SUPERSTITION APARTMENTS

PRELIMINARY GRADING AND DRAINAGE COVER SHEET & KEYMAP

1445 S. CLEARVIEW AVENUE, MESA, ARIZONA 85209.

INDEX OF DRAWINGS

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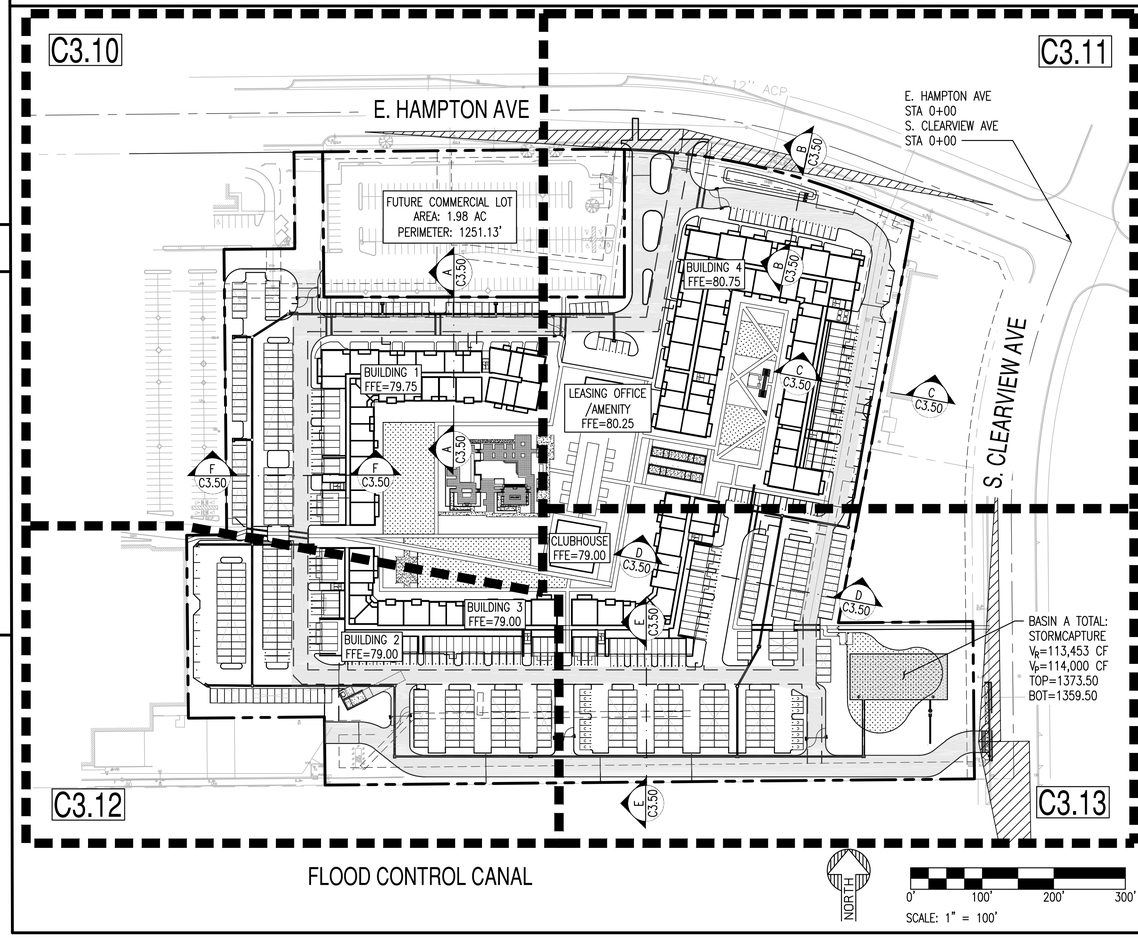
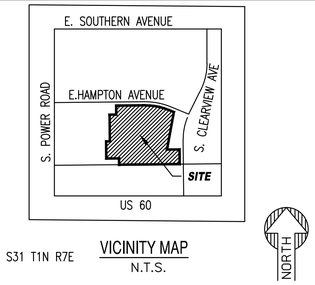
● FILLED CIRCLE INDICATES PLAN IS INCLUDED WITH THIS SUBMITTAL

ABBREVIATIONS

ABAND.	TO BE ABABDONED	MAG	MARICOPA ASSOCIATION OF GOVERNMENT
AC	ACRE OR ASPHALT		
ACP	ASBESTOS CEMENT PIPE	MH	MANHOLE
ADA	AMERICANS WITH DISABILITIES ACT	N	NORTH
		NG	NATURAL GROUND
BLD	BUILDING	NP	NYLOPLAST DRAIN BASIN
BOT	BOTTOM	P	PAVEMENT
C	CONCRETE	PROP	PROPOSED
CB	CATCH BASIN	PUFE	PUBLIC UTILITY & FACILITIES EASEMENT
CF	CUBIC FEET		
C.O.M.	CITY OF MESA	PVC	POLYVINYL CHLORIDE PIPE
DET.	DETAIL	RGRCP	RUBBER GASKETED REINFORCED CONCRETE PIPE
E	EAST		
EA	EACH		
ESMT.	EASEMENT	R.E.	RETENTION EASEMENT
EX.	EXISTING	R.O.W.	RIGHTS-OF-WAY
FFE	FINISH FLOOR ELEVATION	S	SOUTH OR SLOPE
FG	FINISH GRADE	SD	STORM DRAIN PIPE
FT	FEET	SF	SQUARE FEET
G	GUTTER	STD.	STANDARD
HDPE	HIGH DENSITY POLYETHYLENE PIPE	SY	SQUARE YARD
		TC	TOP OF CURB
IE	INVERT ELEVATION	TYP	TYPICAL
LF	LINEAR FEET	W	WEST



VICINITY MAP



S31 T1N R7E

VICINITY MAP
N.T.S.

PROJECT TEAM

OWNER:
APN 218-56-569
KMART CORPORATION (LEASE)
74 E. 500, STE 200
BOUNTIFUL, UT 84010

OWNER:
APN 218-56-571
MESA PAVILIONS RETAIL, LLC
695 ROUTE 46, STE 210
FAIRFIELD, NJ 07004

DEVELOPER
STILLWATER CAPITAL
4145 TRAVIS STREET, SUITE 300,
DALLAS, TEXAS 75204
PHONE: (936) 524-1951
CONTACT: THOMAS HOY

CIVIL ENGINEER
SUSTAINABILITY ENGINEERING GROUP
8280 E. GELDING DR, SUITE 101
SCOTTSDALE, ARIZONA 85260
PHONE 480-237-2507
ATTN. ALI FAKIH

ARCHITECT:
OMNIPLAN
1 N 1ST ST 6TH FLOOR,
PHOENIX, AZ 85004
PHONE: (602) 344-9553
ATTN. CONNOR PIERCE

LANDSCAPE ARCHITECT:
ABLASTUDIO
310 E RIO SALADO PKWY, TEMPE,
AZ 85281
PHONE: (480) 530-0596
ATTN. COLIN HANSON

PROJECT INFO

PROJECT LOCATION:
SITE ADDRESS: 1445 S. CLEARVIEW AVENUE, MESA, ARIZONA 85209.

PROJECT DESCRIPTION:
THE PROJECT IS PROPOSING TO DEMOLISH THE EXISTING STRUCTURES ON THE PROPERTY AND CONSTRUCT NEW STRUCTURES CONSISTING OF MULIT-FAMILY RESIDENTIAL, COMMERCIAL, OFFICE AND RETAIL USES.

SITE DATA:

ASSESSOR PARCEL NUMBER:	218-56-569 & 218-56-571
ZONING:	PUD
GROSS AREA:	763,257 SF (17.52+/- AC)
NET AREA:	725,449 SF (16.65+/- AC)

BASIS OF BEARING:
THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE CENTERLINE OF HAMPTON AVENUE, USING A BEARING OF NORTH 89 DEGREES 26 MINUTES 55 SECONDS EAST, AS SHOWN ON FINAL PLAT OF SUPERSTITION SPRINGS PARCEL G, RECORDED IN BOOK 364, PAGE 19, MARICOPA COUNTY RECORDS.

BENCHMARK:
BENCHMARK IS A CITY OF MESA BRASS TAG ON TOP OF CURB
NE CORNER OF POWER ROAD AND SOUTHERN AVENUE

ELEVATION: 1376.59' NAVD 88 (CITY OF MESA DATUM)

PARCEL DESCRIPTION
LOT 4 AND LOT 6 OF THE "REPLAT OF LOTS 4, 5 & 6 OF SUPERSTITION SPRINGS PARCEL G" RECORDED IN BOOK 394, PAGE 19 PER MARICOPA COUNTY RECORDER.

FEMA

MAP NUMBER	COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013C2295L	040048	2295 10/16/2013	L	X SHADED	N/A

LEGEND

EXISTING LEGEND:

EX. MAJOR CONTOURS
EX. MINOR CONTOURS
EX. SPOT ELEVATION (TC: XX.XX / GE: XX.XX)
EASEMENT LINE AS NOTED
SEWER LINE
SEWER MANHOLE
WATER LINE
WATER VALVE
FIRE HYDRANT
STORM DRAIN LINE
STORM CATCH BASIN
STORM MANHOLE
GAS LINE
FENCE
SIGN
STREET LIGHT
TREE
ROAD CENTERLINE

PROPOSED GRADING LEGEND:

G=XX.XX GUTTER ELEVATION, TC = G+0.5'
P=XX.XX PAVEMENT ELEVATION
C=XX.XX CONCRETE ELEVATION
PROPERTY LINE
CURB AND GUTTER
VERTICAL CURB
RL RIDGELINE
FLOW ARROW
CATCH BASIN
STORM PIPE
STORM MANHOLE
DRYWELL
WATER METER
GATE VALVE
FIRE HYDRANT
RIP-RAP
CONCRETE PAVEMENT
HEAVY DUTY PAVEMENT
LIGHT DUTY PAVEMENT

PRELIMINARY
NOT FOR
CONSTRUCTION

SEG SUSTAINABILITY ENGINEERING GROUP
8280 E. GELDING DRIVE SUITE 101, SCOTTSDALE, ARIZONA 85260
WWW.AZSEG.COM TEL. 480.588.7226 FAX 480.259.3534

STILLWATER CAPITAL

SW

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

PROJECT
SUPERSTITION APARTMENTS

LOCATION
1455 SOUTH CLEARVIEW AVENUE
MESA, ARIZONA 85209

DRAWN	TM, JG	06/04/2021
DESIGNED	TM, JG	06/04/2021
QC	SC	06/07/2021
FINAL QC	AF	07/26/2021
PROJ. MGR.	AF	07/26/2021

DATE: 07/26/2021

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4	

JOB NO.: 201104

SHEET TITLE:

PRELIMINARY GRADING AND DRAINAGE KEYMAP

PAGE NO.:

SHEET NO.: **C3.00**

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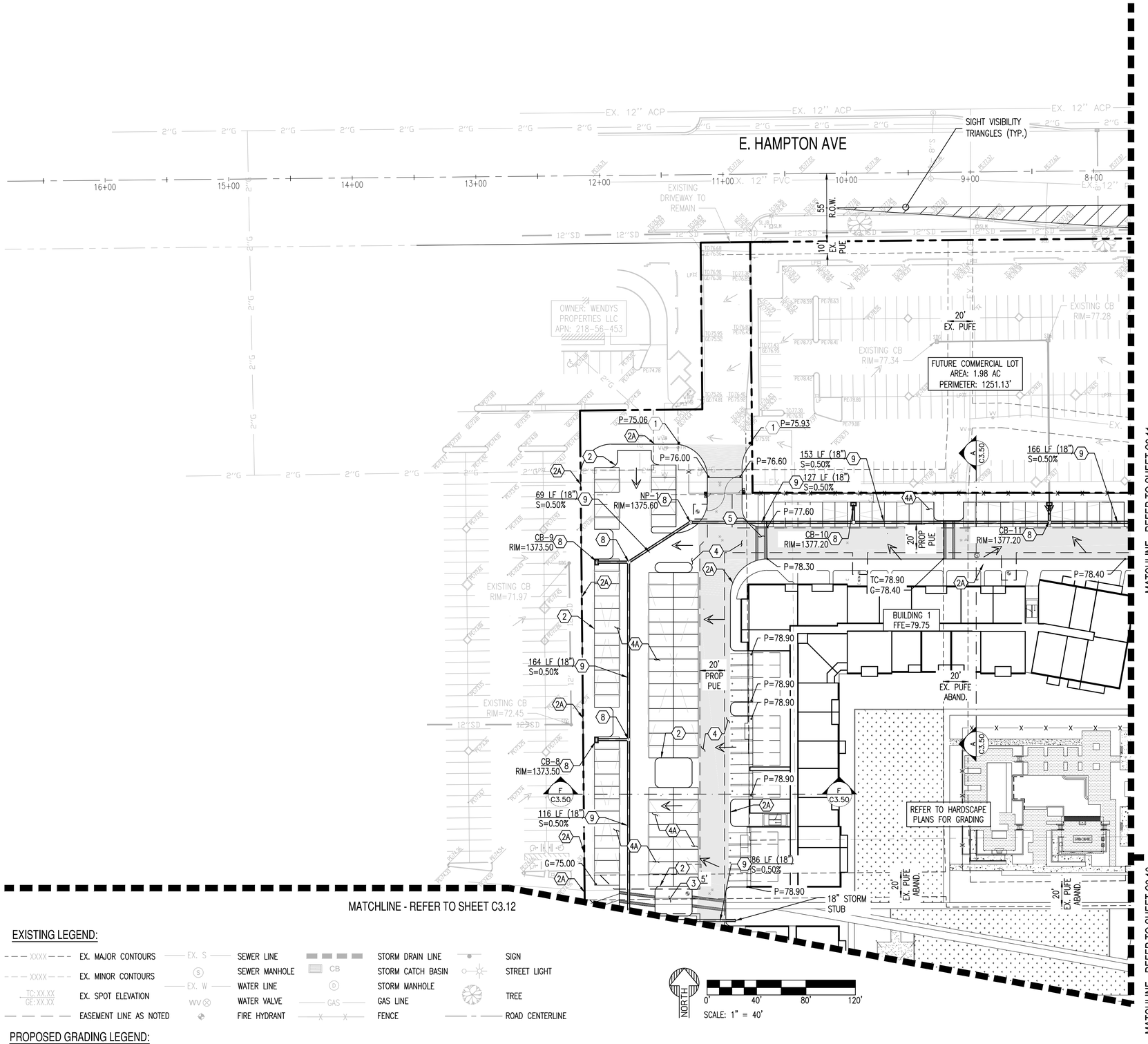

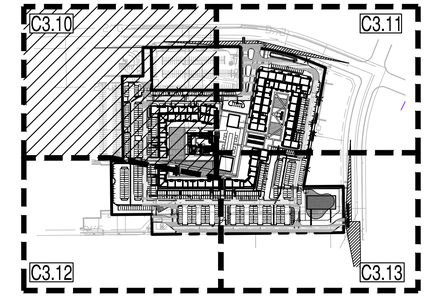

NORTH

KEYMAP
(NTS)

PRELIMINARY GRADING CONSTRUCTION KEY NOTES

1. MATCH EXISTING GRADE; CONTRACTOR TO VERIFY IN FIELD ALL GRADES PRIOR TO CONSTRUCTION ACTIVITIES AND CONTACT ENGINEER IN CASE OF ANY DISCREPANCIES.
2. CONSTRUCT 6" CONCRETE CURB AND GUTTER PER MAG STD. DET. 220-1 TYPE "A".
2A. CONSTRUCT 6" VERTICAL CURB PER MAG STD. DET. 222 TYPE "B".
3. CONSTRUCT CONCRETE SIDEWALK PER MAG STD. DET. 230. WIDTH PER PLAN.
4. HEAVY DUTY PAVEMENT
4A. LIGHT DUTY PAVEMENT
5. CONSTRUCT PAVEMENT WITH 2% MAXIMUM SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING STALLS AND 2% MAXIMUM CROSS SLOPE AT ADA ACCESSIBLE ROUTE.
6. CONSTRUCT ADA RAMP.
6A. CONSTRUCT ADA RAMP.
7. INSTALL 4' PRECAST MANHOLE WITH 48-INCH BASE PER MAG STD. DET. 520 AND 522 WITH CONCRETE COLLAR PER MAG STD. DET. 422.; FRAME AND COVER PER MAG STD. DET. 423-1.
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8A. INSTALL 30" NYLOPLAST DRAIN BASIN WITH STANDARD H-20 GRATE.
8B. INSTALL 30" NYLOPLAST DRAIN BASIN WITH STANDARD SOLID LID.
9. INSTALL HDPE DOUBLE WALL PIPE, CLASS 100; PIPE MATERIAL PER MAG SPECIFICATION 738. LENGTH, SIZE AND SLOPE PER PLAN.
10. INSTALL LIFT STATION.
11. INSTALL PROPOSED UNDERGROUND STORAGE SYSTEM. CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO MANUFACTURING.
12. CONSTRUCT CURB ISLAND OPENING.
13. CONSTRUCT SOLID WASTE CONTAINER PER C.O.M. STD. DET. M-62.01 THRU M62.07.
14. INSTALL 30" RISER WITH STANDARD H-20 GRATE.
15. INSTALL DRIVEWAY PER C.O.M. STD. DET. M-40.01.
16. SAWCUT EXISTING PAVEMENT TO PROVIDE STRAIGHT VERTICAL EDGES, FREE FROM IRREGULARITIES. REPLACE EXISTING PAVEMENT PER MAG STD. DET. 200-1 & 200-2.

EXISTING LEGEND:

XXXX	EX. MAJOR CONTOURS	EX. S	SEWER LINE		STORM DRAIN LINE		SIGN
XXXX	EX. MINOR CONTOURS	S	SEWER MANHOLE	CB	STORM CATCH BASIN		STREET LIGHT
TC: XX.XX GE: XX.XX	EX. SPOT ELEVATION	EX. W	WATER LINE	D	STORM MANHOLE		TREE
	EASEMENT LINE AS NOTED	WV	WATER VALVE	GAS	GAS LINE		ROAD CENTERLINE
			FIRE HYDRANT	X X	FENCE		

PROPOSED GRADING LEGEND:

G=XX.XX	GUTTER ELEVATION, TC = G+0.5'		PROPERTY LINE		FLOW ARROW	DW DW	DRYWELL
P=XX.XX	PAVEMENT ELEVATION		CURB AND GUTTER		CATCH BASIN	WM	WATER METER
C=XX.XX	CONCRETE ELEVATION		VERTICAL CURB		STORM PIPE		GATE VALVE
		RL	RIDGELINE	SD	STORM MANHOLE		FIRE HYDRANT

	RIP-RAP
	CONCRETE PAVEMENT
	HEAVY DUTY PAVEMENT
	LIGHT DUTY PAVEMENT

PRELIMINARY
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CONSTRUCTION

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STILLWATER CAPITAL

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PROJECT
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MESA, ARIZONA 85209

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PRELIMINARY GRADING AND DRAINAGE PLAN

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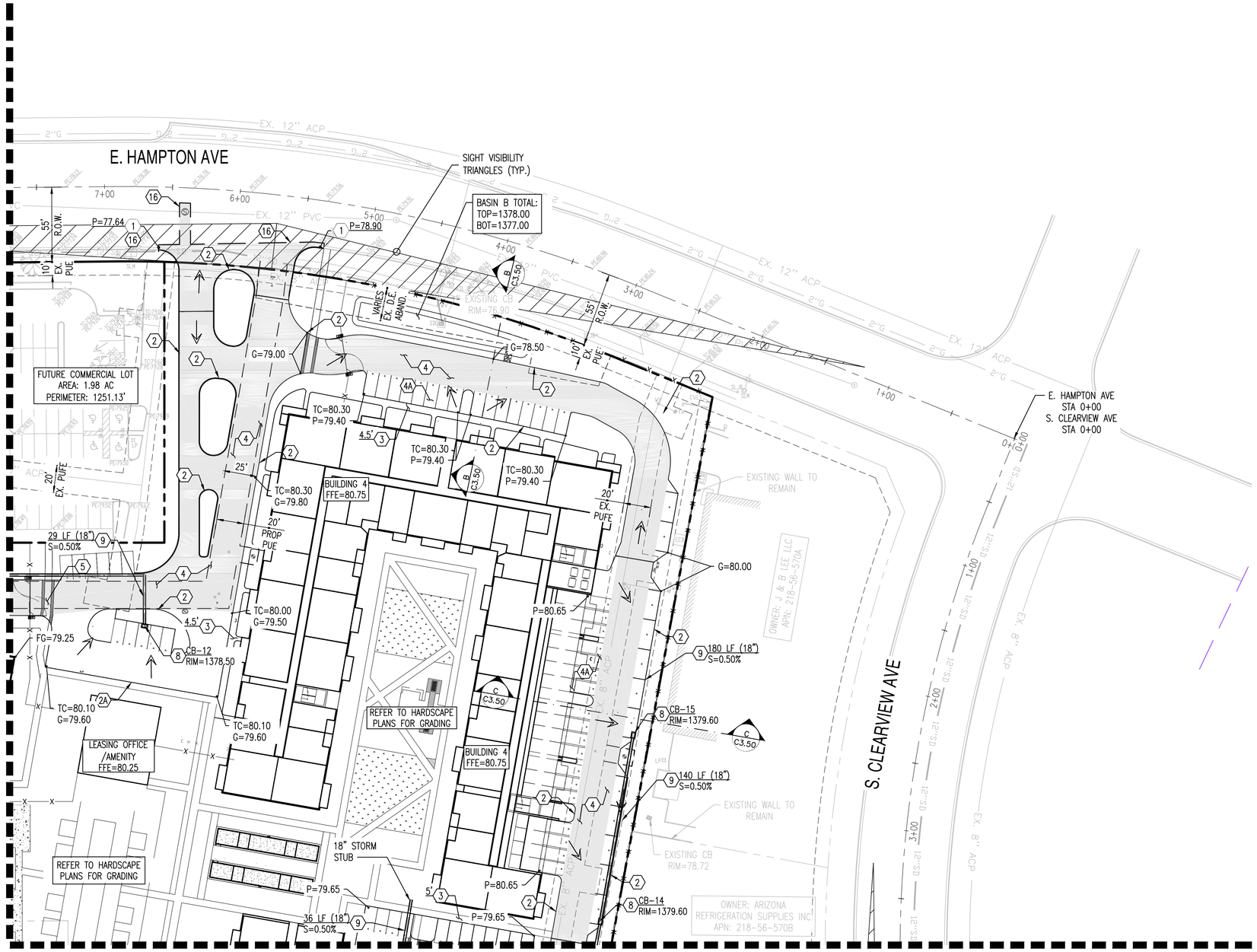

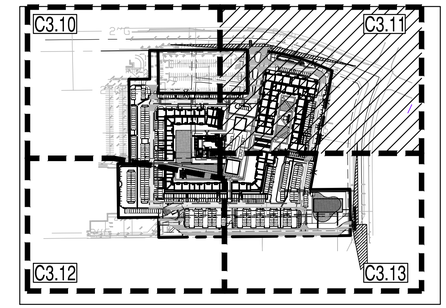

NORTH

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(NTS)

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TC: XX.XX GE: XX.XX	EX. SPOT ELEVATION	EX. W	WATER LINE	D	STORM MANHOLE		TREE
	EASEMENT LINE AS NOTED	WV	WATER VALVE	GAS	GAS LINE		ROAD CENTERLINE
			FIRE HYDRANT	X X	FENCE		

NORTH

0' 40' 80' 120'

SCALE: 1" = 40'

PROPOSED GRADING LEGEND:

G=XX.XX	GUTTER ELEVATION, TC = G+0.5'		PROPERTY LINE		FLOW ARROW	DW DW	DRYWELL		RIP-RAP
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SEG SUSTAINABILITY ENGINEERING GROUP
8280 E. GELDING DRIVE SUITE 101, SCOTTSDALE, ARIZONA 85260
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STILLWATER CAPITAL

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PROJECT
SUPERSTITION APARTMENTS

LOCATION
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MESA, ARIZONA 85209

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PRELIMINARY GRADING AND DRAINAGE PLAN

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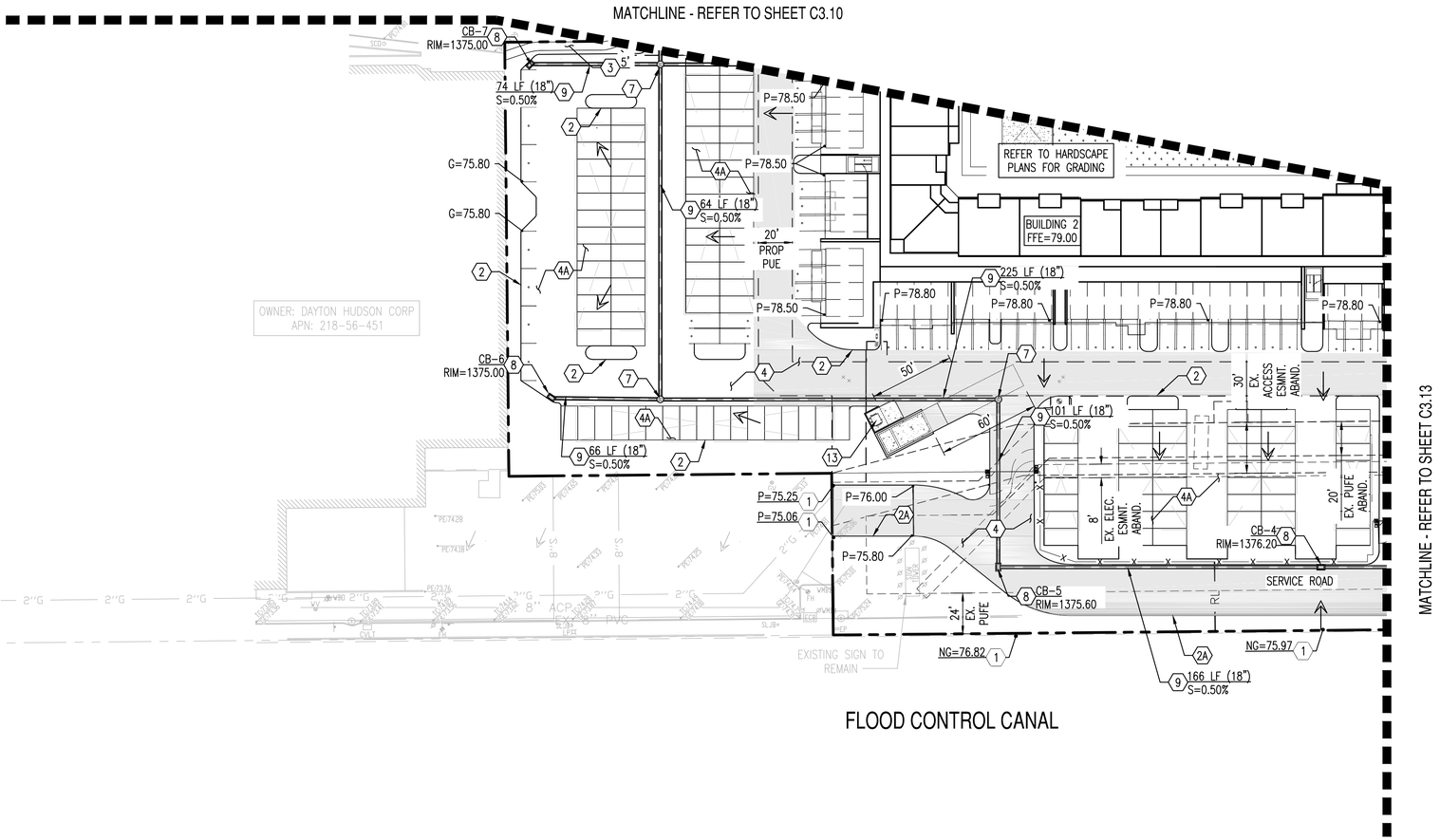

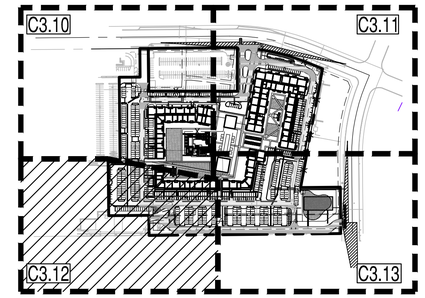

NORTH

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(NTS)

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NORTH

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SCALE: 1" = 40'

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SHEET NO.:
C3.12

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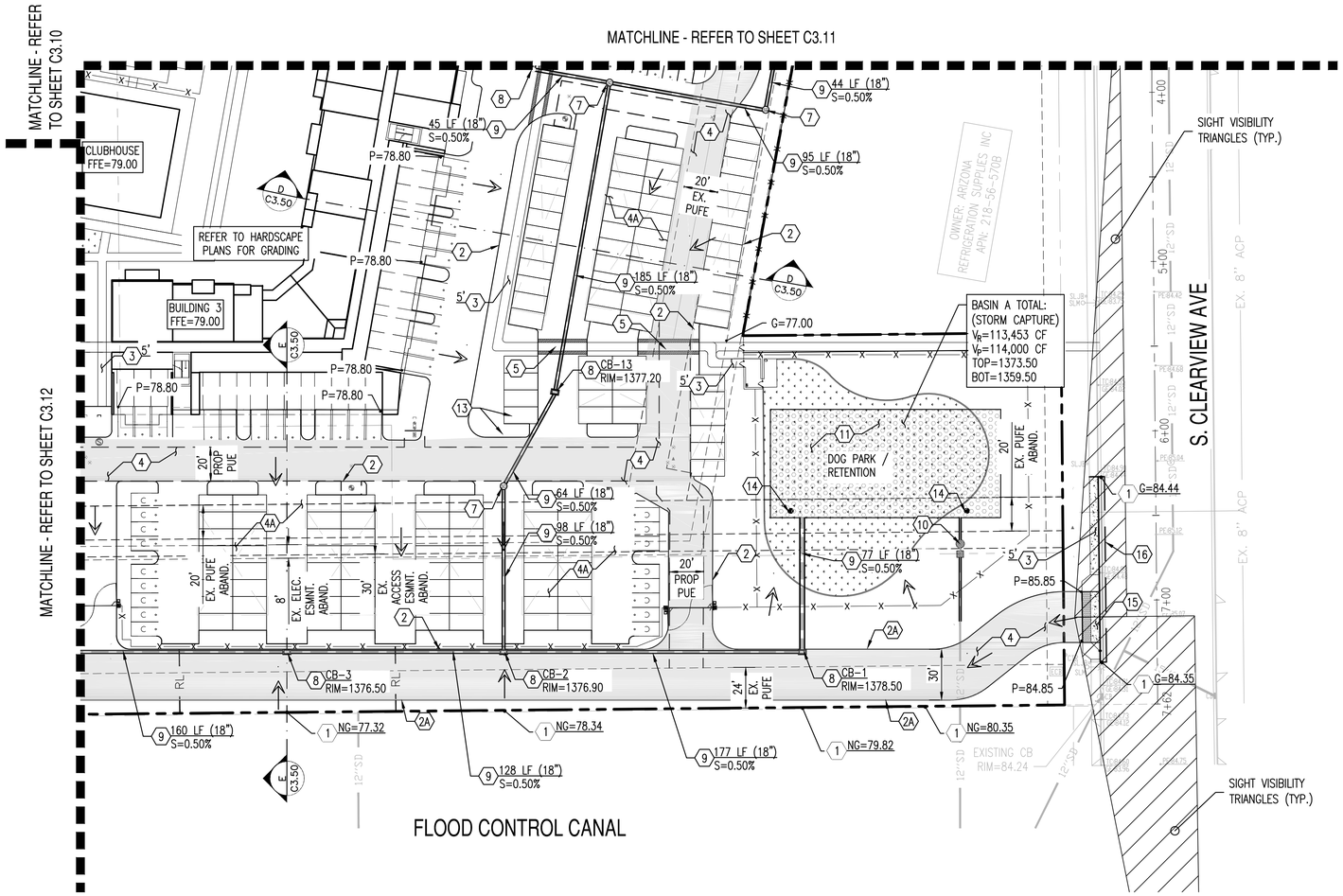

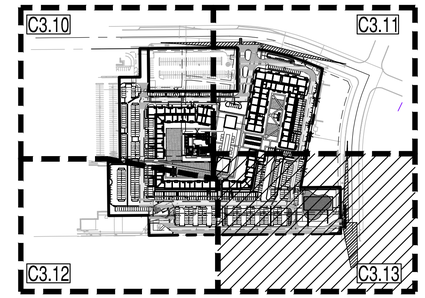

NORTH

KEYMAP
(NTS)

PRELIMINARY GRADING CONSTRUCTION KEY NOTES

1. MATCH EXISTING GRADE; CONTRACTOR TO VERIFY IN FIELD ALL GRADES PRIOR TO CONSTRUCTION ACTIVITIES AND CONTACT ENGINEER IN CASE OF ANY DISCREPANCIES.
2. CONSTRUCT 6" CONCRETE CURB AND GUTTER PER MAG STD. DET. 220-1 TYPE "A".
2A. CONSTRUCT 6" VERTICAL CURB PER MAG STD. DET. 222 TYPE "B".
3. CONSTRUCT CONCRETE SIDEWALK PER MAG STD. DET. 230. WIDTH PER PLAN.
4. HEAVY DUTY PAVEMENT
4A. LIGHT DUTY PAVEMENT
5. CONSTRUCT PAVEMENT WITH 2% MAXIMUM SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING STALLS AND 2% MAXIMUM CROSS SLOPE AT ADA ACCESSIBLE ROUTE.
6. CONSTRUCT ADA RAMP.
6A. CONSTRUCT ADA RAMP.
7. INSTALL 4' PRECAST MANHOLE WITH 48-INCH BASE PER MAG STD. DET. 520 AND 522 WITH CONCRETE COLLAR PER MAG STD. DET. 422.; FRAME AND COVER PER MAG STD. DET. 423-1.
8. INSTALL NYLOPLAST DRAIN BASIN WITH 30" RISER AND 2'X3' STEEL GRATE.
8A. INSTALL 30" NYLOPLAST DRAIN BASIN WITH STANDARD H-20 GRATE.
8B. INSTALL 30" NYLOPLAST DRAIN BASIN WITH STANDARD SOLID LID.
9. INSTALL HDPE DOUBLE WALL PIPE, CLASS 100; PIPE MATERIAL PER MAG SPECIFICATION 738. LENGTH, SIZE AND SLOPE PER PLAN.
10. INSTALL LIFT STATION.
11. INSTALL PROPOSED UNDERGROUND STORAGE SYSTEM. CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO MANUFACTURING.
12. CONSTRUCT CURB ISLAND OPENING.
13. CONSTRUCT SOLID WASTE CONTAINER PER C.O.M. STD. DET. M-62.01 THRU M62.07.
14. INSTALL 30" RISER WITH STANDARD H-20 GRATE.
15. INSTALL DRIVEWAY PER C.O.M. STD. DET. M-40.01.
16. SAWCUT EXISTING PAVEMENT TO PROVIDE STRAIGHT VERTICAL EDGES, FREE FROM IRREGULARITIES. REPLACE EXISTING PAVEMENT PER MAG STD. DET. 200-1 & 200-2.

EXISTING LEGEND:

XXXX	EX. MAJOR CONTOURS	EX. S	SEWER LINE		STORM DRAIN LINE		SIGN
XXXX	EX. MINOR CONTOURS	S	SEWER MANHOLE	CB	STORM CATCH BASIN		STREET LIGHT
TC: XX.XX GE: XX.XX	EX. SPOT ELEVATION	EX. W	WATER LINE	D	STORM MANHOLE		TREE
	EASEMENT LINE AS NOTED	WV	WATER VALVE	GAS	GAS LINE		ROAD CENTERLINE
			FIRE HYDRANT	X X	FENCE		

NORTH

0' 40' 80' 120'

SCALE: 1" = 40'

PROPOSED GRADING LEGEND:

G=XX.XX	GUTTER ELEVATION, TC = G+0.5'		PROPERTY LINE		FLOW ARROW	DW—DW	DRYWELL		RIP-RAP
P=XX.XX	PAVEMENT ELEVATION		CURB AND GUTTER		CATCH BASIN	WM	WATER METER		CONCRETE PAVEMENT
C=XX.XX	CONCRETE ELEVATION		VERTICAL CURB		STORM PIPE		GATE VALVE		HEAVY DUTY PAVEMENT
		RL	RIDGELINE	SD	STORM MANHOLE		FIRE HYDRANT		LIGHT DUTY PAVEMENT

PRELIMINARY
NOT FOR
CONSTRUCTION

SEG SUSTAINABILITY ENGINEERING GROUP
8280 E. GELDING DRIVE SUITE 101, SCOTTSDALE, ARIZONA 85260
WWW.AZSEG.COM TEL. 480.588.7226 FAX. 480.259.3534

STILLWATER CAPITAL

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

PROJECT
SUPERSTITION APARTMENTS

LOCATION
1455 SOUTH CLEARVIEW AVENUE
MESA, ARIZONA 85209

DRAWN	TM, JG	06/04/2021
DESIGNED	TM, JG	06/04/2021
QC	SC	06/07/2021
FINAL QC	AF	07/26/2021
PROJ. MGR.	AF	07/26/2021

DATE: 07/26/2021

ISSUED FOR: REZONING

REVISION NO.:	DATE:
1	
2	
3	
4	

JOB NO.: 201104

SHEET TITLE:

PRELIMINARY GRADING AND DRAINAGE PLAN

PAGE NO.:

SHEET NO.: **C3.13**

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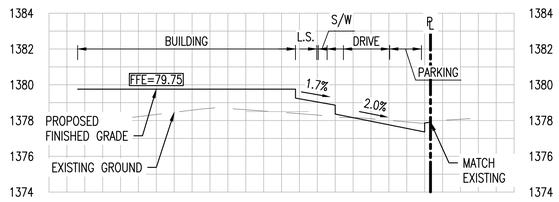
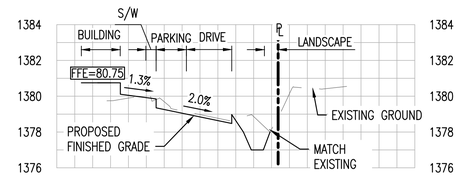


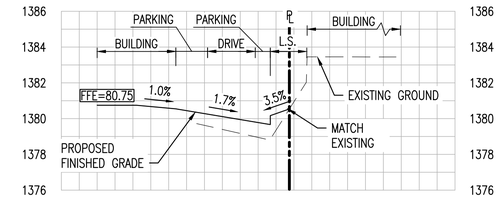
SECTION A-A C3.10

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



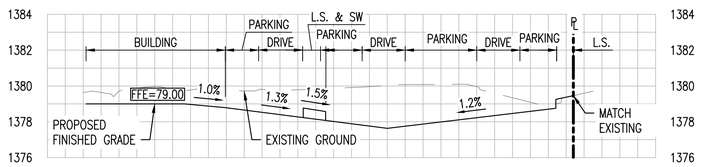
SECTION B-B C3.11

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



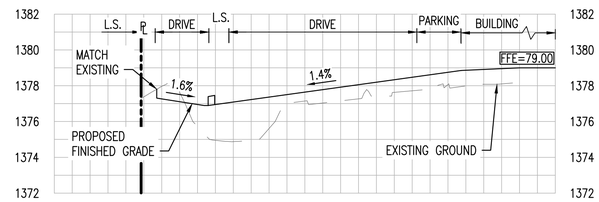
SECTION C-C C3.11

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



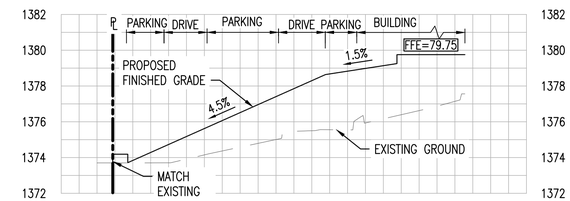
SECTION D-D C3.13

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



SECTION E-E C3.13

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



SECTION F-F C3.10

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

PRELIMINARY
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CONSTRUCTION

SEG SUSTAINABILITY ENGINEERING GROUP
8280 E. GELDING DRIVE SUITE 101, SCOTTSDALE, ARIZONA 85260
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STILLWATER CAPITAL

Blue Stake, Inc.
Call 811 or stake@azbluestake.com

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PRELIMINARY CROSS SECTIONS

PAGE NO.:

SHEET NO.: **C3.50**

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