

68TH STREET

70TH STREET

OAK STREET

SCOTTSDALE ROAD

MCDOWELL ROAD

SHEET PUTL102

SHEET PUTL103

LOT 1 WONDERLAND,  
BK. 100, PG. 19, M.C.R.,  
CAPITAL REAL ESTATE/DOWELL LLC  
2016-0940342 M.C.R.

A.P.N. 129-33-019A  
CHAPMAN MCDOWELL LLC  
2011-0226253 M.C.R.

A.P.N. 129-33-019B  
CAPITAL REAL ESTATE/DOWELL LLC  
2016-0940342 M.C.R.

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;

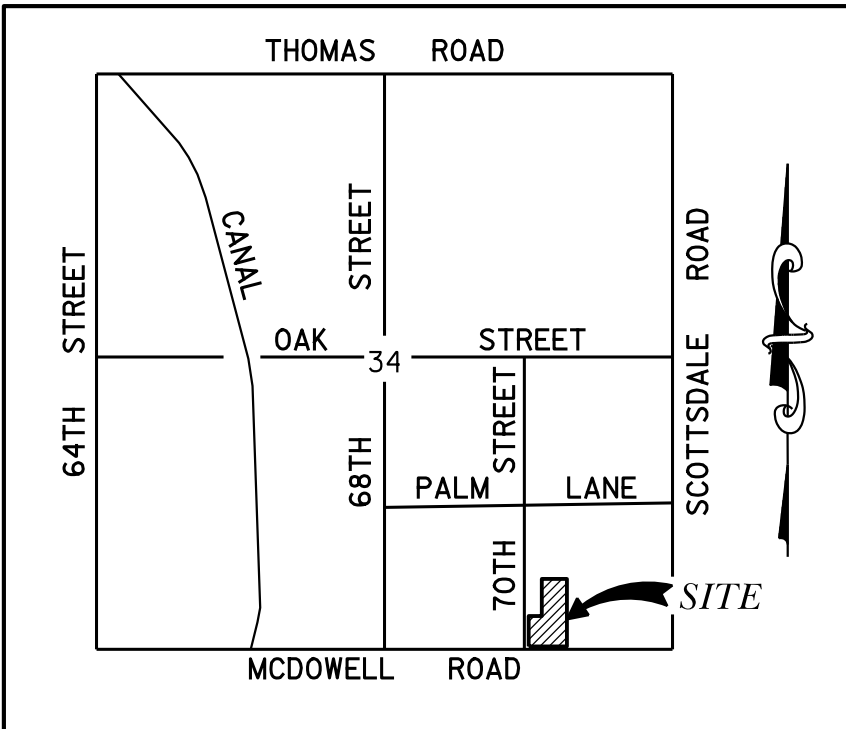
EXCEPT THE SOUTH 65.00 FEET THEREOF.

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 ALL REFORM 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.
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 ASSOCIATED PERMIT HAS NOT BEEN ISSUED WITHIN THIS TIME FRAME, THE PLANS MUST BE RESUBMITTED TO THE CITY FOR RE-APPROVAL.
4. A CITY INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF SCOTTSDALE. NOTIFY INSPECTION SERVICES 72 HOURS BEFORE BEGINNING WORK.
5. WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 811, TWO WORKING DAYS BEFORE EXCAVATION BEGINS.
6. 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.

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
PUTL101	COVER SHEET - PRELIMINARY UTILITY PLAN
PUTL102	PRELIMINARY UTILITY PLAN
PUTL103	PRELIMINARY UTILITY PLAN

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

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.



VICINITY MAP  
N.T.S.

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

7000 E. MCDOWELL ROAD,  
SCOTTSDALE, ARIZONA 85257

129-33-001S

**LOT AREA:**

GROSS AREA:	4.690 ACRES
NET AREA:	3.932 ACRES
DISTURBED AREA:	3.932 ACRES

GROSS AREA: 4.690 ACRES  
NET AREA: 3.932 ACRES  
DISTURBED AREA: 3.932 ACRES

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

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

\_\_\_\_\_  
ENGINEER

\_\_\_\_\_  
DATE

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.

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

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

Contact Arizona 811 at least two full working days before you begin excavation

**ARIZONA 811**  
with a shovel we dig

Call 811 or click [Arizona811.com](http://Arizona811.com)

**SOUTHDALE**  
7000 E. MCDOWELL ROAD, SCOTTSDALE, AZ 85257

# PRELIMINARY UTILITY PLAN



# 300engineering

3 ENGINEERING, LLC  
6370 E. THOMAS ROAD  
SUITE # 200  
SCOTTSDALE, ARIZONA 85251  
PHONE: (602) 334-4387  
FAX: (602) 490-3230  
WWW.3ENGINEERING.COM

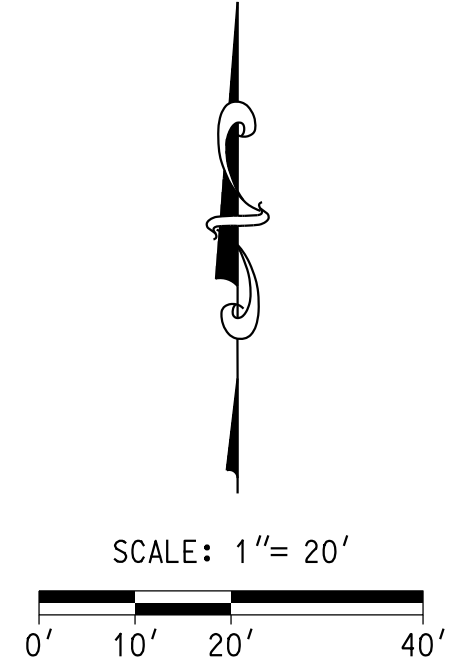
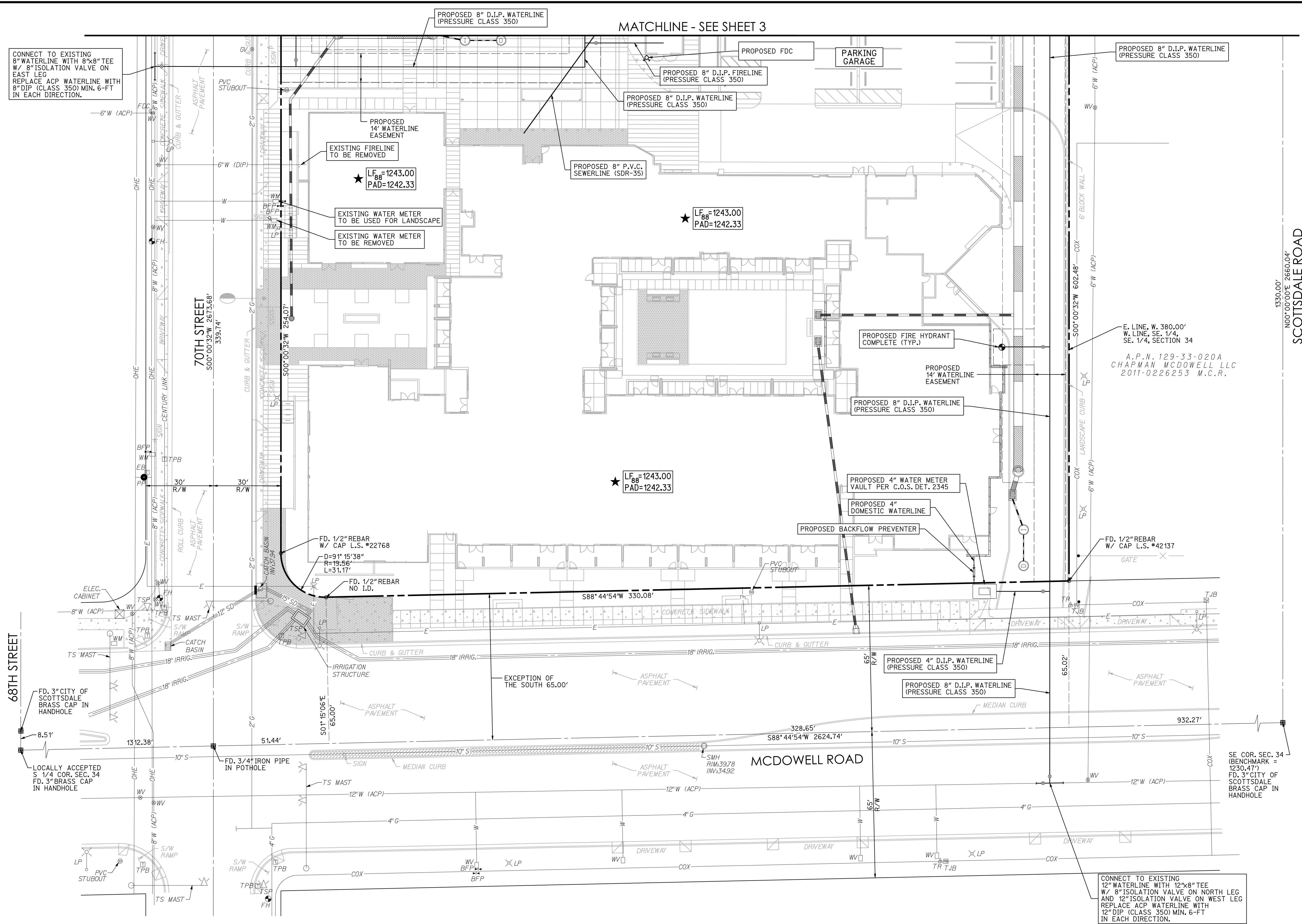
DATE: 06/28/2

PROJECT NO.  
1872

SHEET NO.  
PUTL20  
1 of 3

Q.S.#13-44

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300engineering  
planning  
civil engineering  
surveying

REGISTERED PROFESSIONAL ENGINEER  
DANIEL G. MANN  
46857  
4/26/21  
ARIZONA, USA

300ENGINEERING, LLC  
6370 E. THOMAS ROAD  
SUITE # 200  
SCOTTSDALE, ARIZONA 85251  
PHONE: (602) 334-4387  
FAX: (602) 490-3230  
WWW.300ENGINEERING.COM

DATE: 06/28/21

PROJECT NO.  
1872

SHEET NO.  
PUTL202  
2 of 3

Q.S.# 13-44

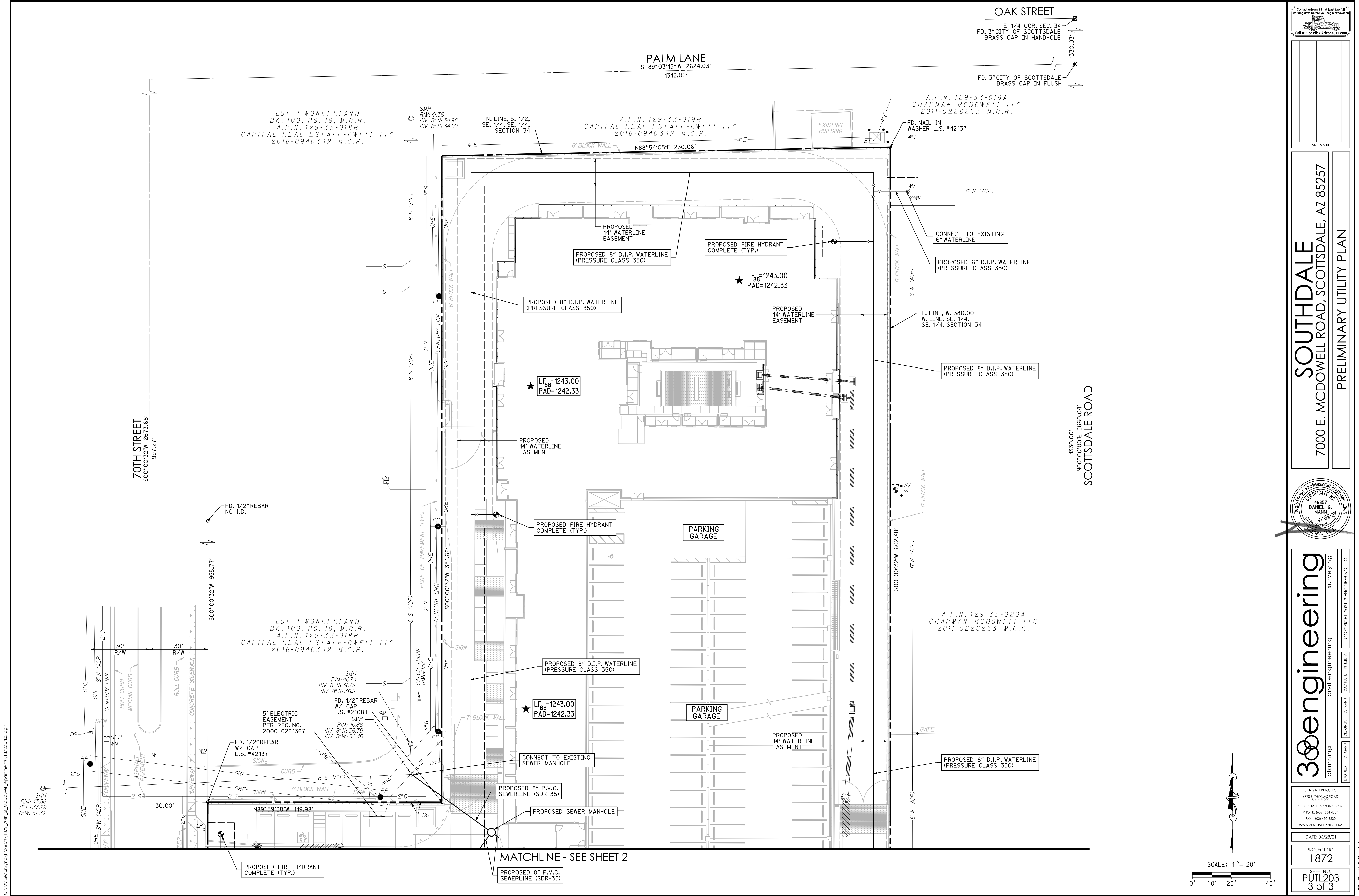
**SOUTHDALE**  
7000 E. MCDOWELL ROAD, SCOTTSDALE, AZ 85257  
PRELIMINARY UTILITY PLAN

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

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300engineering  
civil engineering  
planning

300ENGINEERING, LLC  
6370 E. THOMAS ROAD  
SUITE # 200  
SCOTTSDALE, ARIZONA 85251  
PHONE: (480) 334-4387  
FAX: (480) 490-3230  
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DATE: 06/28/21  
PROJECT NO.: 1872  
SHEET NO.: PUTL203  
3 of 3

7000 E. MCDOWELL ROAD, SCOTTSDALE, AZ 85257  
PRELIMINARY UTILITY PLAN

REGISTERED PROFESSIONAL ENGINEER  
DANIEL G. MANN  
46857  
4/26/21  
ARIZONA, U.S.A.

Q.S.#13-44