GRAPHIC SCALE
50 0 50 100
(IN FEET)
1 inch = 50 ft.

MAGNETIC

WINGHAVEN BLVD.

PHOENIX PARKWAY

GOLF-3
5,717,421 S.F.
131.25 ACRES

OFFICE RESEARCH PARK
PARCEL 1
1,665,991 S.F.
38.25 ACRES

OFFICE RESEARCH PARK
PARCEL 2
799,505.27 S.F.
24.11 ACRES

PROPOSED 2-STORY BUILDING
70,000 S.F.
UL F.F. = 559.50
UL F.F. = 579.50

LOT 2-A
253,372 sq.ft.
5.821 acres

185 TOTAL SPACES

FUTURE PARKING
84 spaces

4" P.V.C. IRRIGATION PIPE

8" CAP
FL=566.4

SILTATION CONTROL TYP.

10'W EASEMENT (TYP)

15' GREENSPACE

25' PARKING & BUILDING SETBACK

ADJUST MH TO GRADE

ADJUST TO FINISH GRADE

N/A
NOVUS PROPERTY HOLDINGS, L.L.C.
1953/429

N88°59'10"E 60.22'
L=34.46'
R=25.00'
R=450.00'
L=43.99'
S88°59'10"W
R=550.00'
L=27.48'
S88°15'36"W
S88°59'10"W 202.37'
N88°59'10"W 385.07'
N43°38'25"W 385.28'
S03°44'24"W 340.34'
S51°43'28"E 726.04'

REV. 3-30-99, ADD NOTES 15 AND 16
REV. 3-22-99, ADDED TRUCK DOCK, T.D.-11, CONC. WALK NEAR NEW TRUCK DOCK, AND REV. PROPOSED CONTOUR 558
REV. 11-12-98, ADD TD-10 CALLOUT, REV. SHT. NO.

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ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby lefted to the set of plans authenticated by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.
PICKETT, RAY & SILVER, INC
Signature Date

NORDYNE, INC
GRADING PLAN

DRAWN T.L.MIZELL DATE 11-5-98
CHECKED R.J.TAYLOR DATE 11-5-98
FIELD BOOK
PROJECT # 98-501B01
JOB ORDER # DKO

C-3

98501BPS