VENTANA LAKES UNIT 9 GRADING AND DRAINAGE PLAN

CITY OF PEORIA

LEGAL DESCRIPTION

Being a portion of the Southeast 1/4 of Section 9, T. 4 N., R. 1 E., G. & S. R. B. & M., Maricopa County, Arizona

SPECIAL NOTES

1. THE CONTRACTOR SHALL NOTIFY THE DEVELOPER AT LEAST 48 HOURS IN ADVANCE FOR ANY STAKING OR RESTAKING REQUIRED.
2. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PERMITS REQUIRED AT HIS OWN EXPENSE.
3. THE CONTRACTOR WILL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT THE REVISION OF THESE PLANS IF NECESSARY DUE TO A CONFLICT BETWEEN A FACILITY PROPOSED HEREIN AND AN EXISTING FACILITY.
4. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE PRESENCE AND LOCATION OF ANY AND ALL EXISTING OVERHEAD AND/OR UNDERGROUND UTILITIES THAT MAY INTERFERE WITH THIS CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT, AND TO ADEQUATELY PROTECT AND MAINTAIN ANY SUCH UTILITIES.
5. THE ENGINEER DOES NOT ASSUME ANY LIABILITY FOR ERRORS OR LINE AND/OR OF GRADE ON ANY STAKING WHICH HAS BEEN DISTURBED IN ANY WAY, NOR DOES THE ENGINEER ASSUME ANY LIABILITY FOR ERRORS OF LINE AND/OR GRADE ON ANY STAKING THAT HAS BEEN IN PLACE FOR A PERIOD OF TWENTY-FOUR (24) HOURS OR MORE WITHOUT THE COMMENCEMENT OF THE CONSTRUCTION FOR WHICH IT WAS SET.
6. CONSTRUCTION LOADS: DURING CONSTRUCTION OPERATIONS, HEAVY EQUIPMENT MAY CROSS EXISTING OR PROPOSED PIPE. IF THIS IS THE CASE, AN EARTH FILL SHOULD BE CONSTRUCTED TO AT LEAST THREE FEET ABOVE PIPE. THE FILL SHOULD BE SUFFICIENT TO PREVENT THE LATERAL DISPLACEMENT OF THE PIPE.

AREA OF SITE

GROSS AREA = 1,682,518.1 S.F. = 38.6 ACRES

GENERAL NOTES

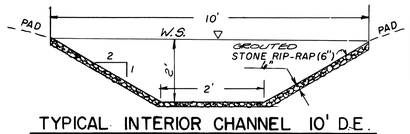
1. The City Engineer's office shall be notified before any on-site construction begins at 412-7212.
2. The City Engineer is to be notified when project is complete and ready for acceptance.
3. A separate permit is necessary for any off-site construction.
4. An approved Grading and Drainage Plan must be on the job site at all times. Deviations from this plan must be preceded by an approved plan revision.
5. Excavating contractor must give location for wasting excess excavation and a letter from the owner giving permission for dumping prior to starting on-site construction.
6. Grading and Drainage Plan approval includes:
   a. Construction of all surface improvements shown on the approved grading and drainage plan, including but not limited to, retention areas and/or other drainage facilities, drainage patterns, walls, curbing, asphalt pavement, and building floor elevations.
   b. Contractor shall provide level bottom in all retention basins at elevations as shown on the plans. Retention basin side slopes shall not exceed 2:1 on private property and 4:1 in public rights-of-way unless noted otherwise on the plans.
7. All drainage protective devices such as swales, interception ditches, pipes, protective berms, concrete channels or other measures designed to protect homes from storm runoff must be constructed prior to the construction of any houses.
8. A Grading permit is required. The fee for this permit is 3.5% of the contract price plus $5.00.
9. Drywells must be drilled a minimum of five (5) feet into permeable porous strata or percolation test will be required. The grading and drainage inspector must be present before backfill or wall pipes are placed within any drywell.
10. *Sawcut and remove minimum two (2) foot pavement width if pavement removal is necessary.*
11. All finish floor elevations shown are a minimum of fourteen (14) inches above the point of outfall.
12. Soils compaction test results must be submitted to the City Engineer's office for all building pads that have one (1) foot or more of fill material indicated.
13. Staking pad and/or finish floor elevations is the responsibility of the developer and his engineer. No minimum finish floor elevation will be lowered without approval of the City Engineer. In noncritical areas, developer's engineer shall submit certification of constructed building pad elevations prior to request for final inspection. If critical drainage areas or in 100-year floodplain, substitute building floor elevation in above note.

QUANTITIES

FOR ESTIMATING ONLY, ENGINEER MAKES NO GUARANTEE OF ACCURACY

ITEM	DESCRIPTION	UNIT	PHASE 1	PHASE 2	PHASE 3
1	CUT	SY	7,271	486	2,679
2	FILL	SY	10,252	1,967	18,685
3	STONE RIPRAP (6")	SY	138	--	--

NOTE: THE ABOVE EARTHWORK QUANTITIES ARE RAW FIGURES, I.E., ADJUSTMENTS FOR PRECOMPACTION AND SOIL CHARACTERISTICS HAVE NOT BEEN INCLUDED.

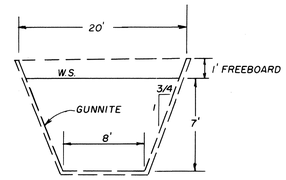


RIPRAP GRADATION			
TYPE	% FINER BY WEIGHT		
	6" MINUS	4" MINUS	3" MINUS
6"	100%	70%	50%

TYPICAL INTERIOR CHANNEL 10' D.E.

N.T.S.

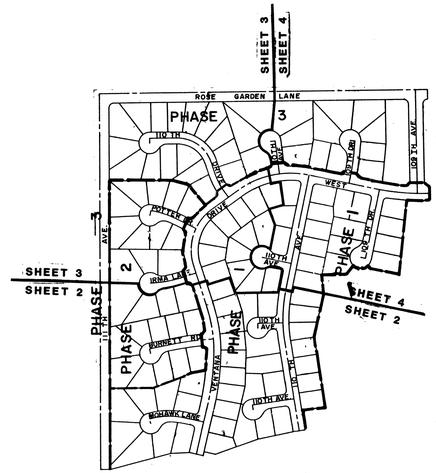
SECTION B-B



TYPICAL PERIMETER CHANNEL
ROSE GARDEN LANE & III TH AVENUE

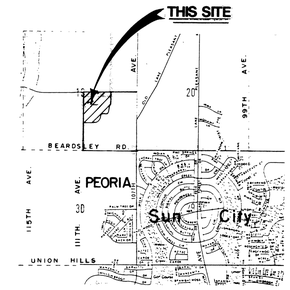
N.T.S.

SECTION A-A



SHEET INDEX MAP

SCALE 1"=300'



VICINITY MAP

NO SCALE

UTILITY BLOCK

AGENCY	REPRESENTATIVE	SUBMITTAL DATE
EL PASO NATURAL GAS:	JERRY F SAVAGE	OCT. 22, 1985 ; JAN. 31, 1992
ARIZONA PUBLIC SERVICE:	STEVE GOODMAN	OCT. 22, 1985 ; JAN. 31, 1992
U.S. WEST :	ROBERT ALEX	OCT. 22, 1985 ; JAN 31, 1992
SOUTHWEST GAS	TERRY HUGHES	OCT. 22, 1985 ; JAN. 31, 1992

STAKING SPECIFICATION

PREGRADE STAKING:

STREETS - A STAKE WILL BE PLACED AT TWO-FOOT OFF-SET TO THE BACK OF SIDEWALK (BACK OF CURB WHERE THERE IS NO SIDEWALK) WITH A CUT OR FILL TO SIDEWALK GRADE (CURB GRADE WHERE THERE IS NOT SIDEWALK). THESE STAKES WILL BE SET AT ALL POINTS OF CURVATUE AND P.C./P.T. OF ALL RETURNS.

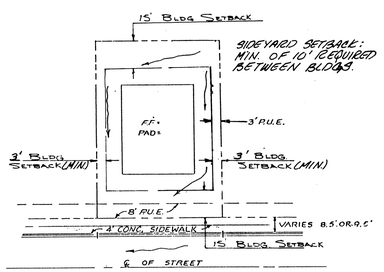
PADS - IN THE CASE OF ADJACENT PADS BEING GREATER THAN 0.5 FEET DIFFERENCE IN ELEVATION, BOTH GRADES WILL BE PROVIDED. IF ADJACENT PADS ARE 0.5 FEET OR LESS DIFFERENCE IN ELEVATION, THE MEAN GRADE WILL BE PROVIDED.

PAD BLUETOPS - A STAKE WILL BE PROVIDED NEAR THE CENTER OF THE PAD AT THE FINISHED PAD GRADE ("BLUETOP"). IF THE COMPACTED PAD IS 0.4 FOOT OR HIGHER THAN GRADE, A CUT STAKE TO THE NEAREST ONE-HALF FOOT WILL BE SET.

SUBMITTED BY: _____ October 23, 1995
REGISTERED CIVIL ENGINEER — DATE

APPROVALS

APPROVED BY: _____ _____
CITY ENGINEER — DATE



TYPICAL LOT LAYOUT DETAIL

NO SCALE

DEVELOPER

LENNAR COMMUNITY DEVELOPMENT, INC.
1610 W. CAMELBACK RD
PHOENIX, ARIZONA 85015
(602) 264-9511

"FOR UPDATE APPROVAL ONLY"

REGISTERED CIVIL ENGINEER — 2-06-92 DATE

UPDATE APPROVED BY:

PHASE 1 — CITY ENGINEER — DATE 2/7/92

PHASE 2 — CITY ENGINEER — DATE

PHASE 3 — CITY ENGINEER — DATE

LEGEND

- EXIST. CONTOUR
- 26.3 FINISHED GRADE
- PROP. TOP OF CURB
- PROP. GUTTER ℄
- GRADE BREAK
- DIRECTION OF FLOW & SLOPE
- 27 AS BUILT MASS GRADING CONTOUR

BENCH MARK

CHISELED "X" ON TOP OF E. HEADWALL ON S. END OF BOX CULVERT AT S.E. CORNER OF 107TH AVE. & BEARDSLEY RD. INTERSECTION. ELEV. 1240.43

PHASE II & III

AS-BUILT CERTIFICATION

"I hereby certify that the "AS-BUILT" measurements as shown hereon were made under my supervision or as noted and are correct to the best of my knowledge and belief."

Registered Professional Engineer — Date

PHASE I

AS-BUILT CERTIFICATION

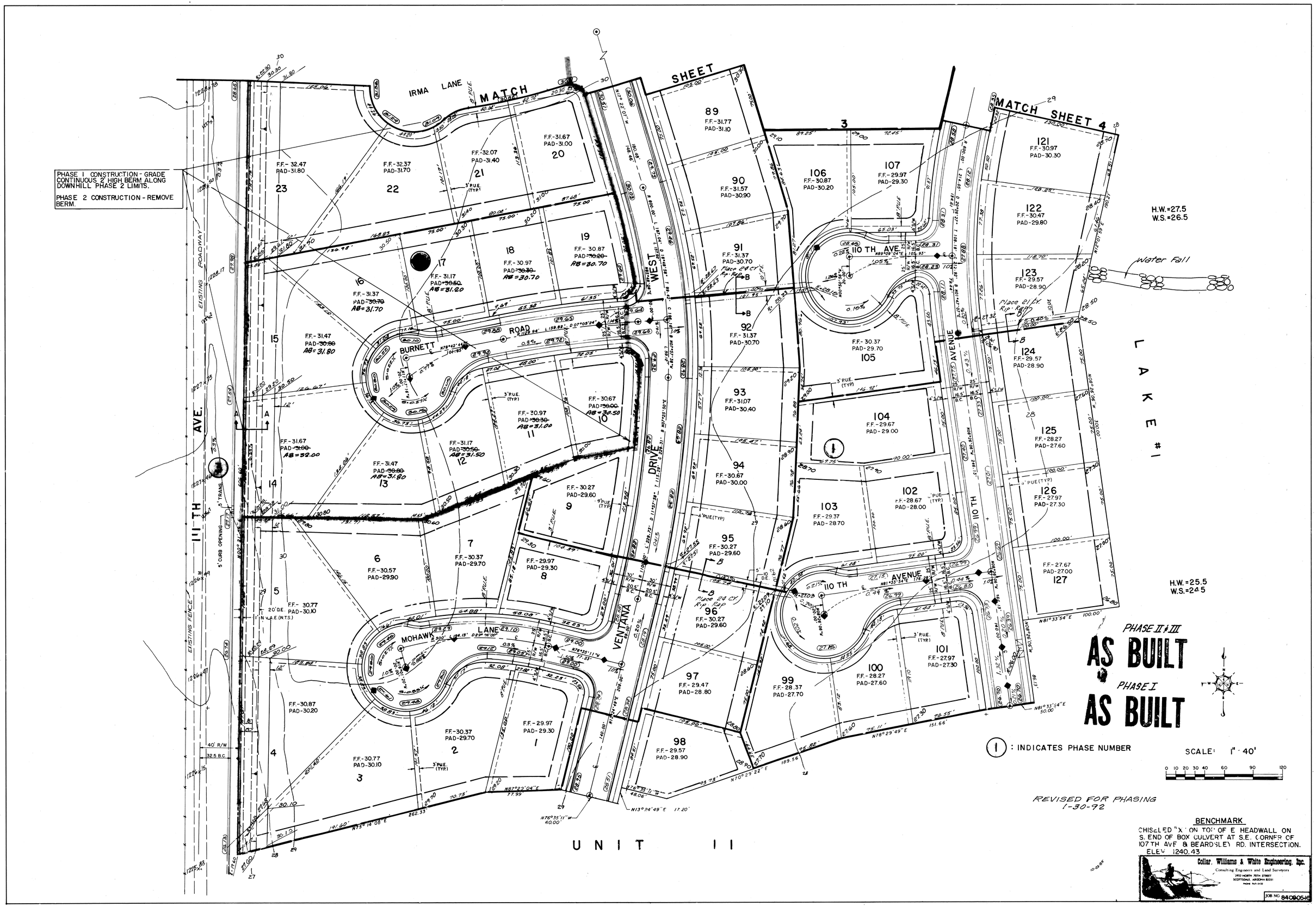
"I hereby certify that the 'AS-BUILT' measurements as shown hereon were made under my supervision or as noted and are correct to the best of my knowledge and belief."

Registered Professional Engineer — 10/11/93 Date

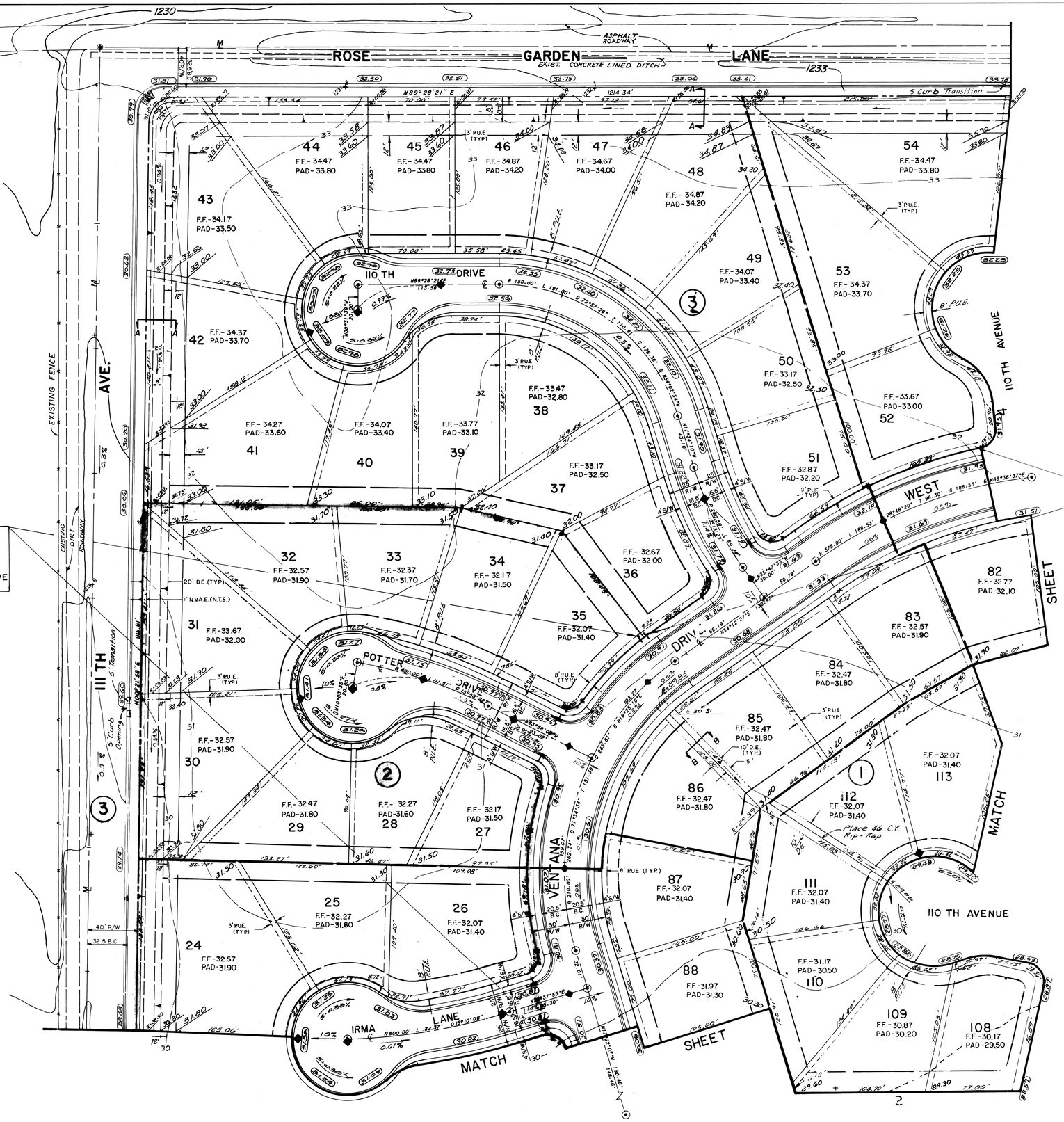
Two working days before you dig. CALL FOR THE BLUE STAKES 263-1100 Blue Stake Center CALL COLLECT

DATE	REVISION	APPROVAL	DATE
7/10/87	LOWER GRADES		
	OBTAIN EARTH BALANCE		
1/30/92	PHASING OF PLANS		

RICK ENGINEERING COMPANY
FORMERLY COLLAR, WILLIAMS & WHITE ENGR., INC.
2702 NORTH 44th STREET
SUITE 100A
PHOENIX, ARIZONA 85008
FAX No. (602) 956-5488
(602) 957-3350



GRADING AND DRAINAGE PLANS VENTANA LAKES UNIT 9 SHEET 2 OF 4



(1): INDICATES PHASE NUMBER

PHASE II & III

AS BUILT

PHASE I

AS BUILT

SCALE: 1" = 40'

0 10 20 30 40 60 90 120

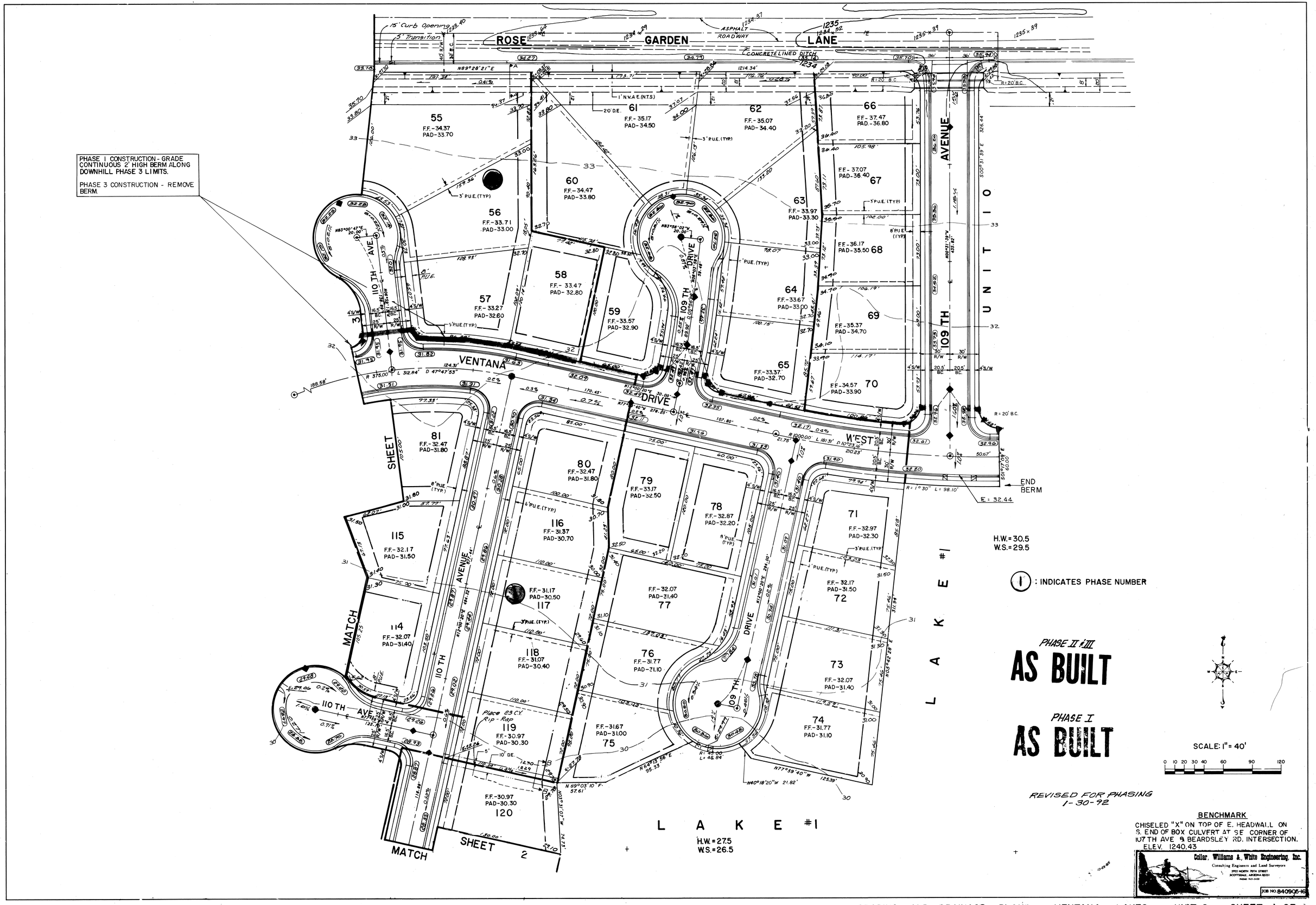
REVISED FOR PHASING
1-30-92

BENCHMARK

CHISELED "X" ON TOP OF E. HEADWALL ON S END OF BOX CULVERT AT S.E CORNER OF 107 TH AVE. & BEARDSLEY RD. INTERSECTION.
ELEV. 1240.43

Collar, Williams & White Engineering, Inc.
Consulting Engineers and Land Surveyors
7272 NORTH 70TH STREET
SCOTTSDALE, ARIZONA 85251
PHONE 947-3431

JOB NO 840905-16



GRADING AND DRAINAGE PLANS VENTANA LAKES UNIT 9 SHEET 4 OF 4