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IMPROVEMENT PLANS FOR DAVE DOWNING WAREHOUSE IMPROVEMENTS

(APN 138-48-025A)

A PORTION OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA

ENGINEER

SUNRISE ENGINEERING
2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
CONTACT: ALLEN SNYDER
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BENCHMARK

CITY OF MESA BENCHMARK BEING A BRASS TAG IN THE TOP OF THE
CONCRETE CURB AT THE NORTHWEST CORNER OF COUNTRY CLUB ROAD
AND UNIVERSITY DRIVE, HAVING AN ELEVATION OF 1243.44 (CITY OF
MESA 2021 DATUM).

BASIS OF BEARING

BASIS OF BEARING BEING THE MONUMENTED CENTERLINE OF S HIBBERT
BETWEEN 2ND AVENUE AND 3RD AVENUE BEING NORTH 0°14'12" EAST A
DISTANCE OF 776.77' BETWEEN A BRASS CAP IN A HAND HOLE AT THE
INTERSECTION OF 3RD AVENUE AND S HIBBERT AND STONE IN A HAND HOLE
AT THE INTERSECTION OF 2ND AVENUE AND S HIBBERT.

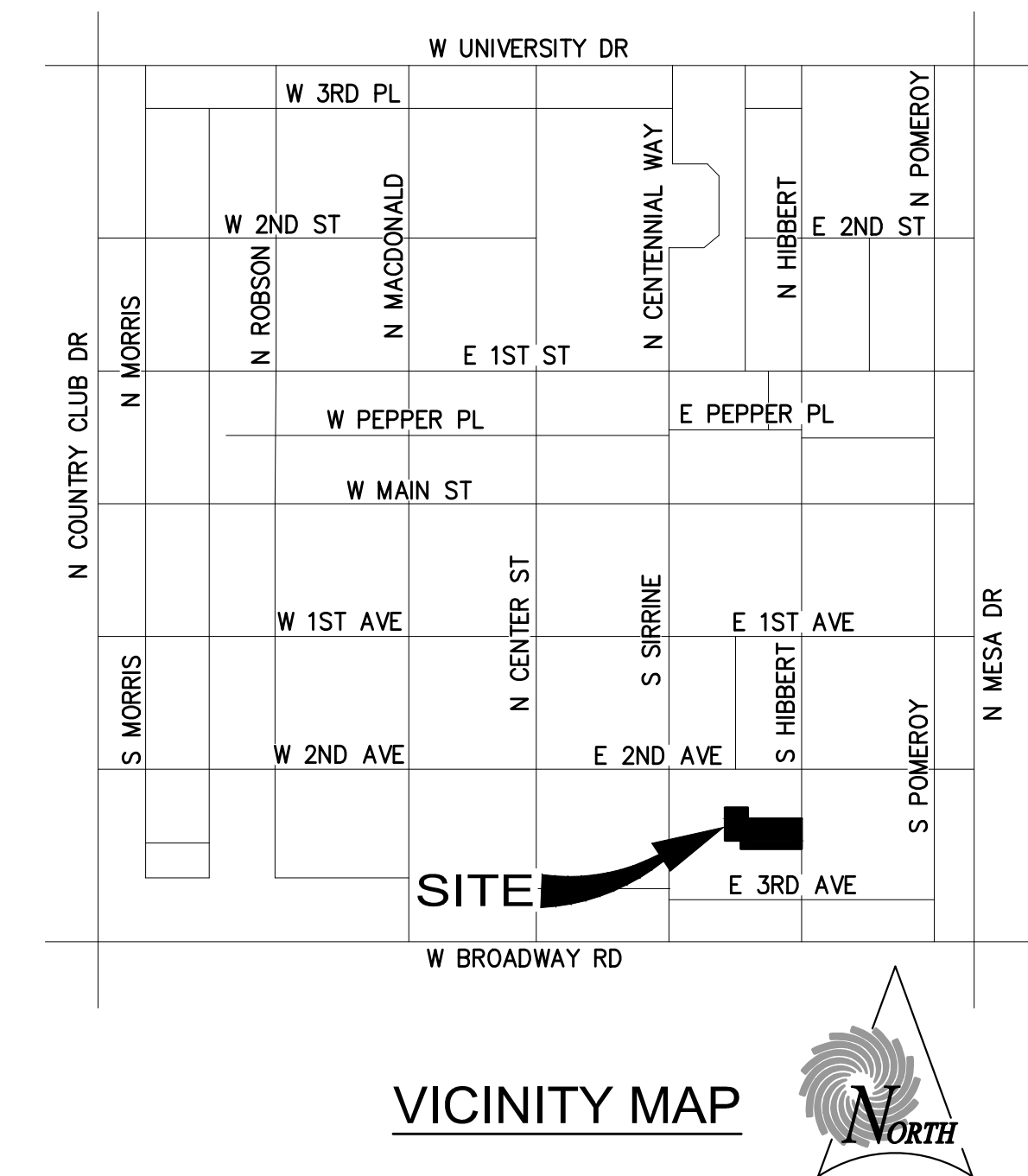
CITY OF MESA STANDARDS ADHERENCE STATEMENT

THE APPLICANT HEREBY REPRESENTS THAT THESE CONSTRUCTION DOCUMENTS COMPLY WITH ALL ZONING APPROVALS,
DESIGN REVIEW BOARD APPROVALS, BUILDING AND ENGINEERING STANDARDS AND ALL APPLICABLE REQUIREMENTS OF
THE MESA CITY CODE. THE APPLICANT ACKNOWLEDGES AND AGREES ANY DEVIATION FROM OR FAILURE TO COMPLY
WITH THE REQUIREMENTS OF ANY SUCH APPROVAL OR STANDARD WILL RESULT IN THE DENIAL OF CERTIFICATE OF
OCCUPANCY AND MAY RESULT IN ADDITIONAL PENALTIES AND /OR ENFORCEMENT ACTIONS AS PROVIDED IN THE MESA
ZONING AND BUILDING CODES. APPROVED AND STIPULATED BY DESIGN REVIEW BOARD, PLANNING & ZONING BOARD,
AND CITY COUNCIL, OR BUILDING AND ENGINEERING STANDARDS.

SHEET INDEX

SHEET #	DESCRIPTION	TITLE
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6	PAVING PLAN	P
7	UTILITY PLAN	UT
8	STORMWATER MANAGEMENT PLAN	SWMP
9-10	DETAILS AND SECTIONS	DT1,DT2

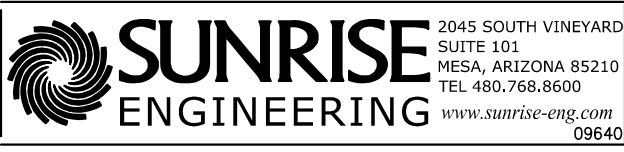
QUANTITIES		
DESCRIPTION	QTY	UNITS
S/M SAWCUT & MATCH EXISTING ROADWAY		
STORM DRAIN		
1 8" HDPE STORM DRAIN PIPE	477	LF
2 MAXWELL PLUS DRYWELL PER DETAIL A, SHEET C008	1	EA
3 MITERED PIPE END PER DETAIL B SHEET C008	1	EA
5 RIP RAP D50=6", D=12" (WIDTH AND LENGTH PER PLAN)	3	EA
6 INSTALL STORM CATCH BASIN PER MAG STD DETAIL 535	1	EA
7 REFURBISH EXISTING DRYWELL AND TEST FOR PROPER PERCOLATION. SUBMIT TEST RESULTS TO ENGINEER. CONNECT PROPOSED PIPE BY CORING INTO EXISTING WALL OF DRYWELL. INVERT PER PLAN	1	EA
PAVING		
1 PAVEMENT SECTION PER COM STD DETAIL M-19.01, 2.0" A-1/2" AC SURFACE COURSE ON 6.0" ABC	1491	SY
3 PAVEMENT SECTION PER COM STD DETAIL M-19.01, 3.0" A-1/2" AC SURFACE COURSE ON 8.0" ABC	2618	SY
4 CONCRETE PAVEMENT SECTION 7.0" RIGID PORTLAND CONCRETE CEMENT PAVEMENT	480	SF
5 6" VERTICAL CURB & GUTTER PER MAG STD DETAIL 220-1, TYPE A	319	LF
6 6" SINGLE CURB PER MAG STD DETAIL 222, TYPE B	1293	LF
7 RIBBON CURB PER MAG STD DETAIL 220-1, TYPE B	217	LF
8 3' VALLEY GUTTER PER MAG STD DETAIL 240, MODIFIED TO 3'	1643	SF
9 CURB CUT TYPE 2 PER MAG STD DETAIL 226-2, LENGTH PER PLAN	3	EA



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DAVE DOWNING AND ASSOCIATES WAREHOUSE

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DELTA REVISIONS

#	DESCRIPTION	DATE
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PROJECT # 22128
ISSUE DATE 05/27/2023
ISSUE NAME PRE-SUBMITTAL
PLOT DATE 4/12/2024 8:41:37 AM

C001

IMPROVEMENT PLANS
COVER



(CITY OF MESA) GENERAL NOTES

(REVISED 03-15-18) (2018 VERSION)

- ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS PUBLISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS AND AS AMENDED BY THE CITY OF MESA. ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THESE AMENDED SPECIFICATIONS AND DETAILS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- THE INFORMATION SHOWN ON DRAWINGS CONCERNING THE TYPE AND LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE ENGINEER OR THE ENGINEER'S AGENT. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.
 - CALL 602-263-1100 OR 811 FOR BLUE STAKE SERVICES.
 - CALL SALT RIVER POWER FOR POLE BRACING, ELECTRIC SERVICE OR CONSTRUCTION SCHEDULING AT 602-236-8888.
 - CALL CITY OF MESA ELECTRICAL FOR POLE BRACING, ELECTRICAL SERVICE OR CONSTRUCTION SCHEDULING AT 480-644-2251 WITHIN CITY OF MESA ELECTRICAL SERVICE TERRITORY (DOWNTOWN MESA).
 - WHEN EXCAVATING IN OR ADJACENT TO A CITY PARK OR AQUATIC FACILITY THE CONTRACTOR SHALL CONTACT AQUATICS AND PARKS MAINTENANCE AT 480-644-3097 TO REQUEST ASSISTANCE IN LOCATING UNDERGROUND UTILITY FACILITIES.
 - WHEN EXCAVATING IN OR ADJACENT TO LANDSCAPING WITHIN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL CONTACT TRANSPORTATION FIELD OPERATIONS AT 480-644-3380 TO REQUEST ASSISTANCE IN LOCATING UNDERGROUND IRRIGATION FACILITIES.
- TRAFFIC CONTROL SHALL CONFORM TO THE CITY OF MESA TEMPORARY TRAFFIC CONTROL MANUAL. ELECTRONIC COPIES ARE AVAILABLE AT [HTTP://WWW.MESAAAZ.GOV/BUSINESS/BARRICADING-TEMPORARY-TRAFFIC-CONTROL-PERMITS](http://www.mesaaaz.gov/business/barricading-temporary-traffic-control-permits). HARD COPIES CAN BE MADE AVAILABLE AT DEVELOPMENT SERVICES, 55 N. CENTER ST., MESA, ARIZONA.
- CONTRACTOR TO NOTIFY TRAFFIC OPERATIONS AT 480-644-3126 PRIOR TO SIGN REMOVAL AND WHEN READY TO PERMANENTLY RELOCATE SIGN.
- CONTRACTOR TO OBTAIN ANY PERMITS REQUIRED UNLESS OTHERWISE INDICATED, AND COORDINATE ALL IRRIGATION DRY-UPS, RELOCATIONS, AND REMOVALS BY OTHERS.
- CONTRACTOR SHALL POTHOLE EXISTING UTILITIES AHEAD OF CONSTRUCTION TO ALLOW FOR ANY NECESSARY ADJUSTMENTS IN GRADE LINE AND TO VERIFY PIPE MATERIALS FOR ORDERING THE APPROPRIATE TRANSITION AND TIE-IN FITTINGS THAT MAY BE REQUIRED.
- THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL ABANDONED UTILITIES THAT INTERFERE WITH PROPOSED IMPROVEMENTS. THE CITY OF MESA UTILITIES DEPARTMENT LOCATING SECTION WILL ASSIST THE CONTRACTOR AS NEEDED, IN DETERMINING IF THE UTILITY (GAS, WATER, AND WASTEWATER ONLY) IS ABANDONED BY CALLING 480-644-4500.
- PRIOR TO START OF CONSTRUCTION ON PRIVATE PROPERTY (EASEMENTS), THE CONTRACTOR SHALL GIVE THE OWNER SUFFICIENT TIME (MINIMUM 48 HOURS) TO REMOVE ANY ITEMS IN CONFLICT WITH CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE TO REMOVE AND REPLACE ALL OTHER CONFLICTS AS REQUIRED.
- THE CONTRACTOR SHALL COORDINATE WORK SCHEDULES TO PREVENT ANY CONFLICTING WORK CONDITIONS WITH THE CITY OF MESA UTILITY AND TRANSPORTATION CREWS.
- THE CONTRACTOR IS ADVISED THAT A DUST CONTROL PERMIT AND A DUST CONTROL PLAN MAY BE REQUIRED BY THE MARICOPA COUNTY AIR QUALITY DEPARTMENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THIS PERMIT, IF NECESSARY, AND COMPLY WITH ITS REQUIREMENTS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE A COPY OF THE DUST CONTROL PERMIT AND DUST CONTROL PLAN TO THE CITY FOR REVIEW.
- INSPECTIONS SHALL BE PROVIDED BY THE CITY OF MESA. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTION DEPARTMENT AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION.
- THE JOB SITE SHALL BE CLEANED OF ANY DEBRIS OR SPOIL RESULTING FROM THIS PROJECT AT THE COMPLETION OF CONSTRUCTION.
- ALL EQUIPMENT AND MATERIALS NOT SHOWN OR SPECIFIED ON THE PLANS OR SPECIFICATIONS, BUT REQUIRED TO COMPLETE THIS PROJECT, SHALL BE SUPPLIED BY THE CONTRACTOR AS PART OF THIS CONTRACT WORK (NO ADDITIONAL COST TO THE CITY).
- WHEREVER PAVEMENT REPLACEMENT PER MESA STD DETAIL M-19.04.1 OR MAG STD DETAIL 200 IS REFERRED TO WITHIN THESE PLANS, BACKFILLING SHALL BE PER THE CITY OF MESA STREET TRENCH BACKFILLING AND PAVEMENT REPLACEMENT POLICY STATEMENT, REVISED SEPTEMBER 29, 1999.
- FOR PURPOSES OF PAVEMENT PER MAG STD DETAIL 200 OR MESA STD DETAIL M-19.04.1, INTERSECTIONS ARE DEFINED BY THE CURB RETURNS IN ALL DIRECTIONS.
- ANY SURVEY MARKERS DISTURBED OR DAMAGED BY THE CONTRACTOR SHALL BE REPLACED IN KIND BY A REGISTERED LAND SURVEYOR AT NO ADDITIONAL COST TO THE CITY.
- ALL EXISTING PAVEMENT MARKINGS, SIGNS, AND SIGNAL EQUIPMENT THAT ARE NOT PART OF THIS PROJECT BUT NEED TO BE REMOVED, REPLACED, RELOCATED, OR REPAIRED BECAUSE OF CONTRACTOR'S WORK WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS ADVISED THAT DAMAGE TO ANY PUBLIC SERVICES OR SYSTEMS AS A RESULT OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AND INSPECTED BY THE CITY INSPECTOR. DEPENDING ON DAMAGES, ALL REPAIRS SHALL BE DONE WITHIN 24 HOURS. THE CONTRACTOR IS ADVISED THAT ANY COSTS RELATED TO REPAIR OR REPLACEMENT OF DAMAGED PUBLIC SERVICES OR SYSTEMS AS A RESULT OF CONTRACTOR'S NEGLIGENCE SHALL BE BORNE BY THE CONTRACTOR.

(CITY OF MESA) PAVING GENERAL NOTES

(REVISED 02-07-18) (2018 VERSION)

- CONTRACTOR SHALL COORDINATE ALL DRIVEWAY LOCATIONS WITH PRIVATE PROPERTY OWNERS AND THE CITY INSPECTOR.
- FOR THE APPROVED LIST OF PAVING PRODUCTS SEE: [HTTP://WWW.MESAAAZ.GOV/BUSINESS/ENGINEERING/APPROVE-PRODUCTS-EQUIPMENT-NATURAL-GAS-LINE-CONTRACTORS](http://www.mesaaaz.gov/business/engineering/approve-products-equipment-natural-gas-line-contractors).
- ALL GUTTER GRADES LESS THAN 0.0020 FT/FT SHALL BE STAKED ALONG THE ACTUAL GUTTER ALIGNMENT (NOT OFFSET) AND CHECKED BY CITY OF MESA INSPECTOR IMMEDIATELY PRIOR TO PLACEMENT OF CONCRETE.
- ALL FRAMES, COVERS, VALVE BOXES, ETC. SHALL BE ADJUSTED BY THE CONTRACTOR TO FINISHED GRADE AFTER PLACEMENT OF ASPHALT CONCRETE SURFACE COURSE PER MAG STD DETAILS 270, 422, OR 391-1-C.

(CITY OF MESA) PUBLIC WATER UTILITY NOTES

- ALL PUBLIC WATER MAIN MATERIALS SHALL BE PER SECTION 610.3 OF THE M.A.G. UNIFORM STANDARD SPECIFICATIONS. ALL DUCTILE IRON PIPE (D.I.P.) WATER MAINS SHALL HAVE POLYETHYLENE CORROSION PROTECTION PER SECTION 610.5 OF THE M.A.G. UNIFORM STANDARD SPECIFICATIONS.
- ALL NEW WATERLINES THAT REQUIRE SERVICE DISRUPTION IN ORDER TO CONNECT TO THE CITY SYSTEM SHALL REQUIRE A DAYTIME TIE-IN. THE CONTRACTOR SHALL COMPLETE ALL WORK NECESSARY TO RESTORE UTILITY SERVICE AND FULLY OPEN THE TIE-IN AREA TO VEHICULAR TRAFFIC WITHIN THE TIME FRAME ALLOWED BY THE CITY INSPECTOR.
- THE CONTRACTOR SHALL INSTALL A TEMPORARY PLUG OR VALVE ON A SECTION OF NEW WATER LINE TO TEST LINES BEFORE CONNECTING TO THE EXISTING PUBLIC WATER SYSTEM WHERE THERE IS NO WATER VALVE ON THE EXISTING LINE.
- WATER LINE TESTS SHALL BE CONDUCTED SO THAT EXISTING WATER LINES WILL NOT BE INCLUDED IN THE TEST OF THE NEW LINE.
- THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE A MANUFACTURER AND MODEL DESIGNATED IN THE CURRENT LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES AS PUBLISHED BY THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH, UNIVERSITY OF SOUTHERN CALIFORNIA.
- THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION.
- IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE (A.A.C.) R18-9-213, ALL MATERIALS ADDED AFTER JANUARY 1, 1993, WHICH MAY COME INTO CONTACT WITH DRINKING WATER, SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 AND 61.
- PER CITY ORDINANCE NO. 2341, ALL WATER METERS ARE TO BE PURCHASED FROM THE CITY OF MESA. METERS TWO INCHES OR LESS WILL BE DELIVERED AND INSTALLED BY CITY FORCES. METERS LARGER THAN TWO INCHES WILL BE DELIVERED BY THE CITY AND INSTALLED BY THE CONTRACTOR AND REQUIRE SCHEDULING AND INSPECTIONS WITH CITY FORCES. (CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT 480-644-4273 FOR THE SPECIFIC PROCEDURE).

(CITY OF MESA) STORM WATER DRAINAGE & RETENTION NOTES

- THE ENGINEER, OR LAND SURVEYOR SHALL CERTIFY THAT THE REQUIRED STORM WATER RETENTION HAS BEEN PROVIDED. THE CERTIFICATION SHALL ALSO INDICATE THE ACTUAL VOLUME PROVIDED. SUCH CERTIFICATION SHALL BE PROVIDED TO THE DEVELOPMENT SERVICES DEPARTMENT WHEN THE RETENTION AREA IS TO REMAIN PRIVATE PROPERTY AND TO THE ENGINEERING DEPARTMENT WHEN THE RETENTION AREA IS TO BECOME CITY OF MESA PROPERTY.
- ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNERS AND ARE TO BE REPLACED BY THE OWNERS WHEN THEY CEASE TO DRAIN WATER IN A 36HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL-SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL. IN ACCORDANCE WITH ARIZONA REVISED STATUTES, DRYWELLS ARE REQUIRED TO BE REGISTERED WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ). IT IS THE OWNER'S RESPONSIBILITY TO REGISTER ALL DRYWELLS. AN AQUIFER PROTECTION PERMIT MAY BE REQUIRED BY ADEQ FOR DRYWELLS DEEMED TO BE HAZARDOUS TO GROUNDWATER.

ENGINEERS GENERAL NOTES

- ALL SITE WORK SHALL CONFORM TO THE CURRENT EDITION OF THE MARICOPA ASSOCIATION OF GOVERNMENTS UNIFORM STANDARD SPECIFICATIONS AND DETAILS (MAG SPECIFICATIONS AND DETAILS) AND ANY SUPPLEMENTS TO THE MAG SPECIFICATIONS AND DETAILS BY THE JHA (JURISDICTION HAVING AUTHORITY) UNLESS SPECIFICALLY STATED OTHERWISE IN THESE PLANS.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING PERMITS, RENEWAL OF LAPSED PERMITS, AND OBTAINING ANY NEW PERMITS, INCLUDING, BUT NOT LIMITED TO A DUST CONTROL PERMIT, AND TRAFFIC CONTROL PERMITS AS REQUIRED BY THE JHA.
- THE CONTRACTOR IS RESPONSIBLE FOR MAKING ARRANGEMENTS FOR INSPECTION AND TESTING.
- THE CONTRACTOR SHALL NOTIFY THE JHA'S INSPECTION DEPARTMENT 48 HOURS PRIOR TO CONSTRUCTION. CONSTRUCTION CONCEALED WITHOUT THE REQUIRED INSPECTION SHALL BE SUBJECT TO EXPOSURE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CALL BLUE STAKE AT (800) 782-5348 AT LEAST 48 HOURS BEFORE ANY CONSTRUCTION BEGINS.
- THE CONTRACTOR SHALL FOLLOW GUIDELINES AND REGULATIONS SET FORTH BY O.S.H.A. SUNRISE ENGINEERING, INC. WILL NOT BE RESPONSIBLE FOR JOB-SITE SAFETY PROCEDURES OR CONDITIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN TAKEOFF QUANTITIES. QUANTITIES IF SHOWN HEREON ARE ESTIMATES ONLY AND AS SUCH ARE NOT TO BE USED FOR BID PURPOSES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATION OF THE PROPER AUTHORITY(S) IF THERE ARE OBSTRUCTIONS TO PROPOSED IMPROVEMENTS AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY EXISTING ITEM REMOVED TO FACILITATE CONSTRUCTION SHALL BE REPLACED IN THE SAME OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF SERVICE AND/OR RELOCATION OF UTILITIES IN CONFLICT WITH PROPOSED CONSTRUCTION. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE AND SAFELY DISPOSE OF ALL REMOVAL MATERIAL AND DEBRIS DEEMED UNSALVAGEABLE BY THE ENGINEER PER THE PROVISIONS SET FORTH IN MAG SPECIFICATION 350.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL ON AND AROUND THE CONSTRUCTION SITE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS FOR CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD PRIOR TO ENTERING PUBLIC STREETS, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS, AND TAKE WHATEVER MEASURES ARE NECESSARY TO INSURE THAT ALL ROADS ARE MAINTAINED IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES. NO WORK WILL BE CONSIDERED COMPLETE UNTIL ALL PAVEMENTS HAVE BEEN SWEEP CLEAN OF DIRT AND DEBRIS.
- PRIOR TO MOVING OR DESTROYING PROTECTED NATIVE PLANT SPECIES, THE CONTRACTOR SHALL FILE A FORMAL NOTICE OF INTENT WITH THE ARIZONA DEPARTMENT OF AGRICULTURE NATIVE PLANTS (602) 542-3292.
- A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER WILL NOT GUARANTEE ANY ELEVATIONS AT LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL PROVIDE A LICENSED SURVEYOR FOR THE SURVEYING/CONSTRUCTION STAKING OF ALIGNMENT AND GRADE FOR EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS.
- EXACT POINT OF MATCHING, TERMINATION AND OVERLAY, IF NECESSARY, MAY BE DETERMINED IN THE FIELD BY THE ENGINEER OF RECORD OR THE RESIDENT ENGINEER OVERSEEING THE PROJECT CONSTRUCTION.
- ANY AMBIGUITIES OR DEFICIENCIES DISCOVERED ON THESE PLANS ARE TO BE RESOLVED BY SUNRISE ENGINEERING OR ITS APPOINTED REPRESENTATIVE. ANY MODIFICATIONS TO THESE PLANS MADE BY ANYONE OTHER THAN SUNRISE ENGINEERING OR ITS APPOINTED REPRESENTATIVE IS SOLELY RESPONSIBLE FOR THOSE MODIFICATIONS.
- THE CONTRACTOR SHALL RE-GRADE ALL EARTHEN DRIVEWAYS DISTURBED WITHIN THE RIGHT-OF-WAY DURING THE CONSTRUCTION AND RE-COMPACT THE TOP 1-FEET OF SURFACE MATERIAL TO A MINIMUM COMPACTION OF 90% MAXIMUM DRY DENSITY. THE RE-GRADED DRIVEWAYS SHALL BE OVERLAID WITH A 0.5" LAYER OF HALF-INCH MINUS ROADWAY GRAVEL AND RAKED SMOOTH.
- THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL AND BARRICADES FOR WORK IN THE RIGHT-OF-WAY PER THE STANDARDS SET FORTH BY THE JHA.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY INVERT ELEVATION, LOCATION, SIZE AND MATERIAL OF EXISTING WATER, SEWER, STORM DRAIN OR ANY OTHER UTILITIES AS SHOWN ON THE PLANS. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS. CONNECTIONS TO EXISTING UTILITIES SHALL NOT BE MADE UNTIL DISCREPANCIES ARE RESOLVED WITH THE ENGINEER.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY EXISTING CONCRETE AND PAVEMENT ELEVATIONS AT TIE-INS/SAWCUT LINES AND VERIFY CROSS SLOPES WITH THE PROPOSED PLANS. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS. CONCRETE AND PAVEMENT ITEMS SHALL NOT BE CONSTRUCTED UNTIL DISCREPANCIES ARE RESOLVED WITH THE ENGINEER.

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DELTA REVISIONS

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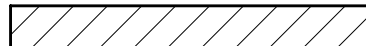

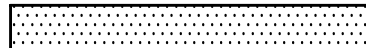
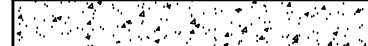


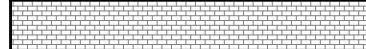
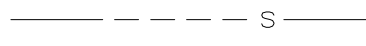
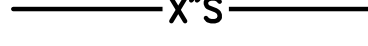
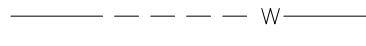
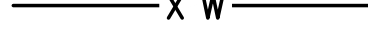



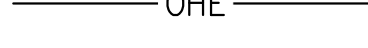
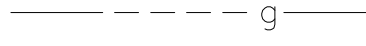
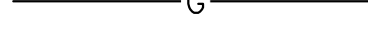
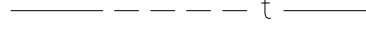

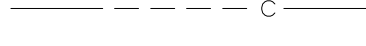



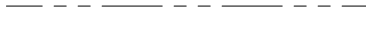
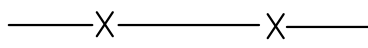

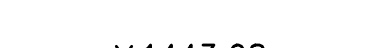

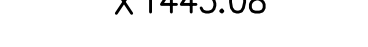
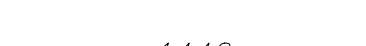
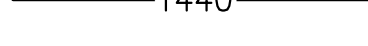







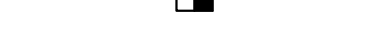















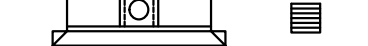



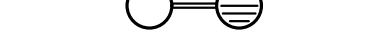

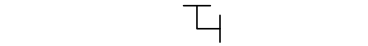







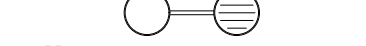



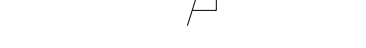
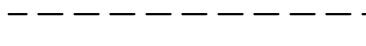
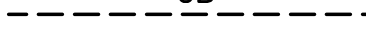
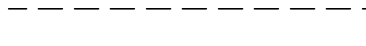
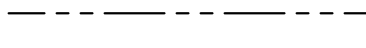
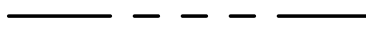
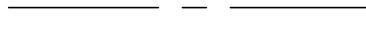
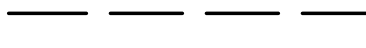
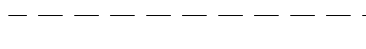

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C002

IMPROVEMENT PLANS
GENERAL NOTES



LEGEND

	EXISTING PAVEMENT REMOVAL		PROPOSED PAVEMENT
	EXISTING CONCRETE		PROPOSED CONCRETE
	EXISTING CONCRETE WITH SPECIAL SCORING		PROPOSED CONCRETE WITH SPECIAL SCORING PER ARCHITECTURAL PLANS
	EXISTING PAVERS		
	EXISTING SEWER		PROPOSED SEWER
	EXISTING WATER LINE		PROPOSED WATER LINE
	EXISTING UNDERGROUND ELECTRIC		PROPOSED UNDERGROUND ELECTRIC
	EXISTING OVERHEAD ELECTRIC		PROPOSED OVERHEAD ELECTRIC
	EXISTING GAS LINE		PROPOSED GAS LINE
	EXISTING UNDERGROUND TELEPHONE		PROPOSED UNDERGROUND TELEPHONE
	EXISTING CABLE LINE		PROPOSED CABLE LINE
	EXISTING IRRIGATION LINE		PROPOSED IRRIGATION LINE
	EXISTING PROPERTY LINE		PROPOSED BARBED WIRE FENCE
	EXISTING BARBED WIRE FENCE		PROPOSED FLOWLINE
	EXISTING FLOWLINE		PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION		PROPOSED CONTOUR
	EXISTING CONTOUR		PROPOSED SIGN
	EXISTING SIGN		PROPOSED GATE VALVE
	EXISTING GATE VALVE		PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT		PROPOSED WATER METER
	EXISTING WATER METER		PROPOSED POWER POLE
	EXISTING POWER POLE		PROPOSED GUY WIRE
	EXISTING GUY WIRE		PROPOSED LIGHT POLE
	EXISTING LIGHT POLE		PROPOSED SEWER MANHOLE
	EXISTING CABLE MANHOLE		PROPOSED SEWER CLEANOUT
	EXISTING ELECTRIC MANHOLE		PROPOSED STORM DRAIN MANHOLE
	EXISTING SEWER MANHOLE		PROPOSED WATER MANHOLE
	EXISTING SEWER CLEANOUT		PROPOSED CATCH BASIN
	EXISTING STORM DRAIN MANHOLE		PROPOSED DRYWELL
	EXISTING TELEPHONE MANHOLE		PROPOSED TEE
	EXISTING TRAFFIC MANHOLE		PROPOSED ELBOW
	EXISTING WATER MANHOLE		BRASS CAP MONUMENT
	EXISTING UNKNOWN MANHOLE		
	EXISTING CATCH BASIN		PLAN, SECTION OR DETAIL LABEL
	EXISTING STORM DRAIN AND STRUCTURE		DRAWING TITLE/SHEET NUMBER
	EXISTING DRYWELL		BASIN ULTIMATE OUTFALL LOCATION AND DIRECTION
	EXISTING VEGETATION		GRADE BREAK (PROFILE SYMBOL)
	EXISTING MAILBOX		
	EASEMENT		
	GRADE BREAK		
	HIGH WATERLINE		
	LOT LINE		
	RIGHT-OF-WAY		
	ROADWAY CENTERLINE		
	SECTION LINE		
	SETBACK LINE		
	POINT OF VERTICAL INTERSECTION		

ABBREVIATIONS

ABC	AGGREGATE BASE COURSE
AC	ASPHALT CONCRETE
BC	BACK OF CURB
BCF	BRASS CAP FLUSH
BCHH	BRASS CAP IN HAND HOLE
BCR	BEGIN CURB RETURN
BM	BENCHMARK
BTM	BOTTOM
CB	CATCH BASIN
C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
CONST	CONSTRUCTION
CY	CUBIC YARD
D/W	DRIVEWAY
DWG	DRAWING
DTL	DETAIL
E	EAST
ECR	END CURB RETURN
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX, EXIST	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLANGE
FND	FOUND
FO	FIBER OPTIC
FPS	FEET PER SECOND
FT	FOOT, FEET
G	GAS, GUTTER, GRADE
GB	GRADE BREAK
GPM	GALLONS PER MINUTE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HW	HIGHWATER
IN.	INCH, INCHES
INV	INVERT
IRRIG	IRRIGATION
L	LENGTH
LF	LINEAR FEET
LT	LEFT
MAG	MARICOPA ASSOCIATION OF GOVERNMENTS
MH	MANHOLE
MATCH EX	MATCH EXISTING
MJ	MECHANICAL JOINT
MUTE	MULTI-USE TRAIL EASEMENT
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO.	NUMBER
OHE	OVERHEAD ELECTRIC
OPNG	OPENING
P/L	PROPERTY LINE
PAE	PUBLIC ACCESS EASEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PCC	PORTLAND CEMENT CONCRETE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PUAE	PUBLIC UTILITY & ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
R/W	RIGHT-OF-WAY
RGRCP	RUBBER GASKETED REINFORCED CONCRETE PIPE
RJ	RESTRAINED JOINT
RT	RIGHT
S	SEWER, SLOPE, SOUTH
S/M	SAWCUT AND MATCH
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SWK	SIDEWALK
SY	SQUARE YARD
TAN	TANGENT
TBC	TOP BACK OF CURB
T, TEL	TELEPHONE
TL	TRUE LENGTH
TYP	TYPICAL
UGE	UNDERGROUND ELECTRIC
VNAE	VEHICLE NON-ACCESS EASEMENT
Vr	VOLUME REQUIRED
Vp	VOLUME PROVIDED
W	WATER, WEST, WITH
XFMR	TRANSFORMER





APN: 138-48-007B
GRANT ARTHUR EAGER &
SOFIA IVANA NOGURA
DOC. NO. 2020-0265294, MCR

APN: 138-48-014A
YOALLI MABEL HIDALGO PONTET
DOC. NO. 2021-0901218, MCR

APN: 138-48-023A
MARCIA SCHMIT
DOC. NO. 2004-1481285, MCR

APN: 138-48-009
KIGA INVESTMENT, LLC
DOC. NO. 2022-0782392,
MCR

APN: 138-48-010B
PONDEROSA BLUE
RIDGE, LLC
DOC. 2010-0512410, MCR

APN: 138-48-010A
PHEND PROPERTIES,
LLC
DOC. NO.
2020-048600, MCR

APN: 138-48-004A
ALTA HOLDINGS, LLC
DOC. NO. 2017-0256754, MCR

EXISTING BUILDING
(TO BE DEMO'D)

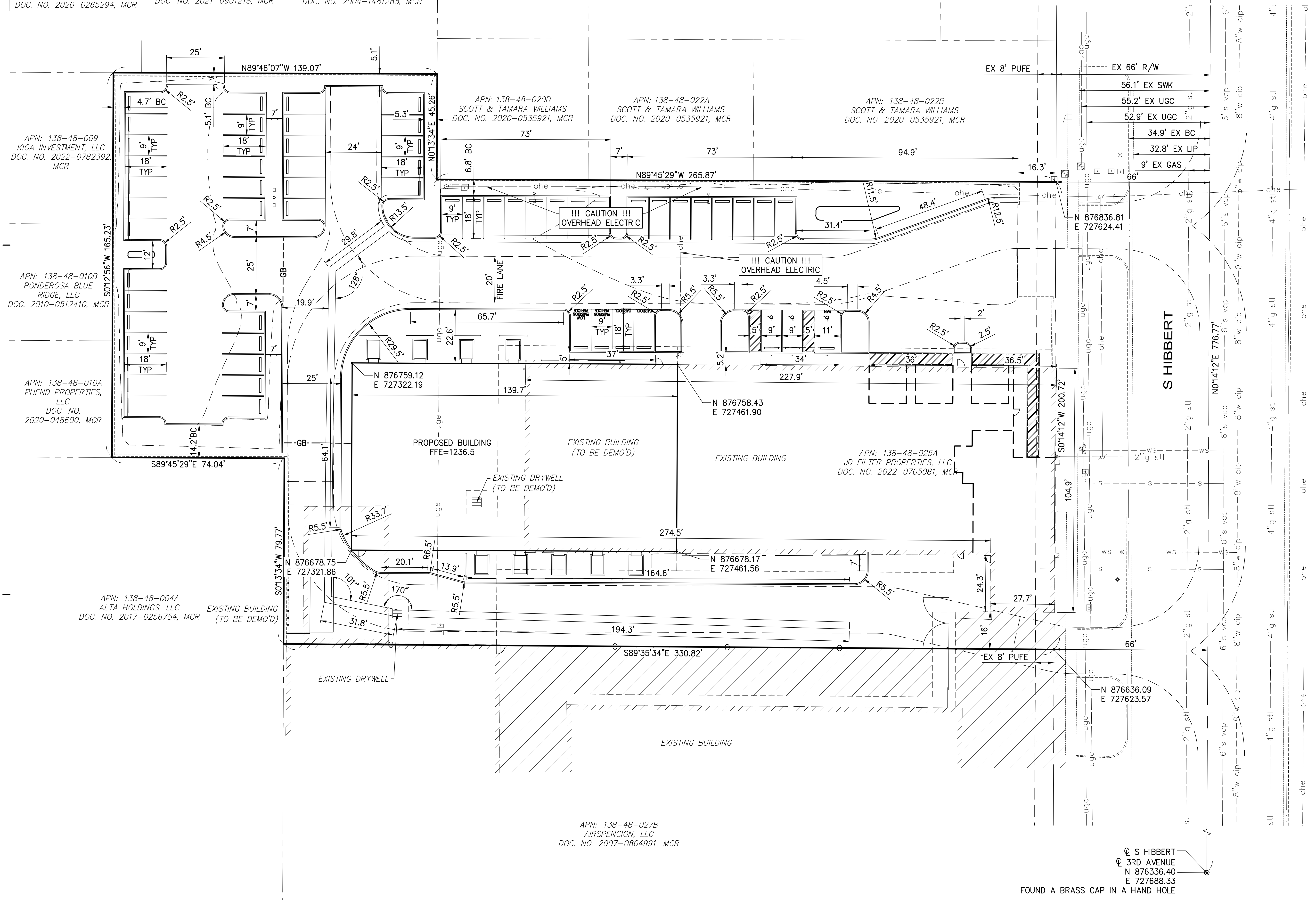
APN: 138-48-020D
SCOTT & TAMARA WILLIAMS
DOC. NO. 2020-0535921, MCR

APN: 138-48-022A
SCOTT & TAMARA WILLIAMS
DOC. NO. 2020-0535921, MCR

APN: 138-48-022B
SCOTT & TAMARA WILLIAMS
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APN: 138-48-025A
JD FILTER PROPERTIES, LLC
DOC. NO. 2022-0705081, MCR

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AIRSPENCION, LLC
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**DAVE DOWNING
AND ASSOCIATES
WAREHOUSE**

DAVE DOWNING AND ASSOCIATES
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MESA, AZ 85210

DELTA REVISIONS

#	DESCRIPTION	DATE



SCALE
20' = 1"

HORIZ: 1" = 20'

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C004
IMPROVEMENT PLANS
HORIZONTAL CONTROL
PLAN

© S HIBBERT
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N 876336.40
E 727688.33
E 727688.33

FOUND A BRASS CAP IN A HAND HOLE

CONSTRUCTION NOTES

S/M SAWCUT & MATCH EXISTING ROADWAY

STORM DRAIN

- 1 8" HDPE STORM DRAIN PIPE 477 LF
- 2 MAXWELL PLUS DRYWELL PER DETAIL A, SHEET C008 1 EA
- 3 MITERED PIPE END PER DETAIL B SHEET C008 1 EA
- 5 RIP RAP D50=6", D=12" (WIDTH AND LENGTH PER PLAN) 3 EA
- 6 INSTALL STORM CATCH BASIN PER MAG STD DETAIL 535 1 EA
- 7 REFURBISH EXISTING DRYWELL AND TEST FOR PROPER PERCOLATION. SUBMIT TEST RESULTS TO ENGINEER. CONNECT PROPOSED PIPE BY CORING INTO EXISTING WALL OF DRYWELL. INVERT PER PLAN 1 EA

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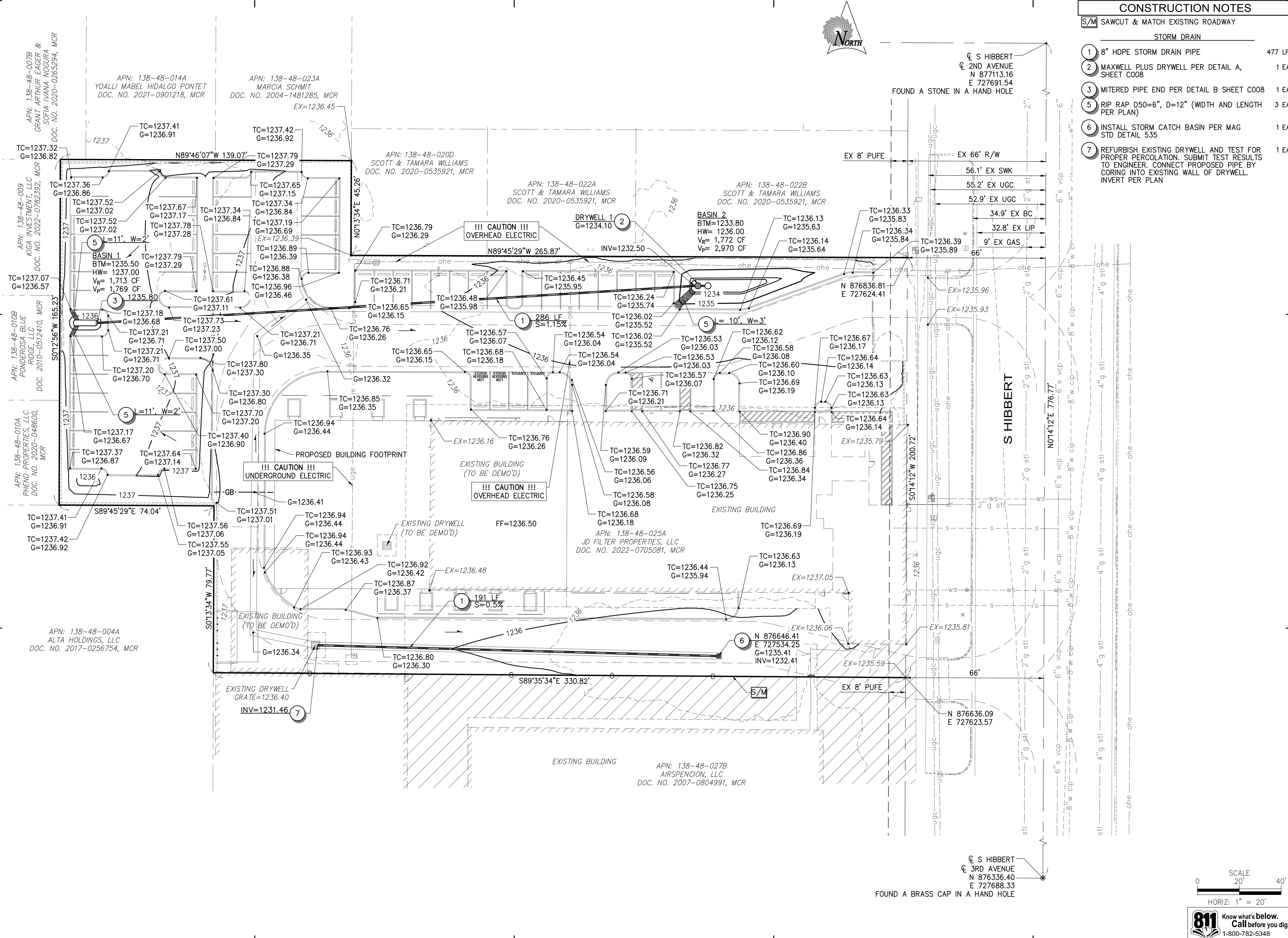
DAVE DOWNING AND ASSOCIATES WAREHOUSE

DAVE DOWNING AND ASSOCIATES
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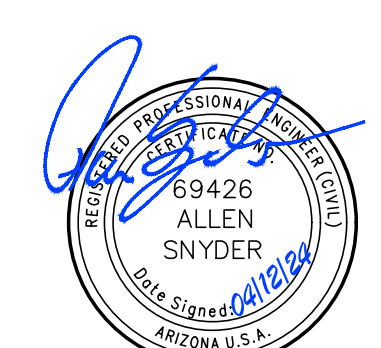
C005
IMPROVEMENT PLANS
GRADING & STORM DRAIN
PLAN



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FOUND A BRASS CAP IN A HAND HOLE

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APN: 138-48-025A
JD FILTER PROPERTIES, LLC
DOC. NO. 2022-0705081, MCR

APN: 138-48-010B
PONDEROSA BLUE RIDGE, LLC
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APN: 138-48-010A
PHEND PROPERTIES, LLC
DOC. NO. 2020-048600, MCR

APN: 138-48-009
KIGA INVESTMENT, LLC
DOC. NO. 2022-0782392, MCR

APN: 138-48-007B
GRANT ARTHUR EAGER & SOFIA IVANA NOCOURA
DOC. NO. 2020-0265294, MCR

APN: 138-48-014A
YOALLI MABEL HIDALGO PONTET
DOC. NO. 2021-0901218, MCR

APN: 138-48-023A
MARCIA SCHMIT
DOC. NO. 2004-1481285, MCR

APN: 138-48-020D
SCOTT & TAMARA WILLIAMS
DOC. NO. 2020-0535921, MCR

APN: 138-48-022A
SCOTT & TAMARA WILLIAMS
DOC. NO. 2020-0535921, MCR

APN: 138-48-022B
SCOTT & TAMARA WILLIAMS
DOC. NO. 2020-0535921, MCR

CONSTRUCTION NOTES

- PAVING**
- 1 PAVEMENT SECTION PER COM STD DETAIL M-19.01, 2.0" A-1/2" AC SURFACE COURSE ON 6.0" ABC 1491 SY
 - 3 PAVEMENT SECTION PER COM STD DETAIL M-19.01, 3.0" A-1/2" AC SURFACE COURSE ON 8.0" ABC 2618 SY
 - 4 CONCRETE PAVEMENT SECTION 7.0" RIGID PORTLAND CEMENT CONCRETE PAVEMENT 480 SF
 - 5 6" VERTICAL CURB & GUTTER PER MAG STD DETAIL 220-1, TYPE A 319 LF
 - 6 6" SINGLE CURB PER MAG STD DETAIL 222, TYPE B 1293 LF
 - 7 RIBBON CURB PER MAG STD DETAIL 220-1, TYPE B 217 LF
 - 8 3' VALLEY GUTTER PER MAG STD DETAIL 240, MODIFIED TO 3' 1643 SF
 - 9 CURB CUT TYPE 2 PER MAG STD DETAIL 226-2, LENGTH PER PLAN 3 EA

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APN: 138-48-014A
YOALLI MABEL HIDALGO PONTET
DOC. NO. 2021-0901218, MCR

APN: 138-48-023A
MARCIA SCHMIT
DOC. NO. 2004-1481285, MCR

APN: 138-48-0200
SCOTT & TAMARA WILLIAMS
DOC. NO. 2020-0535921, MCR

APN: 138-48-022A
SCOTT & TAMARA WILLIAMS
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APN: 138-48-022B
SCOTT & TAMARA WILLIAMS
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APN: 138-48-025A
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DOC. NO. 2022-0705081, MCR

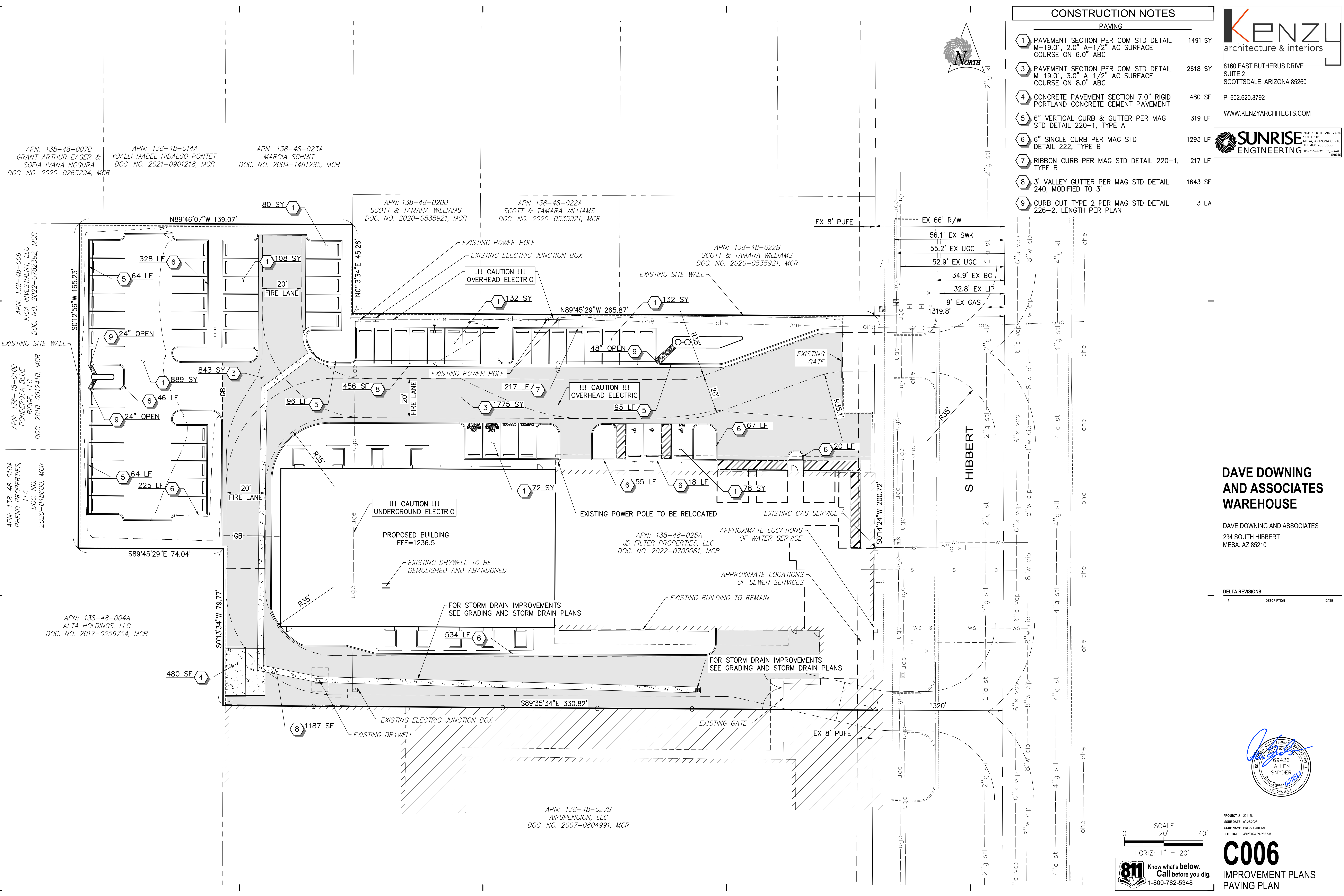
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APN: 138-48-009
KIGA INVESTMENT, LLC
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PONDEROSA BLUE
RIDGE, LLC
DOC. 2010-0512410, MCR

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PHEND PROPERTIES,
LLC
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2020-046600, MCR

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ALTA HOLDINGS, LLC
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DAVE DOWNING AND ASSOCIATES WAREHOUSE

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DELTA REVISIONS

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SCALE
0 20' 40'

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C006
IMPROVEMENT PLANS
PAVING PLAN

GENERAL NOTES

- EXISTING UTILITY SERVICE CONNECTIONS TO REMAIN IN PLACE.

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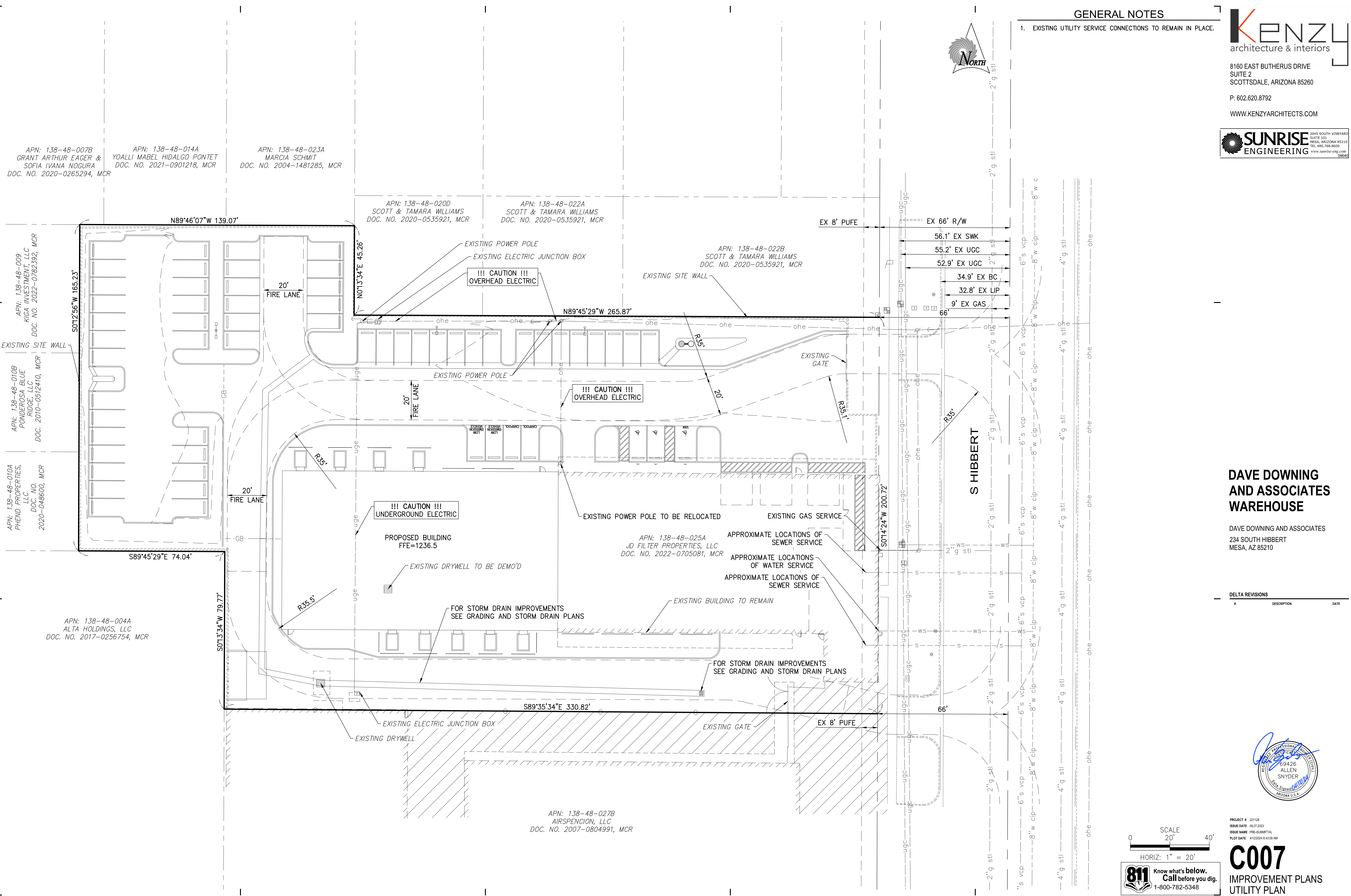
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SCOTT & TAMARA WILLIAMS
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JD FILTER PROPERTIES, LLC
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APN: 138-48-004A
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DELTA REVISIONS

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C007
IMPROVEMENT PLANS
UTILITY PLAN

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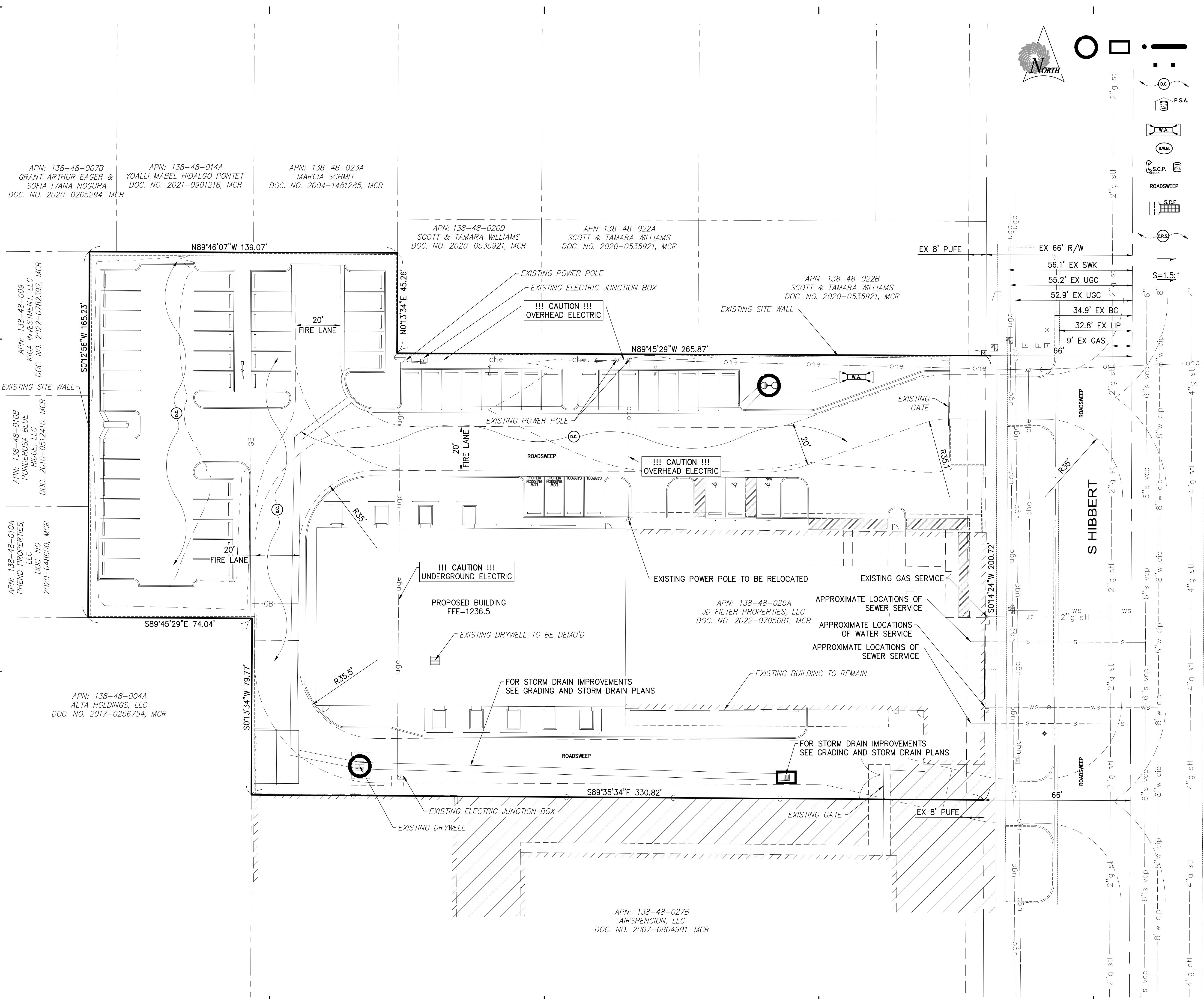
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APN: 138-48-022B
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AIRSPENCION, LLC
DOC. NO. 2007-0804991, MCR



LEGEND

- FIBER ROLL (STORM WATTLE) (SPC-1)
- SILT FENCE (SPC-5)
- DUST CONTROL (EC-7)
- PROTECTED CHEMICAL AND MATERIALS STORAGE AREA (GH-1)
- DESIGNATED WASHOUT AREA (GH-4)
- SOLID WASTE MANAGEMENT (GH-2)
- SPILL CONTAINMENT PLAN (GH-5)
- ROADWAY SWEEPING (GH-6)
- STABILIZED CONSTRUCTION ENTRANCE (EC-5)
- CONSTRUCTION ROAD STABILIZATION (EC-6)
- DIRECTION OF FLOW
- SLOPE GRADIENT

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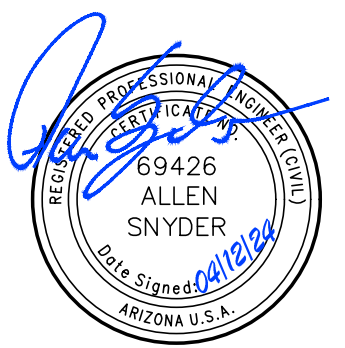
2045 SOUTH VINEYARD
SUITE 102
MESA, ARIZONA 85210
TEL: 480.788.8600
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DAVE DOWNING AND ASSOCIATES WAREHOUSE

DAVE DOWNING AND ASSOCIATES
234 SOUTH HIBBERT
MESA, AZ 85210

DELTA REVISIONS

#	DESCRIPTION	DATE



SCALE
0 20' 40'

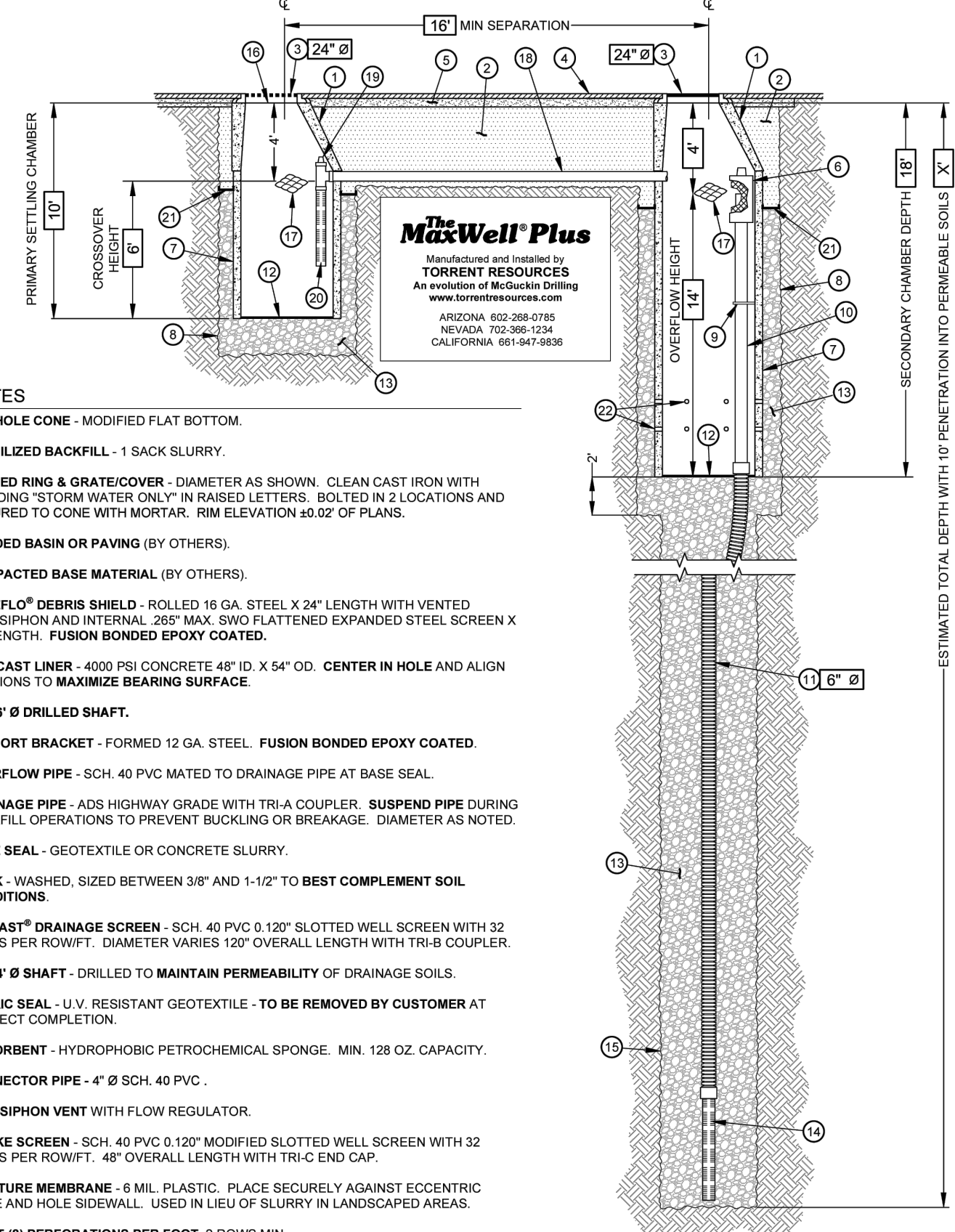
HORIZ: 1" = 20'

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PROJECT # 22128
ISSUE DATE 05/27/2023
ISSUE NAME PRE-SUBMITTAL
PLOT DATE 4/12/2024 8:45:28 AM

C008
IMPROVEMENT PLANS
STORMWATER MANAGEMENT PLAN

The MaxWell® Plus Drainage System Detail And Specifications



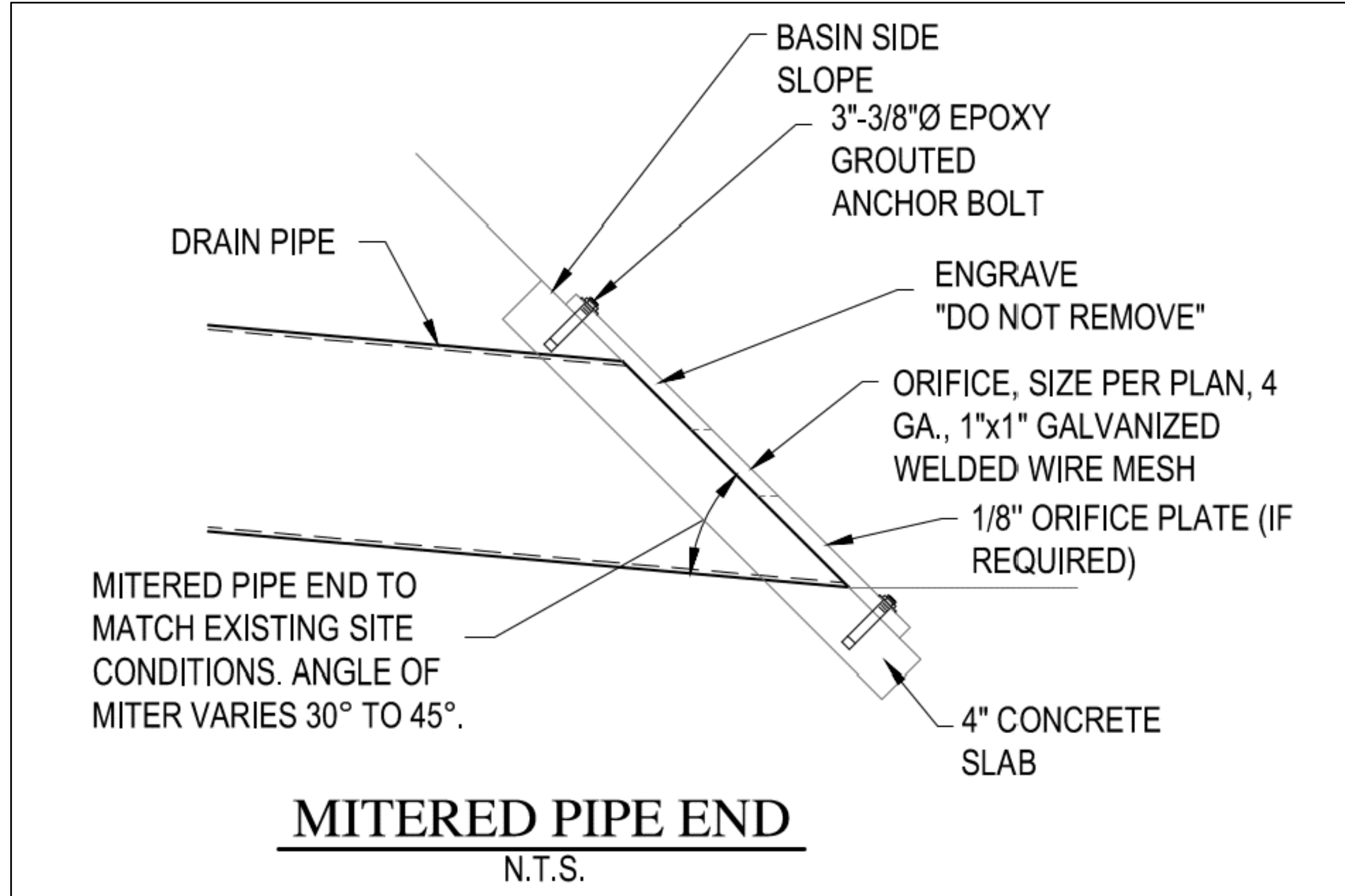
NOTES

1. MANHOLE CONE - MODIFIED FLAT BOTTOM.
2. STABILIZED BACKFILL - 1 SACK SLURRY.
3. BOLTED RING & GRATECOVER - 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 +0.02' OF PLANS.
4. GRADED BASIN OR PAVING (BY OTHERS).
5. COMPACTED BASE MATERIAL (BY OTHERS).
6. PUREFLO® DEBRIS SHIELD - ROLLED 18 GA. STEEL X 24" LENGTH WITH VENTED ANTI-SIPHON AND INTERNAL 285° MAX. 3/80 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 - ADD HIGHWAY GRADE WITH TRI-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 Ø 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 Ø 120" MODIFIED SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. 48" OVERALL LENGTH WITH TRI-C END CAP.
21. MOISTURE MEMBRANE - 6 MIL. PLASTIC. PLACE SECURELY AGAINST ECCENTRIC CONE AND HOLE SIDEWALL. USED IN LIEU OF SLURRY IN LANDSCAPED AREAS.
22. EIGHT (8) PERFORATIONS PER FOOT, 2 ROWS MIN.

AZ 124, 80021949, 8, 80021970 (S.A. 10/19/05)
 CA 124, 80021949, 8, 80021970 (S.A. 10/19/05)
 NV 124, 80021949, 8, 80021970 (S.A. 10/19/05)
 U.S. Patent No. 4,823,330 - 17 February 1974, 1990, 2004

AZ MAXWELL PLUS

A
 5
 DETAIL - MAXWELL DRYWELL
 NOT TO SCALE



B
 5
 DETAIL - MITERED PIPE END
 N.T.S.

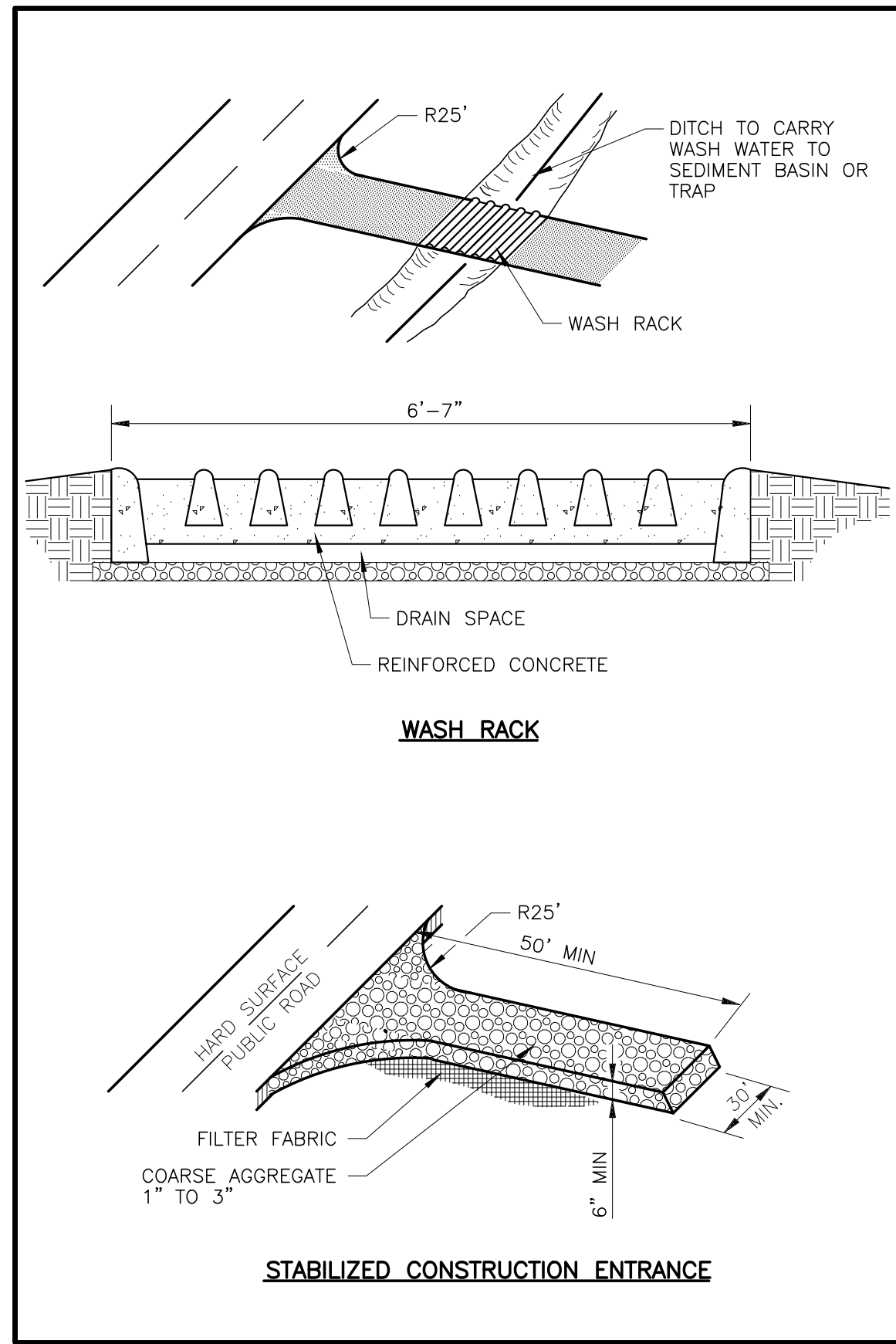
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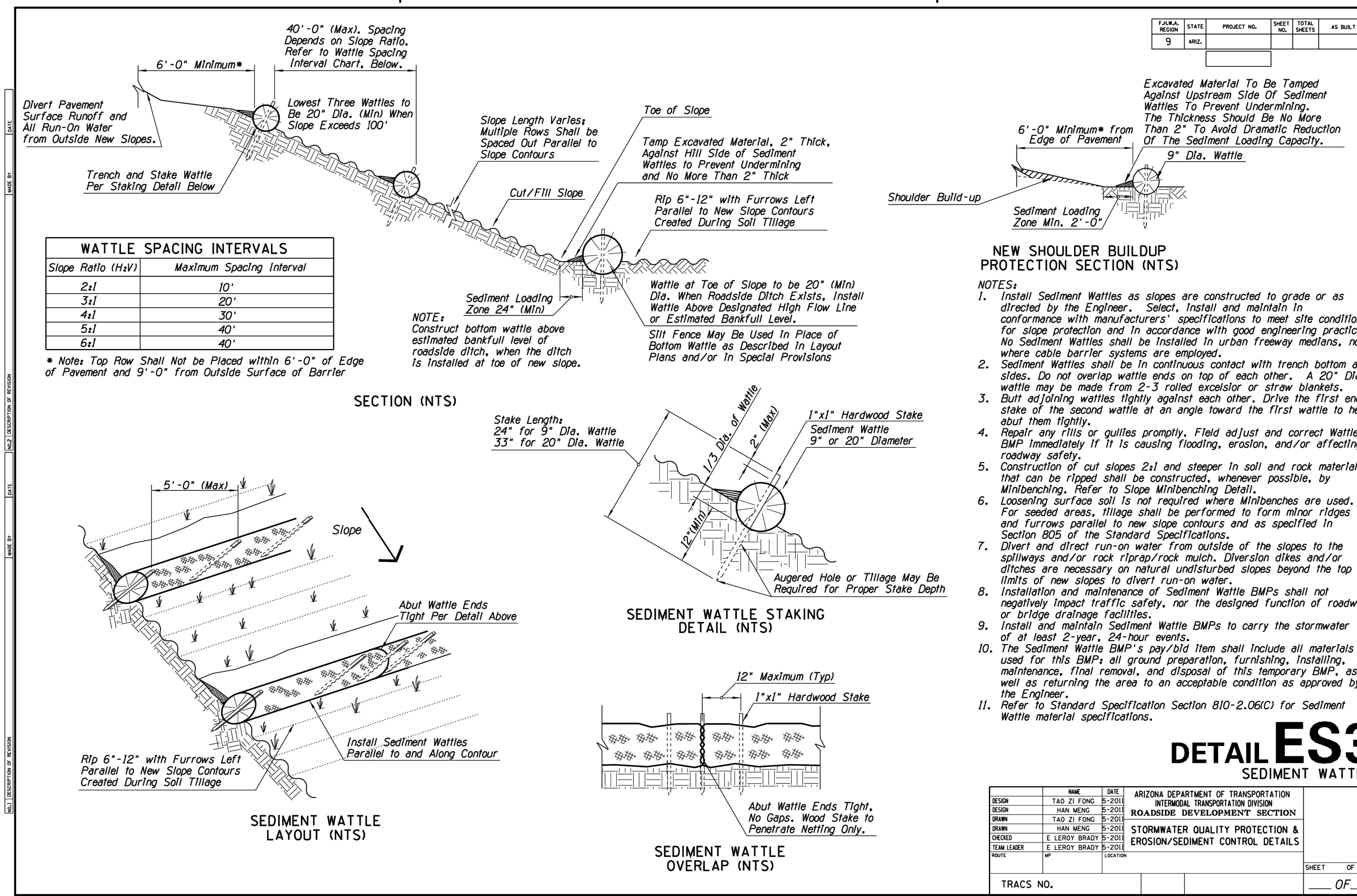
PROJECT # 22128
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 PLOT DATE 4/12/2024 8:43:48 AM



C009
 IMPROVEMENT PLANS
 DETAILS & SECTIONS



EC-5

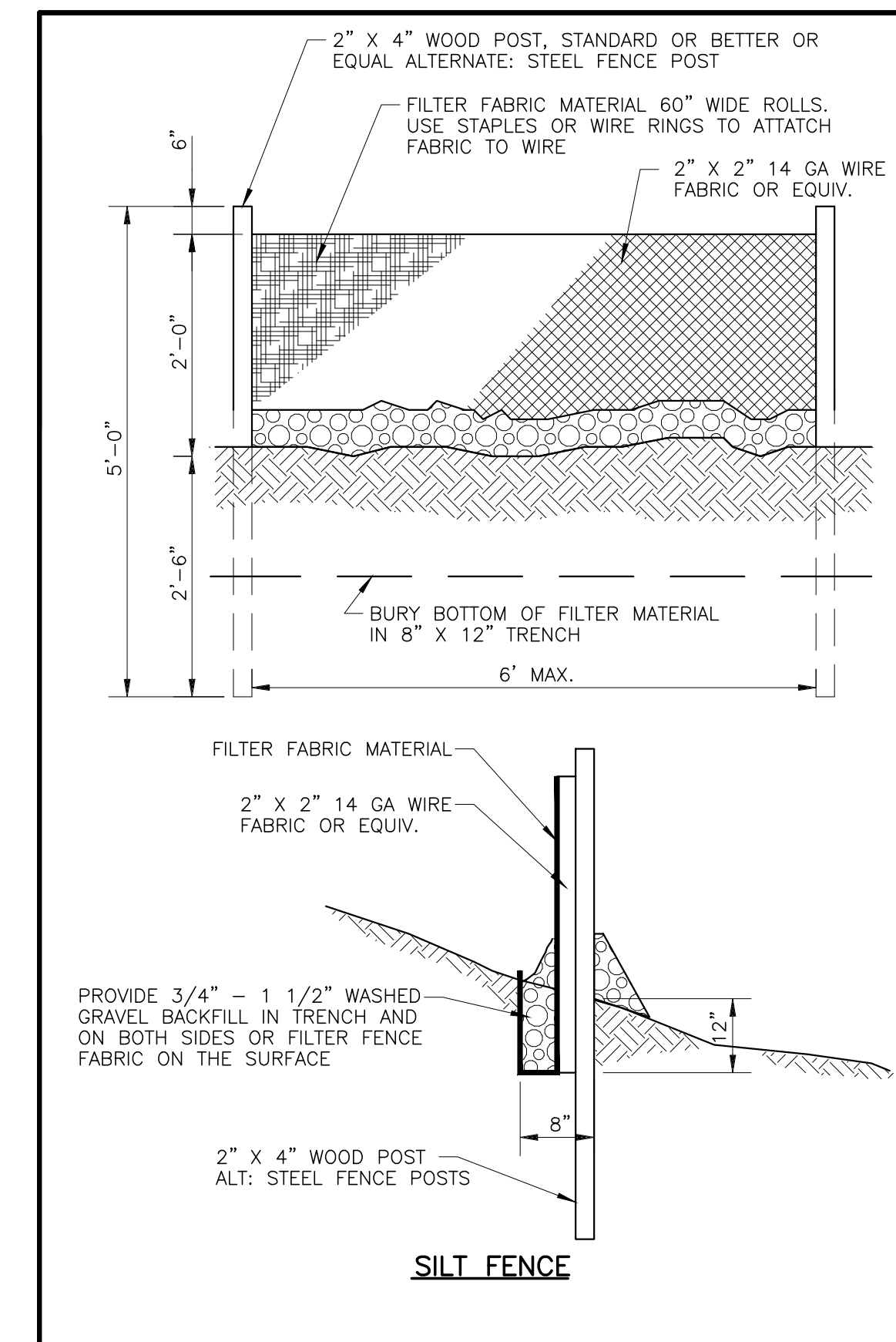


SECTION (NTS)

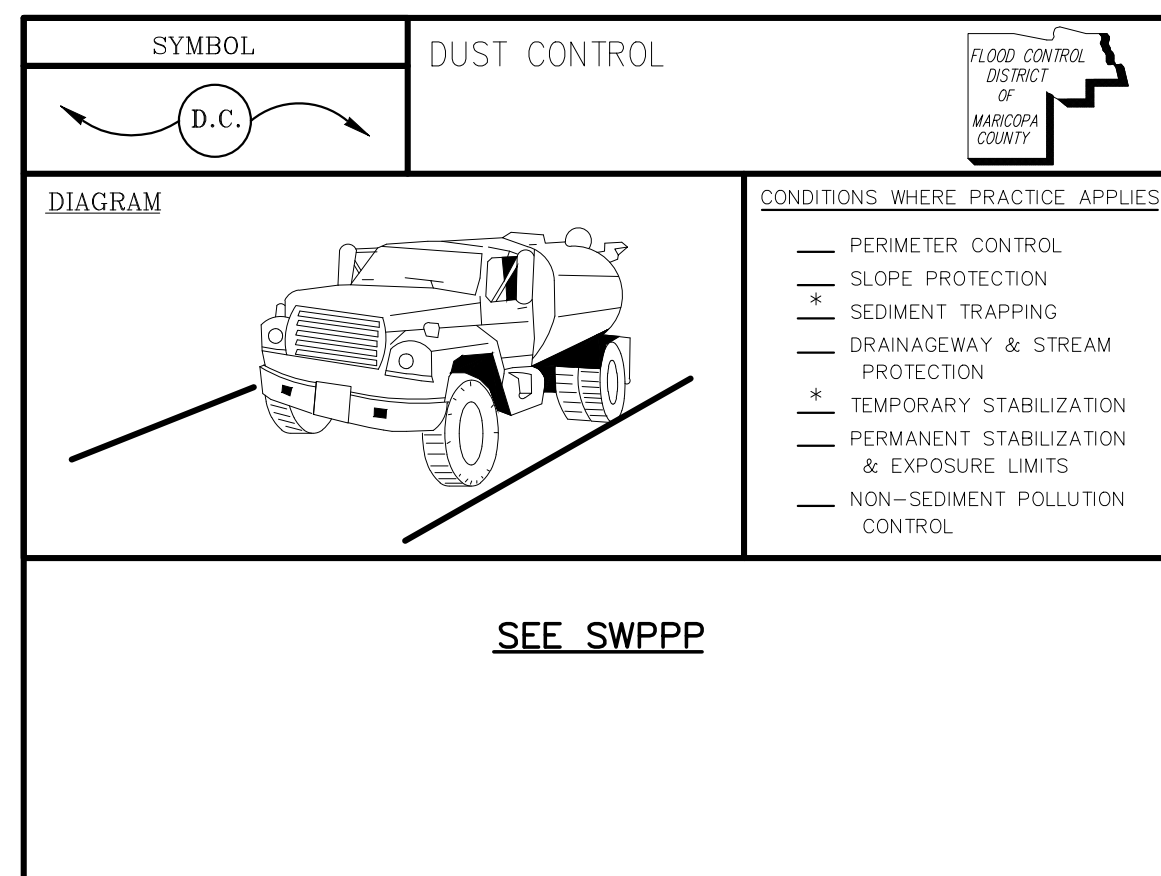
SEDIMENT WATTLE STAKING DETAIL (NTS)

SEDIMENT WATTLE OVERLAP (NTS)

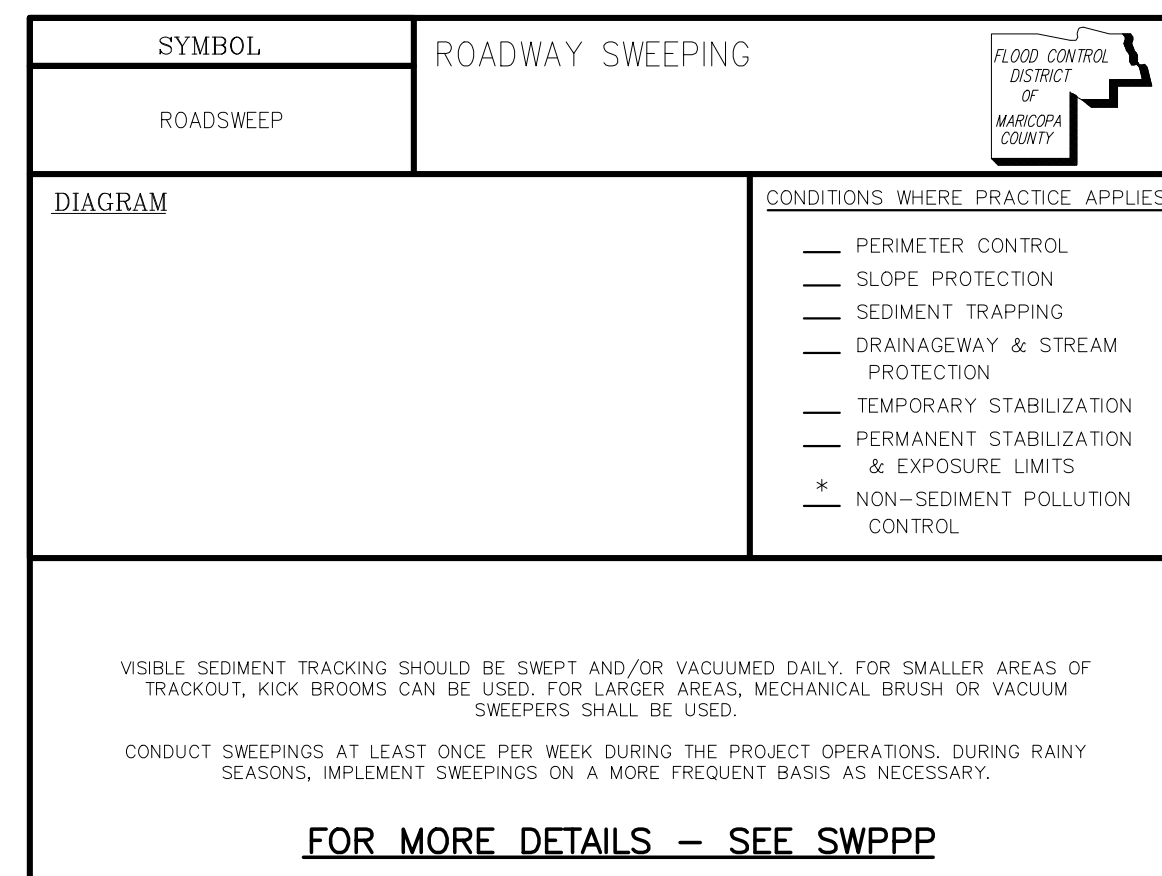
DETAIL ES3
SEDIMENT WATTLE



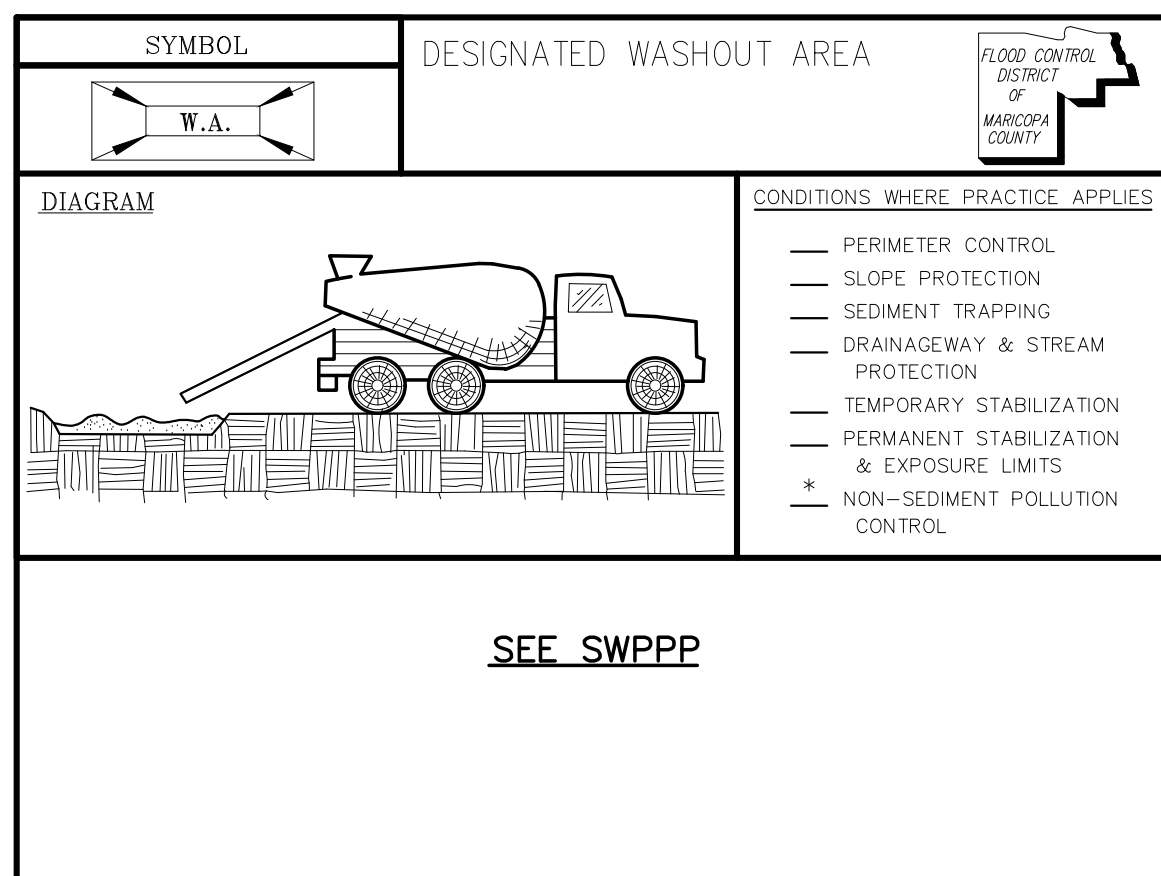
SPC-5



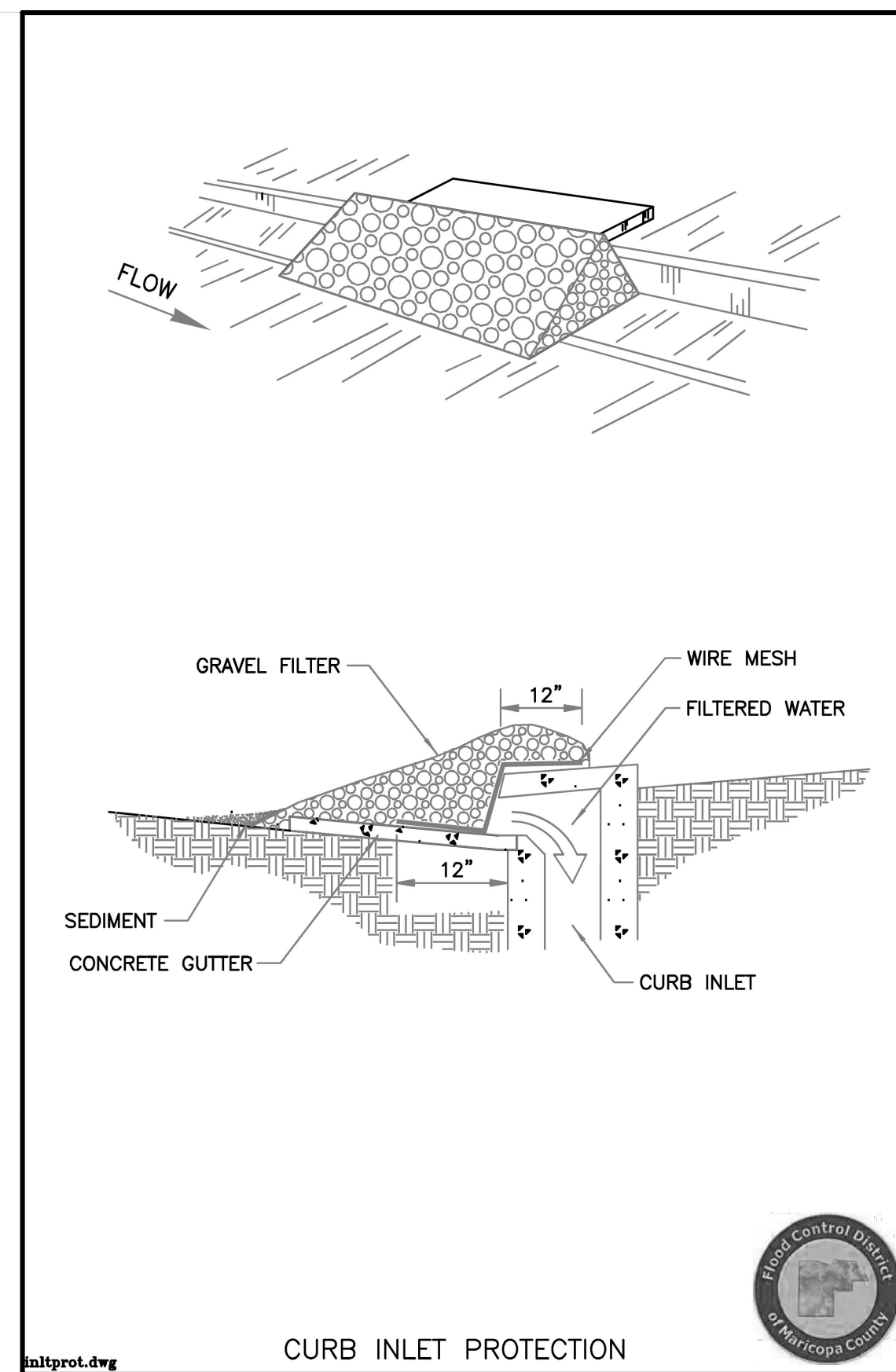
EC-7



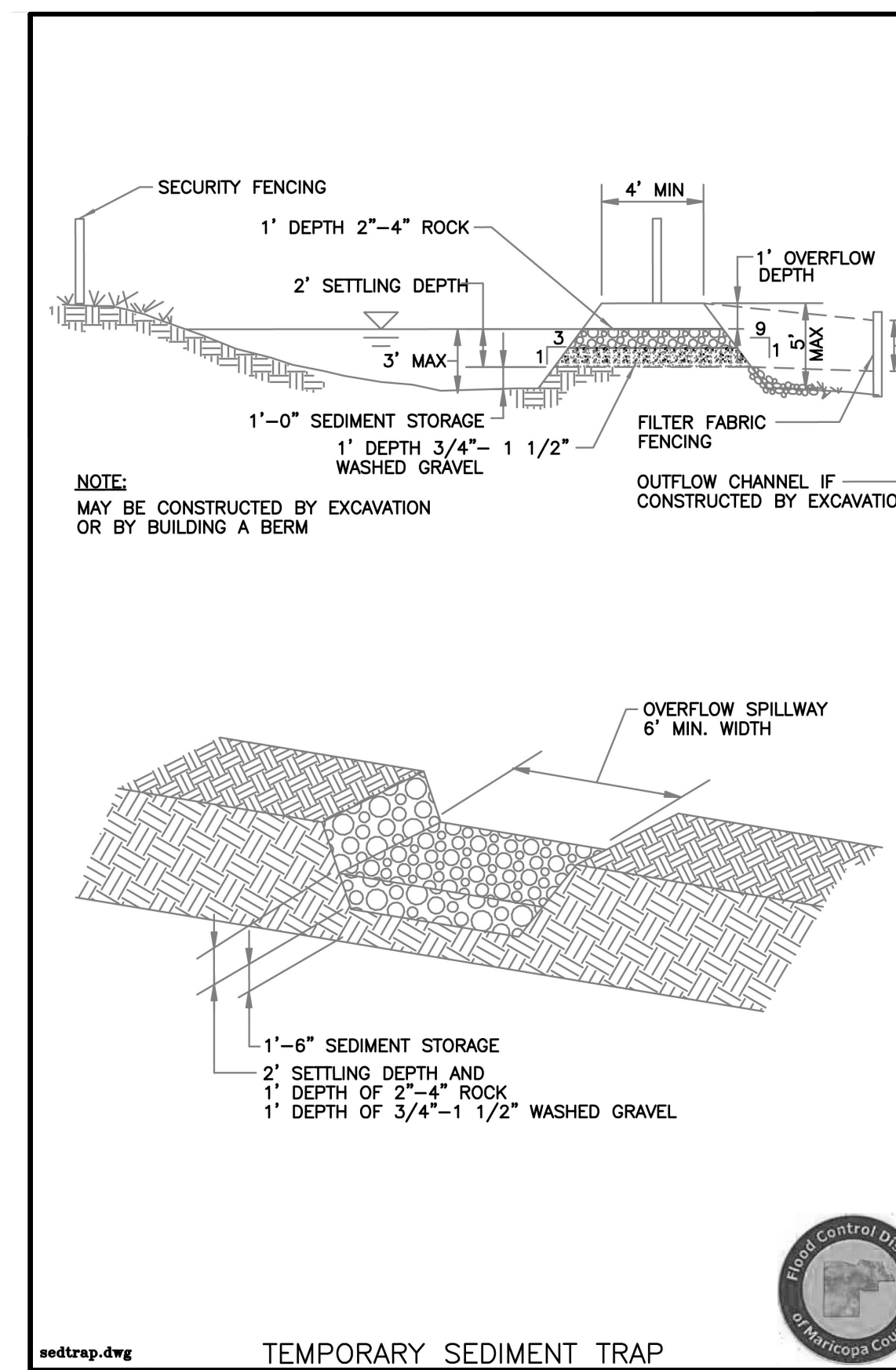
GH-6



GH-4



SPC-7



SPC-9

KENZU
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C010
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DETAILS & SECTIONS

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