

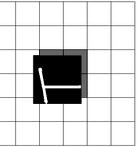
FINAL DEVELOPMENT PLAN FOR KACHINA ANIMAL HOSPITAL

FDP-1 TITLE SHEET / SITE PLAN
FDP-2 LANDSCAPE PLAN
FDP-3 BUILDING EXTERIOR ELEVATIONS

C-1 COVER AND NOTES
C-2 GRADING AND PAVING PLAN
C-3 WATER AND SEWER PLAN
C-4 SEPTIC SYSTEM PLAN

MICHAEL TAYLOR ARCHITECTS, INC.
119 South Pleasant St., Prescott, Arizona 86303
Phone 928.445.0626 Fax 928.445.6810

SHEET INDEX



- 1 DUMPSTER ENCLOSURE - SEE DETAIL 13/A1.2
- 2 4'-0" HIGH CMU WALL - SEE DETAIL 12/A1.2
- 3 5'-0" HIGH CMU BLOCK WALL - SEE DETAIL 12/A1.2
- 4 A.D.A. COMPLIANT ACCESSIBILITY SYMBOL - SEE 16/A1.2
- 5 A.D.A. COMPLIANT ACCESSIBLE PARKING SIGN - SEE 15/A1.2
- 6 A.D.A. COMPLIANT CURB RAMP - SEE 14/A1.2
- 7 CURB STOPS, TYP.
- 8 FIRE RISER ROOM - SEE PLUMBING
- 9 WATER STUB-OUT - SEE PLUMBING
- 10 SEWER STUB-OUT - SEE PLUMBING
- 11 ELECTRICAL SES - SEE ELECTRICAL
- 12 TELEPHONE STUB-OUT - SEE ELECTRICAL
- 13 CONDENSER UNITS - SEE MECHANICAL
- 14 LANDSCAPE AREA - SEE SHEET L1.1
- 15 HOSE BIBS - SEE PLUMBING
- 16 LINE OF ROOF OVERHANG



KEYNOTES

PROJECT TEAM:
OWNER: KACHINA ANIMAL HOSPITAL
P.O. BOX 130
PRESCOTT VALLEY, ARIZONA 863270130

ARCHITECT: MICHAEL TAYLOR ARCHITECTS, INC.
118 SOUTH PLEASANT STREET
PRESCOTT, ARIZONA 86303

PROJECT DESCRIPTION:
A NEW BUILDING TO BE USED FOR AN ANIMAL HOSPITAL WITH ROOM FOR BOARDING CATS AND DOGS. ASSOCIATED PARKING AND LANDSCAPING.

PROJECT ADDRESS:
850 SOUTH HENRICKSON ROAD
PRESCOTT VALLEY, ARIZONA 86327

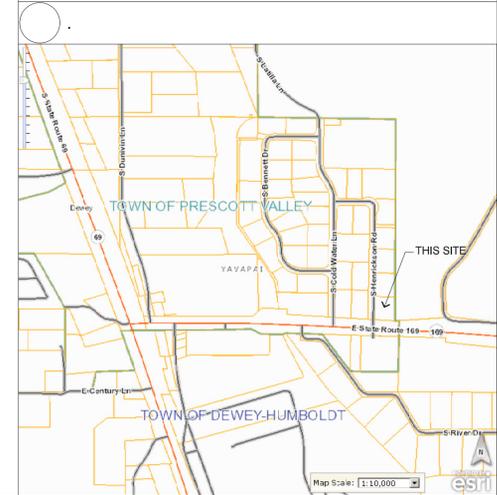
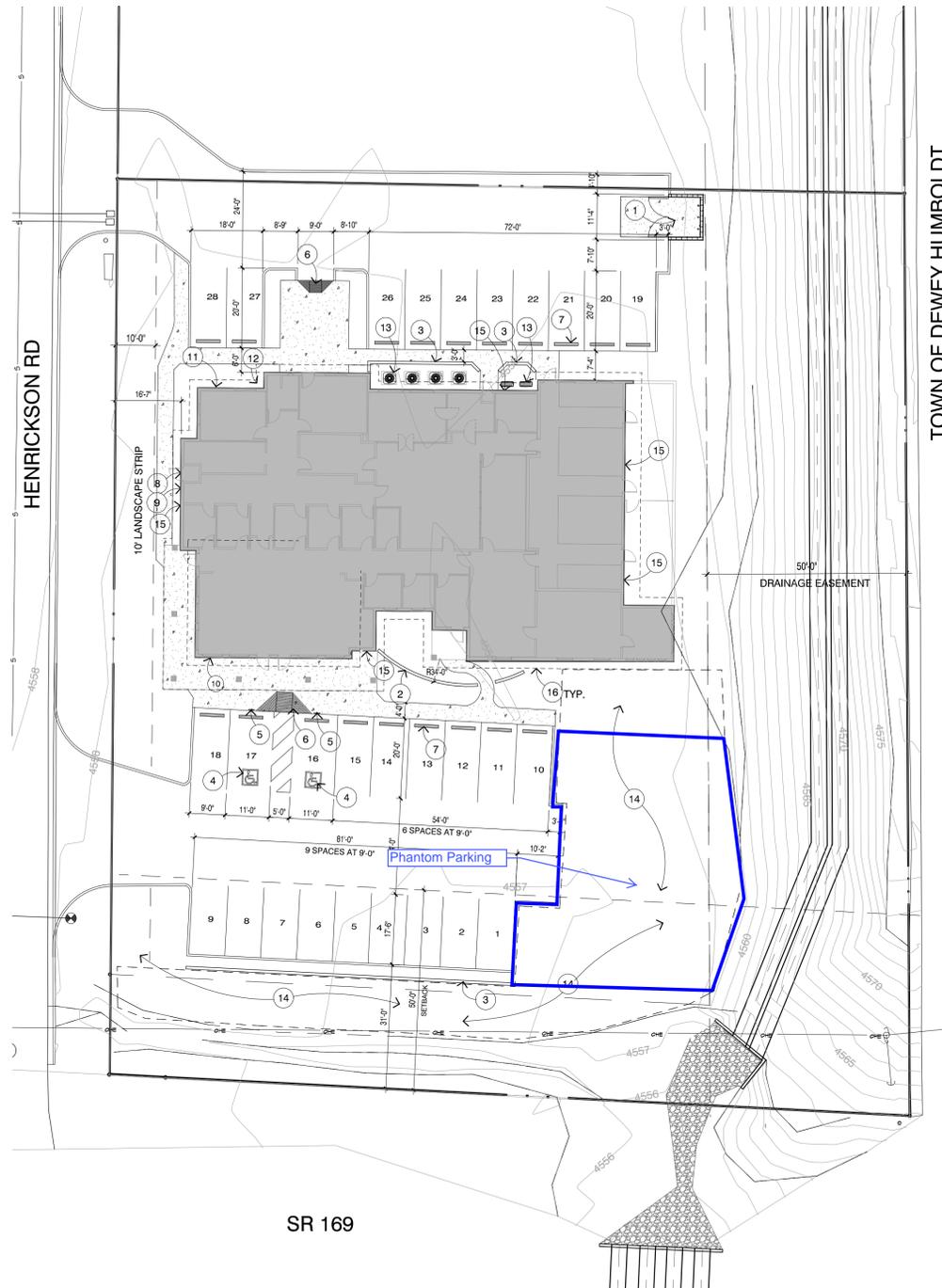
PARCEL NUMBER: 402-02-513F

ZONING: M1 - INDUSTRIAL GENERAL LIMITED

SETBACKS:
FRONT: 50' FROM MAJOR STREET OR HIGHWAY
SIDE: 0'
REAR: 0'

ALLOWABLE HEIGHT: 35' (PER CODE)
MAXIMUM HEIGHT: 21'-0"
LOT SIZE: 45,136.67 SF - 1.04 ACRES
GROSS BUILDING AREA: 7,295 SF

FINAL DEVELOPMENT PLAN
FOR
KACHINA ANIMAL HOSPITAL
850 SOUTH HENRICKSON ROAD
PRESCOTT VALLEY, ARIZONA

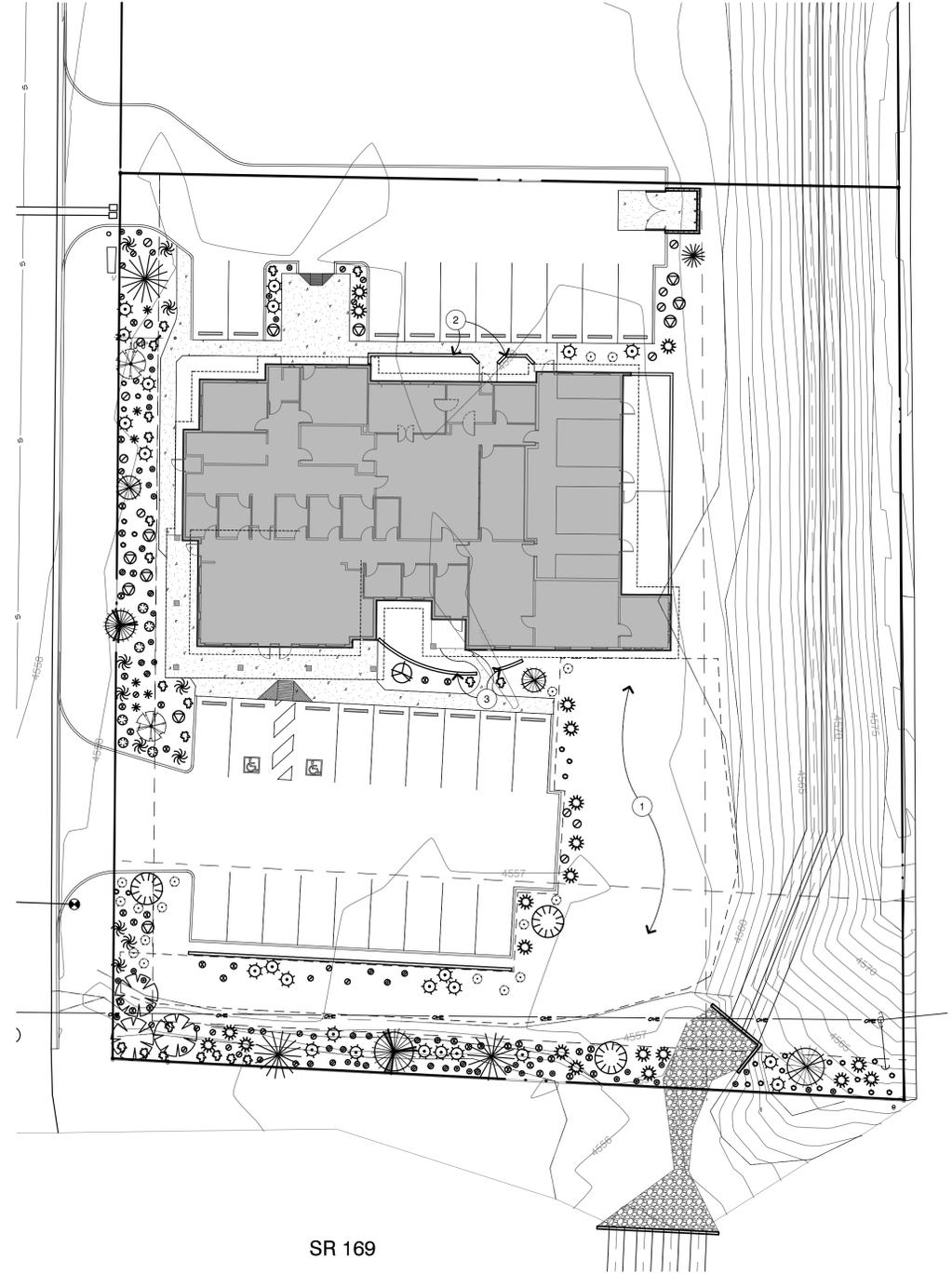


SCALE: 1" = 20'-0"

P:\12039 Kachina Animal Hospital\Final Development Plan\FDP-1 TitleSheet-TitlePlan.dwg

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PROJECT NO.	DATE	MARK	DESCRIPTION
12039	12/4/2012		



SR 169



SYMBOL	TREES	SIZE	QTY.
	FLOWERING CRAB	15 GAL	1
	ARIZONA SYCAMORE	15 GAL	3
	AUTUMN BLAZE MAPLE	15 GAL	2
	AUSTRIAN PINE	15 GAL	2
	ARIZONA CYPRUS	15 GAL	3
	PINE, PINION	15 GAL	1
SHRUBS			
	BUFFALO JUNIPER	1 GAL	21
	FERNBUSH	1 GAL	26
	RED YUCCA	1 GAL	6
	PERUVIAN VERBENA	1 GAL	36
	RUSSIAN SAGE	1 GAL	37
	BIG SAGEBRUSH	1 GAL	17
	COYOTEBRUSH	1 GAL	26
	MOUNTAIN MAHOGANY	1 GAL	6
	SALVIA GREGGI	1 GAL	22
	POINT LEAF MANZANITA	5 GAL	11
	SILVER BUFFALO BERRY	5 GAL	24
	UTAH SERVICEBERRY	5 GAL	21
	MUGHO PINE	5 GAL	11
			276

Irrigation

All plants and trees to be on a timer and drip irrigation.

Backflow: RPZ 1" Copper POC Electronic 6 Station Controller Poly line 3/4 drip Provide ASSE 1060 enclosure per 608.141

NOTES:

- All required plant materials shall be installed in a hole having a minimum dimension that is twice the diameter and 6" deeper than the dimension of the root ball of the plant to be installed. All backfill shall consist of a combination of topsoil as amended for the specific soil conditions, which have been identified on the site by the landscape architect or designer.
- All landscape areas shall be covered with screened and washed 2" minus landscape rock, or a combination of, and plant materials.

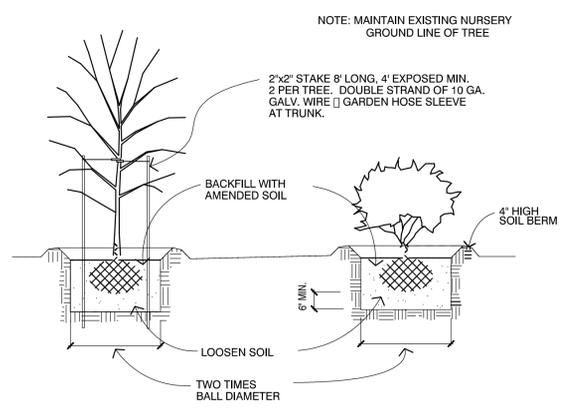
LEGEND

- 1 DETENTION BASIN
- 2 4'-0" HIGH CMU WALL - SEE DETAIL 12/A1.2
- 3 5'-0" HIGH CMU WALL - SEE DETAIL 12/A1.2

KEYNOTES

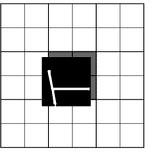
TOTAL PARKING AND DRIVEWAYS = 11,230 SF
 LANDSCAPE AREA REQUIRED = 1,123 SF
 LANDSCAPE AREA PROVIDED = 1,511 SF

NOTES



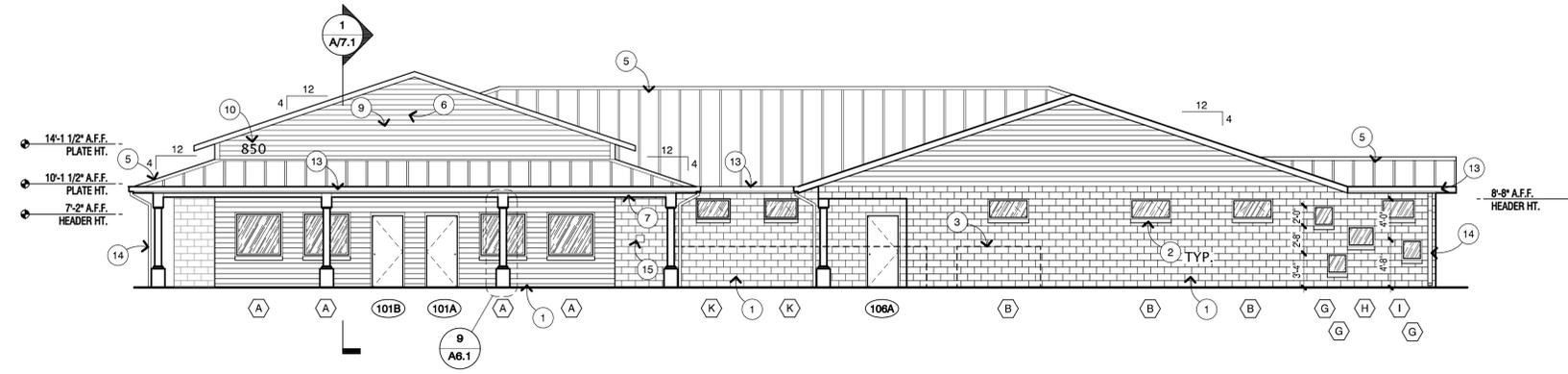
TYP. PLANTING DETAIL TREES & SHRUBS

SCALE: 1" = 20'-0"



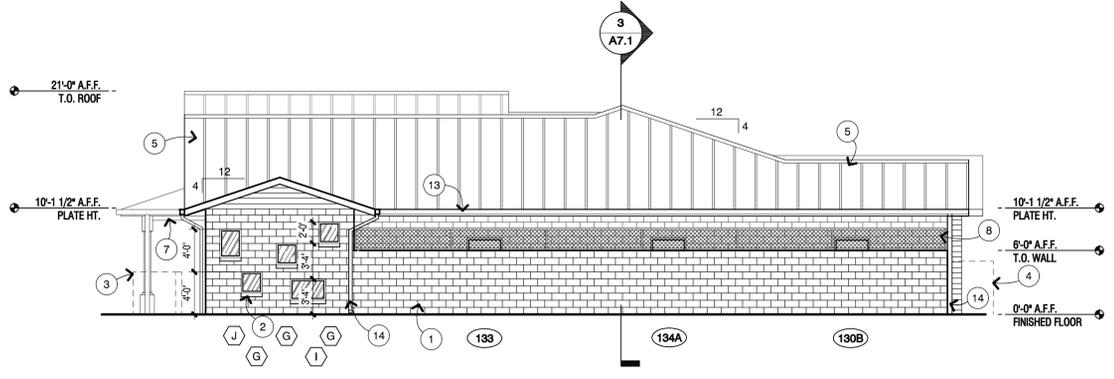
PROJECT NO.	DATE	MARK	DESCRIPTION
12039	12/4/2012		

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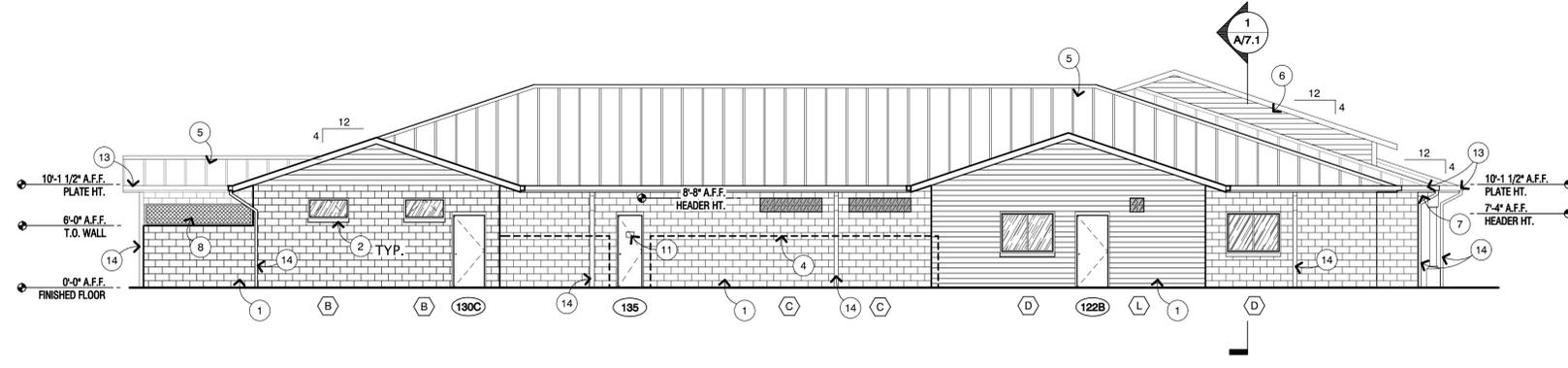
4 ELEVATION - SOUTH

GENERAL NOTES



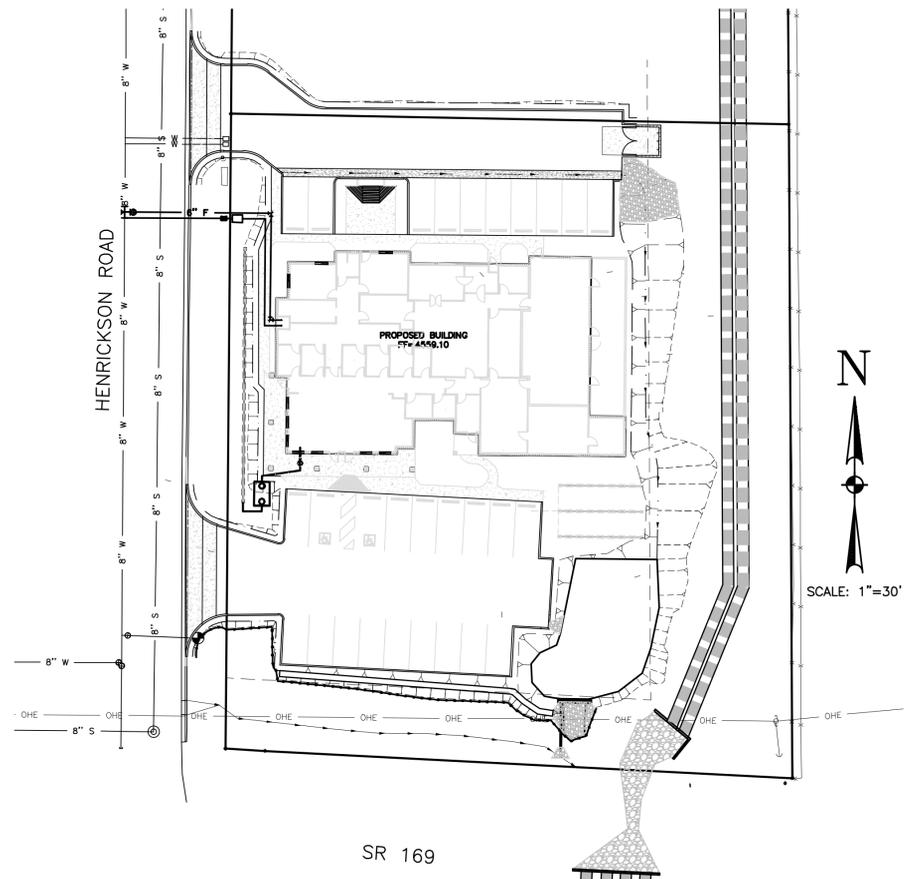
3 ELEVATION - EAST

11 ELEVATION - WEST



KACHINA ANIMAL HOSPITAL

APN'S 402-02-513F AND 513J
850 SOUTH HENRICKSON ROAD
PRESCOTT VALLEY, AZ
A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 2, T13N, R1E, G.&S.R.M.,
YAVAPAI COUNTY, ARIZONA



TOWN OF PRESCOTT VALLEY WATER CONSTRUCTION NOTES:

- 2.0.1 The contractor shall be required to install a connection at night generally between 10 pm and 5 am for any new waterline that will affect existing service sufficient to warrant same in the opinion of the Town, unless otherwise approved by the Town. No service interruption shall last longer than 4 hours without approval of the Town.
- 2.0.2 Arizona Department of Environmental Quality requirements shall be complied with.
- 2.0.3 All components that come into contact with potable water will be NSF-61 certified and bear the NSF-PW seal as required by ACC R-18-4-119.
- 2.0.4 PVC and Ductile Iron Pipe to be installed per manufacturer's requirements. All Ductile Iron Pipe shall be poly-wrapped per the manufacturer's requirements.
- 2.0.5 Asbestos Cement Pipe is prohibited for use in water distribution systems.
- 2.0.6 All materials used in the installation of ductile iron pipe shall be pursuant to ACC R-18-5-504.
- 2.0.7 All lines and appurtenances shall be provided with 14-gauge, single-strand, direct bury copper wire. Trace wire shall:
 - a. be blue.
 - b. be protected from crimping and other damage.
 - c. be located on the top of the pipe, brought to the surface at all appurtenances and connect to existing wire. If no surface appurtenances exist, the wire shall be brought to the surface every 1,000 feet, with an approved surface junction box.
 - d. be spliced per YAG 3-19.
 - e. pass a continuity test conducted by the contractor, and witnessed by the Engineer of Record and the Town.
- 2.0.8 Water - Sewer separation shall be pursuant to AAC R-18-5-502C. See Appendix - AAC Title 18, Chapter 5, Article 5, MAG 404-1 and MAG 404-2. Ductile Iron Pipe with restrained joints is required when separation requirements cannot be met. Concrete encasement will not be allowed, unless specifically approved by the Town.
- 2.0.9 Water mains shall be subject to a pressure and leakage test in accordance with MAG 610 and AWWA C-600 Standards, except test pressure shall be a minimum of 200 psi or 150% of the working pressure in the pipe whichever is greater, unless determined otherwise by the Town. The working pressure will be based on the lowest elevation/highest pressure point in the main, whichever is greater.
- 2.0.10 Water mains shall be disinfected in accordance with ADEQ Engineering Bulletin No. 8, "Disinfection of Water Systems".
- 2.0.11 Operation of valves to be done by Town of Prescott Valley authorized personnel only.
- 2.0.12 All valves and fittings shall be pressure rated to match the required pressure ratings of the pipelines where installed.
- 2.0.13 All materials used in installation of water mains shall be pursuant to AAC R18-5-504, AAC R18-4-119, ASTM and AWWA standards and shall be NSF approved for potable water.

TOWN OF PRESCOTT VALLEY SEWER CONSTRUCTION NOTES:

- 3.0.1 Arizona Department of Environmental Quality requirements will apply in accordance with AAC R 18-9-E301 - more specifically where they pertain to maximum allowable sewer line/pressure sewer line exfiltration-infiltration rates See Appendix - AAC Title 18, Chapter 9, Article 3).
- 3.0.2 Water - Sewer separation shall be pursuant to AAC R-18-5-502C. See appendix AAC title 18, Chapter 5, Article 5, MAG 404-1 and MAG 404-2. Ductile Iron Pipe with restrained joints is required when separation requirements cannot be met. Concrete encasement will not be allowed, unless specifically approved by the Town.
- 3.0.3 Sewer line low pressure air tests shall be done on 100% of all lines pursuant to ASTM designation F1417-92 Reapproved 1998.
- 3.0.4 Sewer manhole testing pursuant to AAC R-9-E301.D.3.f shall be done on 100% of all manholes. Exfiltration testing or vacuum testing in accordance with ASTM designation C1244-93 Reapproved 2000 may be used.
- 3.0.5 Sewer line deflection tests shall be done on 100% of all PVC lines according to manufacturers recommendations.
- 3.0.6 All lines and appurtenances shall be provided with 14-gauge, single-strand, direct bury copper wire. Trace wire shall:
 - a. be green.
 - b. be protected from crimping and other damage.
 - c. be located on the top of the pipe, and brought to the surface at all appurtenances and connect to existing wire.
 - d. be spliced per YAG 3-19.
 - e. pass a continuity test conducted by the contractor, and witnessed by the Engineer of Record and the Town.
- 3.0.7 Prior to final acceptance, the contractor shall be responsible for providing the Engineer of Record with a video DVD, along with a printed report, of all of the main line installed. The video and report will be reviewed and deemed acceptable by the Engineer of Record before submittal to the Town. The Town shall review and accept this submittal prior to project release. The video work shall be performed after all other underground infrastructure has been completed and after all sewer lines have been thoroughly cleaned and flushed with verification of the cleaning and flushing procedure by the Engineer of Record and the Town. Video inspection and report shall include standing water depth measurements and both vertical and horizontal alignment certifications.
- 3.0.8 PVC sewer pipe & fittings shall be installed pursuant to ASTM D2321 and ASTM D3034-00.
- 3.0.9 Sewer manhole construction shall be pursuant to AAC R-9-E301.D.3.c.
- 3.0.10 Ductile Iron Pipe, when used, shall be cement or epoxy lined for sewage use and shall be poly-wrapped per the manufacturer's requirements.

TOWN OF PRESCOTT VALLEY TRANSPORTATION NOTES:

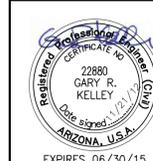
- 5.0.1 No job will be considered ready for final acceptance until all curbs, pavement, and sidewalks have been swept clean of all dirt and debris.
- 5.0.2 Base course shall not be placed on subgrade until subgrade requirements have been inspected and accepted by the Engineer of Record.
- 5.0.3 No ABC placement or paving construction shall be started until all underground utilities within the roadway prism are completed, tested and accepted by the Town. Acceptance to start ABC or paving does not include receipt of ADEQ Approval to Operate, however, it does include Town review and acceptance of all pipe testing and soils compaction testing procedures and results.
- 5.0.4 Backfill compaction shall be Type I unless otherwise noted Y.A.G. 601.
- 5.0.5 All A.C. shall be C-3/4 "smooth mix" as per applicable M.A.G. Specifications, unless another specification is approved by the Town. Mix design shall be submitted prior to start of construction.
- 5.0.6 Pavement shall include a Chip Seal Coat installed per Y.A.G. Section 330. For Arterial and Collector streets, chip seal shall be "High Volume Single Chip Seal" using AC15-5TR at 0.50 gal/SY with 1/2 inch High Volume chip at 32 lbs/SY. For Local streets commercial and residential) and alleys chip seal shall be "Low Volume Single Chip Seal" using CRB-2P@0.40 gal/SY with 3/8 inch Low Volume Chip at 25 lbs/SY. All streets shall be swept the same day as installation. Curbed streets require a pickup broom and a kick broom is acceptable for streets without curbs at the approval of the Town.
- 5.0.7 All survey monuments and boxes and utility appurtenances manholes, valve boxes, etc. shall be protected from chip seal operations. All frames, covers, valve boxes, manholes, etc. shall be adjusted to finished asphalt or curb grades after placement of surface course and prior to chip seal by the contractor as per YAG Standard Detail 4-05. No chip seal operation shall be considered complete or acceptable for payment until access to all such items has been restored.

TOWN OF PRESCOTT VALLEY DRAINAGE NOTES:

- 6.0.1 Trace wire is required for storm drain pipe 48 inches or smaller in diameter. Trace wire shall:
 - a. be black.
 - b. be protected from crimping and other damage.
 - c. be located on the top of the pipe, and brought to the surface at all appurtenances, including headwalls or pipe ends, and connect to existing wire. If no surface appurtenances exist, the wire shall be brought to the surface a minimum of every 1,000 feet within an approved surface junction box.
 - d. be spliced per YAG 3-19.
 - e. pass a continuity test, conducted by the contractor and witnessed by the Engineer of Record and the Town.
- 6.0.2 Prior to project acceptance, the contractor shall be responsible for providing the Engineer of Record with a report of the internal inspection of 100% of all main line installed. The report will be reviewed and deemed acceptable by the Engineer of Record before submittal to the Town. The Town shall review and accept this submittal prior to project release. The inspection work shall be performed after all other underground infrastructure has been completed and after all lines have been thoroughly cleaned and flushed. Inspection and report shall include standing water depth measurements and both vertical and horizontal alignment certifications. This inspection may be a video camera CD or DVD, a manual inspection, or a combination of these two methods.

SHEET INDEX

- 1 COVER AND NOTES
- 2 PAVING AND GRADING PLAN
- 3 WATER AND SEWER
- 4 SEPTIC DISPOSAL SYSTEM



APPROVED - TOWN OF PRESCOTT VALLEY

KACHINA ANIMAL HOSPITAL COVER AND NOTES		DRAWN	BWT	REVISED
KELLEY / WISE ENGINEERING, INC.		DESIGN	BWT	
		CHECK	GRK	
		DATE	11/21/12	
		JOB	12-062	
		SHEET NO.	1 OF 4	

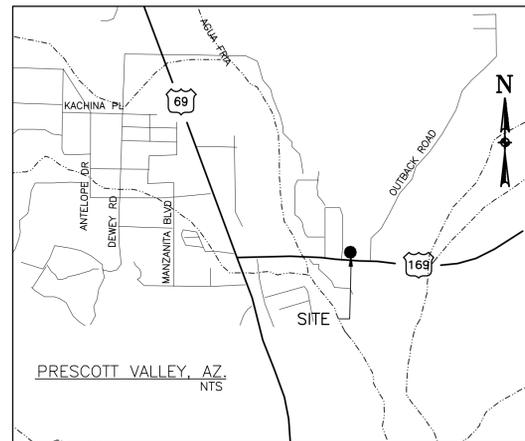
TOWN OF PRESCOTT VALLEY GENERAL CONSTRUCTION NOTES:

- 1.0.1 All work required to complete the construction covered by these plans shall be in accordance with the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, latest edition, including latest revisions and supplements including the Yavapai Association of Governments (YAG) Uniform Standard Specifications and Details and the Town of Prescott Valley Supplemental Standards.
- 1.0.2 The contractor is to comply with all local, state, and federal laws and regulations applicable to the construction covered by these plans.
- 1.0.3 Arizona Department of Environmental Quality requirements shall be complied with.
- 1.0.4 A Storm Water Pollution Prevention Plan (SWPPP) is required for all projects that involve grading of an area that is more than 1 acre, and shall be submitted to the Town for review. A Notice of Intent must be submitted to ADEQ that references the SWPPP. A Notice of Termination shall be submitted to ADEQ once 70% of disturbed land has been successfully revegetated after project completion. The Town shall receive notification when the NOI and NOT have been submitted to ADEQ.
- 1.0.5 All required SWPP shall include pre-approved industry standard Best Management Practices (BMP's) for keeping silt and erosion debris on the graded areas of the site, off the sidewalk and street, and out of all catch basins and storm water infrastructure.
- 1.0.6 The owner is responsible for obtaining and complying with all permits required to complete all work covered by these plans.
- 1.0.7 A Prescott Valley Public Works Department Right-of-Way permit will be required for all construction within public easements and/or rights-of-way, except for within newly created developments where construction is creating new infrastructure for the first time.
- 1.0.8 Any quantities shown on plans are not verified by the Town of Prescott Valley.
- 1.0.9 All revisions to original plans must be approved by the Engineer of Record and the Town of Prescott Valley prior to construction. A decision format regarding the types of changes which can be made in the field or at the discretion of the Engineer of Record in consultation with the Town versus those which require formal approval by Town engineering staff shall be discussed during the preconstruction conference.
- 1.0.10 Any work performed based on unapproved revisions is subject to removal and/or replacement at no expense to the Town.
- 1.0.11 Contractor shall be responsible for submitting to the Town for approval, a traffic control plan as needed to perform construction activities.
- 1.0.12 The contractor shall keep suitable equipment on hand at the job site for maintenance and dust control, and shall control dust as directed by the appropriate agencies, including the Town.
- 1.0.13 All obstructions in right-of-way shall be removed before any construction is permitted.
- 1.0.14 All abandoned utility lines shall be removed. Abandonment in place shall not be allowed.
- 1.0.15 It is the contractor's responsibility to locate all underground pipelines, telephone, and electrical conduits and structures in advance of any construction, and will observe all possible precautions to avoid any damage to such. The Engineer of Record and/or owner will not guarantee any locations as shown on these plans or those omitted from same. Should any location or elevation differ from that shown on these plans, the contractor shall contact the owner's agent.
- 1.0.16 For any construction adjacent to or crossing existing sewer lines, the contractor shall complete a before and after video inspection per Section 3.0.7 DCS. The video inspection shall occur from the next adjacent upstream and downstream manholes beyond all construction activity. If evidence of debris is found, additional video inspection as determined by the Town shall be completed. The Town may waive this requirement if a determination is made that the construction activities will not impact and existing sewer lines.
- 1.0.17 The contractor is responsible for any damage to utilities and/or facilities caused during their construction operations.
- 1.0.18 The contractor is required to contact Blue Stake two working days 48 hours prior to commencement of construction 1-800-STAKE-IT.
- 1.0.19 The contractor shall notify the engineer and Town of Prescott Valley Public Works Department 928-759-3070 at least 2 working days (48 hours) in advance of construction for inspection.
- 1.0.20 Water, sewer, reclaimed and storm line testing will not be accepted unless testing occurs after all utilities including gas, cable, and power are complete. Water and Sewer lines may be pre-tested before all utilities are complete, if the contractor so desires.
- 1.0.21 All utility testing shall be successfully completed prior to placement of ABC, in order to avoid reconstruction of the road section in the event a utility must be repaired or reconstructed.
- 1.0.22 All frames, covers, valve boxes, and manholes inside the paved street surface shall be adjusted to finished grade upon completion of paving or related construction.
- 1.0.23 All work and materials which do not conform to the specifications are subject to removal and replacement at no expense to the Town.
- 1.0.24 Inspection shall be performed by a qualified representative of an engineer licensed in the State of Arizona. The degree of inspection will be determined at the pre-construction conference. Inspection must meet all requirements set forth by ADEQ, the State of Arizona, and the Town of Prescott Valley. Inspection should be performed and certified by the Engineer of Record. The Town of Prescott Valley will complete oversight inspection only. The Engineer of Record is to provide all certifications and other documentation prior to acceptance by the Town.
- 1.0.25 All plans signed by the Town are null and void one year from date of signature if construction has not started.
- 1.0.26 The contractor shall make no claim against the owner, the engineer or surveyor regarding the inaccuracy of construction stakes set forth by the engineer or surveyor, unless all survey stakes set by the engineer or surveyor are maintained intact and can be verified as to their origin. If, in the opinion of the engineer, the stakes are not maintained intact and cannot be verified as to their origin, any remedial work required to correct any item shall be performed at the sole expense of the responsible contractor or subcontractor.
- 1.0.27 The contractor and/or developer shall warrant all work for a minimum of a 2 year period from the date of final acceptance by the Town of Prescott Valley. An additional 1 year warranty period from the date of acceptance by the Town of any warranty repair work at the end of the initial 2 year period shall also apply.

GENERAL CONSTRUCTION NOTES:

1. The positions of existing underground utilities as shown on the construction plans were determined from site inspection, and other "Best Available" information. The Contractor shall contact "Blue Stake" for utility location and carefully excavate (including potholing if required) to determine the true horizontal and vertical positions of utilities. The contractor is responsible for protecting existing utilities and shall notify the owner of any conflicting conditions.
2. All construction shall conform to the Maricopa Association of Governments Specification and Details, latest revisions, and Yavapai Association of Governments (Y.A.G.) Detail Drawings.
3. All existing underground utilities shown are approximate and are to be verified by each Subcontractor. Owner does not accept any responsibility for the accuracy of the location of existing utilities indicated on the Drawings. Verify location of existing utilities and exercise every precaution when working on or near these areas, to avoid damage to those existing facilities. Utility lines may be encountered in excavations that were not known (or shown to exist), so caution should be taken in all excavations. Active or inactive utilities encountered shall be handled in accordance with the requirements of the utility companies.
4. Prior to bidding the work, the Contractor shall thoroughly satisfy himself as to the actual conditions and requirements of the work. No claim shall be made against the Owner or the Engineer for any alleged misunderstanding of the conditions or nature of the work.
5. Nothing contained in the construction drawings shall create, nor shall be construed to create, any contractual relationship between the Engineer and the Contractor or any Subcontractor.
6. The Engineer will not be responsible for construction means, methods, techniques, sequences or procedures or for safety precautions or programs utilized in connection with the work.
7. It is the sole responsibility of the Contractor to obtain, at his own expense, such permits as are required from the appropriate agency.
8. The Engineer shall be notified 24 hours prior to beginning any construction.
9. Work not in conformance with the plans and specifications is subject to removal and replacement at the Contractor's expense.
10. It shall be the responsibility of the bidder to verify all quantities, including excavation, borrow, embankment, shrink or swell, ground compaction, haul and any other items affecting his bid and to base his bid solely upon his own verified quantities, irrespective of the information furnished. It shall be the bidder's responsibility to notify the Engineer prior to bidding of any major discrepancies.
11. Disposal and/or stockpiling of excess material shall be done in such a way that will not create a nuisance. The placing of material on private property of another requires written authorization.
12. The Contractor shall provide construction staking and careful grade control and grade checking with finish as-built plans as required to provide proper drainage release.
13. No job will be considered complete until all pavement is swept clean of all dirt and debris.
14. The contractor shall verify all pipe sizes and material at every point of connection prior to ordering material. Notify the Engineer of any discrepancy in pipe size or material.

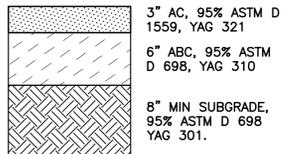
CIVIL ENGINEER
Kelley/Wise Engineering, Inc.
146 Grove Ave.
Prescott, AZ 86301
Contact: Gary Kelley
928-771-1730
928-778-2220 fax
gkelley@kelley-wise.com



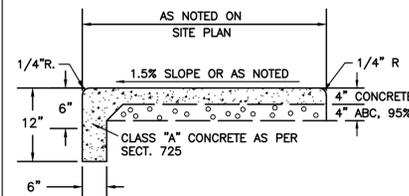
UTILITY	CONTACT	PHONE
ARIZONA PUBLIC SERVICE 5672 CORSAIR, PRESCOTT, AZ 86301	RICH KLOOS	928-773-3637
QWEST 1445 MASONRY WAY, PRESCOTT, AZ 86301	MATILDA MISGEN	928-776-2509
UNISOURCE 6405 WILKINSON DR., PRESCOTT, AZ 86301	SARA MILLER	928-771-7229
CABLE ONE 3801 TOWER RD., PRESCOTT, AZ 86301	JOHNNY CEDILLO	928-541-7530
TOWN OF PRESCOTT VALLEY WATER AND SEWER 7501 E. CIVIC CIRCLE, PRESCOTT VALLEY, AZ 86314	UTILITIES DIRECTOR NEIL WADSWORTH	928-759-3070

GRADING AND PAVING KEY

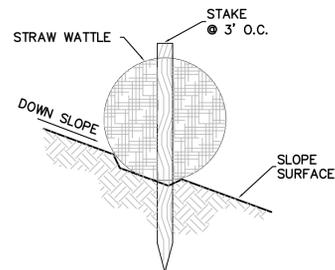
- 1 FURNISH AND INSTALL 3" AC ON 6" ABC ON 8" PREPARED SUBGRADE PER MAG STANDARDS AND PROJECT SOILS REPORT.
- 2 CONSTRUCT CONCRETE SIDEWALK PER YAG SD 230 AND ARCHITECTURAL REQUIREMENTS (WIDTH PER ARCHITECTURAL SITE PLAN). CONSTRUCT TURN-DOWN SIDEWALK WHERE SIDEWALK IS ADJACENT TO PAVEMENT, REFER TO TURN-DOWN SIDEWALK DETAIL THIS SHEET.
- 3 FURNISH AND INSTALL SINGLE CURB PER YAG SD 222, TYPE A.
- 4 CONSTRUCT 2' CURB OPENING WITH CURB TERMINATIONS ON BOTH SIDES PER YAG SD 222.
- 5 CONSTRUCT ADA COMPLIANT HANDICAP SPACE AND ACCESS AISLE WITH ADA HANDICAP EMBLEM STRIPING AND SIGN PER ARCHITECTURAL PLANS. MAXIMUM SLOPE IS 2% IN ANY DIRECTION.
- 6 CONSTRUCT SANITATION DUMPSTER ENCLOSURE PER YAG SD 4-15 AND PER ARCHITECTURAL SPECIFICATIONS AND DETAILS.
- 7 FURNISH AND INSTALL PRECAST SAFETY CURB PER YAG SD 150.
- 8 CONSTRUCT CURB TERMINATION PER YAG SD 222.
- 9 REMOVE EXISTING CURB, GUTTER, SIDEWALK AND 2" MIN. PAVEMENT AND CONSTRUCT DRIVEWAY PER YAG SD. 251.
- 10 CONSTRUCT CONCRETE VALLEY CURB PER YAG SD 240.
- 11 CONSTRUCT ADA COMPLIANT CURB RAMP (MAXIMUM 6" RISE) MAXIMUM RAMP SLOPE IS 1v:12h.
- 12 FURNISH AND PLACE STONE RIP RAP ON FILTER FABRIC, 8" THICK, $d_{50}=4"$ PER PLAN.
- 13 FURNISH AND INSTALL N-12 HDPE STORM DRAIN PIPE PER MAG SPECIFICATIONS SECTION 618, SIZE AS NOTED.
- 14 FURNISH AND INSTALL STRAW WATTLE PROTECTION ALONG SOUTH GRADING LIMITS PER PLAN DETAIL.
- 15 CONSTRUCT 20'x30' TEMPORARY GRAVEL STABILIZED CONSTRUCTION ENTRANCE TO PREVENT TRACKING SOIL ONTO EXISTING PAVEMENT.
- 16 CONSTRUCT 20'x30' TEMPORARY CONCRETE WASH OUT AREA WITH 6" MIN DEPRESSION TO PREVENT WASH OUT WATER FROM LEAVING THE SITE. WASH OUT AREA TO COMPLY WITH AAC R18-9-B301.L.A.1.12.
- 17 CONSTRUCT STRAIGHT TYPE CONCRETE HEADWALL PER YAG SD 501-1 MODIFIED PER DETAIL THIS SHEET.



TYPICAL PAVEMENT STRUCTURAL SECTION



TURN-DOWN SIDEWALK
(YAG SD NO. 230)
MODIFIED WITH TURNDOWN

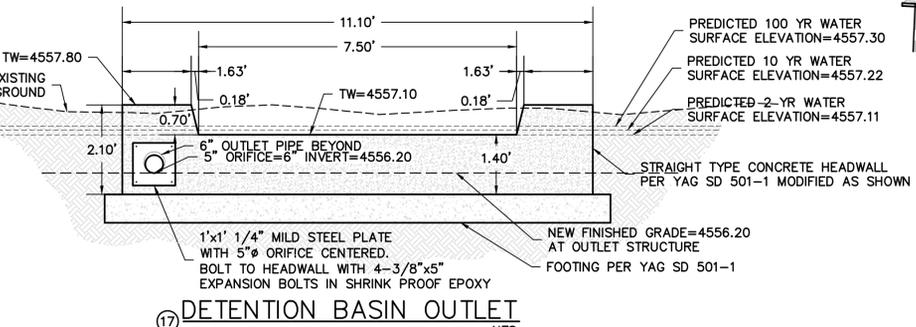
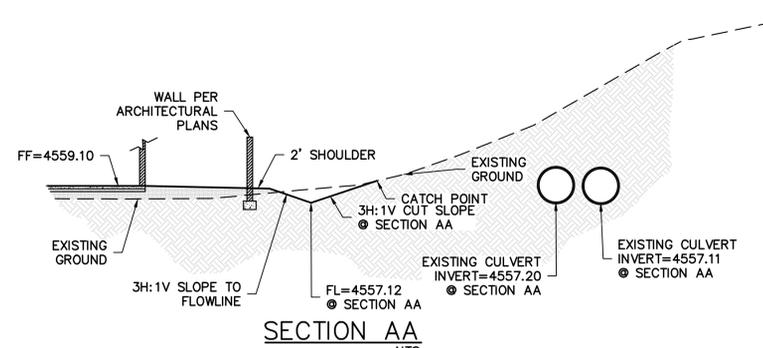
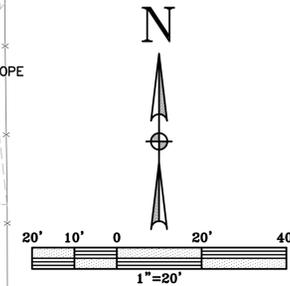
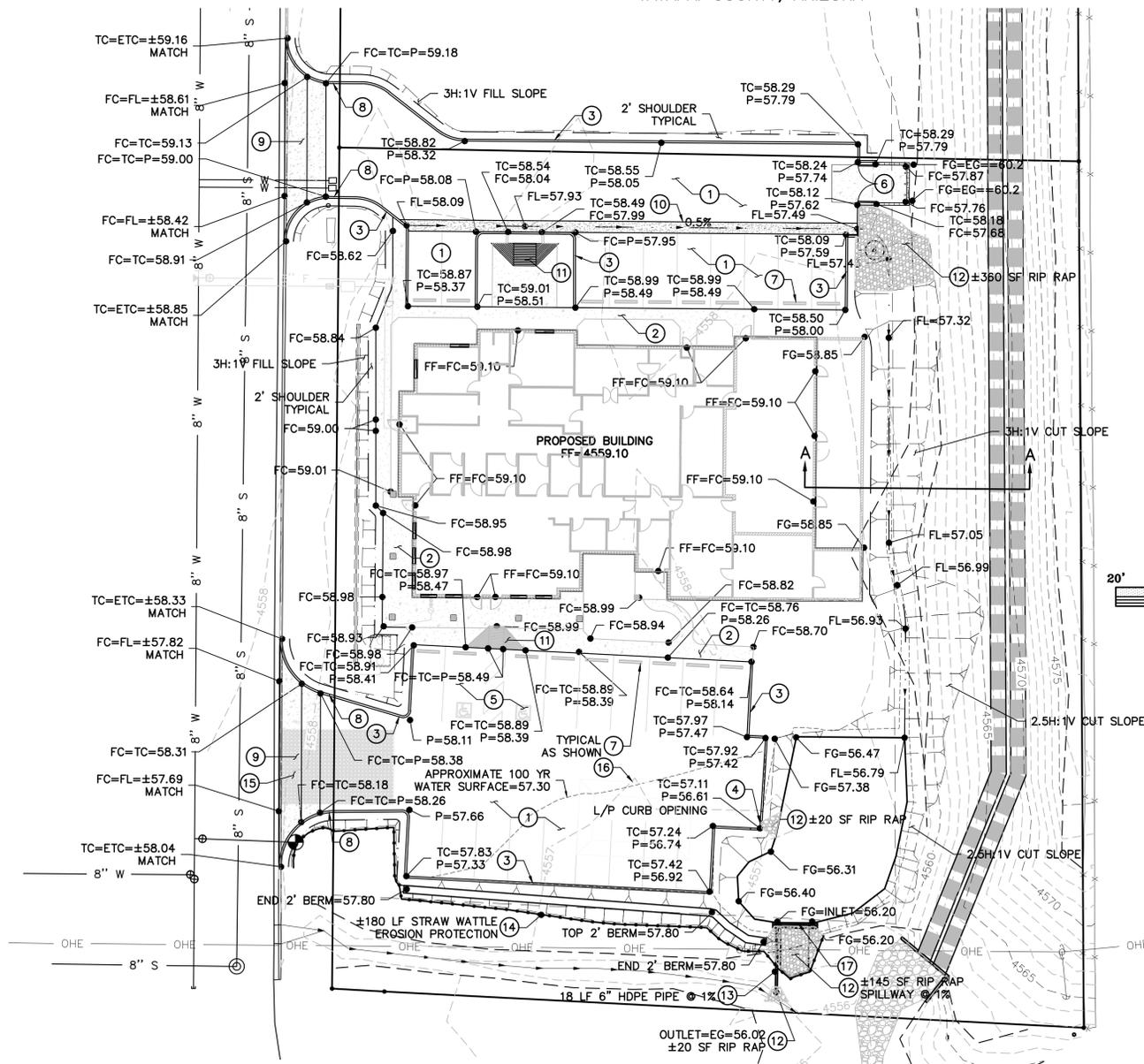


- NOTES:**
1. Temporary straw wattles shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
 2. Anchors shall be rebar, steel pickets or 2" x 2" stakes, and shall be long enough to extend at least 1.5 to 2.0 feet into the ground when the top is flush.

STRAW WATTLE BARRIER
N.T.S

KACHINA ANIMAL HOSPITAL

APN'S 402-02-513F AND 513J
850 SOUTH HENRICKSON ROAD
PRESCOTT VALLEY, AZ
A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 2, T13N, R1E, G.&S.R.M.,
YAVAPAI COUNTY, ARIZONA



LEGEND:

- EC EXISTING CONCRETE ELEVATION
- EG EXISTING GROUND ELEVATION
- EP EXISTING PAVEMENT
- FC NEW FINISHED CONCRETE ELEVATION
- FF NEW FINISHED FLOOR ELEVATION
- FFF FUTURE FINISHED FLOOR ELEVATION
- FG NEW FINISHED GRADE ELEVATION
- FL NEW FLOWLINE ELEVATION
- G/B GRADE BREAK
- P PAVEMENT OR FINISHED SURFACE PER ARCH. PLANS
- TC NEW TOP OF CURB ELEVATION
- TW NEW TOP OF WALL ELEVATION
- SD STORM DRAIN

GENERAL GRADING AND PAVING NOTES:

A. GRADING

1. Borrow material should be free of debris, organic materials, and three inch (3-inch) size particles or larger. We recommend fill material conform to the following general specification or approved equal:
U.S. STANDARD SIEVE PERCENT PASSING
3.0-inch NO. 40 100
NO. 200 40-60
0-30
The Plasticity Index should be between 2 and 15 unless otherwise specified in the project soils report.
2. All subgrade materials shall be scarified to a depth of eight inches (8"), the moisture content adjusted to near optimum, then compacted to 95 percent of ASTM D-698.
3. Sufficient compaction tests shall be taken to verify compliance with these specifications.
4. Clearing and grubbing shall extend to the limits of grading and construction shall be in accordance with MAG Specifications, Section 201.
5. Trench excavations, backfilling and compaction shall conform to MAG Specifications, Section 601, Type 1, unless noted otherwise.

B. PAVING

1. No paving construction shall be started until all underground utilities within the pavement prism are completed.
2. All frames, covers, valve boxes, manholes, etc., shall be adjusted to finish grade of asphaltic concrete surface course by the Contractor as per Y.A.G. Standard Details No. 270 & 4-05.
3. The base course shall not be placed on the subgrade until the subgrade and base requirements are completed and accepted by the Engineer.
4. All aggregate base course (ABC) shall be placed in 6 to 8-inch loose lifts, the moisture content adjusted to near optimum, then compacted to 95 percent of ASTM D-698.
5. All asphaltic concrete (A.C.) shall be C-3/4 inch as per applicable MAG Specifications. Mix design shall be submitted to the Geotechnical Engineer for approval prior to start of construction.
6. A.C. compaction shall be 95 percent of ASTM D-1559, 75 blow Marshall Density test.

C. SPECIAL NOTES

1. See the Architectural Site Plan for dimensional layout of the building and parking lot.

APPROXIMATE RAW EARTHWORK QUANTITIES*

EXCAVATION = 181 CY
EMBANKMENT = 792 CY

*SPECIAL NOTE: SEE GENERAL CONSTRUCTION NOTE 10 SHEET C1

NOTES:

- THIS MAP DOES NOT REPRESENT A LAND BOUNDARY SURVEY.
- ALL EASEMENTS OF RECORD MAY NOT BE PLOTTED HEREON.
- UTILITIES AS SHOWN HEREON ARE BASED ON PHYSICALLY APPARENT ABOVE GROUND FEATURES AND DO NOT REPRESENT A "BLUE-STAKED" SURVEY.

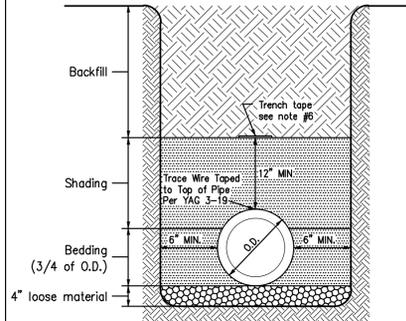
CALL TWO WORKING DAYS BEFORE YOU DIG
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

KACHINA ANIMAL HOSPITAL
PAVING AND GRADING PLAN
KELLEY / WISE ENGINEERING, INC.
146 GROVE AVENUE
PRESCOTT, ARIZONA 86301
(928) 771-1730
FAX 778-2220

DRAWN	BWT	REVISED
DESIGN	BWT	
CHECK	GRK	
DATE	11/21/12	
JOB	12-062	
SHEET NO.	2 OF 4	

KACHINA ANIMAL HOSPITAL

WATER AND SEWER



Bedding, shading, and backfill shall be constructed in 9" maximum lifts, compacted to 95% of standard proctor. For conduits less than 12" O.D., the first lift shall be 3/4 of O.D.

TYPICAL UTILITY TRENCH
OUTSIDE EXISTING PAVEMENT N.T.S.

WATER KEY

- W1 FURNISH AND INSTALL NEW 1" WATER METER AND WATER SERVICE CONNECTION PER YAG SD 3-16. VERIFY EXISTING WATER MAIN SIZE, CONDITION AND LOCATION PRIOR TO CONSTRUCTION.
- W2 FURNISH AND INSTALL USC-FCCCHR APPROVED 1-1/2" REDUCED PRESSURE ZONE (RPZ) ASSEMBLY MODEL FEBCO 825Y ORIENTATION 'H' PER YAG SD 3-21 WITH ABOVE GROUND ASSE 1060 CLASS 1 ELECTRICALLY HEATED HOT BOX PROTECTIVE ENCLOSURE HOTBOX MODEL#HB1.5 PER IBC AND TOWN REQUIREMENTS.
- W3 FURNISH AND INSTALL 1-1/2" BUILDING WATER SERVICE PIPE PER INTERNATIONAL PLUMBING CODE. TRENCH EXCAVATION AND BACKFILL PER MAG SPECIFICATION 601 AND PLAN DETAILS.
- W4 EXACT LOCATION OF BUILDING CONNECTIONS PER PLUMBING PLANS. VERIFY SIZE AND LOCATION PRIOR TO CONNECTION.
- W5 ABANDON EXISTING WATER SERVICE CONNECTION PER TOWN OF PRESCOTT VALLEY REQUIREMENTS.

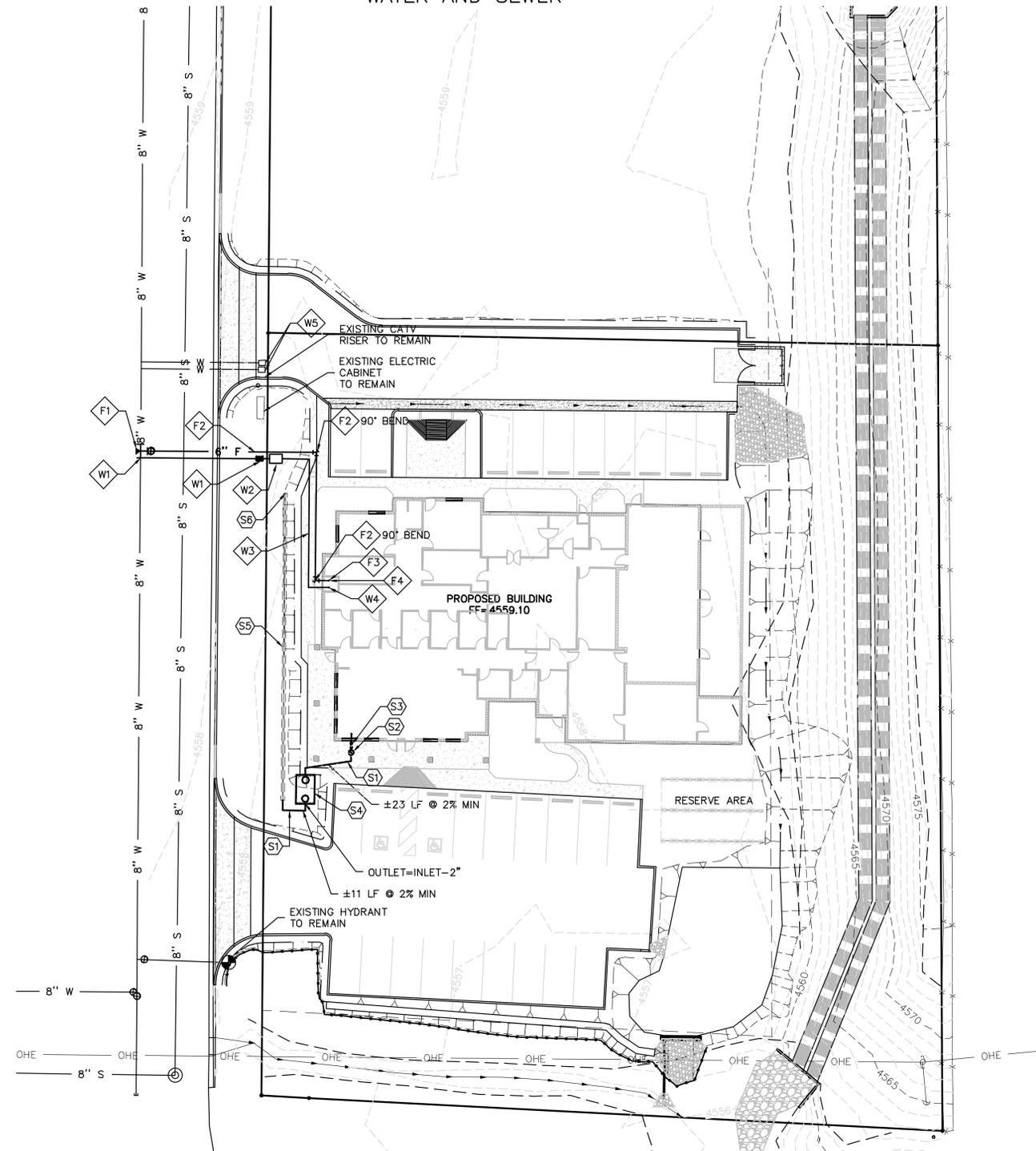
FIRE KEY

- A PERMIT IS REQUIRED FROM THE FIRE DEPARTMENT PRIOR TO CONSTRUCTION OF THE PRIVATE UNDERGROUND FIRE MAIN. CONFIRM FIRE MAIN SIZE WITH BUILDING FIRE SPRINKLER DESIGN PLANS.
- F1 CONNECT TO EXISTING WATER MAIN WITH 8"x6" TAPPING SLEEVE AND VALVE PER YAG SD 3-05, BOX, AND COVER PER YAG SD 3-03 AND 3-15 AND PER AWWA AND ASTM STANDARDS. VERIFY EXISTING PIPE SIZE, LOCATION, INVERT AND MATERIAL PRIOR TO CONSTRUCTION.
 - F2 FURNISH AND INSTALL 6" CLASS 350 DUCTILE IRON FIRE MAIN. TRENCH PER YAG SD 2-02 AND TYPICAL UTILITY TRENCH DETAIL THIS SHEET. FURNISH AND INSTALL THRUST BLOCKS AT ALL BENDS PER MAG SD 380.
 - F3 EXACT LOCATION OF BUILDING SERVICE CONNECTION PER FIRE SPRINKLER PLANS.
 - F4 FURNISH AND INSTALL 6" STAINLESS STEEL IN-BUILDING FIRE RISER (BY OTHERS) PER CYFD DETAIL. PROVIDE 1" GAP AROUND PERIMETER OF RISER AND CONCRETE SLAB.

SEWER KEY:

- S1 FURNISH AND INSTALL 4" SDR-35 PVC SEWER SERVICE PIPE. TRENCH PER TYPICAL DETAIL THIS SHEET.
- S2 FURNISH AND INSTALL SEWER BACKWATER VALVE PER TOWN OF PRESCOTT VALLEY DETAIL SHOWN ON SHEET 4 AND PER INTERNATIONAL PLUMBING CODE.
- S3 FURNISH AND INSTALL 2-WAY BUILDING SEWER CLEANOUT PER TOWN OF PRESCOTT VALLEY DETAIL SHOWN ON SHEET 4. SEE PLUMBING PLANS FOR CONTINUATION. EXACT LOCATION OF BUILDING CONNECTION PER PLUMBING PLANS.
- S4 FURNISH AND INSTALL 1000 GALLON SEPTIC TANK PER R18-9-A314. (SEE SPECIAL NOTES 2 AND 3 ON SHEET 4). INLET=4555.29, OUTLET=4555.12.
- S5 FURNISH AND INSTALL STANDARD DISPOSAL TRENCH PER R18-9-E302.C.2, AND TYPICAL DISPOSAL TRENCH DETAIL SHEET 4. CONSTRUCT 1-90 LF TRENCH WITH 12" BOTTOM WIDTH. DISPOSAL PIPE INVERT=4554.90.
- S6 FURNISH AND INSTALL CAPPED END OF 4-INCH PERFORATED PIPE AND VERTICAL OBSERVATION PORT W/COVER RAISED TO GRADE AT END OF DISPOSAL TRENCH.

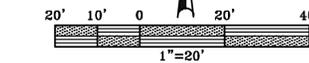
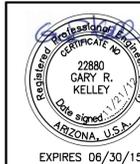
- NOTES:**
1. Compaction testing shall be provided at a minimum of once per 200' of trench per lift, frequency increased or decreased at the discretion of the Town as conditions may dictate.
 2. All over excavated areas shall be compacted to 95% of standard proctor.
 3. The acceptable bedding/shading material shall be free from rocks, frozen earth, surface clays, and foreign and organic materials.
 4. 100% of the bedding/shading material shall pass the 1" sieve (square opening). 35% maximum shall pass the 200 sieve.
 5. Liquid limit shall be less than 40.
 6. Provide trench tape 12" above conduit if native material is used for both shading and backfill.
 7. Supervision and testing shall be provided to assure proper screening, moisture content, and compaction.
 8. Project or agency inspectors shall have authority to reject materials which do not meet these requirements.
 9. Project engineer to verify applicability of these recommendations to specific project designs.
 10. Any deviation from this standard detail must be approved by the agency engineer.



LEGEND

- HYDRANT
- WATER METER
- RPZA
- WATER VALVE
- DOUBLE CLEANOUT WITH BACKWATER VALVE
- W WATER LINE
- S SEWER LINE

CALL TWO WORKING DAYS BEFORE YOU DIG
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



KACHINA ANIMAL HOSPITAL
WATER AND SEWER

KELLEY / WISE ENGINEERING, INC.

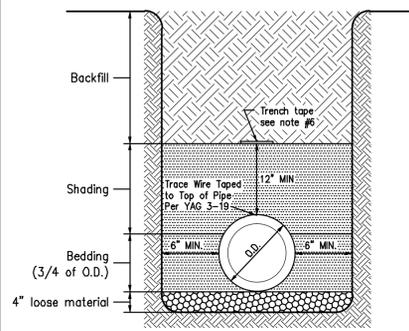
146 GROVE AVENUE
PRESCOTT, ARIZONA 86301
(928) 771-1730
FAX 778-2220

DRAWN	BWT	REVISED
DESIGN	GRK	
CHECK	GRK	
DATE	11/21/12	
JOB	12-062	
SHEET NO.		3 OF 4

SEPTIC DISPOSAL SYSTEM KACHINA ANIMAL HOSPITAL

APN'S 402-02-513F AND 513J
850 SOUTH HENRICKSON ROAD
PRESCOTT VALLEY, AZ

A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 2, T13N, R1E, G.&S.R.M.,
YAVAPAI COUNTY, ARIZONA



Bedding, shading, and backfill shall be constructed in 9" maximum lifts, compacted to 95% of standard proctor. For conduits less than 12" O.D., the first lift shall be 3/4 of O.D.

TYPICAL UTILITY TRENCH
OUTSIDE EXISTING PAVEMENT N.T.S.

NOTES:

1. Compaction testing shall be provided at a minimum of once per 200' of trench per lift, frequency increased or decreased at the discretion of the Town as conditions may dictate.
2. All over excavated areas shall be compacted to 95% of standard proctor.
3. The acceptable bedding/shading material shall be free from rocks, frozen earth, surface clays, and foreign and organic materials.
4. 100% of the bedding/shading material shall pass the 1" sieve (square opening). 35% maximum shall pass the 200 sieve.
5. Liquid limit shall be less than 40.
6. Provide trench tape 12" above conduit if native material is used for both shading and backfill.
7. Supervision and testing shall be provided to assure proper screening, moisture content, and compaction.
8. Project or agency inspectors shall have authority to reject materials which do not meet these requirements.
9. Project engineer to verify applicability of these recommendations to specific project designs.
10. Any deviation from this standard detail must be approved by the agency engineer.

SEPTIC TANK AND DISPOSAL TRENCH CONSTRUCTION NOTES:

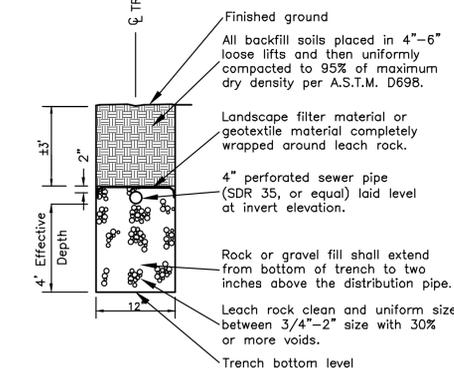
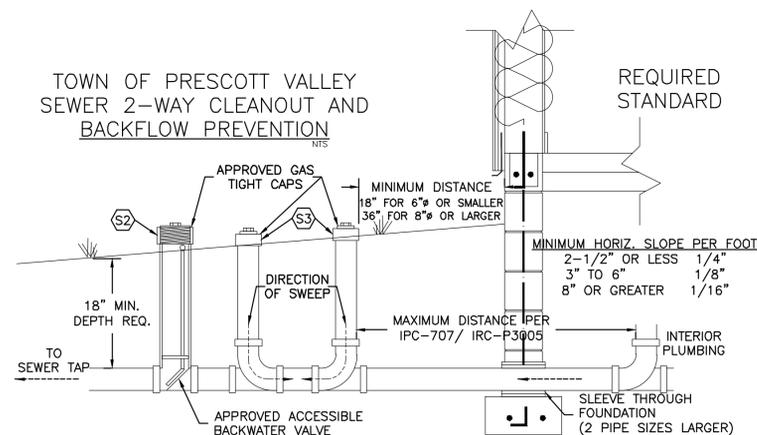
1. ALL SEWER LINE SHALL BE SDR-35 SEWER PIPE MANUFACTURED TO MEET ASTM SPECIFICATIONS D-3034 SDR-35 OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.
2. MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE MARICOPA AND YAVAPAI ASSOCIATION OF GOVERNMENTS, UNIFORM STANDARD SPECIFICATIONS AND DETAILS LATEST REVISION UNLESS MODIFIED HEREIN.
3. A SUFFICIENT AMOUNT OF SOIL COMPACTION TESTS SHALL BE TAKEN TO VERIFY COMPLIANCE WITH THESE SPECIFICATIONS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND PIPELINES, TELEPHONE AND ELECTRIC CONDUITS AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION, AND TAKE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO SUCH. THE ENGINEER AND/OR OWNER WILL NOT GUARANTEE ANY UTILITY LOCATIONS AS SHOWN ON THESE PLANS OR THOSE OMITTED FROM SAME.
5. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN AND MAKE HIS BID BASED UPON THOSE VERIFICATIONS. IF ANY DISCREPANCY IN QUANTITIES IS FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO BIDDING.
6. INSTALL SOUND WATER TIGHT CONCRETE SEPTIC TANK(S) MANUFACTURED IN ACCORDANCE WITH R18-9-A314, AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS. WATER TIGHT LINES SHALL CONNECT THE SEPTIC TANK, SERVICE CONNECTION, SEWER MAIN, DISTRIBUTION BOX AND DISPOSAL TRENCHES.
7. THE CONTRACTOR SHALL COMPLY WITH THE MINIMUM SETBACK REQUIREMENTS FOR SEPTIC TANK SYSTEMS PER R18-9-A312.C.3.
8. DISTRIBUTION BOX (OR VALVE) WITH HOUSING SHALL BE EASILY ACCESSIBLE AT THE GROUND SURFACE FOR PERIODIC USE.
9. ALL BUILDING PLUMBING SHALL SLOPE 1/4 INCH PER FOOT TOWARD THE SEPTIC TANK(S), UNLESS NOTED OTHERWISE.
10. SEPTIC TANK AND DISPOSAL TRENCH SEWER DESIGN IS SUBJECT TO COUNTY REVIEW AND APPROVAL. NO CONSTRUCTION CAN BEGIN UNTIL RECEIVING THE NOTICE OF APPROVAL TO CONSTRUCT FROM YAVAPAI COUNTY.

SPECIAL NOTES

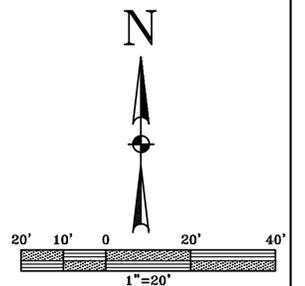
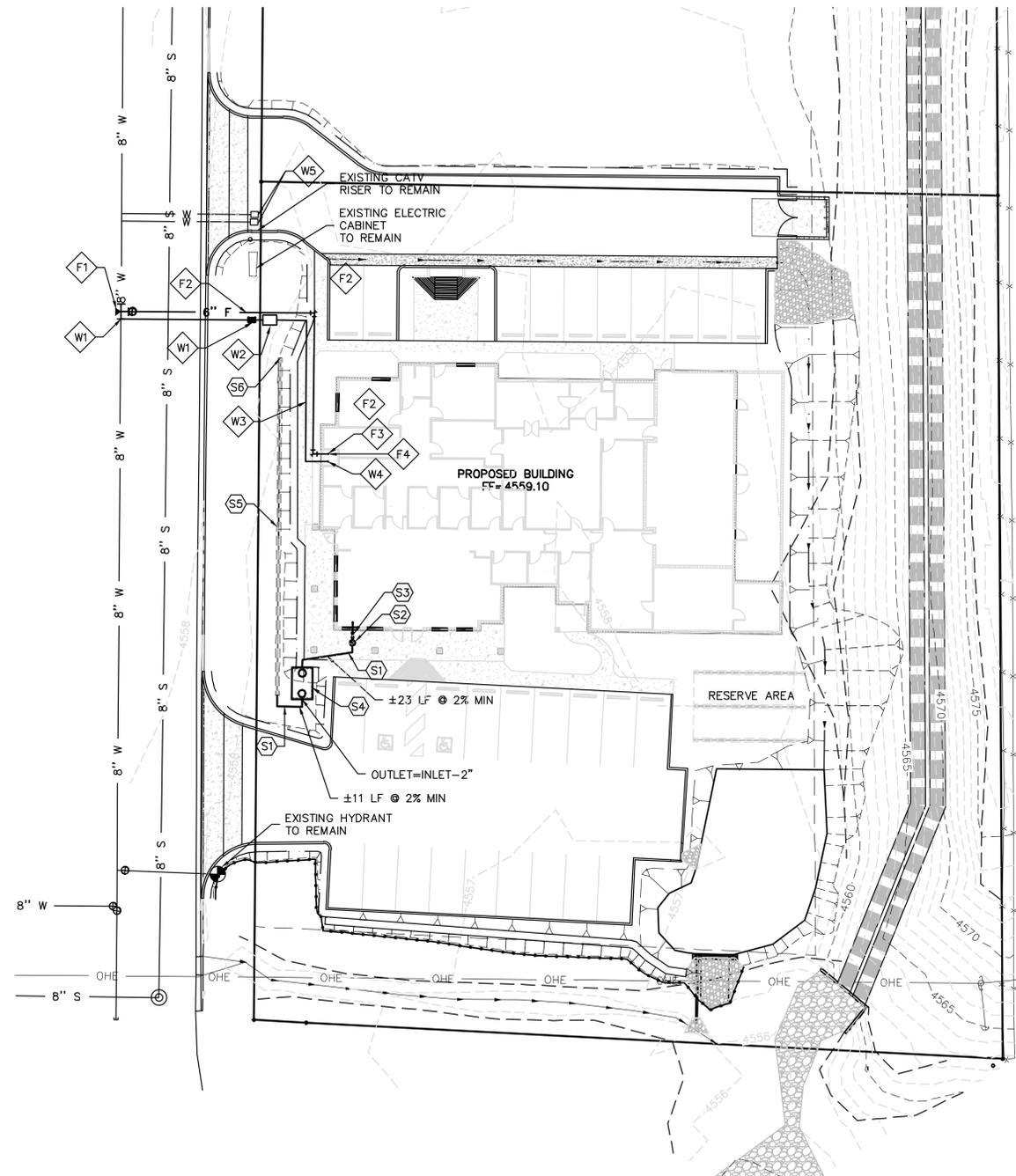
1. SEE PLUMBING PLANS FOR EXACT BUILDING CONNECTIONS.
2. COORDINATE SEPTIC TANK LOCATION WITH CONSTRUCTION OF BUILDINGS. FURNISH AND INSTALL TRAFFIC RATED SEPTIC TANK LID.
3. TEST SEPTIC TANK FOR WATER TIGHTNESS AFTER INSTALLATION PER R18-9-A314.5.d.

NOTES:

1. THIS MAP DOES NOT REPRESENT A LAND BOUNDARY SURVEY.
2. ALL EASEMENTS OF RECORD MAY NOT BE PLOTTED HEREON.
3. SOIL PERCOLATION TESTING RESULTS (SAR VALUES) WERE PROVIDED TO KELLEY/WISE ENGINEERING INC. BY YAVAPAI COUNTY DEVELOPMENT SERVICES DEPARTMENT ENVIRONMENTAL UNIT. SEPTIC SYSTEM DESIGN AS SHOWN HEREON IS THE RESULT OF AN ON-SITE SURVEY OF PARCEL 402-02-513F DATED _____ ON FILE WITH YAVAPAI COUNTY ENVIRONMENTAL SERVICES.

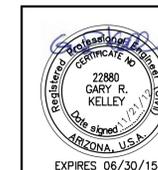


TYPICAL DISPOSAL TRENCH DETAIL
N.T.S.



SEWER CONSTRUCTION KEY:

- (S1) FURNISH AND INSTALL 4" SDR-35 PVC SEWER SERVICE PIPE. TRENCH PER TYPICAL DETAIL THIS SHEET.
- (S2) FURNISH AND INSTALL SEWER BACKWATER VALVE PER TOWN OF PRESCOTT VALLEY DETAIL THIS SHEET AND PER INTERNATIONAL PLUMBING CODE.
- (S3) FURNISH AND INSTALL 2-WAY BUILDING SEWER CLEANOUT PER TOWN OF PRESCOTT VALLEY DETAIL THIS SHEET. SEE PLUMBING PLANS FOR CONTINUATION. EXACT LOCATION OF BUILDING CONNECTION PER PLUMBING PLANS.
- (S4) FURNISH AND INSTALL 1000 GALLON SEPTIC TANK PER R18-9-A314. (SEE SPECIAL NOTES 2 AND 3). INLET=4555.29, OUTLET=4555.12.
- (S5) FURNISH AND INSTALL STANDARD DISPOSAL TRENCH PER R18-9-E302.C.2, AND TYPICAL DISPOSAL TRENCH DETAIL THIS SHEET. CONSTRUCT 1-90 LF TRENCH WITH 12" BOTTOM WIDTH. DISPOSAL PIPE INVERT=4554.90.
- (S6) FURNISH AND INSTALL CAPPED END OF 4-INCH PERFORATED PIPE AND VERTICAL OBSERVATION PORT W/COVER RAISED TO GRADE AT END OF DISPOSAL TRENCH.



SEPTIC DISPOSAL SYSTEM		DRAWN	BWT	REVISED
APN 402-02-513F & 513J		DESIGN	GRK	
KELLEY / WISE ENGINEERING, INC.		CHECK	GRK	
		DATE	11/21/12	
146 GROVE AVENUE PRESCOTT, ARIZONA 86301 (928) 771-1730 FAX 778-2220		JOB	12-062	
		SHEET NO. 4 OF 4		