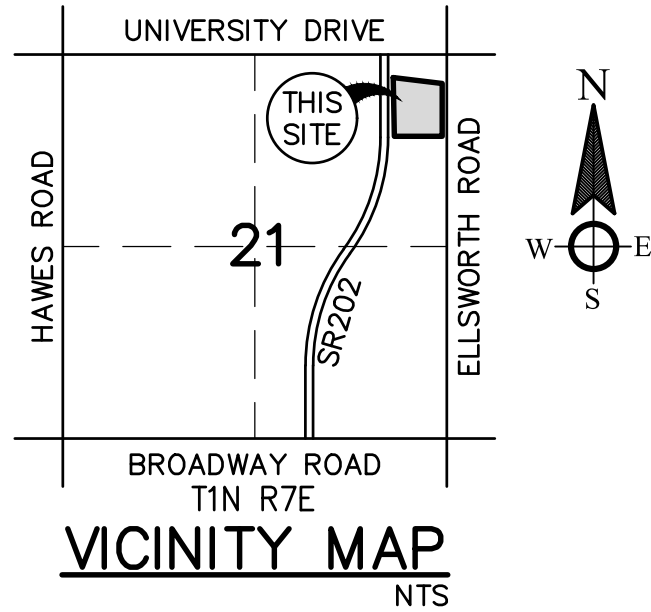


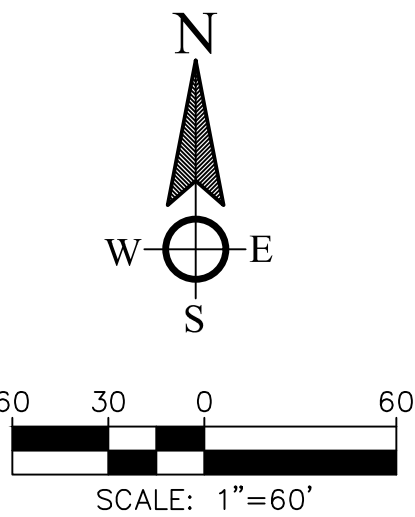


CHRISTOPHER TODD COMMUNITIES ON ELLSWORTH

PRELIMINARY GRADING PLANS

A PORTION OF THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

Q: \GRAPHICS\Logos\CTC_log0.png



OWNER

VALENCIA HEIGHTS, LLC/THE VINCI
COMPANIES
11811 N TATUM BLVD, SUITE 1051
PHOENIX, AZ 85028
(602) 953-8737
CONTACT: BRUCE VINCI

ARCHITECT

TECHNE DESIGN
1245 N HAZELTON
CHANDLER, AZ 85266
(480) 855-7758
CONTACT: JACK TSCHETTER

DEVELOPER

HANCOCK COMMUNITIES, LLC
2600 N 44TH STREET, SUITE A-200
PHOENIX, AZ 85008
(480) 285-1300
CONTACT: GREG HANCOCK

CIVIL

WESTLAND RESOURCES, INC.
2020 N. CENTRAL, SUITE 695
PHOENIX, AZ 85004
(602) 888-7000
CONTACT: CLAYTON L. NEILSEN, P.E.

SHEET INDEX

C1 INDEX SHEET
C2 NOTES
C3-C8 PRELIMINARY GRADING PLANS

LANDSCAPE ARCHITECT

WESTLAND RESOURCES, INC.
4001 E. PARADISE FALLS DR.
TUCSON, AZ 85712
(520) 206-8585
CONTACT: RICK SCHONFELD, RLA

BENCHMARK

FD NAIL WITH BRASS TAG ON TOP OF MEDIAN CURB WEST SIDE
OF THE INTERSECTION OF MAIN STREET AND ELLSWORTH ROAD.
NAVD 88 ELEVATION = 1530.02 FEET.

FD NAIL WITH BRASS TAG ON TOP OF HEADWALL 500'+/- EAST
OF THE INTERSECTION OF MAIN STREET AND HAWES ROAD NORTH
SIDE OF THE MAIN STREET. NAVD 88
ELEVATION = 1493.31 FEET.

BASIS OF BEARING

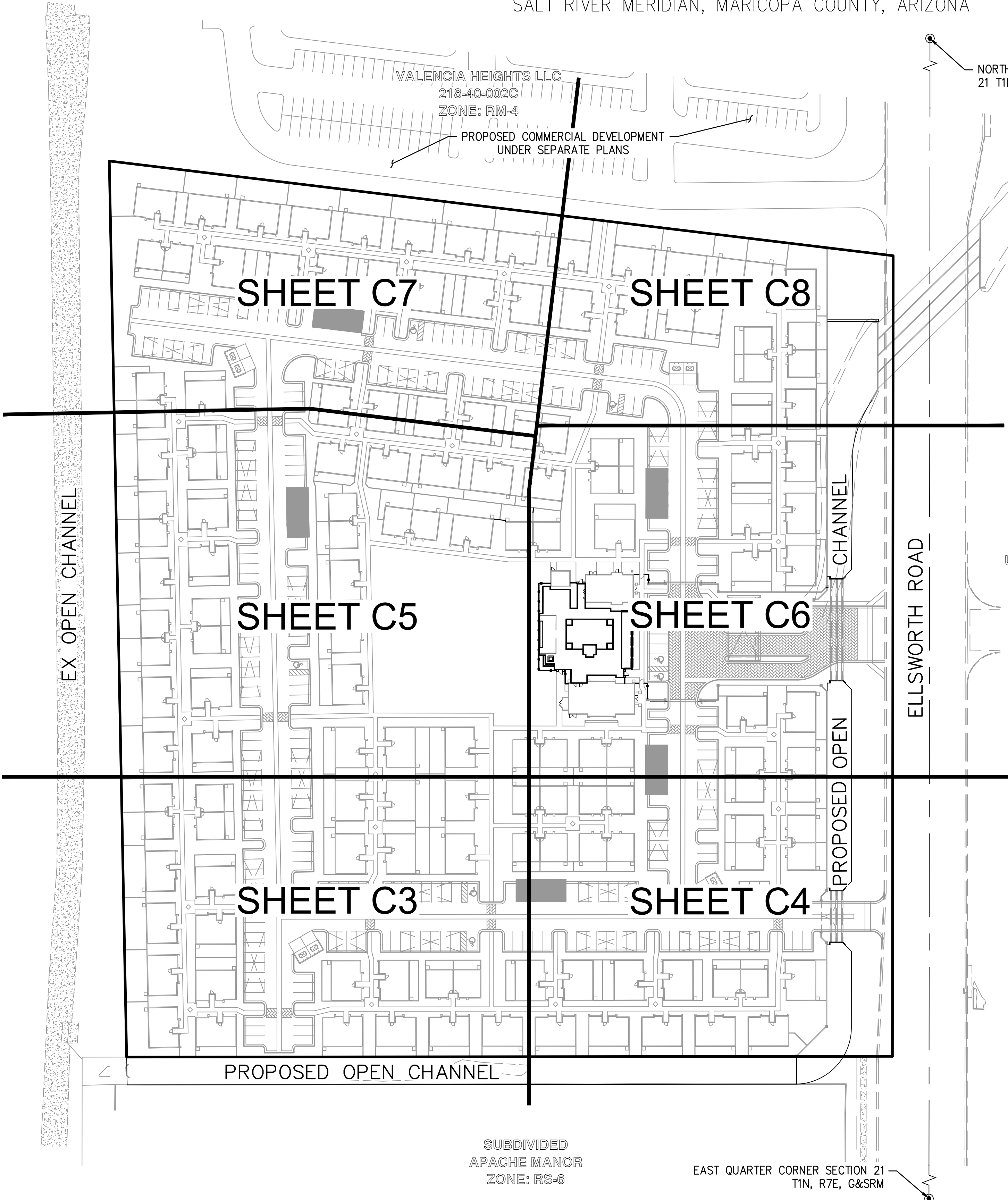
THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21,
T1N, R7E, G&SRM, WHICH BEARS S 00° 03' 12" W ACCORDING TO
THE RECORD OF SURVEY RECORDED AT BOOK 932 OF MAPS,
PAGE 28, MCR..

FEMA FIRM PANEL

04013C2295L
EFFECTIVE: OCTOBER 16, 2013
SITE DESIGNATION: ZONE X (DOTTED)

DISCLAIMER

ALL FEATURES, DIMENSIONS, DRAWINGS, RENDERINGS, PLANS
AND SPECIFICATIONS ARE CONCEPTUAL AND SUBJECT TO
CHANGE WITHOUT NOTICE.



DESIGNED BY:
AJS
DRAWN BY:
AJS
CHECKED BY:
CLN
DRAWING SCALE(S):
VARIES

Westland Resources
2020 N Central Avenue, Suite 695
Phoenix, Arizona 85004
(602) 888-7000

R E V I S I O N S			
NO.	BY	DESCRIPTION	DATE

CHRISTOPHER TODD COMMUNITIES
ON ELLSWORTH
PRELIMINARY GRADING PLANS
INDEX SHEET

PLAN DATE:
JANUARY 11, 2018
PROJECT NUMBER:
1959.17
SHEET NO.
C1
1 OF 8

CITY OF MESA GENERAL NOTES

- ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS FURNISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS AND AS AMENDED BY THE CITY OF MESA. ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THESE AMENDED SPECIFICATIONS AND DETAILS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- SEPARATE RIGHT-OF-WAY PERMITS ARE REQUIRED FOR ALL PUBLIC UTILITIES, PUBLIC STREET IMPROVEMENTS, AND RIGHT-OF-WAY LANDSCAPING. FOR INFORMATION REGARDING AVAILABILITY AND COST OF RIGHT-OF-WAY PERMITS, CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT (480) 644-4273 OR AT [HTTP://WWW.MESAAZ.GOV/DEVSUSTAIN/CONSTRUCTIONPERMITS.ASPX](http://www.mesaaz.gov/devsustain/constructionpermits.aspx). THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED UNLESS OTHERWISE NOTED. CONTRACTORS MUST HOLD THE APPROPRIATE CLASS OF LICENSE AND SHALL HAVE ON FILE WITH THE PERMIT SERVICES SECTION PROOF OF INSURANCE COVERAGE. PERMITS BECOME INVALID AND MUST BE UPDATED IF WORK HAS NOT BEGUN WITHIN NINETY (90) DAYS. PERMITS ALSO BECOME INVALID IF THE CONTRACTOR'S INSURANCE LAPSES OR IS VOIDED.
- TWENTY FOUR (24) HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK, CONSTRUCTION OR INSTALLATIONS ASSOCIATED WITH THIS PERMIT, THE PERMITTEE SHALL NOTIFY CITY OF MESA ENGINEERING DEPARTMENT AT 644-2251 OF INTENT TO BEGIN AND REQUEST/SCHEDULE PRELIMINARY FIELD REVIEW AT THE PROJECT SITE WITH THE CITY OF MESA ENGINEERING DEPARTMENT CONSTRUCTION INSPECTOR (CITY INSPECTOR). FAILURE TO PROVIDE PROPER INSPECTION NOTIFICATION AS PRESCRIBED ABOVE SHALL RESULT IN THIS PERMIT BECOMING INVALID AND WORK BEING STOPPED.
- CONTRACTOR'S SHALL COMPLY WITH THE REQUIREMENTS TO OBTAIN THE NECESSARY RIGHT-OF-WAY PERMITS AND SHALL COMPLY WITH THE RIGHT-OF-WAY PERMIT CONDITIONS AS FOUND ON THE BACK OF THE PERMIT FORM.
- THE CITY OF MESA PARKS & RECREATION DIVISION IS NOT REPRESENTED BY BLUE STAKE. WHEN THE CONTRACTOR EXCAVATES NEAR OR ADJACENT TO A CITY PARK, THE CONTRACTOR SHALL CONTACT THE PARKS & RECREATION ADMINISTRATION SECTION AT (480) 644-2354 TO REQUEST ASSISTANCE IN LOCATING ALL THEIR UNDERGROUND FACILITIES.
- THE CONTRACTOR SHALL OBTAIN AN EARTH-MOVING PERMIT FROM THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT AND SHALL COMPLY WITH ITS REQUIREMENTS FOR DUST CONTROL.
- THE ENGINEER HEREBY CERTIFIES AS EVIDENCED BY A PROFESSIONAL SEAL & SIGNATURE, THAT ALL AFFECTED UTILITY COMPANIES BOTH PUBLIC AND PRIVATE HAVE BEEN CONTACTED AND ALL EXISTING AND/OR PROPOSED UTILITY LINES AND OTHER RELATED INFORMATION HAVE BEEN TRANSFERRED ONTO THESE PLANS. THE ENGINEER OR ARCHITECT ALSO HEREBY CERTIFIES THAT ALL EXISTING AND/OR PROPOSED PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN CORRECTLY PLOTTED/SHOWN.
- THE ENGINEER, OR LAND SURVEYOR OF RECORD SHALL CERTIFY UPON COMPLETION OF CONSTRUCTION THAT ALL PUBLIC IMPROVEMENTS (WATER AND SEWER UTILITIES, STORM SEWER, CONCRETE, PAVING, STREET LIGHTS, ETC.) HAVE BEEN INSTALLED AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE APPROVED PLANS. ANY CHANGES SHALL BE REFLECTED ON "AS-BUILT" DRAWINGS PROVIDED BY THE ENGINEER TO THE CITY'S ENGINEERING DEPARTMENT.
- THE REGISTERED ENGINEER OR LAND SURVEYOR SHALL CERTIFY THAT THE MINIMUM HORIZONTAL AND VERTICAL SEPARATIONS BETWEEN UTILITIES WITHIN PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN MAINTAINED AS REQUIRED BY LAW OR POLICY.
- THE DEVELOPER SHALL PROVIDE ALL CONSTRUCTION STAKING FOR THE PROJECT.
- THE DEVELOPER OR THE ENGINEER IS RESPONSIBLE FOR ARRANGING FOR THE RELOCATION OR REMOVAL OF ALL UTILITIES OR FACILITIES THAT ARE IN CONFLICT WITH THE PROPOSED PUBLIC IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ALL UTILITIES, POWER POLES, IRRIGATION DRY-UPS, RESETS REMOVALS BY OTHERS, ETC.
- THE CONTRACTORS SHALL LOCATE ALL UTILITIES PRIOR TO EXCAVATION AND AVOID DAMAGE TO SAME. CALL 263-1100 FOR BLUE STAKE TWO WORKING DAYS PRIOR TO DIGGING. CALL SALT RIVER PROJECT FOR POLE BRACING, ELECTRIC SERVICE OR CONSTRUCTION SCHEDULING AT (602) 273-8888.
- WHEN GAS MAINS AND/OR SERVICES ARE EXPOSED, CONTACT THE CITY OF MESA AT (480) 644-2261 FOR INSPECTION OF THE EXPOSED PIPE AND COATING PRIOR TO BACKFILLING OF THE TRENCH.
- CONTRACTORS SHALL COMPLY WITH THE PROVISIONS FOR TRAFFIC CONTROL AND BARRICADING PER THE CURRENT CITY OF MESA TRAFFIC BARRICADE MANUAL.

- IF A FIRE HYDRANT IS NEEDED TO OBTAIN CONSTRUCTION WATER, THE CONTRACTOR SHALL OBTAIN A FIRE HYDRANT METER FROM PERMIT SERVICES AND PAY ALL APPLICABLE FEES AND CHARGES.
- IF DURING THE CONSTRUCTION OF A PUBLIC FACILITY, THE CONTRACTOR FAILS TO OR IS UNABLE TO COMPLY WITH A REQUEST OF THE CITY INSPECTOR, AND IT IS NECESSARY FOR CITY FORCES TO DO WORK THAT IS NORMALLY THE CONTRACTOR'S RESPONSIBILITY, THE CITY SHALL BE JUSTIFIED IN BILLING THE CONTRACTOR. EACH INCIDENT REQUIRING WORK BY CITY FORCES SHALL BE COVERED BY A SEPARATE BILLING AT THE CURRENT APPLICABLE RATES.
- THE CONTRACTOR IS ADVISED THAT DAMAGE TO PUBLIC SERVICES OR SYSTEMS AS A RESULT OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AND INSPECTED BY THE CITY INSPECTOR. UNLESS OTHERWISE APPROVED BY THE CITY, ALL REPAIRS SHALL BE DONE WITHIN 24 HOURS. THE CONTRACTOR IS ADVISED THAT ANY COSTS RELATED TO REPAIR OR REPLACEMENT OF DAMAGED PUBLIC SERVICES AND SYSTEMS AS A RESULT OF CONTRACTOR'S ACTIVITIES SHALL BE BORNE BY THE CONTRACTOR.

CITY OF MESA PUBLIC STREET/
RIGHT-OF-WAY IMPROVEMENT NOTES

- THE DEVELOPER AND THE CONTRACTOR ARE REQUIRED TO COORDINATE THE PLACEMENT OR INSTALLATION OF DRIVEWAYS IN ORDER TO AVOID CONFLICT WITH UTILITY SERVICES.
- ALL FRAMES, COVERS, VALVE BOXES, MANHOLES, ETC., SHALL BE INSTALLED TO FINISH GRADE OR SHALL BE ADJUSTED TO FINISH GRADE AFTER PLACING OF ASPHALTIC SURFACE COURSE BY THE CONTRACTOR PER M.A.G. STANDARD DETAIL 270 AND 422.
- THE CONTRACTOR SHALL ADJUST ALL FRAMES, COVERS, VALVE BOXES, MANHOLES, ETC. THAT ARE LOCATED WITHIN THE PARKWAY AREA AFTER FINAL GRADING AND INSTALLATION OF LANDSCAPING.
- ALL LANDSCAPING IMPROVEMENTS, INCLUDING IRRIGATION SYSTEMS WITHIN THE PUBLIC RIGHT-OF-WAY OR RETENTION BASINS THAT ARE TO BE MAINTAINED BY THE CITY OF MESA, SHALL BE IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION STANDARDS BOOKLET.
- THE STREET PAVING PERMITTEE/CONTRACTOR IS HEREBY NOTIFIED THAT IN THE EVENT THAT ACCEPTANCE OF THE PUBLIC STREET PAVING IS DELAYED; SIX MONTHS OR MORE AFTER THE PAVEMENT WAS INSTALLED, THE PERMITTEE/CONTRACTOR SHALL APPLY A SEAL COAT TO THE PAVEMENT. TYPE OF MATERIAL AND RATE OF APPLICATION WILL BE DIRECTED BY THE CITY OF MESA ENGINEERING DEPARTMENT.
- A STANDARD RESIDENTIAL DRIVEWAY APPROACH SHALL BE CONSTRUCTED TO A MAXIMUM WIDTH OF 30 FEET UNLESS SPECIAL APPROVAL HAS BEEN OBTAINED.

CITY OF MESA NON-CITY UTILITY NOTES

EL PASO NATURAL GAS:

- THE CONTRACTOR SHALL NOTIFY EL PASO NATURAL GAS (602) 967-1686 48 HOURS PRIOR TO COMMENCING CONSTRUCTION IN THE VICINITY OF EL PASO NATURAL GAS RIGHT-OF-WAY.

MARICOPA COUNTY:

- ALL CONSTRUCTION WITHIN MARICOPA COUNTY RIGHT-OF-WAY SHALL CONFORM TO CURRENT MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION STANDARD PROVISIONS FOR CONSTRUCTION OF STREET IMPROVEMENTS AND INSTALLATION OF UNDERGROUND UTILITIES.
- CONTRACTORS ARE TO OBTAIN ALL NECESSARY MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION PERMITS PRIOR TO CONSTRUCTION WITHIN MARICOPA COUNTY RIGHT-OF-WAY.

ROOSEVELT WATER CONSERVATION DISTRICT (RWCD):

- CONTRACTORS SHALL OBTAIN A PERMIT FROM RWCD PRIOR TO CROSSING, REMOVING REPLACING OR MAKING ANY MODIFICATIONS TO RWCD FACILITIES.

NO.	BY	DESCRIPTION	APP'D	DATE	

REVISIONS

CHRISTOPHER TODD COMMUNITIES
ON ELLSWORTH
PRELIMINARY GRADING PLANS
NOTES

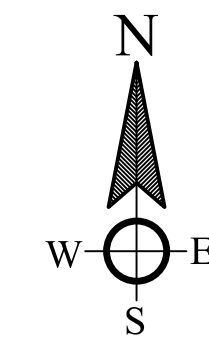




2020 N. Central Avenue
Suite 695
Phoenix, Arizona 85004
(602) 888-7000

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PLAN DATE: JANUARY 11, 2018		
PROJECT NUMBER: 1959.17		2 OF 8





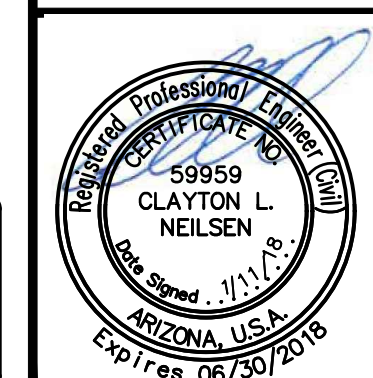
MATCH SHEET C4



- | | |
|--------------------------------------|---|
| STORM DRAIN INLET |  |
| FLOW ARROW |  |
| EXISTING STORM DRAIN INLET |  |
| GUTTER | G |
| VALLEY GUTTER | VG |
| EXISTING OVERHEAD ELECTRIC LINE | OHE |
| TOP OF CURB | TC |
| BACK OF CURB | B/C |
| PAVEMENT | P |
| NATURAL GRADE | NG |
| FINISHED GRADE | FG |
| EXISTING CONCRETE | EC |
| EXISTING PAVEMENT | NP |
| EXISTING GRADE | EG |
| EASEMENT | ESMT |
| STORM DRAIN | SD |
| RIGHT-OF-WAY | R/W |
| EXISTING
TOP OF CURB
ELEVATION | (90.52) |

NO.	BY	DESCRIPTION	APP'D	DATE
R E V I S I O N S				

CHRISTOPHER TODD COMMUNITIES
ON ELLSWORTH
PRELIMINARY GRADING PLANS



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DESIGNED BY:	DRAWN BY:	CHECKED BY:	
AJS	AJS	CLN	
DRAWING SCALE(S):		SHEET NO.	
1" = 20'			
PLAN DATE:		C3	
JANUARY 11, 2018			
PROJECT NUMBER:		3 OF 8	
1959.17			

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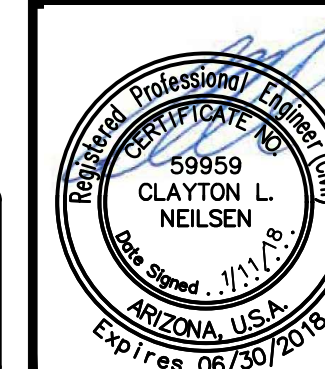


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|----------------------------|---|
| STORM DRAIN INLET |  |
| FLOW ARROW |  |
| EXISTING STORM DRAIN INLET |  |
| GUTTER | G |
| VALLEY GUTTER | VG |
| EXISTING OVERHEAD ELECTRIC | OHE |
| LINE | TC |
| TOP OF CURB | B/C |
| BACK OF CURB | P |
| PAVEMENT | NG |
| NATURAL GRADE | FG |
| FINISHED GRADE | EC |
| EXISTING CONCRETE | NP |
| EXISTING PAVEMENT | EG |
| EXISTING GRADE | ESMT |
| EASEMENT | SD |
| STORM DRAIN | R/W |
| RIGHT-OF-WAY | |
| EXISTING | |
| TOP OF CURB | |
| ELEVATION | |

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N00°03'12"E	25.00
L2	N89°56'35"E	32.00

NO.	BY	DESCRIPTION	APP'D	DATE

CHRISTOPHER TODD COMMUNITIES
ON ELLSWORTH
PRELIMINARY GRADING PLANS



 2020 N. Central Avenue
Suite 695
Phoenix, Arizona 85004
(602) 888-7000

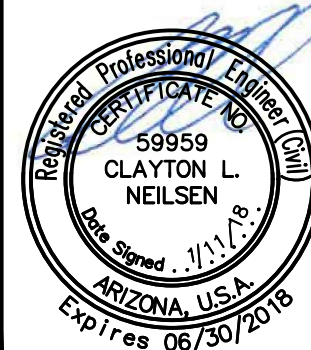
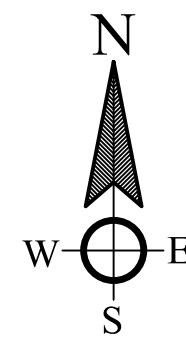
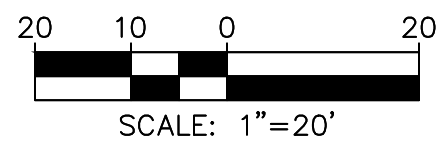
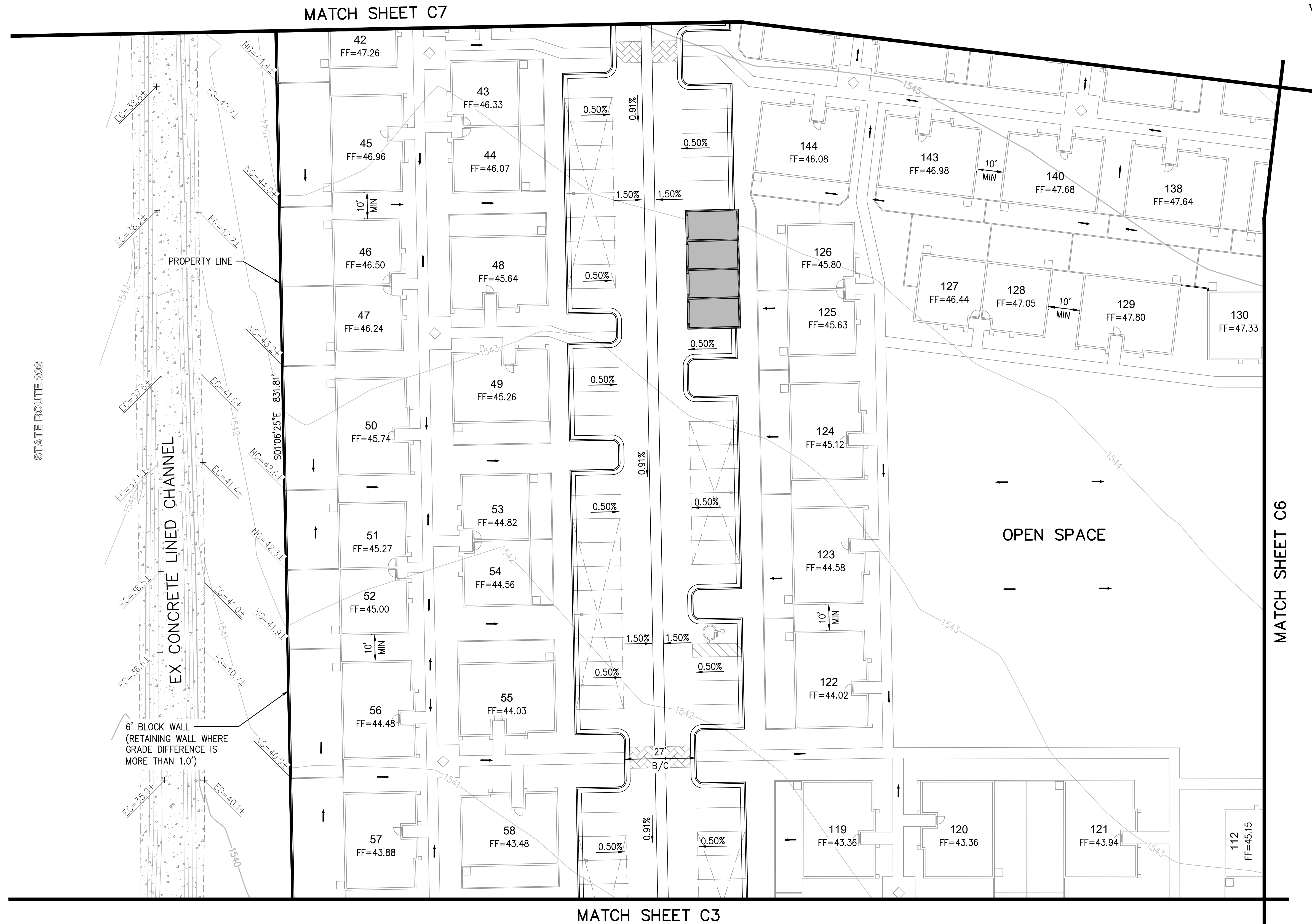
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DRAWING SCALE(S): 1" = 20'		SHEET NO. C4 4 OF 8
PLAN DATE: JANUARY 11, 2018		
PROJECT NUMBER: 1959.17		

Call at least two full working days before you begin excavation.

ARIZONA811
Arizona Blue Stakes, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5311)
In Maricopa County: (602)263-1100

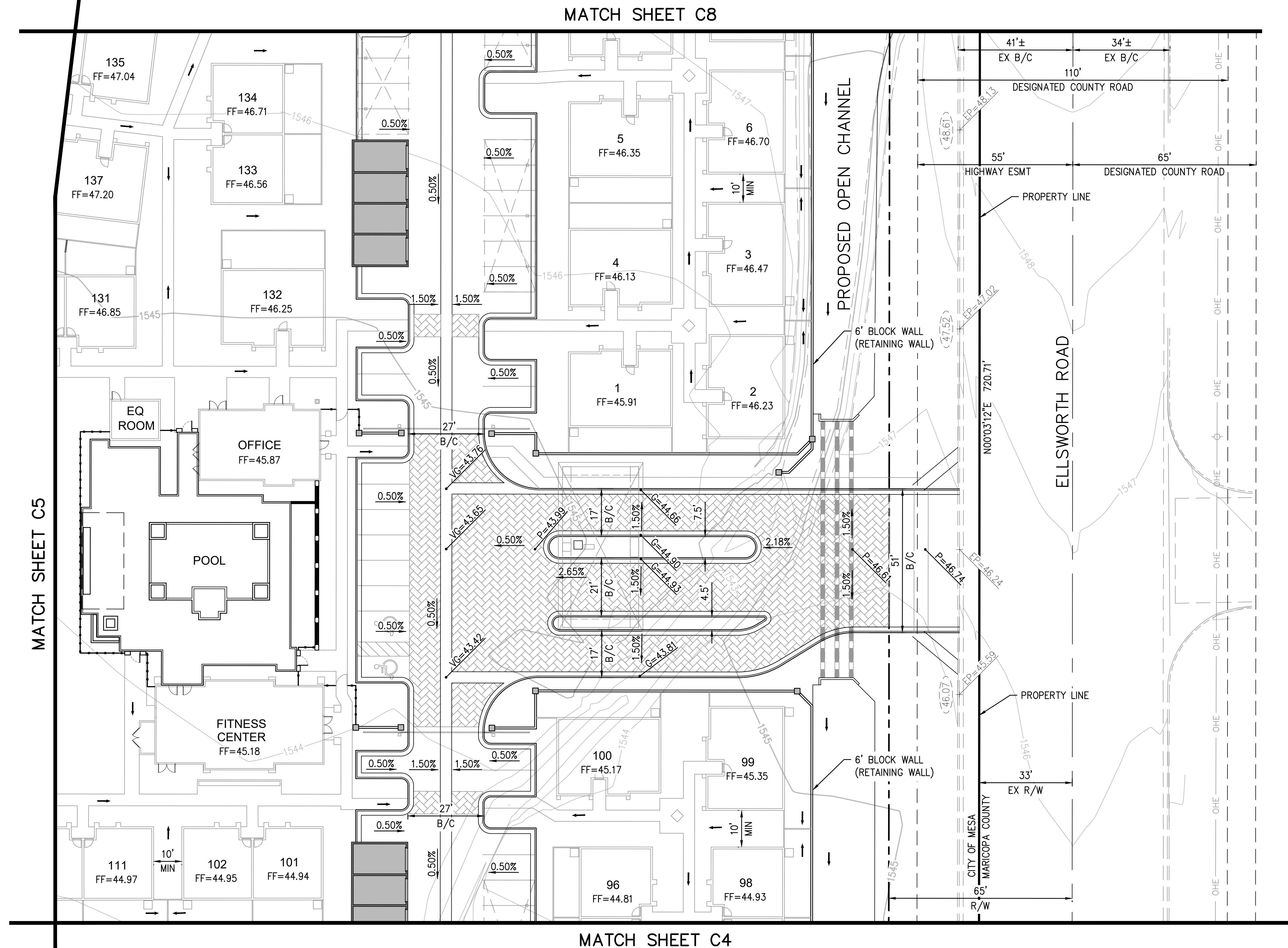
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2020 N. Central Avenue
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Phoenix, Arizona 85004
(602) 888-7000

DESIGNED BY: AJS
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CHECKED BY: CLN
SHEET NO. C5
5 OF 8





STORM DRAIN INLET	
FLOW ARROW	
EXISTING STORM DRAIN INLET	
GUTTER	G
VALLEY GUTTER	VG
EXISTING OVERHEAD ELECTRIC LINE	OHE
TOP OF CURB	TC
BACK OF CURB	B/C
PAVEMENT	P
NATURAL GRADE	NG
FINISHED GRADE	FG
EXISTING CONCRETE	EC
EXISTING PAVEMENT	NP
EXISTING GRADE	EG
EASEMENT	ESMT
STORM DRAIN	SD
RIGHT-OF-WAY	R/W
EXISTING TOP OF CURB ELEVATION	(90.52)

NO.	BY	DESCRIPTION	APP'D	DATE
R E V I S I O N S				

CHRISTOPHER TODD COMMUNITIES
ON ELLSWORTH
PRELIMINARY GRADING PLANS



 2020 N. Central Avenue
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(602) 888-7000

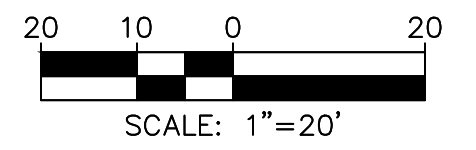
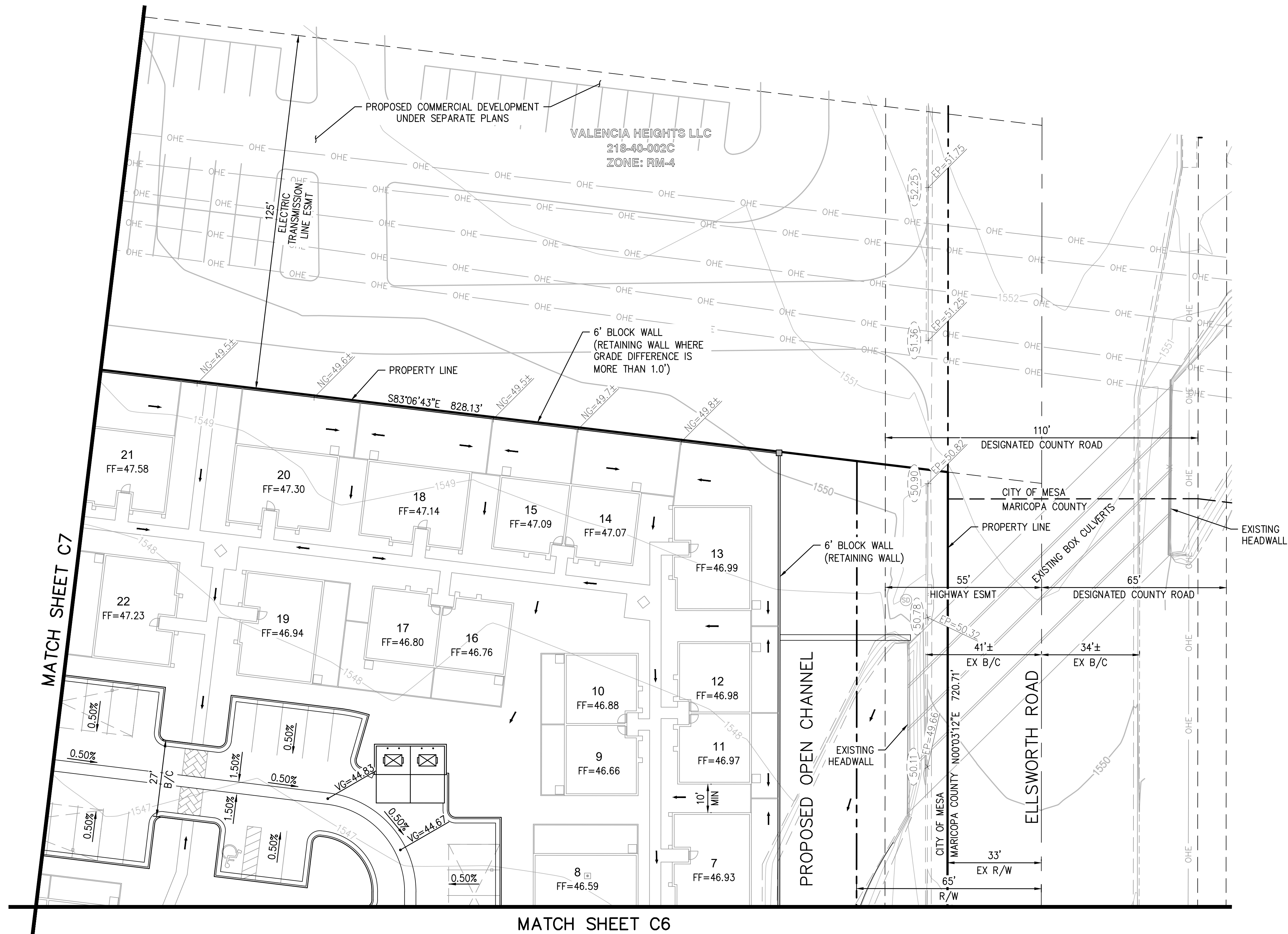
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DRAWING SCALE(S): 1" = 20'		SHEET N
PLAN DATE: JANUARY 11, 2018		C6
PROJECT NUMBER: 1059 17		6 OF

Call at least two full working days before you begin excavation.

ARIZONA 811
Arizona Blue Stakes, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5) in Maricopa County; (602)263-1111 in Pinal County.

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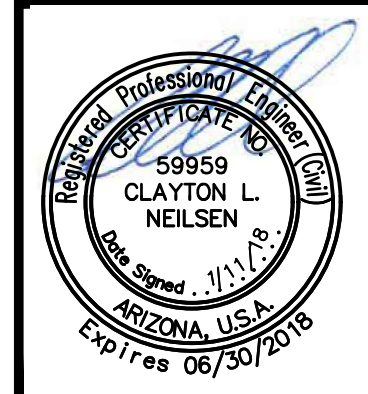


LEGEND

STORM DRAIN INLET	
FLOW ARROW	
EXISTING STORM DRAIN INLET	
GUTTER	
VALLEY GUTTER	
EXISTING OVERHEAD ELECTRIC LINE	
TOP OF CURB	
BACK OF CURB	
PAVEMENT	
NATURAL GRADE	
FINISHED GRADE	
EXISTING CONCRETE	
EXISTING PAVEMENT	
EXISTING GRADE	
EASEMENT	
STORM DRAIN	
RIGHT-OF-WAY	
EXISTING TOP OF CURB ELEVATION	

NO.	BY	DESCRIPTION	APP'D	DATE
REVISIONS				

CHRISTOPHER TODD COMMUNITIES ON ELLSWORTH PRELIMINARY GRADING PLANS



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DRAWING SCALE(S): 1" = 20'		SHEET NO. C8
PLAN DATE: JANUARY 11, 2018		PROJECT NUMBER: 1959.17
PROJECT NUMBER: 1959.17		8 OF 8

