



IMPROVEMENT PLANS FOR

LOT 5B AT PASEO LINDO SHOPPING CENTER
CHANDLER, ARIZONA

LEGEND

EXISTING:

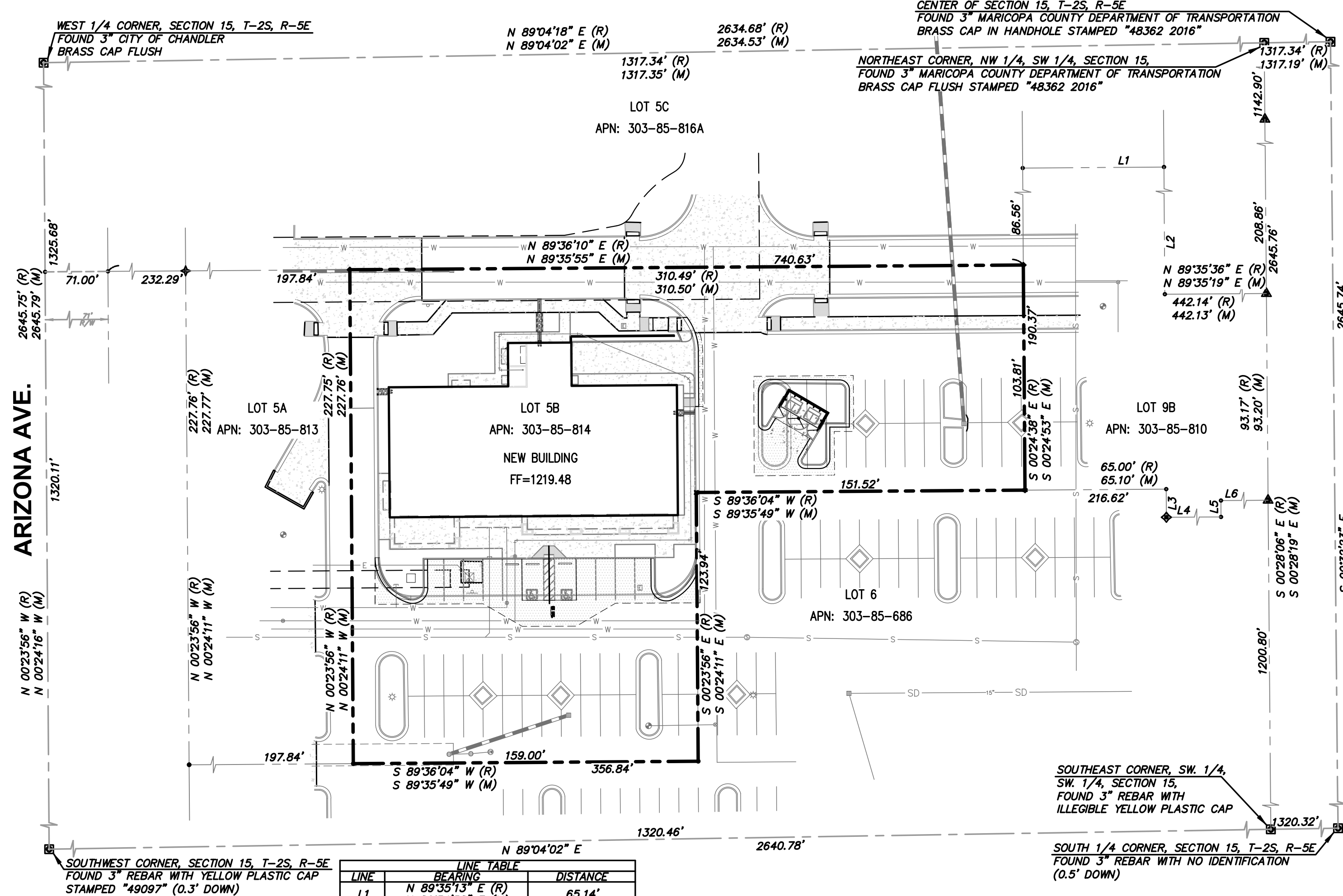
- P — PROPERTY LINE
- E — EASEMENT LINE
- PROPERTY CORNER
- BRASS CAP FLUSH
- S — STORM DRAIN
- W — SEWER LINE
- E — WATER LINE
- OH — OVERHEAD ELECTRIC
- T — TELEPHONE LINE
- P — POWER POLE
- G — GUY WIRE
- M — ELECTRICAL MANHOLE
- C — ELECTRICAL CABINET
- T — ELECTRICAL TRANSFORMER
- M — ELECTRICAL METER
- X — TRAFFIC SIGNAL BOX
- S — STREET LIGHT
- T — TRAFFIC SIGNAL
- B — TELEPHONE BOX
- M — TELEPHONE MANHOLE
- M — WATER METER BOX
- V — VALVE
- B — BACKFLOW PREVENTER
- F — FIRE HYDRANT
- M — SEWER MANHOLE
- S — SEWER CLEANOUT
- V — IRRIGATION CONTROL VALVE
- S — SIGN
- W — CMU WALL
- 52.5 — SPOT ELEVATION
- 50 — INDEX CONTOUR
- 49 — INTERMEDIATE CONTOUR

PROPOSED:

- S — SEWER LINE
- W — WATER LINE
- G — GRADE BREAK
- F — FLOW LINE
- >> — FLOW DIRECTION
- 88.00 — PROPOSED GRADE ELEV.
- 50 — INDEX CONTOUR
- 49 — INTERMEDIATE CONTOUR
- F — FIRE DEPT. CONNECTION
- S — SEWER CLEANOUT

ABBREVIATIONS:

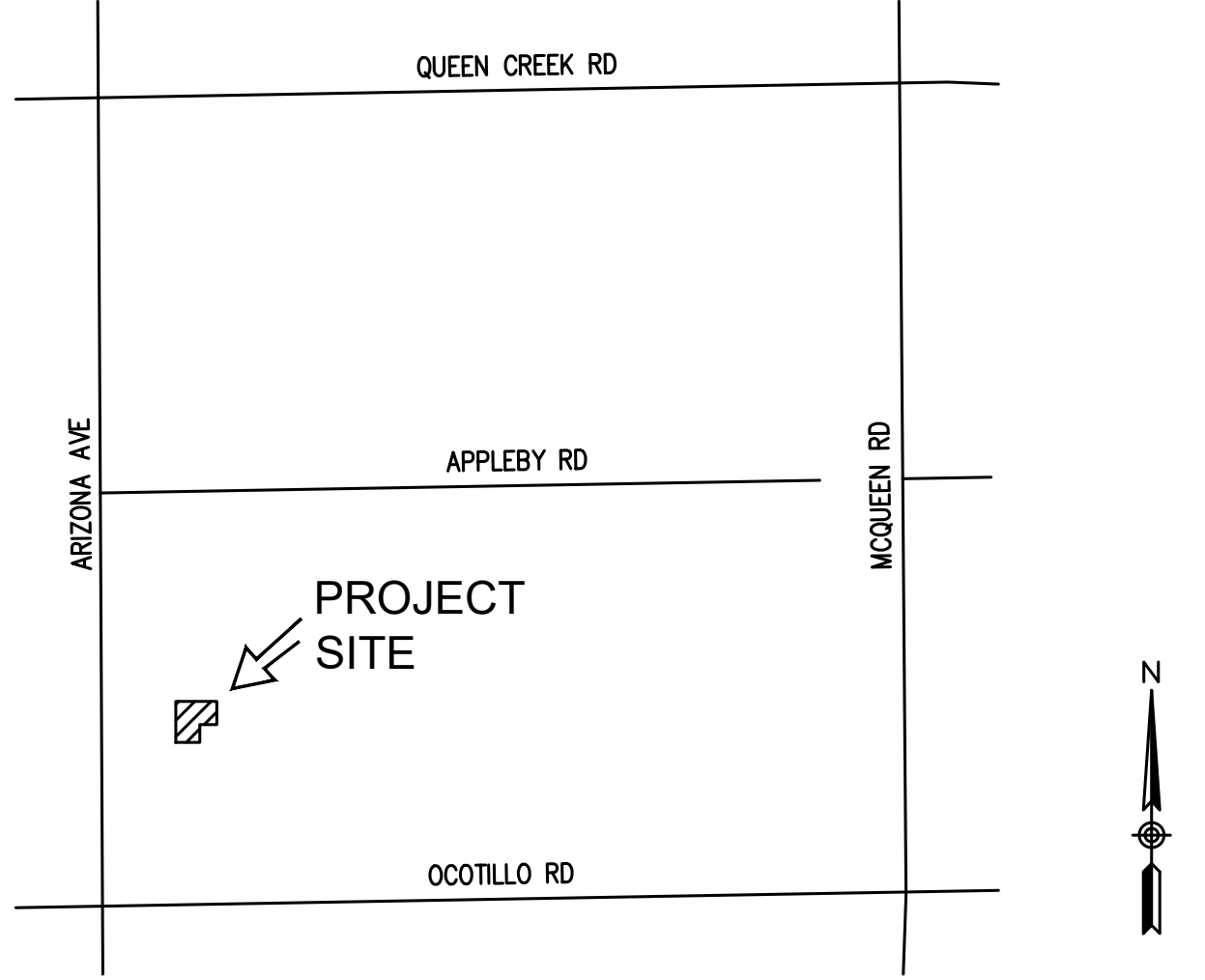
- FF FINISHED FLOOR
 - FG FINISHED GRADE
 - TC TOP OF CURB
 - G GUTTER
 - P PAVEMENT
 - S/W SIDEWALK
 - D/W DRIVEWAY
 - INV INVERT
 - GR GRATE
 - R/W RIGHT-OF-WAY
 - TW TOP OF WALL
 - TR TOP OF RETAINING WALL
 - TF TOP OF FOOTING
- NOTE: NOT ALL ABBREVIATION ARE USE IN THIS DRAWING



LINE	BEARING	DISTANCE
L1	N 89°35'13" E (R)	65.14'
L2	S 00°23'57" E (R)	100.51'
L3	S 00°24'12" E (M)	13.85'
L4	N 89°41'07" E	280.16'
L5	N 00°14'58" W	10.09'
L6	N 89°35'49" E	182.06'

INDEX MAP

SCALE: 1"=40'



VICINITY MAP

NTS

OWNER

PASEO LINDO SHOPPING CENTER, LLC
1066 IRONSHOE CT
WALNUT, CA 91789
CONTACT: GEORGE YAO

CIVIL ENGINEER

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 1218.27 PER THE DRAINAGE REPORT REFERENCED ABOVE.

SHEET INDEX

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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.

ESTIMATED QUANTITIES

PAVING & CONCRETE	
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
WATER	
WATER PIPE (8" AND LARGER)	0 LF
WATER SERVICES	13 LF
FIRE LINE	282 LF
SEWER	
SEWER PIPE (8" AND LARGER)	0 LF
SEWER SERVICE	13 LF
MANHOLE	0 EA
CLEAN OUT	0 EA
DRAINAGE	
STORMWATER PIPE (ONSITE)	0 LF
DRYWELL	0 EA
STORMWATER RETENTION PIPE	0 LF
UTILITIES	
UTIL. TRENCHING, IN RIGHT-OF-WAY AND UTIL. ESMT.	0 LF
EARTHWORK	
CUT	333 CY
FILL	2 CY

APPROVED FOR COMPLIANCE WITH CITY CODE:

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.

Dana Alvidrez
CITY ENGINEER DATE

1/24/2025, 1:11:32 PM
CIV24-0112
Dana Alvidrez
CIVIL PLAN REVIEW MANAGER DATE

1/23/2025, 1:29:49 PM
CIV24-0112
Jason Richardson

AS-BUILT CERTIFICATION

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

REGISTERED LAND SURVEYOR SIGNATURE PRINTED NAME DATE

REGISTRATION NO. EXPIRATION DATE

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)

Waide E. Cooke WAIDE E. COOKE 6/26/24
REGISTERED CIVIL ENGINEER SIGNATURE PRINTED NAME DATE

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 DATE

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.

Waide E. Cooke WAIDE E. COOKE 6/26/24
REGISTERED CIVIL ENGINEER SIGNATURE PRINTED NAME DATE

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.

Waide E. Cooke WAIDE E. COOKE 6/26/24
REGISTERED CIVIL ENGINEER SIGNATURE PRINTED NAME DATE

33981 9/30/26
REGISTRATION NO. EXPIRATION DATE

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



1955 S. Val Vista Dr., Ste. 121
Mesa, AZ 85204
Phone: (480) 553-9433
landcorconsulting.com

LANDCOR CONSULTING

IMPROVEMENT PLANS FOR LOT 5B AT PASEO LINDO SHOPPING CENTER

CHANDLER, ARIZONA

DATE:	REVISIONS:	TITLE:	DATE:	PROJ. #:	C-1
		COVER SHEET	1/17/2025	2076	1 OF 6