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SHEET INDEX

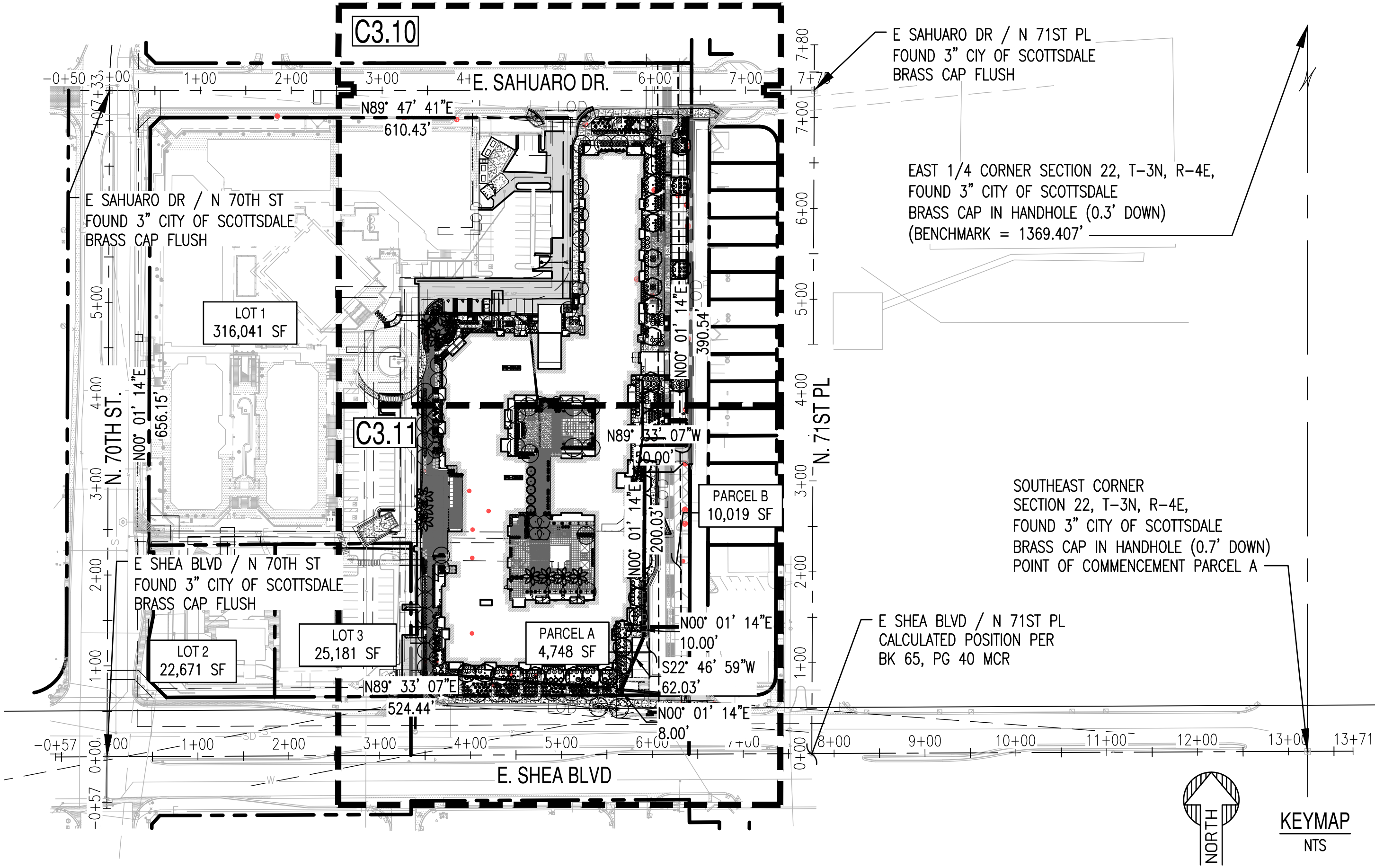
	SHEET NO.:	DESCRIPTION:	LATEST DATE:	REVISION:
●	1	C0.01 PRELIMINARY COVER SHEET & KEYMAP	04/30/2025	
●	2	C2.00 PRELIMINARY OVERALL SITE PLAN	04/30/2025	
●	3	C3.10 PRELIMINARY GRADING AND DRAINAGE PLAN	04/30/2025	
●	4	C3.11 PRELIMINARY GRADING AND DRAINAGE PLAN	04/30/2025	
●	5	C3.50 PRELIMINARY SITE CROSS SECTIONS	04/30/2025	

● FILLED CIRCLE INDICATES PLAN IS INCLUDED WITH THIS SUBMITTAL

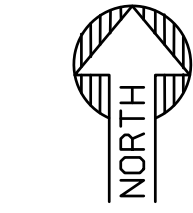
COSANTI COMMONS

PRELIMINARY COVER SHEET & KEYMAP

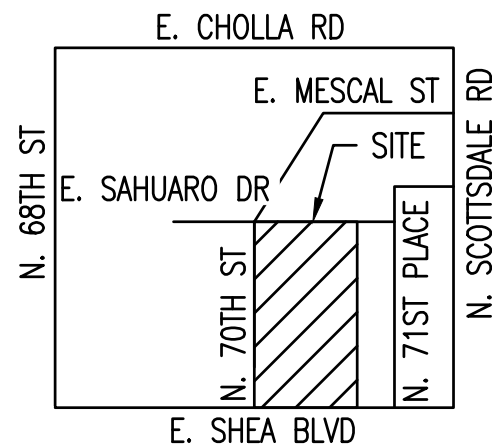
7000 E. SHEA BLVD SCOTTSDALE, AZ 85254
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 4
EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP



VICINITY MAP
S22 T3N R4E
NTS



PROJECT TEAM

ARCHITECT

ESG ARCHITECTURE & DESIGN
350 N. 5TH STREET, SUITE 400
MINNEAPOLIS, MINNESOTA 55401
PHONE: 612-339-5508
ATTN: LAURA EDER
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EMAIL: ALI@AZSEG.COM

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ATTN: PAUL TUCHIN
EMAIL: PTUCHIN@TRAMMELLCROW.COM

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SUPERIOR SURVEYING SERVICES, INC.
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, ARIZONA 85027
PHONE: 623-869-0223 (EXT. 103)
ATTN: JAMES WILLIAMSON
EMAIL: JAMES@SUPERIORSURVEYING.COM

LANDSCAPE

COLLECTIV LANDSCAPE ARCHITECTS
1426 N. 2ND STREET, SUITE 200
PHOENIX, ARIZONA 85004
PHONE: 602.358.7711 EXT. 106
ATTN: MICHAEL CHAPMAN
EMAIL: MIKEC@COLLECTIVLA.COM

PROJECT INFO

PROJECT LOCATION:

SITE ADDRESS: 7000 E. SHEA BLVD SCOTTSDALE, AZ 85254

PROJECT DESCRIPTION:

THIS PROJECT IS FOR A MIXED USE NEIGHBORHOOD BUILDING, WITH TWO COURTYARD TERRACES.

SITE DATA:

ASSESSOR PARCEL NUMBER: 175-42-140
ZONING: PUD-PSD
GROSS AREA: 375,468.94 SF (8.62 AC)
NET AREA: 315,981.40 SF (7.25 AC)
DISTURBED AREA: 189,956.46 SF (4.36 AC)

BASIS OF BEARING:

MONUMENT LINE OF SCOTTSDALE ROAD, ALSO BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 22, USING A BEARING OF NORTH 00 DEGREES 13 MINUTES 09 SECONDS EAST PER THE RECORD OF SURVEY "GEODETIC DENSIFICATION AND CADASTRAL SURVEY", IN BOOK 763 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY IS THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION UNIQUE POINT ID 5842, BEING A 3" CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, LOCATED AT THE INTERSECTION OF SCOTTSDALE ROAD & CHOLLA STREET, HAVING AN ELEVATION OF 1369.407 FEET, NAVD88.

LEGAL PARCEL DESCRIPTION:

LOT 1 OF 7000 EAST SHEA BOULEVARD, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 1701 OF MAPS, PAGE 37.

FEMA

MAP NUMBER	COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013C1760L	045012	1760 10/16/2013	L	X (SHADED)	N/A

QUANTITIES

GRADING AND DRAINAGE QUANTITIES

DESC.	QTY.	UNIT
6" CURB & GUTTER	1,293	LF
6" VERTICAL CURB	1,377	LF
VALLEY GUTTER	325	LF
LIGHT DUTY PAVEMENT	399	SY
HEAVY DUTY PAVEMENT	1,531	SY
ADA RAMPS	15	EA
18" HDPE	806	LF
12" HDPE	250	LF
18" RGRCP	18	LF
12" PVC	221	LF
MAG 535 CATCH BASIN	4	EA
CATCH BASIN P-1569 TYPE "M"	1	EA
18" NYLOPLAST SOLID LID	3	EA
24" NYLOPLAST SOLID LID	1	EA
18" NYLOPLAST GRATE	2	EA

(QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITIES FOR BIDDING PURPOSES.)

NO-CONFLICT BLOCK

NO CONFLICT SIGNATURE BLOCK

UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER	DATE SUBMITTED
ELECTRIC	APS	ADRIANNE BRENNAN	(602) 493-4401	01/24/2023
TELEPHONE	CENTURYLINK	KATHY HADRICH	(602) 630-5480	01/24/2023
NATURAL GAS	SW GAS	X	(XXX) XXX-XXXX	01/24/2023
CABLE/TV	COX	GLENN STEPHENS	(XXX) XXX-XXXX	01/24/2023
OTHER	X	X	(XXX) XXX-XXXX	XX/XX/XXXX

ENGINEER'S CERTIFICATION:
I, AUSTIN BROOKS, 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 _____

NOT FOR
CONSTRUCTION

SUSTAINABILITY
ENGINEERING
GROUP

SEG



SEG



PROJECT
COSANTI COMMONS

LOCATION
7000 E. SHEA BLVD
SCOTTSDALE, AZ 85254

DRAWN	LR	12/27/2024
DESIGNED	DJ	12/27/2024
CHECKED	SC	01/15/2025
FINAL QC	AB	04/30/2025
PROJ. MGR.	AB	04/30/2025

DATE: 04/30/2025

ISSUED FOR: DRB

REVISION NO.: DATE:

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JOB NO.: 230113

SHEET TITLE:

PRELIMINARY
COVER SHEET &
KEYMAP

PAGE NO.:

1 OF 5

SHEET NO.:

C0.01

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CASE FILE NO'S: 973-PA-2022, 672N-2023, 2 GP-2023