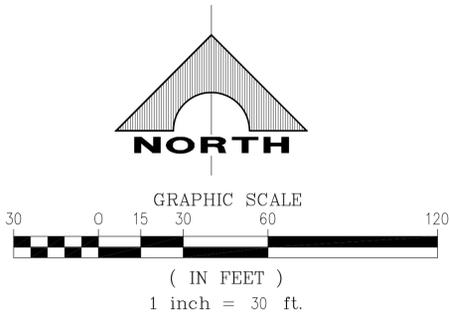


# PRELIMINARY PLAT LAVITT MANOR II

A REPLAT OF LOT 1, LAVITT MANOR, ACCORDING TO THE BOOK 376 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 4 TOWNSHIP 2 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



## DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. § 9-463.01 (c), AND SECTIONS 6-4 (E) (J), 8-7-1 ET. SEQ., AND 6-3-8 OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF ALLOWING STORM, FLOOD AND OTHER WATERS TO PASS OVER, UNDER OR THROUGH THE LAND SET ASIDE FOR SUCH EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPEDE OR OBSTRUCT THE FLOW OF SUCH WATERS, SHALL BE CONSTRUCTED, PLACED, PLANTED, OR ALLOWED TO GROW ON OR IN SUCH EASEMENTS. THE MAINTENANCE AND CLEARING OF THESE DRAINAGE EASEMENTS SHALL BE THE SOLE RESPONSIBILITY AND DUTY OF THE OWNER OF THE PROPERTY ON WHICH SAID EASEMENTS ARE PLATTED. HOWEVER, THE TOWN OF PARADISE VALLEY, A MUNICIPAL CORPORATION, MAY, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER SUCH EASEMENTS. AGENTS AND EMPLOYEES OF THE TOWN OF PARADISE VALLEY SHALL HAVE FREE ACCESS TO AND FROM ALL PORTIONS OF SUCH EASEMENTS AT ALL TIMES.

## NOTES

1. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
2. THIS SUBDIVISION WILL BE DEVELOPED IN FULL COMPLIANCE WITH THE R-43 PARADISE VALLEY ZONING DISTRICT AND OTHER APPLICABLE CODES AND ORDINANCES.
3. THE ELEVATION OF ANY PAD FOR A BUILDING OR STRUCTURE WITHIN THE BASE FLOOD LIMITS OF AN AREA OF SPECIAL HAZARD MUST BE IN ACCORDANCE WITH CURRENT PARADISE VALLEY FLOOD REGULATIONS
4. CC&R'S AS RECORDED IN MCR BOOK 57 PAGE 1, BOOK 376 PAGE 28, DOCKET 1180 PAGE 129, DOCKET 1191 PAGE 13, DOCKET 1344 PAGE 390 AND RECORDING 89-526840. NO NEW CC&R'S FOR THIS PLAT.
5. NO POWER POLES ON SITE.
6. NO FENCES OR SIGNS ARE PROPOSED WITH THIS PLAT.
7. THE OWNER OF LOT 2 SHALL INSTALL A FIRE HYDRANT IN EITHER TRACT A, TRACT B OR THE ADJOINING TOWN RIGHT-OF-WAY PER THE TOWN OF PARADISE VALLEY STANDARDS PRIOR TO FINAL BUILDING INSPECTION OR ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR LOT 2.
8. THE OWNER OF LOT 2 SHALL OWN AND MAINTAIN TRACT 'B'.
9. TRACT A IS A PRIVATE ROADWAY AND CONTAINS AN EASEMENT FOR PUBLIC AND PRIVATE UTILITIES SUCH AS WATER AND SEWER LINES, NATURAL GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, REFUSE COLLECTION AND EMERGENCY, AND SIMILAR SERVICE TYPE VEHICLES.

## OWNER:

CULLUM HOMES, INC.  
8408 E SHEA BLVD, #D-100  
SCOTTSDALE, AZ 85260  
(480) 949-2700

## SITE DATA

A.P.N. 169-03-078  
EXISTING ZONING R-43  
NUMBER OF LOTS 2  
GROSS AREA 120532.79 SF 2.767 ACRES  
NET AREA 120532.79 SF 2.767 ACRES

## LEGEND

B.S.B.	BUILDING SETBACK
P.U.E.	PUBLIC UTILITIES EASEMENT
MCR	MARICOPA COUNTY RECORDER
D.E.	DRAINAGE EASEMENT
(C)	CALCULATED VALUE
(R)	RECORDED VALUE MCR BOOK 376 PAGE 28
(M)	MEASURED VALUE
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
VE	VISIBILITY EASEMENT
DKT	DOCKET
○	REBAR WITH CAP
○	RPLS # 50988 TO BE SET
●	FOUND 5/8" Ø STEEL PIN
○	FOUND 1/2" Ø REBAR
○	FOUND COTTON PICKER SPINDLE
○	FOUND IRON PIPE ADD TAG 50988
○	FOUND 3" BRASS CAP
—	PARENT PARCEL BOUNDARY
—	LOT BOUNDARY
- - -	PUBLIC UTILITY EASEMENT
- - -	DRAINAGE EASEMENT

## LEGAL DESCRIPTION - PARENT LOT

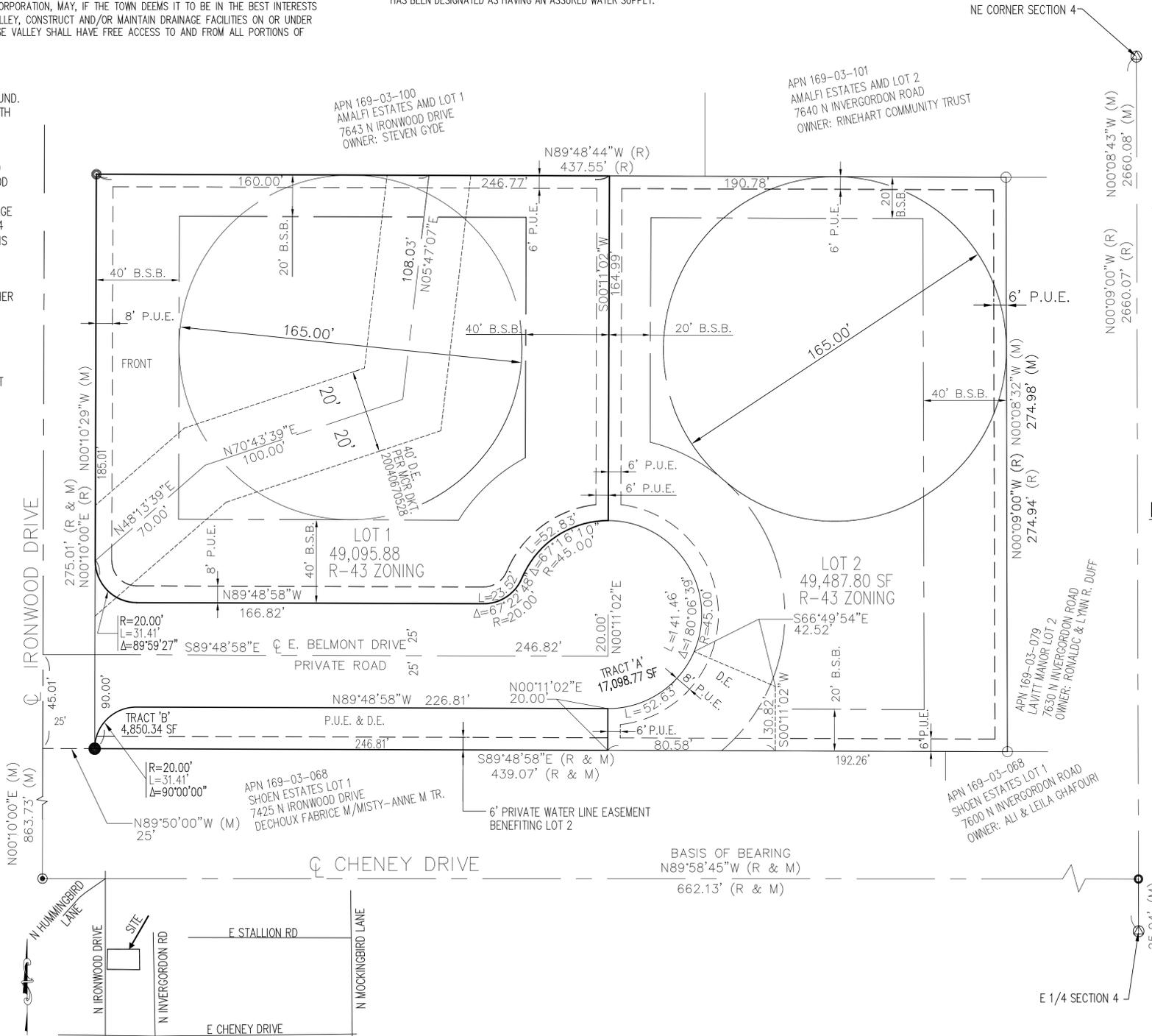
LOT 1, LAVITT MANOR, ACCORDING TO THE BOOK 376 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.

## NOTICE REGARDING WATER SERVICE

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PHOENIX SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

## UTILITIES

WATER CITY OF PHOENIX  
SANITARY SEWER TOWN OF PARADISE VALLEY/SEPTIC  
ELECTRIC ARIZONA PUBLIC SERVICE  
TELEPHONE CENTURYLINK, COX COMMUNICATIONS  
NATURAL GAS SOUTHWEST GAS  
CABLE TV CENTURYLINK, COX COMMUNICATIONS



VICINITY MAP  
NO SCALE

## DEDICATION

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS

KNOW ALL MEN BY THESE PRESENTS:

CULLUM HOMES INC., AN ARIZONA CORPORATION, AS LEGAL OWNER OF SAID REAL PROPERTY, HAS SUBDIVIDED UNDER THE NAME OF "LAVITT MANOR II", A SUBDIVISION OF LOT 1, LAVITT MANOR ACCORDING TO BOOK 376 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA SITUATED IN SECTION 4, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HERON AND HEREBY PUBLISHES THIS PLAT AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON THIS LOT PLAT, AND HEREBY DEDICATES AND GRANTS TO THE TOWN OF PARADISE VALLEY THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF:

CULLUM HOMES INC., AS OWNERS, HAVE HEREUNTO AFFIXED THEIR SIGNATURE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019,

CULLUM HOMES INC.

## ACKNOWLEDGMENTS

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS

BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019, THE FOLLOWING PERSONS APPEARED BEFORE, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ WHO ACKNOWLEDGED (A) THEMSELVES TO BE AN OFFICER OF CULLUM HOMES, INC., AND ACKNOWLEDGED (B) THEMSELVES TO BE THE LEGAL OWNERS OF THE PROPERTY PLATTED HEREON; AND AND ACKNOWLEDGED (B) THAT THEY, AS LEGAL OWNERS, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

## REFERENCES

TITLE REPORT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. Z1826800-001-KJV-JAG

## APPROVAL

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019,

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR DATE TOWN CLERK DATE

TOWN ENGINEER DATE PLANNING DIRECTOR DATE

## BASIS OF BEARING

THE CENTER LINE OF CHENEY DRIVE AS RECORDED IN MCR BOOK 376 OF MAPS, PAGE 28, HAVING A BEARING OF NORTH 89 DEGREES 58 MINUTES 45 SECONDS WEST.

## CERTIFICATION

I, TIMOTHY J EVANS, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF ONE (1) SHEET, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JULY, 2018, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



BY  
TIMOTHY J EVANS  
REGISTRATION NUMBER 50988  
2185 S. BANNING ST.  
GILBERT, ARIZONA 85295  
(480) 244-5036  
EMAIL: TIMEVANS@EVANS-PRO.COM

**MONTGOMERY**  
**ENGINEERING & MANAGEMENT, L.L.C.**  
16716 E. PARKVIEW AVE. SUITE 204  
FOUNTAIN HILLS, ARIZONA 85268  
(480) 837-1845 fax (480) 837-8668  
e-mail: Dave@CivilAZ.com



**LAVITT MANOR II**  
A REPLAT OF LAVITT  
MANOR LOT 1  
7525 N IRONWOOD DR  
PARADISE VALLEY, AZ

DRAWN BY:	KM	DATE:	5-15-19
CHECKED BY:	DRM	PROJECT NO.:	18029
SCALE:	AS NOTED		
			REPLAT
DRAWING NO. <b>1</b>			

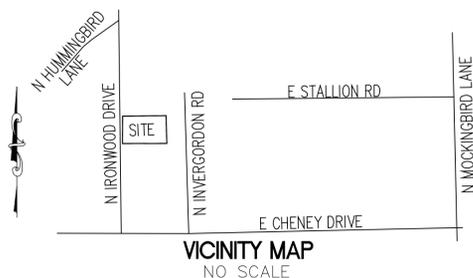
COPYRIGHT © 2019 BY MONTGOMERY ENGINEERING & MANAGEMENT, L.L.C.

**PAVING CONSTRUCTION NOTES:**

- All work under the encroachment permits shall be done, at minimum, in accordance with latest revision of the Maricopa Association of Governments Uniform Standard Specification and Details (MAG Specification and Details), Town of Paradise Valley Supplement to the MAG Specification and Details, and Manual of Uniform Traffic Control Devices.
- A right-of-way encroachment permit issued by the Town of Paradise Valley shall be required for all work in the Town of Paradise Valley rights-of-way.
- The Town of Paradise Valley shall be notified 24 hours prior to starting the different phases of construction for scheduling inspections.
- Location of all water valves, manholes and cleanouts must be referenced at all times during construction and access made available.
- No paving construction shall be started until all underground utilities within the roadway are completed.
- Staking shall include:
  - Right-of-way lines at 100' interval.
  - Pre-grade and reference control - as necessary.
  - Culvert, storm drain and ditch inverts at 50' intervals and breaks in grade.
  - Bluetop subgrade at centerline and uncurbed edge of pavement at 50' intervals.
  - Bluetop ABC at centerline, uncurbed edge of pavement, and 1/4 points at 50' intervals.
  - Straddle points for permanent monuments. Punch the monument cap after setting.
  - Structure location and grades.
  - Concrete curb and gutter at 50' intervals maximum. On horizontal or vertical curves, and on grades less than 05%, stake at 25' maximum intervals. Stake all curb returns at the P.C. and the 1/4 points of return.
- Gutters shall be water tested in the presence of the Town Engineering Department to insure proper drainage prior to final approval by the Town Engineering Department.
- No job will be considered complete until all curbs, pavement and sidewalks have been swept clean of all dirt and debris and all survey monuments are installed according to the plans.
- The contractor shall uncover all existing lines being tied into to verify their locations. The contractor shall locate or have located all existing underground pipelines, telephone and electric conduits, and structures in advance of construction and will observe all possible precautions to avoid damage to same. Call Blue Stake at 1-800-STAKE-IT.
- Facilities which are not specifically located with actual vertical and horizontal controls, are located only approximately and to the best available knowledge.
- Earthwork shall be performed according to MAG Standards and any Geotechnical reports done for the property.

**GRADING NOTES:**

- ON-LOT RETENTION FOR EACH LOT WILL BE REQUIRED AT TIME OF LOT DEVELOPMENT PER PARADISE VALLEY REQUIREMENTS.
- LOTS 3 AND 4 AND TRACTS 1 AND 2 SHALL PROVIDE RETENTION FOR INCREASED RUNOFF FROM STREET IMPERVIOUS SURFACES PER THE RETENTION TABLE THIS DRAWING. RETENTION AT LOTS 3 AND 4 MAY BE RELOCATED IF APPROVED BY THE TOWN OF PARADISE VALLEY.
- LOT OWNERS WILL BE REQUIRED TO PASS UPSTREAM HISTORIC RUNOFF ACROSS THEIR PROPERTY.
- LOTS 2, 3, AND 4 MAY REQUIRE A SEWER LIFT PUMP.
- EACH LOT OWNER SHALL PROVIDE CUSTOM GRADING PLANS WITH FINISH FLOORS ESTABLISHED AT THAT TIME.
- LOT 1 PROPERTY OWNER SHALL OWN TRACT 1 AND IS RESPONSIBLE FOR TRACT 1 MAINTENANCE AND REPAIR. LOT 2 PROPERTY OWNER SHALL OWN TRACT 2 AND IS RESPONSIBLE FOR TRACT 2 MAINTENANCE AND REPAIR.
- WATER SYSTEM MAY NOT HAVE ADEQUATE FIRE OR DOMESTIC PRESSURE, INDIVIDUAL LOT OWNERS SHALL PROVIDE ANY REQUIRED BOOSTER PUMPS AND STORAGE SYSTEMS AS REQUIRED BY PARADISE VALLEY AT TIME OF HOUSE PERMIT.
- NO RUNOFF WILL BE ALLOWED TO ENTER THE BERNEIL CHANNEL FROM THIS SITE.
- RETENTION BASINS MAY OVERFLOW INTO BERNEIL CHANNEL.



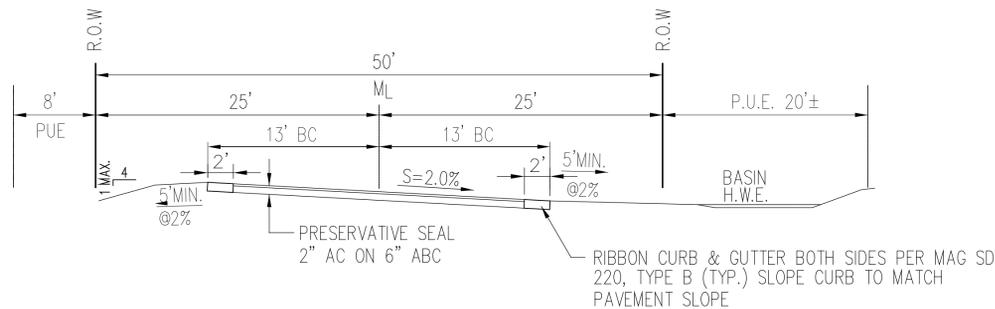
**UTILITIES**

WATER  
SANITARY SEWER  
ELECTRIC  
TELEPHONE  
NATURAL GAS  
CABLE TV

CITY OF PHOENIX  
TOWN OF PARADISE VALLEY/SEPTIC  
ARIZONA PUBLIC SERVICE  
CENTURYLINK, COX COMMUNICATIONS  
SOUTHWEST GAS  
CENTURYLINK, COX COMMUNICATIONS

**LAVITT MANOR II  
PAVING, GRADING + DRAINAGE PLAN**

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 4  
TOWNSHIP 2 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND  
MERIDIAN, MARICOPA COUNTY, ARIZONA



TYPICAL STREET SECTION - LOOKING EAST  
NTS

**LEGAL DESCRIPTION - PARENT LOT**

LOT 1, LAVITT MANOR, ACCORDING TO THE BOOK 376 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.

**OWNER:**

CULLUM HOMES, INC.  
8408 E SHEA BLVD, #D-100  
SCOTTSDALE, AZ 85260  
(480) 949-2700

**PROJECT DATA**

ZONING	R-43
LOT AREA	120532.79 SF 2.767 ACRES
A.P.N.	176-11-281 PARENT LOT

**DEVELOPMENT NOTES:**

NO SIGNS OR SUBDIVISION WALLS ARE PROPOSED

LOTS SHALL PROVIDE RUNOFF RETENTION AT THE TIME OF DEVELOPMENT PER PARADISE VALLEY'S STORM DRAINAGE MANUAL IN EFFECT AT THAT TIME. RETENTION SHOWN IS FOR TRACTS AND STREET PAVING ONLY, VOLUME DOES NOT COUNT TOWARD FUTURE LOT DEVELOPMENT.

**INDEX OF SHEETS**

SHEET P1 ..... PAVING, GRADING & DRAINAGE COVER  
SHEET P2 ..... PAVING, GRADING & DRAINAGE PLAN  
SHEET P2 ..... SECTIONS & DETAILS

**AS-BUILT CERTIFICATION**

I HEREBY CERTIFY THAT THE "AS-BUILT" MEASUREMENTS AS SHOWN OR AS NOTED HEREON WERE MADE UNDER MY SUPERVISION AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED CIVIL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

REGISTRATION NUMBER \_\_\_\_\_

**APPROVALS**

BY: TOWN ENGINEER, TOWN OF PARADISE VALLEY \_\_\_\_\_ DATE \_\_\_\_\_

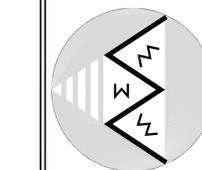
SUBMITTED BY:

DAVID R. MONTGOMERY  
REGISTERED CIVIL ENGINEER



COPYRIGHT © 2019 BY MONTGOMERY ENGINEERING & MANAGEMENT, L.L.C.

**MONTGOMERY ENGINEERING & MANAGEMENT, L.L.C.**  
16716 E. PARKVIEW AVE. SUITE 204  
FOUNTAIN HILLS, ARIZONA 85268  
(480) 837-1845 fax (480) 837-8668  
e-mail: Dave@CivilAZ.com



**LAVITT MANOR II  
REPLAT**

7525 N IRONWOOD DR  
PARADISE VALLEY, AZ

DATE: 6-4-18

DRAWN BY: KM

CHECKED BY: DRM

PROJECT NO: 18029

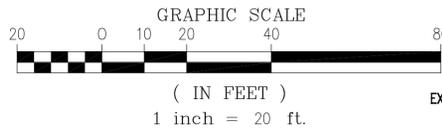
SCALE: AS NOTED

PAVING, GRADING & DRAINAGE COVER

DRAWING NO:

**C1of3**

# PAVING GRADING DRAINAGE LAVITT MANOR II

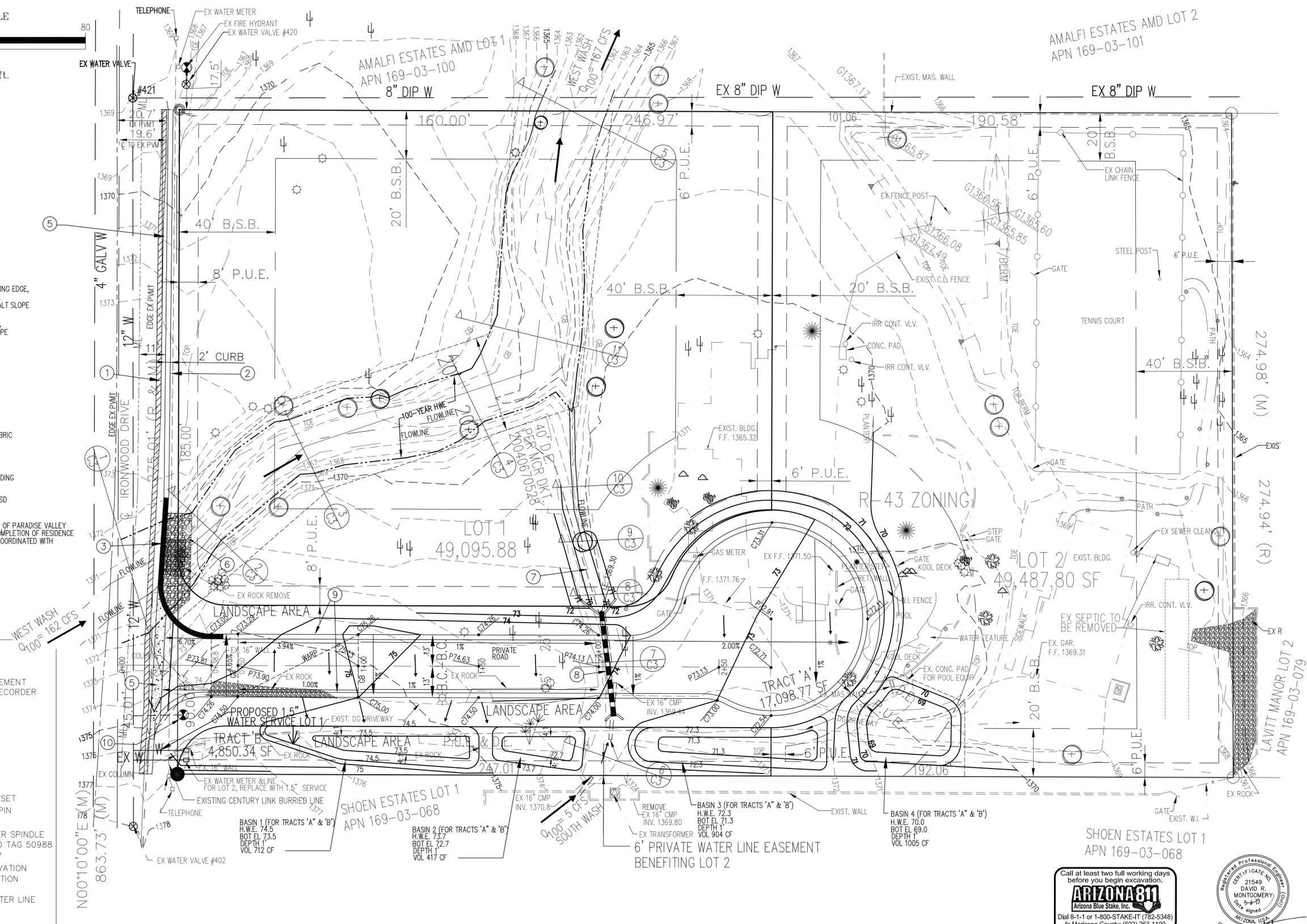


### KEY NOTES

- ① SAWCUT EXISTING ASPHALT 2' MIN. FROM EXISTING EDGE, RESTORE ASPHALT CONCRETE PER MAG 200-1. ASPHALT SLOPE SHALL MATCH EXISTING ASPHALT SLOPE. EXTEND ASPHALT TO PROPOSED CURB.
- ② PROPOSED RIBBON CURB PER MAG 220 TYPE B. SLOPE T/CONCRETE TO MATCH EX. PAVING SLOPE. MATCH ASPHALT ELEVATION AT FACE OF CURB. CURB SHALL NOT OBSTRUCT RUNOFF.
- ③ 4' DEEP CONCRETE CUT WALL PER MAG 552.
- ④ HEADWALL PER MAG.
- ⑤ VALLEY GUTTER MAG 240.
- ⑥ RIPRAP IRREGULAR SHAPED INDIGENOUS ROCK SET ON 4" SAND OVER FABRIC FILTER. AASHTO M288 CLASS II NON-WOVEN FILTER FABRIC. INSTALL PER MFG'S INSTRUCTIONS.
- ⑦ REGRADE FLOWLINE TO 1% MINIMUM SLOPE. 2' WIDE BOTTOM WITH 4:1 SIDE SLOPES.
- ⑧ 24" ALUMINIZED CMP CULVERT FOR H-20 LOADING. INSTALL PER MAG SPECIFICATIONS.
- ⑨ RIBBON CURB & GUTTER BOTH SIDES PER MAG SD 220, TYPE B (TYP.) SLOPE CURB TO MATCH PAVEMENT SLOPE.
- ⑩ PROPOSED FIRE HYDRANT COMPLETE PER TOWN OF PARADISE VALLEY STANDARDS, TO BE CONSTRUCTED PRIOR TO COMPLETION OF RESIDENCE ON LOT 2 BY OWNER OF LOT 2 AND SHALL BE COORDINATED WITH THE CITY OF PHOENIX.

### LEGEND

- B.S.B. BUILDING SETBACK
- P.U.E. PUBLIC UTILITIES EASEMENT
- MCR MARICOPA COUNTY RECORDER
- (C) CALCULATED VALUE
- D.E. DRAINAGE EASEMENT
- EX EXISTING
- (R) RECORDED VALUE
- (M) MEASURED VALUE
- ROW RIGHT-OF-WAY
- DE DRAINAGE EASEMENT
- VE VISIBILITY EASEMENT
- REBAR WITH CAP
- RPLS # 50988 TO BE SET
- FOUND 5/8" STEEL PIN
- FOUND 1/2" REBAR
- FOUND COTTON PICKER SPINDLE
- FOUND IRON PIPE ADD TAG 50988
- FOUND 3" BRASS CAP
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- 100-YEAR HIGH WATER LINE
- LOT BOUNDARY
- EASEMENT



AMALFI ESTATES AND LOT 2  
APN 169-03-101

AMALFI ESTATES AND LOT 1  
APN 169-03-100

LOT 1  
49,095.88

LOT 2  
49,487.80 SF

TRACT 'A'  
17,098.77 SF

SHOEN ESTATES LOT 1  
APN 169-03-068

SHOEN ESTATES LOT 1  
APN 169-03-068

LAVITT MANOR LOT 2  
APN 169-03-079



COPYRIGHT © 2019 BY MONTGOMERY ENGINEERING & MANAGEMENT, L.L.C.

**MONTGOMERY ENGINEERING & MANAGEMENT, L.L.C.**  
16716 E. PARKVIEW AVE. SUITE 204  
FOUNTAIN HILLS, ARIZONA 85268  
(480) 837-1845 fax (480) 837-8668  
e-mail: Dave@CivilAZ.com



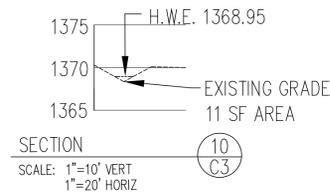
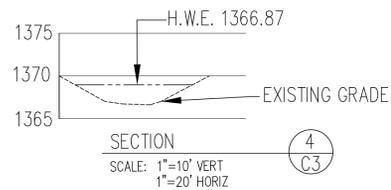
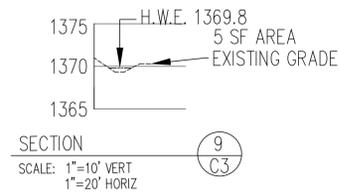
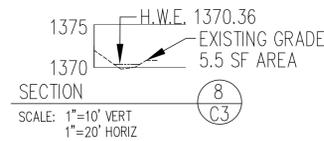
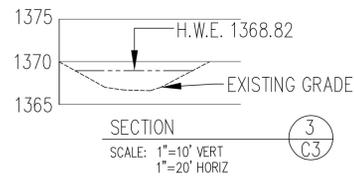
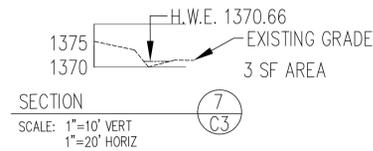
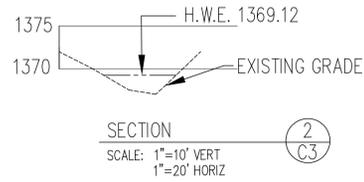
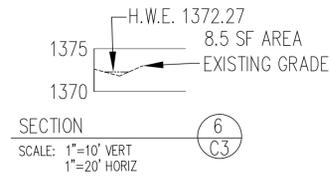
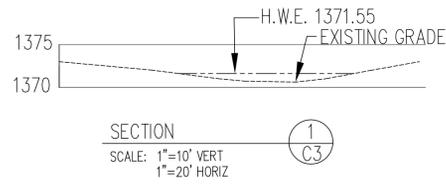
**LAVITT MANOR II  
REPLAT**  
7525 N IRONWOOD DR  
PARADISE VALLEY, AZ

DATE:	6-4-18
PROJECT NO.:	18029
SCALE:	AS NOTED
DRAWING NO.:	PAVING GRADING DRAINAGE

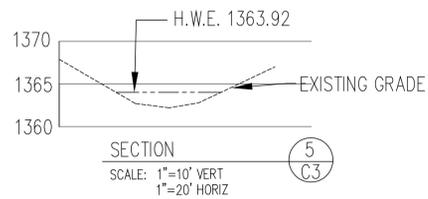
DRAWING NO:  
**C20f3**

NO.	DATE	DESCRIPTION	BY
3	5-6-19	REVISE LOT 1 BSB	DRM
3	3-12-19	P.V. COMMENTS	DRM
2	1-24-19	P.V. REDLINES	DRM
1	12-5-18	MOVE STREET	DRM

# PAVING GRADING PLAN LAVITT MANOR II

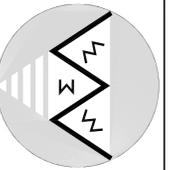


AVERAGE AREA SOUTH CHANNEL SECTIONS 6 THROUGH 10  
 $(8.5 \text{ SF} + 3 \text{ SF} + 5.5 \text{ SF} + 5 \text{ SF} + 11 \text{ SF}) / 5 = 6.6 \text{ SF}$



COPYRIGHT © 2019 BY MONTGOMERY ENGINEERING & MANAGEMENT, L.L.C.

**MONTGOMERY ENGINEERING & MANAGEMENT, L.L.C.**  
 16716 E. PARKVIEW AVE. SUITE 204  
 FOUNTAIN HILLS, ARIZONA 85268  
 (480) 837-1845 fax (480) 837-8668  
 e-mail: Dave@CIVILAZ.com



**LAVITT MANOR II  
REPLAT**

7525 N IRONWOOD DR  
PARADISE VALLEY, AZ

DATE:	6-4-18
PROJECT NO.:	18029
SCALE:	AS NOTED

SECTIONS & DETAILS

DRAWING NO.:

**C3of3**



NO.	DATE	DESCRIPTION
3	5-6-19	REVISE LOT 1 BSB
2	1-24-19	P.V. REDLINES
1	12-5-18	MOVE STREET