

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:

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

EXCEPT THE SOUTH 65.00 FEET THEREOF.

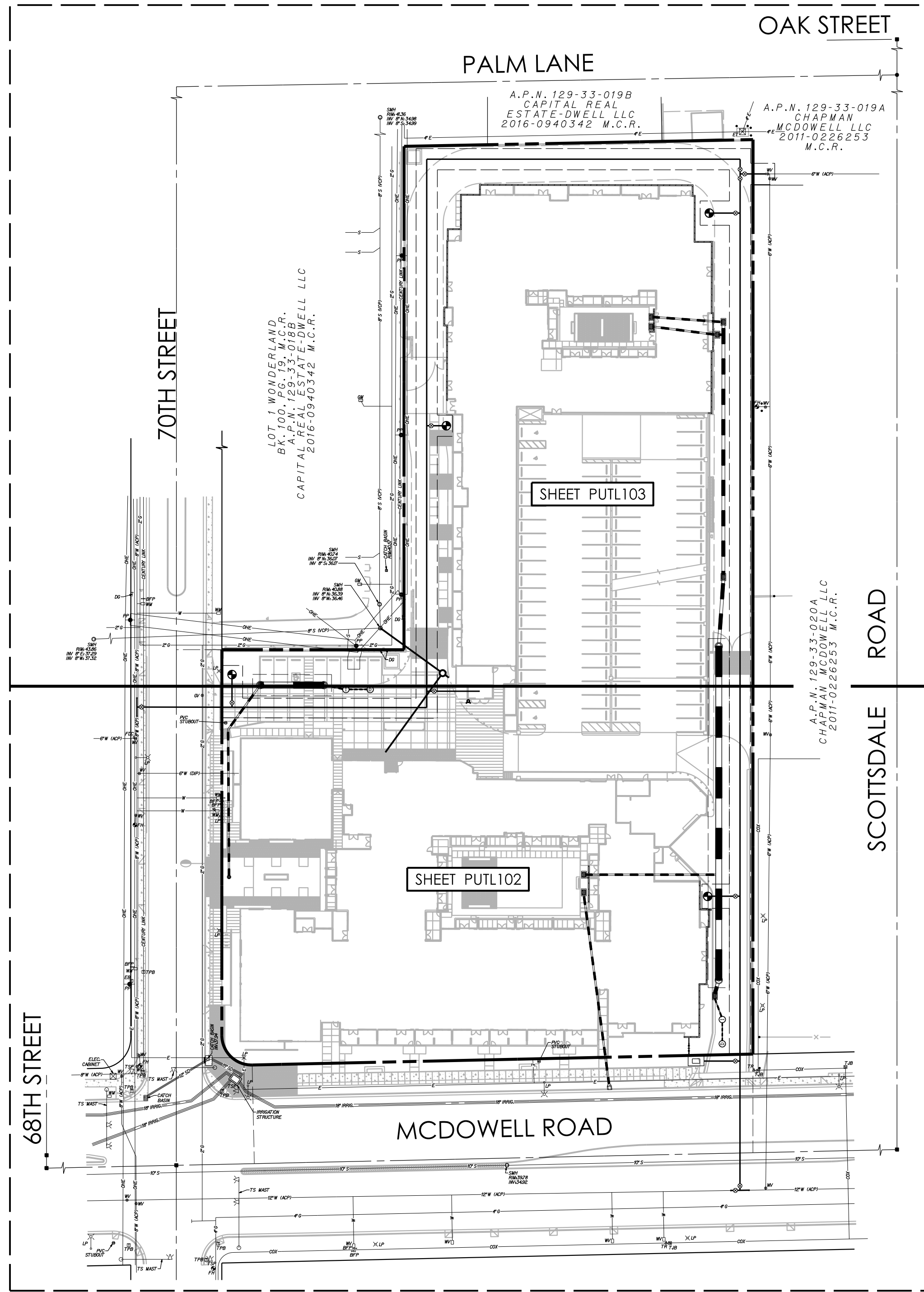
1. ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE CITY'S SUPPLEMENTAL STANDARD DETAILS WILL GOVERN.
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.

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.


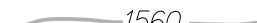






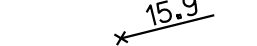
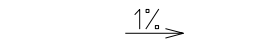

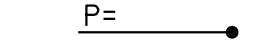
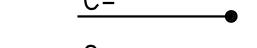

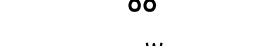








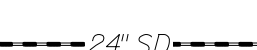



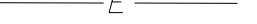


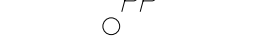
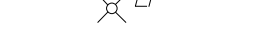

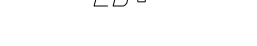
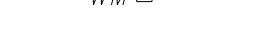
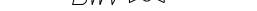
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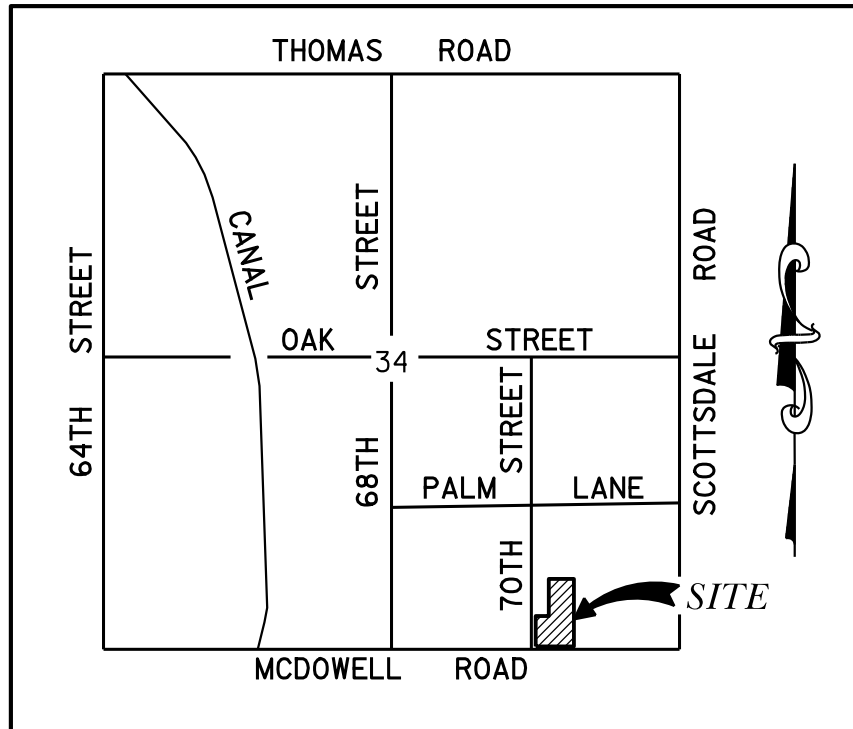


INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
PUTL101	COVER SHEET - PRELIMINARY UTILITY PLAN
PUTL102	PRELIMINARY UTILITY PLAN
PUTL103	PRELIMINARY UTILITY PLAN

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.

- |   |   |
|---|---|
|    | 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.

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

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EMAIL: MMITCHELL@HCOLLC.COM

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

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

7000 E. MCDOWELL ROAD,  
SCOTTSDALE, ARIZONA 85257

129-33-001S

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

8/5/2021

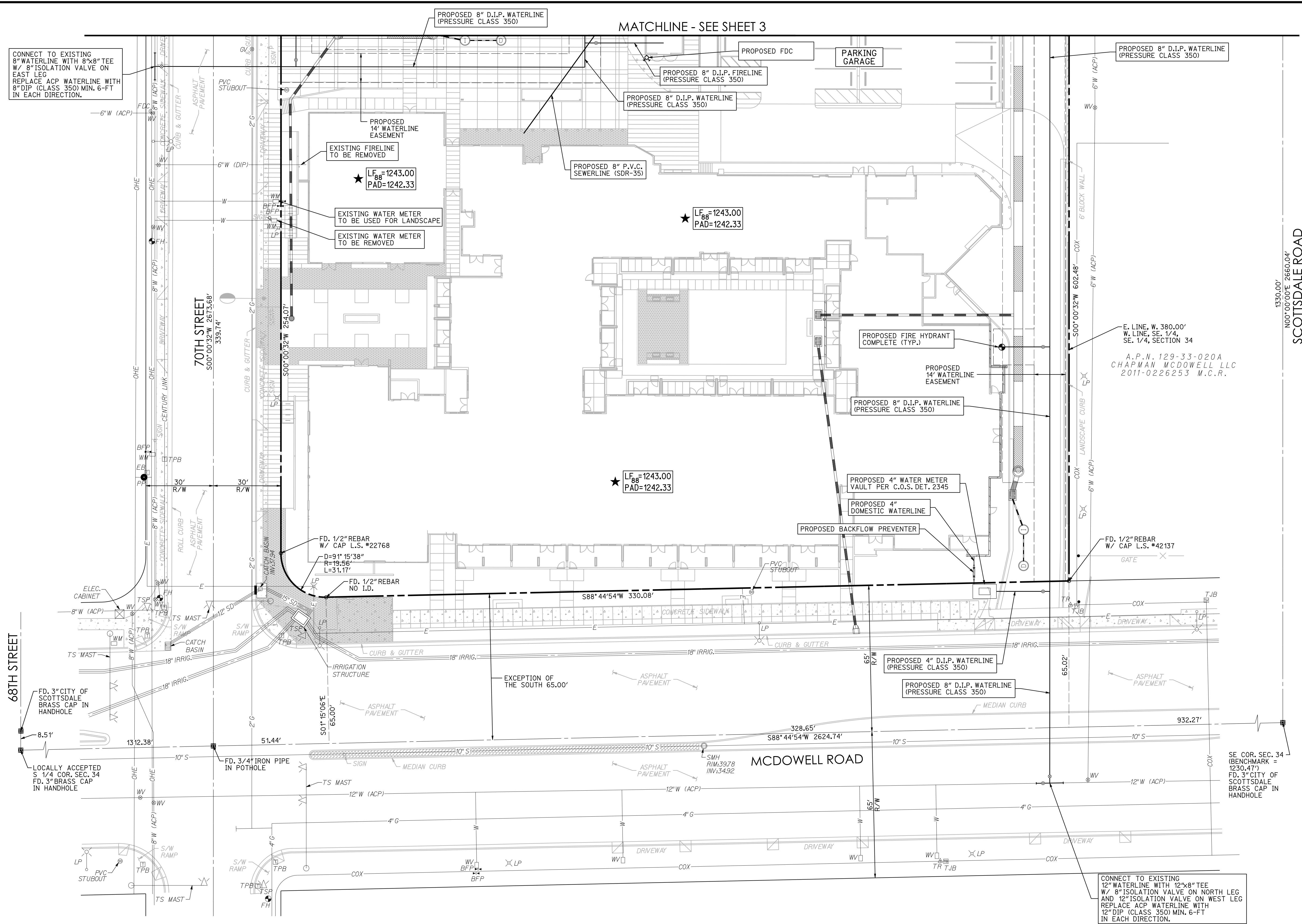
THE BASIS OF BEARING IS THE MONUMENT LINE OF SCOTTSDALE ROAD, ALSO BEING THE WEST LINE OF THE SOUTHEAST CORNER, SECTION 34, USING A BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, AS PER THE RECORD OF SURVEY IN BOOK 1250 OF MAPS, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA.

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.

<b>CIVIL APPROVAL</b>			
REVIEW & RECOMMENDED APPROVAL BY:			
PAVING		TRAFFIC	
G & D		PLANNING	
W & S		FIRE	
RET. WALLS			
<div style="display: flex; justify-content: space-between; margin-top: 10px;"> <span>ENGINEERING COORDINATION MGR. (OR DESIGNER)</span> <span>DATE</span> </div>			

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300engineering  
planning  
civil engineering  
surveying

REGISTERED PROFESSIONAL ENGINEER  
DANIEL G. MANN  
8/5/01  
ARIZONA, U.S.A.

300ENGINEERING, LLC  
6370 E. THOMAS ROAD  
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WWW.300ENGINEERING.COM

DATE: 08/05/21  
PROJECT NO.  
1872  
SHEET NO.  
PUTL202  
2 of 4

Q.S.#13-44

7000 E. MCDOWELL ROAD, SCOTTSDALE, AZ 85257

PRELIMINARY UTILITY PLAN

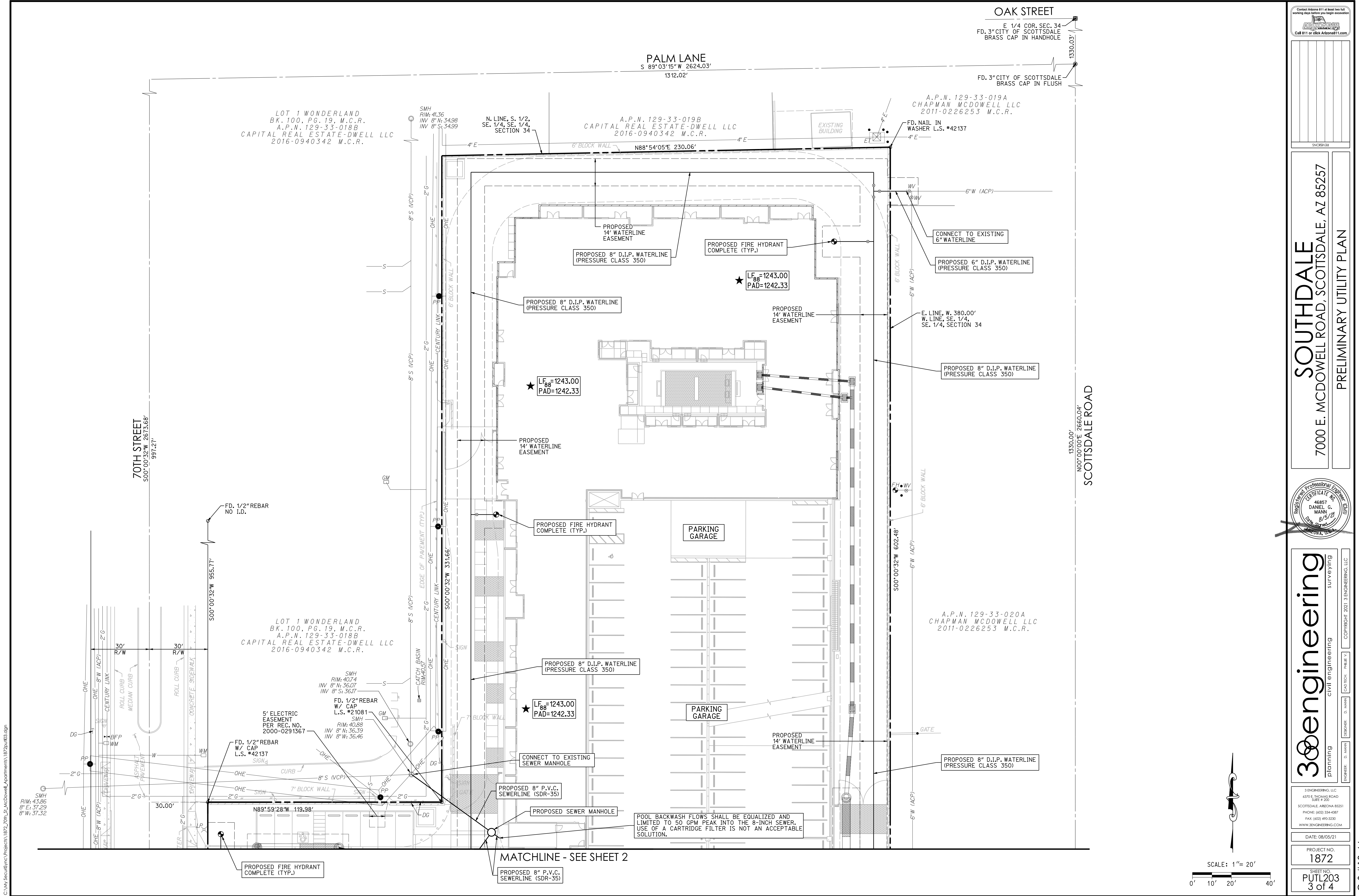
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DATE: 08/05/21  
PROJECT NO.  
1872  
SHEET NO.  
PUTL202  
2 of 4

Q.S.#13-44



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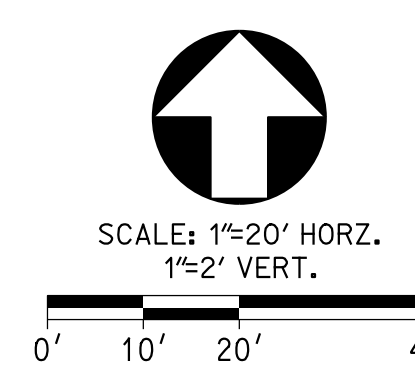
DATE: 08/05/21  
PROJECT NO.: 1872  
SHEET NO.: PURL203  
3 of 4

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

REGISTERED PROFESSIONAL ENGINEER  
CERTIFICATE NO. 46857  
DANIEL G. MANN  
8/5/01  
ARIZONA, U.S.A.

ENGINEER: D. MANN  
DESIGNER: D. MANN  
CAD TECH: PHILIP YU  
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Q.S.#13-44



- ① CONNECT TO EXISTING SEWER MANHOLE, CONTRACTOR TO VERIFY LOCATION, SIZE & INVERT ELEVATION OF EXISTING LINE AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- ② CONSTRUCT 4' DIA. SEWER MANHOLE PER M.A.G. STD. DTLS. 420-1, 420-2, & 420-3 WITH 24" FRAME & COVER PER M.A.G. STD. DTL. 423-1.
- ③ INSTALL 8" DIA. P.V.C. (SDR 35) SEWER PIPE.
- ④ FOR CONTINUATION OF SEWER SEE PUMPING PLANS. CONTRACTOR TO VERIFY LOCATION, SIZE & INVERT ELEVATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- ⑤ PLUG THE EXISTING 8" SEWER LINE BETWEEN THE NEW MANHOLE M.H. #B-1 AND EXISTING MANHOLE SMH #31 TO EAST.

1. SEWER LINE CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION, MARICOPA ASSOCIATION OF GOVERNMENT (M.A.G.) 2020 AND THE CITY OF SCOTTSDALE SUPPLEMENT TO THE M.A.G. UNIFORM STANDARD DETAILS AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (2015).
2. THE MINIMUM ALLOWABLE COVER FOR SEWERLINES IS 4'.
3. SEWERLINE TRENCHING AND BEDDING SHALL BE PER C.O.S. STD. DTL. 2201

1 SAWCUT EXISTING PAVEMENT TO A NEAT EDGE AS SHOWN & REMOVE. REPLACE PAVEMENT PER C.O.S. DTL. 2200. MATCH NEW IMPROVEMENTS TO EXISTING.

**SPECIAL NOTES:**

IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UNDERGROUND PIPELINES, GAS, ELECTRIC CONDUITS AND STRUCTURES IN ADVANCE OF ANY SITE GRADING. THE ENGINEER AND/OR OWNER WILL NOT GUARANTEE ANY LOCATIONS AS SHOWN ON THESE PLANS OR THOSE OMITTED FROM SAME.

BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS SHALL BE OBTAINED FROM FIELD SURVEY'S AND A SEARCH OF THE AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE.



DATE: 08/05/21

PROJECT NO.  
1872

SHEET NO.  
PUTL204  
4 of 4

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