

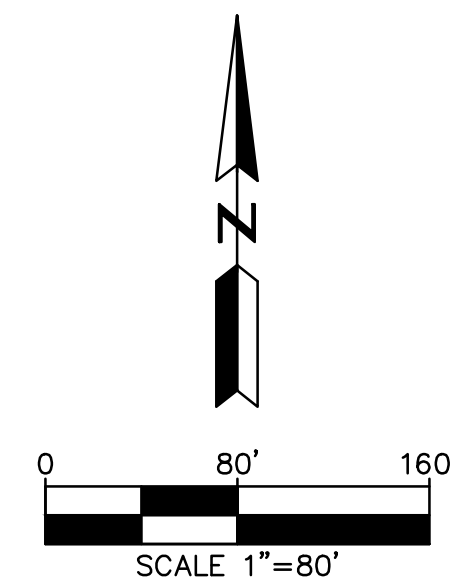
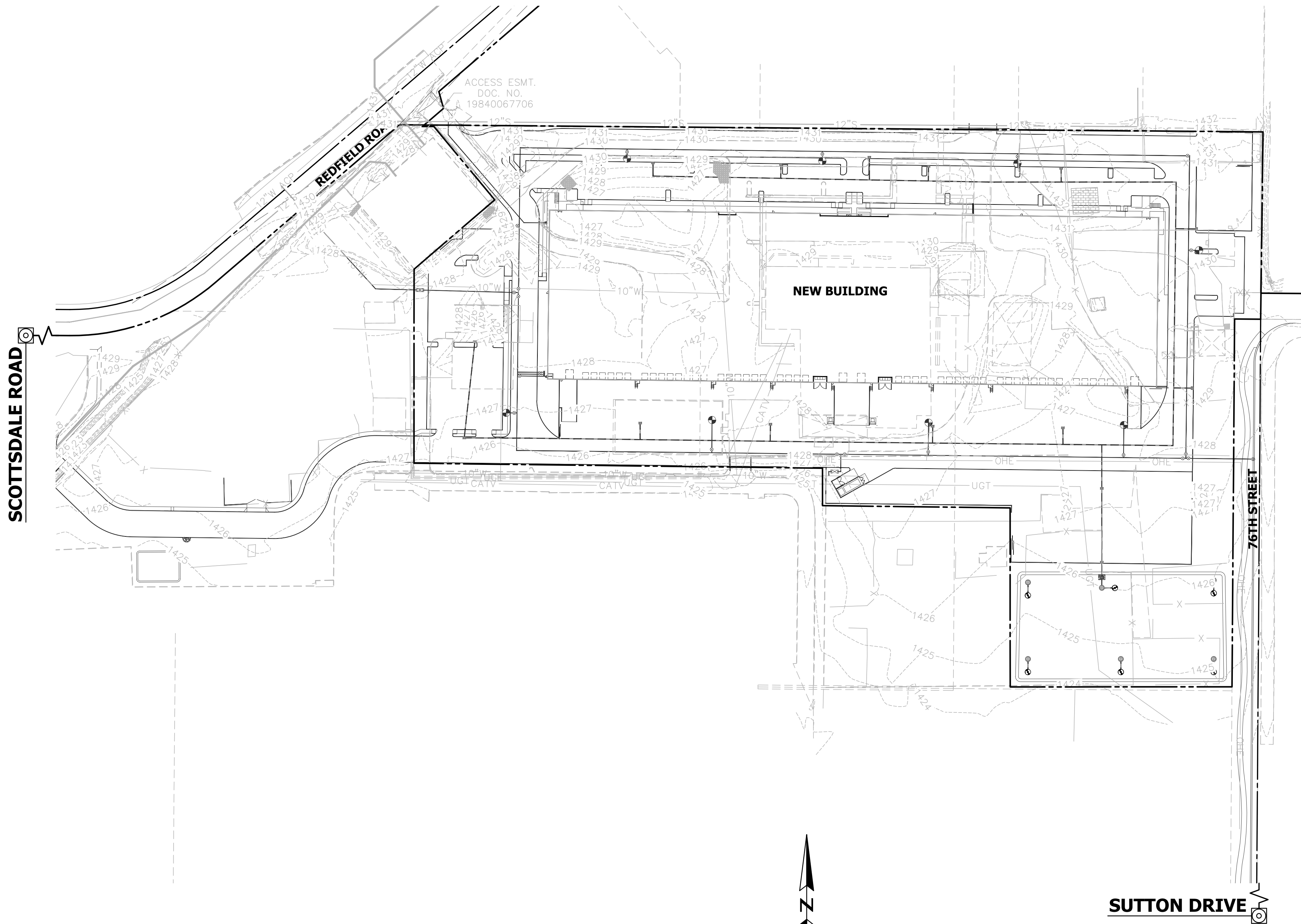
CONCEPTUAL COVER FOR SCOTTSDALE AND THUNDERBIRD

SEC OF SCOTTSDALE AND THUNDERBIRD SCOTTSDALE, ARIZONA

A PORTION OF NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

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DEVELOPER

LGE DESIGN BUILD
1200 N 52ND ST
PHOENIX, ARIZONA 85008
PHONE: (480) 966-4001
CONTACT: BLAKE WELLS
EMAIL: BWELLS@LGEDESIGNGROUP.COM

ARCHITECT

LGE DESIGN GROUP
1200 N 52ND ST
PHOENIX, ARIZONA 85008
PHONE: (480) 966-4001
CONTACT: MIKE RUSSO
EMAIL: MRUSSO@LGEDESIGNGROUP.COM

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 NORTH 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: LARRY TALBOTT, P.E.
EMAIL: LTALBOTT@HUNTERENGINEERINGPC.COM

EXISTING LEGEND

CENTERLINE	---
RIGHT OF WAY	----
PROPERTY LINE	-----
EASEMENT	-----
MAJOR CONTOUR	-----1175
MINOR CONTOUR	-----1170
STORM PIPE	-----SD
WATERLINE	-----W
SANITARY SEWERLINE	-----SS
ELECTRICAL RISER	⊠
WATER METER	⊗
WATER VALVE	⊙
FIRE HYDRANT	⊕
STREET LIGHT	⊖
STORM DRAIN MANHOLE	⊕
SANITARY SEWER MANHOLE	⊖
SPOT GRADE	⊗
CONCRETE	⊗
SPOT GRADE	⊗

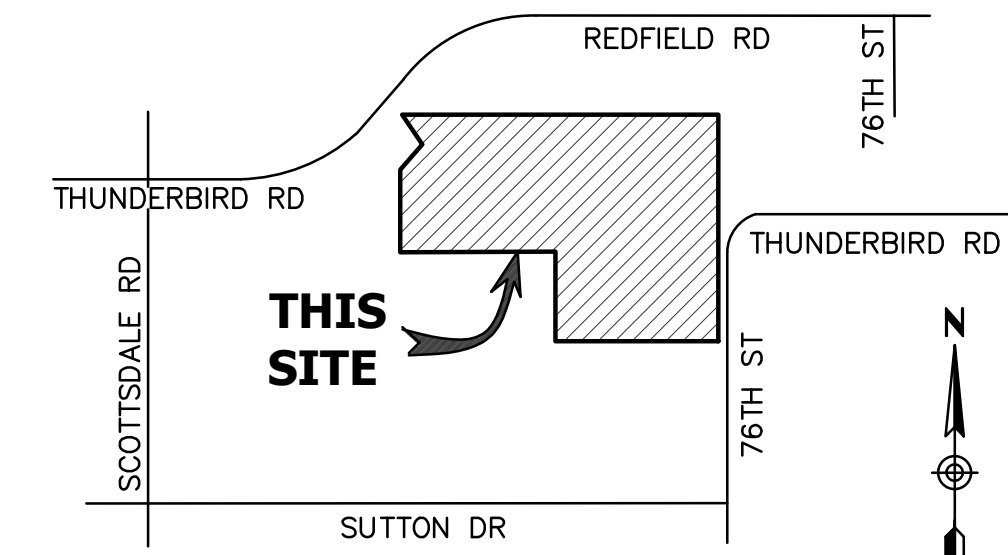
PROPOSED LEGEND

CONTOUR	-----76
EASEMENT	-----
STORM PIPE	-----
SECTION CALLOUT	⊕
DIRECTION OF SLOPE	↑
CATCH BASIN	⊕
GRADE BREAK	⊕
CONCRETE	⊗
CONCRETE	⊗
SPOT GRADE	⊗
FLOOD PLAIN	-----

FLOOD PLAIN DESIGNATION

COMMUNITY NUMBER	PANEL #	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013C	1760 10-16-13	L	7/20/2021	ZONE 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 ONE-HUNDRED YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODWAYS & FLOOD PLAINS ORDINANCE.



VICINITY MAP

BENCHMARK

MCDOT BENCHMARK POINT NAME 26034-1 DESCRIBED AS A BRASS CAP IN HANDHOLE, STAMPED "CITY OF SCOTTSDALE" 0.5' BELOW GRADE, LOCATED AT THE INTERSECTION OF SCOTTSDALE ROAD & THUNDERBIRD ROAD. NAVD88 DATUM=1427.04

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A MEASURED BEARING OF SOUTH 89°32'00" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

UTILITY NOTE

WATER SERVICE FOR THIS SITE IS PROVIDED BY EPCOR WATER. SEWER SERVICE IS PROVIDED BY THE CITY OF SCOTTSDALE

LEGAL DESCRIPTION

PARCEL NO. 1:
ALL OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
EXCEPT ALL URANIUM, THORIUM AND OTHER MATERIALS DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED TO THE UNITED STATES OF AMERICA IN QUIT CLAIM DEED RECORDED IN DOCKET 1185, PAGE 139

PARCEL NO. 2:
THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
EXCEPT THAT PART LYING WITHIN THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF SCOTTSDALE RECORDED IN DOCKET 5231, PAGE 207 AND
EXCEPT ALL URANIUM, THORIUM AND OTHER MATERIALS DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED TO THE UNITED STATES OF AMERICA IN QUIT CLAIM DEED RECORDED IN DOCKET 1185, PAGE 139
NOTE: DESCRIPTION TO BE FURNISHED AND APPROVED PRIOR TO THE CLOSING OF THIS TRANSACTION.

APN:

215-56-333C
175-04-002A

SITE AREA:

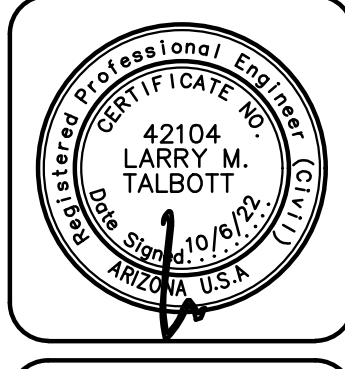
783,925 S.F. (18.00 ACRES)

NO.	DATE	REVISION	BY

DESIGN BY: WG
DRAWN BY: DC
CHECKED BY: LT

HUNTER ENGINEERING CIVIL AND SURVEY

10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



COVER SHEET FOR SCOTTSDALE AND THUNDERBIRD SEC OF SCOTTSDALE AND THUNDERBIRD SCOTTSDALE, ARIZONA

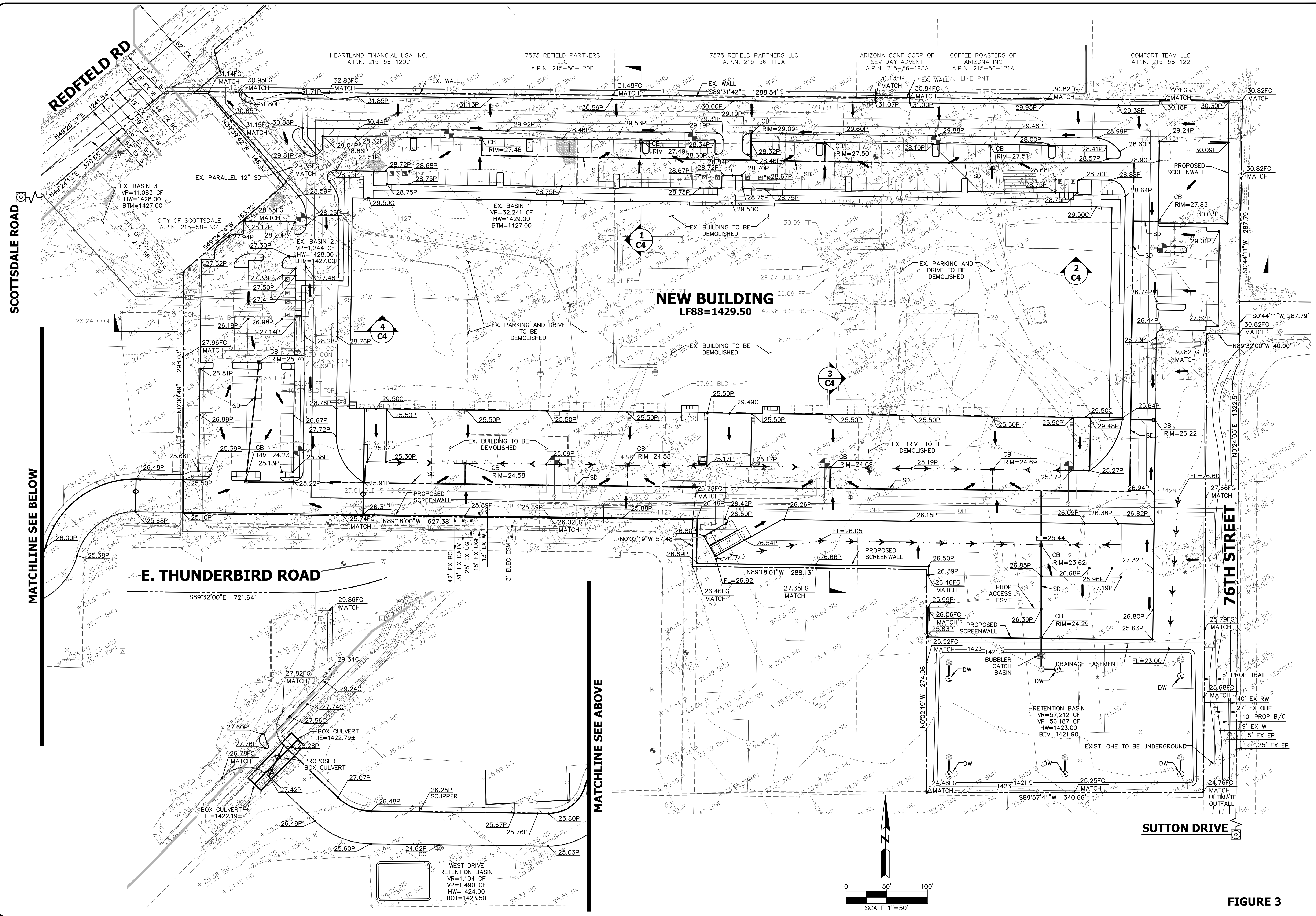


THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME:
SCOTTSDALE AND THUNDERBIRD

HE NO.: LGE0308
SCALE: NTS

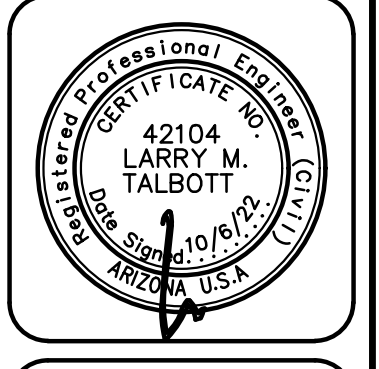
SHEET:
C1



NO.	DATE	REVISION	BY

DESIGN BY: WC
 DRAWN BY: DC
 CHECKED BY: LT

HUNTER
 ENGINEERING
 CIVIL AND SURVEY
 10450 NORTH 74TH STREET
 SUITE 200
 SCOTTSDALE, AZ 85258
 T: 480.991.3985
 F: 480.991.3986



CONCEPTUAL GRADING AND DRAINAGE FOR SCOTTSDALE AND THUNDERBIRD SEC OF SCOTTSDALE AND THUNDERBIRD SCOTTSDALE, ARIZONA

CONTRACT NUMBER: 14-DR-2022
 AR ZONAS11
 CALL 811 OR CLICK ARIZONAS11.COM

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME: SCOTTSDALE AND THUNDERBIRD

HE NO.: LGEC308
 SCALE: 1"=50'

SHEET: C2

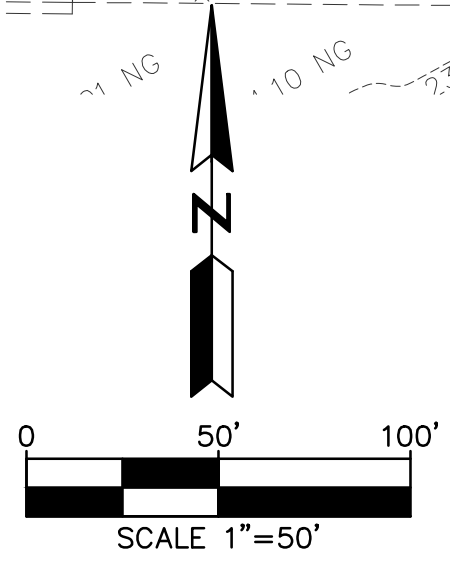
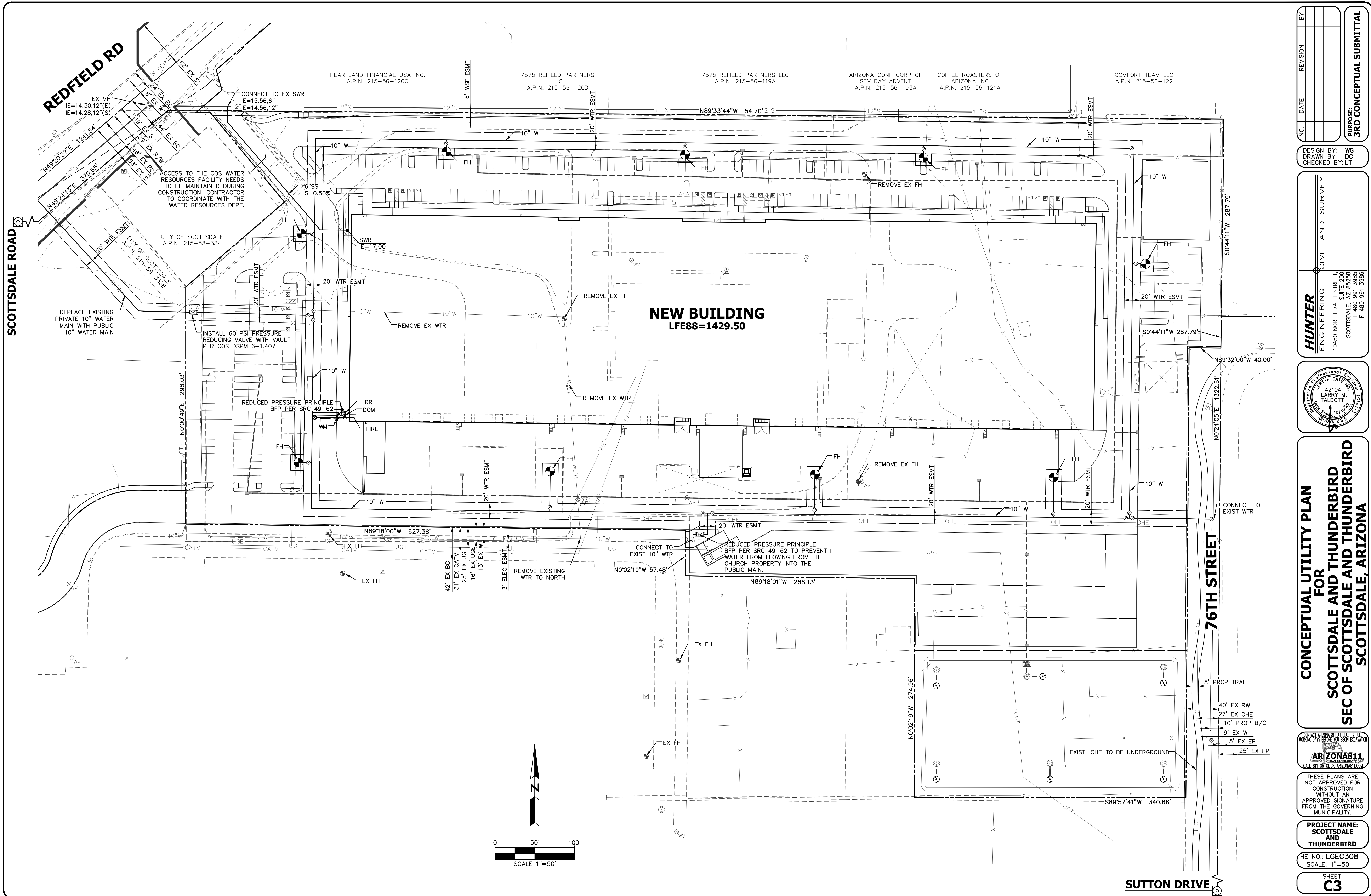


FIGURE 3



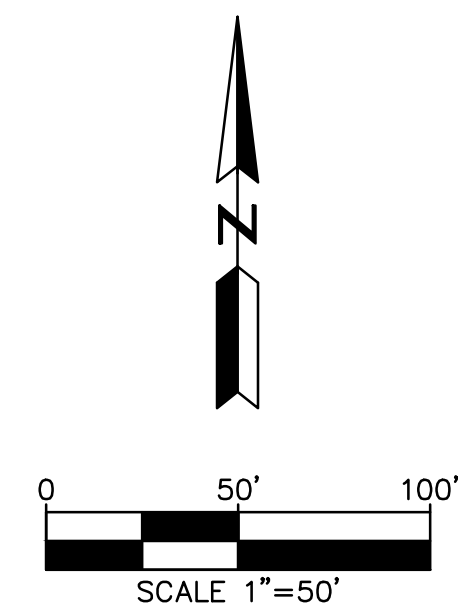
SCOTTSDALE ROAD

REDFIELD RD

NEW BUILDING
LFE88=1429.50

76TH STREET

SUTTON DRIVE

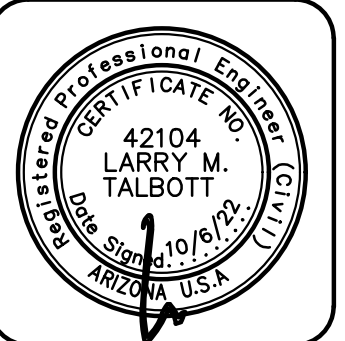


NO.	DATE	REVISION	BY

DESIGN BY: **WG**
DRAWN BY: **DC**
CHECKED BY: **LT**

HUNTER
ENGINEERING
CIVIL AND SURVEY

10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



**CONCEPTUAL UTILITY PLAN
FOR
SCOTTSDALE AND THUNDERBIRD
SEC OF SCOTTSDALE AND THUNDERBIRD
SCOTTSDALE, ARIZONA**

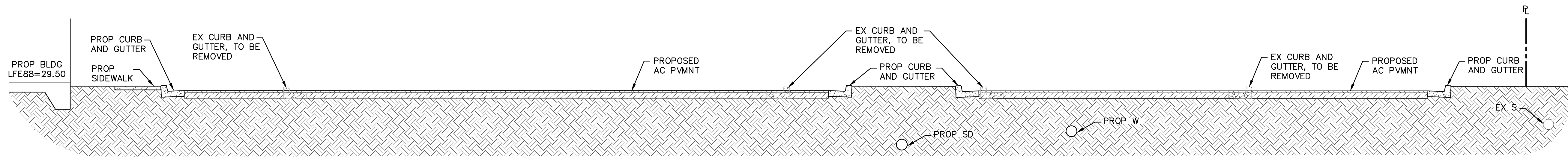
CONTACT ARIZONA 811 AT LEAST 2 FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION.
AR 20A811
CALL 811 OR CLICK ARIZONA811.COM

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

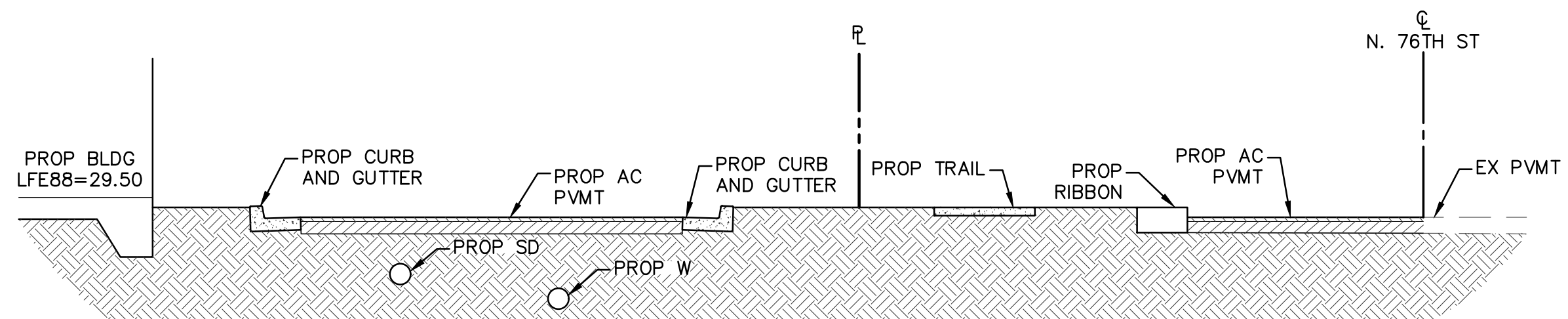
PROJECT NAME:
SCOTTSDALE AND THUNDERBIRD

HE NO.: LGE308
SCALE: 1"=50'

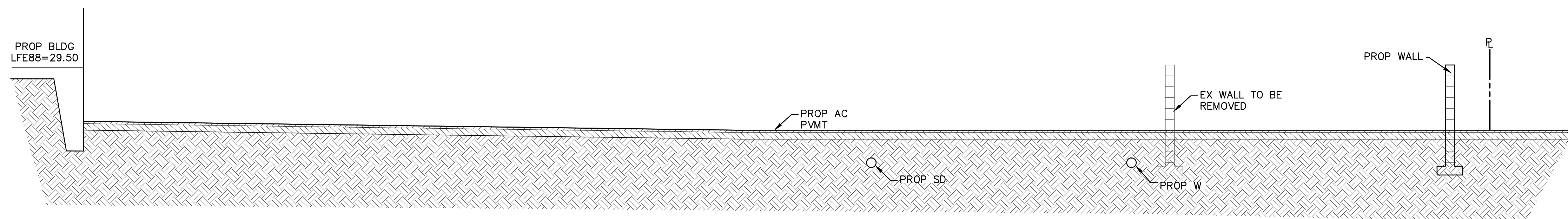
SHEET:
C3



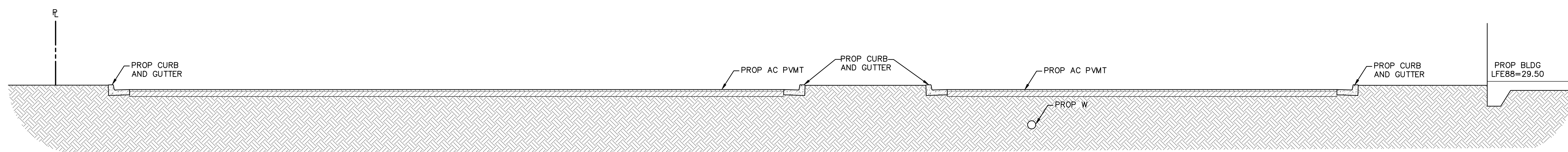
1 N.T.S.



2 N.T.S.



3 N.T.S.

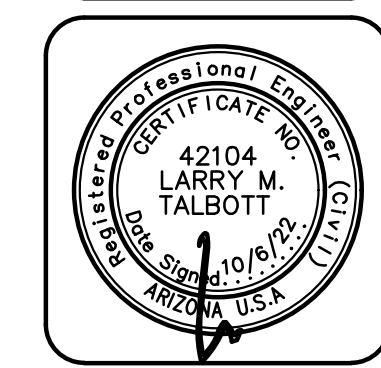


4 N.T.S.

NO.	DATE	REVISION	BY

DESIGN BY: WG
DRAWN BY: DC
CHECKED BY: LT

HUNTER
ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
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F 480 991 3986



**CONCEPTUAL TYPICAL SECTIONS
FOR
SCOTTSDALE AND THUNDERBIRD
SEC OF SCOTTSDALE AND THUNDERBIRD
SCOTTSDALE, ARIZONA**

CONTACT ARIZONA 811 AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION
AR 20A811
CALL 811 OR CLICK ARIZONA811.COM

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CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

**PROJECT NAME:
SCOTTSDALE
AND
THUNDERBIRD**

HE NO.: LGE308
SCALE: NTS

SHEET:
C4