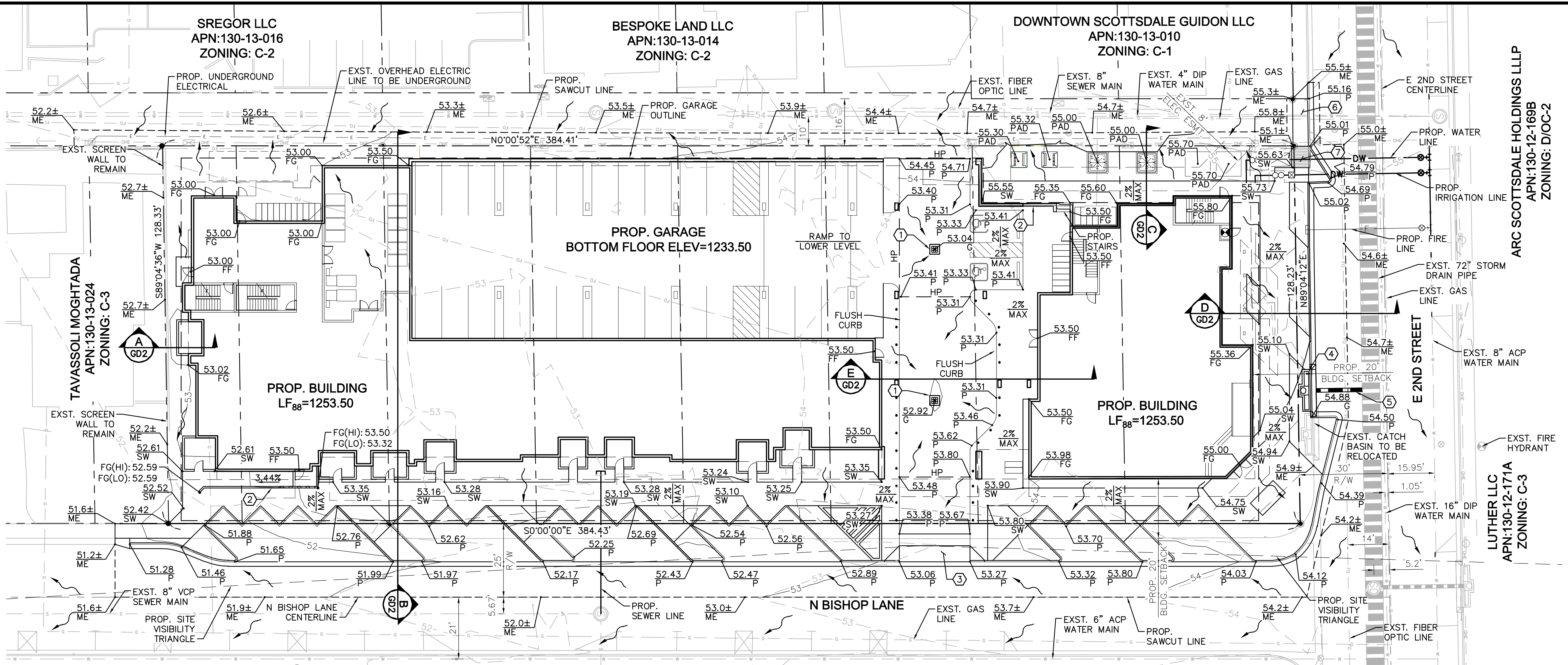


REV	DESCRIPTION	DATE	BY	APP



K:\VHX_Civil\291347001 - 2nd St & Bishop CAD\1347001Pre-GD.dwg, Layout:GD1, Nov 07, 2019 - 5:29pm, Corner:Sperry
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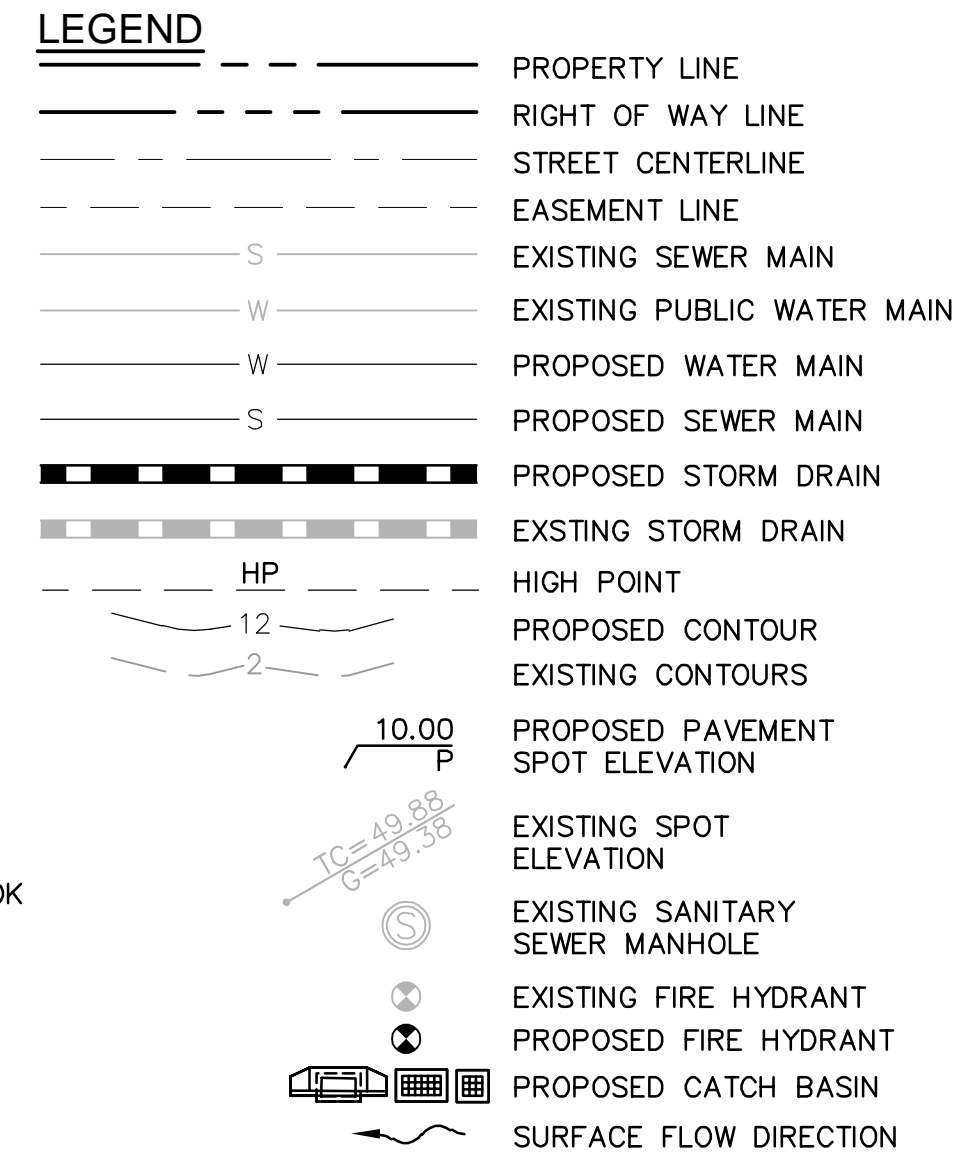
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 4019 N. 44TH STREET
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 CONTACT: RANDALL MARTINEZ

FLOOD INFORMATION
 ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2235L DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BENCHMARK
 FOUND 3" CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF OSBORN ROAD AND SCOTTSDALE ROAD.
 GDACS DATA
 NAVD88
 ELEVATION = 1246.52'

BASIS OF BEARING
 THE CENTERLINE OF 2ND STREET AS IN BOOK 32, PAGE 50, MARICOPA COUNTY RECORDS. SAID LINE BEARS N89°03'00"E.



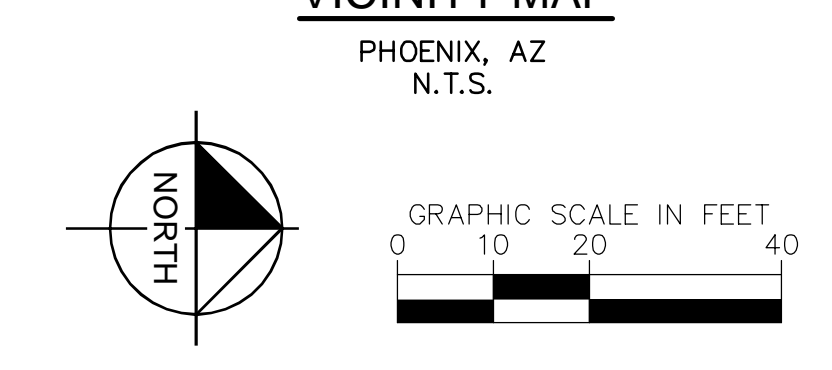
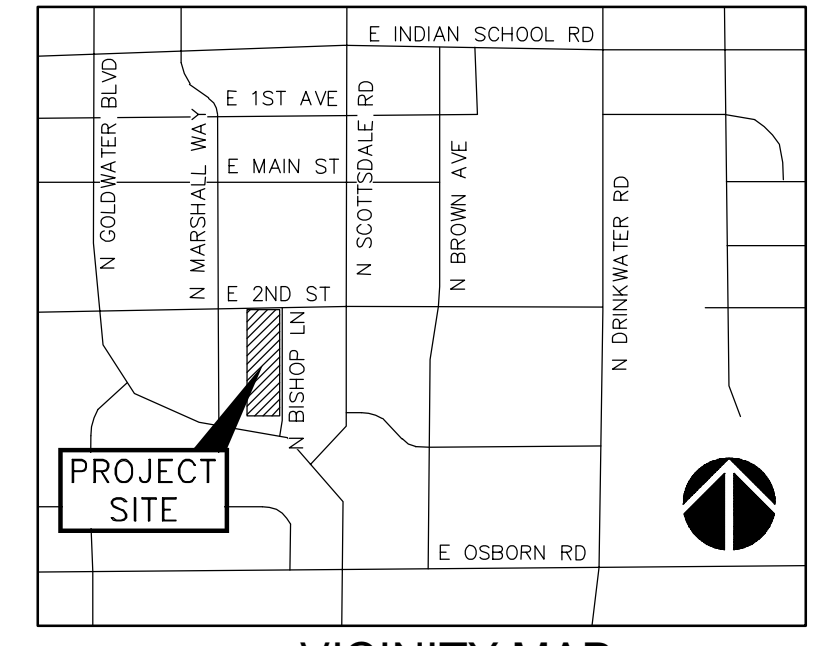
STORMWATER NOTE
 ACCORDING TO THE CITY OF SCOTTSDALE DESIGN STANDARDS & POLICIES MANUAL (DS&PM), "SITES THAT ARE LESS THAN ONE ACRE IN SIZE AND ARE NOT LIKELY TO CONTRIBUTE TO STORMWATER CONTAMINANTS TO THE CITY'S MUNICIPAL SEPARATE STORM SEWER SYSTEM OR WATERS OF THE U.S., THE FIRST FLUSH VOLUME MAY BE WAIVED, SUBJECT TO PRIOR APPROVAL BY STORMWATER STAFF." PER CONVERSATION WITH RICHARD ANDERSON, P.E., CFM, CITY OF SCOTTSDALE WILL NOT REQUIRE ONSITE STORMWATER RETENTION/DETENTION. DUE TO SITE ACREAGE, ROOF AREA COVERAGE, AND LIMITED SITE EXPOSURE. ROOF DRAINAGE WILL BE COLLECTED INTERNALLY AND DISCHARGED TO ADJACENT PUBLIC RIGHT OF WAY ALONG HISTORICAL PATTERNS.

FLOOD INFORMATION
 THE FLOOD ZONE DESIGNATION FOR THIS AREA IS ZONE X. DEFINED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. MAP NUMBER 04013C2235L, REVISED OCTOBER 16, 2013.

COMMUNITY NUMBER	COUNTY NUMBER	PANEL #	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
045012	04013C	2235	L	OCTOBER 16, 2013	X	N/A

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

- GRADING AND DRAINAGE NOTES**
- GARAGE DECK AREA DRAIN.
 - RETAINING WALL.
 - DRIVEWAY ENTRANCE PER COS STD DET 2250.
 - CATCH BASIN.
 - STORM DRAIN PIPE.
 - RECONSTRUCT DRIVEWAY ENTRANCE TO PROVIDE ADA ACCESS TO THE SITE.
 - CURB RAMP.



- NOTES**
- ADD 1200' TO ALL ELEVATIONS.
 - ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.



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 Phoenix, Arizona 85020 (602) 944-5500

SWC N BISHOP LANE AND E 2ND STREET
PRELIMINARY GRADING AND DRAINAGE PLAN
 SCOTTSDALE, ARIZONA

PROJECT No. 291347001
SCALE (H): 1"=20'
SCALE (V): NONE
DRAWN BY: CHS
DESIGN BY: CHS
CHECK BY: EAW
DATE: 11/07/19

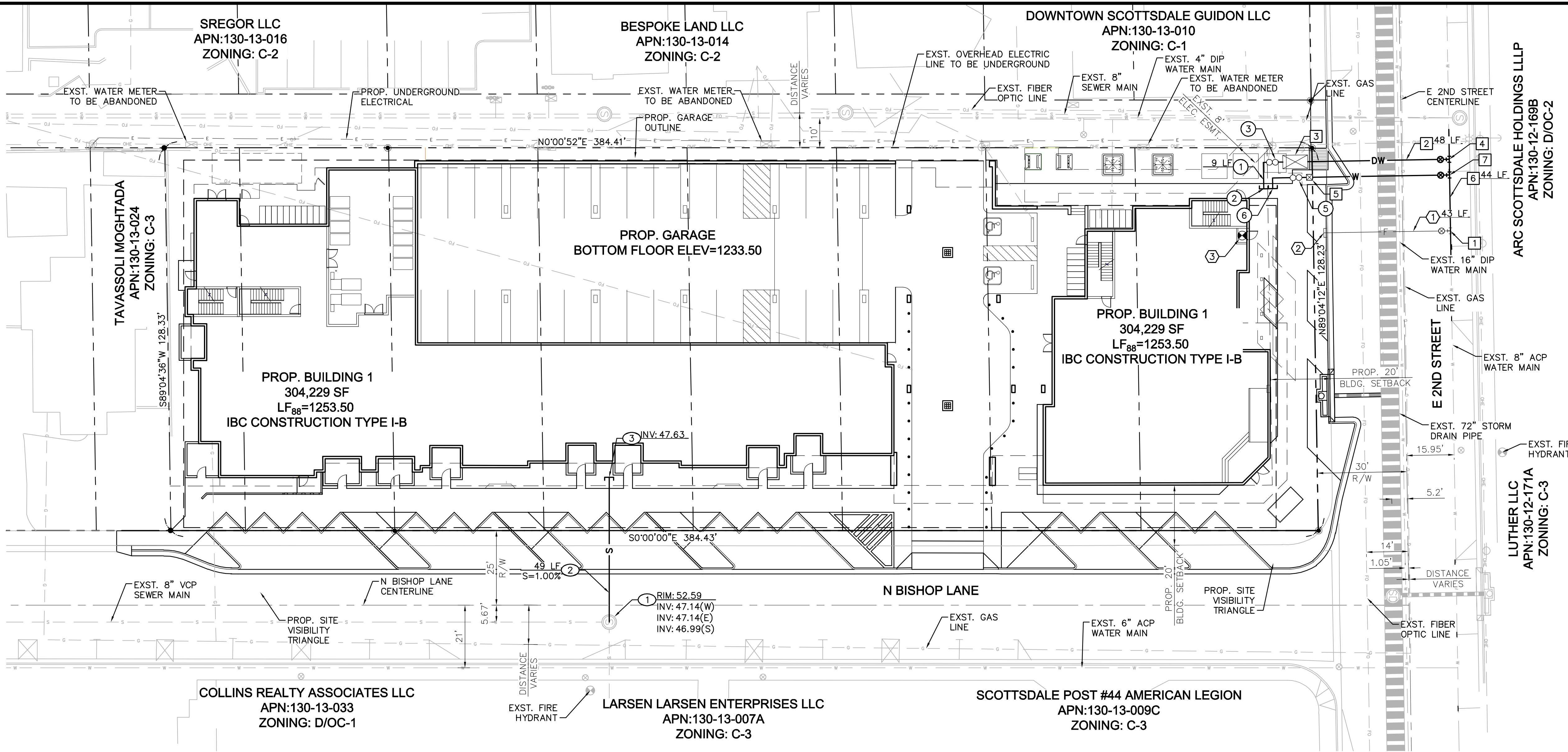
COS PROJECT # 890-PA-2018
 C.S.: 16-44

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

ENGINEER: E. WHITEHURST
 PE NO. 52765, DATE: 11/19

347001Pre-GD.dwg
GD1
 1 OF 2 SHEETS

REV	DESCRIPTION	DATE	BY	APP



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 Phoenix, Arizona 85020 (602) 944-5500



SWC N BISHOP LANE AND E 2ND STREET
PRELIMINARY UTILITY PLAN
 SCOTTSDALE, ARIZONA

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BENCHMARK
 FOUND 3" CITY OF SCOTTSDALE BRASS
 CAP IN HANDHOLE AT THE INTERSECTION
 OF OSBORN ROAD AND SCOTTSDALE
 ROAD.

BASIS OF BEARING
 THE CENTERLINE OF 2ND STREET AS IN BOOK
 32, PAGE 50, MARICOPA COUNTY RECORDS.
 SAID LINE BEARS N89°03'00"E.

GDACS DATA
 NAVD88
 ELEVATION = 1246.52'

LEGEND

---	PROPERTY LINE	---	EXISTING STORM DRAIN
---	RIGHT OF WAY LINE	⊙	EXISTING SANITARY SEWER MANHOLE
---	STREET CENTERLINE	⊙	PROPOSED SANITARY SEWER MANHOLE
---	EASEMENT LINE	⊙	PROPOSED SANITARY SEWER CLEANOUT
S	EXISTING SEWER MAIN	⊙	EXISTING FIRE HYDRANT
W	EXISTING WATER MAIN	⊙	PROPOSED FIRE HYDRANT
W	PROPOSED WATER MAIN	⊙	PROPOSED CATCH BASIN
S	PROPOSED SEWER MAIN	⊙	
---	PROPOSED STORM DRAIN		

PUBLIC WATER MAIN NOTES

- 1 INSTALL 8"x8" TEE.
- 2 INSTALL 3" WATER SERVICE LINE TYPE K SOFT COPPER PER MAG SPEC. 754.1, LENGTH PER PLAN, MINIMUM 3' COVER. BEDDING AND BACKFILL PER COS STD DET 2201.
- 3 INSTALL WATER SERVICE LINE CONNECTION WITH 3" DOMESTIC WATER METER AND VAULT PER COS STD DET 2345-1, METER BOX PER MAG STD DET 320. METER TO BE INSTALLED BY CITY FORCES.
- 4 INSTALL 8"x3" TEE FOR DOMESTIC SERVICE.
- 5 INSTALL IRRIGATION WATER METER PER COS STD DET 2653, METER BOX PER MAG STD DET 320. METER TO BE INSTALLED BY CITY FORCES.
- 6 REMOVE AND REPLACE EXISTING 8" ACP WATER MAIN WITH 8" CLASS 350 DIP WATER MAIN POLYWRAPPED, LENGTH PER PLAN, MINIMUM 3' COVER. BEDDING AND BACKFILL PER COS STD DET 2201.
- 7 INSTALL 8"x2" TEE FOR IRRIGATION SERVICE.

PRIVATE DOMESTIC WATER NOTES

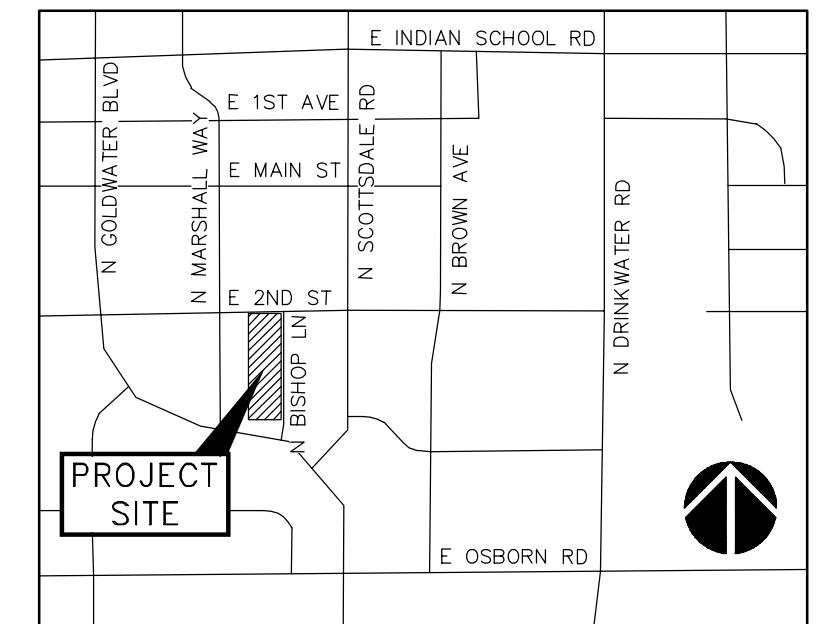
- 1 INSTALL 3" SCH 40 PVC DOMESTIC WATER SERVICE, LENGTH PER PLAN.
- 2 BUILDING DOMESTIC WATER CONNECTION, REF MEP PLANS FOR CONTINUATION.
- 3 INSTALL 3" DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2351.
- 5 IRRIGATION WATER DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2352. REF IRRIGATION PLANS FOR CONTINUATION.
- 6 IRRIGATION WATER CONNECTION, REF IRRIGATION PLANS FOR CONTINUATION.

PRIVATE FIRELINE NOTES

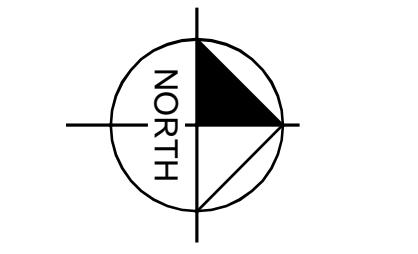
- 1 INSTALL 8" MORTAR LINED CLASS 350 DIP WATER MAIN POLYWRAPPED WITH TRACER WIRE, LENGTH PER PLAN, MINIMUM 3' COVER. BEDDING AND BACKFILL PER COS STD DET 2201.
- 2 BUILDING FIRELINE CONNECTION. INSTALL FIRELINE RISER AND BACKFLOW PREVENTOR PER COS STD DET 2369 IN FIRE RISER ROOM. REF FIRE SPRINKLER PLANS FOR CONTINUATION.
- 3 BUILDING FIRE RISER ROOM WITH INTERNAL BACKFLOW PREVENTOR.

PRIVATE SEWER NOTES

- 1 CONNECT TO EXISTING SANITARY SEWER MANHOLE, RIM AND INVERT PER PLAN.
- 2 INSTALL 6" SDR 35 PVC SEWER SERVICE, LENGTH AND SLOPE PER PLAN. BEDDING AND BACKFILL PER COS STD DET 2201.
- 3 CONNECT TO BUILDING SEWER AT TWO-WAY CLEANOUT, INVERT PER PLAN. REF MEP PLANS FOR CONTINUATION.



VICINITY MAP
 PHOENIX, AZ
 N.T.S.



NOTES:
 1. ADD 1200' TO ALL ELEVATIONS.
 2. ALL ELEVATIONS ARE INVERT ELEVATIONS, UNLESS OTHERWISE NOTED.



PROJECT No.
291347001

SCALE (H): 1"=20'

SCALE (V): NONE

DRAWN BY: CHS

DESIGN BY: CHS

CHECK BY: EAW

DATE: 11/07/19

PRELIMINARY
 FOR REVIEW ONLY
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Kimley»Horn

ENGINEER E. WHITEHURST
 PE NO. 52765, DATE 11/19/19

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UT1
 1 OF 1 SHEETS

COS PROJECT # 890-PA-2018
 COS: 16-44