

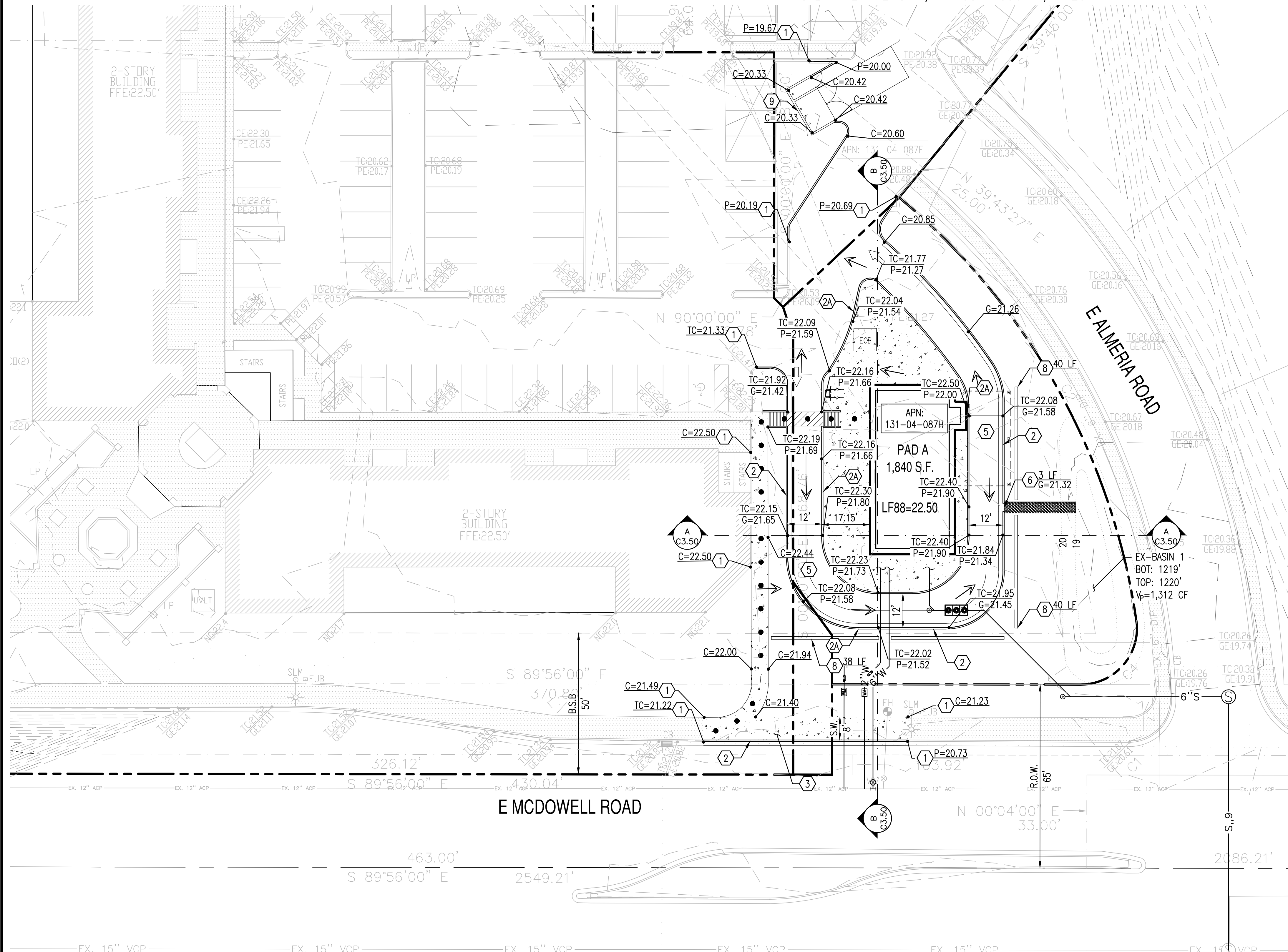
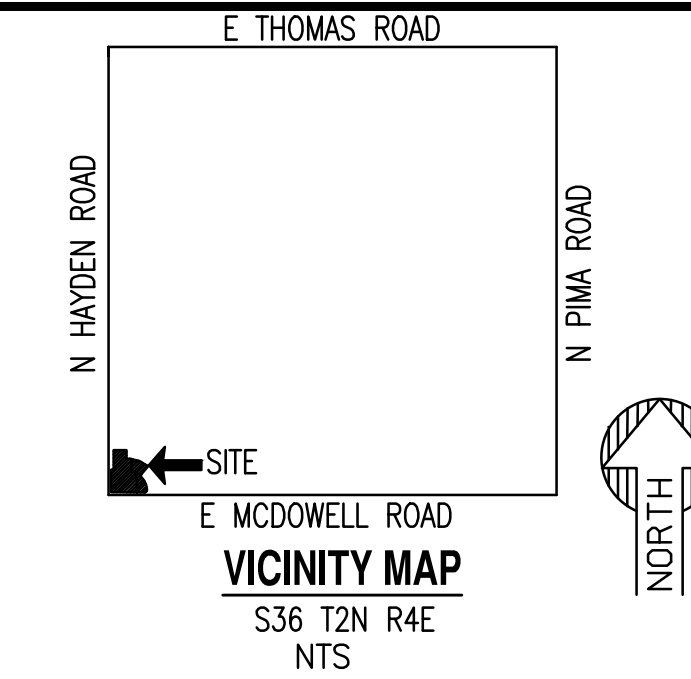
**CIVIL ENGINEER**  
SUSTAINABILITY ENGINEERING GROUP  
8280 E. GELDING DR., SUITE 101  
SCOTTSDALE, ARIZONA 85260  
PHONE: 480-588-7226  
ATTN: ALI FAKIH  
EMAIL: ALI@AZSEG.COM

**OWNER:**  
HOH MCDOWELL LLC  
11811 N. TATUM BLVD #1051  
PHOENIX, ARIZONA 85028

**SURVEYOR**  
AW LAND SURVEYING, LLC  
P.O. BOX 2170  
CHANDLER, ARIZONA 85244  
PHONE: 480-244-7630  
ATTN: DANIEL ARMUO

# MCDOWELL PRELIMINARY GRADING PLAN

8010 E MCDOWELL ROAD, SCOTTSDALE AZ 85257  
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



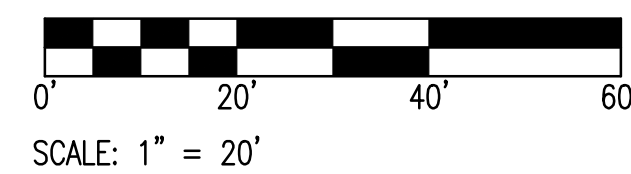
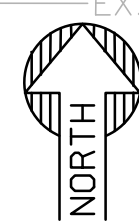
### PRELIMINARY GRADING NOTES

- ① MATCH EXISTING GRADE.
- ② 6" VERTICAL CURB AND GUTTER.
- ②A 6" VERTICAL CURB.
- ③ CONSTRUCT CONCRETE SIDEWALK. WIDTH PER PLAN.
- ④ CONSTRUCT ADA RAMP.
- ⑤ LIGHT DUTY PAVEMENT.
- ⑥ CONSTRUCT CURB OPENING; LENGTH PER PLAN.
- ⑦ FURNISH AND INSTALL RIP-RAP; D50 = 6", 12" DEPTH. DIMENSIONS PER PLAN.
- ⑧ CONSTRUCT SCREEN WALL; LENGTH PER PLAN.
- ⑨ CONSTRUCT TRASH ENCLOSURE.

### 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. 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.

LOCATION: Z:\SHARED\PROJECTS\HOH\SCOTTSDALE - 210929\11 CAD (SEG)\11.4 ENTITLEMENT-PLANNING\210929-C3.00.DWG SAVED BY: JUANCARLOSCHACON DATE: 5/24/2022



### EXISTING LEGEND:

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

### PROPOSED GRADING LEGEND:

G=XX.XX	GUTTER ELEVATION,	---	RIGHT OF WAY	⊗	GATE VALVE	•••••	ACCESSIBLE PEDESTRIAN PATH
P=XX.XX	PAVEMENT ELEVATION	---	SINGLE CURB	⊙	SEWER MANHOLE		
C=XX.XX	CONCRETE ELEVATION	---	CURB AND GUTTER	---	CONCRETE PAVEMENT		
TC=XX.XX	TOP OF CURB	---	RIDGELINE	---	LIGHT DUTY PAVEMENT		
		---	SETBACK	---			
		---	BUILDING OVERHANG	---			
		---	FLOW ARROW	---			
		---	WATER METER	---			

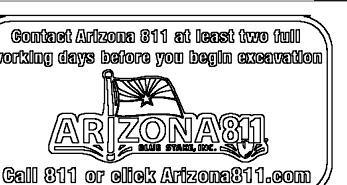
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WWW.AZSEG.COM TEL: 480.588.7226 FAX: 480.259.3534

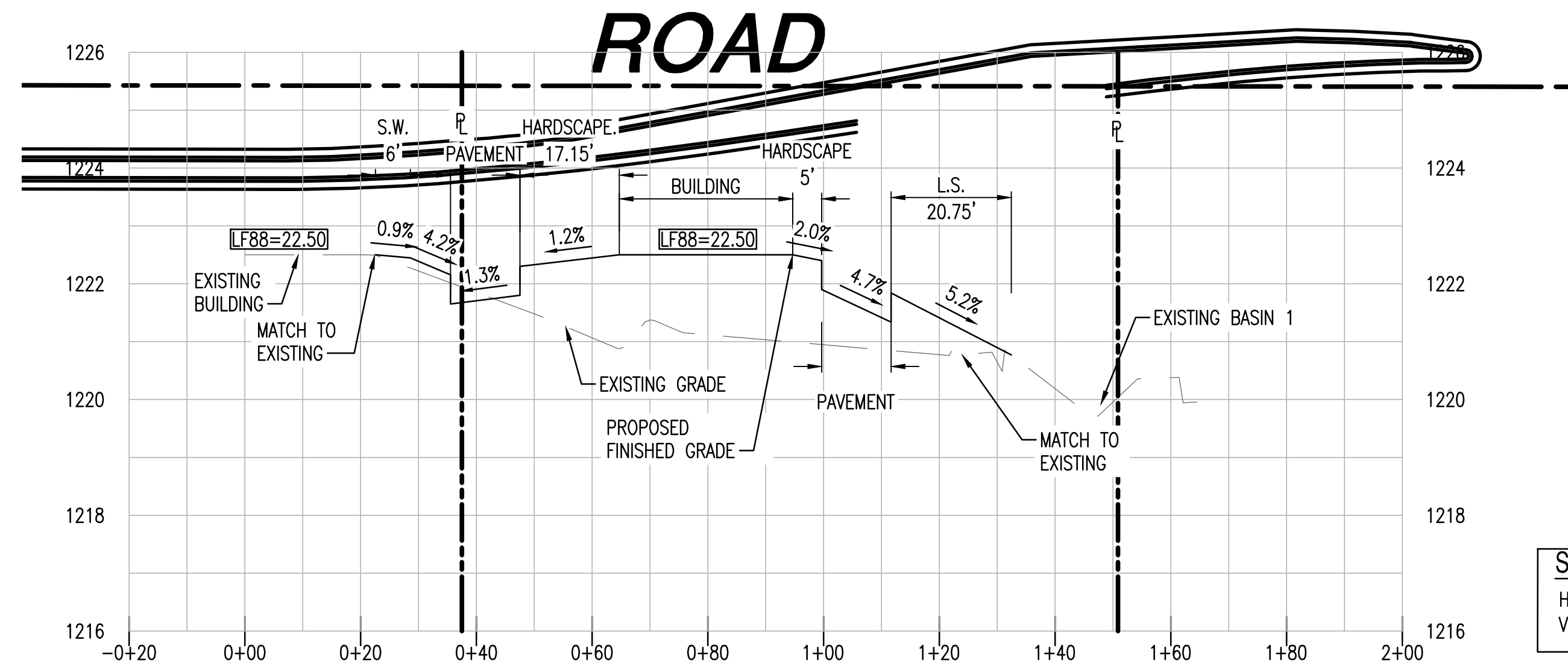
HOH INVESTMENT GROUP



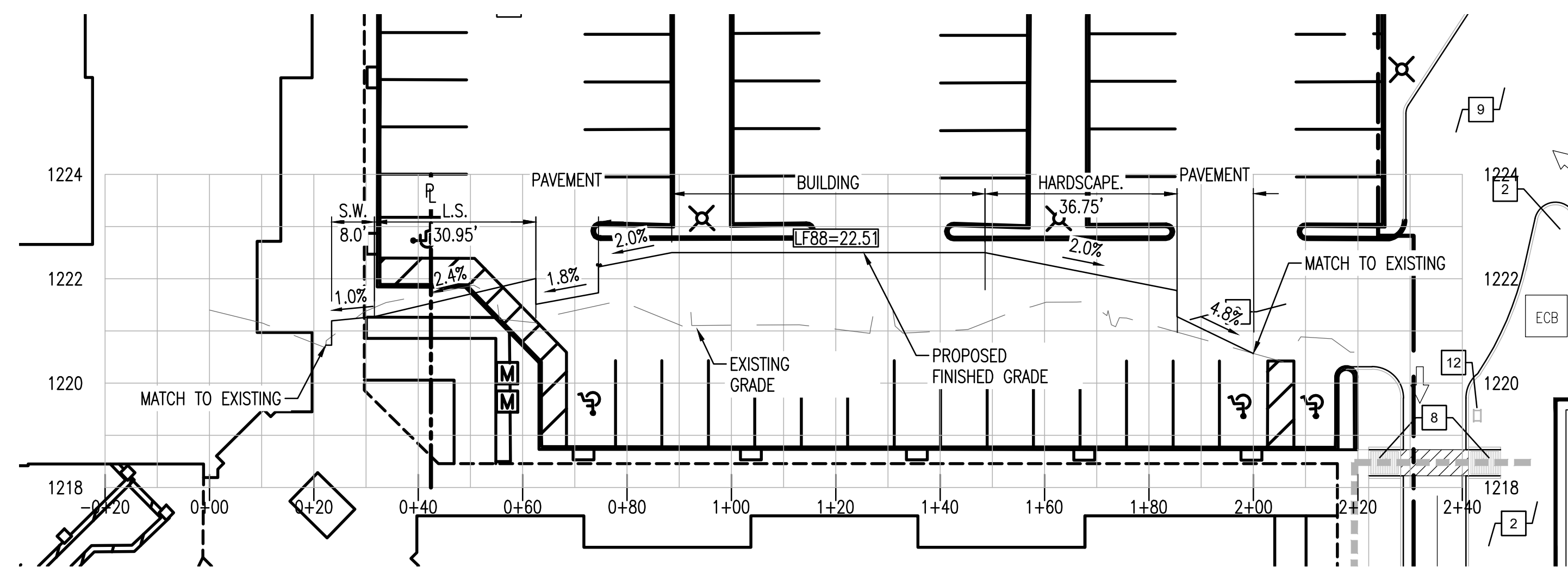
PROJECT MCDOWELL	LOCATION 8010 E MCDOWELL ROAD, SCOTTSDALE, AZ
DRAWN JC	05/24/2022
DESIGNED JC	05/24/2022
QC SC	05/06/2022
FINAL QC AF	05/24/2022
DATE: 05/09/2022	
ISSUED FOR: ZONING	
REVISION NO.:	DATE:
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JOB NO.:	210929
SHEET TITLE:	PRELIMINARY GRADING & DRAINAGE PLAN
PAGE NO.:	1 OF 3
SHEET NO.:	C3.10

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



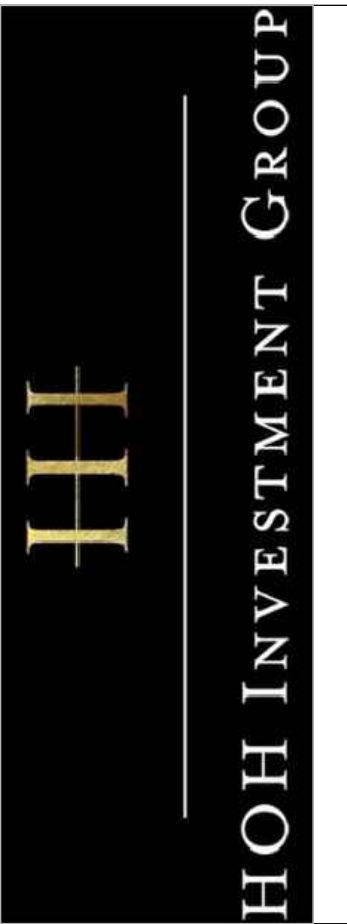
**SECTION B-B C3.10**  
 HORIZONTAL SCALE: 1" = 20'  
 VERTICAL SCALE: 1" = 2'

PRELIMINARY  
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 CONSTRUCTION

SUSTAINABILITY  
 ENGINEERING  
 GROUP



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 WWW.AZSEG.COM TEL: 480.586.7226 FAX: 480.259.3534



PROJECT: MCDOWELL  
 LOCATION: 8010 E. MCDOWELL ROAD, SCOTTSDALE, AZ

DRAWN: JC 05/24/2022  
 DESIGNED: JC 05/24/2022  
 QC: SC 05/06/2022  
 FINAL QC:  
 PROJ. MGR.: AF 05/24/2022

DATE: 05/09/2022  
 ISSUED FOR: ZONING

REVISION NO.	DATE

JOB NO.: 210929

SHEET TITLE:  
**PRELIMINARY  
 GRADING &  
 DRAINAGE  
 CROSS SECTIONS**

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

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