

GRAPHIC SCALE  
30 0 15 30 60 120  
( IN FEET )  
1 inch = 30 ft.

### DRAINAGE EASEMENT RESTRICTIONS

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

### NOTES

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

### OWNER:

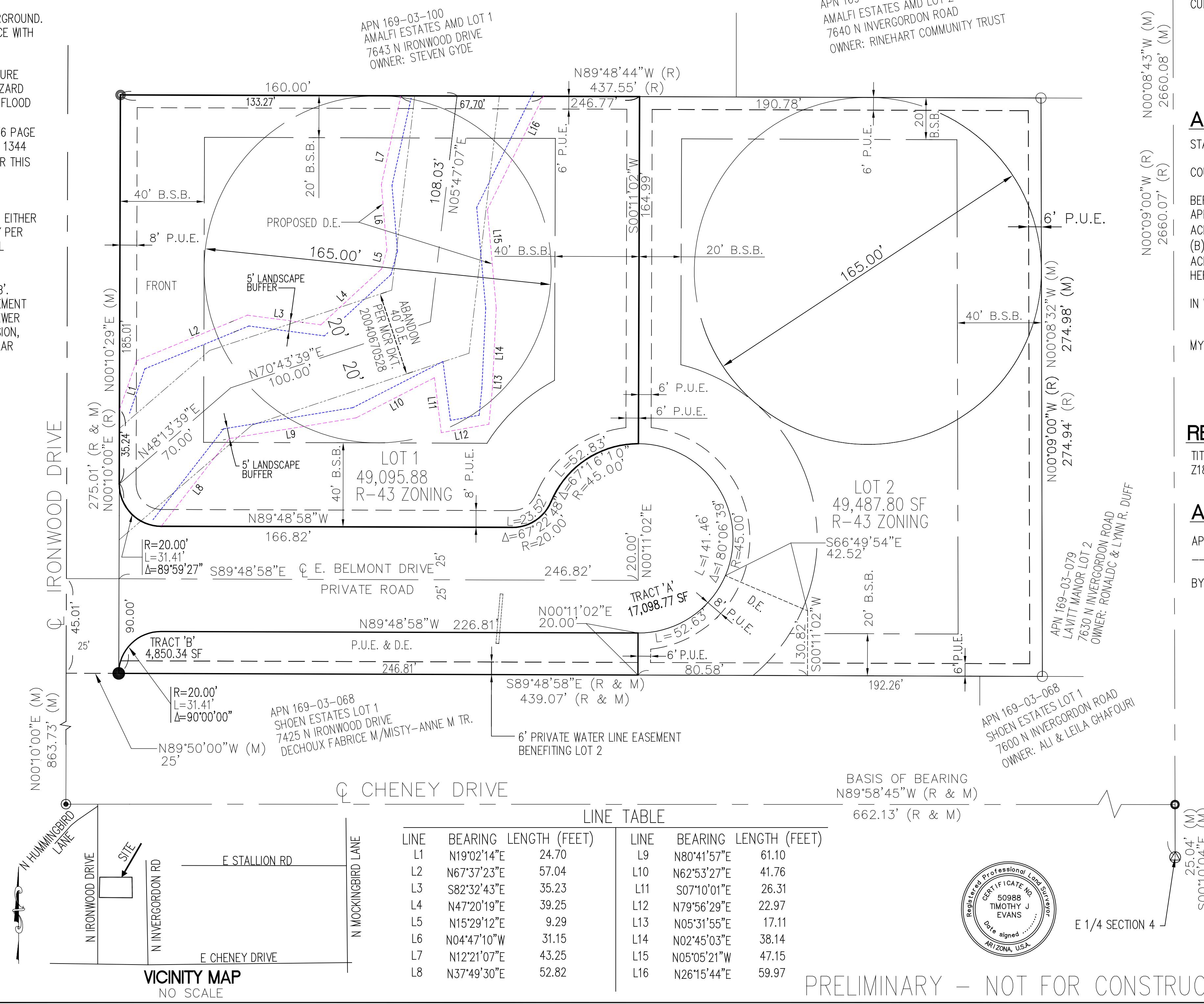
CULLUM HOMES, INC.  
8408 E SHEA BLVD, #D-100  
SCOTTSDALE, AZ 85260  
(480) 949-2700

### SITE DATA

A.P.N. 169-03-078  
EXISTING ZONING R-43  
NUMBER OF LOTS 2  
GROSS AREA 12053.79 SF 2.767 ACRES  
NET AREA 12053.79 SF 2.767 ACRES

### LEGEND

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



PRELIMINARY - NOT FOR CONSTRUCTION OR RECORDING

### DEDICATION

STATE OF ARIZONA )  
) SS  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

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

IN WITNESS WHEREOF:

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

CULLUM HOMES INC.

### ACKNOWLEDGMENTS

STATE OF ARIZONA )  
) SS  
COUNTY OF MARICOPA )

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

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

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

### REFERENCES

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

### APPROVAL

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

BY:  MAYOR  DATE  ATTEST:  TOWN CLERK  DATE

TOWN ENGINEER  DATE  PLANNING DIRECTOR  DATE

### BASIS OF BEARING

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

### CERTIFICATION

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

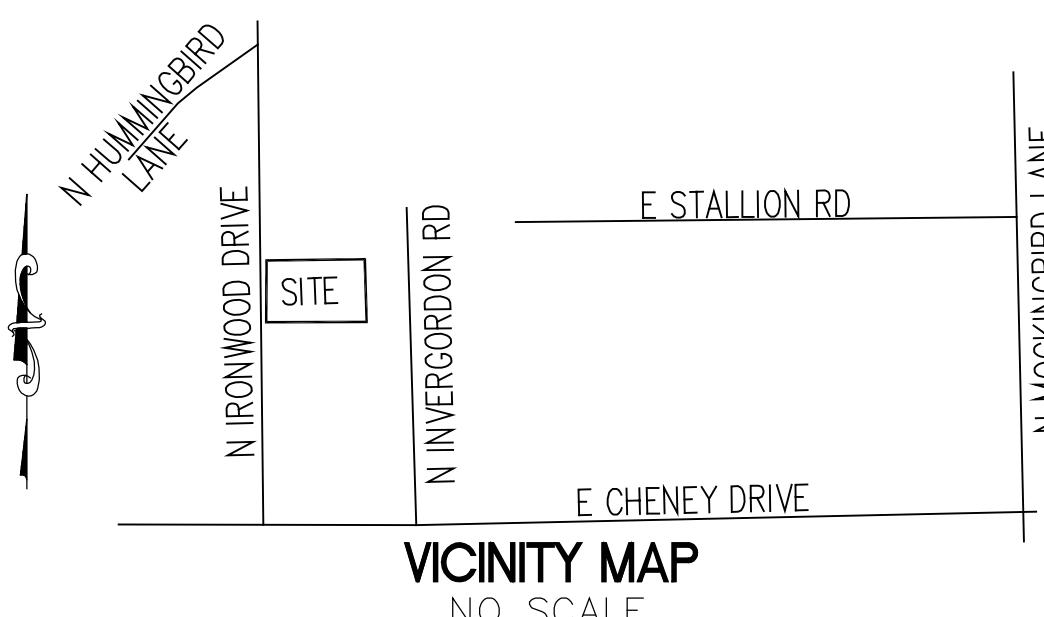
BY  
TIMOTHY J EVANS  
REGISTRATION NUMBER 50988  
2185 S. BANNING ST.  
GILBERT, ARIZONA 85295  
(480) 244-5036  
EMAIL: TIMEVANS@EAVANS-PRO.COM

#### PAVING CONSTRUCTION NOTES:

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

#### GRADING NOTES:

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

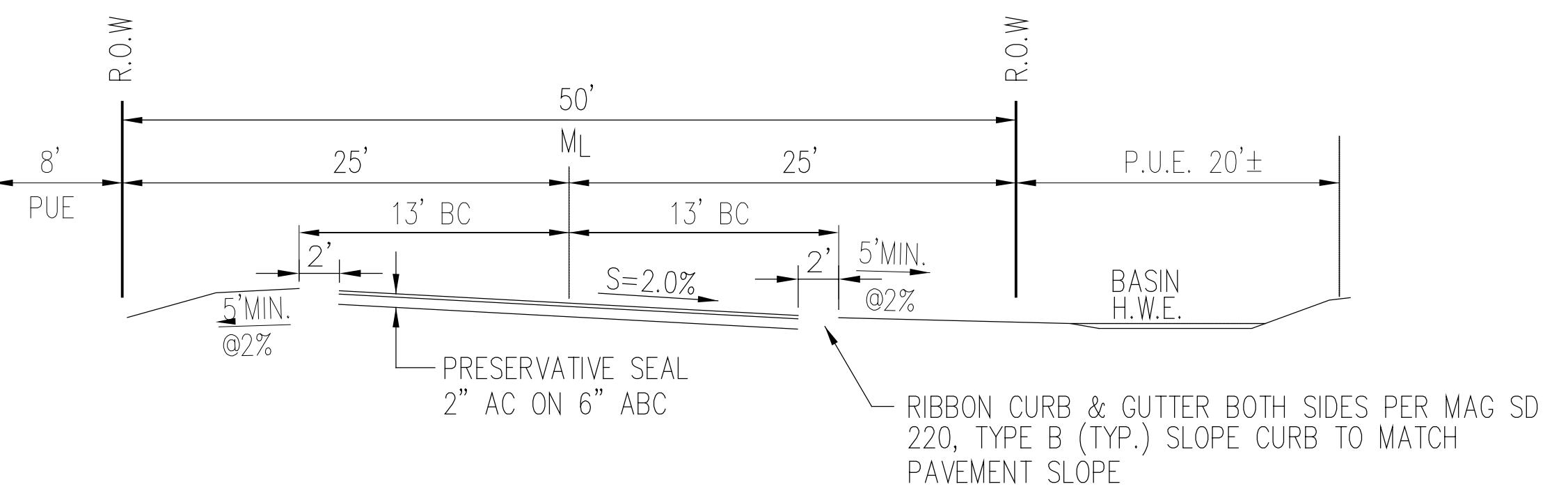


#### UTILITIES

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

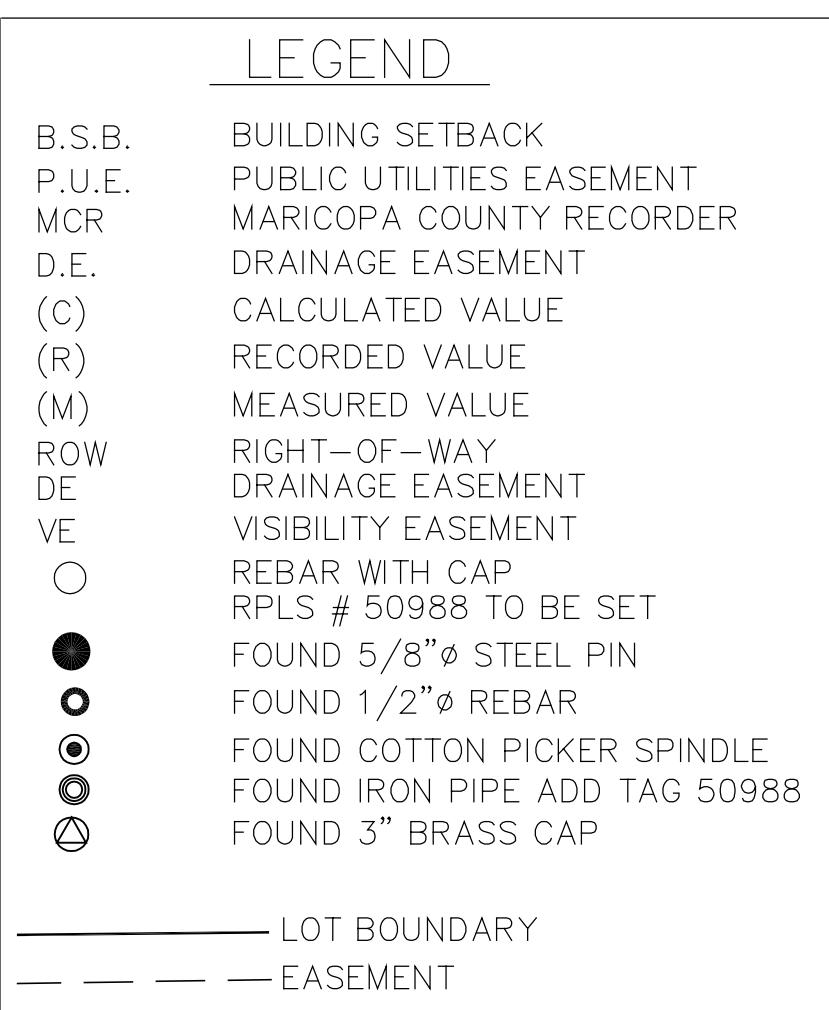
## LAVITT MANOR II PAVING, GRADING + DRAINAGE PLAN

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



TYPICAL STREET SECTION – LOOKING EAST  
NTS

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION				
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE , USE DEPTH)
04013C	1765	L	X	N/A
	10-16-13			



G INDICATES FINISH GRADE  
TC INDICATES TOP OF CURB  
P INDICATES PAVEMENT  
T/W INDICATES TOP OF WALL  
B/W INDICATES GRADE AT BOTTOM OF EXPOSED WALL

PAVING NOTES: APPLICABLE FOR HALF STREET IMPROVEMENTS, SANITARY SEWER, WATER, ETC.

- CONSTRUCTION WITHIN THE TOWN'S RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS.
- COMPACTATION SHALL COMPLY WITH M.A.G. SECTION 601.
- OBSTRUCTIONS TO PROPOSED IMPROVEMENTS IN THE RIGHT-OF-WAY SHALL BE REMOVED OR RELOCATED BEFORE BEGINNING CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- PAVEMENT REPLACEMENT THICKNESS AND TYPE ARE TO BE PER M.A.G. SECTION 336. CURB AND GUTTER REPLACEMENT SHALL BE A MINIMUM OF ONE (1) FULL SECTION, PER M.A.G. STANDARD DETAIL 220. SIDEWALK REPLACEMENT SHALL BE A MINIMUM OF ONE (1) FULL PANEL PER M.A.G. STANDARD DETAIL 230.
- CONCRETE SIDEWALKS SHALL BE DAVIS SAN DIEGO BUFF COLOR OR APPROVED EQUAL. VERIFY WITH TOWN INSPECTOR FOR REQUIRED COLOR OF CONCRETE PRIOR TO COMMENCEMENT OF THE WORK.
- WATER VALVES AND SEWER MANHOLES SHALL HAVE A BLACK CONCRETE COLLAR.
- TREES AND SHRUBBERY IN THE RIGHT-OF-WAY THAT CONFLICT WITH PROPOSED IMPROVEMENTS SHALL NOT BE REMOVED WITHOUT APPROVAL OF THE TOWN.

BENCHMARK  
1/2" REBAR AT INTERSECTION OF INVERGODON ROAD AND CHENEY DRIVE  
ELEVATION: 1372.241 (NAVD '88)  
CDAC # 22515-T1



#### LEGAL DESCRIPTION - PARENT LOT

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

#### OWNER:

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

#### PROJECT DATA

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

#### DEVELOPMENT NOTES:

NO SIGNS OR SUBDIVISION WALLS ARE PROPOSED

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

#### INDEX OF SHEETS

SHEET C1 ..... PAVING, GRADING & DRAINAGE COVER  
SHEET C2 ..... PAVING, GRADING & DRAINAGE  
SHEET C3 ..... SECTIONS & DETAILS  
SHEET C4 ..... WASH EXHIBIT

#### AS-BUILT CERTIFICATION

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

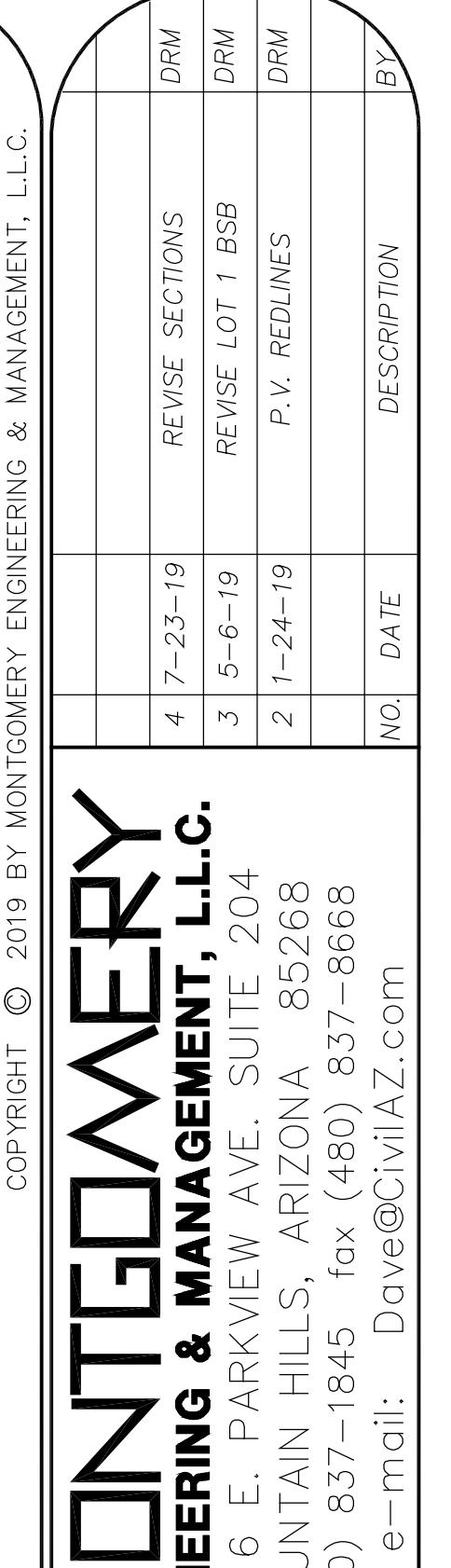
REGISTERED CIVIL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

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

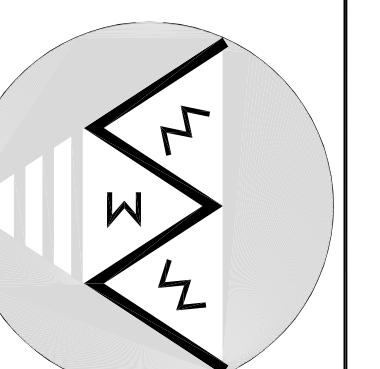
#### APPROVALS

DRAWN BY:	KM	DATE: 7-23-19
CHECKED BY: DRM	PROJECT NO. 18029	SCALE: AS NOTED
PAVING, GRADING & DRAINAGE COVER		
BY: TOWN ENGINEER, TOWN OF PARADISE VALLEY		
SUBMITTED BY: DAVID R. MONTGOMERY, REGISTERED CIVIL ENGINEER		

21549 R. DAVID R. MONTGOMERY, P.E. 9-12-19  
Arizona Blue Stake, Inc. Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County: (602) 263-1100



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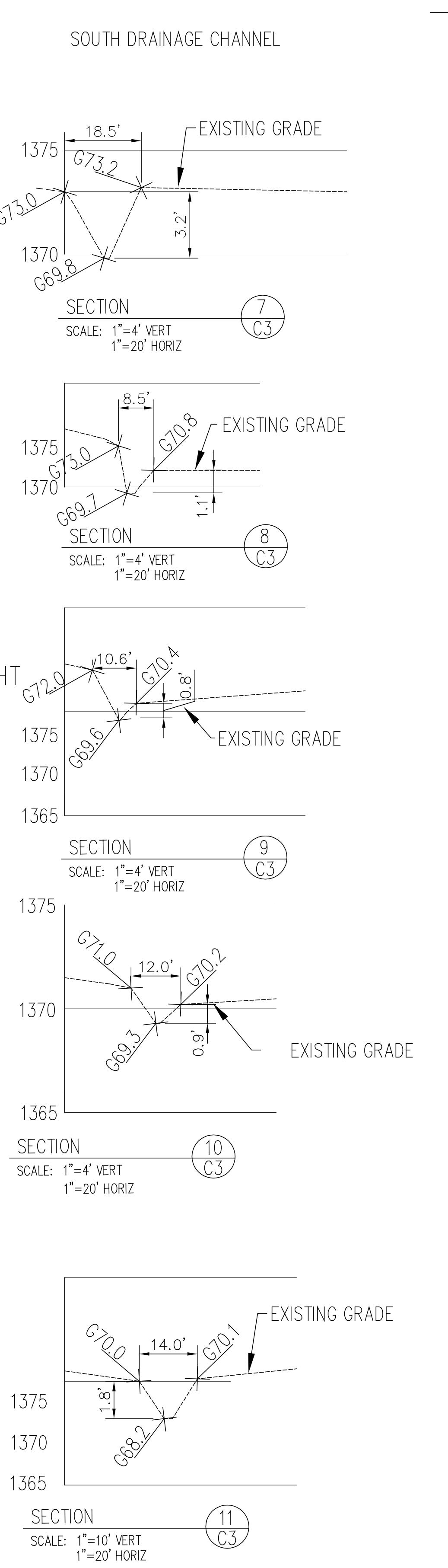
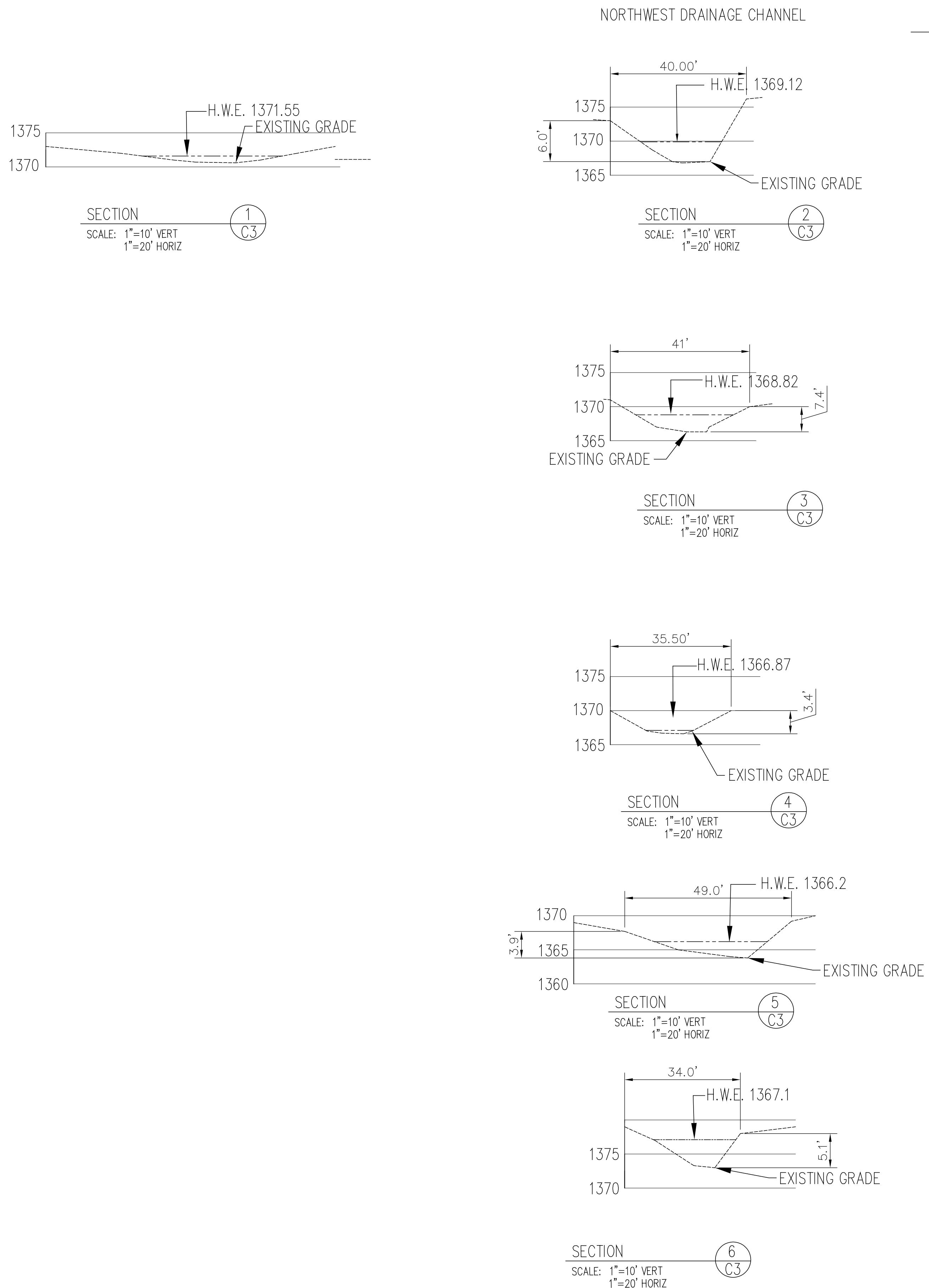
LAVITT MANOR II  
REPLAT

C1 of 4

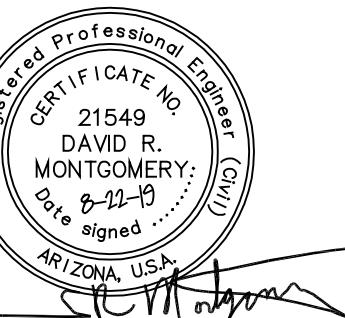


# PAVING GRADING PLAN

## LAVITT MANOR II

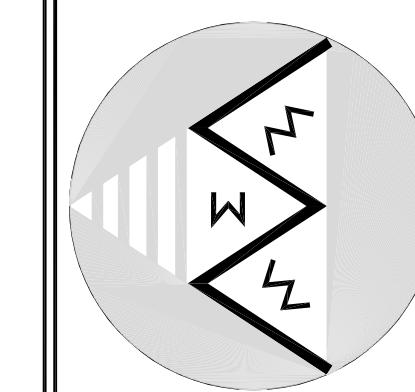


4 OF 5 < 2' VERT HEIGHT  
NO EASEMENT REQUIRED



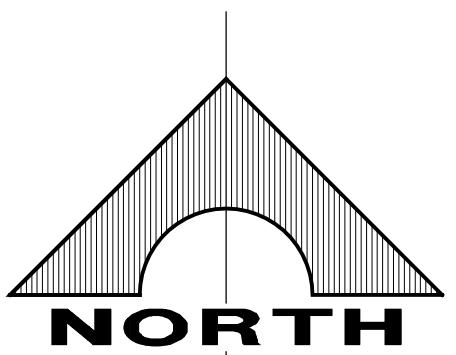
DRAWING NO:  
**C3of4**

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



**LAVITT MANOR II  
REPLAT**

DRAWN BY:	KM	DATE:	7-23-19
CHECKED BY:	DRM	PROJECT NO.	18029
SECTIONS & DETAILS	AS NOTED	SCALE:	AS NOTED



# WASH EXHIBIT

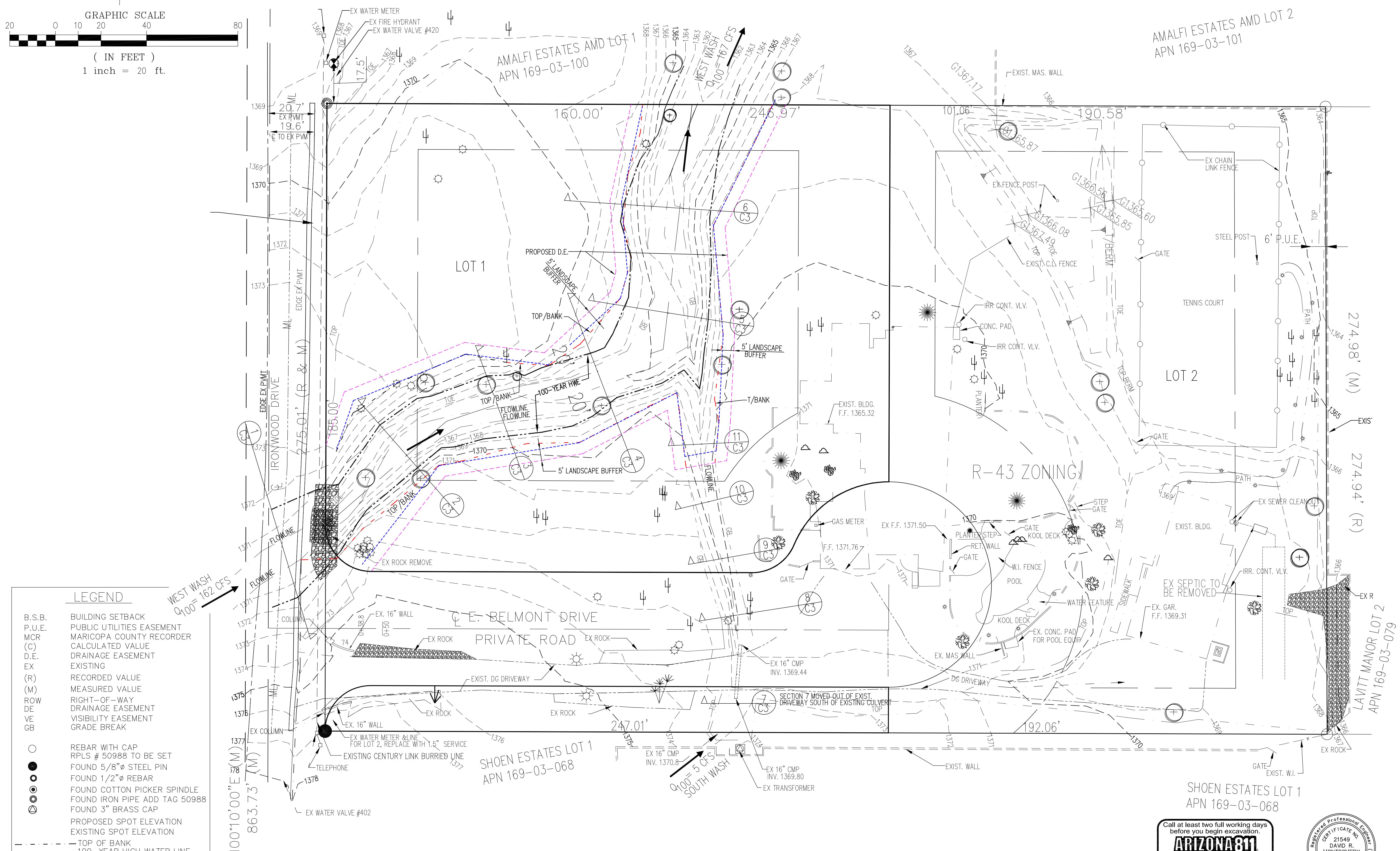
## LAVITT MANOR II

GRAPHIC SCALE

20      0      10      20      40

( IN FEET )

1 inch = 20 ft.



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**INTEGRATED  
ENGINEERING & MANAGEMENT, L.L.C.**

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# LAVITT MANOR II REPLAT

# LAVITT MANOR II REPLAT

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

**ARIZONA 811**  
Arizona Blue Stake, Inc.

8-1-1 or 1-800-STAKE-IT (782-5348)  
in Maricopa County: (602) 263-1100

DRAWING NO:  
**C4 of 4**

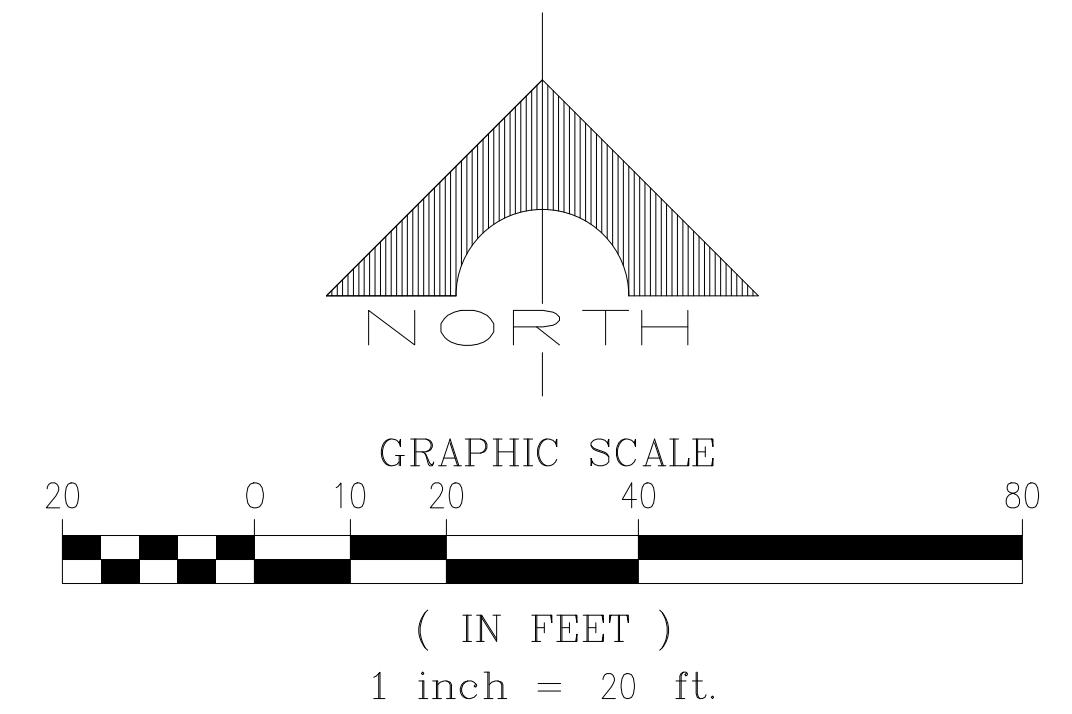
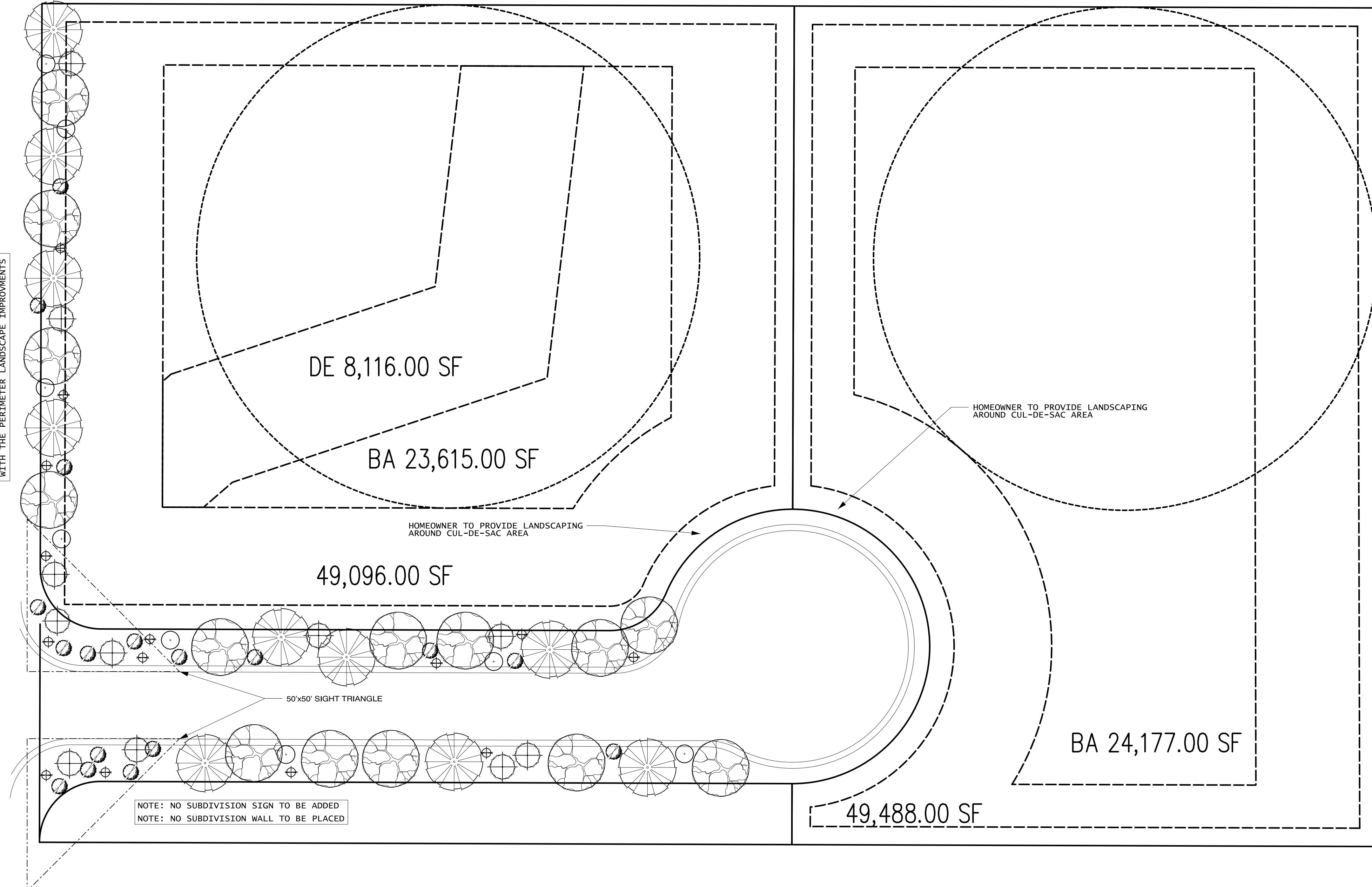
# LANDSCAPE PLAN

7525 N. IRONWOOD DRIVE  
PARADISE VALLEY, AZ

**CULLUM HOMES**  
www.cullumhomes.com



1/20"=1'-0"



## LANDSCAPE LEGEND

### NEW PLANTS

SYMBOL	PLANT NAME	QUANTITY	SIZE
	BLUE PALO VERDE/ CERCIDIMUM FLORIDUM	14	15g
	MEXICAN BIRD/ CAESALPINA MEXICANA	8	15g
	FOOTHILL PALO VERDE/ PARKINSONIA MICROPHYLLA	10	15g
	GLOBE MALLOW/ Sphaeralcea AMBIGUA	14	5g
	CREOSOTE BUSH/ LARREA TRIDENTATA	17	5g
	YELLOW BELLS/ TECOMA STANS	11	5g