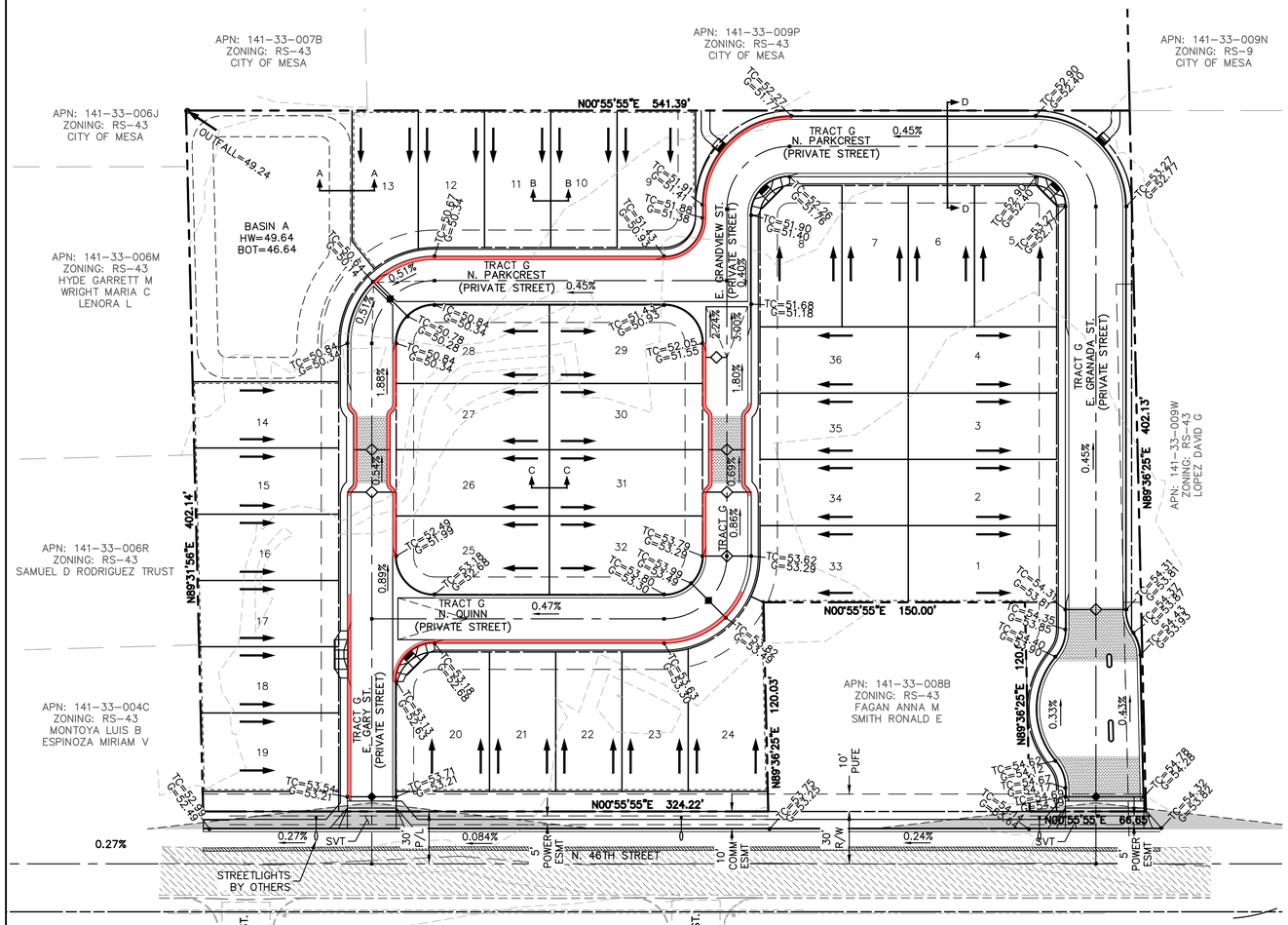
# PRELIMINARY GRADING & DRAINAGE
FOR
# PARKSIDE VILLAS

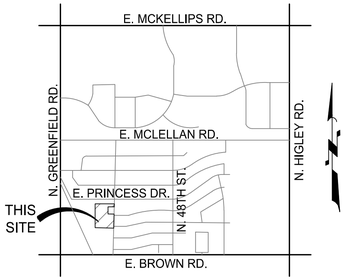
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10 TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

* NOTE
211.1.4 SVTs SHALL BE CLEAR OF FENCES, WALLS, SHRUBBERY, TREES AND ANY OTHER OBSTRUCTIONS TO VISION BETWEEN A HEIGHT OF TWO AND ONE–HALF FEET (2.5') AND EIGHT FEET (8') ABOVE THE SIDEWALK OR TO FOURTEEN FEET (14') ABOVE THE ROADWAY. HOWEVER, TREES MAY BE CONSIDERED WITHIN SVTs AS LONG AS THEY ARE A SINGLE TRUNK VARIETY WITH A DIAMETER OF NO MORE THAN TWELVE INCHES (12") AT FULL GROWTH, THEIR CANOPIES ARE PLANTED AND MAINTAINED AT EIGHT FEET (8') ABOVE THE SIDEWALK OR FOURTEEN FEET (14') ABOVE THE ROADWAY, AND THEY ARE NOT SPACED IN A MANNER THAT CREATES A PICKET FENCE EFFECT, AS DETERMINED BY THE TRANSPORTATION DEPARTMENT. ANY TREES THAT ARE TO BE LOCATED WITHIN SVTs MUST BE REVIEWED AND APPROVED BY THE TRANSPORTATION DEPARTMENT. FIELD CHANGES MAY BE REQUIRED FOR THE ACCEPTANCE OF A LANDSCAPING PERMIT IF IT IS FOUND THAT THE SVT IS ADVERSELY IMPACTED BY NEW LANDSCAPING.




## LEGEND

- GRADE BREAK
- GRADE CHANGE
- FLOW LINE/DRAINAGE DIRECTION
- HW HIGH WATER
- SVT (SIGHT VISIBILITY TRIANGLE)*
- DEDICATED FIRE LANES W/RED CURB AND "FIRE LANE" MARKINGS




## VICINITY MAP
N.T.S.

## PROJECT DESCRIPTION
"PARKSIDE VILLAS" IS A PLANNED RESIDENTIAL DEVELOPMENT OF 36 LOTS WITH PRIVATE STREETS.

PROPOSED ZONING FOR THE SITE IS RSL–2.5, WITH PAD OVERLAY.

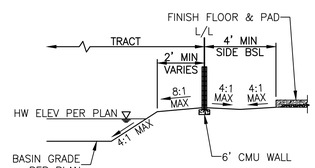
*FIRE SPRINKLERS TO BE PROVIDED FOR EACH RESIDENCE

## OWNER / DEVELOPER
CRAFT DEVELOPMENT, LLC.
1806 N. LINDSAY RD.
SUITE 106
MESA, AZ. 85213
PH: (480) 468–8881
FAX: (480) 378–3100
CONTACT: BEAU TANNER

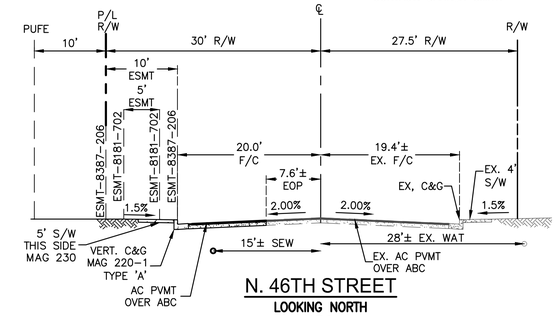
## ENGINEER
BABBITT NELSON ENGINEERING
1140 E GREENWAY ST
SUITE 2
MESA, ARIZONA 85203
TEL: (480) 610–1341
FAX: (480) 962–9034
CONTACT: DARREN SMITH

## BENCHMARK
BRASS TAG T.C. NE CORNER AT THE INTERSECTION OF GREENFIELD & BROADWAY
ELEVATION = 1302.78' (NAVD88)

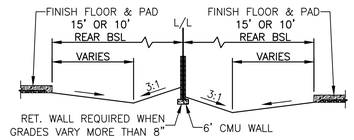
## BASIS OF BEARING
THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 6 EAST, GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS NORTH 01 DEGREES 00 MINUTES 56 SECONDS EAST.



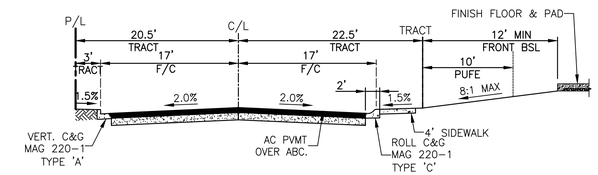

SECTION A-A



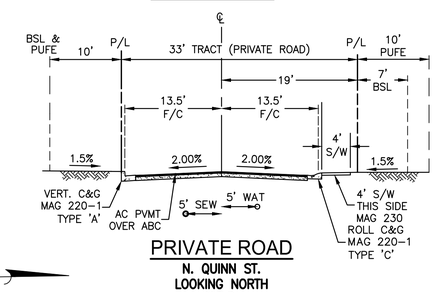

N. 46TH STREET
LOOKING NORTH
N.T.S.



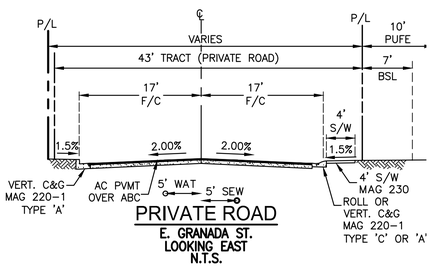

SECTION C-C




SECTION D-D

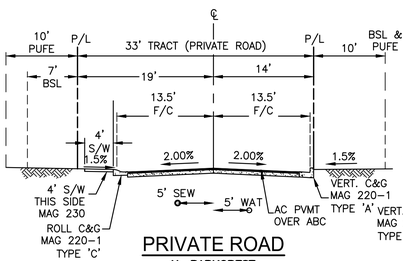



PRIVATE ROAD
N. QUINN ST.
LOOKING NORTH
N.T.S.

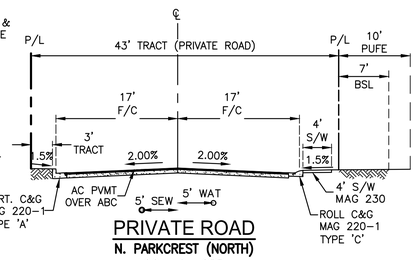



PRIVATE ROAD
E. GRANADA ST.
LOOKING EAST
N.T.S.

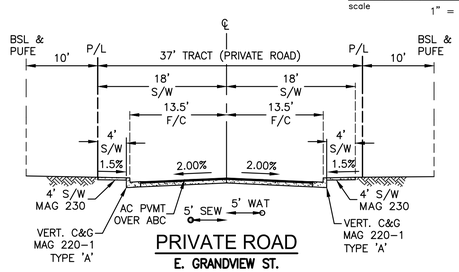
40 0 40 80
scale 1" = 40' feet



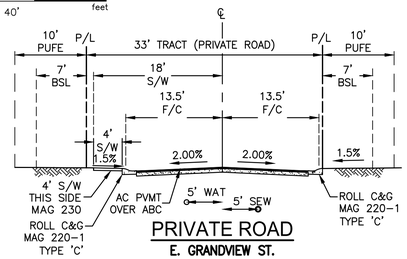

PRIVATE ROAD
N. PARKCREST
LOOKING NORTH
N.T.S.



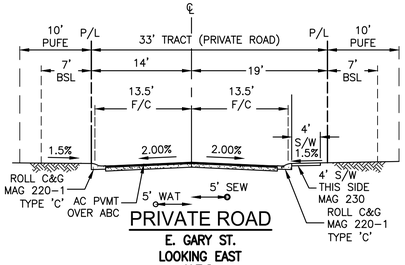

PRIVATE ROAD
N. PARKCREST (NORTH)
LOOKING NORTH
N.T.S.



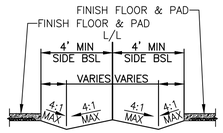

PRIVATE ROAD
E. GRANDVIEW ST.
LOOKING WEST
N.T.S.




PRIVATE ROAD
E. GRANDVIEW ST.
LOOKING EAST
N.T.S.




PRIVATE ROAD
E. GARY ST.
LOOKING EAST
N.T.S.




SECTION B-B

REVISIONS:


Babbitt Nelson Engineering
1140 E. Greenway St. Suite 2
Mesa, Arizona 85203
tel: (480) 610-1341


PRELIMINARY GRADING & DRAINAGE PLAN

PROJECT: PARKSIDE VILLAS
MESA, ARIZONA

Registered Professional Engineer (Civil) CERTIFICATE NO. 51205 DARREN E. SMITH Date Signed 12/16/19 ARIZONA, U.S.A.

JOB NO. 19096

19096GP01.DWG

SHEET NO. 1

1 OF 1

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