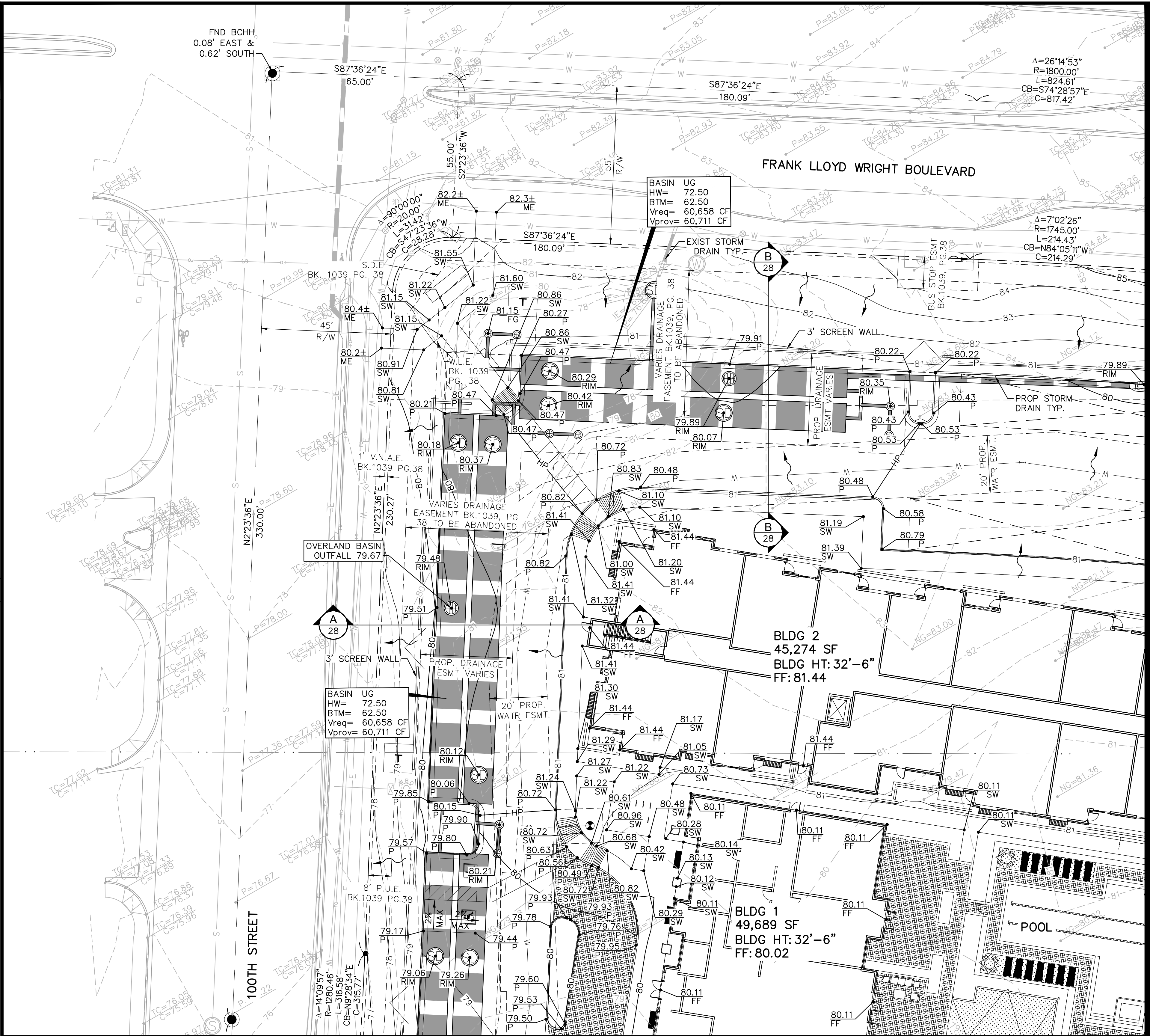
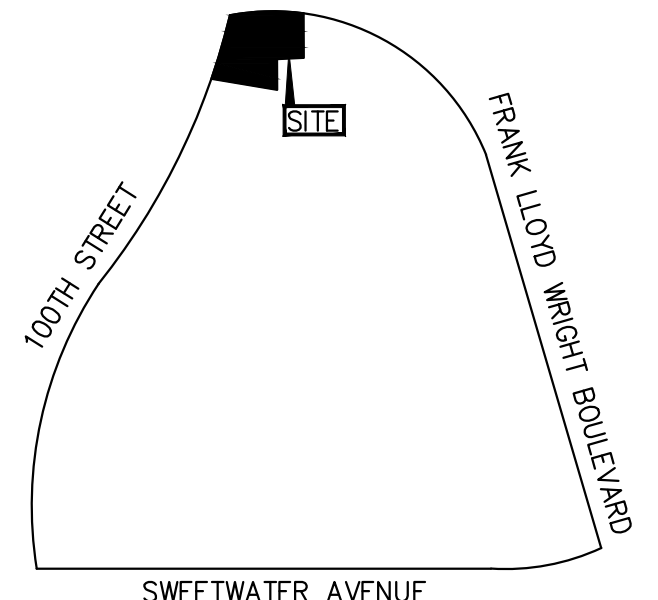


REV	DESCRIPTION	BY	DATE	APPR

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Plan # \_\_\_\_\_  
 Case # 16-ZN-2022  
 Q-S # \_\_\_\_\_  
 Accepted  
 Corrections  
 N. Baronas 5/11/2023  
 Reviewed By \_\_\_\_\_ Date \_\_\_\_\_



VICINITY MAP  
 CITY OF SCOTTSDALE  
 N.T.S.

**RETENTION REQUIRED**

BASIN A CLASSIFICATION	AREA	C-VALUE	VOLUME REQUIRED
BUILDING	1.82 AC± (79,214 SF)	0.95	0.36 AC FT (15,803 CF)
LANDSCAPE	0.89 AC± (38,846 SF)	0.50	0.09 AC FT (4,079 CF)
PAVEMENT	4.73 AC± (205,885 SF)	0.95	0.94 AC FT (41,074 CF)
<b>TOTAL</b>	<b>7.44 AC± (323,945 SF)</b>		<b>1.40 AC FT (60,956 CF)</b>

- ALL RETENTION CALCULATIONS ARE BASED ON A 100-YEAR 2-HOUR RAINFALL RUNOFF OF 2.52 INCHES FROM CITY OF GLENDALE DESIGN STANDARDS AND POLICY MANUAL.
- RETENTION CALCULATIONS DO NOT INCLUDE RUNOFF FROM HALF-STREET RIGHT OF WAY ALONG 51ST AVE TO EXISTING PUBLIC STORM DRAIN AND CATCH BASINS.

**RETENTION PROVIDED**

BASIN A	VOLUME REQUIRED	VOLUME PROVIDED
	1.40 AC FT (60,956 CF)	1.40 AC FT (61,025 CF)

**DISPOSAL CALCULATIONS**

BASIN A	DISPOSAL VOLUME	DISPOSAL RATE	DISPOSAL TIME	DRYWELLS NEEDED
	61,025 CF	0.10 CFS	34 HRS	5

**GRADING LEGEND**

- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- HP HIGH POINT
- PROPOSED LANDSCAPE SWALE
- 81 PROPOSED CONTOUR
- 81 EXISTING CONTOUR
- PROPOSED FLOW ARROW
- 07.10 P PROPOSED PAVEMENT SPOT ELEVATION
- 07.10 SW PROPOSED SIDEWALK SPOT ELEVATION
- 07.10 LS PROPOSED LANDSCAPE SPOT ELEVATION
- EXISTING SURVEY SPOT ELEVATION

**NOTES**

- ADD 1400' TO ELEVATIONS.
- ADD 0.5' TO PAVEMENT (P) ELEVATIONS FOR TOP OF CURB ELEVATIONS FOR VERTICAL CURBS.
- ALL SPOT ELEVATIONS ARE FINISHED GRADE PAVEMENT (P), GUTTER/GRATE (G), TOP OF CURB (TC), OR SIDEWALK (SW) ELEVATIONS UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL USE SPOT ELEVATIONS, PROPOSED CONTOURS, AND SLOPES TO ESTABLISH GRADES.
- SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% AND LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
- REFER TO LANDSCAPE PLANS FOR SLOPE TREATMENT.
- ALL FILL SLOPES SHALL BE COMPACTED TO 95% RELATIVE DENSITY.
- REFER TO BUILDING ARCHITECTURE AND STRUCTURAL PLANS FOR EXACT BUILDING FOUNDATION THICKNESS CHANGES.
- ALL PIPE CONNECTIONS SHALL BE WATER TIGHT.

**RETENTION CALCULATIONS**

UG 1	VOLUME REQUIRED	VOLUME PROVIDED
	1.39 AC FT (60,658 CF)	1.39 AC FT (60,711 CF)

**DISPOSAL CALCULATIONS**

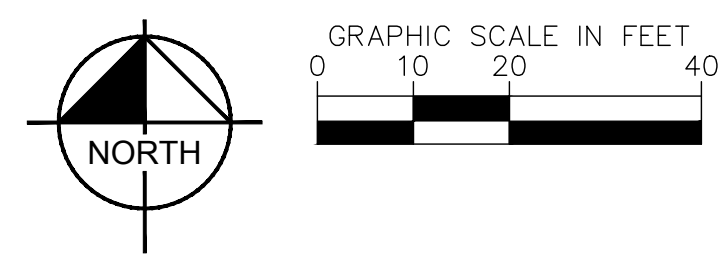
UG 1	DISPOSAL VOLUME	DISPOSAL RATE	DISPOSAL TIME	DRYWELLS NEEDED
	60,711 CF	0.10 CFS	34 HRS	5

- SEE DRAINAGE REPORT FOR DRAINAGE CALCULATIONS.

**EARTHWORKS**

ITEM DESCRIPTION	QUANTITY	UNIT
CUT (RAW) TO FINAL GRADE	9,108	CY
FILL (RAW) TO FINAL GRADE	7,877	CY
<b>NET (CUT)</b>	<b>1,231</b>	<b>CY</b>

NOTE: THE QUANTITIES LISTED ON THIS SHEET ARE APPROXIMATE AND ARE AN ESTIMATE ONLY. THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF THE QUANTITIES INVOLVED AND SHALL BASE HIS BID ON HIS OWN ESTIMATE.



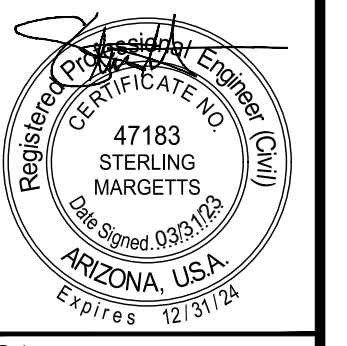
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**602-263-1100**  
**1-800-STAKE-IT**  
 (OUTSIDE MARICOPA COUNTY)

**Kimley»Horn**  
 1001 West Southern Avenue, Suite 131  
 Mesa, Arizona 85210 (480)207-2666

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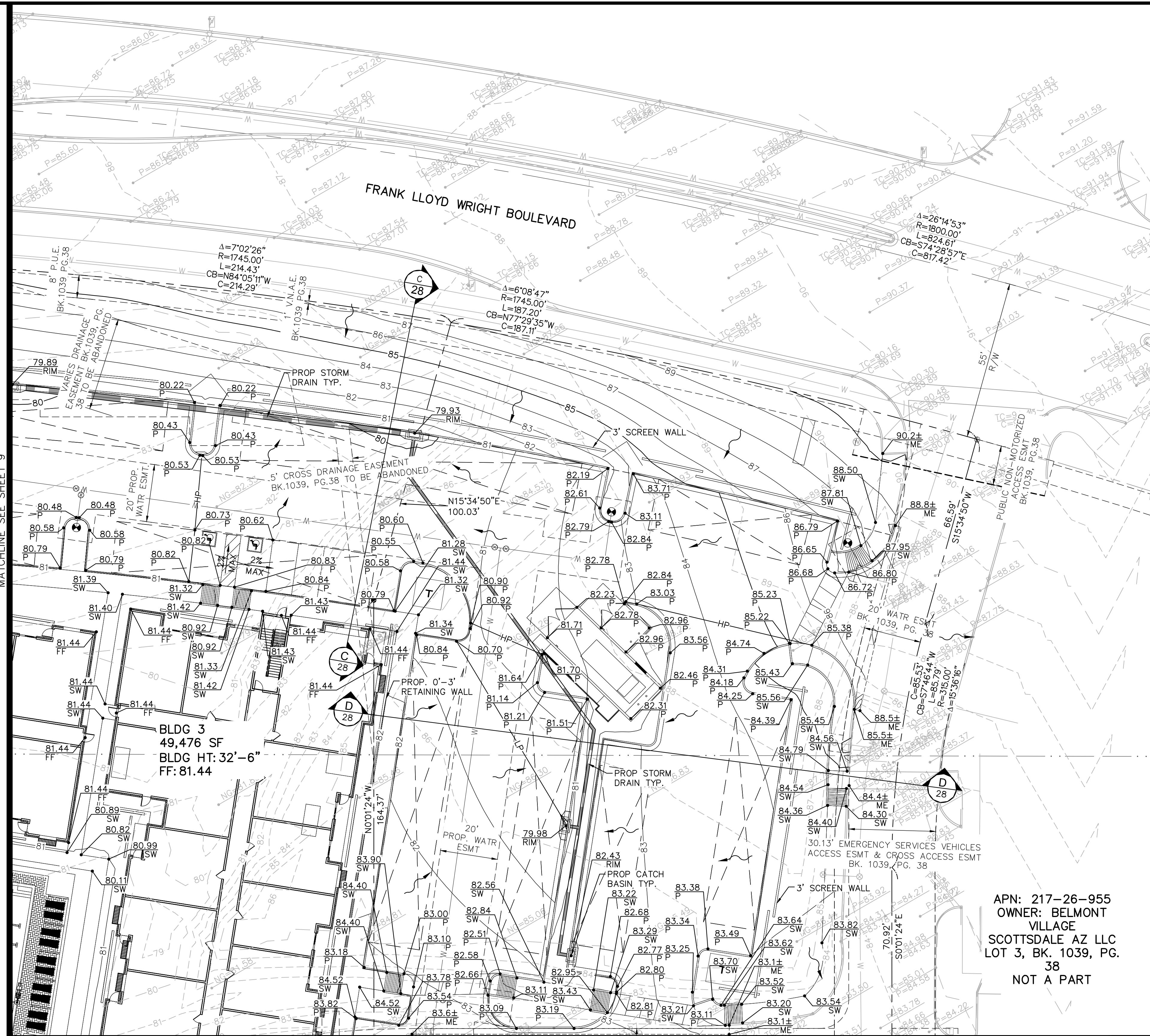
SEC FRANK LLOYD WRIGHT BOULEVARD & 100TH STREET  
**GRADING AND DRAINAGE PLAN**  
 SCOTTSDALE, ARIZONA

PROJECT No. 291753000  
 SCALE (H): 1"=20'  
 SCALE (V): NONE  
 DRAWN BY: AMF  
 DESIGN BY: AMF  
 CHECK BY: STM  
 DATE: 03/31/2023

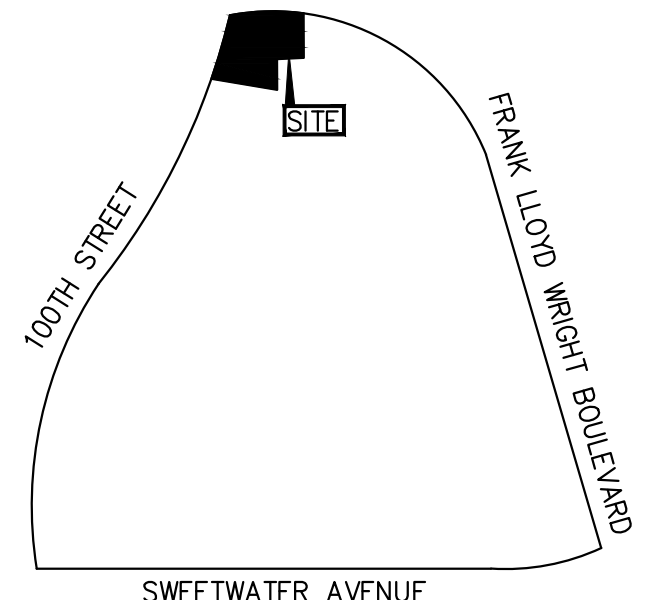


GD.dwg  
 GD-1  
 9 OF 38 SHEETS

APPR	DATE	BY	DESCRIPTION
REV			



- NOTES**
1. ADD 1400' TO ELEVATIONS.
  2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS FOR TOP OF CURB ELEVATIONS FOR VERTICAL CURBS.
  3. ALL SPOT ELEVATIONS ARE FINISHED GRADE PAVEMENT (P), GUTTER/GRATE (G), TOP OF CURB (TC), OR SIDEWALK (SW) ELEVATIONS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL USE SPOT ELEVATIONS, PROPOSED CONTOURS, AND SLOPES TO ESTABLISH GRADES.
  4. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% AND LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
  5. REFER TO LANDSCAPE PLANS FOR SLOPE TREATMENT.
  6. ALL FILL SLOPES SHALL BE COMPACTED TO 95% RELATIVE DENSITY.
  7. REFER TO BUILDING ARCHITECTURE AND STRUCTURAL PLANS FOR EXACT BUILDING FOUNDATION THICKNESS CHANGES.
  8. ALL PIPE CONNECTIONS SHALL BE WATER TIGHT.



VICINITY MAP  
CITY OF SCOTTSDALE  
N.T.S.

CALCULATED POSITION  
NOTHING FND OR SET  
PER BK. 1039, PG. 38

SECTION LINE:  
SOUTH LINE OF SOUTHEAST QUARTER OF SECTION 8  
NORTH LINE OF NORTHEAST QUARTER OF SECTION 17

**GRADING LEGEND**

---	PROPERTY LINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
HP	HIGH POINT
---	PROPOSED LANDSCAPE SWALE
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
---	PROPOSED FLOW ARROW
07.10 P	PROPOSED PAVEMENT SPOT ELEVATION
07.10 SW	PROPOSED SIDEWALK SPOT ELEVATION
07.10 LS	PROPOSED LANDSCAPE SPOT ELEVATION
---	EXISTING SURVEY SPOT ELEVATION

APN: 217-26-955  
OWNER: BELMONT VILLAGE  
SCOTTSDALE AZ LLC  
LOT 3, BK. 1039, PG. 38  
NOT A PART

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SEC FRANK LLOYD WRIGHT BOULEVARD & 100TH STREET

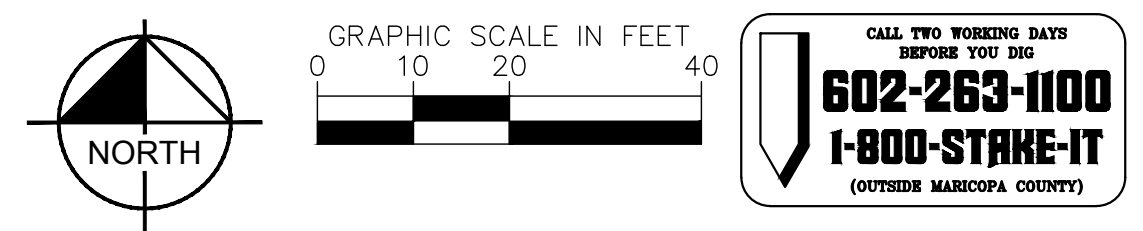
**GRADING AND DRAINAGE PLAN**

SCOTTSDALE, ARIZONA

PROJECT No. 291753000  
SCALE (H): 1"=20'  
SCALE (V): NONE  
DRAWN BY: AMF  
DESIGN BY: AMF  
CHECK BY: STM  
DATE: 03/31/2023

47183  
STERLING  
MARGETTS  
Professional Engineer  
ARIZONA, USA  
Expires 12/31/24

GD-2  
10 OF 38 SHEETS



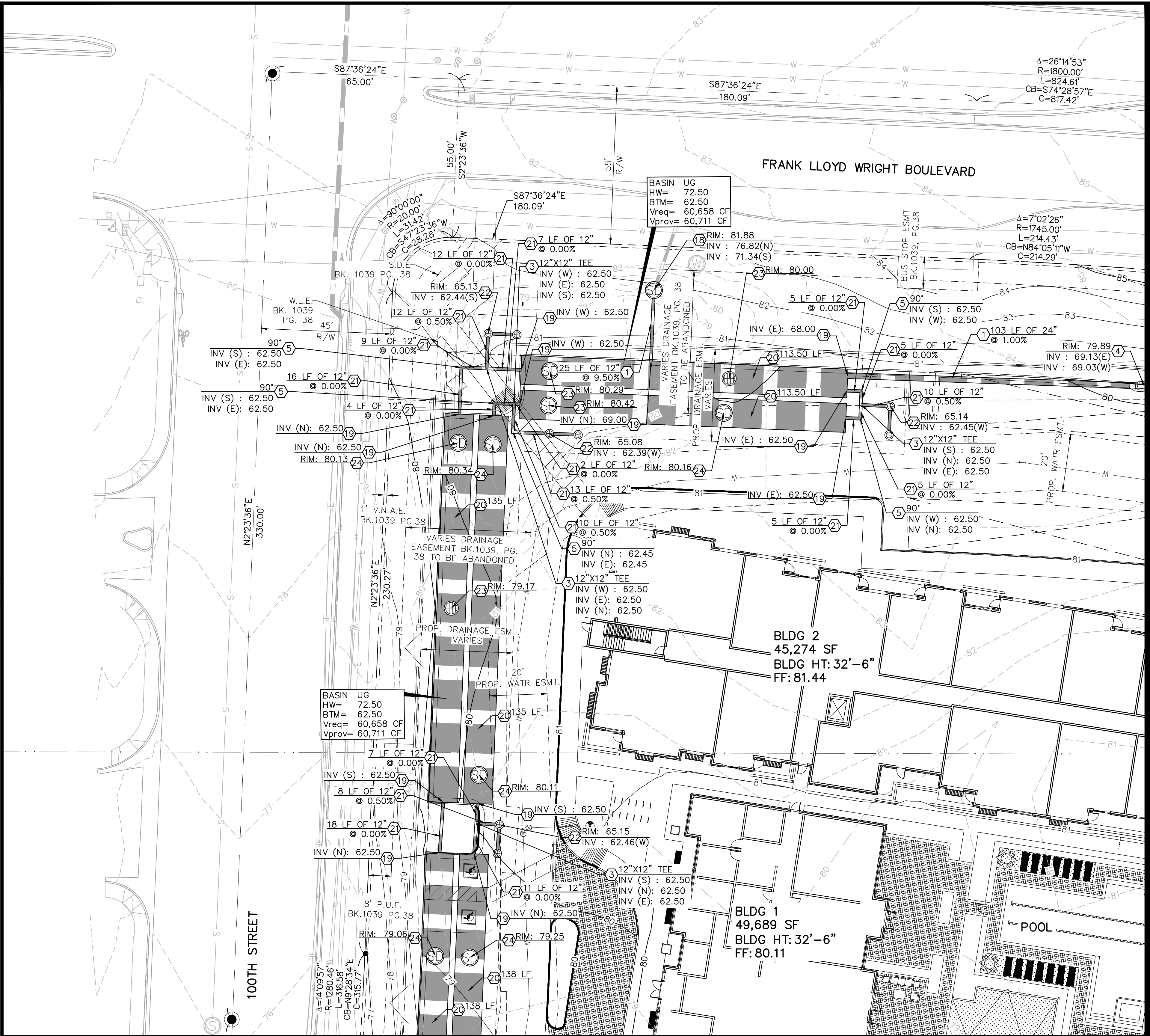
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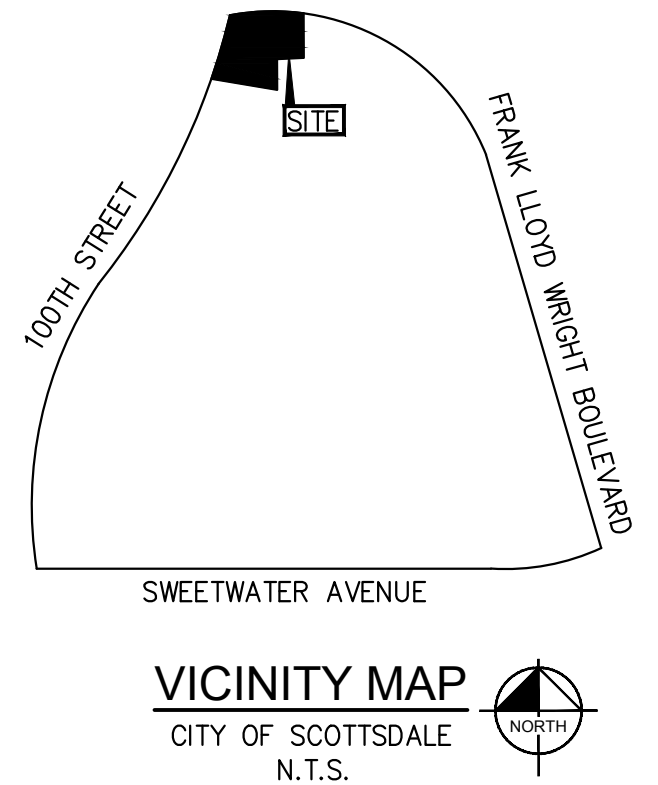


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MATCHLINE SEE SHEET 15



**STORM DRAIN NOTES**

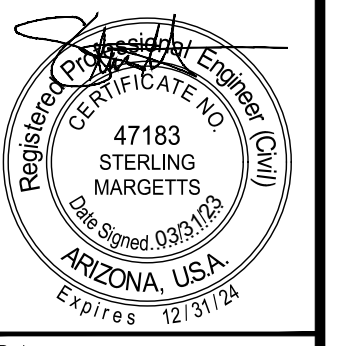
- ① INSTALL HDPE PIPE WITH WATERTIGHT JOINTS. LENGTH, SIZE AND SLOPE PER PLAN, BEDDING AND BACKFILL PER DETAIL ON SHEET 29.
- ③ INSTALL HDPE TEE. SIZE AND INVERT PER PLAN.
- ④ INSTALL CATCH BASIN PER MAG STD DET 534. MODIFY WALLS AND BOTTOM TO BE 8" THICK WITH #5 REBAR AT 12" O.C. WHEN DEEPER THAN 5 FEET. RIM AND INVERT ELEVATIONS PER PLAN.
- ⑤ INSTALL HDPE BEND, ANGLE AND INVERT PER PLAN. SIZE TO MATCH ADJACENT PIPE.
- ⑧ INSTALL 5' DIAMETER STORM DRAIN MANHOLE PER MAG STD DET 520. RIM AND INVERT PER PLAN.
- ⑨ STORM DRAIN CONNECTION TO UNDERGROUND RETENTION TANK. INVERT PER PLAN.
- ⑩ INSTALL 120" CMP GAUGE 14 ALUMINIZED TYPE 2 UNDERGROUND RETENTION TANK. LENGTH PER PLAN. DETAIL ON SHEET 29.
- ⑪ INSTALL 12" CMP CONECTOR PIPES BETWEEN UNDERGROUND RETENTION TANKS AND DRYWELL. BEDDING AND BACKFILL PER MANUFACTURER'S RECOMMENDATIONS.
- ⑫ INSTALL MAXWELL PLUS DRYWELL PER DETAIL ON SHEET 29. RIM AND INVERT PER PLAN.
- ⑬ INSTALL GRATED UNDERGROUND RETENTION ACCESS RISER PER DETAIL ON SHEET 29. GRATE SHALL BE SECURED WITH CHAIN. RIM PER PLAN.
- ⑭ INSTALL UNDERGROUND RETENTION ACCESS RISER PER DETAIL ON SHEET 29. RIM PER PLAN.

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SEC FRANK LLOYD WRIGHT BOULEVARD & 100TH STREET  
**STORM DRAIN PLAN**  
 SCOTTSDALE, ARIZONA

PROJECT No.  
291753000  
 SCALE (H): 1"=20'  
 SCALE (V): NONE  
 DRAWN BY: AMF  
 DESIGN BY: AMF  
 CHECK BY: STM  
 DATE: 03/31/2023

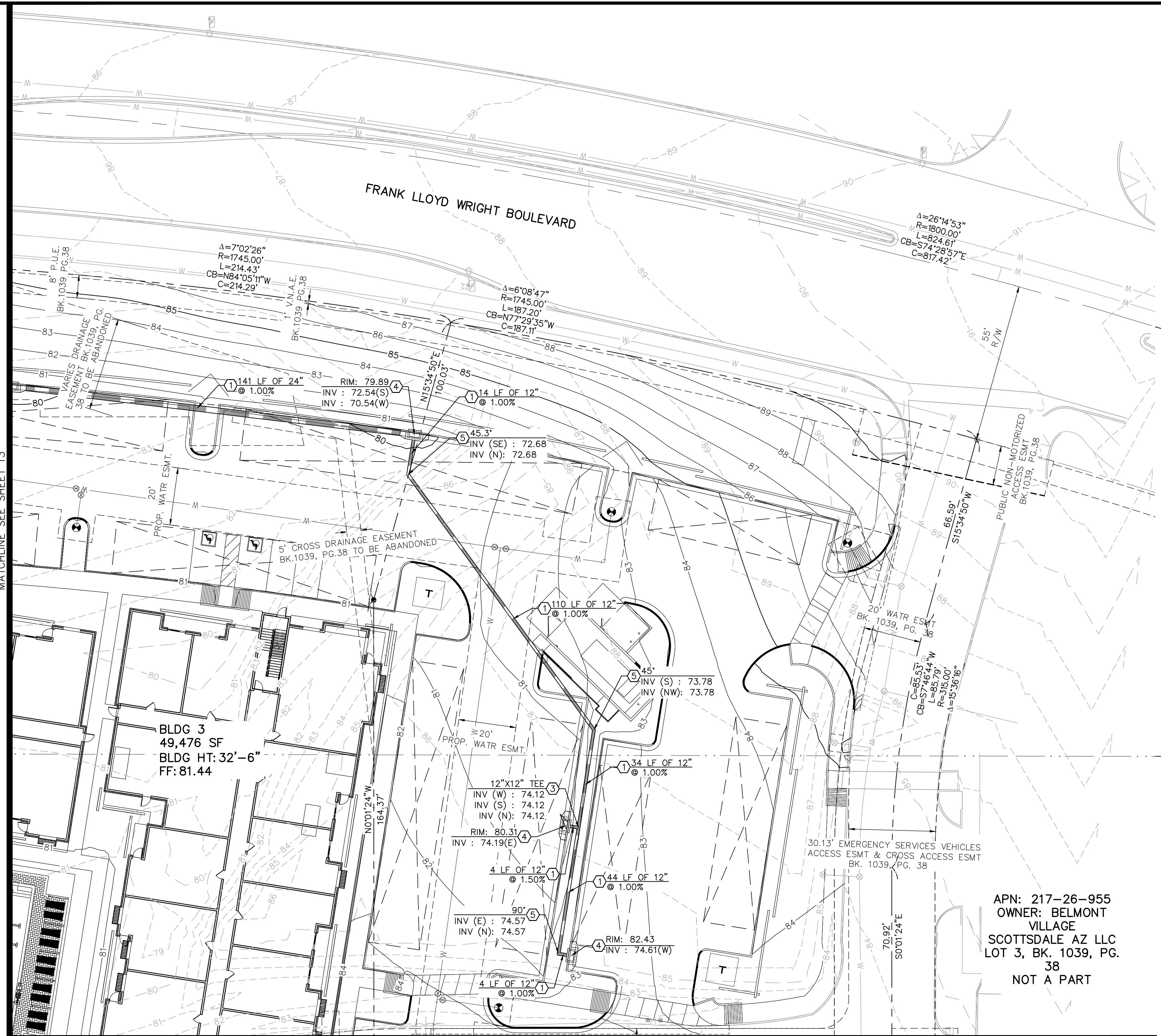


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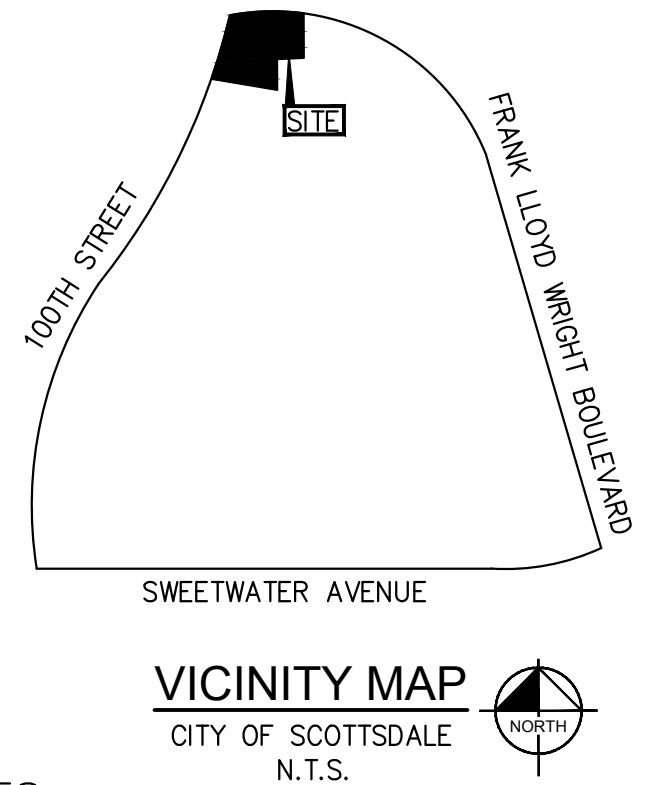
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CALCULATED POSITION  
NOTHING FND OR SET  
PER BK. 1039, PG. 38

SECTION LINE:  
SOUTH LINE OF SOUTHEAST QUARTER OF SECTION 8  
NORTH LINE OF NORTHEAST QUARTER OF SECTION 17

APN: 217-26-955  
OWNER: BELMONT VILLAGE  
SCOTTSDALE AZ LLC  
LOT 3, BK. 1039, PG. 38  
NOT A PART



- STORM DRAIN NOTES**
- 1 INSTALL HDPE PIPE WITH WATERTIGHT JOINTS. LENGTH, SIZE AND SLOPE PER PLAN, BEDDING AND BACKFILL PER DETAIL ON SHEET 29.
  - 2 INSTALL HDPE TEE. SIZE AND INVERT PER PLAN.
  - 3 INSTALL CATCH BASIN PER MAG STD DET 534. MODIFY WALLS AND BOTTOM TO BE 8" THICK WITH #5 REBAR AT 12" O.C. WHEN DEEPER THAN 5 FEET. RIM AND INVERT ELEVATIONS PER PLAN.
  - 4 INSTALL HDPE BEND, ANGLE AND INVERT PER PLAN. SIZE TO MATCH ADJACENT PIPE.

GRAPHIC SCALE IN FEET  
0 10 20 40

NORTH

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SEC FRANK LLOYD WRIGHT BOULEVARD & 100TH STREET

**STORM DRAIN PLAN**  
SCOTTSDALE, ARIZONA

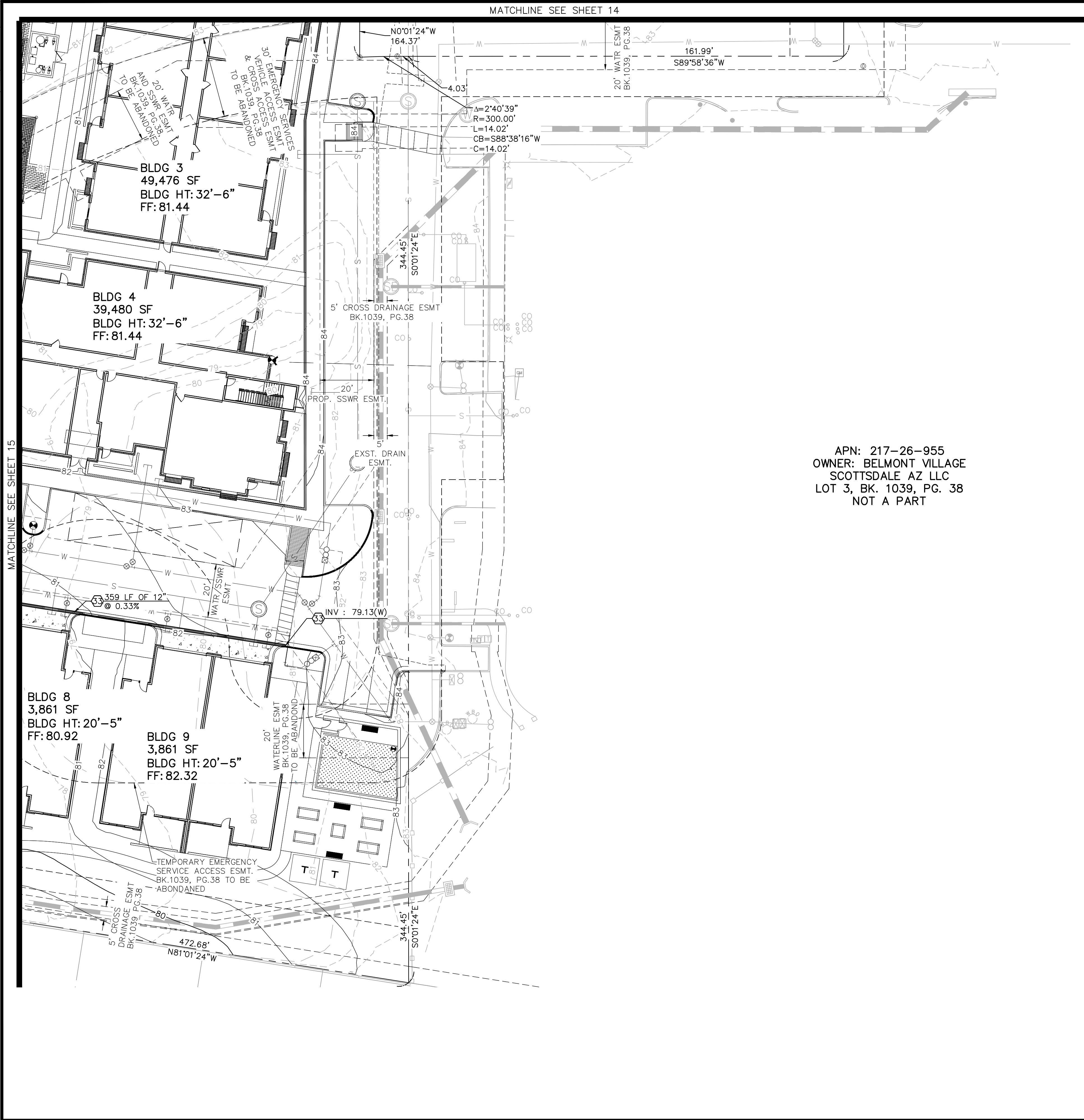
PROJECT No. 291753000
SCALE (H): 1"=20'
SCALE (V): NONE
DRAWN BY: AMF
DESIGN BY: AMF
CHECK BY: STM
DATE: 03/31/2023

REGISTERED PROFESSIONAL ENGINEER  
47183  
STERLING MARGETTS  
036 Special 036176  
ARIZONA, USA  
Expires 12/31/24

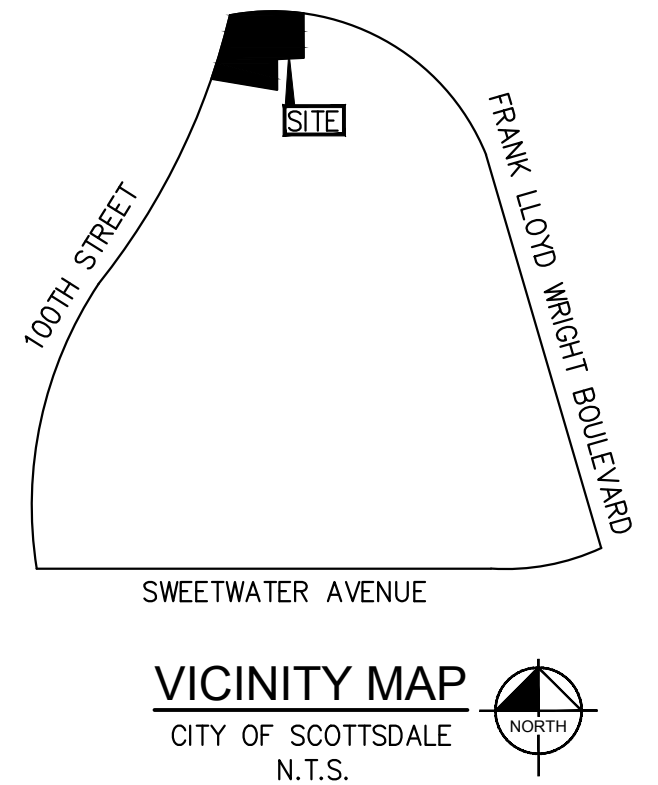
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14 OF 38 SHEETS



REV	DESCRIPTION	BY	DATE	APPR



APN: 217-26-955  
 OWNER: BELMONT VILLAGE  
 SCOTTSDALE AZ LLC  
 LOT 3, BK. 1039, PG. 38  
 NOT A PART



STORM DRAIN NOTES  
 53 INSTALL 1" SLOTTED DRAIN WITH 12" HDPE. LENGTH PER PLAN.

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NORTH

GRAPHIC SCALE IN FEET  
 0 10 20 40

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 WATER AND WASTEWATER ENGINEERS

SEC FRANK LLOYD WRIGHT BOULEVARD & 100TH STREET

STORM DRAIN PLAN  
 SCOTTSDALE, ARIZONA

PROJECT No.  
291753000

SCALE (H): 1"=20'

SCALE (V): NONE

DRAWN BY: AMF

DESIGN BY: AMF

CHECK BY: STM

DATE: 03/31/2023

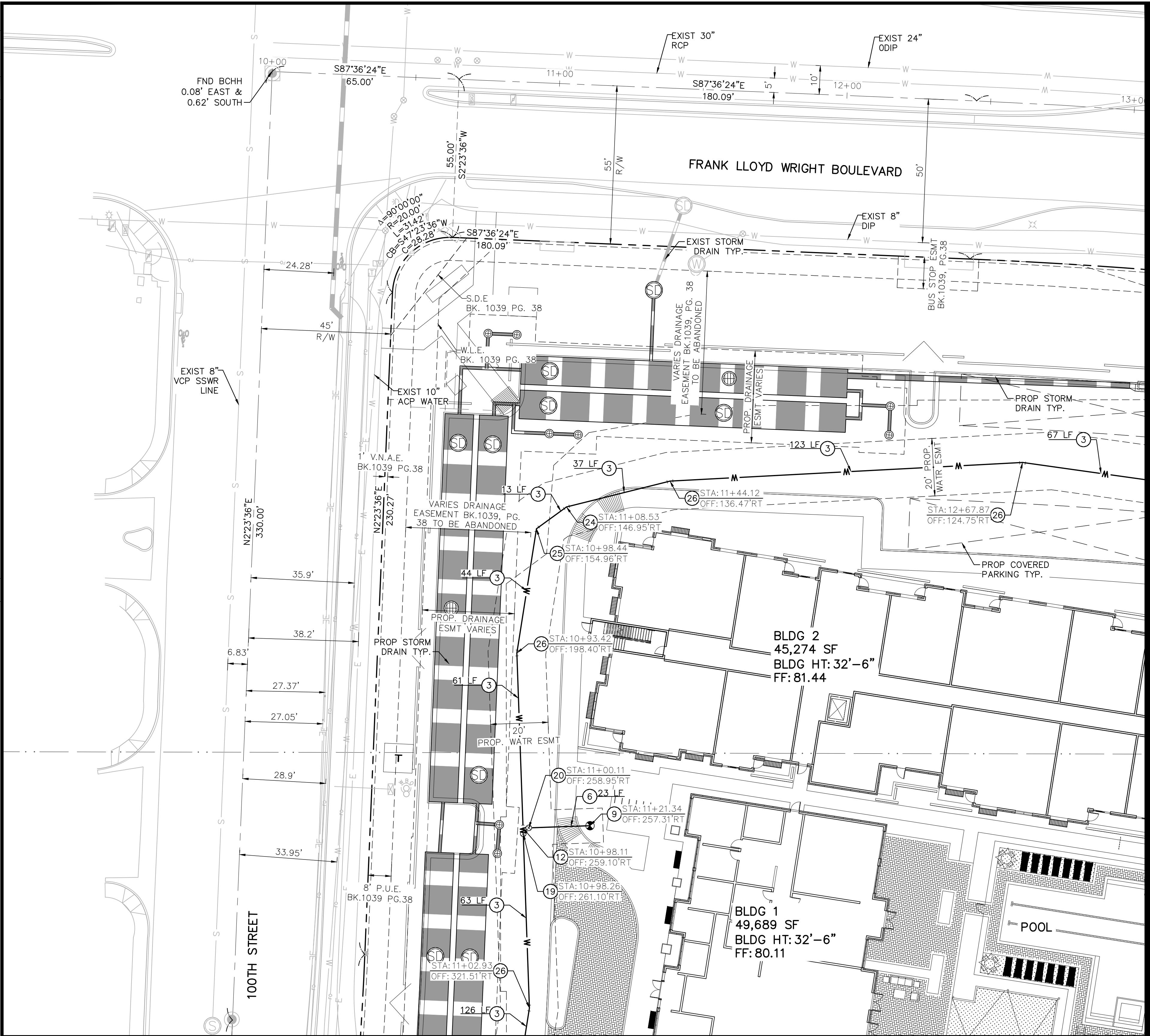
Professional Engineer  
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 State Expires 03/31/24  
 ARIZONA, USA  
 Expires 12/31/24

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 16 OF 38 SHEETS



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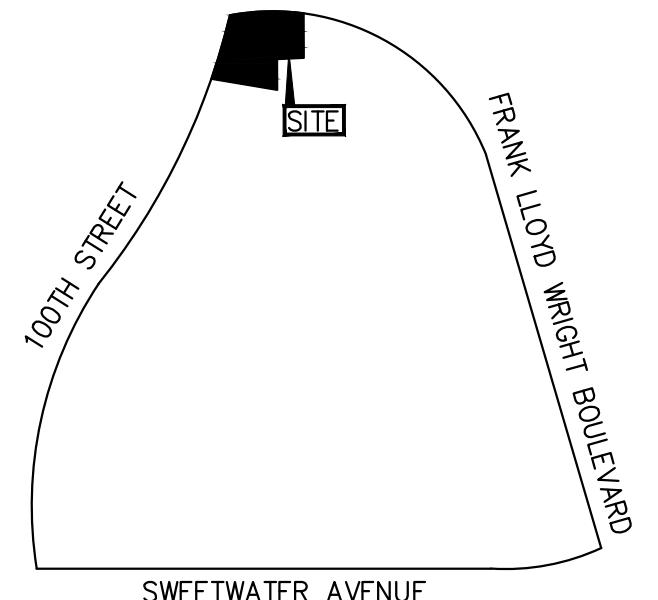
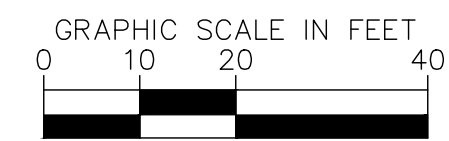
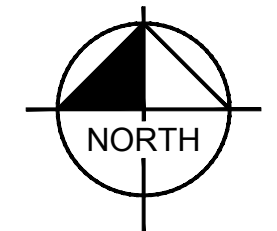
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MATCHLINE SEE SHEET 23

MATCHLINE SEE SHEET 24

- NOTES:**
1. STATION AND OFFSET BASED ON FRANK LLOYD WRIGHT BOULEVARD CENTERLINE.
  2. ALL VALVES SHALL BE FLANGED TO TEES, BENDS, AND CROSSES.
  3. ADD 1400 TO ALL ELEVATIONS.
  4. ALL 8" PIPE SHALL HAVE 3' MINIMUM COVER.



**VICINITY MAP**  
CITY OF SCOTTSDALE  
N.T.S.

**LEGEND**

- PROPERTY LINE
- RIGHT OF WAY LINE
- STREET CENTERLINE
- EASEMENT
- S --- EXISTING SANITARY SEWER MAIN
- W --- EXISTING PUBLIC WATER MAIN
- W --- PROPOSED WATER MAIN
- S --- PROPOSED SEWER MAIN
- F --- PROPOSED FIRE MAIN
- PROPOSED STORM DRAIN
- ⊙ --- EXISTING SANITARY SEWER MANHOLE
- ⊙ --- EXISTING FIRE HYDRANT
- ⊙ --- EXISTING CATCH BASIN
- ⊙ --- PROPOSED CLEANOUT
- ⊙ --- PROPOSED FDC
- \*\*\* --- DEMO UTILITY

**SEWER CONSTRUCTION NOTES**

**PUBLIC WATER NOTES**

3. INSTALL 8" DUCTILE IRON CLASS 350 WATERLINE WITH POLYWRAP WITH BEDDING AND BACKFILL PER EPCOR STD DET. 350-1. LENGTH PER PLAN. 3' MIN COVER.
6. INSTALL 6" DUCTILE IRON WITH POLYWRAP PRESSURE CLASS 350 WATERLINE WITH BEDDING AND BACKFILL PER MAG SPEC 601. LENGTH PER PLAN.
9. INSTALL FIRE HYDRANT ASSEMBLY AND VALVE COMPLETE PER MAG STD DET 360-1. PROVIDE MIN. CLEARANCE PER MAG STD DET 362. INSTALL 6-INCH D.I. FIRE LINE, MORTAR LINED PER MAG SPEC 750 WITH POLYWRAP CORROSION PROTECTION PER MAG SPEC 610.5. BEDDING AND BACKFILL PER MAG SPECS. 4' MINIMUM COVER REQUIRED. LENGTH PER PLAN.
12. INSTALL 8"x6" TEE WITH RESTRAINED JOINTS PER COS DET DET 2342-2 AND MAG STD DET 303.
19. INSTALL 8" GATE VALVE PER MAG STD DET 391-1 TYPE C AND COS STD DET 2770.
20. INSTALL 6" GATE VALVE PER MAG STD DET 391-1 TYPE C AND COS STD DET 2770.
24. INSTALL 8" 22" BEND WITH RESTRAINED JOINTS PER COS STD DET 2342-2. AND MAG STD DET 303.
25. INSTALL 8" 45" BEND WITH RESTRAINED JOINTS PER COS STD DET 2342-2. AND MAG STD DET 303.
26. INSTALL 8" 11" BEND WITH RESTRAINED JOINTS PER COS STD DET 2342-2. AND MAG STD DET 303.

**PRIVATE WATER**

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HEADWATERS GROUP  
 WITH THE SCOTTSDALE PUBLIC UTILITIES DEPARTMENT

SEC FRANK LLOYD WRIGHT BOULEVARD & 100TH STREET  
 UTILITY PLAN  
 SCOTTSDALE, ARIZONA

PROJECT No. 291753000
SCALE (H): 1"=20'
SCALE (V): NONE
DRAWN BY: AMF
DESIGN BY: AMF
CHECK BY: STM
DATE: 03/31/2023

