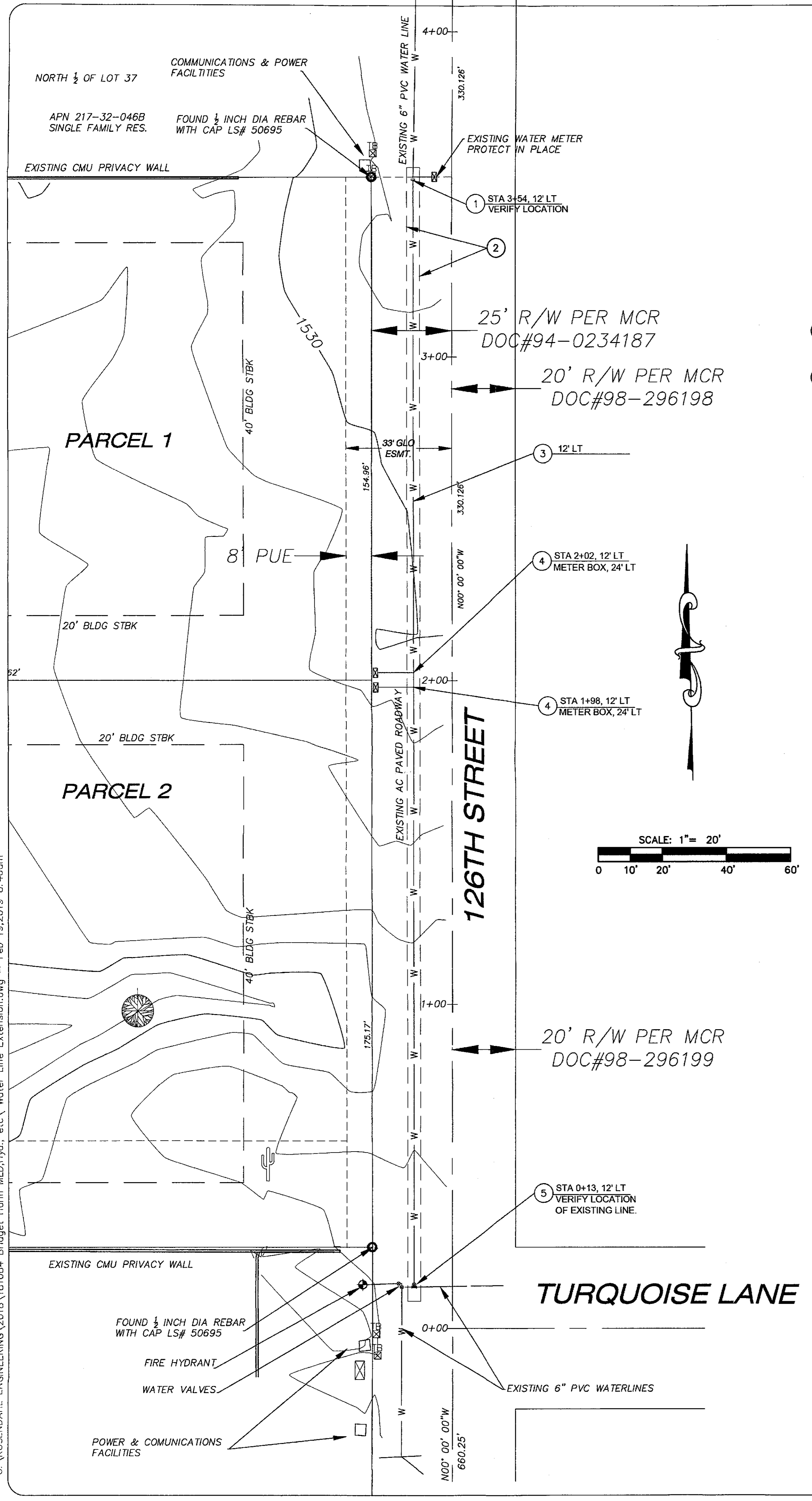
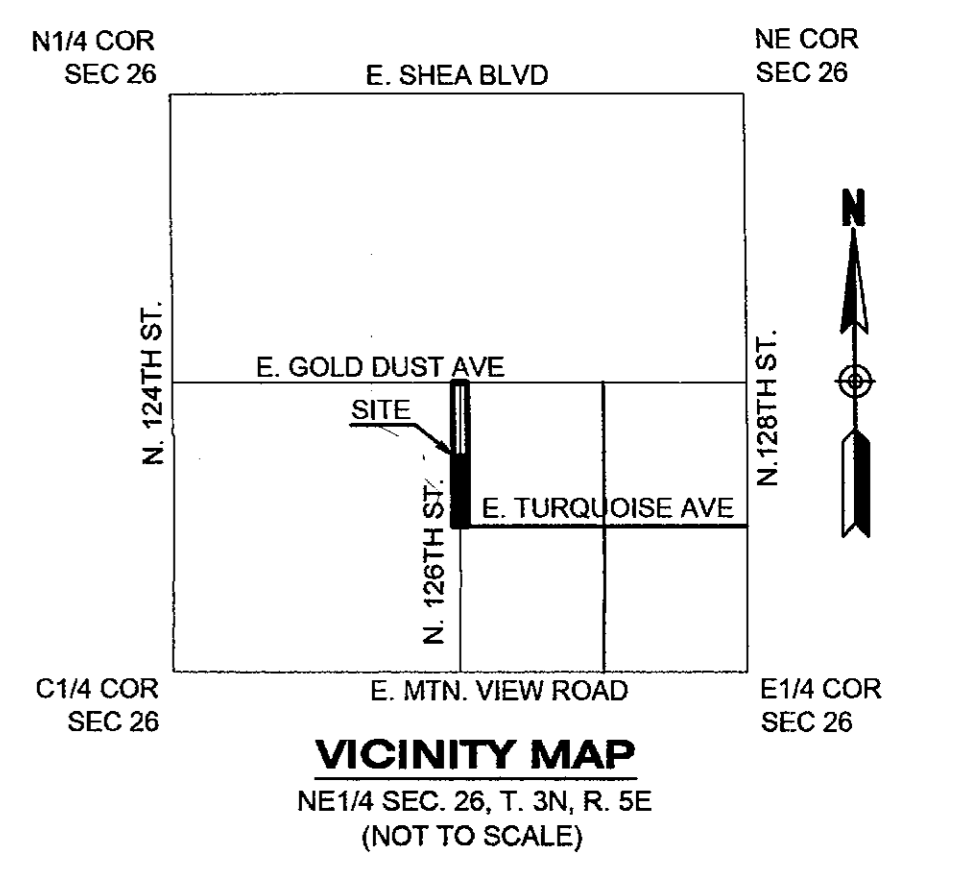


Full Size or Largest Size
(site plan, landscape, elevations)

WATER MAIN EXTENSION PLAN

FOR
ANGELA RONAN FAMILY TRUST PROPERTY
 WITHIN 126TH STREET RIGHT-OF-WAY
 ALONG THE PROPERTY FRONTAGE
 APN 217-32-046A



WATER LINE EXTENSION CONSTRUCTION NOTES:

- 1 REMOVE PLUG ON EXISTING 6" C-900, PVC WATER LINE AFTER VERIFYING LOCATION AND EXTEND THE 6" C-900 PVC WATER LINE WITH MJ CONNECTION.
- 2 SAWCUT AND REMOVE EXISTING PAVEMENT 4 FEET WIDE ALONG THE NEW PIPE ALIGNMENT.
- 3 INSTALL 341 LF OF 6" DIA. C-900, PVC WATER LINE WITH A MINIMUM OF 3 FEET OF COVER. BACKFILL TRENCH AND REPLACE PAVEMENT PER MAG STD DTL'S 200-1 AND 200-2.
- 4 INSTALL WATER 1 INCH WATER SERVICE LINE PER COS STD DTL 2330 AND METER BOX PER MAG STD DTL 320.
- 5 INSTALL 6" TAPPING SLEEVE AND VALVE ON EXISTING 6" PVC WATER LINE PER MAG STD DTL 340 WITH THRUST BLOCKING PER MAG STD DTL'S 303-1 AND 303-2

ENGINEER
 ROSENDAHL ENGINEERING, PLLC
 857 N. BARKLEY
 MESA, ARIZONA 85203
 PH: 480-599-1263
 E-MAIL: wayne@rosendahlengineering.com

OWNER
 BRIDGET E. HAHN (TRUSTEE)
 ANGELA RONAN FAMILY TRUST
 BOX 2372
 PRESCOTT, ARIZONA 86302
 PH: 928-759-9657
 E-MAIL: 8grateful@gmail.com

SITE DATA
 APN: 217-32-046A
 GROSS ACREAGE: 100,562 S.F. / 2.31 AC
 JURISDICTION: CITY OF SCOTTSDALE
 ZONING: R1-43 ESL

MARICOPA COUNTY ENVIRONMENTAL SERVICES APPROVAL

BY: _____ DIRECTOR _____ DATE _____
 NOTE: ALL MATERIALS COMING INTO CONTACT WITH POTABLE WATER MUST MEET NSF STANDARDS 60/61 IN ACCORDANCE WITH REGULATION R18-4-213

AS-BUILT CERTIFICATION

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/ENGINEER _____ DATE _____
 REGISTRATION NUMBER _____

NO CONFLICT SIGNATURE BLOCK				
UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER	DATE SIGNED	
ELECTRIC	APS	KATHY OUTHBERTSON 602-493-4433	PENDING	
TELEPHONE	CENTURYLINK	EDWIN ALICEA 602-630-3553	PENDING	
NATURAL GAS	SOUTHWEST GAS	SERVICE PLANING DEPT 877-860-6020	PENDING	
CABLE T.V.	COX COMMUNICATIONS	AMY DAVIDSON 623-328-3805	PENDING	
OTHER				
OTHER				

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

SIGNATURE _____ DATE _____

PUBLIC QUANTITY TABLE	
ITEM	QTY
6" CLASS 200 C-900 PVC WATER MAIN	354 LF
1" WATER SERVICE	2 EA
1" WATER METER	2 EA
6" VALVE AND TAPPING SLEEVE	1 EA
PAVEMENT SAWCUT	728 LF
PAVEMENT REPLACEMENT	323 SY

CIVIL APPROVAL		
REVIEW & RECOMMENDED APPROVAL BY:		
PAVING		TRAFFIC
G & D		PLANNING
W & S		FIRE
RET. WALLS		
ENGINEERING COORDINATION MGR. (OR DESIGNEE)		DATE

LEGEND

- SECTION LINE
- EASTMENT
- CENTERLINE
- RIGHT-OF-WAY
- BOUNDARY LINE
- EXISTING WATER MAIN
- NEW WATER MAIN
- FOUND BRASS CAP (BC)
- FOUND BRASS CAP IN HAND HOLE (BCHH)
- FOUND REBAR (RBR)
- SET 5/8" REBAR WITH CAP STAMPED RLS# 24532
- FIRE HYDRANT
- WATER METER
- TAPPING SLEEVE
- WATER VALVE
- PLUG

PARCEL LEGAL DESCRIPTION:

BEING THE SOUTH HALF OF LOT 37, SECTION 26, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

BASIS OF BEARINGS:

BEING THE MONUMENT LINE OF E. MOUNTAIN VIEW ROAD AND THE E-W CENTER OF SECTION LINE OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 5 EAST BETWEEN THE EAST QUARTER CORNER AND THE CENTER OF SECTION. BEARING BEING S89°59'15"E PER NAD83 GPS OBSERVATION.

BENCH MARK:

BEING A BRASS CAP IN HANDHOLE AT THE INTERSECTION OF SHEA BOULEVARD AND 124TH ST. ALSO BEING THE NORTH QUARTER CORNER OF SECTION 26. ELEVATION 1543.12 PER NAVD83 GPS OBSERVATION.

CITY OF SCOTTSDALE 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.

2-MD-2019
 02/20/2019

WATER LINE EXTENSION		DESIGN: PWR
RONAN'S DESERT JEWEL		DRAWN: TB
ROSENDAHL ENGINEERING		PROJECT NO. 181084
• ENGINEERING • SURVEYING • URBAN DESIGN • COMMERCIAL / RESIDENTIAL		DATE: 12/7/18
857 N. BARKLEY ST. MESA, ARIZONA 85203		(480) 599-1263 TEL (480) 834-2163 FAX
SHEET WL 1 OF 1		EXP: 3/31/2019 SHEET NO. 24718 PHILLIP W. ROSENDAHL 2/19/19 PROFESSIONAL SEAL 22-PA-2018

C:\ROSENDAHL\ENGINEERING\2018\181084\Bridget Hahn MLD.Hyd., etc.\Water Line Extension.dwg - Feb 19, 2019 8:46am

PRELIMINARY PLAT

PT OF THE NE 1/4 SEC. 26, TWP 3 N., RNG 5 E. OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

PARCEL LEGAL DESCRIPTION:

BEING THE SOUTH HALF OF LOT 37, SECTION 26, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SITE DATA:

NET AREA OF PARCEL: 100,562 SF OR 2.31 ACRES
 ZONING: R1-43
 ASSESSOR'S PARCEL NUMBER: 217-32-046A

ADDRESS:

UNASSIGNED TO DATE; NORTH 126TH STREET

BASIS OF BEARINGS:

BEING THE MONUMENT LINE OF E. MOUNTAIN VIEW ROAD AND THE E-W CENTER OF SECTION LINE OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 5 EAST BETWEEN THE EAST QUARTER CORNER AND THE CENTER OF SECTION. BEARING BEING S89°59'15"E PER NAD83 GPS OBSERVATION.

BENCH MARK:

BEING A BRASS CAP IN HANDHOLE AT THE INTERSECTION OF SHEA BOULEVARD AND 124TH ST. ALSO BEING THE NORTH QUARTER CORNER OF SECTION 26. ELEVATION 1543.12 PER NAVD83 GPS OBSERVATION.

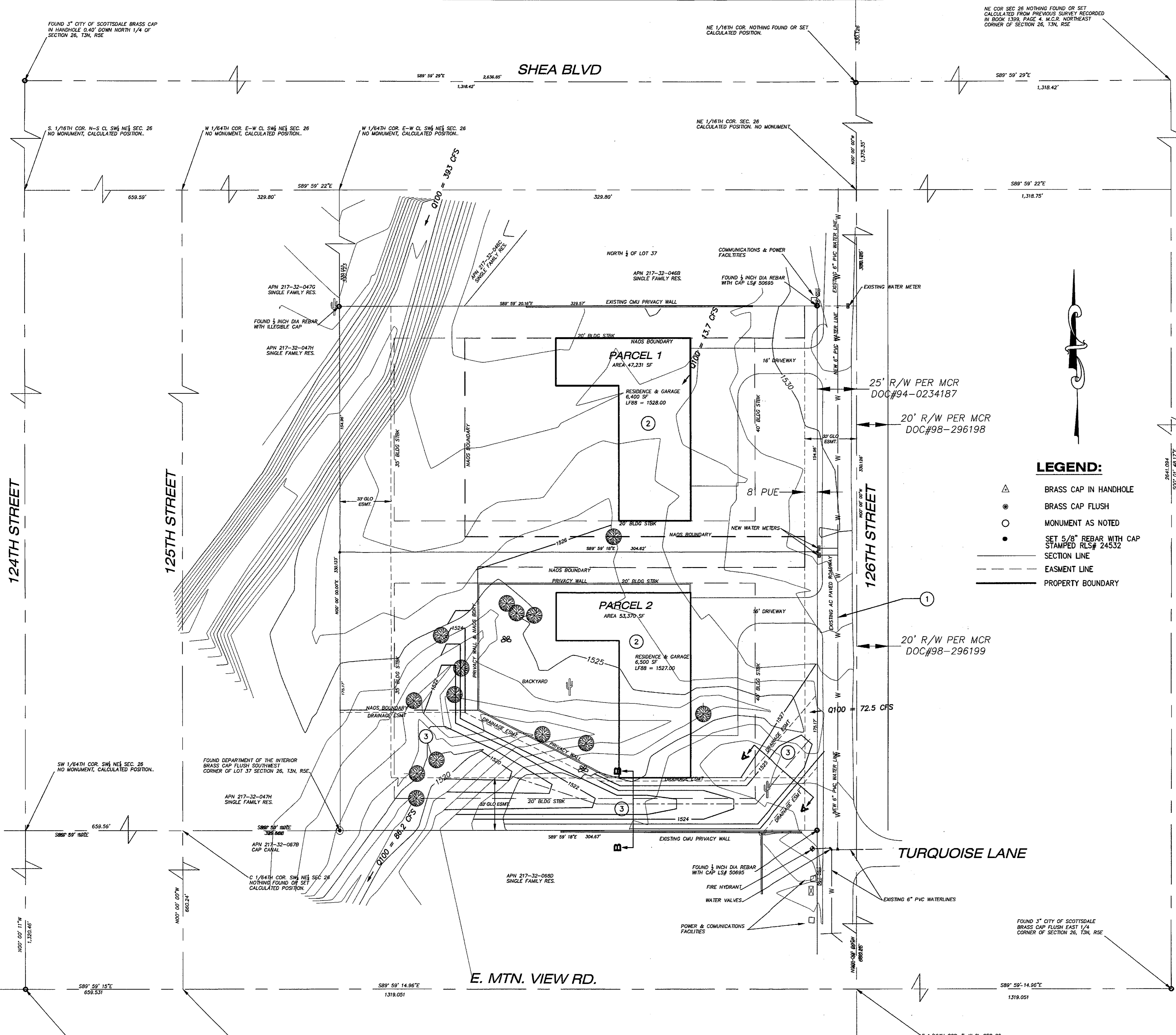
FLOOD INSURANCE RATE MAP INFORMATION

COMMUNITY NUMBER	PANEL/DATE	SUFFIX	PANEL DATE	FIRM ZONE
045012	1785	L	10/16/13	X
	10/16/13			

PRELIMINARY PLAT NOTES:

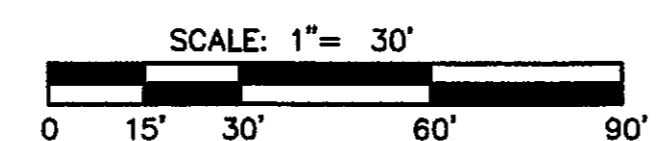
- EXTENSION OF EXISTING 6" DIA. PVC WATER LINES IN 126TH STREET FROM E. GOLDDUST ROAD AND AT THE INTERSECTION OF 126TH STREET AND TURQUOISE LANE.
- HYPOTHETICAL HOUSE, BACKYARD AND DRIVEWAY FOR THE PURPOSE OF SHOWING AN ACCEPTABLE BUILDING ENVELOPE ON THE NEW PARCELS INCLUDING THE WASH MODIFICATION AND OTHER BUILDING CONSTRAINTS.
- WASH MODIFICATION TO BE CONSTRUCTED UPON APPROVAL OF THE FINAL MINOR LAND DIVISION PLAT AND TO BE CONTAINED IN A DRAINAGE EASEMENT TO BE SHOWN AND DEDICATED ON THE FINAL PLAT.

THE SLOPES ON THIS SITE ARE PREDOMINATELY 0-2% AND 2-5%. THE SLOPE INTO THE WASHES EXCEED 5% BUT THE SITE IS IN THE 25% CLASSIFICATION FOR DETERMINING THE NAOS REQUIREMENT.



LEGEND:

- △ BRASS CAP IN HANDHOLE
- BRASS CAP FLUSH
- MONUMENT AS NOTED
- SET 5/8" REBAR WITH CAP STAMPED RLS# 24532
- SECTION LINE
- - - EASEMENT LINE
- PROPERTY BOUNDARY



PRELIMINARY PLAT		DESIGN: PWR
RONAN'S DESERT JEWEL		DRAWN: TB
ROSENDAHL ENGINEERING		
PROJECT NO. 181084 DATE: 12/7/18 SHEET PP OF 1		EXP: 3/31/2019 PROJECT NO. 181084 DATE: 12/7/18
• ENGINEERING • SURVEYING		• URBAN DESIGN • COMMERCIAL / RESIDENTIAL
857 N. BARKLEY ST. MESA, ARIZONA 85203		(480) 599-1263 TEL (480) 834-2163 FAX

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PRELIMINARY PLAT

PT OF THE NE 1/4 SEC. 26, TWP 3 N., RNG 5 E. OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

PARCEL LEGAL DESCRIPTION:

BEING THE SOUTH HALF OF LOT 37, SECTION 26, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SITE DATA:

NET AREA OF PARCEL: 100,562 SF OR 2.31 ACRES
 ZONING: R1-43
 ASSESSOR'S PARCEL NUMBER: 217-32-046A

ADDRESS:

UNASSIGNED TO DATE, NORTH 126TH STREET

BASIS OF BEARINGS:

BEING THE MONUMENT LINE OF E. MOUNTAIN VIEW ROAD AND THE E-W CENTER OF SECTION LINE OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 5 EAST BETWEEN THE EAST QUARTER CORNER AND THE CENTER OF SECTION. BEARING BEING S89°58'19"E PER NAVD83 GPS OBSERVATION.

BENCH MARK:

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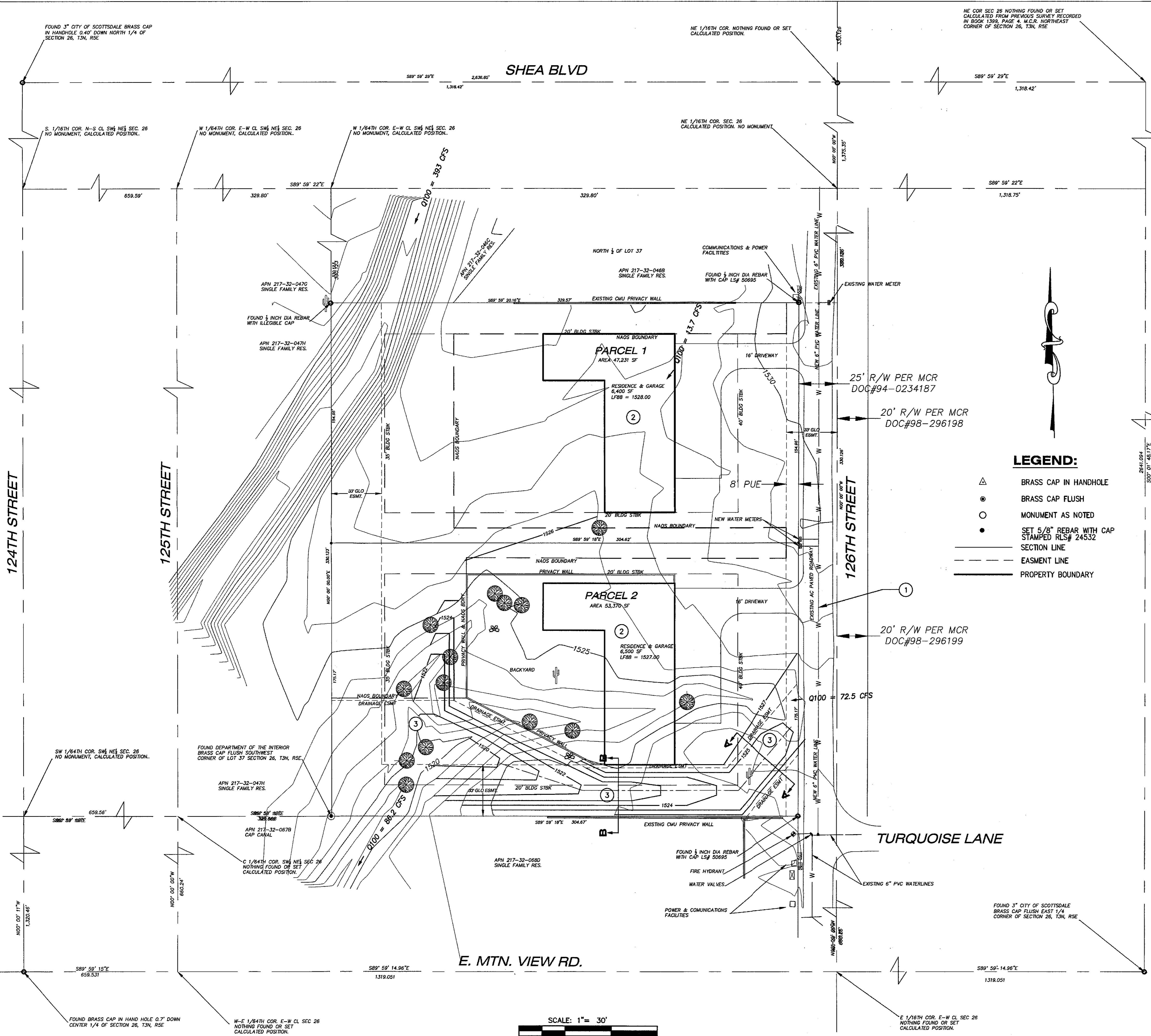
FLOOD INSURANCE RATE MAP INFORMATION

COMMUNITY NUMBER	PANEL/DATE	SUFFIX	PANEL DATE	FIRM ZONE
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	10/16/13			

PRELIMINARY PLAT NOTES:

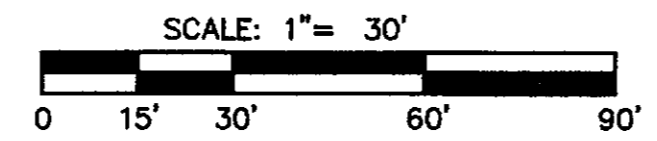
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LEGEND:

- △ BRASS CAP IN HANDHOLE
- BRASS CAP FLUSH
- MONUMENT AS NOTED
- SET 5/8" REBAR WITH CAP STAMPED RLS# 24532
- SECTION LINE
- - - - - EASEMENT LINE
- — — — — PROPERTY BOUNDARY



PRELIMINARY PLAT		DESIGN: PWR DRAWN: TB
RONAN'S DESERT JEWEL		
ROSENDAHL ENGINEERING		
• ENGINEERING • SURVEYING • URBAN DESIGN • COMMERCIAL / RESIDENTIAL		PROJECT NO. 181084 DATE: 12/7/18 SHEET PP 1 OF 1
857 N. BARKLEY ST. MESA, ARIZONA 85203 (480) 599-1263 TEL (480) 834-2163 FAX		

C:\ROSENDAHL\ENGINEERING\2018\181084 Bridget Hahn MLD.Hyd., etc. Pre-Plat Wash Mod.dwg - Feb 19, 2019 8:28am