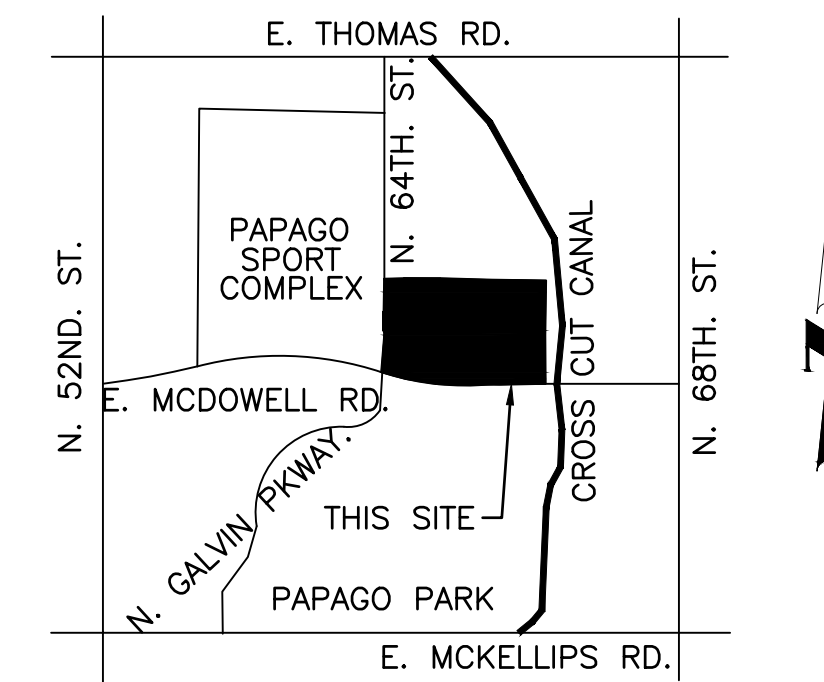


# GRADING AND DRAINAGE MASTER PLANS FOR SCOTTSDALE ENTRADA

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP  
(NOT-TO-SCALE)

### OWNERS

McDOWELL 64 LLC  
8601 N. SCOTTSDALE RD.  
SCOTTSDALE, AZ 85253

CAR COLLECTION LLC  
5665 N. SCOTTSDALE RD.,  
SUITE 135  
SCOTTSDALE, AZ 85253

McDOWELL 6620 LLC  
5665 N. SCOTTSDALE RD.,  
SUITE 135  
SCOTTSDALE, AZ 85250

McDOWELL 6500 LLC  
5665 N. SCOTTSDALE RD.,  
SUITE 135  
SCOTTSDALE, AZ 85250

### ENGINEER

COE & VAN LOO CONSULTANTS, INC.  
4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
PHONE: (602) 264-6831  
FAX: (602) 264-0928  
CONTACT: HEIDI TILSON  
EMAIL: HTILSON@CVLCI.COM

### BASIS OF BEARING

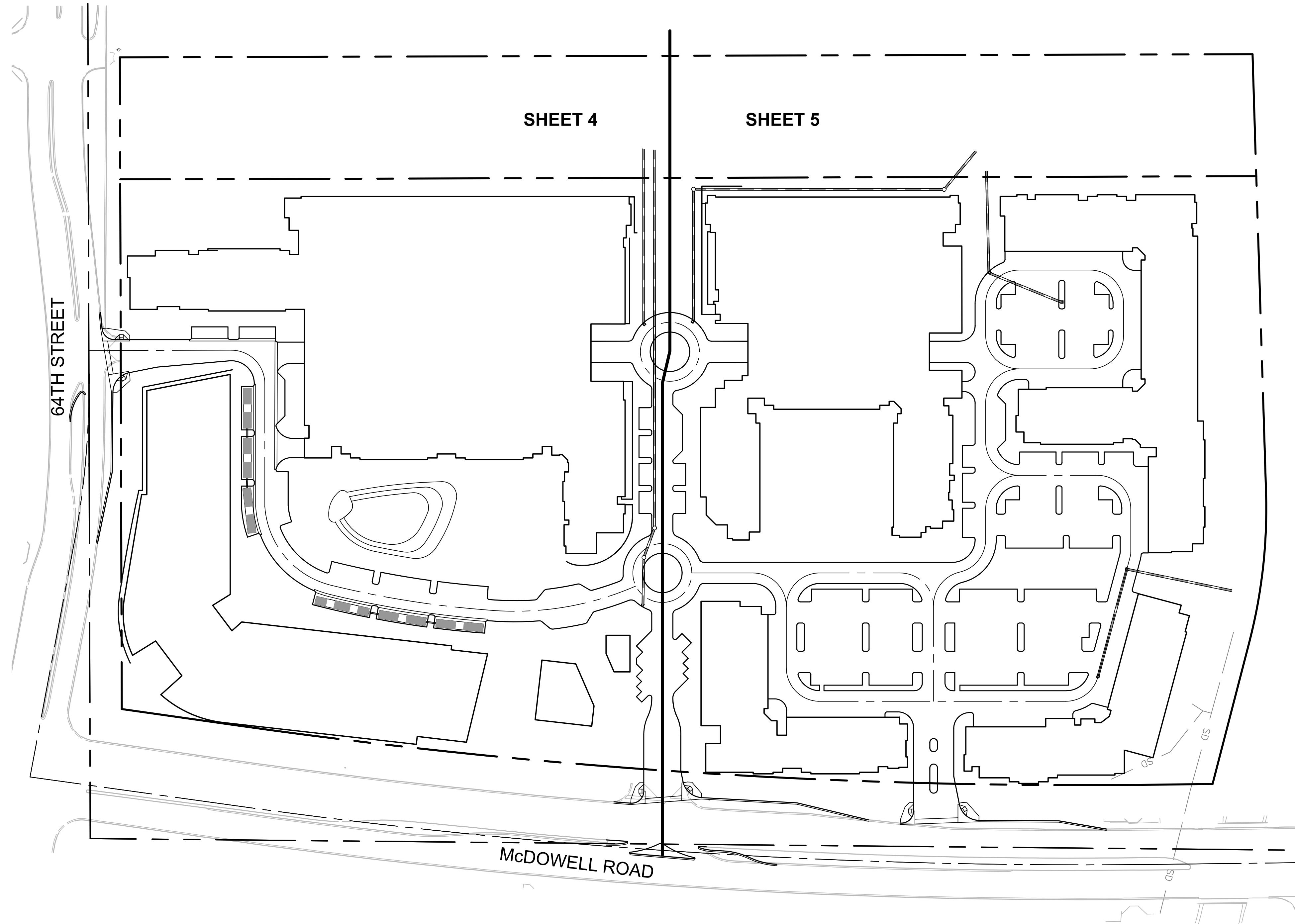
THE BASIS OF BEARINGS IS GRID NORTH, ACCORDING TO DIRECT OBSERVATION ON THE ARIZONA STATE PLANE COORDINATE SYSTEM, PROJECTION OF THE CENTRAL ZONE, NAD-83.

### BENCHMARK

THE SOUTH WEST 1/4 CORNER SECTION 34,  
TOWNSHIP 2 NORTH, RANGE 4 EAST  
ELEVATION 1284.45

### SHEET INDEX

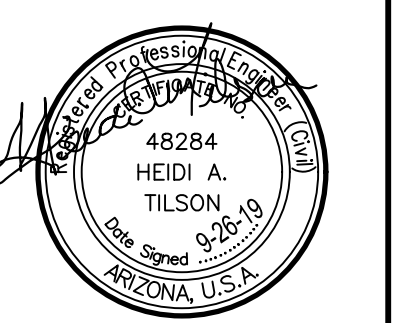
- 1.....COVER SHEET
- 2.....GENERAL NOTES
- 3.....OVERALL SITE
- 4-5.....GRADING AND DRAINAGE PLANS
- 6.....INFRASTRUCTURE PLAN



NO.	REVISION	DATE

**Coe & Van Loo Consultants, Inc.**

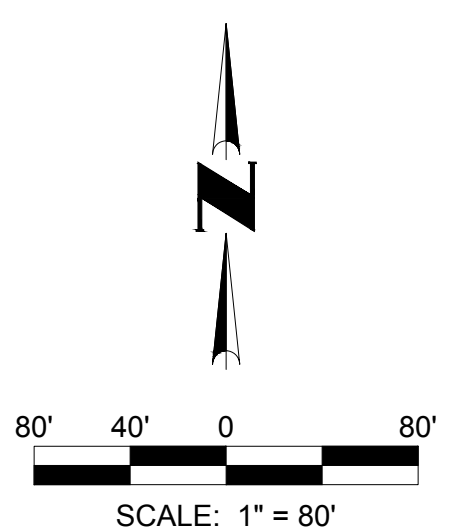
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SCOTTSDALE ENTRADA  
SCOTTSDALE, ARIZONA



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CVL Contact: HEIDI TILSON  
CVL Project #: 1140254309

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**ENGINEER'S GENERAL NOTES (3/9/2018)**

1. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS THE APPROVAL BLOCK HAS BEEN SIGNED BY THE APPROPRIATE AGENCIES. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE CURRENT MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS TOGETHER WITH ANY SUPPLEMENTS OF THE REVIEWING AGENCY AND WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES.

2. PRIOR TO CONSTRUCTION, THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATIONS FROM THESE PLANS SHALL BE PROPOSED ON CONSTRUCTION FIELD PRINTS AND TRANSMITTED TO THE ENGINEER.

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

4. ANY INSPECTION BY THE CITY, COUNTY, ENGINEER, OR OTHER JURISDICTIONAL AGENCY SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH APPLICABLE CODES AND AGENCY REQUIREMENTS.

5. THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE SURVEYOR REGARDING ALLEGED INACCURACY OF CONSTRUCTION STAKES SET BY THE SURVEYOR UNLESS ALL SURVEY STAKES SET BY THE SURVEYOR ARE MAINTAINED INTACT AND CAN BE VERIFIED AS TO THEIR ORIGIN. IF, IN THE OPINION OF THE SURVEYOR, THE STAKES ARE NOT MAINTAINED INTACT AND CANNOT BE VERIFIED AS TO THEIR ORIGIN, ANY REMEDIAL WORK REQUIRED SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.

6. THE CONTRACTOR SHALL NOTIFY THE DEVELOPER AT LEAST 48 HOURS IN ADVANCE FOR ANY STAKING OR RESTAKING REQUIRED.

7. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS IN ADVANCE FOR ANY INSPECTIONS AND/OR TESTING FOR ENGINEER OF RECORD SERVICES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ALL STAKES AND CONTROL SET BY THE DEVELOPER'S SURVEYOR, AND SHALL TAKE STEPS NECESSARY TO INSURE THAT THE STAKES AND CONTROL ARE NOT DISTURBED OR TAMPERED WITH. IF STAKES SET BY THE DEVELOPER'S SURVEYOR ARE DISTURBED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST INCURRED TO RESTAKE.

9. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.

10. CONTRACTOR MUST CONTACT THE DESIGN ENGINEER FOR ANY NOTED DISCREPANCIES IN THE DESIGN PRIOR TO THE ITEM BEING CONSTRUCTED. FAILURE OF CONTRACTOR TO NOTIFY THE ENGINEER AND APPROVING AGENCY IN ADVANCE FOR ALTERNATIVE DESIGN SHALL RESULT IN CONTRACTOR ACCEPTANCE OF ALL COSTS RELATED TO POTENTIAL REMOVAL AND REWORK OF SAID ITEMS.

11. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.

12. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS NOR ANY COSTS INCURRED, WHETHER INITIAL OR ADDITIONAL TO CORRECT, MODIFY, OR ALTER ANY CONSTRUCTION COMPLETED CONTRARY TO THE CONTRACT DOCUMENTS.

13. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL OVERHEAD AND UNDERGROUND UTILITY LINES IN THE WORK AREA ACCORDING TO INFORMATION PROVIDED BY THE AGENCY OPERATING EACH FACILITY. LOCATIONS SHOWN ARE APPROXIMATE ONLY, AND ARE NOT RELIABLE FOR CONSTRUCTION PURPOSES. CALL AZ811 AT 811 OR 602-263-1100 TO HAVE LOCATIONS MARKED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING NOT SCHEDULED FOR DEMOLITION OR REMOVAL SHALL BE REPLACED IN KIND.

14. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE PRESENCE AND LOCATION OF ANY AND ALL EXISTING OVERHEAD AND/OR UNDERGROUND UTILITIES THAT MAY INTERFERE WITH THIS CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS (POTHOLING) AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION TO PERMIT THE OWNER TO DIRECT THE ENGINEER TO MAKE REVISIONS OF THESE PLANS, IF NECESSARY, DUE TO CONFLICT BETWEEN PROPOSED FACILITIES AND EXISTING FACILITIES.

15. OWNER/CONTRACTOR IS RESPONSIBLE FOR SURVEY VERIFICATION OF EXISTING HORIZONTAL AND VERTICAL CONDITIONS PRIOR TO START OF CONSTRUCTION. A DEVIATION IN EXISTING CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE CONSTRUCTION STARTS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR REMOVAL, REPLACEMENT, OR OTHER MODIFICATIONS THAT MAY BE REQUIRED AS A RESULT OF EXISTING CONDITIONS NOT PROPERLY VERIFIED AND CONFIRMED. SHOULD AN ERROR BE FOUND IN THE HORIZONTAL AND VERTICAL CONDITIONS, THE ENGINEER SHALL BE NOTIFIED AND CONSTRUCTION WILL NOT PROCEED UNTIL REVISIONS/MODIFICATIONS HAVE BEEN PREPARED AND SUBMITTED BY THE ENGINEER.

16. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER, OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITIONS, OR PAVEMENT CROSS-SLOPES DIFFER FROM THAT WHICH IS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER ACCORDINGLY. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.

17. APPROVAL OF THESE PLANS SHALL NOT PREVENT THE REVIEWING AGENCY FROM REQUIRING THE CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, OR OTHER HEALTH/SAFETY ISSUE.

18. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL STORM DRAIN PIPES, STORM WATER RETENTION PIPES AND DRAINAGE FACILITIES DURING ALL STAGES OF CONSTRUCTION. THE DEPTH OF COVER ON THE STORM DRAIN PIPE IS DESIGNED FOR FINAL GRADE. THEREFORE, EXTRA CARE SUCH AS BERMING OVER PIPES, FLAGGING, OR SIGNAGE SHOULD BE USED DURING CONSTRUCTION IN ORDER TO MAINTAIN COVER OR PROTECT THE PIPES.

**ENGINEER'S GENERAL NOTES (CONT.)**

19. ALL CONDUITS (BOX CULVERT, REINFORCED CONCRETE PIPE, CAST-IN-PLACE PIPE, AND/OR CORRUGATED METAL PIPE) SHOWN ON THESE PLANS ARE DESIGNED FOR STANDARD HIGHWAY LOADINGS. THE STANDARD SATISFACTORY MINIMUM COVER REQUIREMENTS AS ESTABLISHED BY THE CONDUIT MANUFACTURER MAY NOT ALWAYS BE ADEQUATE DURING CONSTRUCTION. WHEN CONSTRUCTION EQUIPMENT, FREQUENTLY HEAVIER THAN TRAFFIC LOADS FOR WHICH THE CONDUIT HAS BEEN DESIGNED, IS TO BE DRIVEN OVER OR CLOSE TO THE BURIED CONDUIT, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE CONDUIT. THE ADEQUACY OF THE COVER REQUIREMENTS FOR CONDUITS SHALL BE ANALYZED AND CHECKED BY THE CONTRACTOR TO ADDRESS LOADING CONDITIONS IMPOSED BY THE CONSTRUCTION ACTIVITY. ANY CONDUIT DAMAGED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

20. THE ESTIMATED QUANTITIES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY OF A DETAILED ESTIMATE BASE ON THESE PLANS, CURRENT CODES, AND SITE VISITATION.

21. ALL EARTHWORK CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) STANDARD DETAILS AND SPECIFICATIONS, INCLUDING ANY SUPPLEMENTS THERETO AND THE SOILS REPORT PREPARED BY:

COMPANY: WESTERN TECHNOLOGIES INC.  
PROJECT No.: 2125J1062  
DATED: 05-21-2015

DATA FOR EARTHWORK CALCULATIONS IS PROVIDED IN THE SOILS REPORT AND (IF APPLICABLE) ANY SUPPLEMENTS THERETO.

22. THIS PLAN IS APPROVED SUBJECT TO COMPLETION OF THOSE LINES LABELED "EXISTING" WHICH HAVE BEEN PROPOSED AS A PART OF ANOTHER DEVELOPMENT. THE DEVELOPER OF THIS PROJECT MAY BE REQUIRED TO CONSTRUCT THOSE LINES PER THE REVIEWING AGENCY'S REQUIREMENTS PRIOR TO RECEIVING SERVICE FOR THIS PROJECT.

**ENGINEER'S GRADING NOTES (3/9/2018)**

1. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO THE VARYING FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES, AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.

2. PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF WORK, AND EARTHWORK QUANTITIES, IF ANY. NO CLAIM SHALL BE MADE AGAINST THE OWNER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN ACTUAL OR RELATIVE.

3. FINISHED GRADES SHOWN ON THESE PLANS ARE THE FINAL FINISHED GRADES. CONTRACTOR IS RESPONSIBLE FOR OVER-EXCAVATING LANDSCAPE AREAS TO ALLOW FOR PLANTING, DRYWELL, AND UTILITY TRENCHING SPOILS AND FOR THE FINAL LANDSCAPE TREATMENT (DECOMPOSED GRANITE, LAWN, ETC).

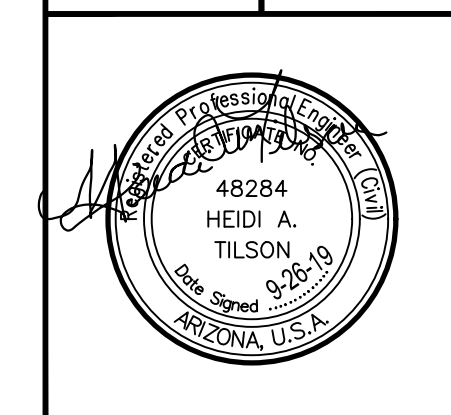
4. IF PAD CERTIFICATIONS ARE PERFORMED, IT IS UNDERSTOOD THAT THE CERTIFICATION PROVIDES ONLY A REPRESENTATIVE ELEVATION OF THE AVERAGE GRADE OF EACH LOT, BUILDING, OR UNIT PAD, AND SHALL NOT BE CONSTRUED TO INCLUDE YARD AND STREET SUBGRADE CERTIFICATION OR CERTIFICATION THAT THE ENTIRE PAD IS LEVEL, THAT IT WAS CONSTRUCTED IN THE DESIGNED LOCATION, OR WAS GRADED TO THE CROSS-SECTION SET FORTH ON THE PLANS OR AS DESIGNATED IN THE SOILS REPORT.

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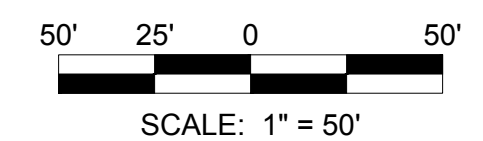
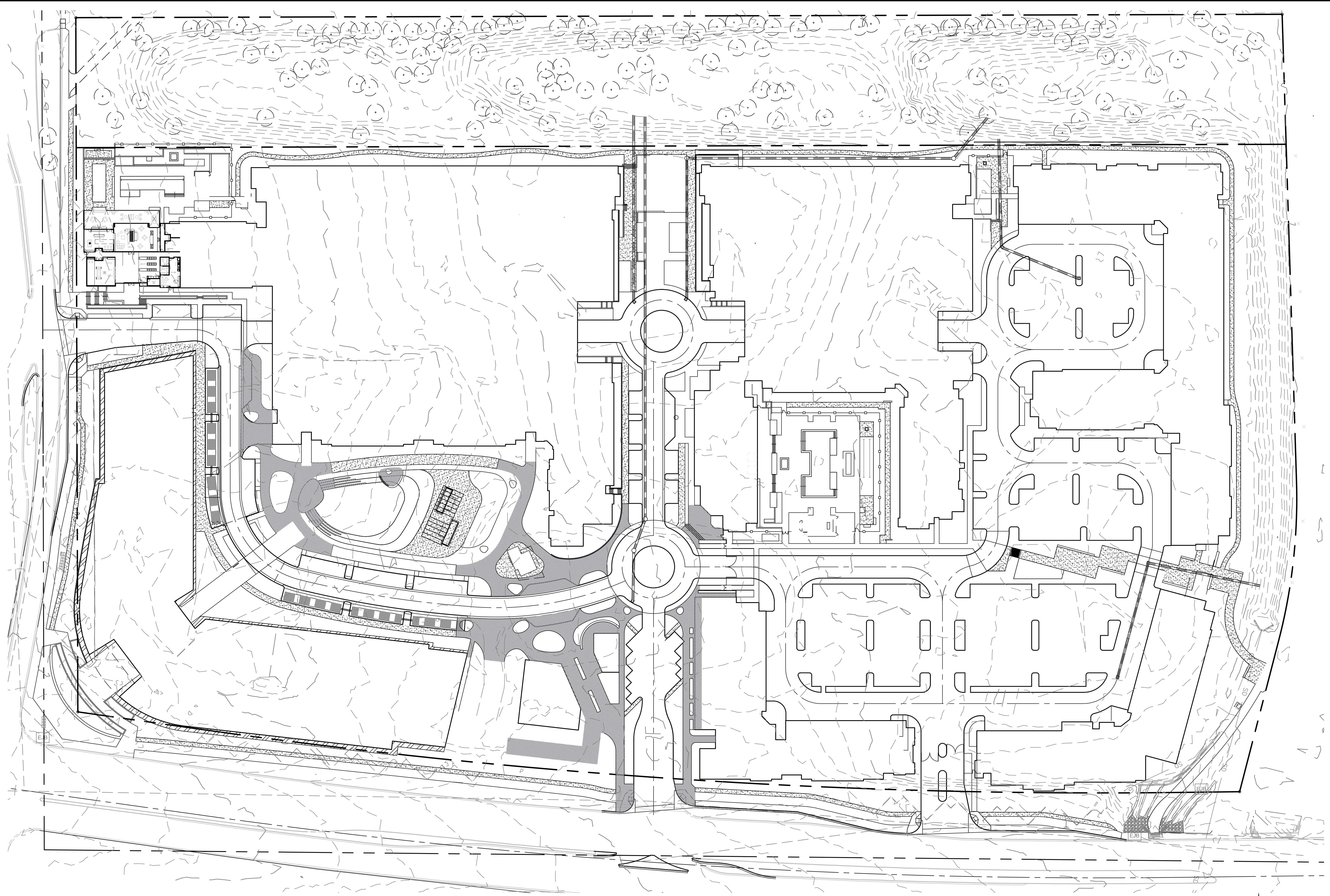
**GRADING & DRAINAGE PLANS**  
**SCOTTSDALE ENTRADA**  
SCOTTSDALE, ARIZONA



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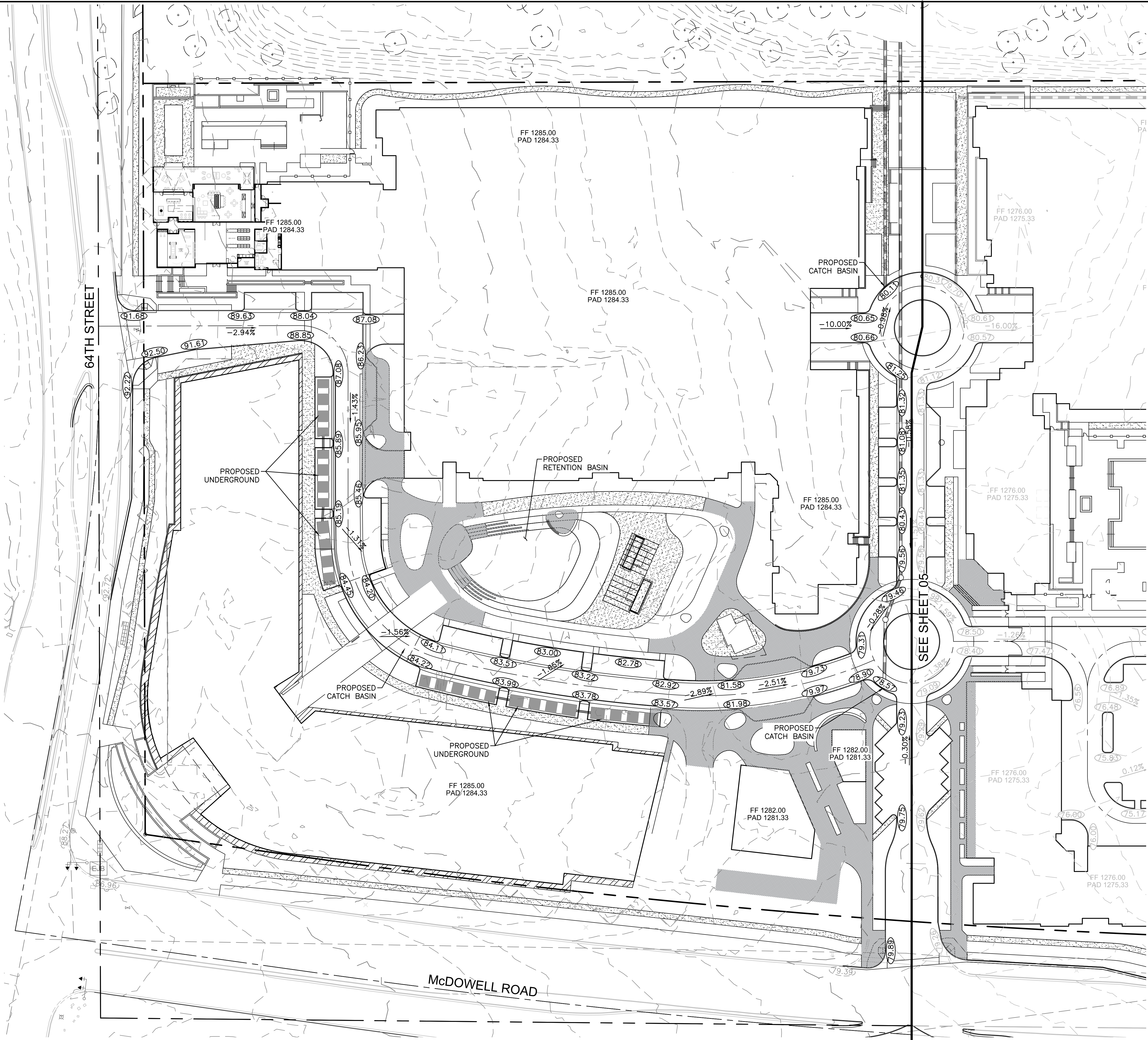
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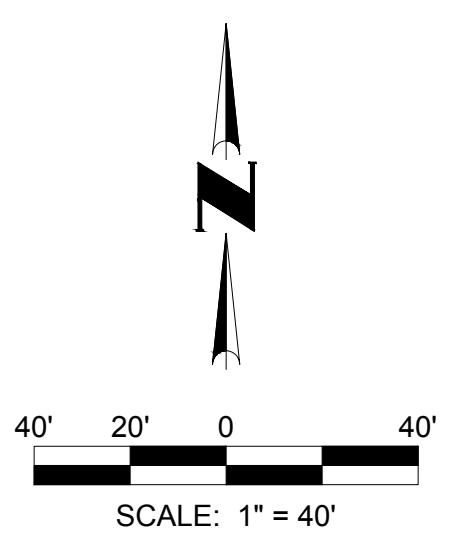
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 SCOTTSDALE, ARIZONA

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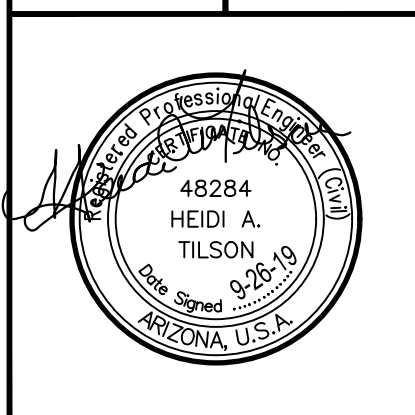


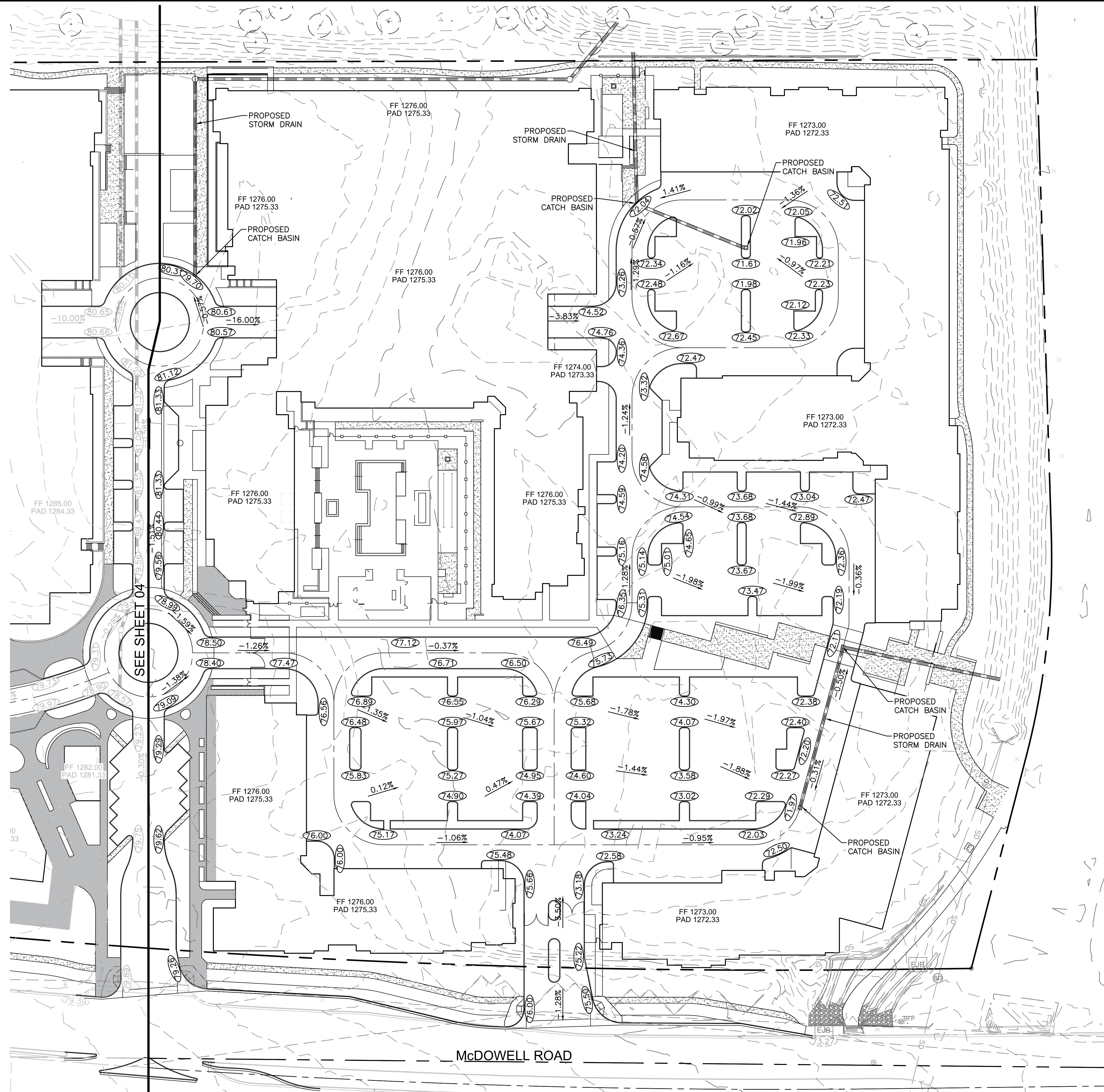
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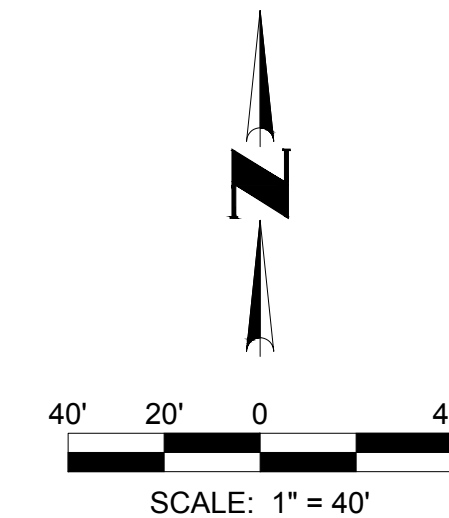
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 SCOTTSDALE, ARIZONA





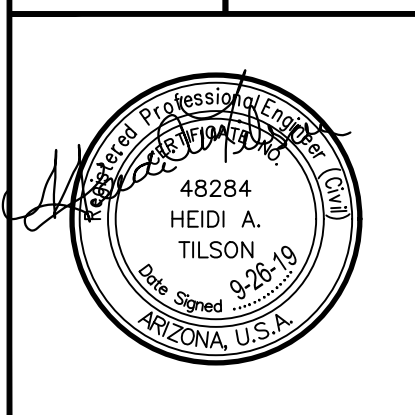
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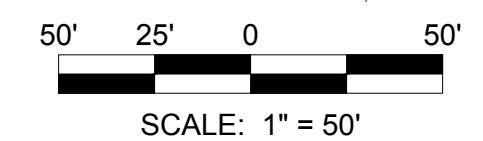
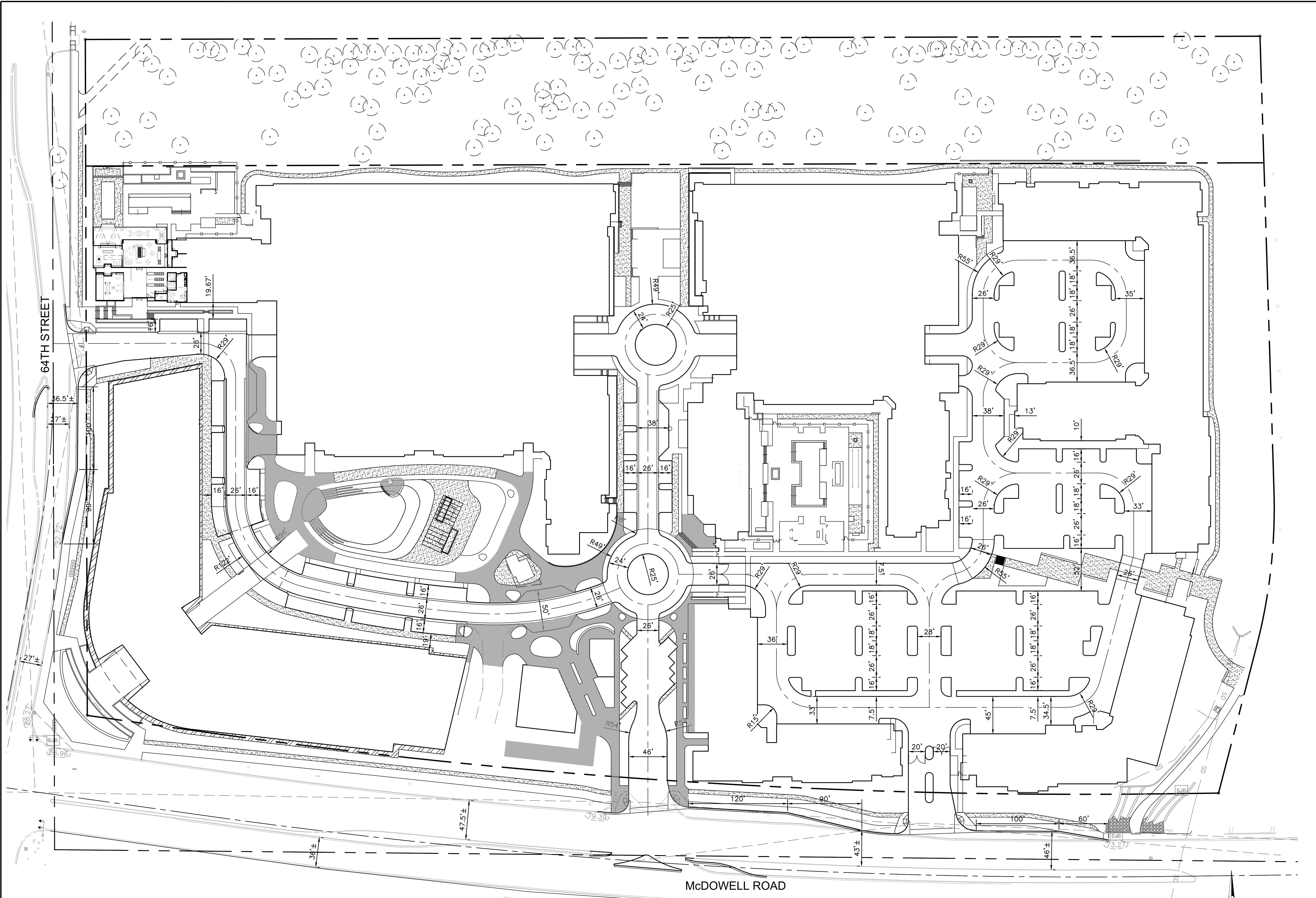
McDOWELL ROAD



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**IMPROVEMENT PLANS**  
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