

PRELIMINARY IMPROVEMENT PLANS FOR DREAM CENTER

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25
T 5 N, R 4 E OF THE GILA & SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

GENERAL CONSTRUCTION NOTES FOR PUBLIC WORKS CONSTRUCTION IN THE CITY OF SCOTTSDALE

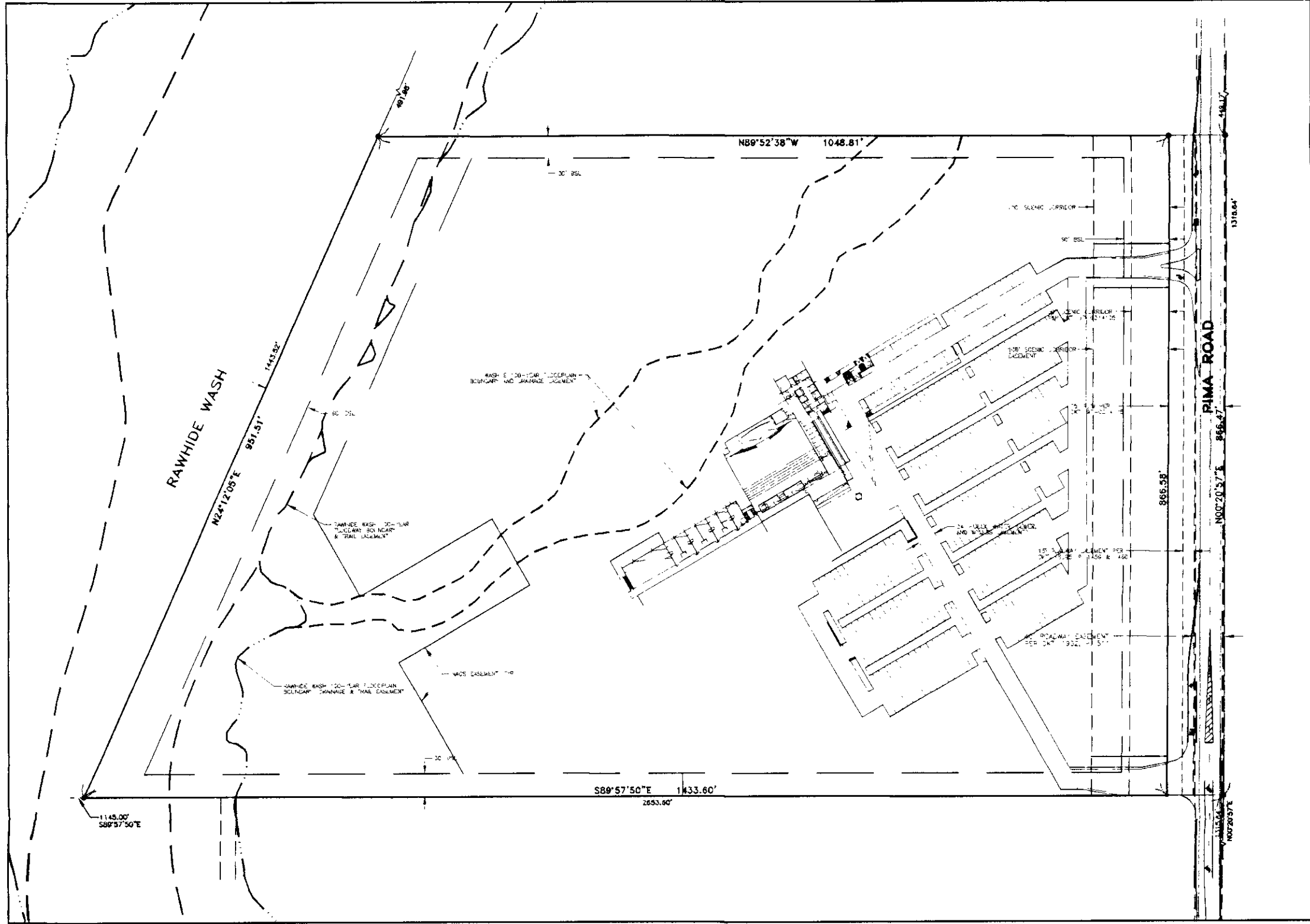
- ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE (C.O.S.) SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE LATTER SHALL GOVERN.
- THE ENGINEERING DESIGNS ON THESE PLANS ARE ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE CITY.
- APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS SHALL BE RESUBMITTED TO THE CITY FOR RE-APPROVAL.
- A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF SCOTTSDALE RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO STARTING OF CONSTRUCTION (TELEPHONE (480) 312-5750).
- WHENEVER EXCAVATION IS TO BE DONE, CALL THE "BLUE STAKE CENTER," TELEPHONE 602-263-1100, TWO WORKING DAYS BEFORE EXCAVATION IS TO BEGIN. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT. CALL "COLLECT" IF NECESSARY.
- ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE CITY UPON RECEIPT OF PAYMENT OF A BASE FEE PLUS A FEE FOR INSPECTION SERVICES TO BE PROVIDED BY THE CITY. COPIES OF ALL PERMITS SHALL BE RETAINED ON SITE AND SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE WORK STOPPAGE UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
- ALL EXCAVATION AND GRADING WHICH IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE UNIFORM BUILDING CODE PREPARED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE CITY FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.
- DUST CONTROL PERMIT REQUIRED PRIOR TO ISSUING PERMIT.
- SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- SWIMMING POOLS REQUIRE SEPARATE PERMITS AND APPROVALS.

ENGINEER'S NOTES

- MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTALS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THESE PLANS IN THEIR ENTIRETY.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THESE PLANS SHALL BE IN ACCORDANCE WITH M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL TOWN OR CITY UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THESE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY USED DURING CONSTRUCTION UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THESE PLANS OR ELSEWHERE.
- THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THESE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THESE PLANS.
- THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THESE PLANS.
- A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING HIS CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL FOR BLUE STAKE (602-263-1100) PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
- ALL PAVING, GRADING, EXCAVATION, TRENCHING, PIPE BEDDING AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS (GEOTECHNICAL) REPORT FOR THIS PROJECT IN ADDITION TO THE REFERENCED REQUIRED SPECIFICATIONS AND DETAILS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.
- STORAGE BASIN VOLUMES SHALL BE CERTIFIED BY THE DESIGN ENGINEER. THE VOLUME PROVIDED SHALL MEET OR EXCEED THE REQUIRED VOLUME PER APPROVED DRAINAGE PLANS PRIOR TO THE ISSUANCE OF LETTERS OF ACCEPTANCE.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FLOOD ZONE	BASE FLOOD ELEV. (IN AO ZONE, USE DEPTH)
045013	1235 07/19/01	F	07/19/01	X	N/A



KEY MAP
SCALE: 1" = 150'

LEGEND EXISTING

—●—	FOUND CORNER AS NOTED
---	PROPERTY LINE
⊗	WATER VALVE (WV)
⊕	FIRE HYDRANT (FH)
—○—	SEWER MANHOLE (SSMH)
—D—	STREET SIGN
□	TELEPHONE RISER (TR)
⊠	ELECTRIC METER (EM)
⊙	LIGHT POLE (LP)
---	STORM DRAIN PIPE
—W—	WATER LINE
—SS—	SANITARY SEWER LINE
—E—	ELECTRIC LINE
—T—	TELEPHONE LINE
—G—	GAS LINE

PROPOSED

C	CONCRETE
FL	FLOW LINE
G	GUTTER
GB	GRADE BREAK
GR	INLET GRATE
TC	TOP OF CURB
⊕	FIRE HYDRANT
⊗	WATER VALVE
○	MANHOLE
•	CLEANOUT
→	DRAINAGE DIRECTION
—1510—	PROPOSED CONTOUR
---	STORM DRAIN PIPE

ENGINEER'S CERTIFICATION

THE FINISHED FLOOR ELEVATION(S) AND/OR FLOODPROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE-HUNDRED-YEAR STORM AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE REVISED CODE, CHAPTER 37, "FLOODWAYS AND FLOODPLAIN" ORDINANCE.

NOTE:
QUANTITIES ARE PROVIDED ONLY BECAUSE THE CITY OF SCOTTSDALE REQUIRES THEM TO BE LISTED. THEY ARE APPROXIMATE ONLY AND NOT TO BE RELIED UPON FOR BIDDING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ALL QUANTITIES.

BENCHMARKS (C.O.S. DATUM NAVD '88)

3/4" IRON PIPE, EAST 1/4 CORNER SECTION 25, T5N, R4E
ELEVATION = 2306.391 COS NAVD '88 DATUM

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON THE ELEVATION DATUM FOR THE CITY OF SCOTTSDALE BENCHMARKS AS PROVIDED ABOVE.

LEGAL DESCRIPTION

FROM CAPITAL TITLE AGENCY INC. ORDER NO. 77010019,

THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 25;

THENCE EASTERLY ALONG THE NORTH LIE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1738.00 FEET;

THENCE SOUTHWESTERLY TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER, WHICH LIES 1145.00 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SAID SOUTHEAST QUARTER;

THENCE WESTERLY ALONG SAID SOUTH LINE, 1145.00 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER;

THENCE NORTHERLY ALONG SAID WEST LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER A DISTANCE OF 1320.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

AND EXCEPT THE NORTH 449.17 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA; EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 25;

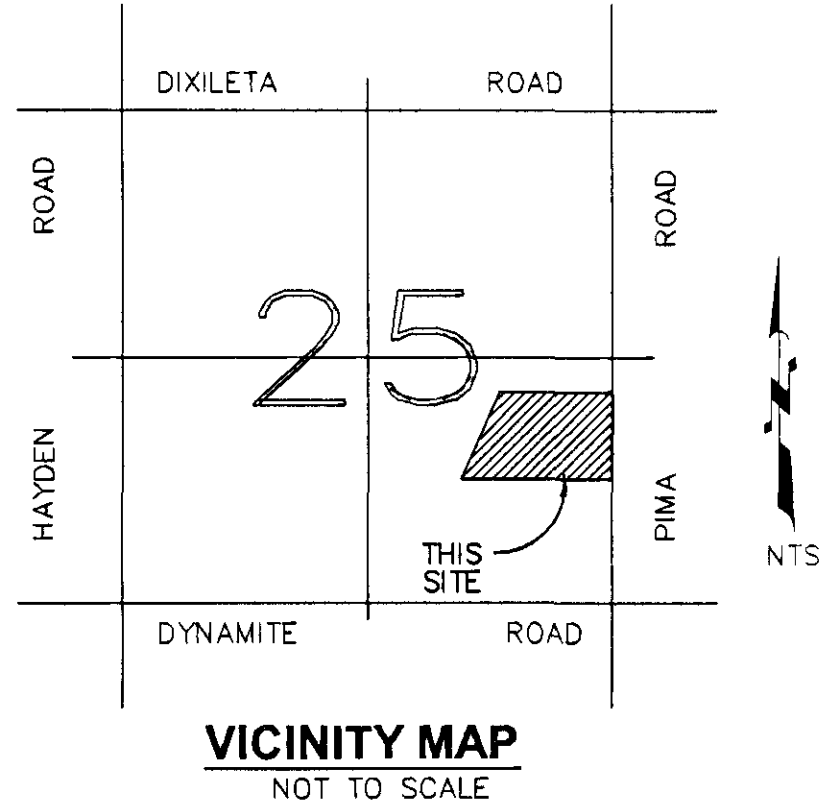
THENCE EASTERLY ALONG THE NORTH LIE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1738.00 FEET;

THENCE SOUTHWESTERLY TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER, WHICH LIES 1145.00 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SAID SOUTHEAST QUARTER;

THENCE WESTERLY ALONG SAID SOUTH LINE, 1145.00 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER;

THENCE NORTHERLY ALONG WEST LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER A DISTANCE OF 1320.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

AND ALSO EXCEPT ALL MINERALS AND ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS AS RESERVED BY THE UNITED STATES OF AMERICA IN DOCKET 1415, PAGE 212.



VICINITY MAP
NOT TO SCALE

SHEET INDEX

COVER SHEET	1
PRELIMINARY MAP OF DEDICATION	2
PRELIMINARY UTILITY PLAN	3
PRELIMINARY GRADING AND DRAINAGE PLAN	4-5
PRELIMINARY CUT AND FILL PLAN	6-7

ZONING

R1-190, SINGLE FAMILY RESIDENCE (USE CHURCH)

DEVELOPER

SCOTTSDALE FIRST ASSEMBLY
15650 NORTH 83RD WAY, SUITE 101
SCOTTSDALE, ARIZONA 85260
PHONE: (480) 367-8182
FAX: (480) 348-7984

ARCHITECT

DeBARTOLO ARCHITECTS
4450 NORTH 12TH STREET, SUITE 268
SCOTTSDALE, ARIZONA 85014
PHONE: (602) 264-6617
FAX: (602) 264-0891

ENGINEER

HEC ENGINEERING, LLC
3740 E SOUTHERN AVE, STE 216
MESA, ARIZONA 85206
PHONE: (480) 218-8831
FAX: (480) 830-4888

"AS-BUILT" CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR _____ DATE _____
REGISTRATION NUMBER _____

APPROVED BY:

BY: MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT _____ DATE _____

NO CONFLICT SIGNATURE BLOCK

TYPE OF UTILITY	COMPANY NAME	NAME OF COMPANY REP	TELEPHONE NUMBER	DATE SIGNED
WATER	CITY OF SCOTTSDALE	WATER & SEWER		
SANITARY SEWER	CITY OF SCOTTSDALE	WATER & SEWER		
ELECTRIC	ARIZONA PUBLIC SERVICE	CHERYL RENDON	602-493-4421	
TELEPHONE	QWEST	JOHN ODELL	602-630-0496	
GAS	SOUTHWEST GAS	PATRICK RAMIREZ (ARUS)	602-431-2175	
CABLE TV	COX COMMUNICATIONS	BRENT CRICHTON	623-322-7215	

ENGINEER'S CERTIFICATION

I, _____, being the person responsible for designing the facilities necessary to serve this development, hereby certify that all of the utility companies listed above, have reviewed this project proposal and all conflicts have been resolved at this point. 'No Conflict' Forms have been obtained from each utility company and are included in this submittal. I also certify that all onsite transformers, cable boxes and any other public/private utility appurtenances are placed such that they do not negatively impact the use or intended use of any dedicated easements or facilities developed with this project including but not limited to stormwater storage basins, sight distance easements and NAOS or other open space easements.

SIGNATURE _____ DATE _____

BUILDING REVIEW		CITY OF SCOTTSDALE REVIEW & RECOMMENDED APPROVAL BY:			
ELECTRICAL		PAVING		TRAFFIC	
MECHANICAL		G & D		LS & P	
PLUMBING		W & S		FIRE	
BUILDING		Engineering Coordination Manager (or Designee) _____			

REVISIONS:
3740 E. SOUTHERN AVE.
SUITE 216
MESA, ARIZONA 85206
PHONE (480) 218-8831
FAX (480) 830-4888

Engineering, L.L.C.
CIVIL ENGINEERING • LAND PLANNING • SURVEYING

COVER SHEET
DREAM CENTER
PROJECT: SOUTH OF THE SWC OF PIMA RD. & VIA DONA RD
SCOTTSDALE, ARIZONA

ONLY THE PERSONS WHO
MAKED YOU DO IT
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORD
JOB #
584
FILE #
5843C
CS
SHEET
1 OF 7
36-DR-2003
05/20/2003

COVER SHEET
11/26/02