

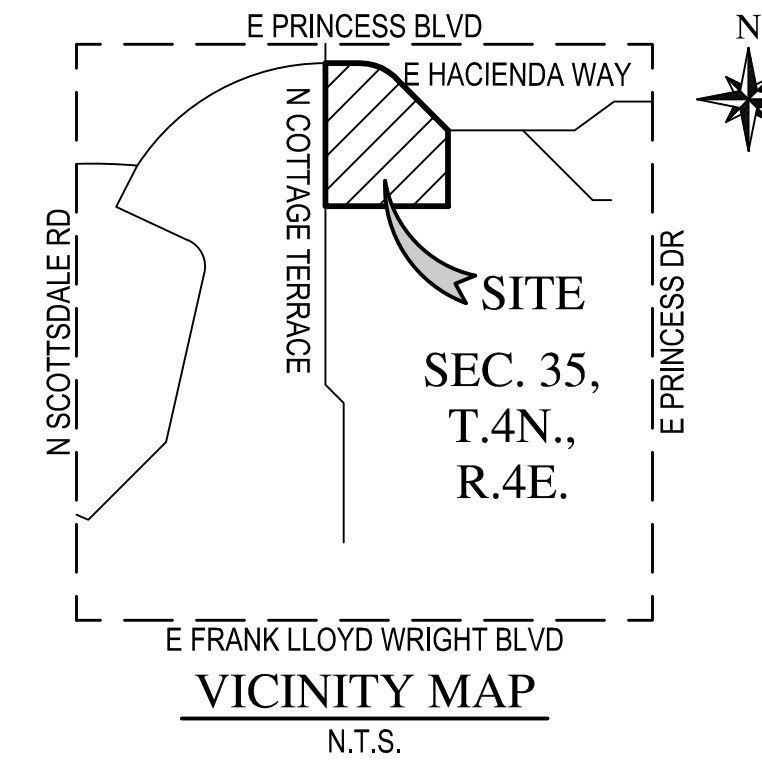
ENGINEER'S NOTES

- MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTALS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE IN THE CONTRACT.
- THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR GENERAL INFORMATIONAL PURPOSES ONLY AND MIGHT NOT REFLECT ACTUAL QUANTITIES AND SITE CONDITIONS. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR BLUE STAKE (1-800-STAKE-IT) PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
- ALL PAVING, GRADING, EXCAVATION, TRENCHING, PIPE BEDDING, CUT FILL AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS (GEOTECHNICAL) REPORT FOR THIS PROJECT IN ADDITION TO THE REFERENCED REQUIRED SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL BE AWARE THAT CERTAIN UTILITIES REQUIRE PROPER ATTENTION AND CAREFUL PLANNING DURING SITE CONSTRUCTION. PLEASE NOTE THAT UTILITIES ON THESE PLANS MAY NOT EXHIBIT THE FULL PROTECTIVE COVER REQUIRED DURING THE SUBGRADE PREPARATION PHASE OF THE CONSTRUCTION. IN SUCH INSTANCES, THE CONTRACTOR SHALL PROVIDE ADDITIONAL PROTECTION (SUCH AS RAMPING) OR INCREASED PIPE STRENGTH TO PROVIDE THE NECESSARY PROTECTION REQUIRED TO PREVENT DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL HOLD THE ENGINEER HARMLESS IN ALL CASES FOR DAMAGES TO UTILITIES WHERE INADEQUATE PROTECTIVE MEASURES OCCUR.
- THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.
- CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECT'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.
- COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
- CONTRACTOR IS RESPONSIBLE FOR PROJECT AND SITE CONDITIONS, AND TO WORK WITH WEATHER CONDITIONS AS THE PROJECT SITE MAY BE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS HAZARDS.
- 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 THESE 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.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE UTILITY CROSSINGS AT CULVERT CROSSINGS BEFORE STARTING WORK ON CULVERT. COORDINATE WITH OWNER REPRESENTATIVE. VERIFY UTILITY LINES AND/OR CONDUITS ARE IN PLACE BEFORE STARTING CULVERT WORK.
- CONSTRUCT RETENTION BASIN AS SHOWN. CONTRACTOR TO SCARIFY BOTTOM OF BASIN TWO FEET DEEP AND NOT ALLOW COMPACTION OVER 80%.
- THIS PROJECT REQUIRES A REGULAR ONGOING MAINTENANCE PROGRAM FOR THE DESIGNED DRAINAGE SYSTEM(S) TO PRESERVE THE DESIGN INTEGRITY AND THE ABILITY TO PERFORM ITS OPERATIONAL INTENT. FAILURE TO PROVIDE MAINTENANCE WILL JEOPARDIZE THE DRAINAGE SYSTEM(S) PERFORMANCE AND MAY LEAD TO ITS INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
- SEWER LINES DESIGNED IN PROFILE AND PUBLIC WATER LINES ARE REQUIRED TO BE ASBUILT AND THE INSTALLATION AND TESTING WITNESSED BY A PROFESSIONAL ENGINEER IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODES R18-9-E301 "4.01 GENERAL PERMIT: SEWAGE COLLECTIONS SYSTEMS" AND R18-5-507 AND 508 "APPROVAL OF CONSTRUCTION" AND "RECORD DRAWINGS", RESPECTIVELY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNER 72 HOURS IN ADVANCE WHEN THOSE SYSTEMS ARE READY TO BE WITNESSED.
- THE WORK PRODUCT PRESENTED IS BELIEVED TO BE COMPLIANT WITH THE INTENT OF THE CURRENT AMERICANS DISABILITIES ACT (ADA) REQUIREMENTS AS INTERPRETED BY THE REVIEWING AGENCY(IES). IF CONSTRUCTION OF THE PROJECT IS DELAYED, THIS WORK PRODUCT SHOULD BE UPDATED TO ACCOUNT FOR ANY RELEVANT ADA UPDATES BEFORE CONSTRUCTION BEGINS.
- LOWEST FLOOR (LF) REFERS TO EITHER FLOOR/SLAB ELEVATION OR TOP OF BASEMENT SLAB. LF ELEVATIONS ON THE GRADING AND DRAINAGE PLANS FOR RESIDENTIAL UNITS REFLECT SLAB ON GRADE CONDITIONS AND CANNOT BE LOWERED WITHOUT AGENCY APPROVAL IN LOCATIONS WHERE 'SPECIAL FLOOD HAZARD AREAS' EXIST. IN NON-FLOOD HAZARD LOCATIONS, TO ENSURE THAT ADEQUATE RESIDENTIAL LOT DRAINAGE CAN BE ACHIEVED, A PROFESSIONAL ENGINEER SHOULD BE CONSULTED IF THE LF FOR THE SLAB IS PROPOSED TO BE LOWERED, OR IF A BASEMENT IS TO BE CONSTRUCTED.

FAIRMONT SCOTTSDALE PRINCESS SUNSET VILLAS AND BUNGALOWS

IMPROVEMENT PLAN SCOTTSDALE, ARIZONA

A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



WOOD PATEL
Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com

ARIZONA811
Arizona Blue Stakes, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5243)
In Maricopa County (602) 953-1100

EARTHWORK QUANTITIES (ESTIMATED)

RAW CUT:	687 CY
RAW FILL:	6,689 CY

QUANTITIES ARE ESTIMATED IN PLACE. NO PRECOMPACTION, SHRINK OR SWELL IS ASSUMED.

CITY OF SCOTTSDALE NOTES

PLEASE REFER TO SHEET C2 FOR CITY OF SCOTTSDALE NOTES.

QUANTITIES

PLEASE REFER TO SHEET C2 FOR ESTIMATED QUANTITIES FOR WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS.

LEGEND

PLEASE REFER TO SHEET C2 FOR LEGEND AND LIST OF ABBREVIATIONS.

FINISH FLOOR ELEVATION CALCULATION

FEMA SUMMARY TABLE				
NAME	LF ₈₈	HAG	LAG	RFD
BUILDINGS				
VILLA 1	1,554.00	1,551.08	1,550.06	1,553.08
VILLA 2	1,554.00	1,551.08	1,550.06	1,553.08
VILLA 3	1,554.00	1,550.51	1,549.47	1,552.51
VILLA 4	1,555.30	1,549.6	1,548.45	1,551.60
VILLA 5	1,553.20	1,549.75	1,548.97	1,551.75
VILLA 6	1,553.30	1,549.37	1,548.35	1,551.37
BUNGALOW 1	1,552.80	1,548.07	1,547.16	1,550.07
BUNGALOW 2	1,554.00	1,548.29	1,547.39	1,550.29
BUNGALOW 3	1,555.10	1,548.31	1,547.41	1,550.31

ALL ELECTROMECHANICAL EQUIPMENT SHALL BE ELEVATED TO RFD ELEVATION.

ENGINEER'S CERTIFICATION

ENGINEER'S CERTIFICATION: 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 ONE-HUNDRED YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE REVISED CODE, CHAPTER 37-FLOODPLAIN AND STORMWATER REGULATIONS.

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

Darin L. Moore 06/13/2023
ENGINEER SIGNATURE DATE

FEMA FIRM NOTE (ZONE AO)

ACCORDING TO FEMA FLOOD INSURANCE RATE MAPPING, THE SUBJECT PROPERTY IS LOCATED IN 'SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD' "ZONE AO". ZONE AO IS DESCRIBED AS: "FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED."

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	INDEX DATE	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
04013C	1320	L	10/16/2013	07/20/2021	AO	1

PARCEL DESCRIPTION

PARCEL NO. 2: (TENNIS COTTAGES PARCEL)
THAT PORT OF THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 35;
THENCE NORTH 00 DEGREES 08 MINUTES 41 SECONDS EAST, ALONG THE NORTH-SOUTH MED-SECTION LINE OF SAID SECTION 35, A DISTANCE OF 1486.58 FEET;
THENCE NORTH 89 DEGREES 49 MINUTES 06 SECONDS WEST, 840.00 FEET OF THE POINT OF BEGINNING;
THENCE SOUTH 27 DEGREES 44 MINUTES 13 SECONDS EAST, 177.75 FEET;
THENCE SOUTH 83 DEGREES 46 MINUTES 19 SECONDS EAST, 39.13 FEET;
THENCE SOUTH 26 DEGREES 47 MINUTES 27 SECONDS EAST, 26.35 FEET;
THENCE SOUTH 58 DEGREES 07 MINUTES 53 SECONDS EAST, 43.04 FEET;
THENCE SOUTH 88 DEGREES 18 MINUTES 25 SECONDS EAST, 29.86 FEET;
THENCE SOUTH 07 DEGREES 07 MINUTES 02 SECONDS EAST, 47.49 FEET;
THENCE SOUTH 66 DEGREES 38 MINUTES 00 SECONDS WEST, 275.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 150.00 FEET;
THENCE SOUTH WESTERLY ALONG SAID CURVE THOUGH A CENTRAL ANGLE OF 12 DEGREES 08 MINUTES 15 SECONDS, AN ARCH DISTANCE OF 31.78 FEET;
THENCE SOUTH 54 DEGREES 29 MINUTES 46 SECONDS WEST, 446.31 FEET;
THENCE NORTH 84 DEGREES 49 MINUTES 13 SECONDS WEST, 43.57 FEET;
THENCE NORTH 00 DEGREES 01 MINUTES 45 SECONDS EAST, 619.54 FEET;
THENCE SOUTH 89 DEGREES 49 MINUTES 06 SECONDS EAST, 377.78;
THENCE NORTH 00 DEGREES 01 MINUTES 45 SECONDS EAST, 18.00 FEET;
THENCE SOUTH 89 DEGREES 49 MINUTES 06 SECONDS EAST, 103.52 FEET TO THE POINT OF BEGINNING.

EXCEPT ONE-HALF OF ALL OIL AND MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED IN BOOK 124, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA; AND ALSO EXCEPT ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION; AND ALSO EXCEPT ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS WHETHER OR NOT OF COMMERCIAL VALUE, AS SET FORTH IN SECTION 37-231, ARIZONA REVISED STATUTES.

SOILS REPORT NOTE

A SOILS GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS PROJECT TITLED FAIRMONT CASITAS ADDITION BY ALPHA GEOTECHNICAL & MATERIALS, INC. DATED DECEMBER 15, 2021. REPORT NO. 21-G-12692.

STIPULATION CONFORMANCE STATEMENT

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

Darin L. Moore 06/13/2023
ENGINEER SIGNATURE DATE

SHEET INDEX

- C1 COVER SHEET
- C2 NOTES & QUANTITIES
- C3 INDEX MAP
- C4 DEMOLITION PLAN
- C5-C6 GRADING & DRAINAGE PLAN
- C7-C8 PAVING PLAN
- C9-C12 STORM DRAIN PLAN
- C13 WATER PLAN
- C14 FIRE LINE PLAN
- C15-C16 SANITARY SEWER PLAN
- C17-C18 DETAILS

BENCHMARK

CITY OF SCOTTSDALE BRASS CAP FLUSH 450± NORTH OF PRINCESS DRIVE ON SCOTTSDALE ROAD, BEING THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST.
CITY OF SCOTTSDALE DATUM, NAVD88 DATUM
ELEVATION=1553.22'.

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON NAVD 1988, MCDOT, AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA.

PUBLIC UTILITIES

WATER	CITY OF SCOTTSDALE
SEWER	CITY OF SCOTTSDALE
ELECTRIC	APS
TELEPHONE	CENTURYLINK
NATURAL GAS	SOUTHWEST GAS
CABLE TV	COX COMMUNICATIONS

Plan # _____
Case # 38-DR-2022
Q-S # _____
 Accepted
 Corrections
N. Baronas 8/3/2023
Reviewed By _____ Date _____

NO CONFLICT SIGNATURE BLOCK

UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER	DATE CONTACTED	DATE SIGNED
ELECTRIC	ARIZONA PUBLIC SERVICE	HAILEY PARKS	602-493-4401	08/22/2022	
TELEPHONE	LUMEN	JEANETTE DEBOARD	480-221-7810	08/22/2022	
NATURAL GAS	SOUTHWEST GAS	ANDY SAKS	480-730-3857	08/22/2022	
CABLE TV	COX COMMUNICATIONS	JACOB HORSMAN	-	08/22/2022	
OTHER	MCI	RICHARD YOUNG	602-615-8995	08/22/2022	

ENGINEER'S CERTIFICATION
I, DARIN L. MOORE, P.E., 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. 01/30/2023

Darin L. Moore 06/13/2023
SIGNATURE DATE

CITY OF SCOTTSDALE CIVIL APPROVAL

REVIEW & RECOMMENDED APPROVAL BY:			
PAVING		SIGNS & MARKINGS	
GRADING & DRAINAGE		PLANNING	
WATER & SEWER		FIRE	
RETAINING WALLS		SIGNALS & STREET	
ENGINEERING DEPARTMENT MANAGER		DATE	

**FAIRMONT SCOTTSDALE PRINCESS
SUNSET VILLAS AND BUNGALOWS
IMPROVEMENT PLAN
COVER SHEET**

DATE	DESCRIPTION	REV

SCALE (HORIZ.) N/A
SCALE (VERT.) N/A
DATE 06/13/2023
JOB NUMBER 215319.10
SHEET C1 OF 18



CITY OF SCOTTSDALE NOTES

GENERAL CONSTRUCTION NOTES FOR CAPITAL PROJECTS

- ALL IMPROVEMENT CONSTRUCTION SHALL COMPLY WITH THE 2020 MARICOPA COUNTY ASSOCIATION OF GOVERNMENTS STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE SUPPLEMENTAL STANDARD SPECIFICATIONS AND DETAILS AND CITY OF SCOTTSDALE'S DESIGN STANDARDS & POLICIES MANUAL (DS&PM). IF THERE IS A CONFLICT, THE LATTER SHALL APPLY. ALL FACILITIES CONSTRUCTION SHALL COMPLY WITH THE LATEST BUILDING CODES AS AMENDED AND ADOPTED BY THE CITY OF SCOTTSDALE.
- THE ENGINEERING DESIGNS ON THESE PLANS ARE APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE CITY.
- BASED ON THE INFORMATION SUBMITTED ON THE PLANS AND ASSOCIATED DOCUMENTS, THE CITY HAS REVIEWED AND FOUND THEM TO BE IN ACCORDANCE WITH THE SCOTTSDALE REVISED CODE AND ARE ACCEPTABLE FOR PERMIT ISSUANCE. THIS ACCEPTANCE BY THE CITY DOES NOT AUTHORIZE VIOLATIONS OF ANY APPLICABLE CODE, ORDINANCE OR STANDARD AS ADOPTED BY THE SCOTTSDALE REVISED CODE.
- APPROVAL OF THE PLANS BY THE CITY IS VALID FOR SIX MONTHS. IF A PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS OF REVIEW, THE PLANS SHALL BE RESUBMITTED TO THE CITY FOR REAPPROVAL.
- ANY DEVIATION FROM THE APPROVED PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THAT CHANGE BEING INCORPORATED INTO THE PROJECT.
- A CITY CAPITAL PROJECTS INSPECTOR WILL INSPECT ALL WORK WITHIN THE CITY RIGHTS-OF-WAY, EASEMENTS AND FACILITIES.
- ANY SPECIAL INSPECTION REQUIRED SHALL BE IN ADDITION TO ANY ROUTINE INSPECTION BY THE CITY.
- CITY ENCROACHMENT AND BUILDING PERMITS ARE REQUIRED FOR WORK IN PUBLIC RIGHTS-OF-WAY, EASEMENTS GRANTED FOR PUBLIC PURPOSES AND FACILITIES. PERMITS WILL BE ISSUED BY THE CITY THROUGH THE CITY'S ONE STOP SHOP. COPIES OF ALL PERMITS SHALL BE RETAINED ON-SITE AND SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE WORK STOPPAGE UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR SALVAGING PROTECTED NATIVE PLANTS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL CONTACT AZ 811 TWO FULL WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
- ALL EXCAVATION AND GRADING WHICH IS NOT IN PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC PURPOSES MUST CONFORM TO SECTION 1803 AND APPENDIX J OF THE LATEST INTERNATIONAL CODE COUNCIL AS ADOPTED AND AMENDED BY THE CITY OF SCOTTSDALE. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE CITY.
- THRUST RESTRAINT, WHERE REQUIRED, ON ALL CITY WATER LINES SHALL BE PROVIDED USING MEGALUG MECHANICAL JOINT RESTRAINTS OR CITY-APPROVED EQUAL.
- ANY ASPHALT MIX DESIGN USED ON CITY PROJECTS SHALL HAVE BEEN APPROVED FOR THAT USE PER SECTION 5-10 OF THE CITY'S DS&PM AND APPEAR ON THE "APPROVED LIST OF ASPHALT MIXES" AS DISTRIBUTED BY THE EAST VALLEY ASPHALT COMMITTEE (EVAC).
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND REPLACE, AT NO ADDITIONAL COST TO THE CITY, ANY AND ALL PAVEMENT, SIDEWALK, CURB AND GUTTER, DRAINAGE STRUCTURES, ETC. OUTSIDE THE PAY LIMIT THAT ARE DAMAGED DUE TO THEIR ACTIVITIES ON THE PROJECT. THIS INCLUDES, BUT IS NOT LIMITED TO, THE REMOVAL AND REPLACEMENT OF NEWLY CRACKED ROADWAY INFRASTRUCTURE, THE REMOVAL AND REPLACEMENT OF EXISTING CRACKED ROADWAY INFRASTRUCTURE WHERE THE CRACKS HAVE BEEN ENLARGED DUE TO THE CONTRACTOR'S OPERATIONS, THE REMOVAL AND REPLACEMENT OF DEFORMED ROADWAY INFRASTRUCTURE. ALL SAWCUTS USED FOR THE REMOVAL OF THESE ITEMS SHALL BE PERPENDICULAR AND PARALLEL TO THE CENTERLINE CONTROLLING THAT ITEM, OR AT THE DIRECTION OF THE CITY'S CAPITAL PROJECTS INSPECTOR.
- ALL CAPITAL IMPROVEMENT PROJECTS SHALL MEET THE PROCEDURES AND STANDARDS FOR THE USE OF TEMPORARY/SECURITY FENCING AROUND THE PERIMETER OF CONSTRUCTION SITES, AS DEFINED IN THE CITY'S ZONING ORDINANCE, ARTICLE VII, SECTION 7.700.

GENERAL NOTES FOR PUBLIC WORKS CONSTRUCTION

- 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.
- 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.
- THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF A RIGHT-OF-WAY PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN THIS TIME FRAME, THE PLANS MUST BE RESUBMITTED TO THE CITY FOR REAPPROVAL.
- A CITY INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF SCOTTSDALE. NOTIFY INSPECTION SERVICES 72 HOURS BEFORE BEGINNING WORK.
- WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 811, TWO WORKING DAYS BEFORE EXCAVATION BEGINS.
- PERMISSION TO WORK IN THE RIGHT-OF-WAY (PWR) PERMITS ARE REQUIRED FOR ALL WORKS WITHIN THE RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. 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.

FIRE NOTE:

- ALL PRIVATE STREETS AND DRIVES SHALL CONFORM TO THE FIRE DEPARTMENT GUIDELINES FOR EMERGENCY VEHICLE ACCESS.

SEWER NOTE:

- THE ONSITE SEWER SYSTEM CONSTRUCTED BY THIS PLAN SET IS A PRIVATE SYSTEM AND WILL NOT BE MAINTAINED BY THE CITY OF SCOTTSDALE.
- MAINTENANCE OF THE ONSITE SEWER SYSTEM IS THE RESPONSIBILITY OF THE OWNER.

WATER NOTE:

- THE WATER SYSTEM SHOWN HEREIN HAS BEEN DESIGNED TO ADEQUATELY SUPPLY WATER IN SUFFICIENT QUANTITY AND PRESSURE TO MEET LOCAL FIRE REQUIREMENTS.

PAVING QUANTITIES WITHIN PUBLIC RIGHT-OF-WAY (ESTIMATED)

3" A.C. OVER 5" A.B.C.	858 SY
8" P.C.C. OVER 4" A.B.C.	19 SY
6" VERTICAL CURB & GUTTER	349 LF
MOUNTABLE CURB	29 LF
6" SINGLE CURB	13 LF
CONCRETE SIDEWALK	10,605 SF
CURB TRANSITION	2 EA
SIDEWALK RAMP	1 EA

PUBLIC WATER QUANTITIES (ESTIMATED)

4" DIP WATER LINE	406 LF
3" WATER LINE	169 LF
4" DOMESTIC WATER SERVICE & METER	1 EA
4" DOUBLE CHECK VALVE BACKFLOW	1 EA
CONNECT TO EXISTING WATERLINE	3 EA

PUBLIC SEWER QUANTITIES (ESTIMATED)

CONNECT TO EXISTING SEWER LINE	1 EA
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LEGEND

EXISTING SURVEY	PROPOSED GRADING, DRAINAGE & PAVING
--- SECTION LINE	--- 1300 --- MAJOR CONTOUR
--- RIGHT OF WAY	--- 1299 --- MINOR CONTOUR
--- PROPERTY LINE	--- C 0.00 --- P 0.00 --- SPOT ELEVATIONS
--- ROAD CENTERLINE	--- STORM DRAIN PIPE
--- EASEMENT	--- STORM DRAIN CATCH BASIN
○ SURVEY MARKER	--- SLOPE ARROW
--- E (CONDUIT) --- UG ELECTRIC (BURIED CABLE)	--- GRADE BREAK/RIDGE
--- E (DUCT BANK) --- UG ELECTRIC (CONDUIT)	--- RIP RAP
--- OHE --- OVERHEAD ELECTRIC	--- WALL ELEVATION
--- OHT --- OVERHEAD TELEPHONE	--- ROOF DRAIN/DRAIN ARROW
--- T --- UG TELEPHONE	--- DRYWELL
--- TV --- CABLE TELEVISION	--- SITE ULTIMATE OUTFALL LOCATION & ELEVATION
--- OHTV --- OVERHEAD CABLE TELEVISION	--- WALL
--- T (DUCT BANK) --- TELEPHONE DUCT BANK	--- CONCRETE SIDEWALK
--- BARBED WIRE FENCE	--- CONCRETE PAVEMENT
--- CHAIN LINK FENCE	--- LIGHT DUTY ASPHALT PAVEMENT
--- WOOD FENCE	--- HEAVY DUTY ASPHALT PAVEMENT
--- BLOCK WALL	--- STREET/PARKING LIGHT
--- 4"G (MATERIAL) --- GAS LINE	
--- 8"S (MATERIAL) --- SEWER LINE	
--- 4"IRR (MATERIAL) --- STORM DRAIN PIPE	
--- 8"W (MATERIAL) --- IRRIGATION LINE	
--- WATER LINE	
--- CURB	
--- SIDEWALK	
--- MAJOR CONTOUR	
--- MINOR CONTOUR	
--- VEGETATION	
--- BUILDING	
--- SEWER MANHOLE	
--- STORM DRAIN MANHOLE	
--- TELEPHONE MANHOLE	
--- SPOT ELEVATION	
--- SIGN	
--- JUNCTION BOX/RISER	
--- FIRE HYDRANT	
--- WATER VALVE	
--- STREET/PARKING LIGHT	
--- UTILITY POLE	
--- CATCH BASIN	
	PROPOSED WATER & SEWER
	--- WATER LINE
	--- WATER LINE FITTINGS
	--- BACKFLOW PREVENTION DEVICE
	--- WATER VALVE
	--- FIRE DEPARTMENT CONNECTION
	--- FIRE HYDRANT
	--- WATER METER
	--- PLUG
	--- REDUCER
	--- TAPPING SLEEVE & VALVE
	--- CURB STOP
	--- PRESSURE RELEASE VALVE
	--- AIR/VACUUM RELEASE VALVE
	--- SEWER LINE
	--- SEWER MANHOLE
	--- CLEANOUT

ABBREVIATIONS

A.L.	AREA LIGHT
C	CONCRETE ELEVATION
CO	CURB OPENING
E.O.	ELECTRICAL OUTLET
E.S.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
FH	FIRE HYDRANT
G	GUTTER ELEVATION
INV	INVERT ELEVATION
I.V.	IRRIGATION VALVE
I.V.B.	IRRIGATION VALVE BOX
NG	NATURAL GROUND ELEVATION
P	PAVEMENT ELEVATION
RLM	RIM ELEVATION
TB	TOP OF BANK
TC	TOP OF CURB



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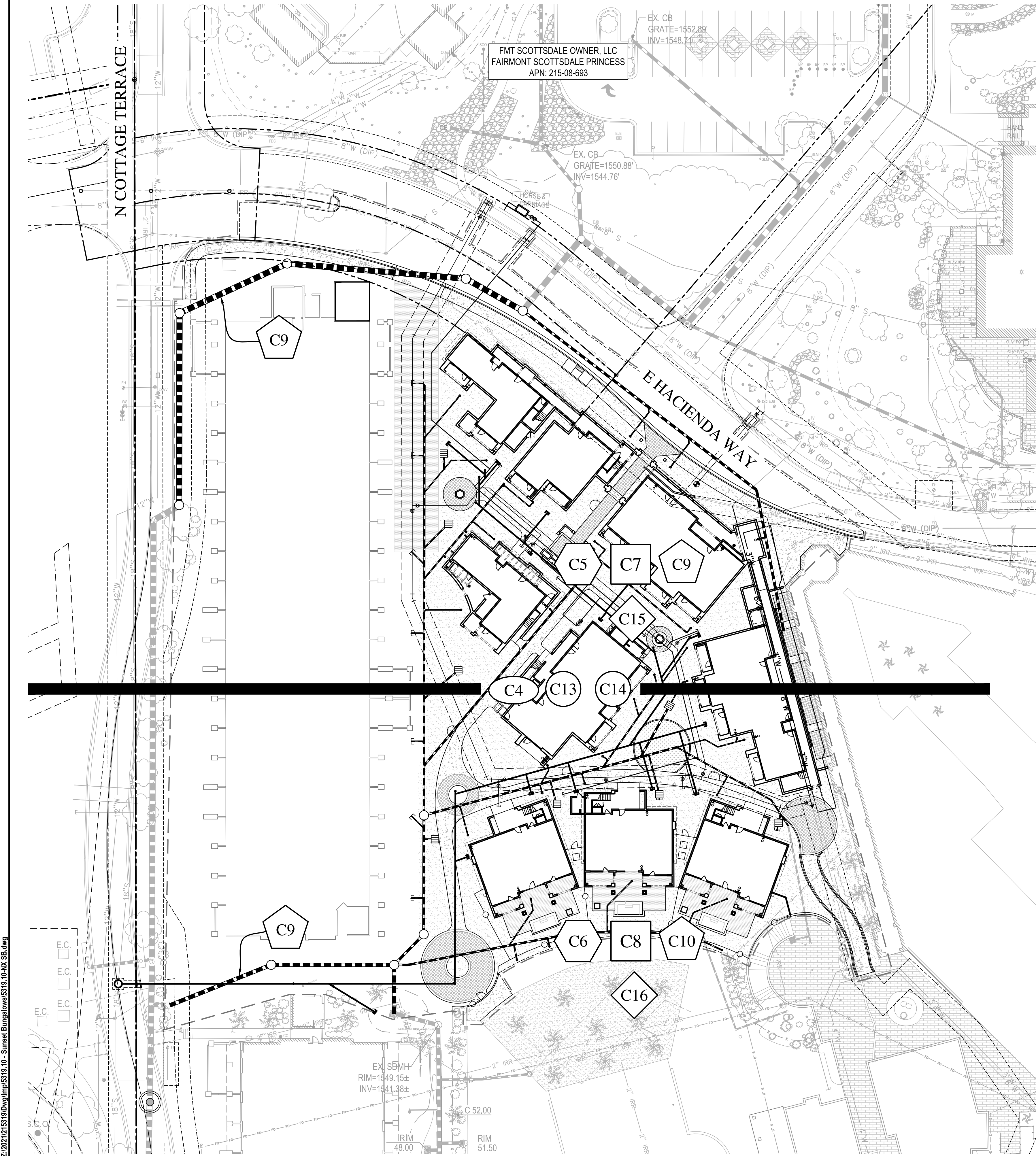
FAIRMONT SCOTTSDALE PRINCESS SUNSET VILLAS AND BUNGALOWS IMPROVEMENT PLAN
NOTES & QUANTITIES

DATE	DESCRIPTION	REV









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SCALE (VERT.)	N/A
DATE	06/13/2023
JOB NUMBER	215319.10
SHEET	C2 OF 18

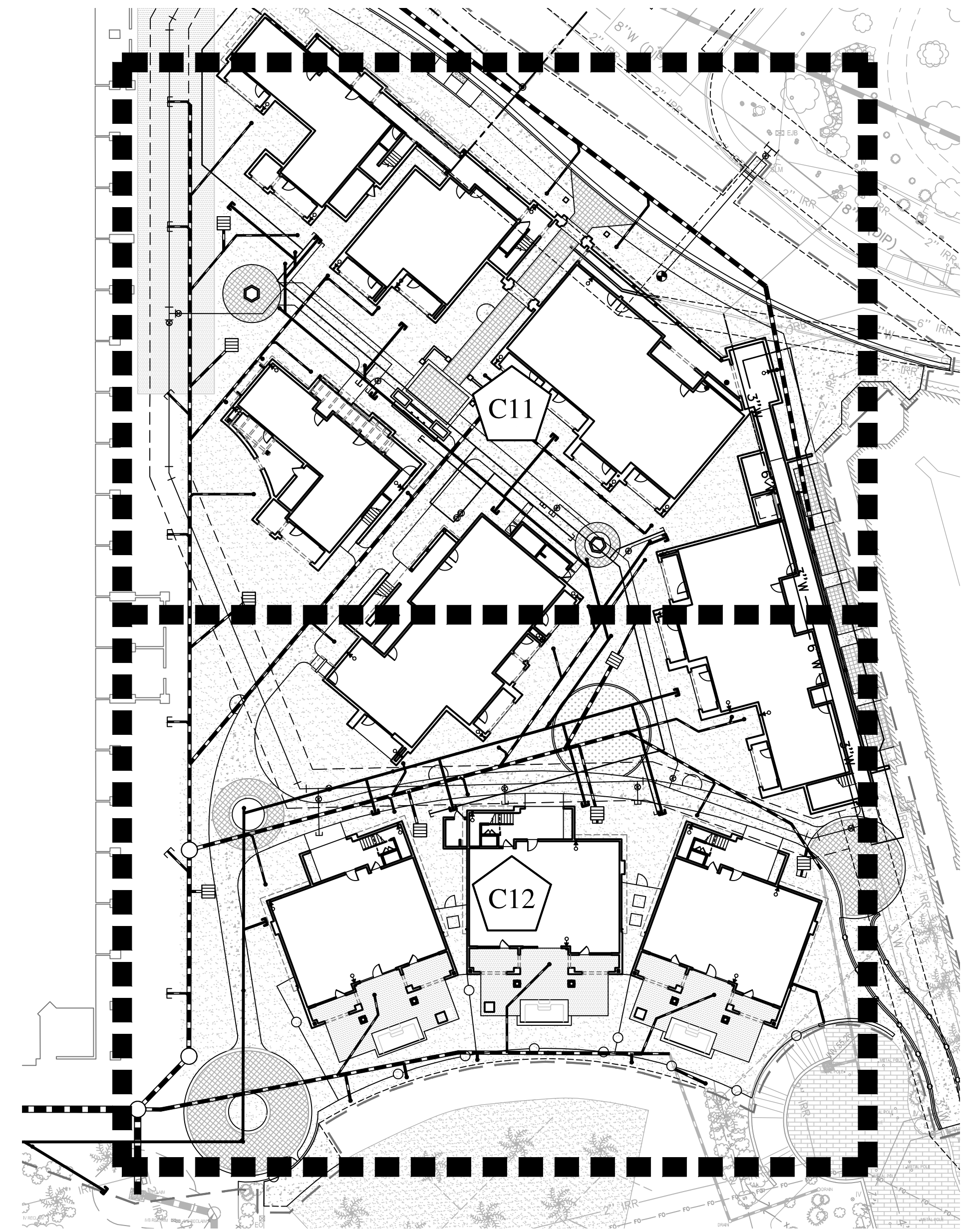
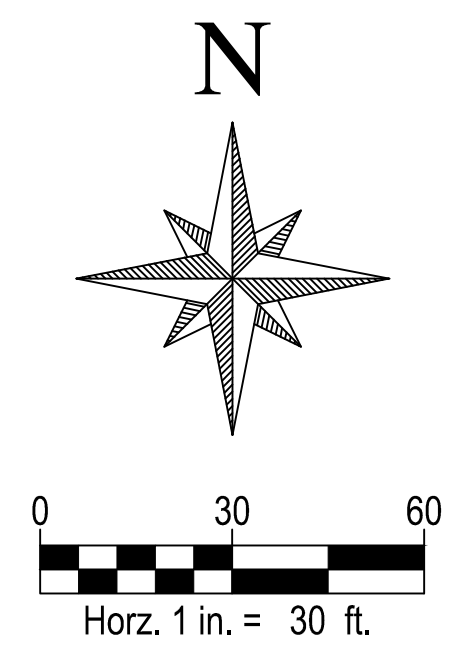
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INDEX MAP LEGEND

-  DEMOLITION
-  GRADING & DRAINAGE
-  PAVING
-  STORM DRAIN
-  WATER & FIRE LINE
-  SEWER

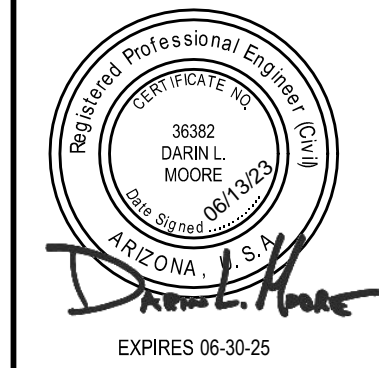


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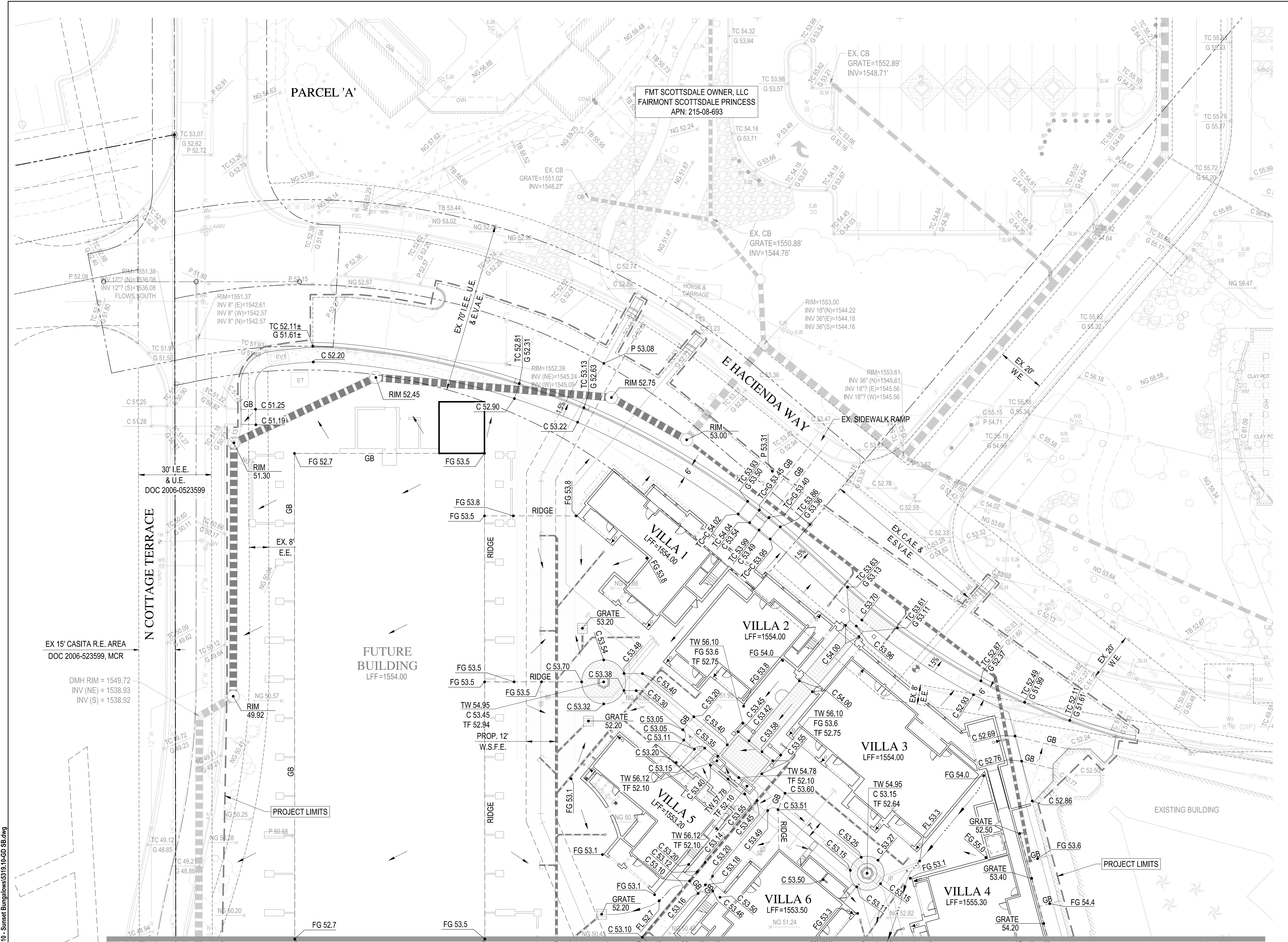


**FAIRMONT SCOTTSDALE PRINCESS
 SUNSET VILLAS AND BUNGALOWS
 IMPROVEMENT PLAN
 INDEX MAP**

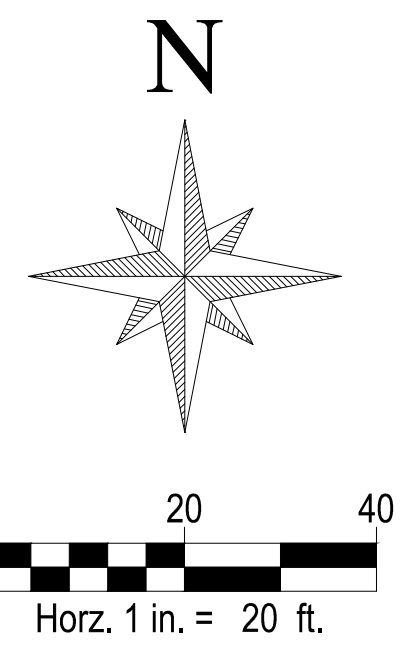
REV	DESCRIPTION	DATE



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 DATE 06/13/2023
 JOB NUMBER 215319.10
 SHEET C3 OF 18



FMT SCOTTSDALE OWNER LLC
 FAIRMONT SCOTTSDALE PRINCESS
 APN: 215-08-693



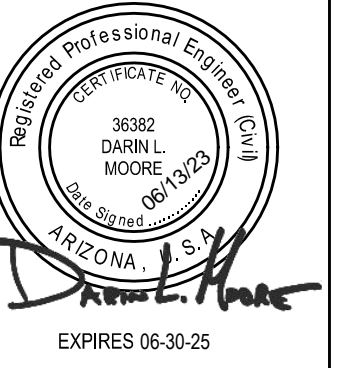
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**FAIRMONT SCOTTSDALE PRINCESS
 SUNSET VILLAS AND BUNGALOWS
 IMPROVEMENT PLAN**
 GRADING & DRAINAGE PLAN

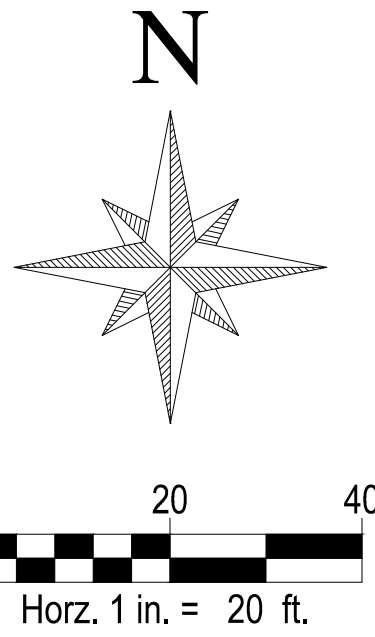
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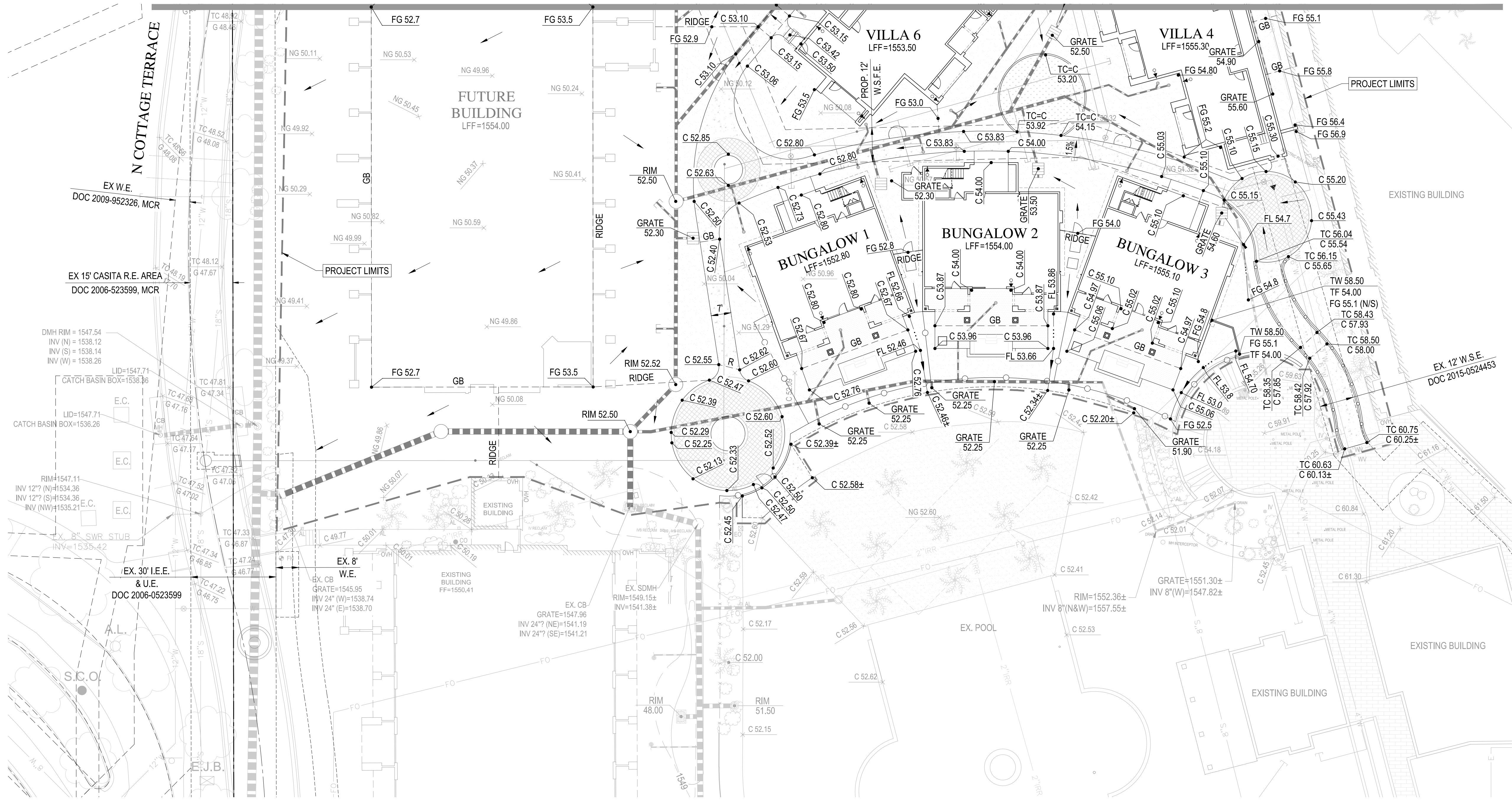
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 DATE 06/13/2023
 JOB NUMBER 215319.10
 SHEET C5 OF 18

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CHECKED BY: DM DESIGNED BY: RS DRAFTED BY: JRS

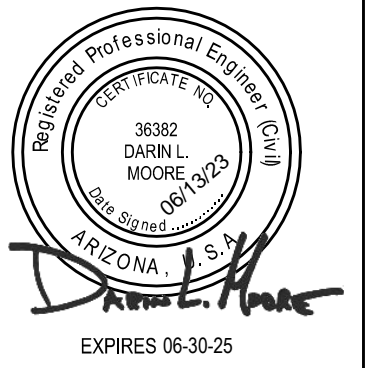


MATCH SHEET C5

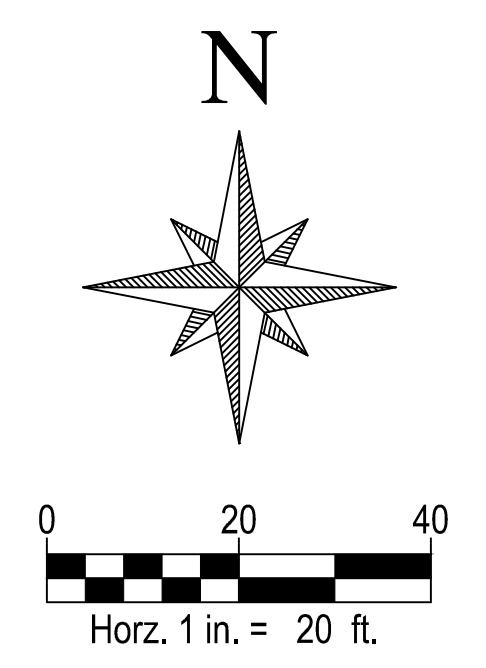
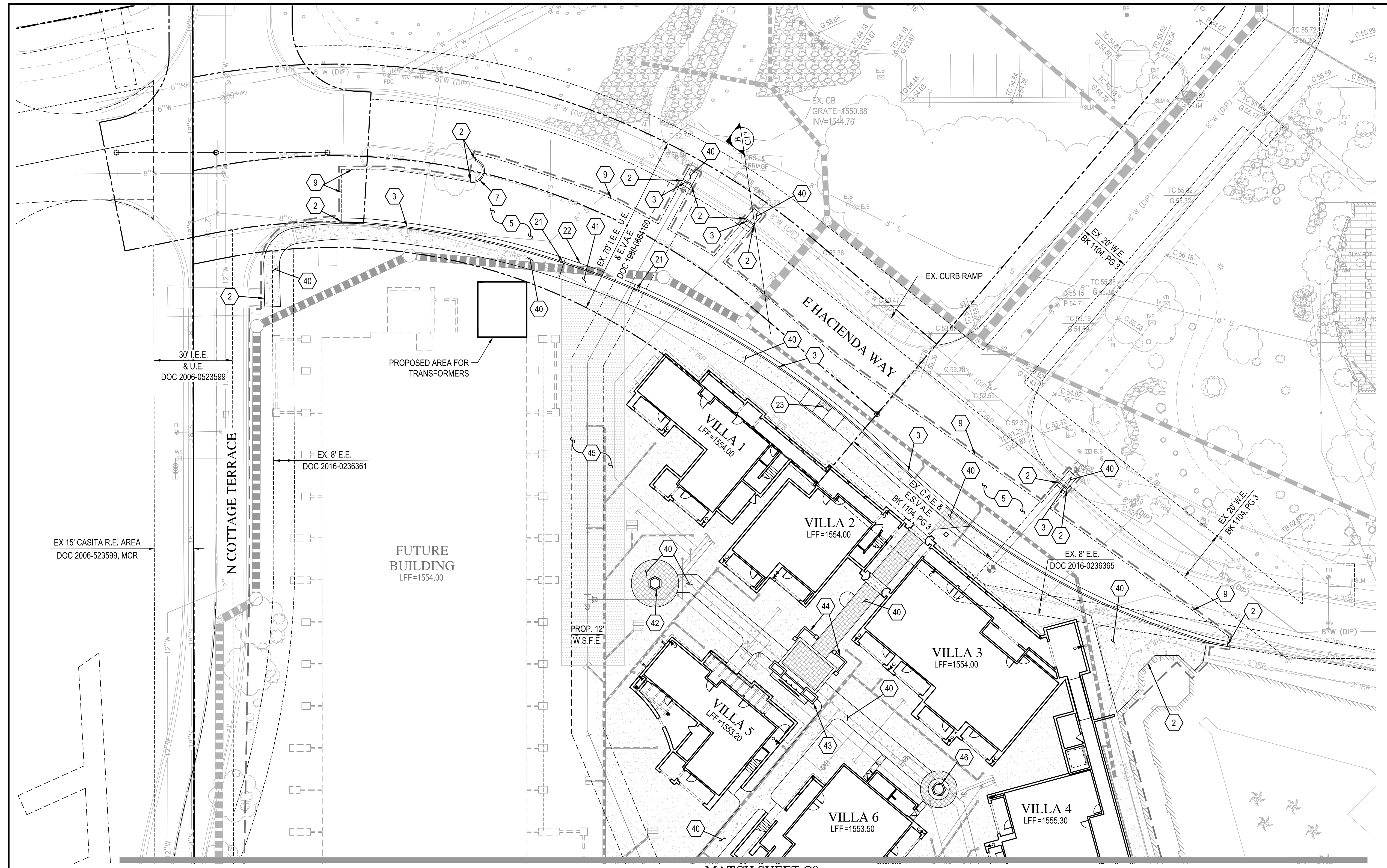


**FAIRMONT SCOTTSDALE PRINCESS
SUNSET VILLAS AND BUNGALOWS
IMPROVEMENT PLAN**
GRADING & DRAINAGE PLAN

REV	DESCRIPTION	DATE



SCALE (HORIZ.) 1" = 20'
SCALE (VERT.) N/A
DATE 06/13/2023
JOB NUMBER 215319.10
SHEET C6 OF 18

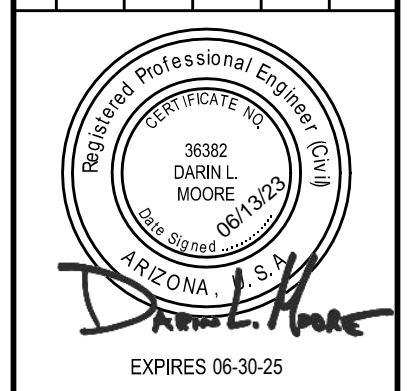


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 SUNSET VILLAS AND BUNGALOWS
 IMPROVEMENT PLAN
 PAVING PLAN**

DATE	DESCRIPTION	REV



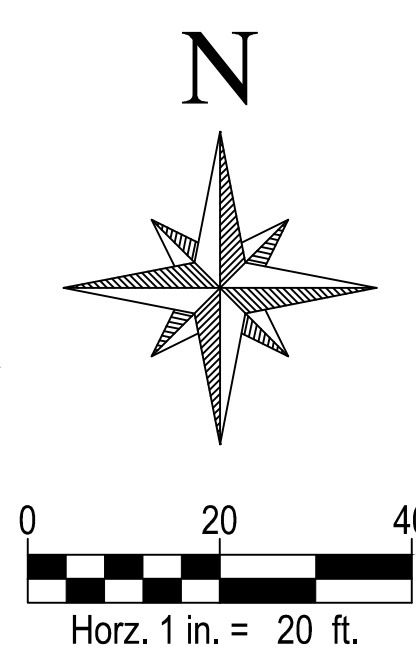
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 JOB NUMBER 215319.10
 SHEET C7 OF 18

MATCH SHEET C8

PAVING NOTES

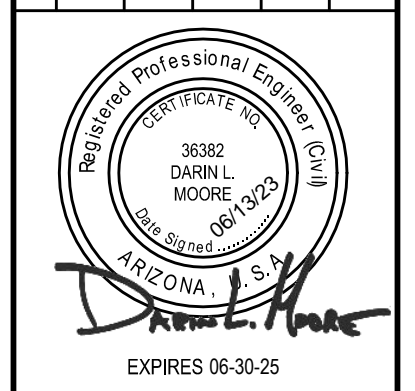
- 2 MATCH EXISTING ELEVATIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 3 CONSTRUCT 6" CURB & GUTTER PER M.A.G. STD. DET. 220, TYPE A.
- 5 INSTALL HEAVY DUTY PAVEMENT, 3" A.C. PAVEMENT OVER 11" A.B.C. PER GEOTECHNICAL REPORT.
- 7 CONSTRUCT 6" SINGLE CURB PER M.A.G. STD. DET. 222, TYPE A.
- 9 MATCH NEW PAVEMENT TO EXISTING PAVEMENT AT SAWCUT LINE
- 21 CONSTRUCT CURB TRANSITION TYPE 'E' TO TYPE 'A' PER M.A.G. STD. DETAIL 220-2.
- 22 CONSTRUCT MOUNTABLE CURB, TYPE 'E'. PER M.A.G. STD. DETAIL 220-2
- 23 CONSTRUCT SIDEWALK RAMP PER M.A.G. STD. DET. 238-2, WITH DETECTABLE WARNING STRIP PER C.O.S. STD. DETAIL 2231.
- 40 CONSTRUCT SIDEWALK PER M.A.G. STD. DET. 230. SEE L-201 AND L-202 OF THE LANDSCAPE PLAN FOR COLOR, FINISH, AND TYPE.
- 41 CONSTRUCT HEAVY DUTY RIGID PAVEMENT, 8" PCC OVER 4" ABC PER THE GEOTECHNICAL REPORT.
- 42 CONSTRUCT FIRE PIT PER DETAIL 1A & 1B ON SHEET L-106 OF THE LANDSCAPE PLANS.
- 43 CONSTRUCT WATER FEATURE PER DETAILS 1A THROUGH 1E ON SHEET L-105 OF THE LANDSCAPE PLANS.
- 44 CONSTRUCT WALL PER DETAILS 3A & 3B ON SHEET L-105 OF THE LANDSCAPE PLANS.
- 45 CONSTRUCT FIRE LANE PER DETAIL 8 ON SHEET L-103 OF THE LANDSCAPE PLANS.
- 46 CONSTRUCT WATER POT FEATURE PER DETAILS 2A THROUGH 2C ON SHEET L-105 OF THE LANDSCAPE PLANS.

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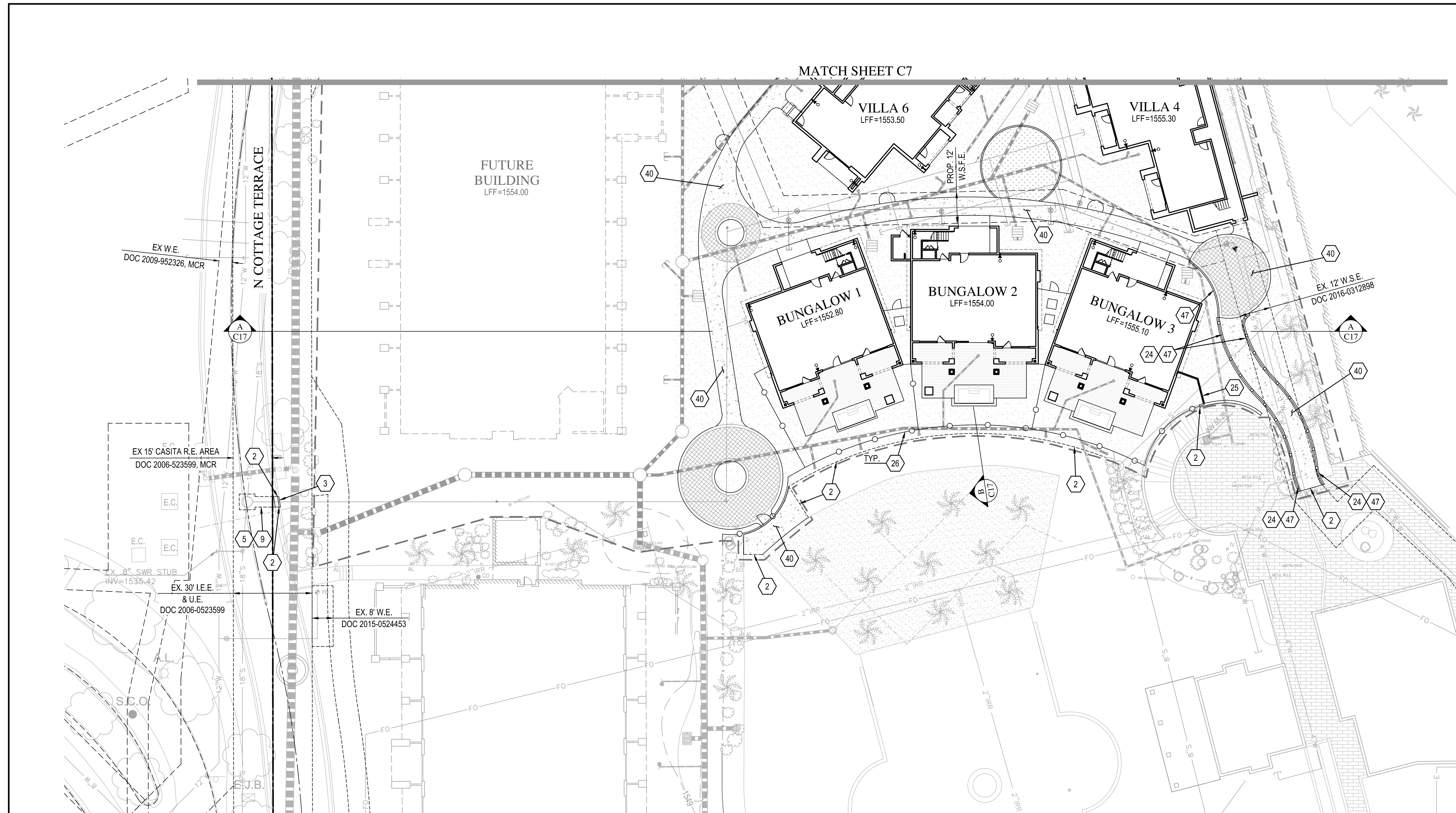


**FAIRMONT SCOTTSDALE PRINCESS
 SUNSET VILLAS AND BUNGALOWS
 IMPROVEMENT PLAN
 PAVING PLAN**

REV	DESCRIPTION	DATE

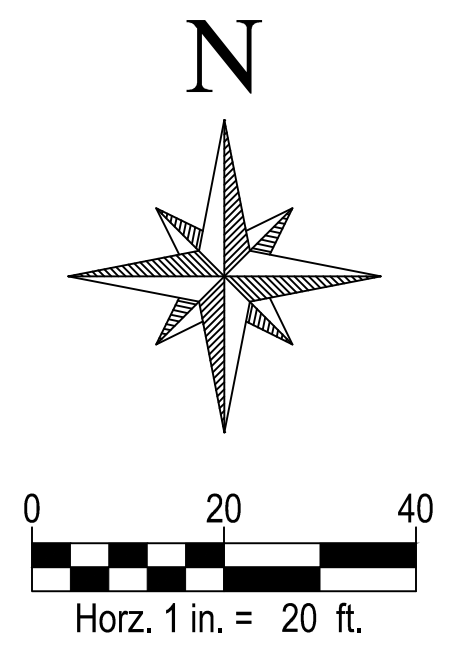
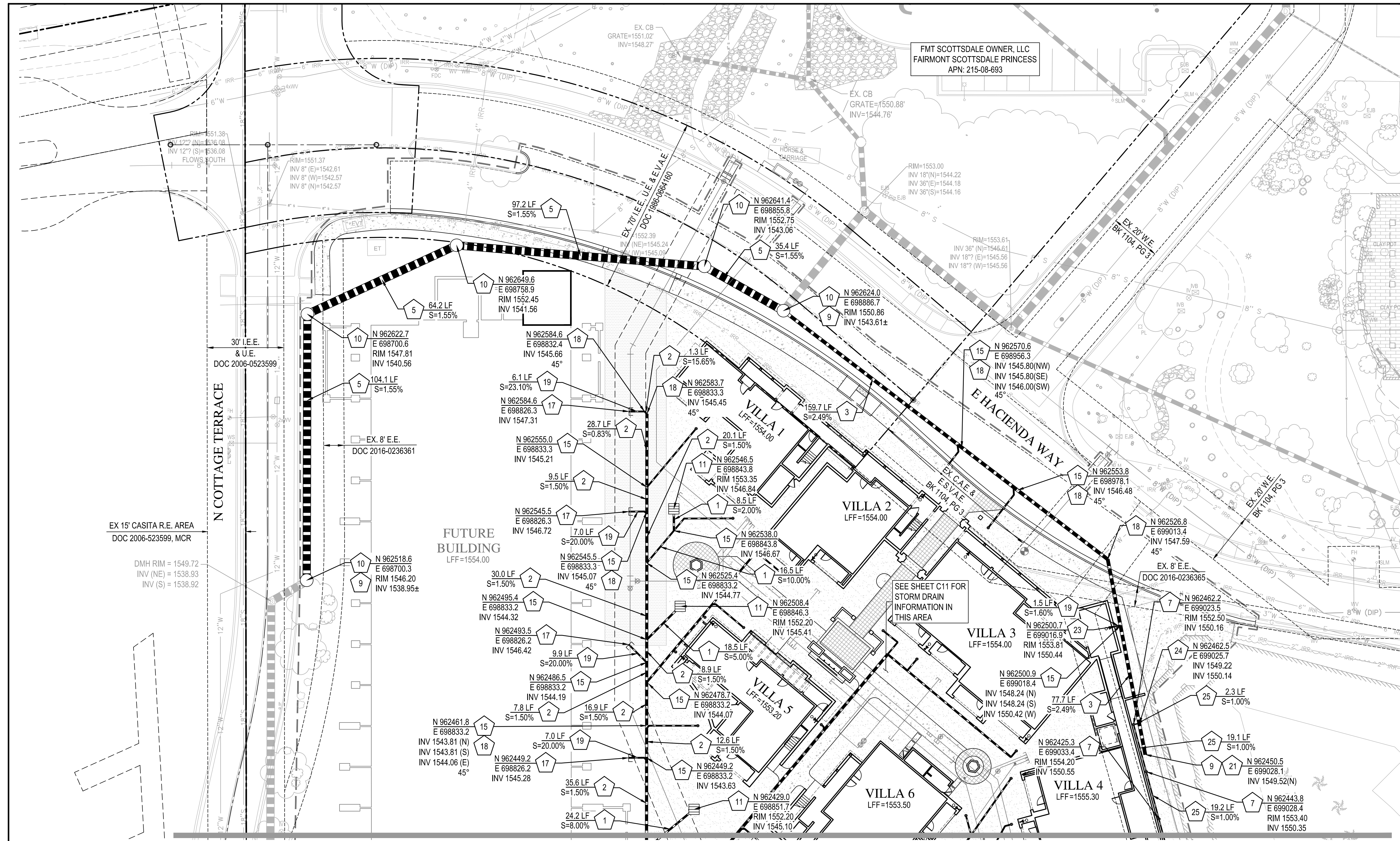


SCALE (HORIZ.) 1" = 20'
 SCALE (VERT.) N/A
 DATE 06/13/2023
 JOB NUMBER 215319.10
 SHEET C8 OF 18



- PAVING NOTES**
- 2 MATCH EXISTING ELEVATIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - 3 CONSTRUCT 6" CURB & GUTTER PER M.A.G. STD. DET. 220, TYPE A.
 - 5 INSTALL HEAVY DUTY PAVEMENT, 3" A.C. PAVEMENT OVER 11" A.B.C. PER GEOTECHNICAL REPORT.
 - 9 MATCH NEW PAVEMENT TO EXISTING PAVEMENT AT SAWCUT LINE
 - 24 INSTALL HANDRAILS PER DETAILS 1 THROUGH 2 ON SHEET L-104 OF THE LANDSCAPE PLANS.
 - 25 CONSTRUCT WALL PER THE DETAILS ON SHEET S602 OF THE STRUCTURAL PLANS AND THE ELEVATIONS PER THE GRADING AND DRAINAGE PLANS IN THIS SET.
 - 26 INSTALL VIEW FENCE. SEE ARCHITECTURAL PLAN FOR DETAILS.
 - 40 CONSTRUCT SIDEWALK PER M.A.G. STD. DET. 230. SEE L-201 AND L-202 OF THE LANDSCAPE PLAN FOR COLOR, FINISH, AND TYPE.
 - 47 CONSTRUCT 6" SINGLE CURB PER MAG STD. DET. 222, TYPE A. MODIFIED TO A TOP WIDTH OF 12".

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**FAIRMONT SCOTTSDALE PRINCESS
 SUNSET VILLAS AND BUNGALOWS
 IMPROVEMENT PLAN
 STORM DRAIN PLAN**

DATE	DESCRIPTION

REV	DESCRIPTION



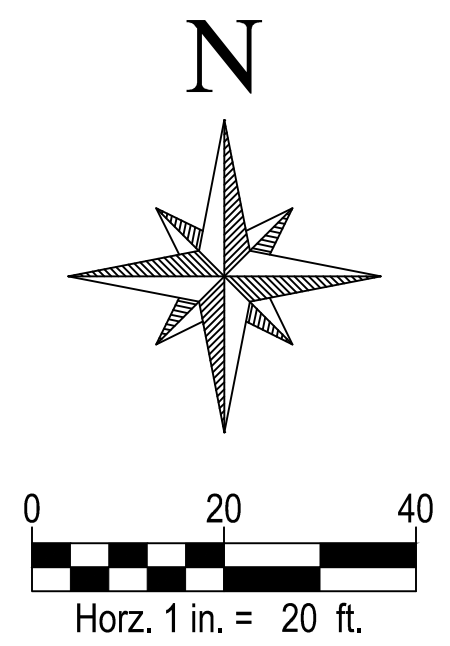
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 SCALE (VERT.) N/A
 DATE 06/13/2023
 JOB NUMBER 215319.10
 SHEET C9 OF 18

MATCH SHEET C10

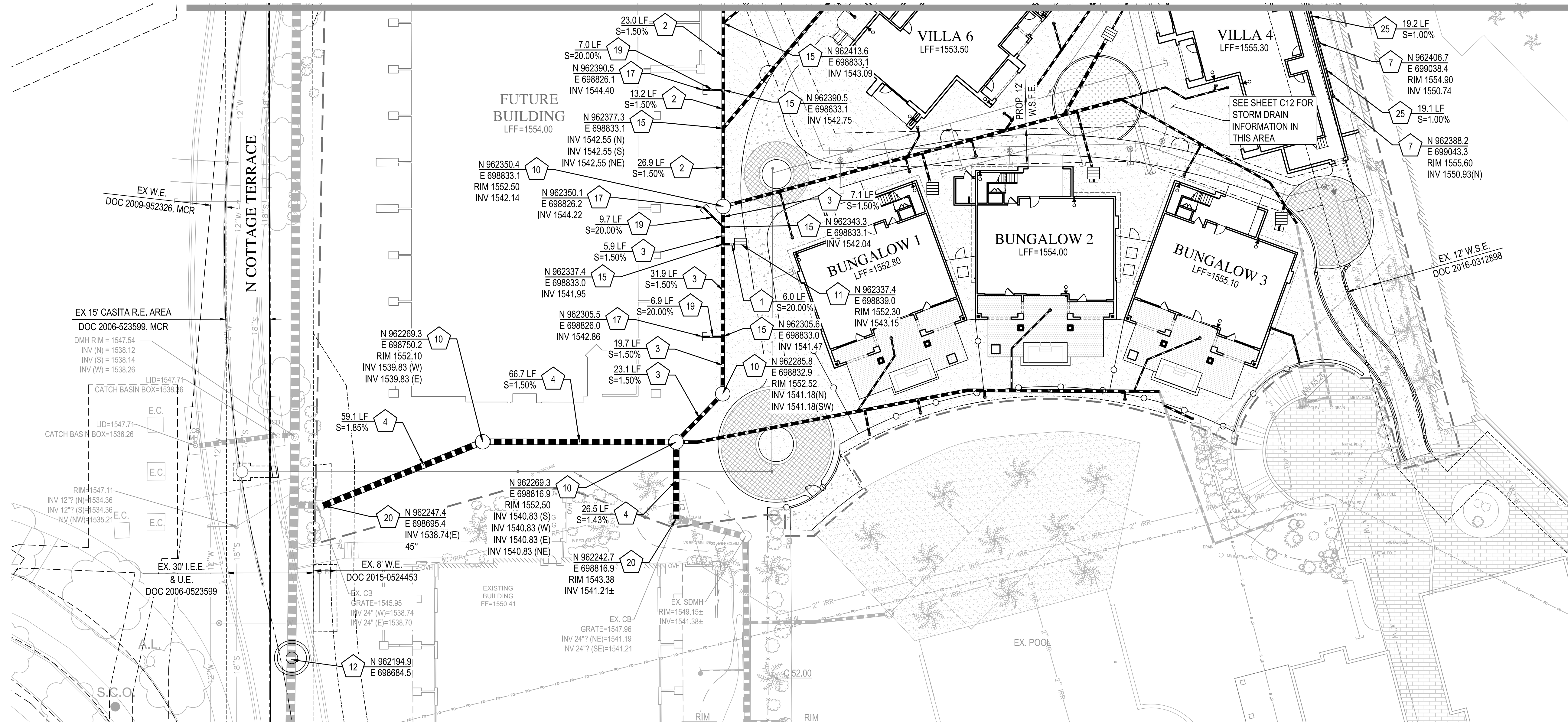
STORM DRAIN NOTES

- 1 INSTALL 8" ADS N-12 H.D.P.E. PIPE WITH WATER TIGHT JOINTS PER C.O.S. SPEC. 738 OR APPROVED EQUAL.
- 2 INSTALL 12" ADS N-12 H.D.P.E. PIPE WITH WATER TIGHT JOINTS PER C.O.S. SPEC. 738 OR APPROVED EQUAL.
- 3 INSTALL 15" ADS N-12 H.D.P.E. PIPE WITH WATER TIGHT JOINTS PER C.O.S. SPEC. 738 OR APPROVED EQUAL.
- 5 INSTALL 36" ADS N-12 H.D.P.E. PIPE WITH WATER TIGHT JOINTS PER C.O.S. SPEC. 738 OR APPROVED EQUAL.
- 7 INSTALL 8" INLINE DRAIN WITH PEDESTRIAN RATED GRATE (ADS OR APPROVED EQUAL) PER DETAIL ON SHEET C17.
- 9 CONNECT TO EXISTING STORM DRAIN PIPE. CONTRACTOR TO VERIFY HORIZONTAL LOCATION AND VERTICAL ELEVATION. NOTIFY ENGINEER OF ANY DISCREPANCY.
- 10 CONSTRUCT STORM DRAIN MANHOLE PER M.A.G. STD. DETAIL 520 & 522 WHERE NECESSARY. CONTRACTOR TO ROTATE COVER TO PREVENT CONFLICT WITH ADJACENT SIDEWALK.
- 11 INSTALL 12" INLINE DRAIN WITH LOCKING GRATE (ADS OR APPROVED EQUAL) PER DETAIL ON SHEET C17.
- 15 INSTALL WYE, SIZE PER ADJOINING PIPE DIAMETER.
- 17 INSTALL H.D.P.E. CAP, SIZE PER ADJOINING PIPE DIAMETER.
- 18 INSTALL BEND. SIZE PER ADJOINING PIPE DIAMETER. ANGLE PER PLAN.
- 19 INSTALL 6" ADS N-12 H.D.P.E. PIPE WITH WATER TIGHT JOINTS PER C.O.S. SPEC. 738 OR APPROVED EQUAL.
- 21 INSTALL 18" ADS N-12 H.D.P.E. PIPE WITH WATER TIGHT JOINTS PER C.O.S. SPEC. 738 OR APPROVED EQUAL.
- 23 INSTALL AIRBRAKE PER DETAIL ON SHEET C17.
- 24 INSTALL TEE, SIZE PER ADJOINING PIPE DIAMETER.
- 25 INSTALL 4" ADS N-12 H.D.P.E. PIPE WITH WATER TIGHT JOINTS PER C.O.S. SPEC. 738 OR APPROVED EQUAL.

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MATCH SHEET C9

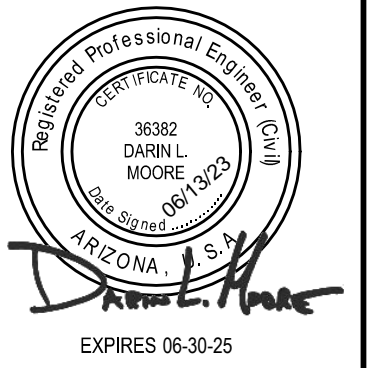


STORM DRAIN NOTES

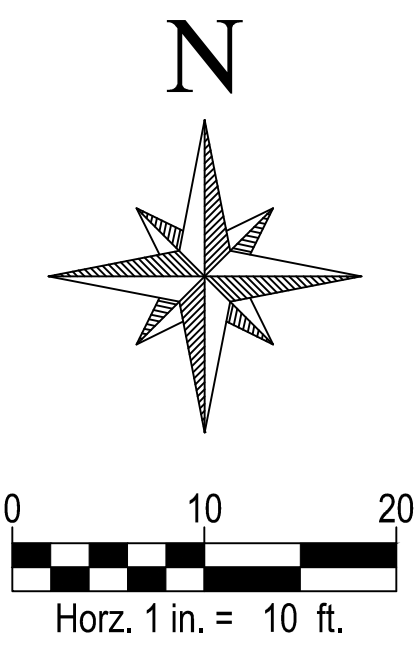
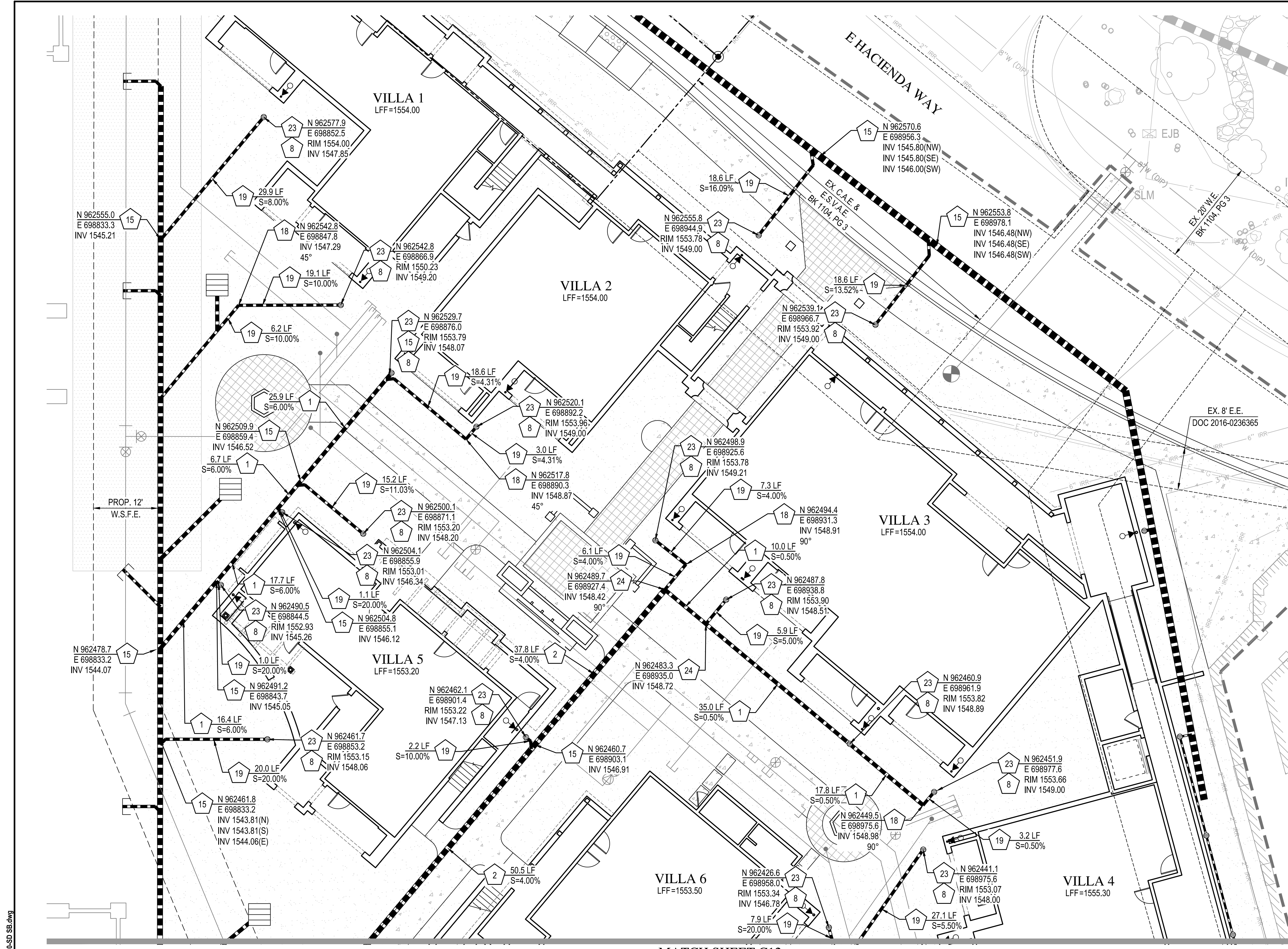
- 2 INSTALL 12" ADS N-12 H.D.P.E. PIPE WITH WATER TIGHT JOINTS PER C.O.S. SPEC. 738 OR APPROVED EQUAL.
- 3 INSTALL 15" ADS N-12 H.D.P.E. PIPE WITH WATER TIGHT JOINTS PER C.O.S. SPEC. 738 OR APPROVED EQUAL.
- 4 INSTALL 24" ADS N-12 H.D.P.E. PIPE WITH WATER TIGHT JOINTS PER C.O.S. SPEC. 738 OR APPROVED EQUAL.
- 7 INSTALL 8" INLINE DRAIN WITH PEDESTRIAN RATED GRATE (ADS OR APPROVED EQUAL) PER DETAIL ON SHEET C17.
- 10 CONSTRUCT STORM DRAIN MANHOLE PER M.A.G. STD. DETAIL 520 & 522 WHERE NECESSARY. CONTRACTOR TO ROTATE COVER TO PREVENT CONFLICT WITH ADJACENT SIDEWALK.
- 11 INSTALL 12" INLINE DRAIN WITH LOCKING GRATE (ADS OR APPROVED EQUAL) PER DETAIL ON SHEET C17.
- 12 INSTALL COMTECH MODEL DSB-10-108 PER THE DETAIL ON SHEET C17 AND THE MANUFACTURER SPECIFICATIONS.
- 15 INSTALL WYE, SIZE PER ADJOINING PIPE DIAMETER.
- 17 INSTALL H.D.P.E. CAP, SIZE PER ADJOINING PIPE DIAMETER.
- 19 INSTALL 6" ADS N-12 H.D.P.E. PIPE WITH WATER TIGHT JOINTS PER C.O.S. SPEC. 738 OR APPROVED EQUAL.
- 20 CONNECT TO EXISTING CATCH BASIN. CONTRACTOR TO VERIFY HORIZONTAL LOCATION AND VERTICAL ELEVATION. NOTIFY ENGINEER OF ANY DISCREPANCY.
- 25 INSTALL 4" ADS N-12 H.D.P.E. PIPE WITH WATER TIGHT JOINTS PER C.O.S. SPEC. 738 OR APPROVED EQUAL.

**FAIRMONT SCOTTSDALE PRINCESS
SUNSET VILLAS AND BUNGALOWS
IMPROVEMENT PLAN
STORM DRAIN PLAN**

REV	DESCRIPTION	DATE



SCALE (HORIZ.)	1" = 20'
SCALE (VERT.)	N/A
DATE	06/13/2023
JOB NUMBER	215319.10
SHEET	C10 OF 18



STORM DRAIN NOTES

- 1 INSTALL 8" ADS N-12 H.D.P.E. PIPE WITH WATER TIGHT JOINTS PER C.O.S. SPEC. 738 OR APPROVED EQUAL.
- 2 INSTALL 12" ADS N-12 H.D.P.E. PIPE WITH WATER TIGHT JOINTS PER C.O.S. SPEC. 738 OR APPROVED EQUAL.
- SEE PLUMBING PLANS FOR CONTINUATION. SIZE PER ADJOINING PIPE DIAMETER. CONTRACTOR TO FIELD VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION WITH PLUMBING PLANS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 15 INSTALL WYE. SIZE PER ADJOINING PIPE DIAMETER.
- 18 INSTALL BEND. SIZE PER ADJOINING PIPE DIAMETER. ANGLE PER PLAN.
- 19 INSTALL 6" ADS N-12 H.D.P.E. PIPE WITH WATER TIGHT JOINTS PER C.O.S. SPEC. 738 OR APPROVED EQUAL.
- 23 INSTALL AIRBRAKE PER DETAIL ON SHEET C17.
- 24 INSTALL TEE. SIZE PER ADJOINING PIPE DIAMETER.



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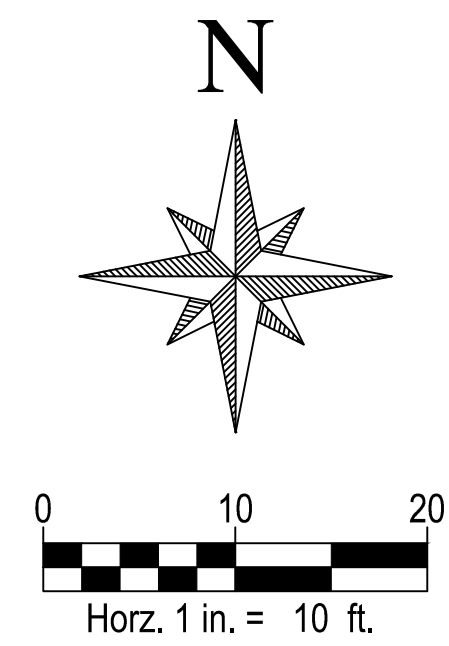
**FAIRMONT SCOTTSDALE PRINCESS
 SUNSET VILLAS AND BUNGALOWS
 IMPROVEMENT PLAN**
 STORM DRAIN PLAN

REV	DESCRIPTION	DATE

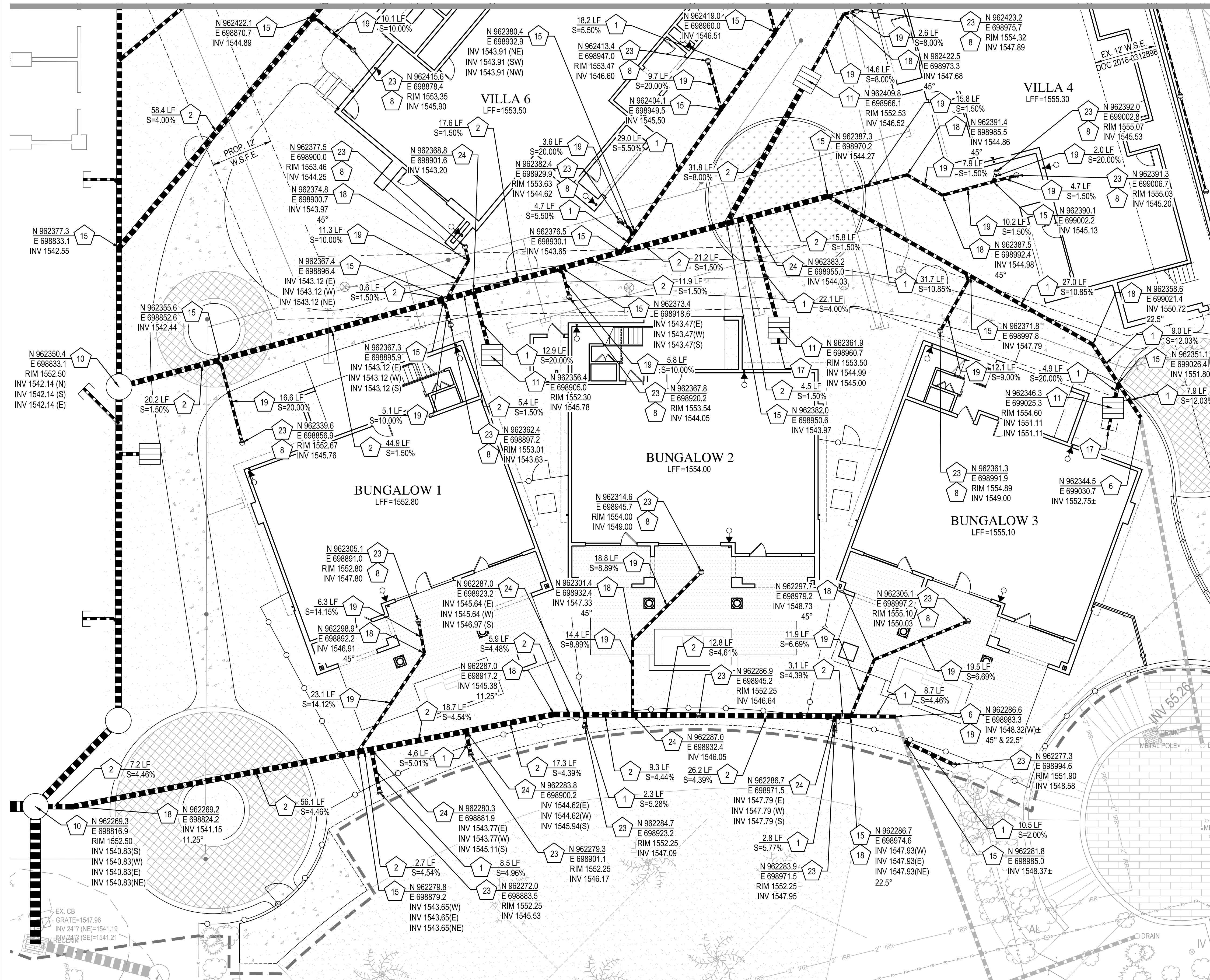


EXPIRES 06-30-25
 SCALE (HORIZ.) #####
 SCALE (VERT.) N/A
 DATE 06/13/2023
 JOB NUMBER 215319.10
 SHEET C11 OF 18

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MATCH SHEET C11



STORM DRAIN NOTES

- 1 INSTALL 8" ADS N-12 H.D.P.E. PIPE WITH WATER TIGHT JOINTS PER C.O.S. SPEC. 738 OR APPROVED EQUAL.
- 2 INSTALL 12" ADS N-12 H.D.P.E. PIPE WITH WATER TIGHT JOINTS PER C.O.S. SPEC. 738 OR APPROVED EQUAL.
- 6 CONNECT TO EXISTING 8" STORM DRAIN PIPE. CONTRACTOR TO VERIFY HORIZONTAL LOCATION AND VERTICAL ELEVATION. NOTIFY ENGINEER OF ANY DISCREPANCY.
- 10 CONSTRUCT STORM DRAIN MANHOLE PER M.A.G. STD. DETAIL 520 & 522 WHERE NECESSARY. CONTRACTOR TO ROTATE COVER TO PREVENT CONFLICT WITH ADJACENT SIDEWALK.
- 11 INSTALL 12" INLINE DRAIN WITH LOCKING GRATE (ADS OR APPROVED EQUAL) PER DETAIL ON SHEET C17.
- 15 INSTALL WYE. SIZE PER ADJOINING PIPE DIAMETER.
- 17 INSTALL H.D.P.E. CAP. SIZE PER ADJOINING PIPE DIAMETER.
- 18 INSTALL BEND. SIZE PER ADJOINING PIPE DIAMETER. ANGLE PER PLAN.
- 19 INSTALL 6" ADS N-12 H.D.P.E. PIPE WITH WATER TIGHT JOINTS PER C.O.S. SPEC. 738 OR APPROVED EQUAL.
- 23 INSTALL AIRBRAKE PER DETAIL ON SHEET C17.
- 24 INSTALL TEE. SIZE PER ADJOINING PIPE DIAMETER.

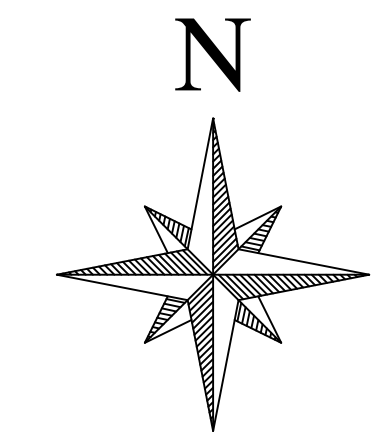
**FAIRMONT SCOTTSDALE PRINCESS
SUNSET VILLAS AND BUNGALOWS
IMPROVEMENT PLAN**
STORM DRAIN PLAN

REV	DESCRIPTION	DATE



SCALE (HORIZ.) 1" = 10'
SCALE (VERT.) N/A
DATE 06/13/2023
JOB NUMBER 215319.10
SHEET
C12 OF 18

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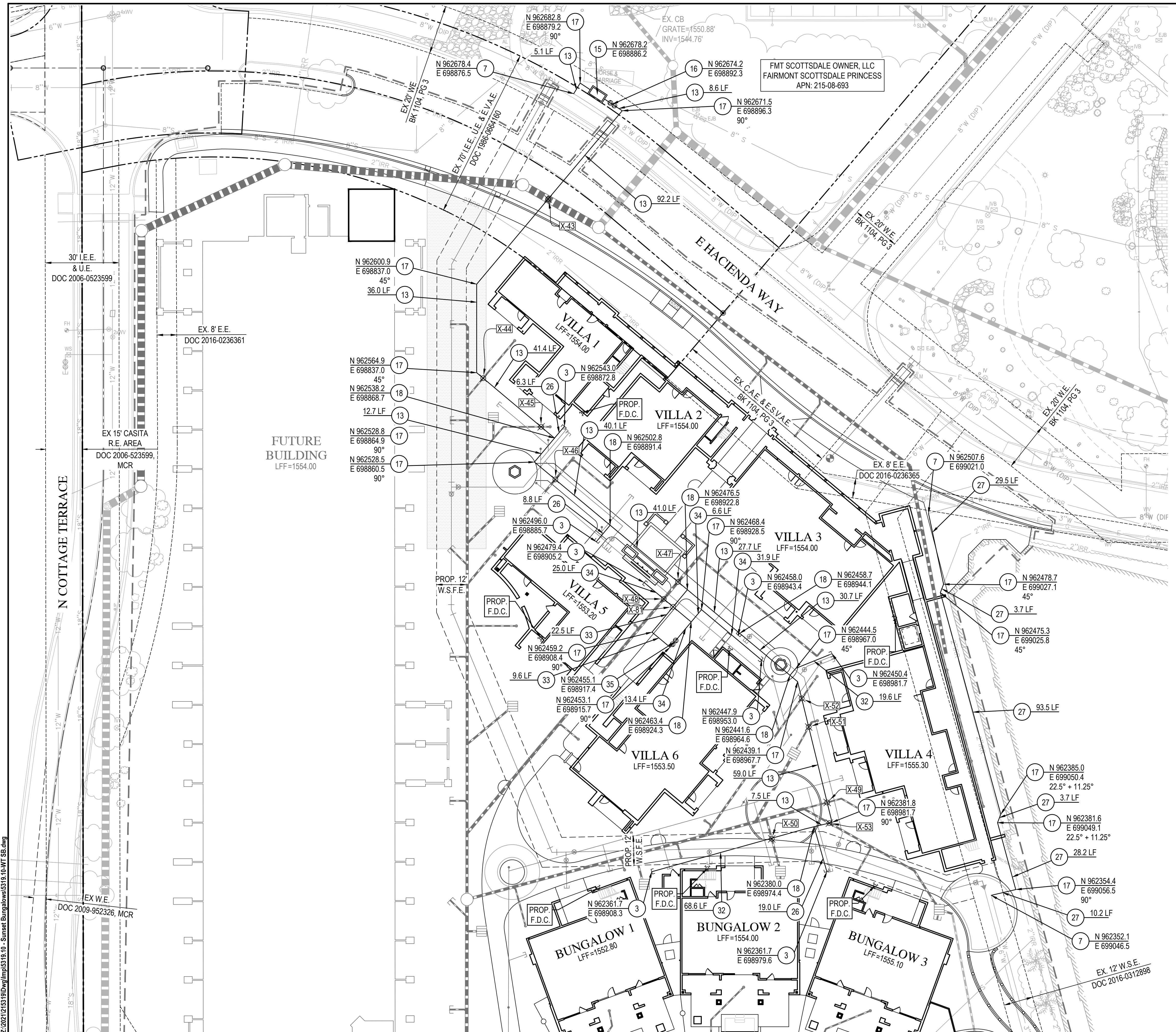


Horz. 1 in. = 20 ft.

WATER NOTES

- 3 SEE PLUMBING PLANS FOR CONTINUATION. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 7 CONNECT TO EXISTING WATER LINE. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 13 INSTALL 4" POLYWRAPPED D.I.P. PRESSURE CLASS 350 WATERLINE PER M.A.G. SPEC. SECTION 610. 3' MINIMUM COVER UNLESS NOTED ON PLAN.
- 15 INSTALL 4" WATER METER PER C.O.S. STD. DTL. 2345.
- 16 INSTALL 4" DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY PER C.O.S. STD. DTL. 2351.
- 17 INSTALL BEND WITH JOINT RESTRAINT PER M.A.G. STD. DETAILS 302 AND 303 OR APPROVED EQUAL. SIZE PER ADJOINING PIPE DIAMETERS. ANGLE(S) PER PLAN.
- 18 INSTALL TEE WITH JOINT RESTRAINT PER M.A.G. STD. DETAILS 302 AND 303 OR APPROVED EQUAL. SIZE PER ADJOINING PIPE DIAMETERS.
- 26 INSTALL 2" TYPE K, HARD COPPER WATER LINE.
- 27 INSTALL 3" WATER LINE. PIPE MATERIAL TO MATCH EXISTING.
- 32 INSTALL 2.5" TYPE K, HARD COPPER WATER LINE.
- 33 INSTALL 3/4" SCH 40, SOFT COPPER WATER LINE.
- 34 INSTALL 3/4" PVC WATER LINE.
- 35 INSTALL 3/4" DOUBLE CHECK VALVE PER C.O.S. STD. DETAIL 2354.

**FAIRMONT SCOTTSDALE PRINCESS
SUNSET VILLAS AND BUNGALOWS
IMPROVEMENT PLAN**
WATER PLAN

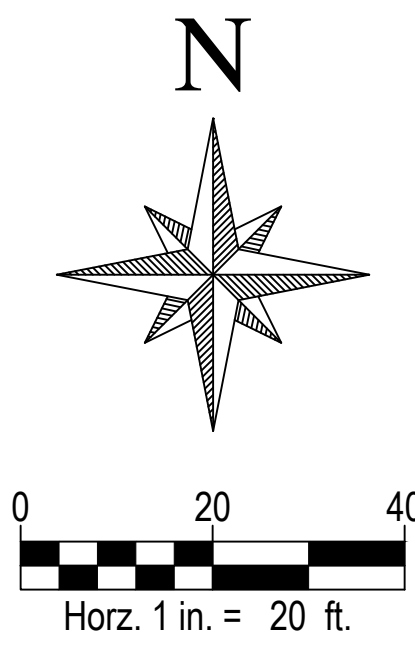


REV	DESCRIPTION	DATE



SCALE (HORIZ.) 1" = 20'
SCALE (VERT.) N/A
DATE 06/13/2023
JOB NUMBER 215319.10
SHEET
C13 OF 18

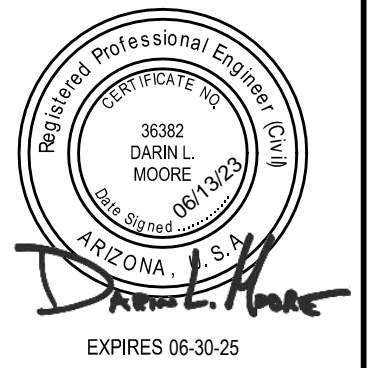
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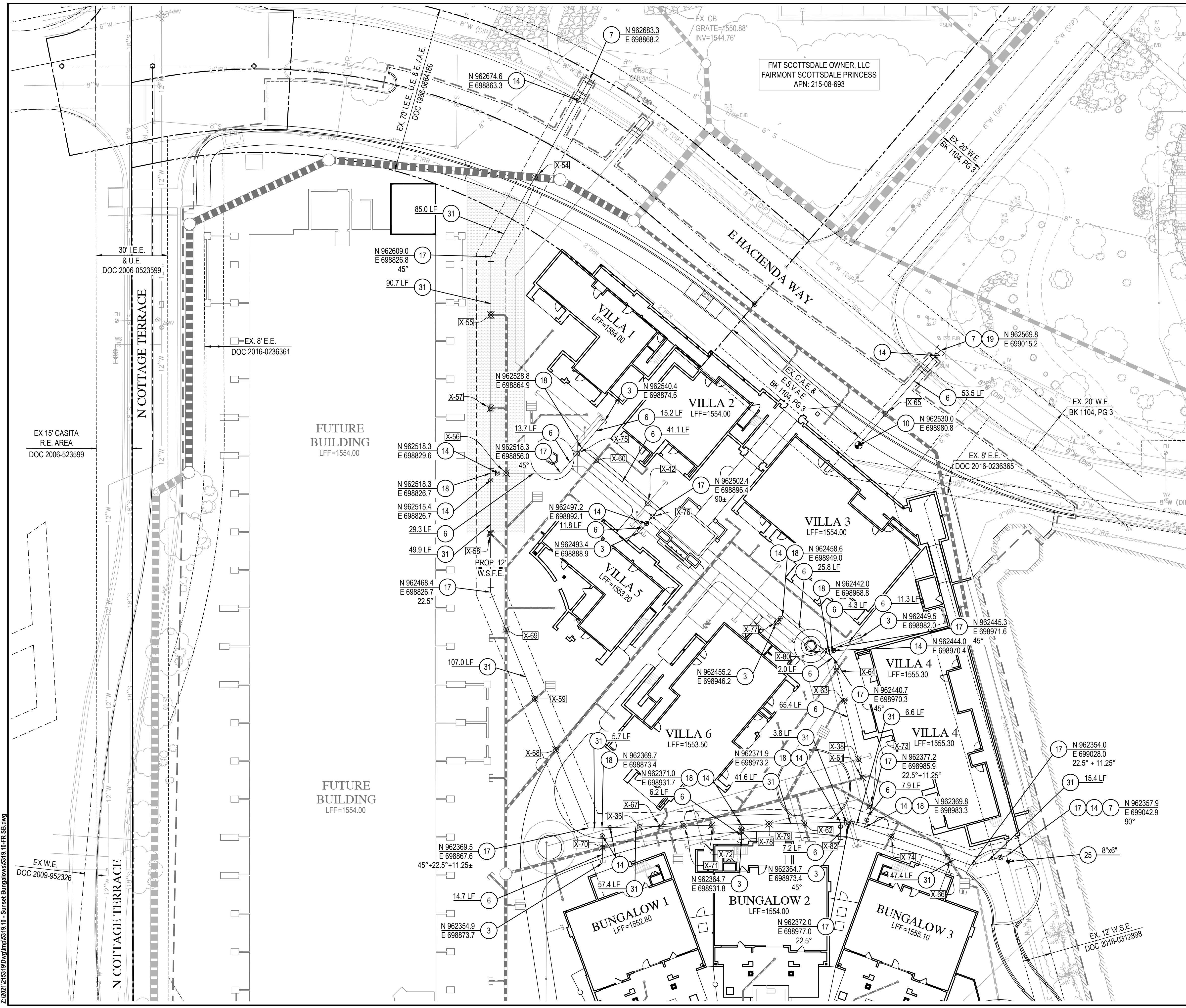
- WATER NOTES**
- 3 SEE PLUMBING PLANS FOR CONTINUATION. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - 6 INSTALL 6" POLYWRAPPED D.I.P. PRESSURE CLASS 350 WATERLINE PER M.A.G. SPEC. SECTION 610. 3' MINIMUM COVER UNLESS NOTED ON PLAN.
 - 7 CONNECT TO EXISTING WATER LINE. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - 10 INSTALL FIRE HYDRANT COMPLETE PER M.A.G. STD. DETAIL 360.1.
 - 14 INSTALL GATE VALVE WITH FLANGES, VALVE BOX, AND COVER PER M.A.G. STD. DETAIL 391-1 (VALVE TO MATCH WATERLINE SIZE).
 - 17 INSTALL BEND WITH JOINT RESTRAINT PER M.A.G. STD. DETAILS 302 AND 303 OR APPROVED EQUAL. SIZE PER ADJOINING PIPE DIAMETERS. ANGLE(S) PER PLAN.
 - 18 INSTALL TEE WITH JOINT RESTRAINT PER M.A.G. STD. DETAILS 302 AND 303 OR APPROVED EQUAL. SIZE PER ADJOINING PIPE DIAMETERS.
 - 19 INSTALL TEE WITH THRUST BLOCKS PER M.A.G. STD. DETAILS 380 OR APPROVED EQUAL. SIZE PER ADJOINING PIPE DIAMETERS.
 - 25 INSTALL REDUCER. SIZE PER PLAN.
 - 31 INSTALL 8" POLYWRAPPED D.I.P. PRESSURE CLASS 350 WATERLINE PER M.A.G. SPEC. SECTION 610. 3' MINIMUM COVER UNLESS NOTED ON PLAN.

**FAIRMONT SCOTTSDALE PRINCESS
 SUNSET VILLAS AND BUNGALOWS
 IMPROVEMENT PLAN
 FIRE LINE PLAN**

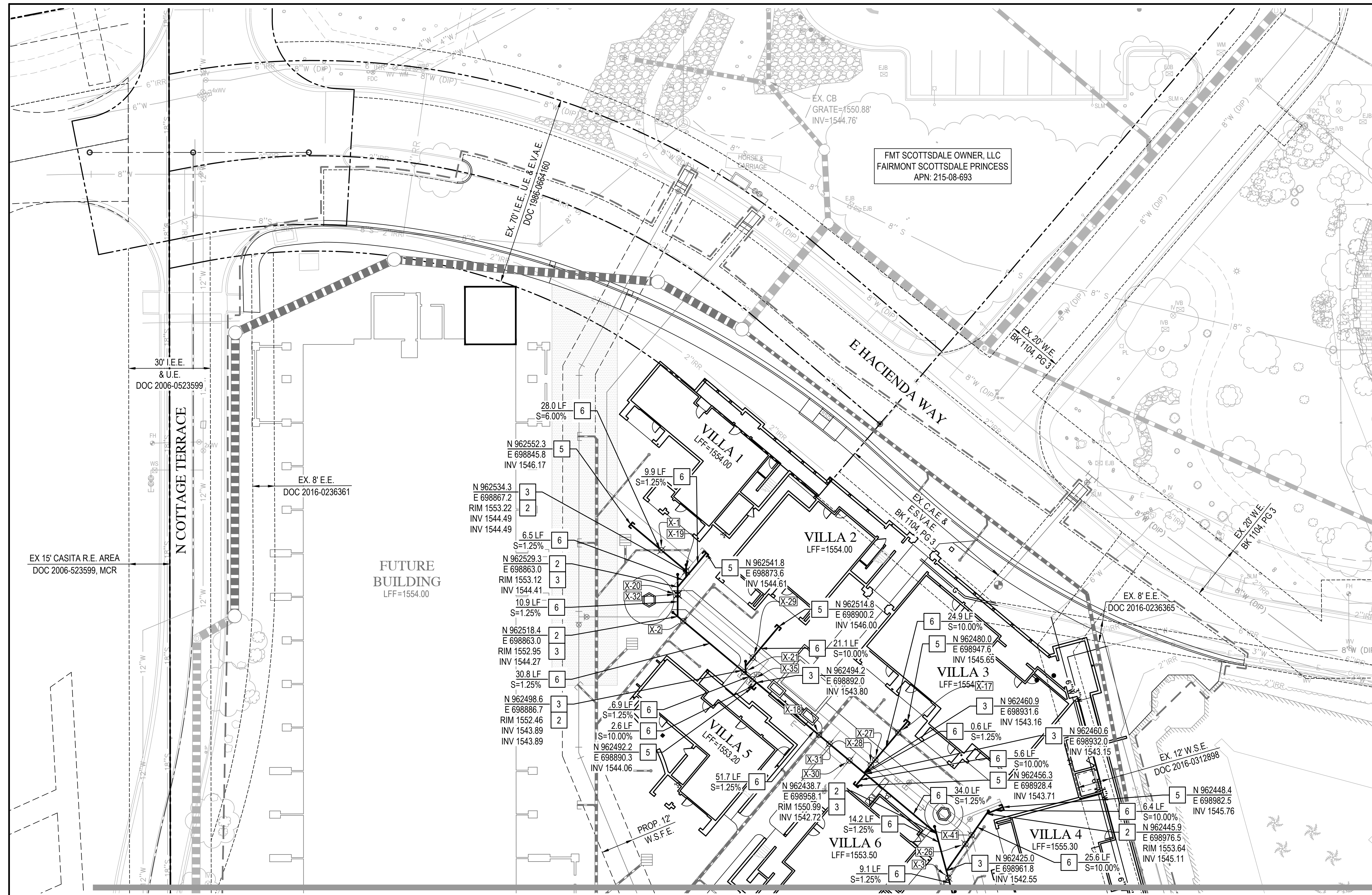
REV	DESCRIPTION	DATE



SCALE (HORIZ.) 1" = 20'
 SCALE (VERT.) N/A
 DATE 06/13/2023
 JOB NUMBER 215319.10
 SHEET C14 OF 18



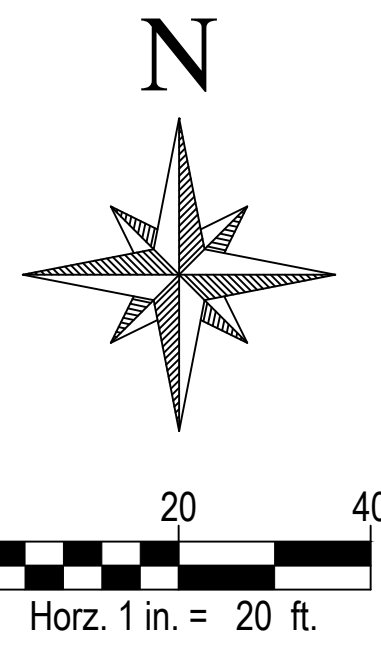
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MATCH SHEET C16

SEWER NOTES

- 2 INSTALL SANITARY SEWER CLEANOUT PER M.A.G. STD. DTL. 441.
- 3 INSTALL WYE OR WYE WITH 45° BEND AS APPLICABLE, SIZE PER ADJOINING PIPE DIAMETER.
- 5 SEE PLUMBING PLAN FOR CONTINUATION. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION WITH PLUMBING PLAN PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 6 INSTALL 6" SDR 35 PVC SANITARY SEWER PIPE.

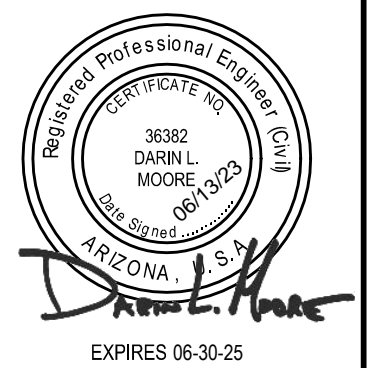


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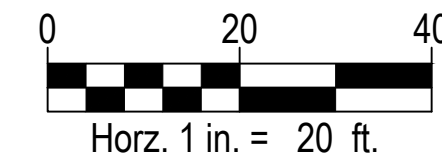
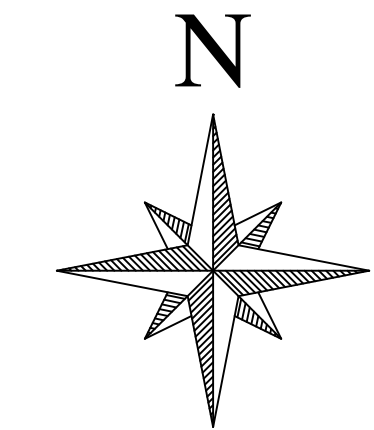
**FAIRMONT SCOTTSDALE PRINCESS
 SUNSET VILLAS AND BUNGALOWS
 IMPROVEMENT PLAN**
 SANITARY SEWER PLAN

REV	DATE	DESCRIPTION



EXPIRES 06-30-25
 SCALE (HORIZ.) 1" = 20'
 SCALE (VERT.) N/A
 DATE 06/13/2023
 JOB NUMBER 215319.10
 SHEET
C15 OF 18

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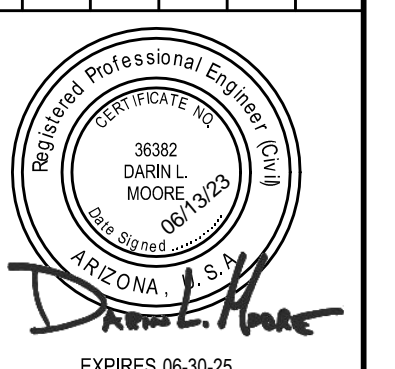


SEWER NOTES

- 2 INSTALL SANITARY SEWER CLEANOUT PER M.A.G. STD. DTL. 441.
- 3 INSTALL WYE OR WYE WITH 45° BEND AS APPLICABLE, SIZE PER ADJOINING PIPE DIAMETER.
- 4 INSTALL 48" SANITARY SEWER MANHOLE PER M.A.G. STD. DTL. 420-1. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION WITH PLUMBING PLAN PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 5 SEE PLUMBING PLAN FOR CONTINUATION. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION WITH PLUMBING PLAN PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 6 INSTALL 6" SDR 35 PVC SANITARY SEWER PIPE.

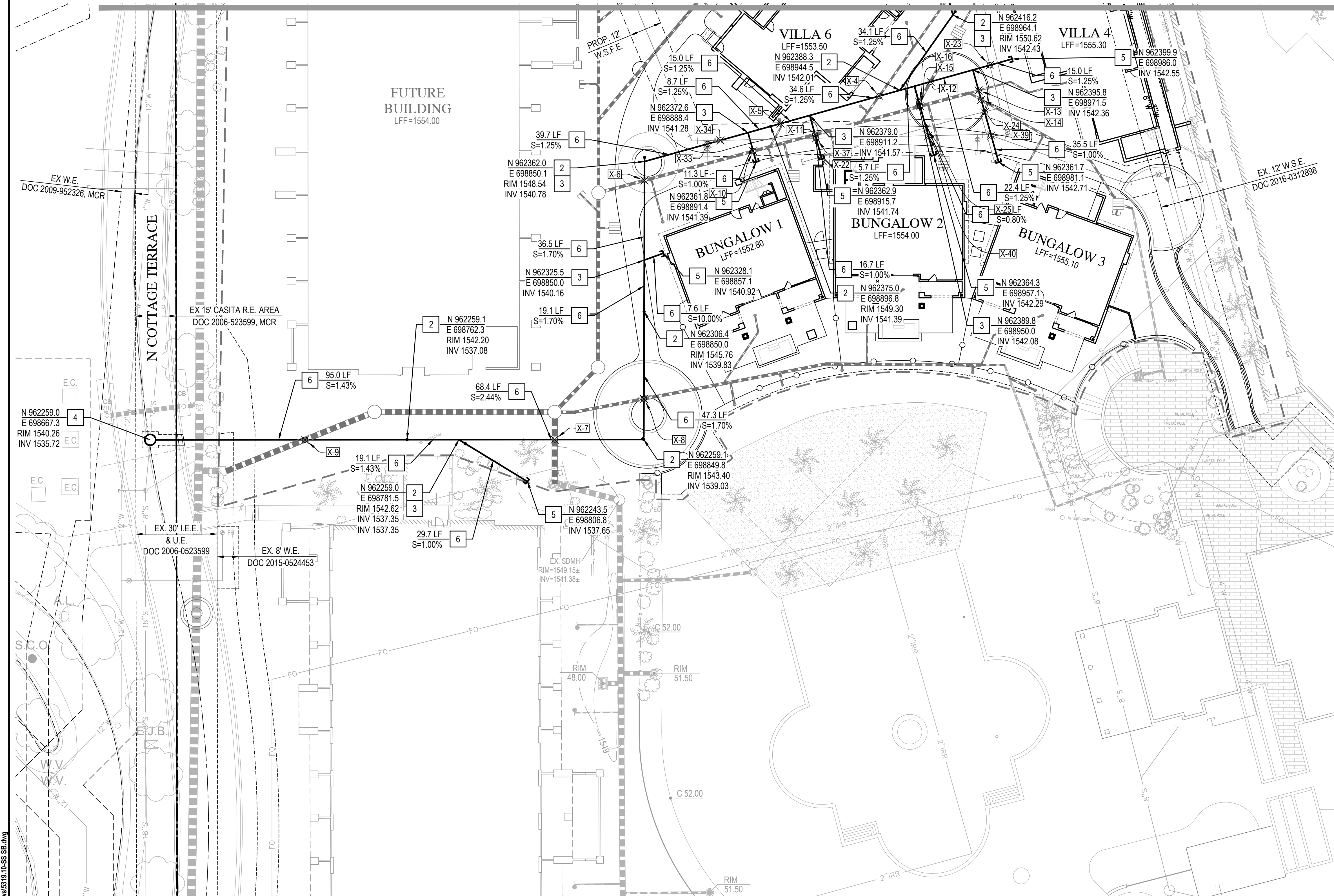
**FAIRMONT SCOTTSDALE PRINCESS
SUNSET VILLAS AND BUNGALOWS
IMPROVEMENT PLAN**
SANITARY SEWER PLAN

REV	DESCRIPTION	DATE



SCALE (HORIZ.) 1" = 20'
SCALE (VERT.) N/A
DATE 06/13/2023
JOB NUMBER 215319.10
SHEET
C16 OF 18

MATCH SHEET C15



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UTILITY CROSSINGS					
X - #	BOT OF PIPE	PIPE TYPE	TOP OF PIPE	PIPE TYPE	SEPARATION
1	1548.17	STORM DRAIN	1545.83	SEWER	2.35
2	1546.51	STORM DRAIN	1544.78	SEWER	1.72
3	1546.24	STORM DRAIN	1543.05	SEWER	3.19
4	1544.16	STORM DRAIN	1542.45	SEWER	1.71
5	1544.05	STORM DRAIN	1541.97	SEWER	2.08
6	1542.30	STORM DRAIN	1541.20	SEWER	1.10
7	1540.81	STORM DRAIN	1538.76	SEWER	2.05
8	1542.22	STORM DRAIN	1539.83	SEWER	2.39
9	1539.16	STORM DRAIN	1537.08	SEWER	2.08
10	1542.92	STORM DRAIN	1541.89	SEWER	1.03
11	1543.28	STORM DRAIN	1542.18	SEWER	1.10
12	1544.73	STORM DRAIN	1542.70	SEWER	2.03
13	1544.64	STORM DRAIN	1542.98	SEWER	1.66
14	1544.80	STORM DRAIN	1543.02	SEWER	1.78
15	1543.88	STORM DRAIN	1542.68	SEWER	1.20
16	1544.04	STORM DRAIN	1542.67	SEWER	1.36
17	1548.73	STORM DRAIN	1545.64	SEWER	3.09
18	1547.54	STORM DRAIN	1543.97	SEWER	3.57
19	1550.86	DOMESTIC	1545.12	SEWER	5.74
20	1550.60	DOMESTIC	1544.91	SEWER	5.69
21	1549.82	DOMESTIC	1544.42	SEWER	5.40
22	1550.48	DOMESTIC	1542.27	SEWER	8.21
23	1551.03	DOMESTIC	1542.98	SEWER	8.05
24	1550.31	DOMESTIC	1543.06	SEWER	7.24
25	1550.33	DOMESTIC	1542.75	SEWER	7.58
26	1550.30	DOMESTIC	1544.30	SEWER	6.01
27	1550.34	DOMESTIC	1544.34	SEWER	6.00
28	1549.69	DOMESTIC	1544.08	SEWER	5.61
29	1550.50	DOMESTIC	1545.05	SEWER	5.45
30	1549.74	DOMESTIC	1543.79	SEWER	5.96
31	1549.94	DOMESTIC	1543.91	SEWER	6.04
32	1549.06	FIRE LINE	1544.92	SEWER	4.14
33	1548.38	FIRE LINE	1541.62	SEWER	6.76
34	1548.36	FIRE LINE	1541.69	SEWER	6.67
35	1548.65	FIRE LINE	1544.37	SEWER	4.28
36	1548.50	FIRE LINE	1541.85	SEWER	6.65
37	1548.80	FIRE LINE	1542.20	SEWER	6.60
38	1549.49	FIRE LINE	1543.02	SEWER	6.47
39	1549.59	FIRE LINE	1543.15	SEWER	6.44
40	1549.30	FIRE LINE	1542.77	SEWER	6.53
41	1548.61	FIRE LINE	1544.70	SEWER	3.91
42	1548.77	FIRE LINE	1545.35	SEWER	3.42
43	1550.57	DOMESTIC	1546.50	STORM DRAIN	4.07
44	1550.62	DOMESTIC	1546.79	STORM DRAIN	3.83
45	1550.90	DOMESTIC	1549.37	STORM DRAIN	1.53
46	1550.58	DOMESTIC	1547.57	STORM DRAIN	3.01
47	1550.40	DOMESTIC	1549.00	STORM DRAIN	1.40
48	1549.87	DOMESTIC	1548.64	STORM DRAIN	1.23
49	1551.18	DOMESTIC	1545.31	STORM DRAIN	5.88
50	1550.32	DOMESTIC	1545.16	STORM DRAIN	5.16

UTILITY CROSSINGS					
X - #	BOT OF PIPE	PIPE TYPE	TOP OF PIPE	PIPE TYPE	SEPARATION
51	1550.58	DOMESTIC	1547.31	STORM DRAIN	3.28
52	1550.36	DOMESTIC	1547.38	STORM DRAIN	2.98
53	1551.22	DOMESTIC	1546.11	STORM DRAIN	5.11
54	1548.62	FIRE LINE	1546.15	STORM DRAIN	2.47
55	1548.75	FIRE LINE	1547.73	STORM DRAIN	1.02
56	1548.67	FIRE LINE	1545.77	STORM DRAIN	2.91
57	1548.63	FIRE LINE	1547.16	STORM DRAIN	1.48
58	1548.49	FIRE LINE	1546.81	STORM DRAIN	1.67
59	1548.33	FIRE LINE	1545.14	STORM DRAIN	3.19
60	1549.04	FIRE LINE	1547.72	STORM DRAIN	1.32
61	1549.66	FIRE LINE	1545.35	STORM DRAIN	4.31
62	1549.34	FIRE LINE	1545.30	STORM DRAIN	4.04
63	1548.95	FIRE LINE	1547.38	STORM DRAIN	1.57
64	1548.67	FIRE LINE	1547.56	STORM DRAIN	1.10
65	1548.76	FIRE LINE	1547.69	STORM DRAIN	1.07
66	1550.25	FIRE LINE	1549.33	STORM DRAIN	0.92
67	1548.61	FIRE LINE	1543.98	STORM DRAIN	4.63
68	1548.30	FIRE LINE	1544.96	STORM DRAIN	3.34
69	1548.39	FIRE LINE	1544.78	STORM DRAIN	3.60
70	1548.29	FIRE LINE	1543.87	STORM DRAIN	4.42
71	1548.73	FIRE LINE	1544.40	STORM DRAIN	4.33
72	1548.88	FIRE LINE	1544.29	STORM DRAIN	4.59
73	1549.92	FIRE LINE	1546.56	STORM DRAIN	3.36
74	1549.85	FIRE LINE	1547.86	STORM DRAIN	1.99
75	1550.60	DOMESTIC	1549.61	FIRE LINE	0.99
76	1550.49	DOMESTIC	1549.25	FIRE LINE	1.24
77	1550.30	DOMESTIC	1549.29	FIRE LINE	1.01
78	1550.42	DOMESTIC	1549.75	FIRE LINE	0.67
79	1550.38	DOMESTIC	1549.88	FIRE LINE	0.50
80	1550.44	DOMESTIC	1549.14	FIRE LINE	1.29
81	1549.93	DOMESTIC	1549.97	DOMESTIC	-0.04
82	1550.88	DOMESTIC	1550.28	FIRE LINE	0.60

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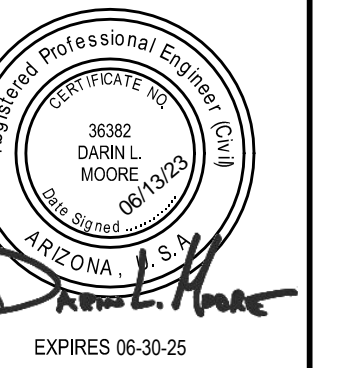


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**FAIRMONT SCOTTSDALE PRINCESS
 SUNSET VILLAS AND BUNGALOWS
 IMPROVEMENT PLAN**
 DETAIL

REV	DESCRIPTION	DATE



SCALE (HORIZ.) N/A
 SCALE (VERT.) N/A
 DATE 06/13/2023
 JOB NUMBER 215319.10
 SHEET
C18 OF 18