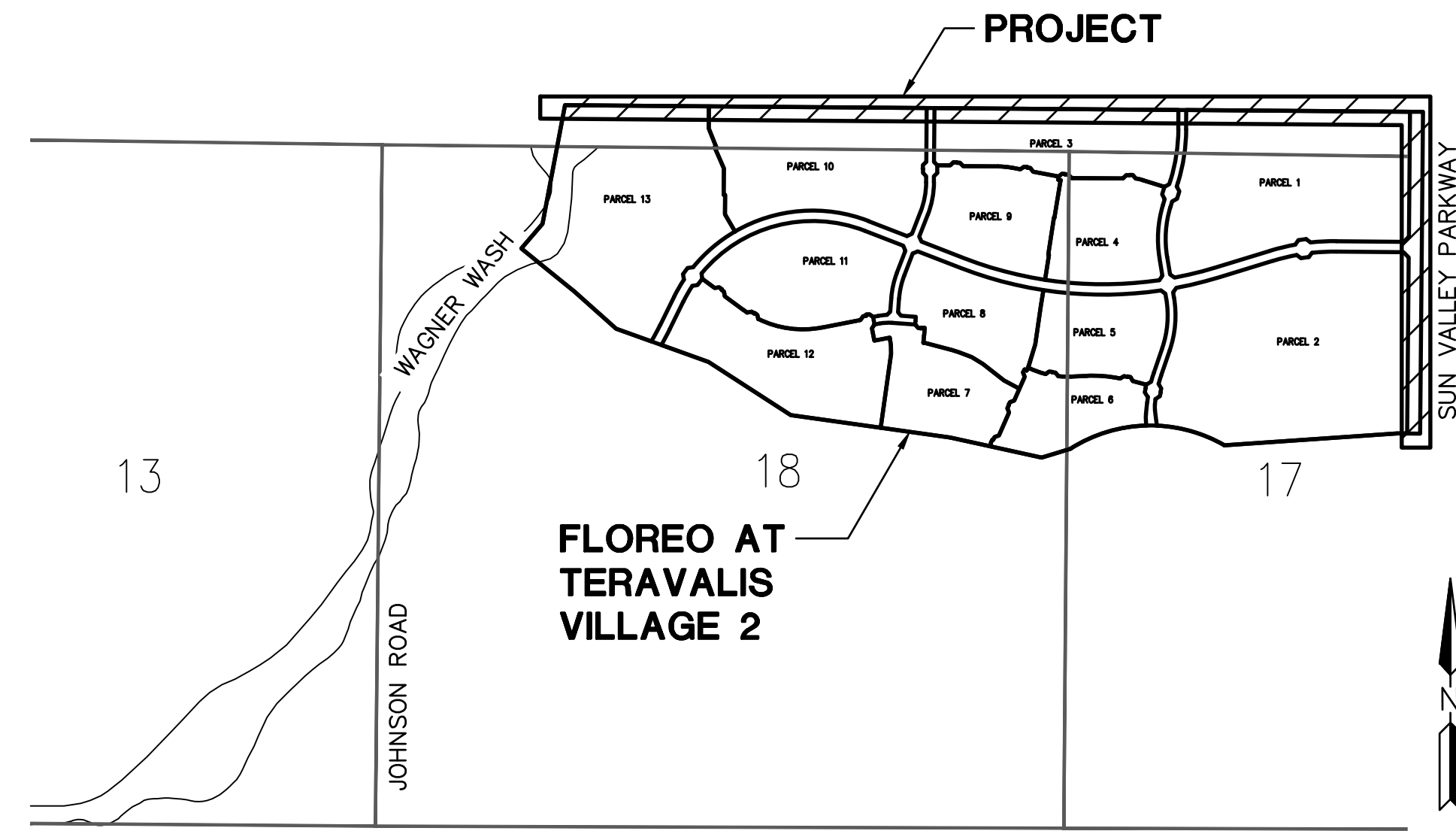


FLOREO AT TERAVALIS VILLAGE 2 DRAINAGE CHANNEL PLAN

BUCKEYE, ARIZONA

A PORTION OF SECTION 7, SECTION 8, SECTION 17 AND SECTION 18, TOWNSHIP 3 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



OVERALL DEVELOPMENT
NTS

ENGINEER'S ESTIMATED QUANTITIES

ENGINEER'S QUANTITIES ARE FOR ESTIMATING PURPOSES ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL BASE THEIR BID ON THEIR OWN QUANTITY TAKEOFFS. ENGINEER MAKES NO GUARANTEE OF ACCURACY.

STORM DRAIN NOTES

- | | | |
|----|---|-----------|
| 1 | INSTALL SOIL CEMENT PER MAG SPEC 311; SEE DETAIL ON SHEET DT01 | 33,651 SY |
| 2 | PLACE LOOSE ANGULAR RIP-RAP D50=9", THICKNESS 24" ON FILTER FABRIC, MIRAFI EROSION PROTECTION GEO-TEXTILE OR APPROVED EQUIVALENT. COLOR PER DEVELOPER'S REPRESENTATIVE. | 2,060 SY |
| 3 | PLACE LOOSE RIP-RAP D50=6", THICKNESS 15" ON FILTER FABRIC, MIRAFI EROSION PROTECTION GEO-TEXTILE OR APPROVED EQUIVALENT. COLOR PER DEVELOPER'S REPRESENTATIVE. | 45 SY |
| 15 | CONSTRUCT INLET WING PER ADOT STD DTL SD 6.08 & SD 6.10 (6:1 SLOPE ON WING WALLS). SEE DETAIL ON SHEET DC11 & DC12, SAFETY RAIL PER MAG STD DTL 145. | 2 EA |
| 16 | CONSTRUCT OUTLET WING PER ADOT STD DTL SD 6.08 & SD 6.10 (6:1 SLOPE ON WING WALLS). SEE DETAIL ON SHEET DC11 & DC12, SAFETY RAIL PER MAG STD DTL 145. | 2 EA |
| 17 | PLACE GROUTED RIP-RAP D50=15", THICKNESS 30" ON FILTER FABRIC, MIRAFI EROSION PROTECTION GEO-TEXTILE OR APPROVED EQUIVALENT. COLOR PER DEVELOPER'S REPRESENTATIVE. | 1,846 SY |
| 18 | CONSTRUCT FIVE BARREL 10' X 4' BOX CULVERT, SPECS AND ADOT STD DTL SD 6.05. | 1,010 LF |

CIVIL DESIGN CERTIFICATION

THIS DESIGN IS BASED ON ACCURATE FIELD DATA, AND BOTH THE DESIGN AND DEPICTED EXISTING CONDITIONS HAVE BEEN CHECKED IN THE FIELD PRIOR TO SUBMISSION OF THESE PLANS TO THE CITY FOR APPROVAL.

BY: *David W. George* 10/29/2024
REGISTERED CIVIL ENGINEER DATE

ENGINEER

HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE SUITE 250
PHOENIX, AZ 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: DAVID GEORGE
EMAIL: DAVID.GEORGE@COLLIERSENG.COM

OWNER/DEVELOPER

TRILLIUM LAND COMPANY, LLC
4150 NORTH DRINKWATER BLVD., SUITE 100
SCOTTSDALE, AZ 85251
CONTACT: R. STUART BARNEY
PHONE: (602) 834-9100
EMAIL: STUART.BARNEY@HOWARDHUGHES.COM

LANDSCAPE ARCHITECT

ABLA
310 E. RIO SALADO PKWY
TEMPE, AZ 85281
PHONE: (480)530-0077
CONTACT: BRIAN ROGERS
EMAIL: BRIAN.ROGERS@ABLASTUDIO.COM

BENCHMARK

1/2" STEEL ROD AS NGS 4FH3.
ELEVATION: 1565.486
DATUM: NAVD88

SHEET INDEX

SHT 1	CV01	COVER SHEET
SHT 2	DT01	KEY MAP & LEGEND
SHT 3	DT02	NOTES
SHT 4-13	DC01-10	DRAINAGE CHANNEL PLAN & PROFILE
SHT 14-15	DC11-12	BOX CULVERT NOTES & DETAILS

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "AS - BUILT" INFORMATION SHOWN HEREON WAS OBTAINED UNDER MY DIRECT SUPERVISION AND IS CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ARIZONA REGISTERED LAND SURVEYOR/P.E. DATE

ARIZONA REGISTRATION NUMBER

TELEPHONE NUMBER

APPROVAL

DISCLAIMER:

THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS AND OMISSIONS.

BY: _____ DATE _____
BUCKEYE CITY ENGINEER

ENGINEER'S ESTIMATED EARTHWORK QUANTITIES (CY)

RAW CUT	890,408
SHRINKAGE LOSS	-89,041
SHRINKAGE LOSS FOR OVER-EX	-26,553
SCARIFICATION LOSS	-4,179
TOTAL ADJUSTED CUT	770,635
COMPACTED IN PLACE FILL	892,246
SUBTOTAL (IMPORT)	-121,611
VILLAGE 3 STOCKPILE	285,781
SHINKAGE LOSS FOR STOCKPILE	-28,578
ADJUSTED IN PLACE VOLUME (EXPORT)	135,592

NOTE: EARTHWORK QUANTITIES ARE ESTIMATED VOLUMES BASED ON FACTORS PROVIDED IN THE SOILS REPORT. THE CONTRACTOR SHALL REVIEW THE SOILS REPORT AND SATISFY THEMSELVES WITH THE SITE-SPECIFIC SOIL CONDITIONS AND PREPARE A SEPARATE EARTHWORK ANALYSIS FOR BIDDING PURPOSES. THESE QUANTITIES ARE BASED ON 10% SHRINK/SWELL, 0.15' GROUND LOSS, 1.67' OVER-EXCAVATION, AND 0.83' SCARIFICATION.

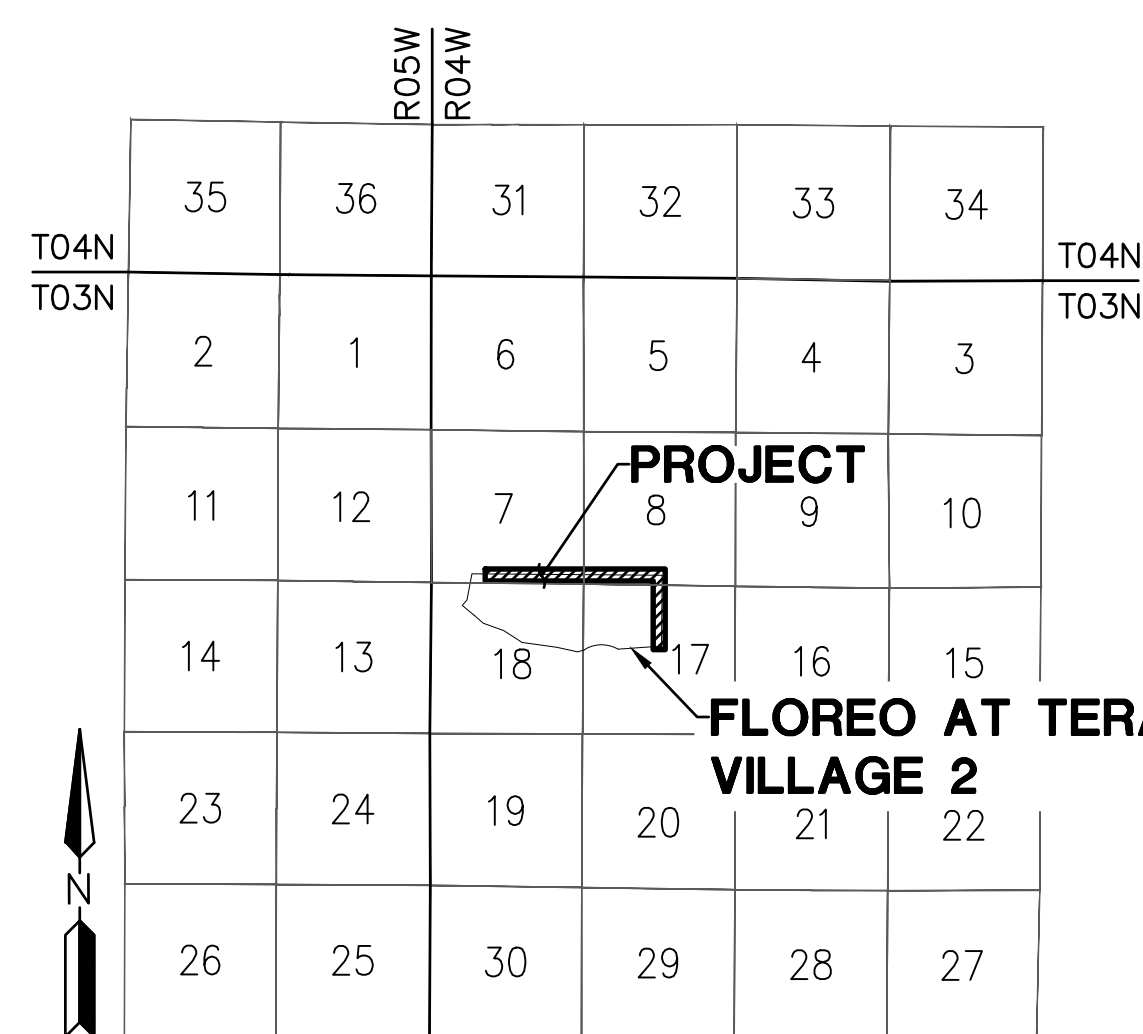
EARTHWORK NUMBER IS INCLUSIVE OF THE DRAINAGE CHANNELS AND VILLAGE 2 DEVELOPMENT.

FEMA FLOOD ZONE INFORMATION

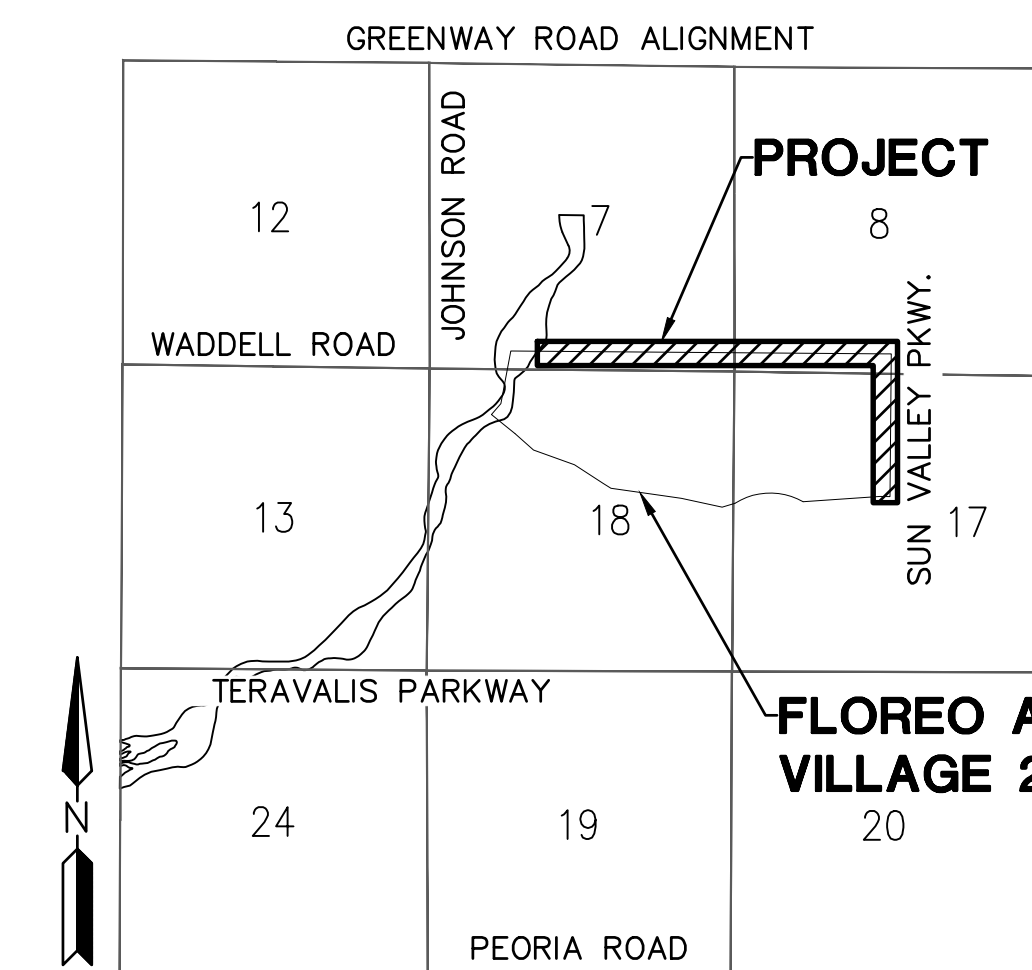
COMMUNITY NUMBER	PANEL #	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE
040039	1605	L	OCT 16, 2013	AE, A, X
	1610	L	OCT 16, 2013	AE, A, X
040037	1610	L	OCT 16, 2013	AE, A, X

TOPOGRAPHIC SOURCE

ORIGINAL EXISTING TOPO WAS FLOWN AUG 2016 BY AERO TECH MAPPING AND THEN RE FLOWN NOV 2021 AND THEN A TOPO VERIFICATION WAS DONE BY HILGARTWILSON DEC 2021.



VICINITY MAP
NTS



LOCATION MAP
NTS

GENERAL PERMITTING NOTES

- 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 BUCKEYE DESIGN STANDARDS. IF THERE IS A CONFLICT, THE CITY OF BUCKEYE STANDARDS WILL GOVERN.
- CITY APPROVAL OF PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF THE CITY ENGINEER'S SIGNATURE. FOLLOWING THE EXPIRATION OF CITY APPROVAL, IMPROVEMENT PLANS REQUIRE RE-APPROVAL FROM THE CITY ENGINEER. ONLY ONE RE-APPROVAL IS ALLOWED FOR EACH IMPROVEMENT SET. ALLOWING FOR A MAXIMUM OF TWO (2) YEARS FROM THE ORIGINAL CITY ENGINEER SIGNATURE AND APPROVAL.
- CITY PERMITS ARE REQUIRED FOR ALL CIVIL IMPROVEMENTS AND CIVIL INFRASTRUCTURE. A CITY PERMIT WILL BE ISSUED BY THE CITY ONLY AFTER ALL FEES HAVE BEEN PAID AND ALL PREREQUISITE ITEMS FROM THE PERMIT CHECKLIST ARE PROVIDED.
- A CITY OF BUCKEYE INSPECTOR WILL INSPECT ALL CIVIL IMPROVEMENTS WITHIN THE CITY OF BUCKEYE. NOTIFY THE CITY 24 HOURS PRIOR TO THE INSPECTION BY EMAILING ENGINSECTIONS@BUCKEYEAZ.GOV OR BY CALLING (623) 745-5282.
- COPIES OF ALL PERMITS AND MOST RECENT APPROVED PLANS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS AND PLANS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL PROPER PERMIT DOCUMENTATION AND/OR PLANS ARE OBTAINED. ALL OF THESE REQUIREMENTS APPLY TO ONSITE GRADING AND IMPROVEMENT PLANS.

UTILITY CONFLICT CERTIFICATION

UTILITY	UTILITY COMPANY	NAME OF COMPANY REP	TELEPHONE NUMBER	DATE SIGNED
ELECTRIC	ARIZONA PUBLIC SERVICE			
TELEPHONE	COX COMMUNICATIONS			
CATV	COX COMMUNICATIONS			
WATER	CITY OF BUCKEYE			
SEWER	CITY OF BUCKEYE			
GAS	SOUTHWEST GAS			

ENGINEERS CERTIFICATION
I, BEING THE PERSON RESPONSIBLE FOR DESIGNING THE FACILITIES NECESSARY TO SERVE THIS DEVELOPMENT, HEREBY CERTIFY THAT ALL THE OF THE UTILITY COMPANIES LISTED ABOVE HAVE REVIEWED THIS PROJECT PROPOSAL AND ALL CONFLICTS HAVE BEEN RESOLVED AT THIS POINT. "NO CONFLICT" FORMS HAVE BEEN OBTAINED FROM EACH UTILITY COMPANY, OR UTILITY RELOCATION ARRANGEMENTS HAVE BEEN MADE.

DESIGN SEAL

MANAGING ENGINEER / SURVEYOR HILGARTWILSON	PROJECT COORDINATOR MARISSA MORENO	CHECKED	DWG	CHECKED	DRAWING SCALES AS SHOWN
		DRAFTED	MM	DRAFTED	
DESIGN LAYOUT		DW/RW	FIELD SURVEY		
PLAN TYPE DRAINAGE CHANNEL PLAN		ENGINEER INFORMATION HILGARTWILSON HAS JOINED COLLIER ENGINEERING & DESIGN 2141 E. HIGHLAND AVE. STE. 250 P. 602.490.0535 / F. 602.368.2436 PHOENIX, AZ 85016 www.hilgartwilson.com			
PLAN TYPE FLOREO AT TERAVALIS VILLAGE 2		ENGINEER INFORMATION HILGARTWILSON HAS JOINED COLLIER ENGINEERING & DESIGN 2141 E. HIGHLAND AVE. STE. 250 P. 602.490.0535 / F. 602.368.2436 PHOENIX, AZ 85016 www.hilgartwilson.com			
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COB PERMITTING APPROVED SEAL		COB ENGINEERING APPROVED SEAL			
AS-BUILT SEAL		DESIGN SEAL <i>David W. George</i> 23227 DAVID W. GEORGE REGISTERED CIVIL ENGINEER ARIZONA U.S.A. EXPIRES: 12/31/26			
ORIGINAL PLAN DATE OCT 2024		LATEST REVISION DATE			
PROJECT NUMBER 1175.0210		SHEET NUMBER SHT. CV01 1 OF 15			
COB PERMIT #		SUBMITTAL: ENG-24-0061			

CITY OF BUCKEYE GENERAL CONSTRUCTION NOTES

- THE CITY OF BUCKEYE SHALL BE NOTIFIED 24 HOURS IN ADVANCE OF ANY ON-SITE OR OFF-SITE CONSTRUCTION. EMAIL ENGINSECTIONS@BUCKEYEAZ.GOV, OR USE THE WEB BASED PERMIT PORTAL TO SCHEDULE AN INSPECTION (WWW.BUCKEYEAZ.GOV)
- ALL DESIGN AND CONSTRUCTION MUST BE IN ACCORDANCE WITH THE UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION PUBLISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) EXCEPT AS AMENDED BY THE CITY OF BUCKEYE STANDARD CONSTRUCTION DETAILS. ALL IMPROVEMENTS WITHIN THE DEVELOPMENT INCLUDING OFFSITE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BUCKEYE ENGINEERING DESIGN STANDARDS.
- A PERMIT FROM THE COB IS REQUIRED FOR ALL CONSTRUCTION WITHIN THE RIGHTS-OF-WAY (ROW) AND ANY ON-SITE CIVIL CONSTRUCTION IMPROVEMENTS.
- THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITY LINES BEING TIED IN TO VERIFY THEIR LOCATION.
- THE CONTRACTOR WILL LOCATE, OR HAVE LOCATED, ALL EXISTING UNDERGROUND UTILITIES (ELECTRIC, TELEPHONE, PIPELINE, ETC.) AND STRUCTURES IN ADVANCE OF CONSTRUCTION AND WILL ELIMINATE ALL CONFLICTS PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE TO CALL BLUE STAKE PRIOR TO STARTING ANY CONSTRUCTION. NO WORK SHALL BEGIN UNTIL BLUE STAKE IS COMPLETED. CONTACT BLUE STAKE BY CALLING 811 OR GOING TO ARIZONA811.COM.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO STARTING ANY WORK OR NEW PHASE OF WORK. THE CONTRACTOR, KEY SUB-CONTRACTORS, AND COB INSPECTOR SHALL ATTEND THIS MEETING.
- ANY WORK PERFORMED WITHOUT COB APPROVAL AND/OR NOT IN CONFORMANCE WITH THE SPECIFICATIONS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- DISPOSAL OF EXCESS MATERIAL WITHOUT A PERMIT WITHIN THE COB LIMITS IS PROHIBITED. A USE PERMIT IS REQUIRED FOR DISPOSAL OR STOCKPILING OF MATERIALS WITHIN A RESIDENTIAL AREA. STOCKPILING OF EXCAVATED MATERIAL SHALL NOT EXCEED A HEIGHT OF 6 FEET ABOVE THE NATURAL GROUND ELEVATION. THE SLOPES ON ALL SIDES OF THE STOCKPILED EXCAVATED MATERIAL SHALL NOT EXCEED A 4:1 RATIO OF LENGTH TO HEIGHT.
- EXCAVATION CONTRACTORS MUST IDENTIFY THE INTENDED LOCATION(S) FOR DISPOSING OF EXCESS EXCAVATION MATERIAL ALONG WITH A LETTER FROM THE LAND OWNER, GRANTING PERMISSION FOR DUMPING PRIOR TO STARTING ANY CONSTRUCTION.
- TRAFFIC CONTROL SHALL BE PROVIDED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, THE CITY OF PHOENIX BARRICADEING MANUAL, MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION AND COB REQUIREMENTS. THE CONTRACTOR IS REQUIRED TO SUBMIT A TRAFFIC CONTROL PLAN AND BARRICADE PLAN TO THE COB FOR APPROVAL WHERE THE CONSTRUCTION OF THE NEW IMPROVEMENTS ARE ADJACENT TO OR CONNECTING TO ANY EXISTING ROADWAY OR PEDESTRIAN FACILITIES. THE TRAFFIC CONTROL PLAN AND BARRICADE PLAN MUST BE APPROVED BEFORE A PERMIT FOR THE WORK WILL BE ISSUED. THE CONTRACTOR SHALL INSTALL APPROVED BARRICADEING AND TRAFFIC CONTROL, AS APPROVED BY THE COB BEFORE WORK CAN COMMENCE. ALL OVERNIGHT BARRICADES SHALL BE LIT AND FUNCTIONING. A UNIFORMED BUCKEYE POLICE OFFICER SHALL BE PRESENT DURING ANY WORK WITHIN 300 FEET OF AN ENERGIZED INTERSECTION.
- A HAUL PLAN FOR MATERIAL IMPORT OR EXPORT SHALL BE REQUIRED FOR COB REVIEW AND APPROVAL PRIOR TO THE START OF HAULING. THE CONTRACTOR IS RESPONSIBLE FOR DAILY AND FINAL CLEAN-UP OPERATIONS OF ADJACENT, EXISTING PAVED STREETS USED BY CONSTRUCTION TRAFFIC. THIS WORK INCLUDES STREET SWEEPING, POWER BROOM, AND WATER APPLICATION AS NEEDED OR DIRECTED BY THE COB.
- ENVIRONMENTAL REQUIREMENTS:
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL (OBTAIN A DUST CONTROL PERMIT FROM MCESD) RELATED TO THE PROJECT CONSTRUCTION AND SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL ANY ABNORMAL CONDITIONS.
 - PER CITY CODE, CHAPTER 9, AIR QUALITY CONTROLS, DURING CONSTRUCTION AND DURING GENERAL OPERATION, ALL PROPERTY ACCESS WILL BE PAVED OR OTHERWISE DUST-PROOFED, INCLUDING TRACK-OUT CONTROLS AND MANAGEMENT.
 - THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS FOR CLEANING TRUCKS AND OTHER EQUIPMENT OF MUD BEFORE ENTERING PUBLIC STREETS, AND TAKE WHATEVER MEANS ARE NECESSARY TO ENSURE THAT ALL ROADS ARE MAINTAINED IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES.
 - THE CONTRACTOR IS RESPONSIBLE FOR DAILY AND FINAL CLEAN-UP OPERATIONS OF ADJACENT, EXISTING PAVED STREETS USED BY CONSTRUCTION TRAFFIC.
 - TEMPORARY DRAINAGE CONTROL MEASURES MAY BE REQUIRED DURING AND AFTER CONSTRUCTION UNTIL FINAL PROJECT BUILD-OUT IN ACCORDANCE WITH THE APPROVED PLANS AND IN ACCORDANCE WITH ANY ESTABLISHED OR REQUIRED BEST MANAGEMENT PRACTICES (BMP) AS PART OF THE ARIZONA POLLUTION DISCHARGE ELIMINATION SYSTEM (AZPDES) PERMIT REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET ALL REQUIREMENTS.
 - DURING CONSTRUCTION AND GENERAL OPERATION, STORM WATER BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED TO KEEP MATERIALS, STOCKPILES, AND WASTES UNDER CONTROL IN ACCORDANCE WITH CITY CODE CHAPTERS 9, 10, 16, 19, AND 20.
 - THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL AIR QUALITY PERMITS.
 - THE CONTRACTOR SHALL SUBMIT TO THE COB A COPY OF THEIR APPROVED COUNTY (AIR QUALITY) DUST CONTROL PLAN, EROSION CONTROL PLAN (SWPPP), AND PERMIT PRIOR TO THE START OF WORK.
- STREET CUTS: APPLICATIONS FOR STREET CUT PERMITS MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO APPROVAL OF IMPROVEMENT PLANS. THE PAVEMENT REPLACEMENT SECTION FOR ALL LONGITUDINAL AND TRANSVERSE TRENCHES LOCATED IN AN EXISTING PAVED STREET SHALL BE CONSTRUCTED IN ACCORDANCE WITH MAG UNIFORM STANDARD DETAIL NO. 200 "T"-TOP, BACKFILL, PAVEMENT SURFACE REPLACEMENT, MODIFIED AS FOLLOWS: THE WIDTH OF THE REPLACED PAVEMENT SECTION SHALL EXTEND 1 FOOT BEYOND THE TRENCH SIDE EDGE LINE ON BOTH SIDES OF THE TRENCH. THE DEPTH OF THE AC SURFACE REPLACEMENT SHALL BE A MINIMUM OF 3 INCHES OR MATCH THE EXISTING THICKNESS OF THE PAVEMENT, WHICHEVER IS GREATER. ASPHALT TO BE REMOVED MUST BE SAWCUT; BREAKING OF ASPHALT FOR REMOVAL IS NOT ALLOWED. SAWCUT OR CONSTRUCTION JOINTS SHALL BE ADEQUATELY TACK OILED WITH A MINIMUM OF 95% COVERAGE. ASPHALT MATERIAL SHALL BE A COB APPROVED MIX DESIGN WITH COMPACTED LIFTS NO GREATER THAN 3 INCHES. SLURRY BACKFILLED OR OPEN TRENCHES IN EXISTING ROADWAYS MUST BE PROPERLY STEEL PLATED AND BARRICADED OVERNIGHT. STEEL PLATES SHALL BE MILLED FLUSH WITH ROADWAY SURFACE PER NOTE 25. "COLD MIX" TEMPORARY ASPHALT PATCHES MUST BE REPLACED AS SOON AS POSSIBLE AND CANNOT REMAIN FOR MORE THAN 5 DAYS TIME OR AS REQUIRED BY THE COB. DURING THE 5 DAY PERIOD THE CONTRACTOR IS REQUIRED TO MAINTAIN THE PATCH PER MAG STD SPEC 321. ASPHALT IN PLACE FOR LESS THAN 5 YEARS OR TRENCHING ON CFD ROADWAYS SHALL BE MILLED AND OVERLAYED A MINIMUM OF 20 FEET PAST TRENCH WALLS, AND IN THE CASE OF MULTIPLE STREET CUTS, THE CONTINUOUS MILL AND OVERLAY SHALL EXTEND A MINIMUM OF 20-FEET PAST END OF THE FURTHEST TRENCH WALLS. THE CITY MAY REQUIRE FULL DEPTH PAVEMENT REPLACEMENT BEYOND THE TRENCH TO A LANE LINE OR OTHER ROADWAY FEATURE.
- POTHOLING: NO POTHOLING SHALL BE DONE ON ANY STREET NEWER THAN 2 YEARS OLD. ALL POTHOLING IN EXISTING STREETS SHALL BE DONE USING WATER/AIR/VACUUM TYPE METHOD. POTHOLE SIZE SHALL BE LIMITED TO A 12 INCH BY 12 INCH SQUARE HOLE. REMOVAL MATERIAL CANNOT BE USED FOR BACK FILL. THE CONTRACTOR SHALL USE 1/2 SACK CLSM PER MAG SEC. 728. PAVEMENT REPLACEMENT SHALL BE BY APPROVED HOT MIX ASPHALT ONLY. AFTER PLACEMENT OF THE ASPHALT, A 3 FOOT BY 3 FOOT PAVEMENT SLURRY SEAL SHALL BE APPLIED.
- AN APPROVED, UP-TO-DATE SET OF PLANS AND A RIGHT-OF-WAY PERMIT SHALL BE MAINTAINED ON THE JOB SITE AT ALL TIMES WHILE WORK IS IN PROGRESS. IF THE PLANS AND PERMITS ARE NOT ON SITE, THE WORK SHALL BE STOPPED UNTIL THE APPROVED PLANS ARE PROVIDED. DEVIATION FROM THE PLANS SHALL NOT BE ALLOWED WITHOUT THE COB'S WRITTEN APPROVAL.
- DAMAGE TO ANY AND ALL ITEMS CAUSED BY CONSTRUCTION OR CONSTRUCTION RELATED WORK SHALL BE REPLACED OR REPAIRED TO THE SAME OR BETTER CONDITION, AT THE CONTRACTOR'S EXPENSE.
- ALL PROJECT CONSTRUCTION ACCESS LOCATIONS ARE SUBJECT TO THE CITY'S APPROVAL. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER AND ADEQUATE ACCESS ROADS THROUGHOUT THE PROJECT, ALLOWING FOR INSPECTION ACCESSIBILITY. THIS INCLUDES GRADING, GRAVEL FILL AND/OR TRENCH PLATES AS REQUIRED.
- THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE COB AND THE COB CONSULTANTS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE COB.

- THE COB SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES UTILIZED IN CONNECTION WITH THE WORK. THE COB WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS COMPLYING WITH MAG OR COB REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING CERTIFIED AS-BUILT RECORD DOCUMENTS TO THE COB FOR REVIEW AND APPROVAL. NO FINAL ACCEPTANCE SHALL BE ISSUED UNTIL "AS-BUILT" PLANS CERTIFIED BY THE PROJECT ENGINEER/LAND SURVEYOR HAVE BEEN SUBMITTED AND ACCEPTED BY THE COB. FINAL CONSTRUCTION ACCEPTANCE OR THE RELEASE OF CERTIFICATE OF OCCUPANCIES SHALL NOT BE ISSUED UNTIL ALL AS-BUILT DRAWINGS AND OTHER REQUIRED DOCUMENTS PER THE COB'S FINAL PROJECT SUBMITTAL CHECKLIST, HAVE BEEN REVIEWED AND APPROVED BY THE CITY.
- ARRANGEMENTS FOR CONSTRUCTION WATER CAN BE MADE BY CALLING THE WATER RESOURCES DEPARTMENT AT 623-349-6100.
- THE COB IS NOT RESPONSIBLE FOR LIABILITY ACCRUED DUE TO DELAYS AND/OR DAMAGES TO UTILITIES IN CONJUNCTION WITH THIS CONSTRUCTION. THE CITY WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION OR RELOCATION OF UTILITIES.
- ALL CONTRACTORS SHALL CONTRACT FOR TRASH PICKUP THROUGH A LICENSED CITY OF BUCKEYE SOLID WASTE HAULER AND DISPOSED OF AT THE SOUTHWEST REGIONAL LANDFILL IN BUCKEYE.
- OPEN TRENCHES ACROSS DRIVEWAYS, STREETS AND CROSS-STREETS SHALL BE PLATED FOR OVERNIGHT, WEEKEND OR EXTENDED PERIODS, PER MAG UNIFORM STANDARD DETAIL 211.
- ALL ABC SHALL BE FROM AN ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) APPROVED SOURCE LIST.
- LONGITUDINAL TRENCH FINAL BACKFILL IN EXISTING ARTERIAL, COLLECTOR, OR LOCAL ROADWAYS, OR ADJACENT TO THE EXISTING ROADWAY (WHEN THE TRENCH EXCAVATION FALLS WITHIN 2 FEET OF EDGE OF PAVEMENT) SHALL REQUIRE 1/2 SACK CLSM PER MAG SPEC 728 FULL DEPTH OR ABC FULL DEPTH AS DIRECTED BY THE COB. ABC BACKFILL COMPACTION SHALL BE BY AN APPROVED MECHANICAL METHOD (NO WATER SETTLING).
- ALL BACKFILL WITHIN OR ADJACENT TO EXISTING ROADWAYS SHALL BE MECHANICALLY COMPACTED.
- TRANSVERSE TRENCH FINAL BACKFILL IN ALL EXISTING ROADWAYS SHALL REQUIRE 100% FULL DEPTH 1/2 SACK CLSM PER MAG SPEC 728.
- ALL MATERIAL SUBMITTALS INCORPORATED INTO THE PROJECT SHALL BE SUBMITTED AT OR BEFORE THE PRE-CONSTRUCTION MEETING FOR REVIEW AND APPROVAL BY THE CITY.

CITY OF BUCKEYE GRADING CONSTRUCTION NOTES

- NO GRADING SHALL BEGIN WITHOUT A PERMIT FROM THE CITY OF BUCKEYE.
- OFFSITE CONSTRUCTION REQUIRES A SEPARATE PERMIT BY THE CITY OF BUCKEYE.
- CONTRACTOR SHALL NOTIFY THE CITY OF BUCKEYE ASSIGNED INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY REQUIRED CONSTRUCTION INSPECTION.
- THE CONTRACTOR IS RESPONSIBLE TO CALL BLUE STAKE PRIOR TO STARTING ANY CONSTRUCTION. NO WORK SHALL BEGIN UNTIL BLUE STAKE IS COMPLETED. CONTACT BLUE STAKE BY CALLING 811 OR GOING TO ARIZONA811.COM.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS/HER AGENT IN COORDINATING THE RELOCATION OF POWER POLES FROM THE APPLICABLE UTILITY COMPANY.
- NO MINIMUM FINISHED FLOOR ELEVATION SHALL BE ALTERED, UNLESS APPROVED BY CITY OF BUCKEYE AND THE DEVELOPER'S CIVIL ENGINEER.
- ALL STAKING INCLUDING FINISHED FLOOR ELEVATIONS IS THE SOLE RESPONSIBILITY OF THE DEVELOPER'S REGISTERED CIVIL ENGINEER AND LAND SURVEYOR. SUBMISSION OF CERTIFIED PAD ELEVATION IS REQUIRED PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL RETENTION BASINS GRADING AT LOCATIONS ADJACENT PUBLIC RIGHT OF WAY.
- DRILLING LOGS FOR DRYWALLS AT 5-FOOT INTERVALS INCLUDING LITHOLOGY CHANGES WILL BE FURNISHED TO THE CITY OF BUCKEYE PRIOR TO FINAL ACCEPTANCE.
- PERCOLATION TESTS WILL BE REQUIRED FOR COMPLETED DRYWELLS PRIOR TO ACCEPTANCE. SHOULD EXISTING SOIL CONDITIONS BE ENCOUNTERED WHICH LACK SUFFICIENT PERCOLATION RATES, ADDITIONAL DRYWELLS OR AN ALTERNATE METHOD OF STORM WATER RUN-OFF DISPOSAL WILL BE REQUIRED. FINAL CERTIFIED PERCOLATION TEST RATES FROM ASTM D3385 SHALL BE SUBMITTED AT THE TIME OF AS-BUILTS, WITH THE REQUIRED 50% REDUCTION FACTOR.
- DRYWELL CONSTRUCTION SHALL BE DONE ONLY BY A CONTRACTOR LICENSED BY THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY WITH THE APPROVED REGISTRATION FOR EACH DRYWELL. THE APPROVED DRYWELL REGISTRATION SHALL BE SUBMITTED TO THE CITY BY THE DEVELOPER OR HIS/HER CIVIL ENGINEER AT THE TIME AS-BUILTS ARE SUBMITTED.
- CONTRACTOR SHALL COMPLY WITH THE PROVISIONS FOR WORK ZONE SAFETY AND TRAFFIC CONTROL PROTECTION AS INDICATED IN PART IV OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD MOST CURRENT EDITION) AND WHERE APPLICABLE ACROSS JURISDICTIONAL AUTHORITIES BUT WITHIN THE CITY OF BUCKEYE, MCDOT, AND ADOT'S TRAFFIC CONTROL MANUAL FOR HIGHWAY CONSTRUCTION AND MAINTENANCE (MOST CURRENT EDITION).
- ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 100-YEAR 2-HOUR STORM WITHIN 36 HOURS OF POST DEVELOPMENT CONSTRUCTION. OWNER(S) OF ANY BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.
- THE CONTRACTOR SHALL NOT DISTURB EXISTING SURVEY MONUMENTS OR BENCHMARKS NOTED ON THE PLANS. REMOVAL AND REPLACEMENT SHALL BE DONE BY A REGISTERED PROFESSIONAL SURVEYOR ONLY.
- THE CONTRACTOR SHALL HAVE SUFFICIENT MEANS TO PROVIDE DUST CONTROL. DUST SHALL BE CONTROLLED IN ACCORDANCE WITH MARICOPA COUNTY ENVIRONMENTAL SERVICES.
- PERIMETER WALL FENCES ARE REQUIRED TO BE COMPACTED NO LESS THAN 95% BY THE CONTRACTOR.
- ARRANGEMENTS FOR CONSTRUCTION WATER CAN BE MADE BY CONTACTING THE CITY OF BUCKEYE WATER RESOURCES DEPARTMENT AT 623-349-6100.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS FOR THE ELIMINATION OF MUD AND DUST ACCUMULATION IN PUBLIC STREETS BY TRUCKS LEAVING THE SITE (TRACK OUT DEVICES). PUBLIC RIGHT OF WAYS SHALL BE KEPT CLEAN AND FREE OF DEBRIS FROM CONSTRUCTION SITES.
- DISPOSAL OF EXCESS MATERIAL WITHIN THE CITY'S LIMITS IS PROHIBITED. A USE PERMIT IS REQUIRED FOR DISPOSAL AND/OR STOCKPILING MATERIALS WITHIN A RESIDENTIAL AREA.
- APPROVED CONSTRUCTION PLANS SHALL BE KEPT ON THE JOBSITE AT ALL TIMES. DEVIATION FROM THE PLANS IS NOT ACCEPTABLE UNLESS AN APPROVED PLAN REVISION HAS BEEN GRANTED BY CITY OF BUCKEYE.

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 THEMSELF 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 ADDENDA. THE CONTRACTOR IS TO FOLLOW THE RECOMMENDATION OF GEOTECH REPORT AS PREPARED BY ALPHA GEOTECHNICAL & MATERIAL, INC., PHONE NO. 602-453-3267, PROJECT NO. 21-G-12267, DATED MAY 22, 2024.
- 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 OBTSCURED 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 BEERMING 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.
- CURB RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH ADA 406, 405.2 THROUGH 405.5 AND 405.10, ADA 406.1.
- THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48, 2010 ADA 403.3.
- INDIVIDUAL WATER SERVICE CONNECTIONS WHERE PRESSURES EXCEED 80 PSI WILL REQUIRE INDIVIDUAL PRESSURE REDUCING VALVES (PRVS).

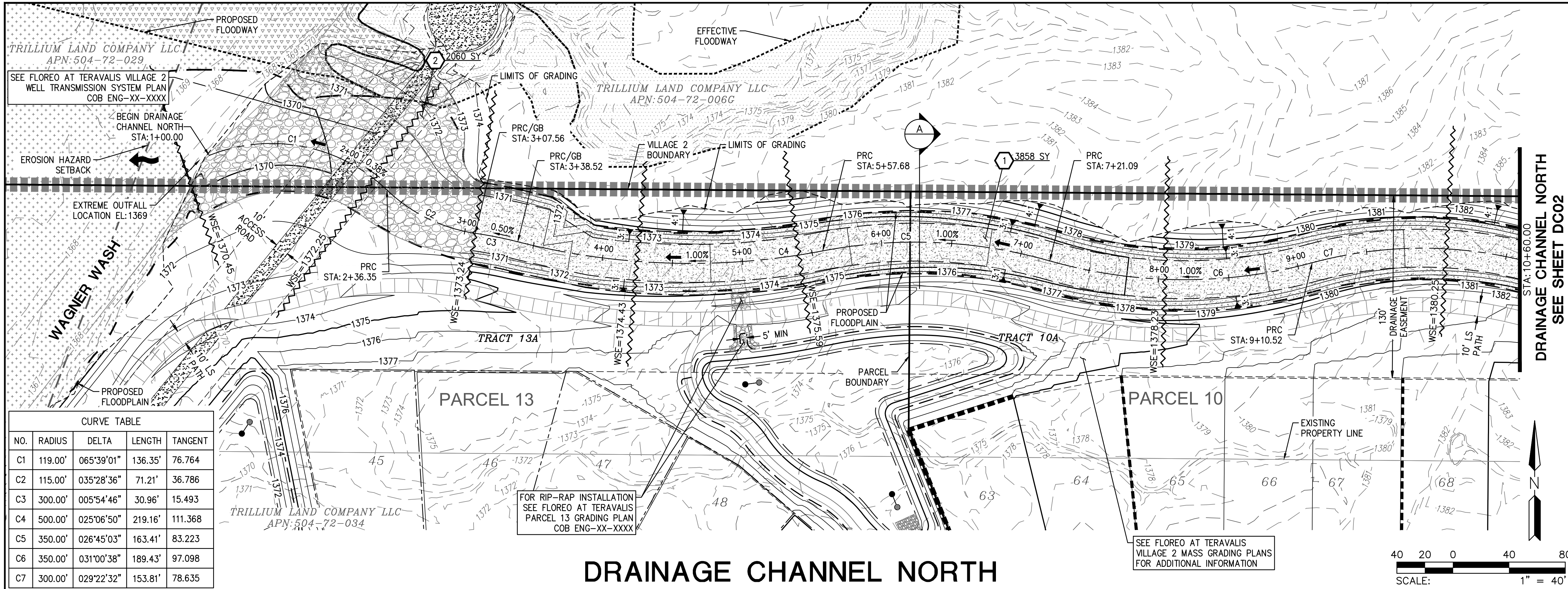
CITY OF BUCKEYE NOTES

ALL CITY OF BUCKEYE GENERAL NOTES AND UTILITY NOTES ARE ACCESSIBLE ON THE CITY'S WEBSITE AT www.buckeyeaz.gov, UNLESS OTHERWISE ATTACHED.

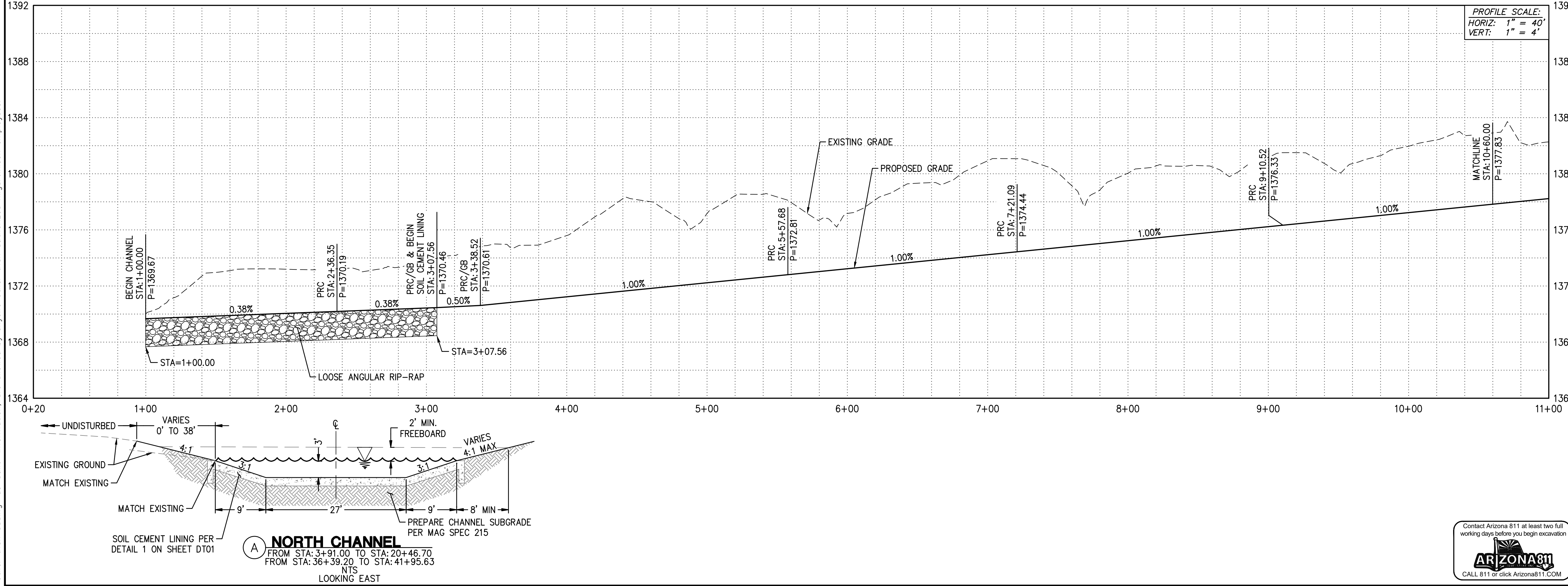
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PLAN NAME FLOREO AT TERAVALIS VILLAGE 2 NOTES		SUBMITTAL ENG-24-0061
ENGINEER INFORMATION 	COB PERMITTING APPROVED SEAL COB ENGINEERING APPROVED SEAL	
AS-BUILT SEAL	DESIGN SEAL 	ORIGINAL PLAN DATE OCT 2024
PROJECT NUMBER 1175.0210	LATEST REVISION DATE 12/19/26 SHEET NUMBER SHT. DT02 3 OF 15	

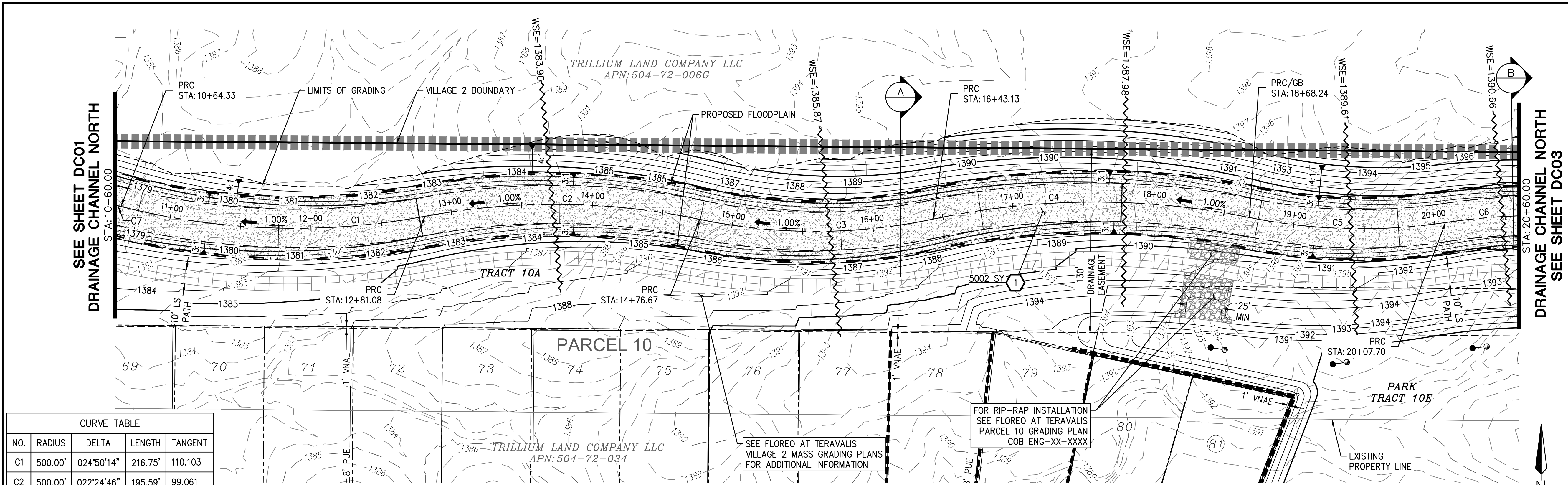


- STORM DRAIN NOTES**
1. INSTALL SOIL CEMENT PER MAG SPEC 311; SEE 3,858 SY
DETAIL ON SHEET DT01
 2. PLACE LOOSE ANGULAR RIP-RAP D50=9", 2,060 SY
THICKNESS 24" ON FILTER FABRIC, MIRAFI
EROSION PROTECTION GEO-TEXTILE OR
APPROVED EQUIVALENT. COLOR PER
DEVELOPER'S REPRESENTATIVE.



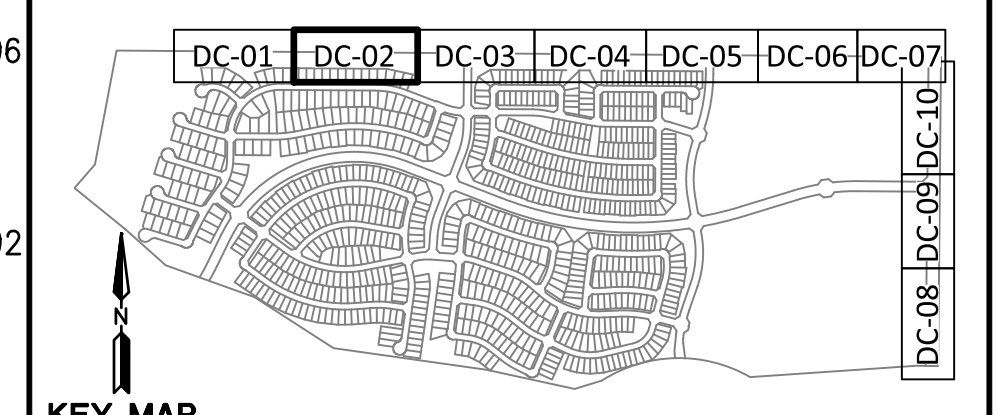
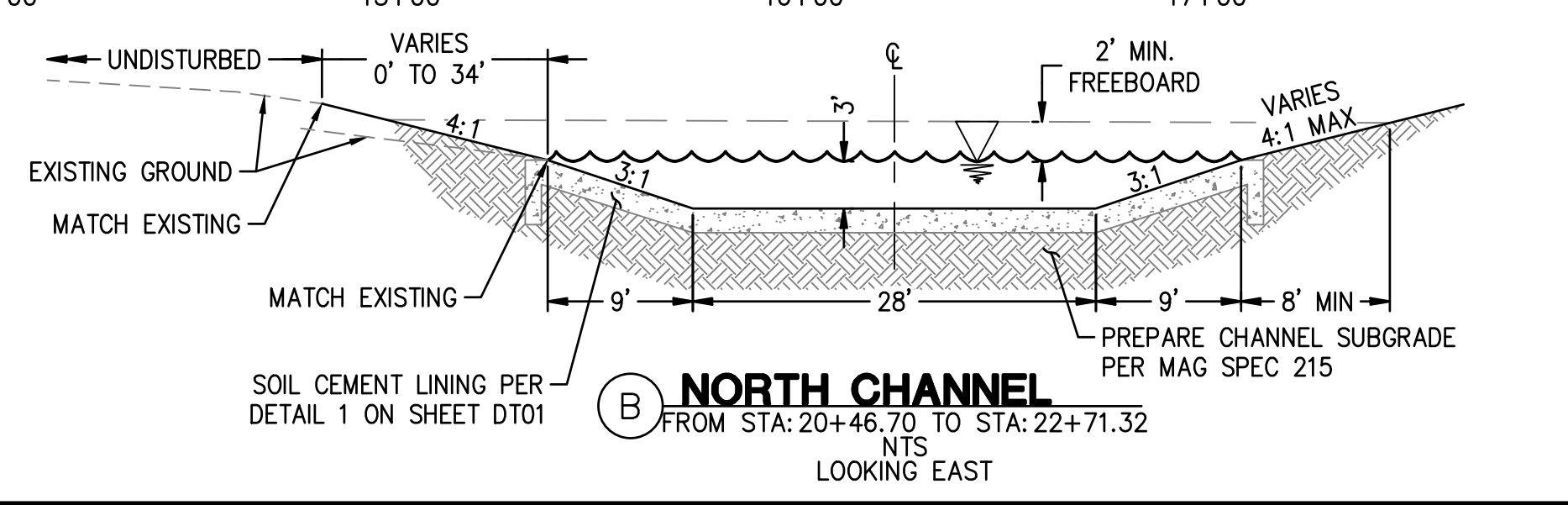
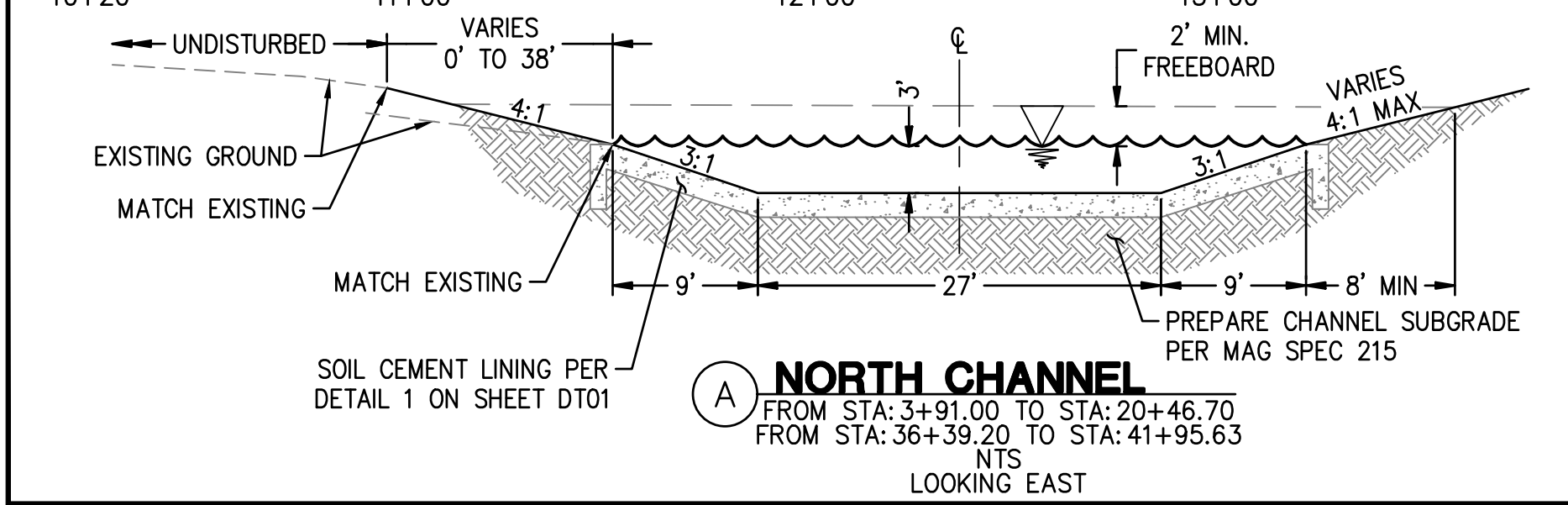
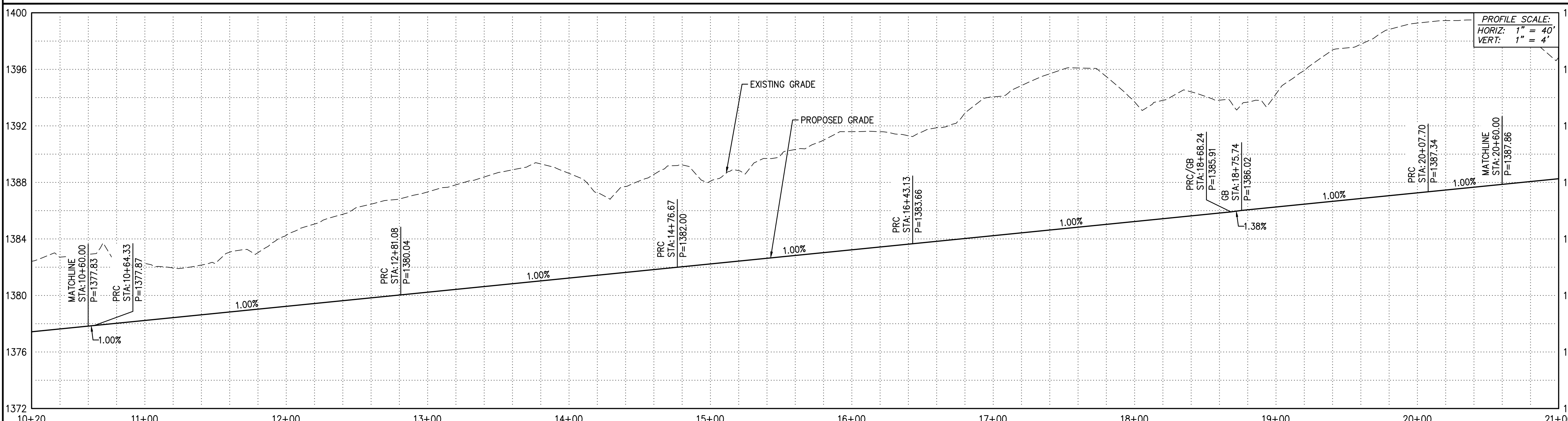
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STORM DRAIN NOTES
 1 INSTALL SOIL CEMENT PER MAG SPEC 311; SEE 5,002 SY
 DETAIL ON SHEET DT01



CURVE TABLE			
NO.	RADIUS	DELTA	TANGENT
C1	500.00'	024°50'14"	216.75'
C2	500.00'	022°24'46"	195.59'
C3	400.00'	023°50'41"	166.47'
C4	550.00'	023°27'02"	225.11'
C5	400.00'	019°58'35"	139.46'
C6	450.00'	018°14'27"	143.26'
C7	300.00'	029°22'32"	153.81'

DRAINAGE CHANNEL NORTH



PLAN NAME
**FLOREO AT TERAVALIS
 VILLAGE 2
 DRAINAGE CHANNEL PLAN**

ENGINEER INFORMATION
HILGARTWILSON
 HAS JOINED COLLIER ENGINEERING & DESIGN

COB PERMITTING APPROVED SEAL
 COB ENGINEERING APPROVED SEAL

AS-BUILT SEAL
 DESIGN SEAL

ORIGINAL PLAN DATE
 OCT 2024

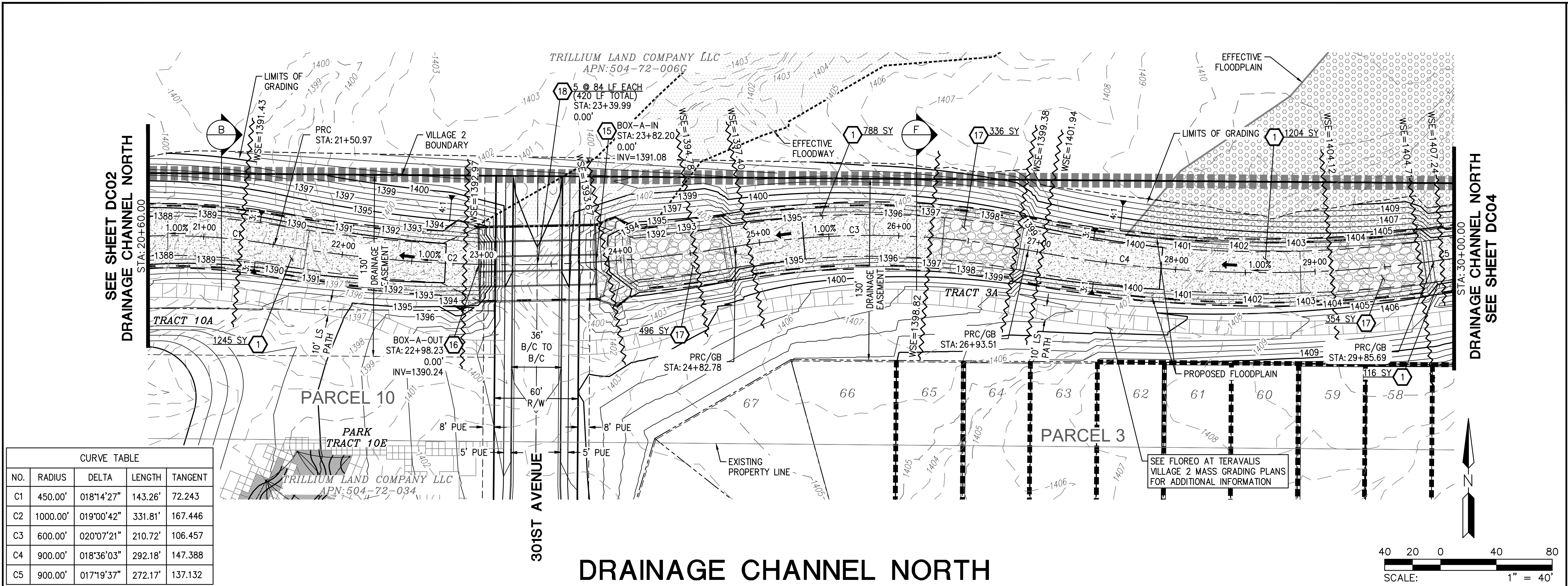
LATEST REVISION DATE
 23227
 DAVID W. GEORGE
 EXP. 12/31/26

PROJECT NUMBER
 1175.0210

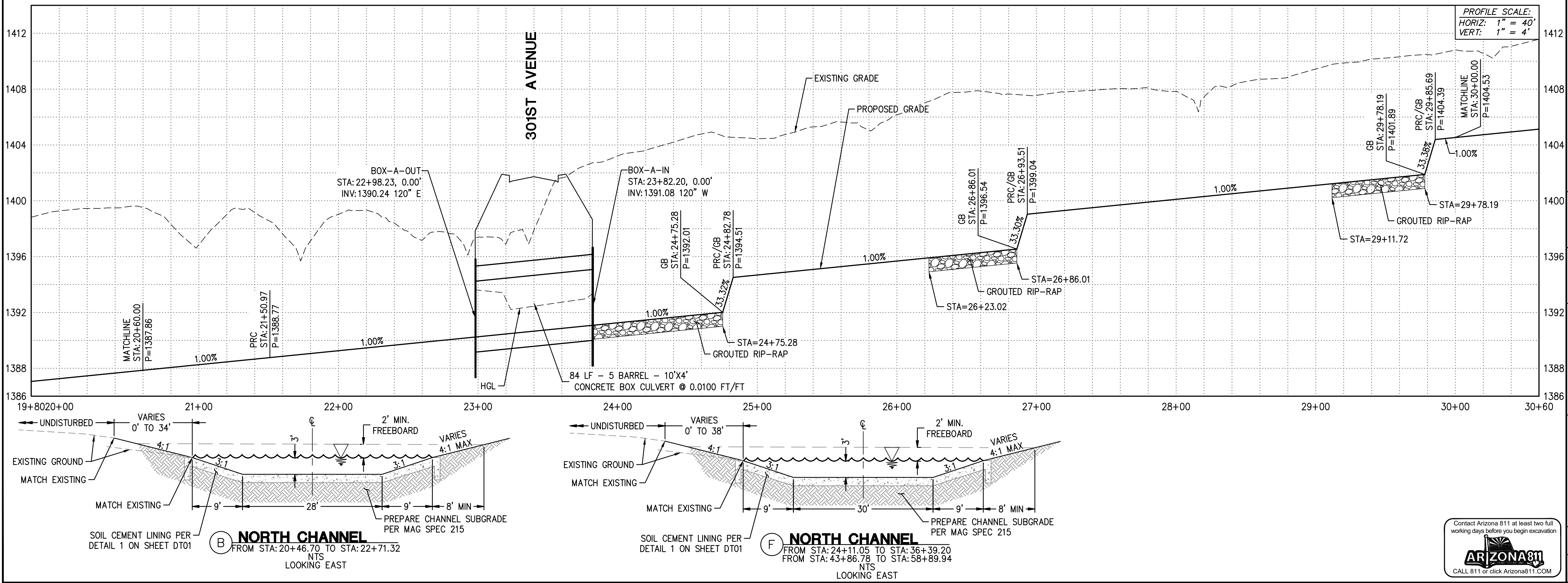
SHEET NUMBER
DC02 5 OF 15



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- STORM DRAIN NOTES**
- 1 INSTALL SOIL CEMENT PER MAG SPEC 311; SEE DETAIL ON SHEET DT01 3353 SY
 - 15 CONSTRUCT INLET WING PER ADOT STD DTL SD 6.08 & SD 6.10 (6:1 SLOPE ON WING WALLS); SEE DETAIL ON SHEET DC11 & DC12; SAFETY RAIL PER MAG STD DTL 145. 1 EA
 - 16 CONSTRUCT OUTLET WING PER ADOT STD DTL SD 6.08 & SD 6.10 (6:1 SLOPE ON WING WALLS); SEE DETAIL ON SHEET DC11 & DC12; SAFETY RAIL PER MAG STD DTL 145. 1 EA
 - 17 PLACE GROUTED RIP-RAP D50=15", THICKNESS 30" ON FILTER FABRIC, MIRAFI EROSION PROTECTION GEO-TEXTILE OR APPROVED EQUIVALENT. COLOR PER DEVELOPER'S REPRESENTATIVE. 1186 SY
 - 18 CONSTRUCT FIVE BARREL 10' X 4' BOX CULVERT, SPECS AND ADOT STD DTL SD 6.05. 420 LF



KEY MAP

PLAN NAME
FLOREO AT TERAVALIS VILLAGE 2 DRAINAGE CHANNEL PLAN

ENGINEER INFORMATION

HILGARTWILSON
 HAS JOINED COLLIER'S ENGINEERING & DESIGN

COB PERMITTING APPROVED SEAL

COB ENGINEERING APPROVED SEAL

AS-BUILT SEAL

DESIGN SEAL

DAVID W. GEORGE
 23227
 EXP. 12/31/26

ORIGINAL PLAN DATE: OCT 2024

LATEST REVISION DATE

PROJECT NUMBER: 1175.0210

SHEET NUMBER: DC03

SHT. 6 OF 15

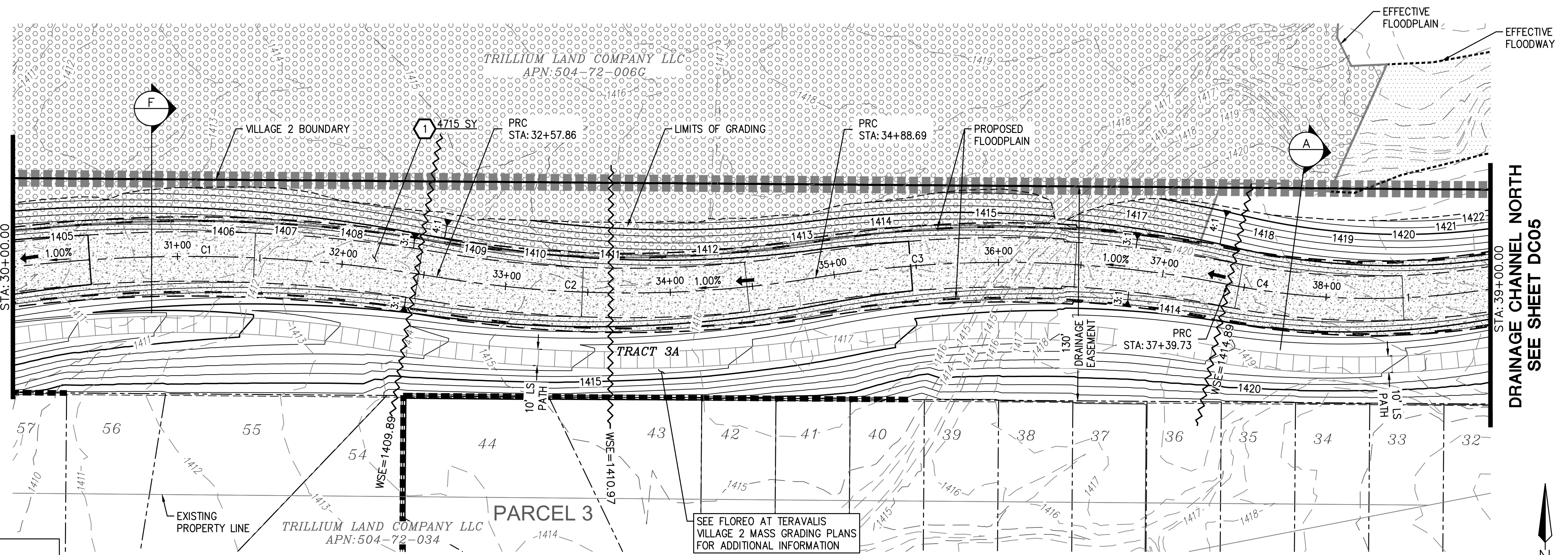
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COB PERMIT #

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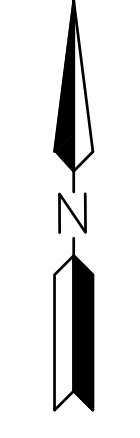
SEE SHEET DC03
DRAINAGE CHANNEL NORTH

DRAINAGE CHANNEL NORTH
SEE SHEET DC05

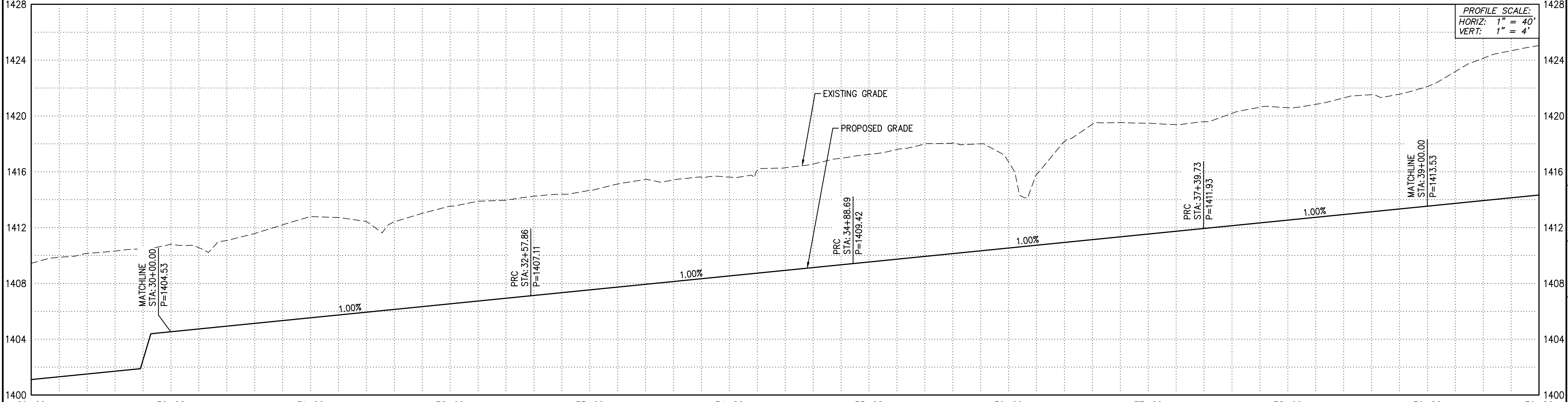


CURVE TABLE				
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C1	900.00'	017°19'37"	272.17'	137.132
C2	700.00'	018°53'39"	230.84'	116.475
C3	700.00'	020°32'51"	251.03'	126.880
C4	450.00'	023°34'08"	185.11'	93.882

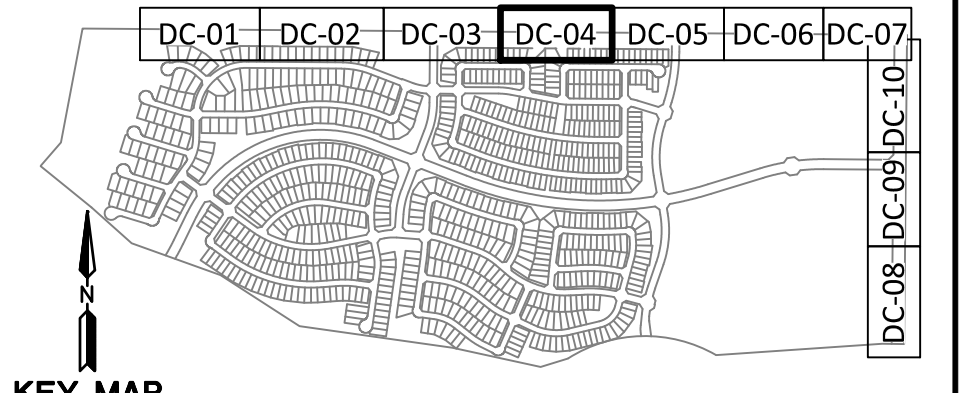
DRAINAGE CHANNEL NORTH



STORM DRAIN NOTES
1. INSTALL SOIL CEMENT PER MAG SPEC 311; SEE DETAIL ON SHEET DT01 4715 SY



PROFILE SCALE:
HORIZ: 1" = 40'
VERT: 1" = 4'



PLAN NAME
**FLOREO AT TERAVALIS
VILLAGE 2
DRAINAGE CHANNEL PLAN**

ENGINEER INFORMATION
HILGARTWILSON
HAS JOINED COLLIER ENGINEERING & DESIGN

COB PERMITTING APPROVED SEAL
COB ENGINEERING APPROVED SEAL

AS-BUILT SEAL
DESIGN SEAL

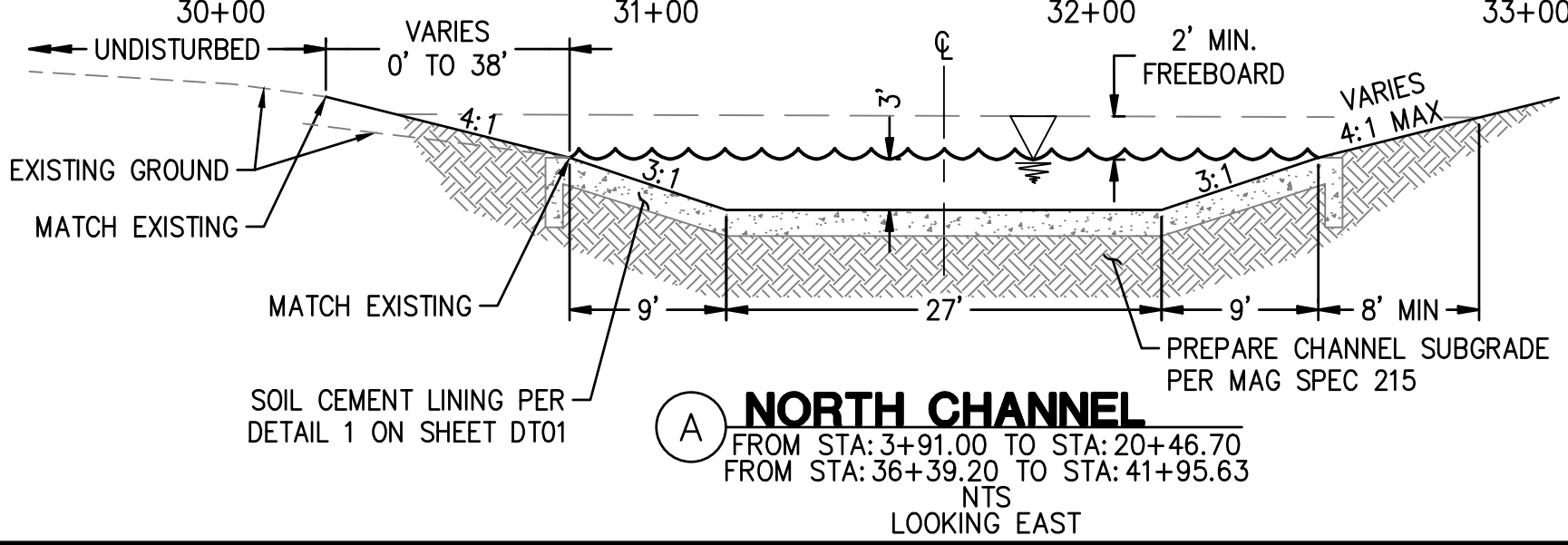
ORIGINAL PLAN DATE
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LATEST REVISION DATE
23227
DAVID W. GEORGE
EXPIRES: 12/31/26

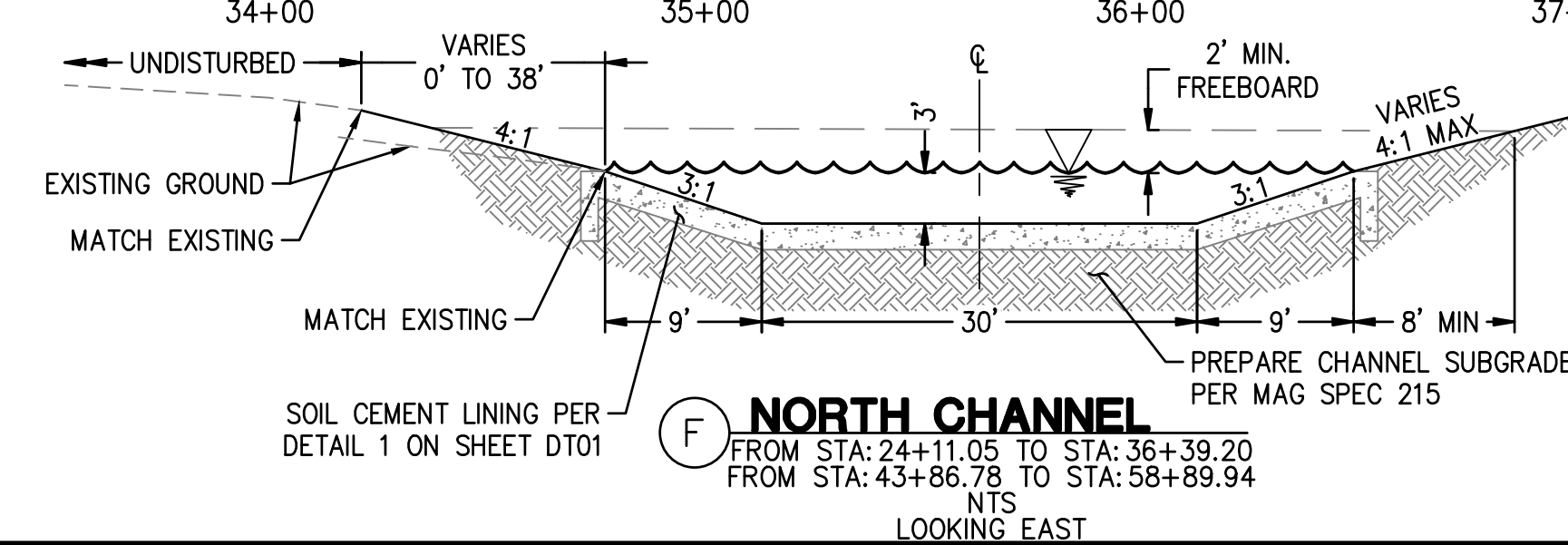
PROJECT NUMBER
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SHEET NUMBER
DC04

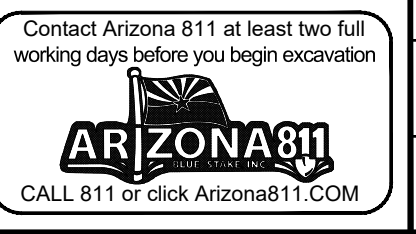
SHT.
7 OF 15



A NORTH CHANNEL
FROM STA: 3+91.00 TO STA: 20+46.70
FROM STA: 36+39.20 TO STA: 41+95.63
NTS
LOOKING EAST



F NORTH CHANNEL
FROM STA: 24+11.05 TO STA: 36+39.20
FROM STA: 43+86.78 TO STA: 58+89.94
NTS
LOOKING EAST



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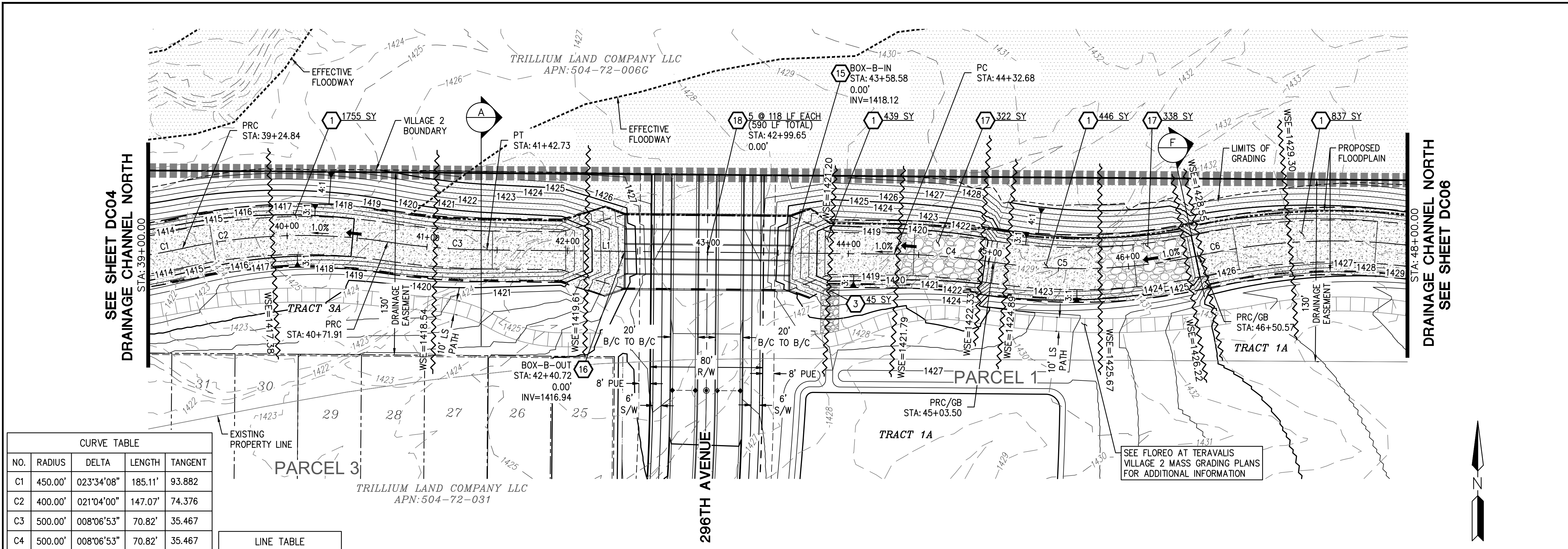
ENG-24-0061

COB PERMIT #

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SEE SHEET DC04
DRAINAGE CHANNEL NORTH

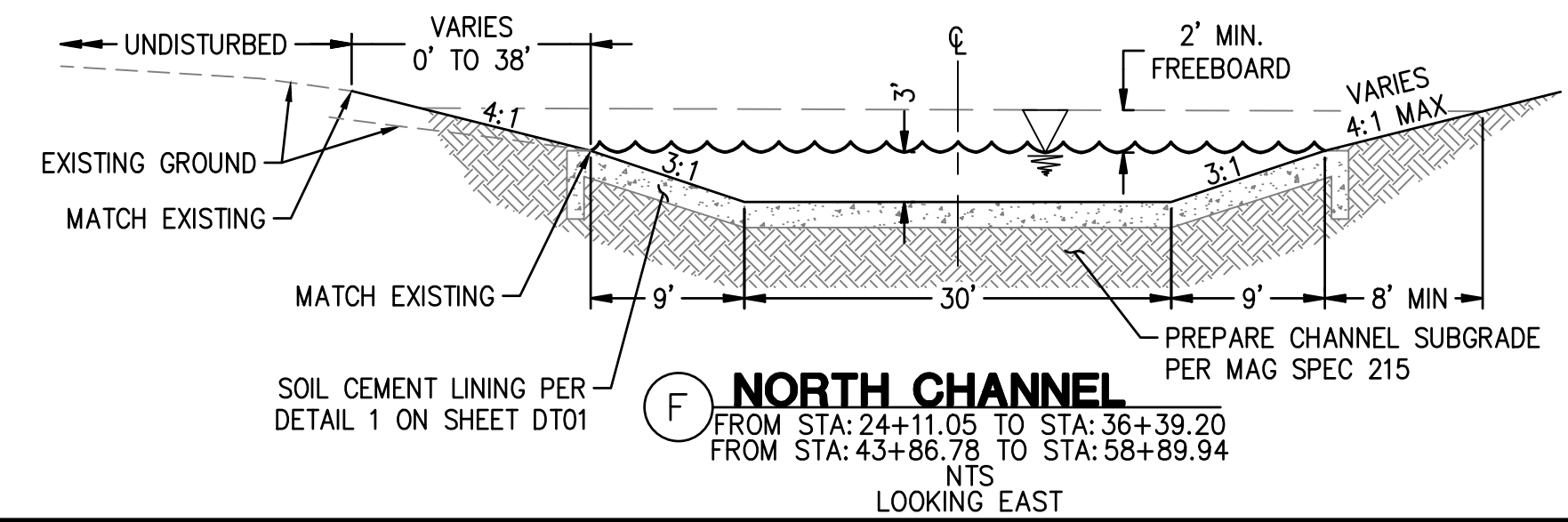
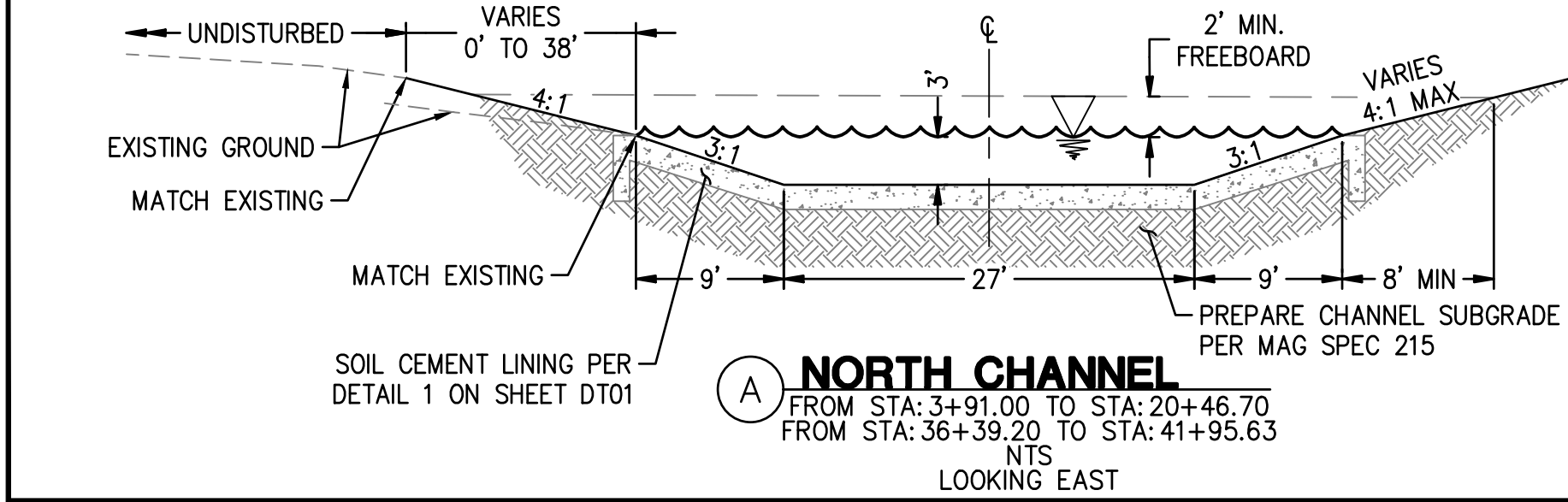
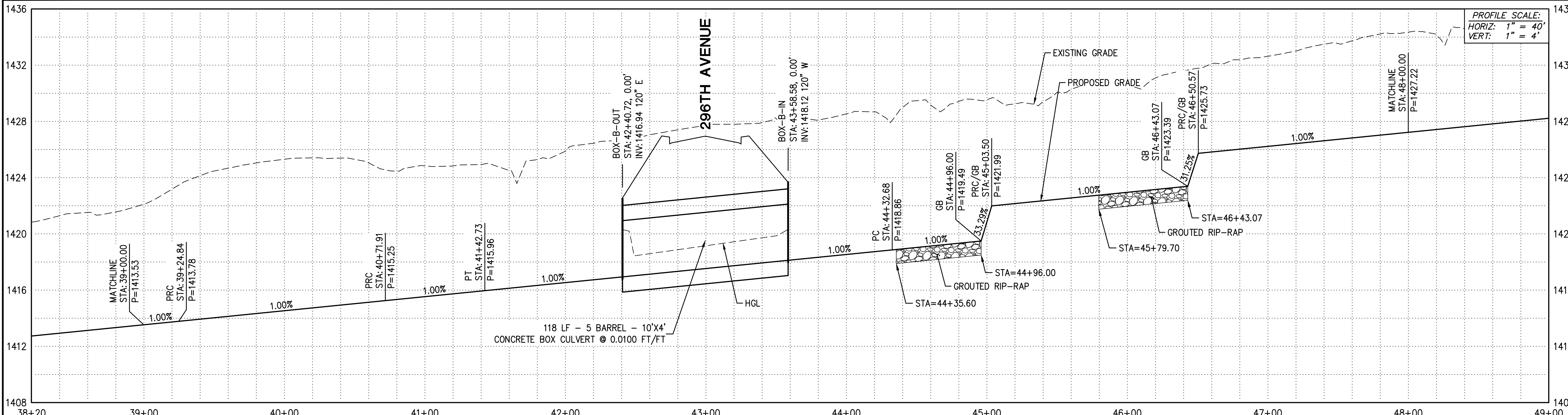
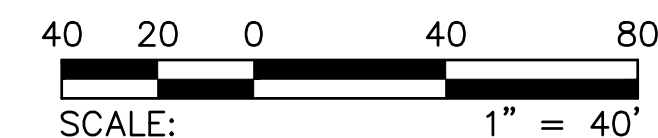
DRAINAGE CHANNEL NORTH
SEE SHEET DC06



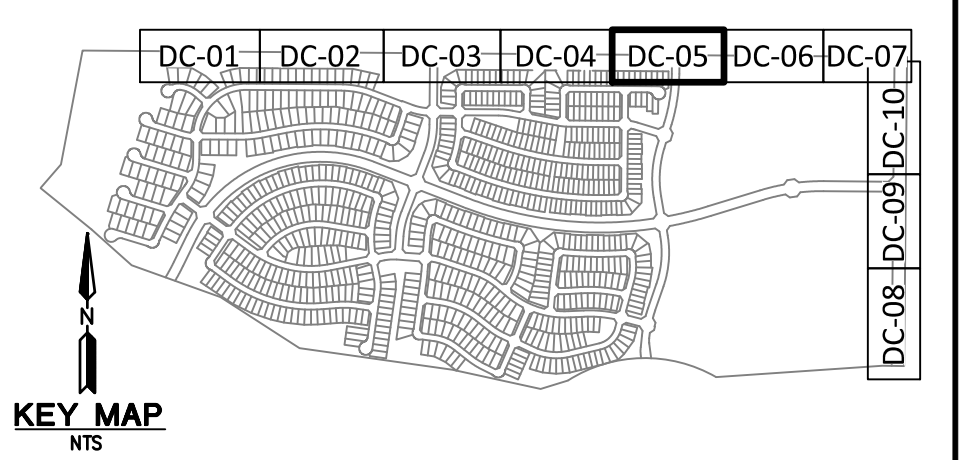
CURVE TABLE			
NO.	RADIUS	DELTA	TANGENT
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C2	400.00'	021°04'00"	147.07'
C3	500.00'	008°06'53"	70.82'
C4	500.00'	008°06'53"	70.82'
C5	400.00'	021°04'00"	147.07'
C6	450.00'	023°34'08"	185.11'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S89°24'50"E	182.85'

DRAINAGE CHANNEL NORTH



- STORM DRAIN NOTES**
- 1 INSTALL SOIL CEMENT PER MAG SPEC 311; SEE DETAIL ON SHEET DT01 3,477 SY
 - 3 PLACE LOOSE RIP-RAP D50=6"; THICKNESS 15" ON FILTER FABRIC; MIRAFI EROSION PROTECTION GEO-TEXTILE OR APPROVED EQUIVALENT. COLOR PER DEVELOPER'S REPRESENTATIVE. 45 SY
 - 15 CONSTRUCT INLET WING PER ADOT STD DTL SD 6.08 & SD 6.10 (6:1 SLOPE ON WING WALLS). SEE DETAIL ON SHEET DC11 & DC12, SAFETY RAIL PER MAG STD DTL 145. 1 EA
 - 16 CONSTRUCT OUTLET WING PER ADOT STD DTL SD 6.08 & SD 6.10 (6:1 SLOPE ON WING WALLS). SEE DETAIL ON SHEET DC11 & DC12, SAFETY RAIL PER MAG STD DTL 145. 1 EA
 - 17 PLACE GROUDED RIP-RAP D50=15", THICKNESS 30" ON FILTER FABRIC, MIRAFI EROSION PROTECTION GEO-TEXTILE OR APPROVED EQUIVALENT. COLOR PER DEVELOPER'S REPRESENTATIVE. 660 SY
 - 18 CONSTRUCT FIVE BARREL 10' X 4' BOX CULVERT, SPECS AND ADOT STD DTL SD 6.05. 590 LF



PLAN NAME
FLOREO AT TERAVALIS VILLAGE 2 DRAINAGE CHANNEL PLAN

ENGINEER INFORMATION
HILGARTWILSON
HAS JOINED COLLIER'S ENGINEERING & DESIGN

COB PERMITTING APPROVED SEAL
COB ENGINEERING APPROVED SEAL

AS-BUILT SEAL
DESIGN SEAL

ORIGINAL PLAN DATE
OCT 2024

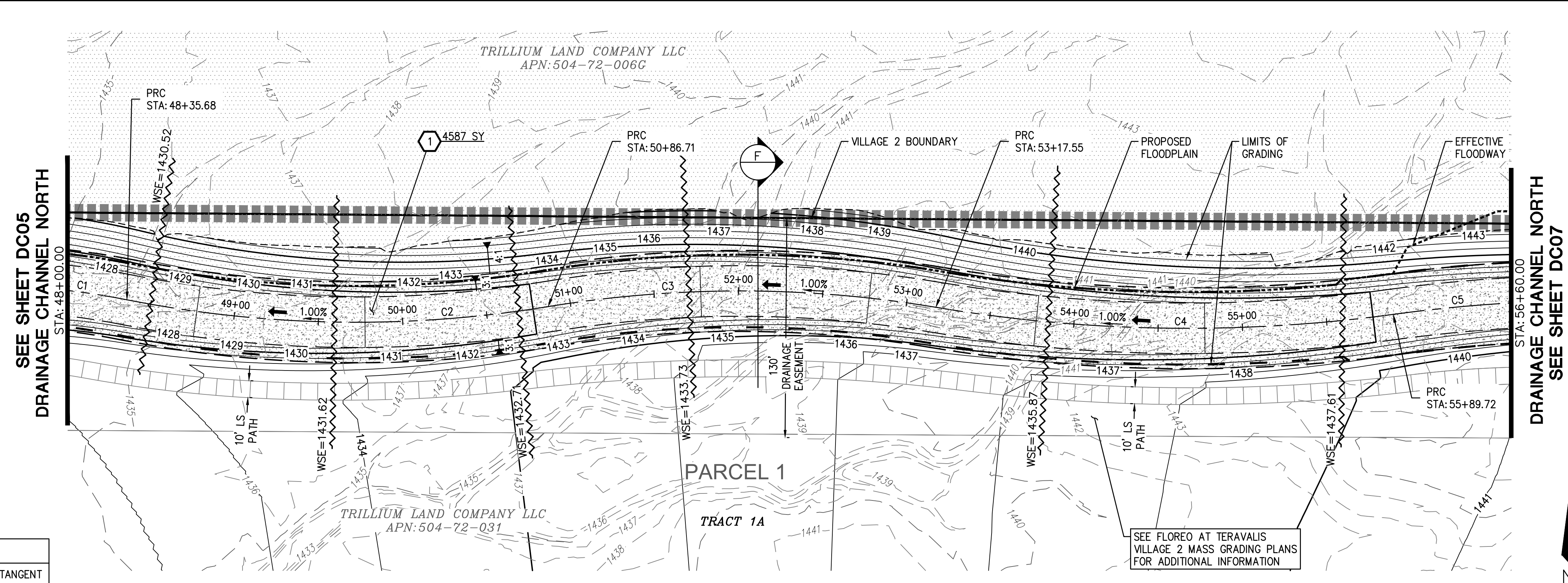
PROJECT NUMBER
1175.0210

LATEST REVISION DATE
EXPRES: 12/31/26

SHEET NUMBER
DC05 8 OF 15

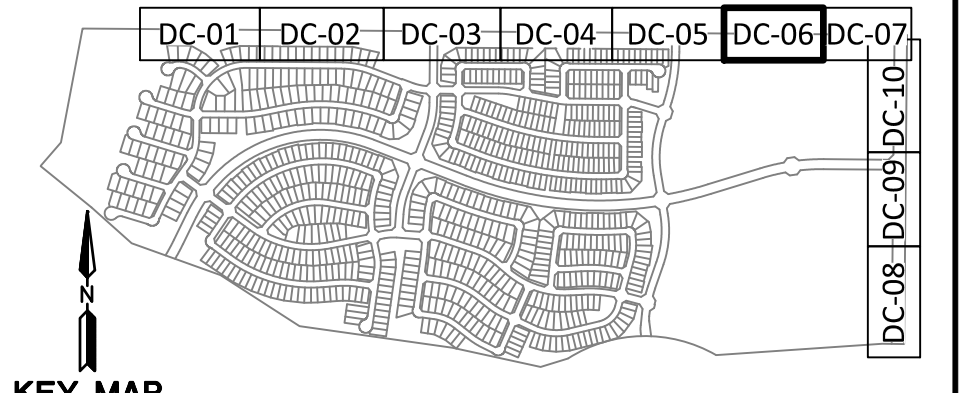
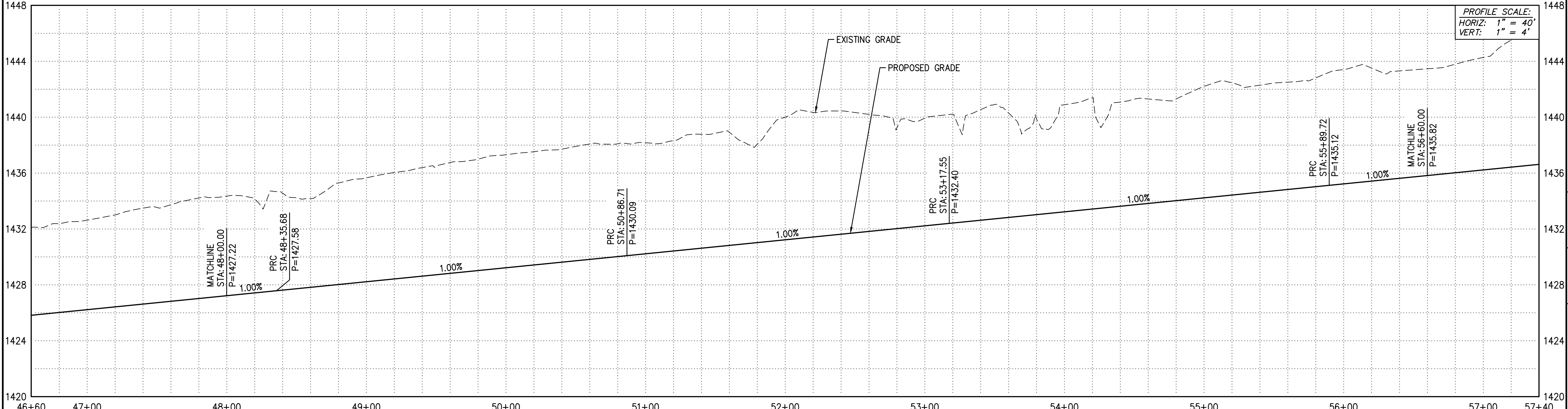
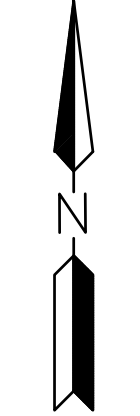
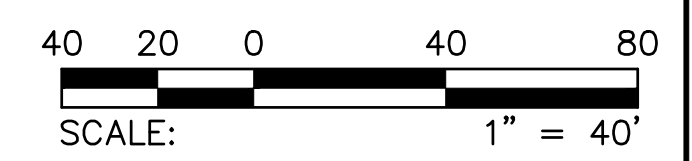


STORM DRAIN NOTES
 1 INSTALL SOIL CEMENT PER MAG SPEC 311; SEE 4587 SY
 DETAIL ON SHEET DT01



CURVE TABLE				
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C3	700.00'	018°53'39"	230.84'	116.475
C4	900.00'	017°19'37"	272.17'	137.132
C5	900.00'	017°37'46"	276.92'	139.565

DRAINAGE CHANNEL NORTH



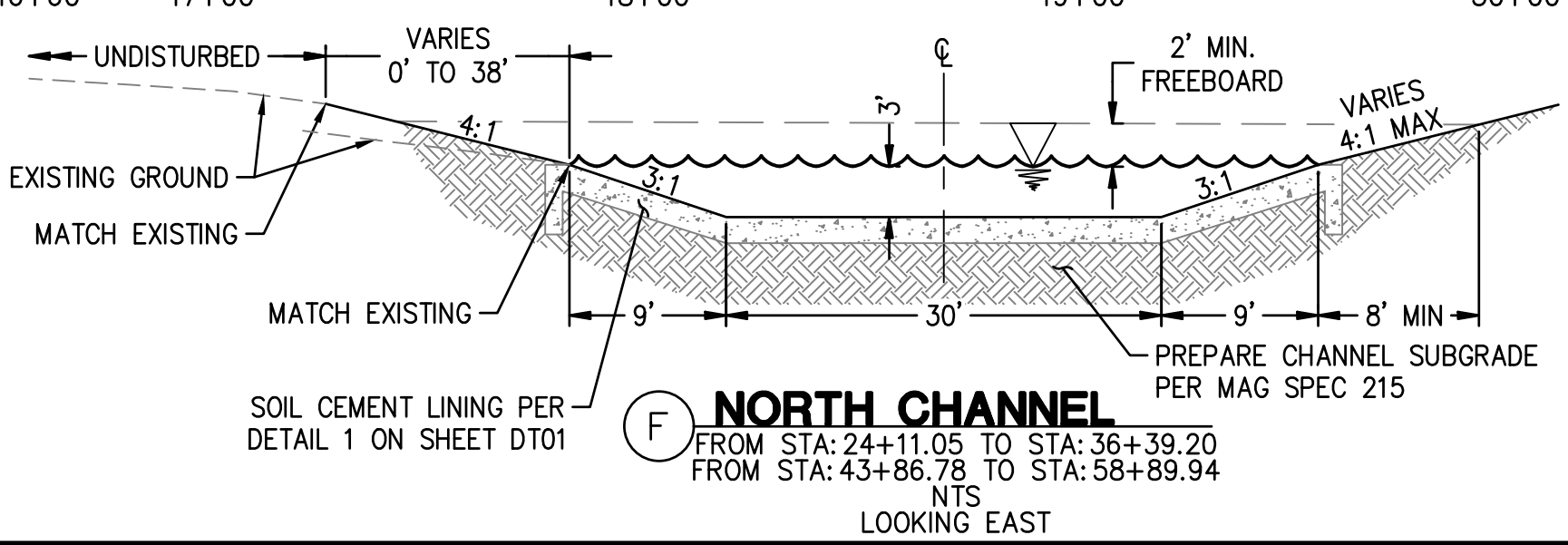
PLAN NAME
**FLOREO AT TERAVALIS
 VILLAGE 2
 DRAINAGE CHANNEL PLAN**

ENGINEER INFORMATION
HILGARTWILSON
 HAS JOINED COLLIER'S ENGINEERING & DESIGN

COB PERMITTING APPROVED SEAL
 COB ENGINEERING APPROVED SEAL

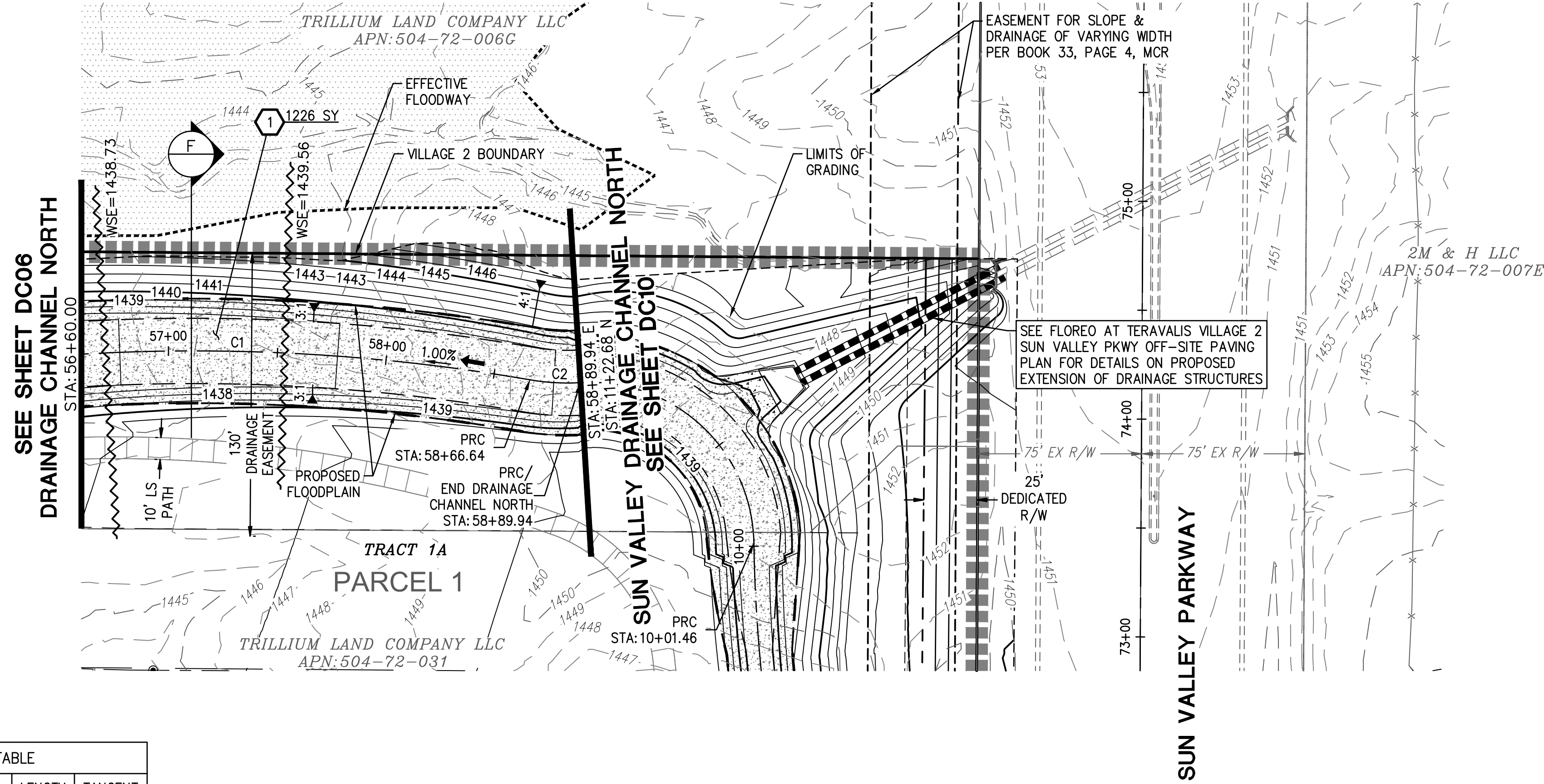
AS-BUILT SEAL
 DESIGN SEAL
 23227
 DAVID W. GEORGE
 EXP. 12/31/26

ORIGINAL PLAN DATE: OCT 2024
 LATEST REVISION DATE:
 PROJECT NUMBER: 1175.0210
 SHEET NUMBER: DC06
 SHT. 9 OF 15



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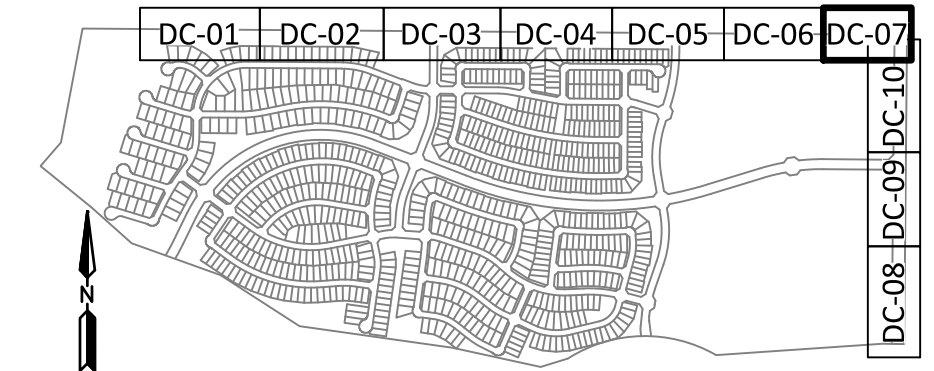
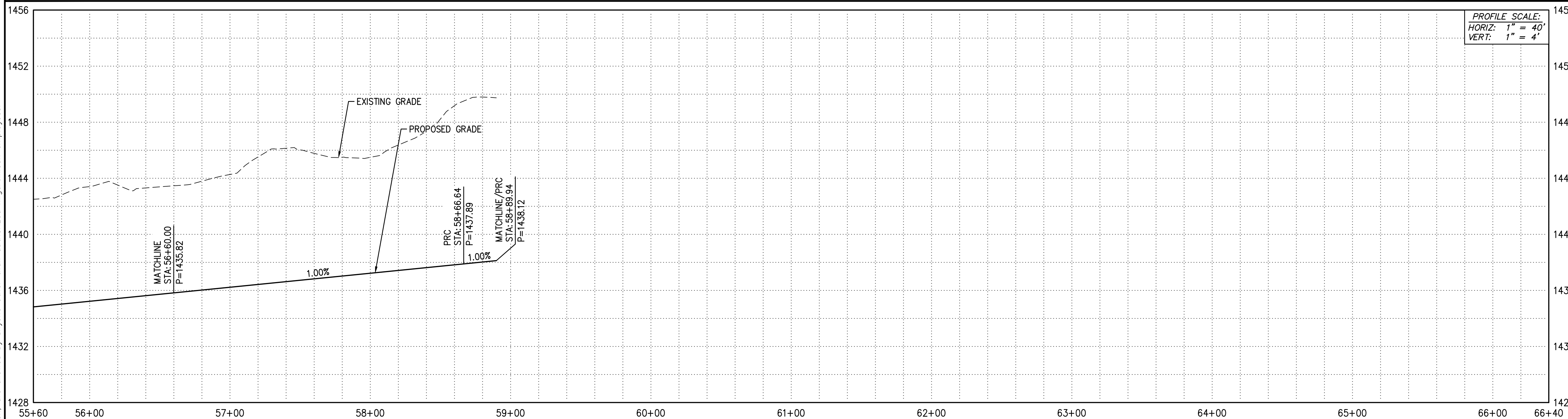
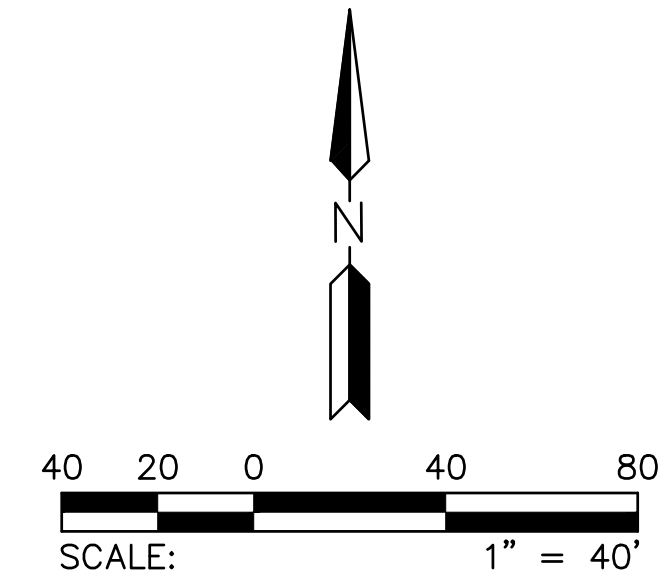




STORM DRAIN NOTES
 1. INSTALL SOIL CEMENT PER MAG SPEC 311; SEE 1226 SY
 DETAIL ON SHEET DT01

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	900.00'	017°37'46"	276.92'	139.565
C2	100.00'	013°20'48"	23.29'	11.700

DRAINAGE CHANNEL NORTH



PLAN NAME
FLOREO AT TERAVALIS VILLAGE 2 DRAINAGE CHANNEL PLAN

ENGINEER INFORMATION
HILGARTWILSON
 HAS JOINED COLLIER ENGINEERING & DESIGN

COB PERMITTING APPROVED SEAL
 COB ENGINEERING APPROVED SEAL

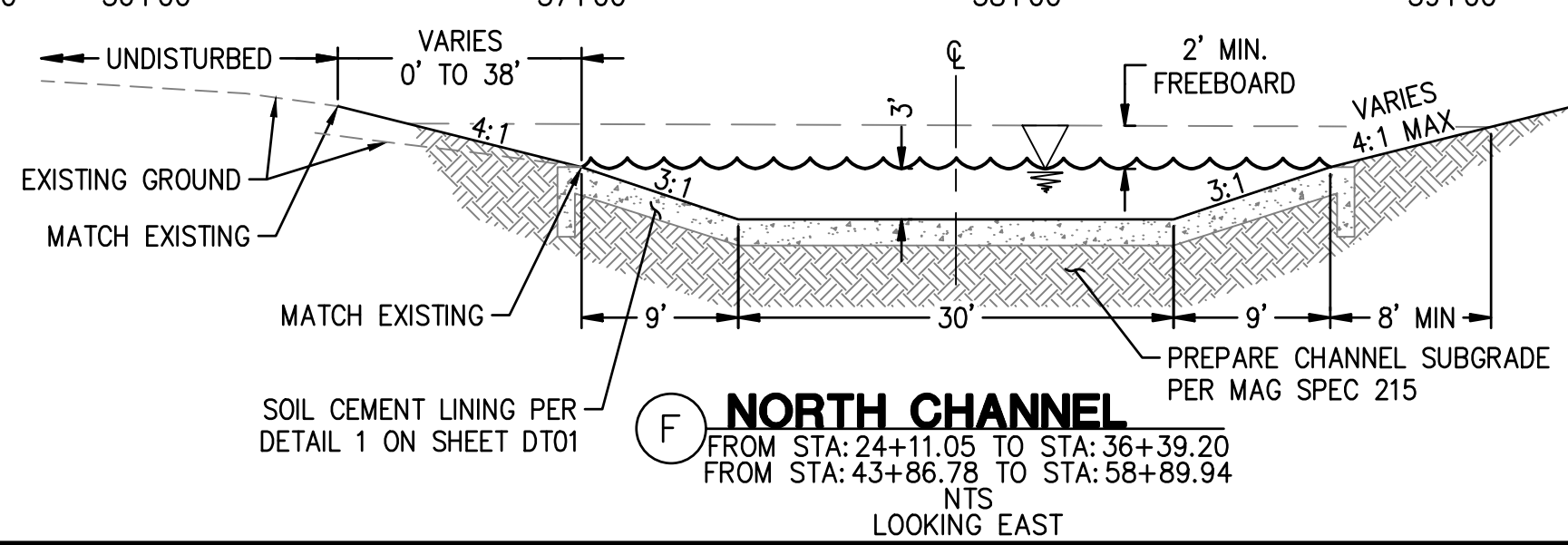
AS-BUILT SEAL
 DESIGN SEAL

ORIGINAL PLAN DATE
 OCT 2024

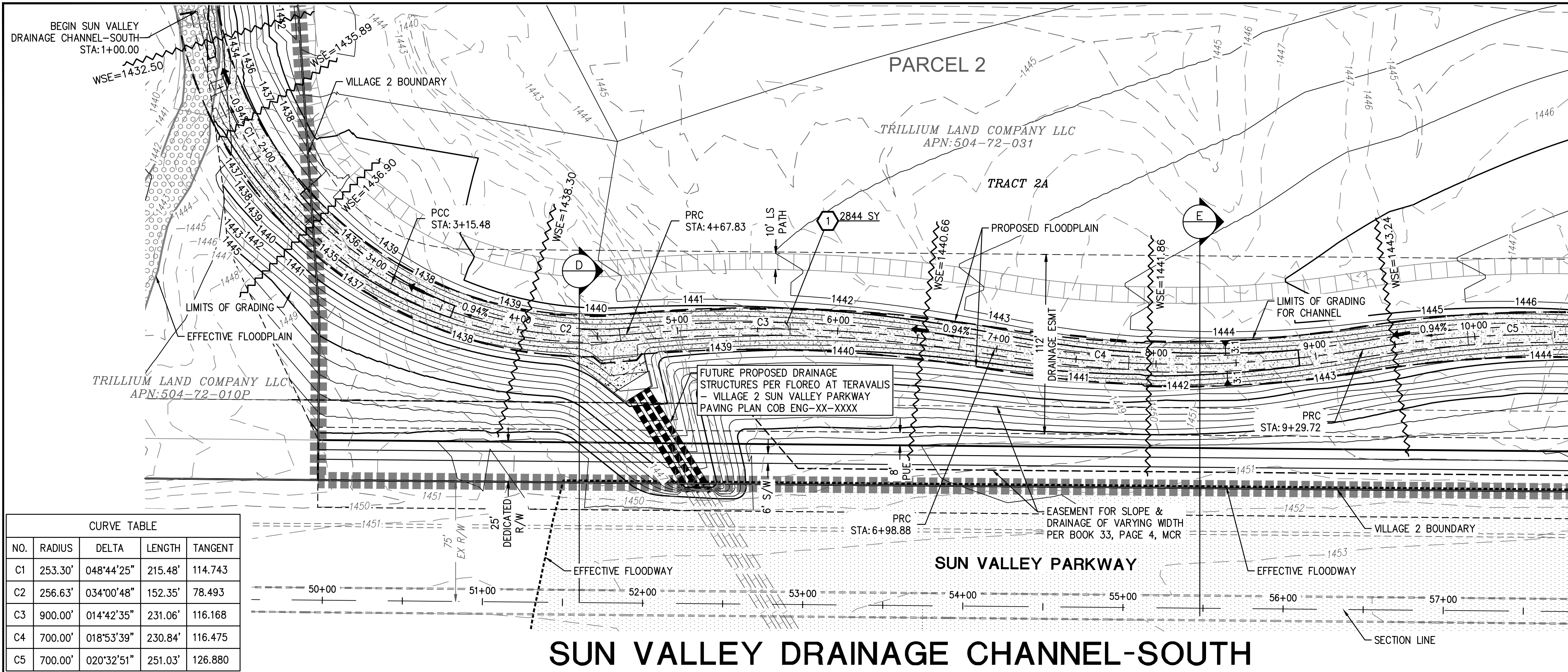
LATEST REVISION DATE
 EXPRES: 12/15/24

PROJECT NUMBER
 1175.0210

SHEET NUMBER
DC07 10 OF 15



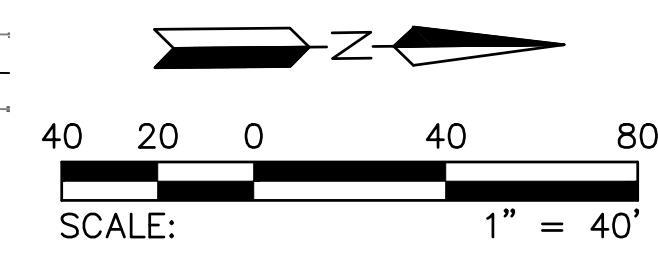
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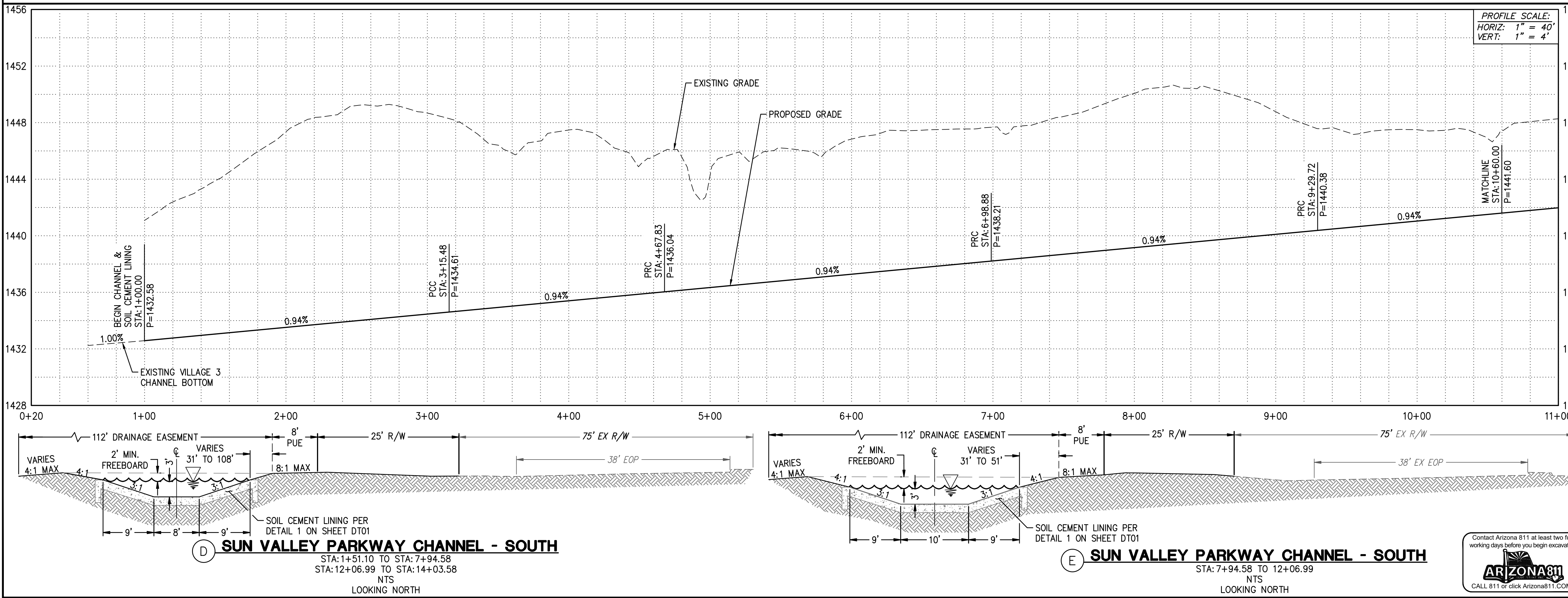
CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	253.30'	048°44'25"	215.48'	114.743
C2	256.63'	034°00'48"	152.35'	78.493
C3	900.00'	014°42'35"	231.06'	116.168
C4	700.00'	018°53'39"	230.84'	116.475
C5	700.00'	020°32'51"	251.03'	126.880

SUN VALLEY DRAINAGE CHANNEL-SOUTH

SUN VALLEY CHANNEL SOUTH
SEE SHEET DC09

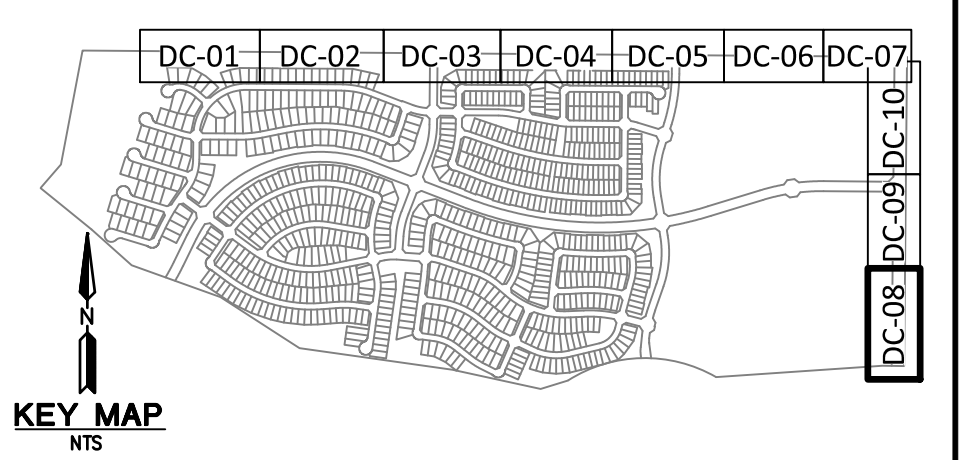


STORM DRAIN NOTES
1. INSTALL SOIL CEMENT PER MAG SPEC 311; SEE 2844 SY
DETAIL ON SHEET DT01



D SUN VALLEY PARKWAY CHANNEL - SOUTH
STA: 1+51.10 TO STA: 7+94.58
STA: 12+06.99 TO STA: 14+03.58
NTS
LOOKING NORTH

E SUN VALLEY PARKWAY CHANNEL - SOUTH
STA: 7+94.58 TO STA: 12+06.99
NTS
LOOKING NORTH



PLAN NAME
**FLOREO AT TERAVALIS
VILLAGE 2
DRAINAGE CHANNEL PLAN**

ENGINEER INFORMATION
HILGARTWILSON
HAS JOINED COLLIER'S ENGINEERING & DESIGN

COB PERMITTING APPROVED SEAL
COB ENGINEERING APPROVED SEAL

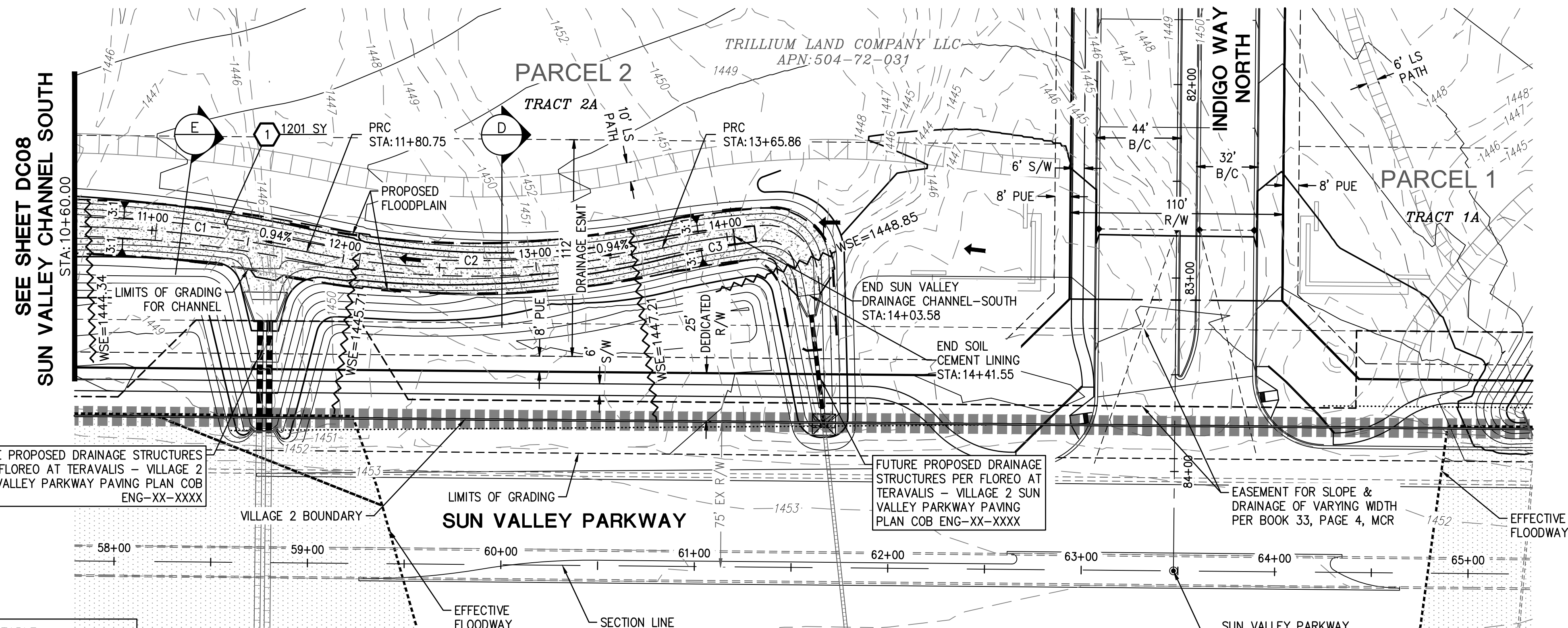
AS-BUILT SEAL
DESIGN SEAL

23227
DAVID W. GEORGE
REGISTERED PROFESSIONAL ENGINEER
EXPIRES: 12/31/26

ORIGINAL PLAN DATE: OCT 2024
LATEST REVISION DATE:
PROJECT NUMBER: 1175.0210
SHEET NUMBER: DC08
SHT. 11 OF 15



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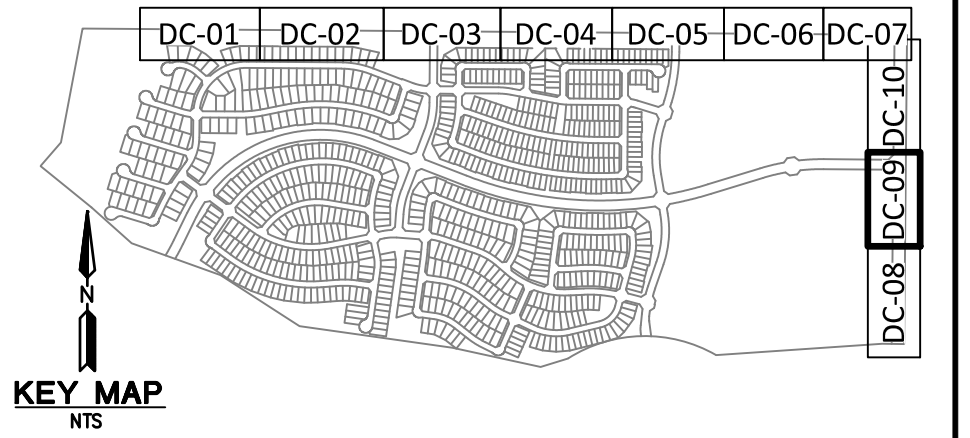
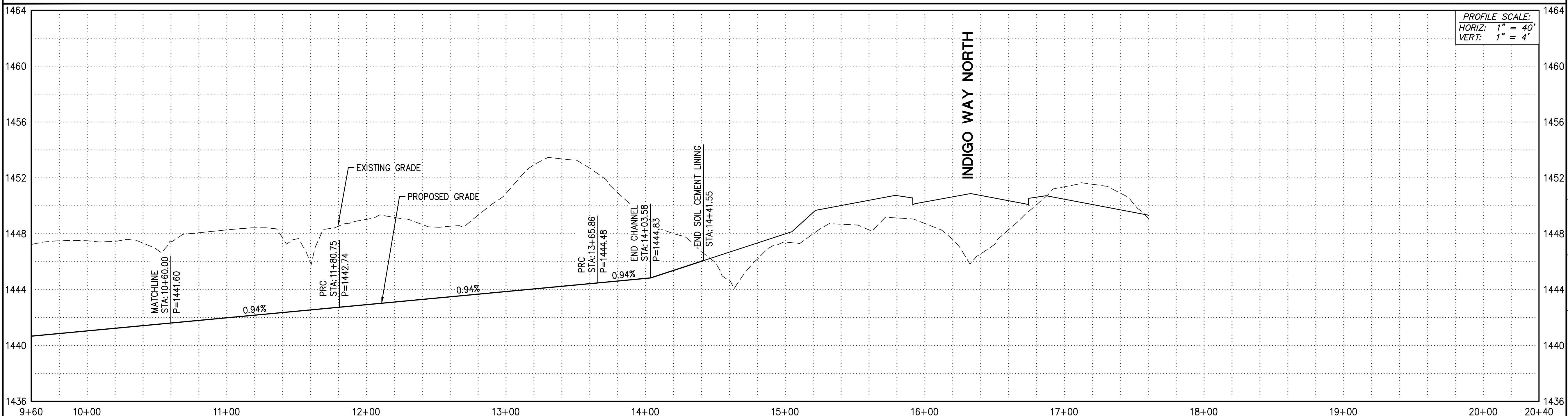


STORM DRAIN NOTES
 1. INSTALL SOIL CEMENT PER MAG SPEC 311; SEE 1,201 SY DETAIL ON SHEET DT01

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	700.00'	020°32'51"	251.03'	126.880
C2	450.00'	023°34'08"	185.11'	93.882
C3	400.00'	021°04'00"	147.07'	74.376

LINE TABLE		
NO.	DIRECTION	LENGTH

SUN VALLEY DRAINAGE CHANNEL-SOUTH



PLAN NAME
FLOREO AT TERAVALIS VILLAGE 2 DRAINAGE CHANNEL PLAN

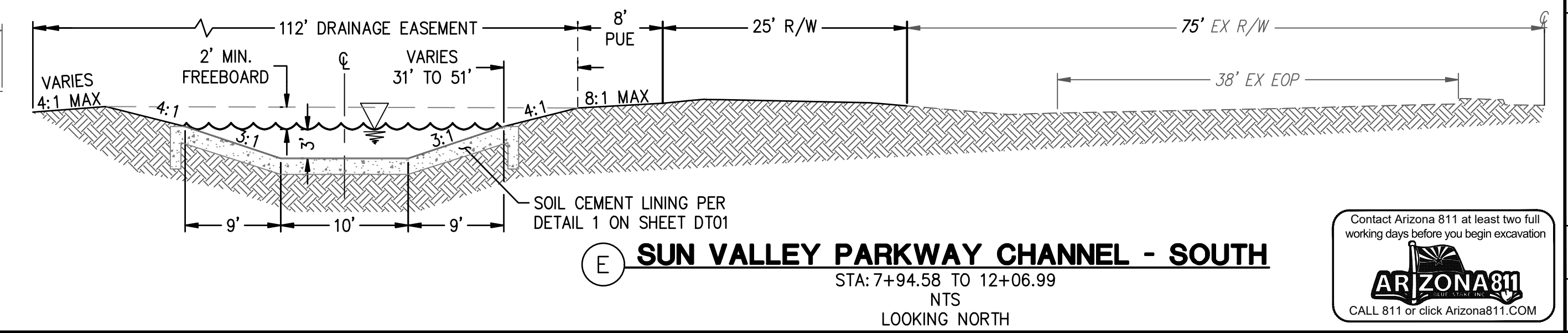
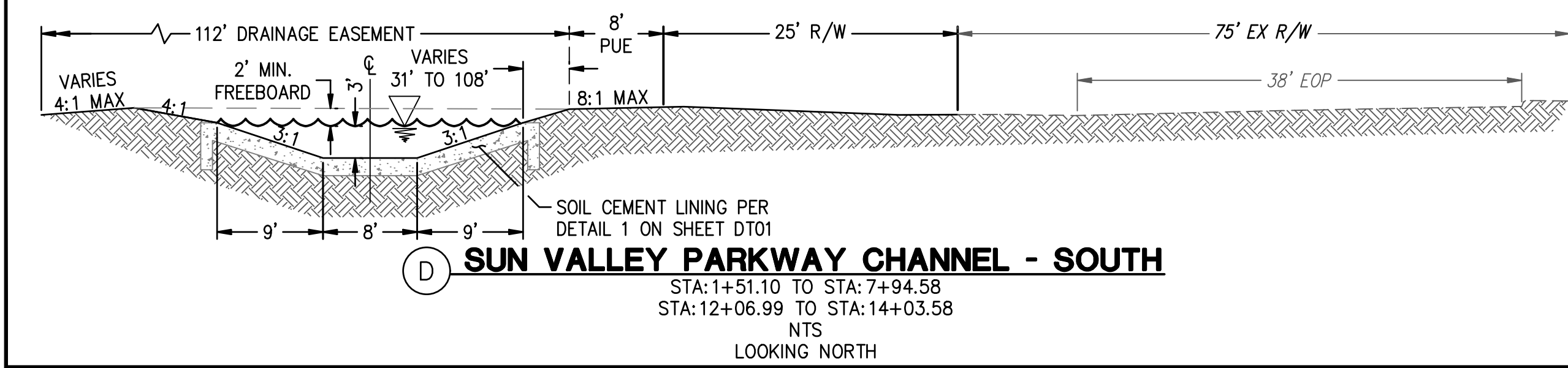
ENGINEER INFORMATION
HILGARTWILSON
 HAS JOINED COLLIER ENGINEERING & DESIGN

COB PERMITTING APPROVED SEAL
 COB ENGINEERING APPROVED SEAL

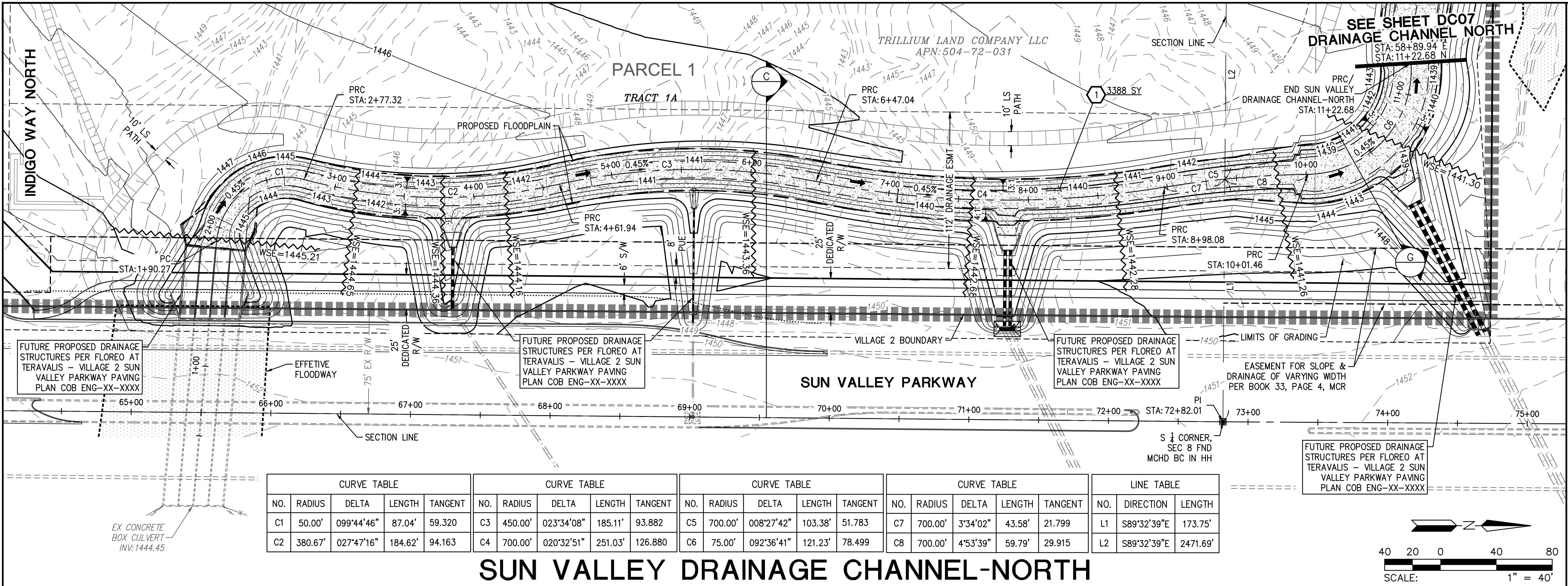
AS-BUILT SEAL
 DESIGN SEAL

ORIGINAL PLAN DATE: OCT 2024
 LATEST REVISION DATE: 23227 DAVID W. GEORGE
 EXP. DATE: 12/31/26

PROJECT NUMBER: 1175.0210
 SHEET NUMBER: DC09
 SHEET OF: 12 OF 15

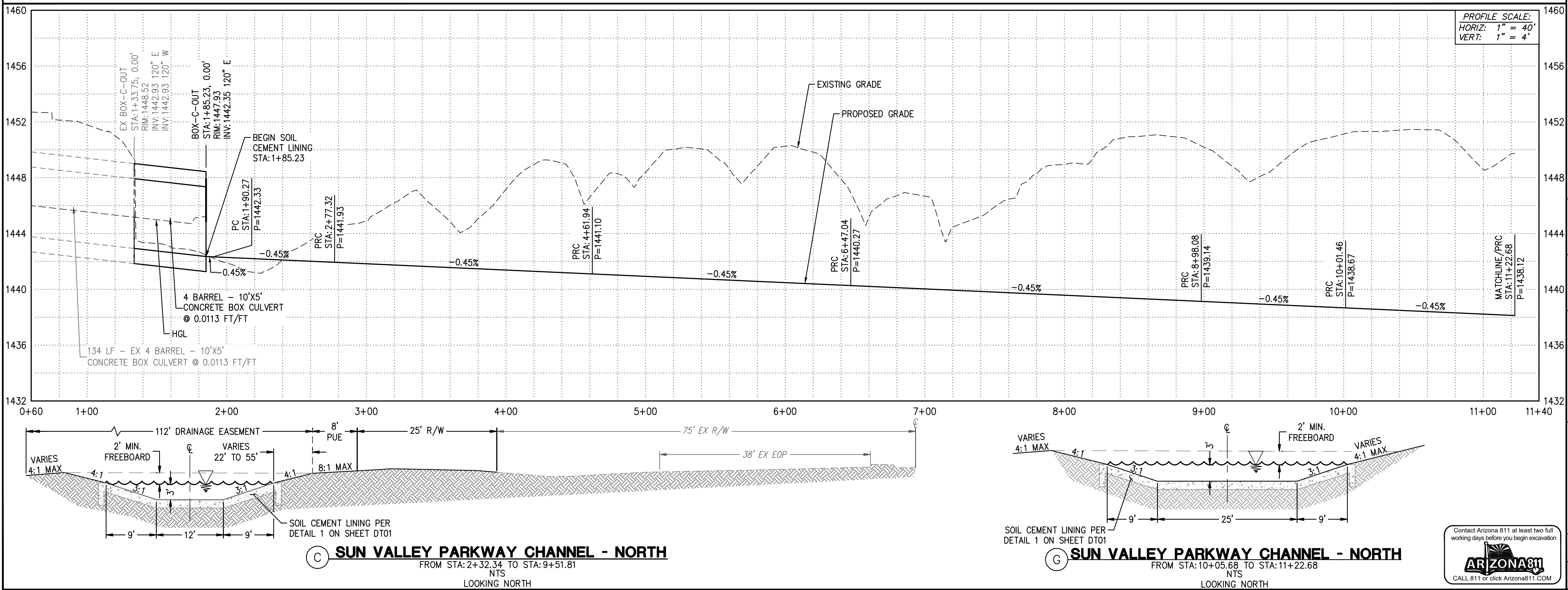


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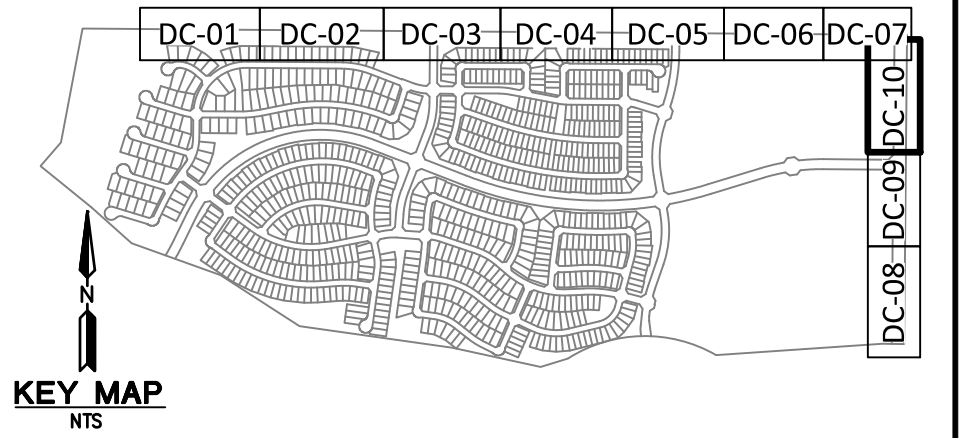


CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE					LINE TABLE		
NO.	RADIUS	DELTA	LENGTH	TANGENT	NO.	RADIUS	DELTA	LENGTH	TANGENT	NO.	RADIUS	DELTA	LENGTH	TANGENT	NO.	DIRECTION	LENGTH					
C1	50.00'	099°44'46"	87.04'	59.320	C3	450.00'	023°34'08"	185.11'	93.882	C5	700.00'	008°27'42"	103.38'	51.783	C7	700.00'	3°34'02"	43.58'	21.799			
C2	380.67'	027°47'16"	184.62'	94.163	C4	700.00'	020°32'51"	251.03'	126.880	C6	75.00'	092°36'41"	121.23'	78.499	C8	700.00'	4°53'39"	59.79'	29.915	L1	S89°32'39"E	173.75'
															L2	S89°32'39"E	2471.69'					

SUN VALLEY DRAINAGE CHANNEL-NORTH



STORM DRAIN NOTES
 1. INSTALL SOIL CEMENT PER MAG SPEC 311; SEE 3388 SY
 DETAIL ON SHEET DT01



PLAN NAME
**FLOREO AT TERAVALIS
 VILLAGE 2
 DRAINAGE CHANNEL PLAN**

ENGINEER INFORMATION
HILGARTWILSON
 HAS JOINED COLLIER ENGINEERING & DESIGN

COB PERMITTING APPROVED SEAL
 COB ENGINEERING APPROVED SEAL

AS-BUILT SEAL
 DESIGN SEAL

23227
 DAVID W. GEORGE
 REGISTERED PROFESSIONAL ENGINEER
 ARIZONA
 EXPIRES: 12/31/26

ORIGINAL PLAN DATE: OCT 2024
 LATEST REVISION DATE:
 PROJECT NUMBER: 1175.0210
 SHEET NUMBER: DC10
 SHT. 13 OF 15

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Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
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NOTE A:
Use 3-#7 3' spa, top and bott bars for culverts skewed 6° to 30°.
Use 3-#8 3' spa, top and bott bars for culverts skewed 31° to 45°.
Culverts skewed over 45° require a special edge beam design. Edge beam reinforcing quantity shall be added to table quantities.

GENERAL NOTES:
Construction Specification - Arizona Department of Transportation Standard Specifications for Road and Bridge Construction, latest Edition
Design Specifications - AASHTO LRFD Bridge Design Specifications, 7th Edition 2014.
Loading Class - HL-93.
Design Soil weight = 120 p.c.f.
All Concrete shall be Class 'S' (f'c = 3000 psi).
Reinforcing steel shall conform to ASTM Specification A615. All reinforcing shall be furnished as Grade 60.
All bends and hooks shall meet the requirements of AASHTO LRFD article 5.10. All bend dimensions for reinforcing steel shall be out-to-out of bars. All placement dimensions for reinforcing steel shall be to center of bars unless noted otherwise.
All reinforcing steel shall have 2" clear cover unless noted otherwise.
Chamfer all exposed corners 1/4" unless noted otherwise.
Compact backfill for footing and wing base minimum 100 percent of ASTM D598 maximum dry density.
All structures shall have formed construction joints in the top slab and walls (optional in floor slab) and spaced not more than 30'-0" apart or as shown in Project Plans. Joints shall be perpendicular to the centerline of the box. Reinforcing steel shall project 1/8" thru the joint. The joint shall be made with a 1/2" plywood bulkhead which shall be left in place or the alternate joint detail shown on Dwg. (2 of 5) may be used.
See Project Plans for culvert layout, invert elevations, finished grade elevations, headwall, apron, and other site specific details.
Dimensions shall not be scaled from drawings.
Pay item quantities of concrete and reinforcing steel include all labor and materials for box culvert, footing, headwalls, and aprons.
Total Quantities include Barre and Headwall. Quantities shown in Tables (plus added quantity for apron when used). Barrel Quantities Table is per linear foot of box (multiply by length of box to obtain barrel total). Headwall Quantities Table includes wings, edge beam, and cutoff well.
Culverts measuring 20 ft and greater to the inside faces of exterior walls, along the roadway centerline, shall be assigned a structure number. The structure number shall be referenced in the culvert summary sheet and drainage details.

Skew Δ	Span	Top Bars	Bott Bars
0° to 20°	4-6	#6	#6
25° & 30°	4-6	#6	#7
35°	4-6	#6	#7 #8
40° & 45°	4-6	#6	#7 #8

NOTE:
Special design sections shall be designed with standard barrels when necessary.
Culvert barrels always begin and end with Table No. 1.
Thickness of top and bottom slabs vary with depth of fill as shown.

NOTE:
For Dimensions, Quantities and additional Details, see SD 6.01 (2 of 5).

ARIZONA DEPARTMENT OF TRANSPORTATION
REINFORCED CONCRETE BOX CULVERTS
MISCELLANEOUS DETAILS
SD 6.01 (1 of 5)

NOTE A:
Use 3-#7 3' spa, top and bott bars for culverts skewed 6° to 30°.
Use 3-#8 3' spa, top and bott bars for culverts skewed 31° to 45°.
Culverts skewed over 45° require a special edge beam design. Edge beam reinforcing quantity shall be added to table quantities.

NOTE:
For 'a' Bars table, see Dwg. (1 of 5)

NOTE:
For General Notes, Dimensions, Quantities and additional Details, see SD 6.01 (1 & 3, 4, 5).

ARIZONA DEPARTMENT OF TRANSPORTATION
REINFORCED CONCRETE BOX CULVERTS
MISCELLANEOUS DETAILS
SD 6.01 (2 of 5)

STRUCTURAL EXCAVATION - PAYMENT LIMITS

NOTE:
Payment limits shown include structural excavation for headwalls, cutoff walls, wingwalls, end sections, etc.

STRUCTURE BACKFILL - MEASUREMENT

NOTE:
Computation of structure backfill quantities is based on the area of a typical installation times the total length of structure plus the total length of structure plus the total length of structure plus the total length of structure. Use C for box extensions on each end and extended. No measurement is necessary for wing area.

STRUCTURE BACKFILL - PLACEMENT

NOTE:
Placement of structure backfill behind headwalls and wingwalls shall be the same as around structures.

LEGEND
A = Width
B = Length
C = Height of barrel or headwall without cutoff wall.
• = 6" Max. in rock and trench, 1-6 max. all others
○ = 6" Min. in rock and trench, 1-6 min. all others
▨ Indicates Structural Excavation
▩ Indicates Structure Backfill
▧ Indicates Roadway Embankment

NOTE:
For General Notes, Dimensions, Quantities and additional Details, see SD 6.01 (1, 2, 3 & 5).

ARIZONA DEPARTMENT OF TRANSPORTATION
REINFORCED CONCRETE BOX CULVERTS
STRUCTURAL EXCAVATION
SD 6.01 (4 of 5)

HEADWALL PLAN (Shown at Inlet)

OUTLET CUT-OFF WALL DETAIL

WINGS STEEL LIST (L+H+2)

Type	F Height		F Height		F Height	
	12'	15'	18'	21'	24'	27'
a	12	15	18	21	24	27
b	12	15	18	21	24	27
c	12	15	18	21	24	27
d	12	15	18	21	24	27
e	12	15	18	21	24	27
f	12	15	18	21	24	27
g	12	15	18	21	24	27
h	12	15	18	21	24	27
i	12	15	18	21	24	27
j	12	15	18	21	24	27
k	12	15	18	21	24	27
l	12	15	18	21	24	27
m	12	15	18	21	24	27
n	12	15	18	21	24	27
o	12	15	18	21	24	27
p	12	15	18	21	24	27
q	12	15	18	21	24	27
r	12	15	18	21	24	27
s	12	15	18	21	24	27
t	12	15	18	21	24	27
u	12	15	18	21	24	27
v	12	15	18	21	24	27
w	12	15	18	21	24	27
x	12	15	18	21	24	27
y	12	15	18	21	24	27
z	12	15	18	21	24	27

APPROXIMATE HEADWALL QUANTITIES

NOTE:
For General Notes, Dimensions, and additional Details, see SD 6.01 (1 & 2 of 5).

ARIZONA DEPARTMENT OF TRANSPORTATION
REINFORCED CONCRETE BOX CULVERTS
HEADWALL QUANTITIES
SD 6.01 (3 of 5)

PLAN NAME
FLOREO AT TERAVALIS VILLAGE 2
BOX CULVERT - NOTES & DETAILS

ENGINEER INFORMATION
HILGARTWILSON
HAS JOINED COLLETS ENGINEERING & DESIGN

COB PERMITTING APPROVED SEAL
COB ENGINEERING APPROVED SEAL

AS-BUILT SEAL
DESIGN SEAL

ORIGINAL PLAN DATE
OCT 2024

PROJECT NUMBER
1175.0210

LATEST REVISION DATE
23227 DAVID W. GEORGE
EXPIRES: 12/31/26

SHEET NUMBER SHT.
DC12 15 OF 15

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