



Town of Paradise Valley

PROPOSED RESIDENCE

5434 E. Lincoln Dr. LOT #49
Paradise Valley, AZ 85253

OWNER'S PROPOSED IMPROVEMENTS

The Owner would like to adjust the allowable setbacks for this property to match the design intent of the community.

BACKGROUND AND EXISTING CONDITIONS:

1. The community was built differently than shown on the plat.
 - a. North property line does not match the plat nor the typical 100 x 100 lot size
 - b. Plat did not originally include the existing central green space
 - c. A road was not intended where it currently exists today.
2. Intent of the setbacks is for both sides to total 26 feet
 - a. We are keeping that intent
 - b. We are keeping the same size of buildable area and adjusting its placement on the lot

SCOPE OF THE VARIANCE REQUEST:

The owner would like to request a variance for the building setbacks on the East due to the challenges of this site being built differently than the recorded plat and being different than the neighboring properties. We propose an 8' setback on the East.

VARIANCE CRITERIA:

1. *"Such variance...will serve not merely as a convenience to the applicant, but [is] necessary to alleviate some demonstrable hardship or difficulty so great as warrant a variance under the circumstances."* (Town Code Section 2-5-3(C)2).
 - a. The Homeowners Association for the Colonia Miramonte community will not approve the setbacks allowed by the Town.
 - b. The community is built different than the plat and shows a different front yard for this lot
 - i. Town determined that the North property line was the intended front yard but will not allow the setbacks to rotate with current conditions.



2. The "*special circumstances, hardship, or difficult [do not] arise out of misunderstanding or mistake...*" (Town Code Section 2-5-3(C)4(b)).

- a. We have requested with the Homeowners Association to allow a 6' front setback as indicated on the plat and allowable by the Town. That request was denied, and a signed letter is attached at the end of this package.

3. "Such variance from ... the strict application of the terms of [the Zoning Ordinance] ... are in harmony with its general purposes and intents ..." (Town Code Section 2-5-3(C)2).

- a. Our design intent is to keep the same buildable area as allowable by the R-10 zoning, shifting it to the rear of the property. The attached sheet V3 illustrates the surrounding properties with information on front and rear yard setbacks. There is a clear pattern that emerges showing larger front setbacks and smaller rear setbacks. We would like to match this pattern to create a cohesive Community feel.
- b. The plat shows consistent design intent in which North and South setbacks total 26 feet. Similarly, the East and West setbacks shall also total 26 feet. It is our intent to keep that same design element, and we are requesting 18' in the Front/West and 8' in the Rear/East for a total of 26 feet.

4. "*The special circumstances, hardship or difficulty applicable to the property are [not] self-imposed by the property owner, or predecessor...*" (Town Code Section 2-5-3(C)4).

- a. A request with the Homeowners Association to allow a 6' front setback -- as indicated on the plat and allowed by the Town of Paradise Valley -- was denied. A signed letter is attached at the end of this package.
- b. We have done a full assessment for the 'menu of options' the R-10 zoning offers
 - i. We have done an assessment of this information on V1 attached. We propose to keep the same buildable area allowed, just shift to the East to align with the surrounding community fabric.
 - ii. The fact that the land was developed differently than the plat shows creates issues for those wishing to build in the community. The common green space and road was not indicated on the plat and was originally designed to be two additional residences.





purveyors of abstract thought

5. *Because of special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, the strict application of the zoning ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district.*" (Arizona Revised Statutes 9-462.06(G)(2)).

- a. While examining the neighboring properties -- lots 43, 44, 45, 46, 50 and 51 -- we begin to see a strong pattern of front and rear setbacks which lot 49 does not follow.
 - i. Sheet V3 attached clearly illustrates this information.
- b. We are proposing a healthy front setback from the road to align with the average setbacks in the immediate area.

6. The variance would not "*constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.*" (Arizona Revised Statutes 9-462.06(G)(2)).

- a. This variance request will keep the same buildable area as shown on the plat.
 - i. The buildable area will only be pushed to the East to align with adjacent properties.
 - a. Diagram attached which illustrates this point
- b. We will be keeping the design intent of the community by aligning setbacks of Lot 49 with adjacent properties which have larger offsets from the roads.
- c. We have received written approval from all affected neighbors to Lot 49. These approvals clearly indicate the new setbacks and building design. This includes Lot 46, 50, and 51.
 - i. A front setback of 6' would create a heavy hinderance on the views for the neighboring Lot 51 due to their required 24' front setback.
 - ii. This information is illustrated on sheet V2 attached.

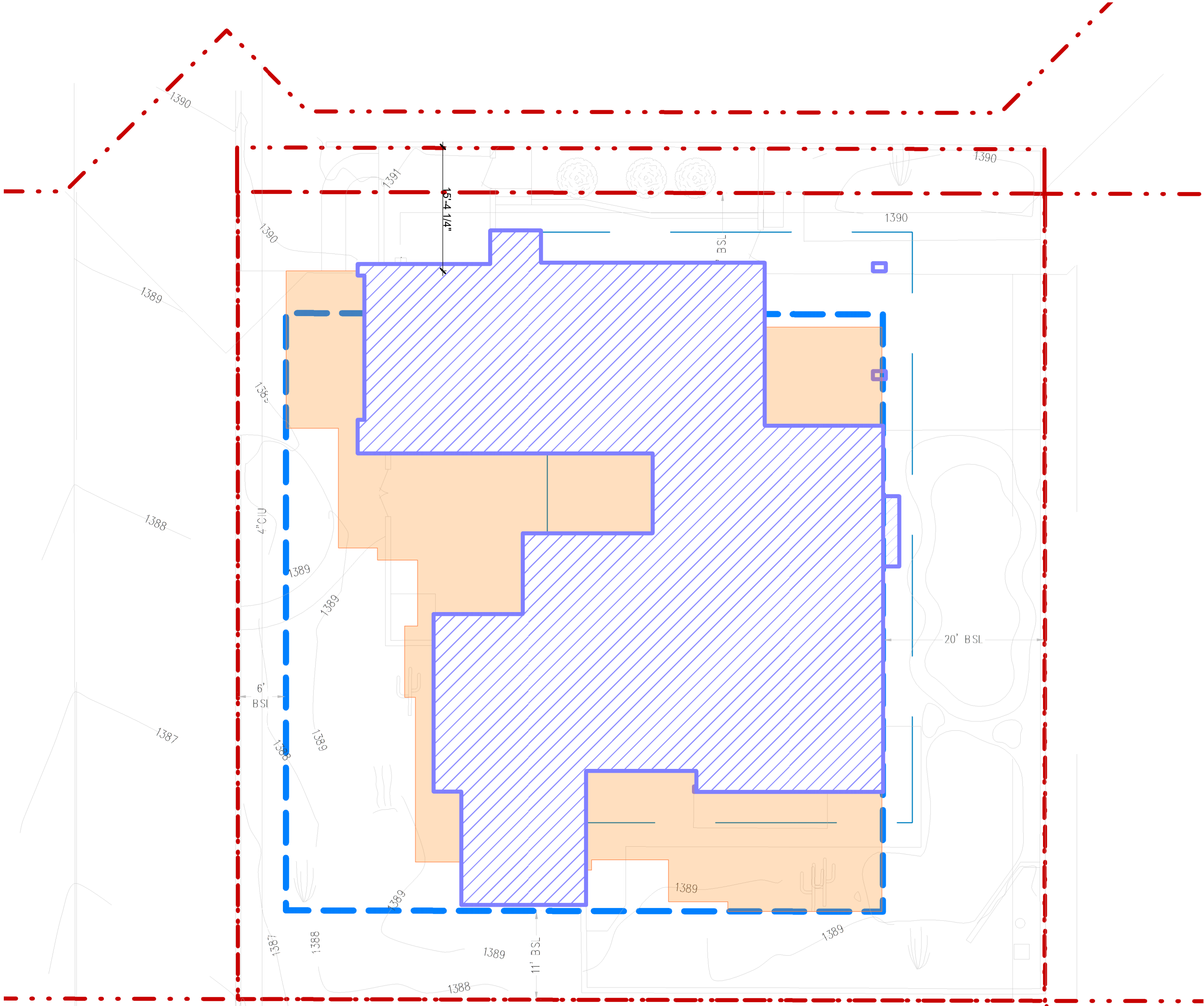
SUPPLEMENTAL INFORMATION ATTACHED:

The following exhibits will illustrate the points above

- 1. Comparing existing survey conditions and recorded plat
- 2. Illustrate our intent to align with surrounding neighbors
- 3. Study comparing conditions of adjacent neighbors
- 4. Site information and square footage calculations
- 5. HOA letter denying 6' front setback
- 6. Written approvals of setback variance from neighboring properties

SITE PLAN LEGEND

- BUILDING FOOTPRINT OF PROPOSED HOME
- COMMON GREEN SPACE
- BUILDING SETBACK LINE
- PROPERTY LINE
- BUILDING FOOTPRINT OF EXISTING HOME
- BUILDING FOOTPRINT OVER SETBACK
- UNDER ROOF SQFT OVER SETBACK
- EASEMENTS

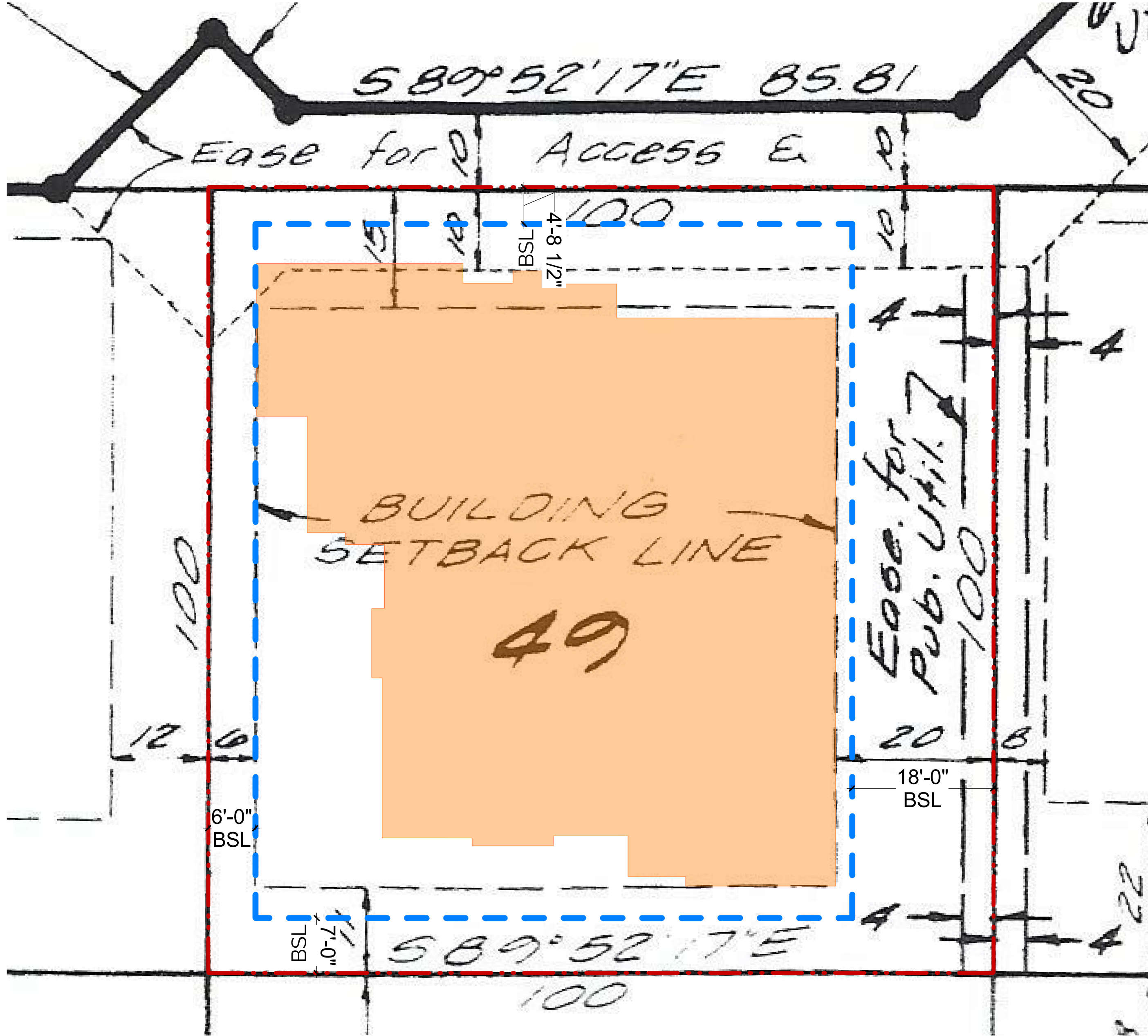


THIS PLAN ILLUSTRATES THE EXISTING SITE CONDITIONS. THE PURPLE OUTLINE WITH DIAGONAL HATCH SHOWS THE FOOTPRINT OF THE EXISTING HOME. THE REGION SHADED IN ORANGE ILLUSTRATES THE PROPSED DESIGN WHICH FITS WITHIN THE CURRENT SETBACKS.

THE NORTH BUILDING LIMIT IS WITHIN THE LIMITS OF THE EXISTING STRUCTURE.

OUR INTENT IS TO PUSH THIS SAME FOOTPRINT TO THE EAST IN ORDER TO ALIGN WITH NEIGHBORING PROPERTIES AND THE INTENT OF THE COMMUNITY FABRIC TO HAVE AN OFFSET FROM THE VEHICULAR STREET.

DIAGRAM - EXISTING SURVEY
1" = 10'-0"



THIS PLAN ILLUSTRATES THE RECORDED PLAT WITH THE MINIMUM SETBACKS INDICATED WITH A BLUE DASH WHICH MEETS THE TOWN OF PARADISE VALLEY R-10 ZONING STANDARDS. REFER TO THE TABLE BELOW. THE VARIANCE REQUEST WILL NOT RESULT IN AN INCREASED BUILDING AREA.

DIAGRAM - MINIMUM SETBACKS
1" = 10'-0"

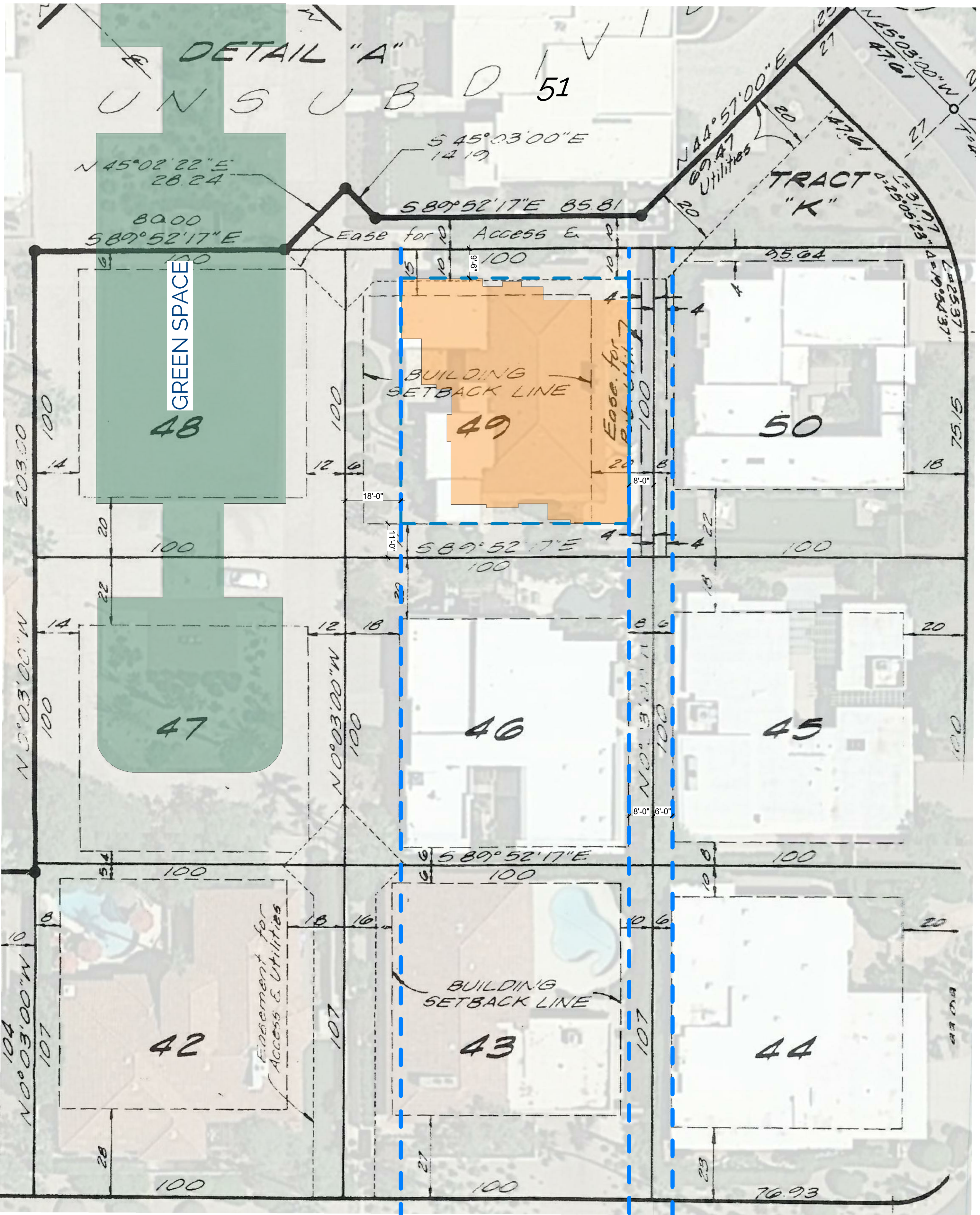
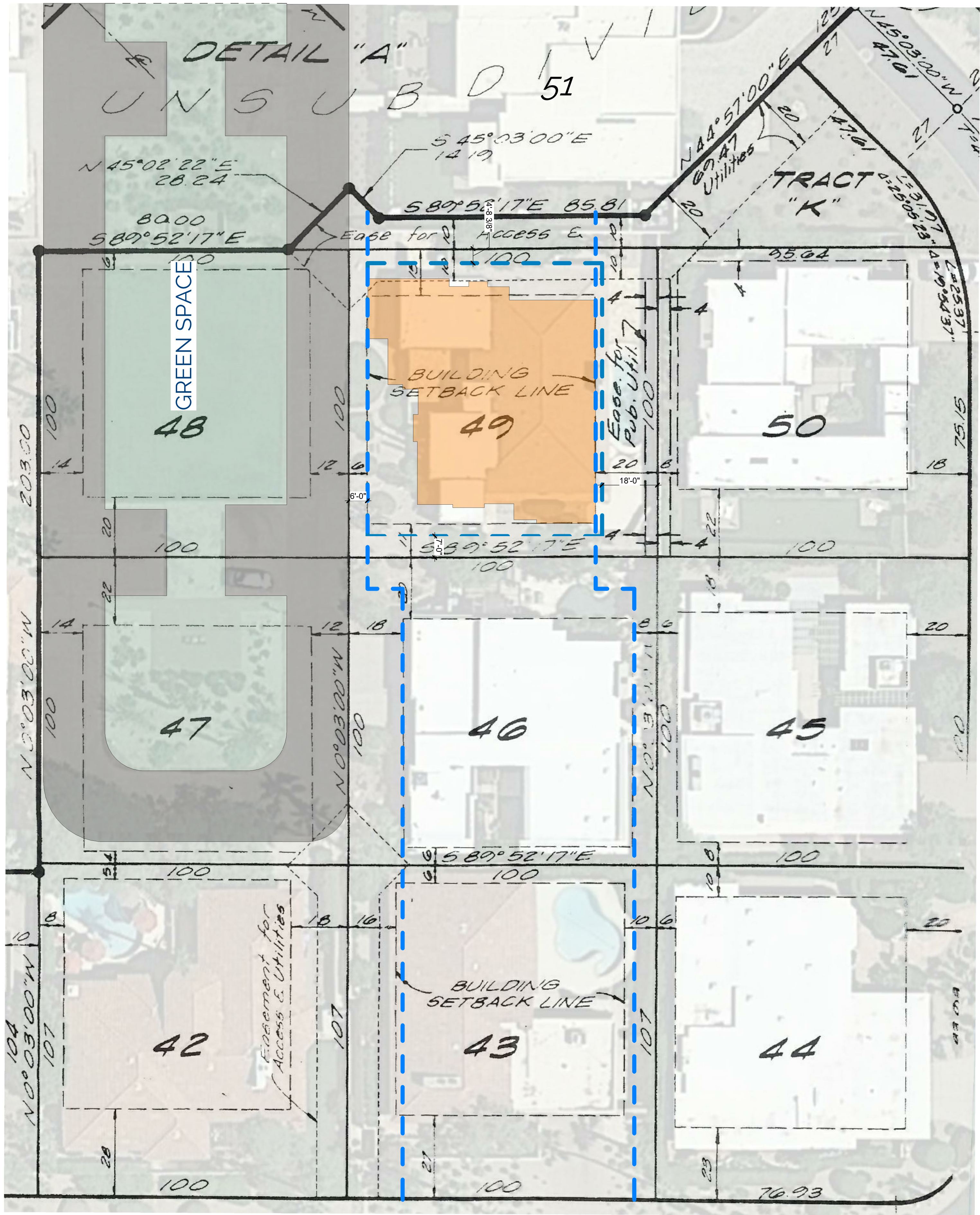
COLONIA MIRAMONTE - LOT 49
R-10 ZONING

	NORTH SIDE	EAST REAR	SOUTH SIDE	WEST FRONT	COMMENTS
CODE	7	25	7	20	55' x 86' BUILDABLE
PLAT	15	20	11	6	N/S AND E/W = 26' TOTAL
EXISTING: SITE SURVEY	4.7	18	11	15	10' OVER ON NORTH (SIDE) 2' OVER EAST (REAR)
PROPOSED	9.5 15' TO SITE WALL	8	11	18	N/S AND E/W = 26' TOTAL

FOR	VARIANCE REVIEW
DATE	7-22-2020
REV.	

SETBACK COMPARE
DIAGRAMS





SITE PLAN LEGEND

- BUILDING FOOTPRINT OF PROPOSED HOME
- COMMON GREEN SPACE
- BUILDING SETBACK LINE
- PROPERTY LINE
- BUILDING FOOTPRINT OF EXISTING HOME
- BUILDING FOOTPRINT OVER SETBACK
- UNDER ROOF SOFT OVER SETBACK
- EASEMENTS

HISTORIC PLANS
1" = 20'-0"

- Pushed closer to street than surrounding homes
- Diminishes views from Lot 51
- A 6 foot front setback mandates an encroachment closer to the street than all adjacent properties

PROPOSED SETBACKS
1" = 20'-0"

- Aligns with surrounding setbacks
- Preserves views for Lot 51 (North)
- Comfortable distance away from road

The construction of this community did not coincide with the original Master Plan dated 1969. A new Master Plan was never recorded reflecting the developed central green space and revised front yard setbacks of the current homes.

We wish to increase the front setback so that our project will seamlessly fit into the community as it currently exists. In increasing the front setback, we will also need to decrease the rear setback allowing us to push the house further back from the street and allow it to more closely align with the adjacent homes. There would be no increase in building area as a result of these setback changes. Additionally, the setback change would preserve Camelback Mountain views for the neighboring properties.

FOR	VARIANCE REVIEW
DATE	7-22-2020
REV.	

ALIGN WITH NEIGHBORS



V2

SITE PLAN LEGEND

- BUILDING FOOTPRINT OF PROPOSED HOME
- COMMON GREEN SPACE
- BUILDING SETBACK LINE
- PROPERTY LINE
- BUILDING FOOTPRINT OF EXISTING HOME
- BUILDING FOOTPRINT OVER SETBACK
- UNDER ROOF SQFT OVER SETBACK
- EASEMENTS

Lot #	Front Setback
43	27
44	23
45	20
46	18
49	6
50	18
Average	18.7
Proposed	18'

Lot #	Rear Setback
43	6
44	6
45	6
46	8
49	20
50	8
Average	9
Proposed	8'

Our design intent is to keep front and rear setbacks aligned with adjacent neighbors.

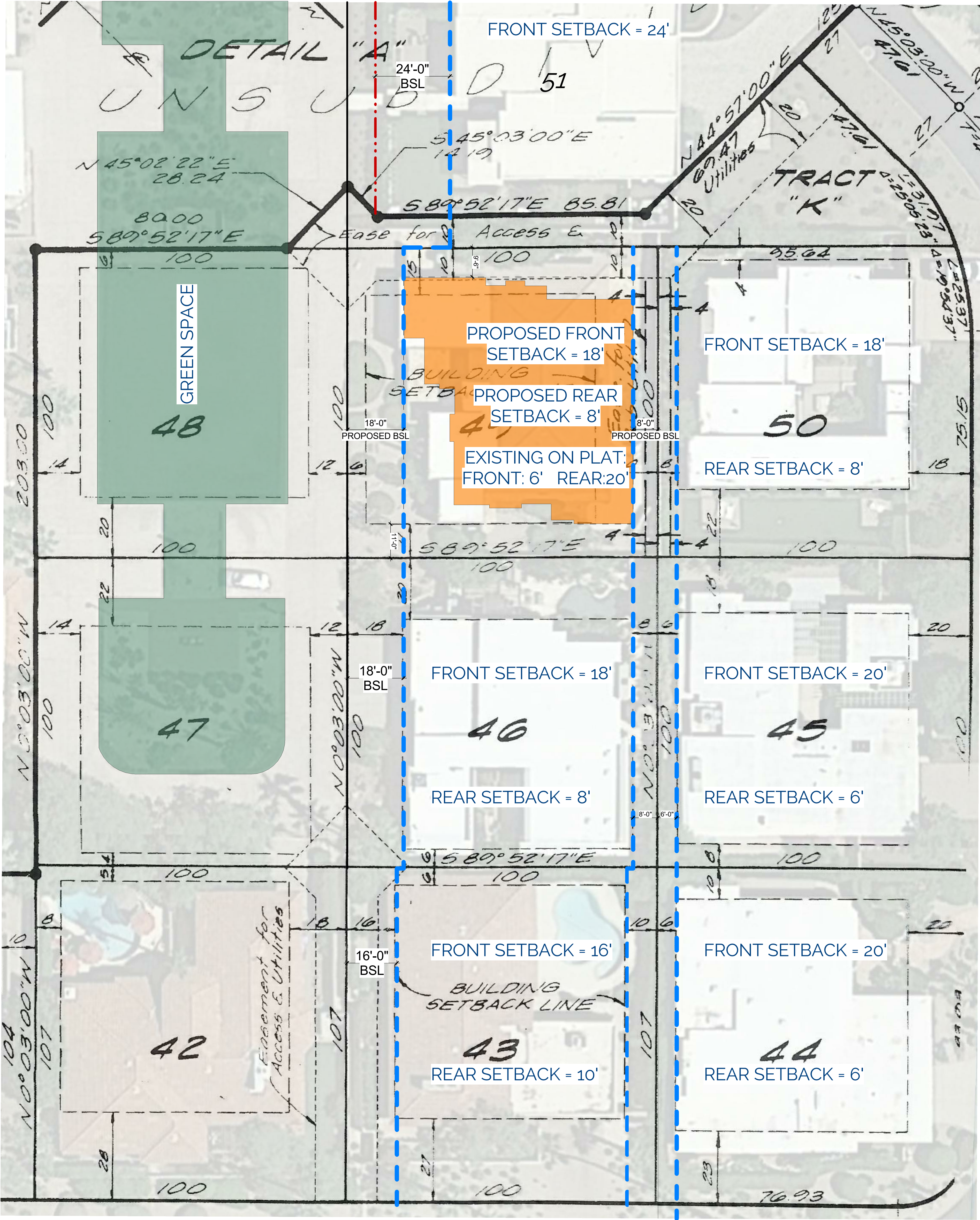
The table illustrates the inconsistent front and rear setbacks with adjacent properties. The variance will result in a consistent road frontage and rear yard adjacencies.

FOR	VARIANCE REVIEW
DATE	7-22-2020
REV.	

SAME INTENT AS NEIGHBORS



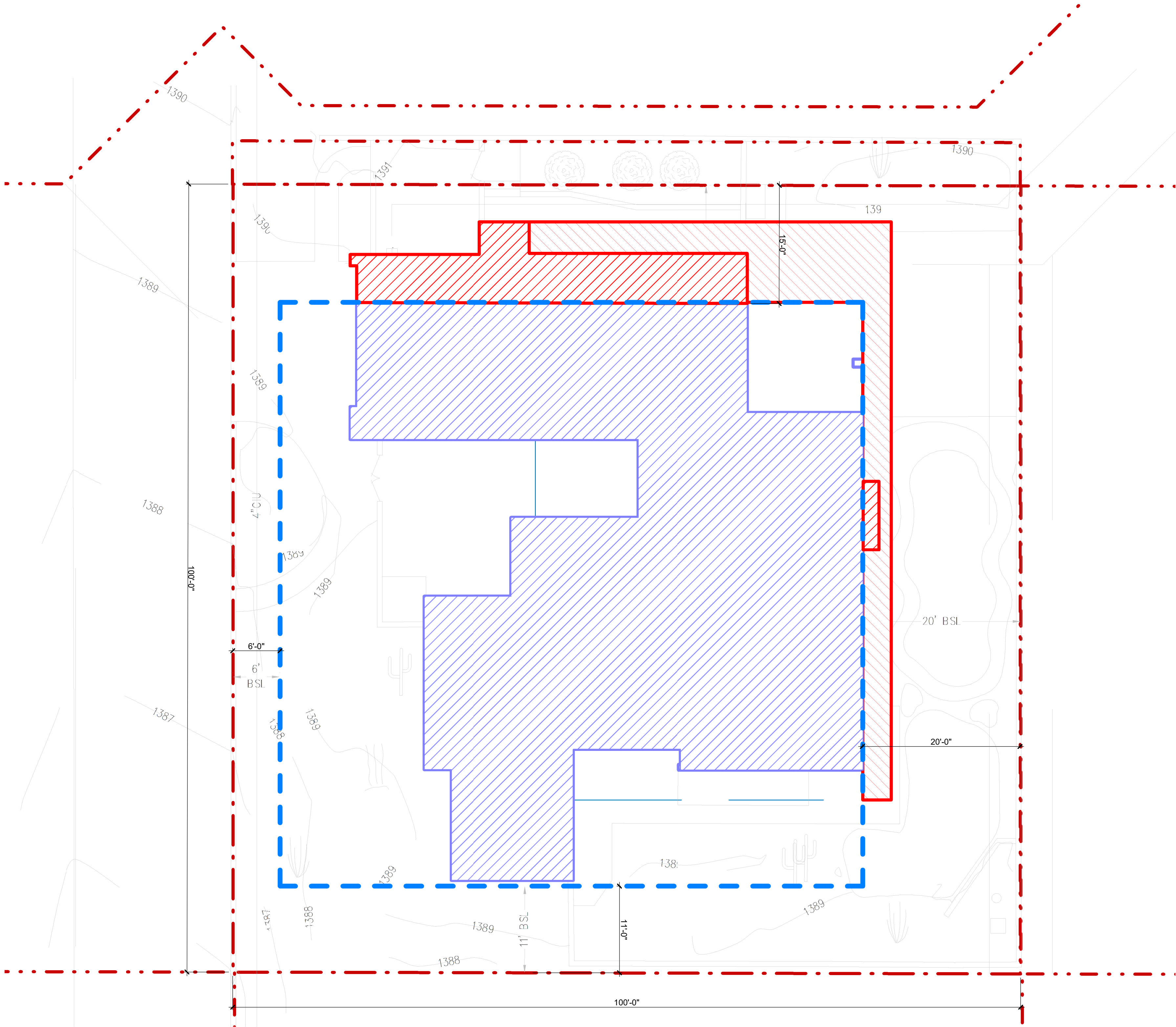
V3



DESIGN INTENT WITH NEIGHBORS
1/16" = 1'-0"

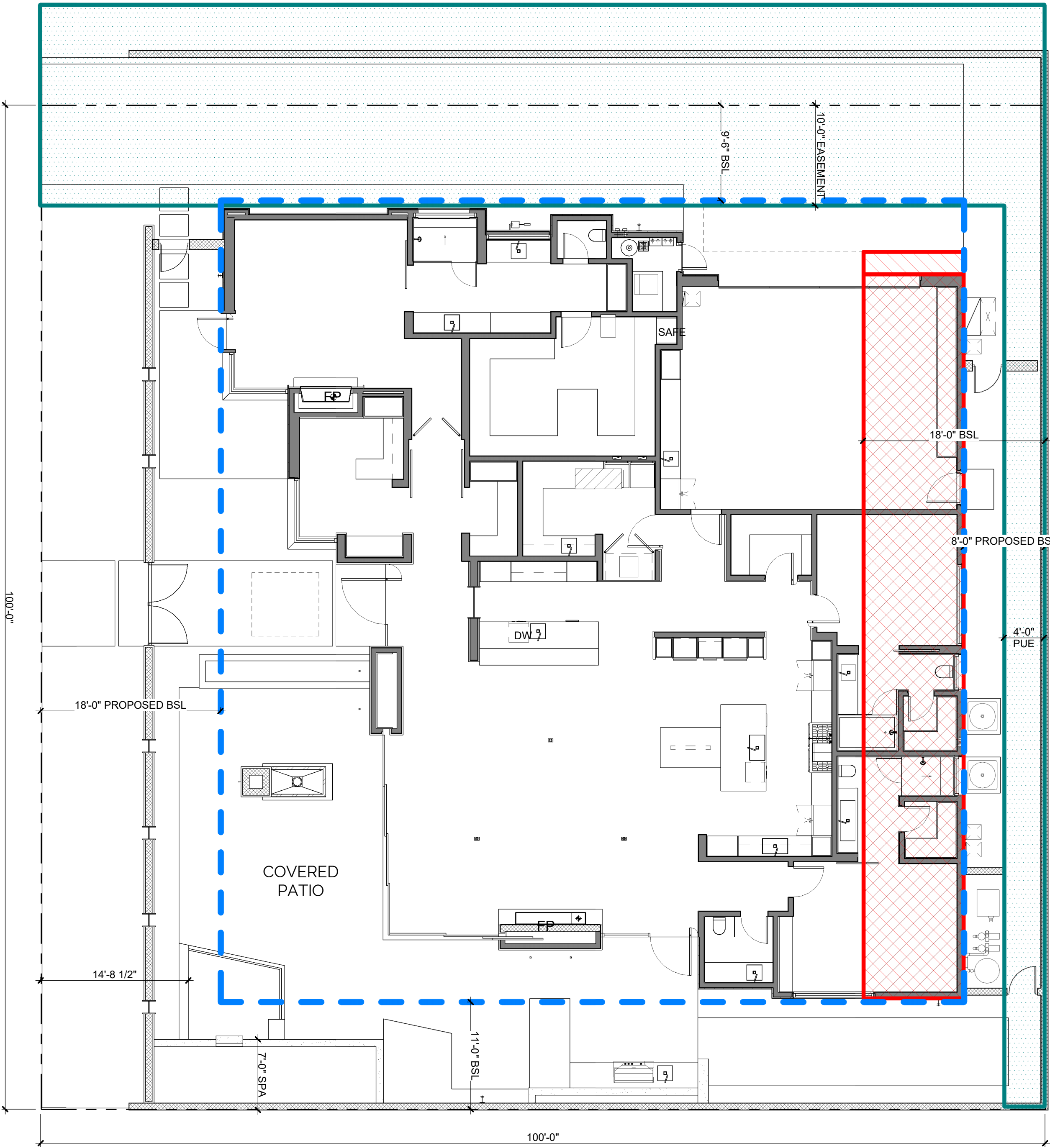
SITE PLAN LEGEND

- BUILDING FOOTPRINT OF PROPOSED HOME
- COMMON GREEN SPACE
- BUILDING SETBACK LINE
- PROPERTY LINE
- BUILDING FOOTPRINT OF EXISTING HOME
- BUILDING FOOTPRINT OVER SETBACK
- UNDER ROOF SQFT OVER SETBACK
- EASEMENTS



THE EXISTING HOME IS 4,421 SQFT UNDER ROOF. AS IT CURRENTLY STANDS, 19.5% OF THAT AREA UNDER ROOF EXCEEDS PAST THE EDGES OF SETBACKS. THE AREA(S) ARE HATCHED IN THE EXISTING PLANS ABOVE. THIS IS 6.9% MORE THAN OUR PROPOSED DESIGN, OR 120SQFT MORE.

EXISTING PLANS
1/8" = 1'-0"



THE PROPOSED DESIGN WILL BE 5859 SQFT UNDER ROOF. WE ARE REQUESTING THAT 12.2% OF THAT BE ALLOWED OVER THE SETBACK AS A VARIANCE. THE AREA WE ARE REQUESTING IN HATCHED IN THE PLAN ABOVE. THIS IS 6.9% LESS THAN THE EXISTING HOUSE.

PROPOSED FLOOR PLAN
1/8" = 1'-0"

COLONIA MIRAMONTE - LOT 49
R-10 ZONING

	EXISTING HOME	PROPOSED HOME
TOTAL BUILDING SQFT UNDER ROOF	4,421	5,859
BLDG SQFT OVER SETBACK	354	718
% BUILDING OVER SETBACK	354/4,421 8%	718/5,859 12.2%
UNDER ROOF OVER SETBACK	860	740
% UNDER ROOF OVER SETBACK	860/4,421 19.5%	740/5,859 12.6%

	NORTH SIDE	EAST REAR	SOUTH SIDE	WEST FRONT	COMMENTS
CODE	7	25	7	20	55' x 86' BUILDABLE
PLAT	15	20	11	6	N/S AND E/W = 26' TOTAL
EXISTING: SITE SURVEY	4.7	18	11	15	10' OVER ON NORTH (SIDE) 2' OVER EAST (REAR)
PROPOSED	9.5 15' TO SITE WALL	8	11	18	N/S AND E/W = 26' TOTAL

FOR	VARIANCE REVIEW
DATE	7-22-2020
REV.	

7/17/19

Colonia Miramonte
Design Review

LOT 49: E/W Setback Variance Request with Attachments

Request: DRC APPROVED
Setbacks: E 8' new setback as requested
W 18' new setback as requested
N 15' as existing
S 11' as existing

10/28/19 – see update below re:
NORTH setback change

The variance approval is for the EAST and WEST setbacks only. North and South stay per original plat.

New build to have straight parapets on north and east elevations, that is, no overhangs, per notes in overhang exhibit/study in variance request. Overhangs on the property will be no more than the TOPV allowance; an overhang on west/south setback to be no more than 24".

The variance request has been approved by neighboring properties 51, 50 and 46.

The three lot owners were provided the variance document study. The three lot owners were provided the opportunity to meet with Design Review members in person or by phone to review the request, and answer any questions or concerns regarding the variance request. Focus Management was also available to answer any questions or concerns.

No construction plans have been reviewed or approved. Construction building plans and schedules must follow Colonia Miramonte CCRs and Design Review Guidelines.

New landscape on any new build needs to be reviewed/approved by the Design Review Committee — we ask neighbors to be mindful of all neighboring views during their landscape design. There are height limits on trees that may be planted. Landscape and Tree Policy to be followed—found in Design Review Guidelines.

The lot 49 new build must still comply with all town setback and restrictions regardless of what has been approved by the CM Design Review Board re: setback variance.

10/28/19

CM DRC Meeting with Drewett Architect

North Setback: request change to 9'6", variance approved. North setback is from legal property line not the existing building site wall. 49 Lot requests use of 5 ½' of land for access to the property, keeping site wall in existing position. 49 Lot to be granted use as access easement to their property – they will not own the property. Drewett Architects Civil Engineer to draft a document for Colonia Miramonte to review.

OK
Marty Rodman
11/1/19



DREWETT WORKS // ARCHITECTURE
114 E. REDFORD, SUITE 100
SCOTTSDALE, AZ 85251
PH: 480.345.8800 FAX: 480.345.8801
WWW.DREWETTWORKS.COM

SQUARE FOOTAGE

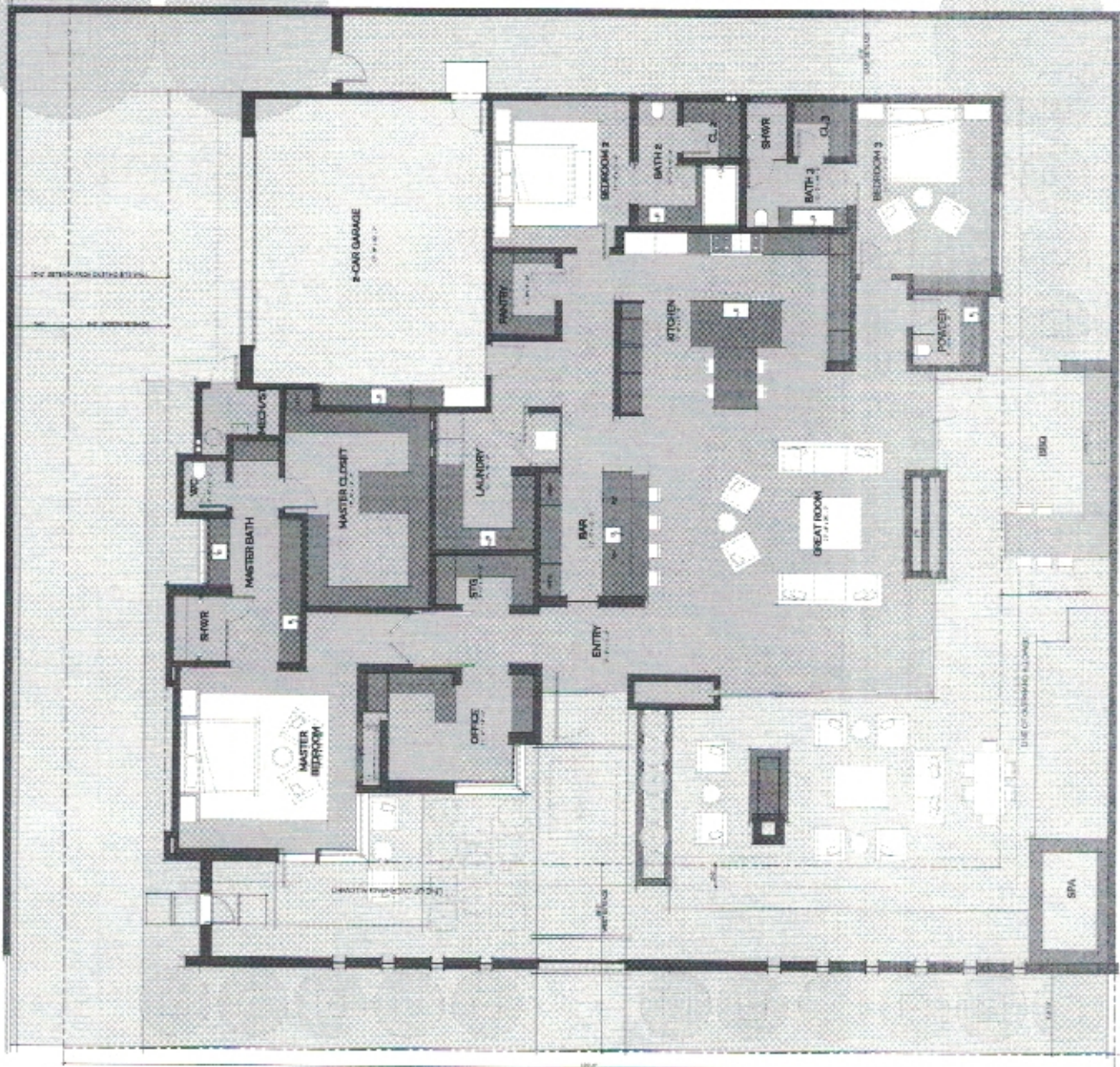
3,858 CONDITIONED
472 GARAGE/STG
1,570 COVERED PATIO
5,900 UNDER ROOF

LOT 49 COLONIA MIRAMONTE

DESIGN DEVELOPMENT
DATE: 10/1/19
REV: 0

FLOOR PLAN - MAIN

DR202



OK Marty Rodman
11/1/19

Harman Cadis

From: Giora Ben-Horin
Sent: Wednesday, July 17, 2019 11:54 PM
To: Harman Cadis
Subject: Re: Lot 49 Approval.

We are ok.

Sent from my iPad

On Jul 16, 2019, at 10:00 AM, Harman Cadis

wrote:

Ben,

Please email be back that you are ok with the proposed setback changes to lot 49.

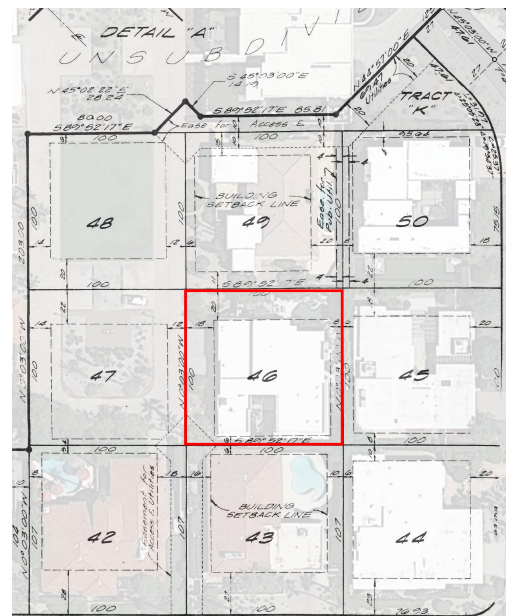
Thanks!

Best Regards,

Harman Cadis

www.FocusHOA.com

WRITTEN APPROVAL OF SETBACK FROM LOT 46



Harman Cadis

From: Eric Danziger
Sent: Wednesday, July 17, 2019 10:00 AM
To: Harman Cadis
Cc: JLD
Subject: Re: CM Lot 49

Fine with previous comments made

Thanks

E

On Wed, Jul 17, 2019 at 6:57 AM Harman Cadis

wrote:

Eric,

Do you have any further concerns we may address? If not, may we have your approval?

Best Regards,

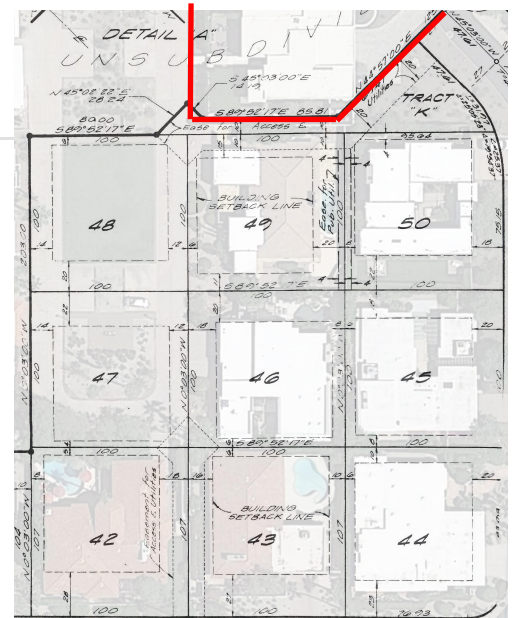
Harman Cadis

www.FocusHOA.com

From: Harman Cadis
Sent: Tuesday, July 16, 2019 9:03 AM
To: Eric Danziger
Cc: JLD
Subject: RE: CM Lot 49

Eric,

WRITTEN APPROVAL OF SETBACK FROM LOT 51



Very valid concerns.

This may answer your questions and alleviate your concerns:

1. The north setback of lot 49 will remain at 15' — that is, no change.
2. Any overhangs on the property will be no more than the TOPV allowance. We do not expect any overhangs on the north and east sides of the new build on lot 49.
3. New landscape on any new build needs to be approved by the Design Review Committee — we ask neighbors to be mindful of all neighboring views during their landscape design. There are height limits on trees that may be planted.

Please let me know if this helps.

Best Regards,

Harman Cadis

www.FocusHOA.com

From: Eric Danziger
Sent: Monday, July 15, 2019 6:30 PM
To: Harman Cadis
Cc: JLD
Subject: Re: CM Lot 49

Thanks.

1. Large tree an obstruction .
2. And overhand on the north side should only be only 2" as allowed by PV. Anything more impairs is .

Harman Cadis

From: JERRY
Sent: Tuesday, July 16, 2019 3:11 PM
To: Harman Cadis
Subject: Re: Lot 49 Approval.

IT IS OKAY WITH ELAINE AND I WITH THE SET BACKS ON LOT 49.

JERRY WEISS LOT 50



-----Original Message-----

From: Harman Cadis
To:
Sent: Tue, Jul 16, 2019 10:47 am
Subject: Lot 49 Approval.

Jerry,

Please email be back that you are ok with the proposed setback changes to lot 49.

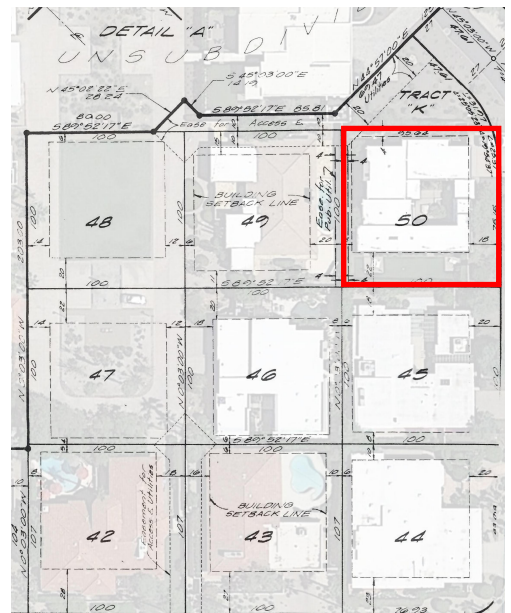
Thanks!

Best Regards,

Harman Cadis

www.FocusHOA.com

WRITTEN APPROVAL OF SETBACK FROM LOT 50





DREWETT WORKS // ARCHITECTURE

7144 E. STETSON DR., SUITE 204
SCOTTSDALE, AZ 85251
P 855-373-9388 // F 855-373-9388
PLANS @ DREWETTWORKS.COM

5434 E LINCOLN DR LOT #49
PARADISE VALLEY, AZ 85253

OWNER

HOGAN LIVING TRUST
4848 E CACTUS RD STE 505 PMB 209
SCOTTSDALE AZ 85254
PHONE: 908-202-3221

DESIGN

DREWETT WORKS
C.P. DREWETT
7144 E STETSON DR, SUITE 204
SCOTTSDALE, AZ 85251
PHONE: (855) 373-9388

CONSULTANTS

STRUCTURAL ENGINEER

PH STRUCTURAL
2812 N NORWALK, SUITE 114
MESA, AZ 85215
PHONE: 480-864-3343

CIVIL ENGINEER

LAND DEVELOPMENT GROUP LLC
8808 N CENTRAL AVENUE, SUITE 288
PHOENIX, AZ 85020
PHONE: 602-888-1884

MPE ENGINEER

OSE DESIGN GROUP, LLC
11759 N 143RD AVE
SURPRISE, AZ 85379
PHONE: 623-444-6143

LANDSCAPE ARCHITECT

GREEY PICKETT
7144 E STETSON DR #205
SCOTTSDALE, AZ 85251
PHONE: 480-698-0109

INTERIOR DESIGNER

OWNBY DESIGN
7154 E STETSON DR, SUITE D105
SCOTTSDALE, AZ 85251
PHONE: 480-575-8448

LIGHTING DESIGNER

CREATIVE DESIGNS IN LIGHTING
15882 N 78TH STREET, SUITE A
SCOTTSDALE, AZ 85260
PHONE: 602-246-7622

GENERAL CONTRACTOR

BEDBROCK DEVELOPERS
5203 E LINCOLN DR
PARADISE VALLEY, AZ 85253
PHONE: 602-983-3232

ZONING

R-10

APN

169-28-060

LEGAL ADDRESS

5434 E LINCOLN DR, LOT #49
PARADISE VALLEY, AZ 85253

NET SITE AREA

10,550 SF

FOR VARIANCE REVIEW

DATE 7-22-2020

REV.

ARCH. SITE PLAN



Expires: 12/31/2022

AL.1

19-15

LOT 49 COLONIA MIRAMONTE



ARCHITECTURAL SITE PLAN

1/4" = 1'-0"

SQUARE FOOTAGE

LIVABLE	3648 SF
GARAGE, MECHANICAL, STORAGE	728 SF
COVERED PATIO	1283 SF
TOTAL	5659 SF



FLOOR PLAN
1/4" = 1'-0"

LOT 49 COLONIA MIRAMONTE

FOR VARIANCE REVIEW

DATE 7-22-2020

REV.

FLOOR PLAN - MAIN



DR202



DREWETT WORKS // ARCHITECTURE

7144 E. STETSON DR., SUITE 204
SCOTTSDALE, AZ 85251
P 855-373-9388 // F 855-373-9388
PLANS @ DREWETTWORKS.COM



533 E LINCOLN DR LOT #49
PARADISE VALLEY, AZ 85253

GENERAL NOTES

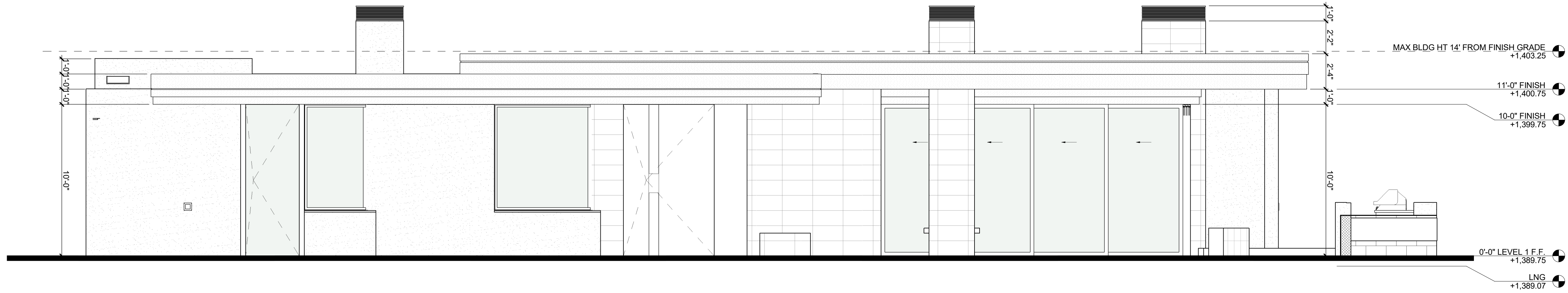
- G-1 MAG ONE-COAT STUCCO COMPLIANCE PROGRAM:
ALL ONE-COAT STUCCO SYSTEMS SHALL BE
APPLIED BY MFR. APPROVED INSTALLERS. AN
APPROVED WEATHER RESISTIVE BARRIER SHALL
BE APPLIED OVER ALL FRAMING AND WOOD BASED
SHEATHING. ONE-COAT STUCCO SYSTEM SHALL
BE "WESTERN ONE KOTE" STUCCO SYSTEM (ICC
ESR # 1607). THIS ONE-COAT STUCCO SYSTEM
SHALL BE APPLIED OVER A WEATHER RESISTIVE
BARRIER CONFORMING TO IRC R 703.8
G-2 PROVIDE WEATHER FLASHING/PROOFING AT
EXTERIOR WALL PENETRATIONS, INCLUDING
WINDOWS, DOORS AND VENTS PER R703.8
G-3 PAINT ALL UTILITARIAN METAL TO MATCH STUCCO
U.N.O.
G-4 WEEP SCREED TO BE INSTALLED PER IRC
R703.6.2.1
G-5 STUCCO/PLASTER FINISH MATERIAL TO BE
INSTALLED PER IRC R703.6.2
G-6 THE AREA AROUND THE STRUCTURE MUST BE
GRADED TO DRAIN 6" DOWN WITHIN THE FIRST 10'
AWAY FROM THE STRUCTURE

WINDOW NOTES

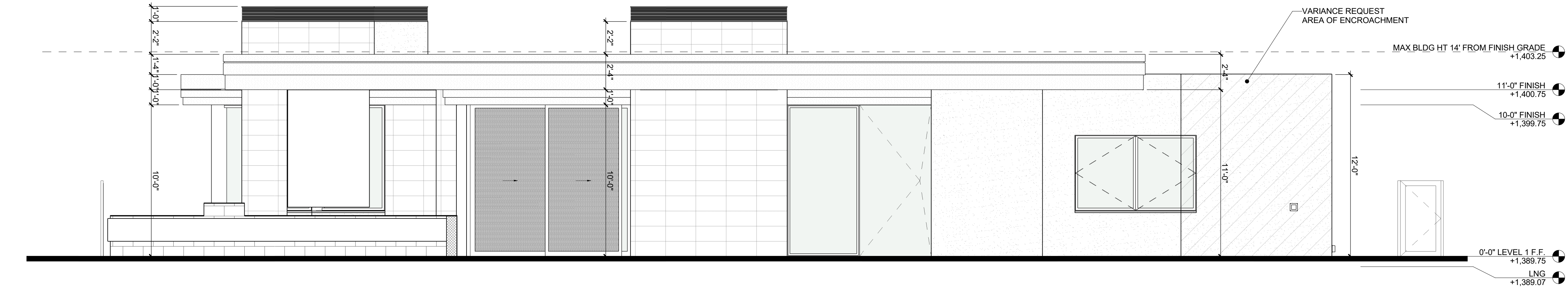
- W-1 EACH SLEEPING ROOM SHALL HAVE AT LEAST ONE
OPENABLE OR EXTERIOR WINDOW OR DOOR FOR
EMERGENCY ESCAPE OR RESCUE. THE OPENING
SHALL PROVIDE A MIN. OF 5.7 S.F. OF NET CLEAR
OPENING. THE OPENING SHALL PROVIDE A MIN. OF
24" CLEAR OPENING HEIGHT AND 20" CLEAR
OPENING WIDTH. WHERE WINDOWS ARE
PROVIDED AS A MEANS OF ESCAPE OR RESCUE,
THE FINISH SILL HEIGHT SHALL NOT EXCEED 44"
ABOVE FINISH FLOOR.

MATERIAL LEGEND

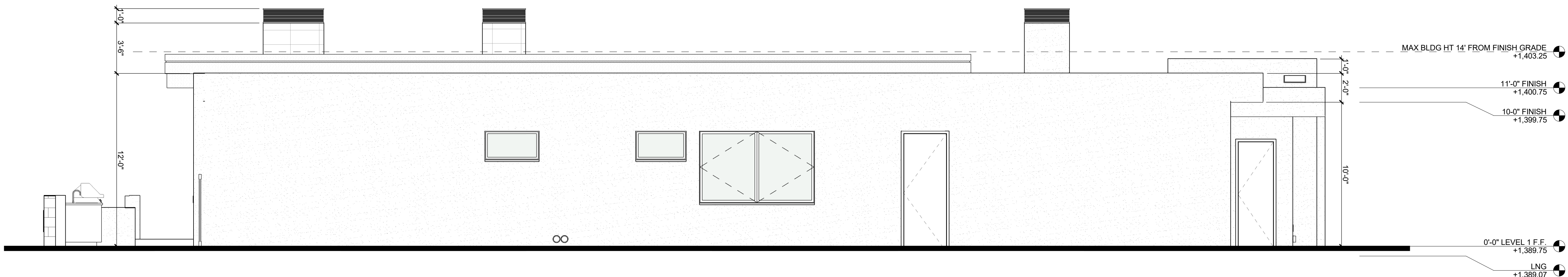
- STUCCO TO COMPLY WITH G1
COLOR TBD - DESERT TONE LRV BTWN 25-50
ESR #1607
METAL FASCIA T.B.D.
ESR #2048
ACM BID ALTERNATE - VERIFY WITH OWNER
WOOD FINISH PER INTERIORS
GLASS
NON REFLECTIVE
ADHERED STONE VENEER
18" x 36" LIMESTONE



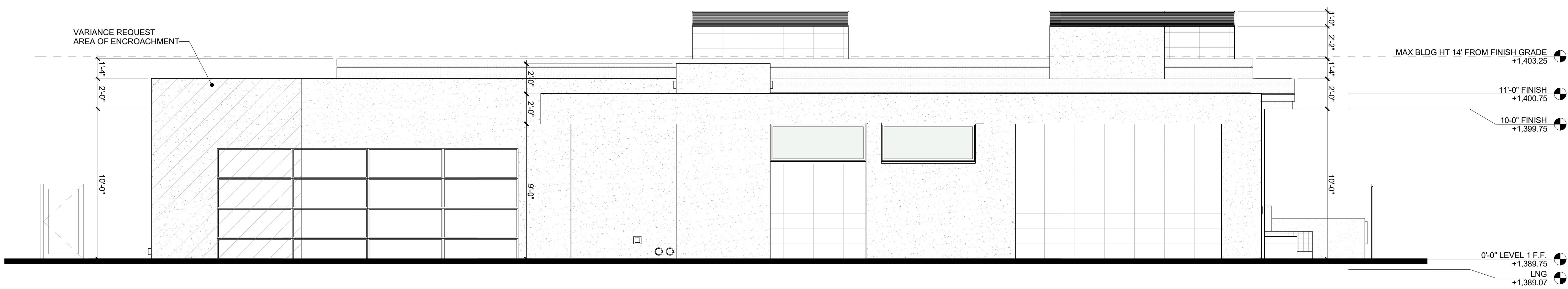
[1] WEST ELEVATION
1/4" = 1'-0"



[2] SOUTH ELEVATION
1/4" = 1'-0"



[3] EAST ELEVATION
1/4" = 1'-0"



[4] NORTH ELEVATION
1/4" = 1'-0"

FOR VARIANCE REVIEW

DATE 7-22-2020

REV.

EXTERIOR ELEVATIONS



A6.1

LOT 49 COLONIA MIRAMONTE

RESULTS OF SURVEY

5434 E LINCOLN DR 49., PARADISE VALLEY, AZ 85253

LOT 49 - COLONIA MIRAMONTE UNIT TWO

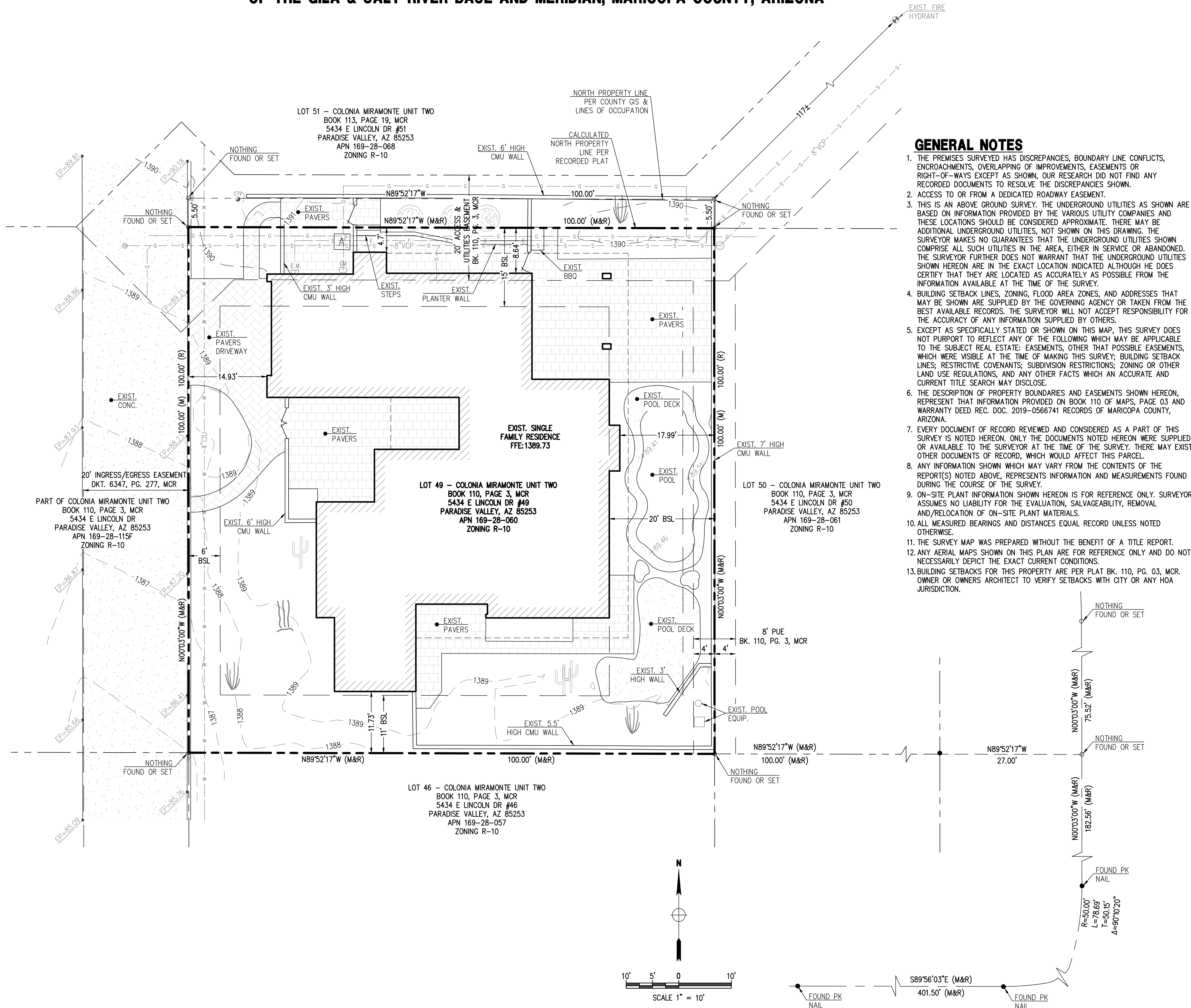
A SUBDIVISION PLAT RECORDED IN BOOK 110 OF MAPS, PAGE 03, MCR.,
LOCATED IN A PORTION OF THE NE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 8, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND

- CALCULATED POINT
- FOUND REBAR AS NOTED
- SET 1/2" REBAR & TAG OR AS NOTED
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- ⊕ HOSE BIB
- ⊕ SIGN
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ IRRIGATION CONTROL BOX
- ⊕ A/C UNIT
- ⊕ GAS METER
- ⊕ SEWER CLEANOUT
- ⊕ CABLE TV RISER
- ⊕ SEWER MANHOLE
- ⊕ ELECTRIC METER
- SEWER LINE
- COMMUNICATIONS LINE
- CATV, PHONE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- EXISTING CONTOUR
- EXIST. DRAINAGE FLOW
- EXIST. SPOT ELEVATION
- TREE
- FLUTED CACTUS
- SAQUARO
- AGAVE
- OCOTILLO
- CITRUS TREE

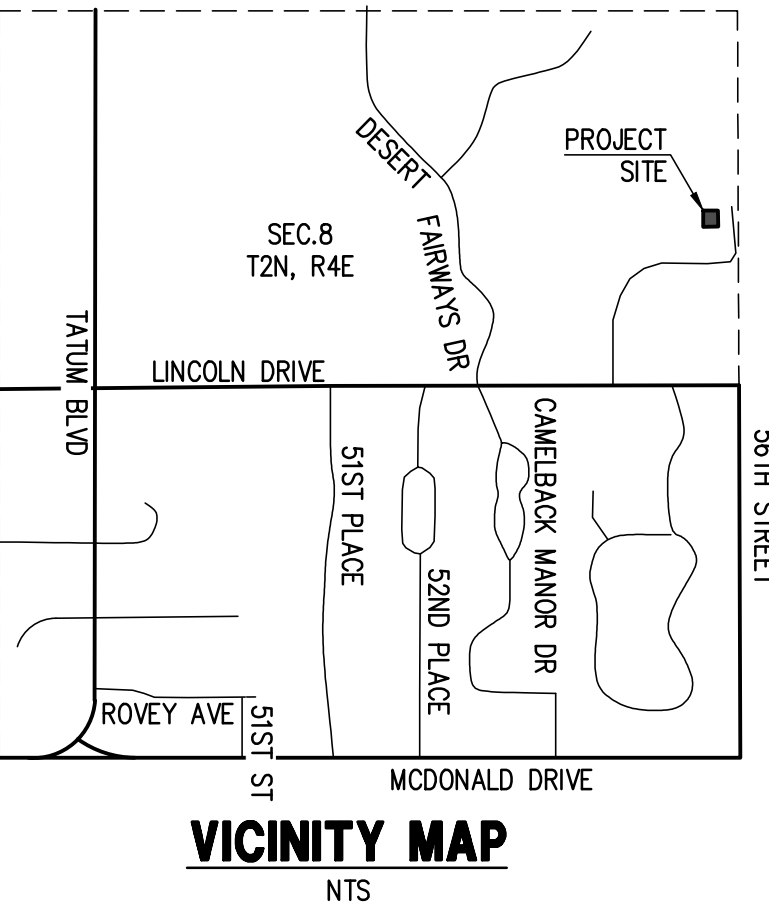
ABBREVIATIONS

- BSL BUILDING SETBACK LINE
- EG EXISTING GRADE
- EL ELEV
- EP EDGE OF PAVEMENT
- FSMT EASEMENT
- EX. EXIST.
- G GUTTER, GAS
- INV INVERT
- (M) MEASURED
- MCR MARICOPA COUNTY RECORDER
- MH MANHOLE
- P, PWMT PAVEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R), REC. RECORDED
- R RADIUS
- R/W RIGHT OF WAY
- T TANGENT, TELEPHONE
- TC TOP OF CURB
- TPV TOWN OF PARADISE VALLEY
- W WEST, WATERLINE
- WDO WALL DRAINAGE OPENING
- WM WATER METER



GENERAL NOTES

- THE PREMISES SURVEYED HAS DISCREPANCIES, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS EXCEPT AS SHOWN, OUR RESEARCH DID NOT FIND ANY RECORDED DOCUMENTS TO RESOLVE THE DISCREPANCIES SHOWN.
- ACCESS TO OR FROM A DEDICATED ROADWAY EASEMENT.
- 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 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 ON BOOK 110 OF MAPS, PAGE 03 AND WARRANTY DEED REC. DOC. 2019-0566741 RECORDS OF MARICOPA COUNTY, ARIZONA.
- 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. 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 UNLESS NOTED OTHERWISE.
- THE SURVEY MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- ANY AERIAL MAPS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT THE EXACT CURRENT CONDITIONS.
- BUILDING SETBACKS FOR THIS PROPERTY ARE PER PLAT BK. 110, PG. 03, MCR. OWNER OR OWNERS ARCHITECT TO VERIFY SETBACKS WITH CITY OR ANY HOA JURISDICTION.



OWNER

HOGAN LIVING TRUST
4848 E CACTUS RD STE 505 PMB 209,
SCOTTSDALE, AZ 85234

SITE DATA

APN: 169-28-060
ADDRESS: 5434 E LINCOLN DR 49.,
PARADISE VALLEY, AZ 85253
ZONING: R-10
LOT AREA: 10,000.05 S.F. (0.230 AC.)
CONSTRUCTION YEAR: 1967
QS #: 22-40

BENCHMARK

BRASS CAP FLUSH AT THE INTERSECTION OF 56TH STREET AND LINCOLN DRIVE HAVING AN ELEVATION OF 1363.43 NAVD 88 DATUM, GDACS# 26101-1

BASIS OF BEARINGS

THE MONUMENT LINE OF COLONIA MIRAMONTE 1 (PRIVATE DRIVE SHOWN ON PLAT), THE BEARING OF WHICH IS N00°12'25"W.

LEGAL DESCRIPTION

PARCEL 1:
LOT FORTY-NINE, (49), COLONIA MIRAMONTE UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 110 OF MAPS, PAGE 3.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROADWAY PURPOSES AND RIGHTS INCIDENT THERETO AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 5741, PAGE 159.

PARCEL 2:
EASEMENT FOR INGRESS AND EGRESS OVER CERTAIN PORTIONS OF LOT 47 AND LOT 48, COLONIA MIRAMONTE UNIT TWO, A SUBDIVISION RECORDED IN BOOK 110 OF MAPS, PAGE 3, RECORDS OF MARICOPA COUNTY, ARIZONA, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 6347, PAGE 277.

SURVEY REFERENCES

- MARICOPA COUNTY PARCEL 825-08-01-04.
- WARRANTY DEED RECORDED IN DOC. NO. 2019-0566741
- RECORDED PLAT PER BOOK 110 OF MAPS, PAGE 03, M.C.R.

UTILITIES

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

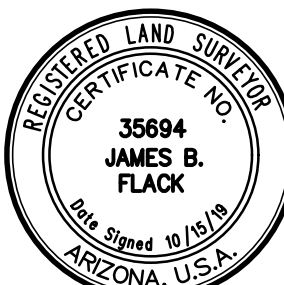
FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX L	BASE FLOOD ELEVATION
040049	1765 OF 4425		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.

CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE CURRENT "MINIMUM STANDARDS FOR ARIZONA BOUNDARY AND TOPOGRAPHIC SURVEYS", AND THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS SURVEYED AND DRAWN UNDER MY DIRECTION IN THE MONTH OF SEPTEMBER, 2019.



JAMES FLACK, RLS

10/15/19
DATE

RESULTS OF SURVEY MAP

LOT 49 - COLONIA
MIRAMONTE UNIT TWO
5434 E LINCOLN DR. 49.,
PARADISE VALLEY, AZ
85253

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



GRADING & DRAINAGE PLAN
HOGAN RESIDENCE
5434 E LINCOLN DR 49., PARADISE VALLEY, AZ 85253
LOT 49 - COLONIA MIRAMONTE UNIT TWO
A SUBDIVISION PLAT RECORDED IN BOOK 110 OF MAPS, PAGE 03, MCR.,
LOCATED IN A PORTION OF THE NE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 8, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

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, BARBECUE 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, TOWN (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 HARDSHIP. 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 KEYSWITCH SHALL BE REQUIRED ON 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.
- 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 ISSUES.
- 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.

DRAINAGE STATEMENT

- ULTIMATE STORM OUTFALL IS LOCATED NEAR THE SOUTHWESTERLY PROPERTY CORNER AT AN ELEVATION OF 1386.12.
- PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
- RETENTION IS PROVIDED FOR THE 100-YEAR, 2-HOUR STORM EVENT.
- THE FINISH FLOOR ELEVATION OF 1389.75 IS SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.
- NO OFFSITE FLOWS IMPACT THE SITE.

ENGINEERS NOTES

- MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- GRADING SHALL BE IN CONFORMANCE WITH 2015 IBC SEC. 1803 AND APPENDIX J.
- 5% MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM 10', U.N.O.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
- A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
- A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE 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.
- ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
- ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
- ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
- THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR 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.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE.
- A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR BLUE STAKE (1-800-STAKE-IT) PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
- ALL PAVING, GRADING, EXCAVATION, TRENCHING, PIPE BEDDING, CUT, FILL AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS (GEOTECHNICAL) REPORT FOR THIS PROJECT IN ADDITION TO THE REFERENCED REQUIRED SPECIFICATIONS AND DETAILS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.
- CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECTURE'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.
- COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
- CONTRACTOR IS RESPONSIBLE FOR PROJECT AND SITE CONDITIONS, AND TO WORK WITH WEATHER CONDITIONS AS THE PROJECT SITE MAY BE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS HAZARDS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER, OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THESE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE UTILITY CROSSINGS AT CULVERT CROSSINGS BEFORE STARTING WORK ON CULVERT. COORDINATE WITH OWNER REPRESENTATIVE. VERIFY UTILITY LINES AND/OR CONDUITS ARE IN PLACE BEFORE STARTING CULVERT WORK.
- ALL ON-SITE UTILITIES PER OTHERS.
- THIS PROJECT REQUIRES A REGULAR ONGOING MAINTENANCE PROGRAM FOR THE DESIGNED DRAINAGE SYSTEM(S) TO PRESERVE THE DESIGN INTEGRITY AND THE ABILITY TO PERFORM ITS OPERATIONAL INTENT. FAILURE TO PROVIDE MAINTENANCE WILL JEOPARDIZE THE DRAINAGE SYSTEM(S) PERFORMANCE AND MAY LEAD TO IT'S INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
- IF A DISCREPANCY IS FOUND BETWEEN ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN, ENGINEER SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO NOTIFY ENGINEER SHALL NEGATE ENGINEER'S LIABILITY.
- ALL DISTURBED AREAS ARE TO BE ROPED AND ROPING MUST MATCH PLAN.
- VEGETATION OUTSIDE OF CONSTRUCTION AREA TO REMAIN.
- AREAS OUTSIDE THE WALL AND CUT AND FILL SLOPES SHALL BE REVEGETATED WITH SIMILAR PLANT TYPES AND DENSITIES FOUND ON THE SITE. REVEGETATION SHALL BE COMPLETED PRIOR TO OCCUPANCY AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- MECHANICAL EQUIPMENT SHALL BE SCREENED TO A MINIMUM OF ONE FOOT ABOVE TOP OF EQUIPMENT.
- ANY FUTURE IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.
- ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION WITH NATIVE STONE.
- THIS PLAN IS DESIGNED TO SHOW SITE GRADING AND DRAINAGE CONTRACTOR SHALL USE THE ARCHITECTURAL SITE PLAN TO DETERMINE FINAL HOUSE, WALL, STEP, ETC., LOCATIONS AND ELEVATIONS.
- ALL DRAINAGE FACILITIES TO BE MAINTAINED BY HOMEOWNER.
- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR SITE AND RETAINING WALLS LAYOUT, DIMENSIONS, AND DETAILS.
- TOP OF FOOTING ELEVATIONS SHOWN IN PLAN ARE APPROXIMATE ONLY. ACTUAL TOP OF FOOTINGS TO BE DETERMINED AT TIME OF CONSTRUCTION AND TO BE A MINIMUM OF SIX INCHES BELOW EXISTING NATURAL GRADE OR FINISHED GRADE WHICHEVER IS LOWER (TYPICAL).
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT, DIMENSIONS AND ELEVATIONS.
- REFER TO STRUCTURAL DRAWINGS, DETAILS AND CALCULATIONS FOR ALL PROPOSED RETAINING WALLS.
- FOR CHANGE IN ELEVATION THAT ARE GREATER THAN 30", PROVIDE 36" HIGH GUARDRAILS FOR TOTAL OF 42" FALL PROTECTION BARRIER U.N.O.
- ALL WATER AND SEWER LINES AND CONNECTIONS MUST BE INSTALLED PER IPC 2015, MAG AND CITY OF PHOENIX SUPPLEMENT TO MAG.
- ALL PIPES AND FITTINGS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND DETAILS.
- ABANDONMENT OR REMOVAL OF EXISTING SEPTIC SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT RULES AND STANDARDS, AND WILL REQUIRE SEPARATE PERMIT.
- COORDINATE RIPRAP COLOR WITH LANDSCAPE PLANS AND DETAILS.
- VERIFY AND COORDINATE WITH ARCHITECTURAL AND LANDSCAPE PLANS LOCATION AND HEIGHT OF ALL SITE WALLS.
- DISTURBED AREA 0.270 < 1 ACRE; NPDES PERMIT IS NOT REQUIRED.
- REFER TO ARCHITECTURAL PLANS AND DETAILS FOR DEMOLITION OF EXISTING BUILDING STRUCTURE, SITE WALLS AND PAVEMENT.
- VERIFY AND COORDINATE WITH LANDSCAPE PLANS FINAL LOCATION AND GRATE TYPE OF SPECIFIED AREA DRAINS AND TRENCH DRAINS.
- CONTRACTOR TO COORDINATE ALL ELEVATIONS OF RETAINING, FREE STANDING AND STEM WALLS WITH ARCHITECT, LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER. LDG ASSUMES NO LIABILITY FOR LACK OF COORDINATION BETWEEN THE PROJECT STAKEHOLDERS.

LEGEND

○	CALCULATED POINT
●	FOUND REBAR AS NOTED
○	SET 1/2" REBAR & TAG OR AS NOTED
---	PROPERTY LINE
---	EASEMENT LINE
---	MONUMENT LINE
⊥	HOSE BIB
⊥	SIGN
⊗	WATER VALVE
⊗	FIRE HYDRANT
⊗	IRRIGATION CONTROL BOX
⊗	A/C UNIT
⊗	GAS METER
⊗	SEWER CLEANOUT
⊗	CABLE TV RISER
⊗	SEWER MANHOLE
⊗	ELECTRIC METER
---	SEWER LINE
---	COMMUNICATIONS LINE
---	CATV, PHONE
---	GAS LINE
---	WATER LINE
---	ELECTRIC LINE
---	EXISTING CONTOUR
---	EXIST. DRAINAGE FLOW
---	EXIST. SPOT ELEVATION
---	TREE
---	FLUTED CACTUS
---	SAQUARO
---	AGAVE
---	OCOTILLO
---	CITRUS TREE
---	SLOPE DIRECTION
---	FLOW LINE
---	PROPOSED SPOT ELEVATION
---	PROPOSED CONTOUR
---	CATCH BASIN
---	STORM DRAIN PIPE
---	TOP OF WALL
---	FINISH GRADE
---	TOP OF FOOTING

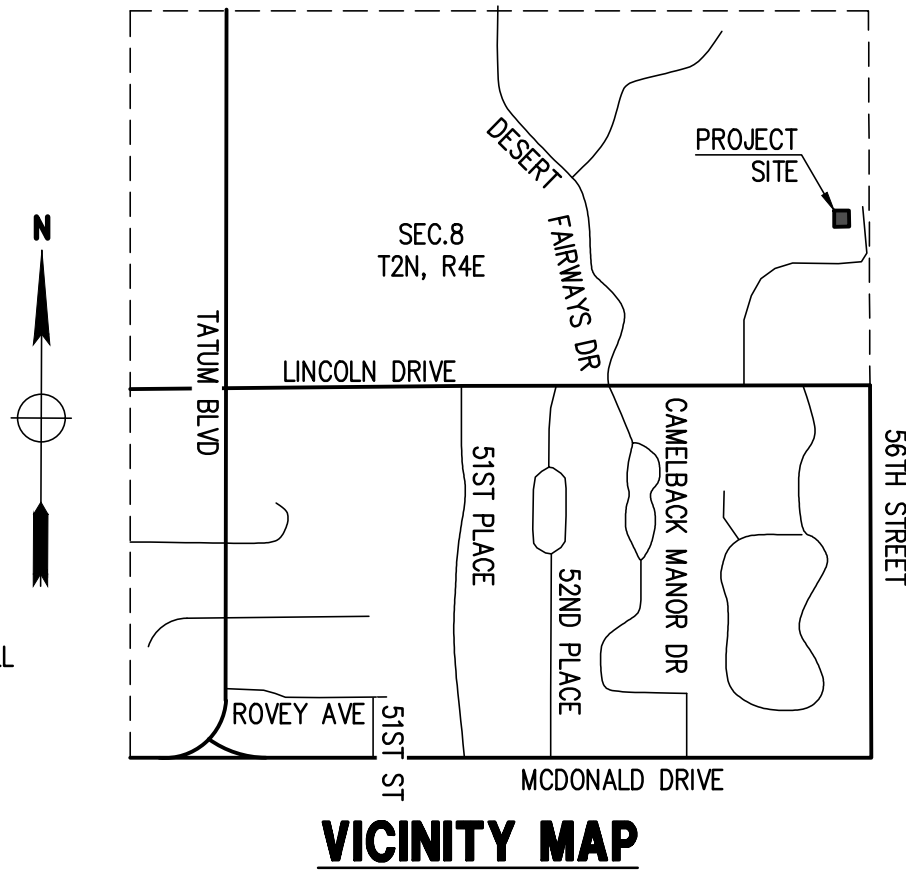
RETENTION CALCULATIONS

PRE-DEVELOPMENT VS. POST DEVELOPMENT FOR THE 100-YEAR, 2 HOUR STORM EVENT (1)						FIRST FLUSH		
DRAINAGE AREA A WEIGHTED RUNOFF COEFFICIENT, Cw						VOLUME REQUIRED, CF V=PxAxC/12 (2) RAINFALL DEPTH, P = 2.22" (3) DRAINAGE AREA = 10,550 SF	VOLUME REQUIRED, CF V=PxA/12 RAINFALL DEPTH, P = 0.5" (1) DRAINAGE AREA = 10,550 SF	
CONDITION	SURFACE	C	AREA SF	C x A	Cw	C	VR FIRST FLUSH	
PRE- DEV. (5)	PERVIOUS	0.35	10,550	3,693	0.35	0.44	863 (GOVERNS)	
	IMPERVIOUS	0.95	0	0				
POST- DEV.	PERVIOUS	0.35	2,771	970	0.79			440
	IMPERVIOUS	0.95	7,779	7,390				
SITE TOTALS						863	440	

NOTES

- RETENTION CALCULATIONS ARE IN ACCORDANCE WITH THE STIPULATIONS BY THE TOWN OF PARADISE VALLEY. (PRE VS. POST OR FIRST FLUSH, WHICHEVER IS GREATER).
- CALCULATION IS BASED ON THE TOWN OF PARADISE VALLEY DRAINAGE DESIGN MANUAL.
- RAINFALL DEPTH IS PER NOAA ATLAS 14, VOLUME 1, VERSION 5.
- ON-SITE RETENTION IS PROVIDED WITH SURFACE RETENTION BASINS. AND UNDERGROUND HDPE PIPE.
- BASED ON CONDITIONS PRIOR TO ANY DEVELOPMENT ON THE LOT.

FINAL PLAT FOR "COLONIA MIRAMONTE UNITE TWO" RECORDED YEAR 1965.



VICINITY MAP

OWNER

HOGAN LIVING TRUST
4848 E CACTUS RD STE 505 PMB 209,
SCOTTSDALE, AZ 85234

ARCHITECT

DREWETT WORKS ARCHITECTURE
7144 E STESTON DR., SUITE 204
SCOTTSDALE, AZ 85251
P: 855-373-9388

SITE DATA

APN: 169-28-060
ADDRESS: 5434 E LINCOLN DR 49.,
PARADISE VALLEY, AZ 85253
ZONING: R-10
LOT AREA: 10,550 S.F (0.242 AC.)
QS #: 22-40
TOTAL UNDER ROOF AREA: 5,859 S.F.
FLOOR AREA RATIO: 55.5% < 100% (ALLOWED)

BENCHMARK

BRASS CAP FLUSH AT THE INTERSECTION OF 56TH STREET AND LINCOLN DRIVE HAVING AN ELEVATION OF 1363.43 NAVD 88 DATUM, GDACS# 26101-1

BASIS OF BEARINGS

THE MONUMENT LINE OF COLONIA MIRAMONTE 1 (PRIVATE DRIVE SHOWN ON PLAT), THE BEARING OF WHICH IS N00°01'25"W.

LEGAL DESCRIPTION

PARCEL 1:
LOT FORTY-NINE, (49), COLONIA MIRAMONTE UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 110 OF MAPS, PAGE 3.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROADWAY PURPOSES AND RIGHTS INCIDENT THERETO AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 5741, PAGE 159.

PARCEL 2:
EASEMENT FOR INGRESS AND EGRESS OVER CERTAIN PORTIONS OF LOT 47 AND LOT 48, COLONIA MIRAMONTE UNIT TWO, A SUBDIVISION RECORDED IN BOOK 110 OF MAPS, PAGE 3, RECORDS OF MARICOPA COUNTY, ARIZONA, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 6347, PAGE 277.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
040049	1765 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.

AS-BUILT CERTIFICATION

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

REGISTERED ENGINEER/ LAND SURVEYOR

DATE

REGISTRATION NUMBER

FINISH FLOOR CERTIFICATION

I HEREBY CERTIFY THAT FINISHED FLOOR ELEVATIONS SHOWN ON THE PLAN OF 1389.75 IS MINIMUM OF 12" ABOVE THE 100-YEAR STORM ELEVATION OF 1388.75 ACCORDING TO THE TOWN OF PARADISE VALLEY CODE OF ORDINANCE.

Nick Prodanov
REGISTERED CIVIL ENGINEER

07/22/20

DATE:

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

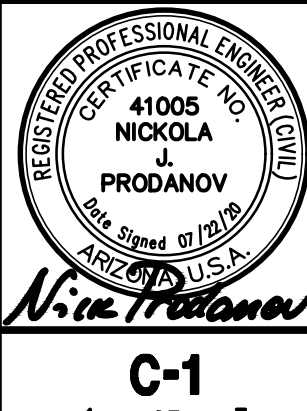
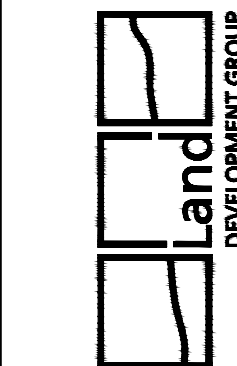
Contact Arizona 811 at least two full working days before you begin excavation



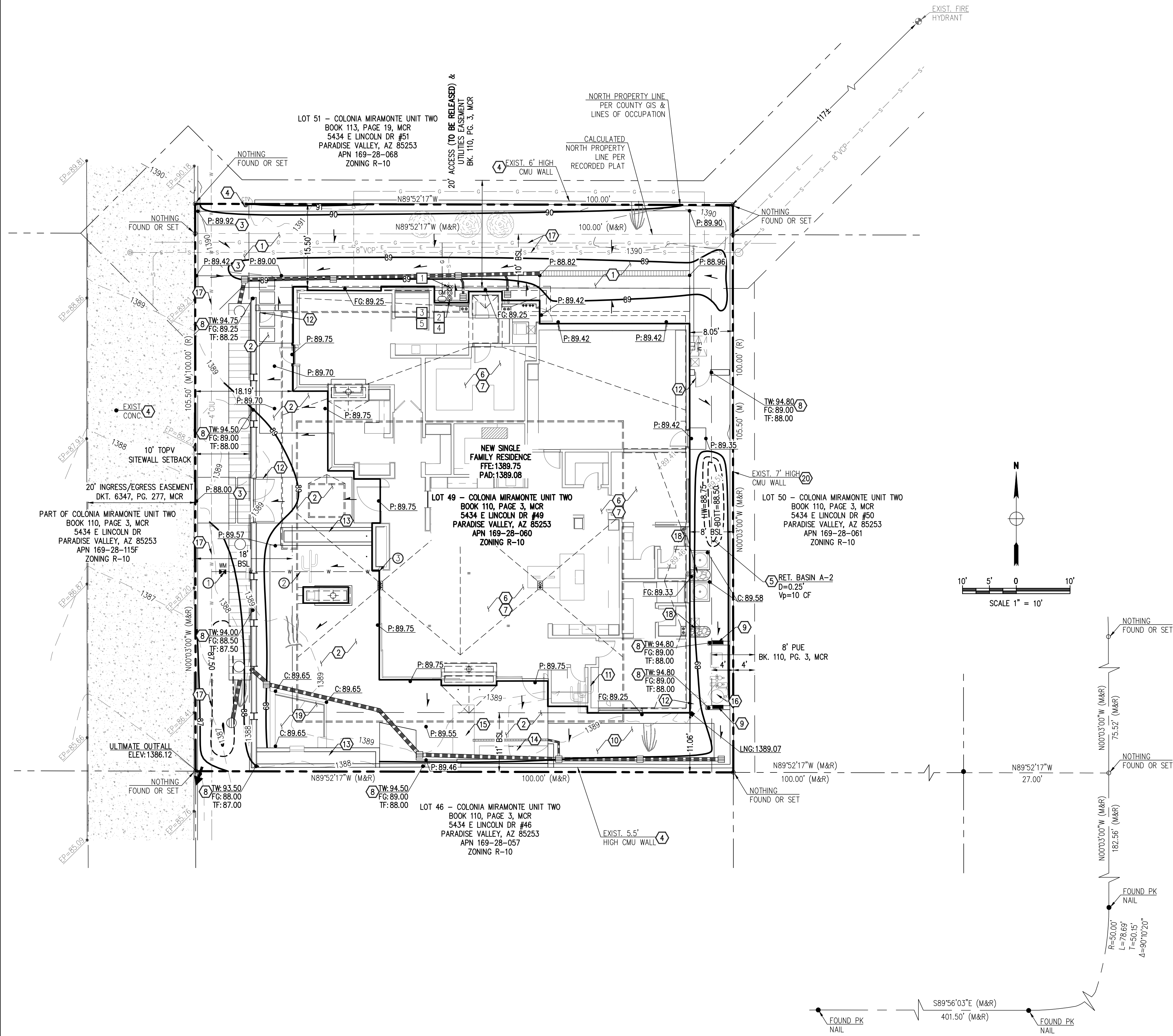
GRADING & DRAINAGE PLAN
COVER SHEET

LOT 49 - COLONIA
MIRAMONTE UNIT TWO
5434 E LINCOLN DR. 49.,
PARADISE VALLEY, AZ
85253

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



C-1
1 OF 3



GRADING AND DRAINAGE KEY-NOTES

1. CONSTRUCT CONCRETE DRIVEWAY OR PAVERS ON COMPACTED SUBGRADE. THICKNESS, PATTERN, TEXTURE AND COLOR PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
2. INSTALL DECORATIVE PAVING WALKWAY. THICKNESS, PATTERN, TEXTURE AND COLOR PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
3. MATCH EXISTING GRADE.
4. PROTECT IN PLACE.
5. CONSTRUCT RETENTION BASIN AS SHOWN. CONTRACTOR TO SCARIFY BOTTOM OF BASIN 2' DEEP TO MAXIMUM 80% COMPACTION, AND PER GEOTECHNICAL REPORT RECOMMENDATION.
6. CLEAR AND GRUB EXISTING SITE AREA. REMOVE ALL VEGETATION, EXISTING UTILITIES AND CONSTRUCTION DEBRIS. CUT AND FILL EXISTING TERRAIN AS NECESSARY TO ACHIEVE THE DESIGNED SUBGRADE ELEVATIONS.
7. VERIFY AND COORDINATE WITH STRUCTURAL AND GEOTECHNICAL ENGINEERS, THE ENGINEERED FILL UNDER SLAB AND FOOTINGS.
8. NEW WALL PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
9. NEW WALL DRAINAGE OPENING AT GRADE IN ACCORDANCE WITH THE TPV STD DETAIL AS SHOWN ON PLANS. SEE DETAIL ON THIS SHEET.
10. NEW ARTIFICIAL TURF PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
11. REFER TO LANDSCAPE PLANS FOR NATIVE TREES AND PLANTS REMOVAL/RELOCATION AND INSTALLATION OF NEW TREES AND LANDSCAPING.
12. NEW GATE PER ARCHITECTURE AND LANDSCAPE PLANS AND DETAILS.
13. NEW RAISED PLANTER UNDER SEPARATE PERMIT.
14. NEW BBQ UNDER SEPARATE PERMIT.
15. NEW BAR TABLE PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
16. NEW POOL EQUIPMENT WITH CARTRIDGE FILTER SYSTEM.
17. PROTECT UTILITIES IN PLACE DURING ALL TIME OF CONSTRUCTION, INCLUDING EXCAVATION FOR NEW UNDERGROUND SYSTEM.
18. INSTALL ANGULAR RIP-RAP D50=4", 1' THICK PLACED ON NONWOVEN GEOTEXTILE FABRIC (MIRAFI N-SERIES OR APPROVED EQUAL). SEE GRADATION TABLE ON THIS SHEET.
19. NEW SPA UNDER SEPARATE PERMIT.
20. REDUCE WALL DOWN TO 6' HIGH.

PRIVATE SANITARY SEWER KEY-NOTES

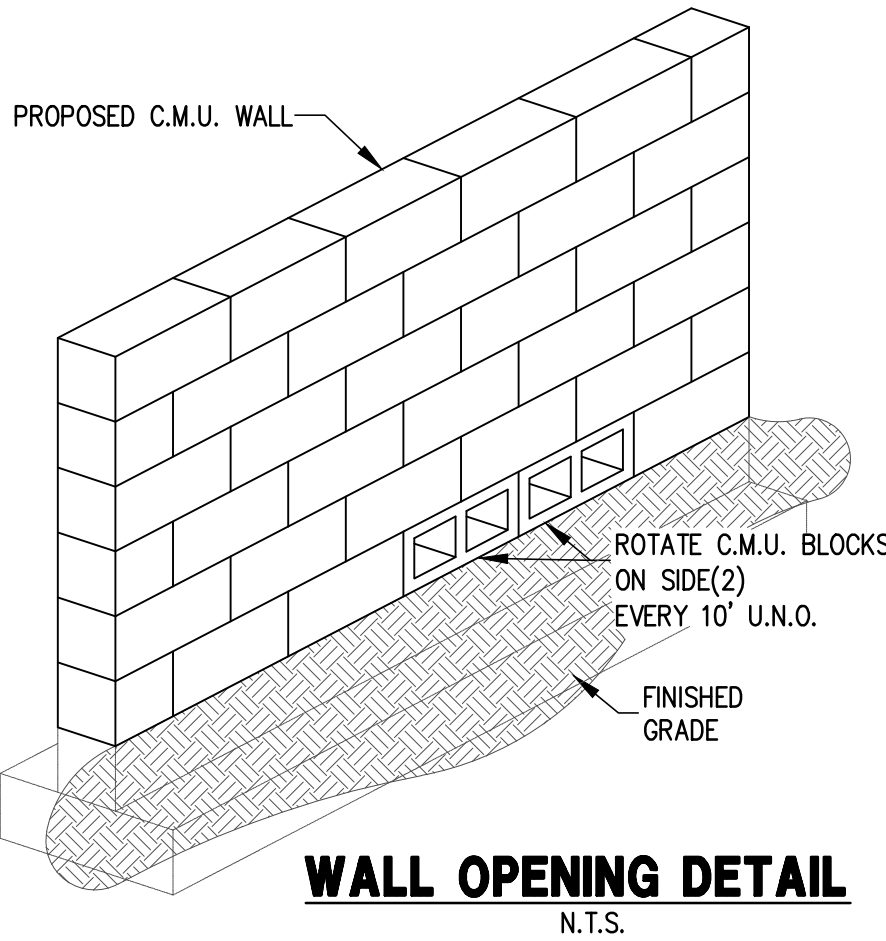
1. CONNECT TO EXISTING SEWER SERVICE, CONTRACTOR TO LOCATE SIZE AND LOCATION OF EXISTING SERVICE PRIOR TO START OF CONSTRUCTION. ADJUST EXIST. CLEANOUT TO NEW FINISHED GRADE.
2. INSTALL SANITARY SEWER CLEANOUT WITH AIRTIGHT CAP PER MAG STD DET. 441. PROTECT WITH FRAME AND COVER PER MAG STD DET. 270 WHEN IN VEHICULAR TRAFFIC AREAS.
3. INSTALL 4" PVC SEWER SERVICE (SDR-35, ASTM D-3034). REFER TO MAG STD DET. 440-3. TRENCH BEDDING & BACKFILL PER MAG STD DET. 200-1.
4. FOR CONTINUATION SEE PLUMBING PLANS.
5. INSTALL 4" SANITARY SEWER BACKWATER VALVE PER 2015 IPC, SEC. 715.1.

PRIVATE WATER KEY-NOTES

1. INSTALL NEW 1" WATER METER. VERIFY WITH PLUMBING PLANS.
2. INSTALL NEW 1-1/4" DOMESTIC WATER LINE. VERIFY WITH PLUMBING PLANS.
3. FOR CONTINUATION SEE PLUMBING PLANS.

PERCENT PASSING	SIZE	D ₅₀ CLASS, INCHES			
100	10 80	1.5	0.90	6	12
85	10 70	1.3	0.90	5	12
50	10 30	1.0	0.90	4	12
15	10 5	0.67	0.90	3	8
5	10 0	0.50	0.90	2	6

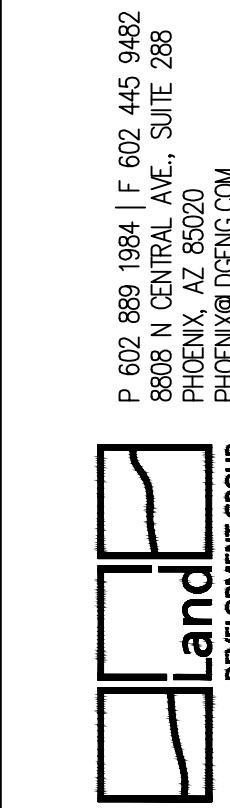
RIP-RAP GRADATION TABLE
N.T.S.



WALL OPENING DETAIL
N.T.S.

GRADING & DRAINAGE IMPROVEMENT PLAN

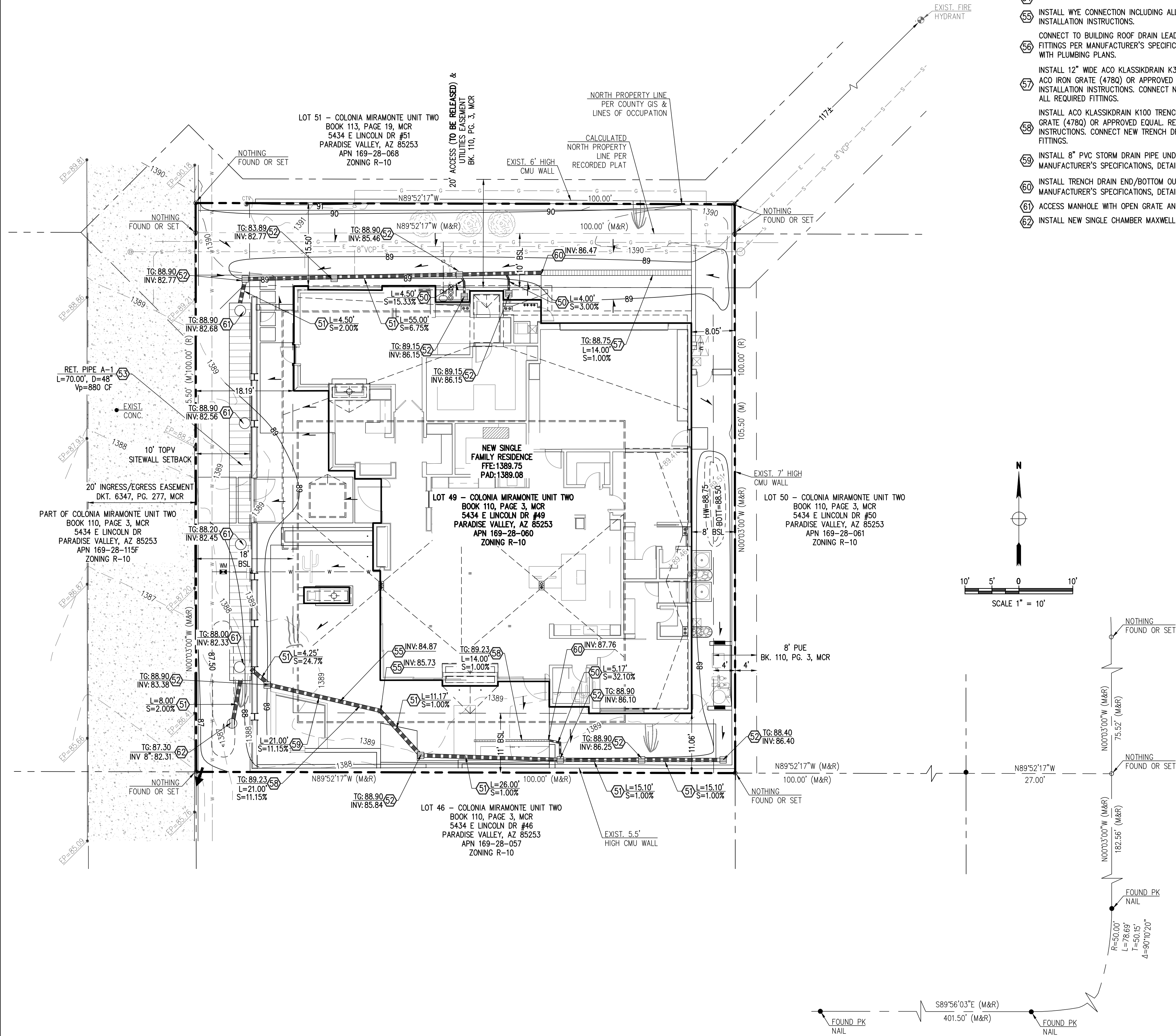
**LOT 49 - COLONIA
MIRAMONTE UNIT TWO
5434 E LINCOLN DR. 49.,
PARADISE VALLEY, AZ
85253**



C-2
2 OF 3

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

REVISIONS: DATE: 07/22/20 SCALE: 1"=10' DESIGNED BY: NP DRAWN BY: CM CHECKED BY: JI
DATE: 07/22/20 JOB: 1909205 VERSION: 3.1 PLOT DATE: 07/22/20
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF LAND DEVELOPMENT GROUP, LLC. NO REUSE, REPRODUCTION, OR ALTERATION OF ANY PART OF THIS DRAWING IS PERMITTED WITHOUT THE WRITTEN CONSENT OF LAND DEVELOPMENT GROUP, LLC. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED ON THIS DRAWING. SEE FOR MORE IT WAS PREPARED.



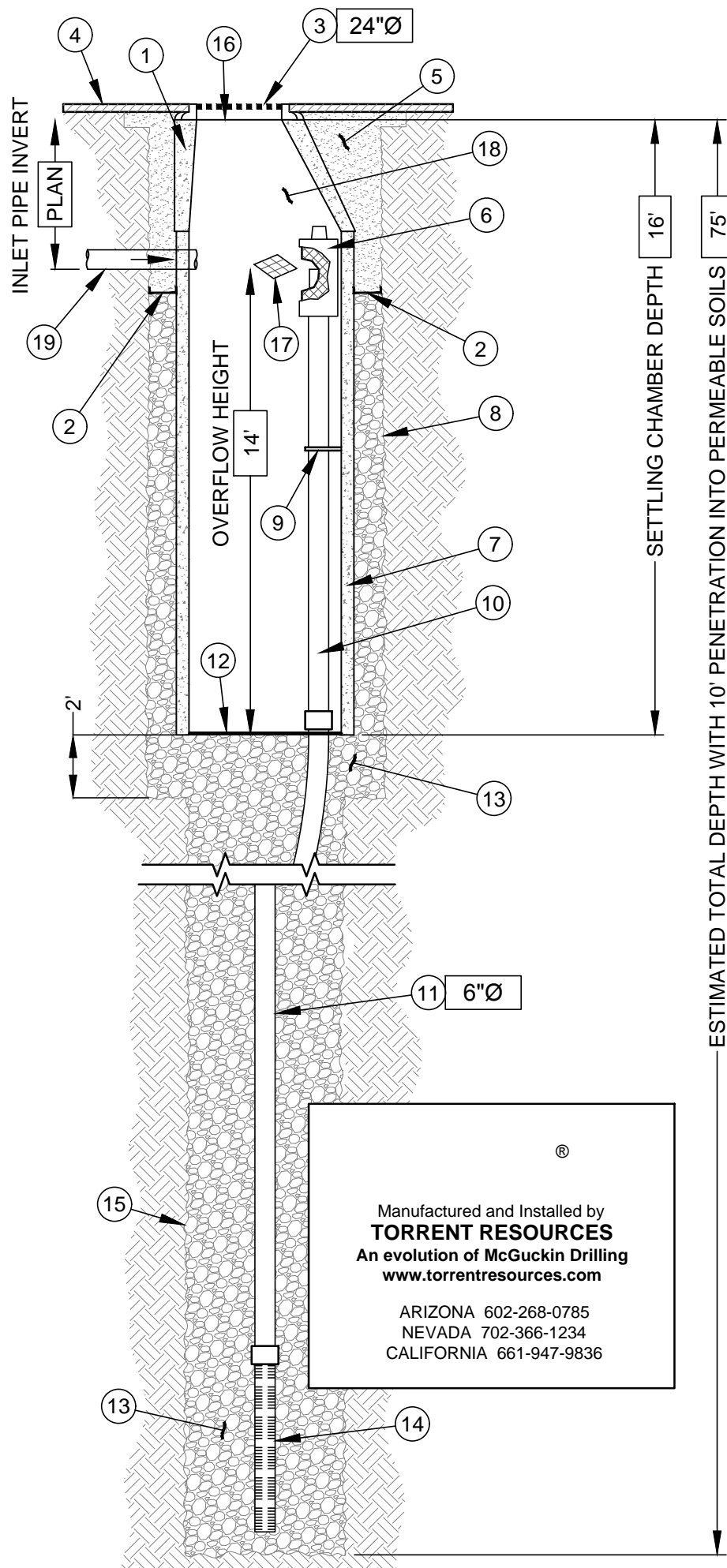
STORM DRAIN KEY-NOTES

- 50 INSTALL 4" PVC STORM DRAIN PIPE, INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- 51 INSTALL 8" PVC STORM DRAIN PIPE, INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- 52 INSTALL NDS 1200NG 12" CATCH BASIN WITH VERTICAL RISER AND 12" GRATE OR APPROVED EQUAL.
- 53 INSTALL 36" HDPE UNDERGROUND RETENTION STORAGE PIPE WITH WATER TIGHT CONNECTIONS STORM DRAIN PIPE, INCLUDING ALL FITTINGS, PIPE BEDDING AND BACKFILL PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS
- 54 INSTALL MAXWELL SINGLE CHAMBER DRYWELL. SEE DETAIL ON THIS SHEET.
- 55 INSTALL WYE CONNECTION INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- 56 CONNECT TO BUILDING ROOF DRAIN LEADERS, PIPE SIZE AND MATERIAL TO MATCH BUILDING LINES, INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS. VERIFY AND COORDINATE WITH PLUMBING PLANS.
- 57 INSTALL 12" WIDE ACO KLASSIKDRAIN K300 TRENCH DRAIN SYSTEM, COMPLETE WITH ALL REQUIRED FITTINGS AND ACO IRON GRATE (4780) OR APPROVED EQUAL. REFER TO MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS. CONNECT NEW TRENCH DRAIN TO NEW STORM DRAIN PIPE WITH OUTLET ADAPTER AND ALL REQUIRED FITTINGS.
- 58 INSTALL ACO KLASSIKDRAIN K100 TRENCH DRAIN SYSTEM, COMPLETE WITH ALL REQUIRED FITTINGS AND ACO IRON GRATE (4780) OR APPROVED EQUAL. REFER TO MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS. CONNECT NEW TRENCH DRAIN TO NEW STORM DRAIN PIPE WITH OUTLET ADAPTER AND ALL REQUIRED FITTINGS.
- 59 INSTALL 8" PVC STORM DRAIN PIPE UNDER THE NEW TRENCH DRAIN SYSTEM INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- 60 INSTALL TRENCH DRAIN END/BOTTOM OUTLET CONNECTION TO STORM DRAIN PIPE INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- 61 ACCESS MANHOLE WITH OPEN GRATE AND RISER.
- 62 INSTALL NEW SINGLE CHAMBER MAXWELL DRYWELL PER DETAILS ON THIS SHEET.

The MaxWell® IV Drainage System Detail And Specifications

NOTES

- MANHOLE CONE - MODIFIED FLAT BOTTOM.
- MOISTURE MEMBRANE - 6 MIL. PLASTIC. APPLIES ONLY WHEN NATIVE MATERIAL IS USED FOR BACKFILL. PLACE MEMBRANE SECURELY AGAINST ECCENTRIC CONE AND HOLE SIDEWALL.
- BOLTED RING & GRATE - DIAMETER AS SHOWN. CLEAN CAST IRON WITH WORDING "STORM WATER ONLY" IN RAISED LETTERS. BOLTED IN 2 LOCATIONS AND SECURED TO CONE WITH MORTAR. RIM ELEVATION ±0.02' OF PLANS.
- GRADED BASIN OR PAVING (BY OTHERS).
- STABILIZED BACKFILL - 1 SACK SLURRY.
- PUREFLO® DEBRIS SHIELD - ROLLED 16 GA. STEEL X 24" LENGTH WITH VENTED ANTI-SIPHON AND INTERNAL .265" MAX. SWO FLATTENED EXPANDED STEEL SCREEN X 12" LENGTH. FUSION BONDED EPOXY COATED.
- PRE-CAST LINER - 4000 PSI CONCRETE 48" ID. X 54" OD. CENTER IN HOLE AND ALIGN SECTIONS TO MAXIMIZE BEARING SURFACE.
- MIN. 6" Ø DRILLED SHAFT.
- SUPPORT BRACKET - FORMED 12 GA. STEEL. FUSION BONDED EPOXY COATED.
- OVERFLOW PIPE - SCH. 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL.
- DRAINAGE PIPE - ADS HIGHWAY GRADE WITH TRI-A COUPLER. SUSPEND PIPE DURING BACKFILL OPERATIONS TO PREVENT BUCKLING OR BREAKAGE. DIAMETER AS NOTED.
- BASE SEAL - GEOTEXTILE OR CONCRETE SLURRY.
- ROCK - WASHED, SIZED BETWEEN 3/8" AND 1-1/2" TO BEST COMPLEMENT SOIL CONDITIONS.
- FLOFAST® DRAINAGE SCREEN - SCH. 40 PVC 0.120" SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. 120" OVERALL LENGTH WITH TRI-B COUPLER.
- MIN. 4" Ø SHAFT - DRILLED TO MAINTAIN PERMEABILITY OF DRAINAGE SOILS.
- FABRIC SEAL - U.V. RESISTANT GEOTEXTILE - TO BE REMOVED BY CUSTOMER AT PROJECT COMPLETION.
- ABSORBENT - HYDROPHOBIC PETROCHEMICAL SPONGE. MIN. 128 OZ. CAPACITY.
- FREEBOARD DEPTH VARIES WITH INLET PIPE ELEVATION. INCREASE SETTLING CHAMBER DEPTH AS NEEDED TO MAINTAIN ALL INLET PIPE ELEVATIONS ABOVE OVERFLOW PIPE INLET.
- INLET PIPE (BY OTHERS).



MAXWELL IV PLUS DRYWELL DETAIL

DRYWELL NOTES

- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR REGISTERING THE DRY WELLS SHOWN ON THE GRADING AND DRAINAGE PLAN WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (A.D.E.Q.). FOR INFORMATION ABOUT SPECIFIC REQUIREMENTS, CONTACT THE WATER PERMITS UNIT AT (602) 771-4686.
- DRY WELLS MUST BE DRILLED A MINIMUM OF 10 FEET INTO PERMEABLE POROUS STRATA OR PERCOLATION TESTS WILL BE REQUIRED. THE GRADING AND DRAINAGE INSPECTOR MUST BE PRESENT BEFORE BACKFILL OR WELL PIPES ARE PLACED WITHIN ANY DRY WELLS.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLING DRYWELL(S) SHOULD THE RETENTION BASINS FAIL TO DRAIN WITHIN 36 HOURS.

DATE:	DATE: 07/22/20
DESIGNED BY:	DESIGNED BY: NP
DRAWN BY:	DRAWN BY: CM
CHECKED BY:	CHECKED BY: JJ
DATE:	DATE: 07/22/20

GRADING & DRAINAGE IMPROVEMENT PLAN

LOT 49 - COLONIA MIRAMONTE UNIT TWO 5434 E LINCOLN DR. 49., PARADISE VALLEY, AZ 85253

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

