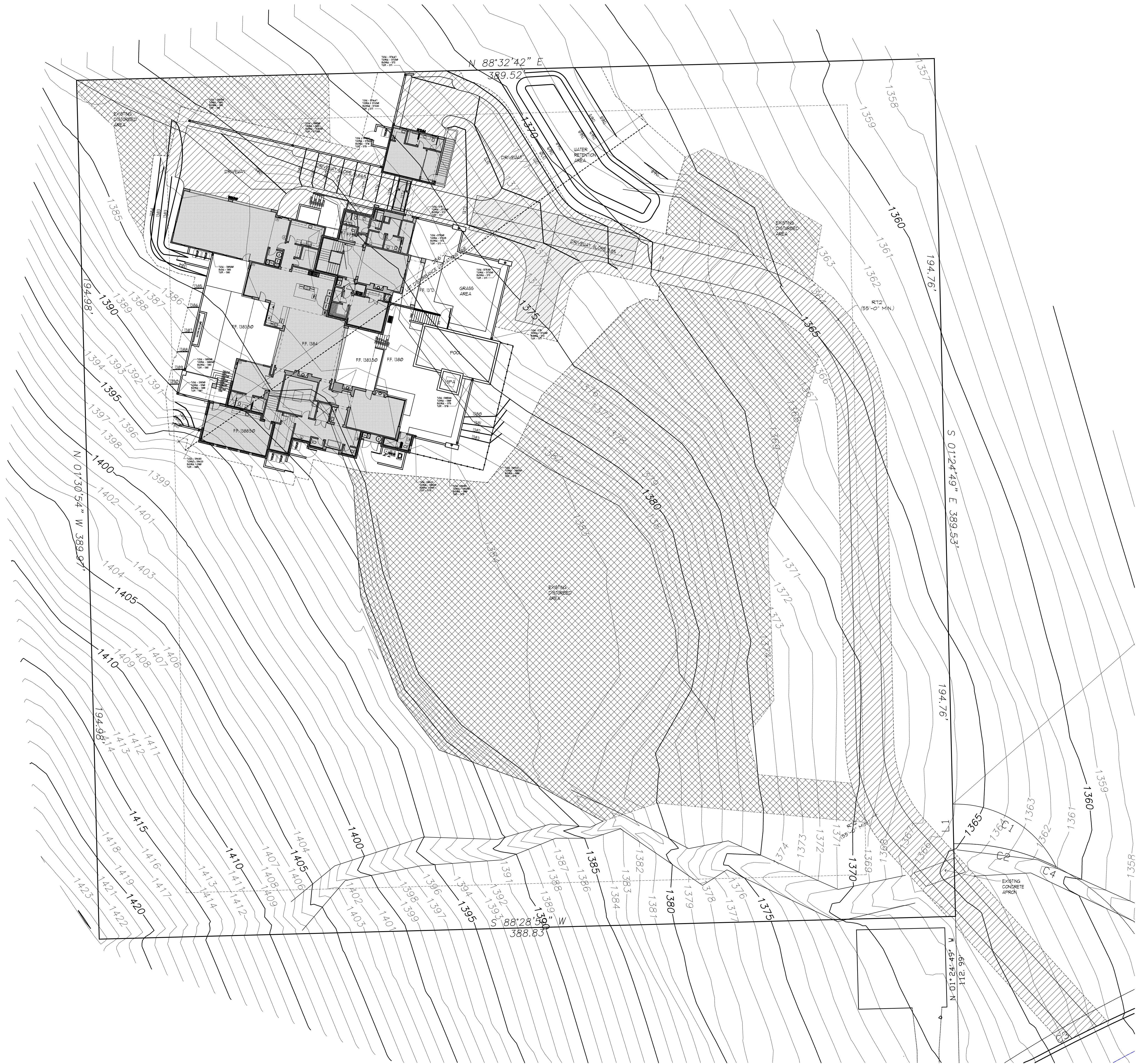




ARCHITECTURAL SITE

SCALE: 1" = 20'-0"



DISTURBANCE AREA CALCS
AREA OF LOT 364 ACRES OR 5865021 SQUARE FEET
AREA UNDER ROOF 8601 SQUARE FEET
FLOOR AREA RATIO 0.42% (AREA UNDER ROOF/AREA OF LOT)
BUILDING PAD SLOPE 12%
VERTICAL 31' FEET
HORIZONTAL 256' FEET
ALLOWABLE DISTURBANCE AREA 4134% OR 1605633 SF
EXISTING DISTURBED AREA 40000 SQUARE FEET (ALL TO BE REVEG)
PROPOSED DISTURBED AREA 18008 SF
PROPOSED DISTURBED AREA SQUARE FEET DRIVEWAY 18355 X 15 = 144425 SF
TOTAL DISTURBED AREA = 324925

PARADISE VALLEY NOTES
NUMBER OF RETAINING WALLS 1
TOTAL LENGTH OF RETAINING WALL 305'
MAXIMUM HEIGHT OF RETAINING WALLS 8'-0"
MAXIMUM CONTINUOUS LENGTH OF RETAINING WALLS 90'-6"
MAXIMUM LENGTH OF VISIBLE RETAINING WALL MEASURED FROM ANY POINT AROUND THE PROPERTY 160'
DRIVEWAY:
• MATERIAL - PAVERS
• COLOR - BELGARD CATALINA
• CREDIT
SLOPE OF DRIVEWAY 16.66%

ADDITIONAL NOTES
1. ALL GRADING SHALL BE SOFT, ROUNDED AND ORGANIC, NO "MAN MADE SLOPES" AND NO ENGINEERED SLOPES. MAN MADE GRADES MUST BE SOFTLY TRANSITIONED TO NATURAL GRADES WITH NO "BREAK POINT" OR DEPARCATION BETWEEN NEW AND EXISTING GRADES. THE SIMPLE TEST IS THAT THE GRADING MUST TRULY LOOK NATURAL. IT MAY NOT LOOK "MAN MADE" IN ANY WAY.

BUILDING CODES
ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES
• INTERNATIONAL FIRE CODE, 2015 EDITION
• INTERNATIONAL BUILDING CODE, 2015 EDITION
• INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION
• INTERNATIONAL MECHANICAL CODE, 2015 EDITION
• NATIONAL ELECTRICAL CODE, 2014 EDITION
• INTERNATIONAL PLUMBING CODE, 2015 EDITION
• INTERNATIONAL FUEL GAS CODE, 2015 EDITION
• INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION
• INTERNATIONAL EXISTING BUILDING CODE, 2015 EDITION
• INTERNATIONAL GREEN CONSTRUCTION CODE, 2015 EDITION

WALL LEGEND
T.V.F. - TOP OF VIEW FENCE
T.O.W. - TOP OF WALL
B.O.W. - BOTTOM OF WALL
T.O.R.W. - TOP OF RETAINING WALL
B.O.R.W. - BOTTOM OF RETAINING WALL
T.O.F. - TOP OF FOOTING
T.O.S. - TOP OF STEM

DEFERRED SUBMITTALS
AUTOMATIC FIRE SPRINKLERS
PREREGATED WOOD TRUSSES

REVISIONS

BUILDER

DESIGNER

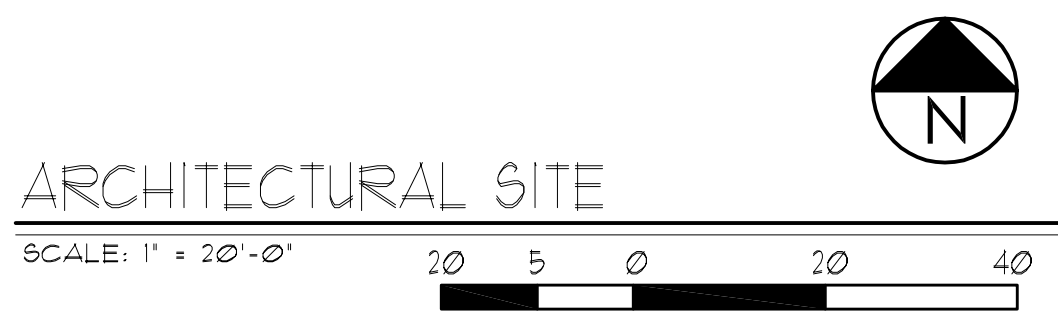
Home Designs by Marvin
10522 West Illini Street
Tolleson, Arizona 85353
marvinlunt@hotmail.com
602-920-4031

A New Custom Home
Central Stanfield Service
Company LLC
6550 East Meadowlark Lane
Paradise Valley, Arizona 85253

SHEET INDEX

Project # 17010
Date - 8-16-17
SHEET NAME
SITE PLAN

A1.1



DISTURBANCE AREA CALCS
AREA OF LOT 14235 ACRES OR 610000 SQUARE FEET
AREA UNDER ROOF 8600 SQUARE FEET
FLOOR AREA RATIO 1.87% (AREA UNDER ROOF/AREA OF LOT)
BUILDING PAD SLOPE 12%
VERTICAL 30' FEET
HORIZONTAL 256'-10" FEET
ALLOWABLE DISTURBANCE AREA 4734% OR 2970663 SF
EXISTING DISTURBANCE AREA 14108 SQUARE FEET (ALL TO BE REVEGED)
PROPOSED DISTURBED AREA 18008 SF
PROPOSED DISTURBED AREA SQUARE FEET DRIVEWAY 10255 X .75 = 7691 SF
TOTAL DISTURBED AREA = 25555 SF

PARADISE VALLEY NOTES
NUMBER OF RETAINING WALLS 1
TOTAL LENGTH OF RETAINING WALL 305'
MAXIMUM HEIGHT OF RETAINING WALLS 8'-0"
MAXIMUM CONTINUOUS LENGTH OF RETAINING WALLS 90'-6"
MAXIMUM LENGTH OF VISIBLE RETAINING WALL MEASURED FROM ANY POINT AROUND THE PROPERTY 160'
DRIVEWAY:
• MATERIAL - PAVERS
• COLOR - BELGARD CATALINA
• CREDIT
SLOPE OF DRIVEWAY 16.66%

ADDITIONAL NOTES
1. ALL GRADING SHALL BE SOFT, ROUNDED AND ORGANIC, NO "MAN MADE SLOPES" AND NO "ENGINEERED SLOPES". MAN MADE GRADES MUST BE SOFTLY TRANSITIONED TO NATURAL GRADES WITH NO "BREAK POINT" OR DEMARCATION BETWEEN NEW AND EXISTING GRADES. THE SIMPLE TEST IS THAT THE GRADING MUST TRULY LOOK NATURAL. IT MAY NOT LOOK "MAN MADE" IN ANY WAY.

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AUTOMATIC FIRE SPRINKLERS
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Project # 17010
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SHEET NAME
SITE PLAN

A1.1

PARADISE VALLEY GENERAL NOTES

1. A GRADING PERMIT IS REQUIRED UNDER 2006 IRC AND 2006 IBC.
2. HAUL/EXCAVATION PERMITS, WHEN REQUIRED, MUST BE OBTAINED PRIOR TO OR CONCURRENTLY WITH THE GRADING AND DRAINAGE PERMIT.
3. "EXCAVATING CONTRACTOR MUST GIVE LOCATION FOR WASTING EXCESS EXCAVATION AND A LETTER FROM OWNER GIVING PERMISSION FOR DURING PRIOR TO A STARTING ONSITE CONSTRUCTION. IF EXCESS EXCAVATION EXCEED 50 CUBIC YARDS THE DUMPING SITE WILL ALSO REQUIRE A GRADING AND DRAINAGE PLAN.
4. "TOWN ENGINEER'S OFFICE SHALL BE NOTIFIED BEFORE ANY ONSITE CONSTRUCTION BEGINS. 948-7411.
5. CERTIFICATION OF FINISH FLOORS OR BUILDING PADS IS RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER AND SHALL BE SUBMITTED PRIOR TO A REQUEST FOR CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION.
6. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
7. AN APPROVED GRADING AND DRAINAGE PLANS SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATION FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
8. DRYWELLS, WHEN REQUIRED, MUST BE DRILLED A MINIMUM OF 5 FEET INTO PERMEABLE STRATA OR PERCOLATION TESTS WILL BE REQUIRED. THE GRADING AND DRAINAGE INSPECTOR MUST BE PRESENT BEFORE BACKFILL OR WHEN WALL PIPES ARE PLACED WITHIN ANY DRYWELLS. ALL DRYWELLS MUST OBTAIN A PERMIT FROM ADEQ.
9. GRADING AND DRAINAGE PLANS APPROVAL INCLUDES THE CONSTRUCTION OF ALL SURFACE IMPROVEMENTS SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN, INCLUDING BUT NOT LIMITED TO, RETENTION AREAS AND/OR OTHER DRAINAGE FACILITIES, DRAINAGE PATTERNS, WALLS, CURBS, ASPHALT PAVEMENT, AND BUILDING FLOOR ELEVATION.
10. CONTRACTOR SHALL PROVIDE LEVEL BOTTOM IN ALL RETENTION BASINS AT ELEVATIONS AS SHOWN ON THE PLANS. RETENTION BASINS SIDE SLOPES SHALL NOT EXCEED 2:1 ON PRIVATE PROPERTY UNLESS NOTED OTHERWISE ON THE PLANS.
11. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND CONFIRMING DEPTHS OF ALL THE EXISTING UTILITY LINES WITHIN PROPOSED RETENTION BASIN AREAS. IF THE BASIN CANNOT BE CONSTRUCTED AS PER PLAN BECAUSE OF CONFLICT WITH UNDERGROUND UTILITIES THE CONTRACTOR SHOULD REQUEST MODIFICATION OF BASIN CONFIGURATION BY SUBMITAL OF A PROPOSED PLAN REVISION.
12. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT BUILDING OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO ANY STRUCTURE BEING BUILT.
13. SOILS COMPACTION TEST RESULTS MUST BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR BUILDING PADS THAT HAVE ONE (1) FOOT OR MORE OF FILL MATERIAL INDICATED. THIS INFORMATION MUST BE SUPPLIED PRIOR TO REQUEST FOR FINAL INSPECTION.
14. THE DESIGN ENGINEER SHALL INDICATE ALL KNOWN EXISTING UNDERGROUND UTILITIES WITHIN PROPOSED RETENTION AREAS. THE BASINS SHOULD BE DESIGNED TO MAINTAIN A MINIMUM 15" OF COVER OVER UTILITY LINES.
15. CLEARANCE FOR OCCUPATION AF ANY BUILDING IS DENIED UNTIL GRADING AND DRAINAGE IMPROVEMENTS ARE COMPLETED.
16. STAKING FINISH FLOOR ELEVATIONS IS THE RESPONSIBILITY OF THE OWNER AND HIS ENGINEER. THE OWNER'S ENGINEER SHALL SUBMIT TWO SEALED COPIES OF THIS GRADING AND DRAINAGE PLAN DESIGNATED AS RECORD DRAWING (EACH COPY BEARING AN ORIGINAL SIGNATURE) AR TWO COPIES OF A CERTIFICATION OF CONSTRUCTED FINISH FLOOR ELEVATIONS PRIOR TO THE REQUEST FOR FINAL INSPECTION.
17. CONTRACTOR SHALL VERIFY IN FIELD ALL UTILITY POINT OF CONNECTIONS.

NOTES:

1. THIS HOUSE IS AT LEAST 12" ABOVE 100 YEAR FLOOD ELEVATION IF CONSTRUCTED ACCORDING TO APPROVED PLANS. SITE IS WITHIN FLOOD ZONE "X".
2. TOP 4" EXCAVATED SOIL SHALL BE REVISED ON THE PROPERTY IN SUCH A MANNER AS TO RECYCLE THE NATURAL SOIL SEED BANK
3. PRIOR TO FIRST FOOTING INSPECTION OF ANY TYPE ALL PROPERTY PINS SHALL BE PLACED BY A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA AND PROPERTY LINES MUST BE PHYSICALLY IDENTIFIED PRIOR TO INSPECTION.
4. FIREPLACE MUST HAVE GAS LOG SET PERMANENTLY INSTALLED OR COMPLIANT WITH 40 CFR, PART 60, SUBPART A. LIGHTERS FOR SOLID FUEL LOGS ARE NOT PERMITTED. REF TOWN OF PV ORD. 450. CLARIFY INTENT OF COMPLIANCE.
5. ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE TOWN OF PV ORD. 1023 FOR FIXTURE TYPE, LOCATION, HEIGHT, AND WATTAGE BASED ON FIXTURES INSTALLED.
6. EAVE PROJECTIONS INTO REQUIRED SETBACKSARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO PV ZONING ORD. 1008.
7. SINCE POOL AND SPA WILL BE IN FUTURE, POOL BARRIER HAS NOT BEEN ADDRESSED OR REVIEWED IN THIS SET OF PLANS.
8. POOL AND SPA ON SEPARATE PERMIT.
9. CONTRACTOR TO VERIFY EXACT LOCATION, ELEVATION, AND SIZE OF UTILITIES PRIOR TO CONSTRUCTION.
10. PERIMETER WALLS TO BE FINISHED ON BOTH SIDES PER SECTION 2403 OF TOWN'S ORDINANCE.
11. ALL NEW AND EXISTING ELECTRICAL SERVICE TO BE BURIED UNDERGROUND PER TOWN OF PARADISE VALLEY STANDARDS.

TOWN OF PARADISE VALLEY NOTES

1. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL TOWN CODE REQUIREMENTS ARE COMPLIED WITH INCLUDING, BUT NOT LIMITED TO LANDSCAPING, FIRE FLOW, FIRE SAFETY AND ALL ONSITE AND OFFSITE IMPROVEMENTS.
2. ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH SECTION 1023 OF THE TOWN CODE.
3. ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
4. THE USE OF HYDRAULIC RAM HAMMERS AND HEAVY EQUIPMENT SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM AND 6:00PM MONDAY THROUGH SATURDAY WITH NO WORK ON SUNDAY.
5. CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREAS.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

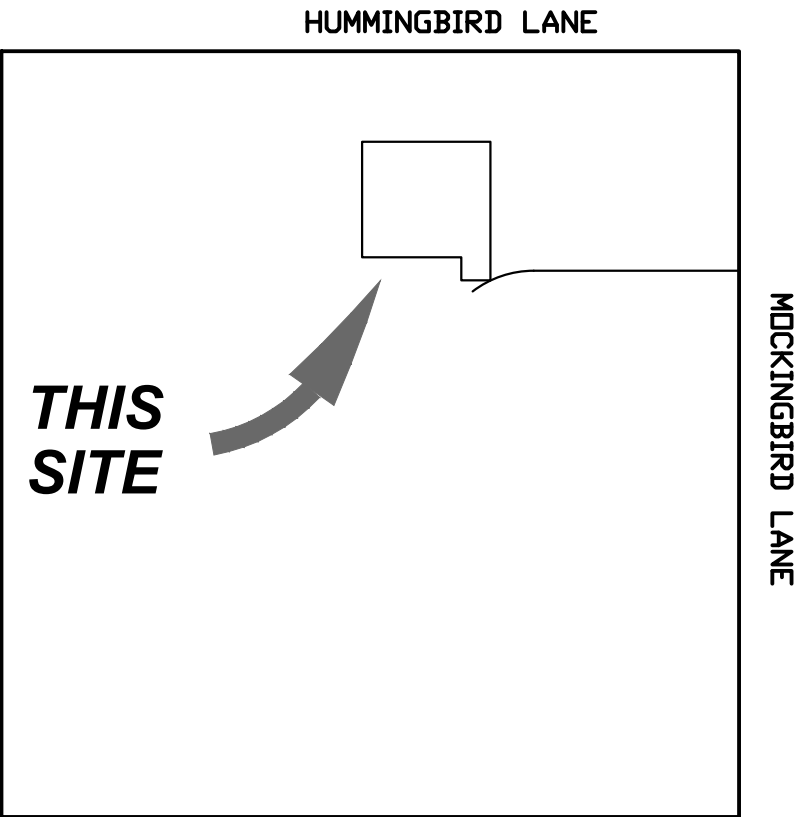
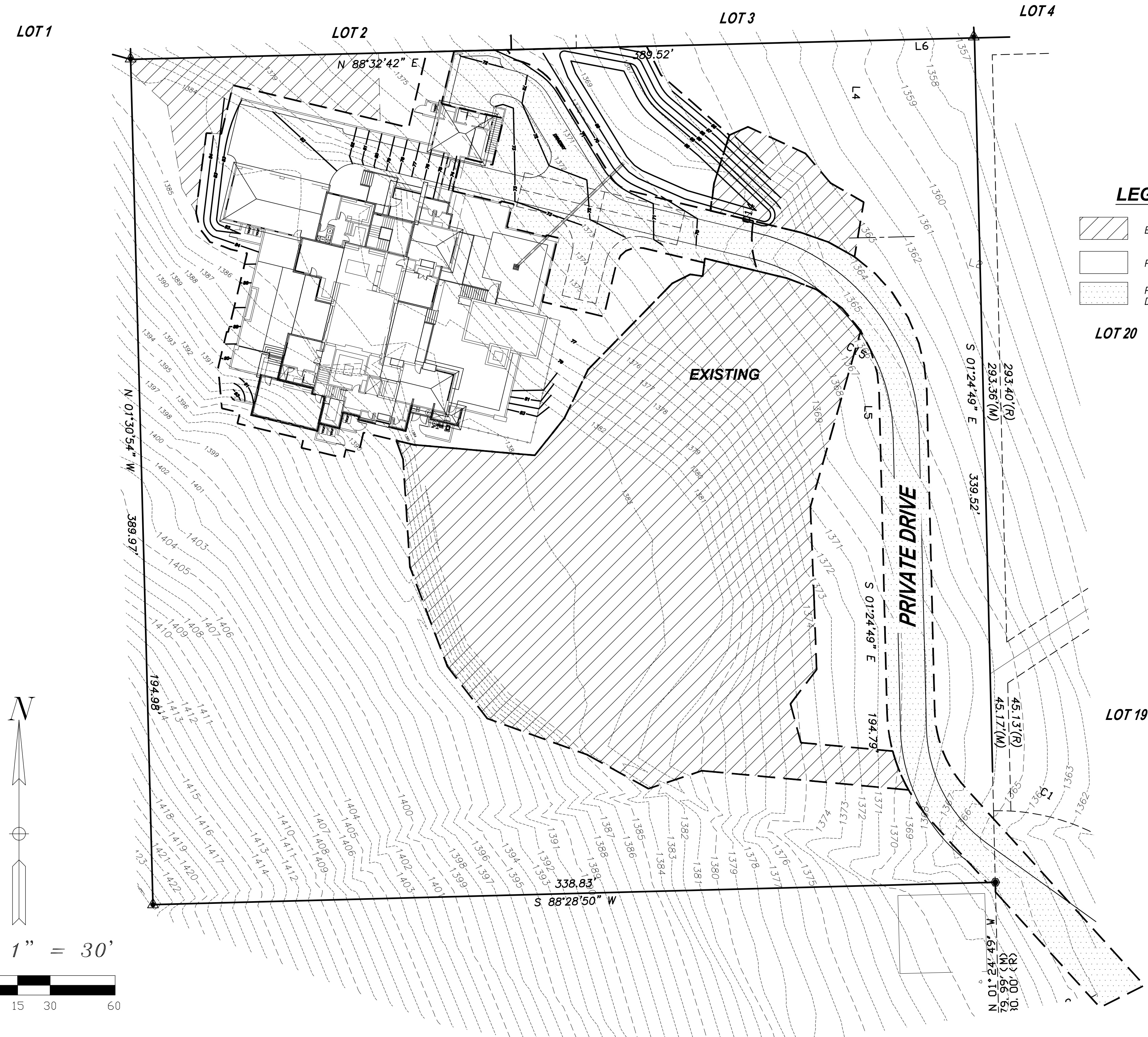
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
	PANEL DATE				
040049	1765	L	10-16-13	X	
	10-16-13				

ENGINEER'S CERTIFICATION: THE LOWEST FLOOR ELEVATION(S) AND/OR FLOODPROOFING ELEVATION(S) ON THIS PLAN OF 1312.00, ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE-HUNDRED YEAR STORM.

DISTURBED AREA CALCULATIONS

AREA OF LOT 3.64 ACRES OR 158,650.27 SQUARE FEET
AREA UNDER ROOF 8,601 SQUARE FEET
FLOOR AREA RATIO 5.42% (AREA UNDER ROOF/AREA OF LOT)
BUILDING PAD SLOPE 12%
VERTICAL 31' FEET
HORIZONTAL 256'11" FEET
ALLOWABLE DISTURBANCE AREA 47.94% OR 76,056.93 S.F.
EXISTING DISTURBANCE AREA 40,100 SQUARE FEET (ALL TO BE REVEG)
PROPOSED DISTURBED AREA 18,018 S.F.
PROPOSED DISTURBED AREA SQUARE FEET DRIVEWAY 19,255 X .75 = 14,441.25 S.F.
TOTAL DISTURBED AREA = 32459.25

MEADOWLARK GRADING AND DRAINAGE PLAN
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 2 NORTH, RANGE 4 EAST, GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



LINCOLN DRIVE
VICINITY MAP

LEGEND

- EXISTING DISTURBED AREA
- PROPOSED DISTURBED AREA
- PROPOSED DRIVEWAY DISTURBED AREA

LEGAL DESCRIPTION:

WARRANT DEED RECORDED IN
2007-0461554 MARICOPA COUNTY,
ARIZONA.

BASIS OF BEARINGS

THE WEST PROPERTY LINE AND
BEARS NORTH 01°30'54" WEST AS
SHOWN HEREON.

BENCHMARK

BENCHMARK = FD 3" PV BC FL, NO
STAMPING ON T2N, R4E, 10N, ON
INDIAN BEND RD. POINT NAME:
24526-1. ELEVATION = 1316.441
NAVD88.
MARICOPA COUNTY GEODETIC
DENSIFICATION AND CADASTRAL
SURVEY.

BUILDING SETBACKS

FRONT 40 FT.
REAR 40 FT.
SIDE 20 FT.

OWNER

DAN HARRIS
2528 E BEECHNUT COURT
CHANDLER, AZ 85249

SITE DATA

APN: 174-52-002B
ZONING: R-43

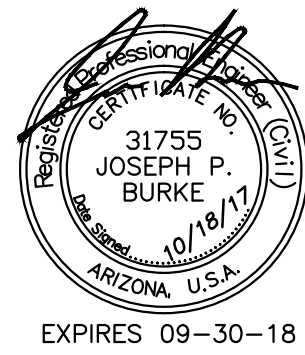
LOT AREA = 158,650 S.F.
= 3.6421 AC

CIVIL ENGINEER

ALLEN CONSULTING ENGINEERS, INC.
4111 E. VALLEY AUTO DR SUITE 103
MESA, ARIZONA 85206
(P) 480-844-1666
ace@allenconsultengr.com

NOTE

CONTRACTOR TO VERIFY POSITIVE
SLOPE AWAY FROM STRUCTURES
BEFORE POURING CONCRETE



LANDSCAPE NOTE

ANY RELOCATION OR REMOVAL MUST BE VERIFIED
WITH A NATIVE PLANT CONTRACTOR PRIOR TO
EXCAVATION.

CUT & FILL QUANTITIES

CUT = 750 CY
FILL = 200 CY
RESULT = 550 CY CUT

BUILDING COVERAGE DATA

MAIN HOUSE 6,838 S.F.
GUEST SUITE 445 S.F.
GARAGE 1,115 S.F.
PATIOS 6,439 S.F.
TOTAL COVERAGE 14,837 S.F. = 19.5%

RETENTION CALCULATIONS

V= A*D*C(WEIGHTED)
PROPOSED DISTURBED AREA = 18,018 SF
A1 (IMPERVIOUS DEVELOPED) = 7,863 SF
A2 (LANDSCAPE DEVELOPED) = 10,155 SF
D = 2.20 INCHES
C(IMPERVIOUS)=0.90, C(LANDSCAPING)=0.50, C(NATURAL DESERT)=0.45
ΔC1 (IMPERVIOUS AREA) = 0.95 - 0.45 = 0.50
ΔC2 (LANDSCAPE AREA)= 0.50 - 0.45 = 0.05
VOL REQ = (7,863*0.50) + (10,155*0.05) * 2.20 = 814 CF
12

VOL REQ = 814 CU. FT.

RETENTION PROVIDED

VOL PROV = 1,212 CU. FT.

ALLEN CONSULTING ENGINEERS, INC.

4111 E. VALLEY AUTO DRIVE #103
MESA, ARIZONA 85206
PHONE (480) 844-1666
E-MAIL: ace@allenconsultengr.com

CBEF INVESTMENTS LB RESIDENCE

6550 E. MEADOW LARK LANE
PARADISE VALLEY, AZ 85253

GRADING AND DRAINAGE

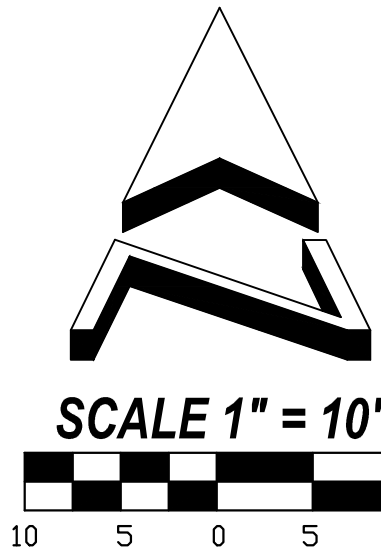
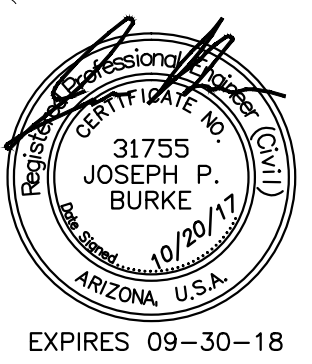
JOB NUMBER	95785	SHEET	1	OF	2
DRAWING	G&D TOT COV				
DRAFTSMAN	CHECKED BY	DATE		09-25-17	



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PHONE (480) 844-1666
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PARADISE VALLEY, AZ 85253
GRADING AND DRAINAGE

JOB NUMBER	95785	SHEET	2	OF	2
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DRAFTSMAN	CHECKED BY			DATE	09-22-17



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17. CONTRACTOR SHALL VERIFY IN FIELD ALL UTILITY POINT OF CONNECTIONS.

NOTES:

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3. PRIOR TO FIRST FOOTING INSPECTION OF ANY TYPE ALL PROPERTY PINS SHALL BE PLACED BY A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA AND PROPERTY LINES MUST BE PHYSICALLY IDENTIFIED PRIOR TO INSPECTION.
4. FIREPLACE MUST HAVE GAS LOG SET PERMANENTLY INSTALLED OR COMPLIANT WITH 40 CFR, PART 60, SUBPART A. LIGHTERS FOR SOLID FUEL LOGS ARE NOT PERMITTED. REF TOWN OF PV ORD. 450. CLARIFY INTENT OF COMPLIANCE.
5. ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE TOWN OF PV ORD. 1023 FOR FIXTURE TYPE, LOCATION, HEIGHT, AND WATTAGE BASED ON FIXTURES INSTALLED.
6. EAVE PROJECTIONS INTO REQUIRED SETBACKSARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO PV ZONING ORD. 1008.
7. SINCE POOL AND SPA WILL BE IN FUTURE, POOL BARRIER HAS NOT BEEN ADDRESSED OR REVIEWED IN THIS SET OF PLANS.
8. POOL AND SPA ON SEPARATE PERMIT.
9. CONTRACTOR TO VERIFY EXACT LOCATION, ELEVATION, AND SIZE OF UTILITIES PRIOR TO CONSTRUCTION.
10. PERIMETER WALLS TO BE FINISHED ON BOTH SIDES PER SECTION 2403 OF TOWN'S ORDINANCE.
11. ALL NEW AND EXISTING ELECTRICAL SERVICE TO BE BURIED UNDERGROUND PER TOWN OF PARADISE VALLEY STANDARDS.

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2. ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH SECTION 1023 OF THE TOWN CODE.
3. ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
4. THE USE OF HYDRAULIC RAM HAMMERS AND HEAVY EQUIPMENT SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM AND 6:00PM MONDAY THROUGH SATURDAY WITH NO WORK ON SUNDAY.
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FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

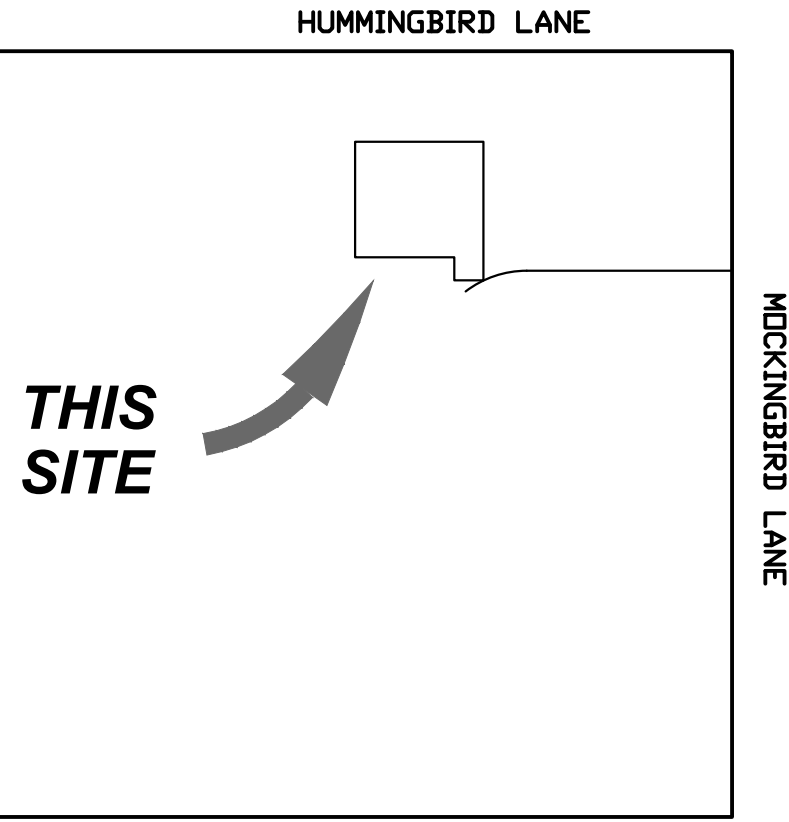
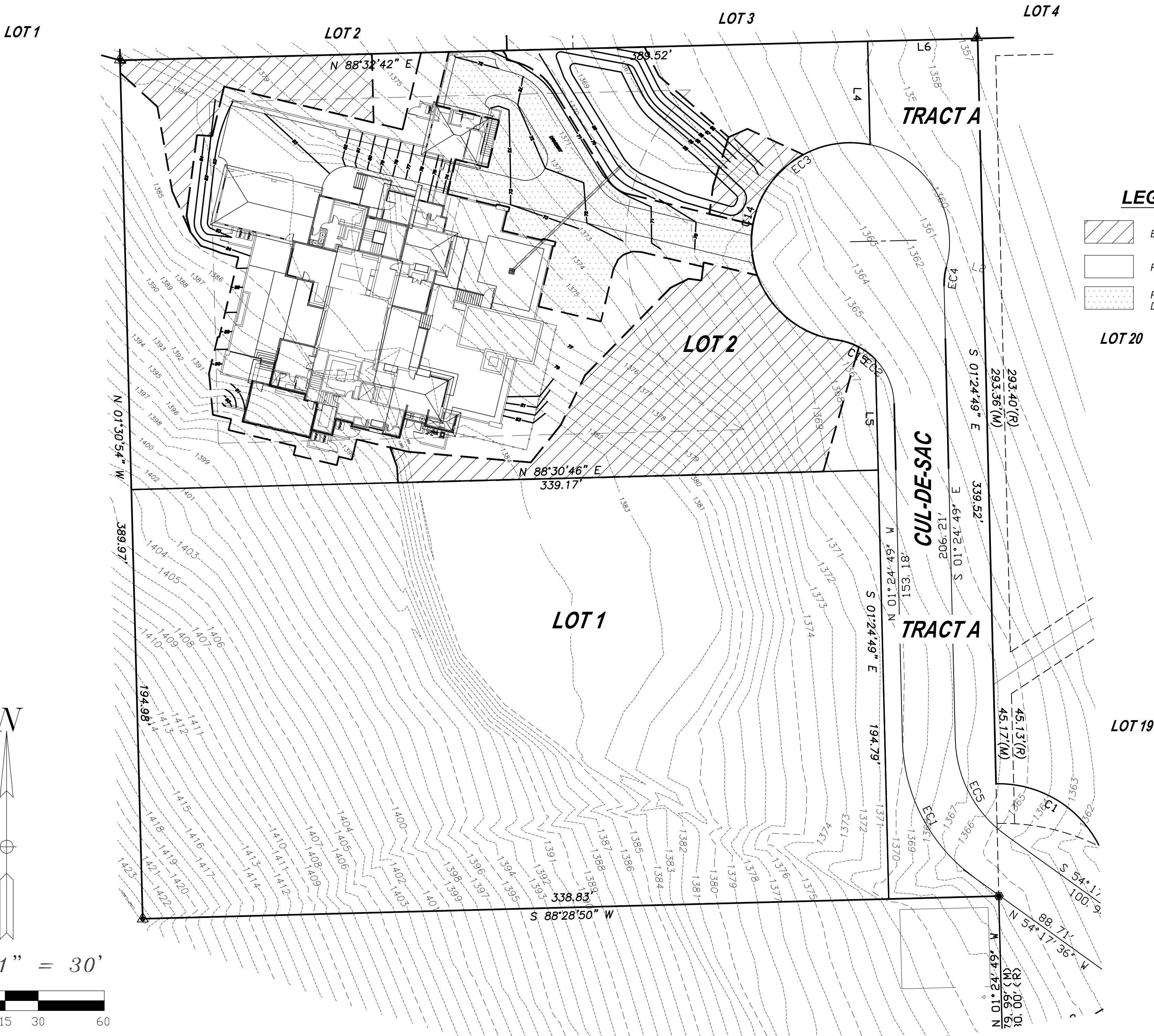
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
	PANEL DATE				
040049	1765	L	10-16-13	X	
	10-16-13				

ENGINEER'S CERTIFICATION: THE LOWEST FLOOR ELEVATION(S) AND/OR FLOODPROOFING ELEVATION(S) ON THIS PLAN OF 1312.00, ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE-HUNDRED YEAR STORM.

DISTURBED AREA CALCULATIONS

AREA OF LOT 1 1.4235 ACRES OR 62,008 SQUARE FEET
AREA UNDER ROOF 8,601 SQUARE FEET
FLOOR AREA RATIO 13.87% (AREA UNDER ROOF/AREA OF LOT)
BUILDING PAD SLOPE 12%
VERTICAL 31" FEET
HORIZONTAL 256"-11" FEET
ALLOWABLE DISTURBANCE AREA 47.94% OR 29,726.63 S.F.
EXISTING DISTURBANCE AREA 14,128 SQUARE FEET (ALL TO BE REVEG)
PROPOSED DISTURBED AREA = 18,018 S.F.
PROPOSED DISTURBED AREA SQUARE FEET DRIVEWAY 10,055 X .75 = 7,541.25 S.F.
TOTAL DISTURBED AREA = 25,559.25

MEADOWLARK GRADING AND DRAINAGE PLAN
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 2 NORTH, RANGE 4 EAST, GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP

LEGEND

- EXISTING DISTURBED AREA
- PROPOSED DISTURBED AREA
- PROPOSED DRIVEWAY DISTURBED AREA

LEGAL DESCRIPTION:

WARRANT DEED RECORDED IN 2007-0461554 MARICOPA COUNTY, ARIZONA.

BASIS OF BEARINGS

THE WEST PROPERTY LINE AND BEARS NORTH 01°30'54" WEST AS SHOWN HEREON.

BENCHMARK

BENCHMARK = FD 3" PV BC FL, NO STAMING ON T2N, R4E, 10N, ON INDIAN BEND RD. POINT NAME 24526-1. ELEVATION = 1316.441 NAVD88. MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY.

BUILDING SETBACKS

FRONT 40 FT.
REAR 40 FT.
SIDE 20 FT.

OWNER

DAN HARRIS
2528 E BEECHNUT COURT
CHANDLER, AZ 85249

SITE DATA

APN: 174-52-002B
ZONING: R-43

LOT 1 AREA:
66,068 S.F.
1.5167 AC.

LOT 2 AREA:
62,008 S.F.
1.4235 AC.

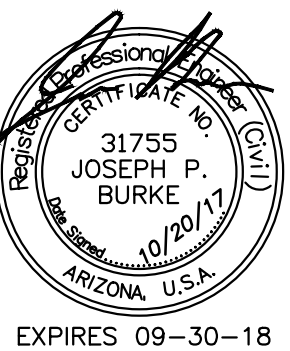
TRACT A AREA:
30,574 S.F.
0.7019 AC.

CIVIL ENGINEER

ALLEN CONSULTING ENGINEERS, INC.
4111 E. VALLEY AUTO DR SUITE 103
MESA, ARIZONA 85206
(P) 480-844-1666
ace@allenconsultengr.com

NOTE

CONTRACTOR TO VERIFY POSITIVE SLOPE AWAY FROM STRUCTURES BEFORE POURING CONCRETE



LANDSCAPE NOTE

ANY RELOCATION OR REMOVAL MUST BE VERIFIED WITH A NATIVE PLANT CONTRACTOR PRIOR TO EXCAVATION.

CUT & FILL QUANTITIES

CUT = 750 CY
FILL = 200 CY
RESULT = 550 CY CUT

BUILDING COVERAGE DATA

MAIN HOUSE 6,838 S.F.
GUEST SUITE 445 S.F.
GARAGE 1,115 S.F.
PATIOS 6,439 S.F.
TOTAL COVERAGE 14,837 S.F. = 19.5%

RETENTION CALCULATIONS

V= A*D*C(WEIGHTED)
PROPOSED DISTURBED AREA = 18,018 SF
A1 (IMPERVIOUS DEVELOPED) = 7,863 SF
A2 (LANDSCAPE DEVELOPED) = 10,155 SF
D = 2.20 INCHES
C(IMPERVIOUS)=0.90, C(LANDSCAPING)=0.50, C(NATURAL DESERT)=0.45
ΔC1 (IMPERVIOUS AREA) = 0.95 - 0.45 = 0.50
ΔC2 (LANDSCAPE AREA) = 0.50 - 0.45 = 0.05
VOL REQ = (7,863*0.50) + (10,155*0.05) * 2.20 = 814 CF
12

VOL REQ = 814 CU. FT.

RETENTION PROVIDED

VOL PROV = 1,212 CU. FT.

DATE
▲
▲
▲
▲

ALLEN CONSULTING ENGINEERS, INC.

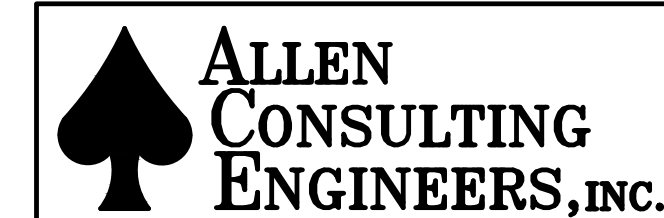
4111 E. VALLEY AUTO DRIVE #103
MESA, ARIZONA 85206
PHONE (480) 844-1666
E-MAIL: ace@allenconsultengr.com

CBEF INVESTMENTS LB RESIDENCE

6550 E. MEADOW LARK LANE
PARADISE VALLEY, AZ 85253

GRADING AND DRAINAGE

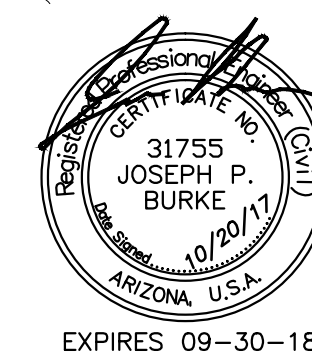
JOB NUMBER	95785	SHEET	1	OF	2
DRAWING	G&D TOT COV				
DRAFTSMAN	CHECKED BY	DATE		09-25-17	



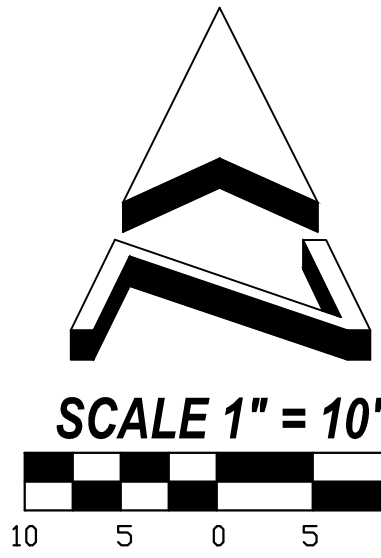
4111 E. VALLEY AUTO DRIVE #103
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PHONE (480) 844-1666
E-MAIL: ace@allenconsultengr.com

CBef INVESTMENTS LB RESIDENCE
6550 E. MEADOW LARK LANE
PARADISE VALLEY, AZ 85253
GRADING AND DRAINAGE

JOB NUMBER	95785	SHEET	2	OF	2
DRAWING	G&D TOT				
DRAFTSMAN	CHECKED BY			DATE	09-22-17



DATE



TOPOGRAPHY SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 3, TOWNSHIP 2 SOUTH, RANGE 4 EAST, GILA
AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA.

SITE DATA

APN: 174-52-002B
ZONING: R-43

OWNER

CBEF INVESTMENTS LB
8181 E MERCER LANE
SCOTTSDALE, AZ 85260

THIS
SITE

LINCOLN DRIVE
VICINITY MAP

LEGAL DESCRIPTION

WARRANT DEED RECORDED IN 2007-0461554
MARICOPA COUNTY, ARIZONA.

BASIS OF BEARINGS

THE WEST PROPERTY LINE AND BEARS
NORTH 01°30'54" WEST AS SHOWN HEREON.

CERTIFICATION:

I, ANTHONY N. ZAUGG, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS RESULTS OF SURVEY, CONSISTING OF 1 SHEET, CORRECTLY REPRESENTS A SURVEY DONE UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 2017; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN OR WILL BE SET; THAT THEIR POSITIONS ARE CORRECT AND ACCURATE AS SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Anthony N. Zaugg 06-08-2017

ANTHONY N. ZAUGG DATE
LS #41076

NOTE: PER ARS 32-151 THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

CURVE DATA:

Curve Number	Delta	Radius	Arc Length	Tangent Length
C1	65° 09' 03"	51.00'	57.99'	32.59'
C2	28° 09' 56"	97.99'	48.17'	24.58'
C3	9° 31' 23"	643.93'	107.03'	3.64'
C4	5° 08' 08"	97.99'	94.30'	1.16'
C5	12° 34' 53"	300.00'	65.88'	33.07'
C6	31° 39' 34"	250.00'	138.14'	70.88'
C7	97° 44' 00"	30.00'	51.17'	34.35'
C8	28° 02' 18"	643.93'	315.11'	156.78'
C9	33° 42' 14"	618.91'	364.07'	187.47'
C10	45° 13' 20"	275.00'	217.05'	114.53'
C11	44° 37' 13"	275.00'	214.16'	112.84'

LINE DATA:

Line Number	Bearing	Distance
L1	N 01°24'49" W	18.00'
L2	N 38°08'56" W	8.67'



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CONSULTING
ENGINEERS, INC.

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PHONE (480) 844-1666
E-MAIL: ace@allenconsultengr.com

CACTUS PINE BUILDERS
6550 E. MEADOW LARK LANE
RESULTS OF SURVEY

JOB NUMBER	95785	SHEET	1	OF	1
DRAWING	TOPO	CHECKED BY		DATE	06-14-17
DRAFTSMAN					



REVISIONS

BUILDER

DESIGNER

Home Designs by Marvin
10522 West Illini Street
Tolleson, Arizona 85353
marvinlunt@hotmail.com
602-920-4031

OWNER

A New Custom Home
Central Stanfield Service
Company LLC
6550 East Meadowlark Lane
Paradise Valley, Arizona 85253

SHEET INDEX

Project # 17010
Date - 8-16-17

SHEET NAME
SITE PLAN

A1.2



-ALL ROOF HEIGHTS TAKEN FROM FINISH FLOOR ELEVATION OF 1384

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SHEET INDEX

Project # 17010
Date - 8-16-17
SHEET NAME
ROOF PLAN

A3.1

- BUILDING COLORS**
- EXTERIOR PAINT - (BODY) SUBMIT POLISHED CONCRETE LRV 32 (TRIM) SUBMIT IRON ONE LRV 6
 - STONE - ELDORADO STONE (STACK STONE IN DARK RONDLE STACK
 - EXTERIOR WALL SCIENCE - ELK LIGHTING NEW CASTLE-MATTE BLACK 4500V LED
 - WINDOWS - WINDSOR PINNACLE CASEMENT / AWNING EXT-BLACK
 - NON PARAPETTED FLAT ROOFS WILL BE CEDAR BLEND, BROWN TONES
 - ROOF TILE - EAGLE FONDEROSA - 5099 CHARCOAL RANGE - STD SELECT GARAGE DOORS - SEE PLAN GLA89

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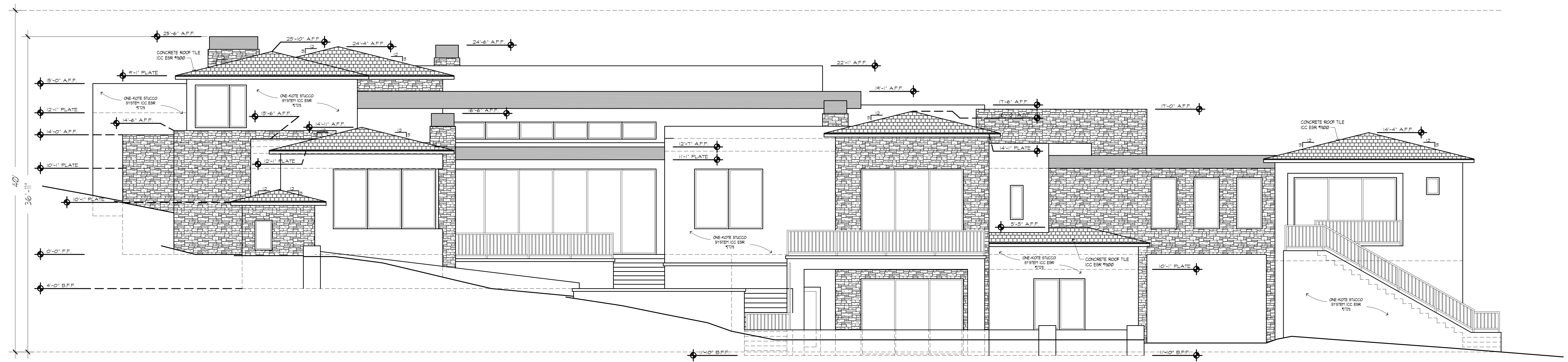
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SHEET INDEX

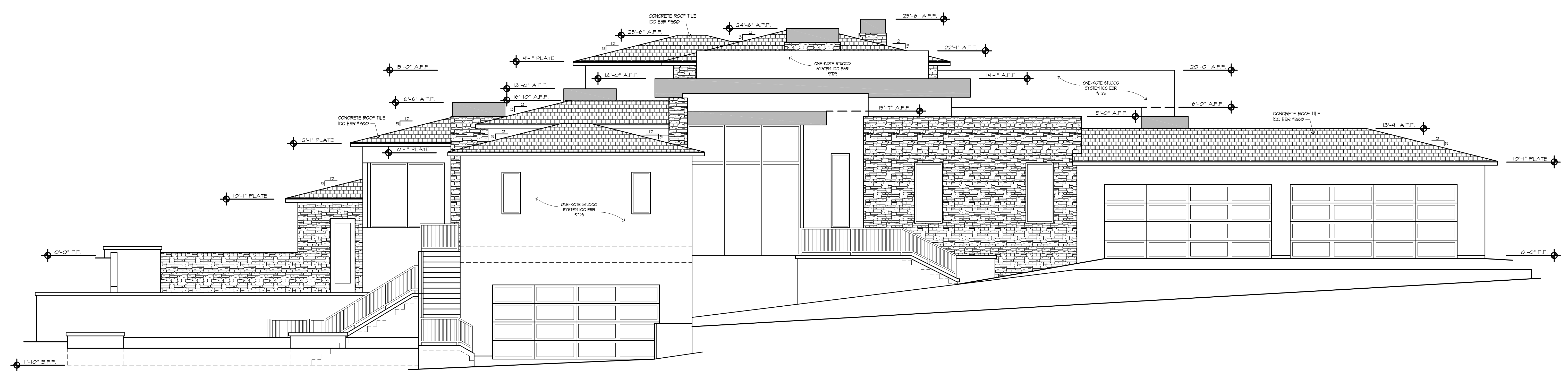
Project # 17010
Date - 8-16-17
SHEET NAME
ELEVATIONS

A4.1



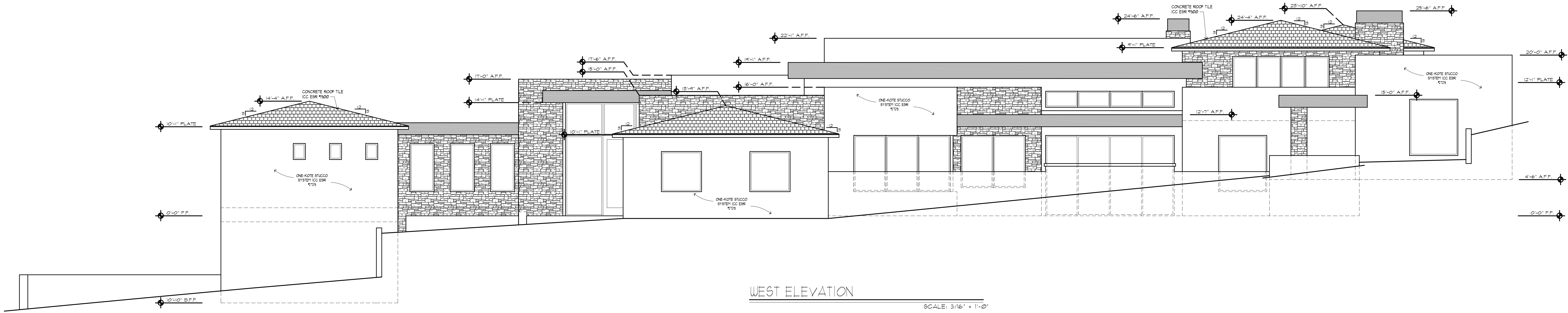
EAST ELEVATION

SCALE: 3/16" = 1'-0"

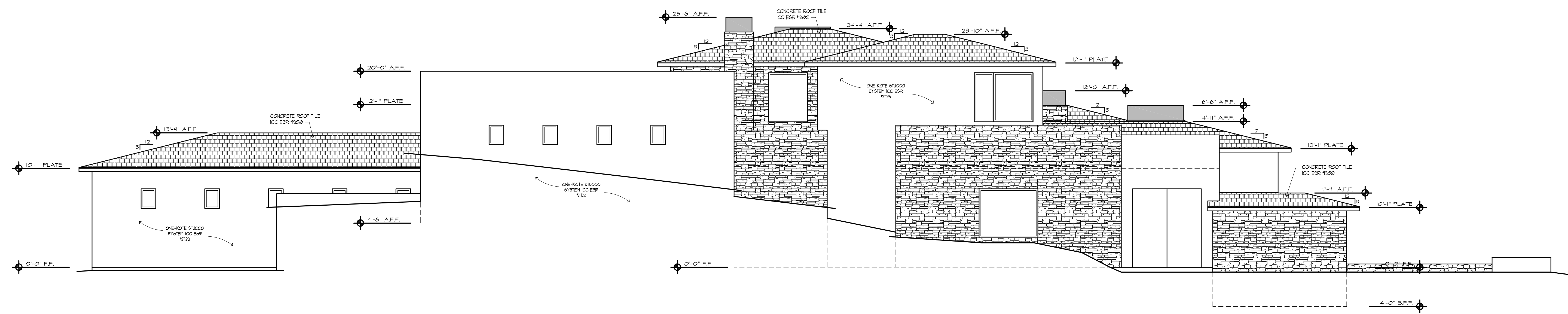


NORTH ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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SHEET INDEX

Project # 17010
Date - 8-16-17
SHEET NAME
ELEVATIONS

A4.2



PICTURE A

SCALE: N.T.S.



PICTURE D

SCALE: N.T.S.



PICTURE F

SCALE: N.T.S.



PICTURE B

SCALE: N.T.S.



PICTURE KEY

SCALE: N.T.S.



PICTURE G

SCALE: N.T.S.



PICTURE C

SCALE: N.T.S.



PICTURE E

SCALE: N.T.S.



PICTURE H

SCALE: N.T.S.

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SHEET INDEX

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Date - 8-16-17

SHEET NAME
RENDERINGS

A5