PRELIMINARY GRADING & DRAINAGE PLAN

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- BRASS CAP FLUSH
- BRASS CAP IN HAND HOLE
- PROPERTY CORNER
- CULVERT PIPE
- SEWER LINE
- WATER LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- GAS LINE
- POWER POLE
- ELECTRIC BOX
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- SEWER CLEANOUT
- IRRIGATION BOX
- GAS MARKER
- GAS METER
- STORM DRAIN MANHOLE

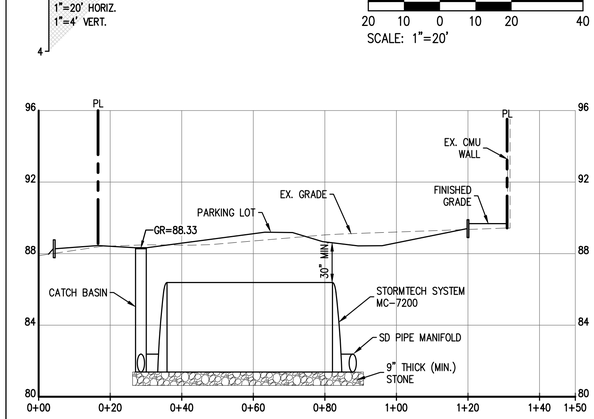
ABREVIATIONS:

FINISHED FLOOR	FF
FINISHED GRADE	FG
TOP OF CURB	TC
GUTTER	G
PAVEMENT	P
EDGE OF PAVEMENT	EP
SIDEWALK	S/W
DRIVEWAY	D/W
TOP OF WALL	TW
TOP OF FOOTING	TF
TOP OF RETAINING WALL	TR
TOP OF FENCE	TFe
INVERT	INV
GRATE	GR
RIGHT-OF-WAY	R/W
DRAINAGE AND FLOOD CONTROL	DFC
DRAINAGE EASEMENT	DE
HIGH WATER ELEVATION	HWE

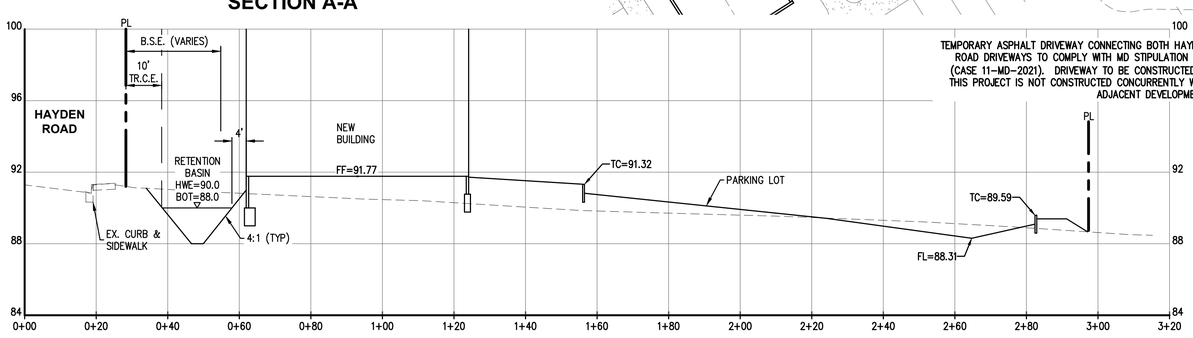
NOTE: NOT ALL ABBREVIATIONS ARE USED IN THIS DRAWING.

SCALE
1"=20' HORIZ.
1"=4' VERT.

SCALE: 1"=20'



SECTION A-A



SECTION B-B

TEMPORARY ASPHALT DRIVEWAY CONNECTING BOTH HAYDEN ROAD DRIVEWAYS TO COMPLY WITH MD STIPULATION 14b (CASE 11-MD-2021). DRIVEWAY TO BE CONSTRUCTED IF THIS PROJECT IS NOT CONSTRUCTED CONCURRENTLY WITH ADJACENT DEVELOPMENT.

SITE INFORMATION

APN:	215-52-107
ADDRESS:	15465 N. HAYDEN ROAD SCOTTSDALE, AZ 85260
EXISTING ZONING:	PCP/AMU
NET ACREAGE:	1.037 ACRES

BENCHMARK

ALUMINUM CAP FLUSH AT THE NORTHEAST CORNER OF SECTION 12, T3N, R4E. MCDOT UNIQUE ID 4926

ELEVATION = 1492.91 (NAVD 88 DATUM)

NOTE: ADD 1400 FEET TO ALL SPOT ELEVATION AND CONTOURS SHOWN IN THIS PLAN.

CONSTRUCTION NOTES:

1. INSTALL ASPHALT CONCRETE PAVEMENT PER SOILS REPORT.
2. CONSTRUCT 6" VERTICAL CURB & GUTTER PER M.A.G. STD. DET. 220 TYPE 'A'.
3. CONSTRUCT 6" SINGLE CURB PER M.A.G. STD. DTL. 222.
4. CONSTRUCT CONCRETE VALLEY GUTTER PER M.A.G. STD. DTL. 240.
5. CONSTRUCT EXTRUDED CURB.
6. REMOVE EXISTING 6' WIDE SIDEWALK AND CONSTRUCT NEW 8' WIDE CONCRETE SIDEWALK PER M.A.G. STD. DTL. 230 AND C.O.S. SPEC. 340 (WIDTH PER PLAN). SEE ARCHITECTURAL PLANS FOR FINISH AND COLOR.
7. CONSTRUCT SIDEWALK RAMP.
8. SAWCUT AND REMOVE 2' MIN. OF AC PAVEMENT. REPLACE AC PAVEMENT IN KIND.
9. CONSTRUCT CMU SCREEN WALL. SEE ARCHITECTURAL PLANS FOR DETAILS.
10. CONSTRUCT TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
11. INSTALL RIP-RAP EROSION PROTECTION. RIP-RAP TO BE D50=6" (12" THICK) WITH FILTER FABRIC UNDERLAYMENT. RIP-RAP TO BE INDIGENOUS NATIVE STONE.
12. CONSTRUCT OPEN FACED BLOCK WALL OPENINGS AT GRADE FOR DRAINAGE (10' O.C.). REFER TO STRUCTURAL DETAILS 101 AND 102 SHEET S001 AND LANDSCAPE PLAN SHEET 8 FOR WALL DETAILS.
13. CONSTRUCT CURB OPENING WITH RIPRAP SPILLWAY.
14. CONSTRUCT THICKENED ASPHALT EDGE PER M.A.G. STD. DTL. 201, TYPE 'A'.

STORM DRAIN NOTES:

1. INSTALL 10 CHAMBER MC-7200 STORMTECH STORMWATER RETENTION SYSTEM PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL MAXWELL IV DRYWELL PER MANUFACTURER'S RECOMMENDATIONS. DURING CONSTRUCTION, ONCE THE EXCAVATION HAS BEEN COMPLETED FOR THE STORMTECH SYSTEM, THE DEVELOPER WILL HAVE THE OPTION TO DELETE THE DRYWELL SHOWN IN THIS PLAN BY PERFORMING PERCOLATION TESTS AND PROVIDING A CERTIFIED SOILS REPORT WITH ACTUAL SURFACE STABILIZED PERMEABILITY RATES. CALCULATIONS MUST BE PROVIDED DEMONSTRATING THE 36-HOUR MAXIMUM DRY-UP TIME. THE CERTIFIED SOILS REPORT AND REVISED DRY-UP CALCULATIONS SHALL BE SUBMITTED DIRECTLY TO THE ASSIGNED FIELD INSPECTOR FOR REVIEW AND APPROVAL.
3. CONSTRUCT CONCRETE CATCH BASIN PER M.A.G. STD. DTL. 535 TYPE 'F'.
4. INSTALL MAXWELL PLUS DRYWELL (DUAL-CHAMBER) PER MANUFACTURER'S RECOMMENDATIONS.
5. INSTALL HDPE (ADS N-12, OR APPROVED EQUAL) STORM DRAIN PIPE. SIZE PER FINAL DESIGN.
6. INSTALL 30" NYLOPLAST DRAIN BASIN AND 24" ADS N-12 DRAIN PIPE CONNECTION TO STORMTECH SYSTEM AS SHOWN. INSTALL TRAFFIC LOADING (H20) FRAME AND GRATE WITH CONCRETE COLLAR PER M.A.G. DTL. 422.
7. INSTALL 18" NYLOPLAST DRAIN BASIN (OR APPROVED EQUAL) WITH CAST IRON GRATE ASSEMBLY PER MANUFACTURER'S RECOMMENDATION.
8. CONSTRUCT 'U' TYPE HEADWALL PER M.A.G. STD. DTL. 501.

DRYWELL NOTE:

DURING CONSTRUCTION, ONCE THE EXCAVATION HAS BEEN COMPLETED FOR THE STORMTECH SYSTEM, THE DEVELOPER WILL HAVE THE OPTION TO DELETE THE DRYWELL SHOWN IN THIS PLAN BY PERFORMING PERCOLATION TESTS AND PROVIDING A CERTIFIED SOILS REPORT WITH ACTUAL SURFACE STABILIZED PERMEABILITY RATES. CALCULATIONS MUST BE PROVIDED DEMONSTRATING THE 36-HOUR MAXIMUM DRY-UP TIME. THE CERTIFIED PERCOLATION TEST AND REVISED DRY-UP CALCULATIONS SHALL BE SUBMITTED DIRECTLY TO THE ASSIGNED FIELD INSPECTOR FOR REVIEW AND APPROVAL.

EASEMENT DEDICATIONS NOTE:

EASEMENT DEDICATIONS, VIA MAP OF DEDICATION (MOD), WILL BE REQUIRED FOR ANY PUBLIC INFRASTRUCTURE RUNNING THROUGH PRIVATE PARCELS. EASEMENTS IN CONFLICT WITH PROPOSED DEVELOPMENT WILL BE ABANDONED VIA MAP OF RELEASE (MOR). THE MOD AND MOR WILL BE COMPLETED WITH FINAL DESIGN AND PRIOR TO ANY PERMIT ISSUANCE.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
33981
WADE E. COOKE
Date Signed 8/7/23
ARIZONA, U.S.A.

NO	DESCRIPTION OF REVISIONS	DATE
1		
2		
3		

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Mesa, AZ 85204
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landcorconsulting.com

CORE CENTER – SBC
PRELIMINARY GRADING & DRAINAGE PLAN

G&D

JOB NO.: 1968 | DATE: 8/7/23 | 1 OF 1