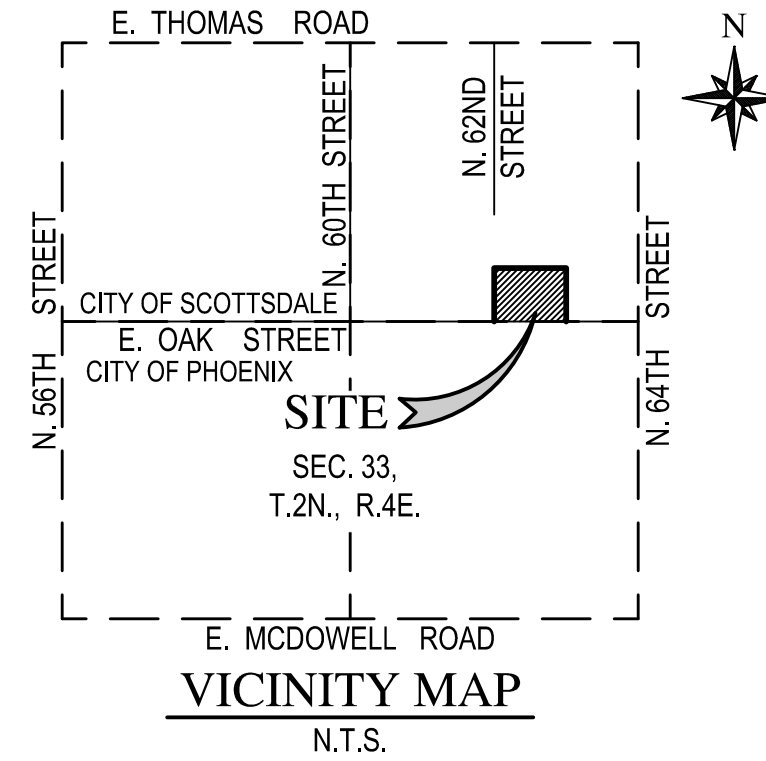


PAPAGO VILLAGE
PRELIMINARY IMPROVEMENT PLAN
SCOTTSDALE, ARIZONA

A PORTION OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



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SHEET INDEX

- C1 COVER SHEET
C2 PRELIMINARY DEMOLITION PLAN
C3-C6 PRELIMINARY GRADING AND DRAINAGE PLAN
C7-C10 PRELIMINARY WATER AND SEWER PLAN
C11 DETAILS
C12-C17 SECTIONS

SURVEY NOTE

TOPOGRAPHIC AND BOUNDARY SURVEY
INFORMATION PROVIDED ON THIS PLAN IS
FROM THE ALTA/NSPS LAND TITLE SURVEY
FOR MODUS 64TH STREET & OAK STREET
PREPARED BY CVL CONSULTANTS, DATED
FEBRUARY 1, 2024.

OWNER / DEVELOPER

MODUS DEVELOPMENT
7147 EAST RANCHO VISTA DRIVE, SUITE B01
SCOTTSDALE, ARIZONA 85251
CONTACT: ED GORMAN
PHONE: (602) 421-2221

ENGINEER

WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
CONTACT: DEREK C. NICHOLS, P.E.
PHONE: (602) 335-8556

LANDSCAPE ARCHITECT

ABLA
310 EAST RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
CONTACT: CATHERINE RUGGIERO
PHONE: (480) 530-0077

PROJECT SITE DATA

ASSESSOR PARCEL NUMBER(S):
129-24-002D, 129-24-022C,
129-24-003B, 129-24-001E
PROJECT SITE ADDRESS:
6300 EAST OAK STREET
SCOTTSDALE, ARIZONA 85257
PROJECT SITE AREA(S):
NET AREA = 9.4± AC
GROSS AREA = 10.0± AC
DISTURBED AREA = 9.8± AC
ZONING:
S-R

FEMA FIRM NOTE (ZONE X)

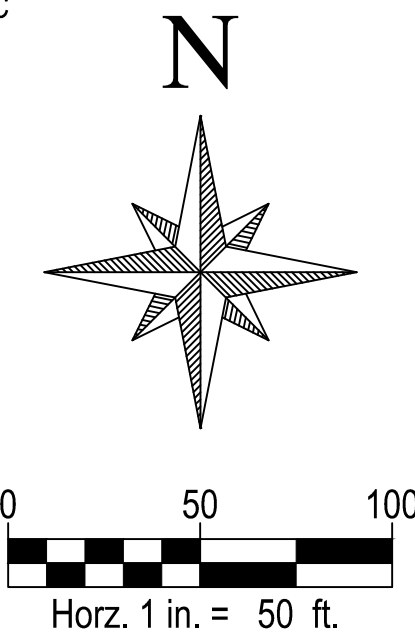
ACCORDING TO FEMA FLOOD INSURANCE RATE MAPPING, THE SUBJECT PROPERTY
IS LOCATED IN "OTHER AREAS" "ZONE X". ZONE X IS DESCRIBED AS: "AREAS
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

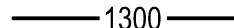
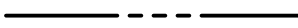
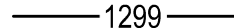
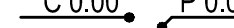
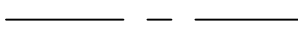
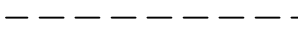
MAP NUMBER	COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
04013C	045012	2230	M	09/18/2020	X	N/A

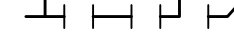
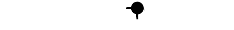
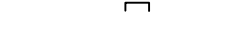
INDEX MAP LEGEND

- CX DEMOLITION
CX PAVING, GRADING & DRAINAGE
CX WATER
CX SEWER



LEGEND

EXISTING SURVEY	PROPOSED GRADING, DRAINAGE & PAVING
 SECTION LINE	 MAJOR CONTOUR
 RIGHT OF WAY	 MINOR CONTOUR
 PROPERTY LINE	 SPOT ELEVATIONS
 ROAD CENTERLINE	 STORM DRAIN PIPE
 EASEMENT	 STORM DRAIN CATCH BASIN
 SURVEY MARKER	 SLOPE ARROW
 UG ELECTRIC (BURIED CABLE)	 GRADE BREAK/RIDGE
 UG ELECTRIC (CONDUIT)	 RIP RAP
 UG ELECTRIC (DUCT BANK)	 ROOF DRAIN/RAIN ARROW
 OVERHEAD ELECTRIC	 DRYWELL
 OVERHEAD TELEPHONE	 SITE ULTIMATE OUTFALL LOCATION & ELEVATION
 UG TELEPHONE	 WALL
 CABLE TELEVISION	 STREET/PARKING LIGHT
 OVERHEAD CABLE TELEVISION	
 TELEPHONE DUCT BANK	
 BARBED WIRE FENCE	
 CHAIN LINK FENCE	
 WOOD FENCE	
 BLOCK WALL	
 4" G (MATERIAL)	
 8" S (MATERIAL)	
 4" IRR (MATERIAL)	
 8" W (MATERIAL)	
 MAJOR CONTOUR	
 MINOR CONTOUR	
 VEGETATION	
 BUILDING	
 SEWER MANHOLE	
 STORM DRAIN MANHOLE	
 TELEPHONE MANHOLE	
 SPOT ELEVATION	
 SIGN	
 JUNCTION BOX/RISER	
 FIRE HYDRANT	
 WATER VALVE	
 STREET/PARKING LIGHT	
 UTILITY POLE	
 CATCH BASIN	

PROPOSED WATER & SEWER	
 WATER LINE	
 WATER LINE FITTINGS	
 BACKFLOW PREVENTION DEVICE	
 WATER VALVE	
 FIRE DEPARTMENT CONNECTION	
 FIRE HYDRANT	
 WATER METER	
 PLUG	
 REDUCER	
 TAPPING SLEEVE & VALVE	
 CURB STOP	
 PRESSURE RELEASE VALVE	
 AIR/VACUUM RELEASE VALVE	
 SEWER LINE	
 SEWER MANHOLE	
 CLEANOUT	

ABBREVIATIONS

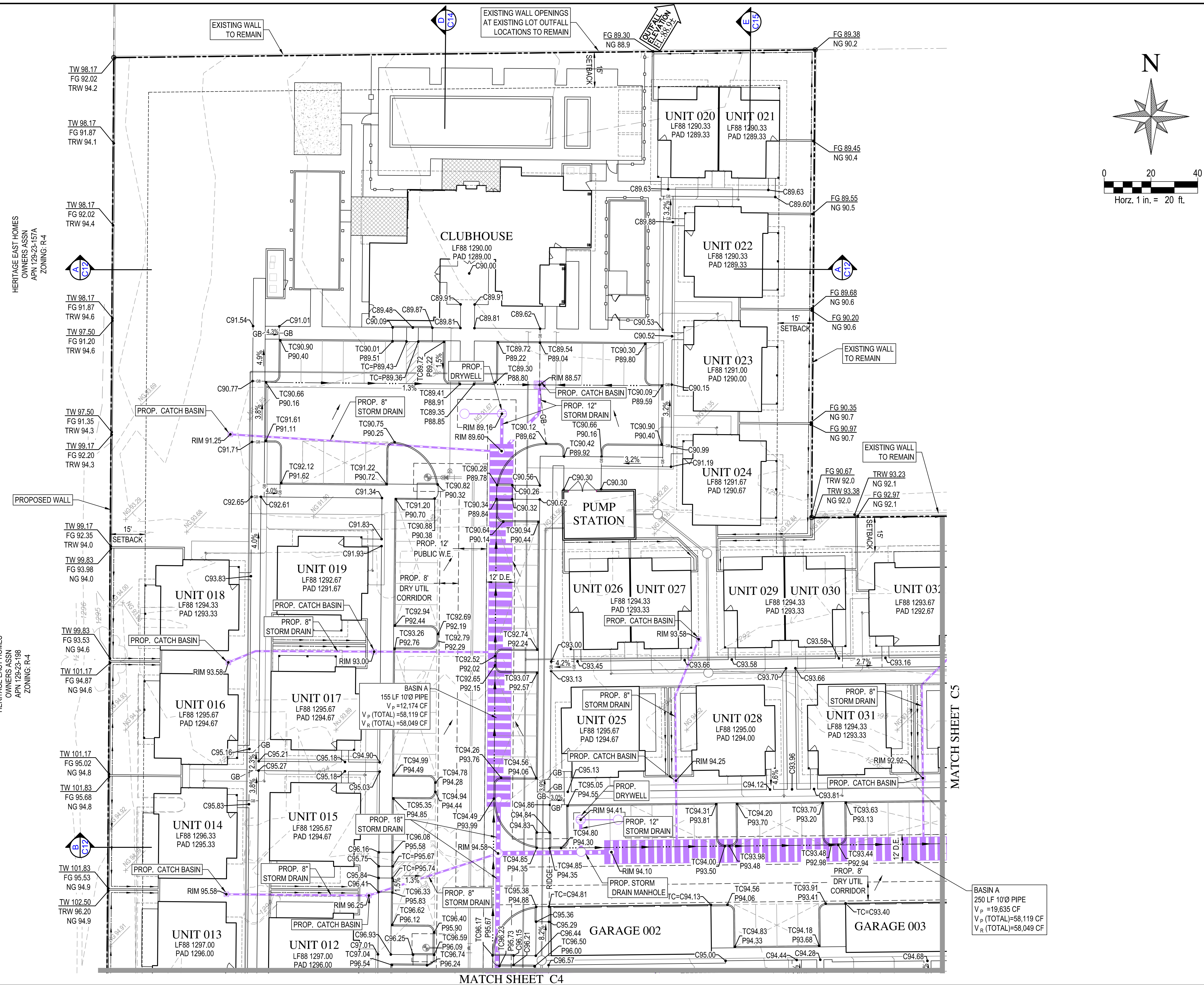
AL	AREA LIGHT	MIN	MINIMUM
BB	BOTTOM OF BANK	N.T.S.	NOT TO SCALE
C	CONCRETE ELEVATION	NG	NATURAL GRADE
CB	CATCH BASIN	P	PAVEMENT ELEVATION
COS	CITY OF SCOTTSDALE	PL	PARKING LIGHT
CTR	CABLE TV RISER	RD	ROOF DRAIN
CTV	CABLE TV	RIM	RIM ELEVATION
DW	DRYWELL	S	SLOPE
E.S.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT	SCO	SEWER CLEANOUT
ECB	ELECTRICAL CABINET BOX	SD	STORM DRAIN
EJB	ELECTRICAL JUNCTION BOX	SE	SEWER EASEMENT
EO	ELECTRICAL OUTLET	SL	STREET LIGHT
EVT	ELECTRICAL VAULT	SLM	STREET LIGHT MAST ARM
EX	EXISTING	SS	SANITARY SEWER
FF	FINISH FLOOR	STD	STANDARD
FG	FINISH GRADE	TB	TOP OF BANK
FH	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOWLINE	TF	TOP OF FOOTING
G	GUTTER ELEVATION	TW	TOP OF WALL
GB	GRADE BREAK	U.E.	UTILITY EASEMENT
GR	GAS REGULATOR	UG	UNDERGROUND
IJB	IRRIGATION JUNCTION BOX	W.I.	WROUGHT IRON
INV	INVERT	WF	WIRE FENCE
IRR	IRRIGATION	WM	WATER METER
IV	IRRIGATION VALVE	WV	WATER VALVE
IVB	IRRIGATION VALVE BOX		
LF	LENIER FEET		
LFF	LOWEST FINISH FLOOR		

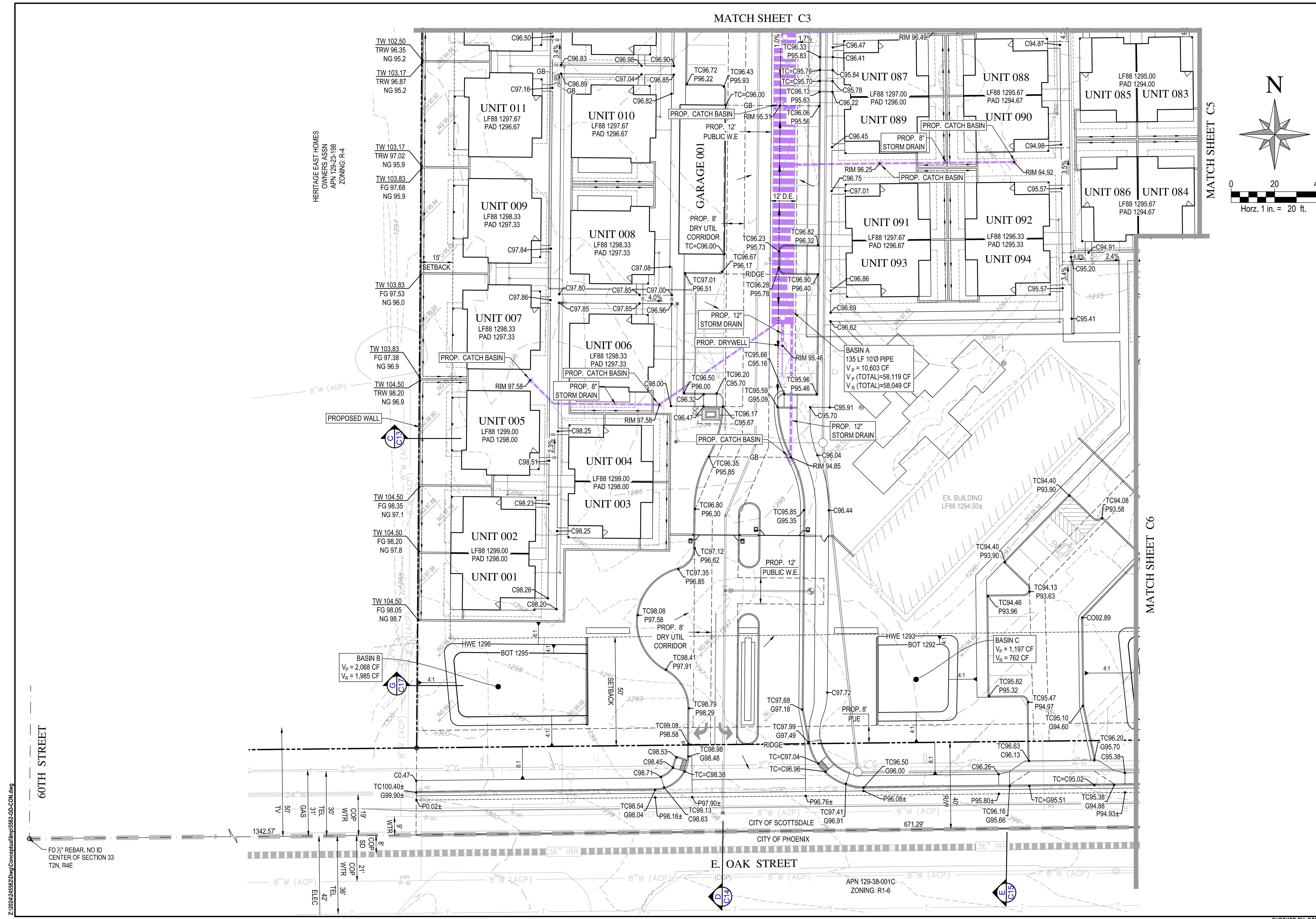
PAPAGO VILLAGE
PRELIMINARY IMPROVEMENT PLAN
SCOTTSDALE, ARIZONA
COVER SHEET

DATE	
DESCRIPTION	
REV	
SCALE (HORIZ.) 1" = 50'	
SCALE (VERT.) N/A	
DATE 06/14/2024	
JOB NUMBER 245562	
SHEET C1 OF 17	



CHECKED BY: DCN DESIGNED BY: AM DRAFTED BY: JRS

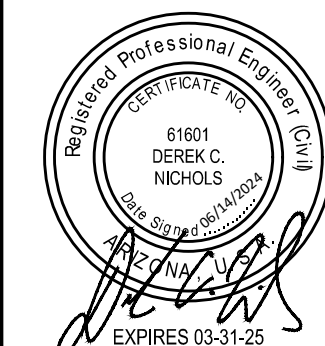






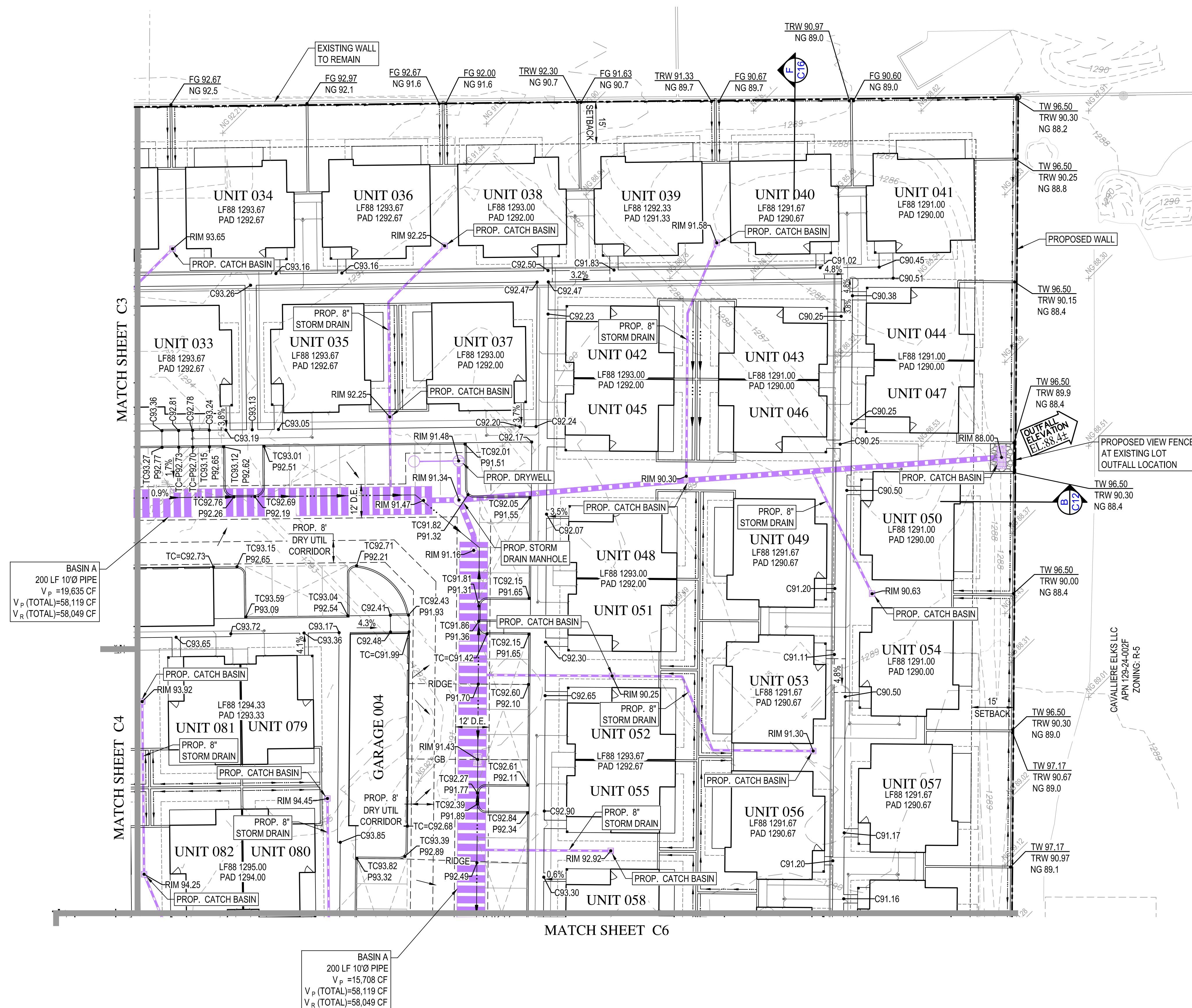
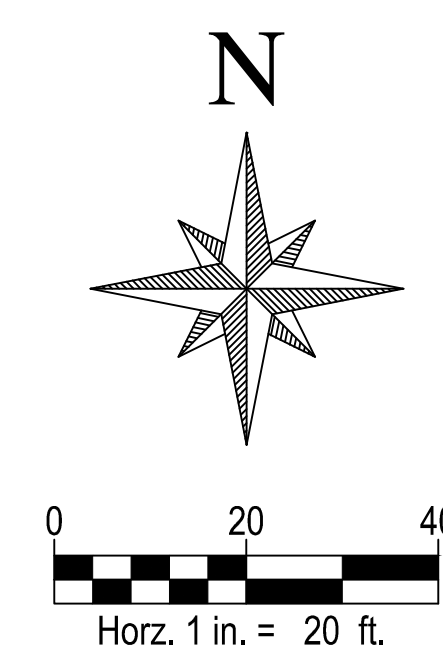
PAPAGO VILLAGE
PRELIMINARY IMPROVEMENT PLAN
SCOTTSDALE, ARIZONA
PRELIMINARY GRADING AND DRAINAGE PLAN

REV	DESCRIPTION	DATE



SCALE (HORIZ.)	1" = 20'
SCALE (VERT.)	N/A
DATE	06/14/2024
JOB NUMBER	245562
SHEET	
C5	OF 17

CHECKED BY: DCN DESIGNED BY: AM DRAFTED BY: JR



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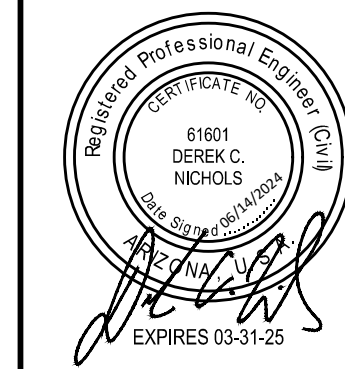
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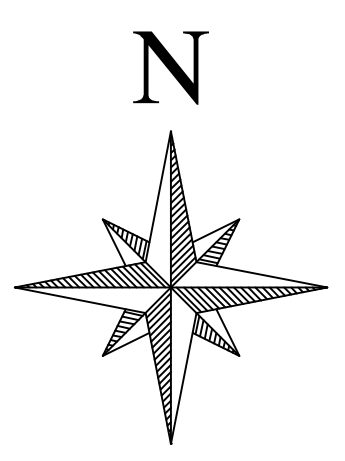


PAPAGO VILLAGE
PRELIMINARY IMPROVEMENT PLAN
SCOTTSDALE, ARIZONA
PRELIMINARY GRADING AND DRAINAGE PLAN

REV	DESCRIPTION	DATE



SCALE (HORIZ.) 1" = 20'
SCALE (VERT.) N/A
DATE 06/14/2024
JOB NUMBER 245562
SHEET C6 OF 17



0 20 40
Horz. 1 in. = 20 ft.

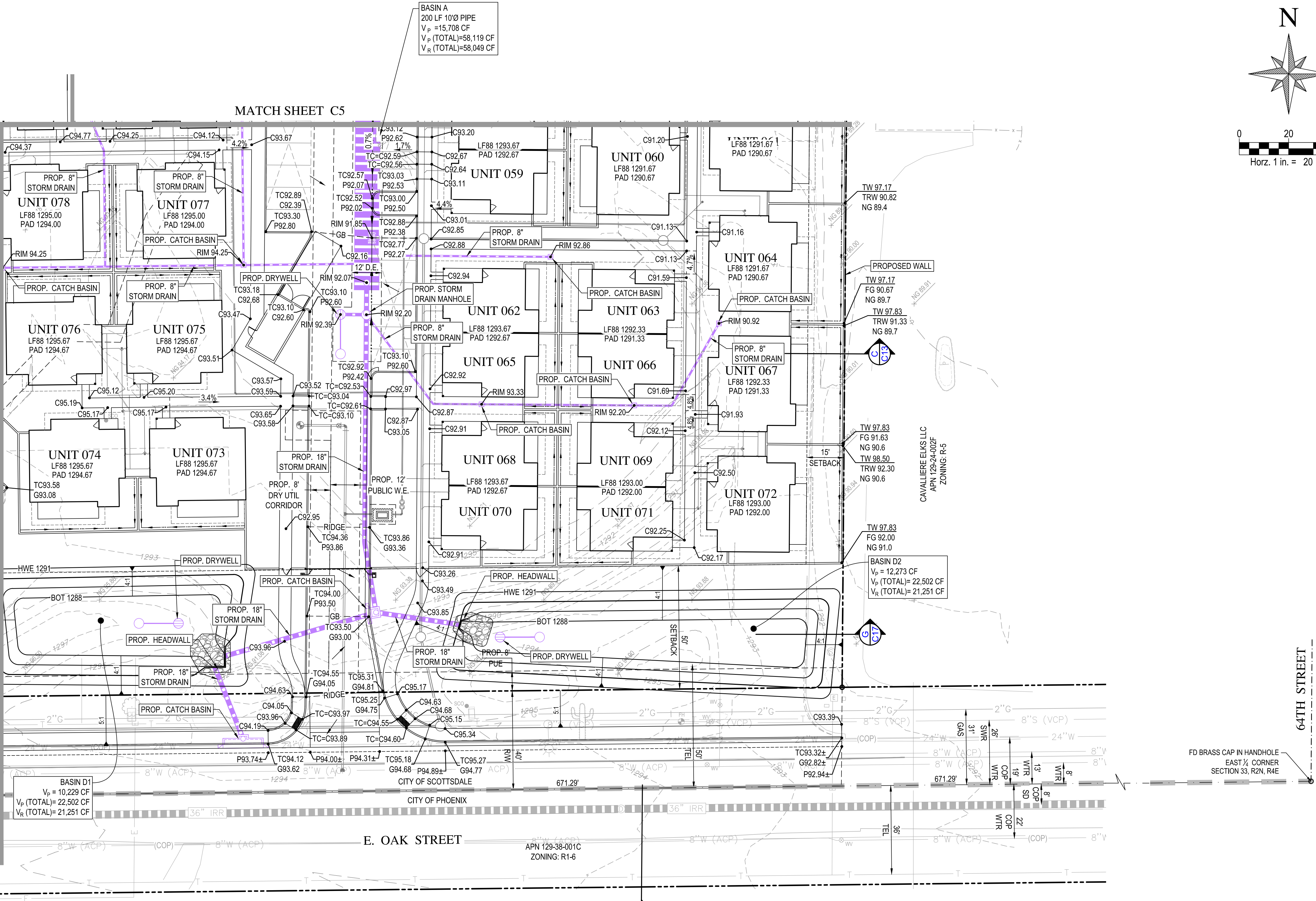
64TH STREET

FD BRASS CAP IN HANDHOLE
EAST 1/4 CORNER
SECTION 33, R2N, R4E

BASIN A
200 LF 10" PIPE
V_P = 15,708 CF
V_P (TOTAL) = 58,119 CF
V_R (TOTAL) = 58,049 CF

MATCH SHEET C5

MATCH SHEET C4



UNITED STATES OF AMERICA
APN 129-38-001B
ZONING: R1-6

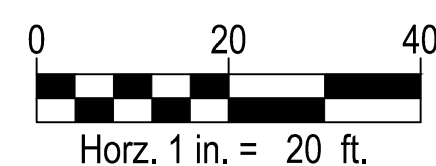
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HERITAGE EAST HOMES
OWNERS ASSN
APN 129-23-198
ZONING: R-4



MATCH SHEET C9



PAPAGO VILLAGE
PRELIMINARY IMPROVEMENT PLAN
SCOTTSDALE, ARIZONA
PRELIMINARY WATER AND SEWER PLAN

[illegible]

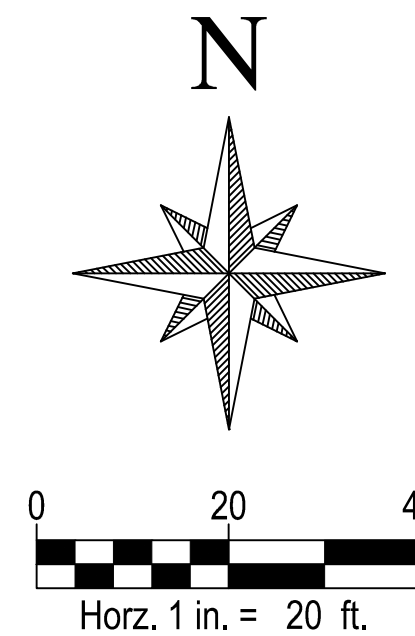
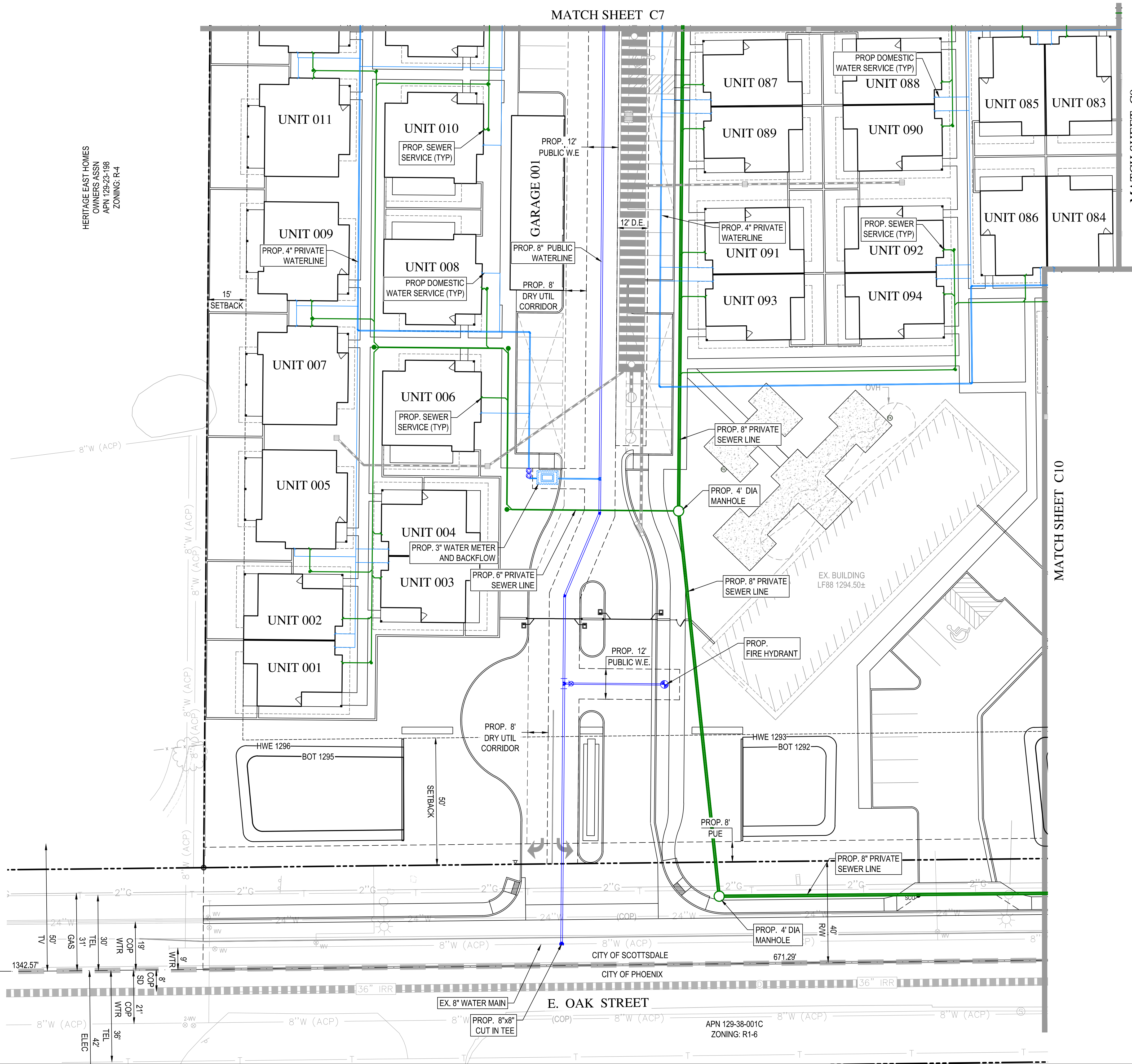
CHECKED BY: DCN DESIGNED BY: AM DRAFTED BY: JR

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60TH STREET

FD 1/2" REBAR, NO ID
CENTER OF SECTION 33
T2N, R4E

HERITAGE EAST HOMES
OWNERS ASSN
APN 129-38-001
ZONING: R-4

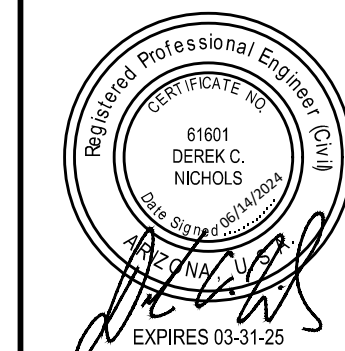


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PAPAGO VILLAGE
PRELIMINARY IMPROVEMENT PLAN
SCOTTSDALE, ARIZONA
PRELIMINARY WATER AND SEWER PLAN

REV	DESCRIPTION	DATE



SCALE (HORIZ.) 1" = 20'
SCALE (VERT.) N/A
DATE 06/14/2024
JOB NUMBER 245562
SHEET C8 OF 17

CHECKED BY: DCN DESIGNED BY: AM DRAFTED BY: JRS



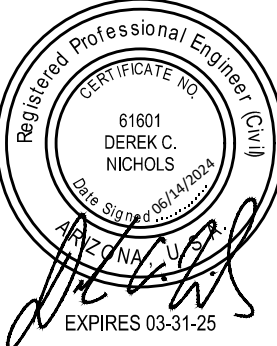


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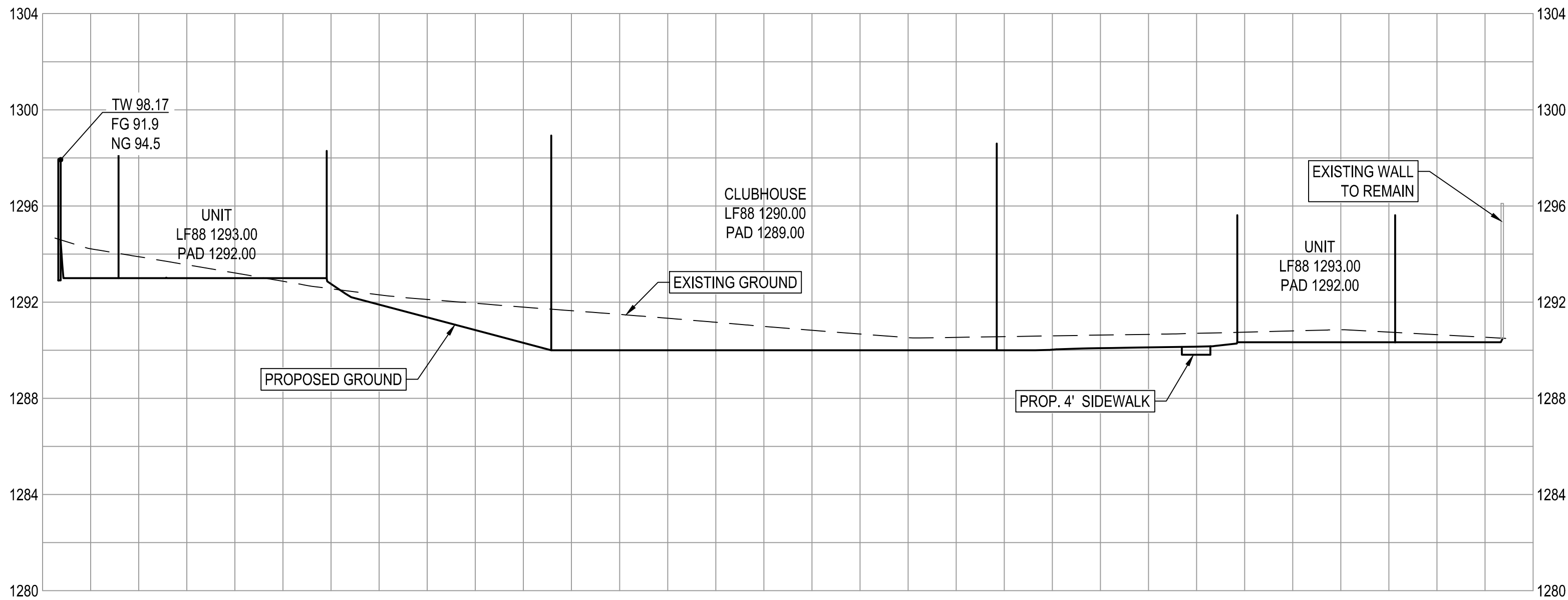
PAPAGO VILLAGE
PRELIMINARY IMPROVEMENT PLAN
SCOTTSDALE, ARIZONA
SECTIONS

REV	DESCRIPTION	DATE

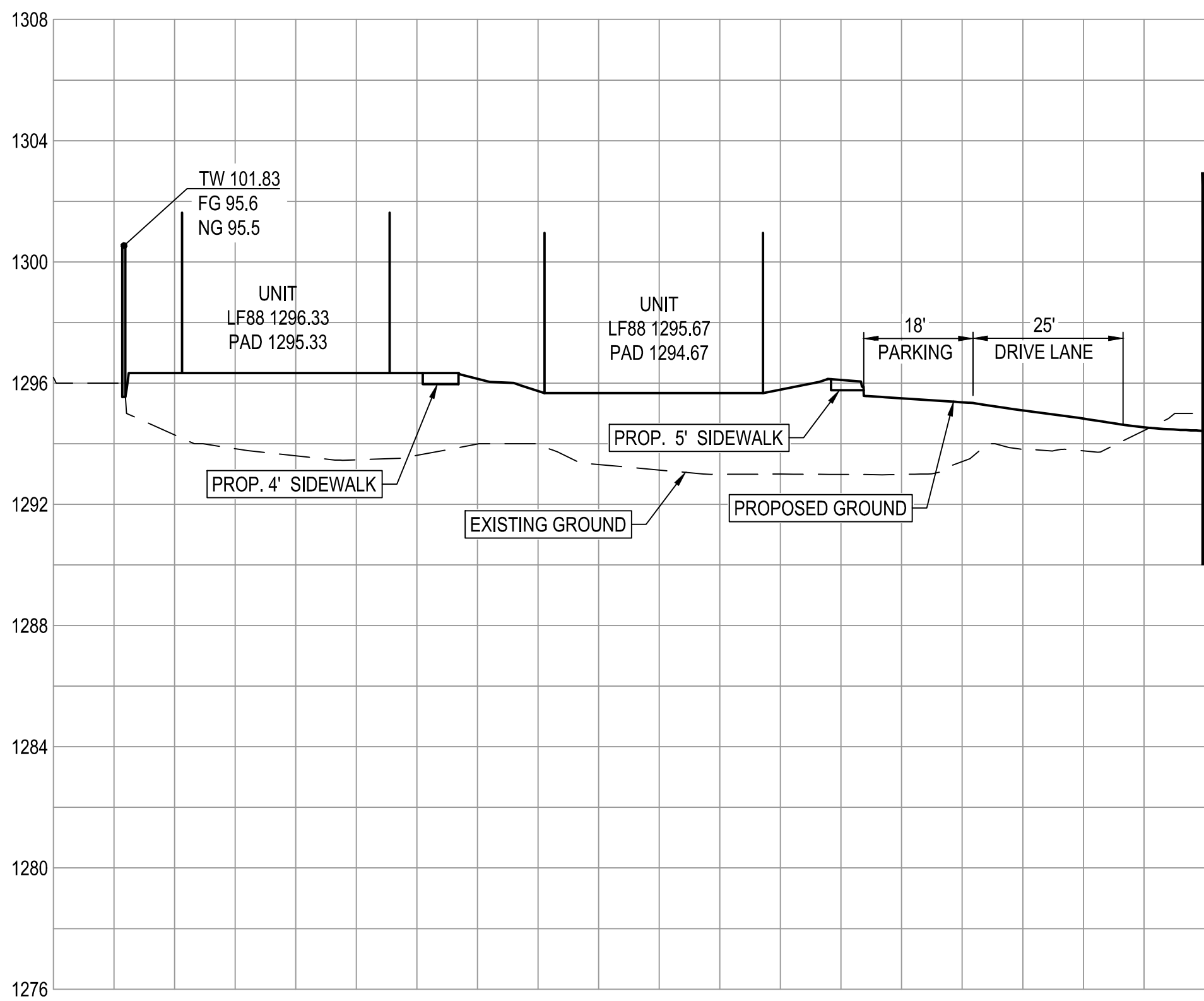


SCALE (HORIZ.) 1" = 20'
SCALE (VERT.) 1" = 4'
DATE 06/14/2024
JOB NUMBER 245562
SHEET C12 OF 17

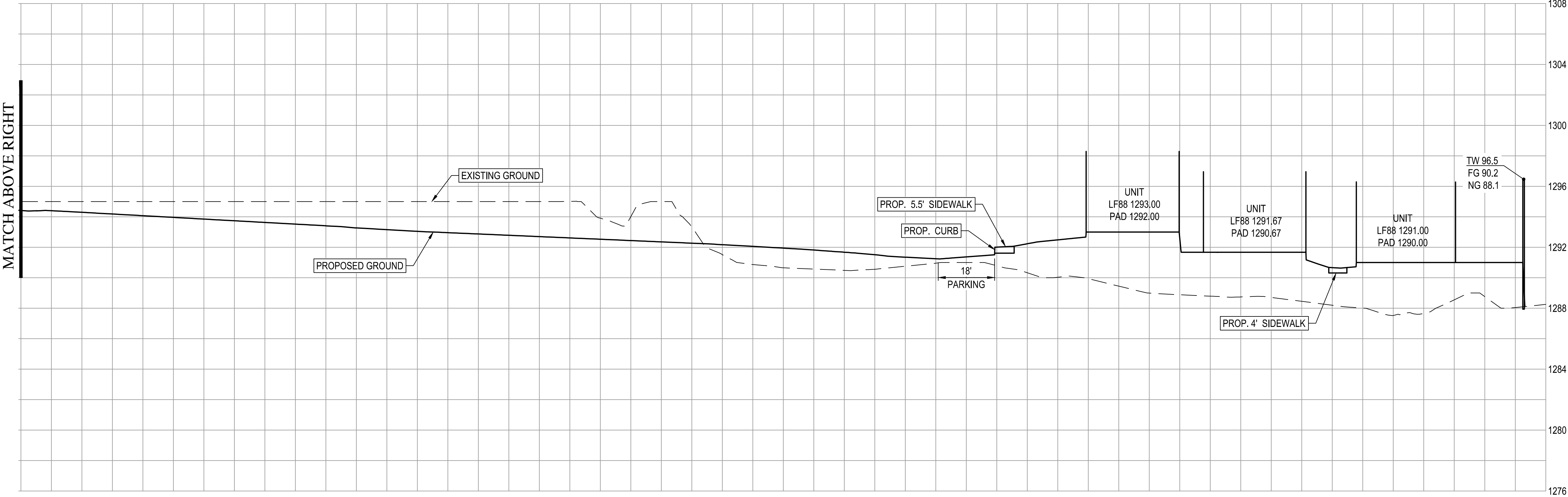
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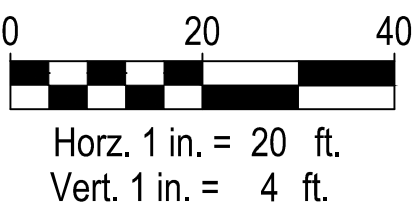
SECTION A
SCALE: HORIZ: 1" = 20'
VERT: 1" = 4'
(LOOKING NORTH)



SECTION B
SCALE: HORIZ: 1" = 20'
VERT: 1" = 4'
(LOOKING NORTH)

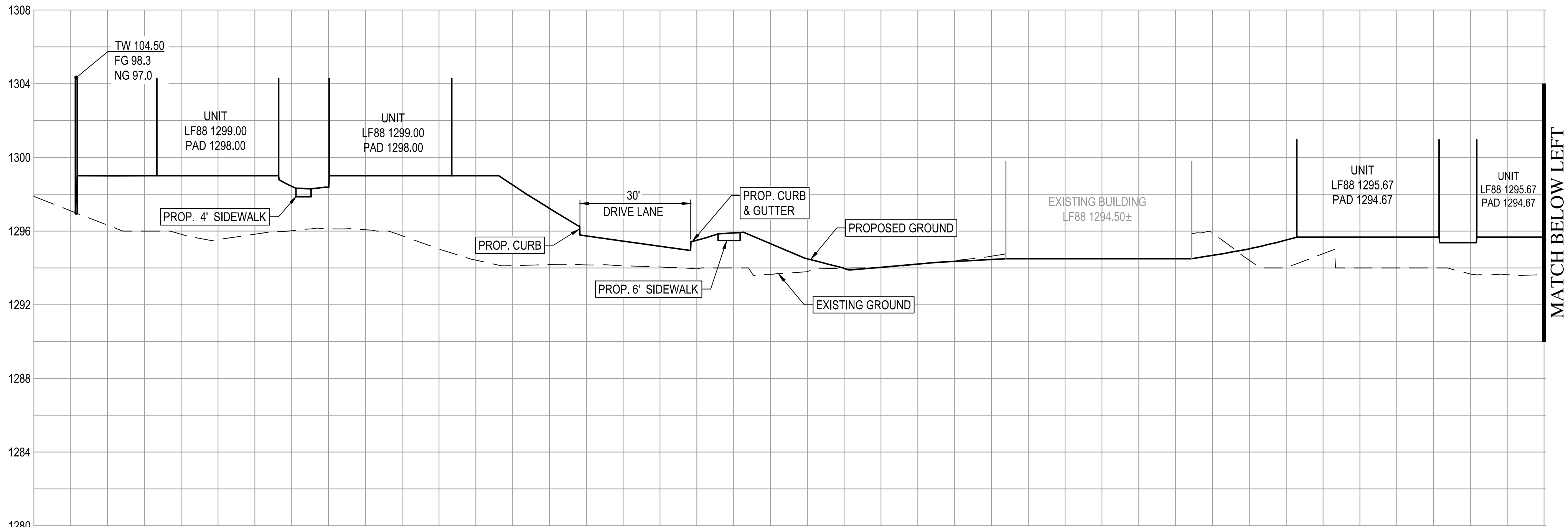


SECTION B
SCALE: HORIZ: 1" = 20'
VERT: 1" = 4'
(LOOKING NORTH)

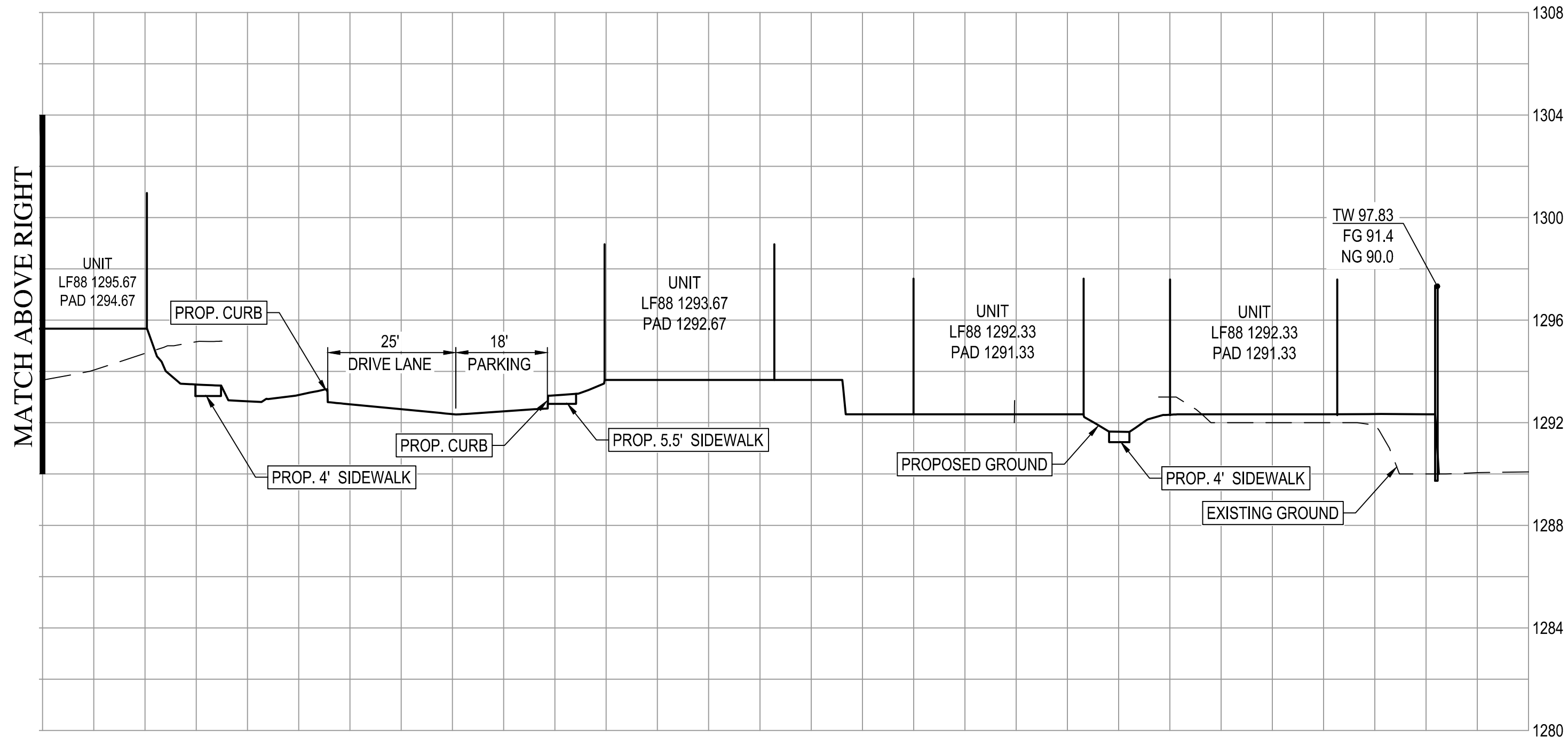


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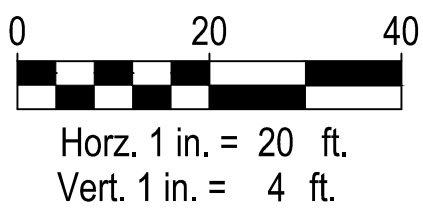
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SECTION C
SCALE: HORIZ: 1" = 20'
VERT: 1" = 4'
(LOOKING NORTH)



SECTION C
SCALE: HORIZ: 1" = 20'
VERT: 1" = 4'
(LOOKING NORTH)



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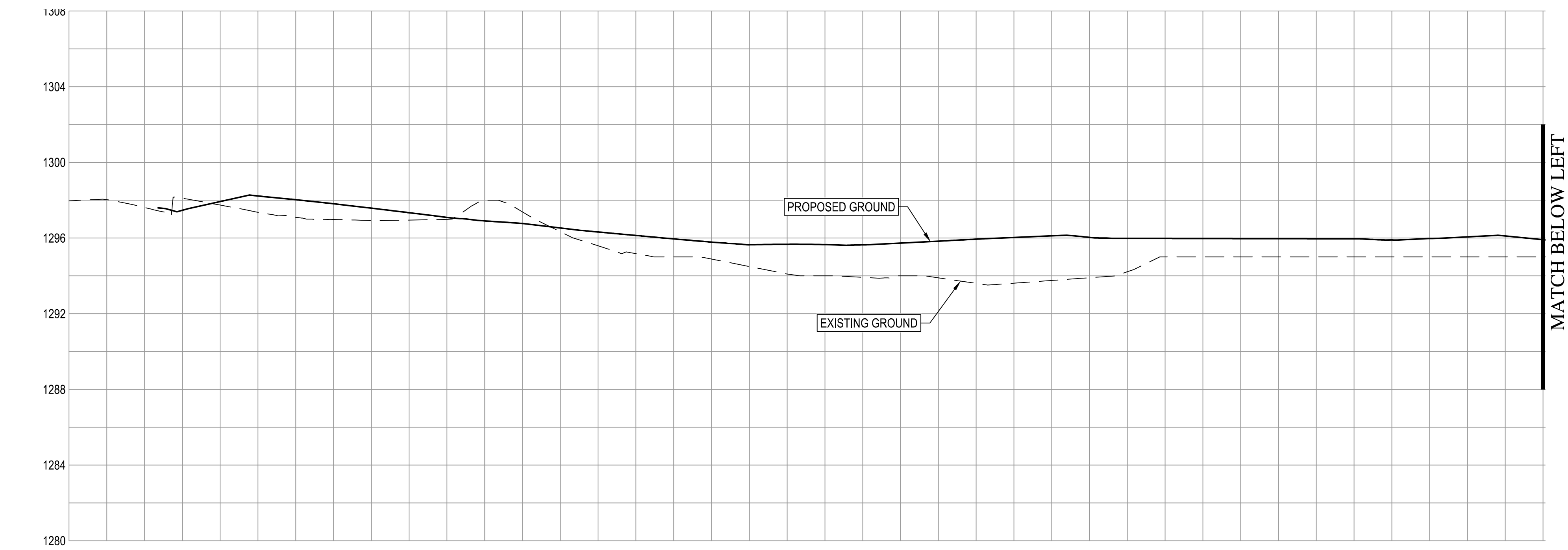
PAPAGO VILLAGE
PRELIMINARY IMPROVEMENT PLAN
SCOTTSDALE, ARIZONA
SECTIONS

REV	DESCRIPTION	DATE

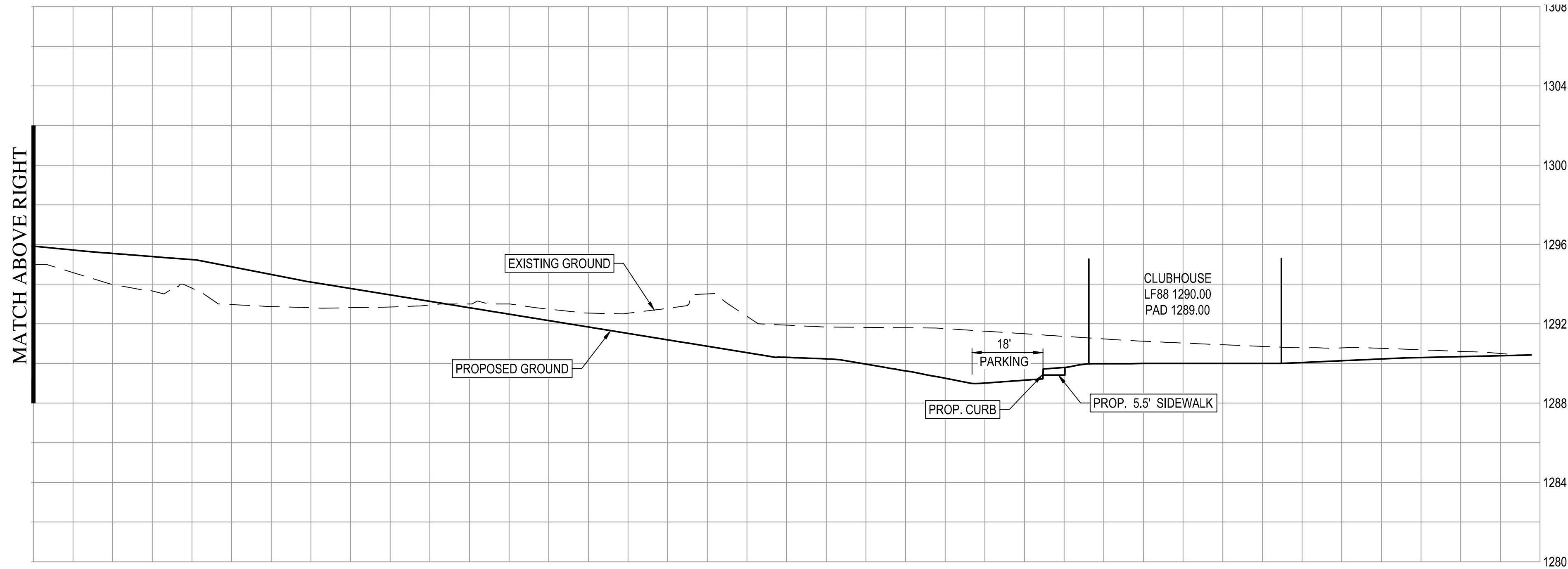


SCALE (HORIZ.) 1" = 20'
SCALE (VERT.) 1" = 4'
DATE 06/14/2024
JOB NUMBER 245562
SHEET C13 OF 17

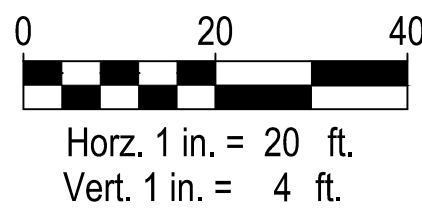
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SECTION D
SCALE: HORIZ: 1" = 20'
VERT: 1" = 4'
(LOOKING WEST)



SECTION D
SCALE: HORIZ: 1" = 20'
VERT: 1" = 4'
(LOOKING WEST)

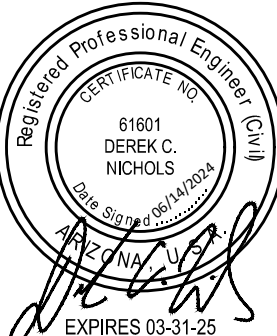


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PAPAGO VILLAGE
PRELIMINARY IMPROVEMENT PLAN
SCOTTSDALE, ARIZONA
SECTIONS

REV	DESCRIPTION	DATE



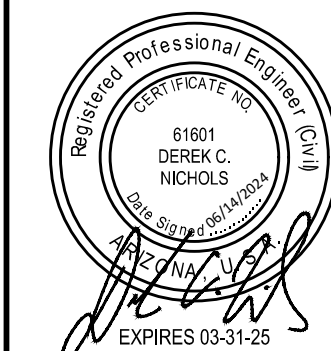
SCALE (HORIZ.) 1" = 20'
SCALE (VERT.) 1" = 4'
DATE 06/14/2024
JOB NUMBER 245562
SHEET C14 OF 17

PAPAGO VILLAGE
PRELIMINARY IMPROVEMENT PLAN
SCOTTSDALE, ARIZONA
SECTIONS

DATE

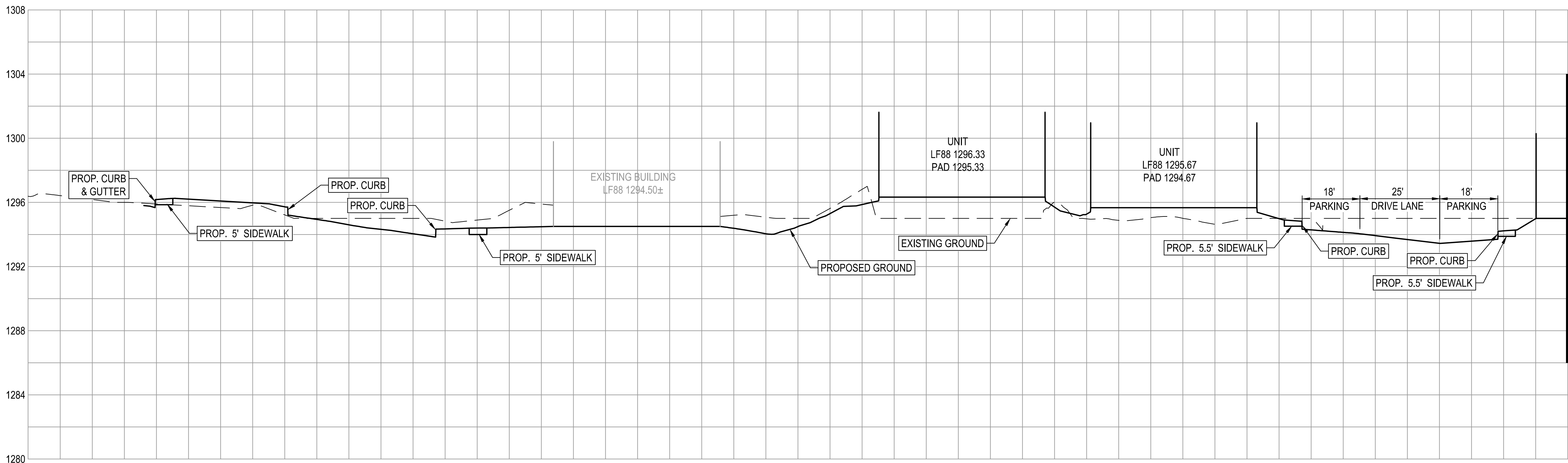
DESCRIPTION

REV

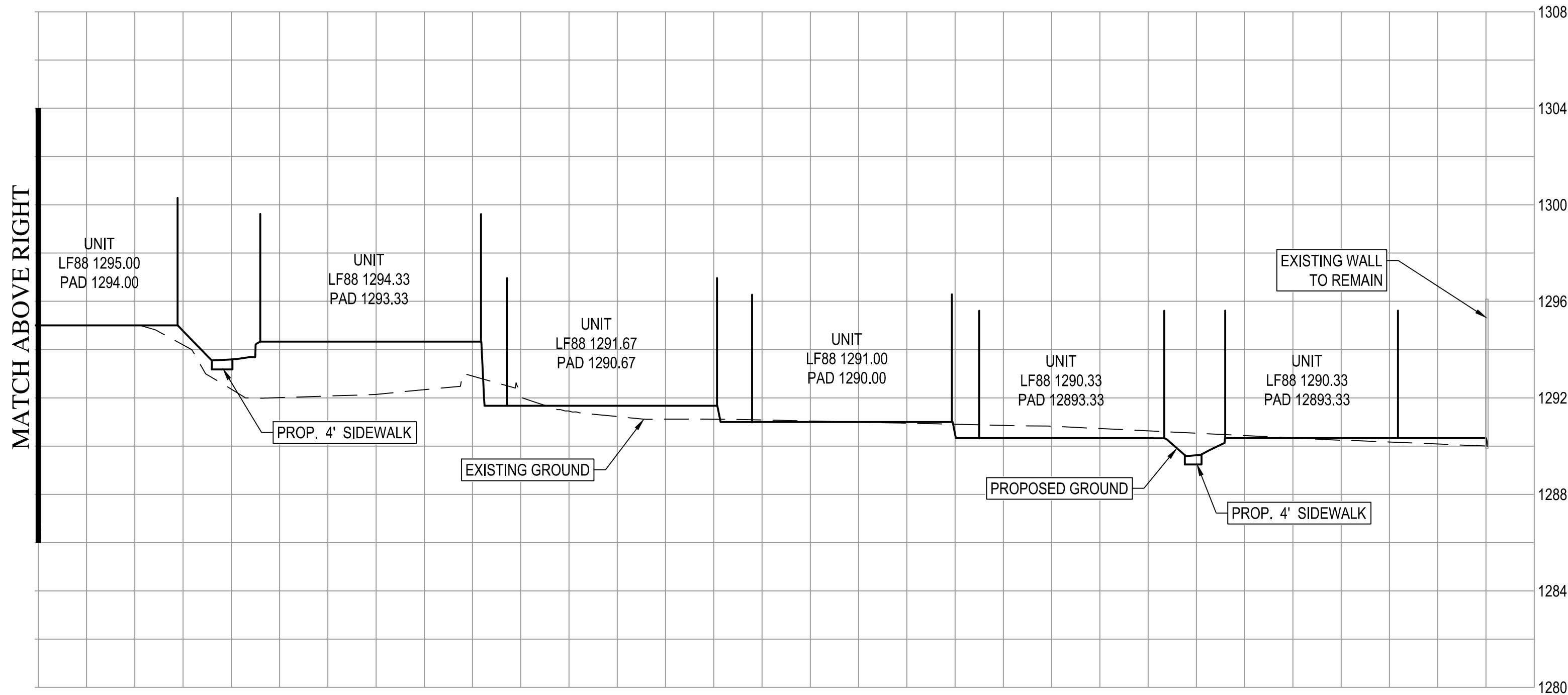


SCALE (HORIZ.) 1" = 20'
SCALE (VERT.) 1" = 4'
DATE 06/14/2024
JOB NUMBER 245562
SHEET
C15 OF 17

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

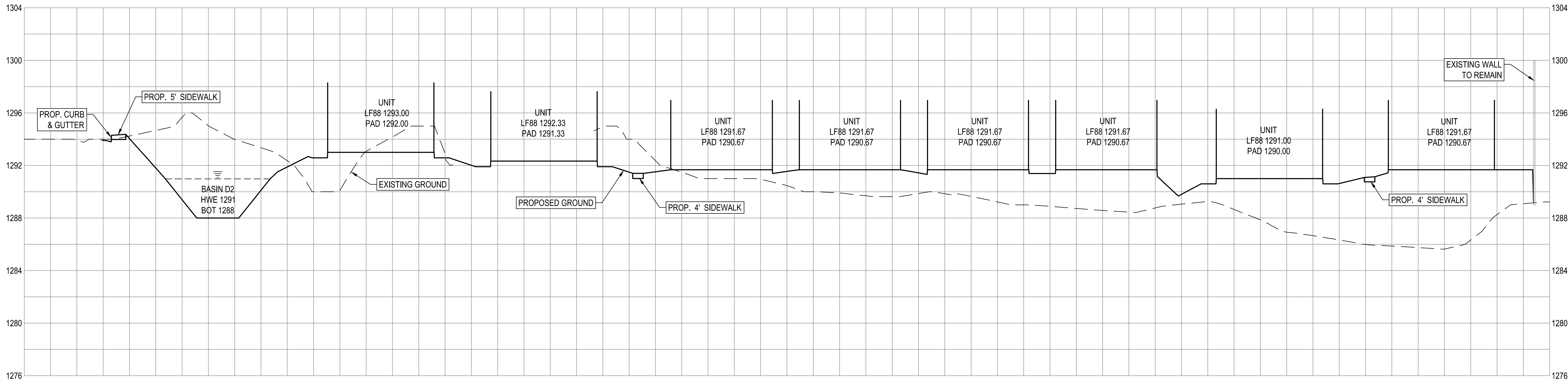


SECTION E
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VERT: 1" = 4'
(LOOKING WEST)

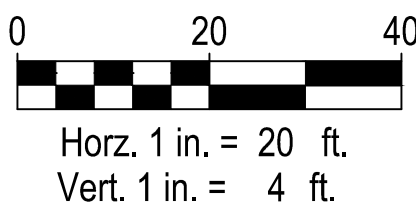


SECTION E
SCALE: HORIZ: 1" = 20'
VERT: 1" = 4'
(LOOKING WEST)

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SECTION F
SCALE: HORIZ: 1" = 20'
VERT: 1" = 4'
(LOOKING WEST)



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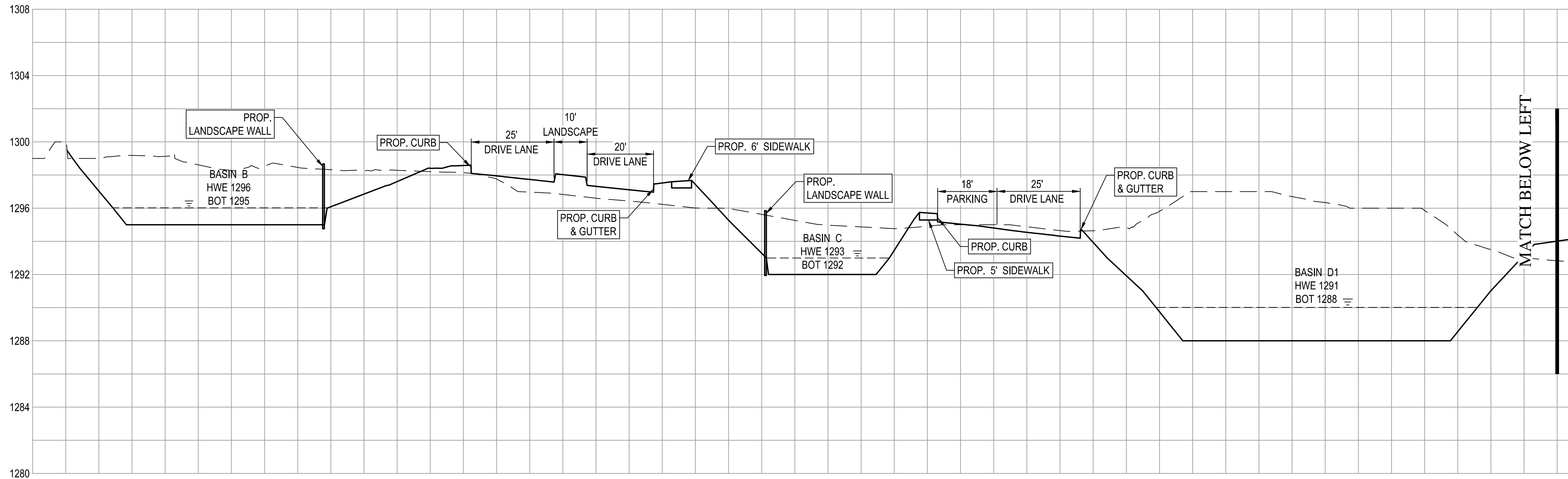
Contact Arizona 811 at least two full working days before you begin excavation.
ARIZONA 811
Call 811 or click Arizona811.com

PAPAGO VILLAGE
PRELIMINARY IMPROVEMENT PLAN
SCOTTSDALE, ARIZONA
SECTIONS

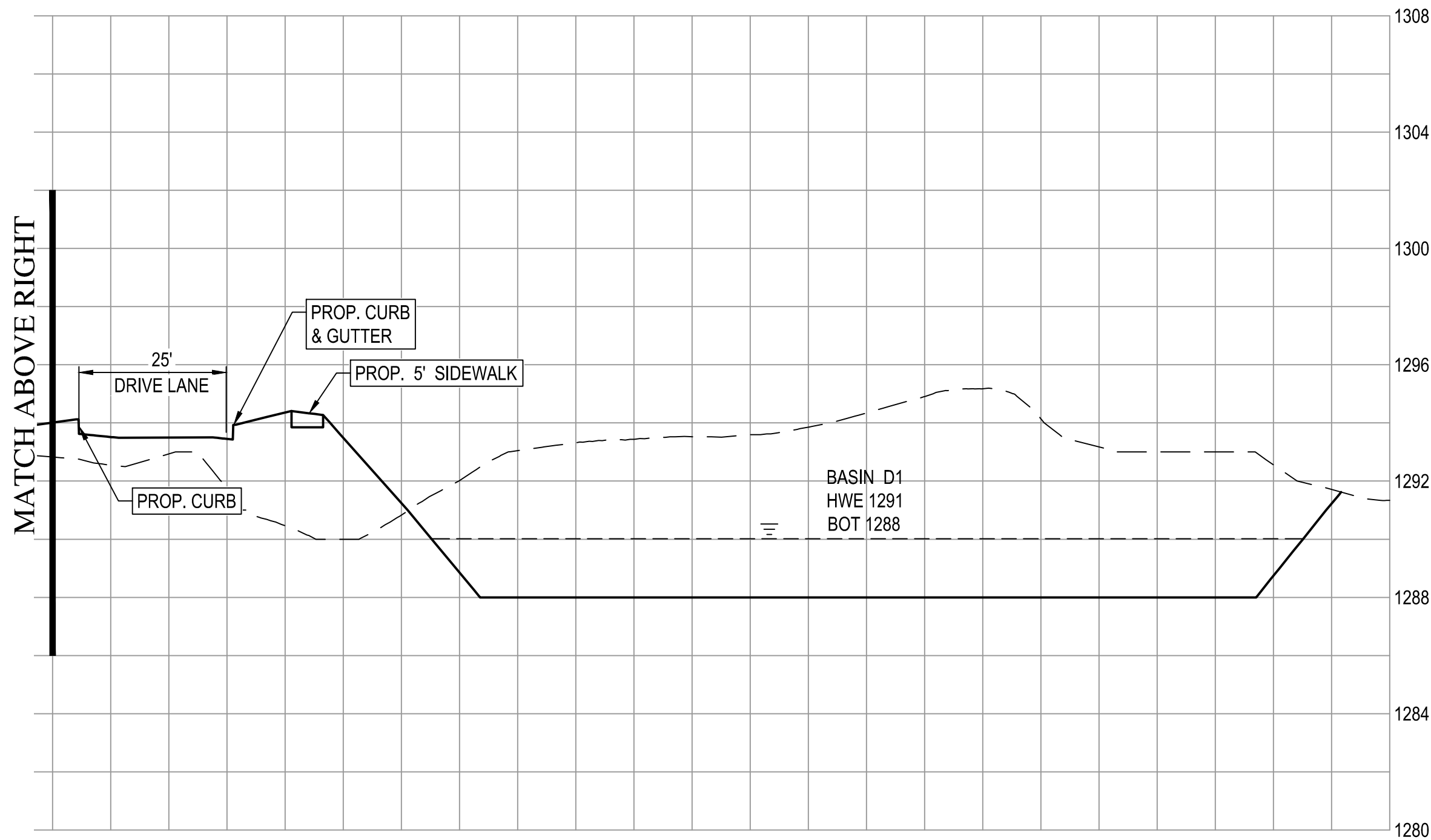
REV	DESCRIPTION	DATE

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SCALE (VERT.) 1" = 4'
DATE 06/14/2024
JOB NUMBER 245562
SHEET C16 OF 17

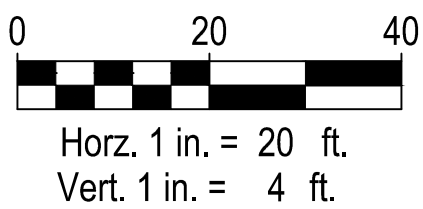
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SECTION G
SCALE: HORIZ: 1" = 20'
VERT: 1" = 4'
(LOOKING NORTH)



SECTION G
SCALE: HORIZ: 1" = 20'
VERT: 1" = 4'
(LOOKING NORTH)



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PAPAGO VILLAGE
PRELIMINARY IMPROVEMENT PLAN
SCOTTSDALE, ARIZONA
SECTIONS

REV	DESCRIPTION	DATE



SCALE (HORIZ.) 1" = 20'
SCALE (VERT.) 1" = 4'
DATE 06/14/2024
JOB NUMBER 245562
SHEET
C17 OF 17