

DEVELOPER/OWNER
ARC SCOTTSDALE HOLDINGS, LLLP
3225 N. CENTRAL AVE, SUITE 100
PHOENIX, AZ 85012
PH: (480) 315-1108
CONTACT: BILL BORDERS

LAND SURVEYOR
SURVEY INNOVATION GROUP, INC
22425 N. 16TH ST. SUITE 1
PHOENIX, ARIZONA 85024
PH: (480) 922-0780
CONTACT: JARED HANSMANN, R.L.S.

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH: (602) 944-5500
CONTACT: TRAVER JONES, PE

ARCHITECT
SWABACK PLLC
7550 E. MCDONALD DR.
SCOTTSDALE, ARIZONA 85250
PH: (480) 367-2100
CONTACT: JEFF DENZAK

FLOOD INFORMATION
ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2235L DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BENCHMARK
FOUND 3" CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF OSBORN ROAD AND SCOTTSDALE ROAD.
GDACS DATA
NAVD88
ELEVATION = 1246.52'

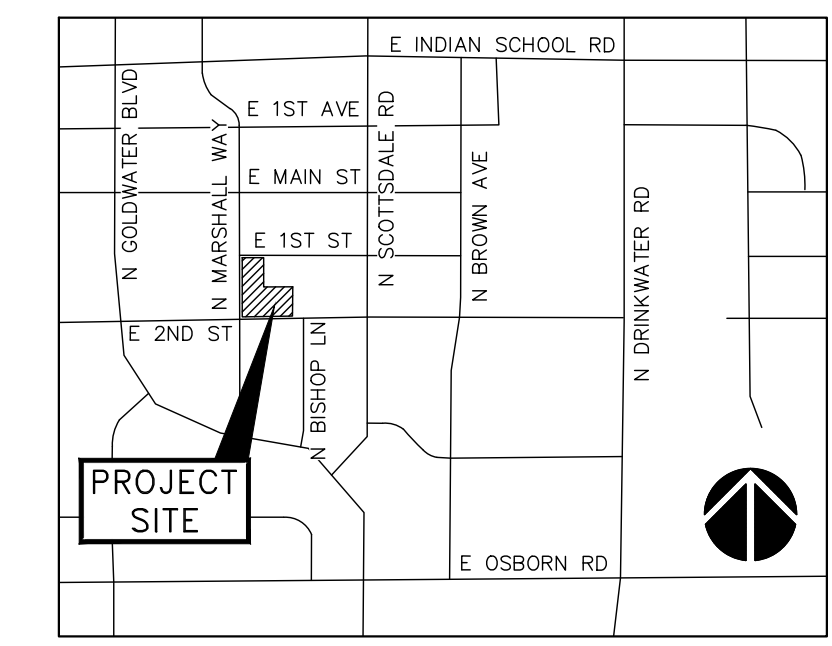
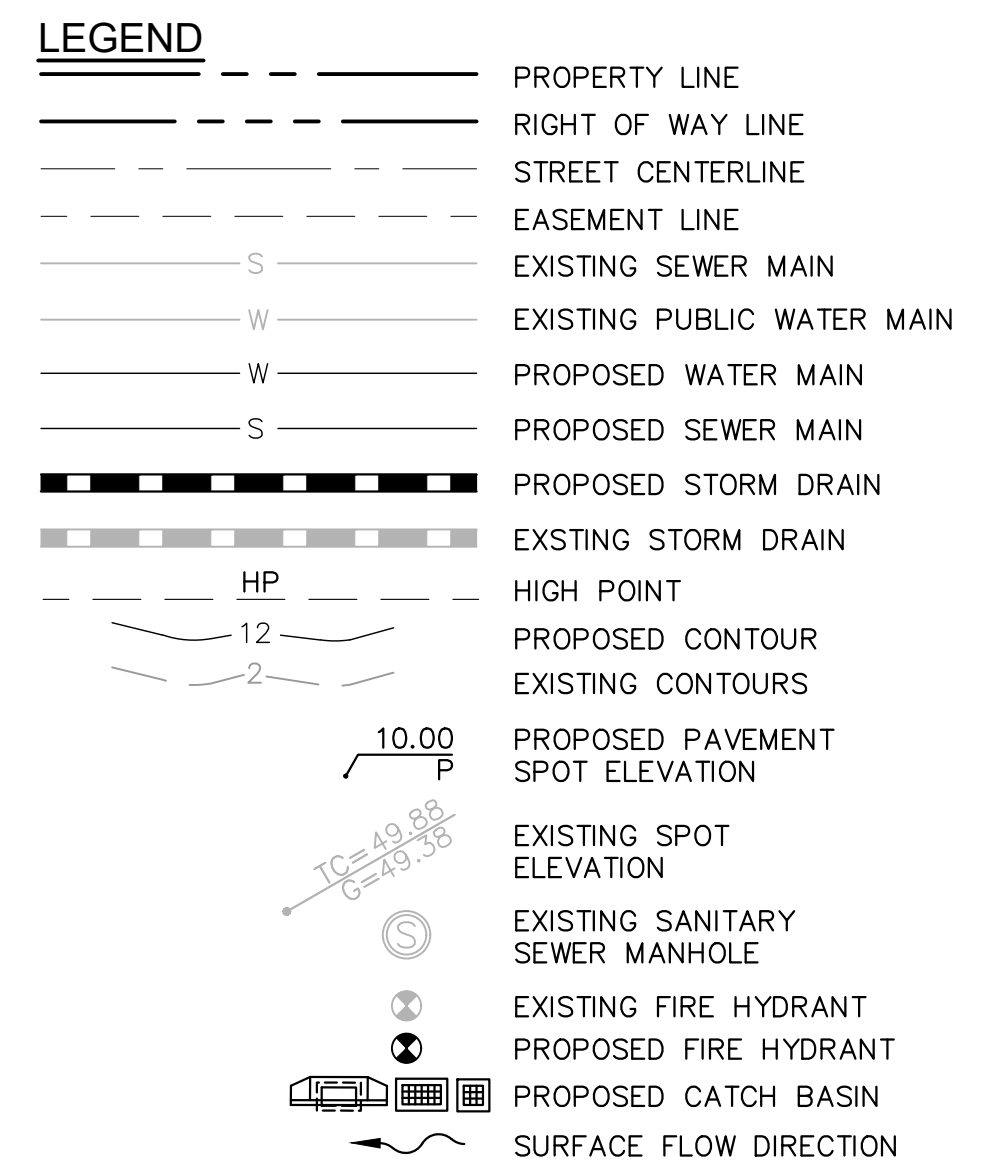
BASIS OF BEARING
THE CENTERLINE OF 2ND STREET AS IN BOOK 32, PAGE 50, MARICOPA COUNTY RECORDS. SAID LINE BEARS N89°03'00"E.

FLOOD INFORMATION
THE FLOOD ZONE DESIGNATION FOR THIS AREA IS ZONE X. DEFINED 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. MAP NUMBER 04013C2235L, REVISED OCTOBER 16, 2013.

COMMUNITY NUMBER	COUNTY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
045012	04013C	2235	L	OCTOBER 16, 2013	X	N/A

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 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATION.

NOTES
1. ADD 1200' TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

- GRADING AND DRAINAGE NOTES**
- ① CATCH BASIN
 - ② STORM DRAIN PIPE
 - ③ STORM DRAIN TEE
 - ④ STORM DRAIN AREA DRAIN
 - ⑤ STORM DRAIN TRENCH DRAIN
 - ⑥ 3' WIDE VALLEY GUTTER
 - ⑦ ROOF DRAINAGE BUILDING DISCHARGE
 - ⑧ ROOF DRAIN "CURB-O-LET" BOX PIPE AND CURB DRAIN, REF DRAINAGE REPORT FOR SPEC. SHEETS.
 - ⑨ 2' WIDE ROOF DRAIN VALLEY GUTTER
 - ⑩ STORM WATER FIRST FLUSH TREATMENT. OLDCASTLE DVS-48 OR APPROVED EQUAL.
 - ⑪ STORM DRAIN BEND.

Kimley»Horn
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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

7108 E. 2ND STREET
PRELIMINARY GRADING AND DRAINAGE PLAN
SCOTTSDALE, ARIZONA 85251

PROJECT No. 291999000
SCALE (H): 1"=20'
SCALE (V): NONE
DRAWN BY: BEQ
DESIGN BY: BEQ
CHECK BY: TMJ
DATE: 10/05/21

Professional Engineer
TRAVER JONES
No. 52733
Arizona State Board of Engineers and Architects
ARIZONA USA
EPL168 01/30/23
9199000Pr-CD.dwg
GD1
1 OF 2 SHEETS

K:\PHX_Civil\2014\30000 - Museum Square\CD\99900Pr-CD.dwg, Layout: GD1, Oct 05, 2021, 11:36am, Britton Visc
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MG SCOTTSDALE LLC
APN:130-13-119A
ZONING: D/DMU-2

CITY OF SCOTTSDALE
APN:130-13-106
ZONING: D/DMU-2

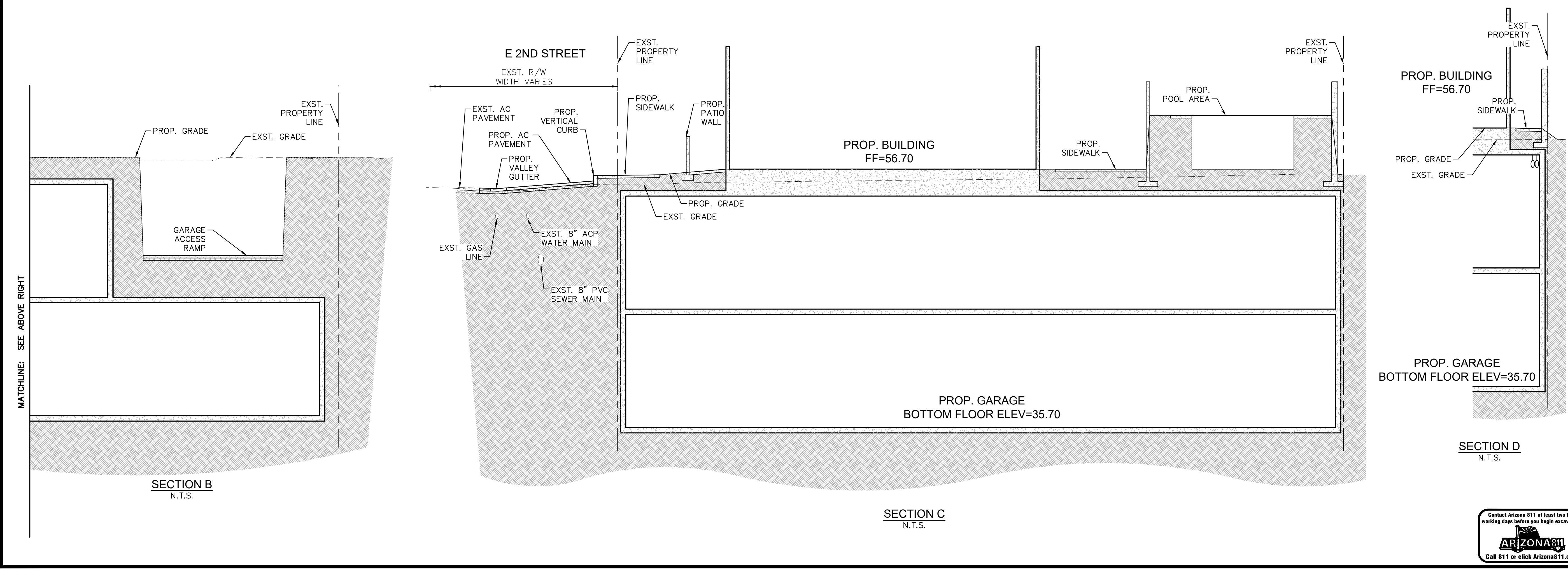
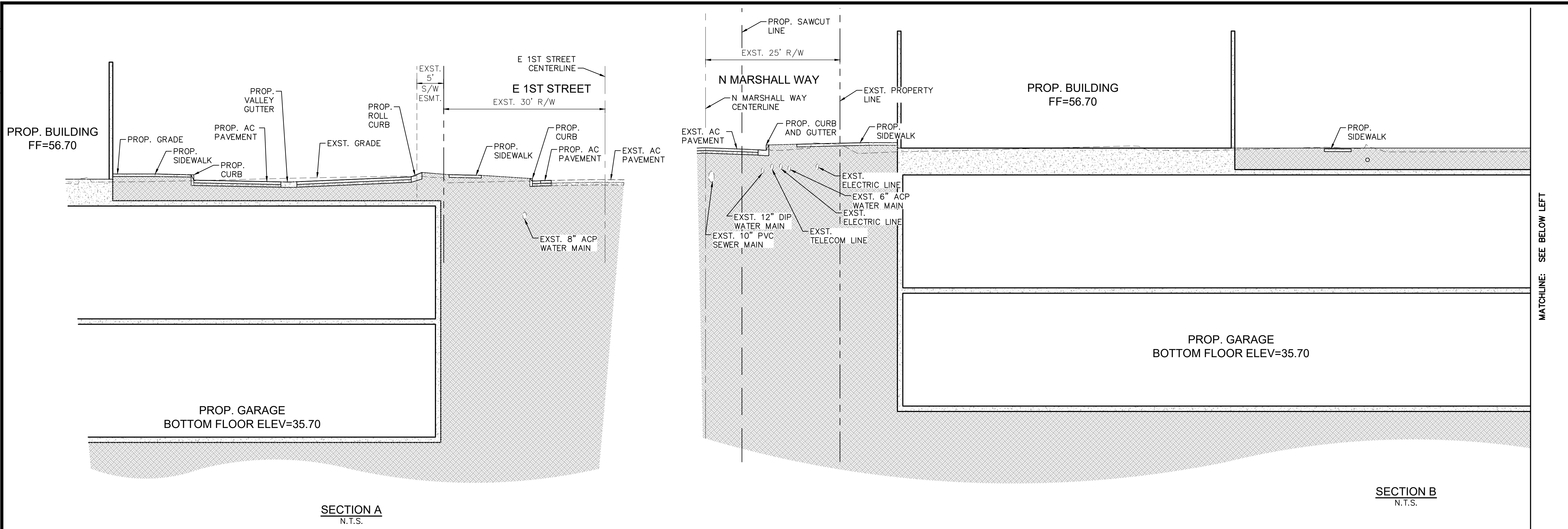
DOWNTOWN SCOTTSDALE GUIDON LLC
APN:130-13-010
ZONING: C-1

NEXT GEN OLD TOWN LLC
APN:130-13-030A
ZONING: C-3

MACDONALD
APARTMENTS OZB LLC
APN:130-12-171A
ZONING: C-3

REV	DESCRIPTION	BY	DATE	APPR

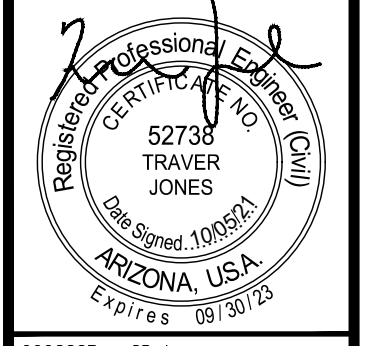
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Kimley»Horn
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 7740 North 16th Street, Suite 300
 Phoenix, Arizona 85020 (602) 944-5500

7108 E. 2ND STREET
SECTIONS
 SCOTTSDALE, ARIZONA 85251

PROJECT No.	291999000
SCALE (H):	NONE
SCALE (V):	NONE
DRAWN BY:	BEQ
DESIGN BY:	BEQ
CHECK BY:	TMJ
DATE:	10/05/21



Contact Arizona 811 at least two full working days before you begin excavation.
ARIZONA811
 Call 811 or click Arizona811.com