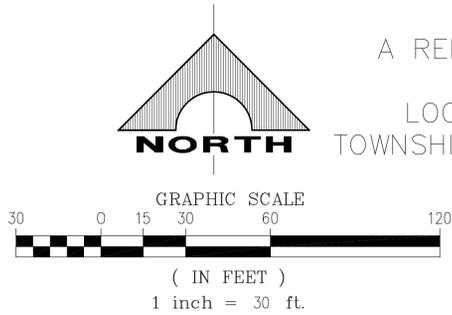


FINAL PLAT LAVITT MANOR II

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, DOCKETT 1180 PAGE 129, DOCKETT 1191 PAGE 13, DOCKETT 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 CONSTRUCT A FIRE HYDRANT COMPLETE IN TRACT B LESS THAN 400' FROM LOT 2 PER TOWN OF PARADISE VALLEY STANDARDS PRIOR TO OCCUPANCY OF LOT
8. THE OWNER OF LOT 1 SHALL OWN AND MAINTAIN TRACT 'B'.

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

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: _____ TOWN CLERK _____ DATE _____

TOWN ENGINEER _____ DATE _____ PLANNING DIRECTOR _____ DATE _____

BASIS OF BEARING

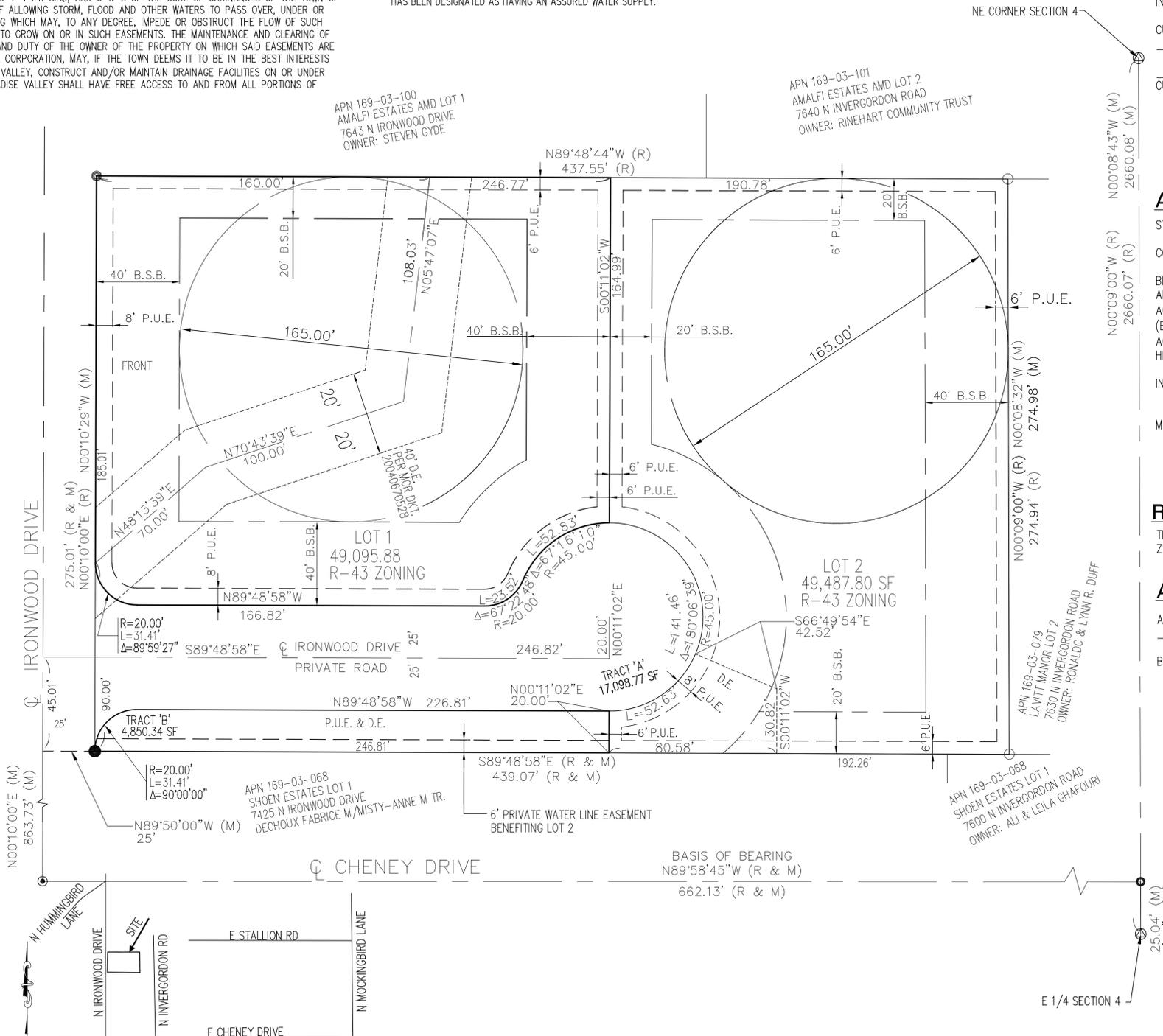
THE CENTER LINE OF CHENEY DRIVE AS RECORDED IN MCR BOOK 376 OF MAPS, PAGE 28, HAVING A BEARING OF NORTH 89 DEGREES 58 MINUTES 45 SECONDS WEST.

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



VICINITY MAP
NO SCALE

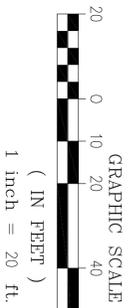
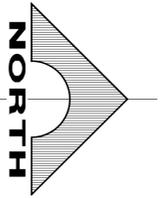
MONTGOMERY
ENGINEERING & MANAGEMENT, L.L.C.
16716 E. PARKVIEW AVE. SUITE 204
FOUNTAIN HILLS, ARIZONA 85268
(480) 837-1845 fax (480) 837-8668
e-mail: Dave@CivilAZ.com



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

DATE:	5-15-19
PROJECT NO.:	18029
SCALE:	AS NOTED
REPLAT	

DRAWING NO:
1



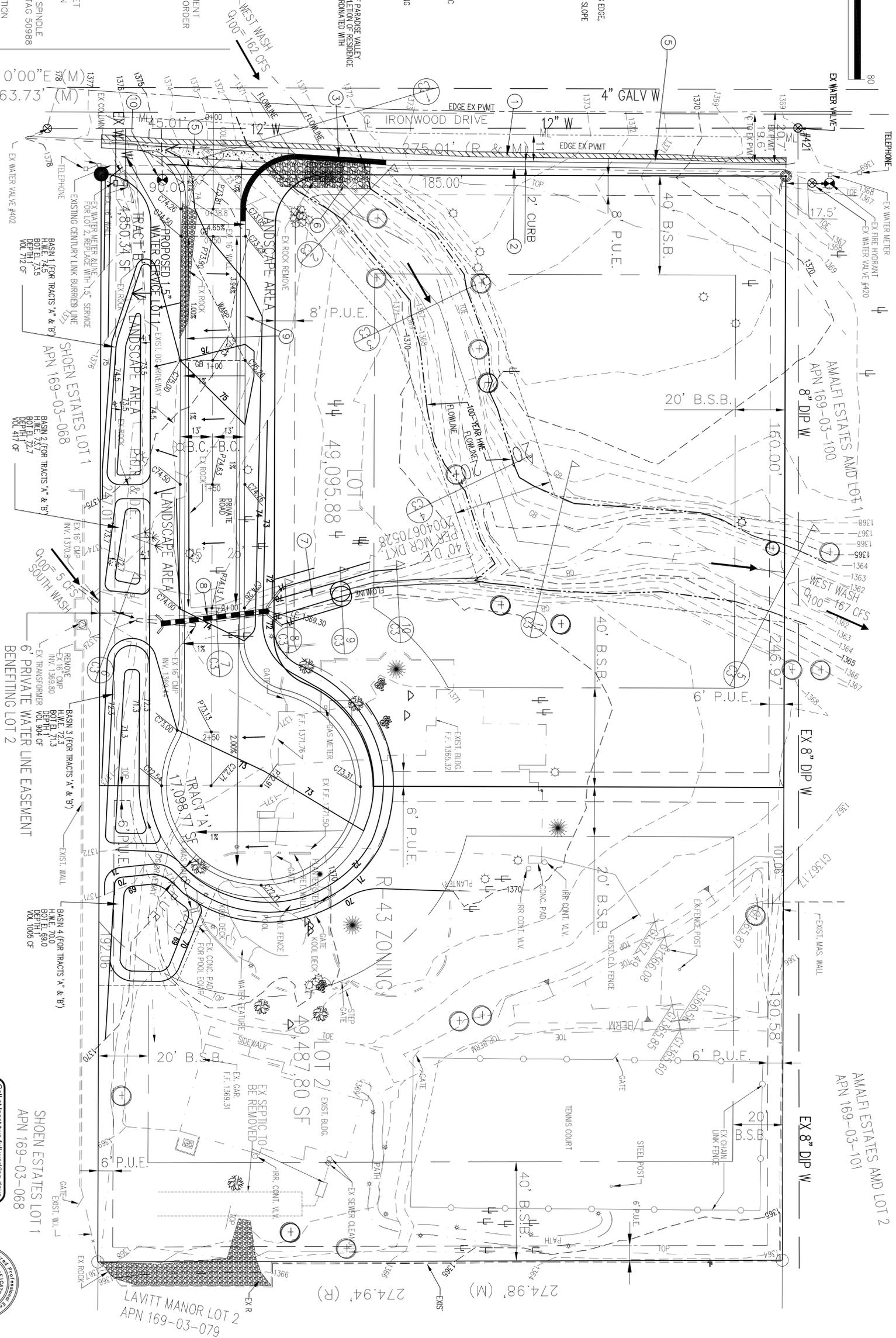
PAVING GRADING DRAINAGE LAVITT MANOR II

KEY NOTES

- ① SAND/JIT 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 1/4" 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 PREPARE REGULAR SHAPED INDIANOIDIS ROCK SET ON 4" SAND OVER FABRIC FILTER. ASHTO M288 CLASS 1 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" ALUMINUM CMP GULVERT FOR H-20 LOADING INSTALL PER MAG SPECIFICATIONS
- ⑨ RIBBON CURB & GUTTER BOTH SPACES PER MAG 50 220 PER MAG SLOPE CURB TO MATCH PAVEMENT SLOPE
- ⑩ PROPOSED PRE HYPANT CONCRETE PER 10M OF PARADISE VALLEY STRIPBARS 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 CALCULATED VALUE
- D.E. DRAINAGE EASEMENT
- EX EXISTING
- (R) RECORDED VALUE
- (M) MEASURED VALUE
- (N) RIGHT-OF-WAY
- DE DRAINAGE EASEMENT VISIBILITY EASEMENT
- VE REPAIR WITH CAP
- REPAIRS # 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



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

ARIZONA811
MONTGOMERY ENGINEERING & MANAGEMENT, L.L.C.
16716 E. PARKVIEW AVE. SUITE 204
FOUNTAIN HILLS, ARIZONA 85268
Dial 81-1 or 1-800-5 PARKED (728-2549)
in Maricopa County: (602) 253-1100



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DRAWING NO: C2013	DRAWN BY: KM	DATE: 6-4-18
	CHECKED BY: DRM	PROJECT NO: 18029
	SCALE: AS NOTED	

**LAVITT MANOR II
REPLAT**

7525 N IRONWOOD DR
PARADISE VALLEY, AZ

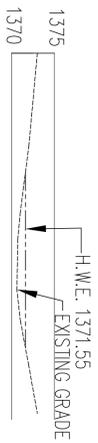


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FOUNTAIN HILLS, ARIZONA 85268
(480) 837-1845 fax (480) 837-8668
e-mail: Dave@CivilAZ.com

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
NO.	DATE	DESCRIPTION	BY

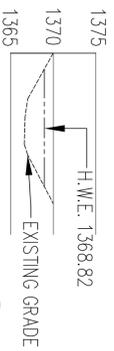
PAVING GRADING PLAN LAVITT MANOR II



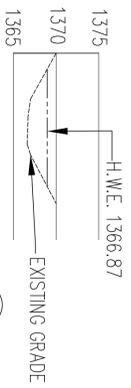
SECTION 1
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1"=20' HORIZ



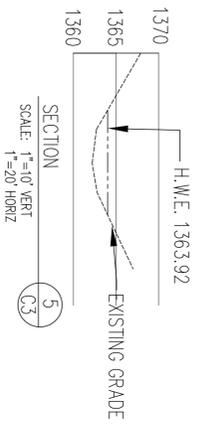
SECTION 2
SCALE: 1"=10' VERT
1"=20' HORIZ



SECTION 3
SCALE: 1"=10' VERT
1"=20' HORIZ



SECTION 4
SCALE: 1"=10' VERT
1"=20' HORIZ



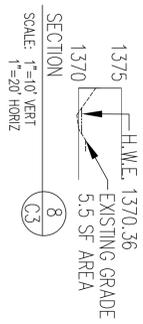
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SCALE: 1"=10' VERT
1"=20' HORIZ



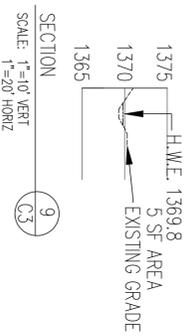
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SCALE: 1"=10' VERT
1"=20' HORIZ



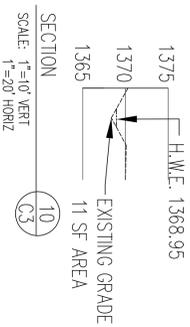
SECTION 7
SCALE: 1"=10' VERT
1"=20' HORIZ



SECTION 8
SCALE: 1"=10' VERT
1"=20' HORIZ



SECTION 9
SCALE: 1"=10' VERT
1"=20' HORIZ



SECTION 10
SCALE: 1"=10' VERT
1"=20' HORIZ

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

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

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e-mail: Dave@CivilAZ.com



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

DRAWING NO: C3013		SECTIONS & DETAILS	
DRAWN BY: KM	DATE: 6-4-18	PROJECT NO: 18029	SCALE: AS NOTED
CHECKED BY: DRM			

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona One Stop, Inc.
Data 81-1 or 1-800-STAKE-IT (782-5346)
In Maricopa County: (602) 285-1100

