

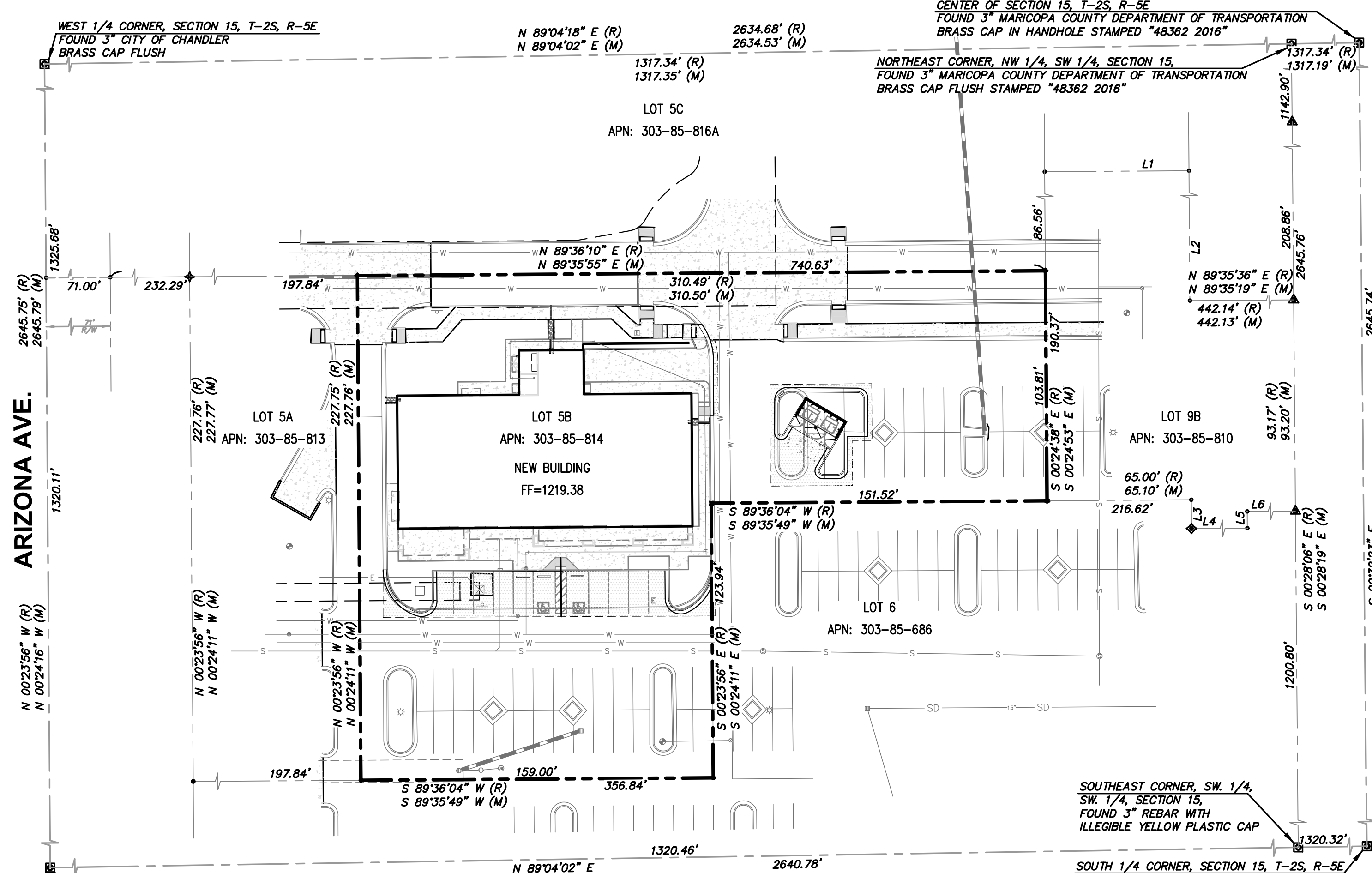


# IMPROVEMENT PLANS FOR

## LOT 5B AT PASEO LINDO SHOPPING CENTER CHANDLER, ARIZONA

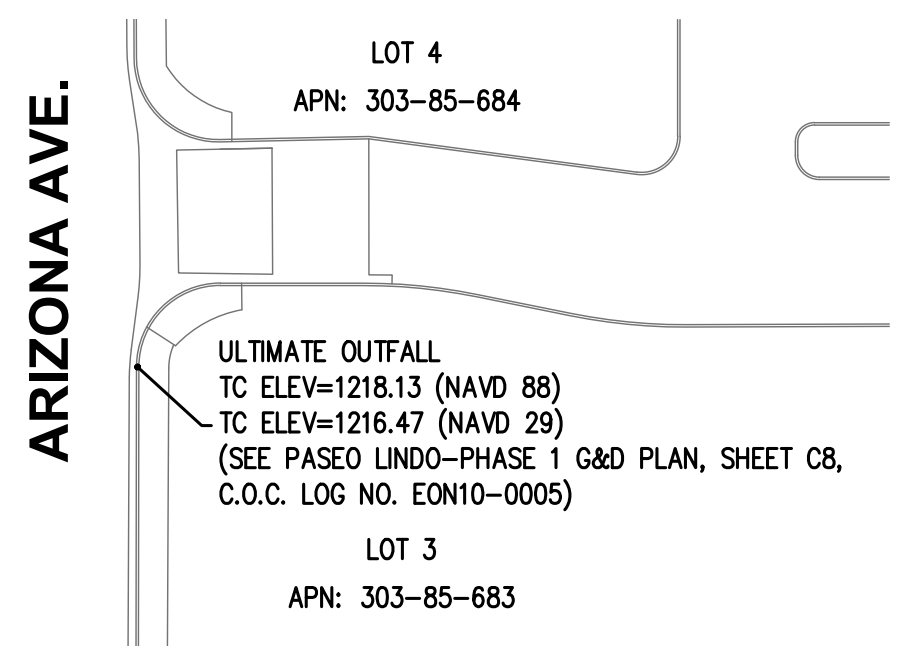
### LEGEND

<b>EXISTING:</b>	<b>PROPOSED:</b>	
		SEWER LINE
		WATER LINE
		GRADE BREAK
		FLOW LINE
		FLOW DIRECTION
		PROPOSED GRADE ELEV.
		INDEX CONTOUR
		INTERMEDIATE CONTOUR
		FIRE DEPT. CONNECTION
		SEWER CLEANOUT
	<b>ABBREVIATIONS:</b>	
	FINISHED FLOOR	FF
	FINISHED GRADE	FG
	TOP OF CURB	TC
	GUTTER	G
	PAVEMENT	P
	SIDEWALK	S/W
	DRIVEWAY	D/W
	INVERT	INV
	GRATE	GR
	RIGHT-OF-WAY	R/W
	TOP OF WALL	TW
	TOP OF RETAINING WALL	TR
	TOP OF FOOTING	TF
	NOTE: NOT ALL ABBREVIATION ARE USE IN THIS DRAWING	



LINE	BEARING	DISTANCE
L1	N 89°35'13" E (R)	65.14'
L2	N 89°34'58" E (M)	100.51'
L3	S 00°23'57" E (R)	12.85'
L4	S 00°24'12" E (M)	280.16'
L5	N 89°41'07" E	10.09'
L6	N 00°14'58" W	182.06'

### INDEX MAP



### APPROVED FOR COMPLIANCE WITH CITY CODE:

CITY ENGINEER	DATE
CIVIL PLAN REVIEW MANAGER	DATE

### AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "AS-BUILT" INFORMATION AS SHOWN HEREON WAS MADE UNDER MY SUPERVISION, OR AS NOTED, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR SIGNATURE	PRINTED NAME	DATE
REGISTRATION NO.	EXPIRATION DATE	

I HEREBY CERTIFY THAT THE "AS-BUILT" SHOWN HEREON SATISFIES THE INTENT OF THE DESIGN.

REGISTERED CIVIL ENGINEER SIGNATURE	PRINTED NAME	DATE
REGISTRATION NO.	EXPIRATION DATE	

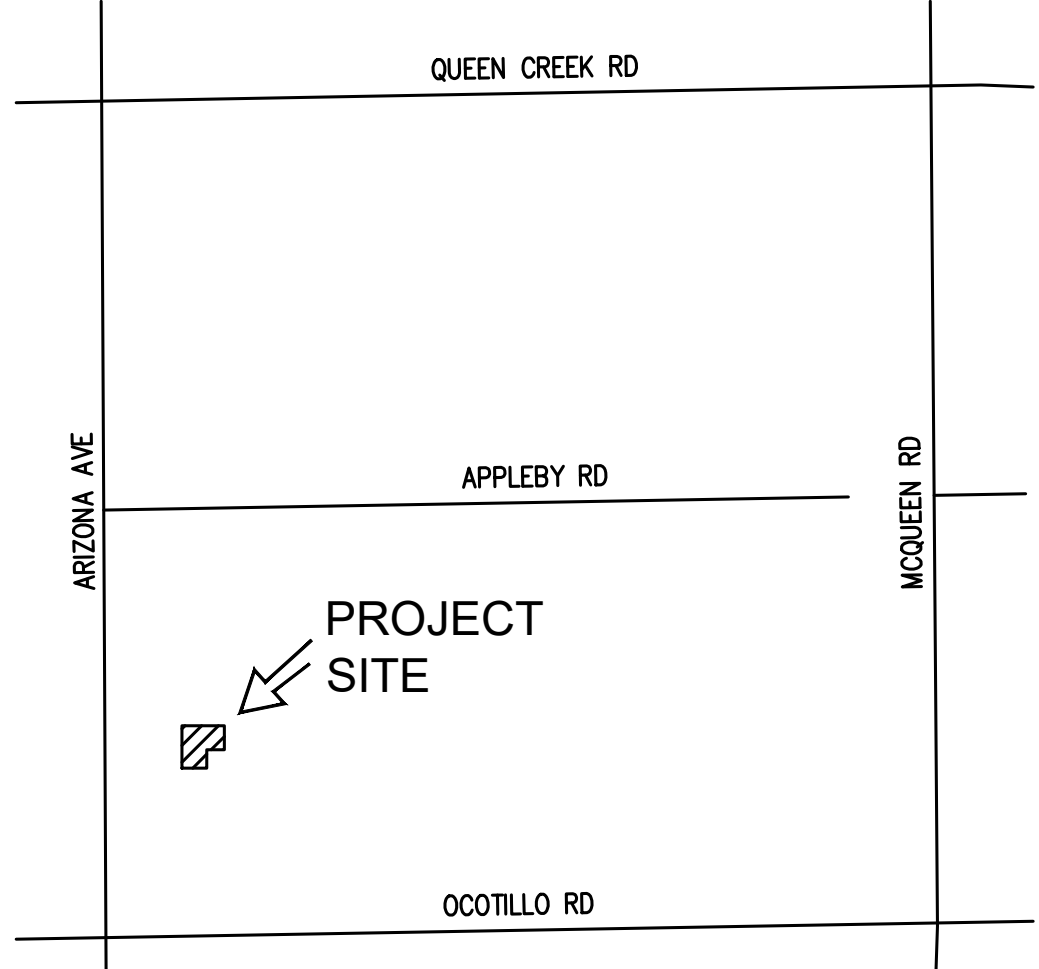
### ESTIMATED QUANTITIES

<b>PAVING &amp; CONCRETE</b>	
PAVING - PARKING AREAS (ASPHALT)	346 SY
PAVING - LOADING DOCK (CONCRETE)	137 SY
CURB & GUTTER, VERT. CURB	487 LF
SIDEWALK	3,574 SF
CATCH BASIN/SCUPPER	1 EA
SIDEWALK RAMPS	3 EA
<b>WATER</b>	
WATER PIPE (4" AND LARGER)	0 LF
WATER SERVICES	13 LF
FIRE LINE	282 LF
<b>SEWER</b>	
SEWER PIPE (8" AND LARGER)	0 LF
SEWER SERVICE	13 LF
MANHOLE	0 EA
CLEAN OUT	0 EA
<b>DRAINAGE</b>	
STORMWATER PIPE (ONSITE)	0 LF
DRYWELL	0 EA
STORMWATER RETENTION PIPE	0 LF
<b>UTILITIES</b>	
UTIL. TRENCHING, IN RIGHT-OF-WAY AND UTIL. ESMT.	0 LF
<b>EARTHWORK</b>	
CUT	333 CY
FILL	2 CY

NOTE: ESTIMATED QUANTITIES ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT TO BE USED FOR BIDDING. CONTRACTOR SHOULD VERIFY ALL QUANTITIES PRIOR TO SUBMITTING BIDS.

### FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL #	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (In AO Zone, Use Depth)
040040	2739	M	11/4/15	X	N/A



### VICINITY MAP

<b>OWNER</b>	<b>CIVIL ENGINEER</b>
PASEO LINDO SHOPPING CENTER, LLC 1066 IRONSHOE CT WALNUT, CA 91789 CONTACT: GEORGE YAO	LANDCOR CONSULTING 1955 S. VAL VISTA DR., STE. 121 MESA, AZ 85204 PHONE: (480) 553-9433 CONTACT: WADE E. COOKE, P.E. EMAIL: wade@landcorconsulting.com

### DEVELOPER

LOGOS BUILDERS  
SOUTHWEST, LLC  
10645 N. TATUM BLVD. SUITE #200  
PHOENIX, AZ 85028  
CONTACT: JOHN CAVNESS  
PHONE: 602-265-0789  
EMAIL: cavness@logosbuilders.com

### SITE INFORMATION

APN	303-85-814
ADDRESS	TBD
ZONING	PAD
NET LOT AREA	51,942 SF (1.19 ACRES)
DISTURBED AREA	21,350 SF (0.49 ACRES)

### LEGAL DESCRIPTION

LOT 5B OF PASEO LINDO PHASE IV, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1458 OF MAPS, PAGE 48.  
EXCEPT ALL MINERALS, COAL, CARBONS, HYDROCARBONS, OIL, GAS, CHEMICAL ELEMENTS AND COMPOUNDS, WHETHER IN SOLID, LIQUID OR GASEOUS FORM, AND ALL STEAM AND OTHER FORMS OF THERMAL ENERGY, UNDER SAID LAND, AS RESERVED IN DOCUMENT NO. 2007-0959397.

### DRAINAGE STATEMENT

THE DRAINAGE SYSTEM FOR LOT 5B OF PASEO LINDO IS DESIGNED TO BE CONSISTENT WITH THE PASEO LINDO-LOT 5 FINAL DRAINAGE REPORT BY OLSSON ASSOCIATES DATED JULY 2019 (PROJECT NO. 018-3717). PER THIS REPORT, ON-SITE RETENTION IS PROVIDED FOR THE 100-YEAR 2-HOUR STORM FOR ON-SITE AND ALL ADJACENT HALF STREET RUNOFF PLUS 10% THE FINISHED FLOOR ELEVATION OF THE PROPOSED BUILDING IS 14" ABOVE ULTIMATE OUTFALL OF 1218.13 SHOWN ON THIS SHEET.

### SHEET INDEX

	CIVIL SHT.	SHT.
COVER SHEET	C-1	1
NOTES	C-2	2
GRADING & DRAINAGE PLAN	C-3	3
DETAILS	C-4	4
CROSS SECTIONS	C-5	5
WATER, SEWER & FIRELINE PLAN	C-6	6

NOTE:



### GRADE CERTIFICATION:

THE FOLLOWING IS A CERTIFICATION THAT THIS GRADING PLAN IS IN COMPLIANCE WITH THE GRADE REQUIREMENTS OF THE SOILS REPORT PREPARED BY:

SPEEDIE AND ASSOCIATES (PROJECT NO. 231054SA)	
	WADE E. COOKE
REGISTERED CIVIL ENGINEER SIGNATURE	PRINTED NAME
33981	9/30/26
REGISTRATION NO.	EXPIRATION DATE

### FINISH GRADE CERTIFICATION:

THE FOLLOWING IS A CERTIFICATION THAT THE FINISHED GRADES SHOWN OR AS-BUILT ON THIS GRADING PLAN ARE IN COMPLIANCE WITH THE SOILS REPORT PREPARED BY:

SPEEDIE AND ASSOCIATES (PROJECT NO. 231054SA)	
REGISTERED CIVIL ENGINEER/LAND SURVEYOR SIGNATURE	PRINTED NAME
REGISTRATION NO.	EXPIRATION DATE

### SETBACK CERTIFICATION:

I HEREBY CERTIFY THAT THE SETBACKS TO THE NEAR FACE UTILITY POLES, STRUCTURES AND OTHER SIMILAR FACILITIES GREATER THAN 18 INCHES IN HEIGHT ARE SHOWN TO BE 5.5 FEET BACK OF CURB AND 1 FOOT FROM SIDEWALK. IN CASES WHERE THE FACILITIES ARE ADJUSTED TO A DECELERATION LANE OR BUS BAY, THE SETBACK MAY BE REDUCED TO 2.5 FEET BACK OF CURB.

	WADE E. COOKE
REGISTERED CIVIL ENGINEER SIGNATURE	PRINTED NAME
33981	9/30/26
REGISTRATION NO.	EXPIRATION DATE

### ADA COMPLIANCE CERTIFICATION:

I HEREBY CERTIFY THAT THE EXISTING AND PROPOSED CURB RAMPS, SIDEWALKS AND ACCESSIBLE ROUTE WITHIN THE R/W OR SIDEWALK EASEMENT MEET CURRENT FEDERAL ADA REQUIREMENTS AND THE CITY OF CHANDLER REQUIREMENTS AS SET FORTH IN TECHNICAL DESIGN MANUALS AND STANDARD DETAILS AND SPECIFICATIONS.

	WADE E. COOKE
REGISTERED CIVIL ENGINEER SIGNATURE	PRINTED NAME
33981	9/30/26
REGISTRATION NO.	EXPIRATION DATE

1955 S. Val Vista Dr., Ste. 121  
 MESA, AZ 85204  
 PH: (480) 553-9433  
 landcorconsulting.com  
**LANDCOR CONSULTING**  
**IMPROVEMENT PLANS FOR LOT 5B AT PASEO LINDO SHOPPING CENTER**  
 CHANDLER, ARIZONA  
**CONSTRUCTION SET 11-12-24**  
 DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 TITLE: COVER SHEET  
 DATE: 9/30/2024  
 PROJ. #: 2076  
**C-1**  
 1 OF 6  
 C.O.C. LOG NO. CIV24-0112