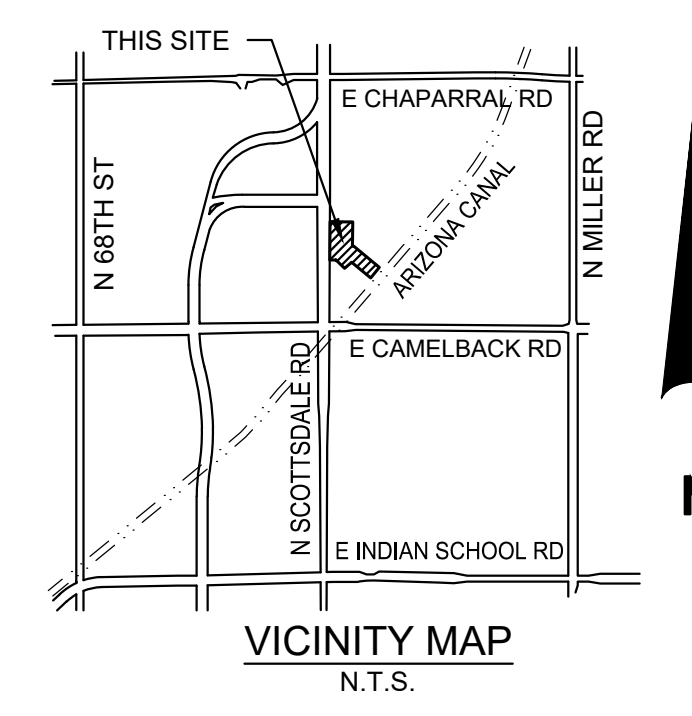


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# PRELIMINARY CIVIL IMPROVEMENT PLAN FOR CAMELBACK RESIDENTIAL - "HAZEL & AZURE"

4605 N. SCOTTSDALE RD, SCOTTSDALE, AZ  
PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2  
NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA



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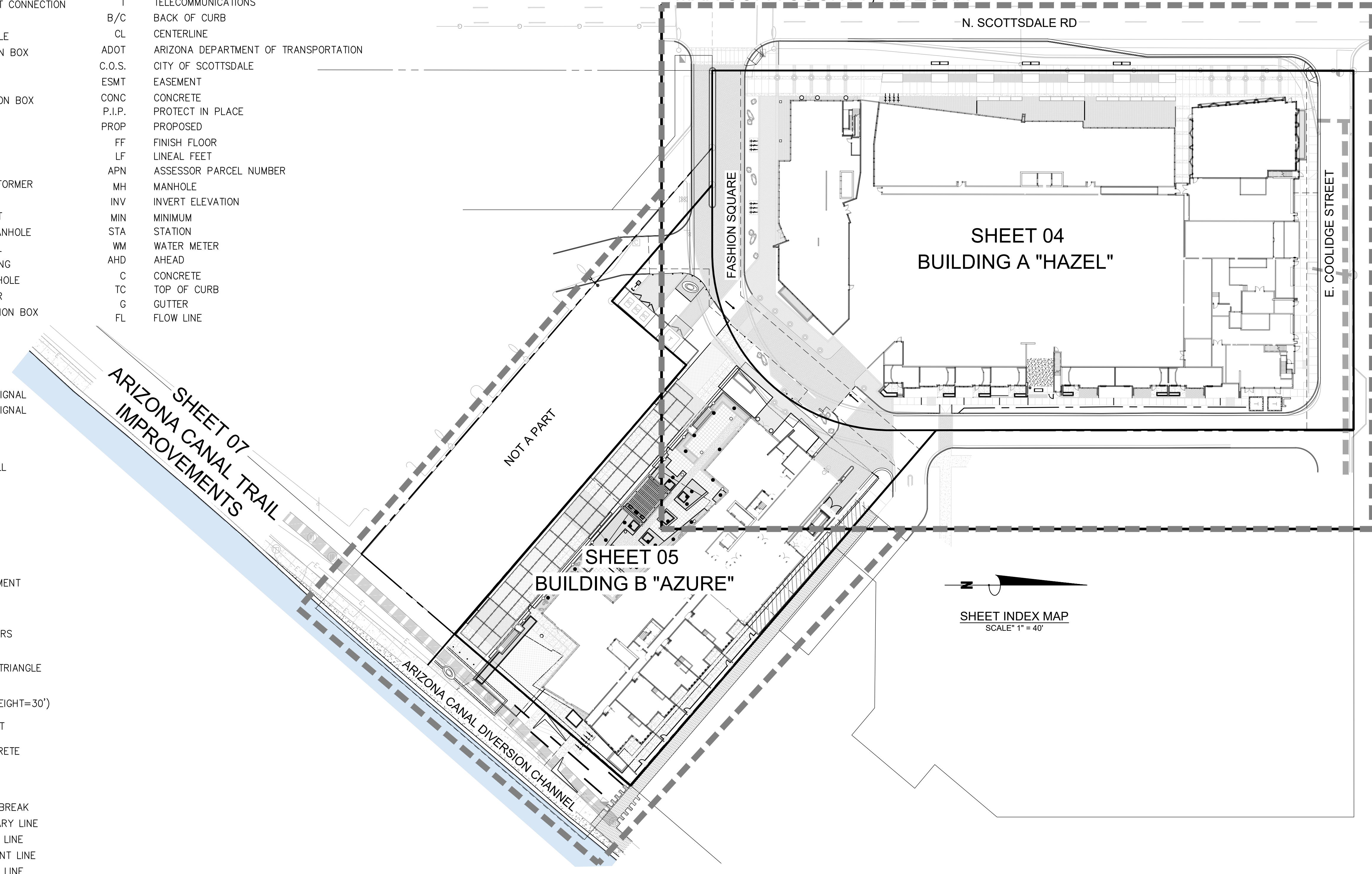
## LEGEND

- BRASS CAP IN HANDHOLE
- BRASS CAP FLUSH
- ⊗ CHISELED 'X'
- ⊕ WATER METER
- ∞ WATER CHECK VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER MANHOLE
- ⊕ WATER VALVE
- ⊕ FIRE DEPARTMENT CONNECTION
- ⊕ LIGHT POLE
- ⊕ ELECTRIC MANHOLE
- ⊕ TRAFFIC JUNCTION BOX
- ⊕ TRAFFIC SIGNAL
- ⊕ UTILITY POLE
- ⊕ ELECTRIC JUNCTION BOX
- ⊕ ELECTRIC METER
- ⊕ TRAFFIC SIGNAL
- ⊕ EX. LIGHT POLE
- ⊕ LIGHT POLE
- ⊕ ELECTRIC TRANSFORMER
- ⊕ SEWER MANHOLE
- ⊕ SEWER CLEANOUT
- ⊕ STORM DRAIN MANHOLE
- ⊕ MONITORING WELL
- ⊕ HANDICAP PARKING
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE RISER
- ⊕ CABLE TV JUNCTION BOX
- BOLLARD
- ⊕ PARKING METER
- ⊕ GAS VALVE
- ⊕ SIGN
- ⊕ PROP. TRAFFIC SIGNAL
- ⊕ PROP. TRAFFIC SIGNAL
- ⊕ WATER MANHOLE
- ⊕ MONUMENT
- 73.6 ULTIMATE OUTFALL
- SEWER SERVICE
- PIPE CAP

## ABBREVIATIONS

- EL ELEVATION
- ROW RIGHT OF WAY
- SW SIDEWALK
- RR RAILROAD
- WA WATER
- SS OR S SEWER
- ELEC ELECTRIC
- CW CHILLED WATER
- T TELECOMMUNICATIONS
- B/C BACK OF CURB
- CL CENTERLINE
- ADOT ARIZONA DEPARTMENT OF TRANSPORTATION
- C.O.S. CITY OF SCOTTSDALE
- ESMT EASEMENT
- CONC CONCRETE
- P.I.P. PROTECT IN PLACE
- PROP PROPOSED
- FF FINISH FLOOR
- LF LINEAL FEET
- APN ASSESSOR PARCEL NUMBER
- MH MANHOLE
- INV INVERT ELEVATION
- MIN MINIMUM
- STA STATION
- WM WATER METER
- AHD AHEAD
- C CONCRETE
- TC TOP OF CURB
- G GUTTER
- FL FLOW LINE

- ▨ PROPOSED PAVEMENT
- C=### SPOT ELEVATION
- 1080— EXISTING CONTOURS
- 1081—
- △ SIGHT VISIBILITY TRIANGLE
- STREET LIGHT (HEIGHT=30')
- PEDESTRIAN LIGHT
- ▨ PROPOSED CONCRETE
- ▨ FLOOD PLAIN
- ◆— GRADE BREAK
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- G— EX GAS LINE
- SD— EX STORM DRAIN LINE (SIZE INDICATED)
- S— EX SEWER LINE (SIZE INDICATED)
- W— EX WATER LINE (SIZE INDICATED)
- T— EX TELECOMMUNICATION
- E— EX ELECTRICAL
- STORM DRAIN PIPE
- 12" W— WATER PIPE
- 8" S— SEWER PIPE



**CIVIL ENGINEER**  
**ATWELL**  
4700 E. SOUTHERN AVE.  
MESA, ARIZONA 85206  
PHONE: (602) 690-7527  
FAX: (480) 830-4888  
CONTACT: RAMZI GEORGES, P.E., CF,  
EMAIL: RGEORGES@ATWELL-GROUP.COM

**OWNER**  
**ZT SCOTTSDALE**  
OWNER, LLC  
1909 WOODALL RODGERS FWY  
SUITE 400  
DALLAS, TX 75201  
CONTACT: NICK RAHMAN  
PHONE: (407) 644-6300  
EMAIL: NAR@ZOMLIVING.COM

**ARCHITECT**  
**CallisonRTKL INC.**  
1717 PACIFIC AVENUE  
DALLAS, TX 75201  
CONTACT: JAMES HAMILTON  
PHONE: (214) 468-7600  
EMAIL: JAMES.HAMILTON@CRTKL.COM

**SHEET SET**  
01 COVER SHEET  
02 DETAIL SHEET  
03-04 PRELIMINARY GRADING AND DRAINAGE PLANS  
05 PRELIMINARY UTILITY PLAN  
06 ARIZONA CANAL TRAIL IMPROVEMENT PLAN

**SITE DATA**  
ZONING: D/RCO-2  
NET ACREAGE: 3.74 AC / 163,002 SF  
TOTAL DISTURBED: 3.9 AC / 169,484 SF  
PROJECT ADDRESS: 4605 N SCOTTSDALE RD,  
SCOTTSDALE, AZ 85251  
APN: 173-38-407

**PROJECT DESCRIPTION**  
THIS PROJECT CONSISTS OF CONSTRUCTING MIXED USE BUILDINGS ON AN EXISTING DIRT LOT THAT HAS BEEN PREVIOUSLY GRADED.

**DRAINAGE STATEMENT:**  
A PRE-VS. POST DEVELOPMENT RUNOFF VOLUME ANALYSIS WAS PERFORMED FOR THIS SITE TO DETERMINE RETENTION REQUIREMENTS. ONSITE SURFACE RUNOFF FROM HARDSCAPE AND PAVEMENT WILL BE ROUTED TO CATCH BASINS IN VALLEY GUTTERS ON DESIGNATED SIDE OF THE STREET. AN UNDERGROUND RETENTION SYSTEM IS PROPOSED TO PROVIDE REQUIRED RETENTION VOLUME FOR ONSITE RUNOFF AS WELL AS FOR COMPENSATORY STORAGE FOR DISPLACED FLOOD ZONE AH WATER SURFACE ELEVATION OF 1277. THE ULTIMATE DRAINAGE OUTFALL IS LOCATED AT THE SOUTHWEST CORNER OF THE SITE AT AN ELEVATION OF 1273.6.

**FIRM INFORMATION**  
THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH THE SCOTTSDALE REVISED CODE, CHAPTER 37.

COMMUNITY NUMBER	PANEL NUMBER PANEL DATE	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN AO USE DEPTH)
04013C	1770 07/20/2021	M	07/20/2021	X SHADED, AH	1277



COVER SHEET  
PRELIMINARY GRADING AND DRAINAGE PLAN  
CAMELBACK RESIDENTIAL  
SCOTTSDALE, ARIZONA



REVISIONS:

NO.	DATE	DESCRIPTION



PM.	BH
DR.	TLC
JOB NO.	21000702
FILE NO.	21000702-CS01

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**DETAILS**  
 PRELIMINARY GRADING AND DRAINAGE PLAN  
**CAMELBACK RESIDENTIAL**  
 SCOTTSDALE, ARIZONA

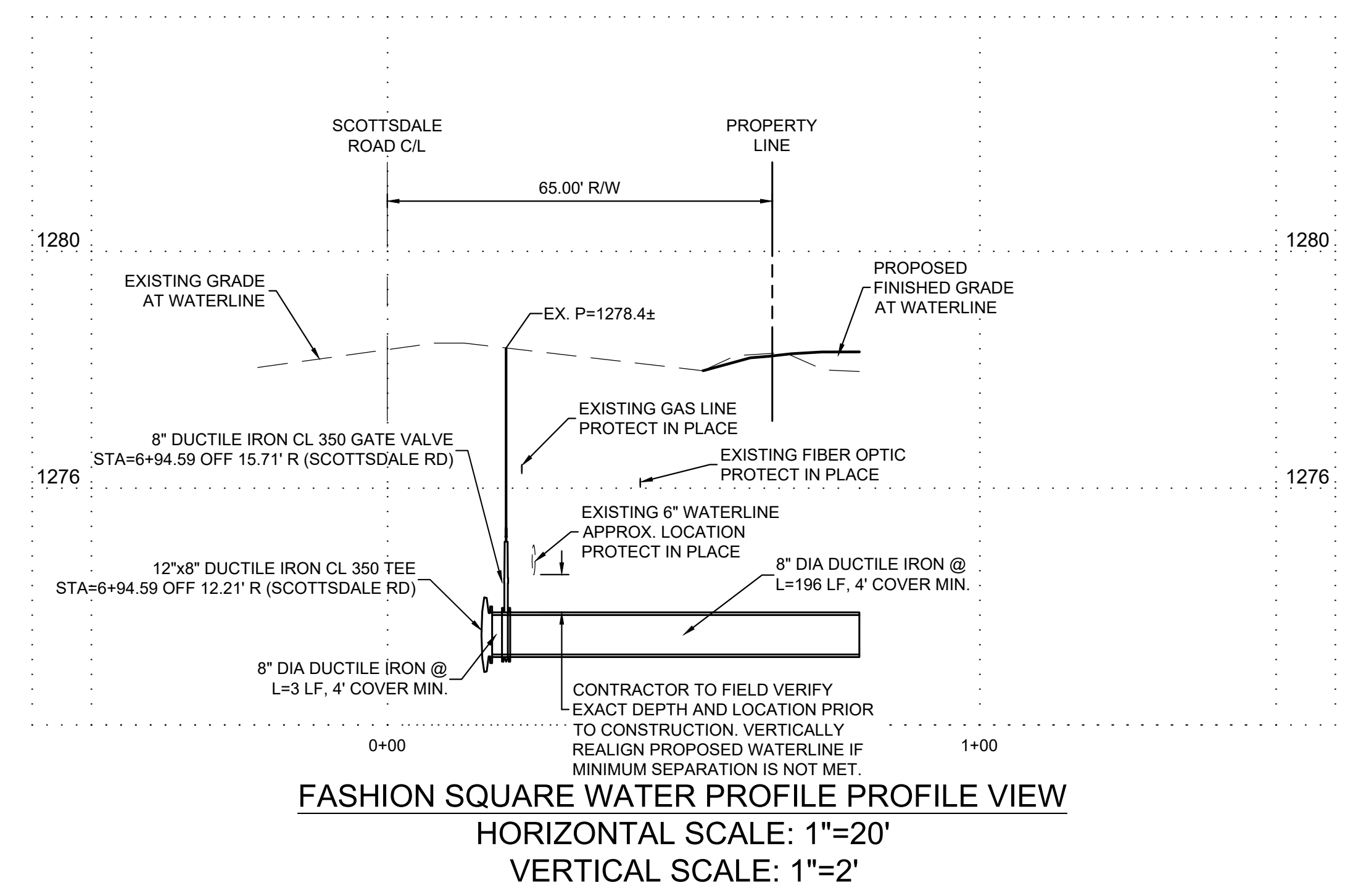


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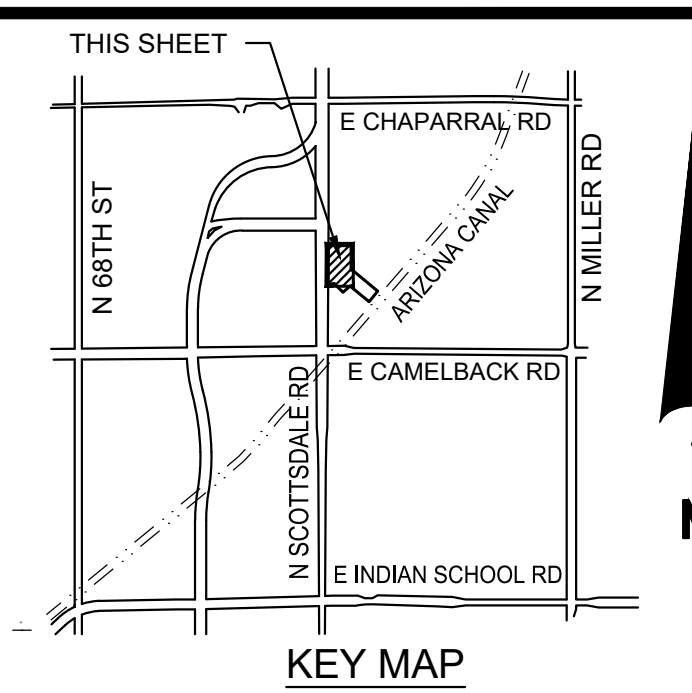
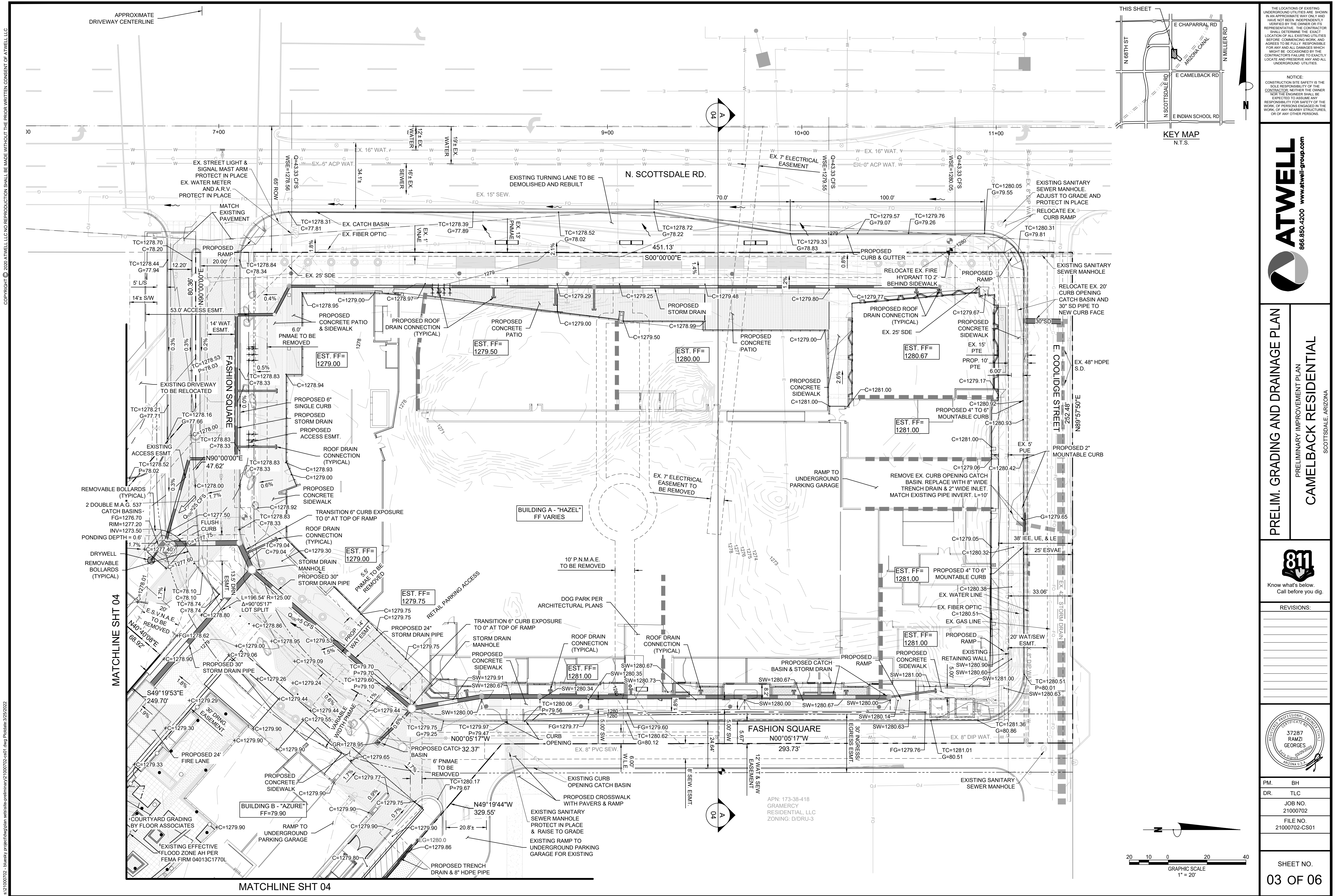



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DR.	TLC
JOB NO.	21000702
FILE NO.	21000702-CS01

SHEET NO.  
**02 OF 06**



**FASHION SQUARE WATER PROFILE PROFILE VIEW**  
 HORIZONTAL SCALE: 1"=20'  
 VERTICAL SCALE: 1"=2'



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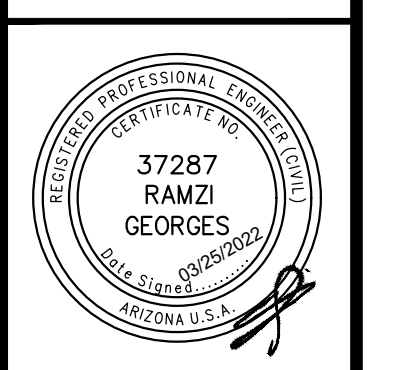


**PRELIM. GRADING AND DRAINAGE PLAN**  
 PRELIMINARY IMPROVEMENT PLAN  
**CAMELBACK RESIDENTIAL**  
 SCOTTSDALE, ARIZONA



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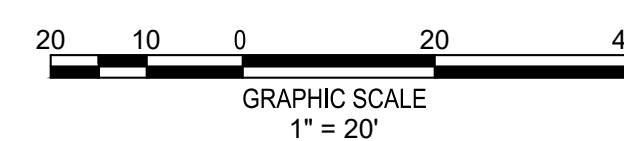
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DR.	TLC
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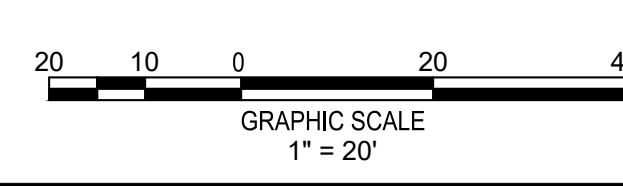
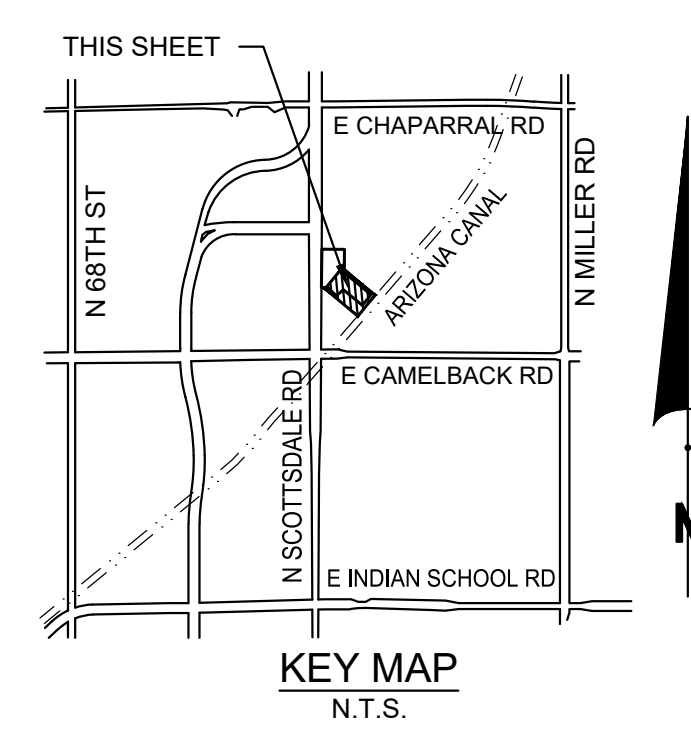
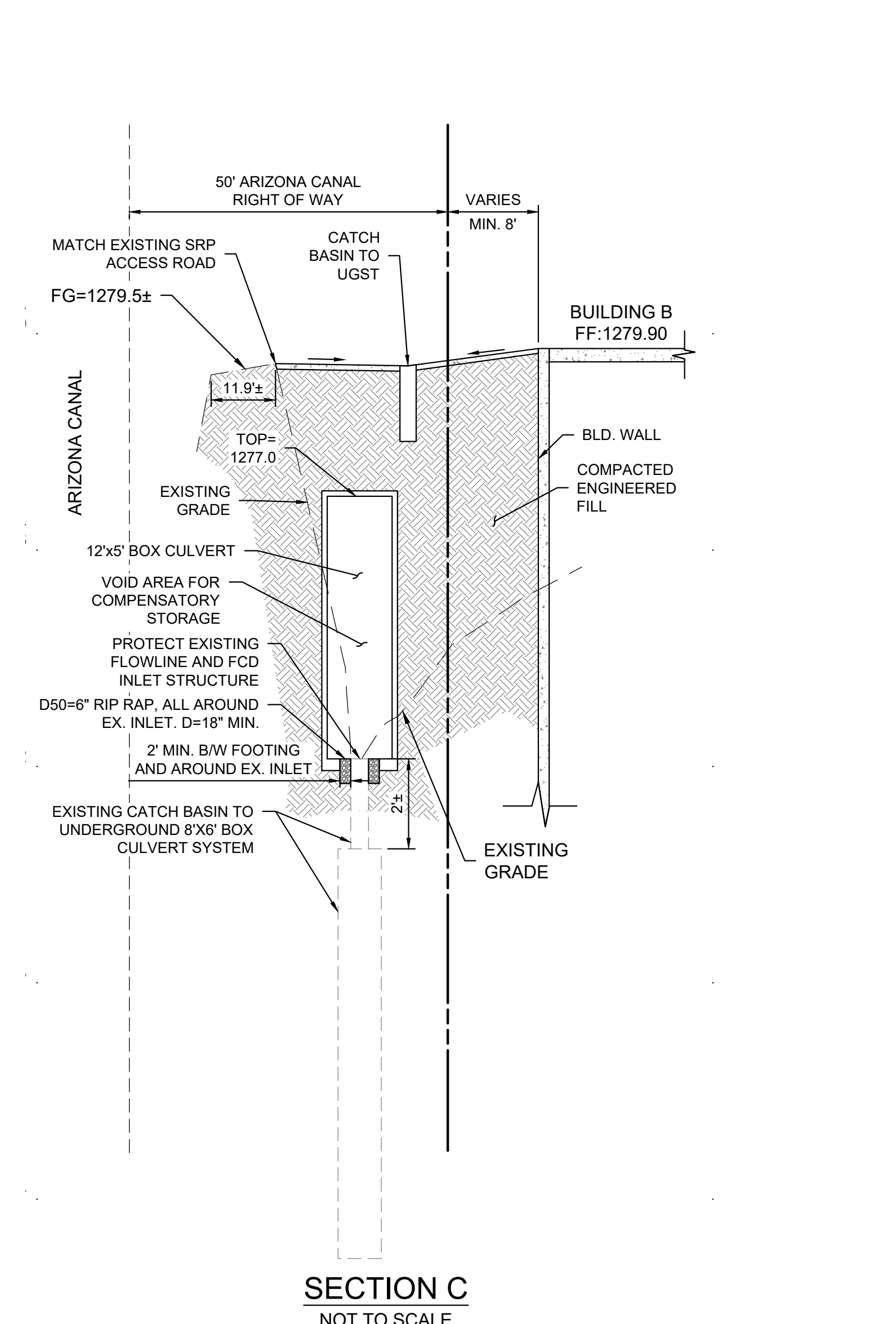
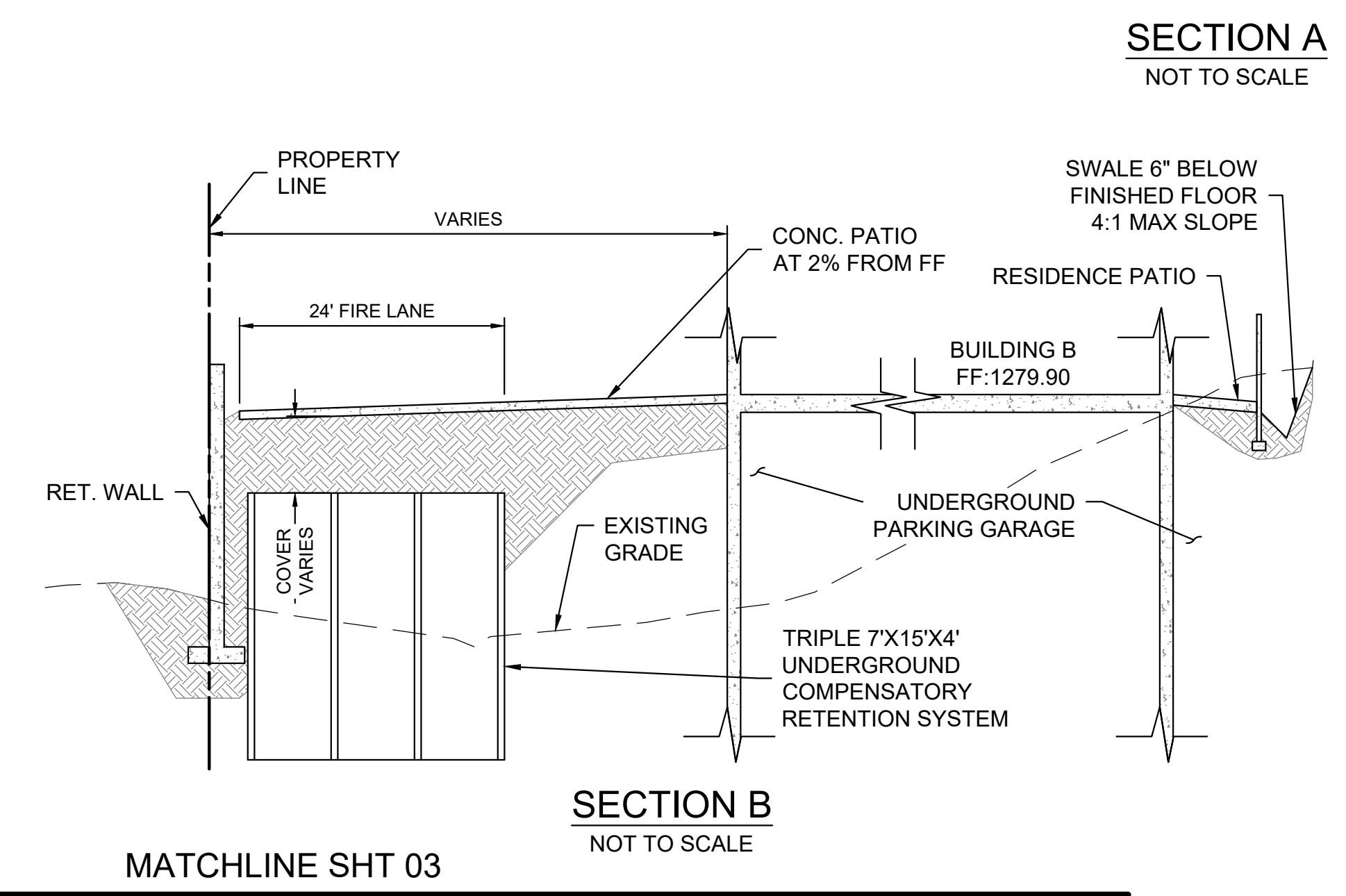
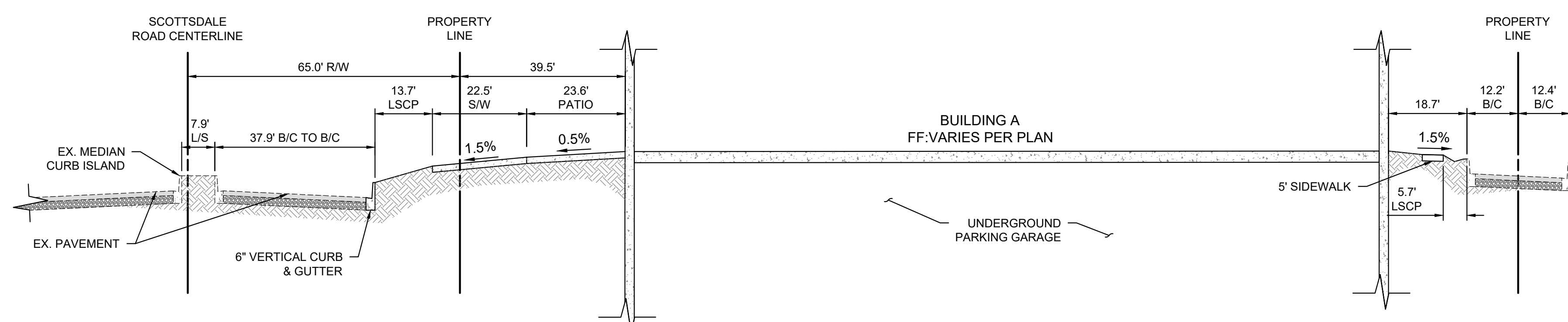
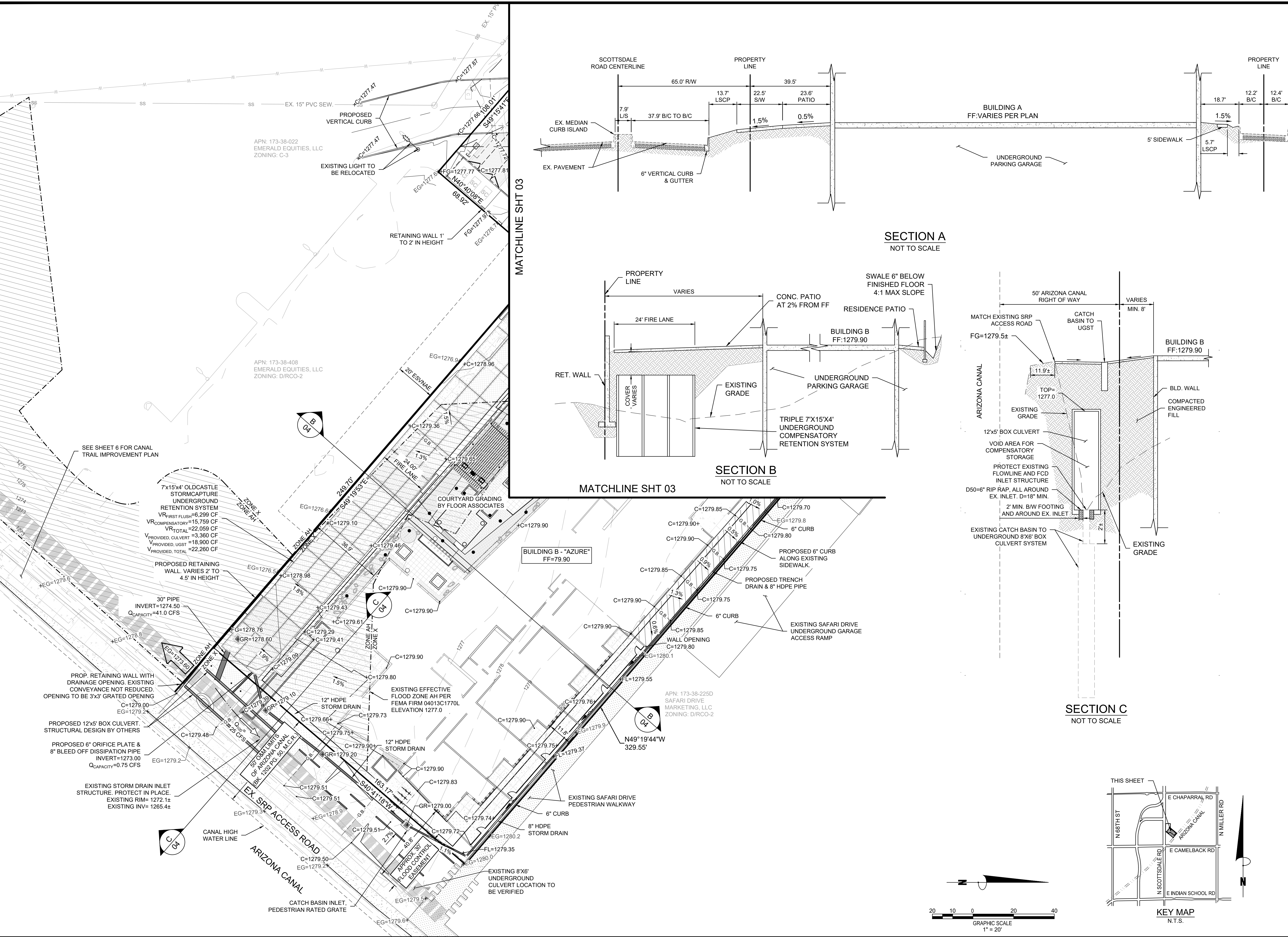
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APN: 173-38-418  
 GRAMERCY  
 RESIDENTIAL, LLC  
 ZONING: D,DRU-3

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PRELIM. GRADING AND DRAINAGE PLAN  
PRELIMINARY IMPROVEMENT PLAN  
CAMELBACK RESIDENTIAL  
SCOTTSDALE, ARIZONA



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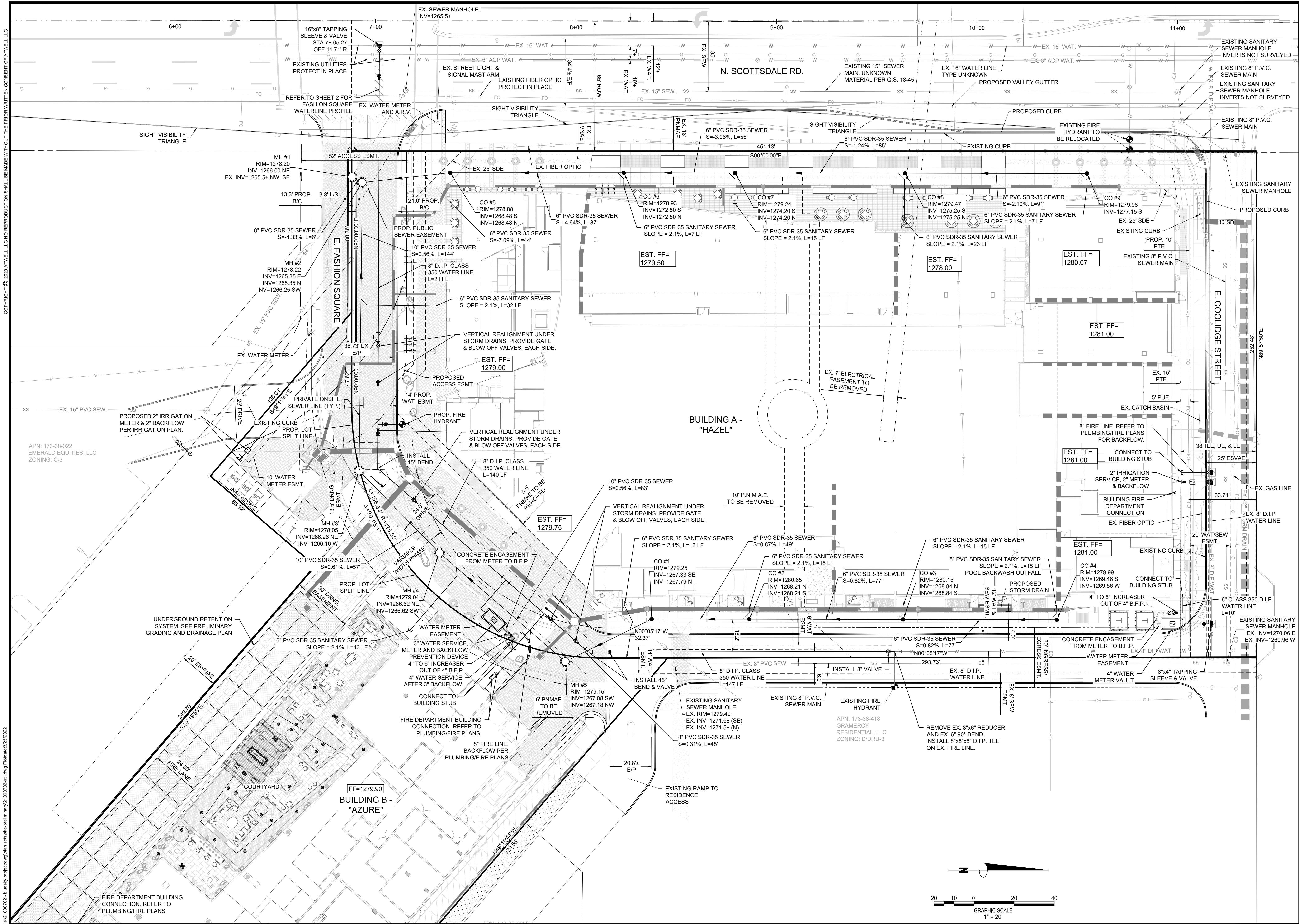
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DR. TLC  
JOB NO. 21000702  
FILE NO. 21000702-CS01

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04 OF 06

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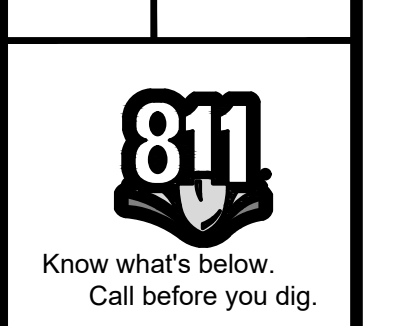
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 APN: 173-38-022 EMERALD EQUITIES, LLC ZONING: C-3  
 APN: 173-38-418 GRAMERCY RESIDENTIAL, LLC ZONING: D/DRU-3  
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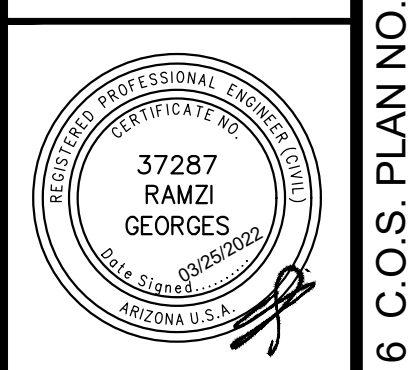


**PRELIMINARY UTILITY PLAN**  
 PRELIMINARY IMPROVEMENT PLAN  
**CAMELBACK RESIDENTIAL**  
 SCOTTSDALE, ARIZONA

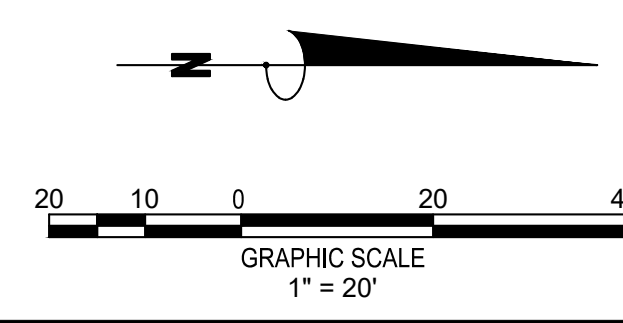


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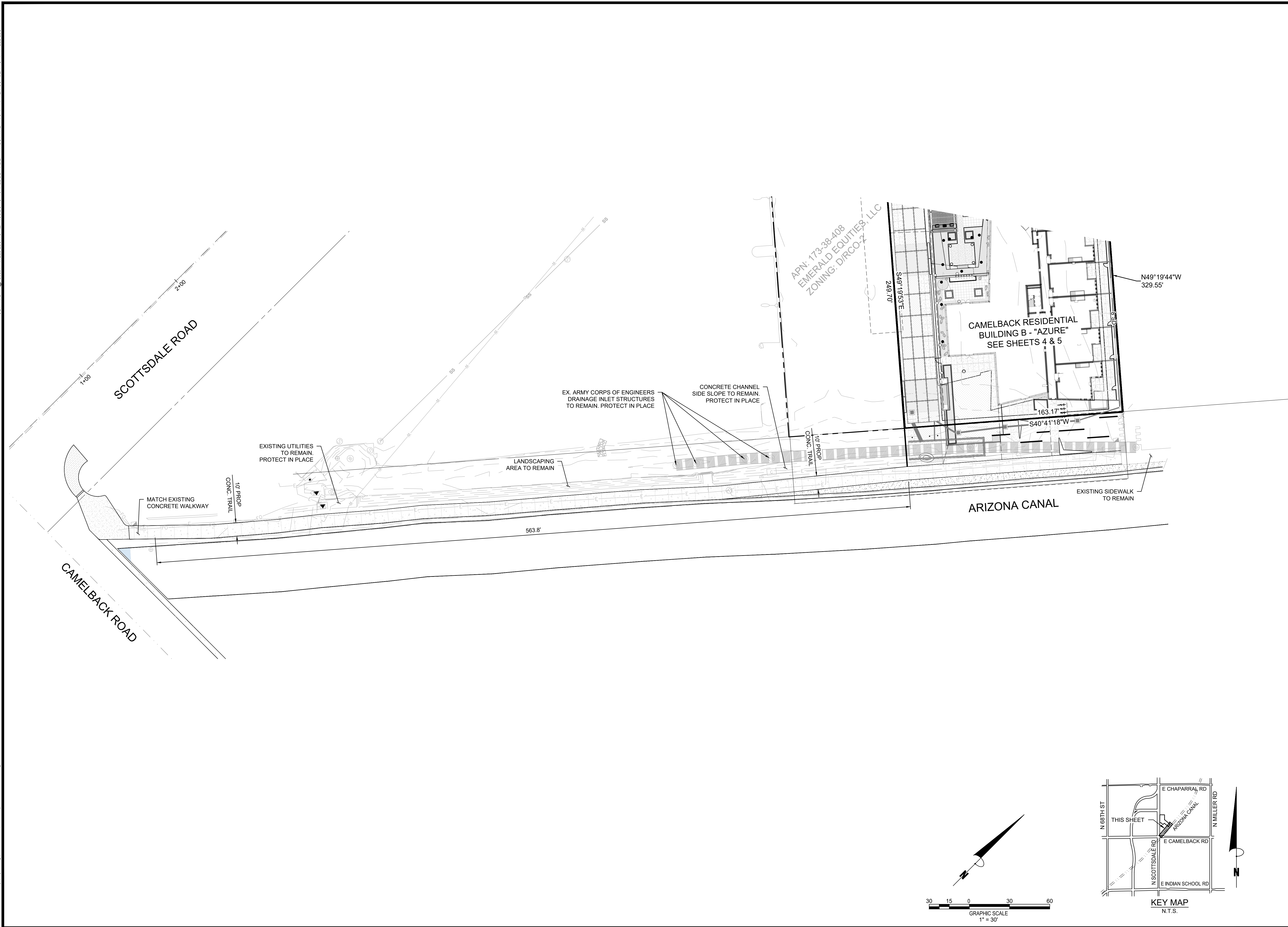


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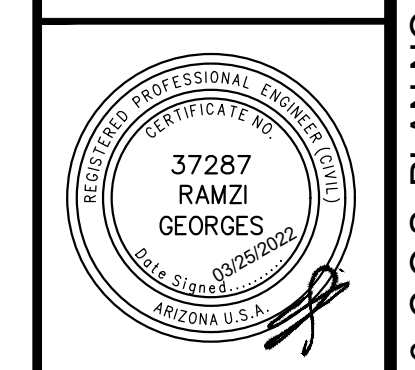
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**PRELIM. TRAIL IMPROVEMENT PLAN**  
 PRELIMINARY IMPROVEMENT PLAN  
**CAMELBACK RESIDENTIAL**  
 SCOTTSDALE, ARIZONA



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