

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 380.00 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE WEST ALONG SAID NORTH LINE TO A POINT ON THE EAST LINE OF A NORTH-SOUTH ALLEY AS SHOWN ON THE PLAT OF WONDERLAND, ACCORDING TO BOOK 100 OF MAPS, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH ALONG THE EAST LINE OF AFORESAID ALLEY TO AN ANGLE POINT THEREON;

THENCE WEST ALONG THE SOUTH LINE OF AN EAST-WEST ALLEY AS SHOWN ON AFORESAID PLAT OF WONDERLAND, TO A POINT ON THE EAST LINE OF 70TH STREET AS SHOWN ON AFORESAID PLAT;

THENCE SOUTH ALONG SAID EAST LINE, A DISTANCE OF 253.88 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 91 DEGREES 14 MINUTES 49 SECONDS AND A TANGENT OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 31.17 FEET;

THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 65.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34, FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS WEST, A DISTANCE OF 52.42 FEET;
THENCE EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34, TO A POINT 380.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE NORTH ALONG A LINE PARALLEL TO AND 380.00 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 65.00 FEET THEREOF.

GENERAL NOTES FOR PUBLIC WORKS CONSTRUCTION:

- 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.

WEIGHTED C CALCULATIONS

DRAINAGE AREA A

AREA OF IMPERVIOUS = 52,841 SF
AREA OF PERVIOUS = 32,793 SF

$$\text{WEIGHTED C} = \frac{(52,841 \times 0.95) + (32,793 \times 0.45)}{85,633}$$

WEIGHTED C = 0.76

DRAINAGE AREA B

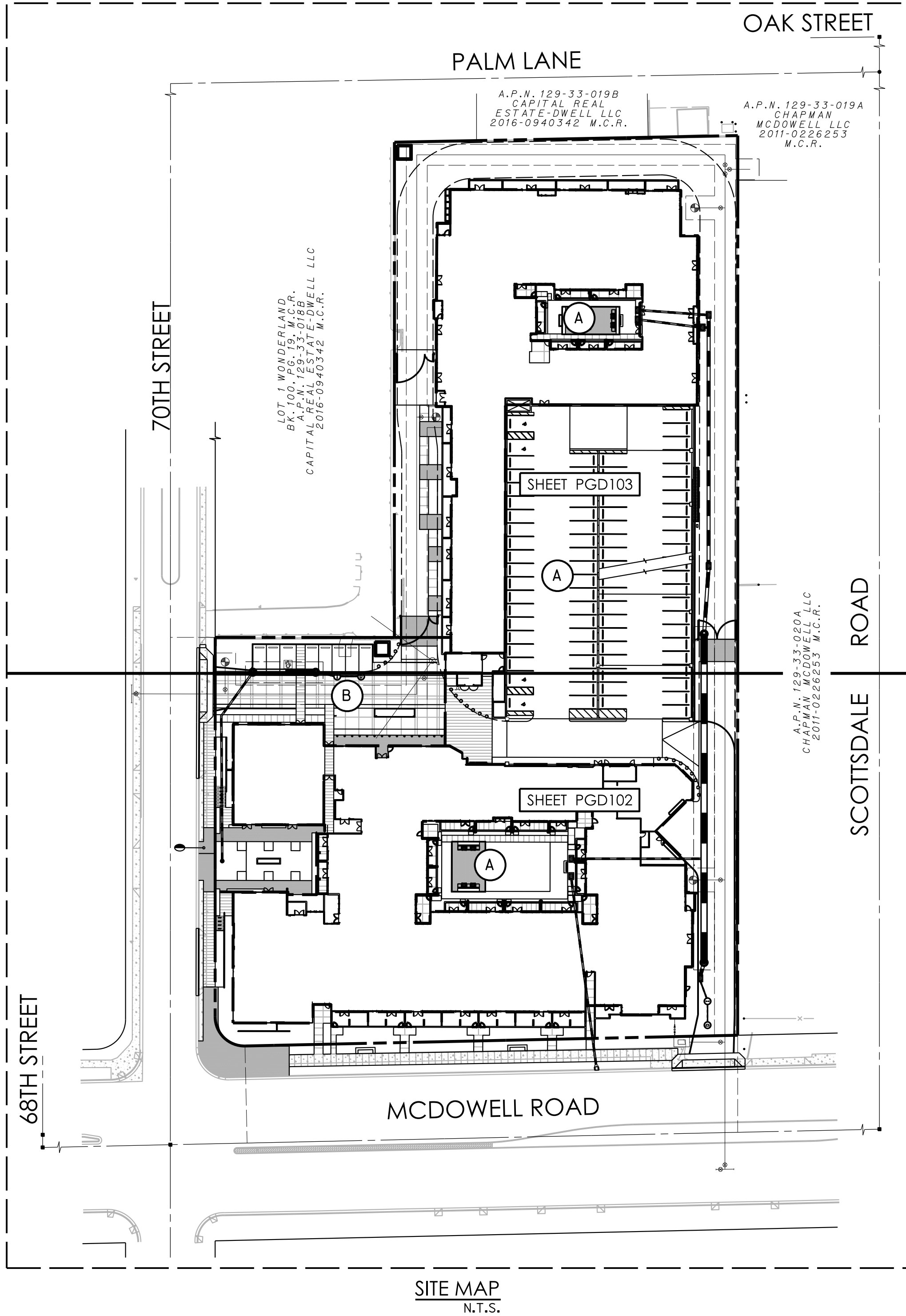
AREA OF IMPERVIOUS = 10,312 SF
AREA OF PERVIOUS = 3,779 SF

$$\text{WEIGHTED C} = \frac{(10,312 \times 0.95) + (3,779 \times 0.45)}{14,091}$$

WEIGHTED C = 0.82

UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER	DATE SIGNED
ELECTRIC	APS			
TELEPHONE	CENTURY LINK			
NATURAL GAS	SOUTHWEST GAS			
CABLE TV	COX COMMUNICATIONS			
OTHER	A.T.&T.			
OTHER				
ENGINEER'S CERTIFICATION				
I DANIEL G. MANN, 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		DATE		

PRELIMINARY GRADING & DRAINAGE PLAN FOR
SOUTHDALE
7000 E. MCDOWELL ROAD, SCOTTSDALE, ARIZONA 85257
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
PGD101	COVER SHEET - PRELIMINARY GRADING & DRAINAGE PLAN
PGD102	PRELIMINARY GRADING & DRAINAGE PLAN
PGD103	PRELIMINARY GRADING & DRAINAGE PLAN

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

COMMUNITY NUMBER	PANEL NUMBER	PANEL DATE	SUFFIX	FIRM DATE	FIRM ZONE	BASE FLOOD ELEVATION
045012	2235	OCTOBER 16, 2013	L	OCTOBER 16, 2013	X	N/A

ENGINEER'S CERTIFICATION:
THE LOWEST FINISH 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.

RETENTION CALCULATIONS

PRE V. POST

C = 0.95 (IMPERVIOUS), C = 0.45 (PERVIOUS)
P = 2.14 IN
AREA OF LOT = 171,290 SF
PRE (EXISTING)

AREA OF IMPERVIOUS = 161,857 SF
AREA OF PERVIOUS = 9,433 SF

$$\text{WEIGHTED C} = \frac{(161,857 \times 0.95) + (9,433 \times 0.45)}{171,290}$$

WEIGHTED C = 0.92

POST (PROPOSED)

AREA OF IMPERVIOUS = 134,825 SF
AREA OF PERVIOUS = 36,465 SF

$$\text{WEIGHTED C} = \frac{(134,825 \times 0.95) + (36,465 \times 0.45)}{171,290}$$

WEIGHTED C = 0.84

$$(0.84 - 0.92) \left(\frac{2.14}{12} \right) (171,290) = 0 \text{ CF REQUIRED}$$

FIRST FLUSH STORM EVENT IS GREATER THAN PRE V POST
FIRST FLUSH STORM EVENT

DRAINAGE AREA A

C = 0.76

P = 0.5 IN

AREA = 85,633 SF

$$(0.76) \left(\frac{0.5}{12} \right) (85,633) = 2,706 \text{ CF REQUIRED}$$

2,764 CF PROVIDED

DRAINAGE AREA B

C = 0.82

P = 0.5 IN

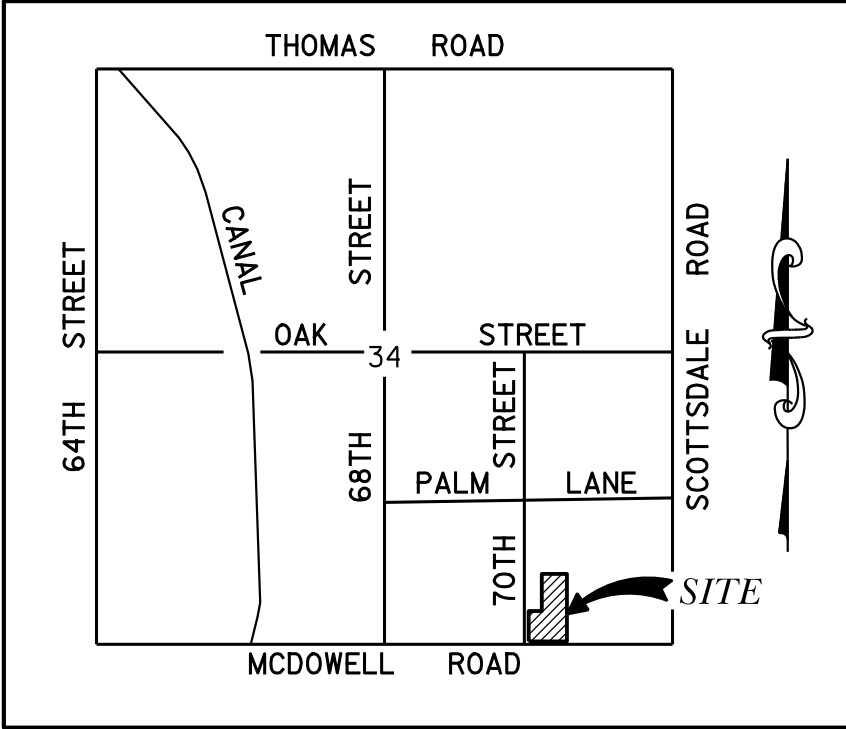
AREA = 14,091 SF

$$(0.82) \left(\frac{0.5}{12} \right) (14,091) = 479 \text{ CF REQUIRED}$$

528 CF PROVIDED

LEGEND

- INDICATES PROPERTY / BOUNDARY LINE
- INDICATES EXISTING CONTOUR ELEVATION
- INDICATES PROPOSED CONTOUR ELEVATION
- INDICATES EXISTING TOP OF CURB ELEVATION
- INDICATES EXISTING GUTTER ELEVATION
- INDICATES EXISTING GROUND ELEVATION
- INDICATES EXISTING PAVEMENT ELEVATION
- INDICATES EXISTING CONCRETE ELEVATION
- INDICATES PROPOSED GROUND ELEVATION
- INDICATES DIRECTION OF FLOW & SLOPE
- INDICATES GRADE BREAK
- INDICATES PROPOSED PAVEMENT ELEVATION
- INDICATES PROPOSED TOP OF CONC. ELEVATION
- INDICATES PROPOSED GUTTER ELEVATION
- INDICATES LOWEST FINISH FLOOR ELEVATION
- INDICATES PROPOSED WATERLINE
- INDICATES PROPOSED SEWERLINE
- INDICATES PROPOSED METER
- INDICATES PROPOSED SEWER CLEANOUT
- INDICATES PROPOSED CATCH BASIN
- INDICATES PROPOSED STORM DRAIN PIPE
- INDICATES PROPOSED STORM DRAIN MANHOLE
- INDICATES PROPOSED FIRE HYDRANT
- INDICATES EXISTING FIRE HYDRANT
- INDICATES EXISTING STORM DRAIN PIPE
- INDICATES EXISTING SEWER LINE & SIZE
- INDICATES EXISTING WATER LINE, VALVE & SIZE
- INDICATES EXISTING BURIED ELECTRIC CONDUIT
- INDICATES EXISTING GAS LINE
- INDICATES EXISTING OVERHEAD ELECTRIC
- INDICATES EXISTING POWER POLE
- INDICATES EXISTING LIGHT POLE
- INDICATES EXISTING ELECTRIC TRANSFORMER
- INDICATES EXISTING ELECTRIC BOX
- INDICATES EXISTING WATER METER
- INDICATES EXISTING BACKFLOW PREVENTER VALVE



VICINITY MAP
N.T.S.

PROJECT SCOPE:

THE SCOPE OF THIS PROJECT IS A NEW RESIDENTIAL APARTMENT COMPLEX WITH 267 UNITS ALSO WITH PARKING GARAGE, UTILITY IMPROVEMENTS AND LANDSCAPE.

CLIENT:

HAWKINS COMPANIES LLC
4700 S. MCCLINTOCK DR. #160
TEMPE, ARIZONA 85282

ENGINEER:

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE #200
SCOTTSDALE, ARIZONA 85251

CONTACT: MARK MITCHELL
PHONE: (480) 223-8239
EMAIL: MMITCHELL@HCCOLLCC.COM

CONTACT: DANIEL G. MANN, P.E.
PHONE: (602) 334-4387
EMAIL: DAN@ENGINEERING.COM

PARCEL ADDRESS:

7000 E. MCDOWELL ROAD,
SCOTTSDALE, ARIZONA 85257

ASSESSORS PARCEL NUMBER:

129-33-0015

LOT AREA:

GROSS AREA: 4.690 ACRES

NET AREA: 3.932 ACRES

DISTURBED AREA: 3.932 ACRES

BENCHMARK:

MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION UNIQUE ID: 12052, BEING A 3" CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, LOCATED AT THE INTERSECTION OF SCOTTSDALE ROAD & MCDOWELL ROAD

ELEVATION = 1230.474 (NAVD'88)
CITY OF SCOTTSDALE DATUM

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

ENGINEER 6/28/2021
DATE

BASIS OF BEARING

THE BASIS OF BEARING IS THE MONUMENT LINE OF SCOTTSDALE ROAD, ALSO BEING THE WEST LINE OF THE SOUTHEAST CORNER, SECTION 34, USING A BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, AS PER THE RECORD OF SURVEY IN BOOK 1250 OF MAPS, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA.

ENGINEER'S STATEMENT:

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

AS-BUILT CERTIFICATION:

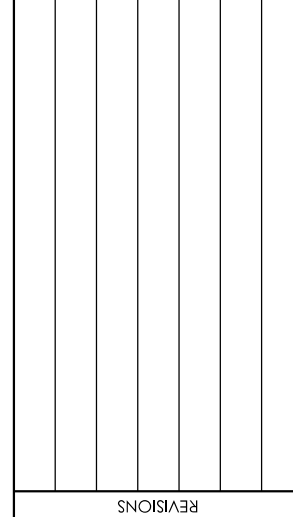
I HEREBY CERTIFY THAT THE RECORD DRAWING MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER/LAND SURVEYOR DATE

REGISTRATION NUMBER

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

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com



SOUTHDALE
7000 E. MCDOWELL ROAD, SCOTTSDALE, AZ 85257
PRELIMINARY GRADING & DRAINAGE PLAN

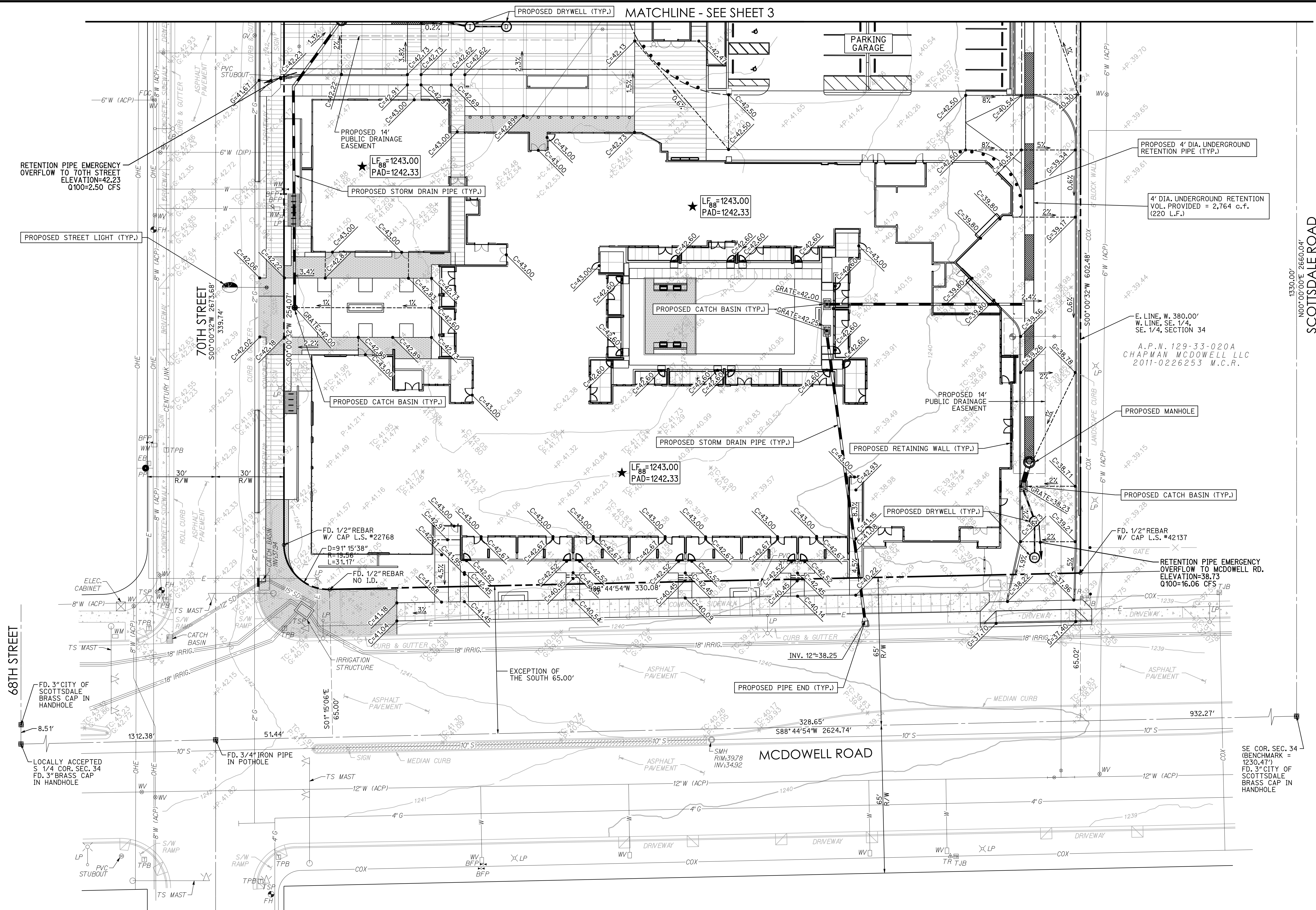


3engineering
planning
civil engineering
surveying
REGISTERED: D. MANN
DESIGNER: D. MANN
CADD TECH: PHILIP Y.
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3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230
WWW.3ENGINEERING.COM

DATE: 06/28/21
PROJECT NO.
1872
SHEET NO.
PGD101
1 of 3

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300engineering
planning
civil engineering
SURVEYING

ENGINEER: D. MANN
DESIGNER: D. MANN
CADD TECH: PHILIP YU
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DATE: 06/28/21
PROJECT NO.
1872
SHEET NO.
PGD102
2 of 3

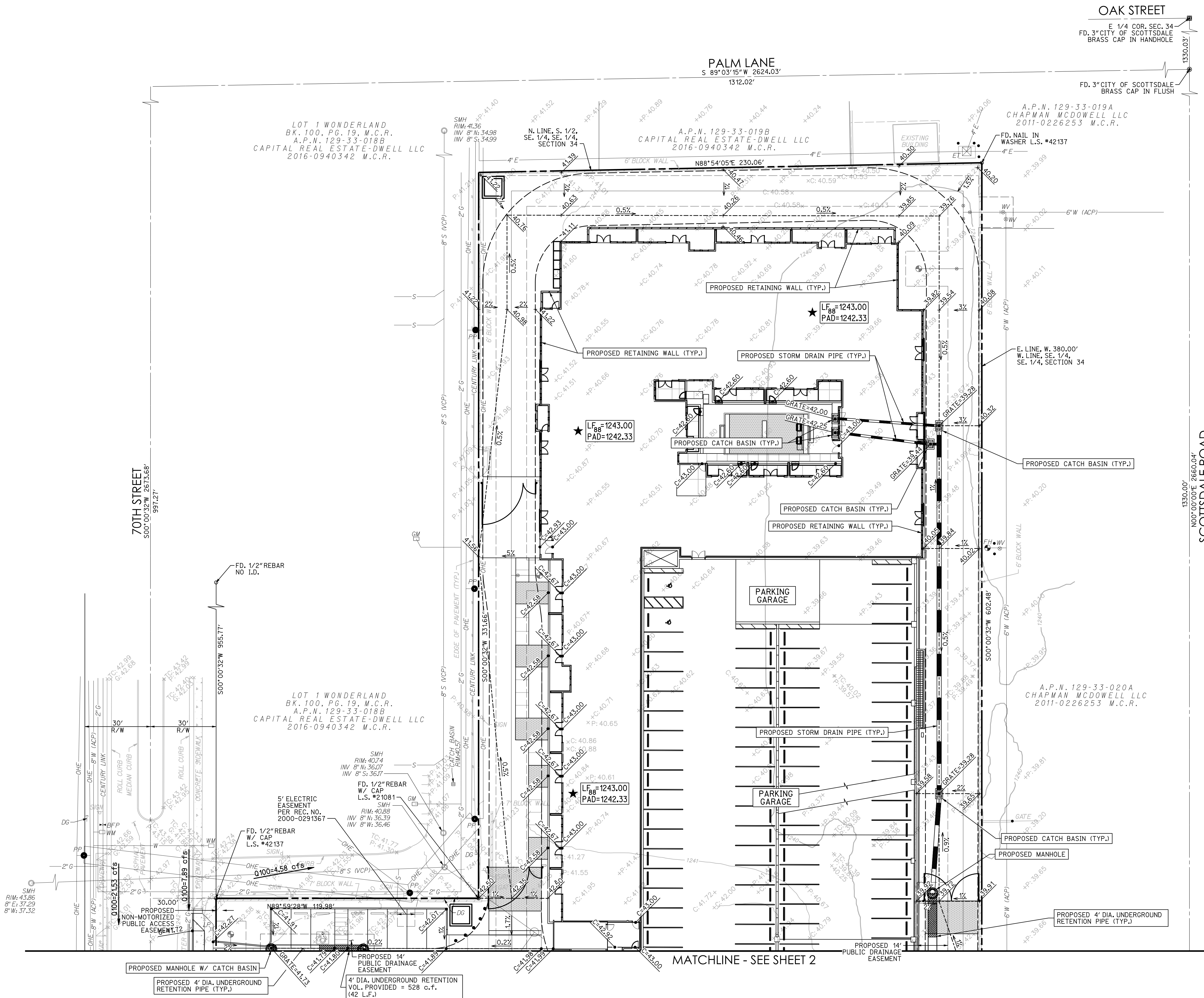
Q.S.#13-44

Southdale
7000 E. McDowell Road, Scottsdale, AZ 85257
PRELIMINARY GRADING & DRAINAGE PLAN

Professional Engineer
CERTIFICATE NO. 46857
DANIEL C. MANN
4/26/21
ARIZONA, USA

Contact Arizona 911 at least two full working days before you begin excavation.
Call 911 or click Arizona911.com

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SCOTTSDALE ROAD

OAK STREET
E 1/4 COR. SEC. 34
FD. 3" CITY OF SCOTTSDALE
BRASS CAP IN HANDHOLE
FD. 3" CITY OF SCOTTSDALE
BRASS CAP IN FLUSH

Contact Arizona 911 at least two full
working days before you begin excavation
Call 911 or click Arizona911.com

SOUTHDALE
7000 E. MCDOWELL ROAD, SCOTTSDALE, AZ 85257
PRELIMINARY GRADING & DRAINAGE PLAN



3eengineering
civil engineering
planning
SURVEYING
DESIGNER: D. MANN
CHECKER: D. MANN
CADD TECH: PHILIP YU
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DATE: 06/28/21
PROJECT NO.
1872
SHEET NO.
PGD103
3 of 3

Q.S.#13-44