

**L.O.M.R.-F
For
EAGLE BLUFF III**

SEC Job No. 1324002

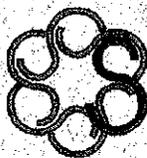
FEMA Case # _____

Prepared for
Courtland Homes
5333 North 7th Street, Suite 305
Phoenix, Arizona 85014

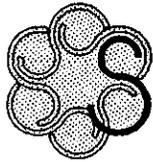


Prepared by
Cesar Perez, P.E.
Sage Engineering Corporation
3414 South 48th Street Suite 8
Phoenix, Arizona 85040
Telephone (480) 966-9971
Fax (480) 929-9902

February 25, 2004



sage engineering corporation



Sage engineering corporation

To Whom It May Concern:

February 25, 2004

This submittal of the graded pad as-builts for Eagle Bluff III is to obtain the approval of a LOMR-F based on fill. The base flood elevations (BFE's) shown on the accompanying as-built plan comes from the CLOMR entitled "Floodplain Delineation for Eagle Bluff III" which is a study of the Tributary Wash to Cave Creek, which was recently submitted to FEMA under Case # _____.

The as-built exhibit will show that the pad grades for Eagle Bluff III are well above the water surface elevations of both the floodplain and floodway. We have also included an as-built exhibit of the pad grades for Eagle Bluff II which also shows its pad grades above the floodway water surface elevation by nearly 2 feet. The LOMR-F for Eagle Bluff II has already been approved by FEMA under Case # 02-09-695R on November 13, 2003.

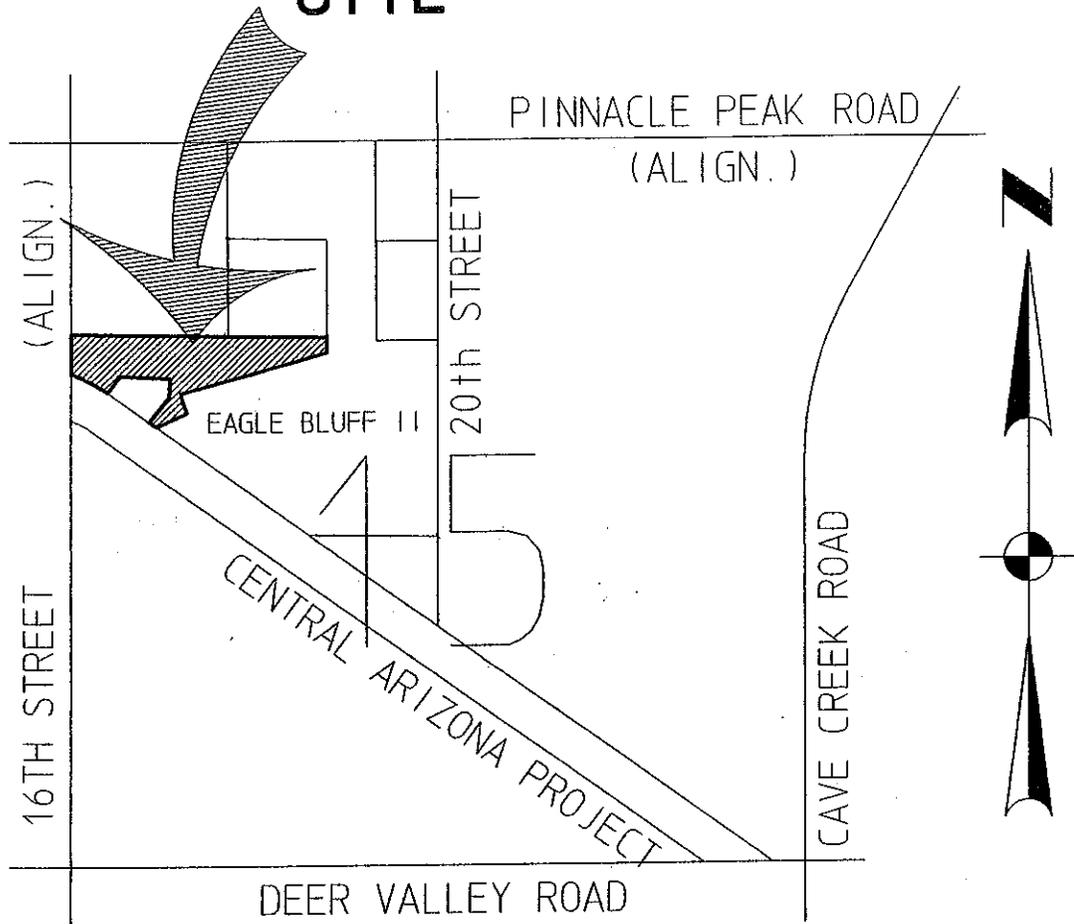
This report also includes the appropriate FEMA forms to complete the request for an approved LOMR-F for Eagle Bluff III based on fill.

Sincerely,



Cesar Perez, P.E.
Project Manager

EAGLE BLUFF III SITE



SECTION 15, T.4N., R.3E.
N.T.S.

VICINITY MAP

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FEMA Forms

- MT-1 Form 1
- MT-1 Form 2
- MT-1 Form 3
- Effective Firm Map (Revised Nov. 13, 2003)

Pocket

- “As-Builts”/Work Map
- Recorded Final Plat
- Revised Floodplain Delineation (with legal description)

1.0 Introduction

1.1 Purpose

A portion of the Eagle Bluff III site lies within Zone AE as called out in the FIRM map #04013C1210, revised on November 13, 2003. This application for approval of a LOMR-F includes the pad as-builts along with the appropriate FEMA forms. This LOMR-F for Eagle Bluff III revises and updates Floodplain delineation since a portion of the site is in fill.

1.2 Location of Project

The Eagle Bluff site is located in Section 15, Township 4 North, Range 3 East in Maricopa County, Arizona. This project is bordered on the south by the Tributary Wash to Cave Creek of which a CLOMR has been submitted with base flood elevations.

2.0 Survey & Mapping Information

2.1 Field Survey Information

Sage Engineering crews conducted vertical control survey in February of 2002 to verify the Benchmark Elevations. All elevations for this LOMR-F are based on RM 1132, which has an Elevation of 1562.67 per FIRM 04013C1210.

2.2 Mapping

Topographic mapping was provided by Kenney Aerial Mapping Inc. at 1"=200' scale and with 1-foot contours. This mapping was based on survey data provided by Sage Engineering Corporation. Vertical elevations are based on the National Geodetic Vertical Datum of 1929. Horizontal control uses Arizona State Plane Coordinates based on the 1927 North American Datum. The flight date for the mapping was November 7, 2001.

3.0 Results

3.1 Summary

The LOMR-F Work Map is located in the pocket at the back of this report. In that Work Map, base flood elevations (BFE's) are shown at each of the cross-section as well as the as-built pad elevations for each of the lots in the Eagle Bluff III subdivision. The base flood elevations were taken from the CLOMR entitled "Floodplain Delineation for Eagle Bluff III", which has been submitted to FEMA as well. The Work Map shows that all lots within Eagle Bluff III are well above the 1 foot minimum height

above the BFE's. When the analysis for the CLOMR of Eagle Bluff III was performed, floodplain and floodway delineations were established with their respective water surface elevations (WSE's) at each cross-section. The area between floodway and floodplain on each side of the wash is known as the "fringe". All or portions of the fringe may be placed in fill to remove an area from the floodplain. Eagle Bluff III had no lots within the floodway but there were some lots within the fringe. Lots that were in the fringe were filled so as not to be within the regulatory floodway any longer. The Work Map shows the revised floodplain on the north bank of the wash due to the filling within the fringe. The lots that were in the fringe and filled were compared to the WSE of the flood way. All of those lots exceeded the minimum 1 foot above the WSE.

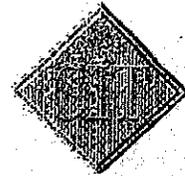
This LOMR-F has shown that filling the lots within the fringe has revised the floodplain delineation on the north side of the Wash. At the same time, the as-built pad elevations for those same lots were compared to the WSE of the floodway, not the floodplain.

All minimum standards imposed by both FEMA and the City of Phoenix have been met and therefore we request that this LOMR-F, which excludes any and all lots within the Eagle Bluff III subdivision from the regulatory floodplain, be approved.

3.2 Results of Compaction Test for Fill

See the following pages.

CONSTRUCTION INSPECTION & TESTING CO.



2137 WEST 7TH STREET
TEMPE, ARIZONA 86281-7227
(480) 446-9876 FAX (480) 446-7580

October 27, 2003

Courtland Homes
5333 North 7th Street, Suite 305
Phoenix, AZ 85014-2814

RE: **Earthwork Observation, Building Pads
Conventional Foundation System**

JOB #: 55626

Project: **Eagle Bluff III**
Lots 168-209
Cashman Drive & Cielo Grande Avenue
Phoenix, AZ

In accordance with your request, we have completed the earthwork observation of the building pads within the subject project.

The surface site clearing, preparation of subgrade soils and placement and compaction of any required fill within the building pad area was accomplished in accordance with the specifications included in our soil investigation report for this dated March 11, 2003. A maximum bearing value of 1500 psf at 1.5 feet below finish compacted pad grade was assigned for this foundation system.

Field density tests are enclosed. Since subsequent construction in the building areas may disturb the prepared sites, it is recommended that any disturbed soils be recompacted to specified density.

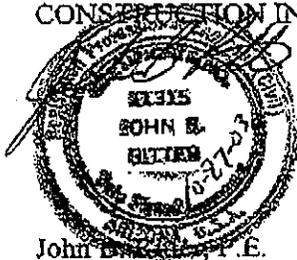
After construction of each building, and prior to owner occupancy, an inspection for positive drainage is recommended. The inspection should be under the supervision of a registered professional engineer in the civil or geotechnical field.

It is also recommended that the footing trenches be inspected prior to concrete placement.

Due to low swell potential soils, pad certification is indefinite, unless pads are disturbed (cut, fill, stockpiling, etc.)

Respectfully submitted,

CONSTRUCTION INSPECTION & TESTING CO.

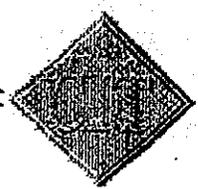


John E. Bluff, P.E.

Enclosures

CONSTRUCTION INSPECTION & TESTING CO.

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FIELD DENSITY TEST RESULTS

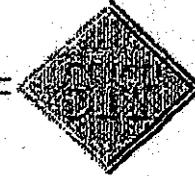
Page 1

Client	<u>Courtland Homes</u>		
Job	<u>Eagle Bluff III (JOB# 55626)</u>		
Location	<u>Cashman Drive, N/O Cielo Grande Avenue</u>		
City	<u>Phoenix</u>	Contractor	<u>S.J.L.</u>
Material	<u>Import, Native</u>	Sampled by	<u>Dave Edens</u>

Date	Location	Lot/Sta #	Depth	% Moisture	Dry Density (PCF)	% Compaction	Notes
Building Pad							
07/28/2003		194	Subgrade	10.1	120.3	96.8	
		195	Subgrade	10.8	120.9	97.3	
		196	Subgrade	9.7	119.2	95.9	
		197	Subgrade	10.9	121.1	97.4	
		198	Subgrade	11.2	120.8	97.2	
07/29/2003		199	Subgrade	9.6	118.4	95.3	
		200	Subgrade	9.1	114.3	92.0	1
		201	Subgrade	9.3	117.7	94.7	
		202	Subgrade	8.8	119.2	95.9	
		203	Subgrade	9.0	118.6	95.4	
07/30/2003		200	Subgrade	8.9	117.9	94.9	3
		177	Subgrade	9.3	118.4	95.3	
		178	Subgrade	10.0	120.0	96.5	
		179	Subgrade	9.8	119.5	96.1	
		180	Subgrade	9.4	119.1	95.8	
07/31/2003		181	Subgrade	8.7	117.8	94.8	
		182	Subgrade	9.1	118.9	95.7	
		183	Subgrade	10.0	120.3	96.8	
		190	Subgrade	10.7	121.9	98.1	
		188	Subgrade	10.1	119.7	96.3	
		189	Subgrade	9.9	120.4	96.9	
	184	Subgrade	9.3	117.6	94.6		
	185	Subgrade	8.9	118.8	95.6		
	186	Subgrade	10.5	120.8	97.2		

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FIELD DENSITY TEST RESULTS

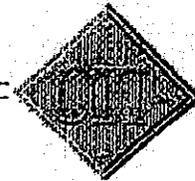
Page 2

Client	<u>Courtland Homes</u>		
Job	<u>Eagle Bluff III (JOB# 55526)</u>		
Location	<u>Cashman Drive, N/O Cielo Grande Avenue</u>		
City	<u>Phoenix</u>	Contractor	<u>S.J.L.</u>
Material	<u>Import, Native</u>	Sampled by	<u>Dave Edens</u>

Date	Location	Lot/Sta #	Depth	% Moisture	Dry Density (PCF)	% Compaction	Notes
Building Pad							
07/31/2003		187	Subgrade	10.8	121.4	97.7	
		191	Subgrade	8.1	112.8	90.7	1
		192	Subgrade	8.8	115.0	92.5	1
		193	Subgrade	9.1	118.8	95.6	
		191	Subgrade	9.0	119.4	96.1	8
		192	Subgrade	8.9	120.3	96.8	3
08/01/2003		176	Subgrade	10.0	118.7	95.5	
		176	Subgrade	11.1	121.5	97.7	
		174	Subgrade	10.8	119.9	96.5	
		173	Subgrade	9.9	119.1	95.8	
		172	Subgrade	11.5	121.8	98.0	
		171	Subgrade	10.3	118.6	95.4	
		170	Subgrade	9.0	117.6	94.6	
		169	Subgrade	9.7	119.5	96.1	
08/04/2003		169	Subgrade	10.4	120.8	97.2	
		204	Subgrade	9.8	119.0	95.7	
		205	Subgrade	8.7	117.6	94.6	
		206	Subgrade	10.1	119.3	96.0	
		207	Subgrade	10.5	120.7	97.1	
		208	Subgrade	9.5	118.1	95.0	
		209	Subgrade	10.3	120.3	96.8	
		193	3' Bel.f.g.	9.1	126.3	98.8	
	192	3' Bel.f.g.	8.3	124.1	95.1		
	191	3' Bel.f.g.	9.6	127.0	97.3		

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FIELD DENSITY TEST RESULTS
 Page 3.

Client	<u>Courtland Homes</u>		
Job	<u>Eagle Bluff III (JOB# 55626)</u>		
Location	<u>Cashman Drive, N/O Cielo Grande Avenue</u>		
City	<u>Phoenix</u>	Contractor	<u>S.J.L.</u>
Material	<u>Import, Native</u>	Sampled by	<u>Dave Edens</u>

Date	Location	Lot/Sta #	Depth	% Moisture	Dry Density (PCF)	% Compaction	Notes
Building Pad							
08/04/2003		190	3' Bel.f.g.	8.0	124.6	95.5	
08/05/2003		193	2' Bel.f.g.	9.1	124.5	95.4	
		192	2' Bel.f.g.	9.5	126.1	96.5	
		191	2' Bel.f.g.	8.7	124.9	95.7	
		190	2' Bel.f.g.	8.9	125.3	96.0	
		189	2' Bel.f.g.	9.2	126.8	97.2	
		188	2' Bel.f.g.	8.6	124.1	95.1	
		187	2' Bel.f.g.	8.8	125.7	96.3	
		186	2' Bel.f.g.	8.3	125.1	95.9	
08/06/2003		185	1' Bel.f.g.	11.6	114.6	95.4	
		184	1' Bel.f.g.	12.4	115.9	96.5	
		183	1' Bel.f.g.	11.8	115.2	95.9	
		182	1' Bel.f.g.	12.5	116.3	96.8	
		181	1' Bel.f.g.	11.9	114.9	95.7	
		180	1' Bel.f.g.	12.6	116.7	97.2	
		179	1' Bel.f.g.	12.1	115.6	96.3	
		178	1' Bel.f.g.	12.5	116.0	96.6	
		177	1' Bel.f.g.	11.7	114.9	95.7	
08/07/2003		186	1' Bel.f.g.	11.3	114.6	95.4	
		187	1' Bel.f.g.	11.8	115.9	96.5	
		188	1' Bel.f.g.	10.9	114.2	95.1	
		189	1' Bel.f.g.	11.2	113.8	94.8	
		190	1' Bel.f.g.	12.1	115.5	96.2	
		191	1' Bel.f.g.	12.6	117.3	97.7	

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FIELD DENSITY TEST RESULTS

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Client Courtland Homes
 Job Eagle Bluff III (JOB# 55626)
 Location Cashman Drive, N/O Cielo Grande Avenue
 City Phoenix Contractor S.J.L.
 Material Import, Native Sampled by Dave Edens

Date	Location	Lot/Sta. #	Depth	% Moisture	Dry Density (PCF)	% Compaction	Notes
Building Pad							
08/07/2003		192	1' Bel.f.g.	11.8	114.7	95.5	
		193	1' Bel.f.g.	12.2	115.0	95.8	
08/08/2003		203	1' Bel.f.g.	11.2	116.2	96.8	
		202	1' Bel.f.g.	11.8	115.1	95.8	
		201	1' Bel.f.g.	12.6	115.7	96.3	
		200	1' Bel.f.g.	11.5	114.9	95.7	
		199	1' Bel.f.g.	12.4	116.3	96.8	
08/09/2003		198	1' Bel.f.g.	12.0	115.5	96.2	
		197	1' Bel.f.g.	13.0	117.6	97.9	
		196	1' Bel.f.g.	12.5	116.3	96.8	
		195	1' Bel.f.g.	12.9	117.0	97.4	
		194	1' Bel.f.g.	11.7	116.1	96.7	
08/18/2003		204	1' Bel.f.g.	7.3	120.3	93.4	3
		205	1' Bel.f.g.	8.4	122.9	95.4	
		206	1' Bel.f.g.	8.2	121.8	94.6	
08/19/2003		204	1' Bel.f.g.	9.8	122.5	91.1	3
08/21/2003		207	1' Bel.f.g.	9.0	123.8	95.7	
		208	1' Bel.f.g.	8.2	122.3	94.5	
		209	1' Bel.f.g.	8.8	122.9	95.0	
08/22/2003		176	1' Bel.f.g.	9.1	124.1	95.9	
		175	1' Bel.f.g.	8.9	124.7	96.4	
		174	1' Bel.f.g.	8.5	123.7	95.6	
08/25/2003		173	1' Bel.f.g.	9.8	124.1	96.4	
		172	1' Bel.f.g.	10.3	125.6	97.5	

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FIELD DENSITY TEST RESULTS

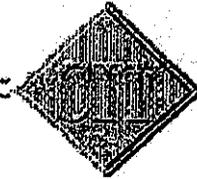
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Client	<u>Courtland Homes</u>		
Job	<u>Eagle Bluff III (JOB# 55626)</u>		
Location	<u>Cashman Drive, N/O Cielo Grande Avenue</u>		
City	<u>Phoenix</u>	Contractor	<u>S.J.L.</u>
Material	<u>Import, Native</u>	Sampled by	<u>Dave Edens</u>

Date	Location	Lot/Sta #	Depth	% Moisture	Dry Density (PCF)	% Compaction	Notes
Building Pad							
08/25/2003		171	1' Bel.f.g.	9.6	123.3	95.7	
08/26/2003		170	1' Bel.f.g.	9.1	123.9	96.2	
		169	1' Bel.f.g.	10.1	125.3	97.3	
		168	1' Bel.f.g.	10.4	126.2	98.0	
08/29/2003		176	Finish Grade	9.1	124.3	96.5	
		175	Finish Grade	9.8	126.1	97.9	
		174	Finish Grade	9.5	124.9	97.0	
		173	Finish Grade	10.4	126.6	97.5	
		172	Finish Grade	11.0	124.6	96.7	
		171	Finish Grade	10.3	126.3	98.1	
		170	Finish Grade	10.7	125.4	97.4	
		169	Finish Grade	9.9	125.9	97.7	
		168	Finish Grade	10.5	126.6	98.3	
09/02/2003		204	Finish Grade	9.3	125.1	97.1	
		205	Finish Grade	9.7	125.7	97.6	
		206	Finish Grade	8.9	124.3	96.5	
		207	Finish Grade	9.7	126.2	98.0	
		208	Finish Grade	10.0	125.4	97.4	
		209	Finish Grade	9.4	126.5	98.2	
09/03/2003		203	Finish Grade	8.7	124.2	96.4	
		202	Finish Grade	9.3	126.3	98.1	
		201	Finish Grade	9.0	126.7	98.4	
		200	Finish Grade	9.1	125.5	97.4	
		199	Finish Grade	8.8	124.8	96.9	

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FIELD DENSITY TEST RESULTS

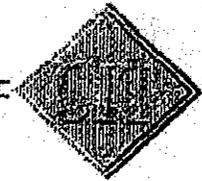
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Client	Courtland Homes		
Job	Eagle Bluff III (JOB# 55626)		
Location	Cashman Drive, N/O Cielo Grande Avenue		
City	Phoenix	Contractor	S.J.L.
Material	Import, Native	Sampled by	Dave Edens

Date	Location	Lot/Sta.#	Depth	% Moisture	Dry Density (PCF)	% Compaction	Notes
Building Pad							
09/03/2003		198	Finish Grade	9.0	125.6	97.5	
		197	Finish Grade	9.2	126.3	98.1	
		196	Finish Grade	9.5	127.1	98.7	
09/04/2003		195	Finish Grade	9.5	126.8	98.4	
		194	Finish Grade	9.1	125.1	97.1	
		193	Finish Grade	9.8	125.3	97.9	
		192	Finish Grade	10.6	122.2	94.9	
		191	Finish Grade	10.1	123.8	96.1	
		190	Finish Grade	11.2	121.9	94.6	
		189	Finish Grade	10.3	124.0	96.3	
		188	Finish Grade	9.9	123.6	96.0	
09/05/2003		187	Finish Grade	10.2	125.1	97.1	
		186	Finish Grade	9.1	126.0	97.8	
		185	Finish Grade	9.6	124.7	96.8	
		184	Finish Grade	10.1	125.3	97.3	
		183	Finish Grade	9.8	126.3	98.1	
		182	Finish Grade	9.3	125.4	97.4	
		181	Finish Grade	9.1	123.6	96.0	
		180	Finish Grade	8.6	125.3	95.7	
		177	Finish Grade	8.4	122.4	95.0	
		179	Finish Grade	8.9	123.7	96.0	
	178	Finish Grade	9.2	124.5	96.7		

CONSTRUCTION INSPECTION & TESTING CO.

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FIELD DENSITY TEST RESULTS
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Client	<u>Courtland Homes</u>		
Job :	<u>Eagle Bluff III (JOB# 55626)</u>		
Location	<u>Cashman Drive, N/O Cleo Grande Avenue</u>		
City	<u>Phoenix</u>	Contractor	<u>S.J.L.</u>
Material	<u>Import, Native</u>	Sampled by	<u>Dave Edens</u>

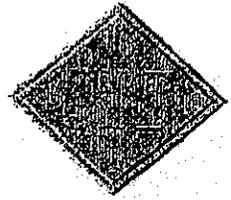
<u>Date</u>	<u>Location</u>	<u>Lot/Sta #</u>	<u>Depth</u>	<u>% Moisture</u>	<u>Dry Density (PCF)</u>	<u>% Compaction</u>	<u>Notes</u>
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- 1 Does not meet compaction specifications; see retest.
- 2 Does not meet moisture specifications; see retest.
- 3 THIS IS A RETEST

The above tests based on a maximum dry density of:
 120.1 pcf @ 12.3% opt mc; 124.3 pcf @ 10.5% opt mc;
 128.8 pcf @ 9.4% opt mc; 129.4 pcf @ 9.2% opt mc;
 130.5 pcf @ 8.0% opt mc

CONSTRUCTION INSPECTION & TESTING CO.

2137 W. 7th Street
Tempe, Arizona 85281-7227
(480) 446-9876 FAX (480) 446-7580



ONE DIMENSIONAL SWELL OR SETTLEMENT POTENTIAL OF COHESIVE SOIL

Date 7/25/2003 Project No. 55626 Lab Sample No. S03-4387
Project EAGLE BLUFF III
Location CASHMAN DRIVE, N/O CIELO GRANDE AVENUE
Sample Location LOT # 203
Material NATIVE Sampled By D. EDENS Sample Date: 7/24/2003

Results:

Maximum Dry Density		Optimum Moisture Content
(PCF) <u>115.8</u>	<u>WITH OUT ROCK</u>	<u>14.1</u> (%)
(PCF) <u>124.3</u>	<u>26 % ROCK</u>	<u>10.5</u> (%)

Test Procedure

 ASTM D-698
 AASHTO T99
 AASHTO T180
 X AASHTO T272

Method

 X A
 B
 C
 X MAG STD DETAIL 190
 ASTM 4718

Compaction Rammer

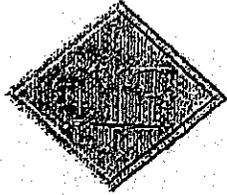
Manual X
Mechanical
Preparation
Wet Prep X
Dry Prep

*Remolded Approximately 95% of the Maximum Dry Density and -2% of Optimum Moisture Content

[Signature]
REVIEWED BY:

CONSTRUCTION INSPECTION & TESTING CO.

2137 W. 7th Street
Tempe, Arizona 85281-7227
(480) 446-9976 FAX (480) 446-7580



ONE DIMENSIONAL SWELL OR SETTLEMENT POTENTIAL OF COHESIVE SOIL

Date 7/11/2003 Project No. 55626 Lab Sample No. S03-4050
 Project EAGLE BLUFF III
 Location CASHMAN DRIVE, N/O CIELO GRANDE AVENUE
 Sample Location NWC OF 101 FREEWAY & CAVE CREEK
 Material IMPORT Sampled By D. EDENS Sample Date: 7/10/2003

Results:

SWELL TEST 0.1% AT 100 PSF SURCHARGE

	Maximum Dry Density		Optimum Moisture Content
(PCF)	<u>115.2</u>	WITH OUT ROCK	<u>14.3</u> (%)
(PCF)	<u>120.1</u>	15 % ROCK	<u>12.3</u> (%)

Test Procedure

Method

Compaction Rammer

 ASTM D-698
 AASHTO T99
 AASHTO T180
 X AASHTO T272

 X A
 B
 C
 X MAG STD DETAIL 190
 ASTM 4718

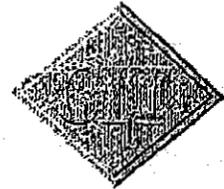
Manual X
 Mechanical
 Preparation
 Wet Prep X
 Dry Prep

*Remolded Approximately 95% of the Maximum Dry Density and -2% of Optimum Moisture Content

[Signature]
REVIEWED BY:

CONSTRUCTION INSPECTION & TESTING Co.

2137 W. 7th Street
Tempe, Arizona 85281-7227
(480) 446-9876 FAX (480) 446-7680



ONE DIMENSIONAL SWELL OR SETTLEMENT POTENTIAL OF COHESIVE SOIL

Date 7/25/2003 Project No. 55626 Lab Sample No. S03-4385
 Project EAGLE BLUFF III
 Location CASHMAN DRIVE, N/O CIELO GRANDE AVENUE
 Sample Location SWC OF BELL & 21ST AVE.
 Material IMPORT Sampled By D. EDENS Sample Date: 7/24/2003

Results:

Maximum Dry Density		Optimum Moisture Content	
(PCF) <u>119.9</u>	WITH OUT ROCK	<u>12.5</u>	(%)
(PCF) <u>130.5</u>	38 % ROCK	<u>8.0</u>	(%)

Test Procedure

 ASTM D-698
 AASHTO T99
 AASHTO T180
 X AASHTO T272

Method

 X A
 B
 C
 MAG STD DETAIL 100
 ASTM 4718

Compaction Rammer

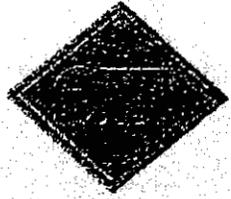
Manual X
 Mechanical
 Preparation
 Wet Prep X
 Dry Prep

*Remolded Approximately 95% of the Maximum Dry Density and -2% of Optimum Moisture Content

[Signature]
 REVIEWED BY:

CONSTRUCTION INSPECTION & TESTING CO.

2137 W. 7th Street
Tempe, Arizona 85281-7227
(480) 446-9876 FAX (480) 446-7580



ONE DIMENSIONAL SWELL OR SETTLEMENT POTENTIAL OF COHESIVE SOIL

Date 8/7/2003 Project No. 55626 Lab Sample No. S03-4636
Project EAGLE BLUFF III
Location CASHMAN DRIVE, N/O CIELO GRANDE AVENUE
Sample Location WOOD DR., WEST OF 19TH AVE.
Material IMPORT Sampled By D. EDENS Sample Date: 8/6/2003

Results:

Maximum Dry Density 128.0 (PCF) WITH OUT ROCK
Optimum Moisture Content 10.7 (%)
(PCF) % ROCK

Test Procedure

 ASTM D-698
 AASHTO T99
 AASHTO T180
 X AASHTO T272

Method

 X A
 B
 C
 X MAG STD DETAIL 190
 ASTM 4718

Compaction Rammer

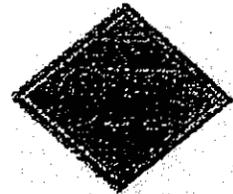
Manual X
Mechanical
Preparation
Wet Prep X
Dry Prep

*Remolded Approximately 95% of the Maximum Dry Density and -2% of Optimum Moisture Content

[Signature]
REVIEWED BY:

CONSTRUCTION INSPECTION & TESTING Co.

2137 W. 7th Street
Tempe, Arizona 85281-7227
(480) 446-9876 FAX (480) 446-7580



ONE DIMENSIONAL SWELL OR SETTLEMENT POTENTIAL OF COHESIVE SOIL

Date 8/8/2003 Project No. 55626 Lab Sample No. S03-4680
Project EAGLE BLUFF III
Location CASHMAN DRIVE, N/O CIELO GRANDE AVENUE
Sample Location WATER TREATMENT PLANT, 20TH & DEER VALLEY
Material IMPORT Sampled By D. EDENS Sample Date: 8/7/2003

Results:

	Maximum Dry Density		Optimum Moisture Content
(PCF)	<u>120.5</u>	WITH OUT ROCK	<u>12.3</u> (%)
(PCF)	<u>133.4</u>	46 % ROCK	<u>6.8</u> (%)

Test Procedure

 ASTM D-698
 AASHTO T99
 AASHTO T180
 X AASHTO T272

Method

 X A
 B
 C
 X MAG STD DETAIL190
 ASTM 4718

Compaction Rammer

Manual X
Mechanical
Preparation
Wet Prep X
Dry Prep

*Remolded Approximately 95% of the Maximum Dry Density and -2% of Optimum Moisture Content

REVIEWED BY:

CONSTRUCTION INSPECTION & TESTING CO.

2137 W. 7th Street
Tempe, Arizona 85281-7227
(480) 446-9876 FAX (480) 446-7580



ONE DIMENSIONAL SWELL OR SETTLEMENT POTENTIAL OF COHESIVE SOIL

Date 8/18/2003 Project No. 55826 Lab Sample No. S03-4795
 Project EAGLE BLUFF III
 Location CASHMAN DRIVE, N/O CIELO GRANDE AVENUE
 Sample Location NEC 101 LOOP & RAINTREE
 Material IMPORT Sampled By L. MONTGOMERY/D. EDENS Sample Date: 8/14/2003

Results:

Maximum Dry Density		Optimum Moisture Content
(PCF)	<u>126.6</u> WITH OUT ROCK	<u>10.5</u> (%)
(PCF)	<u>129.4</u> 13 % ROCK	<u>9.2</u> (%)

Test Procedure

 ASTM D-698
 AASHTO T99
 AASHTO T180
 X AASHTO T272

Method

 X A
 B
 C
 X MAG STD DETAIL180
 ASTM 4718

Compaction Rammer

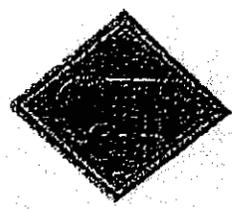
Manual X
 Mechanical
 Preparation
 Wet Prep X
 Dry Prep

*Remolded Approximately 95% of the Maximum Dry Density and -2% of Optimum Moisture Content

[Signature]
 REVIEWED BY:

CONSTRUCTION INSPECTION & TESTING Co.

2137 W. 7th Street
Tempe, Arizona 85281-7227
(480) 448-9876 FAX (480) 448-7580



ONE DIMENSIONAL SWELL OR SETTLEMENT POTENTIAL OF COHESIVE SOIL

Date 8/29/2003 Project No. 55626 Lab Sample No. S03-5083
 Project EAGLE BLUFF III
 Location CASHMAN DRIVE, N/O CIELO GRANDE AVENUE
 Sample Location TATUM N/O PINNACLE PEAK
 Material IMPORT Sampled By D. EDENS Sample Date: 8/28/2003

Results:

	Maximum Dry Density		Optimum Moisture Content
(PCF)	<u>128.0</u>	WITH OUT ROCK	<u>10.1</u> (%)
(PCF)	<u>131.8</u>	19 % ROCK	<u>8.3</u> (%)

Test Procedure	Method	Compaction Rammer
<u>ASTM D-698</u>	<u>X</u> A	Manual <u>X</u>
<u>AASHTO T99</u>	B	Mechanical
<u>AASHTO T180</u>	C	Preparation
<u>X</u> AASHTO T272	<u>X</u> MAG STD DETAIL,190	Wet Prep <u>X</u>
	ASTM 4718	Dry Prep

*Remolded Approximately 95% of the Maximum Dry Density and -2% of Optimum Moisture Content

[Signature]
REVIEWED BY:

FEMA FORMS

MT-1 Form 1

MT-1 Form 2

MT-1 Form 3

Effective Firm Map

FEDERAL EMERGENCY MANAGEMENT AGENCY
PROPERTY INFORMATION FORM

O.M.B. NO. 3067-0147
Expires September 30, 2005

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this form is estimated to average 1.63 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing, reviewing, and submitting the form. You are not required to respond to this collection of information unless a valid OMB control number appears in the upper right corner of this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Federal Emergency Management Agency, 500 C Street, SW, Washington DC 20472, Paperwork Reduction Project (3067-0147). Submission of the form is required to obtain or retain benefits under the National Flood Insurance Program. **Please do not send your completed survey to the above address.**

This form may be completed by the property owner, property owner's agent, licensed land surveyor, or registered professional engineer to support a request for a Letter of Map Amendment (LOMA), Conditional Letter of Map Amendment (CLOMA), Letter of Map Revision Based on Fill (LOMR-F), or Conditional Letter of Map Revision Based on Fill (CLOMR-F) for existing or proposed, single or multiple lots/structures. Please check the item below that describes your request:

<input type="checkbox"/> LOMA	A letter from FEMA stating that an existing structure or parcel of land that has not been elevated by fill (natural grade) would not be inundated by the base flood.
<input type="checkbox"/> CLOMA	A letter from FEMA stating that a proposed structure that is not to be elevated by fill (natural grade) would not be inundated by the base flood if built as proposed.
<input checked="" type="checkbox"/> LOMR-F	A letter from FEMA stating that an existing structure or parcel of land that has been elevated by fill would not be inundated by the base flood.
<input type="checkbox"/> CLOMR-F	A letter from FEMA stating that a parcel of land or proposed structure that will be elevated by fill would not be inundated by the base flood if fill is placed on the parcel as proposed or the structure is built as proposed.

Fill is defined as material from any source placed to raise the ground to or above the Base Flood Elevation (BFE). The common construction practice of removing unsuitable existing material (topsoil) and backfilling with select structural material is not considered the placement of fill if the practice does not alter the existing (natural grade) elevation, which is at or above the BFE. **Fill that is placed before the date of the first National Flood Insurance Program (NFIP) map showing the area in a Special Flood Hazard Area (SFHA) is considered natural grade.**

Has fill been placed on your property? Yes No If yes, when was fill placed? OCTOBER / 2003
month/year

Will fill be placed on your property? Yes No If yes, when will fill be placed? /
month/year

1. Street Address of the Property (if request is for multiple structures, please attach additional sheet): 17TH STREET & CIELO GRANDE AVENUE

2. Legal description of Property (Lot, Block, Subdivision) (if a street address cannot be provided): EAGLE BLUFF III

3. Are you requesting that the SFHA designation be removed from (check one):
 the entire legally recorded property?
 a portion of land within the bounds of the property (a certified metes and bounds description and map of the area to be removed, certified by a licensed land surveyor or registered professional engineer, are required)? **IN POCKET**
 structures on the property? What are the dates of construction?

4. Is this request for a (check one):
 single structure
 single lot
 multiple structures (How many structures are involved in your request? List the number:)
 multiple lots (How many lots are involved in your request? List the number: 30)

In addition to this form (MT-1 Form 1), ALL requests must include the following:

- Copy of the Plat Map for the property (with recordation data and stamp of the Recorder's Office) **"POCKET"**
OR
- Copy of the property Deed (with recordation data and stamp of the Recorder's Office), accompanied by a tax assessor's map or other certified map showing the surveyed location of the property relative to local streets and watercourses
- Copy of the effective FIRM panel and/or Flood Boundary and Floodway Map (FBFM) (if applicable) on which the property location has been accurately plotted (property inadvertently located in the NFIP regulatory floodway will require Section B of MT-1 Form 3)
UNDER "FEMA FORMS"
- Form 2 - Elevation Form. If an Elevation Certificate has already been completed for this property, it may be submitted in addition to Form 2.

Please include a map scale and North arrow on all maps submitted. ✓

For LOMR-Fs and CLOMR-Fs, the following must be submitted in addition to the items listed above:

- Form 3 - Community Acknowledgment Form

Processing Fee (see instructions for appropriate mailing address; or, visit http://www.fema.gov/fhm/fhm_fees.shtml for the most current fee schedule)

Revised fee schedules are published periodically, but no more than once annually, as noted in the Federal Register. Please note: single/multiple lot(s)/structure(s) LOMAs are fee exempt. The current review and processing fees are listed below:

Check the fee that applies to your request:

- \$325 (single lot/structure LOMR-F following a CLOMR-F)
- \$425 (single lot/structure LOMR-F)
- \$500 (single lot/structure CLOMA or CLOMR-F)
- \$700 (multiple lot/structure LOMR-F following a CLOMR-F, or multiple lot/structure CLOMA)
- \$800 (multiple lot/structure LOMR-F or CLOMR-F)

Please submit the Payment Information Form for remittance of applicable fees. Please make your check or money order payable to: National Flood Insurance Program.

All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Applicant's Name: CESAR PEREZ
Please Print or Type

Company: SAGE ENGINEERING CORPORATION

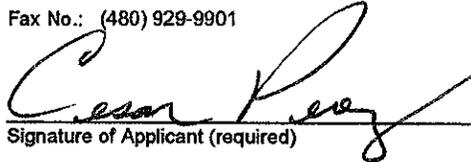
Mailing Address: 3414 S. 48TH STREET, SUITE 8
PHOENIX, AZ 85040

Daytime Telephone No.: (480) 966-9971

E-Mail Address: CPEREZ@SAGE-ENGR.COM
(optional)

Fax No.: (480) 929-9901

Date FEB. 25, 2004


Signature of Applicant (required)

If you have any questions concerning FEMA policy, or the NFIP in general, please contact the FEMA Map Assistance Center toll free at 1-877-FEMA MAP (1-877-336-2627), or visit the Flood Hazard Mapping website at www.fema.gov/fhm/.

FEDERAL EMERGENCY MANAGEMENT AGENCY
ELEVATION FORM

O.M.B. NO. 3067-0147
Expires September 30, 2005

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this form is estimated to average 1 hour per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing, reviewing, and submitting the form. You are not required to respond to this collection of information unless a valid OMB control number appears in the upper right corner of this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Federal Emergency Management Agency, 500 C Street, SW, Washington DC 20472, Paperwork Reduction Project (3067-0147). Submission of the form is required to obtain or retain benefits under the National Flood Insurance Program. **Please do not send your completed survey to the above address.**

This form must be completed for requests and must be completed and signed by a registered professional engineer or licensed land surveyor. **A FEMA National Flood Insurance Program (NFIP) Elevation Certificate may be submitted in addition to this form for single structure requests.**

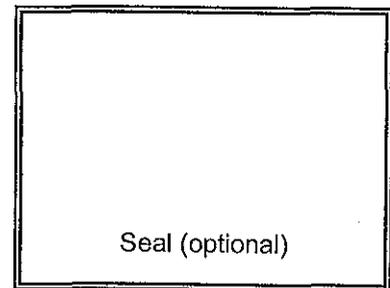
For requests to remove a structure on natural grade OR on engineered fill from the Special Flood Hazard Area (SFHA), submit the lowest adjacent grade (the lowest ground touching the structure), including an attached deck or garage. For requests to remove an entire parcel of land from the SFHA, provide the lowest lot elevation; or, if the request involves an area described by metes and bounds, provide the lowest elevation within the metes and bounds description.

- NFIP Community Number: 040051 Property Name or Address: EAGLE BLUFF III
- Are the elevations listed below based on existing or proposed conditions? (Check one)
- What is the elevation datum? 1562.67 If any of the elevations listed below were computed using a datum different than the datum used for the effective Flood Insurance Rate Map (FIRM) (e.g., NGVD 29 or NAVD 88), what was the conversion factor? PER NGVD 1929
RM 1132 PER FIRM 04013C1210
Local Elevation +/- ft. = FIRM Datum
- For the existing or proposed structures listed below, what are the types of construction? (check all that apply)
 crawl space slab on grade basement/enclosure other (explain) BASED ON AS-BUILT PAD GRADES
- Has FEMA identified this area as subject to land subsidence or uplift? (see instructions) Yes No
If yes, what is the date of the current releveing? / (month/year)

Lot Number	Block Number	Lowest Lot Elevation	Lowest Adjacent Grade To Structure	Base Flood Elevation	For FEMA Use Only
168		1526.2		1518.8	
169		1526.2		1518.8	
170		1526.0		1518.6	

This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Certifier's Name: CESAR PEREZ	License No.: ARIZONA 38798	Expiration Date: 03-31-2006
Company Name: SAGE ENGINEERING CORPORATION	Telephone No.: (480) 966-9971	Fax No.: (480) 929-9901
Signature: <i>Cesar Perez</i>	Date: FEBRUARY 25, 2004	

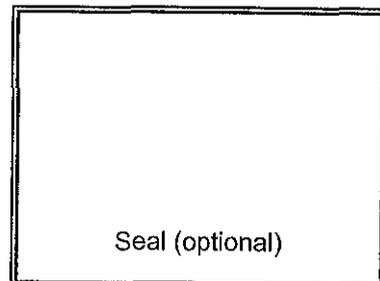


Continued from Page 1.

Lot Number	Block Number	Lowest Lot Elevation	Lowest Adjacent Grade To Structure	Base Flood Elevation	For FEMA Use Only
171		1525.4		1518.8	
172		1524.9		1518.8	
174		1523.9		1518.8	
175		1523.3		1518.8	
176		1522.8		1518.8	
177		1521.3		1518.6	
178		1521.1		1518.6	
179		1520.8		1518.6	
180		1520.7		1518.6	
181		1520.3		1518.3	
182		1520.1		1518.3	
183		1519.9		1518.3	
184		1519.7		1518.1	
185		1519.6		1517.7	
186		1519.3		1517.4	
187		1518.9		1517.1	
188		1518.7		1516.7	
189		1518.4		1516.7	
190		1518.3		1516.6	
191		1518.2		1516.6	
192		1518.1		1516.5	
193		1518.1		1516.4	
194		1518.7		1516.7	
195		1518.9		1516.7	
196		1519.1		1517.1	
197		1519.5		1517.5	
198		1519.6		1518.0	

This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Certifier's Name: CESAR PEREZ	License No.: ARIZONA 38798	Expiration Date: 03-31-2006
Company Name: SAGE ENGINEERING CORPORATION	Telephone No.: (480) 966-9971	Fax No.: (480) 929-9901
Signature: <i>Cesar Perez</i>	Date: FEBRUARY 25, 2004	



**FEDERAL EMERGENCY MANAGEMENT AGENCY
COMMUNITY ACKNOWLEDGMENT FORM**

*O.M.B. NO. 3067-0147
Expires September 30, 2005*

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this form is estimated to average 0.88 hour per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing, reviewing, and submitting the form. You are not required to respond to this collection of information unless a valid OMB control number appears in the upper right corner of this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Federal Emergency Management Agency, 500 C Street, SW, Washington DC 20472, Paperwork Reduction Project (3067-0147). Submission of the form is required to obtain or retain benefits under the National Flood Insurance Program. **Please do not send your completed survey to the above address.**

This form must be completed for requests involving the existing or proposed placement of fill (complete Section A) OR to provide acknowledgment of this request to remove a property from the SFHA which was previously located within the regulatory floodway (complete Section B).

This form must be completed and signed by the official responsible for floodplain management in the community. The community number and the subject property address must appear in the spaces provided below.

Community Number: 040051

Property Name or Address: EAGLE BLUFF III

A. REQUESTS INVOLVING THE PLACEMENT OF FILL

As the community official responsible for floodplain management, I hereby acknowledge that we have received and reviewed this Letter of Map Revision Based on Fill (LOMR-F) or Conditional LOMR-F request. Based upon the community's review, we find the completed or proposed project meets or is designed to meet all of the community floodplain management requirements, including the requirement that no fill be placed in the regulatory floodway, and that all necessary Federal, State, and local permits have been, or in the case of a Conditional LOMR-F, will be obtained. In addition, we have determined that the land and any existing or proposed structures to be removed from the SFHA are or will be reasonably safe from flooding as defined in 44CFR 65.2(c), and that we have available upon request by FEMA, all analyses and documentation used to make this determination. For LOMR-F requests, we understand that this request is being forwarded to FEMA for a possible map revision.

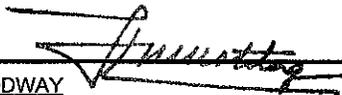
Community Comments:

Community Official's Name and Title: *(Please Print or Type)*
HASAN MUSHTAQ, Ph.D., P.E., CFM

Telephone No.:
(602) 262-4960

Community Name:
CITY OF PHOENIX

Community Official's Signature: (required)



Date:
5/10/04

B. PROPERTY LOCATED WITHIN THE REGULATORY FLOODWAY

As the community official responsible for floodplain management, I hereby acknowledge that we have received and reviewed this request for a LOMA. We understand that this request is being forwarded to FEMA to determine if this property has been inadvertently included in the regulatory floodway. We acknowledge that no fill on this property has been or will be placed within the designated regulatory floodway. We find that the completed or proposed project meets or is designed to meet all of the community floodplain management requirements.

Community Comments:

Community Official's Name and Title: *(Please Print or Type)*

Telephone No.:

Community Name:

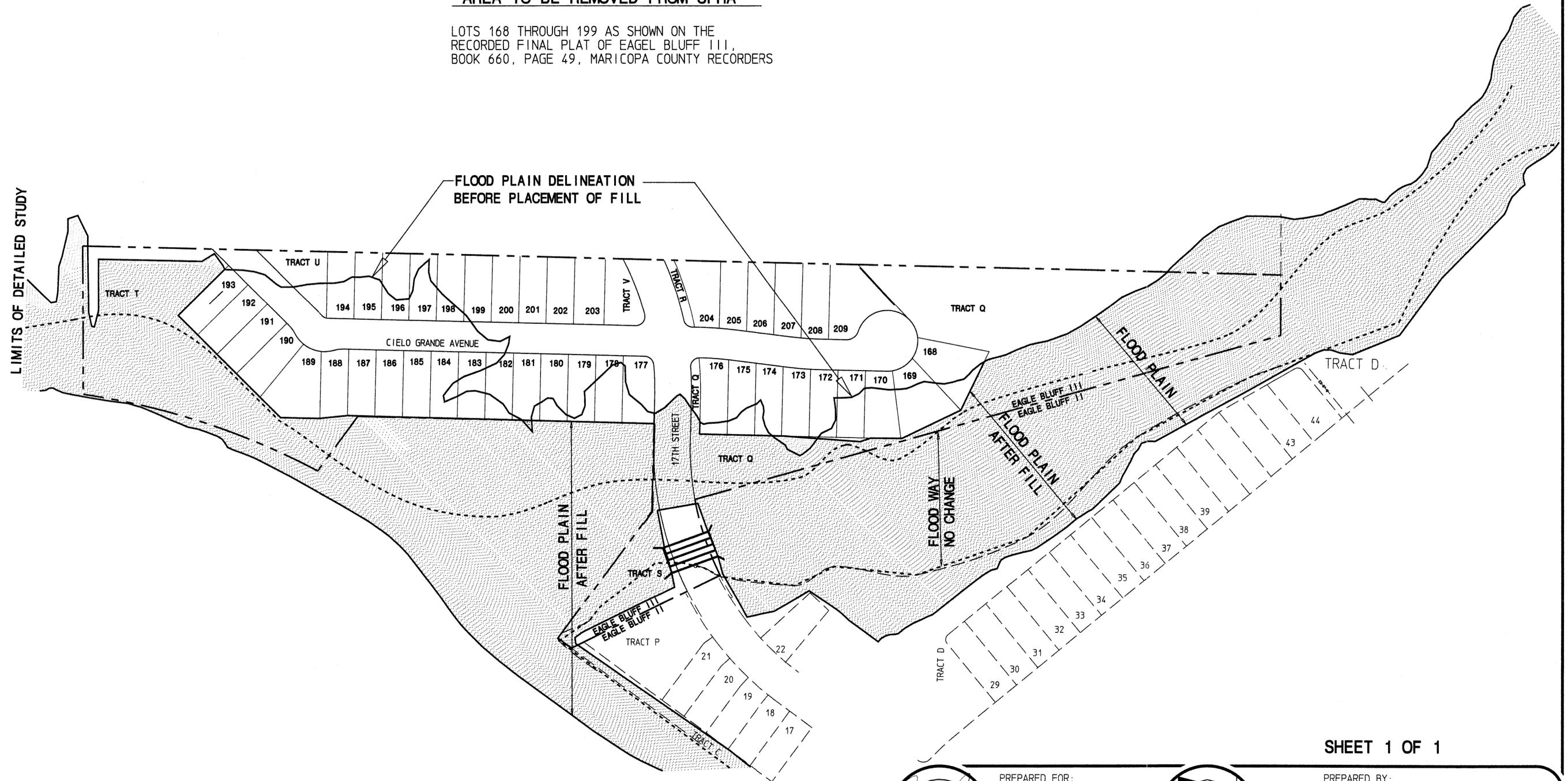
Community Official's Signature (required):

Date:

REVISED FLOOD PLAIN DELINEATION

AREA TO BE REMOVED FROM SFHA

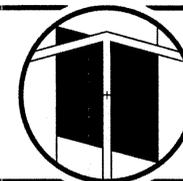
LOTS 168 THROUGH 199 AS SHOWN ON THE
RECORDED FINAL PLAT OF EAGLE BLUFF III,
BOOK 660, PAGE 49, MARICOPA COUNTY RECORDERS



SHEET 1 OF 1



PREPARED FOR:
COURTLAND HOMES
5333 NORTH 7th STREET
SUITE #305
PHOENIX, ARIZONA 85014
(602) 265-9467

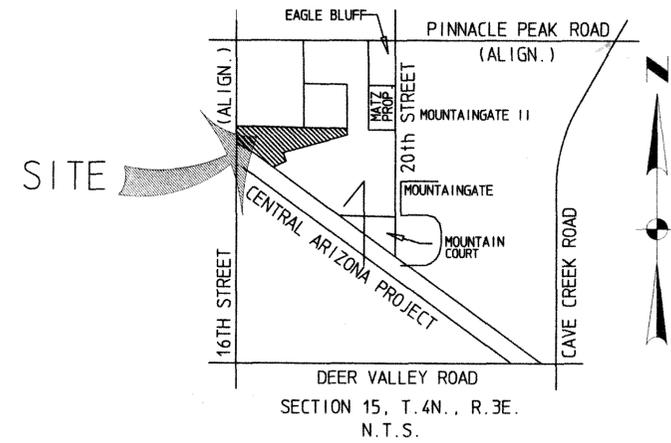


PREPARED BY:
age engineering corporation
3414 S. 48th ST. -- SUITE 8
PHOENIX, ARIZONA 85040
(480) 966-9971

DEDICATION
 STATE OF ARIZONA)
) SS
 COUNTY OF MARICOPA)

FINAL PLAT FOR "EAGLE BLUFF III"

BOOK 660 PAGE 49
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2003-161209
 11/24/2003 09:50 AM



KNOW ALL MEN BY THESE PRESENTS:

COURTLAND HOMES, INC., AN ARIZONA CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "EAGLE BLUFF III", A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND HEREON, AND HEREBY PUBLISHES THIS PLAT OF SAID "EAGLE BLUFF III", AN R1-8 PLANNED RESIDENTIAL DEVELOPMENT SUBJECT TO SINGLE FAMILY DESIGN REVIEW, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER GIVEN EACH RESPECTIVELY ON THIS PLAT AND THAT COURTLAND HOMES, INC., AN ARIZONA CORPORATION, AS OWNER HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. TRACTS "Q" THROUGH "V" ARE HEREBY DECLARED AS COMMON AREAS TO BE OWNED AND MAINTAINED BY THE LOT OWNERS OF THE "EAGLE BLUFF HOMEOWNERS ASSOCIATION", AN ARIZONA NON-PROFIT CORPORATION AS MORE FULLY SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS, A PUBLIC MULTI-USE TRAIL EASEMENT IS HEREBY DEDICATED OVER TRACTS "S" & "T". PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC OVER TRACTS "Q" THROUGH "V", WHICH ARE TO BE MAINTAINED BY THE "EAGLE BLUFF HOMEOWNER'S ASSOCIATION".

AN R1-8 PLANNED RESIDENTIAL DEVELOPMENT SUBDIVISION
 SUBJECT TO SINGLE FAMILY DESIGN REVIEW
 BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 15,
 TOWNSHIP 4 NORTH, RANGE 3 EAST, OF THE GILA AND SALT
 RIVER BASE AND MERIDIAN, CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA

IN WITNESS WHEREOF:

COURTLAND HOMES, INC.
 COURTLAND HOMES, AN ARIZONA CORPORATION,
 AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED
 AND THE SAME BE ATTESTED BY THE SIGNATURE OF
 Linda Strueter ITS Secretary
 THEREUNTO DULY AUTHORIZED

THIS 12th DAY OF August 2003

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
 COUNTY OF MARICOPA)

ON THIS THE 12th DAY OF August, 2003, BEFORE ME, THE UNDERSIGNED
 PERSONALLY APPEARED Linda Strueter, who acknowledged by self to be the
 Secretary of COURTLAND HOMES, AN ARIZONA CORPORATION AND THAT
 HE AS SUCH, AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT
 FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET FORTH MY HAND AND OFFICIAL SEAL.



BY: Erica M. Gallego 1-31-05
 NOTARY PUBLIC MY COMMISSION EXPIRES

NOTES:

- ADDITIONAL INDIVIDUAL LOT REQUIREMENTS (SETBACKS, EASEMENTS AND PERIMETER WALL DETAILS) ARE LOCATED ON THE APPROVED FINAL SITE PLAN.
- THIS PROJECT IS LOCATED WITHIN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 42 DWELLINGS WITHIN THE ENTIRE SUBDIVISION.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE RIGHT-OF-WAY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3 FEET.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT AREA OR TRACT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE EASEMENT OR TRACT. THE CITY OF PHOENIX MAY, IF IT SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND IN EASEMENTS OR TRACTS.
- THE "EAGLE BLUFF HOMEOWNERS ASSOCIATION" WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS.
- NO STRUCTURE OF ANY KIND TO BE CONSTRUCTED ON, OVER OR PLACED WITHIN THE PUBLIC UTILITY EASEMENT EXCEPT PAVING, WOODEN, WIRE OR REMOVABLE SECTION TYPE FENCING. NO VEGETATION SHALL BE PLANTED WITHIN THE EASEMENT EXCEPT GRASS AND/OR GROUND COVER APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT LANDSCAPE ARCHITECT. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, RECONSTRUCTION OR REPAIR.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- ALL EASEMENTS ARE SUBORDINATE TO DRAINAGE EASEMENTS.
- THIS PROJECT IS SUBJECT TO ADDITIONAL ZONING STIPULATIONS CONTAINED IN ZONING CASE Z-114-01-01 WHICH MUST BE SATISFIED PRIOR TO BUILDING PERMIT RELEASE.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- EACH LOT CONSTITUTES A BUILDING ENVELOPE AND ACCESSORY USES SUCH AS POOLS, PRIVACY WALLS AND ACCESSORY STRUCTURES ARE PERMITTED EXCEPT AS OTHERWISE REGULATED BY OTHER CITY CODES AND ORDINANCES.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
- AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY DSD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL (602) 262-6981 AND REQUEST A DESIGN REVIEW INSPECTION.
- A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) "ELEVATION CERTIFICATE" MUST BE COMPLETED FOR EACH STRUCTURE CONSTRUCTED IN A SPECIAL FLOOD HAZARD AREA (SFHA) PRIOR TO AN ELECTRICAL CLEARANCE FOR THAT STRUCTURE. ONE COPY OF THE "ELEVATION CERTIFICATE" IS TO BE SUBMITTED TO THE GENERAL BUILDING SAFETY INSPECTOR ON SITE AND ONE COPY IS TO BE SUBMITTED TO THE CITY OF PHOENIX FLOOD PLAIN MANAGER.
- SEWER SERVICE FOR THE SUBDIVISION IS PROVIDED THROUGH A SERIES OF PRIVATE SEWER LINES TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SPECIFICALLY, THESE SEWER LINES CONNECT TO THE SOUTH AND EAST OF THE SUBDIVISION, WITH A PRIVATE LIFT STATION WHICH SERVES THE SUBDIVISION. THIS LIFT STATION, WHICH SERVES THE PORTIONS OF EAGLE BLUFF KNOWN AS EAGLE BLUFF II & EAGLE BLUFF III, TOGETHER WITH ANOTHER LIFT STATION WHICH IS ALSO OPERATED BY THE HOMEOWNERS ASSOCIATION, THEN TRANSPORTS SEWAGE THROUGH PRIVATE FORCE MAINS TO A MAIN CITY OF PHOENIX COLLECTION POINT. ALL OF THESE MAINS AND LIFT STATIONS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH ALL GOVERNMENTAL STANDARDS.
- THIS SUBDIVISION CONTAINS: 12.73 ACRES (GROSS) 42 LOTS

OWNER/DEVELOPER:

COURTLAND HOMES
 5333 NORTH 7TH STREET, SUITE 305
 PHOENIX, ARIZONA 85014
 PHONE (602) 265-9467

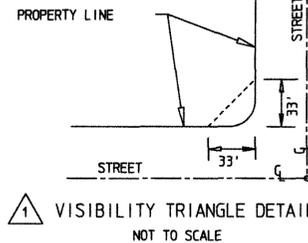
PROJECT ENGINEER:

SAGE ENGINEERING CORP.
 3414 SOUTH 48TH STREET, SUITE 8
 PHOENIX, ARIZONA 85040
 PHONE (480) 966-9971
 FAX (480) 929-9901

BASIS OF BEARINGS:

THE NORTH LINE OF THE S 1/2 NW 1/4 SECTION 15 AS FOUND ON THE PLAT OF EAGLE BLUFF II AS RECORDED IN BOOK 617 OF PLATS AT PAGE 22 M.C.R. SAID BEARING BEING N 88°31'44" W

TRACT TABLE		USE
TRACT	AREA	
TRACT Q -	3.19 AC.	LANDSCAPE, OPEN SPACE, DRAINAGE, PRIVATE TRAIL, WATER EASEMENT, SIDEWALK EASEMENT & P.U.E.
TRACT R -	0.04 AC.	LANDSCAPE, PRIVATE TRAIL, SIDEWALK EASEMENT, DRAINAGE & P.U.E.
TRACT S -	0.45 AC.	OPEN SPACE & DRAINAGE
TRACT T -	1.62 AC.	LANDSCAPE, PRIVATE TRAIL, MULTI-USE TRAIL, OPEN SPACE, DRAINAGE & P.U.E.
TRACT U -	0.15 AC.	LANDSCAPE (TEMPORARY TURN AROUND), DRAINAGE & P.U.E.
TRACT V -	0.13 AC.	LANDSCAPE, SIDEWALK EASEMENT, DRAINAGE & P.U.E.



APPROVALS:

APPROVED BY:

Thomas M. Donahue CE II 27 Aug 03
 FOR DEVELOPMENTAL SERVICES DEPARTMENT DATE

APPROVED BY THE CITY COUNCIL OF THE CITY OF PHOENIX, ARIZONA,

THIS 8th DAY OF October, 2003.

ATTEST: Vicki Niel
 CITY CLERK

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH 2002, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WILLIAM G. HACKATHORN R.L.S. # 38001

SHEET 1 OF 3



PER CERTIFICATE OF CORRECTION
 RECORDED ON 12/30/2003, AS DOC.
 NO. 20031743247, M.C.R.

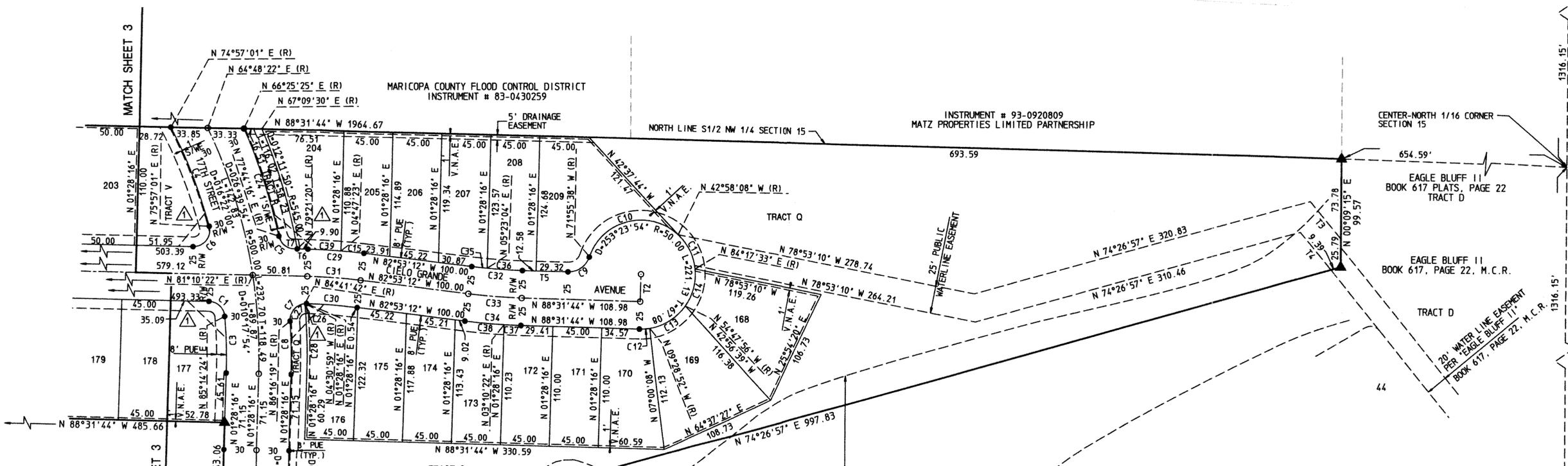
FINAL PLAT
 EAGLE BLUFF III
 SAGE 1324002

Sage engineering corporation
 3414 S. 48TH ST., SUITE 8
 PHOENIX, ARIZONA 85040
 (480) 966-9971

ENGINEERS COPY

Eagle Bluff III
 KIVA# 02-2138 SDEV# 0200982 CSRP# 0202798 QS. 44-31 PLAT# 030071

NORTH 1/4 CORNER OF SECTION 15
 T4N, R3E, FD IRON PIPE

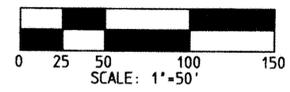


ARCHEOLOGICAL CONSERVANCY
 INSTRUMENT # 2001-1042491

C. NO.	RADIUS	CURVE DATA TABLE	DELTA	LENGTH	TANGENT
1	15.00	083°46'08"	21.93	13.45	
2	390.00	008°55'48"	60.78	30.45	
3	470.00	006°13'52"	51.11	25.58	
4	470.00	011°59'45"	98.40	49.38	
5	15.00	076°16'00"	19.97	11.78	
6	15.00	106°31'15"	27.89	20.10	
7	15.00	095°11'57"	24.92	16.43	
8	530.00	005°11'57"	48.09	24.06	
9	20.00	073°23'54"	25.62	14.91	
10	50.00	114°53'47"	100.27	78.33	
11	50.00	041°19'25"	36.06	18.86	
12	50.00	010°57'08"	9.56	4.79	
13	50.00	045°19'04"	39.55	20.87	
14	50.00	040°54'31"	35.70	18.65	
15	525.00	002°19'16"	21.27	10.64	
16	55.00	023°09'42"	22.23	11.27	
17	55.00	033°48'32"	32.45	16.72	
18	55.00	021°29'06"	20.62	10.43	
19	55.00	017°20'29"	16.65	8.39	
20	55.00	017°20'29"	16.65	8.39	
21	15.00	043°46'23"	11.46	6.03	
22	15.00	032°23'01"	8.48	4.36	
23	15.00	011°23'22"	2.98	1.50	
24	530.00	011°18'51"	104.66	52.50	
25	55.00	078°27'21"	75.31	44.90	
26	15.00	005°59'15"	1.57	0.78	
27	15.00	089°12'41"	23.36	14.79	
28	545.00	006°46'34"	64.45	32.26	
29	525.00	005°38'32"	51.70	25.87	
30	475.00	005°38'32"	46.78	23.41	
31	500.00	005°38'32"	49.24	24.64	
32	475.00	005°38'32"	46.78	23.41	
33	500.00	005°38'32"	49.24	24.64	
34	525.00	005°38'32"	51.70	25.87	
35	475.00	001°43'44"	14.33	7.17	
36	475.00	003°54'48"	32.44	16.23	
37	525.00	001°42'06"	15.59	7.80	
38	525.00	003°56'26"	36.11	18.06	
39	525.00	003°19'16"	30.43	15.22	

T. NO.	DIRECTION	DISTANCE
1	N 88°31'44" W	17.11
2	N 01°28'16" E	25.00
3	N 39°21'22" W	44.62
4	N 39°21'22" W	44.44
5	N 88°31'44" W	41.90
6	N 88°31'44" W	13.34
7	N 88°31'44" W	3.44

- LEGEND**
- SUBDIVISION BOUNDARY
 - CENTERLINE
 - RIGHT-OF-WAY
 - - - EASEMENT
 - ▲ CORNER OF THIS SUBDIVISION (SET 1/2" REBAR MAG STD DET 120-1 TYPE "C", CAPPED L.S. 38001 UNLESS OTHERWISE NOTED.)
 - STREET CL MONUMENTATION (SET BRASS CAP MAG STD DET 120-1 TYPE "B".)
 - ◻ FOUND MONUMENT AS SHOWN
 - 1/2" REBAR TO BE SET AFTER PRELIMINARY GRADING
 - VEHICULAR NON-ACCESS EASEMENT
 - SIDEWALK EASEMENT
 - PUBLIC UTILITY EASEMENT
 - (TYP) TYPICAL
 - (R) RADIAL BEARING
 - 25 CENTERLINE TO RIGHT-OF-WAY DISTANCE
 - ▲ SIGHT VISIBILITY EASEMENT



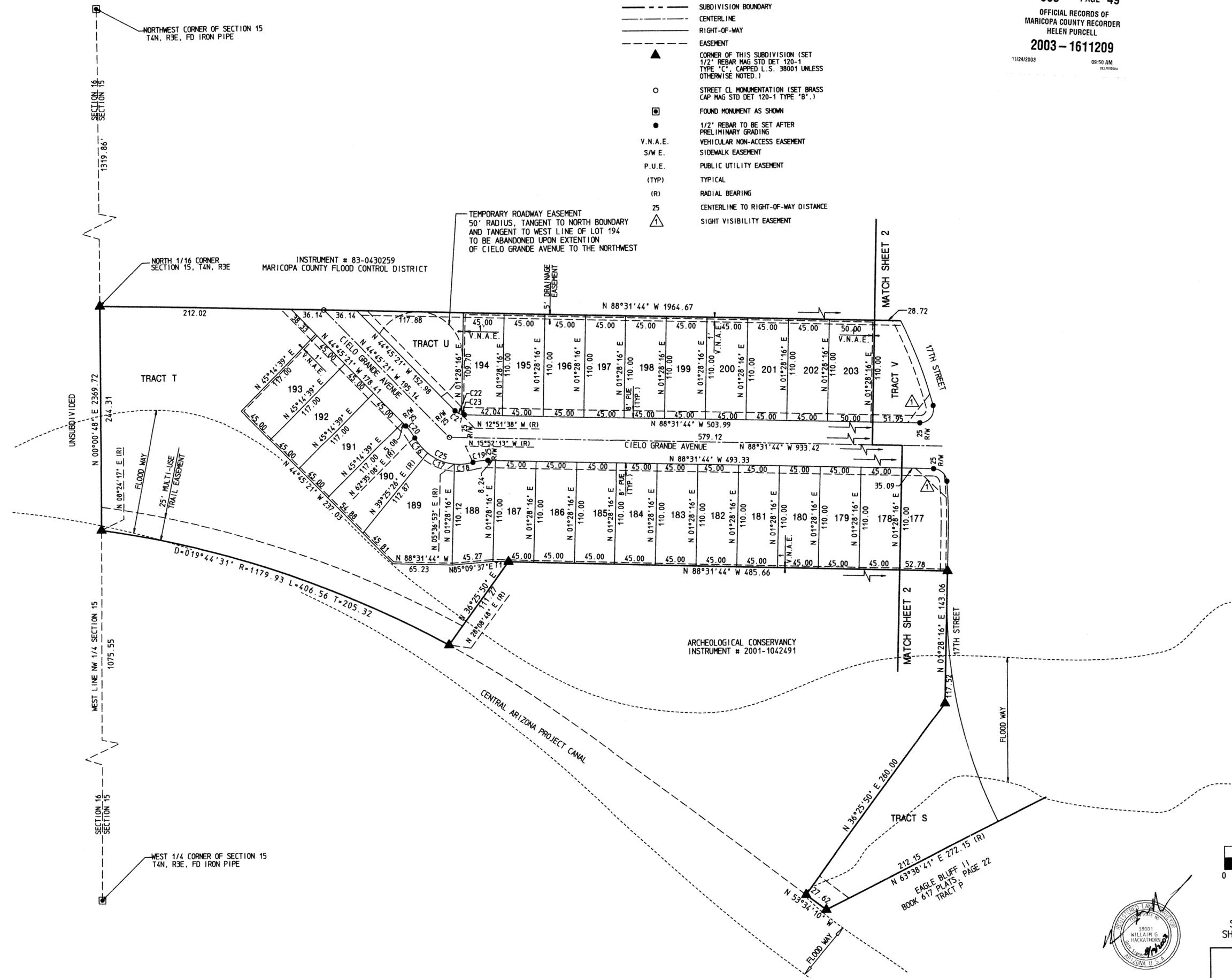
FINAL PLAT OF
 EAGLE BLUFF III
 S.E.C. JOB NO. 1324002
 SHEET 2 OF 3 AUGUST 2003



Age engineering corporation
 3414 S. 48th ST. SUITE 8
 PHOENIX, ARIZONA 85040
 (480)966-9971

KIVA# 02-2138 SDEV# 0200982 CSRP# 0202798 QS# 44-31 PLAT# 030071

- LEGEND**
- SUBDIVISION BOUNDARY
 - - - CENTERLINE
 - RIGHT-OF-WAY
 - - - EASEMENT
 - ▲ CORNER OF THIS SUBDIVISION (SET 1/2" REBAR MAG STD DET 120-1 TYPE "C", CAPPED L.S. 38001 UNLESS OTHERWISE NOTED.)
 - STREET CL MONUMENTATION (SET BRASS CAP MAG STD DET 120-1 TYPE "B".)
 - ◻ FOUND MONUMENT AS SHOWN
 - 1/2" REBAR TO BE SET AFTER PRELIMINARY GRADING
 - V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
 - S/W E. SIDEWALK EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - (TYP) TYPICAL
 - (R) RADIAL BEARING
 - 25 CENTERLINE TO RIGHT-OF-WAY DISTANCE
 - ▲ SIGHT VISIBILITY EASEMENT



KIVA# 02-2138 SDEV# 0200982 CSPR# 0202798 QS# 44-31 PLAT# 030071