

ENGINEER’S GENERAL NOTES

- 1. ALL WORK SHALL BE FURNISHED AND INSTALLED IN COMPLIANCE WITH APPLICABLE BUILDING CODES AND THE HIGHEST PROFESSIONAL WORKMANSHIP STANDARDS OF THE BUILDING TRADES PERFORMING UNDER THIS CONTRACT.
- 2. ALL REQUIRED INSPECTIONS SHALL COMPLY WITH LOCAL BUILDING CODES AND APPLICABLE CITY AMENDMENTS.
- 3. ALL DIMENSIONS SHALL BE FIELD CHECKED, CHECKED IN SHOP, AND VERIFIED PRIOR TO PERFORMANCE OF ANY WORK AND OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES IN WRITING.
- 4. GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL BE RESPONSIBLE FOR SCHEDULING OF THE WORK.
- 5. A REASONABLE ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA, HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES AND MAKE THE ENGINEER AWARE OF ANY DEFICIENCIES, IN ADVANCE OF CONSTRUCTION.
- 6. NOTHING CONTAINED IN THE CONSTRUCTION DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE ANY CONTRACTUAL RELATIONSHIP BETWEEN BECK CONSULTING ENGINEERS, INC. (ENGINEER) AND THE CONTRACTOR.
- 7. BECK CONSULTING ENGINEERS, INC. WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS, UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
- 8. DUE TO VARYING FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER, THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING TRENCHING CONDITIONS.
- 9. PRIOR TO STARTING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY THEMSELVES AS TO THE ACTUAL CONDITIONS. NO CLAIM SHALL BE MADE AGAINST THE OWNER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATED.
- 10. ALL TRENCHING, BACKFILL AND PAVEMENT REPLACEMENT SHALL CONFORM TO THE LATEST CITY OF SCOTTSDALE STANDARD DETAILS AND/OR SPECIFICATIONS INCLUDING ANY SUPPLEMENTS THERETO.
- 11. BECK CONSULTING ENGINEERS, INC. HAS NOT BEEN RETAINED BY THE OWNER TO PROVIDE AS-BUILT SERVICES. THE CONTRACTOR SHALL PROVIDE APPROPRIATE PROFESSIONALS TO PROVIDE ALL NECESSARY AS-BUILT INFORMATION TO ENABLE ALL FINAL PERMITS, INSPECTIONS, SIGN-OFFS AND CERTIFICATES TO BE ISSUED BY ALL NECESSARY JURISDICTIONS.

COS SIGNING & PAVEMENT MARKING NOTES

- 1. ALL PAVEMENT MARKINGS, SIGNING AND WORK ZONE TRAFFIC CONTROL TYPE AND LAYOUT NEED TO CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 2. WORK ZONE TRAFFIC CONTROL NEEDS TO CONFORM TO THE CITY OF PHOENIX TRAFFIC BARRICADE MANUAL AND/OR AS DIRECTED BY THE CITY PUBLIC WORKS INSPECTOR OR TRAFFIC ENGINEERING DIVISION.
- 3. SIGNS ARE TO BE INSTALLED ON TELES PAR PREPUNCHED SQUARE STEEL TUBING POSTS PER COS STANDARD DETAIL NO. 2131.
- 4. DIMENSIONS TO SIGNS NEED TO INCLUDE THE SIGN POST, OR IN THE CASE OF MULTIPLE POSTS, THE PLAN VIEW CENTER OF THE SIGN.
- 5. "NO PARKING" SIGNS SHALL ONLY BE USED WHEN THE FOLLOWING SITE CONDITIONS EXIST.
- 6. WHEN ANY RIGHT-HAND LANE (CURB LANE) IS 16 FEET OR WIDER, OR IF A PAVED SHOULDER AREA IS PRESENT.
- 7. WHERE ON-STREET PARKING COULD BE EXPECTED TO OCCUR, SUCH AS COMMERCIAL AREAS WHERE BUSINESSES HAVE DIRECT FRONTAGE ON THE STREET.
- 8. WHEN THE ABOVE CRITERIA EXIST "NO PARKING" SIGNS (R8-3A 12-INCH X 18 INCH) WITH AN ARROW (SINGLE DIRECTION OR BI-DIRECTIONAL) BELOW THE "P" SYMBOL ON THE SIGN TO DESIGNATE THE DIRECTION OF THE RESTRICTION SHALL BE INSTALLED APPROXIMATELY EVERY 350-400 FEET ALONG THE LENGTH OF THE PROJECT. NO PARKING SIGNS SHALL BE INSTALLED APPROXIMATELY 5 FEET FROM THE BACK OF CURB AT A 45-DEGREE ANGLE TO THE CURB. STREET LIGHT POLES SHOULD BE USED FOR SIGN MOUNTING WHEN A LIGHT POLE IS WITHIN 50 FEET OF THE PROPOSED SIGN LOCATION.
- 9. ALL LONGITUDINAL STRIPING (EDGE LINE, LANE LINE AND CENTERLINE) SHALL BE .090"(90 MIL) EXTRUDED THERMOPLASTIC, UNLESS OTHERWISE NOTED ON THE PLANS.
- 10. ALL TRANSVERSE STRIPING (STOP LINES, CROSSWALK LINES) SHALL BE A MINIMUM OF .090"(90 MIL) EXTRUDED THERMOPLASTIC, UNLESS NOTED OTHERWISE ON THE PLANS.
- 11. ALL PLAN VIEW STRIPING DIMENSIONS ARE MEASURED TO THE CENTER OF THE LINE OR CENTER OF THE DOUBLE LINE.
- 12. ALL PAVEMENT SYMBOLS, ARROWS AND LEGENDS SHALL BE TYPE 1 PERMANENT, HIGH PERFORMANCE PRE-FORMED PAVEMENT TAPE. (TAPE MUST PERFORM AS 3M 380I-ES SERIES OR EQUIVALENT.)
- 13. RPMS SHALL BE USED ON ALL STRIPED STREETS. RPMS SHALL BE INSTALLED PER COS STANDARD DETAIL NO. 2132 AND ADOT STANDARD DRAWING M-19, WITH A CITY APPROVED BITUMINOUS ADHESIVE.
- 14. BLUE TYPE F (2-WAY REFLECTIVE) RPMS SHALL BE USED TO INDICATE THE LOCATION OF ALL FIRE HYDRANTS AND REMOTE FIRE DEPARTMENT CONNECTIONS, PER COS STANDARD DETAIL NO. 2363. ALL EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH PROPOSED MARKINGS SHALL BE REMOVED BY SANDBLASTING, HYDRO BLASTING OR GRINDING PRIOR TO THE INSTALLATION OF NEW PAVEMENT MARKINGS. TREATMENT OF PAVEMENT AFTER STRIPING HAS BEEN REMOVED, SHALL BE A SS-1H OR A PRODUCT APPROVED BY THE CITY INSPECTOR.
- 15. ASTM TYPE XI SHEETING (MINIMUM) SHALL BE USED FOR ALL WARNING AND REGULATORY AND STREET NAME SIGNS. ALL ADVANCE STREET NAME SIGNS SHALL BE TYPE XI SHEETING. SCHOOL WARNING SIGNS AND ACCOMPANYING PLACARDS MUST BE ASTM TYPE XI FLUORESCENT YELLOW GREEN SHEETING. ALL METRO SIGNS SHALL COMPLY WITH THE COS STANDARD DETAIL NO. 2134-4 AND 2134-3.
- 16. THE CONTRACTOR IS RESPONSIBLE FOR LAYOUT OF ALL PAVEMENT MARKINGS USING CONTROL POINTS SPACED NO MORE THAN 50 FEET APART. PAVEMENT MARKING LAYOUT SHALL BE APPROVED BY TRAFFIC ENGINEERING PRIOR TO THE APPLICATION OF THE FINAL PRODUCT. ALL PAVEMENT MARKING DRAWINGS ARE SCHEMATIC ONLY. THE CONTRACTOR SHALL FOLLOW ALL DIMENSIONS, DETAILS AND STANDARDS WHEN INSTALLING PAVEMENT STRIPING, MARKING AND MARKERS.

CONSTRUCTION QUANTITIES (OFFSITE)

OFFSITE IMPROVEMENT PLANS
FOR
THE OUTPOST

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SITE DATA

ADDRESS: 8738 E. DYNAMITE BLVD.
APN: 216-70-006M
SCOTTSDALE Q.S.: 51-48
ZONING: PNC
SITE AREA: 342,037 SF OR 7.85 AC
NAOS REQUIRED: 121,296 SF
NAOS PROVIDED: 128,515 SF
PARKING REQUIRED: 102
PARKING PROVIDED: 150

LEGEND

NOTE: ALL SYMBOLS MAY NOT APPEAR ON EACH SHEET.

- EASEMENT LINE
- CENTERLINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- W----- EXISTING WATER LINE
- S----- EXISTING SANITARY SEWER
- F----- PROPOSED FIRE SERVICE LINE
- W----- PROPOSED WATER SERVICE LINE
- S----- PROPOSED SEWER SERVICE LINE
- - - - -XX- - - - - EXISTING CONTOUR LINE
- ~~~~~XX~~~~~ PROPOSED CONTOUR LINE
- █ █ █ █ █ EXISTING STORM DRAIN
- █ █ █ █ █ NEW STORM DRAIN
- ~~~~~(XX,XX)~~~~~ EXISTING ELEVATION
- - - - -G.B. - - - - - GRADE BREAK
- ~~~~~XX,XX~~~~~ PROPOSED ELEVATION
- WASH 100 YR HWL
- WASH FLOW LINE
- NAOS
- NAOS REVEGETATED AREA
- STORM DRAIN CATCH BASIN
- ⊗ OR ⊗ EXISTING MANHOLES, VAULTS AND BOXES
- ⊗ PR. WATER VALVE
- ⊗ PR. WATER METER
- ⊗ PR. FIRE HYDRANT
- ∞ PR. BACKFLOW PREVENTER

ABBREVIATIONS

NOTE: ALL ABBREVIATIONS MAY NOT APPEAR ON EACH SHEET.

- | | | | |
|--------|--------------------|--------|----------------------|
| AC | ASPHALT CONCRETE | HWL | HIGH WATER LEVEL |
| BC | BACK OF CURB | I.E. | INVERT ELEVATION |
| BW | BACK OF WALK | IRR | IRRIG. CONTROL VALVE |
| BTM | BOTTOM | L.F.88 | LOWEST FF ELEVATION |
| CATV | CABLE TV | ML | MONUMENT LINE |
| C | CONCRETE | NG | NATURAL GRADE |
| CB | CATCH BASIN | OHE | OVERHEAD ELECTRIC |
| CL | CENTERLINE | PV | PAVEMENT |
| C.O.S. | CITY OF SCOTTSDALE | PC | POINT OF CURVE |
| CO | CLEANOUT | PT | POINT OF TANGENCY |
| E | ELECTRIC | R | RIM |
| EL. | ELEVATION | RD | ROOF DRAIN |
| EG | EXISTING GRADE | ROW | RIGHT OF WAY |
| EP | EDGE OF PAVEMENT | SD | STORM DRAIN |
| ESMT | EASEMENT | SS | SANITARY SEWER |
| F/C | FACE OF CURB | SW | SIDEWALK |
| FG | FINISH GRADE | T | TELEPHONE |
| FF | FINISH FLOOR | TC | TOP CURB |
| FH | FIRE HYDRANT | TW | TOP WALL |
| FL | FLOW LINE | TS | TRAFFIC SIGNAL |
| FM | FORCE MAIN | T/PIPE | TOP OF PIPE |
| FO | FIBER OPTICS | UGE | UNDERGROUND ELEC |
| FW | FACE OF WALK | VG | VALLEY GUTTER |
| G | GUTTER | W | WATER |
| GB | GRADE BREAK | WLE | WATER LINE EASEMENT |
| GR | GRATE | | |

BENCHMARK

MARICOPA COUNTY BRASS CAP AT THE EAST 1/4 CORNER OF SECTION 25, T.5N, R.4E, BEING THE INTERSECTION OF PIMA ROAD AND VIA DONA ROAD.
ELEVATION = 2306.434 NAVD88

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON NAVD 1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA.

BASIS OF BEARING

NORTH 00 DEGREES 18 MINUTES 02 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, T.5N, R.4E AS SHOWN ON BOOK 739 OF MAPS, PAGE 29.

FEMA FLOOD ZONE

Community Number	Panel # Panel Date	Suffix	Date of FIRM (Index Date)	FIRM Zone	Base Flood Elevation (in AO Zone use Depth)
045012	1310 10/16/13	L	11/4/15	X	N/A

THE LOWEST FLOOR ELEVATION 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.

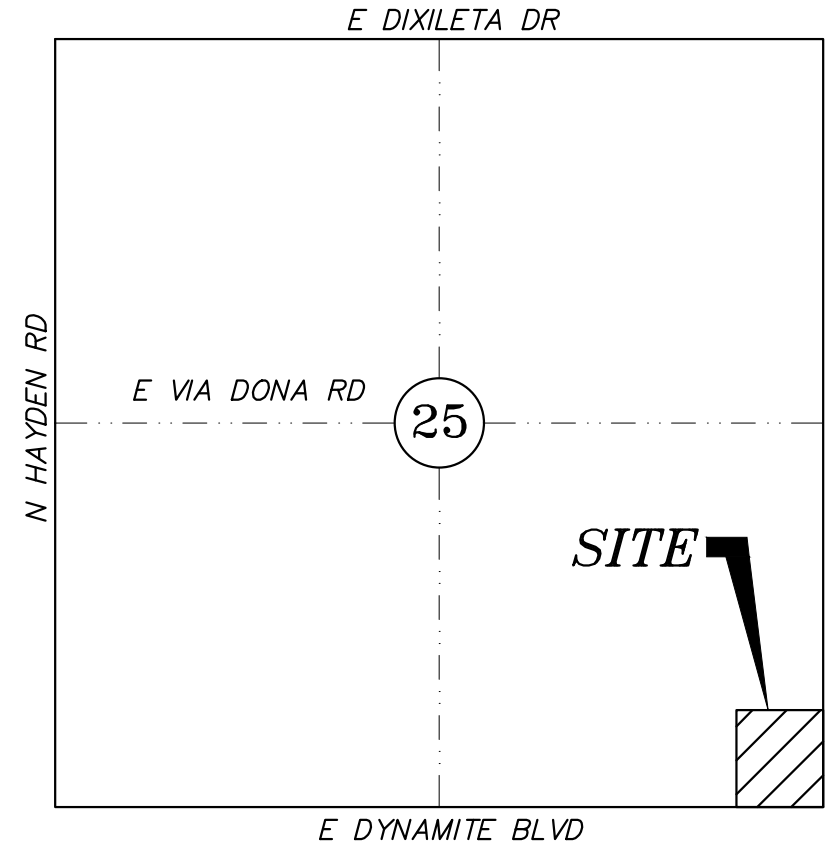
LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. EXCEPT THE SOUTH 40 FOOT AND EXCEPT THE EAST 55 FEET.

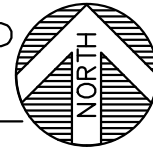
NO CONFLICT SIGNATURE BLOCK				
Utility	Utility Company	Name of Company Representative	Telephone Number	Date Signed
Electric				
Telephone				
Natural Gas				
Cable TV				
Other				
Other				
Engineer's Certification				
I _____, as the Engineer of Record for this development, hereby certify that all utility companies listed above have been provided final improvement plans for review, and that all conflicts identified by the utilities have been resolved. In addition, "No Conflict" forms have been obtained from each utility company and are included in this submittal.				
Signature		Date		

GENERAL NOTES FOR PUBLIC WORKS CONSTRUCTION

- All construction in the public rights-of-way or in easements granted for public use must conform to the latest 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.
- 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.
- 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.
- A Public Works inspector will inspect all works within the city rights-of-way and in easements. Notify Inspection Services 24 hours prior to beginning construction by calling 480-312-5750.
- 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.
- 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.
- 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 the city.



VICINITY MAP
SCOTTSDALE, AZ
NTS



PROJECT DIRECTORY:

- DEVELOPER: OUTPOST LONG TERM HOLD, LLC
c/o FRONTERA DEVELOPMENT
2850 E. CAMELBACK RD, STE. 180
PHOENIX, AZ 85016
CONTACT: JAY SCHNEIDER
PHONE: (602) 524-5495
- CIVIL ENGINEER: BECK CONSULTING ENGINEERS, INC.
2942 N 24TH STREET, STE. 114
PHOENIX, AZ 85016
CONTACT: JUSTIN EVINGER, P.E.
PHONE: (602) 810-2975
- ARCHITECT: SWABACK, PLLC.
7550 E. McDONALD DRIVE
SCOTTSDALE, AZ 85250
CONTACT: TODD TRUE
PHONE: (480) 244-9748

DRAWING INDEX

- | | |
|-----------|---|
| C3.1 | COVER SHEET |
| C3.2 | SIGNING & STRIPING PLAN (DYNAMITE BLVD) |
| C3.3 | SIGNING & STRIPING PLAN (PIMA RD.) |
| C3.4-C3.6 | ROADWAY PLAN & PROFILE (DYNAMITE BLVD) |
| C3.7-C3.8 | ROADWAY PLAN & PROFILE (PIMA RD) |
| C3.9 | HORIZONTAL CONTROL PLAN |
| C3.10 | RETAINING WALL PLAN & PROFILE |
| C3.11 | DETAILS AND X-SECTIONS |

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN OR NOTED HEREON WERE MADE BY MYSELF OR UNDER MY SUPERVISION AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR	DATE
REGISTERED NUMBER	

CIVIL APPROVAL			
REVIEW & RECOMMENDED APPROVAL BY:			
PAVING		TRAFFIC	
G & D		PLANNING	
W & S		FIRE	
RET. WALLS			
ENGINEERING COORDINATION MGR. (OR DESIGNEE)		DATE	



COVER SHEET
THE OUTPOST
NWC OF PIMA RD. AND DYNAMITE BLVD.
SCOTTSDALE, ARIZONA

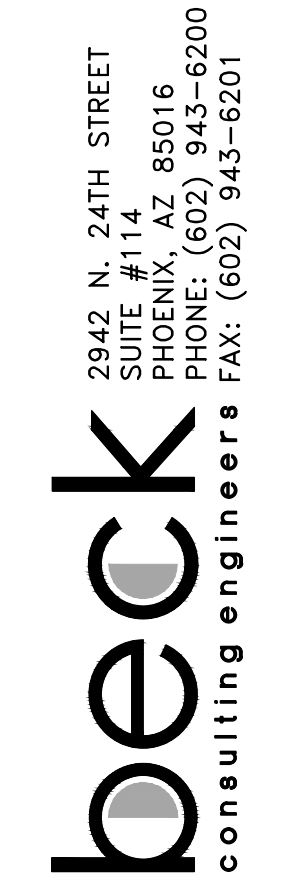
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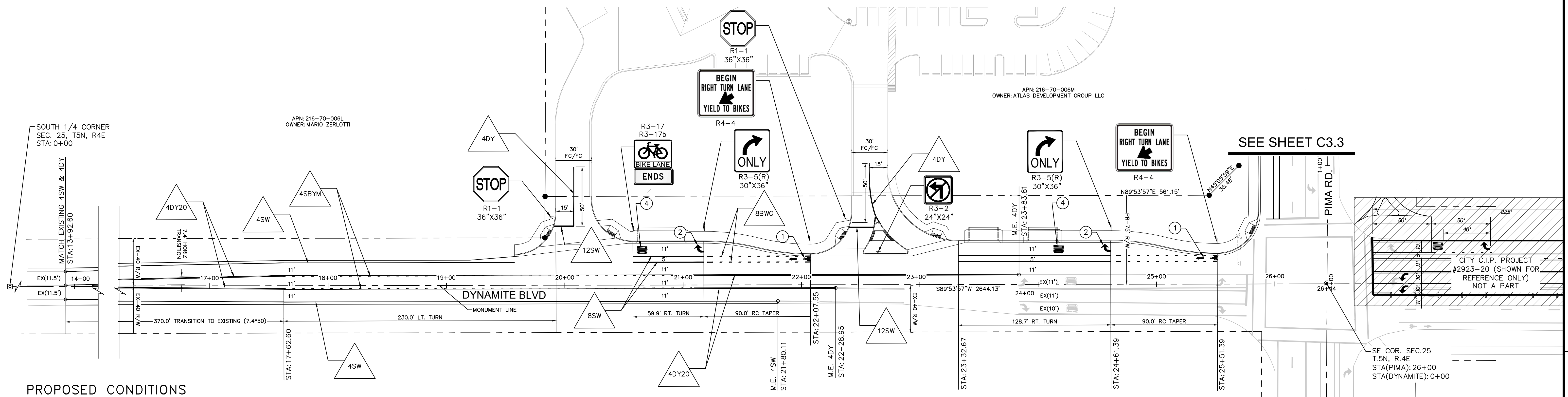
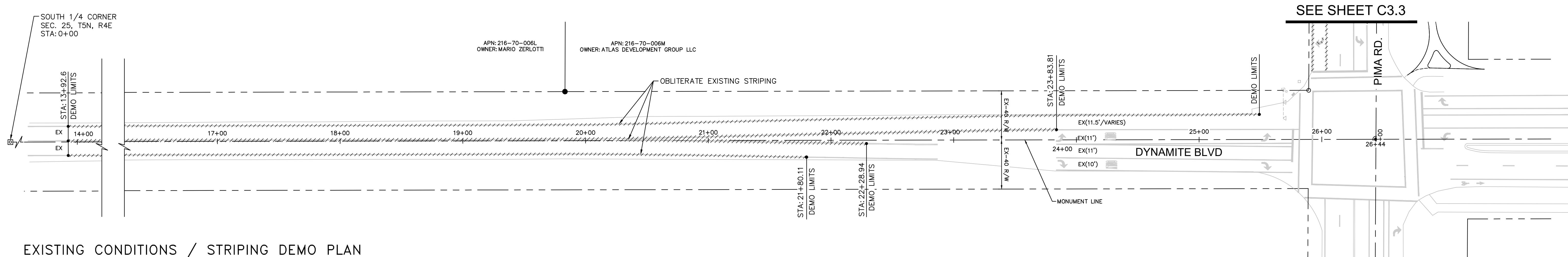
SCOTTSDALE
PLAN, CHECK, AND
CASE NUMBERS:
12-DR-2020

90%
PROGRESS SET
NOT FOR
CONSTRUCTION

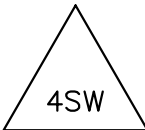
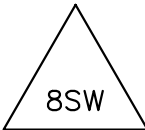
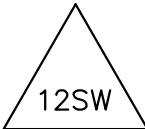
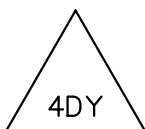
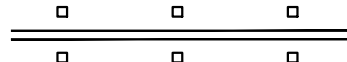
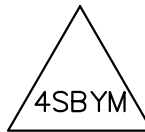
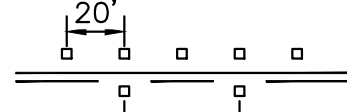
PROJECT NO.
176001

C3.1 OF 11





STRIPING LEGEND

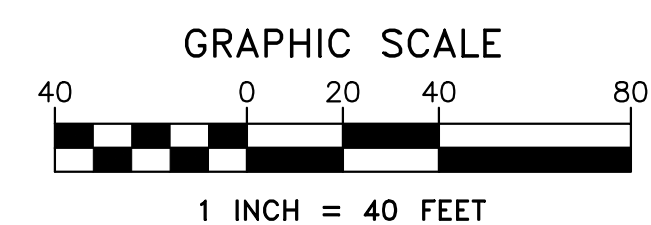
		4" SOLID WHITE
		8" SOLID WHITE
		12" SOLID WHITE
		4" DOUBLE YELLOW LINE
		4" DOUBLE YELLOW LINE WITH TYPE 'D' RPM, 20' SPACING, SEE C.O.S. STD. DTL. 2132.
		4" DOUBLE YELLOW LINE ONE SOLID, ONE BROKEN 10' SEGMENT, 30' GAP TYPE 'D' RPM, 20' SPACING TYPE 'D' RPM, 40' SPACING, SEE C.O.S. STD. DTL. 2132.
		8" BROKEN WHITE GUIDE LINE 2' LINE SEGMENT AND A 6' GAP

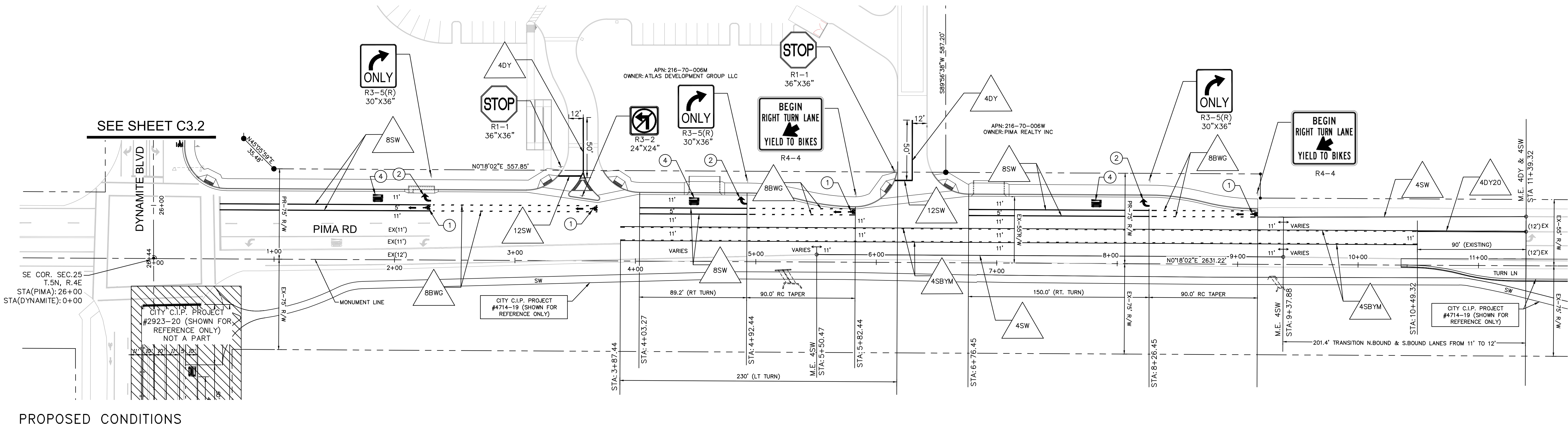
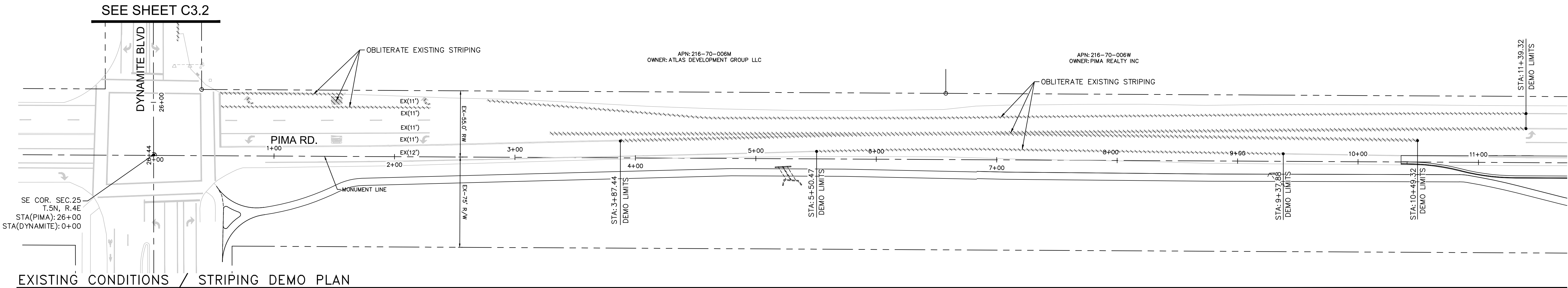
SIGNAGE AND PVMT MARKING CONSTRUCTION NOTES

1. BIKE LANE MARKINGS PER MUTCD FIGURE 9C-3 AND COS DSPM FIGURE 5-5.11.
2. RIGHT TURN ARROW PER MUTCD FIGURE 3B-24 AND COS DSPM FIGURE 5-5.10.
3. LEFT TURN ARROW PER MUTCD FIGURE 3B-24.
4. "ONLY" STENCIL PER MUTCD FIGURE 3B-23.

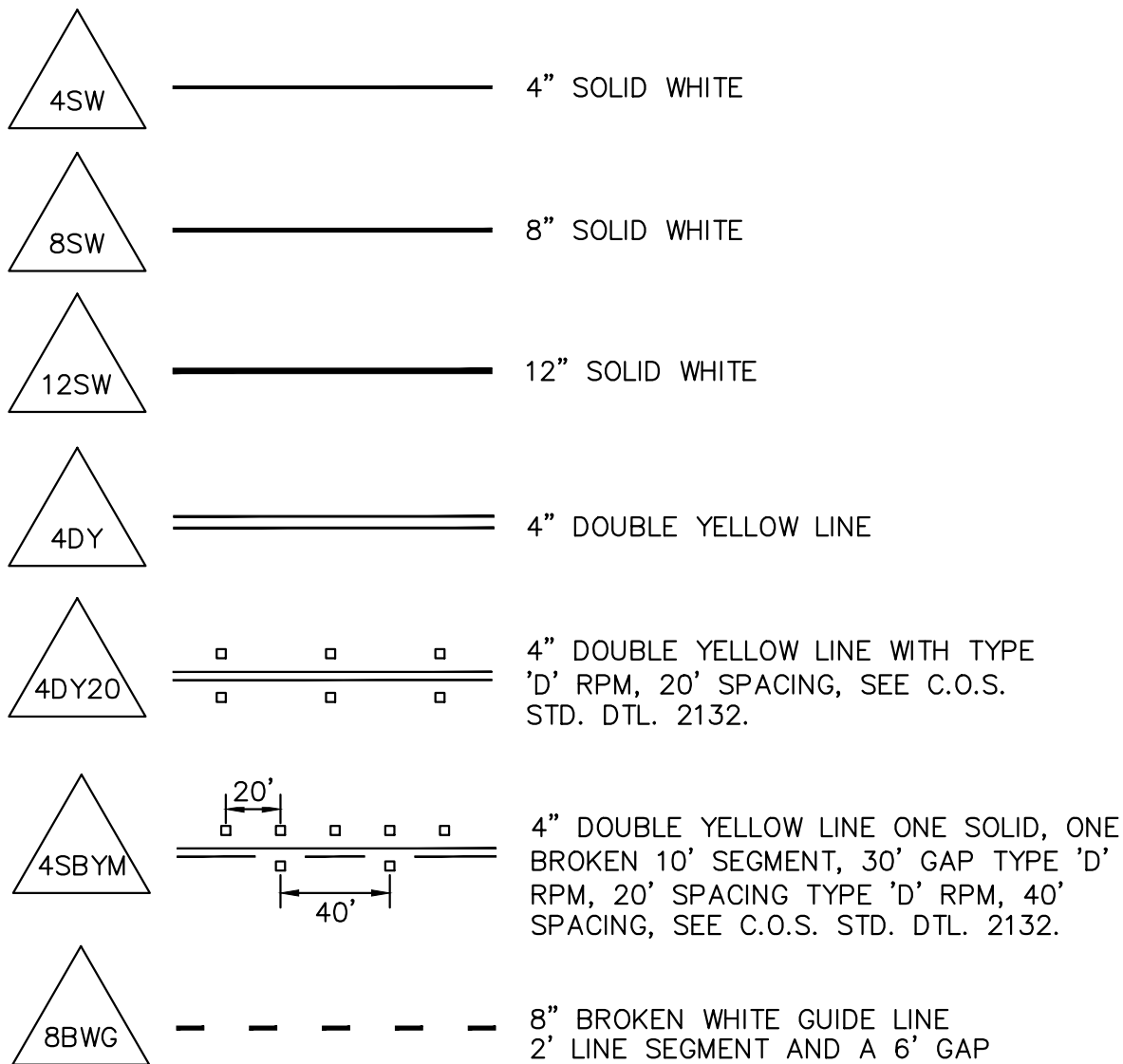
GENERAL NOTES

1. ALL DIMENSIONS / STATIONS ARE TO THE CENTER OF THE STRIPED LINE OR FACE OF CURB UNLESS NOTED OTHERWISE. LANE WIDTHS ADJACENT TO CURB AND GUTTER ARE SHOWN TO GUTTER LIP.
2. ALL SIGNS ATTACHED TO STREET LIGHTS SHALL BE DONE SO IN ACCORDANCE TO ADOT STD. DTL. S-9.
3. OBLITERATE EXISTING PAVEMENT MARKINGS WITHIN THE WORK AREA. REMOVE ALL EXISTING FINAL PROPOSED PAVEMENT MARKING LAYOUT PER PLAN. REMOVAL OF STRIPING, SYMBOLS, RPMs AND OTHER PAVEMENT MARKINGS PER M.A.G. SPEC. SECTION 350 AND COS SUPPLEMENTAL SPEC. SECTION 350.
4. STOP BAR SHALL BE 4' O.C. FROM CROSSWALK.
5. SEE ONSITE PAVING, GRADING AND DRAINAGE PLANS UNDER SEPARATE COVER FOR ONSITE SIGNAGE AND STRIPING.
6. SEE COVER SHEET, C3.1, FOR A COMPLETE LIST OF GENERAL NOTES, SIGN SIZES PER 2009 MUTCD.





STRIPING LEGEND

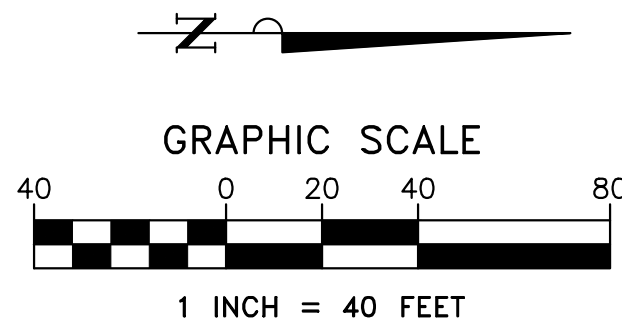


SIGNAGE AND PVMT MARKING CONSTRUCTION NOTES

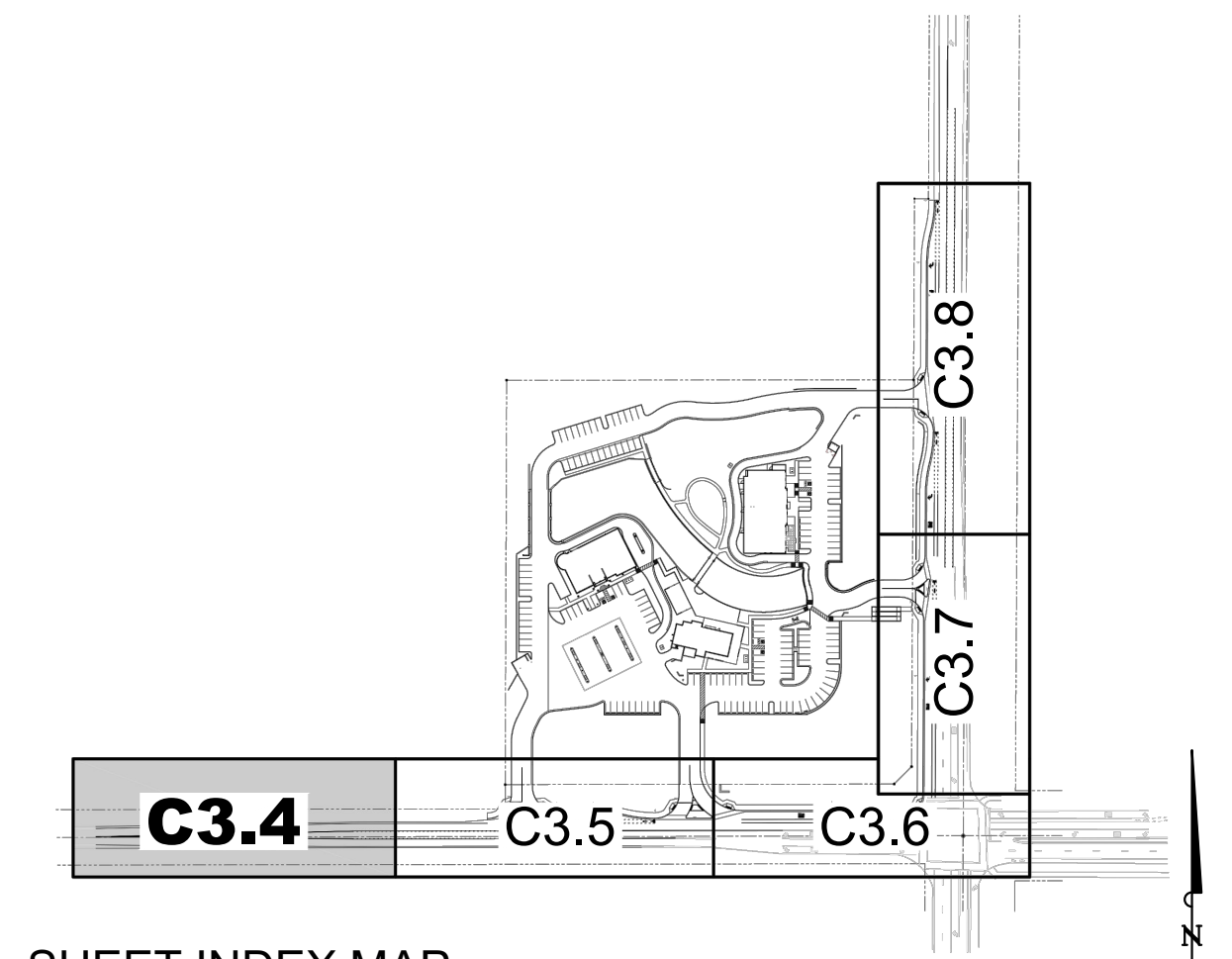
- BIKE LANE MARKINGS PER MUTCD FIGURE 9C-3 AND COS DSPM FIGURE 5-5.11.
- RIGHT TURN ARROW PER MUTCD FIGURE 3B-24 AND COS DSPM FIGURE 5-5.10.
- LEFT TURN ARROW PER MUTCD FIGURE 3B-24.
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GENERAL NOTES

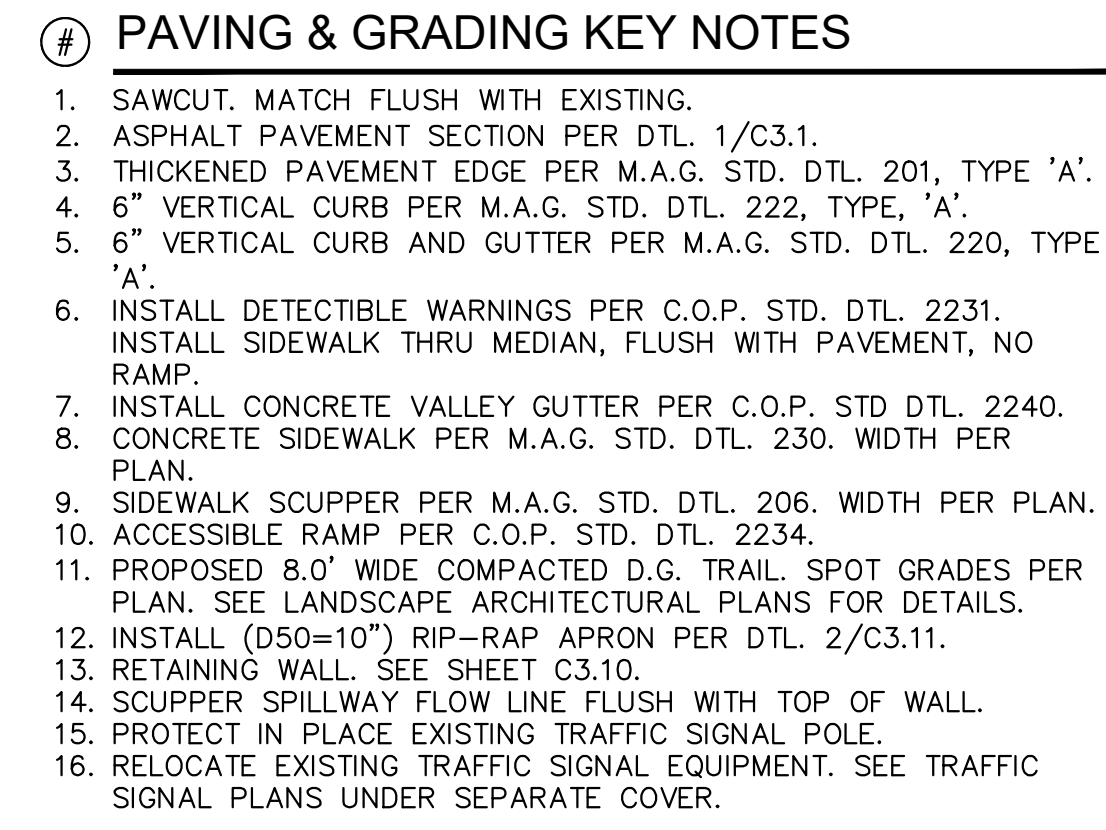
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- ALL SIGNS ATTACHED TO STREET LIGHTS SHALL BE DONE SO IN ACCORDANCE TO ADOT STD. DTL. S-9.
- OBLITERATE EXISTING PAVEMENT MARKINGS WITHIN SCOPE AREA AS NEEDED TO ACHIEVE THE FINAL PROPOSED PAVEMENT MARKING LAYOUT PER PLAN. REMOVAL OF STRIPING, SYMBOLS, RPMs AND OTHER PAVEMENT MARKINGS PER M.A.G. SPEC. SECTION 350 AND COS SUPPLEMENTAL SPEC. SECTION 350.
- STOP BAR SHALL BE 4' O.C. FROM CROSSWALK.
- SEE ONSITE PAVING, GRADING AND DRAINAGE PLANS UNDER SEPARATE COVER FOR ONSITE SIGNAGE AND STRIPING.
- SEE COVER SHEET, C3.1, FOR A COMPLETE LIST OF GENERAL NOTES.SIGN SIZES PER 2009 MUTCD.



NO.	DATE	DESCRIPTION



NTS



1. CONNECT TO EXISTING CMP CULVERT. MATCH EXISTING INVERT, PER PLAN.
2. INSTALL NEW CMP CULVERT. LENGTH AND SLOPE PER PLAN.
3. INSTALL R.G.R.C.P. TYPE IV STORM DRAIN. LENGTH, DIAMETER AND SLOPE PER PLAN.
4. INSTALL R.G.R.C.P. TYPE V STORM DRAIN. LENGTH, DIAMETER AND SLOPE PER PLAN.
5. INSTALL 'U' TYPE HEADWALL PER M.A.G. STD. DTL. 501-1 AND 501-2.
6. DAYLIGHT PIPE END. PROVIDE PIPE PENETRATION THROUGH RETAINING WALL. SEE STRUCTURAL FOR DETAIL(S).
7. CONNECT TO EXISTING STORM DRAIN WITH 48" DIA. STORM DRAIN MANHOLE PER M.A.G. STD. DTL. 520 AND 522.
8. INSTALL SINGLE CATCH BASIN TYPE 'G' PER M.A.G. STD. DTL. 537.
9. INSTALL DOUBLE CATCH BASIN TYPE 'G' PER M.A.G. STD. DTL. 537.
10. INSTALL CURB INLET CATCH BASIN TYPE 'D' PER M.A.G. STD. DTL. 533-1. PROVIDE 17 FT WING BASIN.

GENERAL NOTES:

1. SAWCUT LINE IS SHOWN AS A GUIDELINE ONLY. CONTRACTOR TO FIELD MODIFY AS NEEDED TO ACHIEVE INSTALL & DE-INSTALL ACTIVITIES.
2. SEE ARCHITECTURAL SITE PLAN FOR PARKING LAYOUT DIMENSIONS, ONSITE PAVEMENT MARKINGS AND SIGNAGE.
3. PROVIDE LEVEL LANDING FLUSH WITH FINISHED FLOOR AT BUILDING EXITS WITHIN THE ACCESSIBLE PATH PER ADA REQUIREMENTS. SEE ARCHITECTURAL PLANS FOR ACCESSIBLE INGRESS/EGRESS LOCATIONS.
4. ALL PROPOSED CURB LINE SPOT ELEVATION SHOWN AT BACK OF CURB, UNLESS NOTED OTHERWISE.
5. THE MAXIMUM LONGITUDINAL RUNNING SLOPE OF AN ACCESSIBLE PATH SHALL NOT EXCEED 1:20 AND THE CROSS SLOPES SHALL NOT EXCEED 1:48.
6. M.E.=MATCH EXISTING GRADE

-

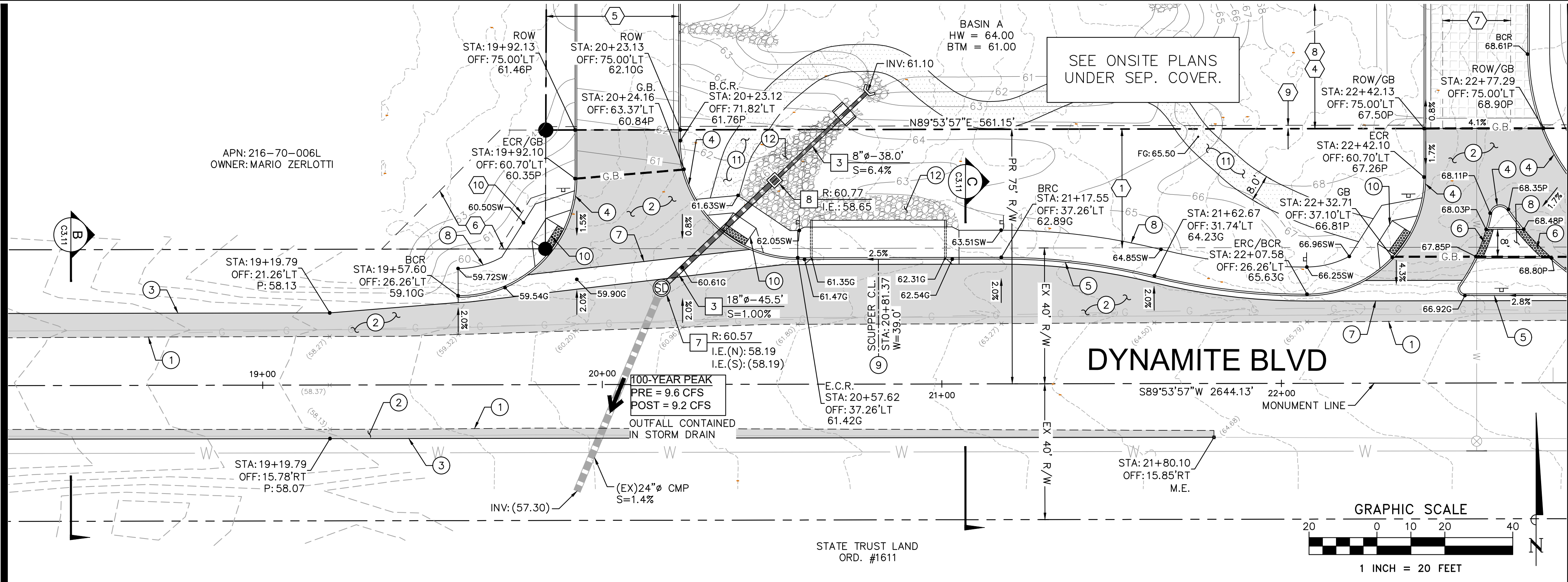
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SCOTTSDALE
PLAN CHECK AND
CASE NUMBERS:
12-DR-2020

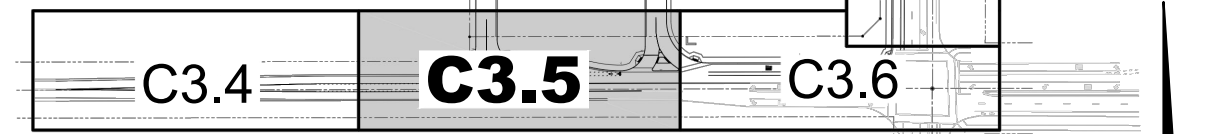
90%
PROGRESS SET
NOT FOR
CONSTRUCTION

PROJECT NO.
176001

MATCH LINE - STA:18+25
SEE SHEET C3.4



MATCH LINE - STA:22+84
SEE SHEET C3.6



SHEET INDEX MAP

NTS

PAVING & GRADING KEY NOTES

1. SAWCUT. MATCH FLUSH WITH EXISTING.
2. ASPHALT PAVEMENT SECTION PER DTL. 1/C3.1.
3. THICKENED PAVEMENT EDGE PER M.A.G. STD. DTL. 201, TYPE 'A'.
4. 6" VERTICAL CURB PER M.A.G. STD. DTL. 222, TYPE, 'A'.
5. 6" VERTICAL CURB AND GUTTER PER M.A.G. STD. DTL. 220, TYPE 'A'.
6. INSTALL DETECTIBLE WARNINGS PER C.O.P. STD. DTL. 2231.
7. INSTALL SIDEWALK THRU MEDIAN, FLUSH WITH PAVEMENT, NO RAMP.
8. CONCRETE VALLEY GUTTER PER C.O.P. STD. DTL. 2240.
9. CONCRETE SIDEWALK PER M.A.G. STD. DTL. 230. WIDTH PER PLAN.
10. SIDEWALK SCUPPER PER M.A.G. STD. DTL. 206. WIDTH PER PLAN.
11. ACCESSIBLE RAMP PER C.O.P. STD. DTL. 2234.
12. PROPOSED 8.0' WIDE COMPACTED D.G. TRAIL. SPOT GRADES PER PLAN. SEE LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS.
13. INSTALL (D50=10") RIP-RAP APRON PER DTL. 2/C3.11.
14. RETAINING WALL. SEE SHEET C3.10.
15. SCUPPER SPILLWAY FLOW LINE FLUSH WITH TOP OF WALL.
16. PROTECT IN PLACE EXISTING TRAFFIC SIGNAL POLE.
17. RELOCATE EXISTING TRAFFIC SIGNAL EQUIPMENT. SEE TRAFFIC SIGNAL PLANS UNDER SEPARATE COVER.

STORM DRAIN KEY NOTES

1. CONNECT TO EXISTING CMP CULVERT. MATCH EXISTING INVERT, PER PLAN.
2. INSTALL NEW CMP CULVERT. LENGTH AND SLOPE PER PLAN.
3. INSTALL R.G.R.C.P. TYPE IV STORM DRAIN. LENGTH, DIAMETER AND SLOPE PER PLAN.
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6. DAYLIGHT PIPE END. PROVIDE PIPE PENETRATION THROUGH RETAINING WALL. SEE STRUCTURAL FOR DETAIL(S).
7. CONNECT TO EXISTING STORM DRAIN WITH 48" DIA. STORM DRAIN MANHOLE PER M.A.G. STD. DTL. 520 AND 522.
8. INSTALL SINGLE CATCH BASIN TYPE 'G' PER M.A.G. STD. DTL. 537.
9. INSTALL DOUBLE CATCH BASIN TYPE 'G' PER M.A.G. STD. DTL. 537.
10. INSTALL CURB INLET CATCH BASIN TYPE 'D' PER M.A.G. STD. DTL. 533-1. PROVIDE 17 FT WING BASIN.

DEDICATIONS

1. PROPOSED ADDITIONAL 35.0' R/W DEDICATION ALONG DYNAMITE BLVD. BY SEPARATE DOCUMENT. TOTAL 75.0' R/W PROPOSED.
2. PROPOSED ADDITIONAL 20.0' R/W DEDICATION ALONG PIMA RD. BY SEPARATE DOCUMENT. TOTAL 75.0' R/W PROPOSED.
3. PROPOSED 25' RAD. SAFETY TRIANGLE R/W BY SEPARATE DOCUMENT.
4. PROPOSED PUBLIC NON-MOTORIZED ACCESS EASEMENT DEDICATED OVER THE ENTIRE SCENIC CORRIDOR EASEMENT BY SEP. DOC.
5. PROPOSED ACCESS EASEMENT BY SEP. DOC.
6. TEMPORARY CONSTRUCTION EASEMENT (T.C.E.) BY SEP. DOC.
7. PROPOSED 20' PUBLIC WATER LINE EASEMENT BY SEP. DOC.
8. PROPOSED 100' SCENIC CORRIDOR EASEMENT BY SEP. DOC.
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10. PROPOSED SIDEWALK EASEMENT BY SEP. DOC.
11. PROPOSED DRAINAGE EASEMENT BY SEP. DOC. (WASH WSE LIMITS)

GENERAL NOTES:

1. SAWCUT LINE IS SHOWN AS A GUIDELINE ONLY. CONTRACTOR TO FIELD MODIFY AS NEEDED TO ACHIEVE INSTALL & DE-INSTALL ACTIVITIES.
2. SEE ARCHITECTURAL SITE PLAN FOR PARKING LAYOUT, DIMENSIONS, ONSITE PAVEMENT MARKINGS AND SIGNAGE.
3. PROVIDE LEVEL LANDING FLUSH WITH FINISHED FLOOR AT BUILDING EXITS WITHIN THE ACCESSIBLE PATH PER ADA REQUIREMENTS. SEE ARCHITECTURAL PLANS FOR ACCESSIBLE INGRESS/EGRESS LOCATIONS.
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DYNAMITE BLVD PLAN & PROFILE

THE OUTPOST

NWC OF PIMA RD. AND DYNAMITE BLVD.
SCOTTSDALE, ARIZONA

NO.	DATE	DESCRIPTION

SCOTTSDALE
PLAN CHECK AND
CASE NUMBERS:
12-DR-2020

90%
PROGRESS SET
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C3.5 OF 11

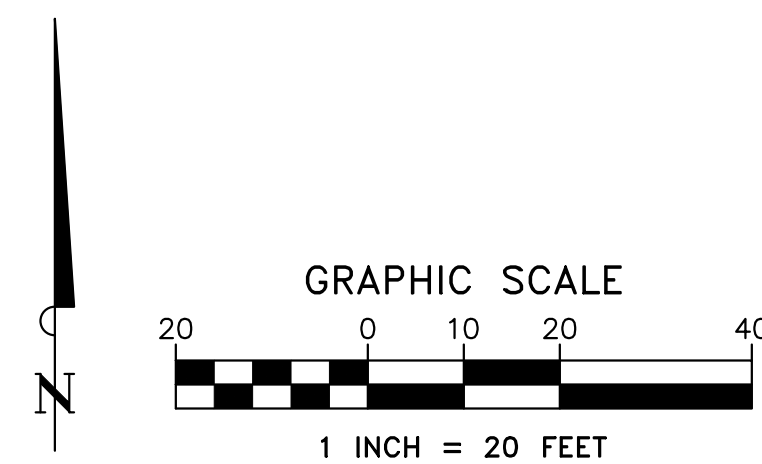
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SCALE (V): 1"=5'
DESIGNED BY: JE
DRAWN BY: HV
CHECKED BY: MB
DATE: 4-19-20

beck
consulting engineers
2942 N. 24TH STREET
SUITE #114
PHOENIX, AZ 85016
PHONE: (602) 943-6200
FAX: (602) 943-6201



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DYNAMITE BLVD PLAN & PROFILE
THE OUTPOST
NWC OF PIMA RD. AND DYNAMITE BLVD.
SCOTTSDALE, ARIZONA

NO.	DATE	DESCRIPTION

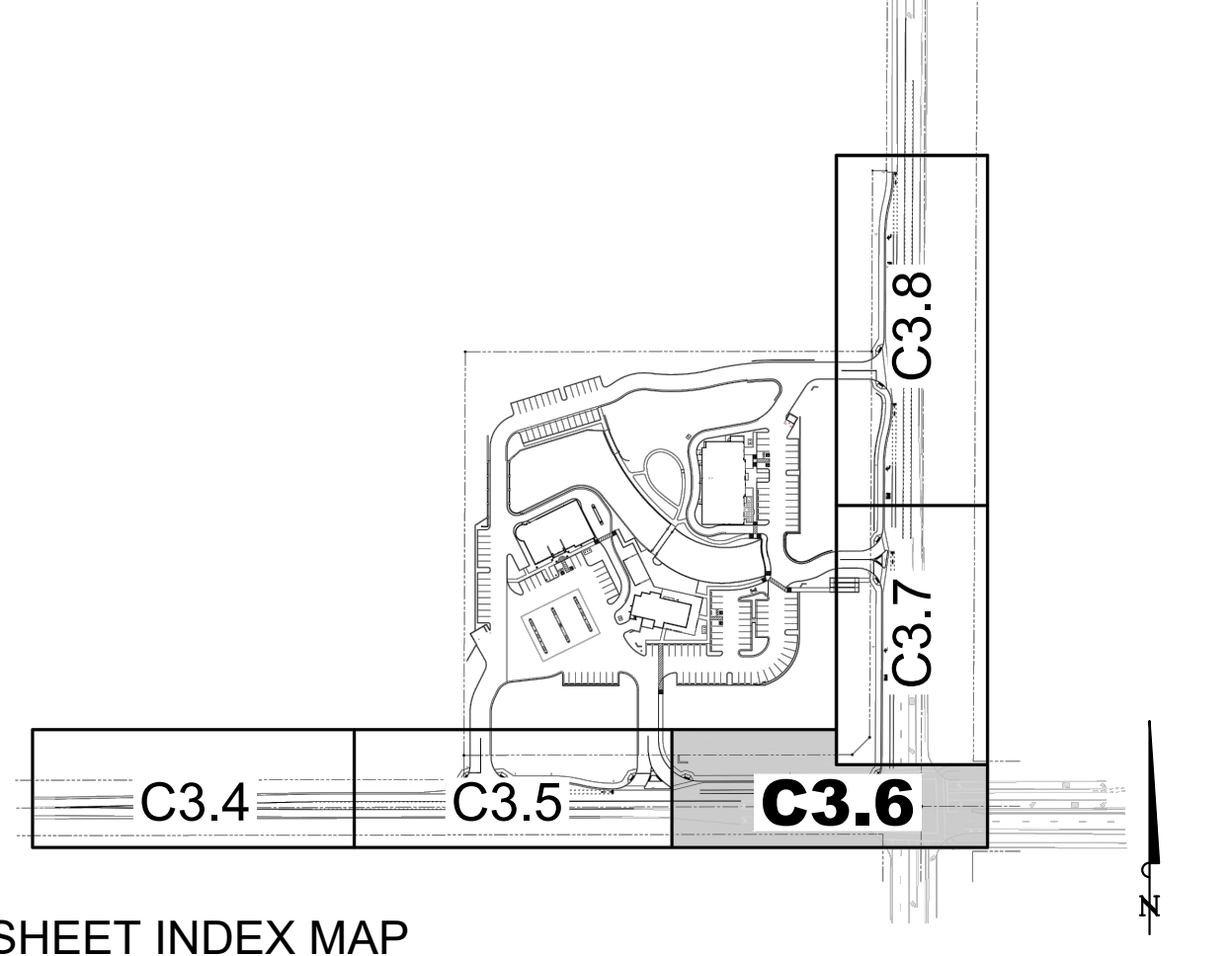
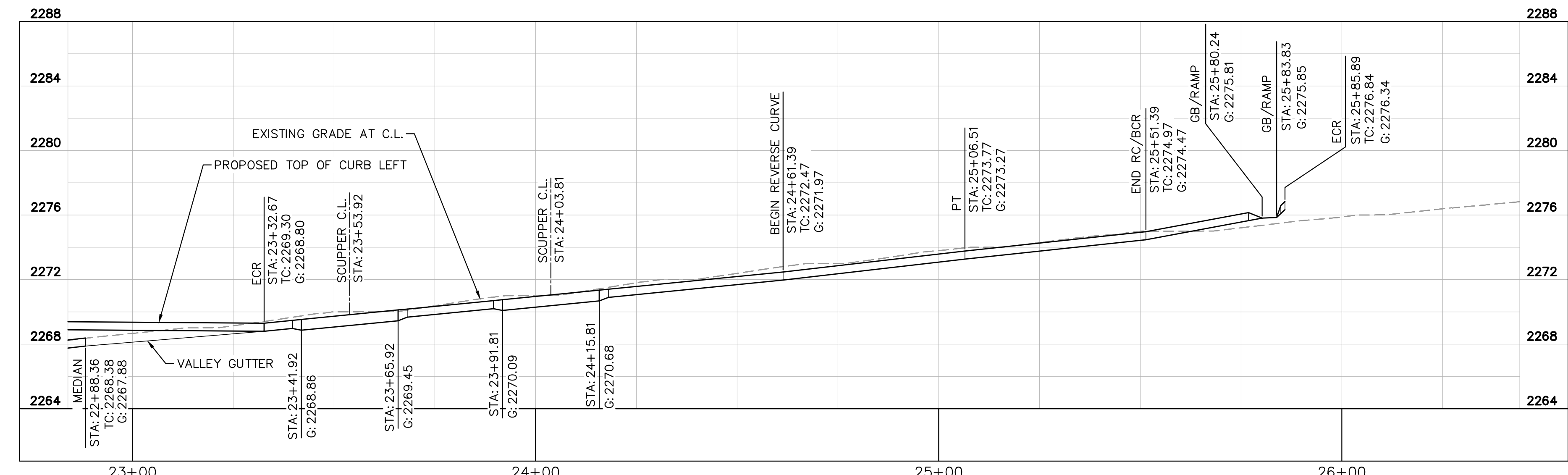
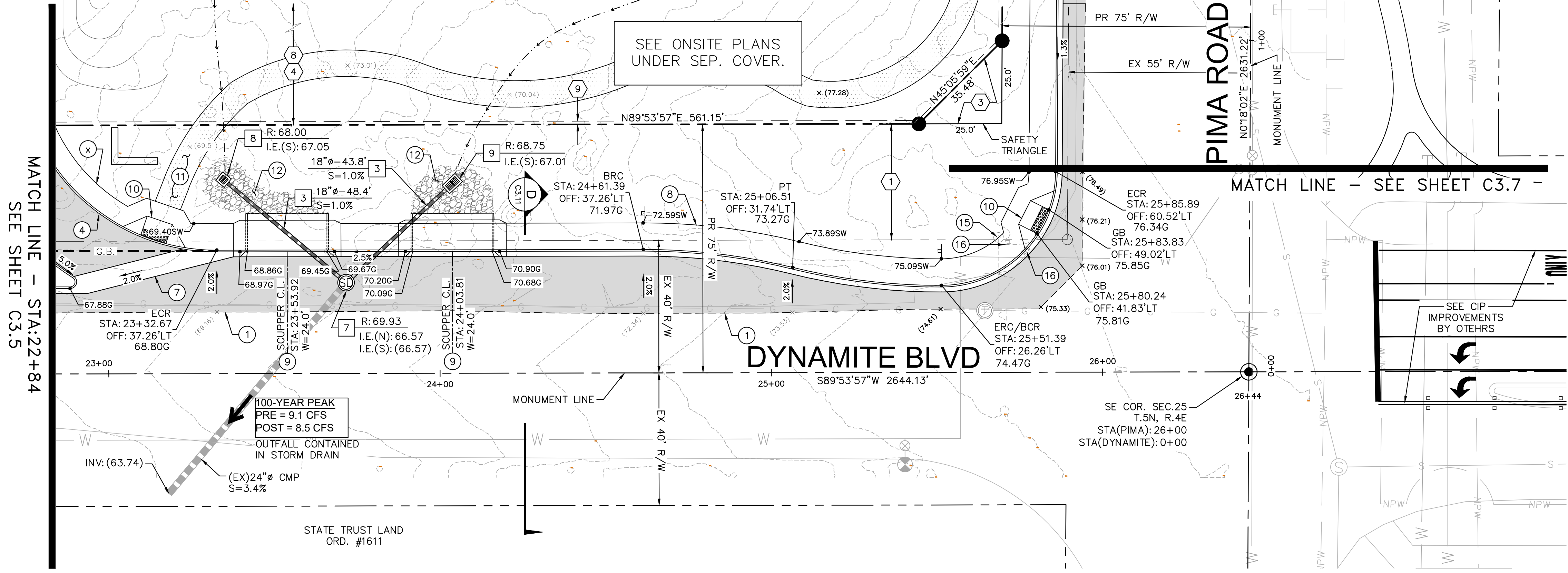
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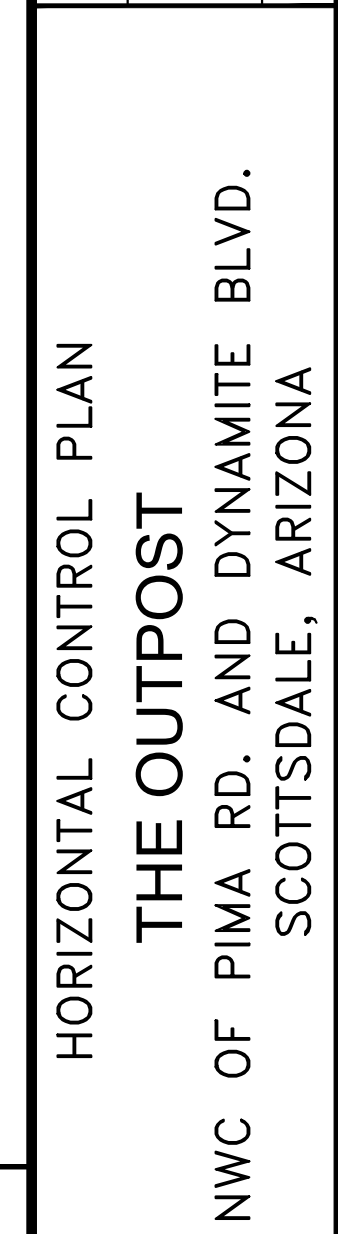
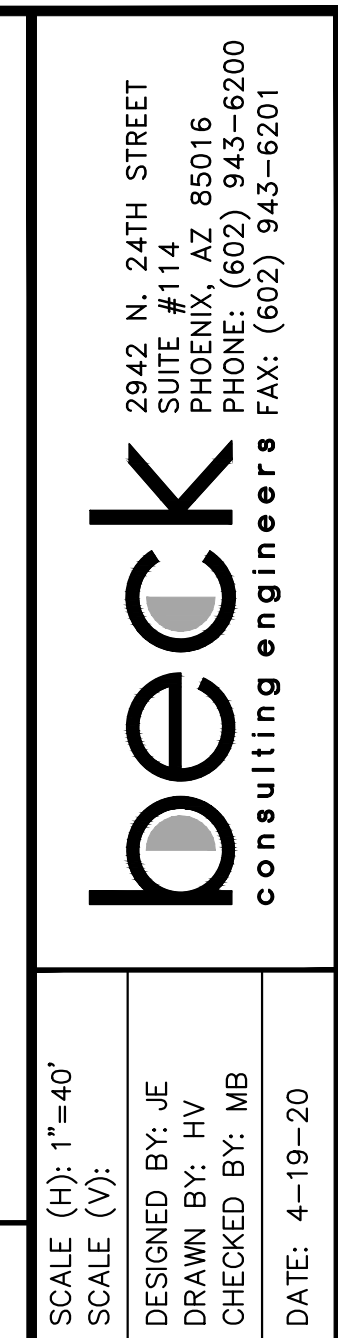
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PROJECT NO.
176001

C3.6 OF 11

beck
consulting engineers
2942 N. 24TH STREET
SUITE #114
PHOENIX, AZ 85016
PHONE: (602) 943-6200
FAX: (602) 943-6201





CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1.50'	3.84'	N65°04'06"W	2.87'	146°45'23"	5.02'
C2	51.50'	7.10'	N45°30'03"E	7.09'	7°53'40"	3.55'
C3	51.50'	2.73'	N45°12'38"W	2.73'	3°02'22"	1.37'
C4	1.50'	3.35'	N72°18'34"E	2.70'	127°59'57"	3.08'
C5	2.50'	5.28'	S1°09'48"W	4.35'	121°02'43"	4.42'
C6	55.50'	9.45'	S30°23'54"W	9.44'	9°45'16"	4.74'
C7	1.50'	3.28'	S27°24'45"E	2.67'	125°22'36"	2.90'
C8	1.50'	3.86'	N16°15'06"E	2.88'	147°17'42"	5.11'
C9	80.50'	12.79'	N52°50'33"W	12.78'	9°06'23"	6.41'
C10	55.50'	4.28'	N13°22'22"E	4.27'	4°24'49"	2.14'
C11	80.50'	6.38'	S37°08'28"E	6.38'	4°32'36"	3.19'
C12	2.50'	5.85'	S78°08'53"W	4.60'	133°57'53"	5.88'
C13	186.34'	45.33'	N7°16'07"E	45.21'	1°35'611"	22.77'
C14	187.34'	45.57'	N7°16'07"E	45.46'	1°35'611"	22.90'
C15	34.50'	36.70'	N30°46'43"E	35.00'	60°57'22"	20.30'
C16	34.50'	48.42'	N39°54'12"W	44.54'	80°24'28"	29.16'
C17	186.34'	45.33'	N7°16'07"E	45.21'	1°35'611"	22.77'
C18	187.34'	45.57'	N7°16'07"E	45.46'	1°35'611"	22.90'
C19	34.50'	36.70'	S30°46'43"W	35.00'	60°57'22"	20.30'
C20	34.50'	35.06'	N28°48'52"W	33.57'	58°13'47"	19.21'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C21	34.50'	53.95'	N45°05'59"E	48.62'	89°35'55"	34.26'
C22	186.34'	45.33'	S83°07'57"E	45.21'	13°56'11"	22.77'
C23	187.34'	45.57'	N83°07'57"W	45.46'	13°56'11"	22.90'
C24	59.50'	71.19'	S55°49'30"E	67.02'	68°33'07"	40.55'
C25	34.50'	54.15'	N44°57'59"E	48.76'	89°55'57"	34.46'
C26	186.34'	45.33'	S83°07'57"E	45.21'	13°56'11"	22.78'
C27	187.34'	45.57'	S83°07'57"E	45.46'	13°56'11"	22.90'
C28	34.50'	54.25'	S45°03'02"E	48.83'	90°06'03"	34.56'
C29	34.50'	54.13'	N44°56'58"E	48.75'	89°53'57"	34.44'

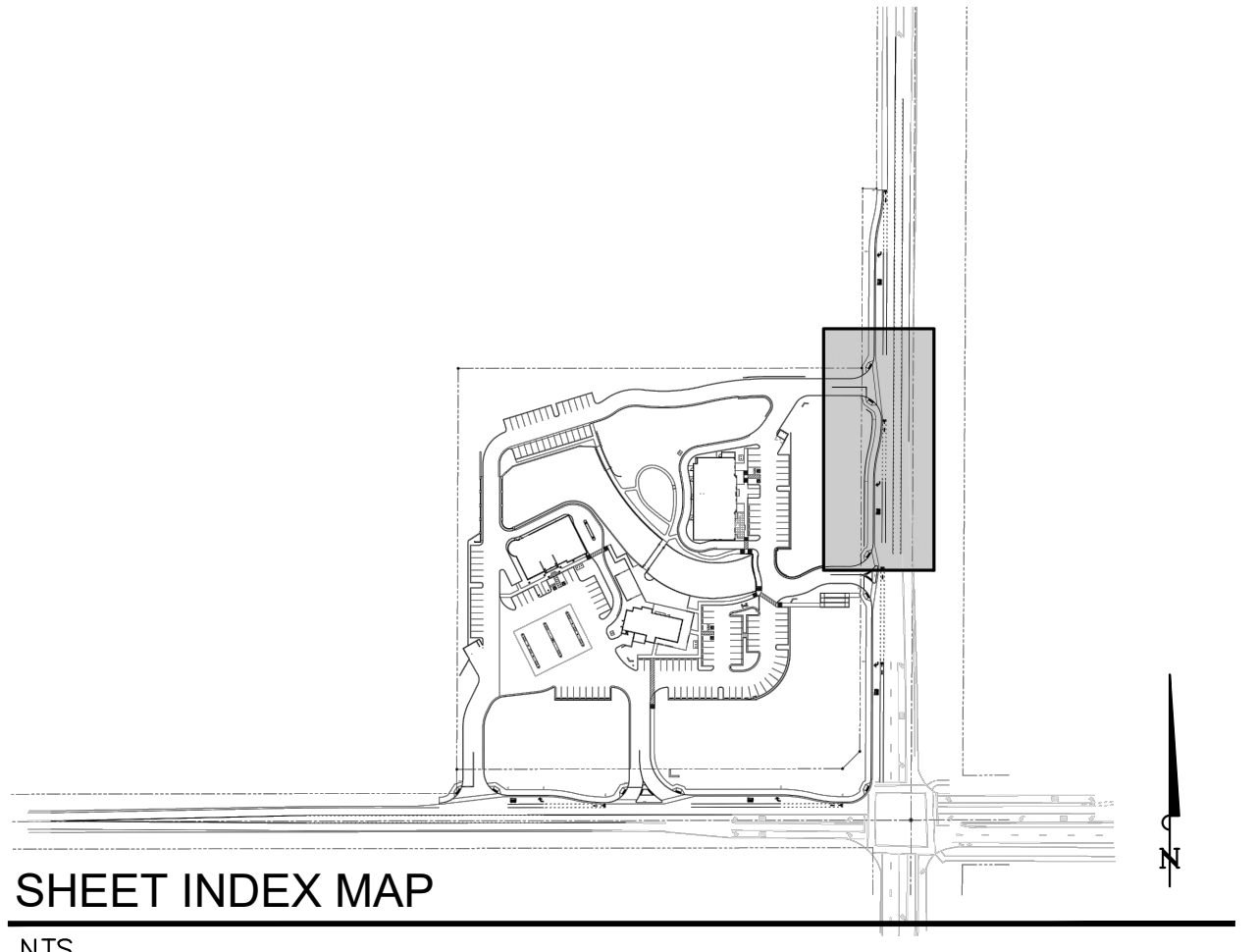
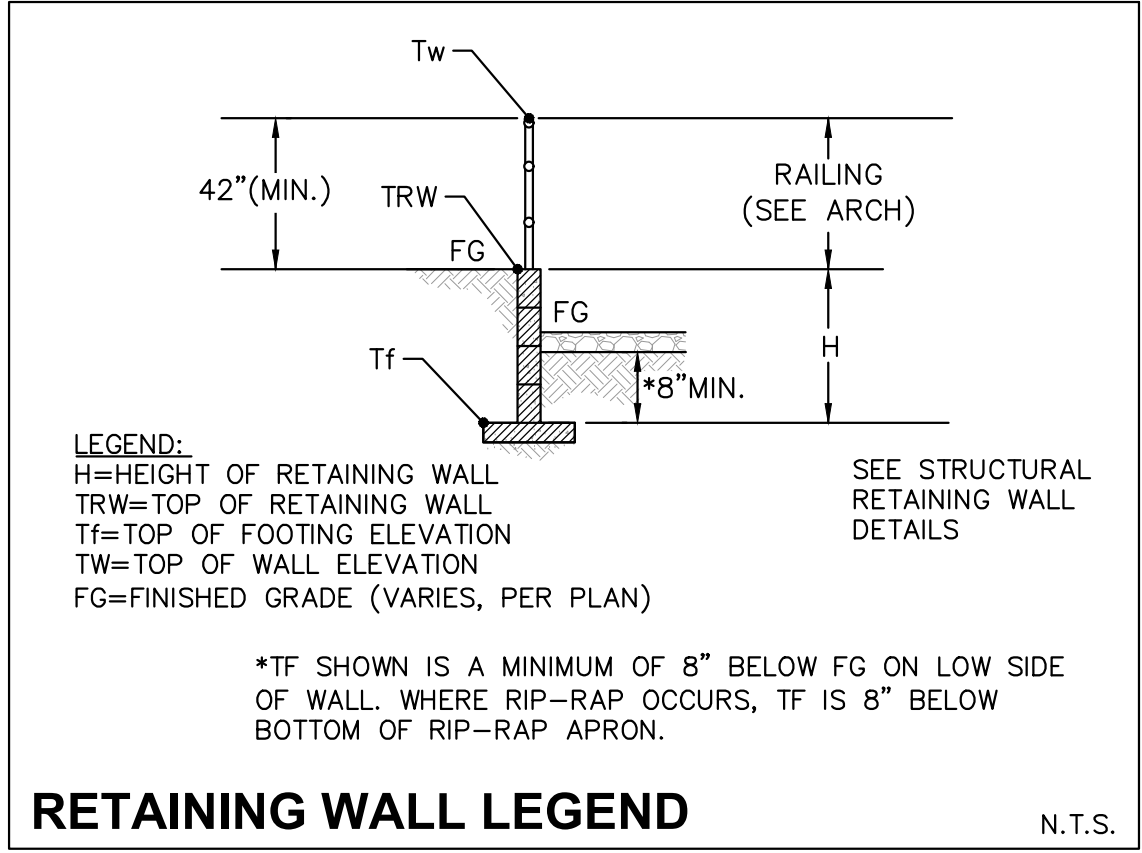
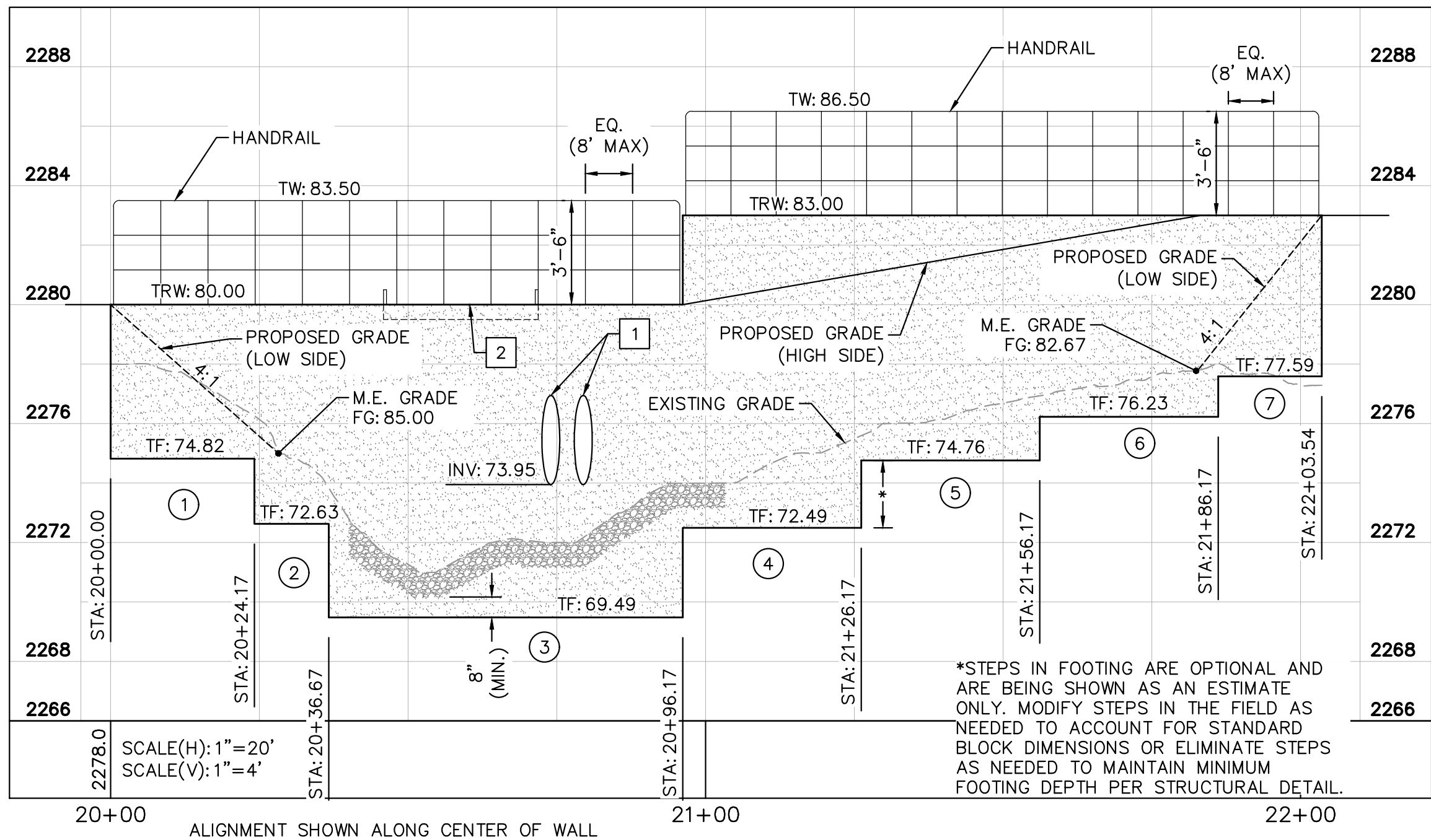
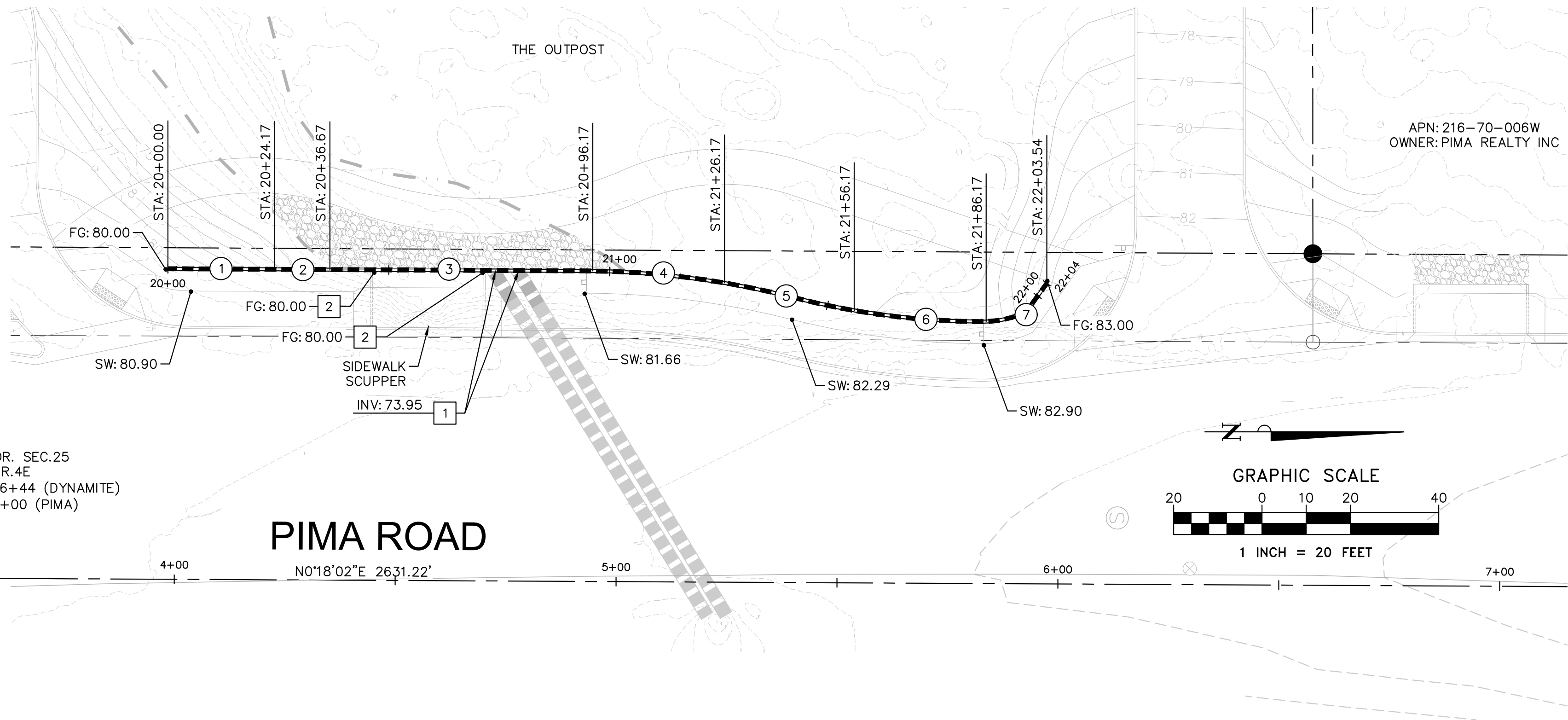
GENERAL NOTES

1. LINE AND CURVE SHOWN AT BACK OF CURB UNLESS NOTED OTHERWISE.
2. OFFSITE IMPROVEMENTS SHOWN WITHIN PUBLIC ROADWAY RIGHT-OF-WAY ONLY. SEE ONSITE IMPROVEMENT PLANS UNDER SEPARATE COVER FOR CONTINUATION ONSITE.

DYNAMITE BLVD.

SE COR. SEC.25
T.5N, R.4E
STA:26+44 (DYNAMITE)
STA:0+00 (PIMA)

PIMA ROAD



LEGEND:

--- RETAINING WALL WITH HANDRAIL
(HANDRAIL PER C.O.S. STD. DTL. 2508)

KEY NOTES

- DAYLIGHT 2-36" DIA. PIPE CULVERTS THROUGH WALL PER M.A.G. STD. DTLs. 501-1 AND 501-2. SEE STRUCTURAL PLANS FOR ADDITIONAL DETAILS.
- TOP OF RETAINING WALL SHALL BE FLUSH WITH SCUPPER SPILLWAY ELEVATION.

RETAINING WALL DATA TABLE:

WALL SEGMENT ID	Tf	Trw	H	TW	LENGTH (L)
①	74.82	80.00	5.18	83.50	27.17
②	72.63	80.00	7.37	83.50	12.50
③	69.49	80.00	10.51	83.50	60.00
④	72.49	83.00	10.51	86.50	30.00
⑤	74.76	83.00	8.24	86.50	30.00
⑥	76.23	83.00	6.77	86.50	30.00
⑦	77.59	83.00	5.41	86.50	17.37

Trw is shown as the HIGHEST ADJACENT FG ON HIGH SIDE OF WALL (MINIMUM ELEVATION REQUIRED). FIELD ADJUST (INCREASE Trw ELEV. BY ONE COARSE) AS NEEDED TO ACCOUNT FOR STANDARD BLOCK HEIGHTS.

TW FOR RETAINING WALLS IS SHOWN AS THE MINIMUM REQUIRED TOP OF WALL/RAILING ELEVATION. FOR WALLS WITH RAILINGS, TW=Trw+42". FOR WALLS WITHOUT RAILINGS, TW=TRW. FIELD ADJUST AS NEEDED TO ACCOUNT FOR STANDARD BLOCK HEIGHTS OR TO REMOVE/ADD STEPS BETWEEN WALL SEGMENTS.

RETAINING WALL PLAN & PROFILE
THE OUTPOST
NWC OF PIMA RD. AND DYNAMITE BLVD.
SCOTTSDALE, ARIZONA

beck
consulting engineers

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SCALE (V): 1"=4'
DESIGNED BY: JE
DRAWN BY: HV
CHECKED BY: MB
DATE: 4-19-20

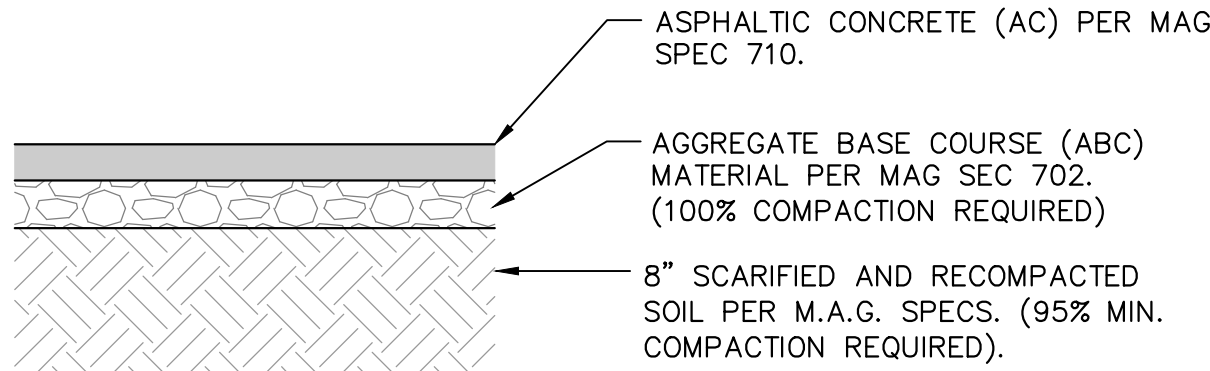
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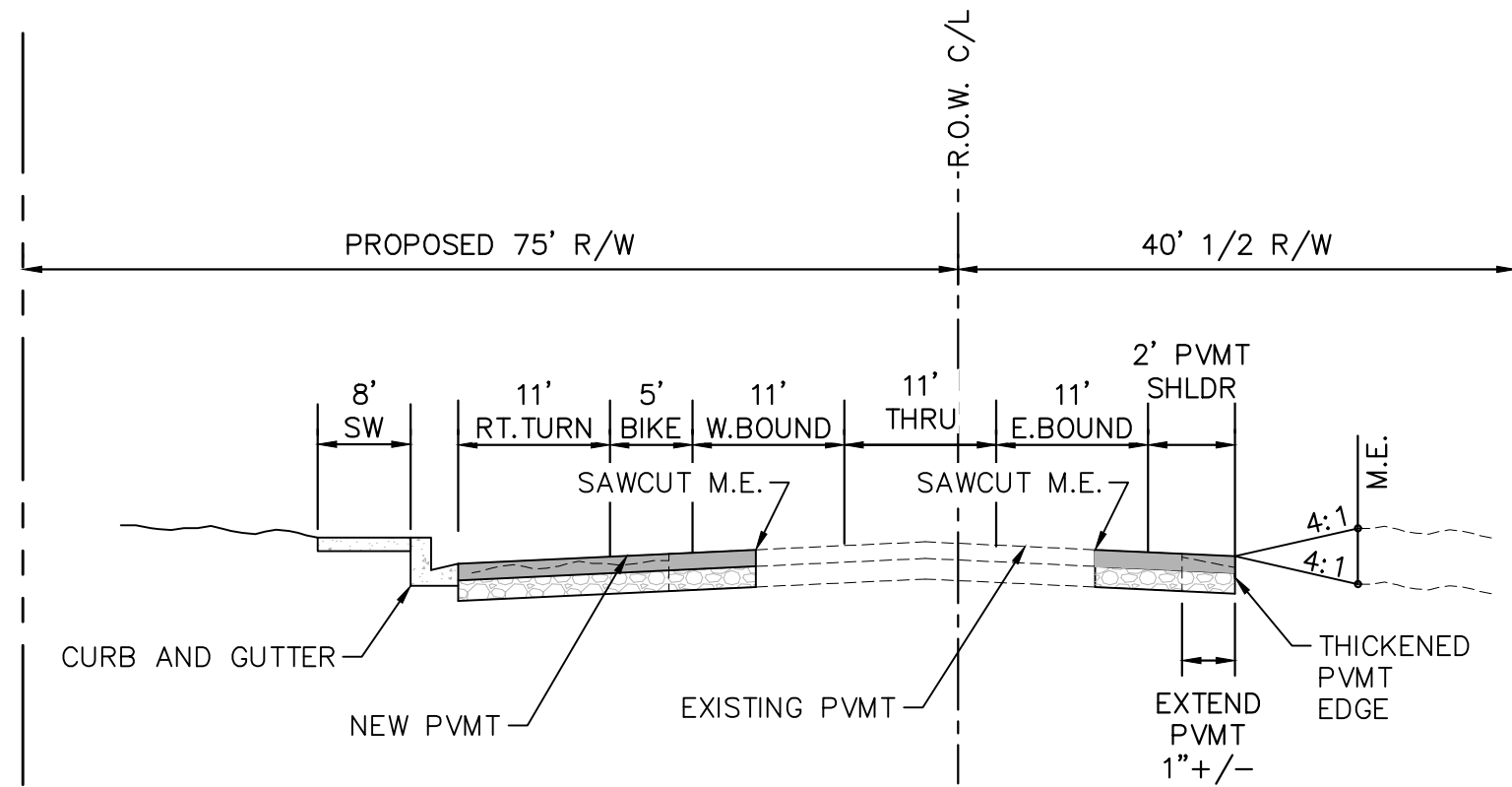
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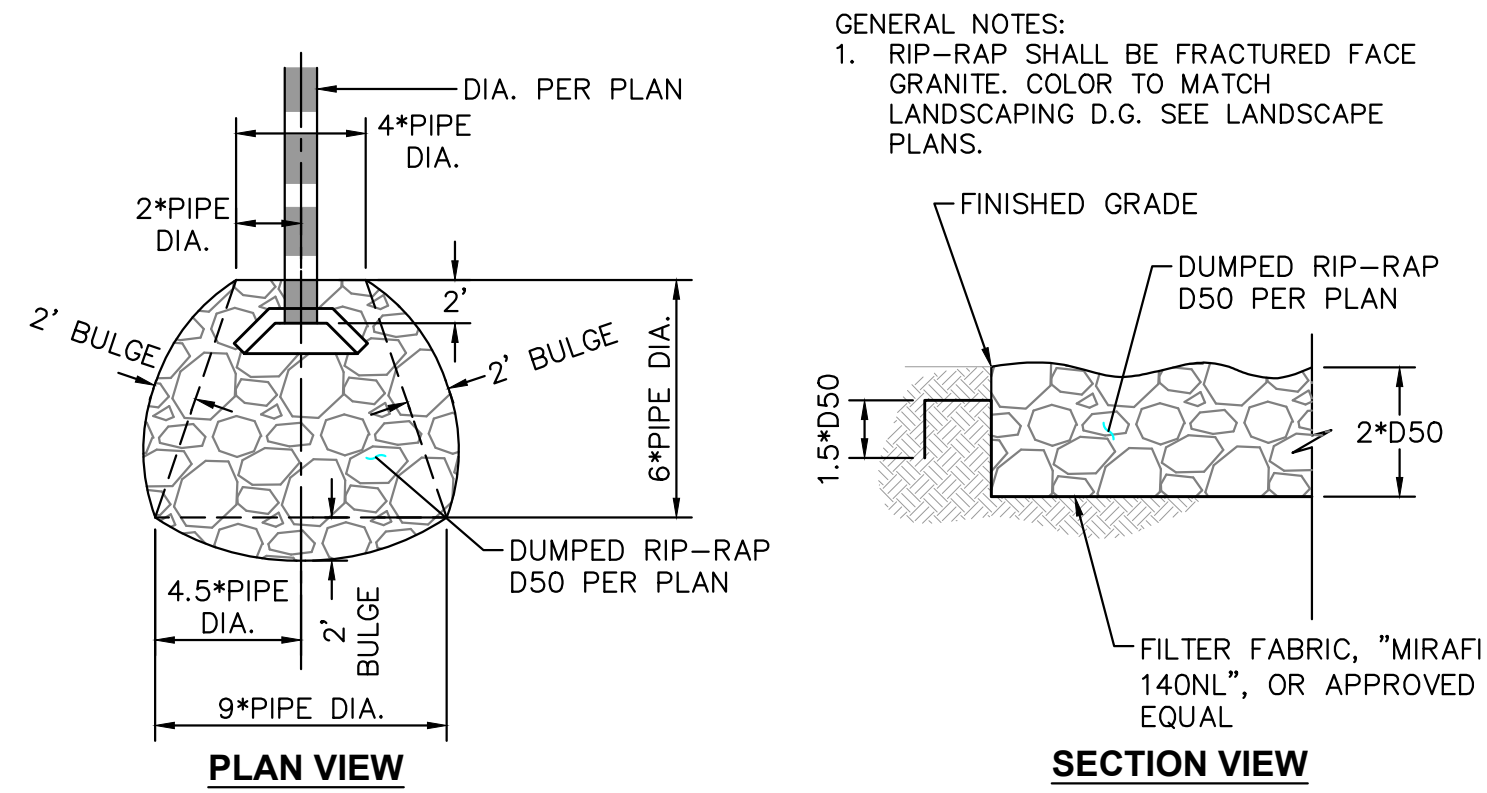




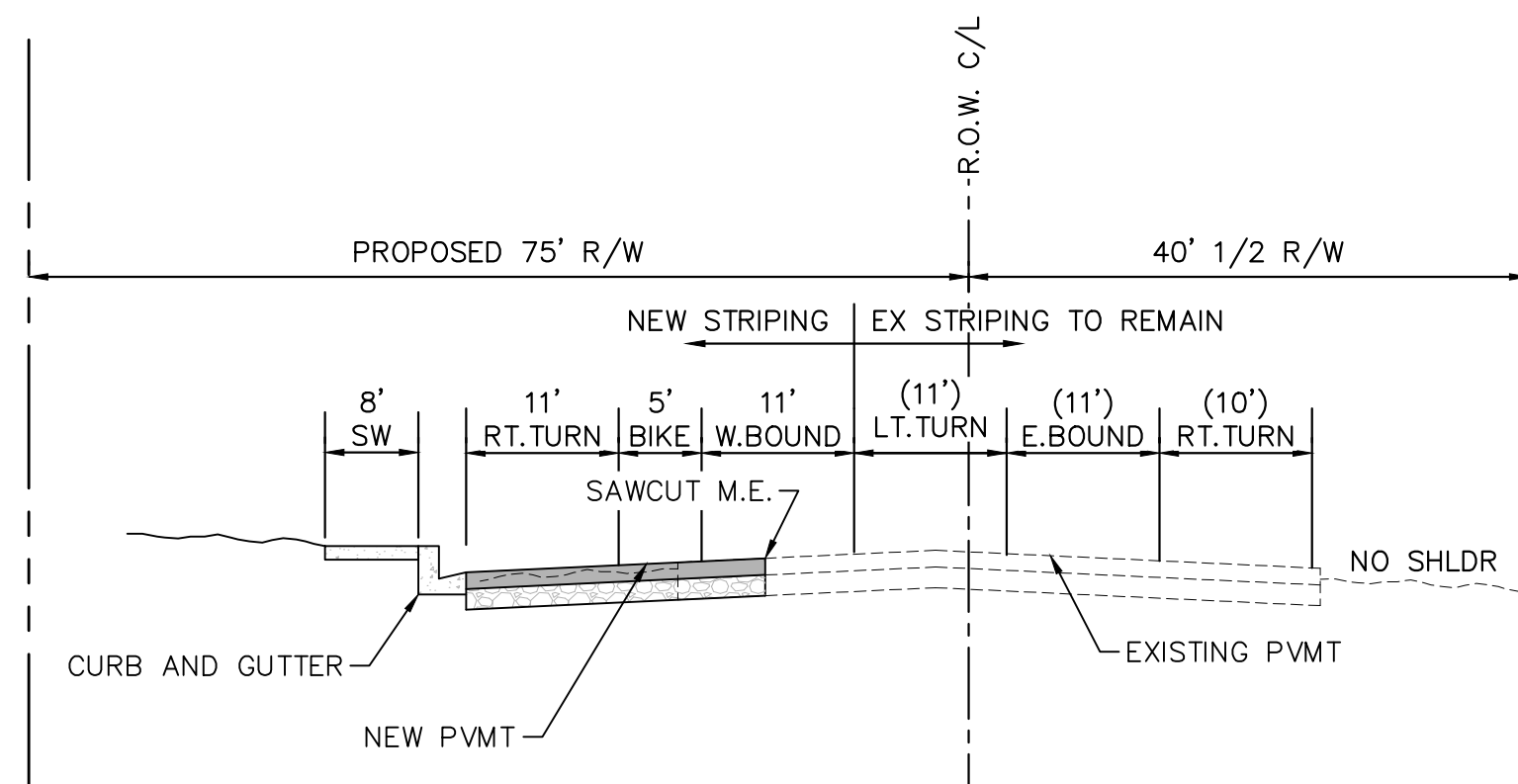
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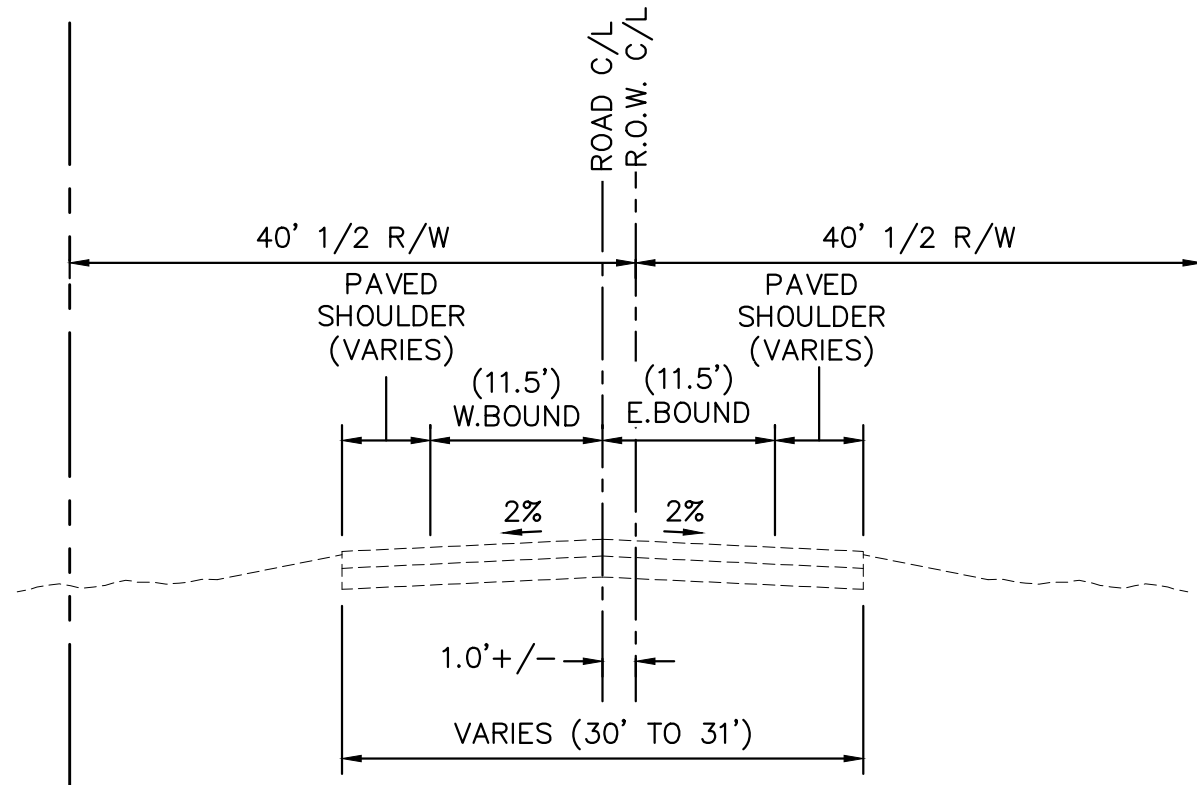
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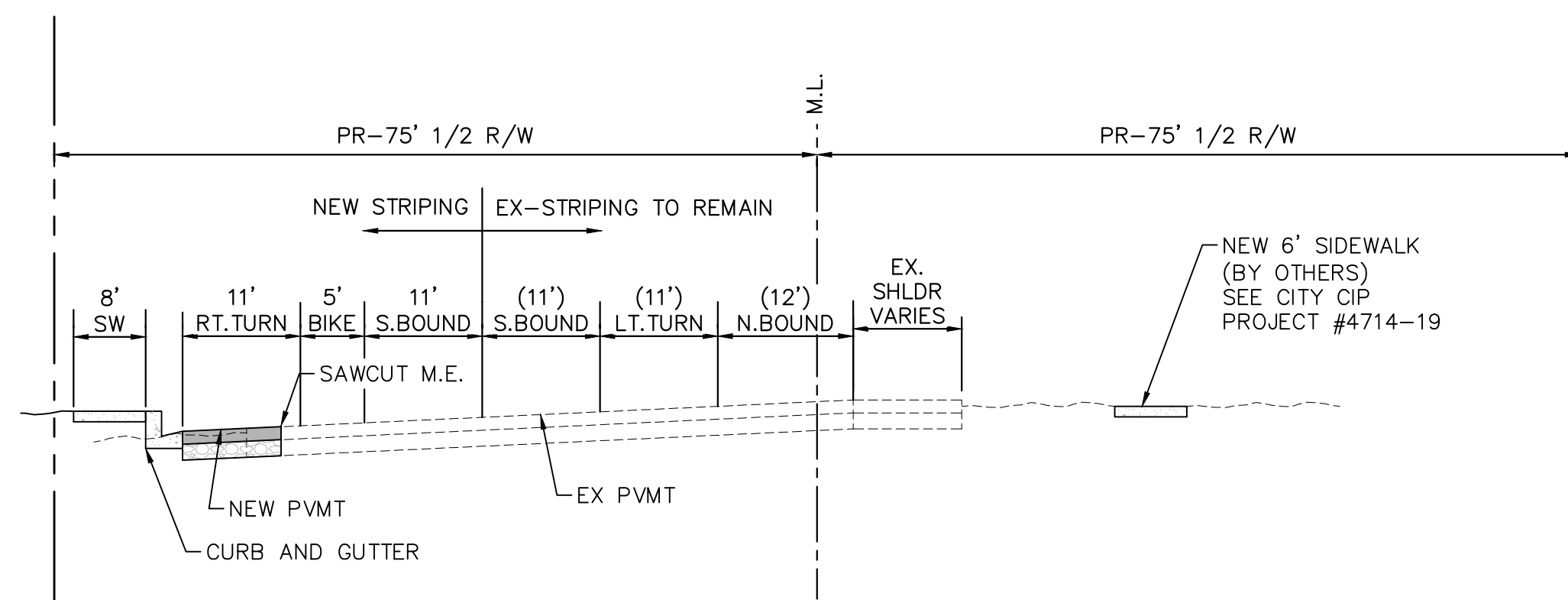
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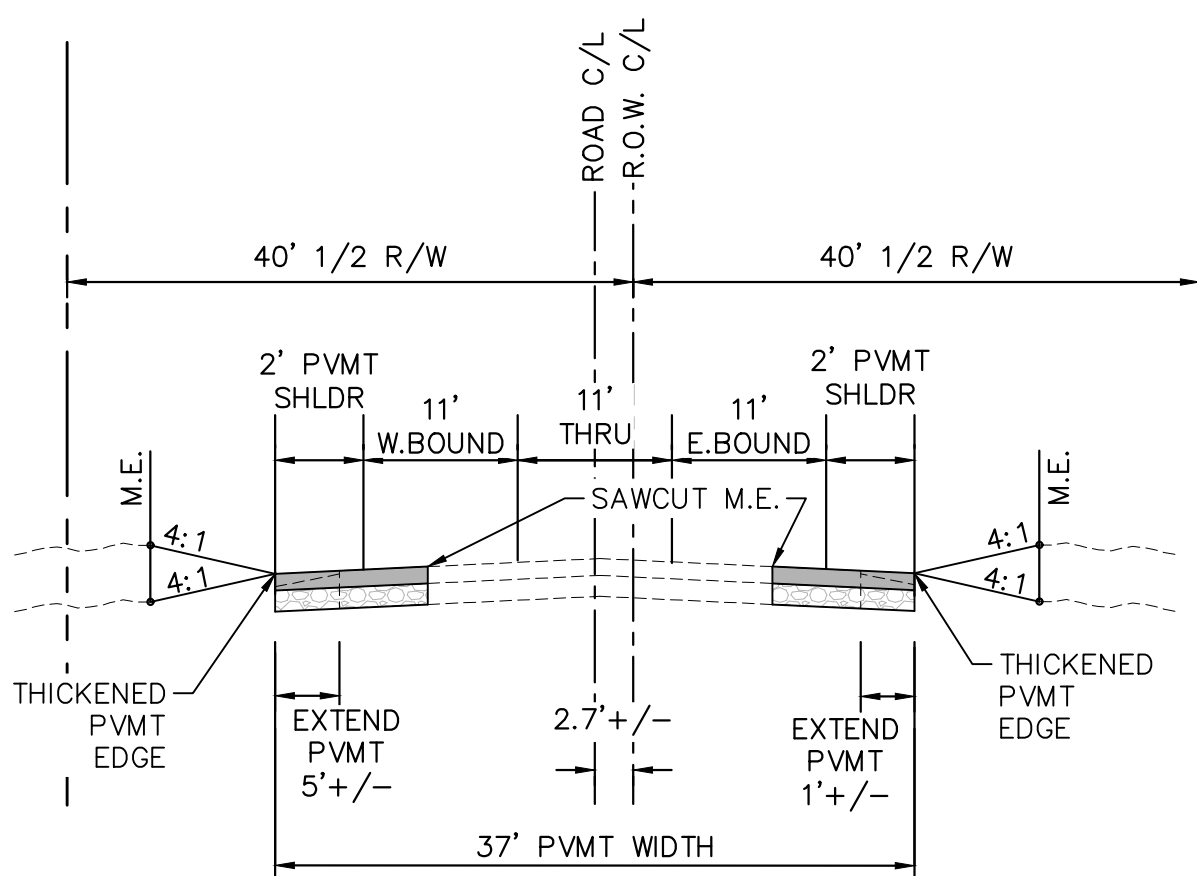
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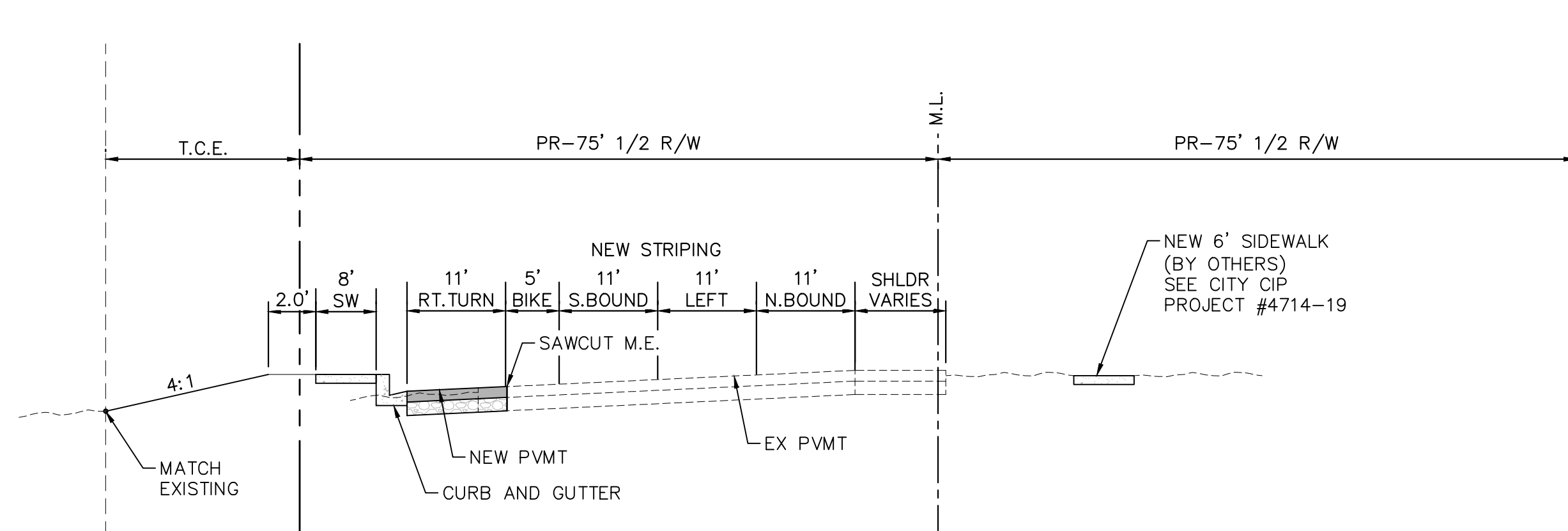
X-SECTION A
NOT TO SCALE



X-SECTION E
NOT TO SCALE



X-SECTION B
NOT TO SCALE



X-SECTION F
NOT TO SCALE

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