

MAGNOLIA AT OSBORN

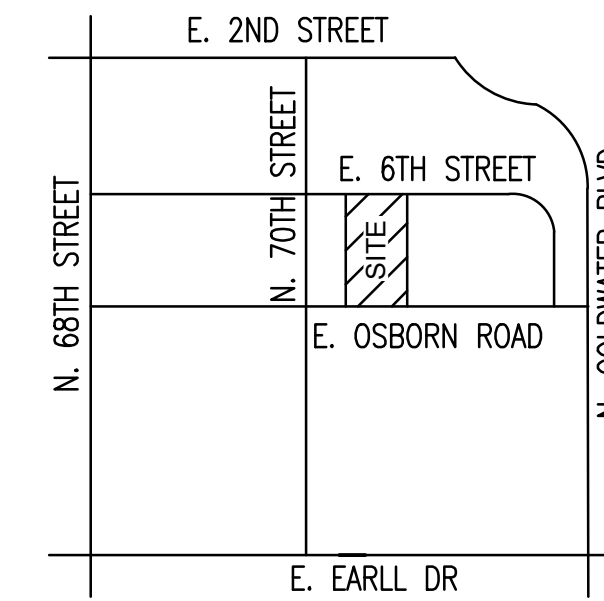
PRELIMINARY GRADING & DRAINAGE PLAN

NEC OF 70TH STREET & OSBORN ROAD
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

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 SUSTAINABILITY ENGINEERING GROUP
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 NOT FOR
 CONSTRUCTION

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Magnolia
 PROPERTY COMPANY



PROJECT	MAGNOLIA ON OSBORN
LOCATION	NEC OF 70 TH STREET AND OSBORN ROAD

DRAWN	JC	06/01/2023
DESIGNED	JC	06/01/2023
QC	SC	03/02/2022
FINAL QC		
PROJ. MGR.	AF	06/01/2023

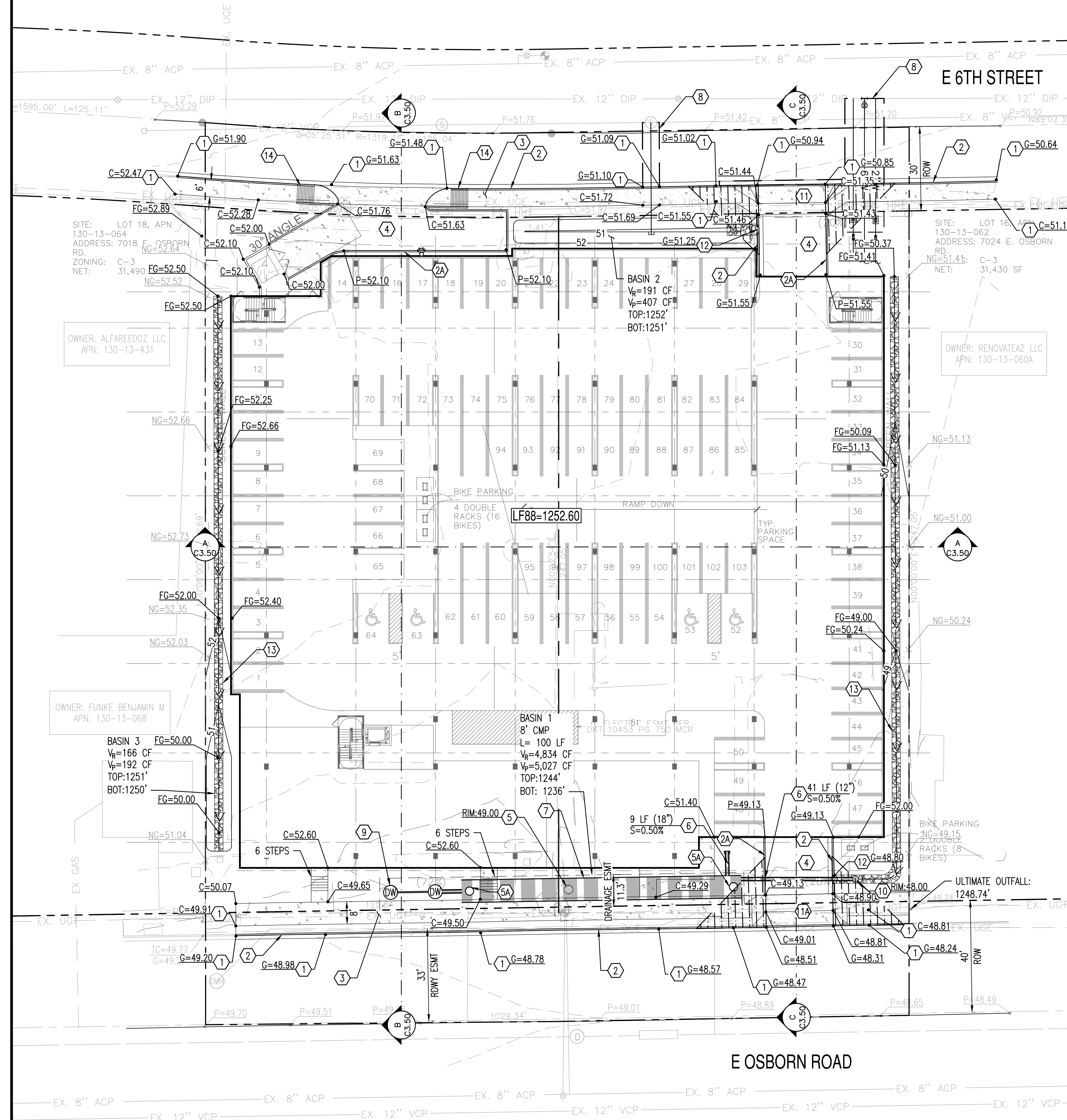
DATE:	06/01/2023
ISSUED FOR:	REZONING

REVISION NO.:	DATE:

JOB NO.: 220205

SHEET TITLE:
PRELIMINARY GRADING & DRAINAGE PLAN

PAGE NO.: 1 OF 3
 SHEET NO.: C3.10



PRELIMINARY GRADING NOTES

- ① MATCH EXISTING GRADE.
- ② 6" VERTICAL CURB AND GUTTER.
- ②A 6" VERTICAL CURB.
- ③ CONSTRUCT CONCRETE SIDEWALK. WIDTH PER PLAN.
- ④ LIGHT DUTY PAVEMENT.
- ⑤ INSTALL 30" CMP RISER WITH STANDARD H-20 TRAFFIC GRATED LID.
- ⑤A INSTALL 30" CMP RISER WITH STANDARD H-20 TRAFFIC SOLID LID.
- ⑥ INSTALL HDPE DOUBLE WALL PIPE. LENGTH, SIZE AND SLOPE PER PLAN.
- ⑦ INSTALL UNDERGROUND STORMWATER STORAGE SYSTEM.
- ⑧ SAWCUT EXISTING PAVEMENT TO PROVIDE STRAIGHT VERTICAL EDGES, FREE FROM IRREGULARITIES. MIN 2' FROM GUTTER.
- ⑨ INSTALL MAXWELL PLUS DRYWELL.
- ⑩ INSTALL 24" NYLOPLAST DRAIN BASIN WITH STANDARD GRATED LID.
- ⑪ DRIVEWAY ENTRANCE PER C.O.S. STD. DET. 2251-1.
- ⑪A DRIVEWAY ENTRANCE PER C.O.S. STD. DET. 2251-2.
- ⑫ INSTALL RIP-RAP CURB OPENING.
- ⑬ TYPICAL GROUTED RIP-RAP DITCH.
- ⑭ CONSTRUCT ACCESSIBLE RAMP.

EXISTING LEGEND:

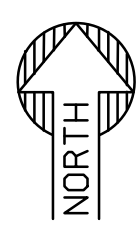
- XXXX --- EX. MAJOR CONTOURS
- XXXX --- EX. MINOR CONTOURS
- TC-XX.XX
GE-XX.XX EX. SPOT ELEVATION
- EX. S --- EASEMENT LINE AS NOTED
- EX. S --- SEWER LINE
- ⊙ --- SEWER MANHOLE
- EX. W --- WATER LINE
- WV --- WATER VALVE
- ⊕ --- FIRE HYDRANT
- STORM DRAIN LINE
- STORM CATCH BASIN
- ⊙ --- STORM MANHOLE
- GAS --- GAS LINE
- x x x --- FENCE
- SIGN --- SIGN
- STREET LIGHT --- STREET LIGHT
- TREE --- TREE
- ROAD CENTERLINE --- ROAD CENTERLINE

PROPOSED LEGEND:

- G=XX.XX --- GUTTER ELEVATION, TC = G+0.5'
- P=XX.XX --- PAVEMENT ELEVATION
- C=XX.XX --- CONCRETE ELEVATION
- PROPERTY LINE --- PROPERTY LINE
- CURB AND GUTTER --- CURB AND GUTTER
- RL --- RIDGELINE
- --- FLOW ARROW
- STORM PIPE --- STORM PIPE
- LIGHT DUTY PAVEMENT --- LIGHT DUTY PAVEMENT
- RIP-RAP --- RIP-RAP

C.O.S. GENERAL NOTES FOR PUBLIC WORKS CONSTRUCTION

1. ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MAG UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE CITY'S SUPPLEMENTAL STANDARD DETAILS WILL GOVERN.
2. THE CITY ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS; THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE CITY.
3. THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF A RIGHT-OF-WAY PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE RESUBMITTED TO THE CITY FOR REAPPROVAL.
4. A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480-312-5750.
5. WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 811, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT.
6. RIGHT-OF-WAY PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. A RIGHT-OF-WAY PERMIT WILL BE ISSUED BY THE CITY ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
7. ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO APPENDIX J, GRADING, OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE CITY FOR A FEE ESTABLISHED BY THE CITY.



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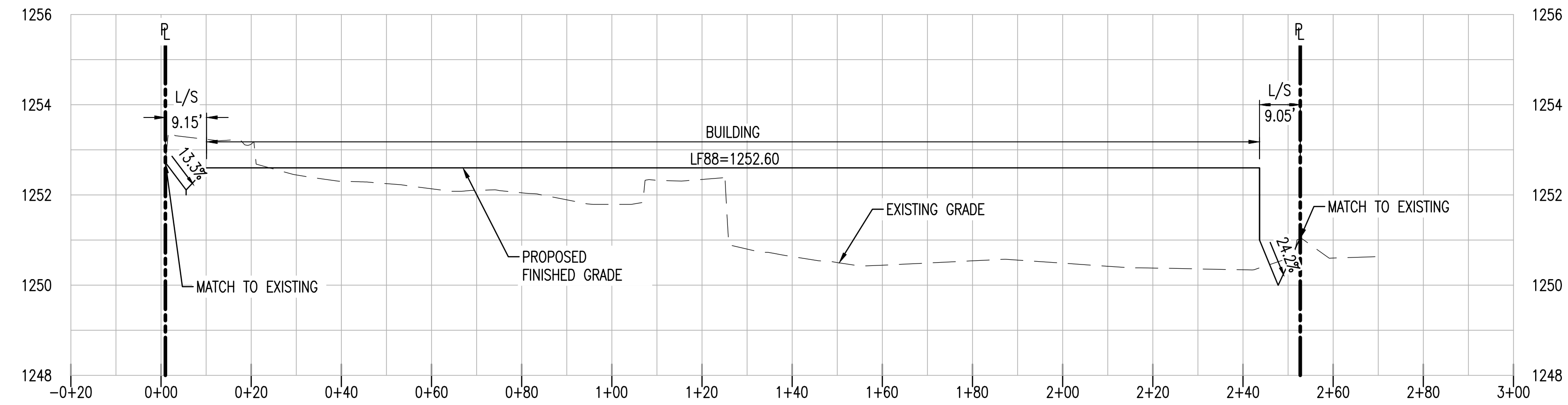
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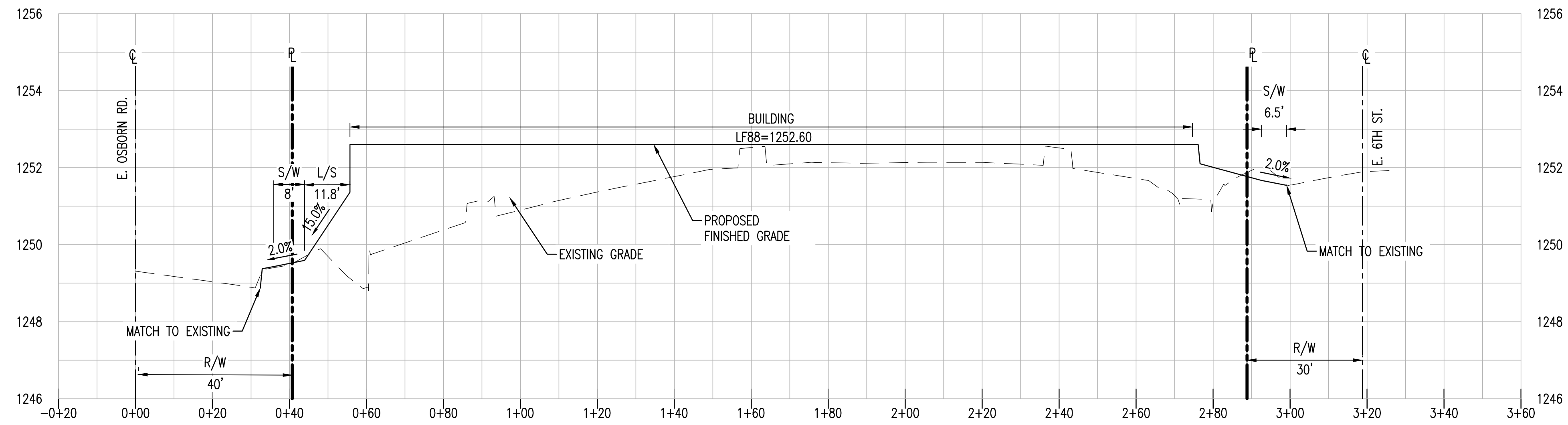


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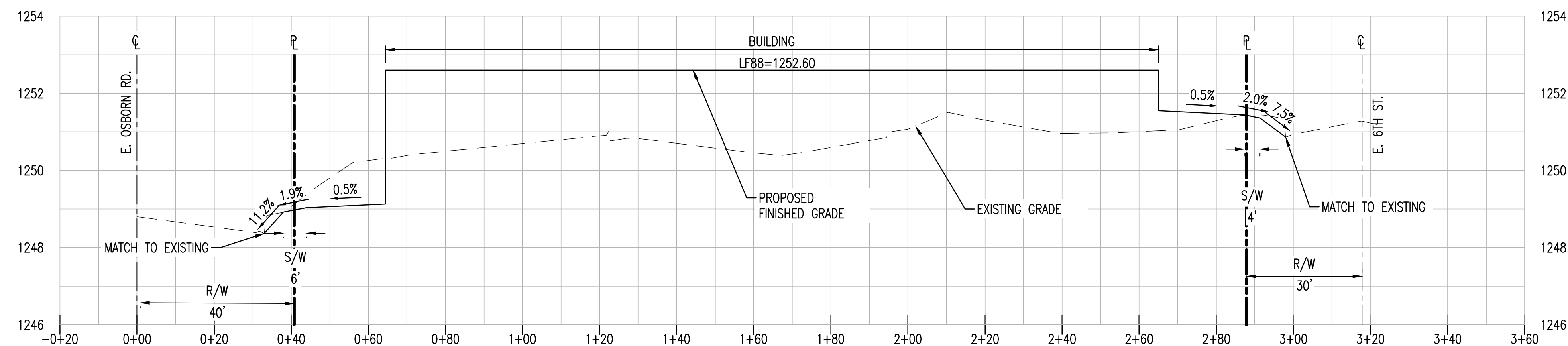
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PROPERTY COMPANY



SECTION A-A C3.10
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



SECTION B-B C3.10
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



SECTION C-C C3.10
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

PROJECT: MAGNOLIA ON OSBORN
LOCATION: NEC OF 70TH STREET AND OSBORN ROAD

DRAWN: JC 06/01/2023
DESIGNED: JC 06/01/2023
QC: SC 03/02/2022
FINAL QC:
PROJ. MGR: AF 06/01/2023

DATE: 06/01/2023
ISSUED FOR: REZONING

REVISION NO.	DATE

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SHEET TITLE:
**PRELIMINARY
GRADING CROSS
SECTIONS**

PAGE NO.: 2 OF 3
SHEET NO.: C3.50

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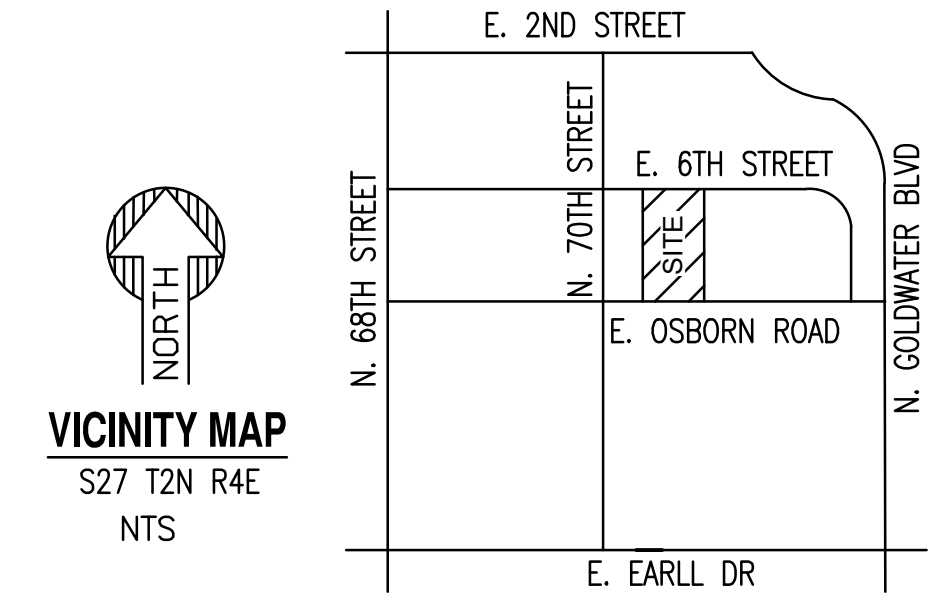
PRELIMINARY UTILITY PLAN

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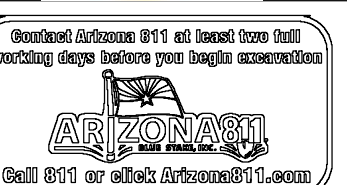
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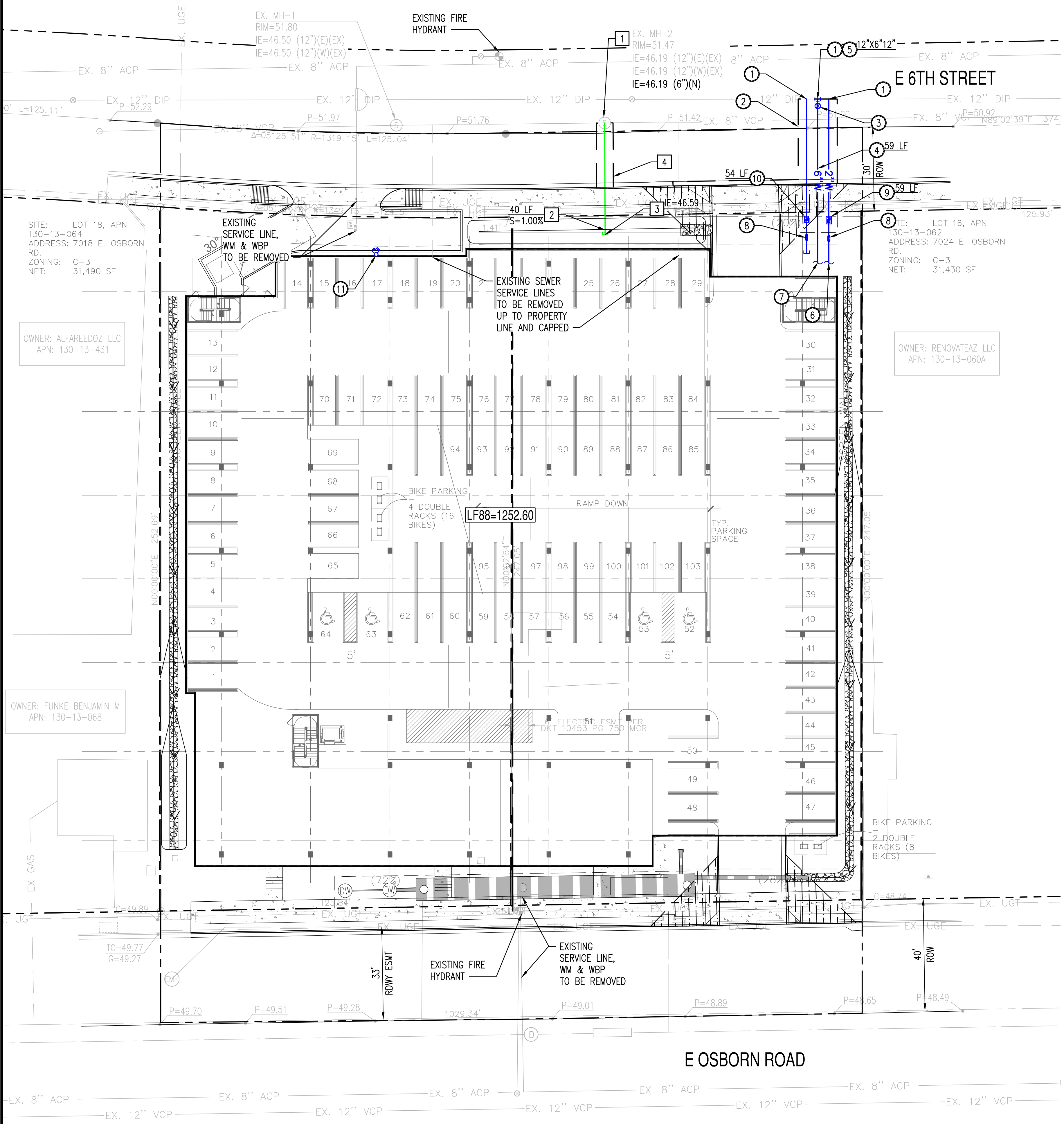


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PROJ. MGR.	AF 06/01/2023
DATE:	06/01/2023
ISSUED FOR:	REZONING
REVISION NO.:	DATE:
JOB NO.:	220205
SHEET TITLE:	PRELIMINARY UTILITY PLAN
PAGE NO.:	3 OF 3
SHEET NO.:	C4.10



PRELIMINARY WATER KEY NOTES

- CONTRACTOR TO VERIFY SIZE AND LOCATION OF EXISTING WATER LINE PRIOR TO CONSTRUCTION.
- SAWCUT, REMOVE AND REPLACE EXISTING PAVEMENT.
- 6" GATE VALVE WITH VALVE BOX AND COVER.
- 6" DUCTILE IRON PIPE. LENGTH PER PLAN.
- INSTALL CUT-IN TEE, SIZE PER PLAN.
- DOMESTIC CONNECTION TO BUILDING.
- FIRE CONNECTION TO BUILDING.
- BACKFLOW PREVENTION, SIZE TO MATCH WATER METER SIZE.
- INSTALL 2" TYPE "K" COPPER DOMESTIC SERVICE CONNECTION. LENGTH PER PLAN.
- INSTALL 1" TYPE "K" COPPER IRRIGATION SERVICE CONNECTION. LENGTH PER PLAN.
- INSTALL FIRE DEPARTMENT CONNECTION.

PRELIMINARY SEWER KEY NOTES

- CONNECTION TO EXISTING SEWER MANHOLE.
- 6" PVC SEWER LINE PER MAG 440-3. LENGTH AND SLOPE PER PLAN.
- SEWER CONNECTION TO BUILDING.
- SAWCUT, REMOVE AND REPLACE EXISTING PAVEMENT.

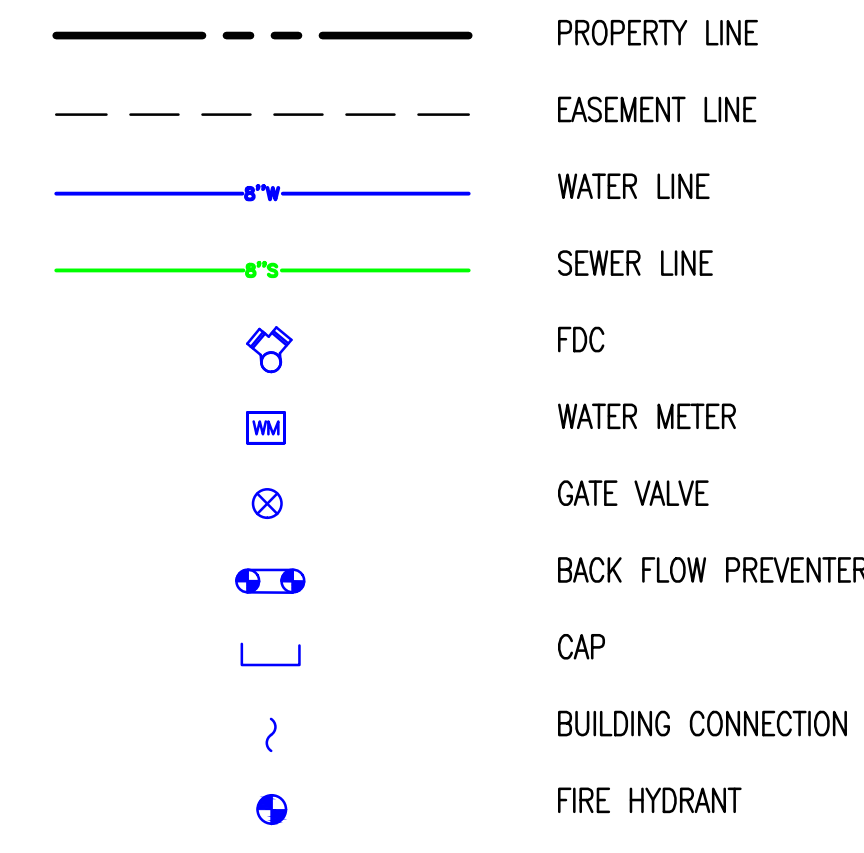
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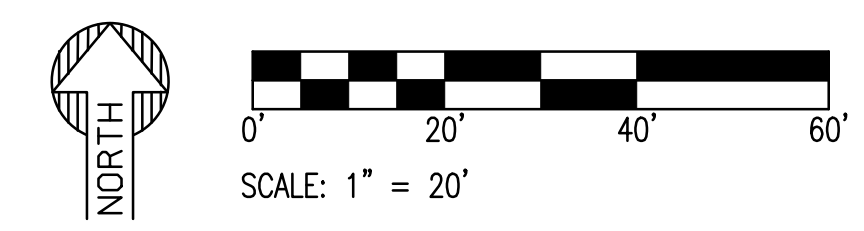
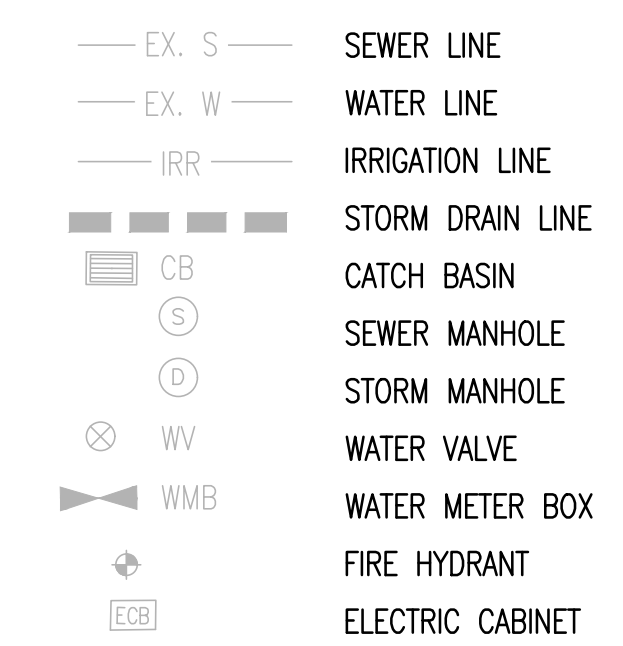
NOTE:

- EXISTING MANHOLES RIMS AND INVERTS HAVE BEEN SET BASED ON ALTA NO. 21-10003 BY MLC SERVICES DATED 11/02/2021. ELEVATIONS TO BE VERIFIED IN FIELD.

PROPOSED UTILITY LEGEND:



EXISTING LEGEND



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