

# PARK VILLAGE

## PRELIMINARY GRADING AND DRAINAGE COVER SHEET & KEYMAP

16001 N SCOTTSDALE RD, SCOTTSDALE, AZ 85254

A PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

WEST 1/4 CORNER SECTION 2,  
T3N, R4E,  
FOUND 3" CITY OF  
SCOTTSDALE  
BRASS CAP IN HANDHOLE

CENTER OF SECTION 2,  
T3N, R4E,  
FOUND 3" CITY OF  
SCOTTSDALE  
BRASS CAP IN HANDHOLE

### INDEX OF DRAWINGS

SHEET INDEX			
SHEET NO.:	DESCRIPTION:	LATEST DATE:	
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12	C3.54 CROSS SECTIONS	4/12/2023	

● FILLED CIRCLE INDICATES PLAN IS INCLUDED WITH THIS SUBMITAL

#### ENGINEER'S CERTIFICATION:

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 SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATION.

#### PROPOSED RETENTION BASIN SUMMARY TABLE

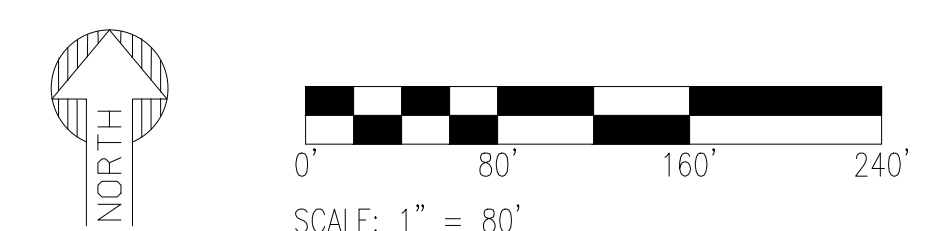
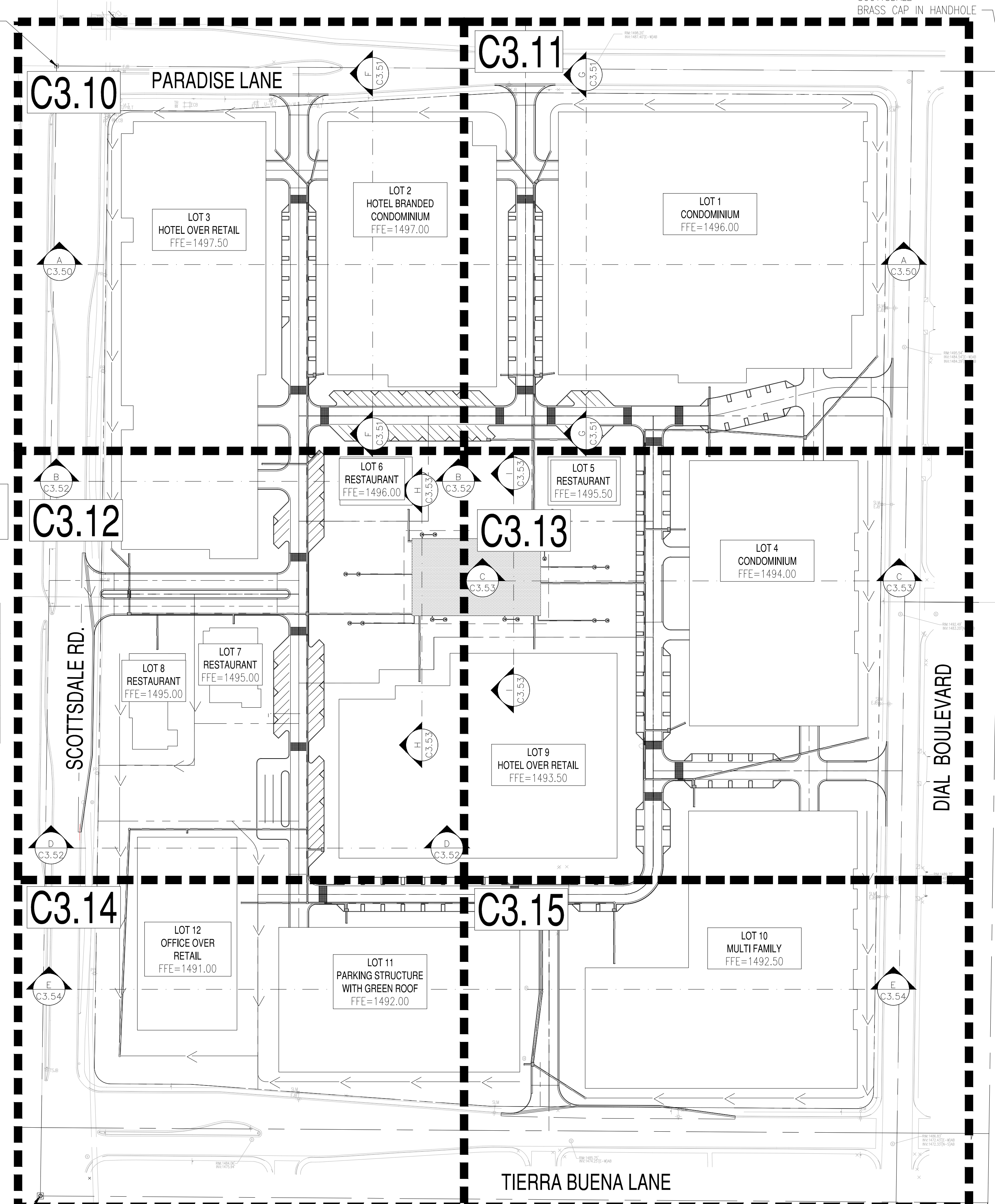
BASIN	TYPE	Vp	Vtotal	Vr
(ID)	(-)	(CF)	(CF)	(CF)
BASIN A	UG	199768	199768	193384
TOTAL		199768	199768	193384

#### BUILDING FINISHED FLOOR SUMMARY TABLE

BUILDING	FFE	OVERFLOW ELEVATION
LOT 1	1496.00	1494.97
LOT 2	1497.00	1494.19
LOT 3	1497.50	1490.04
LOT 4	1494.00	1492.15
LOT 5	1495.50	1495.32
LOT 6	1496.00	1495.30
LOT 7	1495.00	1490.34
LOT 8	1495.00	1487.56
LOT 9	1493.50	1491.36
LOT 10	1492.50	1486.09
LOT 11	1492.00	1483.80
LOT 12	1491.00	1483.80

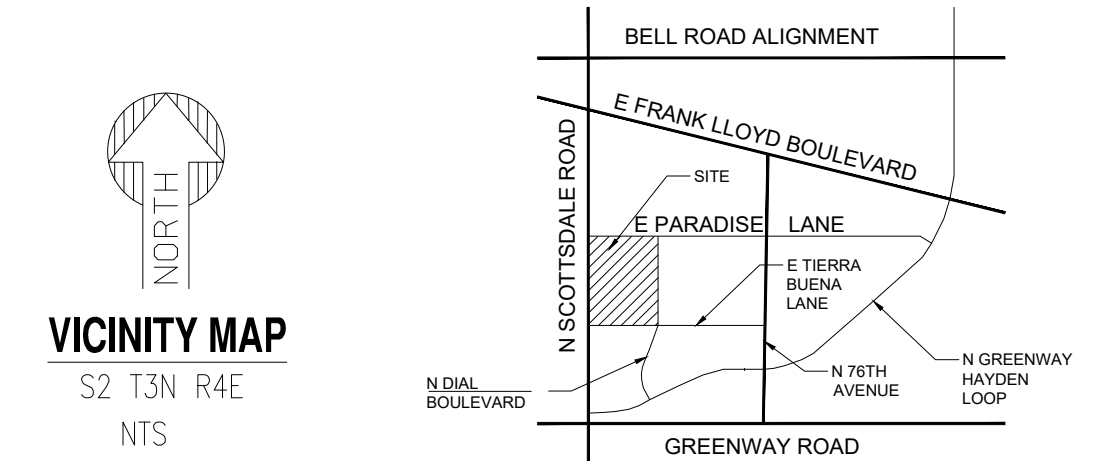
Plan # \_\_\_\_\_  
 Case # 13-ZN-2022  
 Q-S # \_\_\_\_\_  
 Accepted  
 Corrections  
 N. Baronas 8/18/2023  
 Reviewed By \_\_\_\_\_ Date \_\_\_\_\_

SW CORNER, SECTION 2,  
T3N, R4E,  
FOUND 3" CITY OF  
SCOTTSDALE  
BRASS CAP IN POTHOLE



SOUTH 1/4 CORNER,  
SECTION 2, T3N, R4E,  
FOUND 3" CITY OF  
SCOTTSDALE  
BRASS CAP IN HANDHOLE

### VICINITY MAP



### PROJECT TEAM

#### DEVELOPER /ARCHITECT

NELSEN PARTNERS ARCHITECTS & PLANNERS  
 15210 NORTH SCOTTSDALE ROAD, SUITE 300,  
 SCOTTSDALE, ARIZONA 85254  
 ATTN: PHILIP J. CRISARA  
 EMAIL: PCRISARA@NELSENPARTNERS.COM

#### CIVIL ENGINEER

SUSTAINABILITY ENGINEERING GROUP  
 5240 N. 16TH STREET, SUITE 105  
 PHOENIX, ARIZONA 85016  
 PHONE: 480-237-2507  
 ATTN: ALI FAKIH  
 EMAIL: ALI@AZSEG.COM

### PROJECT INFO

#### PROJECT LOCATION:

SITE ADDRESS: 16001 N SCOTTSDALE RD, SCOTTSDALE, AZ 85254

#### PROJECT DESCRIPTION:

THE PROJECT IS A MIXED-USE DEVELOPMENT THAT INCLUDES: CONDOMINIUMS, MULTI-FAMILY UNITS, HOTELS, RESTAURANTS, OFFICE-RETAIL AND A PARKING STRUCTURE.

#### SITE DATA:

ZONING: PCP-AMU-R-PSD  
 GROSS AREA: 1,406,793 SF (32.29 AC)  
 NET AREA: 1,207,435 SF (27.19 AC)

#### BASIS OF BEARING:

THE BASIS OF BEARING IS THE MONUMENT LINE OF SCOTTSDALE ROAD, ALSO BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 2, USING A BEARING OF NORTH 00 DEGREES 49 MINUTES 25 SECONDS EAST, PER THE MAP OF DEDICATION FOR SCOTTSDALE RESEARCH PARK, RECORDED IN BOOK 259 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

#### BENCHMARK:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

#### LEGAL PARCEL DESCRIPTION:

PARCEL NO. 1:  
 THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WEST OF THE EAST LINE OF 73RD STREET AS SHOWN ON THE SCOTTSDALE RESEARCH PARK MAP OF DEDICATION RECORDED DECEMBER 8, 1983 IN BOOK 259 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY ARIZONA;

EXCEPT THE LAND UNDERLYING THE STREETS WHICH WERE DEDICATED ON SAID SCOTTSDALE RESEARCH PARK MAP OF DEDICATION, AND

EXCEPT ONE-SIXTEENTH OF ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS, OR MAY BE, DETERMINED BY THE LAWS OF THE UNITED STATES, THE STATE OF ARIZONA OR DECISIONS OF COURT, TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN ARIZONA REVISED STATUTES AND IN THE PATENT TO SAID LAND RECORDED MAY 3, 1976 IN DOCKET 11657, PAGE 293, RECORDS OF MARICOPA COUNTY ARIZONA.

#### PARCEL NO. 2:

THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH WEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WEST OF THE EAST LINE OF 73RD STREET AS SHOWN ON THE SCOTTSDALE RESEARCH PARK MAP OF DEDICATION RECORDED DECEMBER 8, 1983 IN BOOK 259 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE LAND UNDERLYING THE STREETS WHICH WERE DEDICATED ON SAID SCOTTSDALE RESEARCH PARK MAP OF DEDICATION; AND

EXCEPT ONE-SIXTEENTH OF ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS, OR MAY BE, DETERMINED BY THE LAWS OF THE UNITED STATES, THE STATE OF ARIZONA OR DECISIONS OF COURT, TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN ARIZONA REVISED STATUTES AND IN THE PATENT TO SAID LAND RECORDED MAY 3, 1976 IN DOCKET 11657, PAGE 293, RECORDS OF MARICOPA COUNTY ARIZONA.

#### FEMA:

MAP NUMBER	COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013C1320L	045012	1320 10/16/2013	L	X	N/A

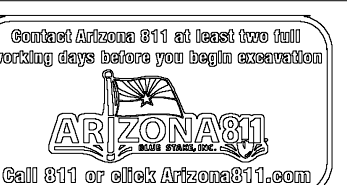
PRELIMINARY  
NOT FOR  
CONSTRUCTION

SUSTAINABILITY  
ENGINEERING  
GROUP

SEG



**NELSEN  
PARTNERS**  
ARCHITECTS & PLANNERS



PROJECT: PARK VILLAGE  
 LOCATION: 16001 N SCOTTSDALE ROAD, SCOTTSDALE, ARIZONA 85254

DRAWN: FV 04/12/2023  
 DESIGNED: FM 04/12/2023  
 QC: TM 04/12/2023  
 FINAL QC: SC 04/12/2023  
 PROJ. MGR.: AF 04/12/2023

DATE: 04/12/2023  
 ISSUED FOR: SUBMITTAL

REVISION NO.: \_\_\_\_\_ DATE: \_\_\_\_\_

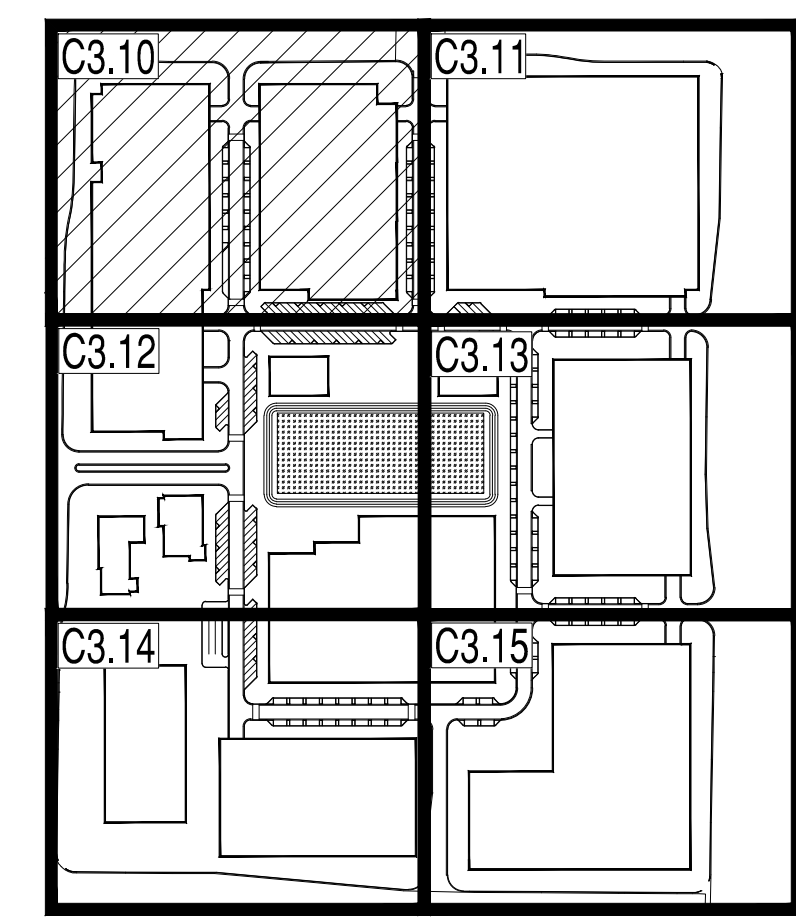
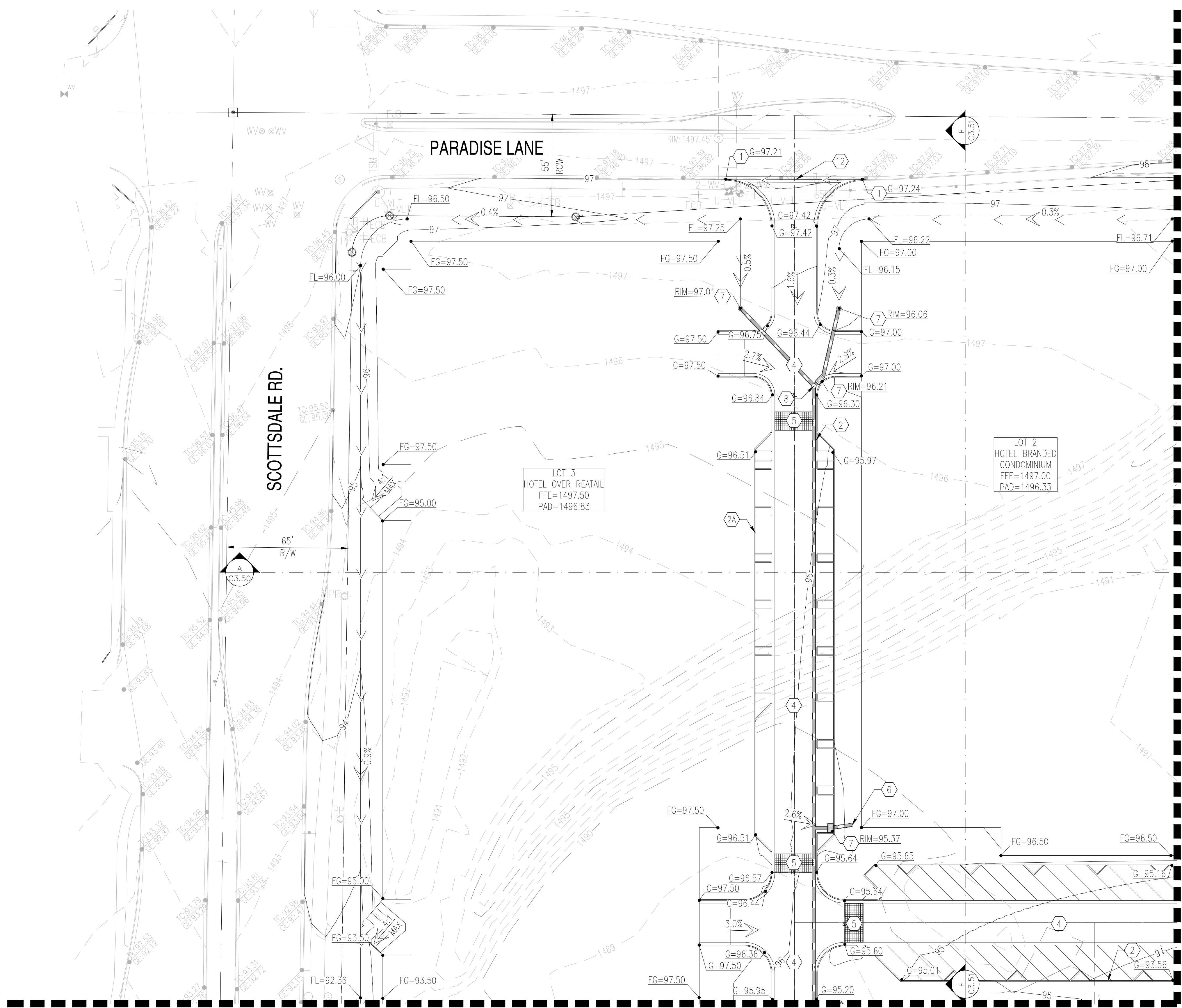
JOB NO.: 211005

SHEET TITLE:  
**PRELIMINARY GRADING  
 AND DRAINAGE COVER  
 SHEET & KEYMAP**

PAGE NO.: 1 OF 12  
 SHEET NO.: C3.00

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**PRELIMINARY GRADING NOTES**

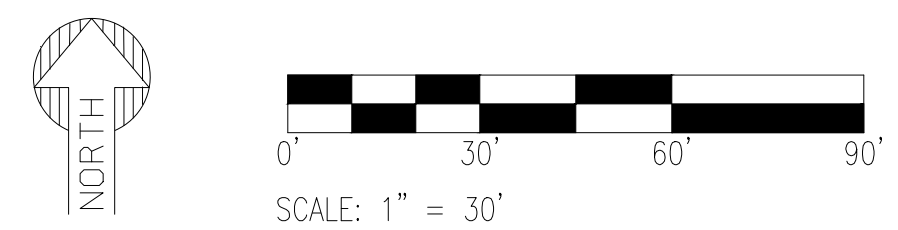
- ① MATCH EXISTING GRADE.
- ② PROPOSED 6" VERTICAL CURB AND GUTTER.
- ②A PROPOSED 6" VERTICAL CURB.
- ③ PROPOSED CONCRETE SIDEWALK.
- ③A PROPOSED ADA RAMP.
- ④ PROPOSED LIGHT DUTY PAVEMENT.
- ⑤ PROPOSED PAVEMENT WITH 2% MAXIMUM SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING STALLS AND 2% MAXIMUM CROSS SLOPE AT ADA ACCESSIBLE ROUTE.
- ⑥ PROPOSED ROOF DRAIN.
- ⑦ PROPOSED CATCH BASIN.
- ⑧ PROPOSED NYLOPLAST WITH SOLID LID.
- ⑨ PROPOSED HDPE PIPE LENGTH, SIZE AND SLOPE PER PLAN.
- ⑩ PROPOSED UNDERGROUND STORAGE SYSTEM.
- ⑪ PROPOSED MAXWELL PLUS DRYWELL.
- ⑫ PROPOSED VALLEY GUTTER.

**EXISTING LEGEND:**

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

**PROPOSED GRADING LEGEND:**

- G=XX.XX CUTTER ELEVATION, TC = G+0.5'
- P=XX.XX PAVEMENT ELEVATION TC = P+0.5'
- C=XX.XX CONCRETE ELEVATION
- - - - - PROPERTY LINE
- - - - - RIGHT OF WAY
- ==== CURB AND GUTTER
- RL --- RIDGELINE
- SETBACK
- FLOW ARROW
- ⊕ CATCH BASIN
- STORM PIPE
- END SECTION
- ⊙ SD STORM MANHOLE
- ⊙ DW DRYWELL
- ⊙ NYLOPLAST BASIN
- WV WATER METER
- ⊗ GATE VALVE
- ⊕ FIRE HYDRANT
- ⊙ SEWER MANHOLE
- RIP-RAP
- CONCRETE PAVEMENT



PRELIMINARY  
NOT FOR  
CONSTRUCTION

SUSTAINABILITY  
ENGINEERING  
GROUP

SEG



**NELSEN  
PARTNERS**  
ARCHITECTS & PLANNERS



PROJECT PARK VILLAGE	LOCATION 1601 N. SCOTTSDALE ROAD, SCOTTSDALE, ARIZONA 85254
DRAWN FV 04/12/2023	DESIGNED TM 04/12/2023
QC SC 04/12/2023	FINAL QC SC 04/12/2023
PROJ. MGR. AF 04/12/2023	DATE: 04/12/2023

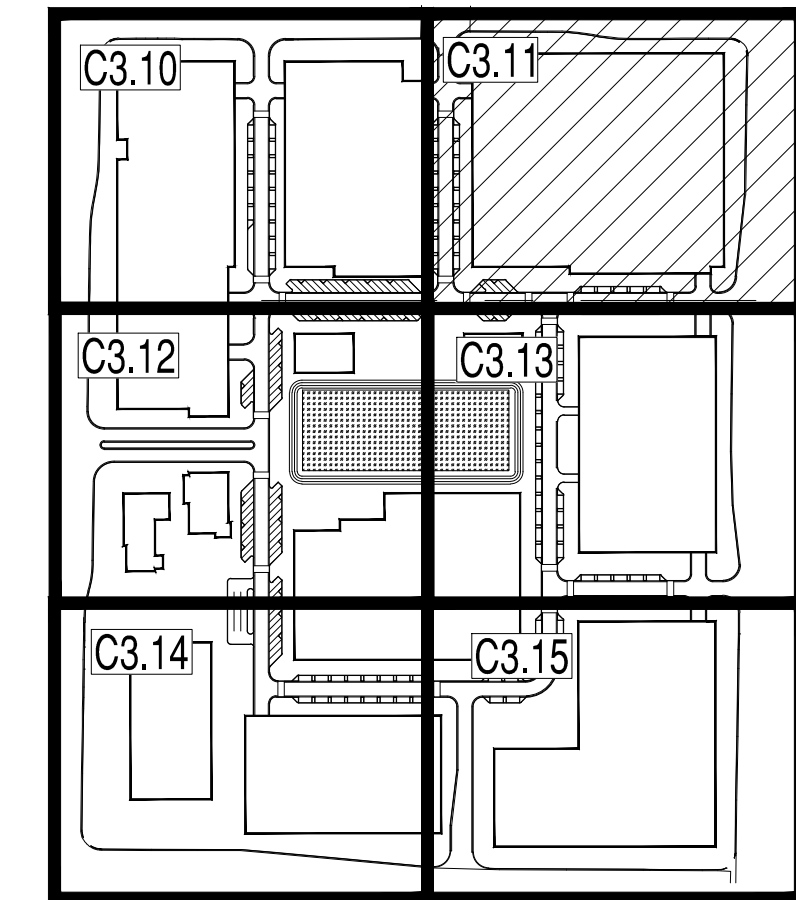
ISSUED FOR:  
SUBMITTAL

REVISION NO.:	DATE:
JOB NO.:	211005

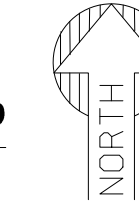
SHEET TITLE:  
**PRELIMINARY  
GRADING &  
DRAINAGE PLAN**

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KEY MAP  
NTS



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NOT FOR  
CONSTRUCTION

SUSTAINABILITY  
ENGINEERING  
GROUP



**NELSEN  
PARTNERS**  
ARCHITECTS & PLANNERS



PROJECT: PARK VILLAGE  
LOCATION: 16001 N. SCOTTSDALE ROAD, SCOTTSDALE, ARIZONA 85254

DRAWN	FV	04/12/2023
DESIGNED	FV	04/12/2023
QC	TM	04/12/2023
FINAL QC	SC	04/12/2023
PROJ. MGR.	AF	04/12/2023

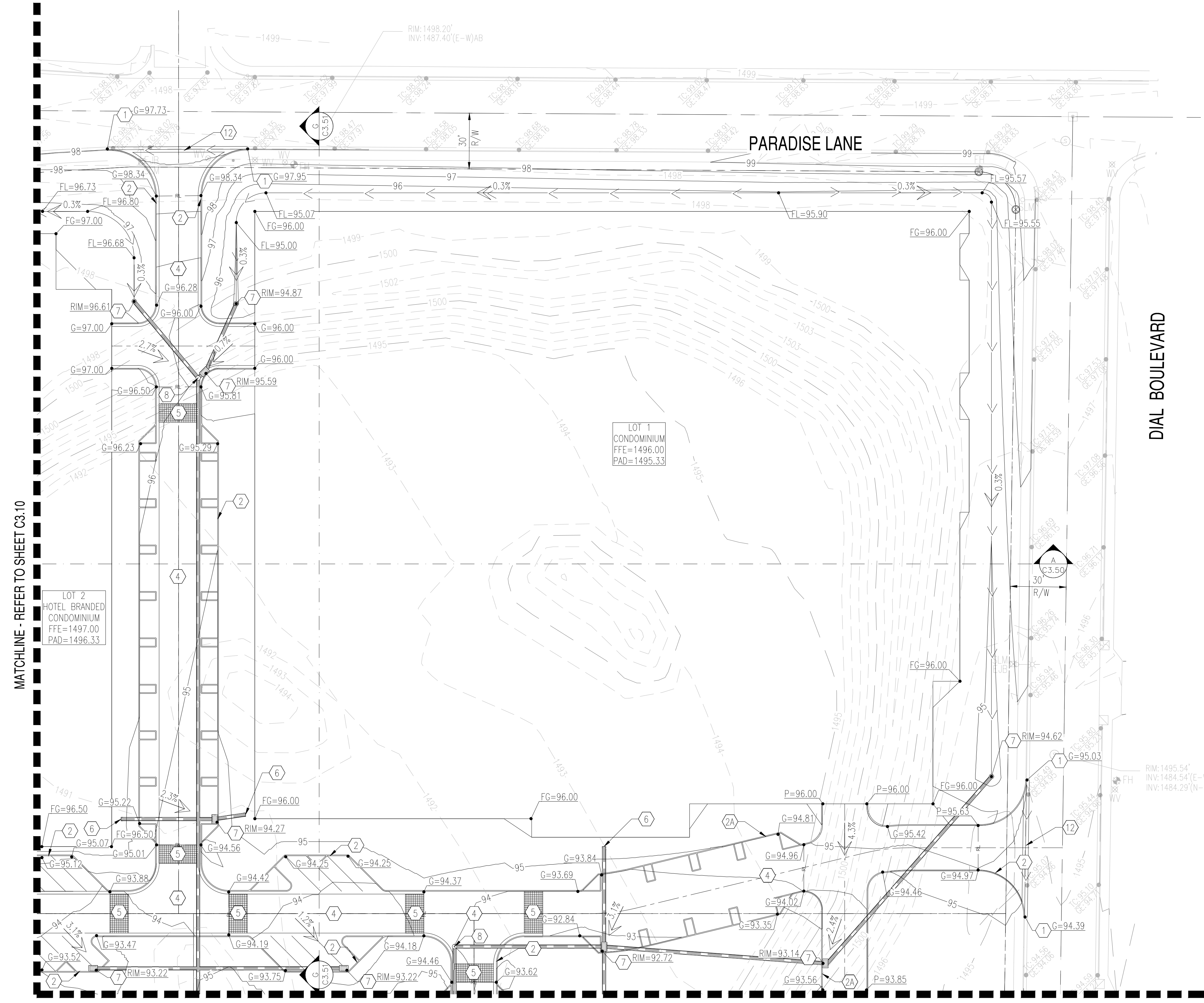
DATE: 04/12/2023  
ISSUED FOR: SUBMITTAL

REVISION NO.	DATE

JOB NO.: 211005  
SHEET TITLE: **PRELIMINARY GRADING & DRAINAGE PLAN**

PAGE NO.: 3 OF 12  
SHEET NO.: **C3.11**

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**PRELIMINARY GRADING NOTES**

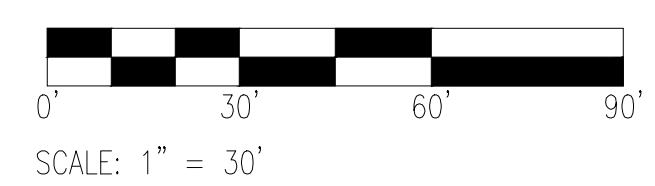
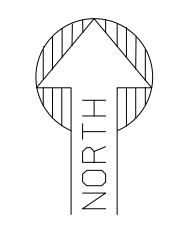
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- ② PROPOSED 6" VERTICAL CURB AND GUTTER.
- ②A PROPOSED 6" VERTICAL CURB.
- ③ PROPOSED CONCRETE SIDEWALK.
- ③A PROPOSED ADA RAMP.
- ④ PROPOSED LIGHT DUTY PAVEMENT.
- ⑤ PROPOSED PAVEMENT WITH 2% MAXIMUM SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING STALLS AND 2% MAXIMUM CROSS SLOPE AT ADA ACCESSIBLE ROUTE.
- ⑥ PROPOSED ROOF DRAIN.
- ⑦ PROPOSED CATCH BASIN.
- ⑧ PROPOSED NYLOPLAST WITH SOLID LID.
- ⑨ PROPOSED HDPE PIPE LENGTH, SIZE AND SLOPE PER PLAN.
- ⑩ PROPOSED UNDERGROUND STORAGE SYSTEM.
- ⑪ PROPOSED MAXWELL PLUS DRYWELL.
- ⑫ PROPOSED VALLEY GUTTER.

**EXISTING LEGEND:**

- |                        |                        |               |               |           |                   |     |                 |
|------------------------|------------------------|---------------|---------------|-----------|-------------------|-----|-----------------|
| --- XXXX ---           | EX. MAJOR CONTOURS     | --- EX. S --- | SEWER LINE    | --- S --- | STORM DRAIN LINE  | --- | ROAD CENTERLINE |
| --- XXXX ---           | EX. MINOR CONTOURS     | ⊕             | SEWER MANHOLE | CB        | STORM CATCH BASIN |     |                 |
| TC: XX.XX<br>GE: XX.XX | EX. SPOT ELEVATION     | --- EX. W --- | WATER LINE    | ⊙         | STORM MANHOLE     |     |                 |
| ---                    | EASEMENT LINE AS NOTED | WV ⊗          | WATER VALVE   | ---       | GAS LINE          |     |                 |
|                        |                        | ⊕             | FIRE HYDRANT  | X X       | FENCE             |     |                 |

**PROPOSED GRADING LEGEND:**

- |         |                                |     |                 |     |             |   |                 |   |               |     |                   |
|---------|--------------------------------|-----|-----------------|-----|-------------|---|-----------------|---|---------------|-----|-------------------|
| G=XX.XX | GUTTER ELEVATION, TC = G+0.5'  | --- | PROPERTY LINE   | --- | SETBACK     | ⊕ | END SECTION     | ⊕ | WATER METER   | --- | RIP-RAP           |
| P=XX.XX | PAVEMENT ELEVATION TC = P+0.5' | --- | RIGHT OF WAY    | →   | FLOW ARROW  | ⊕ | STORM MANHOLE   | ⊗ | GATE VALVE    | --- | CONCRETE PAVEMENT |
| C=XX.XX | CONCRETE ELEVATION             | --- | CURB AND GUTTER | ⊕   | CATCH BASIN | ⊕ | DRYWELL         | ⊕ | FIRE HYDRANT  |     |                   |
|         |                                | --- | RIDGELINE       | --- | STORM PIPE  | ⊕ | NYLOPLAST BASIN | ⊕ | SEWER MANHOLE |     |                   |

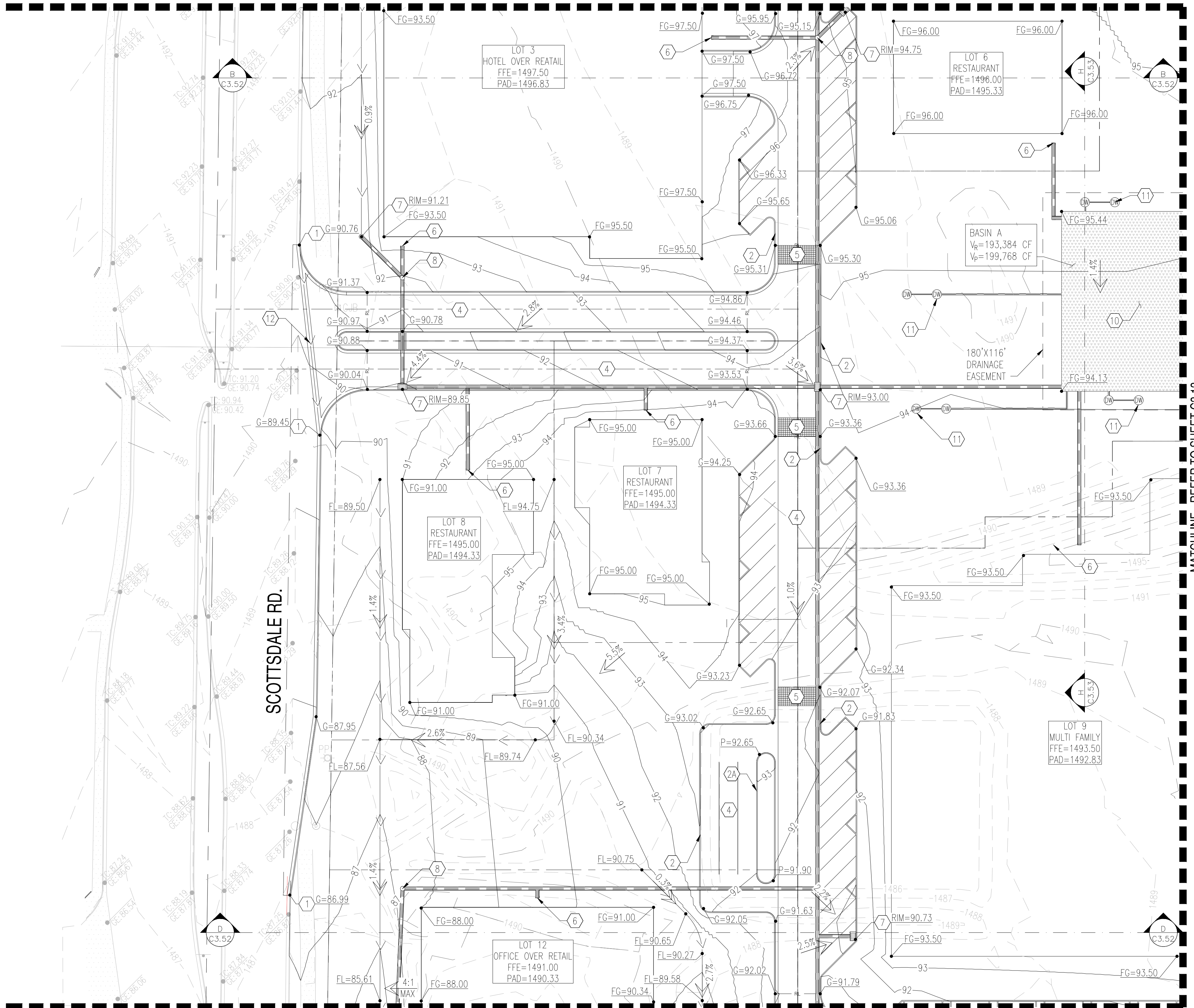


MATCHLINE - REFER TO SHEET C3.10

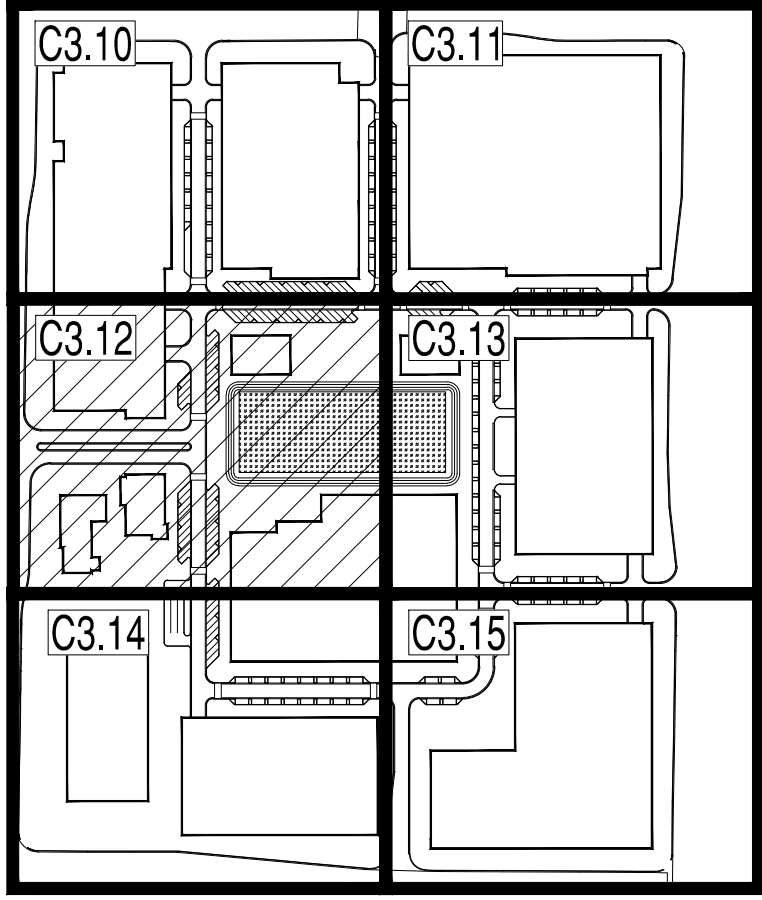
MATCHLINE - REFER TO SHEET C3.13



MATCHLINE - REFER TO SHEET C3.10



MATCHLINE - REFER TO SHEET C3.14



**PRELIMINARY GRADING NOTES**

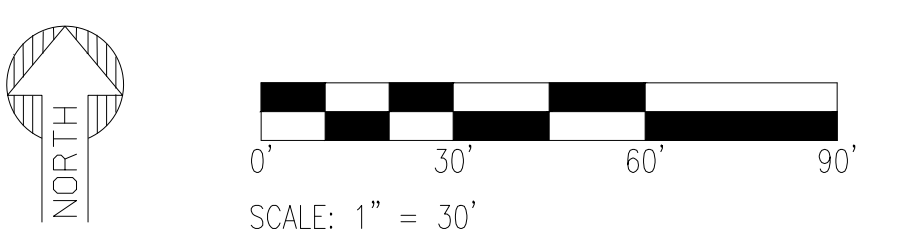
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- 3A PROPOSED ADA RAMP.
- ④ PROPOSED LIGHT DUTY PAVEMENT.
- ⑤ PROPOSED PAVEMENT WITH 2% MAXIMUM SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING STALLS AND 2% MAXIMUM CROSS SLOPE AT ADA ACCESSIBLE ROUTE.
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- ⑫ PROPOSED VALLEY GUTTER.

**EXISTING LEGEND:**

- XXXX --- EX. MAJOR CONTOURS
- XXXX --- EX. MINOR CONTOURS
- TC:XX.XX  
GE:XX.XX EX. SPOT ELEVATION
- EASEMENT LINE AS NOTED
- S --- EX. S SEWER LINE
- W --- EX. W WATER LINE
- GAS --- EX. GAS LINE
- X X --- EX. FENCE
- ROAD CENTERLINE
- CB --- EX. STORM CATCH BASIN
- SD --- EX. STORM MANHOLE
- DW --- EX. DRYWELL
- NYLO --- EX. NYLOPLAST BASIN
- S --- EX. SEWER MANHOLE
- W --- EX. WATER VALVE
- HW --- EX. FIRE HYDRANT

**PROPOSED GRADING LEGEND:**

- G=XX.XX GUTTER ELEVATION, TC = G+0.5'
- P=XX.XX PAVEMENT ELEVATION, TC = P+0.5'
- C=XX.XX CONCRETE ELEVATION
- RL --- PROPOSED RIDGELINE
- SETBACK --- PROPOSED SETBACK
- FLOW ARROW --- PROPOSED FLOW ARROW
- CATCH BASIN --- PROPOSED CATCH BASIN
- STORM PIPE --- PROPOSED STORM PIPE
- END SECTION --- PROPOSED END SECTION
- SD --- PROPOSED STORM MANHOLE
- DW --- PROPOSED DRYWELL
- NYLO --- PROPOSED NYLOPLAST BASIN
- WATER METER --- PROPOSED WATER METER
- GATE VALVE --- PROPOSED GATE VALVE
- FIRE HYDRANT --- PROPOSED FIRE HYDRANT
- SEWER MANHOLE --- PROPOSED SEWER MANHOLE
- RIP-RAP --- PROPOSED RIP-RAP
- CONCRETE PAVEMENT --- PROPOSED CONCRETE PAVEMENT



SCALE: 1" = 30'

PRELIMINARY  
NOT FOR  
CONSTRUCTION

SUSTAINABILITY  
ENGINEERING  
GROUP

SEG



**NELSEN  
PARTNERS**  
ARCHITECTS & PLANNERS



PROJECT: PARK VILLAGE  
LOCATION: 16001 N. SCOTTSDALE ROAD, SCOTTSDALE, ARIZONA 85254  
DRAWN: FV 04/12/2023  
DESIGNED: FV 04/12/2023  
QC: TM 04/12/2023  
FINAL QC: SC 04/12/2023  
PROJ. MGR.: AF 04/12/2023

DATE: 04/12/2023  
ISSUED FOR: SUBMITTAL

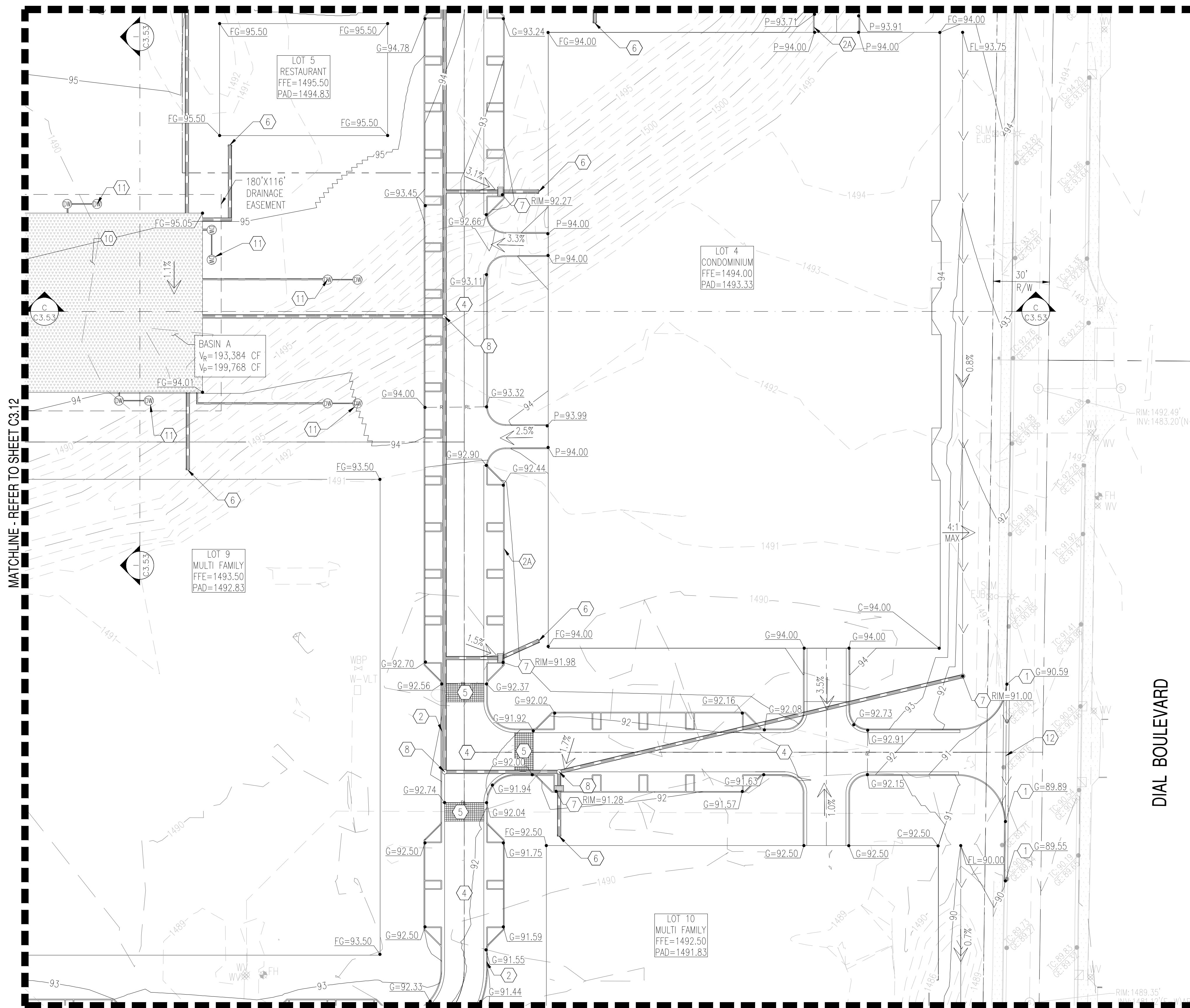
REVISION NO.	DATE

JOB NO.: 211005  
SHEET TITLE: **PRELIMINARY GRADING & DRAINAGE PLAN**

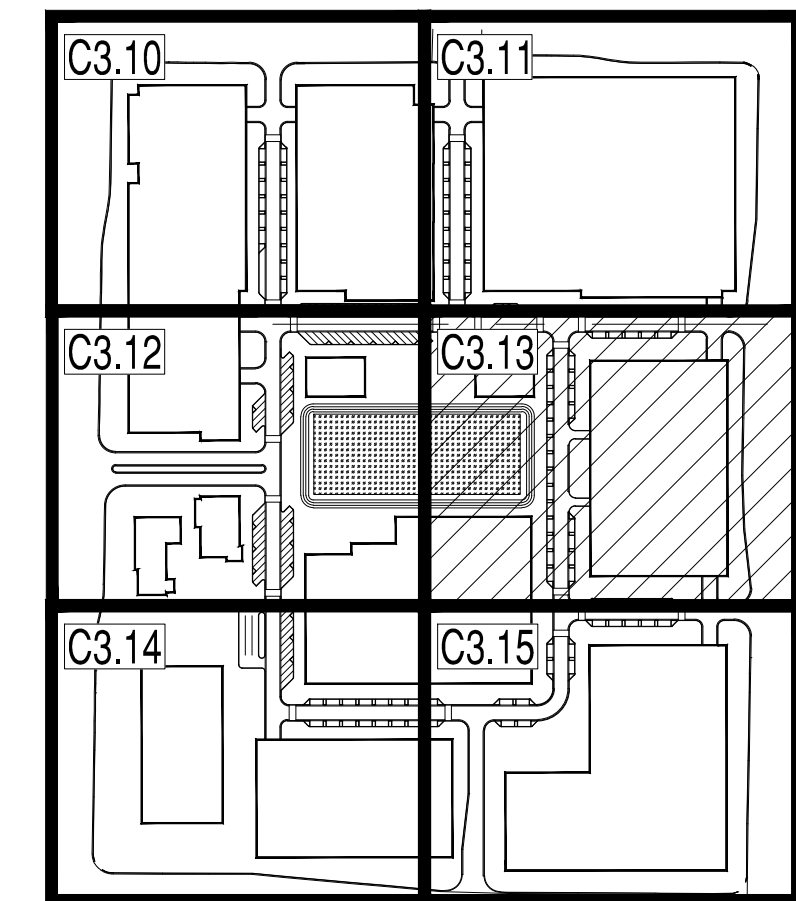
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MATCHLINE - REFER TO SHEET C3.11



MATCHLINE - REFER TO SHEET C3.15



**PRELIMINARY GRADING NOTES**

- ① MATCH EXISTING GRADE.
- ② PROPOSED 6" VERTICAL CURB AND GUTTER.
- ②A PROPOSED 6" VERTICAL CURB.
- ③ PROPOSED CONCRETE SIDEWALK.
- ③A PROPOSED ADA RAMP.
- ④ PROPOSED LIGHT DUTY PAVEMENT.
- ⑤ PROPOSED PAVEMENT WITH 2% MAXIMUM SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING STALLS AND 2% MAXIMUM CROSS SLOPE AT ADA ACCESSIBLE ROUTE.
- ⑥ PROPOSED ROOF DRAIN.
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- ⑧ PROPOSED NYLOPLAST WITH SOLID LID.
- ⑨ PROPOSED HDPE PIPE LENGTH, SIZE AND SLOPE PER PLAN.
- ⑩ PROPOSED UNDERGROUND STORAGE SYSTEM.
- ⑪ PROPOSED MAXWELL PLUS DRYWELL.
- ⑫ PROPOSED VALLEY GUTTER.

MATCHLINE - REFER TO SHEET C3.12

DIAL BOULEVARD

**EXISTING LEGEND:**

- |                      |                        |           |                     |     |                   |
|----------------------|------------------------|-----------|---------------------|-----|-------------------|
| --- XXXX ---         | EX. MAJOR CONTOURS     | --- S --- | EX. S SEWER LINE    | --- | ROAD CENTERLINE   |
| --- XXXX ---         | EX. MINOR CONTOURS     | ⊙         | EX. S SEWER MANHOLE | CB  | STORM DRAIN LINE  |
| TC:XX.XX<br>GE:XX.XX | EX. SPOT ELEVATION     | --- W --- | EX. W WATER LINE    | ⊙   | STORM CATCH BASIN |
| ---                  | EASEMENT LINE AS NOTED | WV ⊗      | WV ⊗ WATER VALVE    | --- | STORM MANHOLE     |
|                      |                        | +         | +                   | --- | GAS LINE          |
|                      |                        |           |                     | X X | FENCE             |

**PROPOSED GRADING LEGEND:**

- |         |                                 |     |                 |     |            |   |                 |   |               |     |                   |
|---------|---------------------------------|-----|-----------------|-----|------------|---|-----------------|---|---------------|-----|-------------------|
| G=XX.XX | GUTTER ELEVATION, TC = G+0.5'   | --- | PROPERTY LINE   | --- | SETBACK    | ⊙ | END SECTION     | ⊗ | WATER METER   | --- | RIP-RAP           |
| P=XX.XX | PAVEMENT ELEVATION, TC = P+0.5' | --- | RIGHT OF WAY    | --- | FLOW ARROW | ⊙ | STORM MANHOLE   | ⊗ | GATE VALVE    | --- | CONCRETE PAVEMENT |
| C=XX.XX | CONCRETE ELEVATION              | --- | CURB AND GUTTER | --- | ---        | ⊙ | DRYWELL         | ⊗ | FIRE HYDRANT  | --- |                   |
|         |                                 | --- | RL              | --- | ---        | ⊙ | NYLOPLAST BASIN | ⊗ | SEWER MANHOLE | --- |                   |

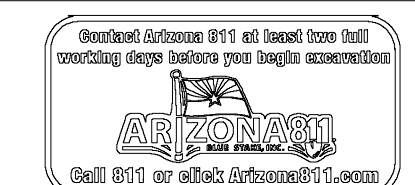
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PROJECT: PARK VILLAGE  
LOCATION: 16001 N. SCOTTSDALE ROAD, SCOTTSDALE, ARIZONA 85254

DRAWN: FV 04/12/2023  
DESIGNED: FV 04/12/2023  
QC: TM 04/12/2023  
FINAL QC: SC 04/12/2023  
PROJ. MGR: AF 04/12/2023

DATE: 04/12/2023  
ISSUED FOR: SUBMITTAL

REVISION NO.:	DATE:

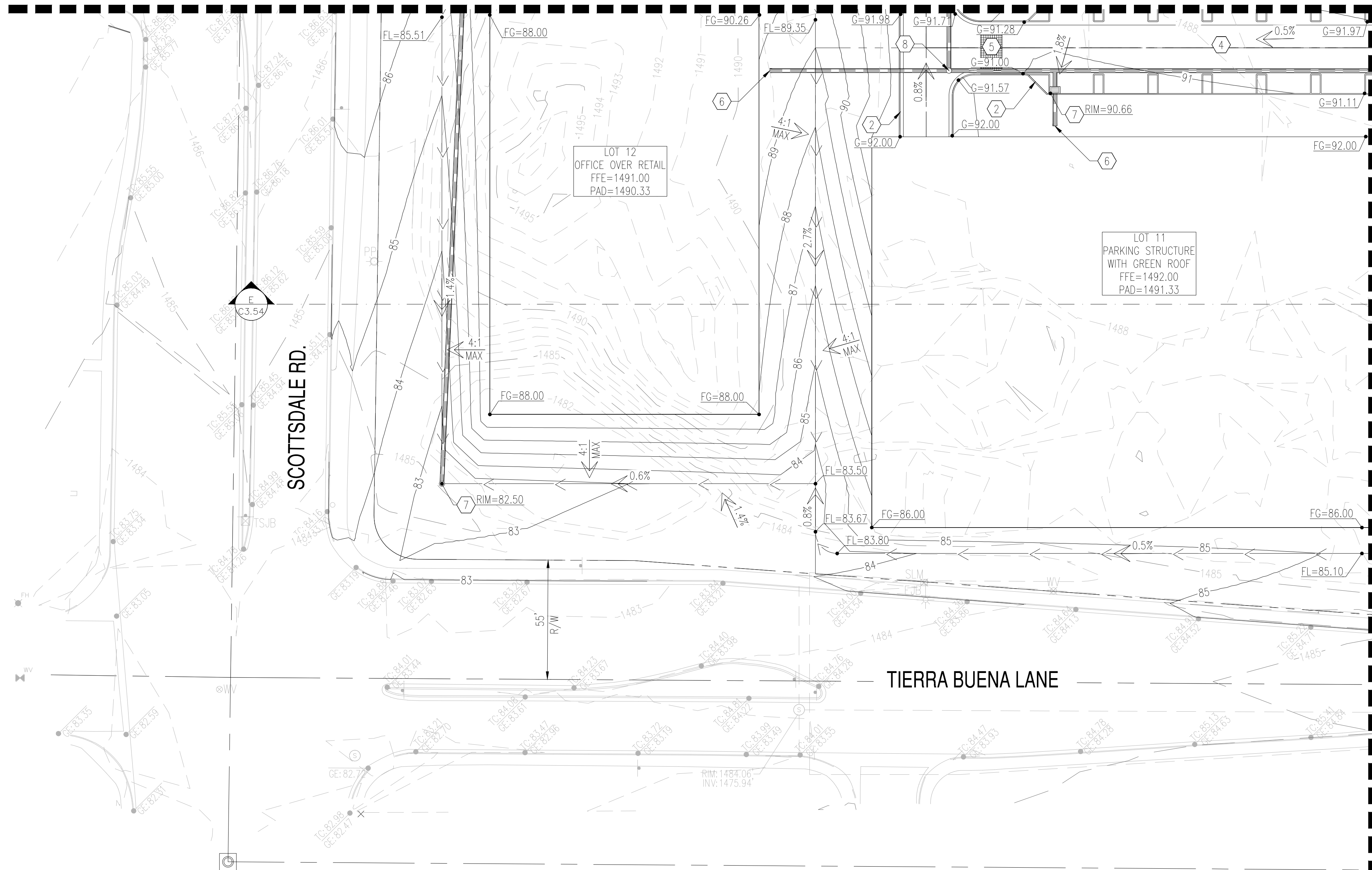
JOB NO.: 211005

SHEET TITLE:  
**PRELIMINARY  
GRADING &  
DRAINAGE PLAN**

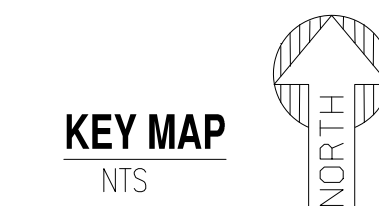
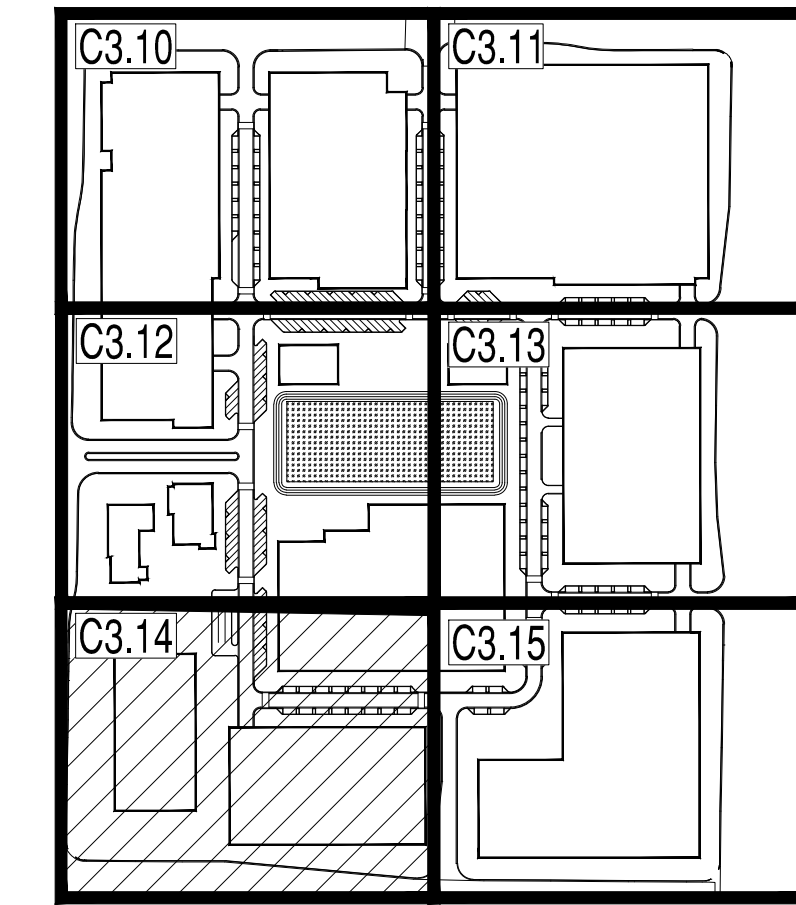
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MATCHLINE - REFER TO SHEET C3.12



MATCHLINE - REFER TO SHEET C3.15



**PRELIMINARY GRADING NOTES**

- ① MATCH EXISTING GRADE.
- ② PROPOSED 6" VERTICAL CURB AND GUTTER.
- ②A PROPOSED 6" VERTICAL CURB.
- ③ PROPOSED CONCRETE SIDEWALK.
- ③A PROPOSED ADA RAMP.
- ④ PROPOSED LIGHT DUTY PAVEMENT.
- ⑤ PROPOSED PAVEMENT WITH 2% MAXIMUM SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING STALLS AND 2% MAXIMUM CROSS SLOPE AT ADA ACCESSIBLE ROUTE.
- ⑥ PROPOSED ROOF DRAIN.
- ⑦ PROPOSED CATCH BASIN.
- ⑧ PROPOSED NYLOPLAST WITH SOLID LID.
- ⑨ PROPOSED HDPE PIPE LENGTH, SIZE AND SLOPE PER PLAN.
- ⑩ PROPOSED UNDERGROUND STORAGE SYSTEM.
- ⑪ PROPOSED MAXWELL PLUS DRYWELL.
- ⑫ PROPOSED VALLEY GUTTER.

**EXISTING LEGEND:**

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

**PROPOSED GRADING LEGEND:**

G=XX.XX	GUTTER ELEVATION, TC = G+0.5'	---	PROPERTY LINE	---	SETBACK	▽	END SECTION	⊕	WATER METER	▭	RIP-RAP
P=XX.XX	PAVEMENT ELEVATION TC = P+0.5'	---	RIGHT OF WAY	---	→	SD	STORM MANHOLE	⊗	GATE VALVE	▭	CONCRETE PAVEMENT
C=XX.XX	CONCRETE ELEVATION	---	CURB AND GUTTER	---	▭	DW	DRYWELL	⊕	FIRE HYDRANT		
		---	RIDGELINE	---	▭	○	NYLOPLAST BASIN	⊙	SEWER MANHOLE		

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PROJECT: PARK VILLAGE  
LOCATION: 16001 N. SCOTTSDALE ROAD, SCOTTSDALE, ARIZONA 85254

DRAWN: FV 04/12/2023  
DESIGNED: FV 04/12/2023  
QC: TM 04/12/2023  
FINAL QC: SC 04/12/2023  
PROJ. MGR: AF 04/12/2023

DATE: 04/12/2023  
ISSUED FOR: SUBMITTAL

REVISION NO.:	DATE:

JOB NO.: 211005

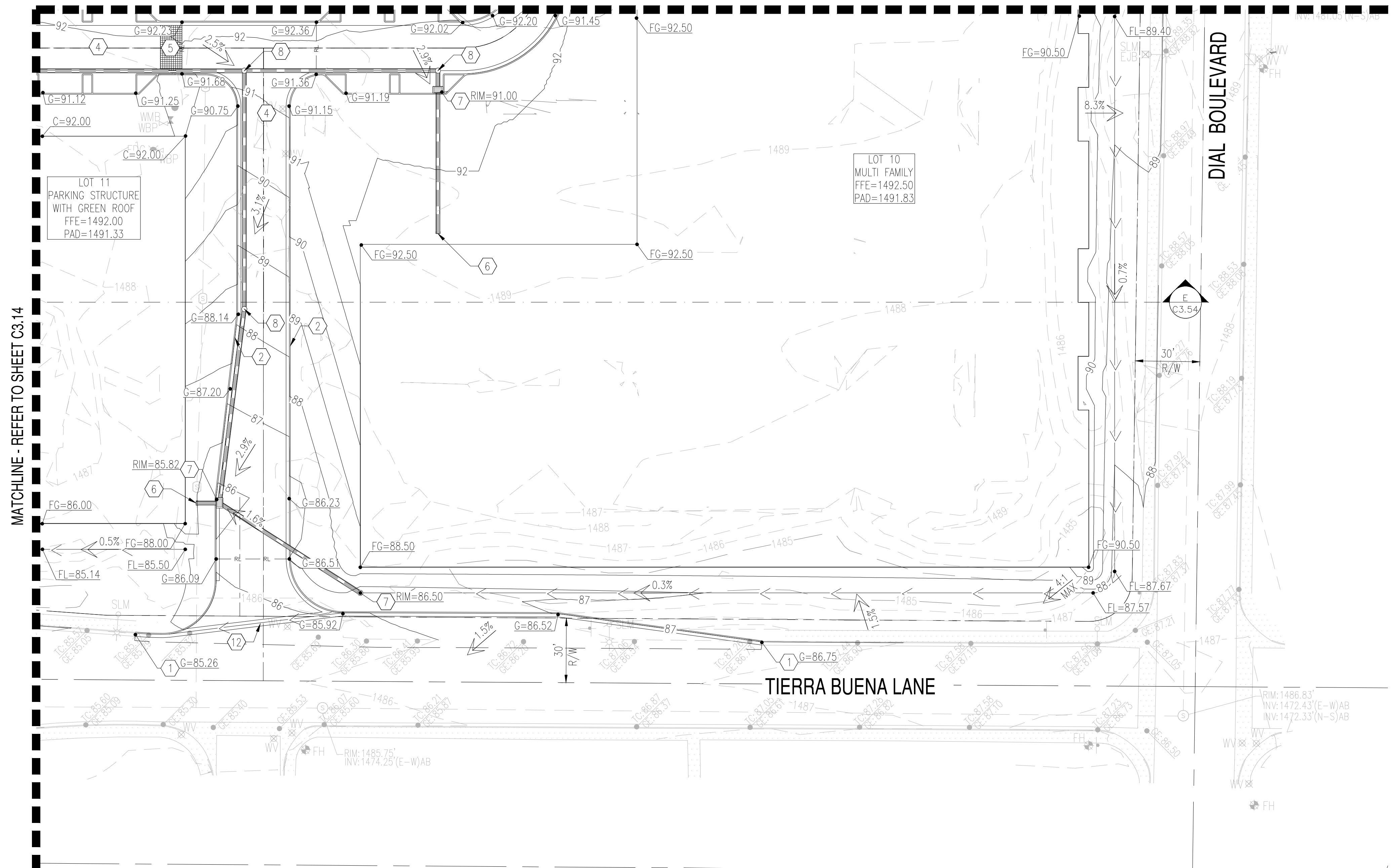
SHEET TITLE:  
**PRELIMINARY  
GRADING &  
DRAINAGE PLAN**

PAGE NO.: 6 OF 12  
SHEET NO.: C3.14

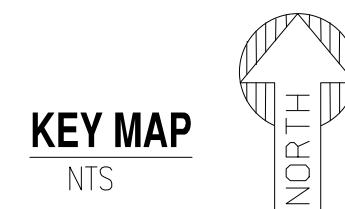
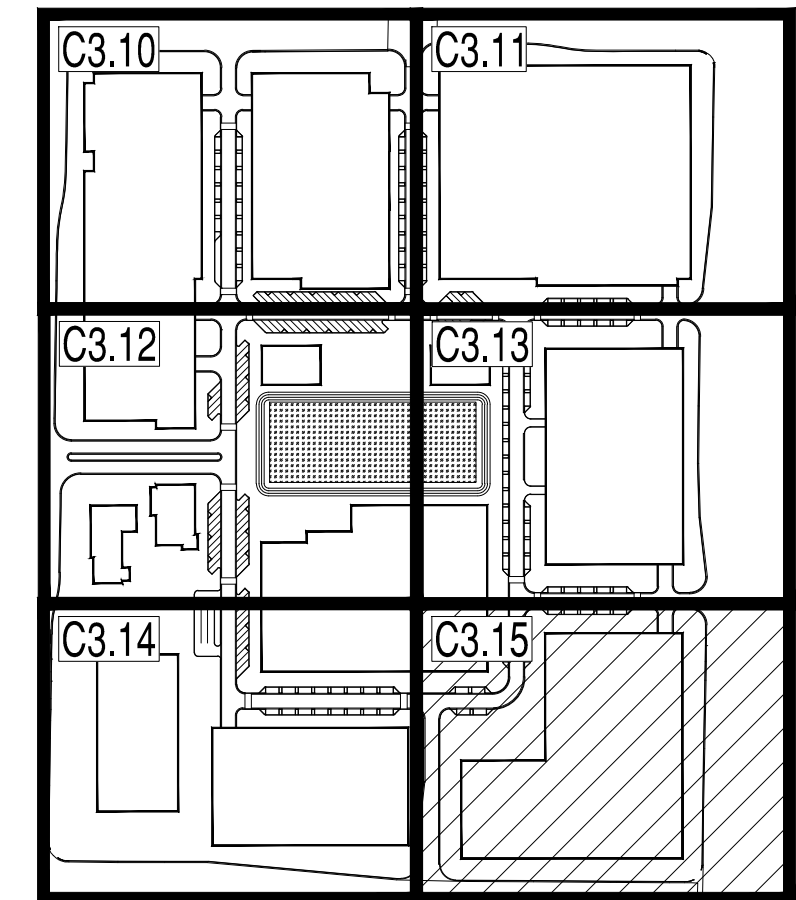
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MATCHLINE - REFER TO SHEET C3.13



MATCHLINE - REFER TO SHEET C3.14



**PRELIMINARY GRADING NOTES**

- ① MATCH EXISTING GRADE.
- ② PROPOSED 6" VERTICAL CURB AND GUTTER.
- ②A PROPOSED 6" VERTICAL CURB.
- ③ PROPOSED CONCRETE SIDEWALK.
- ③A PROPOSED ADA RAMP.
- ④ PROPOSED LIGHT DUTY PAVEMENT.
- ⑤ PROPOSED PAVEMENT WITH 2% MAXIMUM SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING STALLS AND 2% MAXIMUM CROSS SLOPE AT ADA ACCESSIBLE ROUTE.
- ⑥ PROPOSED ROOF DRAIN.
- ⑦ PROPOSED CATCH BASIN.
- ⑧ PROPOSED NYLOPLAST WITH SOLID LID.
- ⑨ PROPOSED HDPE PIPE LENGTH, SIZE AND SLOPE PER PLAN.
- ⑩ PROPOSED UNDERGROUND STORAGE SYSTEM.
- ⑪ PROPOSED MAXWELL PLUS DRYWELL.
- ⑫ PROPOSED VALLEY GUTTER.

**EXISTING LEGEND:**

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

**PROPOSED GRADING LEGEND:**

G=XX.XX	GUTTER ELEVATION, TC = G+0.5'	---	PROPERTY LINE	---	SETBACK	⊙	END SECTION	WV	WATER METER	---	RIP-RAP
P=XX.XX	PAVEMENT ELEVATION TC = P+0.5'	---	RIGHT OF WAY	---	→	→	FLOW ARROW	⊗	GATE VALVE	---	CONCRETE PAVEMENT
C=XX.XX	CONCRETE ELEVATION	==	CURB AND GUTTER	---	⊙	⊙	CATCH BASIN	⊕	FIRE HYDRANT	---	
		---	RIDGELINE	---	---	---	STORM PIPE	⊙	NYLOPLAST BASIN	---	

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DRAWN: FV 04/12/2023  
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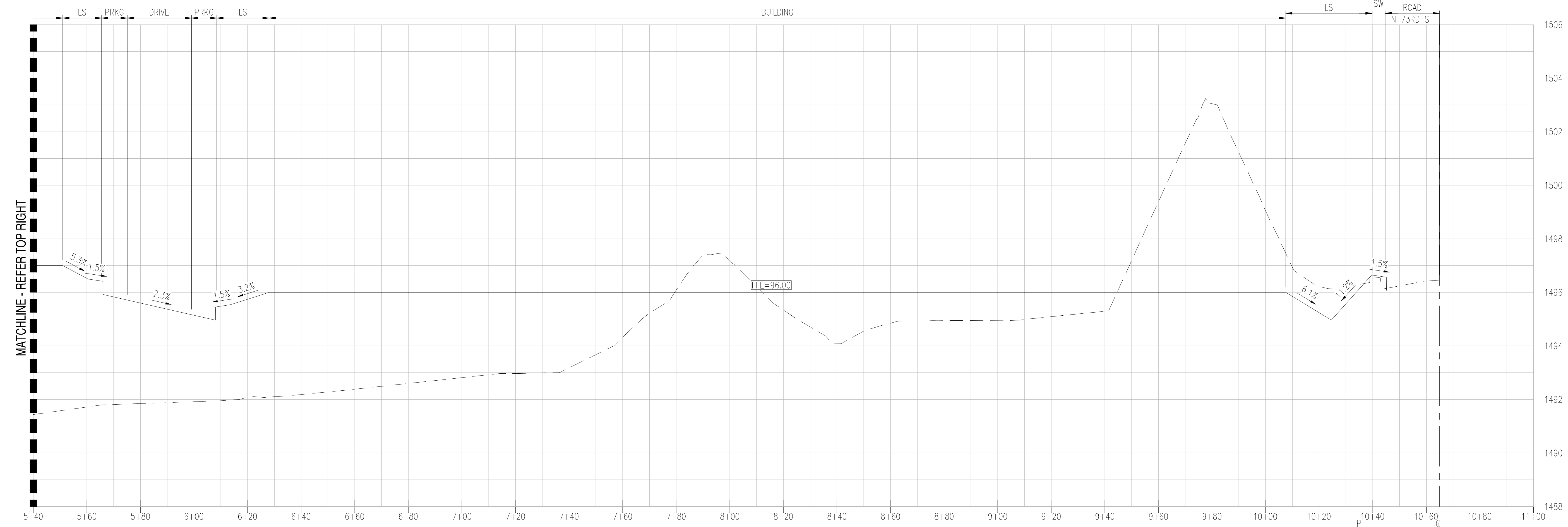
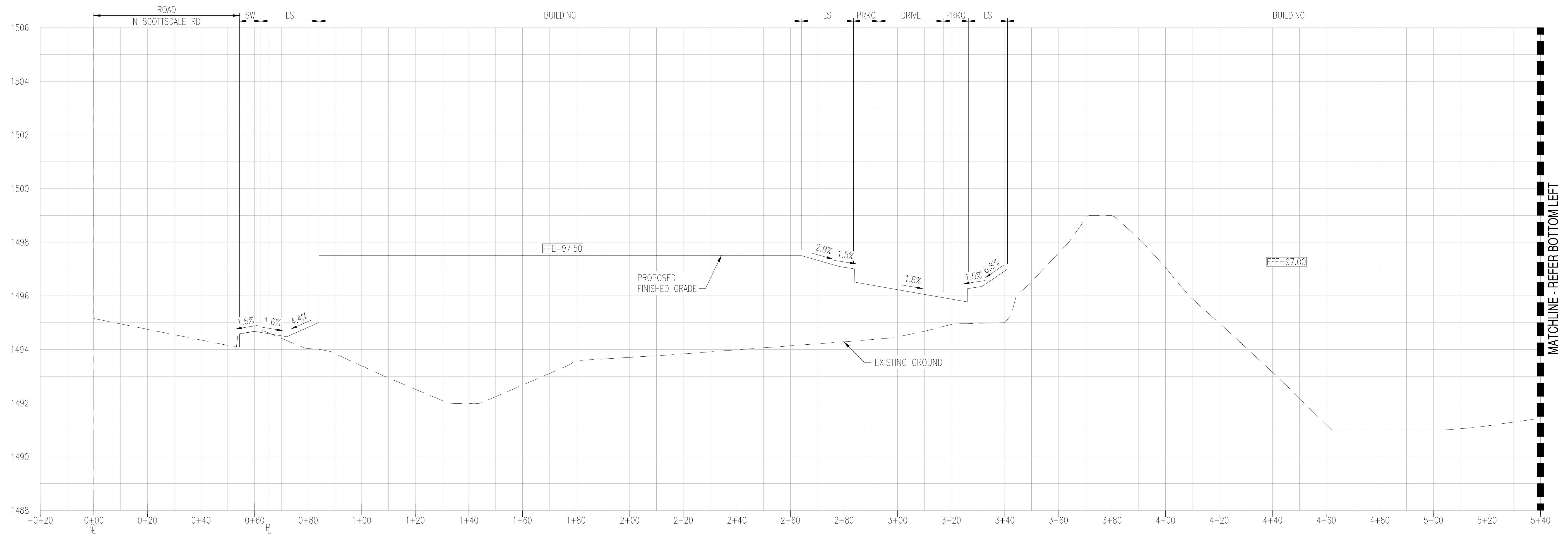
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SHEET TITLE:  
**PRELIMINARY  
GRADING &  
DRAINAGE PLAN**

PAGE NO.: 7 OF 12  
SHEET NO.: C3.15

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SECTION A-A C3.10 & C3.11  
 HORIZONTAL SCALE: 1" = 20'  
 VERTICAL SCALE: 1" = 2'

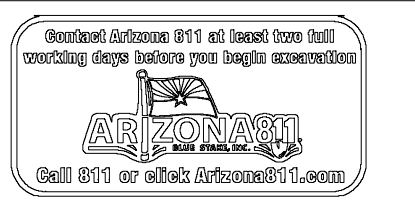
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PROJECT	PARK VILLAGE
LOCATION	16001 N SCOTTSDALE ROAD, SCOTTSDALE, ARIZONA 85254
DRAWN	FV 04/12/2023
DESIGNED	TM 04/12/2023
QC	TM 04/12/2023
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JOB NO.:	211005
SHEET TITLE:	CROSS SECTION

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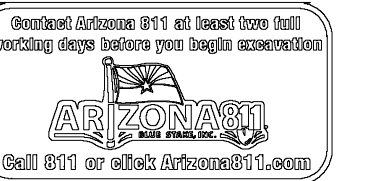
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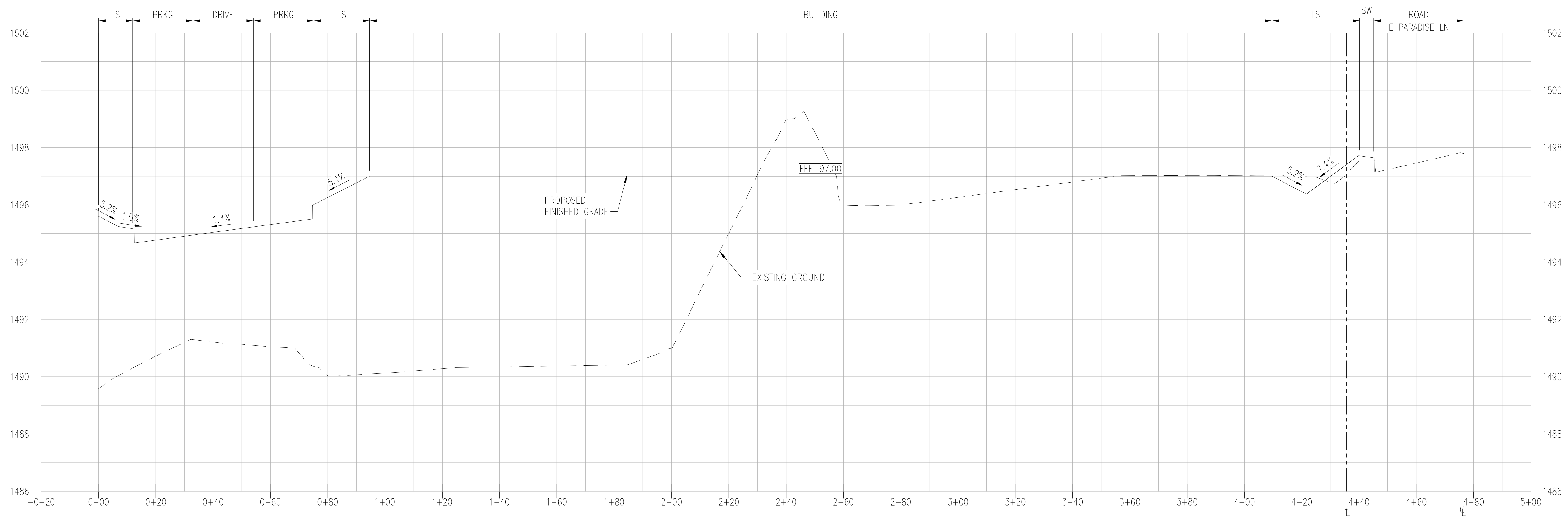
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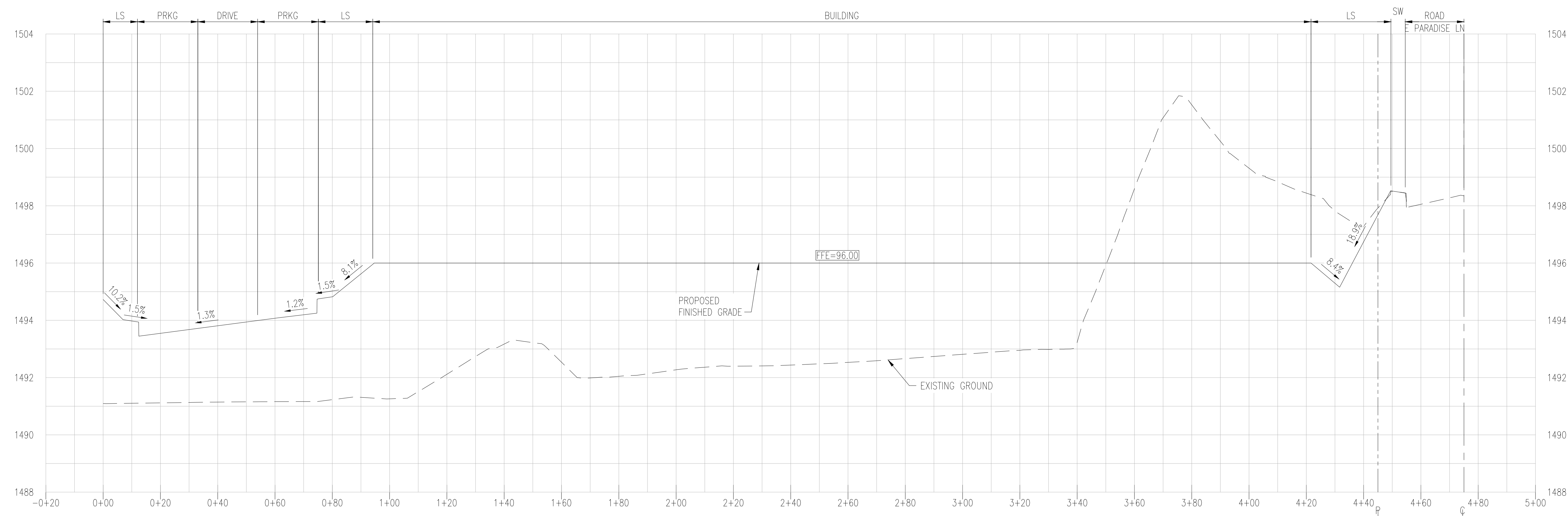
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SECTION F-F C3.10  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'



SECTION G-G C3.11  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'



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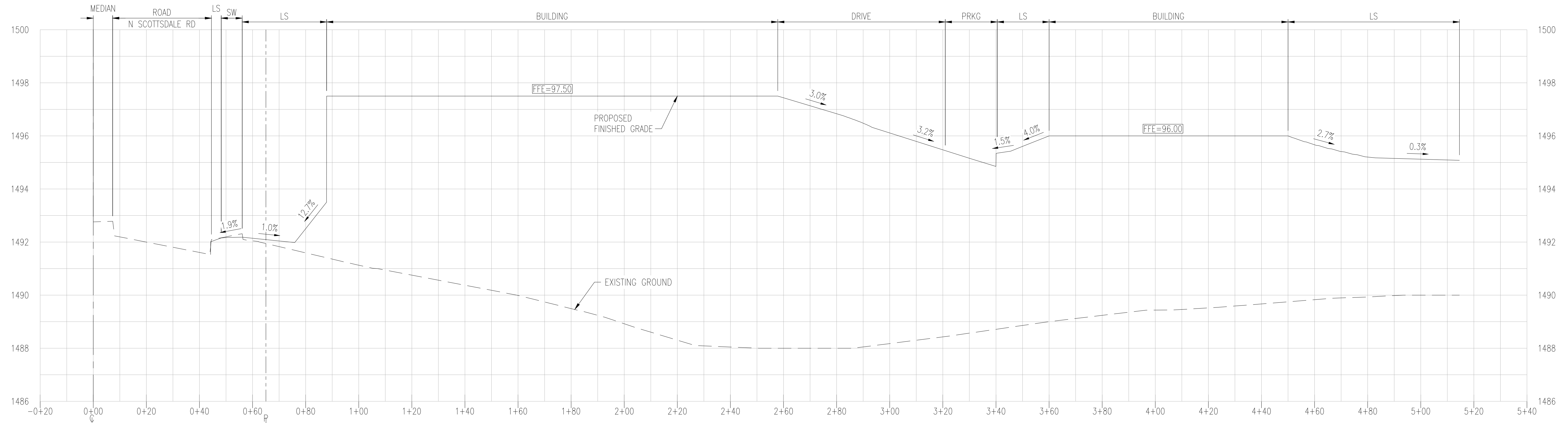
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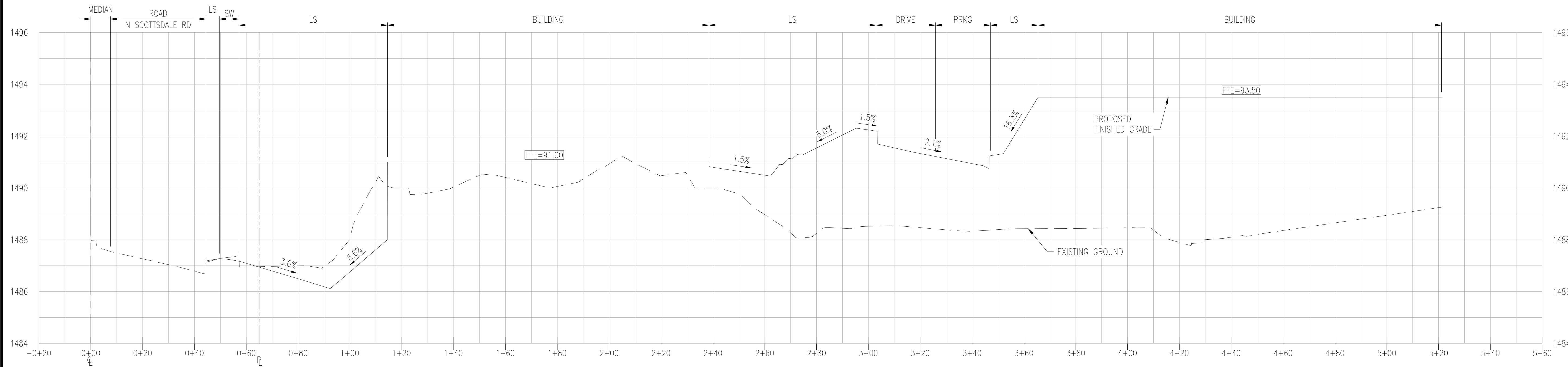
**CROSS SECTION**

PAGE NO.: 10 OF 12  
SHEET NO.: C3.52

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**SECTION B-B C3.12**  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'



**SECTION D-D C3.12**  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'



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PROJECT:  
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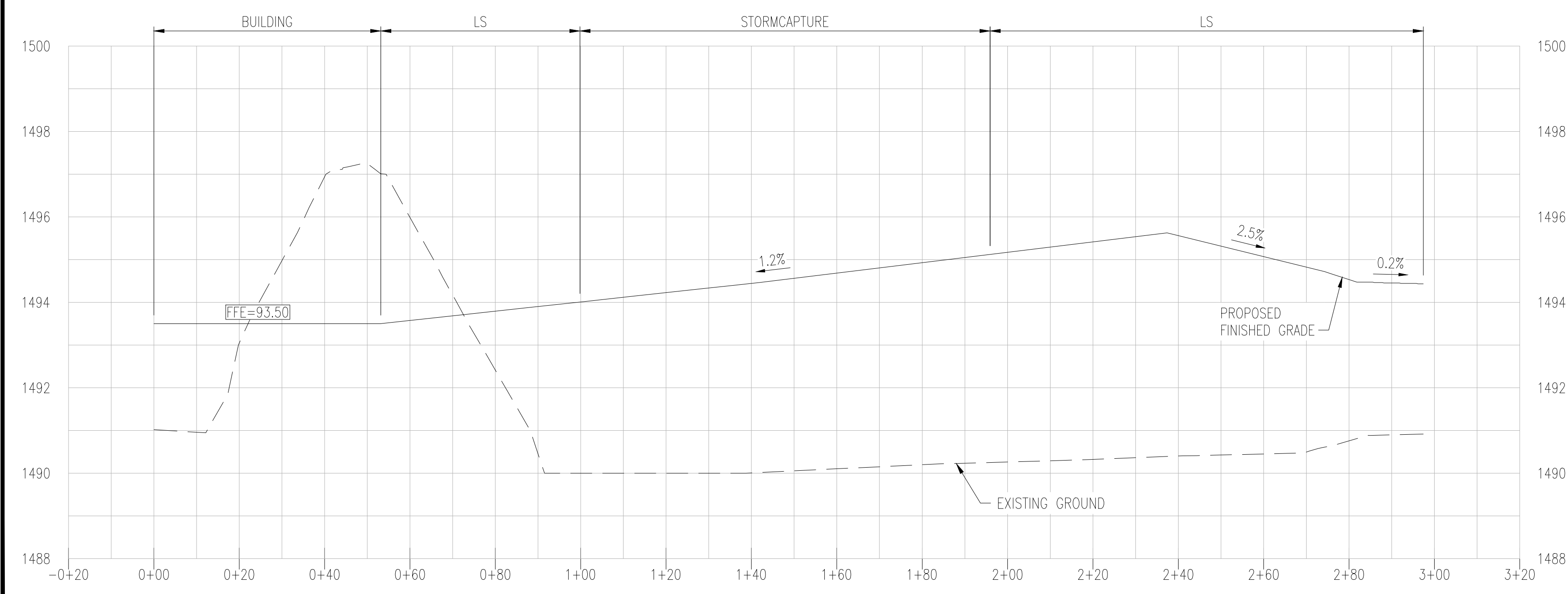
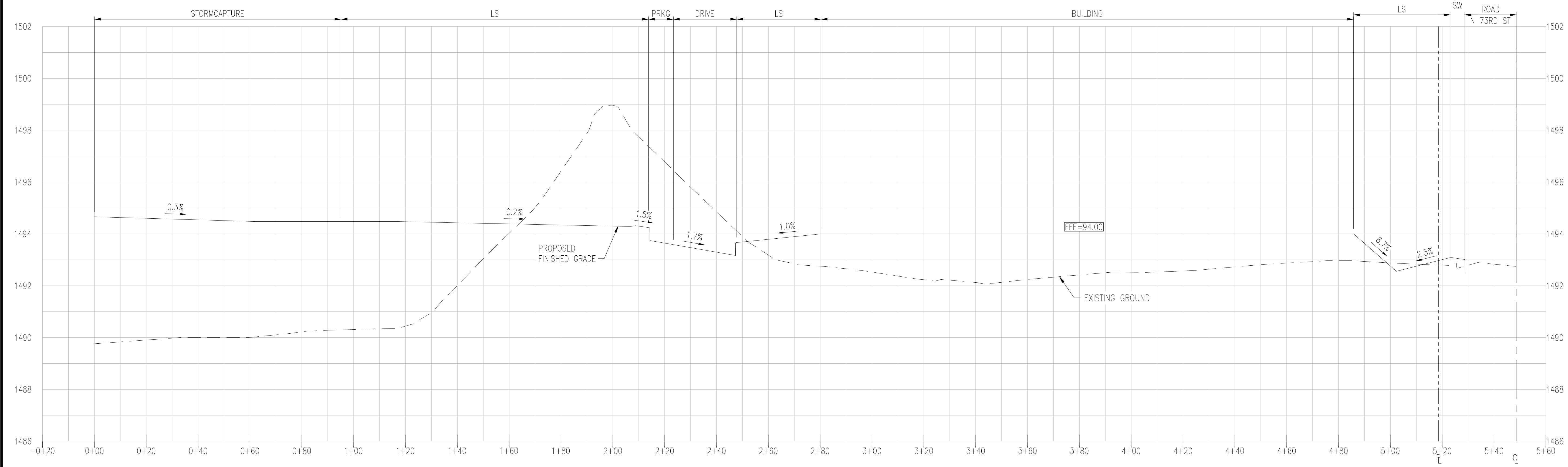
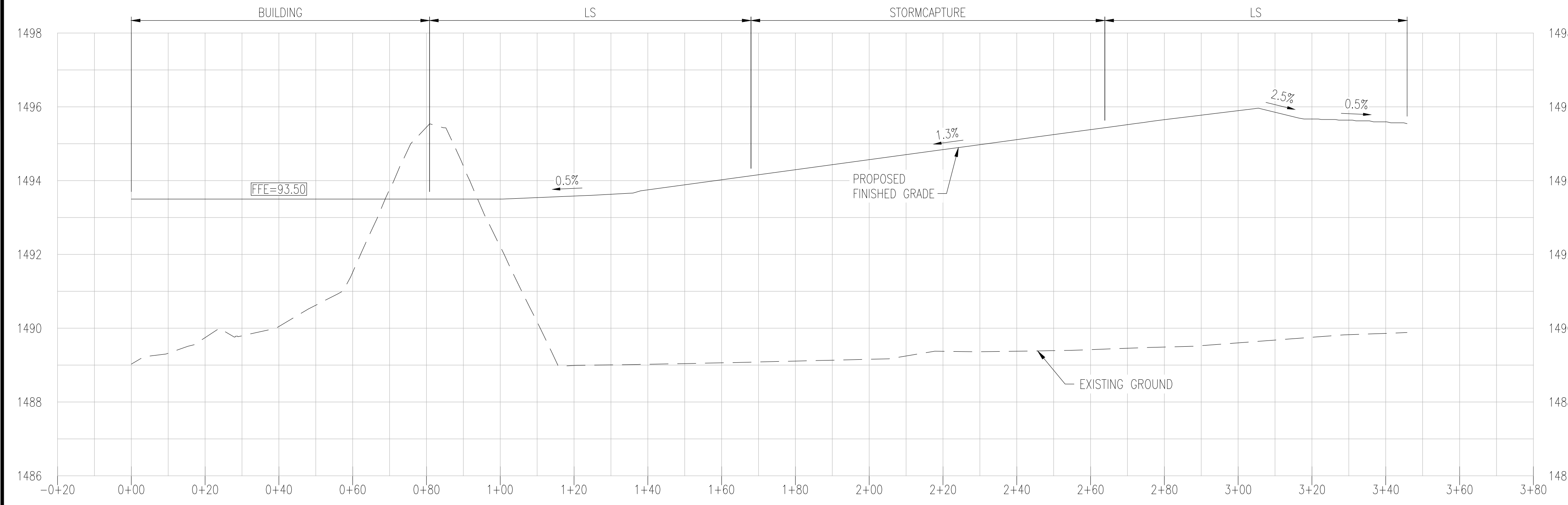
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SHEET TITLE:

**CROSS SECTION**

PAGE NO.: 11 OF 12  
SHEET NO.: C3.53



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PROJECT: PARK VILLAGE  
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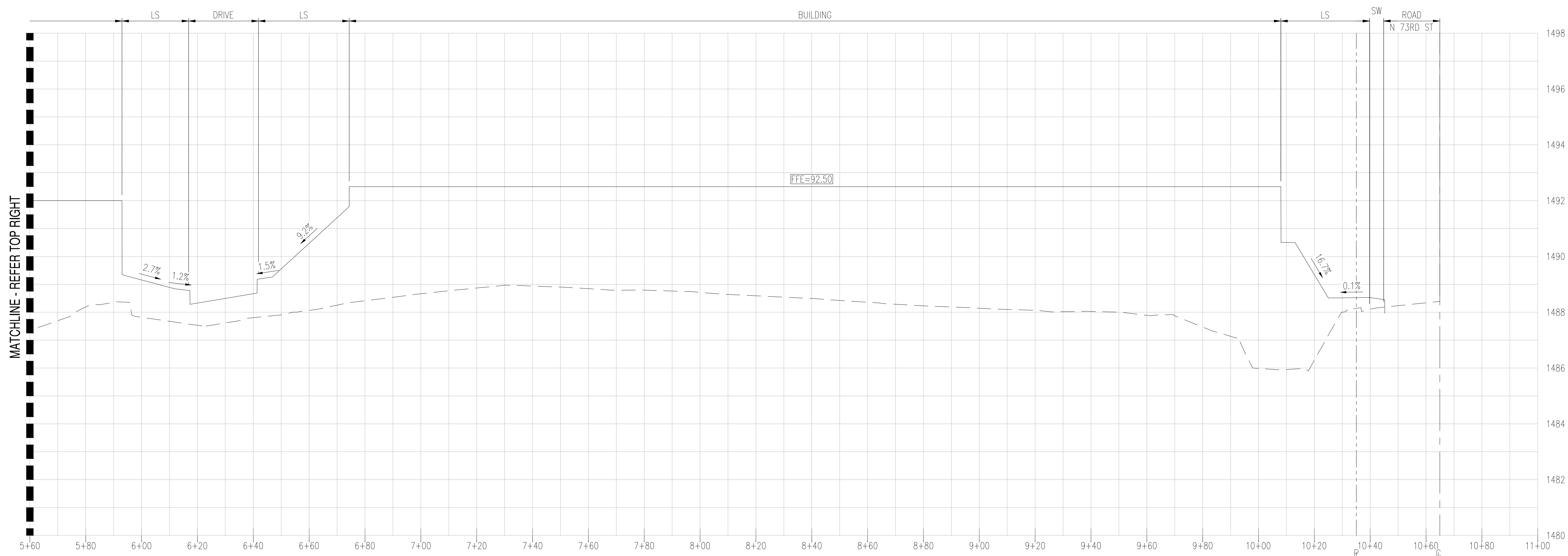
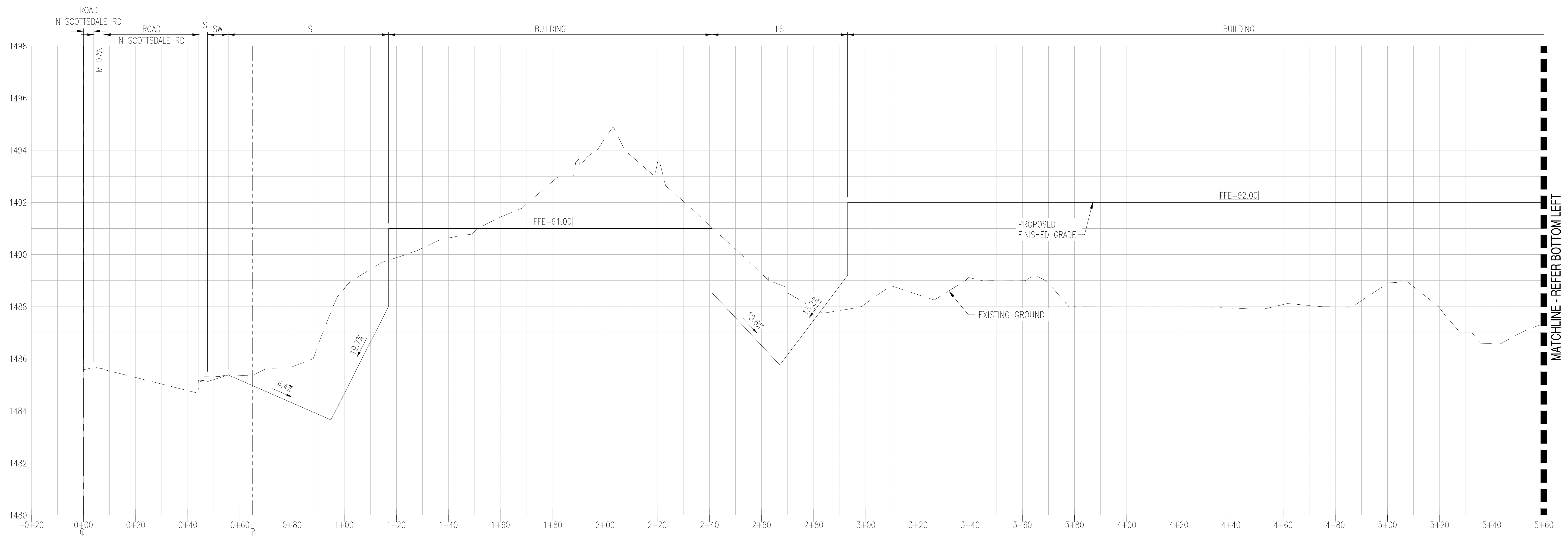
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**SECTION E-E C3.14 & C3.15**  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'

MATCHLINE - REFER TOP RIGHT

MATCHLINE - REFER BOTTOM LEFT