

CITY OF SCOTTSDALE NOTES

- A. MIRRORED SURFACES OR ANY TREATMENTS WHICH CHANGE ORDINARY GLASS INTO A MIRRORED SURFACE ARE PROHIBITED.
- B. REFLECTIVE BUILDING AND ROOFING MATERIALS (OTHER THAN WINDOWS AND SOLAR PANELS) INCLUDING MATERIALS WITH HIGH GLOSS FINISHES AND BRIGHT, UNTARNISHED COPPER, ALUMINUM, GALVANIZED STEEL OR OTHER METALLIC SURFACES, SHALL BE TEXTURED OR HAVE A MATTE OR NON-REFLECTIVE SURFACE TREATMENT TO REDUCE THE REFLECTIONS OF SUNLIGHT ONTO OTHER PROPERTY.
- C. MATERIALS USED FOR EXTERIOR SURFACES OF ALL STRUCTURES SHALL BLEND IN COLOR, HUE, AND TONE WITH THE SURROUNDING NATURAL DESERT SETTING TO AVOID HIGH CONTRAST.
- D. SURFACE MATERIALS OF WALLS, RETAINING WALLS OR FENCES SHALL BE SIMILAR TO AND COMPATIBLE WITH THOSE OF THE ADJACENT MAIN BUILDINGS.
- E. DEVELOPMENT DESIGN AND CONSTRUCTION TECHNIQUES SHOULD BLEND SCALE, FORM AND VISUAL CHARACTER INTO THE NATURAL LANDFORM AND MINIMIZE EXPOSED SCARS.
- F. EXTERIOR LIGHTING SHOULD BE LOW SCALE AND DIRECTED DOWNWARD, RECESSED OR SHIELDED SO THAT THE LIGHT SOURCE IS NOT VISIBLE FROM RESIDENTIAL DEVELOPMENTS IN THE AREA OR FROM A PUBLIC VIEWPOINT. EXTERIOR FIXTURES SHALL NOT GENERALLY EXCEED A HEIGHT OF 6 FEET MEASURED FROM THE NEAREST ADJACENT GRADE TO THE TOP OF THE FIXTURE (LOWER HEIGHTS MAY BE REQUIRED BY THE INSPECTION OR CODE ENFORCEMENT STAFF).
- G. NO PAINT COLORS SHALL BE USED WITHIN ANY LANDFORM THAT HAVE A LRV GREATER THAN THIRTY FIVE (35) PERCENT.
- H. EXTERIOR PAINT AND MATERIAL COLORS SHALL NOT EXCEED A VALUE OF SIX (6) AND A CHROMA OF SIX (6) AS INDICATED IN THE MUNSELL BOOK OF COLOR ON FILE IN THE PLANNING SYSTEMS DEPARTMENT.
- I. PLANT MATERIALS THAT ARE NOT INDIGENOUS TO THE ESL AREA SHALL BE LIMITED TO ENCLOSED YARD AREAS AND NON-INDIGENOUS PLANTS THAT HAVE THE POTENTIAL OF EXCEEDING TWENTY (20) FEET IN HEIGHT ARE PROHIBITED. A LIST OF INDIGENOUS PLANTS IS AVAILABLE FROM THE PLANNING DEVELOPMENT SERVICES DEPARTMENT. OUTDOOR COMMUNITY RECREATION FACILITIES, INCLUDING PARKS AND GOLF COURSES SHALL BE ALLOWED TURF AS SPECIFIED IN SECTION 6.1070G1.J.
- J. TURF SHALL BE LIMITED TO ENCLOSED AREAS NOT VISIBLE OFFSITE FROM LOWER ELEVATIONS. OUTDOOR RECREATION FACILITIES, INCLUDING PARKS AND GOLF COURSES, SHALL BE EXEMPT FROM THIS STANDARD.
- K. ALL EQUIPMENT APPURTENANT TO UNDERGROUND FACILITIES, SUCH AS SURFACE MOUNTED UTILITY TRANSFORMERS, PULL BOXES, PEDESTAL CABINETS, SERVICE TERMINALS OR OTHER SIMILAR ON-THE-GROUND FACILITIES, SHALL BE PAINTED COLORS WITH A LRV OF LESS THAN THIRTY-FIVE (35) PERCENT.
- L. ANY PROPOSED MODIFICATIONS TO NATURAL WATERCOURSES AND ALL WALLS AND FENCES CROSSING NATURAL WATERCOURSES SHALL BE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND POLICIES SPECIFIED IN CHAPTER 37 (DRAINAGE AND FLOODPLAIN ORDINANCE) OF THE CITY OF SCOTTSDALE REVISED CODE.
- M. REFLECTIVE BUILDING MATERIALS ARE PROHIBITED.
- N. THE OWNER AND/OR CONTRACTOR INCORPORATE DEVELOPMENT DESIGN AND CONSTRUCTION TECHNIQUES THAT BLEND SCALE, FORM AND VISUAL CHARACTER INTO THE NATURAL LANDFORM AND MINIMIZE EXPOSED SCARS TO THE SATISFACTION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
- O. LAND DESIGNATED AS NAOS SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE PROPERTY OWNER SHALL MAINTAIN ALL DESIGNATED NAOS.
- P. A REGISTERED SURVEYOR SHALL STAKE AND ROPE OR FENCE THE CONSTRUCTION ENVELOPE AND NAOS EASEMENT IN ACCORDANCE WITH THE SITE PLAN. THE CONSTRUCTION ENVELOPE AND NAOS AREA STAKED MUST BE THE MOST RESTRICTIVE IN ACCORDANCE WITH THE ZONING ORDINANCE.
- Q. TEMPORARY/ SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.
- R. ALL EXTERIOR LIGHTING BELOW 3 FEET IN HEIGHT SHALL BE FULLY SHIELDED. ALL EXTERIOR LIGHTING ABOVE 3 FEET IN HEIGHT SHALL CONSIST OF HORIZONTAL FULL-CUTOFF FIXTURES AND DIRECTED DOWNWARD.
- S. ALL EXTERIOR LIGHTS INCLUDING MOUNTED TO BUILDINGS/ STRUCTURES AND ON POLES SHALL NOT EXCEED A HEIGHT OF SIXTEEN (16) FEET. EXEMPTION: LIGHTS THAT ARE CONNECTED TO A DELAY SWITCH THAT DO NOT STAY ON MORE THAN 15 MINUTES FOR SECURITY PURPOSES SHALL NOT BE REQUIRED TO BE SHIELDED OR CONTAIN HORIZONTAL CUTOFFS.

GRADING AND DRAINAGE PLAN
6808 E. DIXILETA DRIVE, SCOTTSDALE, ARIZONA 85331
(APN 216-67-111A)

LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	FIBER OPTIC
	OVER HEAD ELECTRIC
	ELECTRIC LINE
	EXISTING WALL
	EXISTING CONTOURS
	PROPOSED CONTOUR

SYMBOL	DESCRIPTION
	EXISTING ELECTRIC MANHOLE

ABREV.	DESCRIPTION
EG	EXISTING GROUND
EX	EXISTING
FG	FINISH GRADE
FS	FINISH SURFACE

RIGHT OF WAY PERMIT NOTE

A SEPERATE PERMIT IS REQUIRED FOR ANY WORK IN THE CITY OF SCOTTSDALE RIGHT OF WAY.

ESTIMATE EARTHWORK

TOTAL SITE CUT = 1 C.Y.
TOTAL SITE FILL = 2 C.Y.
TOTAL FOR SITE = 3 C.Y. OF CUT AND FILL

ESTIMATED QUANTITIES NOTE

QUANTITIES GIVEN ARE MEANT AS A GUIDE FOR CITY BONDING PURPOSES ONLY. CONTRACTORS SHOULD VERIFY ALL QUANTITIES AND BASE PROJECT BIDS SOLEY ON UPON THEIR OWN ESTIMATE. NO SHINKAGE OR EXPANSION IS ASSUMED IN THE GIVEN QUANTITIES.

SHEET INDEX

SHT. 1 - TITLE SHEET, GENERAL NOTES, LEGAL, PROJ. DESCRIPTION, VICINITY MAP, OWNER INFO & GENERAL INFO.
SHT. 2 - GRADING PLAN, CONSTRUCTION NOTES

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

MAP NUMBER: 04013C0893M						
COMMUNITY NUMBER	PANEL NUMBER	PANEL DATE	SUFFIX	FIRM DATE	FIRM ZONE	BASE FLOOD ELEVATION (AO ZONE, USE DEPTH)
045012	0893	-	M	JULY 20, 2021	X	-

ENGINEER

HOOK ENGINEERING, INC.
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APN

216-67-111A

PROJECT OWNER

AT&T MOBILITY
1355 W. UNIVERSITY DR.
MESA, AZ 85201
CONTACT: ROBERT HOFRICHTER
PHONE: (480) 444-4681
E-MAIL: RH1316@ATT.COM

BENCHMARK

ELEVATIONS WERE ESTABLISHED FROM PROCESSING GPS DATA WITH AND CONSTRAIN TO NGS "CORS" STATIONS AND APPLYING GEOID12b SEPARATIONS AND ARE AT NAVD88 DATUM

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA CENTRAL ZONE, DETERMINED BY GPS OBSERVATIONS.

UTILITY NOTE

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT DESCRIPTION

INSTALLATION OF NEW EQUIPMENT CONCRETE PAD WITH DECORATIVE METAL ENCLOSURE.

PROPERTY DESCRIPTION

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED IN PATENT FROM UNITED STATES OF AMERICA.

NOTES

MONUMENTS FOUND DURING THIS SURVEY WERE ACCEPTED UNLESS NOTED OTHERWISE.

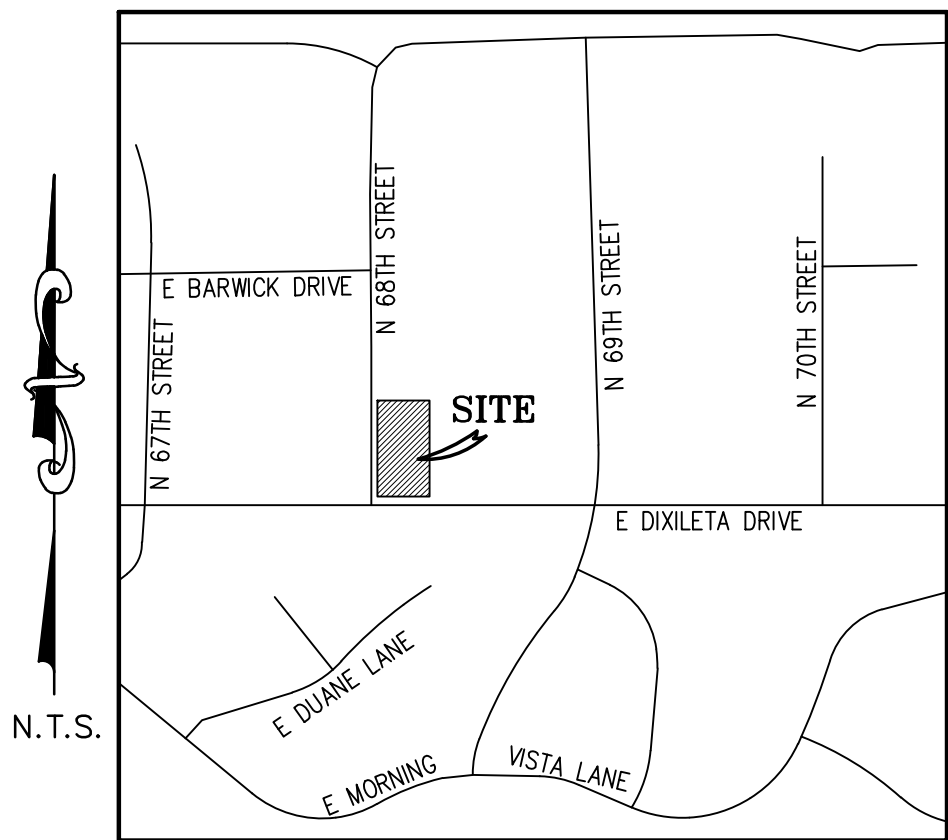
THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS SURVEY MAKES NO WARRANTY REGARDING THE EXISTENCE OF ANY EASEMENTS OR ENCUMBERENCES THAT MAY EXIST.

NO ATTEMPT HAS BEEN MADE TO SHOW DATA CONCERNING UTILITIES.

THIS SURVEYOR OBSERVED NO ENCROACHMENTS FROM OR ONTO ADJACENT PARCELS.

ALL DIMENSIONS SHOWN HEREON ARE CALCULATED FROM RECORD, AND ALL MEASURED DIMENSIONS FALL WITHIN ALLOWABLE TOLERANCES, UNLESS OTHERWISE NOTED.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD, WHETHER SHOWN OR NOT.



VICINITY MAP

DIXILETA DRIVE, SCOTTSDALE, AZ 85331

Hook Engineering, Inc.
Civil Engineers - Land Surveyors

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By	Date
-	-

Revisions

Checked by: MH
Date: 05/30/2023
Vertical Scale: AS NOTED

Designed by: GATS&M
Drawn by: GATS&M
Horiz. Scale: AS NOTED

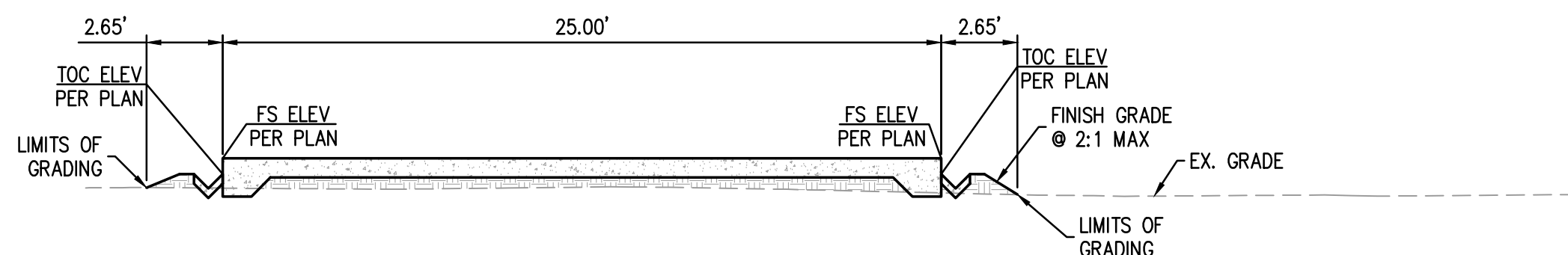
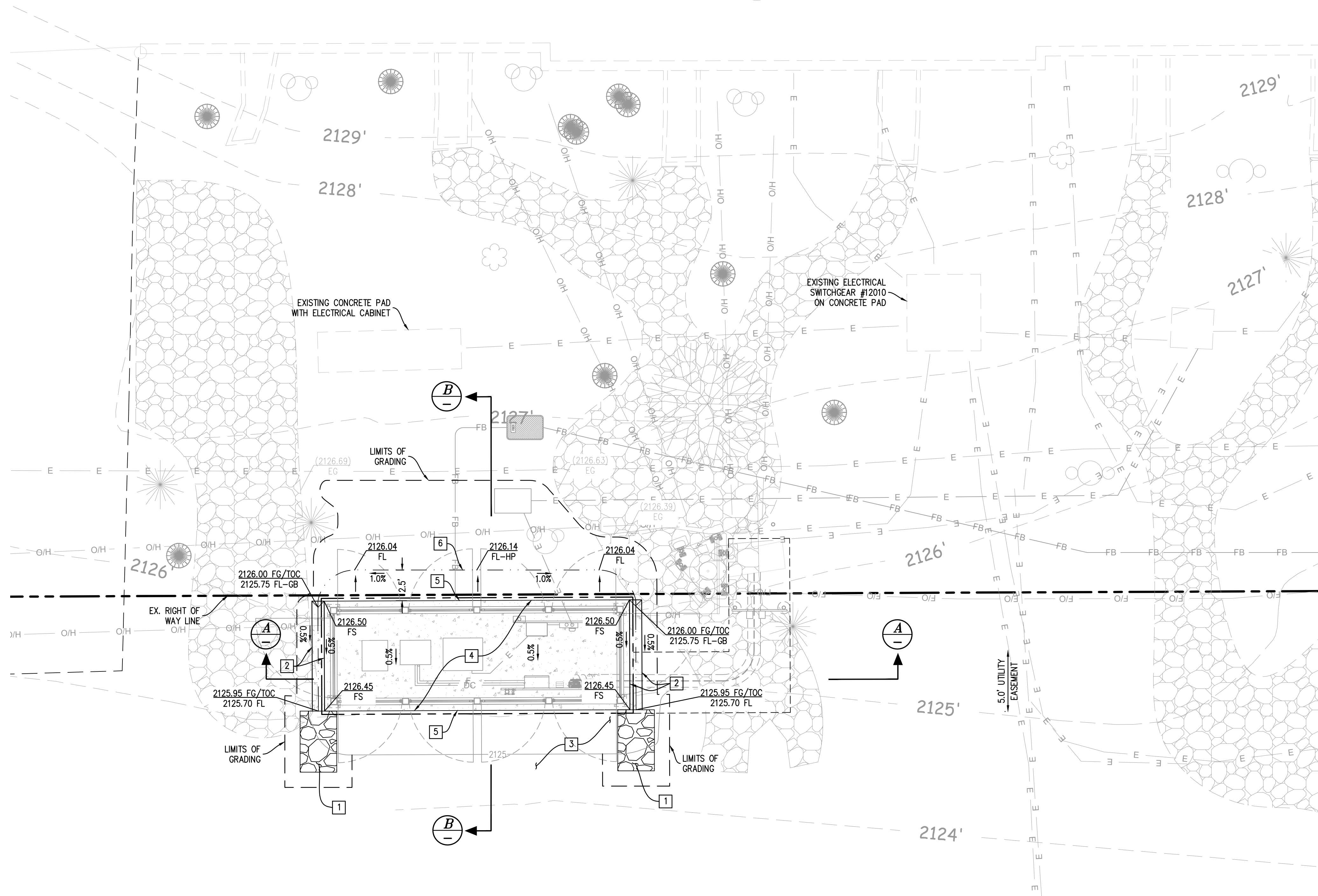
TITLE SHEET
6808 E. DIXILETA DRIVE, SCOTTSDALE, ARIZONA 85331
(APN 216-67-111A)



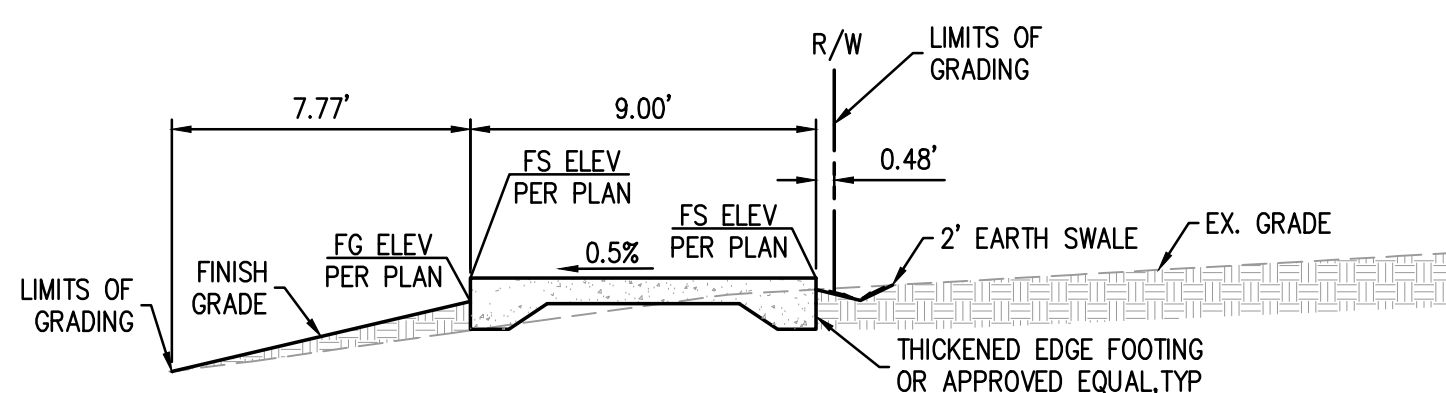
JOB NUMBER

SHEET

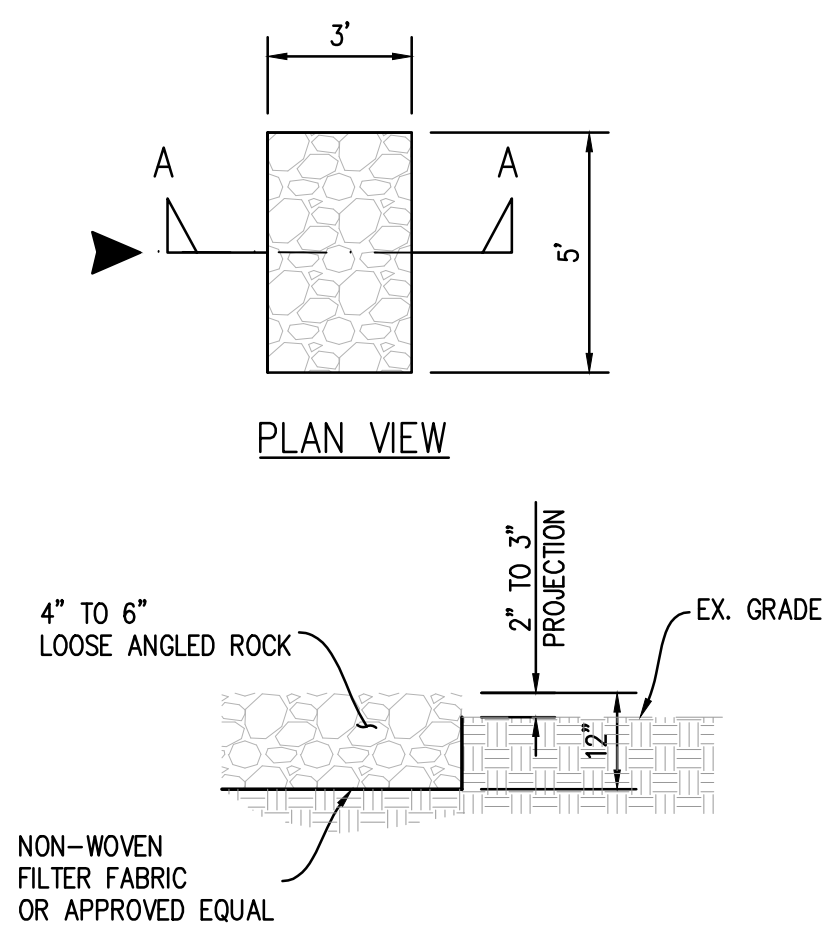




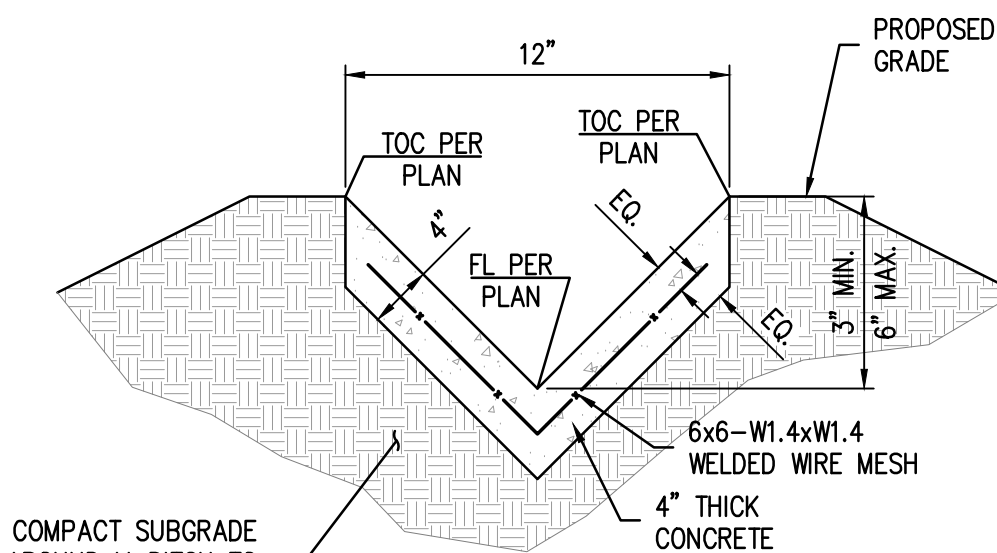
SECTION A-A
SCALE: 1"=5'



SECTION B-B
SCALE: 1"=5'



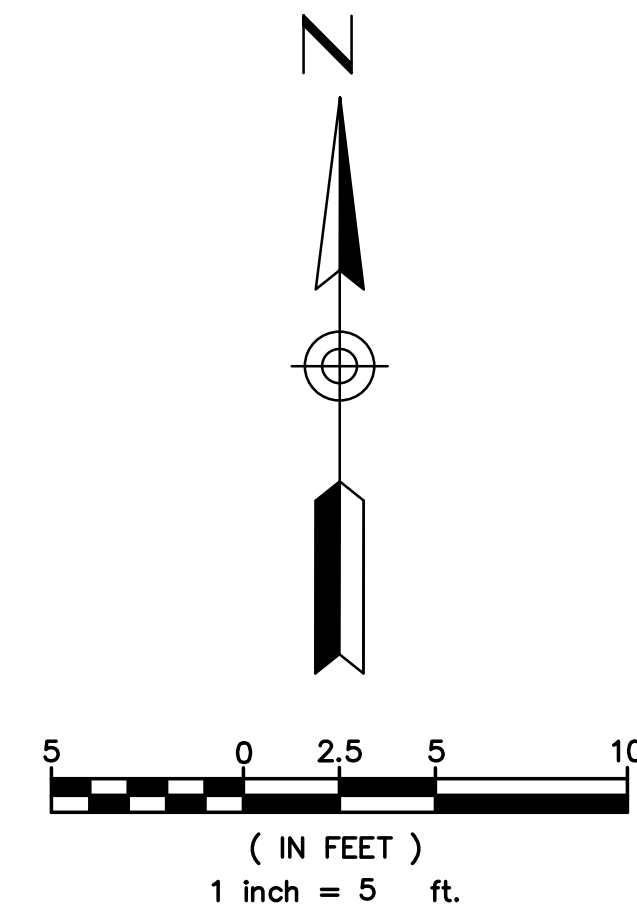
SECTION A-A
RIPRAP DETAIL
N.T.S.



CONCRETE SWALE DETAIL
N.T.S.

CONSTRUCTION NOTES

1. INSTALL 4" TO 6" DIA. LOOSE ANGULAR ROCKS (3' WIDE X 5' LONG X 12" THICK). SEE DETAIL HEREON.
2. CONSTRUCT 12" WIDE X 6" TO 3" DEEP X 4" THICK V-SHAPE CONCRETE SWALE WITH 6X6X1.4 WWF PLACED AT MID-DEPTH OR APPROVED EQUAL. SEE DETAIL HEREON.
3. GRADE AREA PER PLAN.
4. 9'-0" x 25'-0" CONCRETE PAD PER STRUCTURAL PLAN AND ELECTRICAL PLAN.
5. PROVIDE THICKENED EDGE FOOTING (OR APPROVED EQUAL) AT CONCRETE PAD PER STRUCTURAL PLAN. SEE SECTION 'B' HEREON.
6. CONSTRUCT 2' WIDE EARTH SWALE.



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Designed by:	Checked by:	Revisions	Date	By
GATS&M	MH			
GATS&M				
Drawn by:	Date:			
GATS&M	05/30/2023			
Horiz. Scale:	Vertical Scale:			
AS NOTED	AS NOTED			

GRADING & DRAINAGE PLAN

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JOB NUMBER

SHEET

2 OF 2