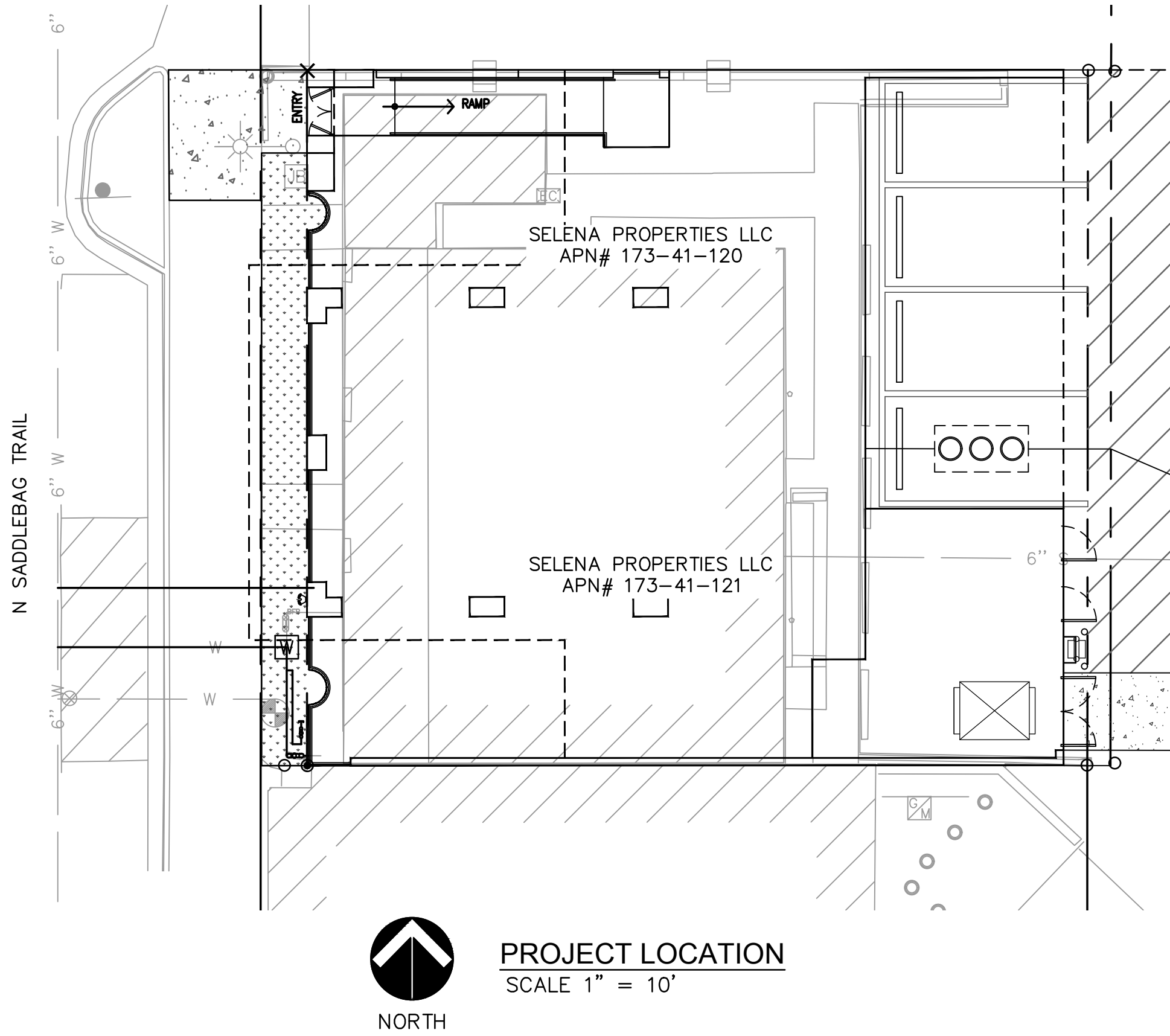


GRADING AND DRAINAGE PLAN  
FOR  
4439 SADDLEBAG TRAIL  
4439 N SADDLEBAG TRAIL, SCOTTSDALE, AZ 85251  
APN:173-41-120 & 173-41-121

RPA STANDARD ENGINEERING NOTES

1. THESE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ALL QUESTIONS REGARDING THESE PLANS SHALL BE PRESENTED TO THE ENGINEER. ANYONE WHO TAKES IT UPON THEMSELF THE INTERPRETATION OF THE DRAWINGS OR MAKES REVISIONS TO THE SAME WITHOUT CONFERRING WITH THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE CONSEQUENCES THEREOF.
2. THE ESTIMATED QUANTITIES SHOWN ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY OF A DETAILED ESTIMATE BASED ON THESE PLANS, CURRENT CODES, AND SITE VISITATION.
3. ALL EARTHWORK CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS STANDARD DETAILS AND/OR SPECIFICATIONS INCLUDING ANY SUPPLEMENTS THERETO, AND ALL ADDENDA.
4. THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OR DEFICIENCY IN QUANTITIES. NO CLAIMS SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.
7. THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE SURVEYOR REGARDING ALLEGED INACCURACY OF CONSTRUCTION STAKES SET BY THE SURVEYOR UNLESS ALL SURVEY STAKES SET BY THE ENGINEER ARE MAINTAINED INTACT AND CAN BE VERIFIED AS TO THEIR ORIGIN. IF, IN THE OPINION OF THE SURVEYOR, THE STAKES ARE NOT MAINTAINED INTACT AND CANNOT BE VERIFIED AS TO THEIR ORIGIN, ANY REMEDIAL WORK REQUIRED TO CORRECT ANY ITEM OF IMPROPER CONSTRUCTION WORK SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.
8. THE SURVEYOR WILL MAKE FIELD AS-BUILT MEASUREMENTS OF THE WORK UPON NOTIFICATION BY THE CLIENT OR HIS REPRESENTATIVE THAT THE WORK IS COMPLETE AND READY FOR AS-BUILT SURVEY. FOR PIPE WORK, THE CONTRACTOR IS RESPONSIBLE FOR LEAVING TRENCHES OPEN SO THAT AS-BUILTS CAN BE PERFORMED TO COMPLY WITH THE CITY REQUIREMENTS. IF THE TRENCHES ARE BACKFILLED AND OBSCURED TO THE POINT THAT AS-BUILT MEASUREMENTS CANNOT BE PERFORMED, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POTHOLE UTILITY TRENCHES AS NECESSARY TO COMPLETE AN AS-BUILT SURVEY.
9. 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 THE 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.
10. EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED ACCORDING TO INFORMATION PROVIDED BY THE AGENCY OPERATING EACH UTILITY. LOCATIONS SHOWN ARE APPROXIMATE ONLY, AND ARE NOT RELIABLE FOR CONSTRUCTION PURPOSES. CALL BLUE STAKE FOR FIELD LOCATION AT (602) 263-1100. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
11. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION, OR VARIANCE FROM THESE PLANS. ANY VARIATIONS FROM THESE PLANS SHALL BE PROPOSED ON CONSTRUCTION FIELD PRINTS AND TRANSMITTED TO THE ENGINEER.
12. ANY INSPECTION BY THE CITY, COUNTY, ENGINEER, OR OTHER JURISDICTIONAL AGENCY, SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH APPLICABLE CODES AND AGENCY REQUIREMENTS.
13. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL STORM DRAIN PIPES, STORM WATER RETENTION PIPES AND DRAINAGE FACILITIES FROM DAMAGE DURING ALL STAGES OF CONSTRUCTION. THE DEPTH OF COVER ON THE STORM DRAIN PIPE IS DESIGNED FOR FINAL GRADE. THEREFORE, EXTRA CARE SUCH AS BERMING OVER PIPES, FLAGGING OR SIGNAGE SHOULD BE USED DURING CONSTRUCTION TO MAINTAIN COVER OR PROTECT THE PIPES.
14. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO THE VARYING FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.
15. FINISH GRADES SHOWN ON THESE PLANS ARE THE FINAL FINISH GRADES. CONTRACTOR IS RESPONSIBLE FOR OVER-EXCAVATING LANDSCAPE AREAS TO ALLOW FOR PLANTING AND UTILITY TRENCHING SPOILS AND FOR THE FINAL LANDSCAPE TREATMENT (DECOMPOSED GRANITE, LAWN, ETC.).
16. UNDERGROUND UTILITIES SHALL BE MARKED IN ACCORDANCE WITH SECTION 40-360 OF THE ARIZONA REVISED STATUTES AND LOCAL MUNICIPALITY REQUIREMENTS.
17. ALL MATERIALS COMING INTO CONTACT WITH POTABLE WATER MUST MEET NSF STANDARDS 60/61 IN ACCORDANCE WITH A.A.C. R18-4-213.



CITY OF SCOTTSDALE GENERAL NOTES

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 A RIGHT-OF-WAY 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 SERVICES24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480-312-5750.
5. WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 811, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT.
6. RIGHT-OF-WAY PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. A RIGHT-OF-WAY PERMIT WILL BE ISSUED BY THE CITY ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
7. ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO APPENDIX J, GRADING, OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE CITY FOR A FEE ESTABLISHED BY CITY.

OWNER/DEVELOPER:

JOCQUE RESTAURANT CONCEPTS  
ATTN: RYAN JOCQUE  
4240 N. BROWN AVENUE  
SCOTTSDALE, AZ 85251  
INFO@JOCQUECONCEPTS.COM

ARCHITECT

AV3 DESIGN STUDIO  
ATTN: ARTIE A. VIGIL III  
P.O. BOX 16792  
PHOENIX, AZ 85011  
PHONE: 602-326-3387  
AV3DESIGN@GMAIL.COM

ENGINEER:

RPA AN ARDURRA COMPANY  
ATTN: JOHN CATT, PE  
63 E MAIN STREET, STE. 502  
MESA, AZ 85201  
PHONE: 480-539-7497  
JCATT@ARDURRA.COM

BENCHMARKS:

BENCHMARK NO. 1:  
CITY OF SCOTTSDALE BRASS CAP IN HAND HOLE LOCATED  
AT THE INTERSECTION OF SCOTTSDALE ROAD WITH OSBORN  
ROAD.  
ELEVATION: 1246.82  
(CITY OF SCOTTSDALE, NAVD 88 DATUM)

BENCHMARK NO. 2:  
CITY OF SCOTTSDALE 3" BRASS CAP IN HAND HOLE AT THE  
INTERSECTION OF MILLER ROAD WITH OSBORN ROAD.  
ELEVATION: 1235.43  
(CITY OF SCOTTSDALE, NAVD 88 DATUM)

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH  
LINE OF THE SOUTHWEST QUARTER OF SECTION 23,  
TOWNSHIP 2N, RANGE 4E OF THE GILA & SALT RIVER  
MERIDIAN, MARICOPA COUNTY ARIZONA, HAVING A BEARING  
OF N89°34'30"W AS SHOWN ON AN ALTA/NSPS LAND TITLE  
SURVEY PERFORMED BY KENT DAVID MILLER, RLS NO 33319  
DATED 9-7-2021.

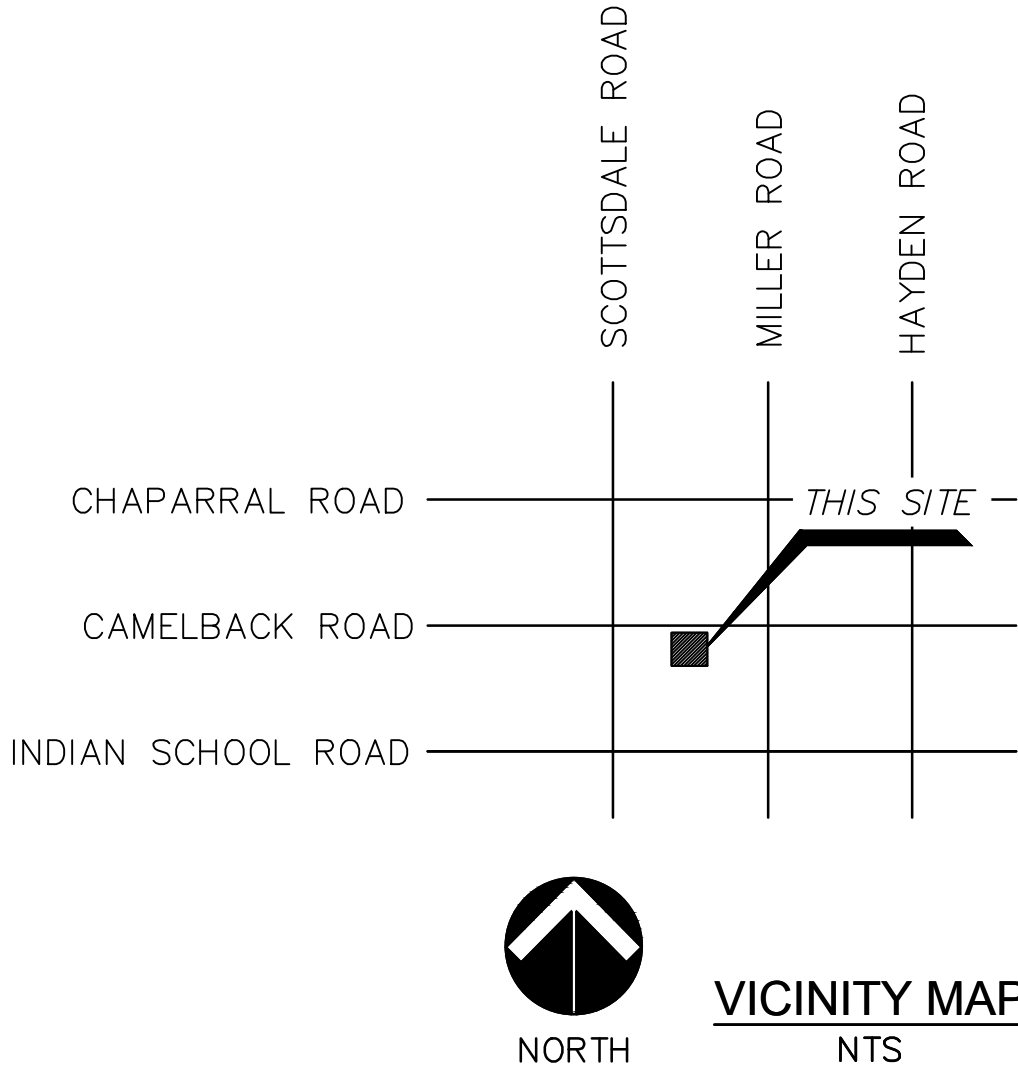
LEGAL DESCRIPTION:

REFER TO MARICOPA COUNTY ASSESSORS OFFICE DEED NUMBER  
20211105360 FOR LEGAL DESCRIPTION BOUNDARY AS WELL AS  
THE PLAT RECORDED IN BOOK 86 OF MAPS, PAGE 13, RECORDS OF  
MARICOPA COUNTY, ARIZONA..

SHEET INDEX

SHEET NO.	SHEET
01	GRADING AND DRAINAGE COVER SHEET
02	PRELIMINARY GRADING AND DRAINAGE PLAN
03	PRELIMINARY UTILITY PLAN

CITY OF SCOTTSDALE			
REVIEW AND RECOMMENDED APPROVAL BY:			
PAVING		TRAFFIC	
G&D		PLANNING	
W & S		FIRE	
RET. WALLS			
APPROVED BY:			
ENGINEERING COORDINATION MANAGER (OR DESIGNEE)		DATE	



LEGEND

---	MONUMENT/CENTERLINE
- - -	SECTION LINE
- - - -	ROW LINE
---	PROPERTY LINE
---	EASEMENT/BUILDING SETBACK LINE
1040	PROPOSED CONTOUR LINE
1040	EXISTING CONTOUR LINE
FG XX.XX	PROPOSED FINISHED GRADE ELEVATION
EG XX.XX	EXISTING GROUND ELEVATION
→	FLOW ARROW
W	EXISTING WATER LINE
S	EXISTING SEWER LINE
JB	EXISTING JUNCTION BOX
W	EXISTING WATER METER
SS	EXISTING SEWER MANHOLE
⊗	EXISTING FIRE HYDRANT
⊗	EXISTING WATER VALVE
⊗	EXISTING OVERHEAD LIGHT
EC	EXISTING ELECTRICAL CABINET
⊗	EXISTING GAS METER
⊗	EXISTING BUSH
⊗	EXISTING TREE



4439 SADDLEBAG TRAIL

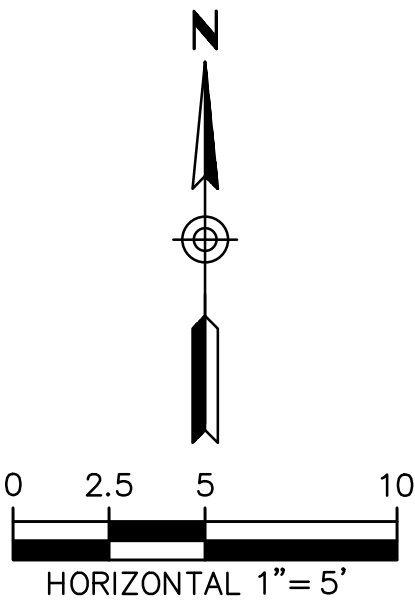
NEW BAR AND RESTAURANT  
SCOTTSDALE, ARIZONA  
FOR: JOCQUE CONCEPTS

DESIGN REVIEW  
GRADING & DRAINAGE COVER SHEET  
v.02A

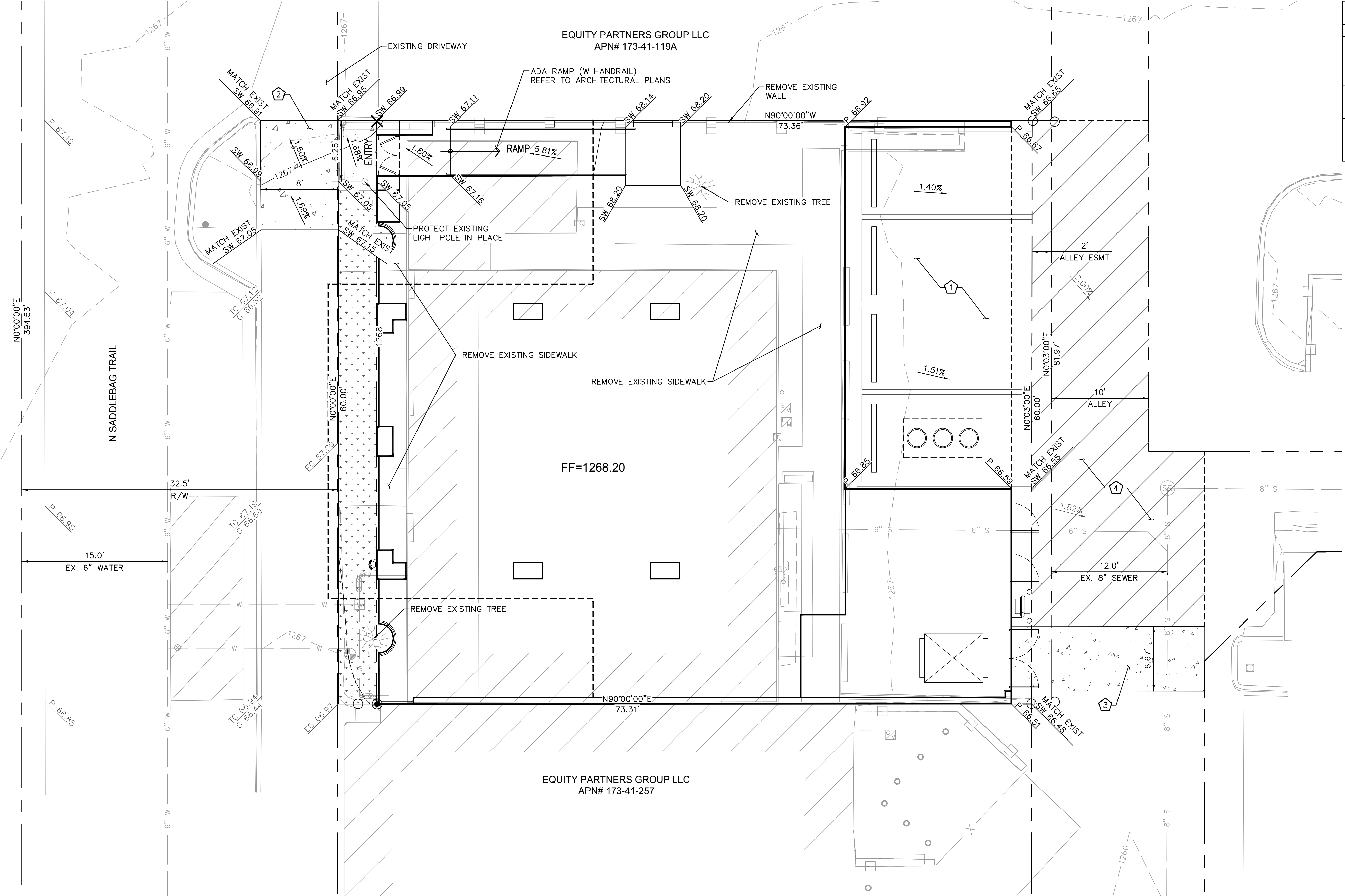
CASE #: 1316-PA-2021  
2022 . 06 . 22



PAVING NOTES			
NO.	DESCRIPTION	QTY	UNITS
1	REMOVE AND REPLACE ASPHALT PAVEMENT	79	SY
2	SIDEWALK PER MAG STD DTL 230, WIDTH PER PLAN	118	SF
3	CONCRETE APRON FOR REFUSE PER COS STD DTL 2146-1, MODIFIED PER PLAN	132	SF
4	PATCH AND REPAIR EXISTING ASPHALT AS NEEDED, CONTRACTOR TO COORDINATE WITH CITY INSPECTOR. GRADE TO DRAIN.	81	SY



DESIGN REVIEW  
PRELIMINARY GRADING & DRAINAGE PLAN  
v.02A  
CASE #: 1316-PA-2021  
2022 . 06 . 22



# 4439 SADDLEBAG TRAIL

NEW BAR AND RESTAURANT  
SCOTTSDALE, ARIZONA  
FOR: JOCQUE CONCEPTS



