

Simulations
Photos
All Graphics (no plans)

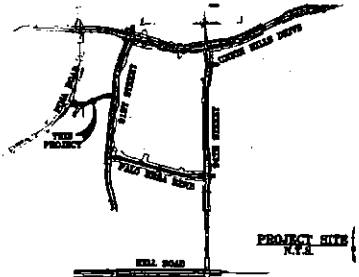
GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST MARIICOPA ASSOCIATES OF ENGINEERS (M.A.E.) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS REVISED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE (C.S.D.) SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE LATTER SHALL GOVERN.
- THE ENGINEERING DESIGN ON THESE PLANS ARE ONLY APPROVED BY THE CITY IN SO FAR AS NOT IN CONFLICT OF CONSTRUCTION STANDARDS 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 REAPPROVAL.
- A PUBLIC WORKS INSPECTION WILL INSPECT ALL WORKS WITHIN THE CITY OF SCOTTSDALE. THE INSPECTION SHALL BE CONDUCTED BY THE CITY 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 SADE FEE PLUS THE FEE FOR INSPECTION SERVICE 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 PROVIDE 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 10, "EXCAVATION AND GRADING," OF THE LATEST EDITION OF THE UNIFORM BUILDING CODE. THE PERMIT FOR THIS EXCAVATION OR GRADING SHALL BE OBTAINED FROM THE CITY FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.
- THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, DEPTH, AND MATERIALS OF EXISTING UNDERGROUND UTILITIES, MANHOLES, AND MATHINGS PRIOR TO CONSTRUCTION OF GRADING, PAVING, CURBS AND EASEMENTS OR OTHER SURFACE CONSTRUCTION. THE LOCATION, ELEVATION, DEPTH, AND MATERIALS OF EXISTING UNDERGROUND UTILITIES, MANHOLES, AND MATHINGS SHALL BE SHOWN ON THESE PLANS. IF ANY DISCREPANCY IS FOUND BETWEEN THE PLANS AND THE ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR INSTRUCTION ON HOW TO PROCEED PRIOR TO CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH ANY PROCEDURES WHICH ARE NOT FOLLOWED.
- STOPS REQUIRED BY PERMITS AND APPROVALS.

ENGINEERS NOTES

- MARIICOPA ASSOCIATES OF ENGINEERS (M.A.E.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS REVISED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE (C.S.D.) SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS SHALL GOVERN.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.E. STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS REVISED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE (C.S.D.) SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL METHOD, SEQUENCING, AND SAFETY CONCERNING ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION. UNLESS SPECIFICALLY ADDRESS OTHERWISE IN THIS PLAN OR OTHERWISE IN THE CONTRACT.
- THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- THE CONTRACTOR AND SITE CONDITIONS EXISTING IN THESE PLANS AND THE INFORMATION CONTAINED THEREON ARE SUBJECT TO CHANGE AND THE CONTRACTOR SHALL NOTIFY IMMEDIATELY IN WRITING THE OWNER'S AGENT IMMEDIATELY FOR INSTRUCTION ON HOW TO PROCEED PRIOR TO CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH ANY PROCEDURES WHICH ARE NOT FOLLOWED.
- A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR BLUE STAKES (1-800-STAKE-10) PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY INTERFERING UTILITIES.
- ALL PAVING, GRADING, CONSTRUCTION, FINISHING, PIPE BEDDING, CUT FILL, AND BACKFILL SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE SOils (METEOROLOGICAL) REPORT FOR THIS PROJECT IN ACCORDANCE WITH THE METEOROLOGICAL SPECIFICATIONS AND DETAILS.
- ALL CONTRACTORS TO WORK IN THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AT POINTS OF INTEREST SHALL BE IDENTIFIED FROM THESE PLANS. THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT IMMEDIATELY FOR INSTRUCTION ON HOW TO PROCEED PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SET LAYOUT WITH ARCHITECTURE'S FINAL SITE PLAN AND FINAL BUILDING PERMITS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.
- COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND SET CONDITIONS, AND TO SHOW NEW REQUIRED CONDITIONS AS THE PROJECT SETS ARE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS HAZARDS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, DEPTH, AND MATERIALS OF EXISTING UNDERGROUND UTILITIES, MANHOLES, AND MATHINGS PRIOR TO CONSTRUCTION OF GRADING, PAVING, CURBS AND EASEMENTS OR OTHER SURFACE CONSTRUCTION. THE LOCATION, ELEVATION, DEPTH, AND MATERIALS OF EXISTING UNDERGROUND UTILITIES, MANHOLES, AND MATHINGS SHALL BE SHOWN ON THESE PLANS. IF ANY DISCREPANCY IS FOUND BETWEEN THE PLANS AND THE ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR INSTRUCTION ON HOW TO PROCEED PRIOR TO CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH ANY PROCEDURES WHICH ARE NOT FOLLOWED.

**TRAILSIDE VIEW ROADWAY IMPROVEMENT PLAN
A PORTION OF SECTION 31 T.4N., R.5E., OF THE G.&S.R.M.,
MARICOPA COUNTY, ARIZONA**



- CONTRACTOR IS RESPONSIBLE TO COORDINATE UTILITY CROSSINGS AT EXISTING CROSSINGS BEFORE STARTING WORK ON EXISTING CROSSINGS WITH OWNER REPRESENTATIVE. VERIFY UTILITY LINES AND/OR CONDITIONS ARE IN PLACE BEFORE STARTING EXISTING WORK.
- CONSTRUCT EXISTING ROAD AS SHOWN. CONSTRUCTION TO SECURITY BOTTOM OF BASES 5 TO 10' DEEP AND NOT ALLOW CONSTRUCTION OVER 8".
- THIS PROJECT REQUIRES A REGULAR DRAINAGE MAINTENANCE PROGRAM FOR THE EXISTING DRAINAGE SYSTEM(S) TO MAINTAIN THE SCUMMING INTENSITY, AND THE ABILITY TO PERFORM ITS DRAINAGE SYSTEM FAILURE TO MAINTAIN MAINTENANCE WILL DEGRADE THE DRAINAGE SYSTEM'S PERFORMANCE AND MAY LEAD TO ITS INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE TO THE PROJECT.
- CONTRACTOR TO COORDINATE ALL INSPECTION AND TESTING OF WATER AND SEWER FACILITIES WITH THE PARTY RESPONSIBLE FOR THE EXISTING FACILITIES. CONTRACTOR ALSO TO PROVIDE 15 MINUTE NOTICE PRIOR TO CONSTRUCTION OF CONSTRUCTION OF ANY WATER OR SEWER FACILITIES. IF REQUIRED BY THE CONTRACT, CONTRACTOR TO PROVIDE AN APPROXIMATE SET OF APPROXIMATE AS-BUILTS TO THE OWNER AT THE COMPLETION OF CONSTRUCTION.
- THE WORK PRESENTED IS BELIEVED TO BE COMPLIANT WITH THE INTENT OF THE CURRENT AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS AS DETERMINED BY THE REQUIRED AGENT. IF CONSTRUCTION OF THE PROJECT IS DELAYED, THIS WORK PRODUCT SHOULD BE UPDATED TO ACCORD WITH ANY RELEVANT ADA UPDATED BODILY CONSTRUCTION NEEDS.

WATER PRESSURE CERTIFICATION STATEMENT

THE WATER SYSTEM SHOWS HEREON HAS BEEN DESIGNED TO ADEQUATELY SUPPLY WATER IN SUFFICIENT QUANTITY AND PRESSURE TO MEET LOCAL REQUIREMENTS.

NATURAL OPEN SPACE & LIMITS OF CONSTRUCTION PROTECTION PLAN

- NO GRADING, GRADING, OR CONSTRUCTION ACTIVITY SHALL EXCEED INTO AREAS DESIGNATED AS SOIL.
- ALL ROAD AND LOC AREAS SHALL BE PROTECTED FROM DAMAGE PRIOR TO AND DURING CONSTRUCTION BY THE FOLLOWING METHODS:
a. REINFORCED LAND SURVEYOR SHALL STAKE ALL ROAD AND LOC AREAS BASED ON THE PLAN.
b. A THREE (3) FOOT TALL STEEL BEAM SHALL BE SET ALONG THE ROAD AND LOC LINE AND CONNECTED WITH CHAIN LINK BY THE CONTRACTOR PRIOR TO ANY GRADING.
c. THE STAKES AND BEAMS SHALL BE MAINTAINED INTACT BY THE CONTRACTOR DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL REMOVE STAKES AND BEAMS AFTER RECEIPT OF THE CERTIFICATE OF COMPLETION FROM THE CITY OF SCOTTSDALE FOR THE ADJACENT PORT OF CONSTRUCTION WORK.

GENERAL NOTES

- SEWER MANHOLES WILL BE BUILT IN ACCORDANCE WITH THE CONTRACT DEVELOPER WILL PROTECT THE EXISTING MANHOLE FROM DAMAGE.
- ALL DRAINAGE CASERMENTS AND DRAINAGE INFRASTRUCTURE (COLLECTS, DETENTION BASINS, ETC.) WILL BE MAINTAINED PER STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS REVISED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE (C.S.D.) SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE LATTER SHALL GOVERN.
- EXISTING HOLES IN CITY OF SCOTTSDALE INFRASTRUCTURE WITHIN THIS PLAN SET. ANY COMPLETION BETWEEN THE CITY OF SCOTTSDALE AND THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE CITY OF SCOTTSDALE TO DETERMINE A SOLUTION.
- EXISTING AREAS WITHIN THE PROJECT TRIANGLE ARE TO BE CLEAR OF LANDSCAPING, SIGN, OR OTHER OBSTRUCTIONS WITH A HEIGHT GREATER THAN TWO FEET, THEIR WITHIN THE SAFETY TRIANGLE SHALL HAVE A CLEARANCE AT LEAST SEVEN FEET IN HEIGHT.
- EXISTING HOLES IN CITY OF SCOTTSDALE INFRASTRUCTURE WITHIN THIS PLAN SET. ANY COMPLETION BETWEEN THE CITY OF SCOTTSDALE AND THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE CITY OF SCOTTSDALE TO DETERMINE A SOLUTION.
- STOPS REQUIRED BY PERMITS AND APPROVALS.
- ALL STREET WIDTHS ARE IN CONFORMANCE WITH APPROVED ORDINANCE 14 PLANNING UNIT 3, 5 AND 6 CHIEF ENGINEER'S INFORMATION.
- ALL DRIVEWAYS ARE TO BE LOCATED AND FIELD VERIFIED BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. SHOW HEREON FOR GENERAL LOCATION ONLY.
- POHLS REQUIRE SEPARATE APPROVALS AND PERMITS.
- ALL DRIVEWAYS WITHIN THE PROJECT TRIANGLE MUST BE OBTAINED FROM MARICOPA COUNTY DIVISION OF AIR POLLUTION CONTROL.
- ALL DRIVEWAYS AND STREETS SHALL CONFORM TO THE FIRE DEPT. GUIDE LINES FOR EMERGENCY VEHICLE ACCESS.
- ALL DRIVEWAYS AND STREETS SHALL BE DESIGNED FOR A MIN. 100 YEAR STORM.
- DRAINAGE STRUCTURE FINISH SHALL BE DONE IN WITH THE NATIVE DESERT COLOR.

UTILITY NOTES

- COMPANIES AND THE WORK CONTAINED IN THESE PLANS HAS BEEN OBTAINED BY THESE COMPANIES WITHIN THEIR AREA OF INTEREST. THE SIZE AND LOCATION OF THE GAS, TELEPHONE AND POWER LINES, AND CONNECTIONS AGREE WITH THE INFORMATION CONTAINED IN THE UTILITY COMPANY RECORDS. THE USER WHO IS TO BE DONE CONFLICTS WITH ANY OF THESE UTILITIES, THE COMPANIES SHALL BE NOTIFIED AS SPECIFICALLY IDENTIFIED HEREON. THE COURSE OF CONSTRUCTION THROUGH UNDERGROUND UTILITIES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE REVIEWED BY THE CITY AND THE DESIGN ENGINEER AND APPROVED BY C.E.S.
- THE CITY WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION OF UTILITY RELOCATION.
- IF IN ACCORDANCE WITH A.C. 81-10-118, ALL MATERIALS ADDED AFTER JANUARY 1, 1981 WHICH MAY COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO APPLICABLE LIMITATION FOR DRINKING WATER.

UTILITY COMPANY

WATER - CITY OF SCOTTSDALE
SEWER - CITY OF SCOTTSDALE

UTILITY	DEPTH	DATE OF INSTALLATION	CONTRACT NO.	DATE
WATER	12"	1981	100-100-100	1/1/81
SEWER	18"	1981	100-100-100	1/1/81

CITY OF SCOTTSDALE
EXEMPT & RECOMMENDED APPROVAL BY:
NAME: [Signature]
DATE: [Date]
TITLE: [Title]

RELATED PROJECTS FOR REFERENCE

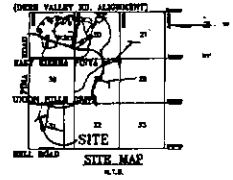
PROJECT NAME	DATE	PROJECT NO.
UPPER HILLS DRIVE	1981-03-1	100-100-100
LOOP ROAD	1981-03-1	100-100-100
PIVA ROAD REALIGNMENT	1000-04	100-100-100
DC RANCH CROSSING	10-09-1998	100-100-100
DC RANCH CROSSING BASE GRADING	7-12-08-3	100-100-100

ASSESSOR'S PARCEL NUMBER

217-08-0840
APPROVAL: [Signature]
DATE: 1/25/87

FEMA FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	DATE	MAP OF FIRM	FIRM ZONE	FIRM FLOOD ELEVATION
045012	1N4	E	8/27/78	40	F



OWNER / DEVELOPER

DMB ASSOCIATES, INC.
7000 E. DOWNEY AVENUE, SUITE 300
SCOTTSDALE, AZ 85258
CONTACT: MR. PAT MARTIN
TEL: (480) 367-7000
FAX: (480) 367-8788

ENGINEER

MOORE PATRICK & ASSOCIATES INC.
2051 WEST NORTH AVE, SUITE 100
PHOENIX, ARIZONA 85001
CONTACT: MR. GORDON WARK, P.E.
TEL: (602) 335-8500
FAX: (602) 335-8500

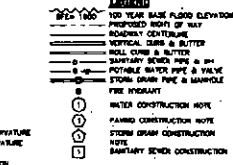
BENCHMARKS

ON-SITE
CITY OF SCOTTSDALE PARKWAY CAP FLUSH AT THE INTERSECTION OF EASTWARD THOMPSON PEAK DRIVE AND DESERT CAMP DRIVE (EASTERN INTERSECTION).
ELEVATION = 1843.58 DATUM
SCOTTSDALE NAVD 88 DATUM
ELEVATION = 1842.832 CITY OF SCOTTSDALE NAVD 88 DATUM (BASED ON EQUATION BELOW)

PERMANENT

GENERAL LAND OFFICE BRASS CAP AT THE NORTHEAST CORNER OF SECTION 10, T4N, R5E, CITY OF SCOTTSDALE GPS POINT NUMBER 7192.
ELEVATION = 1874.08 DC RANCH DATUM
ELEVATION = 1873.382 CITY OF SCOTTSDALE NAVD 88 DATUM
EQUATION = (C) 0.728 FROM DC RANCH DATUM TO CITY OF SCOTTSDALE NAVD 88 DATUM AT GPS POINT NUMBER 7192.

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

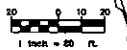
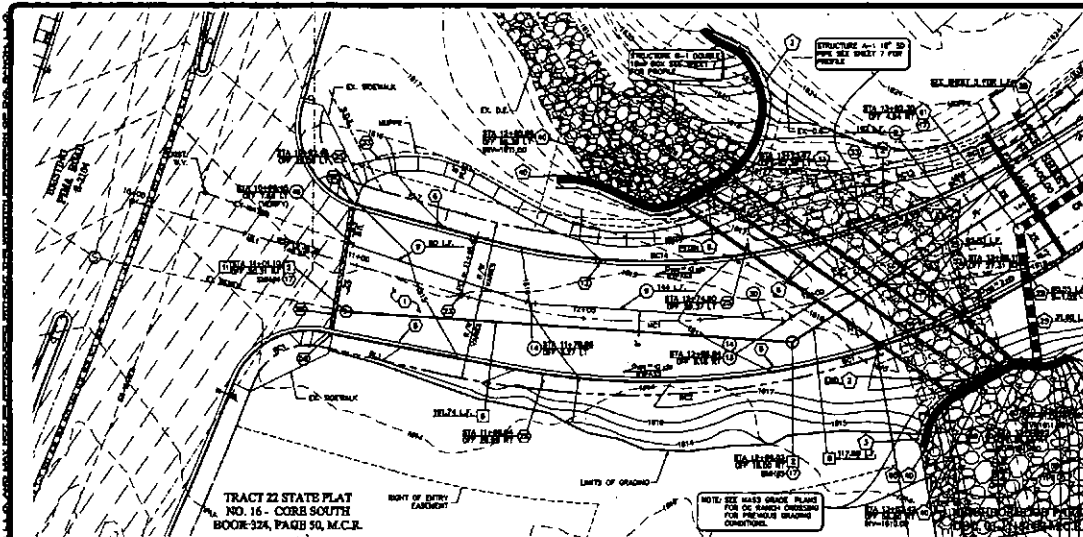


- LEGEND**
- 100' YEAR BASE FLOOD ELEVATION
 - PROPOSED RIGHT OF WAY
 - ROADWAY CENTERLINE
 - VERTICAL CURVE & BUTTER
 - ROLL OVER & BUTTER
 - SANITARY SEWER PIPE & MANHOLE
 - STORM DRAIN PIPE & MANHOLE
 - PIPE CONSTRUCTION NOTE
 - MANHOLE CONSTRUCTION NOTE
 - STORM DRAIN CONSTRUCTION NOTE
 - SANITARY SEWER CONSTRUCTION NOTE

SYMBOL INDEX

- 1 COVER SHEET
- 2 INDEX MAP & QUANTITIES
- 3 DETAILS
- 4 PAVING PLAN
- 5 GRADING ASSESSMENT/PROFILES
- 6 STEERING PLAN
- 7 STRUCTURAL PLANS

DMB
WOODPATEL
SCOTTSDALE, ARIZONA
864-ZN-839 #7 65-NP-2004 9544-02-18



CONCRETE CURB TABLE	
TYPE	THICKNESS
1. 12" HIGH	6"
2. 18" HIGH	8"
3. 24" HIGH	10"

MEASUREMENT CURVE TABLE	
CHORD	ARC
100.00	101.02
200.00	204.20
300.00	309.27
400.00	416.00
500.00	524.21
600.00	633.79
700.00	744.64
800.00	856.67
900.00	969.88
1000.00	1084.27

E.A.S. CURB TABLE	
CHORD	ARC
100.00	101.02
200.00	204.20
300.00	309.27
400.00	416.00
500.00	524.21
600.00	633.79
700.00	744.64
800.00	856.67
900.00	969.88
1000.00	1084.27

S.C. CURB TABLE	
CHORD	ARC
100.00	101.02
200.00	204.20
300.00	309.27
400.00	416.00
500.00	524.21
600.00	633.79
700.00	744.64
800.00	856.67
900.00	969.88
1000.00	1084.27

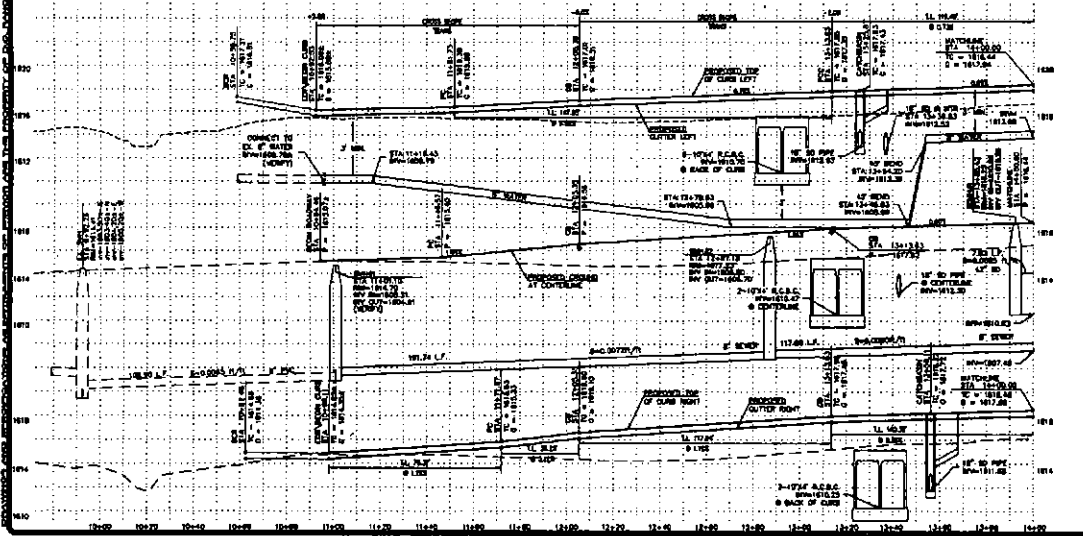
SEE SHEET 7 FOR CONTINUATION OF DRAWING

- PAVING NOTES**
- CONSTRUCT 2.5" OF 1/2" A.C. OVER 1" OF 1/2" A.C. OVER 1" A.B.C. PER M.A.A. SPEC. 702 & 710 FOR BOUNDARY SECTION OF SPEC. 3.
 - CONSTRUCT 1" VERTICAL CURB & GUTTER PER M.A.A. SPEC. 702 & 710.
 - CONSTRUCT 1" VERTICAL CURB & GUTTER PER C.O.S. STD. DET. 2020 "A".
 - CONSTRUCT 1" CURB TRANSITION FROM 1" VERTICAL CURB M.A.A. STD. DET. 222 "A" TO 1" VERTICAL CURB WITH DEPRESSION 1" PER C.O.S. STD. DET. 2220 TYPE "A".
 - INSTALL MANHOLE FRAME & COVER PER C.O.S. STD. DET. 2270.
 - INSTALL SURVEY MARKER PER M.A.A. STD. DET. 120-1 TYPE "A".
 - INSTALL SIGN POST PER C.O.S. STD. DET. 814 AND DETAIL PER SPEC. 700.
 - CONSTRUCT 1" VERTICAL CURB PER M.A.A. STD. DET. 222. SEE LANDSCAPE PLANS FOR COLOR, TEXTURE AND FINISH.
 - REMOVE & REPLACE EXISTING PAVEMENT & REPLACE PAVEMENT PER C.O.S. STD. DET. 2020 "A".
 - CONTRACTOR TO LOCATE EXISTING CURB RETURN AND CORRECT NEW CURB. NOTIFY OWNER IF ANY DISCREPANCY IN HORIZONTAL OR VERTICAL.

- SEWER NOTES**
- CONSTRUCT 12" DIA. MANHOLE PER M.A.A. STD. DET. 420 & 430.
 - INSTALL 12" DIA. 12' S.P.C. SCHED. PIPE PER M.A.A. SPEC. 700.
 - REMOVE EXISTING MANHOLE & CONSTRUCT PROPOSED SEWER MANHOLE. CONTRACTOR TO VERIFY LOCATION & DEPTH AND NOTIFY OWNER OF DISCREPANCIES PRIOR TO ANY TRENCHING.

- WATER NOTES**
- INSTALL 12" DIA. 12' S.P.C. SCHED. PIPE PER M.A.A. SPEC. 700.
 - INSTALL 12" DIA. 12' S.P.C. SCHED. PIPE PER M.A.A. SPEC. 700.
 - INSTALL 12" DIA. 12' S.P.C. SCHED. PIPE PER M.A.A. SPEC. 700.
 - INSTALL 12" DIA. 12' S.P.C. SCHED. PIPE PER M.A.A. SPEC. 700.
 - REMOVE EXISTING PILE AND CONNECT NEW WATER LINE. CONTRACTOR TO VERIFY LOCATION AND DEPTH. NOTIFY OWNER OF ANY DISCREPANCIES PRIOR TO TRENCHING.

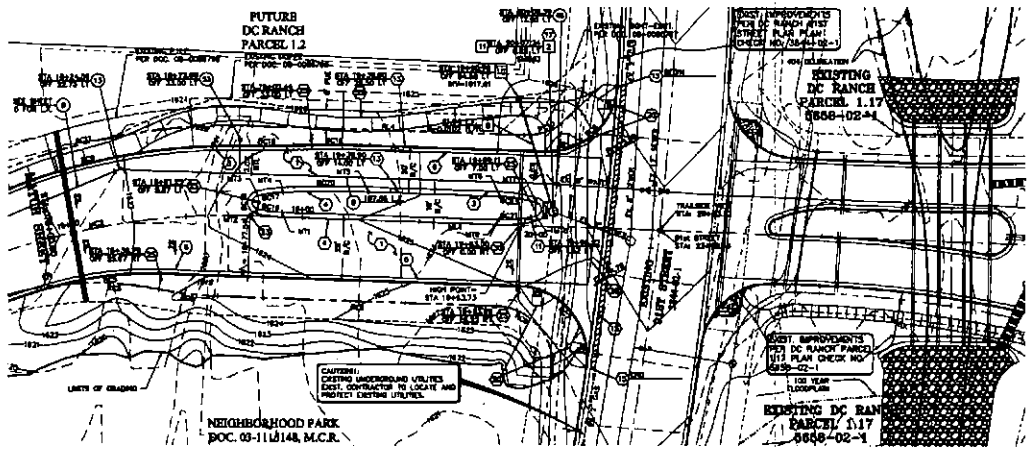
- DRAINAGE NOTES**
- EXISTING LOOSE ROCK 18" RAP PER DC RANCH PARCEL 11/24.3 AND CHAIR 1230-28-3.
 - REMOVE A PORTION OF EXISTING ROCK 18" RAP AND PLACE FILL.
 - CONSTRUCT MANHOLE PER DETAIL SHEET 3.
 - CONSTRUCT DOUBLE BARREL 18" DIA. 12' S.P.C. PER M.A.A. STD. DET. 1100-1.
 - INSTALL 1 - 12" S.P.C. CLASS B.
 - INSTALL 1 - 12" S.P.C. CLASS B.
 - INSTALL 12" DIA. 12' S.P.C. SCHED. PIPE PER M.A.A. SPEC. 700.
 - CONSTRUCT STOKED STONE HEADWALL PER STRUCTURAL DETAILS FOR TOP AND BOTTOM WALL ELEVATIONS SEE SEWER PLAN.
 - INSTALL BARED LOOSE ROCK 18" RAP TO LOCATIONS SHOWN AS A FINISH. CONSTRUCT PILE FROM TOP OF PILE FACING SO AS NOT TO PLUG PILE FACING. PILE TO BE INSTALLED TO BE DETAIL SHEET 3. TYPE PER CHAIRMAN TABLE.
 - INSTALL 12" DIA. 12' S.P.C. SCHED. PIPE PER M.A.A. SPEC. 700.
 - INSTALL STORM DRAIN MANHOLE PER M.A.A. STD. DET. 420.



DMB
WOODFAVEL
SCOTTSDALE
DC RANCH - TRAILING NEW ROADWAY IMPROVEMENT PLAN
PAVING PLAN AND PROFILE

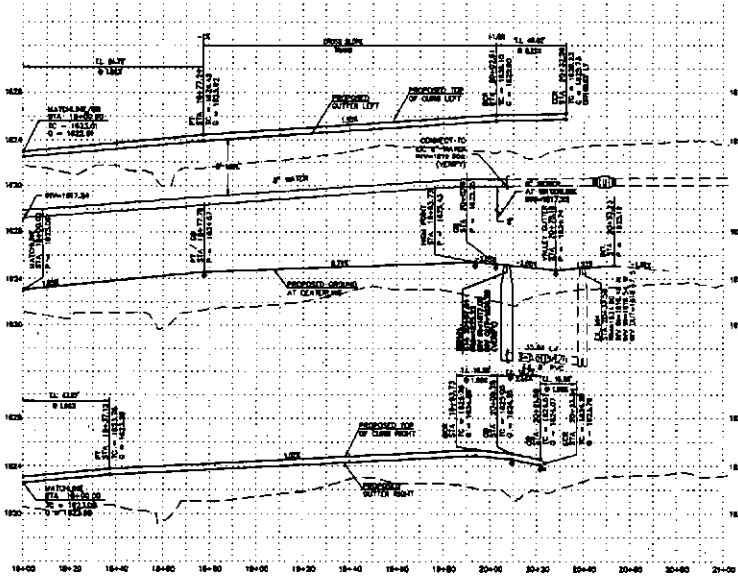
64-ZN-89 #7 66-NP-2004 3844-02-18

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NEIGHBORHOOD PARK
POC. 03-11144, M.C.R.

TRAILSIDE VIEW



PAVING NOTES

- ① CONSTRUCT 2" OF 8-19 A.S. OVER 1" OF 8-20 A.C. OVER 1" A.S. PER M.A.S. SPEC. 702 & 740, PER ROADWAY SECTION OF SHEET.
- ② CONSTRUCT 1" HELL CURB & GUTTER PER M.A.S. STD. DET. 222 "D".
- ③ CONSTRUCT 1" HELL CURB & GUTTER PER M.A.S. STD. DET. 222 "D".
- ④ CONSTRUCT 1" VERTICAL CURB & GUTTER PER M.A.S. STD. DET. 222 "A".
- ⑤ CONSTRUCT 1" VERTICAL CURB & GUTTER PER C.O.S. STD. DET. 222 "A".
- ⑥ TRANSITION CURB FROM M.A.S. STD. DET. 222 TYPE "D" TO M.A.S. STD. 222 TYPE "D" OTHER P.
- ⑦ CONSTRUCT 2" CURB TRANSITION FROM 1" VERTICAL CURB M.A.S. STD. DET. 222 "D" TO 1" VERTICAL CURB STD. 222 TYPE "A" PER C.O.S. STD. DET. 222 TYPE "A".
- ⑧ REMOVE & REPLACE EXISTING CURB, GUTTER & REPLACE RAMPWALK PER C.O.S. STD. DET. 220L, 220R.
- ⑨ SOLID MANHOLE FRAME & COVER PER C.O.S. STD. DET. 223L.
- ⑩ CONSTRUCT CORNER SIDEWALK RAMP PER C.O.S. STD. DET. 223L.
- ⑪ METAL SURVEY MARKER PER M.A.S. STD. DET. 100-1 TYPE "Y".
- ⑫ INSTALL SIGN POSTS PER C.O.S. STD. DET. 243 AND STREET SIGN PER SIGNING PLAN.
- ⑬ INSTALL 3"-4" 80# IN PIPE SLICES FOR L.I. PURPOSES PER DETAIL SHEET 2.
- ⑭ CONSTRUCT 1" WIDE SIDEWALK PER M.A.S. STD. DET. 222. SEE LANDSCAPE PLANS FOR COLOR, TEXTURE AND FINISH.
- ⑮ CONSTRUCT 1" VALLEY GUTTER & APRON PER C.O.S. STD. DET. 224L.

SEWER NOTES

- ① CONSTRUCT 1" DIA. MANHOLE PER M.A.S. STD. DET. 100-1 TYPE "Y".
- ② INSTALL 1" 80#-20 P.A.C. SINKER PIPE PER M.A.S. SPEC. 746.
- ③ INSTALL 1" DIA. 80# SINKER PIPE PER M.A.S. SPEC. 746.
- ④ REMOVE EXISTING SINKER PIPE & CONSTRUCT PROPOSED SINKER MANHOLE CONTRACTOR TO VERIFY LOCATION & DEPTH BEFORE DITCHING OF EXISTING SINKER PIPE TO ANY TRENCHES.

WATER NOTES

- ① INSTALL 1" 80# PRESSURE CLASS 200 WATER LINE (7' SPREAD COVER).
- ② INSTALL 1" 80# 1/2" BEND COMPLETE W/ GROUNDING MANHOLE PER C.O.S. SUPPLEMENTAL SPEC. 876.
- ③ REMOVE EXISTING PLUS AND CONNECT NEW WATER LINE. CONTRACTOR TO VERIFY LOCATION AND PROTECT EXISTING OWNERS OF ANY ENCROACHMENTS PRIOR TO REMOVAL.
- ④ INSTALL 1 1/2" WATER SERVICE PER C.O.S. STD. DET. 225R FOR L.I. PURPOSES. INSTALL METEOR BOX PER M.A.S. STD. DET. 225.

MOMENTUM CURB TABLE

DEPTH	W/TA RADIUS	MIN. TANGENT CHORD
12"	257.07	200.00
18"	357.07	280.00

SOIL CURB TABLE

DEPTH	W/TA RADIUS	MIN. TANGENT CHORD
12"	257.07	200.00
18"	357.07	280.00

SOIL CURB TABLE

DEPTH	W/TA RADIUS	MIN. TANGENT CHORD
12"	257.07	200.00
18"	357.07	280.00

MOMENTUM CURB TABLE

DEPTH	W/TA RADIUS	MIN. TANGENT CHORD
12"	257.07	200.00
18"	357.07	280.00

SOIL CURB TABLE

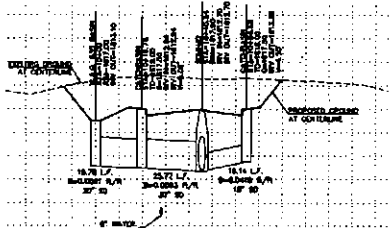
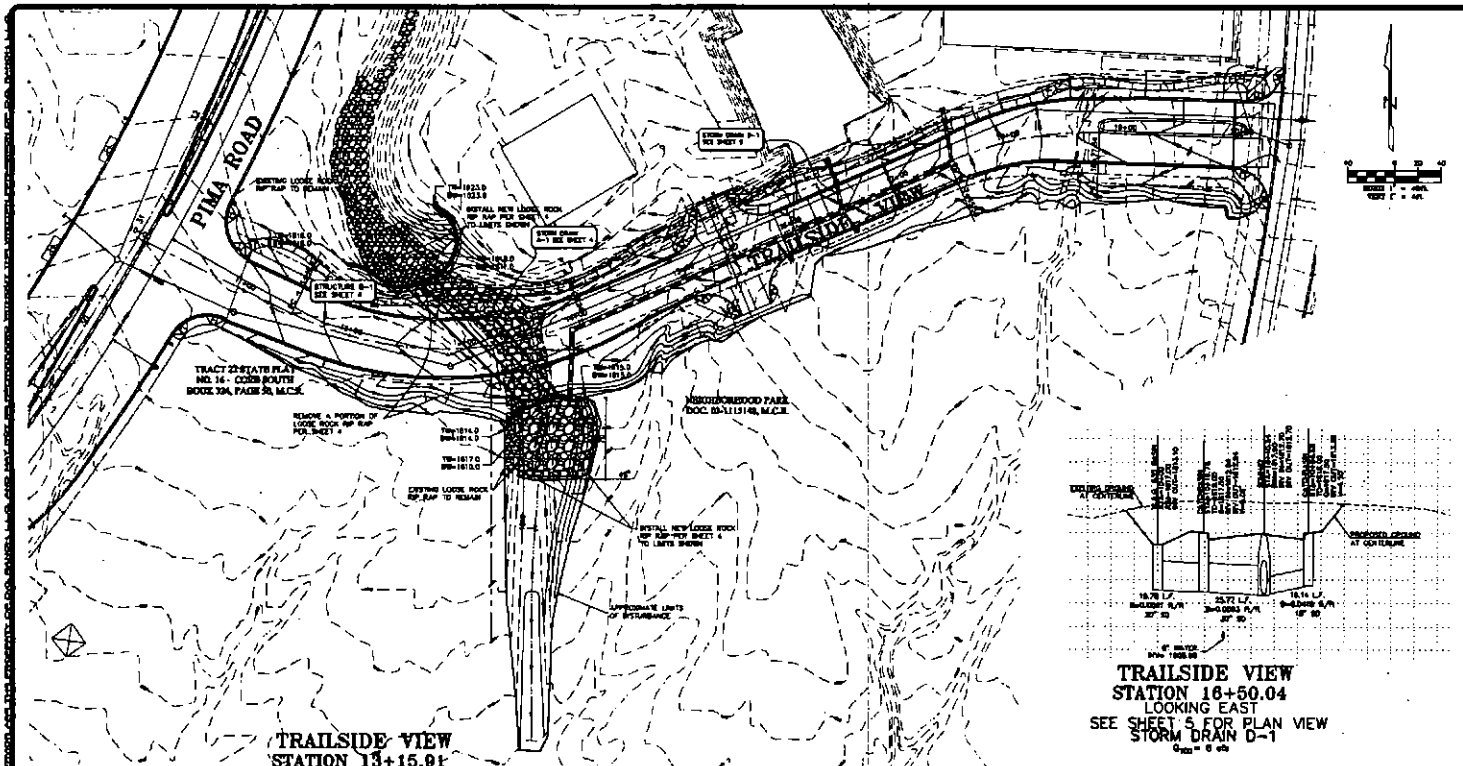
DEPTH	W/TA RADIUS	MIN. TANGENT CHORD
12"	257.07	200.00
18"	357.07	280.00

PROPOSED WATER

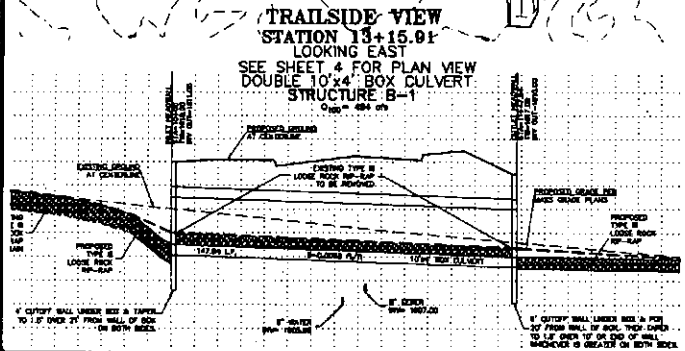
STATION	DEPTH	W/TA RADIUS	MIN. TANGENT CHORD
18+00	12"	257.07	200.00
18+00	18"	357.07	280.00

DMB
WOODFATEL
SCOTTSDALE
DC RANCH - TRAILSIDE NEW ROADWAY IMPROVEMENT PLAN
PAVING PLAN AND PROFILE

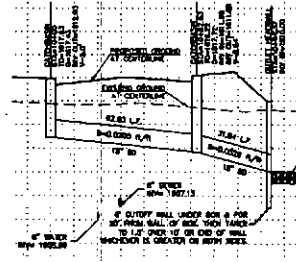
84-ZN-88 #7 88-NIP-2004 8644-02-18



TRAILSIDE VIEW
STATION 16+50.04
 LOOKING EAST
 SEE SHEET 5 FOR PLAN VIEW
 STORM DRAIN D-1
 Cont. = 6' 0"



TRAILSIDE VIEW
STATION 13+15.01
 LOOKING EAST
 SEE SHEET 4 FOR PLAN VIEW
 DOUBLE 10'x4' BOX CULVERT
 STRUCTURE B-1
 Cont. = 6' 0"



TRAILSIDE VIEW
STATION 12+32.14
 LOOKING NORTH
 SEE SHEET 4 FOR PLAN VIEW
 1-18" R.G.R.C.P.
 STORM DRAIN A-1
 Cont. = 4' 0"

DMB
 WOODFATEL
 1000 W. WASHINGTON ST.
 SUITE 200
 CHICAGO, ILL. 60604
 PHONE: 312.467.1000
 FAX: 312.467.1001

DC RANCH SCOTTSDALE
 DC RANCH - TRAILSIDE VIEW ROADWAY IMPROVEMENT PLAN
 GRADING PLAN

84-ZN-88 #7 68-NP-2004 3844-02-18

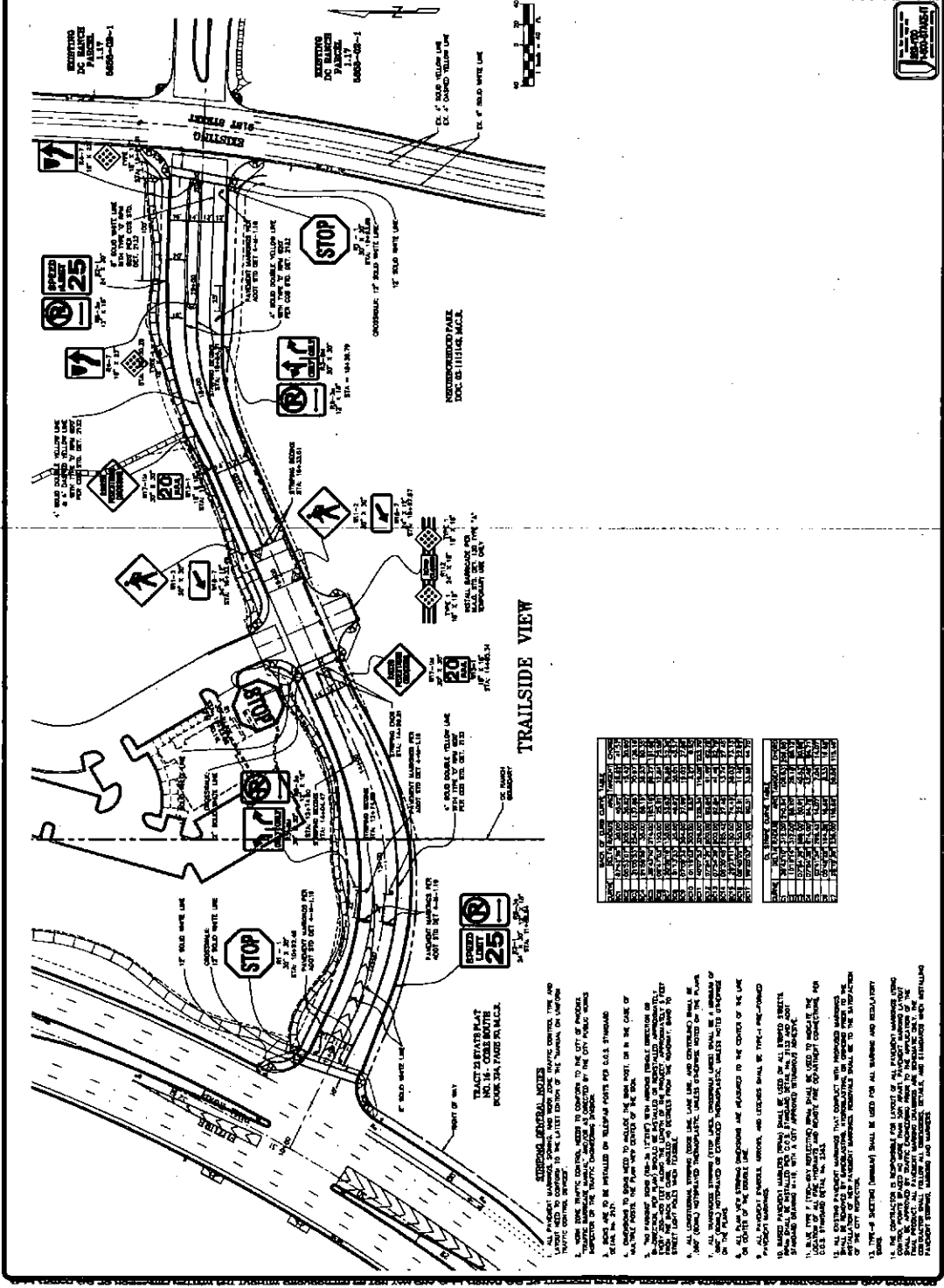
PROJECT NO.	84-ZN-88 #7
DATE	11/18/87
SCALE	AS SHOWN
DESIGNED BY	DMW
CHECKED BY	DMW
IN CHARGE	DMW
DATE	11/18/87
BY	DMW
DATE	11/18/87
BY	DMW
DATE	11/18/87
BY	DMW

DC RANCH - TRAILSIDE VIEW IMPROVEMENT PLAN
SCOTTSDALE
DC RANCH

WOOD/PATTEL
 DMB

PROJECT - ROAD - TRUCK
 DATE - 08-11-04

DESIGNED BY: []
 CHECKED BY: []
 APPROVED BY: []



TRAILSIDE VIEW

LINE	DATE	BY	DESCRIPTION
1	08-11-04	[]	INITIAL DESIGN
2	08-11-04	[]	REVISED DESIGN
3	08-11-04	[]	REVISED DESIGN
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98	08-11-04	[]	REVISED DESIGN
99	08-11-04	[]	REVISED DESIGN
100	08-11-04	[]	REVISED DESIGN

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AS ADOPTED BY THE CITY OF SCOTTSDALE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SCOTTSDALE AND THE STATE OF ARIZONA.

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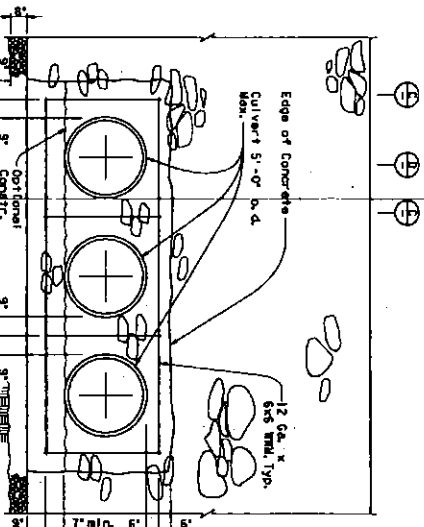
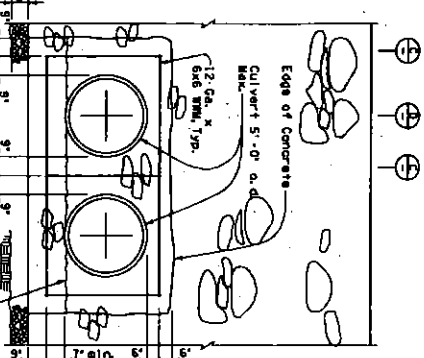
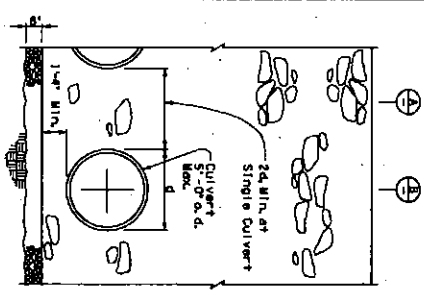
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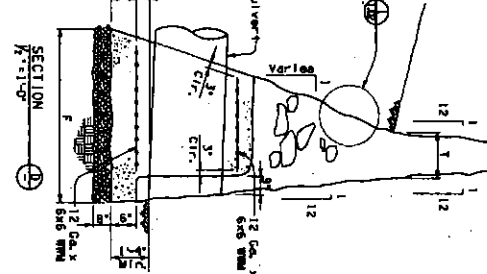
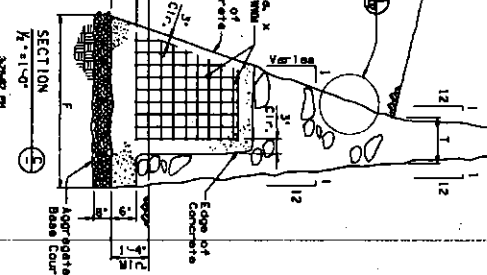
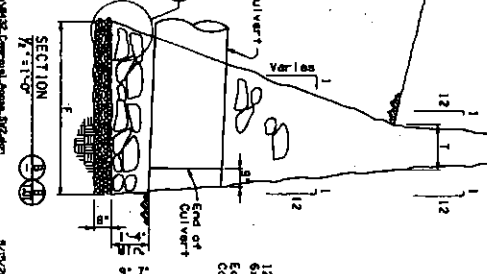
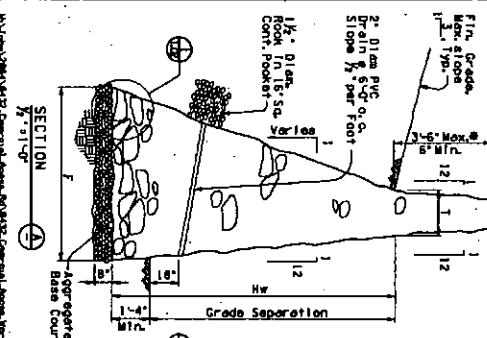
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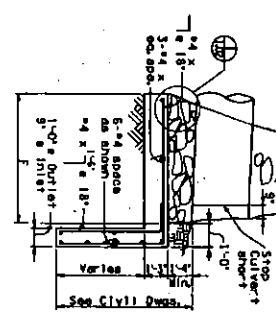
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SCOTTSDALE AND THE STATE OF ARIZONA.



ELEVATION - NON TRAFFIC BEARING STONE STACKED RETAINING WALLS WITH CULVERTS



- NOTES**
1. Concrete shall be Class A with $f'c = 3000$ psi.
 2. Expansion joints shall be placed at not more than 24' o.c. at culverts. Not more than 15' o.c. Shear S-1.02.
 3. Walls on this sheet must be placed at least 10' from back of curb at roadways.
 4. Where Cut-off Wall is required per Civil Dept., refer to Detail 1.
 5. For Wall dimensions F & T, See Table on sheet S-1.02.



*Separate Pad, Retaining must be provided if this dimension is less than 3'-6" and grade separation exceeds 30".

DC RANCH SCOTTSDALE COMMERCIAL ACCESS ROAD STONE STACKED RETAINING WALLS WITH CULVERTS

DC RANCH SCOTTSDALE
COMMERCIAL ACCESS ROAD
STONE STACKED RETAINING WALLS WITH CULVERTS

Structural Grace, Inc.
Structural Engineers
700 N. PLAZA BL. SUITE 200
SCOTTSDALE, AZ 85257

DMB

Drawn	JMS
Checked	MUL
Date	5/2007
Scale	AS NOTED
Sheet	9-1.08

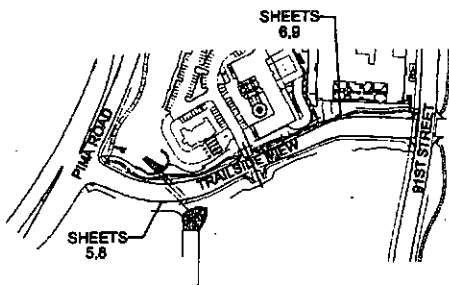


Ranch

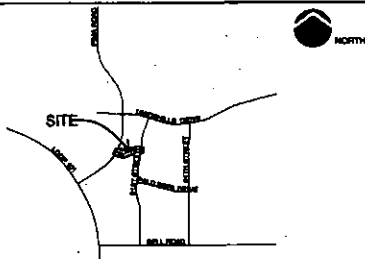
TRAILSIDE VIEW

LANDSCAPE CONSTRUCTION DOCUMENTS

KEY MAP



VICINITY MAP



SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	LEGENDS/NOTES
3	LEGENDS/NOTES
4	SITE DETAILS
5	PLANTING PLAN
6	PLANTING PLAN
7	PLANTING DETAILS
8	IRRIGATION PLAN
9	IRRIGATION PLAN
10	IRRIGATION DETAILS
11	IRRIGATION DETAILS

PROJECT INFORMATION

OWNER / DEVELOPER DWB 7908 E DOUBLETREE AVENUE SUITE 200 SCOTTSDALE, ARIZONA 85266 CONTACT: PATRICK MARTIN TEL: 480.987.7373 FAX: 480.287.7373	LANDSCAPE ARCHITECT vollmer & associates 408 NORTH 46TH STREET SUITE 100 PHOENIX, ARIZONA 85018 TEL: 602.968.7711 FAX: 602.968.7710 WWW.VOLLMERANDASSOCIATES.COM CONTACT: JIM SMITH
CIVIL ENGINEER WOOD/PATEL ASSOCIATES 2091 SHOT NORTHERN AVENUE SUITE 100 PHOENIX, ARIZONA 85021 CONTACT: DAN CRONIN TEL: 602.968.8900 FAX: 602.968.8888	SITE DATA SITE ADDRESS: TRAILSIDE VIEW BETWEEN PIMA AND BIST STREET ORIG. CASE: 200 CIVIL PLAN # 2004-03-10 LANDSCAPE PLAN # 2004-03-11 NATIVE PLANT # 08-10-2004 LANDSCAPE AREA: 25,720 SQ. FT.
ELECTRICAL ENGINEER DARCOR & ASSOCIATES 11811 N. TULSA BOULEVARD SUITE 200 PHOENIX, ARIZONA 85028 CONTACT: CAROLYN RETHOLD TEL: 602.968.8900 FAX: 602.968.8907	MAINTENANCE RESPONSIBILITY ALL LANDSCAPE AREAS AND MATERIALS INCLUDING THOSE LOCATED IN RIGHTS-OF-WAY, SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF DEVELOPER. NOTE ALL NEW AND SUPPLIED LANDSCAPE MATERIALS AND IRRIGATION SYSTEMS SHOWN TO BE INSTALLED SHALL BE MAINTAINED BY DC RANCH, LLC, AND THE DC RANCH COMMUNITY COUNCIL FOR 3 YEARS OR UNTIL ESTABLISHED AS APPROVED BY THE CITY OF SCOTTSDALE.

DMB
 vollmer & associates
 408 NORTH 46TH STREET SUITE 100 PHOENIX, ARIZONA 85018
 TEL: 602.968.7711 FAX: 602.968.7710
 WWW.VOLLMERANDASSOCIATES.COM

DC RANCH - TRAILSIDE VIEW
 SCOTTSDALE, ARIZONA
 PLANNING UNIT 1
 COVER SHEET

602-968-7711
 1-800-574-2171
 1-800-574-2171

10/11/04
 10/11/04
 10/11/04

10/11/04
 10/11/04
 10/11/04

10/11/04
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10/11/04
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 10/11/04

LANDSCAPE PLAN
 APPROVED
CITY OF SCOTTSDALE

THE CITY
 CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF SCOTTSDALE LANDSCAPE CONSTRUCTION AND INSTALLATION MANUAL. LANDSCAPE INSTALLATION TO BE APPROVED BY THE CITY OF SCOTTSDALE INSPECTOR.

100% SUBMITTAL

DC RANCH - TRAILSIDE VIEW (73.81)
 602-968-7711 LANDSCAPE # 3844-02-18

PLANS AND SPECIFICATIONS AS SUPPLEMENT TO THE CONTRACT AND SHALL BE THE PROPERTY OF DMB AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF DMB

<p>1 desert pavement</p> <p>NOTE: DESERT PAVEMENT SHALL BE CONSTRUCTED AS FOLLOWS: 1. A 1/2\"/> </p>	<p>2 planting on slope</p> <p>NOTE: 1. PLANTING SHALL BE DONE AS FOLLOWS: 2. THE TREE SHALL BE PLANTED WITH THE ROOT BALL AT AN ANGLE TO THE SLOPE. 3. THE ROOT BALL SHALL BE PROTECTED BY A 12\"/> </p>	<p>3 tree & shrub planting</p> <p>NOTE: 1. PLANTING SHALL BE DONE AS FOLLOWS: 2. THE TREE SHALL BE PLANTED WITH THE ROOT BALL AT AN ANGLE TO THE SLOPE. 3. THE ROOT BALL SHALL BE PROTECTED BY A 12\"/> </p>	<p>4 tree staking</p> <p>NOTE: 1. STAKING SHALL BE DONE AS FOLLOWS: 2. THE STAKE SHALL BE PLACED TO THE WEST OF THE TREE. 3. THE STAKE SHALL BE 2x4 IN SIZE AND 1/2\"/> </p>
<p>5 saguaro planting</p> <p>NOTE: 1. PLANTING SHALL BE DONE AS FOLLOWS: 2. THE SAGUARO SHALL BE PLANTED WITH THE ROOT BALL AT AN ANGLE TO THE SLOPE. 3. THE ROOT BALL SHALL BE PROTECTED BY A 12\"/> </p>	<p>6 planting swale</p> <p>NOTE: 1. PLANTING SHALL BE DONE AS FOLLOWS: 2. THE PLANTING SHALL BE DONE IN A SWALE THAT IS 12\"/> </p>	<p>7 small cactus planting</p> <p>NOTE: 1. PLANTING SHALL BE DONE AS FOLLOWS: 2. THE SMALL CACTUS SHALL BE PLANTED WITH THE ROOT BALL AT AN ANGLE TO THE SLOPE. 3. THE ROOT BALL SHALL BE PROTECTED BY A 12\"/> </p>	<p>8 ocotillo planting</p> <p>NOTE: 1. PLANTING SHALL BE DONE AS FOLLOWS: 2. THE OCOTILLO SHALL BE PLANTED WITH THE ROOT BALL AT AN ANGLE TO THE SLOPE. 3. THE ROOT BALL SHALL BE PROTECTED BY A 12\"/> </p>

DC RANCH - TRAILSIDE VIEW
 SCOTTSDALE, ARIZONA
 PLANNING UNIT 1
 LANDSCAPE DETAILS

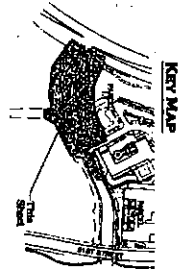
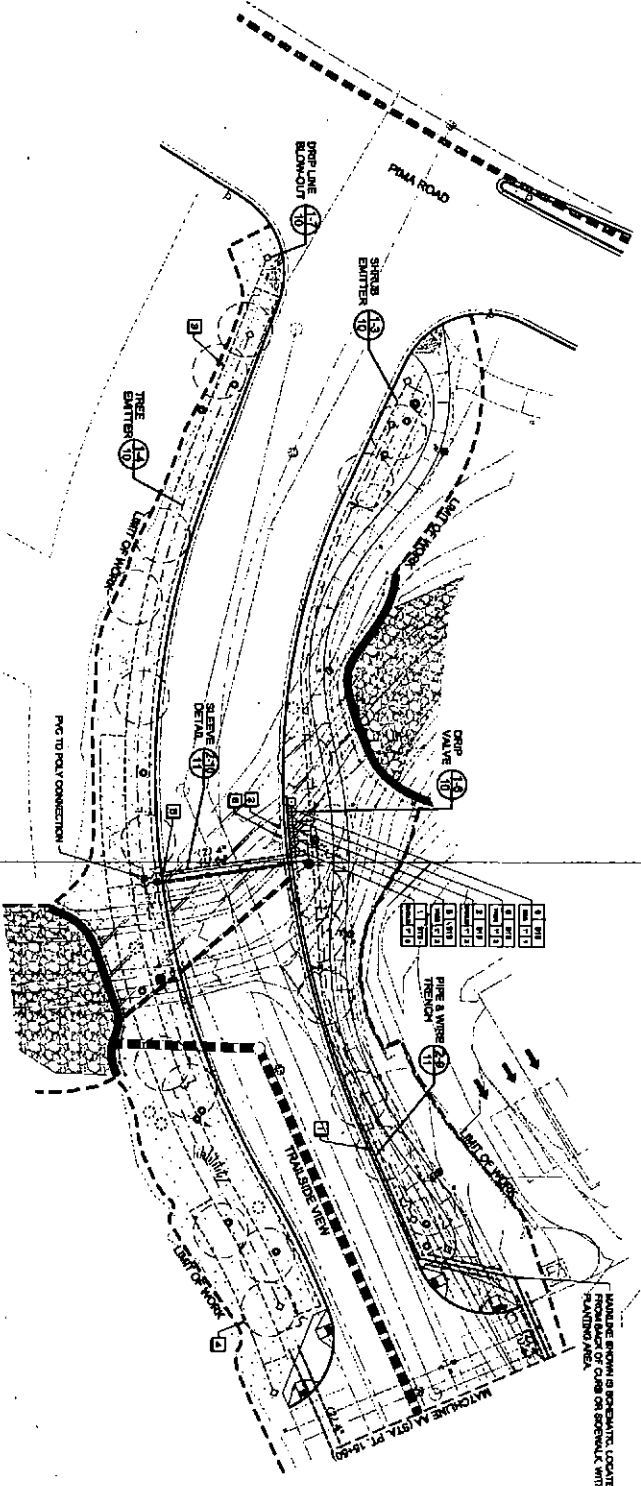
vollmer & ASSOCIATES
 428 NORTH 46TH STREET
 SUITE 200
 PHOENIX, ARIZONA 85008
 TEL: 602.944.7711
 FAX: 602.944.7712
 INFO @ VOLLMER.COM

THIS DRAWING IS THE PROPERTY OF DMB AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF DMB

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
(Symbol: Square with 'W')	WATER LATERAL
(Symbol: Square with 'R')	FIELD IRRIGATION UNIT
(Symbol: Square with 'C')	CLASS COMPILER VALVE
(Symbol: Square with 'B')	BALL COUPLER VALVE
(Symbol: Square with 'F')	FLOW SENSOR
(Symbol: Square with 'A')	DRIP VALVE ASSEMBLY
(Symbol: Square with 'R')	PRESSURE REGULATOR
(Symbol: Square with 'V')	VALVE BOX
(Symbol: Square with 'P')	PVC LATERAL (PRESS)
(Symbol: Square with 'D')	PVC LATERAL (DRIP)
(Symbol: Square with 'M')	MULTI-OUTLET BATTERY
(Symbol: Square with 'R')	DRIP LATERAL, RUSH VALVE
(Symbol: Square with 'C')	COMMUNICATION CABLE FIELD BOX
(Symbol: Square with 'E')	STATION #
(Symbol: Square with 'M')	MANHOLE
(Symbol: Square with 'V')	VALVE PER MINUTE
(Symbol: Square with 'V')	VALVE TYPE

- ### IRRIGATION KEYNOTES:
- CONTRACTOR TO LOCATE MANHOLE AT BACK OF CURB WHEN POSSIBLE. FIELD VENTRY UNLESS SPEC TO CONTRADICTION.
 - GROUP VALVES WHEN POSSIBLE AND LOCATE PRESSURE REGULATOR TO THE CURB, SET TOP OF VALVE BOX BY ASPECT FINISHED GRADE.
 - LOCATE BATTERIES ON LIRIAL SIDE OF PLANTING WITH POINT BURN AT RELATED COMPONENTS.
 - MULTI-OUTLET BATTERIES AT TREES, FIELD VENTRY KEY TOP AND BATTERY TO BATTERY NUMBER NUMBER OF BATTERIES, SIZE AND BATTERY TYPE.
 - EXTEND ALL BATTERIES 24" BEYOND MANHOLE EDGE AND BATTERY HOSE SEPARATE FROM WATER SPOULVATIONS.
 - INSTALL VALVE TND PER DETAILS AND SPOULVATIONS.



DC RANCH - TRAILSIDE VIEW
 SCOTTSDALE, ARIZONA
 PLANNING UNIT I
 Irrigation plan

vollmer & ASSOCIATES
 438 NORTH 44TH STREET SUITE 100 PHOENIX, ARIZONA 85018
 TEL: 602.966.7711 FAX: 602.966.7712 INFO: @VOLLMER.COM

DMB

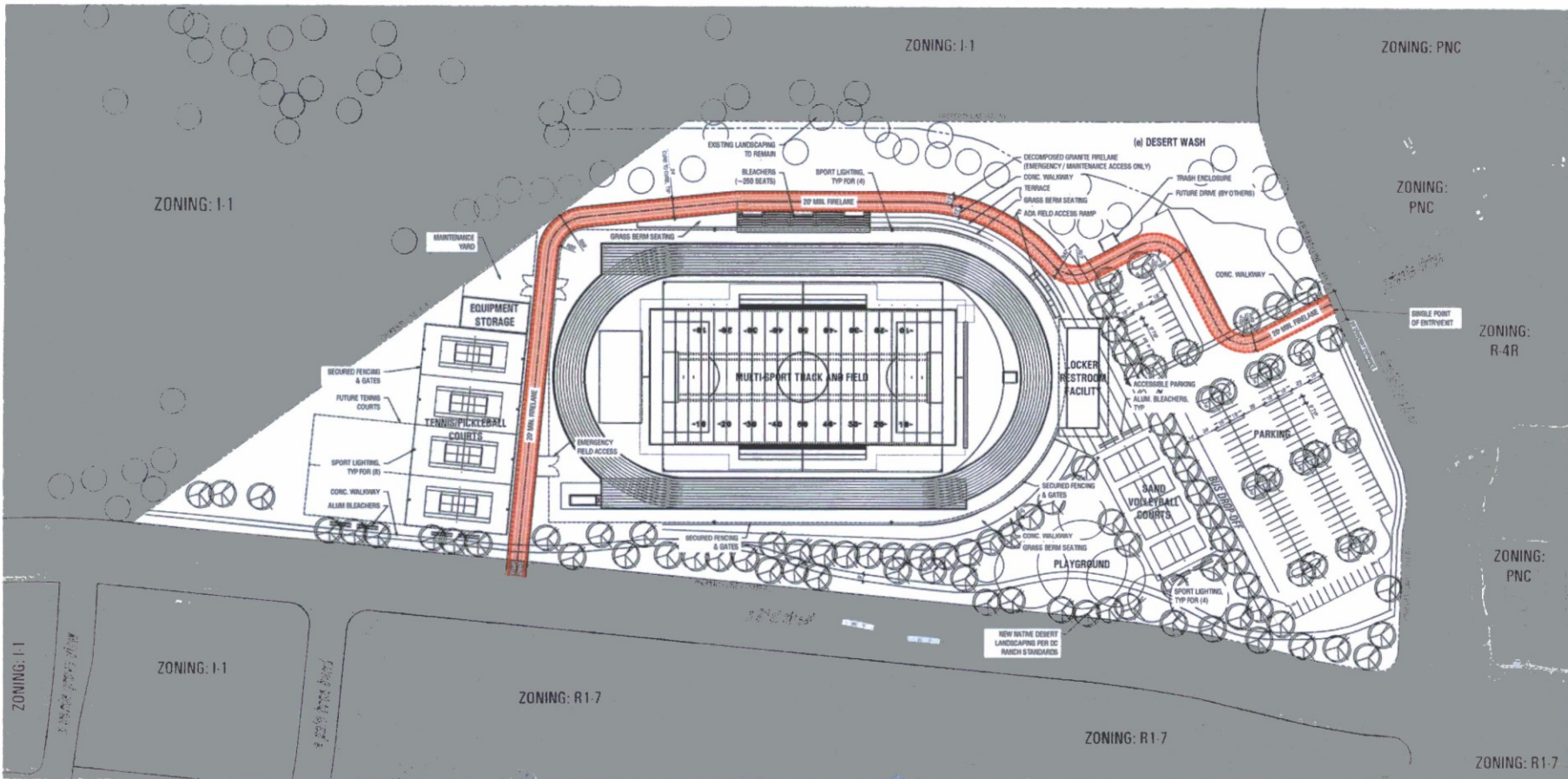
NAOS CALCULATIONS PER MASTER DC RANCH OPEN SPACE

**DC RANCH
OPEN SPACE CALCULATION
Updated 06/28/04**

**4-PP-2006
04/18/2006**

This site →

DESCRIPTION	N.A.O.S. PROVIDED (acres)	N.O.S. PROVIDED (acres)	O.S. PROVIDED (acres)	FINAL PLAT (Book-Page)	RECORD NUMBER	RECORD DATE	TOTAL DEDICATED OPEN SPACE (acres)	MINIMUM NAOS REQUIRED (acres)
CONVEYANCE OF DESERT GREENBELT	0.00	0.00	13.50		99-0611019	June 28, 2000		
PARCEL 1.11	0.00	0.00	0.00	657-16	2003-1483633	October 24, 2003		
PARCEL 1.13	0.00	0.00	0.00	657-17	2003-1483635	October 24, 2003		
PARCEL 1.14	0.00	0.00	0.00	657-18	2003-1483637	October 24, 2003		
PARCEL 1.17	0.00	0.00	0.00	657-15	2003-1483631	October 24, 2003		
PARCEL 1.18	0.00	0.00	0.00	657-20	2003-1483639	October 24, 2003		
TOTAL - PLANNING UNIT 1	0.00	0.00	13.50				13.50	10.00
PARCEL 2.3	2.08	13.65	2.74	514-27	99-0950355	October 15, 1998		
PARCEL 2.3b	0.00	0.28	0.00	607-5	2002-0993936	September 26, 2002		
PARCEL 2.9	0.28	3.34	0.48	437-34	97-0195817	June 11, 1997		
PARCEL 2.1	0.06	3.39	3.59	448-32	97-0591927	August 27, 1997		
PARCEL 2.13/2.14	0.00	0.00	20.78	461-10	98-0106498	February 12, 1998		
PARCEL 2.17/2.18/2.19	0.00	25.77	1.83	607-7	2002-0994689	September 26, 2002		
CONVEYANCE OF DESERT GREENBELT	0.00	0.00	36.76		99-0611019	June 28, 2000		
TOTAL - PLANNING UNIT 2	2.42	46.43	66.18				115.03	15.00
CONVEYANCE OF DESERT GREENBELT	0.00	0.00	74.91		99-0611019	June 28, 2000		
TOTAL - PLANNING UNIT 3	0.00	0.00	74.91				74.91	15.00
PARCEL 4.1	2.06	37.45	1.10	430-05	96-0868795	November 13, 1996		
PARCEL 4.2	0.00	0.00	9.26	515-48	99-1010166	November 2, 1999		
PARCEL 4.4	1.03	1.23	6.41	444-34	97-0442223	June 30, 1997		
PARCEL 4.6	1.40	5.75	1.90	469-24	98-0383021	May 8, 1998		
PARCEL 4.7	0.19	1.08	0.50	435-35	97-0143089	March 5, 1997		
PARCEL 4.8	0.00	1.32	0.48	454-43	97-0811563	November 19, 1997		
PARCEL 4.11	0.00	0.00	2.59	450-03	97-0642729	September 17, 1997		
PARCEL 4.13	0.00	6.43	2.36	482-10	98-0925652	October 16, 1998		
PARCEL 4.14	0.00	13.99	4.83	464-17	98-0211688	March 19, 1998		
PARCEL 4.15	0.52	6.23	1.88	457-39	97-0781259	November 6, 1997		
PARCEL 4.16	0.83	7.62	0.78	444-33	97-0435852	June 27, 1997		
PARCEL 4.17	0.00	0.00	0.00	545-07	2000-0792970	October 16, 2000		
PARCEL 4.19	0.00	8.32	1.66	522-01	00-0037809	January 11, 2000		
PARCEL 4.23	3.29	3.19	1.33	548-18	2000-0876888	November 16, 2000		
ZONING ORDINANCE ADOPTION FOR OS (Golfcourse #1)	0.00	0.00	112.00		54-ZN-1989#2D	March 18, 2001		
CONVEYANCE OF DESERT GREENBELT	0.00	0.00	34.14		99-0611019	June 28, 2000		
SPECIAL WARRANTY DEED (Reconveyance of Greenbelt back to DC Ranch)	0.00	0.00	-3.21		20020575167	June 5, 2002		
TOTAL - PLANNING UNIT 4	9.33	92.50	168.23				270.04	75.00
PARK DISTRICT - G 1	0.00	0.00	4.67	607-6	2002-0994609	September 26, 2002		
PARK DISTRICT - G 2/G 4	0.00	0.00	10.40	607-8	2002-0994691	September 26, 2002		
PARK DISTRICT - G 3	0.00	0.00	3.50	607-9	2002-0994695	September 26, 2002		
PARK DISTRICT - S 1	0.00	0.00	2.28	607-14	2002-0998289	September 26, 2002		
PARCEL 5.2/5.3	0.00	0.00	1.53	670-44	2004-0148504	February 13, 2004		
PARCEL 5.11	1.04	0.00	0.00	626-42	2003-0297844	March 12, 2003		
PARCEL 5.12	0.00	0.00	0.00	695-27	2003-0297844	July 23, 2004		
Zoning Ordinance Adoption for COS (Tract A)	0.00	0.00	135.62		54-ZN-1989#2C	December 11, 2001		
TOTAL - PLANNING UNIT 5	1.04	0.00	157.95				158.99	275.00
PARCEL 6.2	7.57	0.00	38.65	580-03	2001-1170863	December 12, 2001		
PARCEL 6.3/6.4/6.5	3.21	0.00	0.00	583-07	2002-0662538	January 23, 2002		
PARCEL 6.6	0.00	0.00	0.00	617-43	2002-1382158	December 30, 2002		
PARCEL 6.7	0.00	0.00	0.00	695-47		July 21, 2004		
PARCEL 6.11	0.00	0.00	0.00	617-44	2002-1383444	December 23, 2002		
PARCEL 6.13	2.25	0.00	0.00	616-42	2002-1343354	December 18, 2002		
PARCEL 6.14	11.32	0.00	3.46	608-10	2002-1039574	October 7, 2002		
PARCEL 6.15	3.26	0.00	0.00	617-13	2002-1368334	December 18, 2002		
Zoning Ordinance Adoption for COS (Tracts B and C)	0.00	0.00	257.55		54-ZN-1989#2C	December 11, 2001		
TOTAL - PLANNING UNIT 6	27.61	0.00	299.64				327.27	300.00
INTERIM TOTAL	40.36	138.93	780.42				959.74	690.00



PROJECT OWNER
 Great Hearts Academies
 217-12-0000
 1111 S. 111st St.
 Scottsdale, AZ 85255
 1-800-368-7343

PROJECT DESIGNER
 a1.00
 217-12-0000
 1111 S. 111st St.
 Scottsdale, AZ 85255
 1-800-368-7343

DATE
 3/14/2017

CONCEPT SITE PLAN
 1"=60'-0"



VICINITY MAP

PROJECT INFO

PROJECT NAME Great Hearts Academies | Scottsdale Prep - Forum at DC Ranch
PROJECT LOCATION Parcel No. 217-12-0000
PROJECT OWNER City of Scottsdale
PROJECT TENANT Great Hearts Academies, 7205 n pine road, suite n, Scottsdale, az 85259

PROJECT DESCRIPTION The project consists of a multi-sport track and field with bleacher seating, (4) tennis courts, (4) sand volleyball courts, restroom/locker room facility, equipment and maintenance storage building, and parking lot for approximately 161 cars and bus drop-off area. Project will also include pedestrian trail amenities, playground spaces, and natural desert landscaping to match the adjacent context, all sports surfaces will be lit with Museum LED lighting.

SITE DATA
PARCEL NO. 217-12-0000
LAT/LONG 33.46008, -111.88079
S/T/R 31 4N 9E
LEGAL DESCRIPTION A parcel of land lying within Section 31, Township 4 North, Range 5 East, of the Gila and Salt Flats Meridian, Maricopa County, Arizona
LOT SIZE 638.874 sf / 14.67 acres
ZONING OS - OPEN SPACE

SITE PLAN LEGEND

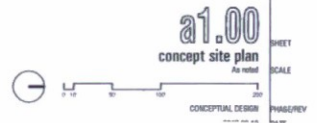
- EXISTING LANDSCAPE TO REMAIN
- NEW NATIVE DESERT LANDSCAPING PER DC RANCH STANDARDS
- FIRELANE

BUILDING DATA
EQUIPMENT STORAGE 2880 sf (approx 3800sf)
LOCKER/RESTROOM FACILITY 4800 sf

WITHDRAWN
 DATE _____ INITIALS _____

GREAT HEARTS ACADEMIES | SCOTTSDALE PREP FORUM AT DC RANCH
 parcel no. 217-12-0000,
 one of a 16-lot view and
 a 17th street
 Scottsdale, az 85255

SMR PROJECT # 16-088



4-UP-2017
 3/14/2017

NWC looking north



NWC looking west



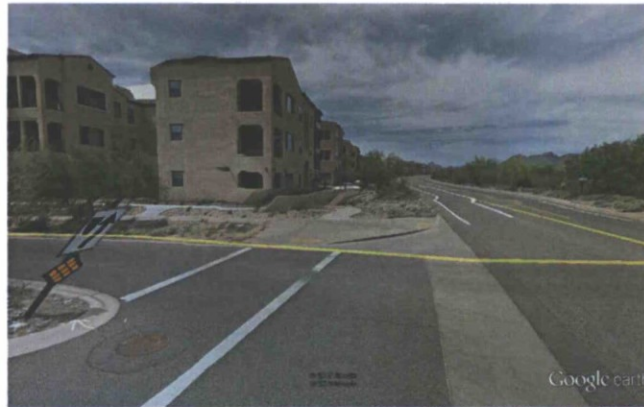
NWC looking east



NWC looking south



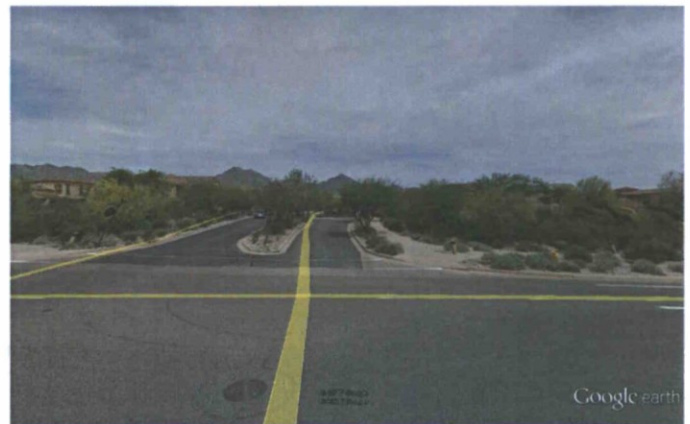
NEC looking north



NEC looking west



NEC looking east



NEC looking south



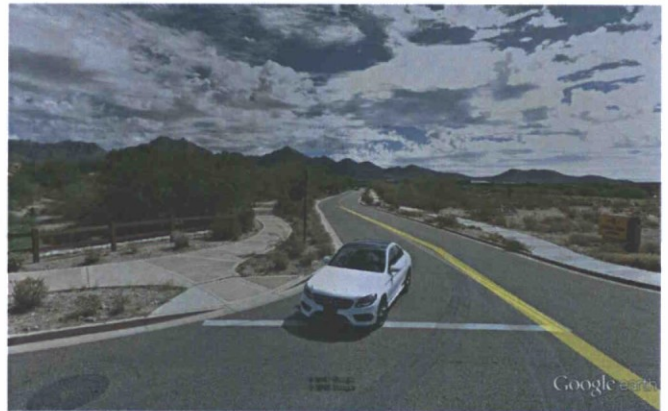
SEC looking north



SEC looking west



SEC looking east



SEC looking south



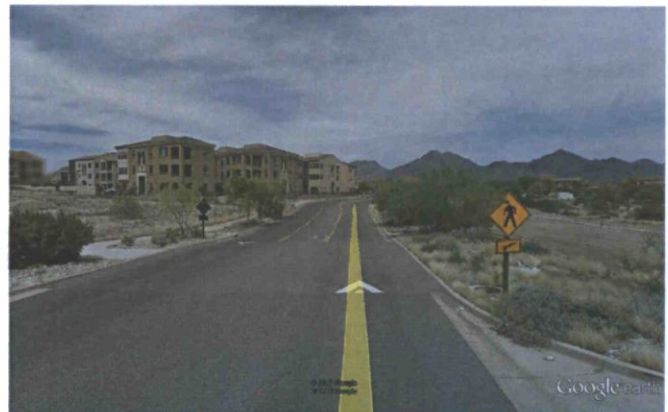
NWC looking north



NWC looking west



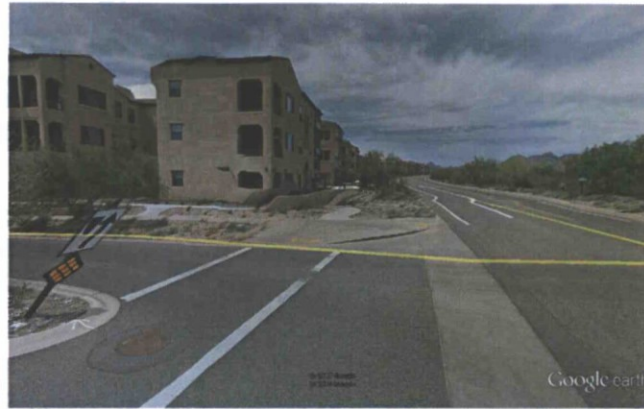
NWC looking east



NWC looking south



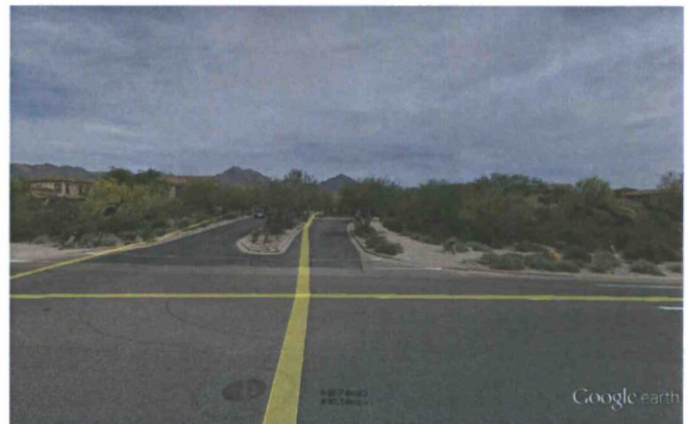
NEC looking north



NEC looking west



NEC looking east



NEC looking south



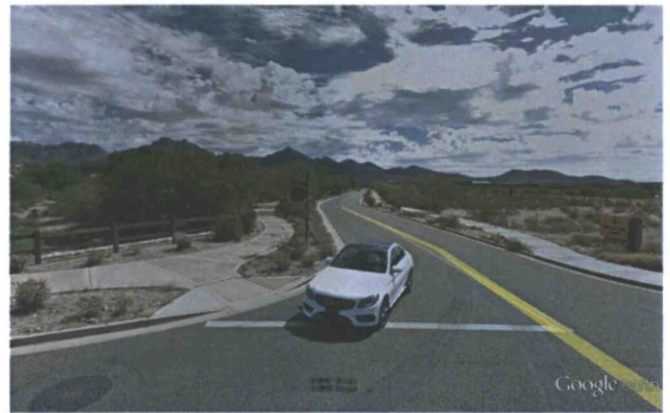
SEC looking north



SEC looking west

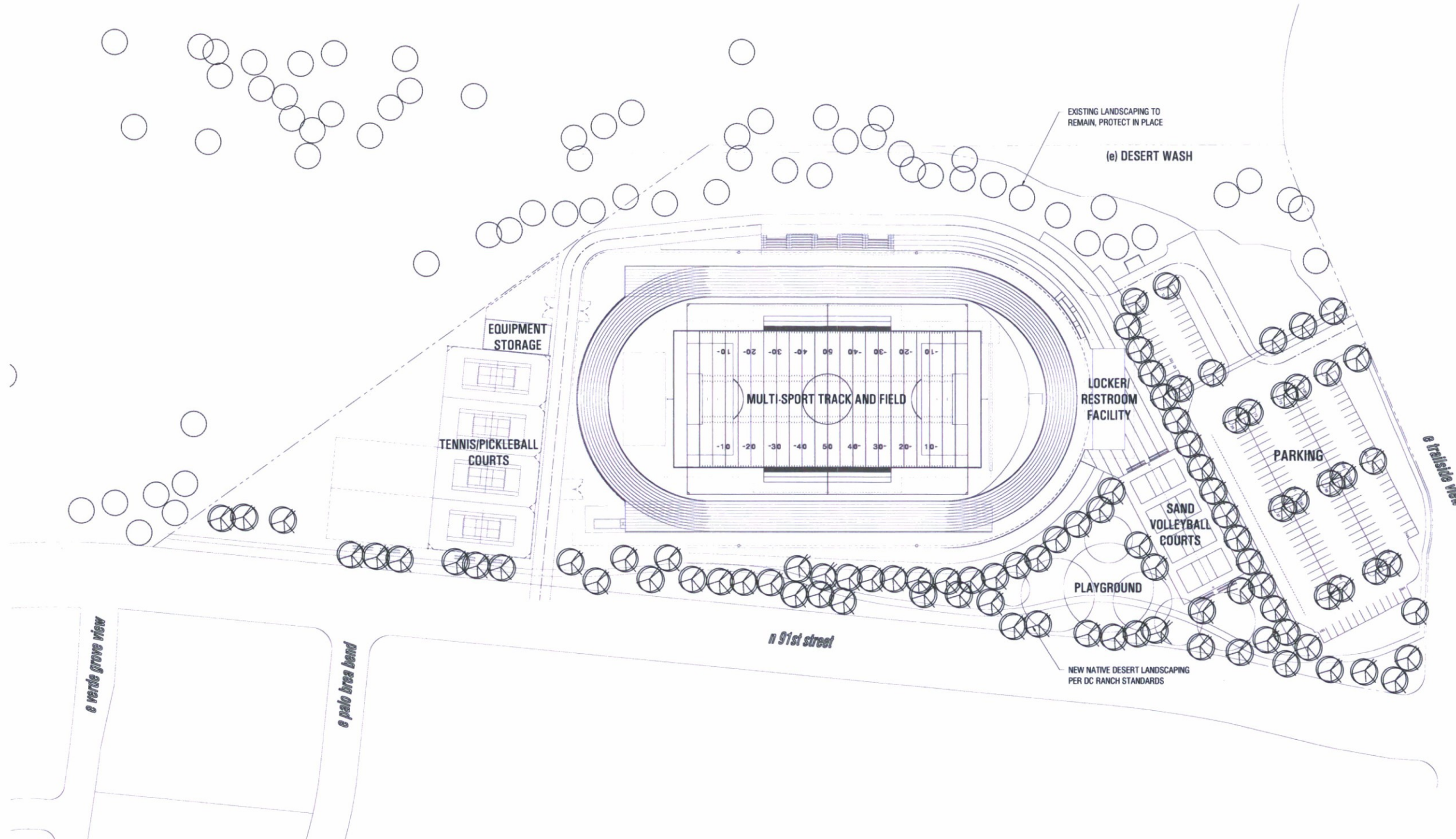


SEC looking east



SEC looking south





PROJECT OWNER
city of scottsdale

PROJECT TENANT
great hearts academies
7205 n pima rd, suite c
scottsdale, az 85250
1 602.396.7570

TENANT REPRESENTATIVE
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CIVIL ENGINEER
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LANDSCAPE PLAN
1"=60'-0"

LANDSCAPE PLAN LEGEND

-  EXISTING LANDSCAPE TO REMAIN
-  NEW NATIVE DESERT LANDSCAPING PER DC RANCH STANDARDS

WITHDRAWN

DATE _____ INITIALS _____

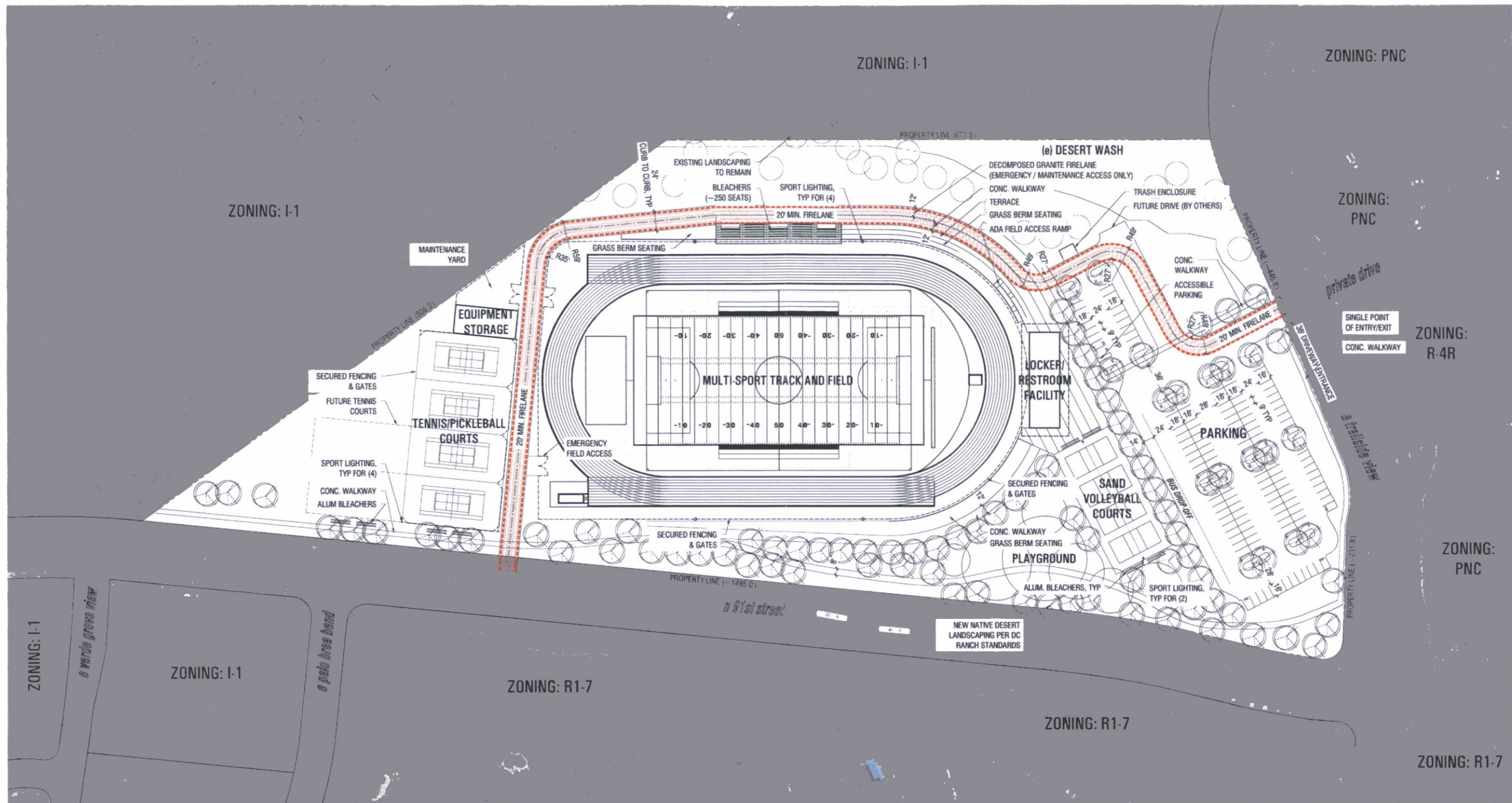
**GREAT HEARTS
ACADEMIES
SCOTTSDALE PREP
FORUM AT DC RANCH**
parcel no. 217-12-005L
swc of e trailside view and
n 91st street
scottsdale, az 85255

SMA PROJECT #16-099

11.00
SHEET
landscape plan



4-UP-2017
3/14/2017
DATE



PROJECT OWNER
City of Scottsdale

PROJECT TENANT
Great Hearts Academies
7205 N Pima Rd, Suite C
Scottsdale, AZ 85250
1 602.386.7570

TENANT REPRESENTATIVE
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CIVIL ENGINEER
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Cathy Williams
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cwilliams@hilgartner.com

SITE PLAN
1"=60'-0"



VICINITY MAP
nts

PROJECT INFO

PROJECT NAME Great Hearts Academies \ Scottsdale Prep - Forum at DC Ranch
PROJECT LOCATION SWC of E Trailside View and N 91st Street, Scottsdale, AZ 85255
PARCEL NO. 217-12-005L

PROJECT OWNER City of Scottsdale

PROJECT TENANT Great Hearts Academies, 7205 N Pima Road, Suite C, Scottsdale, AZ 85250

PROJECT DESCRIPTION The project consists of a multi-sport track and field with forum seating, (4) tennis courts, (4) sand volleyball courts, restroom/locker room facility, equipment and maintenance storage building, and parking lot for approximately 161 cars and bus drop-off area; project will also include pedestrian trail amenities, playground space, and natural desert landscaping to match the adjacent context; all sports surfaces will be lit with Musco LED lighting.

SITE DATA

PARCEL NO. 217-12-005L
LAT/LONG 33.648656, -111.886079
S/T/R 31 4N 5E

LEGAL DESCRIPTION A parcel of land lying within Section 31, Township 4 North, Range 5 East, of the Gila and Salt River Meridian, Maricopa County, Arizona

LOT SIZE 638,874 sf / 14.67 acres

ZONING OS - OPEN SPACE

BUILDING DATA

EQUIPMENT STORAGE 2880 sf (yard: 3852sf)
LOCKER/RESTROOM FACILITY 4605 sf

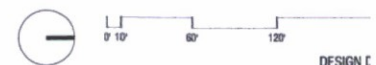
SITE PLAN LEGEND

- EXISTING LANDSCAPE TO REMAIN
- NEW NATIVE DESERT LANDSCAPING PER DC RANCH STANDARDS
- FIRELANE

WITHDRAWN

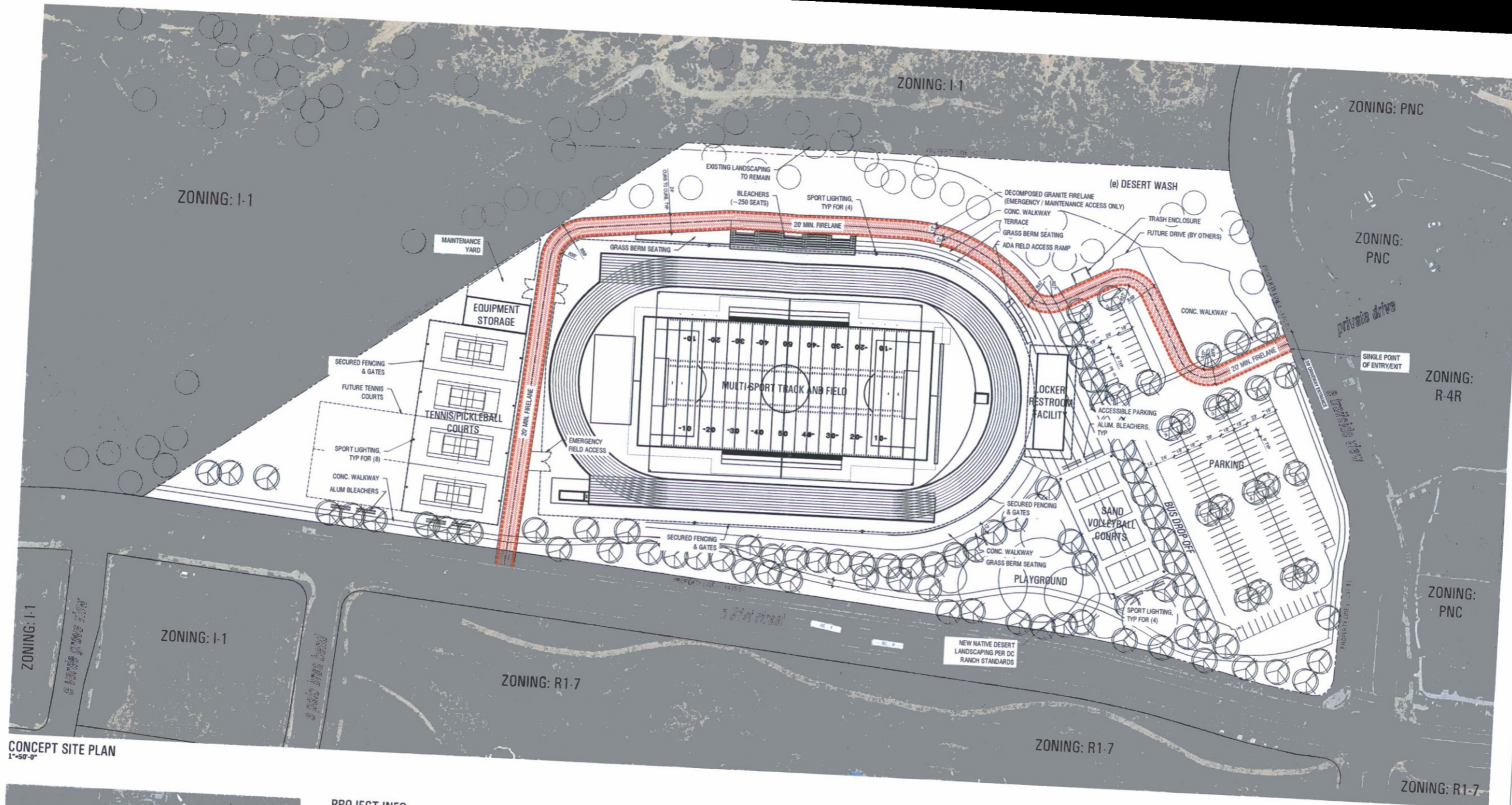
DATE _____ INITIALS _____

a1.00
site plan
As noted



SHEET
SCALE

4-UP-2017
3/14/2017



CONCEPT SITE PLAN
1"=50'-0"



VICINITY MAP
nbs

PROJECT INFO

PROJECT NAME great hearts academies \ scottsdale prep - forum at dc ranch
PROJECT LOCATION swc of a trailside view and n 91st street, scottsdale, az 85255
PARCEL NO. 217-12-005L

PROJECT OWNER city of scottsdale

PROJECT TENANT great hearts academies, 7205 n pima road, suite c, scottsdale, az 85250

PROJECT DESCRIPTION the project consists of a multi-sport track and field with forum seating, (4) tennis courts, (4) sand volleyball courts, restroom/locker room facility, equipment and maintenance storage building, and parking lot for approximately 161 cars and bus drop-off area; project will also include pedestrian trail amenities, playground space, and natural desert landscaping to match the adjacent context; all sports surfaces will be lit with Musco LED lighting.

SITE DATA

PARCEL NO. 217-12-005L
LAT/LONG 33.648656, -111.886079
S/T/R 31 4N SE

LEGAL DESCRIPTION A parcel of land lying within Section 31, Township 4 North, Range 5 East, of the Gila and Salt River Meridian, Maricopa County, Arizona

LOT SIZE 638,874 sf / 14.67 acres
ZONING OS - OPEN SPACE

SITE PLAN LEGEND

EXISTING LANDSCAPE TO REMAIN

NEW NATIVE DESERT LANDSCAPING PER DC RANCH STANDARDS

FIRELANE

BUILDING DATA

EQUIPMENT STORAGE 2880 sf (yard: 3852sf)
LOCKER/RESTROOM FACILITY 4805 sf

PROJECT OWNER
city of scottsdale

PROJECT TENANT
great hearts academies
7205 n pima rd, suite c
scottsdale, az 85250
1 602 308 7370

TENANT REPRESENTATIVE
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CIVIL ENGINEER
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sandy williams
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GREAT HEARTS ACADEMIES \ SCOTTSDALE PREP FORUM AT DC RANCH
 parcel no. 217-12-005L
 swc of a trailside view and n 91st street, scottsdale, az 85255
 SMA PROJECT #16-099

WITHDRAWN

DATE _____ INITIALS _____

a1.00
concept site plan
As noted

SCALE
0 10 20 30 40 50 60 70 80 90 100

CONCEPTUAL DESIGN
DATE 2017.03.13

SHEET
SCALE

PHASE 1
DATE

4-UP-2017

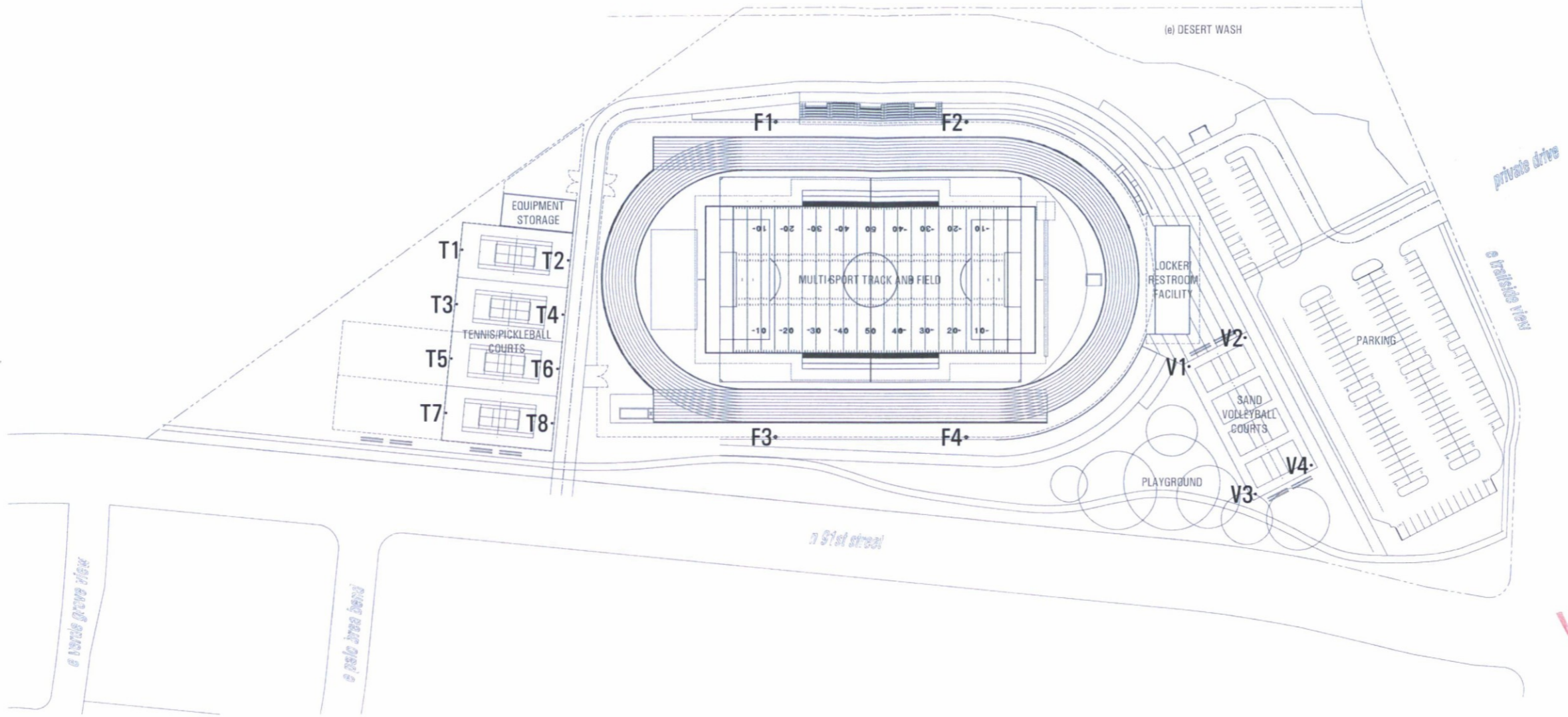
PROJECT OWNER
City of Scottsdale

PROJECT TENANT
Great Hearts Academies
7205 n jume rd, suite c
scottsdale, az 85255
1 602.388.7570

TENANT REPRESENTATIVE
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cwhitehead@hightower.com



WITHDRAWN

DATE _____ INITIALS _____

CONCEPT SITE LIGHTING PLAN
1"=50'-0"

Detail: 228/216 LED Luminaire and Driver

Luminaire Data

Weight (luminaire)	45 to 60 kg
UK listing number	E33804
UK listed for USA/Canada	UL1998
CSA-C22.2 No.250.0	
Material and finish	Die-cast aluminum, anodized, COATED/PAINTED, and powder-coat painted
Wind speed rating (lifting only)	130 mph (57 m/s)

Photometric Characteristics

Projected lumen maintenance per IES TM-21-11	
L70 (F0)	33,000 h
L80 (F0)	42,000 h
L90 (F0)	42,000 h
Color correlated color temperature	3700 K
Color rendering index (CRI)	65
Lumens	85,400

Notes:
1. Temperature appropriate for application factor for life of luminaire.

Detail: 228/216 LED Luminaire and Driver

Driver Data

Electrical Data

Rated Voltage (278 LDC)	
Per driver	1,100 W
Per luminaire	4,400 W
Number of luminaires per driver	2
Starting inrush current	~140 A, 258 µs
Fuse rating	15 A
UK ambient temperature rating	30°C
Efficiency	95%
Dimming mode	optional
Range, energy consumption	15-100%
Range, light output	30-100%

Notes:
1. Based on voltage to the power consumption, including driver efficiency losses, at standard operation in 30°C ambient temperature environment.
2. Operating current includes allowance for 10% minimum power factor, operating temperature, and LED light source manufacturing tolerances.

Notes:
1. Use thermal magnetic HD-rated or D-curve circuit breakers.
2. See Musco Control System Summary for circuit information.

VOLLEYBALL AND TENNIS COURT LIGHTING (V1-V4, T1-T8) / 50' POLES

Detail: Light-Structure System™

Luminaire and Driver Components - TLC-LED-1150

Luminaire Data

Weight (luminaire)	75 to 104 kg
UK listing number	E33809 (pending)
UK listed for USA/Canada	UL1998 CSA-C22.2 No.250.0
Material and finish	Aluminum, anodized, and powder-coat painted
Wind speed rating (lifting only)	130 mph (57 m/s)

Photometric Characteristics

Projected lumen maintenance per IES TM-21-11	
L70 (F0)	41,000 h
L80 (F0)	51,000 h
L90 (F0)	51,000 h
Color correlated color temperature	3700 K
Color rendering index (CRI), typical	75
Color rendering index (CRI), minimum	70
Lumens	121,000

Notes:
1. Based on voltage to the power consumption, including driver efficiency losses, at standard operation in 30°C ambient temperature environment.
2. Operating current includes allowance for 10% minimum power factor, operating temperature, and LED light source manufacturing tolerances.

Notes:
1. Use thermal magnetic HD-rated or D-curve circuit breakers.
2. See Musco Control System Summary for circuit information.

TRACK AND FIELD LIGHTING (F1-F4) / 70' POLES

e1.00
concept site lighting plan
As noted

SCALE
0 10 20 30 40

CONCEPTUAL DESIGN
2017.03.13

PHASE
DATE

GREAT HEARTS
ACADEMIES
SCOTTSDALE PREP
FORUM AT DC RANCH
parcel no. 217-12-005L
sec. 6 trailside view and
n 91st street
scottsdale, az 85255

SMA PROJECT #16-099

4-UP-2017
3/14/2017