



**PLANNING AND DEVELOPMENT DEPARTMENT  
DEVELOPMENT SERVICE DIVISION**

**GRADING & DRAINAGE NOTES**

1. A GRADING PERMIT SHALL BE REQUIRED.
2. CONTRACTOR SHALL PROVIDE GRADING FOR POSITIVE DRAINAGE IN ALL RETENTION BASINS AT ELEVATIONS AS SHOWN ON THE PLANS. BOTTOM OF BASIN SHALL BE GRADED TO DRAIN TOWARD DRYWELLS (WHEN USED). MAXIMUM SIDE SLOPES SHALL BE 6:1
  - DRYWELLS INLET GRATE SHALL BE AT FINISH GRADE AT BOTTOM OF THE RETENTION BASIN.
  - DRILLING LOGS FOR DRYWELLS WILL BE FURNISHED TO THE TOWN INSPECTOR PRIOR TO FINAL ACCEPTANCE.
  - A PERCOLATION TEST WILL BE REQUIRED OF COMPLETED DRYWELLS PRIOR TO ACCEPTANCE. SHOULD EXISTING SOIL CONDITIONS BE ENCOUNTERED WHICH LACK SUFFICIENT PERCOLATION RATES, ADDITIONAL DRYWELLS OR AN ALTERNATIVE METHOD OF STORM WATER RUN-OFF DISPOSAL WILL BE REQUIRED.
  - DRYWELL CONSTRUCTION SHALL BE DONE ONLY BY CONTRACTORS LICENSED BY THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY.
  - ALL DRYWELLS ARE REQUIRED TO BE REGISTERED WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY.
  - THE APPROVED DRYWELL REGISTRATION SHALL BE SUBMITTED TO THE TOWN BY THE DEVELOPER OR HIS ENGINEER AT THE TIME AS-BUILTS ARE SUBMITTED.
  - A PRIVATE MAINTENANCE PLAN SHALL BE PREPARED THAT PROVIDES FOR ROUTINE INSPECTION AND MAINTENANCE TO THE APPROVAL OF THE TOWN ENGINEERING MANAGER.
3. CERTIFICATION OF FINISH FLOORS OR BUILDING PADS IS THE RESPONSIBILITY OF THE DEVELOPER/BUILDER, ENGINEERS, OR OWNER AND SHALL BE SUBMITTED PRIOR TO PLACING CONCRETE FLOORS.
4. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY A TOWN OF QUEEN CREEK APPROVED PLAN REVISION.
5. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, PIPES, OR OTHER MEASURES DESIGNED TO PROTECT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO ANY STRUCTURE BEING BUILT.

## GRADING & DRAINAGE NOTES

6. PREPARATION OF GROUND: THE AREA OVER WHICH FILLS ARE TO BE MADE SHALL BE CLEARED OF ALL TRASH, TREES, STUMPS, DEBRIS OR OTHER MATERIAL NOT SUITABLE AS A FOUNDATION FOR FILL.
7. LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON INFORMATION SUPPLIED TO THE ENGINEER BY THE APPROPRIATE UTILITY COMPANIES, NO GUARANTEE ON LOCATIONS OR ACCURACY IS IMPLIED OR GIVEN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT BLUE STAKE (602)263-1100 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
8. DISTURBED AREAS SHALL BE (RE)VEGETATED WITH TOWN APPROVED DESERT PLANTS OR DROUGHT RESISTANT PLANS. EXISTING VEGETATION SHALL BE RELOCATED IF DISTURBED BY CONSTRUCTION.
9. SWALES SHALL BE LINED WITH 6" MINIMUM DIAMETER ROCK SIZE AND THE DEPTH SHALL MATCH THE APPROVED SWALE DETAIL.
10. CONTRACTOR/BUILDER SHALL NOTIFY THE ENGINEER OF ANY VARIANCES BETWEEN THESE PLANS NOTIFY THE ENGINEER OF ANY VARIANCES BETWEEN THESE PLANS AND ON-SITE CONDITIONS.
11. ALL DRAINAGE SWALES SHALL BE FREE OF TRASH, DELETRIOUS MATERIAL, SILT, VEGETATION, AND DEBRIS. MAINTAINENCE SHALL BE BY THE HOMEOWNERS ASSOCIATION.
12. DROPS IN GRADE OF 30" OR MORE IN OR ADJACENT TO TRAILS, SIDEWALKS ETC. SHALL BE PROTECTED BY SAFETY RAIL THAT IS OSHA COMPLIANT.
13. CONTRACTOR SHALL VERIFY PROPERTY LINE LOCATIONS PRIOR TO PROCEEDING WITH WORK.
14. FINISHED GRADE SHALL SLOPE AWAY FROM RESIDENCE AT 5% FOR A MINIMUM DISTANCE OF 5' TO AN APPROVED WATER DISPOSAL AREA.
15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT MAG SPECIFICATIONS AND/OR TOWN OF QUEEN CREEK STANDARD DETAILS .
16. CONTRACTORS SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO STARTING CONSTRUCTION.
17. CONTRACTOR SHALL UNCOVER ALL UTILITIES BEING TIED INTO TO VERIFY THEIR LOCATION PRIOR TO STARTING NEW LINES.
18. CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF THE APPROVED PROJECT SOIL INVESTIGATION REPORT.