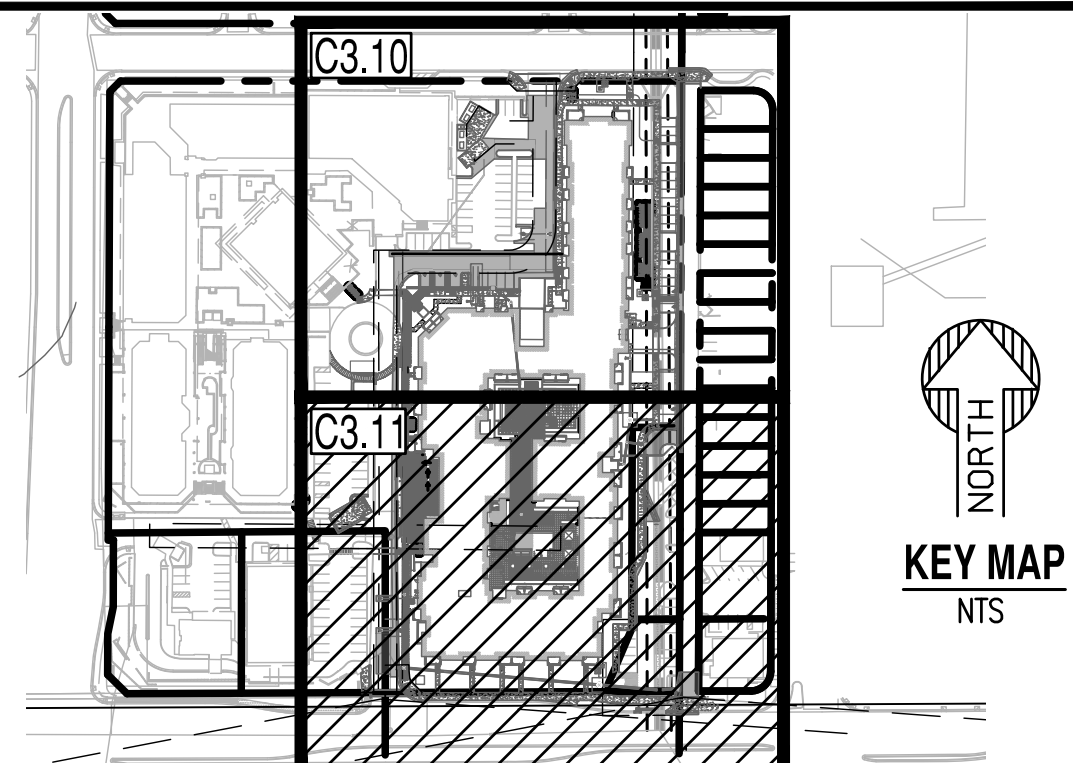
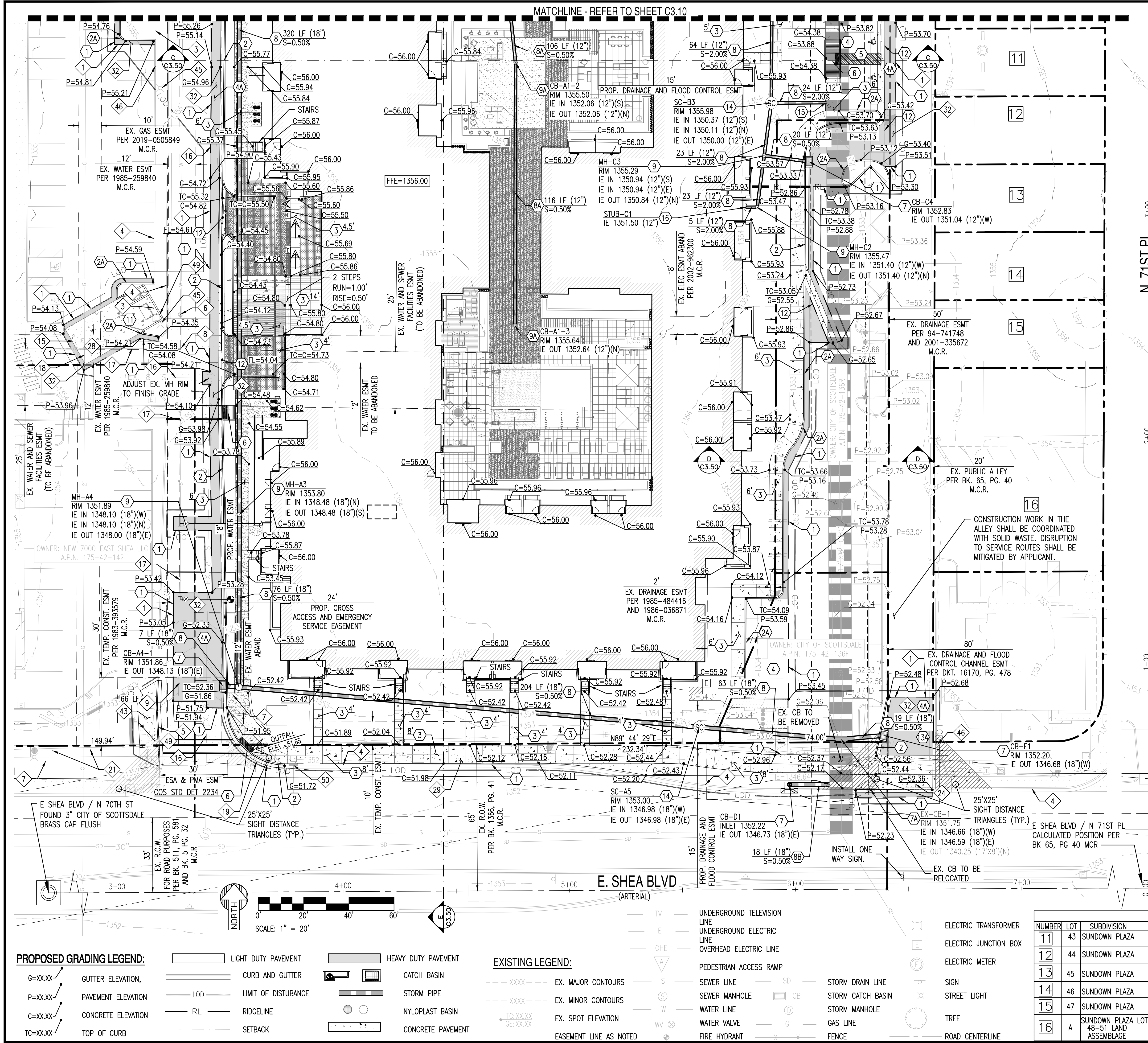




GRADING & DRAINAGE NOTES

- 1 MATCH EXISTING GRADE.
 - 2 6" VERTICAL CURB AND GUTTER.
 - 3 PROPOSED CONCRETE SIDEWALK. WIDTH PER PLAN.
 - 4 LIGHT DUTY PAVEMENT.
 - 5 PAVEMENT WITH 2% MAXIMUM SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING STALLS AND 2% MAXIMUM CROSS SLOPE AT ADA ACCESSIBLE ROUTE.
 - 6 PROPOSED ACCESSIBLE RAMP.
 - 7 NEW CATCH BASIN.
 - 8 PROPOSED HDPE PIPE.
 - 9 PROPOSED NYLOPLAST DRAIN BASIN WITH SOLID LID.
 - 10 PROPOSED CURB ISLAND OPENING.
 - 11 PROPOSED TRASH ENCLOSURE.
 - 12 PROPOSED CONCRETE VALLEY GUTTER.
 - 13A PROPOSED DRIVEWAY PER COS STD DET 2256.
 - 14 PROPOSED STORMCEPTOR
- 2A 6" VERTICAL CURB.
- 4A HEAVY DUTY PAVEMENT.
- 7A CONNECTION TO EXISTING CATCH BASIN
- 8B PROPOSED RGRCP PIPE
- 9A PROPOSED NYLOPLAST DRAIN BASIN WITH GRATE.

REMOVAL CONSTRUCTION KEY NOTES

- 1 SAWCUT EXISTING PAVEMENT TO PROVIDE STRAIGHT VERTICAL EDGES, FREE FROM IRREGULARITIES. MIN 2' FROM GUTTER.
- 3 REMOVE EXISTING VERTICAL CURB.
- 4 PROTECT EXISTING VERTICAL CURB AND GUTTER.
- 5 REMOVE EXISTING VERTICAL CURB AND GUTTER.
- 6 PROTECT EXISTING WATER APPURTENANCE.
- 7 REMOVE EXISTING WATER APPURTENANCE.
- 8 REMOVE & REPLACE EXISTING WATER APPURTENANCE.
- 9 REMOVE EXISTING WATER LINE.
- 15 PROTECT EXISTING ELECTRICAL LINE.
- 16 PROTECT EXISTING SEWER LINE.
- 17 PROTECT EXISTING WATER LINE.
- 18 PROTECT EXISTING GAS LINE.
- 19 REMOVE AND REPLACE EXISTING RAMP.
- 21 REMOVE EXISTING SCREEN WALL.
- 24 REMOVE AND REPLACE EXISTING DRIVEWAY.
- 28 REMOVE EXISTING ASPHALT.
- 29 REMOVE EXISTING SIDEWALK.
- 31 REMOVE EXISTING TREE.
- 32 REMOVE AND REPLACE PAVEMENT.
- 43 REMOVE AND REPLACE SIDEWALK.
- 45 PROTECT EXISTING LIGHT POLE.
- 46 PROTECT EXISTING VERTICAL CURB.
- 49 PROTECT ELECTRIC JUNCTION BOX.
- 50 PROTECT EXISTING SCUPPER.

PROPOSED GRADING LEGEND:

- G=XX.XX GUTTER ELEVATION,
- P=XX.XX PAVEMENT ELEVATION
- C=XX.XX CONCRETE ELEVATION
- TC=XX.XX TOP OF CURB
- LIGHT DUTY PAVEMENT
- CURB AND GUTTER
- LOD LIMIT OF DISTURBANCE
- RL RIDGELINE
- SETBACK
- HEAVY DUTY PAVEMENT
- CATCH BASIN
- STORM PIPE
- NYLOPLAST BASIN
- CONCRETE PAVEMENT

EXISTING LEGEND:

- XXXX EX. MAJOR CONTOURS
- XXXX EX. MINOR CONTOURS
- XX.XX EX. SPOT ELEVATION
- EASEMENT LINE AS NOTED
- TV UNDERGROUND TELEVISION LINE
- E UNDERGROUND ELECTRIC LINE
- OHE OVERHEAD ELECTRIC LINE
- PEDESTRIAN ACCESS RAMP
- S SEWER LINE
- W WATER LINE
- WV WATER VALVE
- SD STORM DRAIN LINE
- CB STORM CATCH BASIN
- G GAS LINE
- F FENCE
- STREET LIGHT
- TREE
- ROAD CENTERLINE

ADJOINER TABLE					
NUMBER	LOT	SUBDIVISION	BK. & PG.	A.P.N.	OWNER
11	43	SUNDOWN PLAZA	65-40	175-42-043	TWO DOCS PROPERTY MANAGEMENT LLC
12	44	SUNDOWN PLAZA	65-40	175-42-044	TWO DOCS PROPERTY MANAGEMENT LLC
13	45	SUNDOWN PLAZA	65-40	175-42-045	AVA INVESTMENTS LLC
14	46	SUNDOWN PLAZA	65-40	175-42-046	AVA INVESTMENTS LLC
15	47	SUNDOWN PLAZA	65-40	175-42-047	AVA INVESTMENTS LLC
16	A	SUNDOWN PLAZA LOTS 48-51 LAND ASSEMBLY	1009-18	175-42-139	RODDIMEYER III LLC
DOC. NO.					
2021-0638992					
2021-0638992					
2011-0497664					
2011-0497667					
2011-0497667					
2013-1012110					

NOT FOR CONSTRUCTION

SUSTAINABILITY
ENGINEERING
GROUP

SEG



CSG



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: GC AB 04/30/2025
PROJ. MGR: AB 04/30/2025

DATE: 04/30/2025
ISSUED FOR: DRB

REVISION NO.: DATE:

JOB NO.: 230113
SHEET TITLE:

PRELIMINARY GRADING
AND DRAINAGE PLAN

PAGE NO.: 4 OF 5
SHEET NO.: C3.11

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CASE FILE NO'S: 973-PA-2022, 6-2N-2023, 2-GP-2023