

7

# **Planning Commission Staff Report**

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: KEITH NEWMAN, SENIOR PLANNER

(480) 503-6812, KEITH.NEWMAN@GILBERTAZ.GOV

THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER

(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

**MEETING DATE:** APRIL 5, 2023

**SUBJECT:** DR22-164 MELODY AVE BUILDING 1 & 2

**STRATEGIC INITIATIVE:** Exceptional Built Environment

Encourage the protection and expansion of land designated in the General Plan for employment uses.

# RECOMMENDED MOTION

Approve the Findings of Fact and approved DR22-164 MELODY AVE BUILDINGS 1 & 2: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.1 acres, generally located at the southwest corner of Horne St. and Melody Ave., and zoned Light Industrial with a Planned Area Development (PAD) overlay.

# <u>APPLICANT</u> <u>OWNER</u>

Company: Tom Stuart Construction Company: STS Properties LLC.

Name: Casey Call Name: N/A

Address: 259 S. Riverbend Way #100 Address: 259 Riverbend Way

North Salt Lake, UT 84054 North Salt Lake, UT 84054

Phone: 801-635-7618 Phone: N/A Email: casey@tomstuart.com Email: N/A

# BACKGROUND/DISCUSSION

# History

Date	Description
February 15, 2005	Town Council approved Z03-13 (Ordinance No. 1631), rezoning approx. 38 acres from (AG) Agricultural to (C-2) General Commercial and (I-1) Garden Industrial for
	property located west of the southwest corner of Cooper Road and Baseline Road.
August 29, 2006	The approved Final Plat for the Fuller Commercial Center II was recorded with the Maricopa County Recorder's Office.
December 7, 2022	Planning Commission reviewed DR22-164, Melody Ave Buildings 1 & 2 Design Review case as a study Session Item.

# Overview

The applicant is proposing to construct two new industrial warehouse buildings consisting of a total of 48,880 sq. ft. on Lots 7, 8 & 9 within the Fuller Commercial Center II subdivision. The site is generally located at the southeast corner of Horne St. and Melody Ave. All lots are vacant totaling approximately 3.1 acres and zoned Light Industrial (LI).

# **Surrounding Land Use & Zoning Designations:**

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Industrial (I)	Light Industrial (LI)	Vacant land
South	Industrial (I)	Light Industrial (LI)	JF Ellis Corporation &
			Fox Earth Station
East	Industrial (I)	Light Industrial (LI)	Vacant land
			(Proposed Top Leaf
			Tree Services)
West	Industrial (I)	Light Industrial (LI)	Horne St. then vacant
			land
Site	Industrial (I)	Light Industrial (LI)	Vacant land

# **Project Data Table:**

Site Development Regulations	LDC Standards	Proposed
Maximum Height (ft.)/Stories	55'/3 stories	28'/1 story
Minimum Building Setbacks (ft.)		
Front (Collector or Local)	25'	25'

Side (Street)	20'	20'
Side (Employment)	0'	0'
Rear (Employment)	0'	0'
Minimum Perimeter Landscape Area (ft.)		
Front (Collector or Local)	20'	20'
Side (Street)	20'	20'
Side (Employment)	5'	5'
Rear (Employment)	5'	5'
Landscaping (% of lot area)	15%	25.5%
Parking Spaces	54	58

# DISCUSSION

# Site Plan

The proposal consists of two new industrial warehouse buildings with approximately 48,880 sf (Building 1 = 21,417 sf of warehouse space and Building 2 = 1,857 sf office space & 27,467 sf of warehousing), generally located at the southeast corner of Horne St. and Melody Ave.

The 3.1-acre site is currently vacant land and consists of Lots 7, 8 & 9 within the Fuller Commercial Center II subdivision. The lots will be combined to accommodate the proposed development. Access to the site will take place along Melody Ave. from two existing curb cuts and one new entrance in the middle of the site which will be utilized as the main access for trucks entering the site. The proposed buildings are located parallel to Melody Ave. with all overhead doors and truck docks in the center of the site between the two buildings. Vehicular circulation will take place on the south side of the buildings and lead out to the site entrances off Melody Ave.

Parking for the site is provided in parking lots along the west and east property boundaries and in the middle of the site between the two building in the loading dock area. Based on the parking ratios for office/warehouse, 54 parking spaces are required, and 58 spaces are provided. Four (4) bicycle parking spaces are provided at the main entrance of each building meeting the minimum requirement of eight (8) total spaces.

Site fencing includes existing masonry fencing along the southern boundary and eastern boundaries and proposed 3' high parking screen walls in front of the parking stalls along Horne Street and Melody Ave.

Shaded employee amenity areas with seating will be located south of the main entrance of each building for employees to enjoy and spend outside during break times.

# Landscaping:

The landscape plan proposes a varied plant palette of drought tolerant trees and shrubs. The types of trees include: Red Push Pistache, Desert Willow, Mondell Pine and Blue Palo Verde. Some of the shrubs and accent plants include: Cimmeron Texas Sage, Texas Mountain Laurel, Sago Palm, Century Plant, Artichoke Perry's Agave, Mexican Grass Tree, Giant Hesperaloe. All landscape materials will be evenly distributed along the street frontages, within the parking areas and around the foundation of the buildings visible by the public.

# **Grading and Drainage:**

Town engineering staff has approved all site grading and drainage. Runoff as required by the Town shall be routed to underground retention tanks located in the western parking lot and the loading dock area between the two buildings.

# Elevations, Floor Plan, Colors and Materials:

The proposed buildings will be approx. 28' tall with generally flat roof lines and massing elements. Visual interest is achieved through roof and wall plane variations and multiple building colors. The exterior walls will be constructed primarily of smooth concrete tilt up wall panels and will include metal caps at the top of all parapet walls and a large metal overhang/awning over the entrances of each building. The colors of the buildings consist of yellow and gray for the main wall panels and peach and dark brown as accent colors.

# Lighting:

Lighting consists of attached building wall mounted fixtures all the way around each building. All site lighting will be required to comply with Town codes.

# Signage:

No monument signage is proposed for this development. Wall signage will be provided on each building and will require the review and approval of a sign permit prior to installation.

# Planning Commission Study Session, December 7, 2022:

During the Study Session, the following comments were brought forth by the Planning Commission Members:

- Vice Chair Mundt stated he did not have an issue with CDs at risk. He also recommended that that the applicant did not need to do very much with the articulation, as the site is isolated without major thoroughfare.
- Commissioner Johnson inquired where the extra parking might be located.
   Planner Newman stated that he anticipated the additional parking would likely be located between buildings 1 and 2.

- Commissioner Fay stated that he is not against regional retention basins, but
  the problem is that no retention analysis has been done. He also questioned
  whether the retention basins were owned by someone outside of the HOA. If
  this is the case, then Commissioner Fay would be against the CDs at risk.
  Normally a CDs at risk would be issued liberally, but in this case proceeding
  with caution is recommended until the issue is clarified.
  - Due to uncertainty over the ownership of the existing regional retention basin along the northern boundary of the Fuller Industrial Park the applicant is proposing to retain all developed storm water flows in underground retention tanks located in the western parking lot and the loading dock area between the two buildings.
- Commissioner Davis agreed that the north elevation could use additional articulation. She suggested better defining the entrances and providing additional weather protection by adding canopies over each entrance.
- Commissioner Bianchi stated that his main concern was the deficient parking and agreed with Commissioner Davis regarding the entrances and articulation.
- Chair Simon stated he agreed with everything that had already been stated.

# PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 6.2.6.

# STAFF RECOMMENDATION

Approve the Findings of Fact and approved DR22-164 MELODY AVE BUILDINGS 1 & 2: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.1 acres, generally located at the southwest corner of Horne St. and Melody Ave., and zoned Light Industrial with a Planned Area Development (PAD) overlay.

- a. Construction of the project shall conform to the exhibits approved by the Planning Commission/Design Review Board at the April 5, 2023 public hearing.
- b. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.

c. All Staff comments issued to the applicant on March 30, 2023 at third review must be addressed prior to the submittal of construction permits.

Respectfully submitted,

Keith Newman, Senior Planner

# **Attachments and Enclosures:**

- 1) Findings of Fact
- 2) Notice of Public Hearing
- 3) Aerial Map
- 4) Applicants Narrative (2 pages)
- 5) Site Plan & Detail Sheets (6 pages)
- 6) Landscape Plan (2 pages)
- 7) Grading and Drainage Plans (3 pages)
- 8) Elevations, Colors and Materials (5 pages)
- 9) Floor Plans (2 pages)
- 10) Lighting Photometric Plan
- 11) Planning Commission Study Session Minutes December 7, 2022 (2 pages)

# FINDINGS OF FACT DR22-164 - Melody Ave. Buildings 1 & 2

- 1. The project as conditioned is consistent with the applicable Design Guidelines;
- 2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
- 3. The project is consistent with all applicable provisions of the Zoning Code;
- 4. The project is compatible with adjacent and nearby development; and
- 5. The project design provides for safe and efficient provisions of public services.

# Notice of Public He Attachment 2: Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, April 5, 2023\* TIME: 6:00 PM

LOCATION: Municipal Building I - Council Chambers

50 East Civic Center Drive

\*Call Planning Division to verify date and time: (480) 503-6812

The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports and the agenda are available prior to the meeting at <a href="https://www.gilbertaz.gov/departments/development-services/planning/planning-commission">www.gilbertaz.gov/departments/development-services/planning/planning-commission</a>

## **REQUESTED ACTION:**

DR22-164 MELODY AVE BUILDINGS 1 & 2: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.1 acres, generally located at the southwest corner of Horne St. and Melody Ave., and zoned Light Industrial with a Planned Area Development (PAD) overlay.

# SITE LOCATION:



**APPLICANT: Tom Stuart Construction** 

CONTACT: Casey Call

ADDRESS: 259 S Riverbend Way Suite 100

North Salt Lake, UT 84054

TELEPHONE: (801) 635-7618 E-MAIL: casey@tomstuart.com

DR22-164 Melody Ave Buildings 1 & 2 Attachment 3: Aerial Map



Мар







# **Project Narrative**

Proposed Light Industrial Buildings 1031 W Melody Ave 1063 W Melody Ave 1095 W Melody Ave

To whom it may concern:

Tom Stuart Construction is currently in the design phase of two light industrial type buildings along Melody Avenue with Horne to the west. The subject property is currently in an LI zone according to the latest published zoning map from Gilbert in May 2019. Total site area is 3.1 acres.

# General Neighborhood

Properties in the area run the gamut including various residential, commercial and industrial uses. Residential zones in the immediate vicinity include SF-6, SF-7 and SF-D. The homes in the area are consistent with the southwest theme with stucco exterior with some rock embellishment and bar-tile type roofs.

Commercial properties are found in the immediate vicinity of the subject property mainly to the north along Baseline Road. Finally, a Union Pacific railway runs west of the parcel about two blocks, cuts the neighborhood in a diagonal matter and is fronted by heaver industrial uses with a GI zoning designation. All told, the mix of uses in the area adds an eclectic appeal to the general vicinity.

# **Proposed Project**

The proposed light industrial buildings will be consistent with the light industrial uses in the immediate vicinity and will not overshadow the residential or commercial uses. The buildings will be constructed of painted tilt-up buildings with flat roofs, similar to the retail uses to the north such as Home Goods and TJ Maxx. They are basically the same construction components and appeal, only a different use.

The site will be populated with two buildings that will be 21,000 and 27,000 square feet respectively in round numbers. Most of the parking areas will be found on the east and west sides; while the center of the site will be used for truck maneuvering and docking.

As mentioned, the buildings will be constructed of Tilt-up concrete painted to reflect the general theme of the neighborhood. Both buildings will have glass store fronts with anodized frames. Canopies and other ornamental features will be added to each building to add to the appeal and be conducive to the neighborhood environs.



# **Compliance/Design Guidelines**

By way of reminder, the subject property is currently in the design phase and concept plans have been submitted to the city for review. The only notable variance from the current design standards was the location of the approaches along Melody Avenue. Tom Stuart Construction submitted for and was approved for the proposed location of said approaches.

With the exception of the above variance, which was approved, the proposed development will comply with all industrial site plan requirements, the general plan, the LI zone permitted uses and standards, parking standards and streetscape standards.

# **Environmental Impact/Heat Islands & Water Use**

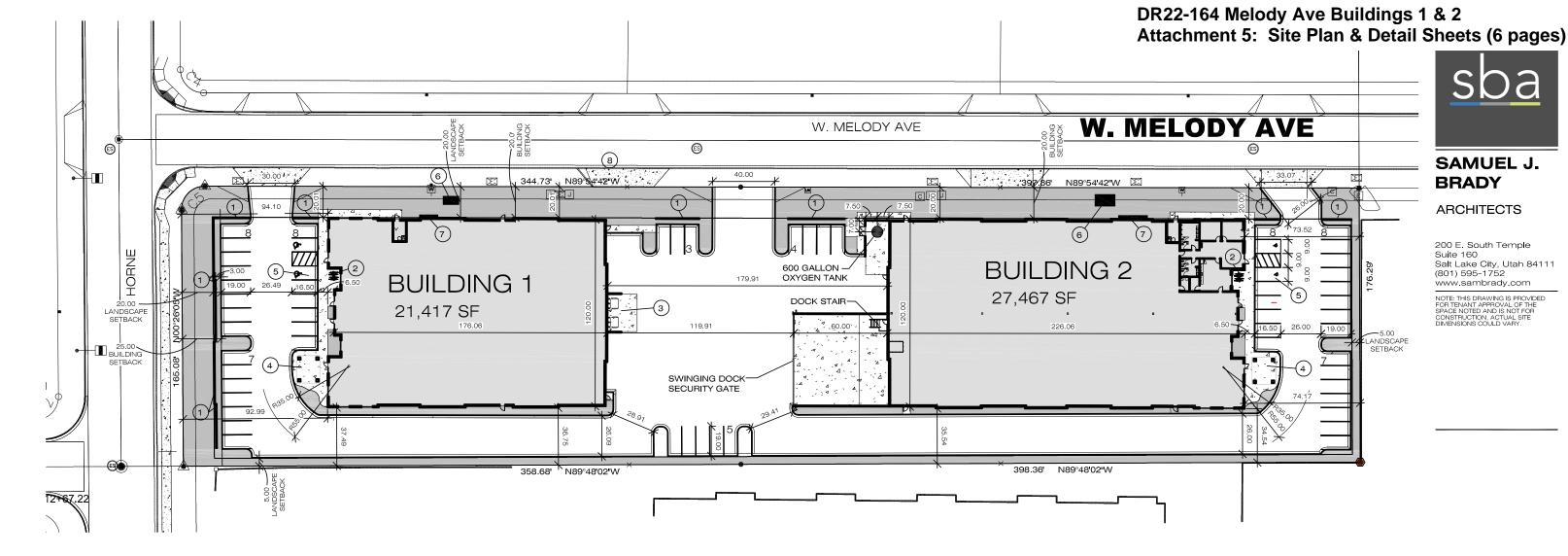
This is the main juxtaposition of the Western United States, especially given the extreme drought conditions and constraints on water from the Colorado River – managing the heat generated by hardscaping with energy and water consumption needed to hydrate plants.

We will submit our landscaping plan and are open to any suggestions from the City to balance these issues.

Please take this project narrative into consideration and let us know of anything needed or required.

Sincerely,

Casey Call
Tom Stuart Construction



1095 W MELODY AVE AND 1031 W MELODY AVE

GILBERT, AZ

# **PROPOSED BUILDINGS**

SITE PLAN

SCALE: 1" = 60' - 0"MARCH 6, 2023 2282301AS1.dwg

# **KEY NOTES**

PROJECT LOCATION

VICINITY MAP

PROVIDE 3'-0" HIGH CAST IN PLACE CONCRETE SCREENING WALL
(PAINTED SHERWIN WILLIAMS SW 7036 ACCESSIBLE BEIGE).

> ALTERNATE BID: PROVIDE 3'-0" HIGH, MAHOGANY SPLIT FACED CMU SCREENING WALL BY AMCOR.

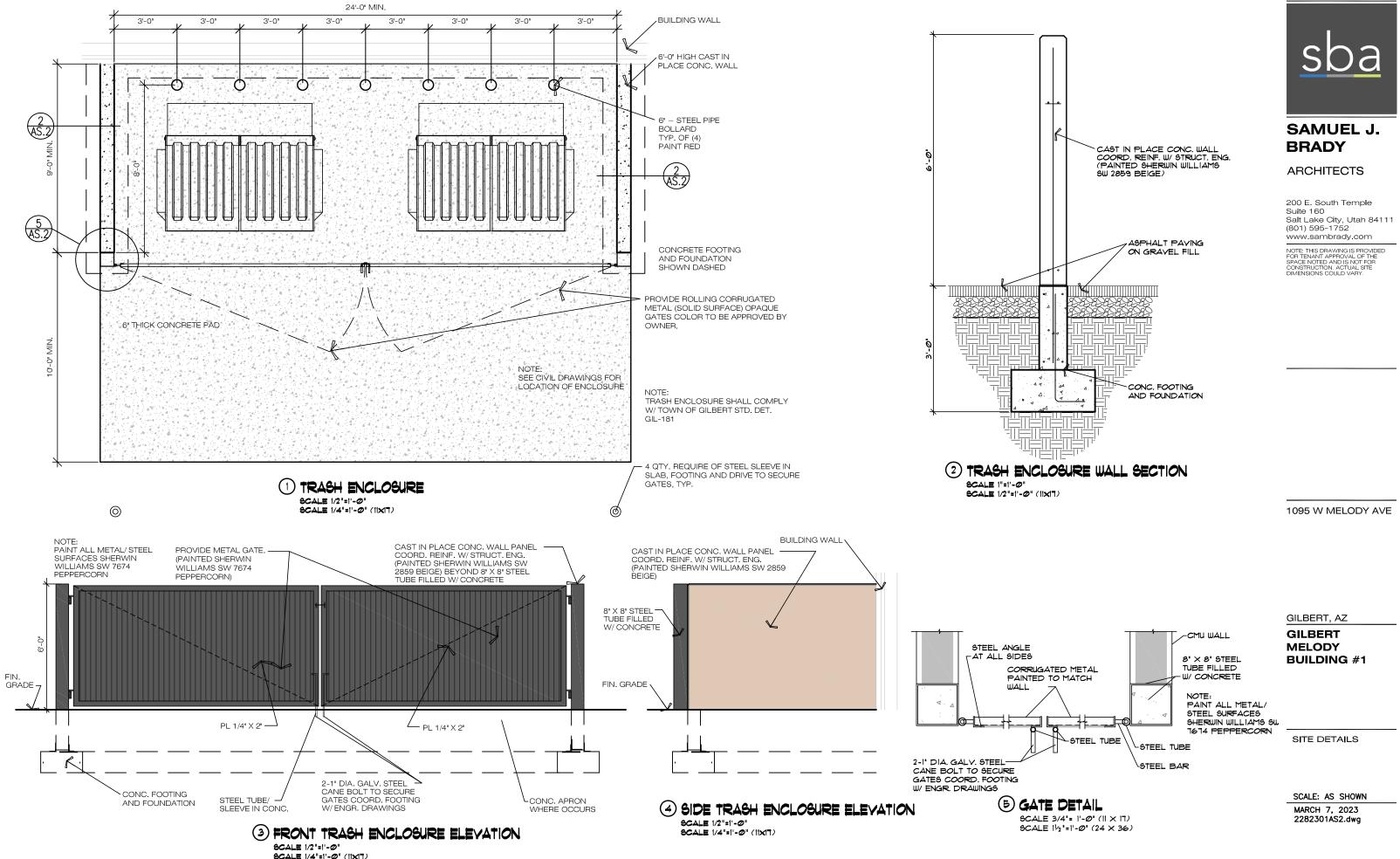
- PROPOSED BIKE RACK LOCATION
- PROPOSED DUMPSTER ENCLOSURE LOCATION. SEE DETAILS ON SHEET AS.2
- PROPOSED EMPLOYEE AMENITY LOCATION. SEE ENLARGED PLAN AND ELEVATIONS ON SHEET AS.4
- VAN ACCESSIBLE PARKING STALL SEE DETAILS ON SHEET AS.3
- 6 TRANSFORMER LOCATION
  - SWITCHGEAR LOCATION
- EXISTING DRIVE ENTRANCE TO BE REMOVED

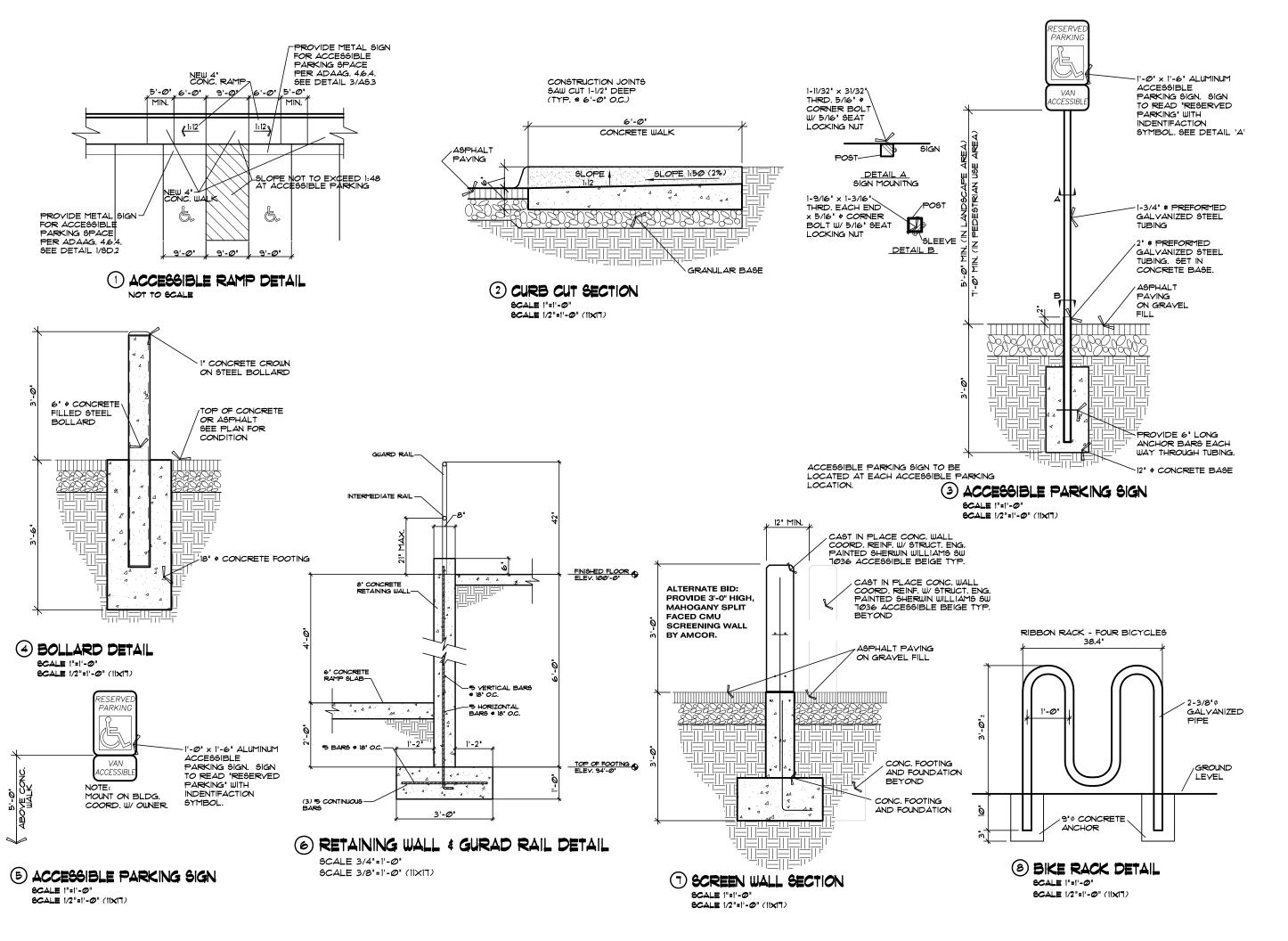
134,915 SF GROSS LAND AREA 3.1 ACRES 25,127 SF 18.62% LANDSCAPE AREA (10% MIN.) BUILDING 1 AREA FOOTPRINT 21,417 SF WAREHOUSE 22 SPACES 21.417 SF 1/1000 SF PARKING STALLS REQUIRED BUILDING 2 AREA FOOTPRINT 27,467 SF PROFESSIONAL OFFICE 8 SPACES ,857 SF 1/250 SF WAREHOUSE 26 SPACES 25,610 SF 1/1000 SF PARKING STALLS REQUIRED 34 TOTAL PARKING STALLS REQUIRED 56

58

TOTAL PARKING STALLS PROVIDED

PROJECT SUMMARY





<u>sba</u>

# SAMUEL J. BRADY

**ARCHITECTS** 

200 E. South Temple Suite 160 Salt Lake City, Utah 84111 (801) 595-1752 www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED FOR TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.

1095 W MELODY AVE

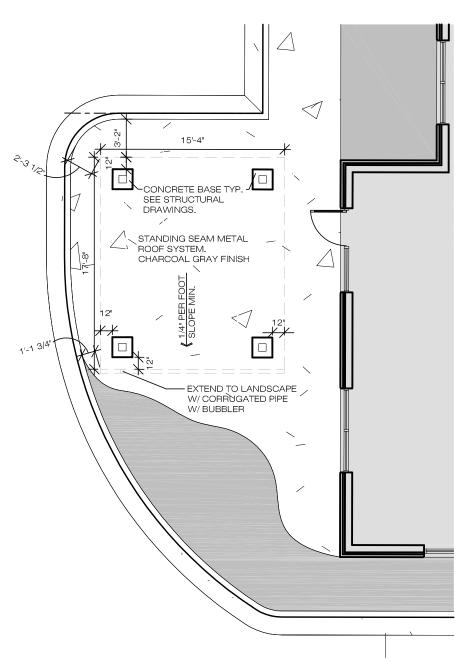
GILBERT, AZ

GILBERT MELODY BUILDING #1

SITE DETAILS

SCALE: AS SHOWN
MARCH 7, 2023

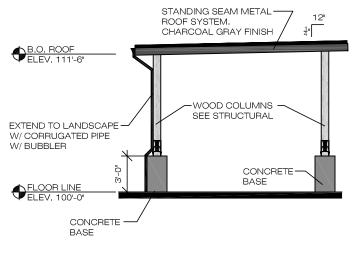
2282301AS2.dwg



# BUILDING 1 SITE AMENITY ENLARGED PLAN

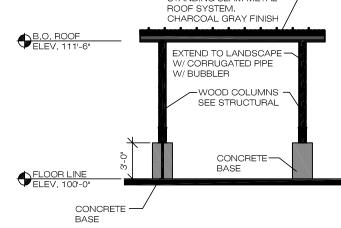
# FINISH SCHEDULE

	TOOTILDOLL		
D	MATERIAL	MANUFACTURER	COLOR
P-1	WOOD	BEHR PREMIUM	#ST-104 CORDOVAN BROWN

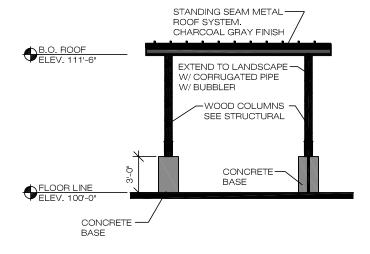


# BUILDING 1 & 2 SITE AMENITY EAST ELEVATION SCALE: 1/8" = 1'-0"

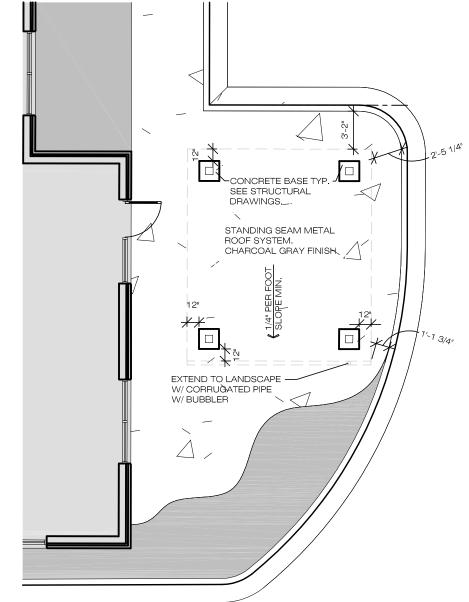
STANDING SEAM METAL-



BUILDING 1 SOUTH ELEVATION
SCALE: 1/8" =1'-0"



BUILDING 2 SOUTH ELEVATION SCALE: 1/8" =1'-0"



**BUILDING 2 SITE AMENITY ENLARGED PLAN** 



# SAMUEL J. BRADY

# ARCHITECTS

200 E. South Temple Suite 160 Salt Lake City, Utah 84111 (801) 595-1752 www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED FOR TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.

1095 W MELODY AVE AND 1031 W MELODY AVE

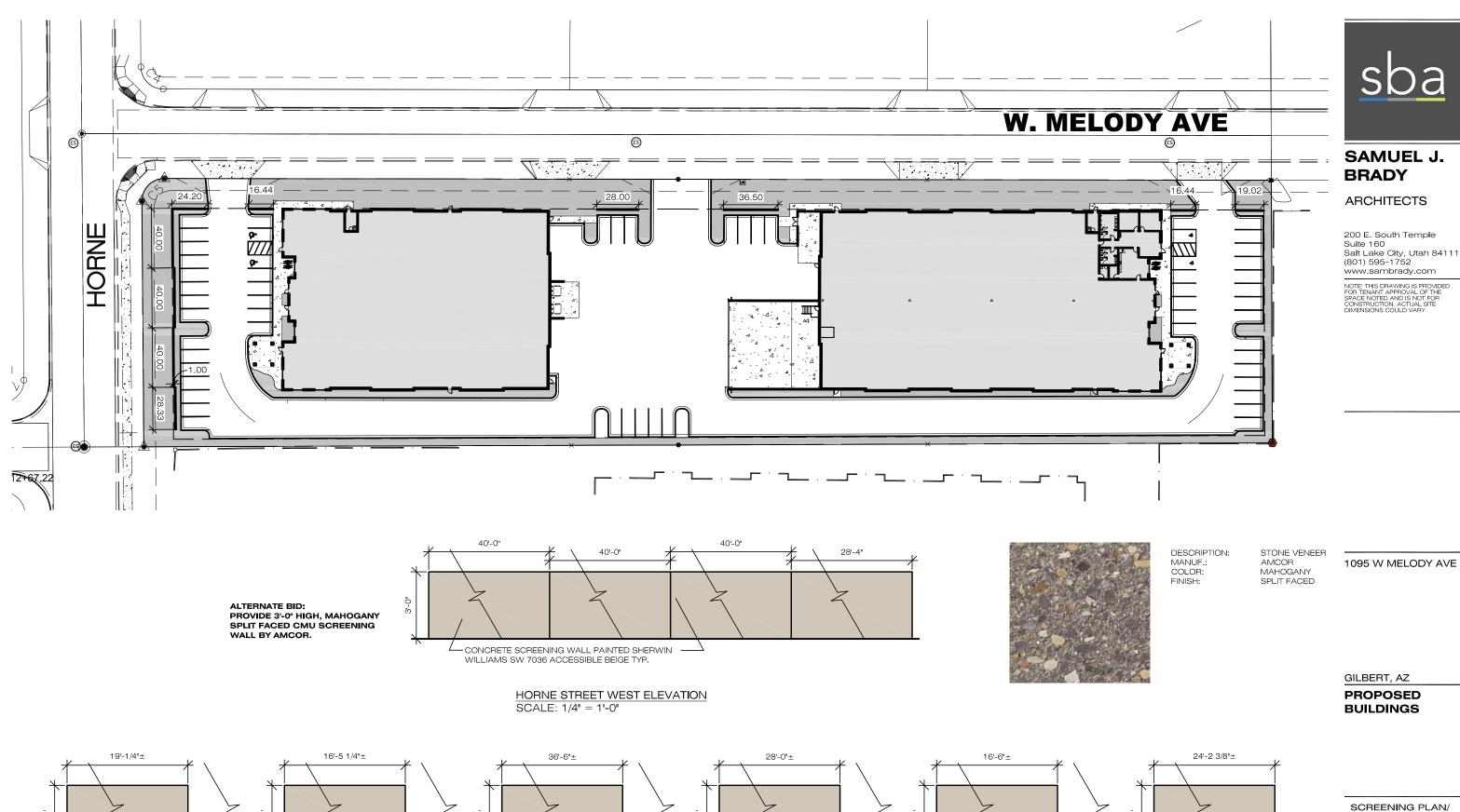
GILBERT, AZ

# PROPOSED BUILDINGS

SITE DETAILS

SCALE: AS SHOWN
MARCH 7, 2023
2282301AS2.dwg





WEST MELODY AVE. NORTH ELEVATION

SCALE: 1/4" = 1'-0"

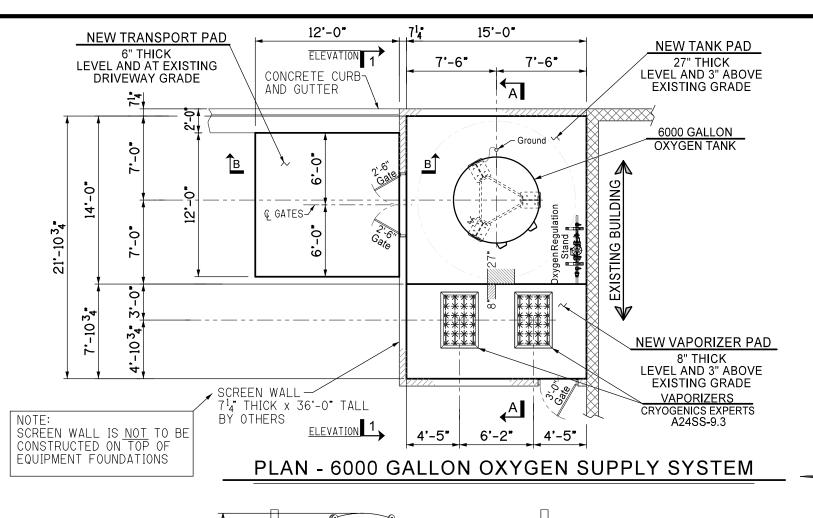
CONCRETE SCREENING WALL PAINTED SHERWIN WILLIAMS SW 7036 ACCESSIBLE BEIGE TYP.

ELEVATIONS

SCALE: AS SHOWN

MARCH 7, 2023
2282301AS2.dwg

ORTH



LOCATION AND ORIENTATION OF THE INSTALLATION SHALL BE VERIFIED IN THE FIELD

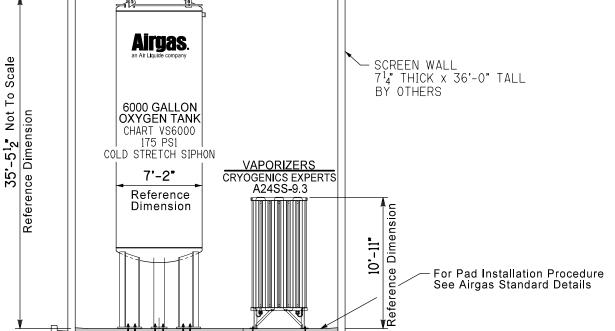
# GENERAL NOTES

- 1. VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD
- 2. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ACI-301, ACI-302 AND ACI-318
- 3. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI @ 28 DAYS
- 4. ALL REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60
- 5. ANY SOFT SPOTS SHALL BE EXCAVATED, FILLED WITH SUITABLE MATERIAL & COMPACTED
- 6. PROVIDE POSITIVE DRAINAGE OF CRUSHED STONE BASE AND SURROUNDING GRADE.
- 7. DESIGN SOIL CAPACITY 2000 PSF MINIMUM
- 8. SOIL SHOULD BE COMPACTED TO 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY PER ASTM D1557.
- 9. A SOIL INVESTIGATION REPORT WAS NOT PROVIDED TO S. M. HAW ASSOCIATES. S. M. HAW ASSOCIATES IS NOT RESPONSIBLE FOR SLAB HEAVE OR DIFFERENTIAL SETTLEMENT ISSUES DUE TO EXPANSIVE SOIL. UNCOMPACTED NON-ENGINEERED FILL, OR OTHERWISE IMPROPERLY COMPACTED SOIL
- 10. DESIGN FOR OCCUPANCY CATEGORY II.
- 11. DESIGN WIND VELOCITY 113 MPH (ASCE 7-16) EXPOSURE C
- 12. DESIGN SEISMIC: 0.2 SEC. SPECTRAL RESPONSE ACCELERATION 118.9%g. 1.0 SEC. SPECTRAL RESPONSE ACCELERATION 42.7%g. SEISMIC DESIGN CATEGORY D
- 13. ALL ELECTRICAL WORK SHALL COMPLY WITH NFPA 70, NEC-2014. Work This Drawing With 2021 Versions of Airgas Standard Drawings:

STF-DET-01 - Standard Bollard, Fence, and Joint Details STF-DET-02 - Tank Pad and Anchoring Installation Notes See Airgas Representative For Drawings Regarding: Grounding, Delivery Guidelines, Exposure Distances, and Courtyard Guidelines.

REFERENCE DRAWING CIR CIVIL ENGINEERING + SURVEYING DRAWING NO C1.1 - REVISION 10 01-04-22

**⊸**10€



# TANK ANCHORAGE

6000 GALLON CHART SIPHON OXYGEN TANK - NOT GROUTED "HILTI" HIT- HY 200A ADHESIVE ANCHORS 4 - ANCHORS PER BASE PLATE - 12 ANCHORS PER TANK

114" DIA. x 28" LG. HAS-V-36 THREADED ROD W/1-HEX NUT

(ASTM F1554 STEEL) AND PLATE WASHER 14"x3"x3"

W/1516" DIA. HOLE - ZINC PLATED HIT-HY 200 ADHESIVE

23" MINIMUM EMBEDMENT (SEE NOTE "A") 138" DIA. x 2314" DEEP HOLES IN CONCRETE MAXIMUM TIGHTENING TORQUE = 200 FT. LBS.

THE SPECIFIED ANCHORS MUST BE USED. IF SUBSTITUTE ANCHOR IS USED THIS MUST BE APPROVED BY THE ENGINEER. THE MINIMUM SLAB THICKNESS MAY NEED TO BE REDESIGNED. NOTE "A"

BECAUSE THE SEISMIC DESIGN CATEGORY (SDC) IS D. THE TANK LEG ANCHORAGE MUST BE EMBEDED INTO THE CONCRETE ENOUGH TO HANDLE THE TENSILE STRENGTH OF THE ANCHOR ROD. REFERENCE ASCE 7-16 SECTION 15.7.5.

## VAPORIZER ANCHORAGE

CRYOGENICS EXPERTS A24SS-9.3- NOT GROUTED

"HILTI" KWIK BOLT TZ2 EXPANSION ANCHORS 1 ANCHOR EACH LEG - 4 REQUIRED EACH VAPORIZER

<sup>5</sup>8" DIA. x 4<sup>3</sup>4" LG. - ZINC PLATED W/ 1-HEX NUT & 1-PLAIN WASHER 314" MINIMUM EMBEDMENT 58" DIA. x 334" DEEP HOLES IN CONCRETE MAXIMUM TIGHTENING TORQUE 60 FT. LBS.



TWINSBURG, OHIC

# WORK THIS DRAWING WITH DRAWING 22034-2

Α	FOR REVIEW	TM	2-22-22
MARK	DESCRIPTION	BY	DATE

an Air Liquide company

**ELEVATION 1-1** 

Looking East

# Airgas USA, LLC Intermountain

4810 Vasquez Blvd. Denver, Colorado 80216 Phone (303) 370-7809 HTTP://www.airgas.com

DRAWN _	T. Mack	_DATE <b>2-21-22</b>
CHECKED	D.K.C.	_DATE <b>2-22-22</b>

PROJECT No.

22034

Premier Medical 12907 S 3600 WEST Riverton, Utah 84065 6000 GALLON OXYGEN SYSTEM

PLAN AND ELEVATION

 $^{1}8" = 1'-0"$ DRAWING NO.

22034-1

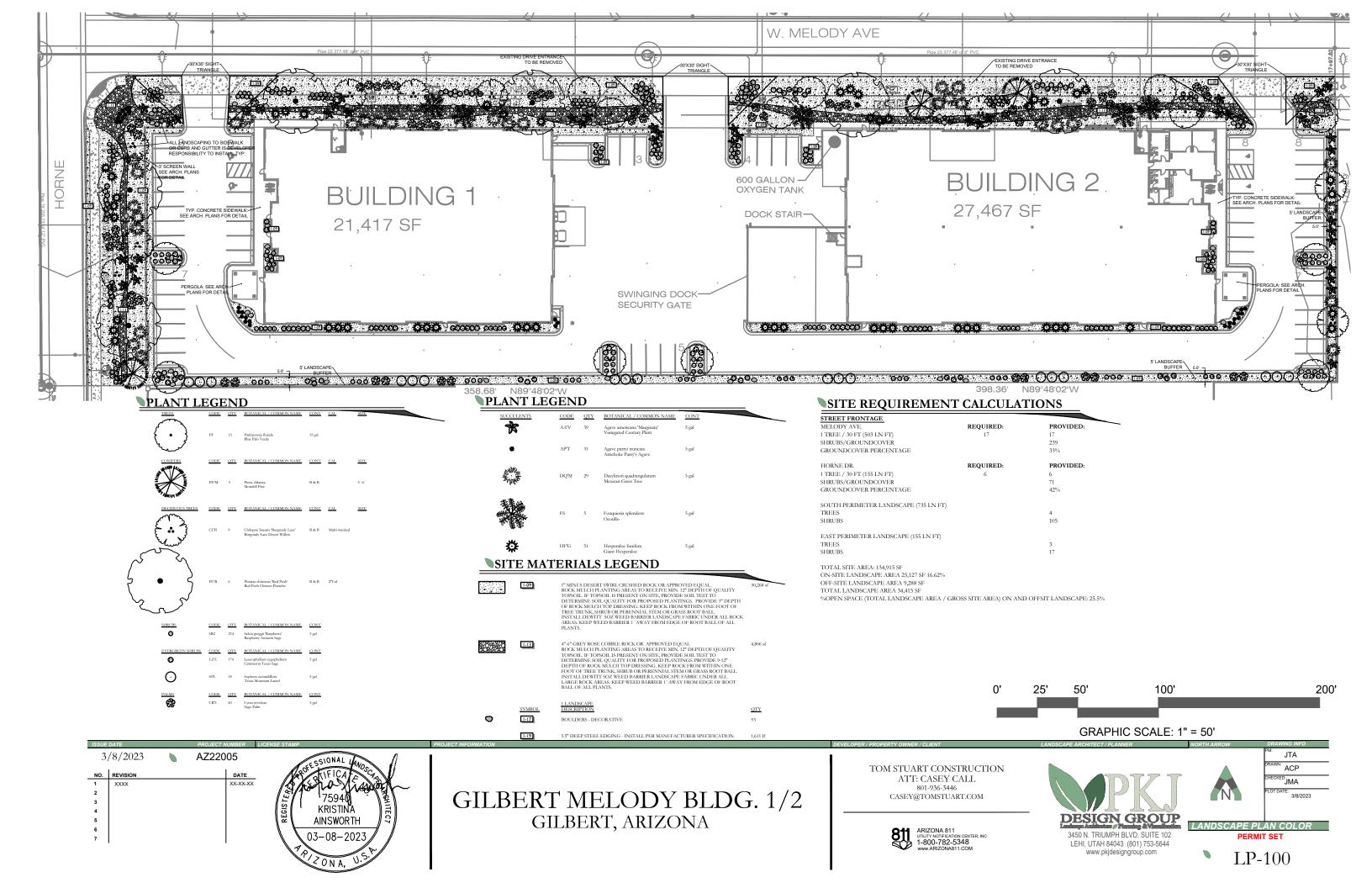
**ISSUE** 

ISSUE DATE

2-22-22







# DR22-164 Melody Ave Buildings 1 & 2 Attachment 7: Grading and Drainage Plans √<sup>™</sup>s (3 pages)

# MERRIL AVE. QUEEN HOUSTON AVE VICINITY MAP

## **GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT MAG SPECIFICATIONS AND DETAILS, WITH THE TOWN OF GILBERT ADDITIONS AND
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. THE TOWN ENGINEER SHALL BE NOTIFIED 24 HOURS PRIOR TO STARTING THE DIFFERENT PHASES OF CONSTRUCTION FOR SCHEDULING
- . ACCEPTANCE OF THE COMPLETED RIGHT-OF-WAY IMPROVEMENTS WILL NOT BE GIVEN UNTIL RECORD DRAWINGS HAVE BEEN SUBMITTED TO AND APPROVED BY THE TOWN ENGINEER.
- 4. LOCATION OF ALL WATER VALVES MUST BE REFERENCED AT ALL TIMES DURING CONSTRUCTION AND MADE AVAILABLE TO THE WATER DISTRIBUTION DIVISION. ONLY TOWN EMPLOYEES ARE AUTHORIZED TO OPERATE THE WATER VALVES AND FIRE HYDRANT CONNECTIONS TO THE TOWN'S WATER
- 5. NO PAVING CONSTRUCTION SHALL BE STARTED UNTIL ALL UNDERGROUND UTILITIES WITHIN THE ROADWAY PRISM ARE COMPLETED.
- 5. WORK PERFORMED WITHOUT APPROVAL OF THE TOWN ENGINEER AND/OR ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THE SPECIFICATIONS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- THE MAXIMUM STAKE INTERVAL FOR GRADES OF 0.2 PERCENT OR LESS. THE IMMAINING STARE INTERACT FOR SOME SOFT OF FERCEN TO ALESS STALL BE 12.5 FEET FOR CONCRETE WORK AND 25 FEET FOR ASPIALT ROADWAY SECTION. ALL CURB RETURNS SHALL BE STAKED FOR THE P.C., P.T. AND THE MIDPOINT OF RETURN.
- B. BASE COURSE WILL NOT BE PLACED ON SUBGRADE UNTIL BASE REQUIREMENTS HAVE BEEN COMPLETED AND ACCEPTED BY THE TOWN ENGINEER.
- O. GUTTERS WILL BE WATER TESTED IN THE PRESENCE OF THE TOWN ENGINEER OR HIS AUTHORIZED REPRESENTATIVE TO INSURE PRODRAINAGE, PRIOR TO FINAL APPROVAL BY THE TOWN ENGINEER.
- 10.EXACT POINT OF MATCHING, TERMINATION AND OVERLAY, IF NECESSARY, MAY BE DETERMINED IN THE FIELD BY THE TOWN ENGINEER.
- 11.NO JOB WILL BE CONSIDERED COMPLETED UNTIL ALL CURBS, PAVEMENT AND SIDEWALKS HAVE BEEN SWEPT CLEAN OF ALL DIRT AND DEBRIS AND ALL SURVEY MONUMENTS ARE INSTALLED, PUNCHED AND DATED ACCORDING TO THE PLANS.
- 2.THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL VALVES MANHOLES AND BLOW OFFS IN ADVANCE OF CONSTRUCTION AND REPLACING SAME TO FINISHED GRADE.
- 3.THE TOWN OF GILBERT IS NOT RESPONSIBLE FOR LIABILITY ACCRUED DUE TO DELAYS AND/OR DAMAGE TO UTILITIES IN CONJUNCTION WITH THE CONSTRUCTION. ALSO, THE TOWN WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION OR UTILITY RELOCATION.
- 14.TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, AND THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. ALL TRAFFIC CONTROLS, INCLUDING STRIPING AND REQUIRED SIGNAGE, SHALL BE INSTALLED WITHIN ONE WEEK OF THE INSTALLATION OF THE "TRIST LIFT" OF PAVING.

## 15.TESTING

- TESTING OF MATERIALS AND CONSTRUCTION PERFORMANCE BY
- ARIZONA TECHNICAL TESTING INSTITUTE (ATTI) OR AMERICAN CONCRETE INSTITUTE (AC!) APPROVED TESTING LAB IS REQUIRED.
- THE TOWN INSPECTOR WILL DETERMINE THE NUMBER AND TYPE OF TESTS NEEDED.
- THE CONTRACTOR/DEVELOPER WILL NOTIFY THE TESTING LAB OF THE NEEDED TESTS, COORDINATE WITH THE INSPECTOR AND TESTING LAB AND PAY THE COSTS TO PERFORM THE
- 16.ORDINANCE #1437, APPROVED BY THE TOWN COUNCIL IN OCTOBER 2002, STATES: NO CONSTRUCTION WATER FROM FIRE HYDRANTS SHALL BE USED ON PARCEL OR LOTS OF TEN ACRES OR MORE IN SIZE. FOR MORE INFORMATION, THE ORDINANCE IS LOCATED ON THE TOWN OF GLEERT WEBSITE. TO OBTAIN CONSTRUCTION WATER. THE CONTRACTOR IS REQUIRED TO MAKE APPLICATION WITH THE PUBLIC WORKS WATER DIVISION. A SECURITY DEPOST IS REQUIRED TO RECEIVE A FIRE HYDRAIT METER. THE TOWN RESERVES THE RIGHT TO SPECIFY THE TIME AND LOCATION THAT CONSTRUCTION WATER OAN SEP GIFT. CONSTRUCTION WATER CAN BE DELIVERED.
- 7.ALL FLOOD RETENTION BASIN DEVELOPMENT AND INSTALLATIONS MUST BE COMPLETED AND ACCEPTED BEFORE THE PAVING PERMIT/APPROVAL TO WORK WILL BE ISSUED FOR THE SUBDIVISION.
- 8 PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR
  ADJACENT (OFF-PROJECT) ROADWAYS USED DURING THE COURSE OF THEIR
  CONSTRUCTION.
- 19.USE OF "RECLAIMED ASPHALT" IS PROHIBITED UNLESS APPROVED BY THE TOWN ENGINEER.
- 20. GRINDING AND/OR PATCHING OF CURBS, GUTTERS, APRONS, VALLEY GUTTERS, DRIVEWAYS, SCUPPERS, MANHOLE BASES AND INVERTS OR ANY CONCRETE STRUCTURE TO CORRECT DEFICIENCIES THAT RESULT FROM IMPROPER GRADE SETTING, OR CONSTRUCTION METHODS, OR BREAKAGE DUE TO ANY CIRCUMSTANCES SHALL NOT BE PERMITTED.
- ALL METALLIC MATERIALS INLETS, GRATES, FRAMES AND COVERS, CATCH BASINS AND NOSE ANGLES SHALL BE PAINTED PER MAG SPECIFICATION NO. 790, PAINT NO. 9 (LIGHT GRAY).
- PARKWAY GRADING SHALL BE DESIGNED TO INSURE THAT RUNOFF CANNOT BE RETAINED BEHIND CURBS OR WALKS.
- ALL PARKWAY GRADING MUST BE COMPLETED BEFORE ANY PAVING MAY
- ALL SIGNS SHALL BE INSTALLED PER TOWN OF GILBERT STANDARD DETAIL GIL-227

### **PAVING NOTES**

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT MAG SPECIFICATIONS AND DETAILS, WITH THE TOWN OF GILBERT ADDITIONS AND
- 2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. THE TOWN ENGINEER SHALL BE NOTHED 24 HOURS PRIOR TO STARTING THE DIFFERENT PHASES OF CONSTRUCTION FOR SCHEDULING
- GIVEN UNTIL RECORD DRAWINGS HAVE BEEN SUBMITTED TO AND APPROVED BY THE TOWN ENGINEER.
- 4. LOCATION OF ALL WATER VALVES MUST BE REFERENCED AT ALL TIMES DURING CONSTRUCTION AND MADE AVAILABLE TO THE WATER DISTRIBUTION DIVISION. ON TOWN EMPLOYEES ARE AUTHORIZED TO OPERATE THE WATER VALVES AND FIRE HYDRANT CONNECTIONS TO THE TOWN'S WATER SYSTEM.
- 5. NO PAVING CONSTRUCTION SHALL BE STARTED UNTIL ALL UNDERGROUND UTILITIES WITHIN THE ROADWAY PRISM ARE COMPLETED.
- 6. WORK PERFORMED WITHOUT APPROVAL OF THE TOWN ENGINEER AND/OR ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THE SPECIFICATIONS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- 7. THE MAXIMUM STAKE INTERVAL FOR GRADES OF 0.2 PERCENT OR LESS SHALL THE MAXIMOM TABLE INTERPLETOR GRADES OF U.S. PERCENT OR LESS SHALL BE 12.5 FEET FOR CONCRETE WORK AND 25 FEET FOR ASPHALT ROADWAY SECTION. ALL CURB RETURNS SHALL BE STAKED FOR THE P.C., P.T. AND THE MIDPOINT OF RETURN.
- 8. BASE COURSE WILL NOT BE PLACED ON SUBGRADE UNTIL BASE REQUIREMENTS HAVE BEEN COMPLETED AND ACCEPTED BY THE TOWN ENGINEER.
- 9. GUTTERS WILL BE WATER TESTED IN THE PRESENCE OF THE TOWN ENGINEER OF HIS AUTHORIZED REPRESENTATIVE TO INSURE PROPER DRAINAGE, PRIOR TO FINAL APPROVAL BY THE TOWN ENGINEER.
- 10.EXACT POINT OF MATCHING, TERMINATION AND OVERLAY, IF NECESSARY, MAY BE DETERMINED IN THE FIELD BY THE TOWN ENGINEER.
- 11.NO JOB WILL BE CONSIDERED COMPLETED UNTIL ALL CURBS, PAVEMENT AND SIDEWALKS HAVE BEEN SWEPT CLEAN OF ALL DIRT AND DEBRIS AND ALL SURVEY MONUMENTS ARE INSTALLED, PUNCHED AND DATED ACCORDING TO THE PLANS.
- 12.THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL VALVES, MANHOLES AND BLOW OFFS IN ADVANCE OF CONSTRUCTION AND REPLACING SAME TO FINISHED
- 13.THE TOWN OF GILBERT IS NOT RESPONSIBLE FOR LIABILITY ACCRUED DUE TO DELAYS AND/OR DAMAGE TO UTILITIES IN CONJUNCTION WITH THIS CONSTRUCTION.
  ALSO, THE TOWN WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION OR
  UTILITY RELOCATION.
- 14.TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, AND THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. ALL TRAFFIC CONTROLS, INCLUDING STRIPING AND REQUIRED SIGNAGE, SHALL BE INSTALLED WITHIN ONE WEEK OF THE INSTALLATION OF THE "FIRST LIFT" OF PAVING.

### 15 TESTING

- TESTING OF MATERIALS AND CONSTRUCTION PERFORMANCE BY AN ARIZONA TECHNICAL TESTING INSTITUTE (ATTI) OR AMERICAN CONCRETEINSTITUTE (AC!) APPROVED TESTING LAB IS REQUIRED.
- THE TOWN INSPECTOR WILL DETERMINE THE NUMBER AND TYPE OF TESTS
- THE CONTRACTOR/DEVELOPER WILL NOTIFY THE TESTING LAB OF THE NEEDED TESTS, COORDINATE WITH THE INSPECTOR AND TESTING LAB AND PAY THE COSTS TO PERFORM THE TESTS.
- 16.ORDINANCE 

  \$14.37, APPROVED BY THE TOWN COUNCIL IN OCTOBER 2002, STATES: NO CONSTRUCTION WATER FROM FIRE HYDRANTS SHALL BE USED ON PARCEL OR LOTS OF TEM ACRES OR MORE IN SIZE. FOR MORE INFORMATION, THE ORDINANCE IS LOCATED ON THE TOWN OF GILBERT WEBSITE. TO OBTAIN CONSTRUCTION WATER, THE CONTRACTOR IS REQUIRED TO MAKE APPLICATION WITH THE PUBLIC WORKS WATER DIMSION. A SECURITY DEPOSIT IS REQUIRED TO RECEIVE A FIRE HYDRANT METER. THE TOWN RESERVES THE RIGHT TO SPECIF THE TIME AND LOCATION THAT CONSTRUCTION WATER CAN BE DELIVERED.
- 17.ALL FLOOD RETENTION BASIN DEVELOPMENT AND INSTALLATIONS MUST BE
- 18 PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF—PROJECT) ROADWAYS USED DURING THE COURSE OF THEIR CONSTRUCTION.
- 19.USE OF "RECLAIMED ASPHALT" IS PROHIBITED UNLESS APPROVED BY THE
- 20 GRINDING AND/OR PATCHING OF CURBS GUTTERS APRONS VALUEY GUTTERS ), GRINDING AND/OFER PAIGHING OF CURBS, GUTTERS, AFRONS, VALLEY GUTE BRIVEWAYS, SCUPPERS, MANHOLE BASES AND INVERTS OR ANY CONCRETE STRUCTURE TO CORRECT DEFICIENCIES THAT RESULT FROM IMPROPER GRADE SETTING, OR CONSTRUCTION METHODS, OR BREAKAGE DUE TO ANY CIRCUMSTANCES SHALL NOT BE PERMITTED
- 21 ALL METALLIC MATERIALS INLETS GRATES FRAMES AND COVERS CATCH BASINS AND NOSE ANGLES SHALL BE PAINTED PER MAG SPECIFICATION NO. 790. PAIN
- AND NUSE ANGLES STALL BE PAINTED FER MAG SPECIFICATION NO. 790, FAINT NO. 9 (LIGHT GRAY).

  2. PARKWAY GRADING SHALL BE DESIGNED TO INSURE THAT RUNOFF CANNOT BE RETAINED BEHIND CURBS OR WALKS.
- 23. ALL PARKWAY GRADING MUST BE COMPLETED BEFORE ANY PAVING MAY BEGIN.
- 24. ALL SIGNS SHALL BE INSTALLED PER TOWN OF GILBERT STANDARD DETAIL

### **FIRE NOTES**

- 1 CONSTRUCTION WITHIN THE TOWN OF GURERT SHALL COMPLY WITH THE 2012 VITERNATIONAL FIRE CODE (IFC) AS AMENDED AND ADOPTED BY FIRE CODE UB-SECTIONS 10-37-1, 10-37-2, AND 2012 FIRE CODE INERPRETATIONS &
- 2. THE APPLICANT IS RESPONSIBLE TO IDENTIFY AND COORDINATE DEFERRED
- PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS, AUTOMATIC FIRE EXTINGUISHING SYSTEMS, AND STANDPIPES SHALL BE SUBMITTED TO THE PERMITTING & PLAN REVIEW DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- A KNOX BOX IS REQUIRED AT EVERY FIRE SPRINKLER RISER ROOM. WHEN RAPID ACCESS WOULD BE COMPROMISED BY LONG TRAVEL DISTANCES, KNOX BOXES SHALL BE REQUIRED AT OTHER LOCATIONS AT THE DISCRETION OF THE FIRE OFFICIAL REFER TO 2012 FIRE CODE INTERPRETATIONS & RECULATIONS 12—506.1 KEY
- 5. FDC SHALL BE LOCATED WITHIN 150' OF FIRE HYDRANT PER T.O.G. ON ADDRESS SIDE OR NATURAL APPROACH OF THE BUILDING IT SERVES.

# RADING & DRAINAGE PLAN

# A PORTION OF THE NORTHEAST QUARTER OF SECTION 2. TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

### **WATER NOTES**

- 5. LOCATION OF ALL WATER VALVES MUST BE REFERENCED AT ALL TIMES DURING CONSTRUCTION AND MADE AVAILABLE TO THE WATER DISTRIBUTION DURSION. ONLY TOWN EMPLOYEES ARE AUTHORIZED TO OPERATE THE VALVES AND FIRE HYDRANT CONNECTIONS TO THE TOWN'S WATER SYSTEM.
- 6. ANY WORK PERFORMED WITHOUT THE APPROVAL OF THE TOWN ENGINEER AND/OR ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THE SPECIFICATIONS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTACTOR'S EXPENSE.
- 7. THE CONTRACTOR WILL UNCOVER ALL EXISTING LINES BEING TIED INTO TO VERIFY THEIR LOCATION PRIOR TO TRENCHING. THE CONTRACTOR WILL LOCATE OR HAVE LOCATED ALL EXISTING UNDERGROUND PIPELINES, TELEPHONE AND ELECTRIC CONDUITS, AND STRUCTURES IN ADVANCE OF CONSTRUCTION AND WILL OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID DAMAGE TO SAME. CALL ARIZONA 811, BLUE STAKE CENTER AT
- 8. ALL VALVES SHALL BE GATE TYPE, UNLESS OTHERWISE NOTED, AND OPEN COUNTER CLOCKWISE. WATER VALVES SHALL BE MUELLER, CLOW, WATEROUS OR APPROVED EQUA
- 9. SUMMITS IN WATER LINES SHALL BE LOCATED AT FIRE HYDRANTS.
- 10. BACKFILLING SHALL NOT BE STARTED UNTIL LINES ARE APPROVED BY THE TOWN
- 11. ALL BACKFILL FOR WATER LINES SHALL BE PER TOWN OF GILBERT STANDARD DETAIL GIL—302. ALL PAVEMENT AND SURFACE RESTORATION SHALL BE PER TOWN OF GILBERT STANDARD DETAIL GIL—270.
- 12. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION
- 13 THE TOWN OF CURERT IS NOT RESPONSIBLE FOR LIABILITY ACCRUED DUE TO DELAYS AND/OR DAMAGE TO UTILITIES IN CONJUNCTION WITH THIS CONSTRUCTION.
  ALSO, THE TOWN WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION OR UTILITY
  RELOCATION.
- 14. ORDINANCE #1437, APPROVED BY THE TOWN COUNCIL IN OCTOBER 2002, STATES: NO CONSTRUCTION WATER FROM FIRE HYDRANTS SHALL BE USED ON PARCELS OR LOTS OF TEN ACRES OR MORE IN SIZE. FOR MORE INFORMATION, THE ORDINANCE IS LOCATED ON THE TOWN OF GILBERT WEBSITE. TO OBTAIN CONSTRUCTION WATER, THE CONTRACTOR IS REQUIRED TO MAKE APPLICATION WITH THE PUBLIC WORKS WATER DIMISION. A SECURITY DEPOSIT IS REQUIRED TO RECEIVE A FIRE HYDRANT METER. THE TOWN RESERVES THE RIGHT TO SPECIFY THE TIME AND LOCATION THAT CONSTRUCTION WATER CAN BE DELIVERED.
- 15. WATER SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF GILBERT STANDARD DETAIL GIL-310.
- 16. FIRE HYDRANTS SHALL BE PER TOWN OF GILBERT SUPPLEMENT TO MAG STANDARD SPECIFICATIONS OR APPROVED EQUAL AND INSTALLED PER TOWN OF GILBERT STANDARD DETAIL GL.—320. FIRE HYDRANTS SHALL BE 3 FEET 6 INCH DEPTH OF BURY.
  ADJUSTMENTS IN GRADE SHALL BE DONE USING "GRADELOK" OFFSET. EXTENSIONS ON FIRE HYDRANTS WILL NOT BE PERMITTED. A BLACK, HEAVY DUTY BAG WITH A "TIE DOWN" SHALL BE PLACED OVER ALL NEW HYDRANTS AND MAINTAINED UNTIL THE SYSTEM HAS BEEN APPROVED BY THE INSPECTOR.
- 17. TRAFFIC CONTROL SHALL BE PER THE 2009 EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES HANDBOOK AND TOWN OF GILBERT STANDARD DETAILS.
- 18. THE TOWN INSPECTOR WILL DETERMINE THE NUMBER AND LOCATION OF THE REQUIRED COMPACTION TESTS. THE CONTRACTOR/DEVELOPER WILL NOTIFY THE TESTING LAB, AND PAY THE COSTS TO PERFORM THE TESTS.
- 19. THE TOWN WILL NOT ACCEPT WATER LINES WITH LESS THAN 3 FEET OF COVER.
- 20. A MINIMUM OF SIX-FOOT HORIZONTAL SPACING BETWEEN WATER MAINS. SEWER. RECLAIMED WATER, AND WATER SERVICES SHALL BE MAINTAINED. 21. PRIOR TO FINAL APPROVA L AND ACCEPTANCE OF THE WORK THE
- DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED DURING THE COURSE OF THEIR CONSTRUCTION. 22. A 2" X 4" STAKE (PAINTED BLUE) SHALL BE SET ONE FOOT BEHIND EACH WATER
- SERVICE. ALL 2" X 4" STAKES MARKING WATER SERVICES SHALL BE 5 FEET IN LENGTH AND FIRMLY SET INTO THE GROUND TO A DEPTH OF 3 FEET. ALL BACKFLOW PREVENTION DEVICES SHALL MEET THE REQUIREMENTS OF THE
- TOWN OF GILBERT BACKFLOW PROTECTION ORDINANCE (#869), OTHERWISE KNOWN AS ARTICLE 7-14 OF THE TOWN OF GILBERT MUNICIPAL CODE: CROSS CONNECTION CONTROL.
- 24. ALL BACKFLOW DEVICES SHALL BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE AN UP-TO-DATE LIST OF CERTIFIED TESTERS FROM WHICH TO BE SELECTED. TESTER FEES WILL BE AT THE EXPENSE OF THE
- NOTE: A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPING OR IRRIGATION SYSTEM. IRRICATION LINES MUST BE INSPECTED BEFORE BACKFILLING. RECORD DRAWINGS ARE ALSO REQUIRED.
- USE THE FOLLOWING TABLE FOR METER BOXES AND METER BOX COVERS:

	MAG STANDARD DETAIL	
METER SIZE	MAG STD DETAIL	MAG STD. BOX No.
3/4"	#A6000485*	#A6000484*
1"	#A6000485*	#A6000484*
1 1/2" TO 2" PEDESTRIAN RATED	#P6001854X12	#A6001852-H2
1 1/2" TO 2" TRAFFIC RATED	#A6001640PCX12	#A6001947T-H2

\*ARMORCAST PRODUCTS COMPANY OR DFWA2C-12-1A DFW PLASTIC COMPANY: COVER WITH HOLE FOR TOUCH PAD 25. WATER MAIN CHIORINATION: CALCIUM HYPOCHLORITE SHALL BE ADDED TO ALL NEW

12 INCH MAINS - .35 LBS. OR 5.6 OZ. PER 100 FEET OF PIPE 8 INCH MAINS - .12 LBS. OR 1.92 OZ. PER 100 FEET OF PIPE 6 INCH MAINS - .08 LBS. OR .48 OZ PER 100 FEET OF PIPE 26. ALL WATER METER REGISTERS FURNISHED TO, OR INSTALLED IN THE TOWN OF GILBERT, ARIZONA SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS.

ALL REGISTERS SHALL HAVE AN ENCODED OUTPUT AND LITHIZE SENSUS PROTOCOL. REGISTERS WILL HAVE ELECTRONIC TOUCH READ CAPABILITY AND BE ENTIRELY COMPATIBLE WITH CURRENT TOWN OF GILBERT METER READING

REGISTER RESOLUTION FOR METER SIZE SHALL BE AS FOLLOWS:

	REGISTER RESOLUTION	
METER SIZE	(GALLONS)	METER TYPE
3/4"	1,000	MULTI-JET OR SINGLE-JET
."	1.000	MILITA IET OR CINICIE IET

- ALL METERS SHALL MEET AWWA NEW METER TEST STANDARDS
- WATER AND SEWER SERVICE INSTALLATION SPECIFICATIONS ARE DEPICTED IN THE TOWN OF GILBERT STANDARD DETAILS (300 AND 400 SERIES)

SINGLE-JET

### **SEWER NOTES**

1 1/2" THRU 10"

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT MAG SPECIFICATIONS AND DETAILS WITH THE TOWN OF GILBERT'S ADDITIONS AND DELETIONS

1,000

- 2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. THE TOWN ENGINEER SHALL BE NOTIFIED 24 HOURS PRIOR TO THE DIFFERENT PHASES OF CONSTRUCTION FOR SCHEDULING INSPECTIONS.
- ACCEPTANCE OF THE COMPLETED RIGHT-OF-WAY IMPROVEMENTS WILL NOT BE GIVEN UNTIL RECORD DRAWINGS HAVE BEEN SUBMITTED TO AND APPROVED BY THE TOWN REPRESENTATIVE OR INSPECTOR.
- 4. LOCATION OF ALL WATER VALVES MUST BE REFERENCED AT ALL TIMES DURING CONSTRUCTION AND MADE AVAILABLE TO THE PUBLIC WORKS DEPARTMENT. ONLY TOWN EMPLOYEES ARE AUTHORIZED TO OPERATE THE VALVES AND FIRE HYDRAID. CONNECTIONS TO THE TOWN'S WATER SYSTEM
- 5. ANY WORK PERFORMED WITHOUT THE APPROVAL OF THE TOWN ENGINEER AND/OR ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THE SPECIFICATIONS IS
- 6. THE CONTRACTOR WILL UNCOVER ALL EXISTING LINES BEING TIED INTO TO VERIFY THEIR LOCATION PRIOR TO TRENCHING. THE CONTRACTOR WILL LOCATE OR HAVE LOCATED ALL EXISTING UNDERGROUND PIPELINES, TELEPHONE AND ELECTRIC CONDUITS, AND STRUCTURES IN ADVANCE OF CONSTRUCTION AND WILL OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID DAMAGE TO THE SAME. CALL ARIZONA 811, BLUE STAKE CENTER AT (602) 263-1100 AND NOTIFY SRP.
- 7. BACKFILLING SHALL NOT BE STARTED UNTIL ALL LINES ARE APPROVED BY THE TOWN ENGINEER. TOWN REPRESENTATIVE OR TOWN INSPECTOR.
- ALL BACKFILL FOR PVC SEWER LINES SHALL BE PER TOWN OF GILBERT STANDARD DETAIL GIL-401. ALL BACKFILL FOR VCP SEWER LINES SHALL BE PER TOWN OF GILBERT STANDARD DETAIL GIL-402. ALL PAVEMENT AND SURFACE RESTORATION "SHALL" BE PER TOWN OF GILBERT STANDARD DETAIL GIL-270.
- THE TOWN OF GILBERT IS NOT RESPONSIBLE FOR LIABILITY ACCRUED DUE TO DELAYS AND/OR DAMAGES TO UTILITIES IN CONJUNCTION WITH THIS CONSTRUCTION. ALSO, THE TOWN WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION OR UTILITY RELOCATION.
- 10. MANHOLE STEPS SHALL NOT BE PERMITTED IN ANY SANITARY SEWER MANHOLES.
- 11. PRECAST MANHOLES TO HAVE IMPRESSION RING TYPE BASES, AND USE GROUT OR RAMNEK BETWEEN FACH PRECAST SECTION
- 12 ALL RINGS AND COVERS SHALL BE FAST JORDAN IRON WORKS #00222459 OR NEENAH #NF-DEETER 1295 FOR FOUR-FOOT MANHOLES AND EAST JORDAN IRON
  WORKS 00223124 OR NEENAH #NF-DEETER, 1296 FOR FIVE-FOOT MANHOLES.
- 14. ALL SEWER TAPS SHOULD BE 41/4 FEET DEEP AT THE PROPERTY LINE.
- 15. A MINIMUM OF 6 FEET OF HORIZONTAL SPACING BETWEEN SEWER AND WATER SERVICES SHALL BE MAINTAINEL
- 17. THE TOWN INSPECTOR WILL DETERMINE THE NUMBER AND LOCATION OF THE REQUIRED COMPACTION TESTS. THE CONTRACTOR/DEVELOPER WILL NOTIFY TH TESTING LAB, COORDINATE WITH THE INSPECTOR AND TESTING LAB, AND PAY COSTS TO PERFORM THE TESTS.
- 18. ORDINANCE #1437, APPROVED BY THE TOWN COUNCIL IN OCTOBER 2002, STATES: NO CONSTRUCTION WATER FROM FIRE HYDRANTS SHALL BE USED ON PARCELS OR LOTS OF TEN ACRES OR MORE IN SIZE. FOR MORE INFORMATION, THE ORDINANCE IS LOCATED ON THE TOWN OF GILBERT WEBSITE. TO OBTAIN CONSTRUCTION WATER, THE CONTRACTOR IS REQUIRED TO MAKE APPLICATION WITH THE PUBLIC WORKS WATER DIVISION. A SECURITY DEPOSIT IS REQUIRED TO RECEIVE A FIRE HYDRANT METER. THE TOWN RESERVES THE RIGHT TO SPECIFY THE TIME AND LOCATION THAT CONSTRUCTION WATER CAN BE DELIVERED.
- 19. THE TOWN WILL NOT ACCEPT SEWER LINES WITH LESS THAN 5 FEET OF COVER, UNLESS APPROVED BY THE TOWN ENGINEER.
- 20. PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED DURING THE COURSE OF THEIR CONSTRUCTION.
- 21. A 2" X 4" STAKE (PAINTED GREEN) SHALL BE SET ONE FOOT BEHIND EACH SEWER

## **OWNER**

STS PROPERTIES LLC 1031/1063/1095 W MELODY AVE GILBÉRT AZ 85233

# **ENGINEER**

ALLEN CONSULTING ENGINEERING, INC. 4111 E. VALLEY AUTO DRIVE #103 MESA, ARIZONA 85206 PHONE: 480-844-1666 EMAIL: ace@allenconsultenar.com

AREA: 42,638 S.F. 0.978 AC. LOT 9 APN: 302-12-637

ZONING: LI AREA: 51,399 S.F. 1.179 AC

SITE DATA

LOT 7 APN: 302-12-635

AREA: 40,874 S.F.

APN: 302-12-636

0.938 AC

### STREET LIGHT GENERAL NOTES

- 1. THE CONTRACTOR SHALL COMPLY WITH STATE AND TOWN STATUTES, AND MANUFACTURER'S
- 2.THE ELECTRICAL CONTRACTOR SHALL COMPLY WITH ALL LICENSING REQUIREMENTS SET FORTH BY THE STATE REGISTRAR OF CONTRACTORS OFFICE TO PERFORM WORK RELATING TO STREET LIGHT INSTALLATION IN THE TOWN RIGHT—OF—WAY.
- 3.CONTRACTOR SHALL OBTAIN AN UNDERGROUND UTILITIES (RIGHT-OF-WAY) PERMIT AND A STREET LIGHT PERMIT FOR THE PROJECT PRIOR TO CONSTRUCTION.
- 4.ACCEPTANCE OF THE COMPLETED IMPROVEMENTS WILL NOT BE GIVEN UNTIL RECORD DRAWINGS HAVE BEEN SUBMITTED TO AND APPROVED BY THE TOWN ENGINEER.
- 5.LIGHT POLES SHA LL BE INSTALLED PLUMB, BE ADJUSTED TO PROVIDE PROPER ALIGNMENT TO THE ROADWAY BEING LIGHTED AND BE PROPERLY GROUNDED WHEN THE INSTALLATION IS COMPLETED. THE CONTRACTOR SHALL FURNISH AND INSTALL A NUMBER ON EACH LIGHT POLE. STREET LIGHT POLE IDENTIFICATION AND SPECIFICATIONS WILL BE PROVIDED BY THE TOWN OF GLIBERT.

### 6 LUMINAIRES

- · LUMINAIRES SHALL BE INSTALLED LEVEL AND INCLUDE A LAMP AND PHOTOCELL. CONTRACTOR SHALL ASSURE THAT THE LUMINARIES SHALL BE FREE OF DUST, DIRT OR ANYTHING THAT WOULD IMPAIR THE OUTPUT OF THE LIGHT BEFORE HE/SHE LEAVES THE SITE.
- · LUMINAIRES FURNISHED WITH MULTI-TAP BALLASTS SHALL BE REWIRED OR RECONNECTED TO MATCH THE VOLTAGE SUPPLIED BY THE ELECTRIC UTILITY COMPANY
- 7. FOR EMBEDMENT, THE FOLLOWING REQUIREMENTS SHALL APPLY
- · A GROUND ROD SHALL BE INSTALLED IN PULL BOX IN UNDISTURBED SOIL AND A LEAD IN SOLID COPPER BARE BOND WIRE (#8) SHALL BE INSTALLED IN 1 INCH LIQUID-TIGHT FLEXIBLE STEEL CONDUIT WITH PVC JACKET FOR POLE GROUNDING.
- · SURPLUS EXCAVATION SHALL BE DISPOSED OF BY THE CONTRACTOR.

#### 8.WIRING AND CONDUIT REQUIREMENTS ARE:

- · WIRING SHALL BE INSTALLED PER LITHLITY STANDARDS.
- CONDUIT SHALL BE INSTALLED AT THE DEPTH SPECIFIED ON THE PLANS. CONDUIT SHALL BE ONE INCH LIQUID—TIGHT FLEXIBLE STEEL CONDUIT WITH PVC ADNELT AND SUITABLE FOR UNDERGROUND USE.

#### 9 CONNECTIONS AND GROUNDING

- CONNECTIONS SHALL BE PER UTILITY STANDARDS.
- FACH POLE SHALL HAVE AN 8 FEFT 5/A INCHES COPPER CLAD GROUND ROD DRIVEN BENEATH PULL BOX. A #8 BARE COPPER LEAD FROM THE GROUND ROD IN PULL BOX TO LANDING LUG IN STREET LIGHT POLE HAND HOLE.
- 10. EXCAVATION FOR PULL BOXES AND MATERIAL SPECIFICATIONS SHALL BE PER THE ELECTRIC UTILITY COMPANY STANDARDS.
- 11. TRENCH SHALL BE INSTALLED PER THE UTILITY COMPANY STANDARDS. THE USE OF A COMMON ELECTRIC UTILITY COMPANY TRENCH IS PERMITTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANY FOR COORDINATION OF THE TRENCHING AND THE INSTALLATION OF CONDUT.
- 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESTORE ALL PROPERTY, LANDSCA PAVING AND DRIVEWAYS THAT ARE DISTURBED DURING STREET LIGHT CONSTRUCTIO THEIR ORIGINAL CONDITION IN CONFORMANCE WITH MAG SPECIFICATION SECTION 16
- THE DEVELOPER SHALL BE RESPONSIBLE FOR FURNISHING ALL PERSONNEL AND EQUIPMENT TO SUCCESSFULLY PERFORM THE FOLLOWING TEST:
- PRIOR TO ACCEPTANCE, THE DEVELOPER SHALL ENERGIZE AND OPERATE THE ENTIRE ROADWAY LIGHTING SYSTEM, 48 HOURS FOR 2 CONSECUTIVE DAYS WITHOUT INTERRUPTION OF FALUER. IF A LED SHOULD FAIL, IT SHALL BE IMMEDIATELY
- 14. FOR ALL ARTERIAL ROADWAYS, THE STREET LIGHTING SYSTEM WILL NEED TO INCLUDE FIBER OPTIC TRAFFIC SIGNAL INTERCONNECT CONDUITS AND PULL BOXES, PER TOWN OF GLIBERT STANDARD DETAIL GIL—831.
- 15. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE TOWN OF GILBERT, AGAINST IMPERRECT WORKMANSHIP, FAILURE, MALFUNCTION OF MATERIALS AND/OR EQUIPMENT DUE TO FAILTY OR IMPERFECT WORKMANSHIP. THIS GUARANTEE IS TO BE IN WRITING TO THE TOWN AT THE TIME OF ISSUING FINAL ACCEPTANCE. WORK FOUND TO BE DEFECTIVE WITHIN THE WARRANTY PERIOD SHALL BE REPLACED WITHOUT COST TO THE TOWN.

## **WATER NOTES**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT MAG SPECIFICATIONS AND DETAILS WITH THE TOWN OF GILBERT'S ADDITIONS AND DELETIONS.
- 2. WATER LINES SHALL COMPLY WITH AWWA STANDARD PVC C-900 CLASS 235. RIEBER SEALING SYSTEM GASKET JOINT IS RECOMMENDED AND PREFERRED. PIPE BEDDING FOR PVC C-900 SHALL CONFORM TO TOWN OF GILBERT STANDARD DETAIL GIL-302. ALL FITTINGS AND VALVES SHALL BE "MECHANICAL JOINT" TYPE, EXCEPT AS SHOWN ON TOWN OF GILBERT STANDARD DETAIL GIL-320. ALL WATER LINES TO BE PROPERLY AINED USING JOINT SYSTEM SUCH AS: MEGALUG OR AN APPROVED EQUAL
- 3. THE TOWN ENGINEER SHALL BE NOTIFIED 24 HOURS PRIOR TO STARTING THE DIFFERENT PHASES OF CONSTRUCTION FOR SCHEDULING INSPECTIONS.
- 4. ACCEPTANCE OF THE COMPLETED RIGHT-OF-WAY IMPROVEMENTS WILL NOT BE GIVEN UNTIL RECORD DRAWINGS HAVE BEEN SUBMITTED TO AND APPROVED BY THE TOWN

# **FEMA FLOOD ZONE**

THIS SITE LIES IN FLOOD ZONE "X" AS SHOWN ON FIRM MAP 04013C2264M, DATED NOVEMBER 4, 2015.

### **BENCHMARK** TOWN OF GILBERT

**SHEET INDEX** 

G&D 2-3 UNDERGROUND DETAILS 4-5

COVER

BRASS CAP IN HANDHOLF COOPER ROAD & HOUSTON ROAD ELEVATION = 1219.13

ALLEN

Consulting





4111 E. VALLEY AUTO DRIVE, SUITE 103 MESA, ARIZONA 852 PHONE (480) 844-1666 ENGINEERS, INC. E-MAIL: ace@allenconsultengr.com

GILBERT MELODY BUILDING 1 & 2 1095 & 1031 W. MELODY AVENUE GILBERT, ARIZONA 85233

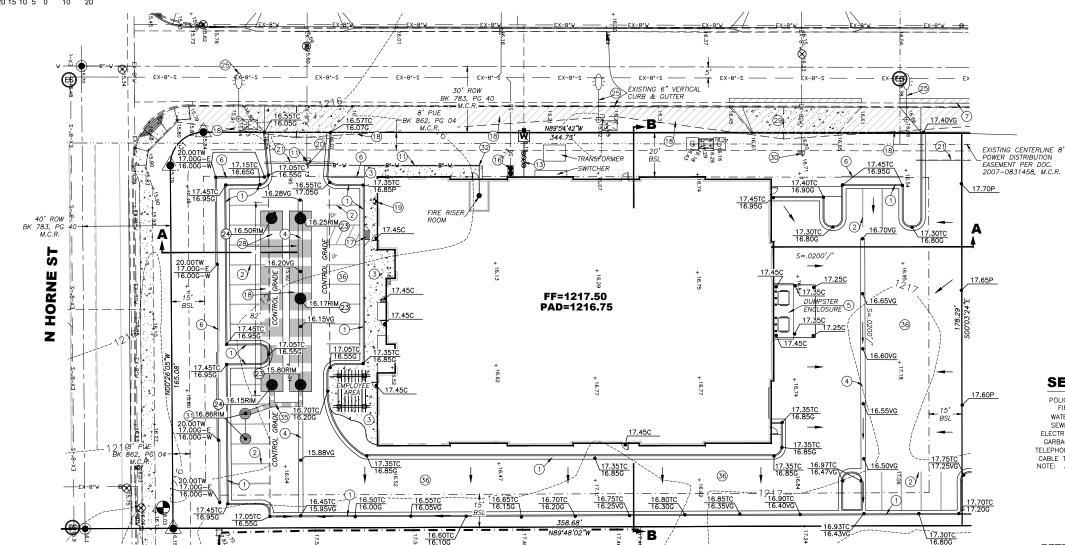
GRADING AND DRAINAGE PLAN

JOB NUMBER SHEET 97348 DATE 01-25-2023



# **GILBERT MELODY BDLG 1 - GRADING & DRAINAGE PLAN**

A PORTION OF THE NORTH EAST QUARTER SECTION 2, **TOWNSHIP 01 SOUTH, RANGE 05 EAST OF THE** G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA.



# **SERVICES:**

TOWN OF GILBERT TOWN OF GILBERT WATER SEWER: SEPTIC SALT RIVER PROJECT ELECTRIC: TOWN OF GILBERT GARRAGE OWEST COX COMMUNICATIONS CABLE TV: COX COMMUNICATIONS NOTE: ALL UTILITIES TO BE UNDERGROUND

# **RETENTION CALCULATIONS**

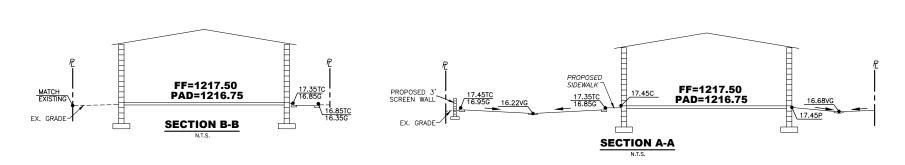
DRAINAGE AREA SHEET 2 = 64,329 SF AREA OF CONCRETE/ROOF (C=0.95) = 49,702 SF AREA OF LANDSCAPE (C=0.25) = 14,627 SF WEIGHTED C VALUE = 0.79 50-YEAR, 24-HOUR RAINFALL = 0.25'

VOLUME RETENTION REQUIRED = (64,329 SF\*0.79\*0.25') = 12,705 CF VOLUME RETENTION PROVIDED = 82 LF\*78.5 SF\*2 TANKS = 12,878 CF

#### PROJECT SUMMARY 134,915 SF ROSS LAND AREA 3.1 ACRES 25,127 SF 18.62% NDSCAPE AREA (1/0% MIND BUILDING 1 AREA FOOTPRINT 21,417 \$F PROFESSIONAL OFFICE 7.5 SPACES .857 SF 1/250 SF MAREHOUSE 19.5 SPACES 19.560 SF 1/1000 SF ARKING STALLS REQUIRED 27 BUILDING 2 AREA FOOTPRINT 27,467 SF PROFESSIONAL OFFICE 7.5 SPACES .857 SF 1/250 SF VAREHOUSE 25.5 SPACES 5,610 SF ARKING STALLS REQUIRED 33 TOTAL PARKING STALLS REQUIRED 60

60

TOTAL PARKING STALLS PROVIDED

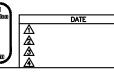


# **CONSTRUCTION NOTES:**

- 1) INSTALL 6" VERTICAL CURB & GUTTER PER MAG STD. DTL 220 TYPE A.
- (2) INSTALL 4" WIDE PAINTED STRIPING (TYP).
- 3 INSTALL CONCRETE SIDEWALK PER MAG 230. (SEE ARCHITECT PLANS FOR DETAIL)
- (4) INSTALL 2' VALLEY GUTTER PER MAG 240(MODIFIED TO 2').
- (5) INSTALL TRASH DUMPSTER PER TOG STD DTL. 180 WITHOUT SURROUNDING CMU WALLS. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. (2 TOTAL) INSTALL BOLLARDS PER T.O.G. STD. DTL. 189.
- (6) INSTALL 3' ARCHITECTURAL SCREEN WALL.
- HORIZONTAL SAWCUT AND REMOVE 28 L.F. OF CURB AND (7) INSTALL 18' DRIVEWAY WITH 10' WING PER T.O.G. STD. DTL. 210. TO BE CONSTRUCTED WITH ADJACENT PROPERTY ENCOMPASSING REMAINING 22' OF DRIVEWAY.
- (1) INSTALL 96 L.F. OF 8" D.I.P. FIRELINE TO FIRE RISER IN BUILDING. INSTALL FIRE DEPARTMENT MARKER PER T.O.G. STD. DTL. 302.
- INSTALL 1-1/2" DOMESTIC METER PER T.O.G. STD. DTL.

  310 AND 1-1/2" REDUCED PRESSURE BACKFLOW
  PROVENTION CHAPTER COST OF THE STATE BACKFLOW PREVENTOR (WATTS-009-QT-1-1/2") PER T.O.G. STD. DTL. 351 AND 359 (WITH CAGE ENCLOSURE) WITH 6 L.F. OF 2" WATER SERVICE LINE TO BUILDING.
- CONNECT INTO EXISTING 6" SEWER STUB WITH 6"x4" (16) REDUCER AND INSTALL 71 L.F. OF 4" ABS SCH. 40 SEWERLINE TO BUILDING (S=.0100 '/, MIN.) PER UPC. INSTALL DOUBLE CLEANOUT PER MAG STD 440-2.
- INSTALL HANDICAP RAMPS WITH TACTILE WARNING (RAISED TRUNCATED DOMES) SURFACE PER ARCHITECT PLAN.
- (18) ENSURE VISIBILITY TRIANGLE PER TOG STD. DTL. 212
- (19) INSTALL FIRE DEPARTMENT CONNECTION
- (20) INSTALL 8"-90" BEND AND CONNECT TO EXISTING 8" STUB, REMOVE EXISTING CURB STOP AND FLUSHING PIPE.
- 2) INSTALL 2" LANDSCAPE SLEEVE.
- 3 INSTALL CATCH BASIN OVER STORAGE PIPE PER DETAIL ON SHEET 4.
- (4) INSTALL MANHOLE ACCESS OVER STORAGE PIPE PER DETAIL ON SHEET 4.
- 25) EXISTING STREET LIGHT
- (28) INSTALL 2 82 L.F. OF 10' DIA 14 GAUGE (3"X1" CORRUGATIONS AND GALVANIZE, WALL THICKNESS = .079". UNDERGROUND RETENTION TANK INSTALL 1/4" SOLID STEEL ONDERGROUND RELEMINATION INSTALL 1/4 SOLID STEEL PLATE AT EACH ENDED (WELDED). ALL JOINTS IN UNDERGROUND PIPE SHALL BE WATER TIGHT MANUFACTURED JOINTS. INSTALL PER MANUFACTURERS SPECIFICATION. PIPE INSTALLATION PER MAG STD. SPEC. 621. EXCANATION, BEDDING & BACKFILL PER MAG, STD. SPEC. 601, MATERIAL PER MAG, STC. SPEC. 760. [-N=070.0] 03.28 F-S=02.78. SEE DETAIL SH 4.
- (29) REMOVE 40' L.F. OF EXISTING DRIVEWAY. SAWCUT AND REMOVE 40 L.F. OF AC AND INSTALL 6" CURB AND GUTTER TO MATCH EXISTING GRADES PER MAG STD. 220-1 TYPE A.
- (30) ABANDON EXISTING 8" WATER LINE AT CURB STOP AND FLUSHING PIPE.
- 31) SEE DETAIL THIS SHEET 5 INSTALL MAXWELL PLUS DRAINAGE SYSTEM OR EQUIVALENT
- 32) INSTALL 8" 90" ELBOW FOR 8" D.I.P. FIRELINE
- (35) INSTALL 24" CMP QUANTITIES CALLED OUT ON PROFILE VIEW ON SHEET 4 AND 5
- 36) INSTALL 3" AC ON 6" ABC







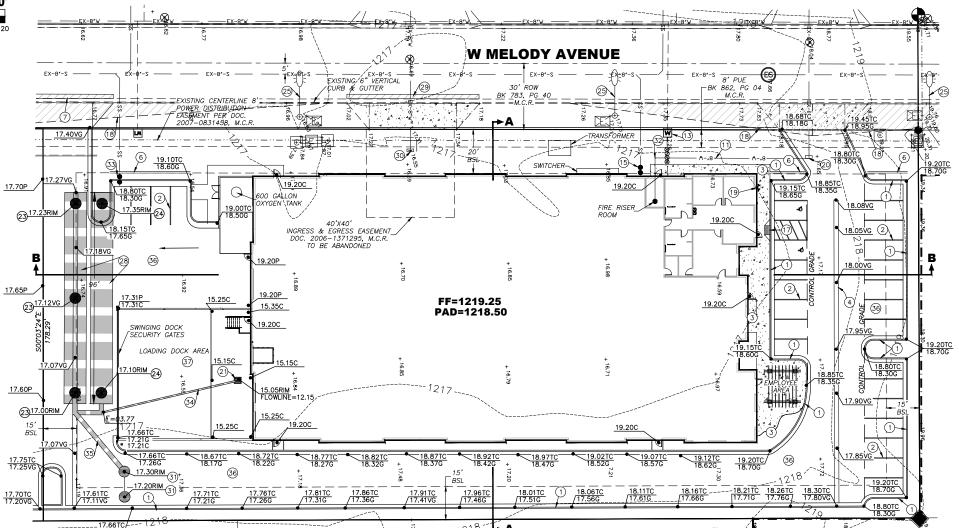
4111 E. VALLEY AUTO DRIVE, SUITE 103 MESA, ARIZONA 85206 PHONE (480) 844-1666 E-MAIL: ace@alle

GILBERT MELODY BUILDING 1 1095 W. MELODY AVENUE GILBERT, ARIZONA 85233 GRADING AND DRAINAGE PLAN

	GIMDIN	AND	DIVALITAGE	1 11	77.4		
JOB NUMBER	973	48	SHEET	2	OF	5	
DRAWING	PRELIM-G	&D-SHT2					

# **GILBERT MELODY BDLG 2 - GRADING & DRAINAGE PLAN**

A PORTION OF THE NORTH EAST QUARTER SECTION 2, **TOWNSHIP 01 SOUTH, RANGE 05 EAST OF THE** G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA.



### **LEGEND**

EXISTING RIGHT OF WAY PUBLIC UTILITY
EASEMENT PUE TOWN OF GILBERT T.O.G. CENTER LINE WATER LINE

С CABLE TV

Ε ELECTRICAL TRANSFORMER TOP OF CURB GUTTER, GRADE

PAVEMENT FINISH FLOOR WATER VALVE

FIRE HYDRANT REDUCER

③ SEWER MANHOLE

EXISTING STOP CURB & FLUSHING PIPE

POLICE: TOWN OF GILBERT TOWN OF GILBERT SEPTIC WATER: SEWER: OWEST

COX COMMUNICATIONS

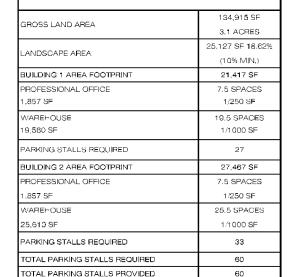
# **SERVICES:**

SALT RIVER PROJECT ELECTRIC: GARBAGE: TOWN OF GILBERT TELEPHONE: ALL UTILITIES TO BE UNDERGROUND

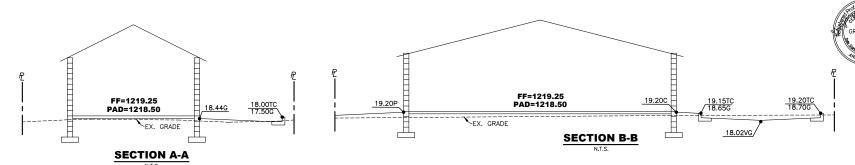
DRAINAGE AREA SHEET 3 = 70,582 SF AREA OF CONCRETE/ROOF (C=0.95) = 59,335 SF

### **RETENTION CALCULATIONS**

AREA OF LOWNELE/ROUP ((=0.95) = 93,335 SF AREA OF LANDSCAPE (C=0.25) = 11,247 SF WEIGHTED C VALUE = 0.84 50-YEAR, 24-HOUR RAINFALL = 0.25' VOLUME RETENTION REQUIRED = (70,582 SF \* 0.84 \* 0.25') = 14,822 CF VOLUME RETENTION PROVIDED = 96 LF \* 78.5 SF \* 2 TANKS = 15,072 CF



PROJECT SUMMARY





- 1 INSTALL 6" VERTICAL CURB & GUTTER PER MAG STD. DTL. 220 TYPE A.
- (2) INSTALL 4" WIDE PAINTED STRIPING (TYP).
- (3) INSTALL CONCRETE SIDEWALK PER MAG 230. (SEE ARCHITECT PLANS FOR DETAIL)
- (4) INSTALL 2' VALLEY GUTTER PER MAG 240(MODIFIED TO 2').
- (5) INSTALL TRASH DUMPSTER PER TOG STD DTL. 180 WITHOUT SURROUNDING CMU WALLS. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. (2 TOTAL) INSTALL BOLLARDS PER T.O.G. STD. DTL. 189.
- (6) INSTALL 3' ARCHITECTURAL SCREEN WALL.
- HORIZONTAL SAWCUT AND REMOVE 32 L.F. OF CURB AND INSTALL 22' DRIVEWAY WITH 10' WING PER T.O.G. STD. DTL. 210 TO BE CONSTRUCTED WITH ADJACENT PROPERTY ENCOMPASSING REMAINING 18' OF DRIVEWAY.
- INSTALL 92 L.F. OF 8" D.I.P. FIRELINE TO FIRE RISER IN BUILDING. INSTALL FIRE DEPARTMENT MARKER PER T.O.G. STD. DTL. 325, BEDDING PER T.O.G. STD. DTL. 302.

INSTALL 1-1/2" DOMESTIC METER PER T.O.G. STD. DTL. 310 AND 1-1/2" REDUCED PRESSURE BACKFLOW

(3) PREVENTOR (WATTS-009-0T-1-1/2") PER T.O.G. STD. DTL. 351 AND 359 (WITH CAGE ENCLOSURE) WITH 6 L.F.

- OF 2" WATER SERVICE LINE TO BUILDING. (16) CONNECT INTO EXISTING 6" SEWER STUB WITH 6"x4" REDUCER AND INSTALL 71 L.F. OF 4" ABS SCH. 40 SEWERLINE TO BUILDING (S=.0100 '/, MIN.) PER UPC. INSTALL DOUBLE CLEANOUT PER MAG STD 440-2.
- 17) INSTALL HANDICAP RAMPS WITH TACTILE WARNING (RAISED TRUNCATED DOMES) SURFACE PER ARCHITECT PLAN
- 18 ENSURE VISIBILITY TRIANGLE PER TOG STD. DTL. 212
- 19 INSTALL FIRE DEPARTMENT CONNECTION
- (2) INSTALL 8"-90" BEND AND CONNECT TO EXISTING 8" STUB, REMOVE EXISTING CURB STOP AND FLUSHING PIPE.
- (2) INSTALL 2'X2' CATCH BASIN PER MAG STD 537.
- (3) INSTALL CATCH BASIN OVER STORAGE PIPE PER DETAIL ON SHEET 4.
- (24) INSTALL MANHOLE ACCESS OVER STORAGE PIPE PER DETAIL ON SHEET 4.
- (25) EXITING STREET LIGHT
- INSTALL 2 96 L.F. OF 10' DIA 14 GAUGE (3"X1" INSTALL Z — 96 L.F. OF 10 DIA 14 GAUGE (3'X1"
  CORRUGATIONS AND GALVANIZE, WALL THICKNESS = .079".
  UNDERGROUND RETENTION TANK INSTALL 1/4" SOLID STEEL
  PLATE AT EACH ENDED (WELDED). ALL JOINTS IN
  UNDERGROUND PIPE SHALL BE WATER TICHT
  MANUFACTURED JOINTS. INSTALL PER MANUFACTURERS
  SPECIFICATION. PIPE INSTALLATION PER MAG STD. SPEC.
  621. EXCAVATION, BEDDING & BACKFILL PER MAG, STD. SPEC. 601, MATERIAL PER MAG. STC. SPEC. 760. F\_-N= 04.27 F\_-S=03.77. SEE DETAIL SH 4.
- (2) REMOVE 40' L.F. OF EXISTING DRIVEWAY. SAWCUT, REMOVE AND REPLACE 40 L.F. OF AC AND INSTALL 6" CURB AND GUTTER TO MATCH EXISTING GRADES PER MAG STD. 220—1 TYPE A.
- (30) ABANDON EXISTING 8" WATER LINE AT CURB STOP AND FLUSHING PIPE.
- (31) SEE DETAIL SH5 INSTALL MAXWELL PLUS DRAINAGE SYSTEM OR EQUIVALENT
- (32) INSTALL 8" 90° ELBOW FOR 8" D.I.P. FIRELINE
- 33) ABANDON EXISTING SEWER SERVICE CONNECTION
- (34) INSTALL 63' L.F. OF 8" CMP
- (35) INSTALL 24" CMP QUANTITIES CALLED OUT ON PROFILE VIEW ON SHEET 4 AND 5
- (36) INSTALL 3" AC ON 6" ABC
- (36) CONSTRUCT LOADING DOCK PER ARCHITECT PLANS





Consulting ENGINEERS, INC.

4111 E. VALLEY AUTO DRIVE, SUITE 103 MESA, ARIZONA 85206 PHONE (480) 844-1666 E-MAIL: ace@allenconsultengr.com

GILBERT MELODY BUILDING 2 1031 W. MELODY AVENUE GILBERT, ARIZONA 85233

GRADING AND DRAINAGE PLAN

97348

# DR22-164 Melody Ave Buildings 1 & 2

**Attachment 8: Elevations, Colors and Materials (5 pages)** 

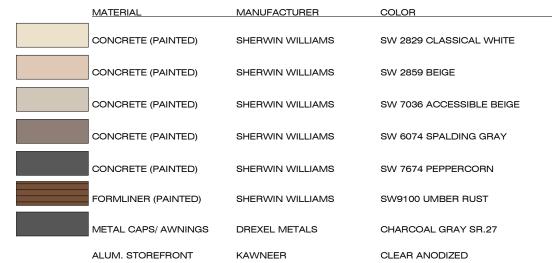
LED WALL PACK SEE SHEET E1.0B

**ELECTRICAL SYMBOLS** 

LED WALL PACK SEE SHEET E1.0B

DECK BEARING: 127'-0" RTU HEIGHT: TOP OF PARAPET: 132'-4" 10% BELOW PARAPET HT.

64" X 0.1 = 6.4" REQUIRED 9.75" PROVIDED



PROVIDE ADDRESS SIGNAGE TO MEETS 2018 IBC 502.1 REQ'S. OF MIN. 6" HIGH AND MIN. .5" WIDE AND SHALL BE ARABIC NUMBERS OR ALPHABETIC LETTERS AND SHALL BE CONTRASTING COLOR OF THE BACKGROUND.

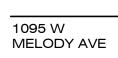


# SAMUEL J. **BRADY**

# **ARCHITECTS**

200 East South Temple Suite 160 Salt Lake City, Utah 84111 (801) 595-1752 www.sambradv.com

NOTE: THIS DRAWING IS PROVIDED FOR OWNER/TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.



# GILBERT, AZ

# **GILBERT MELODY BUILDING #1**

# **EXTERIOR ELEVATIONS**

SCALE: 1/16" = 1'-0"





120' - 0" (2) ໌ 3 ` 60' - 0" 60' - 0" T.O. WALL METAL CAP W/ NAILER T.O. WALL 128' - 0" T.O. O.H. DOOR 116' - 0" \_\_\_\_W1 W1 ■ WЗ W3 TILT-UP CONCRETE 14'-0" X 16'-0" O.H. DOOR W/ WALL SYSTEM PAINTED POWDERGUARD COLOR RAL 7006 TYP.

**EAST ELEVATION** 



SOUTH ELEVATION

ARCHITECTURAL -

AWNING

ALUM. STOREFRONT SYSTEM

**A3.2** 

100' - 0"

TILT-UP CONCRETE WALL SYSTEM PAINTED



120' - 0"

— 14'-0" X 16'-0" O.H. DOOR W/

WEST ELEVATION

POWDERGUARD

COLOR RAL 7006

60' - 0"

METAL CAP W/ NAILER

TANK SCREEN WALL

TILT-UP CONCRETE

WALL SYSTEM PAINTED

# SAMUEL J. **BRADY**

PROVIDE ADDRESS SIGNAGE TO MEETS

AND MIN. .5" WIDE AND SHALL BE ARABIC NUMBERS OR ALPHABETIC LETTERS AND

SHALL BE CONTRASTING COLOR OF THE

BACKGROUND.

T.O. WALL

T.O. WALL 128' - 0"

D.B.E.

128' - 10"

T.O. O.H. DOOR

T.O. DOCK DOOR 110' - 0"

MAIN FLOOR LEVEL

100' - 0"

MAIN

9'-0" X 10'-0" DOCK DOOR W/ POWDERGUARD COLOR

RAL 7006 W/ EDGE OF DOCK LEVELER

2018 IBC 502.1 REQ'S. OF MIN. 6" HIGH

## **ARCHITECTS**

200 East South Temple Suite 160 Salt Lake City, Utah 84111 (801) 595-1752 www.sambradv.com

NOTE: THIS DRAWING IS PROVIDED FOR OWNER/TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.

1031 W MELODY AVE

# GILBERT, AZ

# CREMONA #2 **PREMIER MEDICAL**

# **EXTERIOR ELEVATIONS**

SCALE: 1/16" = 1'-0" MARCH 7, 2023 2282301

**A3.1** 



9'-0" X 10'-0" DOCK DOOR W/

RAL 7006 W/ DOCK LEVELER

POWDERGUARD COLOR

60' - 0"



#### B) (D) E) (C)( A 225' - 0" -T.O WALL GILBERT, AZ 60' - 0" 55' - 0" 55' - 0" 55' - 0" T.O WALL CREMONA #2 PROPOSED RTU LOCATION DECORATIVE PARAPET 132' - 0" PREMIER 128' - 10" PREMIER MEDICAL TANK SCREEN METAL CAP W/ NAILER WALLS T.O WALL 128' - 0" D.B.E. T.O. WINDOW 122' - 2" B.O. WINDOW 117' - 0" W3 W3<sup>■</sup> W3■ W3<sup>■</sup> T.O. STOREFRONT W1 **ELEVATIONS** MAIN FLOOR LEVEL CONCRETE DOCK SCREENING WALL, TILT-UP CONCRETE WALL SYSTEM PAINTED ALUM. STOREFRONT SCALE: NTS PAINTED SYSTEM EMPLOYEE AMENITY MARCH 7, 2023 SOUTH ELEVATION AREA 2282301





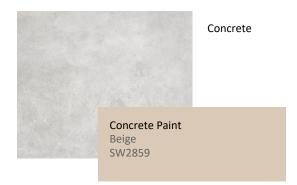




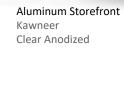




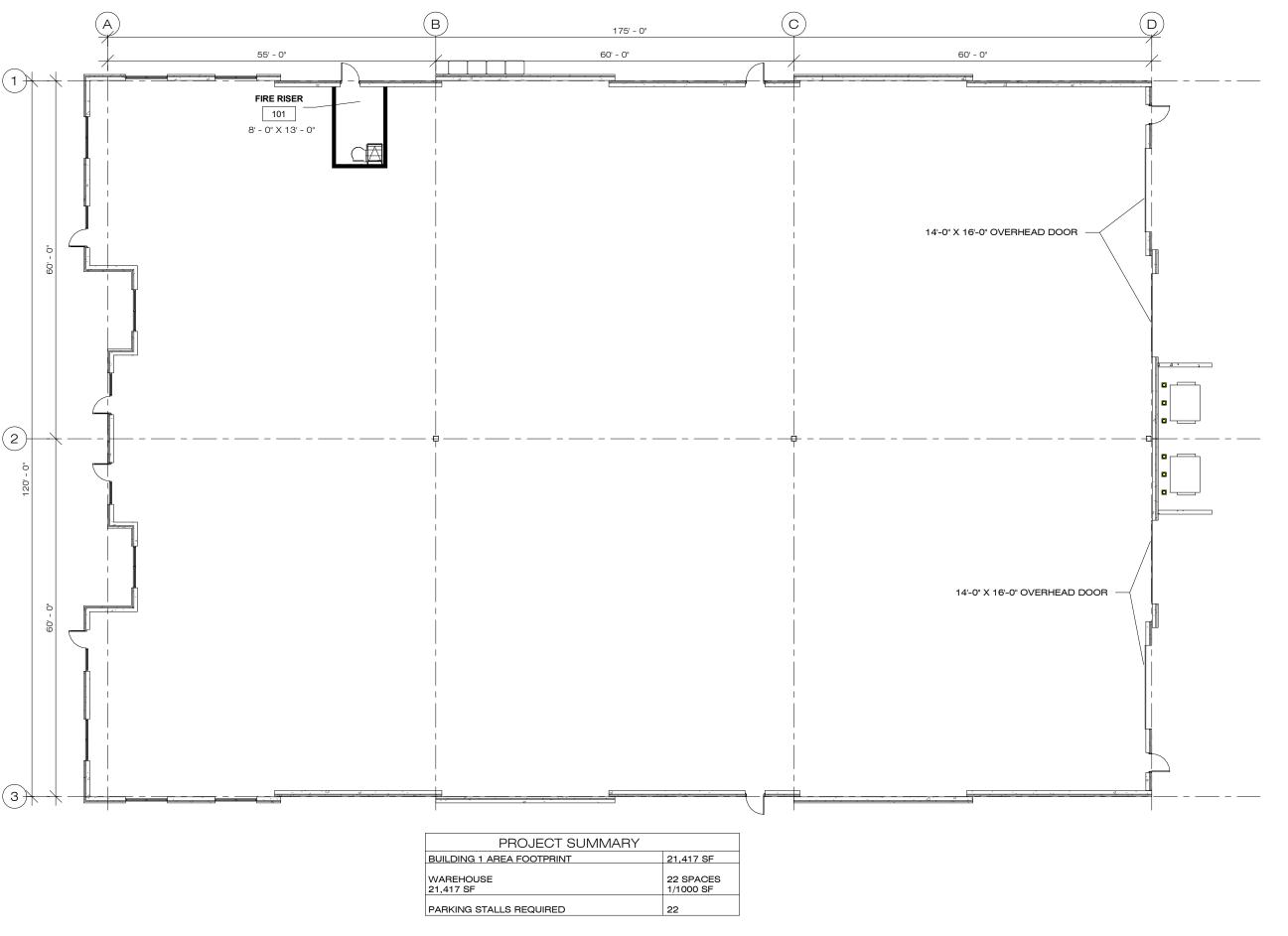
Exterior Glass Guardian Glass Superneutral 68 on gray











NORTH

sba

# SAMUEL J. BRADY

**ARCHITECTS** 

200 East South Temple Suite 160 Salt Lake City, Utah 84111 (801) 595-1752 www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED FOR OWNER/TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.

1095 W MELODY AVE

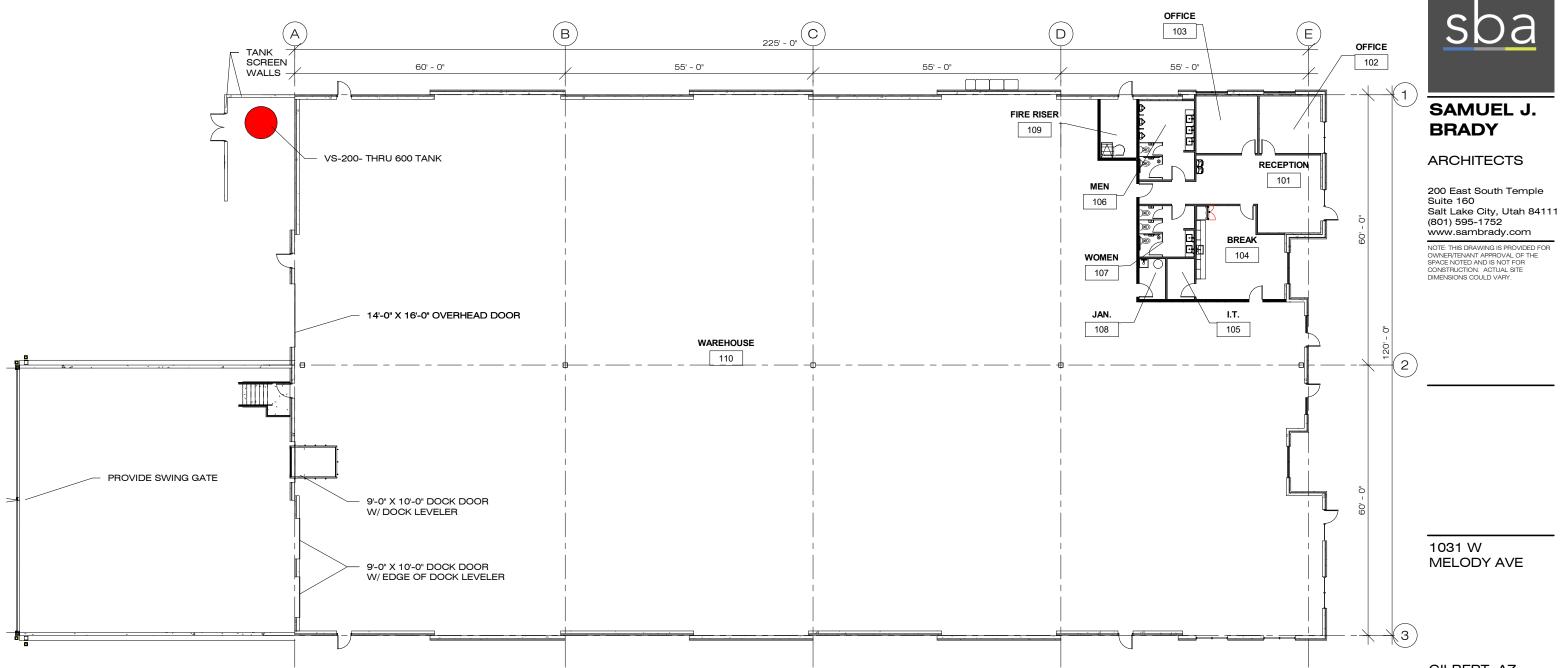
GILBERT, AZ

GILBERT MELODY BUILDING #1

FLOOR PLAN

SCALE: 1/16" = 1'-0" MARCH 7, 2023 2282301

DR22-164 Melody Ave Buildings 1 & 2 Attachment 9: Floor Plans (2 pages)



PROJECT SUMMARY	
BUILDING 2 AREA FOOTPRINT	27,467 SF
PROFESSIONAL OFFICE 1,857 SF	8 SPACES 1/250 SF
WAREHOUSE 25,610 SF	26 SPACES 1/1000 SF
PARKING STALLS REQUIRED	34



GILBERT, AZ

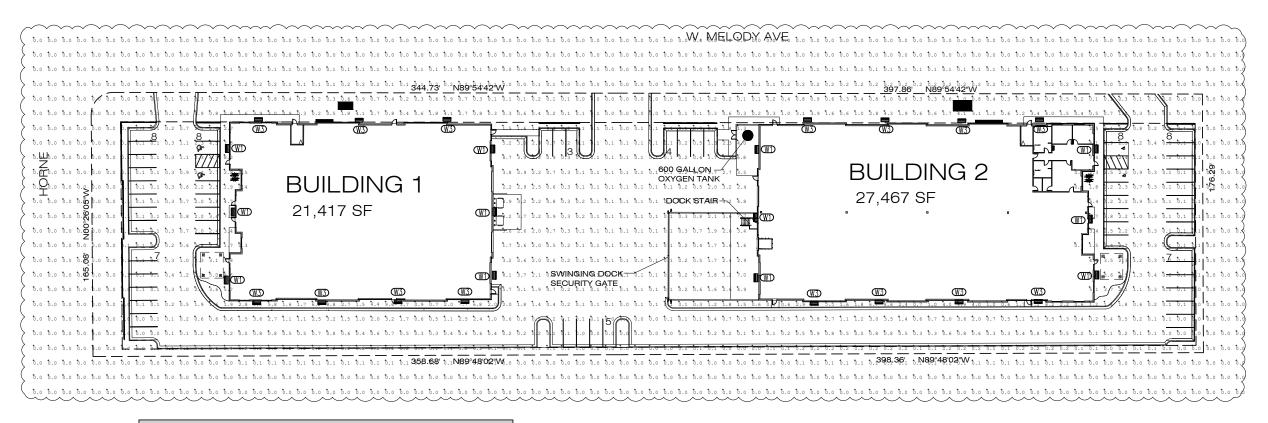
CREMONA #2 **PREMIER MEDICAL** 

MAIN FLOOR

FLOOR PLAN

SCALE: 3/64" = 1'-0" MARCH 7, 2023 2282301

**A1.1** 

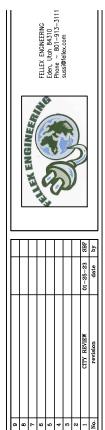




TYPE W3
50W, 4000K
FULL CUTOFF
14 FT MOUNTING
BRONZE OR BLACK

TYPE W1 80W, 4000K FULL CUTOFF 14 FT MOUNTING BRONZE OR BLACK





PROPOSED BUILDINGS
1095 W MELODY AVE
GLBERT, AZ
PHOTOMETRIC SITE LIGHTING PLAN

file: MELODY AVE
project # TS-2201
sheet:

# DR22-164 Melody Ave Buildings 1 & 2 Attachment 11: Planning Commission Study Session Minutes - December 7, 2022 (2 pages)

was stated he wanted the uses to be consistent and interacting with each other on this entire site. Planner Novotny answered yes access would be maintained and was cohesively solidified during the master site plan approval earlier this year.

Chair Simon asked if whether the parcel could potentially fit with the Mixed-Use Zoning District. Planner Novotny answered she had not considered whether the parcel would be used for the Mixed-Use Zoning District. She stated the Applicant's intention from the beginning has been to use the Shopping Center zoning district. Chair Simon also wanted to ensure that the Public Storage and light industrial zoning portion would have access to and from the remainder of the site.

4. DR22-164 MELODY AVE BUILDINGS 1 & 2: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.1 acres, generally located at the southwest corner of Horne St. and Melody Ave., and zoned Light Industrial with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.

Planner Keith Newman stated that the proposal consists of two new industrial warehouse buildings with approximately 48,880 square feet, located at the southeast corner of Horne St. and Melody Ave.

The 3.1-acre site is currently vacant land and consists of Lots 7, 8, and 9 within the Fuller Commercial Center II subdivision. The lots will be combined to accommodate the proposed development. Access to the site will take place along Melody Ave. from two existing curb cuts and one new entrance in the middle of the site, which will be utilized as the main access for large trucks entering the site. The proposed buildings are located parallel to Melody Ave with all overhead doors and truck docks in the center of the site between the two buildings. Vehicular circulation will take place on the south side of the buildings and lead out to the site entrances off Melody Ave.

The main request concerns whether or not the Commission would endorse moving forward with CDs at risk. He outlined the site plan with an aerial photo and outlined the access. He noted that the site is currently slightly deficient on parking, and the Applicant is working on complying with the parking requirements. The landscaping plan is currently only conceptual, and Staff is working with the Applicant to make it more specific. Additional landscaping will be added around the main entrances.

Planner Newman reviewed the grading and drainage plan, noting the site does not have any on-site retention; water flows out on to Melody Ave. and will be retained in a regional retention basin along the northern boundary of the industrial park. The elevations are standard, with concrete tilt walls. He commented that the north elevations require more articulation, and he intends to request that the Applicant to look at nearby buildings for inspiration in order to enhance the north elevation.

Planner Newman requested authorization to move forward to CDs at risk, and asked for any other feedback from the Commission.

# COMMISSION QUESTIONS/COMMENTS

Vice Chair Mundt stated he did not have an issue with CDs at risk. He also recommended that that the Applicant did not need to do very much with the articulation, as the site is isolated without major thoroughfare.

Commissioner Johnson inquired where the extra parking might be located. Planner Newman stated that he anticipated the additional parking would likely be located between buildings 1 and 2.

Commissioner Fay stated that he is not against regional retention basins, but the problem is that no retention analysis has been done. He also questioned whether the retention basins were owned by someone outside of the HOA. If this is the case, then Commissioner Fay would be against the CDs as risk. Normally a CDs at risk would be issued liberally, but in this case proceeding with caution is recommended until the issue is clarified.

Commissioner Davis agreed that the north elevation could use additional articulation. She suggested better defining the entrances and providing additional weather protection by adding canopies over each entrance.

Commissioner Bianchi stated that his main concern was the deficient parking, and agreed with Commissioner Davis regarding the entrances and articulation.

The Chair stated he agreed with everything that had already been stated.

5. DR22-108 BLACK RIFLE COFFEE: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately .91 acres, generally located at the northeast corner of Higley Road and Palmer Street, and zoned Neighborhood Commercial (NC) with a Planned Area Development (PAD) overlay. Kristen Devine (480) 503-6742.

Planner Kristen Devine presented the proposal for Black Rifle Coffee. The applicant is proposing to construct a 2,718 square foot coffee shop with a drive-thru on a 0.91-acre site. The site is located on the northeast corner of Higley Road and Palmer Street, and is zoned Neighborhood Commercial (NC) with a Planned Area Development Overlay (PAD). The proposed drive-thru coffee shop building will occupy a portion of the site on the hard corner of Higley and Palmer, with lot line adjustments proposed in the future in order to allow two additional future developments.

She was seeking the Commission's feedback regarding elevations and site plan layout. The current site plan shows the northeast corner not being developed. Pedestrians currently have easy access to the site. Planner Devine presented the current site conditions, including the landscaping and parking lot, and noted that perimeter landscaping must be installed during the first phase of development.

Planner Devine also reviewed the proposed building materials, noting that the site is located in the Seville neighborhood, which mostly has a Spanish style architecture with pitched and tiled roofs. The proposed site plan is modern in style, with a muted, neutral color palate and a flat roof.