

HILGARTWILSON STANDARD ENGINEERING NOTES

- THESE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ALL QUESTIONS REGARDING THESE PLANS SHALL BE PRESENTED TO THE ENGINEER. ANYONE WHO TAKES IT UPON THEMSELVES THE INTERPRETATION OF THE DRAWINGS OR MAKES REVISIONS TO THE SAME WITHOUT CONFERRING WITH THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE CONSEQUENCES THEREOF.
- THE ESTIMATED QUANTITIES SHOWN ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY OF A DETAILED ESTIMATE BASED ON THESE PLANS, CURRENT CODES, AND SITE VISITATION.
- ALL EARTHWORK CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS STANDARD DETAILS AND/OR SPECIFICATIONS INCLUDING ANY SUPPLEMENTS THERETO, AND ALL APPENDIX. THE CONTRACTOR IS TO FOLLOW THE RECOMMENDATION OF THE SOIL INVESTIGATION REPORT AND LETTER, AS PREPARED BY _____, PHONE NO. (____) _____, PROJECT NO. _____, DATED ____/____/____.
- PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OR DEFICIENCY IN QUANTITIES. NO CLAIMS SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.
- THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE SURVEYOR REGARDING ALLEGED INACCURACY OF CONSTRUCTION STAKES SET BY THE SURVEYOR UNLESS ALL SURVEY STAKES SET BY THE ENGINEER ARE MAINTAINED INTACT AND CAN BE VERIFIED AS TO THEIR ORIGIN. IF, IN THE OPINION OF THE SURVEYOR, THE STAKES ARE NOT MAINTAINED INTACT AND CANNOT BE VERIFIED AS TO THEIR ORIGIN, ANY REMEDIAL WORK REQUIRED TO CORRECT ANY ITEM OF IMPROPER CONSTRUCTION WORK SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.
- THE SURVEYOR WILL MAKE FIELD AS-BUILT MEASUREMENTS OF THE WORK UPON NOTIFICATION BY THE CLIENT OR HIS REPRESENTATIVE THAT THE WORK IS COMPLETE AND READY FOR AS-BUILT SURVEY. FOR PIPE WORK, THE CONTRACTOR IS RESPONSIBLE FOR LEAVING TRENCHES OPEN SO THAT AS-BUILTS CAN BE PERFORMED TO COMPLY WITH THE AGENCY'S REQUIREMENTS. (IF THE TRENCHES ARE BACKFILLED AND OBTUSURED TO THE POINT THAT AS-BUILT MEASUREMENTS CANNOT BE PERFORMED, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POTHOLE UTILITY TRENCHES AS NECESSARY TO COMPLETE AN AS-BUILT SURVEY.)
- THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITIONS, OR PAVEMENT CROSS-SLOPES DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THESE PLANS NOT BEING ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
- EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED ACCORDING TO INFORMATION PROVIDED BY THE AGENCY OPERATING EACH UTILITY. LOCATIONS SHOWN ARE APPROXIMATE ONLY, AND ARE NOT RELIABLE FOR CONSTRUCTION PURPOSES. CALL BLUE STAKE FOR FIELD LOCATION AT (602) 263-1100. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN LIKE KIND.
- PRIOR TO CONSTRUCTION, THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE ANY ALTERATION, OR VARIANCE FROM THESE PLANS. ANY VARIATIONS FROM THESE PLANS SHALL BE PROPOSED ON CONSTRUCTION FIELD PRINTS AND TRANSMITTED TO THE ENGINEER.
- ANY INSPECTION BY THE CITY, COUNTY, ENGINEER, OR OTHER JURISDICTIONAL AGENCY, SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH APPLICABLE CODES AND AGENCY REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL STORM DRAIN PIPES, STORM WATER RETENTION PIPES AND DRAINAGE FACILITIES FROM DAMAGE DURING ALL STAGES OF CONSTRUCTION. THE DEPTH OF COVER ON THE STORM DRAIN PIPE IS DESIGNED FOR FINAL GRADE. THEREFORE, EXTRA CARE SUCH AS BERMING OVER PIPES, FLAGGING OR SIGNAGE SHOULD BE USED DURING CONSTRUCTION TO MAINTAIN COVER OR PROTECT THE PIPES.
- THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO THE VARYING FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.
- IF PAD CERTIFICATIONS ARE PERFORMED, IT IS UNDERSTOOD THAT THE CERTIFICATION PROVIDES ONLY A REPRESENTATIVE ELEVATION OF THE AVERAGE GRADE OF EACH LOT, BUILDINGS OR UNIT PAD, AND SHALL NOT BE CONSTRUED TO INCLUDE YARD AND STREET SUB-GRADE CERTIFICATION OR CERTIFICATION THAT THE ENTIRE PAD IS LEVEL, THAT IT WAS CONSTRUCTED IN THE DESIGNED LOCATION OR WAS GRADED TO THE CROSS-SECTION SET FORTH ON THE PLANS OR AS DESIGNATED IN THE SOILS REPORT.
- FINISH GRADES SHOWN ON THESE PLANS ARE THE FINAL FINISH GRADES. CONTRACTOR IS RESPONSIBLE FOR OVER-EXCAVATING LANDSCAPE AREAS TO ALLOW FOR PLANTING AND UTILITY TRENCHING SPOILS AND FOR THE FINAL LANDSCAPE TREATMENT (DECOMPOSED GRANITE, LAWN, ETC.).
- UNDERGROUND UTILITIES SHALL BE MARKED IN ACCORDANCE WITH SECTION 40-360 OF THE ARIZONA REVISED STATUTES AND LOCAL MUNICIPALITY REQUIREMENTS.
- SEWER SERVICES SHALL BE INSTALLED TO 5 FEET OF COVER AT 2 FEET BEHIND THE PUE, WHERE POSSIBLE.

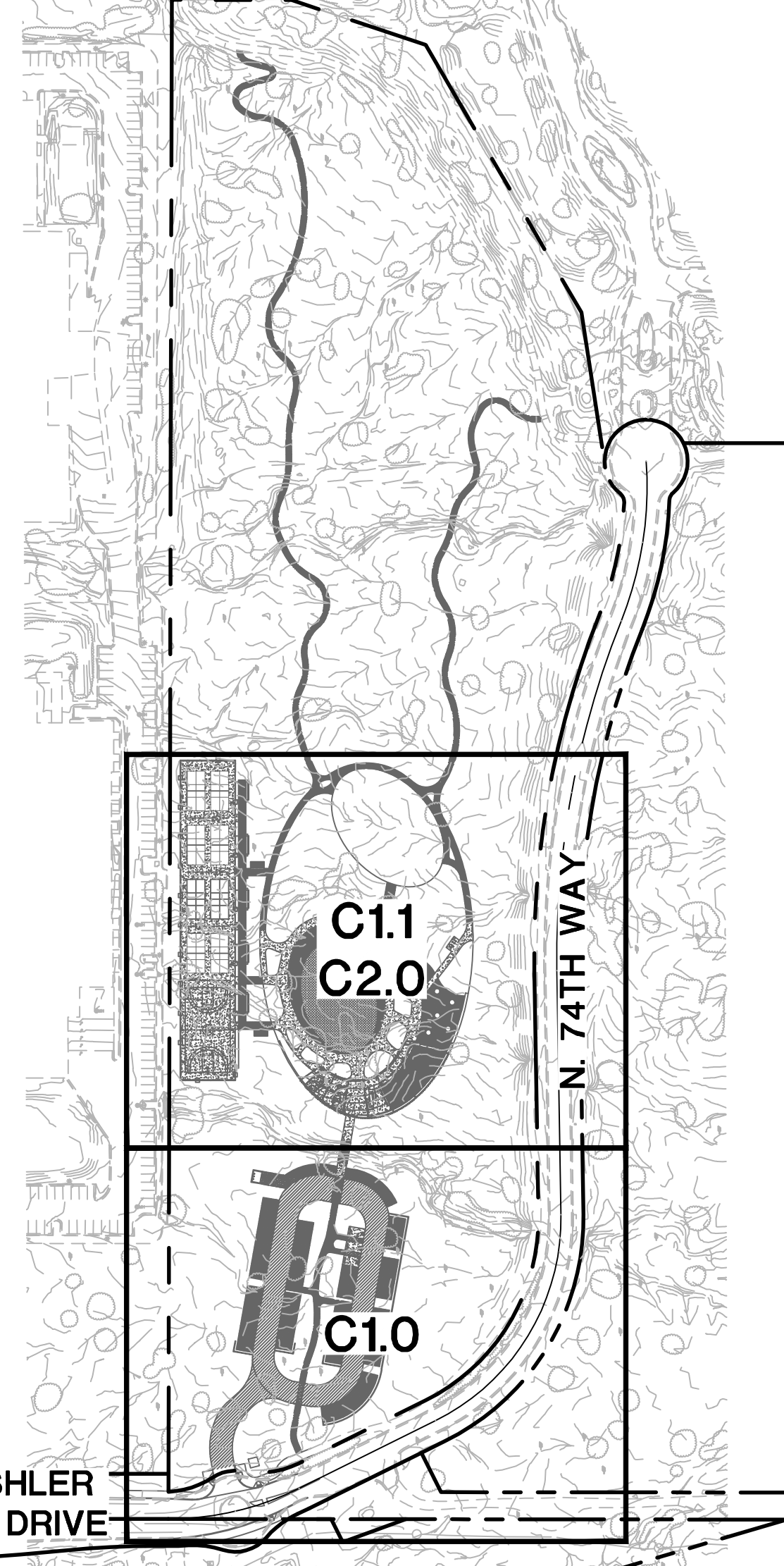
LEGEND

	PROPERTY LINE	TC=	TOP OF CURB
	CENTER LINE	C=	CONCRETE
	EASEMENT LINE	P=	PAVEMENT
	OUTFALL ARROW	G=	GUTTER
	PROPOSED PAVEMENT GRADE BREAK	GR=	GRATE
	PROPOSED DRYWELL	RIM=	RIM
	PROPOSED LOOSE RIP-RAP	FF=	FINISHED FLOOR
	PROPOSED STORM DRAIN PIPE	HW	HIGH WATER ELEVATION
	CATCH BASIN	BOT	BOTTOM
	PROPOSED CONTOUR	Vp	VOLUME PROVIDED
	EXISTING CONTOUR	PUE	PUBLIC UTILITY EASEMENT
	EX. WATERLINE	CL	CENTER LINE
	EX. SEWERLINE	PL	PROPERTY LINE
	EX. GASLINE	ROW	RIGHT OF WAY
	EX. ELECTRIC LINE	DW	DOMESTIC WATER
	ELECTRIC MANHOLE	FL	FIRE LINE
	ELECTRIC VAULT	SD	STORM DRAIN
	ELECTRIC PULL BOX	DIP	DUCTILE IRON PIPE
	LIGHT POLE W/ARM	ACP	ASBESTOS CLAY PIPE
	LIGHT POLE	VCP	VTRIFIED CLAY PIPE
	SIGN		
	TELEPHONE PULL BOX		
	FIBER OPTIC PULL BOX		
	FIBER OPTIC VAULT		
	CABLE TV PULL BOX		
	STORM DRAIN MANHOLE		
	IRRIGATION CONTROL VALVE		
	WATER VALVE		
	WATER STUB OUT		
	SANITARY SEWER MANHOLE		
	PALO VERDE TREE		
	TREE (UNKNOWN TYPE)		

PRELIMINARY IMPROVEMENT PLANS

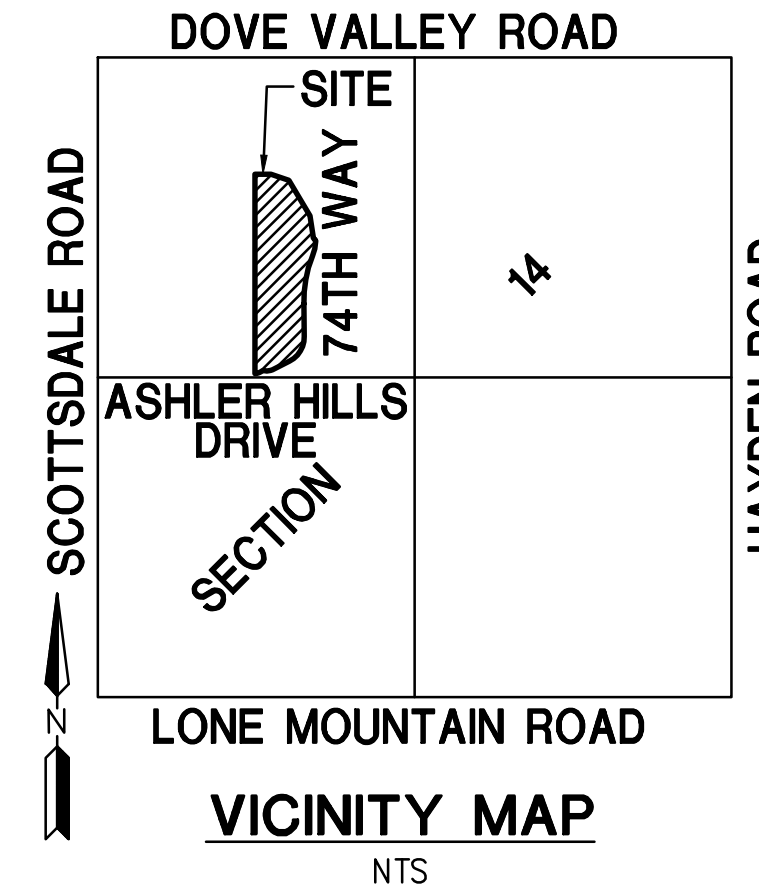
ASHLER HILLS ADDRESS SCOTTSDALE, ARIZONA

OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



SHEET INDEX

SHEET	TITLE
C0.0	PRELIMINARY IMPROVEMENT PLANS
C0.1	CROSS-SECTIONS
C1.0	PRELIMINARY GRADING & DRAINAGE PLAN
C1.1	PRELIMINARY GRADING & DRAINAGE PLAN
C1.2	STORM DRAIN PROFILES
C2.0	PRELIMINARY WATER & SEWER PLAN



FLOOR associates

1425 N. First Street
Second Floor
Phoenix, AZ 85004

602.462.1425 P
602.462.1427 F

OWNER
CITY OF SCOTTSDALE
CONTACT: BRAD WALLDORF, PE
PHONE: 480.312.7790

CONSULTANTS
CIVIL ENGINEER
HILGARTWILSON
2141 E. HIGHLAND AVE., STE 250
PHOENIX, AZ 85016



CERTIFICATION



DEVELOPER

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SCOTTSDALE, ARIZONA 85251
CONTACT:
PHONE: (480) 312-4327
EMAIL:

CIVIL ENGINEER

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PHONE: (602) 490-0535
FAX: (602) 368-2436
EMAIL: CWHITEMAN@HILGARTWILSON.COM

ARCHITECT

FLOOR & ASSOCIATES
1425 N. 1ST ST., STE 200
PHOENIX, ARIZONA 85004-1632
CONTACT: CHRIS BROWN
PHONE: (602) 445-7136
EMAIL: CHRIS@FLOORASSOCIATES.COM

LEGAL DESCRIPTION

SEVANO VILLAGE, PARCEL 2, ACCORDING TO MAP OF DEDICATION SEVANO VILLAGE, RECORDED IN BOOK 610 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA.

ASHLER HILLS PARK
ASHLER HILLS DRIVE & NORTH 74TH WAY
SCOTTSDALE, ARIZONA

Plan # _____

Case # 51-DR-2021

Q-S # _____

Accepted

Corrections

N. Baronas 6/20/2022

Reviewed By _____ Date _____

RETENTION CALCULATIONS TABLE

Project: 2299 Ashler Hills
Prepared By: JF
Date: May, 2022



100-YEAR, 2-HOUR CALCULATIONS

Retention Volume Required (100-Year, 2-Hour) = C * (P/12) * A

P = 2.65 in - Precipitation depth associated with the 100-year, 2-hour storm event

A = Plan-view area of an individual drainage area

C = Weighted average runoff coefficient

Drainage Area	Retention Basin ID	Area	Weighted Runoff Coefficient (100-YR)	Runoff Volume Required for 100-Year, 2-Hour	Overflow From Upstream	Total Retention Required	Surface Retention Provided	Underground Vault Diameter	Underground Vault Length	Undergroun Retention Provided	TOTAL Retention Volume Provided	Overflow Volume	Overflows to Basin
		[ft ²]		[ft ³]	[ft ³]	[ft ³]	[ft ³]	[ft]	[ft]	[ft ³]	[ft ³]	[ft ³]	
ON-4	RB-1/UG-1	69,285	0.69	10,612	4,153	14,764	2,056	8	255	12,818	14,874	0	-
ON-1	RB-2	17,780	0.45	1,767	0	4,842	689	0	0	0	689	4,153	RB-1/UG-1
ON-3		18,611	0.75	3,075									
ON-2	RB-3	38,564	0.49	4,148	0	4,148	4,601	0	0	0	4,601	0	-
ON-5	RB-4	20,523	0.45	2,039	0	2,039	803	0	0	0	803	1,236	RB-5
ON-6	RB-5	78,948	0.62	10,882	1,236	12,119	12,901	0	0	0	12,901	0	-

Volume Required: 32,524 CF
Total Volume Provided: 33,868 CF

NOTES:
(1) NOAA Atlas 14, Volume 1, Version 5, Point Precipitation Frequency Estimates (100-year, 2-hour).

PROJECT NO. 20027
DRAWN BY JF
CHECKED BY CW

SUBMITTAL NO. DATE ISSUED FOR
5.31.2022 DRB

ISSUED FOR
DEVELOPMENT REVIEW BOARD

SHEET TITLE
C0.0



Contact Arizona 811 at least two full working days before you begin excavation!
CALL 811 or click Arizona811.COM

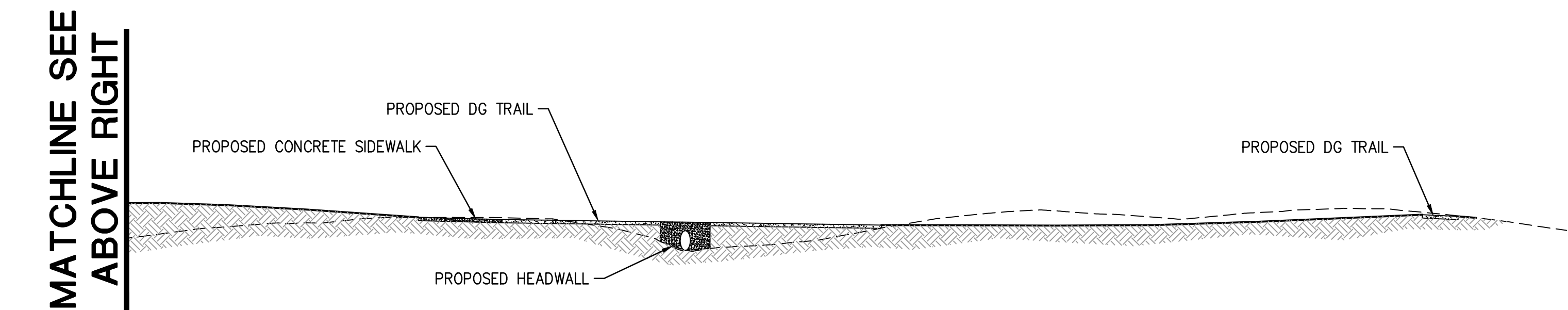
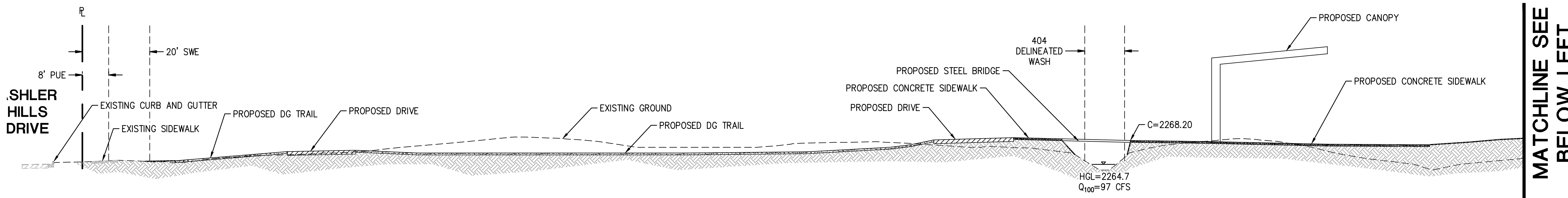
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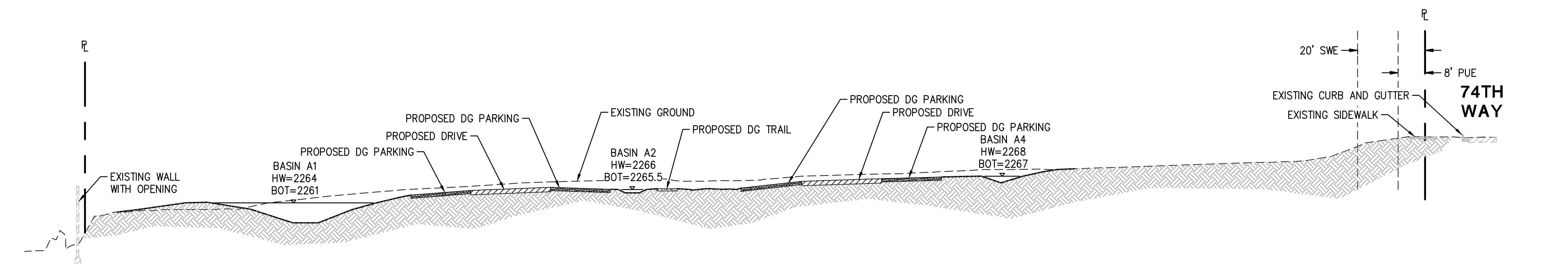
PROJECT # 940 FAX: 2020 KEY CODE: 22953

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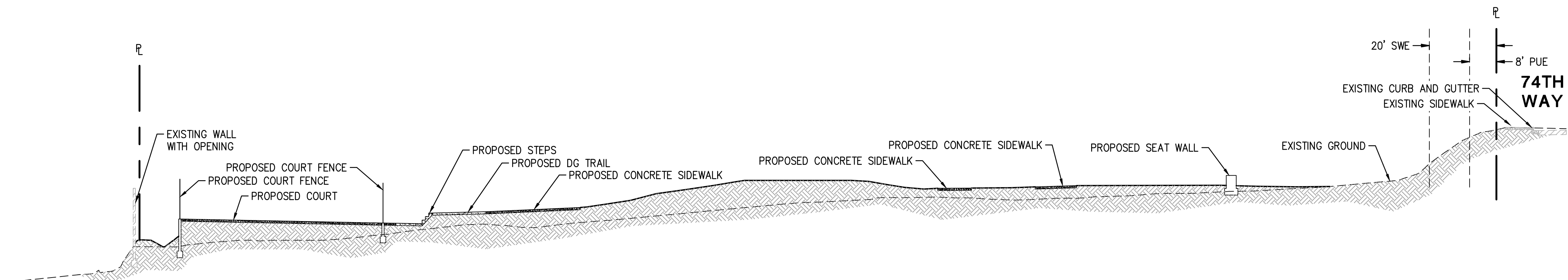
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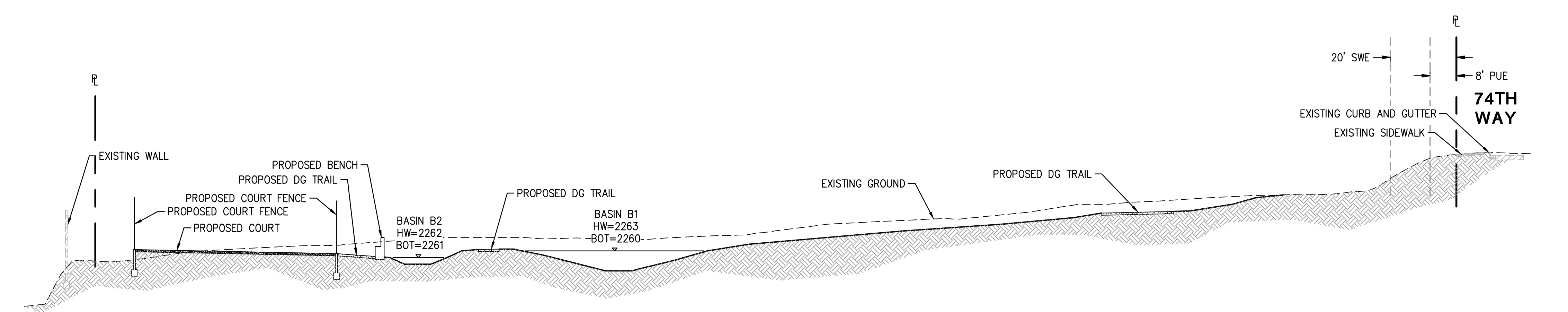
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

MATCHLINE SEE BELOW LEFT

FLOOR
associates

1425 N. First Street
Second Floor
Phoenix, AZ 85004

602.462.1425 P
602.462.1427 F

OWNER
CITY OF SCOTTSDALE
CONTACT: BRAD WALLDORF, PE
PHONE: 480.312.7790

CONSULTANTS
CIVIL ENGINEER
HILGARTWILSON
2141 E. HIGHLAND AVE., STE 250
PHOENIX, AZ 85016

HILGARTWILSON

CERTIFICATION

ASHLER HILLS PARK
ASHLER HILLS DRIVE & NORTH 74TH WAY
SCOTTSDALE, ARIZONA

PROJECT NO.	20027
DRAWN BY	JHF
CHECKED BY	CW
SUBMITTAL	
NO.	DATE
ISSUED FOR	DRB
5.31.2022	DRB

ISSUED FOR
DEVELOPMENT REVIEW BOARD

PROFILE SCALE:
HORIZ: 1" = 20'
VERT: 1" = 10'



SHEET TITLE
C0.1

PROJECT # 940 FAX: 2020 KEY CODE: 22N53

MATCHLINE, SEE SHEET C1.1

FLOOR
associates

1425 N. First Street
Second Floor
Phoenix, AZ 85004

602.462.1425 P
602.462.1427 F

OWNER

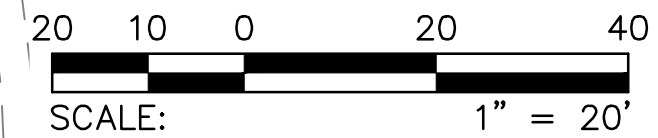
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CONTACT: BRAD WALLDORF, PE
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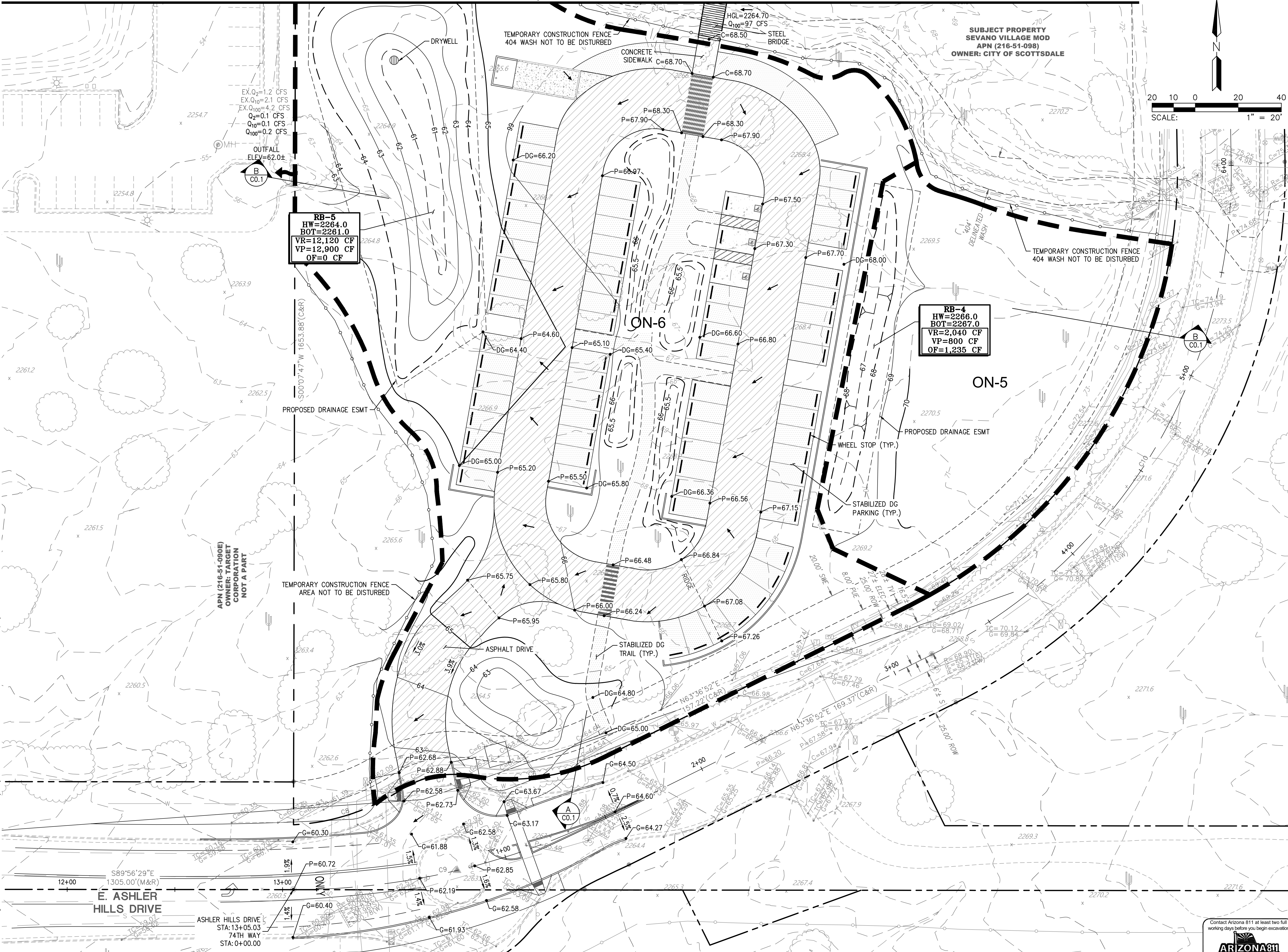
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RB-5
HW=2264.0
BOT=2261.0
VR=12,120 CF
VP=12,900 CF
OF=0 CF

RB-4
HW=2266.0
BOT=2267.0
VR=2,040 CF
VP=800 CF
OF=1,235 CF

APN (216-51-090E)
OWNER: TARGET CORPORATION
NOT A PART

ASHLER HILLS PARK
ASHLER HILLS DRIVE & NORTH 74TH WAY
SCOTTSDALE, ARIZONA

PROJECT NO.	20027
DRAWN BY	MF
CHECKED BY	CW
SUBMITAL NO.	
DATE	ISSUED FOR
6.3.2022	DRB

ISSUED FOR
DEVELOPMENT REVIEW BOARD

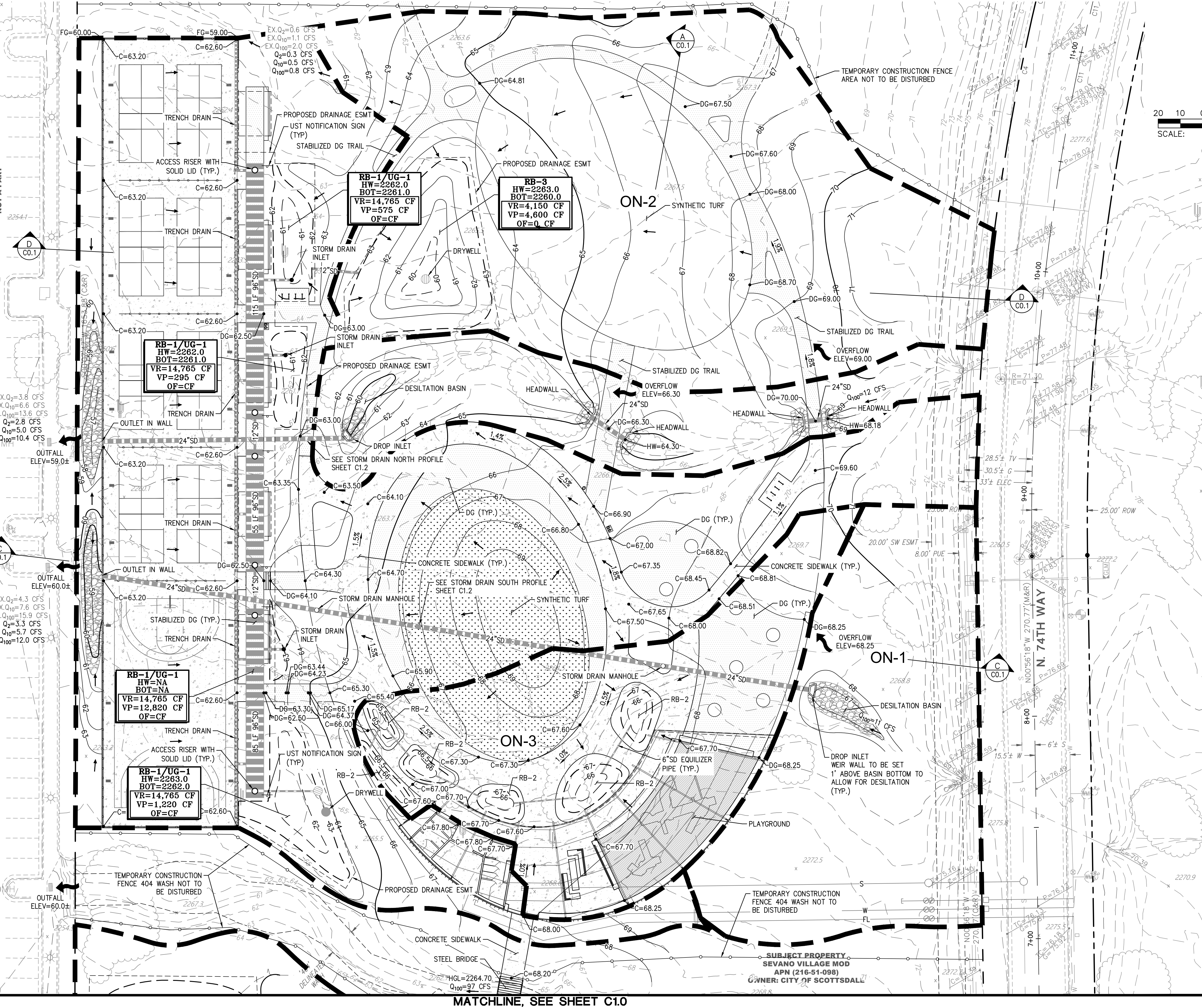
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APN (216-51-0906)
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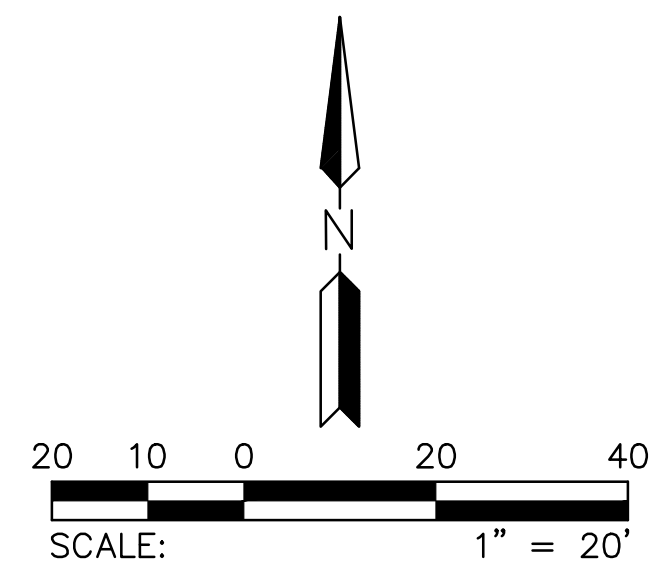


OWNER
 CITY OF SCOTTSDALE
 CONTACT: BRAD WALLDORF, PE
 PHONE: 480.312.7790
 CONSULTANTS
 CIVIL ENGINEER
 HILGARTWILSON
 2141 E. HIGHLAND AVE., STE 250
 PHOENIX, AZ 85016
HILGARTWILSON

CERTIFICATION

 47372
 CASEY R.
 WHITEMAN
 5/31/22

- RB-2**
 HW=2265.5
 BOT=2265.0
 VR=4,840 CF
 VP=95 CF
 OF=4,150 CF
- RB-2**
 HW=2265.5
 BOT=2265.0
 VR=4,840 CF
 VP=210 CF
 OF=4,150 CF
- RB-2**
 HW=2267.0
 BOT=2266.0
 VR=4,840 CF
 VP=165 CF
 OF=4,150 CF
- RB-2**
 HW=2267.0
 BOT=2266.0
 VR=4,840 CF
 VP=190 CF
 OF=4,150 CF
- RB-2**
 HW=2267.0
 BOT=2266.0
 VR=4,840 CF
 VP=230 CF
 OF=4,150 CF
- RB-2**
 HW=2267.0
 BOT=2266.0
 VR=4,840 CF
 VP=170 CF
 OF=4,150 CF



ASHLER HILLS PARK
 ASHLER HILLS DRIVE & NORTH 74TH WAY
 SCOTTSDALE, ARIZONA

PROJECT NO.	20027	
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CHECKED BY	CW	
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	5.31.2022	DRB

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MATCHLINE, SEE SHEET C1.0

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STORM DRAIN NORTH

STORM DRAIN SOUTH

PROFILE SCALE:
HORIZ: 1" = 20'
VERT: 1" = 2'

FLOOR
associates

1425 N. First Street | 602.462.1425 P
Second Floor | 602.462.1427 F
Phoenix, AZ 85004

OWNER
CITY OF SCOTTSDALE
CONTACT: BRAD WALLDORF, PE
PHONE: 480.312.7790

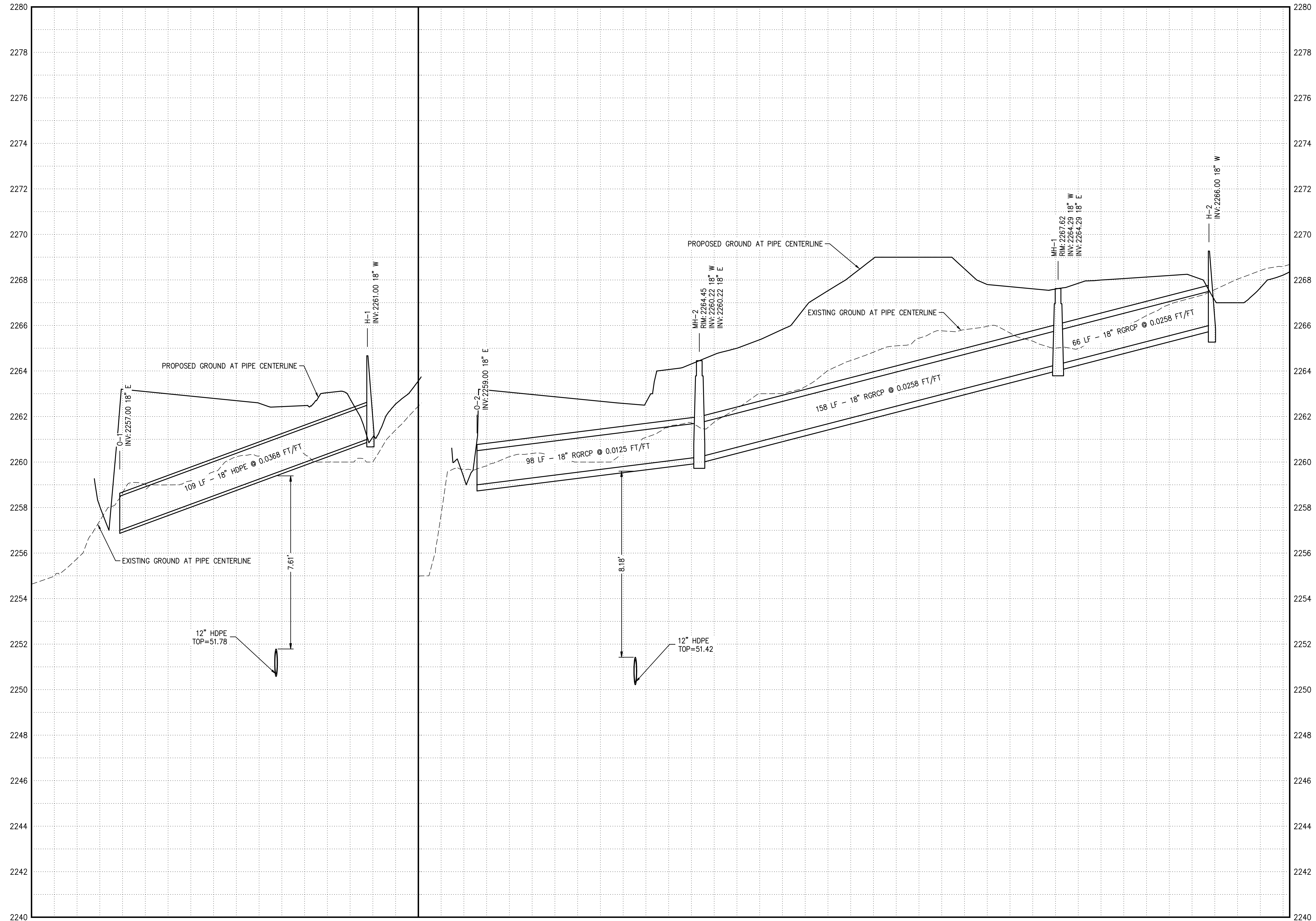
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PHOENIX, AZ 85016



CERTIFICATION



ASHLER HILLS PARK
ASHLER HILLS DRIVE & NORTH 74TH WAY
SCOTTSDALE, ARIZONA



PROJECT NO. 20027
DRAWN BY JLF
CHECKED BY CW

SUBMITTAL
NO. DATE ISSUED FOR
3.31.2022 DRB

ISSUED FOR
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REVIEW BOARD

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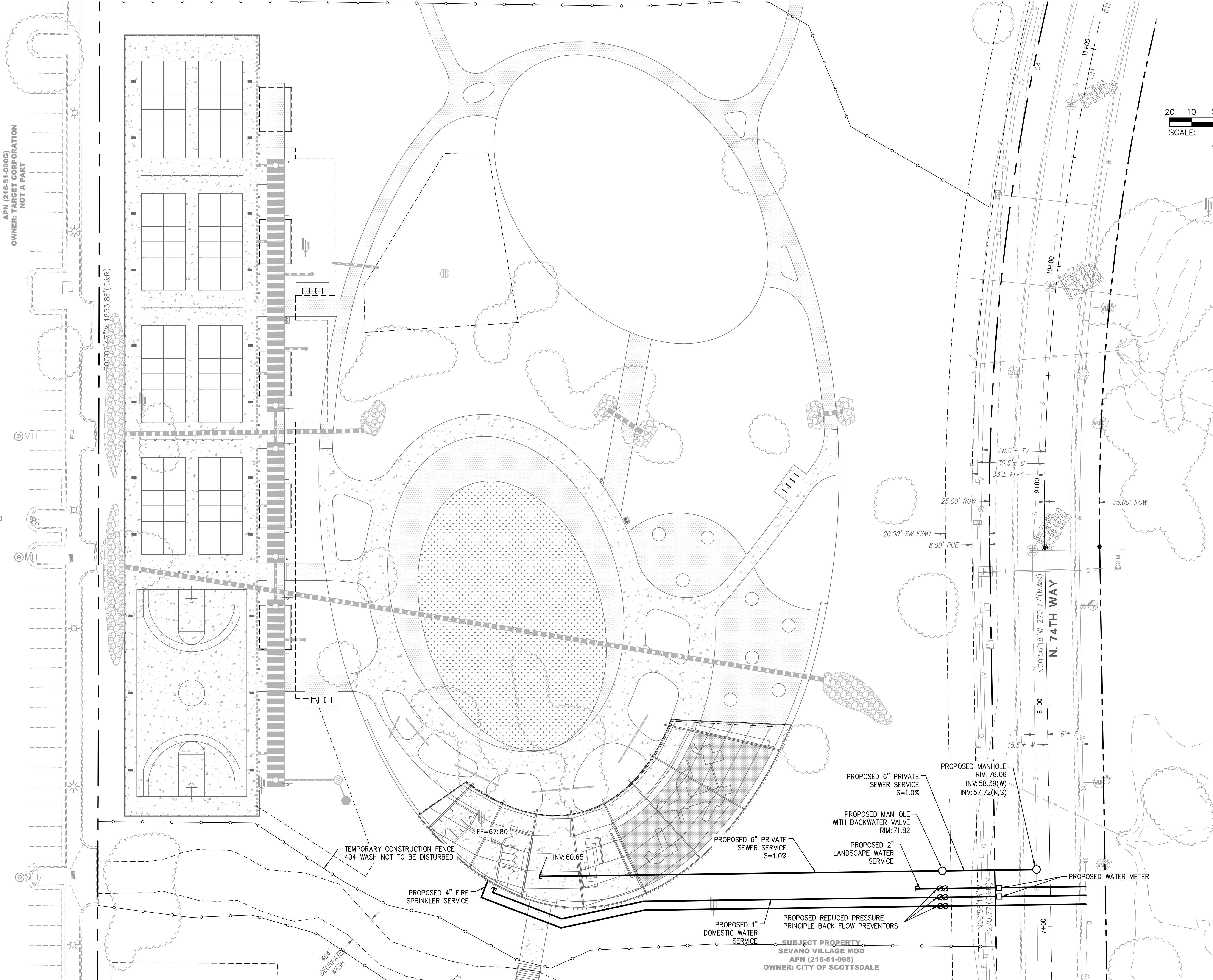
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APN (216-51-0908)
OWNER: TARGET CORPORATION
NOT A PART



FLOOR
associates

1425 N. First Street
Second Floor
Phoenix, AZ 85004

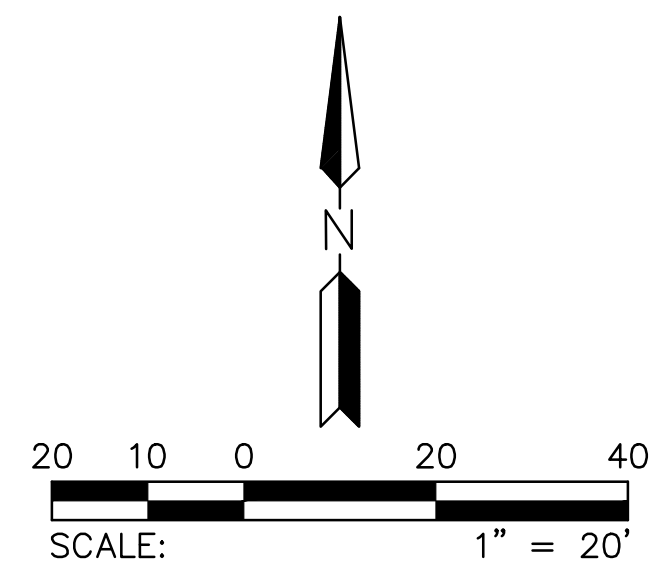
602.462.1425 P
602.462.1427 F

OWNER
CITY OF SCOTTSDALE
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CERTIFICATION



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ASHLER HILLS DRIVE & NORTH 74TH WAY
SCOTTSDALE, ARIZONA

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ISSUED FOR
DEVELOPMENT REVIEW BOARD

SHEET TITLE
C2.0

