

# PRELIMINARY IMPROVEMENT PLANS PLAN FOR SELF STORAGE E. FRANK LLOYD WRIGHT BLVD, 85260

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

215-51-026  
EXISTING ZONING: R1-35  
PROPOSED ZONING: C-3 / CUP

### GENERAL NOTES FOR PUBLIC WORKS CONSTRUCTION (SCOTTSDALE)

- 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 STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE CITY'S SUPPLEMENTAL STANDARD DETAILS WILL GOVERN.
- 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.
- THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF ASSOCIATED PERMIT HAS NOT BEEN ISSUED WITHIN THIS TIME FRAME, THE PLANS MUST BE RESUBMITTED TO THE CITY FOR RE-APPROVAL.
- A CITY INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF SCOTTSDALE. NOTIFY INSPECTION SERVICES 72 HOURS BEFORE BEGINNING WORK.
- WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 811, TWO WORKING DAYS BEFORE EXCAVATION BEGINS.
- PERMISSION TO WORK IN THE RIGHT-OF-WAY (PWR) PERMITS ARE REQUIRED FOR ALL WORKS WITHIN THE RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. 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.

### NOTES:

ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF THE QUANTITIES AND BASE HIS BID ON HIS ESTIMATE.

CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATION AND VERIFICATION OF ALL UTILITIES (BOTH SHOWN ON THE PLANS & THOSE NOT SHOWN ON THE PLANS) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO THE CONSTRUCTION PHASE OF THE PROJECT.

IN ACCORDANCE WITH AAC R18-4-119, ALL MATERIALS ADDED AFTER JANUARY 1, 1993 WHICH MAY COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO THE NATIONAL SANITATION FOUNDATION STANDARDS 60 & 61.

### 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 \_\_\_\_\_ DATE \_\_\_\_\_

REGISTRATION NUMBER \_\_\_\_\_

### NO CONFLICT SIGNATURE BLOCK

UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER	DATE SIGNED
ELECTRIC	SRP			
TELEPHONE	AT&T			
NATURAL GAS	SW GAS			
CABLE TV	COX			
OTHER	AIR PRODUCTS			
OTHER	APS			
OTHER	CENTURY LINK			
OTHER	EPNG			
OTHER	SPRINT			

ENGINEER'S CERTIFICATION  
I, STEVE BOWSER, AS THE ENGINEER OF RECORD FOR THE 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 DATE

### FEMA DESIGNATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	FIRM PANEL DATE	INDEX DATE	FIRM ZONE	BASE FLOOD ELEVATION IN AO ZONE USE DEPTH N/A
045012	1320	L	10-16-13	11-4-15	X(shaded)	N/A

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 AND STORMWATER REGULATION

### SCOPE OF WORK / DRAINAGE STATEMENT

THIS PROJECT INVOLVES DEVELOPMENT OF TWO SELF STORAGE BUILDINGS. SCOPE INCLUDES NEW DRIVEWAYS, AND PUBLIC SIDEWALK, SITEWORK, AND UTILITY CONNECTIONS.

SITE HAS NOT BEEN PREVIOUSLY DEVELOPED.

SITE CURRENTLY HAS NO RETENTION. PROJECT WILL PROVIDE 100 YEAR 2 HOUR RETENTION.

### LEGEND

EXISTING	PROPOSED	
---	---	CENTER LINE
---	---	EASEMENT
---	---	RIGHT OF WAY
---	---	PROPERTY LINE
⊗	⊗	GATE VALVE
⊕	⊕	FIRE HYDRANT
○	○	SANITARY SEWER MANHOLE
○	●	SANITARY SEWER CLEANOUT
⊖	⊖	STREET SIGN
⊖	⊖	STREET LIGHT
⊖	⊖	POWER POLE
1225	1225	MAJOR CONTOUR
1226	1226	MINOR CONTOUR
8"W	8"W	WATER LINE
8"S	8"S	SANITARY SEWER LINE
SD	SD	STORM DRAIN LINE
GAS	GAS	GAS LINE
T	T	TELEPHONE LINE
OHP	OHP	OVERHEAD POWER LINE
□	□	WALL
-X-X-X-X-	-X-X-X-X-	FENCE
◆	◆	GRADE BREAK
(TC=22.50) (G=22.00)	TC=22.50 G=22.00	SPOT ELEVATION
▲	▲	CUT OR FILL SLOPE
==	==	CURB AND GUTTER
→	→	FLOW ARROW
▭	▭	MONUMENT SIGN

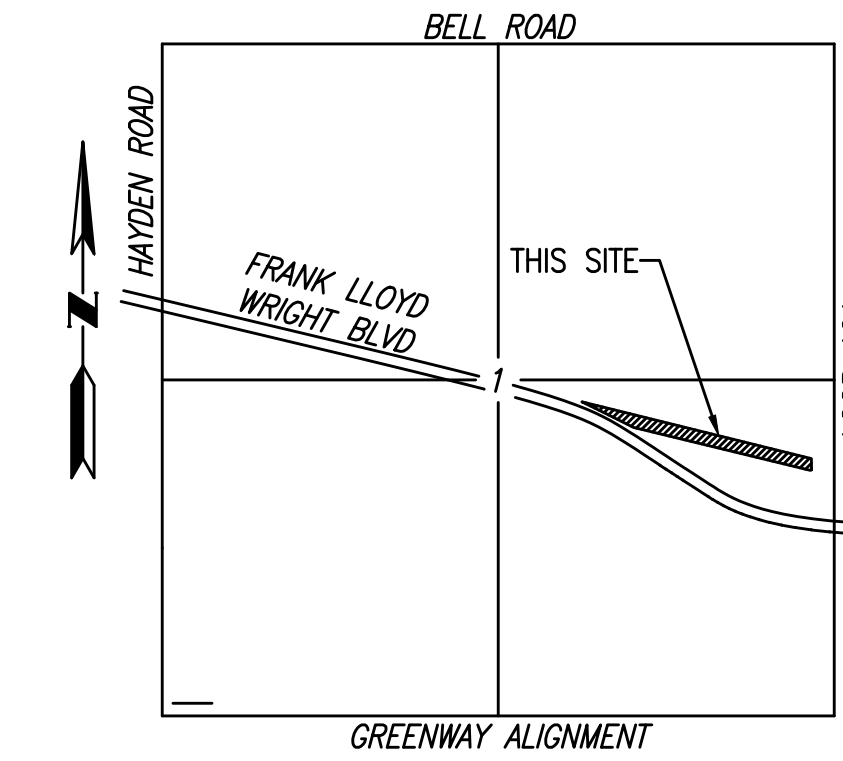
### ABBREVIATIONS

COS CITY OF SCOTTSDALE

AC	ASPHALTIC CONCRETE	INV	INVERT
BC	BACK OF CURB	LF	LINEAL FEET
BCR	BEGIN CURB RETURN	MH	MANHOLE
BCHH	BRASS CAP HAND HOLE	OHP	OVERHEAD ELECTRIC
BDRY	BOUNDARY	P	PAVEMENT
BM	BENCHMARK	PC	POINT OF CURVATURE
CEN	CENTER	PCC	POINT OF COMPOUND CURVE
CL	CENTER LINE	PI	POINT OF INTERSECTION
E	ELECTRIC	POC	POINT ON CURVE
ECR	END CURB RETURN	PP	POWER POLE
EG	EXIST GROUND/GRADE	PRC	POINT OF REVERSE CURVE
EL	ELEVATION	PROP	PROPOSED
EP	EDGE OF PAVEMENT	PT	POINT OF TANGENCY
ESMT	EASEMENT	PUE	PUBLIC UTILITY EASEMENT
EXIST	EXISTING	PVC	POLYVINYL CHLORIDE
FC	FACE OF CURB	RW	RIGHT-OF-WAY
FF	FINISH FLOOR	S	SANITARY SEWER
FG	FINISH GRADE	SD	STORM DRAIN
FG(NSEW)	FINISH GRADE NORTH/ SOUTH/EAST/WEST	STA	STATION
FH	FIRE HYDRANT	SW	SIDEWALK
FL	FLOW LINE	TF	TOP OF FOOTING
G	GUTTER	TW	TOP OF WALL
GB	GRADE BREAK	TC	TOP OF CURB
GV	GAS VALVE	TRANS	TRANSITION
HP	HIGH POINT	VG	VALLEY GUTTER
		W	WATER

### SHEET INDEX

C-1	COVER SHEET
C-2	NOTES
C-3	PRELIM IMPR PLAN
C-4	PRELIM IMPR PLAN
C-5	PRELIM IMPR PLAN
C-6	PRELIM IMPR PLAN



### VICINITY MAP

SECTION 1, T3N, R4E, GSRB&M  
MARICOPA COUNTY, ARIZONA

### ARCHITECT

ROBERT KUBICEK ARCHITECTS  
AND ASSOCIATES  
2233 E THOMAS RD  
PHOENIX, AZ 85016  
CONTACT: NEIL FEASER  
PHONE: 602-955-3900

### LEGAL DESCRIPTION

SEE SHEET C-2

### BENCHMARK

SET 3/4" RB W/2" MARICOPA COUNTY AL CAP STAMPED "T3N R4E R5E 1/4 S1 2005 RLS 21782. ELEV 1523.69 NAVD 88 ELEV POINT 26006-21

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON NAVD 1988 AND MEET THE FEMA BENCHMARK (BMM) MAINTENANCE CRITERIA.

### BASIS OF BEARINGS

THE EAST LINE OF THE SE 1/4 OF SEC. 1, T3N, R4E, FROM A 2" M.C. AL CAP AT THE EAST 1/4 COR. OF SEC 1 S 00°08'16" W, 2452.31' TO A 2" MARICOPA COUNTY AL CAP AT THE SOUTHWEST CORNER CORNER OF SEC. 6, T3N, R5E

### AREA

AREA NET: 3.37 ACRES, 147,193 SQ. FT.

### ZONING

R1-35 - REZONING TO C-3 WITH CUP

CLIENT:  
RKA Architects, Inc.

2233 East Thomas Rd  
Phoenix, AZ 85016  
(602) 955-3900

PRELIMINARY



### Helix Engineering, LLC

Engineering / Surveying / Consulting

3240 E Union Hills  
Suite 113  
Phoenix AZ 85050  
(PH) 602-788-2616  
www.hxeng.com

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1-800-782-5348  
BLUE STAKE CENTER

RELEASE	
DATE	
3-30-21	PRELIM ENGR
4-28-21	REV SP
9-30-21	CITY COMMENTS
1-11-22	REV SP

REVISIONS	
NO.	DATE
1	
2	
3	

PROJECT NAME \_\_\_\_\_

### SELF STORAGE

PROJECT ADDRESS \_\_\_\_\_

FLW / Hayden  
SCOTTSDALE, ARIZONA  
85260

PROJECT AREA \_\_\_\_\_

HELIX JOB NUMBER \_\_\_\_\_ IN HOUSE \_\_\_\_\_

528 DRAWN BY: MT  
CHECKED BY: SB

SHEET TITLE \_\_\_\_\_

### COVER SHEET

SHEET \_\_\_\_\_ PAGE \_\_\_\_\_

C-1 1 OF 6

PLOT SCALE: 1:1 @ 24"x36"; 1:2 @ 11"x17"

### LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 1;

THENCE SOUTH 00°08'16" WEST ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 734.61 FEET TO THE SOUTHERLY LINE OF THE CAWCD AQUEDUCT RIGHT-OF-WAY;

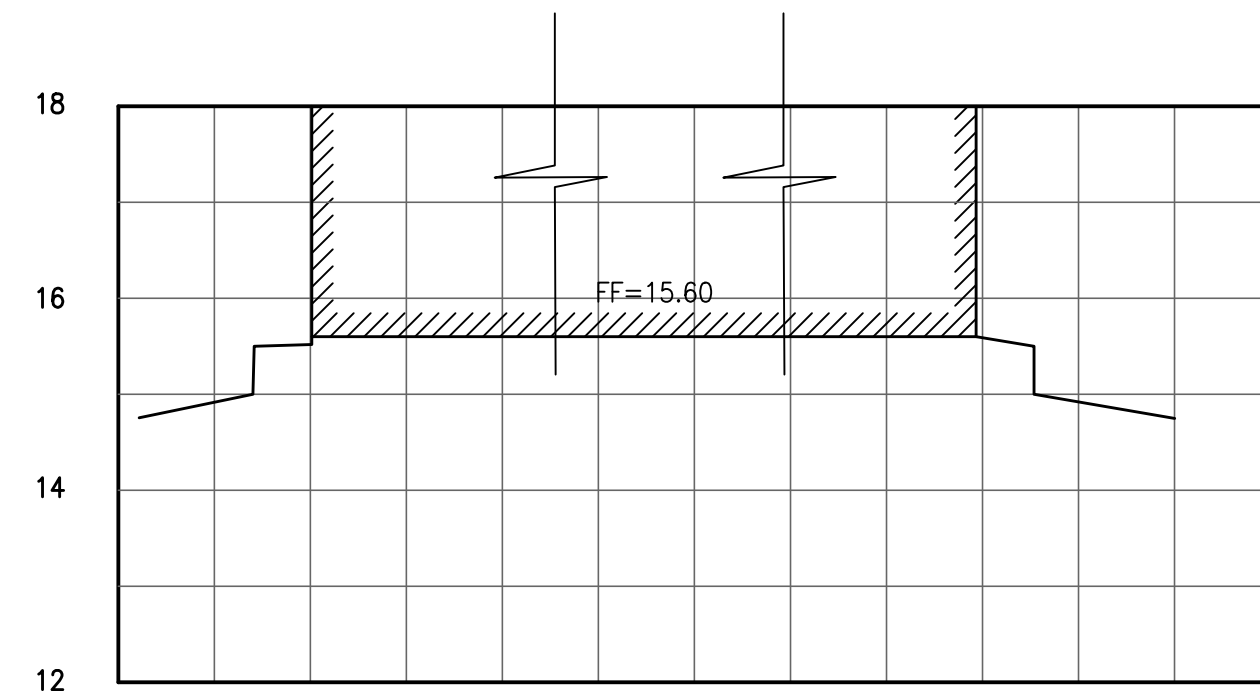
THENCE NORTH 76°27'37" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 97.66 FEET TO THE SOUTHEAST CORNER OF THE ABANDONED RIGHT-OF-WAY AS DESCRIBED IN RECORDED DOCUMENT 88-012452, IN THE RECORDS OF MARICOPA COUNTY, ARIZONA, AND THE POINT-OF-BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE CONTINUING NORTH 76°27'37" WEST ALONG THE SOUTHERLY LINE OF SAID CAWCD AQUEDUCT AND THE SOUTHERLY LINE OF SAID ABANDONED RIGHT-OF-WAY, A DISTANCE OF 1452.85 FEET TO A POINT, SAID POINT LIES ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3065.00 FEET AND WHOSE CENTER BEARS SOUTH 29°16'56" WEST FROM THE LAST DESCRIBED POINT;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY LINE OF SAID ABANDONED RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 08°25'29", AN ARC LENGTH OF 450.68 FEET TO A POINT OF NONTANGENCY;

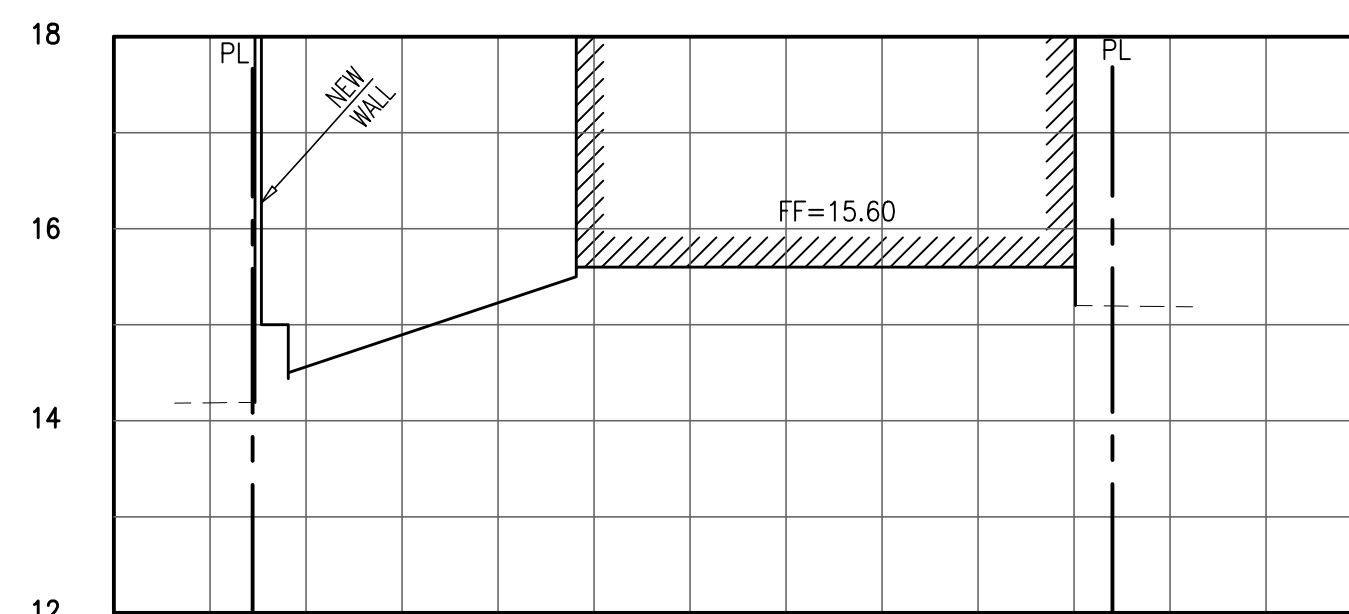
THENCE SOUTH 76°27'37" EAST PARALLEL WITH AND 20.00 FEET SOUTHERLY OF THE AFOREMENTIONED ABANDON RIGHT-OF-WAY, A DISTANCE OF 1872.59 FEET;

THENCE SOUTH 00°08'16" WEST PARALLEL WITH AND 95.00 FEET WEST OF THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 92.52 FEET TO THE POINT-OF-BEGINNING.



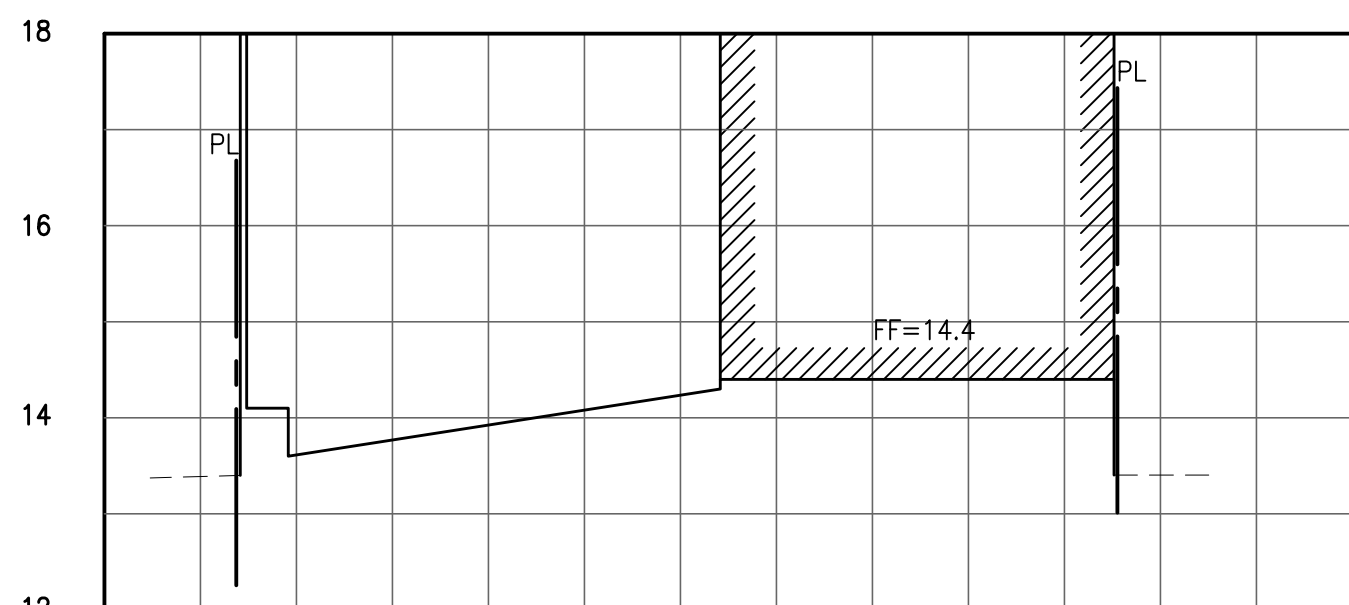
**SECTION A-A**

H: 1"=20'  
V: 1"=2'



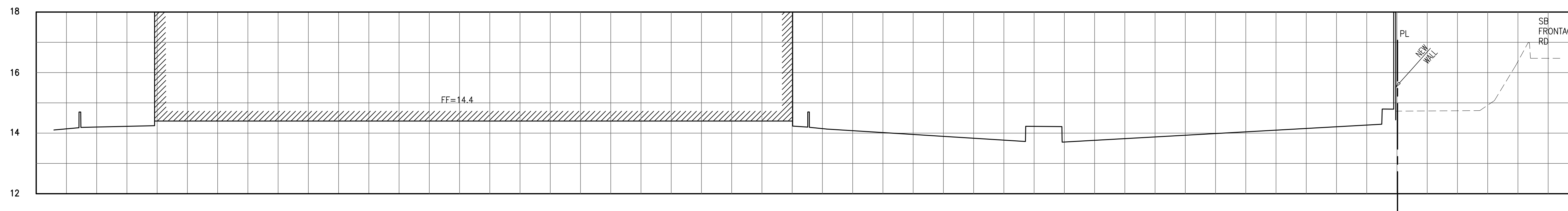
**SECTION B-B**

H: 1"=20'  
V: 1"=2'



**SECTION D-D**

H: 1"=20'  
V: 1"=2'



**SECTION C-C**

H: 1"=20'  
V: 1"=2'

### DESIGNERS NOTES

1. THE INTENT OF THESE DOCUMENTS IS TO INCORPORATE MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTALS THEREOF PER THE LOCAL TOWN OR CITY) SHOULD A DISCREPANCY BE DISCOVERED THE ABOVE MENTIONED STANDARDS WILL GOVERN.

2. ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE MAG STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS, AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.

3. THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE IN THE CONTRACT.

4. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.

5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.

6. QUANTITIES MAY REFLECT CITY BONDING OR ASSURANCE NEEDS OR OTHER NEEDS THAT MAY NOT REFLECT TOTAL SITE QUANTITIES. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.

7. A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE FINAL HORIZONTAL AND VERTICAL LOCATION OF THE EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR BLUE STAKE (1-800-STAKE-IT) PRIOR TO ANY EXCAVATION.

8. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.

9. ALL PAVING, GRADING, EXCAVATING, TRENCHING, PIPE BEDDING, CUT FILL AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS (GEOTECHNICAL) REPORT FOR THIS PROJECT IN ADDITION TO ALL REFERENCED REQUIRED SPECIFICATIONS AND DETAILS INCLUDING LOCAL MAG AND CITY STANDARDS.

10. THE CONTRACTOR IS TO VERIFY THE LOCATIONS AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.

11. CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECTURE'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.

12. COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.

13. CONTRACTOR IS RESPONSIBLE FOR PROJECT AND SITE CONDITIONS, AND TO WORK WITH WEATHER CONDITIONS AS THE PROJECT SITE MAY BE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS HAZARDS.

14. THE CONTRACTOR IS TO 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, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THESE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.

15. CONTRACTOR IS RESPONSIBLE TO COORDINATE UTILITY CROSSINGS AT CULVERT CROSSINGS BEFORE STARTING WORK ON CULVERT. COORDINATE WITH OWNER'S REPRESENTATIVE. VERIFY THAT UTILITY LINES AND/OR CONDUITS ARE IN PLACE BEFORE STARTING CULVERT WORK.

16. IF PROJECT CONTAINS SURFACE BASINS, CONSTRUCT RETENTION BASINS AS SHOWN. CONTRACTOR TO SCARIFY BOTTOM OF BASIN 2 FEET DEEP AND NOT ALLOW COMPACTION OVER 80%

17. THIS PROJECT REQUIRES A REGULAR ONGOING MAINTENANCE PROGRAM FOR THE DESIGNED DRAINAGE SYSTEM(S) TO PRESERVE THE DESIGN INTEGRITY AND THE ABILITY TO PERFORM ITS OPERATIONAL INTENT. FAILURE TO PROVIDE MAINTENANCE WILL JEOPARDIZE THE DRAINAGE SYSTEM(S) PERFORMANCE AND MAY LEAD TO ITS INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT. PRIOR TO FINAL ACCEPTANCE BY OWNER THE MAINTENANCE OF ALL DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF CONTRACTOR. UPON FINAL ACCEPTANCE BY OWNER MAINTENANCE SHALL BE TRANSFERRED TO OWNER/OPERATOR OF SITE.

18. CONTRACTOR SHALL PROCURE ALL DUST CONTROL PERMITS INCLUDING, BUT NOT LIMITED TO, SIGNAGE AND MITIGATION.

19. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL INCLUDING, BUT NOT LIMITED TO, PLANS, TRAFFIC CONTROL PERMITS, PLACEMENTS, MAINTENANCE, CLEANUP, AND MUNICIPAL APPROVALS.

20. CONTRACTOR SHALL REVIEW ALL FORM WORK FOR ADA COMPLIANCE PRIOR TO PLACEMENT OF ANY REINFORCING OR CONCRETE.

21. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN SIGNATURE AND SUBMIT "NOTICE OF INTENT" TO ALL APPLICABLE AGENCIES.

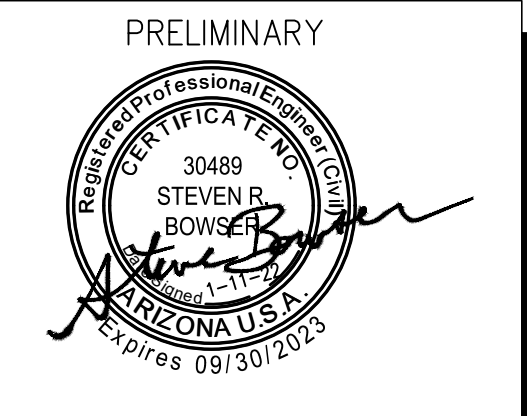
22. CONTRACTOR SHALL REVIEW AND COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. IN THE EVENT THAT A DISCREPANCY EXISTS BETWEEN THE PLANS AND GEOTECHNICAL REPORT, THE MORE STRINGENT SPECIFICATION SHALL GOVERN.

23. IF DRYWELLS ARE LOCATED ON THIS PROJECT, INTAKE FLOW IS ASSUMED FOR DESIGN PRACTICE. ENGINEER DOES NOT WARRANT FINAL SITE GEOTECHNICAL CONDITIONS FOR EARTHWORK OR DRYWELL PERFORMANCE. CONTRACTOR SHALL TEST ANY DRYWELLS TO BE INSTALLED ON THIS PROJECT. TESTING SHALL BE PER LOCAL STANDARD OR ACCEPTED DRYWELL PRACTICE. REPORTS SHALL BE PROVIDED TO CLIENT FOR REVIEW.

24. CONTRACTOR SHALL VERIFY DEPTHS OF ALL UTILITIES TO BE CONNECTED TO PRIOR TO ANY ONSITE CONSTRUCTION.

CLIENT:  
RKA Architects, Inc.

2233 East Thomas Rd  
Phoenix, AZ 85016  
(602) 955-3900



**Helix Engineering, LLC**  
Engineering / Surveying / Consulting

3240 E Union Hills  
Suite 113  
Phoenix AZ 85050  
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RELEASE	
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4-28-21	REV SP
9-30-21	CITY COMMENTS
1-11-22	REV SP

REVISIONS	
NO.	DATE
△	
△	
△	

PROJECT NAME

SELF STORAGE

PROJECT ADDRESS

FLW / Hayden  
SCOTTSDALE, ARIZONA  
85260

PROJECT AREA

HELIX JOB NUMBER

528

SHEET TITLE

NOTES

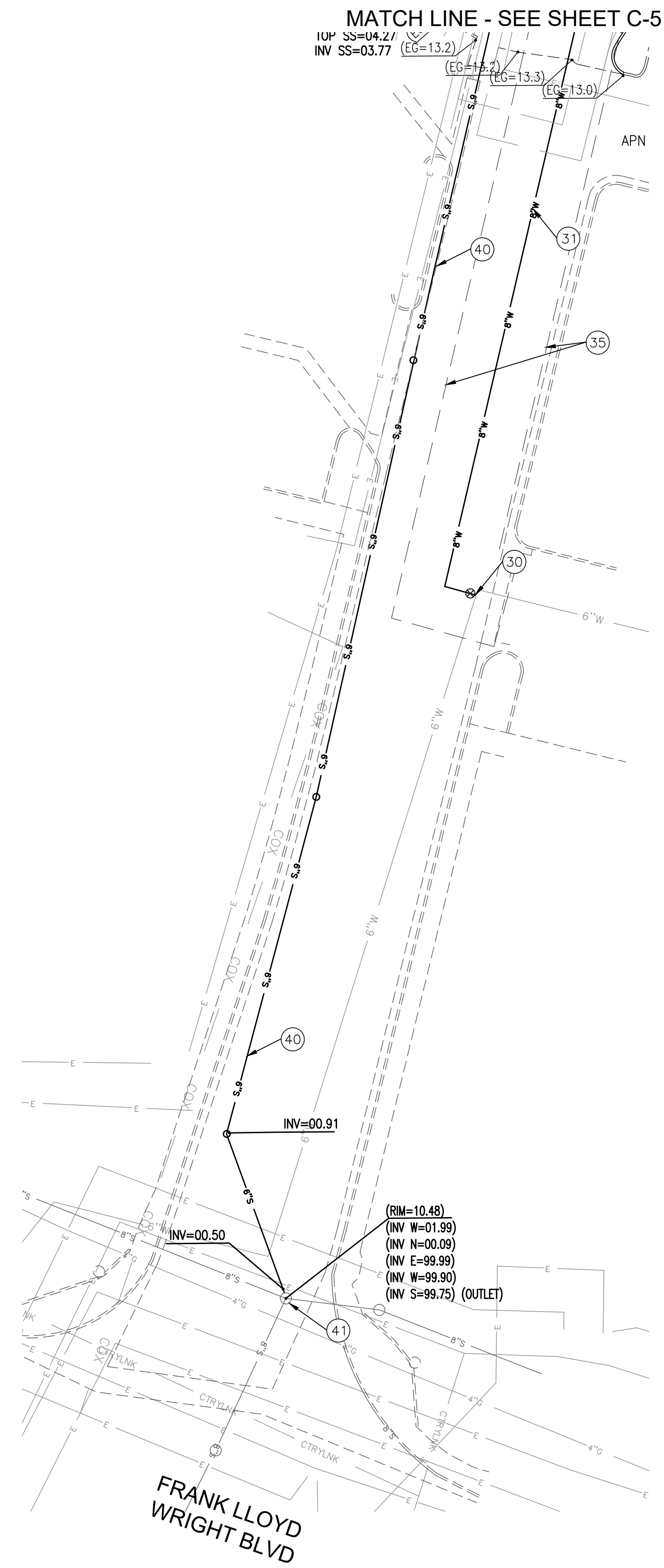
SHEET

C-2

2 OF 6

PLOT SCALE: 1:1 @ 24"x36"; 1:2 @ 11"x17"

Feb 21, 2022 11:09am  
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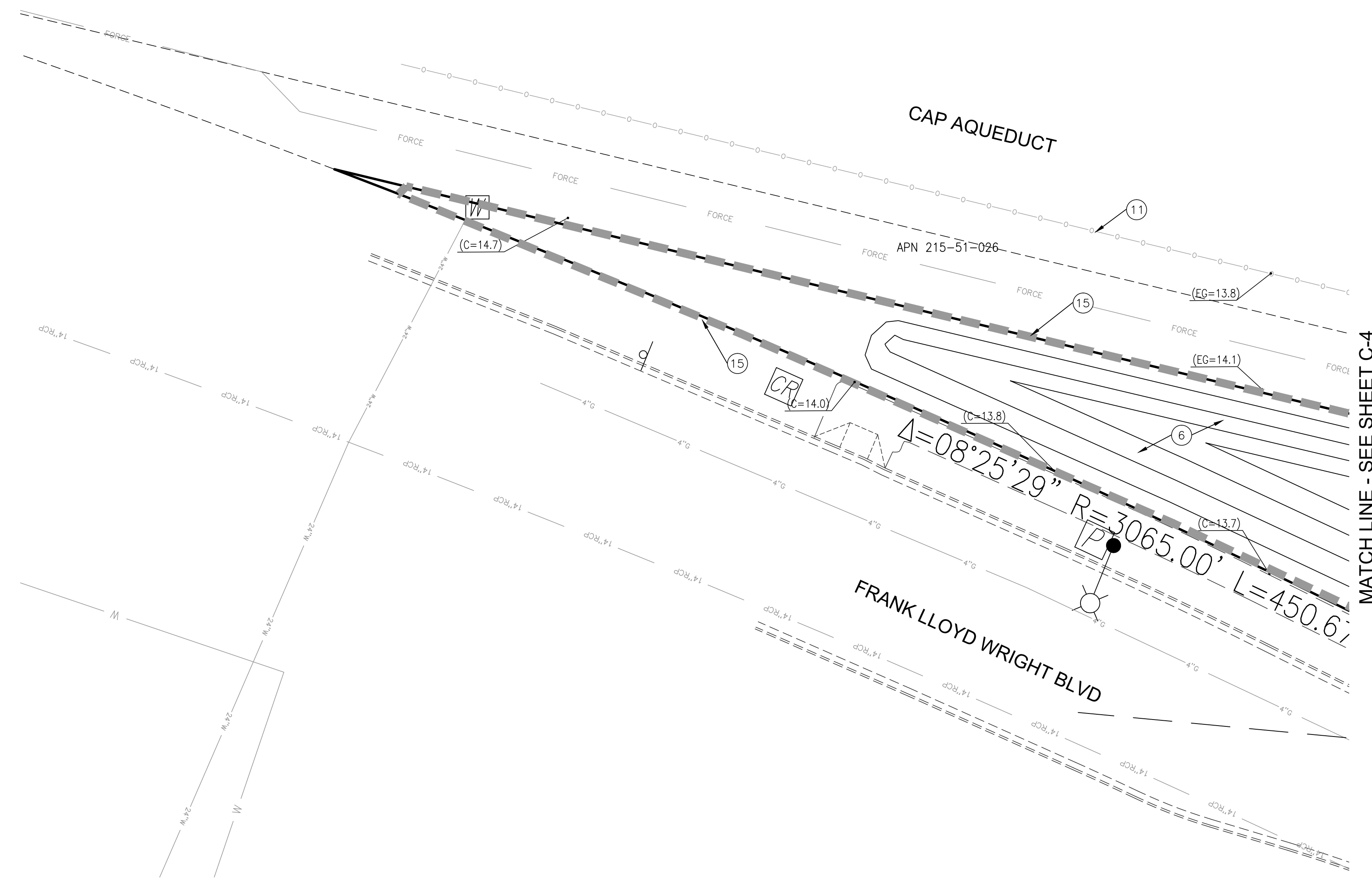
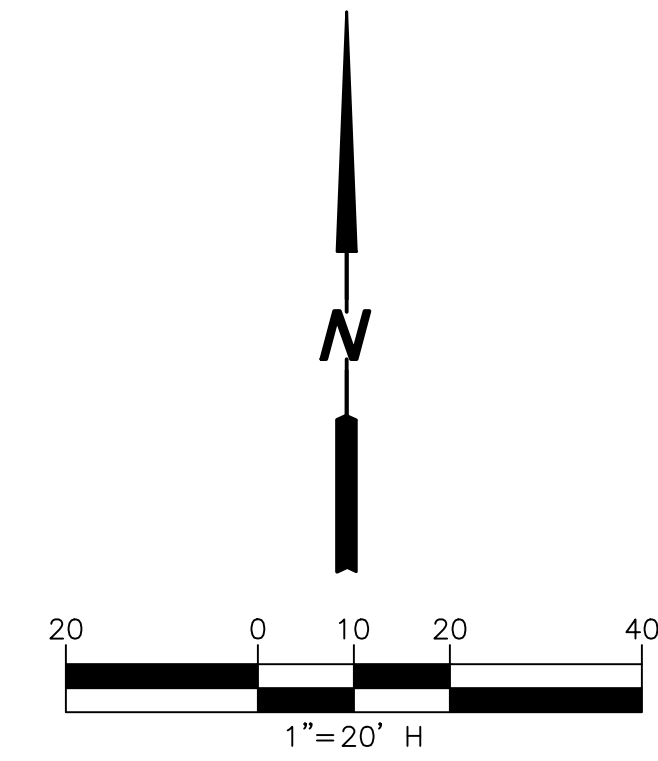


⊗ GRADING PLAN NOTES

1. ONSITE ASPHALT PAVING
2. CONSTRUCT ONSITE STORM DRAIN
3. CONSTRUCT STORM INLET
4. CONSTRUCT CURB PER MAG STD DET 222
5. CONSTRUCT DRIVE PER COS STD DET 2251-2
6. CONSTRUCT SURFACE BASIN
7. CONSTRUCT DUAL CHAMBER DRYWELL
8. INSTALL 96" CMP UG RETENTION. INVERT OF PIPE SHALL BE FLUSH PER COS STD DET 2254
9. SAWCUT AND MATCH ONSITE PRIVATE EXISTING DRIVE
10. LIMIT OF DISTURBANCE
11. EXISTING CAP SECURITY FENCE
12. CONSTRUCT REFUSE ENCLOSURE
13. NEW BUILDING
14. RELOCATE PUBLIC STREET LIGHT
15. DRAINAGE AREA
16. 12" STORM DRAIN TO DRYWELL. FLOW MUST BE POSITIVE TO DRYWELL
17. DRAINAGE EASEMENT BY SEP INSTRUMENT OR MOD

30. CONNECT TO EXISTING WATER
31. NEW 8" PUBLIC WATER
32. NEW PUBLIC FIRE HYDRANT
33. NEW WATER METERS
34. NEW PRIVATE FIRELINE
35. 20' PUBLIC WATER ESMT

40. NEW 6" PRIVATE SEWER SERVICE - MIN SLOPE 1.04%
41. CONNECT TO EXISTING SEWER MH.



CLIENT:  
 RKA Architects, Inc.

2233 East Thomas Rd  
 Phoenix, AZ 85016  
 (602) 955-3900

PRELIMINARY



**Helix Engineering, LLC**

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 BLUE STAKE CENTER

RELEASE	
DATE	
3-30-21	PRELIM ENGR
4-28-21	REV SP
9-30-21	CITY COMMENTS
1-11-22	REV SP

REVISIONS	
NO.	DATE
1	
2	
3	

PROJECT NAME

SELF STORAGE

PROJECT ADDRESS

FLW / Hayden  
 SCOTTSDALE, ARIZONA  
 85260

PROJECT AREA

HELIX JOB NUMBER

528

SHEET TITLE

PRELIMINARY  
 G / D PLAN

SHEET

C-3

PAGE

3 OF 6

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

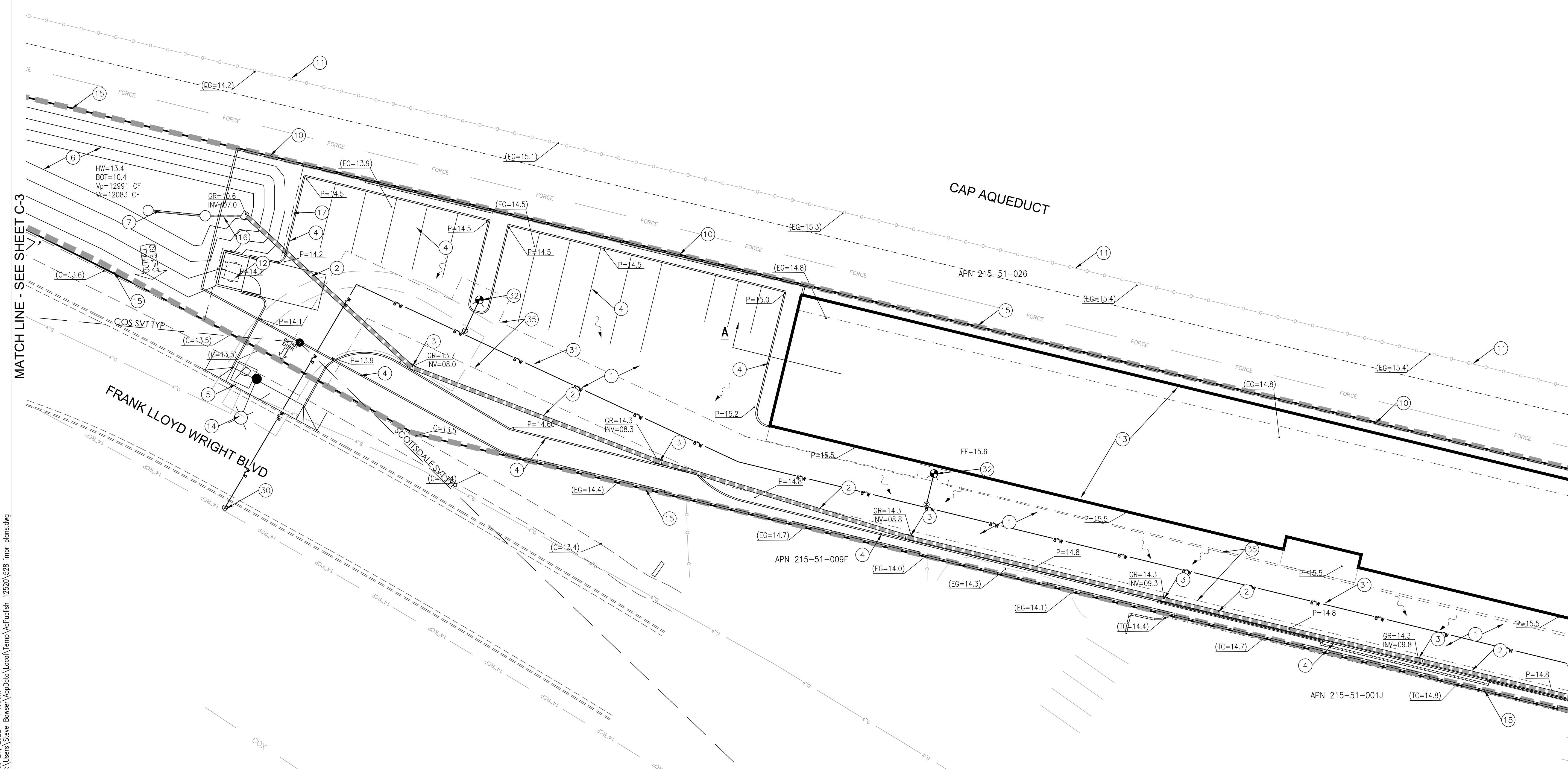
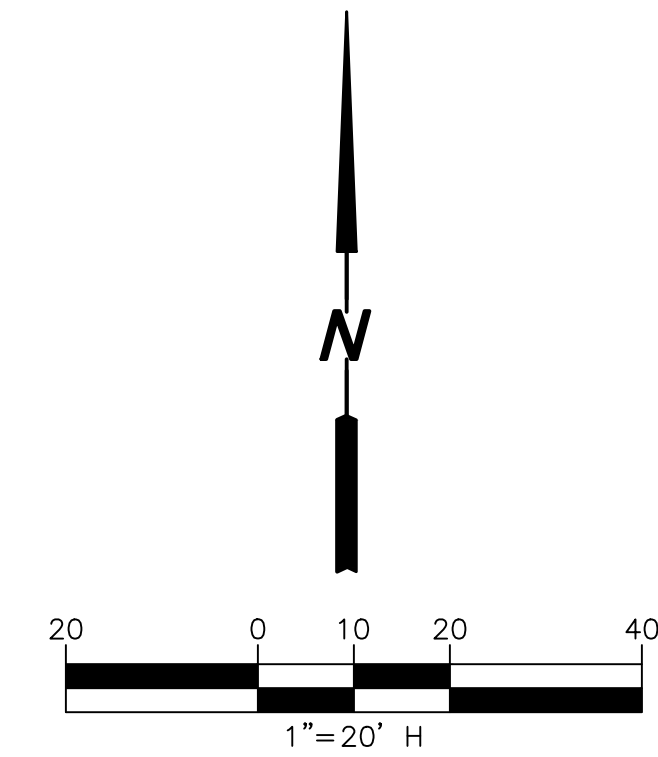
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**GRADING PLAN NOTES**

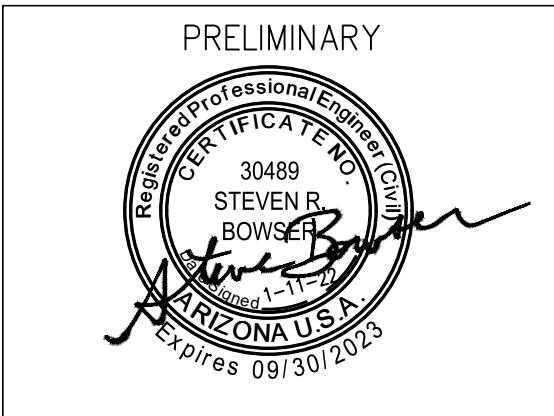
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17. DRAINAGE EASEMENT BY SEP INSTRUMENT OR MOD

30. CONNECT TO EXISTING WATER
31. NEW 8" PUBLIC WATER
32. NEW PUBLIC FIRE HYDRANT
33. NEW WATER METERS
34. NEW PRIVATE FIRELINE
35. 20' PUBLIC WATER ESMT

40. NEW 6" PRIVATE SEWER SERVICE - MIN SLOPE 1.04%
41. CONNECT TO EXISTING SEWER MH.



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3-30-21	PRELIM ENGR	
4-28-21	REV SP	
9-30-21	CITY COMMENTS	
1-11-22	REV SP	

REVISIONS NO.	DATE	DESCRIPTION
1		
2		
3		

PROJECT NAME

SELF STORAGE

PROJECT ADDRESS

FLW / Hayden  
SCOTTSDALE, ARIZONA  
85260

PROJECT AREA

HELIX JOB NUMBER

528

SHEET TITLE

PRELIMINARY  
G / D PLAN

SHEET

C-4

PAGE

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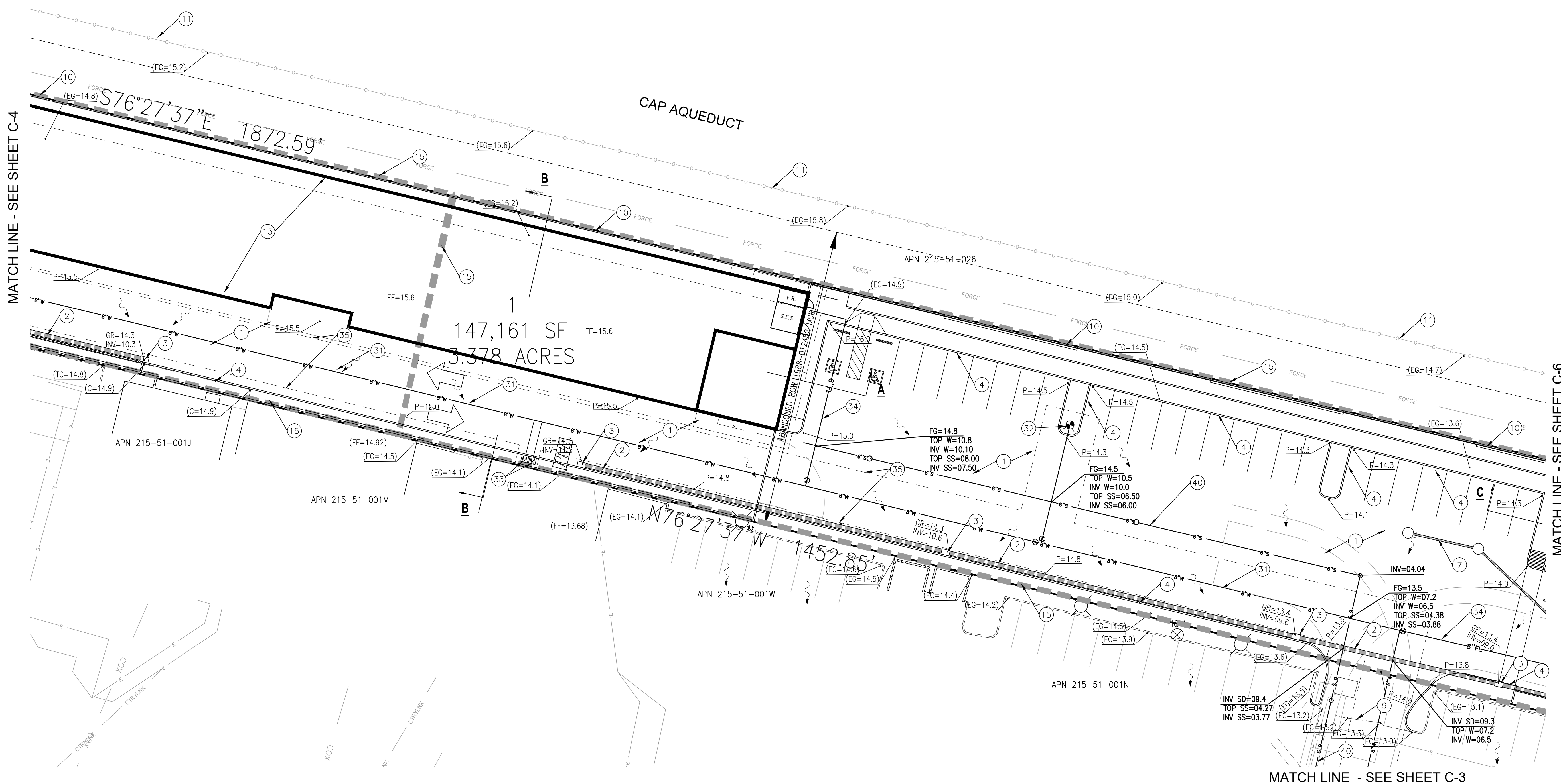
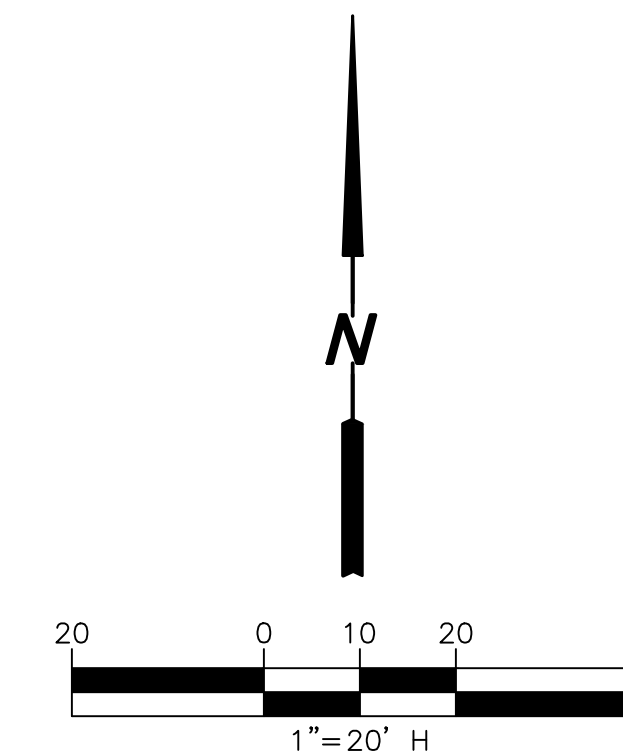
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PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

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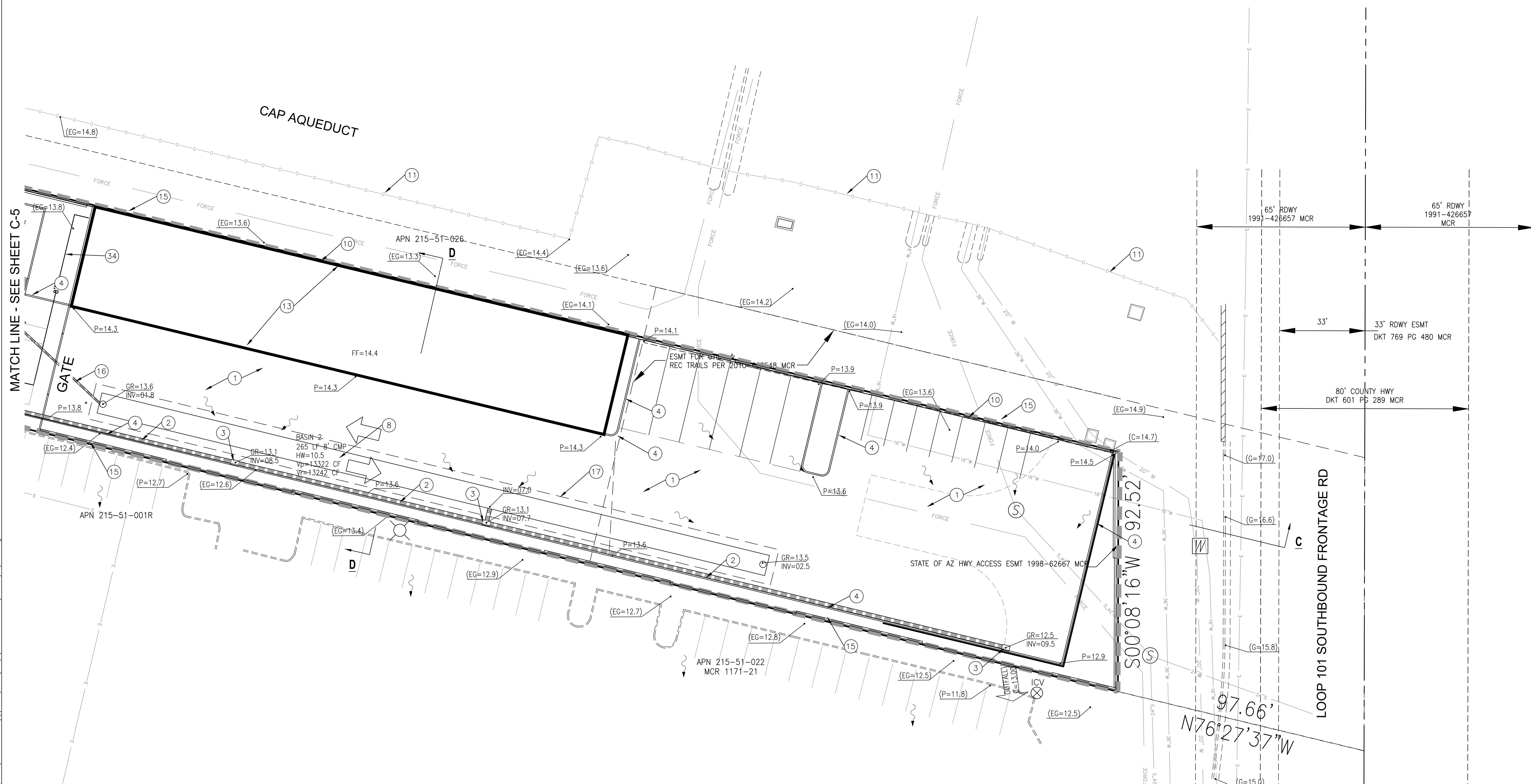
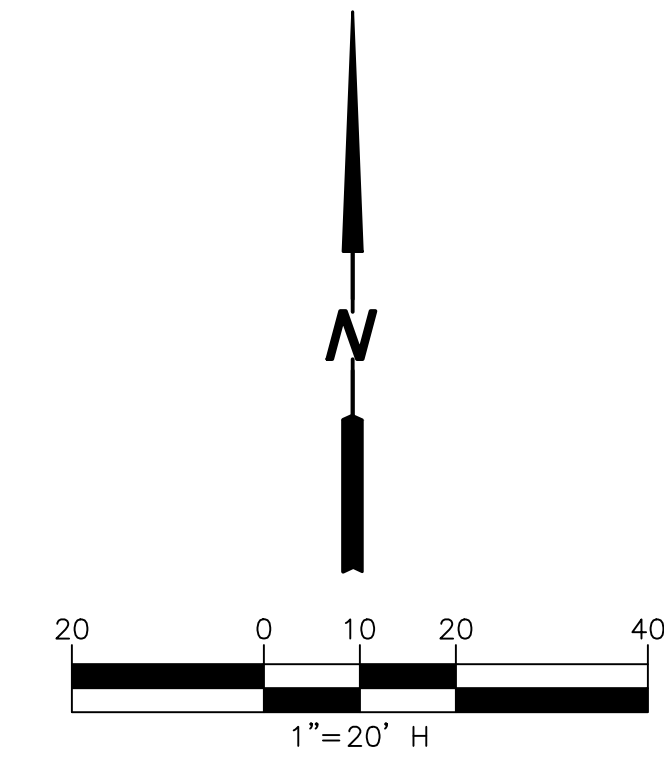
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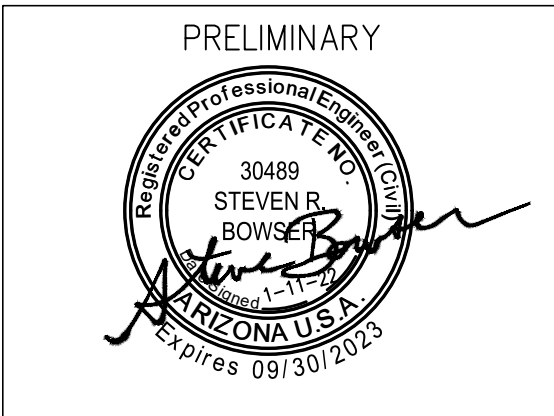
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HELIX JOB NUMBER IN HOUSE

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CHECKED BY: SB

SHEET TITLE

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C-6 6 OF 6

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