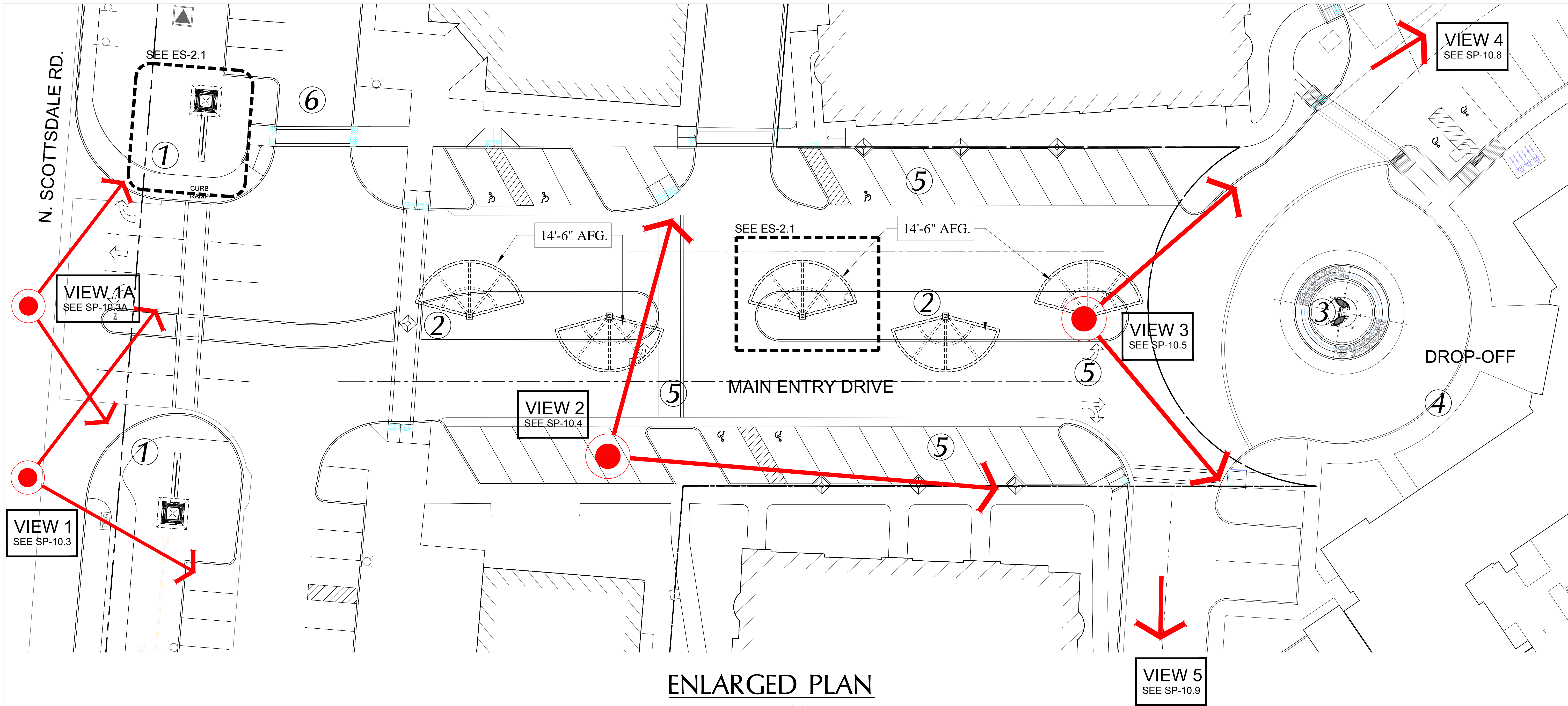




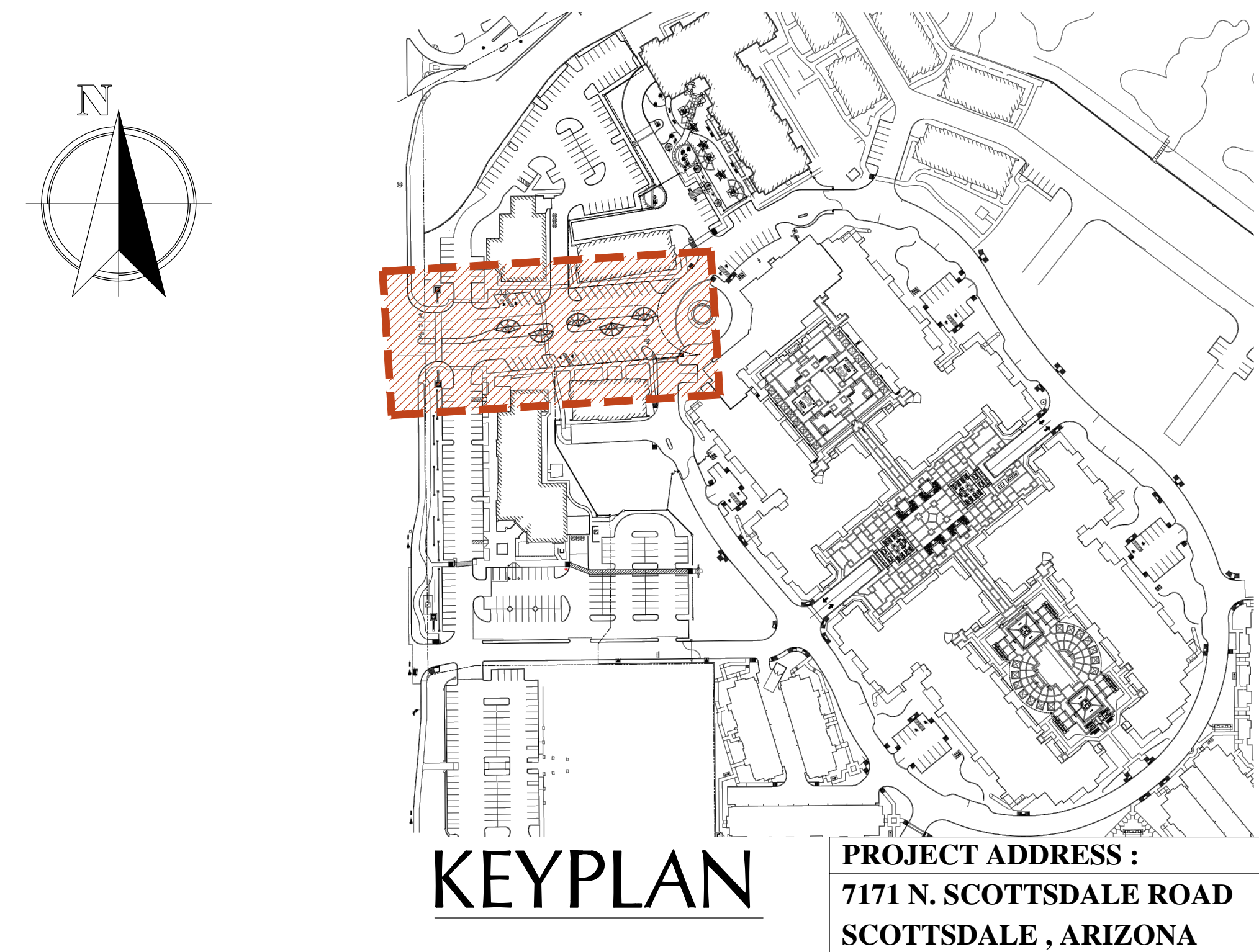
Pre-Applications

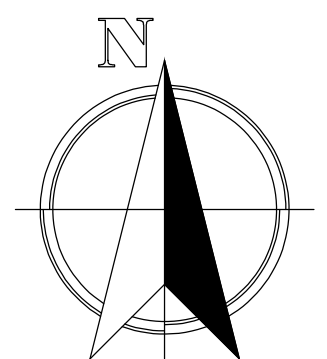
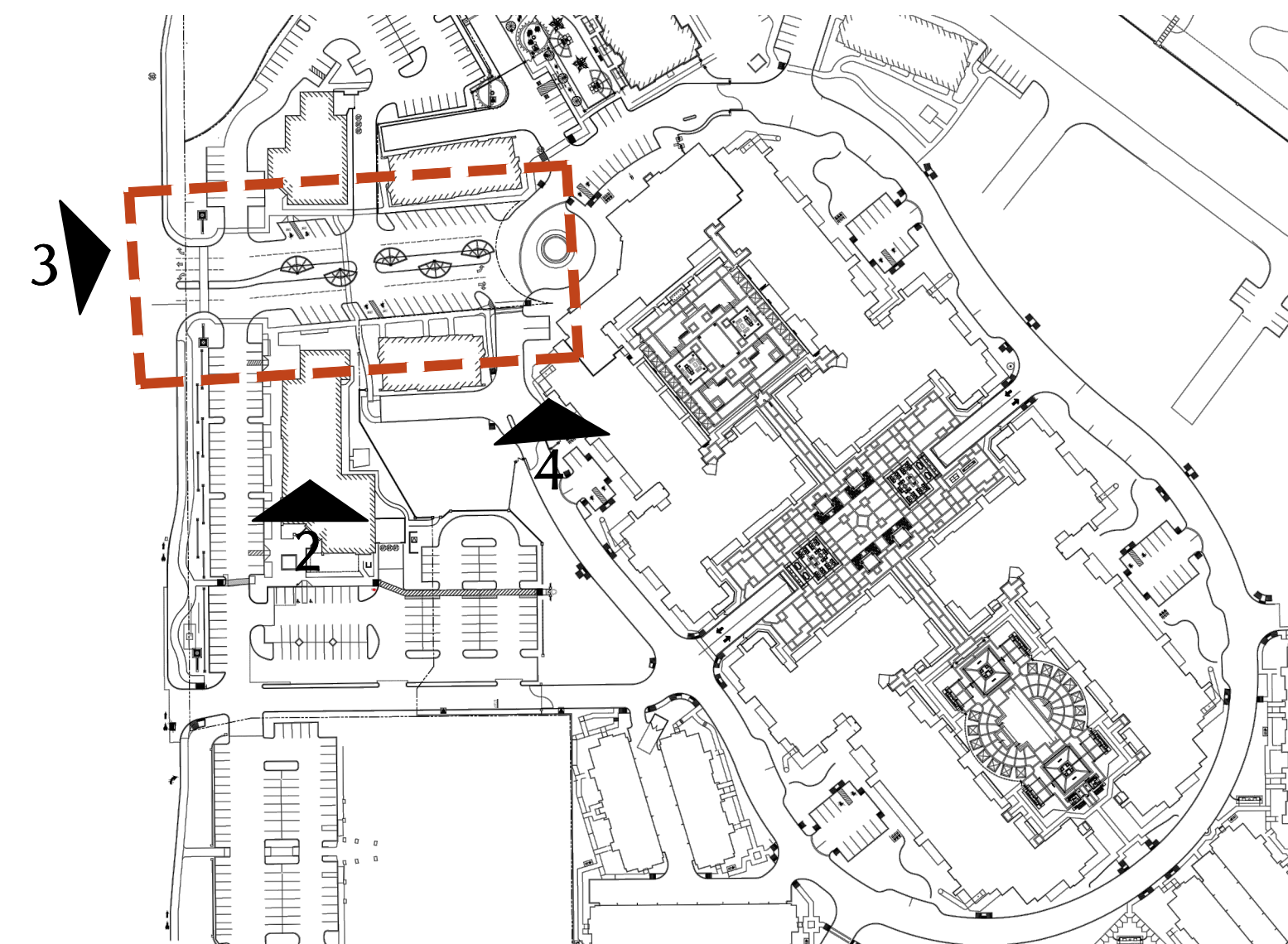
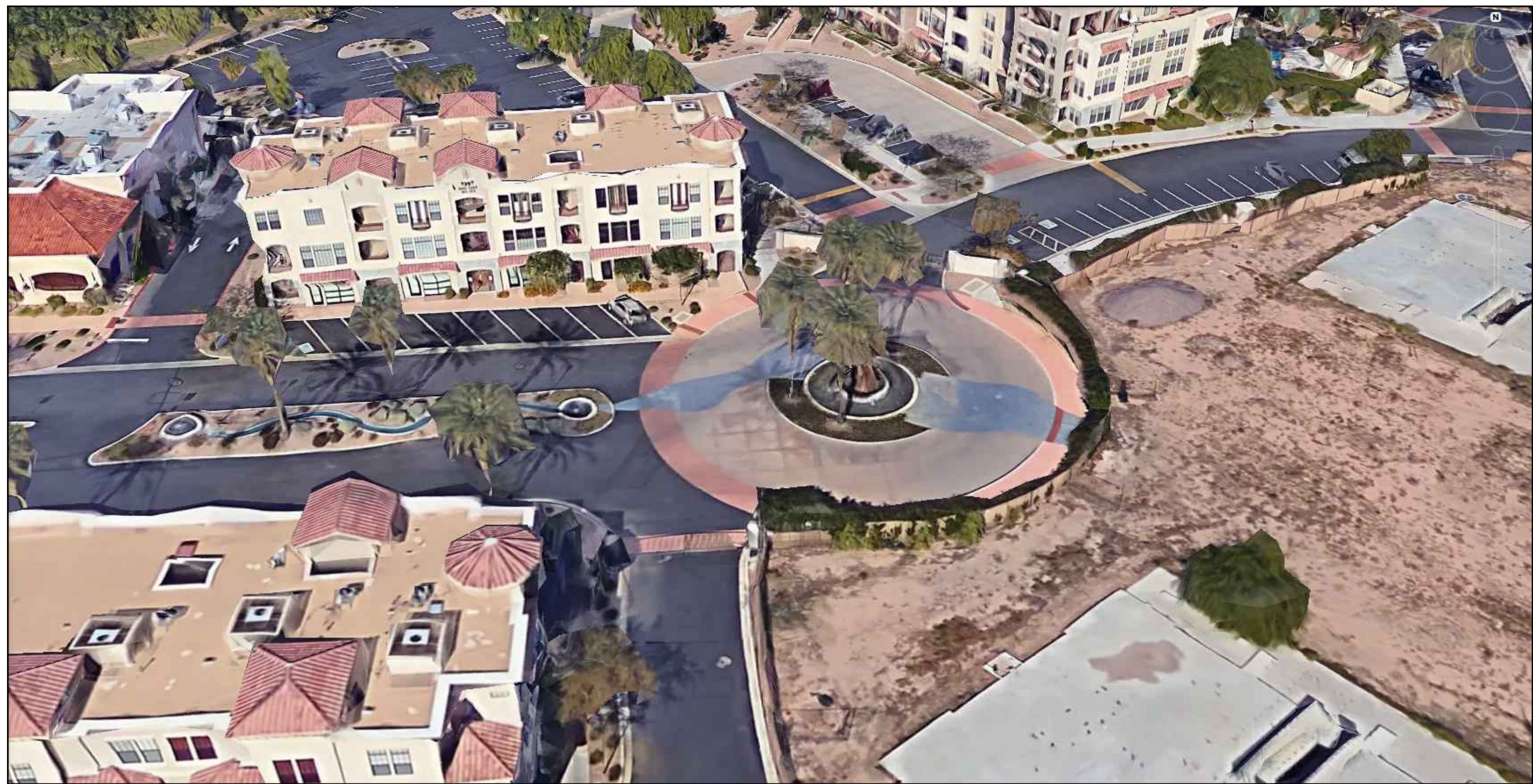
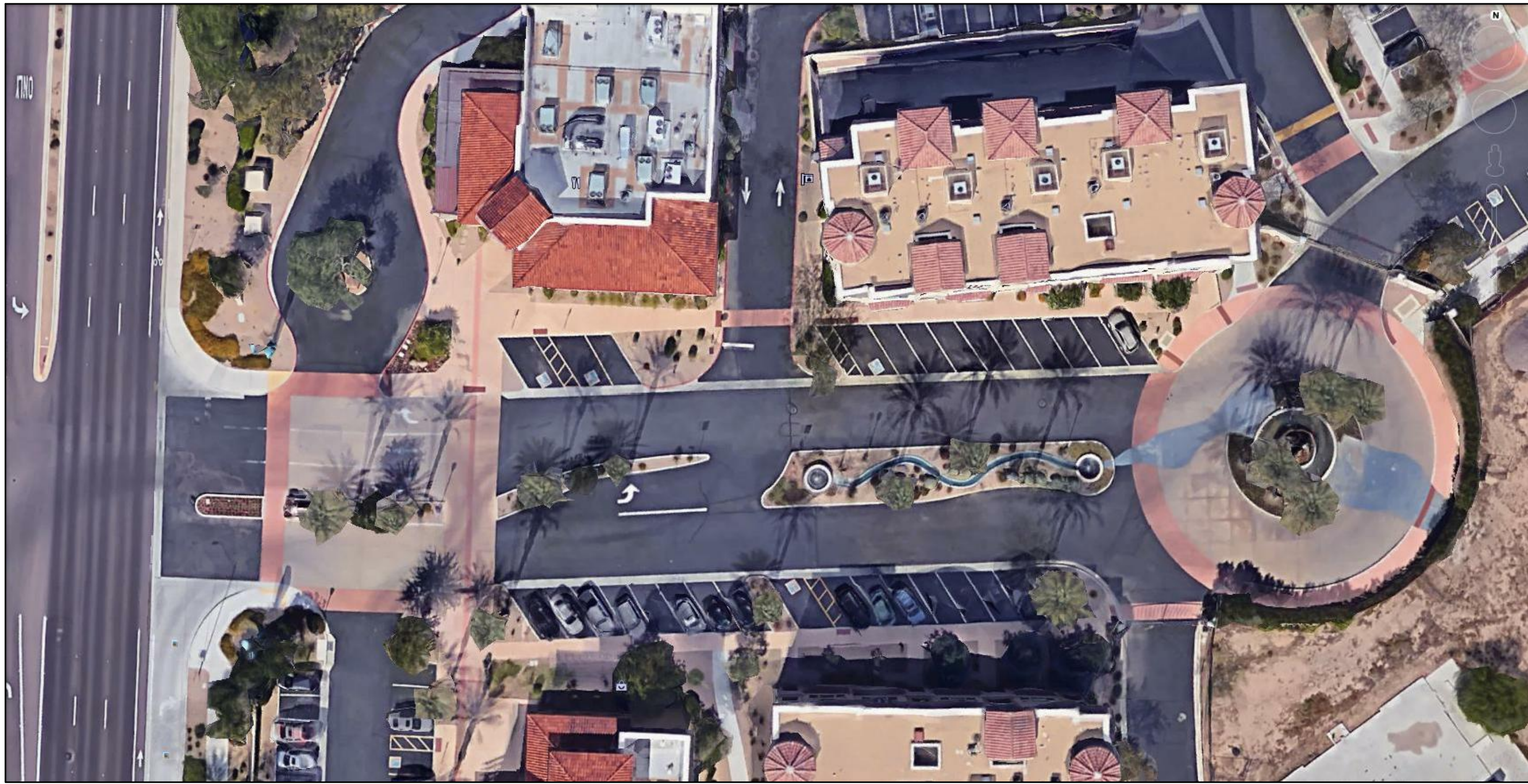
Pre-Application Narrative

Pre-Application Cash Transmittal



- | | |
|--|--|
| <p>① <u>Project Entry</u>
Project Signage / Monumentation
each side of drive
<u>Materials</u> Patina metal frame with stone below
and simulated Banner of metal wire mesh
with Artesia Signage.</p> | <p>④ <u>Porte Cochere</u>
Metal porte cochere with multiple bays at 14'-6" high at
Center panel / glazed panel at 16'-0" high above entry drop off
<u>Materials</u> Use bldg stone veneer of 24" sq columns
wrapping patina steel posts & cantilevered
patina steel frame.</p> |
| <p>② <u>Center island median</u>
Enhanced with cadence of Retail / Project
Signage / Monumentation
<u>Materials</u> Use patina metal frames (14'-6" AFG) with
stone below and Artesia Banner above.</p> | <p>⑤ <u>Median, Parking and Striping</u>
Adjust median, parking spaces, crosswalks and traffic pattern
as indicated.
<u>Update</u> Review retail cross walk locations to be
at center of retail activity, and at end of retail drive
moving toward Community Facility.</p> |
| <p>③ <u>Water Feature</u>
Re-purpose / re-locate Artesia Water sculpture
with 'ring of rainwater' dropping onto curved
stone below.
<u>Materials</u> Use existing sculpture routed with
water supply and circular bronze
6" frame tubing for rainwater drip.</p> | <p>⑥ <u>Parking Area</u>
Adjust parking and drive aisle area at Northwest retail near
North Scottsdale Road</p> |





MAIN ENTRY DRIVE

PROJECT ADDRESS :
7171 N. SCOTTSDALE ROAD
SCOTTSDALE , ARIZONA

ARCHITECT:

B UCILLA
G ROUP
A RCHITECTURE

ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEED VALUE ENGINEERING

19782 Ma^oArt^o Blvd., Site 270, Irvine, Ca 92612
TEL 949.851.9080 FAX 949.623.0084

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role:

ARTESIA
7171 N. SCOTTSDALE ROAD
SCOTTSDALE , ARIZONA

Owner:

ARTESIA DEVELOPMENT
PARTNERS, LLC
SCOTTSDALE, ARIZONA

[illegible]

ERMIT NO:

D SUBM. DATE:

LOT DATE:

Project Number :

3GA No. 15029

Sheet Title :

MAIN ENTRY DR.
EXISTING IMAGES

Sheet No. :

SP-10.1

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PROJECT ADDRESS :
7171 N. SCOTTSDALE ROAD
SCOTTSDALE , ARIZONA

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ARCHITECT:

**BUCILLA
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ARTESIA
7171 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA

Owner:

ARTESIA DEVELOPMENT
PARTNERS, LLC
SCOTTSDALE, ARIZONA

[illegible]

PERMIT NO:

BD SUBM. DATE:

PLOT DATE:

Project Number :

BCA No. 15029

Sheet Title :

MAIN ENTRY DR.
CONCEPTUAL IMAGERY
VIEW 1

Sheet No. :

SP-10.3A

MAIN ENTRY DRIVE

ARCHITECT:

BUCILLA GROUP ARCHITECTURE

ARCHITECTURE PLANNING INTERIOR DESIGN
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Profit:

ARTESIA
7171 N. SCOTTSDALE ROAD
COTTSDALE, ARIZONA

Owner:
ARTESIA DEVELOPMENT
PARTNERS, LLC
SCOTTSDALE, ARIZONA

[illegible]

Project Number :

BGA No. 15029

Sheet Title :

MAIN ENTRY DR.
CONCEPTUAL IMAGERY
VIEW 1

Sheet No. :

SP-10.3

MAIN ENTRY DRIVE

ARCHITECT:

BUCILLA GROUP ARCHITECTURE

INCORPORATED

ARCHITECTURE PLANNING INTERIOR DESIGN
INTERIOR-RESTAURATION LEAD VALUE ENGINEERING

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ARTESIA
7171 N. SCOTTSDALE ROAD
SCOTTSDALE , ARIZONA

Owner:
ARTESIA DEVELOPMENT
PARTNERS, LLC
SCOTTSDALE, ARIZONA

[illegible]

BGA No. 15029

MAIN ENTRY DR.
CONCEPTUAL IMAGERY
VIEW 2

SP-10.4

MAIN ENTRY DRIVE

ARCHITECT:

BUCILLA GROUP ARCHITECTURE

ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEED VAPOR ENGINEERING

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Bucilla Group Architecture, Inc.

ARTESIA
7171 N. SCOTTSDALE ROAD
SCOTTSDALE , ARIZONA

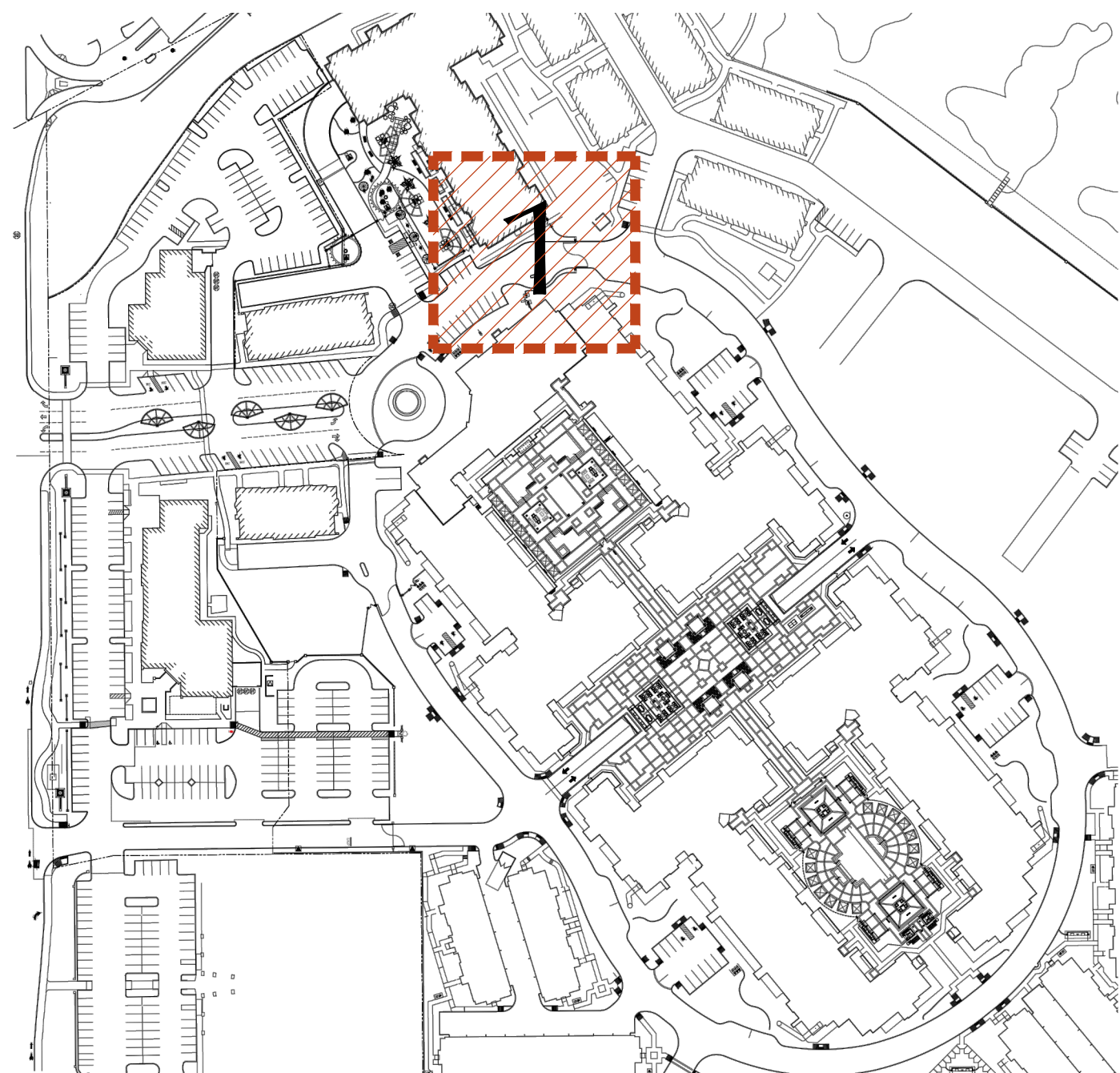
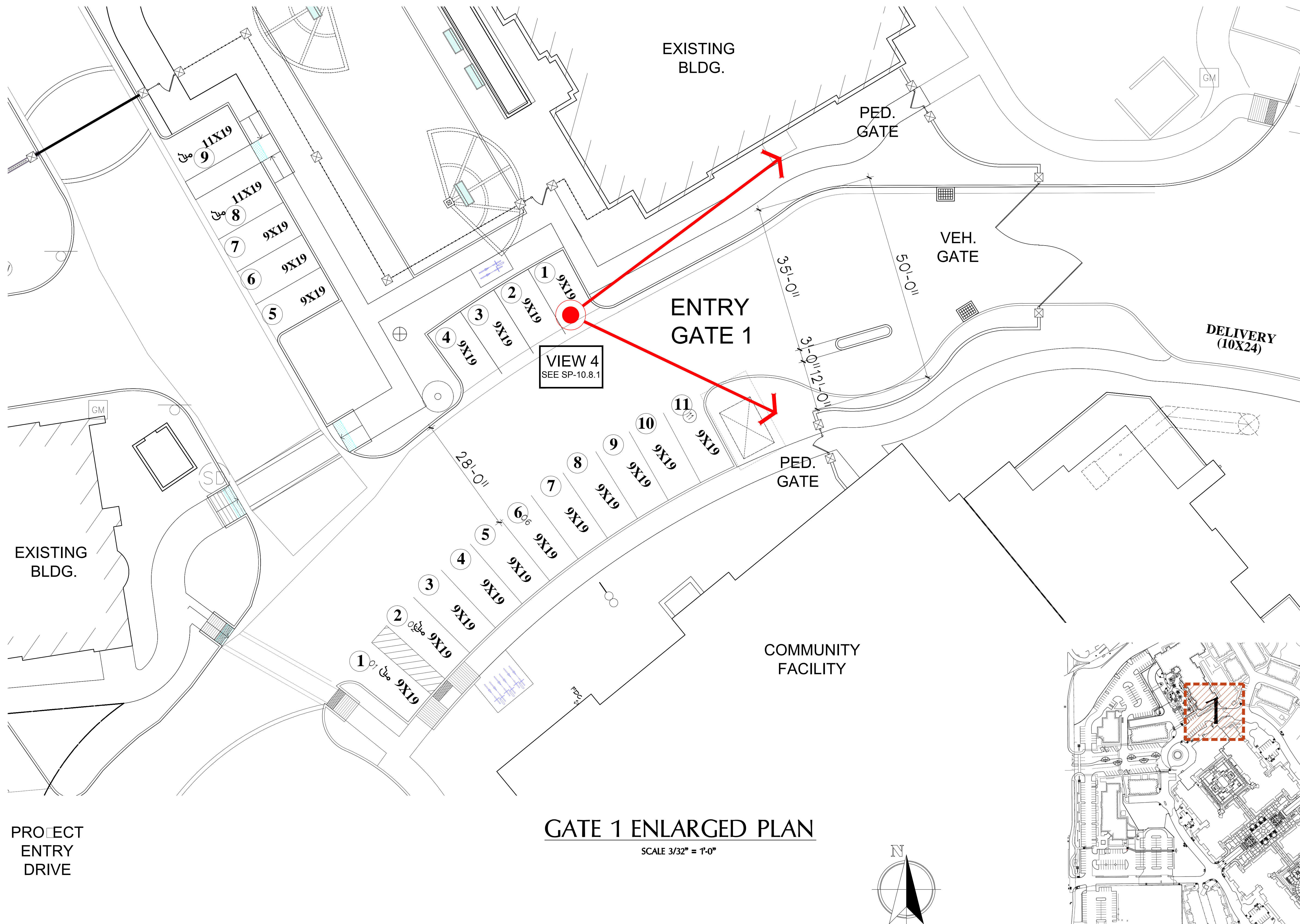
Owner:
ARTESIA DEVELOPMENT
PARTNERS, LLC
SCOTTSDALE, ARIZONA

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BCA No. 15029

MAIN ENTRY DR.
CONCEPTUAL IMAGES
VIEW 3

SP-10.5



PROJECT ADDRESS :
7171 N. SCOTTSDALE ROAD
SCOTTSDALE , ARIZONA

INCORPORATED

BUCILLA GROUP ARCHITECTURE

ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEAD VALUE ENGINEERING

19782 MA • Airport Blvd., Suite 270, Irvine, CA 92612
TEL 949.851.9080 FAX 949.623.0084

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Project:

ARTESIA
7171 N. SCOTTSDALE ROAD
SCOTTSDALE , ARIZONA

Owner:
ARTESIA DEVELOPMENT
PARTNERS, LLC
SCOTTSDALE, ARIZONA

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Project Number:

BCA No. 15029

Sheet Title :

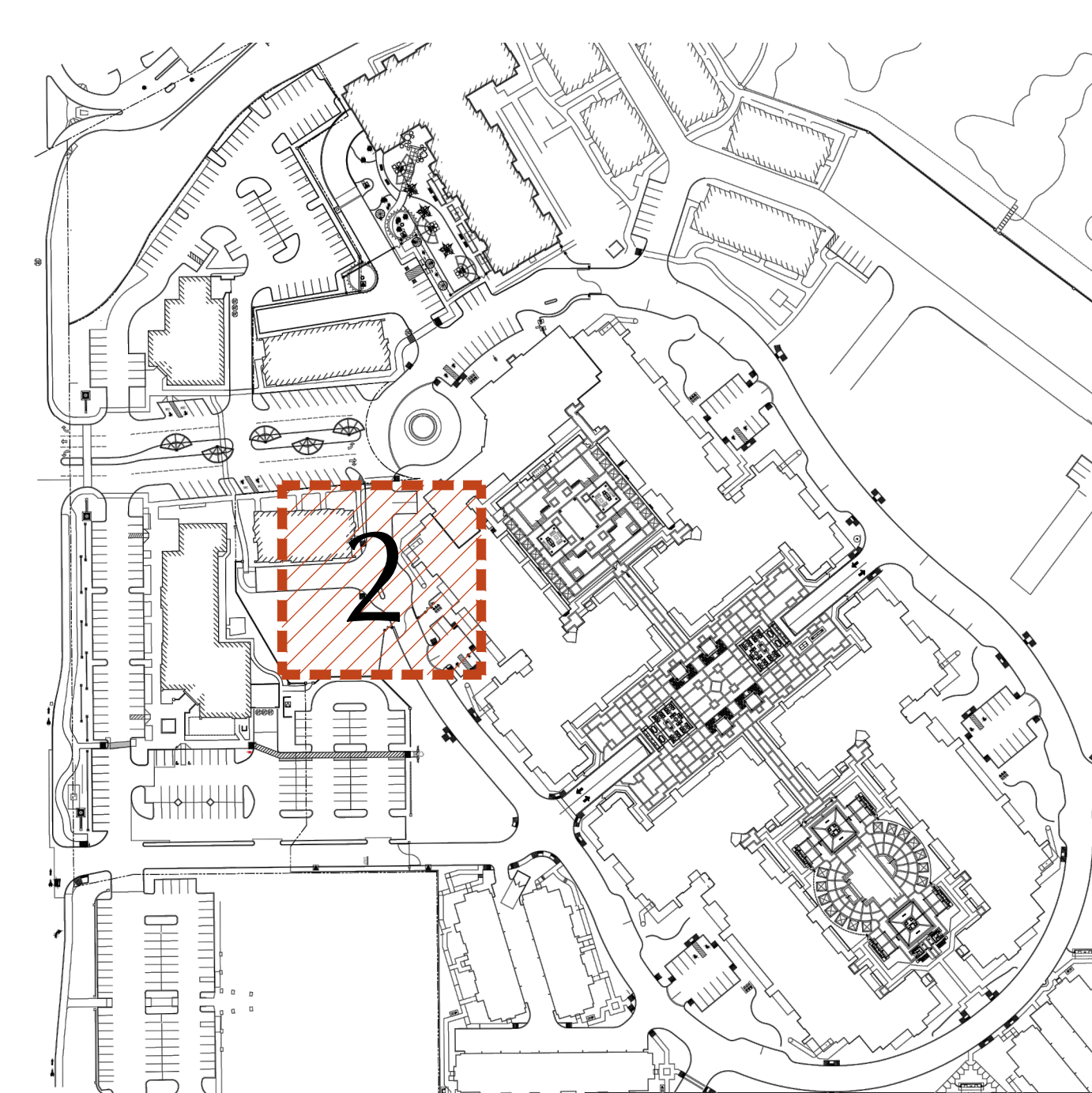
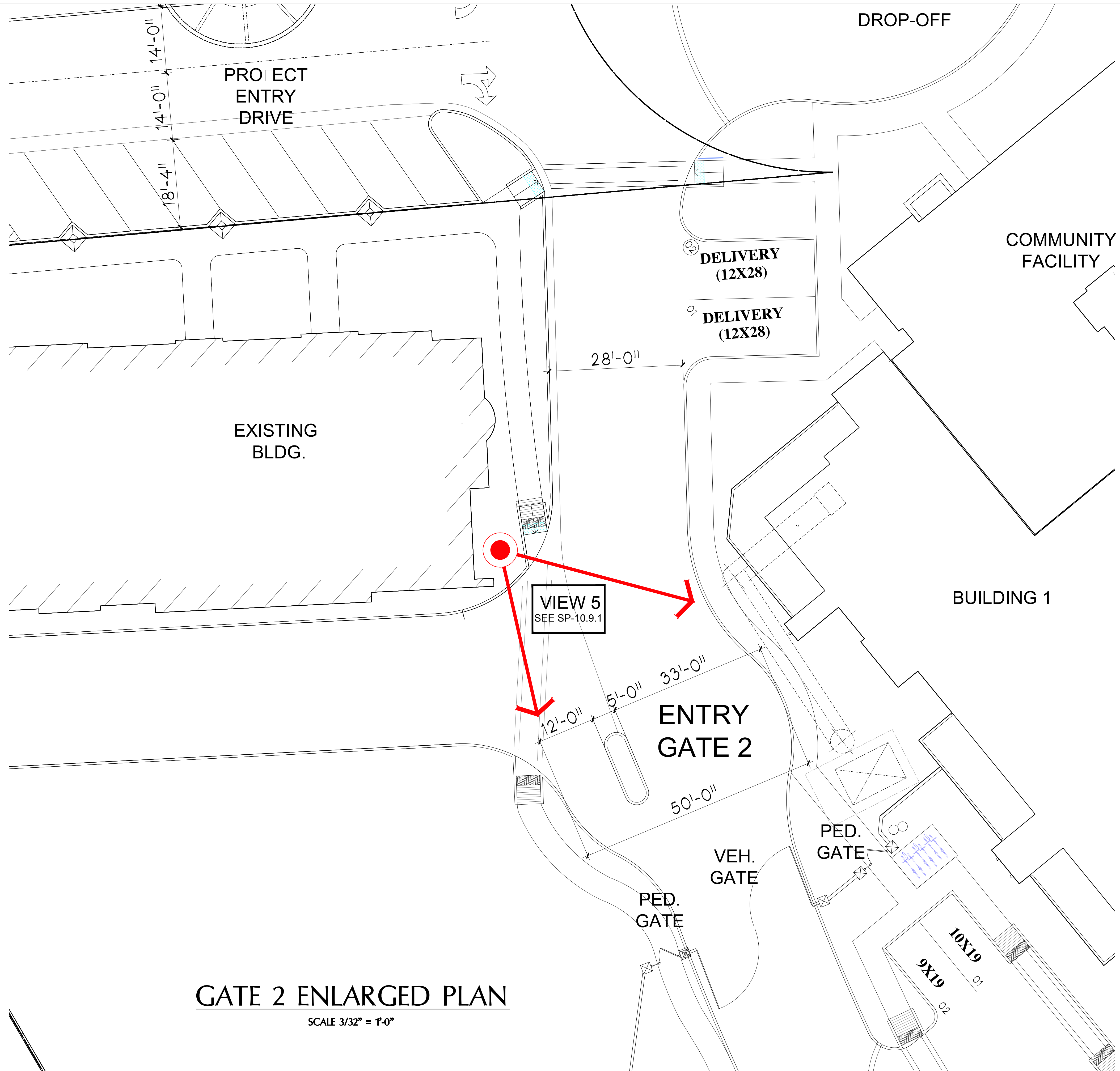
MAIN ENTRY DR
GATE 1 ENLARGED PLAN

Sheet No. :

SP-10.8

MAIN ENTRY DRIVE

PROJECT ADDRESS :
7171 N. SCOTTSDALE ROAD
SCOTTSDALE , ARIZONA



PROJECT ADDRESS :
7171 N. SCOTTSDALE ROAD
SCOTTSDALE , ARIZONA

MAIN ENTRY DRIVE

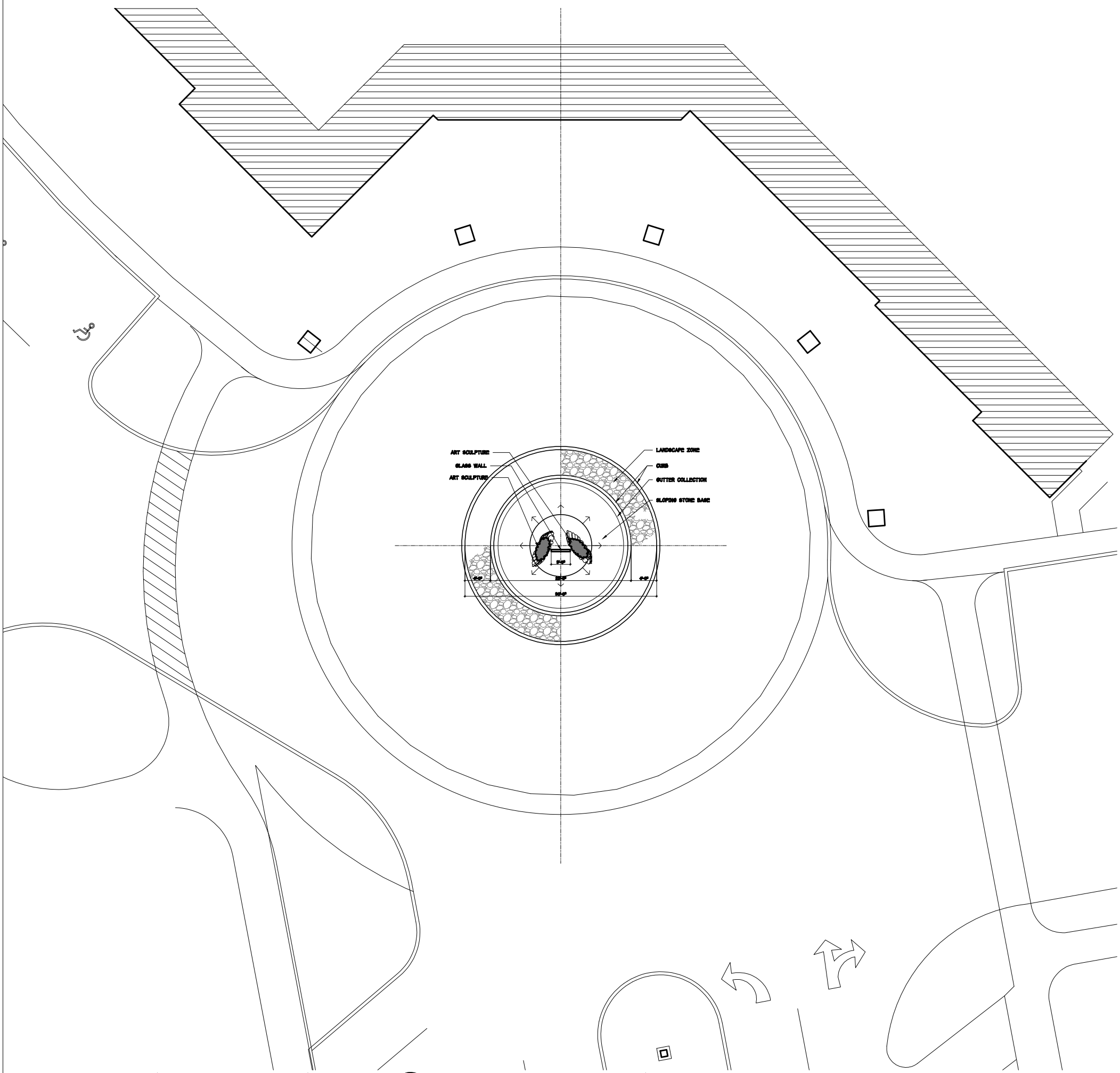
PROJECT ADDRESS :
7171 N. SCOTTSDALE ROAD
SCOTTSDALE , ARIZONA

Architectural elevation drawing of the 'ART SCULPTURE' wall. The wall is 18'-0" high and 30'-0" wide. It features a central 'ART SCULPTURE' panel flanked by 'GLASS WALL' sections. The base includes a 'SLOPING STONE BASE', 'GUTTER COLLECTION' system, and a 'LANDSCAPE ZONE' with grass. Dimensions for the base and wall sections are provided.

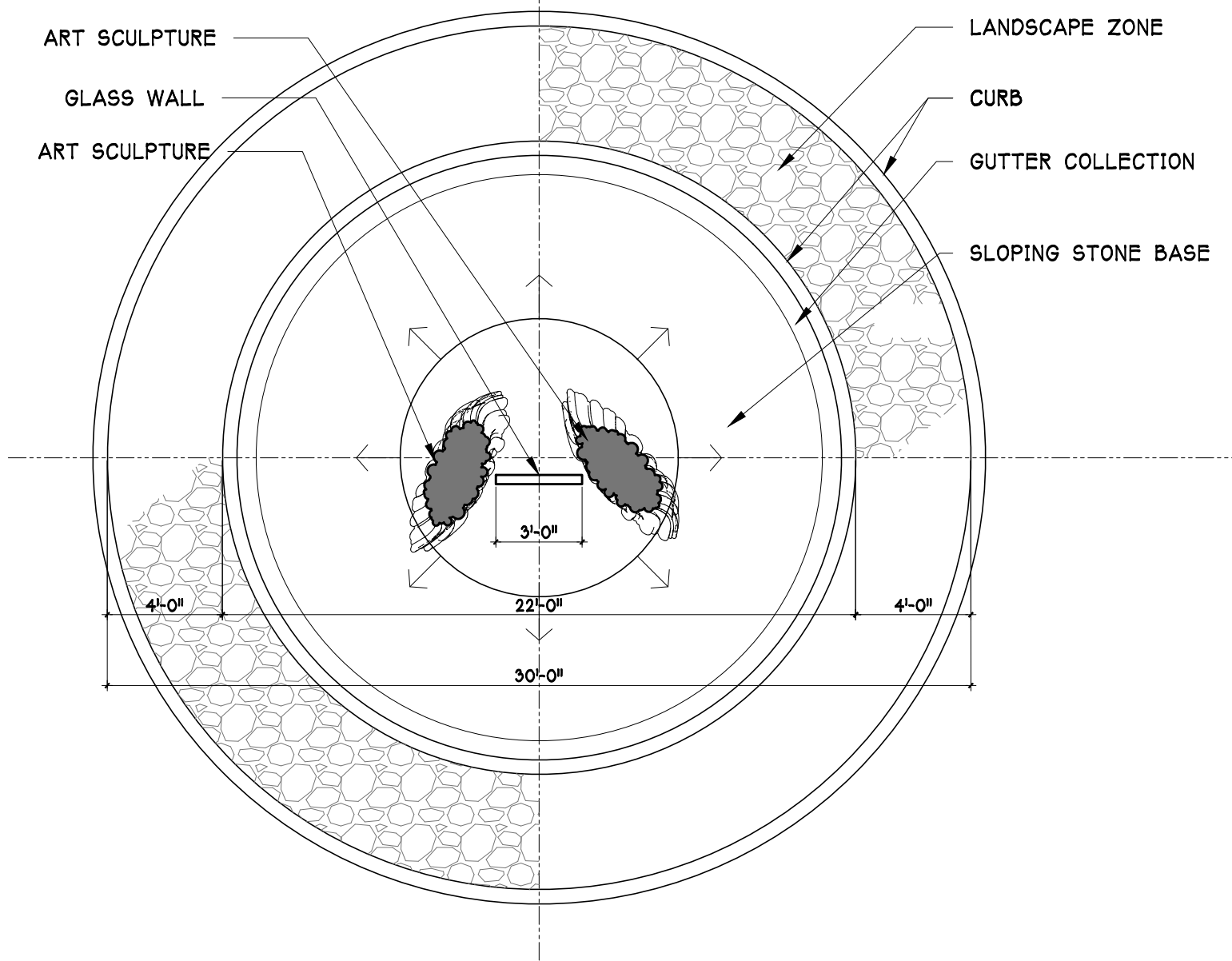
- ART SCULPTURE
- GLASS WALL
- SLOPING STONE BASE
- GUTTER COLLECTION
- LANDSCAPE ZONE

Dimensions: 18'-0" (height), 30'-0" (width), 4'-0" (base section), 11'-0" (glass wall section), 11'-0" (art sculpture section), 4'-0" (base section).

SCALE 3/16"= 1'-0"



SCALE 1/16"= 1'-0"



SCALE 3/16"= 1'-0"

Technical drawing of a water sculpture, showing a front elevation and a cross-section view.

Front Elevation:

- Overall height: 18'-0"
- Overall width: 3'-0"
- Water flow: Indicated by vertical lines within the central area, labeled "WATER THROUGH AT TOP".
- Structure: Labeled "METAL SUPPORT" and "ART SCULPTURE".
- Material: Labeled "FROSTED GLASS EDGE" and "FROSTED GLASS WALL".
- Frame: Labeled "2" X 3" METAL FRAME".

Cross-Section View:

- Water flow: Labeled "WATER PUMPED FROM SIDE SUPPORT TUBE".
- Material: Labeled "FROSTED GLASS EDGE" and "FROSTED GLASS WALL ON BOTH SIDES".
- Water line: Labeled "WATER LINE".

Owner:
ARTESIA DEVELOPMENT
PARTNERS, LLC
SCOTTSDALE, ARIZONA

Project Number :

Sheet Title :

Sheet No. :

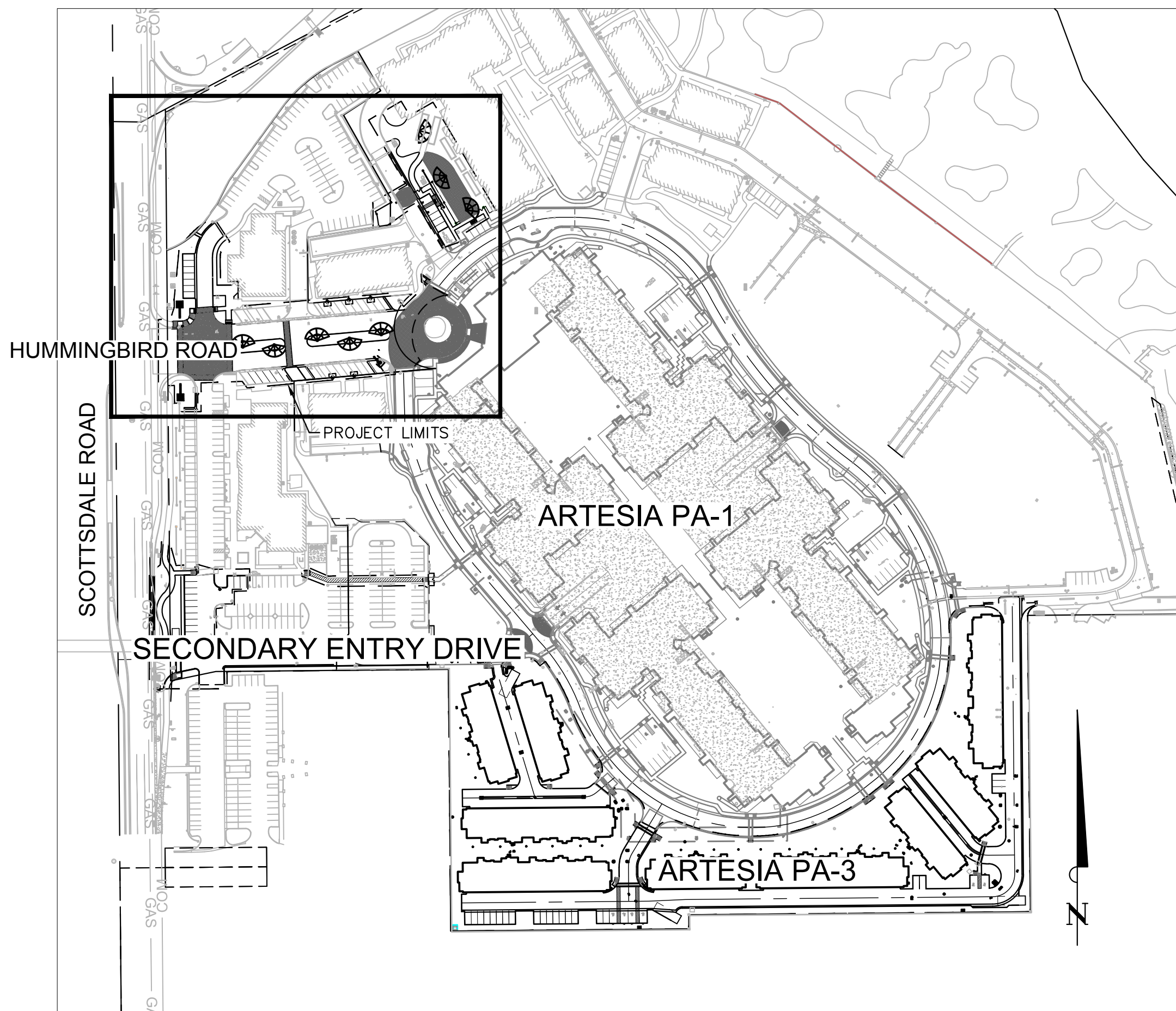
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 NAOS & DE
 DE
 SDE

 INVERT OF PIPE
 TOP OF PIPE
 LF 88

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, T-2-N,
R-4-E, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA




KEY MAP
1"=150'

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
C-1	COVER SHEET
C-2	GENERAL NOTES SHEET
C-3	DEMOLITION PLAN
C-4	HORIZONTAL CONTROL PLAN
C-5	GRADING & DRAINAGE PLAN
C-6	UTILITY PLAN
C-7	CONSTRUCTION DETAILS

NO CONFLICT SIGNATURE BLOCK					
UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER	DATE SENT	DATE SIGNED
WATER	CITY OF SCOTTSDALE	N/A	N/A	N/A	N/A
SEWER	CITY OF SCOTTSDALE	N/A	N/A	N/A	N/A
ELECTRIC	ARIZONA PUBLIC SERVICE	SHERYL RENDON	(602) 493-4473	9/21/17	11/28/17
TELEPHONE	COX COMMUNICATIONS	JAMES THOMPSON	(623) 328-3554	9/21/17	10/23/17
GAS	SOUTHWEST GAS	ZACH STEVENSON	(480) 730-3855	9/21/17	9/27/17
CABLE	COX COMMUNICATIONS	JAMES THOMPSON	(623) 328-3554	9/21/17	10/23/17

ENGINEER'S CERTIFICATION

I, MICHAEL L. DELMARTER, P.E., 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 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

04/19/18
DATE

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
045012	1770 10/16/2013	L	NOV 4, 2015	X, SHADED ZONE X	NONE, < 1'

VICINITY MAP
N.T.S.

KIMLEY-HORN & ASSOCIATES
7740 N 16TH STREET, SUITE 300
PHOENIX, AZ 85020
PHONE: (602) 944-5500
FAX: (602) 944-7423
CONTACT: MICHAEL L. DELMARTER, P.E.

MERITAGE HOMES
8800 E. RAINBOW DRIVE, SUITE 300
SCOTTSDALE, AZ 85260
CONTACT: TROY HILL
E-MAIL: TROY.HILL@MERITAGEHOMES.COM
PHONE: (480) 515-8164
FAX: (480) 375-2941

BUCILLA GROUP ARCHITECTURE, INC
CONTACT: GREG G. BUCILLA
19782 MAC ARTHUR BLVD., SUITE 270
IRVINE, CA 92612
PHONE: (949) 851 9080

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD. SUITE 300
MESA, AZ 85210
PH: (480) 398-3313
FAX: (480) 892-7051
CONTACT: ADRIAN BURCHAM

CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF
SCOTTSDALE RD. AND LINCOLN DR. ELEV. = 1302.435 (NAVD 88).

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

Mimi C. Delo 04/19/18
REGISTERED CIVIL ENGINEER DATE

THE BEARING N.0°30'40"W. ON THE MONUMENT LINE OF SCOTTSDALE ROAD AS SHOWN ON PLAT RECORDED IN BOOK 226, PAGE 38, M.C.R.

WATER & SEWER	CITY OF SCOTTSDALE
ELECTRIC	APS
TELEPHONE	COX COMMUNICATIONS
GAS	SOUTHWEST GAS CO.
CABLE T.V.	COX COMMUNICATIONS

CURRENT ZONING:
APN: 174-23-603
CLASSIFICATION: R-5

LOT AREA:
GROSS: 38.71 ACRES (1,686,208 SF)

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.

REGISTERED CIVIL ENGINEER	DATE
---------------------------	------

THE LOWEST FLOOR ELEVATION(S) AND/OR FLOODPROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37- FLOODPLAIN & STORMWATER REGULATION.

REGISTERED CIVIL ENGINEER	DATE
---------------------------	------

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

REGISTERED LAND SURVEYOR	DATE	REGISTRATION NUMBER
--------------------------	------	---------------------

REVIEW AND RECOMMENDED APPROVAL BY:

PAVING		TRAFFIC	
G & D		PLANNING	
W & S		FIRE	
RET. WALLS			

ENGINEERING COORDINATION MANAGER (OR DESIGNEE) DATE



ARTESIA MAIN ENTRY

COVER SHEET

CITY OF SCOTTSDALE



PROJECT NO

C-1

1 OF 11

PLAN CHECK #:

PARCEL NO. 1

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

NORTHEAST CORNER OF SAID NORTH HALF; THENCE SOUTH 30°58'31" EAST 292.85 FEET; THENCE SOUTH 70°09'50" EAST 167.65 FEET; THENCE SOUTH 52°41'30" EAST 427.67 FEET; THENCE SOUTH 37°20'16" WEST 583.38 FEET; THENCE SOUTH 89°29'20" WEST 934.69 FEET TO A POINT ON THE WESTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 2 DISTANT SOUTHERLY 720.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY LINE NORTH 00°30'40" WEST 720.0 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 00°30'40" WEST ALONG THE WEST ALONG THE WEST LINE OF SAID SECTION 2 A DISTANCE OF 930.66 FEET; THENCE NORTH 89°29'20" EAST 934.69 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°29'20" EAST 630.76 FEET; THENCE NORTH 13°08'50" WEST 308.81 FEET; THENCE NORTH 52°41'30" WEST 259.83 FEET; THENCE SOUTH 37°20'16" WEST 583.38 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL NO. 3

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 00°30'40" WEST ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 930.66 FEET; THENCE NORTH 13°08'50" WEST 308.81 FEET; THENCE NORTH 52°41'30" WEST 687.50 FEET; THENCE NORTH 70°09'50" WEST 167.65 FEET; THENCE NORTH 30°58'31" WEST 292.85 FEET; THENCE NORTH 30°54'33" WEST 484.63 FEET; THENCE NORTH 72°01'30" EAST 142.86 FEET; THENCE SOUTH 15°53'16" EAST 128.96 FEET; THENCE SOUTH 38°09'39" EAST 73.14 FEET; THENCE NORTH 83°05'20" EAST 45.00 FEET; THENCE SOUTH 32°02'32" EAST 92.52 FEET; THENCE SOUTH 40°01'01" EAST 45.00 FEET; THENCE SOUTH 47°16'09" EAST 55.94 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS IS 120.00 FEET THROUGH A CENTRAL ANGLE OF 46°47'53", AN ARC DISTANCE OF 98.01 FEET; THENCE NORTH 85°55'58" EAST 139.80 FEET; 51", AN ARC DISTANCE OF 166.55 FEET; THENCE SOUTH 41°03'11" EAST 143.05 FEET; THENCE SOUTH 45°18'02" EAST 147.02 FEET; THENCE SOUTH 20°21'05" EAST 105.24 FEET; THENCE SOUTH 37°20'14" EAST 143.85 FEET; THENCE SOUTH 42°21'54" EAST 147.10 FEET; THENCE SOUTH 39°59'17" EAST 118.68 FEET; THENCE SOUTH 55°40'57" WEST 113.76 FEET; THENCE SOUTH 72°21'31" EAST 188.79 FEET; THENCE SOUTH 21°48'53" EAST 199.96 FEET; THENCE SOUTH 89°29'20" WEST 19.46 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 4

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 00°30'40" WEST, AN ASSUMED BEARING ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 2, FOR A DISTANCE OF 930.66 FEET; THENCE NORTH 89°29'20" EAST FOR A DISTANCE OF 65.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°29'20" EAST FOR A DISTANCE OF 1240.14 FEET; THENCE SOUTH 00°30'40" EAST FOR A DISTANCE OF 425.00 FEET; THENCE SOUTH 89°29'20" WEST FOR A DISTANCE OF 776.00 FEET; THENCE NORTH 45°30'40" WEST FOR A DISTANCE OF 21.21 FEET; THENCE NORTH 00°30'40" WEST FOR A DISTANCE OF 340.00 FEET; THENCE SOUTH 89°29'20" WEST FOR A DISTANCE OF 76.48 FEET; THENCE SOUTH 78°10'50" WEST FOR A DISTANCE OF 76.48 FEET; THENCE NORTH 00°30'40" EAST FOR A DISTANCE OF 76.48 FEET; THENCE WEST PARALLEL TO AND 65.00 FEET EAST OF THE SAID WEST LINE OF SECTION 2, FOR A DISTANCE OF 85.00 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL NO. 5

THENCE NORTH 89°29'20" EAST, A DISTANCE OF 65.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 65.00 FEET OF SAID SOUTHWEST QUARTER AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°29'20" EAST, DISTANCE OF 145.68 FEET; THENCE SOUTH 00°30'40" EAST, A DISTANCE OF 28.00 FEET; THENCE SOUTH 89°29'20" WEST, A DISTANCE OF 145.68 FEET TO A POINT ON THE EAST LINE OF THE WEST 65.00 FEET OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°30'40" WEST ALONG SAID EAST LINE A DISTANCE OF 28.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 6

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°30'40" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 580.00 FEET; THENCE NORTH 89°29'20" EAST A DISTANCE OF 65.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 65.00 FEET OF SAID SOUTHWEST QUARTER AND THE POINT OF BEGINNING; THENCE NORTH 00°30'40" WEST ALONG SAID EAST LINE, A DISTANCE 28.00 FEET; THENCE NORTH 89°29'20" EAST, A DISTANCE OF 145.68 FEET; THENCE SOUTH 00°30'40" EAST, A DISTANCE OF 28.00 FEET; THENCE SOUTH 89°29'20" WEST, A DISTANCE OF 145.68 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 7

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°30'40" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 580.00 FEET; THENCE NORTH 89°29'20" EAST, A DISTANCE OF 174.49 FEET TO THE POINT OF BEGINNING; THENCE NORTH 05°23'03" EAST, A DISTANCE OF 282.15 FEET; THENCE NORTH 89°29'20" EAST, A DISTANCE OF 36.19 FEET; THENCE SOUTH 05°23'33" WEST, A DISTANCE OF 282.15 FEET; THENCE SOUTH 89°29'20" WEST, A DISTANCE OF 36.19 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 8B

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 00°30'40" WEST, ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 930.66 FEET; THENCE NORTH 89°29'20" EAST, A DISTANCE OF 65.00 FEET, TO A POINT THE EAST RIGHT OF WAY OF SCOTTSDALE ROAD;
THENCE SOUTH 00°30'40" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 85.00 FEET; THENCE NORTH 78°10'45" EAST, A DISTANCE OF 76.48 FEET; THENCE NORTH 89°29'20" EAST, A DISTANCE OF 333.64 FEET, TO THE POINT OF BEGINNING;
THENCE SOUTH 00°30'40" EAST, A DISTANCE OF 40.50 FEET; THENCE SOUTH 00°30'40" EAST, A DISTANCE OF 340.00 FEET; THENCE SOUTH 45°30'40" EAST, A DISTANCE OF 21.21 FEET; THENCE NORTH 89°29'20" EAST, A DISTANCE OF 286.05 FEET; THENCE SOUTH 00°30'40" EAST, A DISTANCE OF 20.20 FEET; THENCE SOUTH 89°29'20" WEST, A DISTANCE OF 341.55 FEET; THENCE NORTH 00°30'40" WEST, A DISTANCE OF 375.20 FEET, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH EASEMENT OF ENJOYMENT OF ASSOCIATION LAND CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, ASSESSMENTS, CHARGES, SERVITUDES, LIENS, RESERVATIONS, AND EASEMENTS FOR MCCORMICK RANCH RECORDED DECEMBER 29, 1971 IN DOCKET 9148, PAGE 706.

TOGETHER WITH DRIVEWAY EASEMENT ABUTTING PARCEL 4 FOR THE BENEFIT OF PARCEL 4 AND FOR THE FURTHER BENEFIT OF PARCELS 1, 2 AND 3 RECORDED IN 87-632658.

TOGETHER WITH DECLARATION CREATING RECORDED OCTOBER 14, 1987 IN 87-632657 AND AFFIDAVIT OF CORRECTION RECORDED IN 89-153090. (IDENTIFIED AS PARCEL 5 AND BENEFITING PARCEL 6 AND FOR THE FURTHER BENEFIT OF PARCELS 7, 4, 1, 2 AND 3)

1. A REASONABLE ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA, HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES AND MAKE THE ENGINEER AWARE, IN ADVANCE OF CONSTRUCTION.
2. ALL CONCRETE EXPOSED AT GROUND SURFACE SHALL BE INTEGRALLY COLORED TO BLEND WITH THE SURROUNDING DESERT. CONTRACTOR TO SUBMIT COLOR CHARTS TO OWNER FOR APPROVAL PRIOR TO ANY COLORED CONCRETE CONSTRUCTION. NO CONCRETE SHALL BE USED IN DEDICATED N.A.O.S. AREAS.
3. REFER TO THE GEOTECHNICAL EVALUATION PREPARED FOR THIS PROJECT, FOR PAVING DESIGNS, SPECIFICATIONS SUB GRADE PREPARATION AND GEOTECHNICAL RECOMMENDATIONS.
4. AREAS WITHIN THE SIGHT DISTANCE TRIANGLE ARE TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBLE OBSTRUCTIONS BETWEEN 2 FEET AND 7 FEET IN HEIGHT AND 6 INCHES MAXIMUM WIDTH OR DIAMETER. TREES WITHIN THE SITE DISTANCE TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7' IN HEIGHT.
5. SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
6. ALL GRADED LAND AND AREAS DISTURBED BY ROAD AND UTILITY CONSTRUCTION WILL BE REVEGETATED BY THE DEVELOPER USING NATIVE PLANT SPECIES IN APPROXIMATELY THE SAME DENSITY AS NATURAL DESERT. IRRIGATION WILL BE EITHER HAND-WATERING OR BY AN AUTOMATIC DRIP SYSTEM.

1. WATER METERS, WATER LINE BLOW-OFFS, MAIN LINE VALVES, AND FIRE HYDRANTS SHALL NOT BE CONSTRUCTED IN DRIVEWAYS, SIDEWALKS, WASHES, OR RETENTION AREAS.
2. PACK JOINT METER STOPS OR CORP. STOPS SHALL BE USED EXCLUSIVELY.
3. WATER LINES SHALL BE DISINFECTED IN STRICT CONFORMANCE WITH MAG STANDARD SPECIFICATION #611.9. MAG #611.9 HEREWITH AMENDED AS FOLLOWS: "DRY POWDERED CALCIUM-HYPOCHLORITE COMPOUNDS SHALL NOT BE PLACED WITHIN PIPELINES DURING CONSTRUCTION."
4. NOTIFY THE CITY'S FIELD ENGINEERING REPRESENTATIVE AT 391-5750 WHEN READY TO HAVE SAMPLES TAKEN TO DETERMINE WHETHER DISINFECTION HAS BEEN ADEQUATE. SAMPLES ARE COLLECTED BY THE WATER AND WASTEWATER OPERATIONS DIVISION ON MONDAYS AND WEDNESDAYS ONLY.
5. WATER SERVICE LINE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SCOTTSDALE STANDARD DETAIL #2330.
6. TRENCHING, BACKFILLING, AND COMPACTING SHALL BE IN ACCORDANCE WITH THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, MARIPOSA ASSOCIATION OF GOVERNMENTS (MAG), SECTION 601 (LATEST REVISION) ALL BACKFILL WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE TYPE 1 UNLESS OTHERWISE NOTED. COMPACTION TESTING WILL BE AS REQUIRED BY THE CITY'S FIELD ENGINEERING MANAGER OR HIS/HER AUTHORIZED REPRESENTATIVE.
7. FOR ALL DUCTILE IRON PIPE INSTALLATIONS, SOIL CORROSIVITY TESTS SHALL BE CONDUCTED EVERY 1,000 FEET ALONG THE PROPOSED PIPELINE ROUTE. TESTING PROCEDURES SHALL BE CONDUCTED AND REPORTED IN ACCORDANCE WITH AMERICAN DUCTILE IRON PIPE RESEARCH ASSOCIATION. REPORTS SHALL BE FILED WITH THE CITY.
8. THE INSIDE OF ALL GATE VALVES AND BUTTERFLY VALVES SHALL BE EPOXY COATED PER MAG SPECIFICATIONS FOR GATE VALVES.
9. GATE VALVES SHALL BE PROVIDED WITH LOW-ZINC STEELS.
10. ELECTRONIC LOCATORS SHALL BE A SELF-LEVELING TYPE, SHALL OPERATE AT A FREQUENCY OF 145.7Khz, AND SHALL BE CAPABLE OF DETECTION TO A DEPTH OF 4 FEET.
11. ALL JOINT RESTRAINT FITTINGS FOR VALVES, FIRE HYDRANTS, TEES, CROSSES, CORP. STOPS, VERTICAL REALIGNMENTS AND BENDS TO INCORPORATE "MEG-A-LUG" JOINT RESTRAINT OR C.O.S. APPROVED EQUIVALENT. SEE JOINT RESTRAINT TABLE ON THIS SHEET.
12. DUCTILE IRON PIPE SHALL BE POLYETHYLENE WRAPPED.
13. IN ACCORDANCE WITH AAC R18-4-119, ALL MATERIALS ADDED AFTER JANUARY 1, 1993 WHICH MAY COME IN CONTACT WITH DRINKING WATER SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 AND 61.

ALL SANITARY SEWER LINES SHALL BE CONSTRUCTED TO TRUE LINE AND GRADE, 0.05 FEET PER M.A.G. SPECIFICATION 615.2. THE CITY WILL REQUIRE ALL SANITARY SEWER LINES OUTSIDE OF THE 0.05 FEET TOLERANCE FROM DESIGN GRADE TO BE REMOVED AND REPLACED. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES WHICH MAY INCLUDE SURVEYING OF LINES PRIOR TO BACKFILLING AND SETTING OF MANHOLES, AS NECESSARY, TO VERIFY COMPLIANCE.

ON SITE PAVING QUANTITIES			
2.5" AC/8" ABC	262	SY	
3" AC/8" ABC	1,637	SY	
CONCRETE VALLEY GUTTER	117	LF	
6" VERTICAL CURB & GUTTER	210	LF	
6" VERTICAL CURB	1,231	LF	
SIDEWALK RAMPS	5	EA	
4" SIDEWALK	2,004	SF	
6' SCREEN WALL	49	LF	
DECORATIVE PAVEMENT	4,901	SF	
DECORATIVE PAVERS	7,866	SF	

ON SITE DEMOLITION QUANTITIES			
ASPHALT PAVEMENT		2,229	SY
DECORATIVE CONCRETE	7" PCOP ON 6" ABC	1,050	SY
6" VERTICAL CURB		1,010	LF
4" CONCRETE SIDEWALK		277	SY
6' SCREEN WALL		51	LF
6" CURB AND GUTTER		618	LF

THE QUANTITIES LISTED BELOW ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF THE QUANTITIES INVOLVED AND BASE HIS BID ON HIS OWN ESTIMATE.

RAW CUT = 34 CY
RAW FILL = 51 CY

THE QUANTITIES SHOWN HEREON ARE AN ESTIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES BEFORE BIDDING.

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FOUND BRASS
STA: 36+41.07

SCOTTSDALE ROAD

75' 00"
RIGHT OF WAY

—PROPERTY LINE

EX. TRANSFORMERS
TO REMAIN

EX. 1

-EX. 10" ACP WATER MAIN

EXISTING COMMERCIAL
APN:174-23-121

EX. 2" DOMESTIC SERVICE

EX 2" METER TO REMAIN

EX 8" DID WATER MAIN

EX 4" SEWER SERVICE TO REMAIN.

FX 4" GREASE TRAP TO REMAIN

EXISTING COMMERCIAL
APN:174-23-121

EX. 8" SEWER SERVICE TO REMAIN

EX. 4" DOMESTIC LINE TO REMAIN.













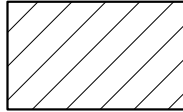
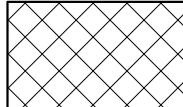
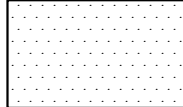
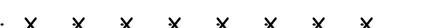
EX. 4" METER TO REMAIN

EXISTING PA-1 IMPROVEMENTS

DEMOLITION CONSTRUCTION NOTES


- 1 REMOVE EXISTING ASPHALT PAVEMENT.
- 2 REMOVE EXISTING DECORATIVE PAVEMENT.
- 3 REMOVE EXISTING SIDEWALK.
- 4 REMOVE EXISTING CURB AND GUTTER.
- 5 REMOVE EXISTING 6" CURB.
- 6 REMOVE EXISTING VALLEY GUTTER.
- 7 REMOVE EXISTING CURB RAMP.
- 8 SAWCUT LINE. 2' MINIMUM, MATCH EXISTING ELEVATIONS.
- 9 RELOCATE EXISTING FIRE HYDRANT.
- 10 REMOVE EXISTING FOUNTAIN.
- 11 EXISTING ENTRY MONUMENT TO REMAIN.
- 12 RELOCATE EXISTING CONTROL BOX.
- 13 RELOCATE EXISTING SIGN.
- 14 REMOVE EXISTING CATCH BASIN.
- 15 REMOVE EXISTING PLANTER.
- 16 REMOVE EXISTING CONCRETE APRON.
- 17 RELOCATE EXISTING LIGHT POLE.
- 18 REMOVE EXISTING WALL.
- 19 REMOVE EXISTING PILASTER.
- 20 SAWCUT CLEAN TO PRESERVE GUTTER LINE/PAVEMENT LINE.
- 21 PROTECT EXISTING INFRASTRUCTURE IN PLACE

LEGEND

- | | |
|---|-----------------------------------|
|  | EXISTING STORM DRAIN |
|  | EXISTING WATER LINE |
|  | EXISTING SANITARY SEWER LINE |
|  | EXISTING MANHOLE |
|  | EXISTING FIRE HYDRANT |
|  | EXISTING WATER VALVE |
|  | EXISTING SIGN |
|  | EXISTING CATCH BASIN |
|  | EXISTING LIGHT POLE |
|  | EXISTING WATER METER |
|  | EXISTING BACKFLOW PREVENTER |
|  | EXISTING GREASE TRAP |
|  | ASPHALT PAVEMENT TO BE REMOVED |
|  | DECORATIVE PAVEMENT TO BE REMOVED |
|  | SIDEWALK TO BE REMOVED |
|  | REMOVE EXISTING CURB/GUTTER/WALL |

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

ARTESIA MAIN ENTRY
DEMOLITION PLAN
CITY OF SCOTTSDALE



PROJECT NO.

C-3

3 OF 11

PLAN CHECK #:

Kimley»»Horn

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

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SCALE (V): NONE	DRAWN BY: TKG
	CHECKED BY: MLD
	DATE: AUG 2018

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W 1/4 CORNER
FOUND BRASS
STA: 36+41.07

SCOTTSDALE ROAD

SW CORNER, SEC 02, T2N, R4E
FOUND BRASS CAP IN HANDHOLE
STA: 10+00.00

GRADING CONSTRUCTION NOTES

- (1) CONSTRUCT CONCRETE SPILLWAY PER MAG STD DET 206. MATCH EXISTING ELEVATION TO RIP RAP SPILLWAY.
- (2) EXISTING CATCH BASIN TO REMAIN.
- (3) INSTALL 12" NYLOPLAST AREA DRAIN. INVERT AND RIM ELEVATIONS PER PLAN.
- (4) INSTALL ADS N-12 HDPE STORM DRAIN OR APPROVED EQUAL. LENGTH, SIZE AND SLOPE PER PLAN. BEDDING AND BACKFILL PER DETAIL ON SHEET C-7.
- (5) CONNECT TO EXISTING STORM DRAIN WITH 8" BEND FITTING. INVERT PER PLAN.

Kimley»»Horn

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Phoenix, Arizona 85020 (602) 944-5500

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ARTESIA MAIN ENTRY
GRADING PLAN
CITY OF SCOTTSDALE



PROJECT NO.

C-4

4 OF 11

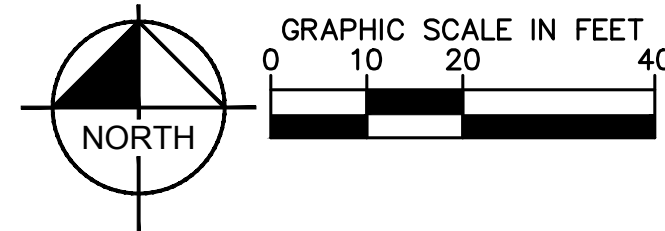
PLAN CHECK #:

LEGEND

- | | |
|------------|-----------------------------|
| HP | PROPOSED HIGH POINT |
| GB | PROPOSED GRADE BREAK |
| LP | PROPOSED LOW POINT |
| — 2 — | EXISTING CONTOURS |
| 85.00
P | PROPOSED PAVEMENT ELEVATION |
| ME | MATCH EXISTING ELEVATION |
| P | PAVEMENT ELEVATION |
| SW | SIDEWALK ELEVATION |

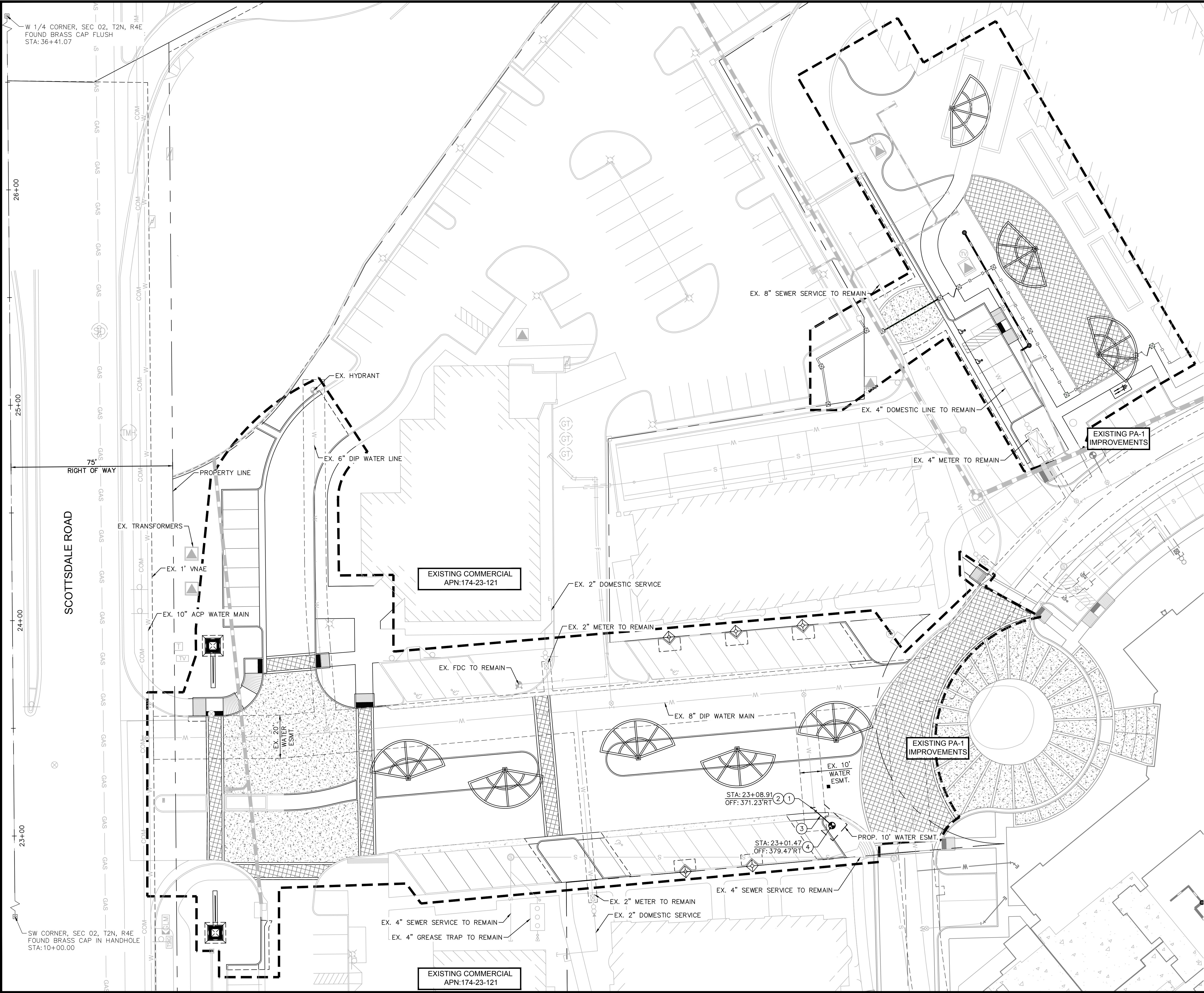
GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ENTIRE PROJECT IS LOCATED WITHIN FLOOD ZONE X
3. CUT/FILL SLOPES ARE 4:1 MAX OR FLATTER.
4. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES IN PLACE UNLESS OTHERWISE NOTED.
5. ADD 0.5' TO PAVEMENT ELEVATIONS TO GET TOP OF CURB (TC)
6. SUBTRACT 0.08' TO GUTTER (G) ELEVATIONS FOR LOCAL DEPRESSION.
7. ADD 1200 TO ALL ELEVATIONS.
8. ALL CROSSWALKS AND SIDEWALKS MAX 2% CROSS SLOPE ANY DIRECTION.



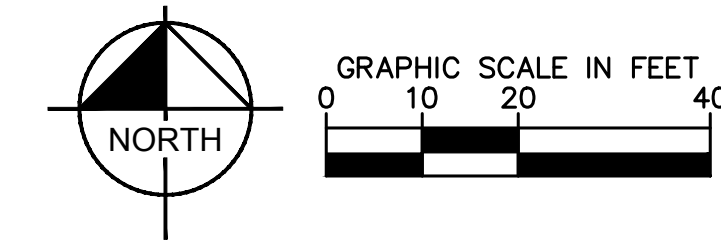
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UTILITY CONSTRUCTION
NOTES:

1. CONNECT TO EXISTING 6" DIP FIRELINE.
2. INSTALL 6" 45 DEGREE DIP BEND WITH THRUST RESTRAINTS PER MAG STD DET 303-1 AND 303-2.
3. INSTALL 6" DIP FIRELINE, CLASS 350, POLYWRAPPED, LENGTH PER PLAN. 3' MIN COVER, BEDDING AND BACKFILL PER COS STD DET 2201.
4. RELOCATE EXISTING FIRE HYDRANT AND INSTALL PER MAG STD DET 360.



- NOTES:
1. ADD 1200 TO ALL ELEVATIONS.
 2. ALL ELEVATIONS ARE INVERT ELEVATIONS UNLESS OTHERWISE NOTED.
 3. REFER TO SHEET C-1 FOR LEGEND.
 4. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITY TIE IN POINTS AS WELL AS INVERTS. CONNECTION POINT LOCATIONS AND INVERTS ARE ASSUMED TO BE CONSTRUCTED IN SHOWN LOCATIONS BASED ON ORIGINAL DESIGN.
 5. CONTRACTOR TO VERIFY DEPTH OF ALL EXISTING UTILITIES AT CROSSING AND NOTIFY ENGINEER OF CONFLICTS. CONTRACTOR TO UTILIZE MAG STD DET 404-1 AT ALL CROSSING WITH LESS THAN MINIMUM SEPARATION.

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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

ARTESIA MAIN ENTRY		UTILITY PLAN		CITY OF SCOTTSDALE	
PROJECT NO. 191166007					
C-6					
6 OF 11					
PLAN CHECK #					
Kimley»Horn		DESIGNED BY: TKG DRAWN BY: TKG CHECKED BY: MLD DATE: AUG 2018		© 2018 KIMLEY-HORN AND ASSOCIATES, INC. 7740 North 16th Street, Suite 300 Phoenix, Arizona 85020 (602) 944-5500	
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NO.		BY		DATE	
APPR.					

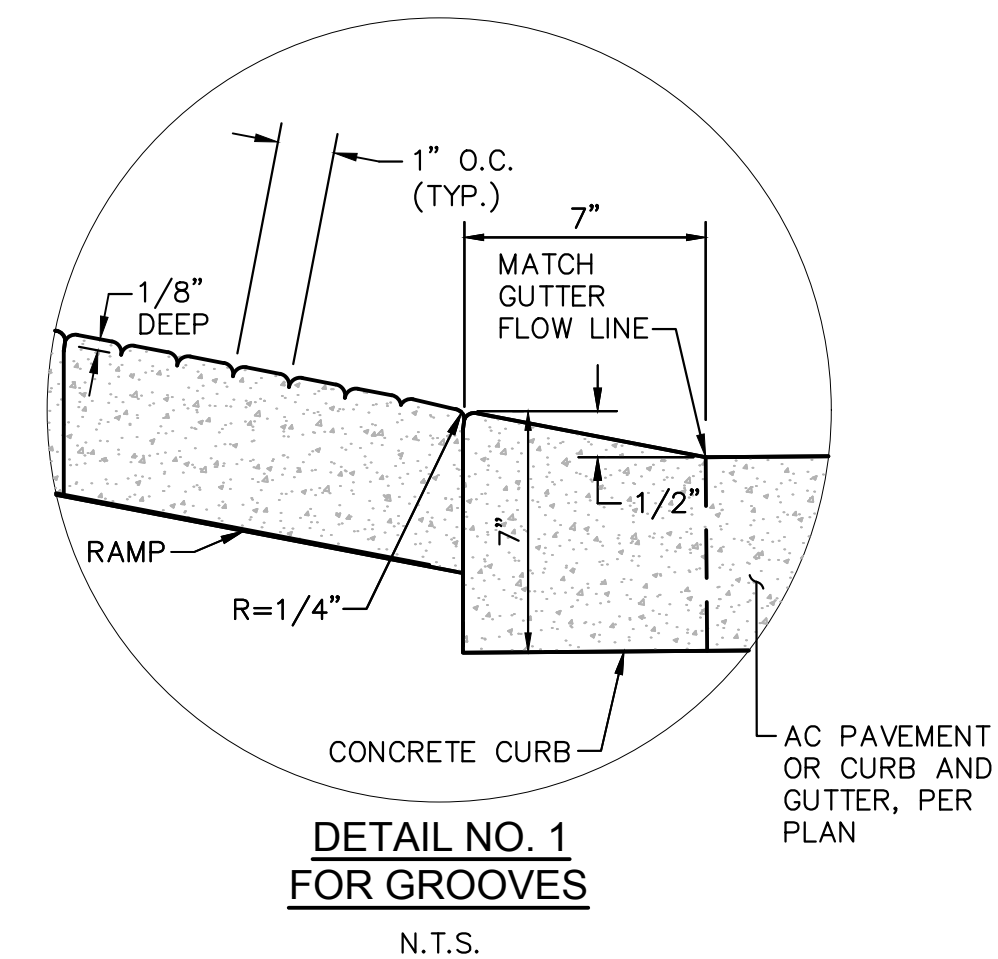


STANDARD DUTY ASPHALT PAVEMENT DETAIL N.T.S.

HEAVY DUTY ASPHALT PAVEMENT DETAIL N.T.S.

1. FOR USE WITH CORRUGATED HDPE PIPE WHICH SHALL CONFORM WITH MAG 738 AND SHALL BE INSTALLED PER MAG 603.
2. BEDDING TO 12" OVER PIPE SHALL BE ABC. HDPE PIPES LARGER THAN 48" REQUIRE 18" OF COVER.
3. NO BEDDING IS TO BE CONSIDERED A PART OF THE ROADWAY STRUCTURAL SECTION.
4. ALL COMPACTION DENSITIES SHALL BE PER MAG 601.4.6.
5. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID PIPE MOVEMENT WHEN PLACING BACKFILL.
6. THIS DETAIL IS NOT TO SUPERSEDE MORE STRINGENT MANUFACTURER REQUIREMENTS.

HDPE STORM DRAIN PIPE
BEDDING AND BACKFILL DETAIL



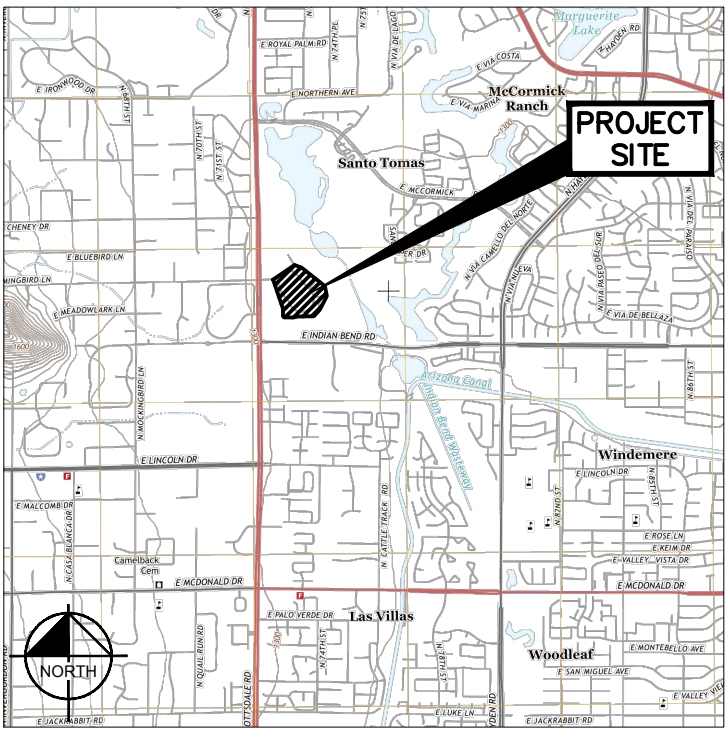
- NOTES:

1. CONTROL ELEVATIONS SHOWN HERE ARE IN RELATION TO THE GUTTER. GUTTER ELEVATION=0.
2. CLASS "B" CONCRETE CONSTRUCTION PER MAG SPECIFICATION SECTION 725.
3. ALL RAMPS MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAA) STANDARDS; 2% MAX CROSS SLOPES AND 12:1 MAX LONGITUDINAL SLOPES.
4. SEWKS WITH LONGITUDINAL SLOPES OF LESS THAN 5% ARE NOT CONSIDERED RAMPS PER ADA.
5. CURB RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH ADA 406.405.2 TO 406.405.5, 405.10, AND ADA 406.1.
6. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 PER 2010 ADA 403.3.

ON-SITE SIDEWALK RAMP DETAILS



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USGS QUADRANGLE MAP

N.T.S.

ENGINEER

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PHONE: (602) 944-5500
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CONTACT: MICHAEL L. DELMARTER, P.E.

OWNER/DEVELOPER

MERITAGE HOMES
8800 E. RAINTREE DRIVE, SUITE 300
SCOTTSDALE, AZ 85260
CONTACT: TROY HILL
E-MAIL: TROY.HILL@MERITAGEHOMES.COM
PHONE: (480) 515-8164
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BUCILLA GROUP ARCHITECTURE, INC
CONTACT: GREG G. BUCILLA
19782 MAC ARTHUR BLVD., SUITE 270
IRVINE, CA 92612
PHONE: (949) 851 9080

SURVEYOR

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD. SUITE 300
MESA, AZ 85210
PH: (480) 398-3313
FAX: (480) 892-7051
CONTACT: ADRIAN BURCHAM

UTILITIES

WATER & SEWER	CITY OF SCOTTSDALE
ELECTRIC	APS
TELEPHONE	COX COMMUNICATIONS
GAS	SOUTHWEST GAS CO.
CABLE T.V.	COX COMMUNICATIONS

BASIS OF BEARINGS

THE BEARING N.0°30'40"W. ON THE MONUMENT LINE OF SCOTTSDALE ROAD AS SHOWN ON PLAT RECORDED IN BOOK 226, PAGE 38, M.C.R.

BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF SCOTTSDALE RD. AND LINCOLN DR. ELEV. = 1302.435 (NAVD 88).

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

LEGAL DESCRIPTION

SEE SHEET C-1 FOR LEGAL DESCRIPTION.

SHEET INDEX	
NO.	TITLE
C-8	STORMWATER MANAGEMENT PLAN COVER
C-9	STORMWATER MANAGEMENT PLAN
C-10	STORMWATER MANAGEMENT PLAN DETAILS
C-11	STORMWATER MANAGEMENT PLAN DETAILS

FLOOD INFORMATION

THE FLOOD ZONE DESIGNATION FOR THIS AREA IS ZONE X, SHADED DEFINED AS: AN AREAS INUNDATED BY 0.2% ANNUAL CHANCE FLOODING, FOR WHICH BFEs HAVE BEEN DETERMINED.

MAP NUMBER 04013C1770L, REVISED OCTOBER 16, 2013.

COMMUNITY NUMBER	COUNTY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AE ZONE USE DEPTH)
045012	04013C	1770	L	OCTOBER 16, 2013	X, SHADED ZONE X	NONE, < 1'

EROSION AND SEDIMENT CONTROLS

STABILIZATION PRACTICES:

TEMPORARY CONTROLS:

STABILIZED CONSTRUCTION ENTRANCES

DUST CONTROL APPLIED WITH A FINE SPRAY OF WATER

PERMANENT CONTROLS:

LANDSCAPING AREAS AND PAVEMENT IN ROADWAYS.

STRUCTURAL PRACTICES:

TEMPORARY CONTROLS:

INLET PROTECTION, SEDIMENT TRAPS, SILT FENCE, DIVERSION DIKES.

PERMANENT CONTROLS:

SEDIMENT BASINS (RETENTION BASIN), ROCK OUTLET PROTECTION.

STORM WATER MANAGEMENT:

THE STORM WATER WILL BE PROVIDED BY OVERLAND TO SURFACE DETENTION BASINS ON-SITE, HELPING PREVENT FUTURE POLLUTION FROM LEAVING THE SITE.

SEDIMENT CONTROLS:

THE STORM WATER CONTROLS USED TO RETAIN SEDIMENT ON-SITE ARE SEDIMENT TRAPS, SILT FENCES, DIVERSION DIKES, INLET PROTECTION, AND STABILIZED CONSTRUCTION ENTRANCES.

SELECTION/INSTALLATION/AND MAINTENANCE:

SEE SPECIFIC BMP CUT SHEETS FOR INFORMATION ON SHEETS C-10 TO C-11.

MAINTENANCE/INSPECTION PROCEDURES

MAINTENANCE:

ALL STRUCTURAL BMP'S WILL FOLLOW THE SPECIFICATION LISTED IN THE BMP DETAILS ON SHEETS C-10 TO C-11.

INSPECTIONS:

INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN STORM WATER POLLUTION PREVENTION CONTROLS:

- LESS THAN ONE HALF OF THE SITE WILL BE DENUDED AT ONE TIME.
- ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE BIWEEKLY AND AFTER A RAINFALL AMOUNT EQUAL TO OR GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.
- ALL MEASURES SHALL BE MAINTAINED IN FULLY OPERATIONAL CONDITION. IF A REPAIR IS NECESSARY IT WILL BE INITIATED WITHIN 24 HOURS OF OBSERVATION.
- BUILT UP SEDIMENT WILL BE REMOVED FROM ORGANIC FILTER BARRIERS WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE BARRIERS.
- ORGANIC FILTER BARRIERS WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
- THE SEDIMENT TRAPS WILL BE INSPECTED FOR DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN THE DESIGN CAPACITY IS REDUCED BY 50%.
- A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
- THE GENERAL CONTRACTOR PROJECT SUPERINTENDENT WILL BE RESPONSIBLE FOR INSPECTION, MAINTENANCE AND REPAIR ACTIVITIES, AND ALL REQUIRED INSPECTION/MAINTENANCE REPORTS.
- INGRESS/EGRESS ROCK TRACK OUT AREAS WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE TRACKING OF SEDIMENT, DEBRIS, AND OTHER POLLUTANTS FROM ALL PAVED AREAS. SEDIMENT, DEBRIS, OR POLLUTANTS SHALL BE CLEANED AND DISPOSED OF AS SOON AS PRACTICABLE.

CHANGES TO THE STORM WATER POLLUTION PREVENTION PLAN AS A RESULT OF INSPECTION SHALL BE COMPLETED AND IMPLEMENTED WITHIN SEVEN DAYS OF INSPECTION.

ALL BMP'S SHALL BE MAINTAINED IN FULLY FUNCTIONING ORDER UNTIL THE BMP IS NO LONGER NEEDED IN THAT PHASE OF CONSTRUCTION OR PERMANENT STABILIZATION HAS OCCURRED. ANY INEFFECTIVE OR IMPROPERLY INSTALLED BMP'S SHALL BE BEGIN REPAIR/REPLACEMENT WITHIN 24 HOURS AND COMPLETION WITHIN 7 DAYS OF OBSERVATION.

WATERS RECEIVING STORM WATER DISCHARGES

UN-NAMED GULF COURSE, PER USGS 7.5 MINUTE QUADRANGLE MAP, PARADISE VALLEY, ARIZONA. THERE ARE NO THREATENED OR ENDANGERED SPECIES OR CRITICAL HABITATS ON OR IMMEDIATELY ADJACENT TO THE SITE.

NOTICE OF INTENT

CONSTRUCTION OF IMPROVEMENT FOR THIS PROJECT WILL DISTURB MORE THAN 1 ACRE AND IS THEREFORE REQUIRED TO OBTAIN AN AZPDES PERMIT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FILING NOI, NOT, AND FOR DEVELOPING, FILING, AND UPDATING THE STORM WATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT.

OPERATOR CONTROL

THE OPERATOR OF THIS SWPPP SHALL BE THE CONTRACTOR SELECTED BY THE OWNER. THE GENERAL CONTRACTOR SELECTED BY THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THIS SWPPP AND THE BMP'S USED HEREON.

SEQUENCE OF CONSTRUCTION

- INSTALL STABILIZED CONSTRUCTION ENTRANCES. (BMP EC-5) (BMP EC-7)
- PREPARE TEMPORARY PARKING AND STORAGE AREA. (BMP EC-7) (BMP GH-1) (BMP GH-5)
- CONSTRUCT SILT FENCE ON THE SITE. (BMP EC-7) (BMP SPC-5)
- CONSTRUCT DIVERSION DIKES, AND SEDIMENTATION BASINS/TRAPS. (BMP EC-9) (BMP EC-7) (BMP SPC-9)
- DO NOT CLEAR AND GRUB THE ENTIRE SITE ALL AT ONCE. CLEAR AND GRUB AS CONSTRUCTION ACTIVITIES REQUIRE. (BMP EC-7) (BMP GH-3)
- START CONSTRUCTION OF BUILDING PAD AND STRUCTURES. (BMP EC-7) (BMP GH-4)
- BEGIN GRADING THE SITE. (BMP EC-7)
- INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS. (BMP EC-7)
- INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES. (BMP SPC-7)
- PREPARE SITE FOR PAVING. (BMP EC-7)
- PAVE SITE. (BMP EC-7)
- REINSTALL INLET PROTECTION DEVICES. (BMP SPC-7)
- COMPLETE GRADING AND INSTALL PERMANENT STABILIZATION AND PLANTINGS. (BMP EC-7)
- REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

STORM WATER POLLUTION PREVENTION PLAN POSTING

THE CONTRACTOR SHALL RETAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN IN THE ON-SITE JOB TRAILER AT ALL TIMES. IN ADDITION THE CONTRACTOR SHALL POST A SIGN AT THE MAIN ENTRANCE CONTAINING THE AZPDES AUTHORIZATION NUMBER (OR COPY OF NOI AUTHORIZATION), CONSTRUCTION SITE CONTACT NAME AND TELEPHONE NUMBER, BRIEF PROJECT DESCRIPTION, AND THE LOCATION OF STORM WATER MANAGEMENT PLAN.

STABILIZATION EFFORTS

SITE STORM WATER SHALL BE ROUTED TO MULTIPLE SEDIMENT TRAPS THROUGH OVERLAND FLOW AND DIVERSION DIKES TO CAPTURE SEDIMENT AND LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS. SILT FENCES SHALL BE PLACED DOWNSTREAM FROM THE SEDIMENT TRAPS TO ELIMINATE ANY POTENTIAL DISCHARGE OF SEDIMENT AND POLLUTANTS FROM THE SEDIMENT TRAPS.

SEDIMENT TRAPS ARE LOCATED THROUGHOUT THE SITE AND PROVIDE 2000 CY OF STORAGE PER ACRE DISTURBED. SEE CALCULATIONS FOR DRAINAGE AREAS AND TRAP SIZE. EACH SEDIMENT TRAP SHALL INCLUDE A ROCK OUTFALL TO DISSIPATE STORM WATER VELOCITY AT OUTFALL LOCATIONS.

GENERAL PERMIT REQUIREMENTS

THIS STORM WATER POLLUTION PREVENTION PLAN IS CONSISTENT WITH THE AZPDES CONSTRUCTION GENERAL PERMIT.

SOURCES OF POTENTIAL POLLUTANTS

CONSTRUCTION ACTIVITIES: GRADING, EXCAVATION, CLEARING, GRUBBING, DEMOLITION. CONSTRUCTION EQUIPMENT: FUEL, OIL GREASE, ETC. LITTER: CONSTRUCTION CHEMICALS, CONCRETE, MASONRY, CEMENT, ETC.

STORM WATER POLLUTION PREVENTION PLAN MODIFICATIONS

THIS STORM WATER POLLUTION PREVENTION PLAN SHALL BE MODIFIED BY THE CONTRACTOR AS NEEDED WITHIN 15 BUSINESS DAYS AFTER ANY CHANGE IN DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE AT THE SITE THAT HAS SIGNIFICANT EFFECT ON THE DISCHARGE OR NOT PREVIOUSLY ADDRESSED IN THE SWPPP.

IF THE CURRENT STORM WATER POLLUTION PREVENTION PLAN IS DETERMINED TO BE INEFFECTIVE, THE CONTRACTOR SHALL REVISE THE PLAN APPROPRIATELY TO MITIGATE DISCHARGE AND WATER QUALITY EXCEEDENCES WITHIN 15 BUSINESS DAYS.

OTHER CONTROLS

WASTE DISPOSAL:

ALL SOLID WASTE SHALL BE STORED IN A SECURED DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS. THE DUMPSTER SHALL BE EMPTIED AS NEEDED. NO CONSTRUCTION MATERIALS WILL BE BURIED ON-SITE.

HAZARDOUS WASTE:

ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN A MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.

SANITARY WASTE:

ALL SANITARY WASTES WILL BE COLLECTED FROM PORTABLE UNITS AS NEEDED.

DESIGNATED WASHOUT AREAS:

A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORMWATER DISCHARGES FROM VEHICLE WASHING. CONCRETE SHALL BE REMOVED FROM THE SITE AND TRANSPORTED TO A LOCAL LANDFILL AS NEEDED.

OFF-SITE TRACKING:

A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS INTO THE PUBLIC RIGHT-OF-WAY. THE PAVED STREETS ADJACENT TO THE SITE WILL BE INSPECTED AND SWEEPED AS NEEDED TO REMOVE EXCESS DIRT.

DUST CONTROL:

A DUST CONTROL PERMIT MUST BE OBTAINED FROM MARICOPA COUNTY AIR QUALITY DEPARTMENT PRIOR TO COMMENCEMENT OF WORK.

RECORD MAINTENANCE

INSPECTION RECORDS SHALL BE KEPT ON SITE AT THE JOB TRAILER AT ALL TIMES. EACH INSPECTION SHALL REQUIRE AN INSPECTION FORM TO BE FILLED OUT AND SIGNED BY THE INSPECTOR.

THE CONTRACTOR SHALL KEEP RECORDS OF ALL CONSTRUCTION ACTIVITIES ON SITE. THE RECORDS SHALL INCLUDE START AND END DATES FOR ALL MAJOR CONSTRUCTION ACTIVITIES INVOLVING GRADING. THE CONTRACTOR SHALL ALSO MAKE RECORD OF WHEN STABILIZATION IS INITIATED AND COMPLETED AND ANY REASON FOR DELAYS.

ALL INSPECTION RECORDS SHALL BE MAINTAINED BY THE CONTRACTOR FOR AT LEAST 3 YEARS AFTER CONSTRUCTION IS COMPLETED.

HOUSEKEEPING (SPILL PREVENTION)

INVENTORY:

GENERAL SUBSTANCES USED ONSITE INCLUDE: GREASE, GASOLINE, CONCRETE, LUMBER, ASPHALT, PAINTS, BUILDING CONSTRUCTION MATERIALS, FERTILIZERS, AND PESTICIDES.

SPILL PREVENTION:

ANY RELEASE OF A MATERIAL IN EXCESS OF A REPORTABLE QUANTITY WILL BE REPORTED PER FEDERAL REGULATIONS. ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER AND IN THE ORIGINAL CONTAINERS. ALL MANUFACTURER'S RECOMMENDATIONS FOR SPILL PREVENTION, CONTAINMENT, CLEAN-UP, AND DISPOSAL SHALL BE FOLLOWED.

GOOD HOUSEKEEPING:

THE CONTRACTOR SHALL EMPLOY GOOD HOUSEKEEPING METHODS AND MANUFACTURER'S RECOMMENDATIONS IN THE USE, STORAGE, AND DISPOSAL OF ALL MATERIALS TO BE USED ON SITE.

TIMING OF CONTROLS/MEASURES

THE SILT FENCES/ORGANIC FILTER BARRIERS AND SEDIMENT TRAPS SHALL BE INSTALLED ON SITE PRIOR TO COMMENCEMENT OF CLEARING AND GRUBBING FOR CONSTRUCTION ACTIVITIES. AREAS WHERE CONSTRUCTION ACTIVITIES CEASE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH A TEMPORARY MEASURE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA SHALL BE STABILIZED WITH PERMANENT LANDSCAPING AND/OR PAVEMENT. AFTER THE ENTIRE SITE IS STABILIZED THE SEDIMENT ACCUMULATED IN THE SEDIMENT TRAP(S) WILL BE REMOVED AND ANY DIVERSION DIKE(S) WILL BE REMOVED.

HYDROLOGICAL INFORMATION

CONSTRUCTION ACTIVITY DESCRIPTION: CONSTRUCTION OF COMMERCIAL SITE IMPROVEMENTS

LAND USE	AREA	C-VALUE
AREA TO BE DISTURBED	1.59 AC±	--
AREA TO BE PAVED	1.29 AC±	0.95
AREA TO BE ROOFED	0.00 AC±	0.95
AREA TO BE SOD/SEED	0.00 AC	0.30
AREA TO BE DUSTPROOFED/STABILIZED	0.30 AC±	0.45

RUNOFF COEFFICIENT BEFORE CONSTRUCTION	0.86
RUNOFF COEFFICIENT AFTER CONSTRUCTION	0.86

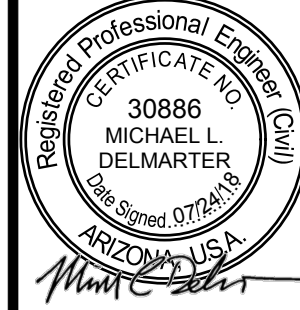
NOTES

- THIS PLAN IS FOR THE DURATION OF CONSTRUCTION ONLY. CONTRACTOR SHALL SUBMIT NOTICE OF TERMINATION PERMIT UPON COMPLETION OF THE PROJECT (FINAL STABILIZATION).
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED CERTIFICATE OF COMPLETION.
- NO DRY WELLS, WATER BODIES, OR ENVIRONMENTALLY SENSITIVE AREAS EXIST ON-SITE.

Kimley»Horn

SCALE (H): 1"=20'
SCALE (V): NONE
DESIGNED BY: TKG
DRAWN BY: TKG
CHECKED BY: WLD
DATE: AUG 2018

ARTESIA MAIN ENTRY
STORMWATER
MANAGEMENT PLAN COVER
CITY OF SCOTTSDALE

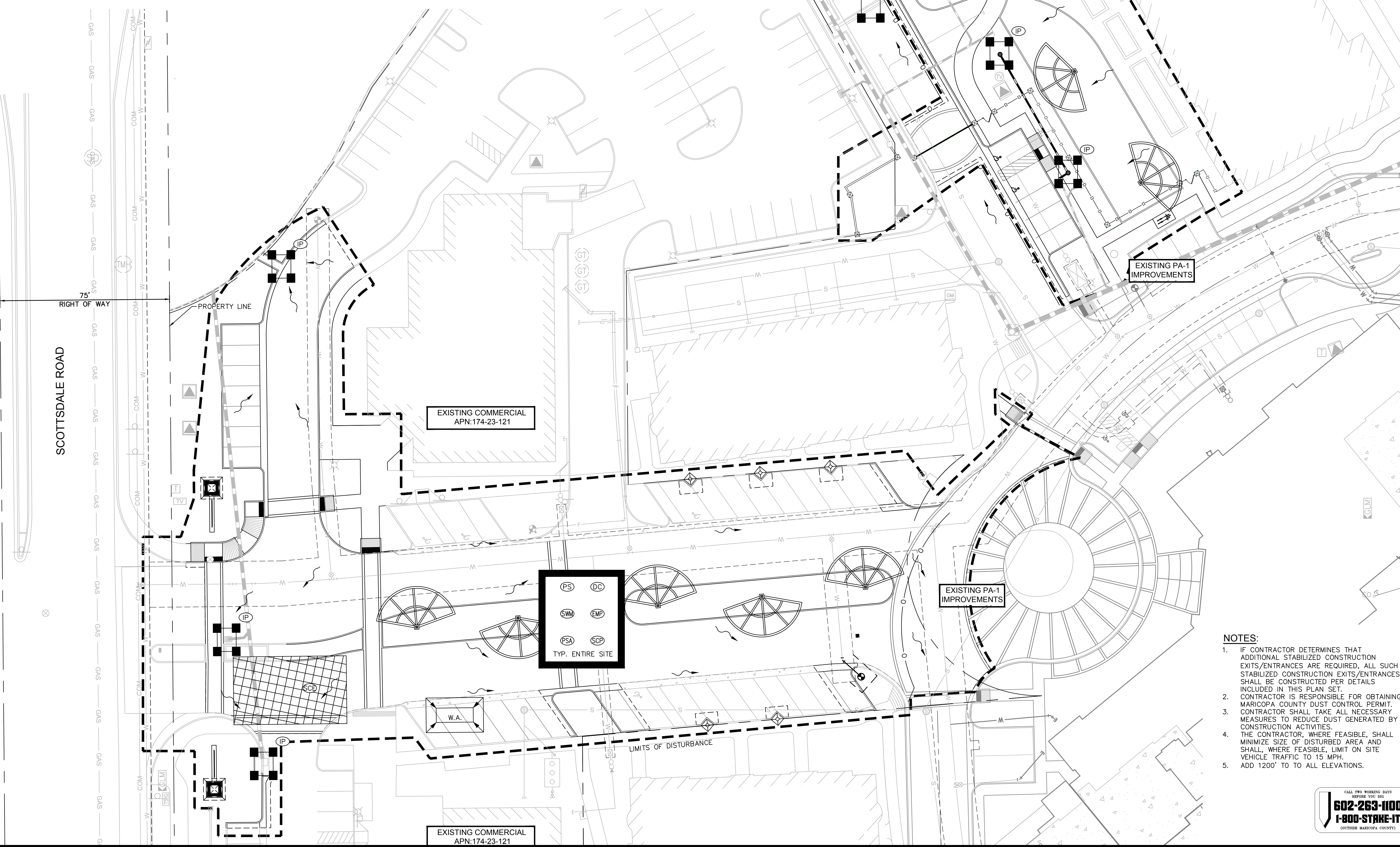


PROJECT NO. 191166007

C-8

8 OF 11

PLAN CHECK #:



1. IF CONTRACTOR DETERMINES THAT ADDITIONAL STABILIZED CONSTRUCTION EXITS/ENTRANCES ARE REQUIRED, ALL SUCH STABILIZED CONSTRUCTION EXITS/ENTRANCES SHALL BE CONSTRUCTED PER DETAILS INDICATED IN THE SET.
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING MARICOPA COUNTY DUST CONTROL PERMIT.
3. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO REDUCE DUST GENERATED BY CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR, WHERE FEASIBLE, SHALL MINIMIZE SIZE OF DISTURBED AREA AND SHALL, WHERE FEASIBLE, LIMIT ON SITE VEHICLE TRAFFIC TO 15 MPH.
5. ADD 1200' TO ALL ELEVATIONS.

Registered Professional Engineer (Civ.Eng.)
 CERTIFICATE NO.
 30886
 MICHAEL L.
 DELMARTER
 Date Signed: 07/24/18
 ARIZONA, U.S.A.
Michael L. DelMarter

191166007

100

9 OF 1

ARTESIA MAIN ENTRY
STORMWATER
MANAGEMENT PLAN
CITY OF SCOTTSDALE

Kimley»Horn

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): NONE
SCALE (V): NONE
DESIGNED BY: TGG
DRAWN BY: TGG
CHECKED BY: MLD
DATE: AUG 2018

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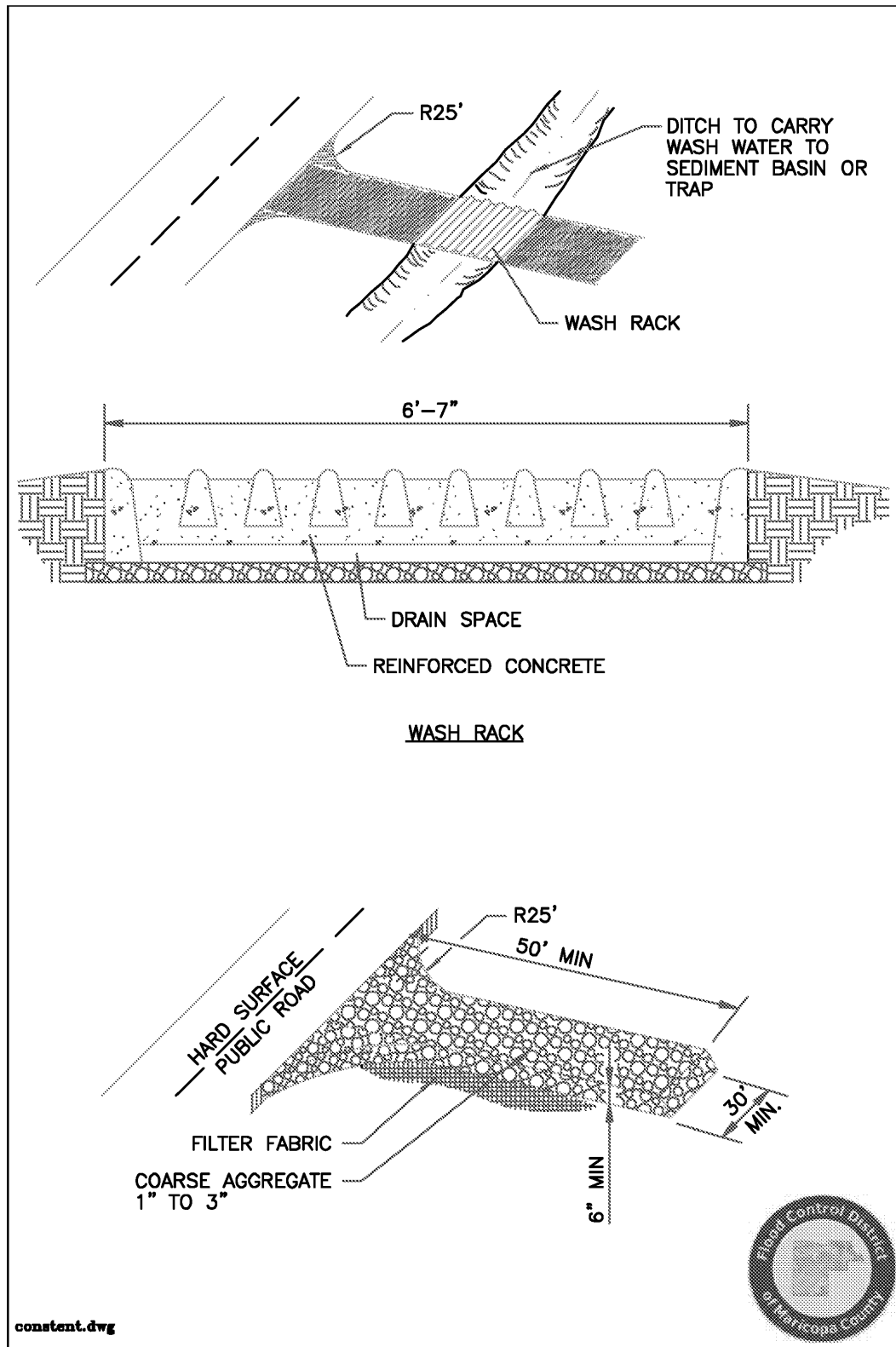
EC-5 EC-5: Stabilized Construction Entrance

DEFINITION

A stabilized pad of aggregate underlain with filter cloth located at any point where traffic will be entering or exiting a construction site to or from a public right-of-way, street, alley, sidewalk or parking area. For added effectiveness, a wheel wash or wash rack area can be incorporated into the design to further reduce sediment tracking.

GENERAL INFORMATION					RATINGS				
Applicability - Effectiveness Perimeter and Access Controls - high					Associated Costs				
Most effective when used with:					Implementation			X	
EC-6 Construction Road Stabilization					Maintenance			X	
EC-7 Dust Control					Training				X
GH-6 Road Sweeping/Trackout Cleaning					Target Pollutants Removal	H	M	L	
Alternative BMPs:					Oil and Grease				X
GH-4 Designated Washdown Areas – wheel wash is especially useful with clay soils.					Nutrients				X
					Sediment			X	
					Floatable Material				X
					Metals			X	
					Other Construction Waste				X
FIGURES									
Photos/Sketches									
Stabilized Construction Entrance Photos									
CAD Drawings									
Stabilized Construction Entrance Drawing									

EC-5 Stabilized Construction Entrance Drawing



EC-7 EC-7: Dust Control

DEFINITION

A comprehensive plan to limit offsite sediment depression by minimizing or controlling airborne fugitive dust.

GENERAL INFORMATION					RATINGS				
Applicability - Effectiveness Perimeter and Access Controls - high					Associated Costs				
Most effective when used with:					Implementation				X
EC-5 Stabilized Construction Entrance					Maintenance	X			
EC-6 Construction Road Stabilization					Training				X
GH-6 Road Sweeping/Trackout Cleaning					Target Pollutants Removal	H	M	L	
Alternative BMPs:					Oil and Grease				X
For long term dust control, consider SPC-6 Revegetation					Nutrients				X
					Sediment	X			
					Floatable Material				X
					Metals			X	
					Other Construction Waste				X
FIGURES									
Photos/Sketches									
EC-7 Dust Control Photos									
Tables									
Commonly Used Dust Suppressants									

EC-7 Dust Control Table

TABLE 5.2
COMMONLY USED DUST SUPPRESSANTS

Types	Functional Mechanism	Advantages	Limitations
Freshwater	Moisture wets particles, thereby increasing their mass and binding them together.	Usually readily available, low material cost, and easy to apply	Frequent light applications may be necessary during hot dry weather and can be labor intensive. Over application may result in loss of traction, erosion, or points of road failure.

EC-7 Dust Control Table

TABLE 5.2
COMMONLY USED DUST SUPPRESSANTS (CONTINUED)

Types	Ideal Soil Characteristics	Relative Cost Comparison (average life expectancy)	Environmental Considerations
Freshwater	None	Low initial cost, high long-term maintenance cost (0 months)	Minimal environmental hazard. If applied excessively, may result in erosion and sediment runoff. Supply may be limited in some areas and, depending on the source, may require a water right permit.

GH-2 GH-2: Solid Waste Management

DEFINITION

The routine collection, recycling, and disposal of accumulated solid waste generated at the construction site.

GENERAL INFORMATION					RATINGS				
Applicability - Effectiveness Debris Management, Cleanup, and Washout - moderate Trash Collection/Management - high					Associated Costs				
Most effective when used with:					Implementation			X	
GH-1: Chemical Management					Maintenance			X	
GH-3: Equipment Maintenance Procedures					Training			X	
GH-5: Spill Containment Plan					Target Pollutants Removal	H	M	L	
Alternative BMPs:					Oil and Grease				X
None					Nutrients			X	
					Sediment				X
					Floatable Material	X			
					Metals	X			
					Other Construction Waste	X			
FIGURES									
Photos/Sketches									
Solid Waste Management Photos									
CAD Drawings									
None									

GH-4 GH-4: Designated Washdown Areas

DEFINITION

Procedures and practices that are designed to minimize or eliminate the discharge of concrete waste materials to the storm drain systems of watercourses.

GENERAL INFORMATION					RATINGS				
Applicability - Effectiveness Inlet Drain Protection - high Debris Management, Cleanup, and Washout - high					Associated Costs				
Most effective when used with:					Implementation			X	
GH-1: Chemical Management					Maintenance			X	
GH-3: Equipment Maintenance Procedures					Training			X	
GH-5: Spill Containment Plan					Target Pollutants Removal	H	M	L	
Alternative BMPs:					Oil and Grease			X	
None					Nutrients				X
					Sediment			X	
					Floatable Material				X
					Metals			X	
					Other Construction Waste	X			
FIGURES									
Photos/Sketches									
GH-4 Designated Washdown Areas Photos									
CAD Drawings									
None									

SPC-5 SPC-5: Silt Fence

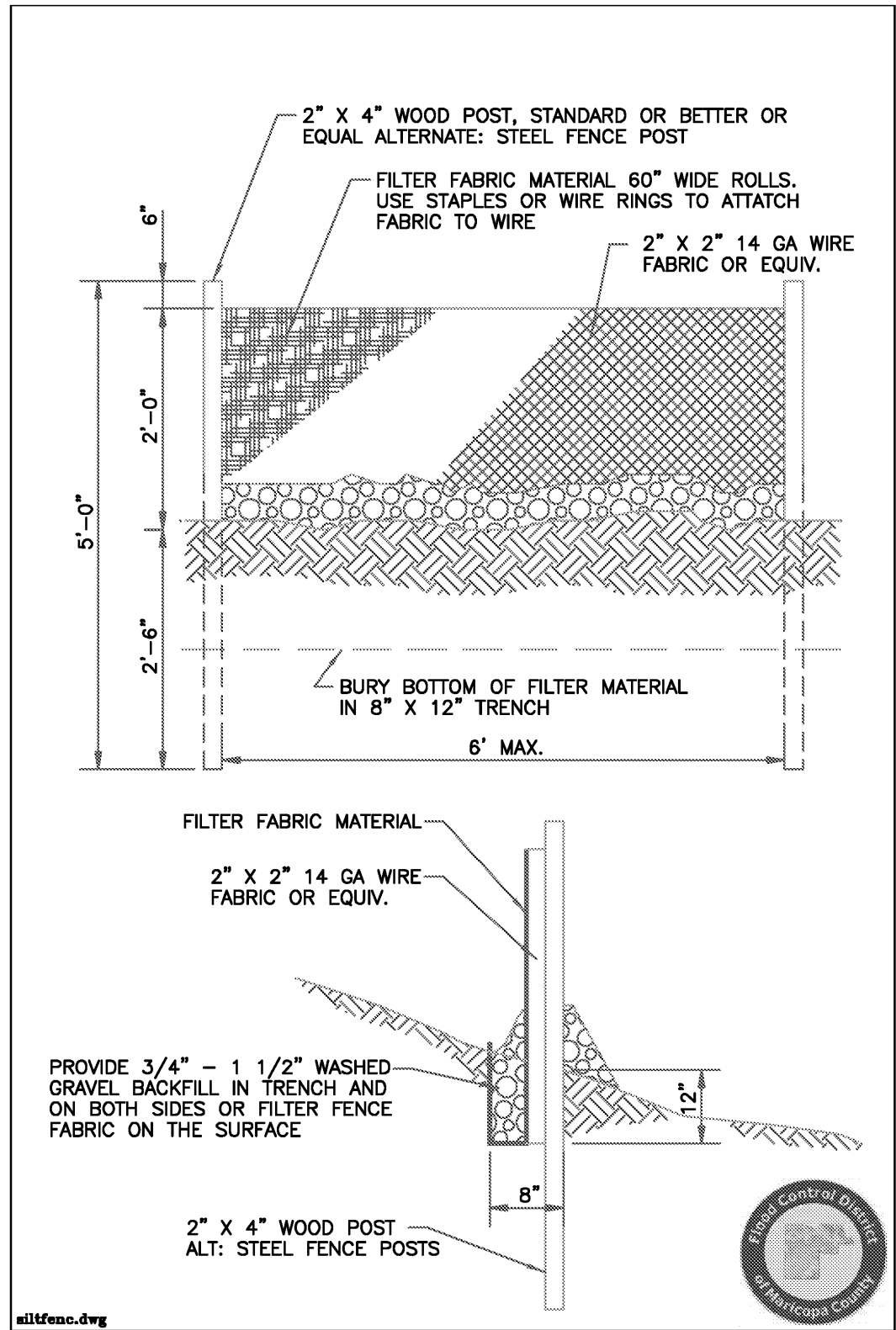
DEFINITION

A geotextile fabric stretched between either wooden or metal posts with the lower edge of the fabric securely embedded in the soil. The fence is typically located downstream of disturbed areas to intercept sheet flow runoff.

GENERAL INFORMATION					RATINGS				
Applicability - Effectiveness Slope Protection - moderate Excavated Areas (trenches, pits, etc.) - high Perimeter and Access Controls - high					Associated Costs				
Most effective when used with:					Implementation			X	
An Erosion Control (EC) BMP					Maintenance	X			
Alternative BMPs:					Training				X
EC-9: Diversion Dikes					Target Pollutants Removal	H	M	L	
SPC-1: Organic Filter Barrier					Oil and Grease				X
SPC-2: Sand Bag Barrier					Nutrients				X
SPC-3: Gravel Filter Berms					Sediment			X	
SPC-6: Revegetation					Floatable Material	X			
SPC-7: Storm Drain Inlet Protection					Metals			X	
					Other Construction Waste			X	
FIGURES									
Photos/Sketches									
Silt Fence Photos									
CAD Drawings									
Silt Fence Drawing									

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SPC-5 Silt Fence Drawing



5-128

Sediment and Pollutant Control - 5
Page 8 of 8

August 15, 2013

SPC-7 SPC-7: Storm Drain Inlet Protection

DEFINITION

A variety of methods of intercepting sediment at low point inlets through the use of stone, filter fabric, inlet inserts, and other materials. This is normally located at the inlet, providing either detention or filtration to reduce sediment and floatable materials in stormwater.

GENERAL INFORMATION

Applicability - Effectiveness
Inlet Drain Protection - high
Channels and Medians - high
Perimeter and Access Controls - high

Most effective when used with:

An Erosion Control (EC) BMP

Alternative BMPs:

- SPC-1 Organic Filter Barrier
- SPC-2 Sand Bag Barrier
- SPC-3 Gravel Filter Berms
- SPC-5 Silt Fence

RATINGS

Associated Costs	H	M	L
Implementation	X		
Maintenance	X		
Training			X
Target Pollutants Removal	H	M	L
Oil and Grease			X
Nutrients			X
Sediment		X	
Floatable Material		X	
Metals			X
Other Construction Waste			X

FIGURES

Photos/Sketches

SPC-7 Storm Drain Inlet Protection Photos

CAD Drawings

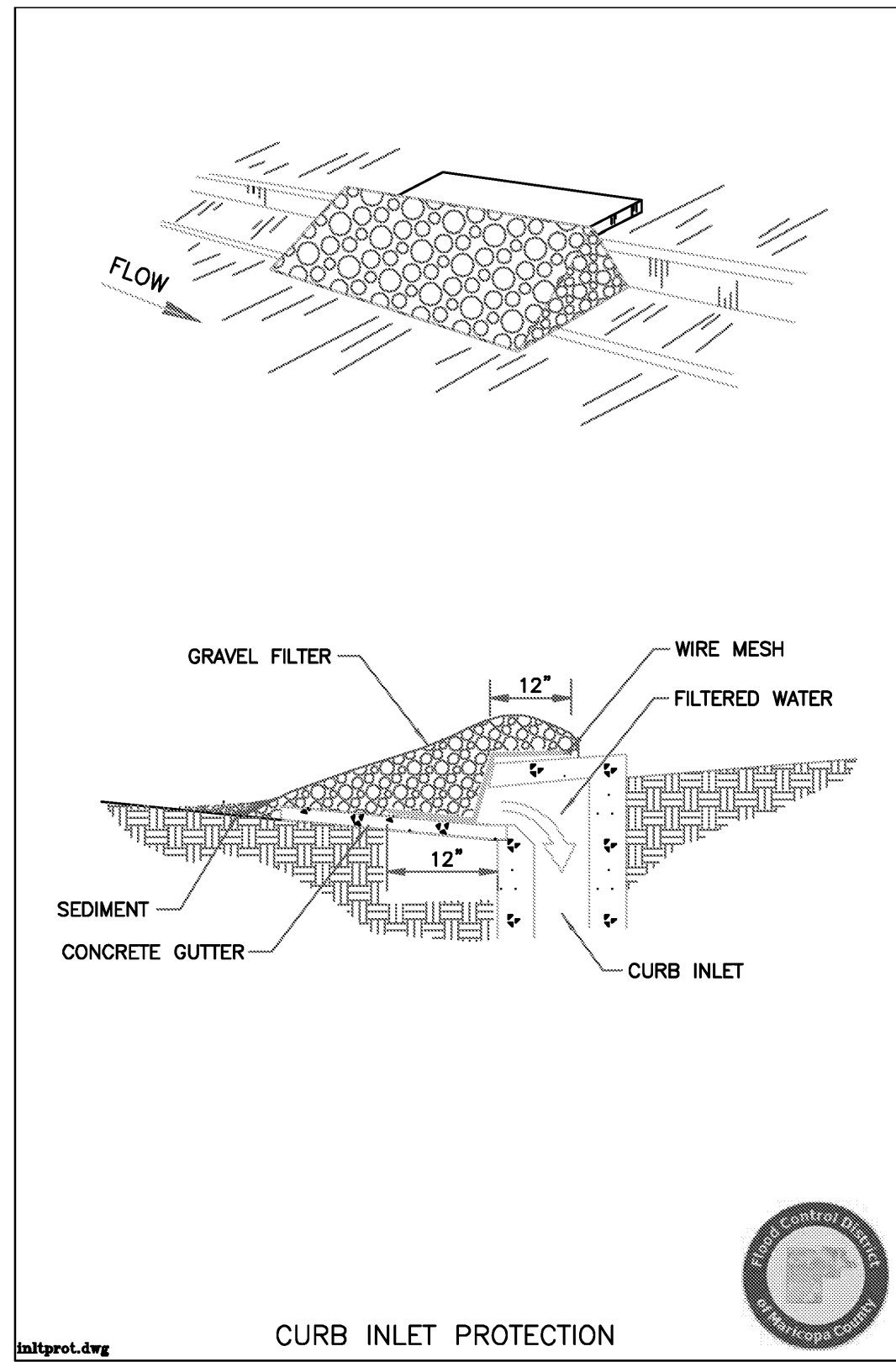
- Filter Fabric Fence Drop Inlet Filter
- Curb Inlet Protection

August 15, 2013

Sediment and Pollutant Control - 7
Page 1 of 7

5-135

SPC-7 Storm Drain Curb Inlet Protection Drawing



August 15, 2013

Sediment and Pollutant Control - 7
Page 7 of 7

5-141



PROJECT NO.
191166007

C-11

11 OF 11

ARTESIA MAIN ENTRY
STORMWATER MANAGEMENT PLAN
DETAILS
CITY OF SCOTTSDALE

SCALE (H): NONE
SCALE (V): NONE
DESIGNED BY: TKG
DRAWN BY: TKG
CHECKED BY: WLD
DATE: AUG 2018

Kimley»Horn

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Phoenix, Arizona 85020 (602) 944-5500

PLAN CHECK #:

Scottsdale Road



Artesia

Main Entry Drive - Illustrative Master Plan

DISCLAIMER: This conceptual study has not been reviewed by any municipal entity and relevant documents, surveys, covenants, easements, etc. may not have been provided which can impact the design, yield and layout. The depiction herein may reflect building sizes, designs, yields, amenities, roadways, and improvements, etc., some or all of which may be conceptual only, and subject to change without notice.

Scottsdale Road & Indian Bend Road
Scottsdale, AZ | August 10, 2018

L 1.0

0 20 40 60 100

Scale : 1" = 20'-0" @ 30"x42"



Scottsdale Road



PLANTING LEGEND

SYMBOL	TREES	NOTES	SIZE	QTY
	Bauhinia congesta			
	WHITE ORCHID TREE			
	Cercidium x "Desert Museum"			
	DESERT MUSEUM PALO VERDE			
	Lysiloma microphylla v. thornberi			
	FEATHER BUSH			
	Olneya tesota			
	IRONWOOD			
	Ulmus parvifolia			
	CHINESE ELM			
	Quercus virginiana 'Heiritage'			
	HERITAGE LIVE OAK			
	Sophora secundiflora			
	TEXAS MOUNTAIN LAUREL			
	Existing Tree to Remain	EXISTING	-	-
SYMBOL	PALM TREES	NOTES	SIZE	QTY
	Phoenix dactylifera			
	DATE PALM			
	Washingtonia robusta			
	FAN PALM			
	Existing Palm to Remain	EXISTING	-	-
SYMBOL	SHRUBS & ACCENTS	NOTES	SIZE	QTY
	Agave attenuata			
	FOXTAIL AGAVE			
	Caesalpinia pulcherrima			
	RED BIRD OF PARADISE			
	Callistemon viminalis x 'Little John'			
	DWARF BOTTLEBRUSH			
	Carissa grandiflora			
	NATAL PLUM			
	Chamaerops humilis			
	MEDITERRANEAN FAN PALM			
	Euphorbia rigida			
	SILVER SPURGE			
	Hesperaloe parviflora 'Brakelights'			
	RED YUCCA			
	Leucophyllum frutescens			
	GREEN CLOUD SAGE			
	Muhlenbergia rigens			
	DEER GRASS			
	Myrtus communis 'Compacta'			
	DWARF MYRTLE			
	Portulacaria afra			
	ELEPHANT FOOD			
	Ruellia peninsularis			
	DESERT RUELLIA			
	Tecoma stans			
	YELLOW BELLS			
SYMBOL	VINES	NOTES	SIZE	QTY
	Bougainvillea x 'Barbara Karst'			
	BOUGAINVILLEA			
	Rosmarinus officinalis			
	ROSEMARY			
SYMBOL	GROUND COVER	NOTES	SIZE	QTY
	Lantana camara 'Gold Mound'			
	GOLD MOUND LANTANA			
	Convolvulus creorum			
	BUSH MORNING GLORY			
SYMBOL	OTHER LANDSCAPE MATERIAL	NOTES	SIZE	QTY
	SYNTHETIC LAWN			
	PIONEER "DARBY" TURF			
	DECOMPOSED GRANITE			
	COLOR: "DESERT GOLD"			
	LARGE BOULDER (~5'-0" DIA.)			
	COLOR: "DESERT GOLD"			
	SMALL BOULDER (~3'-0" DIA.)			
	COLOR: "DESERT GOLD"			

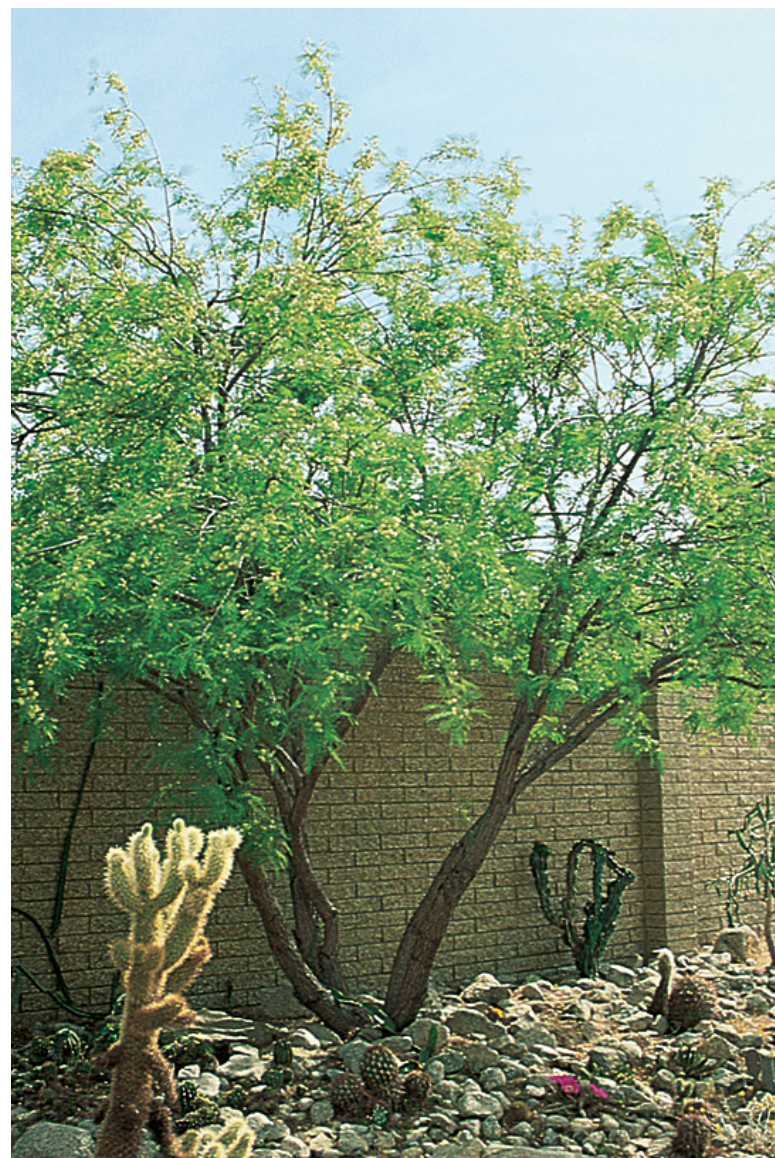




Bauhinia congesta



Cercidium x 'Desert Museum'



Lysiloma microphylla v thornberi



Olneya tesota



Phoenix dactylifera



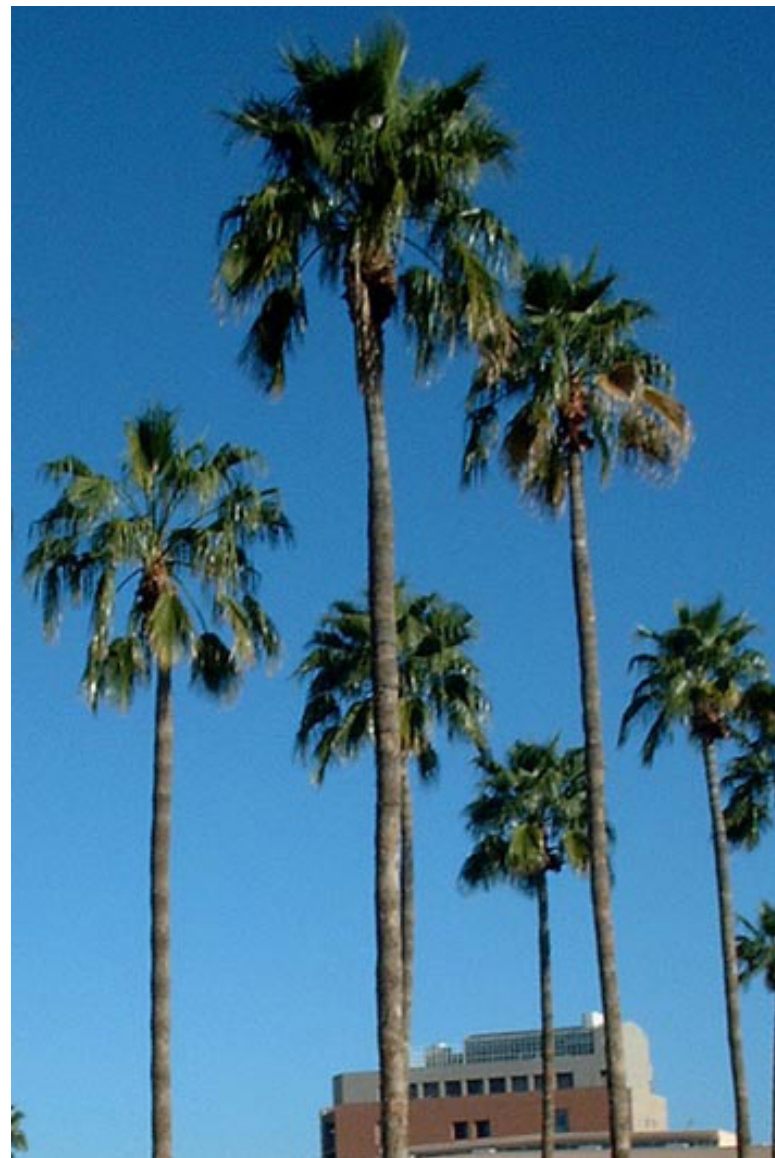
Quercus virginiana



Sophora secundiflora



Ulmus parvifolia



Washingtonia robusta

Shade, Accent, and Palm Trees



Caesalpinia pulcherima



Callistemon viminalis



Carissa grandiflora



Convolvulus cneorum



Lantana camara 'Gold Mound'



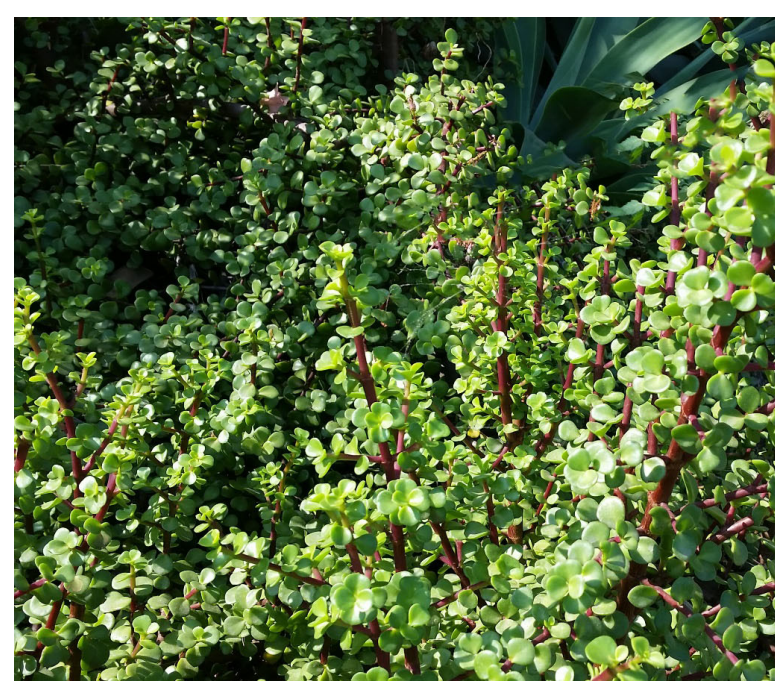
Leucophyllum frutescens 'Green Cloud'



Muhlenbergia rigens



Myrtus communis



Portularia afra



Ruellia peninsularis



Tecoma stans

Shrubs and Groundcovers



Agave attenuata



Bougainvillea 'Barbara Karst'



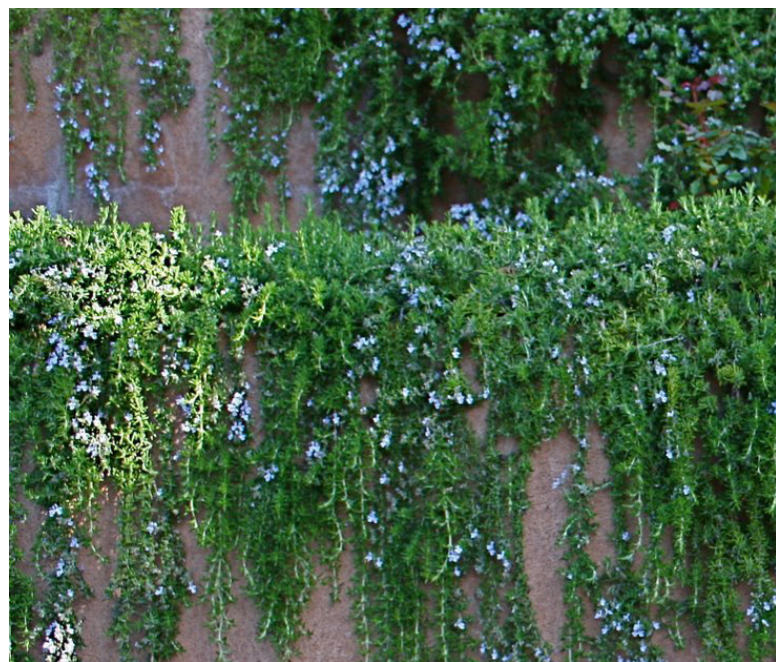
Chamaerops humilis



Euphorbia rigida



Hesperaloe parviflora 'Brakelights'



Rosmarinus officinalis

Accents and Vines



'Desert Gold' Decomposed Granite



'Desert Gold' Landscape Boulder



Pioneer 'Darby' Artificial Turf

Inert Landscape Material

Scottsdale Road



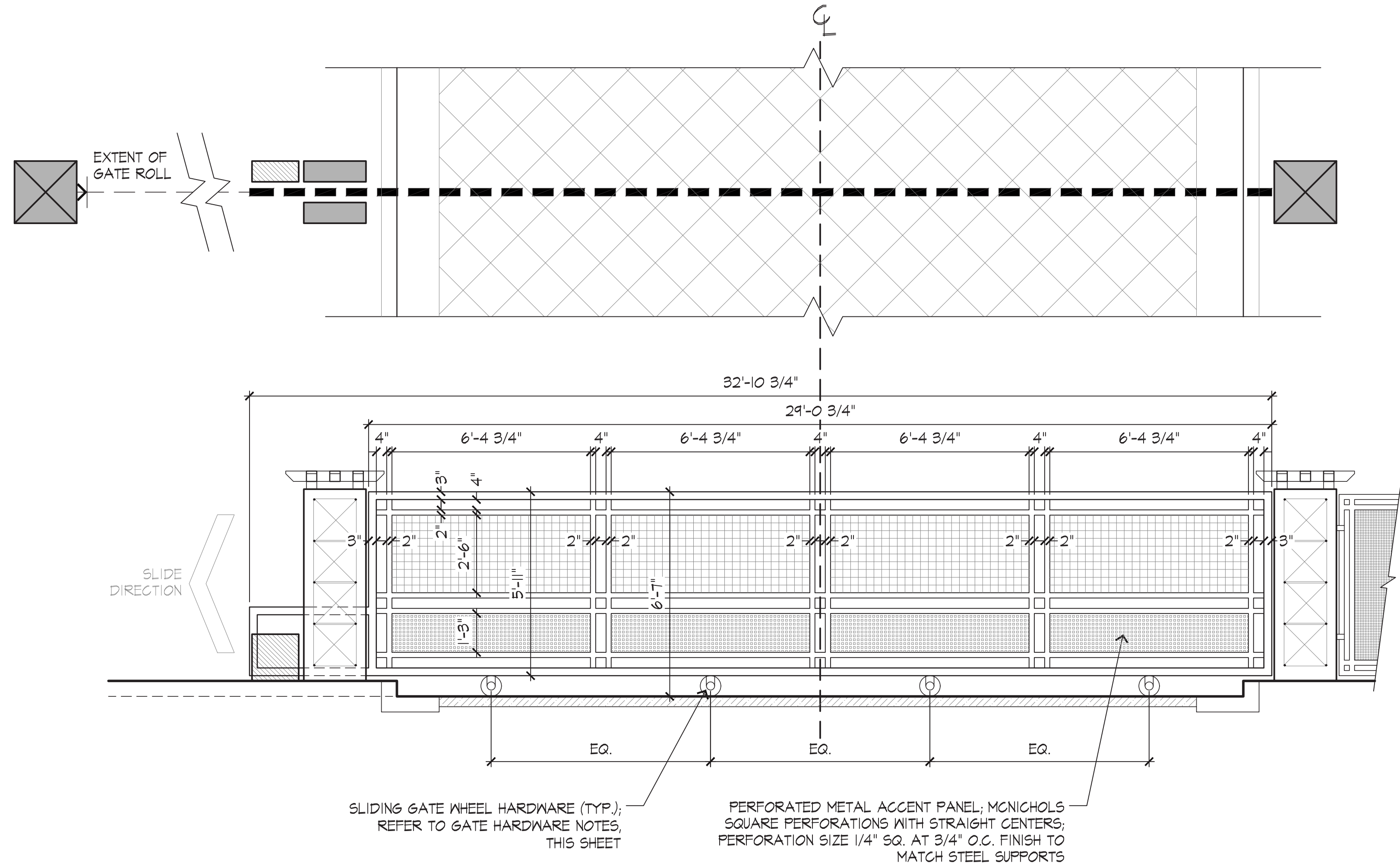
HARDSCAPE KEYNOTES

(X)	EXISTING CONDITIONS / DISCIPLINE REFERENCE	
KEY	DISCIPLINE	DESCRIPTION
A.1	ARCHITECT	MONUMENT SIGNAGE
A.2	ARCHITECT	SHADE STRUCTURE
C.1	CIVIL ENGINEER	ACCESSIBLE CURB RAMP
C.2	CIVIL ENGINEER	CONCRETE CURB & GUTTER
C.3	CIVIL ENGINEER	ASPHALT PAVING
C.4	CIVIL ENGINEER	CROSSWALK STRIPING
C.5	CIVIL ENGINEER	PARKING STALL - TYPICAL
C.6	CIVIL ENGINEER	PARKING STALL - ACCESSIBLE
C.7	CIVIL ENGINEER	ELECTRICAL TRANSFORMER
E.1	EXISTING	MAIN ENTRY SCOPE OF WORK BOUNDARY
E.2	EXISTING	VEHICLE RAMP TO GARAGE BELOW
E.3	EXISTING	VEHICLE RAMP RETAINING WALL
E.4	EXISTING	GARAGE EXHAUST VENT OPENING
E.5	EXISTING	BELOW-GRADE STRUCTURE (DASHED LINE)
E.6	EXISTING	RESIDENTIAL BUILDING
E.7	EXISTING	RETAIL BUILDING
E.8	EXISTING	EQUIPMENT SCREEN WALL
E.9	EXISTING	RAISED PLANTER WALL
E.10	EXISTING	CURB RAMP
E.11	EXISTING	PEDESTRIAN PAVING / SIDEWALK
E.12	EXISTING	ASPHALT PAVING

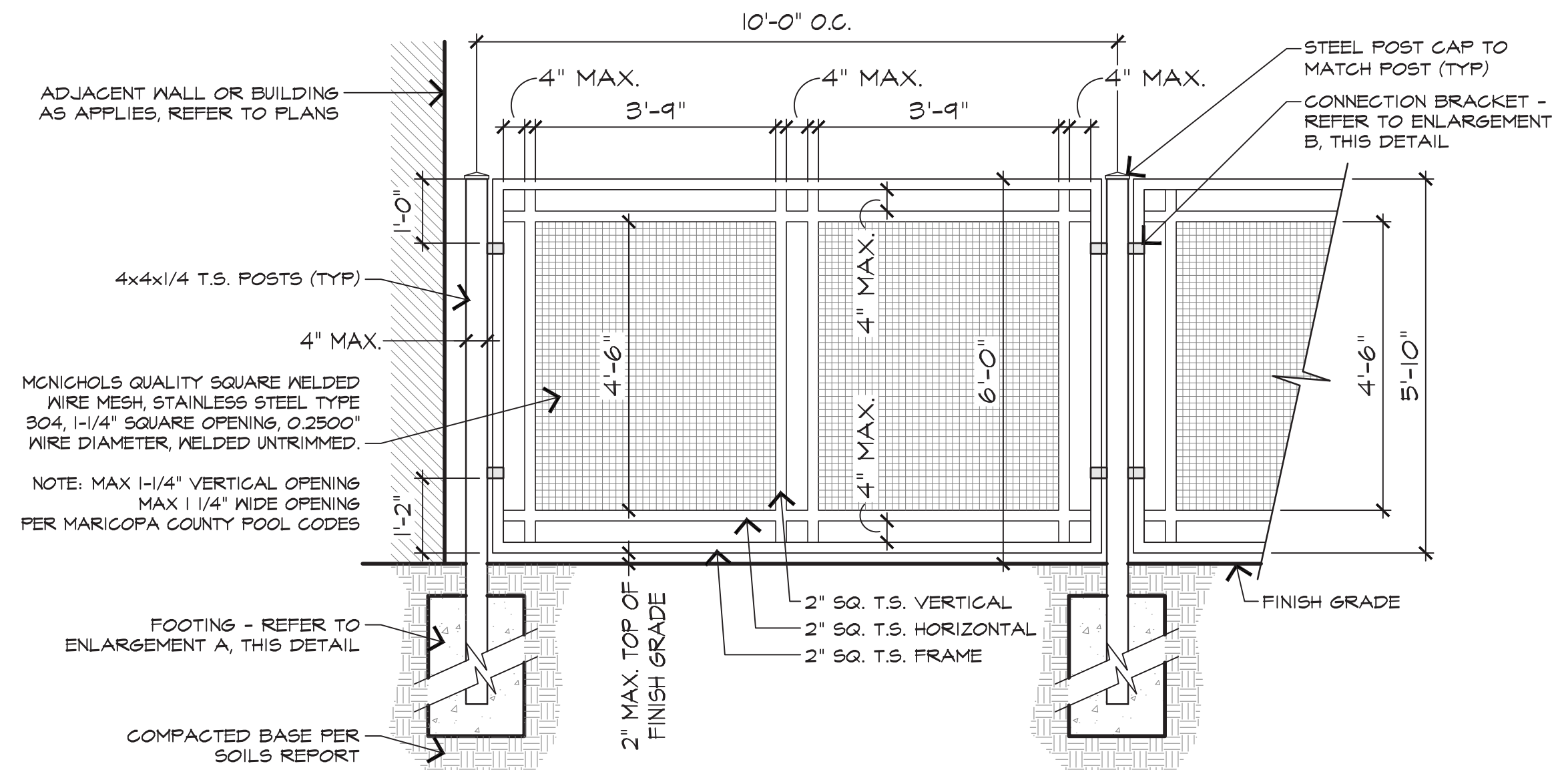
(10)	PAVING & FLATWORK		
KEY	DTL.	SHEET	DESCRIPTION
1.0	-	-	CONCRETE SIDEWALK - WIDTH PER PLAN
1.1	-	-	ACCENT PEDESTRIAN PAVERS
1.2	-	-	ACCENT VEHICULAR PAVERS
1.3	-	-	ACCENT VEHICULAR PAVING
1.4	-	-	6" CONCRETE HEADER
1.5	-	-	ACCENT TREE GRATE

(2)	SITE DETAILS		
KEY	DTL	SHEET	DESCRIPTION
2.0	-	-	5'-0" H. SECURITY GATE
2.1	-	-	5'-0" H. SECURITY FENCE
2.2	-	-	6'-0" H. BLOCK COLUMN
2.3	-	-	6'-0" H. BLOCK SITE WALL
2.4	-	-	VEHICULAR GATE - SLIDING TYPE
2.5	-	-	PLANTER POTS - LAYOUT PER PLAN
2.6	-	-	BIKE RACK WITH CONCRETE PAD
2.7	-	-	PEDESTRIAN BENCH

3.0 INERT LANDSCAPE MATERIALS			
KEY	DTL.	SHEET	DESCRIPTION
3.0	-	-	ARTIFICIAL TURF
3.1	-	-	DECOMPOSED GRANITE @ LANDSCAPE AREA



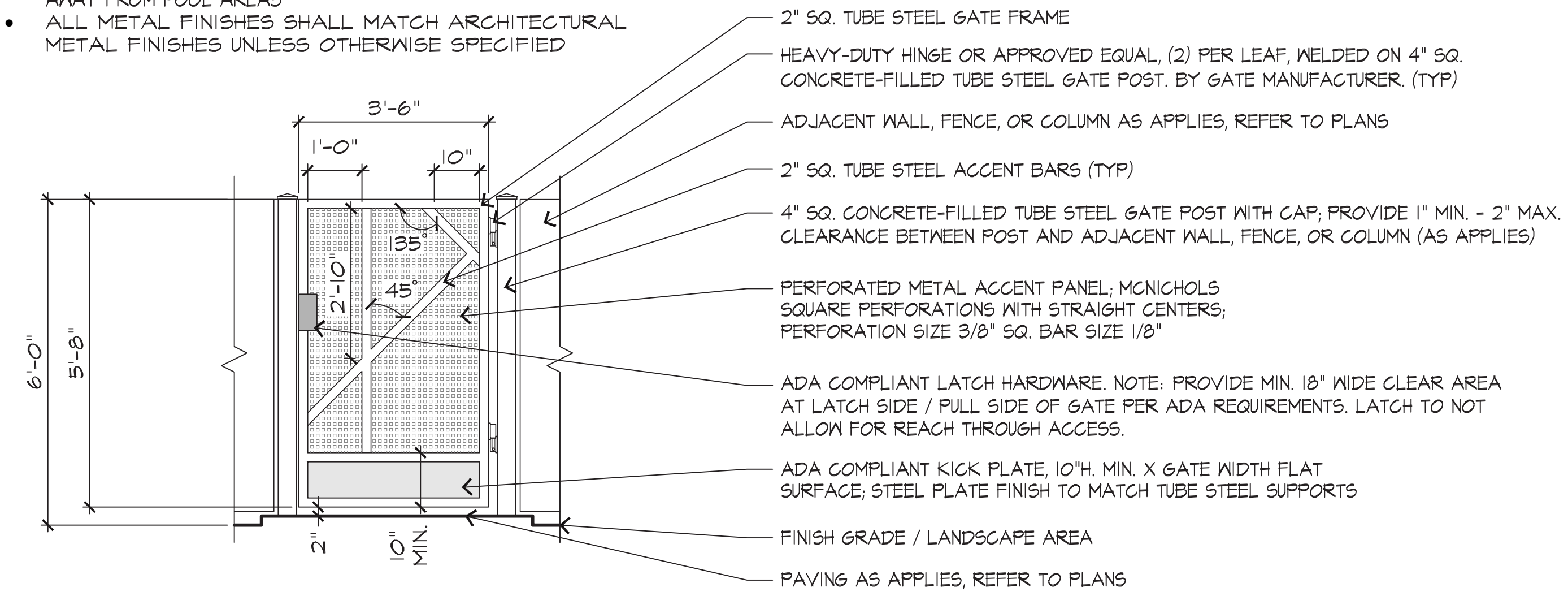
1 VEHICULAR GATE
DETAIL



2 POOL & SITE FENCE (TYP)
DETAIL

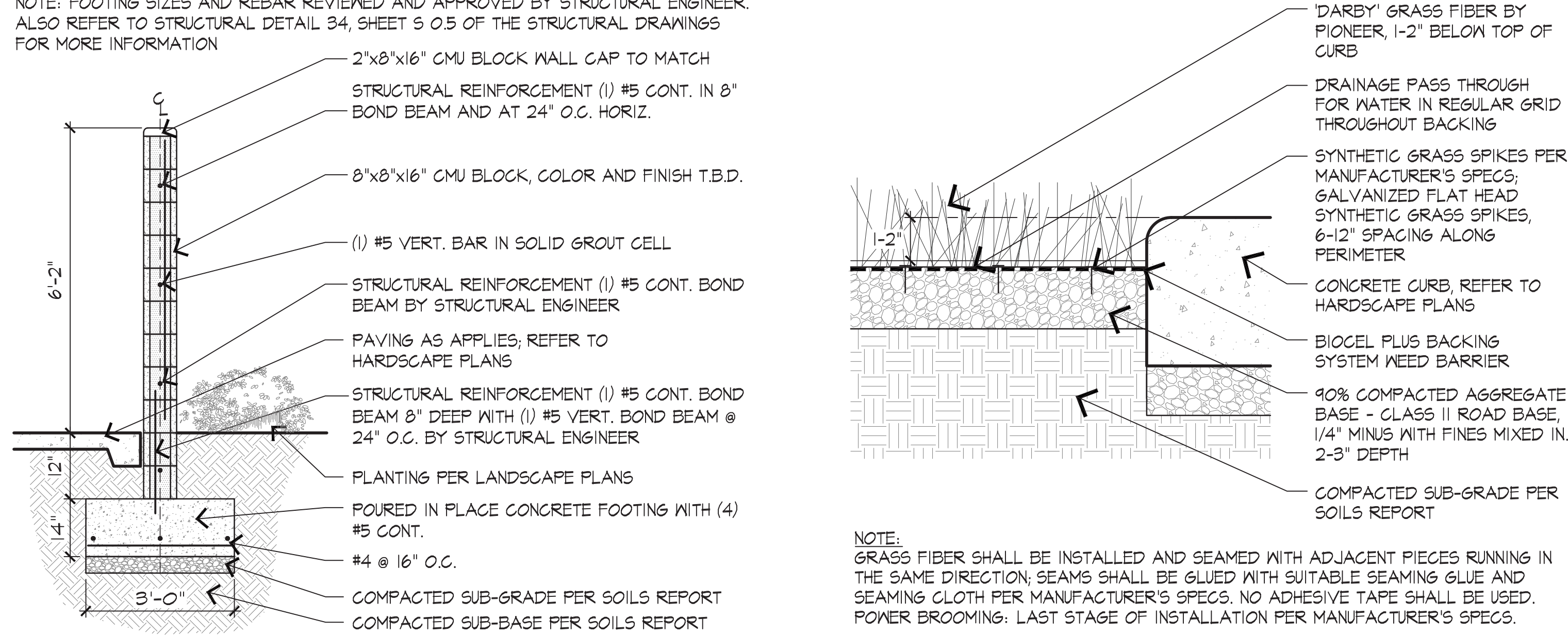
***NOTES:**

- FOOTING SIZES AND REBAR TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.
- POOL GATE TO BE KEYED, SELF-CLOSING, AND SHALL SWING AWAY FROM POOL AREAS
- ALL METAL FINISHES SHALL MATCH ARCHITECTURAL METAL FINISHES UNLESS OTHERWISE SPECIFIED

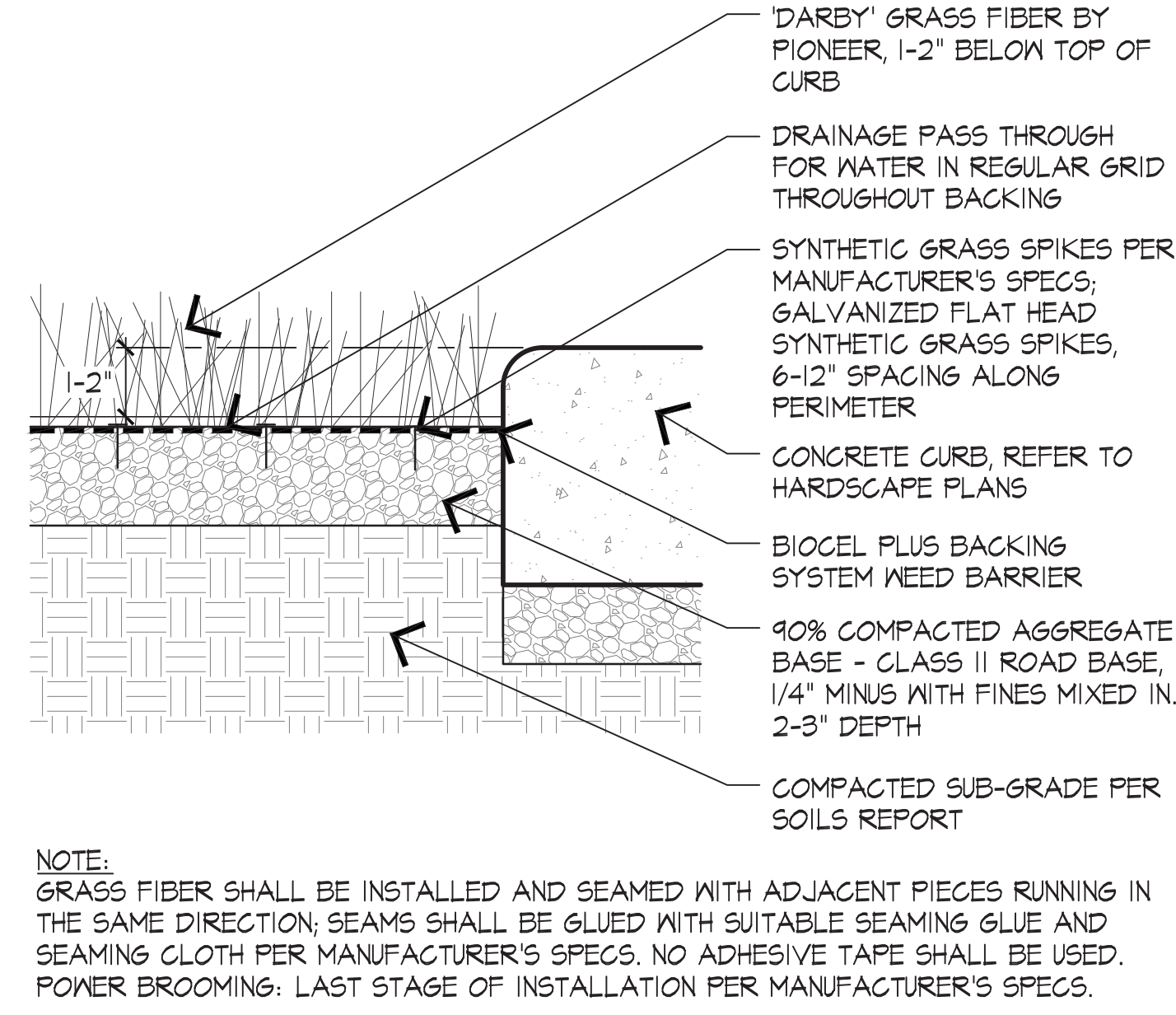


3 PEDESTRIAN GATE - SINGLE (TYP.)
DETAIL

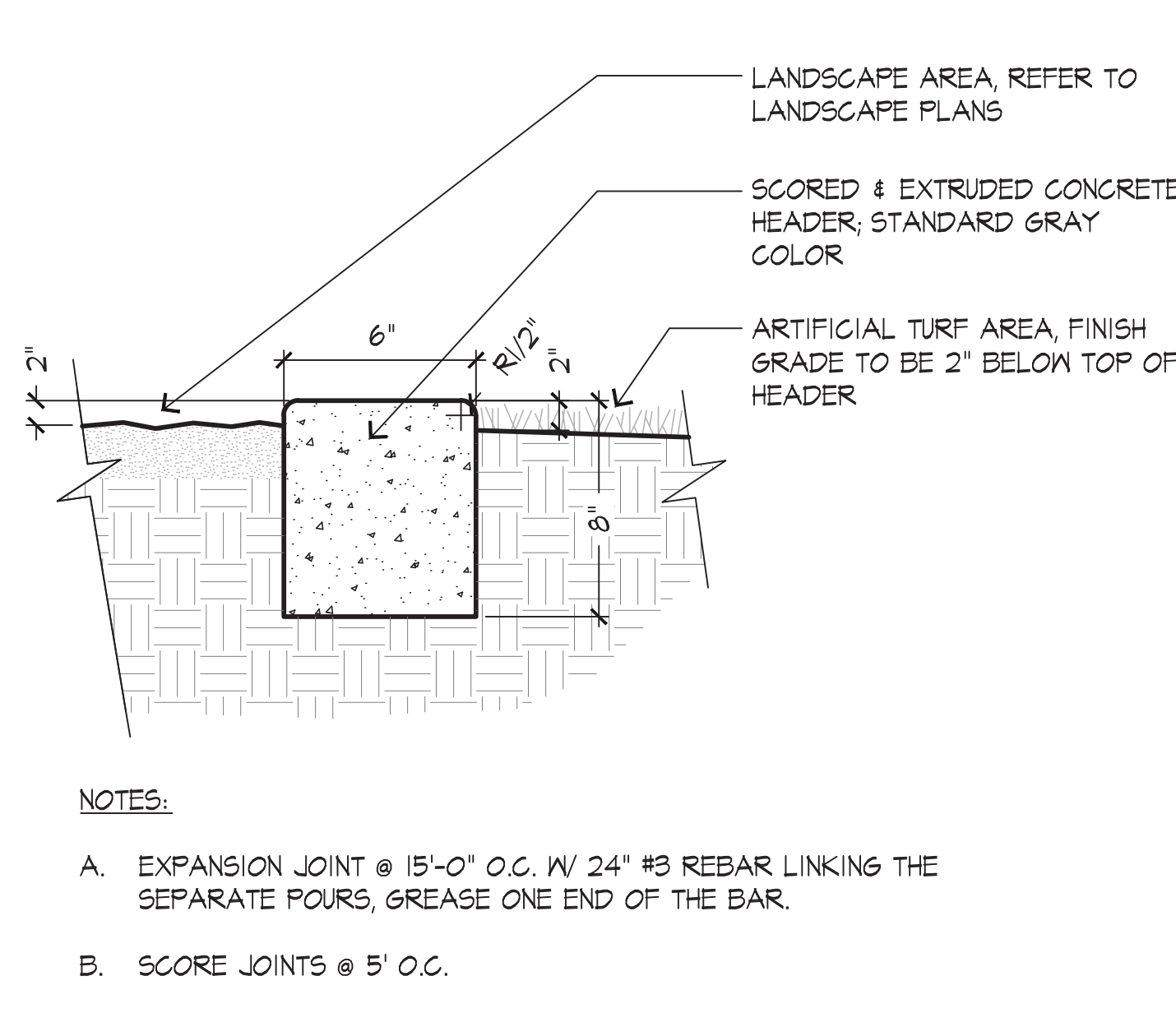
NOTE: FOOTING SIZES AND REBAR REVIEWED AND APPROVED BY STRUCTURAL ENGINEER. ALSO REFER TO STRUCTURAL DETAIL 34, SHEET S 0.5 OF THE STRUCTURAL DRAWINGS FOR MORE INFORMATION



4 TYPICAL BLOCK SITE WALL - 6'-0"
DETAIL

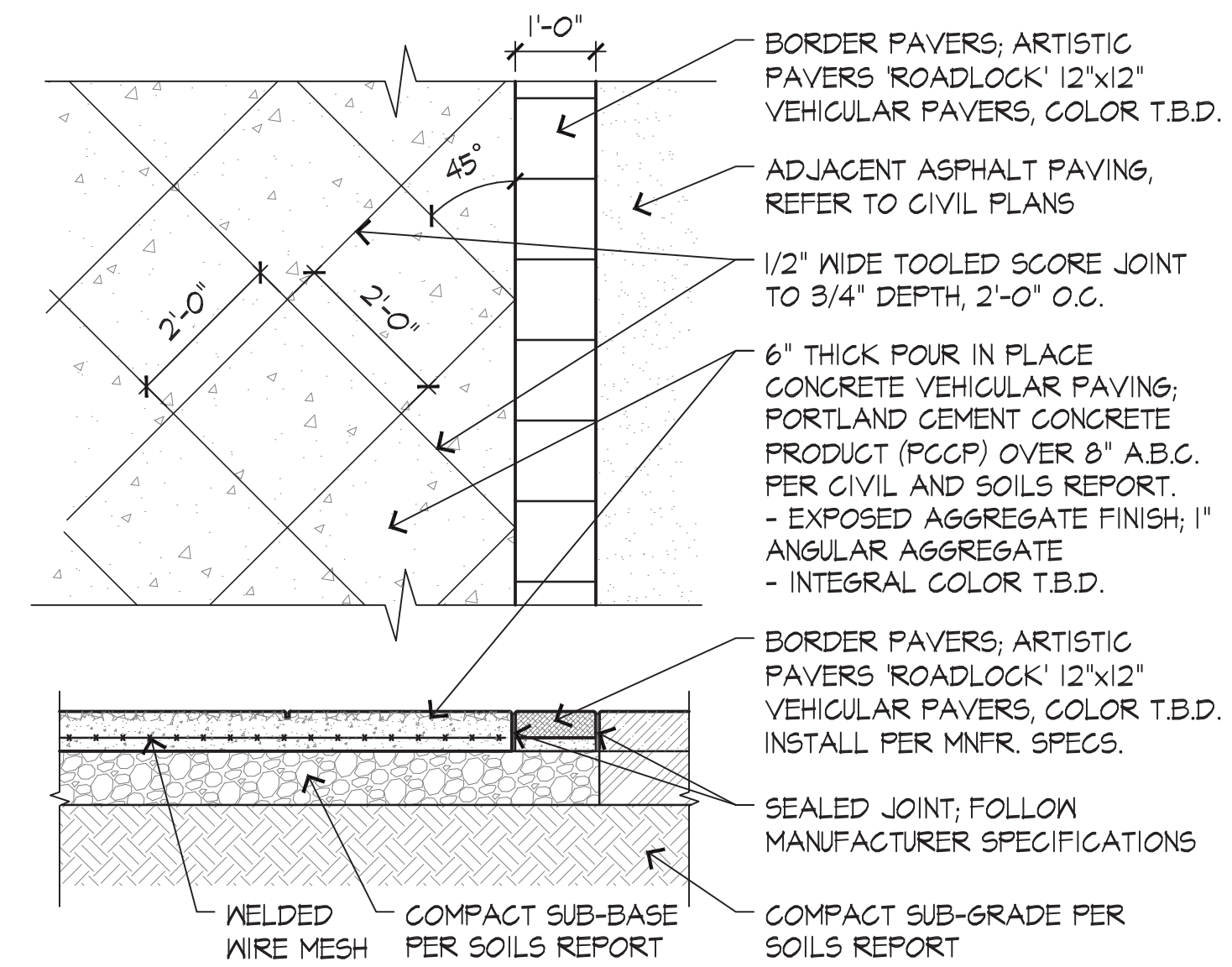


5 ARTIFICIAL TURF INSTALL (TYP.)
DETAIL



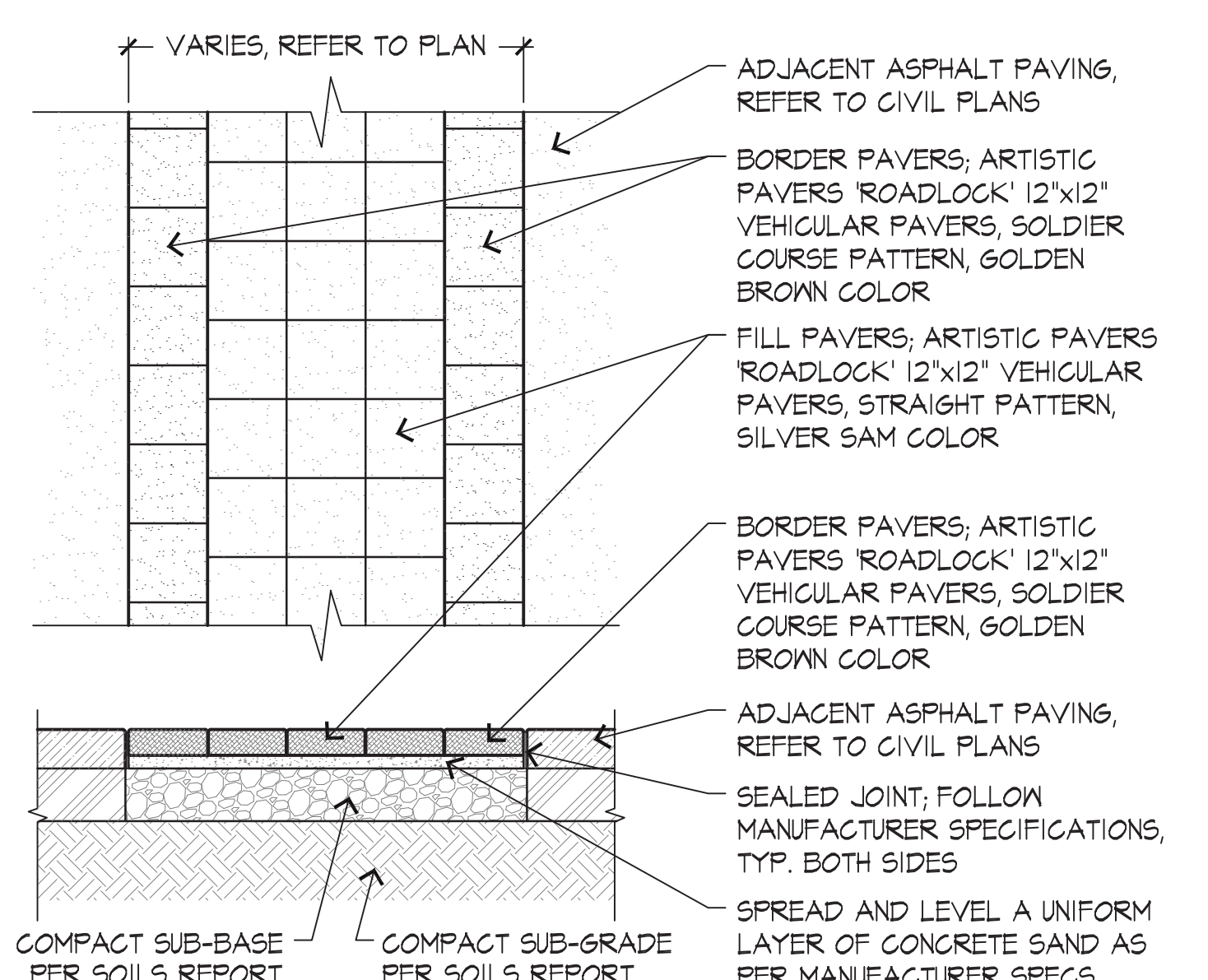
6 CONCRETE HEADER
DETAIL

NOTE: INSTALL ALL AS PER MANUFACTURER SPECIFICATIONS. CONTRACTOR SHALL TAKE CARE TO PROVIDE EVEN, UNIFORM FINISH TO WASHED AGGREGATE



7 VEHICULAR ACCENT PAVING
DETAIL

NOTE: INSTALL ALL AS PER MANUFACTURER SPECIFICATIONS.



8 VEHICULAR PAVERS
DETAIL

Scottsdale Road

EXISTING RETAIL PARKING

NOT INCLUDED IN THE SCOPE OF THIS PROJECT

LINE INDICATING LIMIT OF
MAIN-ENTRY DRIVE WORK

LINE INDICATING LIMIT OF
MAIN-ENTRY DRIVE WORK

LINE INDICATING LIMIT OF
MAIN-ENTRY DRIVE WORK

LINE INDICATING LIMIT OF
MAIN-ENTRY DRIVE WORK

REQUIRED OPEN SPACE CALCULATIONS:

MAIN ENTRY AREA S.O.W.: 83,767 s.f. 4.79 AC

BUILDING HEIGHT FLOOR TO FLOOR: 20'-0"

FIRST 10' OF HEIGHT: = 10% x SCOPE OF WORK AREA

= 0.10 x 83,767 = 7,377 s.f.

NEXT 10' OF HEIGHT: = 10' x .004 x 83,767 = 3,351 s.f.

OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING)

= 7,377 + 3,351 = 10,728 s.f. (~12.8%) REQUIRED
= 42,137 s.f. (~50.3%) PROVIDED

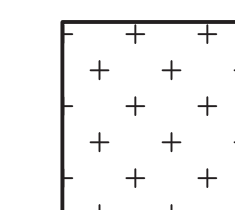
PARKING LOT LANDSCAPING REQUIRED CALCULATIONS:

PARKING LOT AREA x 15%

8,582 s.f. x 0.15 = 1,288 s.f. REQUIRED
= 1,840 s.f. PROVIDED

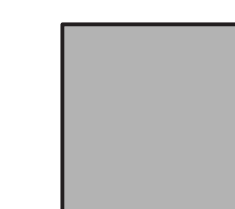
RIGHT-OF-WAY LANDSCAPING REQUIRED:

RIGHT-OF-WAY LANDSCAPING IS NOT APPLICABLE AS NO
PUBLIC RIGHTS-OF-WAY EXIST WITHIN THE SCOPE OF THIS
PROJECT



OPEN SPACE (NOT INCLUDING
PARKING LOT LANDSCAPING)

40,297 SQ.FT. PROVIDED



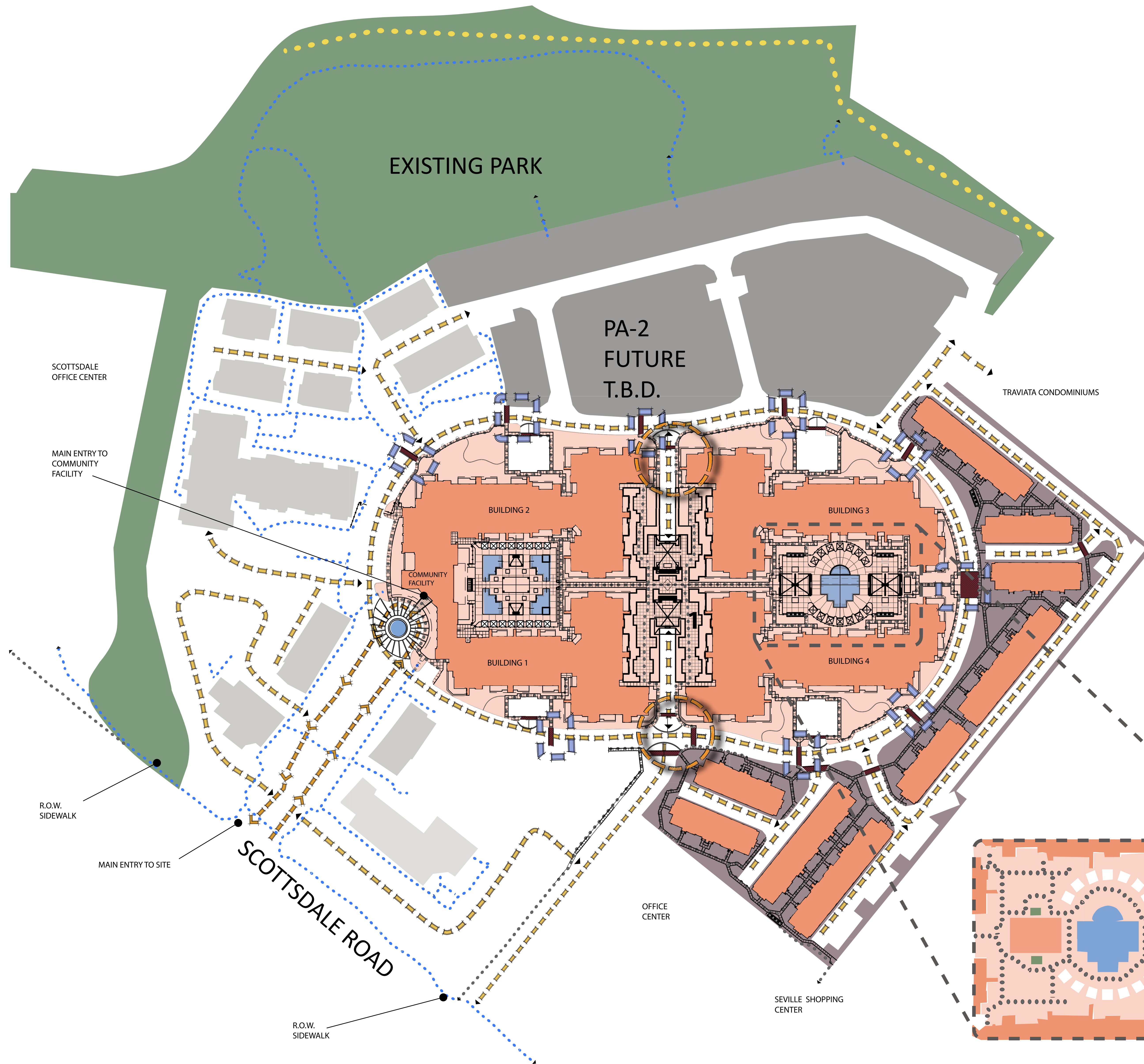
PARKING LOT
LANDSCAPING

1,840 SQ.FT. PROVIDED

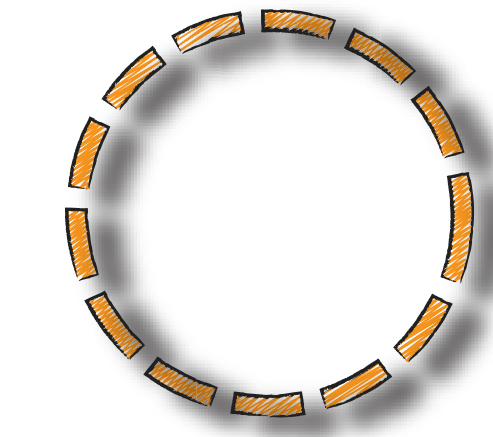
PA-1

NOT INCLUDED IN THE
SCOPE OF THIS PROJECT

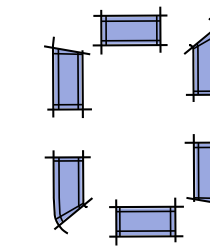




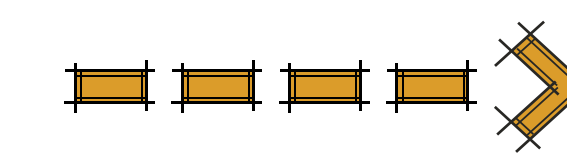
LEGEND



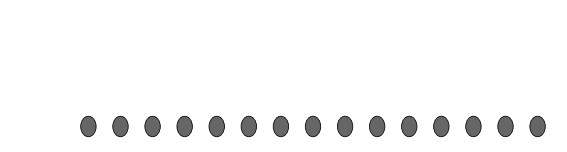
PARKING GARAGE INTERSECTIONS



PEDESTRIAN CROSSWALKS



INTERIOR ROADS



PROPOSED SIDEWALKS



EXISTING SIDEWALKS



PROPOSED TRAIL EASEMENT



PROPOSED CROSSWALKS



AREA PA-1



AREA PA-2



AREA PA-3



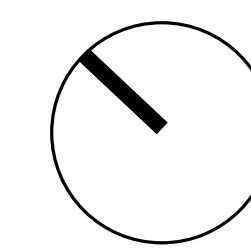
PROPOSED BUILDING



EXISTING BUILDING



EXISTING PARK AND WASH



NORTH

SOUTH END POOL AREA
SCALE 1"=50'-0"

Narrative

Date August 17, 2018

Project **Artesia - Project Entry Drive**
Scottsdale, Arizona

Program **Project Entry Drive**
Signage - Monument / Island Median / Retail Zone

Entering from North Scottsdale Road, signage monuments are located each side of the entry drive, which are derived out of color and materials from the Community Facility Porte- Cochere character at the end of the retail zone..

The overall theme of the signage - monument materials, are composed of desert stone color pilasters with the introduction of a bronze patina metal frame, along with the project name – Artesia - floating across the frame edge.

Driving past the entry, existing Retail frontage edges both sides of the street. The improvement to this retail zone, would be to the island medians for enhanced landscape and positioning of gateway art in the further use of porte-cochere elements containing the metal frame / stone pilasters, banners and lighting. Two island medians would have the undulating porte-cochere elements meandering along the retail portion to then terminate at the focused circular water element fronting the Community Facility.

The water element ends the festive approach thru the retail zone with a passive circular rain wash water feature surrounding an Artesia water sculpture. This re-purposed sculpture and water feature terminates the end of the retail zone and reinforces the semi-circular drop off area as the foreground to the Community Facility.

Architect of Record -

Greg G. Bucilla III, AIA

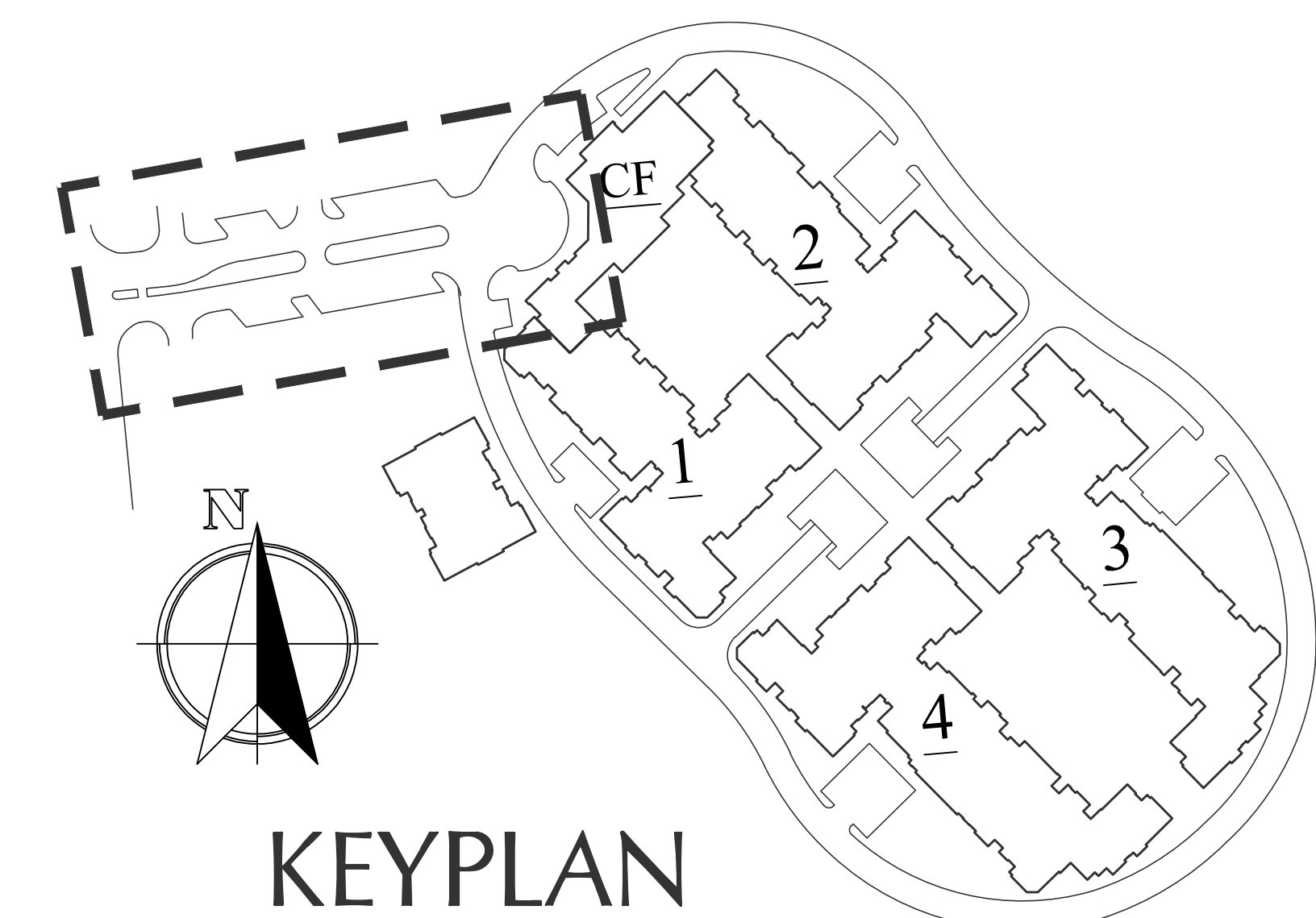
President / Principal
BUCILLA GROUP ARCHITECTURE, INC.



CS
SP-10.0
SP-10.1
SP-10.2
SP-10.3
SP-10.4
SP-10.5

PROJECT ENTRY PLAN
PROJECT ENTRY IMAGES
PROJECT ENTRY IMAGES
CONCEPTUAL VIEW-1
CONCEPTUAL VIEW-2
CONCEPTUAL VIEW-3

Artesia



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DO NOT SCALE THIS DRAWING

The site plan illustrates the proposed development at 1000 N. Scottsdale Road. Key features include:

- VIEW 1:** Indicated by a red dot and arrow pointing towards the northwest corner of the site, near the intersection with N. Scottsdale Road.
- VIEW 2:** Indicated by a red dot and arrow pointing towards the southeast corner of the site, near the intersection with N. Scottsdale Road.
- VIEW 3:** Indicated by a red dot and arrow pointing towards the northeast corner of the site, near the intersection with N. Scottsdale Road.
- N. SCOTTSDALE ROAD:** Labeled vertically on the left side of the plan.
- DELIVERY (12X24):** Two delivery areas are marked in the bottom right corner of the site.
- Decorative Shed Structures:** Three decorative shed structures are shown in the central parking area, each labeled with a circled '2'.
- Water Feature:** A circular water feature is located in the central parking area, labeled with a circled '3'.
- Perforated Metal Canopy:** Two perforated metal canopies are shown in the bottom right corner, labeled with circled '4' and '5'.
- Gateways:** Two gateways are shown on the left side of the site, labeled with circled '1'.
- Pathway Signage:** Two pathway signage locations are marked near the gateways, labeled with circled '1'.
- HC (Hazardous Chemical):** Two hazardous chemical storage areas are marked in the top left corner, labeled with circled '6'.

<p>1 <u>Project Entry</u></p> <p>Project Signage / Monumentation each side of drive</p> <p><u>Materials</u> Patina metal frame with stone below and simulated Banner of metal wire mesh with Artesia Signage.</p>	<p>4 <u>Porte Cochere</u></p> <p>Metal porte cochere with multiple bays at 12' high at Center panel / glazed panel at 14' high above entry drop off</p> <p><u>Materials</u> Use bldg stone veneer of 24" sq columns wrapping patina steel posts & cantilevered patina steel frame.</p>
<p>2 <u>Center island median</u></p> <p>Enhanced with cadence of Retail / Project Signage / Monumentation</p> <p><u>Materials</u> Use Patina metal frames with stone below and Artesia / Retail Banner above.</p>	<p>5 <u>Median, Parking and Striping</u></p> <p>Adjust median, parking spaces, crosswalks and traffic pattern as indicated.</p> <p><u>Update</u> Review retail cross walk locations to be at center of retail activity, and at end of retail drive moving toward Community Facility.</p>
<p>3 <u>Water Feature</u></p> <p>Re-purpose / re-locate Artesia Water sculpture with 'ring of rainwater' dropping onto curved stone below.</p> <p><u>Materials</u> Use existing sculpture routed with water supply and circular bronze 6" frame tubing for rainwater drip.</p>	<p>6 <u>Parking Area</u></p> <p>Adjust parking and drive aisle area at Northwest retail near North Scottsdale Road</p>

PROJECT ENTRY PLAN

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DO NOT SCALE THE DRAINAGE

An aerial photograph of a large, modern residential complex. The complex features several multi-story buildings with light-colored facades and red-tiled roofs. There are extensive parking lots with many cars parked. The area is landscaped with numerous palm trees and other greenery. A winding road or path runs through the complex. In the background, a large highway with multiple lanes is visible. The overall scene depicts a well-developed and secure residential environment.

Artesia

PROJECT ENTRY IMAGES

SCALE 1/16" = 1'-0"



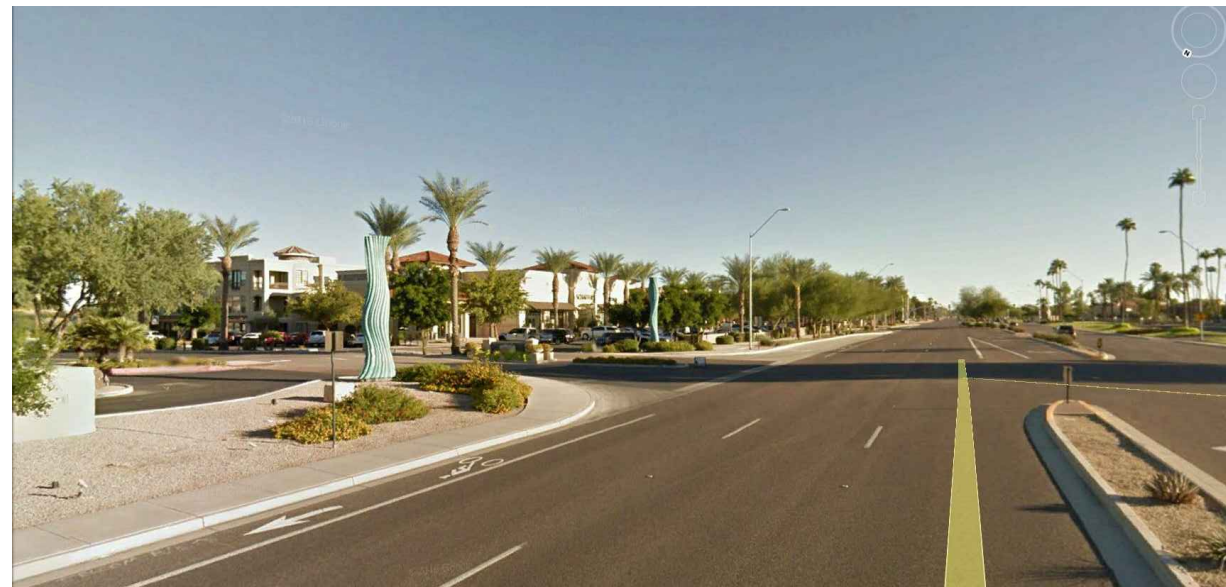
⑤ EXISTING EAST BIRD'S EYE VIEW (ENTRY)



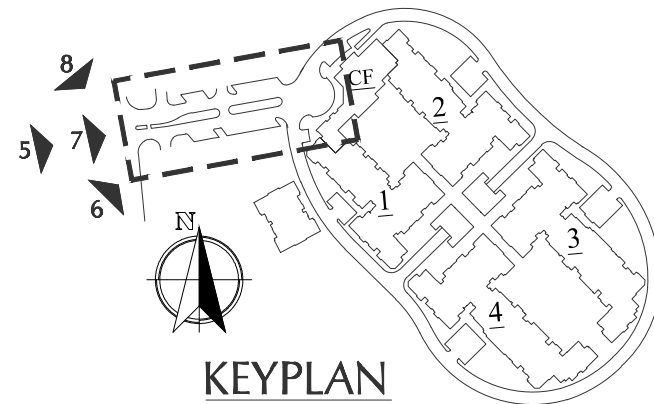
⑥ EXISTING NORTHEAST STREET VIEW (ENTRY)



⑦ EXISTING EAST STREET VIEW (ENTRY)



⑧ EXISTING SOUTHEAST STREET VIEW (ENTRY)



Artesia
PROJECT ENTRY IMAGES

SCALE 1/16" = 1'-0"

ARCHITECT:

BUCILLA GROUP
N ARCHITECTURE

INCORPORATED

ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEED VARIOUS ENGINEERING

19782 MacArthur Blvd., Suite 270, Irvine, CA 92612
TEL 949.851.0080 FAX 949.623.0084

BUCILLA GROUP ARCHITECTURE, INC. (BAGC)
expressly reserves its right to cancel, change it and/or
properly assign it to third parties without notice or to
be added, replaced and/or changed in any way by other
associates, now or later, to be assigned to another party
to whom it belongs in whole or in part, permission and
consent of BUCILLA GROUP ARCHITECTURE, INC.

STAMP



ATTEST TO ARCHITECTURAL ONLY

Project:

ARTESIA
7171 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA

Owner:

**ARTESIA DEVELOPMENT
PARTNERS, LLC**
SCOTTSDALE, ARIZONA

[illegible]

PERMIT NO:	
BD SUBM. DATE:	
PLOT DATE:	03/30/17 DRAFT CD

Project Number :

BCA No. 15029

Sheet Title :

PROJECT ENTRY PLAN

Sheet No. :

SP-10.2

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DO NOT SCALE THE DRAWINGS



Artesia

ARTESIA DEVELOPMENT PARTNERS, LLC
BUCILLA GROUP ARCHITECTURE

VIEW 1

MAR 21, 2017
SP-10.3



Artesia

ARTESIA DEVELOPMENT PARTNERS, LLC
BUCILLA GROUP ARCHITECTURE

VIEW 2

MAR 21, 2017
SP-10.4



Artesia

ARTESIA DEVELOPMENT PARTNERS, LLC
BUCILLA GROUP ARCHITECTURE

VIEW 3

MAR 21, 2017
SP-10.5

Artesia

PRE-APPLICATION NARRATIVE



Northeast of the Northeast Corner of Indian Bend and Scottsdale Road
Scottsdale, Arizona

Artesia Development Partners LLC
Joint Venture between iStar and Meritage Homes
8800 E. Raintree Drive, Suite 300
Scottsdale, AZ 85260
Contact: Troy Hill

Date: April 17, 2017

Project Team

Developer

Artesia Development Partners LLC
8800 E. Raintree Drive, Suite 300
Scottsdale, AZ 85260
Telephone: 480.515.8164
Contact: Troy Hill

Architect - Podium

Bucilla Group Architecture, Inc.
19782 MacArthur Blvd., Suite 270
Irvine, CA 92612
Telephone: 949.838.7019
Contact: Greg Bucilla

Civil Engineer

Kimley Horn
7740 N. 16th Street, Suite 300
Phoenix, AZ 85020
Telephone: 602.906.1374
Contact: Mike Delmarter

Landscape Architect

Otak
51 W. Third Street, Suite 201
Tempe, AZ 85281
Telephone: 480.557.6670
Contact: Mark Swartz

ARTESIA

This pre-application request is focused on Primary and Secondary Entrance of the Artesia Project.

Changes from original design of primary entrance:

- Reconfigure internal medians
- Re-purposing of artwork (water springs)
- Addition of entry monumentation

Changes from original design of primary entrance:

- Shortening of deceleration lane along Scottsdale Road into community for better traffic flow
- Residence only entrance
- Relocation of APS switching cabinets