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EXHIBIT 1 Vicinity Map

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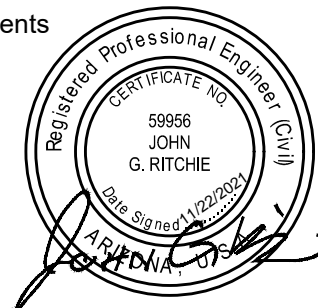
EXHIBIT 3 One Scottsdale Regional Detention Areas Exhibit

EXHIBIT 4 StreetLights Residential Drainage Exhibit

EXHIBIT 5 One Scottsdale East Regional Drainage Corridor Improvements

EXHIBIT 6 One Scottsdale South Drainage Basin Improvements

EXHIBIT 7 One Scottsdale Preliminary Grading & Drainage Plan



EXPIRES 6-30-24

1.0 INTRODUCTION

The proposed One Scottsdale (StreetLights Residential) (Site) consists of proposed multi-family residential building with associated parking, landscape and hardscape open space. The approximate 5.69-acre Site is located within Section 26, Township 4 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. More specifically, the Site is located within Planning Unit II (PU II) of the One Scottsdale master plan development, near the southeast corner of Scottsdale Road and Legacy Boulevard in Scottsdale, Arizona. The Site is bound by Legacy Boulevard to the north, undeveloped state land to the east, undeveloped private land to the south, and a proposed private roadway to the west. Refer to Exhibit 1 – *Vicinity Map* for the location.

In conjunction with the proposed StreetLights Residential Improvements, offsite roadway, drainage, and utility infrastructure is also anticipated to be constructed. Analysis for this infrastructure will be provided in previously approved Master Reports and information submitted with the Preliminary Plat submittal.

This Preliminary Drainage Report is prepared for Streetlights Creative Studio, LLC and submitted to the City of Scottsdale in support of the project's preliminary grading and drainage submittal. This Report has been prepared in accordance with Wood, Patel & Associates, Inc.'s (WOODPATEL's) understanding of the City of Scottsdale's technical requirements for stormwater drainage and collection systems (Ref. 1, 3).

2.0 EXISTING DRAINAGE CONDITIONS

2.1 Onsite Drainage

The Site is currently an undeveloped portion of the phased, 120-acre One Scottsdale master planned development. The existing topography of the Site generally slopes from north to south with an approximate elevation change of 8 feet. There are existing dirt stockpiles onsite that will be removed as part of the proposed construction. The additional dirt will be utilized for proposed improvements or moved to undeveloped portions of the site for future use.

2.2 Offsite Drainage

Two (2) existing 54-inch RGRCP storm drain pipes and an existing swale, that were constructed with the previous TDS improvements, go through the Site along the eastern property boundary. This existing stormwater infrastructure is part of the regional stormwater system that was constructed for the One Scottsdale master plan development. The existing storm drain pipes ultimately outfall to the regional detention basin to the south. The existing swale outfalls at the southeast corner of PU II and flows beneath the State Route 101 Freeway through an existing box culvert. See Exhibit 5 – *One Scottsdale East Regional Drainage Corridor Improvements*.

Per comments from the City of Scottsdale, ADMS maps indicate that offsite flows could potentially impact the site from Legacy Boulevard via drainage improvements north of Legacy. The ADMS findings are currently under further evaluation to more accurately determine whether offsite flows will need to be accounted for. Per existing contours east and west of the Site, stormwater runoff is anticipated to flow from north to south and will not impact the Site.

Per the *One Scottsdale Master Drainage Plan* (Ref. 4) approximately 219 cfs of stormwater runoff from a portion of Planning Unit III (PU III) and Legacy Boulevard to the north will pass through the Site via the existing 54-inch storm drain pipes.

A regional detention basin for the One Scottsdale master plan development is located north of the State Route 101 Freeway, south of the Site. This regional detention basin consists of both surface and underground detention systems that ultimately bleed off into Arizona Department of Transportation (ADOT) culverts #'s 4, 5 and 6. Per, the *One Scottsdale Master Drainage Plan* (Ref. 4) this detention basin has capacity for the 100-year, 6-hour post development flows for a portion of the One Scottsdale master plan development. Refer to Exhibit 3 – *One Scottsdale Regional Detention Areas Exhibit* for drainage area.

2.3 FEMA Floodplain

The Federal Emergency Management Agency (FEMA) has published Flood Insurance Rate Maps for Maricopa County and Incorporated Areas. The Site is located within "Other Areas of Flood Hazard" Zone "X" shaded per Flood Insurance Rate Map (FIRM) Panel 1320 of 4425, Map Number 04013C1320L, dated October 16, 2013. Refer to Exhibit 2 - *FEMA FIRM Exhibit*.

"Other Flood Areas" Zone "X" shaded is defined by FEMA as follows:

"Area of 0.2% annual chance flood hazard; areas of 1% annual chance flood with average depths less than 1 foot or with drainage areas of less than 1 square mile".

3.0 PROPOSED DRAINAGE PLAN

3.1 Drainage Conditions

Onsite grades will direct stormwater runoff away from the building to the adjacent private drive and/or directly into catch basins. Area drains will be located at the Site's concentration points to capture onsite surface runoff. A proposed private storm drain system will convey stormwater to the existing 54-inch regional storm pipes to the east. Refer to Exhibit 7 – *One Scottsdale Preliminary Grading & Drainage Plan*.

3.2 Lowest Floor Elevation

The proposed building will have two (2) floor elevations. The northern portion of the building will have a finished floor elevation of 1636, while the remainder of the building will have a finished floor elevation of 1633. The proposed finished floors are designed as an engineer sump and are lower than the adjacent curb elevation on Legacy Boulevard of 1638.4. However, stormwater flows will be directed away from the proposed building to prevent inundation. Additionally, the finished floors are at least 3-feet above the Site outfall of 1628.

3.3 Retention and Dissipation

Per coordination with the City of Scottsdale, the project Site will be required to provide sufficient retention or treatment of the first flush storm event. The *One Scottsdale Master Drainage Plan* (Ref. 4) states that retention for the Site will be provided by the regional detention basin to the South. This basin was originally designed to detain the post-development flows of the 100-year, 6-hour storm for a portion of the One Scottsdale master plan development. This basin is anticipated to sufficiently meet the first flush requirements for the Site.

In accordance with the current *City of Scottsdale's Design Standards and Policies Manual*, the following required detention volume equation was used for this project with a precipitation depth of 1.0 inches for a first flush storm event:

$$\text{Vol}_{\text{req}} = \frac{P}{12} \times A \times C$$

$$P = 1\text{-inch}$$

$$A = \text{Total Area (acres)}$$

$$C = 1.0$$

Per Exhibit 6 – *One Scottsdale South Basin Improvements*, the detention basin has a capacity of 8.00 acre-feet. The first flush storm volume for the full contributing area from the One Scottsdale master plan development is 3.64 acre-feet. The regional detention basin will ultimately bleed off via ADOT culverts 4, 5 and 6 per the *One Scottsdale Master Drainage Plan* (Ref. 4).

3.4 Ongoing Maintenance

Ongoing maintenance of the designed and recommended drainage systems is required to preserve the system's integrity. Failure to provide maintenance can prevent the drainage system from performing its intended design purpose and can result in reduced performance. Maintenance within the public right-of-way is the responsibility of the governing municipality. The property owner shall be solely responsible for the operation and maintenance of facilities on private property and within drainage easements, including private streets.

4.0 DATA ANALYSIS

4.1 Hydrologic Analysis

The drainage improvements will be developed consistent with Chapter 4 of the City of Scottsdale's Design Standards and Policies Manual, 2018. The Rational Method was used to quantify peak discharge values for on-site concentration points for the full buildout scenario during the first flush storm event. Weighted "C" coefficients will be referenced from Chapter 4 of the City of Scottsdale's Design Standards and Policies Manual, 2018. Refer to Appendix A for rational calculation printouts and Exhibit 4 for drainage basin tributary areas and concentration point locations.

5.0 SPECIAL CONDITIONS

Currently, there are no washes with 100-year flows greater than 50 cfs traversing the Site. Also, there are no designated Section 404 washes within the Site. Therefore, a Section 404 permit is not required for development.

6.0 CONCLUSIONS

Based on our analysis of the Site, the following conclusions can be made:

1. The proposed drainage infrastructure will be designed in accordance with the *City of Scottsdale's Design Standards & Policies Manual, 2018*.
2. The proposed Site lies within a FEMA-designated "Other Flood Areas" Zone "X" shaded. Per the FEMA map (Panel 1320), the FIRM information is as follows: "*0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flow with average depth less than one foot or with drainage areas of less than one square mile*".
3. The current ADMS study is currently being further evaluated to determine whether offsite flows from Legacy Boulevard impact the project site. Approximately 219 cfs of stormwater runoff from the north will pass through the Site via the existing 54-inch storm drain pipes.
4. The proposed building is in an engineered sump with the finished floors for the building (1636 & 1633) being lower than the adjacent curb elevation of 1638.4. However, stormwater flows are directed away from the building to prevent inundation and the finished floor elevations are a minimum of 3-feet higher than the Site outfall of 1630.
5. Per coordination with the City of Scottsdale, the project is required to detain the first flush runoff for the Site. Based on this analysis, the existing regional detention basin has sufficient capacity to detain the first flush runoff for the full contributing area from the One Scottsdale master plan development.
6. The property owner shall perform ongoing maintenance of the onsite stormwater system.

7.0 REFERENCES

1. *Drainage Design Manual, Hydrology, Edition 4*, Flood Control District of Maricopa County, December 14, 2018.
2. *Drainage Design Manual, Hydraulic, Edition 4*, Flood Control District of Maricopa County, December 14, 2018.
3. *Design Standards and Policies Manual, Chapter 4: Grading and Drainage*, City of Scottsdale, January 2018
4. *One Scottsdale Master Drainage Plan*, Wood, Patel & Associates, Inc., Revised June 20, 2013.

APPENDIX A – HYDROLOGY CALCULATIONS

**RETENTION BASIN VOLUMES
FIRST FLUSH VOLUME**

Project One Scottsdale - Streetlights Residential
Location Scottsdale AZ
Project Number 215234
Project Engineer John G. Ritchie, P.E.

Rainfall Depth "P" = 0.50 inches

Drainage Subbasin ID	Drainage Area "A" (Acres)	100 YR Runoff Coefficient "C"	A*C	Required Retention (AF)
PU II	57.87	1.00	57.87	2.41
PU III	29.47	1.00	29.47	1.23
TOTAL	87.34			3.64

Calculated Values

Required Retention = $V_{required} = (P/12) * C * A$

**COMPOSITE WEIGHTED
"C" FACTOR
CALCULATIONS
100 YEAR**

Project One Scottsdale - Streetlights Residential
Location Scottsdale AZ
Project Number 215234
Project Engineer John G. Ritchie, P.E.

Drainage Subbasin ID	Area	Paved Streets, Parking Lots, Roofs, Driveways		Lawns, Golf Courses, & Parks (grassed areas)		100 YR Runoff Coefficient
		(Acres)	%	"C"	%	
(Description/ID)						
A-1	0.14	92.3	0.95	7.7	0.30	0.90
A-2	0.01	100	0.95	0	0.30	0.95
A-3	0.28	85	0.95	15	0.30	0.85
A-4	0.23	90	0.95	10	0.30	0.89
A-5	0.18	65.2	0.95	34.8	0.30	0.72
A-6	0.16	75.4	0.95	24.6	0.30	0.79
A-7	0.11	95	0.95	5	0.30	0.92
A-8	0.13	78.3	0.95	21.7	0.30	0.81
A-9	0.26	83	0.95	17	0.30	0.84
A-10	0.08	65	0.95	35	0.30	0.72
A-11	0.14	65	0.95	35	0.30	0.72
A-12	0.08	60	0.95	40	0.30	0.72
ROOF-A	0.27	100	0.95	0	0.30	0.95
ROOF-B	0.57	100	0.95	0	0.30	0.95
ROOF-C	0.35	100	0.95	0	0.30	0.95
ROOF-D	0.76	100	0.95	0	0.30	0.95
ROOF-E	0.53	100	0.95	0	0.30	0.95
GARAGE	0.91	100	0.95	0	0.30	0.95



RATIONAL METHOD SUMMARY
100 YEAR, 10 YEAR, 2 YEAR

Project One Scottsdale - Streetlights Residential
Location Scottsdale AZ
Project Number 215234
Project Engineer John G. Ritchie, P.E.

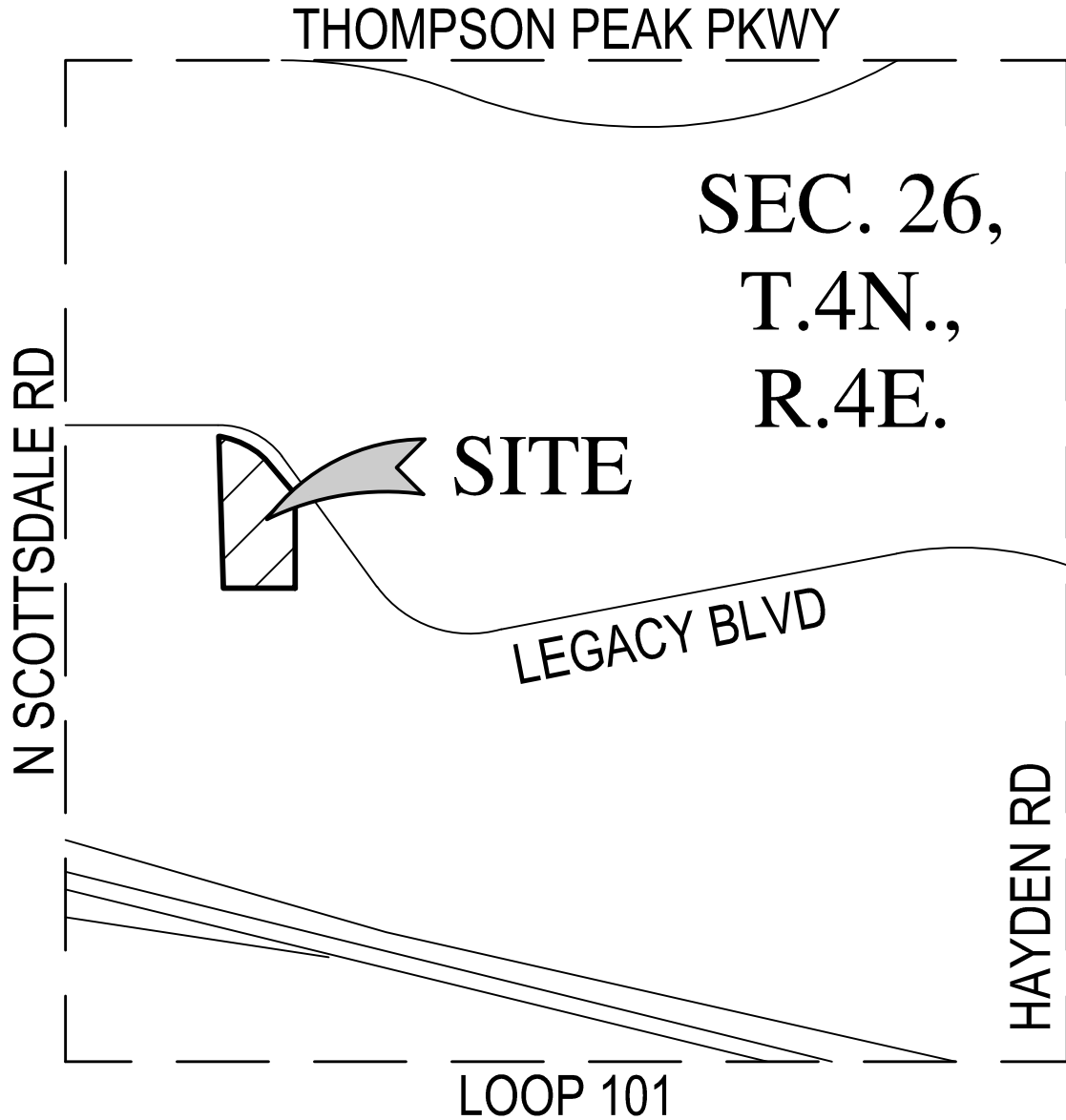
ON-SITE WATERSHEDS

Drainage Subbasin ID	Longest Watercourse 'L' (ft)	Longest Watercourse 'L' (mi)	Drainage Area 'A' (sf)	Drainage Area 'A' (Acres)	'K _b ' Type ¹	Watershed Resistance Coefficient 'K _b '	Top Elevation	Bottom Elevation	Basin Slope 'S' (ft/mi)	100 YEAR				10 YEAR				2 YEAR			
										Calculated Q100 'Tc' (See Note 2) (min)	100 YEAR Intensity 'i' (in/hr)	100 YR Runoff Coefficient 'C'	Q100 Flow (cfs)	Calculated Q10 'Tc' (See Note 2) (min)	10 YEAR Intensity 'i' (in/hr)	10 YR Runoff Coefficient 'C'	Q10 Flow (cfs)	Calculated Q2 'Tc' (See Note 2) (min)	2 YEAR Intensity 'i' (in/hr)	2 YR Runoff Coefficient 'C'	Q2 Flow (cfs)
A-1	87	0.016	6,171	0.14	A	0.0453	1636.8	1634.0	166.9	5.0	7.86	0.90	1.0	5.0	5.00	0.78	0.6	5.0	3.10	0.72	0.3
A-2	37	0.007	362	0.01	A	0.0530	1638.5	1635.5	431.0	5.0	7.86	0.95	0.1	5.0	5.00	0.83	0.0	5.0	3.10	0.76	0.0
A-3	213	0.040	12,184	0.28	A	0.0435	1632.9	1015.0	15318.6	5.0	7.86	0.85	1.9	5.0	5.00	0.74	1.0	5.0	3.10	0.68	0.6
A-4	117	0.022	9,976	0.23	A	0.0440	1636.0	1632.3	167.4	5.0	7.86	0.89	1.6	5.0	5.00	0.77	0.9	5.0	3.10	0.71	0.5
A-5	176	0.033	7,808	0.18	A	0.0447	1636.8	1631.7	152.8	5.0	7.86	0.72	1.0	5.0	5.00	0.63	0.6	5.0	3.10	0.58	0.3
A-6	54	0.010	6,773	0.16	A	0.0451	1636.0	1632.3	362.8	5.0	7.86	0.79	1.0	5.0	5.00	0.69	0.5	5.0	3.10	0.63	0.3
A-7	14	0.003	4,956	0.11	A	0.0459	1633.0	1632.5	207.9	5.0	7.86	0.92	0.8	5.0	5.00	0.80	0.5	5.0	3.10	0.73	0.3
A-8	38	0.007	5,505	0.13	A	0.0456	1633.0	1632.7	45.1	5.0	7.86	0.95	0.9	5.0	5.00	0.83	0.5	5.0	3.10	0.76	0.3
A-9	157	0.030	11,221	0.26	A	0.0437	1632.9	1630.8	70.8	5.0	7.86	0.84	1.7	5.0	5.00	0.73	0.9	5.0	3.10	0.67	0.5
A-10	89	0.017	3,554	0.08	A	0.0468	1630.5	1629.2	77.3	5.0	7.86	0.72	0.5	5.0	5.00	0.63	0.3	5.0	3.10	0.58	0.1
A-11	163	0.031	6,260	0.14	A	0.0453	1631.0	1627.9	100.4	5.0	7.86	0.95	1.1	5.0	5.00	0.83	0.6	5.0	3.10	0.76	0.3
A-12	75	0.014	3,525	0.08	A	0.0468	1632.5	1631.7	57.7	5.0	7.86	0.00	0.0	5.0	5.00	0.00	0.0	5.0	3.10	0.00	0.0
ROOF-A	--	--	11,841	0.27	A	0.0435	--	--	-	5.0	7.86	0.00	0.0	5.0	5.00	0.00	0.0	5.0	3.10	0.00	0.0
ROOF-B	--	--	24,633	0.57	A	0.0415	--	--	-	5.0	7.86	0.00	0.0	5.0	5.00	0.00	0.0	5.0	3.10	0.00	0.0
ROOF-C	--	--	15,053	0.35	A	0.0429	--	--	-	5.0	7.86	0.00	0.0	5.0	5.00	0.00	0.0	5.0	3.10	0.00	0.0
ROOF-D	--	--	33,255	0.76	A	0.0407	--	--	-	5.0	7.86	0.00	0.0	5.0	5.00	0.00	0.0	5.0	3.10	0.00	0.0
ROOF-E	--	--	23,097	0.53	A	0.0417	--	--	-	5.0	7.86	0.00	0.0	5.0	5.00	0.00	0.0	5.0	3.10	0.00	0.0
GARAGE	--	--	39,590	0.91	A	0.0403	--	--	-	5.0	7.86	0.00	0.0	5.0	5.00	0.00	0.0	5.0	3.10	0.00	0.0

Notes

1. Per Drainage Design Manual for Maricopa County, Vol. I, Hydrology (2018), Table 3.1: Equation for Estimating K_b in the T_c Equation
2. Minimum T_c is 5 minutes.

EXHIBIT 1 – VICINITY MAP



VICINITY MAP

N.T.S.

**NOT
FOR
CONSTRUCTION
OR RECORDING**



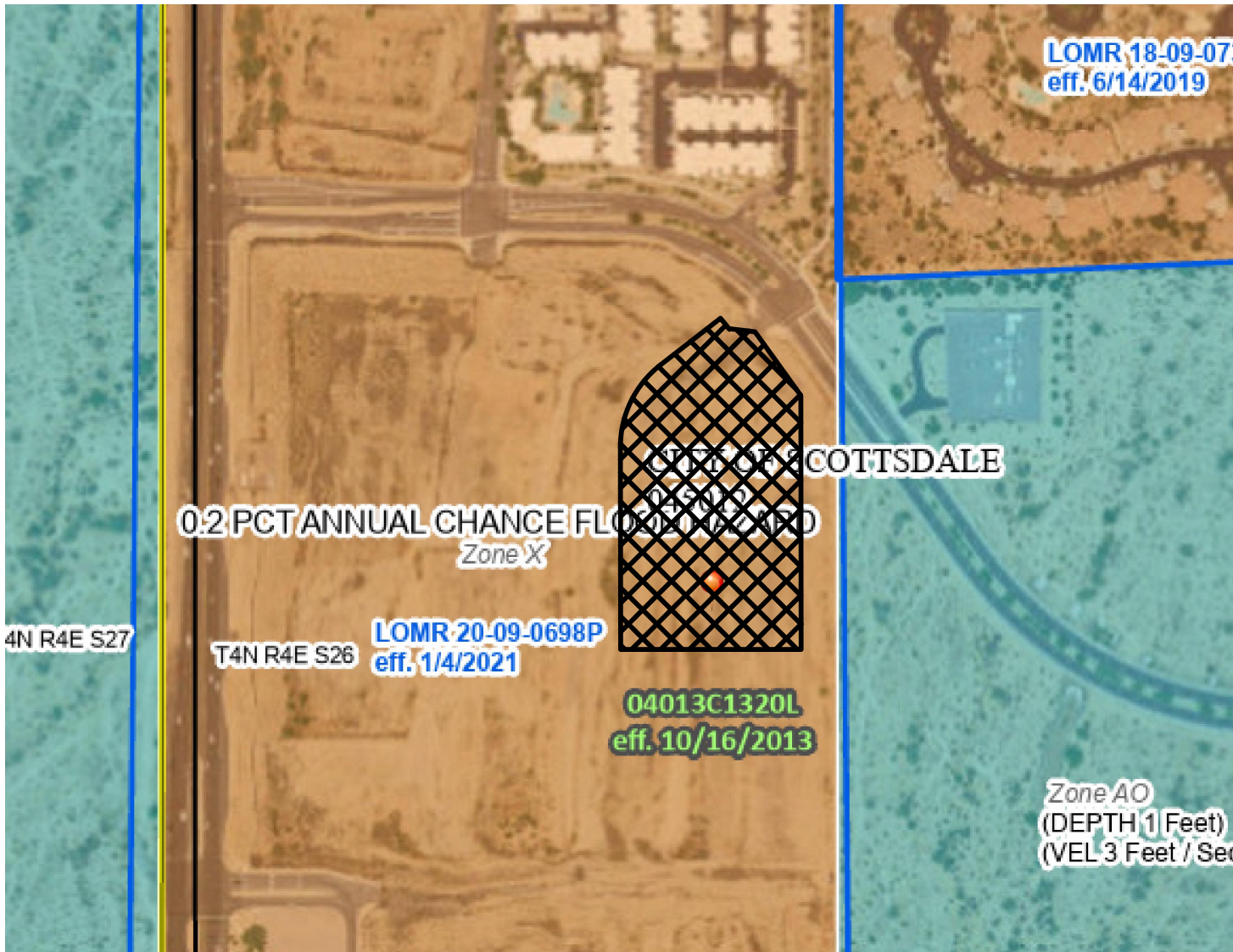
ONE SCOTTSDALE - STREETLIGHTS RESIDENTIAL

**EXHIBIT 1
VICINITY MAP**

DATE	06/16/2021	SCALE	N/A	SHEET	1 OF 1
JOB NO.	215234	DESIGN	ZNR	CHECK	JGR
		DRAWN	JRS	RFI #	N/A

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EXHIBIT 2 – FEMA FIRM EXHIBIT



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D
- NO SCREEN Area of Minimal Flood Hazard Zone X

OTHER AREAS

- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below.

PROJECT AREA

NOT FOR CONSTRUCTION OR RECORDING



ONE SCOTTSDALE - STREETLIGHTS RESIDENTIAL

**EXHIBIT 2
FEMA FIRM**

DATE	06/16/2021	SCALE	N/A	SHEET	1 OF 1
JOB NO.	215234	DESIGN	ZNR	DRAWN	ZNR

EXHIBIT 3 – ONE SCOTTSDALE REGIONAL DETENTION AREAS EXHIBIT

THOMPSON PEAK PARKWAY

SCOTTSDALE ROAD

LEGACY BOULEVARD

SCOTTSDALE ROAD

PU III

PU II

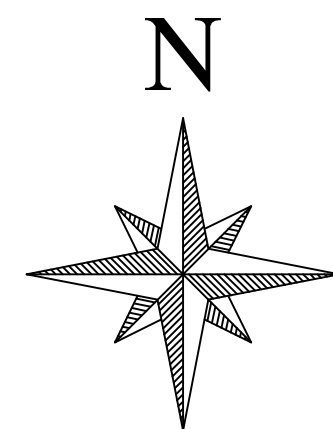
SITE

Q_{avg}=219CFS

2 - EX. 54" STORM DRAIN PIPES

EX. SWALE

REGIONAL DETENTION BASIN
V_p = 8.0 AC-FT
V_R (FIRST FLUSH) = 3.64 AC-FT



0 75 150
Horz. 1 in. = 150 ft.

LEGEND

PU X

DETENTION SUBBASIN



DETENTION AREA



ONSITE DRAINAGE AREA



PROPERTY BOUNDARY

**NOT
FOR
CONSTRUCTION
OR RECORDING**



ONE SCOTTSDALE - PLANNING UNIT II

**ONE SCOTTSDALE
REGIONAL DETENTION AREAS EXHIBIT**

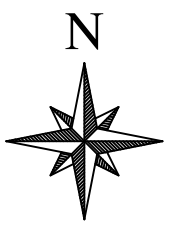
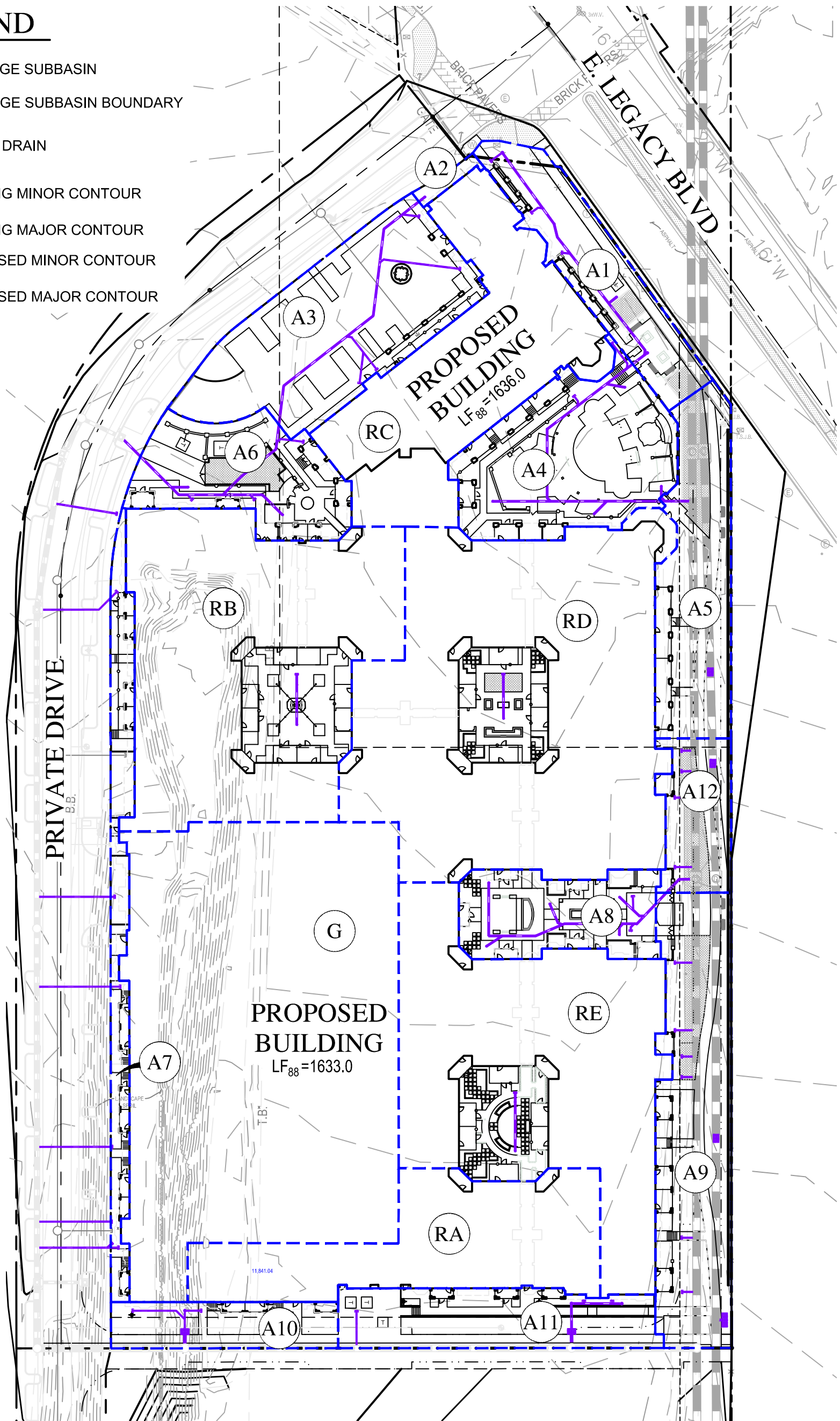
DATE 10-08-2021 SCALE 1" = 150' SHEET 1 OF 1
JOB NO. 215234 DESIGN ZNR DRAWN ZNR

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EXHIBIT 4 – STREETLIGHTS RESIDENTIAL DRAINAGE EXHIBIT

LEGEND

- A1 DRAINAGE SUBBASIN
- DRAINAGE SUBBASIN BOUNDARY
- STORM DRAIN
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR



0 30 60
 Horz. 1 in. = 60 ft.

**NOT
 FOR
 CONSTRUCTION
 OR RECORDING**



ONE SCOTTSDALE - STEETLIGHTS RESIDENTIAL

**STEETLIGHTS RESIDENTIAL
 DRAINAGE EXHIBIT**

DATE	11-22-21	SCALE	1" = 60'	SHEET	1 OF 1
JOB NO.	215234	DESIGN	ZNR	DRAWN	ZNR

EXHIBIT 5 – ONE SCOTTSDALE EAST REGIONAL DRAINAGE CORRIDOR IMPROVEMENTS

THOMPSON PEAK PARKWAY

SHEET 7

ONE SCOTTSDALE
PLANNING UNIT III

SHEET 6

CENTER DRIVE

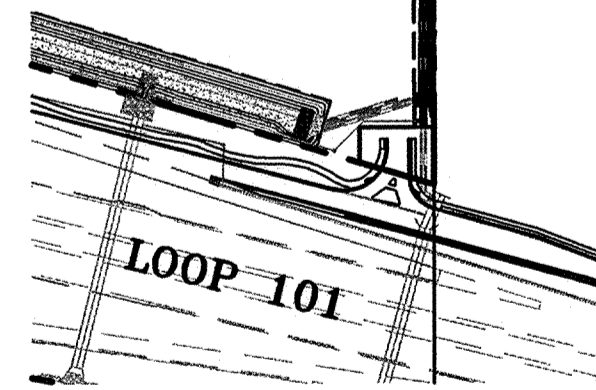
SHEET 5&8

INDEX MAP

SHEET 4&8

ONE SCOTTSDALE
PLANNING UNIT II

SHEET 3&8



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED RIGHT OF WAY
- ROADWAY CENTERLINE
- VERTICAL CURB & GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED INVERT ELEVATION
- TOP OF CURB ELEVATION (FROM TOPO)
- GUTTER ELEVATION (FROM TOPO)
- NATURAL GROUND ELEVATION (FROM TOPO)
- CBC
- R/W
- HW
- BOT
- INV
- SD
- TYP
- EG
- PROPOSED STAND PIPE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN AND MANHOLE
- FIRE HYDRANT
- WATER PIPE AND VALVE
- SANITARY SEWER PIPE AND MANHOLE
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- FLOWLINE
- EXISTING OFFSITE PEAK FLOW & PEAK VELOCITY (100 YEAR)
- MISCELLANEOUS UTILITIES
- EXISTING STREET LIGHT
- EXISTING TRAFFIC SIGNAL
- EXISTING SIGN

QUANTITY SUMMARY (ESTIMATED)

ITEM #	DESCRIPTION	TOTAL
1	54" RGRCP CLASS III	4042 LF
2	STORM DRAIN MANHOLE MAG 521 & 522	14 EA
3	CATCH BASIN MAG 535 TYPE "F"	2 EA
4	STORM DRAIN PIPE CONNECTION MAG 524	2 EA
5	CONCRETE DROP STRUCTURE	1 EA
6	RIP-RAP TYPE I ANGULAR	1424 CY
7	CHANNEL DROP STRUCTURE	3 EA
8	TRAIL	3829 LF
9	DIVERSION STRUCTURE	1 EA
10	48" RGRCP CLASS III	34 LF

LEGAL DESCRIPTION

THE WEST HALF OF THE WEST HALF OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 100 FEET OF THE WEST 165 FEET OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING SOUTH OF AND ADJOINING A STRAIGHT LINE DRAWN AT A RIGHT ANGLE FROM A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 26, SAID POINT BEING 2367.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 26; AND ALSO

EXCEPT THAT PORTION OF THE WEST HALF OF THE WEST HALF OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH LIES WITHIN THE PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A UNITED STATES GENERAL LAND OFFICE BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF SAID SECTION 26, NORTH 0 DEGREES 02 MINUTES 06 SECONDS WEST, 2842.06 FEET TO A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 26; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 0 DEGREES 02 MINUTES 06 SECONDS WEST 170.94 FEET TO A POINT 2467.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 26; THENCE LEAVING SAID WEST LINE, NORTH 89 DEGREES 57 MINUTES 54 SECONDS EAST 52.30 FEET TO A POINT HEREINAFTER CALLED POINT "A"; THENCE SOUTH 01 DEGREES 32 MINUTES 53 SECONDS EAST, 1238.42 FEET TO A POINT HEREINAFTER CALLED POINT "B"; THENCE NORTH 89 DEGREES 57 MINUTES 54 SECONDS EAST, 25.00 FEET TO A LINE PARALLEL WITH AND

110.00 FEET EAST OF THE WEST LINE OF SAID SECTION 26; THENCE ALONG SAID PARALLEL LINE, SOUTH 0 DEGREES 02 MINUTES 06 SECONDS EAST, 175.00 FEET; THENCE SOUTH 42 DEGREES 29 MINUTES 44 SECONDS EAST, 74.07 FEET; THENCE SOUTH 73 DEGREES 12 MINUTES 54 SECONDS EAST, 1212.44 FEET TO THE EAST LINE OF SAID WEST HALF OF THE WEST HALF; THENCE ALONG SAID EAST LINE, SOUTH 0 DEGREES 01 MINUTES 50 SECONDS EAST, 421.96 FEET; THENCE NORTH 79 DEGREES 08 MINUTES 01 SECONDS WEST, 1176.82 FEET; THENCE SOUTH 50 DEGREES 34 MINUTES 39 SECONDS WEST, 71.10 FEET TO A LINE PARALLEL WITH AND 110.00 FEET EAST OF THE WEST LINE OF SAID SECTION 26; THENCE ALONG SAID PARALLEL LINE, SOUTH 0 DEGREES 02 MINUTES 06 SECONDS EAST, 125.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 54 SECONDS WEST, 25.00 FEET TO A POINT HEREINAFTER CALLED POINT "C"; THENCE SOUTH 01 DEGREES 28 MINUTES 41 SECONDS WEST, 625.30 FEET TO THE SOUTH LINE OF SAID SECTION 26 AND TO A POINT HEREINAFTER CALLED POINT "D"; THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 58 MINUTES 35 SECONDS WEST, 68.49 FEET TO THE POINT OF BEGINNING; AND ALSO

EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26, DESCRIBED AS FOLLOWS:

COMMENCING AT A UNITED STATES GENERAL LAND OFFICE BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 26, BEING NORTH 89 DEGREES 58 MINUTES 35 SECONDS WEST 2641.00 FEET FROM A 3/4 INCH REBAR MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF SAID SECTION 26, NORTH 0 DEGREES 02 MINUTES 26 SECONDS WEST 625.01 FEET TO A POINT BEING SOUTH 0 DEGREES 02 MINUTES 26 SECONDS EAST 2015.76 FEET FROM THE MARICOPA COUNTY HIGHWAY BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 26; THENCE NORTH 89 DEGREES 57 MINUTES 34 SECONDS EAST 110.00 FEET TO THE POINT OF BEGINNING ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 101L (PIMA FREEWAY); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 89 DEGREES 57 MINUTES 54 SECONDS WEST 25.00 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 01 DEGREES 28 MINUTES 41 SECONDS WEST 50.00 FEET; THENCE NORTH 27 DEGREES 44 MINUTES 09 SECONDS EAST 56.49 FEET TO THE POINT OF BEGINNING; AND ALSO

EXCEPT A PARCEL OF LAND LYING WITHIN SAID SECTION 26, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE ALONG THE SOUTH LINE OF SAID SECTION, SOUTH 89 DEGREES 58 MINUTES 26 SECONDS EAST, A DISTANCE OF 68.49 FEET TO THE EASTERLY LINE OF PARCEL NO. 7-5398, TRACT NO. 1, AS RECORDED IN INSTRUMENT NO. 2002-0294002, AND THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE ALONG SAID EASTERLY LINE, NORTH 01 DEGREES 28 MINUTES 38 SECONDS EAST, A DISTANCE OF 625.29 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 52 SECONDS EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 08 SECONDS WEST, A DISTANCE OF 124.88 FEET; THENCE NORTH 50 DEGREES 34 MINUTES 37 SECONDS EAST, A DISTANCE OF 71.10 FEET; THENCE SOUTH 79 DEGREES 08 MINUTES 03 SECONDS EAST, A DISTANCE OF 1176.65 FEET TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 26; THENCE LEAVING SAID EASTERLY LINE ALONG SAID EAST LINE, SOUTH 00 DEGREES 02 MINUTES 11 SECONDS EAST, A DISTANCE OF 573.88 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE LEAVING SAID EAST LINE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 58 MINUTES 26 SECONDS WEST, A DISTANCE OF 1251.89 FEET TO THE POINT OF BEGINNING.

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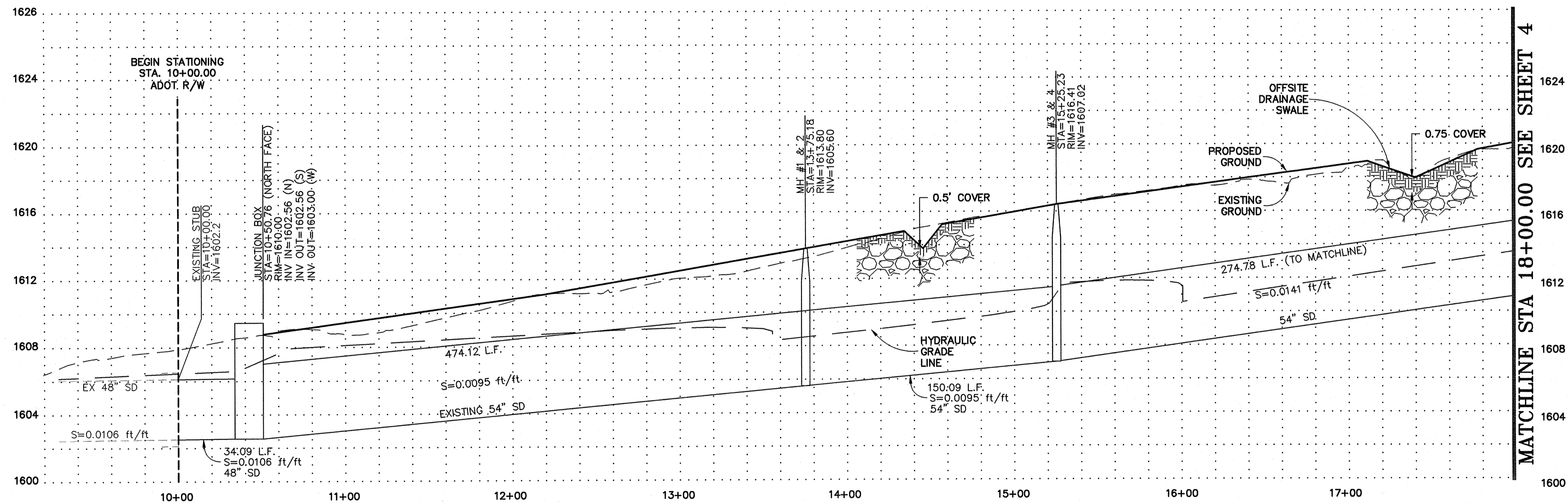
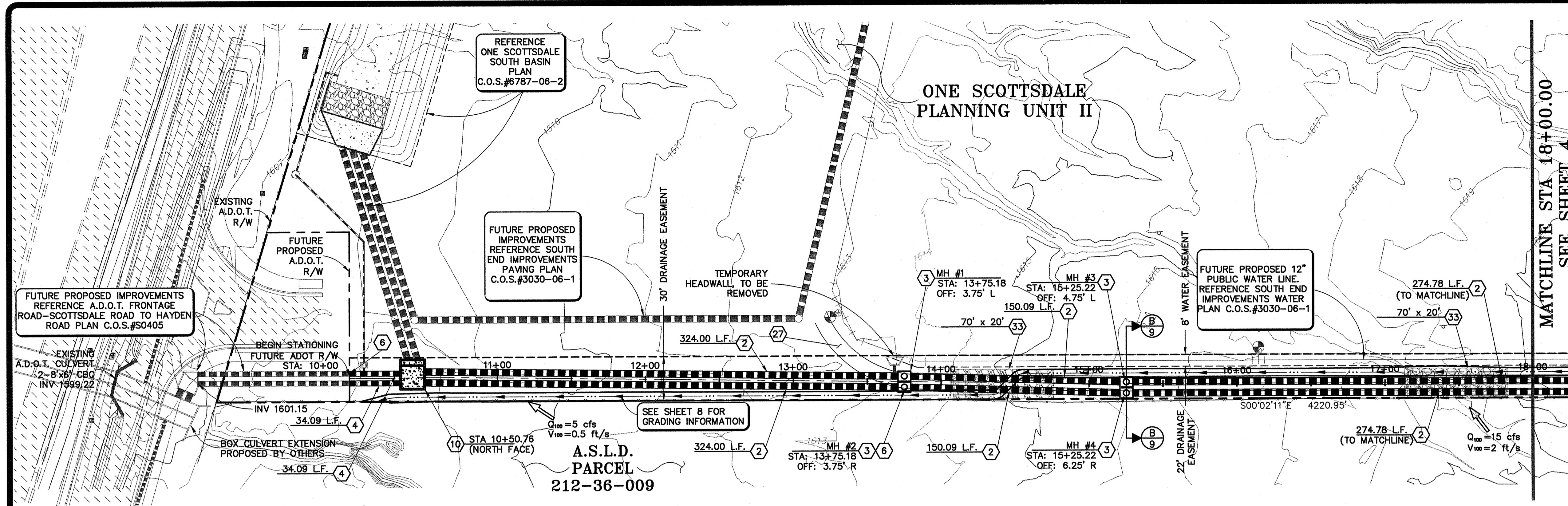
ONE SCOTTSDALE
EAST REGIONAL DRAINAGE CORRIDOR IMPROVEMENTS
SCOTTSDALE, ARIZONA



DRAWN	YLJ
CHECKED	SAA
DATE	09 AUGUST 2007
SCALE	1"=40'
JOB NO.	021584.14
SHEET	2 OF 11

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CONSTRUCTION NOTES

- (2) INSTALL 54" RGRCP CLASS III. TRENCH BEDDING AND BACKFILL PER C.O.S. STD. DET. 2201.
- (3) CONSTRUCT STORM DRAIN MANHOLE WITH WATER TIGHT LID PER MAG STD. DTL. 521 & 522. ADJUST MANHOLE RIM TO FINAL GRADE PER C.O.S. STD. DET. 2270. FILL 0.58' VOID BETWEEN MANHOLES WITH 1/2 SACK ABC SLURRY BACKFILL OR APPROVED EQUIVALENT. SEE LANDSCAPE PLAN FOR STORM DRAIN MANHOLE RIM FINISH.
- (4) INSTALL 48" RGRCP CLASS III. TRENCH BEDDING AND BACKFILL PER S.O.S. STD. DET. 2201.
- (6) REMOVE PLUG AND CONNECT TO EXISTING 48" R.G.R.C.P. FOR CONTINUATION SEE THE ADOT FRONTAGE ROAD PLAN C.O.S.#S0405. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO START OF CONSTRUCTION & REPORT ANY DISCREPANCIES TO OWNER.
- (10) CONSTRUCT CONCRETE DIVERSION STRUCTURE PER DETAILS, SHEET 11. COLOR TO BE SAN DIEGO BUFF.
- (27) MEANDERING TRAIL SHOWN FOR GENERAL INFORMATION (POTENTIAL FUTURE LOCATION) SEE LANDSCAPE PLAN FOR LOCATION AND DESIGN.
- (33) INSTALL TYPE I INDIGENOUS/NATIVE STONE BURIED RIP-RAP ($D_{50}=8"$, 2' THICK, AREA PER PLAN), REFERENCE TABLE ON SHEET 10. SEE BURIED RIP-RAP DETAIL, SHEET 9.

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DRAWN	YLJ
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JOB NO.	021584.14
SHEET	3 OF 11

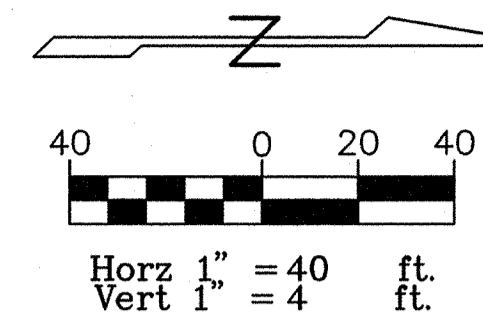
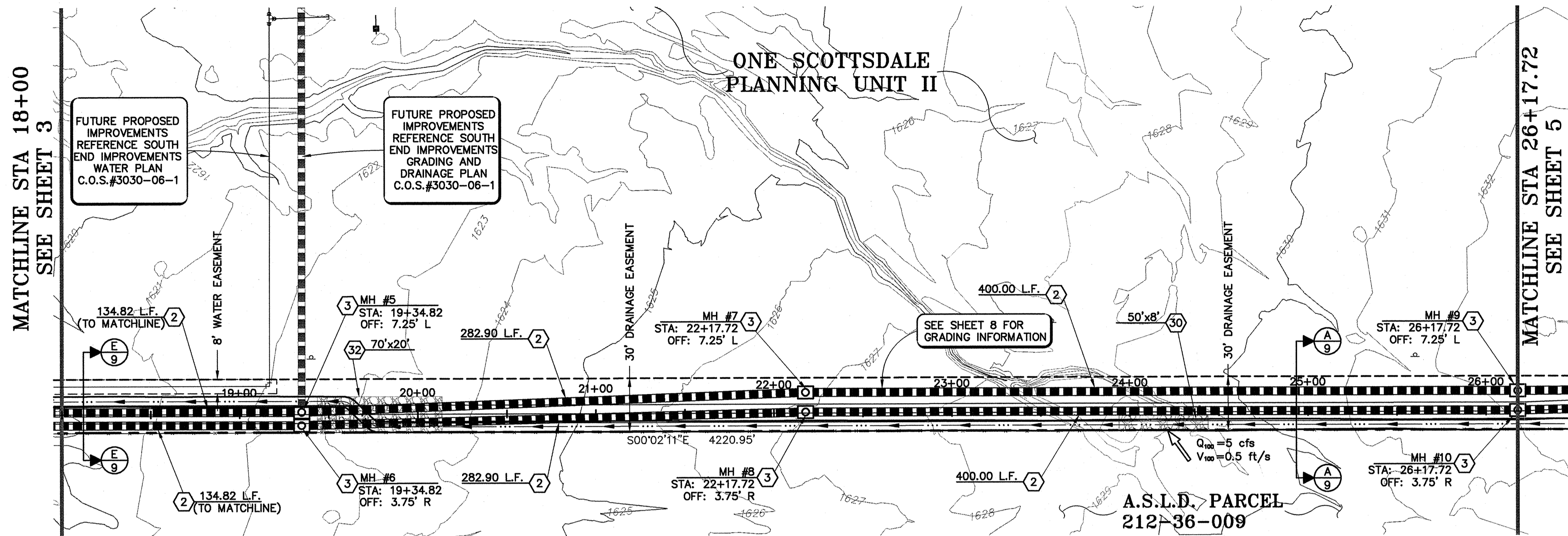


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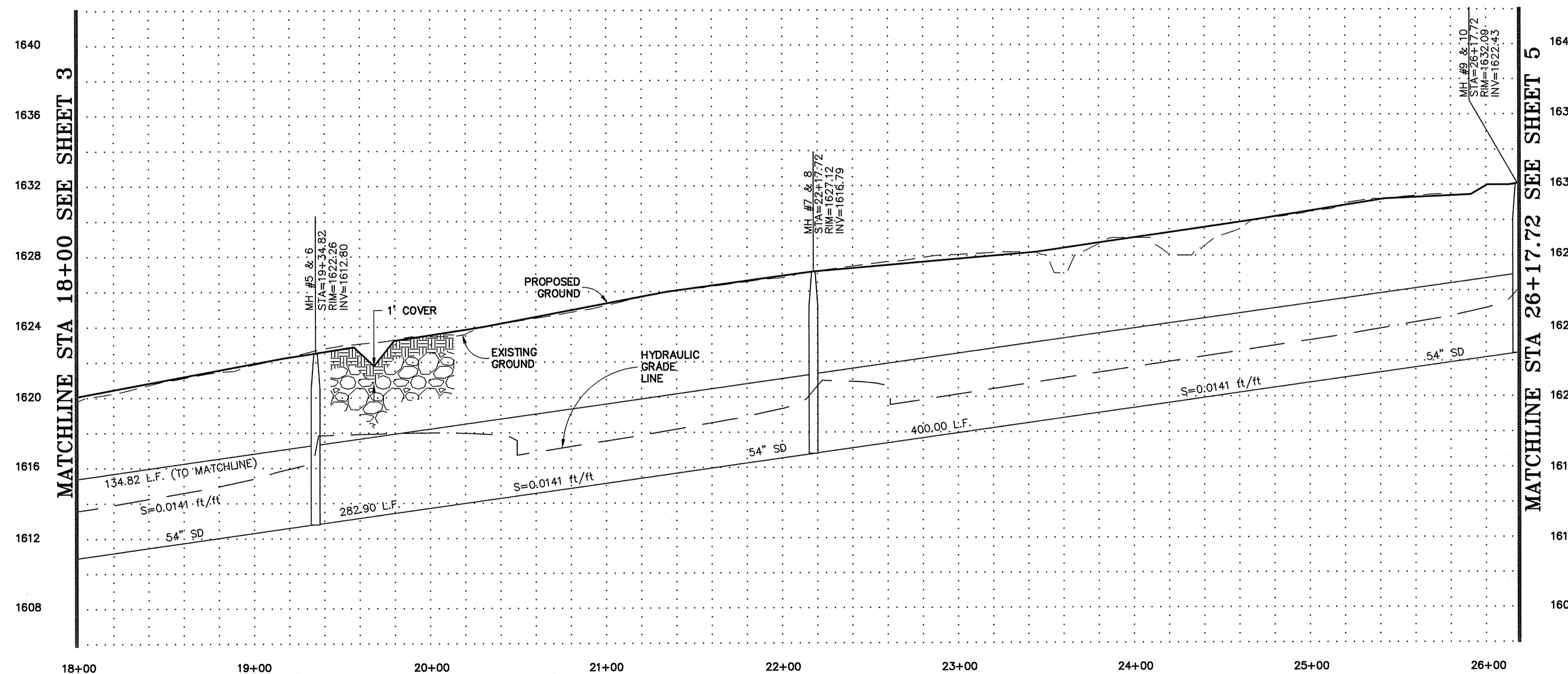
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CONSTRUCTION NOTES

- ② INSTALL 54" RGRCP CLASS III, TRENCH BEDDING AND BACKFILL PER C.O.S. STD. DET. 2201.
- ③ CONSTRUCT STORM DRAIN MANHOLE WITH WATER TIGHT LID PER MAG STD. DTL. 521 & 522. ADJUST MANHOLE RIM TO FINAL GRADE PER C.O.S. STD. DET. 2270. FILL 0.58' VOID BETWEEN MANHOLES WITH 1/2 SACK ABC SLURRY BACKFILL OR APPROVED EQUIVALENT. SEE LANDSCAPE PLAN FOR STORM DRAIN MANHOLE RIM FINISH.
- ③0 INSTALL TYPE I INDIGENOUS/NATIVE STONE BURIED RIP-RAP ($D_{50}=8"$, 3' THICK, AREA PER PLAN), REFERENCE TABLE ON SHEET 10. SEE BURIED RIP-RAP DETAIL, SHEET 9.
- ③2 INSTALL TYPE I INDIGENOUS/NATIVE STONE BURIED RIP-RAP ($D_{50}=8"$, 2.5' THICK, AREA PER PLAN), REFERENCE TABLE ON SHEET 10. SEE BURIED RIP-RAP DETAIL, SHEET 9.



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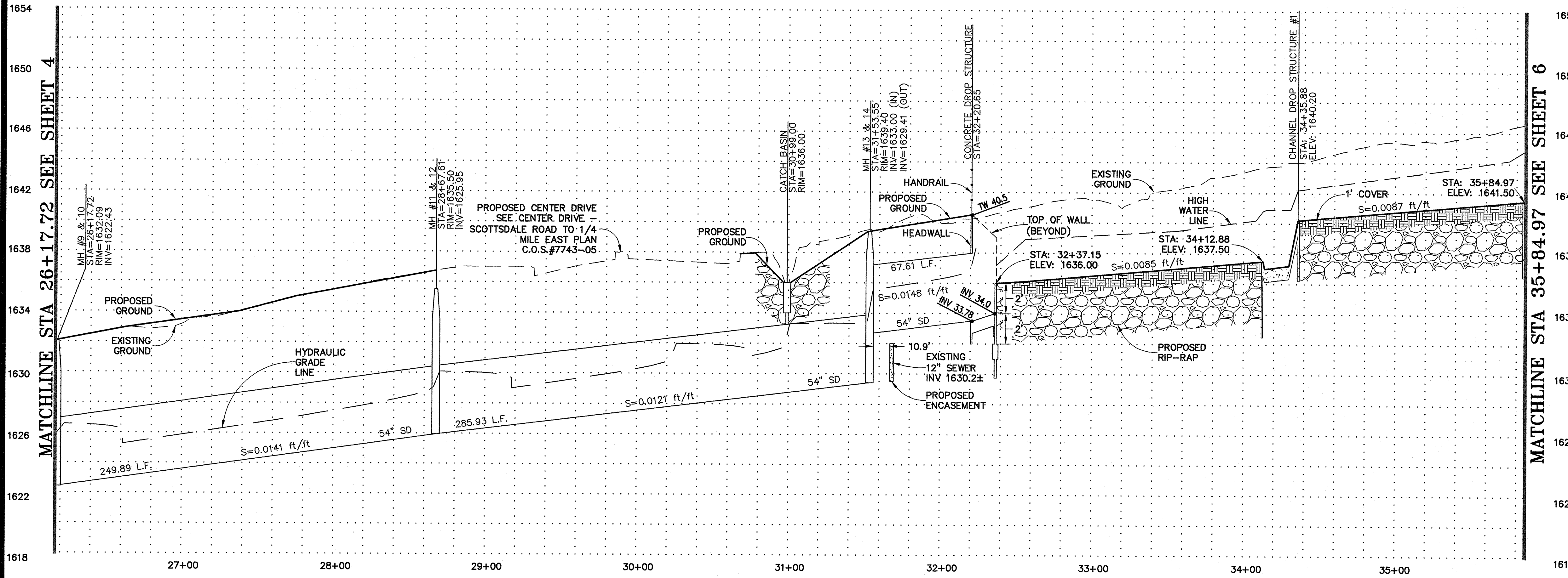
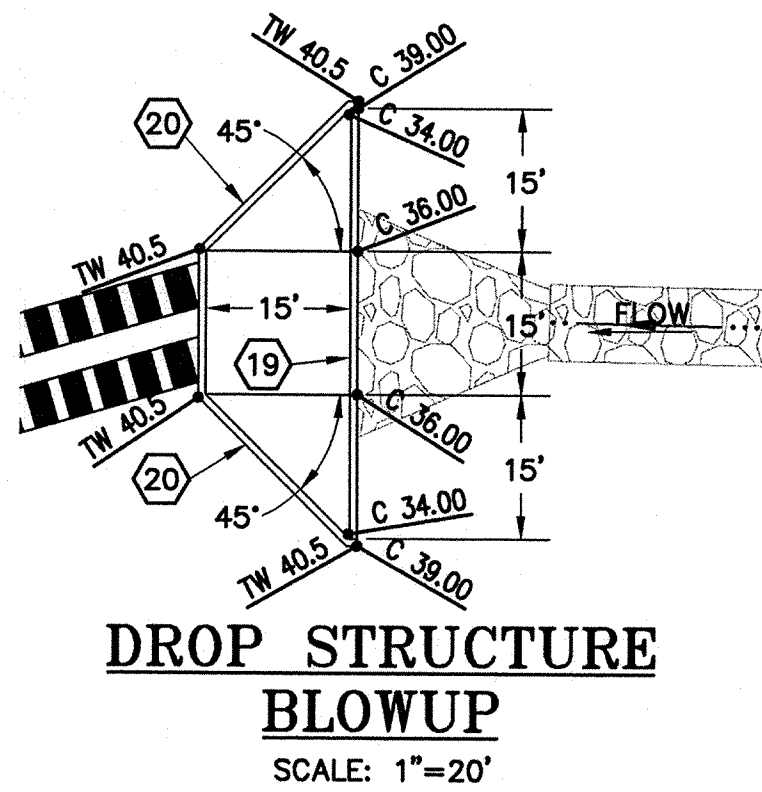
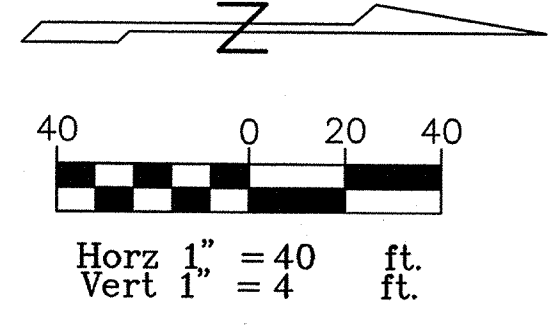
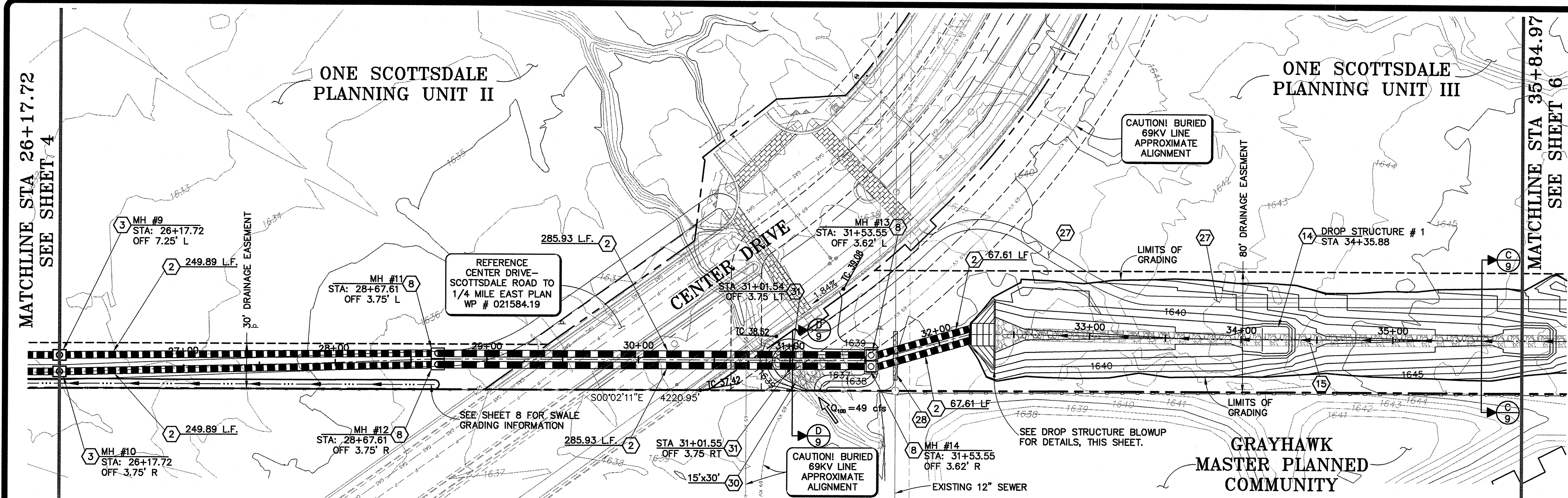


DRAWN	YLU
CHECKED	SAA
DATE	09 AUGUST 2007
SCALE	1"=40'
JOB NO.	021584.14
SHEET	4 OF 11



SA# 396-SA-2006 SA# 280-SA-2006 54-NP-2006 D.R.# 1-DR-2006 ZN# 20-ZN-2002 #2 PLAN CHECK# 6787-06-1 Q.S.# 39-45

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CONSTRUCTION NOTES

- 2) INSTALL 54" RGRCP CLASS III. TRENCH BEDDING AND BACKFILL PER C.O.S. STD. DET. 2201.
- 3) CONSTRUCT STORM DRAIN MANHOLE WITH WATER TIGHT LID PER MAG STD. DET. 521 & 522. ADJUST MANHOLE RIM TO FINAL GRADE PER C.O.S. STD. DET. 2270. FILL 0.58' VOID BETWEEN MANHOLES WITH 1/2 SACK ABC SLURRY BACKFILL OR APPROVED EQUIVALENT. SEE LANDSCAPE PLAN FOR STORM DRAIN MANHOLE RIM FINISH.
- 8) REMOVE EXISTING 18" LEACH LINE & ROCK PIT. CONSTRUCT STORM DRAIN MANHOLE WITH WATER TIGHT LID ON EXISTING 54" PIPES PER MAG. STD. DET. 521 AND 522. FOR CONTINUATION SEE CENTER DRIVE - SCOTTSDALE ROAD TO 1/4 MILE EAST PLAN. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO START OF CONSTRUCTION & REPORT ANY DISCREPANCIES TO OWNER.
- 14) CONSTRUCT CHANNEL DROP STRUCTURE SEE DETAIL ON SHEET 10. COLOR TO BE SAN DIEGO BUFF.
- 15) CONSTRUCT EARTHEN CHANNEL PER SECTION C-C, SEE SHEET 9. RIP-RAP TO BE TYPE I INDIGENOUS/NATIVE STONE (D₅₀=8", 3" THICK), SEE TABLE ON SHEET 10.
- 19) CONSTRUCT CANTILEVER RETAINING WALL (H=4') PER A.D.O.T. STD. DET. B-18.10 AND B-18.20. PROVIDE 1" DIA. WEEP HOLES, 18" O.C. AT ELEV. 1634.5 INSTALL FILTER FABRIC MIRAF1-140, OR APPROVED EQUAL. INSTALL TRASH RACK PER M.A.G. STD. DET. 502-1. COLOR TO BE SAN DIEGO BUFF.
- 20) CONSTRUCT MULTIPLE PIPE INLET HEADWALL PER A.D.O.T. STD. DET. B-11.14, SKEW ANGLE 45° (DIMS PER PLAN), INSTALL HANDRAIL PER C.O.S. STD. DET. 2508. COLOR TO BE SAN DIEGO BUFF.
- 27) MEANDERING TRAIL SHOWN FOR GENERAL INFORMATION (POTENTIAL FUTURE LOCATION) SEE LANDSCAPE PLAN FOR LOCATION AND DESIGN.
- 28) CONCRETE ENCASE EXISTING 12" SEWER PER M.A.G. STD. DET. 404-2.
- 30) INSTALL TYPE I INDIGENOUS/NATIVE STONE BURIED RIP-RAP (D₅₀=8", 3" THICK, AREA PER PLAN), REFERENCE TABLE ON SHEET 10. SEE BURIED RIP-RAP DETAIL, SHEET 9.
- 31) INSTALL CATCH BASIN (V=2') PER M.A.G. STD. DET. 535 TYPE "F", MODIFIED. SEE SHEET 10 FOR MODIFICATIONS. CONNECT CATCH BASIN TO STORM DRAIN VIA 18" CMP PER M.A.G. STD. DET. 524.

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DRAWN	YLJ
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SCALE	1"=40'
JOB NO.	021584.14
SHEET	5 OF 11

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ONE SCOTTSDALE
EAST REGIONAL DRAINAGE CORRIDOR IMPROVEMENTS
SCOTTSDALE, ARIZONA

S.A.# 396-SA-2006 54-N.P.-2006 D.R.# 1-DR-2006 ZN# 20-ZN-2002 #2 PLAN CHECK# 6787-06-1 Q.S.# 39-45

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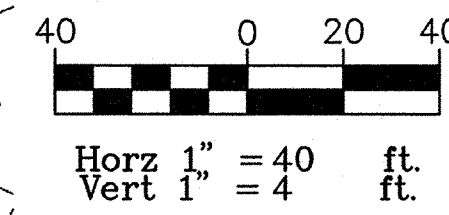
MATCHLINE STA 35+84.97 SEE SHEET 6

MATCHLINE STA 35+84.97 SEE SHEET 8

ONE SCOTTSDALE
PLANNING UNIT III

GRAYHAWK
MASTER PLANNED
COMMUNITY

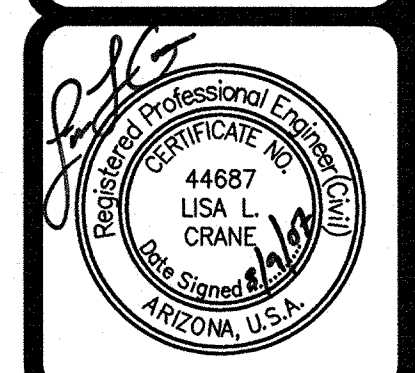
END OF PROJECT
STA 46+00.00



REFERENCE ONE SCOTTSDALE
ACCESS ROAD & DRAINAGE
IMPROVEMENT PLAN
WP#052583.12

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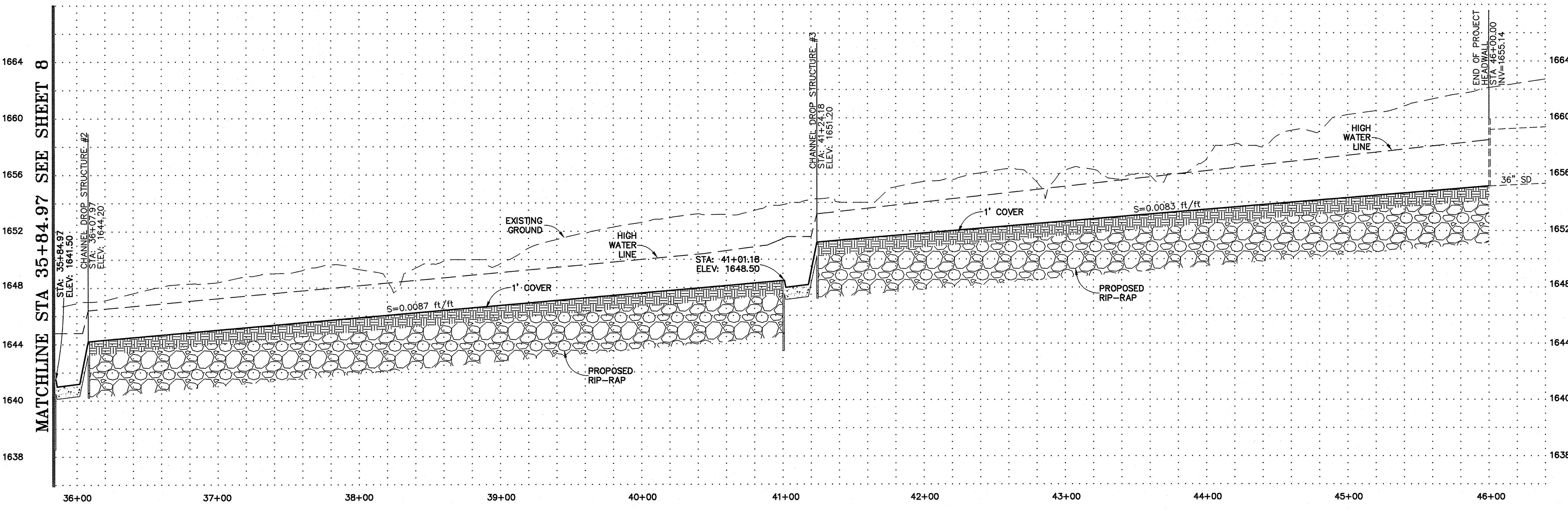
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SCOTTSDALE, ARIZONA



DRAWN	YLJ
CHECKED	SAA
DATE	09 AUGUST 2007
SCALE	1"=40'
JOB NO.	021584.14
SHEET	6 OF 11

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SA# 396-SA-2006 SA# 280-SA-2006 54-N.P.-2006 DR.# 1-DR-2006 ZN# 20-ZN-2002 #2 PLAN CHECK# 6787-06-1 Q.S.# 39-45

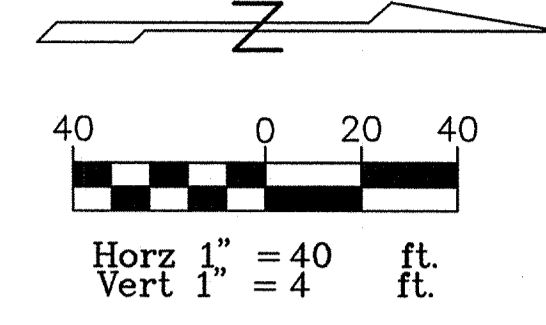
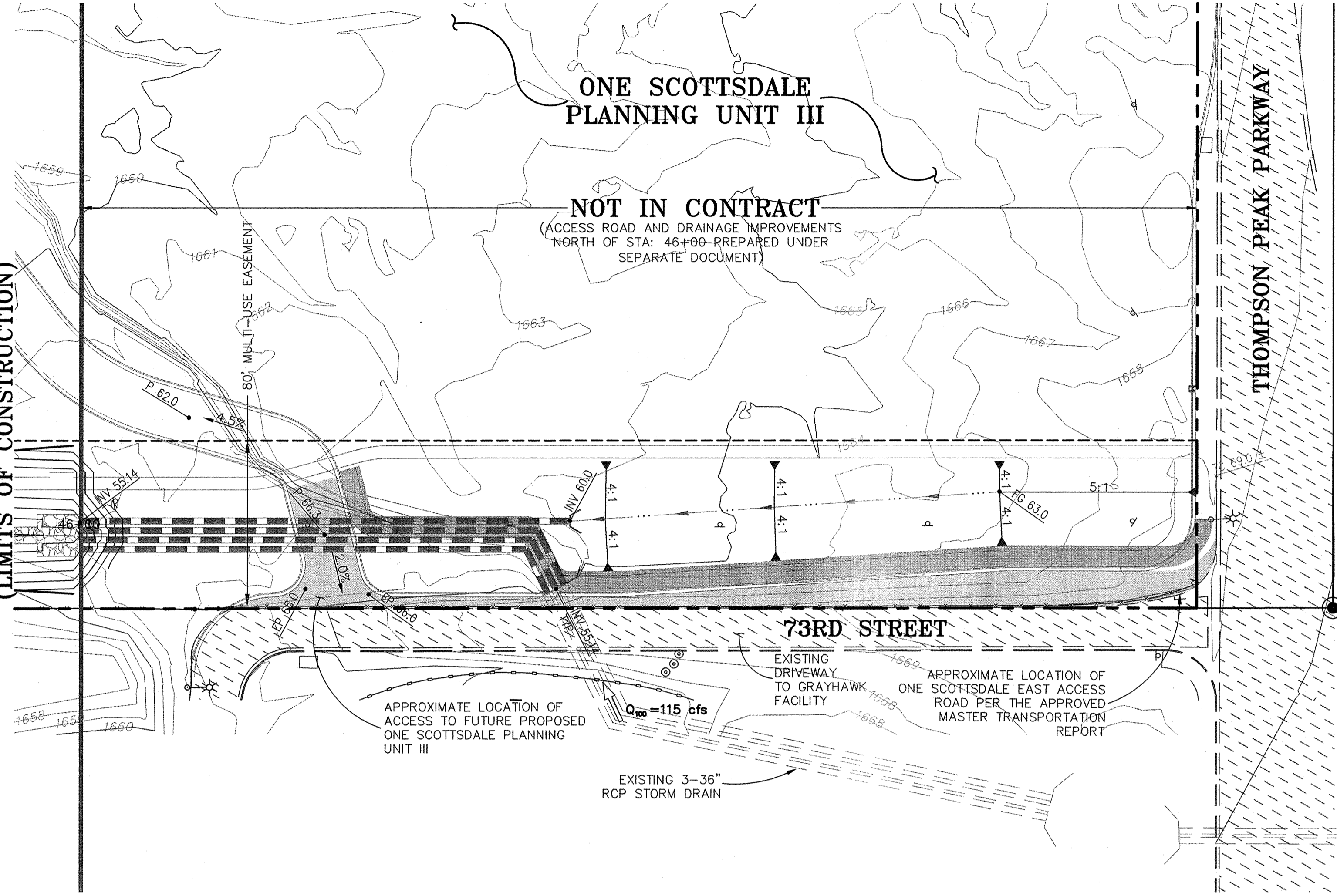


CONSTRUCTION NOTES

- 14 CONSTRUCT CHANNEL DROP STRUCTURE SEE DETAIL ON SHEET 10. COLOR TO BE SAN DIEGO BUFF.
- 15 CONSTRUCT EARTHEN CHANNEL PER SECTION C-C, SEE SHEET 9. RIP-RAP TO BE TYPE I INDIGENOUS/NATIVE STONE ($D_{50}=8"$, 3' THICK). SEE TABLE ON SHEET 10.
- 27 MEANDERING TRAIL SHOWN FOR GENERAL INFORMATION (POTENTIAL FUTURE LOCATION) SEE LANDSCAPE PLAN FOR LOCATION AND DESIGN.
- 30 INSTALL TYPE I INDIGENOUS/NATIVE STONE BURIED RIP-RAP ($D_{50}=8"$, 3' THICK, AREA PER PLAN). REFERENCE TABLE ON SHEET 10. SEE BURIED RIP-RAP DETAIL, SHEET 9.

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MATCHLINE STA 46+00 SEE SHEET 6
(LIMITS OF CONSTRUCTION)



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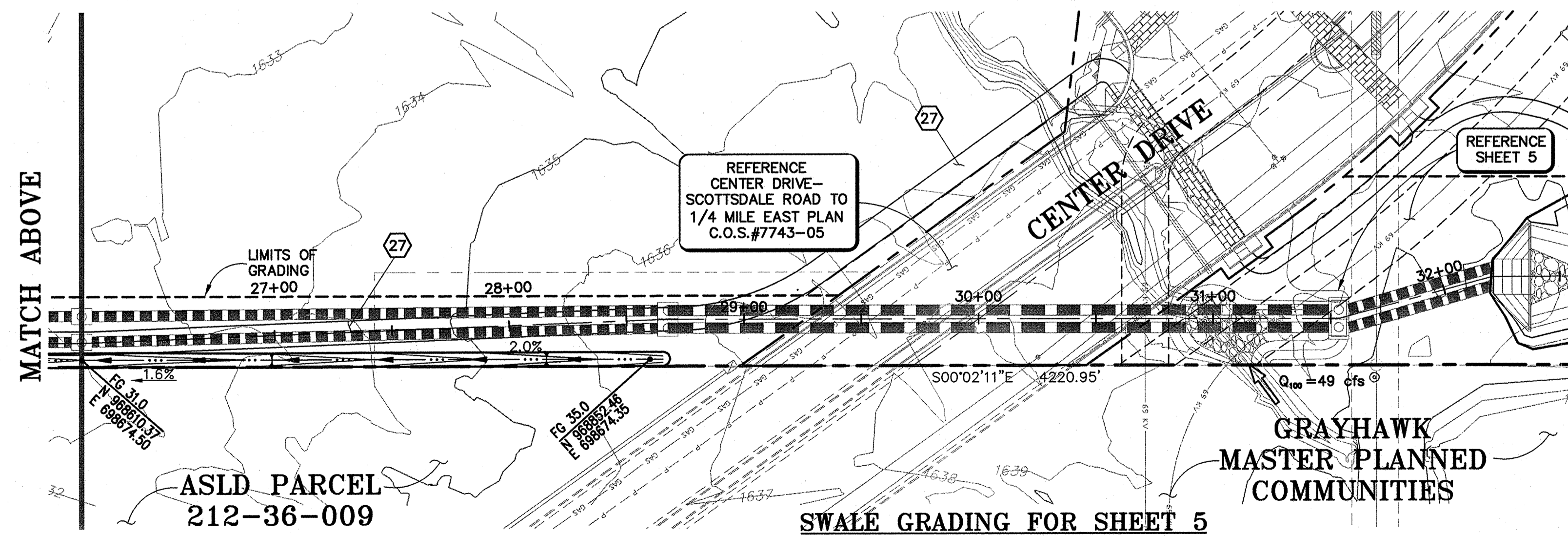
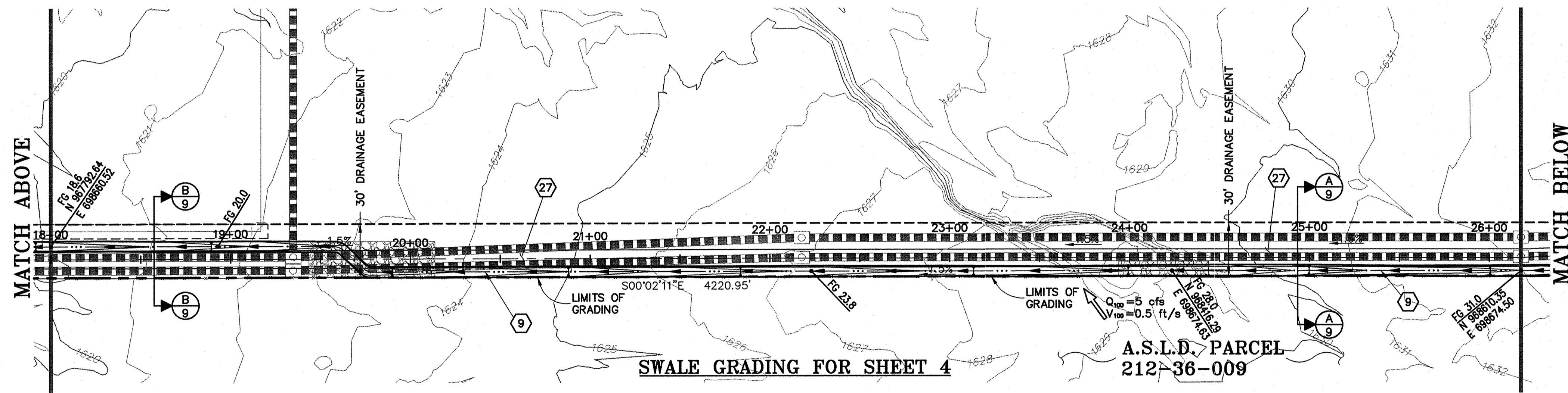
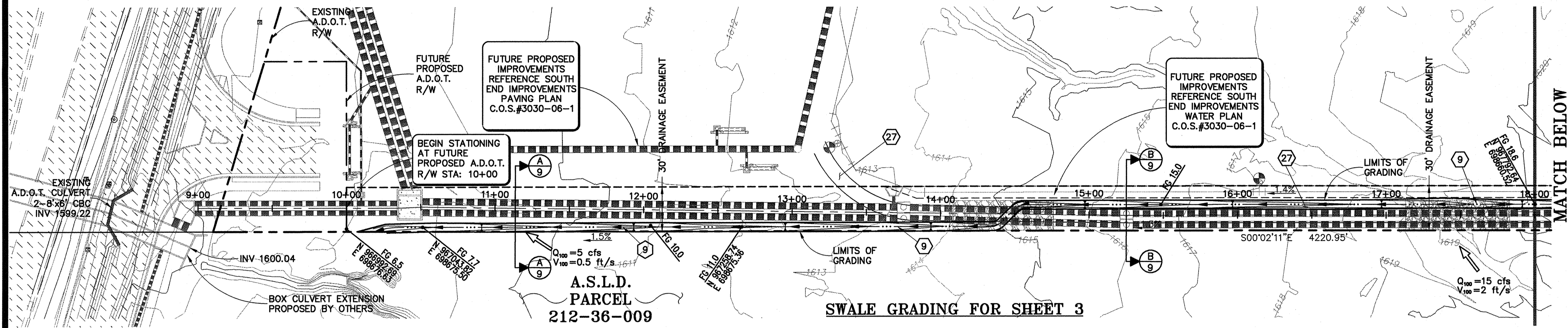
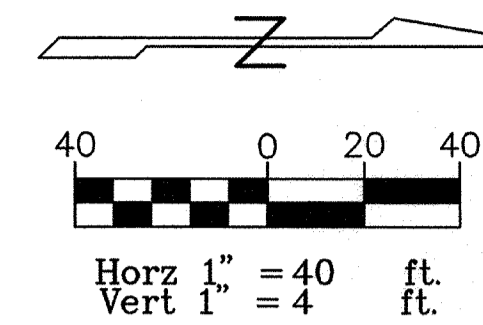
DRAWN	YLJ
CHECKED	SAA
DATE	09 AUGUST 2007
SCALE	1"=40'
JOB NO.	021584.14
SHEET	7 OF 11

ONE SCOTTSDALE
EAST REGIONAL DRAINAGE CORRIDOR IMPROVEMENTS
SCOTTSDALE, ARIZONA

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DRAINAGE SWALE PLAN



CONSTRUCTION NOTES

- 9 CONSTRUCT SWALE PER TYPICAL SECTION A-A OR B-B AS SHOWN.
- 27 MEANDERING TRAIL SHOWN FOR GENERAL INFORMATION (POTENTIAL FUTURE LOCATION) SEE LANDSCAPE PLAN FOR LOCATION AND DESIGN.

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DRAWN	YLJ
CHECKED	SAA
DATE	09 AUGUST 2007
SCALE	1"=40'
JOB NO.	021584.14
SHEET	8 OF 11

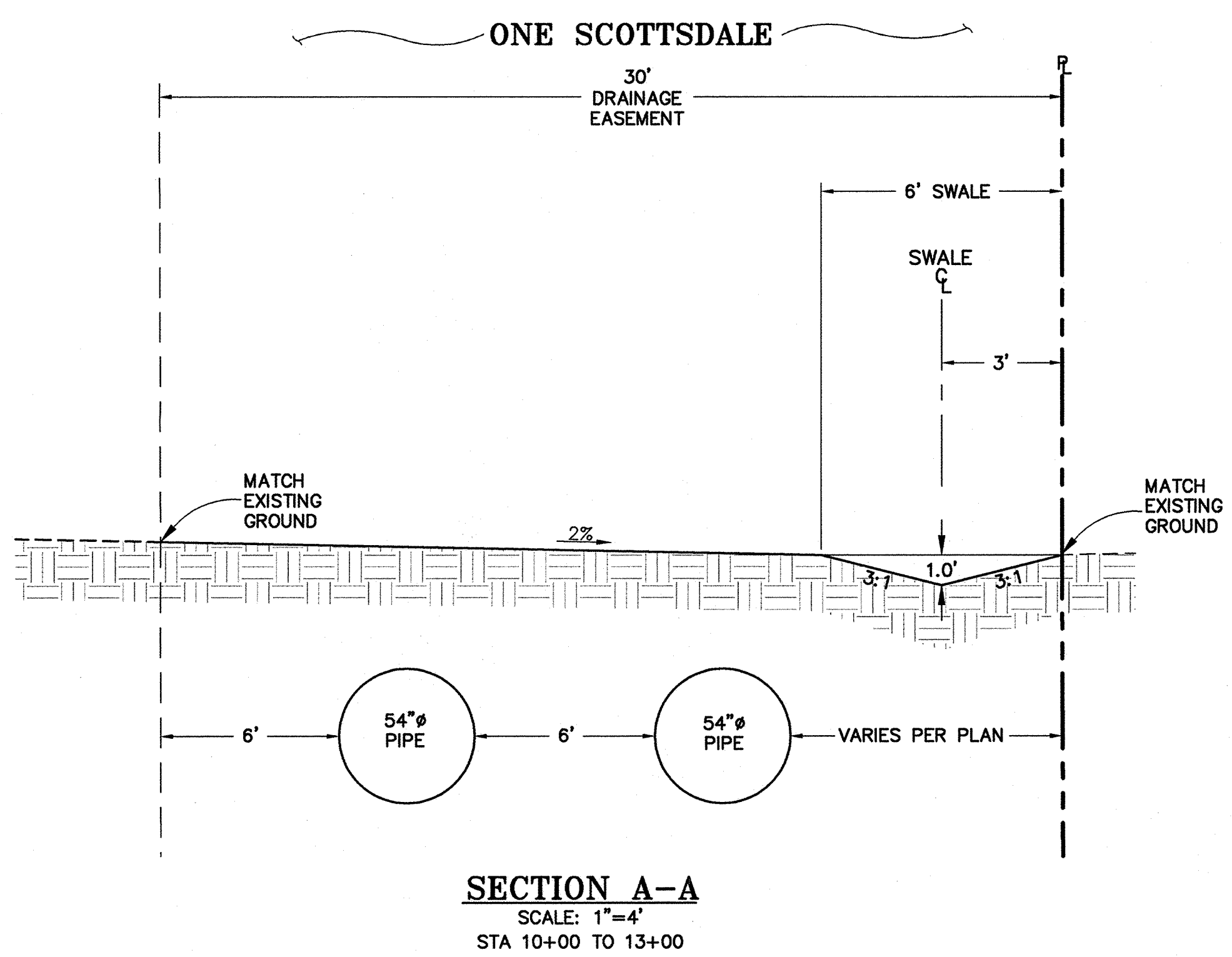
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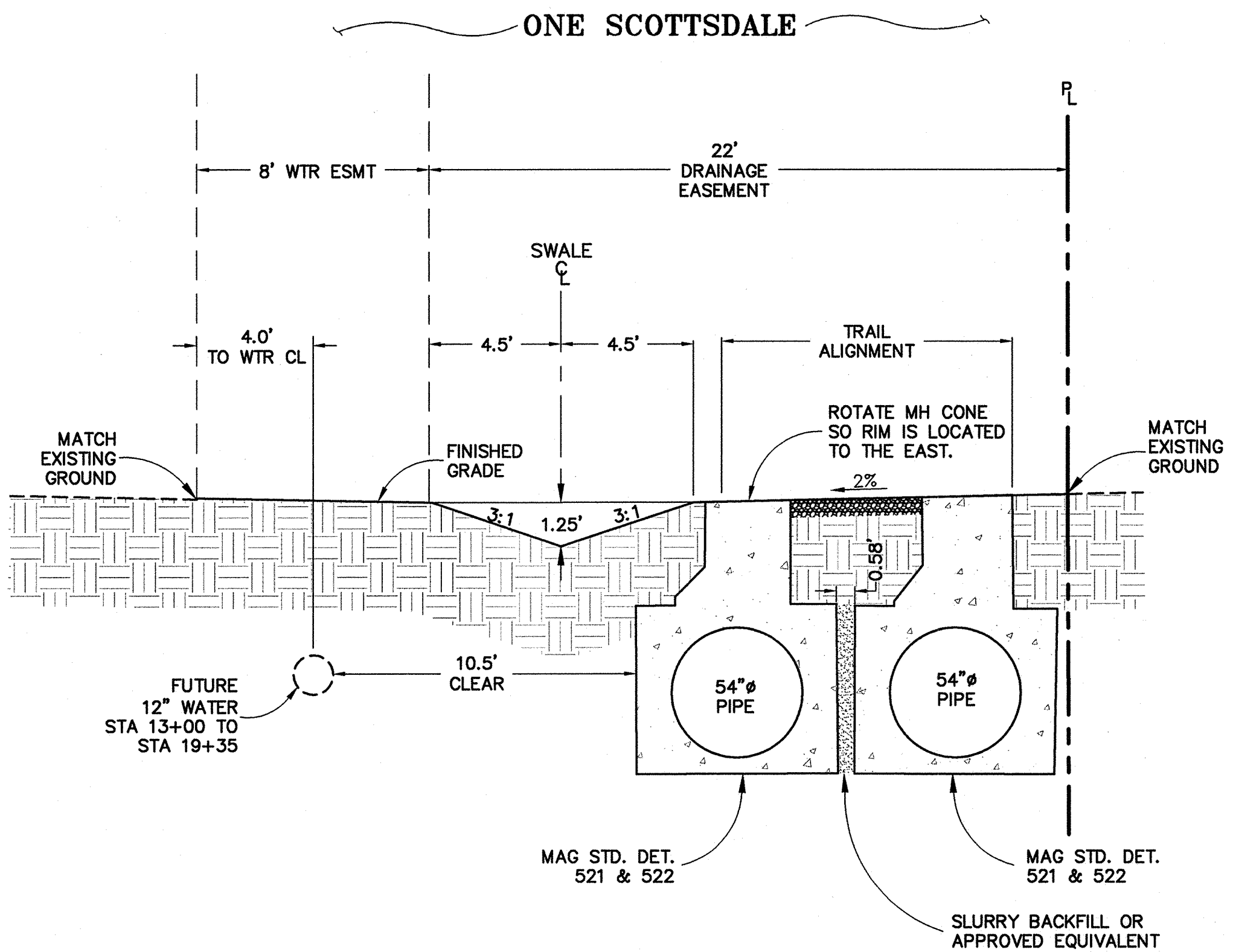
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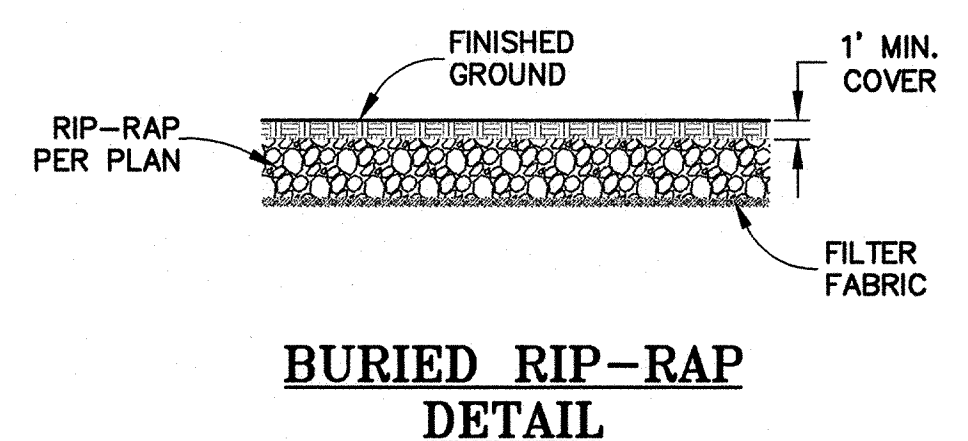
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DATE	09 AUGUST 2007
SCALE	1"=40'
JOB NO.	021584.14
SHEET	9 OF 11



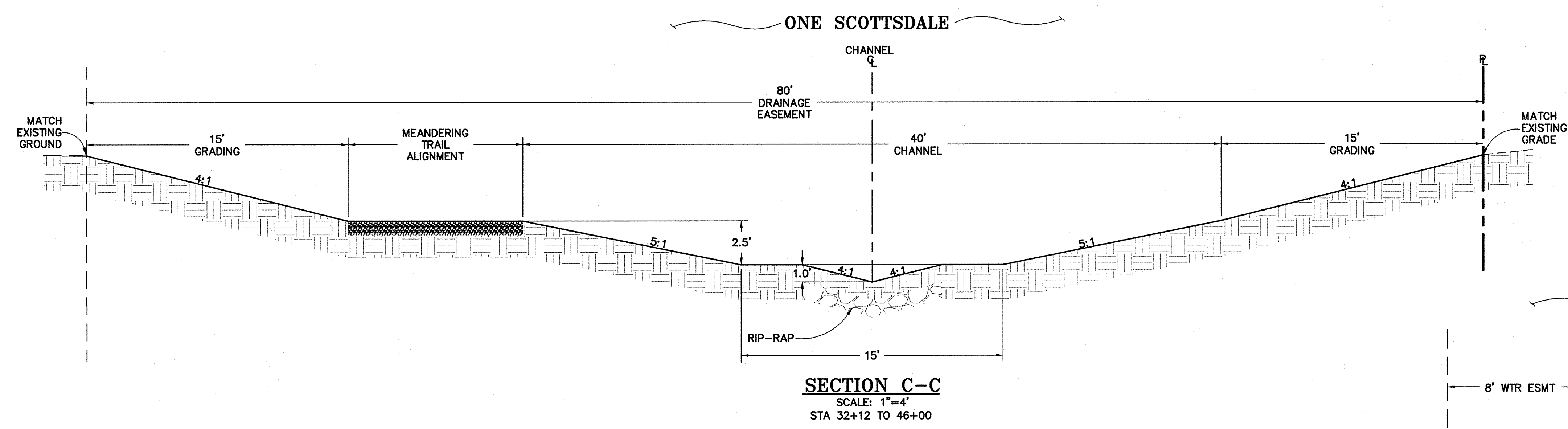
SECTION A-A
SCALE: 1"=4'
STA 10+00 TO 13+00



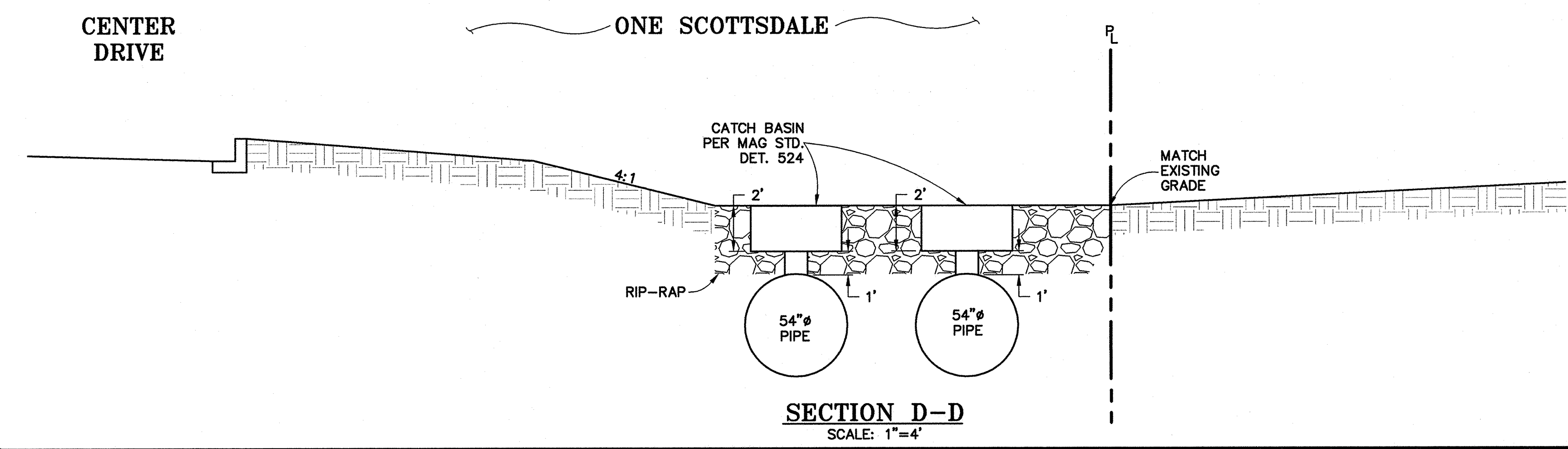
SECTION B-B
SCALE: 1"=4'
STA 13+00 TO 28+60



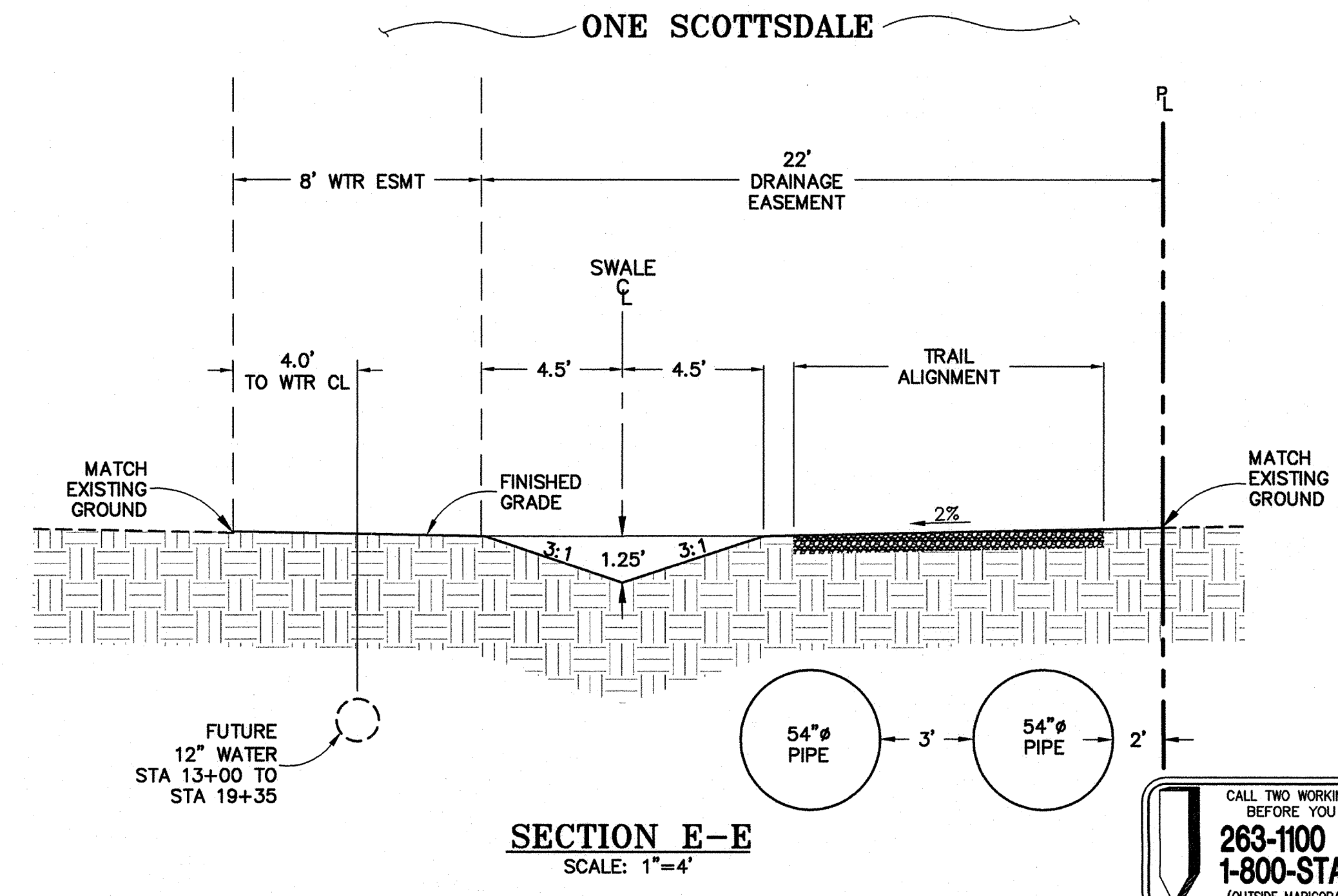
BURIED RIP-RAP
DETAIL



SECTION C-C
SCALE: 1"=4'
STA 32+12 TO 46+00



SECTION D-D
SCALE: 1"=4'

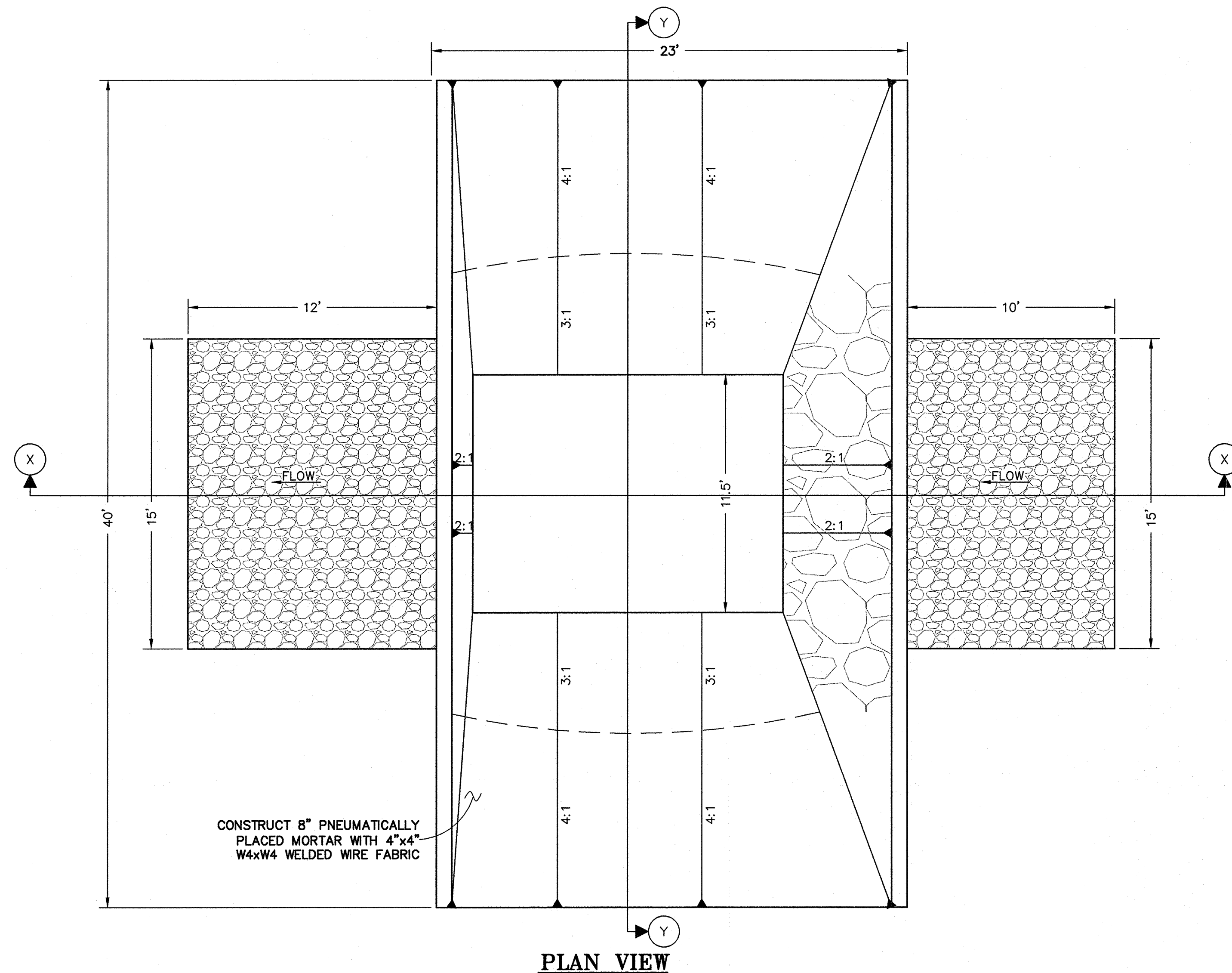


SECTION E-E
SCALE: 1"=4'

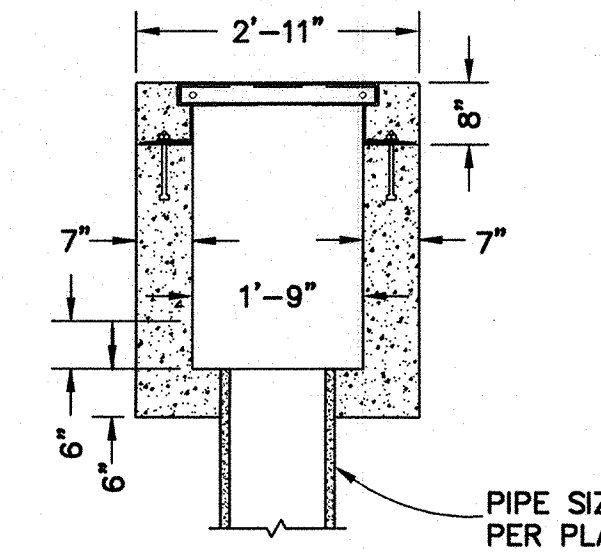
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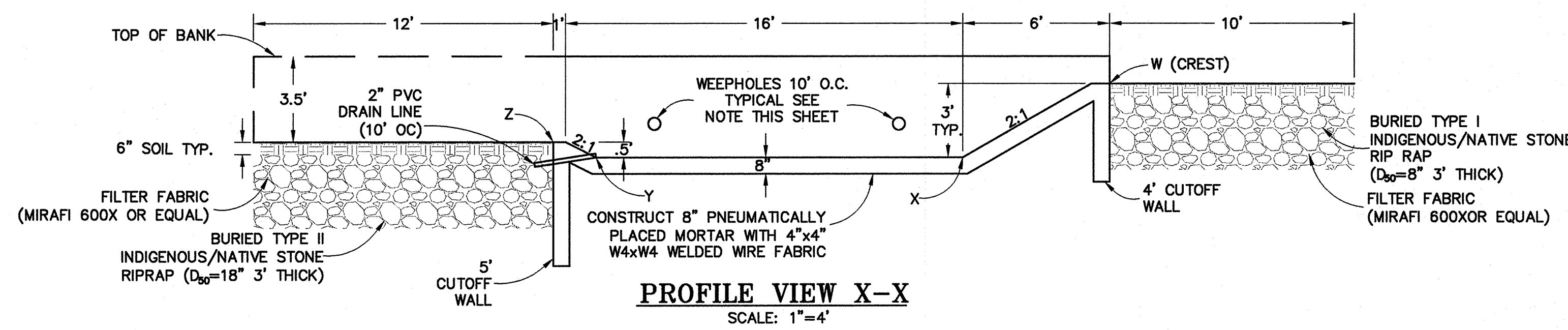
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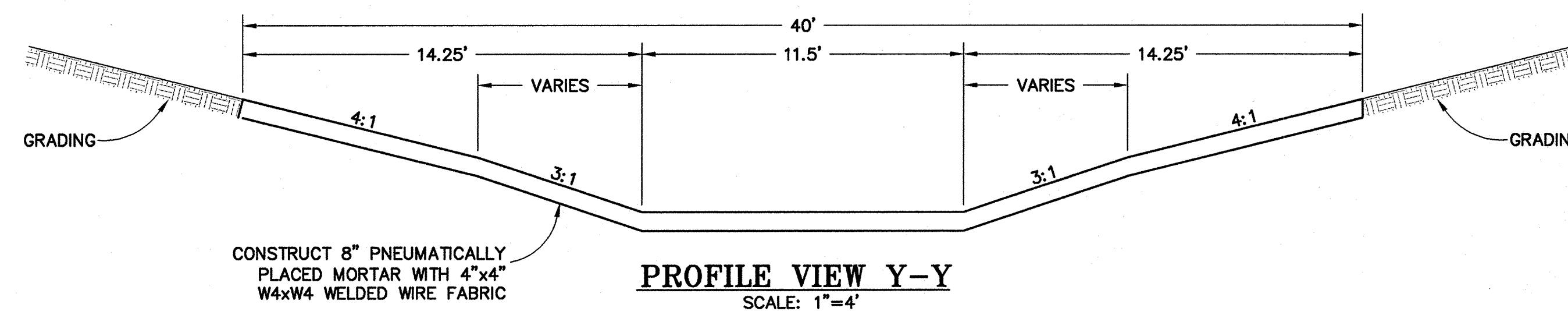
PLAN VIEW
SCALE: 1"=4'



M.A.G. 535 CATCH BASIN TYPE 'F' BOX MODIFICATION
MODIFICATIONS TO M.A.G. STD. DET. 534-1, SECTION B-B



PROFILE VIEW X-X
SCALE: 1"=4'



PROFILE VIEW Y-Y
SCALE: 1"=4'

INDIGENOUS/NATIVE STONE RIPRAP GRADATION TABLE

PERCENT FINER BY WEIGHT	SIEVE SIZE	
	TYPE I	TYPE II
15	8"	12"
50	12"	18"
85	18"	27"
100	24"	36"

INSTALL LOOSE RIPRAP PER M.A.G. SPEC. 200.

CHANNEL DROP STRUCTURE DETAIL

DROP STRUCTURE	CREST STATION	ELEVATIONS			
		W	X	Y	Z
#1	34+10.66	40.2	37.2	37.0	37.5
#2	35+82.75	44.2	41.2	41.0	41.5
#3	40+98.96	51.2	48.2	48.0	48.5

NOTE:
WEEPHOLES SHALL INCLUDE 3" DRAIN PIPES 10' O.C. WITH A SLOPE OF 1/8" PER FOOT, INSTALLED ONE FOOT ABOVE THE BASIN BOTTOM. USE 1 CU. FT. OF COARSE AGGREGATE (AASHTO M43 SIZE NO.7) SECURELY TIED IN BURLAP SACK AT EACH DRAIN LOCATION.

CALL TWO WORKING DAYS BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

DMB
WOOD/PATEL
Civil Engineers
Hydrologists
Construction Managers
(602) 335-8600

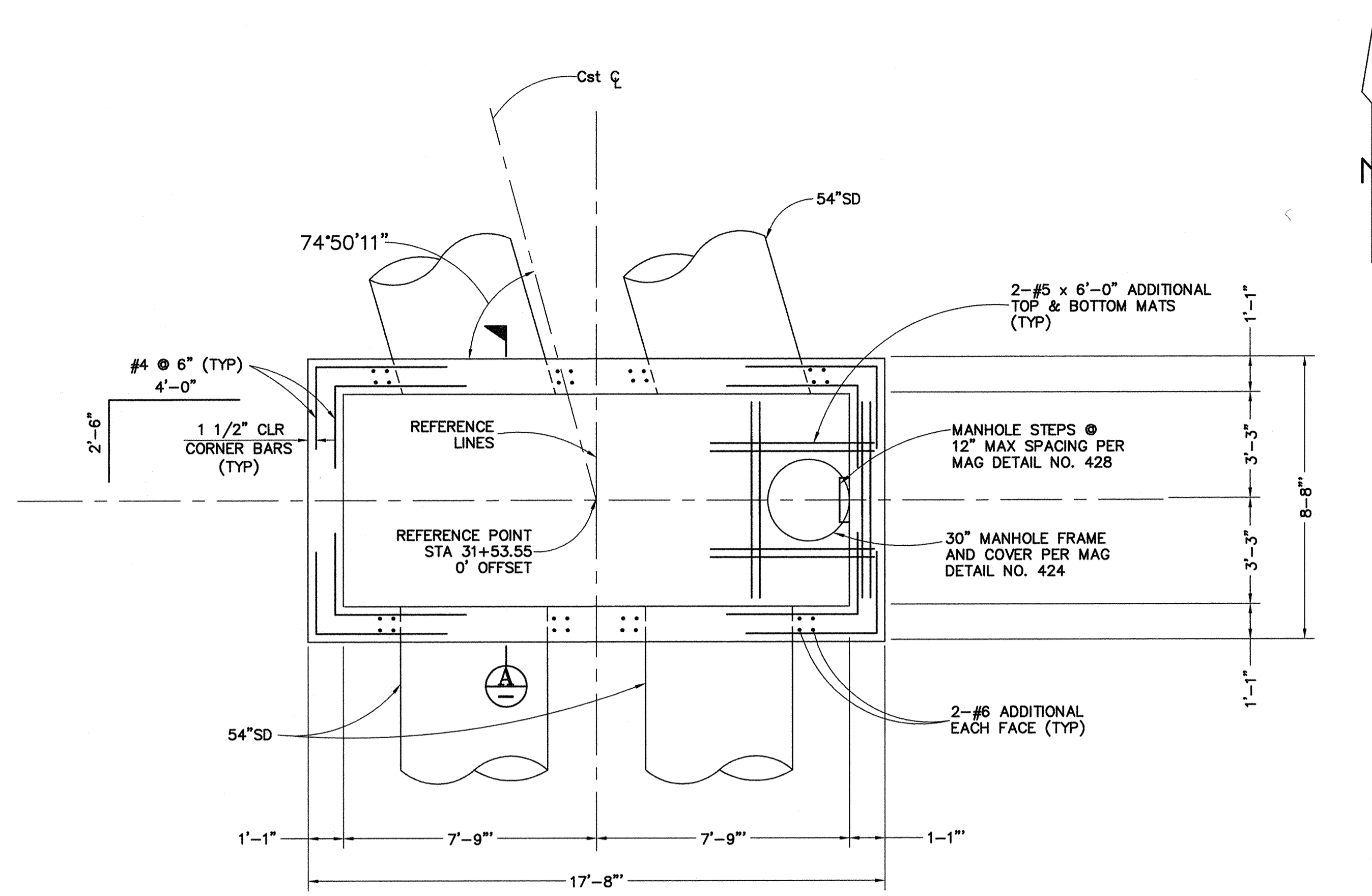
ONE SCOTTSDALE
EAST REGIONAL DRAINAGE CORRIDOR IMPROVEMENTS
SCOTTSDALE, ARIZONA

Professional Engineer
CERTIFICATE NO. 44687
USA L. CRANE
Arizona, U.S.A.

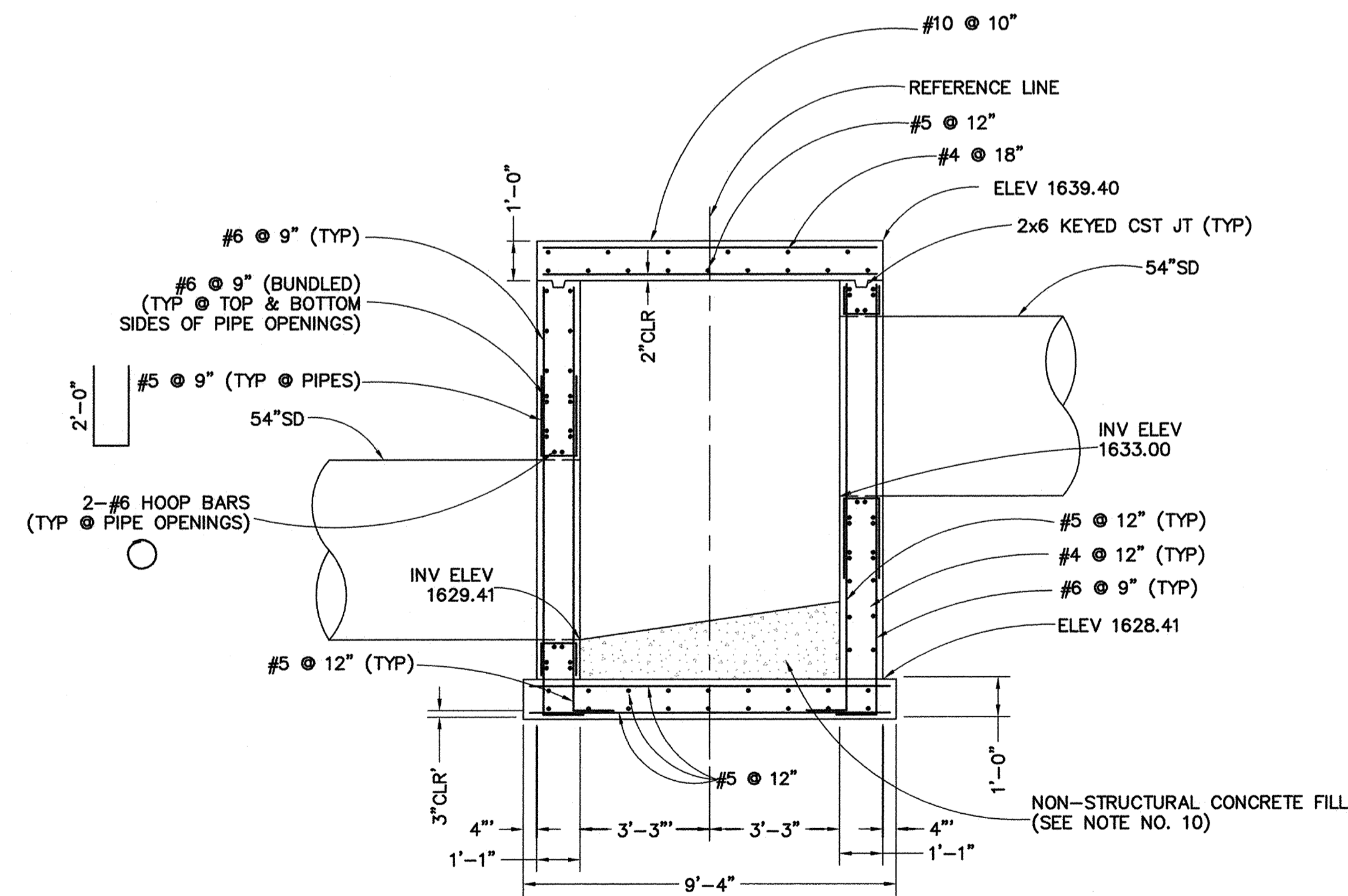
DRAWN YLJ
CHECKED SAA
DATE 09 AUGUST 2007
SCALE
JOB NO. 021584.14
SHEET 10 OF 11

SA# 396-SA-2006 SA# 280-SA-2006 54-N.P.-2006 DR.# 1-DR-2006 ZN# 20-ZN-2002 #2 PLAN CHECK# 6787-06-1 Q.S.# 39-45

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PLAN VIEW



SECTION A-A

NOTE:
CORNER BARS (#4 @ 6")
NOT SHOWN FOR CLARITY.

GENERAL NOTES

1. CONSTRUCTION SPECIFICATIONS - M.A.G. UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS.
2. ALL CONCRETE SHALL BE MAG CLASS AA UNLESS OTHERWISE NOTED.
3. REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A615. ALL REINFORCING SHALL BE FURNISHED AS GRADE 60.
4. ALL BENDS AND HOOKS SHALL MEET THE REQUIREMENTS OF AASHTO ARTICLE 8.23. ALL BEND DIMENSIONS FOR REINFORCING STEEL SHALL BE OUT-TO-OUT OF BARS. ALL PLACEMENT DIMENSIONS FOR REINFORCING STEEL SHALL BE TO CENTER OF BARS UNLESS NOTED OTHERWISE.
5. ALL REINFORCING STEEL SHALL HAVE 2 INCH CLEAR COVER UNLESS NOTED OTHERWISE.
6. STRESSES:
MAG AA CONCRETE..... $f'_c = 4000$ PSI.
GRADE 60 REINFORCEMENT..... $F_y = 60,000$ PSI.
7. CHAMFER ALL EXPOSED CORNERS 3/4" UNLESS NOTED OTHERWISE.
8. DIMENSIONS SHALL NOT BE SCALED FROM DRAWINGS.
9. PIPES SHALL BE TRIMMED TO FINAL SHAPE AND LENGTH BEFORE CONCRETE IS PLACED.
10. SUMP FLOOR SHALL HAVE A WOOD TROWEL FINISH AND A MINIMUM SLOPE OF 4:1 IN ALL DIRECTIONS TOWARD OUTLET PIPE.
11. CONSTRUCTION JOINTS SHALL BE PLACED TO MEET FIELD CONDITIONS.
12. TRIM REINFORCING STEEL AROUND PIPES TO PROVIDE A 2" CLEAR.

DMB

ONE SCOTTSDALE
EAST REGIONAL DRAINAGE CORRIDOR IMPROVEMENTS
SCOTTSDALE, ARIZONA



DRAWN	DBB
CHECKED	SEO
DATE	14 AUGUST 2007
SCALE	N/A
JOB NO.	021584.14
SHEET	11 OF 11



SA.# 396-SA-2006 SA.# 280-SA-2006 54-N.P.-2006 D.R.# 1-DR-2006 ZN# 20-ZN-2002 #2 PLAN CHECK# 6787-06-1 Q.S.# 39-45

EXHIBIT 6 – ONE SCOTTSDALE SOUTH DRAINAGE BASIN IMPROVEMENTS

ENGINEERS NOTES

- MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTALS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE IN THE CONTRACT.
- THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR BLUE STAKE (1-800-STAKE-IT) PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
- ALL PAVING, GRADING, EXCAVATION, TRENCHING, PIPE BEDDING, CUT FILL AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS (GEOTECHNICAL) REPORT FOR THIS PROJECT IN ADDITION TO THE REFERENCED REQUIRED SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL BE AWARE THAT CERTAIN UTILITIES REQUIRE PROPER ATTENTION AND CAREFUL PLANNING DURING SITE CONSTRUCTION. PLEASE NOTE THAT UTILITIES ON THESE PLANS MAY NOT EXHIBIT THE FULL PROTECTIVE COVER REQUIRED DURING THE SUBGRADE PREPARATION PHASE OF THE CONSTRUCTION. IN SUCH INSTANCES, THE CONTRACTOR SHALL PROVIDE ADDITIONAL PROTECTION (SUCH AS RAMPING) OR INCREASED PIPE STRENGTH TO PROVIDE THE NECESSARY PROTECTION REQUIRED TO PREVENT DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL HOLD THE ENGINEER HARMLESS IN ALL CASES FOR DAMAGES TO UTILITIES WHERE INADEQUATE PROTECTIVE MEASURES OCCUR.
- THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.
- CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECT'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.
- COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
- CONTRACTOR IS RESPONSIBLE FOR PROJECT AND SITE CONDITIONS, AND TO WORK WITH WEATHER CONDITIONS AS THE PROJECT SITE MAY BE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS HAZARDS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER, OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THESE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE UTILITY CROSSINGS AT CULVERT CROSSINGS BEFORE STARTING WORK ON CULVERT. COORDINATE WITH OWNER REPRESENTATIVE. VERIFY UTILITY LINES AND/OR CONDUITS ARE IN PLACE BEFORE STARTING CULVERT WORK.
- CONSTRUCT RETENTION BASIN AS SHOWN. CONTRACTOR TO SCARIFY BOTTOM OF BASIN TWO FEET DEEP AND NOT ALLOW COMPACTION OVER 80%.
- THIS PROJECT REQUIRES A REGULAR ONGOING MAINTENANCE PROGRAM FOR THE DESIGNED DRAINAGE SYSTEM(S) TO PRESERVE THE DESIGN INTEGRITY AND THE ABILITY TO PERFORM ITS OPERATIONAL INTENT. FAILURE TO PROVIDE MAINTENANCE WILL JEOPARDIZE THE DRAINAGE SYSTEM(S) PERFORMANCE AND MAY LEAD TO ITS INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
- SEWER LINES DESIGNED IN PROFILE AND PUBLIC WATER LINES ARE REQUIRED TO BE ASBUILT AND THE INSTALLATION AND TESTING WITNESSED BY A PROFESSIONAL ENGINEER IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODES R18-9-E301 "4.01 GENERAL PERMIT: SEWAGE COLLECTIONS SYSTEMS" AND R18-4-507 AND 508 "APPROVAL OF CONSTRUCTION" AND "RECORD DRAWINGS", RESPECTIVELY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNER 72 HOURS IN ADVANCE WHEN THESE SYSTEMS ARE READY TO BE WITNESSED.
- THE WORK PRODUCT PRESENTED IS BELIEVED TO BE COMPLIANT WITH THE INTENT OF THE CURRENT AMERICANS DISABILITIES ACT (ADA) REQUIREMENTS AS INTERPRETED BY THE REVIEWING AGENCY(S). IF CONSTRUCTION OF THE PROJECT IS DELAYED, THIS WORK PRODUCT SHOULD BE UPDATED TO ACCOUNT FOR ANY RELEVANT ADA UPDATES BEFORE CONSTRUCTION BEGINS.

UTILITY NOTES

- THESE PLANS HAVE BEEN SUBMITTED TO THE FOLLOWING UTILITY COMPANIES AND THE WORK CONTAINED IN THESE PLANS HAS BEEN APPROVED BY THESE COMPANIES WITHIN THEIR AREA OF INTEREST. THE SIZE AND LOCATIONS, AS SHOWN, OF THE GAS, TELEPHONE AND POWER LINES, AND CONNECTIONS AGREE WITH THE INFORMATION CONTAINED IN THE UTILITY COMPANY RECORDS. WHERE THE WORK TO BE DONE CONFLICTS WITH ANY OF THESE UTILITIES, THE CONFLICTS SHALL BE RESOLVED AS SPECIFIED. CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORESEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER AND APPROVED BY THE COS.
- THE CITY WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION OR UTILITY RELOCATION.
- IN ACCORDANCE WITH AAC R18-4-119, ALL MATERIALS ADDED AFTER JANUARY 1, 1993 WHICH MAY COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 AND 61.

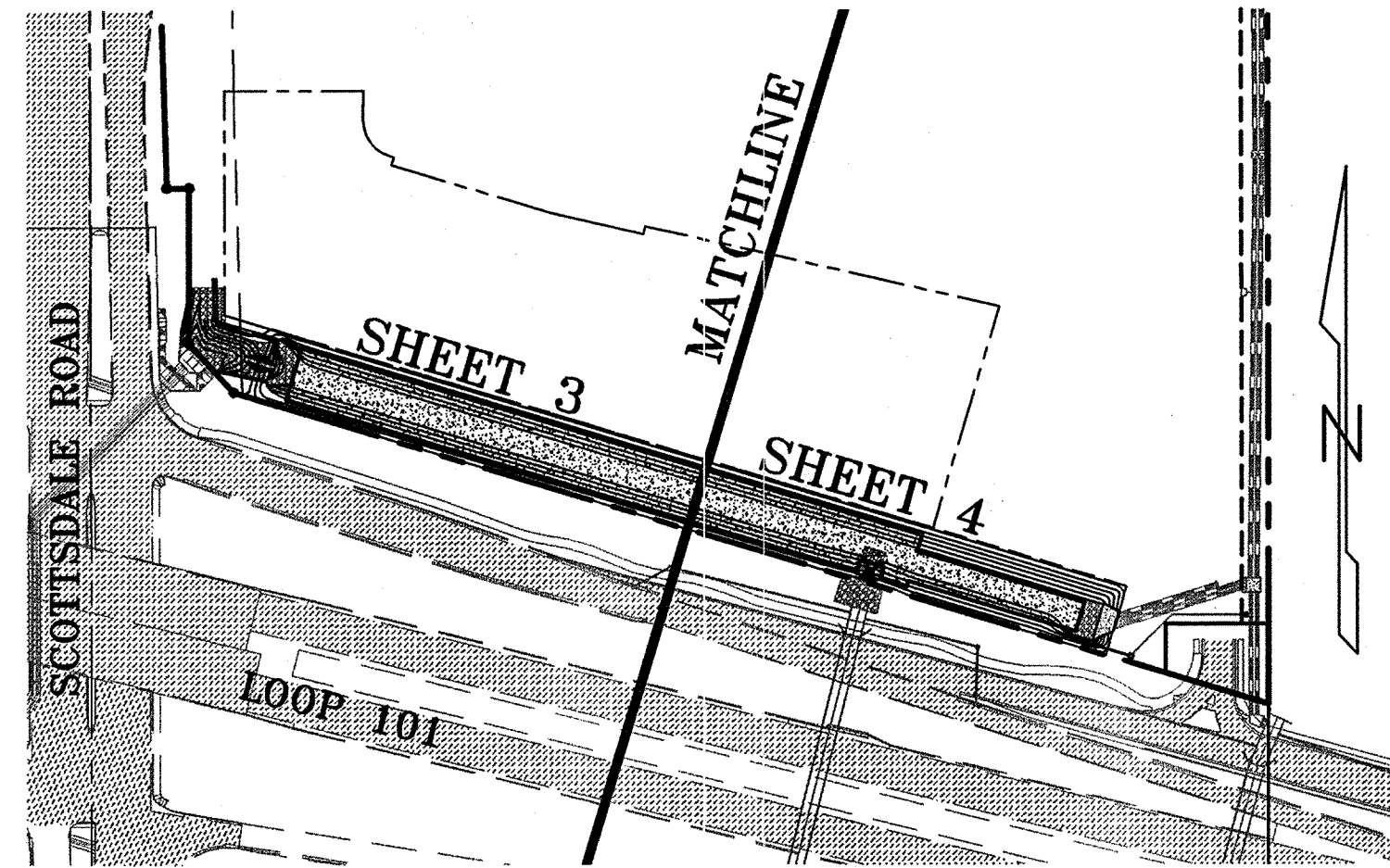
HAUL ROUTE

HAUL ROUTE PERMITS ARE REQUIRED FOR ANY HAUL OPERATION WHICH UTILIZES CITY RIGHT-OF-WAY WITH A VOLUME EXCEEDING 5,000 C.Y.

ONE SCOTTSDALE SOUTH DRAINAGE BASIN IMPROVEMENTS SCOTTSDALE, ARIZONA

SHEET INDEX

1	COVER SHEET
2	NOTES/SECTIONS/LEGAL DESCRIPTION
3-4	PLAN SHEETS
5	DETAIL SHEET
ST1-ST8	STORM TRAP UNDERGROUND DETENTION PLAN



INDEX MAP
N.T.S.

GENERAL NOTES

CITY OF SCOTTSDALE GENERAL CONSTRUCTION NOTES FOR PUBLIC WORKS CONSTRUCTION

- ALL CONSTRUCTION IN THE PUBLIC RIGHT-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 (COS) SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE LATTER SHALL GOVERN.
- THE ENGINEERING DESIGNS ON THESE PLANS ARE ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE CITY.
- 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 SHALL BE RESUBMITTED TO THE CITY FOR RE-APPROVAL.
- A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF SCOTTSDALE RIGHT-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO STARTING OF CONSTRUCTION (TELEPHONE 480-312-5750).
- WHENEVER EXCAVATION IS TO BE DONE, CALL THE "BLUE STAKE CENTER", 263-1100, TWO WORKING DAYS BEFORE EXCAVATION IS TO BEGIN. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT. CALL "COLLECT" IF NECESSARY.
- 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 UPON RECEIPT OF PAYMENT OF A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. TO BE PROVIDED BY THE CITY. COPIES OF ALL PERMITS SHALL BE RETAINED ONSITE AND SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE WORK STOPPAGE UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
- ALL EXCAVATION AND GRADING WHICH 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. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE CITY FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.
- ALL CONCRETE SHALL BE SAN DIEGO BUFF.

INDEMNITY:

- CITY OF SCOTTSDALE WILL NOT BE RESPONSIBLE FOR REMOVAL, REPAIR, OR REPLACEMENT OF SIDEWALKS, LANDSCAPING OR ANY OTHER IMPROVEMENTS LOCATED WITHIN CITY EASEMENT(S) AS A RESULT OF ACCESS TO MAINTENANCE OF, OR REPAIRS TO THE WATERLINE SHOWN ON THESE PLANS.
- CITY OF SCOTTSDALE WILL NOT BE RESPONSIBLE FOR REMOVAL, REPAIR, OR REPLACEMENT OF THE RETAINING WALLS OR OTHER IMPROVEMENTS WITHIN CITY EASEMENT(S) AS A RESULT OF ACCESS TO, MAINTENANCE OF, OR REPAIRS TO THE RETAINING WALLS SURROUNDING THE DETENTION BASINS SHOWN ON THESE PLANS.

"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."

ENGINEER: LISA L. CRANE, P.E.

LAND SURVEY DATA

E/W STREET ALIGN	BEARDSLEY ROAD
N/S STREET	SCOTTSDALE ROAD ALIGN
DESCRIPTION	MC BC HH, N. BOUND LANE, DOWN 0.6'
TOWNSHIP	4N RANGE 4E
SEC	26 DATE UPDATED NA
COR	NW
NORTHING (f)	15,283.524 EASTING (f) 27,356.033
NAVD '88 ELEV (f)	1.662.878

BENCHMARK AND TOPO SOURCE

ALL TOPOGRAPHY WAS OBTAINED FROM AERIAL MAPPING COMPANY, INC., PROJECT NUMBER 04134, FLIGHT DATE JUNE 26, 2004

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

**CITY OF SCOTTSDALE
REVIEW & RECOMMENDED APPROVAL BY:**

FIRE DEPT	N/A	GRADING & DRAINAGE	Agg S. Helal 10-24-07
PLANNING	Agg 10/26/07	WATER & SEWER	N/A
TRAFFIC	N/A	PAVING	N/A
STRUCTURAL	Agg S. Helal 10-24-07	RET. WALL	Agg S. Helal 10-24-07

APPROVED BY: Joseph D. Morris 10/25/07
ENGINEERING COORDINATOR MANAGER OR DESIGNEE DATE

NO CONFLICT SIGNATURE BLOCK

UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER	DATE SENT
WATER	CITY OF SCOTTSDALE	CITY OF SCOTTSDALE	N/A	N/A
SANITARY SEWER	CITY OF SCOTTSDALE	CITY OF SCOTTSDALE	N/A	N/A
ELECTRIC	A.P.S.	BARBARA HEIMER	602-371-6688	02-13-07
TELEPHONE	QWEST COMM.	CONFLICT LIAISON DEPT.	602-630-0496	02-13-07
NATURAL GAS	SOUTHWEST GAS CORP.	POM JINTASAWANG	602-749-8550	02-13-07
CABLE TV	COX CABLE	THANH DOAN	623-322-7086	02-13-07
OTHER	-	-	-	-
OTHER	-	-	-	-

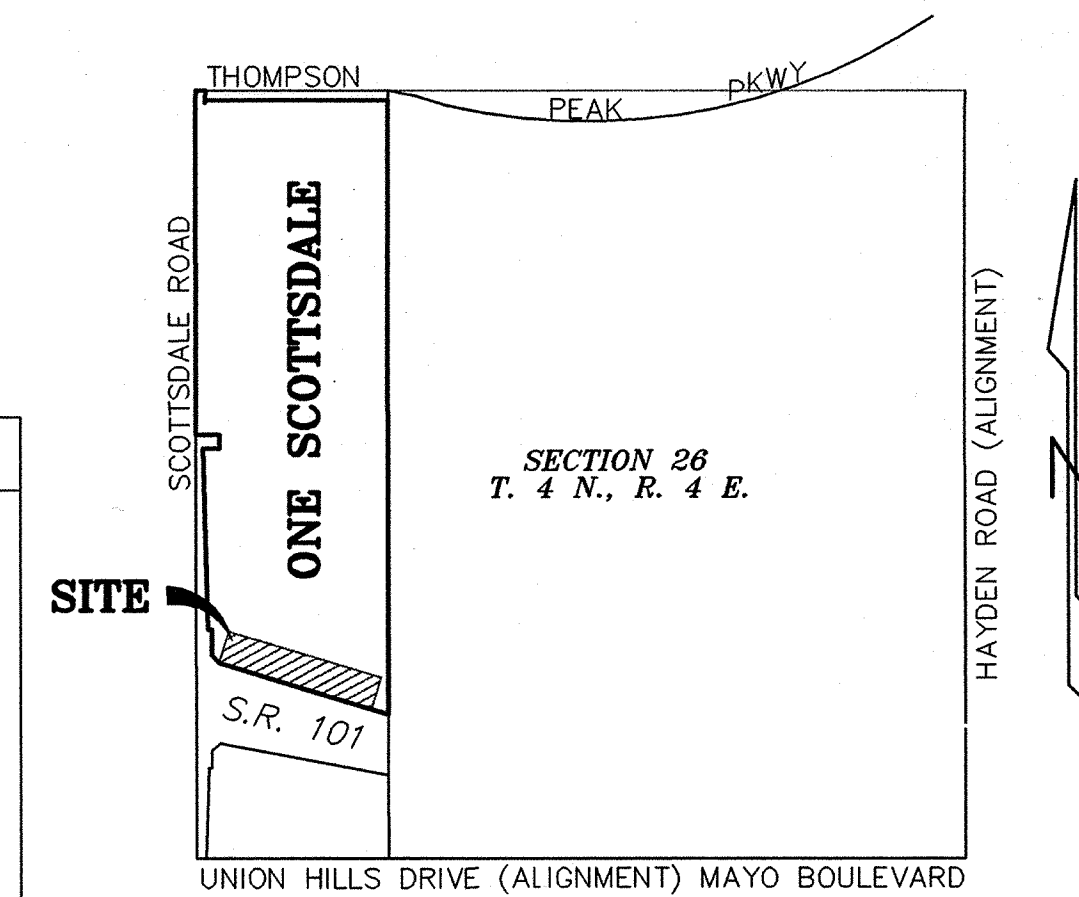
ENGINEER'S CERTIFICATION:

I, LISA L. CRANE, BEING THE PERSON RESPONSIBLE FOR DESIGNING THE FACILITIES NECESSARY TO SERVE THIS DEVELOPMENT, HEREBY CERTIFY THAT ALL OF THE UTILITY COMPANIES LISTED ABOVE, HAVE REVIEWED THIS PROJECT PROPOSAL AND ALL CONFLICTS HAVE BEEN RESOLVED AT THIS POINT. "NO CONFLICTS" FORMS HAVE BEEN OBTAINED FROM EACH UTILITY COMPANY AND ARE INCLUDED IN THIS SUBMITTAL. I ALSO CERTIFY THAT ALL ONSITE TRANSFORMERS, CABLE BOXES AND ANY OTHER PUBLIC/PRIVATE UTILITY APPURTENANCES ARE PLACED SUCH THAT THEY DO NOT NEGATIVELY IMPACT THE USE OR INTENDED USE OF ANY DEDICATED EASEMENTS OR FACILITIES DEVELOPED WITH THIS PROJECT INCLUDING BUT NOT LIMITED TO STORMWATER STORAGE BASINS, SIGHT DISTANCE EASEMENTS AND MAOS OR OTHER OPEN SPACE EASEMENTS.

SIGNATURE: Lisa L. Crane DATE: 10/29/07

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN AD ZONE, USE DEPTH)
045012	1245	G	SEPT. 30, 2005	AO	1'



VICINITY MAP
N.T.S.

OWNER / DEVELOPER

ONE SCOTTSDALE HOLDINGS LLC.
7600 E. DOUBLETREE RANCH RD. SUITE 300
SCOTTSDALE, AZ 85258
CONTACT: MR. ART NEHF
TEL: (480) 367-7000
FAX (480) 367-7558

ENGINEER

WOOD, PATEL & ASSOCIATES INC.
2051 WEST NORTHERN, SUITE 100
PHOENIX, ARIZONA 85021
CONTACT: MS. LISA L. CRANE, P.E.
(602) 335-8500
(FAX) 335-8580

EARTHWORK QUANTITIES

QUANTITIES ARE IN PLACE ESTIMATES. VOLUME OF CUT FOR UNDERGROUND STORAGE IS INCLUDED. NO SHRINK OR SWELL IS ASSUMED.

DESCRIPTION	QUANTITY
CUT	17,800 C.Y.
FILL	80 C.Y.

DETENTION CALCULATIONS

THIS PLAN SHOULD BE REVIEWED WITH THE MASTER DRAINAGE REPORT DATED 09-26-06 PREPARED BY WOOD, PATEL & ASSOCIATES.

DMB
WOOD/PATEL
Civil Engineers
Hydrologists
Construction Managers
(602) 335-8500

ONE SCOTTSDALE
SOUTH DRAINAGE BASIN IMPROVEMENTS
SCOTTSDALE, ARIZONA

SA #396-SA-2006 54-N.P.-2006 D.R. #1-DR-2006 2-1 #21-ZN-2002 #2 PLAN CHECK #6787-06-2 Q.S. #39-45

Professional Engineer Seal for Lisa L. Crane, No. 14687, State of Arizona.

DRAWN: YLJ
CHECKED: SAA
DATE: 27 JULY 2007
SCALE:
JOB NO.: 021584.14
SHEET: 1 OF 5

LEGAL DESCRIPTION

THE WEST HALF OF THE WEST HALF OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 100 FEET OF THE WEST 165 FEET OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING SOUTH OF AND ADJOINING A STRAIGHT LINE DRAWN AT A RIGHT ANGLE FROM A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 26, SAID POINT BEING 2367.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 26; AND ALSO

EXCEPT THAT PORTION OF THE WEST HALF OF THE WEST HALF OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH LIES WITHIN THE PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A UNITED STATES GENERAL LAND OFFICE BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF SAID SECTION 26, NORTH 0 DEGREES 02 MINUTES 06 SECONDS WEST, 2642.06 FEET TO A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 26; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 0 DEGREES 02 MINUTES 06 SECONDS WEST 170.94 FEET TO A POINT 2467.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 26; THENCE LEAVING SAID WEST LINE, NORTH 89 DEGREES 57 MINUTES 54 SECONDS EAST 52.30 FEET TO A POINT HEREINAFTER CALLED POINT "A"; THENCE SOUTH 01 DEGREES 32 MINUTES 53 SECONDS EAST, 1238.42 FEET TO A POINT HEREINAFTER CALLED POINT "B"; THENCE NORTH 89 DEGREES 57 MINUTES 54 SECONDS EAST, 25.00 FEET TO A LINE PARALLEL WITH AND 110.00 FEET EAST OF THE WEST LINE OF SAID SECTION 26; THENCE ALONG SAID PARALLEL LINE, SOUTH 0 DEGREES 02 MINUTES 06 SECONDS EAST, 175.00 FEET; THENCE SOUTH 42 DEGREES 29 MINUTES 44 SECONDS EAST, 74.07 FEET; THENCE SOUTH 73 DEGREES 12 MINUTES 54 SECONDS EAST, 1212.44 FEET TO THE EAST LINE OF SAID WEST HALF OF THE WEST HALF; THENCE ALONG SAID EAST LINE, SOUTH 0 DEGREES 01 MINUTES 50 SECONDS EAST, 421.96 FEET; THENCE NORTH 79 DEGREES 08 MINUTES 01 SECONDS WEST, 1176.82 FEET; THENCE SOUTH 50 DEGREES 34 MINUTES 39 SECONDS WEST, 71.10 FEET TO A LINE PARALLEL WITH AND 110.00 FEET EAST OF THE WEST LINE OF SAID SECTION 26; THENCE ALONG SAID PARALLEL LINE, SOUTH 0 DEGREES 02 MINUTES 06 SECONDS EAST, 125.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 54 SECONDS WEST, 25.00 FEET TO A POINT HEREINAFTER CALLED POINT "C"; THENCE SOUTH 01 DEGREES 28 MINUTES 41 SECONDS WEST, 625.30 FEET TO THE SOUTH LINE OF SAID SECTION 26 AND TO A POINT HEREINAFTER CALLED POINT "D"; THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 58 MINUTES 35 SECONDS WEST, 68.49 FEET TO THE POINT OF BEGINNING; AND ALSO

EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26, DESCRIBED AS FOLLOWS:

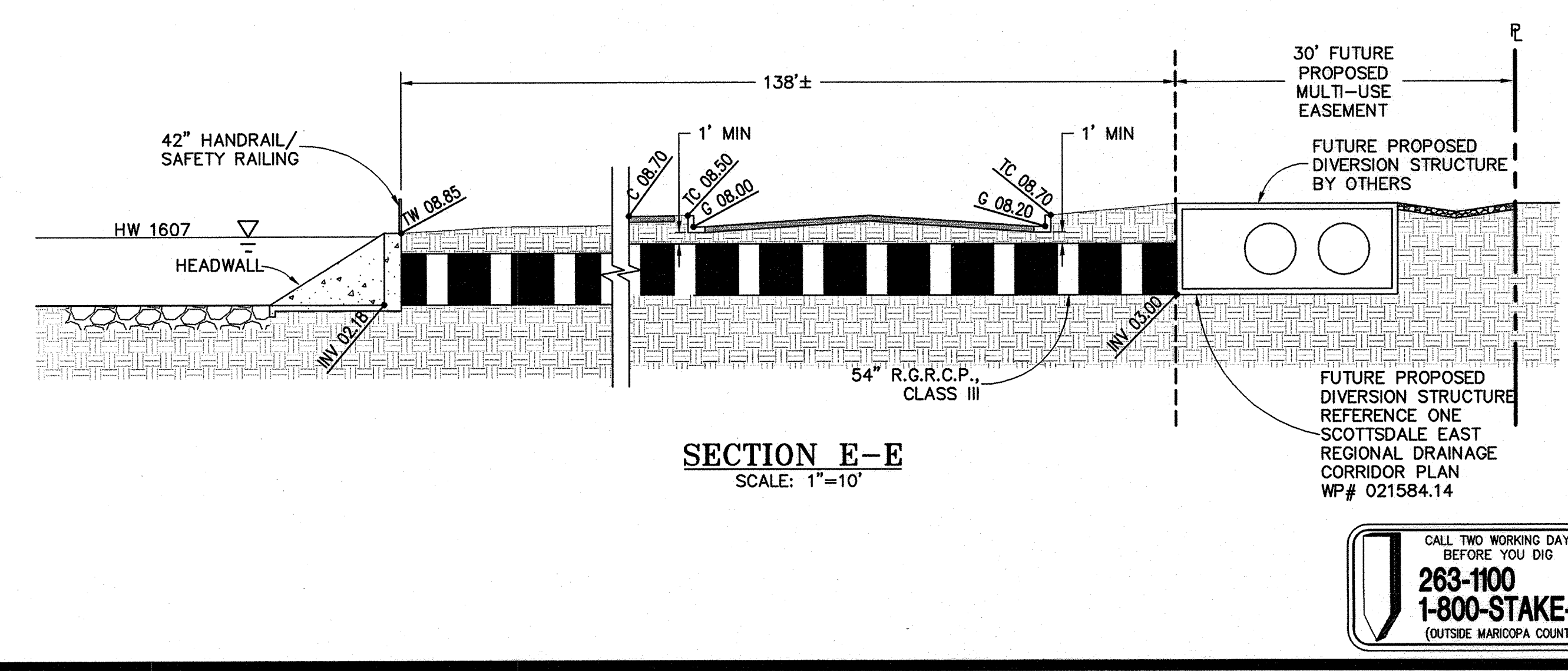
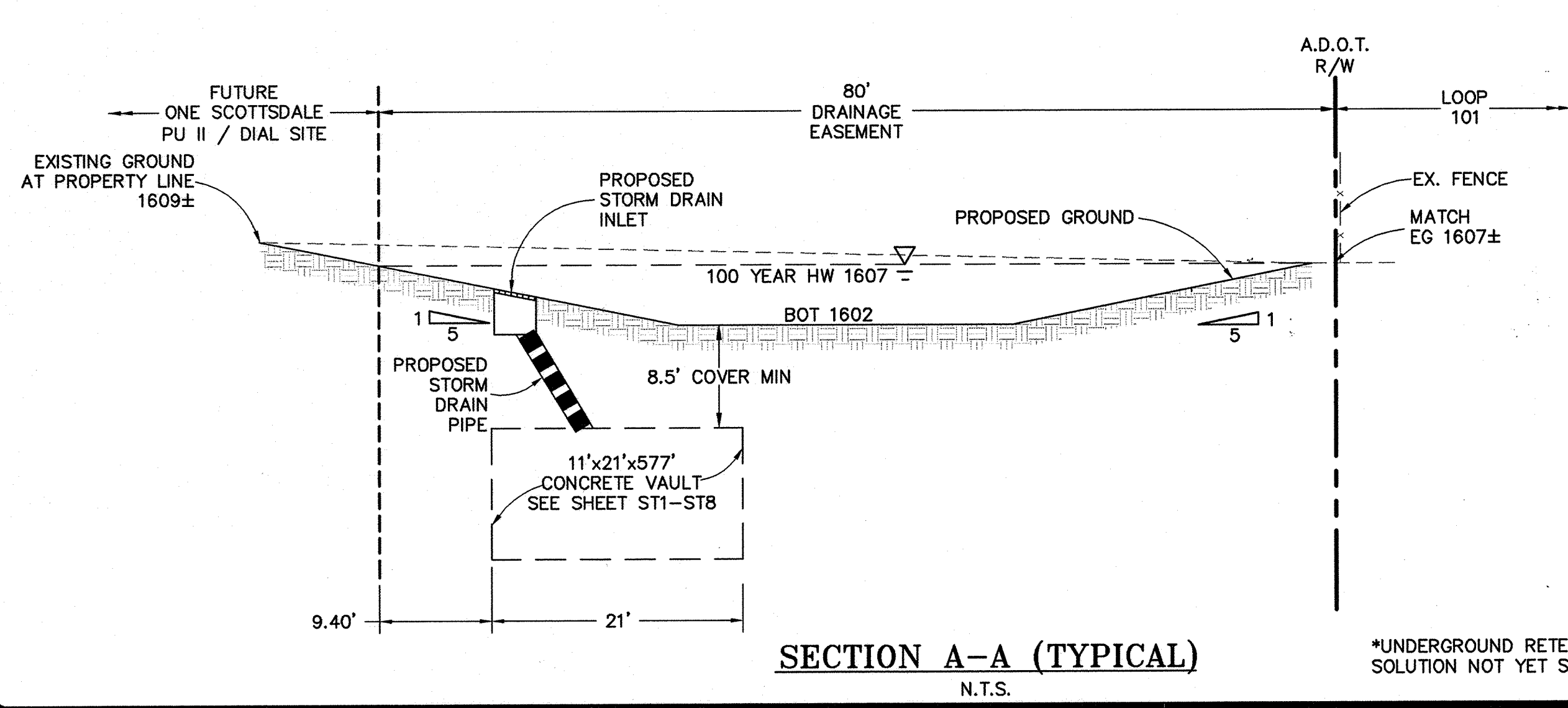
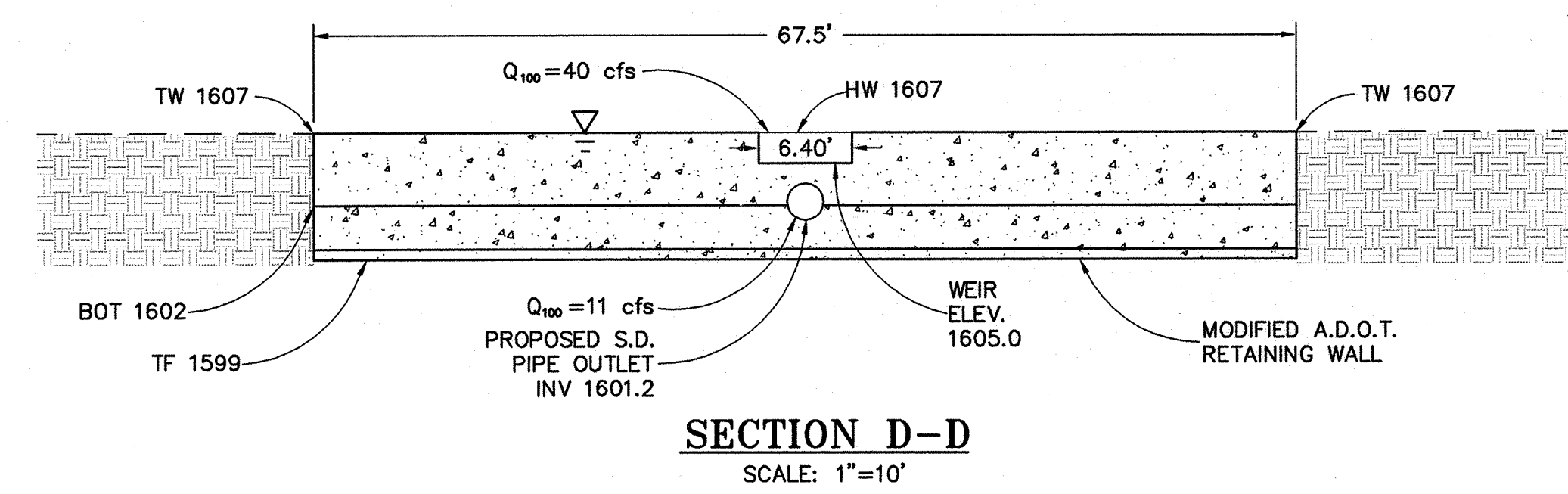
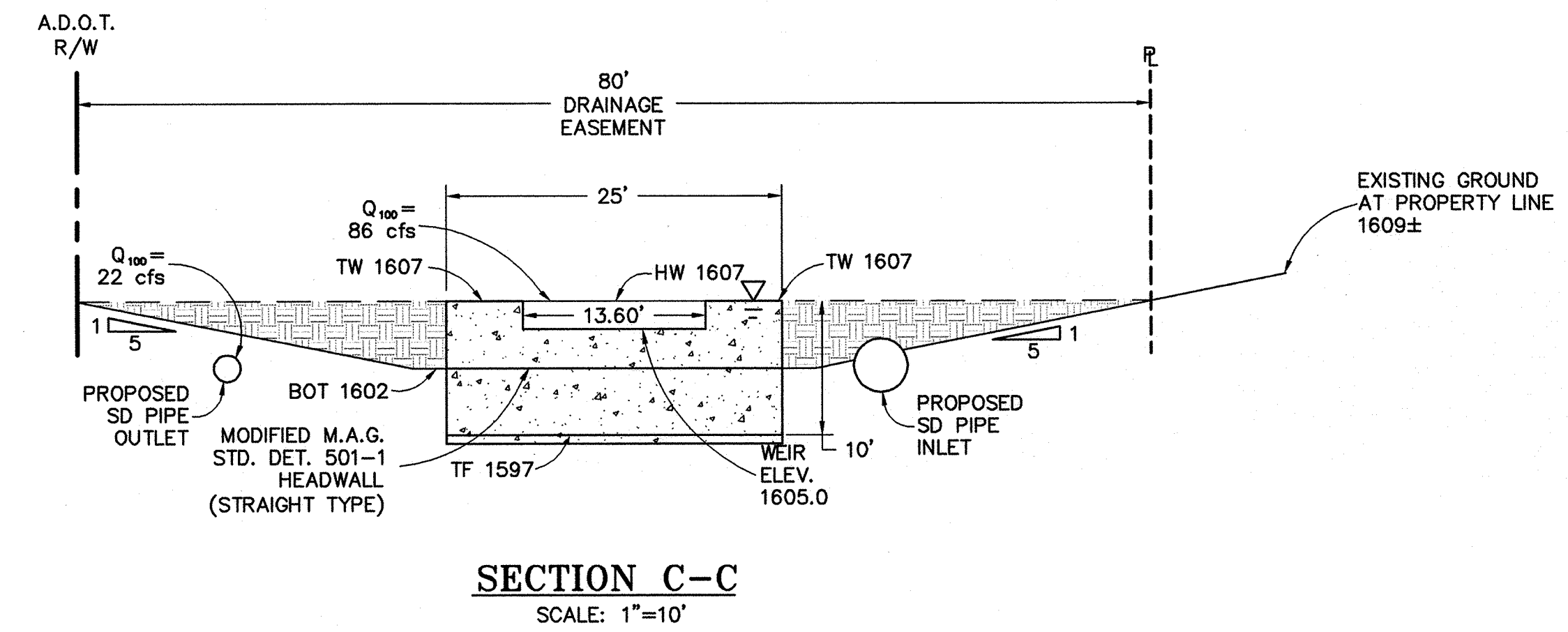
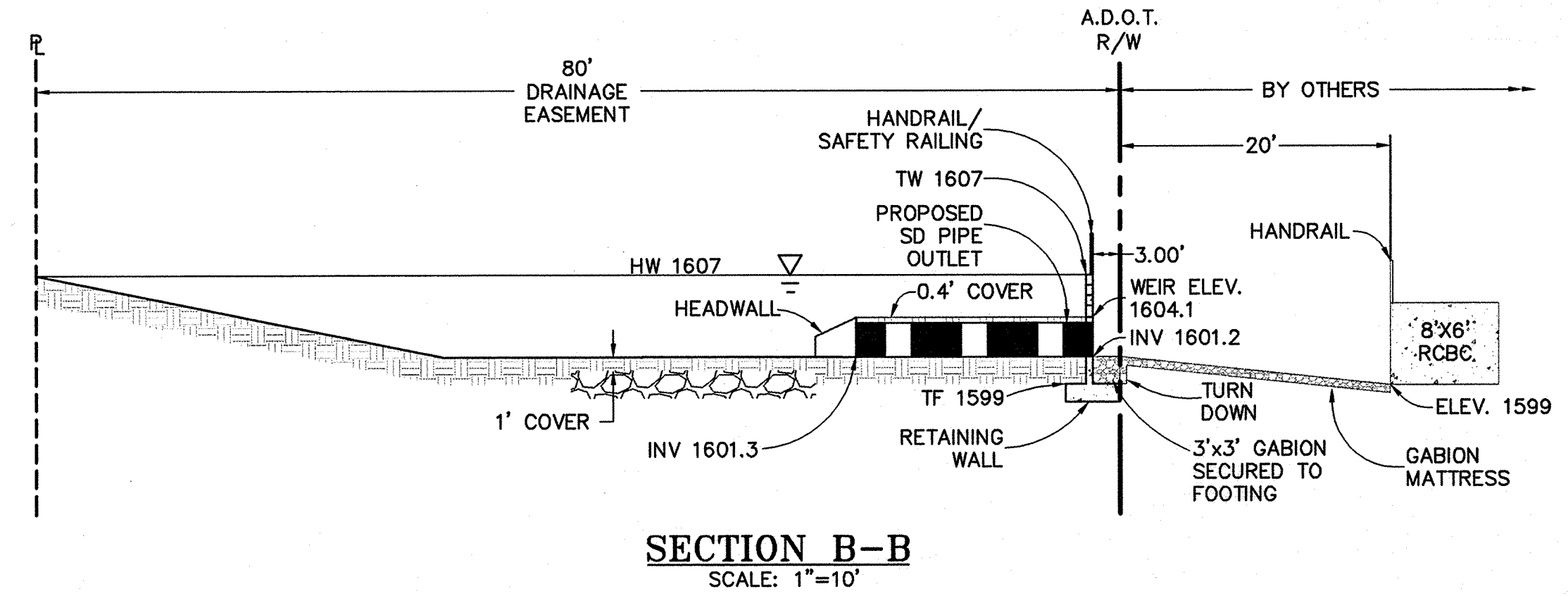
COMMENCING AT A UNITED STATES GENERAL LAND OFFICE BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 26, BEING NORTH 89 DEGREES 58 MINUTES 35 SECONDS WEST 2641.00 FEET FROM A 3/4 INCH REBAR MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF SAID SECTION 26, NORTH 0 DEGREES 02 MINUTES 26 SECONDS WEST 625.01 FEET TO A POINT BEING SOUTH 0 DEGREES 02 MINUTES 26 SECONDS EAST 2015.76 FEET FROM THE MARICOPA COUNTY HIGHWAY BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 26; THENCE NORTH 89 DEGREES 57 MINUTES 34 SECONDS EAST 110.00 FEET TO THE POINT OF BEGINNING ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 101 (PIMA FREEWAY); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 89 DEGREES 57 MINUTES 54 SECONDS WEST 25.00 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 01 DEGREES 28 MINUTES 41 SECONDS WEST 50.00 FEET; THENCE NORTH 27 DEGREES 44 MINUTES 09 SECONDS EAST 56.49 FEET TO THE POINT OF BEGINNING; AND ALSO

EXCEPT A PARCEL OF LAND LYING WITHIN SAID SECTION 26, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE ALONG THE SOUTH LINE OF SAID SECTION, SOUTH 89 DEGREES 58 MINUTES 26 SECONDS EAST, A DISTANCE OF 68.49 FEET TO THE EASTERLY LINE OF PARCEL NO. 7-5398, TRACT NO. 1, AS RECORDED IN INSTRUMENT NO. 2002-0294002, AND THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE ALONG SAID EASTERLY LINE, NORTH 01 DEGREES 28 MINUTES 38 SECONDS EAST, A DISTANCE OF 625.29 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 52 SECONDS EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 08 SECONDS WEST, A DISTANCE OF 124.88 FEET; THENCE NORTH 50 DEGREES 34 MINUTES 37 SECONDS EAST, A DISTANCE OF 71.10 FEET; THENCE SOUTH 79 DEGREES 08 MINUTES 03 SECONDS EAST, A DISTANCE OF 1176.65 FEET TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 26; THENCE LEAVING SAID EASTERLY LINE ALONG SAID EAST LINE, SOUTH 00 DEGREES 02 MINUTES 11 SECONDS EAST, A DISTANCE OF 573.88 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE LEAVING SAID EAST LINE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 58 MINUTES 26 SECONDS WEST, A DISTANCE OF 1251.89 FEET TO THE POINT OF BEGINNING.

LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED RIGHT OF WAY
- ROADWAY CENTERLINE
- VERTICAL CURB & GUTTER
- PROPOSED INVERT ELEVATION
- TOP OF CURB ELEVATION (FROM CITY OF SCOTTSDALE DIBBLE PLAN)
- RIP-RAP AREA ID
- TOP OF CURB ELEVATION (FROM TOPO)
- GUTTER ELEVATION (FROM TOPO)
- NATURAL GROUND ELEVATION (FROM TOPO)
- PAVEMENT CENTERLINE ELEVATION (FROM ADOT PLANS)
- MEDIAN CENTERLINE ELEVATIONS (FROM ADOT PLANS)
- ARIZONA DEPARTMENT OF TRANSPORTATION
- TOP OF FOOTING
- TOP OF WALL
- RIGHT OF WAY
- HIGH WATER
- BOTTOM INVERT
- STORM DRAIN
- TYPICAL ELEVATION
- EXISTING GROUND ELEVATION
- CUBIC YARD
- REINFORCED CONCRETE PIPE
- REINFORCED CONCRETE BOX CULVERT
- PROPOSED STAND PIPE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED CATCH BASIN
- EXISTING ROAD
- EXISTING CURB AND GUTTER
- FLOWLINE
- MISCELLANEOUS UTILITIES
- TRAFFIC SIGNAL
- SIGN
- HEADWALL WITH HANDRAIL
- LIMITS OF CONSTRUCTION



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ONE SCOTTSDALE
SOUTH DRAINAGE BASIN IMPROVEMENTS
SCOTTSDALE, ARIZONA

SA #396-SA-2006 SA #280-SA-2006 54-N.P.-2006 D.R. #1-DR-2006 Z.N. #20-ZN-2002 #2 PLAN CHECK #6787-06-2 Q.S. #39-45

30-DR-2021_V3
11/23/2021

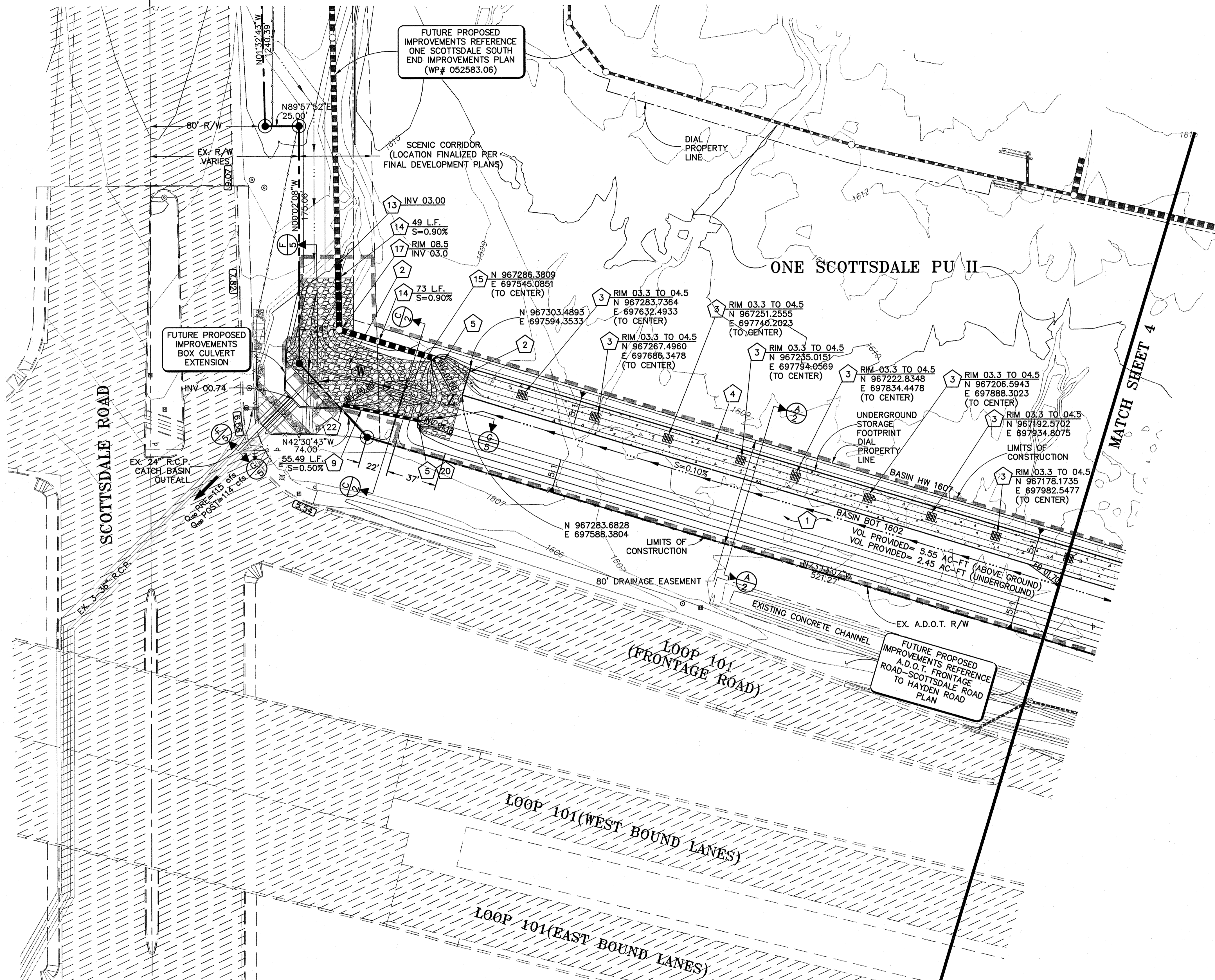
Professional Engineer
44587
USA, L.
CRANE
State of Arizona, U.S.A.

DRAWN YLJ
CHECKED SAA
DATE 27 JULY 2007
SCALE
JOB NO. 021584.14
SHEET 2 OF 5

CALL TWO WORKING DAYS BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

THOMPSON
PEAK PARKWAY

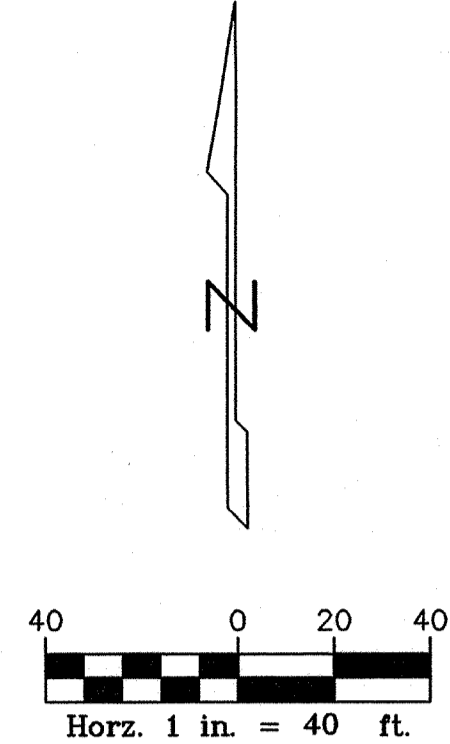
NE CORNER, SEC. 27,
T.4N., R.4E.
C.O.S. B.C.H.H.
STA: 207+13.42



FUTURE PROPOSED
IMPROVEMENTS REFERENCE
ONE SCOTTSDALE SOUTH
END IMPROVEMENTS PLAN
(WP# 052583.06)

FUTURE PROPOSED
IMPROVEMENTS
BOX CULVERT
EXTENSION

FUTURE PROPOSED
IMPROVEMENTS REFERENCE
ROAD-SCOTTSDALE ROAD
TO HAYDEN ROAD
PLAN



CONSTRUCTION NOTES

- 1 CONTRACTOR TO REMOVE EARTH, BUILD APPROVED CONTAINMENT STRUCTURE, PLACE FILL OVER STRUCTURE, AND GRADE FINAL BASIN PER PLAN AND APPROPRIATE SECTIONS.
- 2 INSTALL 3' THICK BURIED RIP-RAP, $D_{50}=8"$ PER GRADATION TABLE AND RIP-RAP AREA TABLE. SEE SHEET 4. SEE BURIED RIP-RAP DETAIL, SHEET 5.
- 3 INSTALL TWO CATCH BASIN INLETS SIDE BY SIDE PER MODIFIED A.D.O.T. STD. DET. C-15.90. SEE SHEET 5 FOR MODIFICATIONS. CONNECT CATCH BASIN TO UNDERGROUND STORAGE VIA 18" H.D.P.E. STORM DRAIN PIPE.
- 4 INSTALL STORM TRAP UNDERGROUND CONTAINMENT STRUCTURE FOR STORM WATER STORAGE HOLDING 106,722 C.F. (2.45 AC. FT.). SLOPE STRUCTURE TO DRAIN TO EAST AT 0.0010 FT/FT MINIMUM. SEE STORM TRAP PLAN, ST1-ST8.
- 5 INSTALL HEADWALL PER MAG STD. DET. 501-4 WITH TRASH RACK PER MAG. STD. DETAIL 502-1 & 42" HANDRAIL PER C.O.S. STD. DETAIL 2508. COLOR TO BE SAN DIEGO BUFF.
- 9 INSTALL 24" R.G.R.C.P., CLASS III. TRENCH BEDDING & BACKFILL PER C.O.S. STD. DET. 2201.
- 13 INSTALL 48" PLUG. FOR CONTINUATION SEE ONE SCOTTSDALE SOUTH END IMPROVEMENT PLAN. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO START OF CONSTRUCTION AND NOTIFY OWNER OF ANY DISCREPANCIES.
- 14 INSTALL 48" R.G.R.C.P., CLASS III. TRENCH BEDDING & BACKFILL PER C.O.S. STD. DET. 2201.
- 15 CONSTRUCT 13.6' WIER IN MODIFIED M.A.G. STD. DET. 501-1 HEADWALL (STRAIGHT TYPE). SEE SHEET 2, SECTION C-C FOR MODIFICATIONS. COLOR TO BE SAN DIEGO BUFF.
- 17 CONSTRUCT STORM DRAIN MANHOLE PER M.A.G. STD. DET. 520 & 522. ADJUST MANHOLE RIM TO FINAL GRADE PER C.O.S. STD. DET. 2270.
- 20 INSTALL 19.8" ORIFICE PLATE OVER STORM DRAIN INLET PER DETAIL ON SHEET 5.
- 22 INSTALL STRAIGHT TYPE BLOCK HEADWALL PER M.A.G. STD. DET. 501-1 AND 501-2 WITH TRASH RACK PER M.A.G. STD. DET. 502-1 & 42" HANDRAIL PER C.O.S. STD. DET. 2508. CONNECT TO EXISTING A.D.O.T. HEADWALL. COLOR TO BE SAN DIEGO BUFF.

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ONE SCOTTSDALE
SOUTH DRAINAGE BASIN IMPROVEMENTS
SCOTTSDALE, ARIZONA

PROFESSIONAL ENGINEER
CERTIFICATE NO. 44687
LISA L. CRANE
STATE OF ARIZONA
ARIZONA U.S.A.

DRAWN	YLJ
CHECKED	SAA
DATE	27 JULY 2007
SCALE	1"=40'
JOB NO.	021584.14
SHEET	3 OF 5

UNION HILLS
DRIVE

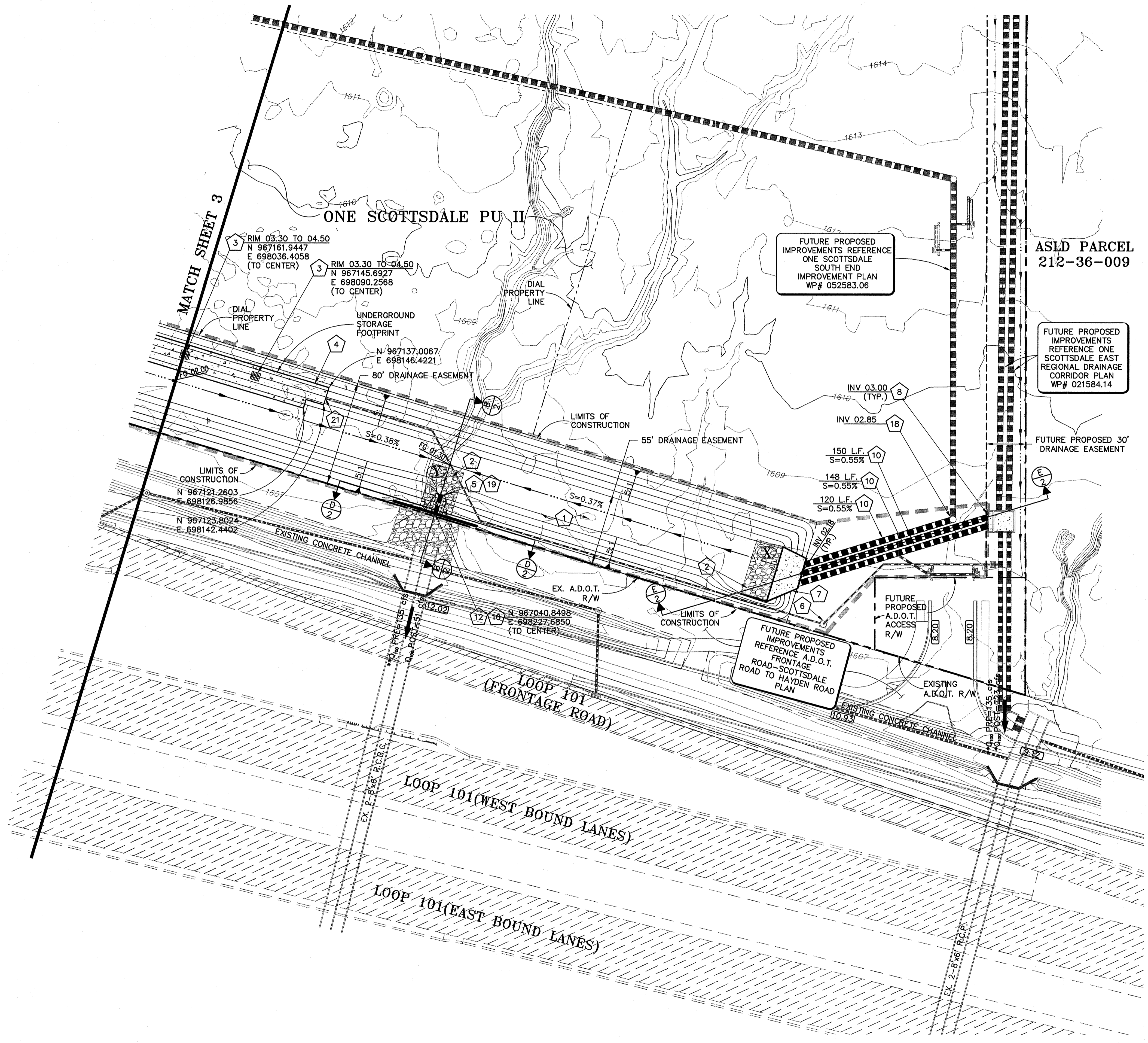
SW CORNER, SEC. 26,
T.4N., R.4E.
B.C.H.H.
STA: 154+31.64



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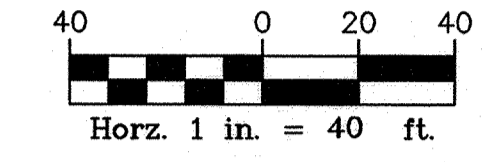
SA. #396-SA-2006 SA. #280-SA-2006 54-NP-2006 DR. #1-DR-2006 Z.N. #20-ZN-2002 #2 PLAN CHECK #6787-06-2 Q.S. #39-45

S:\2002\021584\14\Drawg\mp\South Basin\ 021584-14-04SHT.DWG



CONSTRUCTION NOTES

- 1 CONTRACTOR TO REMOVE EARTH, BUILD APPROVED CONTAINMENT STRUCTURE, PLACE FILL OVER STRUCTURE, AND GRADE FINAL BASIN PER PLAN AND APPROPRIATE SECTIONS.
- 2 INSTALL 3" THICK BURIED RIP-RAP. $D_{50}=8"$ PER GRADATION TABLE AND RIP-RAP AREA TABLE. SEE SHEET 4. SEE BURIED RIP-RAP DETAIL, SHEET 5.
- 3 INSTALL TWO CATCH BASIN INLETS SIDE BY SIDE PER MODIFIED A.D.O.T. STD. DET. C-15.90. SEE SHEET 5 FOR MODIFICATIONS. CONNECT CATCH BASIN TO UNDERGROUND STORAGE VIA 18" H.D.P.E. STORM DRAIN PIPE.
- 4 INSTALL STORM TRAP UNDERGROUND CONTAINMENT STRUCTURE FOR STORM WATER STORAGE HOLDING 470,448 C.F. (10.8 AC. FT.). SLOPE STRUCTURE TO DRAIN TO EAST 0.0010 FT/FT MINIMUM. SEE STORM TRAP PLAN, ST1-ST8.
- 5 INSTALL HEADWALL PER M.A.G. STD. DET. 501-4 WITH TRASH RACK PER M.A.G. STD. DET. 502-1 & 42" HANDRAIL PER C.O.S. STD. DET. 2508. COLOR TO BE SAN DIEGO BUFF.
- 6 REFERENCE WOOD/PATEL LIFT STATION PLAN.
- 7 CONSTRUCT MULTIPLE PIPE OUTLET PER ADOT STD. DET. B11.14 WITH 30° SKEW ANGLE & 4:1 WING WALLS. EXTEND SOUTH WING WALL PER PLAN AND DETAIL A OF A.D.O.T. STD. DET. B-11.12. INSTALL TRASH RACK PER MAG. STD. DETAIL 502-1 & HANDRAIL PER C.O.S. STD. DETAIL 2508. COLOR TO BE SAN DIEGO BUFF.
- 8 FOR CONTINUATION SEE EAST REGIONAL DRAINAGE CORRIDOR PLAN. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO START OF CONSTRUCTION AND NOTIFY OWNER OF ANY DISCREPANCIES.
- 10 INSTALL 54" R.G.R.C.P., CLASS III. TRENCH BEDDING AND BACKFILL PER C.O.S. STD. DET. 2201.
- 12 CONSTRUCT A.D.O.T. RETAINING WALL (MODIFIED) WITH 6.4' WIDE WEIR OPENING. CONTRACTOR TO SELECT WALL TYPE, EITHER A.D.O.T. STD. DET. B-18.10 OR B-18.50. FOR B-18.10 USE $H=8'$ AND $W=5'-0"$. FOR B-18.50 USE $H=8'$ AND $W=5'-6"$. SEE SHEET 5 FOR DETAILS. SEE SECTION B-B AND D-D ON SHEET 2. COLOR TO BE SAN DIEGO BUFF.
- 16 INSTALL THREE 3'x3' GABIONS CENTERED BENEATH WEIR OPENING IN RETAINING WALL. CONTRACTOR TO SECURE GABIONS TO FOOTING. SEE SECTION B-B ON SHEET 2.
- 18 INSTALL 54" PLUG. FOR CONTINUATION SEE ONE SCOTTSDALE PLANNING UNIT II GRADING AND DRAINAGE PLAN. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO START OF CONSTRUCTION AND NOTIFY OWNER OF ANY DISCREPANCIES.
- 19 INSTALL 13.6" ORIFICE PLATE OVER STORM DRAIN INVERT PER DETAIL ON SHEET 5.
- 21 REFERENCE STORM TRAP PLAN FOR SUMP INVERT.



GRADATION TABLE*

PERCENT PASSING	SIZE	D ₅₀ CLASS, INCHES			
100 TO 90	2.0 D ₅₀	4	6	8	12
85 TO 70	1.5 D ₅₀	6	9	12	18
50 TO 30	1.0 D ₅₀	4	6	8	12
15 TO 5	0.67 D ₅₀	3	4	5	8
5 TO 0	0.33 D	1	2	3	4

*INDIGENOUS/NATIVE STONE

RIP-RAP TABLE

AREA ID	AREA SIZE
W	40'x150'
X	20'x40'
Y	25'x35'
Z	25'x55'

*THE 100 YEAR POST DEVELOPMENT DISCHARGE IS DESIGNED TO EXCEED THE 100 YEAR PRE DEVELOPMENT DISCHARGE DUE TO A DOWNSTREAM REGIONAL FLOOD CONTROL SOLUTION.

**FLOWS FROM THE EXISTING A.D.O.T. BOX CULVERTS MERGE SOUTH OF THE LOOP 101. THE COMBINED 100 YEAR PRE DEVELOPMENT DISCHARGE IS APPROXIMATED AT 135 CFS.



DRAWN	YLJ
CHECKED	SAA
DATE	27 JULY 2007
SCALE	1"=40'
JOB NO.	021584.14
SHEET	4 OF 5

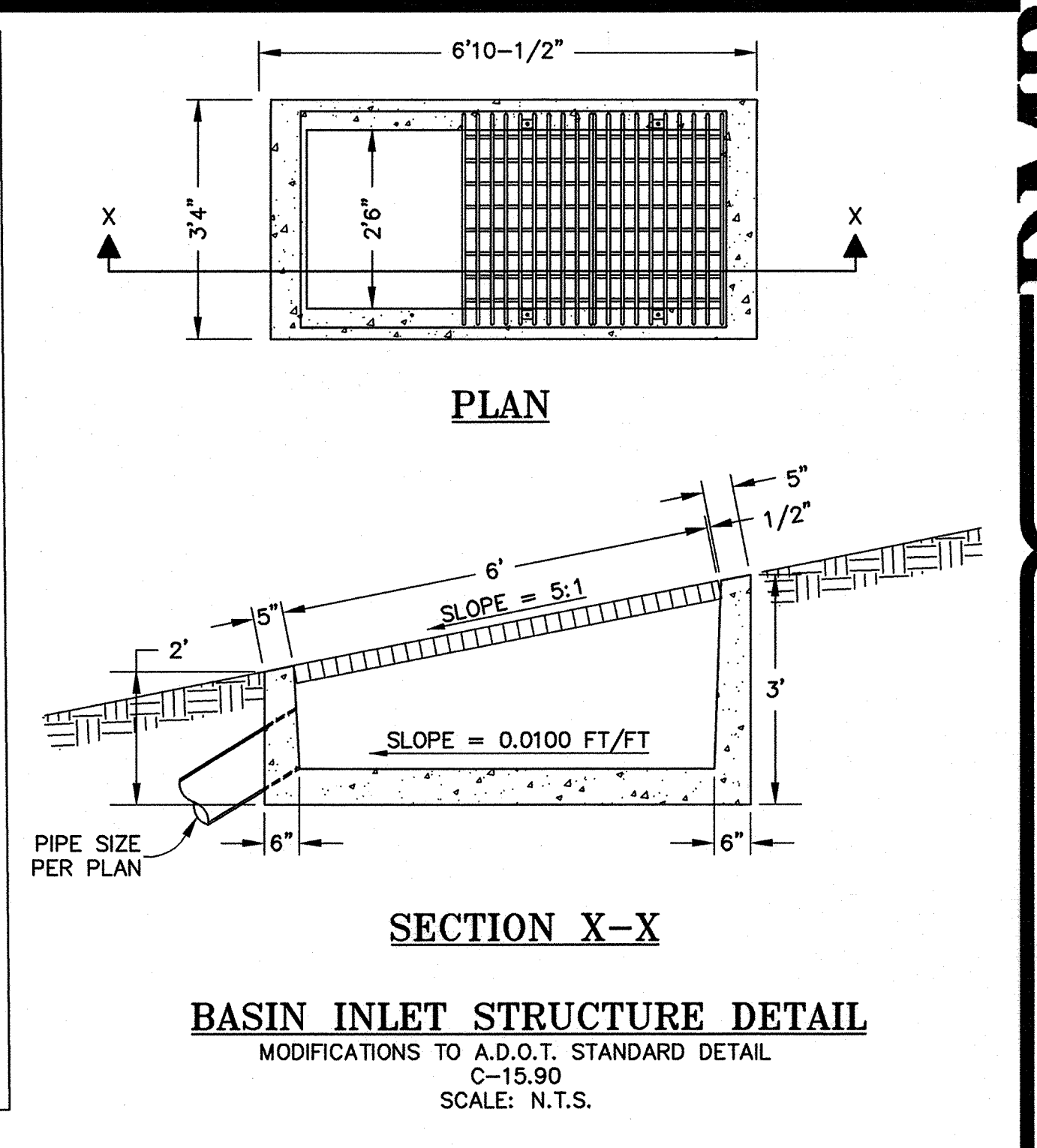
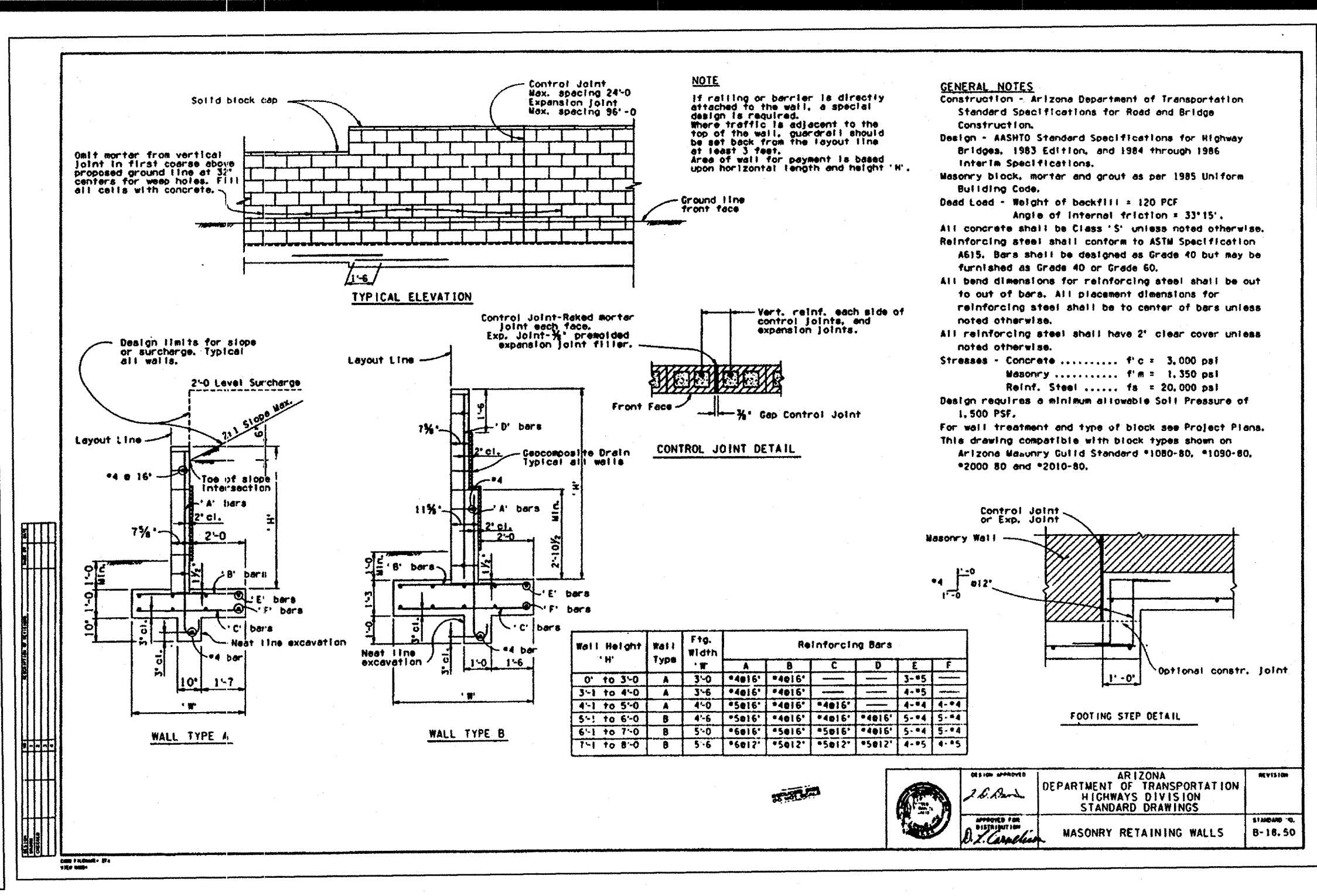
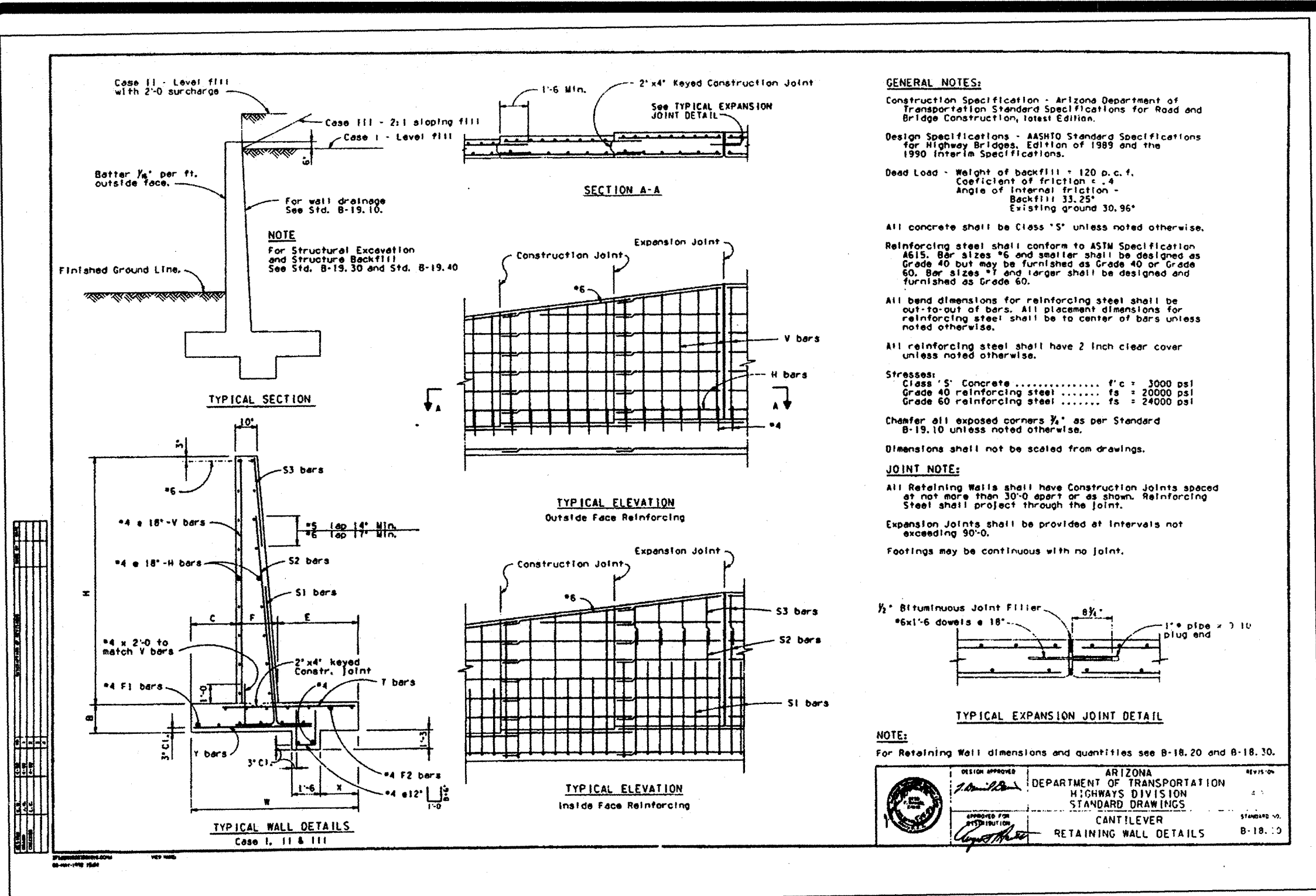
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ONE SCOTTSDALE
SOUTH DRAINAGE BASIN IMPROVEMENTS
SCOTTSDALE, ARIZONA

SA #396-SA-2006 SA #280-SA-2006 54-N.P.-2006 D.R. #1-DR-2006 Z.N. #20-ZN-2002 #2 PLAN CHECK #6787-06-2 Q.S. #39-45

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SECTION F-F
 SCALE 1"=10'

SECTION G-G
 SCALE 1"=10'

ORIFICE PLATE DETAIL
 N.T.S.

BURIED RIP-RAP DETAIL
 SCALE 1"=10'

REINFORCING BAR TABLE

Wall Height '-"	Wall Type	Reinforcing Bar Type	A	B	C	D	E	F
0' to 3'-0"	A	3-#4	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"
3'-1" to 4'-0"	A	3-#6	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"
4'-1" to 5'-0"	A	4-#6	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"
5'-1" to 6'-0"	B	4-#6	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"
6'-1" to 7'-0"	B	5-#6	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"
7'-1" to 8'-0"	B	5-#6	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"

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ONE SCOTTSDALE
 SOUTH DRAINAGE BASIN IMPROVEMENTS
 SCOTTSDALE, ARIZONA

REGISTERED PROFESSIONAL ENGINEER
 CERTIFICATE NO. 44687
 LISA L. CRANE
 State of Arizona
 ARIZONA, U.S.A.

DRAWN: YLJ
 CHECKED: SAA
 DATE: 27 JULY 2007
 SCALE:
 JOB NO.: 021584.14
 SHEET: 5 OF 5

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 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

S.A. #396-SA-2006 SA #280-SA-2006 54-NP-2006 D.R. #1-DR-2006 Z.N. #20-ZN-2002 #2 PLAN CHECK #6787-06-2 Q.S. #39-45

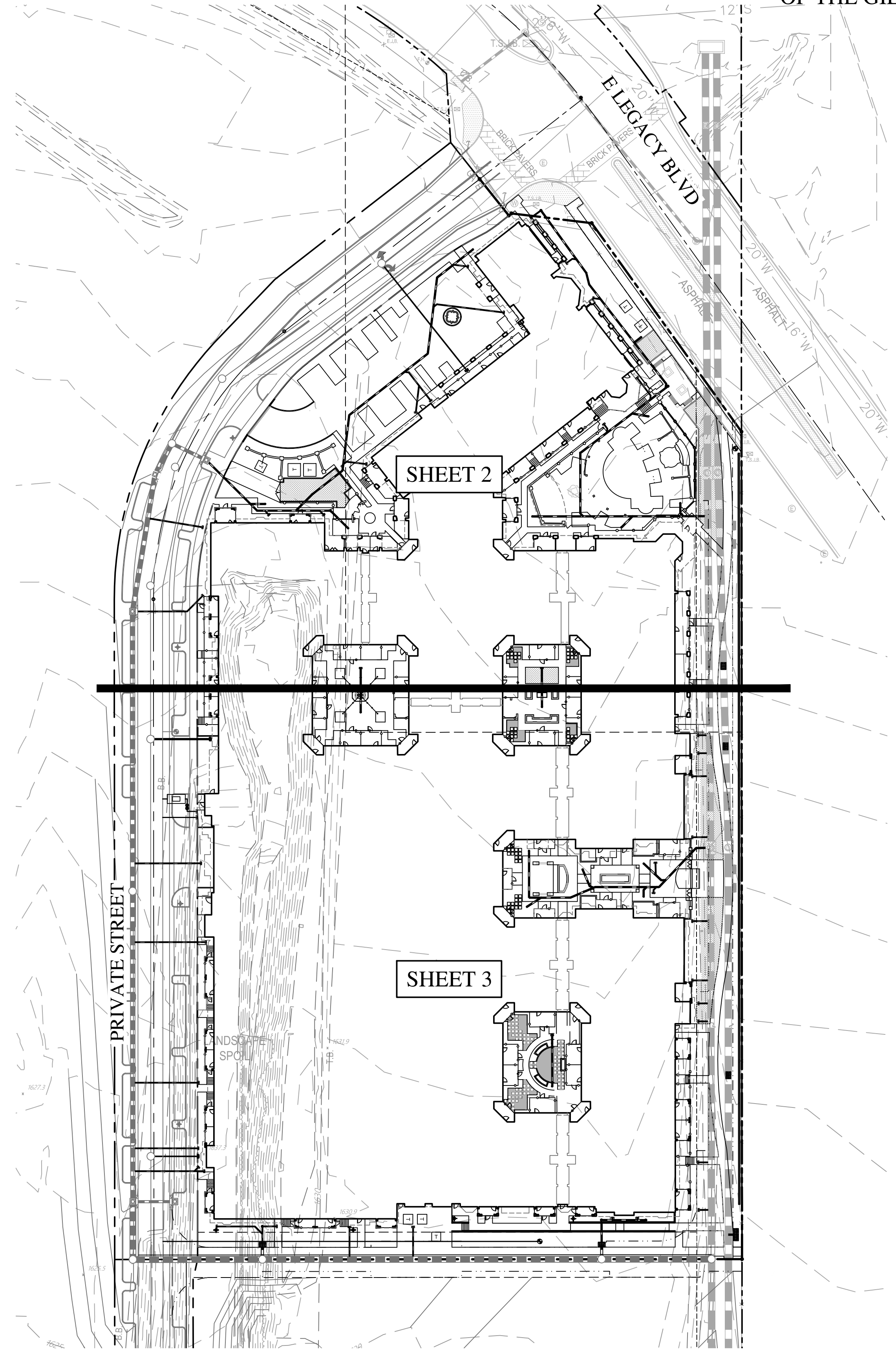
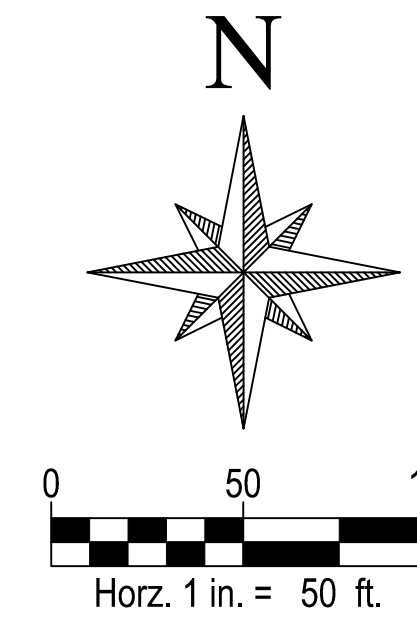
EXHIBIT 7 – ONE SCOTTSDALE PRELIMINARY GRADING & DRAINAGE PLAN

ONE SCOTTSDALE

PRELIMINARY GRADING & DRAINAGE PLAN

SCOTTSDALE, ARIZONA

A PORTION OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGEND/ABBREVIATIONS

EXISTING SURVEY	PROPOSED GRADING, DRAINAGE & PAVING
--- SECTION LINE	--- SLOPE ARROW
--- RIGHT OF WAY	--- WALL
--- PROPERTY LINE	--- PROPOSED WATER & SEWER
--- ROAD CENTERLINE	--- S SEWER LINE
--- EASEMENT	--- 12"W WATER LINE
○ SURVEY MARKER	--- PLUG
○ E ELECTRIC	● SEWER CLEANOUT
○ T TELEPHONE	● AREA DRAIN
○ C GAS LINE	● CATCH BASIN
○ S SEWER LINE	● STORM DRAIN MANHOLE
○ W WATER LINE	● STORM DRAIN PIPE
--- STORM DRAIN PIPE	○ DRYWELL
○ SEWER MANHOLE	A.L. AREA LIGHT
○ STORM DRAIN MANHOLE	C CONCRETE ELEVATION
P 0.00 PAVEMENT ELEVATION	C.B. CATCH BASIN
NG 0.00 NATURAL GROUND ELEVATION	DE DRAINAGE EASEMENT
C 0.00 CONCRETE ELEVATION	D.W. DRYWELL
TC 0.00 TOP OF CURB ELEVATION	E.O.L. EDGE OF LANDSCAPE
○ JUNCTION BOX/RISER	J.B. JUNCTION BOX
○ FIRE HYDRANT	FH FIRE HYDRANT
○ WATER VALVE	E.C.B. ELECTRICAL CABINET BOX
○ STREET/PARKING LIGHT	HW HEAD WALL
	INV INVERT ELEVATION
	FF FINISHED FLOOR ELEVATION
	WE WATER EASEMENT
	LF 88°F LOWEST FINISH FLOOR ELEVATION
	TC 0.00 TOP OF CURB
	FG 0.00 FINISH GRADE ELEVATION
	C 0.00 CONCRETE ELEVATION
	C.A CROSS ACCESS
	E.S.A EMERGENCY SERVICE ACCESS
	P.U.E PUBLIC UTILITY EASEMENT
	U.E UTILITY EASEMENT
	P.A.E PUBLIC ACCESS EASEMENT
	S.S.T SITE SAFETY TRIANGLE
	S.V.T SITE VISIBILITY TRIANGLE
	TW TOP OF WALL

BENCHMARK

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE, SCOTTSDALE GPS POINT 2272, LOCATED AT THE INTERSECTION OF SCOTTSDALE ROAD AND THOMPSON PEAK PARKWAY, HAVING AN ELEVATION OF 1622.878, CITY OF SCOTTSDALE NAVD 88 DATUM.

BASIS OF BEARING

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) GEODETIC DENSIFICATION AND CADASTRAL SURVEY (GDACS) WEBSITE "WWW.MCDOT.MARICOPA.GOV", UNDER THE SURVEY INFORMATION LINK ON MARCH 29, 2006.

PROJECTION: ARIZONA CENTRAL ZONE, NAD 83, (EPOCH 92)
DATUM: GRS-80
UNITS: INTERNATIONAL FEET
GEIOD MODEL: GEIOD 03

CONTROL POINT: 1HH2
PID: AJ3694
LATITUDE: 33°41.03.58979"N
LONGITUDE: 111°56'.4.12945"W
ELLIPSOID HEIGHT: 489.76M
DESCRIPTION: STAINLESS STEEL ROD

MODIFIED TO GROUND AT (GRID) N: 976521.464, E: 692046.432,
USING A SCALE FACTOR OF 1.0001766565.

HORIZONTAL ADJUSTMENT: N: -0.60, E: -4.234
HORIZONTAL ROTATION: NONE

RESULTING IN A LOCAL COORDINATE ORIGIN OF (GROUND)
N: 976520.864, E: 692042.198

PARCEL DESCRIPTION

A PORTION OF THE FOLLOWING PROPERTY:

PARCEL ONE:
PARCEL 2, OF ONE SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 971 OF MAPS, PAGE 6.

PARCEL TWO:
A NON-EXCLUSIVE EASEMENT FOR REASONABLE VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN "RECIPROCAL ACCESS EASEMENT AGREEMENT" RECORDED NOVEMBER 9, 2006 AS 2006-1482868 OF OFFICIAL RECORDS.

NOTE: EXACT LEGAL DESCRIPTION TO BE FURNISHED PRIOR TO CLOSE OF ESCROW.

A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED IN BOOK 971, PAGE 6, MARICOPA COUNTY RECORDS (MCR), LYING WITHIN SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LEGACY BOULEVARD, RECORDED IN BOOK 1034, PAGE 5, MCR, FROM WHICH THE SOUTHEAST CORNER OF SAID PARCEL 2 BEARS SOUTH 00°02'11" EAST (BASIS OF BEARING), A DISTANCE OF 1306.46 FEET;
THENCE ALONG THE EAST LINE OF SAID PARCEL 2, SOUTH 00°02'11" EAST, A DISTANCE OF 548.60 FEET;
THENCE LEAVING SAID EAST LINE, SOUTH 89°57'49" WEST, A DISTANCE OF 390 FEET, TO A LINE PARALLEL WITH AND 390 FEET WEST OF SAID EAST LINE;
THENCE ALONG SAID PARALLEL LINE, NORTH 00°02'11" WEST, A DISTANCE OF 437.73 FEET, TO THE BEGINNING OF A CURVE;
THENCE LEAVING SAID PARALLEL LINE, NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 52°07'14", A DISTANCE OF 204.68 FEET, TO THE CURVES END;
THENCE NORTH 52°05'02" EAST, A DISTANCE OF 164.30 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LEGACY BOULEVARD;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 38°32'46" EAST, A DISTANCE OF 30.99 FEET;
THENCE NORTH 51°55'07" EAST, A DISTANCE OF 2.35 FEET;
THENCE SOUTH 83°04'53" EAST, A DISTANCE OF 53.53 FEET;
THENCE SOUTH 35°40'48" EAST, A DISTANCE OF 170.20 FEET, TO THE POINT OF BEGINNING.

FEMA FIRM NOTE (ZONE X)

ACCORDING TO FEMA FLOOD INSURANCE RATE MAPPING, THE SUBJECT PROPERTY IS LOCATED IN "OTHER FLOOD AREAS" "ZONE X" (ZONE X SHADED). ZONE X SHADED IS DESCRIBED 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."

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

MAP NUMBER	COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
04013C	045012	1320	L	01/04/2021	X	N/A

ENGINEER'S CERTIFICATION

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 ONE-HUNDRED YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE REVISED CODE, CHAPTER 37-FLOODPLAIN AND STORMWATER REGULATIONS.

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.

John G. Ritchie
ENGINEER SIGNATURE

11/22/21
DATE

OWNER / DEVELOPER

STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET / SUITE 800
DALLAS, TEXAS 75201
PHONE: (214)-922-1182

ENGINEER

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1630 SOUTH STAPLEY DRIVE, SUITE 219
MESA, ARIZONA 85204
CONTACT: JOHN RITCHIE, P.E.
PHONE: (602) 335-8500

ARCHITECT

STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET / SUITE 800
DALLAS, TEXAS 75201
PHONE: (214)-922-1182

PROJECT SITE DATA

ASSESSOR PARCEL NUMBER(S):
215-05-004A
PROJECT SITE ADDRESS:
LEGACY BLVD

PROJECT SITE AREA(S):
NET AREA = 5.69 AC
ZONING:
PRC

SHEET INDEX

SHEET 1 COVER SHEET / SHEET INDEX
SHEET 2 PRELIMINARY GRADING & DRAINAGE PLAN
SHEET 3 PRELIMINARY GRADING & DRAINAGE PLAN
SHEET 4 CROSS SECTIONS

WOOD PATEL

Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com



ONE SCOTTSDALE
PRELIMINARY GRADING & DRAINAGE PLAN
SCOTTSDALE, ARIZONA
COVER SHEET

DATE	DESCRIPTION	REV

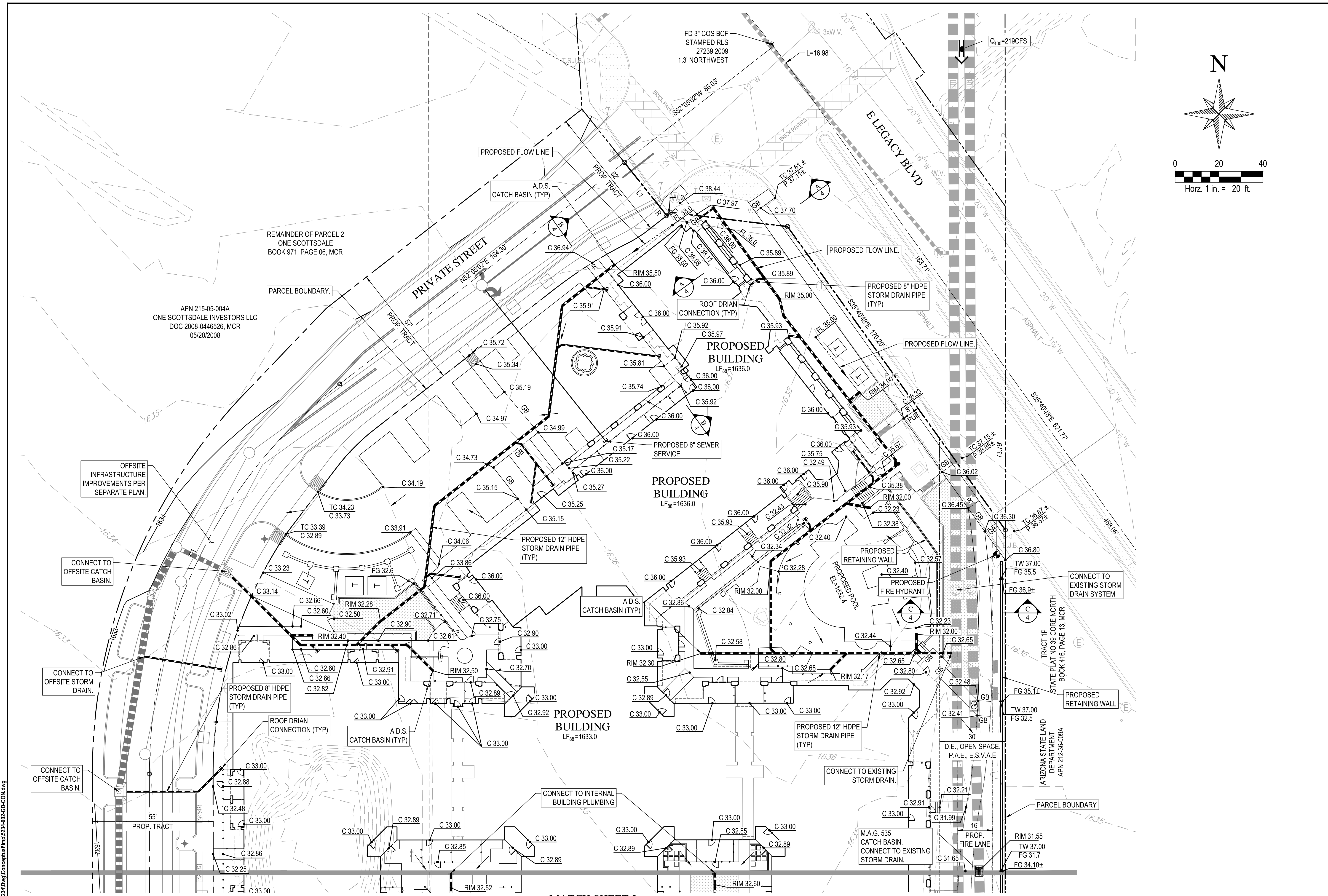
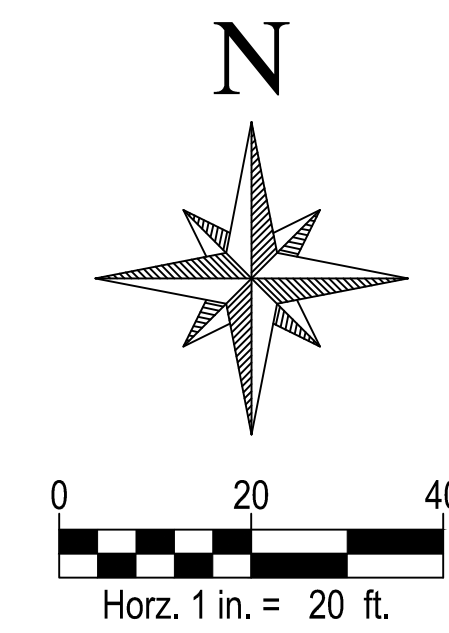


EXPRES 6-30-24
SCALE (HORIZ.) 1" = 50'
SCALE (VERT.) N/A
DATE 11/22/2021
JOB NUMBER 215234
SHEET

1 OF 4

CHECKED BY: JGR. DESIGNED BY: ZR. DRAFTED BY: JRS

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ONE SCOTTSDALE
PRELIMINARY GRADING & DRAINAGE PLAN
 SCOTTSDALE, ARIZONA
 GRADING & DRAINAGE PLAN

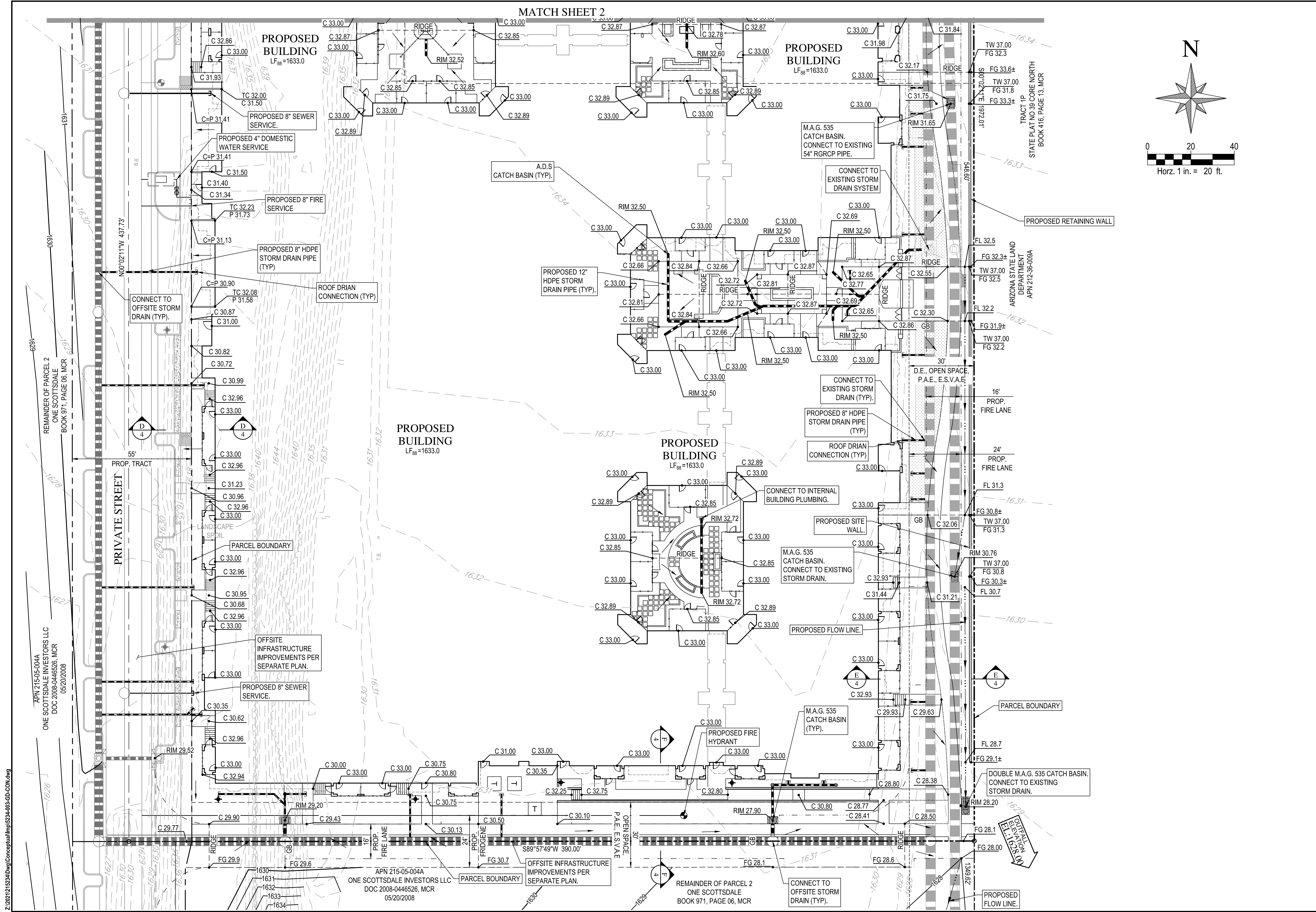
REV	DATE	DESCRIPTION



EXPRES 6-30-24
 SCALE (HORIZ.) 1" = 20'
 SCALE (VERT.) N/A
 DATE 11/22/2021
 JOB NUMBER 215234
 SHEET 2 OF 4

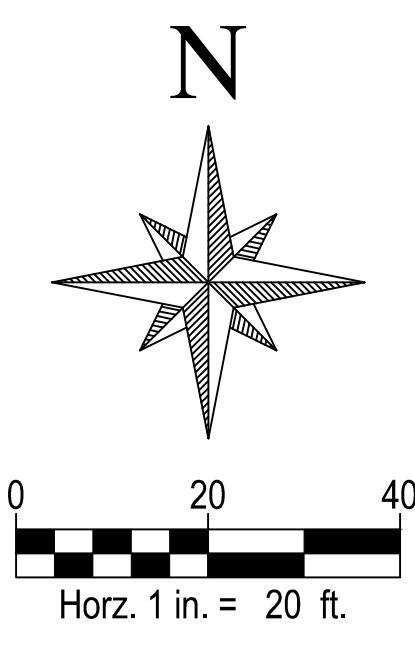
MATCH SHEET 3

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 602.335.8500
 www.woodpatel.com



ARIZONA
 Arizona State Board of Registration for Professional Engineers and Architects
 License No. 9996
 JOHN G. RITCHIE
 Registered Professional Engineer
 State of Arizona
 Exp. 12/31/2024

ONE SCOTTSDALE
PRELIMINARY GRADING & DRAINAGE PLAN
 SCOTTSDALE, ARIZONA
 GRADING & DRAINAGE PLAN

REV	DATE	DESCRIPTION

Professional Engineer Seal for John G. Ritchie, License No. 9996, State of Arizona, Exp. 12/31/2024.

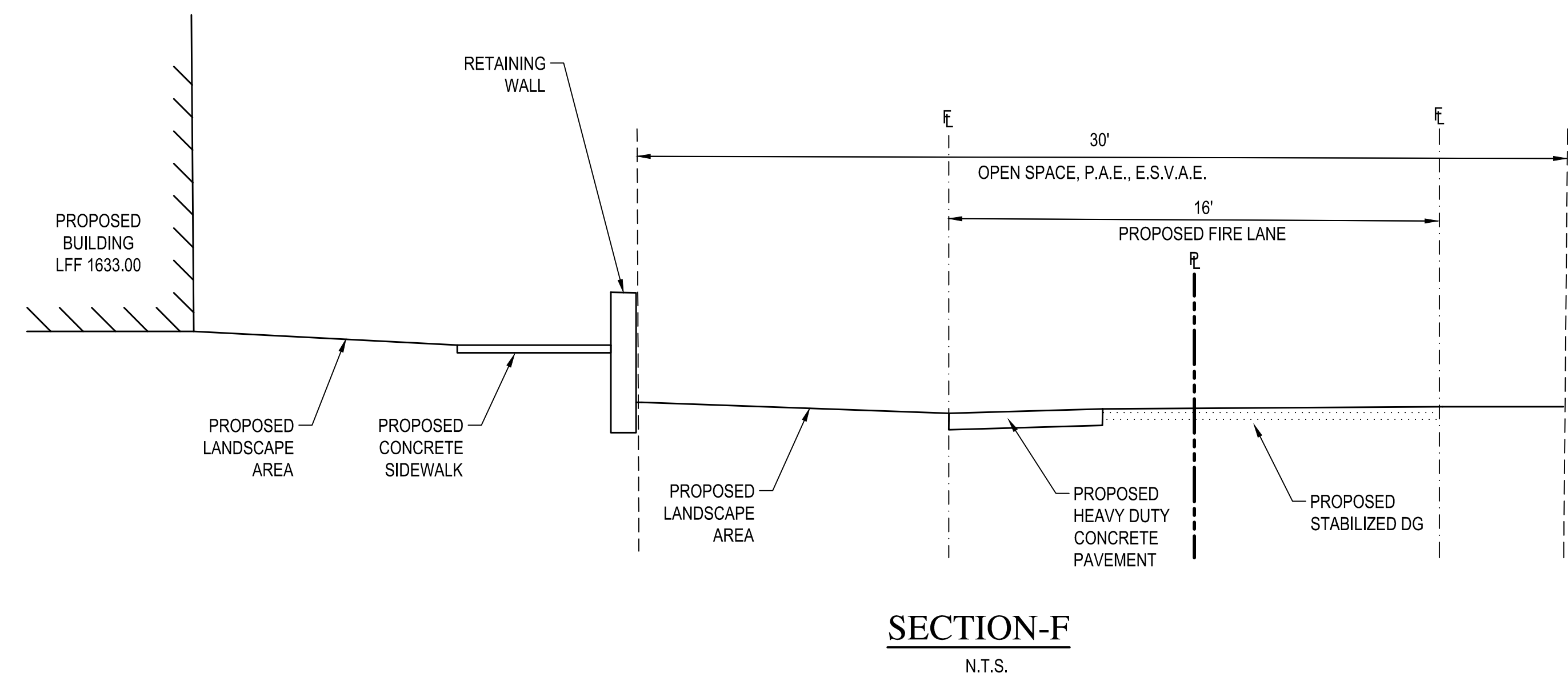
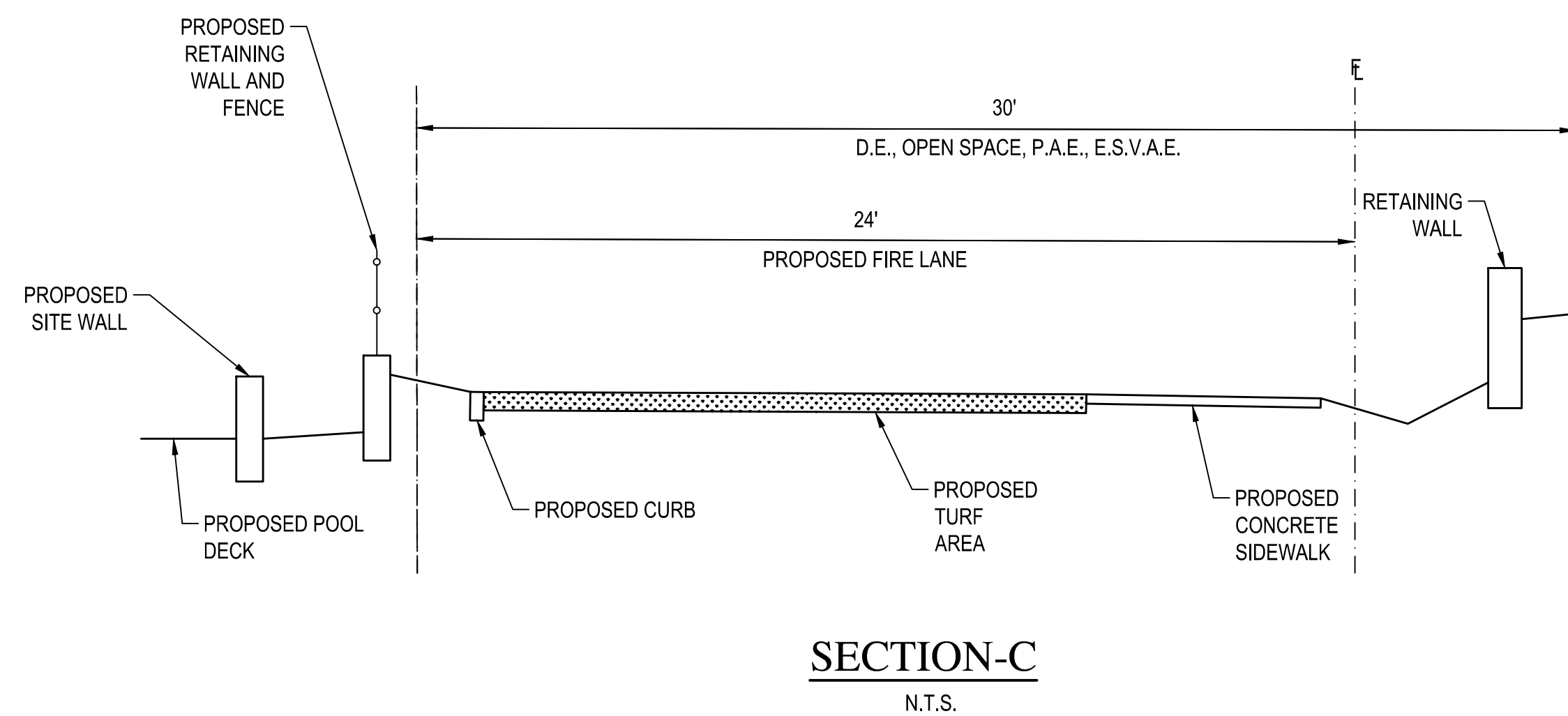
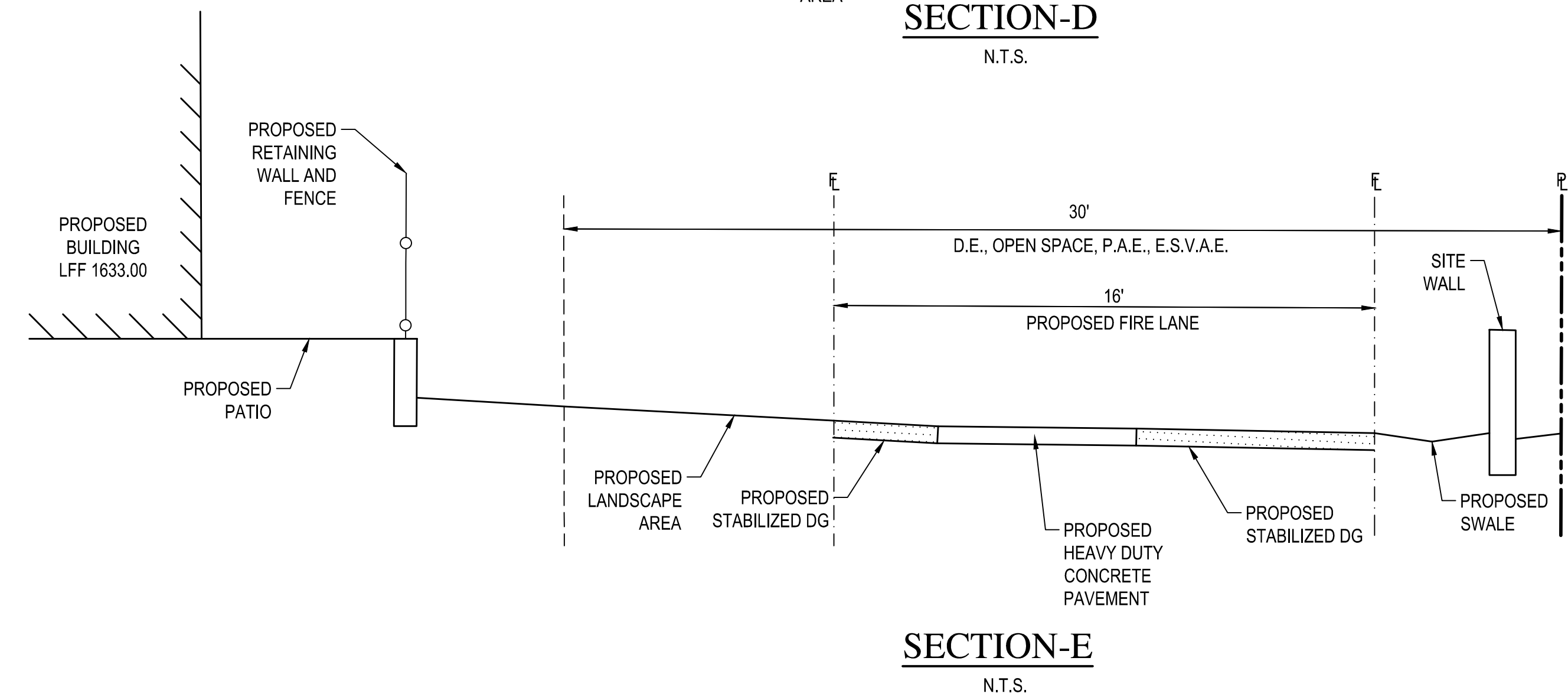
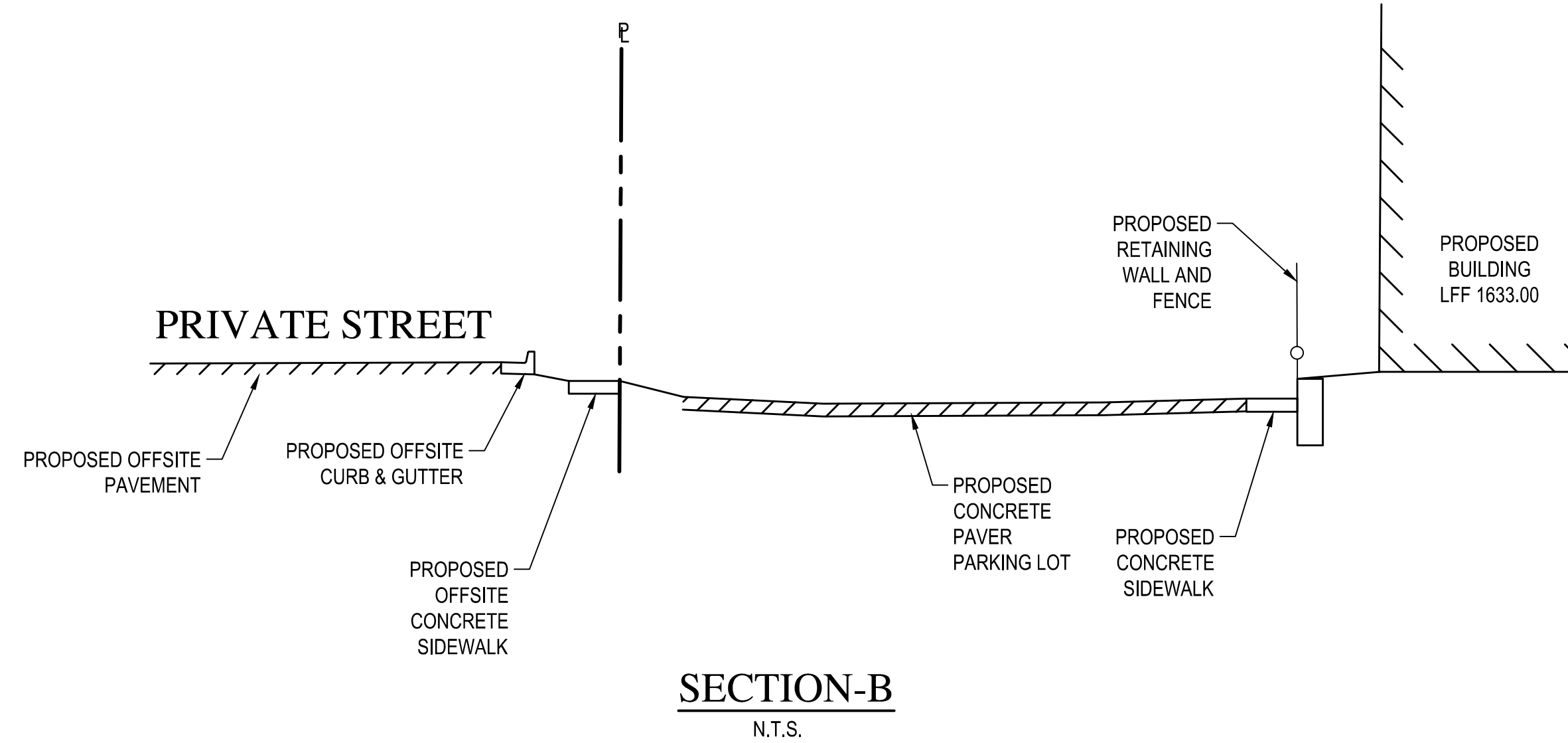
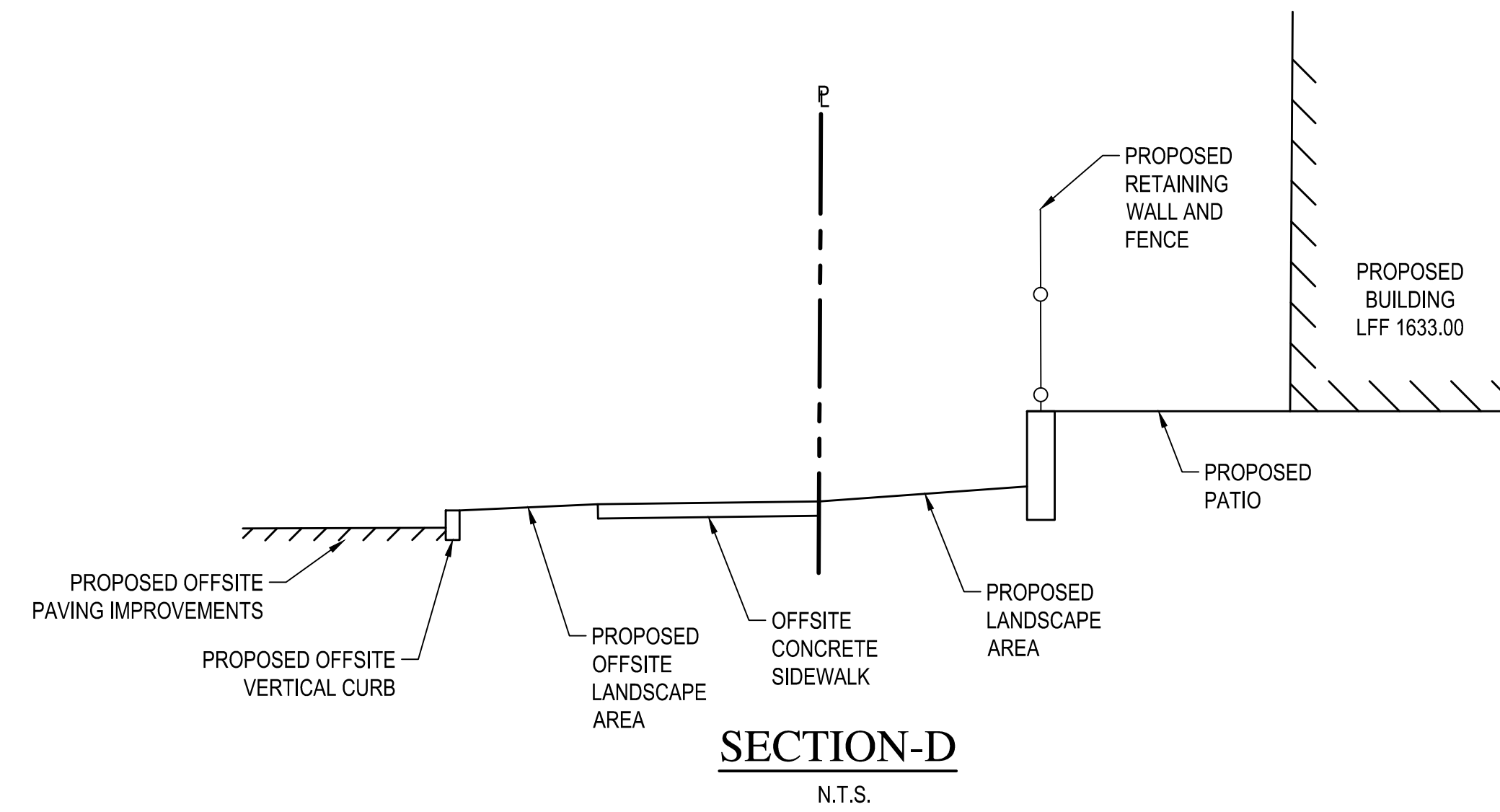
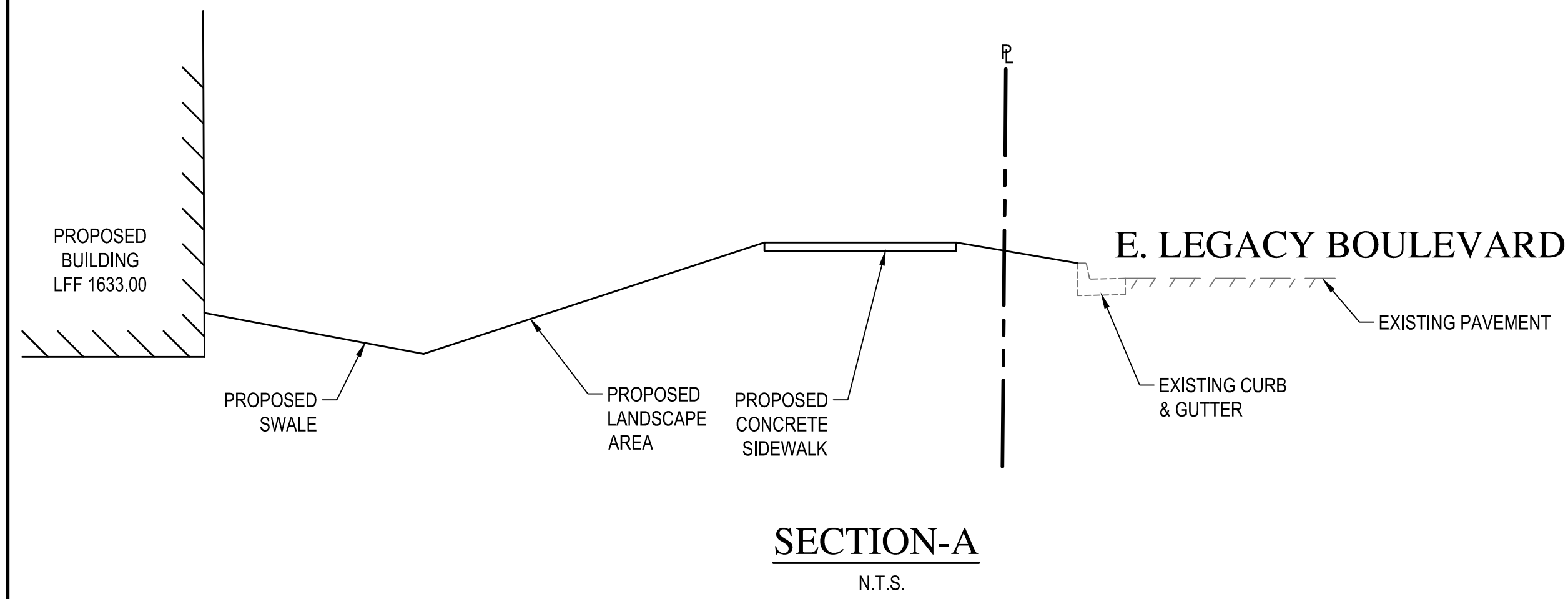
EXPRES 6-30-24

SCALE (HORIZ.)	1" = 20'
SCALE (VERT.)	N/A
DATE	11/22/2021
JOB NUMBER	215234
SHEET	3 OF 4

CHECKED BY: JGR. DESIGNED BY: ZR. DRAFTED BY: JRS

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ONE SCOTTSDALE
PRELIMINARY GRADING & DRAINAGE PLAN
 SCOTTSDALE, ARIZONA
 GRADING & DRAINAGE PLAN



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REV	DESCRIPTION	DATE



SCALE (HORIZ.)	1" = 20'
SCALE (VERT.)	N/A
DATE	11/22/2021
JOB NUMBER	215234
SHEET	4 OF 4

CHECKED BY: JGR. DESIGNED BY: ZR. DRAFTED BY: JRS