



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda Board of Adjustment

Wednesday, June 6, 2018

5:30 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

Notice is hereby given that members of the Public Body will attend either in person or by telephone conference call, pursuant to A.R.S. §38-431(4).

3. EXECUTIVE SESSION

The Public Body may convene into an executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03.A.3.

4. STUDY SESSION ITEMS

Work/Study is open to the public however the following items are scheduled for discussion only. The Public Body will be briefed by staff and other Town representatives. There will be no votes and no final action taken on discussion items. The Public Body may give direction to staff and request that items be scheduled for consideration and final action at a later date. The order of discussion items and the estimated time scheduled to hear each item is subject to change.

- A. [18-239](#) **Cuculic Variance - 5204 E San Juan Ave (APN: 172-47-032)**
Case No. BA-18-02

Staff Contact: George Burton, 480-348-3525

5. PUBLIC HEARINGS

The Public Body may take action on this item.

- A. [18-240](#) **Cuculic Variance - 5204 E San Juan Ave (APN: 172-47-032)**
Case No. BA-18-02

Staff Contact: George Burton, 480-348-3525

6. ACTION ITEMS

The Public Body may take action on this item.

7. CONSENT AGENDA

All items on the Consent Agenda are considered by the Public Body to be routine and will be enacted by a single motion. There will be no separate discussion of these items. If a Commissioner or member of the public desires discussion on any item it will be removed from the Consent Agenda and considered separately.

A. [18-241](#) **May 2, 2018 Board of Adjustment Meeting Minutes**

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

AGENDA IS SUBJECT TO CHANGE

**Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Planning Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.*

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation to participate in the Planning Commission meeting.



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 18-239

TO: Chair and Board of Adjustment

FROM: Dawn Marie Buckland, Deputy Town Manager
Paul Michaud, Interim Community Development Director
George Burton, Planner

DATE: June 6, 2018

CONTACT:

George Burton, 480-348-3525

AGENDA TITLE:

Cuculic Variance - 5204 E San Juan Ave (APN: 172-47-032)
Case No. BA-18-02

BACKGROUND

Refer to the Board of Adjustment public hearing action report on Case No. BA-18-02 for the background information regarding the variance request from the Zoning Ordinance, Article X, Height and Area Regulations, to allow a new single-family residence to encroach into the setback. The property is located at 5204 E San Juan Ave (APN: 172-47-032).



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George Burton, Planner

DATE: June 6, 2018

CONTACT:

George Burton, 480-348-3525

AGENDA TITLE:

Cuculic Variance - 5204 E San Juan Ave (APN: 172-47-032)
Case No. BA-18-02

A. MOTION FOR APPROVAL

I move for **[approval]** of Case No. BA-18-02, a request by Lawrence and Mary Jo Cuculic, property owners of 5204 E San Juan Ave; for a variance from the Zoning Ordinance, Article X, Height and Area Regulations, to allow a single-family residence to encroach into the setback. The variance shall be in compliance with the submitted plans and documents:

1. The Narrative;
2. Preliminary Grading & Drainage Plan, Sheets C-1 and C-2, prepared by Land Development Group and dated May 14, 2018;
3. Site Plan, Sheet 1, prepared by Birchfield Design and Furcini Construction Corporation and dated May 15, 2018;
4. Floor Plan, Sheet 2, prepared by Birchfield Design and Furcini Construction Corporation and dated May 15, 2018;
5. Exterior Elevations Plan, Sheet 3, prepared by Birchfield Design and Furcini Construction Corporation and dated April 18, 2018;
6. Exterior Elevations Plan, Sheet 4, prepared by Birchfield Design and Furcini Construction Corporation and dated May 15, 2018;
7. Cross Sections Plan, Sheet 5, prepared by Birchfield Design and Furcini Construction Corporation and dated April 18, 2018;
8. Roof Plan, Sheet 6, prepared by Birchfield Design and Furcini Construction Corporation and dated May 15, 2018;

Reasons for Approval:

I find that there are special circumstances, applicable to only the subject lot, meeting the variance criteria.

B. MOTION FOR DENIAL

I move for **[denial]** of Case No. BA-18-02, a request by Lawrence and Mary Jo Cuculic, property owners of 5204 E San Juan Ave; for a variance from the Zoning Ordinance, Article X, Height and Area Regulations, to allow a single-family residence to encroach into the setback.

Reasons for Denial:

I find that the variance requested does not meet the variance criteria.

BACKGROUND

Lot Conditions

The property is zoned R-43 Hillside and is 47,205 square feet in size (1.08 acres). The property is an hour-glass shaped lot and is surrounded by streets on three sides. If the variance is granted, the improvements will go thru the Hillside Building Committee review process.

Request

The applicant is proposing to demolish the existing home and construct a single-family residence on the existing pad. Section 1001 of the Zoning Ordinance requires a 40' rear yard setback for the primary residence and the proposed home will encroach into the rear setback. Due to the design of the house with multiple vertical planes, the rear setback of the proposed home varies from 20' to 39' (measured from the north/rear property line). The house has 2' deep overhangs that are setback 18' to 37' from the north/rear property line.

The new home is a 5,158 square foot single-story residence that varies in height from 17'6" tall to 21'6" tall. 1,736 square feet of the house will encroach into the rear yard setback (with 1,261 square feet of livable encroachment, 243 square feet of covered patio encroachment, and 232 square feet of overhang encroachment). The existing house is also a single-story home that encroaches into the rear yard setback. Approximately 638 square feet of the existing home encroaches into the rear yard at a setback of 28' from the north/rear property line.

Lot History

The subject property is Lot 32 of the Stone Canyon subdivision. The subdivision was platted in 1955 and annexed into the Town in 1961. The following is a chronological history of the property:

- Per the Maricopa County website, the existing house was constructed in 1956.
- March 10, 1989. Building permit issued for a remodel to the house.
- February 22, 1994. Building permit issued for a trellis.
- February 22, 1994. Building permit issued for a fence.
- February 22, 1994. Building permit issued for a spa.
- August 19, 2004. Building permit issued for a retaining wall.

DISCUSSION/ FACTS:

Variance criteria:

Town Code and Arizona Revised Statutes set criteria an applicant must meet before a Board of Adjustment may grant a variance request. If the Board finds an applicant meets all of these criteria, the Board may grant the variance. However, if the Board finds the applicant does not meet all of the criteria, the Board may not grant the variance. The following are staff's findings with regard to such 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 to warrant a variance under the circumstances."* (Town Code Section 2-5-3(C)2).

Findings in Favor (FIFs):

The property is burdened with an odd shape and triple street frontage which creates a narrow and restrictive building envelope. Also, the improvements will not create additional disturbance to the hillside since the new house will be located on the existing pad.

Findings Opposed (FOPs):

Arizona Revised Statutes and the Town Zoning Ordinance do not require the most optimal or profitable use of a property. Although not ideal, the size of the house may be scaled down or the house may be redesigned in order to reduce the amount of encroachment or comply with the setback requirements.

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

FIFs:

The hardship is not out of mistake or misunderstanding. The hour-glass shape and multiple frontages of the lot are the result of how the parcel was platted in Maricopa County.

FOPs:

The applicant should be aware of all special circumstances on the property and plan any designs accordingly.

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).

FIFs:

The intent of the code is to minimize the amount of disturbance to the hillside, preserve the visual openness, and preserve the natural features of the mountain. The request meets the intent of the Zoning Ordinance since the new house will not increase the amount of disturbance, will preserve the rock feature to the west, and will have limited visual impact. The house will not create additional disturbance since it will be placed on an existing pad and it will have limited visual impact since the house is a single-story home that is below the 24' height limit (with a varying height between 17'6" tall and 21'6" tall).

FOPs:

The request does not meet the intent of the code since the proposed home increases the

amount of encroachment and since other alternatives exist. The existing home is setback 28' from the rear/north property line with 638 square feet of encroachment. The new home is setback 20' from the rear/north property line with 1,736 square feet of encroachment. Also, the orientation of the house may be reconfigured or redesigned to reduce the amount of setback encroachment.

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).*

FIFs:

The request is not self-imposed. The applicant has a difficult lot to build on and is trying to design a house that utilizes the existing site conditions. The hour-glass shape and triple street frontage create a restrictive building envelope.

FOPs:

The request is self-imposed since the applicant may redesign a house to reduce the amount of encroachment or comply with the setback requirement. The applicant should be aware of all special circumstances on the property and plan any designs accordingly.

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)).*

FIFs:

The property hardship arises from the odd shape and triple frontage of the lot. The hour-glass shape creates a narrow and unusual building envelope. The property is 47' (or 28%) narrower and has a building envelope 44% smaller than a standard R-43 zoned lot. If the property were platted under current code, the lot would be required to have a minimum width of 165'. However, the subject property is 118' wide at its narrowest point. If the property met the minimum lot width of 165', a variance would not be needed. Also, the applicant is trying to limit the amount of disturbance and preserve the rock outcropping on the western part of the property by utilizing and orientating the house on the existing pad.

FOPs:

Arizona Revised Statutes and the Town Zoning Ordinance do not require the most optimal or profitable use of a property. It appears that other alternatives exist and that the amount of setback encroachment can be reduced by redesigning and/or re-orientating the house (e.g. moving the house closer to the front/south setback line and/or modifying the size or shape of the rooms to reduce the amount of encroachment).

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)).*

FIFs:

File #: 18-240

The request is in character with the neighborhood and the Zoning Ordinance. The setback encroachment is not out of character with the neighborhood since several of the neighboring homes encroach into the setbacks (via the Maricopa County aerial photo, it appears that six of the neighboring homes encroach into the setbacks).

The request is also in character with the Zoning Ordinance since the intent of the code is to preserve the hillside. The new house will not increase the amount of disturbance by utilizing the existing pad. The size of the proposed home is in character with the neighborhood. The proposed house has a livable square footage of 3,300 square feet. Via data from Maricopa County, the homes in the neighborhood have an average livable square footage of 4,800 square feet.

FOPs:

All other properties in the area must meet the setback requirements outlined the Zoning Ordinance. Also, the proposed home increases the amount of encroachment. The existing home is setback 28' from the rear/north property line with 638 square feet of encroachment. The new home is setback 20' from the rear/north property line with 1,736 square feet of encroachment.

COMMENTS: Staff received no comments regarding this application.

COMMUNITY IMPACT: None.

FISCAL IMPACT None.

CODE VIOLATIONS: None.

ATTACHMENTS

Vicinity Map & Aerial Photo
Application
Narrative and Plan Set
Noticing Materials

C: Jim Furcini (Applicant)
Case File BA-16-6



Action Report

File #: 18-240

TO: Chair and Board of Adjustment

FROM: Paul Michaud, Interim Community Development Director
George Burton, Planner

DATE: June 6, 2018

CONTACT:

George Burton, 480-348-3525

AGENDA TITLE:

Cuculic Variance - 5204 E San Juan Ave (APN: 172-47-032)
Case No. BA-18-02

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File #: 18-240

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COMMENTS: Staff received no comments regarding this application.

COMMUNITY IMPACT: None.

FISCAL IMPACT None.

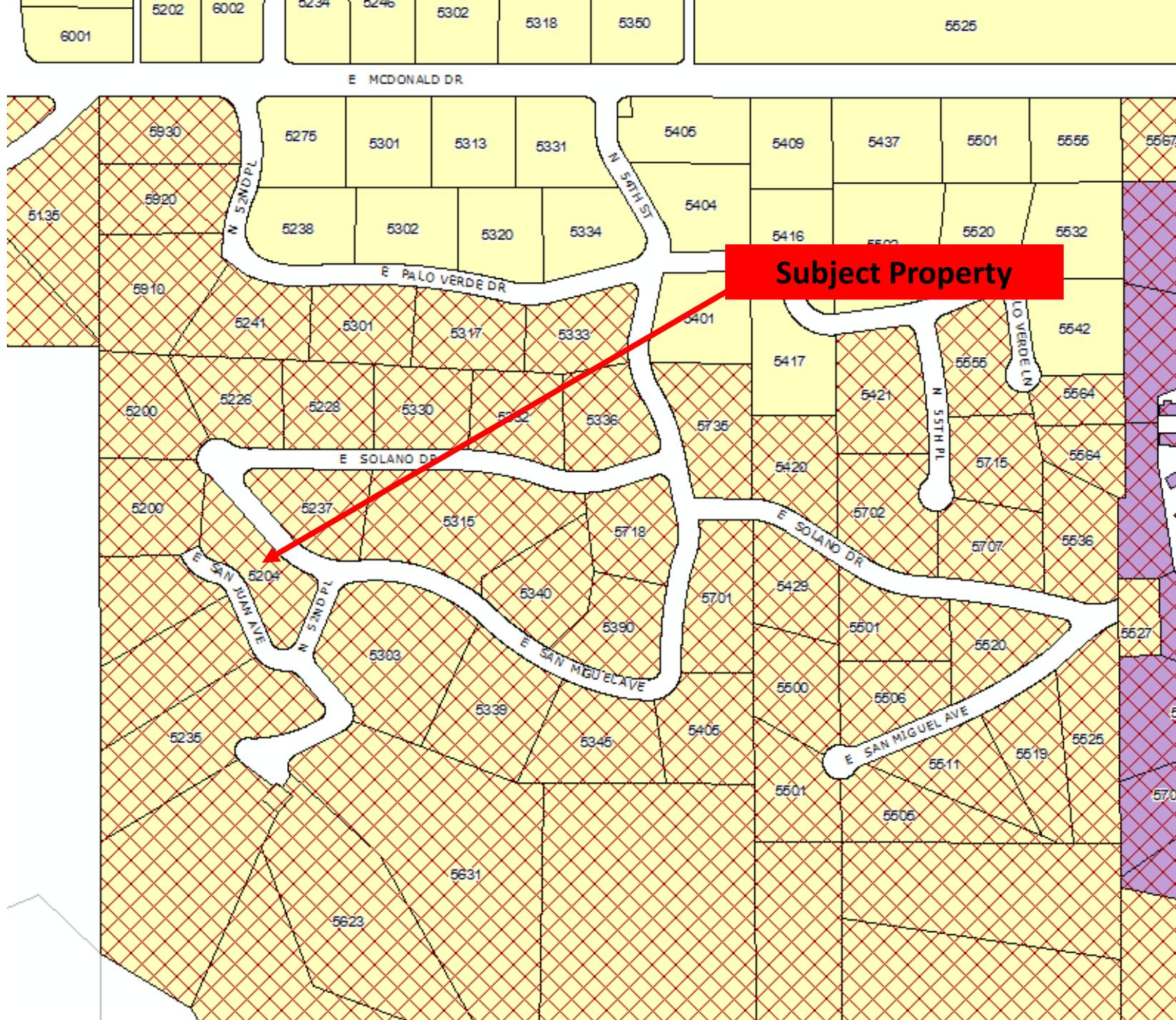
CODE VIOLATIONS: None.

ATTACHMENTS

Vicinity Map & Aerial Photo
Application
Narrative and Plan Set
Noticing Materials

C: Jim Furcini (Applicant)
Case File BA-16-6

Vicinity Map



Aerial Photo



Subject Property

BA-18-02

RECEIVED

MAY - 9 2018

APPLICATION TO BOARD OF ADJUSTMENT FOR VARIANCE

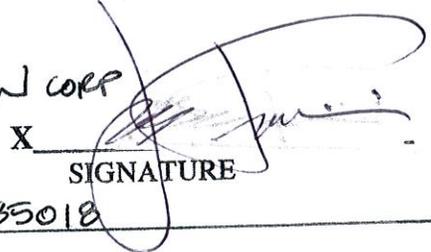
DATE: 7 MAY 2018

LOCATION OF PROPERTY: 5204 E. SAN JUAN AVENUE
ADDRESS

LEGAL DESCRIPTION: LOT 32, STONE CANYON

OWNER: LARRY LUCULIC 
PRINTED NAME SIGNATURE
5204 E. SAN JUAN AVENUE, PARADISE VALLEY, AZ 85253 602-451-8137
ADDRESS PHONE #

ENGINEER/OTHER: LAND DEVELOPMENT GROUP
NICK PRODANOV 
PRINTED NAME SIGNATURE
8808 N. CENTRAL AVE., SUITE 288, PHOENIX, AZ 85020 602-889-1984
ADDRESS PHONE #

APPLICANT/
REPRESENTATIVE: FURCINI CONSTRUCTION CORP
JIM FURCINI 
PRINTED NAME SIGNATURE
4300 N. 54TH STREET, PHOENIX, AZ 85018
ADDRESS
602-279-0200 602-955-4465
PHONE # FAX #

THE ABOVE APPLICANT HEREBY APPLIES FOR A VARIANCE AS INDICATED BELOW IN ACCORDANCE WITH THE ZONING ORDINANCE AND SECTION 2-5-3 OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY.

STATE HARDSHIP INVOLVED OR GROUNDS FOR APPEAL TO THE BOARD OF ADJUSTMENT. (Please attach additional sheets as necessary).

ALLOW PORTIONS OF PROPOSED RESIDENCE TO ENCR OACH
OVER THE NORTH SETBACK LINE

Zoning Adjustment Case Narrative

Address: 5204 E. San Juan Avenue, Paradise Valley, Arizona 85253

Parcel: 172-47-032

Zoning; R-43

Lot size: 47,020 square feet

Subdivision: Stone Canyon, Lot 32

Request: Building setback encroachment:

Allow portions of proposed residence to encroach over the north setback line.

Property Narrative:

Mary Jo and Larry Cuculic have lived in Stone Canyon, Paradise Valley, Arizona, for over 5 years. As petitioners, they are respectfully requesting reasonable variances to build a new home at 5204 E. San Juan Avenue.

By way of background, originally, having graduated from the United States Military Academy, West Point, Larry served in the U.S. Army for 20 years. After retiring from the military, Mary Jo and Larry moved back to Indiana, both having grown up in Indiana and Larry having graduated from Notre Dame Law School.

Upon Larry being offered a General Counsel position in Phoenix, Mary Jo and Larry moved to the area – eventually settling in their home in Paradise Valley.

As a result military service, they have moved fourteen times. Although each place holds exceptional memories, Paradise Valley is where they wish to stay.

The home on the building site was built in the 1950's. Although they love the house, it has its physical and mechanical challenges. The home they wish to build would improve not just this home site, but also the neighborhood and the surrounding homes.

Again, they respectfully request reasonable variances to build a home that they will love and enjoy for years to come. (*ref. diagram #1*)

Subdivision / lot background:

The Stone Canyon subdivision, platted in 1955, consists of 43 lots. Lot 32 is an irregular shaped lot located in the western area of the subdivision. (*ref. diagram #2*) It is zoned R-43 (Hillside), has an area of 47,020 square feet and there is an existing residence, carport, patios and driveway on the lot. (*ref. diagram #3*)

When Stone Canyon was originally subdivided, in 1955, it was recorded in Maricopa County. The setbacks at that time were less than the current requirements. Also, there was no Hillside Ordinance in effect at that time. On May 24th, 1961 the subdivision was annexed into the Town of Paradise Valley. There have been numerous Hillside Ordinances in effect since that time.

Site Analysis:

The natural topography of Lot 32 flows in two washes. One from the east 52nd Place (high point) to the north 52nd Place (low point) and the other from the west San Juan Avenue (high point) to 52nd Place (low point). There is an existing building pad and driveway that was created when the existing residence was built in 1956. (*ref. diagram #3*) See Grading and Drainage plans and Drainage Narrative for further site drainage information.

The primary views are in a panoramic perspective from northeast to the west. Also, views from the south east to the southwest capture spectacular Camelback Mountain. (*ref. diagram #4*)

Numerous natural beautiful rock croppings occur throughout the lot that will be preserved. (*ref. diagram #5*)

Lot 32 is unusual since there are 3 streets around the periphery of the property. The narrow “hour glass” configuration of the lot creates great challenges for a feasible building footprint. The current setbacks are 40 feet on the three street sides and 20 feet on the west side. (*ref. diagram #6*)

The site section (*ref. diagram #7*) shows the location of the typical site cross section at the midpoint of the building area. The one story structure is substantially under the maximum height allow by the Hillside ordinance. (*ref. diagram # 7a*)

Building Design Philosophy:

The overall design philosophy is to create a residence that maximizes the views and minimizes the disturbance of the site.

The existing residence, which is 2,174 s.f. livable, the 624 s.f. carport, adjoining storage structures, site walls, septic system and landscaped areas will be completely removed from the site. The existing building pad will remain.

The new proposed residence, adjoining patios, garage, driveway, landscaped areas, septic system and drywell will occur on the existing building pad. The proposed residence is 3,300 s.f. livable, 660 s.f. garage and storage. The proposed one story structure is under the allowable maximum height allowed. (*ref. Diagram #7a*)

In order to attempt restoration of the site to natural state, the existing walkway on the south side of the side of the property and the existing patio area to the west will be restored to natural state. The area where the septic system and drywell is proposed will be restored to natural state. (*ref. diagram #8*) The existing driveway configuration will remain and pavers are proposed.

The site drainage is a combination of a guttered roof drain system tying into a site catch basin system that flows into a drywell. The septic system is a dual tank tying into a drip leach system. The area of the drip leach system will be restored to natural state. (*see Preliminary Grading and Drainage Plan for information on the drainage and septic system*)

Reason for the Variance:

There are three primary hardships that Lot 32 imposes:

1. The lot has “three streets sides”. Each street side requires a 40 foot setback. A typical R-43 lot on today's standard would have 40 foot front and rear setbacks and 20 foot side yard setbacks. At the minimum width of the space between north and south setbacks, there is only 27 feet of building envelope available. This is a difference of 58 feet of existing lot building envelope width deficiency compared to the typical R-43 width. (85 feet-27 feet) (*ref. diagram #9*)
2. Due to the narrow “hour glass” configuration of the lot and the required 40 foot setbacks, it is nearly impossible to build a residence within the north and south setbacks. The minimum lot dimension from the north property to the south property line is 118 feet. The current minimum lot width, based on the Zoning Ordinance Table 1001-A1, is 165 feet. This is a difference of 47 feet of existing lot width deficiency. (*ref. diagram #9*)

The existing residence footprint does not conform with the current setbacks and encroaches 12 feet in to the north setback and 1 foot into the south setback. The proposed residence encroaches 21 feet into the north setback at the greatest dimension and does not encroach into the south, east or west setbacks. The proposed residence footprint is completely within the existing building pad and does not encroach into any undisturbed area. The closet part of the proposed residence 20 feet from the north property line. (*ref. diagram #9a*)

The square footage of encroachment over the north setback of the existing residence is 638 s.f. The square footage of the encroachment proposed for the new residence is 1,261 s.f. (*ref. diagram #9a*)

3. Because of the “three street sides” and the “hour glass” lot configuration, the “buildable area” is substantially less than the current R-43 standards. The current standards would allow 23,000 square feet of “buildable area”. (*ref. diagram #6*) Lot 32 has only 12,050 square feet of “building area”. This results in substantially less potential “building area”. (*ref. diagram #9a*)

Variance request is the minimum amount needed to cure property hardship because:

- a. As per staff recommendation, the northernmost corner of the proposed residence has been modified to be 20 feet from the north property line. This is an attempt to conform with a normal 20 foot side yard setback. *(ref. diagram # 9a)*
- b. In attempt to reduce the proposed setback encroachment into the north setback, the proposed residence would have to extend into the northwest setback area and push the septic system further to the northwest. This concept would lengthen the linear design and create a “railroad car” design that certainly would be difficult to create a feasible floor plan. This extension to the northwest would cause the patio area to span the west wash and cause the septic system to encroach into the northwest undisturbed area, potentially into the rock cropping area.
- c. A normal R-43 lot has a “buildable area” of 23,000 square feet. Lot 32 “buildable area” is 12,721 square feet. This is a deficiency of 10,279 square feet of “buildable area”. *(ref. diagram 6)*

Variance Process:

During the variance process we have been working with the Town of Paradise Valley staff to create an appropriate design and a reasonable variance request.

We have proposed a linear configured, one story structure residence that conforms to the existing building pad, creates no new site disturbance and maximizes views. *(ref. diagram #10 and 10a)*

It is always our intent to work with current ordinance, however, this site has proven hardships. The irregular shaped lot, with the 40 foot setbacks on three street sides and limited building area are hardships that grants the need for the requested variance.

Variance Criteria:

1. ***“such variancewill serve not merely as a convenience to the applicant, but (is) necessary to alleviate some demonstrable hardship or difficulty so great as to warrant a variance under the circumstance.” [Town Code section 2-5-3(c)2].***

Variance request:

This lot suffers from pre-existing conditions that create hardships under the current Zoning Ordinance.

A. Three street sides:

Lot 32 was platted with “three street sides”. The greater north and south setbacks result in a smaller buildable area width.

B. Irregular lot shape:

The “hour glass” shape of the lot substantially reduces the buildable area.

C. Smaller buildable area:

Because of the three street sides and the irregular lot shape, the allowable buildable area is reduced. The reduced amount of buildable area is 10,279 square feet. (*ref. diagram 6*)

The lot suffers from existing conditions that make it nearly impossible to build a house that meets the current required setbacks. We are proposing a new structure that is completely on the existing building pad. There are no new disturbed areas and there are existing disturbed areas that are being return to natural state. There are no encroachments into the maximum height requirement of the Hillside Code.

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

This lot suffers from pre-existing conditions that create hardships under the current Zoning Ordinance. As a result of the property platted in 1955, the size, shape and topography has created the three property hardships:

A. Three street sides:

Lot 32 was platted with “three street sides”. The greater north and south setbacks result in a smaller buildable area.

B. Irregular lot shape:

The “hour glass” shape of the lot substantially reduces the buildable area.

C. Smaller buildable area:

Because of the three street sides and the irregular lot shape, the allowable buildable area is reduced.

These conditions are pre-existing and do not arise out of a misunderstanding or mistake.

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].

This lot suffers from pre-existing conditions that create hardships under the current Zoning Ordinance.

A. Three street sides:

Lot 32 was platted with “three street sides”. The greater north and south setbacks result in a smaller buildable area.

B. Irregular lot shape:

The “hour glass” shape of the lot substantially reduces the buildable area.

C. Smaller buildable area:

Because of the three street sides and the irregular lot shape, the allowable buildable area is reduced.

In attempt to reduce the proposed setback encroachment into the north setback, the proposed residence would have to extend into the northwest setback area and push the septic system further to the northwest. This concept would lengthen the linear design and create a “railroad car” design that certainly would be difficult to create a feasible floor plan. This extension to the northwest would cause the patio area to span the west wash and cause the septic system to encroach into the northwest undisturbed area, potentially into the rock cropping area. Also, the option of a two story home is undesirable to the owners and would difficult due to the maximum allowable height. This explains the logic of the proposed encroachment into the north setback. The proposed encroachment occurs on the existing building pad and creates no new disturbance of the site.

Because of the substantially reduced “building area” and the lot configuration, the allowable size of the residence is reduced. The proposed residence livable square footage is 3,300 s.f. which is much less than the normal 8,000 s.f. livable residence in Paradise Valley. Also, the “building area” allows only a two car garage.

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]

This lot suffers from pre-existing conditions that create hardships under the current Zoning Ordinance. As a result of the property platted in 1955, the size, shape and topography has created the three property hardships:

- A. Three street sides:
Lot 32 was platted with “three street sides”. The greater north and south setbacks result in a smaller buildable area.
- B. Irregular lot shape:
The “hour glass” shape of the lot substantially reduces the buildable area.
- C. Smaller buildable area:
Because of the three street sides and the irregular lot shape, the allowable buildable area is reduced.

These conditions are pre-existing and are not self-imposed by the current property owner or the predecessor.

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)].*

As a result of the property platted in 1955, the size, shape and topography has created the three property hardships:

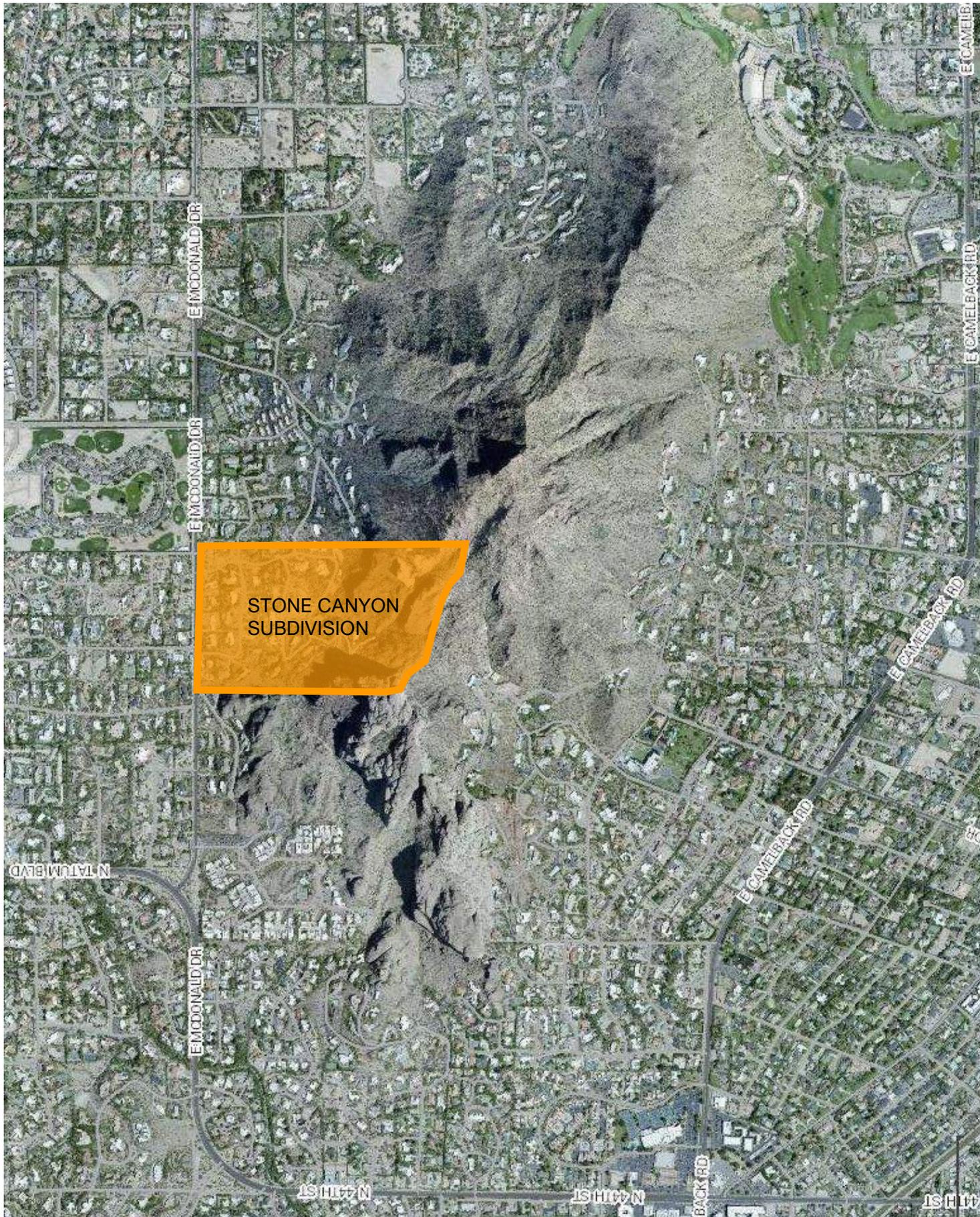
- A. Three street sides:
Lot 32 was platted with “three street sides”. The greater north and south setbacks results in a smaller buildable area.
- B. Irregular lot shape:
The “hour glass” shape of the lot substantially reduces the buildable area.
- C. Smaller buildable area:
Because of the three street sides and the irregular lot shape, the allowable buildable area is reduced.

The lot suffers from existing conditions that make it nearly impossible to build a house that meets the current required setbacks. We are proposing a new structure that is completely on the existing building pad. There are no new disturbed areas and there are existing disturbed areas that are being return to natural state. There are no encroachments into the maximum height requirement of the Hillside Code.

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)].

The lot suffers from pre-existing conditions that make it nearly impossible to build a house that shares the same privileges enjoyed by adjacent neighboring properties of the same zoning classification. There are 6 neighboring lots with different encroachments occurring. 5 have front yard encroachments, 2 with side yard encroachments and 2 with carport encroachments. (ref. diagram #11-11l) The residence on lot # 40 is 5.4 feet from the north property line. (ref. diagram # 11l)

The variance request does not constitute a grant of special privilege but allows this property to share the similar privileges with adjacent properties.

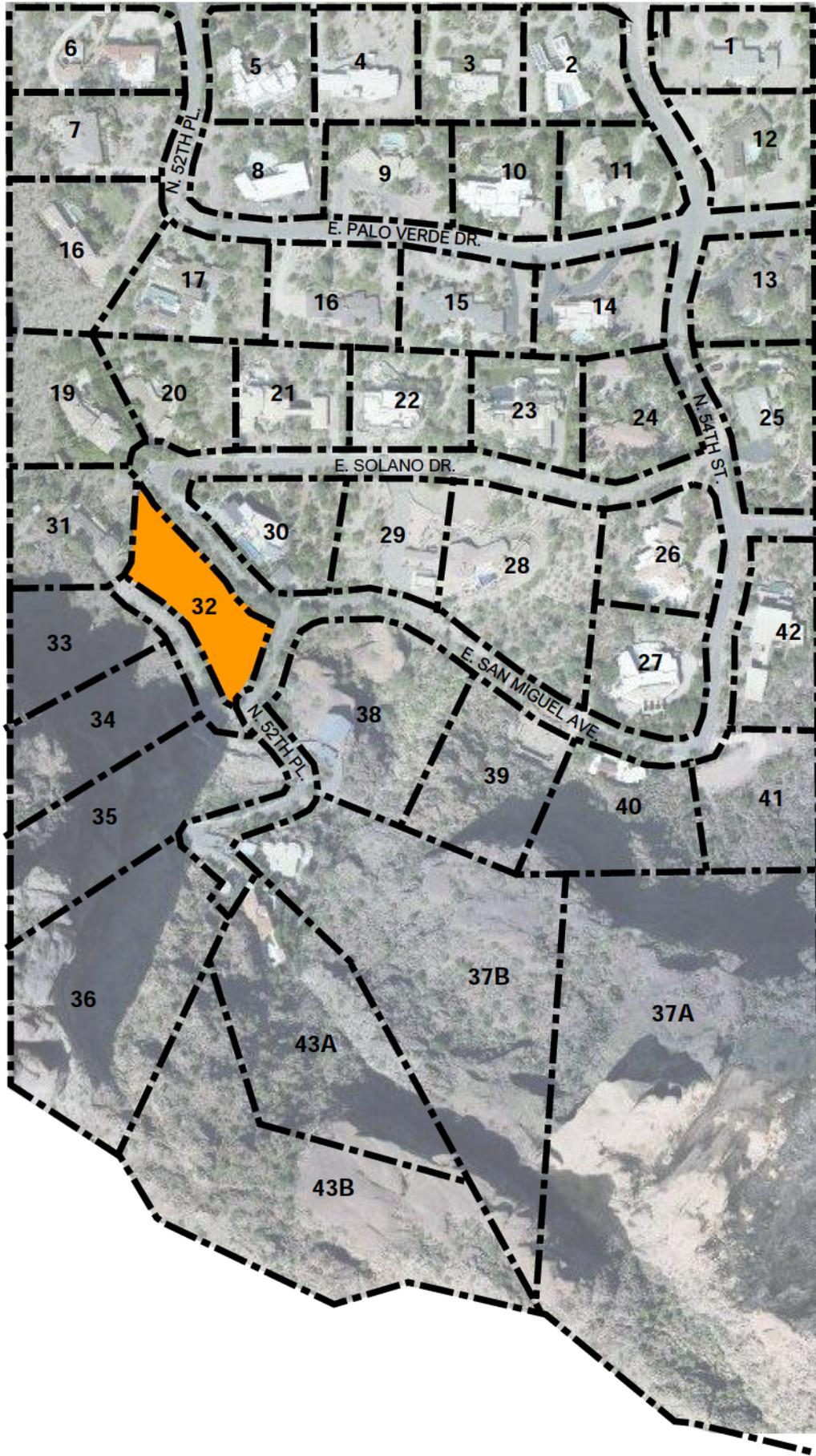


NORTH

DIAGRAM 1

CAMELBACK MOUNTAIN AERIAL
CONTEXT MAP

E. MCDONALD DR.



NORTH

DIAGRAM 2

STONE CANYON SUBDIVISION

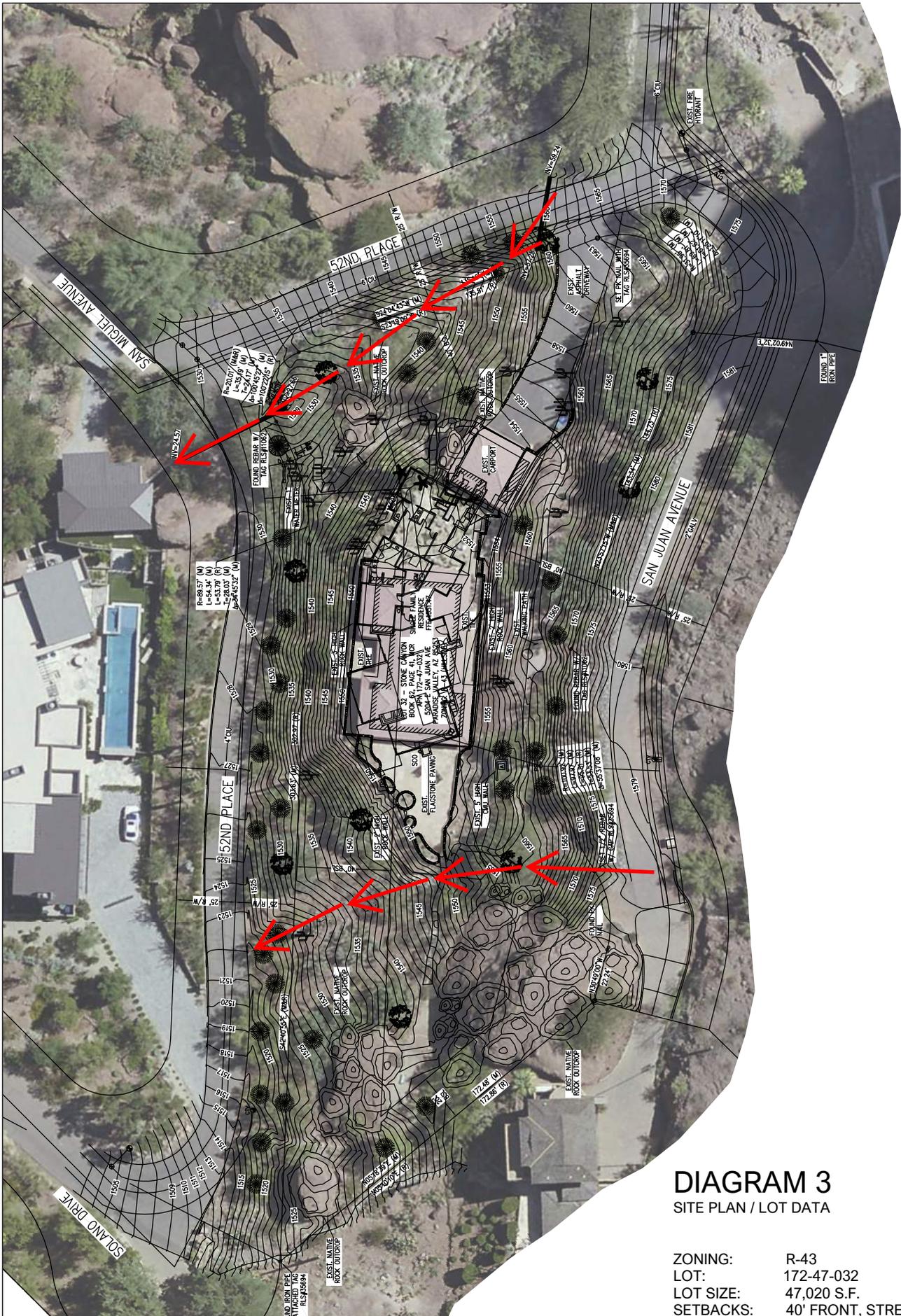


DIAGRAM 3
SITE PLAN / LOT DATA

ZONING: R-43
 LOT: 172-47-032
 LOT SIZE: 47,020 S.F.
 SETBACKS: 40' FRONT, STREET SIDE, REAR
 20' SIDE
 FAR: 25%



NORTH

DIAGRAM 4
VIEW CORRIDOR

E. SOLANO DR.

BUILDING AREA = 12,721 S.F.

LOT: 172-47-032
HILLSIDE LOT
LOT SIZE: 47,020 S.F.

DUE TO THE IRREGULAR SHAPE,
THE LOT HAS FRONT AND REAR
"LOT WIDTH" THAT IS GREATER THAN
THE TYPICAL 165' WHICH RESULTS
IN A BUILDABLE AREA LESS THAN
A TYPICAL R-43 LOT.

SAN JUAN AVE.

SEE DIAGRAM #9 FOR
FURTHER ANALYSIS

BUILDING AREA REDUCTION
DUE TO SHAPE OF LOT AND
MULTIPLE R.O.W.

NORMAL R-43 LOT: 23,000 S.F.
LOT 32: 12,721 S.F.
DIFFERENCE: 10,279 S.F.

TYPICAL R-43 LOT
FLAT LOT
MINIMUM LOT SIZE: 43,560 SF
MINIMUM LOT WIDTH: 165 FT

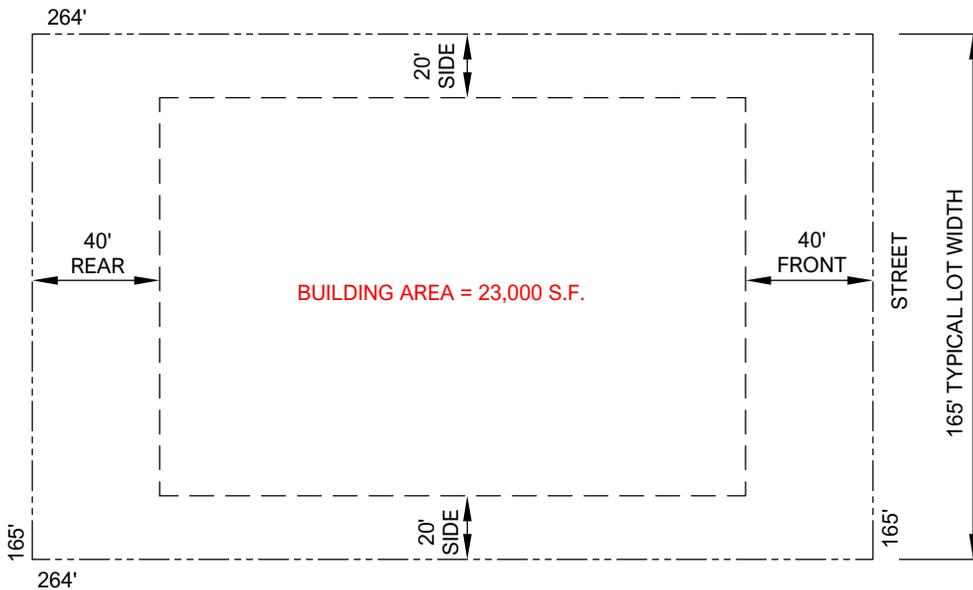
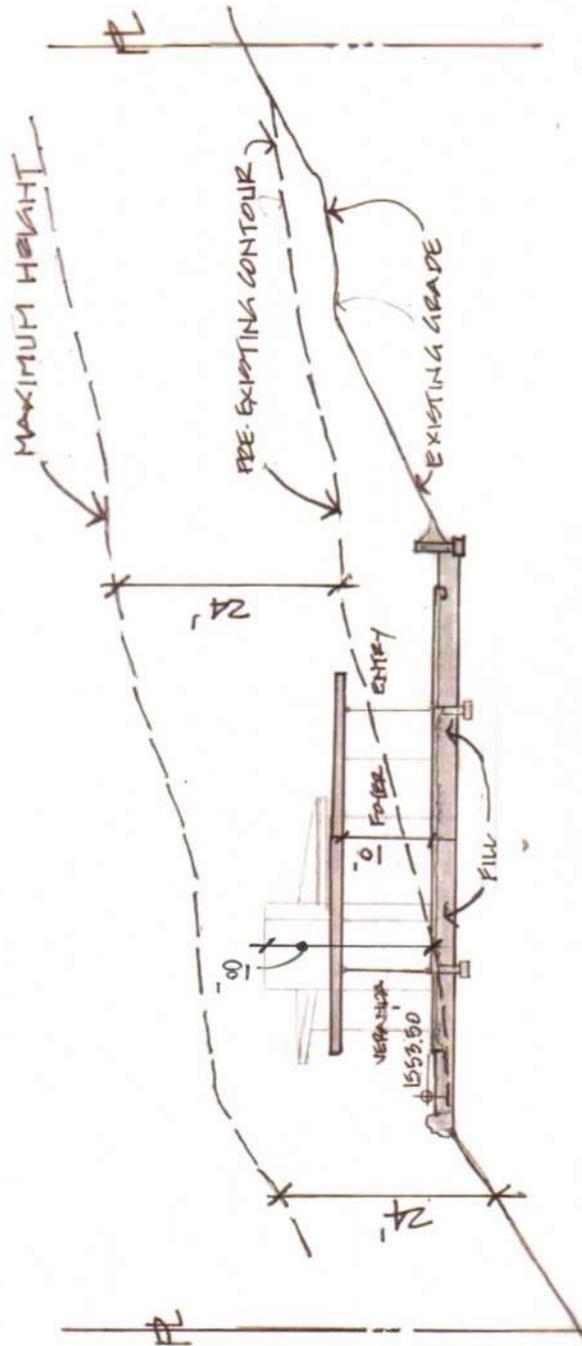


DIAGRAM 6

R-43 LOT ANALYSIS PER
ZONING ORDINANCE

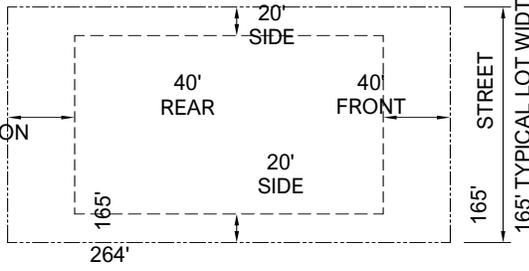


SITE SECTION SCALE: 1"=20.0'

DIAGRAM 7a
SITE SECTION

LOT WIDTH DEFICIENCY CALCULATION

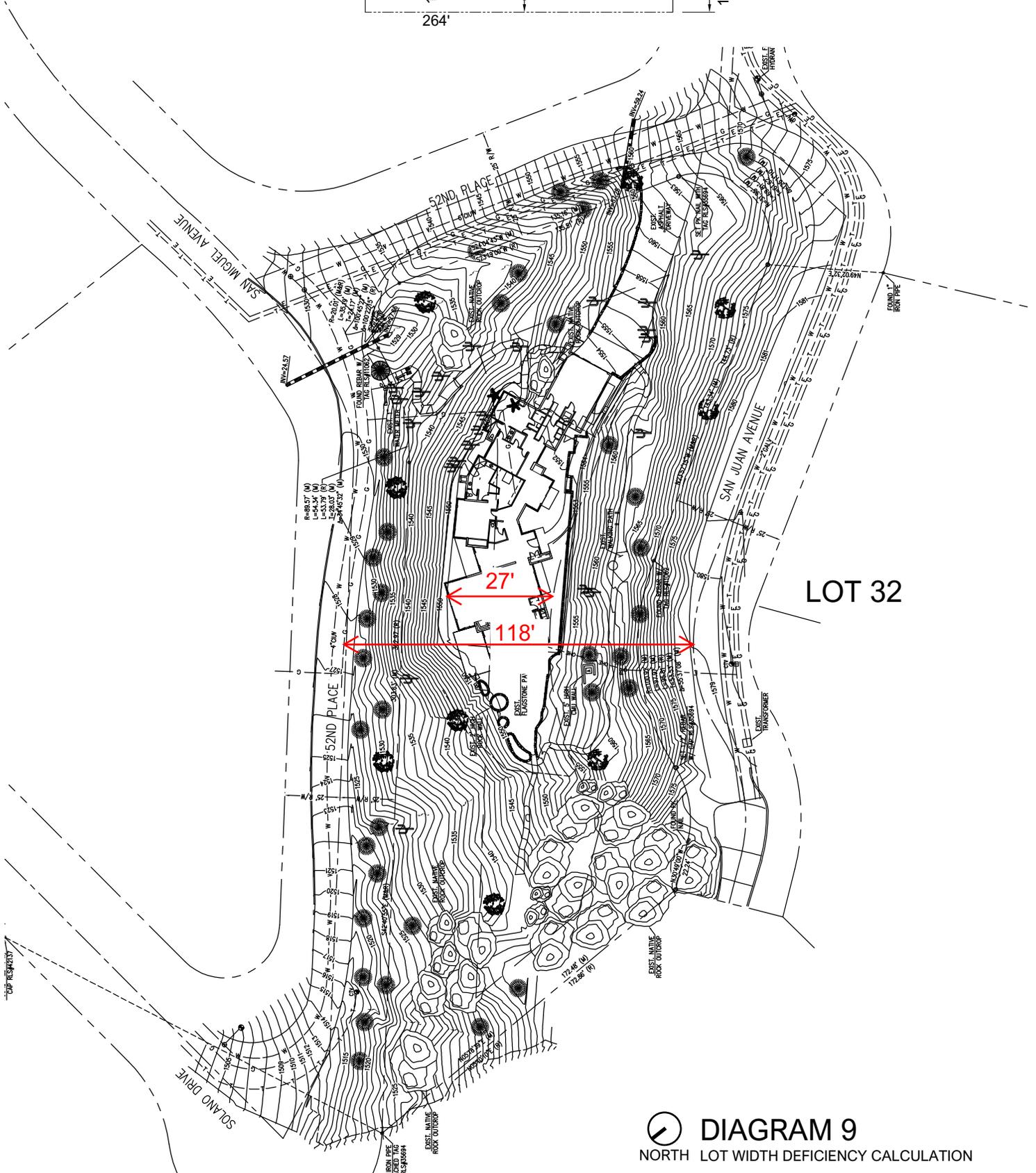
TYPICAL R-43 WIDTH: 165'
LOT 32 WIDTH: 118'
DEFICIENCY 47'



TYPICAL R-43 LOT
FLAT LOT
MINIMUM LOT SIZE: 43,560 SF
MINIMUM LOT WIDTH: 165 FT

BUILDING ENVELOPE DEFICIENCY CALCULATION

TYPICAL R-43 WIDTH: 85'
LOT 32 WIDTH: 27'
DEFICIENCY 58'

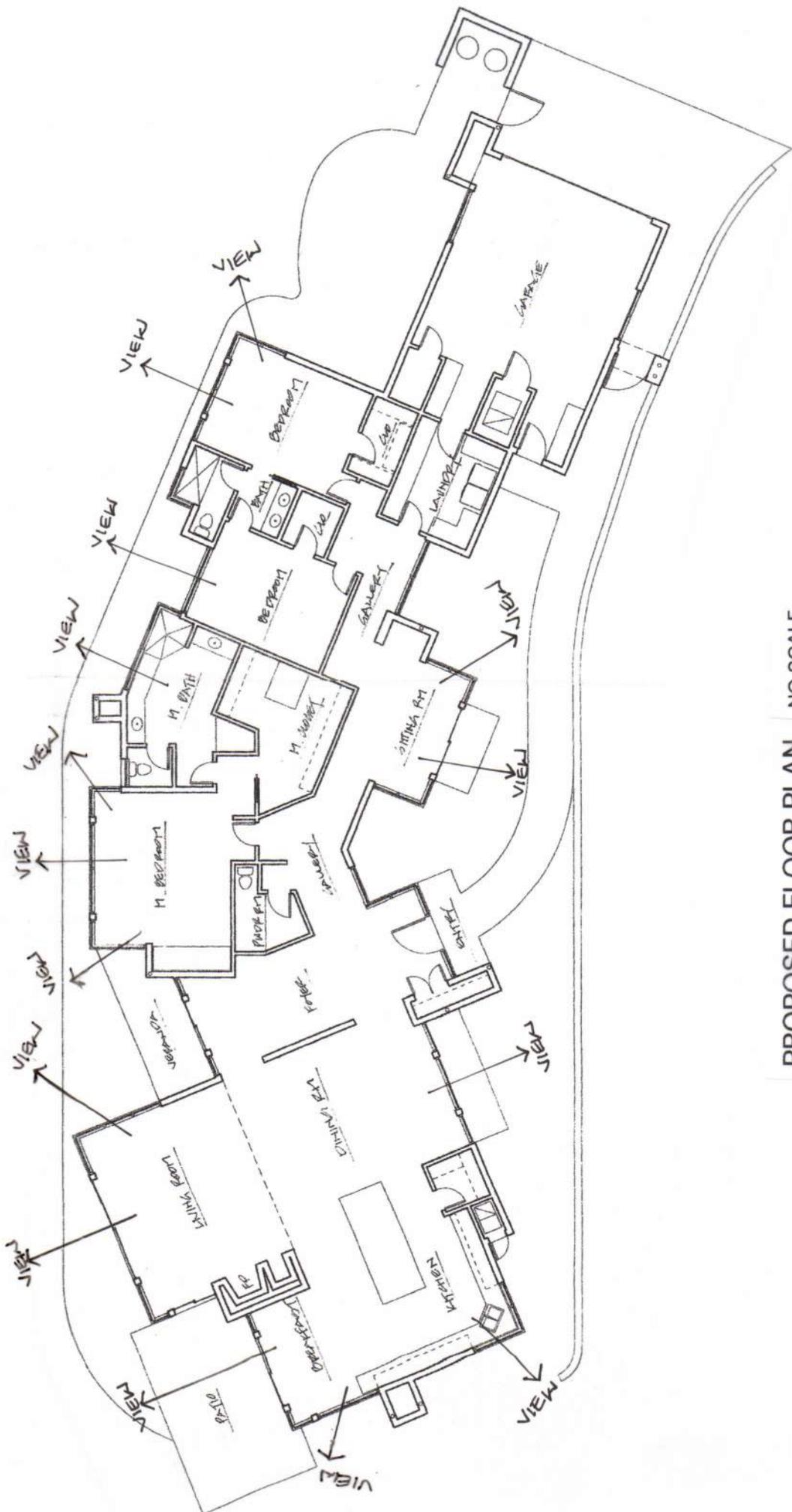


LOT 32



DIAGRAM 9

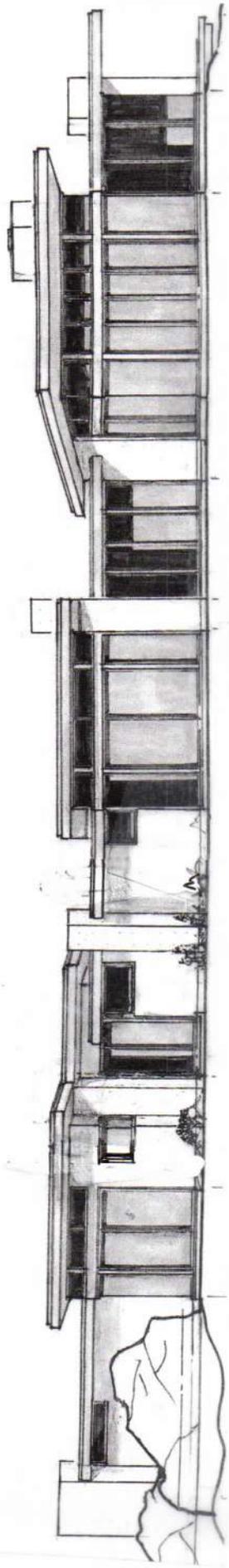
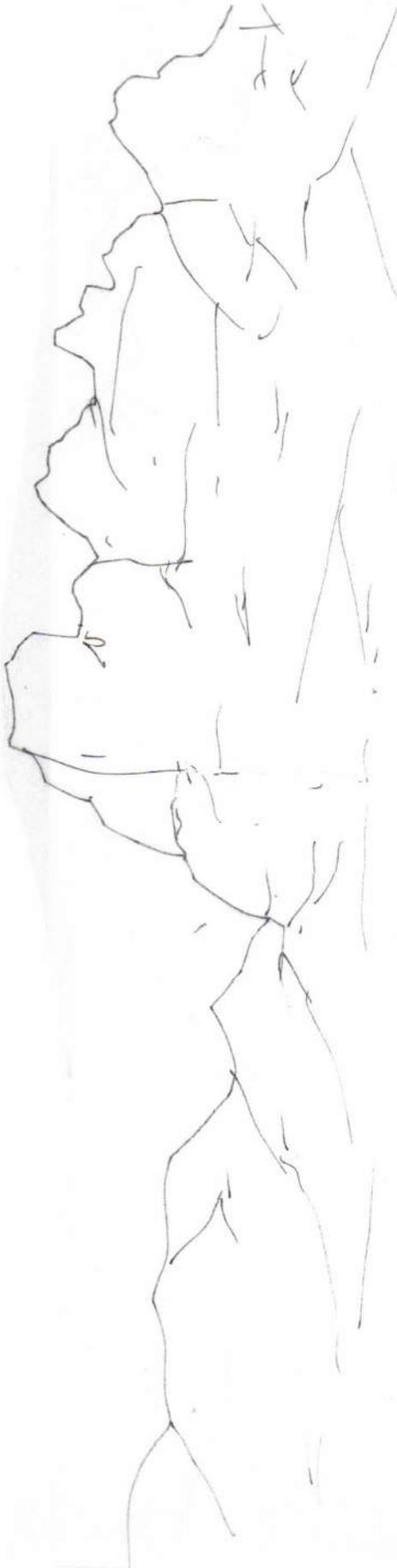
NORTH LOT WIDTH DEFICIENCY CALCULATION



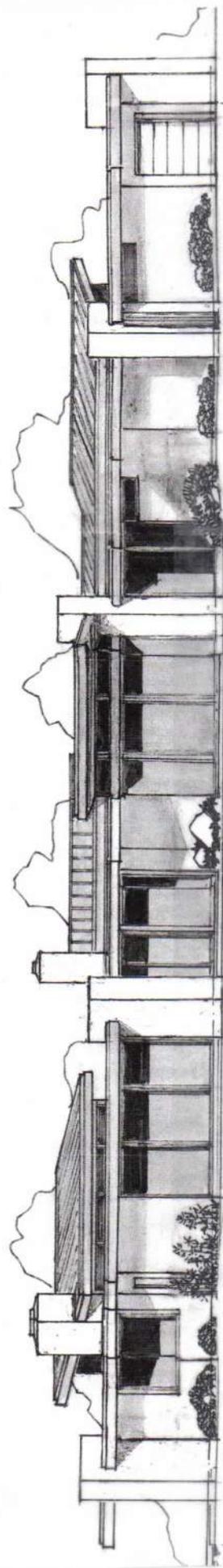
PROPOSED FLOOR PLAN | NO SCALE

DIAGRAM 10

PROPOSED FLOOR PLAN



REAR ELEVATION

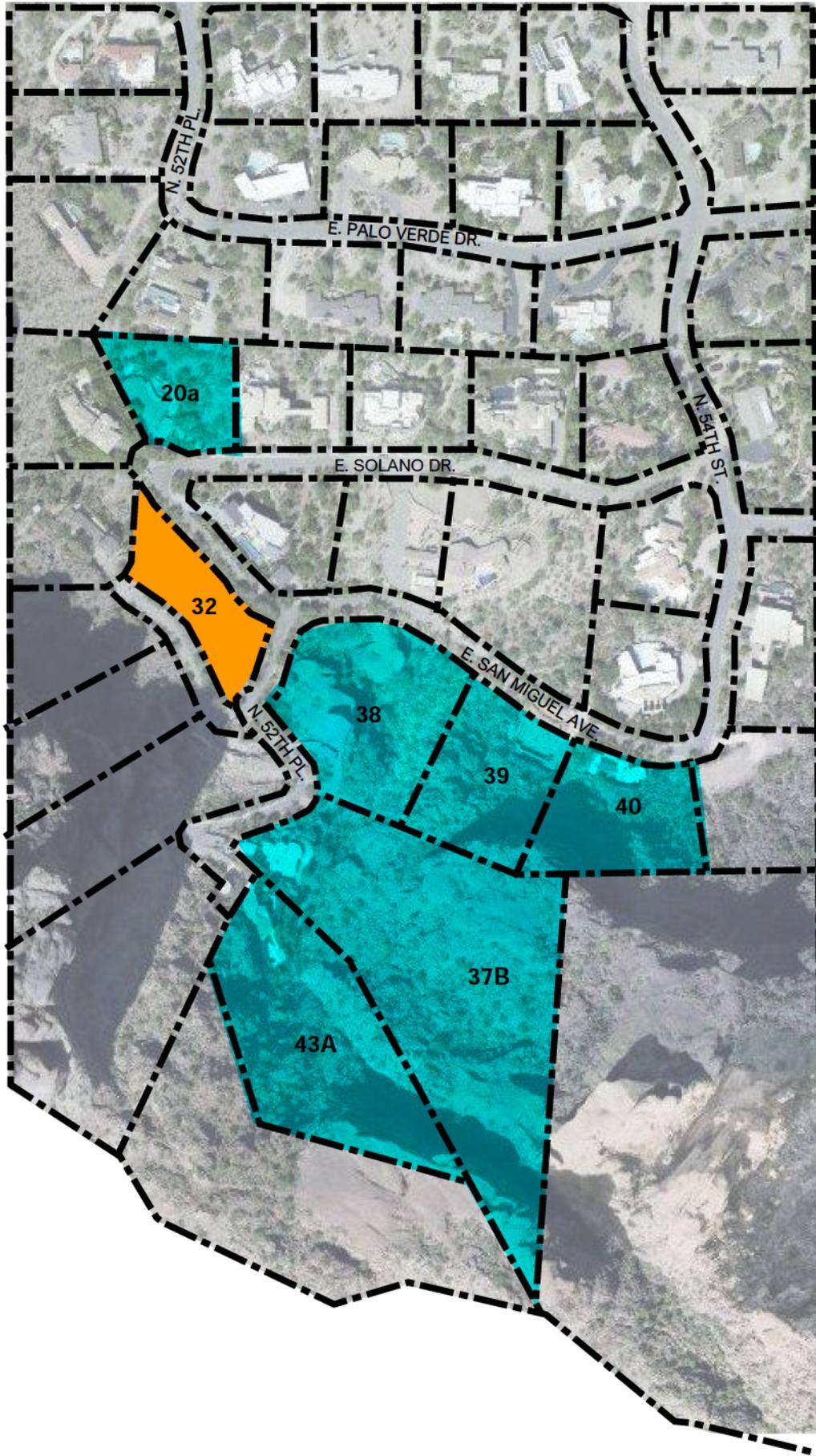


FRONT ELEVATION

DIAGRAM 10a

EXTERIOR ELEVATIONS

E. MCDONALD DR.



NORTH

DIAGRAM 11

NEIGHBORING PROPERTIES WITH
SETBACK ENCROACHMENTS

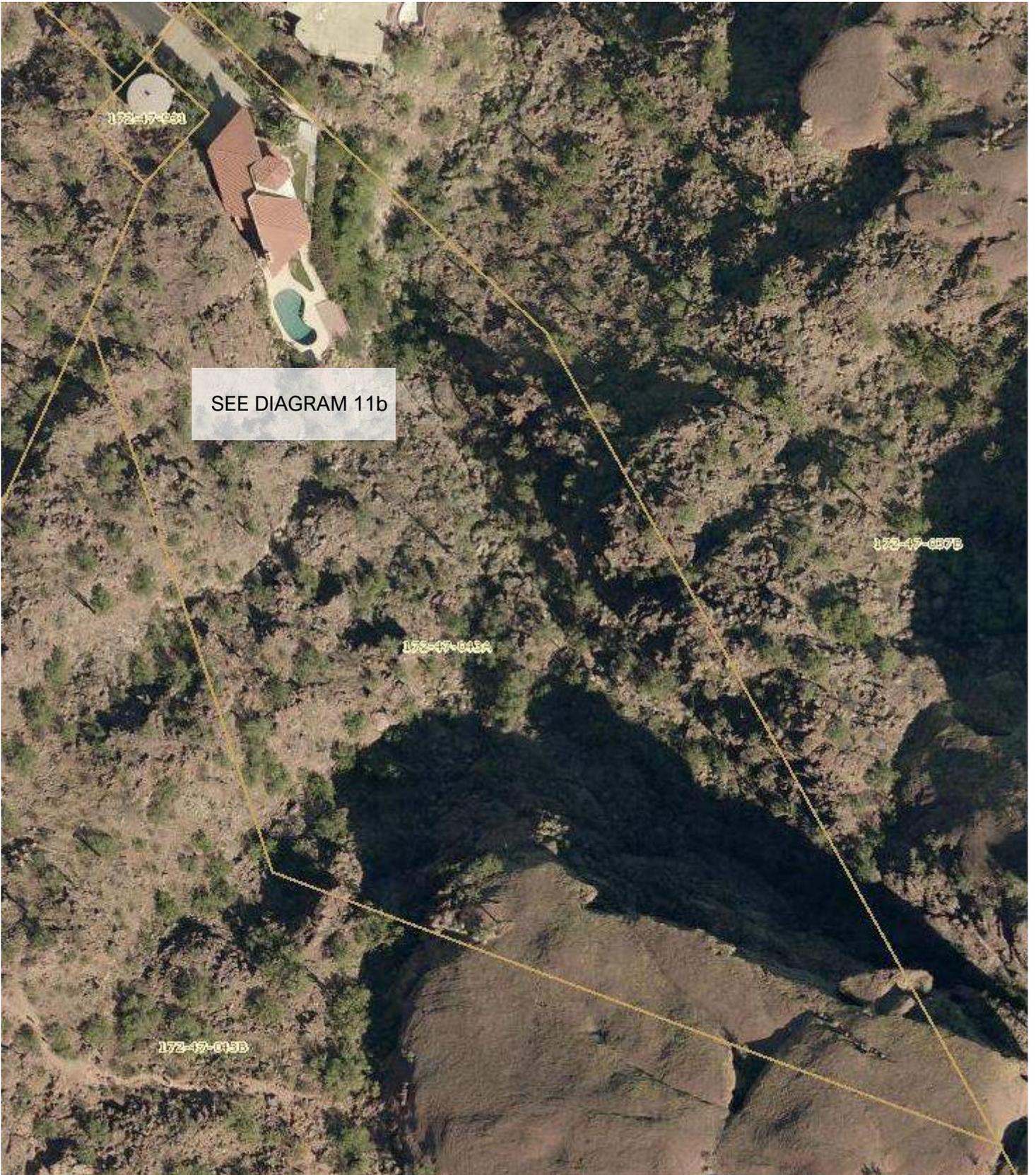


DIAGRAM 11a
LOT 43A



DIAGRAM 11b

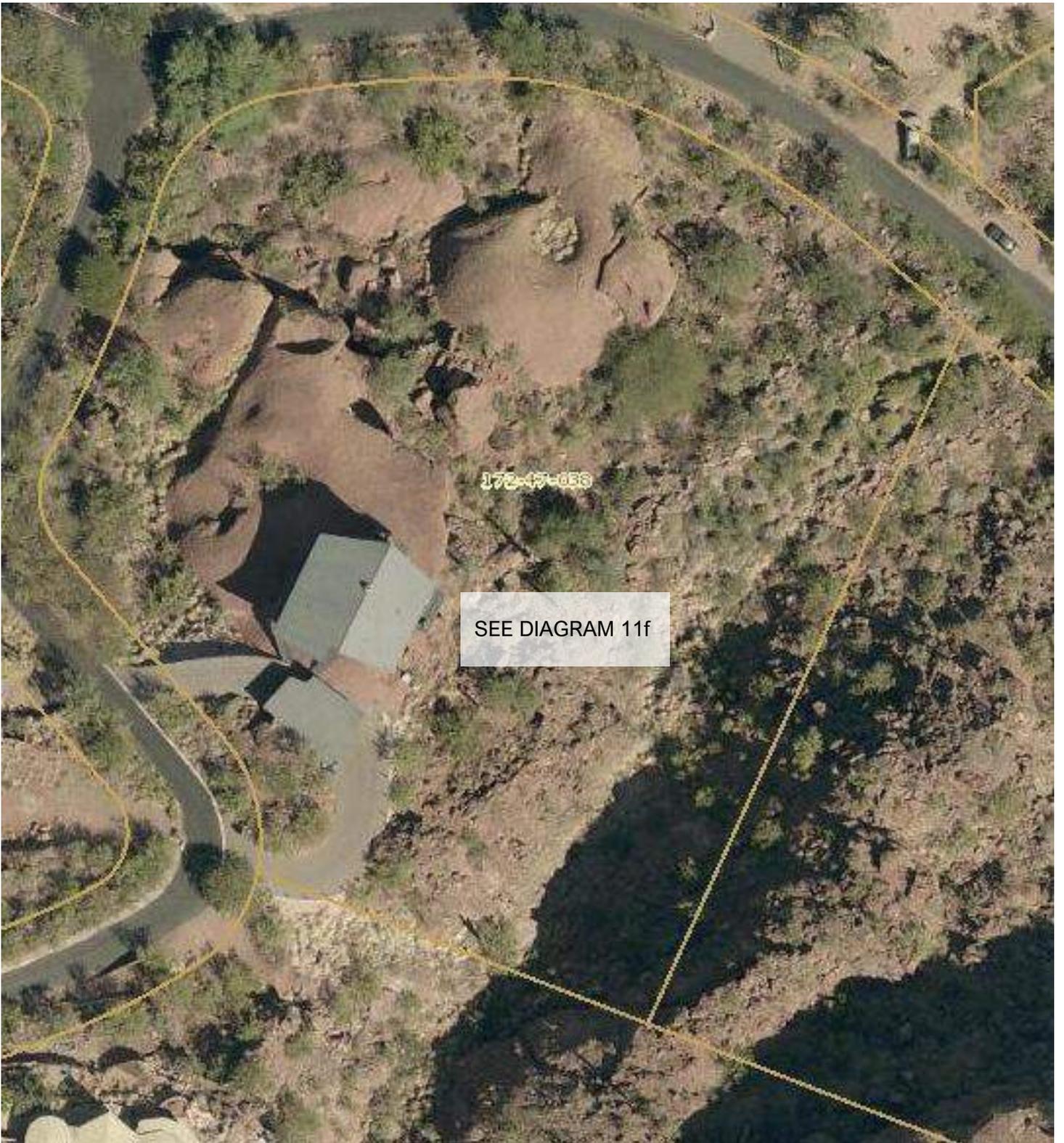
FRONT YARD ENCROACHMENT



DIAGRAM 11c
LOT 37B



DIAGRAM 11d
FRONT YARD ENCROACHMENT
ACCESSORY STRUCTURE ENCROACHMENT



SEE DIAGRAM 11f

172-47-033

DIAGRAM 11e
LOT 38



DIAGRAM 11f
ACCESSORY STRUCTURE ENCROACHMENT

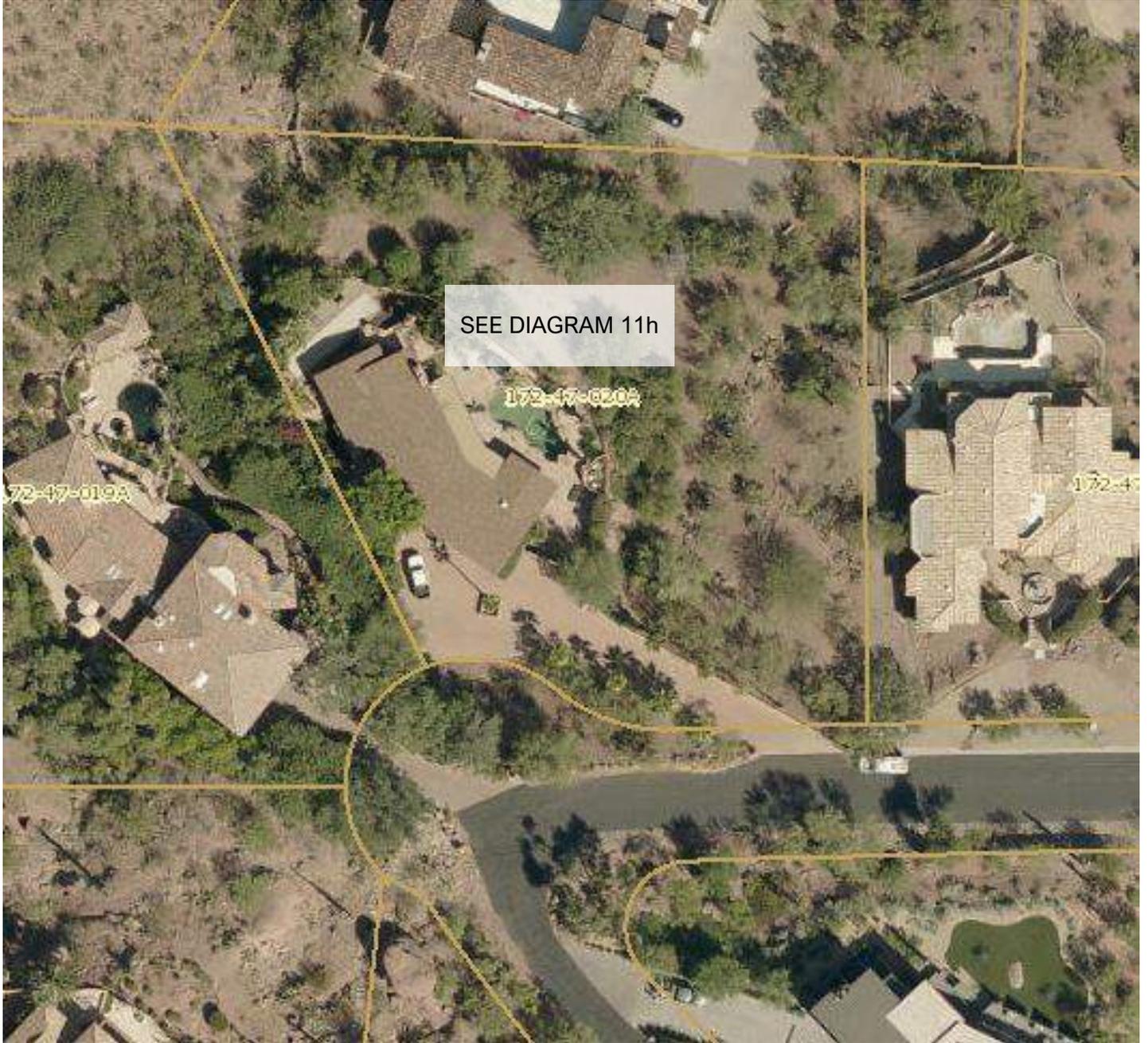


DIAGRAM 11g
LOT 20a



DIAGRAM 11h
FRONT YARD ENCROACHMENT
SIDE YARD ENCROACHMENT

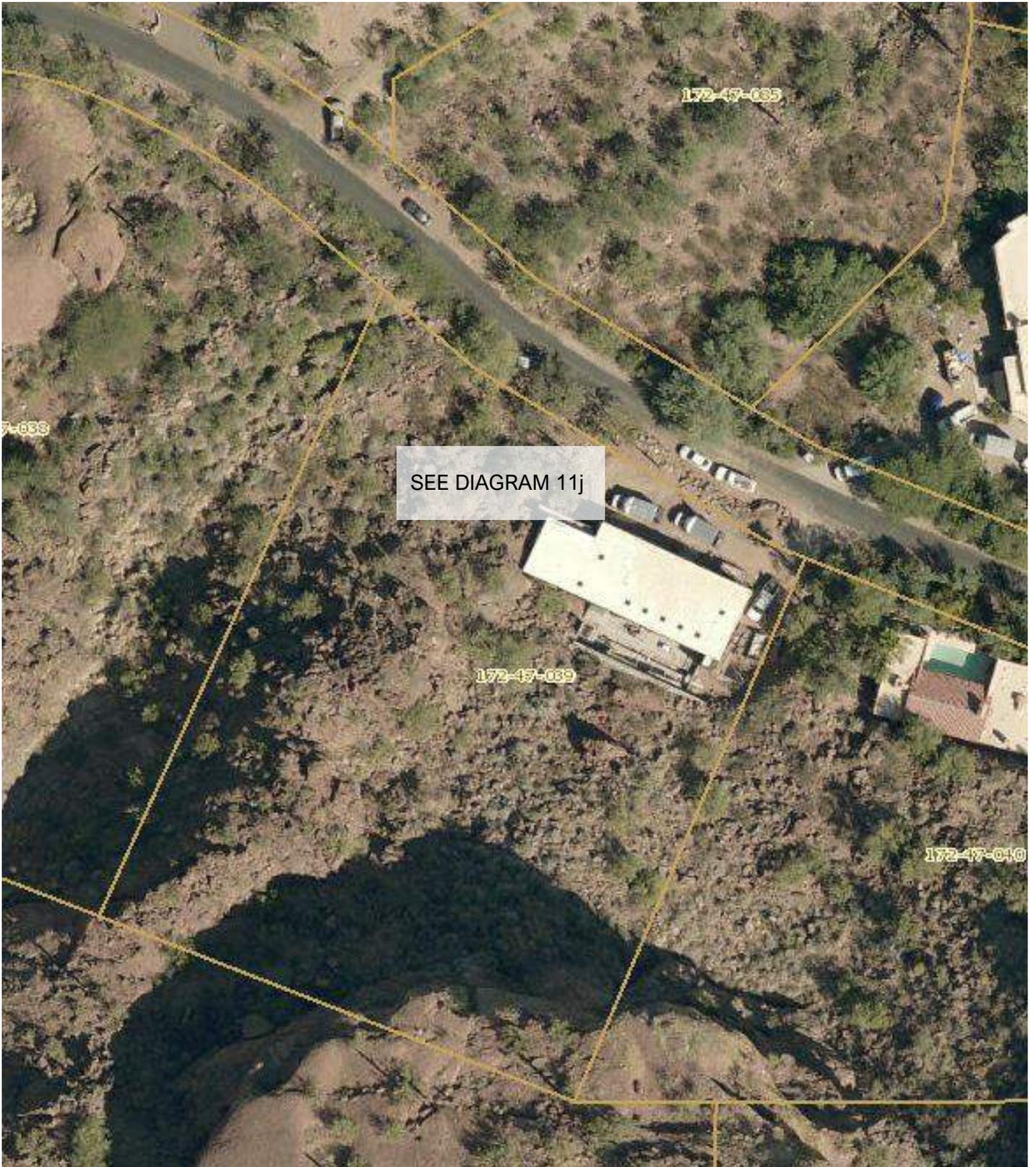


DIAGRAM 11i
LOT 39



DIAGRAM 11i
FRONT YARD ENCROACHMENT
SIDE YARD ENCROACHMENT

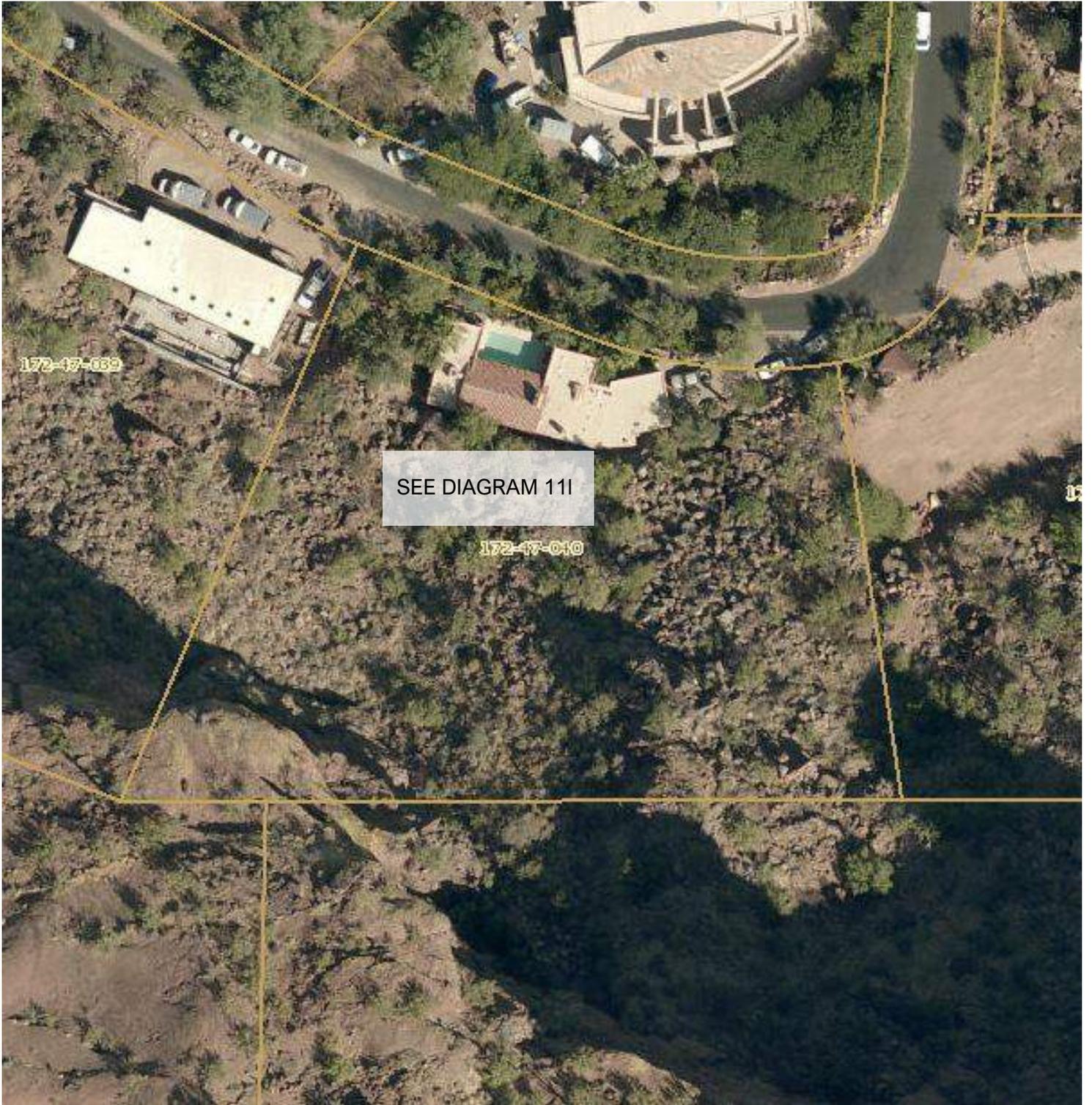


DIAGRAM 11k

LOT 40

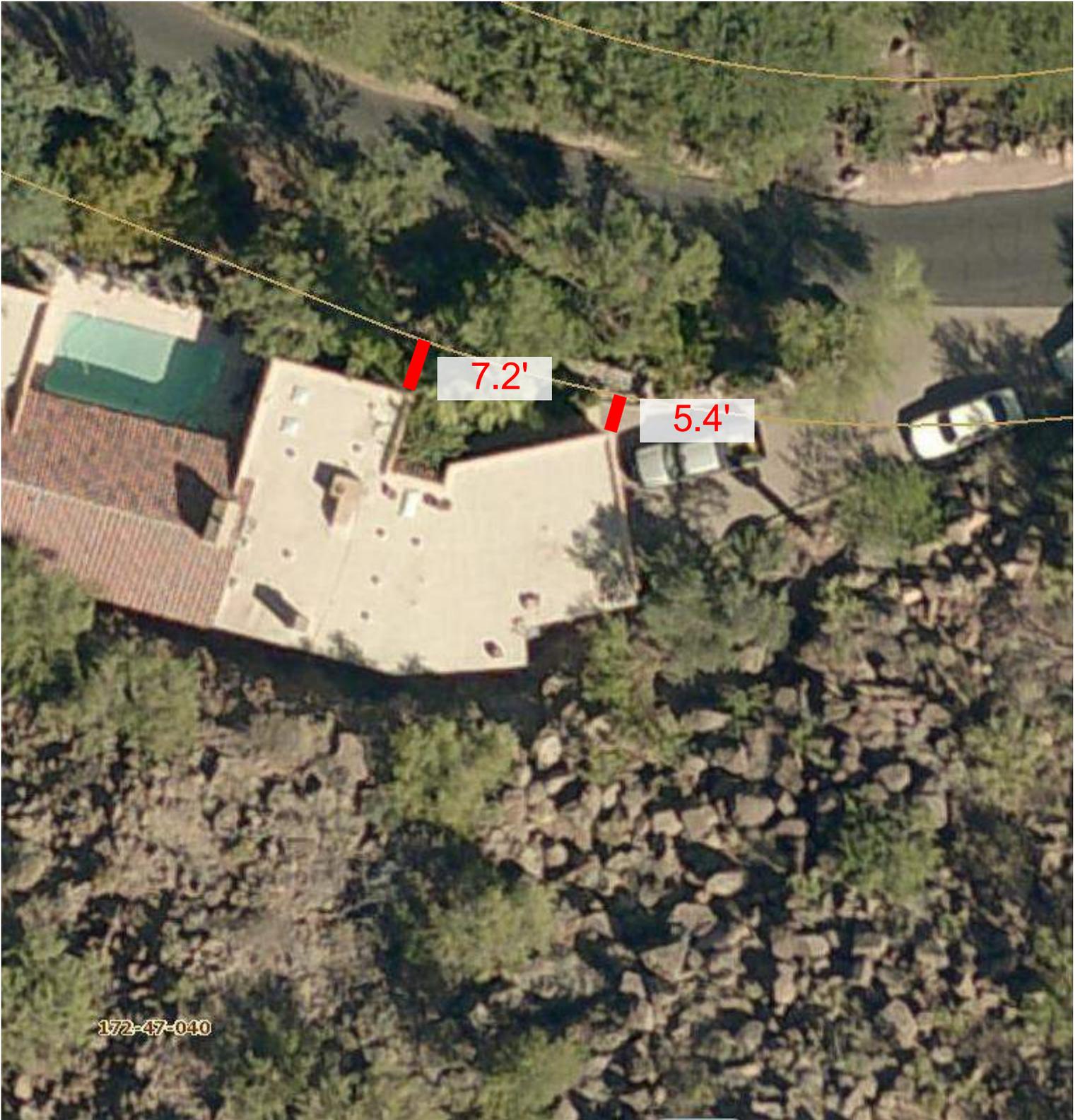
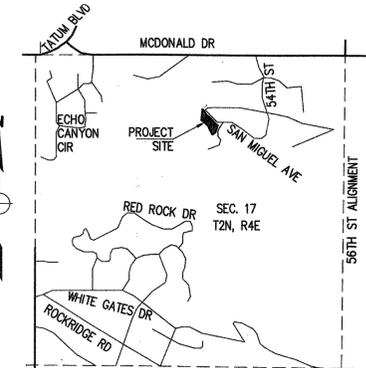


DIAGRAM 111
FRONT YARD ENCROACHMENT

TOPPV STAFF COMMENTS RESPONSE
15 MAY 2018

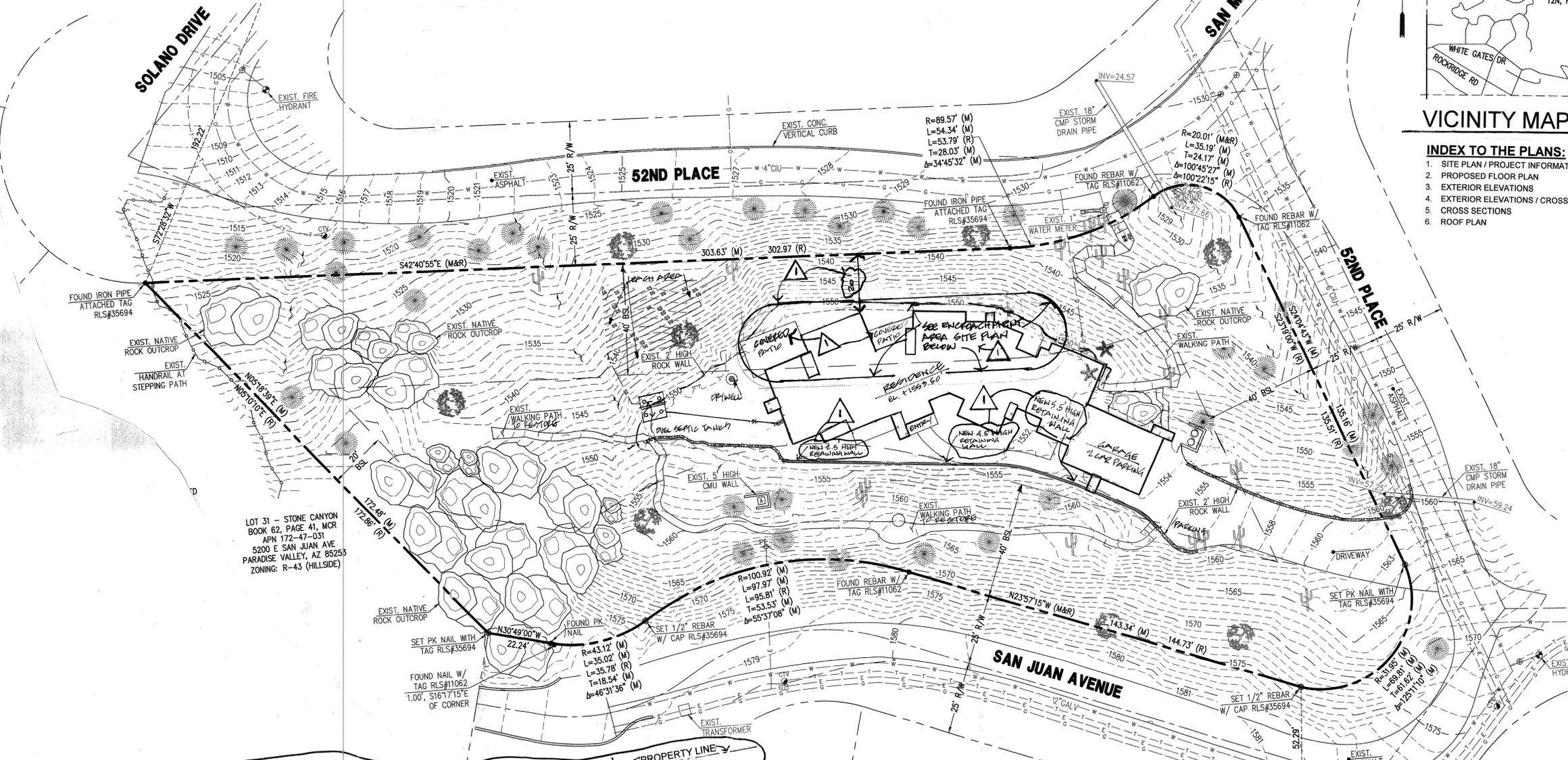


VICINITY MAP NO SCALE

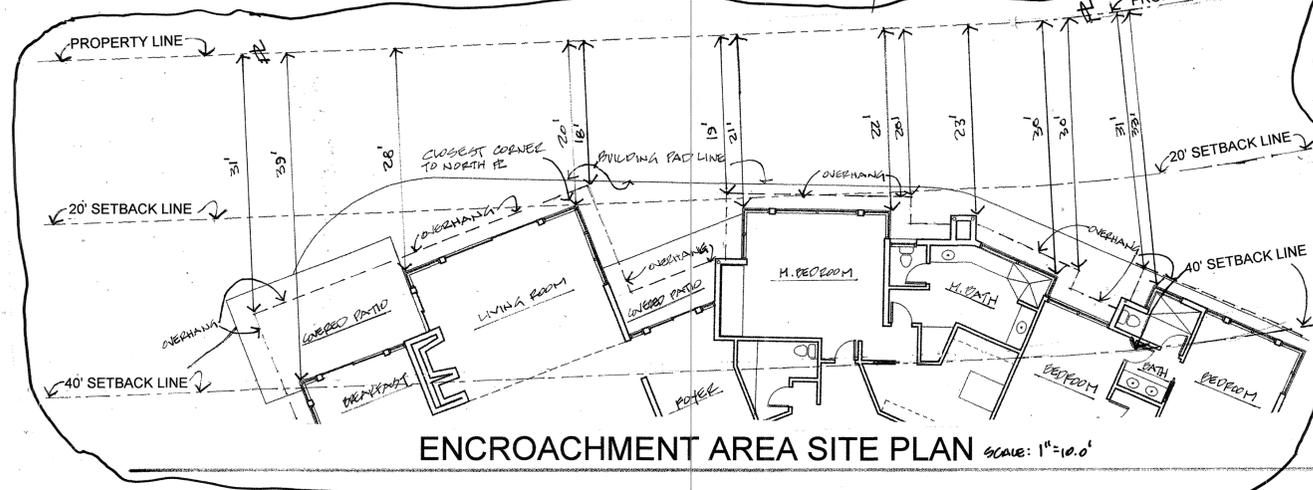
- INDEX TO THE PLANS:**
1. SITE PLAN / PROJECT INFORMATION
 2. PROPOSED FLOOR PLAN
 3. EXTERIOR ELEVATIONS
 4. EXTERIOR ELEVATIONS / CROSS SECTIONS
 5. CROSS SECTIONS
 6. ROOF PLAN

Furcini
CONSTRUCTION CORPORATION
4801 N 18TH STREET - PHOENIX - ARIZONA - 85018 - 602-278-0200 FAX 602-866-4465

CUCULIC RESIDENCE
5204 E. SAN JUAN AVENUE, PARADISE VALLEY, AZ 85253



LOT 31 - STONE CANYON
BOOK 62, PAGE 41, MCR
APN 172-47-031
5200 E SAN JUAN AVE
PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE)



ENCROACHMENT AREA SITE PLAN SCALE: 1"=10.0'

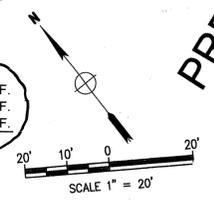
PROJECT INFORMATION

NAME: CUCULIC RESIDENCE
ADDRESS: 5204 E. SAN JUAN AVENUE, PARADISE VALLEY AZ 85253
LEGAL DESCRIPTION: LOT 32, STONE CANYON
ZONING: R-43
SQUARE FOOTAGE:
LIVABLE: 3,300 S.F.
GARAGE: 884 S.F.
COVERED PATIOS / ENTRY: 490 S.F.
STORAGE: 24 S.F.
TOTAL FOOTPRINT: 4,498 S.F.
OVERHANGS: 660 S.F.
TOTAL UNDER ROOF: 5,158 S.F.
LOT COVERAGE:
UNDER ROOF / LOT SIZE: 5,158 S.F. / 47,020 S.F. = 10.97%

ENCROACHMENT AREAS SQUARE FOOTAGE:

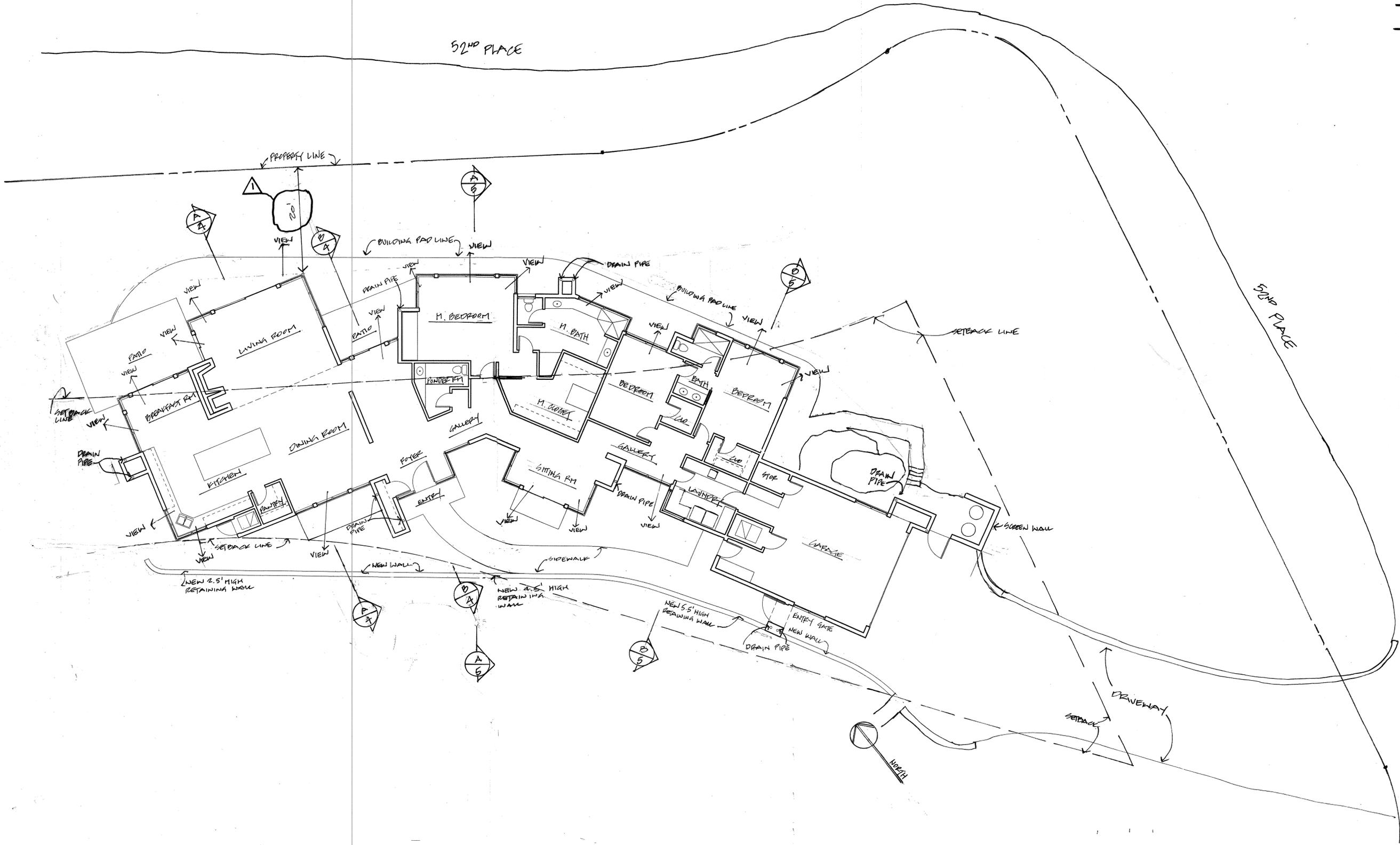
LIVABLE:	1,261 S.F.
PATIO:	243 S.F.
OVERHANGS:	232 S.F.
TOTAL:	1,736 S.F.

SITE PLAN SCALE: 1"=20.0'



PRELIMINARY PLANS
25 MAY 2018

SITE PLAN
PROJECT INFORMATION



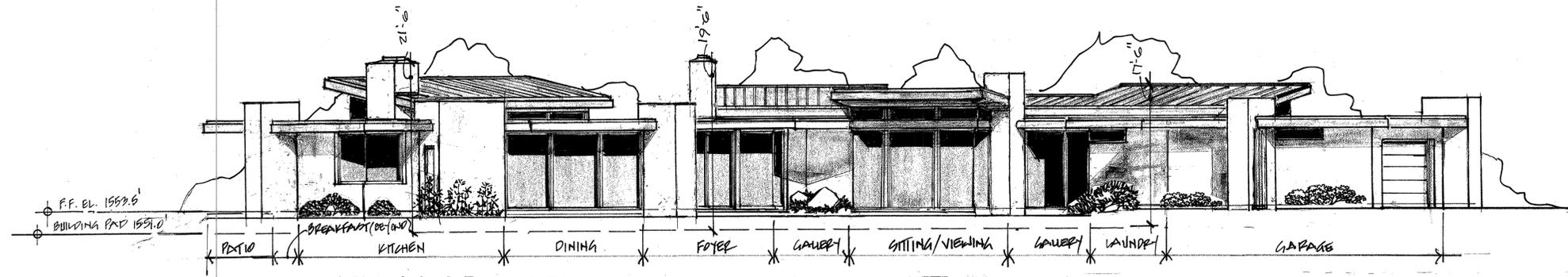
PROPOSED FLOOR PLAN SCALE: 1/8" = 1'-0"

Furcini
 CONSTRUCTION CORPORATION
 4830 N 14TH STREET PHOENIX, ARIZONA 85018 602-278-0200 FAX 602-946-4488

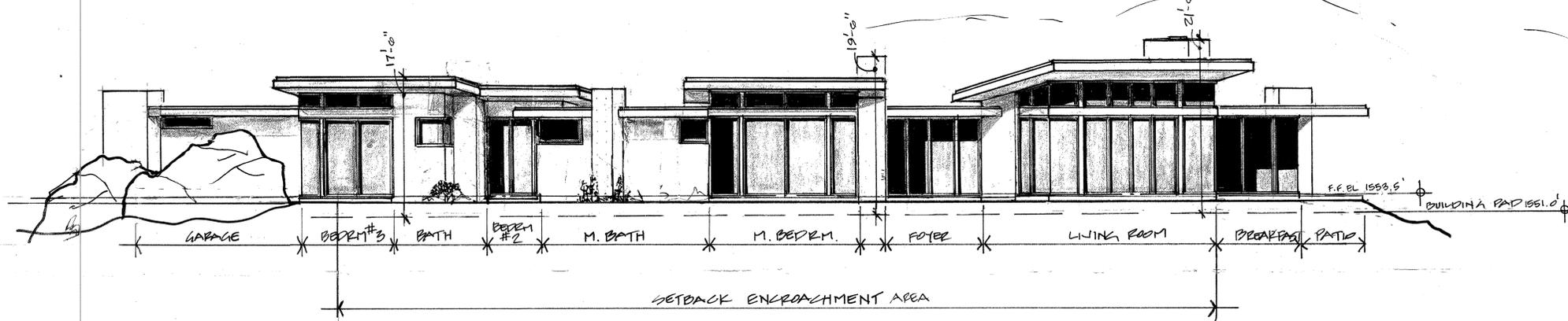
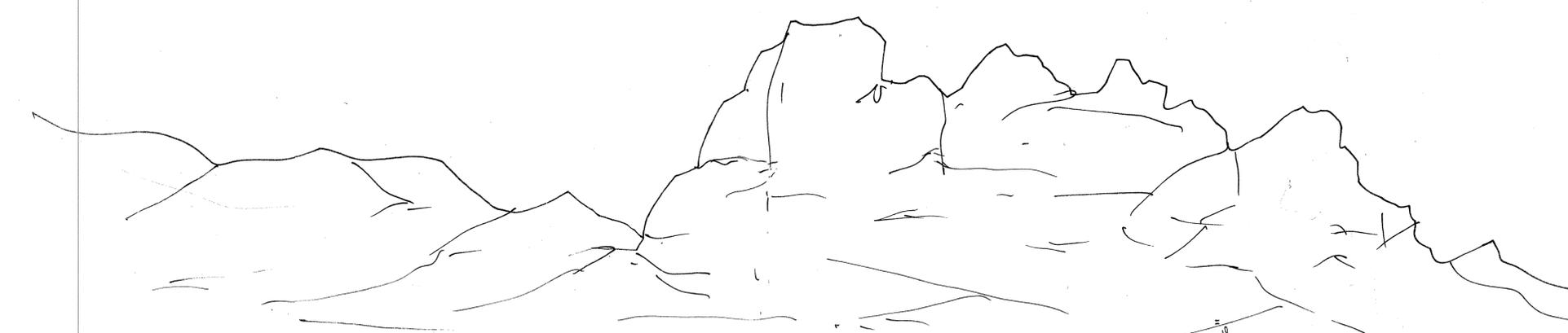
CUCULIC RESIDENCE
 5204 E. SAN JUAN AVENUE, PARADISE VALLEY, AZ 85263

PROPOSED FLOOR PLAN

25 MAY 2018



FRONT ELEVATION



REAR ELEVATION

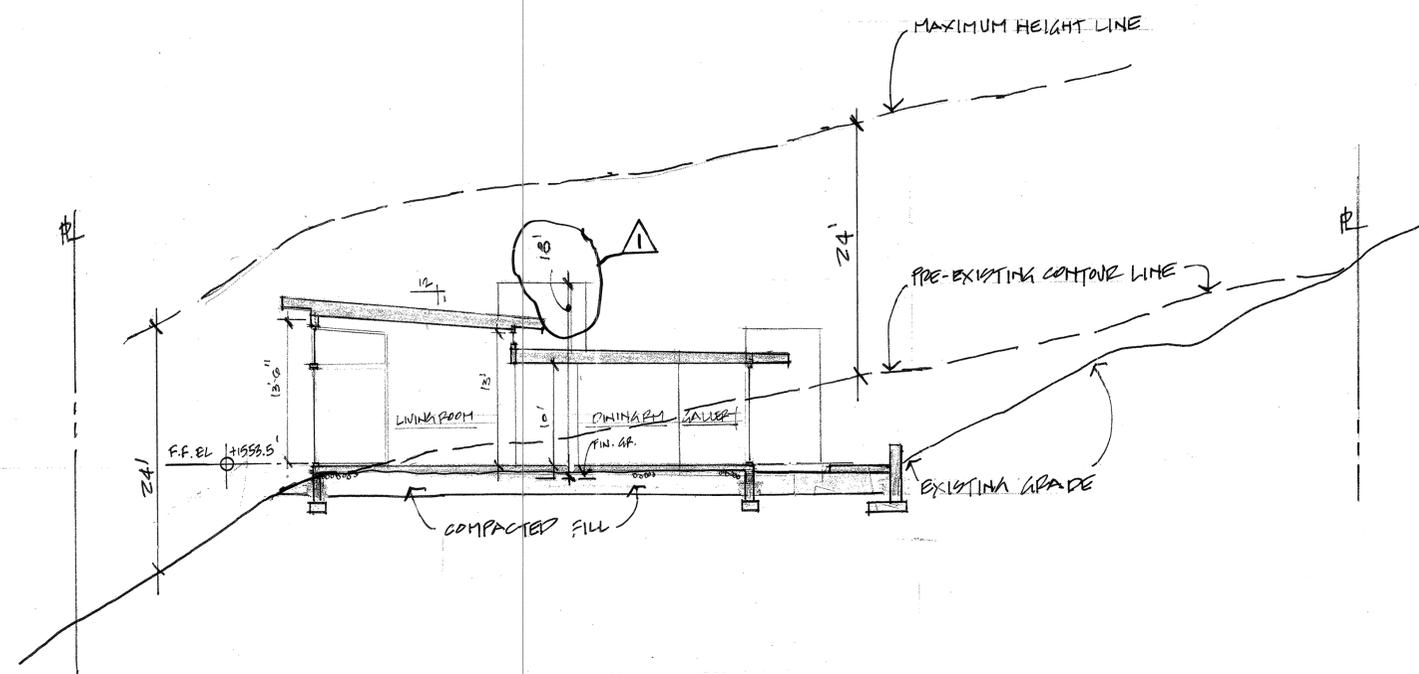
EXTERIOR ELEVATIONS SCALE: 1/8" = 1'-0"

Furcini
CONSTRUCTION CORPORATION
4800 N 84TH STREET - PHOENIX - ARIZONA - 85018 - 602-298-0200 FAX 602-866-4465

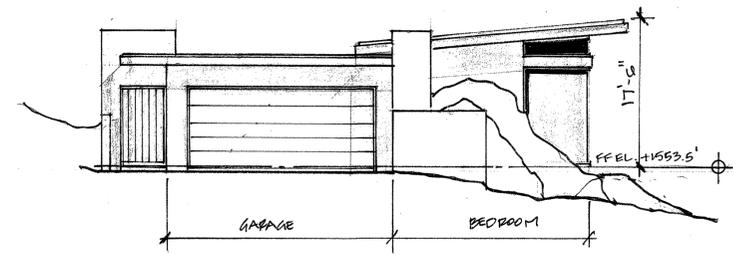
CUCULIC RESIDENCE
5204 E. SAN JUAN AVENUE, PARADISE VALLEY, AZ 85253

EXTERIOR ELEVATIONS
- FRONT
- REAR

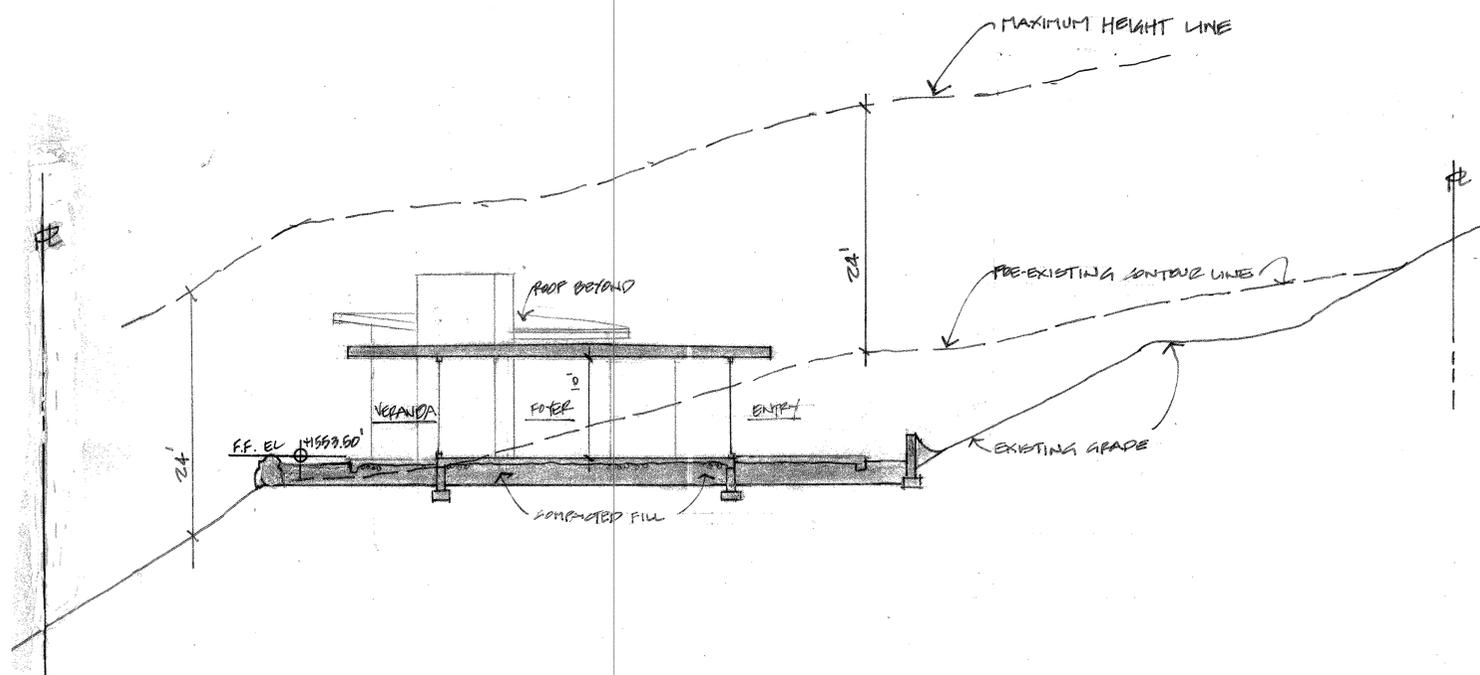
25 MAY 2018



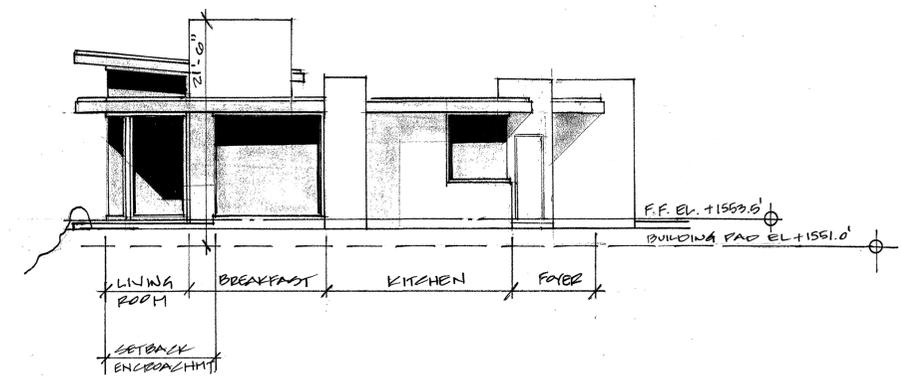
SECTION "A-A"



RIGHT SIDE



SECTION "B-B"



LEFT SIDE

CROSS SECTIONS SCALE: 1/8" = 1'-0"

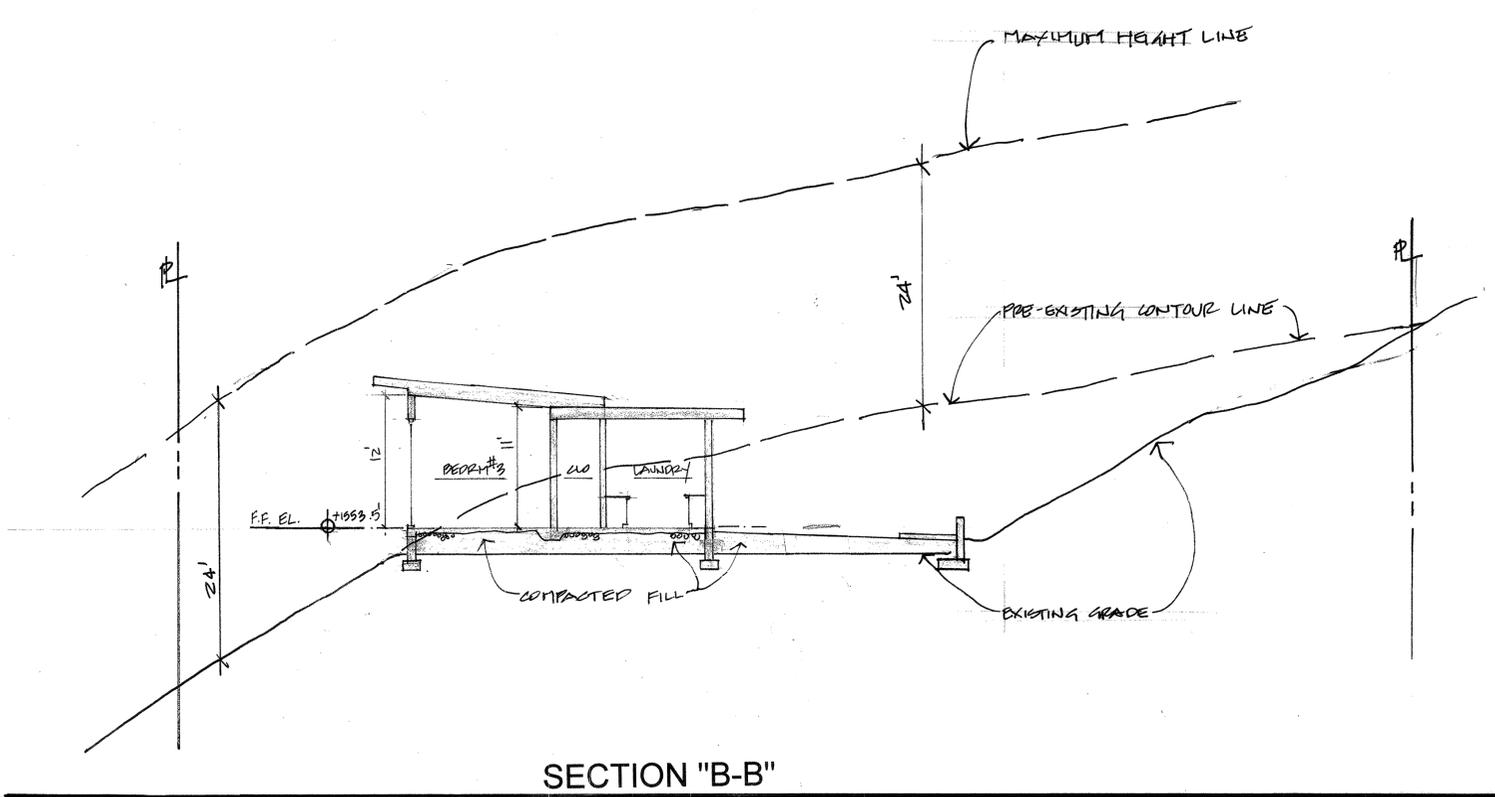
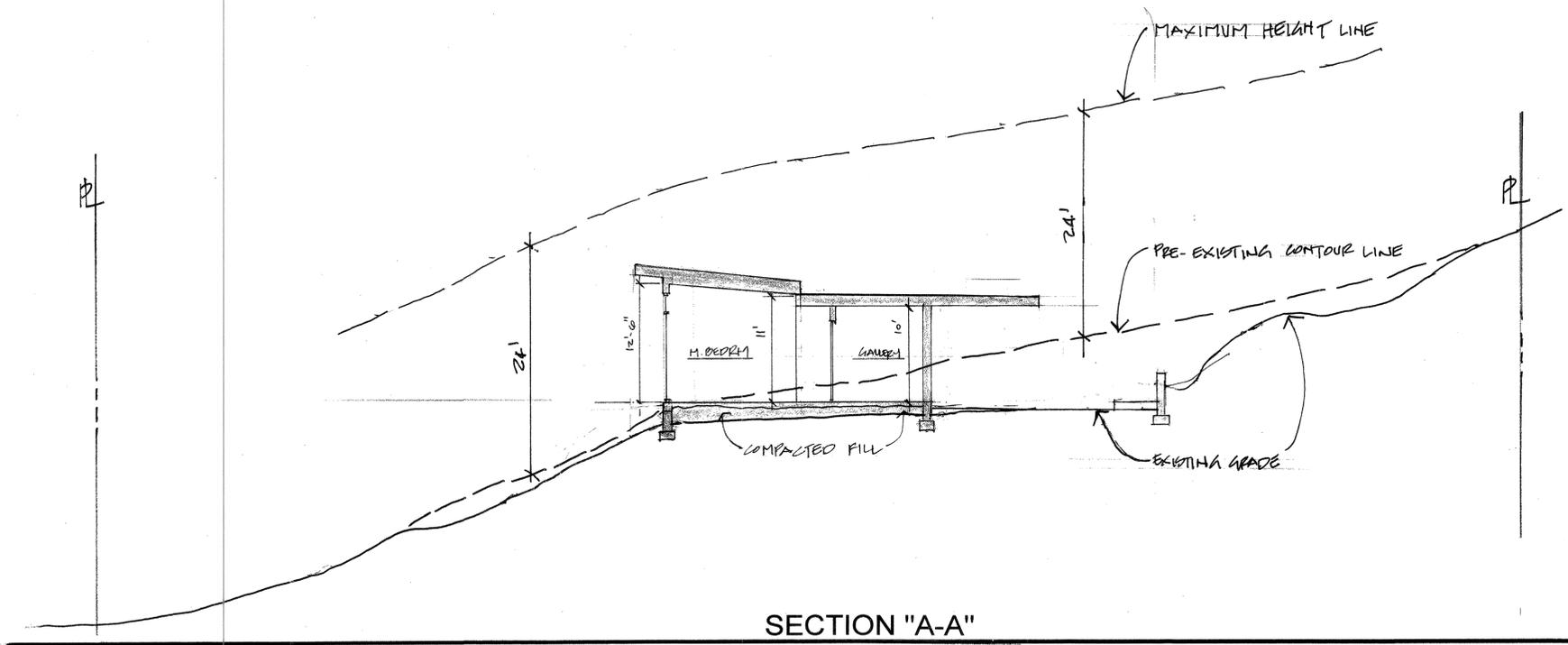
EXTERIOR ELEVATIONS SCALE: 1/8" = 1'-0"

Furcini
CONSTRUCTION CORPORATION
4801 14TH STREET - PHOENIX, ARIZONA 85016 (602) 276-0200 FAX 602-986-4465

CUCULIC RESIDENCE
5204 E. SAN JUAN AVENUE, PARADISE VALLEY, AZ 85253

EXTERIOR ELEVATIONS
RIGHT SIDE
LEFT SIDE
CROSS SECTIONS

25 MAY 2010



CROSS SECTIONS SCALE: 1/8" = 1'-0"

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 CONSTRUCTION CORPORATION
 4800 N. 14TH STREET, PHOENIX, ARIZONA 85018 602-278-0200 FAX 602-966-4485

CUCULIC RESIDENCE
 5204 E. SAN JUAN AVENUE, PARADISE VALLEY, AZ 85253

CROSS SECTIONS

25 MAY 2018

TOWN OF PARADISE VALLEY NOTES

- GRADING SHALL BE IN CONFORMANCE WITH 2015 IBC.
- PRIOR TO FIRST FLOOD 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.
- 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 CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
- ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH REQUIREMENTS OF SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES FOR FUTURE TYPE, LOCATION, HEIGHT, WATTAGE BASED UPON FIXTURES INSTALLED.
- 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.
- 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 TO BE BURIED UNDERGROUND PER THE TOWN OF PARADISE VALLEY STANDARDS.
- POOL, SPA, BARBEQUE AND ANY PROPOSED STRUCTURES OVER 8 INCHES ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
- POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER SECTION 5-2-2 OF THE TOWN OF PARADISE VALLEY ORDINANCES.
- A SETBACK CERTIFICATION IS REQUIRED AND MUST BE GIVEN TO TOWN INSPECTOR AT STEM WALL INSPECTION.
- MAIL BOX TO COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE R.O.W. 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. 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.
- 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.
- TRENCH BED SHALL BE FREE OF ROCKS AND DEBRIS.
- REGULATION II RULE 20-3 OF THE MARICOPA COUNTY HEALTH DEPARTMENT, BUREAU OF AIR POLLUTION CONTROL SHALL BE OBSERVED AND ENFORCED.
- 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.
- 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 CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION.
- THE TOWN ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS. THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE TOWN.
- THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE RESUBMITTED TO THE TOWN FOR RE-APPROVAL.
- A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE TOWN OF PARADISE VALLEY RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480-312-5750.
- WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 802-263-1100, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT. CALL "COLLECT" IF NECESSARY.
- ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE TOWN ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
- ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE IBC BY THE ICC. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE TOWN FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.
- 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.
- ON DEMOLITION, GRADING, REMODELING AND NEW CONSTRUCTION PROJECTS, PERMITTEE MUST NOTIFY ADJACENT PROPERTY OWNERS REGARDING THE NATURE OF THE PROJECT, THE TIME PERIOD FOR CONSTRUCTION, AND ANY UNUSUAL ACTIVITIES THAT MAY CAUSE DISRUPTION OF THE NORMAL COURSE OF TRAFFIC DURING CONSTRUCTION.
- ALL PERMITTEES MUST POST A SQUARE FOOT (2'x3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT PROPERTY AND NOT IN THE TOWN 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, AND ADDRESS OF PROJECT.
- 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. IF A STAGING AREA IS NEEDED ON A PROPERTY OTHER THAN THE CONSTRUCTION SITE FOR CONSTRUCTION SUPPLIES AND EQUIPMENT, THE PERMITTEE MUST OBTAIN PROPERTY OWNER AND TOWN APPROVAL FIRST AND MUST INFORM THE ADJACENT PROPERTY OWNERS OF THE LOCATION OF STAGING AREA AND TIME AND HOURS DURING THE DAY THE AREA WILL BE USED.
- EXCEPT AS OUTLINED IN ITEM 4, 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 RIGHT-OF-WAY OR NEAR ADJACENT PROPERTIES.
- BUILDING CONSTRUCTION MUST NOT START SOONER THAN SUNRISE AND NO LATER THAN SUNSET. ALSO, ORDINANCE 8561 IMPOSES RESTRICTIONS ON CONSTRUCTION WORK ON SATURDAYS, SUNDAYS AND MAJOR BUSINESS HOLIDAYS. HILLSIDE PROJECTS MAY HAVE ADDITIONAL RESTRICTIONS. EQUIPMENT WITH AUDIBLE REVERSE DIRECTION WARNINGS MUST NOT BE OPERATED PRIOR TO 7:00 A.M.
- THE USE AND OPERATION OF FUEL-FIRED GENERATORS ON ANY CONSTRUCTION SITE, NEW, EXISTING OR REMODELING, IS PROHIBITED UNLESS DUE TO A HARSH TOWN APPROVAL IS OBTAINED.
- THE CONTRACTOR AND PROPERTY OWNER WILL 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, OR UNTIL SUCH TIME THAT A WRITTEN, SIGNED AND LEGALLY BINDING AGREEMENT HAS BEEN REACHED BY THE PARTIES INVOLVED TO REMEDY ANY VIOLATION WITHIN A REASONABLE TIME PERIOD, AND UNTIL ALL REQUIRED FEES ARE PAID IN FULL.
- THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
- A KEY SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY CONTROL GATES. THE KEY SWITCH SHALL BE INSTALLED IN A LOCATION ON THE GATE CONTROL PANEL THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE PARADISE VALLEY BUILDING DEPARTMENT.
- ALL EQUIPMENT OF ALL TRADES ON OR AFFECTING THE JOB MUST BE CLEANED ONLY IN A PRE-DETERMINED AND DESIGNATED AREA. DEBRIS AND RUNOFF FROM SAID AREA MAY NOT EXTEND BEYOND THE BUILDING AREA.
- 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.
- AN INSPECTION FEE WILL BE CHARGED IF THE INSPECTION IS REQUIRED AS A RESULT OF A CODE VIOLATION.
- FOR DEMOLITION INSPECTION OWNER OR PERMITTEE SHALL NOTIFY OSHA FOR ASBESTOS INSPECTION. ALL DEMOLITIONS AND ALL RENOVATION ACTIVITIES THAT WILL DISTURB FRAGILE ASBESTOS CONTAINING MATERIALS MUST BE REPORTED TO THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.

PRELIMINARY GRADING & DRAINAGE PLAN
CUCULIC RESIDENCE
5204 E SAN JUAN AVE., PARADISE VALLEY, AZ 85253
LOT 32 - STONE CANYON

A SUBDIVISION PLAT RECORDED IN BOOK 62 OF MAPS, PAGE 41, MCR.,
 LOCATED IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, T.2N, R.4E
 OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

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-11) PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATING 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 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 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 ITS 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.
- EXISTING TREES AND WALLS OUTSIDE OF CONSTRUCTION AREA SHALL BE REVEGETATED WITH SIMILAR PLANT TYPES AND SPECIES 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.
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE - 5% MIN SLOPE FOR FIRST 10 FEET, U.N.O.
- ALL WATER AND SEWER LINES AND CONNECTIONS MUST BE INSTALLED PER IPC 2012, MAG AND TOWN OF PARADISE VALLEY SUPPLEMENT TO MAG.
- WATERPROOF ALL EXTERIOR WALLS 18" ABOVE FINISH GRADE-(BITUTHENE@ 3000 HC MEMBRANE W/ GRACE PROTECTION 03 OR APPROVED EQUAL).
- ALL PIPES AND FITTINGS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.
- ABANDONMENT OF EXISTING AND INSTALLATION OF NEW 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 LANDSCAPE PLANS FINAL LOCATION AND GRATE TYPE OF SPECIFIED AREA DRAINS AND TRENCH DRAINS.
- VERIFY AND COORDINATE WITH ARCHITECTURAL AND LANDSCAPE PLANS LOCATION AND HEIGHT OF ALL SITE WALLS.
- DISTURBED AREA: TOTAL ACRES = 0.5 ACRES < 1 ACRE; NPDES PERMIT IS NOT REQUIRED.
- REFER TO ARCHITECTURAL PLANS AND DETAILS FOR DEMOLITION AND REMOVAL OF ANY EXISTING BUILDING STRUCTURES, SITE WALLS, POOL AND PAVEMENT ETC.
- REFER TO GEOTECHNICAL REPORT FOR SPECIFIC RECOMMENDATIONS AND MAXIMUM ALLOWED FILL AND CUT SLOPES.
- THE PROPOSED POOL EQUIPMENT FOR THIS PROJECT SHALL BE EQUIPPED WITH CARTRIDGE FILTER IN ORDER TO AVOID THE BACKWASH.

LEGEND

- FOUND REBAR OR AS NOTED
- SET 1/2" REBAR & TAG OR AS NOTED
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- ELECTRIC METER
- A/C UNIT
- GAS METER
- TELEPHONE PEDESTAL
- SEWER CLEANOUT
- CABLE TV RISER
- AREA DRAIN
- MAILBOX
- CATV, PHONE
- SEWER LINE
- WATER LINE
- ELECTRIC LINE
- COMMUNICATIONS LINE
- GAS LINE
- FENCE
- EXISTING CONTOUR
- EXIST. DRAINAGE FLOW
- EXIST. SPOT ELEVATION
- TREE
- IRONWOOD TREE
- PALM TREE
- MESQUITE TREE
- TREE
- CACTUS
- EXISTING DISTURBED AREA
- PROPOSED DISTURBED AREA
- FLOW LINE
- DRAINAGE FLOW ARROW
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- TOP OF RAILING/NON-RET. WALL
- TOP OF RETAINING WALL
- FINISH GRADE
- TOP OF FOOTING
- FINISH GRADE AT BOTTOM OF WALL
- RETAINING WALL/AGAINST BUILDING

ABBREVIATIONS

- BSL BACK OF CURB
- BC BUILDING SETBACK LINE
- BW BOTTOM OF WALL
- CC CONCRETE, CALCULATED
- TPV TOWN OF PARADISE VALLEY
- DE DRAINAGE EASEMENT
- ESMT EASEMENT
- EXIST. EXISTING
- EG EXISTING GRADE
- FG FINISH GRADE
- FL FINISH FLOOR ELEVATION
- F FLOW LINE
- G GUTTER, GAS
- I INVERT
- MAG MARICOPA ASSOCIATION OF GOVERNMENTS
- M MEASURED
- MCR MARICOPA COUNTY RECORDER
- P PAVEMENT
- PUE PUBLIC UTILITY EASEMENT
- R RECORDED
- R RADIUS
- R/W RIGHT OF WAY
- T TANGENT, TELEPHONE
- W WEST, WATERLINE
- TP TOP OF PARAPET
- TC TOP OF CURB
- TG TOP OF GRATE
- TF TOP OF FOOTING
- TR TOP OF RAILING
- TRW TOP OF RETAINING WALL
- TW TOP OF WALL
- WM WATER METER

DISTURBED AREA CALCULATIONS

AREA OF LOT: 47,205 S.F. (1.084 AC.)

BUILDING PAD SLOPE: 23%

VERTICAL: 19'

HORIZONTAL: 84'

ALLOWABLE NET DISTURBED AREA: 7,156 S.F. (15.16%)

GROSS EXISTING DISTURBED AREA: 19,830 S.F.

EXISTING BUILDING FOOTPRINT: 2,367 S.F.

NET EXISTING DISTURBED AREA: 17,463 S.F.

GROSS PROPOSED DISTURBED AREA: 18,426 S.F.

LESS TEMPORARY AREAS OF DISTURBANCE TO BE RESTORED AND REVEGETATED: 0 S.F.

LESS 25% OF NEW DRIVEWAY PAVERS: 484 S.F. (0.25x1,934 S.F.)

LESS BUILDING FOOTPRINT AREA: 4,498 S.F.

PROPOSED NET DISTURBED AREA: 13,895 S.F.

ALLOWED SLOPES STEEPER THAN NATURAL GRADE (5% MAX.): 2,360 S.F. (5%)

PROPOSED SLOPES STEEPER THAN NATURAL GRADE (AREA): 2,360 S.F. (5%)

GRADING SPECIFICATIONS

- EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2015 I.B.C. AND WILL BE PERFORMED ACCORDINGLY.
- THE CONTRACTOR WILL RETAIN A SOILS ENGINEER DURING CONSTRUCTION TO INSPECT PROGRESS OF CONSTRUCTION CONCERNING PREPARATION OF GROUND TO RECEIVE FILLS, TESTING AND REQUIRED COMPACTION STABILITY OF ALL FINISH SLOPES INCLUDING CUT SLOPES.
- COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 AND PROVISIONS AS SET FORTH IN THE SOILS REPORT.
- BEARING MATERIALS FOR FILL UNDER RESIDENCE PAD IF NATIVE MATERIAL IS USED. LARGE ROCK FRAGMENTS MUST BE REMOVED THAT ARE IN EXCESS OF SIX INCHES. REMAINING MATERIAL MUST BE SMALLER PARTICLES OF SAND AND ROCK THAT CAN BE COMPACTED INTO A DENSE CONDITION. MAXIMUM PARTICLE SIZE: 6 INCHES. PERCENT PASSING NO. 4 SIEVE: 35% TO 70%. PERCENT PASSING NO. 200 SIEVE: 25% MAX. PLASTICITY INDEX: 10% MAX.
- CUT-SLOPES: MAXIMUM ROCK CUT SLOPE TO BE 1.0 FEET HORIZONTAL TO 3.0 FEET VERTICAL PER GEOTECHNICAL STUDY.
- FILL SLOPES: MAXIMUM FILL SLOPE TO BE 2.0 FEET HORIZONTAL TO 1.0 FEET VERTICAL.
- COMPACTION FILL MATERIAL MUST BE PLACED ON LEVELED BENCHES CUT INTO UNDISTURBED EXISTING HILLSIDE. PLACE FILL IN HORIZONTAL LIFTS OF THICKNESS COMPATIBLE WITH THE COMPACTION EQUIPMENT USED. COMPACT TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM A.S.T.M. DENSITY AT THE OPTIMUM MOISTURE CONTENT OF ± TWO PERCENT. THIS PERTAINS TO ALL ENGINEERED STRUCTURAL FILL SUPPORTING STRUCTURES AND INCLUDING FILL UNDER ANY OF THE RETAINING WALLS. COMPACTION TEST RESULTS SHALL BE SUBMITTED TO THE SOILS ENGINEER AND TOWN OF PARADISE VALLEY BUILDING AND SAFETY DEPARTMENT.
- ANY RETAINING WALLS ADJACENT TO THE PROPERTY LINES WILL BE UNDER THE SCOPE OF SPECIAL INSPECTION BY THE SOILS ENGINEER. THE DEVELOPER SHALL NOTIFY THE ADJOINING PROPERTY OWNERS IN WRITING, TEN DAYS PRIOR TO START OF CONSTRUCTION ON THESE WALLS PER SECTION 2903-B OF IBC. THE DEVELOPER WILL HAVE TO PROVIDE MEANS OF PROTECTION OF ADJACENT PROPERTY WHILE THIS WORK IS UNDER CONSTRUCTION.
- ALL EXPOSED CUT AND FILL SHALL BE TREATED WITH AN APPROVED AGING AGENT TO MINIMIZE TO VISUAL CONTINUITY.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLETED INCLUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE FLOW, FIRE SAFETY AND A ONE-YEAR POST-CONSTRUCTION MONITORING PROGRAM.
- ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
- ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
- THE USE OF HYDRAULIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00PM OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS.
- CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREAS.

DRAINAGE STATEMENT

- NEW SINGLE FAMILY RESIDENCE, GARAGE AND SITE IMPROVEMENTS ARE PROPOSED WITH THIS PROJECT.
- PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
- HISTORIC DRAINAGE PATTERNS ARE PRESERVED.
- THE MINIMUM FINISH FLOOR ELEVATIONS SHOWN ARE SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED PER THE APPROVED CIVIL PLANS.
- PROPOSED STORM DRAIN SYSTEM SHALL BE INSPECTED AND CLEANED FROM DEBRIS AND SILT AFTER EVERY MAJOR STORM EVENT.
- CHECK DAMS, RIPRAP AND BOLDERS ARE SPECIFIED AT ALL POINTS OF DISCHARGE TO MITIGATE EROSION AND TO CONVERT CONCENTRATED FLOWS BACK TO SHEET FLOW.
- ON-SITE RETENTION IS PROVIDED FOR THE PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT.

WEIGHTED RUNOFF COEFFICIENT, Cw AREA A

SURFACE TYPE	RUNOFF COEFFICIENT		AREA SF	C*AREA
	C	AREA		
ROOF	0.95	4,441	4,219	
HARDSCAPE	0.95	3,962	3,764	
LANDSCAPE	0.75	35,002	26,252	
TOTAL			43,405	34,234
Cw = C * AREA / TOTAL AREA				0.79

ON-SITE RETENTION FOR THE PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT

$V = D \times A \times (Cw - 0.75) / 12 = 2.82 \times 19,830 \times (0.79 - 0.75) / 12 = 186 \text{ C.F.}$

D - RAINFALL DEPTH=2.82" | A - TRIBUTARY AREA, SF | Cw - WEIGHTED RUNOFF COEFFICIENT

DRAINAGE AREA	AREA S.F.	RUNOFF COEFFICIENT C	VOLUME REQUIRED C.F.	RETENTION TYPE	VOLUME PROVIDED C.F.
A	19,830	0.04	186	15' DEEP (48" DIA) DRYWELL	188
TOTAL			186		188

TOWN OF PARADISE VALLEY HILLSIDE NOTES

- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLETED INCLUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE FLOW, FIRE SAFETY, AND ALL ONSITE AND OFFSITE IMPROVEMENTS.
- ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
- ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
- THE USE OF HYDROLOGIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00PM OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS. RAM HAMMERS AND OTHER HEAVY EQUIPMENT CANNOT BE USED ON SATURDAYS WITHOUT A WAIVER FROM THE TOWN MANAGER.
- CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREA.

OWNER

MARY JO & LAWRENCE M. CUCULIC
 5204 E SAN JUAN AVE.,
 PARADISE VALLEY, AZ 85253

SITE DATA

APN: 172-47-032
 ADDRESS: 5204 E SAN JUAN AVE., PARADISE VALLEY, AZ 85253
 ZONING: R-43
 LOT AREA: 47,205 S.F. (1.084 AC.)
 CONSTRUCTION YEAR: 1956
 Q.S. 20-40

LEGAL DESCRIPTION

LOT 32, OF STONE CANYON, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED BOOK 62 OF MAPS, PAGE 41;

EXCEPT ALL COAL AND MINERALS AS RESERVED IN THE PATENT OF SAID LAND.

BASIS OF BEARINGS

THE FOUND SOUTH LINE OF LOT 21, THE BEARING OF WHICH IS S89°53'20"E.

BENCHMARK

BRASS CAP FLUSH AT THE INTERSECTION OF 56TH STREET AND MCDONALD DRIVE, HAVING AN ELEVATION OF 1417.52, (NAVD 88) DATUM, GDACS# 24544-1.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
040049	1765 OF 4425	L	N/A
MAP #	PANEL DATE	ZONE	N/A
04013C	10/16/2013	0.2*	

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

UTILITIES

WATER: EPCOR WATER
 SANITARY SEWER: SEPTIC
 TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
 NATURAL GAS: SOUTHWEST GAS
 CABLE TV: CENTURY LINK, COX COMMUNICATIONS

UTILITIES NOTES

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

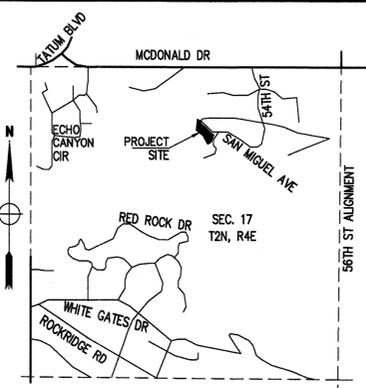
SHEET INDEX

SHEET C-1 - COVER SHEET
 SHEET C-2 - GRADING & DRAINAGE PLAN

APPROVAL

TOWN ENGINEER DATE
 TOWN OF PARADISE VALLEY

CALL TWO WORKING DAYS BEFORE YOU DIG
 (602) 263-1100
 BLUE STAKE CENTER



DATE: 05/14/18
 JOB: 171118Z
 VERSION: 1.1
 PLOT DATE: 05/14/18

SCALE: N.T.S.
 DESIGNED BY: NP
 DRAWN BY: DW
 CHECKED BY: JJ

REVISIONS:

PRELIMINARY GRADING & DRAINAGE PLAN COVER SHEET

LOT 32 - STONE CANYON
5204 E SAN JUAN AVE.,
PARADISE VALLEY,
AZ 85253

P. 602 880 1884 | F. 602 445 0482
 8808 N CENTRAL AVE., SUITE 288
 PHOENIX, AZ 85020
 PHOENIX@ENR.COM

DATE: 05/20/2018

CALL TWO WORKING DAYS BEFORE YOU DIG
 (602) 263-1100
 BLUE STAKE CENTER

C-1

LOT 21 - STONE CANYON
BOOK 62, PAGE 41, MCR
APN 172-47-021
5228 E SOLANO DR
PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE)

FOUND REBAR W/
CAP RLS#42137
S89°33'17"E 215.00'
(BASIS OF BEARINGS)

BUILDING PAD SLOPE
VERTICAL CHANGE IN ELEVATION=19.00'
HORIZONTAL LENGTH=84.00'
SLOPE=23%
% ALLOWABLE LAND
DISTURBANCE ALLOWED=15.16%

SOLANO DRIVE

SAN MIGUEL AVENUE

52ND PLACE

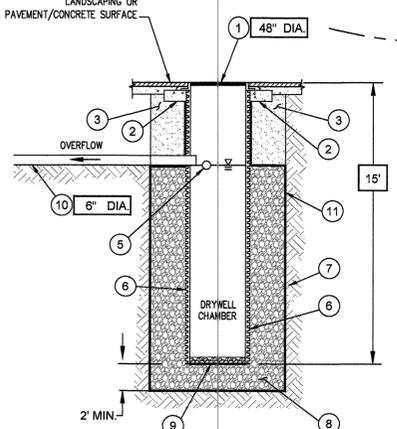
52ND PLACE

SAN JUAN AVENUE

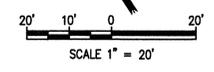
LOT 31 - STONE CANYON
BOOK 62, PAGE 41, MCR
APN 172-47-031
5200 E SAN JUAN AVE
PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE)

LOT 32 - STONE CANYON
BOOK 62, PAGE 41, MCR
APN 172-47-032
5204 E SAN JUAN AVE
PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE)

- 1 CAST-IRON GRATE/LID - CAST-IRON RING AND GRATE/LID BOLTED IN TWO PLACES SECURED TO THE CONCRETE COLLAR WITH MORTAR. SEE DETAIL FOR GRATE DIAMETER SIZE. RIM/GRATE ELEVATION SET AS SHOWN ON PLANS.
- 2 CONCRETE COLLAR - CAST IN PLACE OR PRECAST WITH 4000 PSI CONCRETE. I.D. OF CONCRETE COLLAR TO MATCH O.D. OF PIPE. 12" WIDE CONCRETE BY 6" THICK.
- 3 BACKFILL OF RISER/CONNECTOR PIPE - COMPACTED FILL IN LANDSCAPE AREAS OR 1-SACK SLURRY STABILIZATION FOR PAVEMENT/CONCRETE SURFACING.
- 4 INTAKE SCREEN - USE SLOTTED SCH-40 SCREEN PIPE. SEE DETAIL FOR DIAMETER SIZE. 48" IN LENGTH WITH VENTED CAP.
- 5 OIL-ABSORBENT PILLOW - MINIMUM 1 GALLON CAPACITY.
- 6 HOPE DRYWELL LINER - 48" I.D. DUAL WALL PERFORATED HDPE. ADS N-12 OR EQUAL. PIPE TO BE ALIGNED IN THE CENTER OF THE EXCAVATION.
- 7 MINIMUM 6' DIA. EXCAVATION - EXCAVATE IN A MANNER TO PROTECT DRAINAGE SOILS.
- 8 GRAVEL PACK - 3/8" TO 1-1/2" WASHED, CLEAN GRAVEL PACK TO INCLUDE SURROUNDING CHAMBER.
- 9 GEOTEXTILE INFILTRATION BARRIER - 4 OZ. NON-WOVEN FABRIC WITH 2 INCHES OF GRAVEL COVER FOR SECURING FABRIC.
- 10 OVERFLOW PIPE - USE PVC SCH-40 PIPE MATERIAL. SEE DETAIL FOR DIAMETER SIZE.
- 11 GEOTEXTILE FILTER FABRIC - 4 OZ. NON-WOVEN FABRIC. INSTALL UNDER THE GRATE, BETWEEN THE GRAVEL PACK AND NATIVE SOIL/BACKFILL, AND AROUND PERFORATED PIPE IF LOCATED IN COMPACTED FILL. CONTRACTOR/OWNER TO REMOVE FABRIC ON GRATE ONLY AFTER ALL CONSTRUCTION IS COMPLETE.



DRYWELL DETAIL
N.T.S.



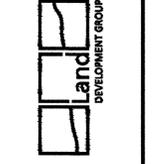
CALL TWO MORNING DAYS
BEFORE YOU DIG
(602) 263 1100
BLK STAKE CENTER

REVISIONS:	DATE:	SCALE: 1"=20'	DESIGNED BY: NP	DATE: 05/14/18
			DRAWN BY: DW	JOB: 1711162
			CHECKED BY: JJ	VERSION: 1.1
				PLOT DATE: 05/14/18

**PRELIMINARY
GRADING & DRAINAGE PLAN
IMPROVEMENT PLAN**

**LOT 32 - STONE CANYON
5204 E SAN JUAN AVE.,
PARADISE VALLEY,
AZ 85253**

P. 602 889 1884 | F. 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIXLANDING.COM



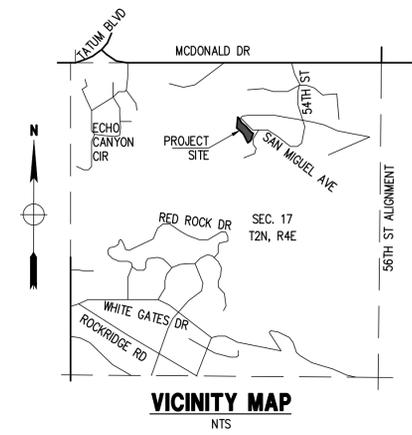
DRAINAGE MAP

CUCULIC RESIDENCE

5204 E SAN JUAN AVE., PARADISE VALLEY, AZ 85253

LOT 32 - STONE CANYON

A SUBDIVISION PLAT RECORDED IN BOOK 62 OF MAPS, PAGE 41, MCR.,
 LOCATED IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, T.2N, R.4E
 OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER
 MARY JO & LAWRENCE M. CUCULIC
 5204 E SAN JUAN AVE.
 PARADISE VALLEY, AZ 85253

SITE DATA
 APN: 172-47-032
 ADDRESS: 5204 E SAN JUAN AVE.,
 PARADISE VALLEY, AZ 85253
 ZONING: R-43
 LOT AREA: 47,205 S.F. (1.084 AC.)
 CONSTRUCTION YEAR: 1956
 Q.S. 20-40
 AREA UNDER ROOF: XXX S.F.

LEGAL DESCRIPTION
 LOT 32, OF STONE CANYON, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED BOOK 62 OF MAPS, PAGE 41;
 EXCEPT ALL COAL AND MINERALS AS RESERVED IN THE PATENT OF SAID LAND.

BENCHMARK
 BRASS CAP FLUSH AT THE INTERSECTION OF 56TH STREET AND MCDONALD DRIVE, HAVING AN ELEVATION OF 1417.52, (NAVD 88) DATUM, GDACS# 24544-1.

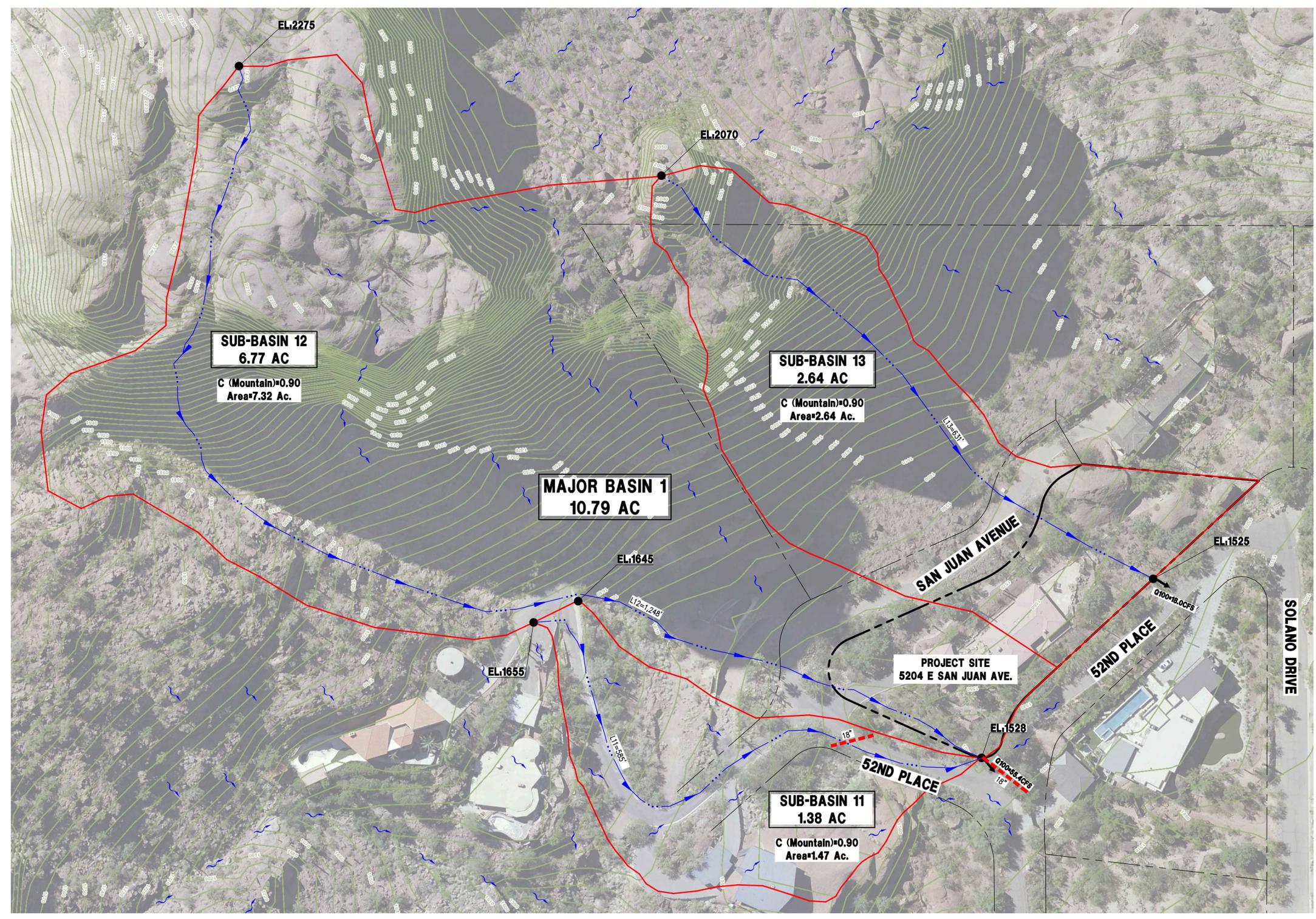
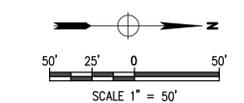
BASIS OF BEARINGS
 THE FOUND SOUTH LINE OF LOT 21, THE BEARING OF WHICH IS S89°53'20"E.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASED FLOOD ELEVATION
040049	1765 OF 4425	L	N/A
MAP #	PANEL DATE	ZONE	X*
04013C	10/16/2013	X*	

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

- LEGEND**
- DRAINAGE FLOW
 - SPOT ELEVATION
 - TRIBUTARY AREA BOUNDARY
 - FLOW LINE
 - PIPE/CULVERT



REVISIONS:	DATE:	SCALE: 1"=50'	DESIGNED BY: NP	DATE: 05/17/18
			DRAWN BY: ZA	JOB: 171162
			CHECKED BY: JJ	VERSION: 1.1
				PLOT DATE: 05/17/18

DRAINAGE MAP

**LOT 32 - STONE CANYON
 5204 E SAN JUAN AVE.,
 PARADISE VALLEY,
 AZ 85253**

P. 602.889.1984 | F. 602.445.9482
 8808 N CENTRAL AVE., SUITE 288
 PHOENIX, AZ 85020
 PHOENIXLANDGEN.COM

REGISTERED PROFESSIONAL ENGINEER
 41005
 NICKOLA J. PRODANOV
 State of Arizona
 ARIZONA U.S.A.
 Expires 08/31/2019

TOWN OF PARADISE VALLEY NOTES

- GRADING SHALL BE IN CONFORMANCE WITH 2015 IBC.
- 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.
- 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 CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
- ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH REQUIREMENTS OF SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES FOR FUTURE TYPE, LOCATION, HEIGHT, WATTAGE BASED UPON FIXTURES INSTALLED.
- 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.
- 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 TO BE BURIED UNDERGROUND PER THE TOWN OF PARADISE VALLEY STANDARDS.
- POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8 INCHES ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
- POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER SECTION 5-2-2 OF THE TOWN OF PARADISE VALLEY ORDINANCES.
- A SETBACK CERTIFICATION IS REQUIRED AND MUST BE GIVEN TO TOWN INSPECTOR AT STEM WALL INSPECTION.
- MAIL BOX TO COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE R.O.W. 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. 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.
- 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.
- TRENCH BED SHALL BE FREE OF ROCKS AND DEBRIS.
- REGULATION II RULE 20-3 OF THE MARICOPA COUNTY HEALTH DEPARTMENT, BUREAU OF AIR POLLUTION CONTROL SHALL BE OBSERVED AND ENFORCED.
- 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.
- 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 CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION.
- THE TOWN ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS; THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE TOWN.
- THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE RESUBMITTED TO THE TOWN FOR RE-APPROVAL.
- A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE TOWN OF PARADISE VALLEY RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480-312-5750.
- WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 602-263-1100, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED IF NECESSARY.
- ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE TOWN ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
- ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE IBC BY THE ICC. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE TOWN FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.
- 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.
- ON DEMOLITION, GRADING, REMODELING AND NEW CONSTRUCTION PROJECTS, PERMITTEE MUST NOTIFY ADJACENT PROPERTY OWNERS REGARDING THE NATURE OF THE PROJECT, THE TIME PERIOD FOR CONSTRUCTION, AND ANY UNUSUAL ACTIVITIES THAT MAY CAUSE DISRUPTION OF THE NORMAL COURSE OF TRAFFIC DURING CONSTRUCTION.
- ALL PERMITTICES MUST 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 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, AND ADDRESS OF PROJECT.
- WHEN DEMOLITION OR HIGH RISE CONSTRUCTION IS TO BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC, THE FENCE SHALL BE SETBACK AT LEAST TO 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. IF A STAGING AREA IS NEEDED ON A PROPERTY OTHER THAN THE CONSTRUCTION SITE FOR CONSTRUCTION SUPPLIES AND EQUIPMENT, THE PERMITTEE MUST OBTAIN PROPERTY OWNER AND TOWN APPROVAL FIRST AND MUST INFORM THE ADJACENT PROPERTY OWNERS OF THE LOCATION OF STAGING AREA, AND TIME AND HOURS DURING THE DAY THE AREA WILL BE USED.
- EXCEPT AS OUTLINED IN ITEM 4, 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 RIGHT-OF-WAY OR NEAR ADJACENT PROPERTIES.
- BUILDING CONSTRUCTION MUST NOT START SOONER THAN SUNRISE AND MUST STOP NO LATER THAN SUNSET. ALSO, ORDINANCE #561 IMPOSES RESTRICTIONS ON CONSTRUCTION WORK ON SATURDAYS, SUNDAYS AND MAJOR BUSINESS HOLIDAYS. HILLSIDE PROJECTS MAY HAVE ADDITIONAL RESTRICTIONS. EQUIPMENT WITH AUDIBLE REVERSE DIRECTION WARNINGS MUST NOT BE OPERATED PRIOR TO 7:00 A.M.
- THE USE AND OPERATION OF FUEL-FIRED GENERATORS ON ANY CONSTRUCTION SITE, NEW, EXISTING OR REMODELING, IS PROHIBITED UNLESS DUE TO A HARSHIP TOWN APPROVAL IS OBTAINED.
- THE CONTRACTOR AND PROPERTY OWNER WILL 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, OR UNTIL SUCH TIME THAT A WRITTEN, SIGNED AND LEGALLY BINDING AGREEMENT HAS BEEN REACHED BY THE PARTIES INVOLVED TO REMEDY ANY VIOLATION WITHIN A REASONABLE TIME PERIOD, AND UNTIL ALL REQUIRED FEES ARE PAID IN FULL.
- THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
- A KEY SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRICAL ENTRY CONTROL GATES. THE KEY SWITCH SHALL BE INSTALLED IN A LOCATION ON THE GATE CONTROL PANEL THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE PARADISE VALLEY BUILDING DEPARTMENT.
- ALL EQUIPMENT OF ALL TRADES OR AFFECTING THE JOB MUST BE CLEANED ONLY IN A PRE-DETERMINED AND DESIGNATED AREA. DEBRIS AND RUNOFF FROM SAID AREA MAY NOT EXTEND BEYOND THE BUILDING AREA.
- 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 DUST CAUSED BY ANY CONSTRUCTION. EXHAUSTION, SPRAY APPLICATION OF MATERIALS, OR OTHER DUST-CAUSING PRACTICES REQUIRED BY THE CONSTRUCTION PROCESS.
- AN INSPECTION FEE WILL BE CHARGED IF THE INSPECTION IS REQUIRED AS A RESULT OF A CODE VIOLATION.
- FOR DEMOLITION INSPECTION OWNER OR PERMITTEE SHALL NOTIFY OSHA FOR ASBESTOS INSPECTION. ALL DEMOLITIONS AND ALL RENOVATION ACTIVITIES THAT WILL DISTURB FRIABLE ASBESTOS CONTAINING MATERIALS MUST BE REPORTED TO THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.

PRELIMINARY GRADING & DRAINAGE PLAN

CUCULIC RESIDENCE

5204 E SAN JUAN AVE., PARADISE VALLEY, AZ 85253

LOT 32 - STONE CANYON

A SUBDIVISION PLAT RECORDED IN BOOK 62 OF MAPS, PAGE 41, MCR.,
 LOCATED IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, T.2N, R.4E
 OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

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 2012 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-11) 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 (GEO-TECHNICAL) 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 PAVED 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 PAVED 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.
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE - 5% MIN SLOPE FOR FIRST 10 FEET, U.N.O.
- ALL WATER AND SEWER LINES AND CONNECTIONS MUST BE INSTALLED PER IPC 2012, MAG AND TOWN OF PARADISE VALLEY SUPPLEMENT TO MAG.
- WATERPROOF ALL EXTERIOR WALLS 18" ABOVE FINISH GRADE--(BITUTHENE® 3000 HC MEMBRANE W/ GRAPE PROTECTION 03 OR APPROVED EQUAL).
- ALL PIPES AND FITTINGS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND DETAILS.
- ABANDONMENT OF EXISTING AND INSTALLATION OF NEW 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 LANDSCAPE PLANS FINAL LOCATION AND GRATE TYPE OF SPECIFIED AREA DRAINS AND TRENCH DRAINS.
- VERIFY AND COORDINATE WITH ARCHITECTURAL AND LANDSCAPE PLANS LOCATION AND HEIGHT OF ALL SITE WALLS.
- DISTURBED AREA: TOTAL ACRES = 0.5 ACRES < 1 ACRE; NPDES PERMIT IS NOT REQUIRED.
- REFER TO ARCHITECTURAL PLANS AND DETAILS FOR DEMOLITION AND REMOVAL OF ANY EXISTING BUILDING STRUCTURES, SITE WALLS, POOL AND PAVEMENT ETC.
- REFER TO GEOTECHNICAL REPORT FOR SPECIFIC RECOMMENDATIONS AND MAXIMUM ALLOWED FILL AND CUT SLOPES.
- THE PROPOSED POOL EQUIPMENT FOR THIS PROJECT SHALL BE EQUIPPED WITH CARTRIDGE FILTER IN ORDER TO AVOID THE BACKWASH.

LEGEND

- FOUND REBAR OR AS NOTED
- SET 1/2" REBAR & TAG OR AS NOTED
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- WM WATER METER
- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- EMT ELECTRIC METER
- ⊠ A/C UNIT
- ⊙ GAS METER
- ☐ TELEPHONE PEDESTAL
- ⊖ SEWER CLEANOUT
- ⊕ CABLE TV RISER
- AIR DRAIN
- MAILBOX
- CATV, PHONE
- SEWER LINE
- WATER LINE
- ELECTRIC LINE
- COMMUNICATIONS LINE
- GAS LINE
- FENCE
- ~ 1321 ~ EXISTING CONTOUR
- ~ 1212 ~ EXIST. DRAINAGE FLOW
- ~ 1321 ~ EXIST. SPOT ELEVATION
- ⊙ TREE
- ⊙ IRONWOOD TREE
- ⊙ MESQUITE TREE
- ⊙ TREE
- ⊙ CACTUS
- EXISTING DISTURBED AREA
- PROPOSED DISTURBED AREA
- FLOW LINE
- DRAINAGE FLOW ARROW
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- TR/1W:28.33
TF:25.33
FG:24.83
IF:21.00
(BW:22.00)
- TOP OF RAILING/NON-RET. WALL
- TOP OF RETAINING WALL
- FINISH GRADE
- TOP OF FOOTING
- FINISH GRADE AT BOTTOM OF WALL
- RETAINING WALL/AGAINST BUILDING

ABBREVIATIONS

- BC BACK OF CURB
- BSL BUILDING SETBACK LINE
- BW BOTTOM OF WALL
- C CONCRETE, CALCULATED
- TPV TOWN OF PARADISE VALLEY
- DE DRAINAGE EASEMENT
- E EASEMENT
- EXM EXISTING
- EG EXISTING GRADE
- FG FINISH GRADE
- FEE FINISH FLOOR ELEVATION
- ℓ FLOW LINE
- FND FOUND
- G GUTTER, GAS
- IW INVERT
- MAG MARICOPA ASSOCIATION OF GOVERNMENTS
- M MEASURED
- MCR MARICOPA COUNTY RECORDER
- P PAVEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R) RECORDED
- R RADIUS
- R/W RIGHT OF WAY
- T TANGENT, TELEPHONE
- W WEST, WATERLINE
- TP TOP OF PARAPET
- TC TOP OF CURB
- TG TOP OF GRATE
- IF TOP OF FOOTING
- TR TOP OF RAILING
- TRW TOP OF RETAINING WALL
- TW TOP OF WALL
- WM WATER METER

DISTURBED AREA CALCULATIONS

AREA OF LOT:	47,205 S.F. (1.084 AC.)
BUILDING PAD SLOPE:	23%
VERTICAL:	19'
HORIZONTAL:	84'
ALLOWABLE NET DISTURBED AREA:	7,156 S.F. (15.16%)
GROSS EXISTING DISTURBED AREA:	19,830 S.F.
EXISTING BUILDING FOOTPRINT:	2,367 S.F.
NET EXISTING DISTURBED AREA:	17,463 S.F.
GROSS PROPOSED DISTURBED AREA:	18,426 S.F.
LESS TEMPORARY AREAS OF DISTURBANCE TO BE RESTORED AND REVEGETATED:	0 S.F.
LESS 25% OF NEW DRIVEWAY PAVERS:	484 S.F. (0.25x1,934 S.F.)
LESS BUILDING FOOTPRINT AREA:	4,498 S.F.
PROPOSED NET DISTURBED AREA:	13,895 S.F.
ALLOWED SLOPES STEEPER THAN NATURAL GRADE (5% MAX.):	2,360 S.F. (5%)
PROPOSED SLOPES STEEPER THAN NATURAL GRADE (AREA):	2,360 S.F. (5%)

GRADING SPECIFICATIONS

- EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2015 I.B.C. AND WILL BE PERFORMED ACCORDINGLY.
- THE CONTRACTOR WILL RETAIN A SOILS ENGINEER DURING CONSTRUCTION TO INSPECT PROGRESS OF CONSTRUCTION. CONCERNING PREPARATION OF GROUND TO RECEIVE FILLS, TESTING AND REQUIRED COMPACTION STABILITY OF ALL FINISH SLOPES INCLUDING CUT SLOPES.
- COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 AND PROVISIONS AS SET FORTH IN THE SOILS REPORT.
- BEARING MATERIALS FOR FILL UNDER RESIDENCE PAD IF NATIVE MATERIAL IS USED. LARGE ROCK FRAGMENTS MUST BE REMOVED THAT ARE IN EXCESS OF SIX INCHES. REMAINING MATERIAL MUST BE SMALLER PARTICLES OF SAND AND ROCK THAT CAN BE COMPACTED INTO A DENSE CONDUCTION.
- CUT-SLOPES: MAXIMUM ROCK CUT SLOPE TO BE 1.0 FEET HORIZONTAL TO 3.0 FEET VERTICAL PER GEOTECHNICAL STUDY.
- FILL SLOPES: MAXIMUM FILL SLOPE TO BE 2.0 FEET HORIZONTAL TO 1.0 FEET VERTICAL.
- COMPACTION FILL MATERIAL MUST BE PLACED ON LEVELED BENCHES CUT INTO UNDISTURBED EXISTING HILLSIDE. PLACE FILL IN HORIZONTAL LIFTS OF THICKNESS COMPATIBLE WITH THE COMPACTION EQUIPMENT USED. COMPACT TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM A.S.T.M. DENSITY AT THE OPTIMUM MOISTURE CONTENT OF ± TWO PERCENT. THIS PERTAINS TO ALL ENGINEERED STRUCTURAL FILL SUPPORTING STRUCTURES AND INCLUDING FILL UNDER ANY OF THE RETAINING WALLS. COMPACTION TEST RESULTS SHALL BE SUBMITTED TO THE SOILS ENGINEER AND TOWN OF PARADISE VALLEY BUILDING AND SAFETY DEPARTMENT.
- ANY RETAINING WALLS ADJACENT TO THE PROPERTY LINES WILL BE UNDER THE SCOPE OF SPECIAL INSPECTION BY THE SOILS ENGINEER. THE DEVELOPER SHALL NOTIFY THE ADJOINING PROPERTY OWNERS IN WRITING, TEN DAYS PRIOR TO START OF CONSTRUCTION ON THESE WALLS PER SECTION 2903-B OF IBC. THE DEVELOPER WILL HAVE TO PROVIDE MEANS OF PROTECTION OF ADJACENT PROPERTY WHILE THIS WORK IS UNDER CONSTRUCTION.
- ALL EXPOSED CUT AND FILL SHALL BE TREATED WITH AN APPROVED AGING AGENT TO MINIMIZE TO VISUAL CONTINUITY.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLIED INCLUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE FLOW, FIRE SAFETY AND ALL ONSITE AND OFFSITE IMPROVEMENTS.
- ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
- ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
- THE USE OF HYDRAULIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00PM OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS.
- CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREAS.

DRAINAGE STATEMENT

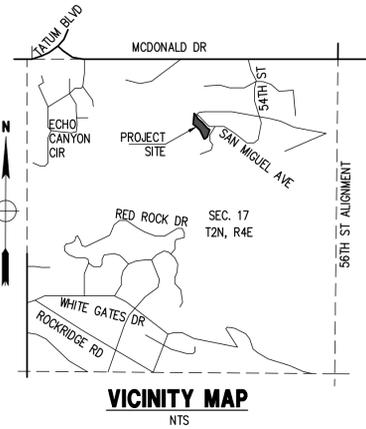
- NEW SINGLE FAMILY RESIDENCE, GARAGE AND SITE IMPROVEMENTS ARE PROPOSED WITH THIS PROJECT.
- PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
- HISTORIC DRAINAGE PATTERNS ARE PRESERVED.
- THE MINIMUM FINISH FLOOR ELEVATIONS SHOWN ARE SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED PER THE APPROVED CIVIL PLANS.
- PROPOSED STORM DRAIN SYSTEM SHALL BE INSPECTED AND CLEANED FROM DEBRIS AND SILT AFTER EVERY MAJOR STORM EVENT.
- CHECK DAMS, RIPRAP AND BOULDERS ARE SPECIFIED AT ALL POINTS OF DISCHARGE TO MITIGATE EROSION AND TO CONVERT CONCENTRATED FLOWS BACK TO SHEET FLOWS.
- ON-SITE RETENTION IS PROVIDED FOR THE PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT.

SURFACE TYPE	RUNOFF COEFFICIENT C	AREA SF	C*AREA
ROOF	0.95	4,441	4,219
HARDSCAPE	0.95	3,962	3,764
LANDSCAPE	0.75	35,002	26,252
TOTAL		43,405	34,234
Cw = C * AREA / TOTAL AREA		0.79	

ON-SITE RETENTION FOR THE PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT

V=DxAx(Cw-0.75)/12=2.82x19,830x(0.79-0.75)/12=186 C.F.

DRAINAGE AREA	AREA S.F.	RUNOFF COEFFICIENT C	VOLUME REQUIRED C.F.	RETENTION TYPE	VOLUME PROVIDED C.F.
A	19,830	0.04	186	15" DEEP (48" DIA) DRYWELL	188
TOTAL			186		188



OWNER

MARY JO. & LAWRENCE M. CUCULIC
 5204 E SAN JUAN AVE.,
 PARADISE VALLEY, AZ 85253

SITE DATA

APN: 172-47-032
 ADDRESS: 5204 E SAN JUAN AVE., PARADISE VALLEY, AZ 85253
 ZONING: R-43
 LOT AREA: 47,205 S.F. (1.084 AC.)
 CONSTRUCTION YEAR: 1956
 Q.S. 20-40

LEGAL DESCRIPTION

LOT 32, OF STONE CANYON, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED BOOK 62 OF MAPS, PAGE 41;

EXCEPT ALL COAL AND MINERALS AS RESERVED IN THE PATENT OF SAID LAND.

BASIS OF BEARINGS

THE FOUND SOUTH LINE OF LOT 21, THE BEARING OF WHICH IS S89°53'20"E.

BENCHMARK

BRASS CAP FLUSH AT THE INTERSECTION OF 56TH STREET AND MCDONALD DRIVE, HAVING AN ELEVATION OF 1417.52. (NAVD 88) DATUM, GDACS# 24544-1.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
040049	1765 OF 4425	L	N/A
MAP #	PANEL DATE	ZONE	N/A
04013C	10/16/2013	X*	

*AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

UTILITIES

WATER: EPCOR WATER
 SANITARY SEWER: SEPTIC
 ELECTRIC: ARIZONA PUBLIC SERVICE
 TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
 NATURAL GAS: SOUTHWEST GAS
 CABLE TV: CENTURY LINK, COX COMMUNICATIONS

UTILITIES NOTES

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

SHEET INDEX

SHEET C-1 - COVER SHEET
 SHEET C-2 - GRADING & DRAINAGE PLAN

APPROVAL

TOWN ENGINEER DATE
 TOWN OF PARADISE VALLEY

CALL TWO WORKING DAYS BEFORE YOU DIG
 (602) 263 1100
 BLUE STAKE CENTER

PRELIMINARY GRADING & DRAINAGE PLAN COVER SHEET
LOT 32 - STONE CANYON 5204 E SAN JUAN AVE., PARADISE VALLEY, AZ 85253
 DATE: 05/14/18
 SCALE: N.T.S.
 DESIGNED BY: NP
 DRAWN BY: DW
 CHECKED BY: J
 JOB: 171182
 VERSION: 1.1
 PLOT DATE: 05/14/18
 REVISIONS:
 DATE:

P. 602 889 1984 | F. 602 445 9492
 8808 N CENTRAL AVE., SUITE 288
 PHOENIX, AZ 85020
 PHOENIXAZ.COM

DEVELOPMENT GROUP
land
 DEVELOPMENT GROUP
 PRELIMINARY GRADING & DRAINAGE PLAN
 DATE: 05/14/2018
C-1
 1 OF 2

LOT 21 - STONE CANYON
BOOK 62, PAGE 41, MCR
APN 172-47-021
5228 E SOLANO DR
PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE)

FOUND REBAR W/
CAP RLS#42137

FOUND REBAR
NO I.D.

588°53'17"E 213.00'
(BASIS OF BEARINGS)

SOLANO DRIVE

BUILDING PAD SLOPE
VERTICAL CHANGE IN ELEVATION=19.00'
HORIZONTAL LENGTH=84.00'
SLOPE=23%
% ALLOWABLE LAND
DISTURBANCE ALLOWED=15.16%

52ND PLACE

SAN MIGUEL AVENUE

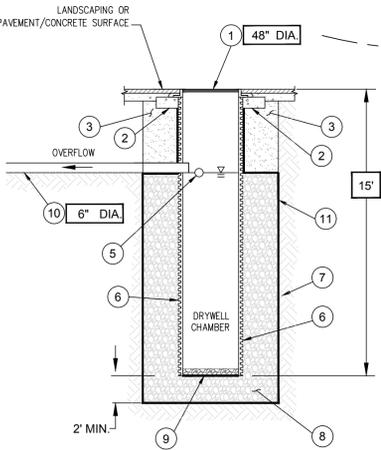
52ND PLACE

SAN JUAN AVENUE

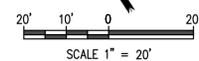
LOT 31 - STONE CANYON
BOOK 62, PAGE 41, MCR
APN 172-47-031
5200 E SAN JUAN AVE
PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE)

LOT 32 - STONE CANYON
BOOK 62, PAGE 41, MCR
APN 172-47-032
5204 E SAN JUAN AVE
PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE)

- 1 CAST-IRON GRATE/LID - CAST-IRON RING AND GRATE/LID BOLTED IN TWO PLACES SECURED TO THE CONCRETE COLLAR WITH MORTAR. SEE DETAIL FOR GRATE DIAMETER SIZE, RIM/GRATE ELEVATION SET AS SHOWN ON PLANS.
- 2 CONCRETE COLLAR - CAST IN PLACE OR PRECAST WITH 4000 PSI CONCRETE. I.D. OF CONCRETE COLLAR TO MATCH O.D. OF PIPE. 12" WIDE CONCRETE BY 6" THICK.
- 3 BACKFILL OF RISER/CONNECTOR PIPE - COMPACTED FILL IN LANDSCAPE AREAS OR 1-SACK SLURRY STABILIZATION FOR PAVEMENT/CONCRETE SURFACING.
- 4 INTAKE SCREEN - USE SLOTTED SCH-40 SCREEN PIPE. SEE DETAIL FOR DIAMETER SIZE. 48" IN LENGTH WITH VENTED CAP.
- 5 OIL-ABSORBENT PILLOW - MINIMUM 1 GALLON CAPACITY.
- 6 HDPE DRYWELL LINER - 48" I.D. DUAL WALL PERFORATED HDPE. ADS N-12 OR EQUAL PIPE TO BE ALIGNED IN THE CENTER OF THE EXCAVATION.
- 7 MINIMUM 6" DIA. EXCAVATION - EXCAVATE IN A MANNER TO PROTECT DRAINAGE SOILS.
- 8 GRAVEL PACK - 3/8" TO 1-1/2" WASHED, CLEAN GRAVEL PACK TO INCLUDE SURROUNDING CHAMBER.
- 9 GEOTEXTILE INFILTRATION BARRIER - 4 OZ. NON-WOVEN FABRIC WITH 2 INCHES OF GRAVEL COVER FOR SECURING FABRIC.
- 10 OVERFLOW PIPE - USE PVC SCH-40 PIPE MATERIAL. SEE DETAIL FOR DIAMETER SIZE.
- 11 GEOTEXTILE FILTER FABRIC - 4 OZ. NON-WOVEN FABRIC. INSTALL UNDER THE GRATE, BETWEEN THE GRAVEL PACK AND NATIVE SOIL/BACKFILL, AND AROUND PERFORATED PIPE IF LOCATED IN COMPACTED FILL. CONTRACTOR/OWNER TO REMOVE FABRIC ON GRATE ONLY AFTER ALL CONSTRUCTION IS COMPLETE.



DRYWELL DETAIL
N.T.S.

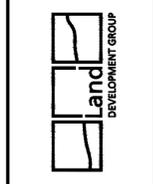


DATE:	05/14/18
DESIGNED BY:	NP
DRAWN BY:	DW
CHECKED BY:	JJ
DATE:	05/14/18

**PRELIMINARY
GRADING & DRAINAGE PLAN
IMPROVEMENT PLAN**

**LOT 32 - STONE CANYON
5204 E SAN JUAN AVE.,
PARADISE VALLEY,
AZ 85253**

P. 602.889.1984 | F. 602.445.9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIXLANDSCAPE.COM





May 17, 2018

To: Mr. Paul Mood, PE
Town Engineer
Town of Paradise Valley
6401 E Lincoln Drive
Paradise Valley, AZ 85253

Re: **Cuculic Residence**
5204 E San Juan Ave
Paradise Valley, AZ 85253
LDG Project #1711162

DRAINAGE MEMORANDUM

Dear Mr. Mood:

In accordance with the Town of Paradise Valley Hillside Ordinance, we have prepared this drainage memorandum and preliminary grading and drainage plans, related to the construction of Cuculic Residence. The goal of this memorandum is to describe the existing and proposed drainage conditions and to identify the potential improvements to mitigate the drainage impact to the subject and the neighboring properties downstream.

The site is located at 5204 E San Juan Ave, Paradise Valley, AZ 85253 and it is also being Lot 32 of Stone Canyon, a subdivision, recorded in Book 62, Page 41, MCR). The lot is situated within a residential subdivision, at the northerly hills of Camelback Mountain and it is zoned R-43 Hillside. The 1.08-acre property is currently developed and it has a single-family residence (2,367 s.f.), constructed in 1956.

Site is located in FEMA Flood Zone "X" according to Flood Insurance Rate Map (FIRM) #: 04013C, Panel 1765 of 4425, Suffix L, dated October 16th, 2013, as published by FEMA. The FIRM Panel defines Zone "X" as follows: "Areas determined to be outside the 0.2% annual chance floodplain".

The proposed architectural plans call for a new single-family residence (4,498 s.f.) to be constructed within the currently disturbed building envelope. There are two washes, east and west of the residence, which run in northerly direction and leave the property at 52nd Place's right-of way. There is an existing 18" CMP culvert constructed under 52nd Place, just north of the driveway entry. There is also an 18" pipe at the ultimate outfall of the site that conveys flows under 52nd Place to the north. Based on the estimated peak discharges, overtopping of both pipes most likely will occur during a major storm event.

The mountainous terrain slopes southerly with an average slope of 23%. The lot is covered with large boulders, rock outcroppings and native desert vegetation. Field surveys and site inspections were conducted in 2017 to collect important information regarding the existing topographic characteristics, existing drainage conditions, to verify and confirm the extent of the tributary areas, local disturbances to the historic flows, and location and condition of the existing storm drainage structures. A topographic map was developed with a one-foot contour interval for the site and the adjacent street. Invert elevations of the existing culverts were picked up to facilitate the hydraulic calculations. The

elevation contours and survey spot elevations were tied to the GDACS monuments and are based on the Town of Paradise Valley vertical datum (NAVD 88).

Aerial and topographic maps were collected from the Maricopa County GIS and USGS web sites to facilitate further and clearly delineate the limits of each drainage tributary area contributing runoff to the subject project and to define the conveyance corridors. Maricopa County, FCDMC, City of Phoenix and USGS maps, aerial photography and surveyed topographic map for the sites were reviewed and used to establish the tributary areas within the watershed basin.

Computations were performed to estimate the 100-year design peak discharges from the sub-basins that contribute offsite flows to the project. Computer program DDMS provided by the Flood Control District of Maricopa County was utilized to generate the hydrology model and to estimate the 100-year peak discharges. Since the total drainage area of the watershed is less than 160 acres, the Rational Method has been used in accordance with the Flood Control District of Maricopa County (FCDMC) Drainage Design Manual Volume I – Hydrology. FCDMC Drainage Design Management System software was utilized for calculating the Rational Method parameters and the peak discharges of each contributing area. Precipitation data was derived from the NOAA Atlas 14, Volume 1, Version 4.

Three sub-basins were delineated for the watershed contributing runoff to the subject property. The overall area of the watershed is 10.79 ac. The peak discharges from each basin were depicted on the drainage map. Proposed grading and drainage plan is based on the architectural site plan. The finish floor elevation of the residence was set at 1553.50, which is 2' higher than the elevation of the existing house. This would help with the slope of the new driveway and with the construction of swales behind the new retaining wall on the south side of the home. The intent of the swales is to capture any sheet flows coming from south and to redirect them to the west and east washes. Check dams and rock outlet structures were proposed to dissipate the water energy and mitigate the erosion. Culverts under the driveway are proposed to convey the flows to the north following the historic drainage path. New on-site drainage system and a dry well are designed to capture the on-site generated runoff. The proposed on-site storm water retention will reduce the impact to downstream properties. Existing rock berm along the north edge of San Juan Ave. as well as on-site walking paths were called out for removal.

Please refer to the enclosed exhibits for more details in support of this drainage narrative.

A Drainage Easement and Maintenance Agreement for Drainage Easement Area will be required for this project. Required maintenance of the proposed drainage structures within the pipes, swales, check dams, inlets, scuppers will be owner's responsibility.

In conclusion, the proposed preliminary design has the potential to collect, convey and discharge off-site and on-site generated runoff safely and effectively. The proposed improvements reduce the drainage impact to the neighboring lots downstream and will not result in alteration and increase of the existing and historic drainage patterns or magnitudes.

Respectfully Submitted,



Nick Prodanov, PE, PMP
Principal
Land Development Group, LLC

Enclosures

- Drainage Map
- Hydrology Calculations
- Preliminary Grading and Drainage Plan

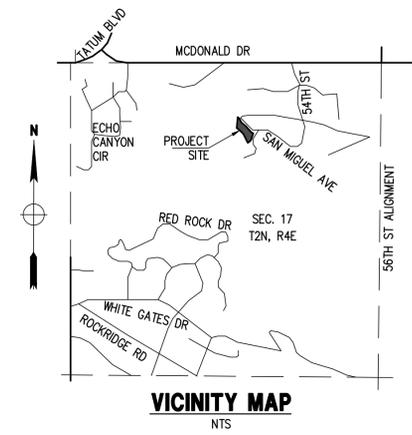
DRAINAGE MAP

CUCULIC RESIDENCE

5204 E SAN JUAN AVE., PARADISE VALLEY, AZ 85253

LOT 32 - STONE CANYON

A SUBDIVISION PLAT RECORDED IN BOOK 62 OF MAPS, PAGE 41, MCR.,
 LOCATED IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, T.2N, R.4E
 OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER
 MARY JO & LAWRENCE M. CUCULIC
 5204 E SAN JUAN AVE.
 PARADISE VALLEY, AZ 85253

SITE DATA
 APN: 172-47-032
 ADDRESS: 5204 E SAN JUAN AVE.,
 PARADISE VALLEY, AZ 85253
 ZONING: R-43
 LOT AREA: 47,205 S.F. (1.084 AC.)
 CONSTRUCTION YEAR: 1956
 Q.S. 20-40
 AREA UNDER ROOF: XXX S.F.

LEGAL DESCRIPTION
 LOT 32, OF STONE CANYON, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED BOOK 62 OF MAPS, PAGE 41;
 EXCEPT ALL COAL AND MINERALS AS RESERVED IN THE PATENT OF SAID LAND.

BENCHMARK
 BRASS CAP FLUSH AT THE INTERSECTION OF 56TH STREET AND MCDONALD DRIVE, HAVING AN ELEVATION OF 1417.52, (NAVD 88) DATUM, GDACS# 24544-1.

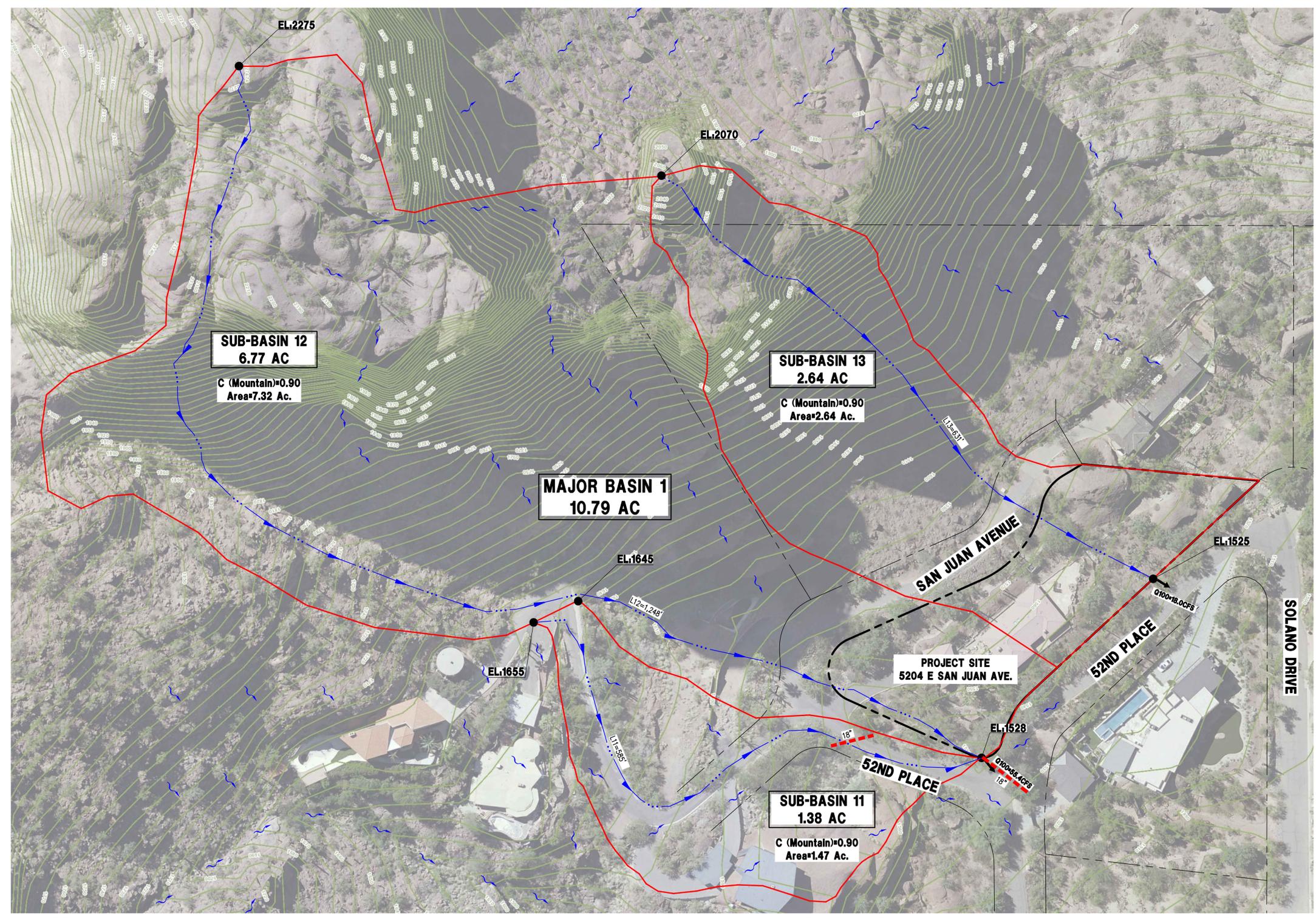
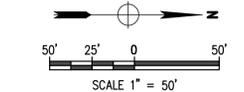
BASIS OF BEARINGS
 THE FOUND SOUTH LINE OF LOT 21, THE BEARING OF WHICH IS S89°53'20"E.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASED FLOOD ELEVATION
040049	1765 OF 4425	L	N/A
MAP #	PANEL DATE	ZONE	
04013C	10/16/2013	X*	

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

- LEGEND**
- DRAINAGE FLOW
 - SPOT ELEVATION
 - TRIBUTARY AREA BOUNDARY
 - FLOW LINE
 - PIPE/CULVERT



REVISIONS:	DATE:	SCALE: 1"=50'	DESIGNED BY: NP	DATE: 05/17/18
			DRAWN BY: ZA	JOB: 171162
			CHECKED BY: JJ	VERSION: 1.1
				PLOT DATE: 05/17/18

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LOT 32 - STONE CANYON
5204 E SAN JUAN AVE.,
PARADISE VALLEY,
AZ 85253

P. 602.889.1984 | F. 602.445.9482
 8808 N CENTRAL AVE., SUITE 288
 PHOENIX, AZ 85020
 PHOENIXLANDGEN.COM

LAND DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER
 41005
 NICKOLA J. PRODANOV
 State of Arizona
 ARIZONA U.S.A.
 Expires 08/31/2019

DM-1
1 OF 1

Town of Paradise Valley
Drainage Design Management System
MAJOR BASINS
Project Reference: 1711162

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5/17/2018

Major Basin	Area (acres)	Description
01	10.79	Major Basin 01

Town of Paradise Valley
 Drainage Design Management System
RAINFALL DATA
 Project Reference: 1711162

ID	Method	Duration	2 Yr	5 Yr	10 Yr	25 Yr	50 Yr	100 Yr
DEFAULT	NOAA14	5 MIN	0.244	0.332	0.399	0.490	0.559	0.630
	NOAA14	10 MIN	0.372	0.505	0.607	0.745	0.851	0.958
	NOAA14	15 MIN	0.461	0.626	0.753	0.924	1.055	1.188
	NOAA14	30 MIN	0.621	0.844	1.014	1.243	1.420	1.600
	NOAA14	1 HOUR	0.768	1.044	1.255	1.539	1.758	1.980
	NOAA14	2 HOUR	0.879	1.178	1.404	1.714	1.951	2.196
	NOAA14	3 HOUR	0.950	1.249	1.485	1.815	2.078	2.353
	NOAA14	6 HOUR	1.131	1.451	1.703	2.050	2.322	2.605
	NOAA14	12 HOUR	1.270	1.610	1.876	2.236	2.512	2.796
	NOAA14	24 HOUR	1.533	1.989	2.348	2.848	3.243	3.655

Town of Paradise Valley
 Drainage Design Management System
 LAND USE
 Project Reference: 1711162

Sub Basin	Land Use Code	Area (acres)	Area (%)	Kb	Runoff Coefficient C						Description
					2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	
Major Basin ID: 01											
11	MOUNT	1.38	100.0	0.196	0.70	0.70	0.70	0.77	0.84	0.90*	Mountain Terrain (Slopes > 10%)
		1.380	100.0								
12	MOUNT	6.77	100.0	0.175	0.70	0.70	0.70	0.77	0.84	0.90*	Mountain Terrain (Slopes > 10%)
		6.770	100.0								
13	MOUNT	2.64	100.0	0.187	0.70	0.70	0.70	0.77	0.84	0.90*	Mountain Terrain (Slopes > 10%)
		2.640	100.0								

* Non default value

Town of Paradise Valley
 Drainage Design Management System
SUB BASINS
 Project Reference: 1711162

ID	Sub Basin Data						Sub Basin Hydrology Summary						
	Area (acres)	Length (ft)	USGE	DSGE	Slope (ft/mi)	Kb	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	
Major Basin ID: 01													
11	1.4	585	1,655.00	1,528.00	1,146.3	0.196	Q (cfs)	2.5	3.5	4.4	6.0	7.7	9.4
							C	0.70	0.70	0.70	0.77	0.84	0.90
							CA (ac)	0.97	0.97	0.97	1.06	1.16	1.24
							Volume (ac-ft)	0.0349	0.0425	0.0494	0.0618	0.0750	0.0864
							Tc (min)	8	7	6	6	5	5
							i (in/hr)	2.54	3.65	4.51	5.69	6.60	7.56
12	6.8	1,248	2,275.00	1,528.00	3,160.4	0.175	Q (cfs)	12.0	17.2	21.4	29.6	37.6	46.0
							C	0.70	0.70	0.70	0.77	0.84	0.90
							CA (ac)	4.74	4.74	4.74	5.21	5.69	6.09
							Volume (ac-ft)	0.1699	0.2119	0.2400	0.3048	0.3664	0.4229
							Tc (min)	8	7	6	6	5	5
							i (in/hr)	2.53	3.63	4.51	5.69	6.60	7.56
13	2.6	631	2,070.00	1,525.00	4,560.4	0.187	Q (cfs)	5.4	7.4	8.9	11.9	14.9	18.0
							C	0.70	0.70	0.70	0.77	0.84	0.90
							CA (ac)	1.85	1.85	1.85	2.03	2.22	2.38
							Volume (ac-ft)	0.0496	0.0680	0.0818	0.1094	0.1370	0.1655
							Tc (min)	5	5	5	5	5	5
							i (in/hr)	2.93	3.98	4.79	5.88	6.71	7.56

* Non default value

Town of Paradise Valley
Drainage Design Management System
RATIONAL METHOD NETWORK
Project Reference: 1711162

	Type	Model ID	Sort	Comments
Major Basin: 01	Sub Basin	11	2	
	Sub Basin	12	4	
	Combine	12	6	

Town of Paradise Valley
 Drainage Design Management System
RATIONAL METHOD FLOW SUMMARY - ALL
 Project Reference: 1711162

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5/17/2018

Type ID	Conveyance			Combine	Return Period (Years)						
	Length (ft)	Velocity (ft/sec)	Tpipe (min)		2	5	10	25	50	100	
Major Basin ID: 01											
Sub Basin	-	-	-	-	Q (cfs)	-	-	-	-	-	9.4
11					CA (ac)	0.97	0.97	0.97	1.06	1.16	1.24
					Tc (min)	7.6	6.6	6.1	5.6	5.3	5.0
					i (in/hr)	2.54	3.65	4.51	5.69	6.60	7.56
Sub Basin	-	-	-	-	Q (cfs)	-	-	-	-	-	46.0
12					CA (ac)	4.74	4.74	4.74	5.21	5.69	6.09
					Tc (min)	7.7	6.7	6.1	5.6	5.3	5.0
					i (in/hr)	2.53	3.63	4.51	5.69	6.60	7.56
Combine	-	-	-	2	Q (cfs)	-	-	-	-	-	55.4
12					CA (ac)	-	-	-	-	-	7.33
					Tc (min)	-	-	-	-	-	-
					i (in/hr)	-	-	-	-	-	-

* First Pipe

TOWN OF PARADISE VALLEY NOTES

- GRADING SHALL BE IN CONFORMANCE WITH 2015 IBC.
- 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.
- 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 CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
- ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH REQUIREMENTS OF SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES FOR FUTURE TYPE, LOCATION, HEIGHT, WATTAGE BASED UPON FIXTURES INSTALLED.
- 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.
- 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 TO BE BURIED UNDERGROUND PER THE TOWN OF PARADISE VALLEY STANDARDS.
- POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8 INCHES ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
- POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER SECTION 5-2-2 OF THE TOWN OF PARADISE VALLEY ORDINANCES.
- A SETBACK CERTIFICATION IS REQUIRED AND MUST BE GIVEN TO TOWN INSPECTOR AT STEM WALL INSPECTION.
- MAIL BOX TO COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE R.O.W. 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. 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.
- 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.
- TRENCH BED SHALL BE FREE OF ROCKS AND DEBRIS.
- REGULATION II RULE 20-3 OF THE MARICOPA COUNTY HEALTH DEPARTMENT, BUREAU OF AIR POLLUTION CONTROL SHALL BE OBSERVED AND ENFORCED.
- 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.
- 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 CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION.
- THE TOWN ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS; THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE TOWN.
- THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE RESUBMITTED TO THE TOWN FOR RE-APPROVAL.
- A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE TOWN OF PARADISE VALLEY RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480-312-5750.
- WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 602-263-1100, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED IF NECESSARY.
- ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE TOWN ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
- ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE IBC BY THE ICC. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE TOWN FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.
- 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.
- ON DEMOLITION, GRADING, REMODELING AND NEW CONSTRUCTION PROJECTS, PERMITTEE MUST NOTIFY ADJACENT PROPERTY OWNERS REGARDING THE NATURE OF THE PROJECT, THE TIME PERIOD FOR CONSTRUCTION, AND ANY UNUSUAL ACTIVITIES THAT MAY CAUSE DISRUPTION OF THE NORMAL COURSE OF TRAFFIC DURING CONSTRUCTION.
- ALL PERMITTICES MUST 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 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, AND ADDRESS OF PROJECT.
- WHEN DEMOLITION OR HIGH RISE CONSTRUCTION MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC, THE FENCE SHALL BE SETBACK AT LEAST TO 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. IF A STAGING AREA IS NEEDED ON A PROPERTY OTHER THAN THE CONSTRUCTION SITE FOR CONSTRUCTION SUPPLIES AND EQUIPMENT, THE PERMITTEE MUST OBTAIN PROPERTY OWNER AND TOWN APPROVAL FIRST AND MUST INFORM THE ADJACENT PROPERTY OWNERS OF THE LOCATION OF STAGING AREA, AND TIME AND HOURS DURING THE DAY THE AREA WILL BE USED.
- EXCEPT AS OUTLINED IN ITEM 4, 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 RIGHT-OF-WAY OR NEAR ADJACENT PROPERTIES.
- BUILDING CONSTRUCTION MUST NOT START SOONER THAN SUNRISE AND MUST STOP NO LATER THAN SUNSET. ALSO, ORDINANCE #561 IMPOSES RESTRICTIONS ON CONSTRUCTION WORK ON SATURDAYS, SUNDAYS AND MAJOR BUSINESS HOLIDAYS. HILLSIDE PROJECTS MAY HAVE ADDITIONAL RESTRICTIONS. EQUIPMENT WITH AUDIBLE REVERSE DIRECTION WARNINGS MUST NOT BE OPERATED PRIOR TO 7:00 A.M.
- THE USE AND OPERATION OF FUEL-FIRED GENERATORS ON ANY CONSTRUCTION SITE, NEW, EXISTING OR REMODELING, IS PROHIBITED UNLESS DUE TO A HARSHIP TOWN APPROVAL IS OBTAINED.
- THE CONTRACTOR AND PROPERTY OWNER WILL 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, OR UNTIL SUCH TIME THAT A WRITTEN, SIGNED AND LEGALLY BINDING AGREEMENT HAS BEEN REACHED BY THE PARTIES INVOLVED TO REMEDY ANY VIOLATION WITHIN A REASONABLE TIME PERIOD, AND UNTIL ALL REQUIRED FEES ARE PAID IN FULL.
- THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
- A KEY SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRICAL ENTRY CONTROL GATES. THE KEY SWITCH SHALL BE INSTALLED IN A LOCATION ON THE GATE CONTROL PANEL THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE PARADISE VALLEY BUILDING DEPARTMENT.
- ALL EQUIPMENT OF ALL TRADES ON OR AFFECTING THE JOB MUST BE CLEANED ONLY IN A PRE-DETERMINED AND DESIGNATED AREA. DEBRIS AND RUNOFF FROM SAID AREA MAY NOT EXTEND BEYOND THE BUILDING AREA.
- 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 DUST CAUSED BY ANY CONSTRUCTION. EXHAUSTION, SPRAY APPLICATION OF MATERIALS, OR OTHER DUST-CAUSING PRACTICES REQUIRED BY THE CONSTRUCTION PROCESS.
- AN INSPECTION FEE WILL BE CHARGED IF THE INSPECTION IS REQUIRED AS A RESULT OF A CODE VIOLATION.
- FOR DEMOLITION INSPECTION OWNER OR PERMITTEE SHALL NOTIFY OSHA FOR ASBESTOS INSPECTION. ALL DEMOLITIONS AND ALL RENOVATION ACTIVITIES THAT WILL DISTURB FRIABLE ASBESTOS CONTAINING MATERIALS MUST BE REPORTED TO THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.

PRELIMINARY GRADING & DRAINAGE PLAN

CUCULIC RESIDENCE

5204 E SAN JUAN AVE., PARADISE VALLEY, AZ 85253

LOT 32 - STONE CANYON

A SUBDIVISION PLAT RECORDED IN BOOK 62 OF MAPS, PAGE 41, MCR.,
 LOCATED IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, T.2N, R.4E
 OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

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 2012 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-11) 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 (GEO-TECHNICAL) 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 PAVED 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 PAVED 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.
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE - 5% MIN SLOPE FOR FIRST 10 FEET, U.N.O.
- ALL WATER AND SEWER LINES AND CONNECTIONS MUST BE INSTALLED PER IPC 2012, MAG AND TOWN OF PARADISE VALLEY SUPPLEMENT TO MAG.
- WATERPROOF ALL EXTERIOR WALLS 18" ABOVE FINISH GRADE--(BITUTHENE® 3000 HC MEMBRANE W/ GRAPE PROTECTION 03 OR APPROVED EQUAL).
- ALL PIPES AND FITTINGS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND DETAILS.
- ABANDONMENT OF EXISTING AND INSTALLATION OF NEW 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 LANDSCAPE PLANS FINAL LOCATION AND GRATE TYPE OF SPECIFIED AREA DRAINS AND TRENCH DRAINS.
- VERIFY AND COORDINATE WITH ARCHITECTURAL AND LANDSCAPE PLANS LOCATION AND HEIGHT OF ALL SITE WALLS.
- DISTURBED AREA: TOTAL ACRES = 0.5 ACRES < 1 ACRE; NPDES PERMIT IS NOT REQUIRED.
- REFER TO ARCHITECTURAL PLANS AND DETAILS FOR DEMOLITION AND REMOVAL OF ANY EXISTING BUILDING STRUCTURES, SITE WALLS, POOL AND PAVEMENT ETC.
- REFER TO GEOTECHNICAL REPORT FOR SPECIFIC RECOMMENDATIONS AND MAXIMUM ALLOWED FILL AND CUT SLOPES.
- THE PROPOSED POOL EQUIPMENT FOR THIS PROJECT SHALL BE EQUIPPED WITH CARTRIDGE FILTER IN ORDER TO AVOID THE BACKWASH.

LEGEND

- FOUND REBAR OR AS NOTED
- SET 1/2" REBAR & TAG OR AS NOTED
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- WM WATER METER
- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- EMT ELECTRIC METER
- ⊠ A/C UNIT
- ⊙ GAS METER
- ⊞ TELEPHONE PEDESTAL
- ⊟ SEWER CLEANOUT
- ⊠ CABLE TV RISER
- MAILBOX
- CATV, PHONE
- SEWER LINE
- WATER LINE
- ELECTRIC LINE
- COMMUNICATIONS LINE
- GAS LINE
- FENCE
- EXISTING CONTOUR
- EXIST. DRAINAGE FLOW
- EXIST. SPOT ELEVATION
- TREE
- IRONWOOD TREE
- MESQUITE TREE
- TREE
- CACTUS
- EXISTING DISTURBED AREA
- PROPOSED DISTURBED AREA
- FLOW LINE
- DRAINAGE FLOW ARROW
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- TOP OF RAILING/NON-RET. WALL
- TOP OF RETAINING WALL
- FINISH GRADE
- TOP OF FOOTING
- FINISH GRADE AT BOTTOM OF WALL
- RETAINING WALL/AGAINST BUILDING

ABBREVIATIONS

- BC BACK OF CURB
- BSL BUILDING SETBACK LINE
- BW BOTTOM OF WALL
- C CONCRETE, CALCULATED
- TPV TOWN OF PARADISE VALLEY
- DE DRAINAGE EASEMENT
- E EASEMENT
- EXM1 EXISTING
- EG EXISTING GRADE
- FG FINISH GRADE
- FEE FINISH FLOOR ELEVATION
- FL FLOW LINE
- FND FOUND
- G GUTTER, GAS
- IW INVERT
- MAG MARICOPA ASSOCIATION OF GOVERNMENTS
- M MEASURED
- MCR MARICOPA COUNTY RECORDER
- P PAVEMENT
- PUE PUBLIC UTILITY EASEMENT
- R RECORDED
- R RADIUS
- R/W RIGHT OF WAY
- T TANGENT, TELEPHONE
- W WEST, WATERLINE
- TP TOP OF PARAPET
- TC TOP OF CURB
- TG TOP OF GRATE
- TF TOP OF FOOTING
- TR TOP OF RAILING
- TRW TOP OF RETAINING WALL
- TW TOP OF WALL
- WM WATER METER

DISTURBED AREA CALCULATIONS

AREA OF LOT:	47,205 S.F. (1.084 AC.)
BUILDING PAD SLOPE:	23%
VERTICAL:	19'
HORIZONTAL:	84'
ALLOWABLE NET DISTURBED AREA:	7,156 S.F. (15.16%)
GROSS EXISTING DISTURBED AREA:	19,830 S.F.
EXISTING BUILDING FOOTPRINT:	2,367 S.F.
NET EXISTING DISTURBED AREA:	17,463 S.F.
GROSS PROPOSED DISTURBED AREA:	18,426 S.F.
LESS TEMPORARY AREAS OF DISTURBANCE TO BE RESTORED AND REVEGETATED:	0 S.F.
LESS 25% OF NEW DRIVEWAY PAVERS:	484 S.F. (0.25x1,934 S.F.)
LESS BUILDING FOOTPRINT AREA:	4,498 S.F.
PROPOSED NET DISTURBED AREA:	13,895 S.F.

ALLOWED SLOPES STEEPER THAN NATURAL GRADE (5% MAX.):	2,360 S.F. (5%)
PROPOSED SLOPES STEEPER THAN NATURAL GRADE (AREA):	2,360 S.F. (5%)

GRADING SPECIFICATIONS

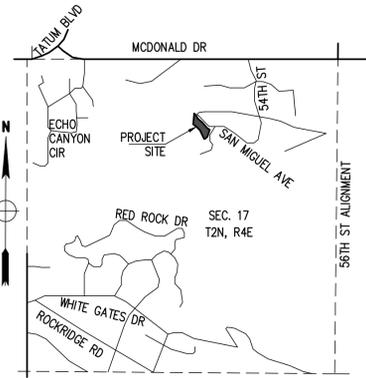
- EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2015 I.B.C. AND WILL BE PERFORMED ACCORDINGLY.
- THE CONTRACTOR WILL RETAIN A SOILS ENGINEER DURING CONSTRUCTION TO INSPECT PROGRESS OF CONSTRUCTION. CONCERNING PREPARATION OF GROUND TO RECEIVE FILLS, TESTING AND REQUIRED COMPACTION STABILITY OF ALL FINISH SLOPES INCLUDING CUT SLOPES.
- COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 AND PROVISIONS AS SET FORTH IN THE SOILS REPORT.
- BEARING MATERIALS FOR FILL UNDER RESIDENCE PAD IF NATIVE MATERIAL IS USED. LARGE ROCK FRAGMENTS MUST BE REMOVED THAT ARE IN EXCESS OF SIX INCHES. REMAINING MATERIAL MUST BE SMALLER PARTICLES OF SAND AND ROCK THAT CAN BE COMPACTED INTO A DENSE CONDUIT.
- CUT-SLOPES: MAXIMUM ROCK CUT SLOPE TO BE 1.0 FEET HORIZONTAL TO 3.0 FEET VERTICAL PER GEOTECHNICAL STUDY.
- FILL SLOPES: MAXIMUM FILL SLOPE TO BE 2.0 FEET HORIZONTAL TO 1.0 FEET VERTICAL.
- COMPACTION FILL MATERIAL MUST BE PLACED ON LEVELED BENCHES CUT INTO UNDISTURBED EXISTING HILLSIDE. PLACE FILL IN HORIZONTAL LIFTS OF THICKNESS COMPATIBLE WITH THE COMPACTION EQUIPMENT USED. COMPACT TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM A.S.T.M. DENSITY AT THE OPTIMUM MOISTURE CONTENT OF ± TWO PERCENT. THIS PERTAINS TO ALL ENGINEERED STRUCTURAL FILL SUPPORTING STRUCTURES AND INCLUDING FILL UNDER ANY OF THE RETAINING WALLS. COMPACTION TEST RESULTS SHALL BE SUBMITTED TO THE SOILS ENGINEER AND TOWN OF PARADISE VALLEY BUILDING AND SAFETY DEPARTMENT.
- ANY RETAINING WALLS ADJACENT TO THE PROPERTY LINES WILL BE UNDER THE SCOPE OF SPECIAL INSPECTION BY THE SOILS ENGINEER. THE DEVELOPER SHALL NOTIFY THE ADJOINING PROPERTY OWNERS IN WRITING, TEN DAYS PRIOR TO START OF CONSTRUCTION ON THESE WALLS PER SECTION 2903-B OF IBC. THE DEVELOPER WILL HAVE TO PROVIDE MEANS OF PROTECTION OF ADJACENT PROPERTY WHILE THIS WORK IS UNDER CONSTRUCTION.
- ALL EXPOSED CUT AND FILL SHALL BE TREATED WITH AN APPROVED AGING AGENT TO MINIMIZE TO VISUAL CONTINUITY.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLIED INCLUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE FLOW, FIRE SAFETY AND ALL ONSITE AND OFFSITE IMPROVEMENTS.
- ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
- ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
- THE USE OF HYDRAULIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00PM OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS.
- CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREAS.

DRAINAGE STATEMENT

- NEW SINGLE FAMILY RESIDENCE, GARAGE AND SITE IMPROVEMENTS ARE PROPOSED WITH THIS PROJECT.
- PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
- HISTORIC DRAINAGE PATTERNS ARE PRESERVED.
- THE MINIMUM FINISH FLOOR ELEVATIONS SHOWN ARE SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED PER THE APPROVED CIVIL PLANS.
- PROPOSED STORM DRAIN SYSTEM SHALL BE INSPECTED AND CLEANED FROM DEBRIS AND SILT AFTER EVERY MAJOR STORM EVENT.
- CHECK DAMS, RIPRAP AND BOULDERS ARE SPECIFIED AT ALL POINTS OF DISCHARGE TO MITIGATE EROSION AND TO CONVERT CONCENTRATED FLOWS BACK TO SHEET FLOWS.
- ON-SITE RETENTION IS PROVIDED FOR THE PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT.

TOWN OF PARADISE VALLEY HILLSIDE NOTES

- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLIED INCLUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE FLOW, FIRE SAFETY, AND ALL ONSITE AND OFFSITE IMPROVEMENTS.
- ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
- ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
- THE USE OF HYDROLOGIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00PM OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS. RAM HAMMERS AND OTHER HEAVY EQUIPMENT CANNOT BE USED ON SATURDAYS WITHOUT A WAIVER FROM THE TOWN MANAGER.
- CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREA.



VICINITY MAP
NTS

OWNER

MARY JO. & LAWRENCE M. CUCULIC
 5204 E SAN JUAN AVE.,
 PARADISE VALLEY, AZ 85253

SITE DATA

APN: 172-47-032
 ADDRESS: 5204 E SAN JUAN AVE., PARADISE VALLEY, AZ 85253
 ZONING: R-43
 LOT AREA: 47,205 S.F. (1.084 AC.)
 CONSTRUCTION YEAR: 1956
 Q.S. 20-40

LEGAL DESCRIPTION

LOT 32, OF STONE CANYON, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED BOOK 62 OF MAPS, PAGE 41;

EXCEPT ALL COAL AND MINERALS AS RESERVED IN THE PATENT OF SAID LAND.

BASIS OF BEARINGS

THE FOUND SOUTH LINE OF LOT 21, THE BEARING OF WHICH IS S89°53'20"E.

BENCHMARK

BRASS CAP FLUSH AT THE INTERSECTION OF 56TH STREET AND MCDONALD DRIVE, HAVING AN ELEVATION OF 1417.52. (NAVD 88) DATUM, GDACS# 24544-1.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
040049	1765 OF 4425	L	N/A
MAP #	PANEL DATE	ZONE	
04013C	10/16/2013	X*	

*AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

UTILITIES

WATER: EPCOR WATER
 SANITARY SEWER: SEPTIC
 ELECTRIC: ARIZONA PUBLIC SERVICE
 TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
 NATURAL GAS: SOUTHWEST GAS
 CABLE TV: CENTURY LINK, COX COMMUNICATIONS

UTILITIES NOTES

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

SHEET INDEX

SHEET C-1 - COVER SHEET
 SHEET C-2 - GRADING & DRAINAGE PLAN

APPROVAL

TOWN ENGINEER _____ DATE _____
 TOWN OF PARADISE VALLEY

CALL TWO WORKING DAYS BEFORE YOU DIG
 (602) 263 1100
 BLUE STAKE CENTER

PRELIMINARY GRADING & DRAINAGE PLAN COVER SHEET
LOT 32 - STONE CANYON 5204 E SAN JUAN AVE., PARADISE VALLEY, AZ 85253
 DATE: 05/14/18
 SCALE: N.T.S.
 DESIGNED BY: NP
 DRAWN BY: DW
 CHECKED BY: J
 JOB: 171182
 VERSION: 1.1
 PLOT DATE: 05/14/18
 REVISIONS:
 DATE: _____
 BY: _____
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF LAND DEVELOPMENT GROUP, INC. UNLESS OTHERWISE SPECIFIED IN WRITING. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LAND DEVELOPMENT GROUP, INC. FOR WHICH IT WAS PREPARED.
 P. 602.889.1984 | F. 602.445.9492
 8808 N CENTRAL AVE., SUITE 288
 PHOENIX, AZ 85020
 PHOENIX@LDG.COM
 LDG
 LAND DEVELOPMENT GROUP
 INCORPORATED IN ARIZONA U.S.A.
 EST. 1982
 PRELIMINARY GRADING & DRAINAGE PLAN
 DATE: 05/14/2018
C-1
 1 OF 2

LOT 21 - STONE CANYON
BOOK 62, PAGE 41, MCR
APN 172-47-021
5228 E SOLANO DR
PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE)

FOUND REBAR W/
CAP RLS#42137

SOLANO DRIVE

BUILDING PAD SLOPE
VERTICAL CHANGE IN ELEVATION=19.00'
HORIZONTAL LENGTH=84.00'
SLOPE=23%
% ALLOWABLE LAND
DISTURBANCE ALLOWED=15.16%

52ND PLACE

SAN MIGUEL AVENUE

52ND PLACE

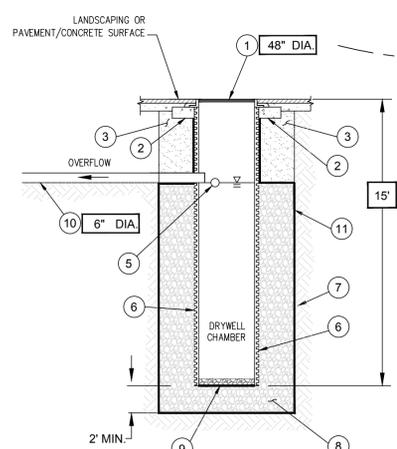
52ND PLACE

SAN JUAN AVENUE

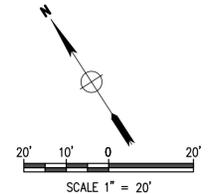
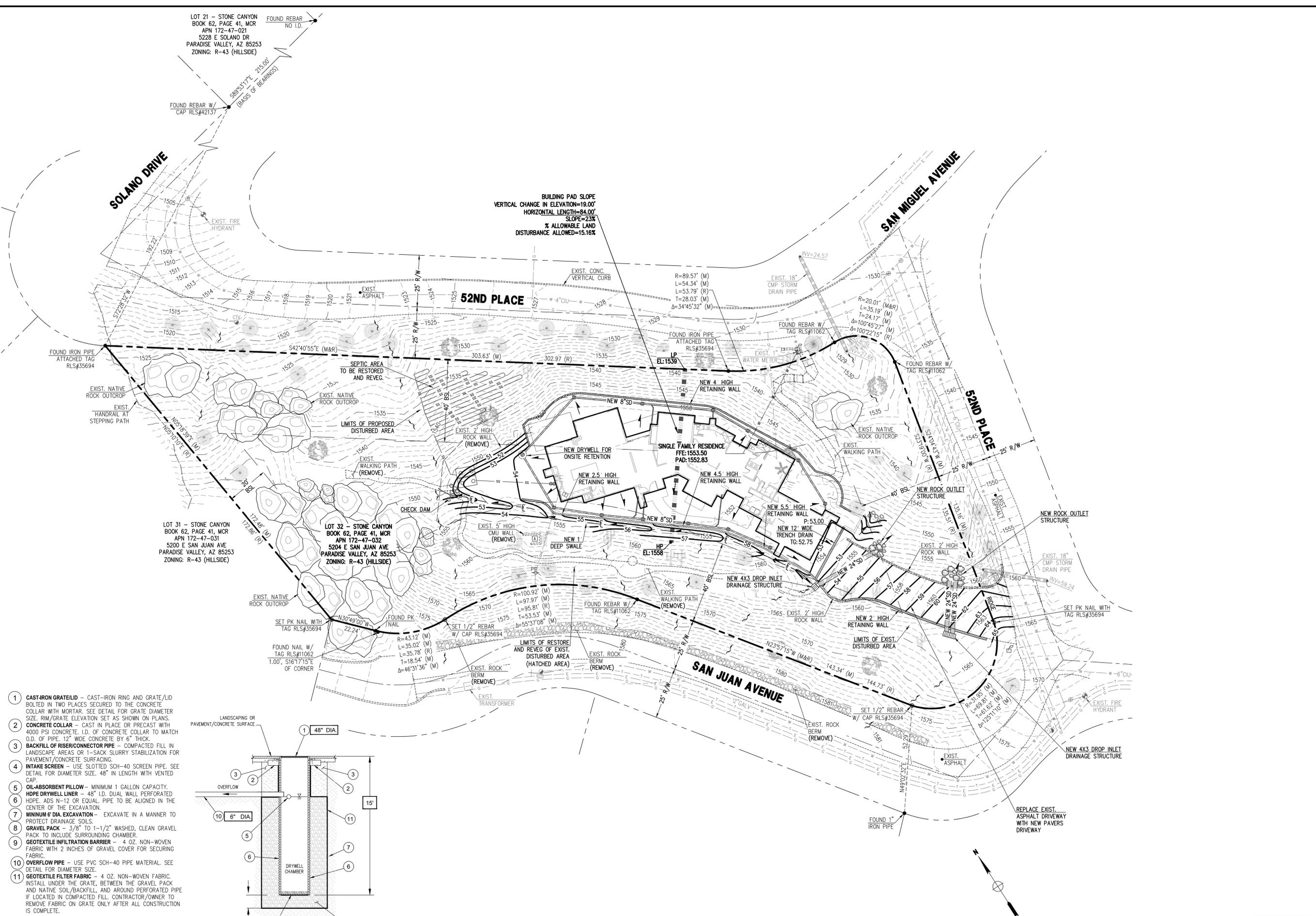
LOT 31 - STONE CANYON
BOOK 62, PAGE 41, MCR
APN 172-47-031
5200 E SAN JUAN AVE
PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE)

LOT 32 - STONE CANYON
BOOK 62, PAGE 41, MCR
APN 172-47-032
5204 E SAN JUAN AVE
PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE)

- 1 CAST-IRON GRATE/LID - CAST-IRON RING AND GRATE/LID BOLTED IN TWO PLACES SECURED TO THE CONCRETE COLLAR WITH MORTAR. SEE DETAIL FOR GRATE DIAMETER SIZE, RIM/GRATE ELEVATION SET AS SHOWN ON PLANS.
- 2 CONCRETE COLLAR - CAST IN PLACE OR PRECAST WITH 4000 PSI CONCRETE. I.D. OF CONCRETE COLLAR TO MATCH O.D. OF PIPE. 12" WIDE CONCRETE BY 6" THICK.
- 3 BACKFILL OF RISER/CONNECTOR PIPE - COMPACTED FILL IN LANDSCAPE AREAS OR 1-SACK SLURRY STABILIZATION FOR PAVEMENT/CONCRETE SURFACING.
- 4 INTAKE SCREEN - USE SLOTTED SCH-40 SCREEN PIPE. SEE DETAIL FOR DIAMETER SIZE. 48" IN LENGTH WITH VENTED CAP.
- 5 OIL-ABSORBENT PILLLOW - MINIMUM 1 GALLON CAPACITY.
- 6 HDPE DRYWELL LINER - 48" I.D. DUAL WALL PERFORATED HDPE. ADS N-12 OR EQUAL PIPE TO BE ALIGNED IN THE CENTER OF THE EXCAVATION.
- 7 MINIMUM 6" DIA. EXCAVATION - EXCAVATE IN A MANNER TO PROTECT DRAINAGE SOILS.
- 8 GRAVEL PACK - 3/8" TO 1-1/2" WASHED, CLEAN GRAVEL PACK TO INCLUDE SURROUNDING CHAMBER.
- 9 GEOTEXTILE INFILTRATION BARRIER - 4 OZ. NON-WOVEN FABRIC WITH 2 INCHES OF GRAVEL COVER FOR SECURING FABRIC.
- 10 OVERFLOW PIPE - USE PVC SCH-40 PIPE MATERIAL. SEE DETAIL FOR DIAMETER SIZE.
- 11 GEOTEXTILE FILTER FABRIC - 4 OZ. NON-WOVEN FABRIC. INSTALL UNDER THE GRATE, BETWEEN THE GRAVEL PACK AND NATIVE SOIL/BACKFILL, AND AROUND PERFORATED PIPE IF LOCATED IN COMPACTED FILL. CONTRACTOR/OWNER TO REMOVE FABRIC ON GRATE ONLY AFTER ALL CONSTRUCTION IS COMPLETE.



DRYWELL DETAIL
N.T.S.

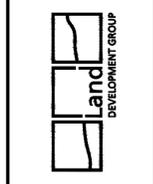


DATE:	05/14/16
DESIGNED BY:	NP
DRAWN BY:	DW
CHECKED BY:	JJ
DATE:	05/14/18

**PRELIMINARY
GRADING & DRAINAGE PLAN
IMPROVEMENT PLAN**

**LOT 32 - STONE CANYON
5204 E SAN JUAN AVE.,
PARADISE VALLEY,
AZ 85253**

P. 602.889.1984 | F. 602.445.9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIXLANDSCAPE.COM



CALL TWO WORKING DAYS
BEFORE YOU GO
(602) 263.1100
BLUE STAKE CENTER

NOTICE

Notice is hereby given that the Town of Paradise Valley Board of Adjustment will hold a hearing on the following proposed project. If you have questions about this application, please call the Planning Department at (480) 348-3692.

Applicant Name / Contact: James Furcini

Applicant's Company Name: 4300 N. 54th Street, Phoenix, AZ 85018

Phone Number: 602-885-8810 Fax Number: 602-955-4465

Project Name: The Cuculic Residence

Project Location: 5204 E. San Juan Avenue, PV, AZ 85253

Acreage: 1.084 AC.

Existing Zoning: R-43 Hillside

Brief Narrative of Project Proposal: _____

In Consideration of a variance from the zoning Ordinance, Article X, Height and Area Regulations, to allow a new single-family residence to encroach into the setback.

The following shall apply: This lot suffers from pre-existing hardships under the current Zoning.

- I. Three street Sides: the property is bordered on three sides by streets creating greater setback requirements.
- II. The irregular "hour-glass "shape of the lot creates a greatly reduced buildable area.
- III. A much smaller than average Buildable area is a result of both the three street sides and the Irregular "hour- glass " shape.

Meeting Date/ Time/Place

Meeting Date: Wednesday, June 6, 2018

Meeting Time: 5:30 pm

Meeting Place (include address and room number, as applicable): Town of Paradise Valley
Town Hall, 6401 E. Lincoln Drive, Paradise Valley, AZ 85253

AFFIDAVIT OF POSTING

STATE OF ARIZONA)

) ss:

County of Maricopa)

I, JAMES FORCINI, depose and state that the attached notice, of proposed application SET BACK VARIANCE located at 5204 E. SAN JUAN NE for the (Planning Commission/Town Council/Board of Adjustment/Hillside Committee) meeting date of 6-6, 2018 is a true and correct copy of a notice which I cause to be posted by the following day of the week 5-15-18, and on the following date 5-15-18, 2018 in the following location(s):

All in the Town of Paradise Valley, Arizona and County and State aforesaid, the same being public places in said County and in the following locations:

All to the Town of Paradise Valley, Arizona and County and State aforesaid.

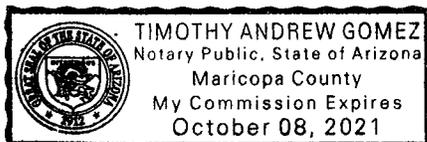
DATED this 9th day of MAY, 2018

[Signature]
Signature

This affidavit was SUBSCRIBED AND SWORN to before me this 9th day of May, 2018.

[Signature]
NOTARY PUBLIC

My commission expires:



Parcel Number	Owner
169-24-021	NASIM KASHIF/HEIDI
169-24-032	ALLEN SCOTT/JULIE
169-24-033	DAVID R AND RHONDA VROMAN ALEXANDER TRUST
169-25-017A	CONN PAUL A/KATHRYN V
169-25-018	SIMPSON SCOTT H/VIRGINIA A TR
169-25-019	CHRISTOPER WESLEY & HOLLY ANN SHILL FAM TRUST
169-25-020	BALDWIN WILLIAM DAN/REFELITA R TR
169-25-021	GRAY BRUCE W/BARBARA
169-25-022	TAMM FAMILY TRUST
169-25-023	JAN M CROATT TRUST
169-25-024	LINCOLN FAMILY TRUST
169-25-025	POOLE LAURENT/CHASE JENNIFER L
169-26-005	MARTINSON JOHN S/SUZANNE P
169-26-006	ESKILDSON LOYD E & DENISE I
169-26-007A	HILLMAN-KEIM 2002 REVOCABLE TRUST
169-26-007B	KRAKOW FAMILY TRUST
169-26-008	RHOADES JOHN
169-26-009	ANN V BAKER REAL PROPERTY TRUST
169-26-010	FLORES HENRY C/VALERIE W TR
169-26-011	KAPLAN MIMI CHARISSE
169-26-012	NUSSDORFER MICHAEL C/YOLANDA O TR
169-26-013	J STEPHEN QUILL TRUST
169-26-014	VAN ENGELHOVEN DAVID A/PHYLLIS A
169-26-026B	KABAT WALTER
169-26-026D	KABAT WALTER
172-04-003A	PHOENIX CITY OF
172-04-004	ITULE FAMILY TRUST
172-04-005	STOUTE MIESHA T
172-04-006	ANNNN TRUST
172-04-007	BRANDT SUSAN J
172-04-008	CUSHING MARK/LANGLEY NATALIE R
172-04-010	FEINSTEIN FAMILY REVOCABLE TRUST
172-04-011	HULTSCH ROLF KNIGHTS

172-04-012 C H BOWLING FAMILY TRUST
172-04-013 SHALACO LLC
172-04-014 ROLLER CHARLES E
172-04-015 BRADLEY N GROSSMAN REVOCABLE TRUST
172-04-016 DRU JOHN S
172-04-113 ECHO CANYON PROPERTY OWNERS ASSOC
172-47-001 ROSETTE ROBERT A/SHARON
172-47-002 HAIT FAMILY TRUST
172-47-003 RIGBY JOHN DANIEL JR/ANN MCCOOLE
172-47-004 HUGHES GREGORY J
172-47-005 ELLIS BRIAN J/MARIA S
172-47-006 AHIR FAMILY TRUST
172-47-007 CATALO FAMILY REVOCABLE TRUST
172-47-008 PALOMBI FRANCO TR
172-47-009 NICK AND OLIVIA SMITH TRUST
172-47-010 DAVID AND DAWN LENHARDT FAMILY TR
172-47-011 CHERYL A LONDEN SURVIVORS TRUST
172-47-012 HARRY C SLEIGHEL LIVING TRUST
172-47-013 STEPHENS KEITH O/ELIZABETH TR
172-47-014 BURY RANDALL
172-47-015 IRVIN AND SYLVIA COHEN TRUST
172-47-016 PETER R PHILLIPS FAMILY TRUST
172-47-017 PATEL MAITRAY/GUPTA INDU
172-47-018 PERL CRAIG B/LINDA S
172-47-019A JOZOFF MALCOLM TR//JOZOFF ELLEN JANE TR
172-47-020A SELBY JACK R TR
172-47-021 TAKHAR GURVINDER/RAJINDER TR
172-47-022 GOUND STEPHEN E/PATRICIA J
172-47-023 SOUTHERN STAR HOLDINGS LLC
172-47-024 CLANCY CHARLES GEORGE/JOAN KANE TR
172-47-025 M-G TRUST
172-47-030 CONNORS CRAIG RAYMOND
172-47-031 BOHNETT MARSHA ANN
172-47-032 CUCULIC LAWRENCE M/MARY JO

172-47-033 PHOENIX CITY OF
172-47-034 PHOENIX CITY OF
172-47-035 5235 E SAN JUAN AVE LLC
172-47-036 PHOENIX CITY OF
172-47-037A PHOENIX CITY OF
172-47-037B MADY ATTILA
172-47-038 NICHOLS ROSCOE DWAYNE
172-47-039 CZ7 LLC
172-47-040 GOODPASTURE ROBERT E
172-47-041 MCCALLUM CLINTON
172-47-042 SCOON JEFF E G/SUSAN A TR
172-47-043A ARORA ROHIT R
172-47-043B PHOENIX CITY OF
172-47-046 SEADLER EINAR A/NANCY BARGER
172-47-047 M & M FAMILY TRUST
172-47-048 GENINATTI MARILYN
172-47-053 CROW WILLIAM MATTHEW/VALERIE ASHER
172-47-054 BAKER JAMES A TR
172-47-060 GEBERT STEPHEN /URSULA TR
172-47-061 HUSBAND THOMAS F/MARILYN S
172-47-062 PACE SELDEN REVOCABLE TRUST
172-47-063 TONN SCOTT/TRACY
172-47-064 NORTH CAMELBACK LLC
172-47-065 MOORE SCOTT HOWARD
172-47-066 RKDM REVOCABLE TRUST
172-47-067 ZACHARIAH TERESA C/JOE
172-47-068 APPEL ROSANNE T
172-47-077 PHOENIX CITY OF
172-47-078C PHOENIX CITY OF
172-47-078D TMS VENTURES LLC
172-47-083 GOLDMAN YARON PINHAS
172-47-084 GATESTONE & CO INTERNATIONAL INC
172-47-085 GRAY BRUCE
172-47-086 JOHNSTAN VENTURES LLC

172-47-930	PARADISE VALLEY WATER CO
172-47-931	PARADISE VALLEY WATER CO
172-47-933	SYDDAN LLC
172-48-008A	KRK RE LLC
172-48-009A	CAMELBACK RETREAT LLC
172-48-009C	CAMELBACK RETREAT LLC
172-48-024A	BME V LLC
172-48-026B	PHOENIX CITY OF
172-48-026G	RDP ONE MANAGEMENT GROUP LLC
172-48-026H	PHOENIX CITY OF
172-50-027M	PHOENIX CITY OF

Property Address

5012 E MCDONALD DR PARADISE VALLEY 85253
5109 E ROVEY AVE PARADISE VALLEY 85253
6003 N 51ST PL PARADISE VALLEY 85253
6030 N 51ST PL PARADISE VALLEY 85253
6022 N 51ST PL PARADISE VALLEY 85253
6010 N 51ST PL PARADISE VALLEY 85253
6004 N 51ST PL PARADISE VALLEY 85253
6001 N 51ST PL PARADISE VALLEY 85253
6011 N 51ST PL PARADISE VALLEY 85253
6021 N 51ST PL PARADISE VALLEY 85253
6031 N 51ST PL PARADISE VALLEY 85253
6041 N 51ST PL PARADISE VALLEY 85253
6038 N 52ND PL PARADISE VALLEY 85253
6026 N 52ND PL PARADISE VALLEY 85253
6002 N 52ND PL PARADISE VALLEY 85253
5202 E MCDONALD DR PARADISE VALLEY 85253
5234 E MCDONALD DR PARADISE VALLEY 85253
5246 E MCDONALD DR PARADISE VALLEY 85253
5302 E MCDONALD DR PARADISE VALLEY 85253
5318 E MCDONALD DR PARADISE VALLEY 85253
5350 E MCDONALD DR PARADISE VALLEY 85253
5353 E CAMELBACK MANOR DR PARADISE VALLEY 85253
5337 E CAMELBACK MANOR DR PARADISE VALLEY 85253
6031 N 52ND PL PARADISE VALLEY 85253
6040 N CAMELBACK MANOR DR PARADISE VALLEY 85253
4925 E MCDONALD DR PHOENIX 85018
5135 E VALLE VISTA WY PARADISE VALLEY 85253
5115 E VALLE VISTA WY PARADISE VALLEY 85253
5105 E VALLE VISTA WY PARADISE VALLEY 85253
5035 E VALLE VISTA WY PARADISE VALLEY 85253
5001 E VALLE VISTA WY PARADISE VALLEY 85253
5033 E MCDONALD DR PARADISE VALLEY 85253
5043 E MCDONALD DR PARADISE VALLEY 85253

Mailing Address

5012 E MCDONALD DR PARADISE VALLEY AZ 85253
5109 E ROVEY AVE PARADISE VALLEY AZ 85253
6003 N 51ST ST PARADISE VALLEY AZ 85253
6030 N 51ST PL PARADISE VALLEY AZ 85253-5144
6022 N 51ST PLACE SCOTTSDALE AZ 85253
6010 N 51ST PL PARADISE VALLEY AZ 85253
14422 N 17TH PL PHOENIX AZ 85022
6001 N 51ST PL PARADISE VALLEY AZ 85253
6011 N 51ST PL PARADISE VALLEY AZ 85253
6021 N 51ST PL PARADISE VALLEY AZ 85253
6031 N 51ST PLACE PARADISE VALLEY AZ 85253
6101 N 51ST PL PARADISE VALLEY AZ 85253
6038 N 52ND PL PARADISE VALLEY AZ 85253
6026 N 52ND PL PARADISE VALLEY AZ 85253
6002 N 52ND PL PARADISE VALLEY AZ 85253
5202 E MCDONALD DR SCOTTSDALE AZ 85253
5234 E MCDONALD DR PARADISE VALLEY AZ 85253
5246 E MCDONALD DR PARADISE VALLEY AZ 85253
5302 E MCDONALD DR PARADISE VALLEY AZ 85253
15412 N 23RD ST PHOENIX AZ 85022
5350 E MCDONALD DR PARADISE VALLEY AZ 85253
5353 E CAMELBACK MANOR DR PARADISE VALLEY AZ 85253
5337 E CAMELBACK MANOR DR PARADISE VALLEY AZ 85253
6540 W TONOPAH GLENDALE AZ 85308
6540 W TONOPAH GLENDALE AZ 85308
251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
5135 E VALLE VISTA WY PARADISE VALLEY AZ 85253
5115 E VALLE VISTA WY PARADISE VALLEY AZ 85233
5105 E VALLE VISTA WY PARADISE VALLEY AZ 85253
1101 WALNUT ST UNIT 2001 KANSAS CITY MO 64106-4213
5001 E VALLE VISTA WY PARADISE VALLEY AZ 85253
5033 E MCDONALD DR PARADISE VALLEY AZ 85253
5043 E MCDONALD DR PARADISE VALLEY AZ 85253

5123 E MCDONALD DR PARADISE VALLEY 85253
5133 E MCDONALD DR PARADISE VALLEY 85253
5122 E VALLE VISTA WY PARADISE VALLEY 85253
5060 E VALLE VISTA WY PARADISE VALLEY 85253
5002 E VALLE VISTA WY PARADISE VALLEY 85253
5853 N ECHO CANYON CIR PHOENIX 85018
5405 E MCDONALD DR PARADISE VALLEY 85253
5331 E MCDONALD DR PARADISE VALLEY 85253
5313 E MCDONALD DR PARADISE VALLEY 85253
5301 E MCDONALD DR PARADISE VALLEY 85253
5975 N 52ND PL PARADISE VALLEY 85253
5251 E MCDONALD DR PARADISE VALLEY 85253
5920 N 52ND PL PARADISE VALLEY 85253
5238 E PALO VERDE DR PARADISE VALLEY 85253
5302 E PALO VERDE DR PARADISE VALLEY 85253
5320 E PALO VERDE DR PARADISE VALLEY 85253
5334 E PALO VERDE DR PARADISE VALLEY 85253
5404 E PALO VERDE DR PARADISE VALLEY 85253
5401 E PALO VERDE DR PARADISE VALLEY 85253
5333 E PALO VERDE DR PARADISE VALLEY 85253
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5910 N 52ND PL PARADISE VALLEY 85253
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5332 E SOLANO DR PARADISE VALLEY 85253
5336 E SOLANO DR PARADISE VALLEY 85253
5735 N 54TH ST PARADISE VALLEY 85253
5237 E SOLANO DR PARADISE VALLEY 85253
5200 E SAN JUAN AVE PARADISE VALLEY 85253
5204 E SAN JUAN AVE PARADISE VALLEY 85253

5123 E MCDONALD DR PARADISE VALLEY AZ 85253
953 E LIBRA DR TEMPE AZ 85283
4400 N SCOTTSDALE RD NO 349 SCOTTSDALE AZ 85251
5060 E VALLE VISTA WY PARADISE VALLEY AZ 85253
1277 E MISSOURI #214 PHOENIX AZ 85014
7255 E HAMPTON AVE SUITE 101 MESA AZ 85209
5405 E MCDONALD DR PARADISE VALLEY AZ 85253
5331 E MCDONALD DR PARADISE VALLEY AZ 85253
5313 E MCDONALD DR SCOTTSDALE AZ 85253
5301 E MCDONALD DR PARADISE VALLEY AZ 85253
7789 SILVER LAKE CT WESTERVILLE OH 43082
5251 E MCDONALD DR PARADISE VALLEY AZ 85253
5920 N 52ND PL PARADISE VALLEY AZ 85253
PO BOX 7761 ARLINGTON VA 22207
5302 E PALO VERDE DR PARADISE VALLEY AZ 85253
5320 E PALO VERDE DR PARADISE VALLEY AZ 85253
5434 E LINCOLN DR UNIT 67 PARADISE VALLEY AZ 85253
5404 E PALO VERDE DR PARADISE VALLEY AZ 85253
5401 E PALO VERDE SCOTTSDALE AZ 85253
5333 E PALO VERDE DR PARADISE VALLEY AZ 85253
5317 E PALO VERDE DR PARADISE VALLEY AZ 85253
5301 E PALO VERDE DR PARADISE VALLEY AZ 85253
5241 E PALO VERDE DR PARADISE VALLEY AZ 85253
5910 N 52ND PL PARADISE VALLEY AZ 85253
5200 E SOLANO DR PARADISE VALLEY AZ 85253
5226 E SOLANO DR PARADISE VALLEY AZ 85253
5228 E SOLANO DR PARADISE VALLEY AZ 85253
2909 W 113TH ST LEAWOOD KS 66211
16001 N SUNRIDGE DR FOUNTAIN HILLS AZ 85268
3507 N CENTRAL AVE #500 PHOENIX AZ 85012
5735 N 54TH ST SCOTTSDALE AZ 85253
5237 E SOLANO DR PARADISE VALLEY AZ 85253
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5204 E SAN JUAN AVE PARADISE VALLEY AZ 85253

5215 E SAN JUAN AVE PARADISE VALLEY 85253
5225 E SAN JUAN AVE PARADISE VALLEY 85253
5235 E SAN JUAN AVE PARADISE VALLEY 85253
5631 N 52ND PL PARADISE VALLEY 85253
5303 E SAN MIGUEL AVE PARADISE VALLEY 85253
5339 E SAN MIGUEL AVE PARADISE VALLEY 85253
5345 E SAN MIGUEL AVE PARADISE VALLEY 85253
5405 E SAN MIGUEL AVE PARADISE VALLEY 85253
5701 N 54TH ST PARADISE VALLEY 85253
5623 N 52ND PL PARADISE VALLEY 85253
5409 E MCDONALD DR PARADISE VALLEY 85253
5416 E PALO VERDE DR PARADISE VALLEY 85253
5502 E PALO VERDE DR PARADISE VALLEY 85253
5421 E PALO VERDE DR PARADISE VALLEY 85253
5417 E PALO VERDE DR PARADISE VALLEY 85253
5707 N 55TH PL PARADISE VALLEY 85253
5520 E SAN MIGUEL AVE PARADISE VALLEY 85253
5501 E SOLANO DR PARADISE VALLEY 85253
5429 E SOLANO DR PARADISE VALLEY 85253
5500 E SAN MIGUEL AVE PARADISE VALLEY 85253
5506 E SAN MIGUEL AVE PARADISE VALLEY 85253
5501 E SAN MIGUEL AVE PARADISE VALLEY 85253
5505 E SAN MIGUEL AVE PARADISE VALLEY 85253
5511 E SAN MIGUEL AVE PARADISE VALLEY 85253
5507 E SAN MIGUEL LN PARADISE VALLEY 85253
5718 N 54TH ST PARADISE VALLEY 85253
5390 E SAN MIGUEL AVE PARADISE VALLEY 85253
5340 E SAN MIGUEL AVE PARADISE VALLEY 85253
5338 E SAN MIGUEL AVE PARADISE VALLEY 85253
251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
5331 E VALLE VISTA RD PHOENIX AZ 85018
251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
2227 OAK HILL DR SANTA ROSA CA 95404
5303 E SAN MIGUEL PARADISE VALLEY AZ 85253
1729 E OSBORN RD PHOENIX AZ 85016
5345 E SAN MIGUEL AVE SCOTTSDALE AZ 85253
PO BOX 6167 SCOTTSDALE AZ 85261
5701 N 54TH ST PARADISE VALLEY AZ 85253
55 E ERIE ST UNIT SH 3 CHICAGO IL 60611
251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
5409 E MCDONALD DR PARADISE VALLEY AZ 85253
5416 E PALO VERDE DR PARADISE VALLEY AZ 85253
5502 E PALO VERDE DR PARADISE VALLEY AZ 85253-5160
5421 E PALO VERDE SCOTTSDALE AZ 85251
2428 NW GRAND CIR NICHOLS HILLS OK 73116
5707 N 55TH PL PARADISE VALLEY AZ 85253
5520 E SAN MIGUEL PARADISE VALLEY AZ 85253
5501 E SOLANO DR PARADISE VALLEY AZ 85253
5635 N SCOTTSDALE RD STE 170 SCOTTSDALE AZ 85250
4235 E MONTECITO AVE PHX AZ 85018
5506 E SAN MIGUEL AVE PARADISE VALLEY AZ 85253
5501 E SAN MIGUEL AVE PARADISE VALLEY AZ 85253
5505 E SAN MIGUEL AVE PARADISE VALLEY AZ 85253
5 LYNN RD CHERRY HILLS VILLAGE CO 80113
251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
8201 N HAYDEN RD SCOTTSDALE AZ 85258
131 E LINCOLN AVE FORT COLLINS CO 80524
415 YONGE ST - 2000 TORONTO ON CANADA M5B 2E7
4040 E CAMELBACK RD STE 275 PHOENIX AZ 85018
6120 N 31ST CT PHOENIX AZ 85016

5702 N 55TH PL PARADISE VALLEY 85253
5220 E RED ROCK DR PHOENIX 85018
5212 E RED ROCK DR PARADISE VALLEY 85253
5212 E RED ROCK DR PHOENIX 85018
5050 E RED ROCK DR PHOENIX 85018
4952 E RED ROCK DR PHOENIX 85018

19820 N 7TH ST STE 201 PHOENIX AZ 85024-1694
19820 N 7TH ST STE 201 PHOENIX AZ 85024-1694
4044 N 55TH PL PARADISE VALLEY AZ 85253
7353 E SCOTTSDALE MALL SCOTTSDALE AZ 85251
7141 E RANCHO VISTA DR UNIT 5011 SCOTTSDALE AZ 85251
7141 E RANCHO VISTA DR UNIT 5011 SCOTTSDALE AZ 85251
4949 E RED ROCK DR PHOENIX AZ 85018
251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
5221 N SADDLEROCK DR PHOENIX AZ 85018
251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003

MAIL_ADDR1	MAIL_CITY	MAIL_STAT	MAIL_ZIP	PHYSICAL_1	PHYSICAL_2	PHYSICAL_3
5012 E MCDONALD DR	PARADISE VALLEY	AZ	85253	5012 E		MCDONALI
5109 E ROVEY AVE	PARADISE VALLEY	AZ	85253	5109 E		ROVEY
6003 N 51ST ST	PARADISE VALLEY	AZ	85253	6003 N		51ST
6030 N 51ST PL	PARADISE VALLEY	AZ	85253-514	6030 N		51ST
6022 N 51ST PLACE	SCOTTSDALE	AZ	85253	6022 N		51ST
6010 N 51ST PL	PARADISE VALLEY	AZ	85253	6010 N		51ST
14422 N 17TH PL	PHOENIX	AZ	85022	6004 N		51ST
6001 N 51ST PL	PARADISE VALLEY	AZ	85253	6001 N		51ST
6011 N 51ST PL	PARADISE VALLEY	AZ	85253	6011 N		51ST
6021 N 51ST PL	PARADISE VALLEY	AZ	85253	6021 N		51ST
6031 N 51ST PLACE	PARADISE VALLEY	AZ	85253	6031 N		51ST
6101 N 51ST PL	PARADISE VALLEY	AZ	85253	6041 N		51ST
6038 N 52ND PL	PARADISE VALLEY	AZ	85253	6038 N		52ND
6026 N 52ND PL	PARADISE VALLEY	AZ	85253	6026 N		52ND
6002 N 52ND PL	PARADISE VALLEY	AZ	85253	6002 N		52ND
5202 E MCDONALD DR	SCOTTSDALE	AZ	85253	5202 E		MCDONALI
5234 E MCDONALD DR	PARADISE VALLEY	AZ	85253	5234 E		MCDONALI
5246 E MCDONALD DR	PARADISE VALLEY	AZ	85253	5246 E		MCDONALI
5302 E MCDONALD DR	PARADISE VALLEY	AZ	85253	5302 E		MCDONALI
15412 N 23RD ST	PHOENIX	AZ	85022	5318 E		MCDONALI
5350 E MCDONALD DR	PARADISE VALLEY	AZ	85253	5350 E		MCDONALI
5353 E CAMELBACK MANOR DR	PARADISE VALLEY	AZ	85253	5353 E		CAMELBAC
5337 E CAMELBACK MANOR DR	PARADISE VALLEY	AZ	85253	5337 E		CAMELBAC
6540 W TONOPAH	GLENDALE	AZ	85308	6031 N		52ND
6540 W TONOPAH	GLENDALE	AZ	85308	6040 N		CAMELBAC
251 W WASHINGTON ST 8TH FL	PHOENIX	AZ	85003	4925 E		MCDONALI
5135 E VALLE VISTA WY	PARADISE VALLEY	AZ	85253	5135 E		VALLE VIST
5115 E VALLE VISTA WY	PARADISE VALLEY	AZ	85233	5115 E		VALLE VIST
5105 E VALLE VISTA WY	PARADISE VALLEY	AZ	85253	5105 E		VALLE VIST
1101 WALNUT ST UNIT 2001	KANSAS CITY	MO	64106-421	5035 E		VALLE VIST
5001 E VALLE VISTA WY	PARADISE VALLEY	AZ	85253	5001 E		VALLE VIST
5033 E MCDONALD DR	PARADISE VALLEY	AZ	85253	5033 E		MCDONALI
5043 E MCDONALD DR	PARADISE VALLEY	AZ	85253	5043 E		MCDONALI

5123 E MCDONALD DR	PARADISE VALLEY	AZ	85253	5123 E	MCDONALI
953 E LIBRA DR	TEMPE	AZ	85283	5133 E	MCDONALI
4400 N SCOTTSDALE RD NO 349	SCOTTSDALE	AZ	85251	5122 E	VALLE VIST
5060 E VALLE VISTA WY	PARADISE VALLEY	AZ	85253	5060 E	VALLE VIST
1277 E MISSOURI	PHOENIX	AZ	85014	5002 E	VALLE VIST
7255 E HAMPTON AVE SUITE 101	MESA	AZ	85209	5853 N	ECHO CAN'
5405 E MCDONALD DR	PARADISE VALLEY	AZ	85253	5405 E	MCDONALI
5331 E MCDONALD DR	PARADISE VALLEY	AZ	85253	5331 E	MCDONALI
5313 E MCDONALD DR	SCOTTSDALE	AZ	85253	5313 E	MCDONALI
5301 E MCDONALD DR	PARADISE VALLEY	AZ	85253	5301 E	MCDONALI
7789 SILVER LAKE CT	WESTERVILLE	OH	43082	5975 N	52ND
5251 E MCDONALD DR	PARADISE VALLEY	AZ	85253	5251 E	MCDONALI
5920 N 52ND PL	PARADISE VALLEY	AZ	85253	5920 N	52ND
PO BOX 7761	ARLINGTON	VA	22207	5238 E	PALO VERC
5302 E PALO VERDE DR	PARADISE VALLEY	AZ	85253	5302 E	PALO VERC
5320 E PALO VERDE DR	PARADISE VALLEY	AZ	85253	5320 E	PALO VERC
5434 E LINCOLN DR UNIT 67	PARADISE VALLEY	AZ	85253	5334 E	PALO VERC
5404 E PALO VERDE DR	PARADISE VALLEY	AZ	85253	5404 E	PALO VERC
5401 E PALO VERDE	SCOTTSDALE	AZ	85253	5401 E	PALO VERC
5333 E PALO VERDE DR	PARADISE VALLEY	AZ	85253	5333 E	PALO VERC
5317 E PALO VERDE DR	PARADISE VALLEY	AZ	85253	5317 E	PALO VERC
5301 E PALO VERDE DR	PARADISE VALLEY	AZ	85253	5301 E	PALO VERC
5241 E PALO VERDE DR	PARADISE VALLEY	AZ	85253	5241 E	PALO VERC
5910 N 52ND PL	PARADISE VALLEY	AZ	85253	5910 N	52ND
5200 E SOLANO DR	PARADISE VALLEY	AZ	85253	5200 E	SOLANO
5226 E SOLANO DR	PARADISE VALLEY	AZ	85253	5226 E	SOLANO
5228 E SOLANO DR	PARADISE VALLEY	AZ	85253	5228 E	SOLANO
2909 W 113TH ST	LEAWOOD	KS	66211	5330 E	SOLANO
16001 N SUNRIDGE DR	FOUNTAIN HILLS	AZ	85268	5332 E	SOLANO
3507 N CENTRAL AVE #500	PHOENIX	AZ	85012	5336 E	SOLANO
5735 N 54TH ST	SCOTTSDALE	AZ	85253	5735 N	54TH
5237 E SOLANO DR	PARADISE VALLEY	AZ	85253	5237 E	SOLANO
5200 E SAN JUAN AVE	PARADISE VALLEY	AZ	85253	5200 E	SAN JUAN
5204 E SAN JUAN AVE	PARADISE VALLEY	AZ	85253	5204 E	SAN JUAN

251 W WASHINGTON ST 8TH FL	PHOENIX	AZ	85003	5215 E	SAN JUAN
251 W WASHINGTON ST 8TH FL	PHOENIX	AZ	85003	5225 E	SAN JUAN
5331 E VALLE VISTA RD	PHOENIX	AZ	85018	5235 E	SAN JUAN
251 W WASHINGTON ST 8TH FL	PHOENIX	AZ	85003		
251 W WASHINGTON ST 8TH FL	PHOENIX	AZ	85003		
2227 OAK HILL DR	SANTA ROSA	CA	95404	5631 N	52ND
5303 E SAN MIGUEL	PARADISE VALLEY	AZ	85253	5303 E	SAN MIGUI
1729 E OSBORN RD	PHOENIX	AZ	85016	5339 E	SAN MIGUI
5345 E SAN MIGUEL AVE	SCOTTSDALE	AZ	85253	5345 E	SAN MIGUI
PO BOX 6167	SCOTTSDALE	AZ	85261	5405 E	SAN MIGUI
5701 N 54TH ST	PARADISE VALLEY	AZ	85253	5701 N	54TH
55 E ERIE ST UNIT SH 3	CHICAGO	IL	60611	5623 N	52ND
251 W WASHINGTON ST 8TH FL	PHOENIX	AZ	85003		
5409 E MCDONALD DR	PARADISE VALLEY	AZ	85253	5409 E	MCDONALI
5416 E PALO VERDE DR	PARADISE VALLEY	AZ	85253	5416 E	PALO VERC
5502 E PALO VERDE DR	PARADISE VALLEY	AZ	85253-516	5502 E	PALO VERC
5421 E PALO VERDE	SCOTTSDALE	AZ	85251	5421 E	PALO VERC
2428 NW GRAND CIR	NICHOLS HILLS	OK	73116	5417 E	PALO VERC
5707 N 55TH PL	PARADISE VALLEY	AZ	85253	5707 N	55TH
5520 E SAN MIGUEL	PARADISE VALLEY	AZ	85253	5520 E	SAN MIGUI
5501 E SOLANO DR	PARADISE VALLEY	AZ	85253	5501 E	SOLANO
5635 N SCOTTSDALE RD	SCOTTSDALE	AZ	85250	5429 E	SOLANO
4235 E MONTECITO AVE	PHX	AZ	85018	5500 E	SAN MIGUI
5506 E SAN MIGUEL AVE	PARADISE VALLEY	AZ	85253	5506 E	SAN MIGUI
5501 E SAN MIGUEL AVE	PARADISE VALLEY	AZ	85253	5501 E	SAN MIGUI
5505 E SAN MIGUEL AVE	PARADISE VALLEY	AZ	85253	5505 E	SAN MIGUI
5 LYNN RD	CHERRY HILLS VILLAGE	CO	80113	5511 E	SAN MIGUI
251 W WASHINGTON ST 8TH FL	PHOENIX	AZ	85003		
251 W WASHINGTON ST 8TH FL	PHOENIX	AZ	85003		
8201 N HAYDEN RD	SCOTTSDALE	AZ	85258	5507 E	SAN MIGUI
131 E LINCOLN AVE	FORT COLLINS	CO	80524	5718 N	54TH
415 YONGE ST - 2000	TORONTO	ON	M5B 2E7	5390 E	SAN MIGUI
4040 E CAMELBACK RD STE 275	PHOENIX	AZ	85018	5340 E	SAN MIGUI
6120 N 31ST CT	PHOENIX	AZ	85016	5338 E	SAN MIGUI

19820 N 7TH ST STE 201	PHOENIX	AZ	85024-1694		
19820 N 7TH ST STE 201	PHOENIX	AZ	85024-1694		
4044 N 55TH PL	PARADISE VALLEY	AZ	85253	5702 N	55TH
7353 E SCOTTSDALE MALL	SCOTTSDALE	AZ	85251	5220 E	RED ROCK
7141 E RANCHO VISTA DR UNIT 5011	SCOTTSDALE	AZ	85251	5212 E	RED ROCK
7141 E RANCHO VISTA DR UNIT 5011	SCOTTSDALE	AZ	85251	5212 E	RED ROCK
4949 E RED ROCK DR	PHOENIX	AZ	85018	5050 E	RED ROCK
251 W WASHINGTON ST 8TH FL	PHOENIX	AZ	85003		
5221 N SADDLEROCK DR	PHOENIX	AZ	85018	4952 E	RED ROCK
251 W WASHINGTON ST 8TH FL	PHOENIX	AZ	85003		
251 W WASHINGTON ST 8TH FL	PHOENIX	AZ	85003		

PHYSICAL_CITY	PHYSICAL_CITY	PHYSICAL_Latitude	Longitude	DEED_NUM	DEED_CEN	DEED_DAT	SALE_DATE	SALE_PRICE	MCNUM
DR	PARADISE VALLEY	85253 33.52415	-111.973	1.6E+08	20	#####	#####	985,000	79-37
AVE	PARADISE VALLEY	85253 33.52465	-111.972	1.7E+08	20	#####	#####	1,800,000	79-37
PL	PARADISE VALLEY	85253 33.52415	-111.972	1.41E+08	20	#####			79-37
PL	PARADISE VALLEY	85253 33.52515	-111.971	1.71E+08	20	#####	#####	1,600,000	55-04
PL	PARADISE VALLEY	85253 33.5248	-111.971	416700	20	#####			55-04
PL	PARADISE VALLEY	85253 33.52445	-111.971	1.61E+08	20	#####	#####	1,050,000	55-04
PL	PARADISE VALLEY	85253 33.52409	-111.971	9.91E+08	19	#####			55-04
PL	PARADISE VALLEY	85253 33.52409	-111.97	1.71E+08	20	#####			55-04
PL	PARADISE VALLEY	85253 33.52444	-111.97	1.7E+08	20	#####			55-04
PL	PARADISE VALLEY	85253 33.52479	-111.97	1.4E+08	20	#####	#####	1,550,000	55-04
PL	PARADISE VALLEY	85253 33.52514	-111.97	1.51E+08	20	#####	#####	1,140,000	55-04
PL	PARADISE VALLEY	85253 33.52549	-111.97	1.5E+08	20	#####	#####	1,055,000	55-04
PL	PARADISE VALLEY	85253 33.52524	-111.969	9.4E+08	19	#####			69-46
PL	PARADISE VALLEY	85253 33.52483	-111.969	12540-092	19	#####			69-46
PL	PARADISE VALLEY	85253 33.52427	-111.968	1.41E+08	20	#####	#####	1,600,000	69-46
DR	PARADISE VALLEY	85253 33.52427	-111.969	1.6E+08	20	#####			69-46
DR	PARADISE VALLEY	85253 33.52431	-111.968	2033833	20	#####	#####	699,000	69-46
DR	PARADISE VALLEY	85253 33.52431	-111.967	1.01E+08	20	#####			69-46
DR	PARADISE VALLEY	85253 33.52425	-111.967	90958896	20	#####			69-46
DR	PARADISE VALLEY	85253 33.52418	-111.966	1.61E+08	20	#####			69-46
DR	PARADISE VALLEY	85253 33.52418	-111.965	1.1E+08	20	#####			69-46
DR	PARADISE VALLEY	85253 33.52471	-111.965	91080663	20	#####			69-46
DR	PARADISE VALLEY	85253 33.52474	-111.966	1.71E+08	20	#####			69-46
PL	PARADISE VALLEY	85253 33.52491	-111.967	1.2E+08	20	#####			
DR	PARADISE VALLEY	85253 33.52531	-111.967	1.2E+08	20	#####			
DR	PHOENIX	85018 33.51916	-111.973	08760-024	19	#####			
WY	PARADISE VALLEY	85253 33.52294	-111.97	1.41E+08	20	#####			67-15
WY	PARADISE VALLEY	85253 33.52244	-111.97	1.41E+08	20	#####	#####	1,420,250	67-15
WY	PARADISE VALLEY	85253 33.5223	-111.971	1.01E+08	20	#####			67-15
WY	PARADISE VALLEY	85253 33.52234	-111.972	1.8E+08	20	#####	#####	2,350,000	67-15
WY	PARADISE VALLEY	85253 33.52246	-111.973	1.7E+08	20	#####	#####	1,488,000	67-15
DR	PARADISE VALLEY	85253 33.52345	-111.973	1.51E+08	20	#####			67-15
DR	PARADISE VALLEY	85253 33.52345	-111.972	80212974	20	#####	#####	1,750,000	67-15

DR	PARADISE VALLEY	85253	33.52345	-111.971	1.71E+08	20	#####	#####	1,267,500	67-15
DR	PARADISE VALLEY	85253	33.52349	-111.97	1.1E+08	20	#####			67-15
WY	PARADISE VALLEY	85253	33.52298	-111.971	41136626	20	#####	#####	2,850,000	67-15
WY	PARADISE VALLEY	85253	33.52297	-111.972	1.21E+08	20	#####			67-15
WY	PARADISE VALLEY	85253	33.52302	-111.973	9.7E+08	19	#####			67-15
CIR	PHOENIX	85018	33.51832	-111.977	13754-077	19	#####			146-40
DR	PARADISE VALLEY	85253	33.52347	-111.965	1.41E+08	20	#####	#####	822,500	62-41
DR	PARADISE VALLEY	85253	33.52337	-111.966	1.41E+08	20	#####			62-41
DR	PARADISE VALLEY	85253	33.52339	-111.967	9.2E+08	19	#####			62-41
DR	PARADISE VALLEY	85253	33.52339	-111.967	1.8E+08	20	#####			62-41
PL	PARADISE VALLEY	85253	33.52339	-111.968	1.6E+08	20	#####	#####	2,200,000	62-41
DR	PARADISE VALLEY	85253	33.52347	-111.969	1.61E+08	20	#####			62-41
PL	PARADISE VALLEY	85253	33.52303	-111.969	1.7E+08	20	#####			62-41
DR	PARADISE VALLEY	85253	33.52285	-111.968	61592108	20	#####			62-41
DR	PARADISE VALLEY	85253	33.52283	-111.967	1.41E+08	20	#####			62-41
DR	PARADISE VALLEY	85253	33.52279	-111.966	90012793	20	#####	#####	2,600,000	62-41
DR	PARADISE VALLEY	85253	33.52281	-111.966	1.71E+08	20	#####	#####	1,912,500	62-41
DR	PARADISE VALLEY	85253	33.52298	-111.965	1.61E+08	20	#####			62-41
DR	PARADISE VALLEY	85253	33.52222	-111.965	90912467	20	#####			62-41
DR	PARADISE VALLEY	85253	33.52215	-111.966	1.7E+08	20	#####	#####	1,262,500	62-41
DR	PARADISE VALLEY	85253	33.52215	-111.967	1.6E+08	20	#####			62-41
DR	PARADISE VALLEY	85253	33.5222	-111.967	1.8E+08	20	#####			62-41
DR	PARADISE VALLEY	85253	33.52222	-111.968	1.2E+08	20	#####	#####	760,000	62-41
PL	PARADISE VALLEY	85253	33.52244	-111.969	9.71E+08	19	#####	#####	675,000	62-41
DR	PARADISE VALLEY	85253	33.52163	-111.969	30042695	20	#####			62-41
DR	PARADISE VALLEY	85253	33.52171	-111.968	60575437	20	#####			62-41
DR	PARADISE VALLEY	85253	33.52167	-111.968	1E+08	20	#####			62-41
DR	PARADISE VALLEY	85253	33.52165	-111.967	1.5E+08	20	#####	#####	3,250,000	62-41
DR	PARADISE VALLEY	85253	33.5216	-111.966	1.31E+08	20	#####	#####	5,950,000	62-41
DR	PARADISE VALLEY	85253	33.52156	-111.966	30085661	20	#####			62-41
ST	PARADISE VALLEY	85253	33.52154	-111.965	1.3E+08	20	#####			62-41
DR	PARADISE VALLEY	85253	33.52099	-111.968	1.2E+08	20	#####	#####	1,250,000	62-41
AVE	PARADISE VALLEY	85253	33.521	-111.969	1.31E+08	20	#####			62-41
AVE	PARADISE VALLEY	85253	33.52062	-111.968	1.3E+08	20	#####	#####	1,350,000	62-41

AVE	PARADISE VALLEY	85253	33.52039	-111.969	11070-100	19	#####		62-41
AVE	PARADISE VALLEY	85253	33.51993	-111.969	11112-022	19	#####		62-41
AVE	PARADISE VALLEY	85253	33.51948	-111.969	1.4E+08	20	#####		62-41
			33.51857	-111.969	07493-014	19	#####		62-41
PL	PARADISE VALLEY		33.51779	-111.965	08083-044	19	#####		62-41
AVE	PARADISE VALLEY	85253	33.5186	-111.967	1.4E+08	20	#####		62-41
AVE	PARADISE VALLEY	85253	33.52004	-111.967	9.61E+08	19	#####	370,000	62-41
AVE	PARADISE VALLEY	85253	33.51969	-111.966	1.5E+08	20	#####	880,000	62-41
AVE	PARADISE VALLEY	85253	33.51948	-111.966	1.21E+08	20	#####		62-41
AVE	PARADISE VALLEY	85253	33.51956	-111.965	91199361	20	#####		62-41
ST	PARADISE VALLEY	85253	33.5204	-111.965	80800874	20	#####		62-41
PL	PARADISE VALLEY	85253	33.51828	-111.967	1.7E+08	20	#####		62-41
			33.51756	-111.968	07934-016	19	#####		62-41
DR	PARADISE VALLEY	85253	33.52339	-111.964	9.9E+08	19	#####	575,000	81-34
DR	PARADISE VALLEY	85253	33.52277	-111.964	1.31E+08	20	#####		81-34
DR	PARADISE VALLEY	85253	33.52273	-111.963	31375057	20	#####		81-34
DR	PARADISE VALLEY	85253	33.52175	-111.963	9.3E+08	19	#####		81-34
DR	PARADISE VALLEY	85253	33.52198	-111.964	1.21E+08	20	#####		81-34
PL	PARADISE VALLEY	85253	33.52077	-111.963	9.8E+08	19	#####	2,800,000	81-34
AVE	PARADISE VALLEY	85253	33.52013	-111.962	9.1E+08	19	#####		81-34
DR	PARADISE VALLEY	85253	33.52025	-111.963	1.71E+08	20	#####		81-34
DR	PARADISE VALLEY	85253	33.5205	-111.964	1.51E+08	20	#####	1,300,000	81-34
AVE	PARADISE VALLEY	85253	33.51985	-111.964	1.4E+08	20	#####		81-34
AVE	PARADISE VALLEY	85253	33.51979	-111.963	1.11E+08	20	#####	1,112,500	81-34
AVE	PARADISE VALLEY	85253	33.51917	-111.964	1.5E+08	20	#####	3,640,000	81-34
AVE	PARADISE VALLEY	85253	33.51901	-111.963	1.01E+08	20	#####	1,227,640	81-34
AVE	PARADISE VALLEY	85253	33.5193	-111.963	90814786	20	#####	2,400,000	81-34
			33.51746	-111.964	08083-044	19	#####		18-36
			33.51703	-111.963	08083-044	19	#####		18-36
LN	PARADISE VALLEY	85253	33.51851	-111.963	1.21E+08	20	#####		18-36
ST	PARADISE VALLEY	85253	33.52084	-111.965	1.51E+08	20	#####	2,800,000	371-31
AVE	PARADISE VALLEY	85253	33.52021	-111.965	1.4E+08	20	#####	2,450,000	371-31
AVE	PARADISE VALLEY	85253	33.52049	-111.966	21237926	20	#####		371-31
AVE	PARADISE VALLEY	85253	33.52091	-111.967	1.61E+08	20	#####	3,200,000	371-31

Book	Page	SUBNAME	LAND_SIZE	LOT_NUM	STR	CONST_YE/LIVING	SP/INCAREOF	TAX_YR	CL	FCV_CUR	LPV_CUR	TAX_YR	PF
79	37	HACIENDA	0	4	8 2N 4E	1959	0	2019	826,600	617,246		2018	
79	37	HACIENDA	0	15	8 2N 4E	1958	0	2019	1,190,700	764,849		2018	
79	37	HACIENDA	0	16	8 2N 4E	1965	0	2019	963,500	721,201		2018	
55	4	CAMELBAC	0	17	8 2N 4E	1961	0	2019	1,447,500	910,372		2018	
55	4	CAMELBAC	0	18	8 2N 4E	1961	0	2019	1,332,600	896,588		2018	
55	4	CAMELBAC	0	19	8 2N 4E	1978	0	2019	1,660,600	1,069,907		2018	
55	4	CAMELBAC	0	20	8 2N 4E	2006	0	2019	2,519,100	1,673,179		2018	
55	4	CAMELBAC	0	21	8 2N 4E	1998	0	2019	1,643,500	1,099,542		2018	
55	4	CAMELBAC	0	22	8 2N 4E	1958	0	2019	1,239,500	801,761		2018	
55	4	CAMELBAC	0	23	8 2N 4E	1956	0	2019	962,200	638,142		2018	
55	4	CAMELBAC	0	24	8 2N 4E	1978	0	2019	1,328,600	838,900		2018	
55	4	CAMELBAC	0	25	8 2N 4E	1961	0	2019	1,200,200	768,449		2018	
69	46	STARLIGHT	0	5	8 2N 4E	1957	0	2019	1,533,000	1,056,888		2018	
69	46	STARLIGHT	0	6	8 2N 4E	1971	0	2019	904,300	740,371		2018	
69	46	STARLIGHT	0	7	8 2N 4E	2012	0	2019	1,537,200	1,317,506		2018	
69	46	STARLIGHT	0	7	8 2N 4E	2007	0	2019	1,750,600	1,579,589		2018	
69	46	STARLIGHT	0	8	8 2N 4E	1963	0	2019	942,100	729,522		2018	
69	46	STARLIGHT	0	9	8 2N 4E	1958	0	2019	807,800	635,716		2018	
69	46	STARLIGHT	0	10	8 2N 4E	1960	0	2019	843,600	653,202		2018	
69	46	STARLIGHT	0	11	8 2N 4E	1959	0	2019	823,800	639,673		2018	
69	46	STARLIGHT	0	12	8 2N 4E	1967	0	2019	1,151,600	896,588		2018	
69	46	STARLIGHT	0	13	8 2N 4E	1968	0	2019	1,038,000	791,295		2018	
69	46	STARLIGHT	0	14	8 2N 4E	1959	0	2019	1,640,200	1,288,152		2018	
			0	8	2N 4E	2006	0	2019	3,160,800	2,892,054		2018	
			0	8	2N 4E	1960	0	2019	1,065,100	833,157		2018	
			0	17	2N 4E		REAL ESTA	2019	#####	#####		2018	
67	15	MIRADOR	0	1	17 2N 4E	2013	0	2019	1,956,800	1,309,194		2018	
67	15	MIRADOR	0	2	17 2N 4E	1967	0	2019	1,241,100	907,437		2018	
67	15	MIRADOR	0	3	17 2N 4E	1998	0	2019	2,396,700	1,764,434		2018	
67	15	MIRADOR	0	4	17 2N 4E	1997	0	2019	2,001,300	1,655,491		2018	
67	15	MIRADOR	0	5	17 2N 4E	1980	0	2019	1,194,200	871,318		2018	
67	15	MIRADOR	0	7	17 2N 4E	1961	0	2019	1,258,600	800,932		2018	
67	15	MIRADOR	0	8	17 2N 4E	2003	0	2019	1,293,600	1,064,444		2018	

67	15 MIRADOR	0	9 17 2N 4E	1963	0 BOWLING I	2019	1,152,000	915,860	2018
67	15 MIRADOR	0	10 17 2N 4E	1987	0	2019	970,500	794,051	2018
67	15 MIRADOR	0	11 17 2N 4E	1998	0	2019	2,373,200	2,161,740	2018
67	15 MIRADOR	0	12 17 2N 4E	2002	0 BRADLEY N	2019	3,101,500	2,299,183	2018
67	15 MIRADOR	0	13 17 2N 4E	1977	0 S J DRU FAI	2019	1,483,700	1,172,968	2018
146	40 ECHO CAN'	0	17 2N 4E		BROWN CC	2019	500	500	2018
62	41 STONE CAN	0	1 17 2N 4E	1964	0	2019	1,295,600	1,109,855	2018
62	41 STONE CAN	0	2 17 2N 4E	1960	0 HAIT GLEN,	2019	1,216,000	1,046,297	2018
62	41 STONE CAN	0	3 17 2N 4E	1970	0	2019	1,206,100	984,283	2018
62	41 STONE CAN	0	4 17 2N 4E	1962	0	2019	1,388,500	1,053,400	2018
62	41 STONE CAN	0	5 17 2N 4E	1994	0	2019	1,747,000	1,473,684	2018
62	41 STONE CAN	0	6 17 2N 4E	1981	0 AHIR DAYA	2019	1,804,300	1,437,043	2018
62	41 STONE CAN	0	7 17 2N 4E	1981	0 CATALO PA	2019	1,304,000	1,087,137	2018
62	41 STONE CAN	0	8 17 2N 4E	1960	0 PALOMBIF	2019	1,247,500	1,056,888	2018
62	41 STONE CAN	0	9 17 2N 4E	1957	0 SMITH JAV	2019	1,263,100	1,074,247	2018
62	41 STONE CAN	0	10 17 2N 4E	1999	0	2019	2,526,800	2,488,149	2018
62	41 STONE CAN	0	11 17 2N 4E	2000	0	2019	2,791,000	2,367,693	2018
62	41 STONE CAN	0	12 17 2N 4E	1959	0	2019	1,391,200	1,186,049	2018
62	41 STONE CAN	0	13 17 2N 4E	1965	0	2019	1,533,100	1,302,190	2018
62	41 STONE CAN	0	14 17 2N 4E	1973	0	2019	1,548,100	1,344,563	2018
62	41 STONE CAN	0	15 17 2N 4E	1956	0	2019	1,572,300	1,333,332	2018
62	41 STONE CAN	0	16 17 2N 4E	1957	0 PHILLIPS PF	2019	1,335,500	1,131,552	2018
62	41 STONE CAN	0	17 17 2N 4E	2015	0	2019	4,161,600	2,815,510	2018
62	41 STONE CAN	0	18 17 2N 4E	1981	0	2019	1,858,200	1,525,412	2018
62	41 STONE CAN	0	19 17 2N 4E	1984	0	2019	2,118,800	2,012,786	2018
62	41 STONE CAN	0	20 17 2N 4E	1968	0	2019	909,200	799,718	2018
62	41 STONE CAN	0	21 17 2N 4E	1989	0	2019	2,065,100	1,786,195	2018
62	41 STONE CAN	0	22 17 2N 4E	1973	0	2019	1,862,000	1,632,185	2018
62	41 STONE CAN	0	23 17 2N 4E	2007	0	2019	3,640,700	3,161,605	2018
62	41 STONE CAN	0	24 17 2N 4E	1961	0 CLANCY RE	2019	1,824,000	1,615,480	2018
62	41 STONE CAN	0	25 17 2N 4E	1964	0 BLEICH COI	2019	1,422,000	1,175,200	2018
62	41 STONE CAN	0	30 17 2N 4E	2014	0	2019	3,305,200	2,307,966	2018
62	41 STONE CAN	0	31 17 2N 4E	1956	0	2019	1,265,600	1,058,803	2018
62	41 STONE CAN	0	32 17 2N 4E	1956	0	2019	939,600	779,170	2018

62	41	STONE CAN	0	33	17	2N 4E		REAL ESTA	2019	260,600	260,600	2018
62	41	STONE CAN	0	34	17	2N 4E		REAL ESTA	2019	537,500	484,622	2018
62	41	STONE CAN	0	35	17	2N 4E		MIKE GANI	2019	773,600	654,924	2018
62	41	STONE CAN	0	36	17	2N 4E		REAL ESTA	2019	1,026,900	796,017	2018
62	41	STONE CAN	0	37	17	2N 4E		REAL ESTA	2019	3,308,400	2,774,126	2018
62	41	STONE CAN	0	37	17	2N 4E			2019	1,545,600	1,235,765	2018
62	41	STONE CAN	0	38	17	2N 4E			2019	1,136,000	871,829	2018
62	41	STONE CAN	0	39	17	2N 4E			2019	1,350,500	1,105,644	2018
62	41	STONE CAN	0	40	17	2N 4E			2019	1,052,600	855,746	2018
62	41	STONE CAN	0	41	17	2N 4E			2019	747,700	653,140	2018
62	41	STONE CAN	0	42	17	2N 4E			2019	2,990,200	2,768,708	2018
62	41	STONE CAN	0	43	17	2N 4E			2019	1,859,200	1,479,338	2018
62	41	STONE CAN	0	43	17	2N 4E			2019	1,326,600	960,274	2018
81	34	STONE CAN	0	1	17	2N 4E		REAL ESTA	2019	1,439,000	1,084,522	2018
81	34	STONE CAN	0	2	17	2N 4E		HOWELL M	2019	2,731,200	2,441,821	2018
81	34	STONE CAN	0	3	17	2N 4E			2019	1,683,100	1,334,353	2018
81	34	STONE CAN	0	8	17	2N 4E			2019	4,535,600	3,179,997	2018
81	34	STONE CAN	0	9	17	2N 4E			2019	1,805,000	1,532,432	2018
81	34	STONE CAN	0	15	17	2N 4E			2019	2,383,300	1,820,871	2018
81	34	STONE CAN	0	16	17	2N 4E			2019	1,249,600	1,071,822	2018
81	34	STONE CAN	0	17	17	2N 4E		SELDEN DA	2019	2,445,300	2,026,964	2018
81	34	STONE CAN	0	18	17	2N 4E		TONN INVE	2019	1,215,500	1,014,006	2018
81	34	STONE CAN	0	19	17	2N 4E			2019	740,400	673,176	2018
81	34	STONE CAN	0	20	17	2N 4E			2019	1,363,200	1,176,095	2018
81	34	STONE CAN	0	21	17	2N 4E		BROWN RC	2019	3,123,700	2,204,766	2018
81	34	STONE CAN	0	22	17	2N 4E			2019	1,746,500	1,349,999	2018
81	34	STONE CAN	0	23	17	2N 4E			2019	1,915,000	1,504,242	2018
18	36	O Briens C	0	17	2N	4E		REAL ESTA	2019	1,300,500	946,236	2018
18	36	O Briens C	0	17	2N	4E		REAL ESTA	2019	3,535,400	2,913,113	2018
18	36	O Briens C	0	17	2N	4E			2019	1,091,900	715,994	2018
371	31	STONE CAN	0	26	17	2N 4E			2019	2,219,300	2,040,303	2018
371	31	STONE CAN	0	27	17	2N 4E			2019	2,277,600	2,256,224	2018
371	31	STONE CAN	0	28	17	2N 4E		GRAY DEVE	2019	759,800	687,916	2018
371	31	STONE CAN	0	29	17	2N 4E			2019	2,375,700	1,882,133	2018

62	41 STONE CAN	0	17 2N 4E		ARIZONA A	2019	35,700	35,700	2018
62	41 STONE CAN	0	17 2N 4E		ARIZONA A	2019	44,900	44,900	2018
1084	20 STONE CAN	0	1 17 2N 4E	2007	0	2019	4,569,200	4,083,206	2018
75	12 RED ROCK	0	37 17 2N 4E			2019	927,400	754,410	2018
75	12 RED ROCK	0	38 17 2N 4E			2019	186,600	172,020	2018
75	12 RED ROCK	0	38 17 2N 4E	1963	0	2019	1,433,300	1,321,368	2018
75	12 RED ROCK	0	59 17 2N 4E	1977	0	2019	1,541,800	1,463,539	2018
75	12 RED ROCK	0	17 2N 4E		REAL ESTA	2019	2,028,200	1,889,140	2018
75	12 RED ROCK	0	17 2N 4E		REAL ESTA	2019	718,300	536,549	2018
75	12 RED ROCK	0	17 2N 4E		REAL ESTA	2019	2,349,500	2,186,210	2018
18	36 OBRIENS C	0	17 2N 4E		REAL ESTA	2019	5,443,200	5,036,086	2018

FCV_PREV	LPV_PREV	PUC	JURISDICTION	CITY_ZONING	FLOOR	APN
663,300	587,853		141	PARADISE \R-43		1
956,800	728,428		141	PARADISE \R-43		1
774,200	686,858		141	PARADISE \R-43		1
1,207,200	867,021		151	PARADISE \R-43		1
1,076,500	853,893		151	PARADISE \R-43		1
1,318,200	1,018,959		151	PARADISE \R-43		1
2,144,300	1,593,504		161	PARADISE \R-43		1
1,346,800	1,047,183		151	PARADISE \R-43		1
972,200	763,582		151	PARADISE \R-43		1
763,200	607,754		141	PARADISE \R-43		1
1,050,200	798,952		151	PARADISE \R-43		1
950,100	731,856		151	PARADISE \R-43		1
1,352,000	1,006,560		151	PARADISE \R-43		1
791,800	705,115		151	PARADISE \R-43		1
1,435,600	1,254,768		151	PARADISE \R-43		1
1,637,500	1,504,370		151	PARADISE \R-43		1
847,100	694,783		151	PARADISE \R-43		1
723,700	605,444		151	PARADISE \R-43		1
755,300	622,097		151	PARADISE \R-43		1
723,000	609,212		151	PARADISE \R-43		1
1,057,100	853,893		151	PARADISE \R-43		1
898,700	753,614		151	PARADISE \R-43		1
1,446,800	1,226,811		151	PARADISE \R-43		1
2,779,700	2,754,337		161	PARADISE \R-43		1
932,300	793,483		151	PARADISE \R-43		1
#####	#####		9770	PHOENIX RE-35		1
1,861,600	1,246,851		151	PARADISE \R-43		1
1,087,300	864,226		151	PARADISE \R-43		1
2,089,300	1,680,413		161	PARADISE \R-43		1
1,818,700	1,576,658		161	PARADISE \R-43		1
1,029,300	829,827		151	PARADISE \R-43		1
1,104,700	762,792		151	PARADISE \R-43		1
1,149,300	1,013,756		151	PARADISE \R-43		1

1,045,300	872,248	151 PARADISE \R-43	1
897,700	756,239	161 PARADISE \R-43	1
2,145,000	2,058,800	161 PARADISE \R-43	1
2,521,100	2,189,698	161 PARADISE \R-43	1
1,260,700	1,117,112	151 PARADISE \R-43	1
500	500	261 PHOENIX PAD-4	1
1,233,300	1,057,005	151 PARADISE \R-43	1
1,169,800	996,473	151 PARADISE \R-43	1
1,162,200	937,412	151 PARADISE \R-43	1
1,324,000	1,003,238	151 PARADISE \R-43	1
1,694,700	1,403,509	151 PARADISE \R-43	1
1,669,100	1,368,612	151 PARADISE \R-43	1
1,253,100	1,035,369	151 PARADISE \R-43	1
1,153,100	1,006,560	151 PARADISE \R-43	1
1,178,200	1,023,092	151 PARADISE \R-43	1
2,428,200	2,369,666	161 PARADISE \R-43	1
2,542,200	2,254,946	161 PARADISE \R-43	1
1,302,700	1,129,570	151 PARADISE \R-43	1
1,474,000	1,240,181	151 PARADISE \R-43	1
1,464,000	1,280,536	161 PARADISE \R-43	1
1,451,300	1,269,840	151 PARADISE \R-43	1
1,264,500	1,077,669	151 PARADISE \R-43	1
3,676,200	2,681,438	161 PARADISE \R-43	1
1,770,600	1,452,773	161 PARADISE \R-43	1
1,966,600	1,916,939	161 PARADISE \R-43	1
867,000	761,636	141 PARADISE \R-43	1
1,996,800	1,701,138	161 PARADISE \R-43	1
1,762,000	1,554,462	161 PARADISE \R-43	1
3,222,500	3,011,052	161 PARADISE \R-43	1
1,715,000	1,538,552	161 PARADISE \R-43	1
1,326,500	1,119,238	151 PARADISE \R-43	1
2,978,300	2,198,063	161 PARADISE \R-43	1
1,206,800	1,008,384	151 PARADISE \R-43	1
866,100	742,067	151 PARADISE \R-43	1

300,100	249,353	9700 PARADISE \R-43	1
585,100	461,545	9700 PARADISE \R-43	1
816,800	623,737	11 PARADISE \R-43	1
1,054,400	758,111	9700 PARADISE \R-43	1
3,447,000	2,642,025	9700 PARADISE \R-43	1
1,442,200	1,176,919	151 PARADISE \R-43	1
1,035,600	830,313	151 PARADISE \R-43	1
1,201,000	1,052,994	151 PARADISE \R-43	1
983,300	814,996	151 PARADISE \R-43	1
850,600	622,038	11 PARADISE \R-43	1
2,737,500	2,636,865	161 PARADISE \R-43	1
1,718,800	1,408,893	151 PARADISE \R-43	1
1,333,300	914,547	9700 PARADISE \R-43	1
1,344,700	1,032,878	151 PARADISE \R-43	1
2,590,700	2,325,544	151 PARADISE \R-43	1
1,632,600	1,270,812	151 PARADISE \R-43	1
3,642,300	3,028,569	161 PARADISE \R-43	1
1,717,700	1,459,459	151 PARADISE \R-43	1
2,235,200	1,734,163	161 PARADISE \R-43	1
1,152,700	1,020,783	151 PARADISE \R-43	1
2,253,500	1,930,442	161 PARADISE \R-43	1
1,132,200	965,720	151 PARADISE \R-43	1
855,500	641,120	12 PARADISE \R-43	1
1,260,700	1,120,090	151 PARADISE \R-43	1
2,773,500	2,099,777	161 PARADISE \R-43	1
1,569,000	1,285,713	151 PARADISE \R-43	1
1,785,200	1,432,611	151 PARADISE \R-43	1
1,309,200	901,177	9700 PARADISE \R-43	1
3,663,100	2,774,393	9700 PARADISE \R-43	1
1,120,100	681,899	12 PARADISE \R-43	1
2,133,600	1,943,146	161 PARADISE \R-43	1
2,210,000	2,148,785	161 PARADISE \R-43	1
880,400	655,158	11 PARADISE \R-43	1
2,186,800	1,792,508	161 PARADISE \R-43	1

38,000	38,000	5500 PARADISE \R-43	1
47,500	47,500	5500 PARADISE \R-43	1
4,125,100	3,888,768	161 PARADISE \R-43	1
964,600	718,486	11 PHOENIX RE-35	1
182,200	163,829	197 PARADISE \R-43	1
1,399,600	1,258,446	151 PHOENIX RE-35	1
1,482,300	1,393,847	161 PHOENIX RE-35	1
2,516,700	1,799,181	9700 PARADISE \R-43	1
709,900	510,999	12 PHOENIX RE-35	1
3,002,400	2,082,105	9700 PHOENIX RE-35	1
8,228,900	4,796,272	9700 PHOENIX RE-35	1



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 18-241



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes

Board of Adjustment

Wednesday, May 2, 2018

5:30 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

Present 6 - Chairperson Emily Kile, Board Member Jon Newman, Board Member Eric Leibsohn, Board Member Quinn Williams, Board Member Hope Ozer, Board Member Anna Thomasson, and Board Member Rick Chambliss

Absent 0

3. EXECUTIVE SESSION

4. STUDY SESSION ITEMS

A. 18-182 Emerson Variance Reconsideration – 5739 N. Casa Blanca Drive (APN: 173-08-004A) Case No. BA-17-04

The Board discussed the application during the work session. George Burton, Planner, presented the Emerson Variance to allow two non-conforming walls to remain on site. This item was before the Board in both January and March. It is before the Board this evening for reconsideration.

Mr. Burton explained how roadway dedication is obtained and how it effects the lot size.

Staff is recommending denial of this request due to other wall options that exist; including, view fence and meandering wall.

B. 18-187 Verma Variance – 6823 E. Lincoln Drive (APN: 174-63-008A) Case No. BA-18-01

The Board discussed the application during the work session. Eva Cutro, Special Projects Manager, presented the application in accordance with the packet. Board Member Williams asked about the size of the lot and Chair Kile asked a question regarding one of the emails stating that the house is 27' tall. Ms. Cutro clarified that the house is below the 24' overall height limit and that the 27' height is for the chimneys, which meets code.

Chair Kile asked if the pool meets setbacks. Ms. Cutro noted that the pool is not part of the request and will meet setbacks.

Board Member Chambliss asked about the height requirements and Ms. Cutro explained the height limitation per code.

Board Member Thomasson asked how much the neighboring lot encroaches into the setback.

5. PUBLIC HEARINGS

A. 18-178 Emerson Variance Reconsideration – 5739 N Casa Blanca Drive (APN: 173-08-004A) Case No. BA-17-04

Jordan Rose, the applicant representative, presented additional information on this variance request.

Ms. Rose stated that this lot is unique because it is the only lot that originally had road frontage on only one side and now has frontage on three sides. Over the years, roads were built to the north and the south requiring roadway dedication. This lot now has road frontage on three sides and has dedicated over one-half acre of land for roadway. Today, when subdividing a lot, new roads are bordered by "tracts" so as not to impact existing lots (requiring them to dedicate roadway and/or have increased setbacks).

The Board has questions regarding the one-half acre of land for roads. It was noted that 14,000 square feet was for roadway, the remainder would be usable yard that would be lost if the walls must be re-located.

It was noted that since the homeowner is proposing to remodel their home by more than 50% that is why the walls must be relocated. The remodel does not require a variance.

There was discussion of the letter from Mr. Carter, the previous owner. It was noted that the previous Community Development Director, Hamid Arshadi, interpreted that going forward all new construction would have to comply with the Town Code.

Board Member Chambliss stated he originally made the motion for denial but after hearing the additional information he is inclined to approve the variance.

At 6:30 pm, the meeting was opened to the public. Two residents stated they are in favor of this variance.

Board Member Leibsohn made a motion to approve this variance with the findings in favor noted in the application packet. Board Member Ozer seconded.

Board Member Quinn believes moving the wall would greatly disturb the existing landscape and create a negative condition for the neighbors.

The motion carried by the following vote:

Aye: 5 - Board Member Williams, Board Member Leibsohn, Board Member Newman, Board Member Thomasson, and Board Member Ozer.

Nay: 2 – Chair Kile and Board Member Chambliss

B. 18-186

**Verma Variance – 6823 E. Lincoln Drive (APN: 174-63-008A)
Case No. BA-18-01**

Mark Candelaria, architect for the applicant, presented their case. Mark explained that the height in the area of encroachment is approximately 16' tall. Mark provided an illustration showing an option for a 2-story home that meets the 40' rear setback.

Board Member Leibsohn asked if he exhausted all possible design options to relocate the house further to the north to meet setbacks?

Mr. Candelaria replied "yes" and note that if they pushed the house north they would not be able to make turn-around in driveway.

Board Member Leibsohn noted that he don't think the applicant exhausted all the design alternatives and can reduce or eliminate encroachment and that being close to Lincoln is the driving force.

Board Member Ozer noted that if Mr. Verma wants a house that size, then they should purchase a lot that can accommodate that house. The applicant is trying to fit an elephant in a thimble. The issue is self-imposed and not appropriate for this site.

Chair Kile asked how far back is the house from Lincoln.

Board Member Leibsohn responded that the house is setback 61'.

Chair Kile asked if the space between wall and house can accommodate emergency vehicles?

Chair Kile also noted that the way the lot is shaped, it essentially has a front with two side yards.

Board Member Leibsohn corrected his previous comment and clarified that the house is setback 53' from Lincoln.

Public Comment:

Beth McCullum - Opposed.

Adam Terrell - Opposed to this request. His company sold the property to the neighboring lot to the west. The house was already non-conforming and the western property's bedroom view is to the east, where the new house will go. He stated that he didn't understand why they have to go so far back into the setback.

Cathy Siendradas - Opposed to this variance request. Need to take responsibility for their actions and the applicant should not try to put a round peg in a square hole. The whole thing is wrong and the rules are there to protect our rights.

Chair Kile asked about the pool setback requirements.

Ms. Cutro identified that the pool has a 20' setback from rear property line to water's edge.

Robert Mitchel - Opposed to the size of this house.

A resident named John - He noted that he lives 3 houses down from this property. There is a lack of concern for the neighbors and the house seems to be worked on for repairs. The value of the neighbor's houses will decrease because of this home.

Chair Kile read the 6 variance criteria.

Oriana Lieman-Wood. A concerned neighbor. Why would one neighbor wish be more of a concern than others. Maybe this is not the right house to building on this lot. Maybe give a variance on the fence wall setback to move the house forward.

Ron Geguzys - Lives next door to this lot. His bedroom looks right at the property. He went over the six criteria. This is at the owners convince. The house would sit in his back yard and Mr. Geguzys would not be able to sell his house. There no mis-understanding and this is favoring one resident over another. These are self-imposed hardships. The house can move north to meet the setbacks. He tried to buy the property, but don't encroach on my house. Mr. Geguzys said he doesn't care about two story since it will be further away from his house.

Andrew Gordon. Located just east of this lot. Lived there 27 years. Not supportive of the Variance since the house is out of context and this is a very narrow request.

William McCarthy - Opposed.

Kelly Parker - Opposed. This property has been left in disrepair. Feels the pile of rubble was left there purposely to get a welcoming response. The applicant is preserving their own views but not the neighbor's views. This is predatory towards the neighbors.

Shelly Dougherty – She is concerned that staff supported this project. Implied there is a back-door deal. We are not here on the Board to pick favorites. They have a hardship with Lincoln and should focus on traffic mitigation.

Board Member Chambliss stated that he has found staff to be very competent and considerate. There is no back-door deal. Staff has looked at the request and made their recommendation. Want to dispel that previous comment.

Board Member Ozer also stated that staff makes a recommendation in a black and white way, which is their job. Staff is very ethical and we are fortunate to have them.

Avitar Verma - Owner of the subject lot. Thanked the Board, staff, and the neighbors. He wants to build a nice house and the concerned of the residences are important. We are not debating that. We request approval and want to beatify the area on a triangular lot. H worked for almost 2 years with architect on this design.

Mark Candelaria stated that the main thing is the shape of the lot and that it adjoins Lincoln Drive next to the resort. He spoke about the merits of the design and the hardship of the access off Lincoln and the shape of the lot. The house will add value of the neighborhood. If they don't receive the variance, they will build a two-story home.

Mrs. Geguzys spoke again. He was concerned about the house blocking their view. He stated that the water feature will be right up against the wall and asked if the house be scaled down to fit the lot.

Board Member Ozer asked Mr. Geguzys if they were to comply with the setbacks, is that preferable?

Mrs. Geguzys stated - she will get noise from the back yard and a two-story home is not

as bad as being close.

Board Member Ozer motioned for denial of this case in accordance with the findings opposed in the packet.

Second by Board Member Leibsohn.

Board Member Ozer stated that the house is too big for a triangular lot. This lot is buildable without a variance and with an appropriate design. The hardship is a self-imposed.

Board Member Leibsohn echoed Board Member Ozer's comments. It's a great design but too big for this lot. This is a self-imposed hardship and the variance criteria have not been met.

Board Member Chambliss stated that it does not meet all six criteria. This is a self-imposed hardship. It's a beautiful house on the wrong lot.

Board Member Williams thanked the applicant for contacting the neighbors and stated that the request does not meet the variance criteria.

Chair Kile agree with Board Members comments that the variance criteria have not been met. The motion carried by the following vote:

Aye: 7 - Chair Kile, Board Member Leibsohn, Board Member Newman, Board Member Thomasson, Board Member Ozer, Board Member Williams, and Board Member Chambliss.

Nay: 0

6. ACTION ITEMS

18-181 Election of Chair

A motion was made by Board Member Ozer to nominate Board Member Leibsohn as Chair and seconded by Board Member Chambliss. The motion carried by the following vote:

Aye: 7 - Chair Kile, Board Member Leibsohn, Board Member Newman, Board Member Thomasson, Board Member Ozer, Board Member Williams, and Board Member Chambliss.

Nay: 0

7. CONSENT AGENDA

A. 18-013 Approval of the March 7, 2018 Board of Adjustment Meeting Minutes

A motion was made by Board Member Ozer and seconded by Board Member Leibsohn, to approve the March 7, 2018 minutes. The motion carried by the following vote:

Aye: 6 - Chair Kile, Board Member Leibsohn, Board Member Newman, Board Member Ozer, Board Member Williams, and Board Member Chambliss.

Abstain: 1 - Board Member Thomasson

8. STAFF REPORT

Staff thanked Catherine Kauffman for her years of service on the Board of Adjustment.

9. PUBLIC BODY REPORTS

Chair Kile and the Board thanked Catherine Kauffman for her years of service to the Town.

10. FUTURE AGENDA ITEMS

Mr. Burton apprised the Board of the upcoming variance requests.

11. ADJOURNMENT

A motion was made at 7:48 p.m. by Board Member Williams and seconded by Board Member Chambliss, to adjourn the meeting. The motion carried by the following vote:

Aye: 7 - Chair Kile, Board Member Newman, Board Member Leibsohn, Board Member Williams, Board Member Ozer, Board Member Thomasson, and Board Member Chambliss.

Nay: 0