

*NOTE: ALL WET UTILITIES TRANSVERSELY CROSSING 73RD PLACE SHALL BE INSTALLED PRIOR TO PAVEMENT BEING PLACED.

BUILDING F
F.F.=73.00

BUILDING E
F.F.=73.40

SCALE: 1" = 20'

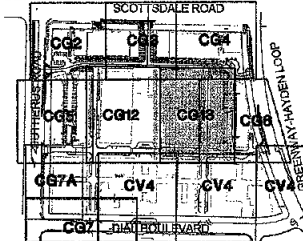
CONSTRUCTION NOTES

- *1 MATCH EXISTING SIDEWALK, CURB, TOP OF CURB AND OR PAVEMENT.
- *2 CONSTRUCT SIDEWALK PER M.A.G. STD. DETAIL 230 AND PER SOILS REPORT. SIDEWALK TO BE CONSTRUCTED WITH 5% MAX. LONGITUDINAL SLOPE AND 2% MAX. CROSS SLOPE. REFER TO LANDSCAPE PLAN FOR CONCRETE FINISH AND LIMITS.
- *3 BUS SHELTER PAD PER ARCHITECTURAL AND OFFSITE CIVIL PLANS.
- *4 SCREEN WALL PER LANDSCAPE PLANS. PLAN REVIEW# 1500-07-16
- *5 INSTALL RAMP PER SHEET C08 DETAIL 6
- *6 INSTALL SIGN FOR UNDERGROUND STORM STORAGE PER DETAIL 9 ON SHEET C08 (LOCATION APPROXIMATED)
- *7 REFER TO OFFSITE PAVING PLAN FOR CURB AND DRIVEWAY OR OFFSITE PAVING
- *8 REFER TO ELECTRICAL PLAN FOR PROPOSED LIGHT POLES AND RELOCATION OF EXIST. SITE LIGHT.
- *9 CONSTRUCT 6" CONCRETE SINGLE CURB PER M.A.G. STD. DETAIL 222, TYPE "A".
- *10 BUILD 0.5' DEEP SWALE DO NOT EXCEED 4 TO 1 SLOPE
- *11 REFER TO ARCHITECTURAL PLANS FOR TRANSFORMER/SES ENCLOSURE.
- *12 INSTALL CURB & GUTTER PER MAG STD DET 220 OR C.O.S. STD. DET. 2220, TYPE "A" WHEN DEPRESSED LIP IS SPECIFIED.
- *13 BUILD BERM. ELEVATION PER PLAN. DO NOT EXCEED 4 TO 1 SLOPE
- *14 INSTALL A.C. PAVEMENT PER DETAIL 5 ON SHEET C08.
- *15 REFER TO LANDSCAPE PLANS FOR SITE WALLS.
- *16 CONSTRUCT TEMPORARY RETENTION BASIN. DIMENSIONS PER PLAN WITH MAX SLOPE OF 4:1
- *17 WATER PROOF WALL OF BUILDING (RETAINING WALL)
- *18 CONSTRUCT TURN DOWN SIDEWALK PER DETAIL: 7 ON SHEET C08.
- *19 CONSTRUCT VALLEY GUTTER PER MAG STD DET. 240.
- *20 INSTALL CURB OPENING PER DETAIL 4 ON SHEET C08
- *21 INSTALL CURB TERMINATION PER MAG STD. 222.
- *22 INSTALL DRIVEWAY ENTRANCE PER MAG STD DETAIL 250, MODIFIED.
- *23 REMOVE TEMPORARY CURB FROM PHASE 1. SAWCUT 2' MIN. EXISTING ASPHALT AND MATCH.
- *24 ADJUST MANHOLE FRAME AND COVER PER COS STD DET 2270.

STORM DRAINAGE NOTES

- *1 INSTALL CATCH BASIN PER MAG STD DET# 535 TYPE "F".
- *2 INSTALL HDPE STORM DRAIN PIPE (ADS N12 OR EQUAL), SIZE, LENGTH AND SLOPE PER PLAN.
- *3 CONTRACTOR TO PROVIDE A MIN. OF 12" OF VERTICAL SEPARATION BETWEEN SEWER, DRY UTILITIES AND/OR STORM DRAIN. 2' MIN BETWEEN PUBLIC WATER AND OTHER UTILITIES.
- *4 INSTALL STORM TRAP PER DETAIL ON SHEET CG10.
- *5 REFER TO THE PLUMBING PLANS FOR CONTINUATION.
- *6 INSTALL HDPE STORM DRAIN BEND/TEE/CROSS (ADS TYPE N12 OR EQUAL). SIZE PER PLAN.
- *7 INSTALL 12" AREA DRAIN. NYLOPLAST OR APPROVED EQUAL. USE PEDESTRIAN GRATE. INVERTS PER PLAN. SEE DETAIL 10 ON SHEET CG20.
- *8 INSTALL CURB INLET CATCH BASIN PER MAG STD. DET. 530.
- *9 INSTALL 5" DIA. STORM DRAIN MANHOLE, MANHOLE FRAME AND COVER PER MAG STD DET 420-1, TYPE "A", 420-2 AND 424. BASE PER MAG STD DET 522. SEE DETAIL 8 ON SHEET C08.
- *10 INSTALL 96" CMP PIPE, LENGTH AND SLOPE PER PLAN. SEE SHEET C08 DET #2.
- *11 INSTALL CMP ACCESS RISER PER DETAIL #3 ON SHEET C08. (SOLID LID)
- *12 INSTALL TRENCH DRAIN PER ZURN Z882. WIDTH OF GRATE=12". USE HEEL PROOF DUCTILE IRON GRATE.
- *13 CONNECT TO 96" DIA. PIPE PER DETAIL #1 ON SHEET C08.
- *14 LEAVE OUT SINGLE 16" X 8" CMU BLOCK FOR WEEP HOLE INTO LANDSCAPE AREA.
- *15 CONNECT TO THE BOTTOM OF 96" CMP, INV PER PLAN
- *16 INSTALL CAP ON STUB. MARK LOCATION FOR FUTURE CONNECTION WITH REBAR AND AS BUILT LOCATION AND ELEVATION.
- *17 REMOVE CAP ON STUB. CONNECT TO PHASE 1 STORM DRAIN.
- *18 INSTALL STORM TRAP ACCESS RISER PER DETAIL C ON SHEET CG10.
- *19 INSTALL CMP ACCESS RISER WITH GRATE PER DETAIL #3 ON SHEET C08.
- *20 INSTALL BOLT DOWN WATER TIGHT MANHOLE LID PER RISER OR MANHOLE DETAIL ON SHEET C08
- *21 CONNECT TO STORM DRAIN PER MAG STD DETAIL 524.
- *22 CONSTRUCT TRENCH DRAIN CONNECTION TO HDPE STORM DRAIN PER TRENCH DRAIN-STORM DRAIN CONNECTION DETAIL ON SHEET CG12.
- *23 CONSTRUCT TRENCH DRAIN CONNECTION TO CMP PER MAG STD DET 524. USE 8" HDPE.
- *24 INSTALL 5" DIAMETER STORM DRAIN MANHOLE, MANHOLE FRAME AND COVER PER MAG STD. DET. 420-1, TYPE "A", 420-2 AND 424. BASE PER MAG STD DET. 520.
- *25 INSTALL CURB INLET CATCH BASIN PER MAG STD DET 532
- *26 INSTALL CONCRETE COLLAR PER MAG STD DET 505.
- *27 INSTALL DROP INLET CLEAN OUT PER DETAIL ON THIS SHEET.
- *28 INSTALL CONCRETE ENCASEMENT FOR PIPE CROSSING PER MAG STD DET 404-3.

* INDICATES NOTES USED ON THIS SHEET.



- NOTE:
1. ALL ELEVATIONS DEPICTED HEREON ARE INTENDED TO BE TOP OF CONCRETE, ASPHALT, OR FINISH GRADE IN LANDSCAPE AREAS. UNLESS OTHERWISE NOTED.
 2. ENGINEER WILL PROVIDE CITY WITH CAD DRAWINGS IN AN ACCEPTABLE FORMAT UPON REQUEST.



GRADING AND DRAINAGE PLANS

SCOTTSDALE QUARTER PHASE 2

15101 N. Scottsdale Rd.
Scottsdale, Arizona

Date
SEPTEMBER 12, 2008
2nd City Submittal
Revisions
Building "F" & "E" Misc. Revisions
January 30, 2009
Storm Drain Invert Revised,
South Side of North Street
Resurfaced - October 28, 2009
Revisions to Phase 1
Valeet Pullout Added, Catchbasin
Modification - November 4, 2009

APPROVED
SE Auto Rev. 01/11
DATE 12-14-09
Plans Reviewed by:
Agnes Yarnal 450-312-2151

DESIGNED BY: ASM
DRAWN BY: EBRAN
CHECKED BY: RMDI
SCALE: 1"=20'
SECTION: 11
TWSHP: 3N
RANGE: 4E
JOB NO.: GLR0001
SHEET
CG13

15101 N. Scottsdale Rd.
Scottsdale, Arizona

SCALE:
1"=20'

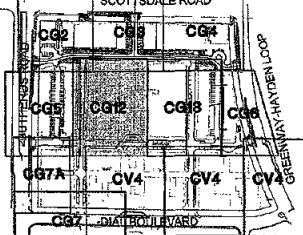
SECTION: 11
TWNHP: 3N
RANGE: 4E

JOB NO.:
GLIR0001

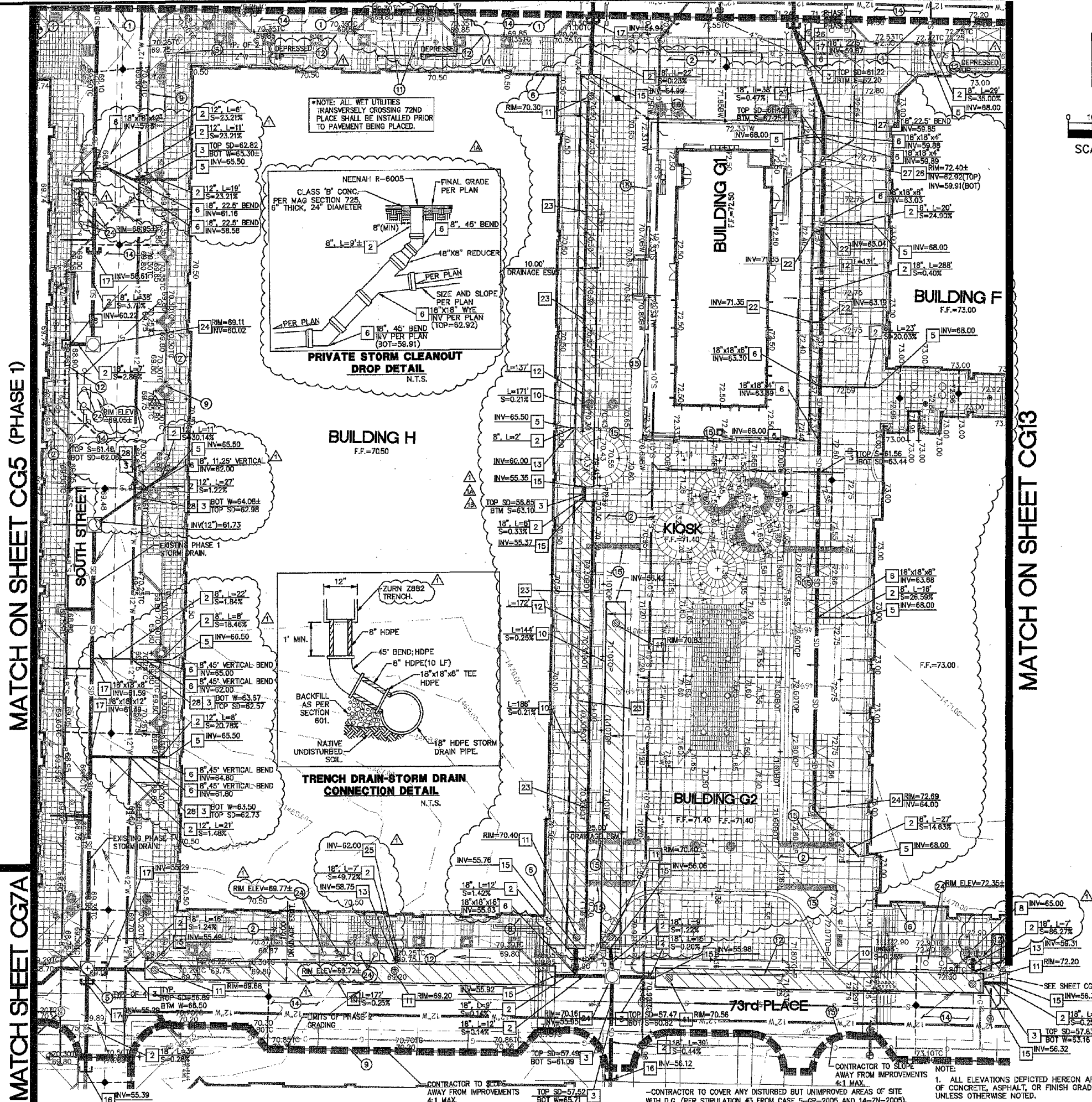
SHEET
CG12

- ① MATCH EXISTING SIDEWALK, CURB, TOP OF CURB AND OR PAVEMENT.
- * ② CONSTRUCT SIDEWALK PER M.A.G. STD. DETAIL 230 AND PER SOILS REPORT. SIDEWALK TO BE CONSTRUCTED WITH 15% MAX. LONGITUDINAL SLOPE AND 2% MAX CROSS SLOPE. REFER TO LANDSCAPE PLAN FOR CONCRETE FINISH AND LIMITS.
- ③ BUS SHELTER PAD PER ARCHITECTURAL AND OFFSITE CIVIL PLANS.
- ④ SCREEN WALL PER LANDSCAPE PLANS. PLAN REVIEW# 1500-07-16
- * ⑤ INSTALL RAMP PER SHEET CGB DETAIL 6
- * ⑥ INSTALL SIGN FOR UNDERGROUND STORM STORAGE PER DETAIL 9 ON SHEET CGB.(LOCATION APPROXIMATED)
- * ⑦ REFER TO OFFSITE PAVING PLAN FOR CURB AND DRIVEWAY OR OFFSITE PAVING
- ⑧ REFER TO ELECTRICAL PLAN FOR PROPOSED LIGHT POLES AND RELOCATION OF EXIST. SITE LIGHT.
- * ⑨ CONSTRUCT 6" CONCRETE SINGLE CURB PER M.A.G. STD. DETAIL 222, TYPE "A".
- ⑩ BUILD 0.5' DEEP SWALE DO NOT EXCEED 4 TO 1 SLOPE
- * ⑪ REFER TO ARCHITECTURAL PLANS FOR TRANSFORMER/SES ENCLOSURE.
- * ⑫ INSTALL CURB & GUTTER PER MAG STD DET 220 OR C.O.S. STD. DET. 2220, TYPE "A" WHEN DEPRESSED LIP IS SPECIFIED.
- ⑬ BUILD BERM. ELEVATION PER PLAN. DO NOT EXCEED 4 TO 1 SLOPE
- * ⑭ INSTALL A.C. PAVEMENT PER DETAIL 5 ON SHEET CGB.
- * ⑮ REFER TO LANDSCAPE PLANS FOR SITE WALLS.
- ⑯ CONSTRUCT TEMPORARY RETENTION BASIN. DIMENSIONS PER PLAN WITH MAX SLOPE OF 4:1
- ⑰ WATER PROOF WALL OF BUILDING (RETAINING WALL.)
- ⑱ CONSTRUCT TURN DOWN SIDEWALK PER DETAIL 7 ON SHEET CGB.
- ⑲ CONSTRUCT VALLEY GUTTER PER MAG STD DET. 240.
- ⑳ INSTALL CURB OPENING PER DETAIL 4 ON SHEET CGB
- ㉑ INSTALL CURB TERMINATION PER MAG STD. 222.
- ㉒ INSTALL DRIVEWAY ENTRANCE PER MAG STD DETAIL 250, MODIFIED.
- ㉓ REMOVE TEMPORARY CURB FROM PHASE 1. SAWCUT 2' MIN. EXISTING ASPHALT AND MATCH.
- * ㉔ ADJUST MANHOLE FRAME AND COVER PER COS STD DET 2270.

1. INSTALL CATCH BASIN PER MAG STD DET. 535 TYPE "F".
- * 2. INSTALL HDPE STORM DRAIN PIPE (ADS N12 OR EQUAL), SIZE, LENGTH AND SLOPE PER PLAN.
- * 3. CONTRACTOR TO PROVIDE A MIN. OF 12" OF VERTICAL SEPARATION BETWEEN SEWER, DRY UTILITIES AND/OR STORM DRAIN. 2' MIN BETWEEN PUBLIC WATER AND OTHER UTILITIES.
4. INSTALL STORM TRAP PER DETAIL ON SHEET CG10.
- * 5. REFER TO THE PLUMBING PLANS FOR CONTINUATION.
- * 6. INSTALL HDPE STORM DRAIN BEND/TEE/CROSS (ADS TYPE N12 OR EQUAL), SIZE PER PLAN.
- * 7. INSTALL 12" AREA DRAIN, NYLOPLAST OR APPROVED EQUAL, USE PEDESTRIAN GRATE. INVERTS PER PLAN. SEE DETAIL 10 ON SHEET CG20.
- * 8. INSTALL CURB INLET CATCH BASIN PER MAG STD. DET. 530.
9. INSTALL 5' DIA. STORM DRAIN MANHOLE, MANHOLE FRAME AND COVER PER MAG STD DET 420-1, TYPE "A", 420-2 AND 424. BASE PER MAG STD DET 522. SEE DETAIL 8 ON SHEET CG8.
- * 10. INSTALL 96" CMP PIPE, LENGTH AND SLOPE PER PLAN. SEE SHEET CGB DET #2.
- * 11. INSTALL CMB ACCESS RISER PER DETAIL #3 ON SHEET CGB. (SOLID LID)
- * 12. INSTALL TRENCH DRAIN PER ZURN Z882. WIDTH OF GRATE=12". USE HEEF PROOF DUCTILE IRON GRATE.
- * 13. CONNECT TO 96" DIA. PIPE PER DETAIL #1 ON SHEET CGB.
14. LEAVE OUT SINGLE 16" X 8" CMU BLOCK FOR WEEP HOLE INTO LANDSCAPE AREA.
- * 15. CONNECT TO THE BOTTOM OF 96" CMP, INV PER PLAN.
- * 16. INSTALL CAP ON STUB. MARK LOCATION FOR FUTURE CONNECTION WITH REBAR AND AS BUILT LOCATION AND ELEVATION.
- * 17. REMOVE CAP ON STUB. CONNECT TO PHASE 1 STORM DRAIN.
18. INSTALL STORM TRAP ACCESS RISER PER DETAIL C ON SHEET CG10.
19. INSTALL CMB ACCESS RISER WITH GRATE PER DETAIL #3 ON SHEET CGB.
20. INSTALL BOLT DOWN WATER TIGHT MANHOLE LID PER RISER OR MANHOLE DETAIL ON SHEET CGB.
21. CONNECT TO STORM DRAIN PER MAG STD DETAIL 524.
- * 22. CONSTRUCT TRENCH DRAIN CONNECTION TO HDPE STORM DRAIN PER TRENCH DRAIN-STORM DRAIN CONNECTION DETAIL ON SHEET CG12.
- * 23. CONSTRUCT TRENCH DRAIN CONNECTION TO CMP PER MAG STD DET 524, USE 8" HDPE.
- * 24. INSTALL 5' DIAMETER STORM DRAIN MANHOLE, MANHOLE FRAME AND COVER PER MAG STD. DET. 420-1, TYPE "A", 420-2 AND 424 BASE PER MAG STD DET. 520.
- * 25. INSTALL CURB INLET CATCH BASIN PER MAG STD DET 532.
- * 26. INSTALL CONCRETE COLLAR PER MAG STD DET 505.
- * 27. INSTALL DROP INLET CLEAN OUT PER DETAIL ON THIS SHEET.
- * 28. INSTALL CONCRETE ENCASEMENT FOR PIPE CROSSING PER MAG STD DET. 404-3.



CALL TWO WORKING DAYS
BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)
BLUE STAKE CENTER



MATCH ON SHEET CG13

NOTE:
1. ALL ELEVATIONS DEPICTED HEREON ARE INTENDED TO BE TOP OF CONCRETE, ASPHALT, OR FINISH GRADE IN LANDSCAPE AREAS, UNLESS OTHERWISE NOTED.

2. ENGINEER WILL PROVIDE CITY WITH CAD DRAWINGS IN AN ACCEPTABLE FORMAT UPON REQUEST.

GENERAL NOTES FOR CONSTRUCTION

- ALL CONSTRUCTION IN PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE (COS) SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, 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. IN 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 CONSTRUCTION (TELEPHONE 480-312-6750).
- 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.
- 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 PUBLIC RIGHT-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 OF THIS GRADING MUST BE SECURED FROM THE CITY FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.
- ALL CONFINED SPACES ARE SUBJECT TO OSHA STANDARDS.

LEGEND

NOTE: SYMBOLS SHOWN ON THIS MAP IDENTIFYING TOPOGRAPHIC FEATURES MAY NOT BE TO ACTUAL SCALE. SYMBOLS MAY BE ENLARGED FOR VISUAL PURPOSES.

	FIRE HYDRANT
	IRRIGATION VALVE
	WATER VALVE
	SEWER CLEANOUT
	SEWER MANHOLE
	CATCH BASIN
	POWER POLE
	LIGHT POST
	ACCESS RISER LID/GATE OR AREA DRAIN
	EXIST. TELEPHONE
	EXIST. ELECTRICAL
	EXIST. GAS
	RIGHT OF WAY
	CENTERLINE
	BOUNDARY/PROPERTY LINE
	EASEMENT DESIGNATION
	CHAIN LINK FENCE
	EXIST STORM DRAIN
	PROPOSED STORM DRAIN
	EXISTING SEWER
	PROPOSED SEWER LATERAL
	EXISTING WATER
	PROPOSED WATER LINE
	EXISTING CONTOURS
	PROPOSED CONTOURS

STANDARD ABBREVIATIONS

C	CONCRETE
CB	CATCH BASIN
EP	EXISTING PAVEMENT
EX	EXISTING
PH	FIRE HYDRANT
FF	FINISHED FLOOR
FL	FLOWLINE
G	GUTTER ELEVATION
GB	GRADE BREAK (CHANGE OF SLOPE)
C.O.S	CITY OF SCOTTSDALE
NG	NATURAL GROUND
S	SEWER
SD	STORM DRAIN
RW	RIGHT OF WAY
TC	TOP OF CURB
WL	WATER LINE
VG	VALLEY GUTTER
70.00	(ADD 1400')
70.00 EX EX GRADE	

SITE DATA

GROSS AREA	28.61 ACRES
NET AREA	23.52 ACRES
ZONING	PRC

PRIVATE ENGINEER'S NOTES TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT AND CORRECTLY LOCATE THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POINTS OF CONNECTION AND UTILITY CROSSINGS (PROPOSED & EXISTING). THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, WATER PIPES, SEWER PIPES, CONDUITS AND STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

ALL CONSTRUCTION ON-SITE SHALL CONFORM TO SOILS REPORT BY SPEEDIE AND ASSOCIATES, PROJECT NO. 062261SA DATED FEBRUARY 20, 2007.

NO CONFLICT SIGNATURE BLOCK

UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER	DATE SIGNED
ELECTRIC	APS	CHRISTINE WIESTING	602-493-4433	08/10/07
TELEPHONE	QWEST	IAN HOLME	602-630-0496	10/31/07
NATURAL GAS	SOUTH WEST GAS	NORMA JARDIN	602-484-5344	10/25/07
CABLE TV	COX CABLE	NICK BELLOWE	623-328-3508	02/07/08
IRRIGATION	SRP WATER	AARON DICK	602-236-2962	10/22/07
OTHER				

ENGINEER'S CERTIFICATION

I, Marc Allen, AS THE ENGINEER OF RECORD FOR THIS DEVELOPMENT, HEREBY CERTIFY THAT ALL UTILITY COMPANIES LISTED ABOVE HAVE BEEN PROVIDED FINAL IMPROVEMENT PLANS FOR REVIEW, AND THAT ALL CONFLICTS HAVE BEEN RESOLVED. IN ADDITION, "NO CONFLICT" FORMS HAVE BEEN OBTAINED FROM EACH UTILITY COMPANY, AND ARE INCLUDED IN THIS SUBMITTAL. ALL PUBLIC AND PRIVATE UTILITY APPURTENANCES NECESSARY TO SERVE THIS SITE, INCLUDING, BUT NOT LIMITED TO, TRANSFORMERS, CABLE BOXES, AND UTILITY PEDESTALS, SHALL BE PLACED SUCH THAT THEY DO NOT NEGATIVELY IMPACT THE USE OF ANY DEDICATED EASEMENTS OR RIGHTS-OF-WAY INCLUDING, BUT NOT LIMITED TO, STORMWATER STORAGE BASINS, SIGHT DISTANCE EASEMENTS, AND MAGS OR OTHER OPEN SPACE EASEMENTS.

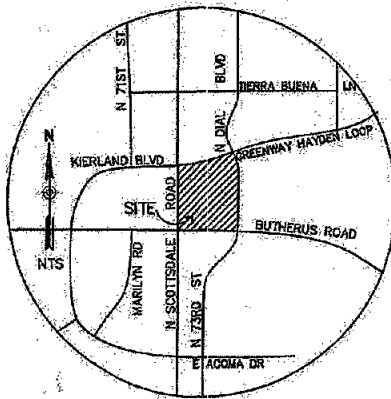
Signature: Marc Allen Date: 9/15/08

THE ENGINEER OF RECORD ON THESE PLANS HAS RECEIVED A COPY OF THE APPROVED STIPULATIONS FOR THIS PROJECT AND HAS DESIGNED THESE PLANS IN CONFORMANCE WITH THE APPROVED STIPULATIONS.

ONSITE IMPROVEMENT PLANS FOR SCOTTSDALE QUARTER PHASE 2

15101 N. SCOTTSDALE ROAD

LOCATED IN THE NORTHWEST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA



VICINITY MAP

GRADING AND DRAINAGE NOTES

GENERAL WATER NOTES

- DEVELOPER IS RESPONSIBLE FOR MAKING PROPER APPLICATION AND PAYING THE PREVAILING FEES PRIOR TO CONSTRUCTION OF ALL SERVICES.
- BUTTERFLY VALVES ARE NOT ALLOWED IN LINES 12 INCH AND SMALLER.
- GATE VALVES SHALL BE RESILIENT SEATED, SOLID WEDGE GATE, FULLY ENCAPSULATED AND OPEN LEFT.
- TAPPING VALVES SHALL BE FLANGE BY MECHANICAL JOINT TO ALLOW TAPPING BY CONTRACTOR.
- TAPS TO EXISTING CITY OWNED MAINS SHALL BE DONE BY A CITY APPROVED CONTRACTOR. NO TAP SHALL BE MADE UNTIL THE CITY INSPECTOR HAS APPROVED THE INSTALLATION OF THE TAPPING SLEEVE, THRUST BLOCK AND VALVE PLACEMENT. NO TAP TO CITY OWNED MAIN SHALL BE MADE WITHOUT A CITY UTILITIES DEPARTMENT REPRESENTATIVE PRESENT.
- CONSTRUCTION SURVEY STAKES SHALL BE IN PLACE AND CUT SHEETS SHALL BE PROVIDED TO THE CITY CONSTRUCTION ENGINEERING INSPECTOR PRIOR TO STARTING CONSTRUCTION.
- CONFLICTS WITH EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE CALLED TO THE ATTENTION OF THE CITY AND RESOLVED PRIOR TO PROCEEDING.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER TO HAVE THE SERVICE LINE VISIBLE AND ACCESSIBLE WHEN REQUESTING THE INSTALLATION OF A WATER METER OR A PRE-FINAL INSPECTION AND AS-BUILT SERVICES.
- ONLY CITY FORCES ARE AUTHORIZED TO OPEN AND CLOSE EXISTING CITY OWNED WATER VALVES.
- THE CITY OF SCOTTSDALE SHALL BE RESPONSIBLE FOR REPLACEMENT OF STANDARD CONCRETE AND ASPHALT ONLY.
- ALL WATER LINES SHALL BE STAKED PRIOR TO TRENCHING AT A MAXIMUM STAKING INTERVAL OF 50 FEET, EXCEPT WHEN THE CITY ENGINEER APPROVES THE USE OF LASER.
- LOCATION OF ALL WATER VALVES MUST BE REFERENCED AT ALL TIMES DURING CONSTRUCTION AND MADE AVAILABLE TO THE UTILITIES DEPARTMENT.
- ALL MATERIALS WHICH MAY COME IN CONTACT WITH DRINKING WATER SHALL CONFORM TO THE NATIONAL SANITATION FOUNDATION STANDARDS 60 AND 61.
- BLOCKS SHALL BE INSTALLED AT ALL VALVES, PER MAG SPECS.
- COMPACTION SHALL COMPLY WITH M.A.G. SEC. 601 & COS SUPPLEMENTS.
- IT SHALL BE THE WATER CONTRACTOR'S RESPONSIBILITY TO SET WATER VALVES LID AND COVER TO FINISH GRADE AFTER PAVING IN ACCORDANCE WITH MAG STD 391.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY STANDARDS AND REVIEW THE PLANS IN DETAIL WITH THE CITY PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND SHALL MAINTAIN ALL FACILITIES COMPLETED AND UNCOMPLETED UNTIL ACCEPTED BY THE CITY.
- ALL WATER VALVE BOXES SHALL BE PER CITY OF SCOTTSDALE (COS) DETAIL 361-TYPE C.
- ALL CONSTRUCTION TO CONFORM TO M.A.G. SPECIFICATIONS AND DETAILS, CITY OF SCOTTSDALE SUPPLEMENT TO M.A.G. SPECIFICATIONS AND DETAILS, UNLESS MODIFIED ON THE PLANS.
- SIX (6) FOOT MINIMUM HORIZONTAL SEPARATION FROM ANY UNDERGROUND UTILITY SHALL BE PROVIDED FOR SEWER MAINS, SEWER SERVICES, WATER MAINS, AND WATER SERVICES. THE MINIMUM HORIZONTAL SEPARATION IS MEASURED FROM OUTSIDE OF SEWER MAIN, SEWER SERVICE, WATER MAIN, OR WATER SERVICE TO OUTSIDE OF UNDERGROUND UTILITY.
- TWO (2) FOOT MINIMUM VERTICAL SEPARATION FROM ANY DRY UNDERGROUND UTILITY CROSSING SHALL BE PROVIDED FOR SEWER MAINS, SEWER SERVICES, WATER MAIN, OR WATER SERVICE TO OUTSIDE OF UNDERGROUND UTILITY, UNLESS OTHERWISE APPROVED BY WATER RESOURCES.
- TWO (2) FOOT MINIMUM VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN ANY SEWER MAIN OR STORM DRAIN CROSSING A WATER MAIN. THE MINIMUM VERTICAL SEPARATION IS MEASURED FROM OUTSIDE OF WATER MAIN TO OUTSIDE OF SEWER MAIN OR STORM DRAIN MAIN. SEE M.A.G. STANDARD DETAIL 404 AND C.O.S. STANDARD DETAIL 2401 FOR ADDITIONAL INFORMATION AND/OR PROVISIONS FOR CLEARANCE.
- EXCEPTIONS OR DEVIATIONS FROM THE ABOVE MINIMUM CLEARANCES MUST BE APPROVED AND SHOWN ON THE APPROVED WATER AND SEWER PLANS. WHEN UTILITY CONFLICTS ARE FOUND DURING CONSTRUCTION, ALL CHANGES AND REVISIONS MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
- ANY AND ALL MORE STRINGENT REQUIREMENTS REQUIRED BY FEDERAL, STATE, COUNTY, OR LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- NEITHER WATER SERVICE METER BOX OR ANY PORTION OF A WATER SERVICE SHALL BE INSTALLED UNDER AN EXISTING OR PROPOSED DRIVEWAY OR SIDEWALK RAMP.

- 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 CITY OF SCOTTSDALE REVISED CODE, CHAPTER 37-FLOODPLAIN AND STORMWATER REGULATION.

ENGINEER'S FEMA 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 CITY OF SCOTTSDALE REVISED CODE, CHAPTER 37-FLOODPLAIN AND STORMWATER REGULATION.

COMMUNITY NUMBER	PANEL #	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEV. (IN AO ZONE, USE DEPTH)
045012	1685	F	09-30-2005	ZONE "X"	N/A
	1245	H			

SITE ARCHITECT

NELSEN PARTNERS, INC.
15210 NORTH SCOTTSDALE ROAD, SUITE 300
SCOTTSDALE, AZ 85254
CONTACT: GEORGE MELARA
PHONE: (480) 949-6800

ENGINEER

DAVID EVANS & ASSOCIATES, INC.
2141 EAST HIGHLAND AVENUE, STE 200
PHOENIX, ARIZONA 85016
PHONE: (602) 678-5151
CONTACT: MARC ALLEN P.E.

DEVELOPER/OWNER

KIERLAND CROSSING, LLC
150 EAST GAY STREET, 24TH FLOOR
COLUMBUS, OHIO 43215
CONTACT: TONY MARSHALL
PHONE: (614) 949-5806

VANGUARD CITYHOME
8328 E HARTFORD DR.
SCOTTSDALE, AZ 85255
CONTACT: CHRIS CAMBERLANCO
PHONE: (480) 993-0560

BASIS OF BEARING

MONUMENT LINE OF SCOTTSDALE ROAD, BETWEEN GREENWAY-HAYDEN LOOP AND BUTHERUS ROAD. BEARING S01°08'00" (R1&M)

BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN A HANDHOLE AT THE INTERSECTION OF 76TH STREET AND GREENWAY ELEVATION= 1476.534 (NAVD '88 DATUM, CITY OF SCOTTSDALE DATA)

LEGAL DESCRIPTION

PARCEL 1

A PORTION OF THE NORTHWEST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE FOUND AT THE NORTHWEST CORNER OF SAID SECTION 11, ALSO BEING THE POINT OF INTERSECTION OF THE MONUMENTED CENTERLINES OF GREENWAY-HAYDEN LOOP AND SCOTTSDALE ROAD, FROM WHICH A BRASS CAP IN HAND HOLE FOUND AT THE INTERSECTION OF THE MONUMENTED CENTERLINES OF SCOTTSDALE ROAD AND BUTHERUS ROAD BEARS SOUTH 01°08'00" WEST, OF 1100.20 FEET;

THENCE SOUTH 89°40'34" EAST, ALONG THE MONUMENTED CENTERLINE OF GREENWAY-HAYDEN ROAD, A DISTANCE OF 65.07 FEET TO BRASS CAP IN HAND HOLE AND A POINT ON A NON-TANGENT CURVE, THE RADIUS POINT OF WHICH BEARS NORTH 00°19'08" EAST, 2,000.00 FEET;

THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID MONUMENTED CENTERLINE OF GREENWAY-HAYDEN LOOP, THROUGH A CENTRAL ANGLE OF 16°55'21", AN ARC DISTANCE OF 590.71 FEET;

THENCE SOUTH 18°36'13" EAST, 65.00 FEET TO A POINT ON A LINE LYING 65.00 FEET SOUTH OF AND PARALLEL TO SAID MONUMENTED CENTERLINE OF GREENWAY-HAYDEN LOOP AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 16°36'13" EAST, 40.25 FEET TO A POINT OF CURVATURE HAVING A RADIUS OF 150.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17°44'55", AN ARC DISTANCE OF 46.47 FEET;

THENCE SOUTH D1°08'42" WEST, 1000.15 FEET TO A POINT ON A LINE LYING 50.00 FEET NORTH OF AND PARALLEL TO THE MONUMENTED CENTERLINE OF BUTHERUS ROAD;

THENCE NORTH 88°51'18" WEST, ALONG SAID LINE LYING 50.00 FEET NORTH OF AND PARALLEL TO THE MONUMENTED CENTERLINE OF BUTHERUS ROAD, 594.02 FEET TO A POINT OF CURVATURE HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 88°59'18", AN ARC DISTANCE OF 39.26 FEET TO A POINT ON A LINE LYING 65.00 FEET EAST OF AND PARALLEL TO THE MONUMENTED CENTERLINE OF SCOTTSDALE ROAD;

THENCE NORTH 01°08'00" EAST, ALONG SAID LINE LYING 65.00 FEET EAST OF AND PARALLEL TO THE MONUMENTED CENTERLINE OF SCOTTSDALE ROAD, 941.49 FEET TO A POINT OF CURVATURE HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 88°40'15", AN ARC DISTANCE OF 30.95 FEET TO A POINT ON A LINE LYING 65.00 FEET SOUTH OF AND PARALLEL TO THE MONUMENTED CENTERLINE OF GREENWAY-HAYDEN LOOP AND A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 2,065.00 FEET;

THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID LINE LYING 65.00 FEET SOUTH OF AND PARALLEL TO THE MONUMENTED CENTERLINE OF GREENWAY-HAYDEN LOOP, THROUGH A CENTRAL ANGLE OF 16°24'28", AN ARC DISTANCE OF 591.35 FEET TO THE TRUE POINT OF BEGINNING.

APPROVED BY

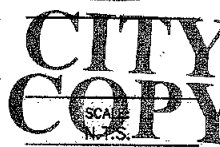
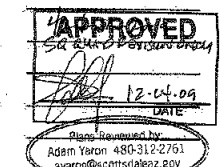
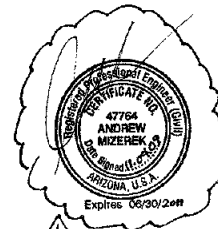
T. Schill 092152 9/15/08
MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPT. DATE

AS-BUILT CERTIFICATION

I CERTIFY THAT THE "AS-BUILT" INFORMATION SHOWN HEREON WAS OBTAINED UNDER MY DIRECT SUPERVISION AND IS CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME: _____ DATE: _____
REGISTRATION NO.: _____ DATE: _____

Reapproval #	Revised Sheet No. (if case, case, etc.)	Description of Revisions
Paving	9-23-08	Traffic
Grading & Drainage	9-24-08	Planning
Water & Sewer	9-22-08	Fire
Ret. Walls	N/A	
Engineering Coordination Mgr. (or designee)		Date



SECTION: 11
TOWNSHIP: 3N
RANGE: 4E
JOB NO.: GLR0001
SHEET
CVI

