PRELIMINARY DRAINAGE REPORT
FOR
ONE SCOTTSDALE – LOT 3

January 20, 2023
WP# 225336

Plan # _____

Case # 30-DR-2021 #3

Q-S # 40-45

X Approved

____ Corrections

Richard M. Anderson 02/24/2023

Reviewed By Date

EXPIRES 6-30-24

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EXPIRES 6-30-24

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1.0 INTRODUCTION

The proposed One Scottsdale - Lot 3 (Site) consists of proposed multi-family residential building with associated parking, landscape and hardscape open space. The approximate 3.21-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, north of east Henkel Way. The Site is bound by a future multi-family condominium development to the north, undeveloped state land to the east, a proposed private roadway to the west and the existing Henkel Way to the south. Refer to Exhibit 1 – *Vicinity Map* for the location.

This Preliminary Drainage Report is prepared for Grand Peaks Properties, Inc., 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 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 5.5 feet.

2.2 Offsite Drainage

Two (2) existing 54-inch RGRCP storm drain pipes and an existing swale, that were constructed with the previous Master Site 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, (Ref. 8 *One Scottsdale East Regional Drainage Corridor Improvements).* The existing storm drain pipes ultimately outfall to the regional drainage system under the State Route 101 Freeway. The existing retention basin outfalls at the southeast corner of the PU II and flows beneath the State Route 101 Freeway through an existing box culvert. See Exhibit 5 – *One Scottsdale South Drainage Basin Improvements.*

Per exiting contours adjacent to the Site, stormwater runoff is anticipated to enter the Site as the northeastern property corner at an approximate flow rate of 15 cubic-feet per second, (cfs). This flow is currently captured and passes through the Site via the existing swale that runs along the eastern property boundary.

The area north of the Site is being developed as a multifamily residential project, *Portico – One Scottsdale*. This development will be designed to collect stormwater runoff from a 100-year, 2-hour storm falling within it's boundaries and distribute the flows to the master drainage infrastructure to the west, (Ref. 6 Final *Drainage Report for Portico – One Scottsdale).* Flows from the west will be collected by the private drive that is to be constructed before construction of this Site is completed, (Ref. 6 Final *Drainage Report for One Scottsdale Private Drive).*

Per the One Scottsdale Master Drainage Plan (Ref. 4) approximately 219 cfs of stormwater runoff from a portion of Planning Unit (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 to the 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 Area 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, toward concentration points on the Site or the adjacent private drive. Area drains will be located at the Site's concentration points to capture onsite surface runoff. The storm drain system within the internal building amenity spaces will be connected to the internal building drainage system. The internal building drainage will connect to storm drain services on the south side of the Site. These services will connect to the 54-inch pipe running under east Henkel Way, which outfall into ADOT culvert #5.

Per the *One Scottsdale Master Drainage* Plan (Ref. 4), the offsite flows from the northeast will be captured via a proposed catch basin that will tie into the existing 54-inch pipes. This flow will be ultimately outfall into ADOT culvert # 6 as it is currently doing.

3.2 Lowest Floor Elevation

The proposed buildings are designed to have finished floor (FF) elevations ranging from 1617.00 to 1622.00. The proposed finished floors have been set to be above the top of curb elevations directly adjacent to the building within the private roadways to the west and south. The lowest adjacent top of curb elevation is 1216.46, which is more than 6-inches below the lowest FF elevation. The ultimate Site

outfall is located at the southeast corner of the Site at an elevation of 1612.80, 4.2-foot below the lowest FF. Refer to Exhibit 6 - *One Scottsdale - Lot 3 Preliminary Grading and Drainage Plan* for all finished floor elevations.

3.3 Retention and Dissipation

Per coordination with the City of Scottsdale, the 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. The 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 Design Standards and Policies Manual*, the following required detention volume equation was used for this project with a precipitation depth of 0.5-inches for a first flush storm event:

$$Vol_{req} = {}^{P}/_{12}\, x\, A\, x\, C$$

P = 0.5-inch

A = Total Area (acres)

C = 0.9 (Weighted C value)

Per Exhibit 5 – *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 system 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 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.

5.0 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 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 property owner shall perform ongoing maintenance of the onsite stormwater system.

4. Offsite surface flows from the east, west, north, and south do not appear to impact the Site.

5. The proposed finished floors for the buildings (1617.00 to 1622.00) have been set above the adjacent curb and lowest outfall elevations. The lowest onsite finished floor elevation is 4.2-feet above the lowest outfall of the Site.

6. 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.

6.0 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.
5. Final *Drainage Report for One Scottsdale Private Drive* by Wood, Patel & Associates, Inc., dated April 29, 2022
6. Final *Drainage Report for Portico – One Scottsdale* by Wood, Patel & Associates, Inc., dated September 26, 2022
7. *One Scottsdale Planning Unit II South End Improvements*, Wood, Patel & Associates, Inc., Revised December 15, 2007
8. *One Scottsdale East Regional Drainage Corridor Improvements*, Wood, Patel & Associates, Inc., August 2007.

APPENDIX A – HYDROLOGY CALCULATIONS

WOOD PATEL

RATIONAL METHOD SUMMARY

100 YEAR, 10 YEAR, 2 YEAR

Project One Scottsdale - Lot 3
Location Scottsdale, AZ
Project Number 225336
Project Engineer John G. Ritchie, P.E.

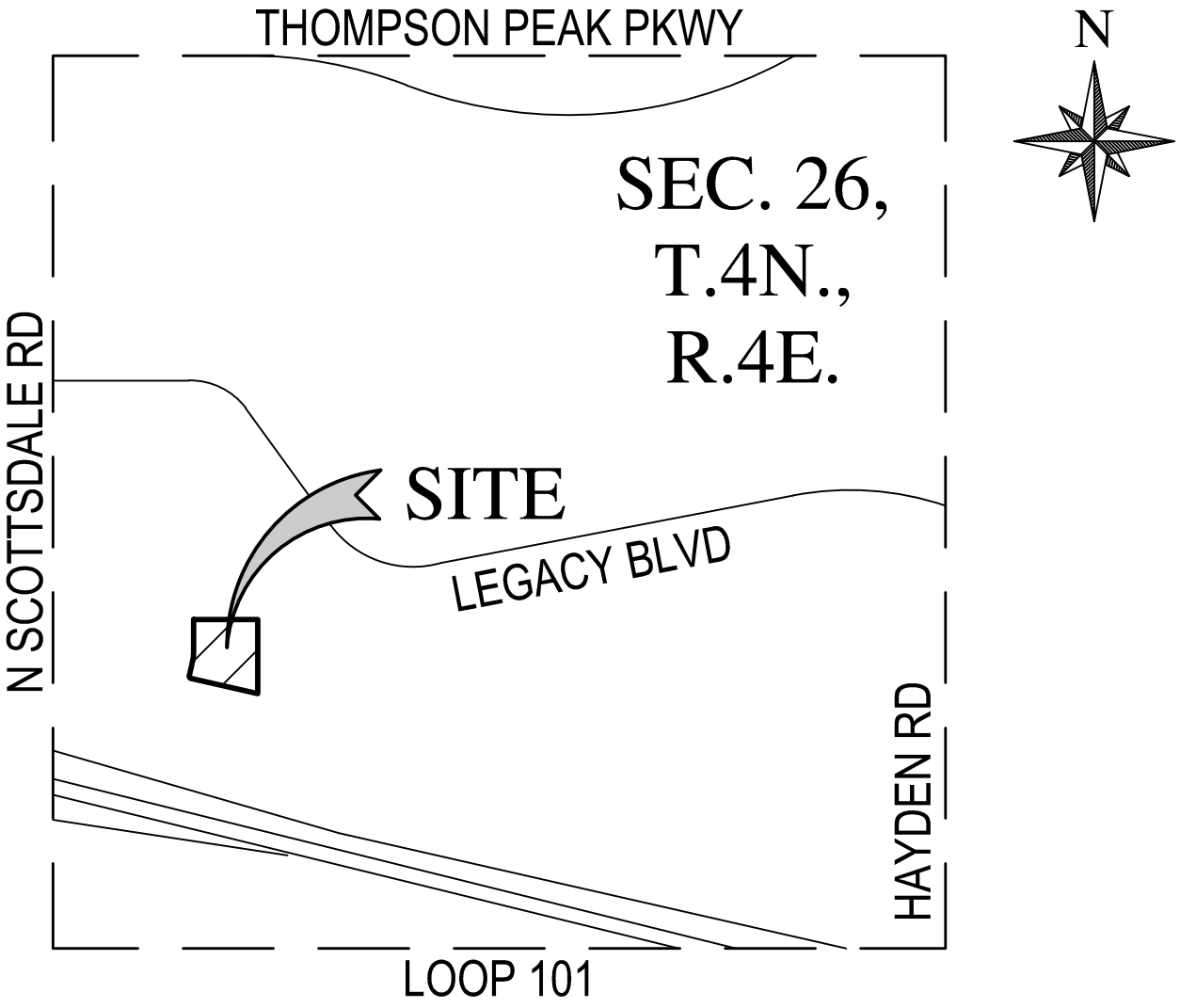
ON-SITE WATERSHEDS

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 Calculated Q100 'Tc' (See Note 2) (min)	100 YEAR Intensity 'i' (in/hr)	100 YR Runoff Coefficient 'C'	Q100 Flow (cfs)	10 YEAR Calculated Q10 'Tc' (See Note 2) (min)	10 YEAR Intensity 'i' (in/hr)	10 YR Runoff Coefficient 'C'	Q10 Flow (cfs)
A1	369	0.070	17,256	0.40	A	0.0425	1620.0	1612.8	103.0	5.0	7.81	0.90	**2.8**	5.0	4.98	0.78	**1.5**
A2	109	0.021	7,457	0.17	A	0.0448	1621.0	1618.0	145.2	5.0	7.81	0.90	**1.2**	5.0	4.98	0.78	**0.7**
A3	127	0.024	9,435	0.22	A	0.0442	1619.6	1617.7	80.3	5.0	7.81	0.90	**1.5**	5.0	4.98	0.78	**0.8**
A4	153	0.029	6,041	0.14	A	0.0454	1619.8	1617.3	84.4	5.0	7.81	0.90	**1.0**	5.0	4.98	0.78	**0.5**
R1	348	0.066	43,860	1.01	A	0.0400	1622.0	1620.0	30.3	5.0	7.81	0.90	**7.1**	5.0	4.98	0.78	**3.9**
R2	435	0.082	47,099	1.08	A	0.0398	1622.0	1620.0	24.3	5.0	7.81	0.90	**7.6**	5.0	4.98	0.78	**4.2**

Notes

1. Per Drainage Design Manual for Maricopa County, Vol. I, Hydrology (2013), Table 3.1: Equation for Estimating Kb in the Tc Equation
2. Minimum Tc is 5 minutes.

EXHIBIT 1 – VICINITY MAP



VICINITY MAP

N.T.S.

NOT
FOR CONSTRUCTION OR RECORDING

WOOD PATEL

GRAND PEAKS - ONE SCOTTSDALE

VICINITY MAP

DATE	06-15-2022	SCALE	N/A	SHEET	1 OF 1
JOB NO.	225336	DESIGN	JGR	CHECK	ZNR
		DRAWN	AJS	RFI #	

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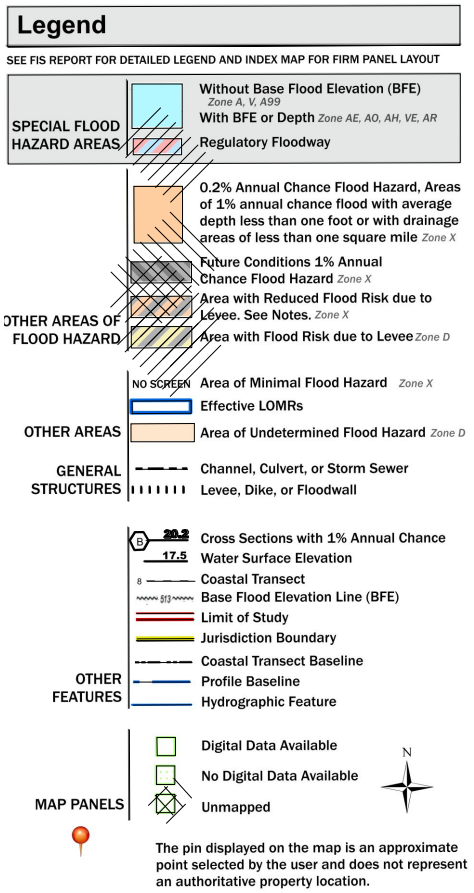
EXHIBIT 2 – FEMA FIRM EXHIBIT



PROJECT AREA

NOT FOR CONSTRUCTION OR RECORDING

WOOD PATEL

THE PORTICO - ONE SCOTTSDALE

FEMA FIRM

DATE	07/19/2022	SCALE	N/A	SHEET	1 OF 1
JOB NO.	225336	DESIGN	JGR	DRAWN	AJS

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EXHIBIT 3 – ONE SCOTTSDALE REGIONAL DETENTION AREAS EXHIBIT

THOMPSON PEAK PARKWAY

SCOTTSDALE ROAD

N

0 75 150

Horz. 1 in. = 150 ft.

LEGEND

PU X — DETENTION SUBBASIN

DETENTION AREA

ONSITE DRAINAGE AREA

PROPERTY BOUNDARY

PU III

LEGACY BOULEVARD

Q_{100}=219CFS

SCOTTSDALE ROAD

2 - EX. 54" STORM DRAIN PIPES

PU II

SITE

EX. SWALE

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

NOT FOR CONSTRUCTION OR RECORDING

WOOD PATEL

ONE SCOTTSDALE - PLANNING UNIT II

ONE SCOTTSDALE
REGIONAL DETENTION AREAS EXHIBIT

DATE	07/19/2022	SCALE	1" = 150'	SHEET	1 OF 1
JOB NO.	225336	DESIGN	ZNR	DRAWN	AJS

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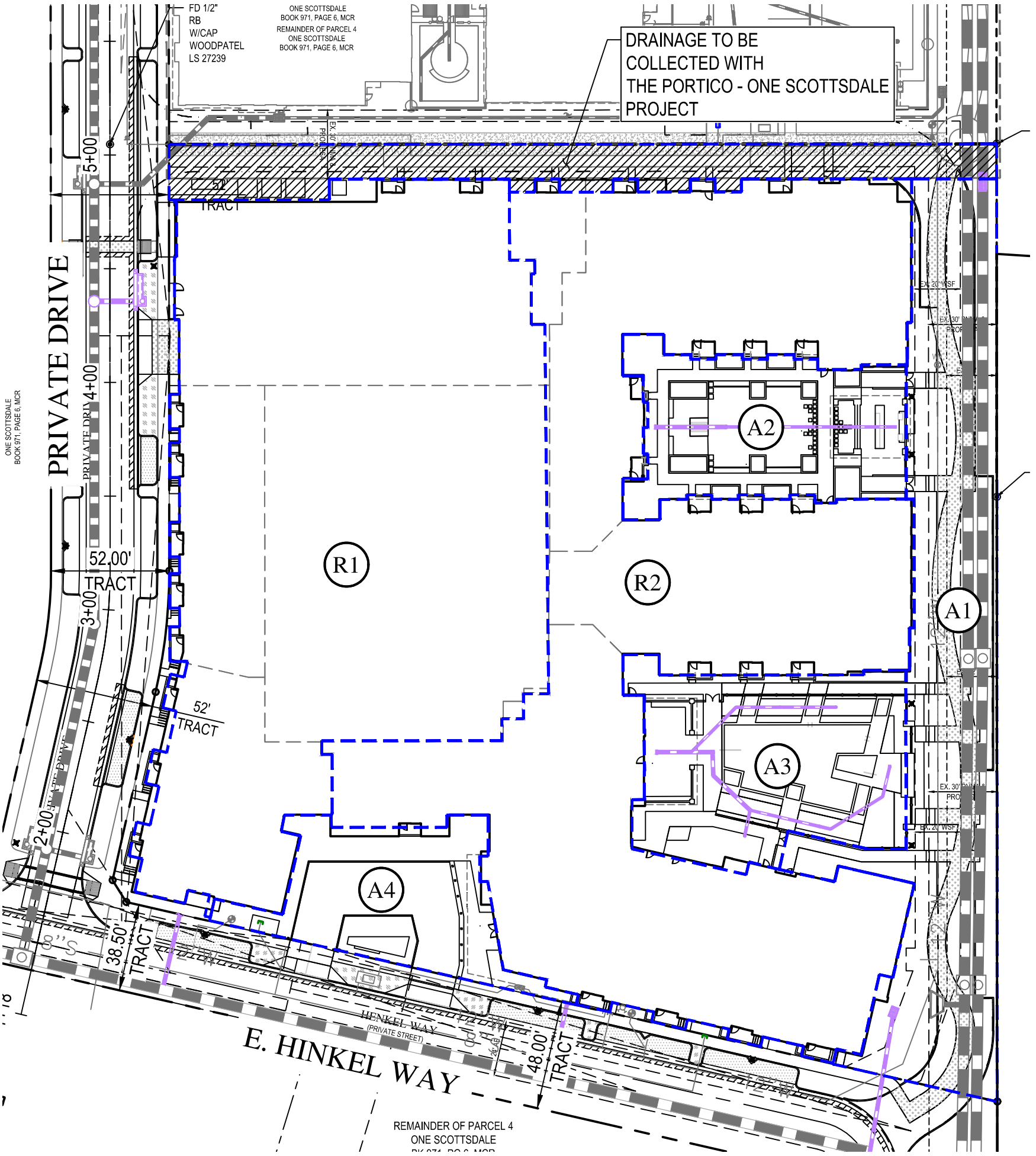
EXHIBIT 4 – ONE SCOTTSDALE - LOT 3 DRAINAGE EXHIBIT



LEGEND

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

N

0 25 50

Horz. 1 in. = 50 ft.

NOT FOR CONSTRUCTION OR RECORDING

WOOD PATEL

ONE SCOTTSDALE - LOT 3

DRAINAGE EXHIBIT

DATE	01-20-2023	SCALE	1" = 50'	SHEET	1 OF 1
JOB NO	225336	DESIGN	JRS	CHECK	ZR
		DRAWN	AJS	RFI #	N/A

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EXHIBIT 5 – ONE SCOTTSDALE SOUTH DRAINAGE BASIN IMPROVEMENTS

ONE SCOTTSDALE
EAST REGIONAL DRAINAGE CORRIDOR IMPROVEMENTS
SCOTTSDALE, ARIZONA

ENGINEERS NOTES

1. 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.
2. 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.
3. 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.
4. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
6. 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.
7. 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.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
9. 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.
10. 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.
11. 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.
12. COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
13. 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.
14. 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.
15. 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.
16. CONSTRUCT RETENTION BASIN AS SHOWN. CONTRACTOR TO SCARIFY BOTTOM OF BASIN TWO FEET DEEP AND NOT ALLOW COMPACTION OVER 80%.
17. 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 IT'S INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
18. 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 THOSE SYSTEMS ARE READY TO BE WITNESSED.
19. 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.
20. THIS PLAN SHOULD BE REVIEWED WITH THE MASTER DRAINAGE REPORT DATED 09-26-06 PREPARED BY WOOD, PATEL & ASSOCIATES.

UTILITY NOTES

1. 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.
2. THE CITY WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION OR UTILITY RELOCATION.
3. 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.

SHEET INDEX

GENERAL NOTES

CITY OF SCOTTSDALE GENERAL CONSTRUCTION NOTES FOR PUBLIC WORKS CONSTRUCTION

1. 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.
2. 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.
3. 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.
4. 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).
5. 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 I S IDENTIFIED FOR THE PROJECT. CALL "COLLECT" IF NECESSARY.
6. ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE CITY 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.
7. 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.

INDEMNITY

1. 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.
2. 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.

NOTE:

STORM DRAIN PIPE MATERIAL NOT YET FINALIZED. H.D.P.E. BEING CONSIDERED.

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE " AS-BUILT " LOCATIONS SHOWN HEREON WERE PERFORMED UNDER MY SUPERVISION, AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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	Ajiz E. Helal 10-23-07
PLANNING	10/23/07	WATER & SEWER	N/A
TRAFFIC	N/A	PAVING	N/A
STRUCTURAL	Ajiz E. Helal 10-23-07	RET. WALL	Ajiz E. Helal 10-23-07

APPROVED BY:

ENGINEERING COORDINATOR MANAGER OR DESIGNEE — DATE: 10/23/07

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	-	-	-	-

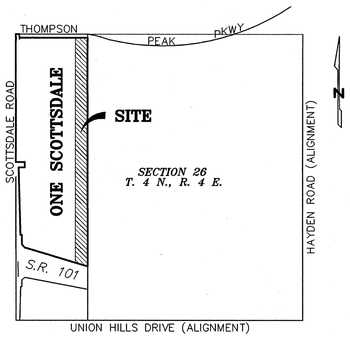
ENGINEER'S CERTIFICATION:

I, LISA L. CRANE, P.E., 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 NAOS OR OTHER OPEN SPACE EASEMENTS.

SIGNATURE — DATE: 10/23/07

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN AO 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: 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	14,305 C.Y.
FILL	187 C.Y.

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ONE SCOTTSDALE
EAST REGIONAL DRAINAGE CORRIDOR IMPROVEMENTS
SCOTTSDALE, ARIZONA

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

Registered Professional Engineer (Civil) CERTIFICATE NO. 44687 LISA L. CRANE Date Signed 10/23/07 ARIZONA, U.S.A.

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

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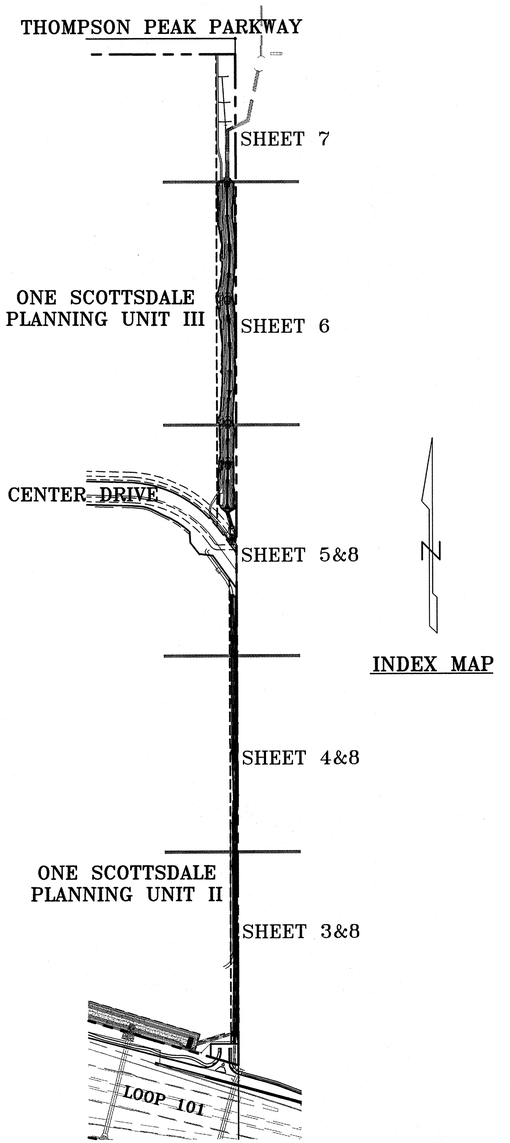

INDEX MAP

LEGEND

1337	PROPOSED CONTOUR
1337	EXISTING CONTOUR
	PROPOSED RIGHT OF WAY
	ROADWAY CENTERLINE
	VERTICAL CURB & GUTTER
	EXISTING CURB AND GUTTER
INV 34.0	PROPOSED INVERT ELEVATION
TC 13.37	TOP OF CURB ELEVATION (FROM TOPO)
GE 13.37	GUTTER ELEVATION (FROM TOPO)
NG 13.37	NATURAL GROUND ELEVATION (FROM TOPO)
CBC	CONCRETE BOX CULVERT
R/W	RIGHT OF WAY
HW	HIGH WATER
BOT	BOTTOM
INV	INVERT
SD	STORM DRAIN
TYP	TYPICAL
EG	EXISTING GROUND
ELEV	ELEVATION
	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
Q_{100}=5 cfs V_{100}=0.5 ft/s	EXISTING OFFSITE PEAK FLOW & PEAK VELOCITY (100 YEAR)
	MISCELLANEOUS UTILITIES
	EXISTING STREET LIGHT
	EXISITING TRAFFIC SIGNAL
	EXISITNG 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, 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 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

S.A.# 396-SA-2006 S.A.# 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

Registered Professional Engineer (Civil)
CERTIFICATE NO.
44687
USA L.
CRANE
Date Signed 8/6/07
ARIZONA, U.S.A.

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

CALL TWO WORKING DAYS BEFORE YOU DIG
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(OUTSIDE MARICOPA COUNTY)

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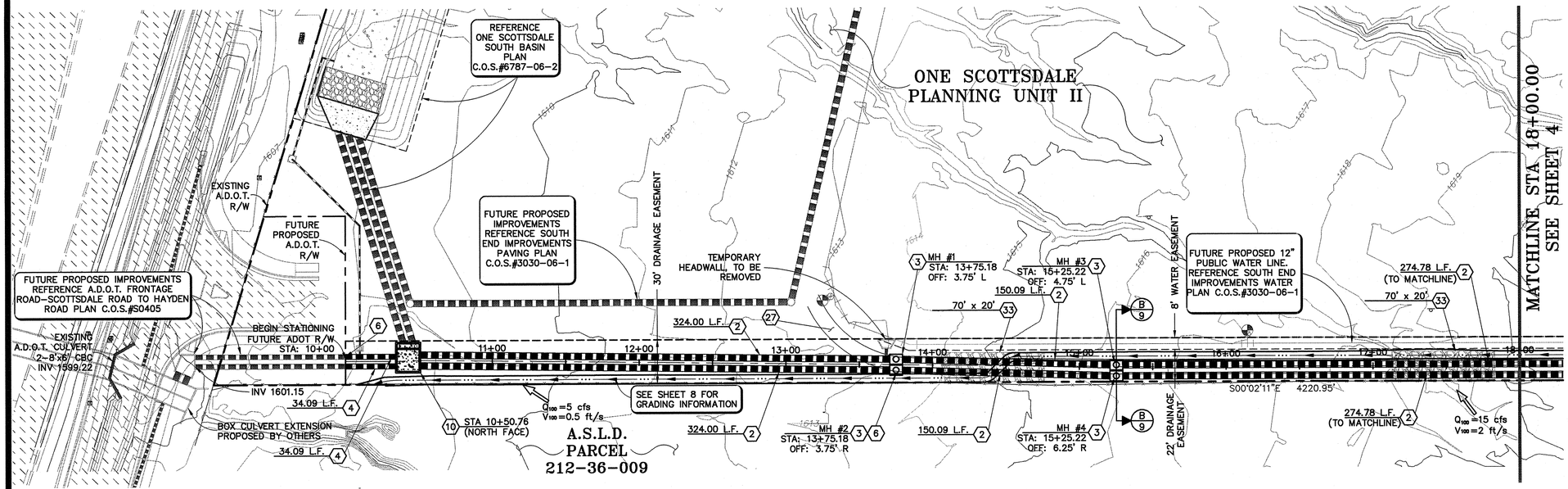

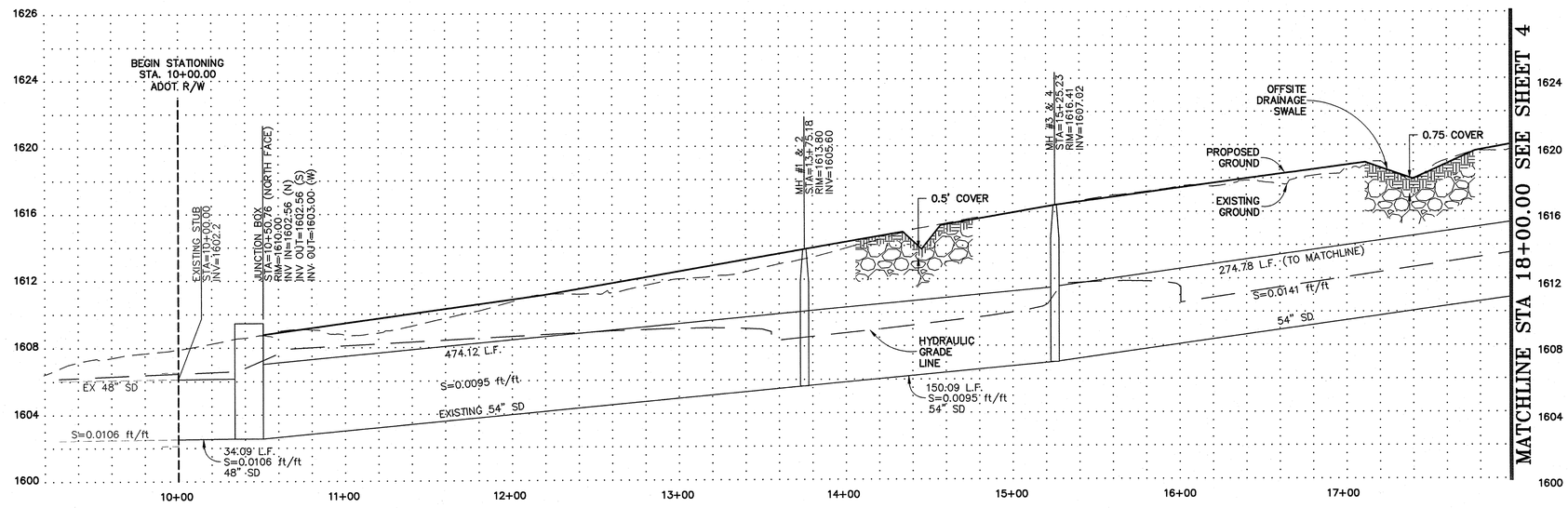

CONSTRUCTION NOTES

(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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Land Surveyors
Construction Managers
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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	3 OF 11

S.A.# 396-SA-2006 S.A.# 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

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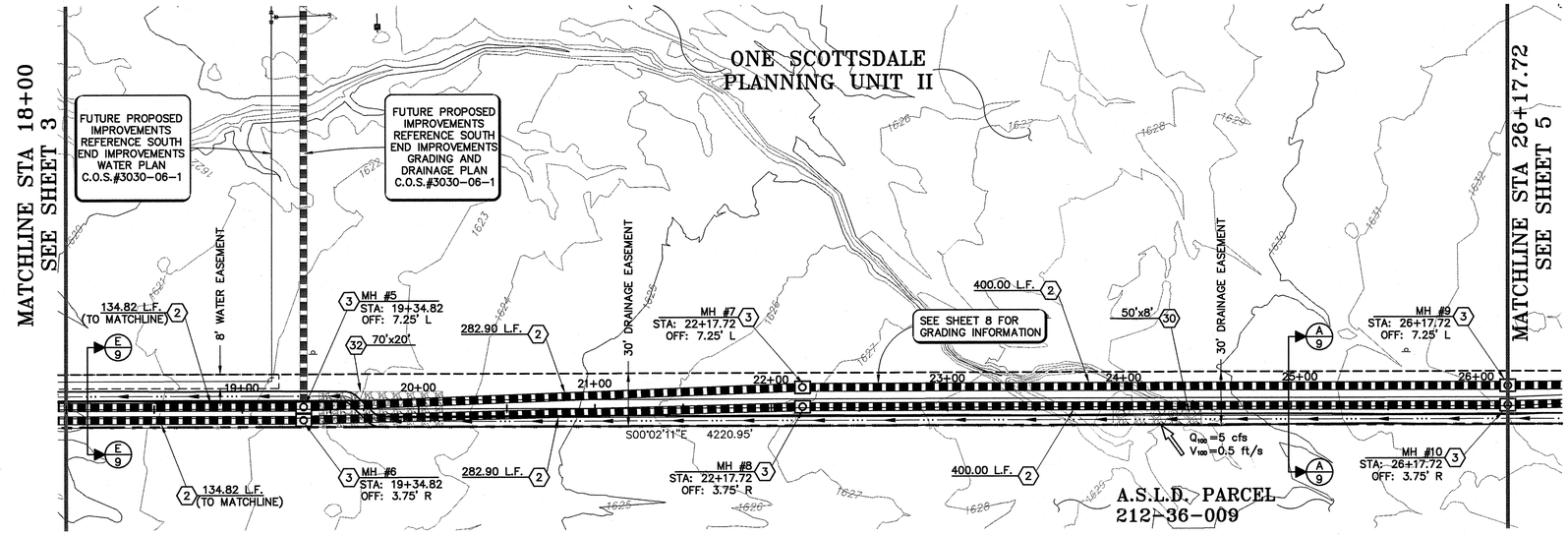

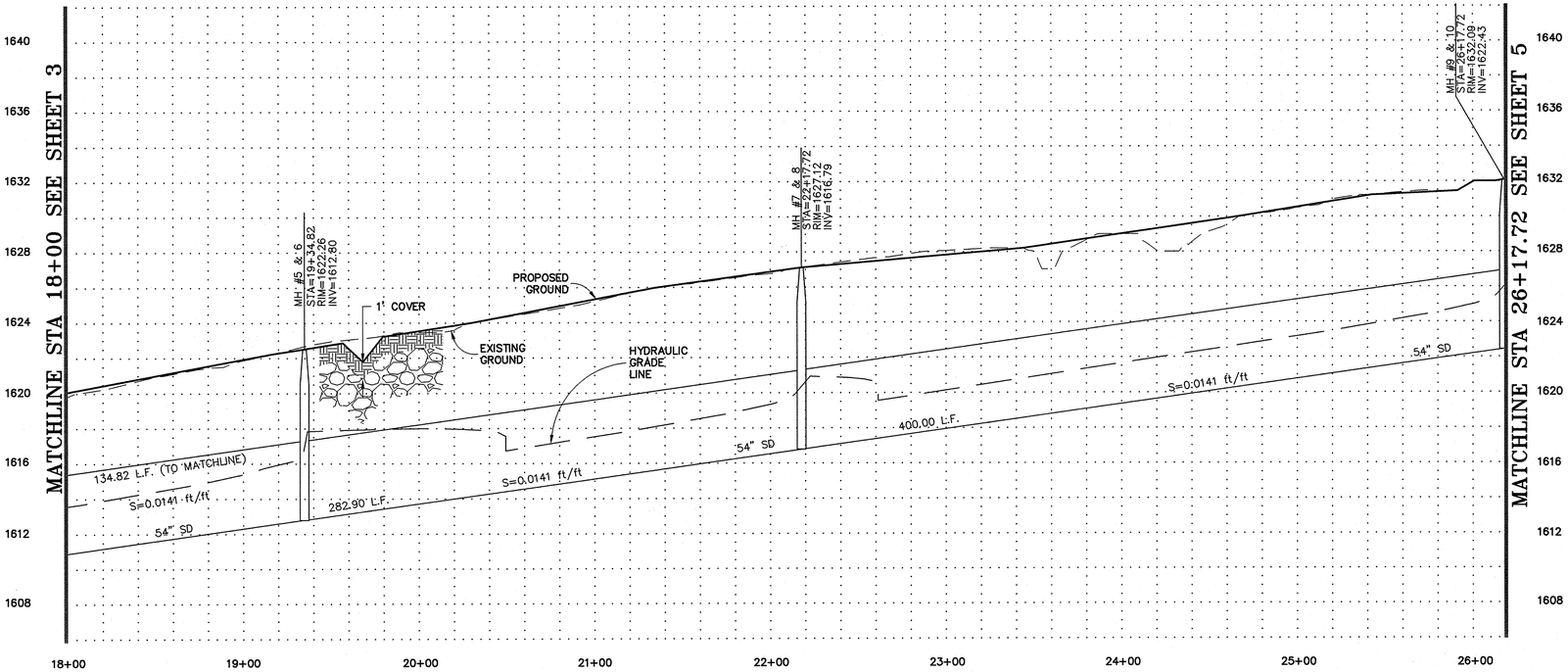

CONSTRUCTION NOTES

(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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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	4 OF 11

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S.A.# 396-SA-2006 S.A.# 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

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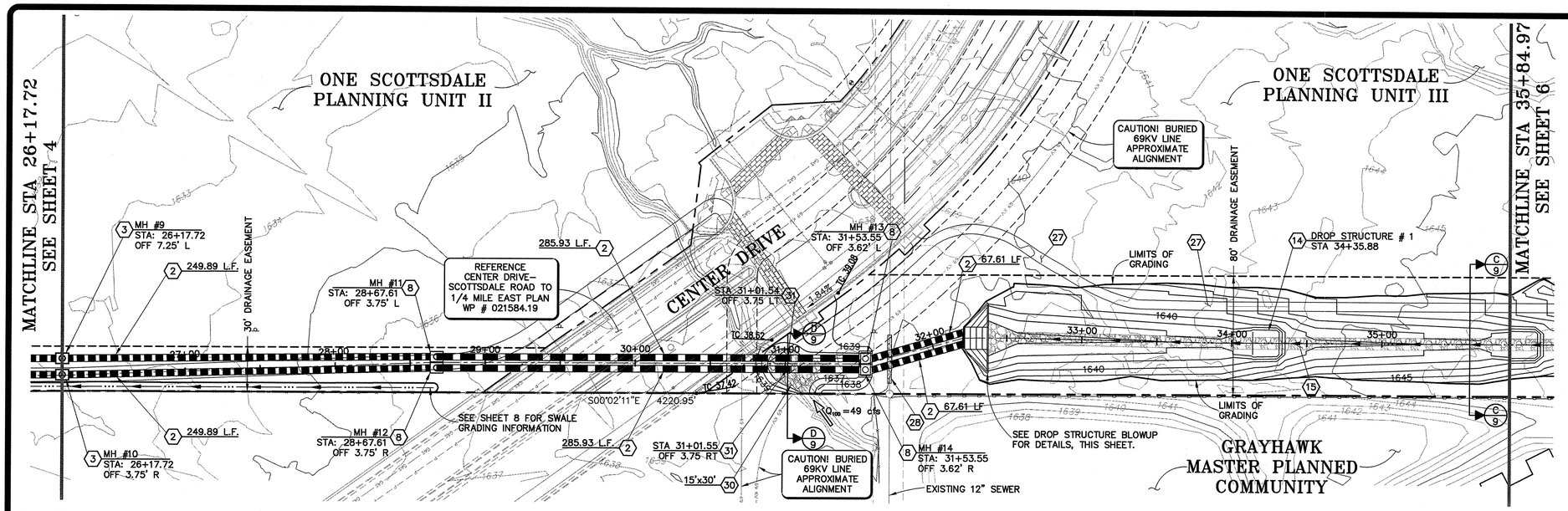

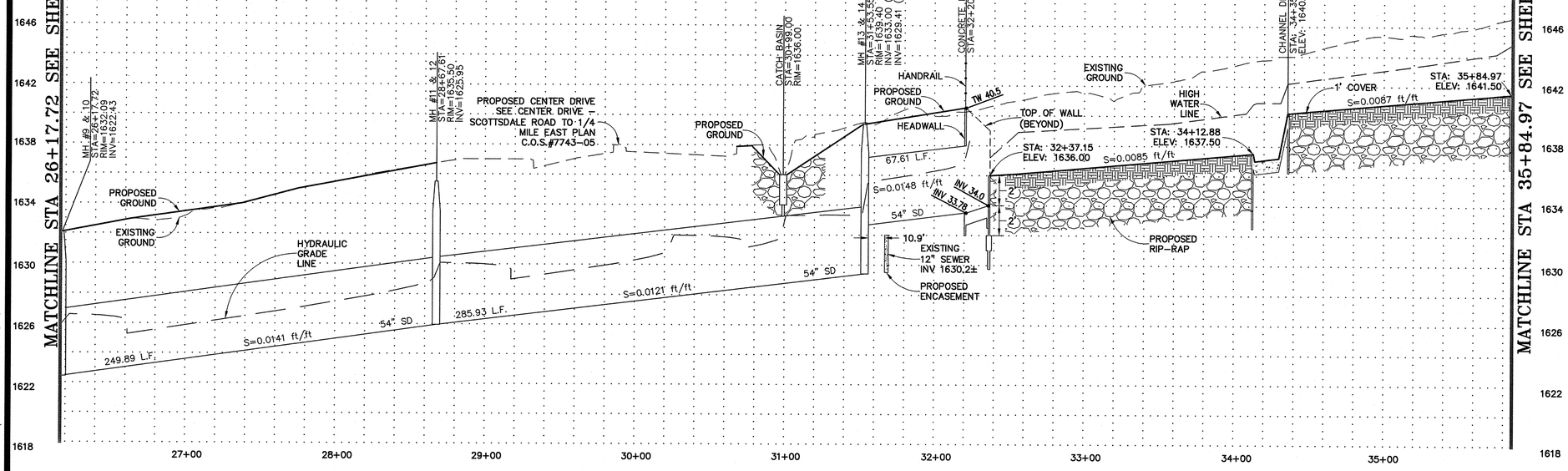

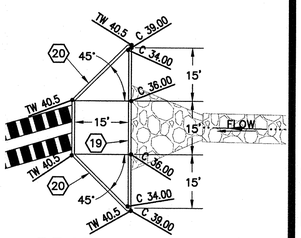

DROP STRUCTURE BLOWUP
SCALE: 1"=20'

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.

(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 (D_{50}=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 (D_{50}=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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Hydrologists
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ONE SCOTTSDALE

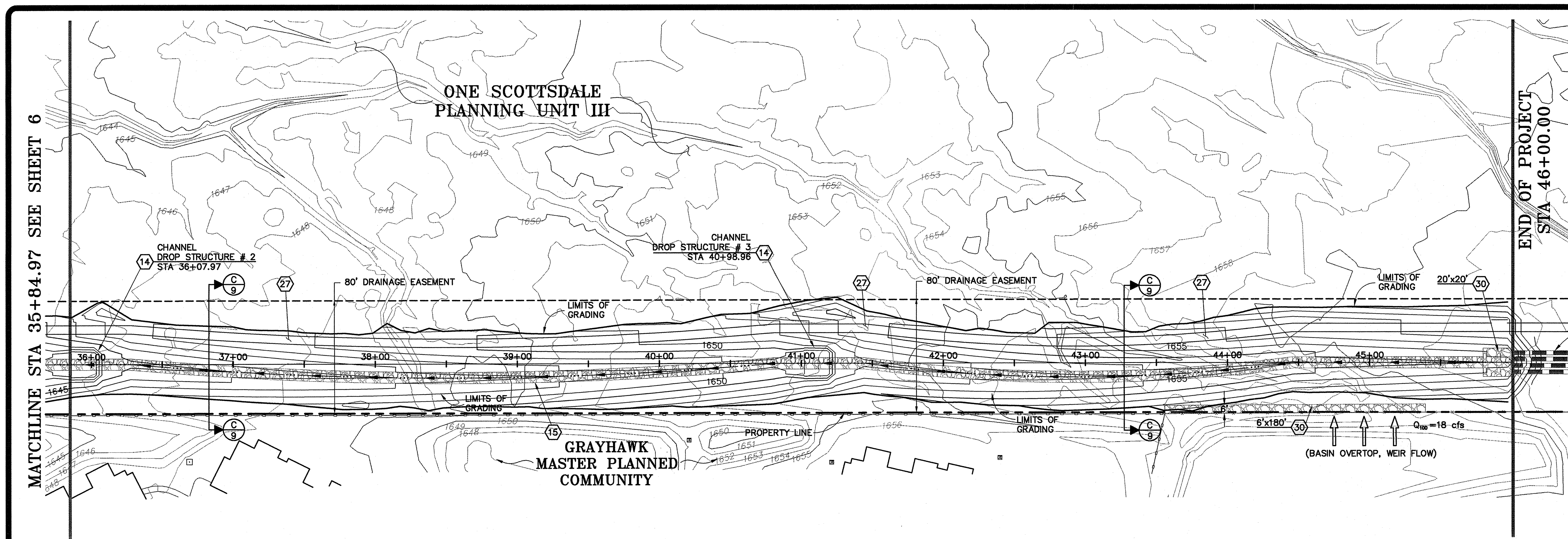
EAST REGIONAL DRAINAGE CORRIDOR IMPROVEMENTS

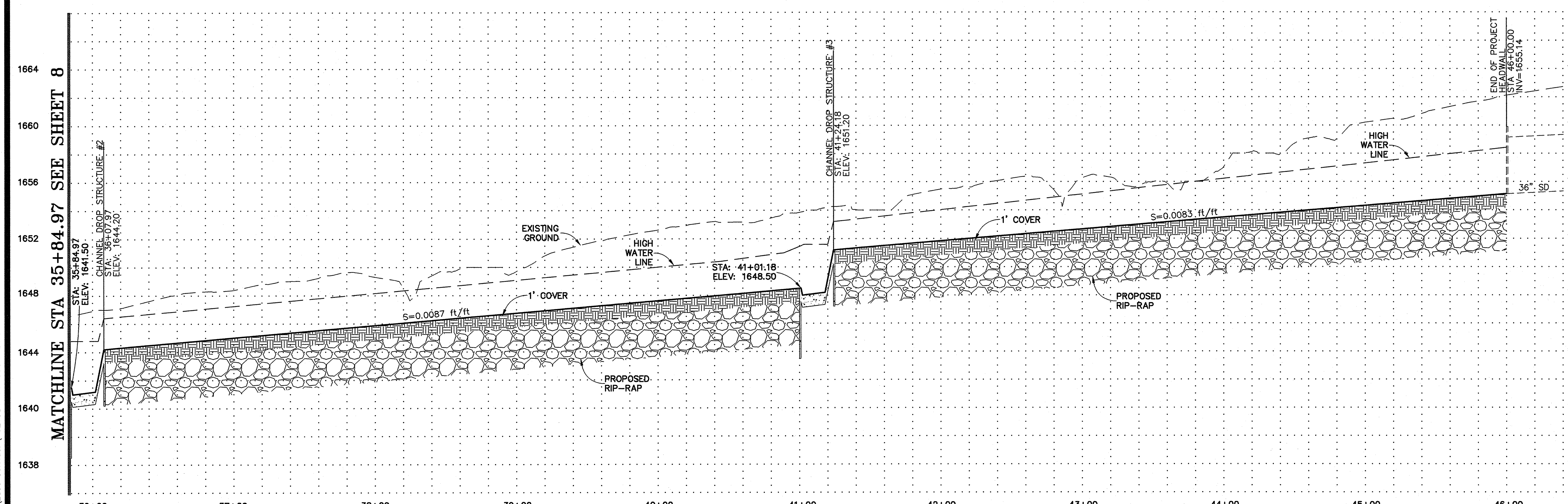
SCOTTSDALE, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO. 44687
LISA L. CRANE
State Engineer
ARIZONA, U.S.A.

DRAWN	YLJ
CHECKED	SAA
DATE	09 AUGUST 2007
SCALE	1"=40'
JOB NO.	021584.14
SHEET	5 OF 11

S.A.# 396-SA-2006 S.A.# 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





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.

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

DMB

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

ONE SCOTTSDALE
EAST REGIONAL DRAINAGE CORRIDOR IMPROVEMENTS
SCOTTSDALE, ARIZONA

Registered Professional Engineer (Civil) — CERTIFICATE NO. 44687 — LISA L. CRANE — ARIZONA, U.S.A.

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

S.A.# 396-SA-2006 S.A.# 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

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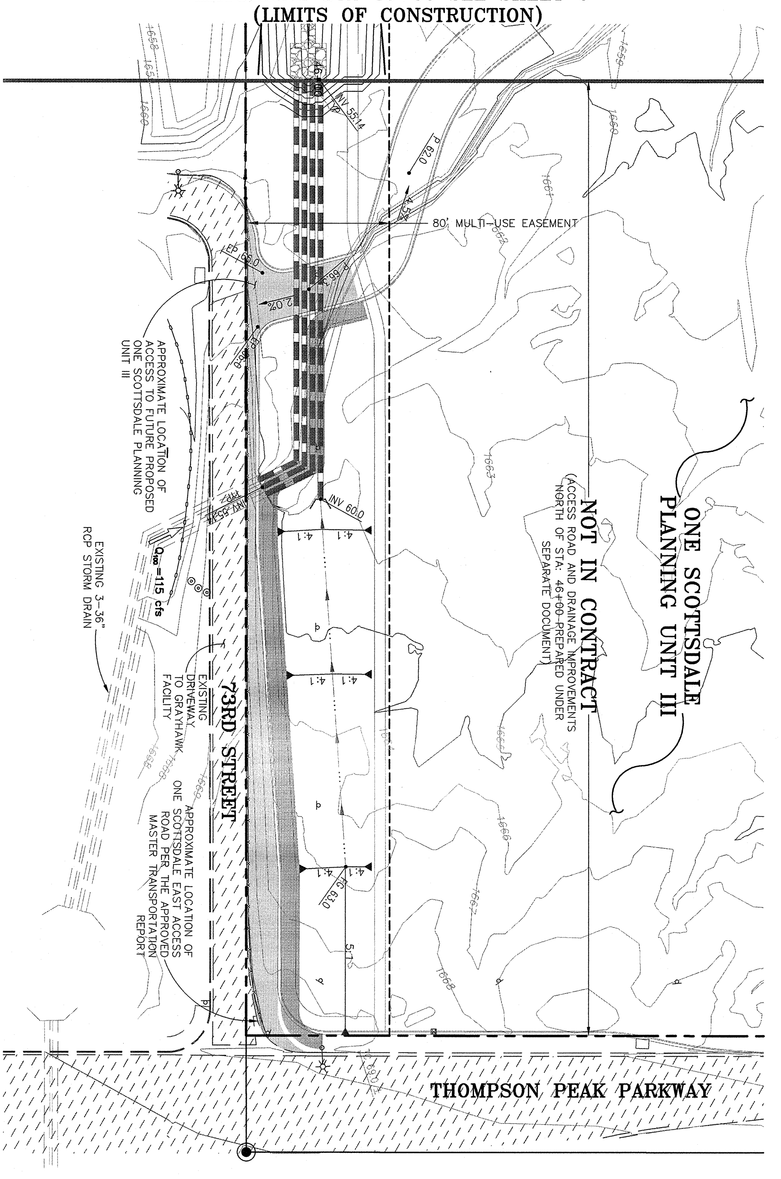
S:\2002\021584.14\Dwg\Imp\East Corridor\ 021584-14-07SHT.DWG

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



Horz 1" = 40 ft.
Vert 1" = 4 ft.
40 0 20 40

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263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

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

Registered Professional Engineer
14687
CRANE
ARIZONA, U.S.A.

ONE SCOTTSDALE

EAST REGIONAL DRAINAGE CORRIDOR IMPROVEMENTS

SCOTTSDALE, ARIZONA

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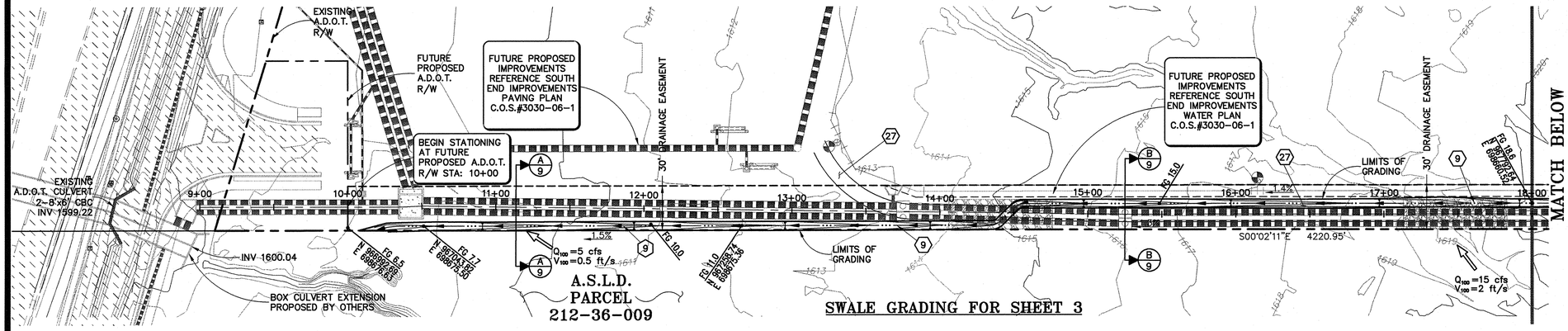
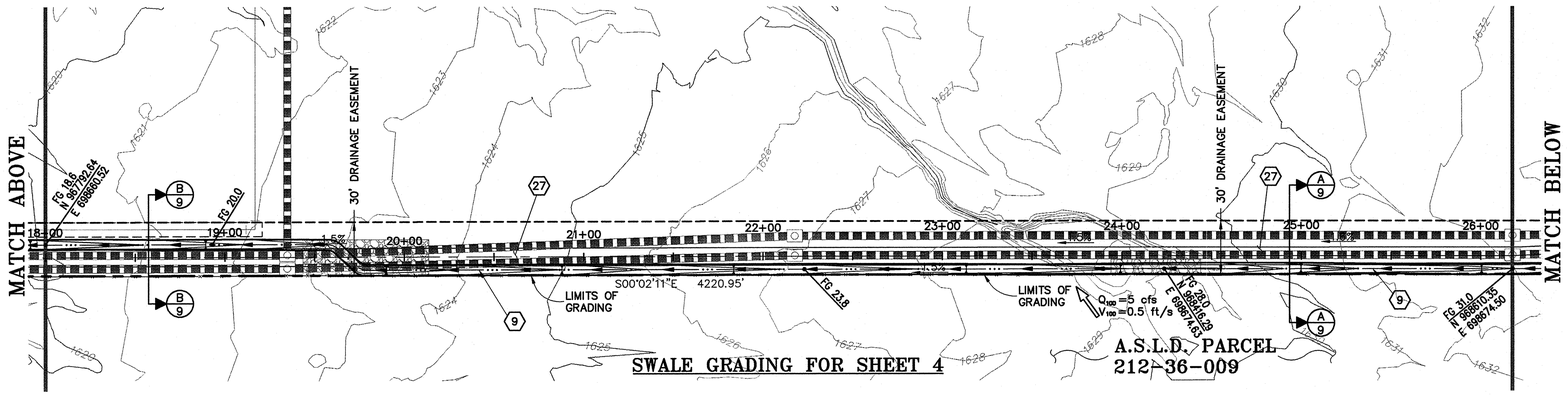
S.A.# 396-SA-2006 S.A.# 280-SA-2006 54-N.P.-2006 D.R.# 1-DR-2006 ZN# 20-ZN-2002 #2 PLAN CHECK# 6787-06-1 Q.S.# 39-45

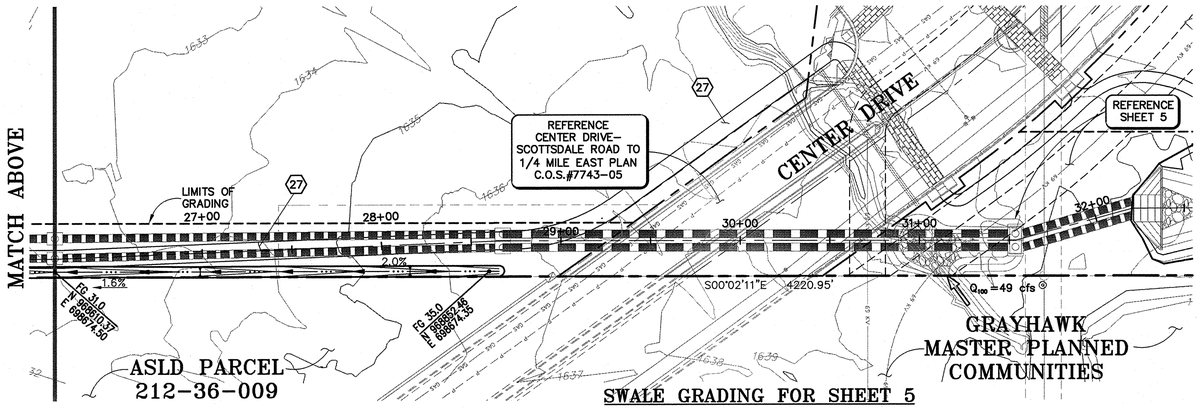
DRAINAGE SWALE PLAN



SWALE GRADING FOR SHEET 3



SWALE GRADING FOR SHEET 4



SWALE GRADING FOR SHEET 5

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.

CALL TWO WORKING DAYS BEFORE YOU DIG
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ONE SCOTTSDALE

EAST REGIONAL DRAINAGE CORRIDOR IMPROVEMENTS

SCOTTSDALE, ARIZONA

Professional Engineer (Civil)
CERTIFICATE NO. 44687
LISA L. CRANE
Date Signed 8/31/07
ARIZONA, U.S.A.

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

S.A.# 396-SA-2006 S.A.# 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

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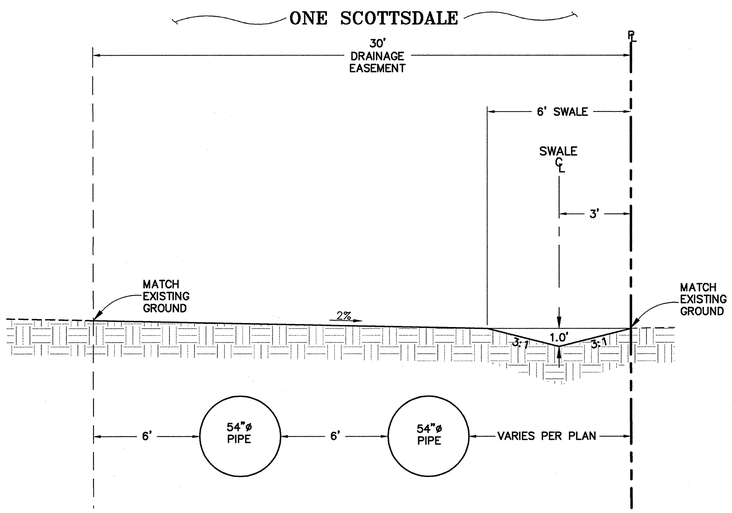
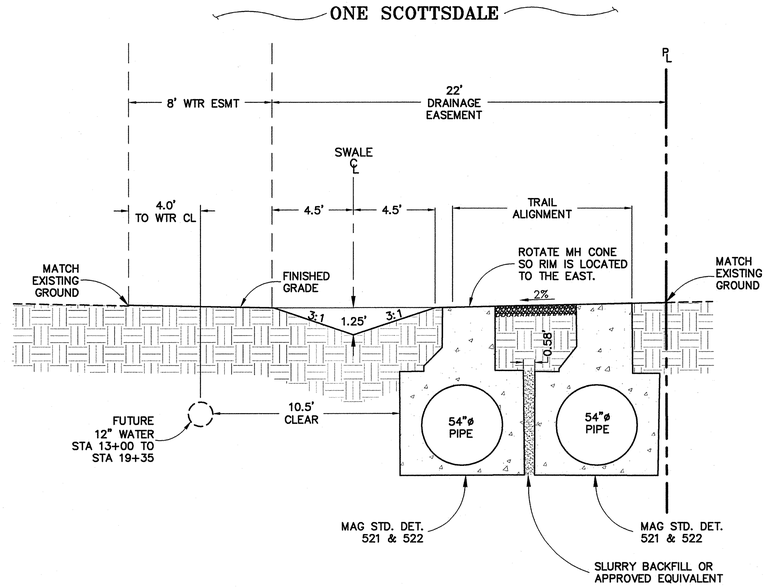
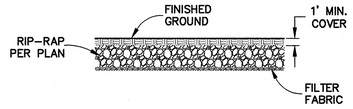


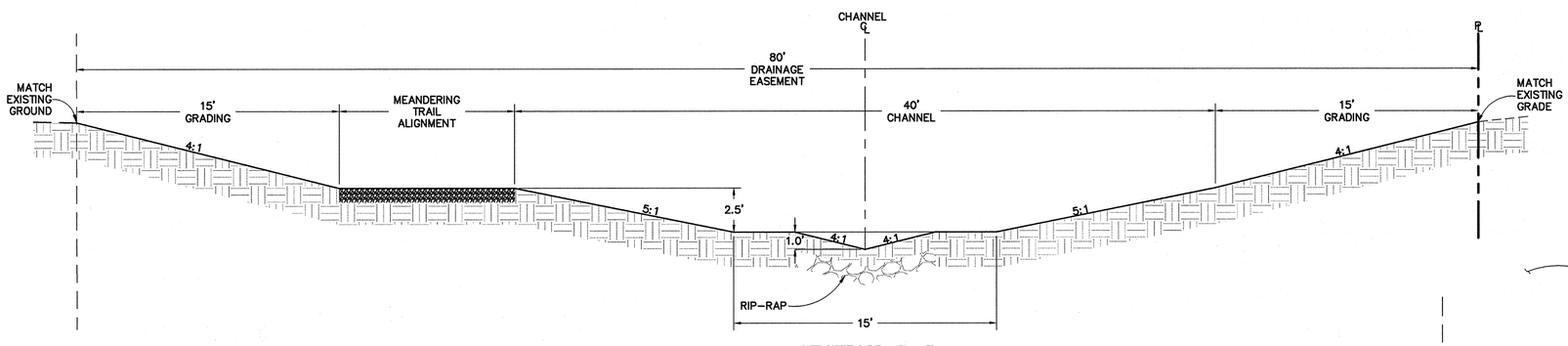
SECTION A–A
SCALE: 1"=4'
STA 10+00 TO 13+00



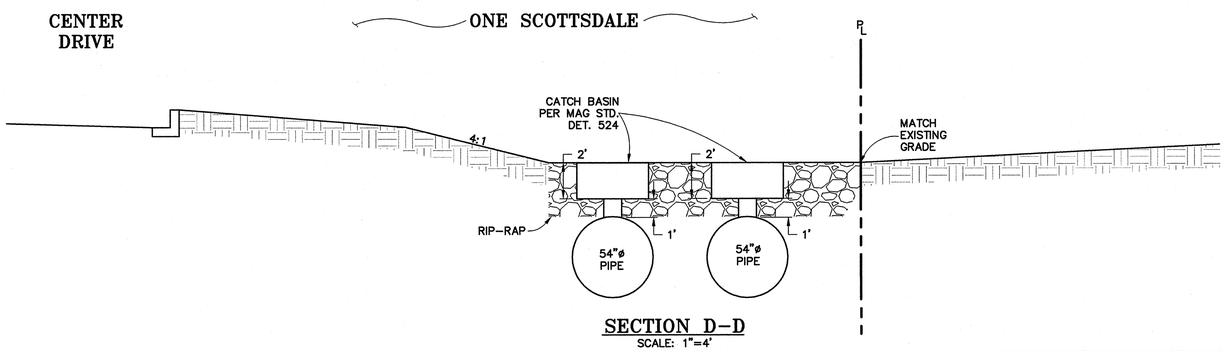
SECTION B–B
SCALE: 1"=4'
STA 13+00 TO 28+60



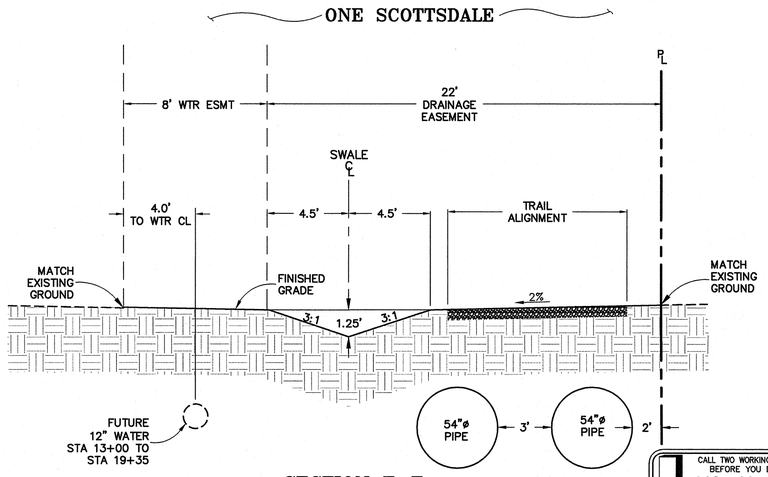
BURIED RIP–RAP DETAIL



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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Construction Managers
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ONE SCOTTSDALE

EAST REGIONAL DRAINAGE CORRIDOR IMPROVEMENTS

SCOTTSDALE, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO.
44687
LISA L.
CRANE
Date Signed 8/9/07
Arizona, U.S.A.

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

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

S.A.# 396-SA-2006 S.A.# 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

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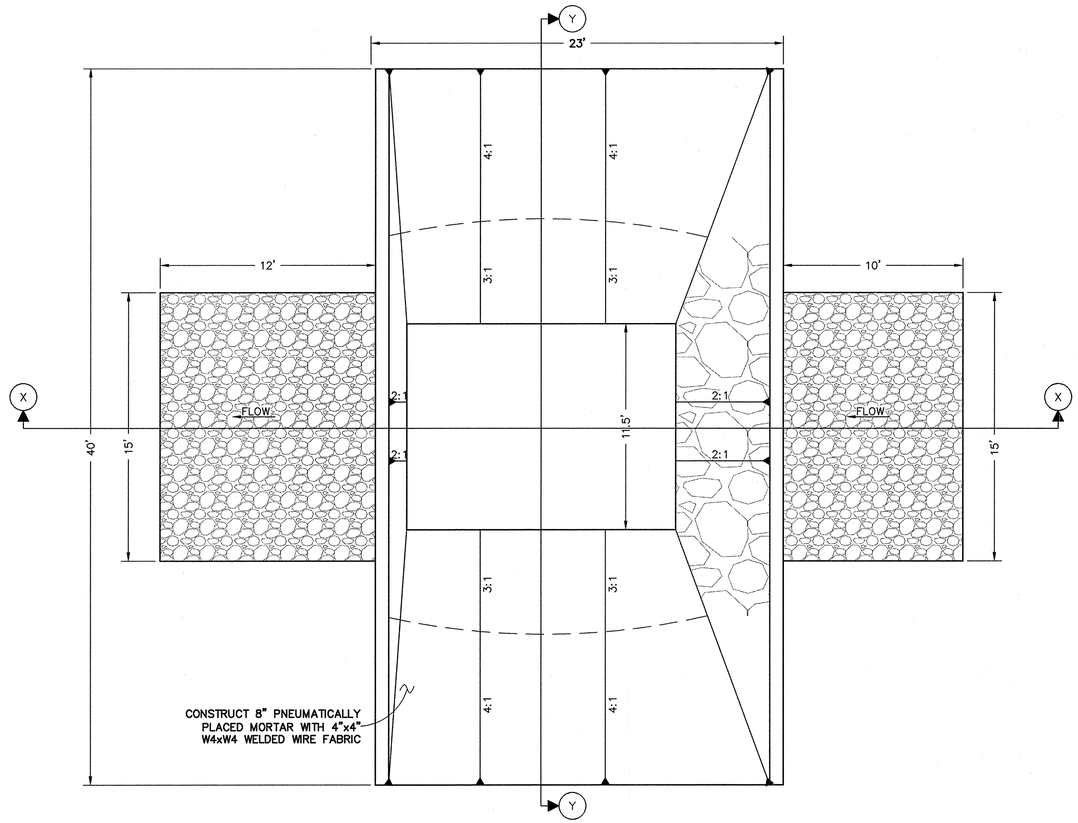
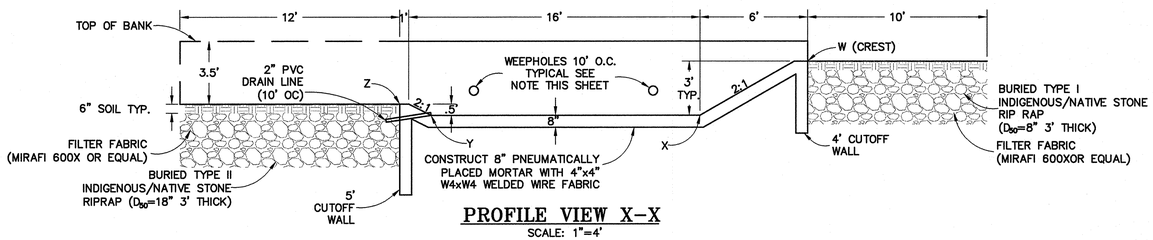


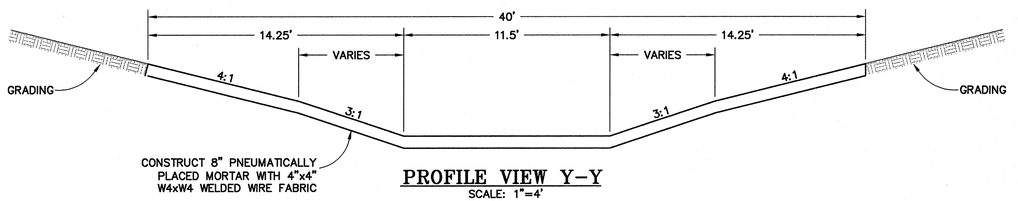
PLAN VIEW

SCALE: 1"=4'



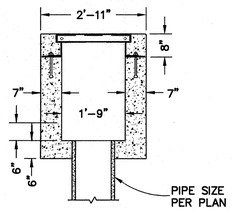
PROFILE VIEW X–X

SCALE: 1"=4'



PROFILE VIEW Y–Y

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

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.

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

CHANNEL DROP STRUCTURE DETAIL

NOTE:
WEEPHOLES SHALL INCLUDE 3" DRAIN PIPES 10' O.C. WITH A SLOPE OF $\frac{1}{4}$" 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
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Construction Managers
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ONE SCOTTSDALE

EAST REGIONAL DRAINAGE CORRIDOR IMPROVEMENTS

SCOTTSDALE, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO.
44687
LISA L.
CRANE
Date Signed
ARIZONA, U.S.A.

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

S.A.# 396-SA-2006 S.A.# 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

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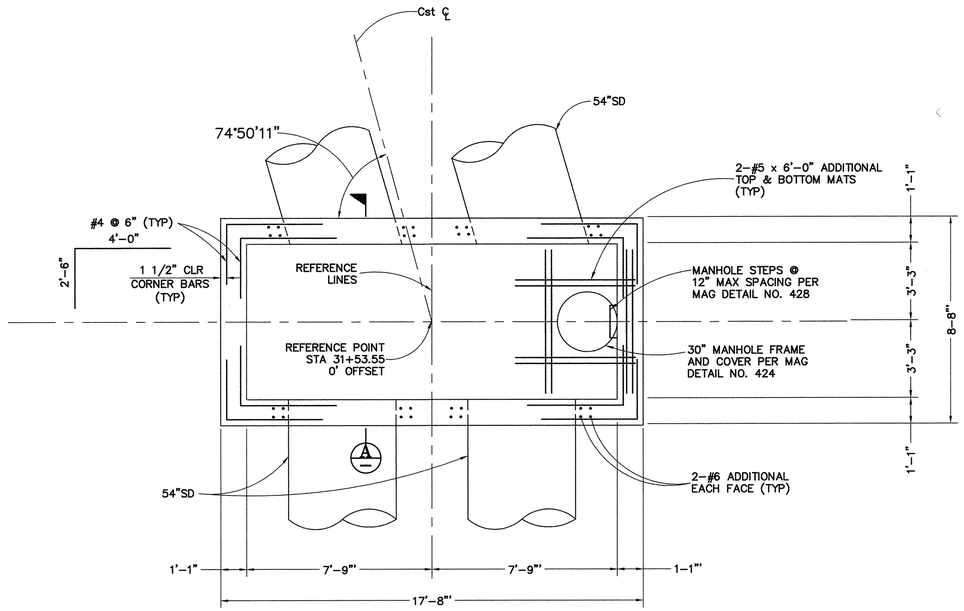
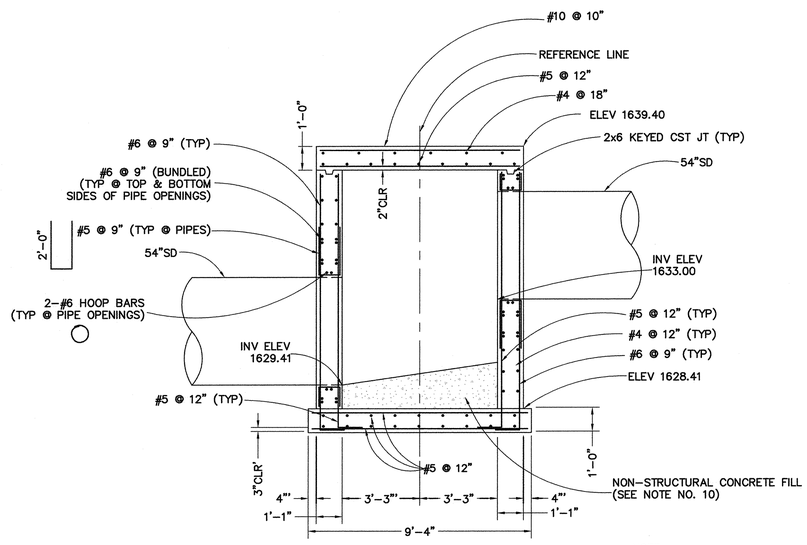


PLAN VIEW



SECTION A

NOTE:

CONRNER 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.....Fy = 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

S.A.# 396-SA-2006 S.A.# 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

Registered Professional Engineer
39510
DIEGO ERNESTO OLDEN
Date Signed 08/15/07
ARIZONA, U.S.A.

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

CALL TWO WORKING DAYS BEFORE YOU DIG
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(OUTSIDE MARICOPA COUNTY)

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EXHIBIT 6 – ONE SCOTTSDALE - LOT 3 PRELIMINARY GRADING & DRAINAGE PLAN

ONE SCOTTSDALE - LOT 3

PRELIMINARY GRADING & DRAINAGE PLAN

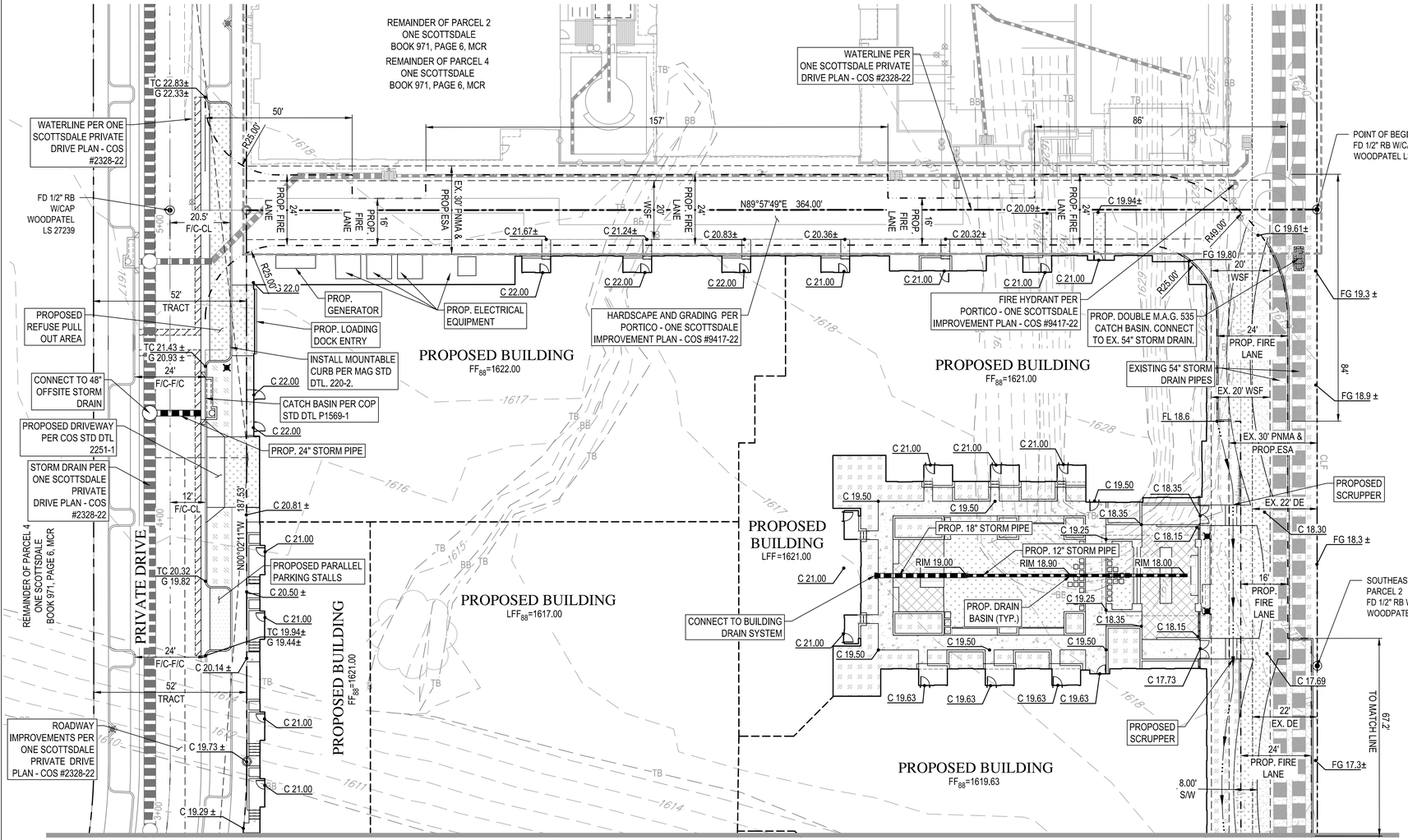
SCOTTSDALE, ARIZONA

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

N

0 20 40

Horz. 1 in. = 20 ft.



MATCH SHEET 2

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

HATCH LEGEND

	5" P.C.C.P.		DG
	7" P.C.C.P.		STABILIZED DG
	CONCRETE SIDEWALK		PEDESTRIAN RATED CONCRETE PAVERS
	TURF		

LEGEND/ABBREVIATIONS

EXISTING SURVEY

- SECTION LINE
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE
- EASEMENT
- SURVEY MARKER
- E — ELECTRIC
- T — TELEPHONE
- G — GAS LINE
- S — SEWER LINE
- W — WATER LINE
- STORM DRAIN PIPE
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- P 0.00 — PAVEMENT ELEVATION
- NG 0.00 — NATURAL GROUND ELEVATION
- C 0.00 — CONCRETE ELEVATION
- TC 0.00 — TOP OF CURB ELEVATION
- JUNCTION BOX/RISER
- FIRE HYDRANT
- WATER VALVE
- STREET/PARKING LIGHT

PROPOSED GRADING, DRAINAGE & PAVING

- SLOPE ARROW
- WALL
- FLOW LINE

PROPOSED WATER & SEWER

- S — SEWER LINE
- 12"W — WATER LINE
- PLUG
- SEWER CLEANOUT
- AREA DRAIN
- CATCH BASIN
- STORM DRAIN MANHOLE
- STORM DRAIN PIPE
- DRYWELL

A.L.	AREA LIGHT
C	CONCRETE ELEVATION
C.B.	CATCH BASIN
DE	DRAINAGE EASEMENT
D.W.	DRYWELL
E.O.L.	EDGE OF LANDSCAPE
J.B.	JUNCTION BOX
FH	FIRE HYDRANT
E.C.B.	ELECTRICAL CABINET BOX
HW	HEAD WALL
INV	INVERT ELEVATION
FF	FINISHED FLOOR ELEVATION
WE	WATER EASEMENT
LFF88=	LOWEST FINISH FLOOR ELEVATION
FL 0.00	FLOW LINE ELEVATION
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

NOTE:

1. FIRE LANE SURFACES SHALL SUPPORT 83K GVW PER DS&PM 2-1.303(3),

ARCHITECT
Hord Coplan Macht, Inc.
1800 Wazee Street, Suite 450
Denver, CO 80202
p. 303.607.0977
f. 303.607.0767

LANDSCAPE ARCHITECT
Norris Design
901 East Madison Street
Phoenix, AZ 85034
p. 602.254.9600
f. 000.000.0000

CIVIL ENGINEER
WOODPATEL
2051 West Northern Ave, Suite 100
Phoenix, AZ 85021
p. 602.335.8500
f. 602.335.8580

DEVELOPER / OWNER
Grand Peaks Properties, Inc.
4582 S. Ulster Street, Suite 1200
Denver, CO 80237
p. 720.889.9200
f. 303.221.0067

MASTER DEVELOPER
One Scottsdale Investors LLC
6263 N. Scottsdale Road, Suite 330
Scottsdale, AZ 85250
Attn: Michael Burke
p. 480.367.7000
f. 000.000.0000

WOOD PATEL

Registered Professional Engineer, Civil
CERTIFICATE NO.
59956
JOHN
G. RITCHIE
Date Signed 1-20-23

EXPIRES 6-30-24

no.	date	revision

Project Number
225336

Project
ONE SCOTTSDALE
LOT 3
SCOTTSDALE, AZ

Phase
DRB APPLICATION

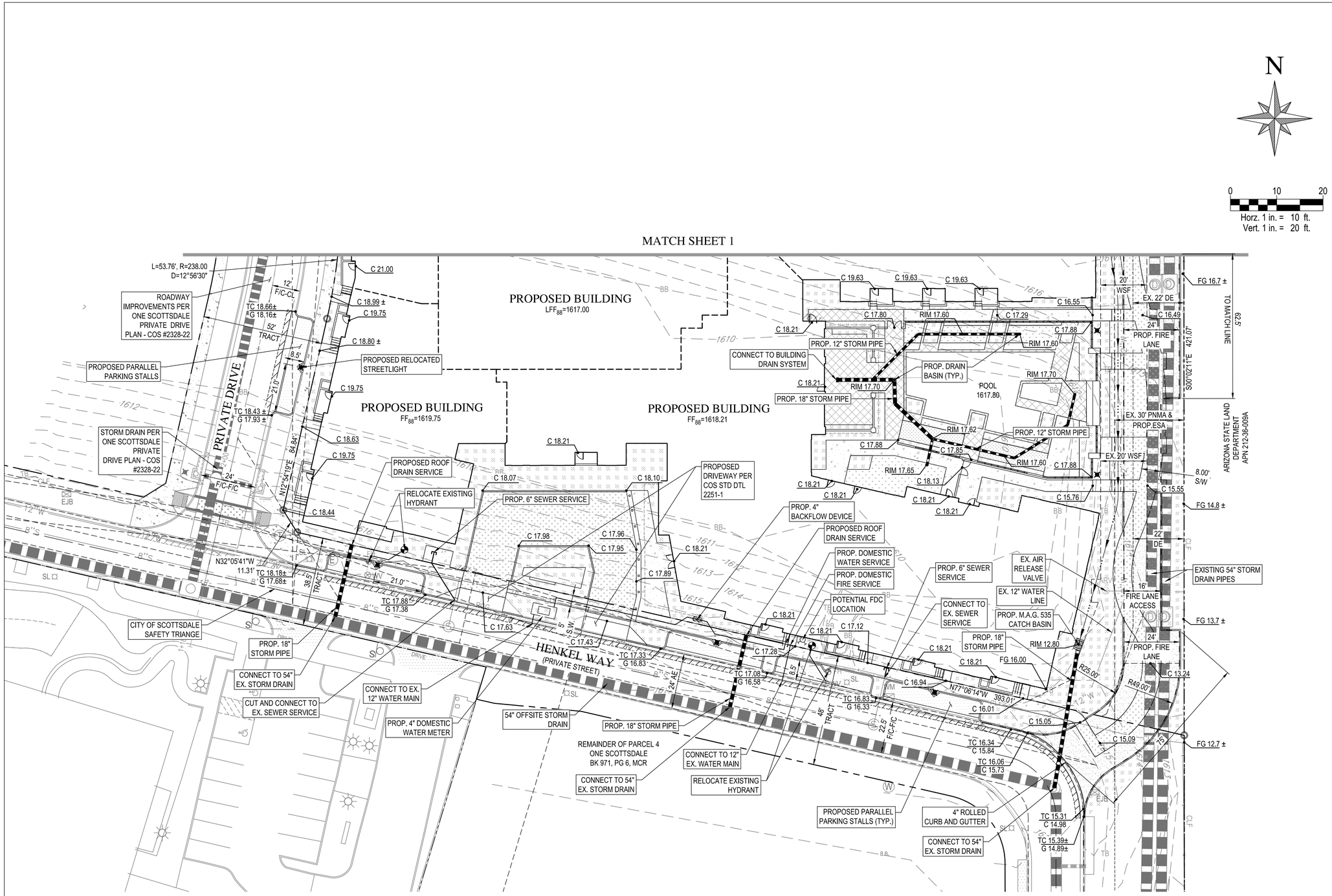
Date
01/20/2023

Scale
1" = 20'

DRAWING
PRELIMINARY GRADING & DRAINAGE PLAN

No
C1

6/28/2022 12:20:22 PM
BIM 360://221278 - Grand Peaks Scottsdale/221278.00 Grand Peaks Scottsdale_R20.rvt



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Denver, CO 80202
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f. 303.607.0767

LANDSCAPE ARCHITECT
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Phoenix, AZ 85034
p. 602.254.9600
f. 000.000.0000

CIVIL ENGINEER
WOODPATEL
2051 West Northern Ave, Suite 100
Phoenix, AZ 85021
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f. 602.335.8580

DEVELOPER / OWNER
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Denver, CO 80237
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f. 303.221.0067

MASTER DEVELOPER
One Scottsdale Investors LLC
6263 N. Scottsdale Road, Suite 330
Scottsdale, AZ 85250
Attn: Michael Burke
p. 480.367.7000
f. 000.000.0000

WOOD PATEL

Registered Professional Engineer, Civil
CERTIFICATE NO.
59996
JOHN
G. RITCHIE
Date Signed 1-20-23

EXPIRES 6-30-24

no. date revision

Project Number
225336

Project
ONE SCOTTSDALE
LOT 3
SCOTTSDALE, AZ

Phase
DRB APPLICATION

Date
01/20/2023

Scale
1" = 20'

DRAWING
PRELIMINARY GRADING & DRAINAGE PLAN

No
C2

6/28/2022 12:20:22 PM
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