONTOURS
- XXXX --- EX. MINOR CONTOURS
- TC XX.XX
GE:XX.XX EX. SPOT ELEVATION
- EASEMENT LINE AS NOTED
- EX. S SEWER LINE
- S SEWER MANHOLE
- EX. W WATER LINE
- WV WATER VALVE
- FIRE HYDRANT
- STORM DRAIN LINE
- SDG STORM DRAIN GRATE
- STORM MANHOLE
- GAS GAS LINE
- VLV VALVE
- SIGN
- BACK FLOW PREVENTER
- STREET LIGHT
- TREE
- LP LIGHT POLE

REMOVAL LEGEND:

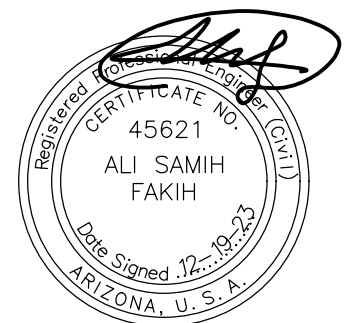
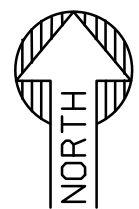
- PROPERTY LINE
- SAWCUT LINE
- CENTERLINE
- ////// UTILITY LINE REMOVAL
- PAVEMENT REMOVAL
- CONCRETE REMOVAL
- PALM REMOVAL
- TREE REMOVAL



REMOVAL PLAN



VICINITY MAP
S27 T2N R4E
NTS



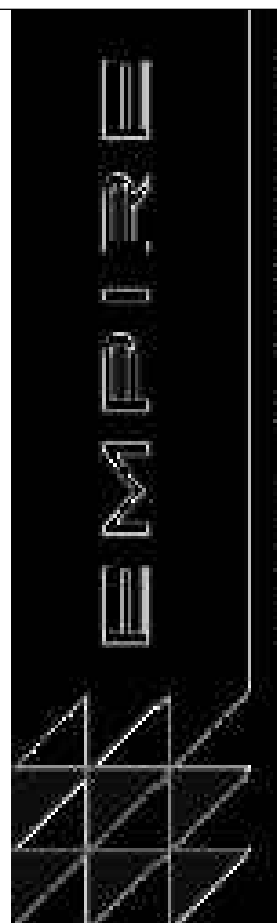
EXPIRATION DATE: 12-31-2024

SUSTAINABILITY
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GROUP

SEG



5240 N. 16TH STREET, SUITE 105, PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL. 480.588.7226 FAX. 480.259.3534



PROJECT
SENIOR LIVING
SCOTTSDALE + OSBORN

LOCATION
3380 N. SCOTTSDALE
ROAD, SCOTTSDALE, AZ
85251

DRAWN	JC	12/19/2023
DESIGNED	JC	12/19/2023
CHECKED	SC	06/16/2023
FINAL QC	AB	12/19/2023
PROJ. MGR.	AF	12/19/2023

DATE: 12/19/2023

ISSUED FOR:

PERMITS

REVISION NO.: DATE:

1	
2	
3	
4	

JOB NO.: 210126

SHEET TITLE:

REMOVAL PLAN

PAGE NO.:

SHEET NO.:

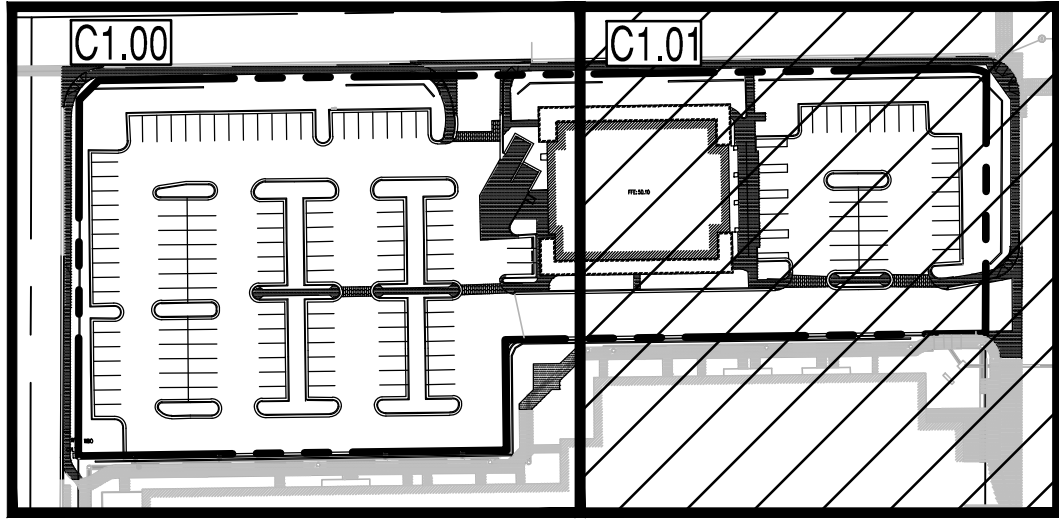
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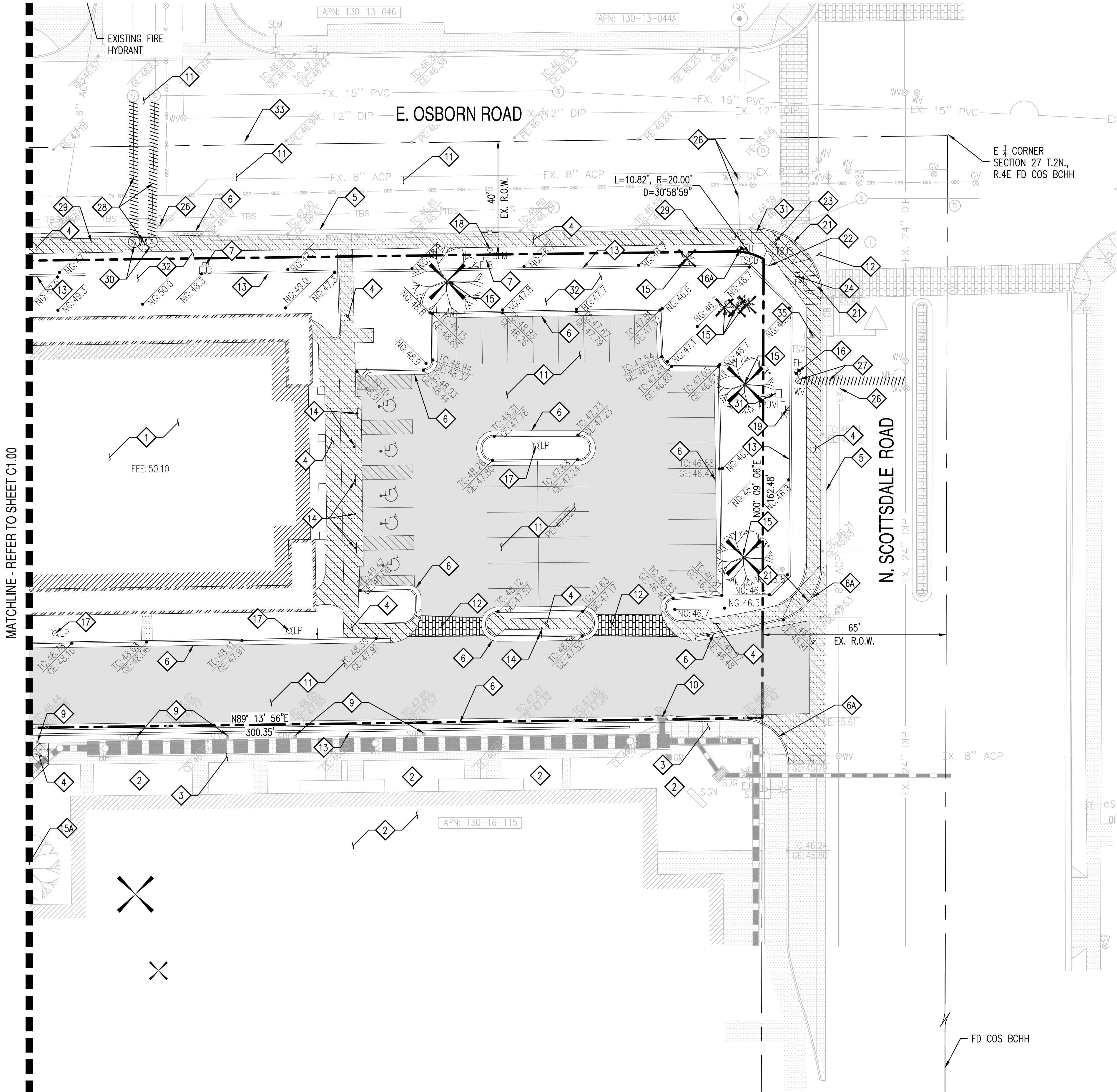
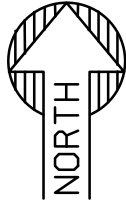
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CASE NO.: 15-DR-2023 PLAN CHECK#: TBD

SENIOR LIVING SCOTTSDALE + OSBORN
REMOVAL PLAN

3380 N. SCOTTSDALE ROAD, SCOTTSDALE AZ 85251
A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
S27 T2N R4E
NTS



REMOVAL CONSTRUCTION KEY NOTES

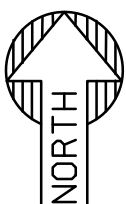
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- 6 REMOVE EXISTING VERTICAL CURB AND GUTTER.
- 6A REMOVE EXISTING VERTICAL CURB.
- 7 REMOVE EXISTING ELECTRICAL STRUCTURE.
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EXISTING LEGEND:

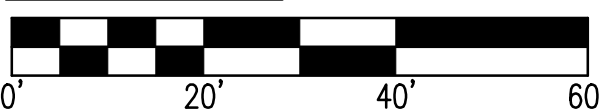
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- XXXX --- EX. MINOR CONTOURS
- TC:XX.XX
GE:XX.XX EX. SPOT ELEVATION
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- EX. S SEWER LINE
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- WV WATER VALVE
- FH FIRE HYDRANT
- SDG STORM DRAIN LINE
- SDG STORM DRAIN GRATE
- SM STORM MANHOLE
- GAS GAS LINE
- VLV VALVE
- SIGN SIGN
- BACK FLOW PREVENTER
- STREET LIGHT
- TREE
- LP LIGHT POLE

REMOVAL LEGEND:

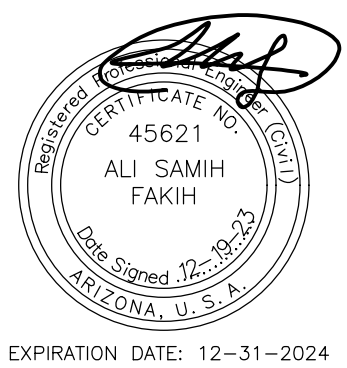
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- SAWCUT LINE
- CENTERLINE
- /////// UTILITY LINE REMOVAL
- PAVEMENT REMOVAL
- CONCRETE REMOVAL
- PALM REMOVAL
- TREE REMOVAL



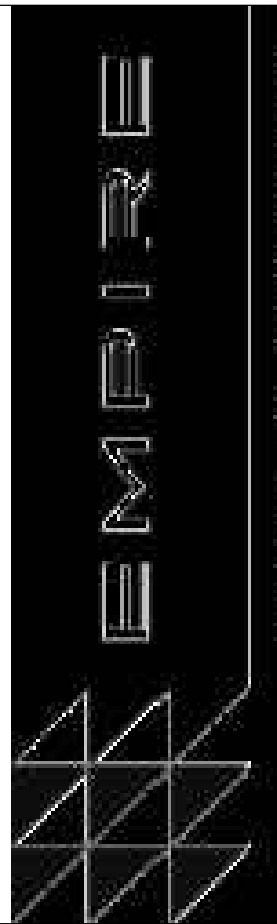
REMOVAL PLAN



SCALE: 1" = 20'



SUSTAINABILITY
ENGINEERING
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PROJECT SENIOR LIVING SCOTTSDALE + OSBORN	LOCATION 3380 N. SCOTTSDALE ROAD, SCOTTSDALE, AZ 85251
DRAWN: JC	12/19/2023
DESIGNED: JC	12/19/2023
CHECKED: SC	06/16/2023
FINAL QC: AB	12/19/2023
PROJ. MGR: AF	12/19/2023

DATE: 12/19/2023
ISSUED FOR: PERMITS

REVISION NO.: 1	DATE:
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JOB NO.: 210126

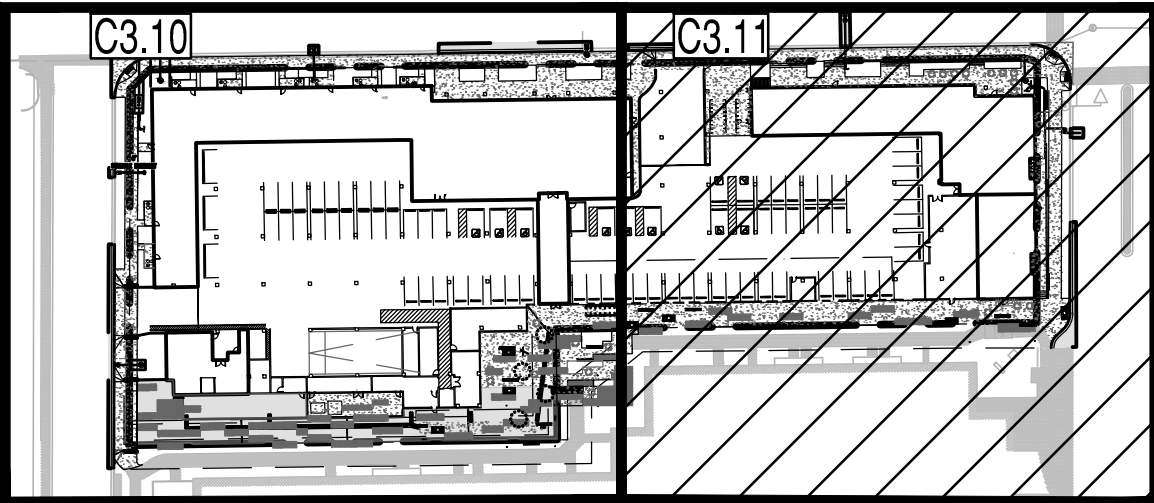
SHEET TITLE: REMOVAL PLAN

PAGE NO.: 4 OF 16	SHEET NO.: C1.01
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SENIOR LIVING SCOTTSDALE + OSBORN
GRADING AND DRAINAGE PLAN

3380 N. SCOTTSDALE ROAD, SCOTTSDALE AZ 85251
A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



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".
- 3 CONSTRUCT 6" VERTICAL CURB MAG STD. DET. 220-1 TYPE "A".
- 4 CONSTRUCT CONCRETE SIDEWALK PER MAG STD. DET. 230. WIDTH PER PLAN.
- 12 ROOF DRAIN. REFER TO MEP PLANS FOR CONTINUATION.
- 13 CONSTRUCT DRIVE ENTRANCE PER C.O.S. STD. DET. 2251-2 TYP.
- 14 CONSTRUCT ADA DUAL RAMP PER MAG STD. DET. 237-2.
- 15 INSTALL SAFETY HANDRAIL PER MAG STD. DET. 145.
- 17 CORE EXISTING CATCH BASIN AND PROVIDE WATERTIGHT CONNECTION FOR NEW STORM DRAIN.
- 23 CONSTRUCT 8" RETAINING WALL.
- 24 CONSTRUCT ADA RAMP PER DET. 2/C3.20

MATCHLINE - REFER TO SHEET C3.10

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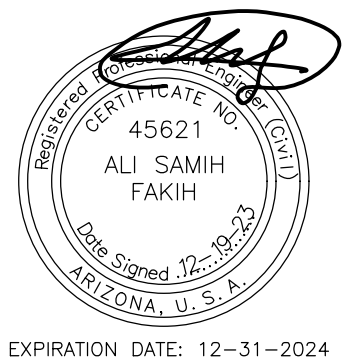
- XXXX --- EX. MAJOR CONTOURS
- XXXX --- EX. MINOR CONTOURS
- TC:XX.XX
GE:XX.XX EX. SPOT ELEVATION
- EASEMENT LINE AS NOTED
- EX. S SEWER LINE
- EX. W WATER LINE
- WV FIRE HYDRANT
- EX. S SEWER MANHOLE
- EX. W WATER VALVE
- SDG STORM DRAIN LINE
- SDG STORM DRAIN GRATE
- SDG STORM MANHOLE
- EX. GAS GAS LINE
- FENCE
- SIGN
- STREET LIGHT
- TREE
- ROAD CENTERLINE
- BACK FLOW PREVENTER
- TELEPHONE MANHOLE
- PALM TREE
- TRAFFIC SIGNAL MAST

PROPOSED GRADING 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
- VERTICAL CURB
- RL RIDGELINE
- XX MAJOR CONTOUR
- XX MINOR CONTOUR
- FLOW ARROW
- CATCH BASIN
- STORM PIPE
- SD STORM MANHOLE
- WM WATER METER
- ⊗ GATE VALVE
- CONCRETE PAVEMENT
- HEAVY DUTY PAVEMENT
- STAMPED CONCRETE

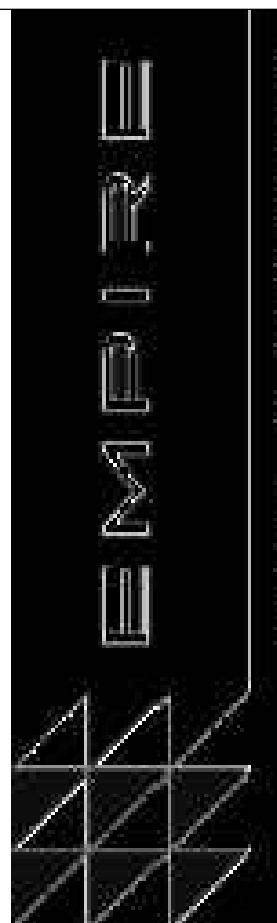


GRADING AND DRAINAGE PLAN
0' 20' 40' 60'
SCALE: 1" = 20'



SUSTAINABILITY
ENGINEERING
GROUP

SEG



PROJECT
SENIOR LIVING
SCOTTSDALE + OSBORN

LOCATION
3380 N. SCOTTSDALE
ROAD, SCOTTSDALE, AZ
85251

DRAWN: JC 12/19/2023
DESIGNED: JC 12/19/2023
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FINAL: AC 12/19/2023
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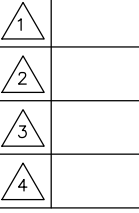
DATE: 12/19/2023

ISSUED FOR:

PERMITS

REVISION NO.:

DATE:



JOB NO.:

210126

SHEET TITLE:

GRADING AND
DRAINAGE PLAN

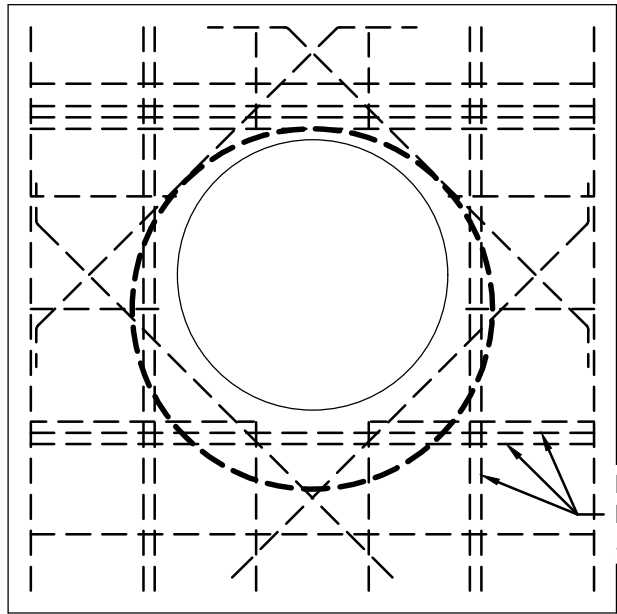
PAGE NO.:

SHEET NO.:

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C3.11

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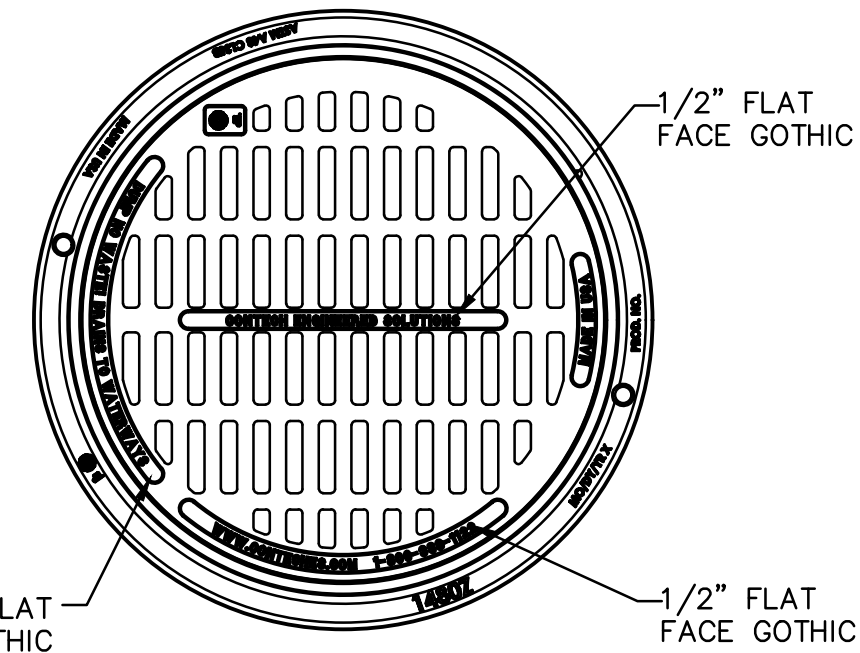
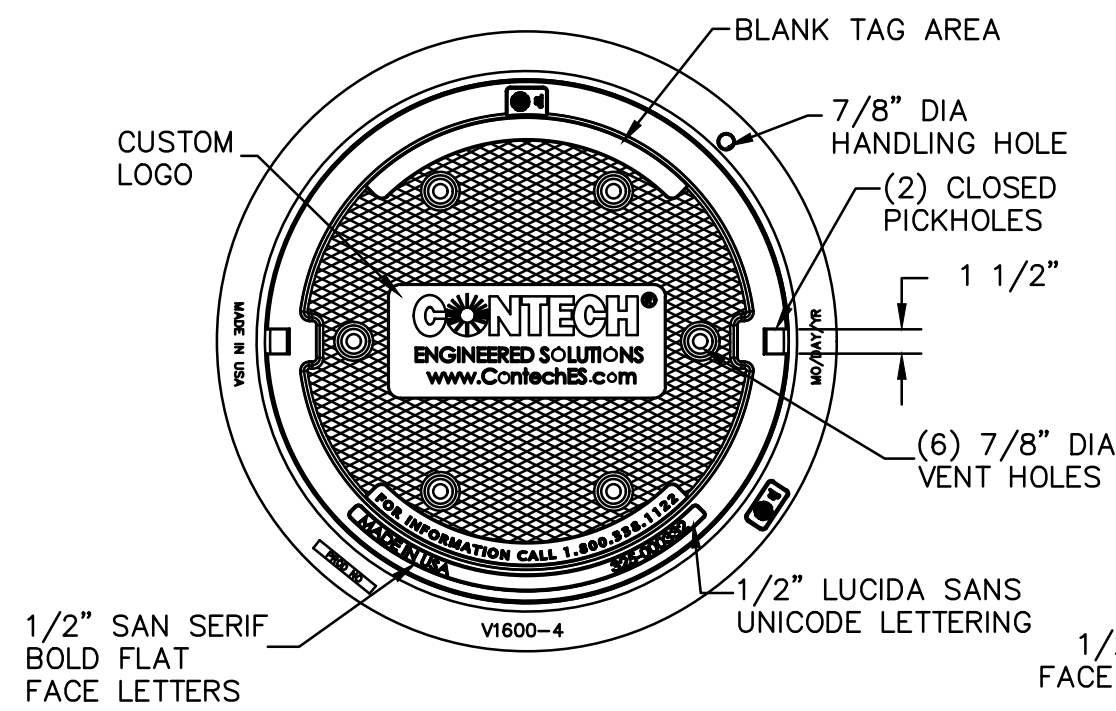
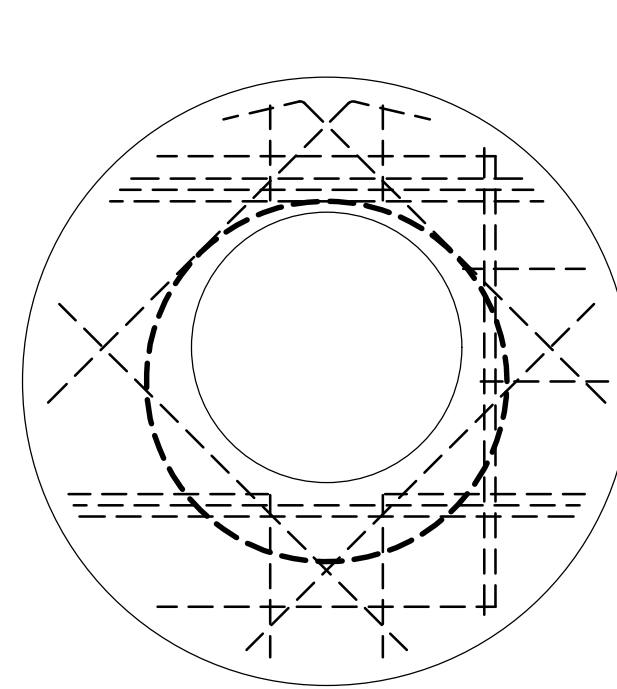
INTERRUPTED BAR
REPLACEMENT,
SEE NOTE 6.

NOTES:

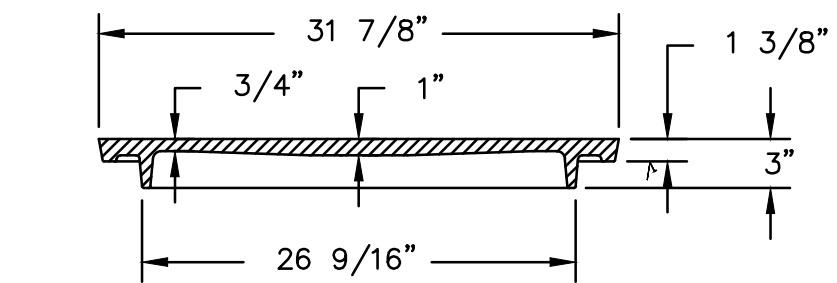
- DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION AND ACI 350.
- DESIGN LOAD HS25.
- EARTH COVER = 1' MAX.
- CONCRETE STRENGTH = 4,000 psi
- REINFORCING STEEL = ASTM A615, GRADE 60.
- PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
- TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
- PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
- DETAIL DESIGN BY DELTA ENGINEERS, ARCHITECTS AND LAND SURVEYORS, ENDWELL, NY.

30"x4" REVERSIBLE FRAME & SOLID COVER

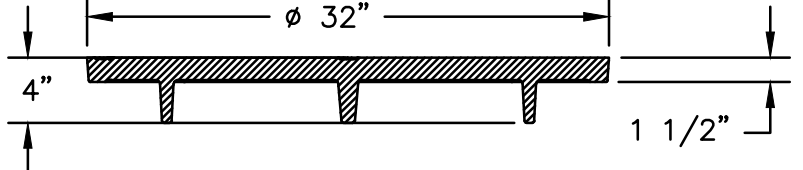
30"x4" REVERSIBLE FRAME & GRATE



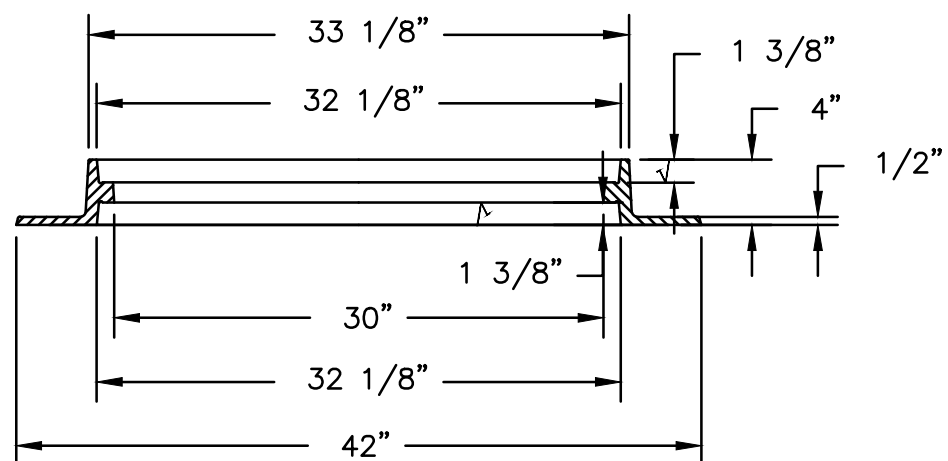
REINFORCING TABLE					
Ø CMP RISER	A	Ø B	REINFORCING	**BEARING PRESSURE (PSF)	
24"	Ø 4' 4"x4'	26"	#5 @ 10" OCEW #5 @ 10" OCEW	2,540	1,900
30"	Ø 4'-6" 4'-6" x 4'-6"	32"	#5 @ 10" OCEW #5 @ 9" OCEW	2,260	1,670
36"	Ø 5' 5' x 5'	38"	#5 @ 9" OCEW #5 @ 9" OCEW	2,060	1,500
42"	Ø 5'-6" 5'-6" x 5'-6"	44"	#5 @ 9" OCEW #5 @ 8" OCEW	1,490	1,370
48"	Ø 6' 6' x 6'	50"	#5 @ 7" OCEW #5 @ 7" OCEW	1,210	1,270



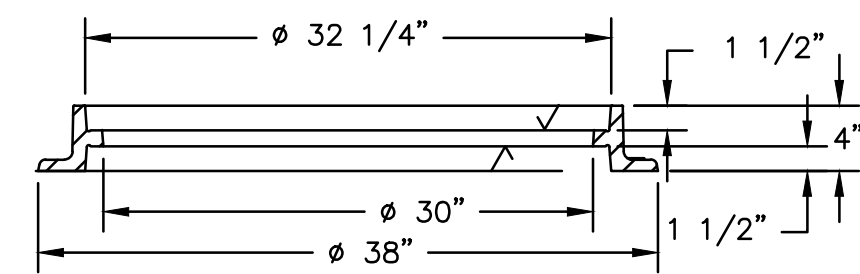
COVER SECTION



COVER SECTION



FRAME SECTION

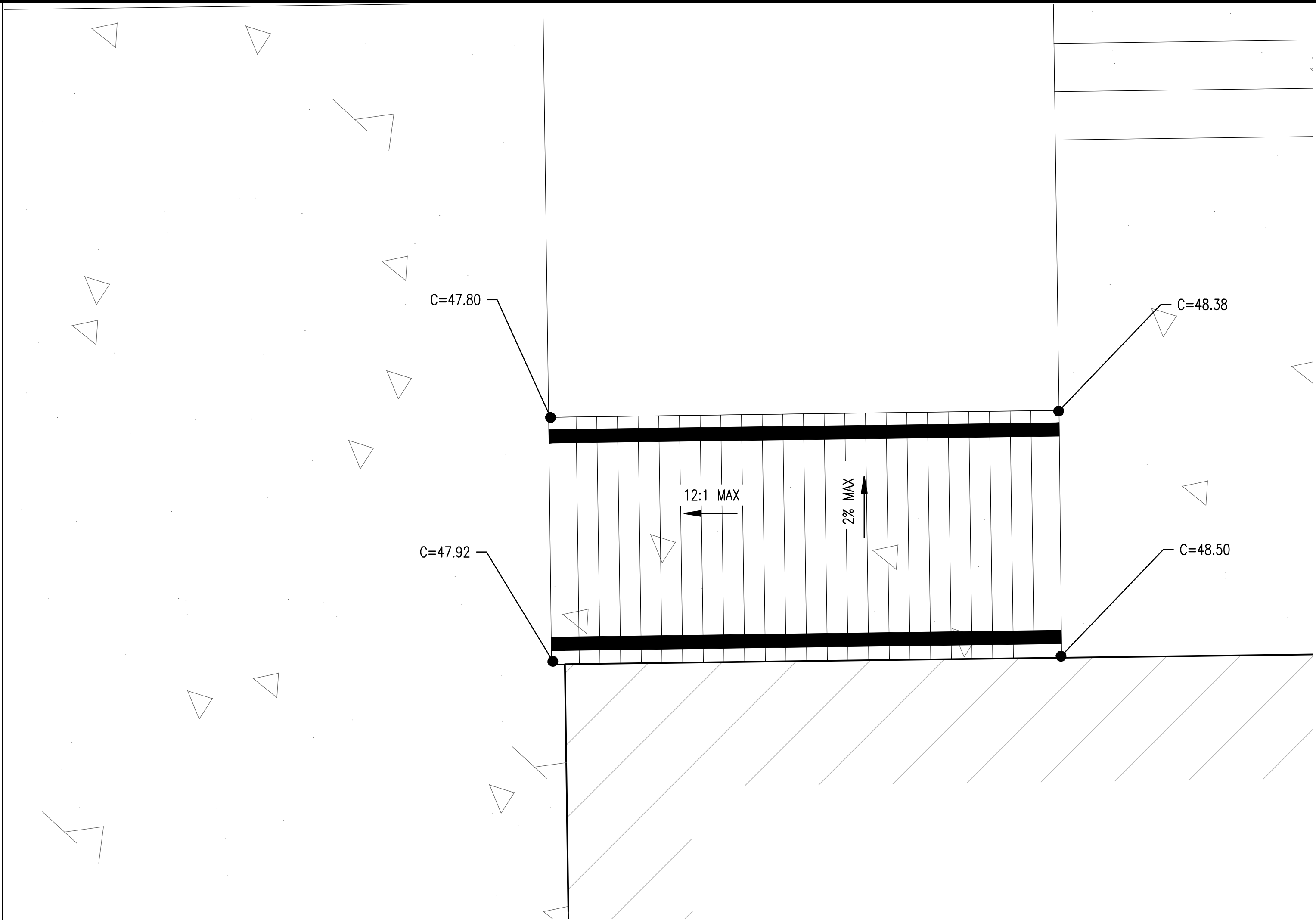


FRAME SECTION

RISER WITH STANDARD SOLID OR GRATE LID



1



ADA RAMP

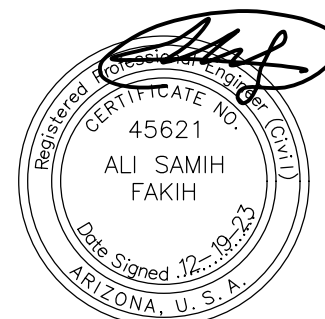


2

NOT USED



3

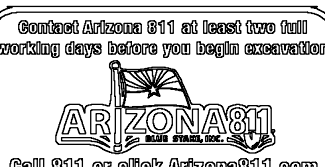
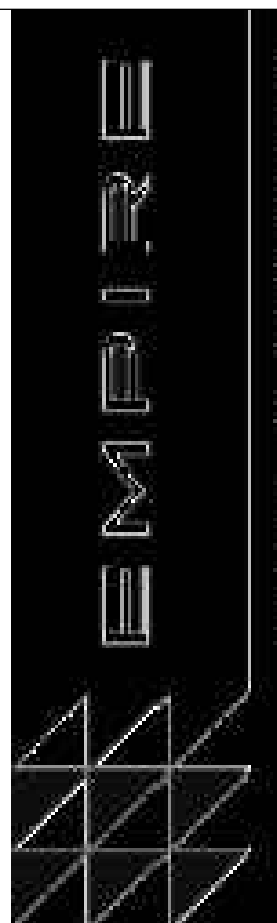


SUSTAINABILITY
ENGINEERING
GROUP

SEG



5240 N. 16TH STREET, SUITE 105, PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL. 480.588.7226 FAX. 480.259.3534



PROJECT
SENIOR LIVING
SCOTTSDALE + OSBORN

LOCATION
3380 N. SCOTTSDALE
ROAD, SCOTTSDALE, AZ
85251

DRAWN: JC 12/19/2023
DESIGNED: JC 12/19/2023
CHECKED: SC 06/16/2023
FINAL QC: AB 12/19/2023
PROJ. MGR: AF 12/19/2023

DATE: 12/19/2023

ISSUED FOR:

PERMITS

REVISION NO.: DATE:

1		
2		
3		

JOB NO.: 210126

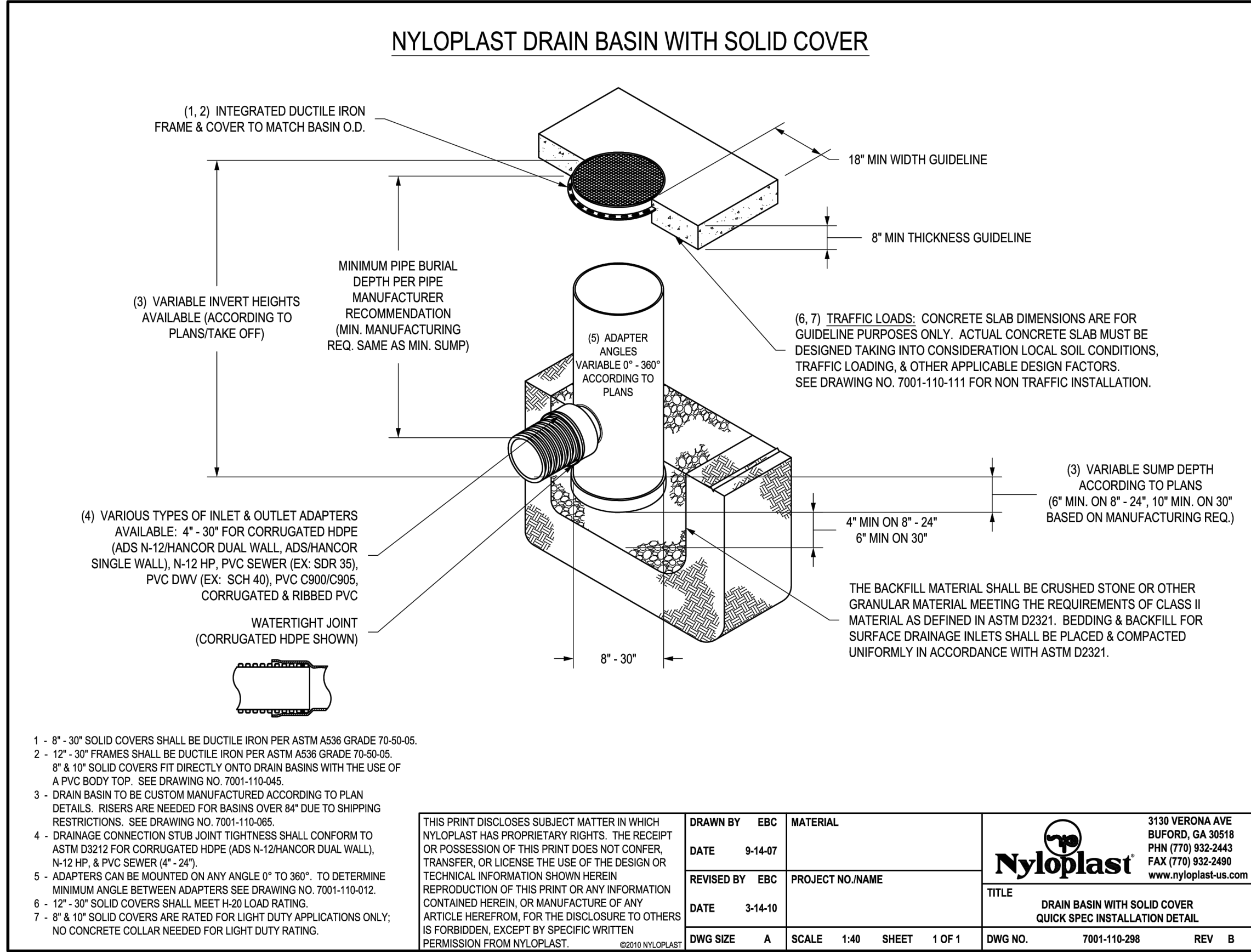
SHEET TITLE:

GRADING AND
DRAINAGE DETAILS

PAGE NO.: 7 OF 16

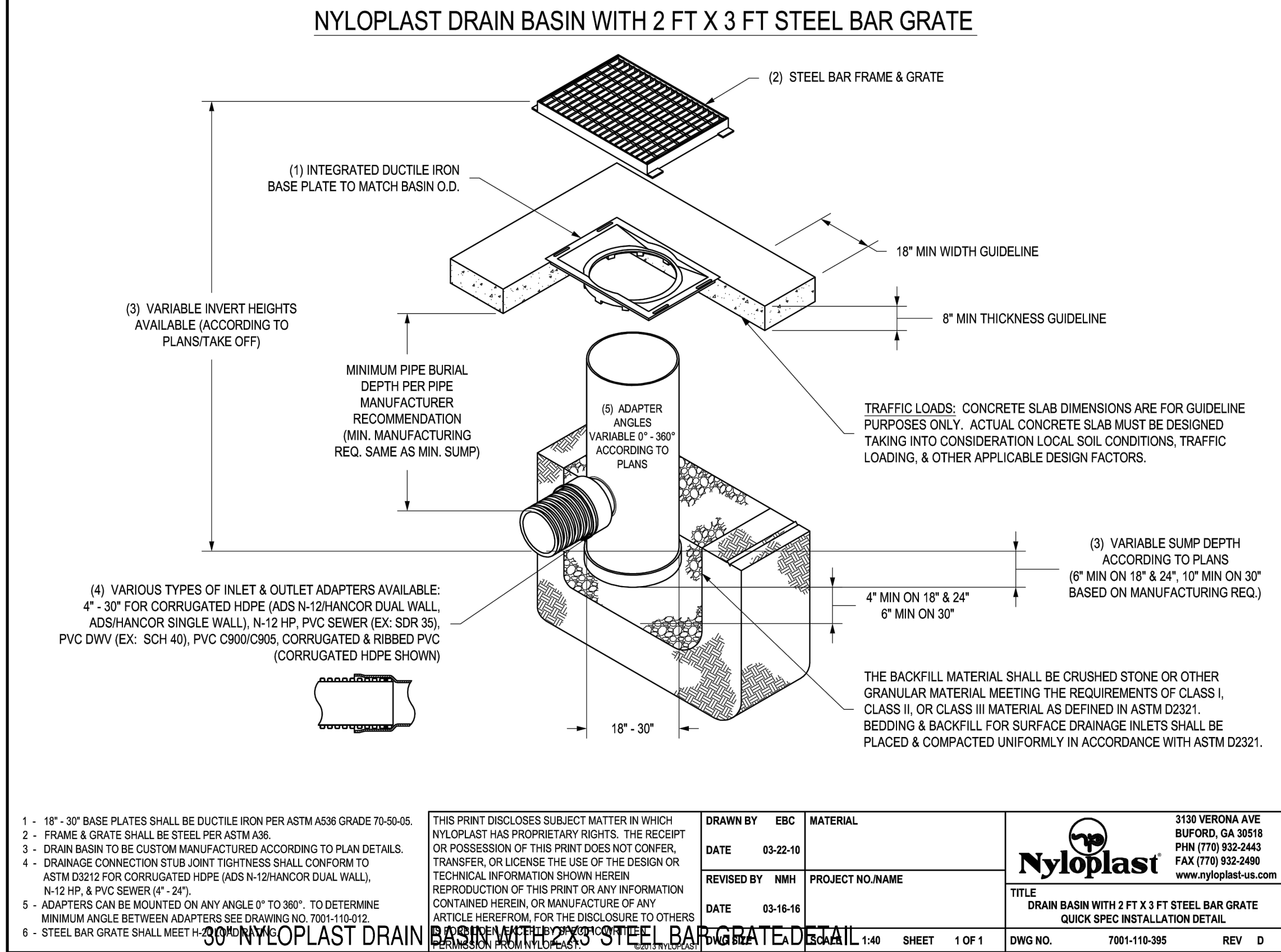
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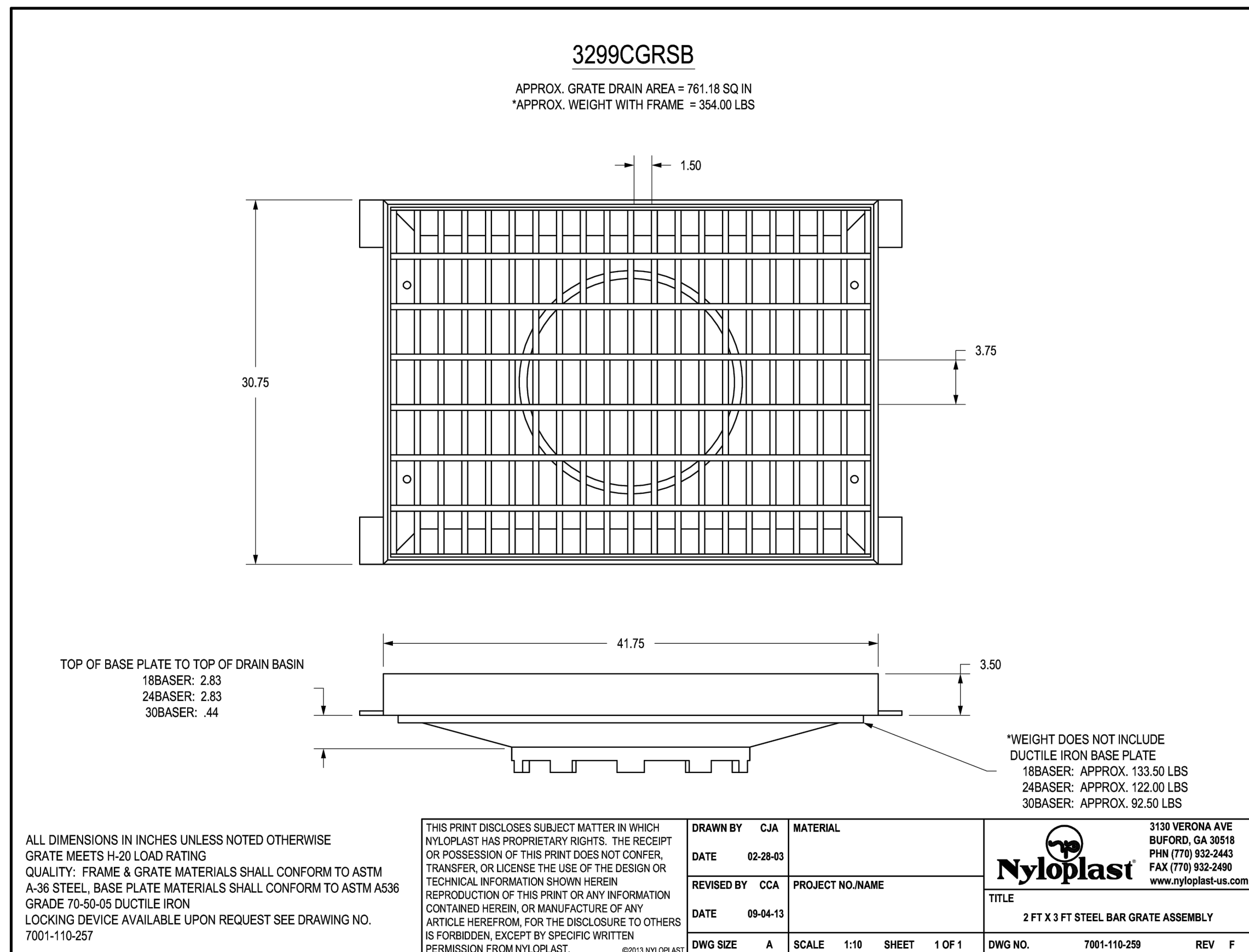
NYLOPLAST DRAIN BASIN WITH SOLID COVER

4



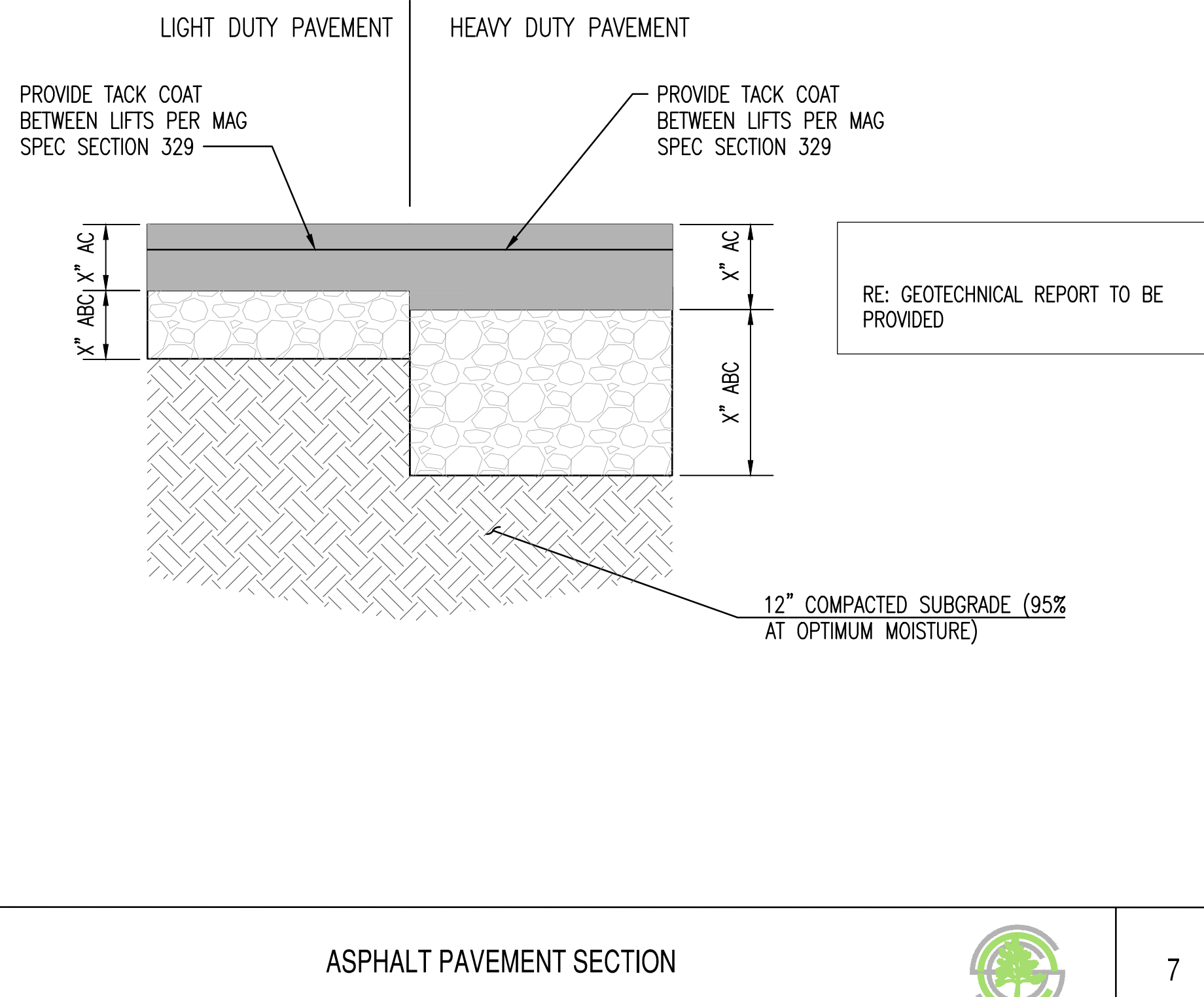
30\" NYLOPLAST DRAIN BASIN WITH 2'X3' STEEL BAR GRATE DETAIL

5

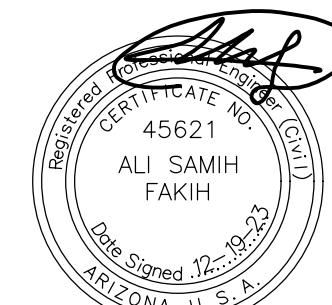


30\" NYLOPLAST DRAIN BASIN WITH 2'X3' STEEL BAR GRATE DETAIL

6



7

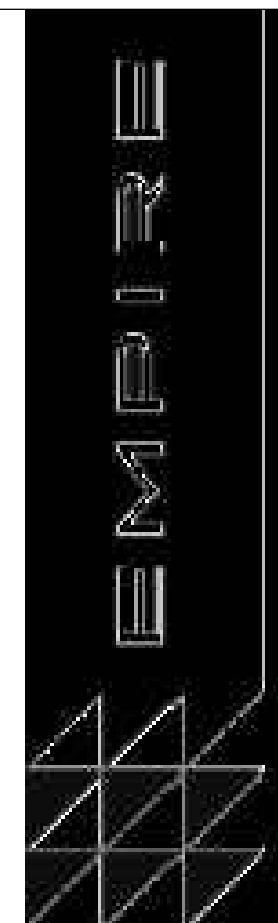


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PROJECT: SENIOR LIVING SCOTTSDALE + OSBORN
LOCATION: 3380 N. SCOTTSDALE ROAD, SCOTTSDALE, AZ 85251

DRAWN: JC 12/19/2023
DESIGNED: JC 12/19/2023
CHECKED: SC 06/16/2023
FINAL: AC 12/19/2023
PROJ. MGR: AF 12/19/2023

DATE: 12/19/2023

ISSUED FOR: PERMITS

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JOB NO.: 210126

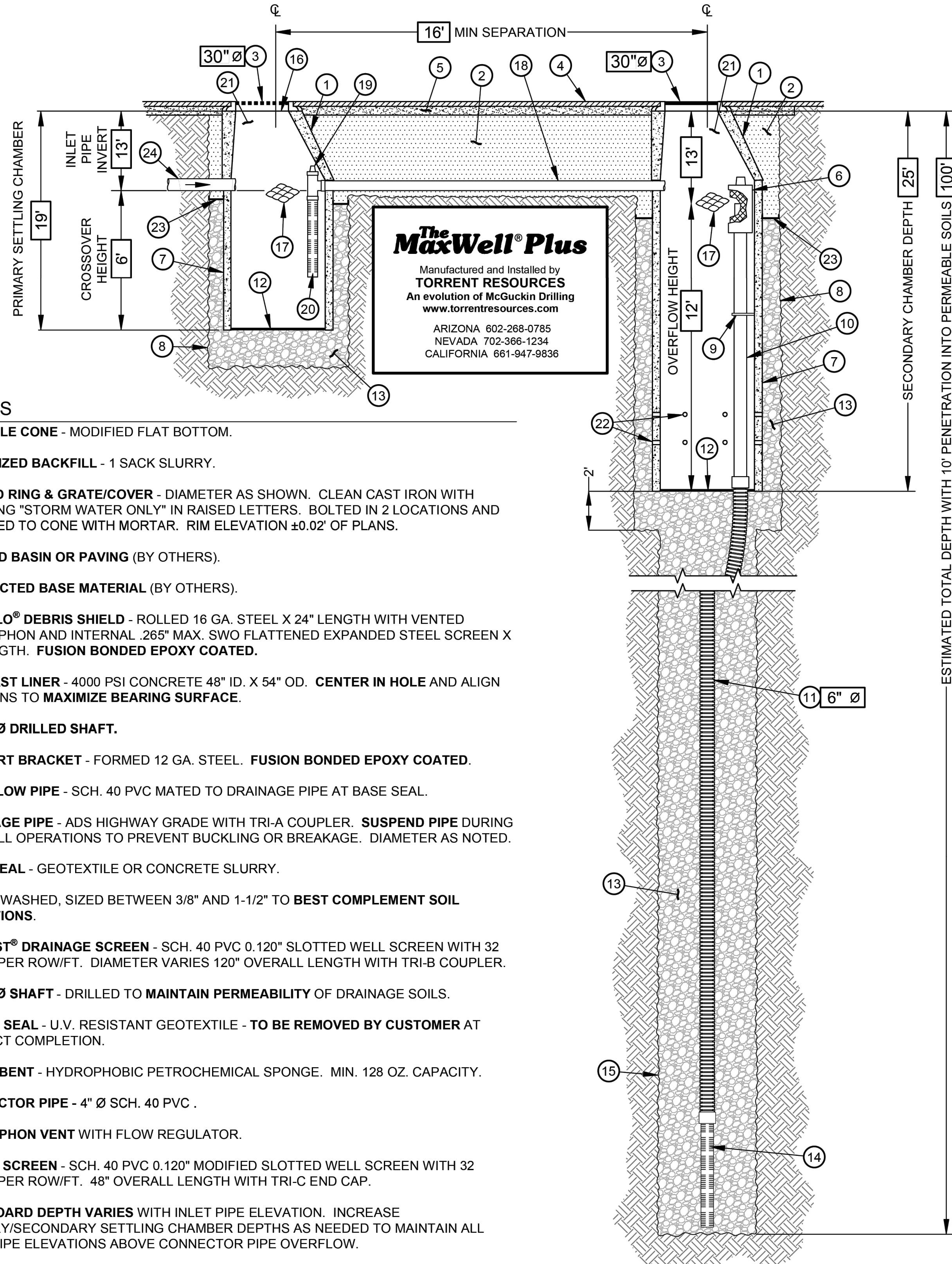
SHEET TITLE:

GRADING AND
DRAINAGE DETAILS

PAGE NO.: 8 OF 16
SHEET NO.: C3.21

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CASE NO.: 15-DR-2023 PLAN CHECK#: TBD

The MaxWell® Plus Drainage System Detail And Specifications

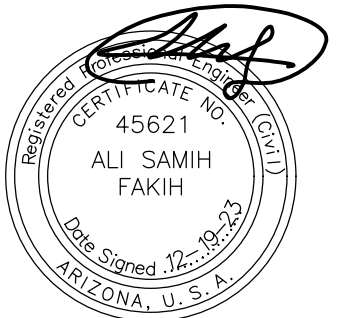


NOTES

1. **MANHOLE CONE** - MODIFIED FLAT BOTTOM.
2. **STABILIZED BACKFILL** - 1 SACK SLURRY.
3. **BOLTED RING & GRATE/COVER** - DIAMETER AS SHOWN. CLEAN CAST IRON WITH WORDING "STORM WATER ONLY" IN RAISED LETTERS. BOLTED IN 2 LOCATIONS AND SECURED TO CONE WITH MORTAR. RIM ELEVATION $\pm 0.02'$ OF PLANS.
4. **GRADED BASIN OR PAVING** (BY OTHERS).
5. **COMPACTED BASE MATERIAL** (BY OTHERS).
6. **PUREFLO® DEBRIS SHIELD** - ROLLED 16 GA. STEEL X 24" LENGTH WITH VENTED ANTI-SIPHON AND INTERNAL .265" MAX. S.W.O. FLATTENED EXPANDED STEEL SCREEN X 12" LENGTH. **FUSION BONDED EPOXY COATED.**
7. **PRE-CAST LINER** - 4000 PSI CONCRETE 48" ID. X 54" OD. **CENTER IN HOLE AND ALIGN SECTIONS TO MAXIMIZE BEARING SURFACE.**
8. **MIN. 6" Ø DRILLED SHAFT.**
9. **SUPPORT BRACKET** - FORMED 12 GA. STEEL. **FUSION BONDED EPOXY COATED.**
10. **OVERFLOW PIPE** - SCH. 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL.
11. **DRAINAGE PIPE** - ADS HIGHWAY GRADE WITH TRI-A COUPLER. **SUSPEND PIPE DURING BACKFILL OPERATIONS TO PREVENT BUCKLING OR BREAKAGE.** DIAMETER AS NOTED.
12. **BASE SEAL** - GEOTEXTILE OR CONCRETE SLURRY.
13. **ROCK** - WASHED, SIZED BETWEEN 3/8" AND 1-1/2" TO **BEST COMPLEMENT SOIL CONDITIONS.**
14. **FLOFAST® DRAINAGE SCREEN** - SCH. 40 PVC 0.120" SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. DIAMETER VARIES 120" OVERALL LENGTH WITH TRI-B COUPLER.
15. **MIN. 4" Ø SHAFT** - DRILLED TO **MAINTAIN PERMEABILITY** OF DRAINAGE SOILS.
16. **FABRIC SEAL** - U.V. RESISTANT GEOTEXTILE - **TO BE REMOVED BY CUSTOMER AT PROJECT COMPLETION.**
17. **ABSORBENT** - HYDROPHOBIC PETROCHEMICAL SPONGE. MIN. 128 OZ. CAPACITY.
18. **CONNECTOR PIPE** - 4" Ø SCH. 40 PVC .
19. **ANTI-SIPHON VENT WITH FLOW REGULATOR.**
20. **INTAKE SCREEN** - SCH. 40 PVC 0.120" MODIFIED SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. 48" OVERALL LENGTH WITH TRI-C END CAP.
21. **FREEBOARD DEPTH VARIES** WITH INLET PIPE ELEVATION. INCREASE PRIMARY/SECONDARY SETTLING CHAMBER DEPTHS AS NEEDED TO MAINTAIN ALL INLET PIPE ELEVATIONS ABOVE CONNECTOR PIPE OVERFLOW.
22. **EIGHT (8) PERFORATIONS PER FOOT, 2 ROWS MIN.**
23. **MOISTURE MEMBRANE** - 6 MIL. PLASTIC. PLACE SECURELY AGAINST ECCENTRIC CONE AND HOLE SIDEWALL. USED IN LIEU OF SLURRY IN LANDSCAPED AREAS.
24. **INLET PIPE** (BY OTHERS).

AZ Lic. ROC070465 A, ROC047067 B-4, ADWR 363
CA Lic. 528089, C-42, HAZ
NV Lic. 0035350 A - NM Lic. 90504 GF04
U.S. Patent No. 4,923,330 -™ Trademark 1974, 1990, 2004

AZ MAXWELL PLUS

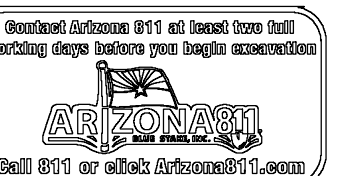
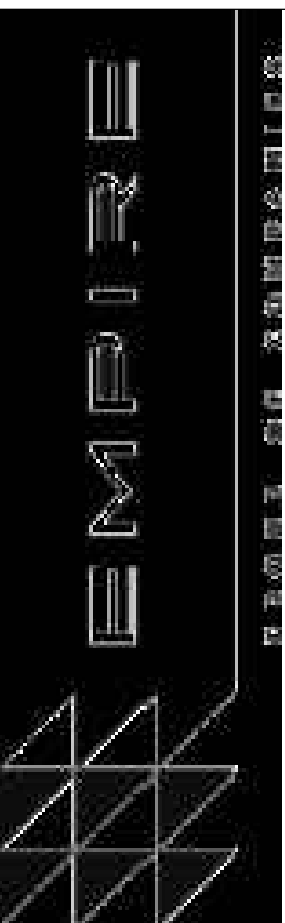


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PROJECT
SENIOR LIVING
SCOTTSDALE + OSBORN

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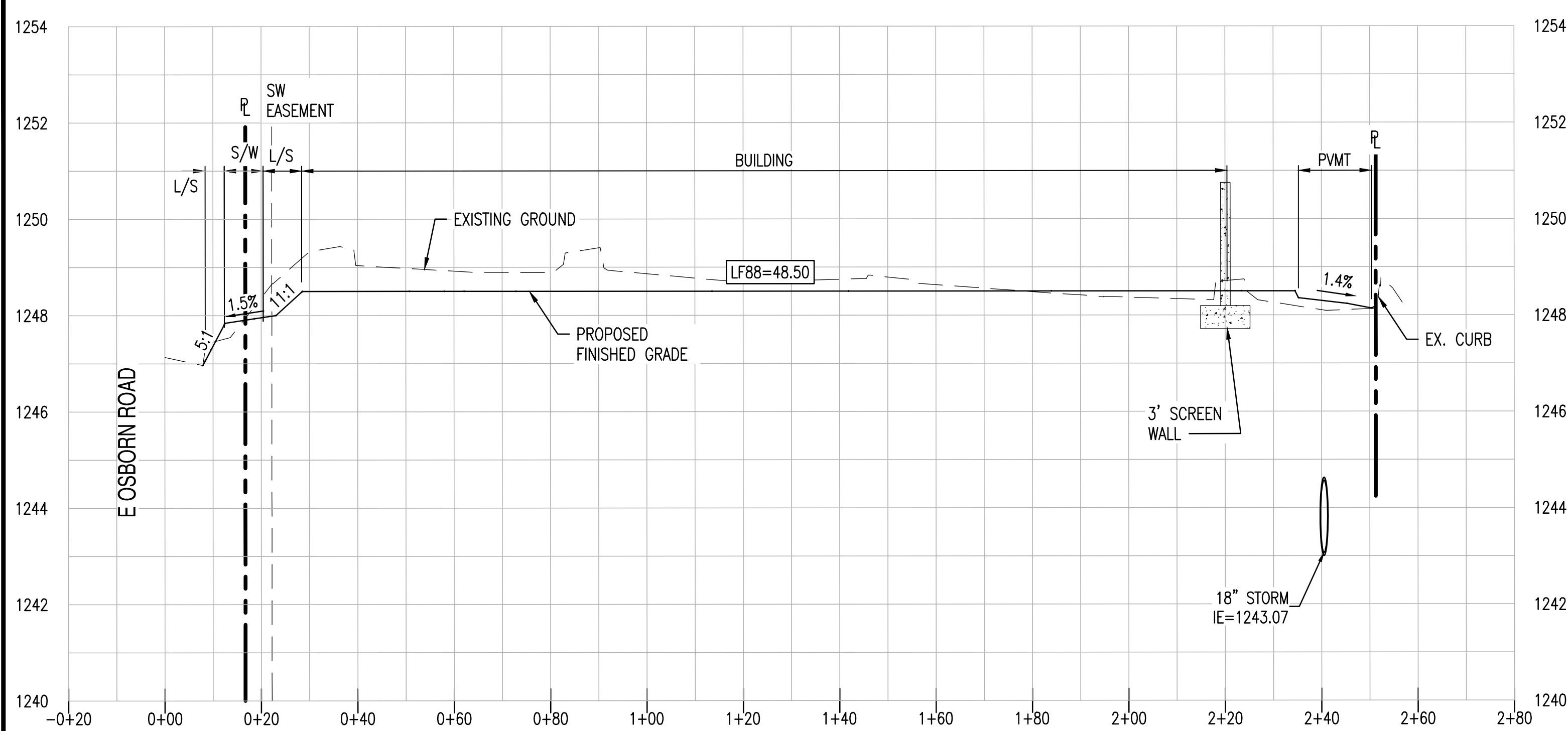
GRADING AND
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PAGE NO.:

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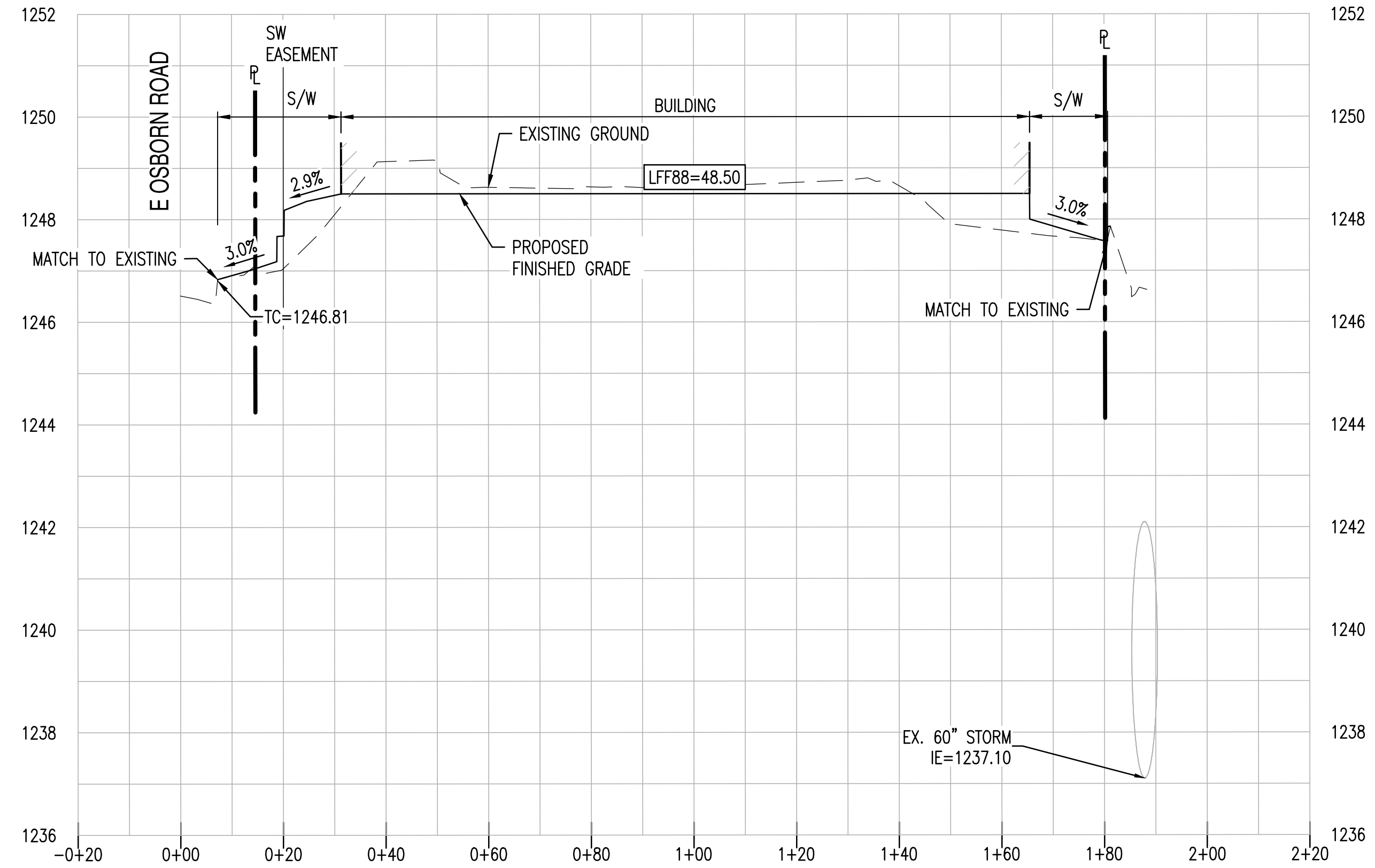
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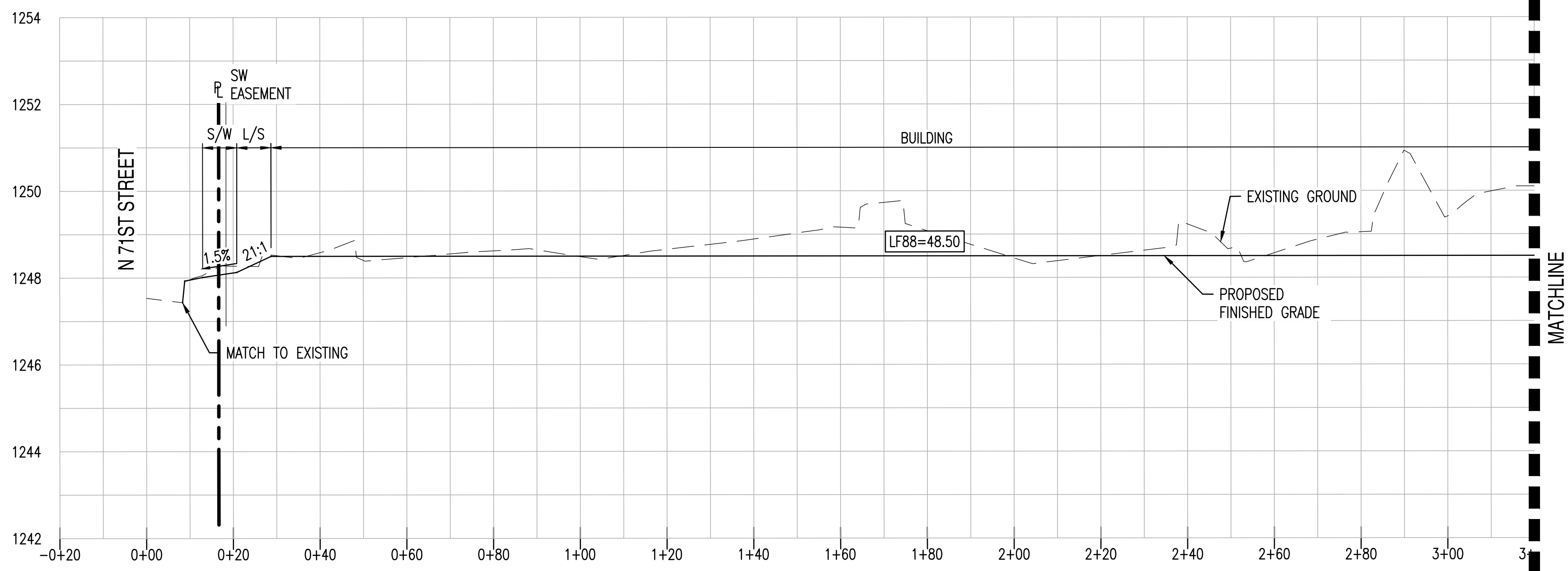
SECTION A-A C3.10

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



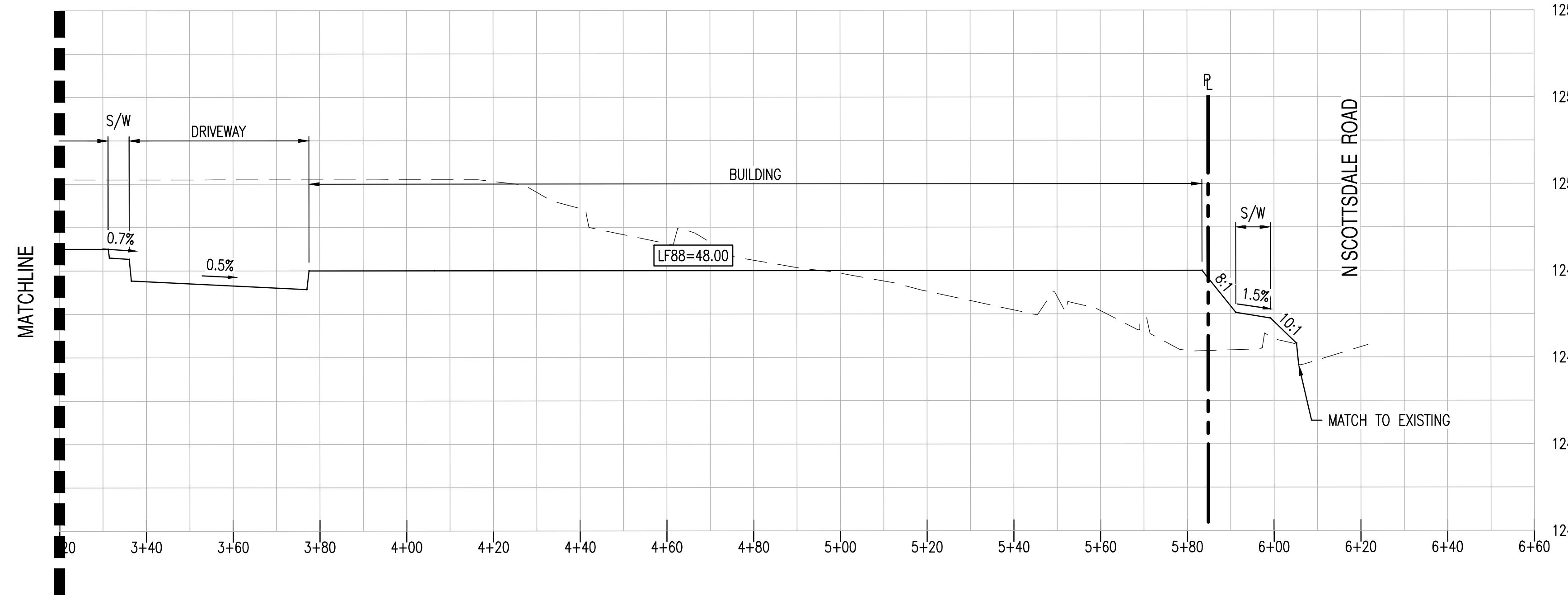
SECTION B-B C3.11

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



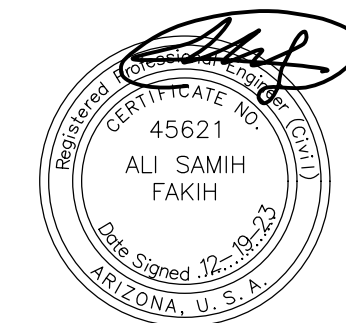
SECTION C-C C3.10 / C3.11

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



SECTION C-C C3.10 / C3.11

HORIZONTAL SCALE: 1" = 20'
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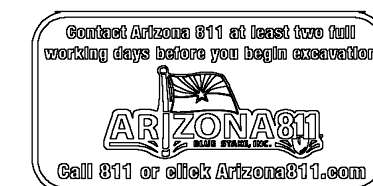
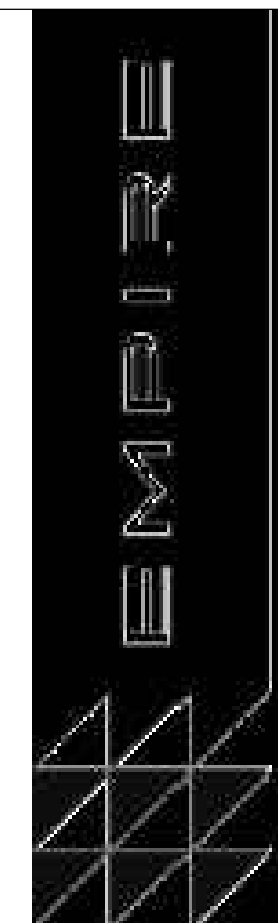


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PROJECT
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SCOTTSDALE + OSBORN

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SHEET TITLE:

PAGE NO.:

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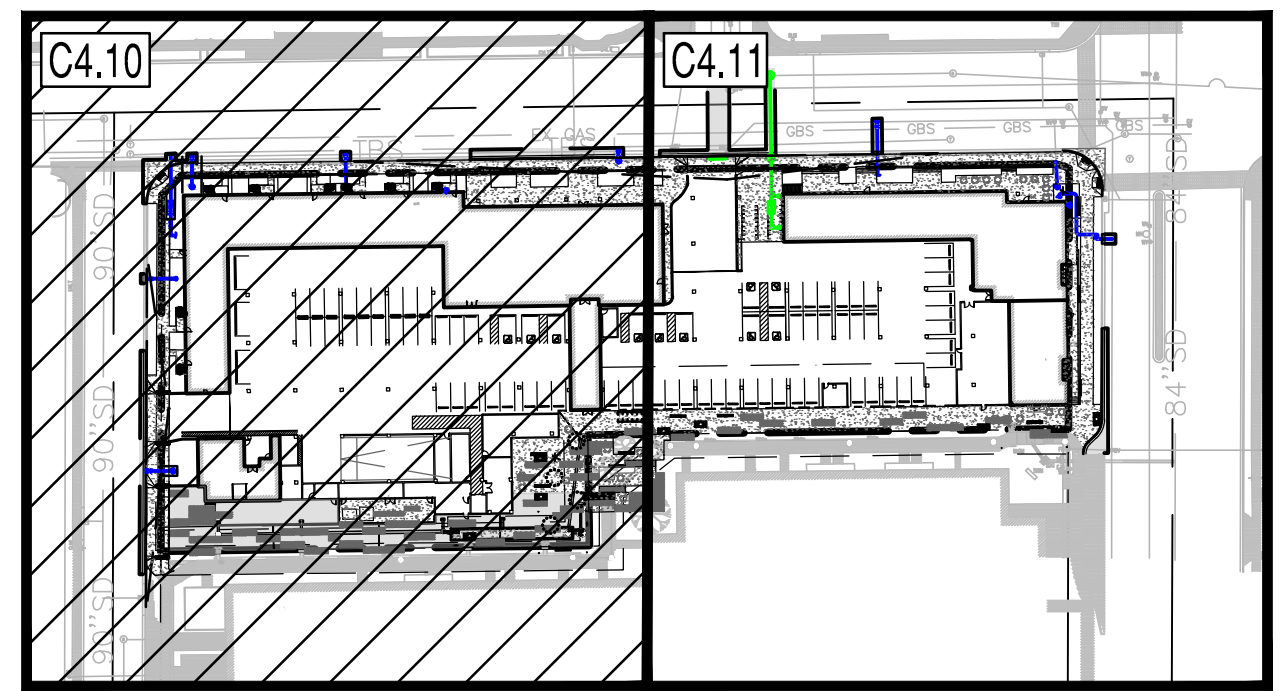
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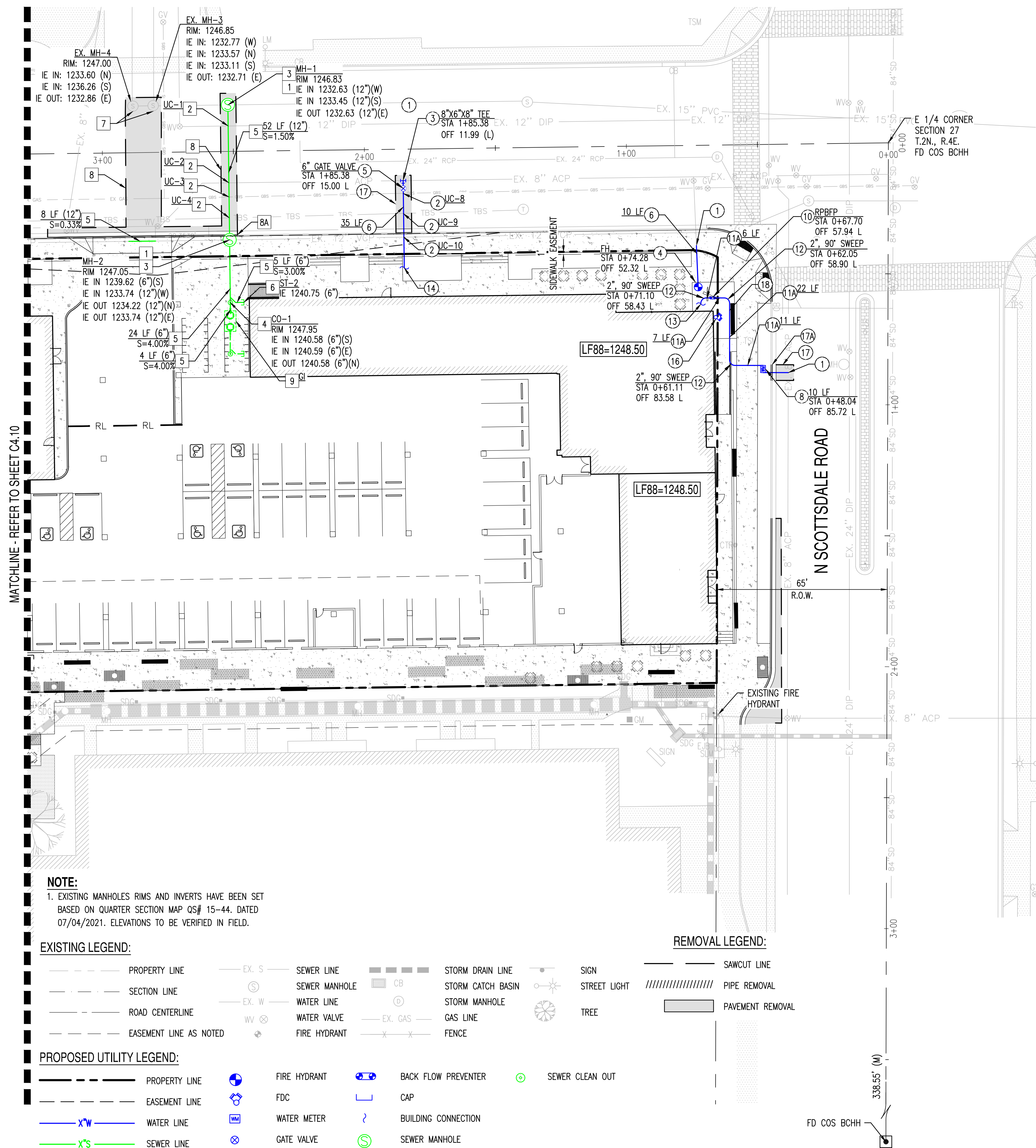
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SITE CROSS-SECTIONS

CASE NO.: 15-DR-2023 PLAN CHECK#: TBD

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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.
- INSTALL 8" x 6" CUT-IN TEE PER C.O.S. STANDARDS. PROVIDE CONNECTION TO EXISTING ACP PIPE PER C.O.S. DS&PM SECTION 6-1.408. REFER TO GENERAL UTILITY NOTE 8 IN THIS SHEET.
- 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 GATE VALVE, VALVE BOX, COVER AND CONCRETE COLLAR PER MAG STD. DET. 391-1, TYPE "C", WITH LOCKING LID. SIZE PER PLAN.
- FURNISH AND INSTALL 6" DUCTILE IRON PIPE, CLASS 350, WITH POLYETHYLENE WRAPPING. LENGTH 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 2" REDUCED PRESSURE BACKFLOW PREVENTION DEVICE PER C.O.S. STD. DET. 2354.
- INSTALL 2" COPPER "K" SERVICE LINE. LENGTH PER PLAN.
- FURNISH AND INSTALL SWEEP. MATERIAL AND SIZE TO MATCH SERVICE LINE. ANGLE PER PLAN.
- DOMESTIC CONNECTION TO BUILDING, REFER TO MEP PLAN FOR CONTINUATION.
- FIRE CONNECTION TO BUILDING, REFER TO FIRE PROTECTION PLAN FOR CONTINUATION.
- FIRE DEPARTMENT CONNECTION BY BUILDING CONTRACTOR. SHOWN FOR REFERENCE ONLY.
- SAWCUT, REMOVE AND REPLACE EXISTING ASPHALT FOR TRENCHING PER C.O.S. STD. DET. 2200 & 2201 (T-TOP).
- SAWCUT, REMOVE AND REPLACE EXISTING CURB & GUTTER AND/OR SIDEWALK AS REQUIRED FOR UTILITY INSTALLATION. REMOVE TO NEAREST JOINT.
- CEMENT GROUT ENCASE SERVICE LINE.

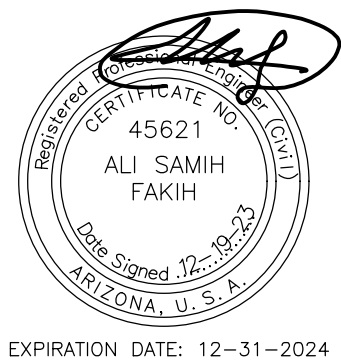
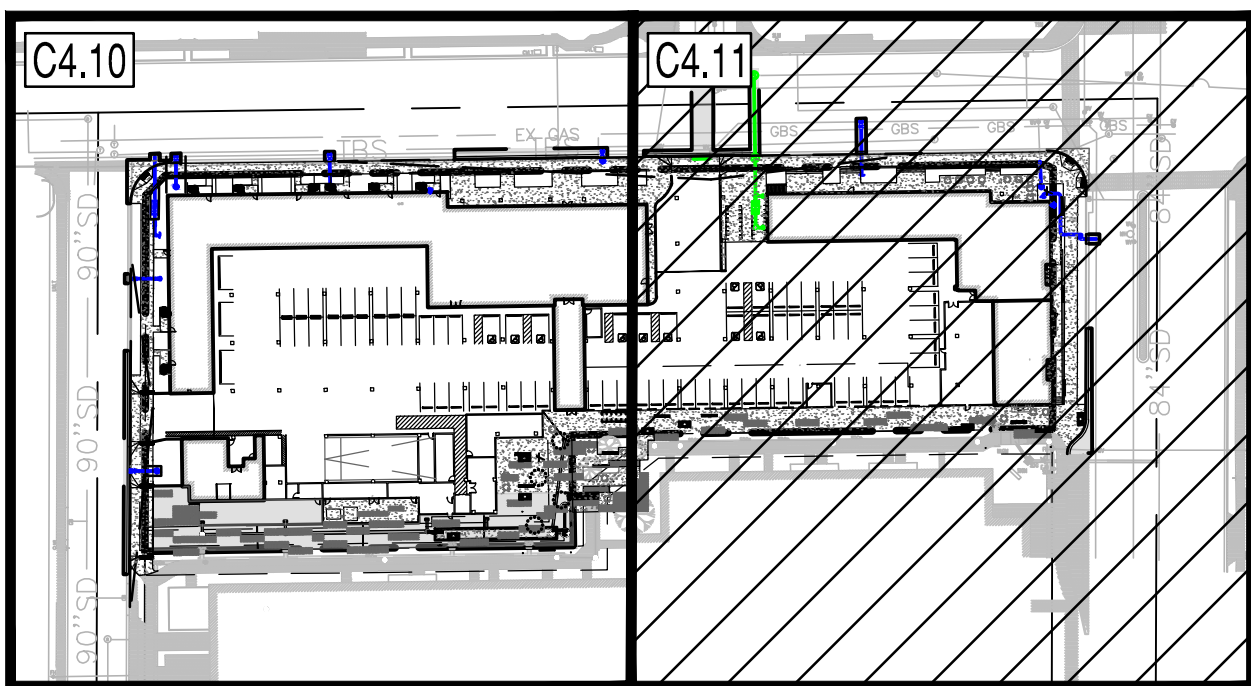
UTILITY CROSSINGS

UC-1	12" WATER BOT	41.79	NO EXTRA PROTECTION REQUIRED
	12" SEWER TOP	34.59	
UC-2	8" WATER BOT	43.10	NO EXTRA PROTECTION REQUIRED
	12" SEWER TOP	34.92	
UC-3	2" GAS BOT	44.52	NO EXTRA PROTECTION REQUIRED
	12" SEWER TOP	35.00	
UC-4	2" ELECTRICAL BOT	44.39	NO EXTRA PROTECTION REQUIRED
	12" SEWER TOP	35.12	
UC-8	2" GAS BOT	44.48	NO EXTRA PROTECTION REQUIRED
	6" WATER TOP	43.65	
UC-9	2" ELECTRICAL BOT	43.36	NO EXTRA PROTECTION REQUIRED
	6" WATER TOP	43.53	
UC-10	6" WATER BOT	43.49	NO EXTRA PROTECTION REQUIRED
	12" SEWER TOP	35.56	

● REQUIRES VERTICAL REALIGNMENT PER MAG STD. DET. 370.

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 5' DIAMETER PRECAST CONCRETE SEWER MANHOLE PER MAG STD. DET. 420-1 (NO STEPS) WITH CONCRETE COLLAR PER C.O.S. STD. DET. 2270. 30" WATERTIGHT COVER PER MAG STD. DET. 424-2 AND C.O.S. STD. DET. 2420. CAST-IN-PLACE BASE.
- FURNISH AND INSTALL CLEAN-OUT PER MAG STD. DET. 441.
- FURNISH AND INSTALL PVC SDR-35 SEWER LINE. SIZE, LENGTH AND SLOPE PER PLAN & PROFILE. MAINTAIN 4' MINIMUM COVER.
- REFER TO BUILDING PLUMBING PLANS FOR CONTINUATION.
- BULKHEAD WATER-TIGHT FOR PIPE REMOVAL.
- SAWCUT, REMOVE AND REPLACE EXISTING ASPHALT FOR TRENCHING PER C.O.S. STD. DET. 2200 & 2201 (T-TOP).
- SAWCUT, REMOVE AND REPLACE EXISTING CURB & GUTTER AND/OR SIDEWALK AS REQUIRED FOR UTILITY INSTALLATION. REMOVE TO NEAREST JOINT.
- GREASE INTERCEPTOR PER BUILDING PLUMBING PLANS.

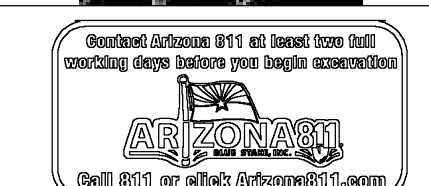
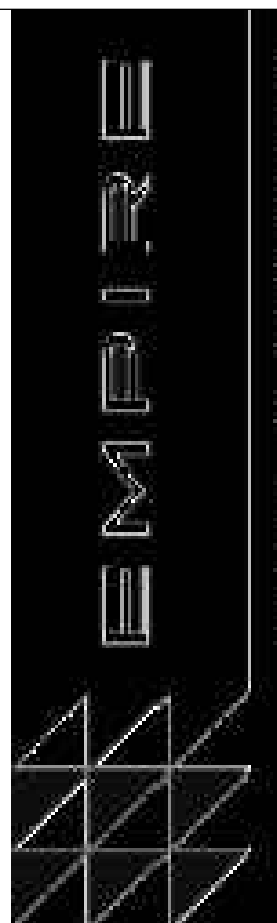


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PROJECT: SENIOR LIVING SCOTTSDALE + OSBORN
LOCATION: 3380 N. SCOTTSDALE ROAD, SCOTTSDALE, AZ 85251

DRAWN: JC 12/19/2023
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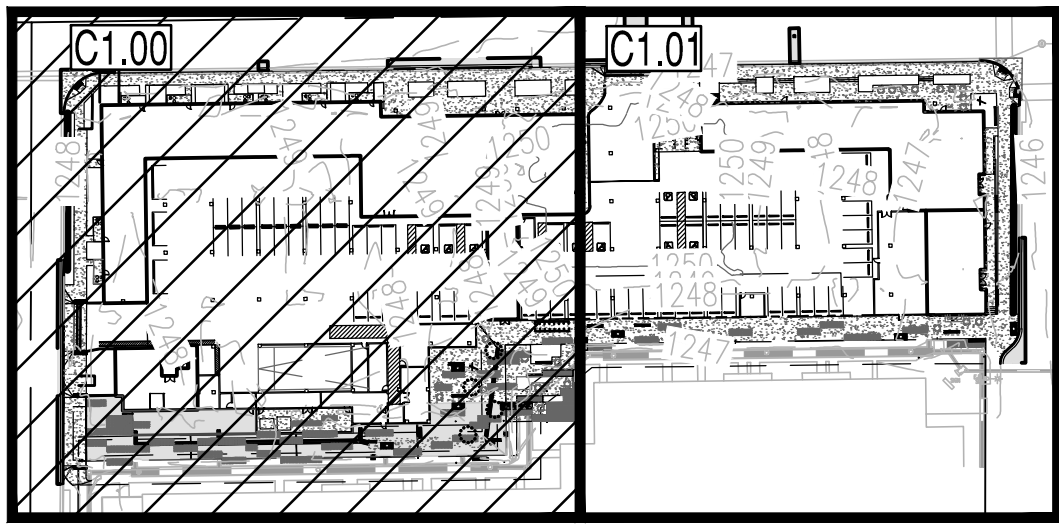
UTILITY PLAN

PAGE NO.: 12 OF 16
SHEET NO.: C4.11

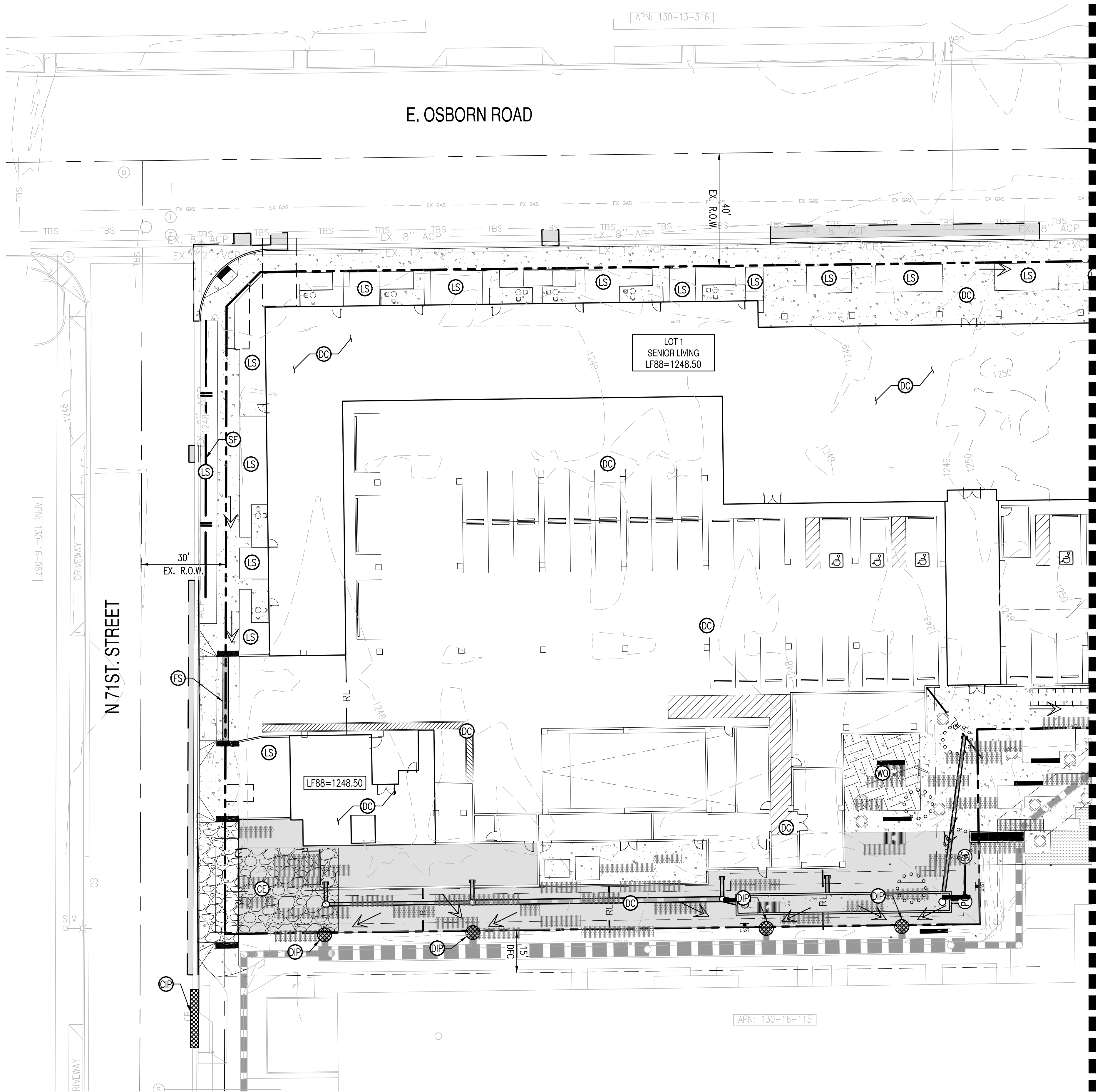
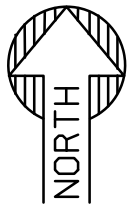
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SENIOR LIVING SCOTTSDALE + OSBORN
STORM WATER POLLUTION PRVENTION PLAN

3380 N. SCOTTSDALE ROAD, SCOTTSDALE AZ 85251
A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
S27 T2N R4E
NTS



SITE DATA:

ASSESSOR PARCEL NUMBER: 130-16-114
ZONING: D/DMU-2
TOTAL GROSS AREA: 156,489 SF (3.59 AC)
TOTAL NET AREA: 112,097 SF (2.57 AC) FROM ALTA
AREA OF DISTURBANCE: 127,019 SF (2.57 AC)

EXISTING CONDITIONS
ON-SITE

BUILDING/PAVED SURFACE 88,389 SF (2.03 AC) @ CWT=0.95 (79% IMPERVIOUS)
DESERT LANDSCAPE 23,708 SF (0.54 AC) @ CWT=0.45 (21% PERVIOUS)
TOTAL ON-SITE CWT 112,097 SF (2.57 AC) @ CWT=0.84

OFF-SITE

BUILDING/PAVED SURFACE 6,221 SF (0.14 AC) @ CWT=0.95 (60% IMPERVIOUS)
DESERT LANDSCAPE 4,190 SF (0.10 AC) @ CWT=0.45 (40% PERVIOUS)
TOTAL OFF-SITE CWT 10,411 SF (0.24 AC) @ CWT=0.74

PROPOSED CONDITIONS
ON-SITE

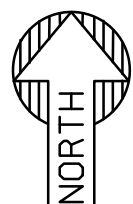
BUILDING/PAVED SURFACE 109,563 SF (2.52 AC) @ CWT=0.95 (98% IMPERVIOUS)
DESERT LANDSCAPE 2,534 SF (0.06 AC) @ CWT=0.45 (2% PERVIOUS)
TOTAL ON-SITE CWT 112,097 (2.35 AC) @ CWT=0.93

OFF-SITE

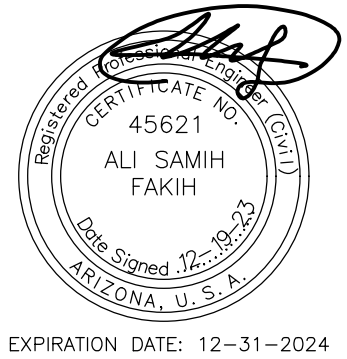
BUILDING/PAVED SURFACE 6,463 SF (0.14 AC) @ CWT=0.95 (62% IMPERVIOUS)
DESERT LANDSCAPE 3,925 SF (0.09 AC) @ CWT=0.45 (38% PERVIOUS)
TOTAL ON-SITE CWT 10,388 SF (0.23 AC) @ CWT=0.75

PROPOSED STORMWATER MANAGMENT LEGEND:

- CE STABILIZED CONSTRUCTION ENTRANCE TO CONSIST OF 1" TO 3" ROCK. RE: SHEET C5.20 FOR DETAIL.
- SF SILT FENCE. RE: SHEET C5.20 FOR DETAIL. (227 LF).
- FS FILTER SOCK PROTECTION. RE: SHEET C5.20 FOR DETAIL.
- DIP DROP INLET PROTECTION. RE: SHEET C5.20 FOR DETAIL.
- CIP CURB INLET PROTECTION. RE: SHEET C5.20 FOR DETAIL.
- DC DUST CONTROL. RE SHEET C5.20 FOR DETAIL (DUST CONTROL ENTIRE DISTURBED AREA).
- LS AREA TO BE STABILIZED WITH PERMANENT LANDSCAPE FEATURES. RE: LANDSCAPE DRAWINGS.
- WD CONCRETE WASHOUT. RE: SHEET C5.20 FOR DETAIL.
- DRAINAGE ARROW DIRECTION.
- PROPERTY LINE.
- LOD LIMIT OF DISTURBANCE.
- CENTERLINE
- EX. MAJOR CONTOURS
- EX. MINOR CONTOURS
- RL RIDGELINE

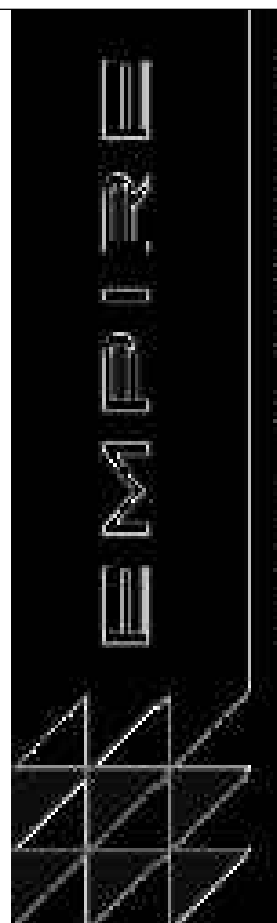


0' 20' 40' 60'
SCALE: 1" = 20'



SUSTAINABILITY
ENGINEERING
GROUP

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PROJECT
SENIOR LIVING
SCOTTSDALE + OSBORN

LOCATION
3380 N. SCOTTSDALE
ROAD, SCOTTSDALE, AZ
85251

DRAWN: JC 12/19/2023
DESIGNED: JC 12/19/2023
CHECKED: SC 06/16/2023
FINAL QC: AB 12/19/2023
PROJ. MGR: AF 12/19/2023

DATE: 12/19/2023

ISSUED FOR: PERMITS

REVISION NO.: DATE:

210126

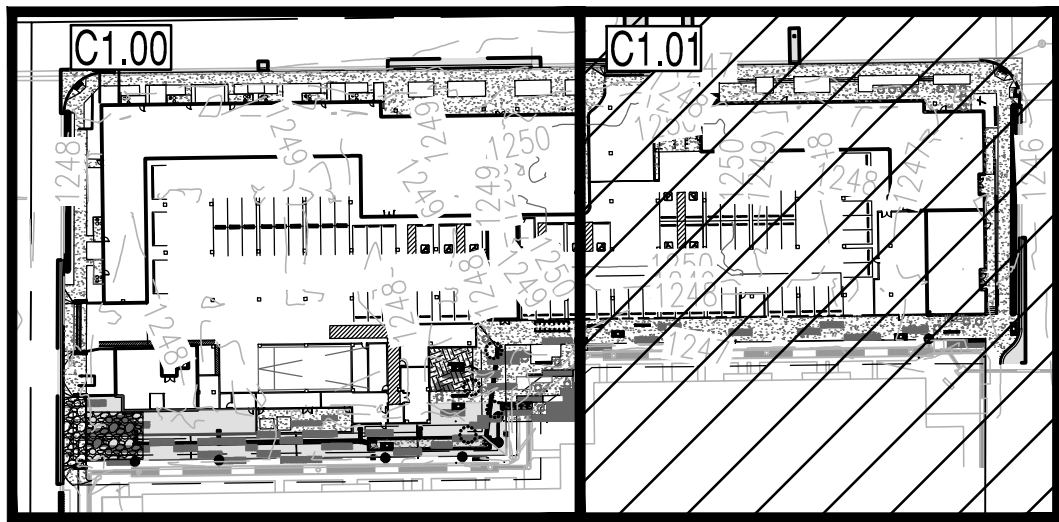
SHEET TITLE:
STORM WATER
POLLUTION
PREVENTION PLAN

PAGE NO.: 13 OF 16
SHEET NO.: C5.01

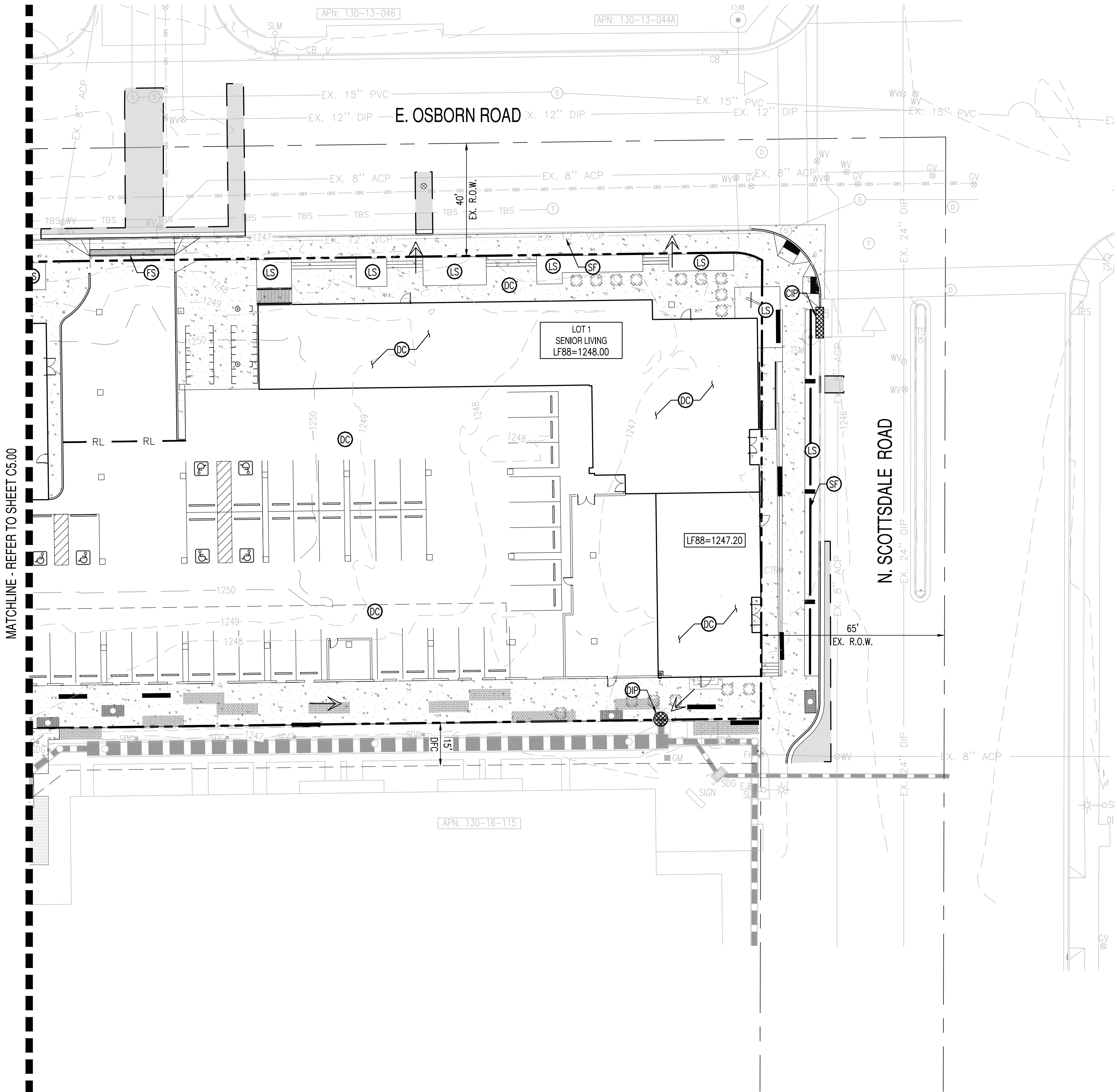
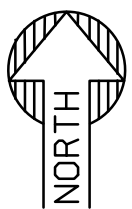
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SENIOR LIVING SCOTTSDALE + OSBORN
STORM WATER POLLUTION PRVENTION PLAN

3380 N. SCOTTSDALE ROAD, SCOTTSDALE AZ 85251
A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

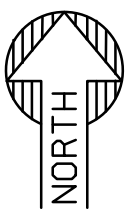


VICINITY MAP
S27 T2N R4E
NTS

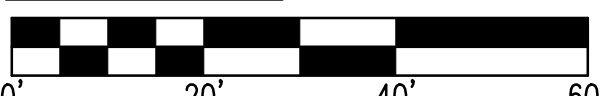


PROPOSED STORMWATER MANAGMENT LEGEND:

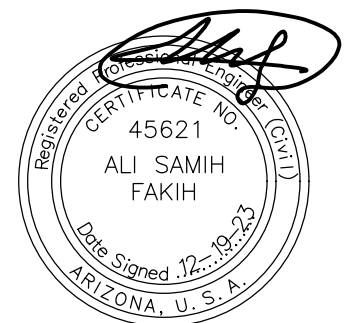
- SILT FENCE. RE: SHEET C5.20 FOR DETAIL. (227 LF).
- FILTER SOCK PROTECTION. RE: SHEET C5.20 FOR DETAIL.
- DROP INLET PROTECTION. RE: SHEET C5.20 FOR DETAIL.
- CURB INLET PROTECTION. RE: SHEET C5.20 FOR DETAIL.
- DUST CONTROL. RE: SHEET C5.20 FOR DETAIL (DUST CONTROL ENTIRE DISTURBED AREA).
- AREA TO BE STABILIZED WITH PERMANENT LANDSCAPE FEATURES. RE: LANDSCAPE DRAWINGS.
- DRAINAGE ARROW DIRECTION.
- PROPERTY LINE.
- LIMIT OF DISTURBANCE.
- CENTERLINE
- EX. MAJOR CONTOURS
- EX. MINOR CONTOURS
- RIDGELINE



REMOVAL PLAN



SCALE: 1" = 20'



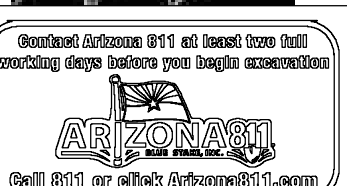
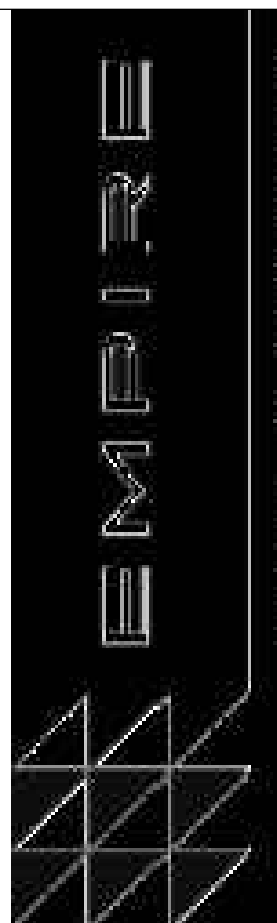
EXPIRATION DATE: 12-31-2024

SUSTAINABILITY
ENGINEERING
GROUP

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PROJECT
SENIOR LIVING
SCOTTSDALE + OSBORN

LOCATION
3380 N. SCOTTSDALE
ROAD, SCOTTSDALE, AZ
85251

DRAWN: JC 12/19/2023
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DATE: 12/19/2023

ISSUED FOR:

PERMITS

REVISION NO.:	DATE:
1	
2	
3	
4	

JOB NO.: 210126

SHEET TITLE:

STORM WATER
POLLUTION
PREVENTION PLAN

PAGE NO.:

SHEET NO.:

14 OF 16

C5.02

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CASE NO.: 15-DR-2023 PLAN CHECK#: TBD

GENERAL STORMWATER POLLUTION PREVENTION PLAN NOTES:

1. WEATHER INFORMATION AND STORM PREDICTIONS CAN BE OBTAINED BY CALLING THE NATIONAL WEATHER SERVICE – PHOENIX WEATHER FORECAST OFFICE AT 602) 275–0073 OR BY VISITING THE NATIONAL WEATHER SERVICE WEBSITE AT HTTP://WWW.WRH.NOAA.GOV/PSR/
2. PERMANENT EROSION CONTROL MEASURES SHALL BE INSTALLED AS AREAS ARE DETERMINED TO BE COMPLETE.
3. ALL DRAINAGE INLETS RECEIVING RUNOFF FROM DISTURBED SOIL AREAS SHALL BE PROTECTED WITH AN APPROVED SEDIMENT TRAP INLET PROTECTION MEASURE OR BMP.
4. A COPY OF THE APPROVED GRADING & DRAINAGE PLAN FOR THIS PROJECT, TOGETHER WITH A COPY OF THE NOTICE OF INTENT (NOI) AND THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP), SHALL BE MAINTAINED ON THE SITE AND AVAILABLE FOR REVIEW AT ALL TIMES. THOSE ELEMENTS OF THE GRADING & DRAINAGE PLAN PERTINENT TO OR REFERENCED ON THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE CONSIDERED A PART OF THE SWPPP.
5. THE NOTICE OF INTENT (NOI) SHALL BE COMPLETED AND SUBMITTED TO THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AND THE CITY OF SURPRISE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY.
6. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND RELATED RECORDS SHALL BE MADE AVAILABLE UPON REQUEST TO THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AND THE CITY OF SURPRISE.
7. THE OWNER OR DESIGNATED CONTRACTOR SHALL OBTAIN A DUST CONTROL PERMIT FROM THE MARICOPA COUNTY AIR QUALITY DEPARTMENT. MEASURES SHALL BE PERFORMED AS REQUIRED BY THE PERMIT TO PREVENT EXCESS DUST AS INCORPORATED INTO THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
8. THE OWNER OR DESIGNATED CONTRACTOR SHALL AMEND THIS PLAN AS RAINFALL EVENTS, DESIGN CHANGES AND CONSTRUCTION METHODS DICTATE. ALL MODIFICATIONS TO THIS PLAN SHALL BE SUBMITTED TO THE CITY OF SURPRISE ENGINEERING SERVICES FOR REVIEW AND ACCEPTANCE PRIOR TO IMPLEMENTATION.
9. THE IMPLEMENTATION OF THESE PLANS, AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADES OF THESE FACILITIES IS THE RESPONSIBILITY OF THE OWNER OR DESIGNATED CONTRACTOR UNTIL ALL CONSTRUCTION HAS BEEN APPROVED AND A NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED TO THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AND THE CITY OF SURPRISE.
10. THE FACILITIES SHOWN ON THIS PLAN SHALL BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT–LADEN WATER DOES NOT LEAVE THE PROJECT SITE, ENTER INTO THE DRAINAGE SYSTEM, OR VIOLATE APPLICABLE WATER QUALITY STANDARDS. ADDITIONALLY, THE FACILITIES SHALL BE INSTALLED AND OPERATIONAL PRIOR TO ANY GRADING OR LAND CLEARING ACTIVITIES.
11. WHEN POSSIBLE, MAINTAIN ANY NATURALLY OCCURRING VEGETATION AS A SILT CONTROL BEST MANAGEMENT PRACTICE (BMP).
12. THE CONTRACTOR TO WHOM THE 'AT-RISK' / FINAL GRADING & DRAINAGE PERMIT WILL BE ISSUED SHALL HAVE THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ISSUED IN THEIR NAME.
13. THE NOTICE OF INTENT (NOI), THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND THE MARICOPA COUNTY AIR QUALITY DEPARTMENT DUST CONTROL PERMIT SHALL BE PROVIDED TO THE CITY OF SURPRISE BEFORE THE GRADING & DRAINAGE PERMIT WILL BE ISSUED.
14. THE OWNER OR DESIGNATED CONTRACTOR OF THE PROJECT SHALL ALSO MAINTAIN RECORDS WITH THE FOLLOWING INFORMATION:
 - A) THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR IN A PARTICULAR AREA.
 - B) THE DATES WHEN CONSTRUCTION ACTIVITIES CEASE IN A PARTICULAR AREA (TEMPORARILY OR PERMANENTLY).
 - C) THE DATES WHEN AN AREA IS STABILIZED (TEMPORARILY OR PERMANENTLY).
 - D) THE DATES OF ANY MAINTENANCE, REPLACEMENT, OR REMOVAL OF REQUIRED BMP’S HAS OCCURRED.
15. ONCE THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS MET THE FINAL STABILIZATION REQUIREMENTS OF THE PERMIT, THE AUTHORIZED SITE REPRESENTATIVE SHALL FILE A NOTICE OF TERMINATION (NOT) WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AND PROVIDE A COPY TO THE CITY OF SURPRISE.
16. THE PERMITEE SHALL MAINTAIN ALL RECORDS ON FILE, INCLUDING THE NOTICE OF INTENT (NOI), THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), THE NOTICE OF TERMINATION (NOT), AND ANY AND ALL INSPECTION REPORTS FOR A MINIMUM OF THREE (3) YEARS FROM THE FILING DATE OF THE NOTICE OF TERMINATION (NOT).
17. THE OUTLETS OF ALL SEDIMENT BASINS, TRAPS, AND LOCATIONS OF ARTIFICIALLY CONCENTRATED FLOW SHALL BE PROVIDED WITH OUTLET PROTECTION TO PREVENT EROSION AND SCOUR.
18. THOSE RESPONSIBLE FOR SWPPP PREPARATION, IMPLEMENTATION AND PERMIT COMPLIANCE SHALL BE PROPERLY TRAINED, AND SHALL ATTEND THE PRE–CONSTRUCTION MEETING.
19. A CONCRETE WASHOUT SHALL BE INSTALLED FOR ALL PROJECTS THAT PROPOSE CONCRETE TO BE MIXED ON SITE OR BE DELIVERED FROM A BATCH PLANT. THE CONCRETE WASHOUT SHALL BE LOCATED A MINIMUM OF FIFTY (50) FT FROM ANY DRAINAGE INFRASTRUCTURE OR NATURAL DRAINAGE FEATURES OR WATER BODIES AND INCORPORATE AN IMPERMEABLE LINER (6.0 MIL MINIMUM THICKNESS) TO CONTAIN THE REQUIRED VOLUME. ALL DRIED CONCRETE WASTE SHALL BE BROKEN INTO MANAGEABLE PIECES AND DISPOSED OF OFF–SITE AT AN APPROVED DISPOSAL FACILITY.
20. THE CONTRACTOR SHALL HAVE EMERGENCY MATERIALS AND EQUIPMENT ON–SITE FOR UNFORESEEN SITUATIONS, SUCH AS DAMAGE TO UNDERGROUND WATER AND SEWER UTILITIES WHEREBY FLOWS MAY GENERATE EROSION AND SEDIMENT POLLUTION.
21. SEDIMENT AND EROSION CONTROLS MAY BE REMOVED ONLY WHEN CONTRIBUTORY UPSTREAM AREAS BECOME STABILIZED OR ARE MANAGED UPSTREAM AND AS LONG AS SEDIMENT LADEN RUNOFF WILL NOT DISCHARGE FROM THE SITE.
22. THIS PLAN SHALL BE IN EFFECT UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED, TRANSFERRED TO NEW OWNERSHIP, OR DEVELOPED UNDER FUTURE PLANS WITH A NEW NOTICE OF INTENT (NOI), SWPPP, AND PERMIT.

SWPPP INSPECTION NOTES:

1. THE OWNER OR DESIGNATED CONTRACTOR SHALL PERFORM, AT A MINIMUM, A VISUAL INSPECTION OF THE PROJECT SITE ONCE EVERY SEVEN (7) DAYS AND WITHIN TWENTY-FOUR (24) HOURS OF A RAINFALL EVENT GREATER THAN OR EQUAL TO ONE HALF (11) INCH OR MORE. THE OWNER OR DESIGNATED CONTRACTOR SHALL PREPARE A REPORT DOCUMENTING THE FINDINGS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) CONTROLS AND NOTE ANY EROSION PROBLEM AREAS. THE REPORT IS TO BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT CONSTRUCTION INSPECTOR FOR REVIEW AND APPROVAL. FACILITIES SHALL BE MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS BEEN ELIMINATED AS DETERMINED BY THE PUBLIC WORKS DIRECTOR OR DESIGNEE.
2. THE INSPECTION BY THE OWNER OR DESIGNATED CONTRACTOR SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
 - A) CHECK DISTURBED AREAS AND ANY MATERIAL STORAGE AREAS (IF APPLICABLE TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR EVIDENCE OF OR THE POTENTIAL FOR DISCHARGE OF POLLUTANTS.
 - B) ENSURE THAT SEDIMENT AND EROSION CONTROL MEASURES ARE FUNCTIONING AND OPERATING CORRECTLY.
 - C) AT ACCESSIBLE DISCHARGE POINTS, DETERMINE WHETHER BMP’S ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE POINTS ARE INACCESSIBLE OR UNSAFE TO INSPECT, INSPECT DOWNSTREAM AREAS FOR EVIDENCE OF DISCHARGE.
 - D) DOCUMENT SEDIMENT TRACK–OUT AT ALL INGRESS AND EGRESS LOCATIONS FROM THE PROJECT SITE.
 - E) DOCUMENT ANY REVISIONS TO BMP’S ON THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WITHIN SEVEN (7) DAYS OF INSPECTION AND CORRECTION.
 - F) DOCUMENT ANY INCIDENTS OF NON–COMPLIANCE OR CERTIFY THAT THE SITE IS IN COMPLIANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
 - G) DOCUMENT ANY ACTIVITY THAT CREATES A NON–STORM WATER DISCHARGE, INCLUDING DATE AND TIME, LOCATION, REASON FOR DISCHARGE, AMOUNT OF THE DISCHARGE, BMP MEASURES USED TO MEDIATE THE DISCHARGE, AND BMP’S USED TO PREVENT FURTHER NON–STORM WATER DISCHARGES FROM THE ACTIVITY.

EROSION AND SEDIMENT CONTROL NOTES:

1. PRIOR TO OR IMMEDIATELY FOLLOWING CLEARING & GRUBBING, AND AS PART OF THE INITIAL ROUGH GRADING, ALL RETENTION BASINS SHALL BE CUT TO GRADE. THE BASINS SHALL CONSTITUTE THE REQUIRED SEDIMENT BASINS. GRADES SHALL BE CUT (BERMING OR STRAW BALES MAY ALSO BE PROVIDED) PER THIS PLAN TO ASSURE THAT RUNOFF IS CONVEYED TO THE RETENTION BASINS.
2. A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF A MINIMUM OF SIX (6) INCHES OF COARSE AGGREGATE SHALL BE INSTALLED AS SHOWN. ALL CONSTRUCTION TRAFFIC SHALL ENTER THROUGH THIS ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE RE–GRADED OR REPLACED WHEN IT BECOMES SATURATED OR MATTED WITH SITE SOILS OR SEDIMENT. THE PAVED STREET ADJACENT TO THE CONSTRUCTION ENTRANCE SHALL BE SWEEPED ON A REGULAR BASIS TO REMOVE ANY ACCUMULATED MUD OR DIRT TRACKED FROM THE SITE.
3. ANY DISTURBED AREAS WHERE CONSTRUCTION HAS PERMANENTLY OR TEMPORARILY CEASED SHALL BE STABILIZED TO PREVENT EROSION. AN ACCEPTABLE STABILIZATION METHOD IS HYDROSEEDING AND WATERING. AREAS WHICH WILL BE DISTURBED WITHIN TWENTY–ONE (21) DAYS OF CEASING CONSTRUCTION MAY BE STABILIZED BY WATERING.
4. THE CATCH BASIN LOW POINTS SHALL ALSO ACT AS THE REQUIRED SEDIMENT BASINS FOR THE PROJECT. THEY SHALL BE INSPECTED ON A MONTHLY BASIS AND AFTER EVERY RAIN EVENT. SEDIMENT SHALL BE REMOVED FROM THE BASINS AS NECESSARY TO MAINTAIN A MINIMUM OF SEVENTY–FIVE (75) PERCENT OF REQUIRED CAPACITY OF THE BASIN DURING CONSTRUCTION AND ONE–HUNDRED (100) PERCENT OF REQUIRED CAPACITY POST–CONSTRUCTION.
5. THE SWPPP IS USED TO MAINTAIN ALL ON–SITE STORM WATER POLLUTANTS AND SEDIMENT. HOWEVER, IF ANY OFF–SITE ACCUMULATIONS OF SEDIMENT OR POLLUTANTS OCCUR, IMMEDIATE ACTION SHALL BE REQUIRED TO REMOVE THE ACCUMULATION.

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. DIRECT ALL CONSTRUCTION TRAFFIC TO THESE EXITS.
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 EXITS) 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 AL 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.



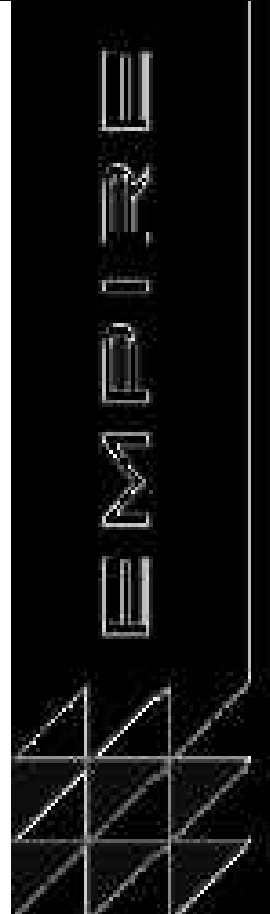
EXPIRATION DATE: 12–31–2024

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PROJECT
SENIOR LIVING
SCOTTSDALE + OSBORN

LOCATION
3360 N. SCOTTSDALE
ROAD, SCOTTSDALE, AZ
85251

DRAWN	_____	JC	12/19/2023
DESIGNED	_____	JC	12/19/2023
CHECKED	_____	SC	06/16/2023
FINAL QC	_____	AB	12/19/2023
PROJ. MGR.	_____	AF	12/19/2023

DATE: 12/19/2023

ISSUED FOR:

PERMITS

REVISION NO.:	DATE:
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JOB NO.: 210126

SHEET TITLE:

SWPP GENERAL
NOTES

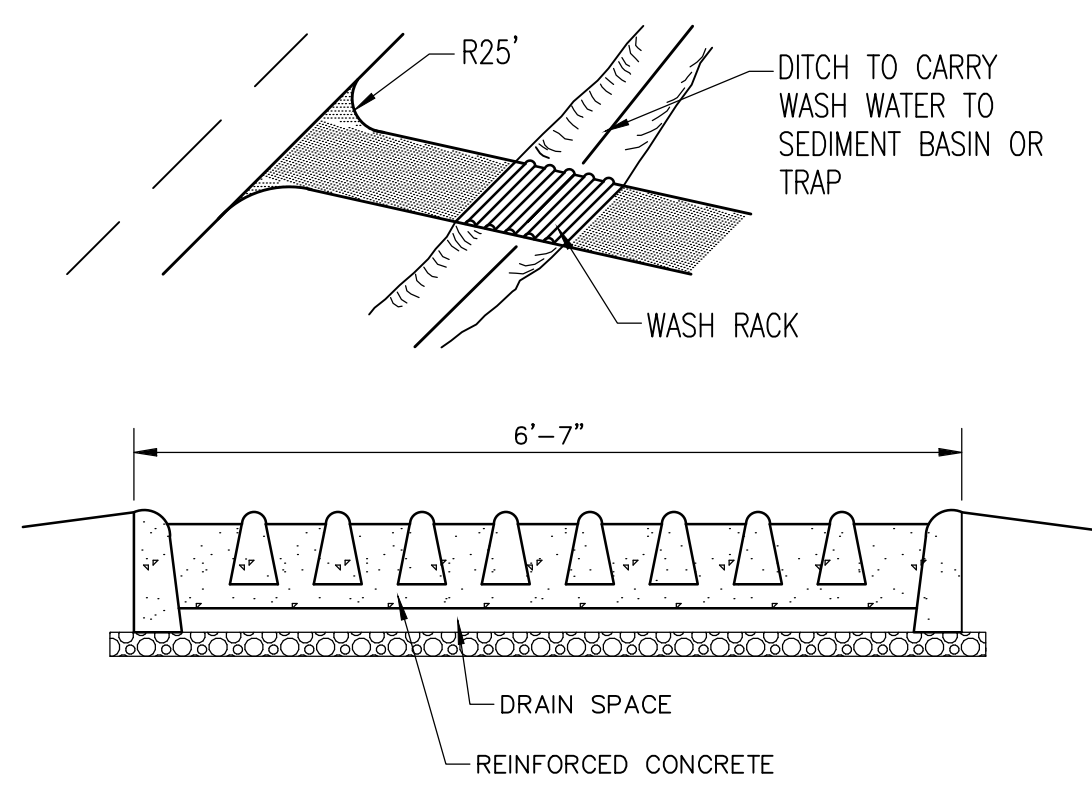
PAGE NO.:

15 OF 16

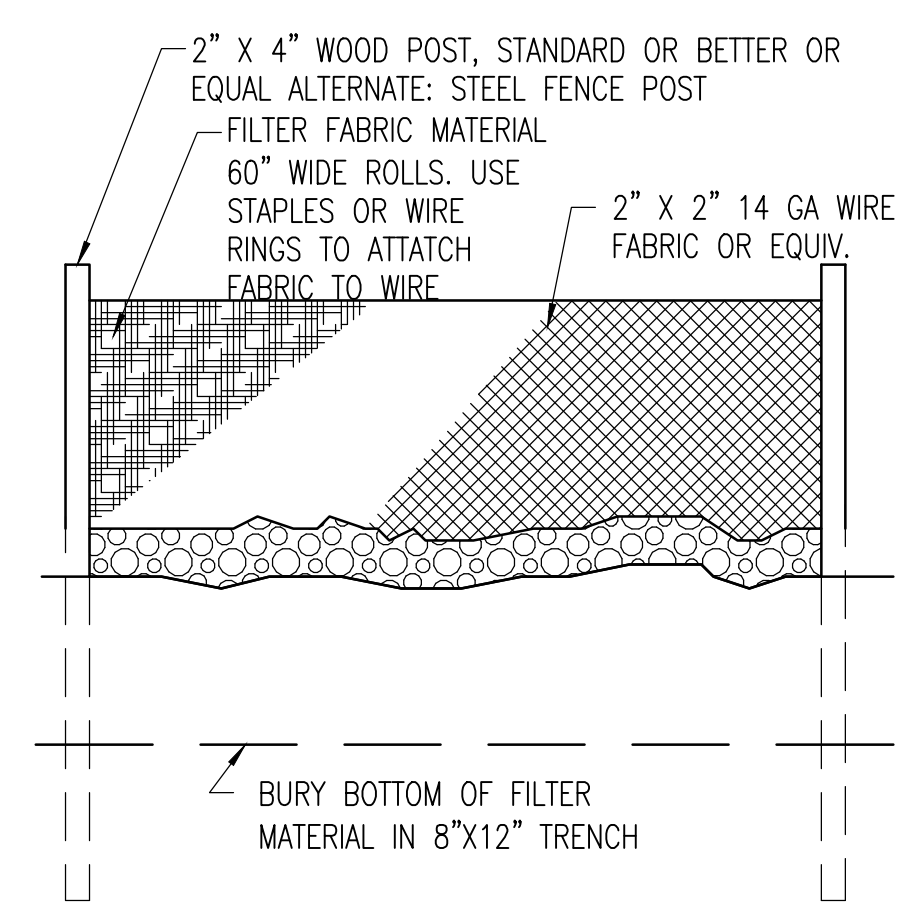
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EC-5



SPC-5

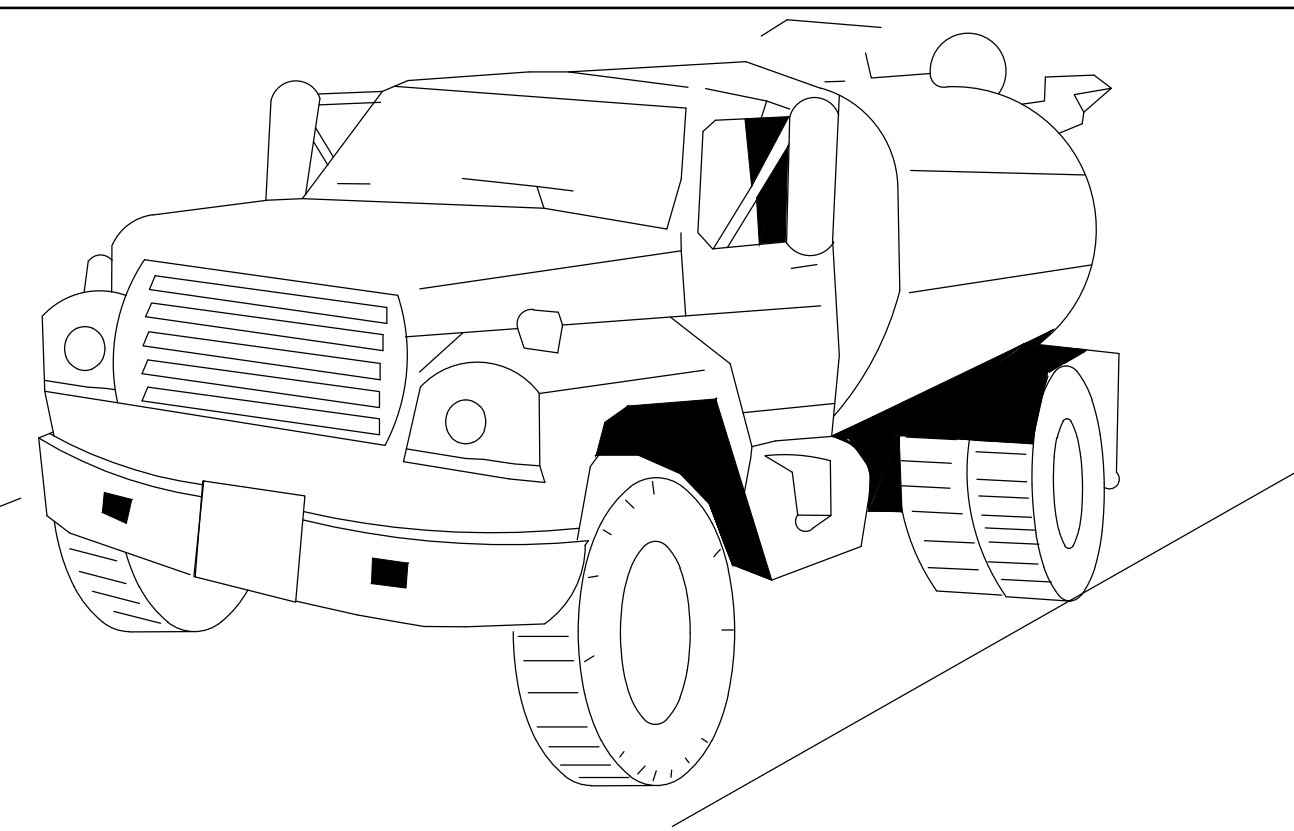
DEFINITION:
A COMPREHENSIVE PLAN TO LIMIT OFFSITE SEDIMENTATION BY CONTROLLING THE SITES POTENTIAL FOR PRODUCING AIR BORNE FUGITIVE DUST AND TRACK-OUT OF SEDIMENTS.

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 .

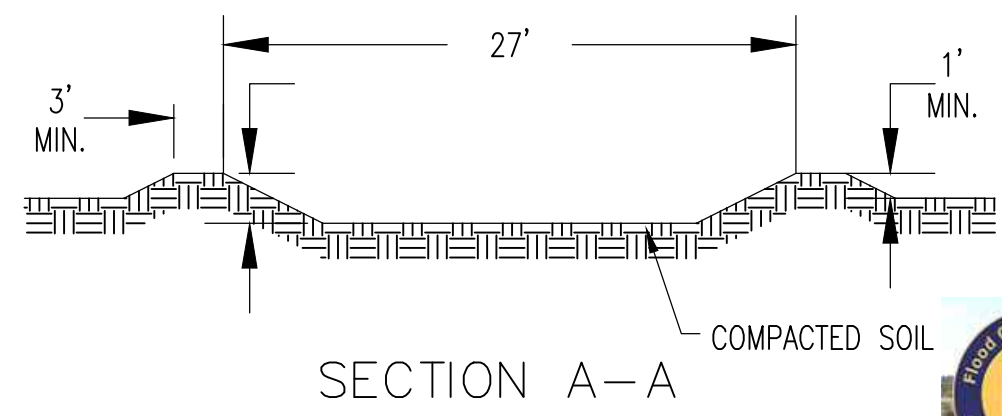
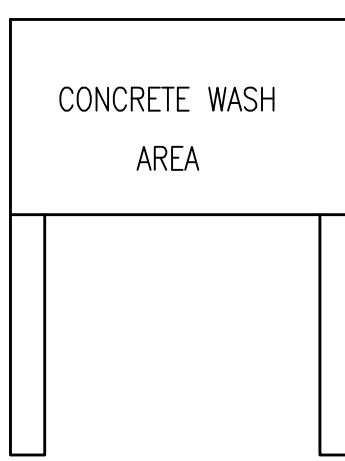
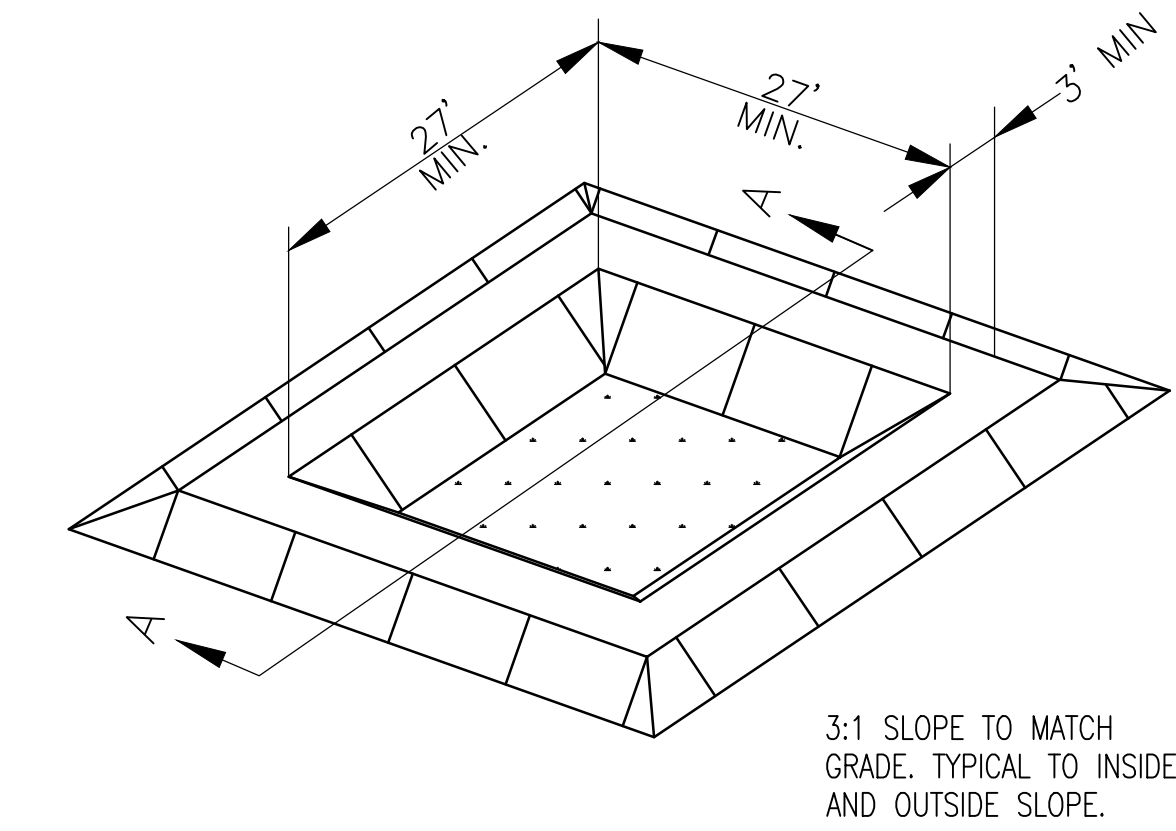


PLANNING CONSIDERATIONS:
MANY OF THE REASONABLY AVAILABLE CONTROL MEASURES FOR CONTROLLING FUGITIVE DUST FROM CONSTRUCTION SITES CAN ALSO BE IMPLEMENTED AS BEST MANAGEMENT PRACTICES FOR STORMWATER POLLUTION PREVENTION. THOSE BEST MANAGEMENT PRACTICES INCLUDE:
- PAVE, VEGETATE, OR CHEMICALLY STABILIZE 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.

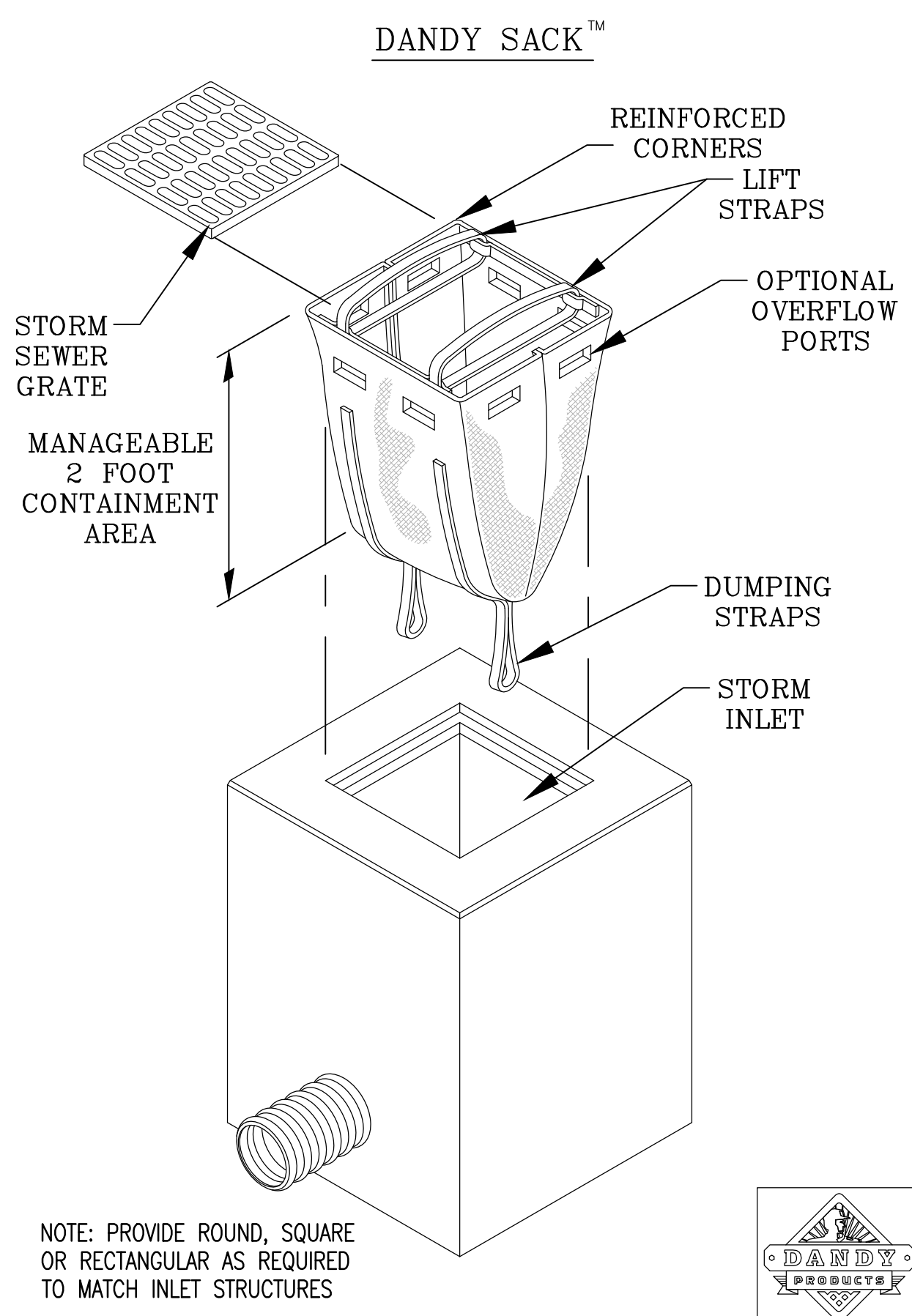
STABILIZATION METHODS:
- STABILIZE UNPAVED HAUL ROADS, PARKING AND STAGING AREAS.
- IMPLEMENT DUST CONTROL MEASURES FOR MATERIAL STOCKPILES.
- PREVENT DRAINAGE OF SEDIMENT-LADEN STORMWATER ONTO PAVED SURFACES.
- STABILIZE ABANDONED CONSTRUCTION SITES USING VEGETATION OR CHEMICAL STABILIZATION METHODS.

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

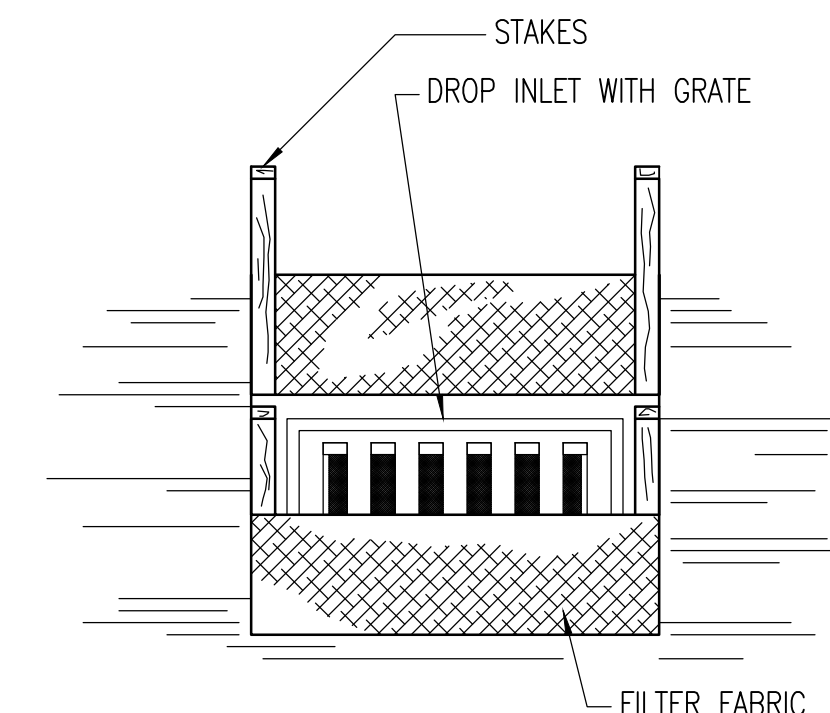
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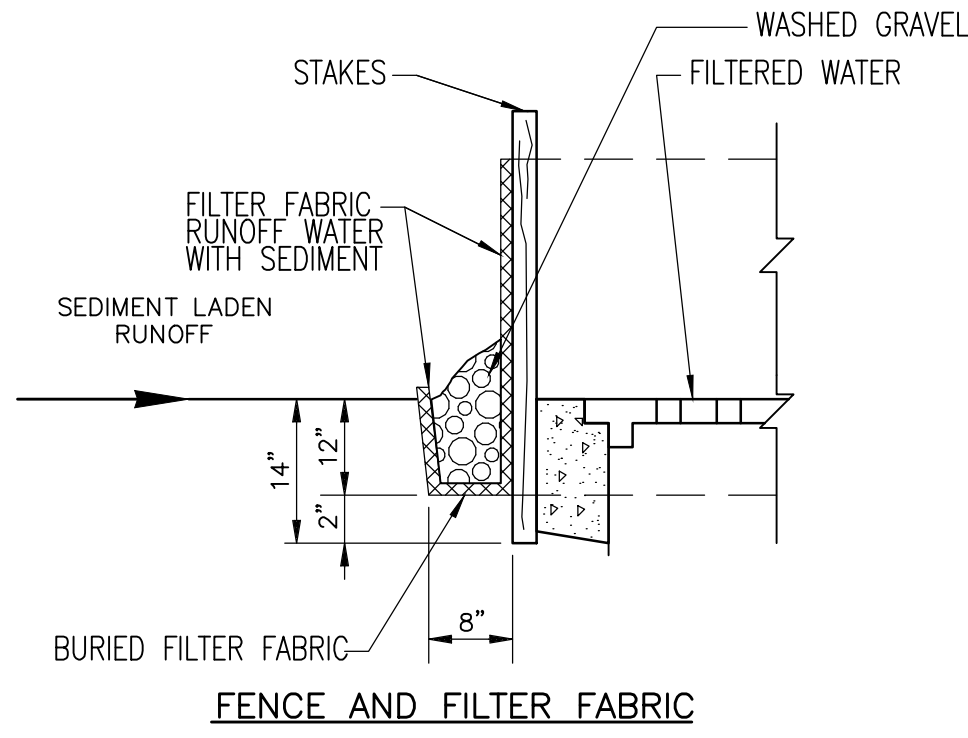
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DIP DANDY SACK DROP INLET PROTECTION POST-PAVED

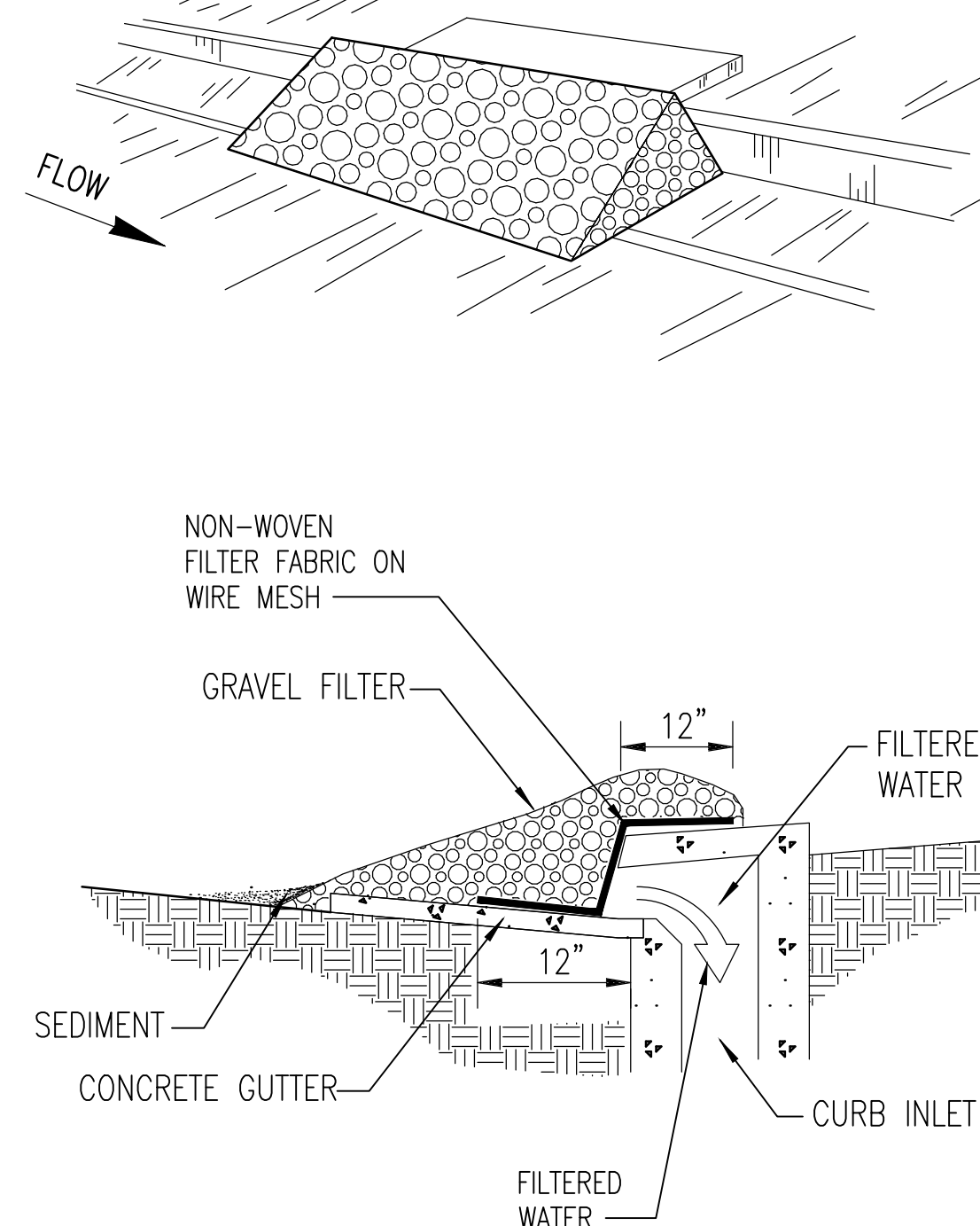


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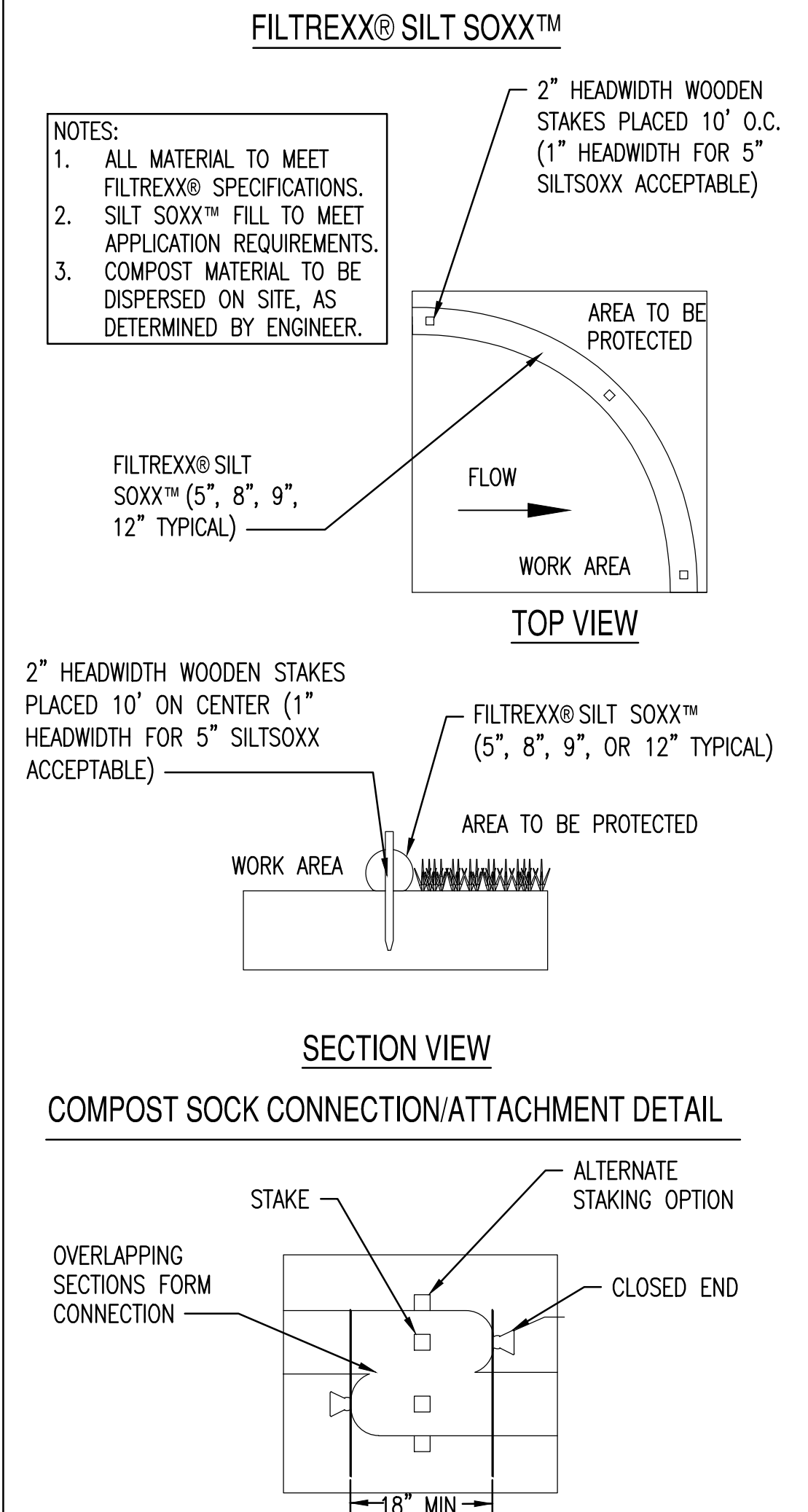
FENCE AND FILTER FABRIC

DIP DROP INLET PROTECTION PRE-PAVED



SPC-7

CIP CURB INLET PROTECTION



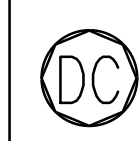
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STABILIZED CONSTRUCTION ENTRANCE



SILT FENCE



DUST CONTROL

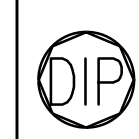


CONCRETE WASH OUT



DIP DANDY SACK DROP INLET PROTECTION POST-PAVED

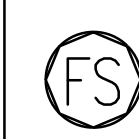
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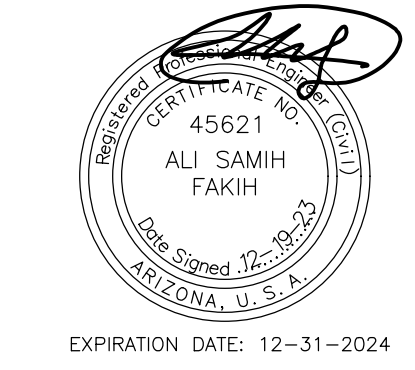
DIP DROP INLET PROTECTION PRE-PAVED



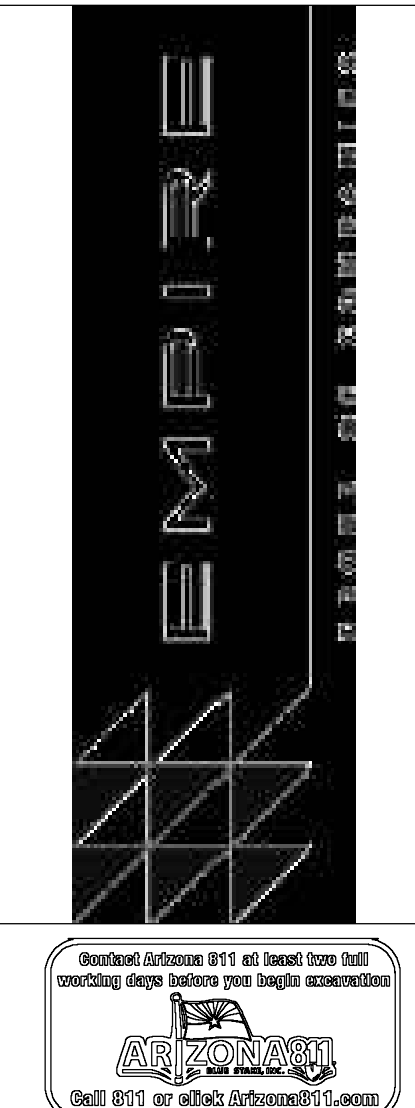
CIP CURB INLET PROTECTION



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PROJECT: SENIOR LIVING SCOTTSDALE + OSBORN
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DRAWN: JC 12/19/2023
DESIGNED: JC 12/19/2023
CHECKED: SC 06/16/2023
FINAL: AB 12/19/2023
PROJ. MGR.: AF 12/19/2023
DATE: 12/19/2023
ISSUED FOR: PERMITS

REVISION NO.	DATE
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SHEET TITLE: STORM WATER POLLUTION PREVENTION DETAILS
PAGE NO.: 16 OF 16
SHEET NO.: C5.20