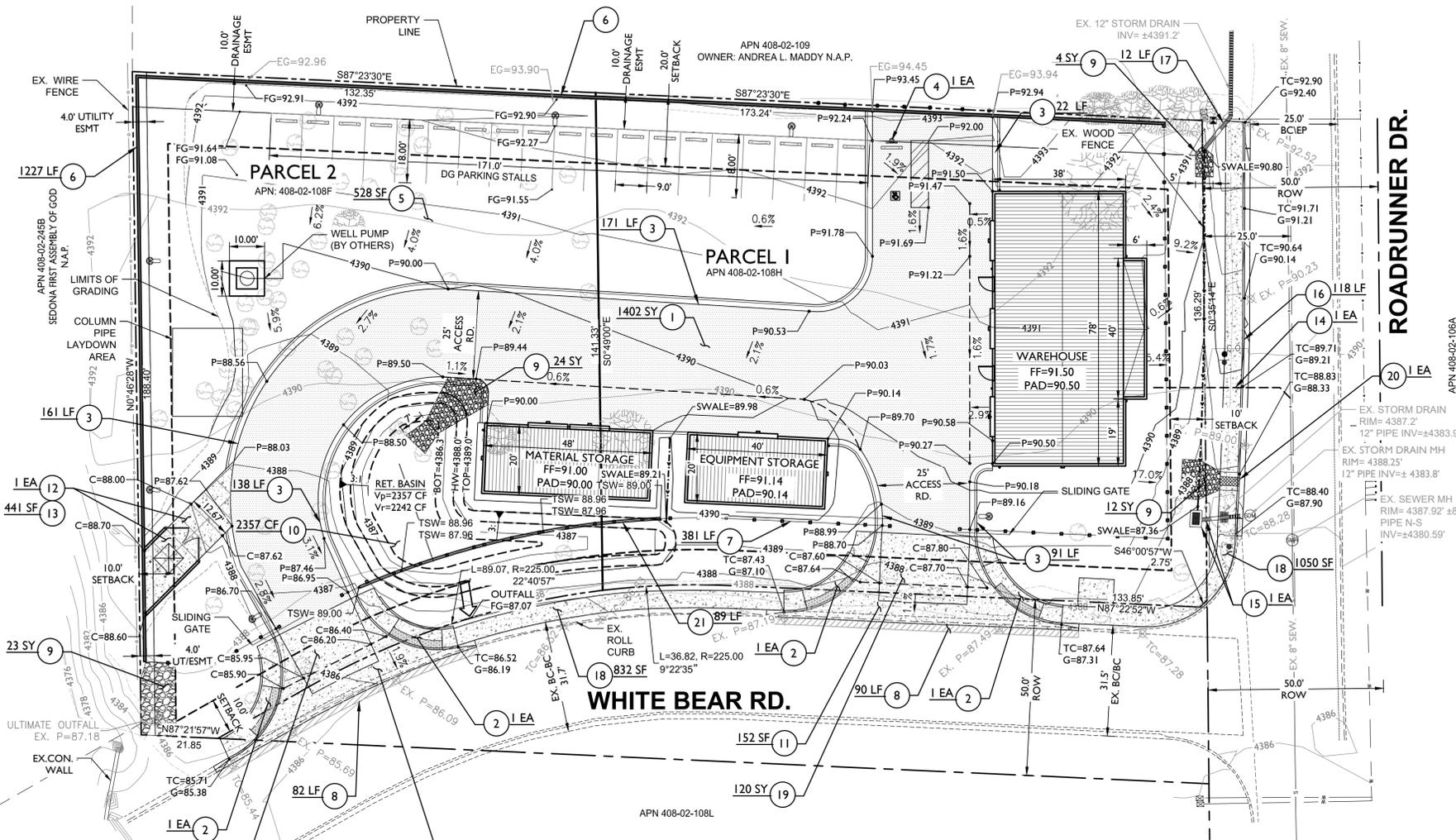


21-1135 - WHITE BEAR DRAINAGE IMPROVEMENTS

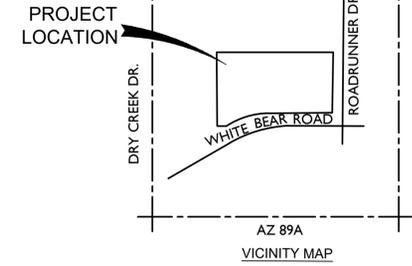
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LEGAL DESCRIPTION:

PARCEL 1:
 A PARCEL OF LAND LYING WITHIN LOT 1, ROADRUNNER RANCHO, AS RECORDED IN BOOK 13 OF MAPS AND PLATS, PAGE 24 AND BEING A PORTION OF A TRACT LABELED AS PARCEL A AS SHOWN ON A RESULTS OF SURVEY PLAT RECORDED IN BOOK 11 OF LAND SURVEYS, PAGE 3 (USED AS A BASIS OF BEARINGS FOR THIS DESCRIPTION) IN THE COUNTY RECORDER'S OFFICE, YAVAPAI COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL A;
 THENCE SOUTH 86°37'25" EAST ALONG THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 132.37 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "SEC RLS 13015" AT THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 86°37'25" EAST 173.25 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A;
 THENCE SOUTH 00°12'37" WEST ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 138.29 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF WHITE BEAR ROAD (MONUMENT WILL BE SET AT THIS POINT AFTER CONSTRUCTION IS COMPLETE ON SAID ROAD);
 THENCE THROUGH A CENTRAL ANGLE OF 09°22'51" ALONG SAID RIGHT OF WAY LINE ON A CURVE TO THE LEFT AN ARC LENGTH OF 36.84 FEET (MONUMENT WILL BE SET AT THIS POINT AFTER CONSTRUCTION IS COMPLETE ON SAID ROAD);
 THENCE NORTH A DISTANCE OF 141.34 FEET TO THE TRUE POINT OF BEGINNING.
 EXCEPTING THEREFROM THE FOLLOWING:
 THAT PORTION OF A PARCEL OF LAND AS DESCRIBED IN BOOK 3418, PAGES 78-81, RECORDS OF YAVAPAI COUNTY, ARIZONA LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 10, MONUMENTED WITH A BLM BRASS CAPPED PIPE, FROM WHICH THE SOUTH QUARTER OF SAID SECTION 10, MONUMENTED WITH A STONE (AND BLM CAPPED PIPE), BEARS NORTH 89°41'47" WEST A DISTANCE OF 2634.28 FEET;
 THENCE NORTH 89°41'47" WEST, TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 658.57 FEET;
 THENCE NORTH 00°50'54" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 406.48 FEET TO A POINT FALLING ON THE SOUTHWEST CORNER OF THE "WITT" PROPERTY AS DESCRIBED IN SAID BOOK 3418;
 THENCE SOUTH 87°28'20" EAST, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 304.92 FEET TO A POINT FALLING ON THE WESTERLY RIGHT OF WAY OF ROADRUNNER DRIVE;
 THENCE NORTH 00°38'17" WEST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 50.08 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF WHITE BEAR ROAD AND THE TRUE POINT OF BEGINNING;
 THENCE NORTH 87°28'20" WEST, ALONG THE NORTHERLY RIGHT OF WAY OF WHITE BEAR ROAD, A DISTANCE OF 2.00 FEET;
 THENCE NORTH 45°56'41" EAST, A DISTANCE OF 2.75 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF ROADRUNNER DRIVE;
 THENCE SOUTH 00°38'37" EAST, ALONG THE WESTERLY RIGHT OF WAY OF ROADRUNNER DRIVE, A DISTANCE OF 2.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:
 A PARCEL OF LAND LYING WITHIN LOT 1, ROADRUNNER RANCHO, AS RECORDED IN BOOK 13 OF MAPS AND PLATS, PAGE 24 AND BEING A PORTION OF A TRACT LABELED AS "PARCEL A" AS SHOWN ON A RESULTS OF SURVEY PLAT RECORDED IN BOOK 11 OF LAND SURVEYS, PAGE 3 (USED AS A BASIS OF BEARINGS FOR THIS DESCRIPTION) IN THE COUNTY RECORDER'S OFFICE, YAVAPAI COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID "PARCEL A";
 THENCE NORTH A DISTANCE OF 188.41 FEET TO THE NORTHWEST CORNER OF SAID "PARCEL A";
 THENCE SOUTH 86°37'25" EAST ALONG THE NORTH LINE OF SAID "PARCEL A" A DISTANCE OF 132.37 FEET TO A SET 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "SEC RLS 13015";
 THENCE SOUTH A DISTANCE OF 141.34 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WHITE BEAR ROAD (MONUMENT WILL BE SET AT THIS POINT AFTER CONSTRUCTION IS COMPLETE ON SAID ROAD), SAID POINT BEING A NON-TANGENT POINT OF CURVATURE, THE CENTRAL POINT OF WHICH LIES SOUTH 06°00'17" EAST 225.00 FEET;
 THENCE THROUGH A CENTRAL ANGLE OF 22°39'48" ALONG SAID RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT IN A SOUTHWESTERLY DIRECTION AN ARC LENGTH OF 89.00 FEET (MONUMENT WILL BE SET AT THIS POINT AFTER CONSTRUCTION IS COMPLETE ON SAID ROAD);
 THENCE SOUTH 61°20'34" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 29.64 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF "PARCEL A" (MONUMENT WILL BE SET AT THIS POINT AFTER CONSTRUCTION IS COMPLETE ON SAID ROAD);
 THENCE NORTH 86°37'25" WEST 21.77 FEET TO THE POINT OF BEGINNING.



CONSTRUCTION NOTES

- 1 INSTALL 3" AC OVER 6" ABC ON COMPACTED SUB-GRADE. 1402 SY
- 2 INSTALL SINGLE CURB RAMP PER MAG. STD. DTL. 236-5 AND VERTICAL TO ROLL CURB TRANSITION PER MAG. 221. 4 EA
- 3 INSTALL RIBBON CURB TYPE "B" PER MAG. STD. DTL. 220-1. 581 LF
- 4 INSTALL PARKING LOT HANDICAP SIGN POST PER DETAIL "B" ON SHT 2. 1 EA
- 5 PLACE AND COMPACTION OF 3" THICK LAYER OF DECOMPOSED GRANITE (DG) SURFACE. CONSULT OWNER FOR COLOR. 528 SF
- 6 INSTALL 8' TALL PERIMETER WALL PER LANDSCAPE PLANS W/ TURN BLOCKS AT BOTTOM OF WALL FOR DRAINAGE (EVERY 10'). 1227 LF
- 7 INSTALL 8" W.I. FENCE WITH CMU COLUMNS PER LANDSCAPE/STRUCTURAL PLANS. 381 LF
- 8 2" SAWCUT, REMOVAL AND REPLACEMENT OF EX. A.C. PAVEMENT FOR D/W PLACEMENT. REPLACE IN-KIND. 25 LF
- 9 INSTALL 9" LAYER OF D50=6" RIP-RAP. 73 SY
- 10 CONSTRUCT RETENTION BASIN, 3:1 SIDE SLOPE, DEPTH PER PLAN. 2357 CF
- 11 INSTALL CONCRETE VALLEY GUTTER PER MAG. STD. DTL. 240. 304 SF
- 12 INSTALL TRASH ENCLOSURE W/ 8' WALL PER DETAIL "A" ON SHT 2. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. 1 EA
- 13 INSTALL 8" THICK CONCRETE PER MAG. SPEC. 324, 340 AND 725, CLASS AA, AND 12" COMPACTED SUB-GRADE PREP. PER MAG SPEC. 301. 441 SF
- 14 FUTURE SEWER CONNECTION. 1 EA
- 15 CONTRACTOR TO RELOCATE EXISTING GRATE INLET TO NEW LOCATION OF SWALE OR INSTALL NEW MAG. STD. DTL. 535 IF EXISTING GRATE IS UNUSABLE. INSTALL NEW STORM PIPE (SIMILAR EXISTING DIAMETER AND MATERIAL) AND CONNECT TO EX. PIPE PER MAG. STD. DTL 505. 1 EA
- 16 INSTALL 6" VERTICAL C&G PER MAG. STD. DTL. 220 TYPE "A". 118 LF
- 17 CONTRACTOR TO EXTEND EXISTING 12" STORM PIPE TO NEW LOCATION OF SWALE. 12 LF
- 18 INSTALL NEW SIDEWALK PER MAG. STD. DTL. 230. 1882 SF
- 19 INSTALL 9" THICK CONCRETE DRIVEWAY WITH CONTRACTION JOINT AT D/W CENTERLINE AND EXPANSION JOINTS AT ABUTTING CONCRETE. 228 SY
- 20 INSTALL CONCRETE SCUPPER PER MAG. STD. DTL. 203. 1 EA
- 21 INSTALL 2.66" STEM WALL PER PLANS & DETAIL "D" ON SHT 2. REFERENCE LANDSCAPE PLANS FOR FENCE DETAIL. 89 LF

LEGEND

ROW	RIGHT OF WAY	---	SECTION LINE
ESMT	EASEMENT	---	RIGHT OF WAY LINE
Y.C.R.	YAVAPAI COUNTY RECORDER	---	BLUE-STAKED WATER LINE
V.G.	VALLEY GUTTER	---	BLUE-STAKED GAS LINE
P	PROPERTY LINE	---	BLUE-STAKED GAS LINE
EP	EDGE PAVEMENT	---	MAJOR COUNT.
NO	NUMBER	---	STORM DRAIN MH
A.P.N.	ASSESSORS PARCEL NUMBER	---	SANITARY SEWER MH
SECTION LINE	SECTION LINE	---	TREE
LOT LINE	LOT LINE	---	CATUS
WATER METER IRRIGATION CONTROL VALVE	WATER METER IRRIGATION CONTROL VALVE	---	SIGN
CURB AND GUTTER	CURB AND GUTTER	---	GRADING WARP LINE
EX. STORM DRAIN	EX. STORM DRAIN	---	BOTTOM
PROPERTIES LINE	PROPERTIES LINE	---	TOP OF STEM WALL
TOP OF CURB	TOP OF CURB	---	
DRAINAGE SWALE	DRAINAGE SWALE	---	

SITE INFORMATION

135 ROADRUNNER DR, SEDONA, AZ, 86336
 PARCEL 1 (EAST) APN: 408-02-108H
 PARCEL 2 (WEST) APN: 408-02-108F
 AREA PARCEL 1 = 23932.90
 AREA PARCEL 2 = 21789.52

EARTHWORK

CUT = 1135 C.Y.
 FILL = 67 C.Y.
 NET = 1068 C.Y. (CUT)
 NOTE: NUMBERS DO NOT INCLUDE SHRINKAGE/SWELL FACTORS.

BENCHMARK

(PRIMARY) CITY OF SEDONA BENCHMARK NO. 61, A 3.5 INCH BRASS DISK IN A HEADWALL STAMPED "Z 492 1982" (ON SITE) IS A 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED RLS 13015 WITH AN ELEVATION OF 4388.07.

DEVELOPER/OWNER:

FOR PARCEL 1 AND 2:
 WHITE BEAR PROFESSIONAL PLAZA LLC.
 PO BOX 3670
 SEDONA, AZ 86340-3670

BASIS OF BEARING

IS THE NORTH LINE OF THE SUBJECT PARCELS SHOWN HEREON AS S 87°23'30" E.

SITE ADDRESS

PARCELS 1 AND 2:
 135 ROADRUNNER DR.
 SEDONA, AZ.

ENGINEER:

EPS GROUP, INC.
 1130 N. ALMA SCHOOL RD., SUITE 120
 MESA, AZ 85201
 TEL: (480)-503-2250
 FAX: (480)-503-2258
 CONTACT: BRANDON AQUIRE, P.E.
 EMAIL: brandon.squire@epsgruoinc.com

FLOOD ZONE

BASED ON THE FLOOD INSURANCE RATE MAP NO. 04025C1430G, WITH AN EFFECTIVE DATE OF 9/3/2010, THE PROPERTY SITS WITHIN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

1130 N Alma School Road
 Suite 120
 Mesa, AZ 85201
 T: 480.503.2250 | F: 480.503.2258
 www.epsgruoinc.com

AWC WHITE BEAR PROPERTY
 IMPROVEMENT PLANS
 SEDONA, ARIZONA

GRADING & DRAINAGE IMPROVEMENTS

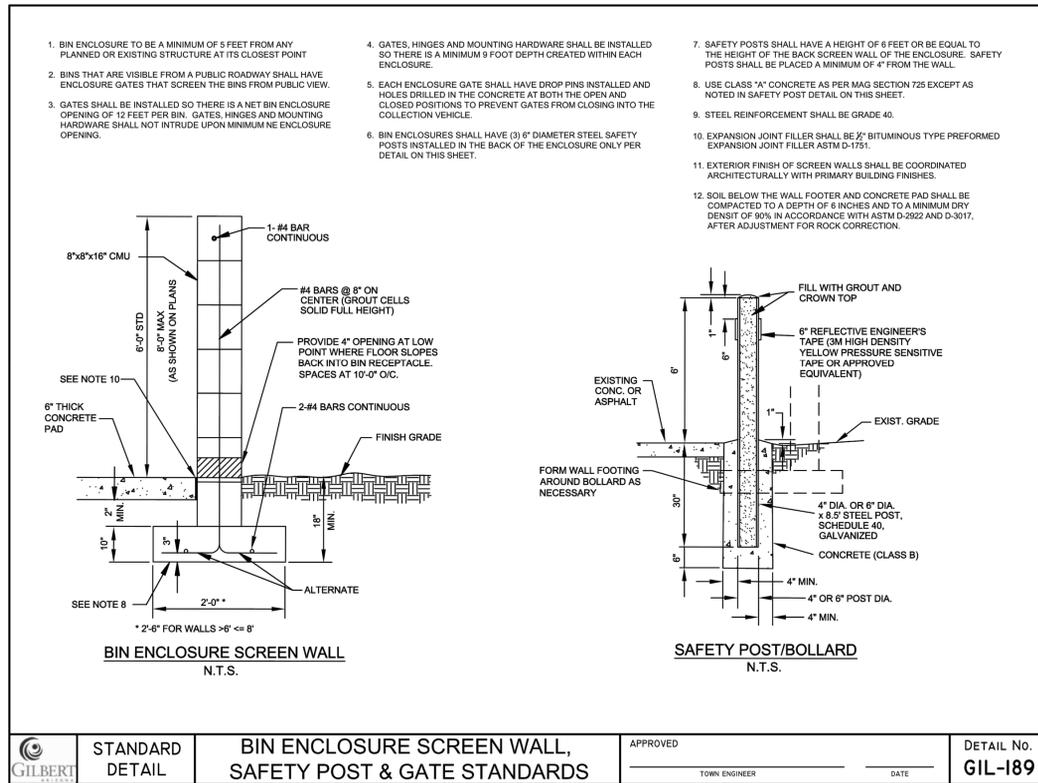
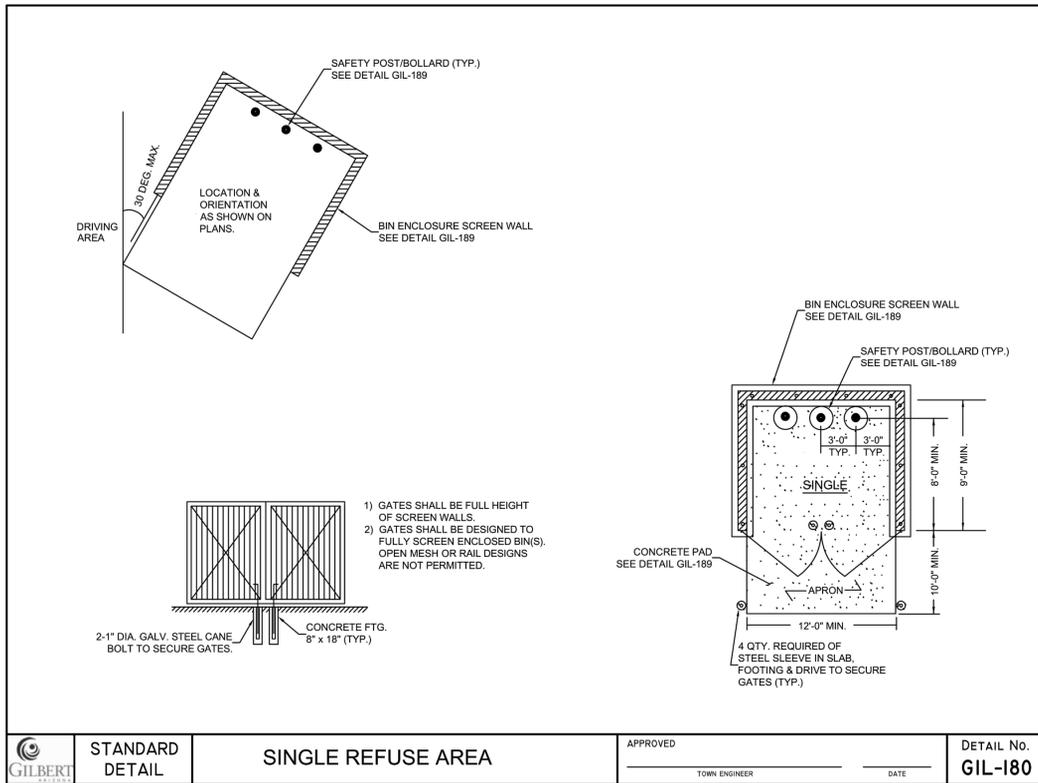
Project:

Revisions:

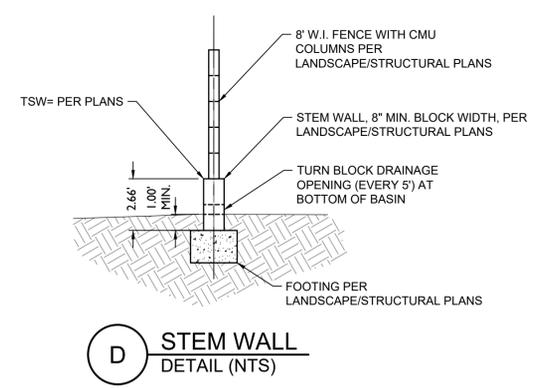
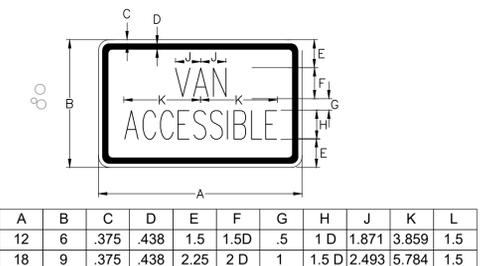
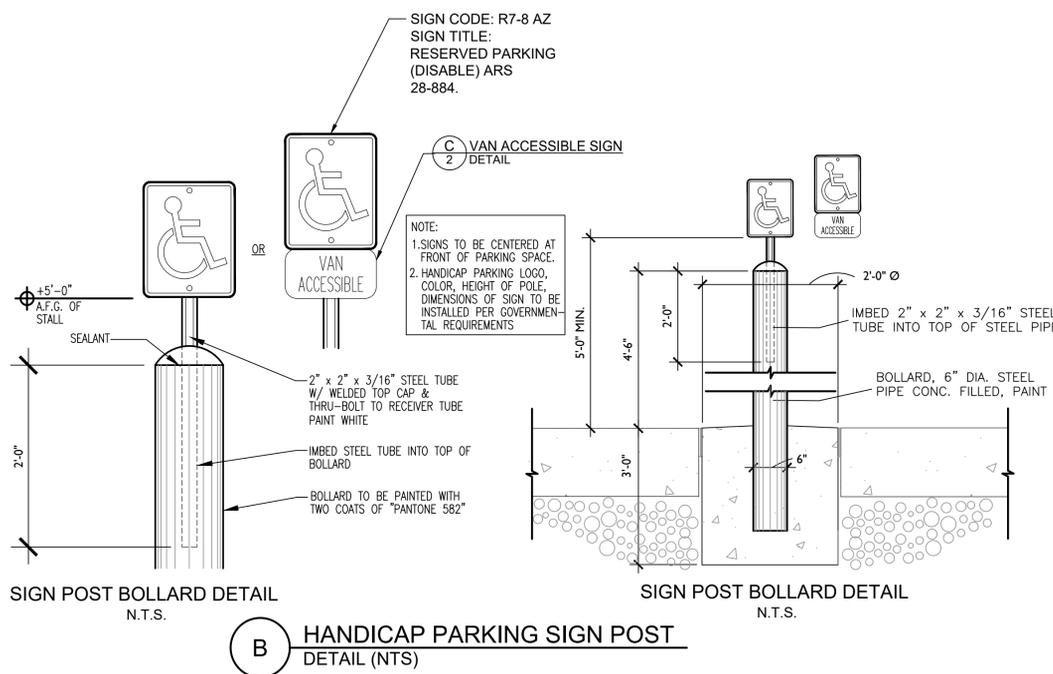
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 Drawn by: SC

Job No.
21-1135

Sheet No.
1
 of 2



A TRASH ENCLOSURE DETAIL (NTS)



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 www.epsgroupinc.com

EPS GROUP

AWC WHITE BEAR PROPERTY IMPROVEMENT PLANS SEDONA, ARIZONA

GRADING & DRAINAGE DETAILS

Project: _____

Revisions:

Call all sheets prior to starting work before you begin excavation

ARIZONA REGISTERED PROFESSIONAL ENGINEER
 35177 BRANDON LEE SQUIRE
 101 N. WILSON ROAD, SUITE 100, TULSA, OK 74116
 (918) 438-1100

Designer: KD
 Drawn by: SC

Job No. 21-1135

Sheet No. 2 of 2