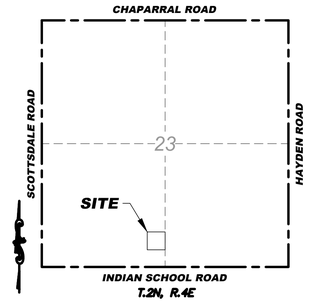
PRELIMINARY IMPROVEMENT PLAN FOR SCOTTSDALE UMC MULTIFAMILY

4140 NORTH MILLER ROAD SCOTTSDALE, ARIZONA

A PORTION SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

PROJECT INFORMATION

PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW 83-UNIT MULTIFAMILY RESIDENTIAL HOUSING COMPLEX AND REDEVELOPMENT OF THE EASTERN PARKING LOT WITH ALL REQUIRED GRADING & DRAINAGE, UTILITY AND PAVING IMPROVEMENTS.

ADDRESS:
4140 NORTH MILLER ROAD
SCOTTSDALE, ARIZONA 85251

APN: 173-52-001A

ZONING: C-3

TOTAL AREA: 208,862 SF (4.794 AC)
DISTURBED AREA:121,049 SF (2.778 AC)

SURVEY NOTES

1. THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
   SUPERIOR SURVEYING SERVICES, INC.
   2122 WEST LONE CACTUS DRIVE, SUITE 11
   PHOENIX, ARIZONA 85027
   PH: 623-869-0223
   CONTACT: DAVID S. KLEIN, R.L.S.
2. THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF SCOTTSDALE ROAD, ALSO BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, USING A BEARING OF NORTH 00°05'39" EAST PER THE "MARICOPA COUNTY GEODETIC DENSIFICATION & CADASTRAL SURVEY", BOOK 734 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA.
3. THE BASIS OF ELEVATION FOR THIS PROJECT IS THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION UNIQUE POINT ID 3892, BEING A 3" CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF SCOTTSDALE ROAD & INDIAN SCHOOL ROAD HAVING AN ELEVATION OF 1260.366, NAVD88.

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION UNIQUE POINT ID 3892, BEING A 3" CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF SCOTTSDALE ROAD & INDIAN SCHOOL ROAD HAVING AN ELEVATION OF 1260.366, NAVD88.

LEGAL DESCRIPTION

THE NORTH 331.59 FEET OF THE SOUTH 631.59 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION TWENTY THREE (23), TOWNSHIP TWO (2) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.
EXCEPT THAT PORTION CONVEYED TO THE CITY OF SCOTTSDALE IN WARRANTY DEED RECORDED AUGUST, 23, 1973 AS DOCKET 10287, PAGE 551, RECORDS OF MARICOPA COUNTY, ARIZONA.

DRAINAGE STATEMENT

- SITE IS NOT IN A SPECIAL FLOOD HAZARD AREA
- OFFSITE FLOWS DO NOT AFFECT THIS SITE
- NO RETENTION PROVIDED. SITE OUTFALLS TO EXISTING CITY OF SCOTTSDALE STORM DRAIN SYSTEM.
- EXTREME STORM OUTFALLS THE SITE AT THE SOUTHEAST CORNER OF THE SITE AT THE ELEVATION OF 1248.00.
- FREE FROM INUNDATION FROM THE 100-YR, 2-HR STORM EVENT.

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 04013C2235M, DATED SEPTEMBER 18, 2020, THE SUBJECT PROPERTY IS LOCATED IN ZONE X. ZONE X IS DEFINED AS "AREAS OF MINIMAL FLOOD HAZARD."

LEGEND

	PROJECT RIGHT-OF-WAY		NEW SEWER CLEANOUT
	EXISTING RIGHT-OF-WAY		NEW WATER VALVE
	PROJECT/NEW PROPERTY LINE	W	NEW WATER METER
	EXISTING PROPERTY LINE	BF	NEW BACKFLOW PREVENTER
	ROADWAY CENTERLINE		NEW FIRE HYDRANT
	EXISTING EASEMENT		NEW FIRE CONNECTION
2300	EXISTING MINOR CONTOUR		NEW FIRE BACKFLOW PREVENTER
2300	EXISTING MAJOR CONTOUR		NEW REDUCER
2321	NEW CONTOUR		NEW TRANSFORMER
	EXISTING CONCRETE	P	NEW SIGN
	EXISTING WALL		NEW SITE LIGHT
	NEW ASPHALT		NEW STREET LIGHT
	NEW CONCRETE		SURVEY MONUMENT AS NOTED
	NEW WALL	(99.99P)	SPOT ELEV. (EXIST. GRADE)
	EXISTING PAVEMENT EDGE	99.99P	SPOT ELEV. (NEW GRADE)
	EXISTING CURB	ROW	RIGHT-OF-WAY
	EXISTING PAINT STRIPE	B/C	BACK OF CURB
	EXISTING FENCE	S/W	SIDEWALK
	NEW CURB	(R)	RECORDED VALUE
	NEW PAINT STRIPE	(M)	MEASURED VALUE
	NEW FENCE	R	RADIUS
	EXISTING STORM DRAIN PIPE	P	PAVEMENT (ASPHALT)
E	EXISTING UNDERGROUND ELECTRIC	C	CONCRETE
OHE	EXISTING OVERHEAD ELECTRIC	G	GUTTER
T	EXISTING TELEPHONE LINE	TC	TOP OF CURB
S	EXISTING SEWER LINE	FG	FINISHED GRADE
W	EXISTING WATER LINE	GB	GRADE BREAK
G	EXISTING GAS LINE	FFE	FINISHED FLOOR ELEVATION
	NEW STORM DRAIN PIPE	PUE	PUBLIC UTILITY EASEMENT
S	NEW SEWER LINE	ME	MATCH EXISTING
W	NEW WATER LINE	R:	RIM
F	NEW FIRE SERVICE	I:	INVERT
	EXISTING SEWER MANHOLE	L:	LENGTH
CO	EXISTING SEWER CLEANOUT	S:	SLOPE
	EXISTING WATER VALVE		
W	EXISTING WATER METER		
BF	EXISTING BACKFLOW PREVENTER		
	EXISTING FIRE HYDRANT		
	EXISTING FIRE CONNECTION		
	EXISTING FIRE BACKFLOW PREVENTER		
SD	EXISTING STORM DRAIN MANHOLE		
	EXISTING TRANSFORMER		
	EXISTING SIGN		
	EXISTING SITE LIGHT		
E	EXISTING ELECTRIC MANHOLE		
EE	EXISTING ELECTRICAL EQUIPMENT		
C	EXISTING COMMUNICATION PEDESTAL		
C	EXISTING COMMUNICATION PULL BOX/VAULT		
	EXISTING UTILITY POLE		

OWNER/DEVELOPER

GORMAN & COMPANY
608 EAST MISSOURI AVE
PHOENIX, ARIZONA
85012
EMAIL: DKLOCKE@GORMANUSA.COM
ATTN: DAN KLOCKE

CIVIL ENGINEER

RICK
2401 WEST PEORIA AVENUE, #130
PHOENIX, ARIZONA 85029
PH: 602-957-3350
ATTN: JEFF HUNT, PE

ARCHITECT

NELSON PARTNERS
119 W 8TH ST, SUITE C
AUSTIN, TEXAS
78701
PH: 512-457-8400
ATTN: BLAIR VO-LE

UTILITIES

WATER:	CITY OF SCOTTSDALE
SEWER:	CITY OF SCOTTSDALE
ELECTRIC:	SALT RIVER PROJECT
GAS:	SOUTHWEST GAS
TELEPHONE:	CENTURYLINK
CABLE:	COX COMMUNICATIONS

SHEET INDEX

1. COVER SHEET
2. GRADING AND DRAINAGE PLAN
3. GRADING AND DRAINAGE PLAN
4. ONSITE UTILITY PLAN
5. ONSITE UTILITY PLAN

NO.	BY	DATE	REVISION

SEAL: Registered Professional Engineer (Civil) CERTIFICATE NO. 53640 JEFFREY P. HUNT 06.25.2025 ARIZONA U.S.A.

RICK
602-957-3350
rickengineering.com
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER
2401 W PEORIA AVE, SUITE 130
PHOENIX, AZ 85029

PROJECT NO: 7251 DRAWN/DESIGNED BY: CN
DATE: 06/25/2025 CHECKED BY: JH

PRELIMINARY IMPROVEMENT PLAN PREPARED FOR:
SCOTTSDALE UMC MULTIFAMILY
4140 NORTH MILLER ROAD
SCOTTSDALE, ARIZONA 85251
CITY OF SCOTTSDALE

COVER

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 BLUE STAKE, INC.
Call 811 or click Arizona811.com

DRAWING NO.
C1
SHEET NO. 1 OF 5

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING