

GENERAL NOTES

1. CALL THE BLUESTAKE CENTER (602--263--1100) 48 HOURS BEFORE YOU DIG FOR LOCATION OF ALL UNDERGROUND UTILITIES.
2. ALL EARTHWORK, SITE PREPARATION AND PAVING SHALL MEET OR EXCEED THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT PREPARED BY
3. CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PROTECTION PLAN AND MAP PER ALL REGULATORY REQUIREMENTS AND OBTAIN AN NOI PERMIT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL APPLY BEST MANAGEMENT PROCEDURES FOR EROSION CONTROL.
4. CIVIL ENGINEER: FOUR PEAKS DESIGN GROUP, CONTACT JONATHAN JOYCE PHONE (602) 738--4201
5. CLEAR ALL TRASH, TREES, STUMPS, DEBRIS, AND OTHER MATERIAL NOT SUITABLE AS A FOUNDATION FOR FILL PRIOR TO ADDING FILL. ALL FILL SHALL BE COMPACTED AND CONFIRMED WITH COMPACTION TESTS.
6. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK
7. OWNER SHALL MAINTAIN ALL DRAINAGE PATHS TO BE FREE OF SILT, DEBRIS, AND OTHER OBSTACLES, TO ALLOW FREE FLOW OF WATER.
8. CONTRACTOR SHALL VERIFY PROPERTY CORNERS PRIOR TO BEGINNING WORK.
9. UTILITY INFORMATION IS BASED ON THE BEST INFORMATION AVAILABLE. CONTRACTOR SHALL VERIFY LOCATIONS PRIOR TO PROCEEDING WITH WORK.
10. ALL ACCESSIBILITY PATHS AND SPACES SHALL BE CONSTRUCTED PER ADAAG STANDARDS.
11. ALL WORK SHALL CONFORM TO MAG SPECIFICATIONS AND DETAILS AND CITY OF SCOTTSDALE SUPPLEMENT TO MAG SPECIFICATIONS AND DETAILS.
12. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO A DUST CONTROL PERMIT
13. CERTIFICATION OF FINISH FLOORS OR BUILDING PADS IS THE RESPONSIBILITY OF THE DEVELOPER, BUILDER, OWNER AND SHALL BE SUBMITTED PRIOR TO A REQUEST FOR CERTIFICATION OF OCCUPANCY OR FINAL INSPECTION.
14. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION
15. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, PIPES, PROTECTIVE BERMS OR OTHER MEASURES DESIGNED TO PROTECT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO ANY STRUCTURE BEING BUILT
16. LOCATIONS OF ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON INFORMATION SUPPLIED TO THE ENGINEER BY THE APPROPRIATE UTILITY COMPANIES. NO GUARANTEE ON LOCATIONS OR ACCURACY IS IMPLIED OR GIVEN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT BLUESTAKE (602--263--1100) AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
17. CONTRACTOR/BUILDER SHALL NOTIFY THE ENGINEER OF ANY VARIANCES BETWEEN THESE PLANS AND ON-- SITE CONDITIONS PRIOR TO STARTING ANY CONSTRUCTION.
18. INSTALL ALL PRODUCTS PER THE MANUFACTURER'S INSTRUCTIONS.

GENERAL NOTES FOR PUBLIC WORKS CONSTRUCTION

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 SUPPLEMENTAL 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 AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE RESUBMITTED TO THE CITY FOR REAPPROVAL.
4. A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF SCOTTSDALE RIGHTS--OF--WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480--312--5750.
5. WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 602--263--1100, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT. CALL "COLLECT" IF NECESSARY.
6. ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS--OF--WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE CITY ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES.
7. COPIES OF ALL PERMITS MUST BE RETAINED ON--SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIME. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
8. ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS--OF--WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE UNIFORM BUILDING CODE PREPARED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS.
9. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE CITY FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.

PRELIMINARY GRADING PLAN  
FOR  
FALCON NEST

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



AERIAL SITE MAP

SHEET INDEX

GD01 COVER SHEET/NOTES  
GD02 GRADING PLAN

OWNER

NEED OWNER NAME HERE  
CONTACT: SCOTT WAHTOLA

ENGINEER

FOUR PEAKS DESIGN GROUP  
18667 N 93RD STREET  
SCOTTSDALE ARIZONA 85255

CONTACT: JONATHAN D JOYCE  
PHONE: 602--738--4201

ARCHITECT

LARSON ASSOCIATES ARCHITECTS  
3807 N 24TH STREET, SUITE 100  
PHOENIX ARIZONA 85016

CONTACT: JAMES LARSON  
PHONE: 602--955--9929

BASIS OF BEARING

THE BASIS OF BEARING IS THE MONUMENT LINE OF 83RD WAY, USING A BEARING OF S 43°55'22" W PER THE PLAT OF "SUN AIRPARK CORPORATE CENTER" RECORDED IN BOOK 307 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA

PROPERTY INFORMATION

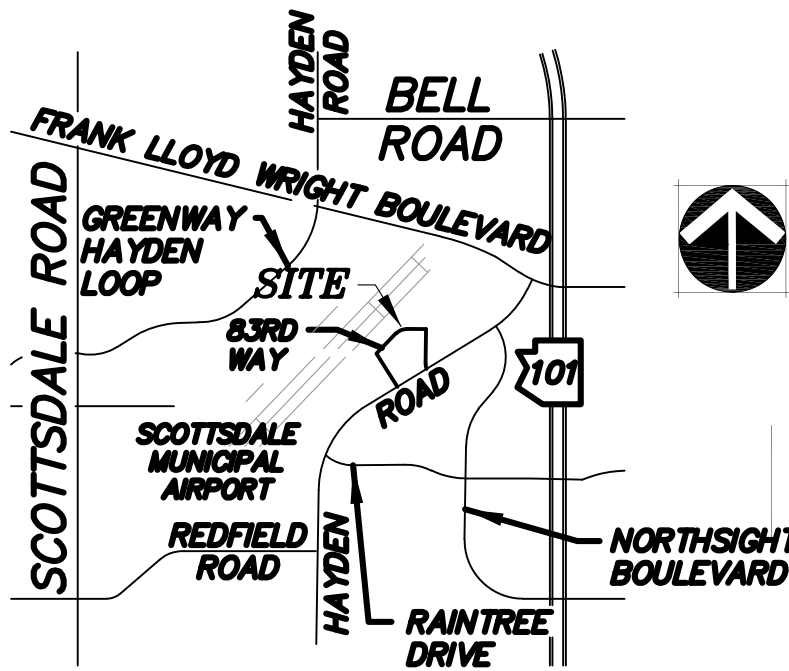
ADDRESS 15904 N 81ST STREET  
SCOTTDALE, ARIZONA 85260  
ASSESSOR NUMBER 215 48 061  
MCR 327--14  
NET ACREAGE 56,641 SF = 1.30 AC  
ZONING I-1

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
COMMUNITY NUMBER	PANEL NUMBER PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION
045013C	1320	L	11/04/15	X	N/A
	10/16/13				

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

LEGEND

	PROPERTY LINE		ADA ROUTE
	RIGHT OF WAY		FIRE HYDRANT
	MONUMENT LINE		WATER VALVE
	EASEMENT		SEWER MANHOLE
	FENCE LINE		POWER POLE
	OHE OVERHEAD ELECTRIC		LIGHT POLE
	W WATER LINE		
	S SEWER LINE		
	G GAS LINE		
	RW RIGHT OF WAY		
	PUE PUBLIC UTILITY EASEMENT		
	SVT SIGHT VISIBILITY TRIANGLE		
	FC FACE OF CURB		
	RW RIGHT OF WAY		



VICINITY MAP

SCALE: NTS

PROJECT BENCHMARK

THE BENCHMARK USED FOR THIS PROJECT IS THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION, UNIQUE POINT I.D. NO 39, BEING A 2" MARICOPA COUNTY ALUMINUM CAP STAMPED "T3N R4E S11 S12 2005 RLS 21782" (0.40 DOWN) BEING THE SW QUARTER OF SECTION 11, HAVING AN ELEVATION OF 1,454.211 NAVD 88

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN ARE BASED ON INFORMATION OBTAINED FROM PLANS AND MARKINGS, COMBINED WITH OBSERVED EVIDENCE. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.

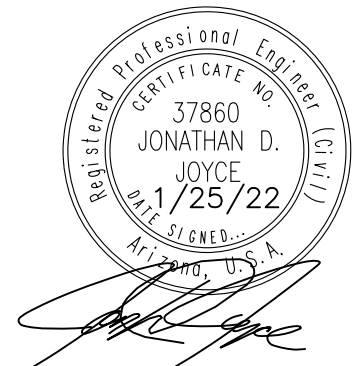
LEGAL DESCRIPTION

LOT 5 OF SUN AIRPARK CORPORATE CENTER, ACCORDING TO BOOK 307 OF MAPS, PAGE 3, AND CERTIFICATE OF CORRECTION IN RECORDING NO. 87--654599, RECORDS OF MARICOPA COUNTY, ARIZONA.



FALCON NEST  
SCOTTSDALE MUNICIPAL AIRPARK

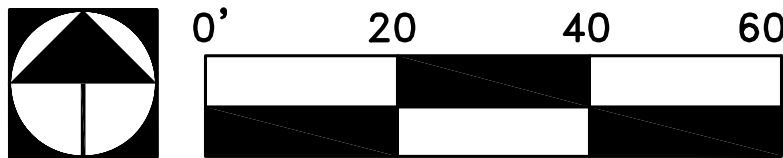
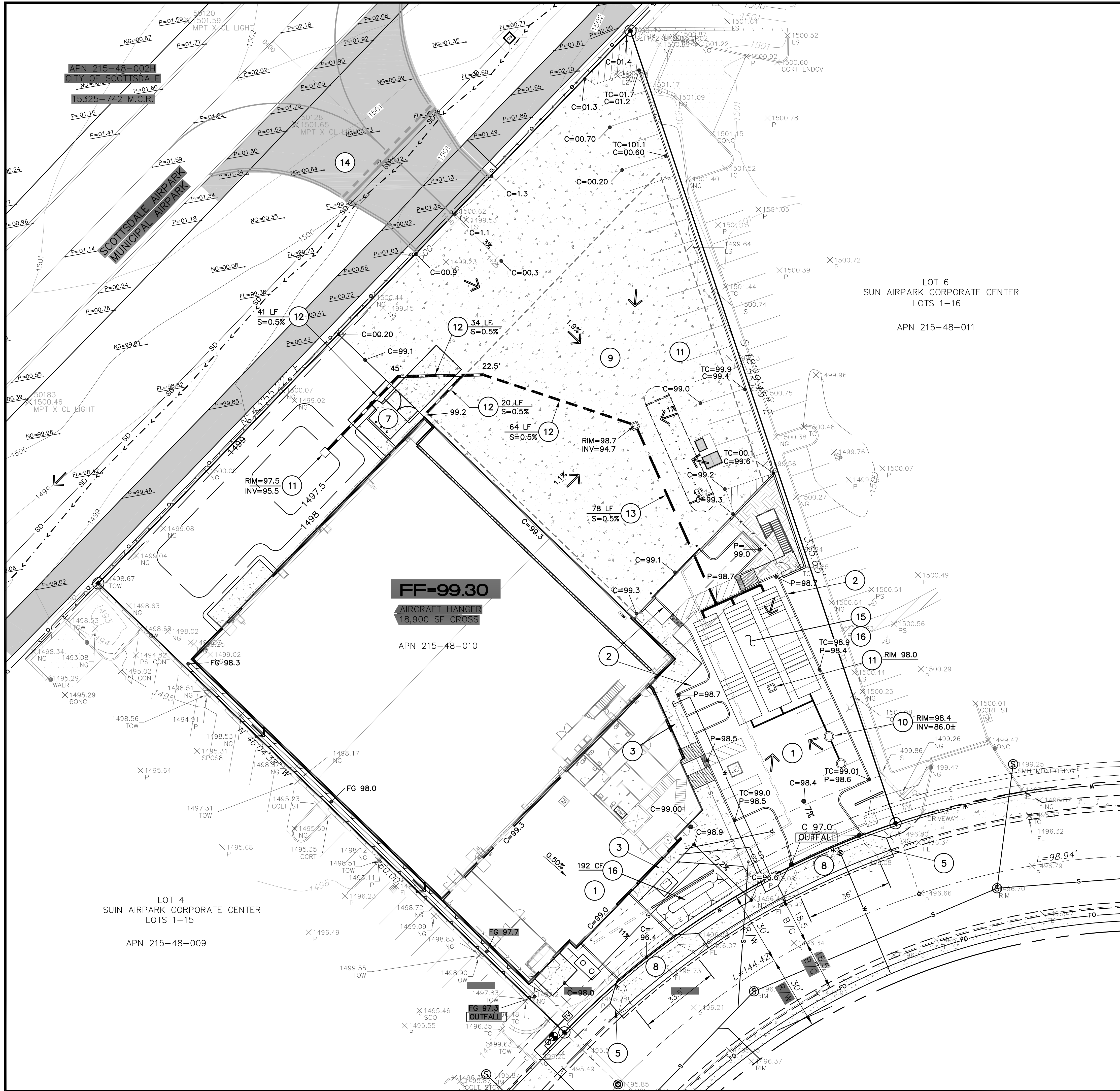
PRELIMINARY GRADING AND DRAINAGE PLAN



DRAWING	SPECIFICS
PROJECT:	2010
DATE:	1/25/22
SCALE:	N/A
DRAWN BY:	STAFF
DESIGNED BY:	JDJ
CHECKED BY:	JDJ

SHEET





LEGEND

---	BOUNDARY LINE	⦿	FIRE HYDRANT
---	CENTER LINE OR MONUMENT LINE	⦿	HANDICAPPED SPACE
---	CONCRETE SURFACE	⦿	LIGHT POLE
VC&G	VERTICAL CURB & GUTTER	⦿	SEWER MANHOLE
D/W	INDICATES DRIVEWAY (MEANS OF ACCESS)	⦿	STREET SIGN
---	WALL	⦿	TELECOMMUNICATIONS RISER
X	FENCE	⦿	CABLE TELEVISION RISER
X-X	GATE	⦿	WATER METER
E	UNDERGROUND ELECTRIC LINE	⦿	WATER VALVE
S	SEWER LINE	FL	FLOW LINE
T	UNDERGROUND TELECOMMUNICATIONS LINE	TC	TOP OF CURB
W	UNDERGROUND WATER LINE	NG	NATURAL GROUND
⦿	SPRINKLER HOOK-UP (FIRE DEPARTMENT)	P	PAVEMENT
⦿	AIR CONDITIONER	C	CONCRETE
⦿	BACK FLOW PREVENTER	RIM	TOP OF RIM
⦿	DRYWELL OR CATCH BASIN	INV	INVERT ELEVATION
⦿	ELECTRIC BOX	FF	FINISHED FLOOR ELEVATION
⦿	ELECTRIC CABINET	HAG	HIGHEST ADJACENT GRADE
⦿	ELECTRIC GENERATOR		
⦿	ELECTRIC TRANSFORMER		

GRADING AND DRAINAGE NOTES

1. INSTALL NEW ASPHALTIC PAVEMENT PER GEOTECH REPORT
2. INSTALL 6" VERTICAL CURB
3. INSTALL 4" CONCRETE SIDEWALK
4. INSTALL 6" MONOLITHIC CURB
5. MATCH EXISTING IMPROVEMENTS
6. INSTALL HEADWALL PER DETAIL SHEET
7. INSTALL TRASH RECEPTACLE PER COS STD DETAIL
8. INSTALL DRIVEWAY PER COS STD DETAIL
9. INSTALL CONCRETE SLAB PER GEOTECH REPORT
10. INSTALL MAXWELL PLUS DRYWELL
11. INSTALL CATCH BASIN PER MAG STD 535
12. INSTALL 12" STORM DRAIN PIPE
13. INSTALL 15" STORM DRAIN PIPE
14. INSTALL PAVEMENT SECTION FOR ACCESS TO TAXIWAY BRAVO.
15. INSTALL 10' DIAMETER CMP PIPES FOR STORAGE
16. FUTURE DRAINAGE EASEMENT

RETENTION CALCULATIONS

THIS PROJECT IS REQUIRED TO RETAIN THE 100 YEAR 2 HOUR STORM EVENT VOLUME

VOLUME REQUIRED

$$V = C(P/12)A \quad C=0.86 \quad P=2.32" \quad A = 64,708 \text{ SF}$$
$$\text{VOL REQ} = 10,759 \text{ CF}$$

VOLUME PROVIDED BY 10' DIAMETER CMP PIPES (AREA = 78.5 SF/LF)

$$135 \text{ LF OF } 10" \text{ DIA. PIPE} = 10,598 \text{ CF}$$
$$\text{FRONT BASIN} = 192 \text{ CF}$$
$$\text{TOTAL VOL PROV.} = 10,790 \text{ CF}$$

UNDERGROUND STORAGE NOTES

1. PROJECT IS LOCATED WITHIN A COMMERCIAL AREA
2. THE PROPERTY OWNER SHALL PROVIDED THE CITY WITH ASSURANCE THAT THE SYSTEM WILL BE MAINTAINED TO CONTINUE TO FUNCTION AS DESIGNED.
3. THE STORAGE SYSTEM IS LOCATED IN AN OPEN AND ACCESSIBLE LOCATION ALLOWING FUTURE MAINTENANCE AND REPLACEMENT AS REQUIRED
4. A PUBLIC DRAINAGE EASMENT SHALL BE DEDICATED FOR STORMWATER STORAGE AREAS
5. ACCEPTED ON-SITE RUNOFF SHALL NOT CONTAIN BIO-HAZARDOUS CHEMICALS.
6. A MAXWELL PLUS SYSTEM SHALL BE INSTALLED FOR FURTHER PROTECTION AGAINST THE INTRODUCTION OF OILS AND HAZARDOUS CHEMICALS INTO THE UNDERGROUND WATER TABLE.
7. OVERFLOW CONDITIONS (IN EXCESS OF THE 100 YR. 2 HR. FLOOD EVENT) WILL EXIT UNTO THE TAXIWAY AREA OF THE SCOTTSDALE AIRPORT WHICH HAS BEEN DESIGNED TO CONVEY, RETAIN AND DETAIN SAID RUNOFF WITHOUT CAUSING UNDUE INTERUPTION OF AIR AND GROUND OPERATIONS WITHIN THE AIRPORT.



FALCON NEST  
SCOTTSDALE MUNICIPAL AIRPARK  
PRELIMINARY GRADING AND DRAINAGE PLAN



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