

Old Town Frame Company Project- Land Development

SECTION 33, TOWNSHIP 16 NORTH, RANGE 3 EAST, GILA AND SALT RIVER, YAVAPAI COUNTY, ARIZONA

Table SHEET

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	Standards Note
3	TOPOGRAPHIC MAP
4	Site Erosion Control
5	Design sheet

DETAILS STANDARDS:

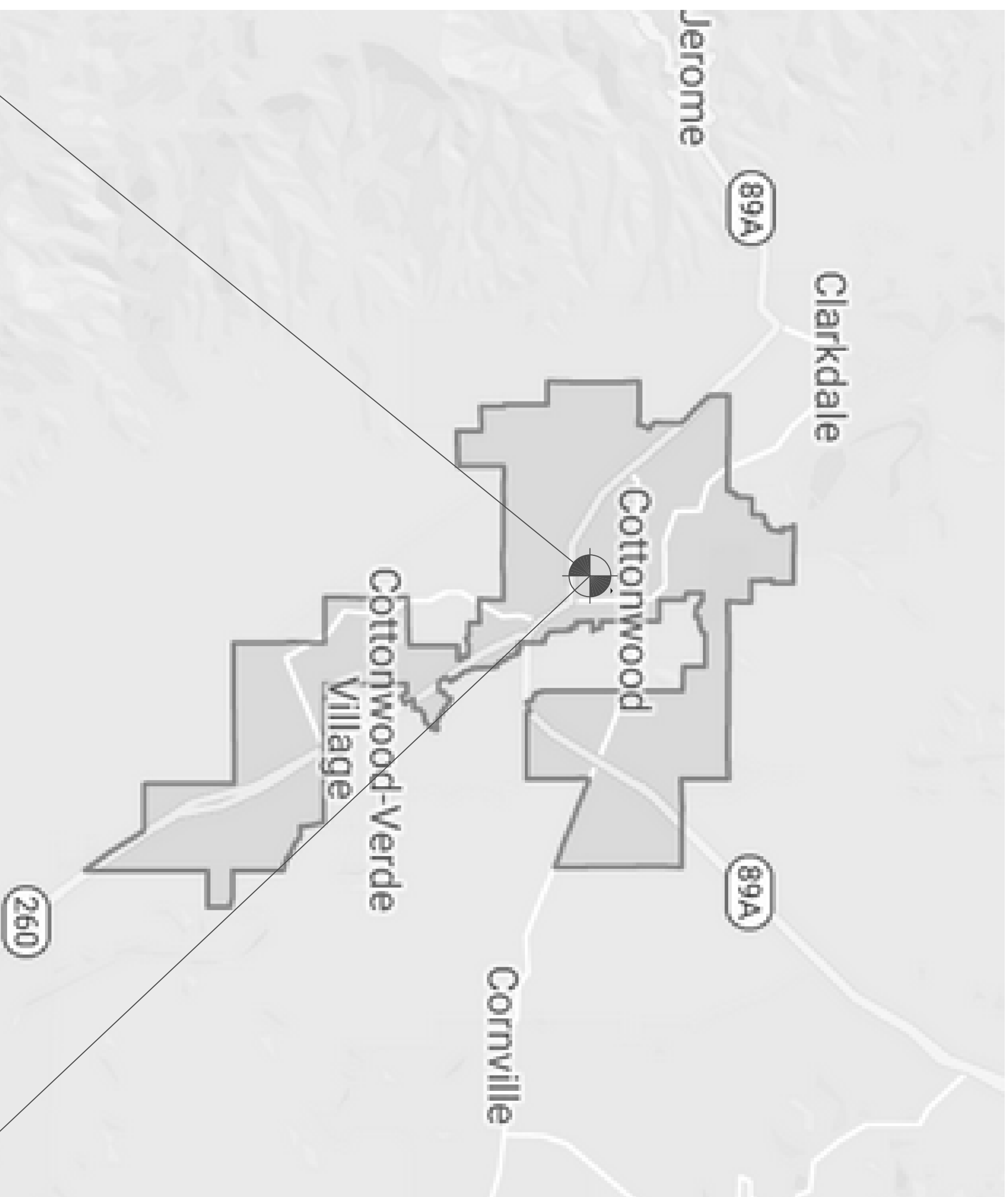
Cottonwood City Code, Standard Specifications and Standard Details described herein shall govern all infrastructure improvements for the City of Cottonwood Capital Improvement Projects and development projects updated on Nov 03, 18

Yavapai County has been working on a new drainage and floodplain design manual since 2013,

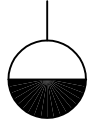
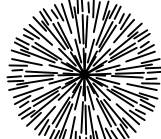
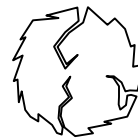
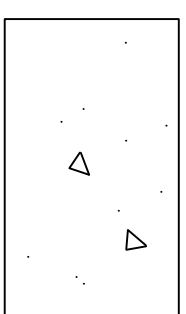

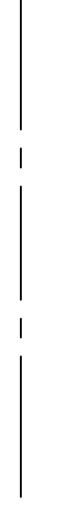
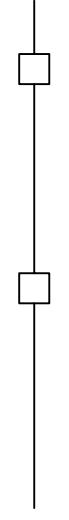
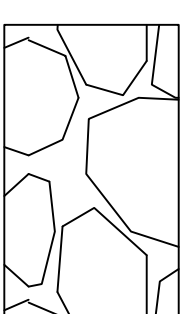
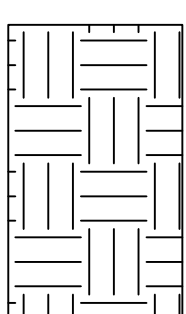
QUANTITIES:

TREES : 8
 RETAINING WALL:1
 overhead lights:3

CLIENT INFORMATION:
 Trevor Gottschalk
 1023 N 3rd St, Cottonwood, AZ
 86326-3622



LEGEND

-  OVERHEAD LIGHT
-  TREE
-  BUSH
-  CONCRETE
-  WATER FLOW
-  PROPERTY LINE
-  SILT FENCE
-  CONSTRUCTION ENTRANCE
-  PROPOSED LID BASIN



Job Name: Old Town Frame Company

COVER PAGE

Job NO:NA
 Date:4/6/2019
 Scale:N/A
 Drawn:SA
 Design:SA
 Checked:MJR

The Old Town Team

Drawing NO. 001

Sheet NO. 1 Of 6

GENERAL NOTES / DETAILS

All grading work is subject to the requirements of the National Pollution Discharge Elimination System (NPDES) and Arizona Pollution Discharge Elimination System (AZPDES). Refer to EDSM, Article 3, Stormwater Management, and CMC, Title 15.

Grading standards all residential development shall comply with the following requirements:

1. The maximum height of an exposed vertical cut or fill shall not exceed thirty five (35) feet and will require a design and certification from a Registered Geotechnical Engineer.
2. The maximum length of an exposed vertical cut or fill shall not exceed one hundred fifty (150)

All fills shall be compacted to not less than the minimum densities as listed below and as determined in accordance with ASTM D698. ASTM D1556 or D6398 shall determine Field density.

City of Cottonwood Engineering Design Standards Manual 2-3

Date: 11/03/2018

TABLE 2-1: FILL COMPACTION

LOCATION MINIMUM DENSITY*

Within the Building Envelope 95%

Parking Lots, Driveways, Roads &

Sidewalks

95%

Yards &Open Space 75%

All site re-vegetation shall be completed within ninety (90) days of completion of grading work, or prior to release of Financial Assurances or issuance of a certificate of occupancy, whichever occurs first

The top of cut slopes shall be located a minimum of five (5) feet inside the subject property boundary. Buildings located at the bottom of a cut slope shall be located a minimum of five (5) feet away from the hinge point of the cut slope and shall be sloped a minimum of six (6") inches per ten (10) feet (6*:10) away from the building

Bank Stabilization retaining walls, where visible from streets or nearby neighborhoods, shall be terraced or treated to blend into the natural landscape (e.g. tinted concrete, rock facing, slump block, railroad ties, and/or plantings). Unfinished poured concrete and unfinished concrete block walls are not permitted where visible from streets and nearby neighborhoods

Use of this Article does not supersede the need for acquiring various permits or authorizations by the Federal Emergency Management Agency (FEMA), Environmental Protection Agency (EPA), U.S. Army Corps of Engineers (USACE), State of Arizona, Yavapai County, other City of Cottonwood departments, or any other

governing agency having jurisdiction. It is the responsibility of the project owner, project professionals and contractors, to comply fully, with all applicable regulations.

Street drainage and roadways shall be designed to maintain the natural overall drainage patterns existing prior to development, whenever possible. Significant cross-basin diversions that could increase flow in downstream receiving watercourses where capacity and erosion would be adversely impacted are not allowed.

B. Street drainage design shall consider the 25-year, 50-year, and 100-year storms.

C. When physical conditions do not allow for a sub-surface storm drain system on new curb and gutter street sections, a paralleling surface drainage system may be permitted through the EDSM, Article 10 process.

D. New inverted crown public streets, are prohibited.

E. Where concentrated flows from adjacent properties enter the road right of way, drainage facilities shall be placed to intercept the runoff at a point outside the street section to prevent those flows from going over sidewalks or curbs, especially in areas where sediment loads are carried.

Pre-development parameters and results shall be consistent with the City of Cottonwood (COC) Area Drainage Master Plan, hydrology results.

City of Cottonwood Engineering Design Standards Manual 3-9

Date: 11/03/2018

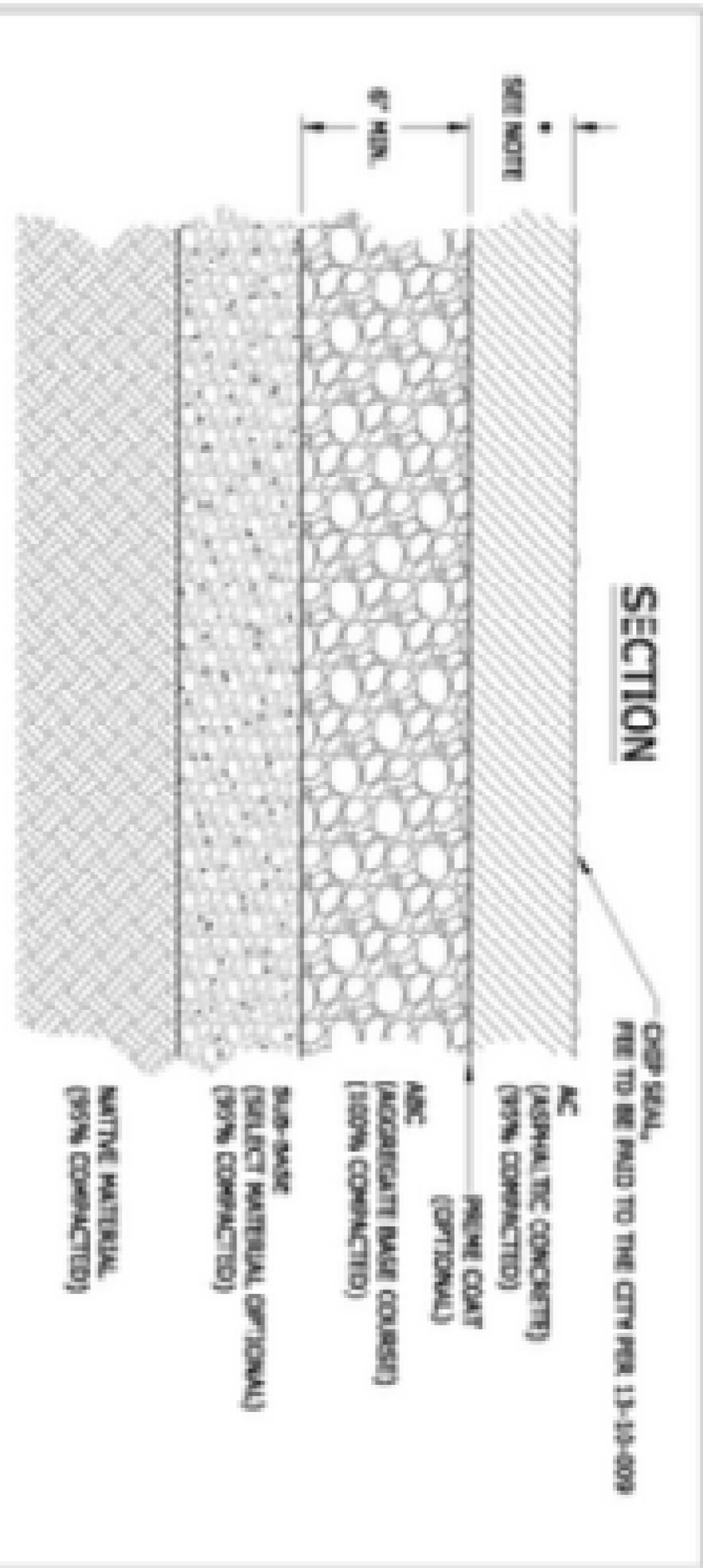
B. Runoff calculations shall be performed, at a minimum, for the 2-year, 10-year, 25-year, 50-year and the 100-year return periods, in conjunction with all drainage reports for private developments and public works projects.

C. Hydrology for FEMA flood studies in previously unmapped areas shall be in accordance with current FEMA guidelines and State Standards where such differ from COC development criteria.

Storm drains shall be designed in conjunction with the street drainage criteria. Accordingly, the minimum design frequency for all storm drain systems shall be the 25-year storm. Storm drain capacity may need to be increased to control the 100-year storm per the street criteria.

B. Storm drain system outfall points, shall be constructed with end treatments, energy dissipation, aprons, scour protection, and other erosion control measures in a manner similar to the requirements for culvert outlets.

C. If the outlet is perpendicular to the direction of flow in the receiving channel,



* THE MINIMUM DEPTH OF THE AC BASE, DEPENDING ON THE TYPE OF ROADWAY, THE TYPICAL MINIMUM PAVEMENT DEPTHS ARE AS FOLLOWS, ON PAVEMENT EXISTENCE, WHENEVER IS APPLICABLE.

MATERIALS - 5\"/>

COLLECTIONS - 4\"/>

LOOKS & ALLEYS - 3\"/>

OFF-STREET PARKING MINIMUM DEPTH OF AC IS 3 1/2\"/>

PARKING LOTS MAY BE PAVED WITH 4\"/>


ALTERNATIVE SECTIONS:

1. FOR PARKING LOTS, ALTERNATIVE SECTIONS OF PAVEMENT WILL BE CONSIDERED (I.E. SANDS, PORTLAND ASPHALT AND CONCRETE, GRAVEL CRTE, GRAVEL PAVE, ETC.)

NOTES:

1. ALTERNATIVE SECTIONS SHALL BE LIMITED TO THE PARKING AREAS AND DRIVE ALLEYS THAT DO NOT SERVE AS FIRE ACCESS ALLEYS.

2. THE PROFESSIONAL ENGINEER MAY RECOMMEND PAVEMENT STRUCTURAL SECTION THAT ARE EQUIVALENT TO THE MINIMUM SECTIONS ABOVE

 <p>City of Flagstaff ENGINEERING DETAIL</p>	<p>PAVEMENT STRUCTURAL SECTIONS for STREETS & OFF-STREET PARKING LOTS</p>	<p>REVISION NO. 1</p>	<p>REVISION DATE 11/22/16</p>
		<p>DETAIL NO. 10-09-010</p>	<p>1</p>

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Date:5/6/2019
Scale:N/A
Drawn:SA
Design:SA
Checked:MR

Job Name: Old Town Frame Company

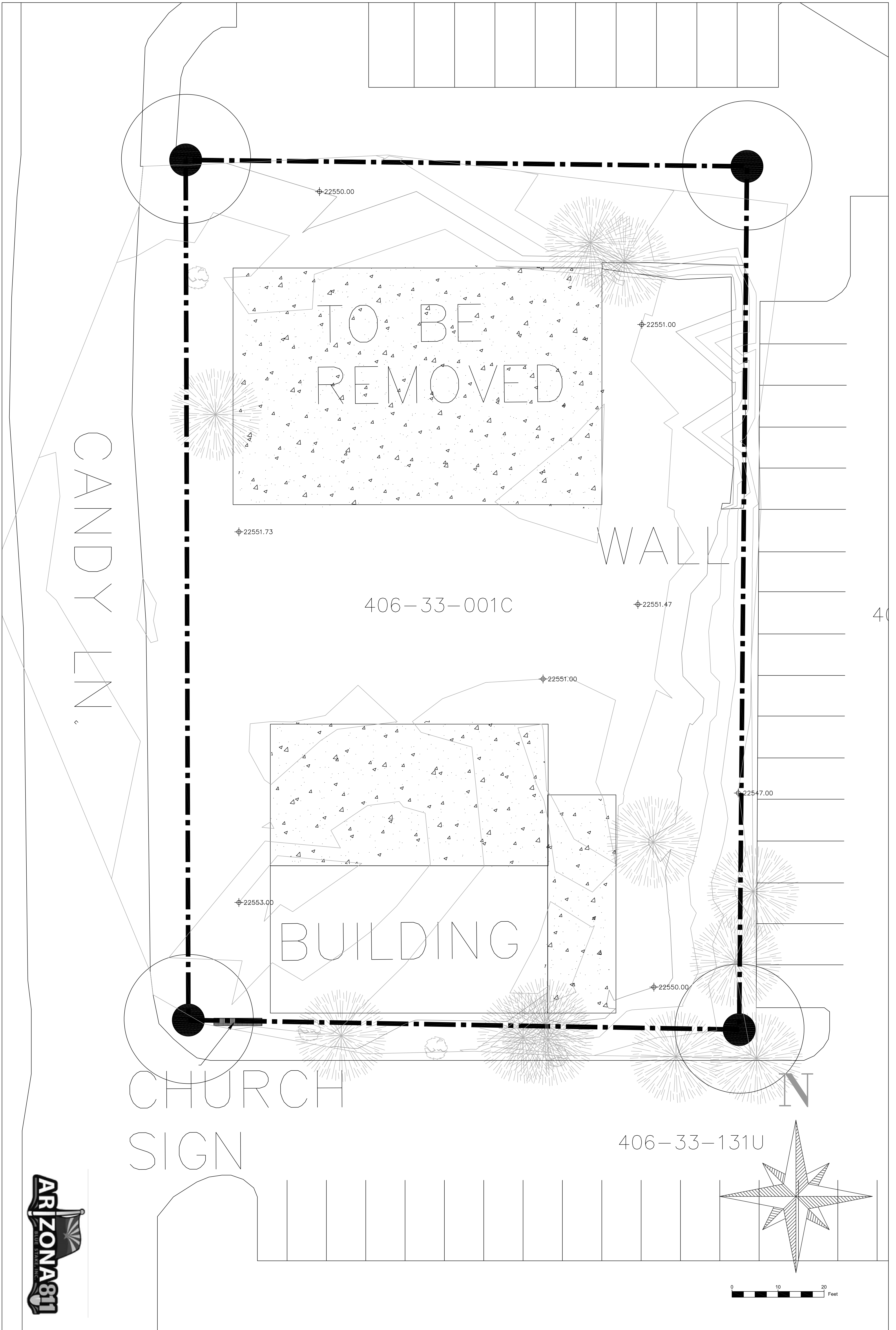
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General Notes

Drawing NO. 001

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CANDY LN

TO BE
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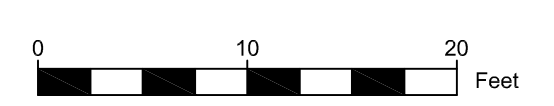
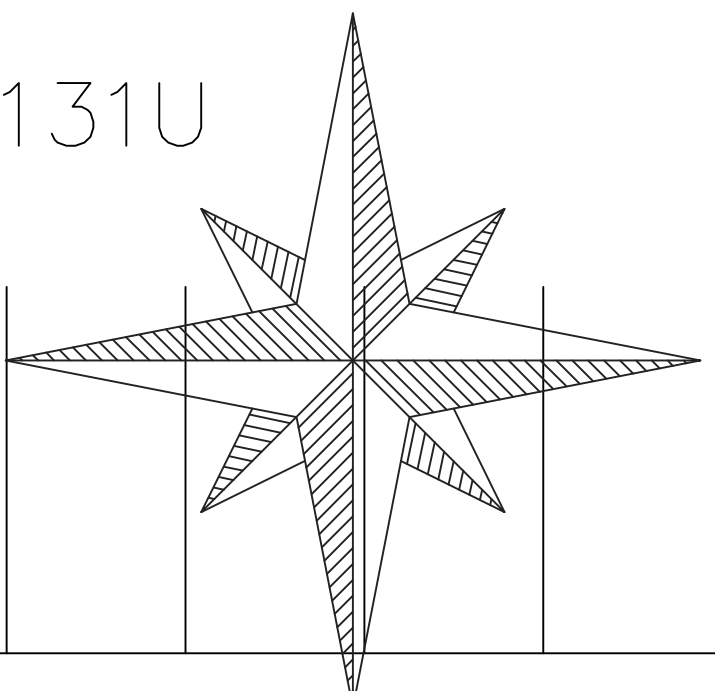
WALK

406-33-001C

BUILDING

CHURCH
SIGN

406-33-131U

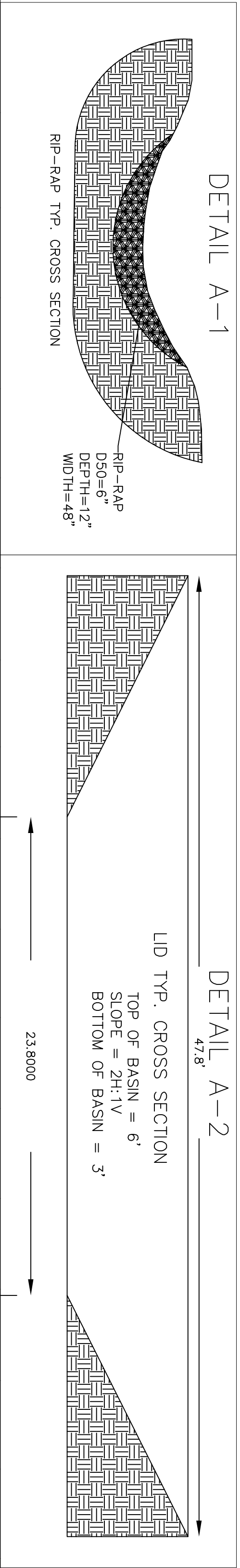
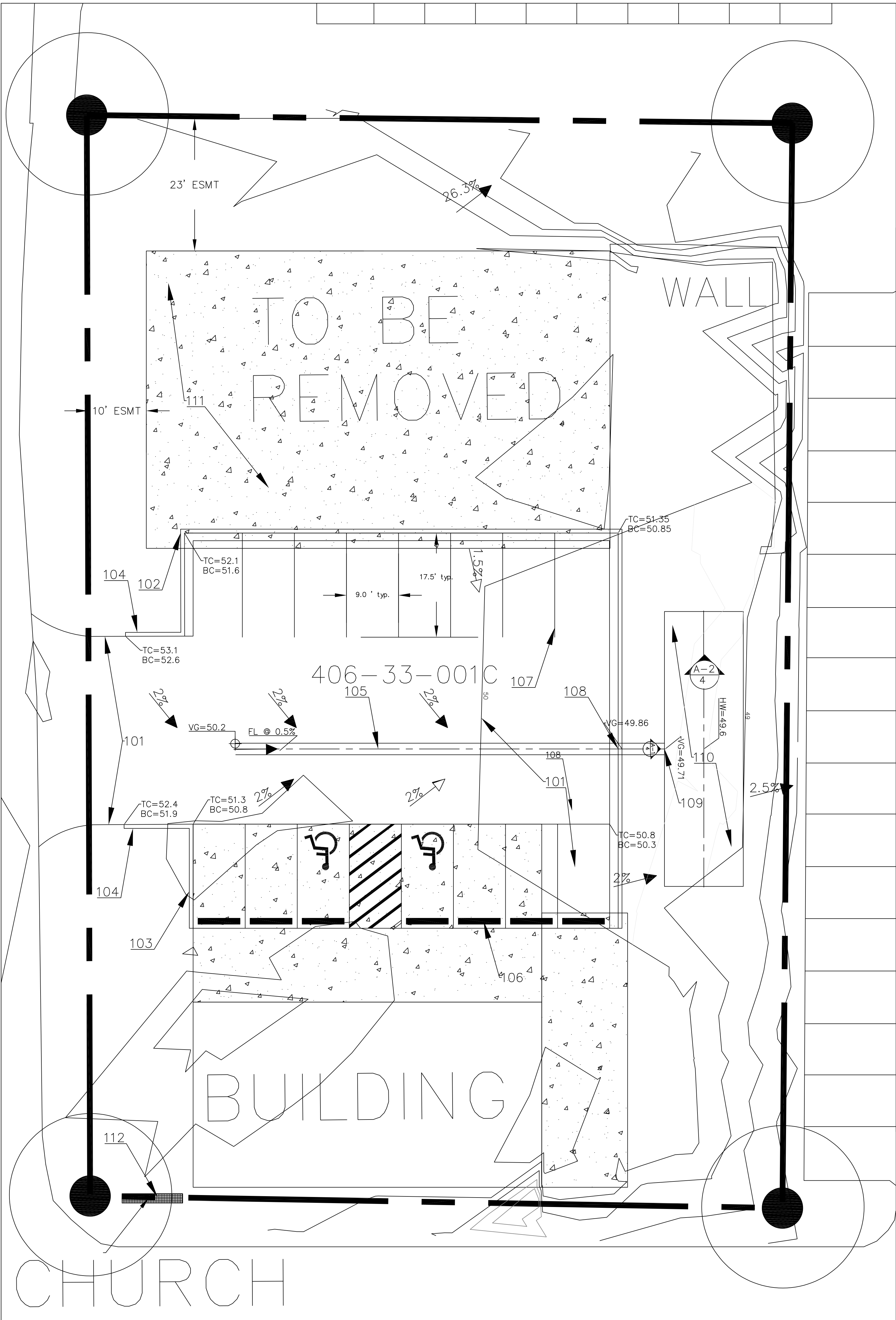


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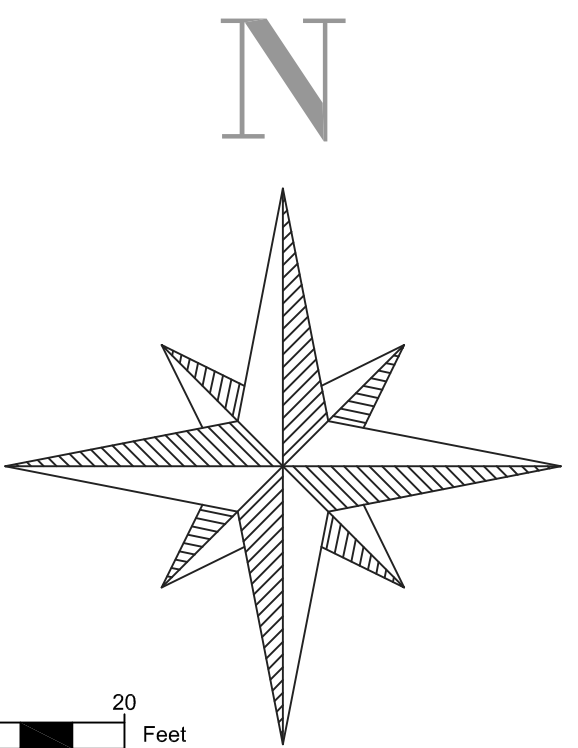
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Job NO:NA
Date:4/16/2019
Scale:1"=10'
Drawn:MR
Design:MR
Checked:SA

Job Name: Old Town Frame Company
Existing Conditions



IMPROVEMENT SCHEDULE	
101	NEW AC PAVEMENT PER DETAIL 10-09-010
102	MAG 220-1 TYPE A CURB & GUTTER
103	MAG 222 TYPE B SINGLE CURB
104	MAG STD DET. 222 TYP CURB TERMINATION
105	MAG STD DET. 240 VALLEY GUTTER
106	CONCRETE WHEEL STOP
107	4" WHITE PVMT STRIPING
108	CURB OPENING PER DETAIL 150
109	4" DIA RIP RAP CHANNEL PER DETAIL 555
110	LID BASIN PER DETAIL 530
111	REPLACE DETERIORATED CONCRETE W/ 1/2" DEC. GRAN. FOR OUTDOOR RETAIL SPACE
112	REMOVE CHURCH SIGN FROM PROPERTY

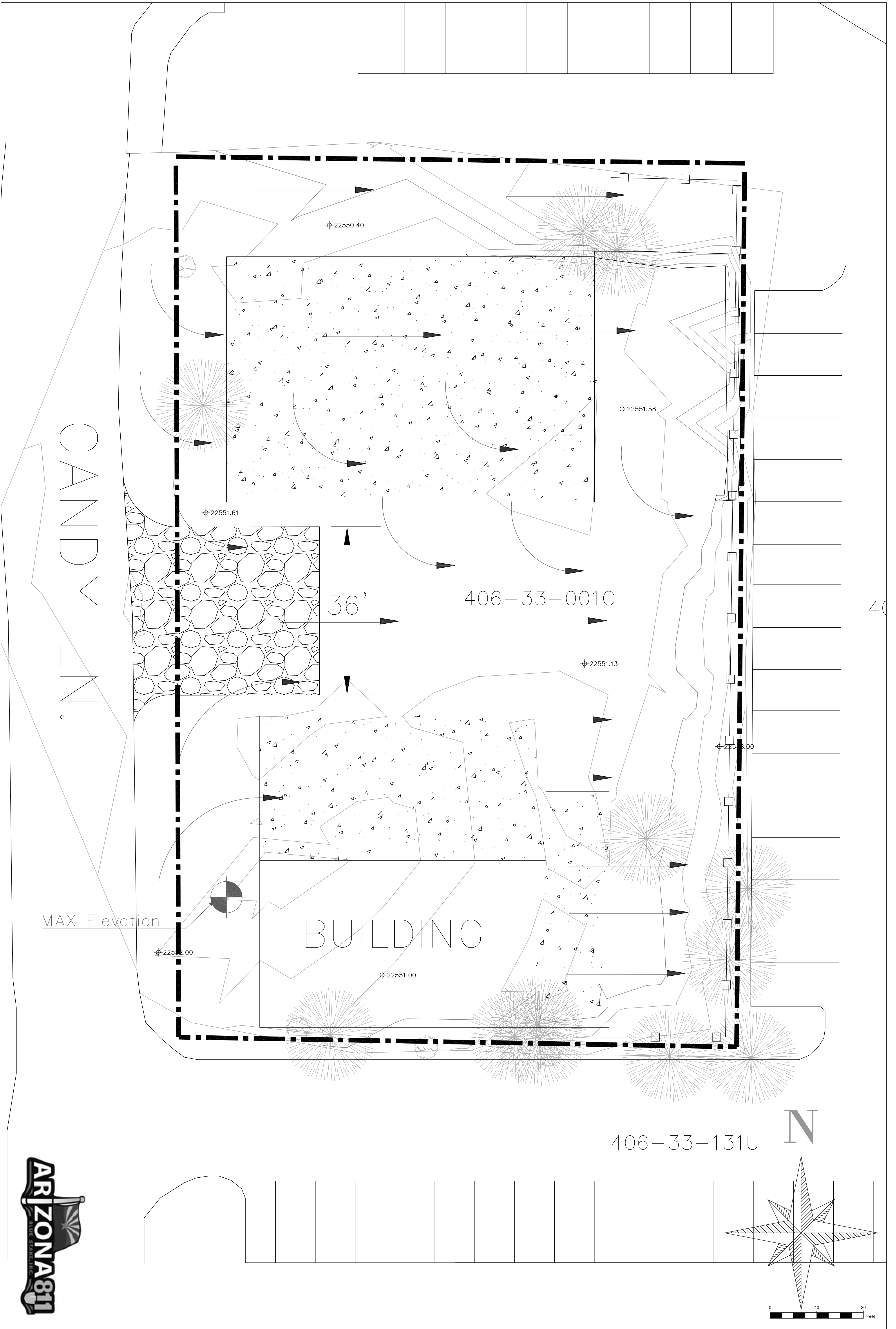


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The Old Town Team

Job NO:NA
 Date:5/6/2019
 Scale:1"=10'
 Drawn:MR
 Design:MR
 Checked:MT

Job Name: Old Town Frame Company
DESIGN SHEET



MAX Elevation

36'

406-33-001C

BUILDING

406-33-131U

N



0 10 20 Feet

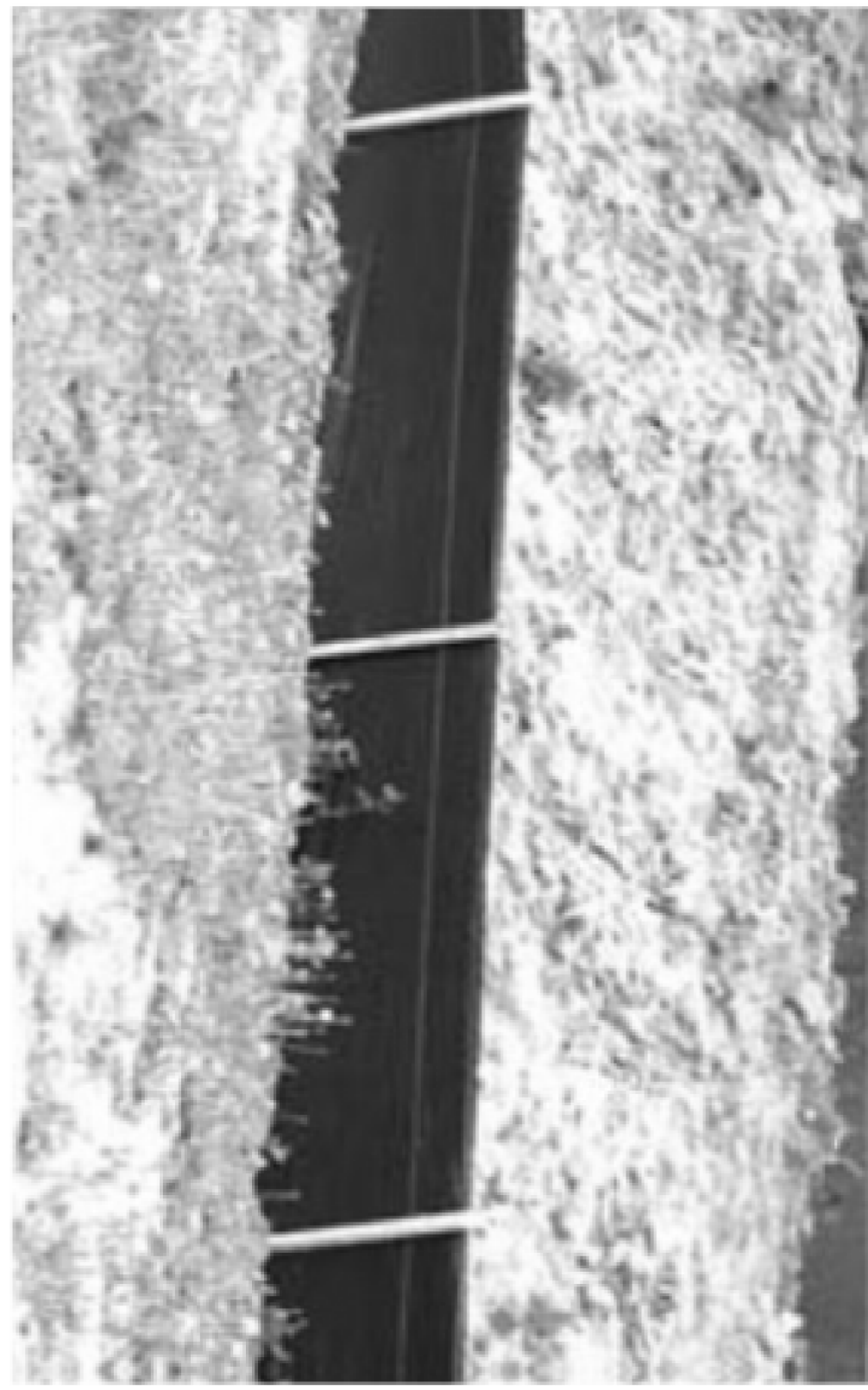
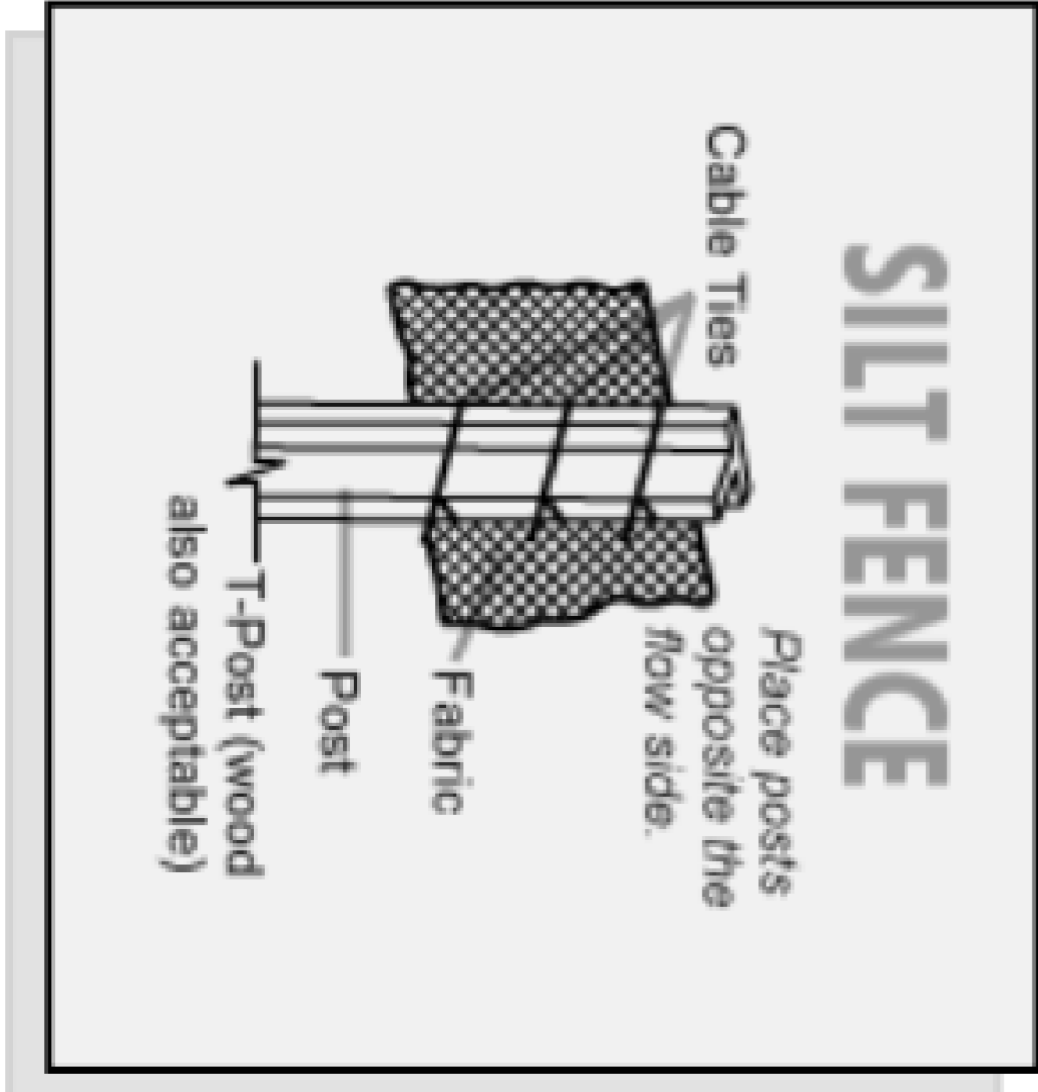
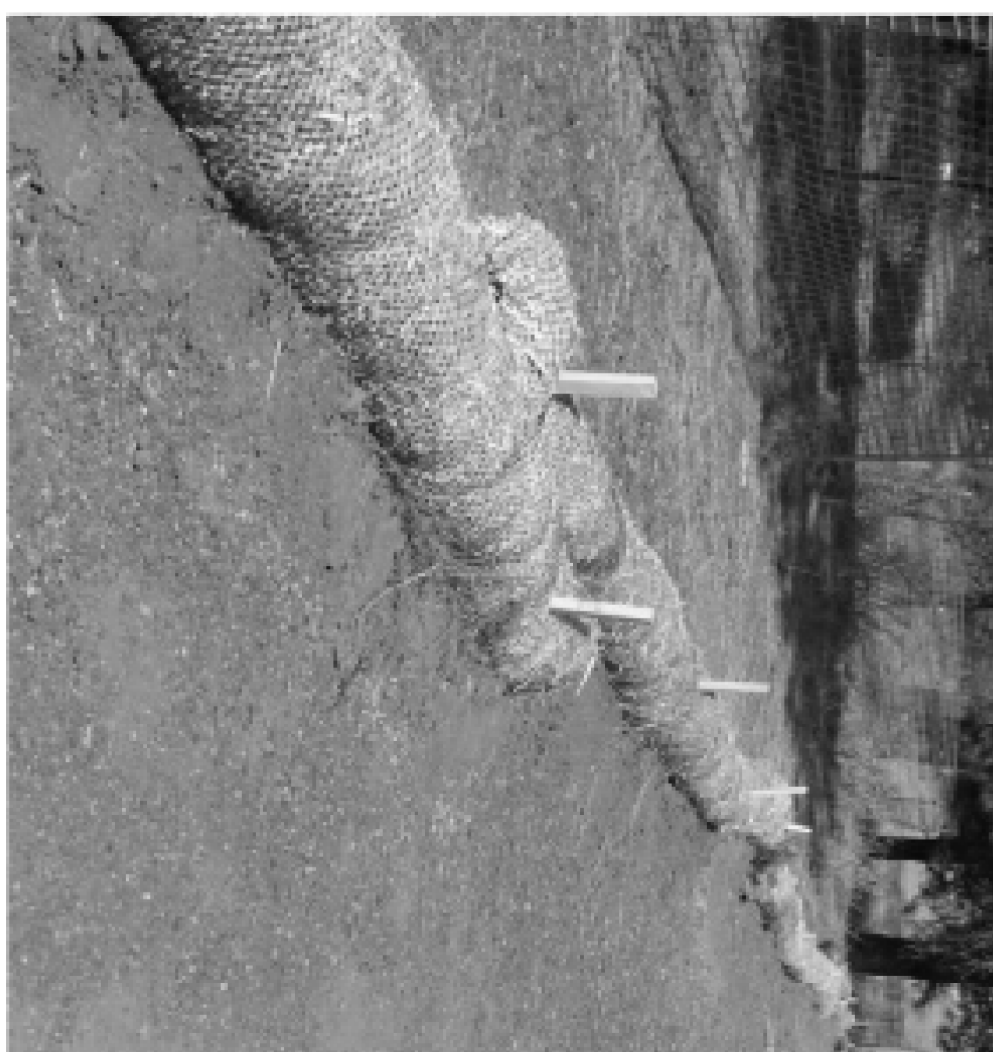
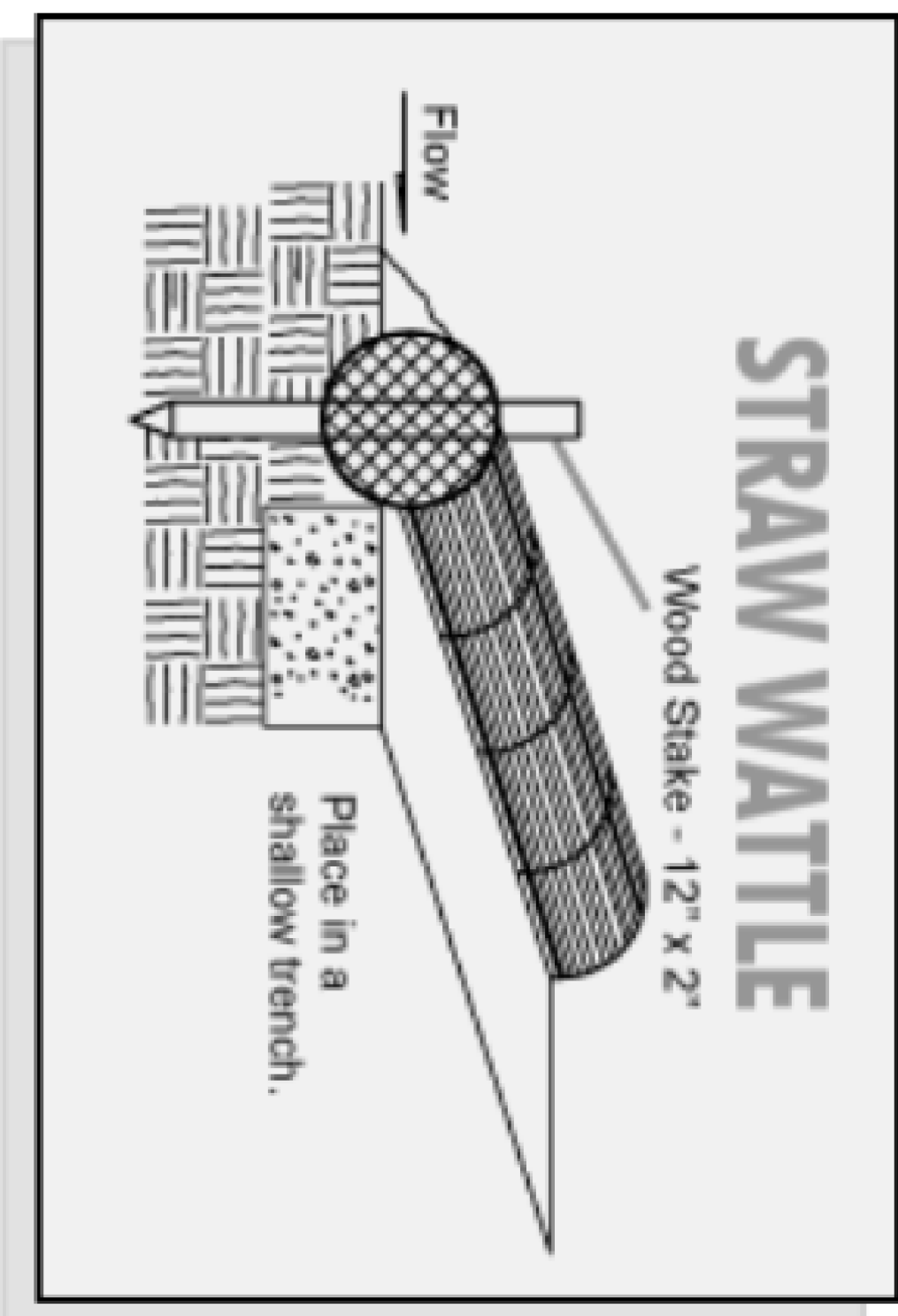
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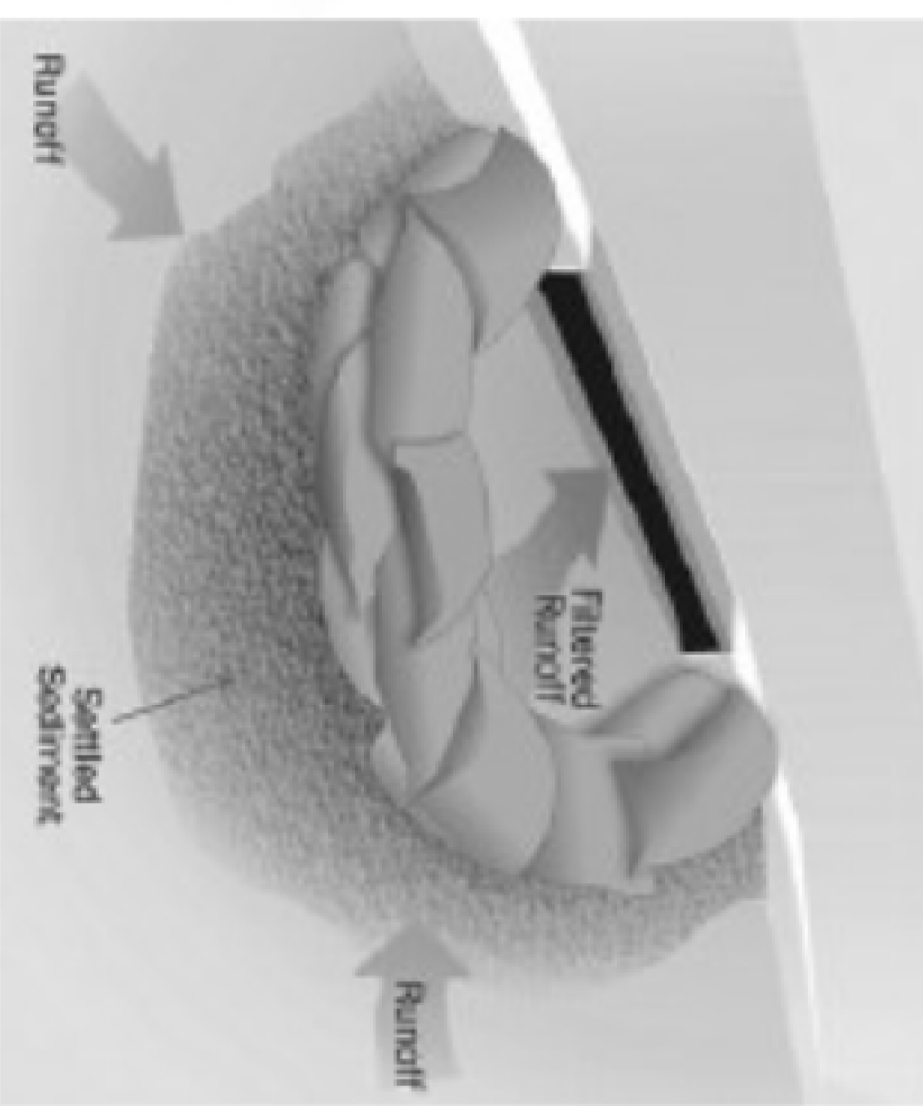
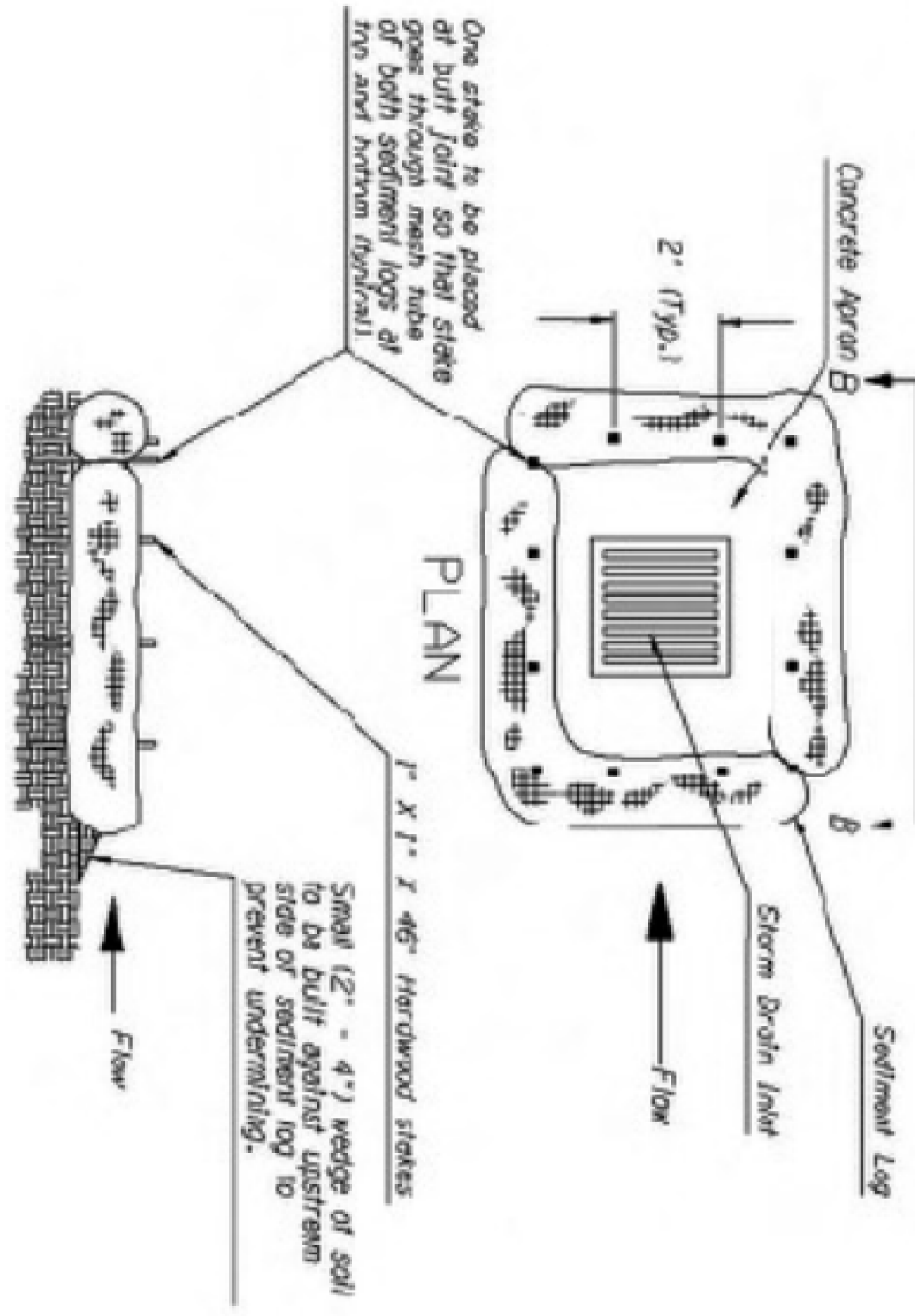
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Drawn: SA
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Job Name: Old Town Frame Company
Erosion Control

PERIMETER AND STOCKPILE BMPs



INLET PROTECTION BMPs



TRACKOUT PROTECTION BMP

