

COMMITMENT FOR TITLE INSURANCE FILE NO.: 40200015-040-JDA-SW  
BY SECURITY TITLE AGENCY, INC.  
DATE OF REPORT: JANUARY 14, 2020

## GENERAL NOTES

- THE PREMISES SURVEYED HAVE NO KNOWN DISCREPANCIES, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS EXCEPT AS SHOWN, AND HAS ACCESS TO OR FROM A DEDICATED ROADWAY.
- THIS IS AN ABOVE GROUND SURVEY. THE UNDERGROUND UTILITIES AS SHOWN ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES, NOT SHOWN ON THIS DRAWING. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY.
- BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS; OTHER THAT POSSIBLE EASEMENTS, WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED ON BOOK 194 OF MAPS, PAGE 11 AND SPECIAL WARRANTY DEED, REC. DOC. 2002-0391063, RECORDS OF MARICOPA COUNTY, ARIZONA.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS TITLED HEREON ONLY. THE COMMENTS NOTED HEREON WERE SUPPLIED OR AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY. THERE MAY EXIST OTHER DOCUMENTS OF RECORD, WHICH WOULD AFFECT THIS PARCEL.
- ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
- ON-SITE PLANT INFORMATION SHOWN HEREON IS FOR REFERENCE ONLY. SURVEYOR ASSUMES NO LIABILITY FOR THE EVALUATION, SALVAGEABILITY REMOVAL AND/RELOCATION OF ON-SITE PLANT MATERIALS.
- ALL MEASURED BEARINGS AND DISTANCES EQUAL RECORD NOTED OTHERWISE.
0. ANY AERIAL MAPS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT THE EXACT CURRENT CONDITIONS.

**CHENEY DRIVE** C1/4 COR, SEC 3, T2N, R4E



	SECTION CORNER
	1/4 QUARTER
	BRASS CAP FLUSH
	FOUND REBAR OR AS NOTED
	SET 1/2" REBAR & TAG OR AS NOTED
	CALCULATED POINT
	PROPERTY LINE
	EASEMENT LINE
	MONUMENT LINE
	SIGN
	WATER VALVE
	FIRE HYDRANT
	UTILITY BOX
	GAS METER
	SEWER CLEANOUT
	CABLE TV RISER
	SEWER MANHOLE
	TELEPHONE PEDESTAL
	LIGHT POLE
	SCHEDULE B ITEM
	SEWER LINE
	COMMUNICATIONS LINE
	CATV, PHONE
	GAS LINE
	WATER LINE
	ELECTRIC LINE
	EXISTING CONTOUR
	EXIST. SPOT ELEVATION
	PALM TREE
	TREE
	PALO VERDE

B	BUILDING	SETBACK LINE
BSL	EXISTING	GRADE
EL, ELEV	ELEVATION	
EP	EDGE OF PAVEMENT	
ESMT	EASEMENT	
EX, EXIST.	EXISTING	
G	GUTTER, GAS	
INV	INVERT	
(M)	MEASURED	
MCR	MANICHO COUNTY RECORDER	
MH	MANHOLE	
P, PMWT	PAVEMENT	
PUE	PUBLIC UTILITY EASEMENT	
(R), REC.	RECORDED	
R	RADIUS	
R/W	RIGHT OF WAY	
T	TANGENT, TELEPHONE	
TP	TO CURB	
TCV	TOWN OF PARADISE VALLEY	
W	WEST, WATERLINE	
WMO	WATER MAIN OPENING	
WM	WATER METER	

ASCENSION LUTHERAN CHURCH, INC., PARADISE VALLEY, ARIZONA,  
AN ARIZONA NON-PROFIT CORPORATION  
7100 N MOCKINGBIRD LN.,  
PARADISE VALLEY, AZ 85253

APN: 174-51-033  
ADDRESS: 7100 N MOCKINGBIRD LN.,  
PARADISE VALLEY, AZ 85  
ZONING: SUP-P  
LOT AREA: 275,697 S.F. (6.329 AC.)  
TOPV QS #: 23-43

THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION T2N, R3W, THE BEARING OF WHICH IS N01°00'43"E.

BRASS CAP FLUSH MOCKINGBIRD AVE AND INDIAN BEND ROAD HAVING AN  
ELEVATION OF 1316.44 NAVD 88 DATUM, GDACS# 24524-1.

LOT 1, OF MEADOWLARK ACRES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 194 OF MAPS, PAGE 11.

1. MARICOPA COUNTY PARCEL MAP 825-03-03-04.
2. SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 2002-0391063, M.C.
3. RECORDED PLAT PER BOOK 194 OF MAPS, PAGE 11, M.C.R.

WATER: CITY OF PHOENIX  
SANITARY SEWER: TOWN OF PARADISE VALLEY  
ELECTRIC: APS  
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS  
NATURAL GAS: SOUTHWEST GAS CORPORATION  
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

COMMUNITY # 040049	PANEL # 1770 OF 4425		SUFFIX L	BASE FLOOD ELEVATION N/A
MAP # 04013C	PANEL DATE 10/16/2013	FIRM INDEX DATE 11/04/2015	ZONE X*	

\*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**CERTIFIED TO:**  
**SECURITY TITLE AGENCY, INC.**  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH  
IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM  
STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS,  
JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES  
ITEMS 1-5, 8, 11 AND 13-14, OF TABLE A THEREOF. THE FIELD WORK WAS  
COMPLETED IN FEBRUARY, 2020.



03/15/20  
DATE

# ALTA/NSPS LAND TITLE SURVEY

**LOT 1 - MEADOWLARK ACRES  
7100 N MOCKINGBIRD LN.,  
PARADISE VALLEY, AZ 85253**





## LEGEND

- 1/4 QUARTER
- BRASS CAP FLUSH
- FOUND REBAR AS NOTED
- SET 1/2" REBAR & TAG OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE

## DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

### KNOW ALL MEN BY THESE PRESENTS:

ASCENSION LUTHERAN CHURCH, INC., AS LEGAL OWNER OF SAID REAL PROPERTY, HAS SUBDIVIDED PARCEL NO. 174-51-033, MARICOPA COUNTY RECORDS, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA UNDER THE NAME OF "MEADOWLARK ACRES II", AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS LOT SPLIT AND HEREBY DECLARES THAT THIS LOT SPLIT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON THIS PLAT.

### IN WITNESS WHEREOF:

ASCENSION LUTHERAN CHURCH, INC., AS OWNER, HAS HEREUNTO AFFIXED HER SIGNATURE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

## ACKNOWLEDGEMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS \_\_\_\_\_ OF \_\_\_\_\_, 2021, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED ASCENSION LUTHERAN CHURCH, INC., WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

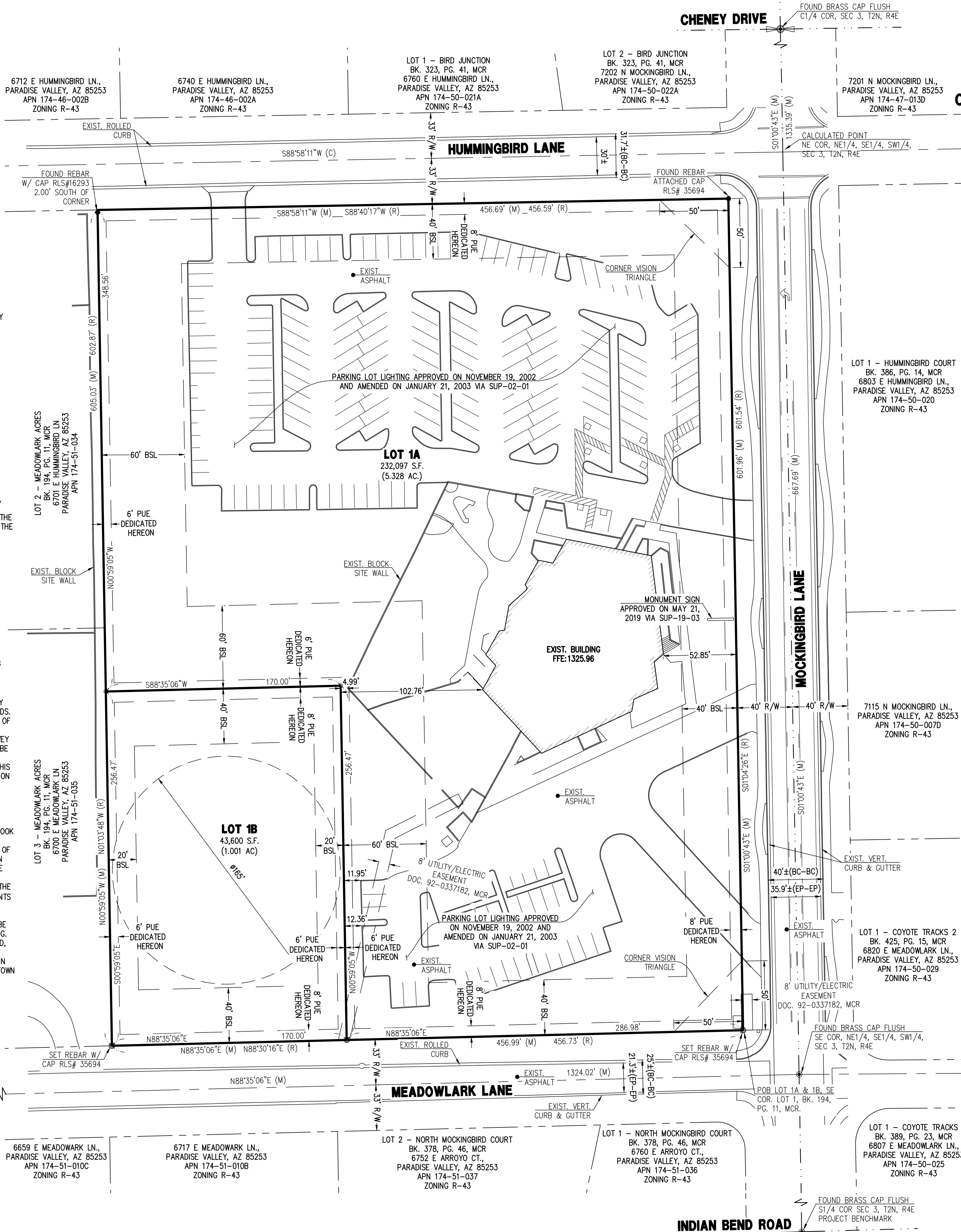
MY COMMISSION EXPIRES \_\_\_\_\_ 2021 \_\_\_\_\_

## NOTES

- THIS IS NOT AN ALTA/ACSM TITLE SURVEY.
- NO CC&R'S ARE CREATED WITH THIS MAP. EXISTING CC&R'S AFFECTING THE SUBJECT PROPERTIES ARE LISTED UNDER SECTION "SURVEY REFERENCES" ABOVE.
- BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, OWNERSHIP INFORMATION, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS, WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN WARRANTY DEED RECORDED IN DOC. NO 2002-0391063, M.C.R. & PLAT RECORDED IN BOOK 194, PAGE 11, M.C.R.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED OR AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY.
- ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ARE MEASURED. THE EXISTING STRUCTURES ON THE LOT ALONG CARDINAL DRIVE WILL BE DEMOLISHED, THIS INCLUDES THE GUESTHOUSE, BARN AND ANY FENCING. THE TOWN WILL NOT RECORD A PLAT UNTIL A DEMO PERMIT IS APPLIED, ISSUED, AND FINALIZED.
- ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY WILL BE LANDSCAPED IN ACCORDANCE WITH SECTION 5-10-7.D OF THE TOWN CODE AND THE TOWN LANDSCAPE GUIDELINES.
- FOLLOWING RECORDING DOCUMENTS REFERENCE CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS ASSOCIATED WITH THIS PROPERTY:  
REC. DOC. 1992-0337182, MCR

## ABBREVIATIONS

- BSL BUILDING SETBACK LINE
- ¢ CENTERLINE
- D/W DRIVEWAY
- E EAST
- ESMT EASEMENT
- EX, EXIST. EXISTING
- (M) MEASURED
- MCR MARICOPA COUNTY RECORDER
- N NORTH
- PUE PUBLIC UTILITY EASEMENT
- (R), REC. RECORDED
- R RADIUS
- R/W RIGHT OF WAY
- S SOUTH
- T TANGENT
- W WEST



# MEADOWLARK ACRES II

## A LOT SPLIT OF LOT 1 MEADOWLARK ACRES

A SUBDIVISION PLAT RECORDED IN BOOK 194 OF MAPS, PAGE 11, MCR,  
LOCATED IN A PORTION OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF  
SECTION 3, T.2N, R.4E

OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## OWNER

ASCENSION LUTHERAN CHURCH, INC., PARADISE VALLEY, ARIZONA,  
AN ARIZONA NON-PROFIT CORPORATION  
7100 N MOCKINGBIRD LN.,  
PARADISE VALLEY, AZ 85253

## SURVEY REFERENCES

- MARICOPA COUNTY PARCEL MAP 825-03-03-04.
- SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 2002-0391063, M.C.R.
- RECORDED PLAT PER BOOK 194 OF MAPS, PAGE 11, M.C.R.

## FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD
040049	1770 OF 4425	L	ELEVATION
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	10/16/2013	11/04/2015	X*
			N/A

\*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

## LOT 1A - LEGAL DESCRIPTION

THAT PORTION OF LOT 1, OF "MEADOWLARK ACRES", ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 194 OF MAPS, PAGE 11, AND LYING IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT BEING REBAR WITH CAP RLS# 35694;

THENCE SOUTH 88 DEGREES 35 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 286.98 FEET TO REBAR WITH CAP RLS# 35694;

THENCE NORTH 00 DEGREES 59 MINUTES 05 SECONDS WEST, A DISTANCE OF 170.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1;

THENCE SOUTH 88 DEGREES 35 MINUTES 06 SECONDS WEST, A DISTANCE OF 170.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1;

THENCE NORTH 00 DEGREES 59 MINUTES 05 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 348.56 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BEING MARKED BY REBAR WITH CAP RLS# 16293, SOUTH 2.00 FEET OF CORNER.

THENCE NORTH 88 DEGREES 58 MINUTES 11 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 456.69 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BEING MARKED BY A REBAR WITH ATTACHED CAP RLS# 35694;

THENCE SOUTH 01 DEGREES 00 MINUTES 43 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 601.96 FEET TO THE POINT OF BEGINNING.

## LOT 1B - LEGAL DESCRIPTION

THAT PORTION OF LOT 1, OF "MEADOWLARK ACRES", ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 194 OF MAPS, PAGE 11, AND LYING IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT BEING A REBAR WITH CAP RLS# 35694;

THENCE SOUTH 88 DEGREES 35 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 286.98 FEET TO A REBAR WITH CAP RLS# 35694, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88 DEGREES 35 MINUTES 06 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 170 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 BEING MARKED BY REBAR WITH CAP RLS# 35694;

THENCE NORTH 00 DEGREES 59 MINUTES 05 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 256.47 FEET;

THENCE NORTH 88 DEGREES 35 MINUTES 06 SECONDS EAST, A DISTANCE OF 170.00 FEET;

THENCE SOUTH 00 DEGREES 59 MINUTES 05 SECONDS EAST, A DISTANCE OF 256.47 FEET TO THE POINT OF BEGINNING.

## UTILITIES

WATER: CITY OF PHOENIX  
SANITARY SEWER: TOWN OF PARADISE VALLEY  
ELECTRIC: APS  
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS  
NATURAL GAS: SOUTHWEST GAS CORPORATION  
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

## AREAS

LOT 1A: 232,097 S.F. (5.328 AC.)  
FLOOR AREA RATIO:  
15,823+/232,097 = 6.82%

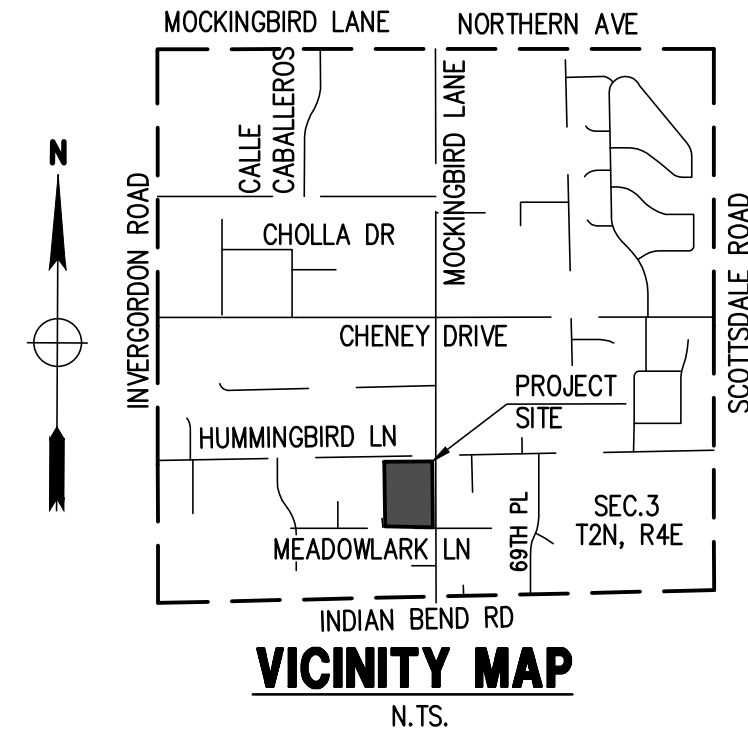
LOT 1B: 43,600 S.F. (1.001 AC.)

## ZONING

LOT 1A: SUP-P  
LOT 1B: R-43

## BENCHMARK

BRASS CAP FLUSH MOCKINGBIRD  
AVE AND INDIAN BEND ROAD  
HAVING AN ELEVATION OF 1316.44  
NAVD 88 DATUM, GDACS#  
24524-1.



## SITE DATA

APN: 174-51-033  
ADDRESS: 7100 N MOCKINGBIRD LN.,  
PARADISE VALLEY, AZ 85253

ZONING: SUP-P  
QS #: 23-43  
PARENT LOT AREA: 275,697 SF (6.329 AC.)

### LOT 1A:

PROPOSED AREA: 232,097 SF (5.328 AC.)  
TOTAL FLOOR AREA: 15,823+ SF  
FLOOR AREA RATIO: 6.82%  
MAX ACTUAL BUILDING HEIGHT: 57 FT  
MAX SPIRE HEIGHT: 100 FT  
TOTAL FOOTPRINT AREA: 11,691 SF  
LOT COVERAGE: 5.04%  
ALLOWED PARKING: 266 SPACES:  
TOTAL NUMBER OF SEATS IN THE SANCTUARY: 800 SEATS  
EXISTING PARKING: 158 SPACES (NORTH)  
EXISTING PARKING: 42 SPACES (SOUTH)  
EXISTING PARKING ACCESSIBLE: 7 SPACES  
TOTAL PARKING PROVIDED: 207 SPACES

LOT 1B:  
PROPOSED AREA: 43,600 S.F. (1.001 AC.)  
MAX FLOOR AREA RATIO: 25%  
MAXIMUM BUILDING HEIGHT: 24 FT.

## BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION  
T2N, R3W, THE BEARING OF WHICH IS N01°00'43"E.

## PARENT LEGAL DESCRIPTION

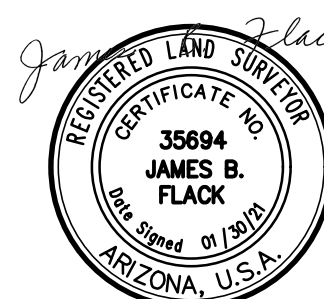
LOT 1, OF MEADOWLARK ACRES, ACCORDING TO THE PLAT OF  
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA  
COUNTY, ARIZONA, RECORDED IN BOOK 194 OF MAPS, PAGE 11.

## DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. §9-463.01 (c), AND SECTIONS 6-4 (E), 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.

## SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT (1) THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF MAY, 2016, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE MONUMENT OR MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS DESCRIBED.



JAMES FLACK, RLS  
01/30/21  
DATE

## APPROVALS

APPROVED BY THE TOWN COUNCIL ON \_\_\_\_\_ 2021.

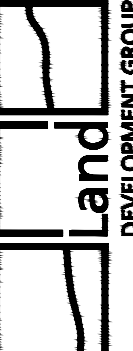
BY: \_\_\_\_\_ MAYOR \_\_\_\_\_ TOWN CLERK

BY: \_\_\_\_\_ PLANNING DIRECTOR \_\_\_\_\_ TOWN ENGINEER

LOT SPLIT MAP

MEADOWLARK ACRES II  
7100 N MOCKINGBIRD LN.,  
PARADISE VALLEY, AZ 85253

P 602 889 1984 | F 602 445 9482  
8808 N CENTRAL AVE., SUITE 288  
PHOENIX, AZ 85020  
PHOENIXLANDGROUP.COM





1. PRIOR TO THE FIRST INSPECTION OF STRUCTURES WITHIN 3 FEET OF A SETBACK LINE, THE PROPERTY LINE SHALL BE PLACED BY A REGISTERED CIVIL ENGINEER OR LAND SURVEYOR OF THE STATE OF ARIZONA, AND THE PROPERTY LINE(S) IDENTIFIED.
2. WHERE EXCAVATION IS TO OCCUR THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS.
3. ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL MUNICIPALITY UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS.
4. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
6. ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR TYPE, LOCATION, HEIGHT, WATTAGE, AND LUMEN BASED UPON THE FIXTURES INSTALLED PURSUANT TO SECTION 1023 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR NON-HILLSIDE PROPERTIES, SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR HILLSIDE PROPERTIES, OR AS SPECIFIED IN THE SPECIAL USE PERMIT FOR SPECIAL USE PERMIT PROPERTIES.
7. A DUST CONTROL PLAN AND PERMIT MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
8. A SEPARATE PERMIT FOR ANY PERMIT IS NECESSARY FOR ANY OFF-SITE CONSTRUCTION.
9. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
10. EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
11. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
12. ALL NEW AND EXISTING ELECTRICAL SERVICE LINES SHALL BE BURIED PER THE TOWN OF PARADISE VALLEY REQUIREMENTS.
13. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO ARRANGE FOR THE RELOCATION AND RELOCATION COSTS OF ALL UTILITIES, AND TO SUBMIT A UTILITY RELOCATION SCHEDULE PRIOR TO THE ISSUANCE OF AN ENGINEERING CONSTRUCTION PERMIT.
14. EXISTING AND/OR NEW UTILITY CABINETS AND PEDESTALS SHALL BE LOCATED A MINIMUM OF 4 FEET UNDOUBT BAK OF CURB LOCATION.
15. POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER A' ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
16. POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER TOWN CODE, ARTICLE 5-2.
17. ALL FILL MATERIAL UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95%.
18. SETBACK CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STEM WALL INSPECTION.
19. FOR BUILDING PADS THAT HAVE 1 OR MORE OF FILL MATERIAL, SOILS COMPACTION TEST RESULTS ARE REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO PRE-SLAB INSPECTION.
20. FINISHED FLOOR ELEVATION CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO FRAMING INSPECTION.
21. MAIL BOXES SHALL COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE RIGHT-OF-WAY FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
22. ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE.
23. TRENCH BEDDING AND SHADING SHALL BE FREE OF ROCKS AND DEBRIS.
24. THE TOWN ONLY APPROVES THE SCOPE OF WORK AND NOT THE ENGINEERING DESIGN. ANY CONSTRUCTION QUANTITIES SHOWN ARE NOT VERIFIED BY THE TOWN.
25. THE APPROVAL OF THE PLANS IS VALID FOR 180 DAYS. IF A PERMIT FOR CONSTRUCTION HAS NOT BEEN ISSUED WITHIN 180 DAYS, THE PERMIT MUST BE RENEWED.
26. A TOWN INSPECTOR WILL INSPECT ALL WORK WITHIN THE TOWN'S RIGHTS-OF-WAY. NOTIFY TOWN INSPECTION SERVICES TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO STARTING CONSTRUCTION.
27. WHENEVER EXCAVATION IS NECESSARY, CALL ARIZONA811 BY DIALING 811 or 602-263-1100, TWO (2) WORKING DAYS BEFORE EXCAVATION BEGINS.
28. EXCAVATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA EXCAVATION STANDARDS (29 CFR, PART 1926, SUBPART P). UNDER NO CIRCUMSTANCES WILL THE CONTRACTORS BE ALLOWED TO WORK IN A TRENCH LOCATED WITHIN THE TOWN'S RIGHT-OF-WAY WITHOUT PROPER SHORING OR EXCAVATION METHODS.
29. PERMIT HOLDER SHALL POST A 6 SQUARE FOOT (2'x3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT PROPERTY AND NOT IN THE TOWN'S RIGHT-OF-WAY. THE SIGN MAY NOT EXCEED A MAXIMUM OF 6 FEET IN HEIGHT FROM GRADE TO TOP OF THE SIGN. THE SIGN MUST INCLUDE THE PERMITTEE OR COMPANY NAME, PHONE NUMBER, TYPE OF WORK, ADDRESS OF PROJECT AND TOWN CONTACT NUMBER, 480-348-3556.
30. WHEN DEEMED NECESSARY, A 6-FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC. THE FENCE SHALL BE SETBACK AT LEAST 10 FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
31. CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET OR JOB SITE PROPERTY.
32. ALL CONSTRUCTION DEBRIS AND EQUIPMENT MUST BE CONTAINED ON SITE AT ALL TIMES. CONTRACTOR AND PROPERTY OWNER MUST MAINTAIN THE JOB SITE FREE OF LITTER AND UNSIGHTLY MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARE PROHIBITED IN THE TOWN'S RIGHT-OF-WAY.
33. CONSTRUCTION ACTIVITIES ARE PERMITTED BETWEEN THE HOURS OF 7 AM AND 5 PM MONDAY THROUGH CONSTRUCTION ACTIVITIES MAY START ONE (1) HOUR EARLIER DURING THE SUMMER (MAY 1ST THROUGH SEPTEMBER 30TH).
34. THE USE AND OPERATION OF FUEL-FIRED GENERATORS IS PROHIBITED UNLESS DUE TO A HARSHSHIP. TOWN APPROVAL SHALL BE REQUIRED.
35. THE CONTRACTOR AND PROPERTY OWNER SHALL BE LIABLE FOR ANY DAMAGE DONE TO ANY PUBLIC PROPERTY AS A RESULT OF ANY CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL AFFECTED RIGHTS-OF-WAY ARE CLEANED AND/OR REPAIRED TO THEIR ORIGINAL CONDITION AND UNTIL ANY AND ALL DAMAGES TO AFFECTED PROPERTIES ARE RESTORED TO ORIGINAL CONDITION.
36. A KEYSWITCH SHALL BE REQUIRED FOR ALL NEW AND EXISTING ELECTRIC ENTRY GATES. THE KEYSWITCH SHALL BE INSTALLED IN A LOCATION THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE TOWN'S BUILDING SAFETY DEPARTMENT.
37. PROPERTY OWNER, BUILDER, OR GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CONTROLLING DUST FROM THE SITE AT ALL TIMES. ALL MEANS NECESSARY SHALL BE USED BY THE BUILDER OR GENERAL CONTRACTOR TO CONTROL THE EXISTENCE OF DUST CAUSED BY ANY EARTHWORK, SPRAY APPLICATION OF MATERIALS, OR OTHER DUST-CAUSING PRACTICES REQUIRED BY THE CONSTRUCTION PROCESS.
38. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE TOWN FROM REQUIRING CORRECTION OF ERRORS. IN PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
39. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTION DITCHES, PIPES PROTECTIVE BERMS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT PROPOSED AND EXISTING IMPROVEMENTS FROM RUNOFF OR DAMAGE FROM STORM WATER, MUST BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS.

1. ULTIMATE STORM OUTFALL IS LOCATED NEAR THE SOUTHEASTERLY PROPERTY CORNER AT AN ELEVATION OF 1320.48
2. PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
3. RETENTION IS PROVIDED FOR THE 100-YEAR, 2-HOUR STORM EVENT.
4. NO OFFSITE FLOWS IMPACT THE SITE.

(1) RAINFALL DEPTH IS PER NOAA ATLAS 14, VOLUME 1, VERSION 5

**LOT 1B**  
 LOT 1 - MEADOWLARK ACRES  
 BK. 194, PG. 11, MCR  
 7100 E MEADOWLARK LN  
 PARADISE VALLEY, AZ 85253  
 APN 174-51-033

**LOT 3 - MEADOWLARK ACRES**  
 BK. 194, PG. 11, MCR  
 6700 E MEADOWLARK LN  
 PARADISE VALLEY, AZ 85253  
 APN 174-51-035  
 ZONING R-43

**MEADOWLARK LANE**

**MOCKINGBIRD LANE**

**LEGEND**

- 1/4 QUARTER
- BRASS CAP FLUSH
- FOUND REBAR OR AS NOTED
- SET 1/2" REBAR & TAG OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- SIGN
- WATER VALVE
- FIRE HYDRANT
- UTILITY BOX
- GAS METER
- SEWER CLEANOUT
- CABLE TV RISER
- SEWER MANHOLE
- TELEPHONE PEDESTAL
- LIGHT POLE
- SEWER LINE
- COMMUNICATIONS LINE
- CATV, PHONE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- EXISTING CONTOUR
- EXIST. SPOT ELEVATION
- PALM TREE
- TREE
- PALO VERDE
- SLOPE DIRECTION
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR

**ABBREVIATIONS**

- BSL BUILDING SETBACK LINE
- E EAST
- ESMT EASEMENT
- EX, EXIST. EXISTING
- (M) MEASURED
- MCR MARICOPA COUNTY RECORDER
- N NORTH
- PUE PUBLIC UTILITY EASEMENT
- (R), REC. RECORDED
- S/W SOUTH
- S WEST
- W WALL DRAINAGE OPENING
- WDO

**FOUND BRASS CAP FLUSH**  
 SE COR, NE1/4, SE1/4, SW1/4,  
 SEC 3, T2N, R4E

**SCALE**  
 20' 10' 0'

**SCALE**

OWNER	PARENT SITE DATA
ASCENSION LUTHERAN CHURCH, INC., PARADISE VALLEY, ARIZONA, AN ARIZONA NON-PROFIT CORPORATION 7100 N MOCKINGBIRD LN., PARADISE VALLEY, AZ 85253	APN: 174-51-033 ADDRESS: 7100 N MOCKINGBIRD LN., PARADISE VALLEY, AZ 85253 ZONING: SUP-P QS # 23-43 PARENT LOT AREA: 275,697 S.F. (6.329 AC.)

**LOT 1B: 43,600 S.F. (1.001 AC.)**

APN: 174-51-033  
ADDRESS: 7100 N MOCKINGBIRD LN.,  
PARADISE VALLEY, AZ 85253  
ZONING: SUP-P  
QS #: 23-43  
PARENT LOT AREA: 275,697 S.F. (6.329 AC.)

**LOT 1B: R-43**

LOT 1, OF MEADOWLARK ACRES, ACCORDING TO THE PLAT OF RECORD IN THE  
OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED  
IN BOOK 194 OF MAPS, PAGE 11.

THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION T2N, R3W, THE BEARING OF WHICH IS N01°00'43"E.

BRASS CAP FLUSH MOCKINGBIRD AVE AND INDIAN BEND ROAD HAVING AN ELEVATION OF 1316.44 NAVD 88 DATUM, GDACS# 24524-1.

THAT PORTION OF LOT 1, OF "MEADOWLARK ACRES", ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 194 OF MAPS, PAGE 11, AND LYING IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT BEING A REBAR WITH CAP RLS# 35694;  
THENCE SOUTH 88 DEGREES 35 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 286.98 FEET TO A REBAR WITH CAP RLS# 35694, SAID POINT BEING THE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 88 DEGREES 35 MINUTES 06 SECONDS WEST, ALONG SAID LOT 1, A DISTANCE OF 170 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 BEING MARKED BY REBAR WITH CAP RLS# 35694;  
THENCE NORTH 00 DEGREES 59 MINUTES 05 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 256.47 FEET;  
THENCE NORTH 88 DEGREES 35 MINUTES 06 SECONDS EAST, A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 00 DEGREES 59 MINUTES 05 SECONDS EAST, A DISTANCE OF 256.47 FEET TO THE POINT OF BEGINNING.

NEW LOT PLANNED AS A R-43 UNDER TOWN OF PARADISE VALLEY ZONING ORDINANCE

WATER: CITY OF PHOENIX  
SANITARY SEWER: TOWN OF PARADISE VALLEY  
ELECTRIC: APS  
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS  
NATURAL GAS: SOUTHWEST GAS CORPORATION  
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE ONLY AND WILL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION WORK. CALL BLUE STAKE @ (602) 263-1100.

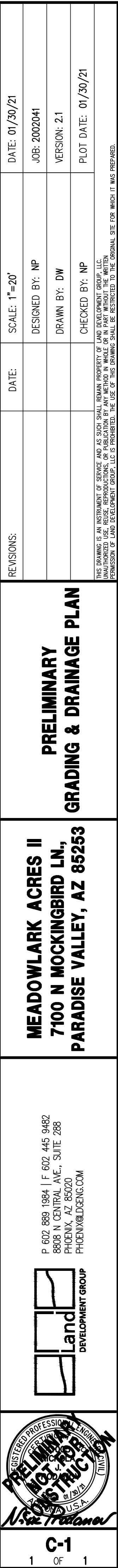
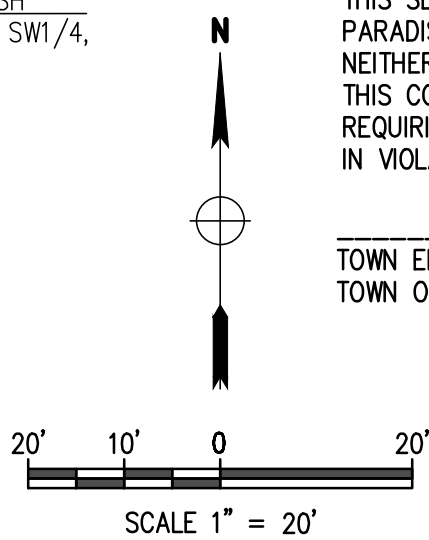
COMMUNITY # 040049	PANEL # 1770 OF 4425		SUFFIX L	BASE FLOOD ELEVATION N/A
MAP # 04013C	PANEL DATE 10/16/2013	FIRM INDEX DATE 11/04/2015	ZONE X*	

\*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN OF PARADISE VALLEY REQUIREMENTS PRIOR TO ISSUANCE OF PERMIT. THE TOWN NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE TOWN ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN THE PLANS TO BE FOUND IN VIOLATION OF LAWS OR ORDINANCES.

TOWN ENGINEER  
TOWN OF PARADISE VALLEY

DATE \_\_\_\_\_





TOWN OF PARADISE VALLEY NOTES

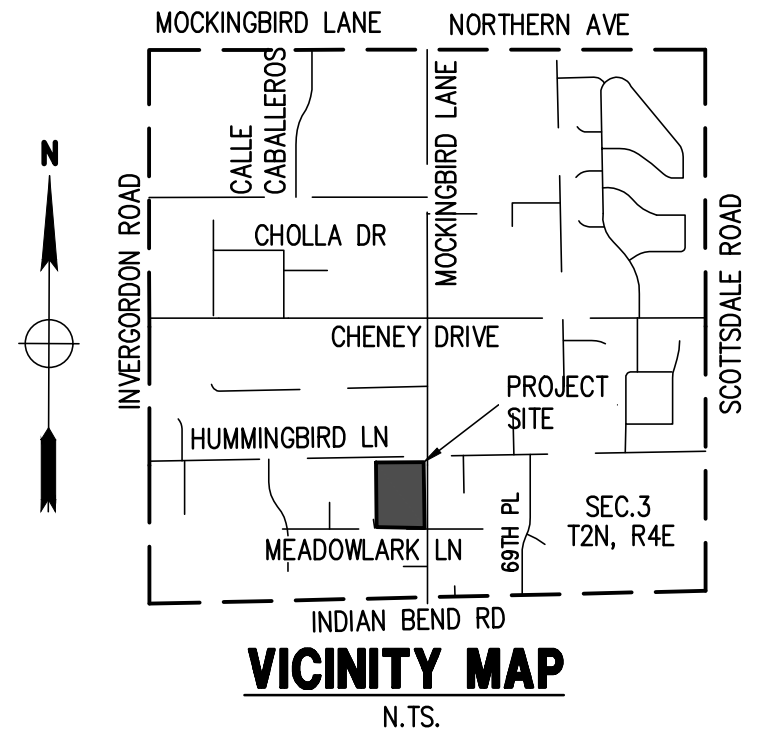
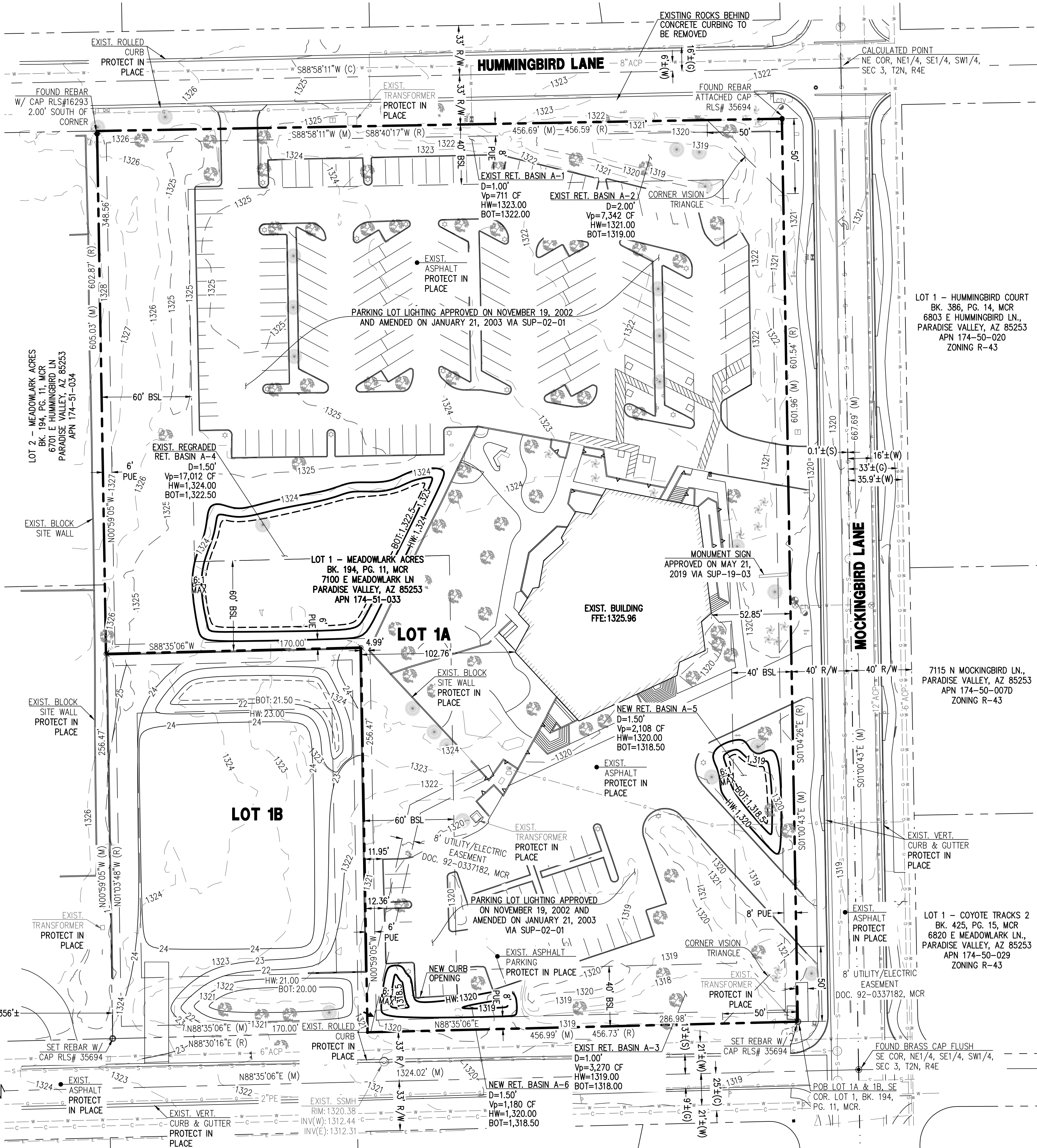
- PRIOR TO THE FIRST INSPECTION OF STRUCTURES WITHIN 3 FEET OF A SETBACK LINE, THE PROPERTY PINS SHALL BE PLACED BY A REGISTERED CIVIL ENGINEER OR LAND SURVEYOR OF THE STATE OF ARIZONA, AND THE PROPERTY LINE(S) IDENTIFIED.
- WHERE EXCAVATION IS TO OCCUR THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL MUNICIPALITY UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS.
- THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR TYPE, LOCATION, HEIGHT, WATTAGE, AND LUMEN BASED UPON THE FIXTURES INSTALLED PURSUANT TO SECTION 1023 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR NON-HILLSIDE PROPERTIES, SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR HILLSIDE PROPERTIES, OR AS SPECIFIED IN THE SPECIAL USE PERMIT FOR SPECIAL USE PERMIT PROPERTIES.
- A DUST CONTROL PLAN AND PERMIT MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
- A SEPARATE RIGHT-OF-WAY PERMIT IS NECESSARY FOR ANY OFF-SITE CONSTRUCTION.
- AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
- EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
- ALL NEW AND EXISTING ELECTRICAL SERVICE LINES SHALL BE BURIED PER THE TOWN OF PARADISE VALLEY REQUIREMENTS.
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO ARRANGE FOR THE RELOCATION AND RELOCATION COSTS OF ALL UTILITIES, AND TO SUBMIT A UTILITY RELOCATION SCHEDULE PRIOR TO THE ISSUANCE OF AN ENGINEERING CONSTRUCTION PERMIT.
- EXISTING AND/OR NEW UTILITY CABINETS AND PEDESTALS SHALL BE LOCATED A MINIMUM OF 4' BEHIND ULTIMATE BACK OF CURB LOCATION.
- POOL, SPA, BARBEQUE AND ANY PROPOSED STRUCTURES OVER 8' ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
- POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER TOWN CODE, ARTICLE 5-2.
- ALL FILL MATERIAL UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95%.
- SETBACK CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STEM WALL INSPECTION.
- FOR BUILDING PADS THAT HAVE 1' OR MORE OF FILL MATERIAL, SOILS COMPACTION TEST RESULTS ARE REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO PRE-SLAB INSPECTION.
- FINISHED FLOOR ELEVATION CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO FRAMING INSPECTION.
- MAIL BOXES SHALL COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE RIGHT-OF-WAY FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
- ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE.
- TRENCH BEDDING AND SHADING SHALL BE FREE OF ROCKS AND DEBRIS.
- THE TOWN ONLY APPROVES THE SCOPE OF WORK AND NOT THE ENGINEERING DESIGN. ANY CONSTRUCTION QUANTITIES SHOWN ARE NOT VERIFIED BY THE TOWN.
- THE APPROVAL OF THE PLANS IS VALID FOR 180 DAYS. IF A PERMIT FOR CONSTRUCTION HAS NOT BEEN ISSUED WITHIN 180 DAYS, THE PERMIT MUST BE RENEWED.
- A TOWN INSPECTOR WILL INSPECT ALL WORK WITHIN THE TOWN'S RIGHTS-OF-WAY. NOTIFY TOWN INSPECTION SERVICES TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO STARTING CONSTRUCTION.
- WHENEVER EXCAVATION IS NECESSARY, CALL ARIZONA811 BY DIALING 811 OR 602-263-1100, TWO (2) WORKING DAYS BEFORE EXCAVATION BEGINS.
- EXCAVATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA EXCAVATION STANDARDS (29 CFR, PART 1926, SUBPART P). UNDER NO CIRCUMSTANCES WILL THE CONTRACTORS BE ALLOWED TO WORK IN A TRENCH LOCATED WITHIN THE TOWN'S RIGHT-OF-WAY WITHOUT PROPER SHORING OR EXCAVATION METHODS.
- PERMIT HOLDER SHALL POST A 6 SQUARE FOOT (2'x3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT PROPERTY AND NOT IN THE TOWN'S RIGHT-OF-WAY. THE SIGN MAY NOT EXCEED A MAXIMUM OF 6 FEET IN HEIGHT FROM GRADE TO TOP OF THE SIGN. THE SIGN MUST INCLUDE THE PERMITTEE OR COMPANY NAME, PHONE NUMBER, TYPE OF WORK, ADDRESS OF PROJECT AND TOWN CONTACT NUMBER, 480-348-3556.
- WHEN DEEMED NECESSARY, A 6-FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC. THE FENCE SHALL BE SETBACK AT LEAST 10 FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
- CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET OR JOB SITE PROPERTY.
- ALL CONSTRUCTION DEBRIS AND EQUIPMENT MUST BE CONTAINED ON SITE AT ALL TIMES. CONTRACTOR AND PROPERTY OWNER MUST MAINTAIN THE JOB SITE FREE OF LITTER AND UNSIGHTLY MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARE PROHIBITED IN THE TOWN'S RIGHT-OF-WAY.
- CONSTRUCTION ACTIVITIES ARE PERMITTED BETWEEN THE HOURS OF 7 AM AND 5 PM MONDAY THROUGH CONSTRUCTION ACTIVITIES MAY START ONE (1) HOUR EARLIER DURING THE SUMMER (MAY 1ST THROUGH SEPTEMBER 30TH).
- THE USE AND OPERATION OF FUEL-FIRED GENERATORS IS PROHIBITED UNLESS DUE TO A HARSHSHIP. TOWN APPROVAL SHALL BE REQUIRED.
- THE CONTRACTOR AND PROPERTY OWNER SHALL BE LIABLE FOR ANY DAMAGE DONE TO ANY PUBLIC PROPERTY AS A RESULT OF ANY CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL AFFECTED RIGHTS-OF-WAY ARE CLEANED AND/OR REPAIRED TO THEIR ORIGINAL CONDITION AND UNTIL ANY AND ALL DAMAGES TO AFFECTED PROPERTIES ARE RESTORED TO ORIGINAL CONDITION.
- A KEYED SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY GATES. THE KEYED SWITCH SHALL BE INSTALLED IN A LOCATION THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE TOWN'S BUILDING SAFETY DEPARTMENT.
- PROPERTY OWNER, BUILDER, OR GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CONTROLLING DUST FROM THE SITE AT ALL TIMES. ALL MEANS NECESSARY SHALL BE USED BY THE BUILDER OR GENERAL CONTRACTOR TO CONTROL THE EXISTENCE OF DUST CAUSED BY ANY EARTHWORK, SPRAY APPLICATION OF MATERIALS, OR OTHER DUST-CAUSING PRACTICES REQUIRED BY THE CONSTRUCTION PROCESS.
- APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE TOWN FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUE.
- ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTION DITCHES, PIPES PROTECTIVE BERMS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT PROPOSED AND EXISTING IMPROVEMENTS FROM RUNOFF OR DAMAGE FROM STORM WATER, MUST BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS.

ON-SITE RETENTION FOR THE 100-YEAR, 2-HOUR STORM EVENT									
V=DxAxCw/12									
D – RAINFALL DEPTH=2.20" (1)   A – TRIBUTARY AREA, SF   Cw – WEIGHTED RUNOFF COEFFICIENT									
DRAINAGE AREA	AREA	RUNOFF COEFFICIENT	VOLUME REQUIRED	RETENTION BASIN ID	CONTOUR ELEVATION		CONTOUR AREA	DEPTH	VOLUME PROVIDED
	S.F.	Cw	C.F.				S.F.		FT
A	232,097	0.73	31,203	EXIST. BASIN A1	HW	1,323.00	1,094	1.00	711
				BOTTOM		1,322.00	329		
				EXIST. BASIN A2	HW	1,321.00	5,452	2.00	7,342
				BOTTOM		1,319.00	1,890		
				EXIST. BASIN A3	HW	1,319.00	4,610	1.00	3,270
				BOTTOM		1,318.00	1,931		
				EXIST. REGRADED BASIN A4	HW	1,324.00	13,416	1.50	17,012
				BOTTOM		1,322.50	9,267		
				NEW BASIN A5	HW	1,320.00	2,176	1.50	2,108
				BOTTOM		1,318.50	634		
NEW BASIN A6	HW	1,320.00	1,544	1.50	1,180				
BOTTOM		1,318.50	30						
TOTAL			31,203	TOTAL				31,624	

(1) RAINFALL DEPTH IS PER NOAA ATLAS 14, VOLUME 1, VERSION 5.

WEIGHTED RUNOFF COEFFICIENT, Cw AREA A			
SURFACE TYPE	RUNOFF COEFFICIENT C	AREA SF	C*AREA
PAVEMENT & ROOFTOPS	0.95	116,177	110,368
DESERT LANDSCAPING	0.50	115,920	57,960
TOTAL		232,097	168,328
Cw = C * AREA / TOTAL AREA			
0.73			

PRELIMINARY GRADING & DRAINAGE PLAN  
7100 N MOCKINGBIRD LN, PARADISE VALLEY, AZ 85253  
LOT 1A - MEADOWLARK ACRES II  
A LOT SPLIT OF LOT 1 MEADOWLARK ACRES  
A SUBDIVISION PLAT RECORDED IN BOOK 194 OF MAPS, PAGE 11, MCR.,  
LOCATED IN A PORTION OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 3, T.2N, R.4E  
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



**OWNER**  
ASCENSION LUTHERAN CHURCH, INC.,  
PARADISE VALLEY, ARIZONA, AN ARIZONA  
NON-PROFIT CORPORATION  
7100 N MOCKINGBIRD LN.,  
PARADISE VALLEY, AZ 85253

**PARENT SITE DATA**  
APN: 174-51-033  
ADDRESS: 7100 N MOCKINGBIRD LN.,  
PARADISE VALLEY, AZ 85253  
ZONING: SUP-P  
OS #: 23-43  
PARENT LOT AREA: 275,697 S.F. (6.329 AC.)

**AREAS**  
LOT 1A: 232,097 S.F. (5.328 AC.)

**ZONING**  
LOT 1A: SUP-P

**PARENT LEGAL DESCRIPTION**  
LOT 1, OF MEADOWLARK ACRES, ACCORDING TO THE PLAT OF RECORD IN THE  
OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED  
IN BOOK 194 OF MAPS, PAGE 11.

**BENCHMARK**  
BRASS CAP FLUSH MOCKINGBIRD AVE AND  
INDIAN BEND ROAD HAVING AN ELEVATION  
OF 1316.44 NAVD 88 DATUM, GDACS#  
24524-1.

**BASIS OF BEARINGS**  
THE EAST LINE OF THE SOUTHWEST QUARTER  
OF SECTION 12N, R3W, THE BEARING OF  
WHICH IS N01°00'43"E.

**LOT 1A - LEGAL DESCRIPTION**  
THAT PORTION OF LOT 1, OF "MEADOWLARK ACRES", ACCORDING TO THE PLAT OF RECORD  
IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN  
BOOK 194 OF MAPS, PAGE 11, AND LYING IN THE SOUTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEASTER CORNER OF SAID LOT 1, SAID POINT BEING REBAR WITH  
CAP RLS# 35694;  
THENCE SOUTH 88 DEGREES 35 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF  
SAID LOT 1, A DISTANCE OF 286.98 FEET TO REBAR WITH CAP RLS# 35694;  
THENCE NORTH 00 DEGREES 59 MINUTES 05 SECONDS WEST, A DISTANCE OF 256.47 FEET;  
THENCE SOUTH 88 DEGREES 35 MINUTES 06 SECONDS WEST, A DISTANCE OF 170.00 FEET  
TO A POINT ON THE WEST LINE OF SAID LOT 1;  
THENCE NORTH 00 DEGREES 59 MINUTES 05 SECONDS WEST, ALONG SAID WEST LINE, A  
DISTANCE OF 348.56 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BEING MARKED BY  
REBAR WITH CAP RLS# 16293, SOUTH 2.00 FEET OF CORNER.  
THENCE NORTH 88 DEGREES 58 MINUTES 11 SECONDS EAST, ALONG THE NORTH LINE OF  
SAID LOT 1, A DISTANCE OF 456.69 FEET TO THE NORTHEAST CORNER OF SAID LOT 1,  
BEING MARKED BY A REBAR WITH ATTACHED CAP RLS# 35694;  
THENCE SOUTH 01 DEGREES 00 MINUTES 43 SECONDS EAST, ALONG THE EAST LINE OF SAID  
LOT 1, A DISTANCE OF 601.96 FEET TO THE POINT OF BEGINNING.

**PROJECT DESCRIPTION**  
SITE IMPROVEMENTS OF NEW LOT WITH ONSITE RETENTION.

**UTILITIES**  
WATER: CITY OF PHOENIX  
SANITARY SEWER: TOWN OF PARADISE VALLEY  
ELECTRIC: APS  
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS  
NATURAL GAS: SOUTHWEST GAS CORPORATION  
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

**UTILITIES NOTES**  
HORIZONTAL AND VERTICAL LOCATIONS  
OF ALL EXISTING UTILITIES SHOWN ON  
THE PLAN ARE APPROXIMATE ONLY  
AND WILL BE FIELD VERIFIED BY  
CONTRACTOR PRIOR TO START OF  
CONSTRUCTION WORK. CALL BLUE  
STAKE @ (602) 263-1100.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
040049	1770 OF 4425	L	N/A
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	10/16/2013	11/04/2015	X*

\*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DRAINAGE STATEMENT

- ULTIMATE STORM OUTFALL IS LOCATED NEAR THE SOUTHEASTERLY PROPERTY CORNER AT AN ELEVATION OF 1320.48
- PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
- RETENTION IS PROVIDED FOR THE 100-YEAR, 2-HOUR STORM EVENT.
- NO OFFSITE FLOWS IMPACT THE SITE.

APPROVAL

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN OF PARADISE VALLEY REQUIREMENTS PRIOR TO ISSUANCE OF PERMIT. THE TOWN NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE TOWN ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN THE PLANS TO BE FOUND IN VIOLATION OF LAWS OR ORDINANCES.

TOWN ENGINEER  
TOWN OF PARADISE VALLEY

DATE



PRELIMINARY GRADING & DRAINAGE PLAN

MEADOWLARK ACRES II  
7100 N MOCKINGBIRD LN.,  
PARADISE VALLEY, AZ 85253

DATE: 07/30/21  
JOB: 202004  
VERSION: 2.1  
PLOT DATE: 07/30/21

SCALE: 1"=40'  
DESIGNED BY: NP  
DRAWN BY: DW  
CHECKED BY: NP

REVISIONS:

DATE: 07/30/21  
JOB: 202004  
VERSION: 2.1  
PLOT DATE: 07/30/21

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF LAND DEVELOPMENT GROUP, LLC. UNAUTHORIZED USE, REUSE, REPRODUCTION, OR ALTERATION OF ANY PART OF THIS DRAWING IS PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

P 602 889 1984 | F 602 445 9482  
8808 N CENTRAL AVE., SUITE 288  
PHOENIX, AZ 85020  
PHOENIXDVG.COM

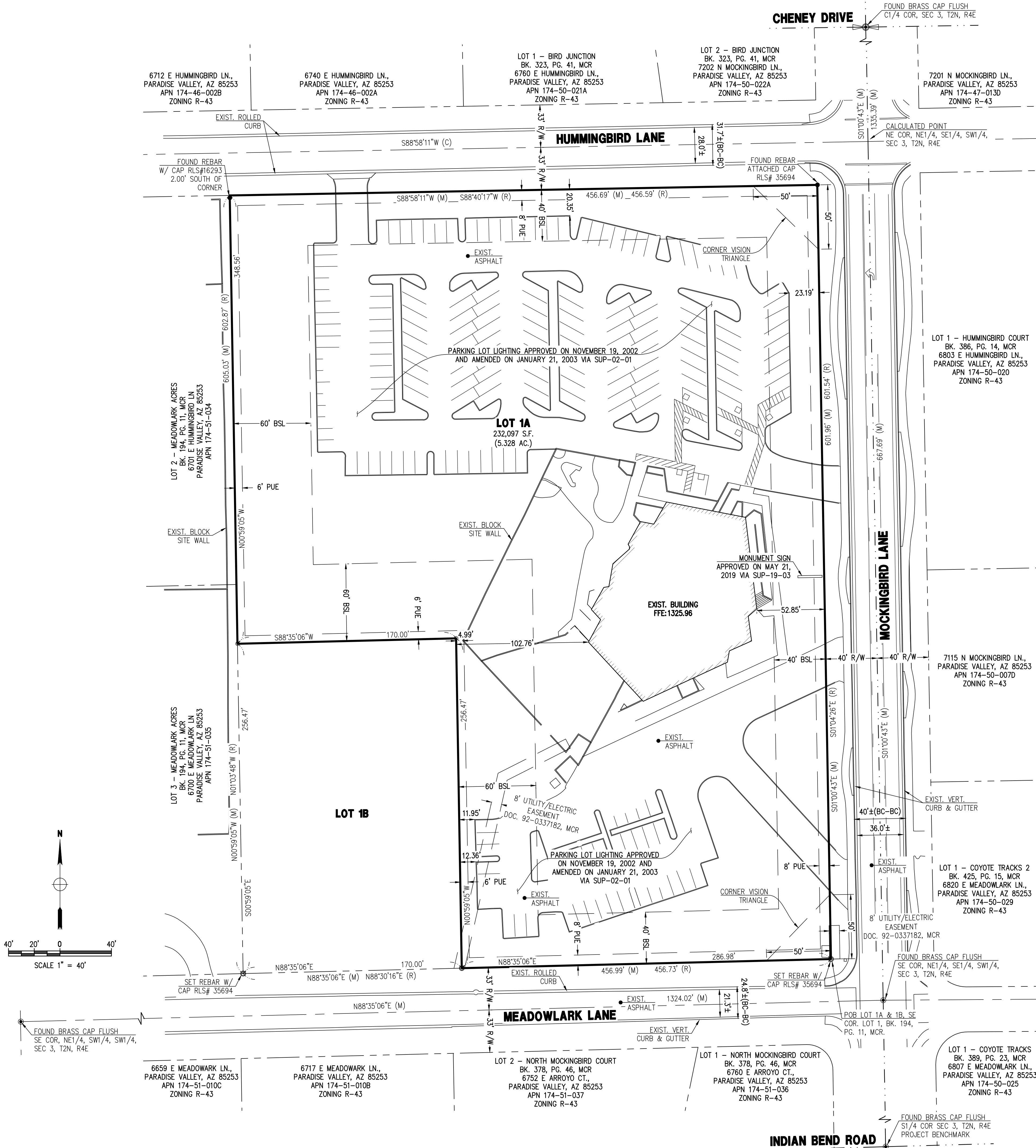
and  
DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER  
PRELIMINARY  
NOT FOR CONSTRUCTION

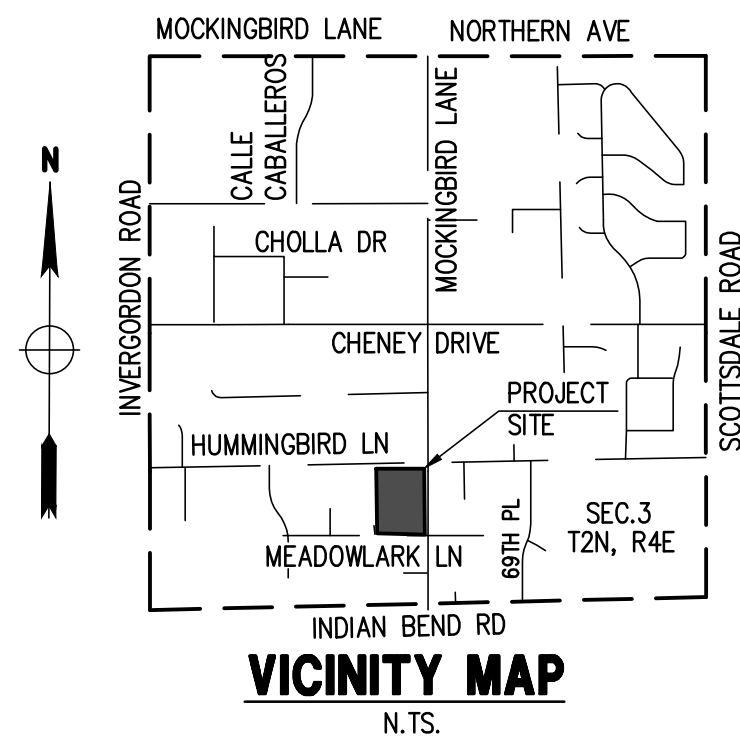
Arizona811  
Call 811 or click Arizona811.com

C-1  
1 OF 1





**SPECIAL USE PERMIT MINOR  
AMENDMENT SITE PLAN**  
**LOCATED IN A PORTION OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF  
SECTION 3, T.2N, R.4E  
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**



**LOT 1A - LEGAL DESCRIPTION**

THAT PORTION OF LOT 1, OF "MEADOWLARK ACRES", ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 194 OF MAPS, PAGE 11, AND LYING IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT BEING REBAR WITH CAP RLS# 35694;  
THENCE SOUTH 88 DEGREES 35 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 286.98 FEET TO REBAR WITH CAP RLS# 35694;  
THENCE NORTH 00 DEGREES 59 MINUTES 05 SECONDS WEST, A DISTANCE OF 256.47 FEET;  
THENCE SOUTH 88 DEGREES 35 MINUTES 06 SECONDS WEST, A DISTANCE OF 170.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1;  
THENCE NORTH 00 DEGREES 59 MINUTES 05 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 348.56 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BEING MARKED BY REBAR WITH CAP RLS# 16293, SOUTH 2.00 FEET OF CORNER.  
THENCE NORTH 88 DEGREES 58 MINUTES 11 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 456.69 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BEING MARKED BY A REBAR WITH ATTACHED CAP RLS# 35694;  
THENCE SOUTH 01 DEGREES 00 MINUTES 43 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 601.96 FEET TO THE POINT OF BEGINNING.

**LEGEND**

- 1/4 QUARTER
- BRASS CAP FLUSH
- FOUND REBAR AS NOTED
- SET 1/2" REBAR & TAG OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE

**ABBREVIATIONS**

- BSL BUILDING SETBACK LINE
- C CENTERLINE
- D/W DRIVEWAY
- E EAST
- ESMT EASEMENT
- EX, EXIST. EXISTING
- (M) MEASURED
- MCR MARICOPA COUNTY RECORDER
- N NORTH
- PUE PUBLIC UTILITY EASEMENT
- (R), REC. RECORDED
- R RADIUS
- R/W RIGHT OF WAY
- S SOUTH
- T TANGENT
- W WEST

**OWNER**

ASCENSION LUTHERAN CHURCH, INC., PARADISE VALLEY, ARIZONA,  
AN ARIZONA NON-PROFIT CORPORATION  
7100 N MOCKINGBIRD LN.,  
PARADISE VALLEY, AZ 85253

**AREAS**

LOT 1A: 232,097 S.F. (5.328 AC.)  
FLOOR AREA RATIO: 15,823±/232,097 = 6.82%

**ZONING**

LOT 1A: SUP-P

**SITE DATA**

APN: 174-51-033  
ADDRESS: 7100 N MOCKINGBIRD LN.,  
PARADISE VALLEY, AZ 85253  
ZONING: SUP-P  
QS # 23-43  
LOT AREA: 232,097 SF (5.328 AC.)  
TOTAL FLOOR AREA: 15,823± SF  
FLOOR AREA RATIO: 6.82%  
MAX BUILDING HEIGHT: 57 FT  
MAX SPIRE HEIGHT: 100 FT  
TOTAL FOOTPRINT AREA: 11,691 SF  
LOT COVERAGE: 5.04%  
ALLOWED PARKING: 266 SPACES:  
TOTAL NUMBER OF SEATS IN THE SANCTUARY: 800 SEATS  
EXISTING PARKING: 158 SPACES (NORTH)  
EXISTING PARKING: 42 SPACES (SOUTH)  
EXISTING PARKING ACCESSIBLE: 7 SPACES  
TOTAL PARKING PROVIDED: 207 SPACES

**BASIS OF BEARINGS**

THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION T2N, R3W,  
THE BEARING OF WHICH IS N01°00'43"E.

**BENCHMARK**

BRASS CAP FLUSH MOCKINGBIRD AVE AND INDIAN BEND ROAD HAVING  
AN ELEVATION OF 1316.44 NAVD 88 DATUM, GDACS# 24524-1.

**UTILITIES**

WATER: CITY OF PHOENIX  
SANITARY SEWER: TOWN OF PARADISE VALLEY  
ELECTRIC: APS  
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS  
NATURAL GAS: SOUTHWEST GAS CORPORATION  
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

**FLOOD INSURANCE RATE MAP (FIRM) DATA**

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
040049	1770 OF 4425	L	N/A
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	10/16/2013	11/04/2015	X*

\*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**SPECIAL USE PERMIT  
MINOR AMENDMENT  
SITE PLAN**

**MEADOWLARK ACRES II  
7100 N MOCKINGBIRD LN.,  
PARADISE VALLEY, AZ 85253**

P 602 889 1984 | F 602 445 9482  
8808 N CENTRAL AVE., SUITE 288  
PHOENIX, AZ 85020  
PHOENIXVALLEY.COM

