

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.

PRELIMINARY CIVIL IMPROVEMENT PLANS
FOR
TOLL BROTHERS AT CAVASSON

A PORTION OF SECTION 26, 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	
	OVERHEAD COMM LINE	
	UNDERGROUND COMM LINE	
	OVERHEAD ELECTRIC LINE	
	UNDERGROUND ELECTRIC LINE	
	FIRE LINE	
	NATURAL GAS LINE	
	SEWER LINE	
	SEWER SERVICE LINE	
	STORM DRAIN	
	WATER MAIN	
	WATER SERVICE LINE	
	FENCE	
	CONC CURB (AND GUTTER)	
	SANITARY MANHOLE	
	SANITARY CLEAN-OUT	
	STORM DRAIN MANHOLE	
	CURB INLET	
	CATCH BASIN	
	FIRE HYDRANT	
	WATER VALVE	
	WATER METER	
	BACKFLOW PREVENTOR	
	CURB OPENING	
	SLOPE ARROW	

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 _____

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 _____

REGISTRATION NUMBER _____

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 _____ DATE _____
ENVIRONMENTAL SERVICES DEPT.

SEWER APPROVAL

MARICOPA COUNTY _____ DATE _____
ENVIRONMENTAL SERVICES DEPT.

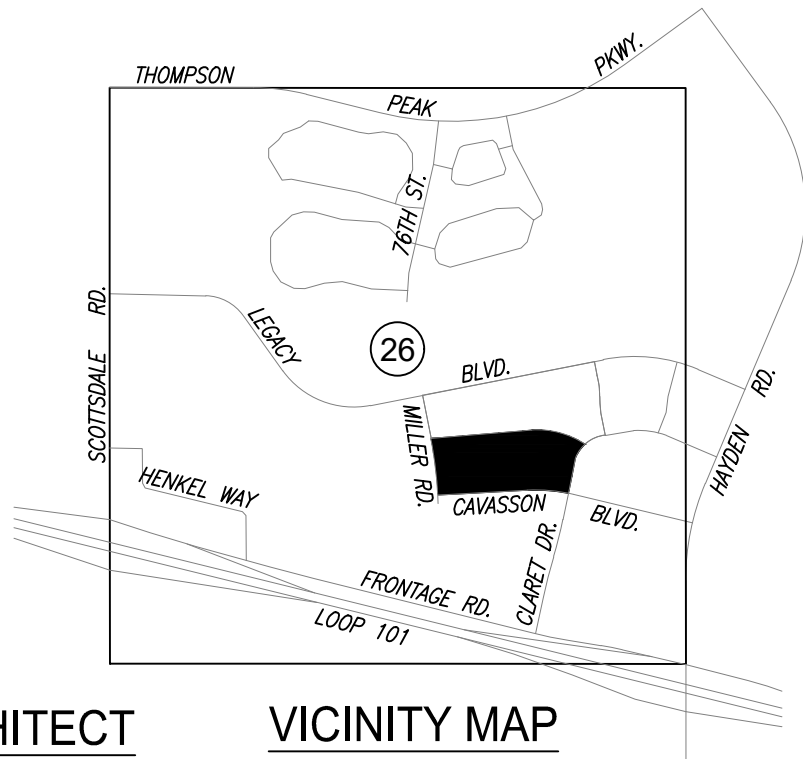
ARCHITECT

WOODLEY ARCHITECTURAL GROUP
731 SOUTHPARK DR, STE B
LITTLETON, CO 80120
TEL: 303-683-7231
CONTACT: GRAHAM DENTON

LANDSCAPE ARCHITECT

COLLABORATIVE V DESIGN STUDIO
7116 E. 1ST AVE, SUITE 103
SCOTTSDALE, AZ 85251
TEL: 480-347-0590
CONTACT: SCOTT HEFFERNAN

VICINITY MAP



DEVELOPER/OWNER

TOLL BROTHERS
8767 E VIA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
CONTACT: COLIN PHIPPS

CIVIL ENGINEER

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD., SUITE 12000
MESA, AZ 85210
TEL: 480-892-3313
CONTACT: TEAGUN 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	02/08/2024	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."

SHEET INDEX

01	C101.....COVER SHEET
02	C102.....DETAILS
03-13	PGD-01 TO PGD-11.....PRELIM. GRADING AND DRAINAGE PLANS
14	PGD-12.....PRELIM. GRADING AND DRAINAGE PLANS PLUS SECTIONS
15-20	PSD-01 TO PSD-06.....PRELIM. STORM DRAIN PLANS
21-22	PU-01 TO PU-02.....PRELIM. UTILITY PLANS
23	EX-03.....HAG/LAG EXHIBIT

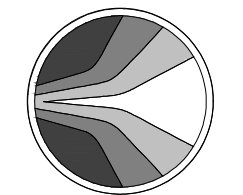
NOTE: ELECTROMECHANICAL EQUIPMENT SHALL BE ELEVATED TO RFD OR ABOVE WHEN LOCATED WITHIN THE FEMA FLOODPLAIN
NOTE: LOWEST FINISH FLOOR ELEVATION IS LOCATED AT THE LIP OF THE ATTACHED GARAGES. GARAGES SLOPE OUT AT 1.5%
NOTE: A LOMR REMOVING THE ZONE AO-1 FROM THE PROPERTY HAS BEEN APPROVED BY FEMA AND WILL BECOME EFFECTIVE NOVEMBER 22, 2024 AFTER THE COMMENT PERIOD HAS CONCLUDED.

CIVIL APPROVAL			
REVIEW & RECOMMENDED APPROVAL BY:			
PAVING		TRAFFIC	
G & D		PLANNING	
W & S		FIRE	
RET. WALLS			
ENGINEERING COORDINATION MGR. _____ DATE _____			

SUMMARY TABLE FOR BUILDINGS IMPACTED BY FLOODPLAIN					
BUILDING ID'S	FFE	LFEE	HAG	LAG	RFD
BLDG. 1	1630.70	1630.20	1627.90	1627.20	1629.90
BLDG. 2	1630.70	1630.05	1627.90	1627.60	1629.90
BLDG. 6	1630.55	1630.05	1627.10	1624.90	1629.10

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COVER PAGE
TOLL 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
09/20/2024
Project Eng.
M. WOLF

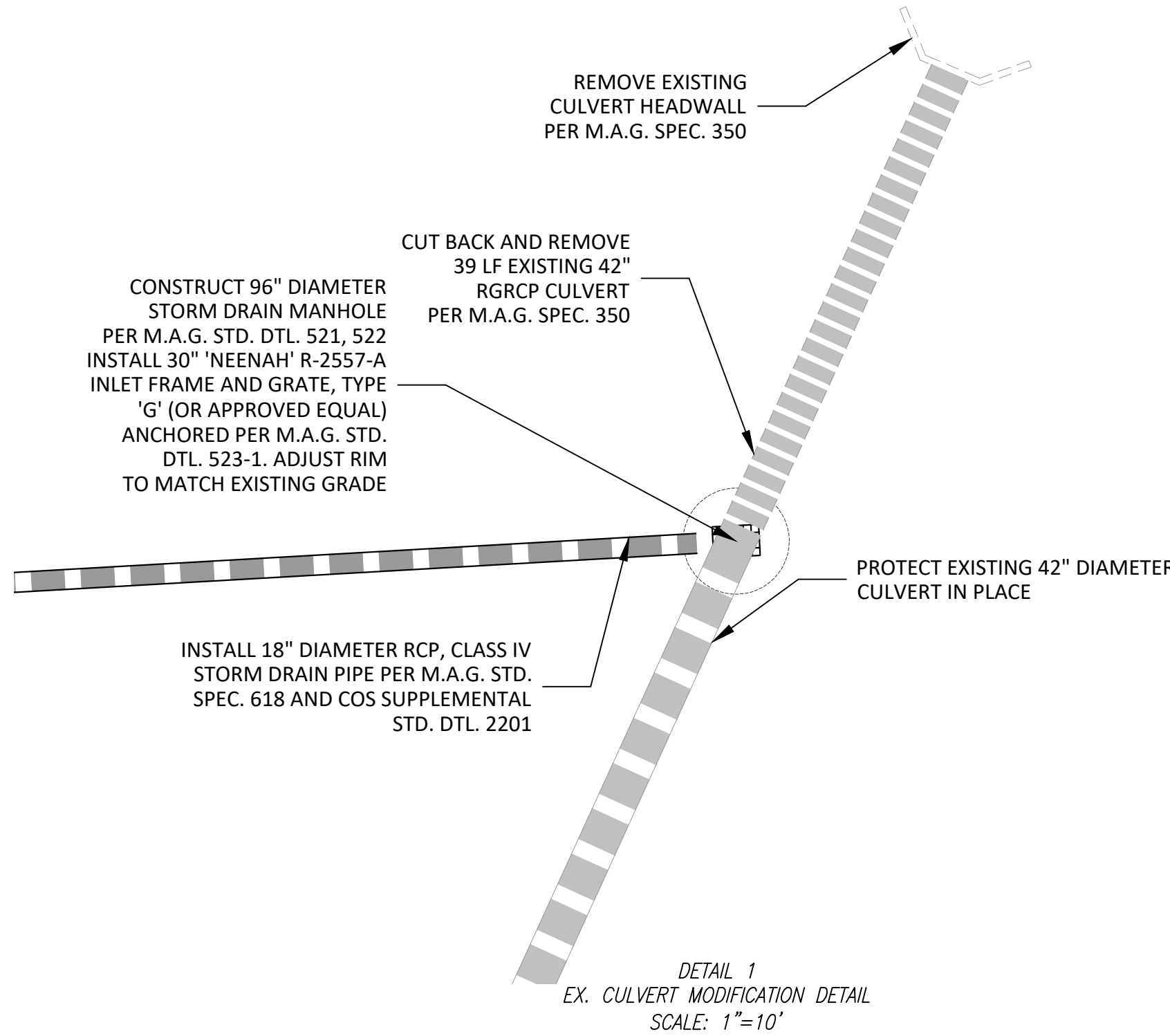
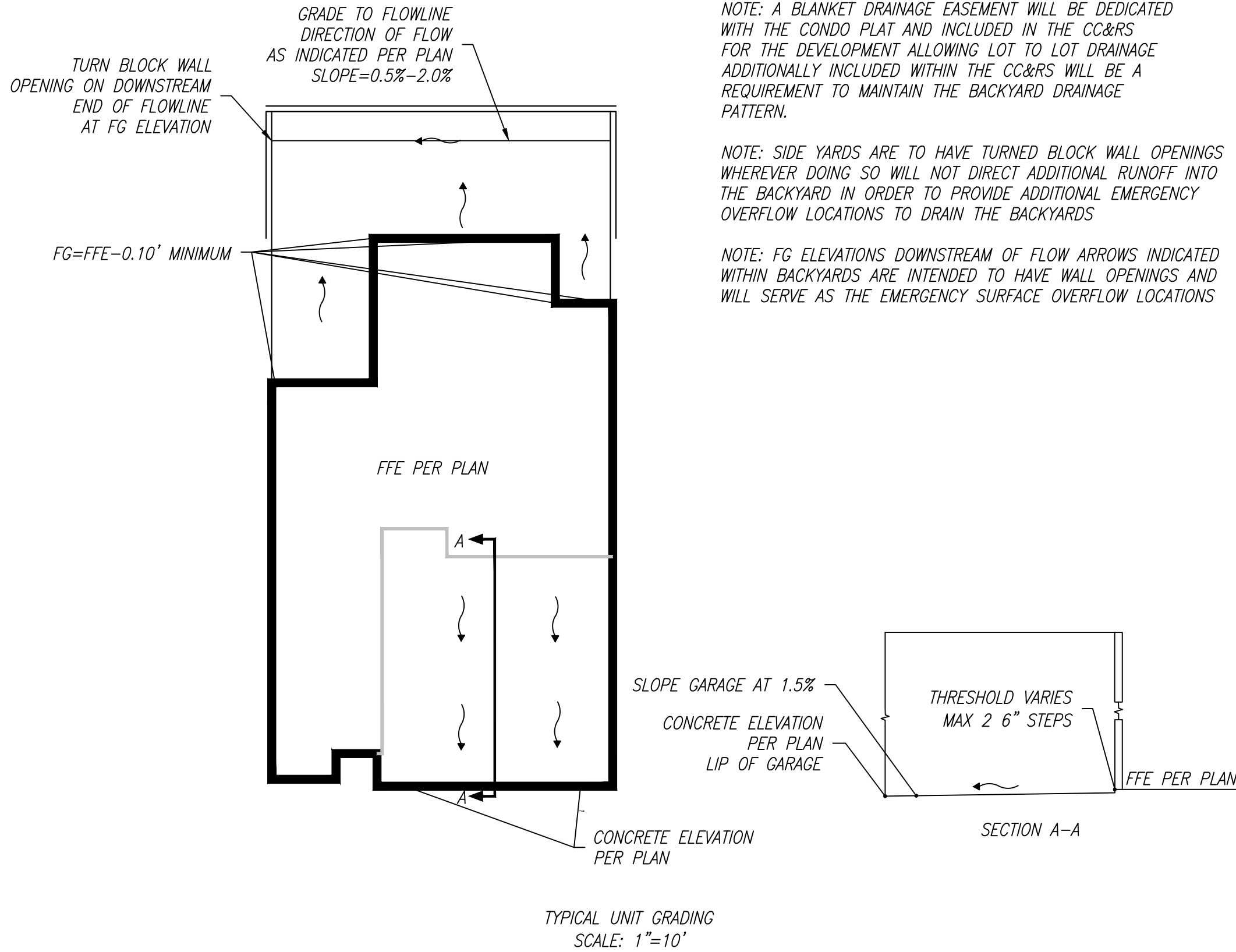
Project No.
18114-750
Project Mgr.
T. WOLF

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SHT: 01 OF 23
C101



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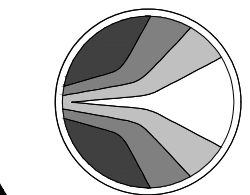
DETAILS
TOLL AT CAVASSON - PRELIMINARY
A PORTION OF SECTION 02, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

Project No. 18114-750	Date 09/20/2024
Project Mgr. T. WOLF	Project Eng. M. WOLF

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C102



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MATCH SHEET PGD-02

NOTE: SEE SHEET PSD-01 FOR PRELIMINARY STORM DRAIN CALLOUTS OF ALL STORM SHOWN ON THIS SHEET

NOTE: SEE SHEET PGD-07 FOR PRELIMINARY SITE IMPROVEMENT CALLOUTS OF ALL IMPROVEMENTS SHOWN ON THIS SHEET

NOTE: A BLANKET CROSS DRAINAGE EASEMENT WILL BE DEDICATED OVER THE ENTIRE PROJECT AS PART OF THE CONDO PLAT TO ALLOW FOR CROSS DRAINAGE BETWEEN INDIVIDUAL LOTS. THE CC&RS WILL INCLUDE REQUIREMENTS TO MAINTAIN BACKYARD DRAINAGE PATTERNS

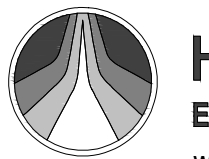


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**PRELIMINARY GRADING AND DRAINAGE PLAN
TOLL AT CAVASSON-PRELIM.**

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

Project No. 18114-750	Date 10/03/2024	Sheet No. SHT: 03 OF 23
Project Manager T. WOLF	Project Engineer M. WOLF	PGD-01



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P:\2018\18114\DWG\18114-750\PRELIM\18114-750-PRELIM-01.dwg Oct 03, 2024 - 7:02am T Wolf

MATCH SHEET PGD-01

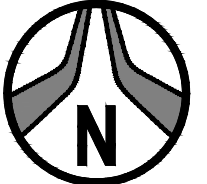
MATCH SHEET PGD-03

MATCH SHEET PGD-05

NOTE: SEE SHEET PSD-02 FOR PRELIMINARY STORM DRAIN
CALLEUTS OF ALL STORM SHOWN ON THIS SHEET

NOTE: SEE SHEET PGD-08 FOR PRELIMINARY SITE
IMPROVEMENT CALLEUTS OF ALL IMPROVEMENTS SHOWN ON
THIS SHEET

NOTE: A BLANKET CROSS DRAINAGE EASEMENT WILL BE
DEDICATED OVER THE ENTIRE PROJECT AS PART OF THE
CONDO PLAT TO ALLOW FOR CROSS DRAINAGE BETWEEN
INDIVIDUAL LOTS. THE CC&RS WILL INCLUDE REQUIREMENTS TO
MAINTAIN BACKYARD DRAINAGE PATTERNS



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**PRELIMINARY GRADING AND DRAINAGE PLAN
TOLL AT CAVASSON-PRELIM.**

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

Project No. 18114-750	Date 10/03/2024	Sheet No. SHT: 04 OF 23
Project Manager T. WOLF	Project Engineer M. WOLF	PGD-02



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P:\2018\18114\DWG\18114-750\PRELIM\18114-750-PRELIM-02.dwg Oct 03, 2024 - 7:03am Wolf



NOTE: SEE SHEET PSD-03 FOR PRELIMINARY STORM DRAIN CALLOUTS OF ALL STORM SHOWN ON THIS SHEET

NOTE: SEE SHEET PGD-09 FOR PRELIMINARY SITE IMPROVEMENT CALLOUTS OF ALL IMPROVEMENTS SHOWN ON THIS SHEET

NOTE: A BLANKET CROSS DRAINAGE EASEMENT WILL BE DEDICATED OVER THE ENTIRE PROJECT AS PART OF THE CONDO PLAT TO ALLOW FOR CROSS DRAINAGE BETWEEN INDIVIDUAL LOTS. THE CC&RS WILL INCLUDE REQUIREMENTS TO MAINTAIN BACKYARD DRAINAGE PATTERNS



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**PRELIMINARY GRADING AND DRAINAGE PLAN
TOLL AT CAVASSON-PRELIM.**

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

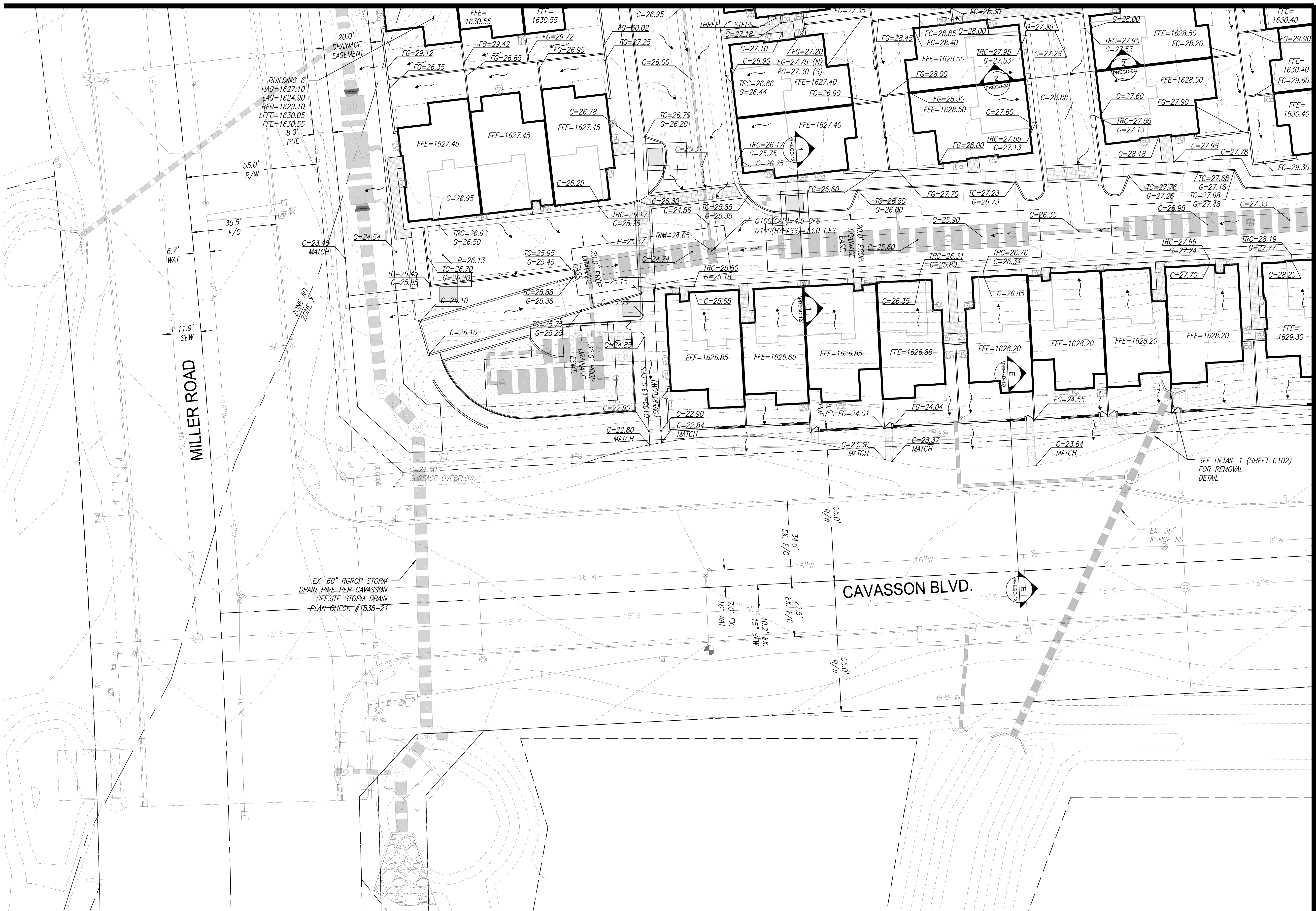
Project No. 18114-750	Date 10/03/2024	Sheet No. SHT: 05 OF 23
Project Manager T. WOLF	Project Engineer M. WOLF	PGD-03



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MATCH SHEET PGD-01



MATCH SHEET PGD-05

NOTE: SEE SHEET PSD-04 FOR PRELIMINARY STORM DRAIN CALLOUTS OF ALL STORM SHOWN ON THIS SHEET

NOTE: SEE SHEET PGD-10 FOR PRELIMINARY SITE IMPROVEMENT CALLOUTS OF ALL IMPROVEMENTS SHOWN ON THIS SHEET

NOTE: A BLANKET CROSS DRAINAGE EASEMENT WILL BE DEDICATED OVER THE ENTIRE PROJECT AS PART OF THE CONDO PLAT TO ALLOW FOR CROSS DRAINAGE BETWEEN INDIVIDUAL LOTS. THE CC&RS WILL INCLUDE REQUIREMENTS TO MAINTAIN BACKYARD DRAINAGE PATTERNS



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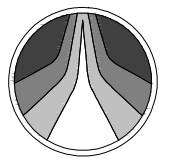


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**PRELIMINARY GRADING AND DRAINAGE PLAN
TOLL AT CAVASSON-PRELIM.**

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

Project No. 18114-750	Date 10/03/2024	Sheet No. SHT: 06 OF 23
Project Manager T. WOLF	Project Engineer M. WOLF	PGD-04



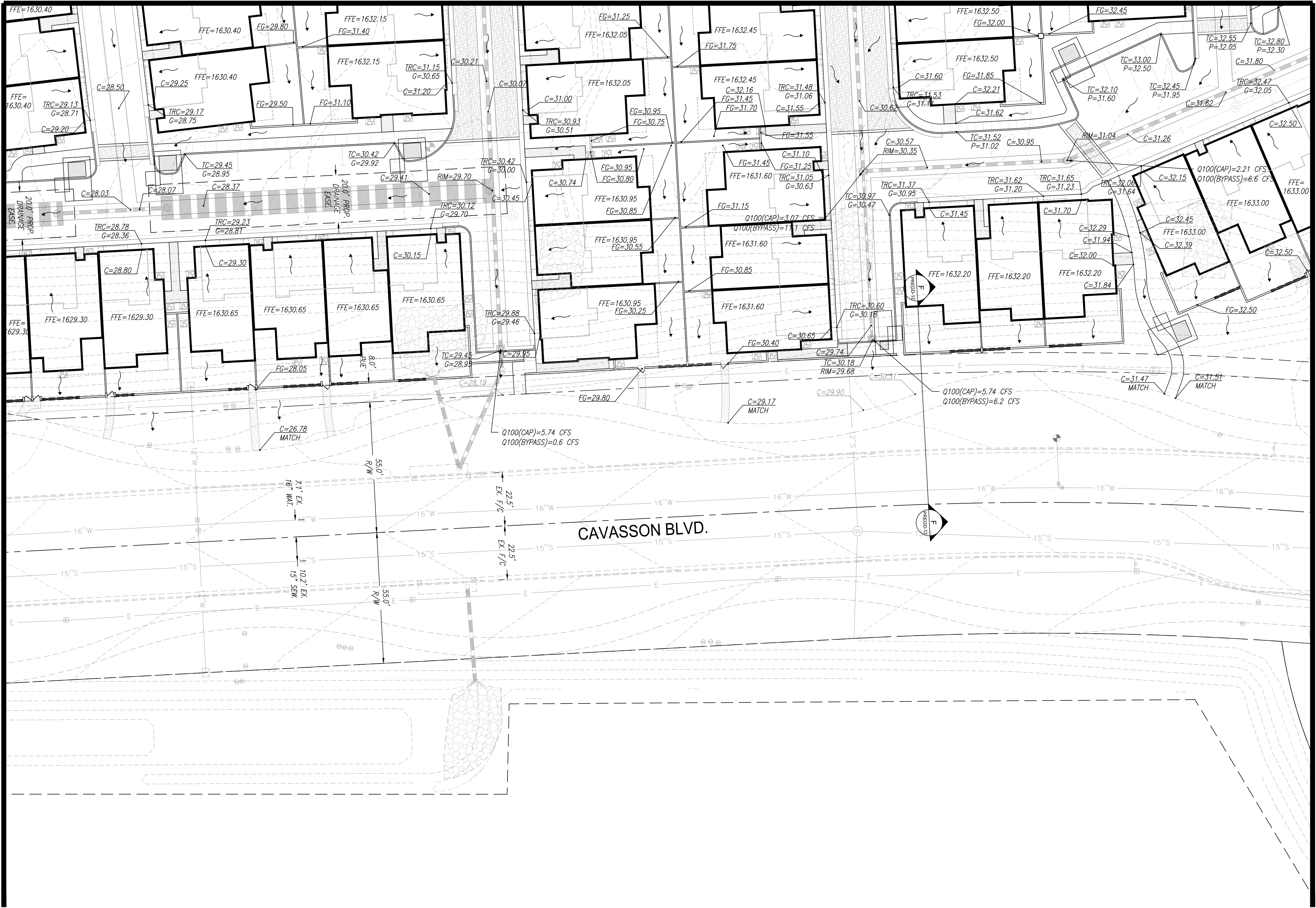
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MATCH SHEET PGD-02

MATCH SHEET PGD-04

MATCH SHEET PGD-06



NOTE: SEE SHEET PSD-05 FOR PRELIMINARY STORM DRAIN CALLOUTS OF ALL STORM SHOWN ON THIS SHEET

NOTE: SEE SHEET PGD-11 FOR PRELIMINARY SITE IMPROVEMENT CALLOUTS OF ALL IMPROVEMENTS SHOWN ON THIS SHEET

NOTE: A BLANKET CROSS DRAINAGE EASEMENT WILL BE DEDICATED OVER THE ENTIRE PROJECT AS PART OF THE CONDO PLAT TO ALLOW FOR CROSS DRAINAGE BETWEEN INDIVIDUAL LOTS. THE CC&RS WILL INCLUDE REQUIREMENTS TO MAINTAIN BACKYARD DRAINAGE PATTERNS



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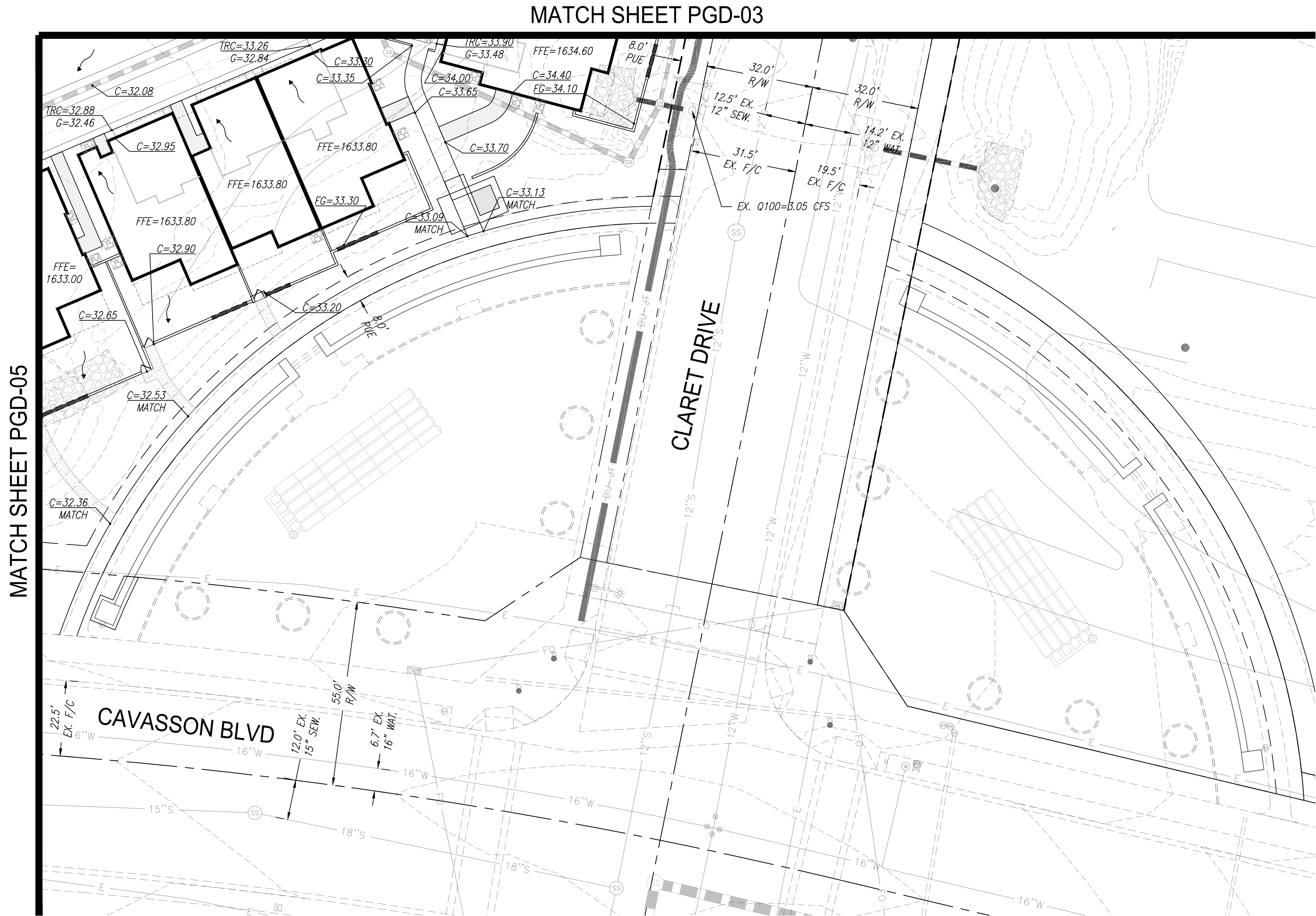
**PRELIMINARY GRADING AND DRAINAGE PLAN
TOLL AT CAVASSON-PRELIM.**

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

Project No. 18114-750	Date 10/03/2024	Sheet No. SHT: 07 OF 23
Project Manager T. WOLF	Project Engineer M. WOLF	PGD-05



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NOTE: SEE SHEET PSD-06 FOR PRELIMINARY STORM DRAIN CALLOUTS OF ALL STORM SHOWN ON THIS SHEET

NOTE: SEE SHEET PGD-12 FOR PRELIMINARY SITE IMPROVEMENT CALLOUTS OF ALL IMPROVEMENTS SHOWN ON THIS SHEET

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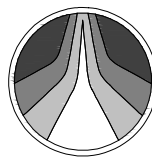


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**PRELIMINARY GRADING AND DRAINAGE PLAN
TOLL AT CAVASSON-PRELIM.**

A PORTION OF SECTION 26,
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MARICOPA COUNTY, ARIZONA

Project No. 18114-750	Date 10/03/2024	Sheet No. SHT: 08 OF 23
Project Manager T. WOLF	Project Engineer M. WOLF	PGD-06



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MATCH SHEET PGD-08

MATCH SHEET PGD-10

NOTE: SEE SHEET PSD-01 FOR PRELIMINARY STORM DRAIN CALLOUTS OF ALL STORM SHOWN ON THIS SHEET

NOTE: SEE SHEET PGD-01 FOR PROPOSED GRADING

NOTE: A BLANKET CROSS DRAINAGE EASEMENT WILL BE DEDICATED OVER THE ENTIRE PROJECT AS PART OF THE CONDO PLAT TO ALLOW FOR CROSS DRAINAGE BETWEEN INDIVIDUAL LOTS. THE CC&RS WILL INCLUDE REQUIREMENTS TO MAINTAIN BACKYARD DRAINAGE PATTERNS

RIPRAP SPLASH BLOCK AT ROOF DRAIN DOWNSPOUT



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A PORTION OF SECTION 26,
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MARICOPA COUNTY, ARIZONA

Project No. 18114-750	Date 10/03/2024	Sheet No. SHT: 09 OF 23
Project Manager T. WOLF	Project Engineer M. WOLF	PGD-07



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MATCH SHEET PGD-07

MATCH SHEET PGD-09

MATCH SHEET PGD-11

NOTE: SEE SHEET PSD-02 FOR PRELIMINARY STORM DRAIN CALLOUTS OF ALL STORM SHOWN ON THIS SHEET

NOTE: SEE SHEET PGD-02 FOR PROPOSED GRADING

NOTE: A BLANKET CROSS DRAINAGE EASEMENT WILL BE DEDICATED OVER THE ENTIRE PROJECT AS PART OF THE CONDO PLAT TO ALLOW FOR CROSS DRAINAGE BETWEEN INDIVIDUAL LOTS. THE CC&RS WILL INCLUDE REQUIREMENTS TO MAINTAIN BACKYARD DRAINAGE PATTERNS

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

Project No. 18114-750	Date 10/03/2024	Sheet No. SHT: 10 OF 23
Project Manager T. WOLF	Project Engineer M. WOLF	PGD-08

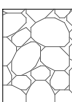
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NOTE: SEE SHEET PSD-03 FOR PRELIMINARY STORM DRAIN CALLOUTS OF ALL STORM SHOWN ON THIS SHEET

NOTE: SEE SHEET PGD-03 FOR PROPOSED GRADING

NOTE: A BLANKET CROSS DRAINAGE EASEMENT WILL BE DEDICATED OVER THE ENTIRE PROJECT AS PART OF THE CONDO PLAT TO ALLOW FOR CROSS DRAINAGE BETWEEN INDIVIDUAL LOTS. THE CC&RS WILL INCLUDE REQUIREMENTS TO MAINTAIN BACKYARD DRAINAGE PATTERNS

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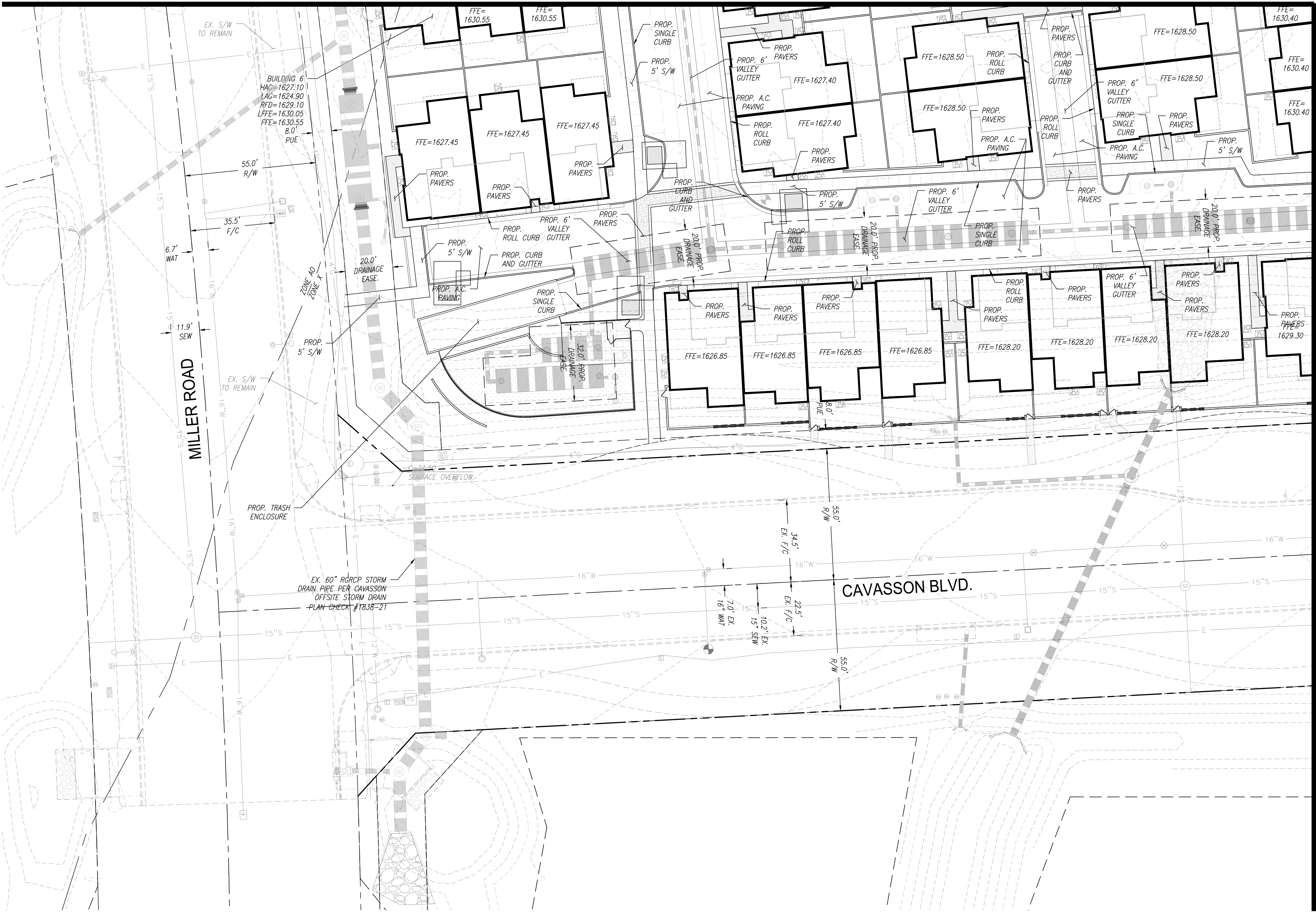
Project No. 18114-750	Date 10/03/2024	Sheet No. SHT: 11 OF 23
Project Manager T. WOLF	Project Engineer M. WOLF	PGD-09



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MATCH SHEET PGD-07



MATCH SHEET PGD-11

NOTE: SEE SHEET PSD-04 FOR PRELIMINARY STORM DRAIN CALLOUTS OF ALL STORM SHOWN ON THIS SHEET

NOTE: SEE SHEET PGD-04 FOR PROPOSED GRADING

NOTE: A BLANKET CROSS DRAINAGE EASEMENT WILL BE DEDICATED OVER THE ENTIRE PROJECT AS PART OF THE CONDO PLAT TO ALLOW FOR CROSS DRAINAGE BETWEEN INDIVIDUAL LOTS. THE CC&RS WILL INCLUDE REQUIREMENTS TO MAINTAIN BACKYARD DRAINAGE PATTERNS

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PRELIMINARY GRADING AND DRAINAGE PLAN
TOLL AT CAVASSON-PRELIM.

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

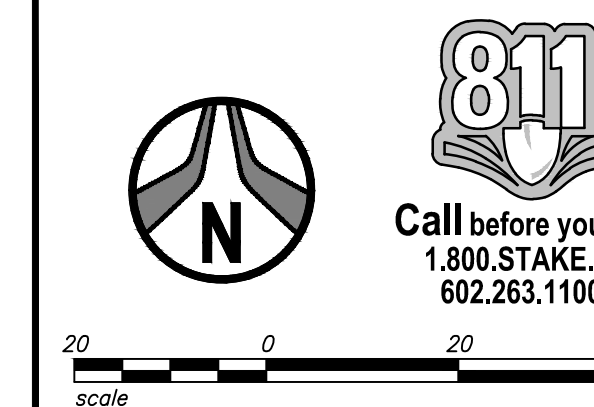
Project No. 18114-750	Date 10/03/2024	Sheet No. SHT: 12 OF 23
Project Manager T. WOLF	Project Engineer M. WOLF	PGD-10



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NOTE: SEE SHEET PGD-05 FOR PROPOSED GRADING

 RIPRAP SPLASH BLOCK AT ROOF DRAIN DOWNSPOUT

***PRELIMINARY GRADING AND DRAINAGE PLAN
TOLL AT CAVASSON-PRELIM.***
A PORTION OF SECTION 26,
TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

Project No. 18114-750	Date 10/03/2024	Sheet No. SHT: 13 OF 23
Project Manager T. WOLF	Project Engineer M. WOLF	PGD-11



MATCH SHEET PGD-08

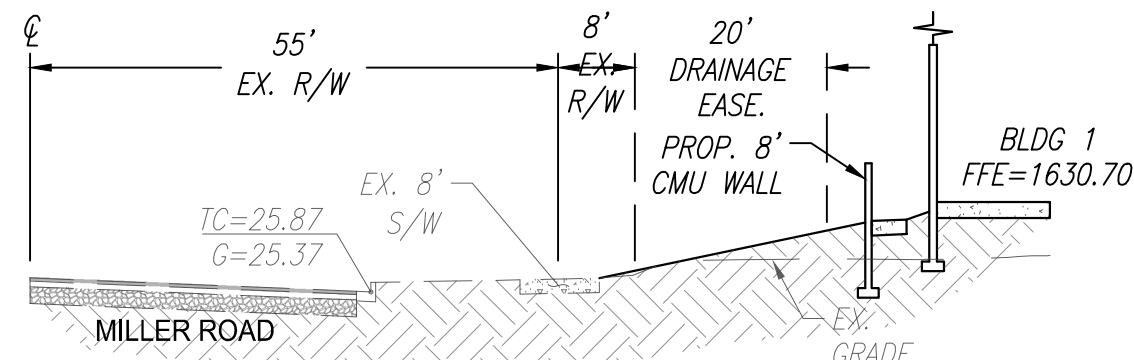
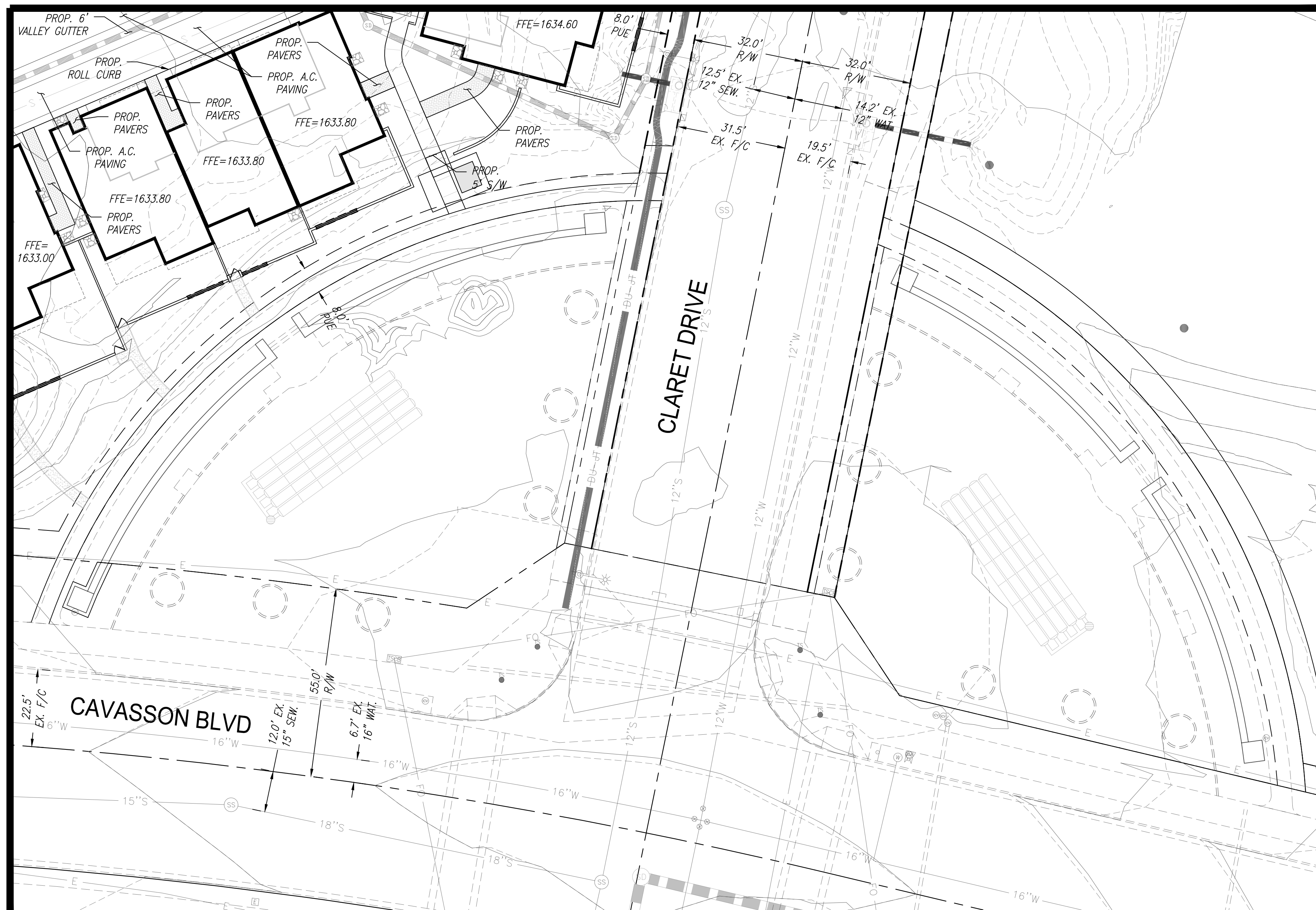
MATCH SHEET PGD-10

MATCH SHEET PGD-12

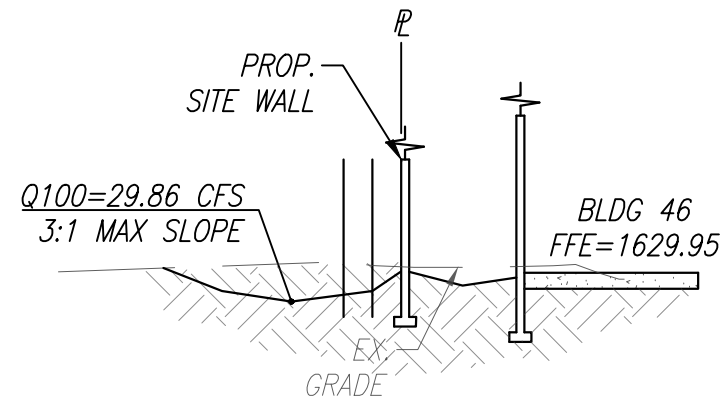


MATCH SHEET PGD-11

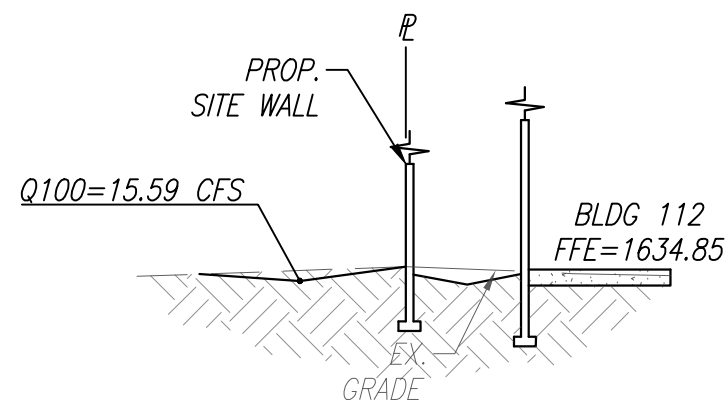
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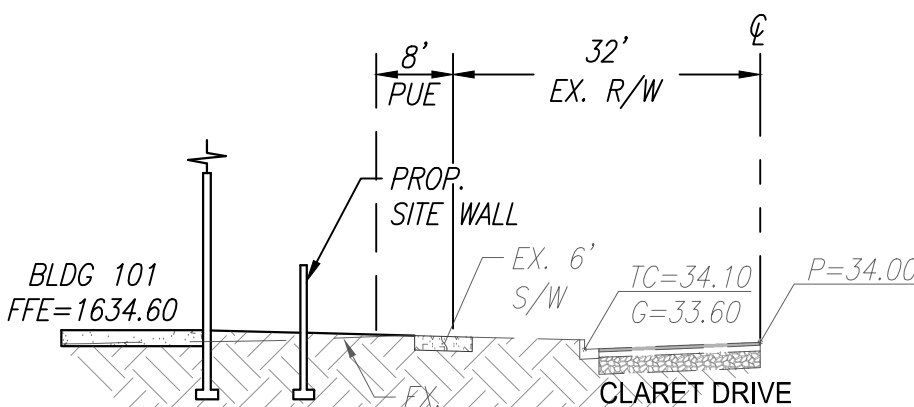
SECTION A-A
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HSCALE: 1"=20'
SEE SHEET PREGD-01



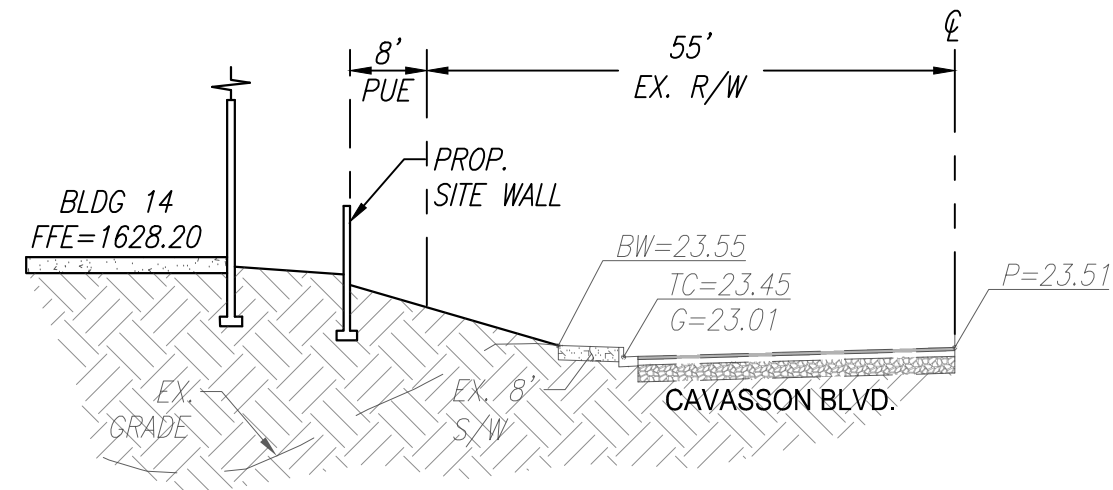
SECTION B-B
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HSCALE: 1"=20'
SEE SHEET PREGD-01



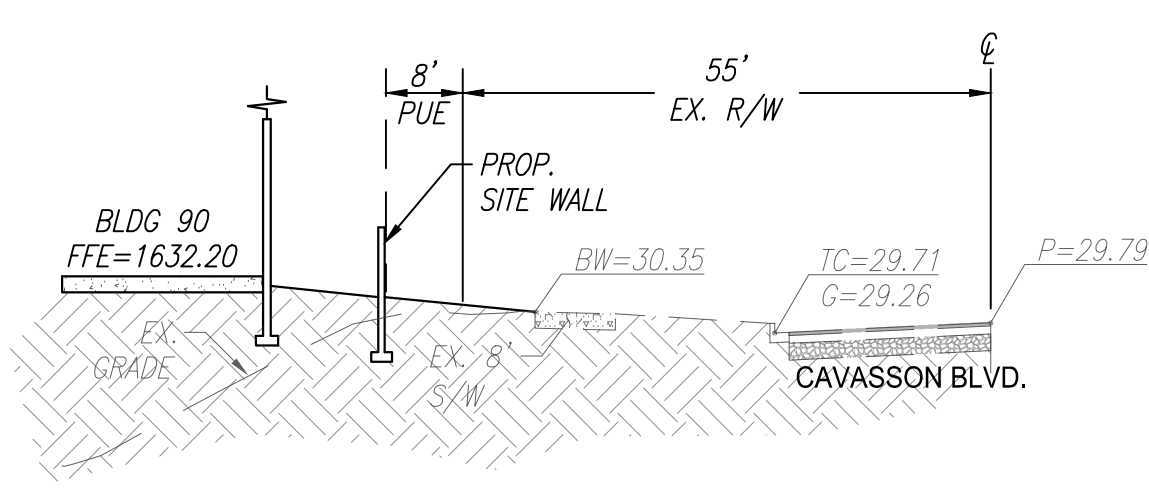
SECTION C-C
VSCALE: 1"=10'
HSCALE: 1"=20'
SEE SHEET PREGD-02



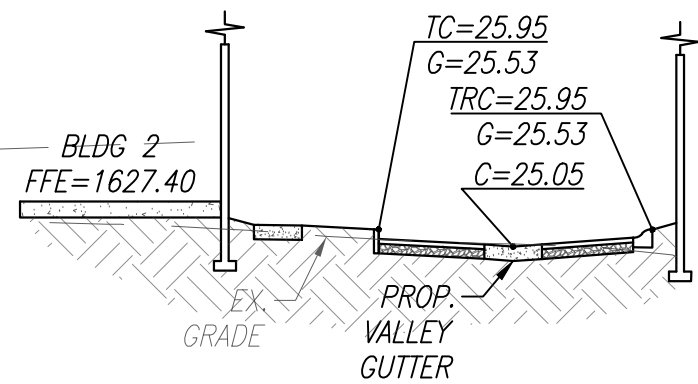
SECTION D-D
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HSCALE: 1"=20'
SEE SHEET PREGD-03



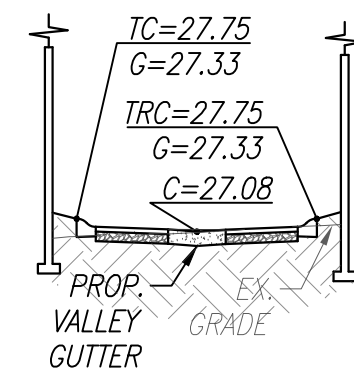
SECTION E-E
VSCALE: 1"=10'
HSCALE: 1"=20'
SEE SHEET PREGD-04



SECTION F-F
VSCALE: 1"=10'
HSCALE: 1"=20'
SEE SHEET PREGD-05



SECTION 1-1
VSCALE: 1"=10'
HSCALE: 1"=20'
SEE SHEET PREGD-04



SECTION 2-2
VSCALE: 1"=10'
HSCALE: 1"=20'
SEE SHEET PREGD-04

NOTE: SEE SHEET PSD-06 FOR PRELIMINARY STORM DRAIN CALLOUTS OF ALL STORM SHOWN ON THIS SHEET

NOTE: SEE SHEET PGD-06 FOR PROPOSED GRADING

NOTE: A BLANKET CROSS DRAINAGE EASEMENT WILL BE DEDICATED OVER THE ENTIRE PROJECT AS PART OF THE CONDO PLAT TO ALLOW FOR CROSS DRAINAGE BETWEEN INDIVIDUAL LOTS. THE CC&RS WILL INCLUDE REQUIREMENTS TO MAINTAIN BACKYARD DRAINAGE PATTERNS

811 RIPRAP SPLASH BLOCK AT ROOF DRAIN DOWNSPOUT



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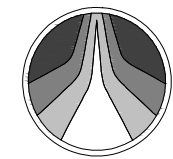


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PRELIM. GRADING AND DRAINAGE PLUS SECTIONS TOLL AT CAVASSON-PRELIM.

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

Project No. 18114-750	Date 10/03/2024	Sheet No. SHT: 14 OF 23
Project Manager T. WOLF	Project Engineer M. WOLF	PGD-12



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MATCH SHEET PGD-02

NOTE: SEE SHEET PGD-07 FOR PRELIMINARY SITE IMPROVEMENT CALLOUTS OF ALL IMPROVEMENTS SHOWN ON THIS SHEET

NOTE: SEE SHEET PGD-01 FOR PROPOSED GRADING

NOTE: A BLANKET CROSS DRAINAGE EASEMENT WILL BE DEDICATED OVER THE ENTIRE PROJECT AS PART OF THE CONDO PLAT TO ALLOW FOR CROSS DRAINAGE BETWEEN INDIVIDUAL LOTS. THE CC&RS WILL INCLUDE REQUIREMENTS TO MAINTAIN BACKYARD DRAINAGE PATTERNS



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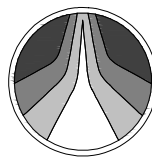


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**PRELIMINARY STORM DRAIN PLANS
TOLL AT CAVASSON-PRELIM.**

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

Project No. 18114-750	Date 10/03/2024	Sheet No. SHT: 16 OF 23
Project Manager T. WOLF	Project Engineer M. WOLF	PSD-01



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MATCH SHEET PGD-01

MATCH SHEET PGD-03

MATCH SHEET PSD-05

NOTE: SEE SHEET PGD-08 FOR PRELIMINARY SITE IMPROVEMENT CALLOUTS OF ALL IMPROVEMENTS SHOWN ON THIS SHEET

NOTE: SEE SHEET PGD-02 FOR PROPOSED GRADING

NOTE: A BLANKET CROSS DRAINAGE EASEMENT WILL BE DEDICATED OVER THE ENTIRE PROJECT AS PART OF THE CONDO PLAT TO ALLOW FOR CROSS DRAINAGE BETWEEN INDIVIDUAL LOTS. THE CC&RS WILL INCLUDE REQUIREMENTS TO MAINTAIN BACKYARD DRAINAGE PATTERNS



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**PRELIMINARY STORM DRAIN PLANS
TOLL AT CAVASSON-PRELIM.**

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

Project No. 18114-750	Date 10/03/2024	Sheet No. SHT: 17 OF 23
Project Manager T. WOLF	Project Engineer M. WOLF	PSD-02



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P:\2018\18114\DWG\18114-750\PSD-02.dwg Oct 03, 2024 - 7:07am T Wolf
P:\2018\18114\DWG\18114-750\PSD-02.dwg Oct 03, 2024 - 7:07am T Wolf

MATCH SHEET PSD-02



MATCH SHEET PSD-06

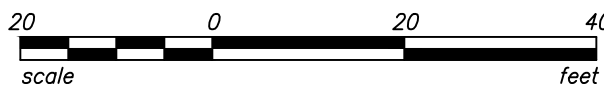
NOTE: SEE SHEET PGD-09 FOR PRELIMINARY SITE IMPROVEMENT CALLOUTS OF ALL IMPROVEMENTS SHOWN ON THIS SHEET

NOTE: SEE SHEET PGD-03 FOR PROPOSED GRADING

NOTE: A BLANKET CROSS DRAINAGE EASEMENT WILL BE DEDICATED OVER THE ENTIRE PROJECT AS PART OF THE CONDO PLAT TO ALLOW FOR CROSS DRAINAGE BETWEEN INDIVIDUAL LOTS. THE CC&RS WILL INCLUDE REQUIREMENTS TO MAINTAIN BACKYARD DRAINAGE PATTERNS



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TOLL AT CAVASSON-PRELIM.**

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

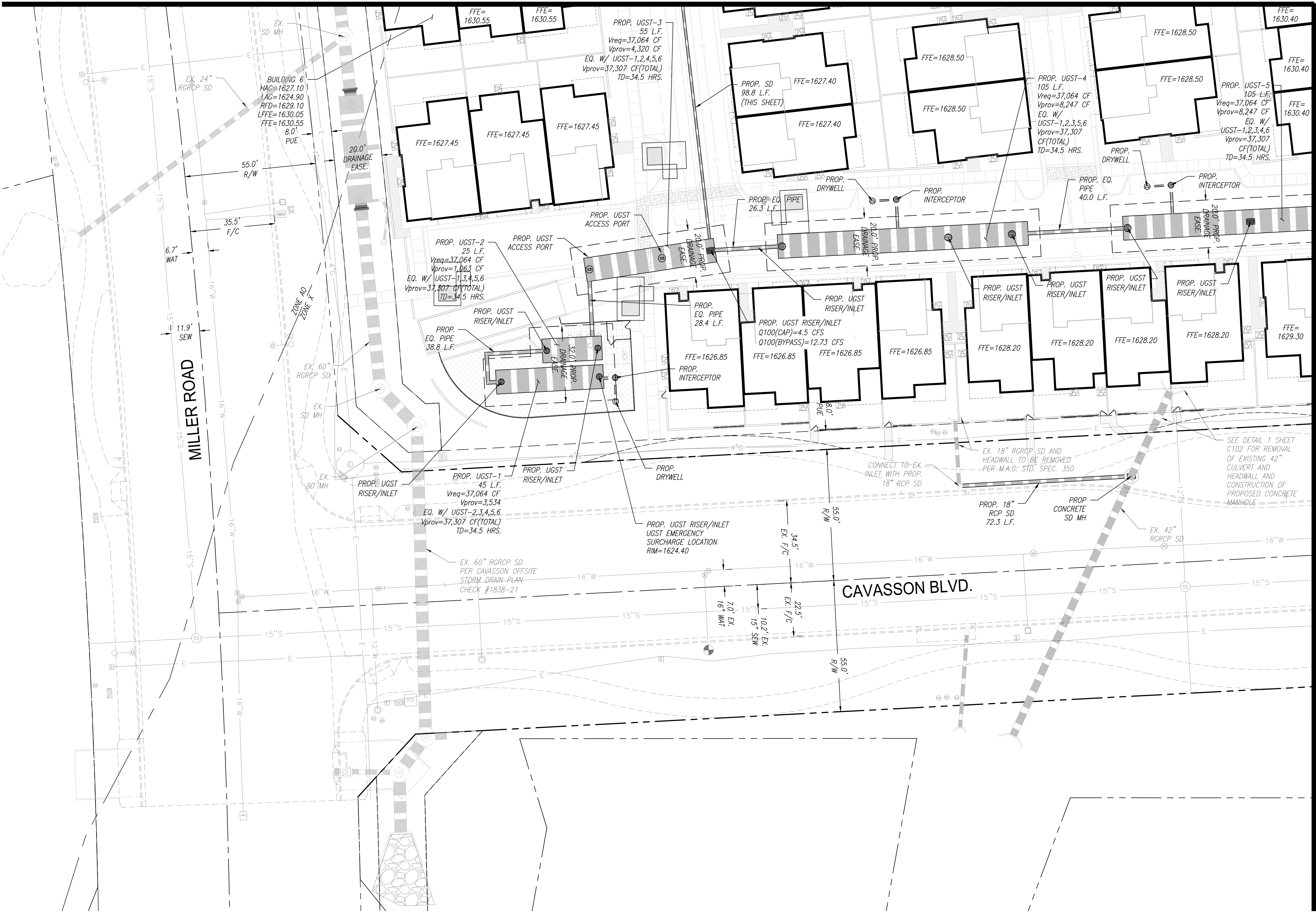
Project No. 18114-750	Date 10/03/2024	Sheet No. SHT: 18 OF 23
Project Manager T. WOLF	Project Engineer M. WOLF	PSD-03



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MATCH SHEET PSD-01



MATCH SHEET PGD-05

NOTE: SEE SHEET PGD-10 FOR PRELIMINARY SITE IMPROVEMENT CALLOUTS OF ALL IMPROVEMENTS SHOWN ON THIS SHEET

NOTE: SEE SHEET PGD-04 FOR PROPOSED GRADING

NOTE: A BLANKET CROSS DRAINAGE EASEMENT WILL BE DEDICATED OVER THE ENTIRE PROJECT AS PART OF THE CONDO PLAT TO ALLOW FOR CROSS DRAINAGE BETWEEN INDIVIDUAL LOTS. THE CC&RS WILL INCLUDE REQUIREMENTS TO MAINTAIN BACKYARD DRAINAGE PATTERNS



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PRELIMINARY STORM DRAIN PLANS
TOLL AT CAVASSON-PRELIM.

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

Project No. 18114-750	Date 10/03/2024	Sheet No. SHT: 19 OF 23
Project Manager T. WOLF	Project Engineer M. WOLF	PSD-04



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MATCH SHEET PSD-02

MATCH SHEET PGD-04

MATCH SHEET PGD-06



NOTE: SEE SHEET PGD-11 FOR PRELIMINARY SITE IMPROVEMENT CALLOUTS OF ALL IMPROVEMENTS SHOWN ON THIS SHEET

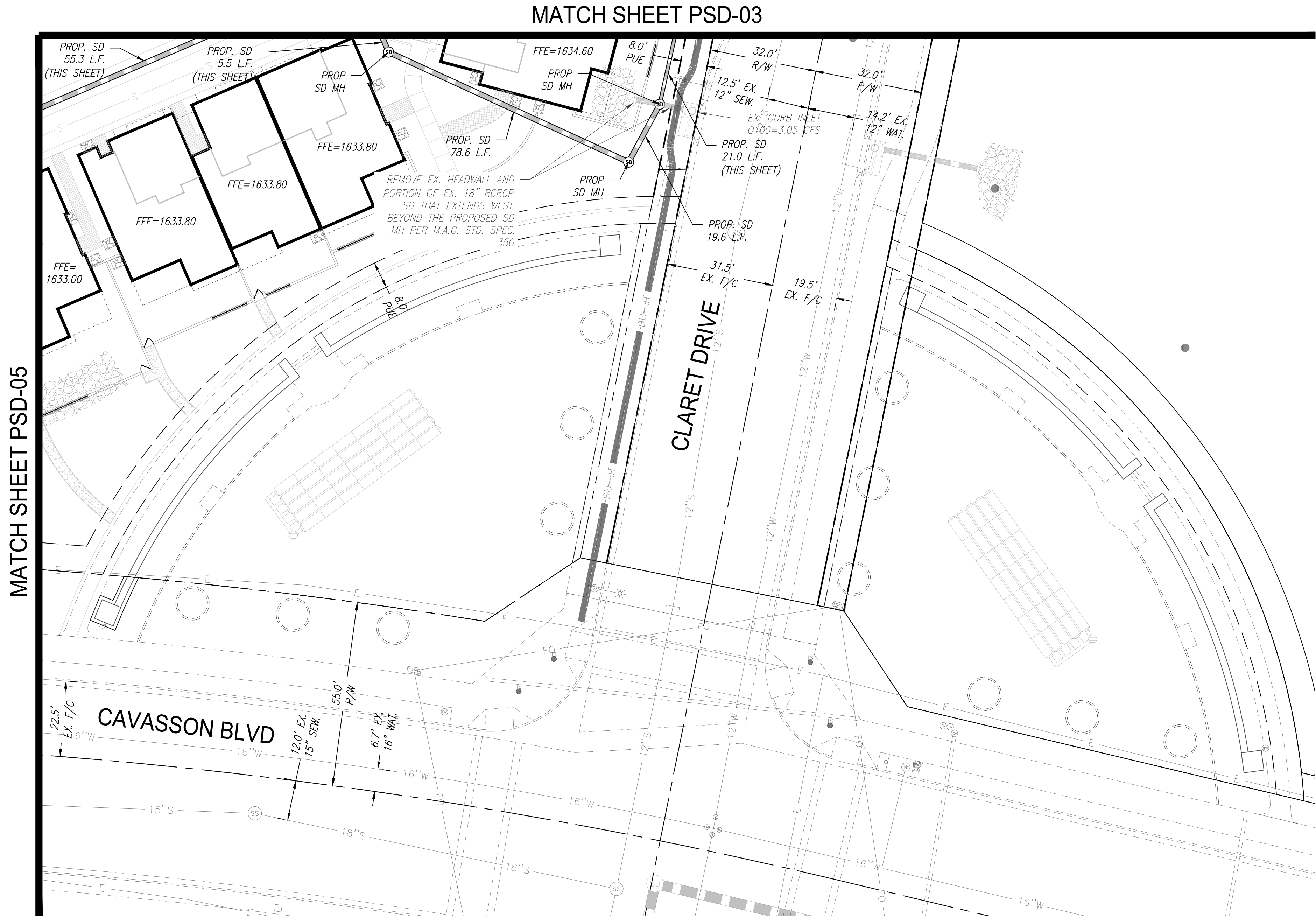
NOTE: SEE SHEET PGD-05 FOR PROPOSED GRADING

NOTE: A BLANKET CROSS DRAINAGE EASEMENT WILL BE DEDICATED OVER THE ENTIRE PROJECT AS PART OF THE CONDO PLAT TO ALLOW FOR CROSS DRAINAGE BETWEEN INDIVIDUAL LOTS. THE CC&RS WILL INCLUDE REQUIREMENTS TO MAINTAIN BACKYARD DRAINAGE PATTERNS

PRELIMINARY STORM DRAIN PLANS		
TOLL AT CAVASSON-PRELIM.		
A PORTION OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA		
Project No. 18114-750	Date 10/03/2024	Sheet No. SHT: 20 OF 23
Project Manager T. WOLF	Project Engineer M. WOLF	PSD-05

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NOTE: SEE SHEET PGD-12 FOR PRELIMINARY SITE IMPROVEMENT CALLOUTS OF ALL IMPROVEMENTS SHOWN ON THIS SHEET

NOTE: SEE SHEET PGD-06 FOR PROPOSED GRADING

NOTE: A BLANKET CROSS DRAINAGE EASEMENT WILL BE DEDICATED OVER THE ENTIRE PROJECT AS PART OF THE CONDO PLAT TO ALLOW FOR CROSS DRAINAGE BETWEEN INDIVIDUAL LOTS. THE CC&RS WILL INCLUDE REQUIREMENTS TO MAINTAIN BACKYARD DRAINAGE PATTERNS

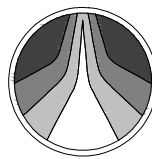


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**PRELIMINARY STORM DRAIN PLANS
TOLL AT CAVASSON-PRELIM.**

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

Project No. 18114-750	Date 10/03/2024	Sheet No. SHT: 21 OF 23
Project Manager T. WOLF	Project Engineer M. WOLF	PSD-06



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MATCH SHEET PU-02



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**PRELIMINARY UTILITY PLANS
TOLL AT CAVASSON-PRELIM.**

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

Project No. 18114-750	Date 10/03/2024	Sheet No. SHT: 22 OF 23
Project Manager T. WOLF	Project Engineer M. WOLF	PU-01



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MATCH SHEET PU-01

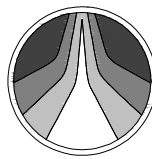


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**PRELIMINARY UTILITY PLANS
TOLL AT CAVASSON-PRELIM.**

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

Project No. 18114-750	Date 10/03/2024	Sheet No. SHT: 23 OF 23
Project Manager T. WOLF	Project Engineer M. WOLF	PU-02



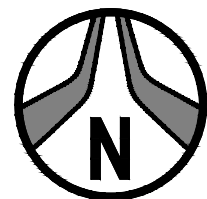
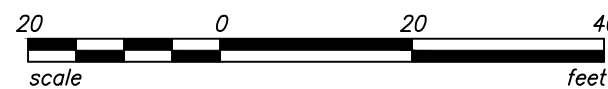
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NOTE: ALL CONTOURS SHOWN ARE PREDEVELOPMENT



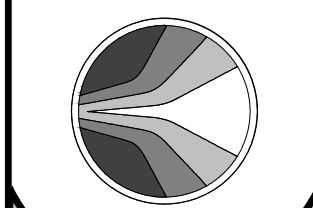
HAG/LAG EXHIBIT
TOLL AT CAIVASSON

Project No. 18114-750	Date 06-24-2024
Project Mgr. T. WOLF	Project Eng. M. WOLF



EX 03

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