


GRADING AND DRAINAGE PLAN







GRADING CONSTRUCTION KEY NOTES

- GRADING AND DRAINAGE PLAN**
-
- 0' 20' 40' 60'
- SCALE: 1" = 20'

--- XXXX --- EX. MAJOR CONTOURS
 --- XXXX --- EX. MINOR CONTOURS
 TC: XX.XX
 GE: XX.XX EX. SPOT ELEVATION
 --- --- EASEMENT LINE AS NOTED

G=XX.XX	GUTTER ELEVATION, TC = G+0.5'
P=XX.XX	PAVEMENT ELEVATION
C=XX.XX	CONCRETE ELEVATION

	MAJOR CONTOUR
	MINOR CONTOUR
	FLOW ARROW
	CATCH BASIN

CONCRETE PAVEMENT

HEAVY DUTY PAVEMENT

PIRATION DATE: 12-31-2024

GES



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EMER

contact Arizona 811 at least two full
 working days before you begin excavation

ARIZONA811
call 800.488.8847

1 811 or click Arizona811.com

SENIOR LIVING
SCOTTSDALE + OSBORN

3380 N. SCOTTSDALE
ROAD, SCOTTSDALE, AZ
85251

RAWN	_____	JC	11/02/2023
DESIGNED	_____	JC	09/08/2023
CHECKED	_____	SC	06/16/2023
FINAL QC	_____	AB	11/02/2023
PROJ. MGR.	_____	AF	11/02/2023

TE: 11/02/2023

GUED FOR: PERMITS

VISION NO.:		DATE:	
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B NO.:		210126	

HEET TITLE:

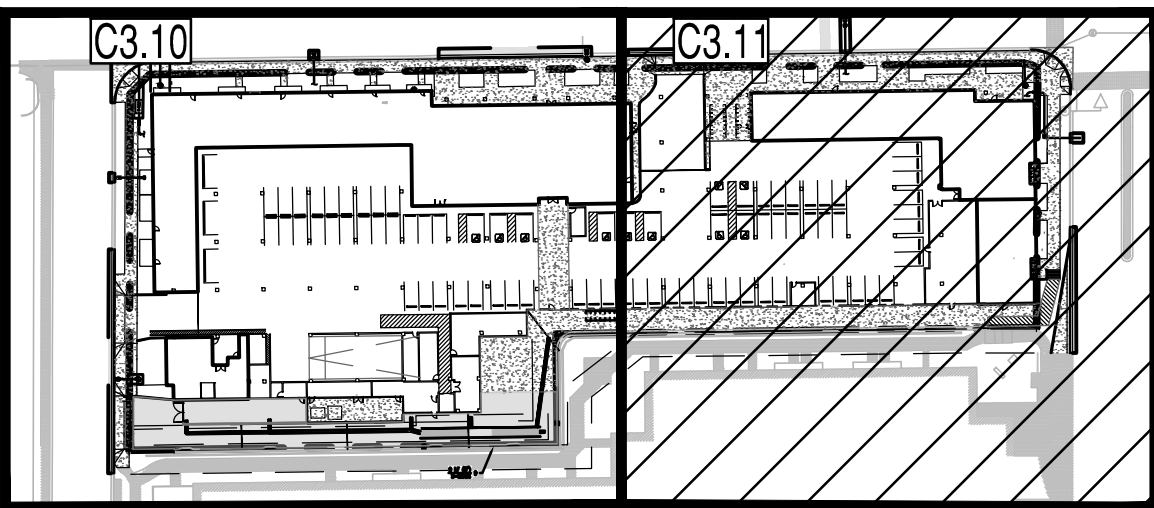
GRADING AND DRAINAGE PLAN

GE NO.: 5 OF 16	SHEET NO.: C3.10
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CASE NO.: 15-DR-2023 PLAN CHECK#: TBD

SENIOR LIVING SCOTTSDALE + OSBORN
GRADING AND DRAINAGE PLAN

3380 N. SCOTTSDALE ROAD, SCOTTSDALE AZ 85251
A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
S27 T2N R4E
NTS

GRADING CONSTRUCTION KEY NOTES

- 1 MATCH EXISTING GRADE; CONTRACTOR TO VERIFY IN FIELD ALL GRADES PRIOR TO CONSTRUCTION ACTIVITIES AND CONTACT ENGINEER IN CASE OF ANY DISCREPANCIES.
- 2 CONSTRUCT 6" CONCRETE CURB AND GUTTER PER MAG STD. DET. 220-1 TYPE "A".
- 3 CONSTRUCT 6" VERTICAL CURB MAG STD. DET. 220-1 TYPE "A".
- 4 CONSTRUCT CONCRETE SIDEWALK PER MAG STD. DET. 230. WIDTH PER PLAN.
- 7 FURNISH AND INSTALL NYLOPLAST DRAIN BASIN WITH 30" RISER AND 2'X3' STEEL GRATE. PER DET. 5/C3.21 AND 6/C3.21.
- 9 FURNISH AND INSTALL HDPE DOUBLE WALL PIPE, GLASS 100; PIPE MATERIAL PER MAG SPECIFICATION 738. LENGTH, SIZE AND SLOPE PER PLAN.
- 12 ROOF DRAIN. REFER TO MEP PLANS FOR CONTINUATION.
- 14 CONSTRUCT ADA DUAL RAMP PER MAG STD. DET. 237-2.
- 15 INSTALL SAFETY HANDRAIL PER MAG STD. DET. 145.
- 20 CONSTRUCT PAVEMENT WITH 2% MAXIMUM SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING STALLS AND 2% MAXIMUM CROSS SLOPE AT ADA ACCESSIBLE ROUTE.

MATCHLINE - REFER TO SHEET C3.10

EXISTING LEGEND:

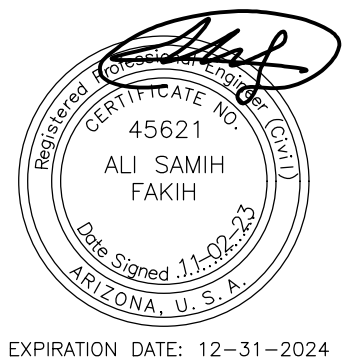
--- XXXX ---	EX. MAJOR CONTOURS	--- EX. S ---	SEWER LINE	--- STORM DRAIN LINE ---	--- SIGN ---	--- BACK FLOW PREVENTER ---
--- SXXX ---	EX. MINOR CONTOURS	--- EX. W ---	SEWER MANHOLE	--- SDG ---	--- STREET LIGHT ---	--- TELEPHONE MANHOLE ---
--- TC:XX.XX GE:XX.XX ---	EX. SPOT ELEVATION	--- EX. GAS ---	WATER LINE	--- STORM MANHOLE ---	--- TREE ---	--- PALM TREE ---
---	EASEMENT LINE AS NOTED	--- FENCE ---	WATER VALVE	--- GAS LINE ---	--- ROAD CENTERLINE ---	--- TRAFFIC SIGNAL MAST ---
			--- FIRE HYDRANT ---			

PROPOSED GRADING LEGEND:

G=XX.XX	GUTTER ELEVATION, TC = G+0.5'	--- XX ---	MAJOR CONTOUR	--- STORM PIPE ---	--- CONCRETE PAVEMENT ---
P=XX.XX	PAVEMENT ELEVATION	--- XX ---	MINOR CONTOUR	--- SD ---	--- HEAVY DUTY PAVEMENT ---
C=XX.XX	CONCRETE ELEVATION	--->---	FLOW ARROW	--- WM ---	
		--- RL ---	RIDGELINE	--- X ---	GATE VALVE
		---	CATCH BASIN		



GRADING AND DRAINAGE PLAN
0' 20' 40' 60'
SCALE: 1" = 20'

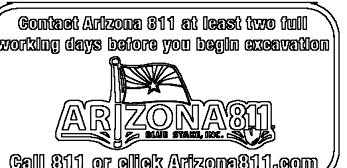
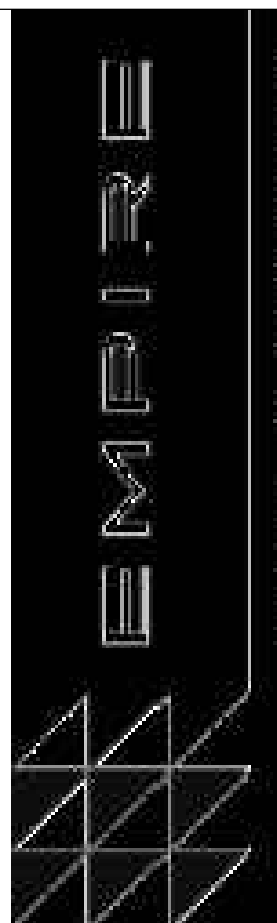


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SCOTTSDALE + OSBORN
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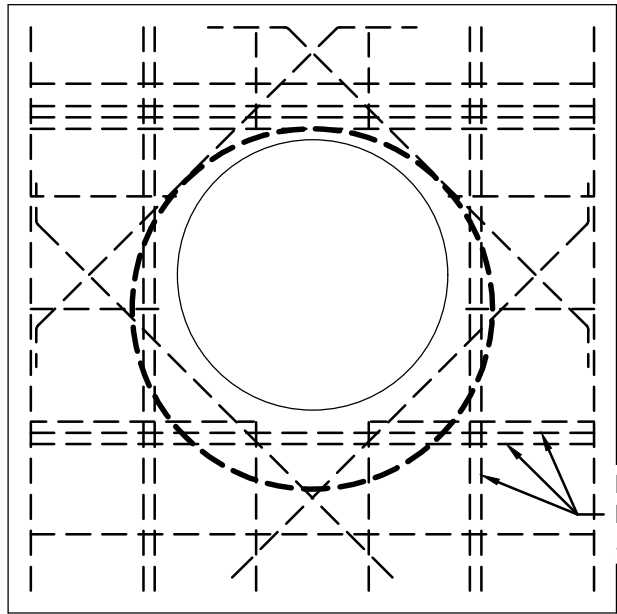
JOB NO.: 210126

SHEET TITLE:

GRADING AND
DRAINAGE PLAN

PAGE NO.: 6 OF 16
SHEET NO.: C3.11

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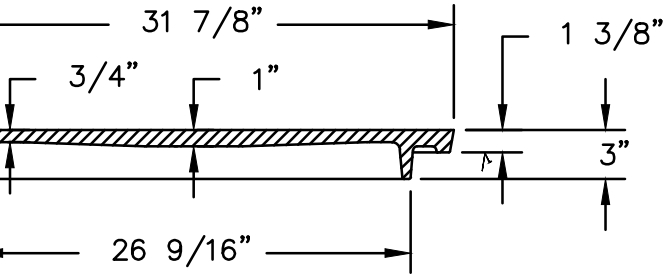
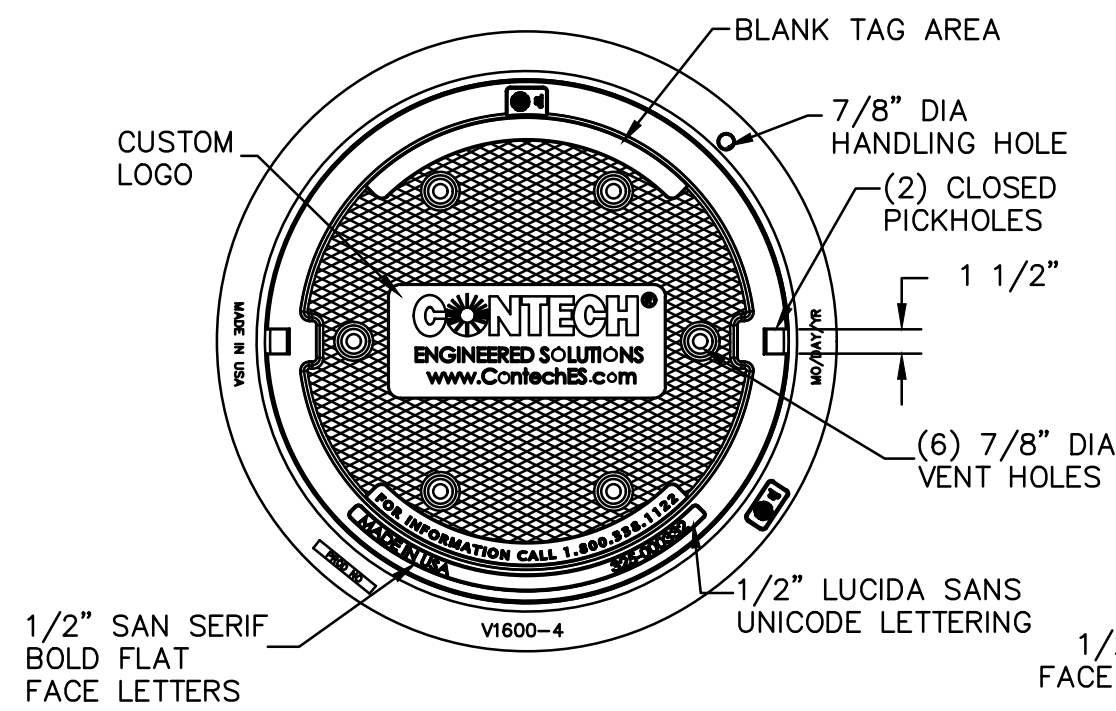
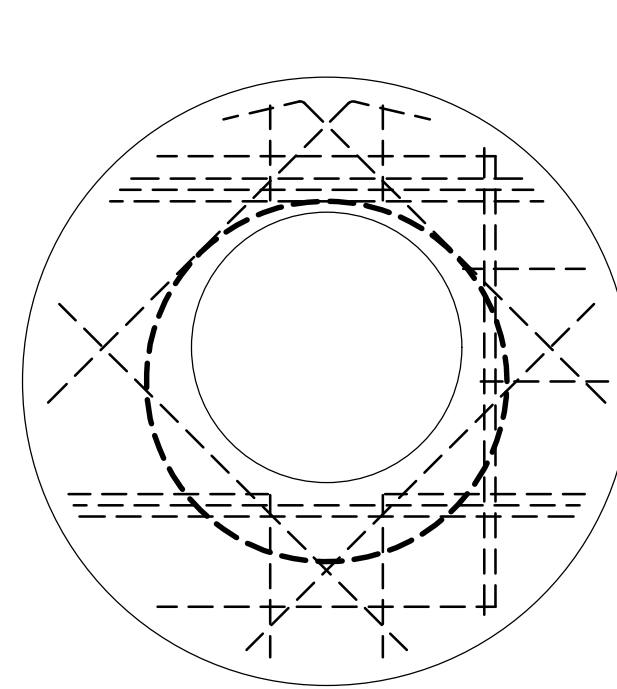
INTERRUPTED BAR REPLACEMENT, SEE NOTE 6.

NOTES:

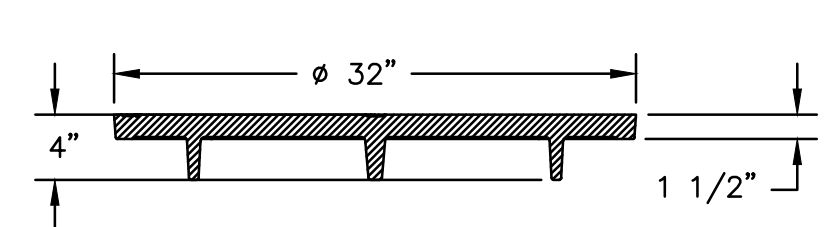
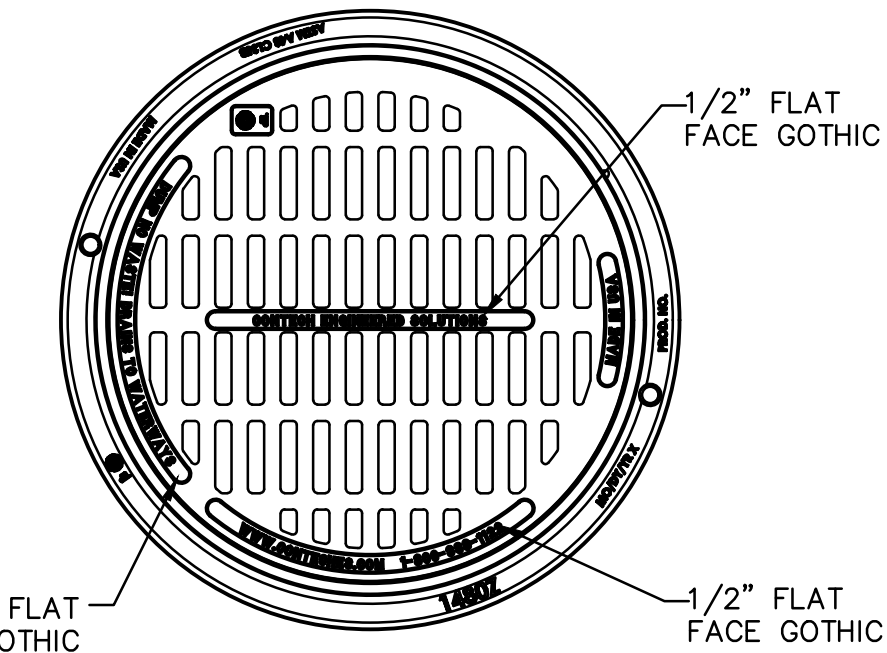
- DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION AND ACI 350.
- DESIGN LOAD HS25.
- EARTH COVER = 1' MAX.
- CONCRETE STRENGTH = 4,000 psi
- REINFORCING STEEL = ASTM A615, GRADE 60.
- PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
- TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
- PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
- DETAIL DESIGN BY DELTA ENGINEERS, ARCHITECTS AND LAND SURVEYORS, ENDWELL, NY.

30"x4" REVERSIBLE FRAME & SOLID COVER

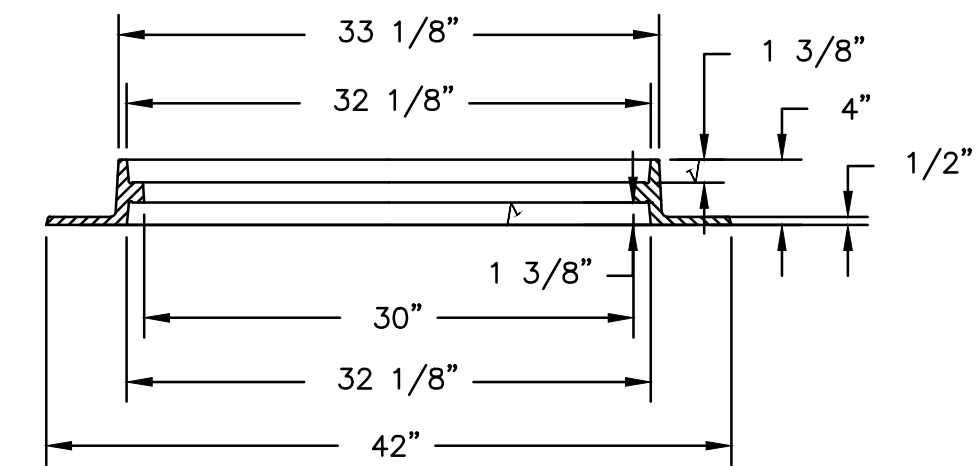
30"x4" REVERSIBLE FRAME & GRATE



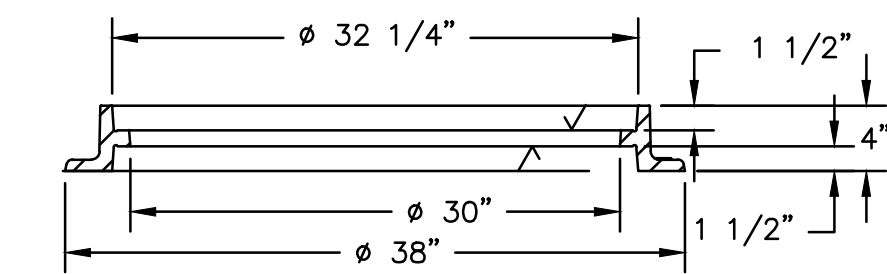
COVER SECTION



COVER SECTION



FRAME SECTION



FRAME SECTION

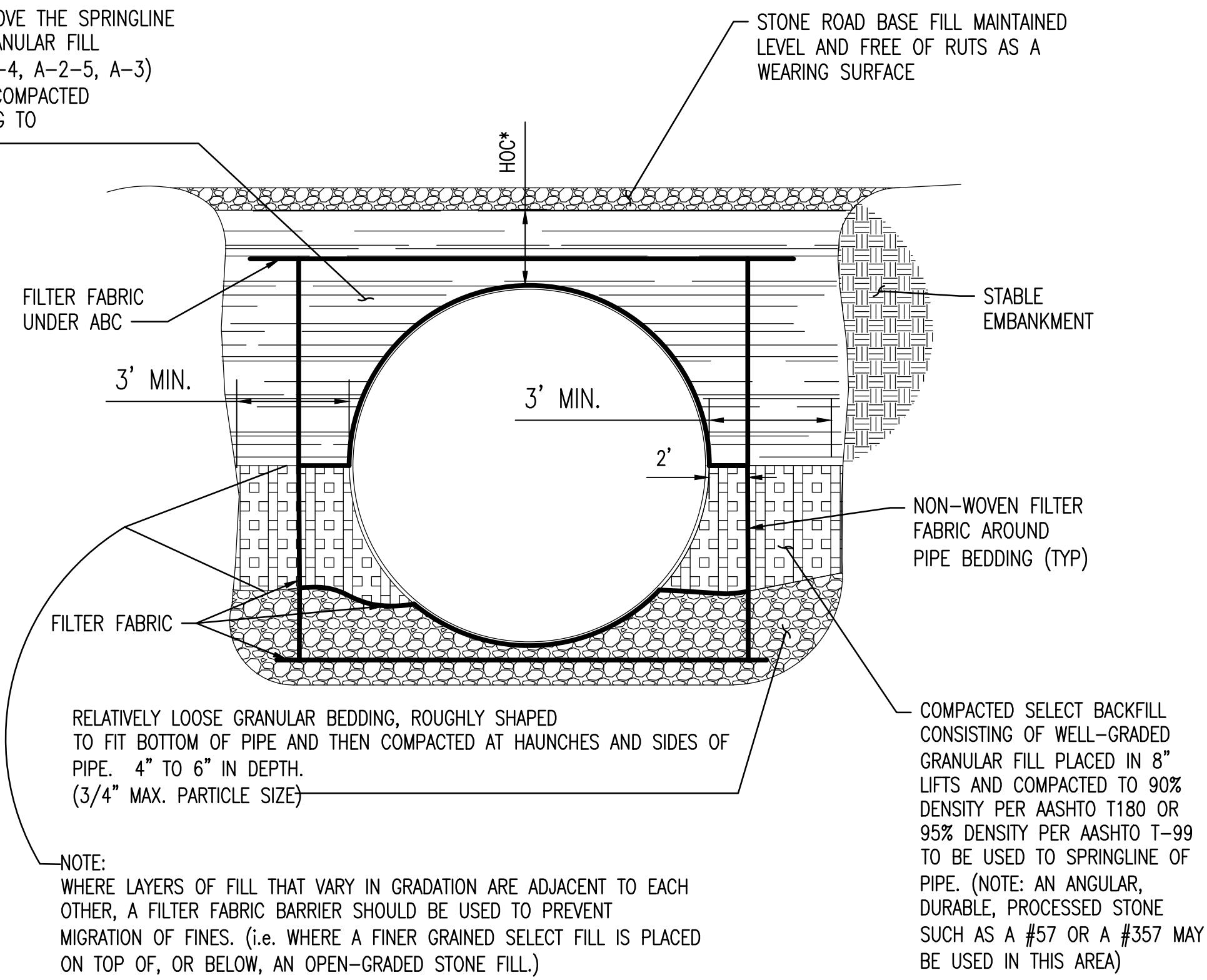
REINFORCING TABLE					
Ø CMP RISER	A	Ø B	REINFORCING	**BEARING PRESSURE (PSF)	
24"	Ø 4' 4"x4'	26"	#5 @ 10" OCEW #5 @ 10" OCEW	2,540 1,900	
30"	Ø 4'-6" 4'-6" x 4'-6"	32"	#5 @ 10" OCEW #5 @ 9" OCEW	2,260 1,670	
36"	Ø 5' 5" x 5'	38"	#5 @ 9" OCEW	2,060 1,500	
42"	Ø 5'-6" 5'-6" x 5'-6"	44"	#5 @ 8" OCEW #5 @ 8" OCEW	1,490 1,370	
48"	Ø 6' 8" x 6'	50"	#5 @ 7" OCEW #5 @ 7" OCEW	1,210 1,270	

CMP RISER WITH STANDARD SOLID OR GRATE LID



1

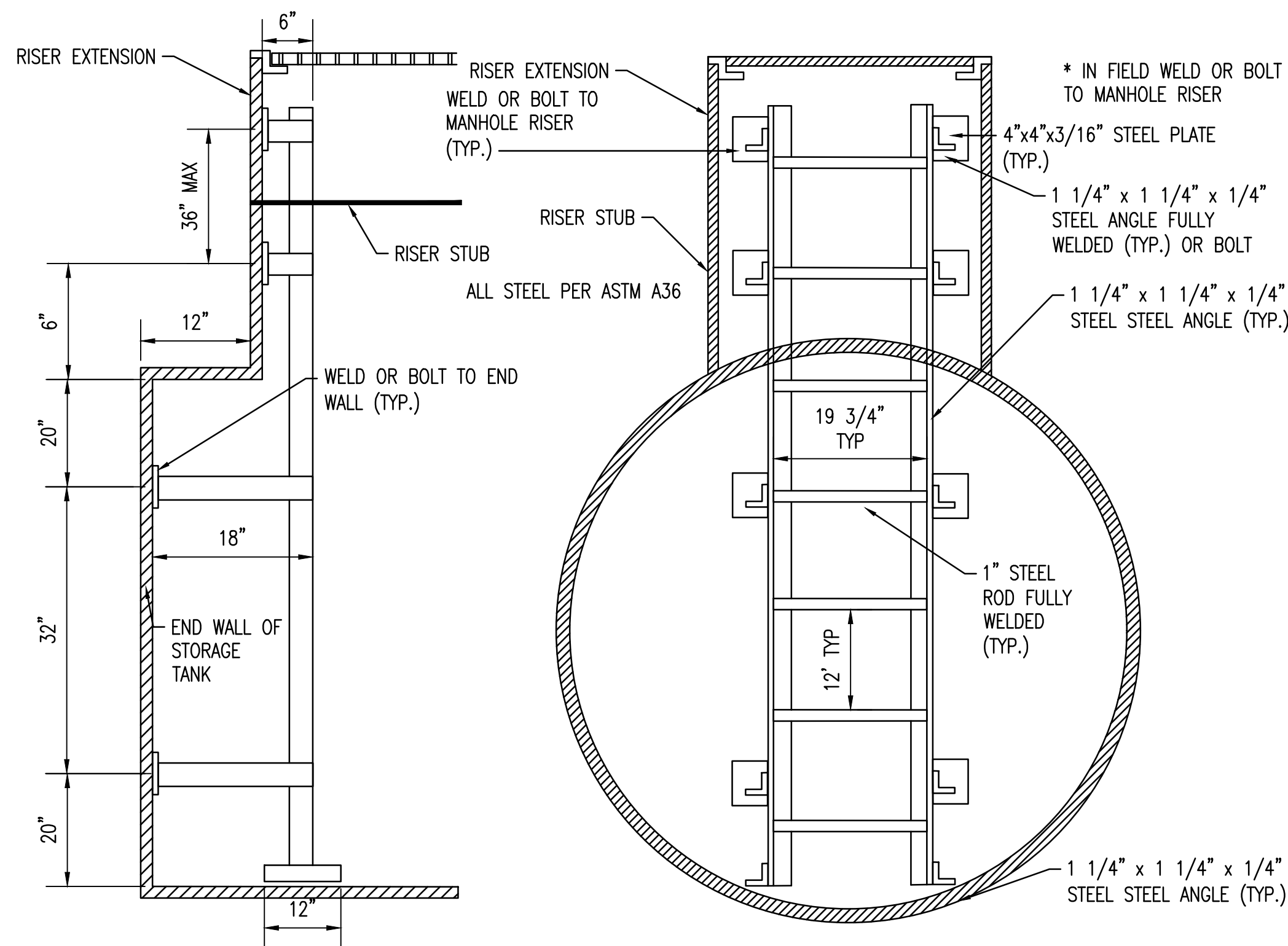
BACKFILL ENVELOPE IN THE ZONE ABOVE THE SPRINGLINE SHALL CONSIST OF WELL GRADED GRANULAR FILL (AASHTO M-145(TABLE 2), A-1, A-2-4, A-2-5, A-3) PROPERLY PLACED IN 8" LIFTS AND COMPACTED TO 90% PROCTOR DENSITY ACCORDING TO AASHTO T-99.



CMP TRENCH DETAIL
TYPICAL SINGLE BARREL CROSS-SECTION
NTS



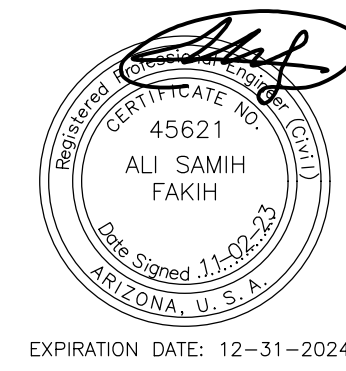
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72" DETENTION PIPE LADDER



3

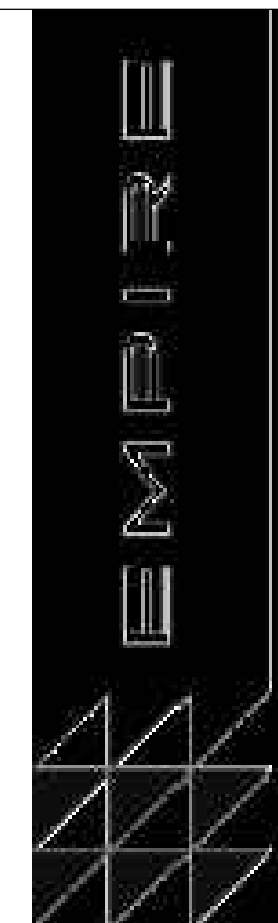


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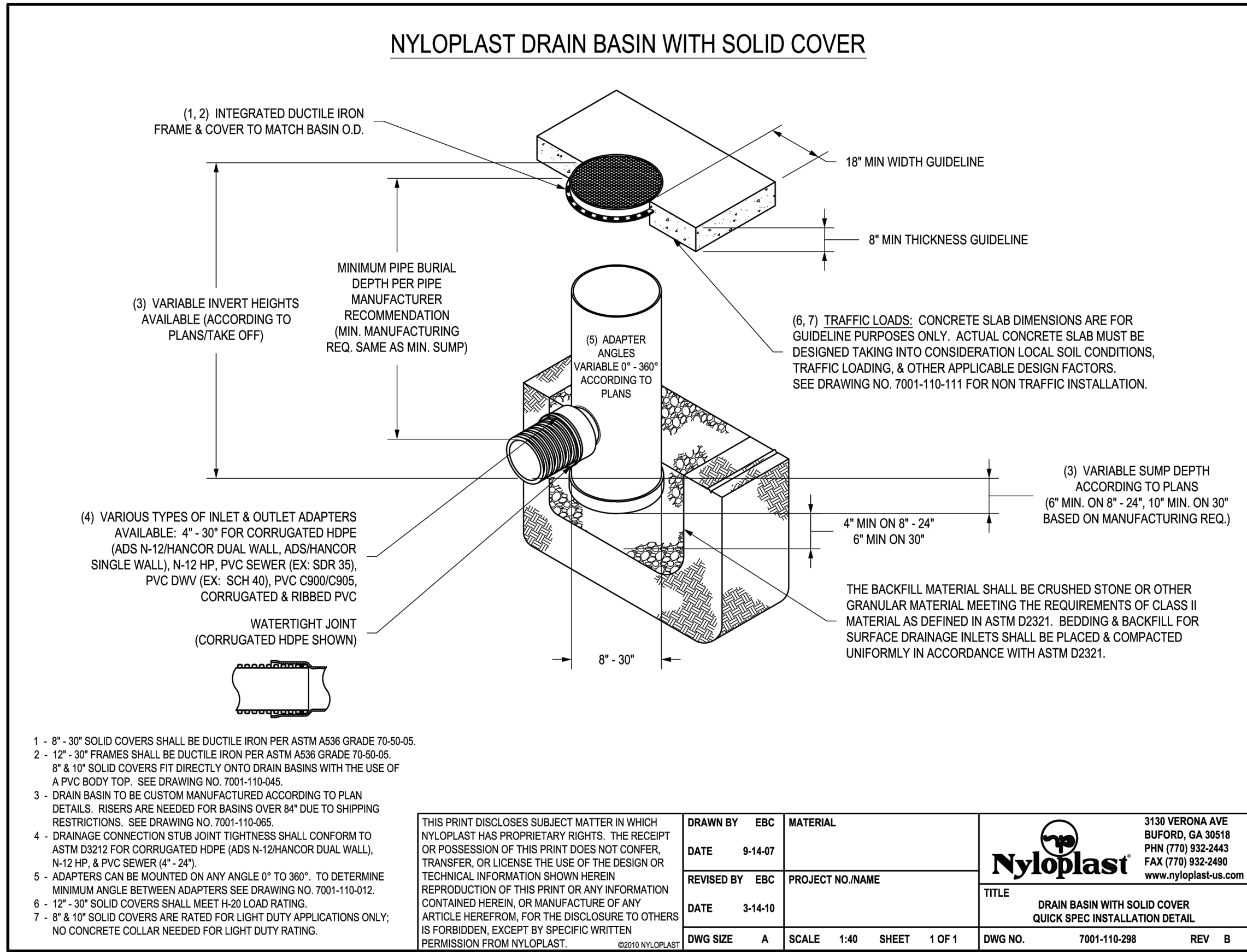
SHEET TITLE:

GRADING AND
DRAINAGE DETAILS

PAGE NO.: 7 OF 16

SHEET NO.: C3.20

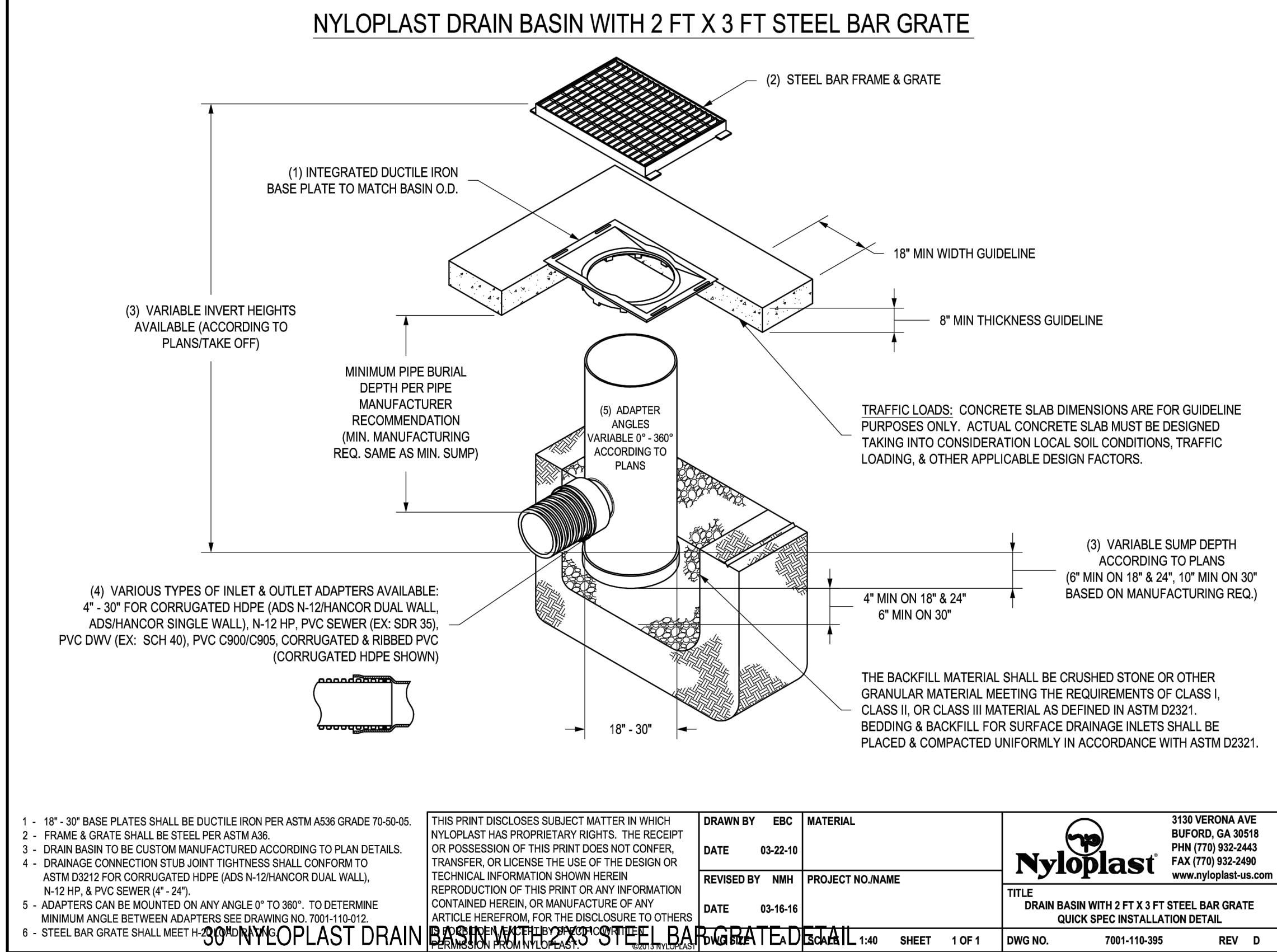
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NYLOPLAST DRAIN BASIN WITH SOLID COVER



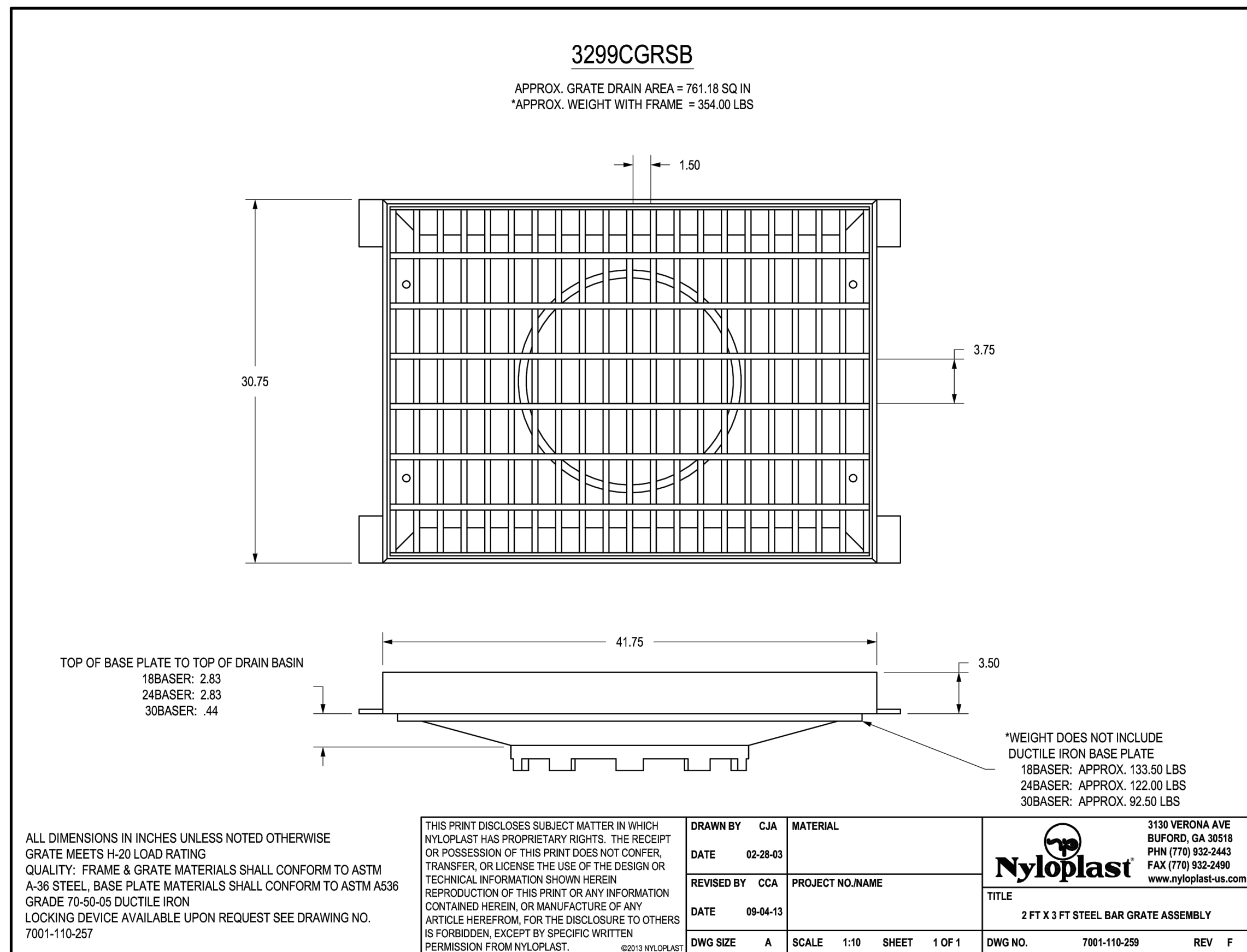
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30" NYLOPLAST DRAIN BASIN WITH 2'X3' STEEL BAR GRATE DETAIL



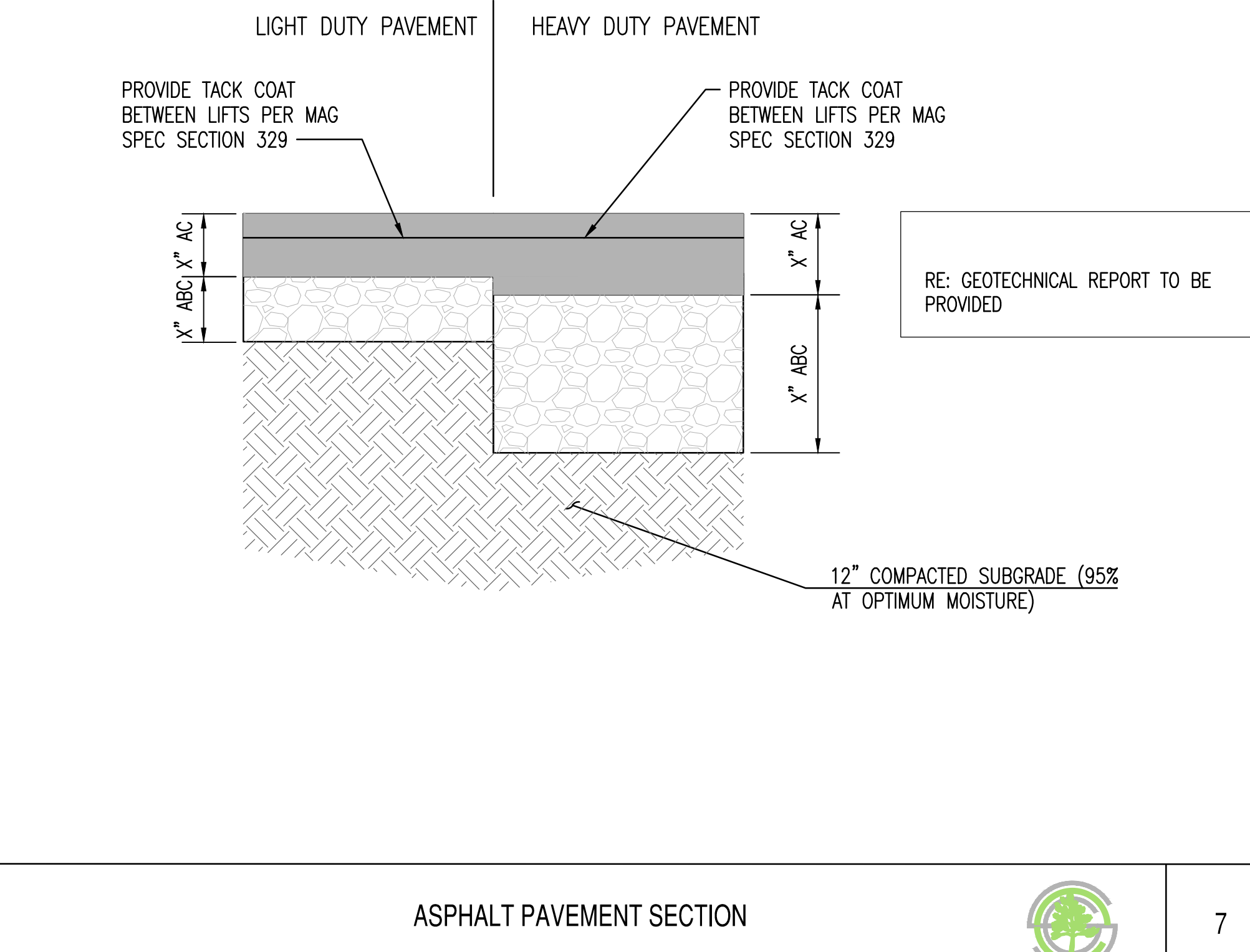
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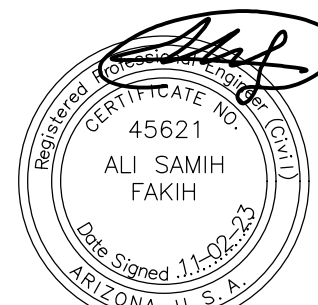
30" NYLOPLAST DRAIN BASIN WITH 2'X3' STEEL BAR GRATE DETAIL



6



7

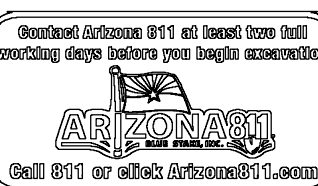
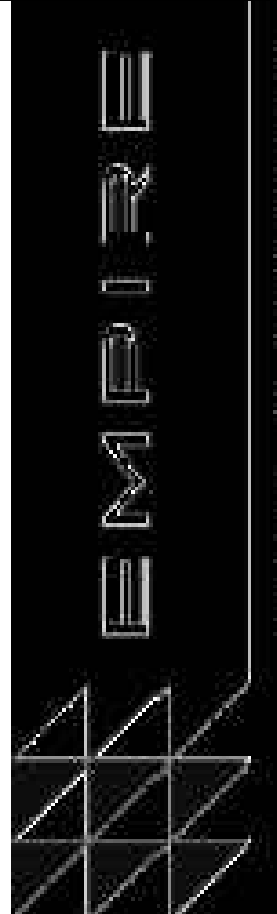


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DRAINAGE DETAILS

PAGE NO.: 8 OF 16

SHEET NO.: C3.21

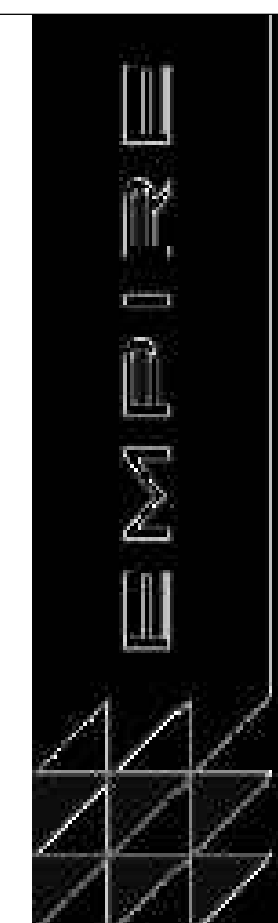
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- AZ Lic. ROC070465 A, ROC047067 B-4, ADWR 363
CA Lic. 528080, C-42, HAZ.
NV Lic. 0035350 A - NM Lic. 90504 GF04
U.S. Patent No. 4,923,330 - TMTrademark 1974, 1990, 2004

NYLOPLAST DRAIN BASIN WITH SOLID COVER



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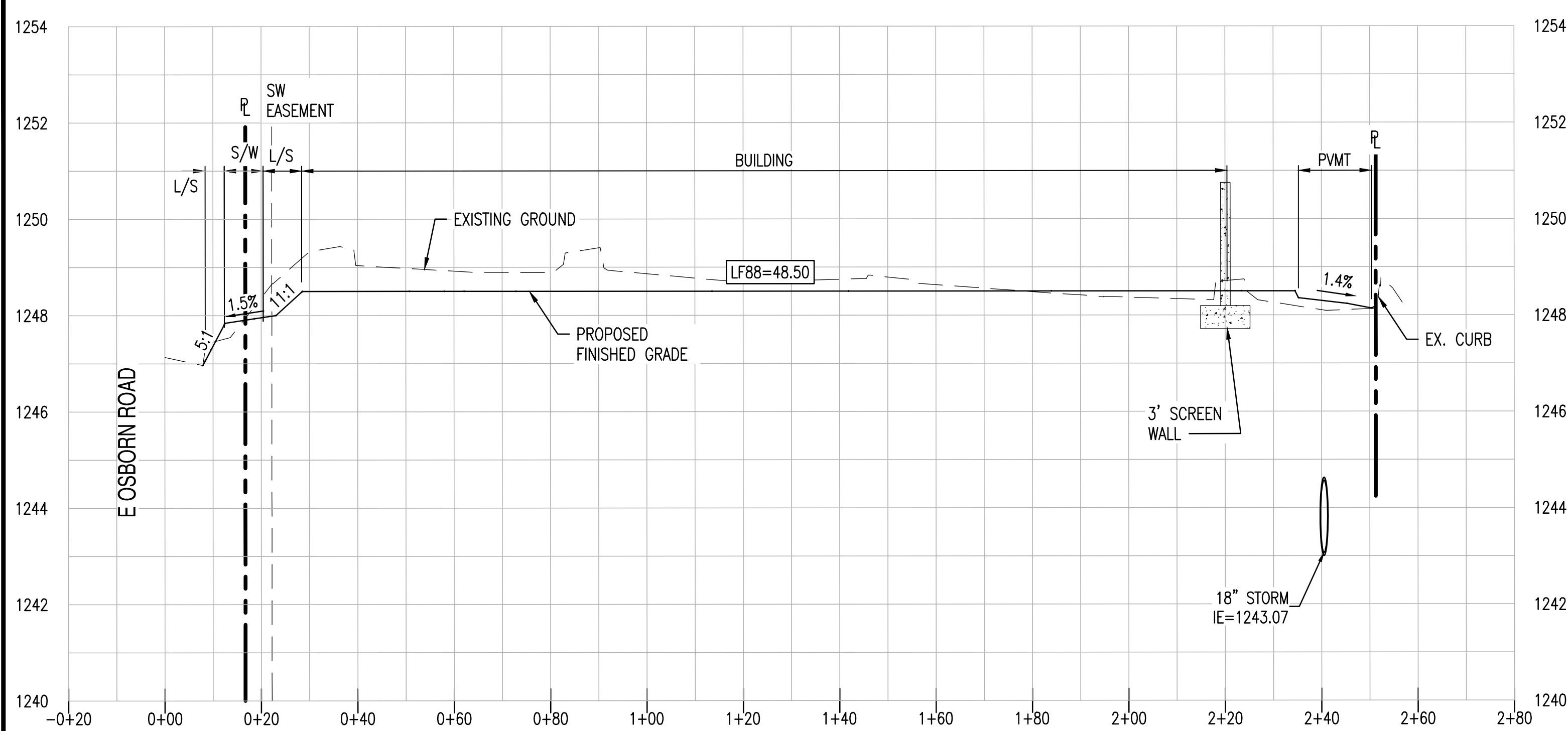
PAGE NO.

9 OF 16

SHEET NO.:

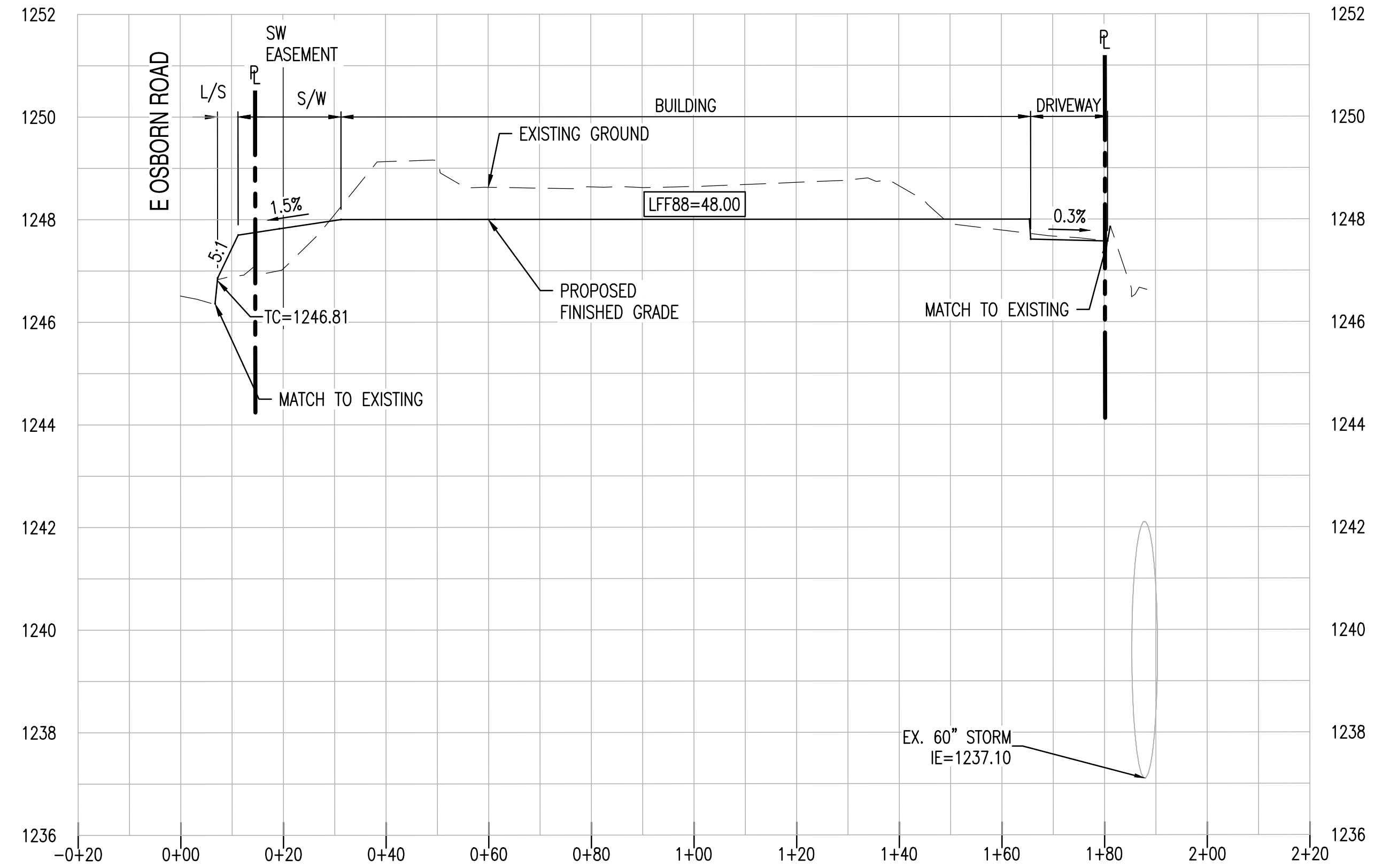
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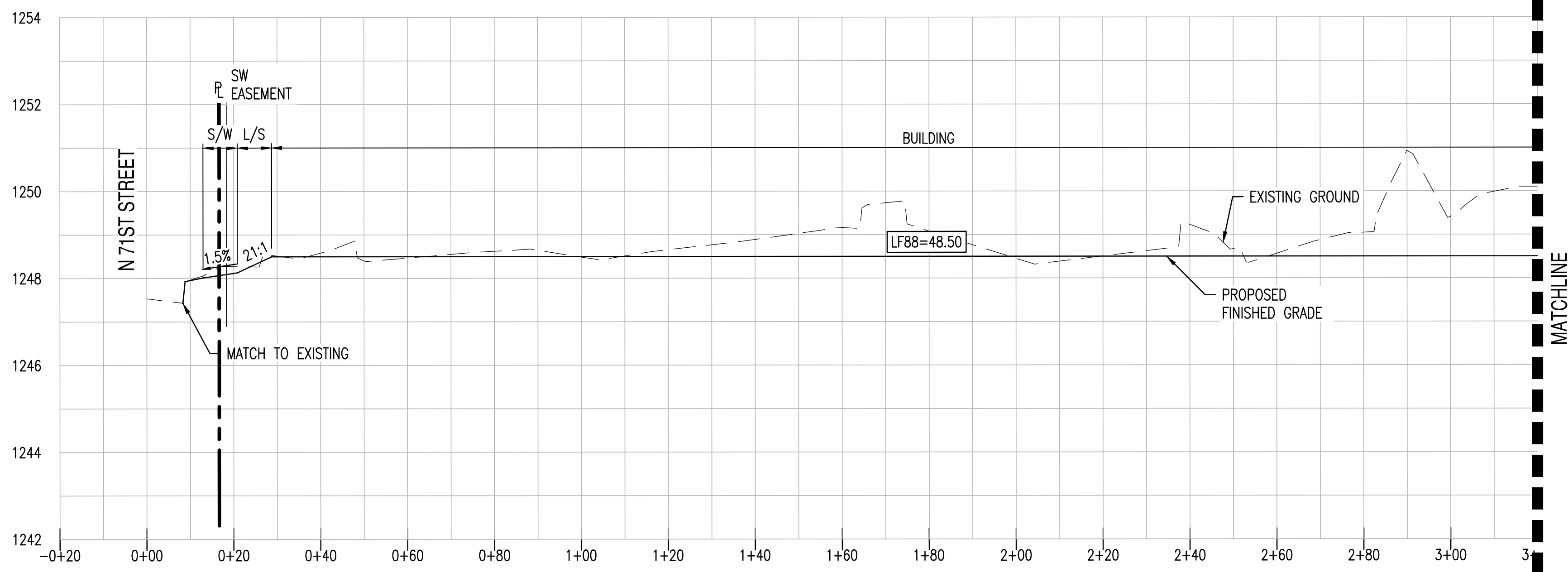
SECTION A-A C3.10

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



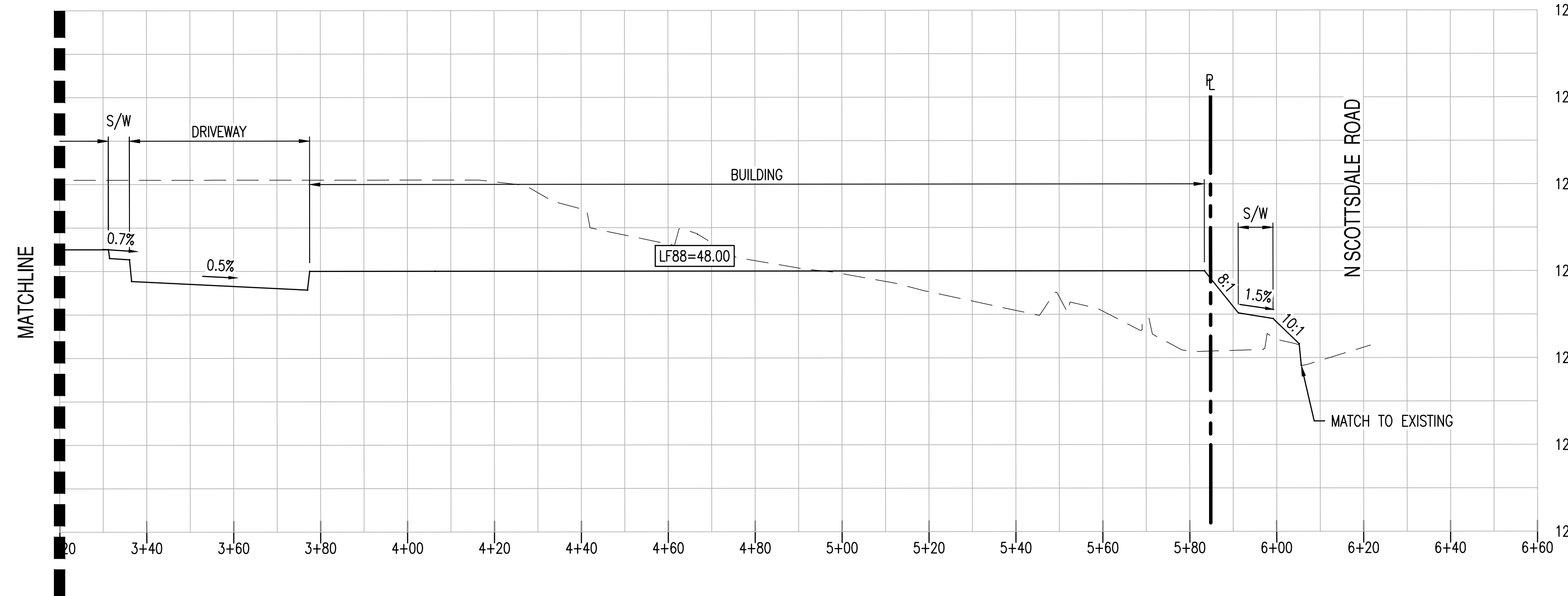
SECTION B-B C3.11

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



SECTION C-C C3.10 / C3.11

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



SECTION C-C C3.10 / C3.11

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



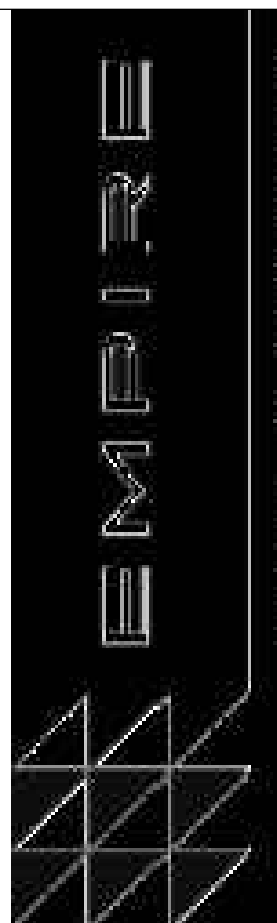
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SITE CROSS-SECTIONS

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