

HILGARTWILSON STANDARD ENGINEERING NOTES

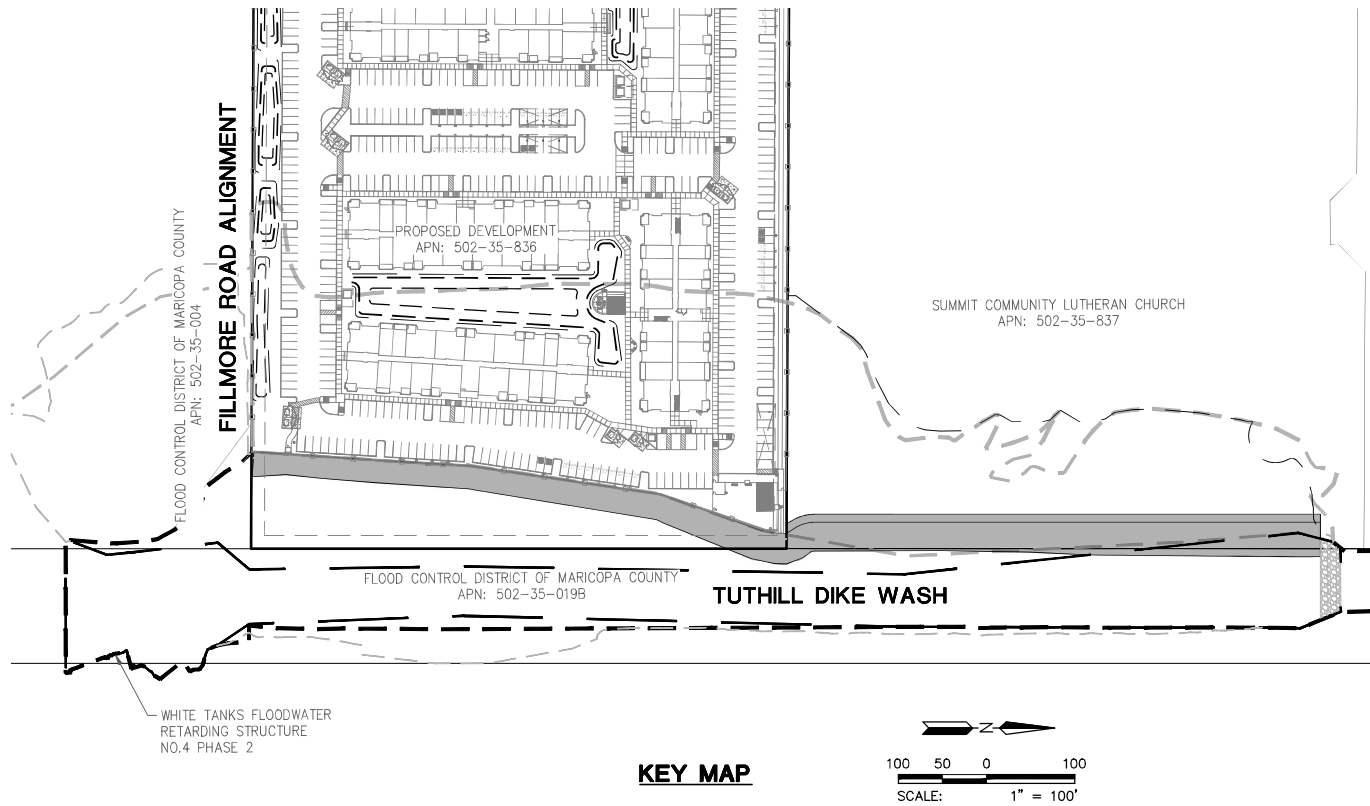
- THESE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ALL QUESTIONS REGARDING THESE PLANS SHALL BE PRESENTED TO THE ENGINEER. ANYONE WHO TAKES IT UPON THEMSELF THE INTERPRETATION OF THE DRAWINGS OR MAKES REVISIONS TO THE SAME WITHOUT CONFERRING WITH THE DESIGN ENGINEER SHALL BE RESPONSIBLE 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.
- 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 AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, 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.
- 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 THE SOIL INVESTIGATION REPORT AND LETTER, AS PREPARED BY VANN ENGINEERING INC., PHONE NO. (602) 943-6997, PROJECT 31786, DATED JUNE 3, 2024.
- 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.
- PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY THEMSELVES 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.
- 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 811 OR CLICK ARIZONA811.COM. 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 KIND.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED AND ALL CONDITIONS OF APPROVAL BEEN SATISFIED.
- 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 SURVEYOR 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 CITY, COUNTY, OR OTHER JURISDICTIONAL AGENCY REQUIREMENTS. IF THE TRENCHES ARE BACKFILLED AND OBSCURED 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.

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.

CHANNEL GRADING PLAN W. FILLMORE HIGHSTREET NEAR NEC VERRADO WAY & FILLMORE STREET BUCKEYE, ARIZONA

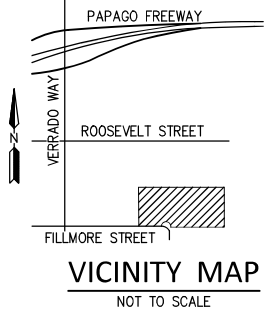
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



KEY MAP

LEGEND

---	BOUNDARY LINE	SD	STORM DRAIN PIPE
---	SECTION LINE	CB	CATCH BASIN(S)
---	CENTER LINE	SM	STORM DRAIN MANHOLE
---	RIGHT OF WAY LINE	AM	ACCESS MANHOLE
R/W	RIGHT-OF-WAY	ES	(ESO)
APN	ASSESSOR PARCEL NUMBER	EO	EXTREME STORM OUTFALL
BFE	BASE FLOOD ELEVATION	MB	MINOR BASIN OUTFALL
CFS	CUBIC FEET PER SECOND	85	EX. CONTOURS
⊗	WATER VALVE	85	PROP. CONTOURS
⊙	EX. WATER STUB OUT	FF=17.10	FINISH FLOOR ELEV (PAD = FF-12")
⊕	WATER MANHOLE	---	LOT LINE
⊖	WATER METER	---	ACCESS EASEMENT
⊗	WATER VAULT	---	EFFECTIVE FLOODPLAIN
⊕	SANITARY SEWER MANHOLE	---	REVISED FLOODPLAIN
⊖	FIRE HYDRANT	---	FLOOD HAZARD AREA (REGULATORY FLOODWAY)
⊗	SECTION LABEL	---	REVISED FLOODWAY



VICINITY MAP

OWNER/DEVELOPER

HIGHSTREET VENTURES INC.
602-1708 DOLPHIN AVE
KELOWNA, BC, CANADA V1Y 9S4
CONTACT: SCOTT BUTLER
EMAIL: SBUTLER@GOHIGHSTREET.CA

ENGINEER

HILGARTWILSON
2141 E. HIGHLAND AVE, STE 250
PHOENIX, AZ 85016
CONTACT: TED LUTHER, P.E.
EMAIL: TED.LUTHER@COLLIERSENG.COM

ARCHITECT

TODD & ASSOCIATES
4019 N. 44TH STREET
PHOENIX, AZ 85018
CONTACT: RANDALL MARTINEZ
EMAIL: RMARTINEZ@TODDASSOC.COM

SITE DATA

APN: 502-35-836
AREA = ±779,718 SF OR ±17.89 AC
ZONING: R-2

BASIS OF BEARING

THE SURVEY IS ORIENTED TO NAD83 ARIZONA CENTRAL ZONE PER MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION UNIQUE POINT IDS: 1026 & 1075, OBTAINED FROM THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION SURVEY DATASHEETS, USING A BEARING OF SOUTH 43 DEGREES 42 MINUTES 58 SECONDS WEST.

FLOOD ZONE DESIGNATION

THE FEMA FLOOD INSURANCE RATE MAP (FIRM) APPLICABLE TO THE STUDY AREA IS: 04013C2130L.

THIS PANEL HAS A REVISION DATE OF JANUARY 3, 2020. THE STUDY AREA IS SHOWN TO INCLUDE FLOOD HAZARD ZONE X (SHADED), AND FLOOD HAZARD ZONE AE.


FLOOD HAZARD ZONE X IS DEFINED AS FOLLOWS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1N FOOT OF WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FORM 1% ANNUAL CHANCE FLOOD.

FLOOD HAZARD ZONE "AE" IS DEFINED AS FOLLOWS: AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS. BASE FLOOD ELEVATIONS (BFES) ARE SHOWN. MANDATORY FLOOD INSURANCE PURCHASE AND FLOODPLAIN MANAGEMENT STANDARDS APPLY.



DATA CERTIFICATION

I HEREBY CERTIFY THAT THIS DESIGN IS BASED ON ACCURATE FIELD DATA WHICH HAS BEEN CHECKED IN THE FIELD PRIOR TO SUBMISSION OF THESE PLANS TO THE CITY FOR APPROVAL.

BY  DATE 06/03/2025

AS-BUILT CERTIFICATION

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

HILGARTWILSON
HAS JOINED COLLIER ENGINEERING & DESIGN
2141 E. HIGHLAND AVE, STE 250
PHOENIX, AZ 85016
P: 602.990.0535 / F: 602.968.2436
www.hilgartwilson.com



W. FILLMORE HIGHSTREET CHANNEL GRADING PLAN

NEAR NEC VERRADO WAY & FILLMORE STREET
BUCKEYE, ARIZONA

CLOMR PLAN - COVER SHEET

HILGARTWILSON

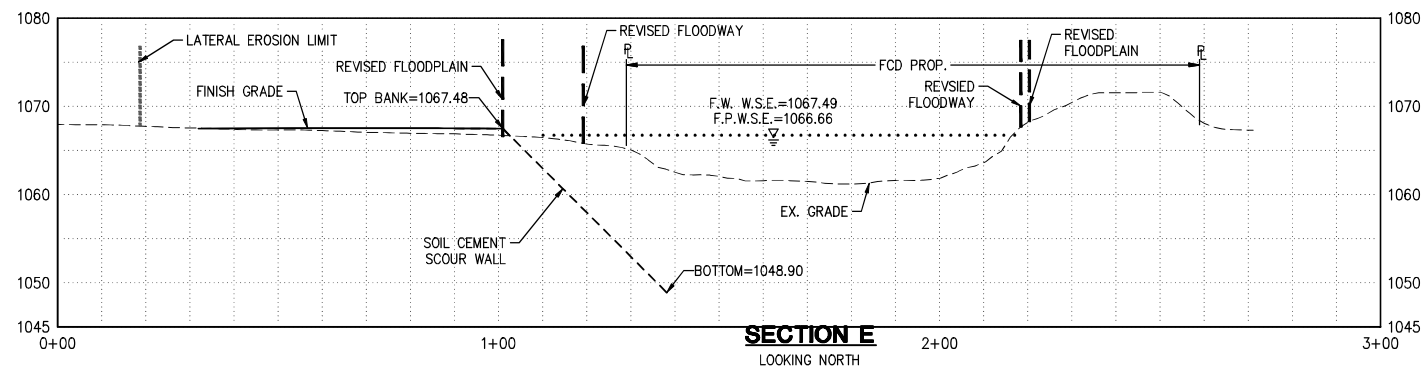
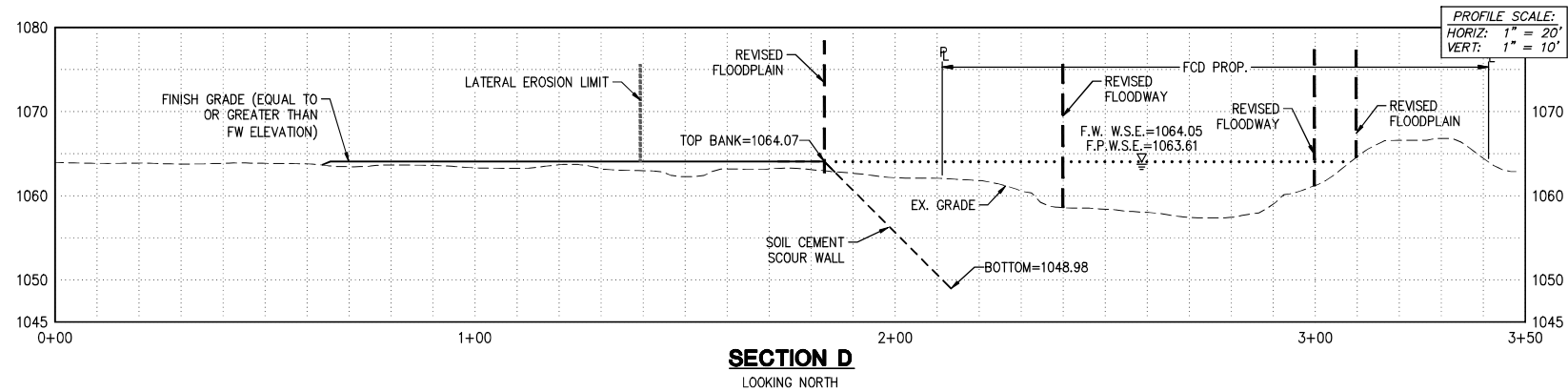
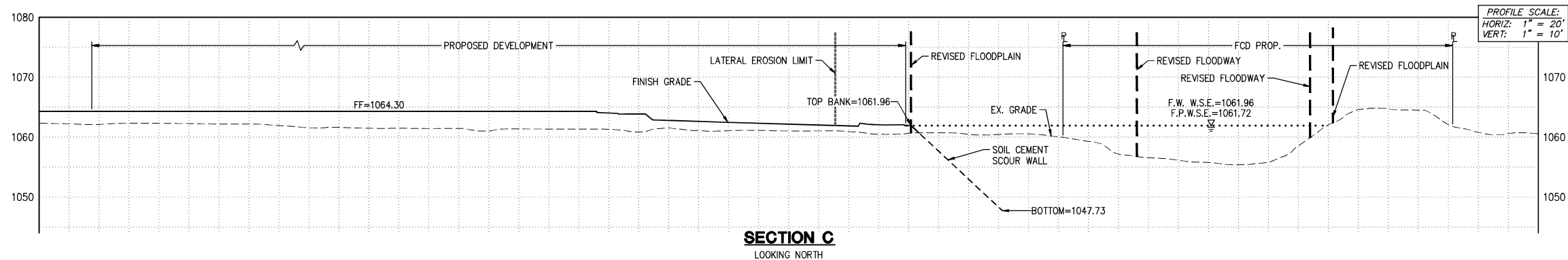
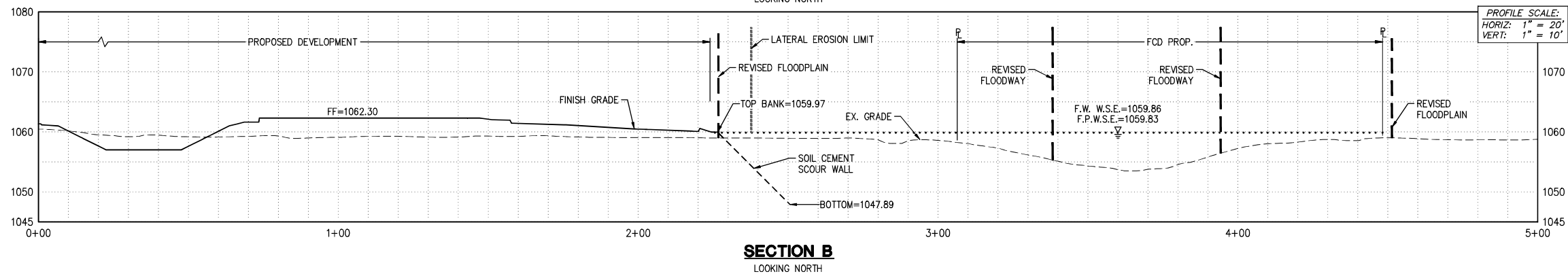
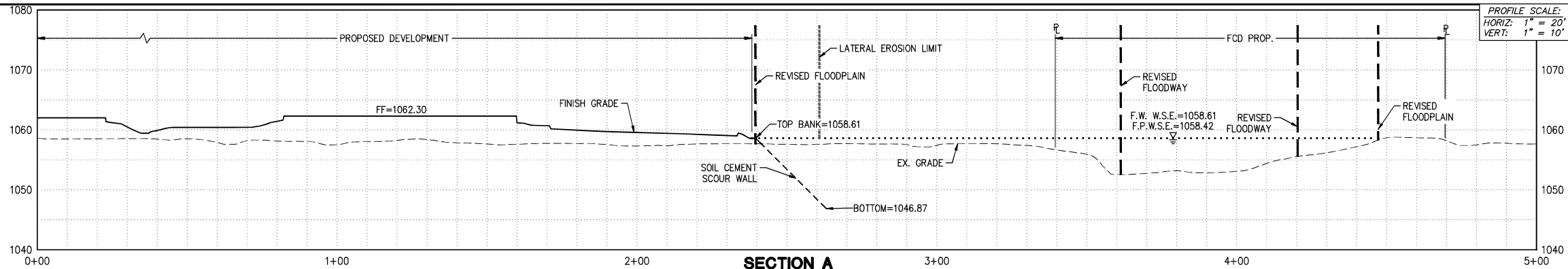
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DATE: JUNE, 2025
SCALE: NTS
DRAWN: FB
DESIGNED: JF
APPROVED: TL


DWG. NO.

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SHT. 1 OF 5

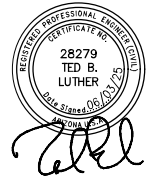
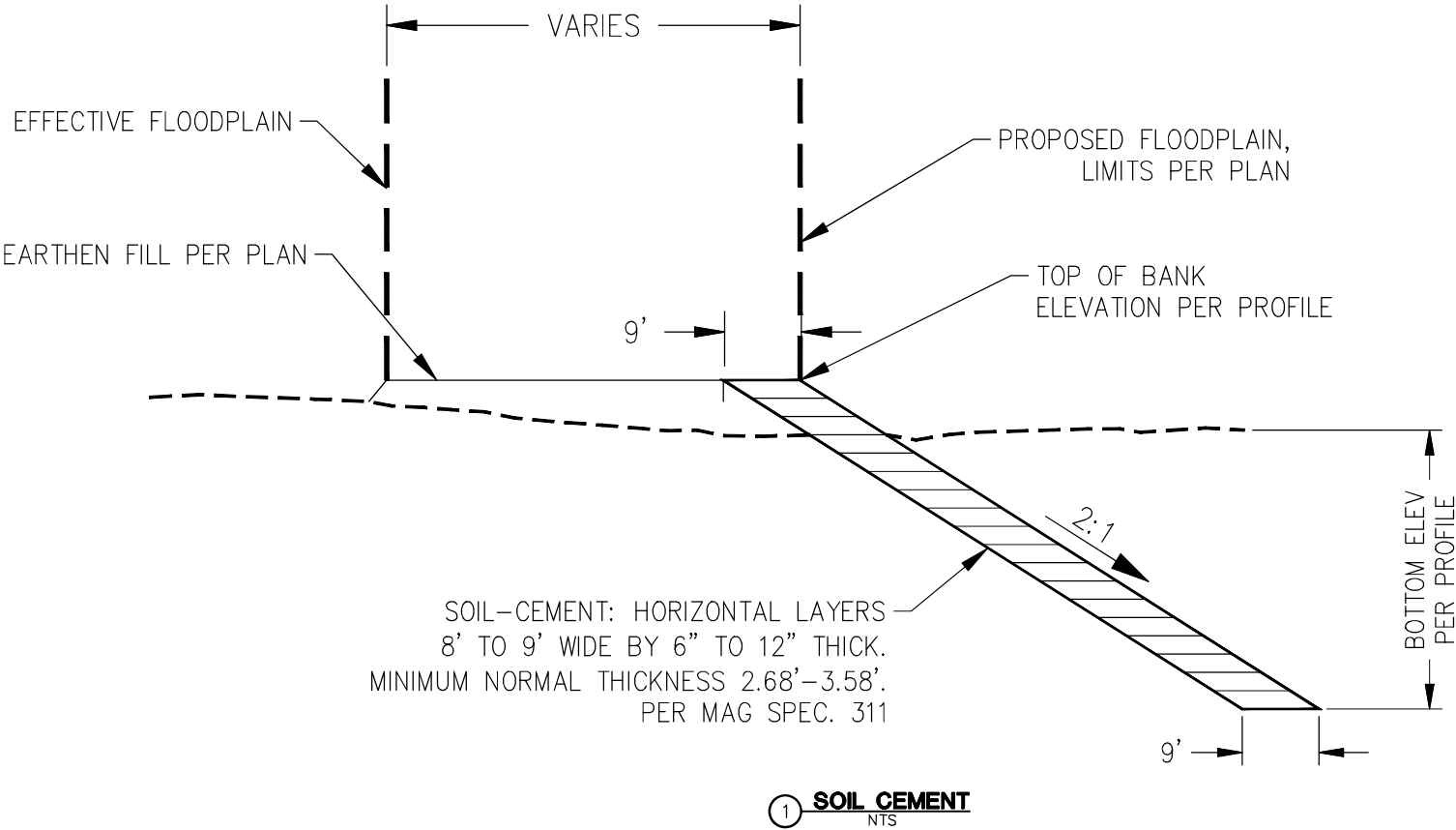
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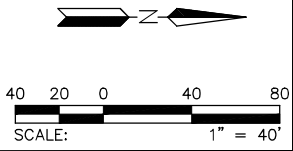
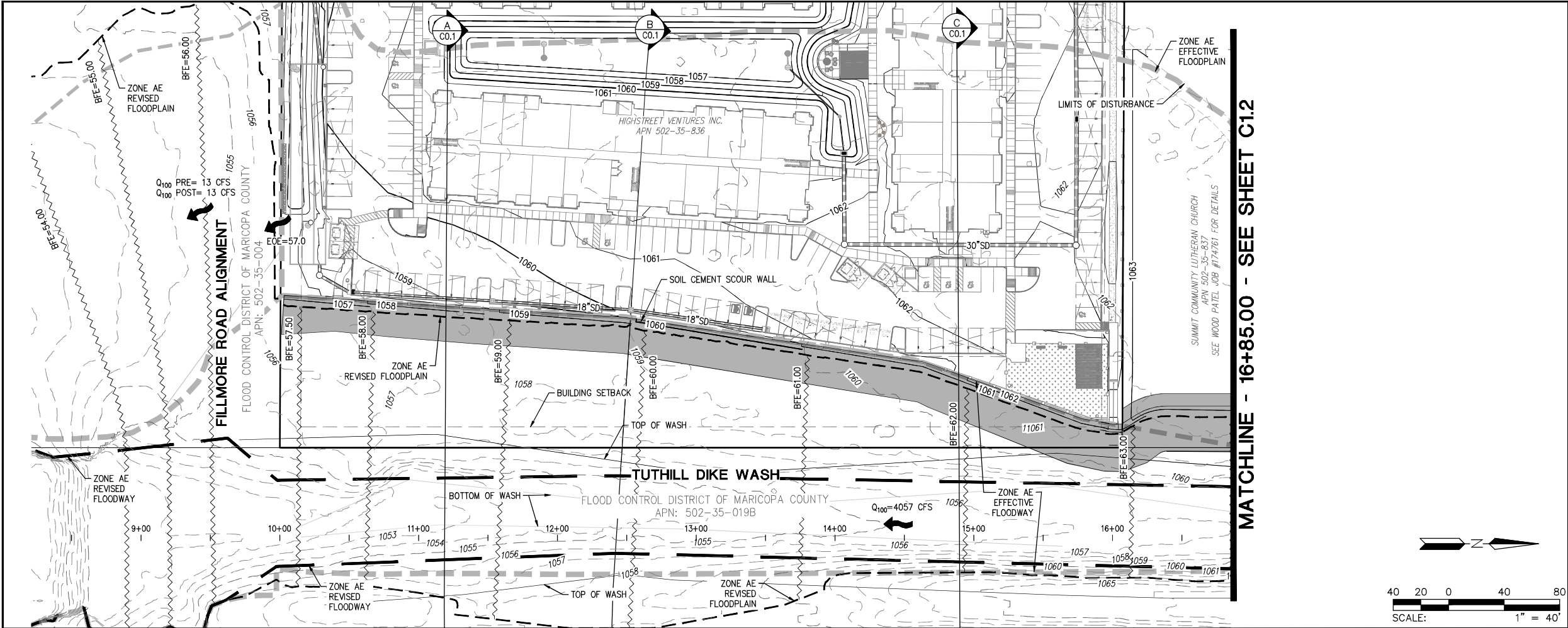
W. FILLMORE HIGHSTREET CHANNEL GRADING PLAN				
NEAR NEC VERRADO WAY & FILLMORE STREET				
BUCKEYE, ARIZONA				
SECTIONS				
PROJ. NO.	2646	 HILGARTWILSON		
DATE:	JUNE, 2025			
SCALE:	NTS	DESIGNED:	JF	APPROVED: TL
REV.		DRAWN:	FB	DWG. NO.
				C0.1
				SHT. 2 OF 5

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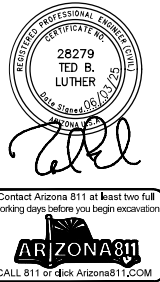
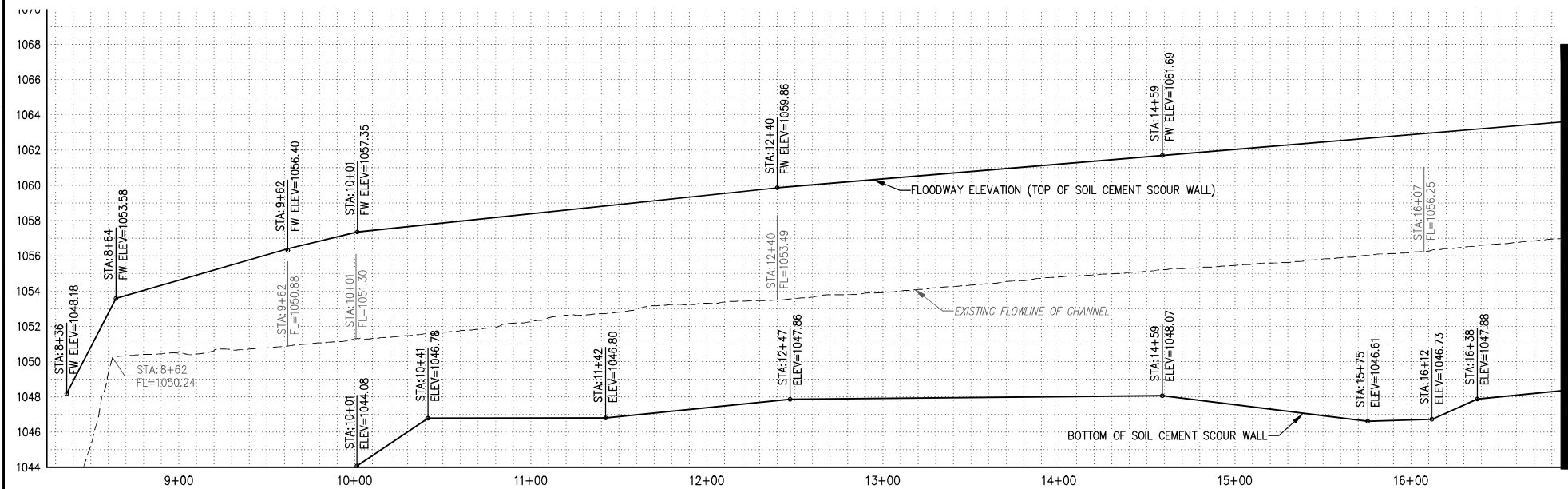


W. FILLMORE HIGHSTREET CHANNEL GRADING PLAN				
NEAR NEC VERRADO WAY & FILLMORE STREET BUCKEYE, ARIZONA				
DETAILS				
PROJ. NO.	2646	 HILGARTWILSON		
DATE:	JUNE, 2025			
SCALE:	NTS			
DESIGNED:	JF	DRAWN:	FB	APPROVED:
REV.				TL
				DWG. NO.
				C0.2
				SHT. 3 OF 5



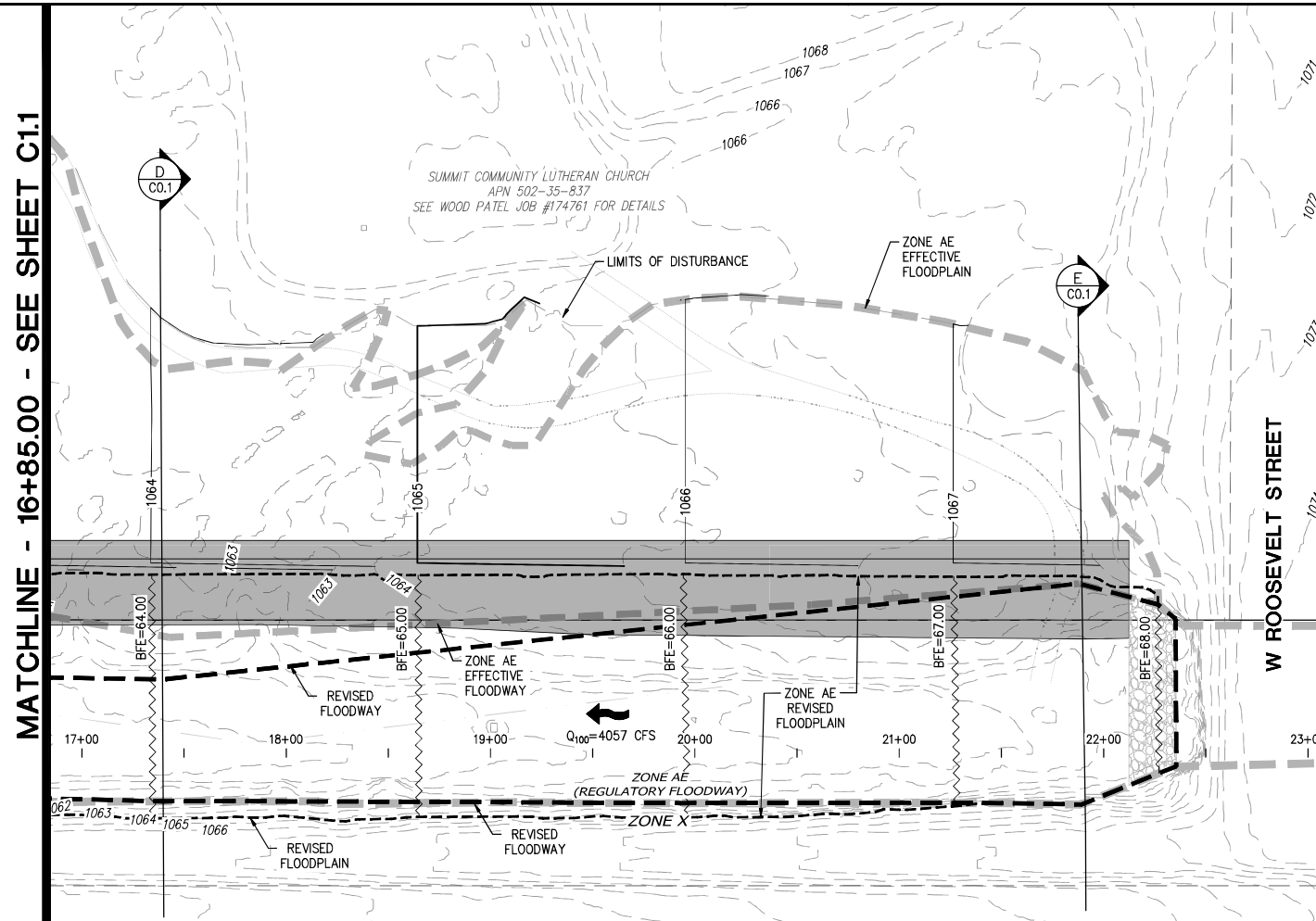
PROFILE SCALE:
HORIZ: 1" = 20'
VERT: 1" = 10'

LEGEND	
	BOUNDARY LINE
	SECTION LINE
	CENTER LINE
	RIGHT OF WAY LINE
	RIGHT-OF-WAY
	ASSESSOR PARCEL NUMBER
	BASE FLOOD ELEVATION
	CUBIC FEET PER SECOND
	WATER VALVE
	EX. WATER STUB OUT
	WATER MANHOLE
	WATER METER
	WATER VAULT
	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	SECTION LABEL
	STORM DRAIN PIPE
	CATCH BASIN(S)
	STORM DRAIN MANHOLE
	ACCESS MANHOLE
	(ESO) EXTREME STORM OUTFALL
	MINOR BASIN OUTFALL
	EX. CONTOURS
	PROP. CONTOURS
	FINISH FLOOR ELEV (PAD = FF-12")
	LOT LINE
	ACCESS EASEMENT
	EFFECTIVE FLOODPLAIN
	REVISED FLOODPLAIN
	FLOOD HAZARD AREA (REGULATORY FLOODWAY)
	REVISED FLOODWAY
	SOIL CEMENT SCOUR WALL

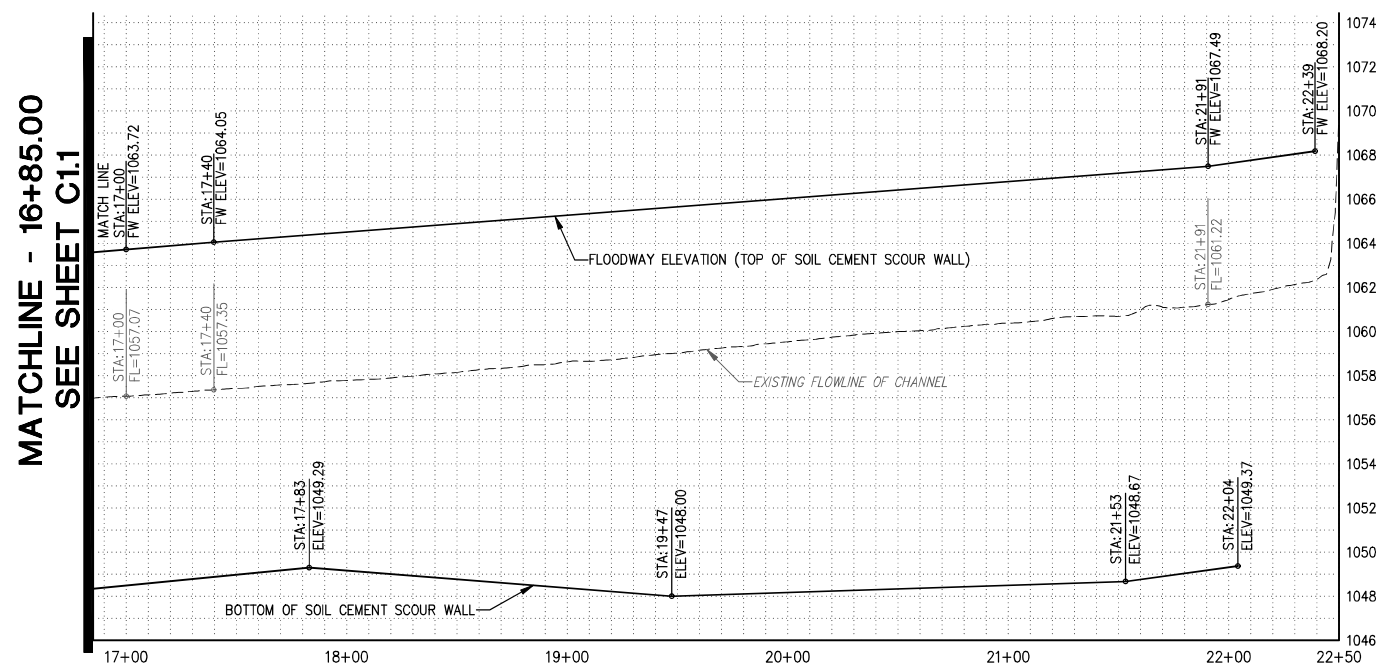


W. FILLMORE HIGHSTREET CHANNEL GRADING PLAN
NEAR NEC VERRADO WAY & FILLMORE STREET
BUCKEYE, ARIZONA

GRADING PLAN	
PROJ. NO.	2646
DATE:	JUNE, 2025
SCALE:	1"=40'
DESIGNED:	JF
DRAWN:	FB
APPROVED:	TL
REV.	
DWG. NO.	
C1.1	
SHT. 4 OF 5	




	BOUNDARY LINE
	SECTION LINE
	CENTER LINE
	RIGHT OF WAY LINE
R/W	RIGHT-OF-WAY
APN	ASSESSOR PARCEL NUMBER
BFE	BASE FLOOD ELEVATION
CFS	CUBIC FEET PER SECOND
	WATER VALVE
	EX. WATER STUB OUT
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	WATER METER
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	SOIL CEMENT SCOUR WALL



W. FILLMORE HIGHSTREET CHANNEL GRADING PLAN
NEAR NEC VERRADO WAY & FILLMORE STREET
BUCKEYE, ARIZONA

GRADING PLAN

PROJ. NO. 2646		 HILGARTWILSON	
DATE: JUNE, 2025			
SCALE: 1" = 40'			
DESIGNED: JF	DRAWN:	FB	APPROVED: TL
REV.			DWG. NO. C1.2 SHT. 5 OF 5