GENERAL NOTES

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL SITE CONDITIONS ILLUSTRATED TO BE DEMOLISHED AND IF THERE ARE QUESTIONS OR PERCEIVED & REAL CONFLICTS REGARDING CONSTRUCTION DOCUMENTS COMPARED TO ACTUAL FIELD CONDITIONS, SAID CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OR OWNER PRIOR TO BIDDING.

P. THE CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES DURING THE DEMOLITION. IF A UTILITY INTERRUPTION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE THE INTERRUPTION WITH THE OWNER AND PROPER NOTIFICATIONS WILL BE ISSUED TO THE JURISDICTIONAL AGENCY. NOTIFICATIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

THE CONTRACTOR SHALL RESTORE ANY STRUCTURES, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. WITHIN ADJOINING PROPERTIES DISTURBED OR DAMAGED DURING CONSTRUCTION ACTIVITIES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN TRAFFIC CONTROL DEVICES FOR PROTECTION OF PEDESTRIANS AND VEHICULAR TRAFFIC. CONTROLS MAY CONSIST PF, BUT NOT BE LIMITED TO: FLAGGERS, DRUMS, BARRIERS, SIGNS, LIGHTS, AND FENCING. COST OF TRAFFIC CONTROL SHALL ||BE BORNE BY THE CONTRACTOR.

5. SITE UTILITIES ILLUSTRATED ON THE CONTRACT DRAWINGS ARE APPROXIMATE AND SHALL NOT BE CONSTRUED AS 100% ACCURATE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN THEREON. THE CONTRACTOR SHALL FIELD LOCATE DEPTH AND LOCATION OF ALI UTILITIES LOCATED WITHIN THE LIMITS OF SITE EXCAVATION. CONTRACTOR SHALL CALL MISS-DIG PRIOR TO EXCAVATING AND LOCAL UTILITIES SHALL BE MARKED OR CLEARED BY UTILITY OWNER PRIOR TO EXCAVATING.

THE MUNICIPALITY AND OR JURISDICTIONAL AGENCY STANDARD DETAIL SHEETS ÁRE INCORPORATED AND MADE A PART OF THESE PLANS. ALL UTILITY LINES, STRUCTURES, AND TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE STANDARDS AND ALL OTHER RELATED REQUIREMENTS.

NO PHYSICAL CONNECTION TO THE EXISTING UTILITIES SHALL BE MADE UNTIL ALL NEW UTILITIES ARE TESTED AND ACCEPTED BY THE MUNICIPALITY AND/OR JURISDICTIONAL

B. IF ANY DISCREPANCY BETWEEN THESE PLANS AND THE JURISDICTIONAL AGENCY STANDARDS OCCURS, THE AGENCY STANDARDS SHALL GOVERN.

PROPOSED LEGEND

• TP 000.00

• TW 000.00

TOP OF CURB ELEVATION GUTTER ELEVATION

TOP OF WALK ELEVATION

FINISH GRADE ELEVATION

STANDARD CURB & GUTTER

REVERSE CURB & GUTTER

STANDARD BITUMINOUS

HEAVY-DUTY BITUMINOUS

COMPACTED SAND BACKFILL

FLOW DIRECTION

CONCRETE

WATERMAIN

GAS MAIN

HYDRANT

STORM SEWER

ELECTRIC LINE

GATE VALVE & WELL

STORM MANHOLE

CATCH BASIN

END SECTION

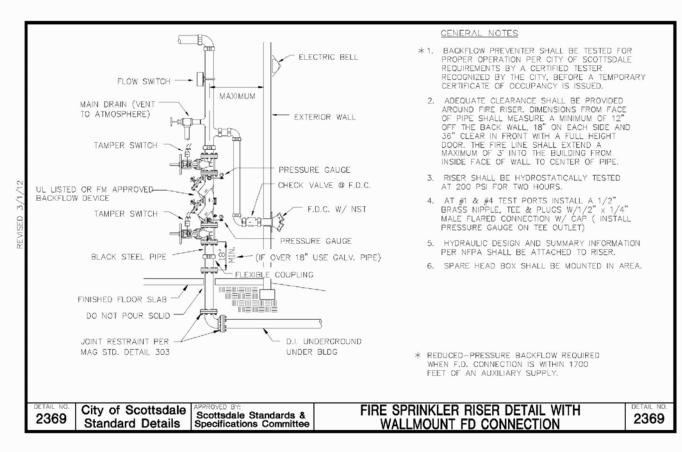
UTILITY TYPE STRUCTURE TYPE

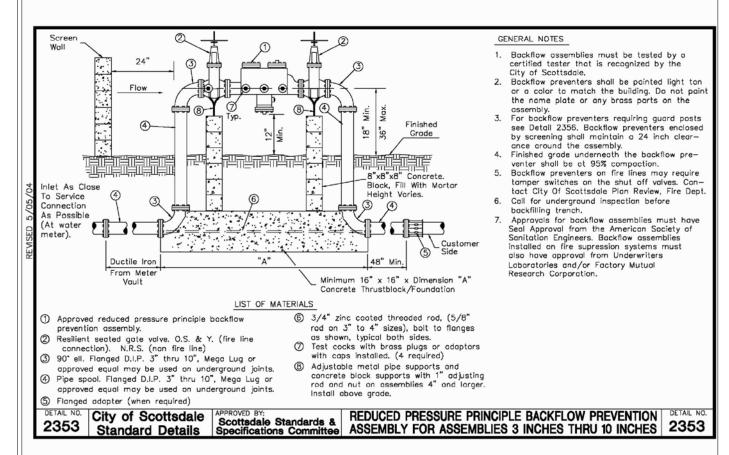
SANITARY MANHOLE

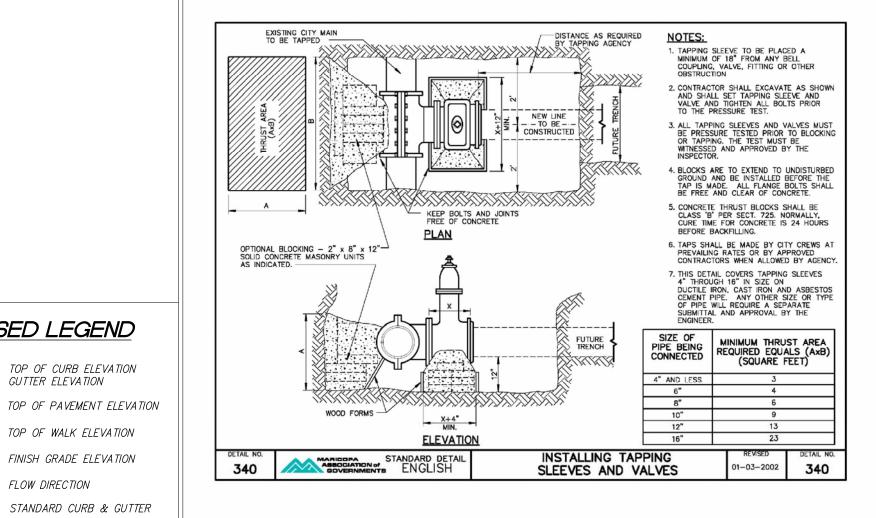
INLET

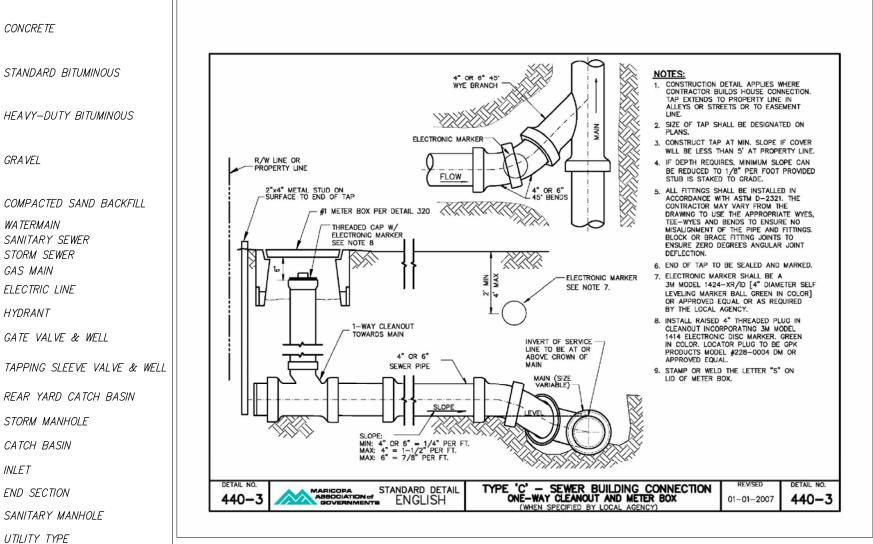
48 ---- STRUCTURE ID NO

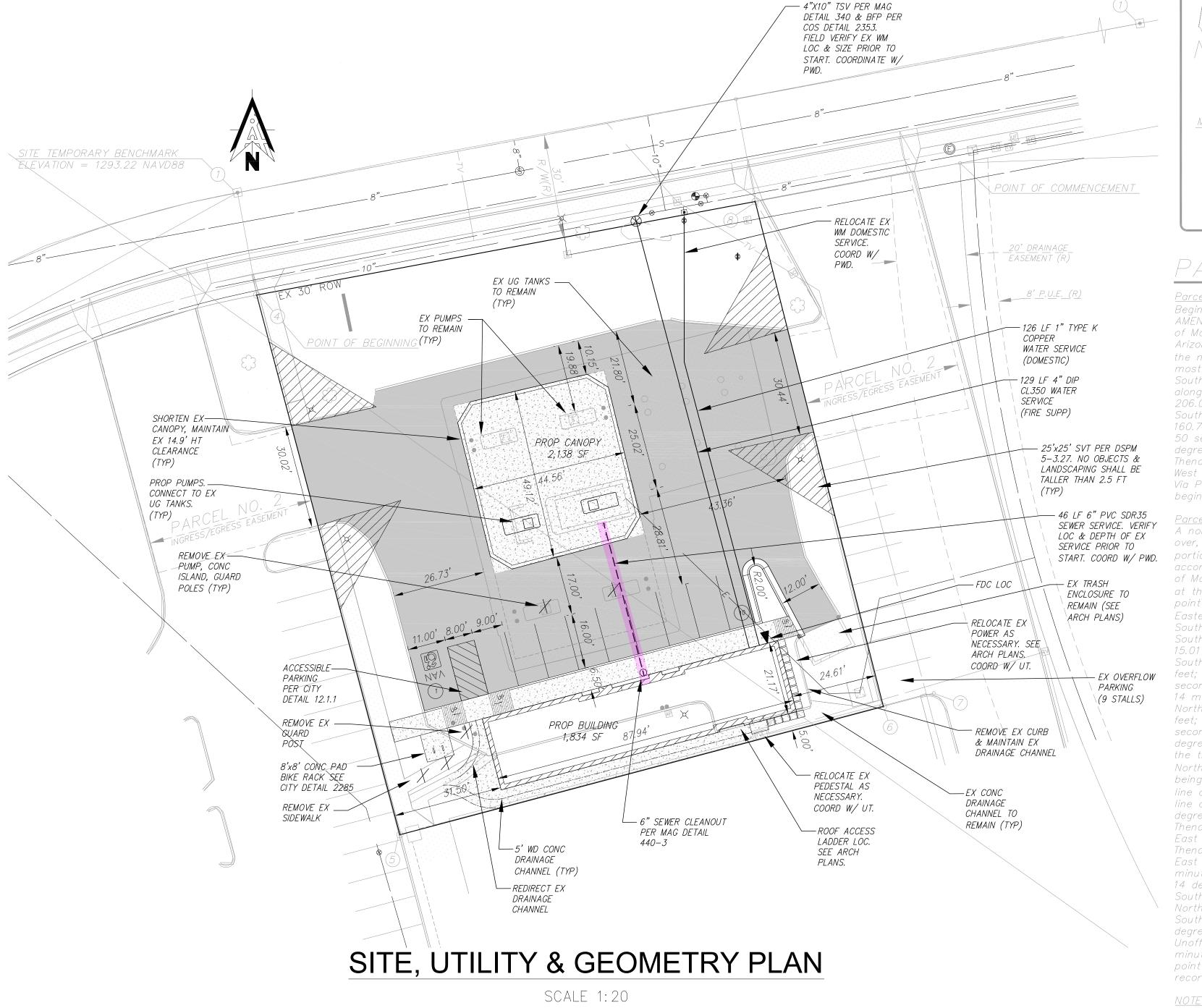
REAR YARD CATCH BASIN











MEMORANDUM

The following is a list of proposed plumbing fixtures and the associated water and drainage requirements:

Units (SFU)

(2x1)2

Units (SFU)

A fixture unit is equivalent to one cubic feet of water. 12 fixture units would be equal to a maximum flow rate of 16 Gallons per Minute or 2.1388 Cubic Feet per Minute according to IBC Plumbing Code Table E103.3 for a

The proposed daily water usage based on 30 Gallons per Occupant for a 12 hour period and 15 Occupants is

The existing daily usage based on the above criteria and only 4 Occupants is 120 Gallons per day. The site and

The proposed changes to the site water usage is not significant. The existing water service to the new building

Drainage Fixture

Units (DFU)

(4x2.5) 10

Arizona Gas Station Water Usage

Usage (GPM)

(2x0.25) 0.50

5.53

Usage (GPM)

The existing site has the following fixtures:

Dan Dunaj

Art Kalajian

REGARDING:

FROM:

Water Closet

Floor Drains

Water Closet

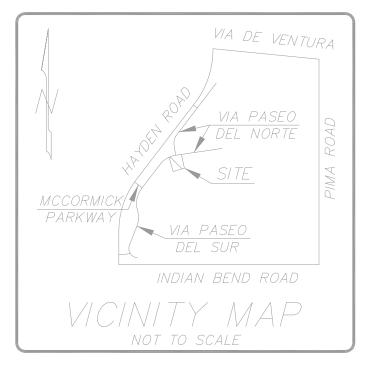
Floor Drains

building usage remain the same.

addition will remain the same.

Totals

Lavatory Mop Sink



Beginning at the Northeasterly corner of Tract AMENDED PASEO VILLAGE, according to Book 154 of Maps, Page 13, records of Maricopa County, Arizona, said point being also the intersection of the most Easterly line of said Tract "D" with the most Southerly line Via Paseo Del Norte; Thence South 79 degrees 22 minutes 45 seconds West along said Southerly line of Via Paseo Del Norte 206.00 feet to the true point of beginning; Thence South 14 degrees 51 minutes 10 seconds East 160.75 feet, Thence North 75 degrees 08 minutes 50 seconds East 144.00 feet Thence North 14 degrees 14 minutes 46 seconds West 149.99 feet Thence South 79 degrees 22 minutes 45 seconds West 145.99 feet along the most Southerly line of Via Paseo Del Norte to the true point of beginning.

over, on and across the following described portions of Tract "D", AMENDED PASEO VILLAGE, of Maricopa County, Arizona, as follows: Beginning at the Northeasterly corner of said Tract "D", said point being also the intersection of the most Easterly line of said Tract "D", with the most Southerly line of Via Paseo Del Norte, Thence South 79 degrees 22 minutes 45 seconds West 15.01 feet to the true point of beginning; Thence South 14 degrees 14 minutes 46 seconds East 70 feet; Thence South 79 degrees 22 minutes 45 seconds West 45 feet; Thence North 14 degrees 14 minutes 46 seconds West 30 feet; Thence North 79 degrees 22 minutes 45 seconds East 12 feet; Thence North 27 degrees 19 minutes 12 seconds West 41. 76 feet; Thence North 79 degrees 22 minutes 45 seconds East 45 feet to the true point of beginning. Beginning at the most Northeasterly corner of said Tract "D", said poin being also the intersection of the most Easterly line of said Tract "D", with the most Southerly degrees 22 minutes 45 seconds West 206.00 feet; Thence South 14 degrees 51 minutes 10 seconds East 40 feet to the true point of beginning; Thence South 14 degrees 51 minutes 10 seconds East 30 feet; Thence South 75 degrees 08 minutes 50 seconds West 48 feet; Thence North 14 degrees 51 minutes 10 seconds West to the Southerly line of Paseo Del Norte; Thence Northeasterly along the curve concave to the South a distance of 30 feet; Thence South 14 degrees 51 minutes 10 seconds East 40 feet: Unofficial Document Thence North 75 degrees 08 minutes 50 seconds East 18 feet to the true point of beginning, as created by instrument recorded in Docket 10767, Page 1261.

HELD LIABLE FOR ANY ERRORS OR DISCREPANCIES

A non—exclusive easement for ingress and egress, according to Book 154 of Maps, Page 13, records

SURVEY PROVIDED BY THE DEVELOPER. ALLIANCE LAND SURVEYING LLC JOB NO. 230218 DATED 3/8/23. TRI-COUNTY ENGINEERING DID NOT PROVIDE FIELD VERIFICATION AND SHALL NOT BE OF ACTUAL DATA.

ITEM	UNIT	QUANTITY
4"X10" TAPPING SLEEVE VALVE	EA	1
1" WM SERVICE (TYPE K COPPER)	LF	126
4" WM SERVICE (DIP CL350)	LF	129
6" SAN SERVICE (PVC SDR35)	LF	46
6" SAN CLEAN-OUT	EA	1
5' WD CONC DRAINAGE CHANNEL	LF	110

TRI-COUNTY **Engineering Consultants**

> 48701 Hayes Road Shelby Twp, MI 48315 TEL: (810) 394-7887 info@Tri-CountyEng.com www.Tri-CountyEng.com

CLIENT NAME:

Paseo Village Gas Station 8233 N Va Paseo del Norte Scottsdale, AZ 85258 Mr. Rafid Jamil (480) 580-6007 ronniejamil29@gmail.com

> 2 WORKING DAYS 800-782-5348

BLUE STAKE, INC.

Know what's below. Call before you dig.

RIOR TO CONSTRUCTION, ALL EXISTING TILITIES LOCATION AND DEPTH WITHIN TH ROJECT AREA SHALL BE FIELD VERIFIED. AST 2 WORKING DAYS BEFORE EXCAVAT

TLITY INFORMATION SHOWN ON THIS CORDING TO AVAILABLE RECORD OR SCLOSED INFORMATION BY VARIOUS THER SOURCES AND THUS MAY NO CESSARILY REFLECT ACTUAL FIELD CATIONS AND NO GUARANTEE IS GIVEN

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ROJECT NAME:

OMPLETENESS OR ACCURACY.

Paseo Village Gas Station Site Development 3233 N Vía Paseo del Norte Scottsdale, AZ 85258

SITE PLAN, UTILITY & **GEOMETRY PLAN**

ROJECT LOCATION: SEC 1, TO2N, RO4E

> CITY OF SCOTTSDALE MARICOPA COUNTY Drawn By: AS

Checked By: SS Approved By: SS

EVISIONS:

AGENCY SUBMITTALS 03/27/



CALE VERIFICATION: BAR IS ONE—INCH DJUST SCALES ACCORDINGLY IF

1" = 20

PROJECT NO: AZ23001

DRAWING NO: AZ23001

UT-1

ESTIMATED QUANTITIES THIS SHEET

4"X10" TAPPING SLEEVE VALVE	EA	1
1" WM SERVICE (TYPE K COPPER)	LF	126
4" WM SERVICE (DIP CL350)	LF	129
6" SAN SERVICE (PVC SDR35)	LF	46
6" SAN CLEAN-OUT	EA	1
5' WD CONC DRAINAGE CHANNEL	LF	110