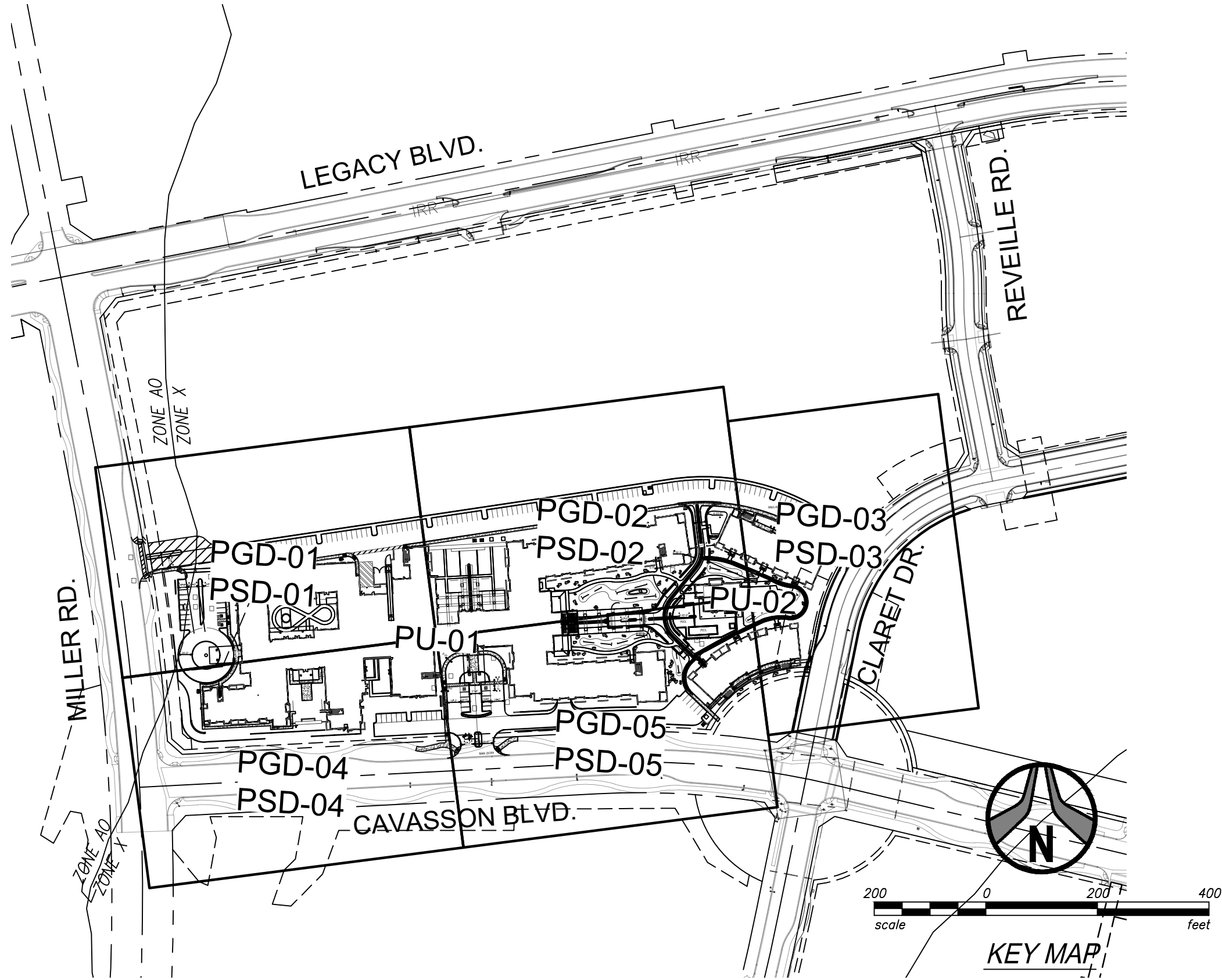


CITY OF SCOTTSDALE GENERAL NOTES

1. ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (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 ASSOCIATED PERMIT HAS NOT BEEN ISSUED WITHIN THIS TIME FRAME, THE PLANS MUST BE RESUBMITTED TO THE CITY OF REAPPROVAL.
4. A CITY INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF SCOTTSDALE. NOTIFY INSPECTIONS SERVICES 72 HOURS PRIOR TO THE BEGINNING OF WORK.
5. WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 811, TWO WORKING DAYS BEFORE EXCAVATION BEGINS.
6. PERMISSION TO WORK IN THE RIGHT-OF-WAY (PWR) PERMITS ARE REQUIRED FOR ALL WORK WITHIN THE RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. 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.

CIVIL IMPROVEMENT PLANS (PRELIM.)
FOR
VI AT CAVASSON

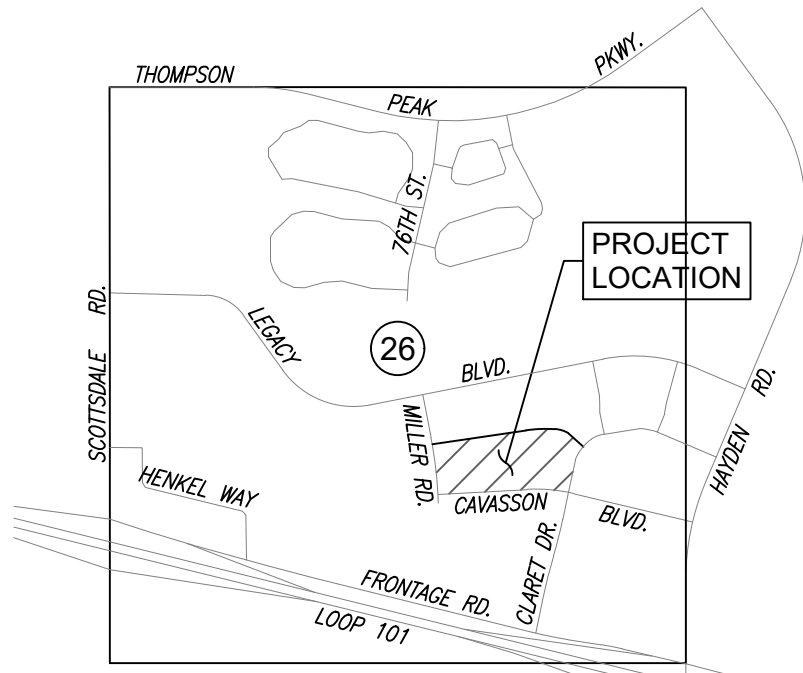
A PORTION OF THE EAST HALF OF SECTION 26 AND THE WEST HALF OF SECTION 25,
TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.



LEGEND

PROPOSED	DESCRIPTION	EXISTING
_____	MAJOR CONTOUR	_____
_____	MINOR CONTOUR	_____
_____	EASEMENT LINE	_____
_____	LOT LINE	_____
_____	SETBACK LINE	_____
_____	FIBER OPTIC LINE	_____
FO _____	OVERHEAD COMM LINE	FO _____
OHC _____	UNDERGROUND COMM LINE	OHC _____
UGC _____	OVERHEAD ELECTRIC LINE	OHE _____
OHE _____	UNDERGROUND ELECTRIC LINE	UGE _____
UGE _____	FIRE LINE	F _____
F _____	NATURAL GAS LINE	GAS _____
GAS _____	SEWER LINE	S _____
S _____	SEWER SERVICE LINE	_____
_____	STORM DRAIN	_____
W _____	WATER MAIN	W _____
_____	WATER SERVICE LINE	_____
X _____	FENCE	X _____
=====	CONC CURB (AND GUTTER)	=====
SS	SANITARY MANHOLE	SS
SD	SANITARY CLEAN-OUT	SD
SD	STORM DRAIN MANHOLE	SD
CI	CURB INLET	CI
CB	CATCH BASIN	CB
FD	FIRE HYDRANT	FD
WV	WATER VALVE	WV
WM	WATER METER	WM
BP	BACKFLOW PREVENTOR	BP
CO	CURB OPENING	CO
SA	SLOPE ARROW	SA

Plan # 41-DR-2021
Case # _____
Q-S # _____
☒ Accepted
☐ Corrections
N. Baronas 1/2/2022
Reviewed By _____ Date _____



VICINITY MAP

DEVELOPER/OWNER

VI LIVING
71 SOUTH WACKER DRIVE, SUITE 900
CHICAGO, IL 60606
CONTACT: JOHN HOOVER

CIVIL ENGINEER

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD., SUITE 12000
MESA, AZ 85210
TEL: 480-892-3313
CONTACT: MICHAEL S. WOLF, P.E.

SURVEY

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL ROAD SUITE 12000
MESA, ARIZONA 85210
TEL: 480-892-3313
CONTACT: ADRIAN BURCHAM, RLS

BENCHMARK

THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING A GLO BRASS CAP.
ELEV = 1652.20 (NAVD88 DATUM), PER THE HAYDEN ROAD SEGMENT 2 PLANS, PROJECT #S0202.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
BEARING = S89°58'34" E

FLOOD INSURANCE RATE MAP (FIRM) DESIGNATION

COMMUNITY NUMBER	COMMUNITY MAP NUMBER	PANEL NUMBER	PANEL DATE	SUFFIX	FIRM INDEX DATE	FIRM ZONE	BASE FLOOD ELEV. (AO ZONE, USE DEPTH)
045012	04013C	1320	10/16/2013	L	07/20/2021	AO, X	1'

ZONE 'AO' IS DEFINED AS:

"AREAS SUBJECT TO INUNDATION BY 1-PERCENT-ANNUAL-CHANCE SHALLOW FLOODING (USUALLY SHEET FLOWS ON SLOPING TERRAIN) WHERE AVERAGE DEPTHS ARE BETWEEN ONE AND THREE FEET. AVERAGE FLOOD DEPTHS DERIVED FROM DETAILED HYDRAULIC ANALYSES ARE SHOWN IN THIS ZONE. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS AND FLOODPLAIN MANAGEMENT STANDARDS APPLY."

ZONE 'X' IS DEFINED AS:

"AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1.0% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

NOTE: NO STRUCTURES ARE LOCATED WITHIN THE FEMA ZONE AO

SHEET INDEX

01	C101.....COVER SHEET
02-04	C201-203.....SECTIONS AND DETAILS
05-09	PGD-1 TO PGD-5PRELIM. GRADING PLANS
10-14	PSD-1 TO PSD-5PRELIM. STORM PLANS
15-16	PU-1 TO PU-2PRELIM. UTILITY PLANS

ENGINEER'S STATEMENT

THE ENGINEER OF RECORD ON THESE PLANS HAS RECEIVED A COPY OF THE APPROVED STIPULATIONS FOR THIS PROJECT AND HAS DESIGNED THESE PLANS IN CONFORMANCE WITH THE APPROVED STIPULATIONS.

REGISTERED CIVIL ENGINEER

DATE

WATER NOTE:

IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE (A.A.C.) R18-4-213, ALL MATERIALS ADDED AFTER JANUARY 1ST, 1993, WHICH MAY COME IN TO CONTACT WITH DRINKING WATER, SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 AND 61.

WATER APPROVAL

MARICOPA COUNTY
ENVIRONMENTAL SERVICES DEPT.

DATE

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR

DATE

SEWER APPROVAL

MARICOPA COUNTY
ENVIRONMENTAL SERVICES DEPT.

DATE

NO CONFLICT SIGNATURE BLOCK

UTILITY	UTILITY COMPANY	REPRESENTATIVE	TELEPHONE	DATE REQUESTED	DATE SIGNED
ELECTRIC	APS	DENISE LEWANDOWSKI	602-493-4469	01/22/2021	02/01/2021
TELECOM	AT&T LOCAL SERVICES	JK COMMUNICATIONS		01/22/2021	
TELECOM	AT&T LEGACY T	JOSEPH FORKET	619-200-7896	01/22/2021	01/25/2021
TELECOM	CENTURYLINK	KEVIN WAGNER	815-245-9640	01/22/2021	02/15/2021
FIBER OPTIC	CENTURYLINK FIBER OPTIC LEVEL 3	MATT BURKE	480-257-7714	01/22/2021	03/24/2021
CATV, FIBER OPTIC	COX			01/22/2021	02/04/2021
FIBER OPTIC	MCV VERIZON	JAMES ANDERSON		01/22/2021	03/24/2021
GAS	SOUTHWEST GAS	ZACH STEVENSON	480-730-3855	01/22/2021	01/26/2021
TELECOM	ZAYO	MATT BURKE	480-257-7714	01/22/2021	01/26/2021

I, Brent Steffenhagen, AS ENGINEER OF RECORD FOR THIS DEVELOPMENT, HEREBY CERTIFY THAT ALL UTILITY COMPANIES LISTED ABOVE HAVE BEEN PROVIDED FINAL IMPROVEMENT PLANS FOR REVIEW, AND THAT ALL CONFLICTS IDENTIFIED BY THE UTILITIES HAVE BEEN RESOLVED. IN ADDITION, "NO CONFLICT" FORMS HAVE BEEN OBTAINED FROM EACH UTILITY COMPANY AND ARE INCLUDED IN THIS SUBMITAL.

SIGNATURE

DATE

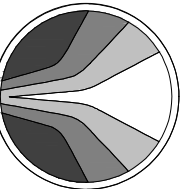
CIVIL APPROVAL

REVIEW & RECOMMENDED APPROVAL BY:

PAVING		TRAFFIC	
G & D		PLANNING	
W & S		FIRE	
RET. WALLS			
ENGINEERING COORDINATION MGR.		DATE	

1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
PH: 480.892.3313
www.hubbardingengineering.com

HUBBARD
ENGINEERING



COVER SHEET
VI AT CAVASSON - PRELIMINARY
A PORTION OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

Date
12/09/2021
Project Eng.
M. WOLF

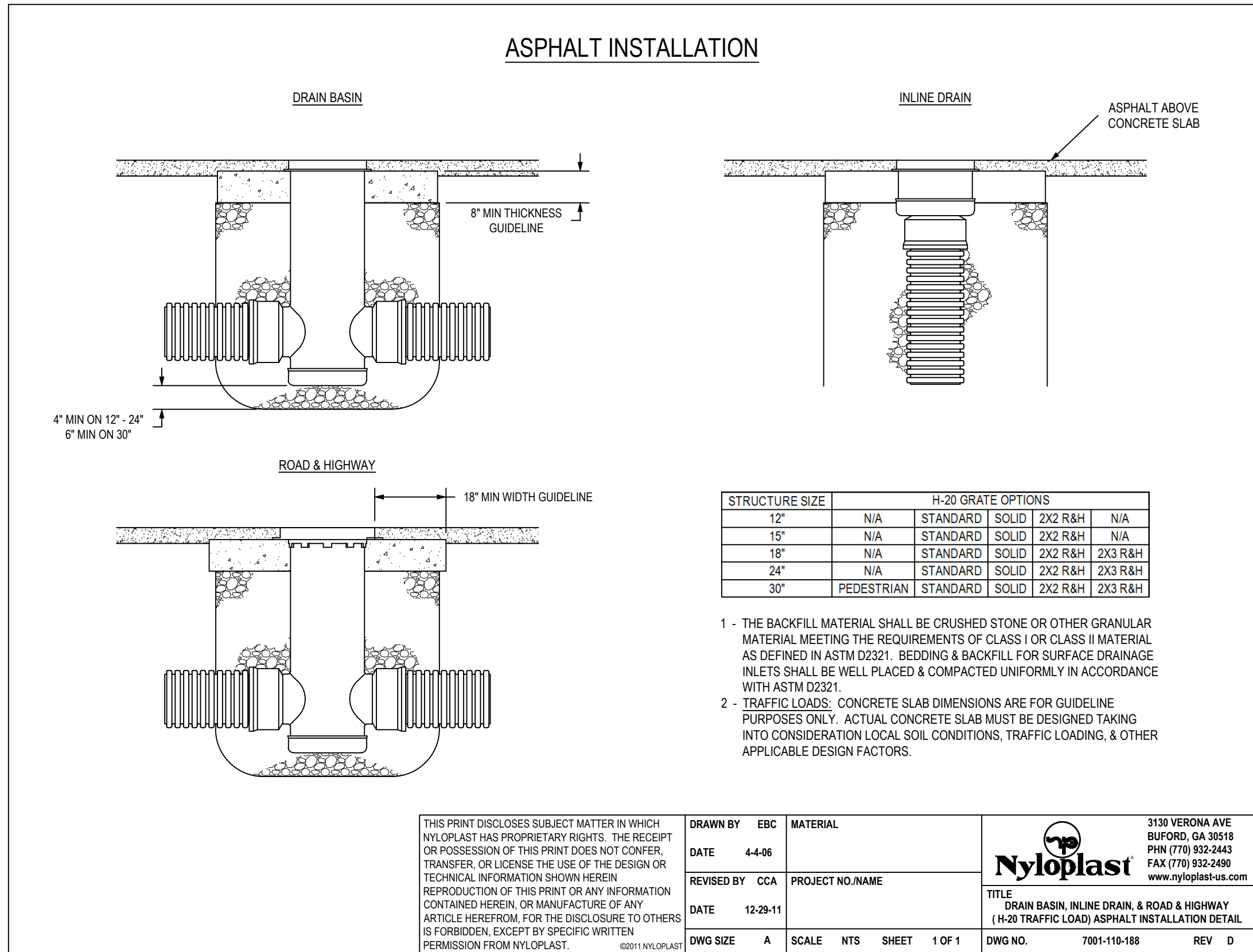
Project No.
18114-701
Project Mgr.
G. BROWN

NOT FOR
CONSTRUCTION
PRELIMINARY
OR RECORDING
BY CITY ENGINEER

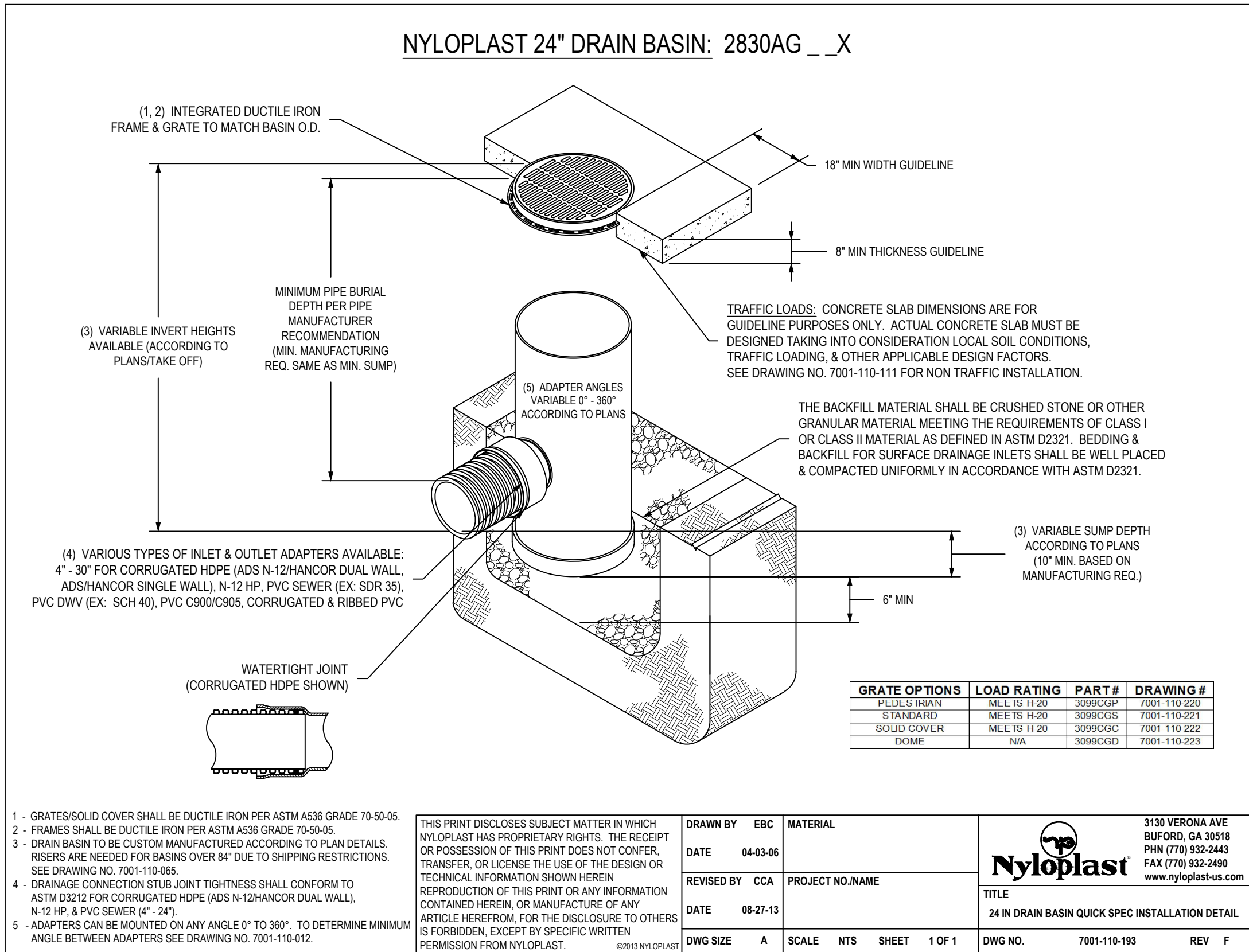


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602.263.1100

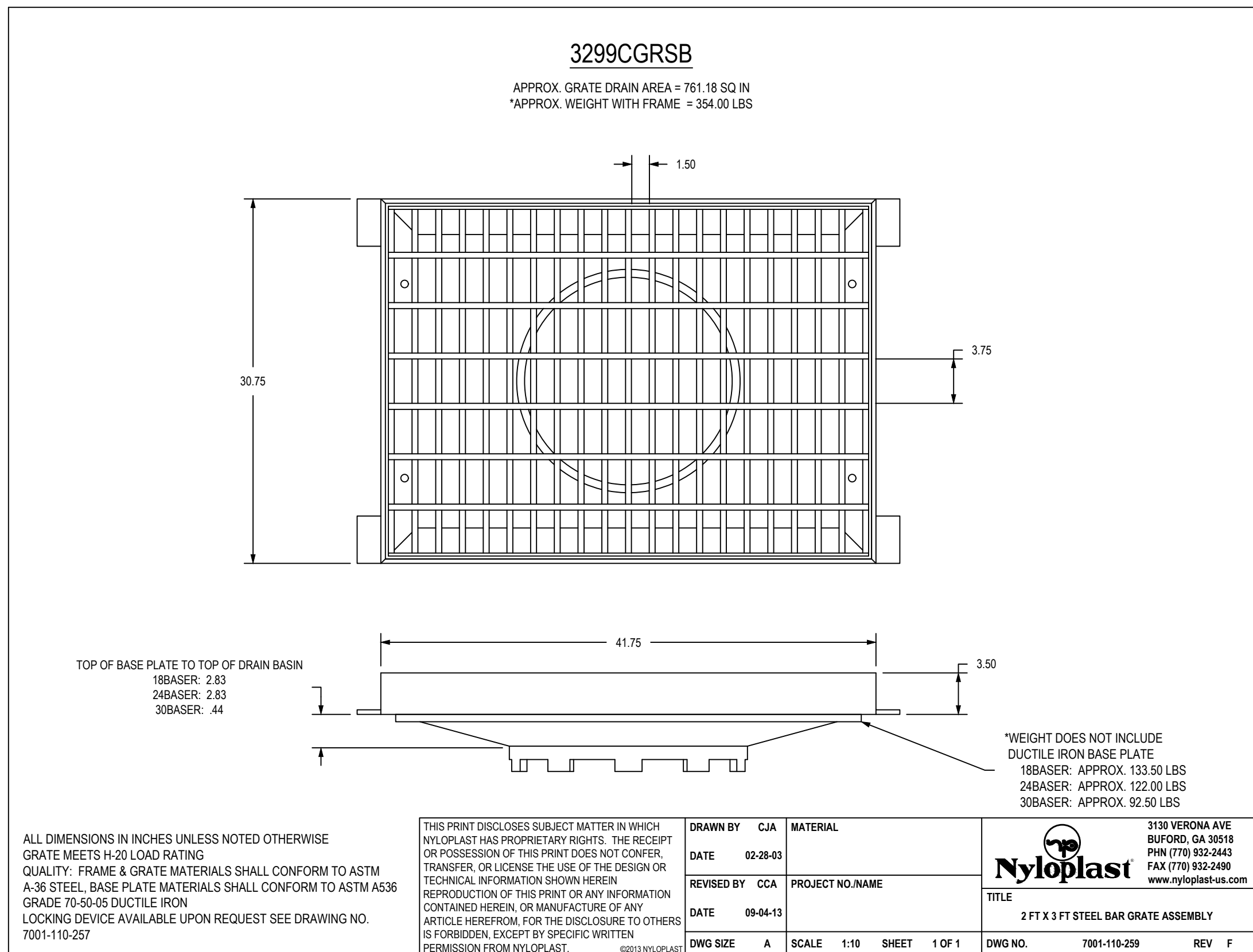
SHT: 01 OF 18
C101



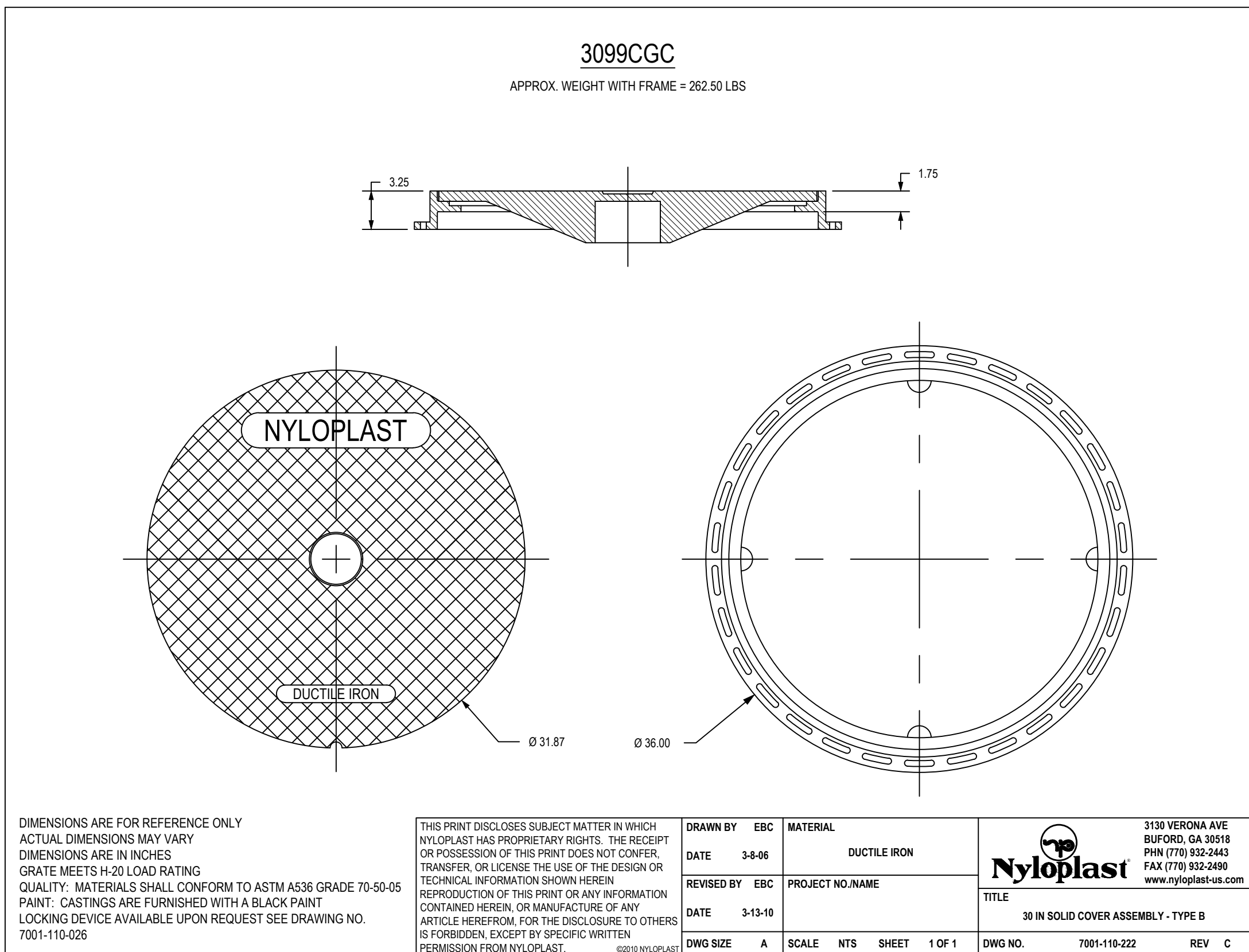
DETAIL #1 - ASPHALT ADS BASIN INSTALLATION



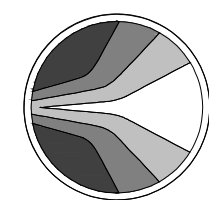
DETAIL #2 - 24" DRAIN BASIN

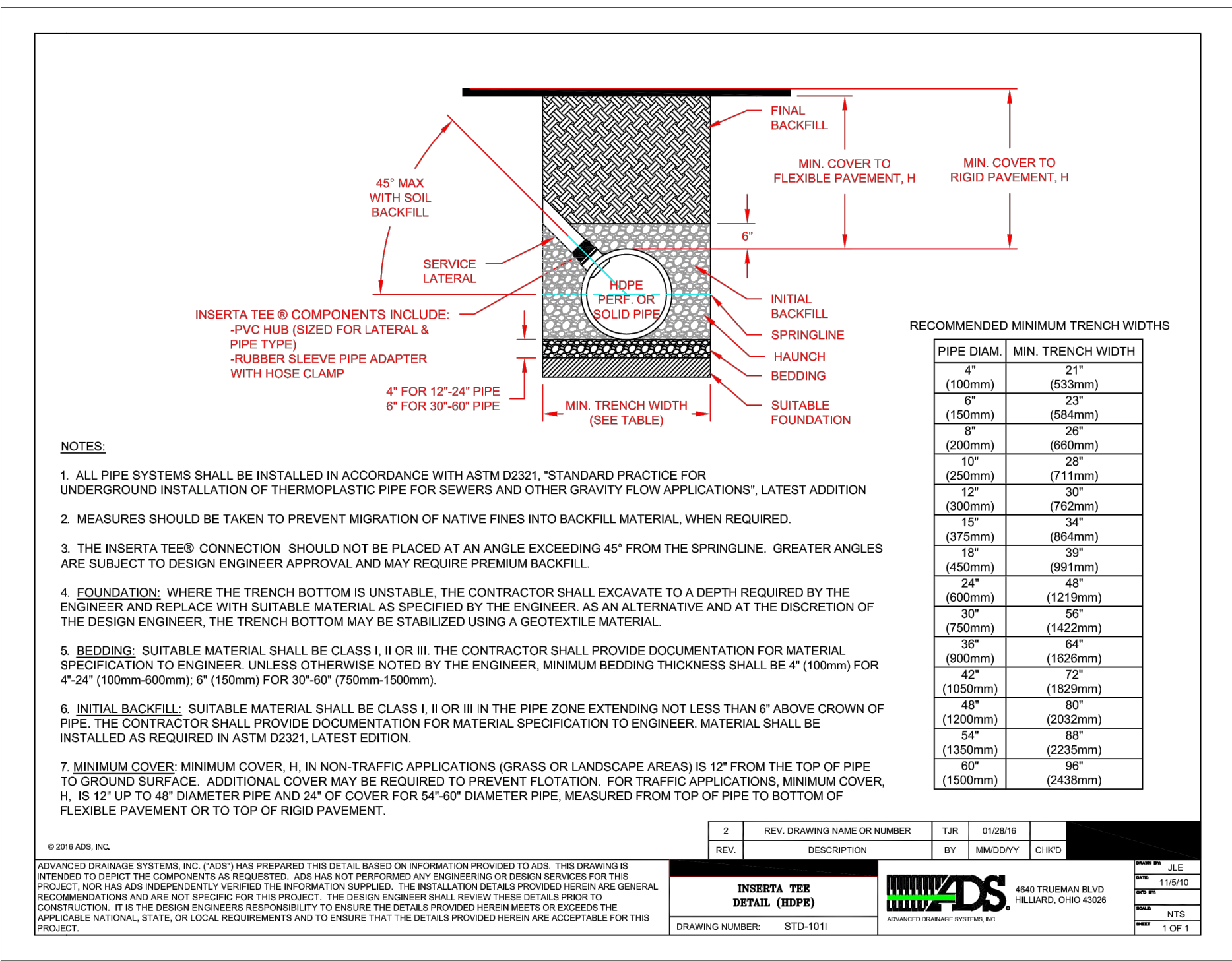


DETAIL #3 - 2'x3' STEEL BAR GRATE ASSEMBLY

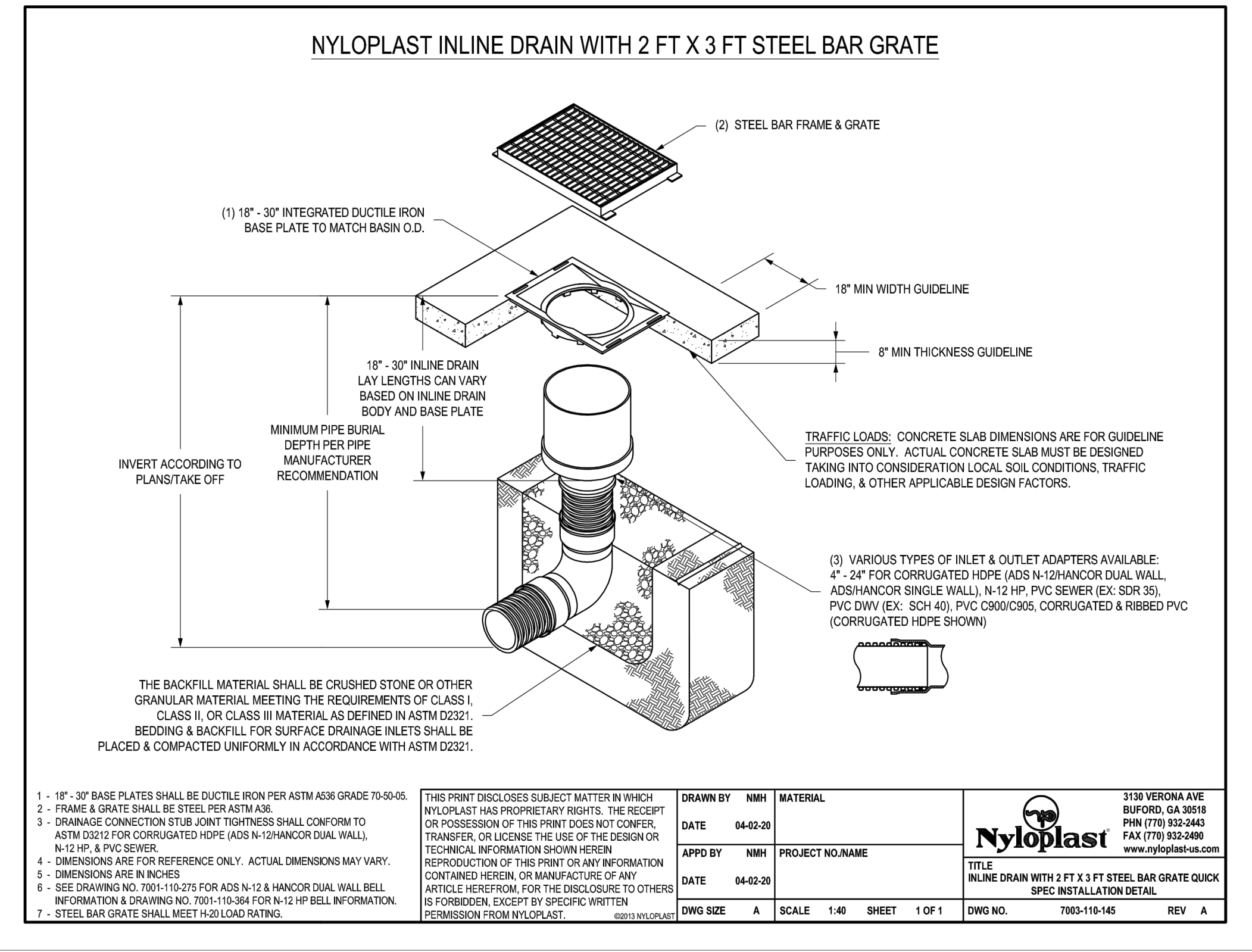


DETAIL #4 - 30" SOLID COVER ASSEMBLY - TYPE B

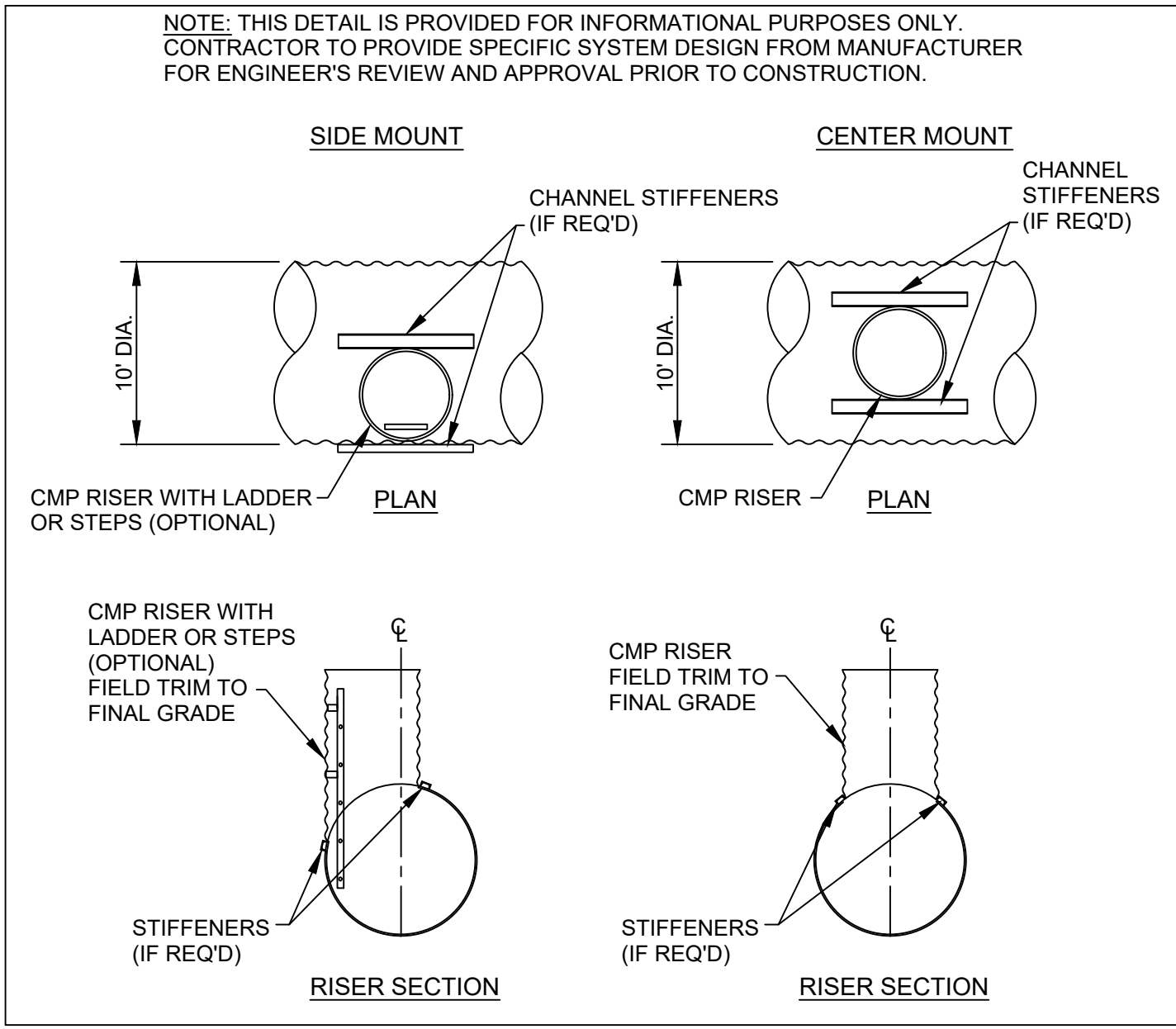




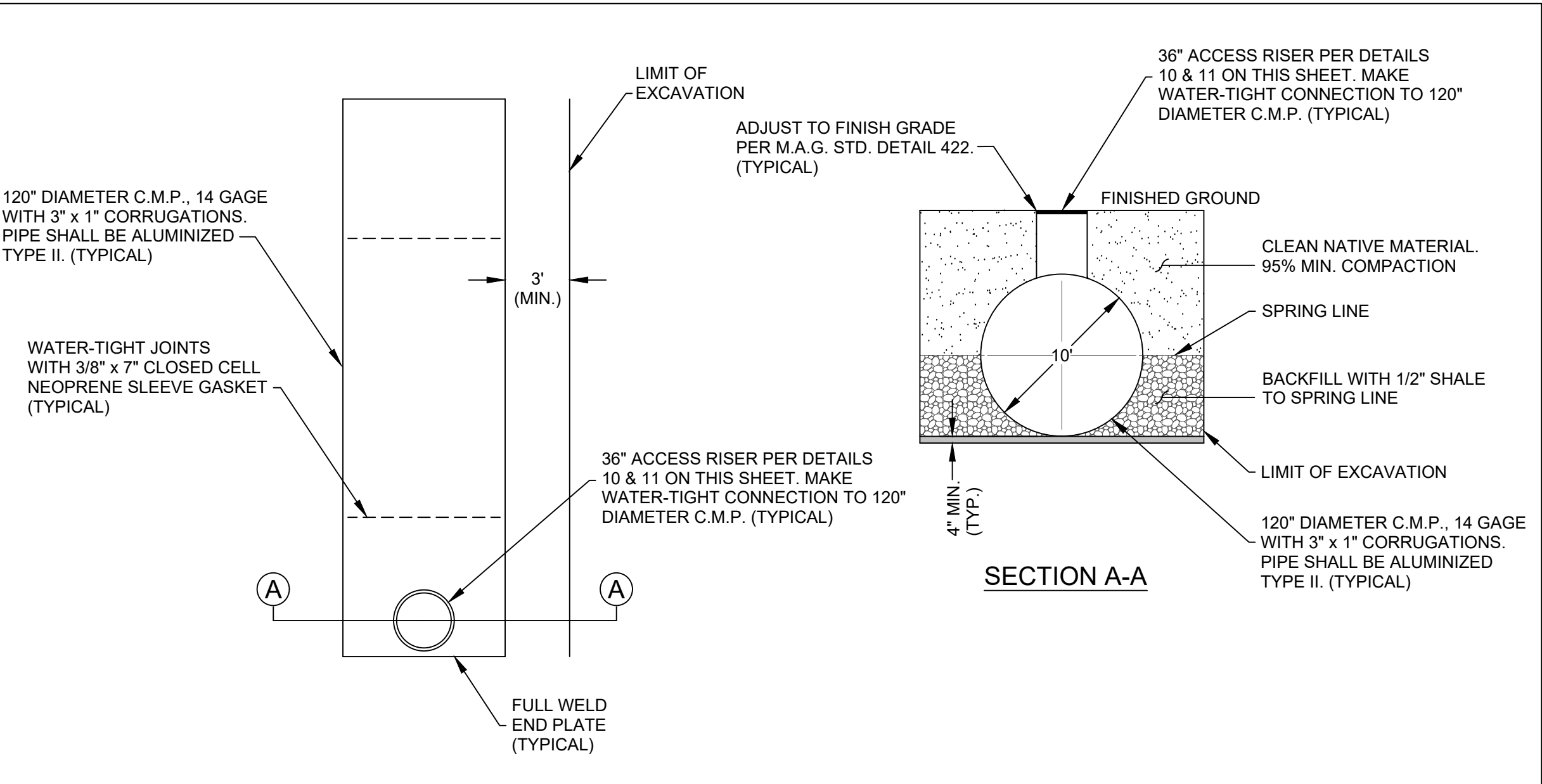
DETAIL #5 ADS HDPE TEE INSERTION



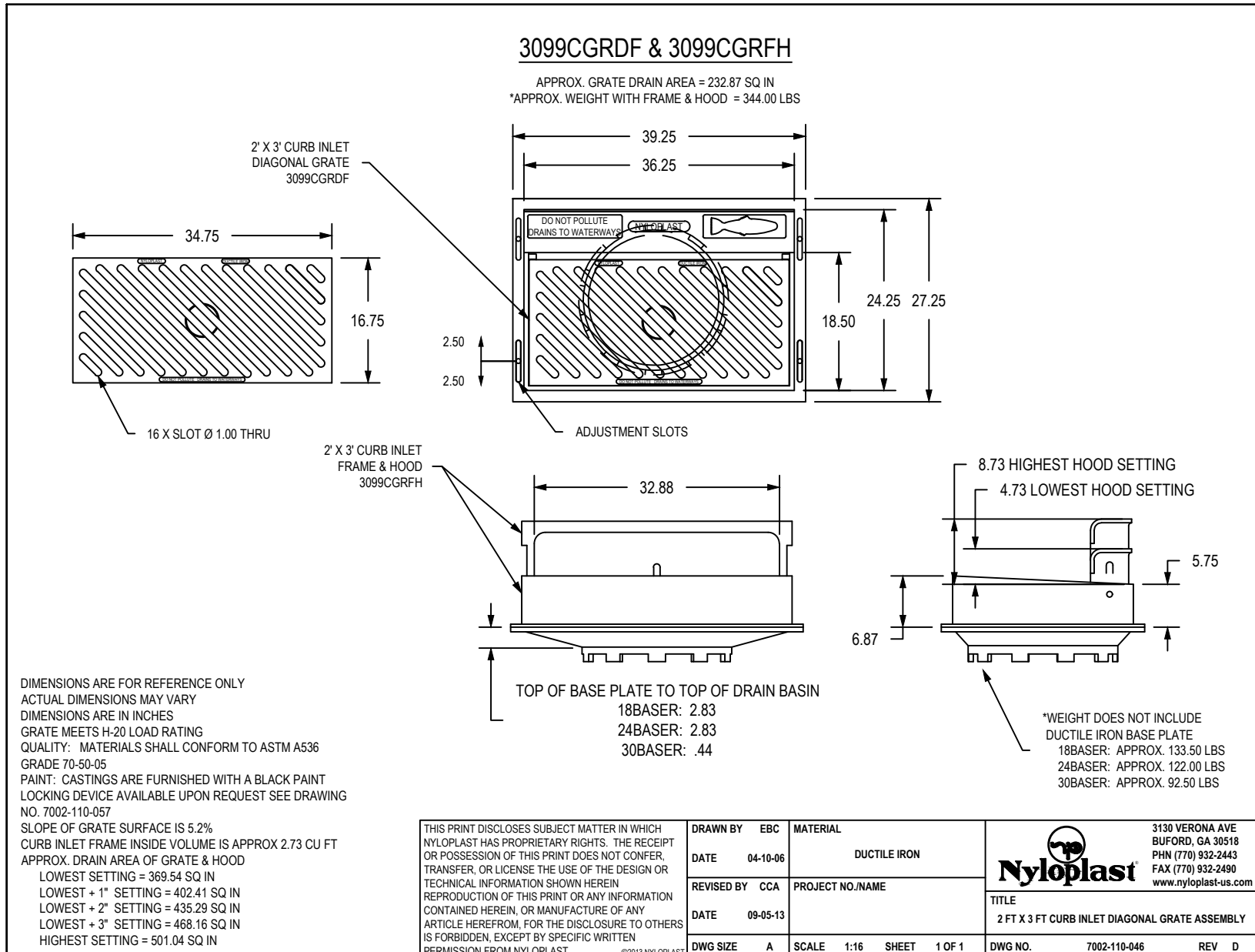
DETAIL #6 2'x3' GRATE AND INLINE DRAIN



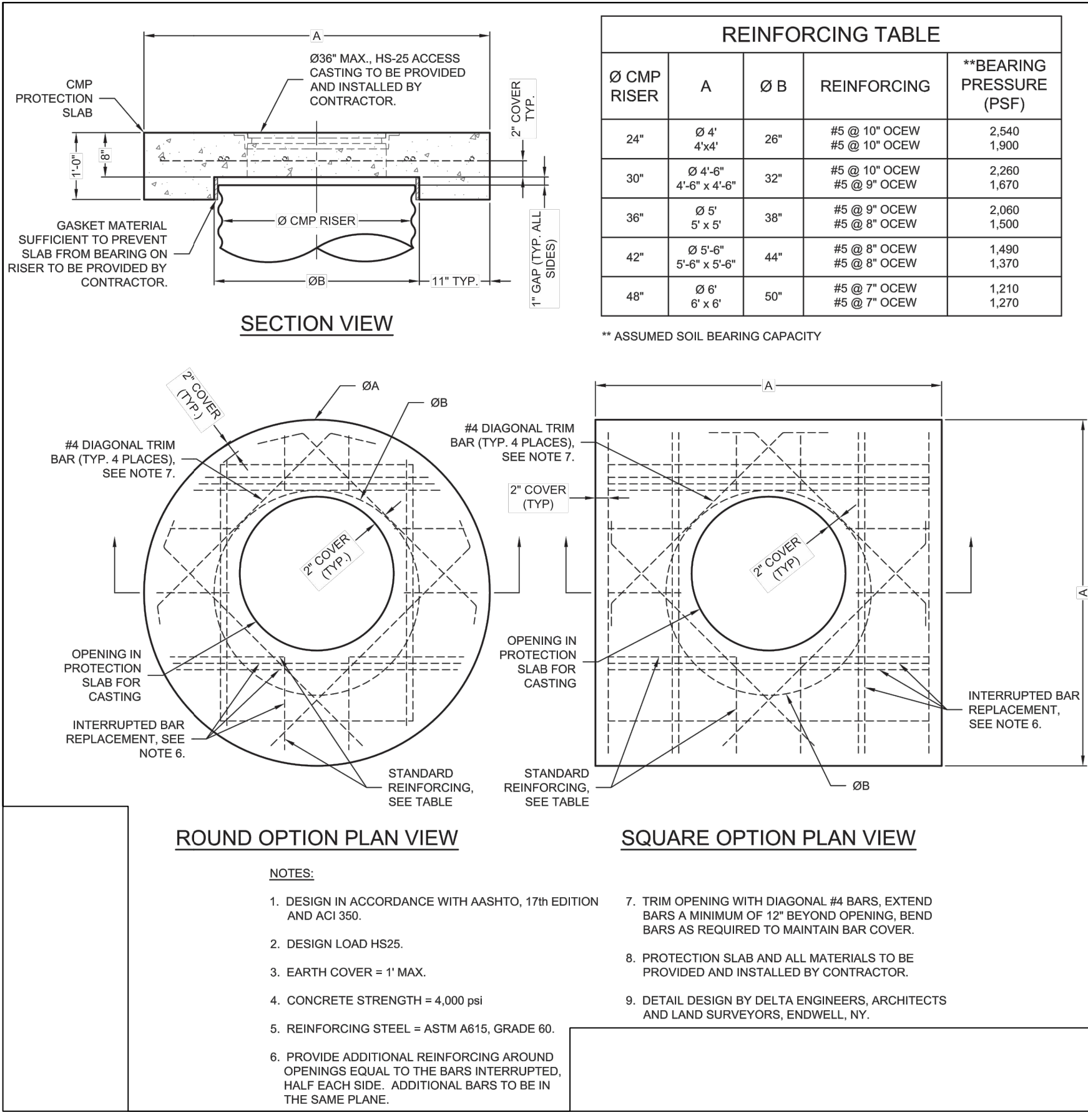
DETAIL #7 - CMP RISER DETAIL



DETAIL #8- CMP UNDERGROUND RETENTION TANK INSTALLATION



DETAIL #9 - 2'x3' CURB INLET DIAGONAL GRATE ASSEMBLY

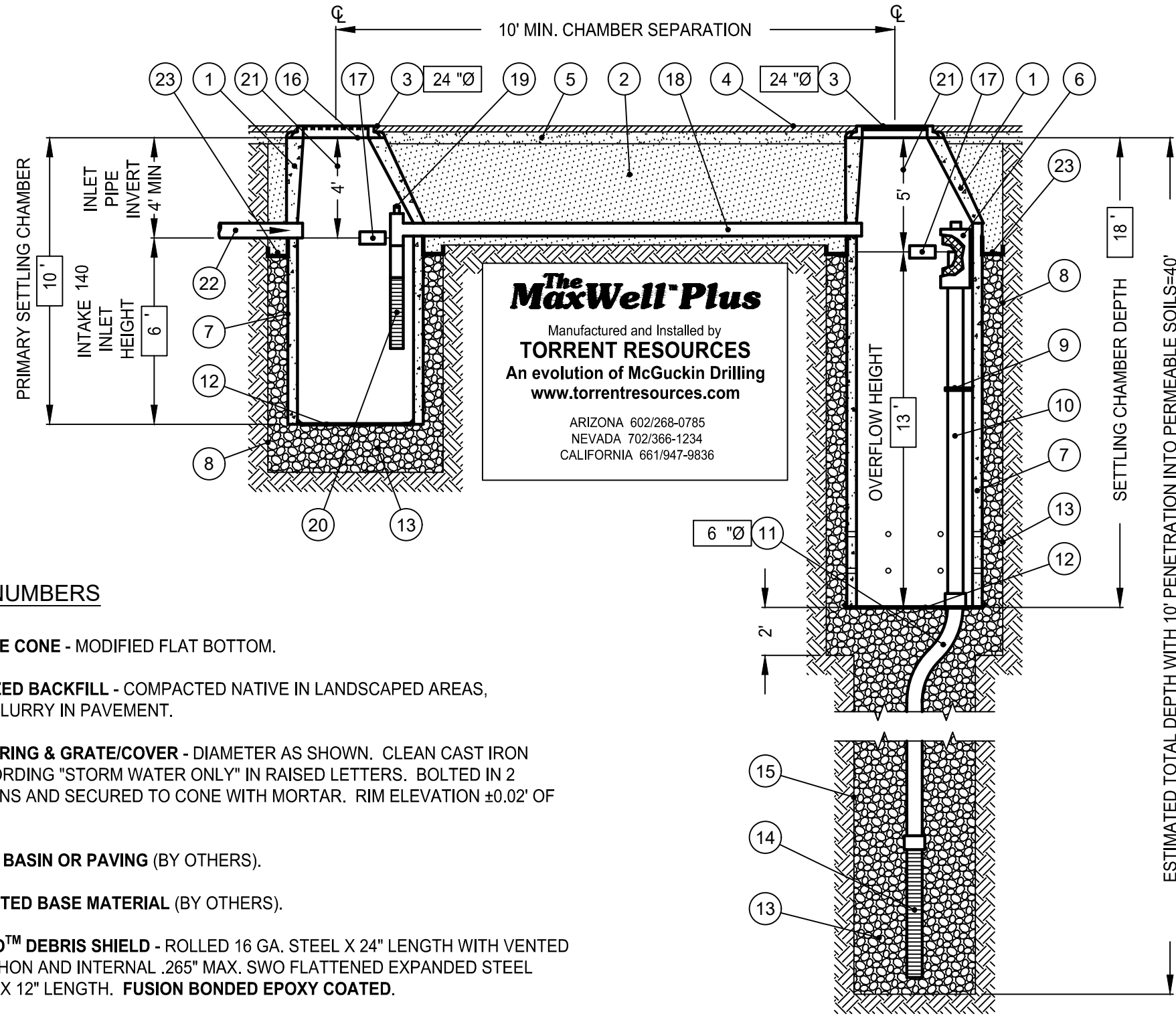


DETAIL #10 - TYPICAL MANHOLE CAP

SPECIAL INSPECTION NOTE:

- SPECIAL INSPECTION BY A CERTIFIED INSPECTOR IS REQUIRED FOR THE UNDERGROUND RETENTION SYSTEM, THE CONTRACTOR SHALL CONTRACT AND PAY FOR ALL THE COST FOR THE PRIVATE CERTIFIED INSPECTOR.
- BACKFILL MUST BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND THE MANUFACTURER'S SPECIFICATIONS.
- ALL SPECIAL INSPECTION WILL BE PERFORMED BY THE OWNER'S REPRESENTATIVE WITH COPIES PROVIDED TO THE TOWN OF GILBERT ENGINEERING DEPARTMENT.

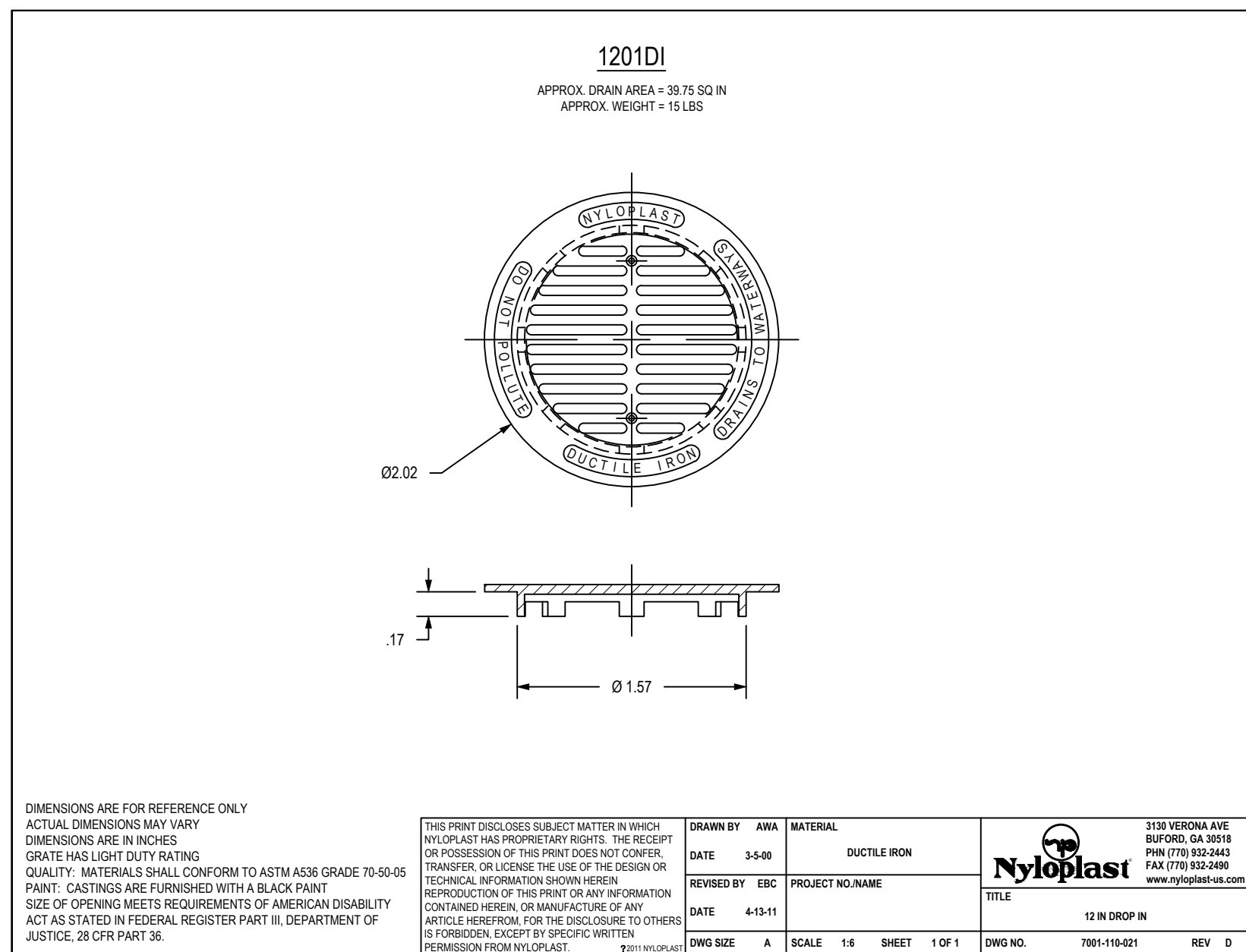
The MaxWell™ Plus Drainage System Detail And Specifications



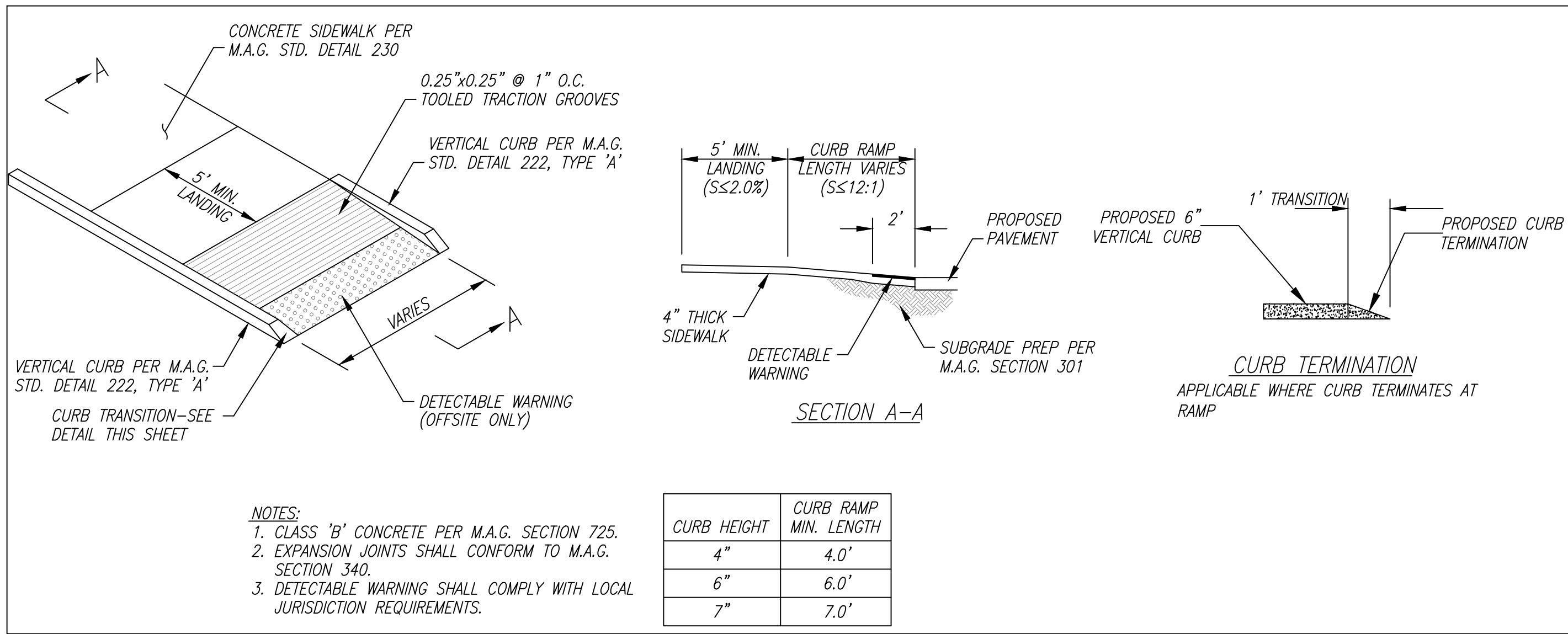
ITEM NUMBERS

1. **MANHOLE CONE** - MODIFIED FLAT BOTTOM.
2. **STABILIZED BACKFILL** - COMPACTED NATIVE IN LANDSCAPED AREAS, 1 SACK SLURRY IN PAVEMENT.
3. **BOLTED RING & GRATE/COVER** - DIAMETER AS SHOWN. CLEAN CAST IRON WITH WORDING "STORM WATER ONLY" IN RAISED LETTERS. BOLTED IN 2 LOCATIONS AND SECURED TO CONE WITH MORTAR. RIM ELEVATION $\pm 0.02'$ OF PLANS.
4. **GRADED BASIN OR PAVING** (BY OTHERS).
5. **COMPACTED BASE MATERIAL** (BY OTHERS).
6. **PUREFLO™ DEBRIS SHIELD** - ROLLED 16 GA. STEEL X 24" LENGTH WITH VENTED ANTI-SIPHON AND INTERNAL .265" MAX. SWO FLATTENED EXPANDED STEEL SCREEN X 12" LENGTH. **FUSION BONDED EPOXY COATED.**
7. **PRE-CAST LINER** - 4000 PSI CONCRETE 48" ID. X 54" OD. **CENTER IN HOLE AND ALIGN SECTIONS TO MAXIMIZE BEARING SURFACE.**
8. **MIN. 6" Ø DRILLED SHAFT.**
9. **SUPPORT BRACKET** - FORMED 12 GA. STEEL. **FUSION BONDED EPOXY COATED.**
10. **OVERFLOW PIPE** - SCH. 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL.
11. **DRAINAGE PIPE** - ADS HIGHWAY GRADE WITH TRI-A COUPLER. **SUSPEND PIPE DURING BACKFILL OPERATIONS TO PREVENT BUCKLING OR BREAKAGE. DIAMETER AS NOTED.**
12. **BASE SEAL** - GEOTEXTILE, POLY LINER OR CONCRETE SLURRY.
13. **ROCK** - CLEAN AND WASHED, SIZED BETWEEN 3/8" AND 1-1/2" TO **BEST COMPLEMENT SOIL CONDITIONS.**
14. **FLOFAST™ DRAINAGE SCREEN** - SCH. 40 PVC 0.120" SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. DIAMETER VARIES 96" OVERALL LENGTH WITH TRI-B COUPLER.
15. **MIN. 4' Ø SHAFT** - DRILLED TO MAINTAIN PERMEABILITY OF DRAINAGE SOILS.
16. **FABRIC SEAL** - U.V. RESISTANT GEOTEXTILE - **TO BE REMOVED BY CUSTOMER AT PROJECT COMPLETION.**
17. **ABSORBENT** - HYDROPHOBIC PETROCHEMICAL SPONGE. MIN. 128 OZ. CAPACITY.
18. **CONNECTOR PIPE** - 4" Ø SCH. 40 PVC.
19. **VENTED ANTI-SIPHON INTAKE WITH FLOW REGULATOR.**
20. **INTAKE SCREEN** - SCH. 40 PVC 0.120" MODIFIED SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. 48" OVERALL LENGTH WITH TRI-C END CAP.
21. **FREEBOARD DEPTH VARIES WITH INLET PIPE ELEVATION. INCREASE PRIMARY/SECONDARY SETTLING CHAMBER DEPTHS AS NEEDED TO MAINTAIN ALL INLET PIPE ELEVATIONS ABOVE CONNECTOR PIPE OVERFLOW.**
22. **OPTIONAL INLET PIPE** (BY OTHERS).
23. **MOISTURE MEMBRANE** - 6 MIL. PLASTIC. PLACE SECURELY AGAINST ECCENTRIC CONE AND HOLE SIDEWALL. USED IN LIEU OF SLURRY IN LANDSCAPED AREAS.

DETAIL #11 - MAXWELL PLUS DRYWELL

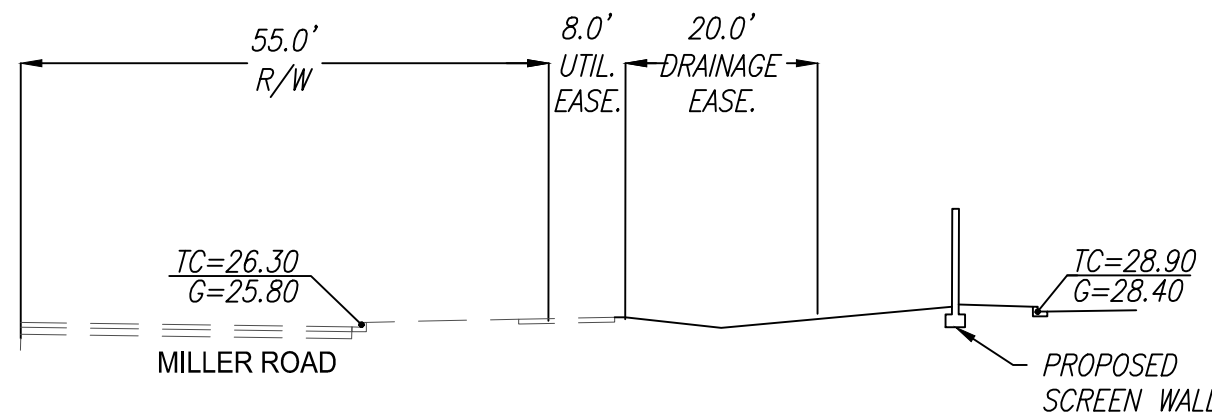


DETAIL #13 - 12" STANDARD GRATE ASSEMBLY-TYPE B



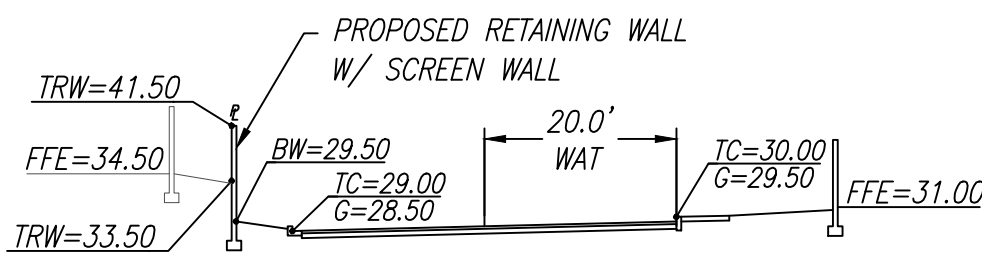
DETAIL #12- CURB RAMP

NO SCALE



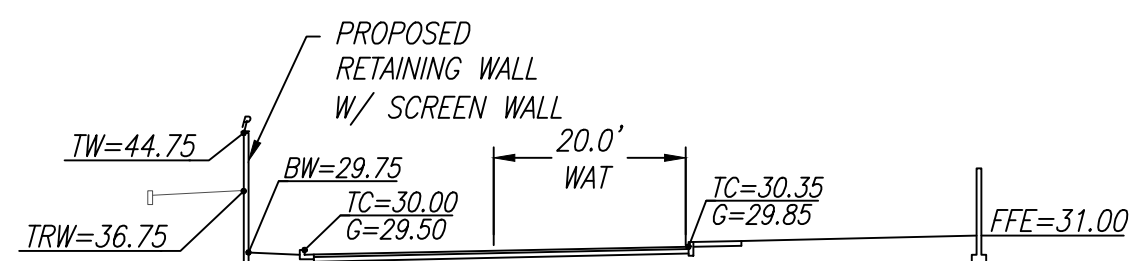
SECTION A-A

VSCALE: 1"=20'
SEE SHEET PGD-01



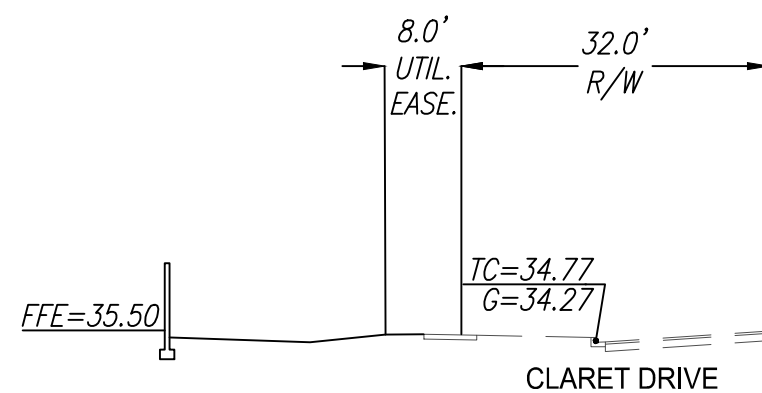
SECTION B-B

VSCALE: 1"=20'
SEE SHEET PGD-01



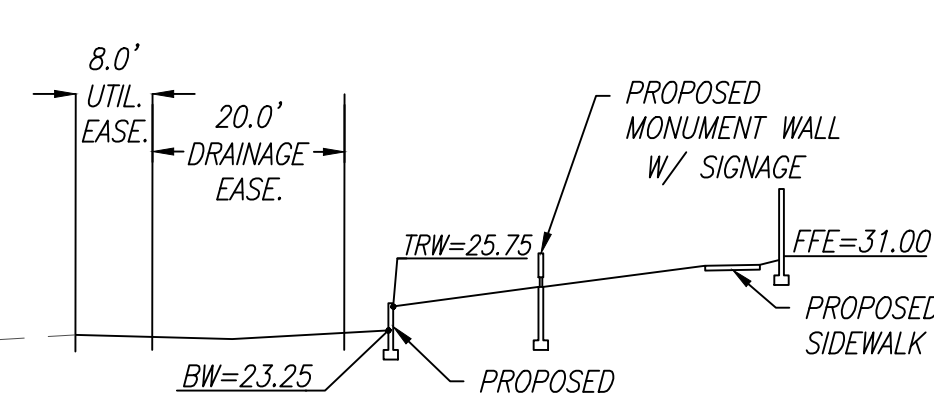
SECTION C-C

VSCALE: 1"=20'
SEE SHEET PGD-02



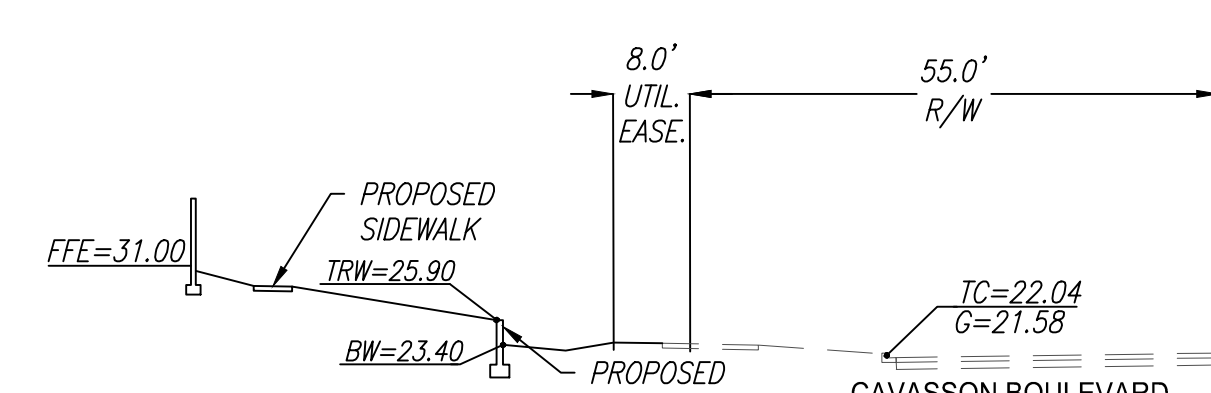
SECTION D-D

VSCALE: 1"=20'
SEE SHEET PGD-03



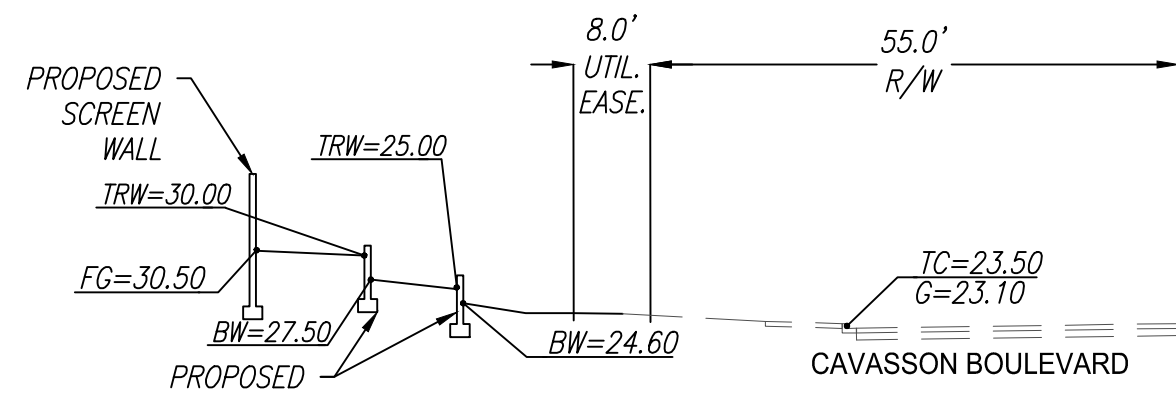
SECTION E-E

VSCALE: 1"=20'
SEE SHEET PGD-04



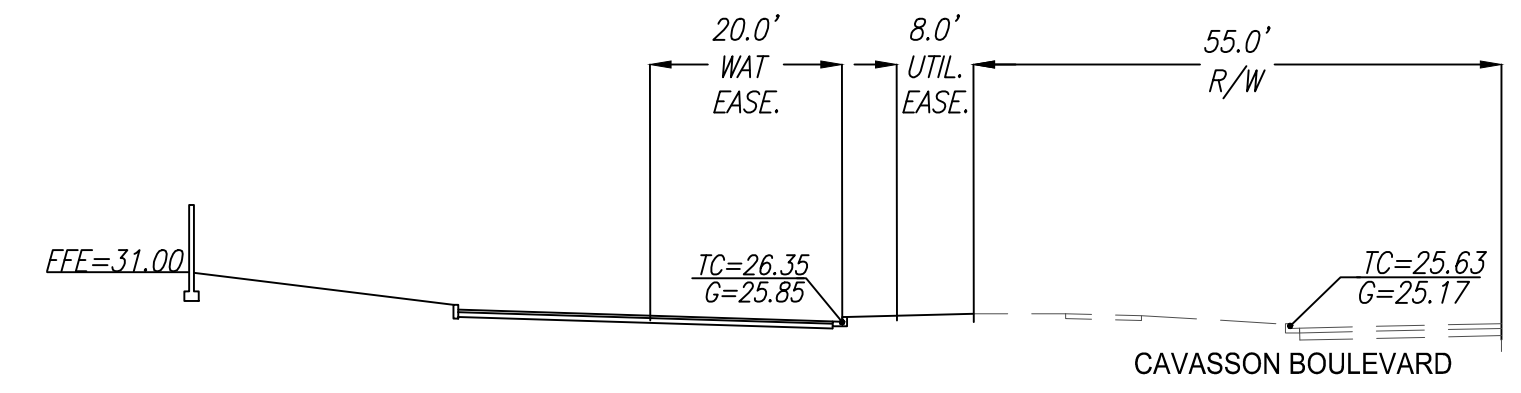
SECTION F-F

VSCALE: 1"=20'
SEE SHEET PGD-04



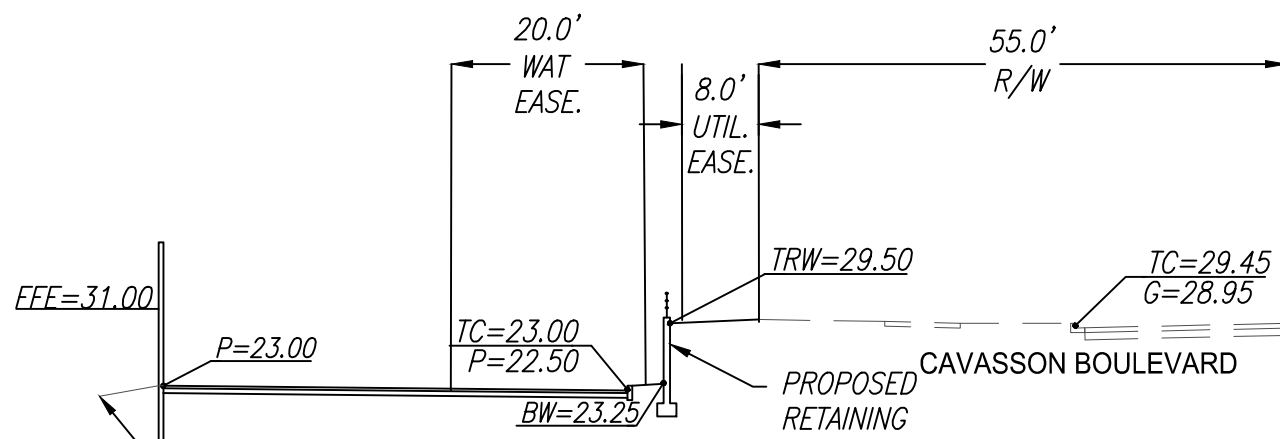
SECTION G-G

VSCALE: 1"=20'
SEE SHEET PGD-04



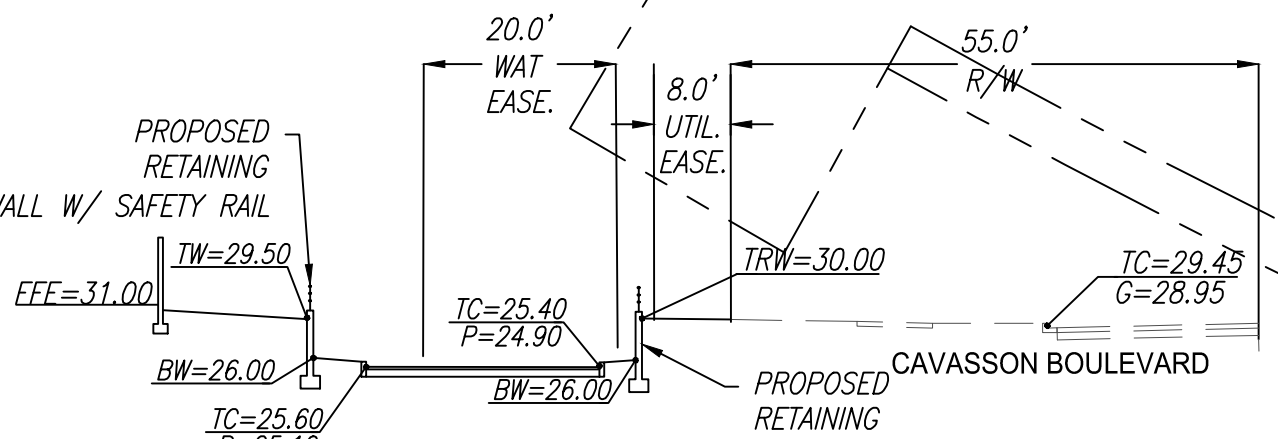
SECTION H-H

VSCALE: 1"=20'
SEE SHEET PGD-05



SECTION I-I

VSCALE: 1"=20'
SEE SHEET PGD-05

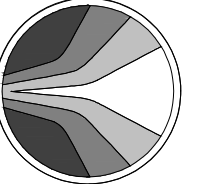


SECTION J-J

VSCALE: 1"=20'
SEE SHEET PGD-05

1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
PH: 480.892.3313
www.hubbardingengineering.com

HUBBARD
ENGINEERING



DETAILS & SECTIONS SHEET
VIAT CAVASSON - PRELIMINARY
A PORTION OF SECTION 2877000, SHEET 4, NORTH RANGE 4, EAST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

Date
12/09/2021
Project Eng.
M. WOLF

Project No.
18114-701
Project Mgr.
G. BROWN

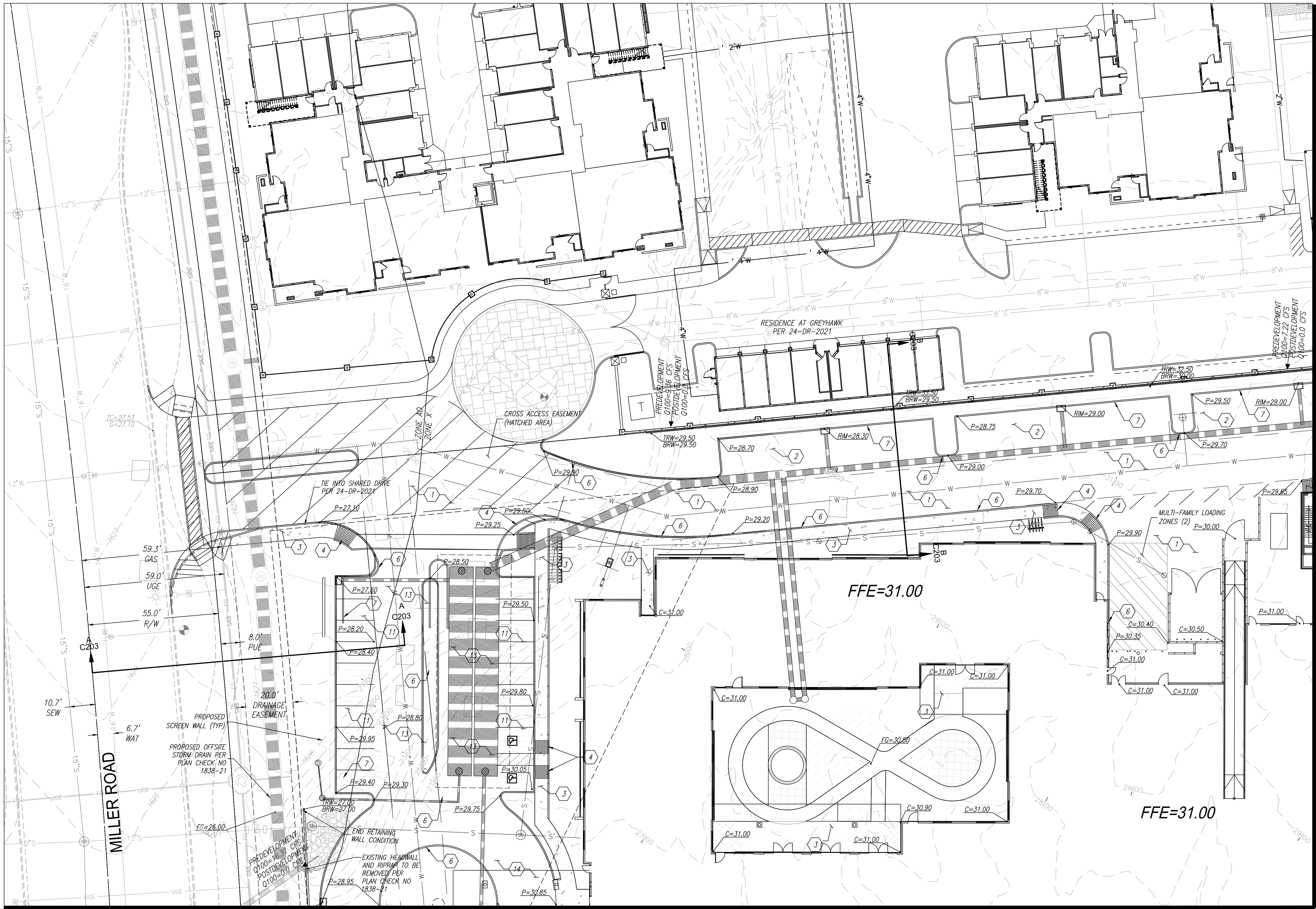
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CONSTRUCTION
PRELIMINARY
OR RECORDING
END AT RISK



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SHT: 04 OF 18
C203

A:\2019\18114\DWG\18114-701\DWG\18114-701-PRG00-1.dwg Dec 09, 2021 - 3:18pm mshbrook



MATCH SHEET PGD-04

CONSTRUCTION NOTES

GRADING NOTES

- 1 CONSTRUCT ASPHALT PAVEMENT, 4" A.C. OVER 8" A.B.C
- 2 CONSTRUCT ASPHALT PAVEMENT, 3" A.C. OVER 8" A.B.C
- 3 CONSTRUCT CONCRETE SIDEWALK PER M.A.G. STD. DETAIL 230 AND C.O.S. STD. DETAIL 2210. WIDTH AS NOTED.
- 4 CONSTRUCT DIRECTIONAL SIDEWALK RAMP PER THE DETAIL 12 ON C203 WITH DETECTABLE WARNING SURFACE PER C.O.S. STD. DETAIL 2231.
- 5 CONSTRUCT 6" VALLEY GUTTER AND APRON PER C.O.S. STD. DETAIL 2240.
- 6 CONSTRUCT 6" SINGLE CONCRETE CURB PER M.A.G. STD. DETAIL 222, TYPE 'A'.
- 7 CONSTRUCT 6" VERTICAL CONCRETE CURB AND GUTTER PER M.A.G. STD. DETAIL 220-1, TYPE 'A'.
- 8 CONSTRUCT SITE WALL PER ARCHITECTURAL PLANS.
- 9 CONSTRUCT RETAINING WALL PER STRUCTURAL DETAILS.
- 10 INSTALL TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
- 11 INSTALL DECORATIVE PAVERS PER ARCHITECTURAL PLANS
- 12 INSTALL 95% COMPACTION HARDENED PATH PER COS DSPM SECTION 6-1.419
- 13 CONSTRUCT 6" THICK P.C.C. PAVEMENT

MATCH SHEET PGD-02

BUILDING PATIOS AND BALCONIES TO BE GRADED WITH 1/8" DROP ACROSS AREA PER ARCHITECTURAL PLANS



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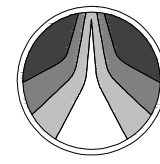


NOT FOR CONSTRUCTION
PRELIMINARY
DR. RECORDING
BID AT RISK

GRADING AND DRAINAGE PLANS
VI AT CAVASSON-PRELIM.

A PORTION OF 26,
TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

Project No. 18114-701	Date 12/09/2021	Sheet No. SHT: 05 OF 16
Project Manager G. BROWN	Project Engineer M. WOLF	PGD-01

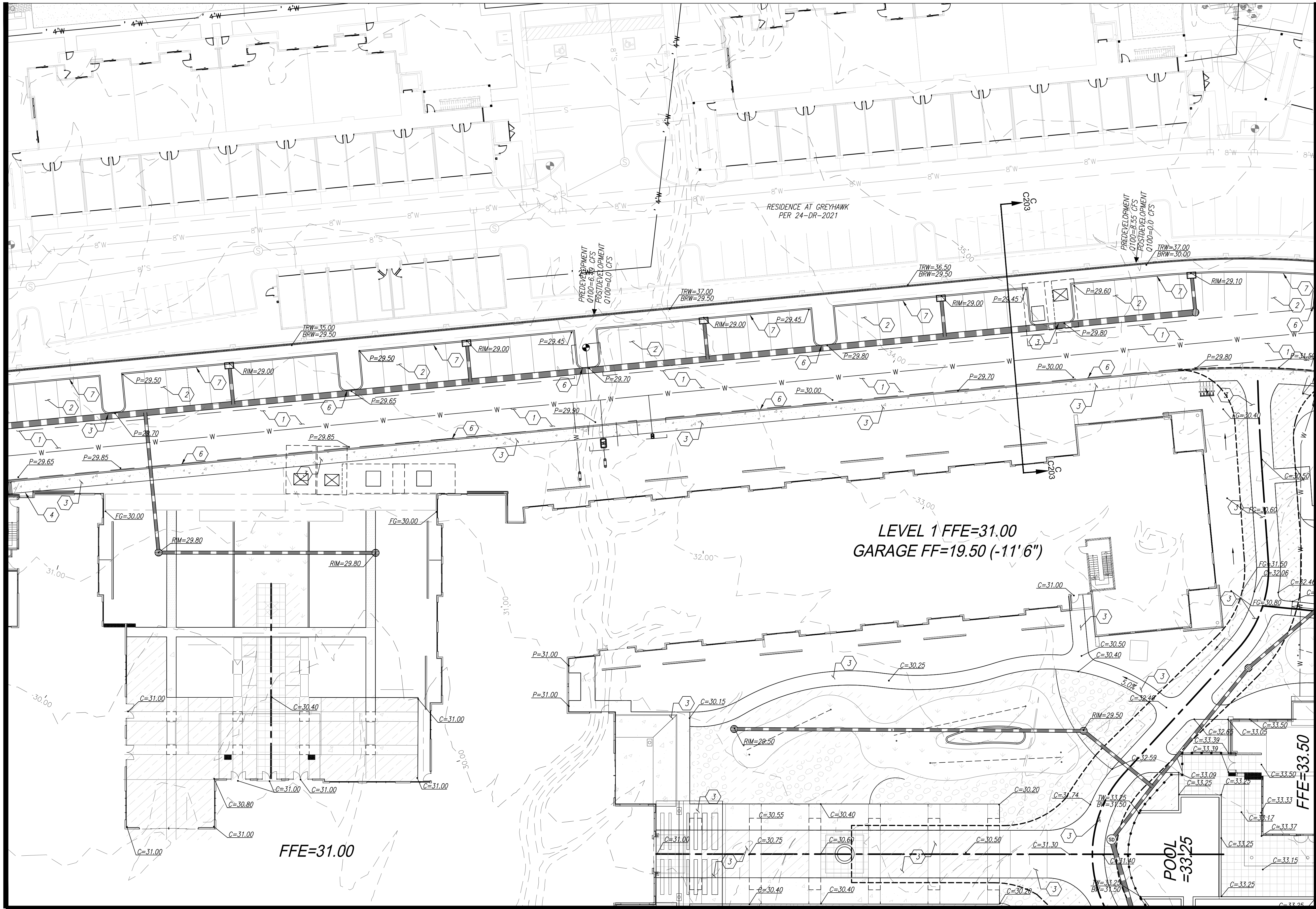


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MATCH SHEET PGD-01



MATCH SHEET PGD-05

MATCH SHEET PGD-03

CONSTRUCTION NOTES

GRADING NOTES

- 1 CONSTRUCT ASPHALT PAVEMENT, 4" A.C. OVER 8" A.B.C
- 2 CONSTRUCT ASPHALT PAVEMENT, 3" A.C. OVER 8" A.B.C
- 3 CONSTRUCT CONCRETE SIDEWALK PER M.A.G. STD. DETAIL 230 AND C.O.S. STD. DETAIL 2210. WIDTH AS NOTED.
- 4 CONSTRUCT DIRECTIONAL SIDEWALK RAMP PER THE DETAIL 12 ON C203 WITH DETECTABLE WARNING SURFACE PER C.O.S. STD. DETAIL 2231.
- 5 CONSTRUCT 6" VALLEY GUTTER AND APRON PER C.O.S. STD. DETAIL 2240.
- 6 CONSTRUCT 6" SINGLE CONCRETE CURB PER M.A.G. STD. DETAIL 222, TYPE 'A'.
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- 9 CONSTRUCT RETAINING WALL PER STRUCTURAL DETAILS.
- 10 INSTALL TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
- 11 INSTALL DECORATIVE PAVERS PER ARCHITECTURAL PLANS
- 12 INSTALL 95% COMPACTION HARDENED PATH PER COS DSPM SECTION 6-1.419
- 13 CONSTRUCT 6" THICK P.C.C. PAVEMENT

BUILDING PATIOS AND BALCONIES TO BE GRADED WITH $\frac{1}{8}$ " DROP ACROSS AREA PER ARCHITECTURAL PLANS



20 0 20 40
scale feet



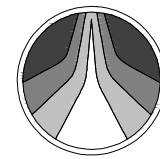
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602.263.1100

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BY AT RISK

GRADING AND DRAINAGE PLANS VI AT CAVASSON-PRELIM.

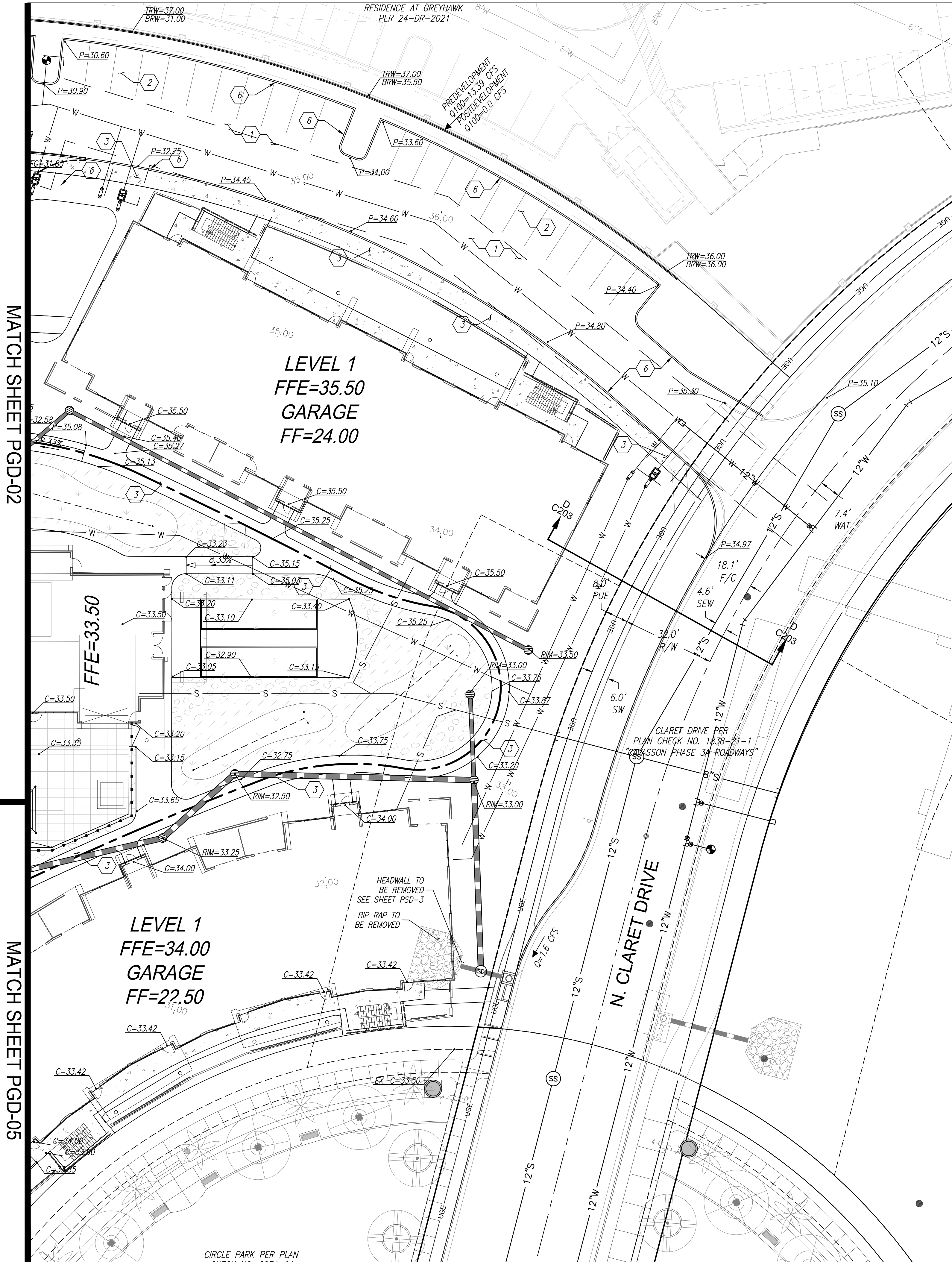
A PORTION OF 26.
TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

Project No. 18114-701	Date 12/09/2021	Sheet No. SHT: 06 OF 16
Project Manager G. BROWN	Project Engineer M. WOLF	PGD-2



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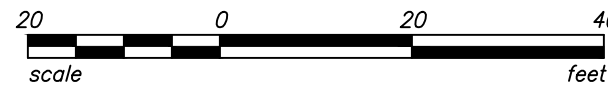
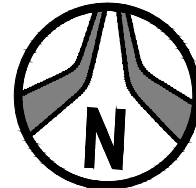


CONSTRUCTION NOTES

GRADING NOTES

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BUILDING PATIOS AND BALCONIES TO BE GRADED WITH $\frac{1}{8}$ " DROP ACROSS AREA PER ARCHITECTURAL PLANS

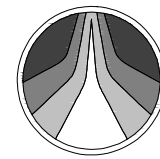


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GRADING AND DRAINAGE PLANS
VI AT CAVASSON-PRELIM.

A PORTION OF 26.
TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

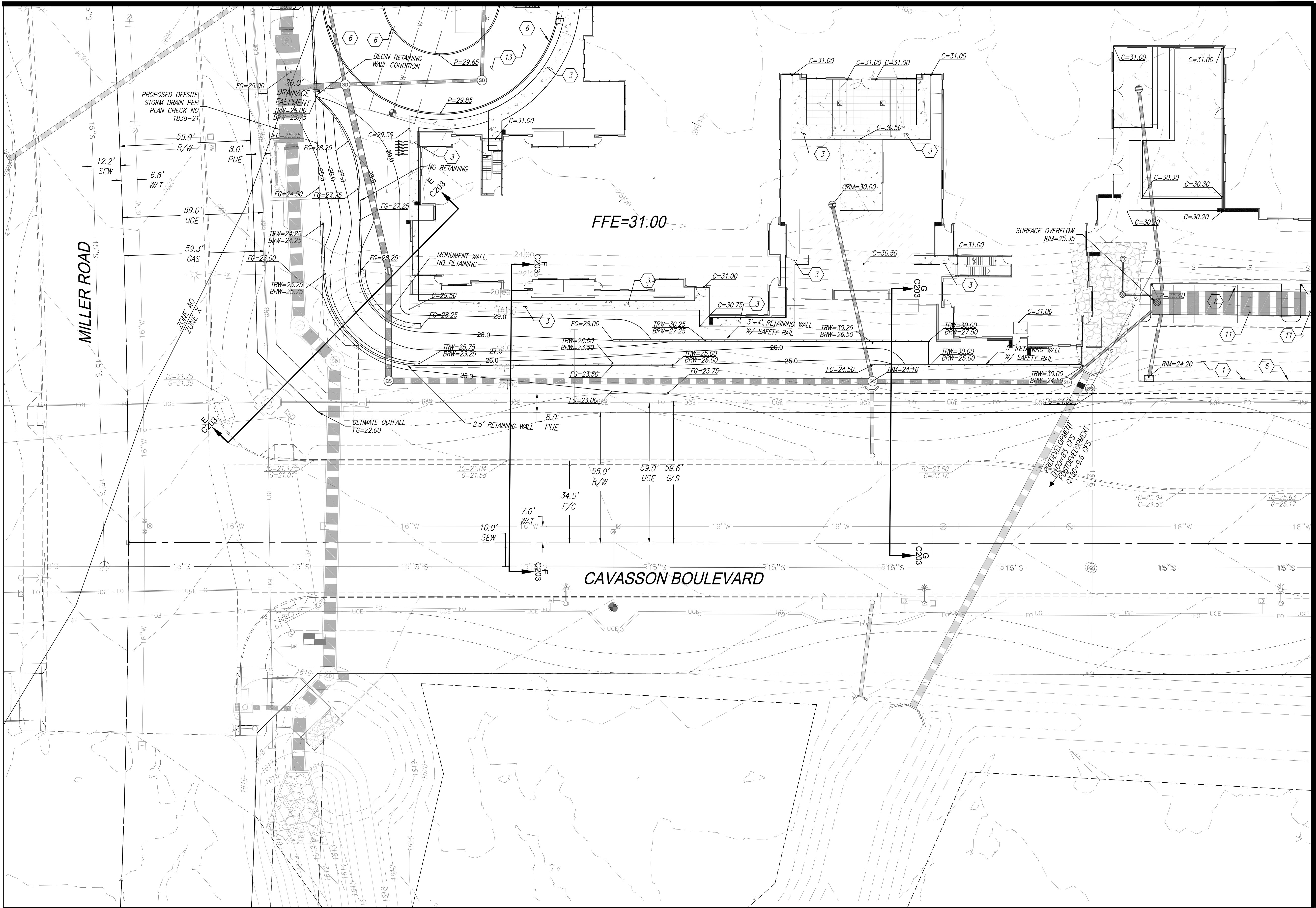
Project No. 18114-701	Date 12/09/2021	Sheet No. SHT: 07 OF 16
Project Manager G. BROWN	Project Engineer M. WOLF	PGD-3



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MATCH SHEET PGD-01



CONSTRUCTION NOTES

GRADING NOTES

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MATCH SHEET PGD-05

BUILDING PATIOS AND BALCONIES TO BE GRADED WITH 1/8" DROP ACROSS AREA PER ARCHITECTURAL PLANS



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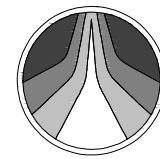


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BY AT RISK

GRADING AND DRAINAGE PLANS
VI AT CAVASSON-PRELIM.

A PORTION OF 26.
TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

Project No. 18114-701	Date 12/09/2021	Sheet No. SHT: 08 OF 16
Project Manager G. BROWN	Project Engineer M. WOLF	PGD-4



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MATCH SHEET PGD-02

LEVEL 1 FFE=31.00
GARAGE FF=19.50 (-11' 6")

LEVEL 1
FFE=34.00
GARAGE
FF=22.50

CAVASSON BOULEVARD

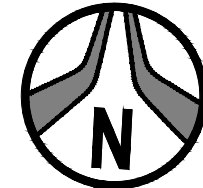
MAIN ENTRY

CONSTRUCTION NOTES

GRADING NOTES

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BUILDING PATIOS AND BALCONIES TO BE GRADED
WITH $\frac{1}{8}$ " DROP ACROSS AREA PER ARCHITECTURAL PLANS



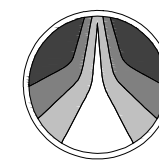
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scale feet

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CONSTRUCTION
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OR RECORDING
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GRADING AND DRAINAGE PLANS
VI AT CAVASSON-PRELIM.

A PORTION OF 26.
TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

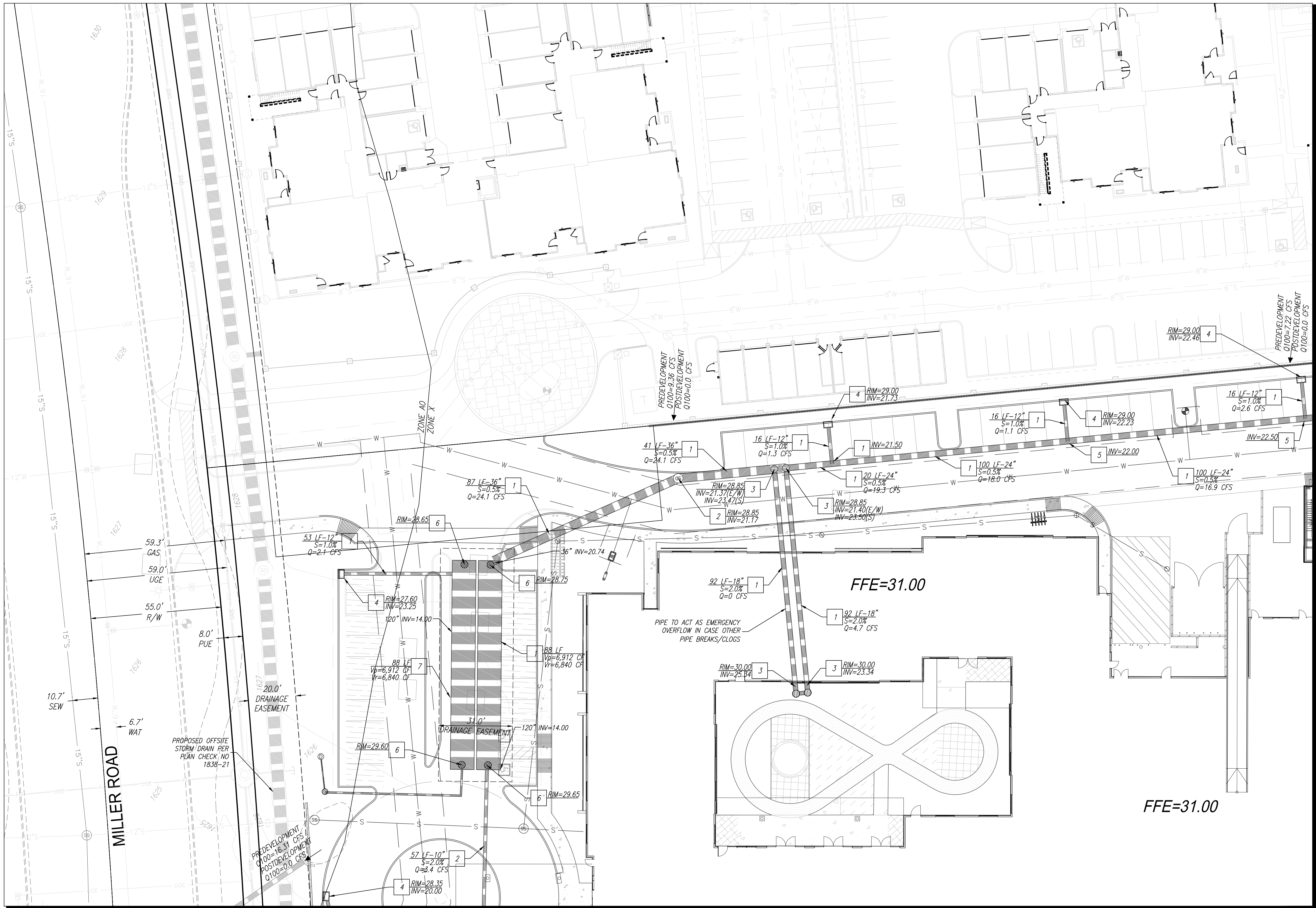
Project No. 18114-701	Date 12/09/2021	Sheet No. SHT: 09 OF 16
Project Manager G. BROWN	Project Engineer M. WOLF	PGD-5



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MATCH SHEET PSD-04

MATCH SHEET PSD-02

CONSTRUCTION NOTES

STORM DRAIN NOTES

1. INSTALL HDPE STORM DRAIN PIPE PER M.A.G. STD. SPEC. 618. LENGTH, SIZE AND SLOPE AS NOTED.
2. INSTALL 48" DIAMETER STORM DRAIN MANHOLE PER M.A.G. STD. DETAILS 520 WITH 30" DIAMETER FRAME PER M.A.G. STD. DETAIL 423-2 AND 30" DIAMETER COVER PER C.O.S. STD. DETAIL 2520. RIM AND INVERT AS NOTED.
3. INSTALL 30" DIAMETER NYLOPLAST DRAIN BASIN PER DETAIL 5 ON SHEET C202 WITH 2'x3' GRATE ASSEMBLY PER DETAIL 3 ON SHEET C201. RIM AND INVERT AS NOTED.
4. INSTALL 24" DIAMETER NYLOPLAST DRAIN BASIN PER DETAIL 2 ON SHEET C201 WITH 2'x3' CURB INLET DIAGONAL GRATE ASSEMBLY PER DETAIL 9 ON SHEET C202. RIM AND INVERT AS NOTED.
5. INSTALL ADS INSERTA TEE CONNECTION PER DETAIL 5 ON SHEET C202. INVERT AS NOTED ON PLAN.
6. INSTALL 36" DIAMETER CORRUGATED METAL PIPE ACCESS PORT WITH 36" DIAMETER SOLID ACCESS COVER, NEENAH R-2565 (OR APPROVED EQUAL) AND CONCRETE COLLAR PER DETAIL 10 ON SHEET C202. RIM AS NOTED.
7. INSTALL 120" DIAMETER CORRUGATED METAL PIPE UNDERGROUND RETENTION SYSTEM PER DETAIL 8 ON SHEET C202. LENGTH AND INVERTS AS NOTED.
8. INSTALL MAXWELL PLUS DUAL-CHAMBER DRYWELL PER DETAIL 11 ON SHEET C203. RIM AS NOTED.
9. INSTALL 30" DIAMETER NYLOPLAST DRAIN BASIN PER DETAIL 6 ON SHEET C202 WITH 2'x3' GRATE ASSEMBLY PER DETAIL 3 ON SHEET C201. RIM AND INVERT AS NOTED.
10. INSTALL 24" DIAMETER NYLOPLAST DRAIN BASIN PER DETAIL 2 ON SHEET C202 WITH 12" CIRCULAR GRATE ASSEMBLY PER DETAIL 13 ON SHEET C203. RIM AND INVERT AS NOTED.
11. INSTALL 36" DIAMETER CORRUGATED METAL PIPE ACCESS PORT WITH 36" DIAMETER RECESSED ACCESS COVER. COVER TO BE RATED FACTA CLASS B OR GREATER. RECESS TO BE FILLED WITH PAVERS PER ARCHITECTURAL PLANS.

NOTE: PRIOR TO RECEIVING C OF O, THE OWNER MUST INSTALL SIGNS AT EACH END OF THE RETENTION TANK. THE SIGNS MUST BE INSTALLED STATING "NOTICE-UNDERGROUND STORMWATER STORAGE TANK." THE SIZE COLOR AND LOCATION OF SIGNS ARE SUBJECT TO CITY STAFF APPROVAL



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STORM PLANS VI AT CAVASSON-PRELIM.

A PORTION OF 26.
TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

Project No. 18114-701	Date 12/09/2021	Sheet No. SHT: 10 OF 16
Project Manager G. BROWN	Project Engineer M. WOLF	PSD-1



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MATCH SHEET PSD-01

MATCH SHEET PSD-03

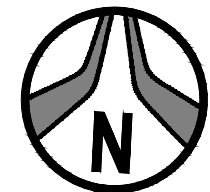
MATCH SHEET PSD-05

CONSTRUCTION NOTES

STORM DRAIN NOTES

1. INSTALL HDPE STORM DRAIN PIPE PER M.A.G. STD. SPEC. 618. LENGTH, SIZE AND SLOPE AS NOTED.
2. INSTALL 48" DIAMETER STORM DRAIN MANHOLE PER M.A.G. STD. DETAILS 520 WITH 30" DIAMETER FRAME PER M.A.G. STD. DETAIL 423-2 AND 30" DIAMETER COVER PER C.O.S. STD. DETAIL 2520. RIM AND INVERT AS NOTED.
3. INSTALL 30" DIAMETER NYLOPLAST DRAIN BASIN PER DETAIL 5 ON SHEET C202 WITH 2'x3' GRATE ASSEMBLY PER DETAIL 3 ON SHEET C201. RIM AND INVERT AS NOTED.
4. INSTALL 24" DIAMETER NYLOPLAST DRAIN BASIN PER DETAIL 2 ON SHEET C201 WITH 2'x3' CURB INLET DIAGONAL GRATE ASSEMBLY PER DETAIL 9 ON SHEET C202. RIM AND INVERT AS NOTED.
5. INSTALL ADS INSERTA TEE CONNECTION PER DETAIL 5 ON SHEET C202. INVERT AS NOTED ON PLAN.
6. INSTALL 36" DIAMETER CORRUGATED METAL PIPE ACCESS PORT WITH 36" DIAMETER SOLID ACCESS COVER, NEENAH R-2565 (OR APPROVED EQUAL) AND CONCRETE COLLAR PER DETAIL 10 ON SHEET C202. RIM AS NOTED.
7. INSTALL 120" DIAMETER CORRUGATED METAL PIPE UNDERGROUND RETENTION SYSTEM PER DETAIL 8 ON SHEET C202. LENGTH AND INVERTS AS NOTED.
8. INSTALL MAXWELL PLUS DUAL-CHAMBER DRYWELL PER DETAIL 11 ON SHEET C203. RIM AS NOTED.
9. INSTALL 30" DIAMETER NYLOPLAST DRAIN BASIN PER DETAIL 6 ON SHEET C202 WITH 2'x3' GRATE ASSEMBLY PER DETAIL 3 ON SHEET C201. RIM AND INVERT AS NOTED.
10. INSTALL 24" DIAMETER NYLOPLAST DRAIN BASIN PER DETAIL 2 ON SHEET C202 WITH 12" CIRCULAR GRATE ASSEMBLY PER DETAIL 13 ON SHEET C203. RIM AND INVERT AS NOTED.
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NOTE: PRIOR TO RECEIVING C OF O, THE OWNER MUST INSTALL SIGNS AT EACH END OF THE RETENTION TANK. THE SIGNS MUST BE INSTALLED STATING "NOTICE-UNDERGROUND STORMWATER STORAGE TANK." THE SIZE COLOR AND LOCATION OF SIGNS ARE SUBJECT TO CITY STAFF APPROVAL.



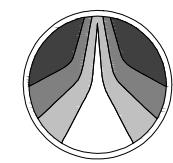
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scale feet



STORM PLANS VI AT CAVASSON-PRELIM.

A PORTION OF 26.
TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

Project No. 18114-701	Date 12/09/2021	Sheet No. 11 OF 16
Project Manager G. BROWN	Project Engineer M. WOLF	PSD-2



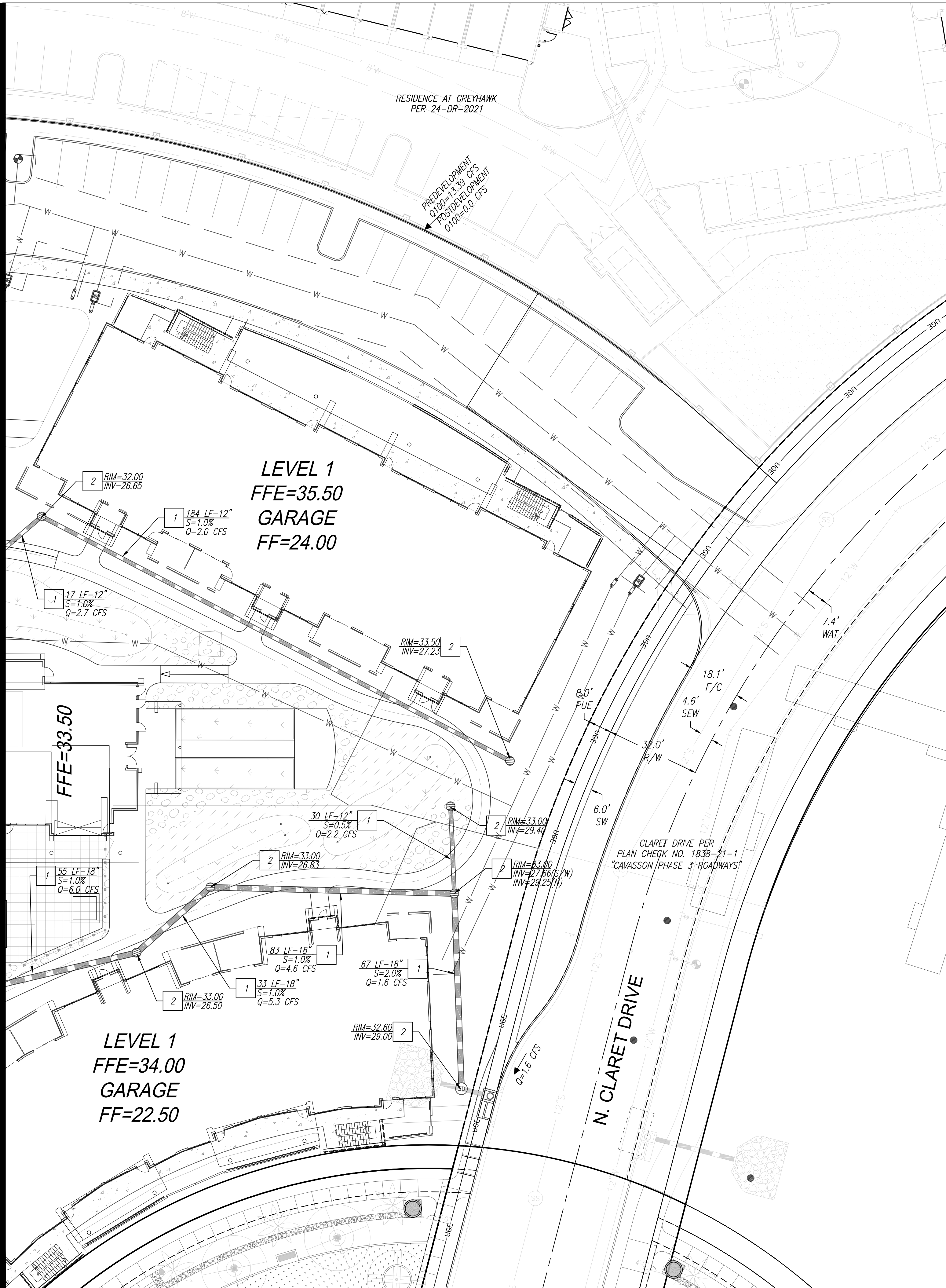
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MATCH SHEET PSD-02

MATCH SHEET PSD-05

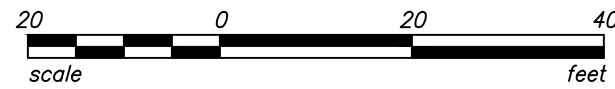


CONSTRUCTION NOTES

STORM DRAIN NOTES

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- 8 INSTALL MAXWELL PLUS DUAL-CHAMBER DRYWELL PER DETAIL 11 ON SHEET C203. RIM AS NOTED.
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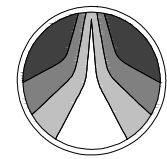
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STORM PLANS VI AT CAVASSON-PRELIM.

A PORTION OF 26,
TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

Project No. 18114-701	Date 12/09/2021	Sheet No. SHT: 12 OF 16
Project Manager G. BROWN	Project Engineer M. WOLF	PSD-3



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CONSTRUCTION NOTES
STORM DRAIN NOTES



- NOTE: PRIOR TO RECEIVING C OF O, THE OWNER MUST INSTALL SIGNS AT EACH END OF THE RETENTION TANK, THE SIGNS MUST BE INSTALLED STATING "NOTICE—UNDERGROUND STORMWATER STORAGE TANK." THE SIZE COLOR AND LOCATION OF SIGNS ARE SUBJECT TO CITY STAFF APPROVAL



Project No. 18114-701	Date 12/09/2021	Sheet No. SHT: 13 OF 16
Project Manager G. BROWN	Project Engineer M. WOLF	PSD-4



MATCH SHEET PSD-02

LEVEL 1 FFE=31.00
GARAGE FF=19.50 (-11' 6")

LEVEL 1
FFE=34.00
GARAGE
FF=22.50

CONSTRUCTION NOTES

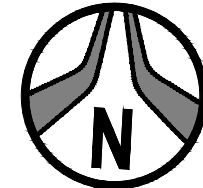
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9. INSTALL 30" DIAMETER NYLOPLAST DRAIN BASIN PER DETAIL 6 ON SHEET C202 WITH 2'x3' GRATE ASSEMBLY PER DETAIL 3 ON SHEET C201. RIM AND INVERT AS NOTED.
10. INSTALL 24" DIAMETER NYLOPLAST DRAIN BASIN PER DETAIL 2 ON SHEET C202 WITH 12" CIRCULAR GRATE ASSEMBLY PER DETAIL 13 ON SHEET C203. RIM AND INVERT AS NOTED.
11. INSTALL 36" DIAMETER CORRUGATED METAL PIPE ACCESS PORT WITH 36" DIAMETER RECESSED ACCESS COVER. COVER TO BE RATED FACTA CLASS B OR GREATER. RECESS TO BE FILLED WITH PAVERS PER ARCHITECTURAL PLANS.

NOTE: PRIOR TO RECEIVING C OF O, THE OWNER MUST INSTALL SIGNS AT EACH END OF THE RETENTION TANK. THE SIGNS MUST BE INSTALLED STATING "NOTICE-UNDERGROUND STORMWATER STORAGE TANK." THE SIZE COLOR AND LOCATION OF SIGNS ARE SUBJECT TO CITY STAFF APPROVAL

MATCH SHEET PSD-04

MATCH SHEET PSD-03



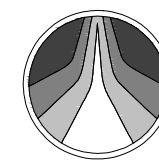
scale 0 20 40 feet



STORM PLANS
VI AT CAVASSON-PRELIM.

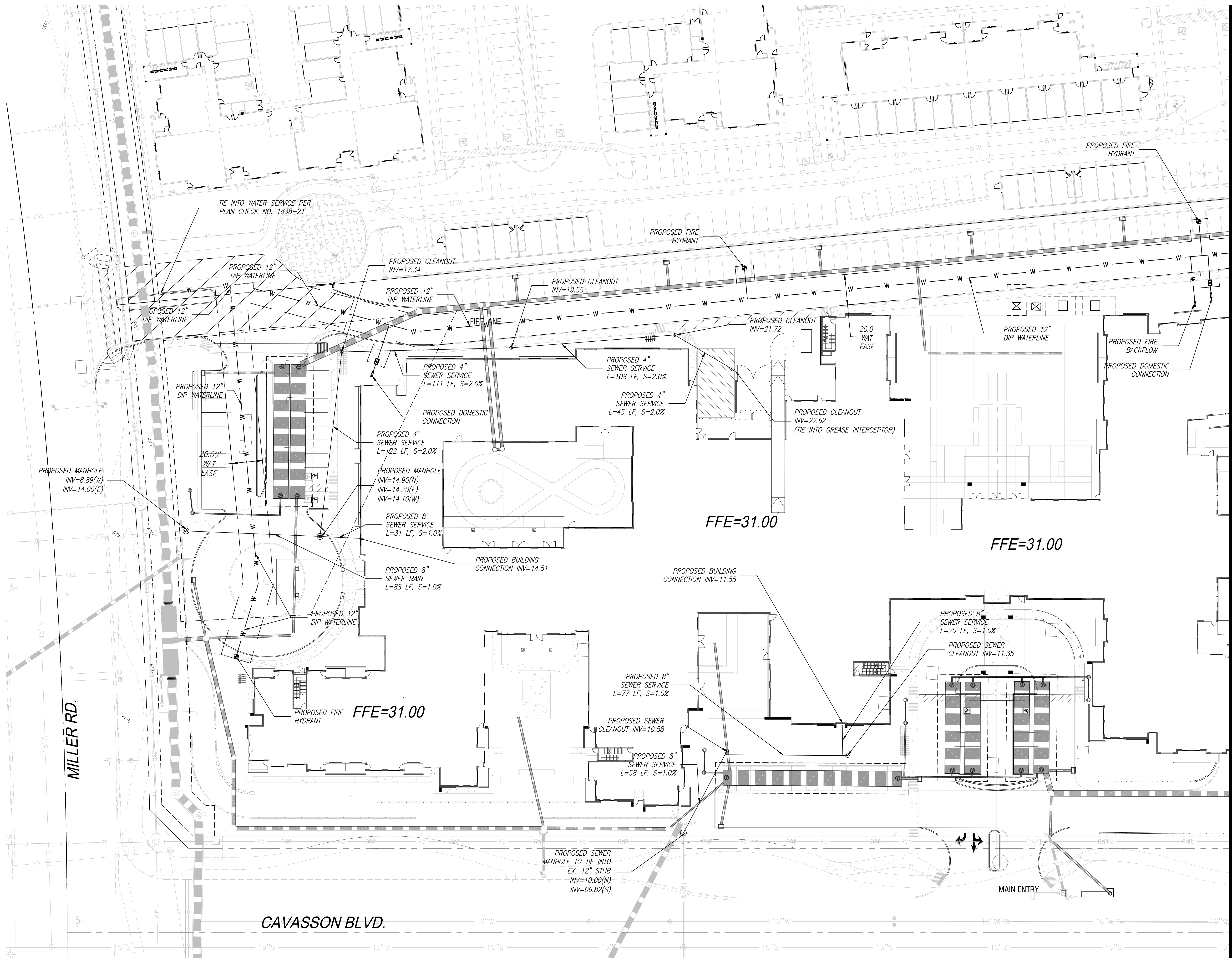
A PORTION OF 26.
TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

Project No. 18114-701	Date 12/09/2021	Sheet No. SHT: 14 OF 16
Project Manager G. BROWN	Project Engineer M. WOLF	PSD-5



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MATCH SHEET PREUTIL-2



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PRELIMINARY
OR RECORDING
BY AT RISK



UTILITY PLANS
VI AT CAVASSON-PRELIM.

A PORTION OF 26,
TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

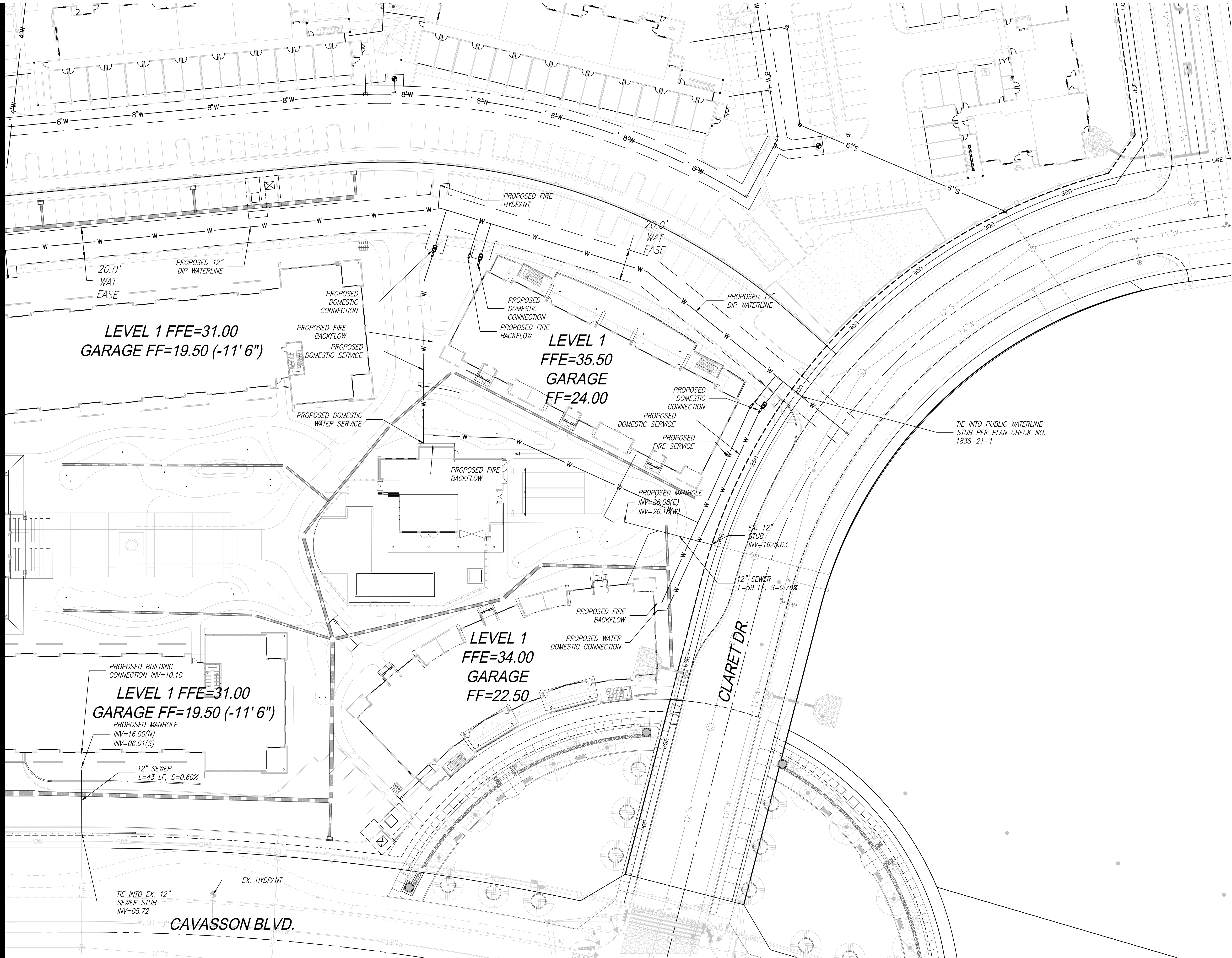
Project No. 18114-701	Date 12/09/2021	Sheet No. SHT: 15 OF 16
Project Manager G. BROWN	Project Engineer M. WOLF	PREUTIL-1



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**UTILITY PLANS
VI AT CAVASSON-PRELIM.**

A PORTION OF 26,
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Project No. 18114-701	Date 12/09/2021	Sheet No. SHT: 16 OF 16
Project Manager G. BROWN	Project Engineer M. WOLF	PREUTIL-2



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