

**HUBBARD ENGINEERING GENERAL NOTES**

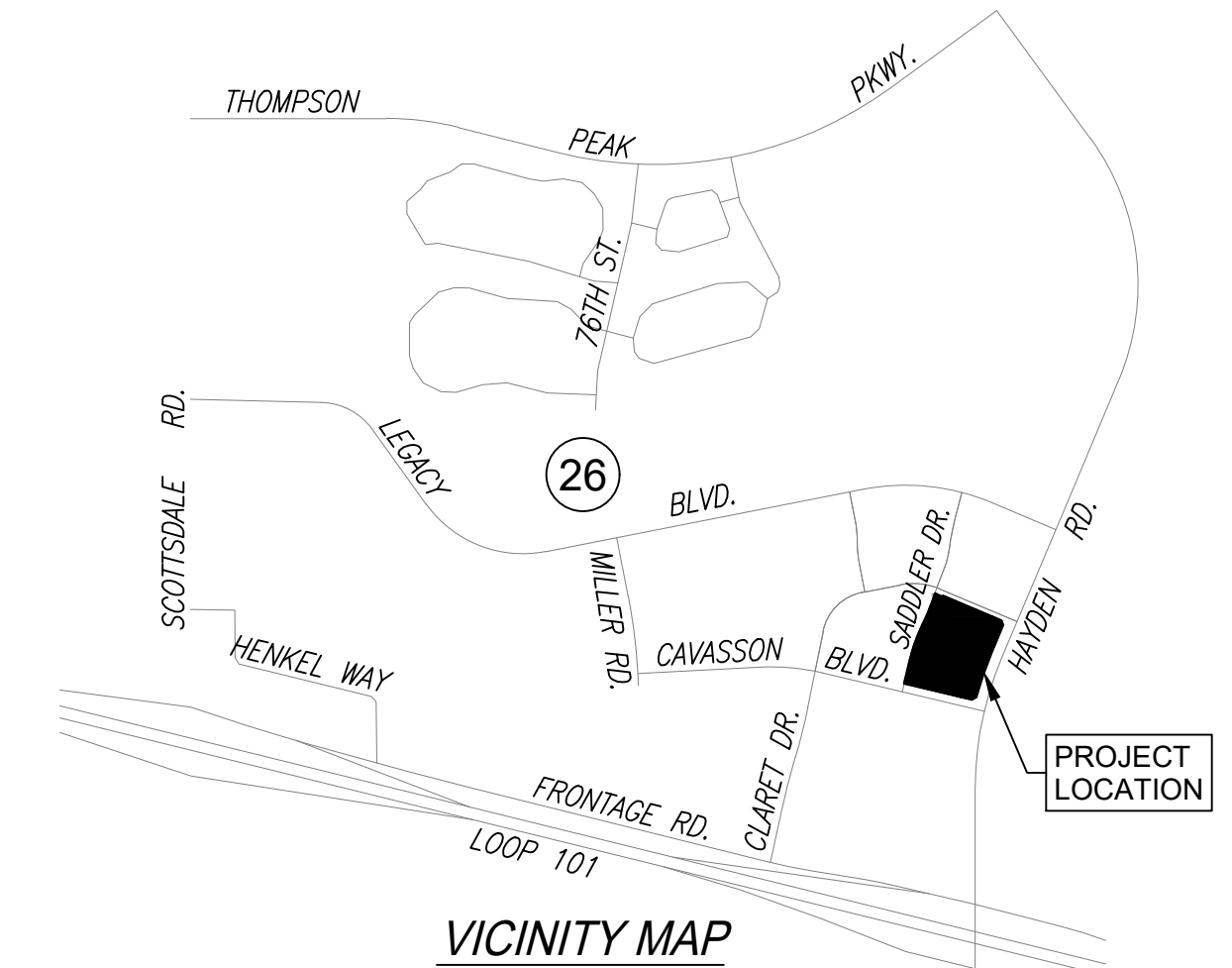
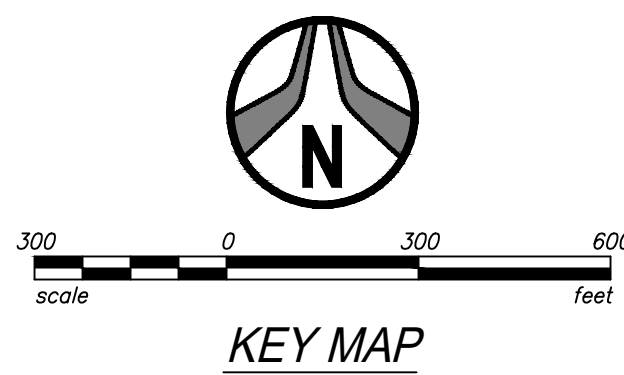
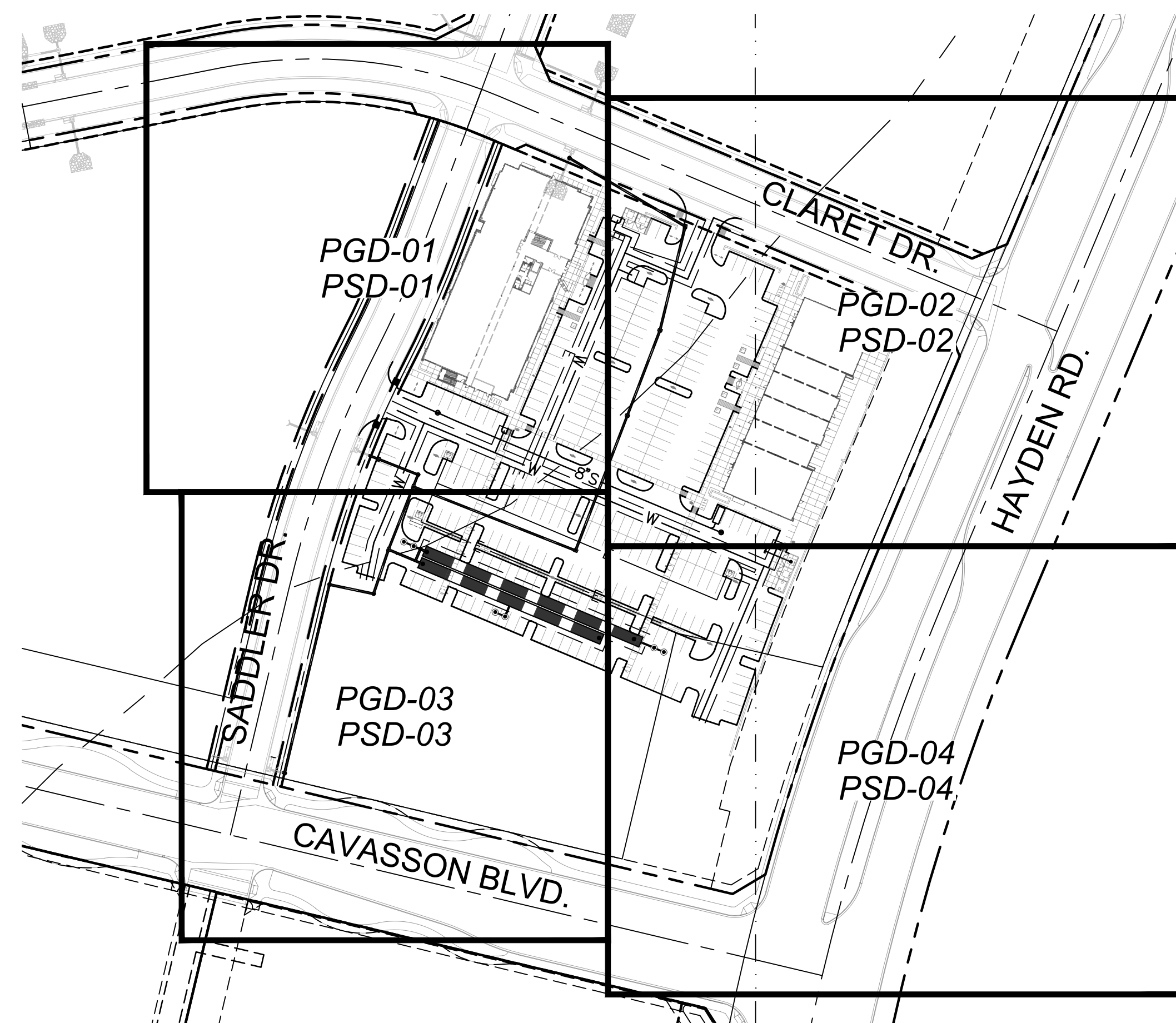
- THE PLANS PREPARED FOR THIS PROJECT PRESENT A DESCRIPTION OF THE WORK TO BE ACCOMPLISHED. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND DETERMINE, FROM HIS OWN INSPECTION, THE CONDITIONS UNDER WHICH IT IS TO BE PERFORMED. THE CONTRACTOR, BY MAKING HIS BID, REPRESENTS THAT HE HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH LOCAL CONDITIONS, THE TYPE OF WORK TO BE PERFORMED, EVALUATED THE DIFFICULTY OF PERFORMING THE REQUIRED TASKS, AND THE LABOR, EQUIPMENT AND MATERIAL THAT ARE REQUIRED TO PROVIDE A COMPLETE PROJECT.
- A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA; HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF SAID UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDER-GROUND UTILITIES SHOWN ON THESE PLANS.
- MYLAR PLAN SHEETS FOR AS-BUILTS MAY BE PURCHASED FROM HUBBARD ENGINEERING. THE COST OF THIS ITEM SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
- ALL HANDICAP ACCESS RAMPS, PARKING STALLS, AND DELINEATED WALKWAYS SHALL BE CONSTRUCTED AND MARKED IN ACCORDANCE WITH CURRENT FEDERAL AND/OR LOCAL A.D.A. STANDARDS AND REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL AUTHORITIES PRIOR TO CONSTRUCTING AND/OR STRIPING TO CONFIRM CURRENT REQUIREMENTS. SLOPES WITHIN THE LIMITS OF HANDICAPPED PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.
- ALL SLOPES HIGHER THAN ONE (1) FOOT AND STEEPER THAN 20:1, UNLESS LINED WITH TURF, SHALL BE COMPACTED AND TESTED PER MAG SPECIFICATION 215. WE RECOMMEND RE-COMPACTION PER MAG SPECIFICATION 215 AFTER INSTALLATION OF IRRIGATION LINES, AND WE RECOMMEND STABILIZATION OF DECOMPOSED GRANITE.
- UNLESS SPECIALLY NOTED OTHERWISE, THESE PLANS SHOULD BE USED FOR HORIZONTAL AND VERTICAL LAYOUT OF CIVIL ELEMENTS ONLY. (TYPICALLY WATER, FIRE, SEWER AND STORM DRAIN LINES, VALVES, FIRE HYDRANTS, MANHOLES, CATCH BASINS, HEADWALLS, DRYWELLS, ETC.). FOR ALL OTHER HORIZONTAL LAYOUT (BUILDINGS, CURBS, WALKS, ETC.) SEE ARCHITECT'S PLAN.
- ALL PIPES, FITTINGS, VALVES, FIRE HYDRANTS AND OTHER APPURTENANCES SHALL CONFORM TO CURRENT AWWA, ASTM AND NSF STANDARDS.
- ALL MATERIAL THAT COMES INTO CONTACT WITH WATER SHALL CONFORM TO ANSI/NSF STANDARD 61.
- ALL NEW ELEMENTS OF A DISTRIBUTION SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH EBB OR AWWA C651. (M.A.G. 511.3)
- PRESSURE TESTING OF WATER LINES SHALL BE IN ACCORDANCE WITH AWWA C600 OR M.A.G. STD. 611.2.
- PERFORM A DEFLECTION TEST OF THE TOTAL LENGTH OF ALL SEWER LINES MADE OF FLEXIBLE MATERIALS TO ENSURE THAT THE INSTALLATION MEETS OR EXCEEDS THE MANUFACTURER'S RECOMMENDATIONS AND RECORD THE RESULTS. (R18-9-E301.D.2./M.A.G. 615.11)
- TEST EACH SEGMENT OF THE SEWER LINE FOR LEAKAGE USING THE APPROPRIATE ASTM TEST FOR THE PIPE MATERIAL. (R18-9-E301.D.2.J AND M.A.G. 615.11)
- EACH MANHOLE WILL BE TESTED ACCORDING TO R18-9-E301.D.3.E AND F.

**LEGEND**

PROPOSED	DESCRIPTION	EXISTING
—————	MAJOR CONTOUR	—————
—————	MINOR CONTOUR	—————
—————	EASEMENT LINE	—————
—————	LOT LINE	—————
—————	SETBACK LINE	—————
—————	FIBER OPTIC LINE	FO
—————	OVERHEAD COMM LINE	OHC
—————	UNDERGROUND COMM LINE	UGC
—————	OVERHEAD ELECTRIC LINE	OHE
—————	UNDERGROUND ELECTRIC LINE	UGE
—————	FIRE LINE	F
—————	NATURAL GAS LINE	GAS
—————	SEWER LINE	S
—————	SEWER SERVICE LINE	—————
—————	STORM DRAIN	—————
—————	WATER MAIN	W
—————	WATER SERVICE LINE	—————
—————	FENCE	X
—————	CONC CURB (AND GUTTER)	—————
⊙	SANITARY MANHOLE	⊙
⊙	SANITARY CLEAN-OUT	⊙
⊙	STORM DRAIN MANHOLE	⊙
⊙	CURB INLET	⊙
⊙	CATCH BASIN	⊙
⊙	FIRE HYDRANT	⊙
⊙	WATER VALVE	⊙
⊙	WATER METER	⊙
⊙	BACKFLOW PREVENTOR	⊙

# CIVIL IMPROVEMENT PLANS FOR RETAIL NORTH AND M.O.B. - PRELIMINARY

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,  
SCOTTSDALE, MARICOPA COUNTY, ARIZONA.



**LEGAL DESCRIPTION**

SEE SHEET C201

**SITE DATA**

APN: 212-31-120T  
ZONING: P-C PCP  
QUARTER SECTION: 39-46

**DEVELOPER/OWNER**

NATIONWIDE REALTY INVESTORS  
375 NORTH FRONT STREET  
COLUMBUS, OH 43215  
TEL: 614-857-2333  
CONTACT: JAMES K. ROST

**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.

**BENCHMARK CERTIFICATION**

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON NAVD 1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA.

**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**

RETAIL NORTH AND M.O.B.

PG.	SHEET NO.	SHEET NAME
01	C101	COVER SHEET
02	C201	CIVIL DETAILS
03	C202	CROSS SECTIONS
04-07	PGD-01 TO PGD-04	PRELIMINARY GRADING PLAN
08-11	PSD-01 TO PSD-04	PRELIMINARY STORM DRAIN PLAN
12	PU-01	PRELIMINARY UTILITY PLAN
13	EXHIBIT 3	HAG/LAG EXHIBIT

**PHASE 3C SADDLER DRIVE (PRIVATE)**

PG.	SHEET NO.	SHEET NAME
01	C101	COVER SHEET
02	C102	GENERAL NOTES, LEGEND, ESTIMATED CONSTRUCTION QUANTITIES
03	C103	GEOMETRIC LAYOUT PLAN
04	C104	OVERALL STREET PLAN
05	C105	TYPICAL SECTIONS
06-09	C301-C304	SADDLER DR. PLAN & PROFILES
10	C305	STORM DRAIN PLAN & PROFILES
11	C306	GRADING AND DRAINAGE PLAN
12-14	C401-C403	SADDLER DR. SEWER/WATER PLAN & PROFILES
15	C501	SADDLER DR. SIGNING AND STRIPING PLAN
16-18	C601-C603	SWPPP PLAN

**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.

XX/XX/XXXX  
DATE

REGISTERED CIVIL ENGINEER

**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.  
MCSDD PERMIT NUMBER: DWR-XX-XXXXX

**SEWER APPROVAL**

MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPT.  
MCSDD PERMIT NUMBER: WWR-XX-XXXXX

**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.

DATE

REGISTERED LAND SURVEYOR

REGISTRATION NUMBER

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.hubbardengineering.com

**HUBBARD ENGINEERING**

**COVER SHEET**  
**RETAIL NORTH AND M.O.B. - PRELIMINARY**  
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.

Date	10/25/2024
Project No.	18114-506
Project Eng.	TSW
Project Mgr.	TSW

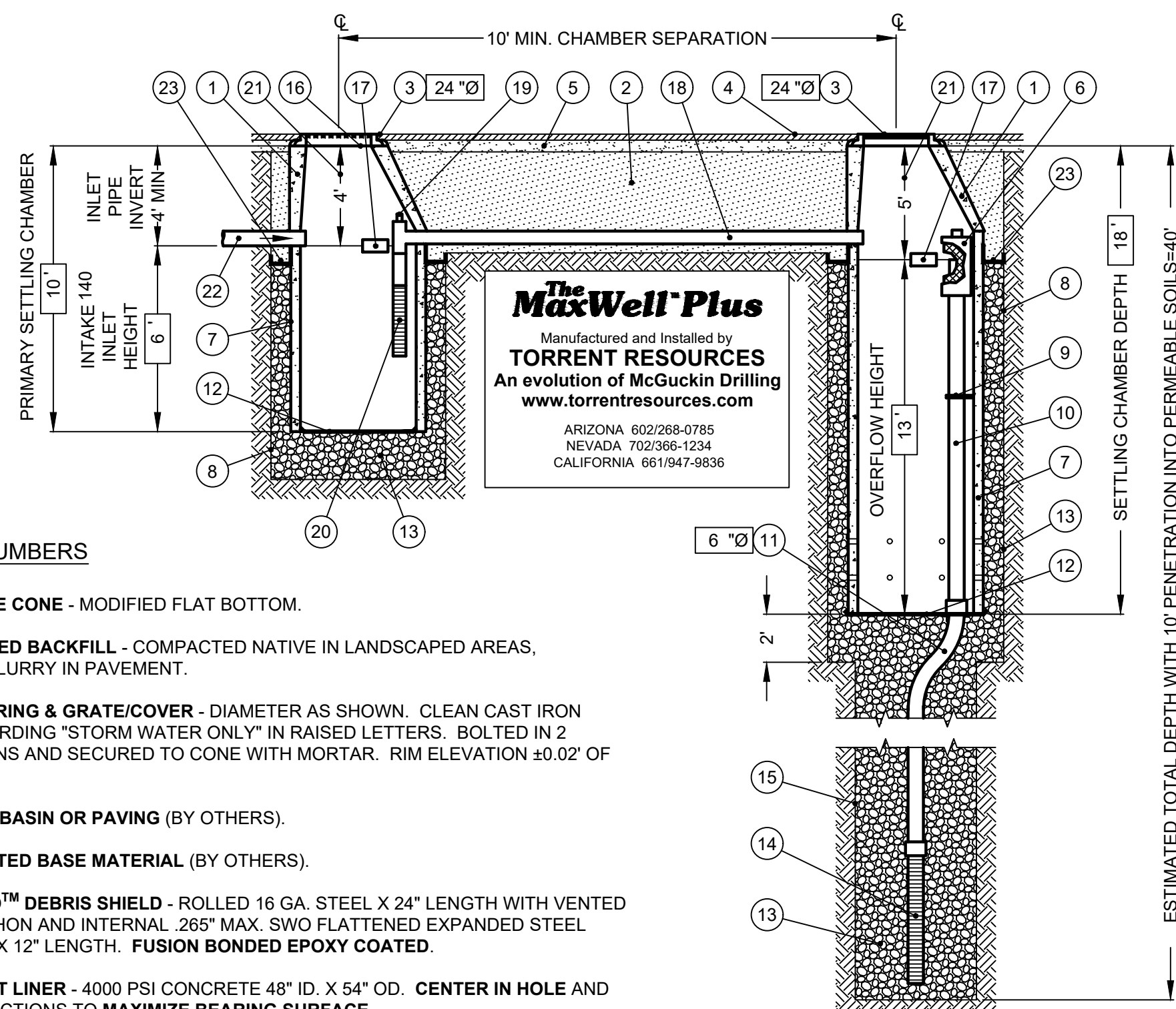
NOT FOR CONSTRUCTION  
PRELIMINARY  
DO NOT RECORDED  
BY ANY AGENCY  
BY ANY AGENCY

**81**

Call before you dig.  
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602.263.1100

P:\2018\18114\01.dwg [18114-506] [Dwg] [08/18/14-506\_01\_C101.dwg Oct 25, 2024 - 2:38pm RAlmoral

The Maxwell™ Plus Drainage System Detail And Specifications



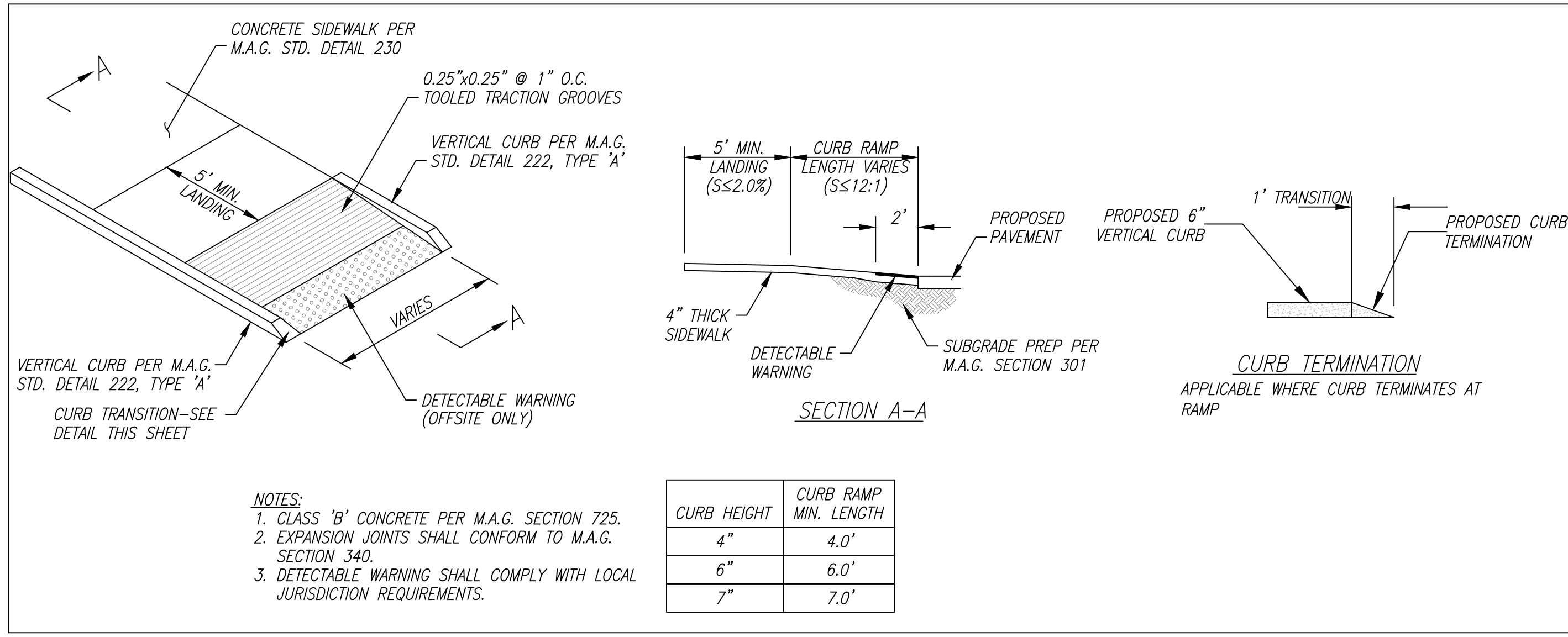
**The Maxwell™ Plus**  
 Manufactured and Installed by  
**TORRENT RESOURCES**  
 An evolution of McGuckin Drilling  
 www.torrentresources.com  
 ARIZONA 602/268-0785  
 NEVADA 702/986-1284  
 CALIFORNIA 651/947-9936

ITEM NUMBERS

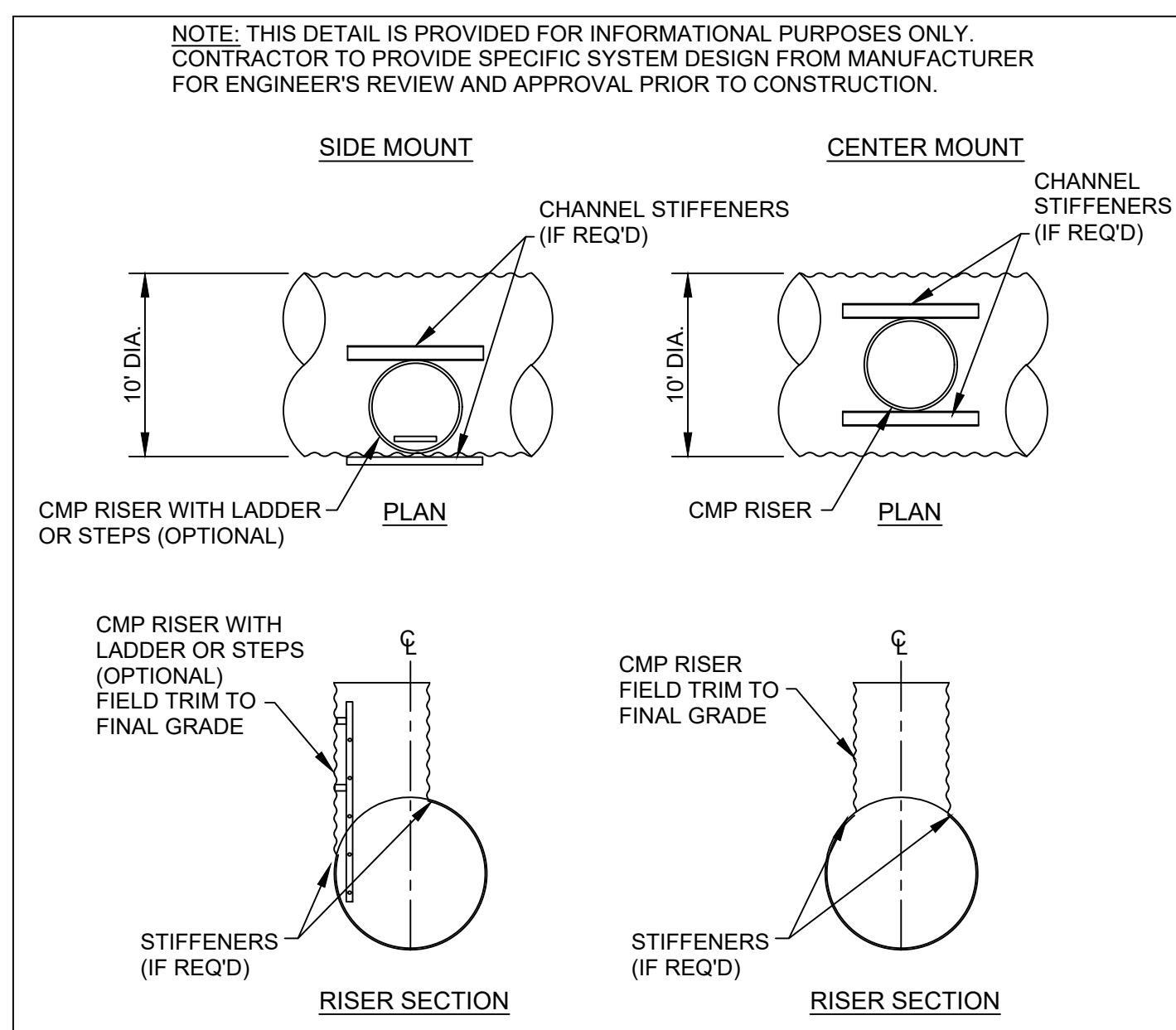
- MANHOLE CONE - MODIFIED FLAT BOTTOM.
- STABILIZED BACKFILL - COMPACTED NATIVE IN LANDSCAPED AREAS, 1 SACK SLURRY IN PAVEMENT.
- BOLTED RING & GRATE/COVER - DIAMETER AS SHOWN. CLEAN CAST IRON WITH WORDING "STORM WATER ONLY" IN RAISED LETTERS. BOLTED IN 2 LOCATIONS AND SECURED TO CONE WITH MORTAR. RIM ELEVATION ±0.02' OF PLANS.
- GRADED BASIN OR PAVING (BY OTHERS).
- COMPACTED BASE MATERIAL (BY OTHERS).
- 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.
- PRE-CAST LINER - 4000 PSI CONCRETE 48" ID. X 54" OD. CENTER IN HOLE AND ALIGN SECTIONS TO MAXIMIZE BEARING SURFACE.
- MIN. 6" Ø DRILLED SHAFT.
- SUPPORT BRACKET - FORMED 12 GA. STEEL. FUSION BONDED EPOXY COATED.
- OVERFLOW PIPE - SCH. 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL.
- ABSORBENT - HYDROPHOBIC PETROCHEMICAL SPONGE. MIN. 128 OZ. CAPACITY.
- DRAINAGE PIPE - ADS HIGHWAY GRADE WITH TRI-A COUPLER. SUSPEND PIPE DURING BACKFILL OPERATIONS TO PREVENT BUCKLING OR BREAKAGE. DIAMETER AS NOTED.
- CONNECTOR PIPE - 4" Ø SCH. 40 PVC.
- VENTED ANTI-SIPHON INTAKE WITH FLOW REGULATOR.
- BASE SEAL - GEOTEXTILE, POLY LINER OR CONCRETE SLURRY.
- INTEAKE SCREEN - SCH. 40 PVC 0.120" MODIFIED SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. 48" OVERALL LENGTH WITH TRI-C END CAP.
- ROCK - CLEAN AND WASHED, SIZED BETWEEN 3/8" AND 1-1/2" TO BEST COMPLEMENT SOIL CONDITIONS.
- 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.
- 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.
- OPTIONAL INLET PIPE (BY OTHERS).
- MIN. 4" Ø SHAFT - DRILLED TO MAINTAIN PERMEABILITY OF DRAINAGE SOILS.
- MOISTURE MEMBRANE - 6 MIL. PLASTIC. PLACE SECURELY AGAINST ECCENTRIC CONE AND HOLE SIDEWALL. USED IN LIEU OF SLURRY IN LANDSCAPED AREAS.
- FABRIC SEAL - U.V. RESISTANT GEOTEXTILE - TO BE REMOVED BY CUSTOMER AT PROJECT COMPLETION.

AZ Lic. R0029465 A, R0034707 B-4, ADWR 363  
 CA Lic. 57080, C-42, HAZ  
 NV Lic. 003530 A - NM Lic. 9654 GF04  
 U.S. Patent No. 4,923,339 -™ Trademark 1974, 1990, 2004

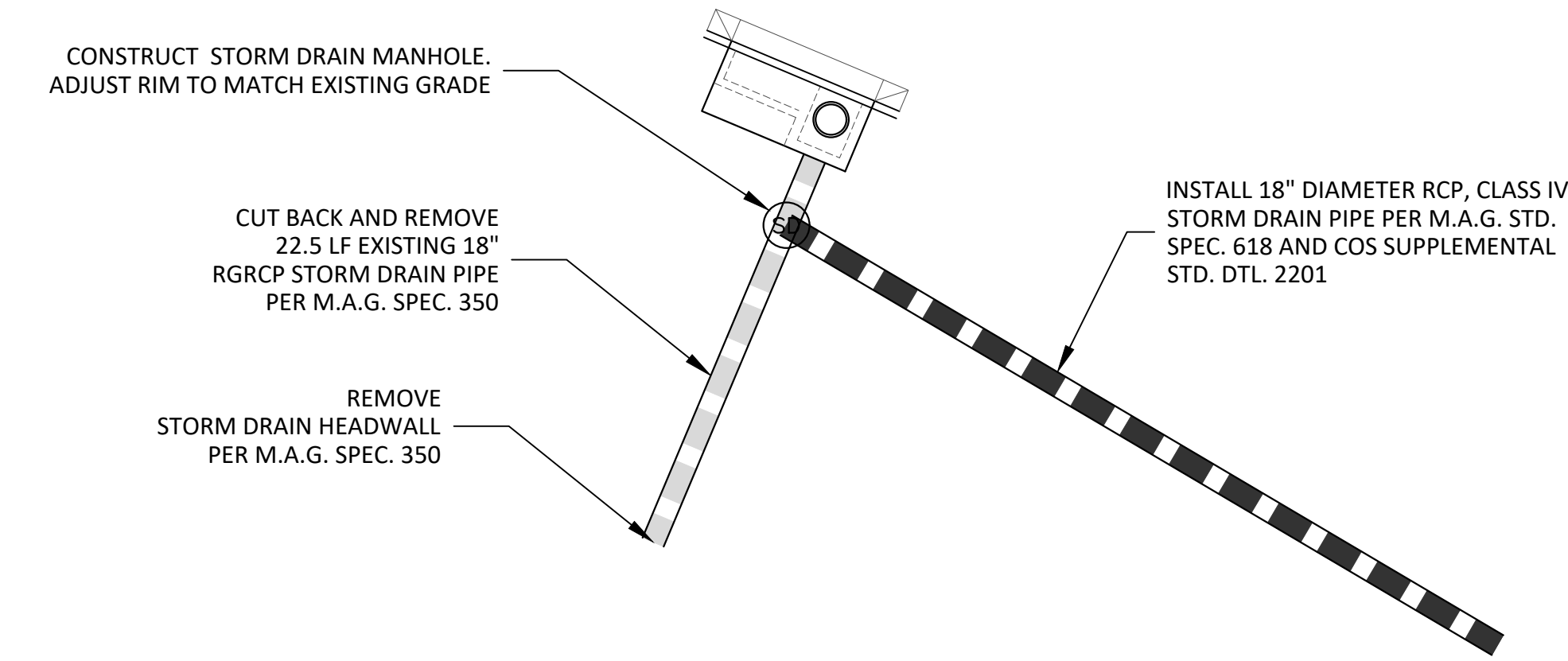
DETAIL #1 - MAXWELL PLUS DRYWELL



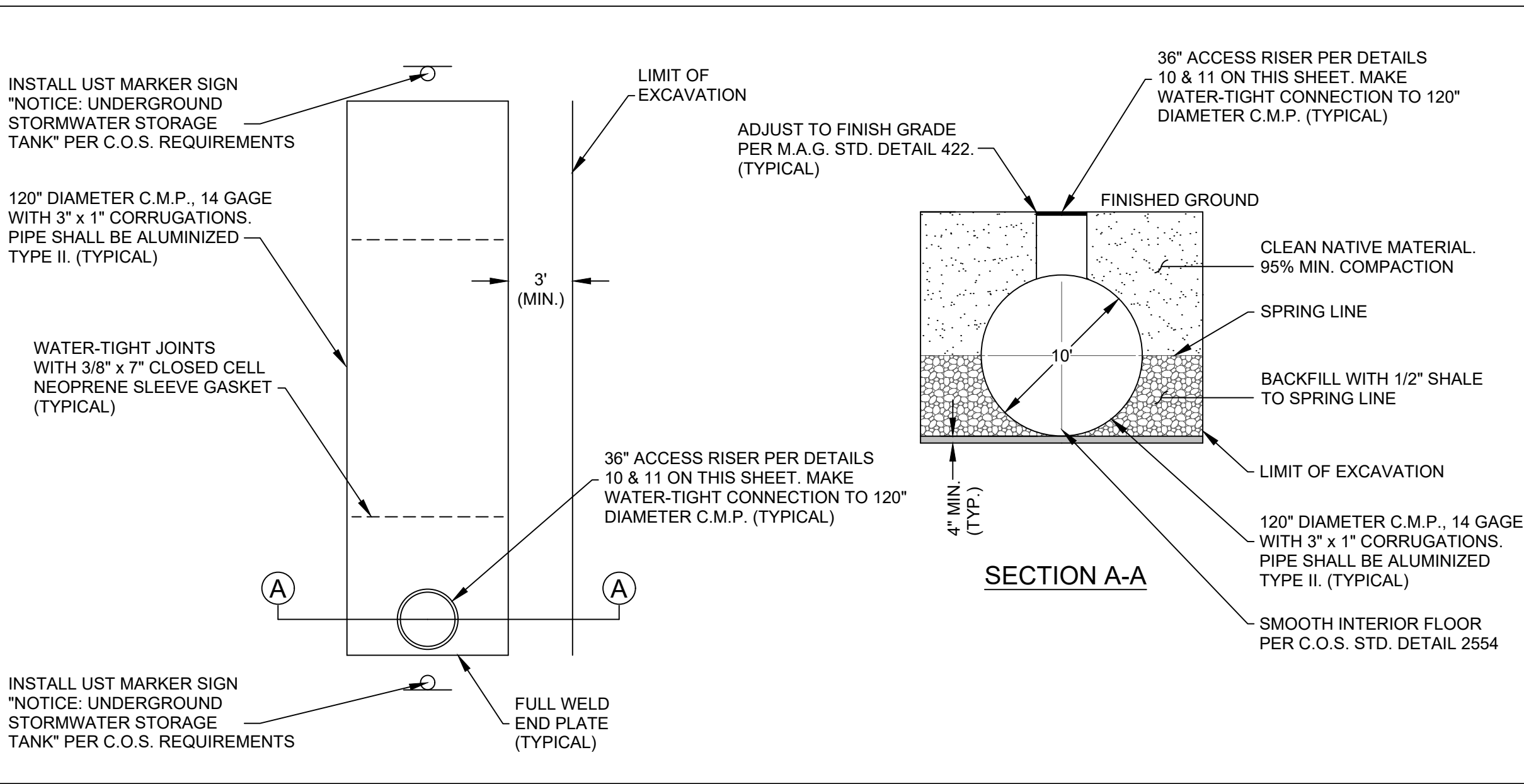
DETAIL #3 - CURB RAMP  
NO SCALE



DETAIL #4 - CMP RISER DETAIL



DETAIL #5 - EX. STORM DRAIN MODIFICATION



DETAIL #2 - CMP UNDERGROUND RETENTION TANK INSTALLATION

LEGAL DESCRIPTION

**LOT 5**  
 A PORTION OF TRACT G AS SHOWN ON "STATE PLAT NO. 27 AMENDED CORE NORTH," AN AMENDED PLAT RECORDED AT BOOK 352, PAGE 28 OF MARICOPA COUNTY RECORDS (M.C.R.), TRACT K AND A PORTION OF TRACT D, AS SHOWN IN "LOT 1A OF CAVASSON, CLARET DRIVE R/W, CAVASSON BLVD. R/W & HAYDEN RD. R/W," A FINAL PLAT RECORDED IN BOOK 1471, PAGE 18, A PORTION OF TRACT A OF "CAVASSON - PHASE 3A, A FINAL PLAT RECORDED IN BOOK 1686, PAGE 49, M.C.R. AND TRACTS D AND E OF "CAVASSON - PHASE 3B, A FINAL PLAT RECORDED IN BOOK 1756, PAGE 48, M.C.R., BEING LOCATED IN 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26, BEING MARKED BY A MARICOPA COUNTY BRASS CAP FLUSH, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 26, BEING MARKED BY A GLO BRASS CAP, BEARS NORTH 89 DEGREES 58 MINUTES 34 SECONDS WEST, 2640.96 FEET;  
 THENCE NORTH 00 DEGREES 01 MINUTES 06 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, 1309.63 FEET TO THE CENTERLINE OF CAVASSON BLVD. AS SHOWN IN SAID FINAL PLAT OF "LOT 1A OF CAVASSON, CLARET DRIVE R/W, CAVASSON BLVD R/W & HAYDEN RD. R/W";  
 THENCE CONTINUING ALONG SAID EAST LINE, NORTH 00 DEGREES 01 MINUTES 06 SECONDS WEST, 74.49 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID CAVASSON BLVD. AND THE POINT OF BEGINNING;  
 THENCE DEPARTING SAID EAST LINE, SOUTH 89 DEGREES 10 MINUTES 28 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 25.06 FEET;  
 THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 76 DEGREES 38 MINUTES 23 SECONDS WEST, 470.58 FEET;  
 THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 13 DEGREES 21 MINUTES 37 SECONDS EAST, 182.25 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1000.00 FEET;  
 THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13 DEGREES 41 MINUTES 10 SECONDS, AN ARC LENGTH OF 238.87 FEET TO THE BEGINNING OF A REVERSE TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1000.00 FEET;  
 THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06 DEGREES 30 MINUTES 05 SECONDS, AN ARC LENGTH OF 113.47 FEET;  
 THENCE NORTH 20 DEGREES 32 MINUTES 41 SECONDS EAST, 110.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CLARET DRIVE AS SHOWN IN SAID FINAL PLAT OF "CAVASSON - PHASE 3B", AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH THE CENTER BEARS SOUTH 20 DEGREES 32 MINUTES 41 SECONDS WEST, 410.00 FEET;  
 THENCE ALONG SAID RIGHT-OF-WAY LINE, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02 DEGREES 17 MINUTES 31 SECONDS, AN ARC LENGTH OF 16.40 FEET;  
 THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 67 DEGREES 09 MINUTES 48 SECONDS EAST, 32.61 FEET;  
 THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 66 DEGREES 41 MINUTES 27 SECONDS EAST, 11.09 FEET;  
 THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 67 DEGREES 09 MINUTES 48 SECONDS EAST, 426.60 FEET;  
 THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 22 DEGREES 09 MINUTES 48 SECONDS EAST, 35.36 FEET TO THE WEST RIGHT-OF-WAY LINE OF HAYDEN ROAD;  
 THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 22 DEGREES 50 MINUTES 12 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 206.18 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2375.00 FEET;  
 THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07 DEGREES 32 MINUTES 47 SECONDS, AN ARC LENGTH OF 312.81 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF CAVASSON BLVD.;  
 THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, SOUTH 59 DEGREES 10 MINUTES 28 SECONDS WEST, 10.79 FEET TO THE POINT OF BEGINNING.

1201 S. Alma School Rd.  
 Suite 12000  
 Mesa, AZ 85210  
 PH: 480.892.3313  
**HUBBARD**  
**ENGINEERING**  
 www.hubbardengineering.com

**CIVIL DETAILS**  
**RETAIL NORTH AND MOB. - PRELIMINARY**  
 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

Date	10/25/2024
Project No.	18114-506
Project Mgr.	TSW
Project Eng.	TSW

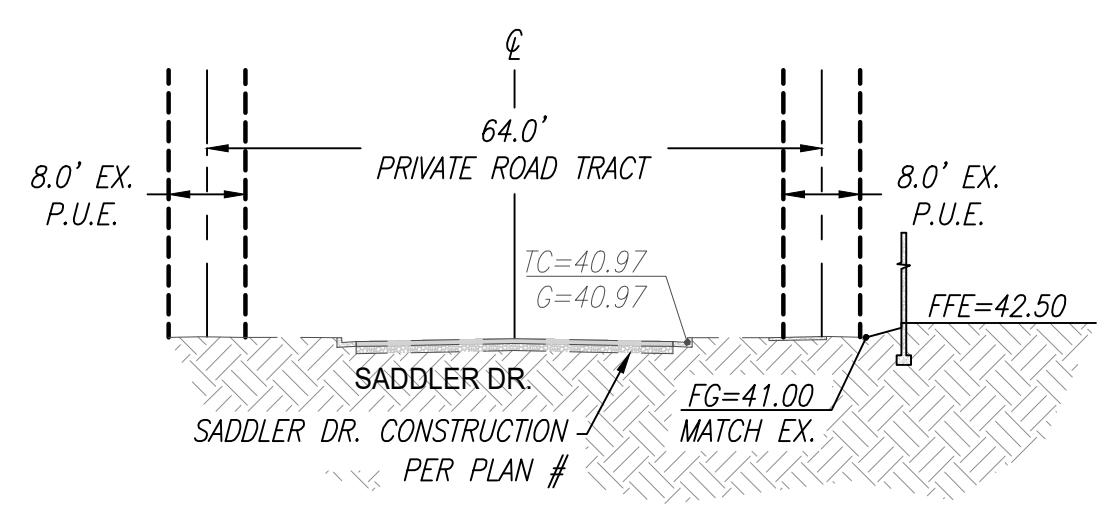
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 WITHOUT PERMIT

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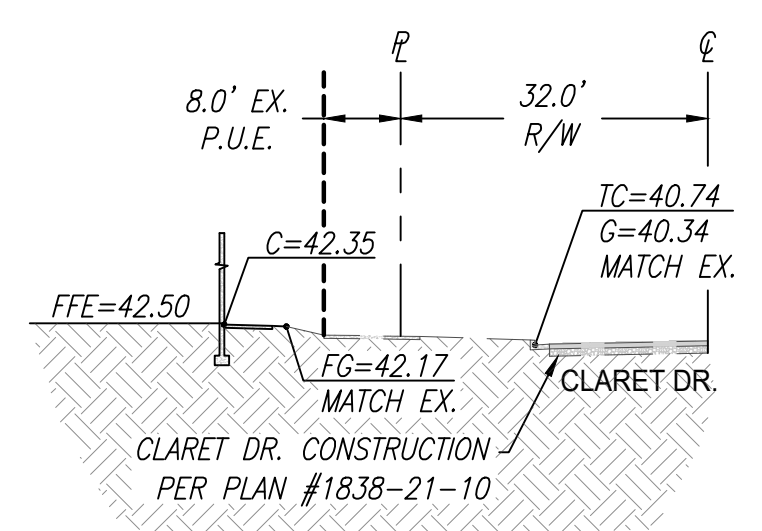
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P:\2018\18114-506\18114-506.dwg Oct 25, 2024 - 2:35pm Ralston

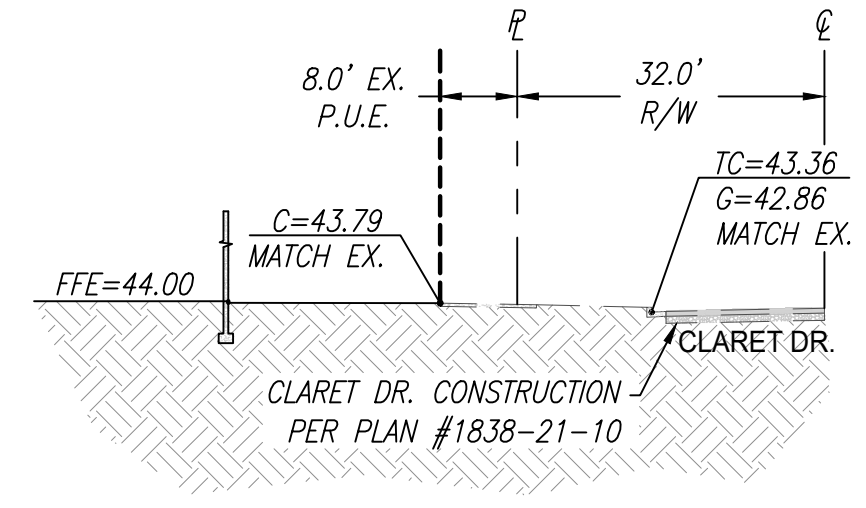
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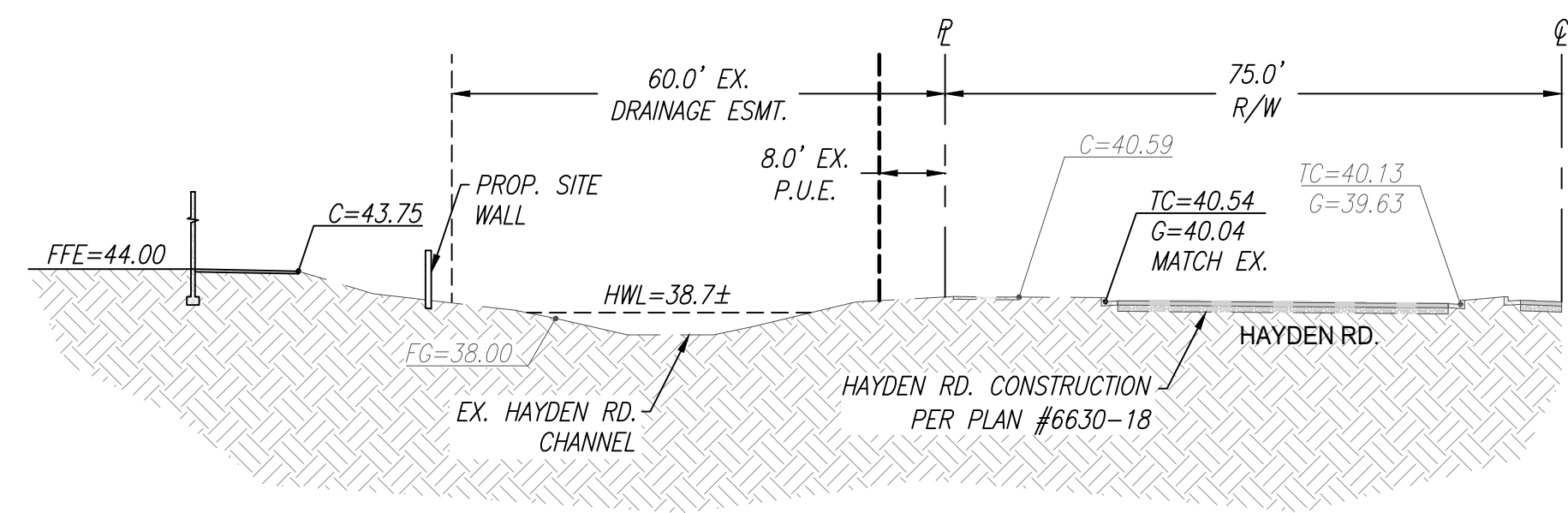
**SECTION A-A**  
 VSCALE: 1"=20'  
 HSCALE: 1"=20'  
 SEE SHEET PGD-01



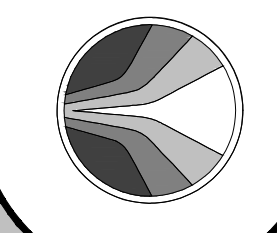
**SECTION B-B**  
 VSCALE: 1"=20'  
 HSCALE: 1"=20'  
 SEE SHEET PGD-01



**SECTION C-C**  
 VSCALE: 1"=20'  
 HSCALE: 1"=20'  
 SEE SHEET PGD-02



**SECTION D-D**  
 VSCALE: 1"=20'  
 HSCALE: 1"=20'  
 SEE SHEET PGD-02



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 ENGINEERING  
 www.hubbardengineering.com

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

**CROSS SECTIONS**  
**RETAIL NORTH AND MOB - PRELIMINARY**  
 A PORTION OF THE EAST HALF OF SECTION 28 AND THE WEST HALF OF SECTION 25,  
 TOWNSHIP 4 NORTH, RANGE 14 EAST OF THE GILA AND SALT RIVER MERIDIAN,  
 MARICOPA COUNTY, ARIZONA

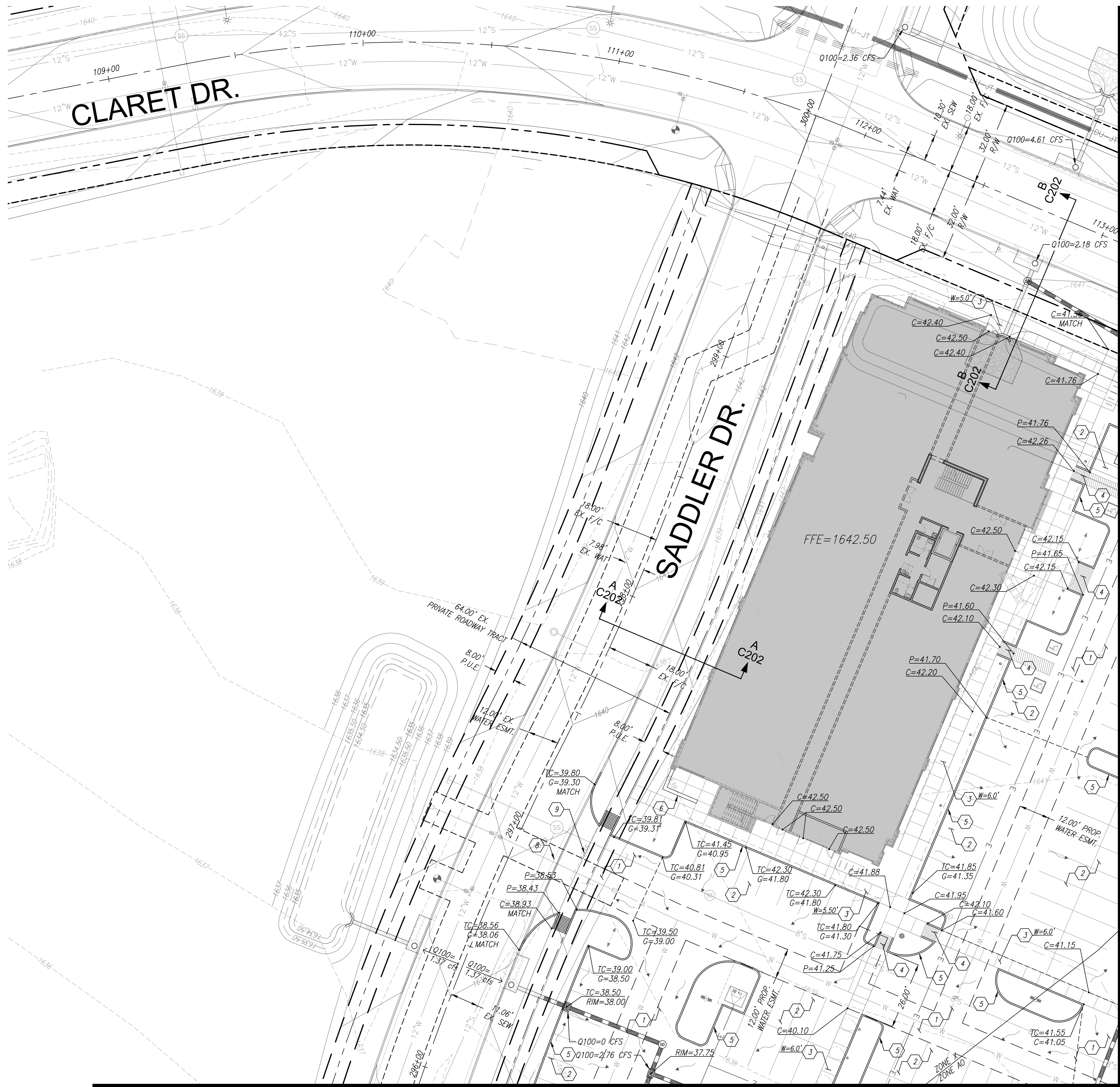
Date	10/25/2024
Project No.	18114-506
Project Mgr.	TSW
Project Eng.	TSW

NOT FOR  
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 DO NOT REPRODUCE  
 WITHOUT PERMIT



SHT: 03 OF 13  
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XXXX-XX-XX, 5-MD-2023



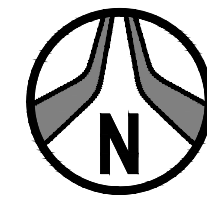
CONSTRUCTION NOTES

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 DETAIL 3 ON SHEET C201 WITH DETECTABLE WARNING SURFACE PER C.O.S. STD. DETAIL 2231.
- 5 CONSTRUCT 6" SINGLE CONCRETE CURB PER M.A.G. STD. DETAIL 222, TYPE 'A'.
- 6 CONSTRUCT SITE WALL PER ARCHITECTURAL PLANS.
- 7 INSTALL TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
- 8 REMOVE EXISTING CURB AND GUTTER.
- 9 REMOVE EXISTING SIDEWALK.

MATCH SHEET PGD-02

MATCH SHEET PGD-03



Call before you dig.  
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PRELIMINARY  
OR RECORDING  
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**PRELIMINARY GRADING PLAN**  
**RETAIL NORTH AND M.O.B. - PRELIMINARY**  
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

Project No. 18114-506	Date 10/25/2024	Sheet No. SHT: 04 OF 13
Project Manager TSW	Project Engineer TSW	PGD-01

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CONSTRUCTION NOTES

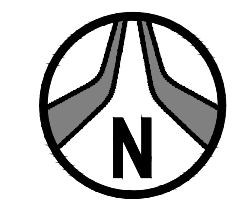
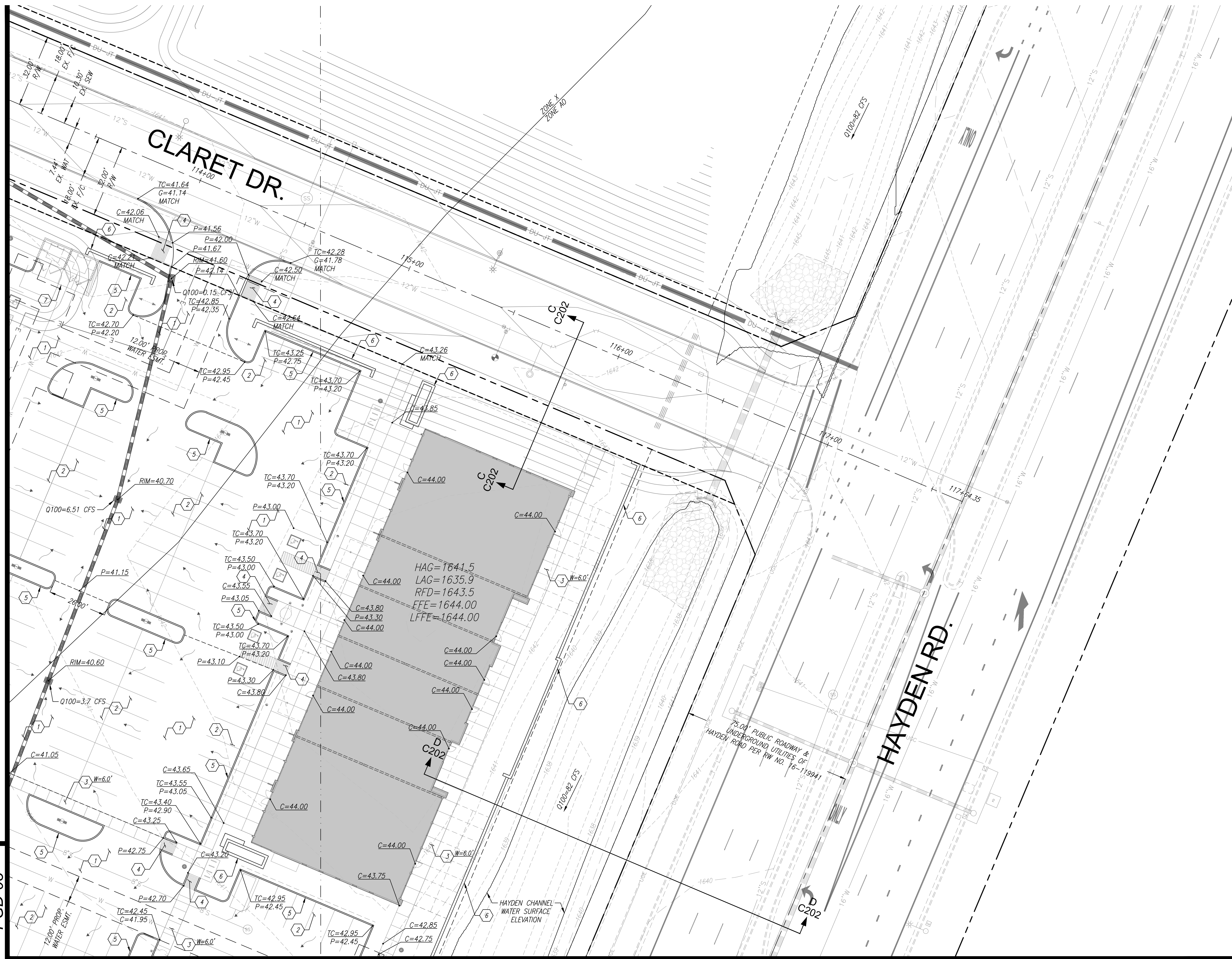
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MATCH SHEET PGD-01

MATCH SHEET PGD-03

MATCH SHEET PGD-04



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**PRELIMINARY GRADING PLAN**  
**RETAIL NORTH AND M.O.B. - PRELIMINARY**  
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TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA

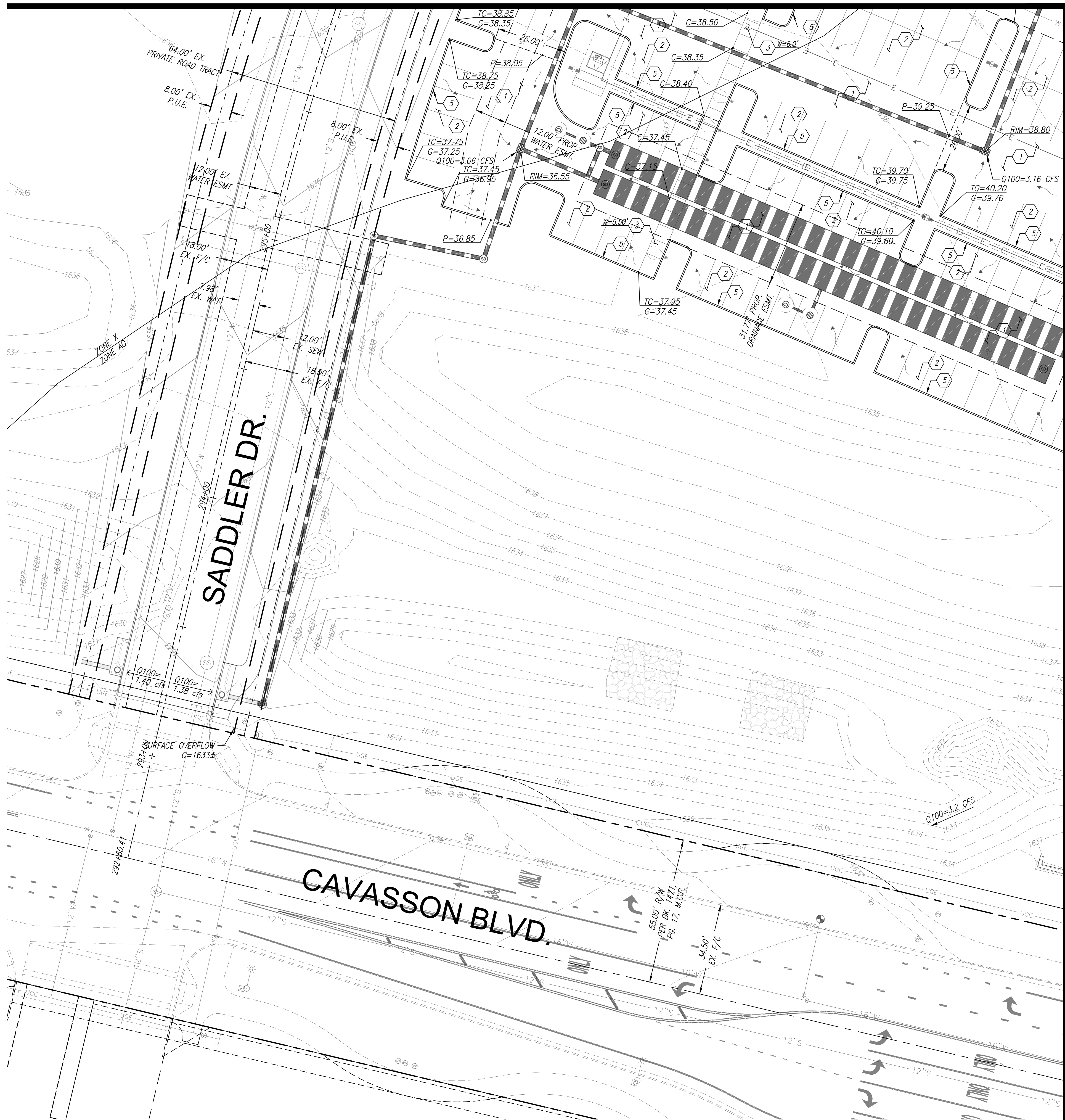
Project No. 18114-506	Date 10/25/2024	Sheet No. SHT: 05 OF 13
Project Manager TSW	Project Engineer TSW	PGD-02

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XXXX-XX-XX, 5-MD-2023

MATCH SHEET PGD-01



MATCH SHEET PGD-02

MATCH SHEET PGD-04

CONSTRUCTION NOTES

GRADING NOTES

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**PRELIMINARY GRADING PLAN**  
**RETAIL NORTH AND M.O.B. - PRELIMINARY**  
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

Project No. 18114-506	Date 10/25/2024	Sheet No. SHT: 06 OF 13
Project Manager TSW	Project Engineer TSW	PGD-03

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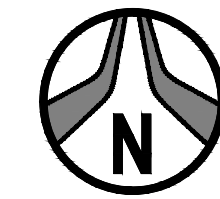
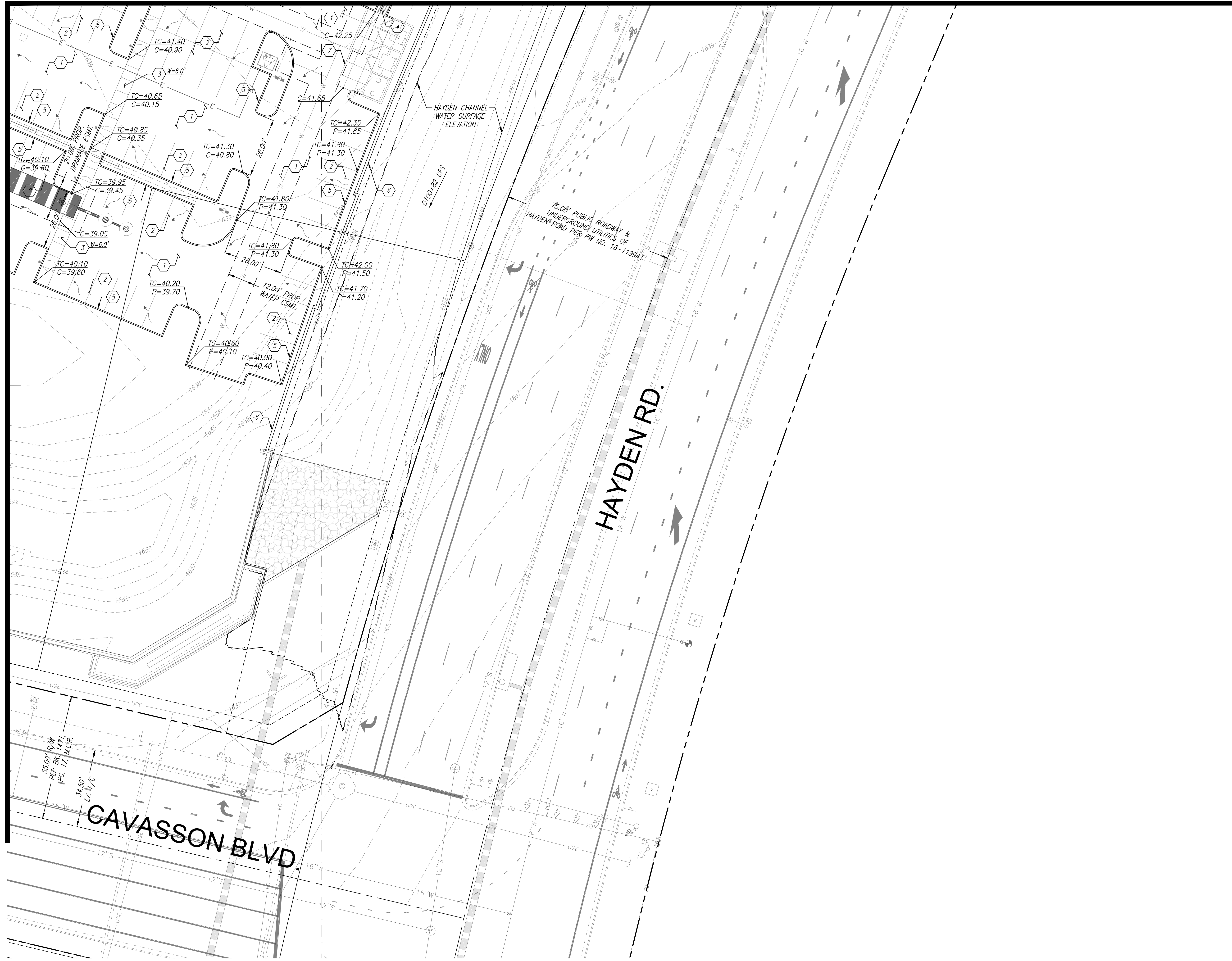
MATCH SHEET PGD-02

CONSTRUCTION NOTES

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MATCH SHEET PGD-03



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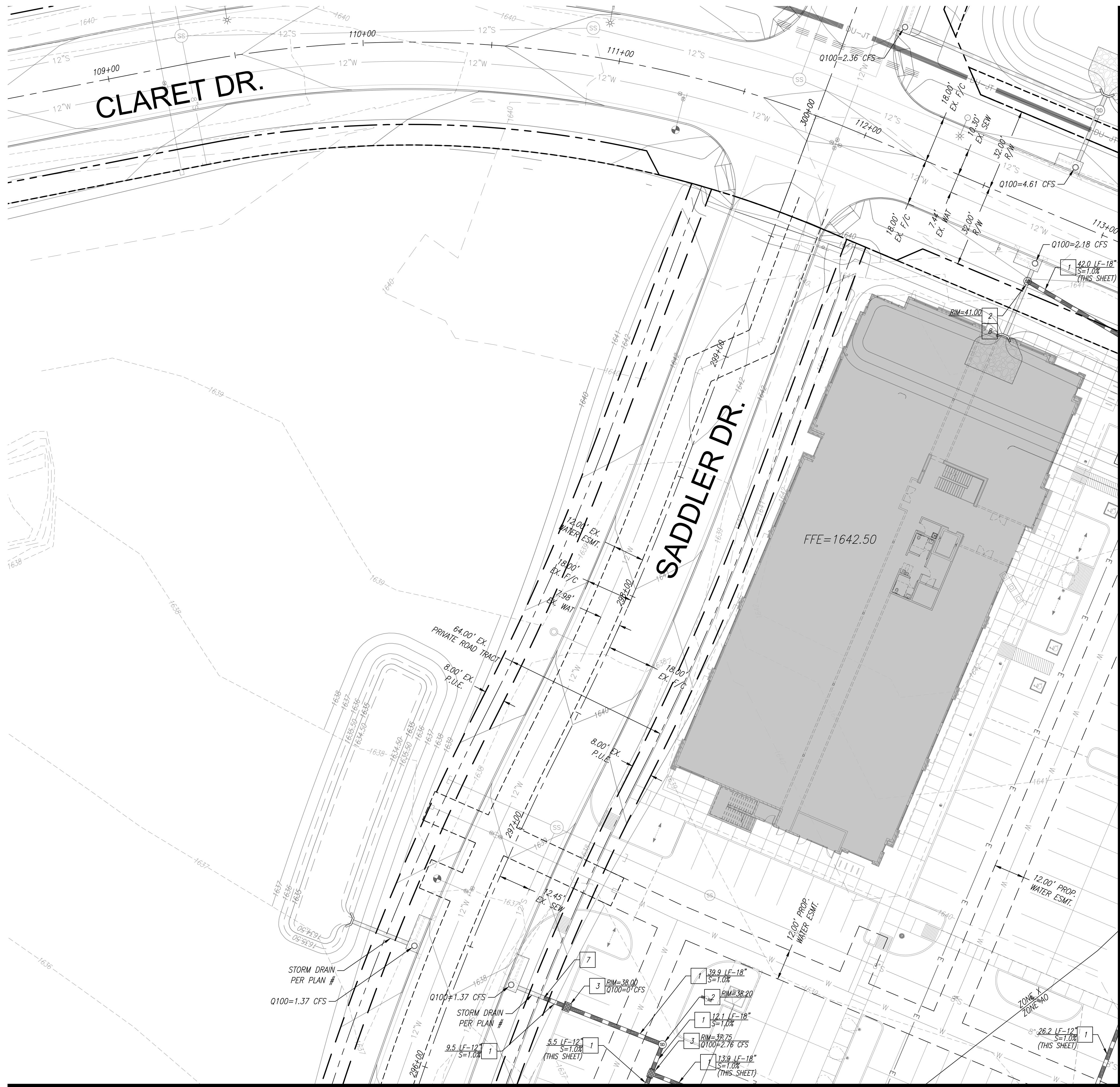


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**PRELIMINARY GRADING PLAN**  
**RETAIL NORTH AND M.O.B. - PRELIMINARY**  
A PORTION OF THE EAST HALF OF SECTION 26 AND THE WEST HALF OF SECTION 25,  
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MARICOPA COUNTY, ARIZONA

Project No. 18114-506	Date 10/25/2024	Sheet No. SHT: 07 OF 13
Project Manager TSW	Project Engineer TSW	PGD-04

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CONSTRUCTION NOTES

STORM DRAIN NOTES

- 1 INSTALL RGRCP, CLASS IV, 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.
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- 5 INSTALL 120" DIAMETER CORRUGATED METAL PIPE UNDERGROUND RETENTION SYSTEM PER DETAIL 2 ON SHEET C201. LENGTH AS NOTED.
- 6 INSTALL MAXWELL PLUS DUAL-CHAMBER DRYWELL PER DETAIL 1 ON SHEET C201.
- 7 REMOVE STUB AND CONNECT TO EXISTING 18" STORM DRAIN.
- 8 REMOVE EXISTING PIPE PER DETAIL 5 ON SHEET C201.

MATCH SHEET PSD-02

MATCH SHEET PSD-03



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**PRELIMINARY GRADING PLAN**  
**RETAIL NORTH AND M.O.B. - PRELIMINARY**  
A PORTION OF THE EAST HALF OF SECTION 26 AND THE WEST HALF OF SECTION 25,  
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MARICOPA COUNTY, ARIZONA

Project No. 18114-506	Date 10/25/2024	Sheet No. SHT: 08 OF 13
Project Manager TSW	Project Engineer TSW	PSD-01

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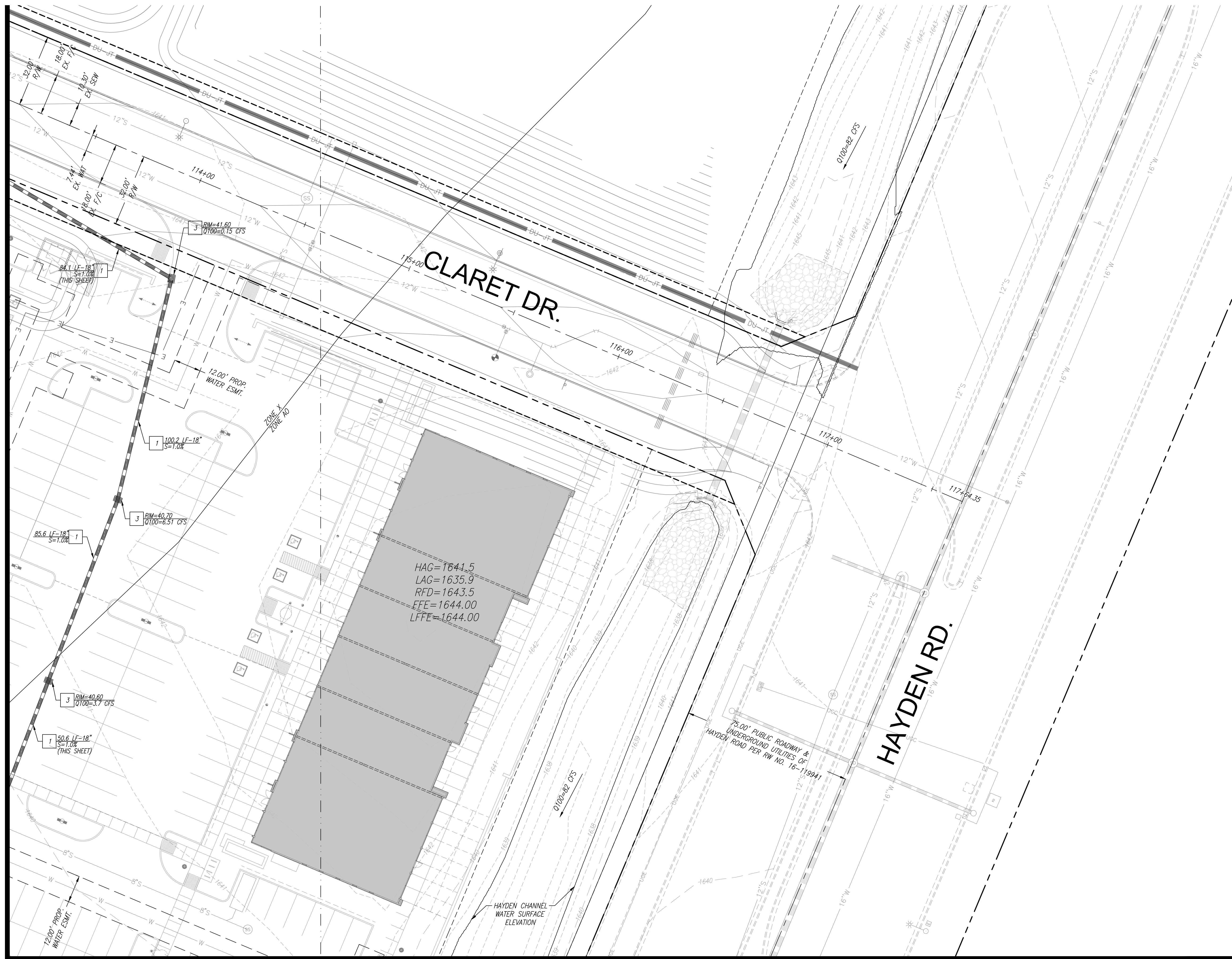
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MATCH SHEET PSD-01



MATCH SHEET PSD-04

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**PRELIMINARY GRADING PLAN**  
**RETAIL NORTH AND M.O.B. - PRELIMINARY**  
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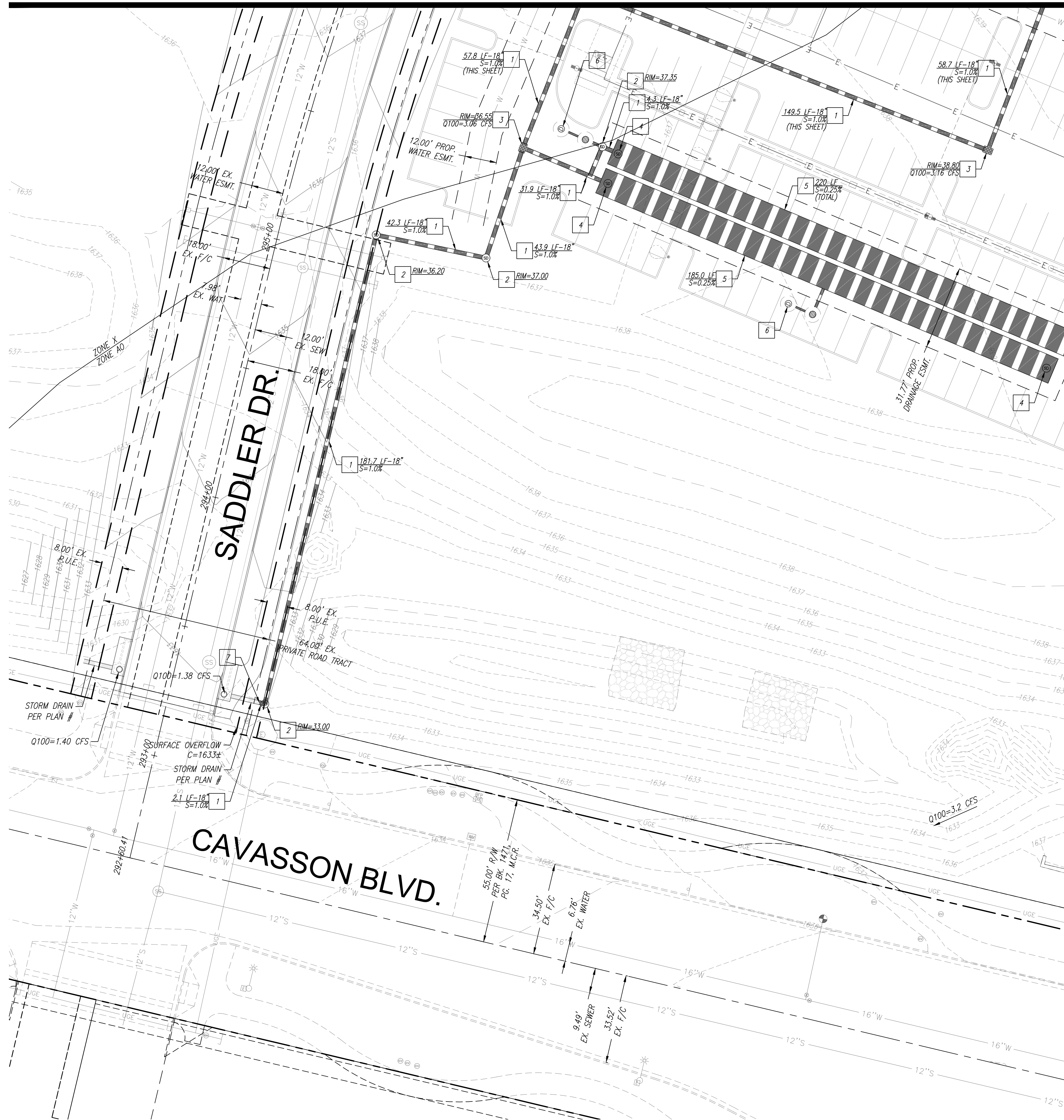
Project No. 18114-506	Date 10/25/2024	Sheet No. SHT: 09 OF 13
Project Manager TSW	Project Engineer TSW	PSD-02

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MATCH SHEET PSD-01

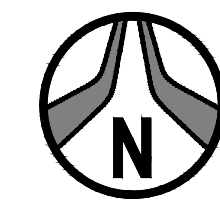


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MATCH SHEET PSD-04



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**PRELIMINARY STORM DRAIN PLAN**  
**RETAIL NORTH AND M.O.B. - PRELIMINARY**  
A PORTION OF THE EAST HALF OF SECTION 26 AND THE WEST HALF OF SECTION 25,  
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MARICOPA COUNTY, ARIZONA

Project No. 18114-506	Date 10/25/2024	Sheet No. SHT: 10 OF 13
Project Manager TSW	Project Engineer TSW	PSD-03

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MATCH SHEET PSD-02

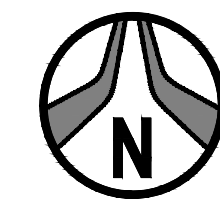
MATCH SHEET PSD-03



CONSTRUCTION NOTES

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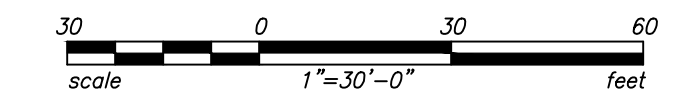
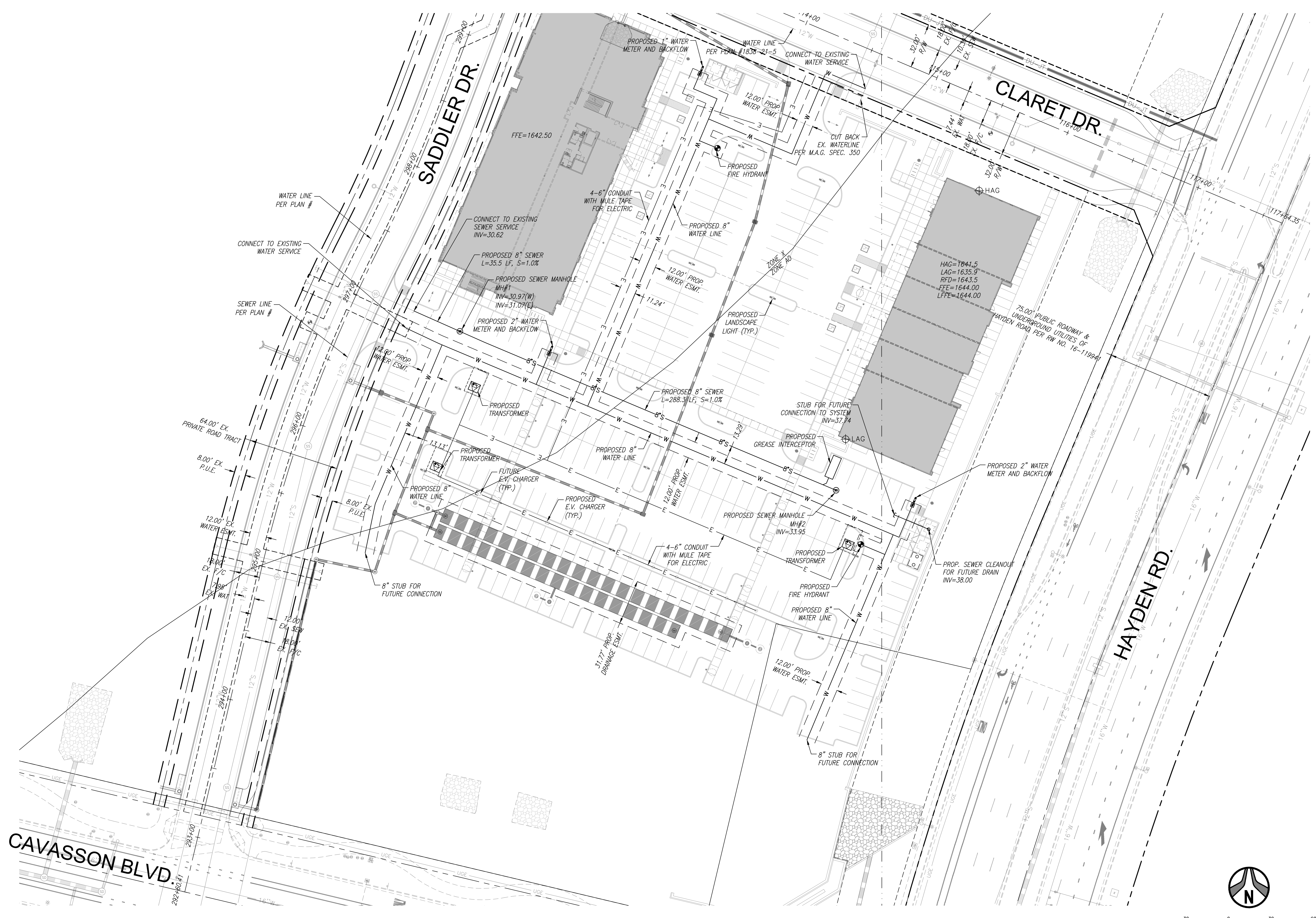
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**PRELIMINARY STORM DRAIN PLAN**  
**RETAIL NORTH AND M.O.B. - PRELIMINARY**  
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MARICOPA COUNTY, ARIZONA

Project No. 18114-506	Date 10/25/2024	Sheet No. SHT: 11 OF 13
Project Manager TSW	Project Engineer TSW	PSD-04

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**PRELIMINARY UTILITY PLAN**  
**RETAIL NORTH AND MOB - PRELIMINARY**  
 A PORTION OF THE EAST HALF OF SECTION 08 AND THE WEST HALF OF SECTION 25  
 TOWNSHIP 4 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN,  
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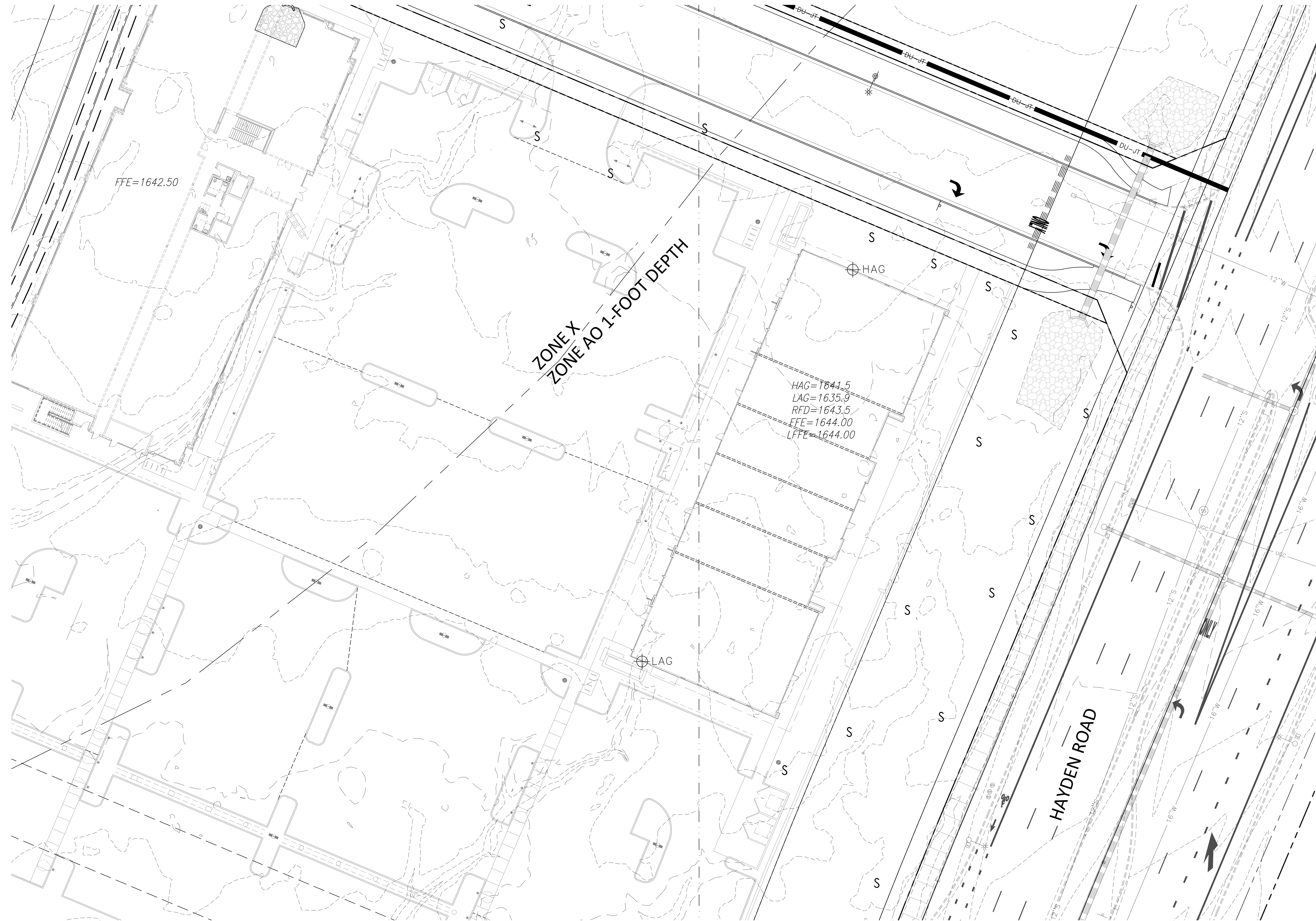
Date	10/25/2024
Project No.	18114-506
Project Mgr.	TSW
Project Eng.	TSW

DO NOT FOR  
 CONSTRUCTION  
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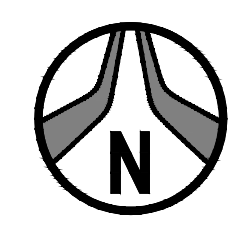
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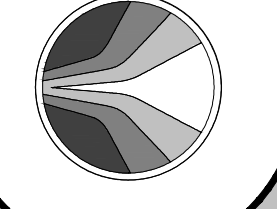
HAYDEN ROAD

NOTE: ALL CONTOURS SHOWN ARE PREDEVELOPMENT



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Mesa, AZ 85210  
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**HAG/LAG EXHIBIT**  
RETAIL NORTH AND M.O.B.

Date  
10/23/2024  
Project Eng.  
M. WOLF

Project No.  
18114-506  
Project Mgr.  
T. WOLF

CONSULTING FOR  
PROJECTS OF ALL  
SIZES AND TYPES  
OF RECORDING  
AND AT RISK



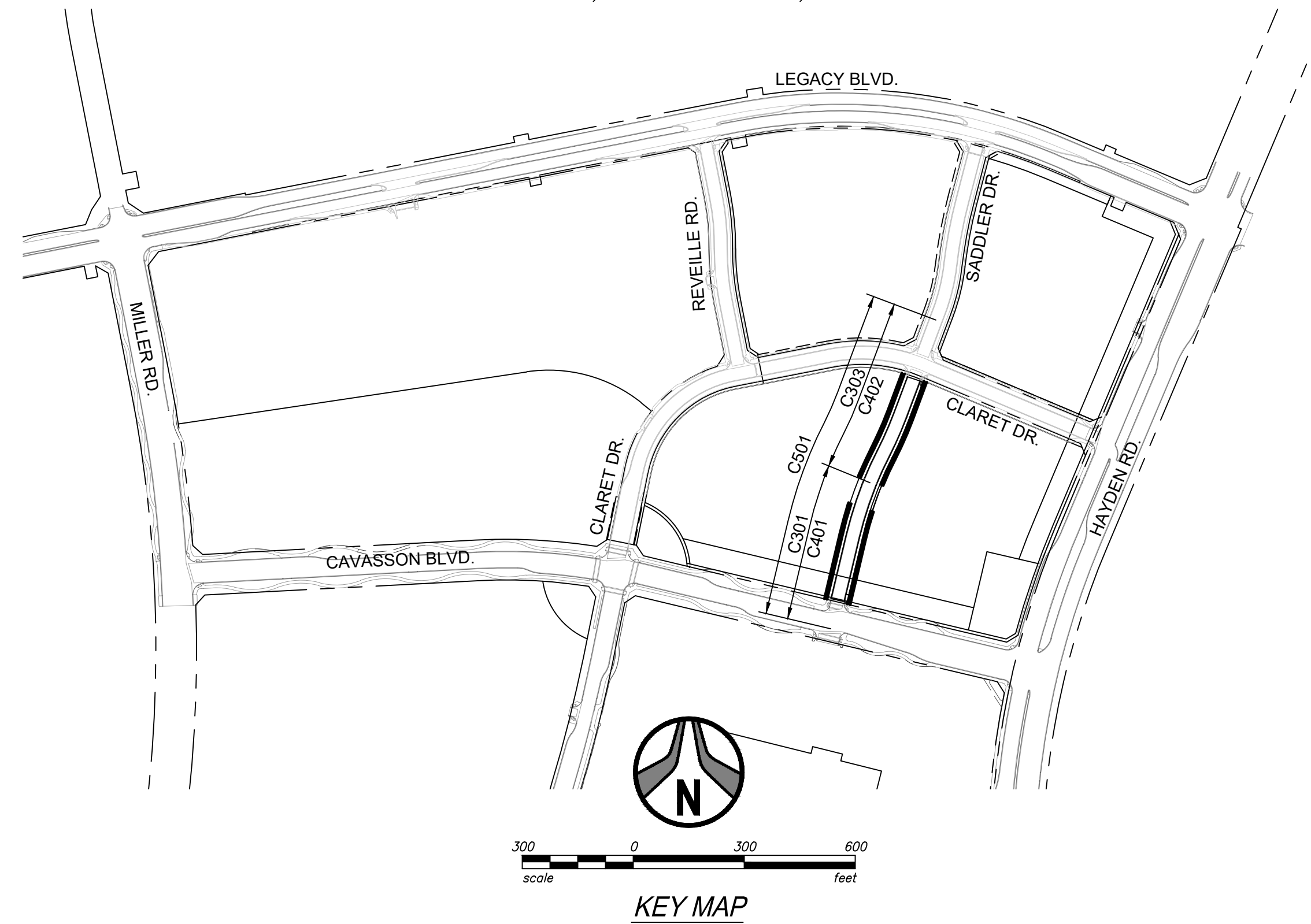
Call before you dig.  
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602.263.1100

EX 03

QUANTITIES FOR PERMIT			
	ITEM	QUANTITY	UNITS
PAVING	PAVING, ASPHALT CONCRETE (2" A.C. (A-3/4") OVER 8" A.B.C.)	2,325	SY
	PAVING, OVERLAY OR TOP COURSE OF MULTICOURSE PAVING (1.5" C.O.S. APPROVED EVAC MIX)	2,325	SY
	BARRICADING (PERMANENT - WOODEN)	0	EA
	GUARD RAIL	0	LF
	SURVEY MONUMENTS	3	EA
CONCRETE	DRIVEWAYS	0	SY
	PAVING, PORTLAND CEMENT CONCRETE	0	SY
	DECORATIVE SIDEWALK OR PAVING (BOMANITE, TERRAZZO, ETC.)	0	SF
	SIDEWALK AND BICYCLE PATH	3,863	SF
	CURB AND GUTTER	1,268	LF
	VALLEY GUTTER	0	SF
	CONCRETE APRON INCLUDING CURB AND/OR WHEELCHAIR RAMPS	0	EA
	SCUPPERS & BUILDING DRAINS	0	EA
	ALLEY SURFACING (NON A.C.)	0	SY
	CUTOFF WALLS	0	LF
WATER	SLOPE PROTECTION (RIPRAP, GABIONS, GUNNITE, COBBLES, ETC.)	0	CU. YD.
	PIPE ENCASEMENTS (IN TWENTY-LINEAR-FOOT SECTION)	1	EA
	WATER MAIN	633	LF
	WATER SERVICE LINE	51	LF
	TAPPING SLEEVE AND VALVES	2	EA
	FIRE HYDRANTS	1	EA
	BORINGS	0	LF
	VAULT: METER/PRV	0	EA
	PIPE ENCASEMENTS (IN TWENTY-LINEAR-FOOT SECTION)	1	EA
	SANITARY SEWER MAIN	382	LF
SEWER	SANITARY TAPS AND SERVICE LINE	30	LF
	CLEANOUTS AND DROP CONNECTIONS	1	EA
	SEWER LINE TELEVISION INSPECTION	0	LF
	SANITARY SEWER MANHOLES	3	EA
	IRRIGATION AND STORM DRAIN PIPE	55	LF
	CATCH BASINS, HEADWALLS, IRRIGATION, S.D. AND WATER MANHOLES	4	EA
	BOX CULVERT	0	LF
	MANHOLES	0	EA
	SIGNS (REGULATORY, WARNING, STREET, ADA, TRAIL, ETC.)	X	EA
	STREET CUT TO PAVEMENT LESS THAN 12 MONTHS OLD	0	SY
MISCELLANEOUS R.O.W.	STREET CUT TO PAVEMENT 12 TO 24 MONTHS OLD	0	SY
	STREET CUT TO PAVEMENT 25 TO 48 MONTHS OLD	0	SY
	DRY WELLS (MAXWELL OR SIMILAR TYPES)	0	EA
	ASBUILTS (PER PERMIT)	1	EA
	STREETLIGHTS	XX	EA
	TRAFFIC SIGNALS	0	PER LEG
	SPRINKLER SYSTEM, PIPING (FOR LANDSCAPING)	0	LF
	UNDERGROUND CABLE AND CONDUIT; INCLUDES TRENCHING AND BACKFILL	0	LF
	SPLICE AND REPAIR PITS (BACKFILL AND PATCH)	0	EA
	ADJUSTMENTS: MANHOLES, VALVES, CLEANOUTS, MONUMENTS, ETC.	0	EA
NOV.-R.O.W. - MISC.	GRADING TOTAL (CUT=X,XXX CY + FILL=X,XXX CY)	XX,XXX	CY
	FENCE WALLS	0	LF
	RETAINING WALLS	0	LF
	REFUSE ENCLOSURE (SINGLE)	0	EA
	REFUSE ENCLOSURE (DOUBLE)	0	EA
DRY UTIL.	WATER METER LANDSCAPE	0	EA
	WATER METER DOMESTIC	0	EA

# CIVIL IMPROVEMENT PLANS FOR PHASE 3C SADDLER DRIVE (PRIVATE)

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,  
SCOTTSDALE, MARICOPA COUNTY, ARIZONA.



### 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 XX/XX/XXXX

### 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 \_\_\_\_\_

### CASE STIPULATION

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 TO THE BEST OF HIS/HER KNOWLEDGE.

ENGINEER'S SIGNATURE \_\_\_\_\_  
DATE XX/XX/XXXX

### 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.  
MCSFD PERMIT NUMBER: DWR-22-00881

### SEWER APPROVAL

MARICOPA COUNTY \_\_\_\_\_ DATE  
ENVIRONMENTAL SERVICES DEPT.  
MCSFD PERMIT NUMBER: WWR-22-00680

### CIVIL APPROVAL

REVIEW & RECOMMENDED APPROVAL BY:

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

### LEGAL DESCRIPTION

PARTIAL PATENT NO. 53-119887-03,  
DEED NO. 2020-0832892, M.C.R.

### SITE DATA

APN: 212-31-120T  
APO: P-C PCP  
QUARTER SECTION: 39-46

### DEVELOPER/OWNER

NATIONWIDE REALTY INVESTORS  
375 NORTH FRONT STREET  
COLUMBUS, OH 43215  
TEL: 614-857-2333  
CONTACT: JAMES K. ROST

### 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 #50202.

### BENCHMARK CERTIFICATION

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON NAVD 1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA.

### 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."

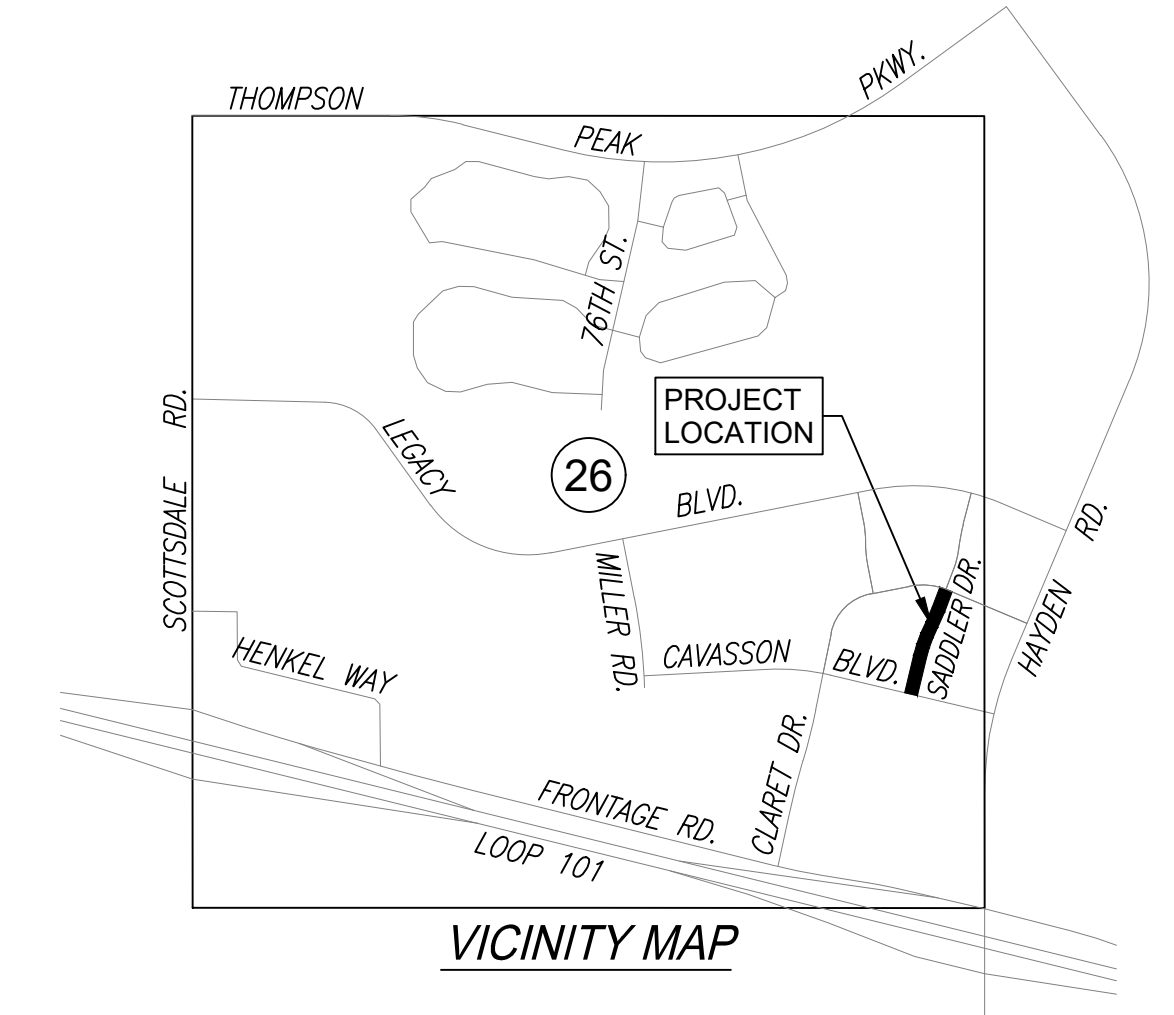
ZONE 'X' IS DEFINED AS:

"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

CIVIL:

PG.	SHEET NO.	SHEET NAME
01	C101	COVER SHEET
02	C102	GENERAL NOTES, LEGEND, ESTIMATED CONSTRUCTION QUANTITIES
03	C103	GEOMETRIC LAYOUT PLAN
04	C104	OVERALL STREET PLAN
05	C105	TYPICAL SECTIONS
06-09	C301-C304	SADDLER DR. PLAN & PROFILES
10	C305	STORM DRAIN PLAN & PROFILES
11	C306	GRADING AND DRAINAGE PLAN
12-14	C401-C403	SADDLER DR. SEWER/WATER PLAN & PROFILES
15	C501	SADDLER DR. SIGNING AND STRIPING PLAN
16-18	C601-C603	SWPPP PLAN



1201 S. Alma School Rd.  
Suite 12000  
Mesa, AZ 85210  
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www.hubbardengineering.com

**HUBBARD ENGINEERING**

**COVER SHEET**  
**PHASE 3C SADDLER DRIVE (PRIVATE)**  
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

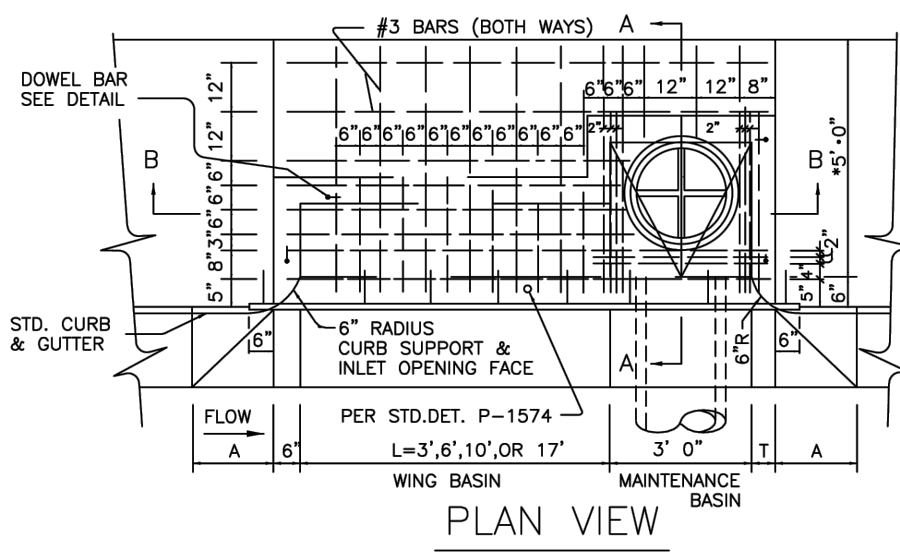
Date 10/25/2024	Project Eng. TSW
Project No. 18114-224	Project Mgr. MSW

DO NOT FOR CONSTRUCTION PERMITTING OR RECORDING WITHOUT STAMP

**81**

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602.263.1100

GUTTER TRANSITION	CURB HEIGHT	DIM 'A'
4"	3'-3"	
5"	2'-6"	
6"	1'-9"	

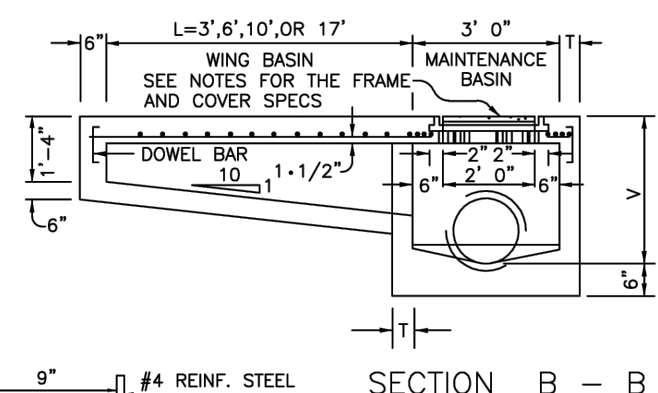


- NOTES**
1. TYPES ARE DESIGNATED AS FOLLOWS:  
"M-1", NO WING, "M-1-1", ONE WING,  
"M-2", TWO WINGS.
  2. ALL CONCRETE SHALL BE CLASS "A".
  3. ALL REINFORCING STEEL SHALL BE DEFORMED BARS AND SHALL CONFORM TO A.S.T.M. SPECIFICATION 615.
  4. CONNECTOR PIPES SHALL BE PLACED IN THE APPROPRIATE WALL OF THE MAINTENANCE BASIN.
  5. FLOOR OF BASIN SHALL BE TROWELLED TO A HARD, SMOOTH SURFACE AND SHALL SLOPE FROM ALL DIRECTIONS TO OUTLET.
  6. CONSTRUCTION DRAINS SHALL BE INSTALLED IN WINGS NOTED. (SEE DET. P-1574).
  7. LOCATE WING BASIN ON UPSTREAM SIDE OF MAINTENANCE BASIN FOR TYPE M-1. WING BASINS FOR TYPE M-2 SHALL BE BOTH SIDES OF MAINTENANCE BASIN.
  8. ACCESS FRAME AND COVER PER DET. P-1561
  9. INSTALL ONE CITY FURNISHED POLLUTION AWARENESS MARKER (PAM) AT EACH CATCH BASIN, AS DIRECTED BY THE ENGINEER.

DEPRESSED GUTTER

PLAN VIEW

TRANSITION (BOTH SIDES)

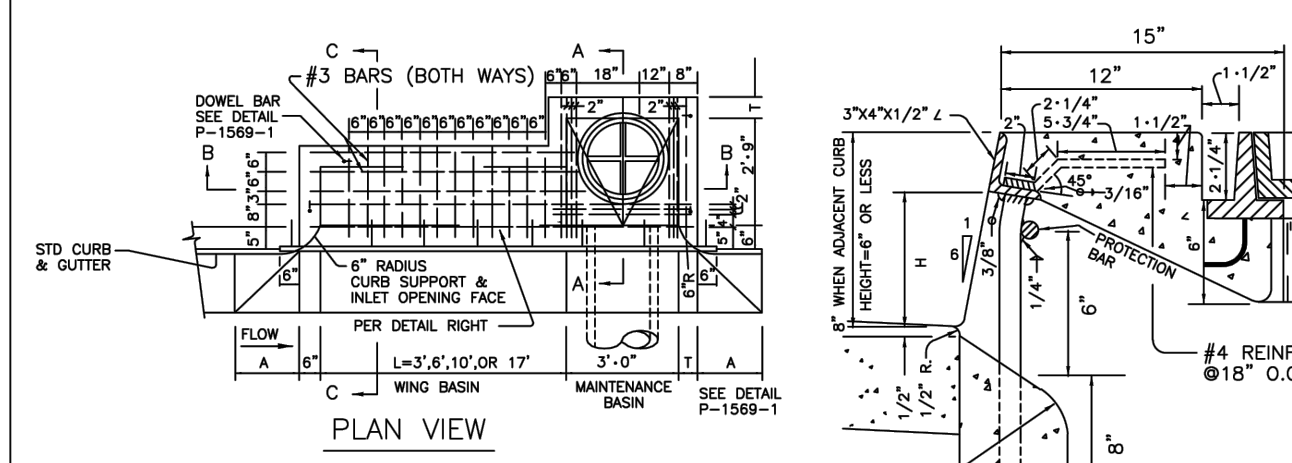


SECTION A - A

DOWEL BAR DETAIL

CATCH BASIN WALL THICKNESS
W = 6" IF V = 4" OR LESS
W = 8" IF V = 4" TO 6"
(IF V EXCEEDS 6" SPECIAL DESIGN IS REQUIRED.)
L = 0" UNLESS SPECIFIED ON THE PLANS
V = 4'-0" MIN. UNLESS OTHERWISE NOTED
"M-2" IN LOCATIONS WHERE 4" SIDEWALK IS REQ'D.

DETAIL NO. P1569-1 City of Phoenix STANDARD DETAIL CATCH BASIN TYPE "M" APPROVED 12/10/2012 DATE P1569-1



- NOTES:**
1. SEE STANDARD DETAILS P-1569-1, P-1561, AND P-1574 FOR CONSTRUCTION NOTES AND ADDITIONAL DETAILS.
  2. INSTALL ONE CITY FURNISHED POLLUTION AWARENESS MARKER (PAM) AT EACH CATCH BASIN, AS DIRECTED BY THE ENGINEER.

SECTION B - B

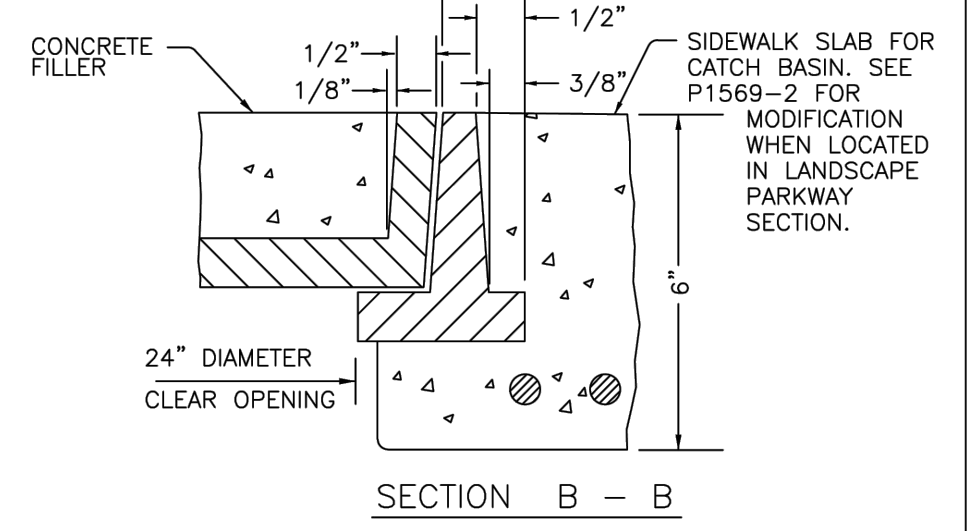
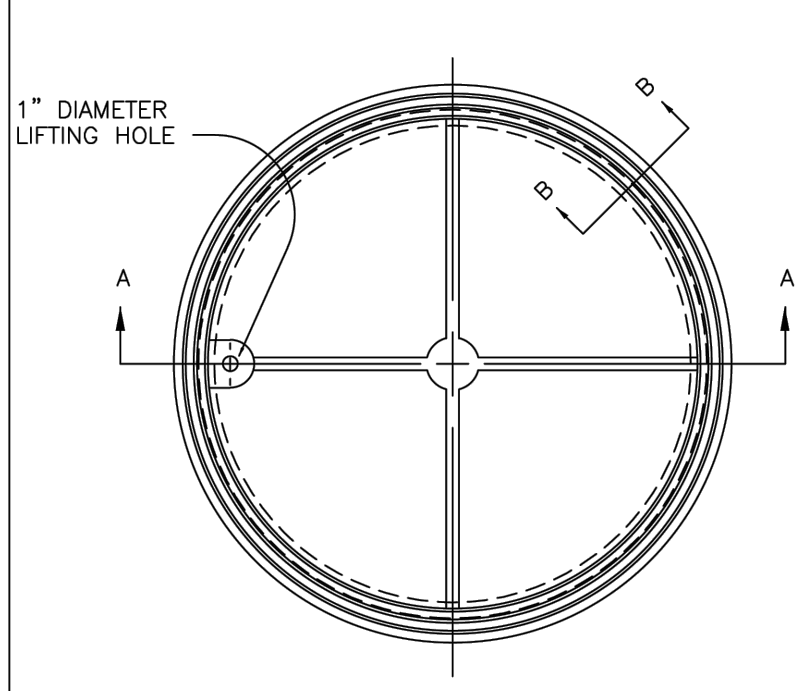
INLET CURB OPENING

SECTION A - A

ACCESS FRAME & COVER

SECTION C - C

DETAIL NO. P1569-2 City of Phoenix STANDARD DETAIL CATCH BASIN - TYPE "M" TOP MODIFICATION IN LANDSCAPE PARKWAY APPROVED 12/10/2012 DATE P1569-2



SECTION A - A

NOTES

1. COVER SHALL BE NON-LOCKING.
2. FRAME AND COVER SHALL BE CAST IRON OR STRUCTURAL STEEL.
3. CATCH BASIN ACCESS FRAME AND COVER IS FOR USE ON NON VEHICULAR TRAFFIC AREAS ONLY.
4. COVER SHALL BE FILLED WITH CONCRETE AND BROOM FINISHED.
5. SMALL VARIATIONS IN DIMENSIONS OR FEATURES OF A MINOR NATURE THAT ARE PART OF THE FOUNDRY'S STANDARD CASTING ARE PERMISSIBLE.

DETAIL NO. P1561 City of Phoenix STANDARD DETAIL FRAME AND COVER CATCH BASIN ACCESS APPROVED 7/31/08 DATE P1561

**ESTIMATED CONSTRUCTION QUANTITIES**

**PAVING**

1. ASPHALT PAVEMENT (1.5" C.O.S. APPROVED EVAC MIX (A-1/2") OVER 2" A.C. (A-3/4") OVER 8" A.B.C.)	2,325 SQ.YD.
2. 6" CONCRETE CURB AND GUTTER (M.A.G. 220-1, TYPE 'A')	1,268 L.F.
3. CONCRETE SIDEWALK (M.A.G. 230)	3,863 SQ.FT.
4. SURVEY MARKER (C.O.S. 2120, TYPE 'D')	3 EA.
5. ADJUST VALVE BOX & COVER (M.A.G. SPEC. 345, C.O.S. SPEC. 345 & M.A.G. 270)	3 EA.
6. ADJUST MANHOLE FRAME & COVER (M.A.G. SPEC. 345, C.O.S. SPEC. 345 & M.A.G. 422)	3 EA.

**STORM DRAIN**

1. 18" DIAMETER RORCP, CLASS IV STORM DRAIN PIPE	55 L.F.
2. 48" DIAMETER MANHOLE (M.A.G. 520 & 522) W/ 30" DIAMETER FRAME & COVER (M.A.G. 423-2 & C.O.S. 2520)	X EA.
3. CATCH BASIN (TYPE 'M', CITY OF PHOENIX P1569)	4 EA.
4. HEADWALL (M.A.G. 501, TYPE 'U') W/ SAFETY RAIL (M.A.G. 145)	X EA.
5. RIP-RAP OVER GEOSYNTHETIC FABRIC, GROUT IN PLACE (D <sub>50</sub> =8" DEPTH=18")	XX CU.YD.

**PUBLIC WATER**

1. 12" DIAMETER D.I.P., CLASS 350, POLYWRAPPED WATERMAIN PIPE	684 L.F.
2. D.I.P. CLASS 350 WATERLINE TEE (M.A.G. 303-1 & 303-2)	2 EA.
3. D.I.P. CLASS 350 WATERLINE BEND (M.A.G. 303-1 & 303-2)	2 EA.
4. WATER PIPE ENCASEMENT (M.A.G. 404)	1 EA.
5. 12" DIAMETER VALVE, BOX AND COVER (M.A.G. 391-1 & 392, TYPE 'C')	2 EA.
6. CONNECT TO EXISTING 12" WATERMAIN STUB	2 EA.
7. FIRE HYDRANT, COMPLETE (M.A.G. 360-1)	1 EA.
8. 2" AIR/VACUUM RELEASE VALVE (C.O.S. 2348)	1 EA.
9. CURB STOP WITH FLUSHING PIPE (M.A.G. 390, TYPE 'B')	1 EA.

**PUBLIC SEWER**

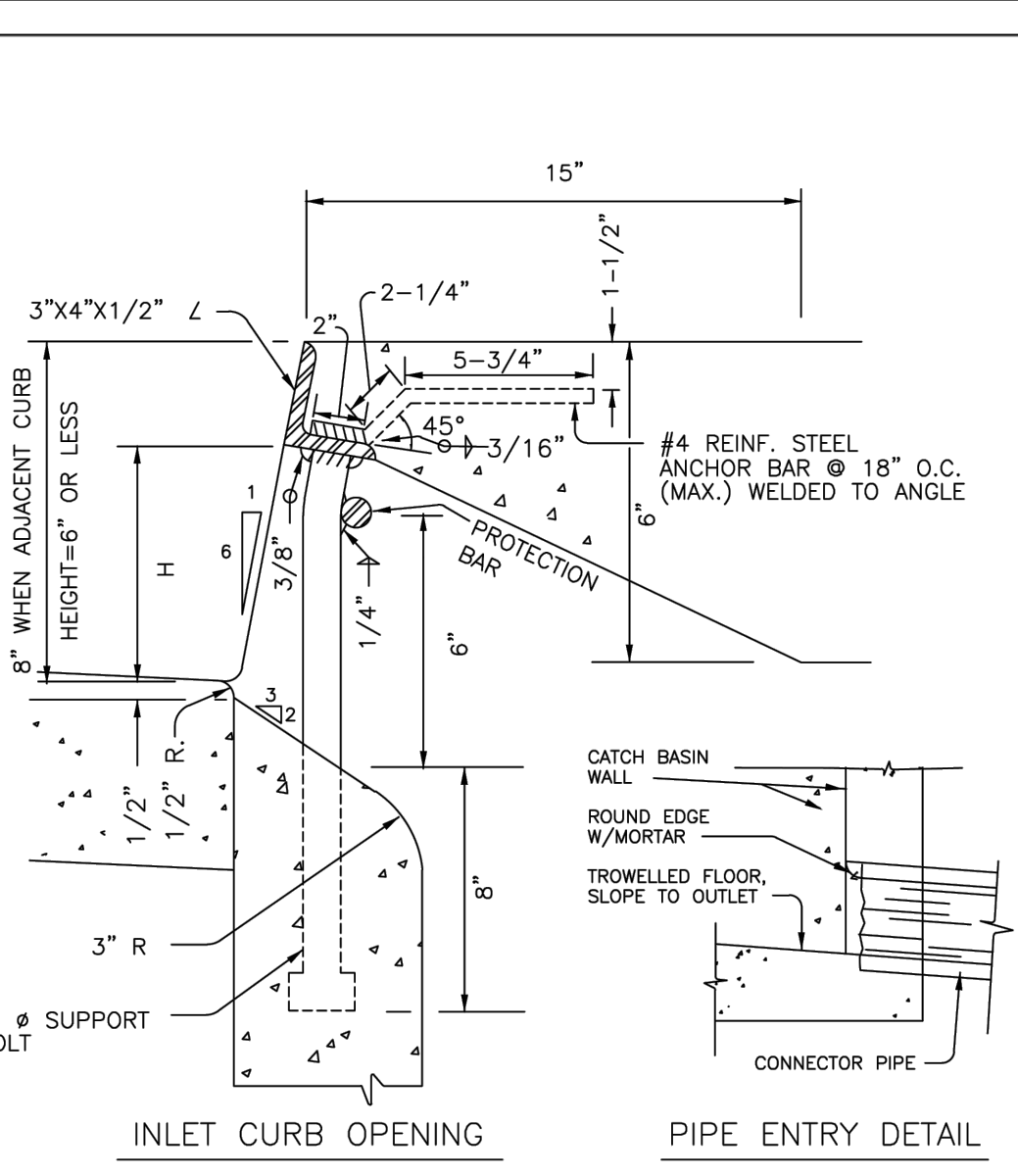
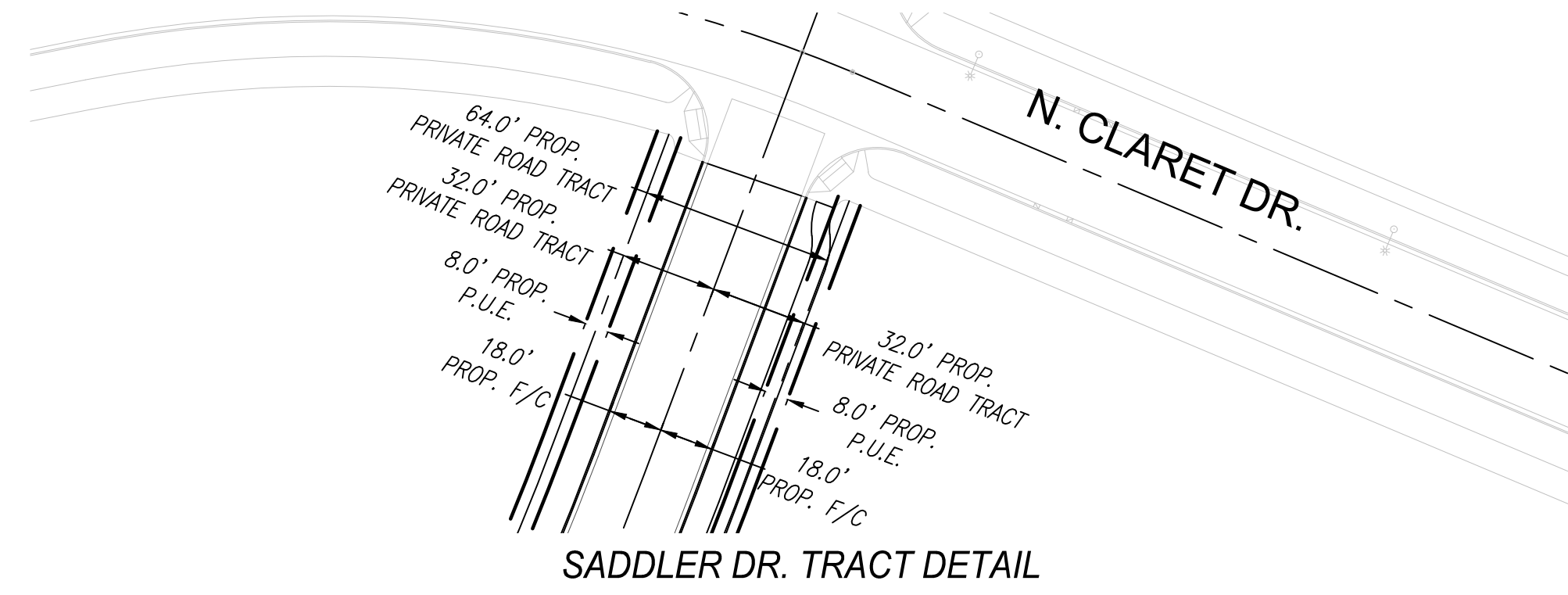
1. 12" DIAMETER PVC SDR-35 SEWER PIPE	382 L.F.
2. 6" DIAMETER PVC SDR-35 SEWER PIPE	30 L.F.
3. 60" DIAMETER MANHOLE (M.A.G. 420) W/ 30" DIAMETER FRAME & COVER (M.A.G. 423-2 & C.O.S. 2421)	3 EA.
4. DROP SEWER CONNECTION (M.A.G. 426)	1 EA.
5. CONNECT TO EXISTING 12" SEWER STUB	1 EA.
6. STUB AND PLUG 8" SEWER PIPE	1 EA.
7. SEWER PIPE ENCASEMENT (M.A.G. 404)	1 EA.

NOTE: ESTIMATED QUANTITIES ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL PERFORM AN INDEPENDENT QUANTITY TAKEOFF IN PREPARING BIDS TO PERFORM THE WORK.

**ESTIMATED EARTHWORK QUANTITIES**

TOTAL CUT = XX,XXX CU.YD.  
TOTAL FILL = XX,XXX CU.YD.  
NET = XXX CU.YD. (FILL)

NOTE: ESTIMATED EARTHWORK QUANTITIES ARE PROVIDED FOR INFORMATIONAL AND PERMITTING PURPOSES ONLY. THESE VALUES HAVE BEEN CALCULATED USING PROPOSED DESIGN GRADES AND EXISTING TOPOGRAPHIC DATA AND NO CUT/FILL FACTORS HAVE BEEN APPLIED. CONTRACTOR SHALL PERFORM AN INDEPENDENT EARTHWORK ANALYSIS IN PREPARING BIDS TO PERFORM THE WORK.



NOTES

1. CURB OPENING HEIGHT 'H' SHALL BE 5" (MINIMUM) UNLESS OTHERWISE SPECIFIED.
2. WHEN CURB OPENING HEIGHT 'H' EXCEEDS 6", INSTALL 1" STEEL PROTECTION BARS. THE PROTECTION BARS SHALL EXTEND THE FULL LENGTH OF THE CURB OPENINGS AND SHALL BE EMBEDDED 3"(MIN.) AT EACH END.
3. INSTALL ADDITIONAL BARS AT 3 1/2" CLEAR SPACING ABOVE FIRST BAR WHEN OPENING EXCEEDS 13".
4. WHEN CURB OPENING LENGTH EXCEEDS 6", INSTALL 1" STEEL SUPPORT BOLTS, SPACED AT NO MORE THAN 5' O.C.
5. ALL EXPOSED METAL HARDWARE SHALL BE GIVEN ONE SHOP COAT OF NO.10 PAINT AND 2 FIELD COATS OF NO.10 PAINT AS PER SECTION 790.
6. ALL METAL UNITS SHALL BE FABRICATED FROM STRUCTURAL STEEL EXCEPT AS NOTED. STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH A.S.T.M. A-36.
7. WELDING SHALL BE IN ACCORDANCE WITH M.A.G. WELDING SPECIFICATIONS.
8. CONNECTOR PIPE SHALL BE TRIMMED TO THE FINAL SHAPE AND LENGTH BEFORE CONCRETE IS POURED.
9. WHEN CATCH BASIN IS LOCATED WITHIN A LANDSCAPE PARKWAY SECTION, SEE DETAIL P1569-2 FOR INLET MODIFICATIONS.

DETAIL NO. P1574 City of Phoenix STANDARD DETAIL INLET CURB OPENING & PIPE ENTRY DETAIL APPROVED 7/9/92 DATE P1574

**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.

**CITY OF SCOTTSDALE GENERAL NOTES FOR SIGNING AND PAVEMENT MARKING**

1. ALL PAVEMENT MARKINGS, SIGNING AND WORK ZONE TRAFFIC CONTROL TYPE AND LAYOUT NEED TO CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. WORK ZONE TRAFFIC CONTROL NEEDS TO CONFORM TO THE CITY OF PHOENIX TRAFFIC BARRICADE MANUAL AND/OR AS DIRECTED BY THE CITY PUBLIC WORKS INSPECTOR OR TRAFFIC ENGINEERING DIVISION.
3. SIGNS ARE TO BE INSTALLED ON TELESPAR PREPUNCHED SQUARE STEEL TUBING POSTS PER C.O.S. STANDARD DETAIL NO. 2131.
4. DIMENSIONS TO SIGNS NEED TO INCLUDE THE SIGN POST, OR IN THE CASE OF MULTIPLE POSTS, THE PLAN VIEW CENTER OF THE SIGN.
  - 5.1. "NO PARKING" SIGNS SHALL ONLY BE USED WHEN THE FOLLOWING CONDITIONS EXIST:
    - 5.1. WHEN ANY RIGHT-HAND LANE (CURB LANE) IS 16 FEET OR WIDER, OR IF A PAVED SHOULDER AREA IS PRESENT.
    - 5.2. WHERE ON-STREET PARKING COULD BE EXPECTED TO OCCUR, SUCH AS COMMERCIAL AREAS WHERE BUSINESSES HAVE DIRECT FRONTAGE ON THE STREET.
    - 5.3. WHEN THE ABOVE CRITERIA EXIST "NO PARKING" SIGNS (R8-3a 12-INCH x 18-INCH) WITH AN ARROW (SINGLE DIRECTION OR BI-DIRECTIONAL) BELOW THE "P" SYMBOL ON THE SIGN TO DESIGNATE THE DIRECTION OF THE RESTRICTION SHALL BE INSTALLED APPROXIMATELY EVERY 350-400 FEET ALONG THE LENGTH OF THE PROJECT. NO PARKING SIGNS SHALL BE INSTALLED APPROXIMATELY 5 FEET FROM THE BACK OF CURB AT A 45-DEGREE ANGLE TO THE CURB. STREET LIGHT POLES SHOULD BE USED FOR SIGN MOUNTING WHEN A LIGHT POLE IS WITHIN 50 FEET OF THE PROPOSED SIGN LOCATION.
5. ALL LONGITUDINAL STRIPING (EDGE LINE, LANE LINE AND CENTERLINE) SHALL BE 0.090" (90 MIL) EXTRUDED THERMOPLASTIC, UNLESS OTHERWISE NOTED ON THE PLANS.
6. ALL TRANSVERSE STRIPING (STOP LINES, CROSSWALK LINES) SHALL BE A MINIMUM OF 0.090" (90 MIL) EXTRUDED THERMOPLASTIC, UNLESS OTHERWISE NOTED ON THE PLANS.
7. ALL PLAN VIEW STRIPING DIMENSIONS ARE MEASURED TO THE CENTER OF THE LINE OR CENTER OF THE DOUBLE LINE.
8. ALL PAVEMENT SYMBOLS, ARROWS AND LEGENDS SHALL BE TYPE 1 PERMANENT, HIGH PERFORMANCE PRE-FORMED PAVEMENT TAPE. (TAPE MUST PERFORM AS 3M 380I-ES SERIES OR EQUIVALENT.)
9. ALL PAVEMENT MARKINGS SHALL BE INSTALLED PER C.O.S. STANDARD DETAIL NO. 2132 AND A.D.O.T. STANDARD DRAWING M-19, WITH A CITY APPROVED BITUMINOUS ADHESIVE.
10. RMP'S SHALL BE USED ON ALL STRIPED STREETS. RMP'S SHALL BE INSTALLED PER C.O.S. STANDARD DETAIL NO. 2132 AND A.D.O.T. STANDARD DRAWING M-19, WITH A CITY APPROVED BITUMINOUS ADHESIVE.
11. BLUE TYPE F (2-WAY REFLECTIVE) RPM'S SHALL BE USED TO INDICATE THE LOCATION OF ALL FIRE HYDRANTS AND REMOTE FIRE DEPARTMENT CONNECTIONS, PER C.O.S. STANDARD DETAIL NO. 2363.
12. ALL EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH PROPOSED MARKINGS SHALL BE REMOVED BY SANDBLASTING, HYDRO BLASTING OR GRINDING PRIOR TO THE INSTALLATION OF NEW PAVEMENT MARKINGS. TREATMENT OF PAVEMENT AFTER STRIPING HAS BEEN REMOVED SHALL BE A SS-1H OR A PRODUCT APPROVED BY THE CITY INSPECTOR.
13. ASTM TYPE XI SHEETING (MINIMUM) SHALL BE USED FOR ALL WARNING AND REGULATORY AND STREET NAME SIGNS. ALL ADVANCE STREET NAME SIGNS SHALL BE ASTM TYPE XI SHEETING. SCHOOL WARNING SIGNS AND ACCOMPANYING PLACARDS MUST BE ASTM TYPE XI FLUORESCENT YELLOW GREEN SHEETING. ALL METRO SIGNS SHALL COMPLY WITH THE C.O.S. STANDARD DETAIL NO. 2134-4 AND 2134-3.
14. THE CONTRACTOR IS RESPONSIBLE FOR LAYOUT OF ALL PAVEMENT MARKINGS USING CONTROL POINTS SPACED NO MORE THAN 50 FEET APART. PAVEMENT MARKING LAYOUTS SHALL BE APPROVED BY TRAFFIC ENGINEERING PRIOR TO THE APPLICATION OF THE FINAL PRODUCT. ALL PAVEMENT MARKING DRAWINGS ARE SCHEMATIC ONLY. THE CONTRACTOR SHALL FOLLOW ALL DIMENSIONS, DETAILS AND STANDARDS WHEN INSTALLING PAVEMENT STRIPING, MARKING AND MARKERS.

**LEGEND**

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

1201 S. Alma School Rd. Suite 12000 Mesa, AZ 85210 PH: 480.982.5313 www.hubbardengineering.com

**HUBBARD ENGINEERING**

**GENERAL NOTES, LEGEND, EST. CONSTRUCTION QUANTITIES**  
PHASE 3C SADDLER DRIVE (PRIVATE)  
A PORTION OF THE EAST HALF OF SECTION 26 AND THE WEST HALF OF SECTION 25 TOWNSHIP 4 NORTH, RANGE 34 EAST, TRAFFIC SIGNAL TRAFFIC INTERSECTION, MARICOPA COUNTY, ARIZONA

Date: 10/25/2024  
Project No.: 18114-224  
Project Mgr.: MSW  
Project Eng.: TSW

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SHT: 02 OF 18  
C102

XXXX-XXXX-5-MD-2023

EXISTING LINE TABLE		
LINE ID	BEARING	LENGTH
L1	N11°26'43"E	274.77'
L2	N78°54'18"E	18.00'
L3	N11°05'42"W	200.07'
L4	N11°05'42"W	200.00'
L5	N78°54'18"E	246.11'
L6	N20°32'41"E	150.00'
L7	N14°39'29"E	210.25'
L8	S67°09'48"E	566.90'

PROPOSED LINE TABLE		
LINE ID	BEARING	LENGTH
L9	S13°21'37"W	237.25'
L10	S20°32'41"W	150.00'

EXISTING CURVE TABLE			
CURVE ID	LENGTH	RADIUS	DELTA
C1	392.07'	333.00'	67°27'36"
C2	266.50'	450.00'	33°55'54"
C3	140.88'	695.00'	11°36'50"
C4	140.88'	695.00'	11°36'50"
C5	128.26'	525.00'	13°59'53"
C6	176.96'	1250.00'	08°06'40"

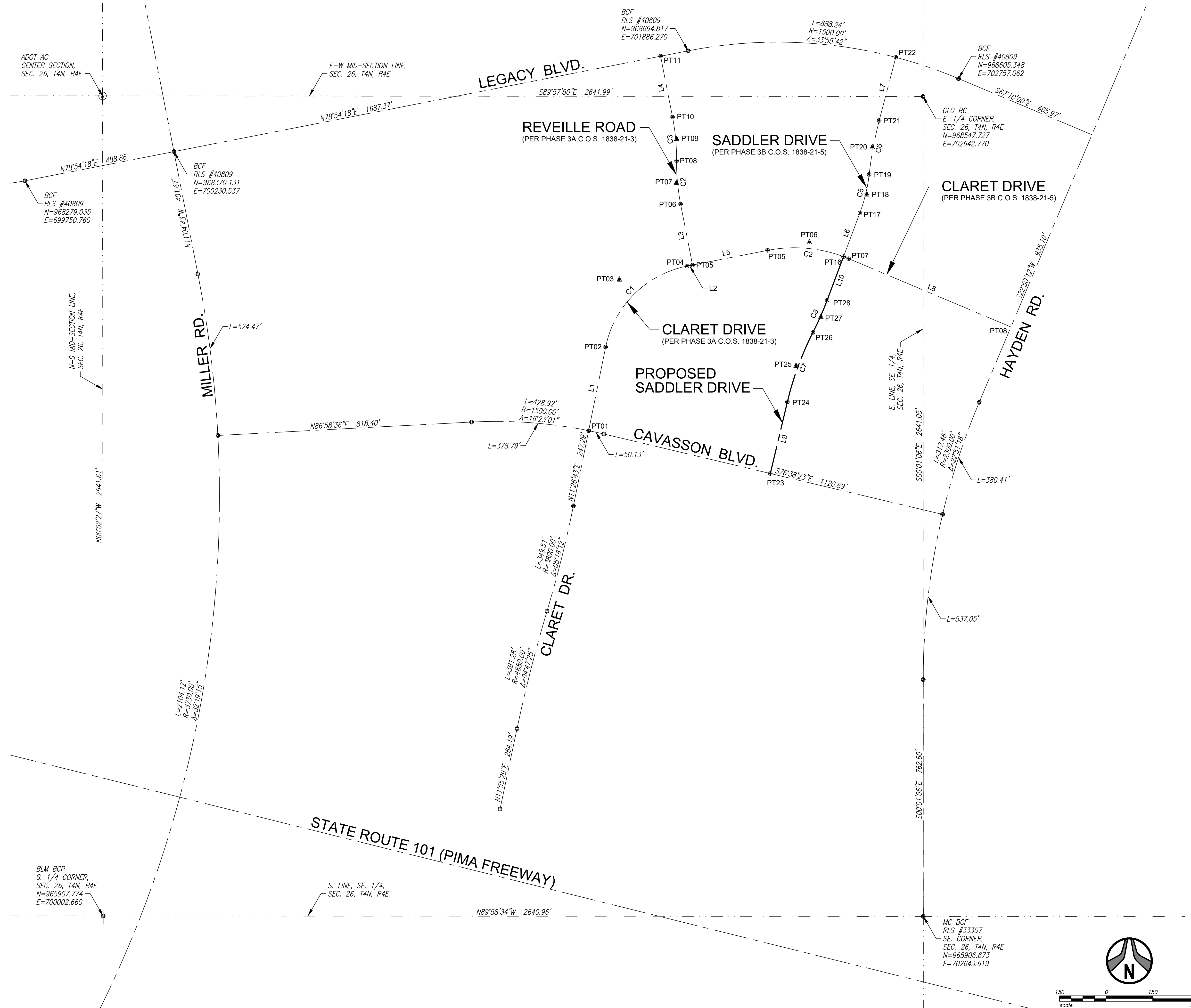
PROPOSED CURVE TABLE			
CURVE ID	LENGTH	RADIUS	DELTA
C7	238.87'	1000.00'	13°41'10"
C8	113.47'	1000.00'	6°30'05"

EXISTING POINT TABLE - CLARET DRIVE			
POINT ID	STATION	NORTHING	EASTING
PT01	BEGIN 100+00.00	967471.25	701566.10
PT02	PC 102+74.77	967740.56	701620.63
PT03	PI 104+70.81	967958.48	701664.74
PT04	PT 106+66.85	968001.26	701882.92
PT05	PC 109+30.95	968052.08	702142.09
PT06	PI 110+64.20	968078.50	702276.81
PT07	PT 111+97.45	968025.22	702403.34
PT08	END 117+64.35	967805.21	702925.80

EXISTING POINT TABLE - REVEILLE ROAD			
POINT ID	STATION	NORTHING	EASTING
PT09	BEGIN 200+00.00	968004.72	701900.59
PT10	PC 202+00.07	968201.05	701862.09
PT11	PI 202+70.51	968270.41	701848.49
PT12	PRC 203+40.95	968341.09	701849.13
PT13	PI 204+11.38	968411.77	701849.77
PT14	PT 204+81.82	968481.13	701836.16
PT15	END 206+81.82	968677.39	701797.68

EXISTING POINT TABLE - SADDLER DRIVE			
POINT ID	STATION	NORTHING	EASTING
PT16	BEGIN 300+00.00	968031.87	702386.61
PT17	PC 301+50.00	968172.33	702439.25
PT18	PI 302+14.13	968232.69	702461.87
PT19	PRC 302+78.26	968296.72	702469.22
PT20	PI 303+66.74	968384.77	702479.33
PT21	PT 304+55.22	968470.51	702501.75
PT22	END 306+65.47	968673.91	702554.96

PROPOSED POINT TABLE - SADDLER DRIVE			
POINT ID	STATION	NORTHING	EASTING
PT23	BEGIN 292+60.41	967333.18	702151.10
PT24	PC 294+97.66	967564.01	702205.92
PT25	PI 296+17.09	967680.76	702233.65
PT26	PRC 297+36.53	967787.64	702288.21
PT27	PI 297+93.26	967838.23	702314.04
PT28	PT 298+50.00	967891.41	702333.97
PT29	END 300+00.00	968031.87	702386.61



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**GEOMETRIC LAYOUT PLAN**  
**PHASE 3C SADDLER DRIVE (PRIVATE)**  
A PORTION OF THE EAST HALF OF SECTION 26 AND THE WEST HALF OF SECTION 25  
 TOWNSHIP 4 NORTH, RANGE 14 EAST, COUNTY OF PIMA, ARIZONA

---

Date 10/25/2024	Project Eng. TSW
Project No. 18114-224	Project Mgr. MSW

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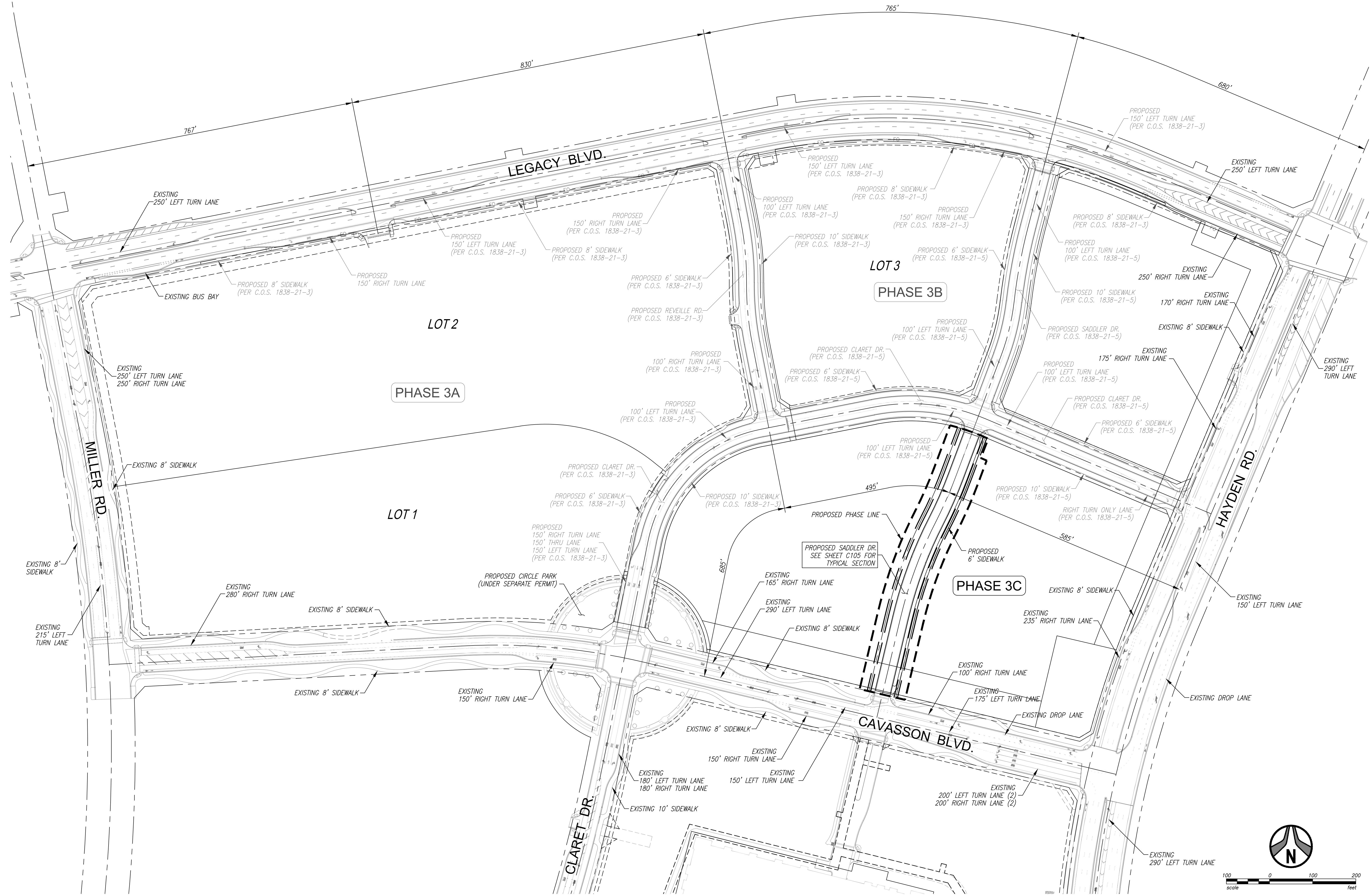


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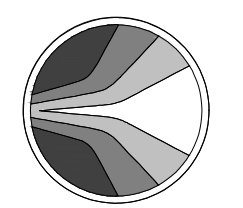
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**OVERALL STREET PLAN**  
**PHASE 3C SADDLER DRIVE (PRIVATE)**  
A PORTION OF THE SALE OF SECTION 08 AND THE EAST HALF OF SECTION 25  
TOWNSHIP 4 NORTH, RANGE 1 EAST, T14N, R14E, S41E, MARICOPA COUNTY, ARIZONA

Date  
10/25/2024

Project No.  
18114-224

Project Mgr.  
MSW

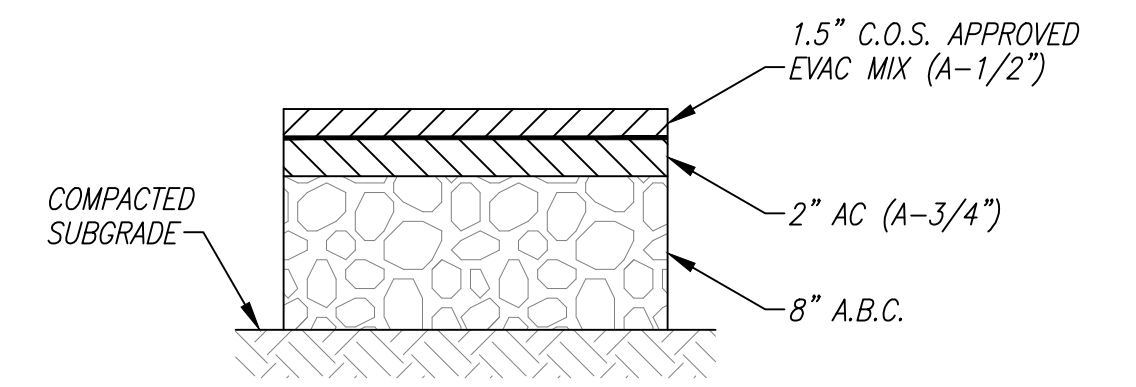
Project Eng.  
TSW

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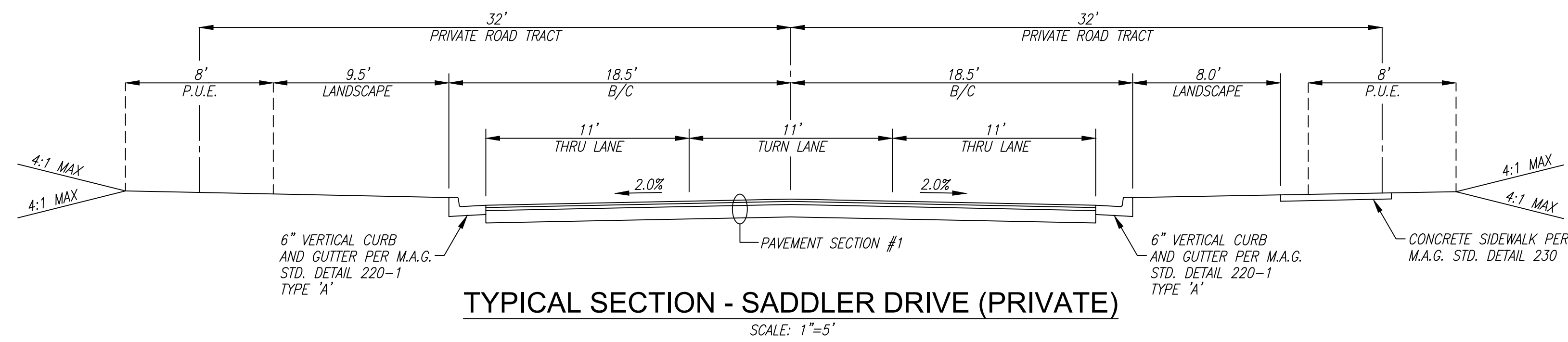
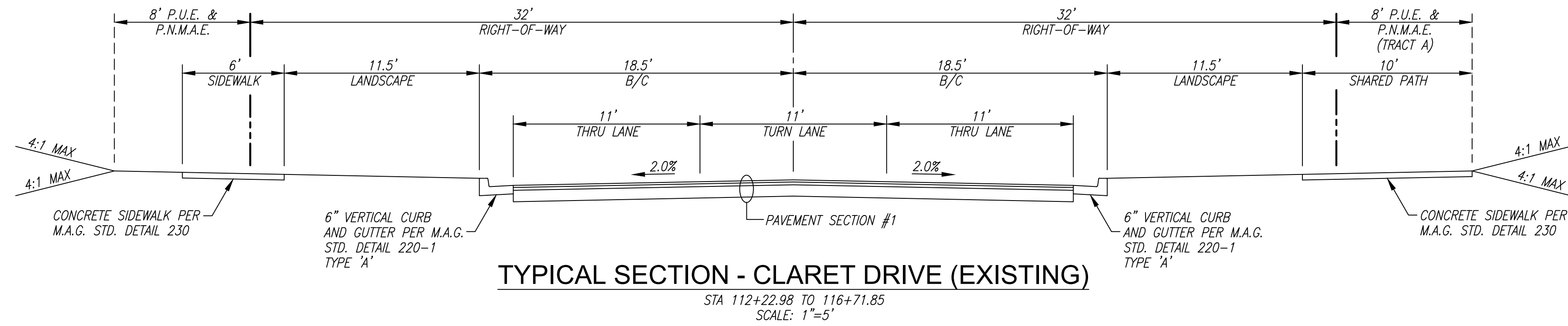
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34-DR-2024  
10/31/2024

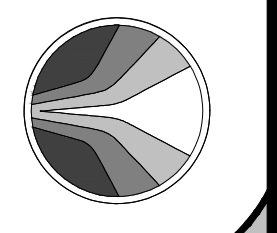


PAVEMENT SECTION #1



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**TYPICAL SECTIONS**  
**PHASE 3C SADDLER DRIVE (PRIVATE)**  
 A PORTION OF THE EAST HALF OF SECTION 25 AND THE WEST HALF OF SECTION 25  
 TOWNSHIP 4 NORTH, RANGE 30E, COUNTY OF MARICOPA COUNTY, ARIZONA

Date	10/25/2024
Project Eng.	TSW
Project No.	18114-224
Project Mgr.	MSW



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**C105**

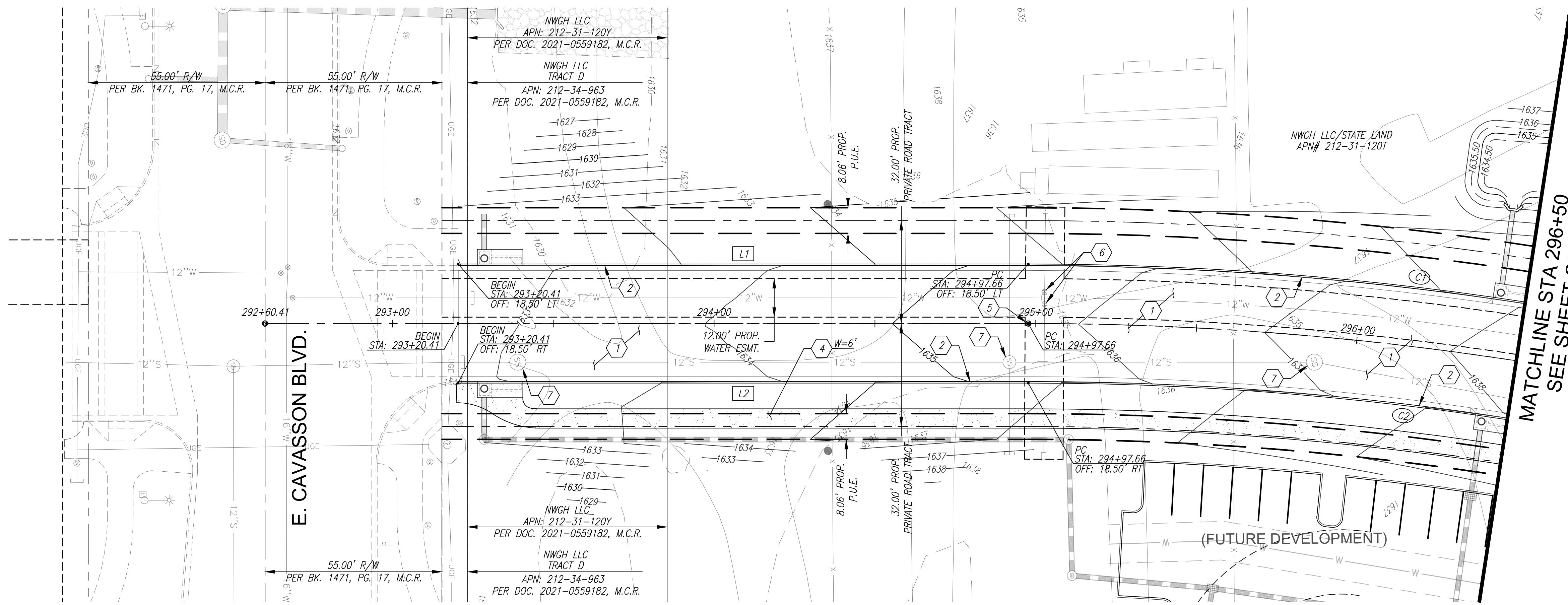
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 34-DR-2024  
 10/31/2024

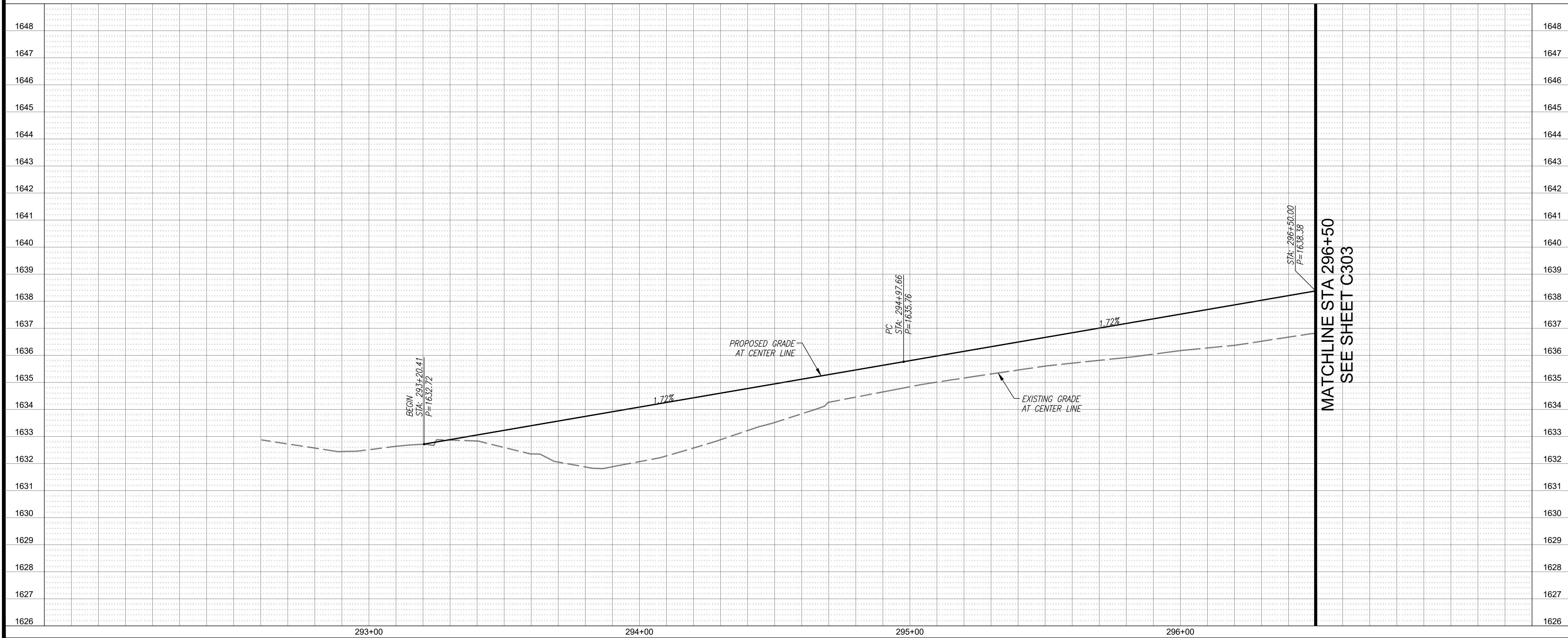
CONSTRUCTION NOTES

PAVING NOTES

- 1 CONSTRUCT ASPHALT PAVEMENT, 1.5" C.O.S. APPROVED EVAC MIX (A-1/2") OVER 2" A.C. (A-3/4") OVER 8" A.B.C.
- 2 CONSTRUCT 6" VERTICAL CONCRETE CURB AND GUTTER PER M.A.G. STD. DETAIL 220-1, TYPE 'A'.
- 3 CONSTRUCT REVERSE CURVE PER C.O.S. STD. DETAIL 2225. LENGTH AS NOTED.
- 4 CONSTRUCT CONCRETE SIDEWALK PER M.A.G. STD. DETAIL 230. WIDTH AS NOTED.
- 5 INSTALL SURVEY MARKER, TYPE 'D', PER C.O.S. STD. DETAIL 2120.
- 6 ADJUST VALVE BOX & COVER PER M.A.G. STD. SPEC. 345, C.O.S. SUPPLEMENTAL SPEC. 345 AND M.A.G. STD. DETAIL 270.
- 7 ADJUST MANHOLE FRAME & COVER PER M.A.G. STD. SPEC. 345, C.O.S. SUPPLEMENTAL SPEC. 345 AND M.A.G. STD. DETAIL 422.



SADDLER DR.



LINE DATA		
LINE #	LENGTH	BEARING
L1	177.25'	N13°21'37"E
L2	177.25'	N13°21'37"E

CURVE DATA			
CURVE #	LENGTH	RADIUS	DELTA
C1	243.17'	1018.00'	13°41'10"
C2	234.57'	982.00'	13°41'10"

NOTE: ALL OFFSETS AND DIMENSIONS SHOWN TO BACK OF CURB UNLESS OTHERWISE NOTED.

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DUE TO LIABILITY  
BE RECORDING  
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**SADDLER DR. PLAN AND PROFILE**  
**PHASE 3C SADDLER DRIVE (PRIVATE)**

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

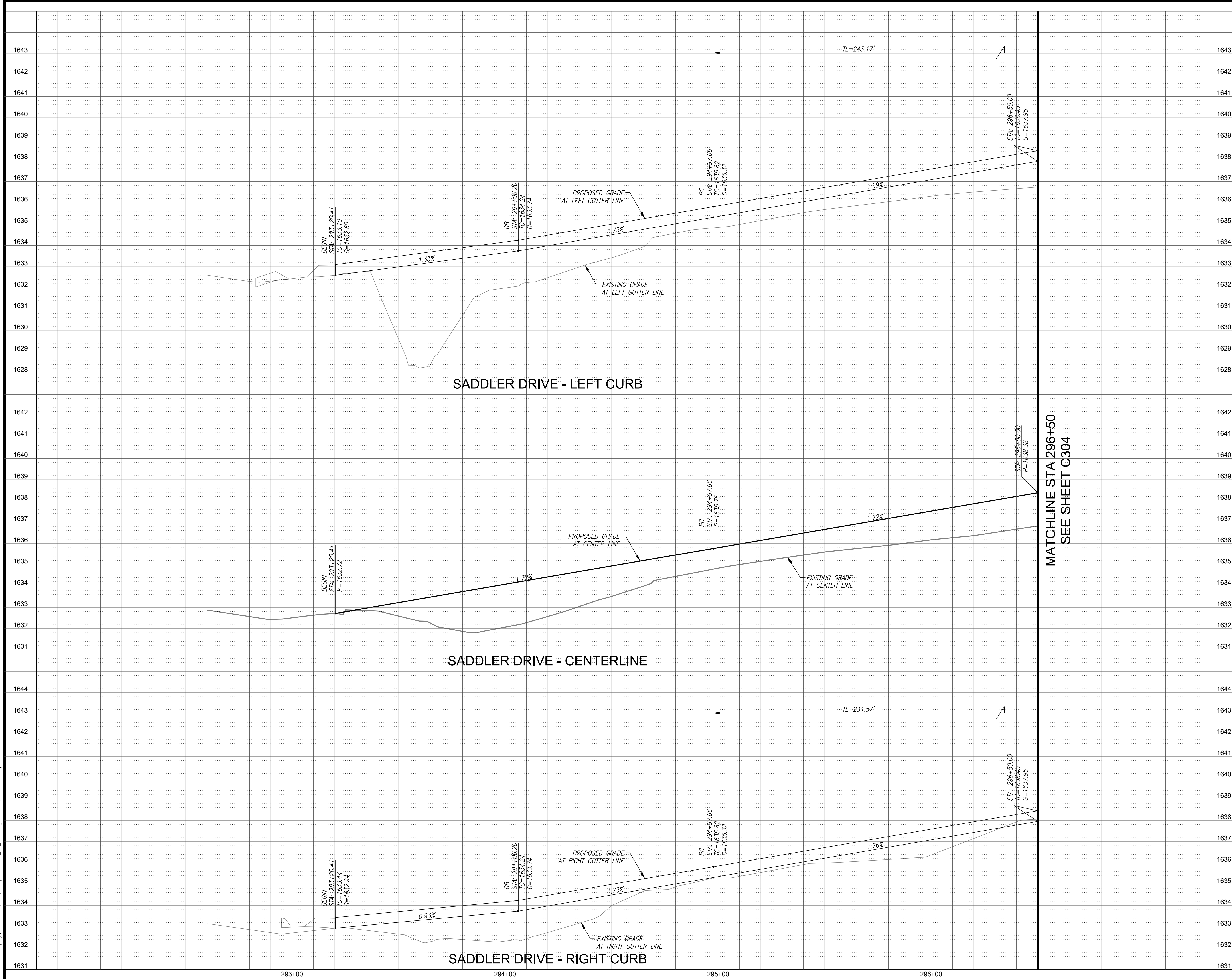
Project No. 18114-224	Date 10/25/2024	Sheet No. SHT: 06 OF 18
Project Manager MSW	Project Engineer TSW	C301

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MATCHLINE STA 296+50  
SEE SHEET C304

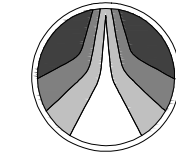


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**SADDLER DR. PLAN AND PROFILE**  
**PHASE 3C SADDLER DRIVE (PRIVATE)**  
A PORTION OF THE EAST HALF OF SECTION 26 AND THE WEST HALF OF SECTION 25,  
TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA

Project No. 18114-224	Date 10/25/2024	Sheet No. SHT: 07 OF 18
Project Manager MSW	Project Engineer TSW	C302



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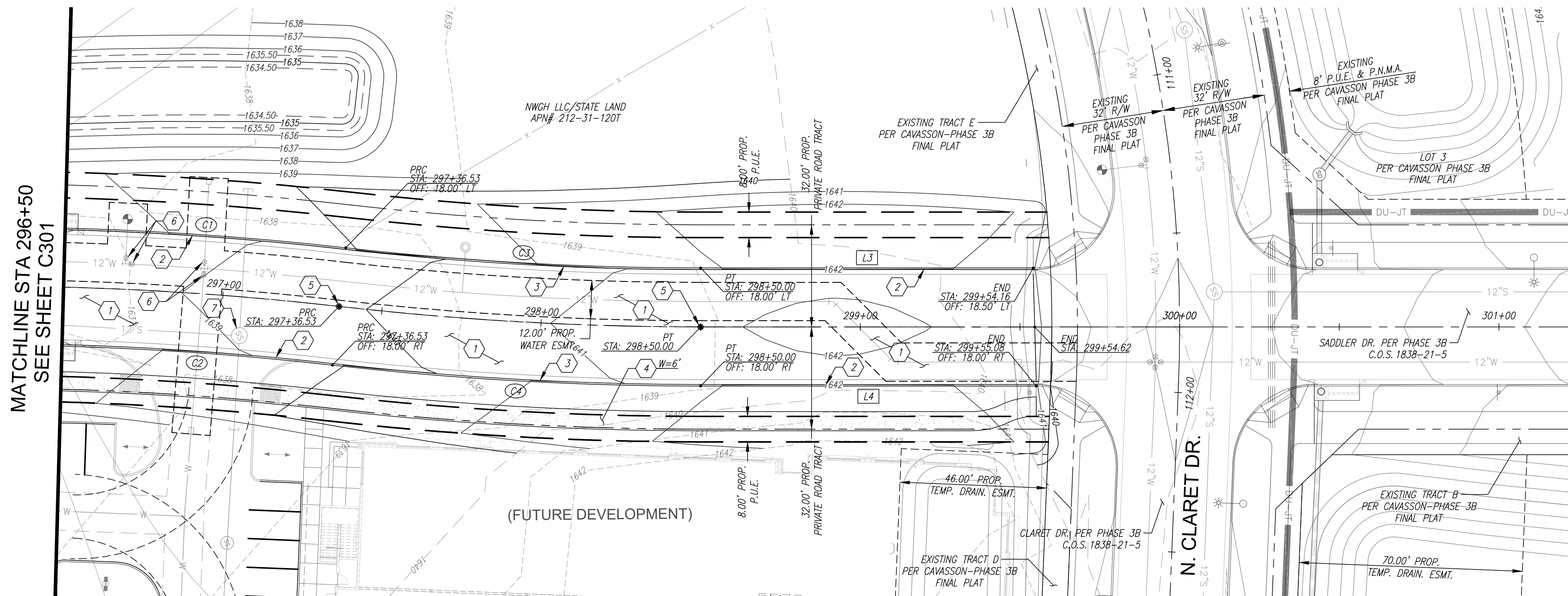
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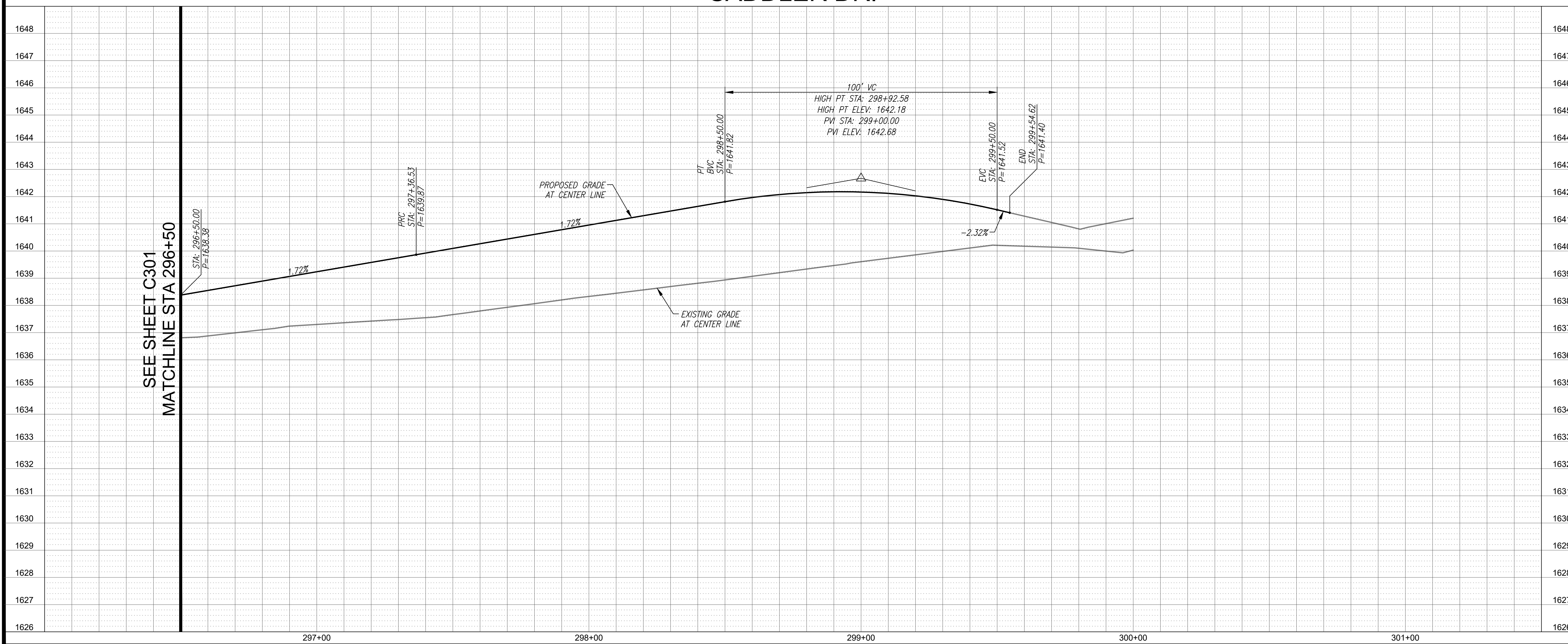
CONSTRUCTION NOTES

PAVING NOTES

- 1 CONSTRUCT ASPHALT PAVEMENT, 1.5" C.O.S. APPROVED EVAC MIX (A-1/2") OVER 2" A.C. (A-3/4") OVER 8" A.B.C.
- 2 CONSTRUCT 6" VERTICAL CONCRETE CURB AND GUTTER PER M.A.G. STD. DETAIL 220-1, TYPE 'A'.
- 3 CONSTRUCT REVERSE CURVE PER C.O.S. STD. DETAIL 2225. LENGTH AS NOTED.
- 4 CONSTRUCT CONCRETE SIDEWALK PER M.A.G. STD. DETAIL 230. WIDTH AS NOTED.
- 5 INSTALL SURVEY MARKER, TYPE 'D', PER C.O.S. STD. DETAIL 2120.
- 6 ADJUST VALVE BOX & COVER PER M.A.G. STD. SPEC. 345, C.O.S. SUPPLEMENTAL SPEC. 345 AND M.A.G. STD. DETAIL 270.
- 7 ADJUST MANHOLE FRAME & COVER PER M.A.G. STD. SPEC. 345, C.O.S. SUPPLEMENTAL SPEC. 345 AND M.A.G. STD. DETAIL 422.



SADDLER DR.



LINE DATA		
LINE #	LENGTH	BEARING
L3	104.17'	S20°32'41"W
L4	105.08'	S20°32'41"W

CURVE DATA			
CURVE #	LENGTH	RADIUS	DELTA
C1	243.17'	1018.00'	13°41'10"
C2	234.57'	982.00'	13°41'10"
C3	111.43'	982.00'	6°30'05"
C4	115.51'	1018.00'	6°30'05"

NOTE: ALL OFFSETS AND DIMENSIONS SHOWN TO BACK OF CURB UNLESS OTHERWISE NOTED.

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**SADDLER DR. PLAN AND PROFILE  
PHASE 3C SADDLER DRIVE (PRIVATE)**

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

Project No. 18114-224	Date 10/25/2024	Sheet No. SHT: 08 OF 18
Project Manager MSW	Project Engineer TSW	<b>C303</b>

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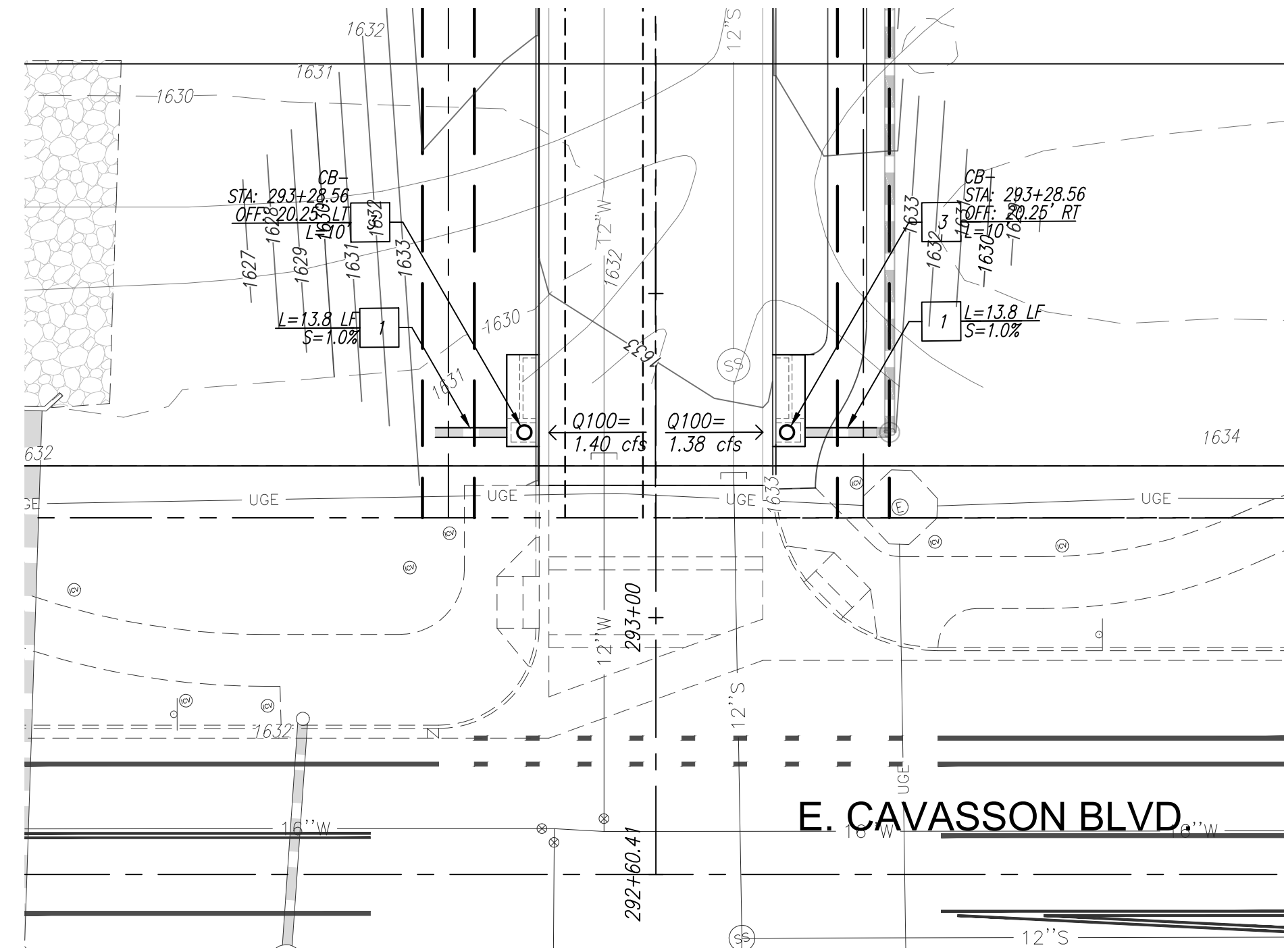
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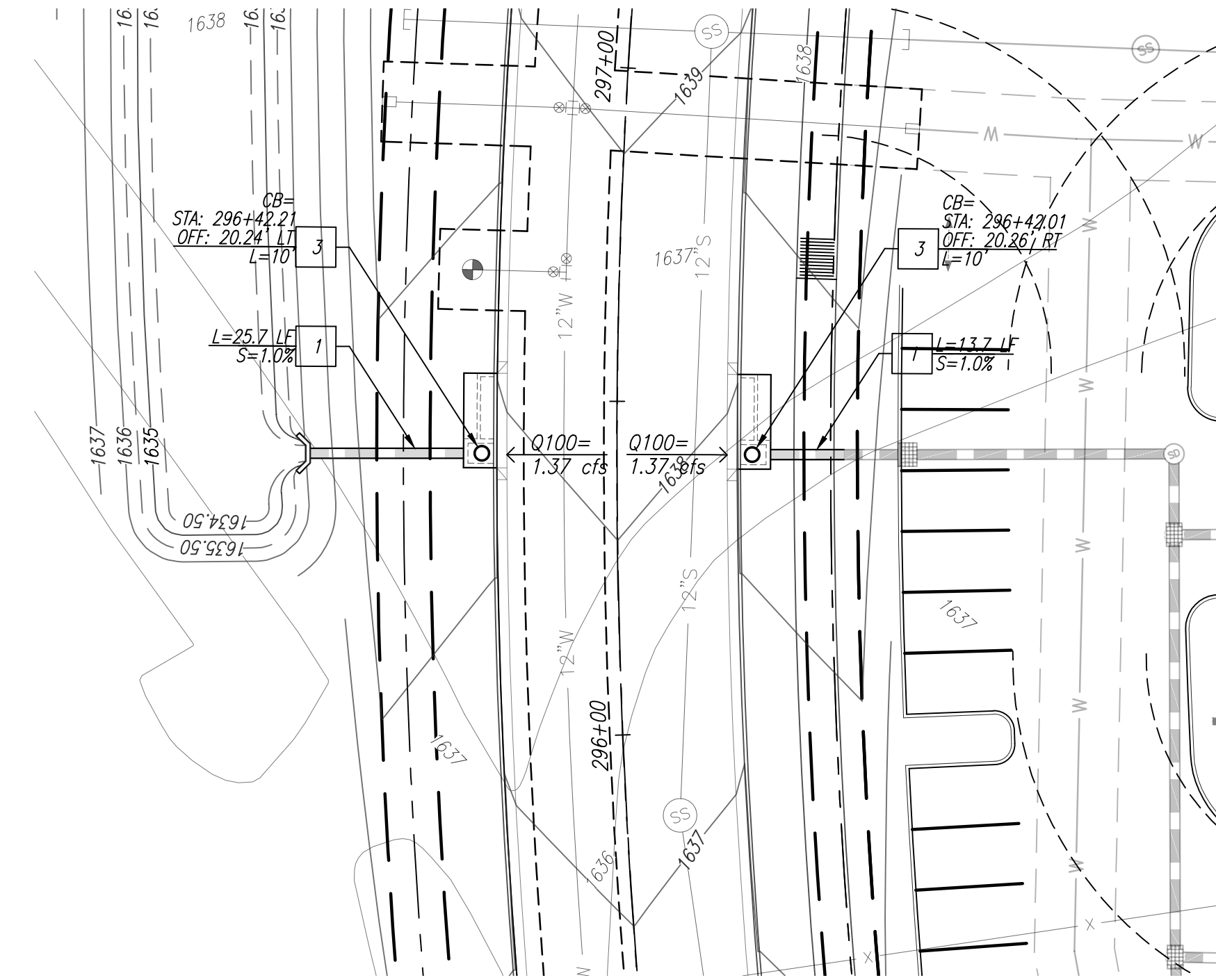
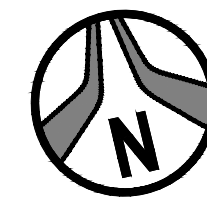
CONSTRUCTION NOTES

STORM DRAIN NOTES

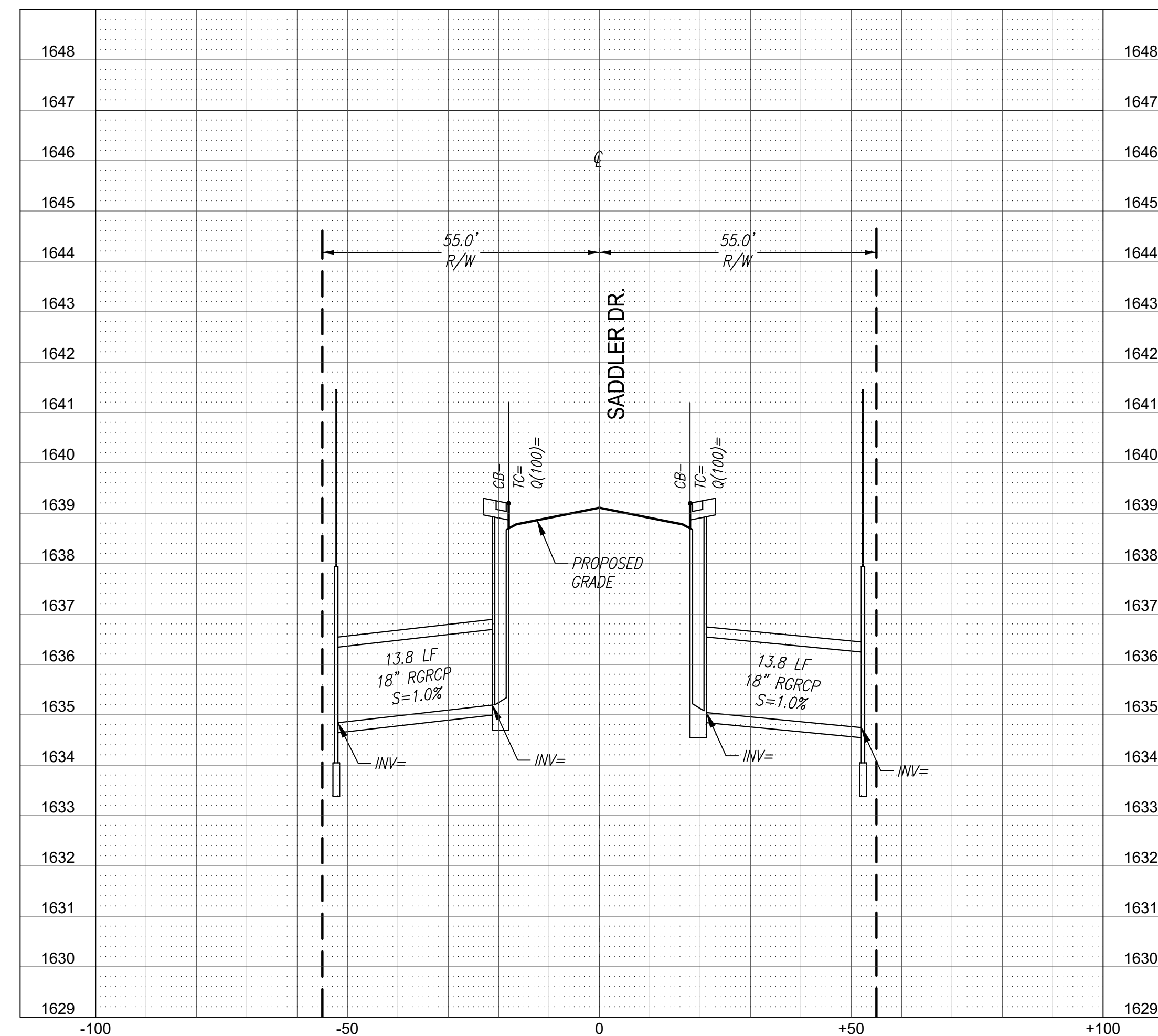
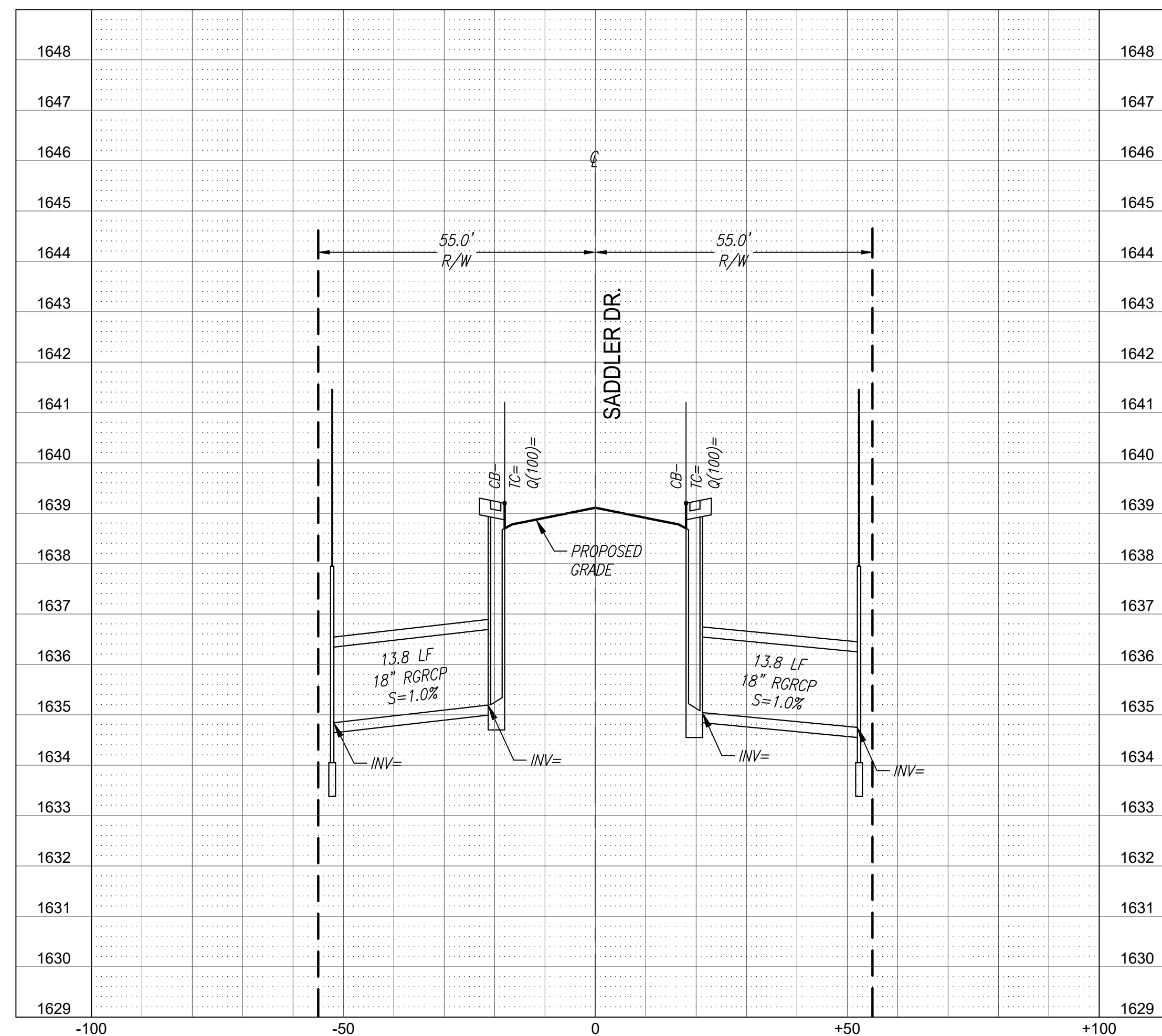
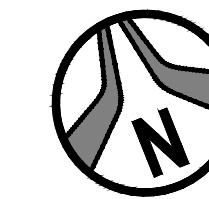
1. INSTALL 18" DIAMETER RGRCP, CLASS IV, STORM DRAIN PIPE PER M.A.G. STD. SPEC. 618. LENGTH AND SLOPE AS NOTED.
2. INSTALL 48" DIAMETER STORM DRAIN MANHOLE PER M.A.G. STD. DETAILS 520 AND 522 (SHALLOW MANHOLE) WITH 30" DIAMETER FRAME PER M.A.G. STD. DETAIL 423-2 AND 30" DIAMETER COVER PER C.O.S. STD. DETAIL 2520. STATION AND OFFSET AS NOTED. REFER TO PROFILE FOR RIM AND INVERT ELEVATIONS.
3. INSTALL CATCH BASIN, TYPE 'M', PER CITY OF PHOENIX STD. DETAIL P1569 ON SHEET C102. STATION, OFFSET AND LENGTH AS NOTED. REFER TO PROFILE FOR RIM AND INVERT ELEVATIONS.  
NOTE: STATION AND OFFSET PROVIDED AT INTERSECTION OF MAINTENANCE BASIN CENTERLINE AND BACK OF CURB.
4. CONSTRUCT HEADWALL PER M.A.G. STD. DETAIL 501, TYPE 'U', WITH SAFETY RAIL PER M.A.G. STD. DETAIL 145. STATION, OFFSET AND INVERT AS NOTED. NOTE: STATION AND OFFSET PROVIDED AT CENTERLINE OF HEADWALL ON DOWNSTREAM FACE OF WALL.
5. INSTALL RIP-RAP,  $D_{50}=8"$ , DEPTH=18" PER M.A.G. SPEC. SECTION 220 OVER GEOSYNTHETIC FABRIC PER M.A.G. SPEC. SECTION 796. GROUT IN PLACE PER M.A.G. SPEC. SECTION 220.
6. REMOVE EXISTING HEADWALL AND SAFETY RAIL AND CONNECT TO EXISTING 18" RGRCP STORM DRAIN PIPE.
7. REMOVE AND SALVAGE EXISTING RIP-RAP.



STORM DRAIN PLAN & PROFILE  
SADDLER DR. STA: 293+28.56



STORM DRAIN PLAN & PROFILE  
SADDLER DR. STA: 296+42.01



\*\*NOTE: DRY UTILITIES JOINT TRENCH SHOWN FOR INFORMATIONAL PURPOSES ONLY. REFER TO FINAL APS DESIGN PLANS FOR SPECIFIC LOCATION, TYPE AND DEPTH OF TRENCH.



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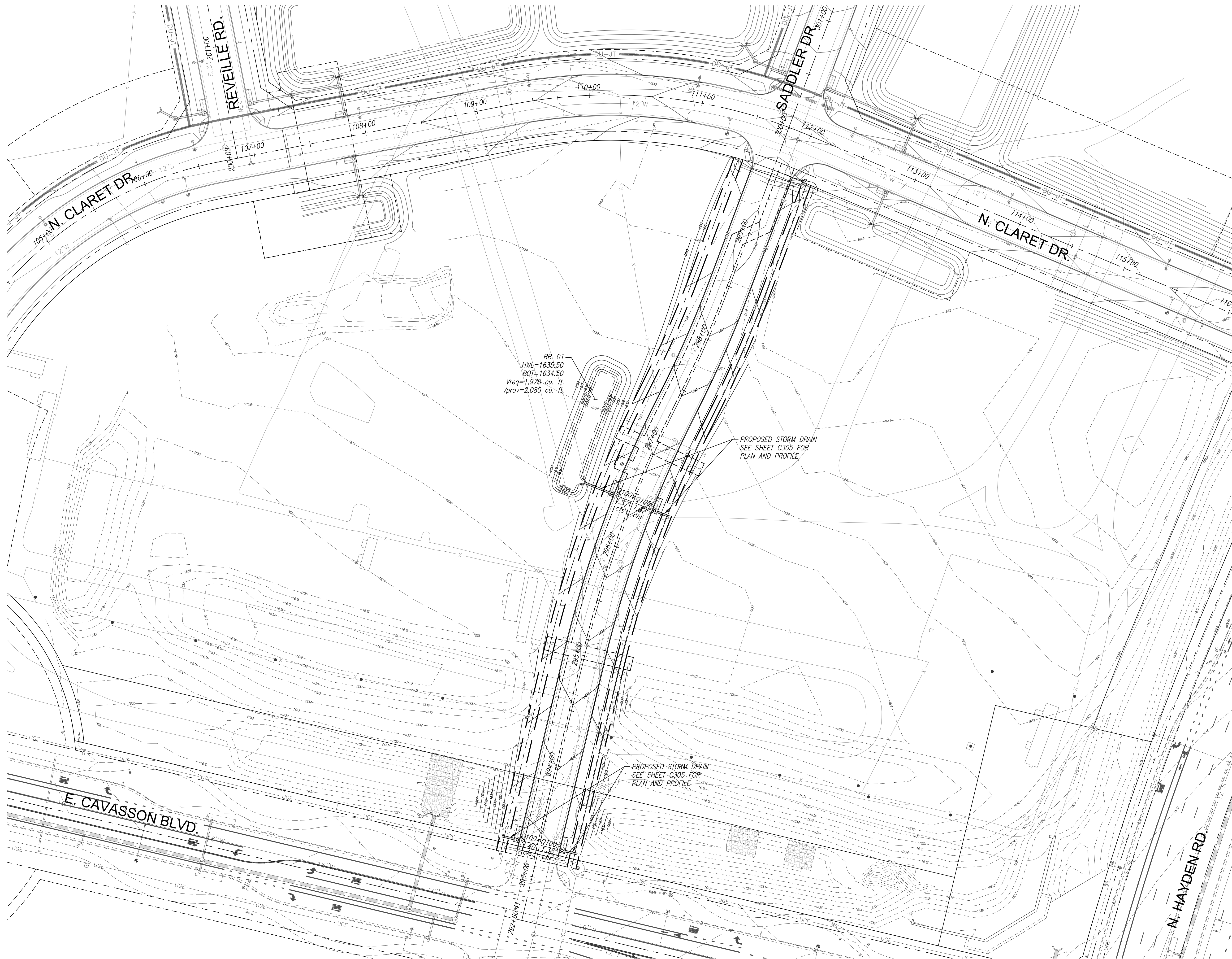
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STORM DRAIN PLAN AND PROFILE  
PHASE 3C SADDLER DRIVE (PRIVATE)

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

Project No. 18114-224	Date 10/25/2024	Sheet No. SHT: 10 OF 18
Project Manager MSW	Project Engineer TSW	C305





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scale feet

**GRADING AND DRAINAGE PLAN  
PHASE 3C SADDLER DRIVE (PRIVATE)**  
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

Project No. 18114-224	Date 10/25/2024	Sheet No. SHT: 11 OF 18
Project Manager MSW	Project Engineer TSW	<b>C306</b>

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CONSTRUCTION NOTES

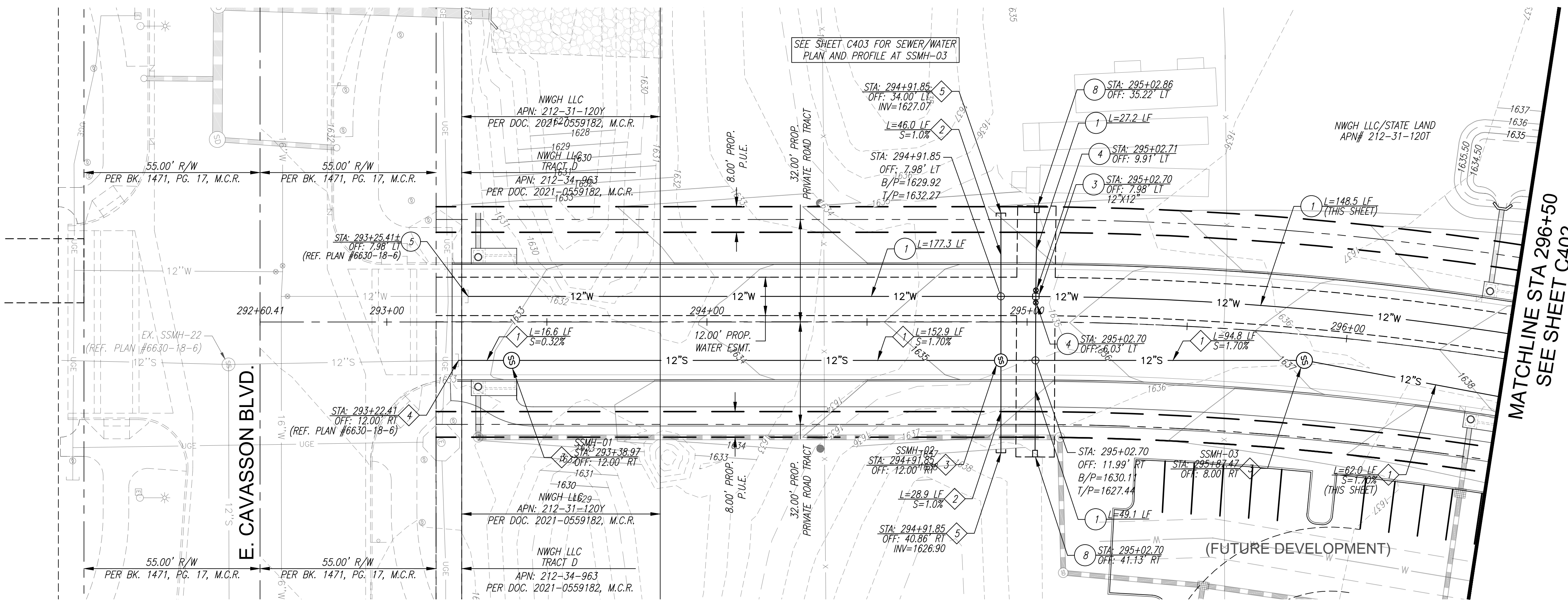
PUBLIC WATER NOTES

1. INSTALL 12" DIAMETER D.I.P., CLASS 350, POLY-WRAPPED WATERMAIN PIPE PER M.A.G. STD. SPEC. 610 AND C.O.S. SUPPLEMENTAL SPEC. 610 WITH POLYETHYLENE LOCATING TAPE (BLUE). LENGTH AS NOTED. MINIMUM COVER SHALL BE 48 INCHES.
2. INSTALL D.I.P., CLASS 350, WATERLINE BEND WITH JOINT RESTRAINT PER M.A.G. STD. DETAIL 303-1 AND 303-2. STATION, OFFSET, ANGLE AND SIZE AS NOTED.
3. INSTALL D.I.P., CLASS 350, WATERLINE CROSS WITH JOINT RESTRAINT PER M.A.G. STD. DETAIL 303-1 AND 303-2. STATION, OFFSET AND SIZE AS NOTED.
4. INSTALL 12" DIAMETER VALVE, BOX AND COVER PER M.A.G. STD. DETAILS 391-1 AND 392, TYPE 'C'. STATION AND OFFSET AS NOTED.
5. REMOVE EXISTING CURB STOP AND FLUSHING PIPE AND CONNECT TO EXISTING WATER MAIN STUB. STATION AND OFFSET AS NOTED. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION.
6. INSTALL FIRE HYDRANT (COMPLETE) PER M.A.G. STD. DETAIL 2348. STATION AND OFFSET AS NOTED.
7. INSTALL 2" AIR/VACUUM RELEASE VALVE PER C.O.S. STD. DETAIL 2348. STATION AND OFFSET AS NOTED.
8. INSTALL CURB STOP WITH FLUSHING PIPE PER M.A.G. STD. DETAIL 390, TYPE 'B'. STATION AND OFFSET AS NOTED.

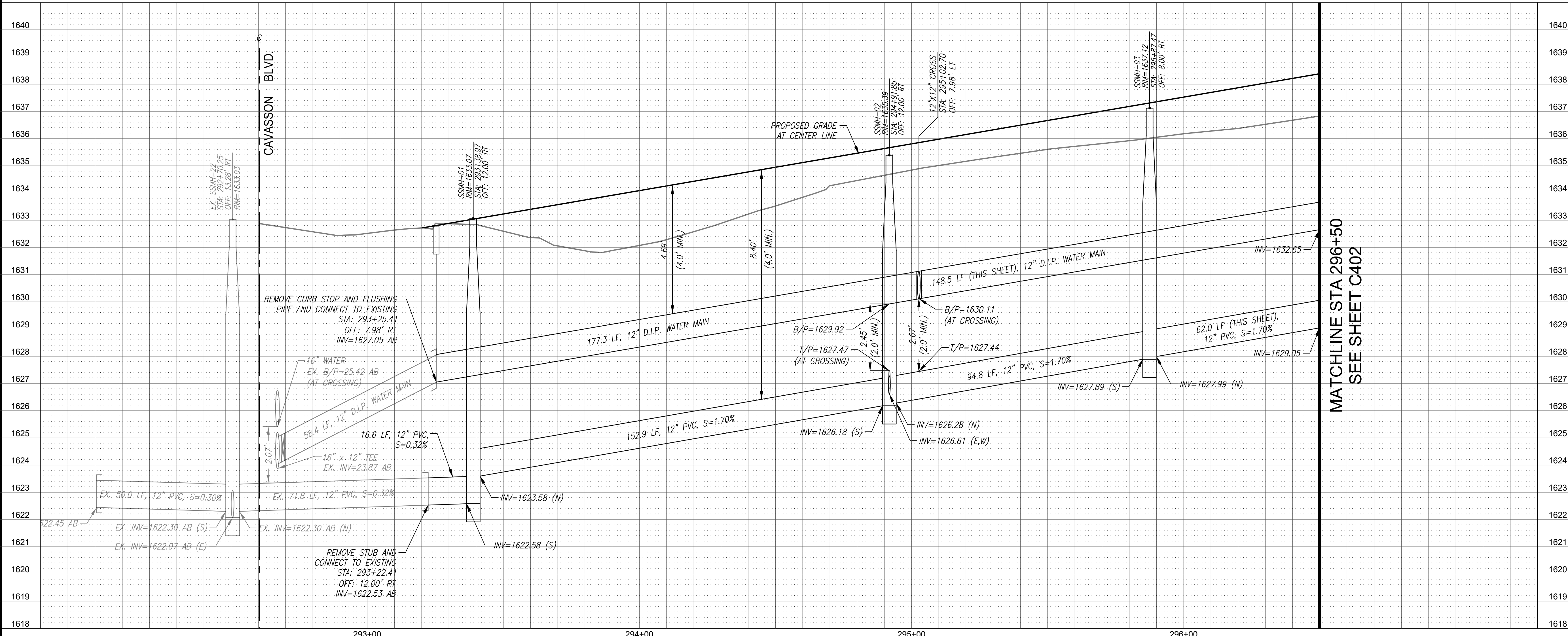
PUBLIC SEWER NOTES

1. INSTALL 12" DIAMETER PVC SDR-35 SEWER PIPE PER M.A.G. STD. SPEC. SECTIONS 601 AND 615. LENGTH AND SLOPE AS NOTED.
2. INSTALL 8" DIAMETER PVC SDR-35 SEWER PIPE PER M.A.G. STD. SPEC. SECTIONS 601 AND 615. LENGTH AND SLOPE AS NOTED.
3. INSTALL 60" DIAMETER SEWER MANHOLE PER M.A.G. STD. DETAIL 420 WITH 30" DIAMETER FRAME AND COVER PER M.A.G. STD. DETAIL 423-2 AND C.O.S. STD. DETAIL 2421. STATION AND OFFSET AS NOTED.
4. REMOVE PLUG AND CONNECT TO EXISTING 12" DIAMETER SEWER MAIN STUB. STATION, OFFSET AND INVERT AS NOTED. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION.
5. STUB AND PLUG SEWER PIPE FOR FUTURE CONNECTION. STATION, OFFSET AND INVERT AS NOTED.

NOTE: ALL SEPARATION AND SPECIAL PROTECTION FOR ALL WATER, SEWER, AND STORM DRAIN CROSSINGS SHALL MEET THE REQUIREMENTS OF M.A.G. STD. DETAIL 404 AND M.A.G. SPEC. SECTION 610.5.



SADDLER DR.



SADDLER DR. SEWER/WATER PLAN & PROFILE  
PHASE 3C SADDLER DRIVE (PRIVATE)

Project No. 18114-224	Date 10/25/2024	Sheet No. SHT: 12 OF 18
Project Manager MSW	Project Engineer TSW	C401

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XXXX-XX-XX, 5-MD-2023

CONSTRUCTION NOTES

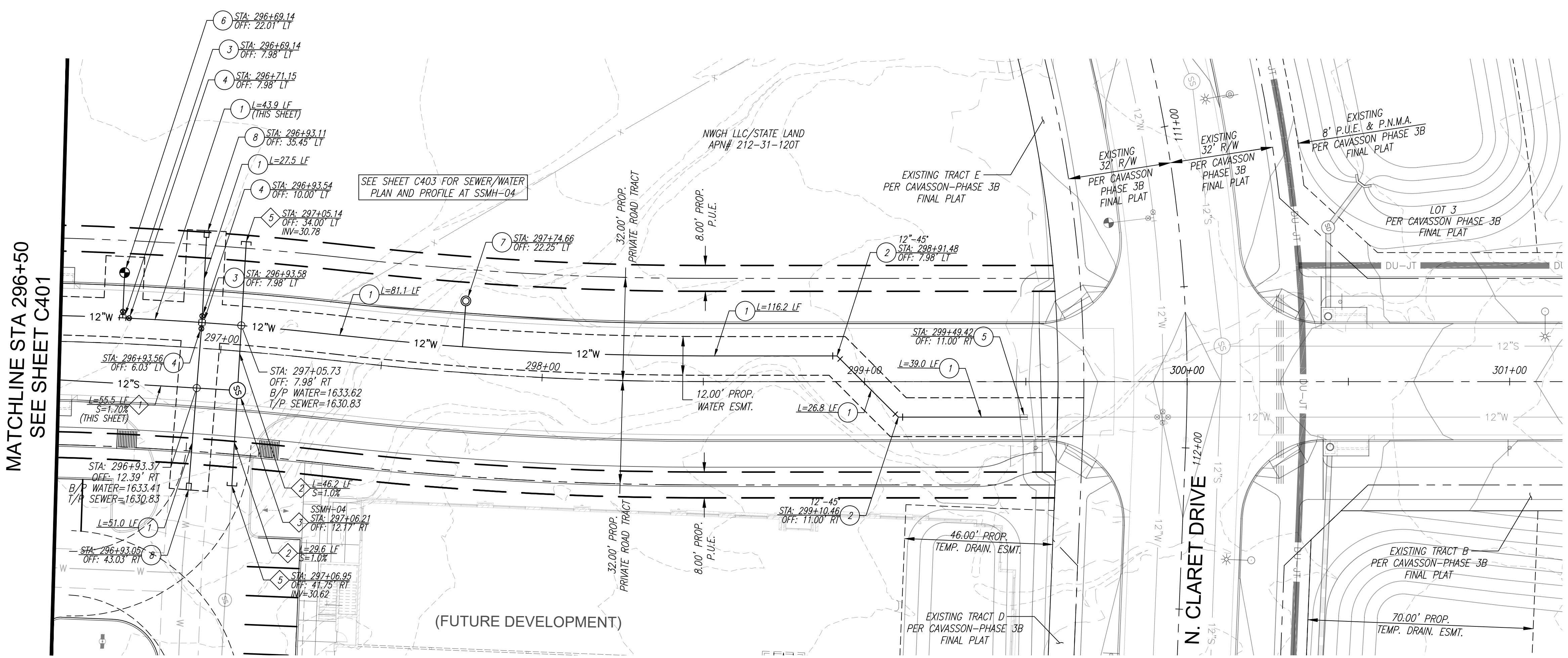
PUBLIC WATER NOTES

1. INSTALL 12" DIAMETER D.I.P., CLASS 350, POLY-WRAPPED WATERMAIN PIPE PER M.A.G. STD. SPEC. 610 AND C.O.S. SUPPLEMENTAL SPEC. 610 WITH POLYETHYLENE LOCATING TAPE (BLUE). LENGTH AS NOTED. MINIMUM COVER SHALL BE 48 INCHES.
2. INSTALL D.I.P., CLASS 350, WATERLINE BEND WITH JOINT RESTRAINT PER M.A.G. STD. DETAIL 303-1 AND 303-2. STATION, OFFSET, ANGLE AND SIZE AS NOTED.
3. INSTALL D.I.P., CLASS 350, WATERLINE CROSS WITH JOINT RESTRAINT PER M.A.G. STD. DETAIL 303-1 AND 303-2. STATION, OFFSET AND SIZE AS NOTED.
4. INSTALL 12" DIAMETER VALVE, BOX AND COVER PER M.A.G. STD. DETAILS 391-1 AND 392, TYPE 'C'. STATION AND OFFSET AS NOTED.
5. REMOVE EXISTING CURB STOP AND FLUSHING PIPE AND CONNECT TO EXISTING WATER MAIN STUB. STATION AND OFFSET AS NOTED. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION.
6. INSTALL FIRE HYDRANT (COMPLETE) PER M.A.G. STD. DETAIL 360-1. STATION, OFFSET AND LENGTH OF RUN AS NOTED.
7. INSTALL 2" AIR/VACUUM RELEASE VALVE PER C.O.S. STD. DETAIL 234B. STATION AND OFFSET AS NOTED.
8. INSTALL CURB STOP WITH FLUSHING PIPE PER M.A.G. STD. DETAIL 390, TYPE 'B'. STATION AND OFFSET AS NOTED.

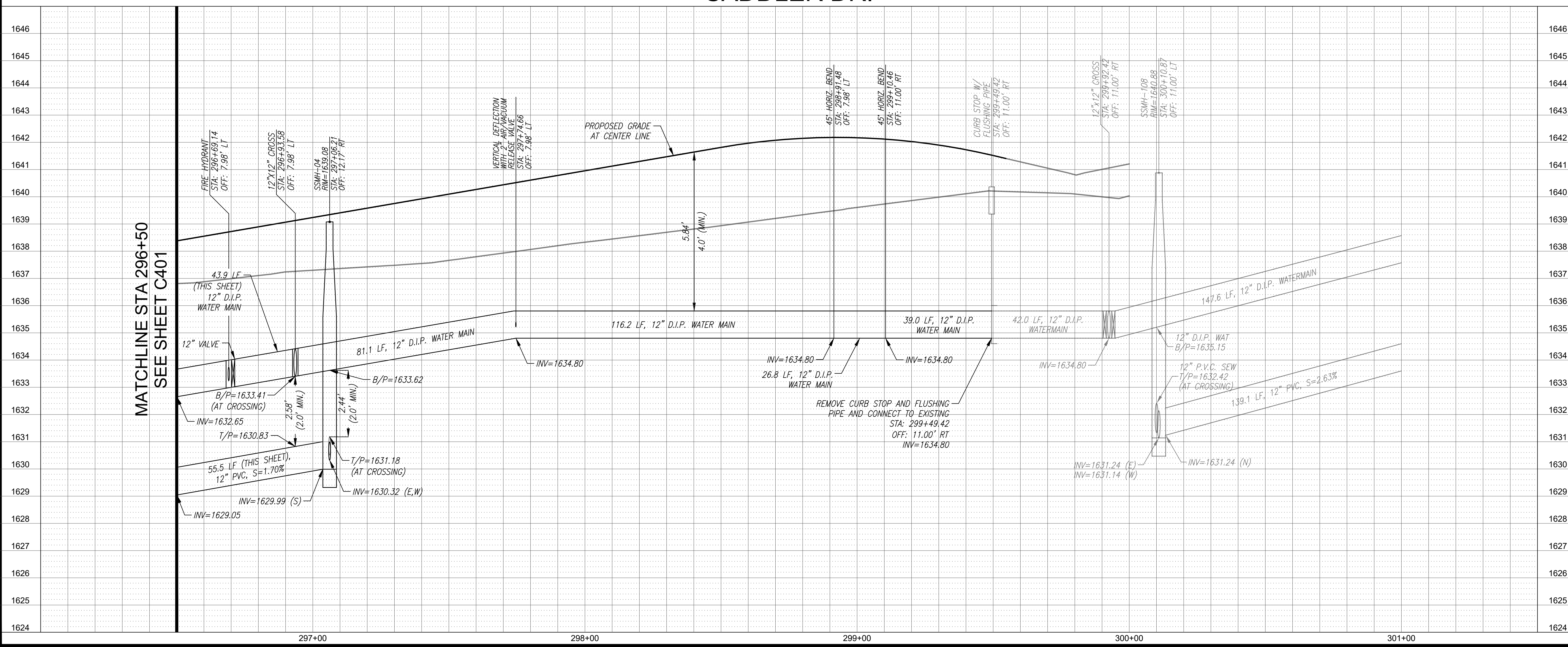
PUBLIC SEWER NOTES


1. INSTALL 12" DIAMETER PVC SDR-35 SEWER PIPE PER M.A.G. STD. SPEC. SECTIONS 601 AND 615. LENGTH AND SLOPE AS NOTED.
2. INSTALL 8" DIAMETER PVC SDR-35 SEWER PIPE PER M.A.G. STD. SPEC. SECTIONS 601 AND 615. LENGTH AND SLOPE AS NOTED.
3. INSTALL 60" DIAMETER SEWER MANHOLE PER M.A.G. STD. DETAIL 420 WITH 30" DIAMETER FRAME AND COVER PER M.A.G. STD. DETAIL 423-2 AND C.O.S. STD. DETAIL 2421. STATION AND OFFSET AS NOTED.
4. REMOVE PLUG AND CONNECT TO EXISTING 12" DIAMETER SEWER MAIN STUB. STATION, OFFSET AND INVERT AS NOTED. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION.
5. STUB AND PLUG SEWER PIPE FOR FUTURE CONNECTION. STATION, OFFSET AND INVERT AS NOTED.

NOTE: ALL SEPARATION AND SPECIAL PROTECTION FOR ALL WATER, SEWER, AND STORM DRAIN CROSSINGS SHALL MEET THE REQUIREMENTS OF M.A.G. STD. DETAIL 404 AND M.A.G. SPEC. SECTION 610.5.

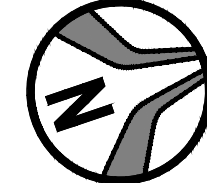



SADDLER DR.



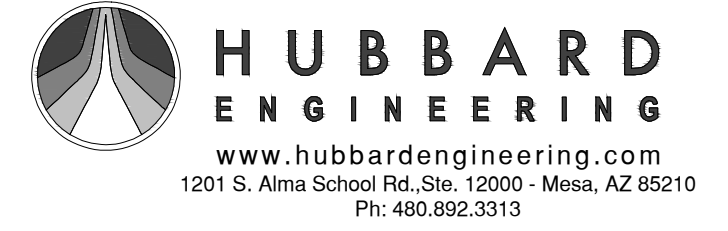


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**SADDLER DR. SEWER/WATER PLAN & PROFILE**  
**PHASE 3C SADDLER DRIVE (PRIVATE)**  
 A PORTION OF THE EAST HALF OF SECTION 26 AND THE WEST HALF OF SECTION 25,  
 TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,  
 MARICOPA COUNTY, ARIZONA

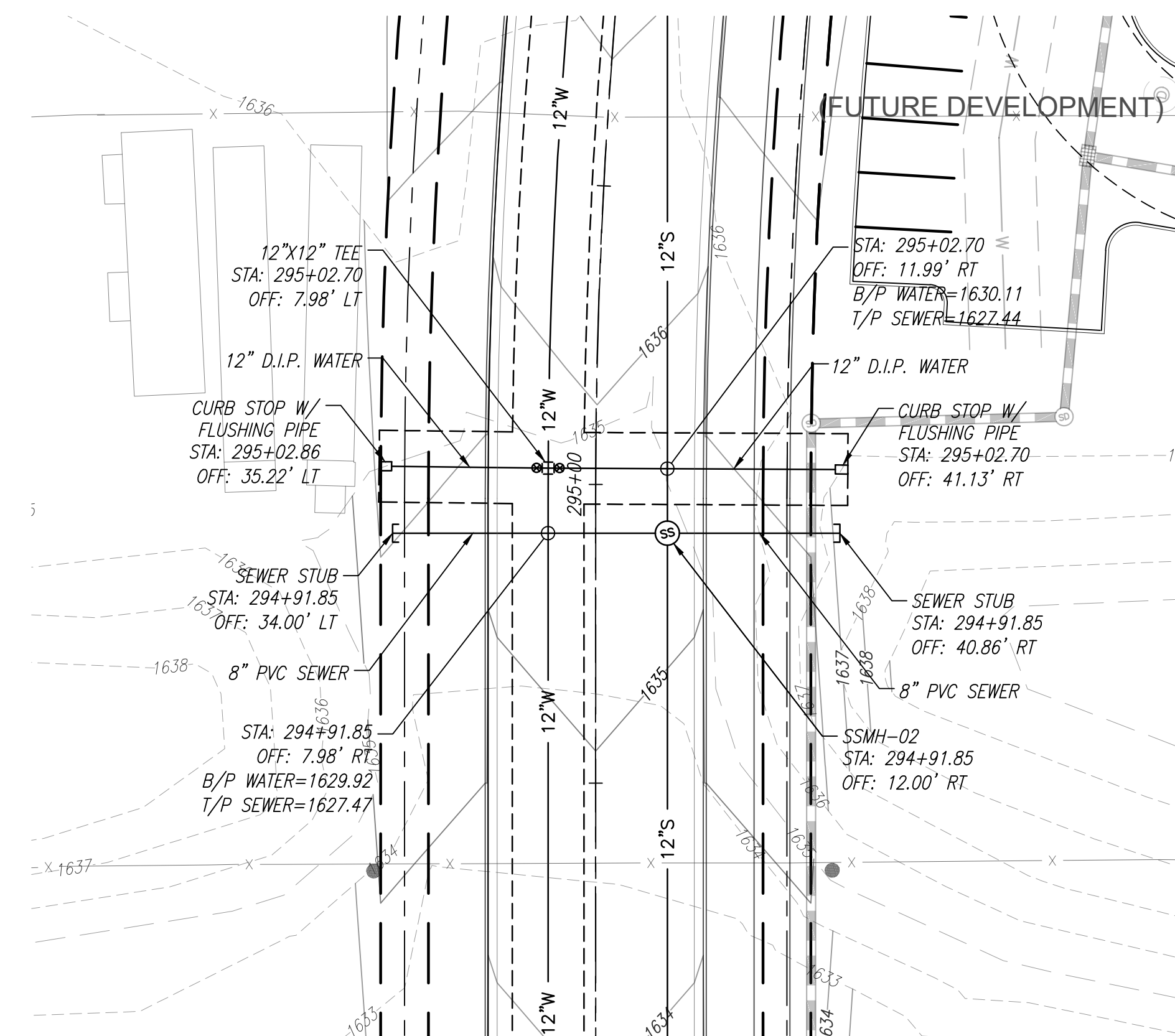
Project No. 18114-224	Date 10/25/2024	Sheet No. SHT: 13 OF 18
Project Manager MSW	Project Engineer TSW	C402



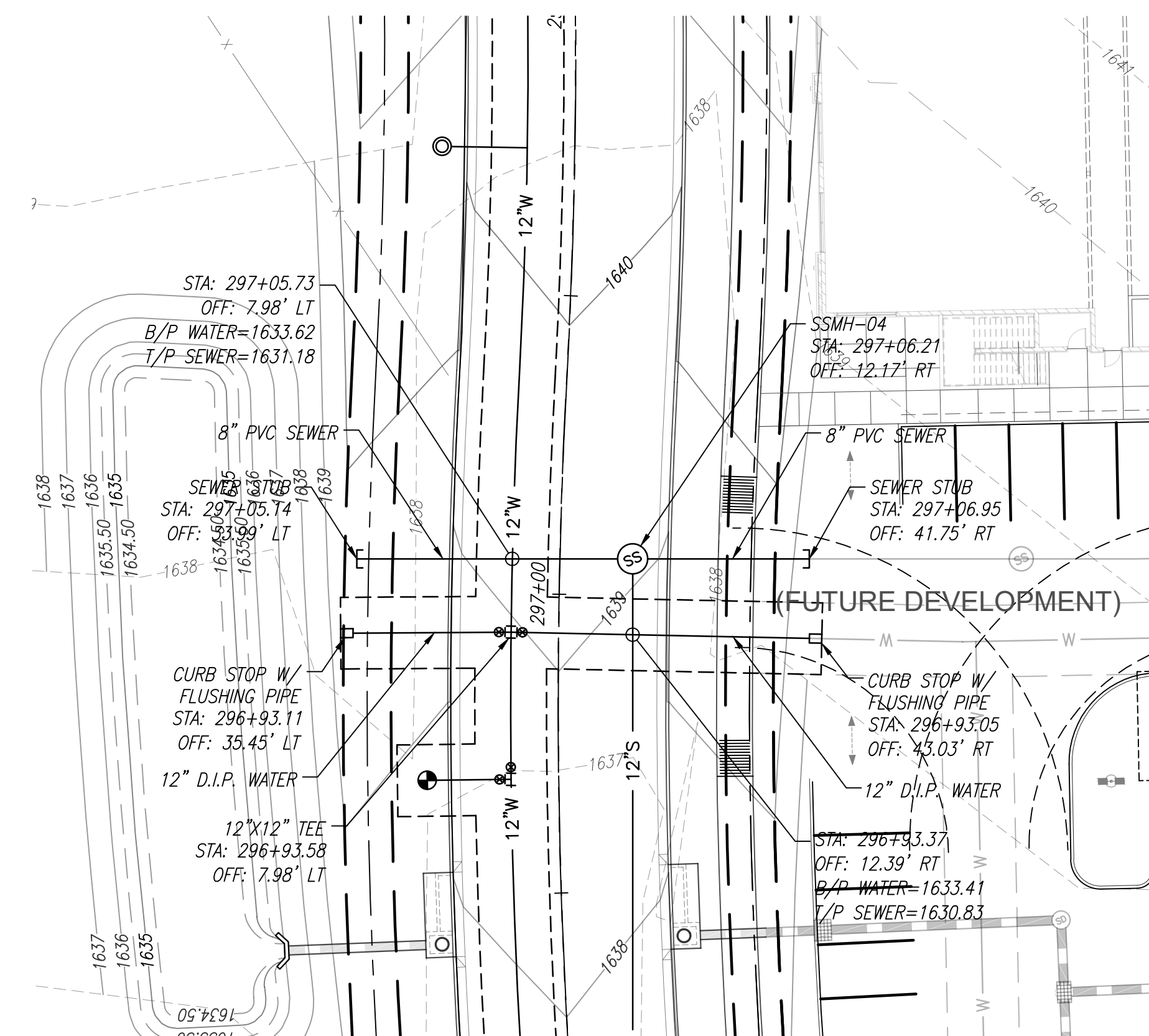
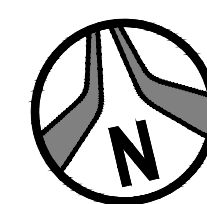
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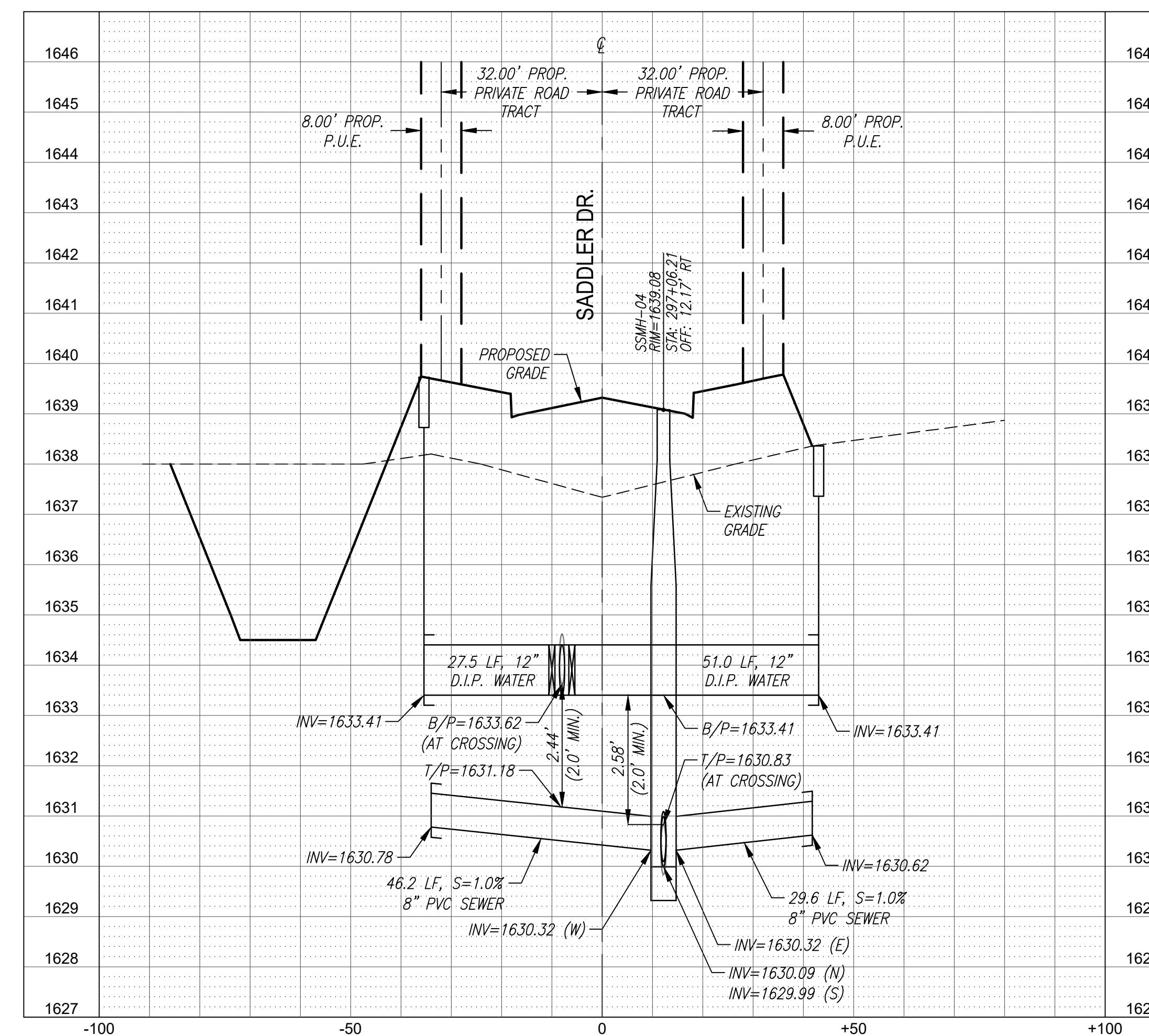
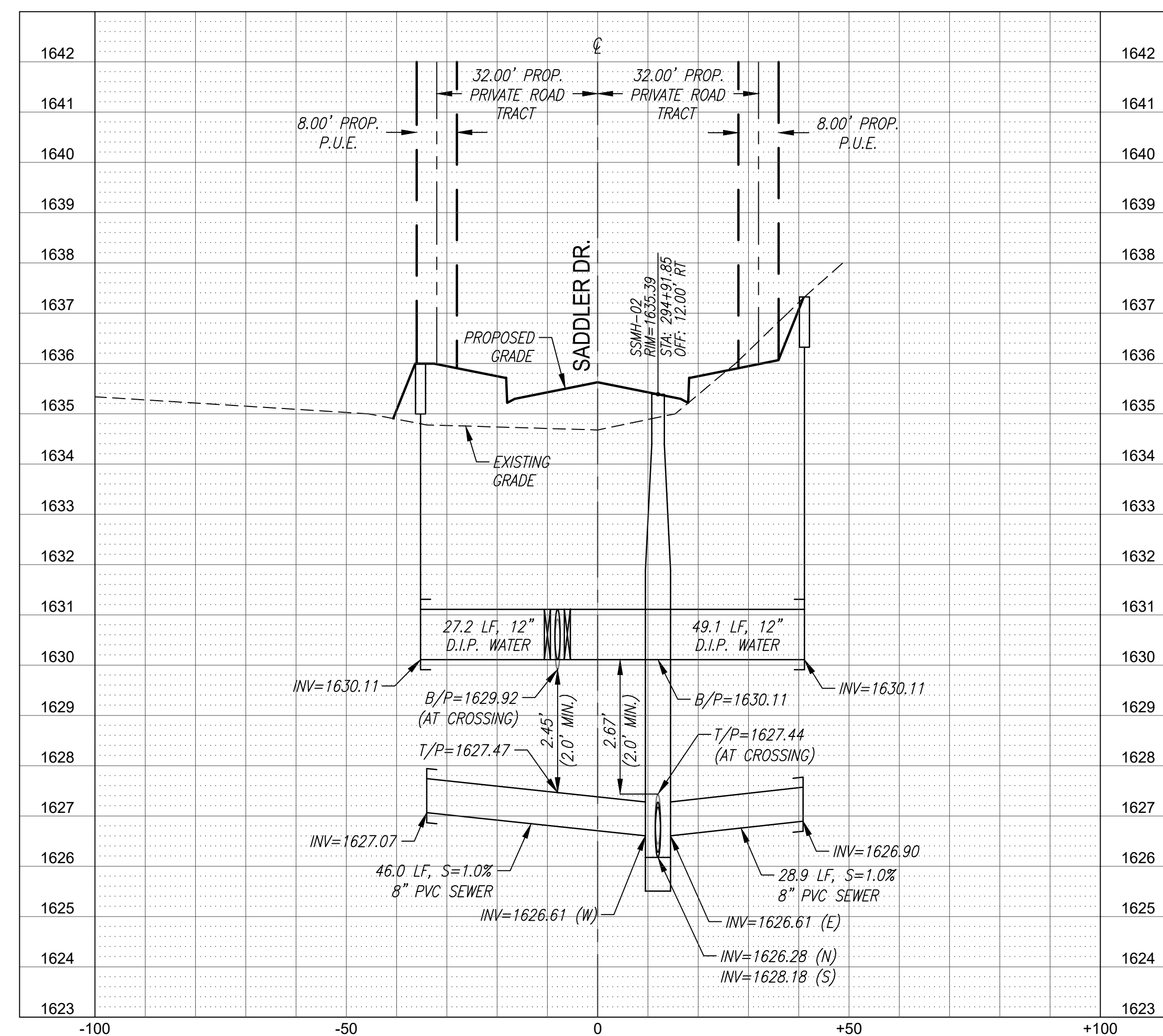
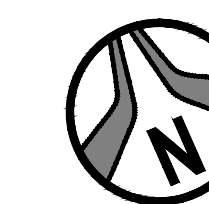
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SSMH-02  
SEWER/WATER PLAN & PROFILE  
SADDLER DR. STA: 294+91.85



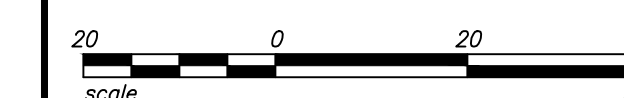
SSMH-04  
SEWER/WATER PLAN & PROFILE  
SADDLER DR. STA: 297+06.21



NOTE: ALL SEPARATION AND SPECIAL PROTECTION FOR ALL WATER, SEWER, AND STORM DRAIN CROSSINGS SHALL MEET THE REQUIREMENTS OF M.A.G. STD. DETAIL 404 AND M.A.G. SPEC. SECTION 610.5.



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**SADDLER DR. SEWER/WATER PLAN & PROFILE  
PHASE 3C SADDLER DRIVE (PRIVATE)**  
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

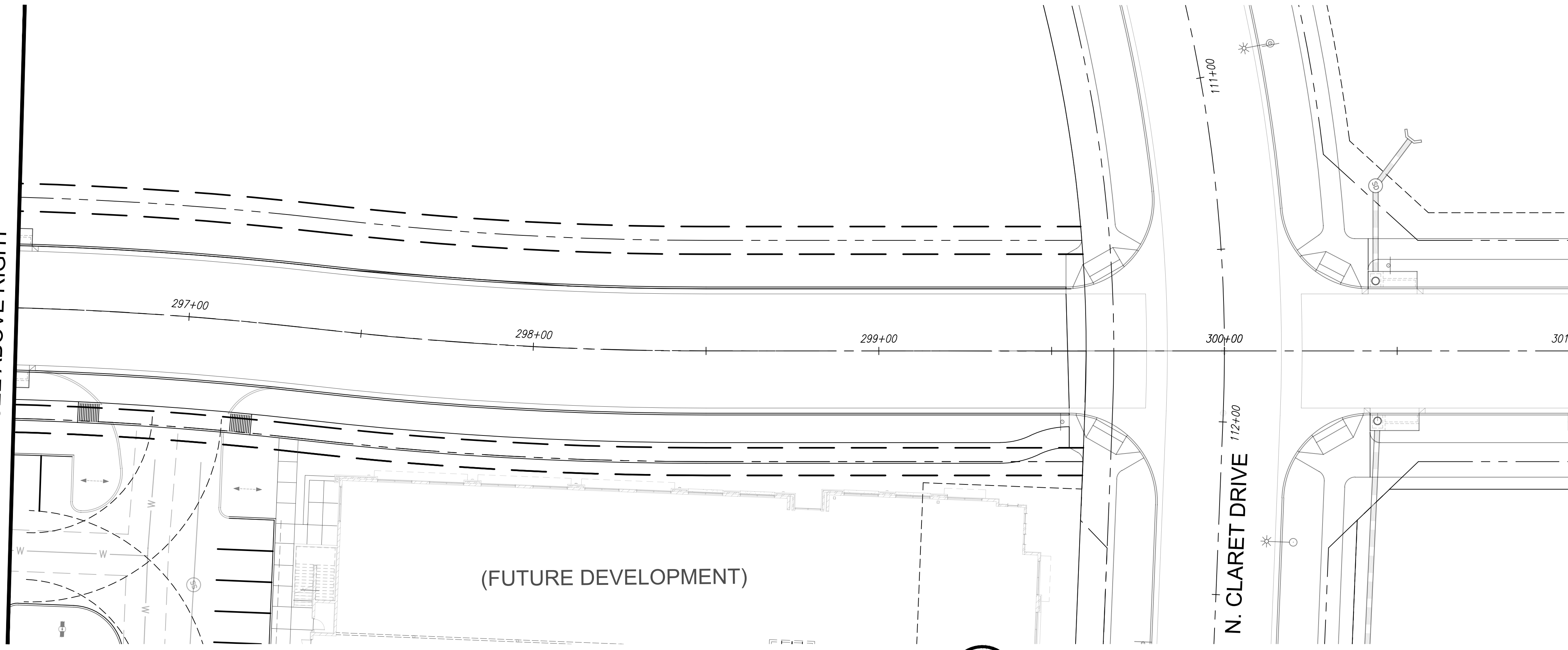
Project No. 18114-224	Date 10/25/2024	Sheet No. SHT: 14 OF 18
Project Manager MSW	Project Engineer TSW	C403

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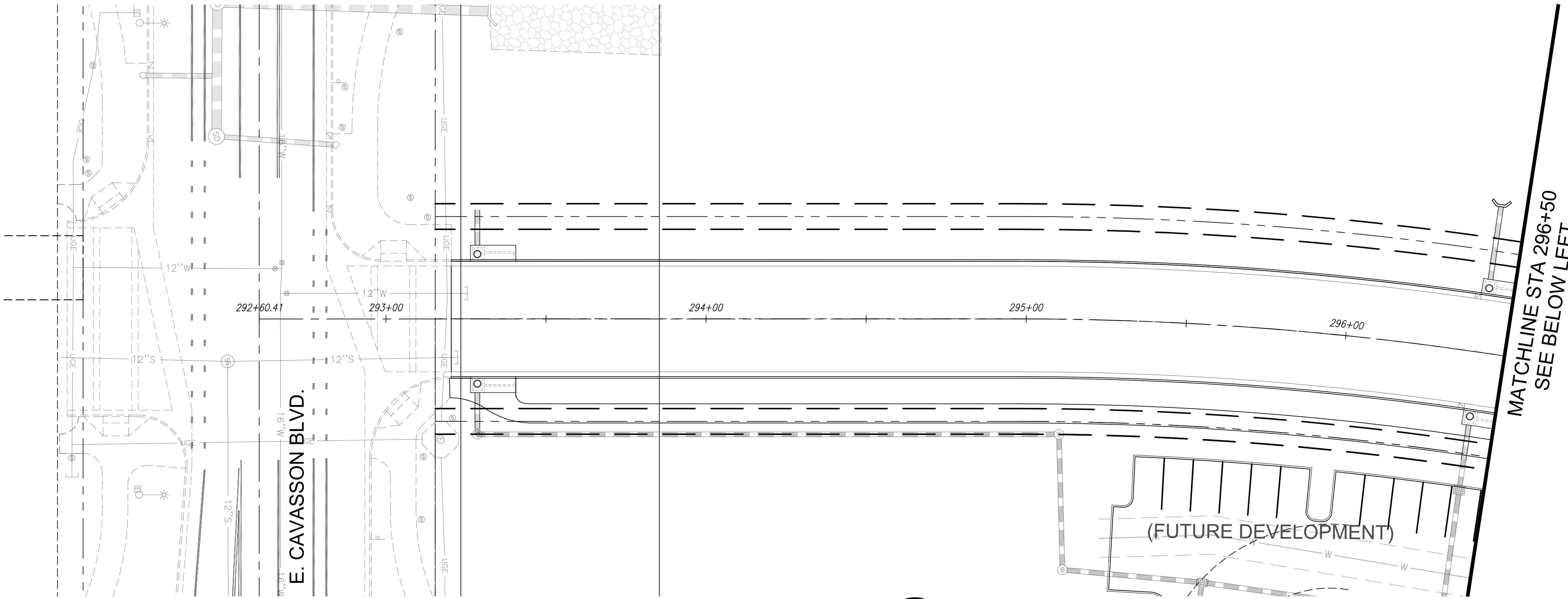
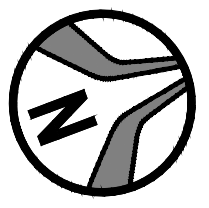
\*\*NOTE: DRY UTILITIES JOINT TRENCH SHOWN FOR INFORMATIONAL PURPOSES ONLY. REFER TO FINAL APS DESIGN PLANS FOR SPECIFIC LOCATION, TYPE AND DEPTH OF TRENCH.

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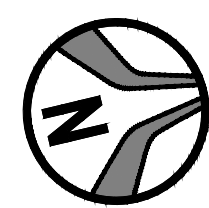
MATCHLINE STA 296+50  
SEE ABOVE RIGHT



SADDLER DRIVE



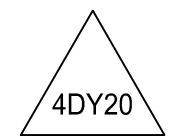
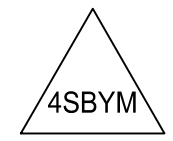
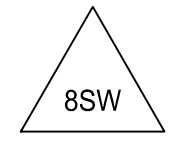
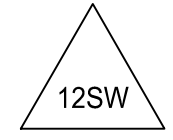
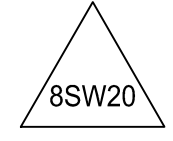


SADDLER DRIVE



MATCHLINE STA 296+50  
SEE BELOW LEFT

**STRIPING LEGEND**

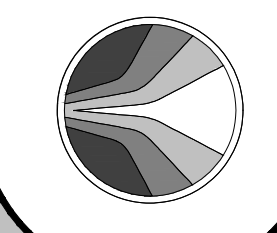
-  4" SOLID YELLOW HATCHING @ 40' SPACING
-  4" SOLID WHITE HATCHING @ 20' SPACING
-  4" DOUBLE YELLOW LINE WITH TYPE 'D' RPM'S @ 40' SPACING
-  4" DOUBLE YELLOW LINE, ONE SOLID, ONE BROKEN WITH A 10' LINE SEGMENT AND A 30' GAP WITH TYPE 'D' RPM'S @ 20' SPACING (SOLID) AND TYPE 'D' RPM'S @ 40' SPACING (BROKEN)
-  8" SOLID WHITE LINE
-  12" SOLID WHITE LINE
-  8" SOLID WHITE LINE WITH TYPE 'G' RPM'S @ 20' SPACING

**NOTE:**  
ALL STRIPING DIMENSIONS SHOWN TO CENTER OF STRIPE AND BACK OF CURB UNLESS OTHERWISE NOTED.



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**SADDLER DR. SIGNING AND STRIPING PLAN**  
**PHASE 3C SADDLER DRIVE (PRIVATE)**  
A PORTION OF THE S&P, S&L OF SECTION 28, AND THE WEST HALF OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 1 EAST, THE GILA AND SALT RIVER WATERSHEDS, MARICOPA COUNTY, ARIZONA

Date	10/25/2024
Project No.	18114-224
Project Mgr.	MSW
Project Eng.	TSW

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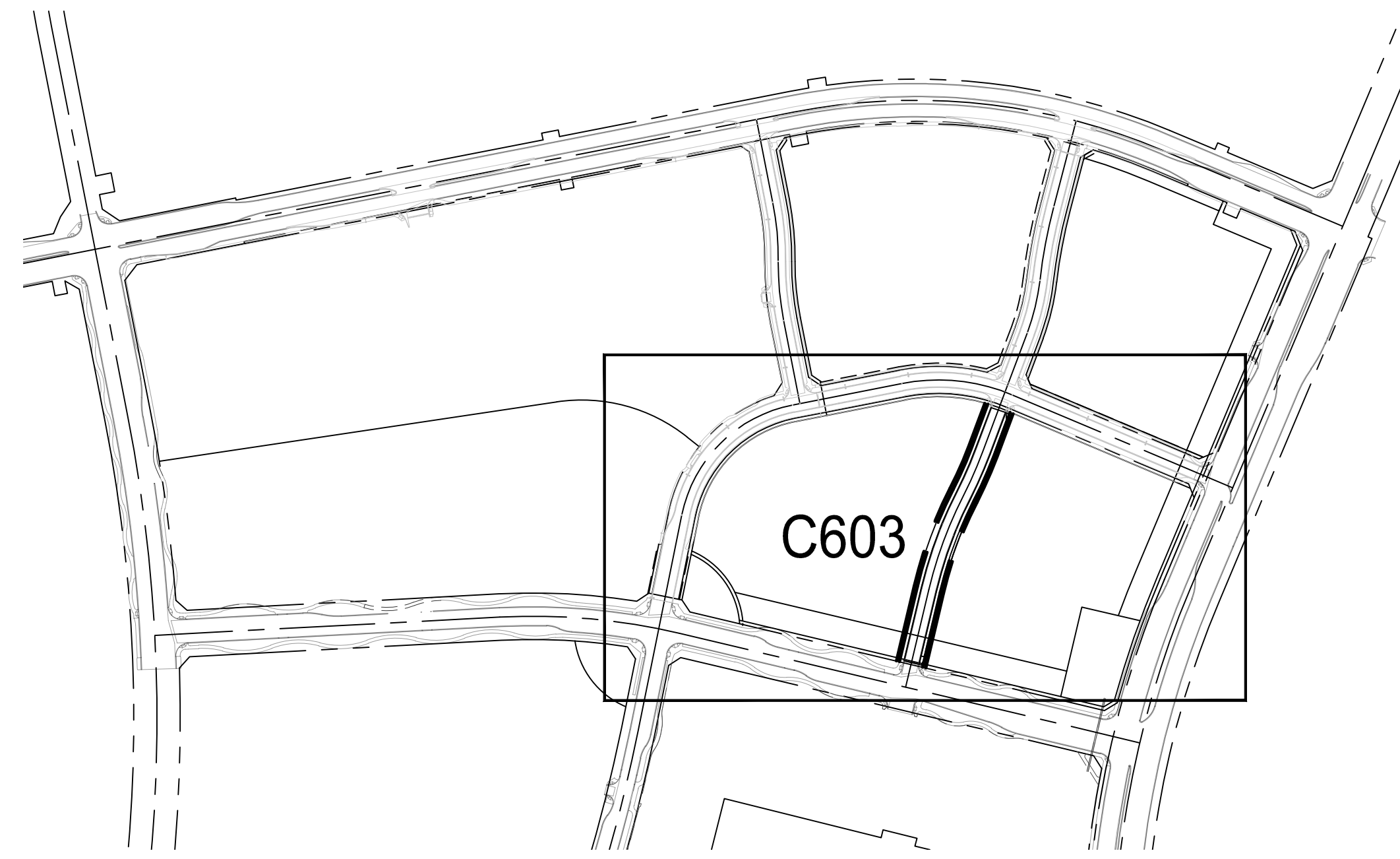
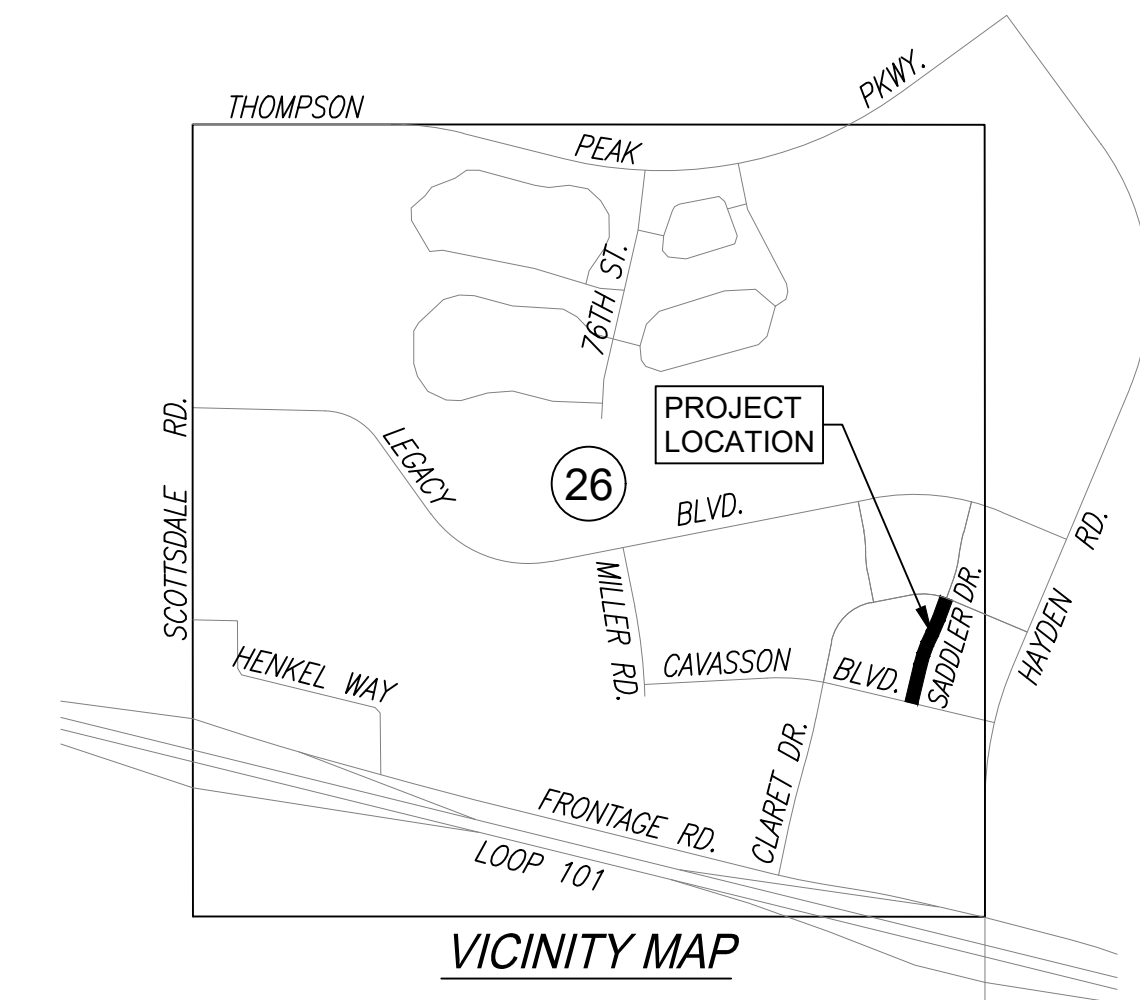
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SHT: 15 OF 18  
**C501**

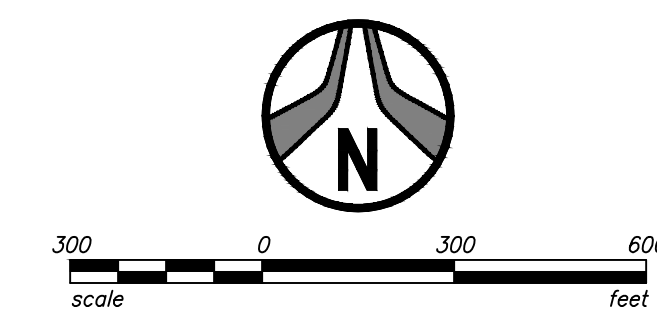
XXXX-XX-XX, 5-MD-2023  
34-DR-2024  
10/31/2024

# STORMWATER POLLUTION PREVENTION PLAN FOR PHASE 3C SADDLER DRIVE (PRIVATE)

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,  
SCOTTSDALE, MARICOPA COUNTY, ARIZONA.



KEY MAP



## CITY OF SCOTTSDALE STORMWATER MANAGEMENT PLAN NOTES

1. A COPY OF THE APPROVED GRADING AND DRAINAGE PLAN FOR THIS PROJECT, TOGETHER WITH A COPY 1. OF THE NOTICE OF INTENT (NOI) AND THIS STORM WATER MANAGEMENT PLAN (SWMP), SHALL BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW. THOSE ELEMENTS OF THE GRADING AND DRAINAGE PLAN PERTINENT TO OR REFERENCED ON THE SWMP SHALL BE CONSIDERED PART OF THE SWMP.
2. PLANNING AND DEVELOPMENT DEPARTMENT'S CIVIL/SITE INSPECTION GROUP SHALL BE NOTIFIED 48 HOURS BEFORE ANY ON-SITE AND/OR OFF-SITE CONSTRUCTION BEGINS.
3. THE OPERATOR SHALL OBTAIN A DUST CONTROL PERMIT FROM MARICOPA COUNTY HEALTH DEPARTMENT AND PERFORM MEASURES AS REQUIRED BY THE PERMIT TO PREVENT EXCESS DUST.
4. THE OPERATOR SHALL PERFORM, AT A MINIMUM, A VISUAL INSPECTION OF THE CONSTRUCTION SITE ONCE EVERY MONTH AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN OR EQUAL TO A HALF OF AN INCH OR MORE. THE OPERATOR SHALL PREPARE A REPORT DOCUMENTING HIS/HER FINDINGS ON THE CONDITIONS OF THE SWMP CONTROLS AND NOTE ANY EROSION PROBLEM AREAS. THE OPERATOR'S REPORT IS TO BE SUBMITTED TO THE PLANNING AND DEVELOPMENT DEPARTMENT CIVIL/SITE INSPECTOR FOR REVIEW AND APPROVAL. FACILITIES SHALL BE MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED.
5. THE OPERATOR SHALL AMEND THIS PLAN AS NECESSARY DURING THE COURSE OF CONSTRUCTION TO RESOLVE ANY PROBLEM AREAS, WHICH BECOME EVIDENT DURING THE CONSTRUCTION AND/OR DURING RAINFALLS.
6. THE PERMITTEE SHALL FILE A NOTICE OF TERMINATION (N.O.T.) AFTER COMPLETION OF CONSTRUCTION AND PLACEMENT OF FINAL LANDSCAPE MATERIALS. THE N.O.T. IS TO BE SUBMITTED TO THE PLANNING AND DEVELOPMENT DEPARTMENT CIVIL/SITE INSPECTOR TO FINAL THE SWMP PERMIT. THE PERMITTEE SHALL SAVE ALL RECORDS, INCLUDING THE N.O.I., SWMP, N.O.T., AND INSPECTION.
7. REPORTS, ON FILE FOR A MINIMUM OF THREE YEARS FROM THE DATE OF FILING THE N.O.T.
8. THE IMPLEMENTATION OF THESE PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED AND THE N.O.T. IS SUBMITTED TO THE PLANNING AND DEVELOPMENT DEPARTMENT CIVIL/SITE INSPECTOR.
9. THE FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS, AND MUST BE INSTALLED AND IN OPERATION PRIOR TO ANY GRADING OR LAND CLEARING. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
10. THE CONTRACTOR'S N.O.I. MUST BE RECEIVED PRIOR TO THE SWMP PERMIT BEING ISSUED. THE CONTRACTOR THAT WILL BE PULLING THE GRADING AND DRAINAGE PERMIT MUST HAVE THE SWMP PERMIT ISSUED IN THEIR NAME.
11. PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF CIVIL ENGINEERING PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

## GRADING/EROSION CONTROL NOTES:

1. THE SCHEMATIC EROSION CONTROL MEASURES SHOWN ARE A MINIMUM. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEANS TO PROTECT EXISTING FACILITIES AND ADJACENT PROPERTIES FROM NOISE, DUST, AND STORM WATER RUNOFF THROUGHOUT CONSTRUCTION OF THE PROJECT AND BUILDINGS ON LOTS.
2. ALL EROSION CONTROL STRUCTURES SHALL REMAIN IN PLACE UNTIL EXPOSED SLOPES HAVE BEEN PERMANENTLY STABILIZED.
3. CONTRACTOR SHALL INSPECT ALL EROSION CONTROL STRUCTURES AFTER EVERY RAINFALL EVENT (.10" IN 24HR.), REMOVE DEBRIS AND SEDIMENT AND MAKE NEEDED REPAIRS.
4. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
5. CONTRACTOR SHALL PROTECT ALL PERMANENT STORM WATER FACILITIES FROM SEDIMENT/SILT DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL STRUCTURES (SILT FENCE) UPON COMPLETION AND ACCEPTANCE OF THE PROJECT.
7. CONTRACTOR SHALL CONDUCT CONSTRUCTION ACTIVITIES TO ENSURE MINIMAL INTERFERENCE WITH EXISTING NEIGHBORHOODS, ROADWAYS, AND IMPROVEMENTS WITHIN THE PROJECT.

## DEVELOPER/OWNER

NATIONWIDE REALTY INVESTORS  
375 NORTH FRONT STREET  
COLUMBUS, OH 43215  
TEL: 614-857-2333  
CONTACT: JAMES K. ROST

## CIVIL ENGINEER

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

## SURVEY

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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	7/20/2021	AO, X	1'

ZONE 'AO' IS DEFINED AS:

"AREAS SUBJECT TO INUNDATION BY 1-PERCENT-ANNUAL-CHANGE 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:

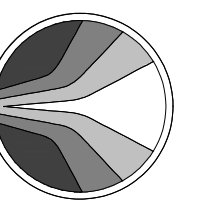
"AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1.0% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

## SHEET INDEX

16	C601	SWPPP COVER SHEET
17	C602	SWPPP DETAILS
18	C603	SWPPP PLAN

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**SWPPP COVER SHEET**  
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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

Date  
10/25/2024  
Project Eng.  
TSW

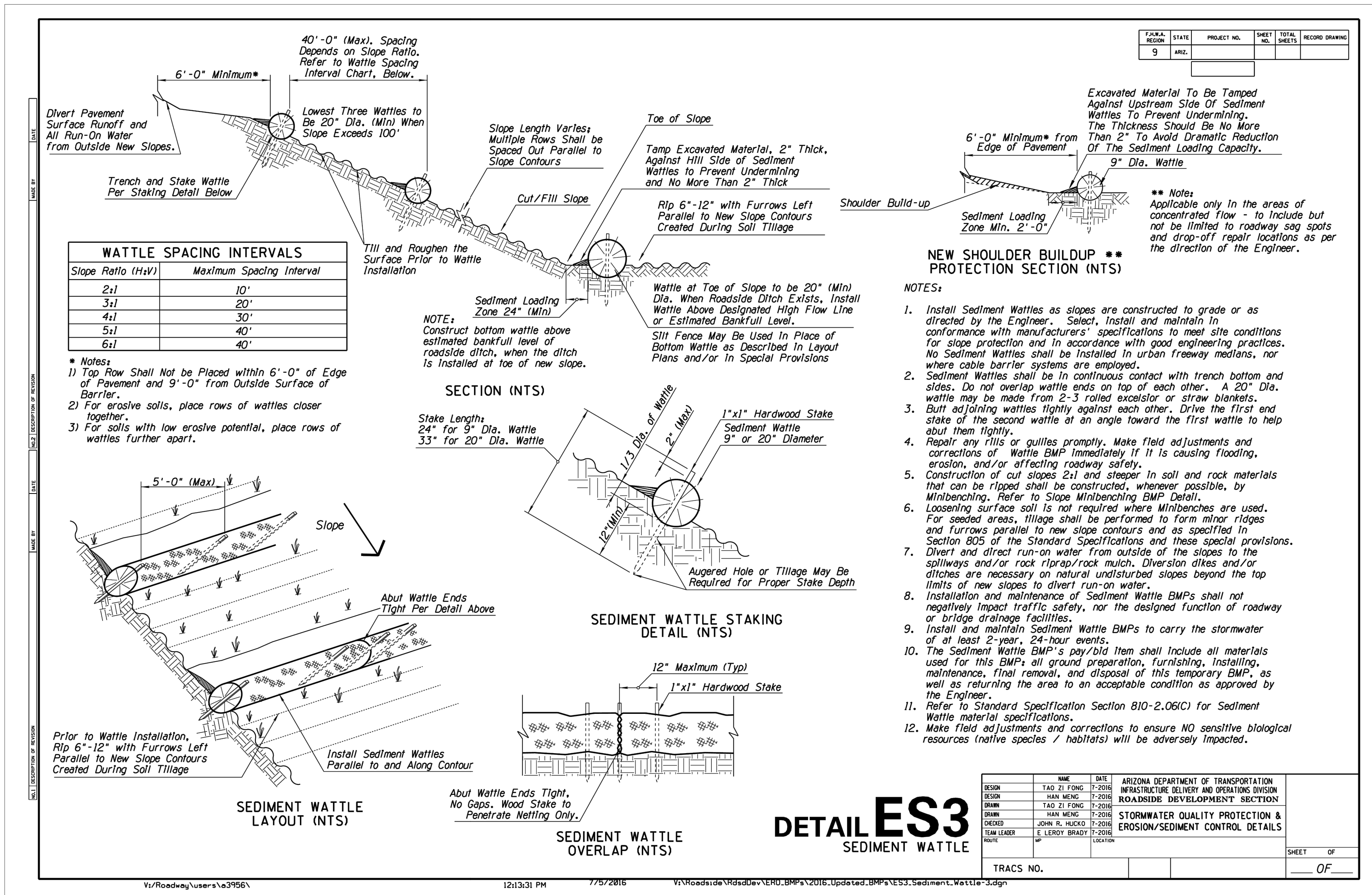
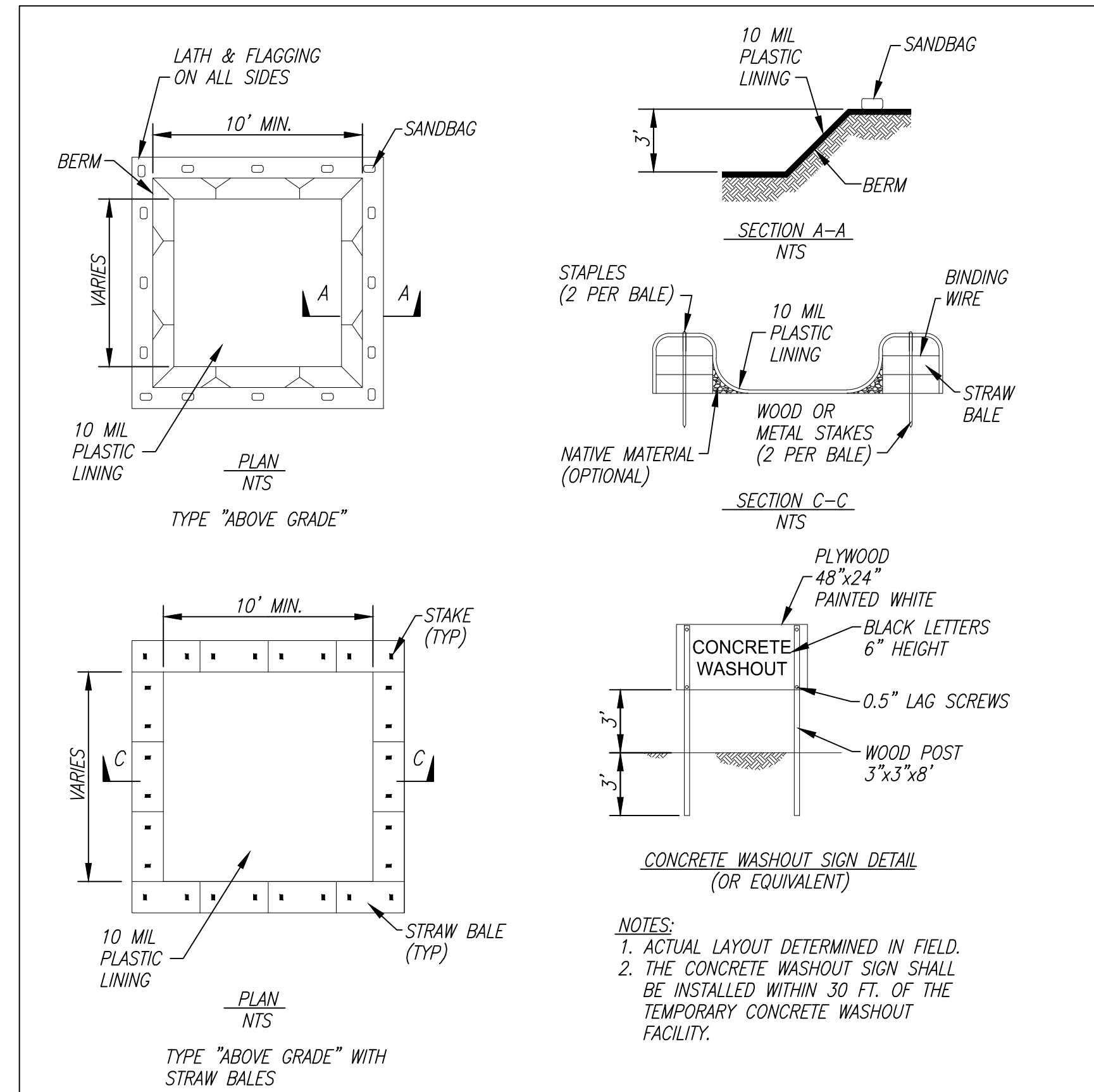
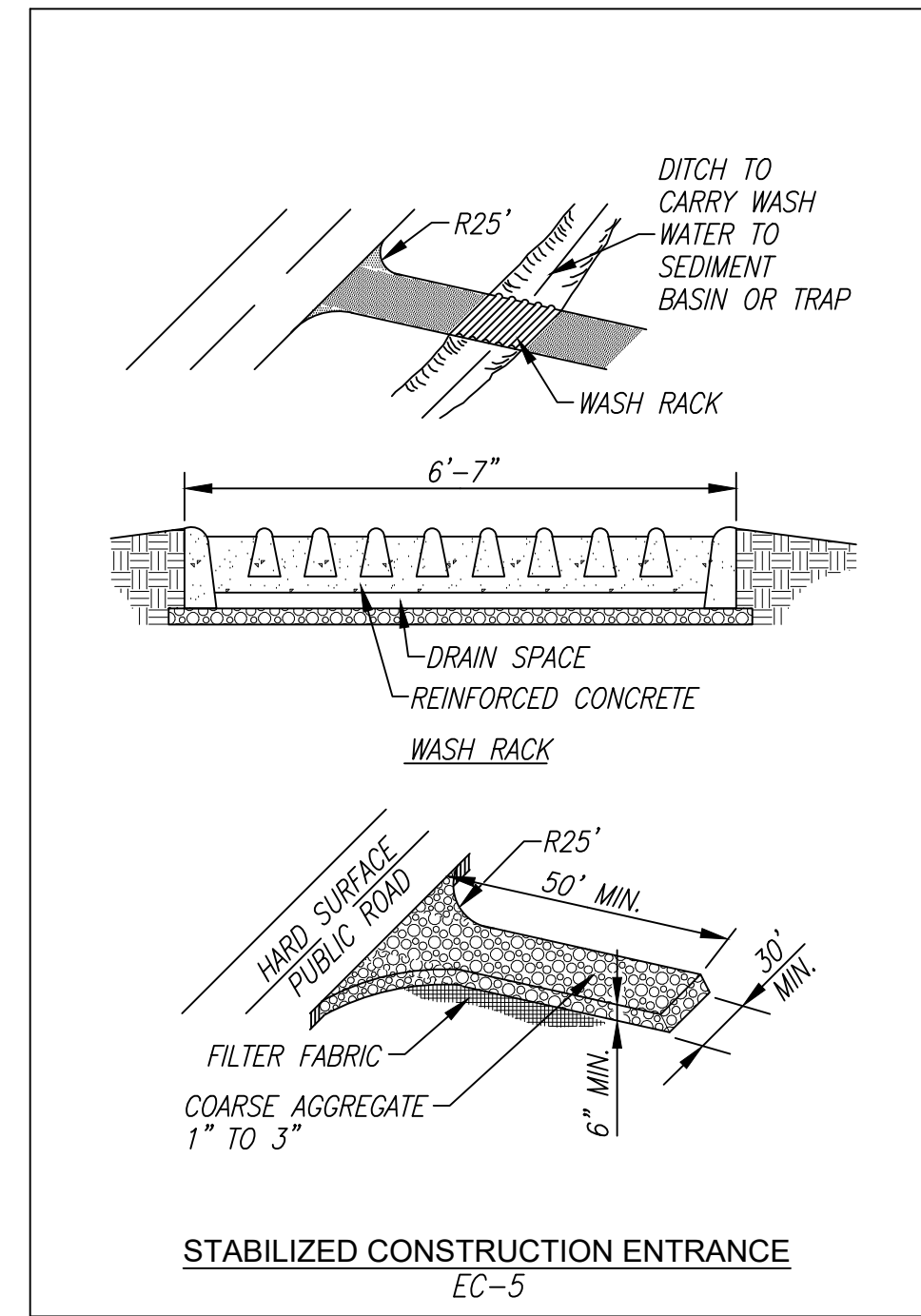
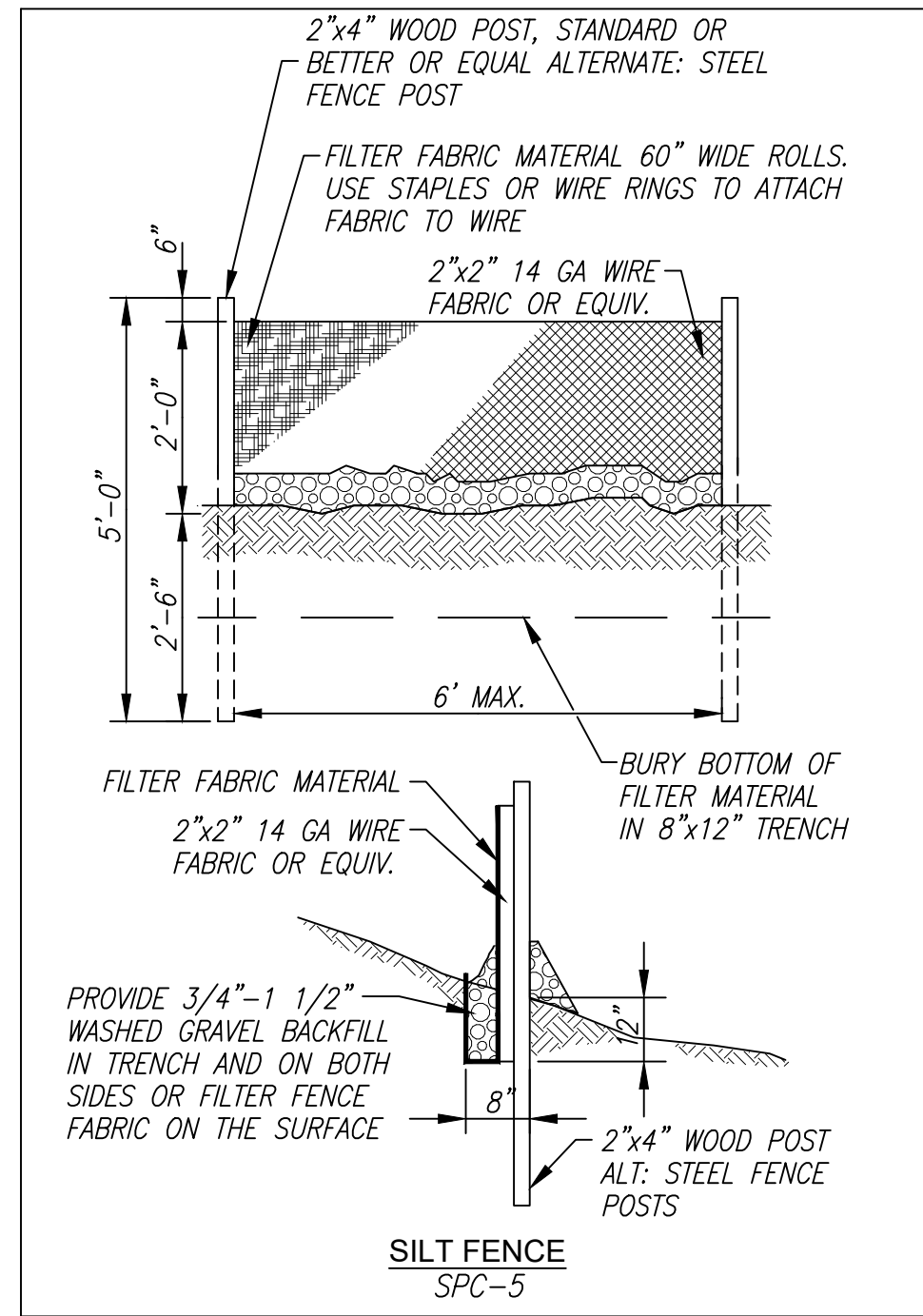
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18114-224  
Project Mgr.  
MSW

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C601



**DEFINITION**  
A TEMPORARY PIT OR BERMED AREA FOR WASHOUT OF CONCRETE TRUCKS, TOOLS, MORTAR MIXERS, ETC.

**PURPOSE**  
IMPROPER WASHOUT OF CONCRETE TRUCKS, TOOLS, ETC. MAY ALLOW FRESH CONCRETE OR CEMENT LADEN MORTAR TO ENTER A STORM DRAINAGE SYSTEM.

**APPROPRIATE APPLICATIONS**  
EFFECTIVE WHEN VEHICLES, TOOLS, AND MIXERS CAN BE MOVED TO THE PIT LOCATION. WHERE THIS IS NOT PRACTICAL, TEMPORARY PONDS MAY BE CONSTRUCTED TO ALLOW FOR SETTLING AND HARDENING OF CEMENT AND AGGREGATES. WASHOUT AREA/PITS ARE APPROPRIATE FOR MINOR AMOUNTS OF WASH WATER WHICH RESULT FROM CLEANING OF AGGREGATE MATERIALS OR CONCRETE TRUCKS, TOOLS, ETC.

**PLANNING CONSIDERATIONS**  
1. WASH OUT INTO A SLURRY PIT WHICH WILL LATER BE BACKFILLED. DO THIS ONLY WITH THE APPROVAL OF THE PROPERTY OWNER.  
2. WASH OUT INTO A TEMPORARY PIT WHERE THE CONCRETE WASH CAN HARDEN, BE BROKEN UP, AND THEN PROPERLY DISPOSED OF OFF-SITE.

**DESIGN & SIZING CRITERIA**  
1. LOCATE WASH OUT PITS AWAY FROM STORM DRAINS, OPEN DITCHES, OR STORMWATER RECEIVING WATERS.  
2. DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, SANITARY SEWERS, STREET GUTTERS, OR STORMWATER CHANNELS.

**MAINTENANCE REQUIREMENTS**  
PROPERLY DISPOSE OF HARDENED CONCRETE PRODUCTS ON A ROUTINE BASIS TO PREVENT THE BUILDUP OF WASTE MATERIALS TO AN UNMANAGEABLE SIZE AND TO MAINTAIN PERCOLATION OF WATER.

**WASH DOWN AREA GH-4**

DESIGNER	DATE	REVISION
TAD ZI FONG	7-2016	ARIZONA DEPARTMENT OF TRANSPORTATION
HAN MENG	7-2016	INDUSTRIAL RELIANT AND OPERATIONS DIVISION
TAD ZI FONG	7-2016	ROADSIDE DEVELOPMENT SECTION
HAN MENG	7-2016	STORMWATER QUALITY PROTECTION & EROSION/SEDIMENT CONTROL DETAILS
JOHN R. NICKO	7-2016	
LEOY BRADY	7-2016	

PROJECT NO. \_\_\_\_\_ SHEET \_\_\_\_\_ OF \_\_\_\_\_

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

**HUBBARD ENGINEERING**

**SWPPP DETAILS**

**PHASE 3C SADDLER DRIVE (PRIVATE)**

A PORTION OF THE SALE OF PERMITS AND THE INSTALLATION OF PERMITS TO THE TOWNSHIP OF NORTH PHOENIX, ARIZONA, MARICOPA COUNTY, ARIZONA.

Date: 10/25/2024  
Project Eng.: TSW

Project No.: 18114-224  
Project Mgr.: MSW

81

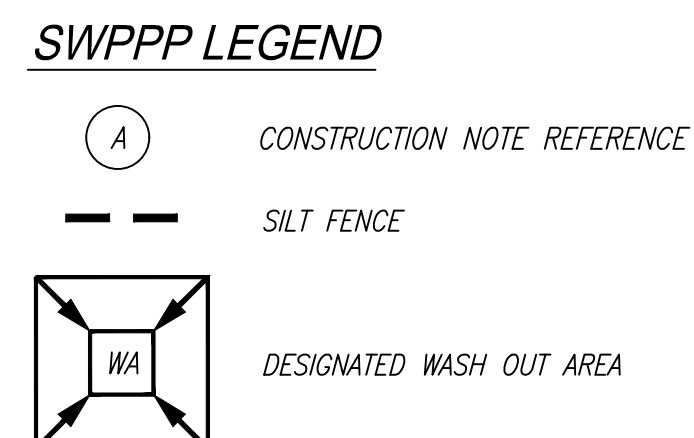
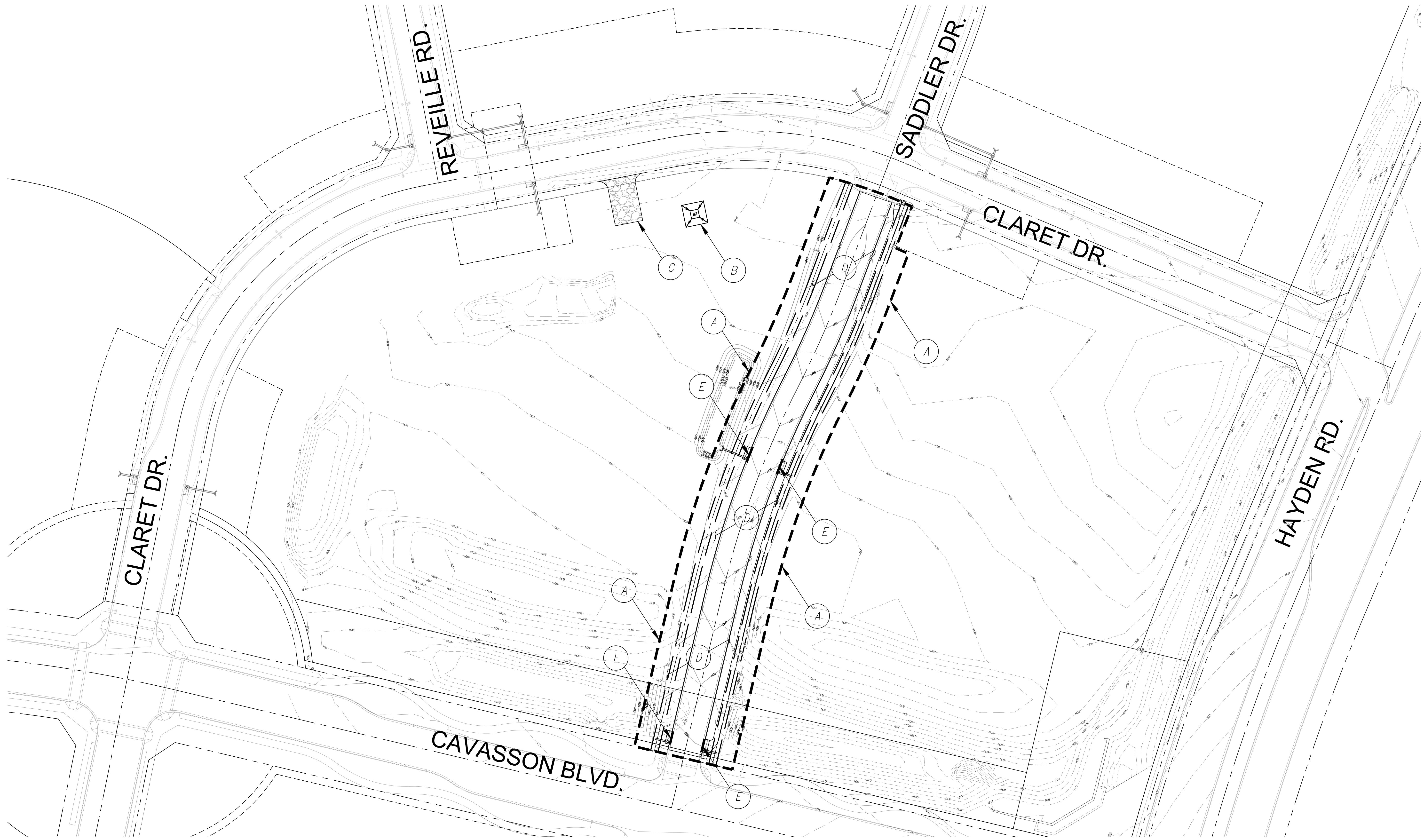
Call before you dig. 1.800.STAKE.IT 602.263.1100

SHT: 17 OF 18  
C602

XXXX-XX-XX, 5-MD-2023

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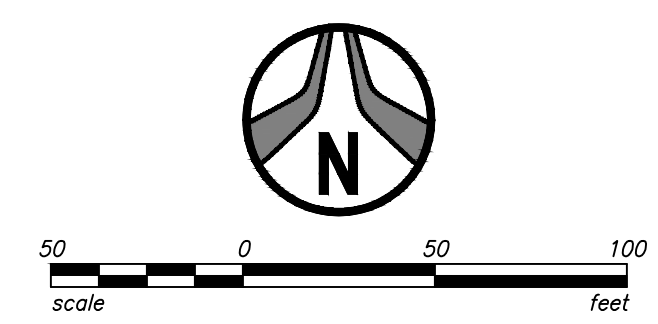
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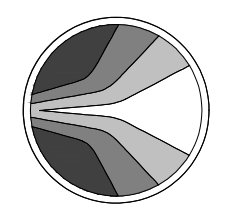
- CONSTRUCTION NOTES**
- (A) SILT FENCE PER SPC-5.
  - (B) DESIGNATED WASH DOWN AREA PER GH-4.
  - (C) STABILIZED CONSTRUCTION ENTRANCE PER EC-5.
  - (D) DUST CONTROL PER EC-7.
  - (E) STRAW WATTLES FOR INLET PROTECTION PER SPC-1.

**BMP QUANTITIES**

1. SILT FENCE PER SPC-5	1,500 LF
2. WASH DOWN AREA PER GH-4	1 EA
3. STABILIZED CONSTRUCTION ENTRANCE PER EC-5	1 EA
4. DUST CONTROL PER EC-7	1.6 AC
5. STRAW WATTLES FOR INLET PROTECTION PER SPC-1	4 EA



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**SWPPP DETAILS**  
**PHASE 3C SADDLER DRIVE (PRIVATE)**  
 A PORTION OF THE EAST HALF OF SECTION 08 AND THE WEST HALF OF SECTION 25  
 TOWNSHIP 4 NORTH, RANGE 1 EAST, THE GILA AND SALT RIVER WATERSHEDS,  
 MARICOPA COUNTY, ARIZONA

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Date 10/25/2024	Project Eng. TSW
Project No. 18114-224	Project Mgr. MSW

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NOT FOR CONSTRUCTION  
 PRELIMINARY  
 DO NOT RECORDED  
 BY STAKE



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1.800.STAKE.IT  
602.263.1100

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SHT: 18 OF 18  
**C603**