Construction as amended by the latery yearship of the city of scortsdal, if supplemental standard specifications and supplemental standard details, if there is a conflict, the latter shall govern.

The enchetering 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 veryfed by the city.

PLANS, THEY ARE NOT VERDED BY THE CITY.

APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF AN ENCROACHMENT,

PERMIT FOR CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS

SHALL BE RESUBMITED TO THE CITY FOR RE-APPROVAL.

A PUBLIC WORKS INSPECTOR WILL HOPECT ALL WORK WITHIN THE CITY OF

SCOTTSDALE RICHTS—OF—WAY AND IN BASEMENTS MOTIFY IMSPECTION SERVICES

4. A PUBLIC WORKS WEST-COT WAY WEST-COT ALL WORK WITHIN THE CITY OF SCOTTSDALE RICHTS—OF WAY AND IN EASEMENTS MOTIFY MERFECTION SERVICES 24 HOURS PRIOR TO STARTING CONSTRUCTION (TELEPHONE 480—312—5750) 5. WHENEVER EXCAVATION IS TO BE DONE, CALL "BLUE STAKE CENTER", (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.

6. ENCRONCHMENT PERMITS AND REQUIRED FOR ALL WORK IN PUBLIC RIGHTS—OF—MAY AND EXSEMENTS GRANTED FOR PUBLIC PURPLOSES, AN ENCRONCHMENT PERMIT WILL BE ISSUED BY THE CITY UPON RECEIPT OF PAYMENT OF A BASE FEE PLUS A FEE FOR INSPECTION SERVICES TO BE PROMOBED BY THE CITY. COPIES OF ALL REMITS SHALL BE RETAINED ON—SITE AND SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES, FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN MANEGRAYS WORK STOPPAGE UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED. A ALL EXCAVATION AND GRADNIN WHICH IS NOT IN THE PUBLIC RIGHTS—OF—MAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADNING WHICH IS NOT IN THE PUBLIC RIGHTS—OF—MAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADNING MICH IS SECURED FORM THE CITY FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.

8. REFUSE ENCLOSIVES WILL BE PROVIDED AT TIME OF PAD DEVELOPMENT UNIFESS

THE DIRECTION BUILDING CODE.

REFUSE ENCLOSURES WILL BE PROMOED AT TIME OF PAD DEVELOPMENT UNLESS
OTHERWISE NOTED ON THESE PLANS.

OTHERWISE ROUTED ON THE PLANS.

ARKA WITH IN SAFETY THEMSELE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAM 2"-0". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE CAMOPY THAT BEGINS AT 7"-0" IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM MEAREST STREET LINE ELEMATION.

SPECIAL NOTES

THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS IN ADVANCE FOR MAY STAKING OR RESTAKING REDURED.

2. If is the responsibility of the contractor to obtain permits required at his own expense.

3. The contractor will make exploratory excavations and locate existing underground freshites sufficiently in advance of construction to permit the revision of these plans of increasant due to conflict getween a faculty proposed herein and an existing facility.

BETWEEN A FACILITY PROPOSED HEREIN AND AN EXISTING FACILITY.

IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO VERIFY THE PRESENCE AND LOCATION OF ANY AND ALL EXISTING OVERHEAD AND/OR UNDERGROUND UTILITIES THAT MAY INTERFERE WITH THE CONSTRUCTION, WHETHER OR MOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT. CONTRACTOR SHALL ADEQUATELY PROTECT AND MANTAIN SUCH UTILITIES.

THE ENGINEER DOES NOT ASSUME ANY LIABILITY FOR ERRORS OF LINE AND/OR GRADE ON ANY STANDING WHICH HAS BEEN DISTURBED IN ANY WAY, NOR DOES THE ENGINEER ASSUME ANY LIABILITY FOR ERRORS OF LINE AND/OR GRADE ON ANY STANDING THAT HAS BEEN IN PLACE FOR A PERIOD OF 24 HOURS OR MORE WITHOUT THE COMMENCEMENT OF CONSTRUCTION FOR WHICH IT WAS SET.

THE COMMERCEMENT OF CONSTITUTION FOR WHICH IT THE COMMERCE SHALL MOTIFY THE DEVELOPES SURVEYOR BEFORE BEACHFLUING MATER AND/OR SEMER SERVICES IN ORDER THAT THE ENGINEER MAY VERIFY THE AS-BUILT LOCATION OF THE SERVICE.

ENGINEER MAY VENEY THE AS-BUILT LOCATION OF THE SERVICE.

CONTROL, AND SHALL TAKE STEPS NECESSARY TO INSURE THAT THE STAKES AND CONTROL, AND SHALL TAKE STEPS NECESSARY TO INSURE THAT THE STAKES AND CONTROL ARE NOT DISTURBED OR TAMPERED WITH. IF STAKES ARE DISTURBED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST INCURRED TO RESTAKE. ANY QUESTONS RELIATIVE TO THE ACCURACY OF IMPROVEMENT INSTALLATION SHALL BE PAISED SUBSEQUENT TO COMPLETION OF THE WORK UNKESS ALL SURVEY STAKES ARE MAINTAINED INTACT. SHOULD SUCH STAKES NOT BE PRESENT AND VERRED AS TO THEIR ORIGIN, NO CLAM FOR ADDITIONAL COMPENSATION FOR CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.

BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.

BE CORRECTED BY THE CONTROLLED AT HIS DIME SEPANCE.

9. ALL FRAMES, COMERS, VALVE BOXES AND MANHOLE COMERS SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO COMPLETION OF PAYING OR RELATED CONSTRUCTION. ADJUSTMENT OF EXISTING "TYPE A" WATERLINE VALVE BOXES IN THE PAYINGMY SHALL BE CONSIDERED INCIDENTAL TO PARKMAY GRADING, EXISTING "TYPE A" WATERLINE VALVE BOXES IN PAYEMENT SHALL BE REPLACED WITH "TYPE A" WATERLINE BOXES BY DETAIL 391.

RETURNED MATERIAL A MATERIAL MATERIAL MATERIAL AND SECON UNTIL CONFLICTING UNDERGROUND UTILITY CONSTRUCTION IS COMPLETED AND SERVICE CONNECTIONS TO ALL PHATTED LOTS HAVE BEEN ADQUARTED EXTENDED.

1. REFER TO HORZONTAL CONTROL PLAN, AND DIMENSIONED SITE PLAN FOR ALL CONSTRUCTION STAKING.

12. ALL SIGNS REQUIRE SIGNAGE PERMITS AND APPROVALS.

13. ANY "UPGRADED" AND/OR DECORATINE TYPE OF CONCRETE OR PAMEMENT THAT MAY REQUIRE REPLACING AFTER ANY PUBLIC WATERLINE REPAIRS, WILL BE THE SOLE RESPONSIBILITY OF THE LAND OWNER.

ESLO SITE DEVELOPMENT NOTES

. Land designated as naos shall be permanently maintained as open space, the entire natural area open space (Maos) will be permanently maintained as natural open space through easement, domation, or dedication to the city or other entity, maos shall be maintained by the property owner.

NON-INDICENCUS PLANT MATERIALS AREA LIMITED TO ENCLOSED AREAS AND SHALL NOT EXCEED 20 FEFT IN HEIGHT.

3. TURF IS LIMITED TO ENCLOSED AREAS NOT VISIBLE OFFSITE/LOWER ELEVATIONS. 4. REFLECTIVE BUILDING MATERIALS AREA PROHIBITED.

5. NO PAINT COLORS SHALL BE USED WHICH HAVE A LIGHT REFLECTIVE VALUE (LRV). GREATER THAN 40%.

GREATER THAN 40%.

(LRV MEASURES THE AMOUNT OF LIGHT REFLECTED BY A COLOR AND IS AWAILABLE FROM PAINT MANUFACTURERS.)

EXTERIOR MATERIALS AND PAINT COLORS SHALL NOT EXCEED A VALUE AND/OR CHOOMA OF 6 AS INDICATED IN THE MUNSEL BOOK OF COLOR ON FILE IN THE CITY PLANNING DEPARTMENT. (SAMPLES MAY BE REQUIRED)

UTILITY CONFLICTS

THESE PLANS HAVE BEEN SUBMETTED TO THE FOLLOWING UTILITY COMPANIES. WHERE THE WORK TO BE DONE CONFLICTS WITH ANY OF THESE UTILITIES, THE CONFLICTS SHALL BE RESOLVED AS SPECIFIED IN THE SPECIAL NOTES AND/OR AS OTHERWISE NOTED ON THESE PLANS, CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORESEEN CREAMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER.

MICHIGORED WINEST GROWN 1941 1140	** **********	
U.S. WEST COMMUNICATIONS	KEITH NICHOLSON	3/1/00
,	COMPANY REPRESENTATIVE	DATE
ARIZONA PUBLIC SERVICE	SANDY HILL	3/1/00
7.1.2.00	COMPANY REPRESENTATIVE	DATE
COX CABLE	ANCIE HARDESTY	3/1/00
	COMPANY REPRESENTATIVE	DATE
SOUTHWEST GAS	DOMINIONE MITCHELL	3/1/00
33311111231 213	COMPANY REPRESENTATIVE	DATE
	BOB MAURER	3/1/00
S.R.V.W.U.A.	COMPANY REPRESENTATIVE	DATE
DI ADV. DAIN/DEI CAS	TOM LENEAU	<u>03/1/00</u>
BLACK CANYON GAS	COMPANY REPRESENTATIVE	DATE

SUMMIT AT SCOTTSDALE

SCOTTSDALE, ARIZONA GRADING & DRAINAGE, WATER & SEWER LINE PLANS

Ø

SHEET NOEX

LEGAL DESCRIPTION:

PARCEL NO. 1

THAT PORTION OF THE NORTHWEST QUARTER OF SECTICAL 14, TOWNSHIP 5 NORTH, RANCE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

Beginning at the West Quarter Corner of Said Section 14, Said Point Being a found Glo Brass Cap in Hand Hole from Which the Northwest Corner of Said Section Bears Morth 00 degrees 01 minutes 33 seconds east, 2842.13 feet;

THENCE NORTH OD DEGREES OI MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF SAID MORTHWEST CHARTER, 1842 13 FFFT:

THEMCE NORTH 89 DEGREES 58 MINUTES 27 SECONDS EAST, 1305-00 FEET; THENCE SOUTH OO DEGREES OI MINUTES 33 SECONDS WEST, 1641.69 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID MORTHWEST CHARTER 1305.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WEST 50 FEET THEREOF AS SET FORTH IN DEED RECORDED IN DOCKET 1855, PAGE 98; AND EXCEPT THAT POSTION LYING WITHIN THE FOLLOWING.

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERBUMN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCENC AT THE MODIFIEST CORNER OF SAID SECTION 14:

THENCE WORTH 89 DECREES 58 WHILITES 27 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 14. A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING:

THENCE NORTH 80 DEGREES 58 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 745.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE MORTHWEST, THE CENTER OF WHICH BEARS NORTH 25 DEGREES 25 MINUTES 23 SECONDS WEST A DISTANCE OF 407.00 FEET:

THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 28 MINUTES 58 SECONDS, A DISTANCE OF 180.78 FEET;

THENCE SOUTH 89 DECREES 50 MINUTES 27 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 39 33 FEET SOUTH OF SAID MORTH LINE OF SECTION 14. A DISTANCE OF 362.19 FEET; THEMOE SOUTH 82 DEGREES 22 MINUTES 53 SÉCONOS WEST, A DISTANCE OF 88.29 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 27 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 51.00 FEET SOUTH OF SAID MORTH LINE, A DISTANCE OF 96.06 FEET;

THENCE SOUTH OO DEGREES DI MINUTES 33 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 75.00 FEET EAST OF THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 2541.11 FEET;

THENCE NORTH 80 DEGREES 57 MINUTES 17 SECONDS EAST, ALONG A LINE PARALLEL WITH AND 50.00 FEET NORTH OF THE EAST-WEST MID-SECTION LINE OF SAIC SECTION 14, A DISTANCE OF 1230.00 FEET;

THENCE SOUTH 88 DEGREES 57 MINUTES 17 SECONDS WEST, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 14. A DISTANCE OF 1255.00 FEET;

THENCE WORTH OD DECREES OF MINUTES 33 SECONDS EAST, ALONG A LINE PARALLEL WITH AND 50.00 FEEL EAST OF THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 2642.11 FEET TO THE POINT OF BEGINNING.

A 60 FOOT ROADWAY EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, BANGE 4 EAST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MORTHWEST CORNER OF SAID SECTION 14:

THENCE MORTH 88 DECREES 58 MINUTES 17 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 629.66 FEET;

THENCE SOUTH OD DEGREES 81 MANUTES 33 SECONDS EAST, LEAVING SAID NORTH LINE OF SECTION 14. A DISTANCE OF 39:24 FEET TO A POINT ON THE PROPOSED SOUTH RIGHT-OF-MAY LINE OF DOVE VALLEY ROAD AND THE POINT OF BEGINNING OF THE PRACEL HERBIX DESCRIBED, SAID POINT ALSO BEING A POINT OF BEGINNING OF THE PRACEL HERBIX DESCRIBED, SAID POINT ALSO BEING A POINT ALSO BEING A POINT OF CULTURATURE OF A MON-TAMOENT CLIARY, CONCAVE MORTHEASTERLY WHOSE CENTER BEARS NORTH OF DEGREES 16 MINUTES 53 SECONDS WEST, A DISTANCE OF 407.00 FEET;

THENCE EASTERLY ALONG SAID PROPOSED SOUTH RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08 DEGREES 27 MINUTES 21 SECONDS, A DISTANCE OF 60.87 FEET TO A POINT OF CURVATURE OF A NON-TANZENT CURVE, CONCAVE NORTHEASTERLY WHOSE CENTER BEARS NORTH 85 DEGREES 53 MINUTES 01 SECONDS EAST, A DISTANCE OF 120.00 FEET;

THEMOS SOLITHEASTERNY, LEAVING SAID PROPOSED RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID THERMS SOUTHERS SHEET, EDWARD SAW THOUSEN THE TOTAL THE THE THE STATE OF CURRY TRACKED A POINT OF REVERSE CURVATURE OF A TANGENT CURVE, CONCAVE

179.83 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE, CONCAVE SOLITHMESTERLY, HAMING A RADIUS OF 155,00 FEET:

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES DO MINUTES DO SECONDS, A DISTANCE OF 243.47 FEET TO A POINT OF TANGENCY;

THEMOE SOUTH OO DEGREES OF MINUTES 33 SECONDS EAST, A DISTANCE OF 700.00 FEET;

THENCE SOUTH 80 DEGREES 58 MINUTES 27 SECONOS WEST, A DISTANCE OF 80.00 FEET;

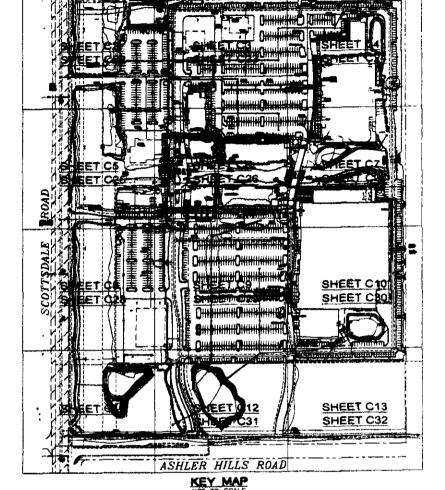
THENCE NORTH OD DEGREES O1 MINUTES 33 SECONDS WEST, A DISTANCE OF 700.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 95.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DECREES ON MINUTES DO SECONOS, A DISTANCE OF 149.23 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 180.00 FEET;

THENCE MORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85 DEGREES 27 MINUTES 46 SECONDS, A DISTANCE OF 268.48 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

ZONING

70NFO: C-2 ESL AND R1-43 ESL

REFER TO SHEET CAR FOR HORIZONTAL CONTROL & DIMENSIONS.



PROPOSED LEGEND

52	BING LEGETL	LUCKAGES PROPERTY
(SS)	EXIST SANITARY SEWER MANHOLE	G=08.37 GUTTER ELEVATION
3	EXIST. WATER VALVE	C= 08.08 CONCRETE ELEVATION
X	WATER METER	P= 07.90 PAVEMENT ELEVATION
Ÿ	EXIST. FIRE HYDRANT	TW=10.5 TOP WALL ELEVATION
0	1/2" REBAR TO BE SET	G.B GRADE BREAK
8	Fd. BC iN HH	DRAINAGE FLOW
•	Fd. AS NOTED	CURB OPENING
•	SIGN	■ CATCH BAS₩
•	SACUARO	 CLEANOUT

ALTY OF CONTROLL F DEADEROVA

		NOT TO SCALE		
EET NOEX	EX	STING LEGEND	PROPOS	ED LEGEND
CRADING & DRAINAGE, WATER & SEWER COVER	(SS)	EXIST SANITARY SEWER MANH	OLE G= 08.37	GUTTER ELEVATION
GRADING & DRAINAGE PLAN	8	EXIST. WATER VALVE	C= 08.08	CONCRETE ELEVATION
GRADING & DRAINAGE PLAN				
GRADING & DRAINAGE PLAN GRADING & DRAINAGE PLAN	8	WATER METER	P= 07.90	PAVEMENT ELEVATION
GRADING & DRAINAGE PLAN	6	EXIST. FIRE HYDRANT	TW=10.5	TOP WALL ELEVATION
GRADING & DRAINAGE PLAN	٥	1/2" REBAR TO BE SET	G,B.	GRADE BREAK
GRADING & DRAINAGE PLAN	0	•		
GRADING & DRAINAGE PLAN GRADING & DRAINAGE PLAN	#	Fd. BC in HH		DRAINAGE FLOW
GRADING & DRAINAGE PLAN	•	Fd. AS NOTED	◆ =-	CURB OPENING
GRADING & DRAINAGE PLAN		SIGN	OTA	CATCH BASIN
GRADING & DRAINAGE PLAN			_	CLEANOUT
GRADING & DRAINAGE SECTIONS & DETAILS	Ŧ	SACUARO	•	
GRADING & DRAINAGE SECTIONS & DETAILS	n	IRRIGATION VALVE BOX	8	WATER VALVE
GRADING & DRAINAGE SECTIONS & DETAILS GRADING & DRAINAGE SECTIONS & DETAILS	_		•	FIRE HYDRANT A
GRADING & DRAINAGE SECTIONS & DETAILS	O_	existing gas valve	552	WATER METER Z1
GRADING & DRAINAGE SECTIONS & DETAILS	[T]	TELCO J-BOX	€0 0 €	BACKFLOW PREVENTION
GRADING & DRAINAGE PLAN & PROFILE			9C1C1	DEVICE /
GRADING & DRAINAGE PLAN & PROFILE	闰	CATCH BASIN		CATCH BASIN
PRIVATE WATER & SEWER LINE PLAN PRIVATE WATER & SEWER LINE PLAN	<u></u>	GTODL GDIN MANUADIE	is	CALCIT BASIN
PRIVATE WATER & SEWER LINE PLAN	9	STORM DRAIN MANHOLE	99	STORM DRAIN MANHOLE
PRIVATE WATER & SEWER LINE PLAN	(S)	SANITARY SEWER MANHOLE		
PRIVATE WATER & SEWER LINE PLAN	69			SANITARY SEWER MANHOLE
PRIVATE WATER & SEWER LINE PLAN	•	WATER VALVE	8	WATER VALVE
PRIVATE WATER & SEWER LINE PLAN PRIVATE WATER & SEWER LINE PLAN	4	IRRIG. STANOPIPE	2	irrig. Standpipe
PRIVATE WATER & SEWER LINE PLAN	_		•	
PRIVATE WATER & SEWER LINE PLAN				
PRIVATE WATER & SEWER LINE PLAN				
PUBLIC WATER LINE COVER SHEET	CIT	Y OF SCOTTS	SDALE REA	PPROVAL
PUBLIC WATER LINE PLAN				
PUBLIC WATER LINE PLAN PUBLIC WATER LINE PLAN	Reappr.	Sheet #'s Revised	Description of Rev.	
PUBLIC WATER LINE PLAN	4002-690	C1 Revis C2~C18 Revise	ed FEMA Map Informati ed Retention & Grades	on to As-Built.
PUBLIC WATER LINE PLAN			M internation or diamen	
PUBLIC WATER LINE PLAN	50Qo-49-	C2-C3 Adjus	d Building 1 HC Parkie	g, Add Hunin 6 Bleed Pipe
PUBLIC WATER LINE PLAN		1	-	
PUBLIC WATER LINE PLAN		CS Corre	sted HC Parking at Bu	mand ,
PUBLIC WATER LINE PLAN PUBLIC WATER LINE PLAN		<u> </u>		
PUBLIC WATER LINE PLAN	PAVRIC	There iteration	PFIC	N/4
PUBLIC WATER LINE PLAN	TATING-	171-112		- + #to
PUBLIC WATER LINE PLAN	640	Allera Wich Chique	KNEWG	Conflet Contraction of the Contr
PUBLIC WATER LINE PLAN	UED	1-15-03		12/20/200-
PUBLIC WATER LINE PLAN	Thei	They beat his		OD: Flines -
PUBLIC WATER LINE PLAN	720	T7-13-55	·	1-16-03
PUBLIC WATER LINE PLAN HORIZONTAL CONTROL PLAN		131		
STORM WATER MANAGEMENT PLAN	RET. WALLE	' N/A	1	
TOPO FOR SLOPE ANALYSIS				
STRUCTURAL DETAILS (FOR REFERENCE ONLY)	Ì			
Sindaland Bribes (see unique over)				

Engineering Coordination 1-16-03 ienager (or deignes)

OWNER: DONAHUE/SHRIBER 3501 JAMBOREE BLVO. SUITE 300 SOUTH TOWER NEWPORT BEACH, CA 92660 Ph: (949) 854-2100

DEVELOPER PHOENIX, AZ 85016 Ph: (602) 308--4444

> ENGINEER: DEI PROFESSIONAL SERVICES 6225 N. 24TH STREET SUITE 200

PHOENIX, AZ 85016 Ph: (602) 954-0038 ARCHITECT:

NELSON ARCHITECTS, INC 7031 E. CAMELBACK RO SUITE 100

SCOTTSDALE, AZ 85251 Ph: (602) 949-6800

BENCHMARK;

G.L.O. BRASS CAP IN A HAADHOLF AT THE INTERSECTION OF ASHLER HILLS DR. AND SCOTTSDALE ROAD ELEVATION 2233.16 (CITY OF SCOTTSDALE '29 DATUM).

ELEVATION EQUATION: TO ACHIEVE CITY OF SCOTTSDALE '88 DATUM ADD 1.77' TO ALL ELEVATIONS SHOWN HEREON. EQUATION IS BASED ON G.L.O. BRASS CAP IN A HANDHOLE AT THE INTERSECTION OF ASHLER HILLS DR. AND SCOTTSDALE ROAD. ELEVATION 2234.93 (CITY OF SCOTTSDALE '88 DATUM I HEREBY CERTIFY THAT ALL EVEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON THE ELEVATION DATUM FOR THE CITY OF SCOTTSDALE

(Ñ)

NCHMARK PROVIDED ABOV ESTIMATED QUANTITIES

NOTE: THE QUANTITIES LISTED BELOW ARE FOR CITY USE ONLY CONTRACTOR IS RESPONSIBLE TO BASE BID ON HIS OWN ESTIMATE. (CONTRACTOR TO NOTIFY ENGINEER IF DISCREPANCY EXISTS)

QNOTES		
2" AC R-19MM ON 4" ABC	47,000	SY
2" AC R-19MM ON 6" ABC	28,540	SY
CONCRETE VERTICAL CURB	15,144	LF
CONCRETE SINGLE CURB	2,640	U
CONCRETE ROLL CURB	12,296	U
6" DUCTILE KRON PIPE	7,769	ΕA
5" 90" BEND	12	FA
FIRE RISER	16	EΑ
FIRE DEPT. CONNECTION	16	ĒΑ
3' CONCRETE VALLEY GUTTER	249	LF
15" H.D.P.E. PIPE	358	LF
18" H.D.P.E. PIPE	1,025	LF
24" H.D.P.E. PIPE	1,979	l.F
30" H.D.P.E. PIPE	207	U
12" H.D.P.E PIPE	372	LF
8" H.D.P.E. PIPE	306	Uf
6" H.D.P.E. PIPE	515	LF
54"x43" CMPA PIPE	641	1.5
18" CMP PIPE	68	ł.F
30" CMP PIPE	23	LF
TYPE "F" CATCH BASINS	25	£A
STORM DRAIN MANHOLES	13	E.A
B" SEWER LINE	4,680	1.5
8" SEWER LINE	1,773	ŧF.
SEWER MANHOLE	3	EA
1 SEWER CLEAN OUT	45	EA

O	Ŧ	П	28		 	
					ABC	(TEMPO
SE	WE R	M	ANHOLI	Ē		

8" VCP SEWER ESTIMATED EARTHWORK QUANTITIES

ESTIMATED CUT = 124,210 CY ESTIMATED FILL = 67,451 CY

APPROVAL:

FLOOD STATEMENT

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION NUMBER PANEL NUMBER SUFFIX DATE OF FIRM FIRM ZONE ME TOOD FIRMING 07/19/01 N/A

800

ENGINEERS CERTIFICATION: THE LOWEST 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 THE CITY OF SCOTTSDALE (FLOODWAYS & FLOODPLAN

CITY OF SCOTTSDALE REVIEW & RECOMMENDED APPROVAL BY: 8-10-2000 88.00 WATER & SEVER - L/L 8800 8-16-2000 >100 8.8.00 D Cappio M/A

Ellan PROJECT REVIEW SR. ENGINEER

8-16-00 DATE

MA

DOVE VALLEY RD.

ASHLER HILLS RO

SITE

VICINITY MAP

8 nRi Profession ervices, L.L.C



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06/05/0 09102 PROJ. NO RW. CENGN MAKARC

CA CHECK KCALE. CAD FILE

1 of 21

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SUMMIT AT SCOTTSDALE SCOTTSDALE, ARIZONA GRADING & DRAINAGE, WATER & SEWER LINE PLANS GENERAL NOTES ALL CONSTRUCTION IN PUBLIC RIGHT-OF-MAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MIG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSIGNALE (COS) SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. FITHERE IS A CONFACT, THE LATTER SHALL GOVERN. PAD 5 IMPROVEMENTS A PAD 2 SHEET NOEX GRADING & DRAINAGE, WATER & SEMER COMER PAD IMPROVEMENTS COVER GRADING & DRAINAGE PLAN GRADING & DRAINAGE PLAN GRADING & DRAINAGE PLAN SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. F THERE IS A COMPLET, THE LATTER SHALL GOVERN. 2. 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. 3. APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF AN ENCROACHMENT PERMIT FOR CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS SHALL BE RESUMBITIED TO THE CITY FOR RE-APPROVAL. 4. A PUBLIC WORKS BISPECTOR WILL INSPECT ALL WORK WITHIN THE CITY OF SCOTTSDALE RIGHTS—OF—WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO STATTING CONSTRUCTION (TELEPHONE 480—312—5750) 5. WHENEVER EXCAVATION IS TO BE DONE, CALL "BLUE STAKE CENTER", (602)283—1100, TWO WORKING DAYS BEFORE EXCAVATION IS TO BEGIN. THE CONTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LIMES IS IDENTIFIED FOR THE PROJECT. CALL COLLECT IF NECESSARY. 8. ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS—OF—MAY AND EXSEMENTS CRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE CITY UPON RECEIPT OF PYMADIT OF A BASE FEE PLUS A FEE FOR INSPECTION SERVICES TO BE PROVIDED BY THE CITY. COPIES OF ALL PERMITS SHALL BE RITAMED ON—SITE AND SHALL BE ANALABLE FOR INSPECTION AT ALL TIMES, FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE WORK STOPPAGE UNTIL THE PROPER PERMIT DOCUMENTATION TO OPTIMED. 7. ALL EXCAVATION AND GRADING WINCH IS HEATEST CONTON IN TO CHAPTER 70, EXCAVATION AND GRADING WINCH IS HEATEST CONTON OF THE UNFORM BUILDING CODE PREPARED BY THE INTERNATIONAL COMPERIENCE OF BUILDING OFFICIALS. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE CITY FOR A FEE ESTABLISHED BY THE UNFORM BUILDING CODE 8. REFUSE ENCLOSURES WILL BE PROVIDED AT TIME OF PAD DEVELOPMENT UNLESS OTHERMED NOTED ON THESE PLANS. SHETCH = 1 PRIMATE WATER & SEWER LINE PLAN PRIMATE WATER & SEWER LINE PLAN ESTIMATED QUANTITIES NOTE: THE QUANTITIES USTED BELOW ARE FOR CITY USE ONLY. CONTRACTOR IS RESPONSIBLE TO BASE BID ON HIS OWN ESTIMATE. (CONTRACTOR TO NOTIFY ENGINEER IF DISCREPANCY EXISTS) CHARTES 2" AC R-19MM ON 4" ABC CONCRETE VERTICAL CURB 4" DUCTLE IRON PIPE EET C5 FIRE RISER FIRE DEPT. CONNECTION MEHT C27 CITY OF SCOTTSDALE REAPPROVAL Added Depters Breter No. & British Book Added Ped & Date & Revision Book Added Ped & Date & Revision Book Added Ped & Date & Bertales Book Added Ped & Date & Bertales Book Added Ped & Date & Bertales Book Added Ped & Date & Bretses Book Added Ped & Date & Bretses Book Added Ped & Date & Bretses Book THE UNIFORM BUILDING CODE. REFUSE ENCLOSURES WILL BE PROVIDED AT TIME OF PAD DEVELOPMENT UNLESS OTHERWISE NOTED ON THESE PLANS. AREA WITH IN SAFETY TRANSILE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAIN 2'-0". TREES INITINI THE SAFETY TRANSILE SHALL HAVE CANDPY THAT BEGINS AT 7'-0" IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM MEAREST STREET LINE ELEVATION. CHARAMAPO # WHAT W SHEET CS STET CZ SHEET C10 SHEET C30 PARTON Repair Chapters The State Chapters Th 0. fra 2+03 9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS IN ADVANCE FOR ANY STAKING OR RESTAKING REQUIRED. 2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PERMITS REQUIRED AT HIS DIVIN EXPENSE. 3. THE CONTRACTOR WILL MAKE EXPLORATORY EXCANATIONS AND LOCATE EXISTING UNDERGROUND FACULTIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION TO PERMIT THE REVISION OF THESE PLANS IF NECESSARY DUE TO CONFLICT BETWEEN A FACULTY PROPOSED HEREN AND AN EXISTING FACULTY. 4. IT IS THE CONTRACTORS SOLE BESPONSIBILITY TO VERRY THE PRESENCE AND LOCATION OF ANY AND ALL EXISTING OVERFIELD AND/OR UNDERGROUND UTILITIES THAT MAY INTERFERE WITH THE CONSTRUCTION, WHETHER OR NOT SAID LITHITIES THAT MAY INTERFERE WITH THE CONSTRUCTION, WHETHER OR NOT SAID LITHITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT. CONTRACTOR SHALL ADECIMATELY PROTECT AND MAINTAIN SUCH UTILITIES. 5. THE ENGINEER DOES NOT ASSUME ANY LIABILITY FOR ERRORS OF LINE AND/OR GRADE ON ANY STAKING WHICH HAS BEEN DISTURBED IN ANY WAY, HOR DOES THE EMBNEER ASSUME ANY LIABILITY FOR ERRORS OF LINE AND/OR GRADE TALLS SHEET C13 SHEET 012 SHEET C32 HEET C31 2-20-03 **(N)** ASHLER HILLS ROAD ANO/OR GROUE OR ANY STANDING WHICH HAS MEEN DISTURBED IN ANY WAT, HORE DOES THE ENGINEER ASSUME ANY LIABILITY FOR ERRORS OF LIME AND/OR GRADE ON ANY STAKING THAT HAS BEEN IN PLACE FOR A PERIOD OF 24 HOURS OR MORE WITHOUT THAT COMMENCEMENT OF CONSTRUCTION FOR WHICH IT WAS SET. 6. THE CONTRACTOR SHALL NOTRY THE DEVELOPERS SURVEYOR BEFORE BACKPLUNG WATER AND/OR SEMER SERVICES IN ORDER THAT THE ENGINEER MAY VERIFY THE AS-BUILT LOCATION OF THE SERVICE. PAD 2 IMPROVEMENTS A PAD 3 IMPROVEMENTS A C1 GRADING & DRAMAGE, WATER & SEMER COVER C1A PAD IMPROVEMENTS COVER C3 GRADING & DRAMAGE PLAN C23 PRIVATE WATER & SEWER LINE PLAN ENGINEER MAY VERIFY THE AS-BUILT LOCATION OF THE SERNOCE. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ALL STAKES AND CONTROL, AND SHALL TAKE STEPS NECESSARY TO INSURE THAT THE STAKES AND CONTROL ARE NOT DISTURBED OR TAMPERED WITH. IF STAKES ARE DISTURBED, THE CONTROL THAT THE STAKES AND CONTROL ARE NOT DISTURBED OR TAMPERED WITH. IF STAKES ARE DISTURBED, THE COST INCLURED TO RESTAKE. 8. MAY QUESTIONS RELATIVE TO THE ACCURACY OF METROVALIENT INSTALLATION SHALL BE RASED SUBSEQUENT TO COMPLETION OF THE WORK UNLESS ALL SURVEY STAKES ARE MAINTAINED INTACT, SHOULD SUCH STAKES NOT BE PRESENT AND VERHIED AS TO THEIR ORGAN, NO CLAIM FOR ADDITIONAL COMPENSATION FOR CORRECTION SHALL BE PRESENTED TO ANY PARTY AND SUCH WORK SHALL SE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE. SHEET NOEX GRADING & DRAWAGE, WATER & SIEWER COVER PAD IMPROVEMENTS COVER GRADING & DRAWAGE PLAN PRIVATE WATER & SEWER LINE PLAN ESTMATED QUANTITIES SE CONNECTED BY THE CONTRIGITOR AT HIS OWN EXPENSE. 9. ALL FRAMES, COVERS, VALVE BOXES AND MANHOLE COVERS SHALL BE ADJUSTED TO FINISH GRIDE PRIOR TO COMPLETION OF PAYING OR RELATED CONSTRUCTION. ADJUSTMENT OF EXISTING "TYPE A" ON "TYPE B" WATERLINE VALVE BOXES IN THE PARKWAY SHALL BE CONSIDERED INCIDENTAL TO PARKWAY GRADING, EXISTING "TYPE B" WATERLINE WAVE BOXES IN PAREMENT SHALL BE REPLACED WITH "TYPE A" WATERLINE BOXES BY DETAIL 301. MOTE: THE QUANTITIES LISTED BELOW ARE FOR CITY USE ONLY. CONTRACTOR IS RESPONSIBLE TO BASE BID ON HIS OWN ESTIMATE. (CONTRACTOR TO NOTIFY ENGINEER IF DISCREPANCY EXISTS) ESTMATED QUANTITIES NOTE: THE QUANTITIES LISTED BELOW ARE FOR CITY USE ONLY. CONTRACTOR IS RESPONSIBLE TO BASE BID ON HIS OWN ESTIMATE. (CONTRACTOR TO NOTIFY ENGINEER IF DISCREPANCY EXISTS) REPUGLED WITH THE A MEMBRINE SHORES BY DETAIL 581. CONSTRUCTION OF SURFACE REPROVEMENTS SHALL NOT BEGIN UNTIL CONFLICTING UNDERGROUND UTILITY CONSTRUCTION IS COMPLETED AND SERVICE CONNECTIONS TO ALL PLATTED LOTS HAVE BEEN ADEQUATELY EXTENDED. I. REFER TO HORIZONTAL CONTROL PLAN, AND DIMENSIONED SITE PLAN FOR ALL CONSTRUCTION STAKING.

ENGINEERING COORDINATION LANAGER / DESIGNER

FIRE DEPT.

TRAFFIC

APPROVED BY:

2" AC R-19MM ON 4" ABC	j "T	SY	
CONCRETE VERTICAL CURB	1	ம	
4" DUCTLE IRON PIPE	. 1	LF	
FIRE RISER	1	EA	
FIRE DEPT. CONNECTION		EΑ	

	CITY OF	SCOTTS	DALE
REVIEW	AND RECOMME	NDED APPROVA	L BY:
IRE EPT.	D. Paris	GF:ADING ADING	Theyer Angel
ANNING	1/27/82	WATER & SEWER	1-2423
RAFFIC	NA	PAVING	1-29-03

2-4-0

DATE

LAND DESIGNATED AS NAOS SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE ENTER MATURAL AREA OPEN SPACE (MAOS) WILL BE PERMANENTLY MAINTAINED AS NATURAL OPEN SPACE THROUGH EASEMENT, DOMATION, OR DEDUCATION TO THE CITY OR OTHER ENTITY. NAOS SHALL BE MAINTAINED BY THE PROPERTY OWNER. NON-INDIGENOUS PLANT MATERIALS AREA LIMITED TO ENCLOSED AREAS AND SHALL NOT EXCEED 20 FEET IN HEIGHT.

3. TURF IS LIMITED TO ENCLOSED AREAS NOT VISIBLE OFFSITE/LOWER ELEVATIONS 4. REFLECTIVE BUILDING MATERIALS AREA PROHIBITED.

FOR ALL CONSTRUCTION STAKING.

12. ALL SIGNS REQUIRE SIGNAGE PERMITS AND APPROVALS.

13. ANY "UPGRADED" AND/OR DECORATIVE TYPE OF CONCRETE OR PAVEMENT THAT MAY REQUIRE REPLACING AFTER ANY PUBLIC WATERLINE REPAIRS, WILL BE THE SOLE RESPONSIBILITY OF THE LAND OWNER.

ESLO SITE DEVELOPMENT NOTES

NO PAINT COLORS SHALL BE USED WHICH HAVE A LIGHT REFLECTIVE VALUE (VRV). GREATER THAN 40%.

GREATER THAN 40%.

(LRV MEASURES THE AMOUNT OF LIGHT REFLECTED BY A COLOR AND IS AVAILABLE FROM PAINT MANUFACTURERS.)

8. EXTERIOR MATERIALS AND PAINT COLORS SHALL NOT EXCEED A VALUE AND/OR CHROMA OF & AS MOICATED IN THE MILNES BOOK OF COLOR ON FILE IN THE CITY PLANNING DEPARTMENT. (SAMPLES MAY BE REQUIRED)

2" AC R-19MM ON 4" ABC CONCRETE VERTICAL CUR9 342 628 221 6" DUCTILE IRON PIPE FIRE RISER FIRE DEPT. CONNECTION

Beaupr. 50 08–80 –81	Shoot f's Revised C1 C1A C3 C2S	Description of Revision(s) Added Engineer Review No. Added Engineer Review No. Added Pad 3 Data Added Pad 3 Data
PAVING	A. H. San Fig. 0. 1	TRAFFIC N/A
GAD	All for Jugar	PLANOTING DAVING LISON
VAS	A4. 5-59 00.	mes D. Pario
RET. VALLS	4.4- Lucy 00	

OWNER:

DOMAHUE/SHRIBER 3501 JAMBOREE BLVD. SLITE 300 SOUTH TOWER NEWPORT BEACH, CA 92660 Ph: (949) B54-2100

DEVELOPER

KOLL DEVELOPMENT COMPAN 2777 E. CAMELBACK RD

ENGINEER

DEI PROFESSIONAL SERVICES 6225 N. 24TH STREET SUITE 200 PHOENIK, AZ 85016 Ph: (602) 954--0038

ARCHITECT:

NELSEN ARCHITECTS INC 15044 N. SCOTTSDALE ROAD, SUITE 200 SCOTTSDALE, AZ 85254 Ph: (480) 949-6800

YEARS OF EXCELLENCE DEI Professional Services, L.L.C. PETER VESECKY STATES

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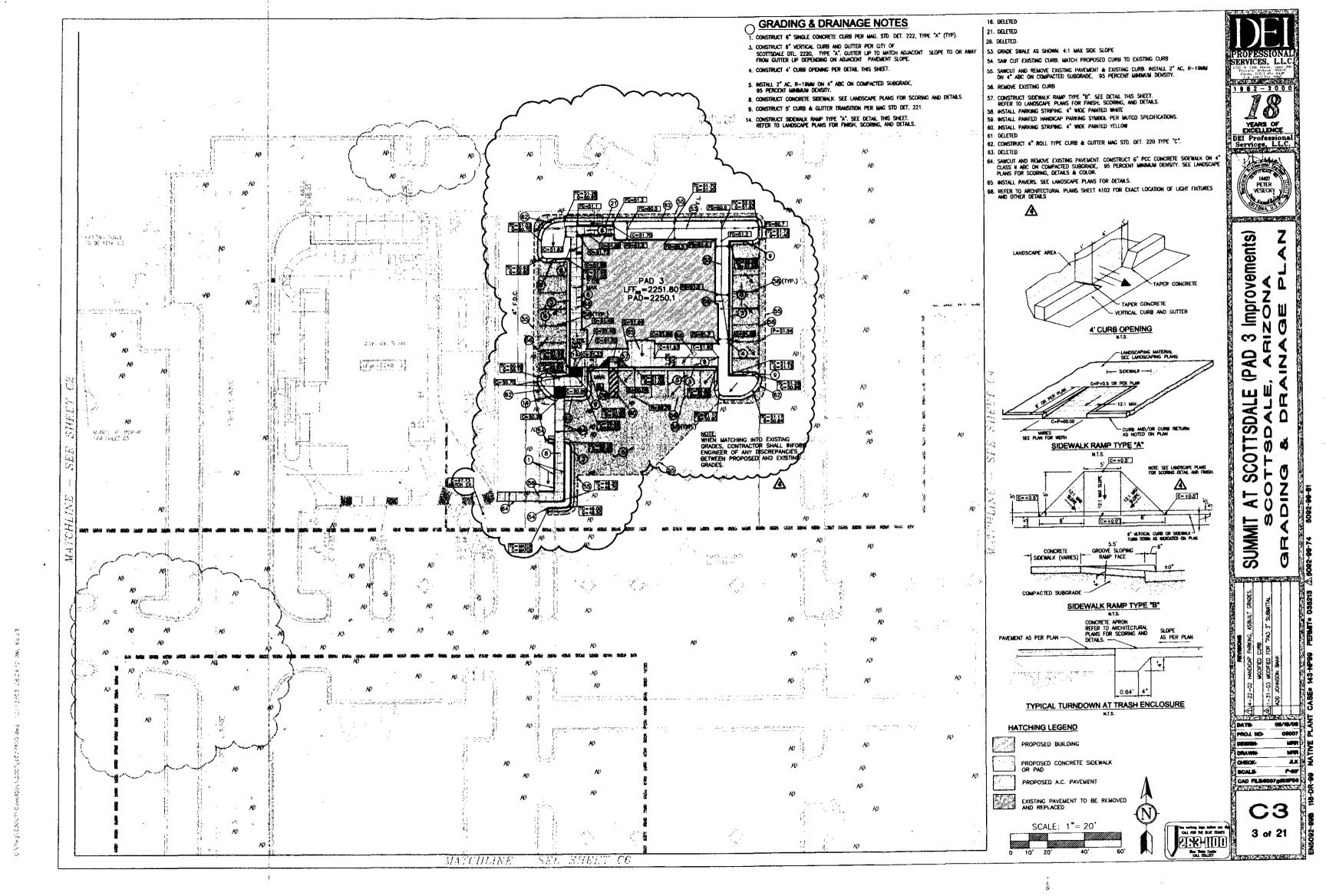
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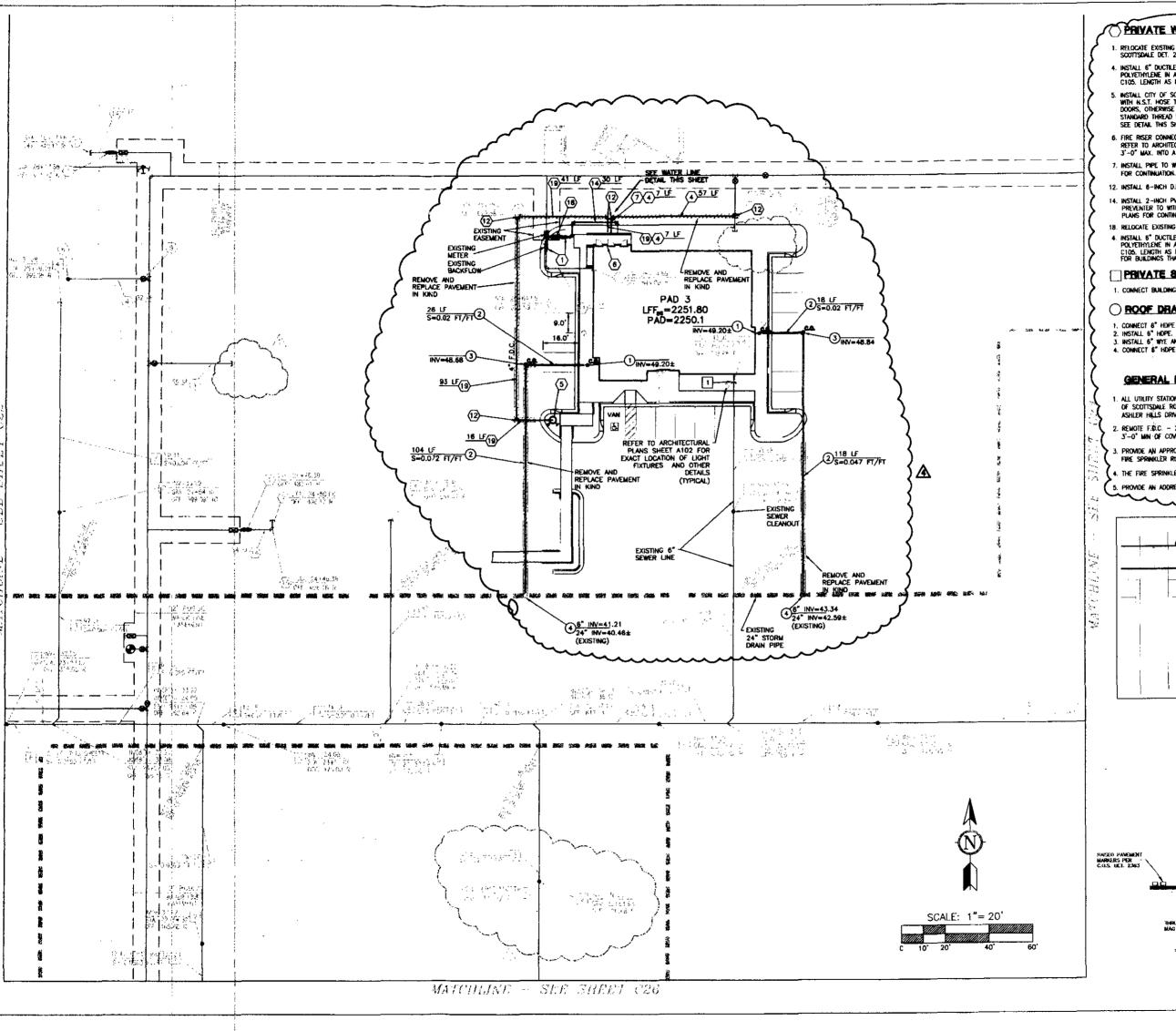
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PRIVATE WATER LINE CONSTRUCTION NOTES

. RELOCATE EXISTING 2" REDUCED PRESSURE BACK FLOW ASSEMBLY PER CITY OF SCOTTSDALE DET. 2353.

Install 6" Ductile Iron Pipe - Class 350 wrapped in high density Polyethylene in accordance with M.A.G. Std. Spec. 610, and A.W.W.A. C105. Length as indicated on Plan. 1444. 3"-0" of cover.

5. INSTALL CITY OF SCOTTSDALE APPROVED 4" REMOTE FIRE DEPARTMENT CONNECTION WITH N.S.T. HOSE THREADS. MINMANM 15 FEET FROM WINDOWS OR DOORS, OTHERWISE REMOTE F.D.C. REQUIRED. 2 1/2" x 2 1/2" x 4" NATIONAL STANDARD THREAD WITH CITY OF SCOTTSDALE MARKERS NUMBER 2363.

FIRE RISER CONNECTION PER CITY OF SCOTTSDALE DEFAIL 1. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS. 3'-0" MAX. INTO A BUILDING.

INSTALL PIPE TO WITHIN 5 FEET OF BUILDING. REFER TO PLUMBING PLANS FOR CONTINUATION.

12. INSTALL 6-INCH D.P. 90' BEND WITH MEGALUG RESTRAINT JOINT

Install 2-inch pvc water service from relocated meter & backflow preventer to within 5 feet of building refer to plumbing plans for continuation. Install 2-inch pvc 90 bends as necessary.

RELOCATE EXISTING WATER METER BEHIND CURB, KEEP METER WITHIN EASEMENT

A INSTALL 6" DUCTLE IRON PIPE - CLASS 350 WRAPPED IN HIGH DENSITY POLYETHYLENE IN ACCORDANCE WITH M.A.G. STD. SPEC. B10, AND A.W.W.A. C105. LENGTH AS INJUGATED ON PLAN. MIN. 3"-0" OF COVER. FOR BULDINGS THAT HAVE 3 SPRINKLER SYSTEMS.

PRIVATE SEWER LINE CONSTRUCTION NOTES

1. CONNECT BUILDING SERVICE TO EXISTING 6° SEWER LINE.

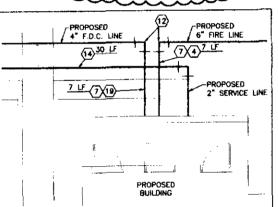
O ROOF DRAIN NOTES

- 1. CONNECT 6" HOPE TO 4" ROOF DRAIN WITH 4" X 6" REDUCER. INSTALL 6" CLEANOUT 7. COMMECT 6 HIDPE TO 4 HOUR CHAIN WITH 0 1 B KESSASSI MANAGE 5 S. HISTALL 6" HOPE AND 6" CLEAN OUT.
 4. COMMECT 6" HOPE TO EXISTING 24" STORM ORAIN WITH 24" X 24" X 6" TEE.

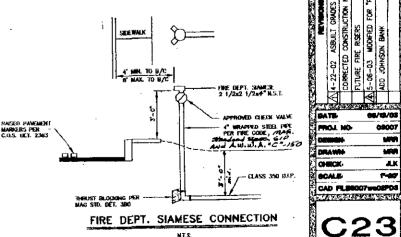
GENERAL NOTES

- ALL UTILITY STATIONS AND OFFSETS ARE IN RELATION TO THE MONUMENT LINE OF SCOTTSDALE ROAD. THE INTERSECTION OF SCOTTSDALE ROAD AND ASHLER HILLS DRIVE IS 10+00.
- 2. REMOTE F.D.C. 2-1/2" x 2-1/2" x 4" N.S.T. WITH C.O.S. #2363 MARK 3'-0" MIN OF COVER.
- PROVIDE AN APPROVED VERTICAL CHECK BACKFLOW ASSEMBLY IN THE FIRE SPRINKLER RISER.
- . The fire sprinkler riser shall be no greater than 3'-0" into the building

5. PROVIDE AN ADDRESS I.D. ON EACH REMOTE F.D.C.



WATER LINE DETAIL



239.000

SERVICES, L.L.C

1 9 8 2 - 2 0 0 0 18 YEARS OF EXCELLENCE

DEI Professions Services, L.L.C.

PETER VESECKY

Improvements)

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2 of 11

THE ENSINEERING DESIGNS ON THESE THAT SOVERN.

THE ENSINEERING 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 VERWIED BY THE CITY.

PLANS, THEY ARE NOT YERRED BY THE CITY.

3. APPROVAL OF PLANS IS VALID FOR SIX (8) MONTHS. IF AN ENCROCHMENT

7. APPROVAL OF PLANS IS VALID FOR SIX (8) MONTHS. IF AN ENCROACHMENT

YERMET FOR CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS

SHALL BE RESUBMITTED TO THE CITY FOR RE-APPROVAL.

4. A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORK WITHIN THE CITY OF

SCOTTSDALE RIGHTS—OF—WAY AND IN EASENDETS. NOTIFY MEPFECTION SERVICES

24. HOURS PRIOR TO STARTING CONSTRUCTION (TELEPHONE 400—312—5750)

5. WHENEVER EXCANATION IS TO BE COME, CALL "BLUE STANE CENTER",

(602)263—1100, THO WORNING DAYS BEFORE EXCANATION IS TO BEGIN, THE

CENTER WILL SEE THAT THE LOCATION OF THE UNDERBROUND UTILITY LINES IS

DEATHFIED FOR THE PROLECT. CALL COLLECT IN RECESSION.

5. ENCROACHMENT PERMITS ARE RECURRED FOR ALL WORK IN PUBLIC RIGHTS—OF—WAY

AND EXSEMENTS GRANTED FOR PUBLIC THE PROPOSES. AN ENCROACHMENT PERMIT WILL

BE ISSUED BY THE CITY UPON RECEIPT OF PAYMENT OF A BASE FEE PUB'S A FEE

FOR INSPECTION SERVICES TO BE PROMOED BY THE CITY. COPIES OF ALL PERMITS

SHALL BE RETAINED ON—SITE AND SHALL BE ANALABLE FOR INSPECTION AT ALL

TIMES, FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE

WORK STOPPAGE UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.

7. ALL EXCANATION AND GRADING WHICH IS NOT IN THE PUBLIC RIGHTS—OF—WAY OR

WORK STOPPAGE LYFIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED,

ALL EXCANATION AND GRADING WHICH IS NOT IN THE PUBLIC RIGHTS-OF-WAY GR

NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST COMPORM TO CHAPTER, 70,
EXCANATION AND GRADING, OF THE LATEST EXTION OF THE UNIFORM BUILDING CODE
PREPARED BY THE WITERNATIONAL CONFERENCE OF BUILDING OFFICIALS. A PERMIT
FOR THIS GRADING MUST BE SECURED FROM THE CITY FOR A FEE ESTABLISHED BY
THE UNIFORM BUILDING CODE.

REFUSE ENCLOSURES WILL BE PROVIDED AT TIME OF PAD DEVELOPMENT UNLESS
OTHERMISE NOTED ON THESE PLANS.

B. AREA WITH IN SWETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER

OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT CREATER THAN 2"-0". TREES WITHIN THE SAFETY TRANQUE SHALL HAVE CANOPY THAT BEGINS AT 7"-0" IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

SPECIAL NOTES

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS IN ADVANCE FOR ANY STAKING OR RESTAUNG REQUIRED.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PERMITS REQUIRED AT HIS OWN EXPENSE.

OWN EXPENSE

3 THE CONTRACTOR WILL MAKE EXPLORATORY EXCANATIONS AND LOCATE
EXISTING UNDERGROUND FACULTES SUFFICIENTLY IN ADMINISE OF CONSTRUCTION
TO PERMIT THE REVISION OF THESE PLANS IF NECESSARY DUE TO CONFLICT
BETWEEN A FACULTY PROPOSED HERCH AND AN EXISTING FACULTY.
IT IS THE CONTRACTORS SIGLE RESPONSIBILITY TO VERIEY THE PRESENCE AND
LOCATION OF ANY AND ALL EXISTING OVERHEAD AND/OR UNDERGROUND
LITERES THAT MAY INTERFERE WITH THE CONSTRUCTION, WHETHER OR NOT SAND LITERIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT

CONTRACTOR SHALL ADEQUATELY PROTECT AND MAINTAIN SUCH UTILITIES.

THE ENGINEER DOES NOT ASSUME ANY LIABILITY FOR ERRORS OF LIME
AND/OR GRADE ON ANY STAKING WHICH HAS BEEN DISTURBED IN ANY WAY, NOR DOES THE ENGINEER ASSUME ANY LIABILITY FOR ERRORS OF LINE AND/OR GRAD ON ANY STAKING THAT HAS BEEN IN PLACE FOR A PERIOD OF 24 HOURS OR MORE WITHOUT THE COMMENCEMENT OF CONSTRUCTION FOR WHICH IT WAS SET.

THE CONTINUO THE COMMENCEMENT OF CHARTESTON FOR WHICH TO THE CONTINUO WATER WAD/OR SCHER SERVICES IN ORDER THAT THE ENGINEER MAY VERIFY THE AS-BUILT LOCATION OF THE SERVICE.

ENGINEER MAY VERRY THE AR-BURIT LOCATION OF THE SERVICE.

THE CONTROLTOR SHALL BE RESPONSIBLE FOR PRESERANG ALL STAGES AND CONTROL, AND SHALL TIME STEPS NECESSARY TO INSURE THAT THE STACES AND CONTROL ARE NOT DISTURBED OR TAMPERD WITH. IF STAKES ARE DISTURBED, THE COST HEARTON SHALL BE RESPONSIBLE FOR THE COST HOUSERED TO RESTARCE.

ANY DIRECTIONS RELATIVE TO THE ACCURACY OF IMPROVEMENT INSTALLATION SHALL BE RAISED SUBSEDUENT TO COMPLETION OF THE WORK UNLESS ALL SURVEY STAKES ARE MAINTAINED INTACT. SHOULD SUCH STAKES NOT BE PRESENT AND VERHELD AS TO THEIR ORGIN, NO CLAIM FOR ADDITIONAL COMPENSATION FOR CORRECTION SHALL BE PRESENTED TO ANY PARTY AND SUCH WORK SHALL BE CORRECTED BY THE CONTRACTOR AT HIS GIVE EXPONSE.

BE CORRECTED BY THE COMMENTER AND MARHOLIC COVERS SHALL BE ADJUSTED TO PINISH GRADE: PRIOR TO COMPLETION OF PANING OR RELATED CONSTRUCTION. ADJUSTMENT OF EXISTING "TYPE A" OR "TYPE B" MATERIAMS VALVE BOXES IN THE PARKINGS SHALL BE CONSIDERED HICKDENTAL TO PARKINGS GRADING. EXISTING "TYPE B" MATERIAMS VALVE BOXES IN PAMEMENT SHALL BE REPLACED WITH "TYPE B" MATERIAMS BOXES BY DETAIL 381.

D. CONSTRUCTION OF SURFACE IMPROVEMENTS SHALL NOT BEGIN UNTIL CONFLICTING UNDERGROUND UTILITY CONSTRUCTION IS COMPLETED AND SERVICE CONNECTIONS TO ALL PLATTED LOTS HAVE BEEN ADEQUATELY EXEMDED.

REFER TO HORIZONTAL CONTROL PLAN, AND DIMENSIONED SITE PLAN FOR ALL CONSTRUCTION STAKING.

12. ALL SIGHS REQUIRE SIGNED PERMITS AND APPROVALS.

13. ANY "PERMODED" AND/OR DECORATINE TYPE OF CONCRETE OR PAVEMENT THAT MAY PEDLIC WATERLINE REPAIRS, WILL BE THE SOLE RESPONSIBILITY OF THE LAND OWNER.

ESLO SITE DEVELOPMENT NOTES

 LAND DESIGNATED AS NAOS SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE.
THE ENTIRE NATURAL ABEA OPEN SPACE (NAOS) WHILL BE PERMANENTLY MAINTAINE
AS NATURAL OPEN SPACE THROUGH EASEMENT, DOMATION, OR DEDICATION TO THE
CITY OR OTHER ENTITY, NAOS SHALL BE MAINTAINED BY THE PROPERTY OWNER. NON-INDIGENOUS PLANT MATERIALS AREA LIMITED TO ENCLOSED AREAS AND SHALL NOT EXCEED 20 FEET IN HEIGHT.

3. TURF IS LIMITED TO ENCLOSED AREAS NOT VISIBLE OFFSITE/LOWER ELEVATIONS. I. REFLECTIVE BURLDING MATERIALS AREA PROHIBITED.

4. NETLECTIVE BUILDING MATEMALS AREA PROPHERIED.

5. NO PAINT COLORS SHALL BE USED WHICH HAVE A LIGHT REFLECTIVE VALUE (LRV).
GREATER THAN 40%.

(LRV MEASURES THE AMOUNT OF LIGHT REFLECTED BY A
COLOR AND IS AMOUNTED FROM PAINT MANUFACTURERS.)

6. EXTERIOR MATEMALS AND PAINT COLORS SHALL NOT EXCEED A VALUE AND/OR
CHROMA OF 8 AS INDICATED IN THE MUNSEL BOOK OF COLOR ON FILE IN THE
CITY PLAINING DEPARTMENT. (SAMPLES MAY BE REQUIRED)

UTILITY CONFLICTS

THESE PLANS HAVE BEEN SUBMITTED TO THE FOLLOWING UTILITY COMPANIES, WHERE THE WORK TO BE DONE CONFLICTS WITH ANY OF THESE UTILITIES, THE CONFLICTS SHALL BE RESOLVED AS SPECIFED IN THE SPECIAL NOTES AND/OR AS OTHERWISE NOTED ON THESE PLANS. COMPLICTS ARRISING DURING THE COURSE OF CONSTRUCTION FROM UNFORESEEN CIRCUMSTRANCES SHALL BE REPORTED TO THE

INTERESTED DIDLIT COMPANY	NING RE MESCHAER BY LINEM WHR. THE	E DESKAN ENGINEE
U.S. WEST COMMUNICATIONS	KEITH NICHOLSON	3/1/00
	COMPANY REPRESENTATIVE	DATE
ARIZONA PUBLIC SERVICE	SANDY HILL	3/1/00
	COMPANY REPRESENTATIVE	CATE
COX CABLE	ANGIE HARDESTY	3/1/00
	COMPANY REPRESENTATIVE	DATE
SOUTHWEST GAS	DOMINIQUE MITCHELL	3/1/00
	COMPANY REPRESENTATIVE	DATE
enum	BOB MAURER	3/1/00
S.R.V W.U.A.	COMPANY REPRESENTATIVE	DATE
DI ACIC ONNWOLL CAR	TOM LENEAU	03/1/00
BLACK CAMPON GAS	COMPANY REPRESENTATIVE	DATE

SUMMIT AT SCOTTSDALE

SCOTTSDALE, ARIZONA GRADING & DRAINAGE, WATER & SEWER LINE PLANS

Ø

SHEET INDEX

HORIZONTAL CONTROL PLAN STORM WATER MANAGEMENT PLAN TOPO FOR SLOPE ANALYSIS

STRUCTURAL DETAILS (FOR REFERENCE ONLY)

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE CILA AND SALT RAKE BASE AND MERICUM, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 14, SAID POINT BEING A FOUND GLD BIRASS CAP IN HAND HOLE FROM WHICH THE NORTHWEST CORNER OF SAID SECTION BEARS MORTH 00 DEGREES 01 MINUTES 33 SECONOS EAST, 2842.13 FEET.

THENCE NORTH OO DEGREES OI MINUTES 33 SECONDS EAS". ALONG THE WEST LINE OF SAID ORTHMEST DUARTER, 1842.13 FEFT:

THEMOE MORTH 89 DEGREES 58 WHUTES 27 SECONDS EAST, 1305.60 FEET; FHENCE SOUTH OR DEGREES OF MINUTES 33 SECONDS WEST, 1641.69 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID

MORTHWEST QUARTER 1305.00 FEET TO THE POINT OF BEGINN EXCEPT THE WEST 50 FEET THEREOF AS SET FORTH IN DEED RECORDED IN DOCKET 1855, PAGE 98: AND

EXCEPT THAT PORTION LYING WITHIN THE FOLLOWING:

THAT PORTION OF THE NORTHNEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE CILA AND SALT RINGE BASE AND MERIDAN, MARICOPA COURTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE MORTHMEST CORNER OF SAID SECTION 14:

THENCE MORTH 89 DEGREES 58 MINUTES 27 SECONDS EAST, ALONG THE MORTH LINE OF SAID SECTION 14, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING;

THEMCE NORTH 89 DEGREES 58 MANUTES 27 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 745.65 FEET TO THE BEDINAMIC OF A NON-TANGENT CURNE, CONCAVE TO THE NORTHWEST, THE CENTER OF WHICH BEARS NORTH 25 DEGREES 25 MINUTES 23 SECONDS WEST, A DISTANCE OF 407.00 FFFT:

THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURNE THROUGH A CENTRAL ANGLE OF 25 DEGREES 28 MINISTES 56 SECONDS, A DISTANCE OF 180.78 FEET;

THENCE SOLITH 80 DEGREES 58 MINUTES 27 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 30.33 FEET SOUTH OF SAID NORTH LINE OF SECTION 14, A DISTANCE OF 362.19 FEET;

THENCE SOUTH 82 DEGREES 22 MINUTES 53 SECONDS WEST, A DISTANCE OF 88.29 FEET: THEMCE SOUTH 89 DEGREES 58 MINUTES 27 SECONDS WEST, ALONG A LINE PARALLEL WITH AND

51.00 FEET SOUTH OF SAID NORTH LINE, A DISTANCE OF 96.06 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 33 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 75.00 FEET EAST OF THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 2541,11 FEET;

THENCE NORTH 88 DEGREES 57 MINUTES 17 SECONDS EAST, ALONG A LIME PARALLEL WITH AND 50.00 FEET NORTH OF THE EAST-WEST MID-SECTION LIME OF SAID SECTION 14, A DISTANCE OF 1230.00 FEET; THENCE SOUTH 80 DEGREES 57 MINUTES 17 SECONDS WEST, ALONG THE EAST-WEST MID-SECTION

INE OF SAID SECTION 14, A DISTANCE OF 1255.00 FEET:

THENCE NORTH OD DEGREES 01 MINUTES 33 SECONDS EAST, ALONG A LINE PARALLEL WITH AND 50.00 FEET EAST OF THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 2642.11 FEET TO THE POINT OF BEGINNING. PARCEL NO. 2:

A 80 FOOT ROADWAY EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARIZOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14:

THENCE NORTH 89 DEGREES SB MAUTES 17 SECONDS SAST, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 829.66 FEET;

THENCE SOUTH OD DEGREES OF MINUTES 33 SECONDS EAST, LEAVING SAID NORTH LINE OF SECTION 14, A DISTANCE OF 59.24 FEET TO A POINT ON THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF DOVE VALLEY ROAD, AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, SAID POINT ALSO BEING A POINT OF CURRATURE OF A NON-TANCENT CURRAT, CONCARE NORTH-EISTERLY WHOSE CENTER BEARS MORTH

THENCE EASTERLY ALONG SAID PROPOSED SOUTH RIGHT-OF-WAY LINE AND THE ARC OF SAID CURNE THROUGH A CENTRAL ANGLE OF OB DEGREES 27 WINNITES 21 SECONDS, A DISTANCE OF 60.07 FEET TO A POINT OF CURNATURE OF A NON-TANGENT CURNE, CONCAVE HORTHEASTERLY WHOSE CENTER BEARS NORTH 85 DEGREES 53 MINUTES 01 SECONDS EAST, A DISTANCE OF 120,00 FEET;

THENCE SOUTHEASTERLY, LEANING SAID PROPOSED RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURNE THROUGH A CENTRAL ANGLE OF 85 DEGREES 54 MINUTES 34 SECONDS, A DISTANCE OF 179.83 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE, CONCAVE

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES OD SECONDS, A DISTANCE OF 243.47 FEET 10 A POINT OF TANGENCY;

THENCE SOUTH OO DEGREES OF MINUTES 33 SECONDS EAST, A DISTANCE OF 700.00 FEET:

THENCE SOUTH BU DEGREES SU MINUTES 27 SECONDS WEST, A DISTANCE OF 60.00 FEET:

THENCE NORTH OG DEGREES OI MINUTES 33 SECONDS WEST A DISTANCE OF 700.00 FEET TO A POINT OF CURRYATURE OF A TANGENT CURRYE, CONCAVE SOUTHWESTERLY, HAMING A RADIUS OF 95.00 FEET;

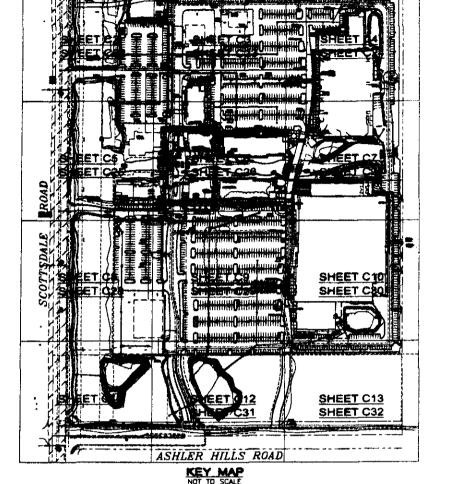
Thence northwesterly along the arc of said curve through a central angle of 90 degrees oo minutes oo seconds, a distance of 149.23 feet to a point of reverse CURVATURE OF A TANGENT CURVE. CONCAVE NORTHWESTERLY, MAKING A RADIUS OF 180.00 FEET:

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85 DEGREES 27 MINUTES 46 SECONDS, A DISTANCE OF 268.48 FEET 10 THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

ZONNG

ZONEO C-2 ESL AND R1-43 ESL

REFER TO SHEET CAB FOR HORIZONTAL CONTROL & DIMENSIONS.



EXISTING LEGEND PROPOSED LEGEND

G=08.37 GUITER ELEVATION SS EXIST, SANITARY SEWER MANHOLE EXIST WATER VALVE C=08.08 CONCRETE ELEVATION MATER METER P=07.90 PAVEMENT ELEVATION TW=10.5 TOP WALL ELEVATION SE EXIST. FIRE HYDRANT

o 1/2" REBAR TO BE SET ____GB.___ GRADE BREAK Fd. 8C IN HH DRAINAGE FLOW Fd. AS NOTED CURB OPENING CATCH BASIN

SIGN **♦** SAGUARO

 ■ IRRIGATION VALVE BOX EXISTING GAS VALVE TELCO J-BOX

CATCH BASIN (SD) STORM DRAIN MANHOLE

A RRIG. STANDPIPE

S SANITARY SEWER WANHOLE

S WATER VALVE

WATER VALVE FIRE HYDRANT WATER METER **600**8 BACKFLOW PREVENTION DEVICE CATCH BASIN

CLEANOUT

(SD) STORM DRAIN MANHOLF SANITARY SEWER MANHOLE WATER VALVE

IRRIG. STANDPIPE

CITY OF SCOTTSDALE REAPPROVAL

GRADING & DRAINAGE, WATER & SEWER COVER GRADING & DRAINAGE PLAN GRADING & DRAINAGE SECTIONS & DETAILS GRADING & DRAINAGE PLAN & PROFILE PRIVATE WATER & SEWER LINE PLAN PRIVATE WATER LINE PLAN PUBLIC WATER LINE PLAN P Reappr Description of Revision(s) Revised FEMA Map Information Revised Retention & Grades to As-Built. 500 - 41- LA CE-CS Adjust Building 1 HC Parking, Add Basin 5 Bleed Pip Δ. CE Corrected HC Parking at Building ? PAVED REGALDED GATTIE repolico Collyce Was SPLANNING RET. VALLS

Engineering Coordination

1-16-03 (anager (or deignec)

DOVE VALLEY RD. ASHLER HILLS RD. (Ñ) SITE LONE MOUNTAIN RÉ

VICINITY MAP

SUITE 100 SCOTTSDALE, AZ 85251 Ph: (602) 949-6800 BENCHMARK:

OWNER:

DONAHUE/SHRIBER 3501 JAMBOREE BLVD. SUITE 300 SOUTH TOWER

DEVELOPER

PHOENIX, AZ 85016 Ph: (802) 308-4444

ENGINEER:

ARCHITECT:

nelson architects, inc 703: E. Camelback RD

NEWPORT BEACH, CA 92660 Ph: (949) 854-2100

KOLL DEVELOPMENT COMPANY 2777 E. CAMELBACK RD

DEI PROFESSIONAL SERVICES 6225 N. 24TH STREET SUITE 200 PHOENIX, AZ 85016 Ph: (802) 954-0038

GL.O. BRASS CAP IN A HANDHOLF AT THE INTERSECTION OF ASHLER HILLS DR. AND SCOTTSDALE ROAD. ELEVATION 2233.16 (CITY OF SCOTTSDALE '29 DATUM)

ELEVATION FOULTION: TO ACHIEVE CITY OF SCOTTSDALE '88 DATUM ADD 1.77' TO ALL ELEVATIONS SHOWN HEREON. EQUATION IS BASED ON GLICO, BRASS CAP IN A HANDHOLE AT THE INTERSECTION OF ASHLER HILLS DR. AND SCOTTSDALE ROAD. ELEVATION 2234.93 (CITY OF SCOTTSDALE '88 DATUM

I HEREBY CERTIFY THAT ALL EVEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON THE ELEVATION DATUM FOR THE CITY OF SCOTTSUALE BENCHMARK PROVIDED ABOVE

ESTIMATED QUANTITIES

NOTE: THE QUANTITIES LISTED BELOW ARE FOR CITY USE ONLY. CONTRACTOR IS RESPONSIBLE TO BASE BID ON HIS OWN ESTIMATE.

CHRITES

(CONTRACTOR TO NOTIFY ENGINEER IF DISCREPANCY EXISTS) 2" AC R-19MM ON 4" ABC 2" AC R-19MM ON 6" ABC CONCRETE VERTICAL CURB CONCRETE SINGLE CURB 28,540 15,144 CONCRETE ROLL CURB 7,769 6" 90" BEND FIRE RISER FIRE DEPT. CONNECTION 249 358 3' CONCRETE VALLEY CHITTER 18" H.B.P.E. PIPE 1,025 1,979 24" H.D.P.E. PIPE 30" HOPE PIPE 12" H.D.P.E. PIPE 8" H.D.P.E. PIPE 6" HOPE PIPE 18" CMP PIPE 30" CMP PIPE TYPE "F" CATCH BASINS STORM DRAIN MANHOLES 25 13 4,680 R" SEWER LINE SEWER MANHOLE SEWER CLEAN OUT

	-
OFFETER	
	_

2" AC R-19MM ON 5" ABC (TEMPORARY PAVEMENT)	800	SY
SEWER MANHOLE	4	EA
8" VCP SEWER	4	EΑ
TOTAL TEN TANTILLA DIVINI	TITLE	

ESTIMATED EARTHWORK QUANTITIES

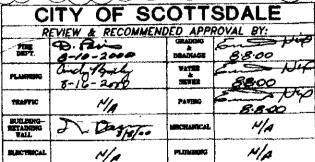
estimated fill = 67,451 cy duantities are raw and unadjusted

APPROVAL:

FLOOD STATEMENT FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

NUMBER PANEL NUMBER SUFFIX DATE OF FIRM FIRM ZONE (F1000 FLANIC) 2 PANEL DATE F 07/19/01 X N/A

ENGINEERS CERTIFICATION: THE LOWEST FLOOR ELEVATION(S) AND/OR ELEVATION(S)ON THIS PLAN, ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE-HINDRED YEAR STORM, AND ARE IN ACCORDANCE WITH THE CITY OF SCOTTSDALE (FLOODWAYS & FLOODPLAIN



PROJECT REVIEW IN BAGGINGS DATE

8 YEARS OF





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1 of 21

8.16.00

SUMMIT AT SCOTTSDALE

SCOTTSDALE, ARIZONA

GRADING & DRAINAGE, WATER & SEWER LINE PLANS

GENERAL NOTES

- ALL CONSTRUCTION IN PUBLIC RIGHT—OF—MAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARKOPA ASSOCIATION OF GOVERNMENTS (MAC) UNFORM STANDARD SPECIFICATIONS AND LARFORM STANDARD DETAILS FOR PUBLIC BYORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE GITY OF SCOTTSDALE (COS) SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. F
- 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 VERRIFED BY THE CITY.

 APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF AN ENCROACHMENT PERMIT FOR CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS SHALL BE RESUBMITTED TO THE CITY FOR RE-APPROVAL.

- PERMIT FOR CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS SHALL BE RESUBMITTED TO THE CITY FOR RE-APPROVAL.

 4. A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORK WITHIN THE CITY OF SCOTTSDALE RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO STARTING CONSTRUCTION (TELEPHONE 4800-312-8750)

 5. WHENEVER EXCAVATION IS TO BE DONE, CALL "BLUE STAKE CENTER", (802)263-1100, THO WORKING DAYS BEFORE EXCAVATION IS TO BEGIN. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTLITY LINES IS DENTIFIED FOR THE PROJECT. CALL COLLECT IF NECESSARY.

 6. ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENGROACHMENT PERMIT WILL BE ISSUED BY THE CITY UPON RECEIPT OF PAYMENT OF A BASE FEE PLUS A FEE FOR RISSECTION SERVICES TO BE PROVIDED BY THE CITY COMES OF ALL PERMITS SHALL BE ANALABLE FOR RISSECTION OF ALL PERMITS SHALL BE RETAINED ON-STE AND SHALL BE ANALABLE FOR RISSECTION AT ALL WORK IN DESIRED FOR PROJUCE THE REQUIRED PERMITS IN ERSULT IN MAMEDIATE WORK STOPPIAGE UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.

 7. ALL EXCAVATION AND GRADING WHICH IS NOT IN THE PUBLIC RICHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70. EXCAVATION AND GRADING WHICH IS NOT IN THE PUBLIC RICHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70. EXCAVATION AND GRADING OF THE LATEST EDITION OF THE UNFORM BUILDING CODE.

 7. REFUSE ENCLOSIVES WILL BE PROMIDED AT TIME OF PAD DEVELOPMENT UNLESS.

- THE UNIFORM BUILDING CODE.

 8. REFUSE ENCLOSURES WILL BE PROVIDED AT TIME OF PAD DEVELOPMENT UNLESS OTHERWISE NOTED ON THESE PLANS.

 9. AREA WITH IN SAFETY TRANSLE IS TO BE CLEAR OF LANDSCAPING, SIONS, OR OTHER OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2"-0". TREES WITHIN THE SAFETY TRIMINGLE SHALL HAVE CANOPY THAT BEGINS AT 7"-0" IN HEIGHT FOON INSTALLATION. ALL HEIGHT FOR MEASURED FROM NEAREST STREET LINE ELEVATION.

SPECIAL NOTES

- 1. THE CONTRACTOR SHALL MOTHLY THE ENGINEER AT LEAST 48 HOURS IN ADVANCE FOR ANY STAKING OR RESTAKING REQUIRED.

 2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PERMITS REQUIRED AT HIS OWN EXPENSE.

 3. THE CONTRACTOR WILL MAKE EXPLORATIONY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACULTES SUFFICIENTLY IN ADVANCE, OF CONSTRUCTION TO PERMIT THE REVISION OF THESE PLANS IF NECESSARY DUE TO CONFLICT BETWEEN A FACULTY PROPOSED HEREIN AND AN EXISTING FACULTY.

 4. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO VEREY THE PRESENCE AND LOCATION OF ANY AND ALL EXISTING OVERFEED AND/OR UNDERGROUND UTILITIES THAT MAY INTERFERE WITH THE CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT. CONTRACTOR SHALL ADEQUIRATELY PROTECT AND MAINTAIN SUCH UTILITIES.

 5. THE ENGINEER DOES NOT ASSUME MAY LABBILITY FOR ENFORS OF LINE AND/OR GRADE ON ANY STAKING WHICH HAS BEEN DISTURBED IN ANY WAY, NOR DOES THE ENGINEER ASSUME ANY LABBILITY FOR ERRORS OF LINE AND/OR GRADE ON ANY STAKING WHICH HAS BEEN DISTURBED IN ANY WAY, NOR DOES THE ENGINEER ASSUME ANY LABBILITY FOR ERRORS OF LINE AND/OR GRADE ON ANY STAKING THAT HAS BEEN IN PLACE FOR A PERIOD OF 24 HOURS OR MORE WITHOUT THE COMMERCEMENT OF CONSTRUCTION FOR IMPORT IN MAS SET.

- MORE WITHOUT THE COMMENCEMENT OF CONSTRUCTION FOR WHICH IT WAS SET.

 8. THE CONTRACTOR SHALL NOTBY THE DEVELOPERS SURVEYOR REFORE
 BACKFILLING WATER AND/OR SEWER SERVICES IN ORDER THAT THE
 ENGINEER MAY VERBY THE AS-BUILT LOCATION OF THE SERVICE.

 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ALL STAKES AND
 CONTROL, AND SHALL THEE STEPS NECESSARY TO INSURE THAT THE STAKES AND
 CONTROL ARE NOT DISTURBED ON TAMPERED WITH. IF STAKES AND DISTURBED,
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST INCURRED TO RESTAKE
 SHAY QUESTIONS RELATIVE TO THE ACCURACY OF IMPROVEMENT INSTALLATION
 SHALL BE RASED SUBSEDIENT TO COMPLETION OF THE WORK UNLESS ALL
 SURVEY STAKES ARE MANIFAMED INTACT. SHOULD SUCH STAKES NOT BE PRESENT
 AND VERBED AS TO THEIR ORDIN, IN CLAIM FOR ADDITIONAL COMPENSATION
 FOR CORRECTION SHALL BE PRESENTED TO ANY PARTY AND SUCH WORK SHALL
 BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.

 9. ALL FRAMES COVERS, VALVE BOXES AND MAINSUE COVERS SHALL BE
- BE CORRECTED BY THE CONTRACTOR AT HIS OWN EMPENSE.

 9. ALL FRAMES, COVERS, VALVE BOXES AND MANHOLE COVERS SHALL BE
 ADJUSTED TO FINISH GRAME PRIOR TO COMPLETION OF PAYING OR RELATED
 CONSTRUCTION. ADJUSTMENT OF EUSTING "TYPE A" OR "TYPE B" WATERLINE
 VALVE BOXES IN THE PARKWAY SHALL BE CONSIDERED INCIDENTAL TO PARKWAY
 GRADING. EXISTING "TYPE B" WATERLINE VALVE BOXES IN PAYEMENT SHALL BE
 REPLACED WITH "TYPE A" WATERLINE BOXES BY DETAL 301.

 10. CONSTRUCTION OF SURFACE RAPPOWERDITS SHALL NOT BEGIN UNTIL CONFLICTING
 UNDERSTRUCH UTILITY CONSTRUCTION IS COMPLETED AND SERVICE CONNECTIONS
 TO ALL PLATTED LOTS HAVE BEEN ADDIGNATELY EXTENDED.

 11. REFER TO HORIZONIAL CONTROL PLAN, AND DIMENSIONED SITE PLAN
 FOR ALL CONSTRUCTION STANDE.

- All Soins require signace permits and approvals.
 Any "upgraded" and/or decorative type of concrete or pavement that may require replacing after any public waterline repairs, bull be the sole responsibility of the land owner.

ESLO SITE DEVELOPMENT NOTES

- LAND DESIGNATED AS NAOS SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE.
 THE ENTRE MATURAL AREA OPEN SPACE (MAOS) WILL BE PERMANENTLY MAINTAINED
 AS NATURAL OPEN SPACE THROUGH EASEMENT, DONATION, OR DEDICATION TO THE
 CITY OR OTHER ENTITY, NAOS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- . Non-indicendus plant materials area limited to enclosed areas and shall not exceed 20 feet in height. 3. TURF IS LIMITED TO ENCLOSED AREAS NOT VISIBLE OFFSITE/LOWER ELEVATIONS,
- REFLECTIVE BUILDING MATERIALS AREA PROHIBITED. . NO PAINT COLORS SHALL BE USED WHICH HAVE A LIGHT REFLECTIVE VALUE (LIN). GREATER THAN 40%.
- GREATER THAN 40%.

 (LRY MEASURES THE AMOUNT OF LIGHT REFLECTED BY A COLOR AND IS AVAILABLE FROM PAINT MANUFACTURERS.)

 8. EXTERIOR MATERIALS AND PAINT COLORS SHALL NOT EXCEED A VALUE AND/OR-CHROMA OF BLAS MORCATED IN THE MUNSEL BOOK OF COLOR ON FILE IN THE CITY PLANNING DEPARTMENT. (SAMPLES MAY BE REQUIRED):

PAD 5 IMPROVEMENTS A

SHEET NOEX

GRADING & DRAINNAGE, WATER & SEWER COVER PAD IMPROVEMENTS COVER GRUDING & DRAINNAGE PLAN GRADING & DRAINNAGE PLAN GRUDING & DRAINNAGE PLAN PRIVATE WATER & SEWER LINE PLAN PRIVATE WATER & SEWER LINE PLAN

ESTIMATED QUANTITIES

NOTE: THE QUANTITIES LISTED BELOW ARE FOR CITY USE ONLY. CONTRACTOR IS RESPONSIBLE TO BASE BID ON HIS OWN ESTIMATE.

2" AC R-19MM ON 4" ABC	32	SY
CONCRETE VERTICAL CURB	333	LF
4" DUCTILE IRON PIPE	36	UF
FIRE RISER	1	EA
FIRE DEPT, CONNECTION	11	EA

Reappr. 5865-49-72	Control of a land	Description of Berimsen(s) Attical Engineer Review Mr. & Berighan House attical Full & Battle & Battle & Battle House attical Full & Battle		
STANSON /	Type of the	Shighne	U/A	
em 🗸	the these	- Angliana	1/1/2	
Am 6	Kyre track	- fine	D: Prio 2-4-0	
MT. WALLS	WA			
<i>3</i> /2	Viales Le Coordination	(anager (or detance)	2-20-03	

PAD 2 IMPROVEMENTS A

SHEET NOEX

GRADING & DRAINAGE, WATER & SEVER COVER PAD IMPROVEMENTS COVER GRADING & DRAINAGE PLAN PROVATE WATER & SEVER LINE PLAN

ESTIMATED QUANTITIES

ENGINEERING COORDINATION NANAGER / DESIGNER

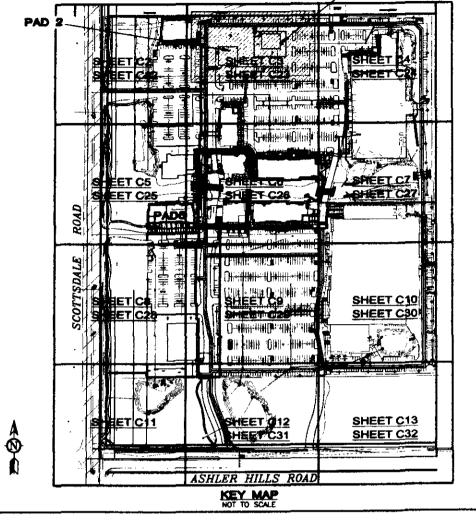
NOTE: THE QUANTITIES LISTED BELOW ARE FOR CITY USE ONLY. CONTRACTOR IS RESPONSIBLE TO BASE BID ON HIS OWN ESTMATE. (CONTRACTOR TO NOTIFY ENGINEER IF DISCREPANCY EXISTS)

CAMPATER

2" AC R-19MM ON 4" ABO CONCRETE VERTICAL CURB 4" DUCTILE IRON PIPE FIRE RISER FIRE DEPT. CONNECTION

DATE

CITY OF SCOTTSDALE REVIEW AND RECOMMENDED APPROVAL BY: Jayre 4: 10 WATER & 1-24-03 Thysa 4- 40 63 TRAFFIC PAVING 2-4-0



PAD 3 IMPROVEMENTS A

SHEET NOEX

GRADING & DRAINACE, WATER & SEWER COVER PAD IMPROVEMENTS COVER GRADING & DRAINAGE PLAN PRYATE WATER & SEWER LIME PLAN

ESTIMATED QUANTITIES NOTE: THE QUANTITIES LISTED BELOW ARE FOR CITY USE ONLY. CONTRACTOR IS RESPONSIBLE TO BASE BID ON HIS OWN ESTMATE. (CONTRACTOR TO NOTIFY ENGINEER IF DISCREPANCY EXISTS)

2" AC R-19MM ON 4" ABC	342	SY	
CONCRETE VERTICAL CURB	628	I UF	
6" DUCTILE IRON PIPE	221	LF I	
FIRE RISER	1	EA]	
FIRE DEPT. CONNECTION] 1	EA	

	Shoot g's Bovised Ci ClA C3 C23	Description of Hevision(e) Added Engineer Review No. Added Respreyed Bleck Added Ped 3 Data Added Ped 3 Data	
PAVING		TRAFFIC	
GAD		PLAIDERG	
TAS		FIELE	
HET. VALLE			

OWNER:

DONAHUE/SHRIGER 3501 JAMBOREE BLVD. SUITE 300 SOUTH TOWER NEWPORT BEACH, CA 92660 Ph: (949) 854-2100

DEVELOPER

NELSEN ARCHITECTS INC 15044 N. SCOTTSDALE ROAD, SUITE 200 SCOTTSDALE, AZ 85254 KOLL DEVELOPMENT COMPAN 2777 E. CAMELBACK RD SUITE 375 PHOENIX, AZ 85016 Ph: (602) 308-4444 Ph: (480) 949-6800

82-2000 FNONEER DEI PROFESSIONAL SERVICES 6225 N. 24TH STREET SUITE 200 18 PHOENIX, AZ 85016 Ph: (602) 954-0038 YEARS OF EXCELLENCE ARCHITECT:



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DATE 05/15/0/ PROJ. NO 0000

CONSTRUCTOR STATE

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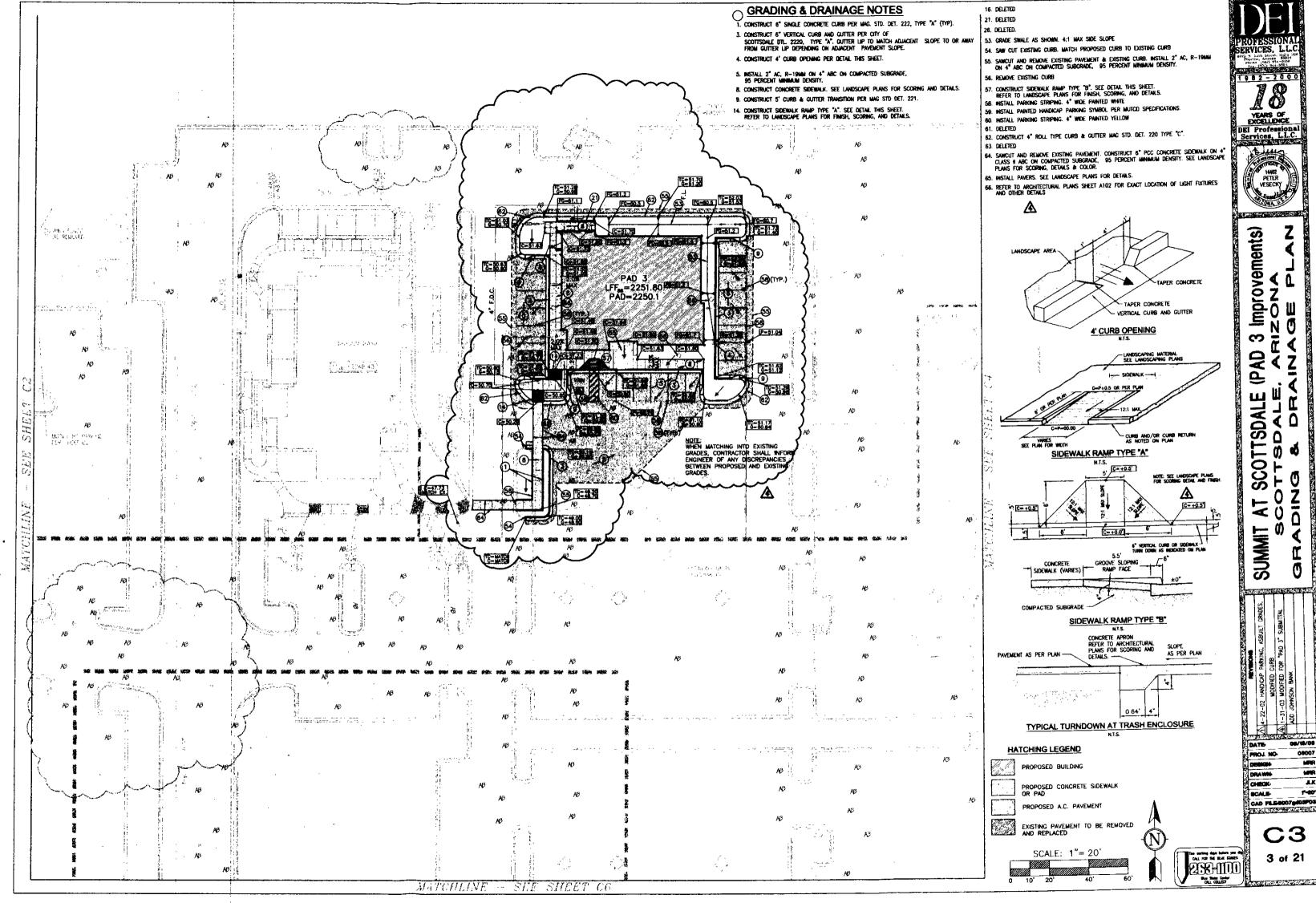
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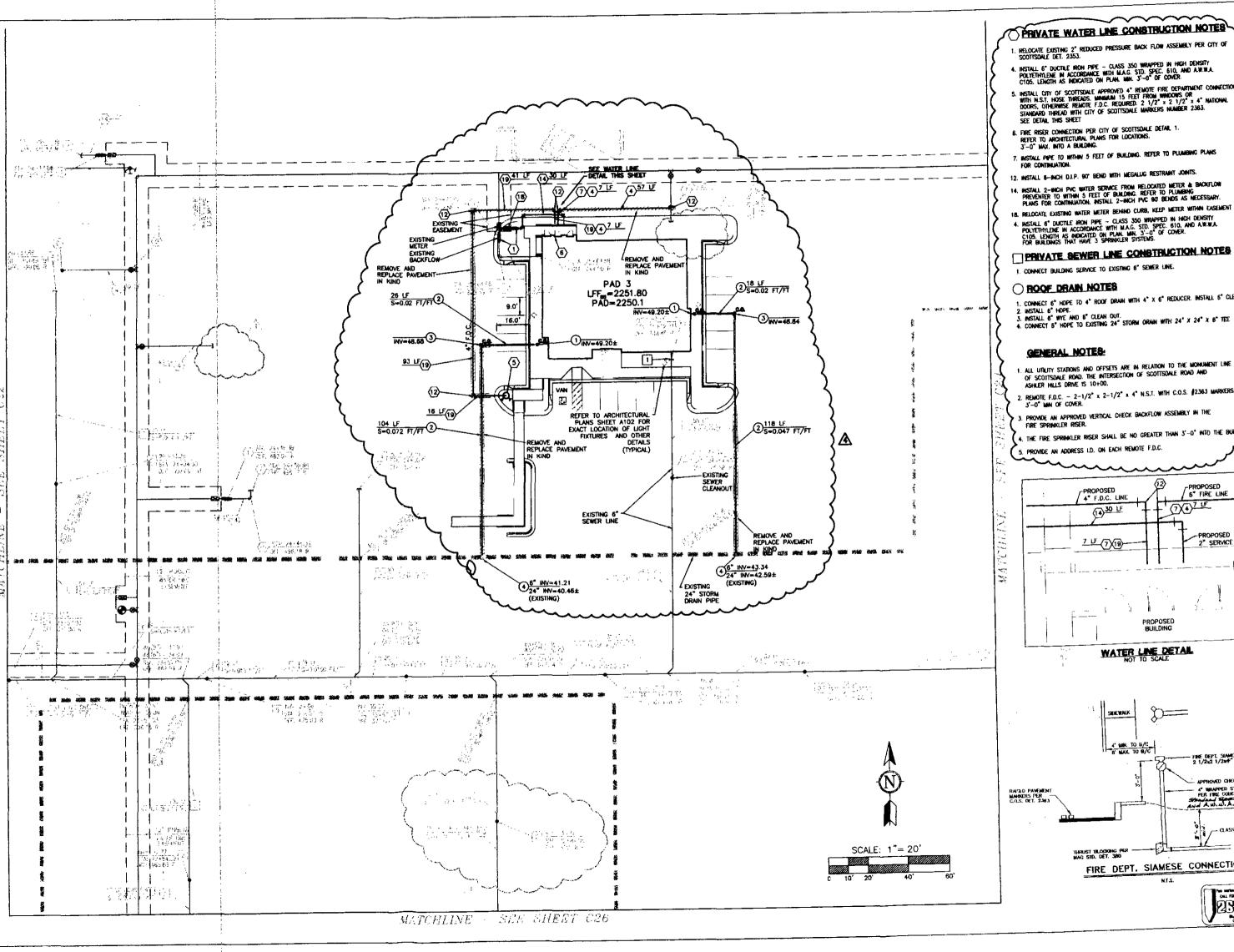
CHEROK-BCALE

Tipe stating days before you did CALL FOR THE SLARE STAKES

238H100 CALL COLLECT

1A of 21





RELOCATE EXISTING 2" REDUCED PRESSURE BACK FLOW ASSEMBLY PER CITY OF SCOTTSDALE DET. 2353.

PROFESSIONA SERVICES, L.L.

1982-2000 18

YEARS OF EXCELLENCE
DEI Professional Services, L.L.C.

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Improvements)

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SDALI DAL

SCOTTS TTSE WATER

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SUMMIT

INSTALL 6" DUCTILE IRON PIPE — CLASS 350 WRAPPED IN HIGH DENSITY POLYETHYLENE IN ACCORDANCE WITH MLAG. STD. SPEC. 610, AND A.W.W.A. C105. LENGTH AS INDICATED ON PLAN. MIN. 3"—0" OF COVER.

5. RISTALL CITY OF SCOTTSDALE APPROVED 4" REMOTE FIRE DEPARTMENT CONNECTION WITH N.S.T. HOSE THREADS. MINIMAN 15 FEET FROM WINDOWS OR DOORS, OTHERWISE REMOTE F.D.C. REQUIRED. 2 1/2" x 2 1/2" x 4" NATIONAL STANDARD HIREAD WITH CITY OF SCOTTSDALE MARKERS NUMBER 2363. SEE DETAIL THIS SHEET

12. INSTALL 6-INCH D.I.P. 90' BEND WITH MEGALUG RESTRAINT JOINTS.

14. INSTALL 2—INCH PVC WATER SERVICE FROM RELOCATED METER & BACKFLOW PREVENTER TO WITHIN 5 FEET OF BUILDING. REFER TO PLUMBING PLANS FOR CONTINUATION. INSTALL 2—INCH PVC 80 BENDS AS NECESSARY.

18. NELLUCALE EXISTING WATER METER BETWEEN COMM.

4. INSTALL 6° DUCTILE WRON PIPE - CLASS 350 WRAPPED IN HIGH DENSITY POLYETHYLENE IN ACCORDANCE WITH MAG. STD. SPEC. 610, AND AW.W.A. CLOS. LEWIGH AS NINICATED ON PLAN. MIN. 3'-0" OF COVER. FOR BUILDINGS THAT HAVE 3 SPRINKLER SYSTEMS.

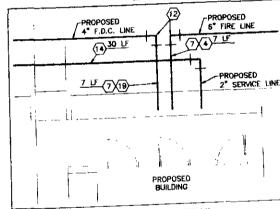
1. CONNECT 6" HDPE TO 4" ROOF DRAIN WITH 4" X 6" REDUCER. INSTALL 6" CLEANOUT 1. CONNECT 6 HOPE: 0
2. INSTALL 6" HOPE: 0
3. INSTALL 6" WYE AND 6" CLEAN OUT.
4. CONNECT 6" HOPE TO EXISTING 24" STORM ORAIN WITH 24" X 24" X 8" TEE

ALL UTILITY STATIONS AND OFFSETS ARE IN RELATION TO THE MONUMENT LINE. OF SCOTTSDALE ROAD, THE INTERSECTION OF SCOTTSDALE ROAD AND ASHLER HILLS DRIVE IS 10+00.

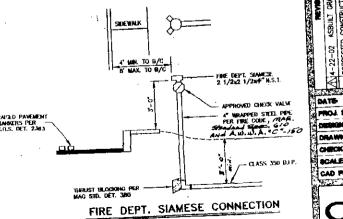
2. REMOTE F.O.C. $=2-1/2^\circ$ x $2-1/2^\circ$ x 4° n.s.t. with c.o.s. [2363 markers 3'-0" min of cover.

. PROVIDE AN APPROVED VERTICAL CHECK BACKFLOW ASSEMBLY IN THE FIRE SPRINKLER RISER.

. The fire sprinkler riser shall be no greater than 3'-0" into the



WATER LINE DETAIL



23-100

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CAD PLESO

r-e0'