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UTILITY COMPANIES		DATE SUBMITTED
ELECTRIC	ARIZONA PUBLIC SERVICE	8/26/21
TELEPHONE	CENTURY LINK	8/26/21
CATV	COX COMMUNICATIONS	8/26/21
WATER	CITY OF BUCKEYE	8/26/21
SEWER	CITY OF BUCKEYE	8/26/21
GAS	SOUTHWEST GAS	8/26/21

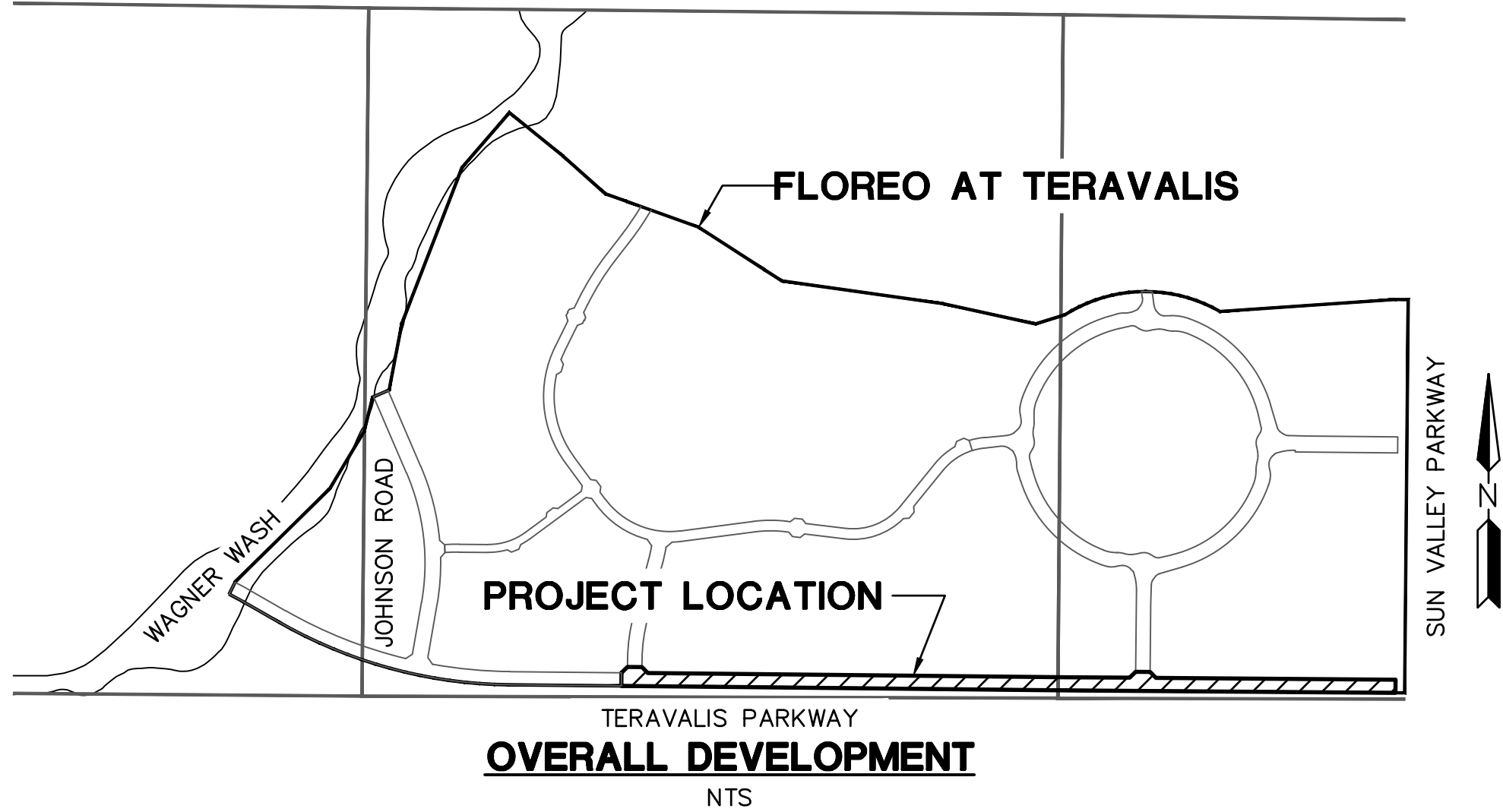
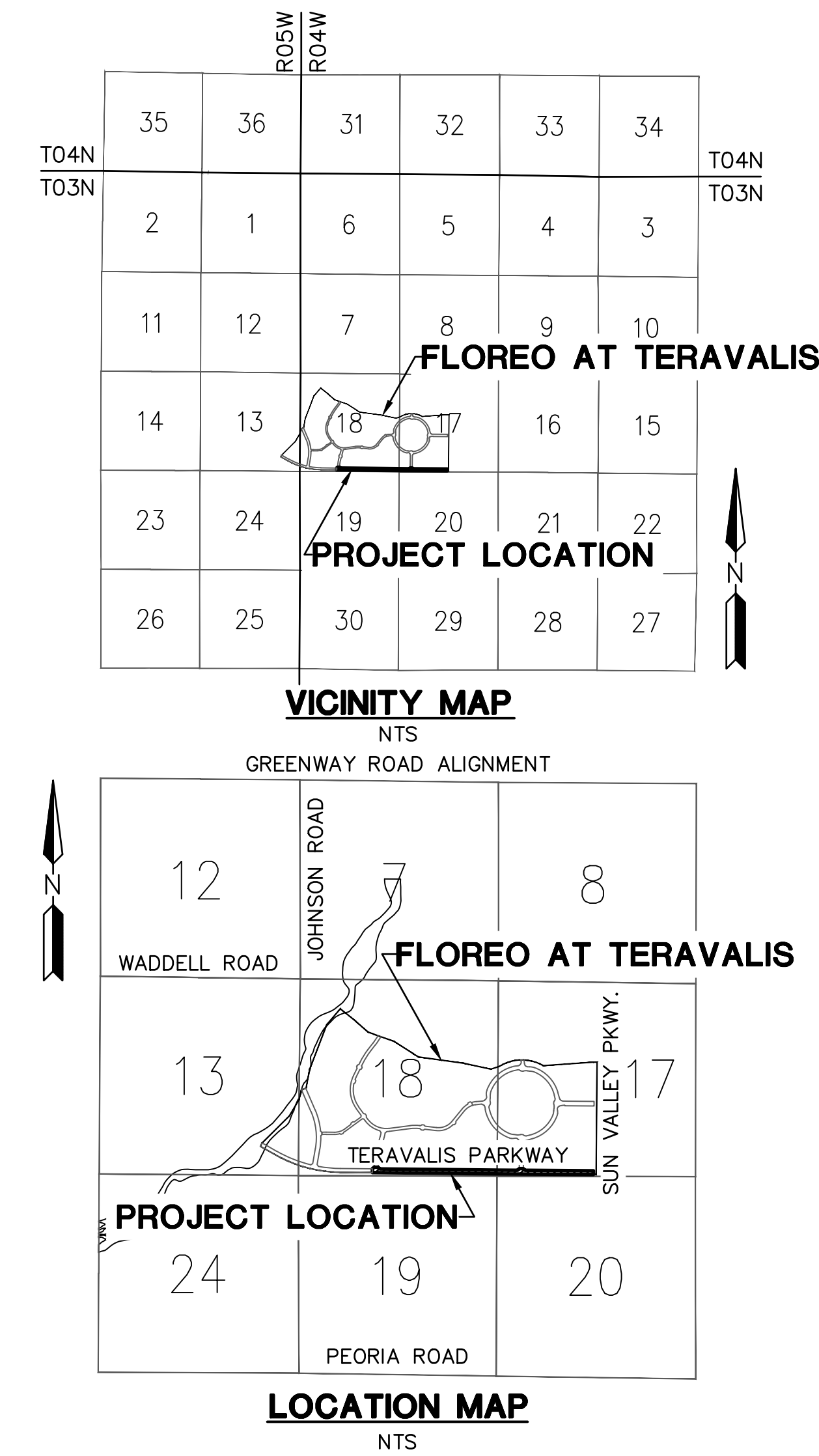
### CITY OF BUCKEYE GENERAL PERMITTING NOTES

1. 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.
2. THE APPROVAL OF THE PLANS IS VALID FOR ONE (1) YEAR FROM THE DATE OF THE CITY ENGINEER'S SIGNATURE. IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN ONE (1) YEAR, THE PLANS MUST BE RESUBMITTED TO THE CITY FOR REAPPROVAL.
3. A CITY OF BUCKEYE INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF BUCKEYE RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY THE CITY 24 HOURS PRIOR TO THE INSPECTION BY CALLING (623) 349-6248.
4. CITY PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. A CITY PERMIT WILL BE ISSUED BY THE CITY ONLY AFTER ALL FEES HAVE BEEN PAID AND THE PERMIT HAS AN APPROVED MARICOPA COUNTY ENVIRONMENTAL SERVICES DUST PERMIT AND AN APPROVED STORM WATER POLLUTION PREVENTION PLAN ATTACHED. THE SWPPP SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS.
5. 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.

# FLOREO AT TERAVALIS JOHNSON & TERAVALIS - PHASE 1 STORM WATER POLLUTION PREVENTION PLAN

## BUCKEYE, ARIZONA

A PORTION OF LAND BEING SITUATED WITHIN ALL OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



### NET ACREAGE AND TOTAL DISTURBED AREA

TOTAL DISTURBED AREA	53.33 AC
NET AREA	31.47 AC

### STORM WATER DRAINAGE CERTIFICATE

1. THE DEVELOPMENT WILL PROVIDE FOR ON-SITE RETENTION FOR THE RUNOFF FROM A 100 -YEARS 2-HOURS STORM.
2. ALL FLOWS FROM THE 10-YEARS STORM WILL BE CONTAINED WITHIN THE STREET (FROM CURB TO CURB).
3. ALL STORM WATER RETENTION WILL BE DRAINED WITHIN 36-HOURS. IF BASINS DO NOT DRAIN WITHIN 36-HOURS, DEVELOPER/OWNER SHALL ENACT MEASURES TO CORRECT.
4. ALL DRAINAGE DESIGN WILL COMPLY WITH THE TOWN OF BACKEYE CURRENT GRADING AND DRAINAGE DESIGN STANDARDS.
5. FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 14 INCHES ABOVE THE OUTFALL TOP OF CURB ELEVATION AND 12 INCHES ABOVE THE COMPUTED 100-YEARS WATER ELEVATION AND 1-FOOT ABOVE THE EMERGENCY OUTFALL ELEVATIONS AT ANY ADJACENT RETENTION BASIN, WHICH EVER IS GRATER.
6. ALL RETENTION BASIN SHALL HAVE A MINIMUM OF 1- FOOT OF FREEBOARD.

BY Joshua Robinson 02/17/23  
REGISTER CIVIL ENGINEER DATE

### ENGINEER

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

### LANDSCAPE ARCH.

ABLA  
310 EAST RIO SALADO PARKWAY  
TEMPE, ARIZONA 85281  
CONTACT: BRIAN ROGERS  
PHONE: (480)-530-0387  
EMAIL: BRIAN.ROGERS@ABLASTUDIO.COM

### BASIS OF BEARING

THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. BEARING SOUTH 89°55'49" EAST

### APPROVALS

**DISCLAIMER:**  
THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS & OMISSIONS.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF BUCKEYE ENGINEER

### 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 \_\_\_\_\_

### PHASE NOTE

FLOREO AT TERAVALIS  
INCLUDES PARCELS 37 - 49  
AND OFFSITE INFRASTRUCTURE  
WILL BE BUILT CONCURRENTLY.

### FEMA FLOOD ZONE DESIGNATION

COMMUNITY NUMBER	PANEL # DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE
040039	1605 10/16/2013	L	10/16/2013	AE, A, X

### DEVELOPER

TRILLIUM LAND COMPANY, LLC  
9950 WOODLOCH FOREST DRIVE, SUITE 1100  
THE WOODLANDS, TX 77380  
CONTACT: HEATH MELTON  
PHONE: (281) 716-6142  
EMAIL: HEATH.MELTON@HOWARDHUGHES.COM  
CONTACT: BRAD HINTON  
PHONE: (602) 955-2424  
EMAIL: BHINTON@ELDORADOHOLDINGS.NET

### SHEET INDEX

CV01 COVER SHEET  
SW01-SW02 STORM WATER POLLUTION  
PREVENTION PLAN  
SW03 NOTES & DETAILS

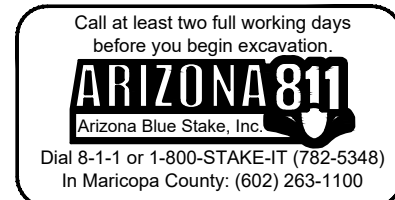
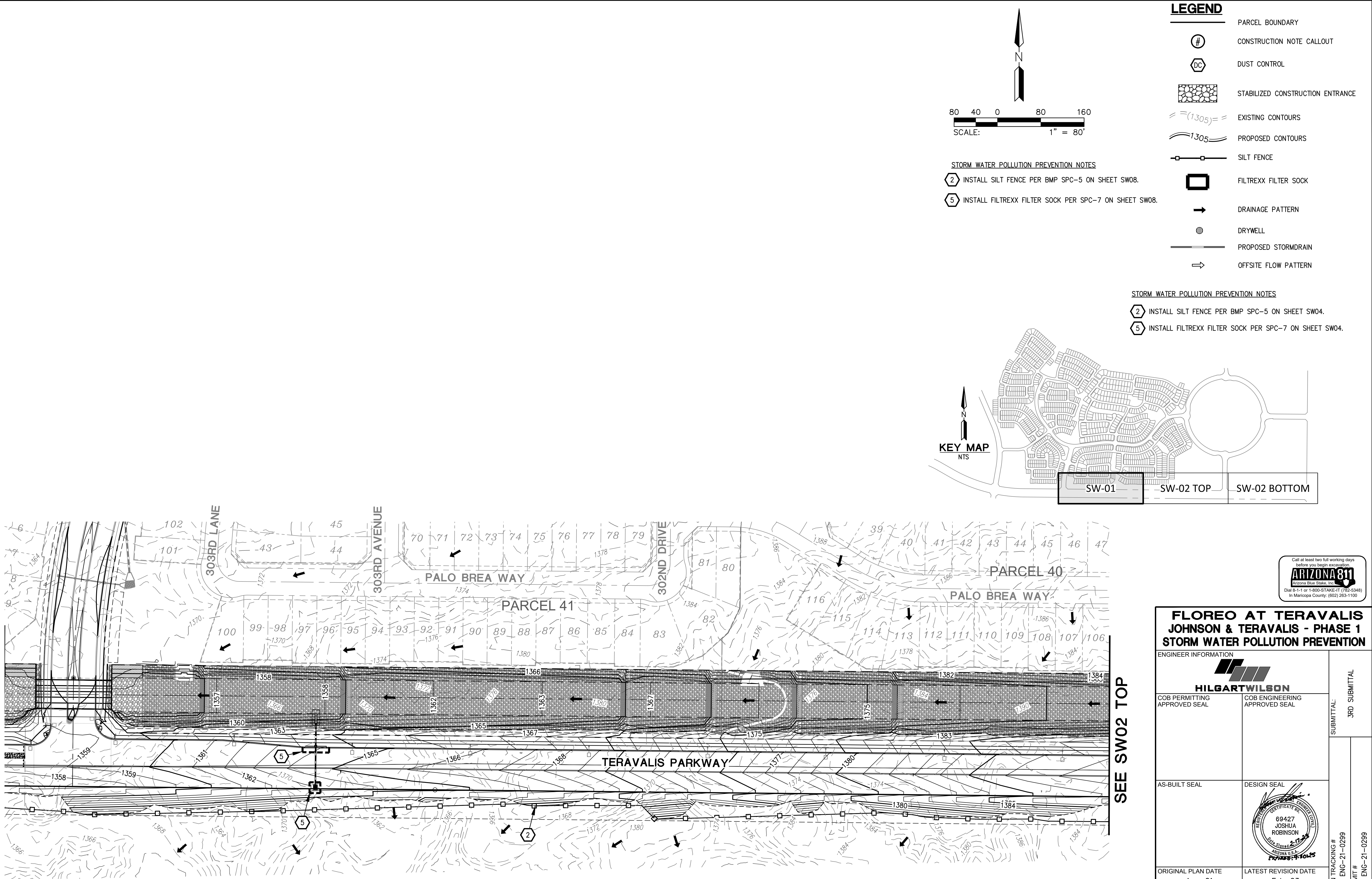
### BENCHMARK

MDOT POINT NO. 30527-1, BEING A 3" BRASS CAP IN HANDHOLE, LOCATED AT THE INTERSECTION OF ELLIOT ROAD & RAINBOW VALLEY ROAD  
HAVING AN ELEVATION OF 919.785" (NAVD88)



MANAGING ENGINEERING / SURVEYOR HILGARTWILSON	PROJECT COORDINATOR CHRISTINA SHAW	CHECKED JR	CHECKED	DRAWING SCALES AS SHOWN
DESIGN LAYOUT MD	FIELD SURVEY	DRAFTED JM, SS	DRAFTED	
STORM WATER POLLUTION PREVENTION PLAN		ENGINEER INFORMATION <b>HILGARTWILSON</b> ENGINEER   PLAN   SURVEY   MANAGE 2141 E. HIGHLAND AVE., STE. 250   P. 602.490.0535 / F. 602.368.2436 PHOENIX, AZ 85016 WWW.HILGARTWILSON.COM		
PROJECT: FLOREO AT TERAVALIS JOHNSON ROAD & TERAVALIS PKWY PHASE 1 NORTHWEST CORNER OF TERAVALIS PARKWAY & SUN VALLEY PARKWAY BUCKEYE, ARIZONA		COB PROJECT PLAN STICKER		
REVISIONS:				
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL	SUBMITTAL: 3RD SUBMITTAL		
AS-BUILT SEAL	DESIGN SEAL 	COB PLAN TRACKING # ENG-21-0299		
ORIGINAL PLAN DATE Aug-21	LATEST REVISION DATE Feb-23	COB PERMIT # ENG-21-0299		
PROJECT NUMBER 1175	SHEET NUMBER <b>CV01</b>	SHT. 1 OF 4		



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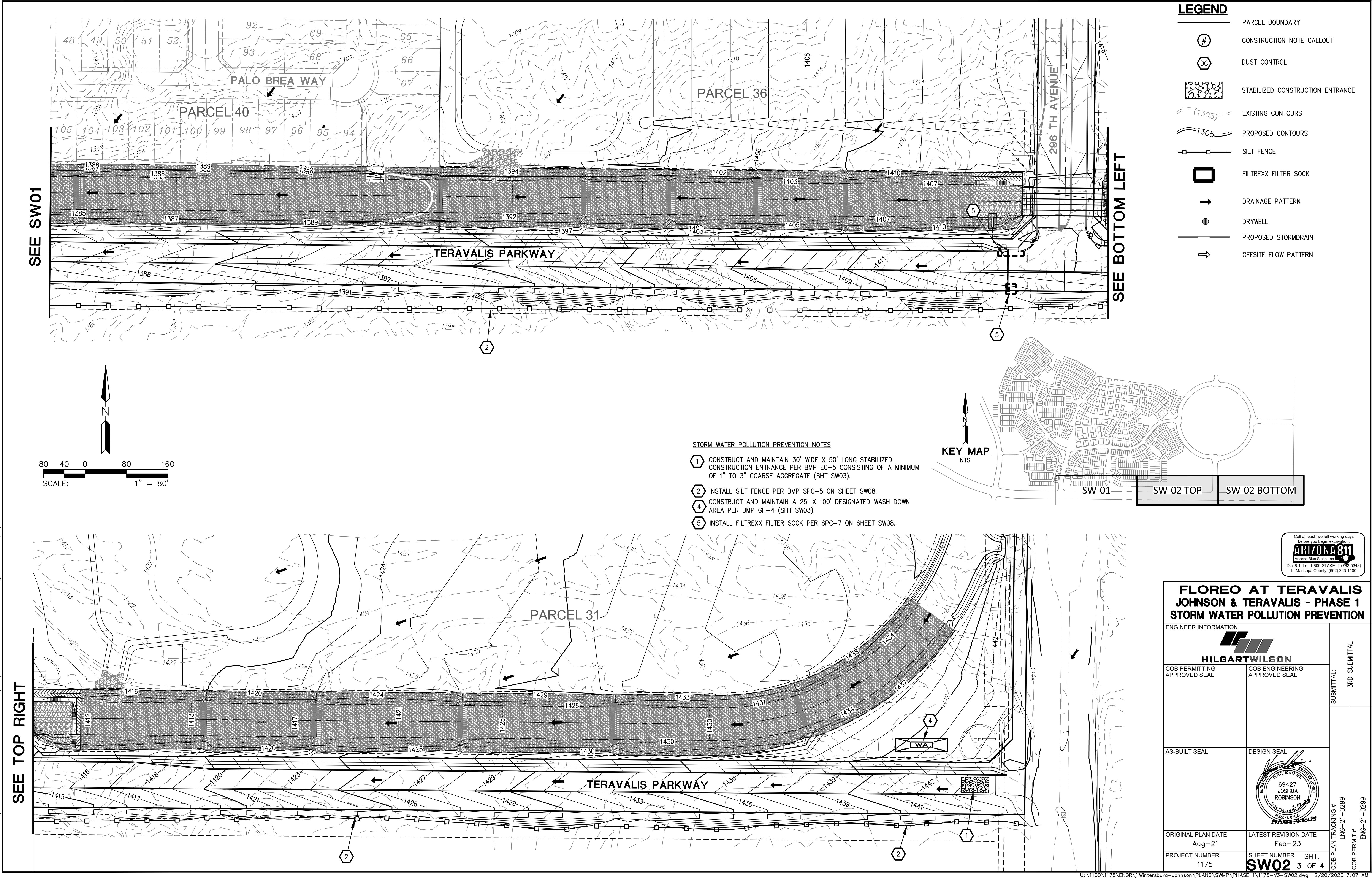


**FLOEO AT TERAVALIS  
JOHNSON & TERAVALIS - PHASE 1  
STORM WATER POLLUTION PREVENTION**

ENGINEER INFORMATION		SUBMITTAL:	3RD SUBMITTAL
<div> <b>HILGARTWILSON</b></div>			
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL		
AS-BUILT SEAL	DESIGN SEAL		
		COB PLAN TRACKING # ENG-21-0299	COB PERMIT # ENG-21-0299
ORIGINAL PLAN DATE Aug-21	LATEST REVISION DATE Feb-23		
PROJECT NUMBER 1175	SHEET NUMBER <b>SW01</b>	SHT. 2 OF 4	



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EC-7 Dust Control Table

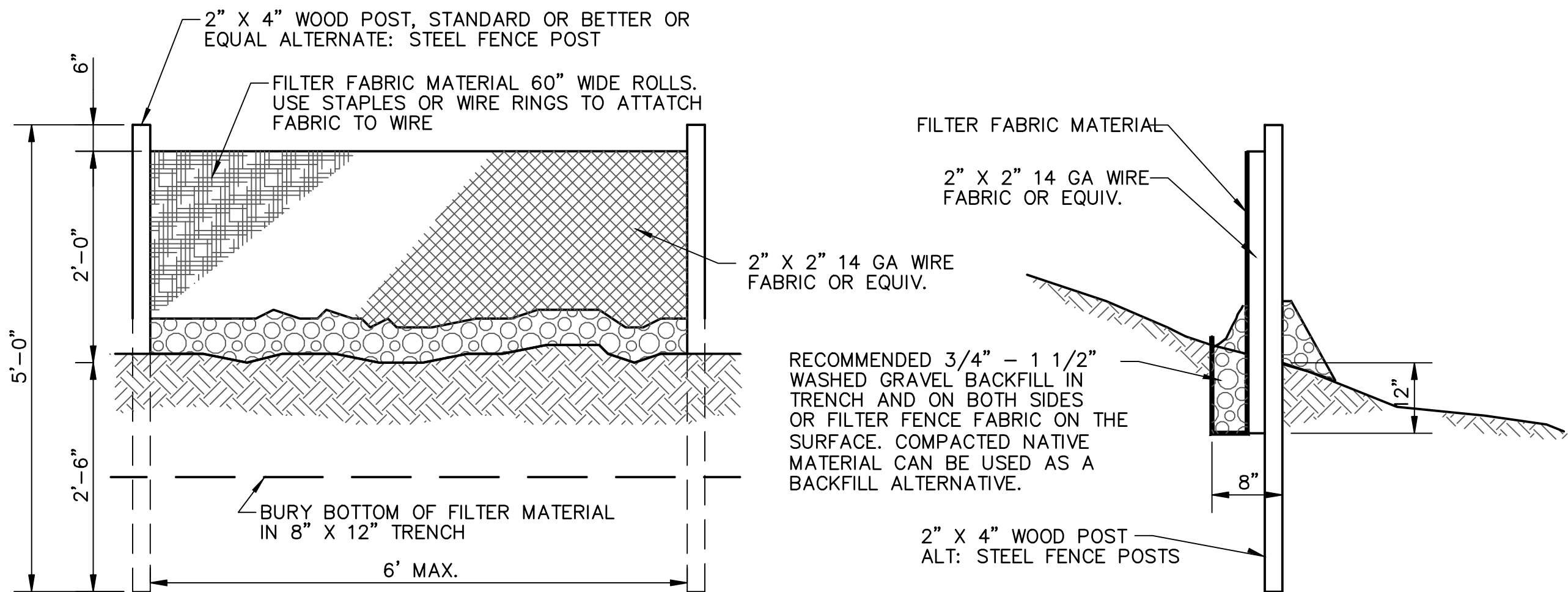
TABLE 5.2  
COMMONLY USED DUST SUPPRESSANTS (CONTINUED)

Types	Ideal Soil Characteristics	Relative Cost Comparison (average life expectancy)	Environmental Considerations
Freshwater	None	Low initial cost, high long-term maintenance cost (0 months)	Minimal environmental hazard. If applied excessively, may result in erosion and sediment runoff. Supply may be limited in some areas and, depending on the source, may require a water right permit.

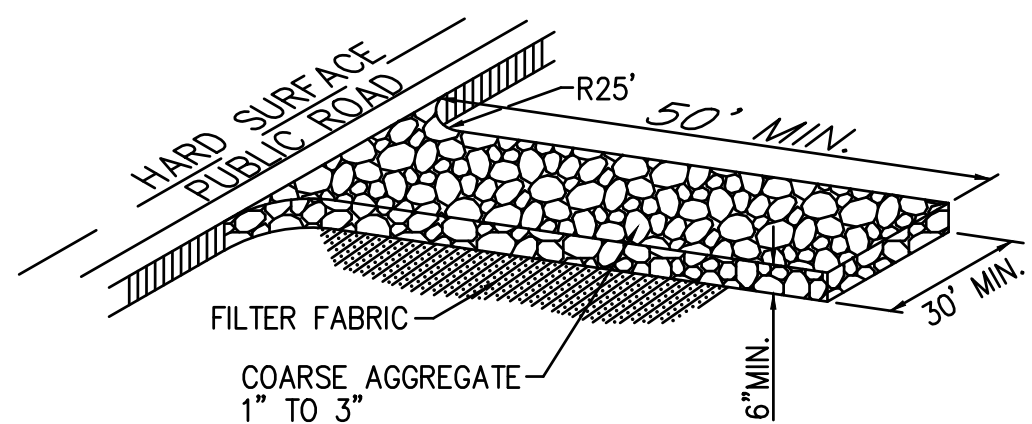
EC-7 Dust Control Table

TABLE 5.2  
COMMONLY USED DUST SUPPRESSANTS

Types	Functional Mechanism	Advantages	Limitations
Freshwater	Moisture wets particles, thereby increasing their mass and binding them together.	Usually readily available, low material cost, and easy to apply	Frequent light applications may be necessary during hot dry weather and can be labor intensive. Over application may result in loss of traction, erosion, or points of road failure.



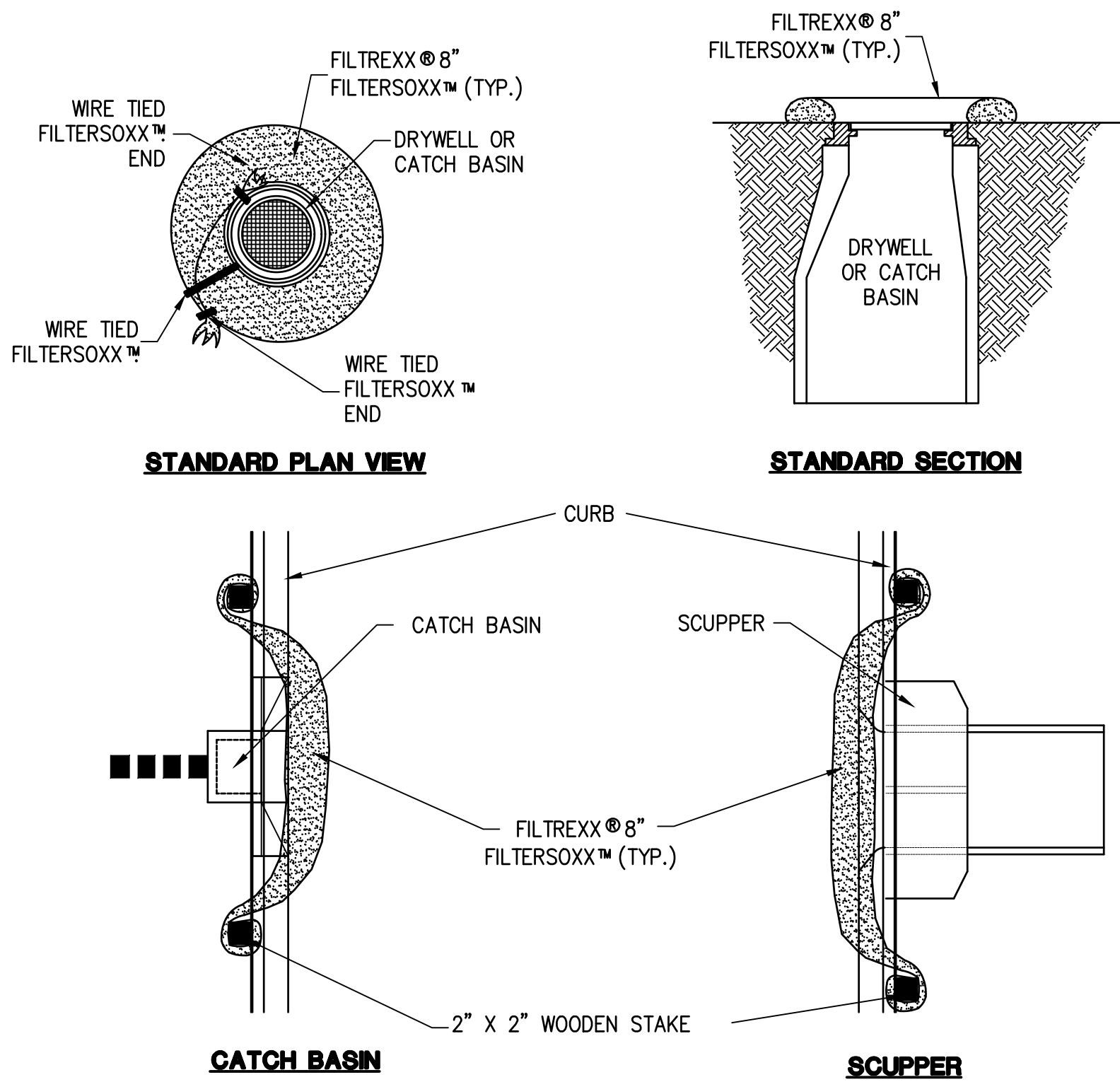
SILT FENCE  
BMP SPC-5



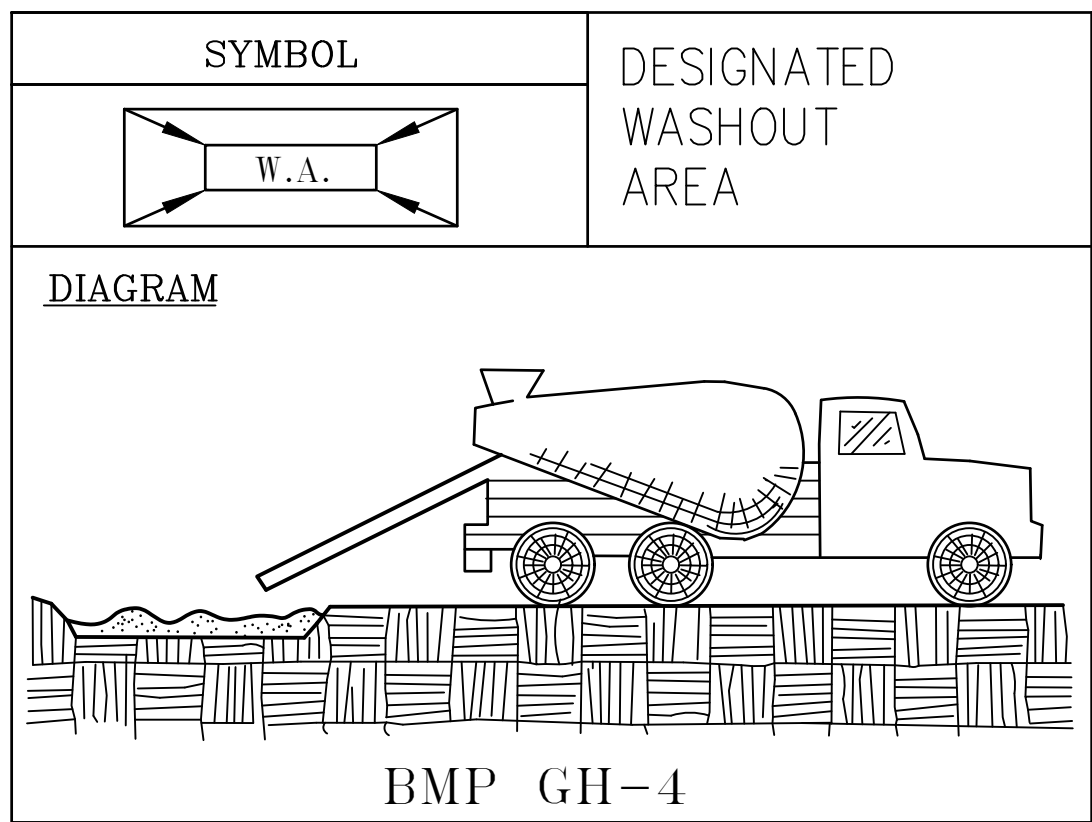
STABILIZED CONSTRUCTION ENTRANCE  
BMP EC-5

STORM WATER MANAGEMENT PLAN NOTES:

1. A COPY OF THE APPROVED GRADING AND DRAINAGE PLAN FOR THIS PROJECT, TOGETHER WITH A COPY OF THE NOTICE OF INTENT (NOI) AND THIS STORM WATER MANAGEMENT PLAN (SWMP), SHALL BE MAINTAINED ON THE SITE AND AVAILABLE FOR REVIEW. THOSE ELEMENTS OF THE GRADING AND DRAINAGE PLAN PERTINENT TO OR REFERENCED TO ON THE SWMP SHALL BE CONSIDERED A PART OF THE SWMP.
2. DEVELOPMENT SERVICES DEPARTMENT FIELD INSPECTION GROUP SHALL BE NOTIFIED WITHIN 48 HOURS BEFORE ANY ON-SITE AND/OR OFFSITE CONSTRUCTION BEGINS AT (602) 262-7811.
3. THE OPERATOR SHALL OBTAIN A DUST CONTROL PERMIT FROM MARICOPA COUNTY HEALTH DEPARTMENT AND PERFORM MEASURES AS REQUIRED BY THE PERMIT TO PREVENT EXCESS DUST.
4. THE OPERATOR SHALL PERFORM, AT MINIMUM, A VISUAL INSPECTION OF THE CONSTRUCTION SITE ONCE EVERY MONTH AND WITHIN 24 HOURS OF RAINFALL GREATER THAN OR EQUAL TO A HALF OR AN INCH OR MORE. THE OPERATOR SHALL PREPARE A REPORT DOCUMENTING HIS/HER FINDINGS ON THE CONDITIONS OF THE SWMP CONTROLS AND NOTE ANY EROSION PROBLEM AREAS. THE OPERATOR'S REPORT IS TO BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING DIVISION CONSTRUCTION INSPECTOR FOR REVIEW AND APPROVAL. FACILITIES SHALL BE MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED.
5. THE OPERATOR SHALL AMEND THIS PLAN AS NECESSARY DURING THE COURSE OF CONSTRUCTION TO RESOLVE ANY PROBLEM AREAS, WHICH BECOME EVIDENT DURING THE CONSTRUCTION AND/OR DURING RAINFALLS.
6. THE PERMITTEE SHALL FILE A NOTICE OF TERMINATION (NOT) AFTER COMPLETION OF CONSTRUCTION AND PLACEMENT OF FINAL LANDSCAPE MATERIALS. THE NOT IS BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING INSPECTOR TO FINAL THE SWMP PERMIT.
7. THE PERMITTEE SHALL SAVE ALL RECORDS, INCLUDING THE NOI AND INSPECTION REPORTS, ON FILE FOR A MINIMUM OF THREE YEARS FROM THE DATE OF FILING THE NOT.
8. THE IMPLEMENTATION OF OF THESE PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADE OF THESE FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED AND NOT SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION INSPECTOR.
9. THE FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE ANY APPLICABLE WATER STANDARDS, AND MUST BE INSTALLED AND IN OPERATION PRIOR TO ANY GRADING OR LAND CLEARING. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
10. THE CONTRACTOR'S NOI MUST BE RECEIVED PRIOR TO THE SWMP PERMIT BEING ISSUED. THE CONTRACTOR THAT WILL BE PULLING THE G&D PERMIT MUST HAVE THE SWMP PERMIT ISSUED IN THEIR NAME.
11. PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLAN SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION AND REINSTATEMENT OF CIVIL ENGINEERING PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.




INLET PROTECTION  
(ORGANIC FILTER BARRIER ALTERNATIVE)  
BMP SPC-7



DESIGNATED WASHOUT AREA  
BMP GH-4



FLOEO AT TERAVALIS  
JOHNSON & TERAVALIS - PHASE 1  
STORM WATER POLLUTION PREVENTION

ENGINEER INFORMATION		SUBMITTAL:  3RD SUBMITTAL
 <b>HILGARTWILSON</b>		
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL	
AS-BUILT SEAL	DESIGN SEAL	
ORIGINAL PLAN DATE Aug-21	LATEST REVISION DATE Feb-23	COB PLAN TRACKING # ENG-21-0299 COB PERMIT # ENG-21-0299
PROJECT NUMBER 1175	SHEET NUMBER <b>SW03</b> 4 OF 4	