

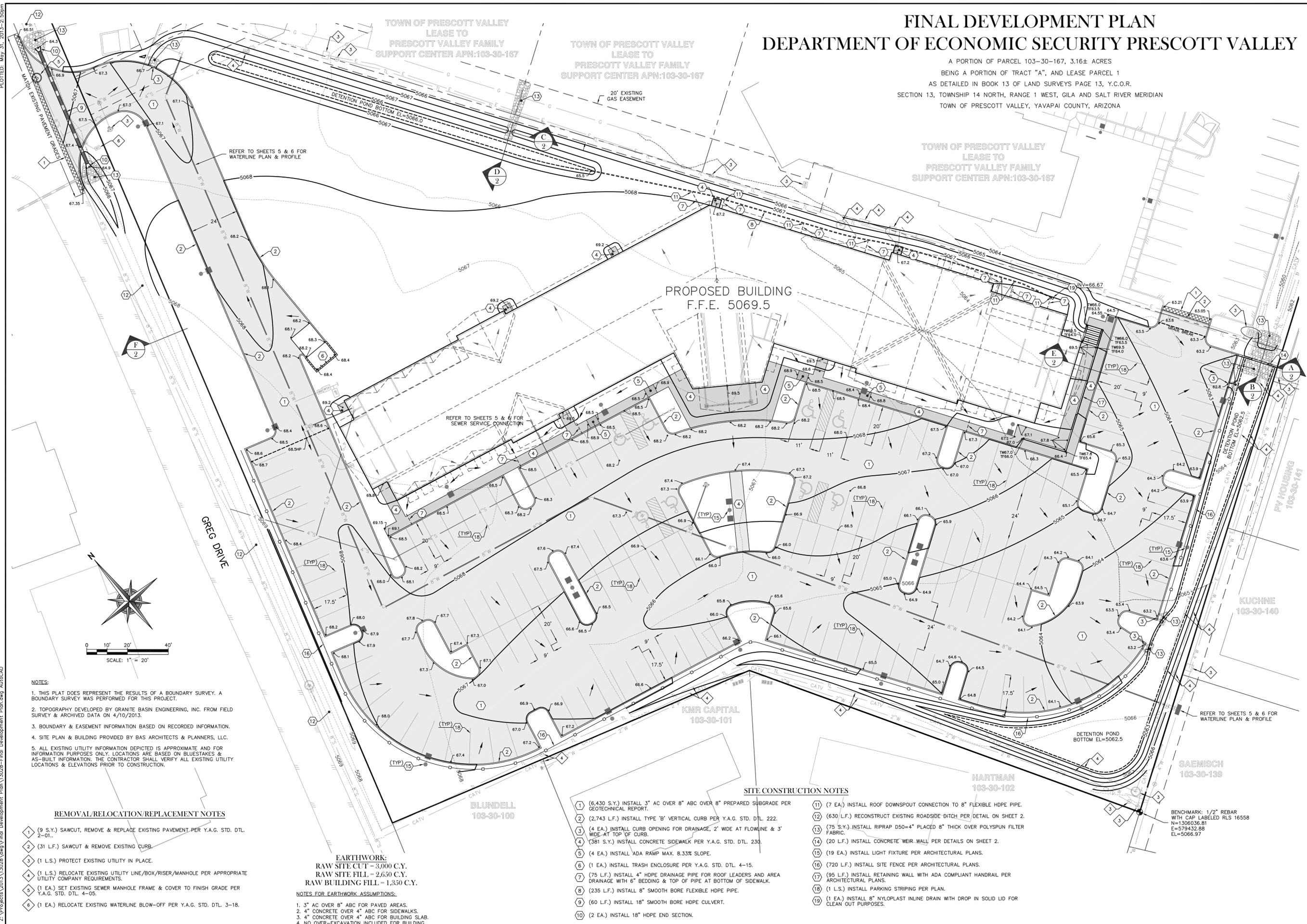
FILE: Z:\Projects\2013\13028\Final Development Plan\13028-Final Development Plan.dwg AutoCAD
 PLOTTED: May 31, 2013 - 2:50pm

FINAL DEVELOPMENT PLAN

DEPARTMENT OF ECONOMIC SECURITY PRESCOTT VALLEY

A PORTION OF PARCEL 103-30-167, 3.16± ACRES
 BEING A PORTION OF TRACT "A", AND LEASE PARCEL 1
 AS DETAILED IN BOOK 13 OF LAND SURVEYS PAGE 13, Y.C.O.R.
 SECTION 13, TOWNSHIP 14 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN
 TOWN OF PRESCOTT VALLEY, YAVAPAI COUNTY, ARIZONA

CALL TWO WORKING DAYS
 BEFORE YOU DIG
 1-800-578-2111
 1-800-782-5348
 (OUTSIDE MARICOPA COUNTY)



- NOTES:**
1. THIS PLAT DOES REPRESENT THE RESULTS OF A BOUNDARY SURVEY. A BOUNDARY SURVEY WAS PERFORMED FOR THIS PROJECT.
 2. TOPOGRAPHY DEVELOPED BY GRANITE BASIN ENGINEERING, INC. FROM FIELD SURVEY & ARCHIVED DATA ON 4/10/2013.
 3. BOUNDARY & EASEMENT INFORMATION BASED ON RECORDED INFORMATION.
 4. SITE PLAN & BUILDING PROVIDED BY BAS ARCHITECTS & PLANNERS, LLC.
 5. ALL EXISTING UTILITY INFORMATION DEPICTED IS APPROXIMATE AND FOR INFORMATION PURPOSES ONLY. LOCATIONS ARE BASED ON BLUESTAKES & AS-BUILT INFORMATION. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS & ELEVATIONS PRIOR TO CONSTRUCTION.

- REMOVAL/RELOCATION/REPLACEMENT NOTES**
- 1 (9 S.Y.) SAWCUT, REMOVE & REPLACE EXISTING PAVEMENT PER Y.A.G. STD. DTL. 2-01.
 - 2 (31 L.F.) SAWCUT & REMOVE EXISTING CURB.
 - 3 (1 L.S.) PROTECT EXISTING UTILITY IN PLACE.
 - 4 (1 L.S.) RELOCATE EXISTING UTILITY LINE/BOX/RISER/MANHOLE PER APPROPRIATE UTILITY COMPANY REQUIREMENTS.
 - 5 (1 EA.) SET EXISTING SEWER MANHOLE FRAME & COVER TO FINISH GRADE PER Y.A.G. STD. DTL. 4-05.
 - 6 (1 EA.) RELOCATE EXISTING WATERLINE BLOW-OFF PER Y.A.G. STD. DTL. 3-18.

EARTHWORK:
 RAW SITE CUT = 3,000 C.Y.
 RAW SITE FILL = 2,650 C.Y.
 RAW BUILDING FILL = 1,350 C.Y.

NOTES FOR EARTHWORK ASSUMPTIONS:

1. 3" AC OVER 8" ABC FOR PAVED AREAS.
2. 4" CONCRETE OVER 4" ABC FOR SIDEWALKS.
3. 4" CONCRETE OVER 4" ABC FOR BUILDING SLAB.
4. NO OVER-EXCAVATION INCLUDED FOR BUILDING.

- SITE CONSTRUCTION NOTES**
- 1 (6,430 S.Y.) INSTALL 3" AC OVER 8" ABC OVER 8" PREPARED SUBGRADE PER GEOTECHNICAL REPORT.
 - 2 (2,743 L.F.) INSTALL TYPE 'B' VERTICAL CURB PER Y.A.G. STD. DTL. 222.
 - 3 (4 S.Y.) INSTALL CURB OPENING FOR DRAINAGE, 2' WIDE AT FLOWLINE & 3' WIDE AT TOP OF CURB.
 - 4 (381 S.Y.) INSTALL CONCRETE SIDEWALK PER Y.A.G. STD. DTL. 230.
 - 5 (4 EA.) INSTALL ADA RAMP MAX. 8.33% SLOPE.
 - 6 (1 EA.) INSTALL TRASH ENCLOSURE PER Y.A.G. STD. DTL. 4-15.
 - 7 (75 L.F.) INSTALL 4" HDPE DRAINAGE PIPE FOR ROOF LEADERS AND AREA DRAINAGE WITH 6" BEDDING & TOP OF PIPE AT BOTTOM OF SIDEWALK.
 - 8 (235 L.F.) INSTALL 18" SMOOTH BORE FLEXIBLE HDPE PIPE.
 - 9 (60 L.F.) INSTALL 18" SMOOTH BORE HDPE CULVERT.
 - 10 (2 EA.) INSTALL 18" HDPE END SECTION.
 - 11 (7 EA.) INSTALL ROOF DOWNSPOUT CONNECTION TO 8" FLEXIBLE HDPE PIPE.
 - 12 (630 L.F.) RECONSTRUCT EXISTING ROADSIDE DITCH PER DETAIL ON SHEET 2.
 - 13 (75 S.Y.) INSTALL RIPRAP D50=4" PLACED 8" THICK OVER POLYSPUN FILTER FABRIC.
 - 14 (20 L.F.) INSTALL CONCRETE WEIR WALL PER DETAILS ON SHEET 2.
 - 15 (19 EA.) INSTALL LIGHT FIXTURE PER ARCHITECTURAL PLANS.
 - 16 (720 L.F.) INSTALL SITE FENCE PER ARCHITECTURAL PLANS.
 - 17 (95 L.F.) INSTALL RETAINING WALL WITH ADA COMPLIANT HANDRAIL PER ARCHITECTURAL PLANS.
 - 18 (1 L.S.) INSTALL PARKING STRIPING PER PLAN.
 - 19 (1 EA.) INSTALL 8" NYLOPLAST INLINE DRAIN WITH DROP IN SOLID LID FOR CLEAN OUT PURPOSES.

REVISIONS	DATE	BY

GRANITE BASIN
 1801 Commerce Center Circle
 Prescott, AZ 86301
 928.717.0171

BAS ARCHITECTS & PLANNERS, LLC
 1876 PEACERULL MESA DRIVE
 PRESCOTT, ARIZONA 86305
 (928) 713-6008

D&S PRESCOTT VALLEY
 PARCEL 103-30-167
 PRESCOTT VALLEY, ARIZONA 86314
 FINAL DEVELOPMENT PLAN

Professional Engineer Seal
 License No. 13028
 State of Arizona
 Date: 5/31/13
 Expires: 5/31/14

JOB:	13028
DATE:	MAY 2013
SCALE:	AS SHOWN
DRAWN:	BG
DESIGN:	TS
CHECKED:	DB