

**Simulations**  
**Photos**  
**All Graphics (no plans)**



GENERAL NOTES FOR PUBLIC WORKS CONSTRUCTION:

1. All construction in the public rights-of-way or in easements granted for public use must conform to the 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 Supplemental Standard Specifications and Supplemental Standard Details. If there is a conflict, the city's Supplemental Standard Details will govern.
2. The city only approves the scope, not the detail, of engineering designs; therefore, if construction quantities are shown on these plans, they are not verified by the city.
3. The 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 must be resubmitted to the city for reapproval.
4. 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 beginning construction by calling 480-312-5750.
5. Whenever excavation is necessary, call the Blue Stake Center, 602-263-1100, two working days before excavation begins. The Center will see that the location of the underground utility lines is identified 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 encroachment permit will be issued by the city only after the registrant has paid a base fee plus a fee for inspection services. Copies of all permits must be retained on-site and be available for inspection at all times. Failure to produce the required permits will result in immediate suspension of all work until the proper permit documentation is obtained.
7. All excavation and grading that is not in the public rights-of-way or not in easements granted for public use must conform to Chapter 70, Excavation and Grading, of the latest edition of the Uniform Building Code prepared by the International Conference of Building Officials. A permit for this grading must be secured from the city for a fee established by the Uniform Building Code.

GS&E NOTES:

IF A DISCREPANCY IS FOUND BETWEEN ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN, ENGINEER SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO NOTIFY ENGINEER SHALL NEGATE ENGINEER'S LIABILITY.

THIS SITE PLAN IS NOT A BOUNDARY SURVEY.

BEARINGS AND DISTANCES ARE RECORD PER PLAT UNLESS OTHERWISE NOTED.

ALL EXISTING UTILITIES TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION, CALL BLUE STAKE AT 602-263-1100.

ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION WITH NATIVE STONE.

THIS PLAN IS DESIGNED TO SHOW SITE GRADING AND DRAINAGE. CONTRACTOR SHALL USE THE ARCHITECTURAL SITE PLAN TO DETERMINE FINAL HOUSE, WALL, STEP, ETC., LOCATIONS AND ELEVATIONS.

ALL DRAINAGE FACILITIES TO BE MAINTAINED BY HOMEOWNER OR HOA.

TOP OF FOOTING ELEVATIONS SHOWN IN PLAN ARE APPROXIMATE ONLY. ACTUAL TOP OF FOOTINGS TO BE DETERMINED AT TIME OF CONSTRUCTION AND TO BE A MINIMUM OF SIX INCHES BELOW EXISTING NATURAL GRADE OR FINISHED GRADE WHICHEVER IS LOWER (TYPICAL).

ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, CONCRETE CHANNELS OR ANY OTHER MEASURES DESIGNED TO PROTECT BUILDINGS OR OTHER PROPERTIES FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO ANY STRUCTURES BEING BUILT.

ALL STORM DRAINAGE FACILITIES, INCLUDING WASHES, THAT EXIST PRIOR TO CONSTRUCTION MUST REMAIN OPEN AND FUNCTIONAL WITHOUT DIMINISHED CAPACITY FOR THE DURATION OF CONSTRUCTION AND UNTIL FINAL DRAINAGE FEATURES ARE COMPLETED.

HYDROLOGIC ANALYSIS OF THIS SITE INCLUDES SURFACE RUNOFF ONLY.

ANY PROPOSED PIPES ON THIS PLAN SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

CIVIL GRADING & DRAINAGE PLAN

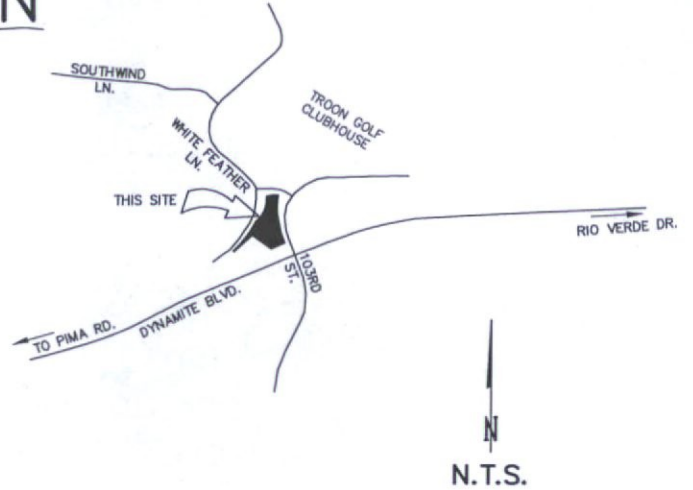
THE VILLAS AT TROON NORTH

A RE-PLAT OF TRACT V, "ON THE GREEN AT TROON NORTH" BOOK 398 OF MAPS, PAGE 5, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

COMMUNITY NUMBER	PANEL NUMBER AND DATE	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEV (IN AO ZONE, USE DEPTH)
045012	1330 10/16/13	L	11/04/15	X	NA

ENGINEER'S CERTIFICATION: THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN, ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100 YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE FLOODWAYS AND FLOODPLAIN ORDINANCE, CHAPTER 37, S.R.C..



VICINITY MAP

OWNER:

TROON EAGLES, LLC  
8325 EAST WHITE FEATHER  
SCOTTSDALE, AZ 85258

SITE ADDRESS:

10299 E WHITE FEATHER  
SCOTTSDALE, AZ 85262

ASSESSORS PCL. NO.:

216-72-584

ZONING:

R4-R ESL (HD)

C.O.S. QUARTER SECTION NO.:

51-52

ENGINEERS CERTIFICATION:

THIS IS TO CERTIFY THAT THE ENGINEERING INFORMATION SHOWN HEREON WAS EXECUTED UNDER MY DIRECTION.



LOT DATA:

LOT 1 GROSS: 4,261 SQUARE FEET OR 0.098 ACRES MORE OR LESS.  
LOT 2 GROSS: 4,513 SQUARE FEET OR 0.104 ACRES MORE OR LESS.  
LOT 3 GROSS: 4,546 SQUARE FEET OR 0.104 ACRES MORE OR LESS.  
LOT 4 GROSS: 3,842 SQUARE FEET OR 0.088 ACRES MORE OR LESS.  
TRACT A GROSS: 6,495 SQUARE FEET OR 0.149 ACRES MORE OR LESS.  
TRACT B GROSS: 4,823 SQUARE FEET OR 0.111 ACRES MORE OR LESS.  
TRACT C GROSS: 1,539 SQUARE FEET OR 0.035 ACRES MORE OR LESS.  
TOTAL GROSS: GROSS 30,019 SQUARE FEET OR 0.689 ACRES MORE OR LESS.

LEGAL DESCRIPTION:

TRACT V, ON THE GREEN AT TROON NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 390 OF MAPS, PAGE 48 AND CERTIFICATE OF CORRECTION RECORDED AS 95-099793 OF OFFICIAL RECORDS AND REPLATED IN BOOK 398 OF MAPS, PAGE 5 AND AFFIDAVIT OF CORRECTION RECORDED AS 96-234748 OF OFFICIAL RECORDS.

SURVEY NOTE:

SURVEY AND TOPOGRAPHY PROVIDED BY CLIENT. THIS SURVEY WAS PERFORMED BY GLOBAL LAND SURVEYING, LLC, P.O. BOX 2132, PEORIA, AZ 85380, SIGNED BY BRYAN O'CONNOR, R.L.S. 59124 MAY 22, 2018.

UTILITIES NOTE:

HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN IN THE PLAN ARE APPROXIMATE ONLY AND WILL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION WORK. CALL BLUE STAKE @ (602) 263-1100.

WALL INFO:

RETAINING WALLS= 139 LF.  
NON-RETAINING WALLS 169 LF.

CUT & FILL:

CUT 17 C.Y.  
FILL 1650 C.Y.  
NET FILL 1633 C.Y.

Note: Quantities shown are approximate only. Engineer makes no guarantee as to the accuracy of the quantities shown herein. Contractor shall verify quantities independently prior to bidding. Quantities do not include compaction, ground scarification, shrink or swell factors.

NO CONFLICT SIGNATURE BLOCK				
UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER	DATE SENT
ELECTRIC	APS			
TELEPHONE	CENTRY LINK			
NATURAL GAS	SOUTHWEST GAS			
CABLE TV	COX COMM.			
OTHER				
OTHER				
ENGINEER'S CERTIFICATION				
I, _____, as the Engineer of Record for this development, hereby certify that all of the utility companies listed above have been provided final improvement plans for review, and all conflicts identified by the utilities have been resolved. In addition, "No Conflict" forms have been obtained from each utility company and are included in this submittal.				
Signature _____		Date _____		

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY IS A 2.5" BRASS CAP(GLO) ON 2" PIPE, HAVING AN ELEVATION OF: 2414.767 (NAVD88 DATUM) PER BOOK 672, PAGE 2 RECORDS OF MARICOPA COUNTY ARIZONA. POINT ID 41031-1. ALSO BEING THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA.

TBM:

BRASS CAP FOUND NEAR THE SOUTHEASTERLY CORNER OF THE PROPERTY, HAVING AN ELEVATION OF: 2557.33 (NAVD88 DATUM)(THE WEST OF THREE BRASS CAPS)

CITY OF SCOTTSDALE

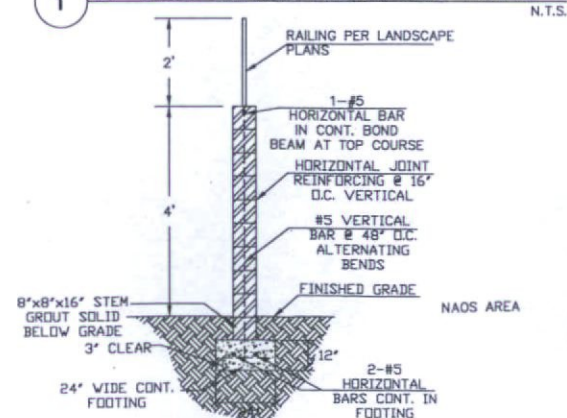
REVIEW & RECOMMENDED APPROVAL BY:

PAVING		TRAFFIC	
GRADING & DRAINAGE		PLANNING	
WATER & SEWER		FIRE DEPT.	
RETAINING WALLS			

APPROVED BY:

ENGINEERING COORDINATION MANAGER (OR DESIGNEE) \_\_\_\_\_ DATE \_\_\_\_\_

1 8" CMU BLOCK RETAINING WALL



2 8" CMU BLOCK SITEWALL

WALL NOTES:  
-ALL CELLS CONTAINING REBAR SHALL BE GROUTED SOLID.  
-GRADE DIFFERENTIAL SHALL BE NO GREATER THAN 12".

GRAHAM SURVEYING & ENGINEERING INC.

Civil Engineers & Land Surveyors  
P.O. BOX 1240, Carefree, Arizona 85377  
(480) 488-4393



PART OF THE SE 1/4, SEC. 29, T5N, R5E, SHT. 1 OF 2, JOB #18-100P21



ENGINEERS CERTIFICATION:

THIS IS TO CERTIFY THAT THE ENGINEERING INFORMATION SHOWN HEREON WAS EXECUTED UNDER MY DIRECTION.



DYNAMIC BOULEVARD  
(PUBLIC RIGHT-OF-WAY)

CONSTRUCTION NOTES:

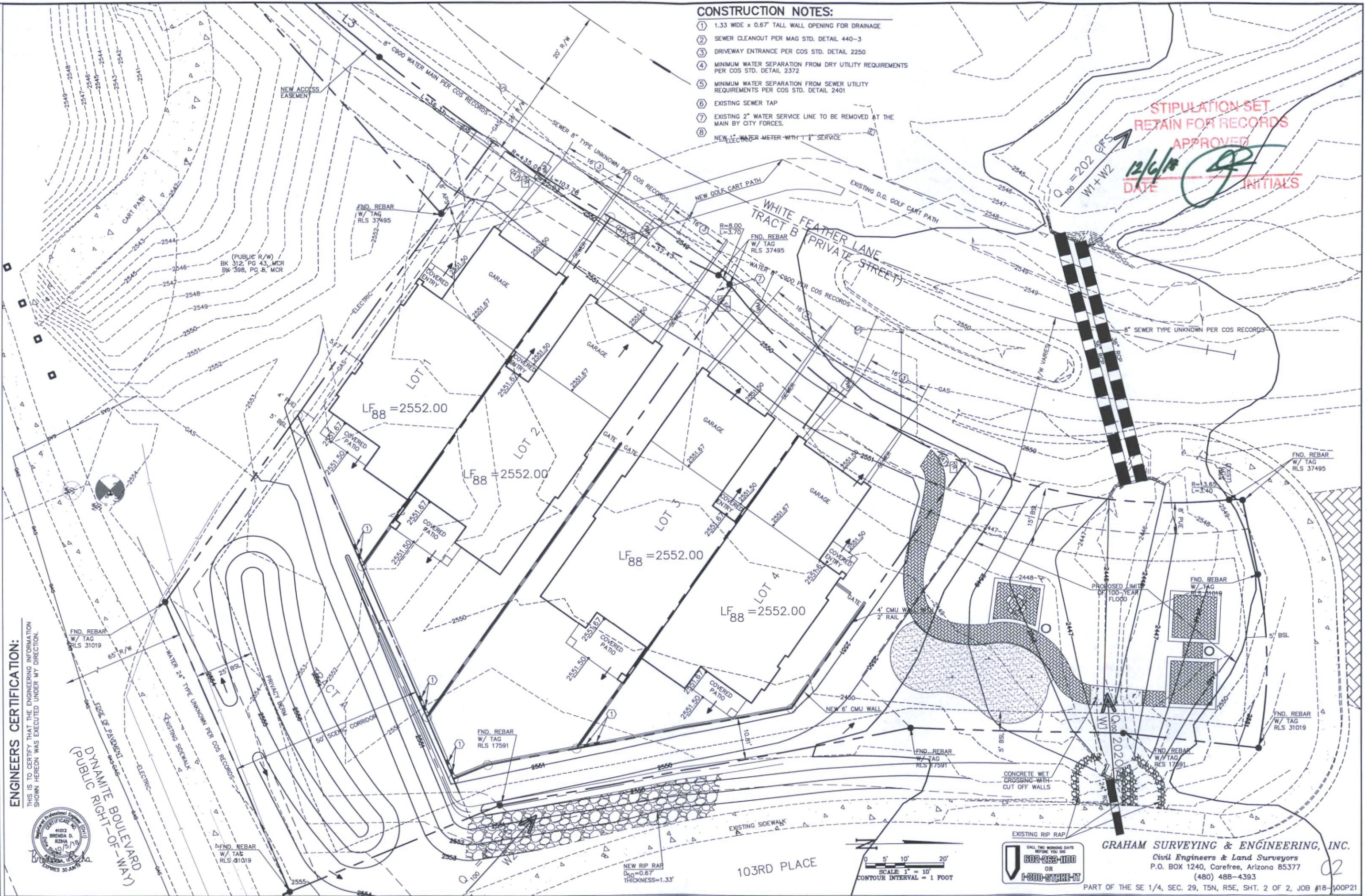
- 1.33" WIDE x 0.67" TALL WALL OPENING FOR DRAINAGE
- SEWER CLEANOUT PER MAG STD. DETAIL 440-3
- DRIVEWAY ENTRANCE PER COS STD. DETAIL 2250
- MINIMUM WATER SEPARATION FROM DRY UTILITY REQUIREMENTS PER COS STD. DETAIL 2372
- MINIMUM WATER SEPARATION FROM SEWER UTILITY REQUIREMENTS PER COS STD. DETAIL 2401
- EXISTING SEWER TAP
- EXISTING 2" WATER SERVICE LINE TO BE REMOVED AT THE MAIN BY CITY FORCES.
- NEW 1" WATER METER WITH 1" SERVICE

STIPULATION SET  
RETAIN FOR RECORDS

APPROVED

12/6/18  
DATE

INITIALS

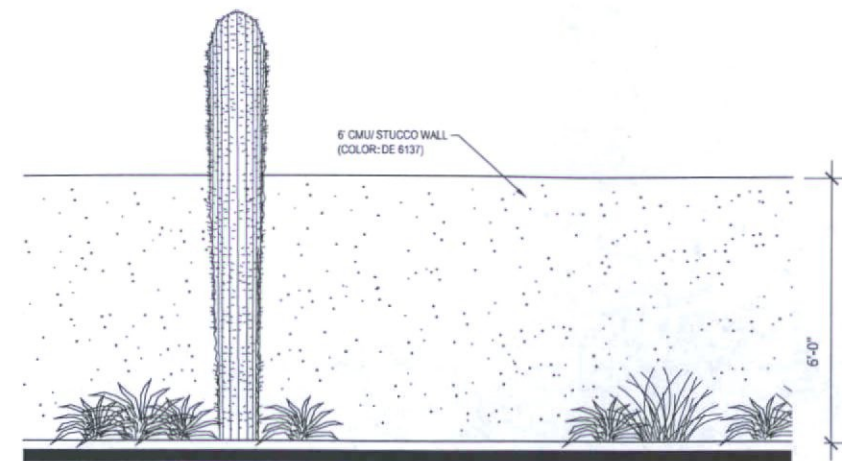


SCALE 1" = 10'  
CONTOUR INTERVAL = 1 FOOT

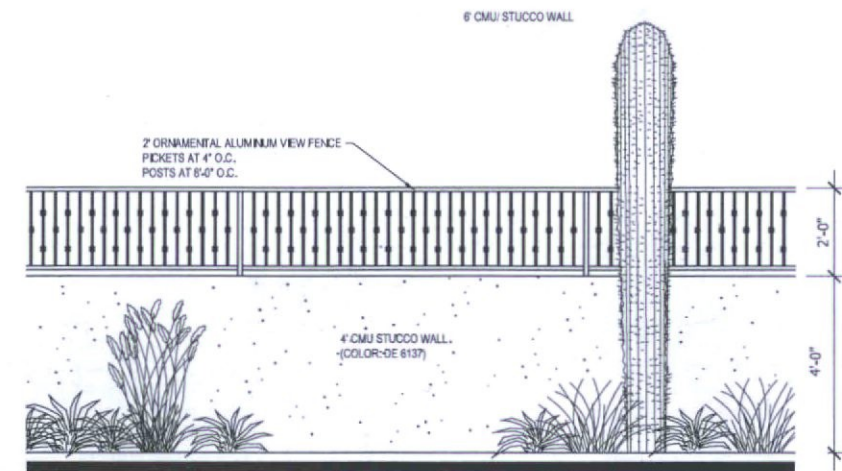


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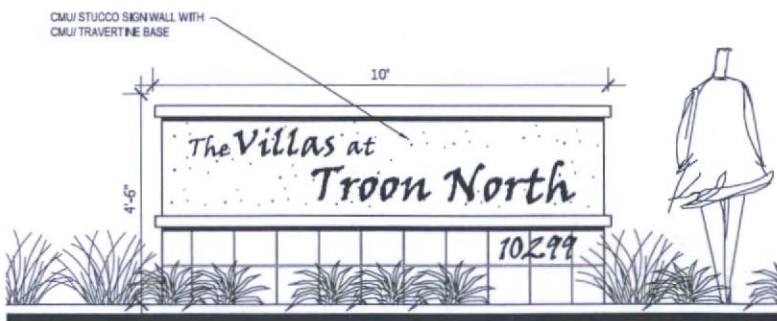




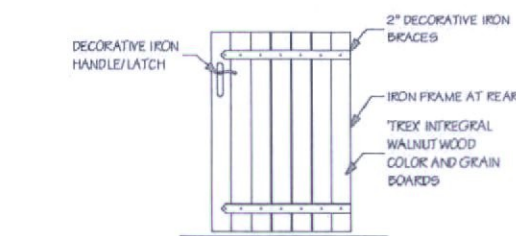
A 6' CMU / STUCCO WALL ELEVATION  
SCALE: 1/2"=1'-0"  
NOTE: WALLS AND FENCES ARE SHOWN FOR REFERENCE ONLY. CONSTRUCTION DETAILS WILL BE SHOWN ON ARCHITECTURAL PLANS.



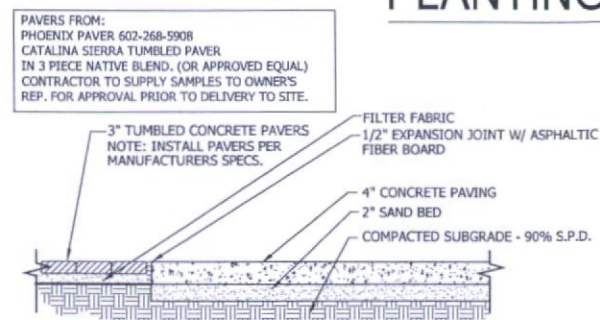
B 2' VIEW OVER 4' CMU/ STUCCO WALL ELEVATION  
SCALE: 1/2"=1'-0"  
NOTE: WALLS AND FENCES ARE SHOWN FOR REFERENCE ONLY. CONSTRUCTION DETAILS WILL BE SHOWN ON ARCHITECTURAL PLANS.



C CONCEPTUAL SIGN ELEVATION  
SCALE: 1/2"=1'-0"



D TYPICAL 6' GATE ELEVATION  
NOTE: WALLS AND FENCES ARE SHOWN FOR REFERENCE ONLY. CONSTRUCTION DETAILS WILL BE SHOWN ON ARCHITECTURAL PLANS.

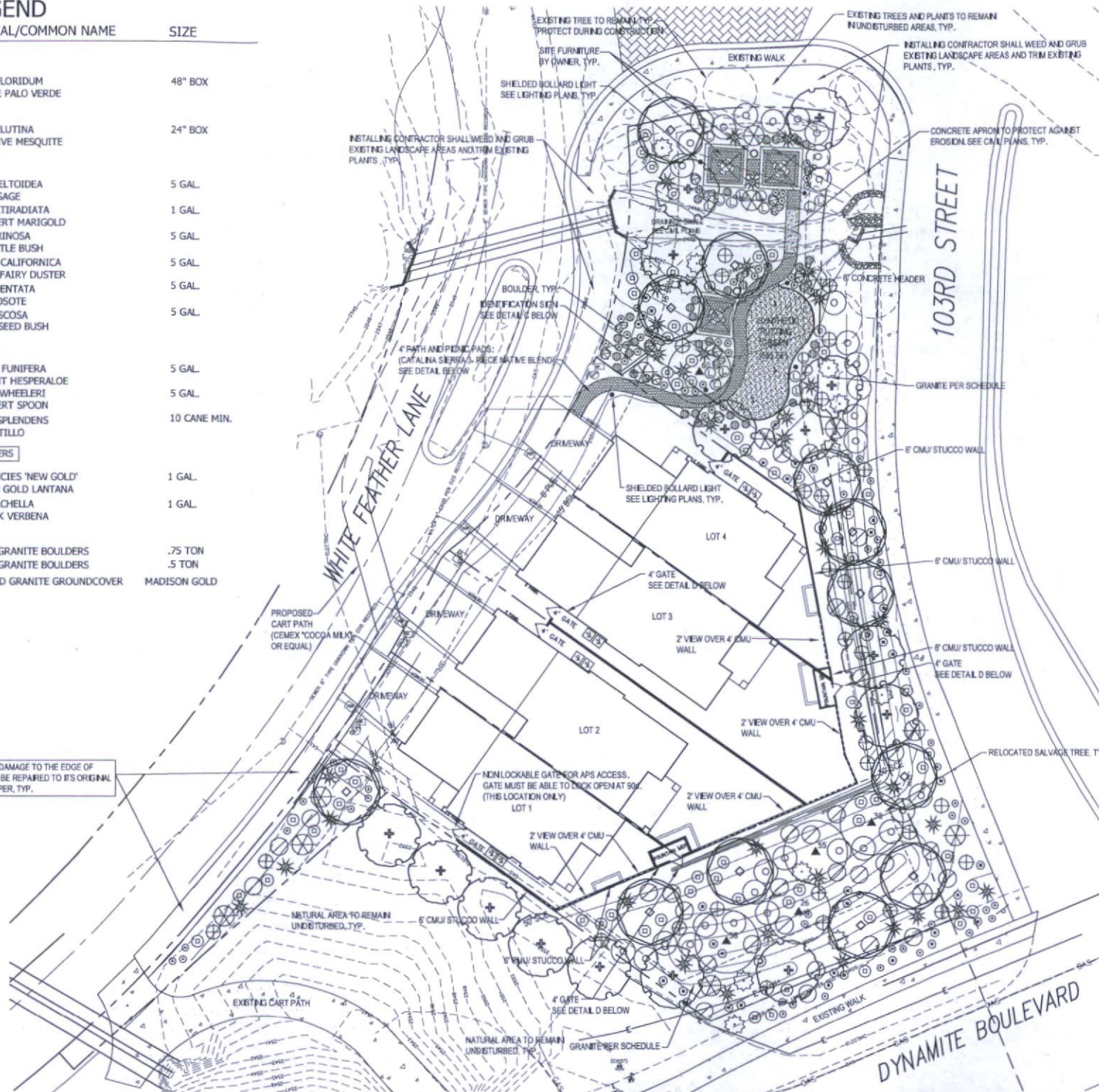


E OPEN SPACE PAVING DETAIL  
NO SCALE

## PLANT LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE
TREES		
	CERCIDIUM FLORIDUM BLUE PALO VERDE	48" BOX
	PROSOPIS VELUTINA NATIVE MESQUITE	24" BOX
SHRUBS		
	AMBROSIA DELTOIDEA BURSAGE	5 GAL.
	BAILEYA MULTIRADIATA DESERT MARIGOLD	1 GAL.
	ENCELIA FARINOSA BRITTLE BUSH	5 GAL.
	CALLIANDRA CALIFORNICA RED FAIRY DUSTER	5 GAL.
	LARREA TRIDENTATA CREOSOTE	5 GAL.
	DODONEA VISCOSA HOPSEED BUSH	5 GAL.
ACCENTS		
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL.
	DASYLIRON WHEELERI DESERT SPOON	5 GAL.
	FOUQUERIA SPLENDENS OCOTILLO	10 CANE MIN.
GROUNDCOVERS		
	LANTANA SPECIES 'NEW GOLD' NEW GOLD LANTANA	1 GAL.
	VERBENA PULCHELLA ROCK VERBENA	1 GAL.
MATERIALS		
	WEATHERED GRANITE BOULDERS	.75 TON
	WEATHERED GRANITE BOULDERS	.5 TON
	1/2" SCREENED GRANITE GROUNDCOVER	MADISON GOLD

NOTE: ANY CONSTRUCTION DAMAGE TO THE EDGE OF EXISTING PROPERTIES WILL BE REPAIRED TO ITS ORIGINAL CONDITION BY THE DEVELOPER, TYP.



## PLANTING PLAN

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED

12/6/18  
DATE INITIALS

## RELOCATED SALVAGE INVENTORY

SYMBOL	SALVAGE MATERIAL
	REFER TO INVENTORY CHART ON THIS SHEET TO CROSS REFERENCE SPECIFIC PLANT I.D. NUMBER.
	TREE TO BE SALVAGED AND RELOCATED (4 TREES TOTAL)
	PARKINSONIA MICROPHYLLA Foothills Palo Verde
	PARKINSONIA MICROPHYLLA Foothills Palo Verde
	PARKINSONIA FLORIDA Blue Palo Verde
	PARKINSONIA FLORIDA Blue Palo Verde
	PARKINSONIA FLORIDA Blue Palo Verde

**Ironwood Planning**  
Landscape Architecture  
Land Planning

Phoenix Office  
(Ph.) 480-540-7556  
(Fax) 623-362-2813  
25809 N. 55th Dr.  
Phoenix, AZ 85083

Email: brude9@cox.net

These Drawings and Specifications are to be an instrument of service and shall remain the property of Ironwood Planning, L.L.C. They are not to be used on other projects or extensions to this project except by agreement in writing from Ironwood Planning, L.L.C. Ironwood Planning, L.L.C. is not responsible for construction means, methods, sequences or procedures, or for safety precautions and programs in connection with the project.

Landscape Improvement Plans  
THE VILLAS AT TROON NORTH  
Scottsdale, Arizona

Tron Eagles, LLC  
CARE NAME: 10-PP-2015  
MCR 998-05  
APW 216-72-584  
8325 East Via De Las Flores  
Scottsdale, Arizona 85258

Project Number: DR100  
Drawn by: BR  
Issue Date: 10/5/18  
Scale: See Plan  
Revisions:



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

## PLANTING PLAN

Sheet Number  
PL-01