

BOUNDARY & TOPOGRAPHIC SURVEY  
6149 E INDIAN BEND RD., PARADISE VALLEY, AZ 85253  
LOT 14 - EGYPTIAN HILLS

A SUBDIVISION PLAT RECORDED IN BOOK 69 OF MAPS, PAGE 18, MCR.,  
LOCATED IN A PORTION OF THE NE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 9, T.2N, R.4E  
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

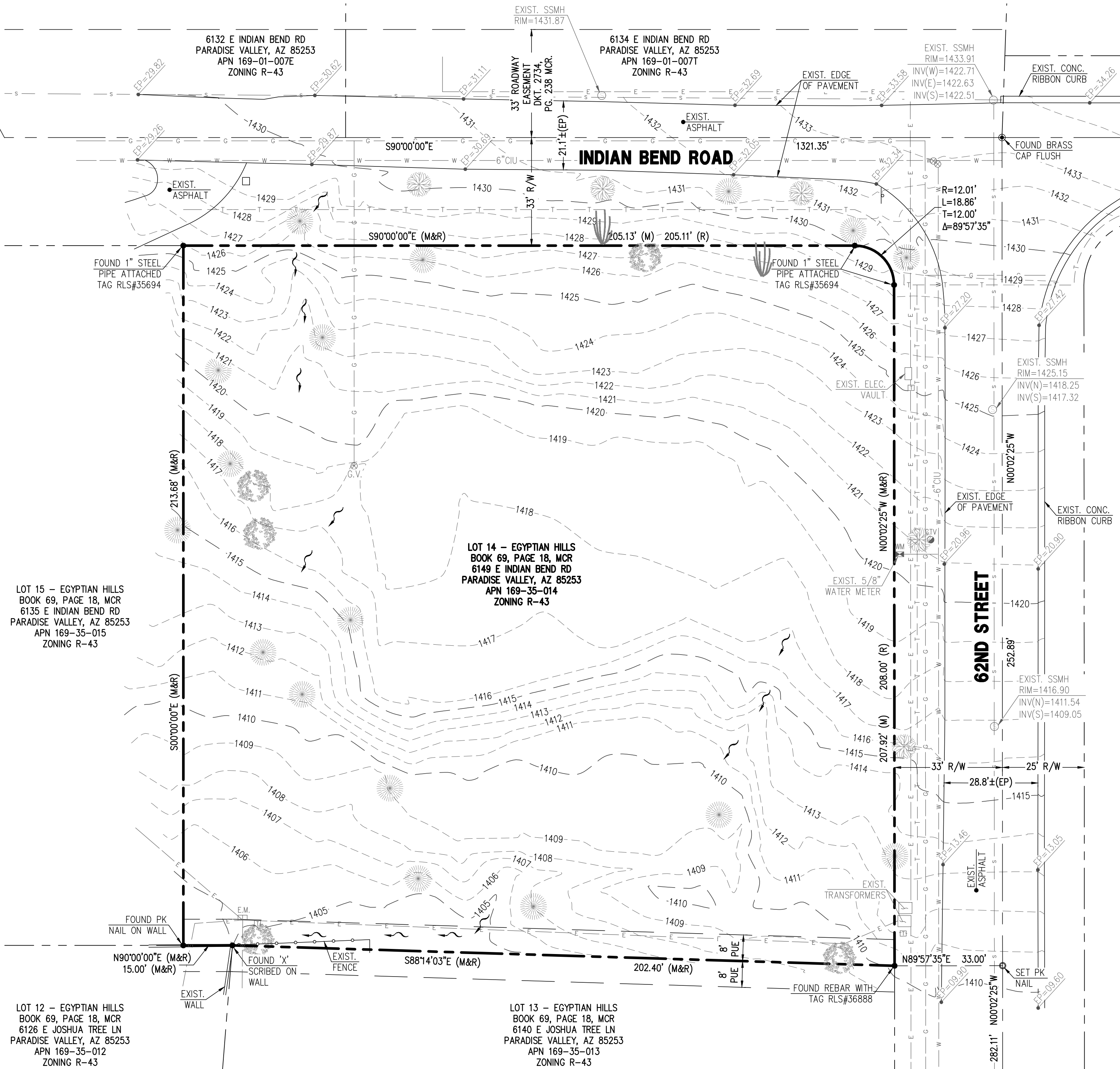
LEGEND

- SECTION CORNER  
1/4 QUARTER  
SCRIBED "X" IN CONCRETE  
BRASS CAP IN HANDHOLE  
BRASS CAP FLUSH  
FOUND 1" IRON PIPE  
SET 1/2" REBAR & TAG OR AS NOTED  
CALCULATED POINT  
PROPERTY LINE  
EASEMENT LINE  
MONUMENT LINE  
SEWER MANHOLE  
SIGN  
WATER METER  
WATER VALVE  
FIRE HYDRANT  
ELECTRIC METER  
GAS VALVE  
TELEPHONE PEDESTAL  
CABLE TV RISER  
CATV, PHONE  
SEWER LINE  
WATER LINE  
ELECTRIC LINE  
COMMUNICATIONS LINE  
FENCE  
EXISTING CONTOUR  
EXIST. DRAINAGE FLOW  
EXIST. SPOT ELEVATION  
PALO VERDE  
MESQUITE TREE

ABBREVIATIONS

- BC BACK OF CURB  
BSL BUILDING SETBACK LINE  
C11 CURVE LABEL  
CL CENTERLINE  
DE DRAINAGE EASEMENT  
EG EXISTING GRADE  
EL, ELEV ELEVATION  
EP EDGE OF PAVEMENT  
ESMT EASEMENT  
EX, EXIST. EXISTING  
FG FINISH GRADE  
FL FLOW LINE  
FND FOUND  
G GUTTER, GAS  
INV INVERT  
JBE JOINT USE & BENEFIT EASEMENT  
L11 LINE LABEL  
L12 MEASURED  
MCR MARICOPA COUNTY RECORDER  
MH MANHOLE  
P, PWT PAVEMENT  
PUE PUBLIC UTILITY EASEMENT  
(R), REC. RECORDED  
R RADIUS  
R/W RIGHT OF WAY  
T TANGENT, TELEPHONE  
TC TOP OF CURB  
TG TOP OF GRATE  
TPV TOWN OF PARADISE VALLEY  
TRW TOP OF RETAINING WALL  
W WEST, WATERLINE  
WDO WALL DRAINAGE OPENING  
WM WATER METER

60TH STREET



JOSHUA TREE LANE

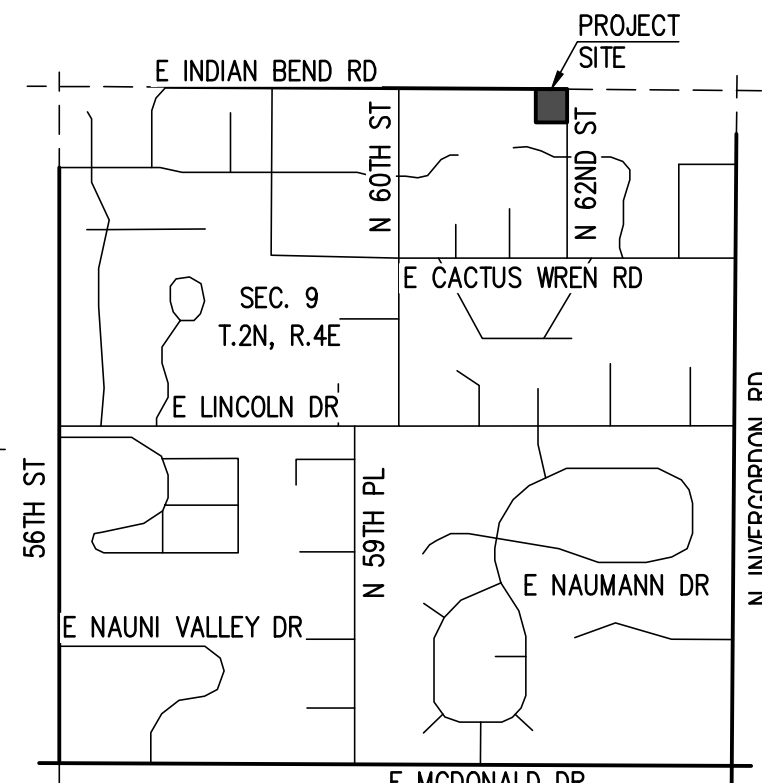
CACTUS WREN ROAD

GENERAL NOTES

- THE PREMISES SURVEYED HAVE NO KNOWN DISCREPANCIES, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS EXCEPT AS SHOWN, AND HAS ACCESS TO OR FROM A DEDICATED ROADWAY.
- THIS IS AN ABOVE GROUND SURVEY. THE UNDERGROUND UTILITIES AS SHOWN ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES, NOT SHOWN ON THIS DRAWING. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY.
- BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS, WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN BOOK 69 OF MAPS, PAGE 18, AND DEED REC. DOC. 2016-0691076, RECORDS OF MARICOPA COUNTY, ARIZONA.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED OR AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY. THERE MAY EXIST OTHER DOCUMENTS OF RECORD, WHICH WOULD AFFECT THIS PARCEL.
- ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
- ON-SITE PLANT INFORMATION SHOWN HEREON IS FOR REFERENCE ONLY. SURVEYOR ASSUMES NO LIABILITY FOR THE EVALUATION, SALVAGEABILITY, REMOVAL AND/RELOCATION OF ON-SITE PLANT MATERIALS.
- ALL MEASURED BEARINGS AND DISTANCES EQUAL RECORD UNLESS NOTED OTHERWISE.
- THE SURVEY MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- ANY AERIAL MAPS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT THE EXACT CURRENT CONDITIONS.

UTILITIES

WATER: EPCOR WATER  
SANITARY SEWER: TOWN OF PARADISE VALLEY  
ELECTRIC: ARIZONA PUBLIC SERVICE  
TELEPHONE: CENTURY LINK, COX COMM.  
NATURAL GAS: SOUTHWEST GAS  
CABLE TV: CENTURY LINK, COX COMM.



VICINITY MAP

NTS

OWNER

A & C PROPERTIES INC  
4530 E SHEA BLVD., STE 100  
PHOENIX, AZ 85028

SITE DATA

APN: 169-35-014  
ADDRESS: 6149 E INDIAN BEND RD  
PARADISE VALLEY, AZ 85253  
ZONING: R-43 (HILLSIDE)  
LOT AREA: 47,013 S.F. (1.079 AC.)  
CONSTRUCTION YEAR: VACANT LOT  
Q.S. #: 22-42

LEGAL DESCRIPTION

LOT 14, EGYPTIAN HILLS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 69 OF MAPS, PAGE 18.

CONTAINING 47,013 S.F. (1.079 AC.); MORE OR LESS.

BASIS OF BEARINGS

THE MONUMENT LINE OF INDIAN BEND ROAD, THE BEARING OF WHICH IS S90°00'00"E.

BENCHMARK

BRASS CAP FLUSH AT THE INTERSECTION OF INDIAN BEND RD AND 60TH ST HAVING AN ELEVATION OF 1423.873 TOWN OF PARADISE VALLEY (NAVD 88) DATUM, GDACS# 24524-1.

SURVEY REFERENCES

- EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SETBACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 69 OF MAPS, PAGE 18, MCR.
- WARRANTY DEED RECORDED IN DOC. NO. 2016-0691076, M.C.R.

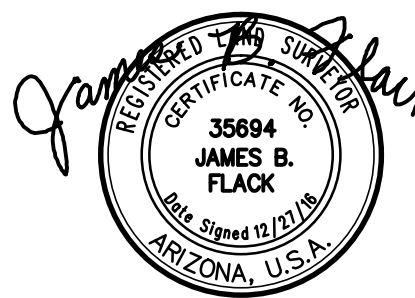
FLOOD INSURANCE RATE MAP (FIRM) DATA

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

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

CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE CURRENT "MINIMUM STANDARDS FOR ARIZONA BOUNDARY AND TOPOGRAPHIC SURVEYS", AND THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS SURVEYED AND DRAWN UNDER MY DIRECTION IN THE MONTH OF DECEMBER, 2016.



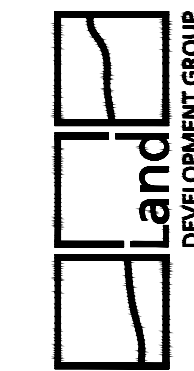
JAMES FLACK, RLS

12/27/16  
DATE

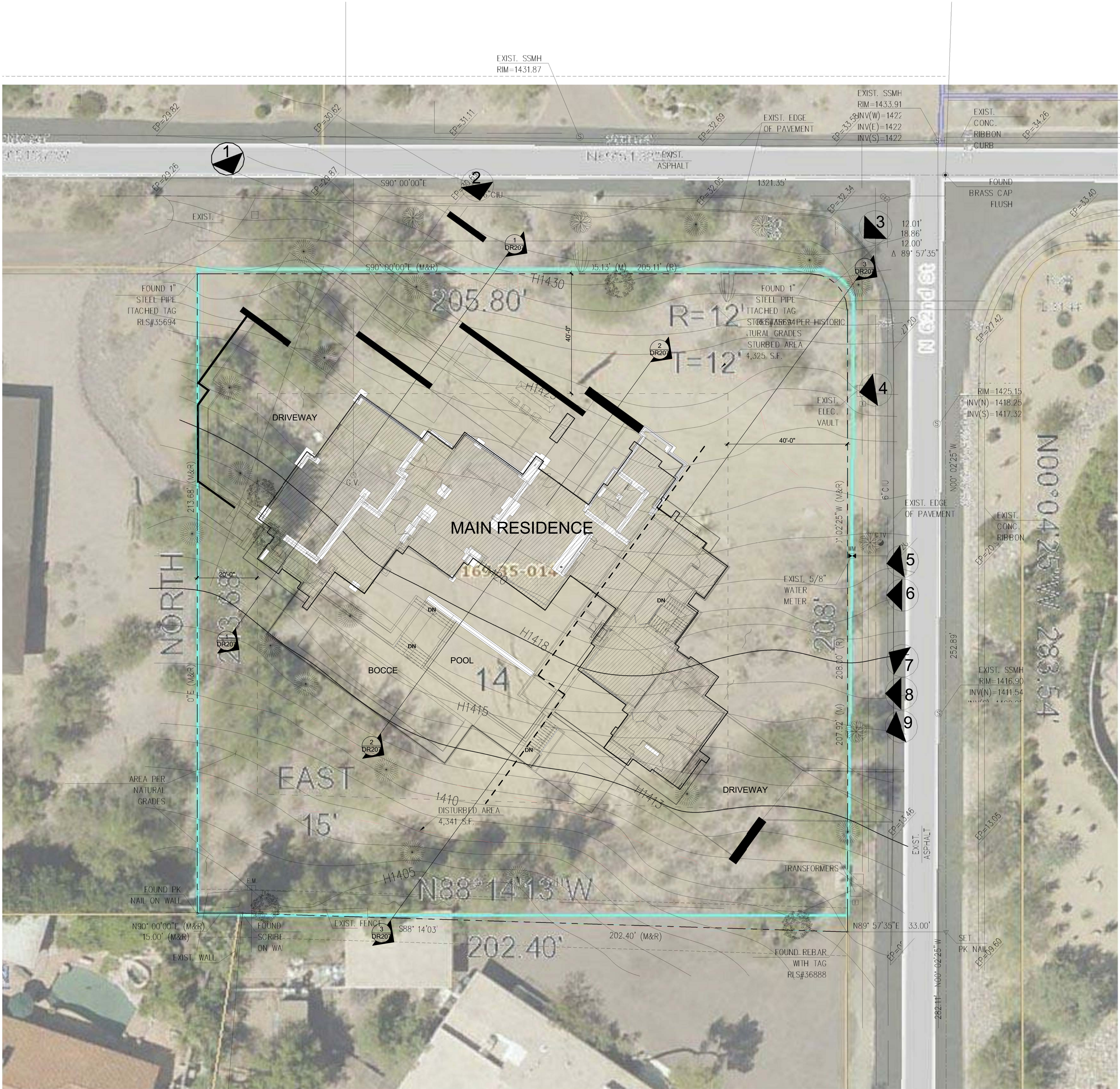
BOUNDARY & TOPOGRAPHIC  
SURVEY MAP

LOT 14 - EGYPTIAN HILLS  
6149 E INDIAN BEND RD  
PARADISE VALLEY, AZ 85253

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







AERIAL SITE PLAN  
1/16" = 1'-0"

NOTE: PHOTOS ON SHEET DR210 ARE INDICATED  
ON THIS AERIAL PLAN FOR REFERENCE

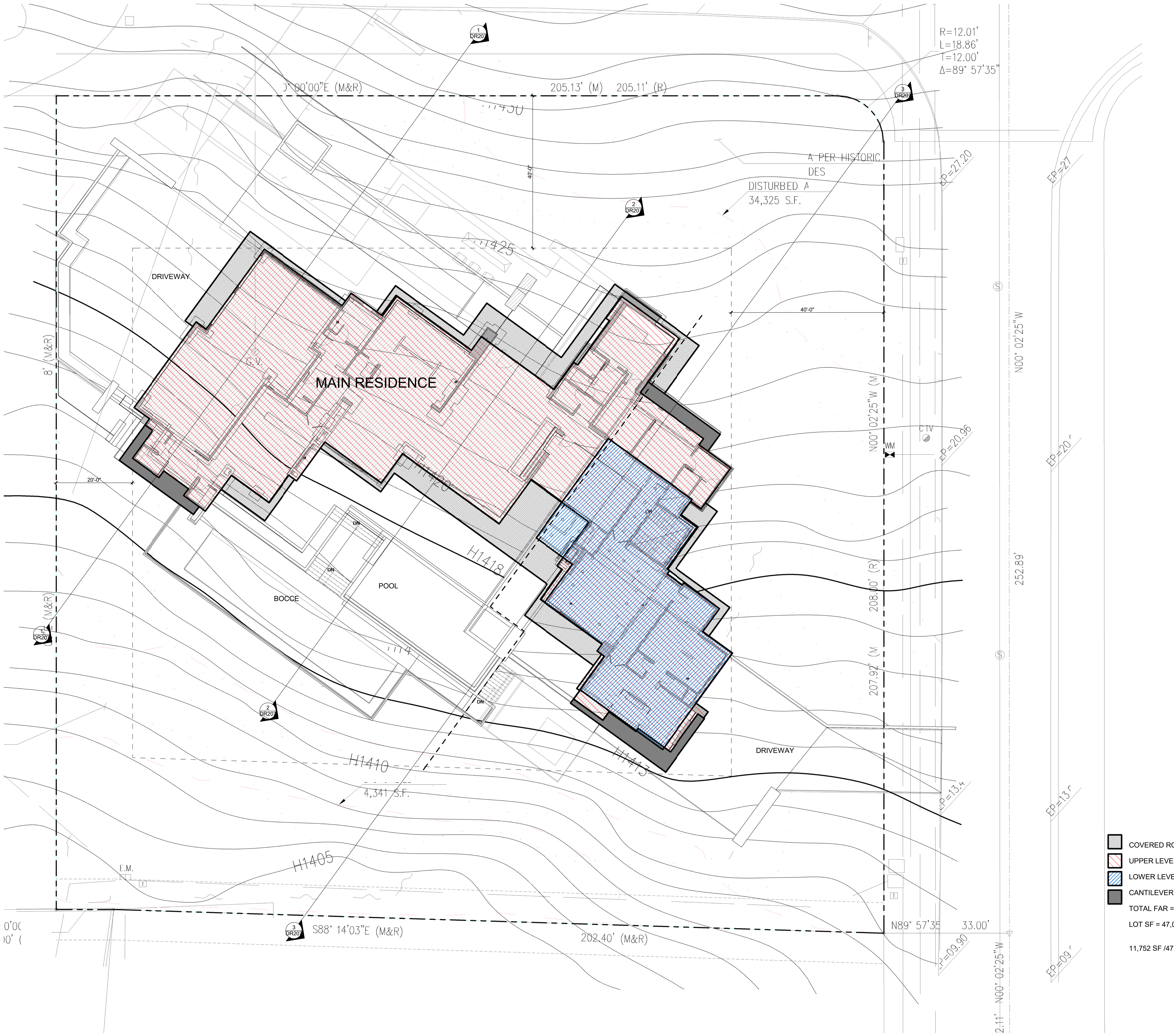
FOR FINAL HILLSIDE REVIEW  
DATE 09-14-2017  
REV.

AERIAL OVERLAY



DR203





- COVERED ROOF - 1,234 SF
- UPPER LEVEL FA - 8,088 SF
- LOWER LEVEL FA - 2,255 SF
- CANTILEVERED FA - 326/2 = 163 SF
- TOTAL FAR = 11,752
- LOT SF = 47,013
- 11,752 SF / 47,013 SF = 25% FAR

FLOOR AREA RATIO  
3/32" = 1'-0"

KEYNOTES

FOR	FINAL HILLSIDE REVIEW
DATE	09-14-2017
REV.	

FLOOR AREA RATIO



DR206





DREWETT WORKS // ARCHITECTURE

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

6149 E INDIAN BEND ROAD  
PARADISE VALLEY, AZ 85533

6149 E INDIAN BEND ROAD

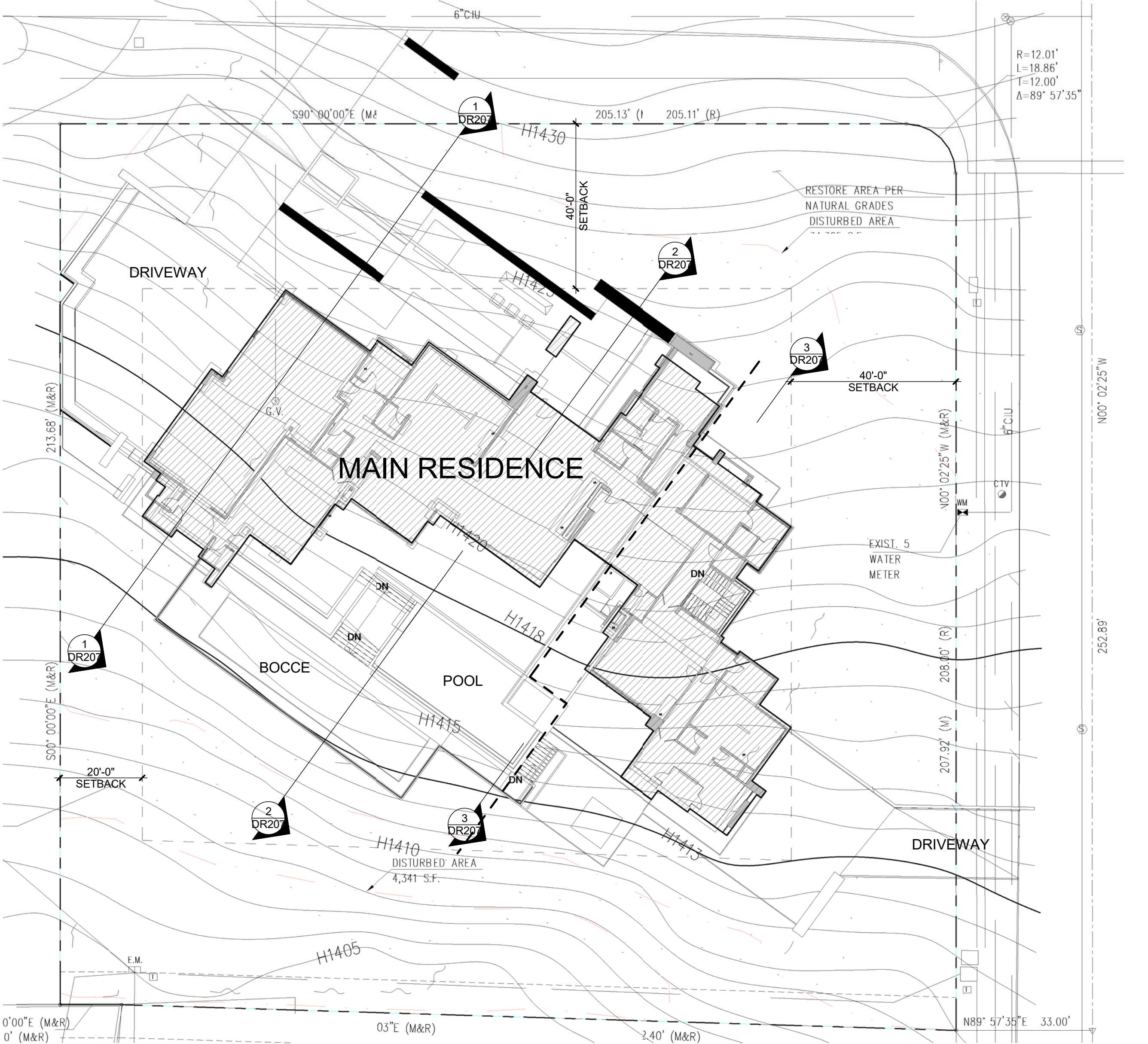
KEYNOTES

FOR FINAL HILLSIDE REVIEW  
DATE 09-14-2017  
REV.

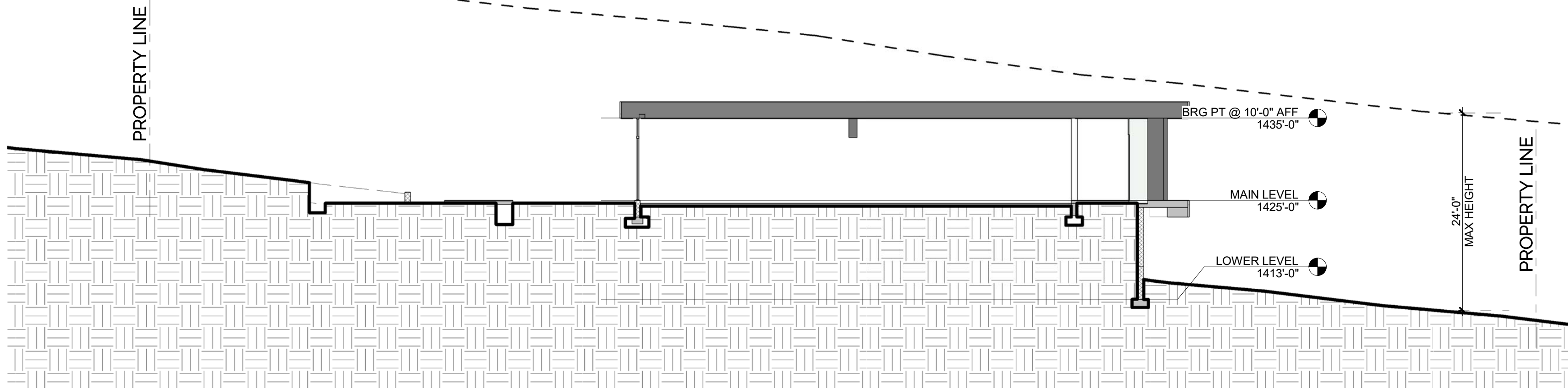
SITE SECTIONS



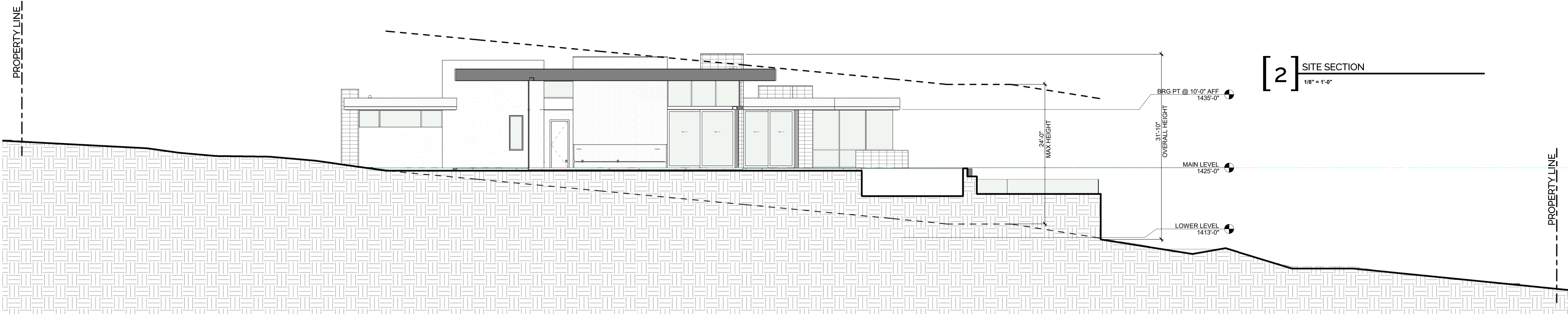
DR207



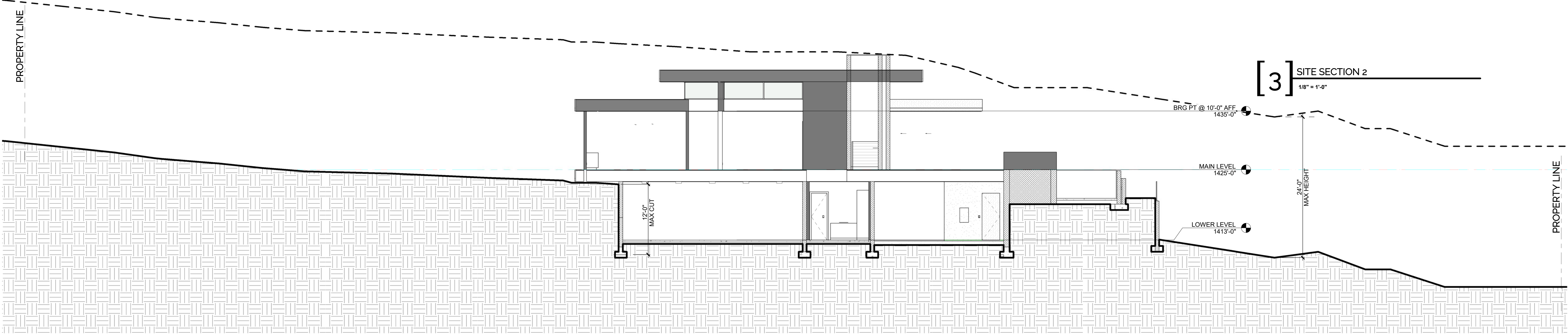
KEY PLAN  
1" = 20'-0"



[ 1 ] SITE SECTION 3  
3/32" = 1'-0"



[ 2 ] SITE SECTION  
1/8" = 1'-0"



[ 3 ] SITE SECTION 2  
1/8" = 1'-0"





[ 1 ] O\_DR NORTH ELEVATION  
1/8" = 1'-0"



[ 2 ] O\_DR EAST ELEVATION  
1/8" = 1'-0"



[ 3 ] O\_DR SOUTH ELEVATION  
1/8" = 1'-0"



[ 4 ] O\_DR WEST ELEVATION  
1/8" = 1'-0"

# DW

DREWETT WORKS // ARCHITECTURE

7144 E. STETSON DR., SUITE 204  
SCOTTSDALE, AZ 85251  
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6149 E INDIAN BEND ROAD  
PARADISE VALLEY, AZ 85533

6149 E INDIAN BEND ROAD

FOR FINAL HILLSIDE REVIEW  
DATE 09-14-2017  
REV.



ELEVATIONS

## DR208





# DW

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6149 E INDIAN BEND ROAD  
PARADISE VALLEY, AZ 85533

KEYNOTES

6149 E INDIAN BEND ROAD

FOR	FINAL HILLSIDE REVIEW
DATE	09-14-2017
REV.	

RENDERINGS



## DR209







PHOTO 1\_NW CORNER



PHOTO 2\_NORTH



PHOTO 3\_NE CORNER



PHOTO 4\_NE CORNER



PHOTO 5\_EAST PL



PHOTO 6\_EAST PL



PHOTO 7\_SE CORNER



PHOTO 8\_SE CORNER



PHOTO 9\_SE CORNER

NOTE: REFER TO SHEET DR203 FOR  
SOURCE LOCATIONS FOR ALL PHOTOS

# DW

DREWETT WORKS // ARCHITECTURE

7144 E. STETSON DR., SUITE 204  
SCOTTSDALE, AZ 85251  
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6149 E INDIAN BEND ROAD  
PARADISE VALLEY, AZ 85353

KEYNOTES

6149 E INDIAN BEND ROAD

FOR FINAL HILLSIDE REVIEW  
DATE 09-14-2017  
REV.

SITE PHOTOS



## DR210





Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments
1	Foothills Palo Verde	18	S	
2	Foothills Palo Verde	16	NS	Trunk Form / Leaning
3	Foothills Palo Verde	7	S	
4	Foothills Palo Verde	17	NS	Poor Structure / Cambium Damage
5	Foothills Palo Verde	18	NS	Exposed Roots
6	Foothills Palo Verde	7	NS	Trunk Form / Leaning
7	Mesquite	12	NS	Poor Structure / Leaning
8	Mesquite	20	NS	Poor Structure / Leaning
9	Blue Palo Verde	5	NS	Poor Structure / Leaning
10	Blue Palo Verde	8	NS	Branch Dieback
11	Foothills Palo Verde	7	NS	In Rocks
12	Foothills Palo Verde	6	S	
13	Foothills Palo Verde	7	NS	Poor Structure / Leaning
14	Foothills Palo Verde	8	S	
15	Foothills Palo Verde	12	NS	Branch Dieback
16	Mesquite	24	NS	Poor Structure / Cambium Damage
17	Foothills Palo Verde	12	S	
18	Ocotillo	12	S	
19	Foothills Palo Verde	8	NS	Trunk Form / Leaning
20	Mesquite	10	NS	Trunk Form / Leaning
21	Foothills Palo Verde	30	NS	Exposed Roots / Cambium Damage
22	Foothills Palo Verde	14	NS	Exposed Roots / Leaning
23	Foothills Palo Verde	12	NS	Proximity to UG Utilities
24	Foothills Palo Verde	11	NS	Proximity to UG Utilities
25	Mesquite	11	NS	Trunk Form / Leaning
26	Mesquite	4	RIP	Cambium Damage / Leaning
27	Foothills Palo Verde	10	RIP	Proximity to UG Utilities
28	Foothills Palo Verde	12	RIP	Trunk Form / Leaning
29	Foothills Palo Verde	16	RIP	Cambium Damage / Leaning
30	Mesquite	12	RIP	Trunk Form / Leaning
31	Saguaro	10	RIP	
32	Foothills Palo Verde	12	RIP	Exposed Roots / Rocky Soil
33	Foothills Palo Verde	6	RIP	In Rocks
34	Foothills Palo Verde	5	NS	Diseased / Rocky Soil
35	Foothills Palo Verde	6	NS	In Rocks
36	Foothills Palo Verde	16	RIP	Poor Structure / Shallow Roots
37	Foothills Palo Verde	22	RIP	Branch Dieback / Cambium Damage

Summary		Trees	Cacti	Legend	
Salvageable		5	1	S = Salvageable	
Non-Salvageable		21	0	NS = Non-Salvageable	
Remain-In-Place		9	1	RIP = Remain-In-Place	
		35	2		

Plant Legend

- Tree - Salvageable

Tree - Non-Salvageable

Tree - Remain In Place
- Cacti - Salvageable

Cacti - Non-Salvageable

Cacti - Remain In Place

Project Consultants

Inventory Provider

**Native Resources International**  
1540 West Happy Valley Road  
Phoenix, Arizona 85085  
623-869-6757 (p) • 623-869-6769 (f)  
Contact: Kevin Brenda

Cattaneo Residence

6149 E. Indian Bend Road  
Paradise Valley, Arizona

Native Plant Preservation Plan

Native Resources Intl.

1540 W Happy Valley Rd.

Phoenix, AZ. 85027

Phone (623) 869-6757

Fax (623) 869-6769



DATE: 4/10/2017

REVISION:

SCALE: 1" = 30'

CHECKED:

DRAWN: KB

SHEET 1 OF 1





PLANT LEGEND

SYM.	BOTANICAL NAME COMMON NAME	SIZE	QTY	NOTES (H X W X CAL.)
TREE	EXISTING TREE	-	-	NO # - PIP
TREE	SALVAGED TREE	-	5	SALVAGE
TREE	OLNEYA TESOTA	48" BOX	2	MULTI - 9' X 8'
TREE	IRONWOOD	60" BOX	2	MULTI - 11' X 10'
TREE	PARKINSONIA MICROPHYLLA	48" BOX	3	MULTI - 10' X 7'
TREE	FOOTHILLS PALO VERDE	-	-	-
TREE	PROSOPIS VELUTINA	48" BOX	7	MULTI - 12' X 9'
TREE	VELVET MESQUITE	60" BOX	2	MULTI - 14' X 11'

ACCENTS / SHRUBS / GROUNDCOVERS

SYM.	BOTANICAL NAME COMMON NAME	SIZE	QTY	NOTES
TREE	AMBROSIA DELTOIDEA	1 GAL	65	CAN FULL
TREE	TRIANGLE BURSAGE	-	-	-
TREE	ASCLEPIAS SUBULATA	1 GAL	48	CAN FULL
TREE	DESERT MILKWEED	-	-	-
TREE	BAILEYA MULTIRADIATA	1 GAL	265	CAN FULL
TREE	DESERT MARGOLD	-	-	-
TREE	CALLIANDRA ERIOPHYLLA	5 GAL	77	CAN FULL
TREE	PINK FAIRY DUSTER	-	-	-
TREE	CEPHALOCEREUS AZURES	-	8	MIN 3-4'H
TREE	BLUE TORCH CACTUS	-	-	-
TREE	CHRYSANCTINIA MEXICANA	1 GAL	64	CAN FULL
TREE	DAMIANITA	-	-	-
TREE	CLEISTOCACTUS STRAUSSI	-	15	MIN 3-4'H
TREE	SILVER TORCH CACTUS	-	-	-
TREE	CYLINDROPUNTIA BIGELOVII	1 GAL	48	CAN FULL
TREE	TEDDY BEAR CHOLLA	5 GAL	47	CAN FULL
TREE	DASYLIRION WHEELERI	5 GAL	11	CAN FULL
TREE	DESERT SPOON	-	-	-
TREE	ECHINOCEBUS ENGELMANII	5 GAL	19	CAN FULL
TREE	ENGELMANN'S HEDGEHOG CACTUS	-	-	-
TREE	ENCOLIA FARINOSA	1 GAL	141	CAN FULL
TREE	BRITTLEBUSH	-	-	-
TREE	EREMOPHILA HYGROPHANA 'BLUE BELLS'	5 GAL	42	CAN FULL
TREE	BLUE EMU BUSH	-	-	-
TREE	ERICAMERIA LARICIFOLIA	5 GAL	13	CAN FULL
TREE	'DESERT MOUNTAIN' TURPENTINE BUSH	-	-	-
TREE	EUPHORBIA ANTISYPHILLICA	5 GAL	16	CAN FULL
TREE	CANDELILLA	-	-	-
TREE	EUPHORBIA RIGIDA	5 GAL	19	CAN FULL
TREE	GOPHER PLANT	-	-	-
TREE	EUPHORBIA TRIGONA VAR. RUBRA	-	5	MIN . 2'H
TREE	AFRICAN MILK TREE	4	4	MIN. 3-6'H
TREE	FEROCACTUS CYLINDRACEUS	5 GAL	4	CAN FULL
TREE	CALIFORNIA BARREL CACTUS	-	-	-
TREE	FOUQUIERA SPLENDENS	-	29	BARE ROOT
TREE	OCOTILLO	-	-	MIN 6'H
TREE	HYPTIS EMORYI	5 GAL	11	CAN FULL
TREE	DESERT LAVENDER	-	-	-
TREE	JUSTICIA CALIFORNICA	5 GAL	19	CAN FULL
TREE	CHUPAROSA	-	-	-
TREE	LARREA TRIDENTATA	5 GAL	32	CAN FULL
TREE	CREOSOTE	-	-	-
TREE	NOLINA MICROCARPA	5 GAL	49	CAN FULL
TREE	BEARGRASS	-	-	-
TREE	OPUNTIA ACANTHOCARPA	5 GAL	10	CAN FULL
TREE	BUCKHORN CHOLLA	-	-	-
TREE	OPUNTIA ENGELMANNII	5 GAL	18	CAN FULL
TREE	ENGELMANN'S PRICKLY PEAR	-	-	-
TREE	OPUNTIA MACROCENTRA	5 GAL	7	CAN FULL
TREE	BLACK-SPINE PURPLE PRICKLY PEAR	-	-	-
TREE	OPUNTIA BASILARIS	5 GAL	18	CAN FULL
TREE	BEAVERTAIL PRICKLY PEAR	-	-	-
TREE	PACHYCEREUS MARGINATUS	-	27	MIN. 30"H
TREE	MEXICAN FENCE POST	-	-	-
TREE	SALVIA GREGGI 'SIERRA LINDA'	5 GAL	47	CAN FULL
TREE	AUTUMN SAGE	-	-	-
TREE	SETCREASEA PALLIDA	5 GAL	7	CAN FULL
TREE	PURPLE HEART	-	-	-
TREE	SIMMONDSIA CHINENSIS 'VISTA'	5 GAL	76	CAN FULL
TREE	COMPACT JOJOBA	-	-	-
TREE	SIMMONDSIA CHINENSIS	5 GAL	17	CAN FULL
TREE	JOJOBA	-	-	-
TREE	SPHAERALCEA AMBIGUA	5 GAL	86	CAN FULL
TREE	GLOBEMALLOW	-	-	-
TREE	STENOCEBUS THURBERI	36" BOX	2	MIN 5'H
TREE	ORGAN PIPE CACTUS	-	-	-
TREE	YUCCA ELATA	-	5	MIN. 30"H
TREE	SOAPTREE YUCCA	4	4	MIN. 4'H
TREE	YUCCA PALLIDA	5 GAL	46	CAN FULL
TREE	PALE LEAF YUCCA	-	-	-
TREE	YUCCA ROSTRATA	-	30	MIN. 30"H
TREE	BEAKED YUCCA	29	29	MIN. 4'H

INERT MATERIALS

DESERT PAVEMENT TOP DRESSING @ 2" DEPTH. COLOR: TBD BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE.

STABILIZED DECOMPOSED GRANITE. COLOR SHALL MATCH D.G.

PLANTING GENERAL NOTES:

- PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH IN THE AMERICAN STANDARDS OF NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND BY THE AMERICAN ASSOCIATION OF RECOMMENDED TREE SPECIFICATIONS.
- ALL AREAS TO BE DISTURBED BY CONSTRUCTION, INCLUDING ANY AREAS DISTURBED BEYOND WHAT IS SHOWN ON PLANS, SHALL BE REPLANTED AS INDICATED ON THESE PLANS. AT ALL TIMES THE PLANTS INSTALLED IN ALL AREAS ARE TO MATCH THE SURROUNDING AREA IN DENSITY AND PLANT TYPE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING TREES, SHRUBS, GROUNDCOVERS, DECOMPOSED GRANITE, MULCH AND OTHER ITEMS SHOWN ON THE PLANS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE L.A. PRIOR TO CONSTRUCTION OF MAJOR DISCREPANCIES. IN CASE OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS INDICATED ON THE PLANT LIST, THE DRAWINGS SHALL GOVERN.
- NO PLANT SUBSTITUTIONS, TYPE OR QUANTITY DEVIATION FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PERMISSION FROM THE L.A.
- THE SUBCONTRACTOR SHALL MARK AND CONFIRM LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CONFLICTS SHALL BE REPORTED TO THE L.A. FOR RESOLUTION. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY COVER, BOXES, LIDS AND MANHOLES IN AN EXPOSED CONDITION.
- DO NOT STAKE TREES 24" BOX OR LARGER, IF APPLICABLE.
- SALVAGED TREES HAVE BEEN UTILIZED ON SITE PER SALVAGE PLAN.

REVISIONS

No.	DATE
1	
2	
3	
4	

COLWELL SHELOR LANDSCAPE ARCHITECTURE

4450 north 12th street

suite 104

phoenix, arizona 85014

t: 602.633.2195

REGISTERED LANDSCAPE ARCHITECT

4758

ALLISON M. COLWELL

PHOENIX, ARIZONA

U.S.A.

6/10/20

CATTANEO RESIDENCE

6149 E INDIAN BEND RD

PARADISE VALLEY, AZ

FOR	HILLSIDE REVIEW
DATE	06.30.17
SCALE	AS NOTED
DRAWN	CGR
JOB	17018

DRAWING

Landscape Plan

SHEET No.

L1.0





LANDSCAPE LIGHTING LEGEND						
SYMBOL	LIGHT TYPE	MANUFACTURER	MODEL#	FINISH	QTY	NOTES
L1	TREE UPLIGHT IN-GRADE	HYDREL WINSCAPE	DALTON LED WINSCAPE LED38	NATURAL BRONZE SMOOTH	14	
L2	TREE UPLIGHT IN-GRADE	HYDREL WINSCAPE	LAUREL LED WINSCAPE 12V LED16	NATURAL BRONZE SMOOTH	9	
L3	TREE DOWNLIGHT	HYDREL WINSCAPE	MILLERTON LED 12V LED16	NATURAL BRONZE SMOOTH	8	LAMP COLOR: WARM WHITE
T	TRANSFORMER			STAINLESS STEEL	2	LOCATE TRANSFORMER ADJACENT TO IRRIGATION CONTROLLER & OTHER ELECTRICAL PANELS
NOTE: NO LIGHT SHALL EXCEED 3000 DEGREE KELVIN						

REVISIONS	
No.	DATE
1	
2	
3	
4	

COLWELL SHELOR LANDSCAPE ARCHITECTURE  
4450 north 12th street  
suite 104  
phoenix, arizona 85014  
t: 602.633.2195

REGISTERED LANDSCAPE ARCHITECT  
47584 ALLISON  
C. SHELOR  
ARIZONA, U.S.A.  
EXPIRES 3/31/2020

### DALTON LED WINSCAPE LED38

**DESCRIPTION**  
The Dalton LED WINSCAPE LED38 is a multi-lumen uplight fixture. It is designed to be installed in a variety of applications and is available in a variety of finishes and lumen outputs.

**EXAMPLE: DALTON A LED38 50K 277 5P WSL HL GS DIA**

Model	Finish	Beam Angle	Beam Diameter	Beam Length	Beam Spread	Beam Type	Beam Color	Beam Temp	Beam Life
DALTON A LED38 50K 277 5P WSL HL GS DIA	Natural Bronze	30°	1.5"	1.5"	1.5"	Point Source	Warm White	3000K	50,000 hrs

**HOUSINGS SHIP SEPARATELY**

### PHOTOMETRIC DIAGRAMS

See complete photometric report or download as file for this product.

**LAMP PHOTOMETRY - LED38 WARM WHITE 3000 K**

Model	Finish	Beam Angle	Beam Diameter	Beam Length	Beam Spread	Beam Type	Beam Color	Beam Temp	Beam Life
DALTON A LED38 50K 277 5P WSL HL GS DIA	Natural Bronze	30°	1.5"	1.5"	1.5"	Point Source	Warm White	3000K	50,000 hrs

**LAMP PHOTOMETRY - LED38 COOL WHITE 5000 K**

Model	Finish	Beam Angle	Beam Diameter	Beam Length	Beam Spread	Beam Type	Beam Color	Beam Temp	Beam Life
DALTON A LED38 50K 277 5P WSL HL GS DIA	Natural Bronze	30°	1.5"	1.5"	1.5"	Point Source	Cool White	5000K	50,000 hrs

**FEATURES & SPECIFICATIONS**

- 30° Beam Angle
- 1.5" Beam Diameter
- 1.5" Beam Length
- 1.5" Beam Spread
- 1.5" Beam Type
- 1.5" Beam Color
- 1.5" Beam Temp
- 1.5" Beam Life

NTS 7"/DIA INGRADE UPLIGHT SPECIFICATIONS 01

### LAUREL LED WINSCAPE 12V LED16

**DESCRIPTION**  
The Laurel LED WINSCAPE 12V LED16 is a multi-lumen uplight fixture. It is designed to be installed in a variety of applications and is available in a variety of finishes and lumen outputs.

**EXAMPLE: LAUREL B LED16 50K 12 NSP HL FA CS230 BL**

Model	Finish	Beam Angle	Beam Diameter	Beam Length	Beam Spread	Beam Type	Beam Color	Beam Temp	Beam Life
LAUREL B LED16 50K 12 NSP HL FA CS230 BL	Natural Bronze	30°	1.5"	1.5"	1.5"	Point Source	Warm White	3000K	50,000 hrs

**HOUSINGS SHIP SEPARATELY**

### PHOTOMETRIC DIAGRAMS

See complete photometric report or download as file for this product.

**LAMP PHOTOMETRY - LED16 WARM WHITE 3000 K**

Model	Finish	Beam Angle	Beam Diameter	Beam Length	Beam Spread	Beam Type	Beam Color	Beam Temp	Beam Life
LAUREL B LED16 50K 12 NSP HL FA CS230 BL	Natural Bronze	30°	1.5"	1.5"	1.5"	Point Source	Warm White	3000K	50,000 hrs

**LAMP PHOTOMETRY - LED16 COOL WHITE 5000 K**

Model	Finish	Beam Angle	Beam Diameter	Beam Length	Beam Spread	Beam Type	Beam Color	Beam Temp	Beam Life
LAUREL B LED16 50K 12 NSP HL FA CS230 BL	Natural Bronze	30°	1.5"	1.5"	1.5"	Point Source	Cool White	5000K	50,000 hrs

**FEATURES & SPECIFICATIONS**

- 30° Beam Angle
- 1.5" Beam Diameter
- 1.5" Beam Length
- 1.5" Beam Spread
- 1.5" Beam Type
- 1.5" Beam Color
- 1.5" Beam Temp
- 1.5" Beam Life

NTS 3"/DIA INGRADE UPLIGHT SPECIFICATIONS 02

### MILLERTON LED 12V LED16

**DESCRIPTION**  
The Millerton LED 12V LED16 is a multi-lumen uplight fixture. It is designed to be installed in a variety of applications and is available in a variety of finishes and lumen outputs.

**EXAMPLE: MILLERTON LED16 50K 12 NSP HL FA CT CS230 LP BL**

Model	Finish	Beam Angle	Beam Diameter	Beam Length	Beam Spread	Beam Type	Beam Color	Beam Temp	Beam Life
MILLERTON LED16 50K 12 NSP HL FA CT CS230 LP BL	Natural Bronze	30°	1.5"	1.5"	1.5"	Point Source	Warm White	3000K	50,000 hrs

**HOUSINGS SHIP SEPARATELY**

### PHOTOMETRIC DIAGRAMS

See complete photometric report or download as file for this product.

**LAMP PHOTOMETRY - LED16 WARM WHITE 3000 K**

Model	Finish	Beam Angle	Beam Diameter	Beam Length	Beam Spread	Beam Type	Beam Color	Beam Temp	Beam Life
MILLERTON LED16 50K 12 NSP HL FA CT CS230 LP BL	Natural Bronze	30°	1.5"	1.5"	1.5"	Point Source	Warm White	3000K	50,000 hrs

**LAMP PHOTOMETRY - LED16 COOL WHITE 5000 K**

Model	Finish	Beam Angle	Beam Diameter	Beam Length	Beam Spread	Beam Type	Beam Color	Beam Temp	Beam Life
MILLERTON LED16 50K 12 NSP HL FA CT CS230 LP BL	Natural Bronze	30°	1.5"	1.5"	1.5"	Point Source	Cool White	5000K	50,000 hrs

**FEATURES & SPECIFICATIONS**

- 30° Beam Angle
- 1.5" Beam Diameter
- 1.5" Beam Length
- 1.5" Beam Spread
- 1.5" Beam Type
- 1.5" Beam Color
- 1.5" Beam Temp
- 1.5" Beam Life

NTS TREE DOWNLIGHT SPECIFICATIONS 03

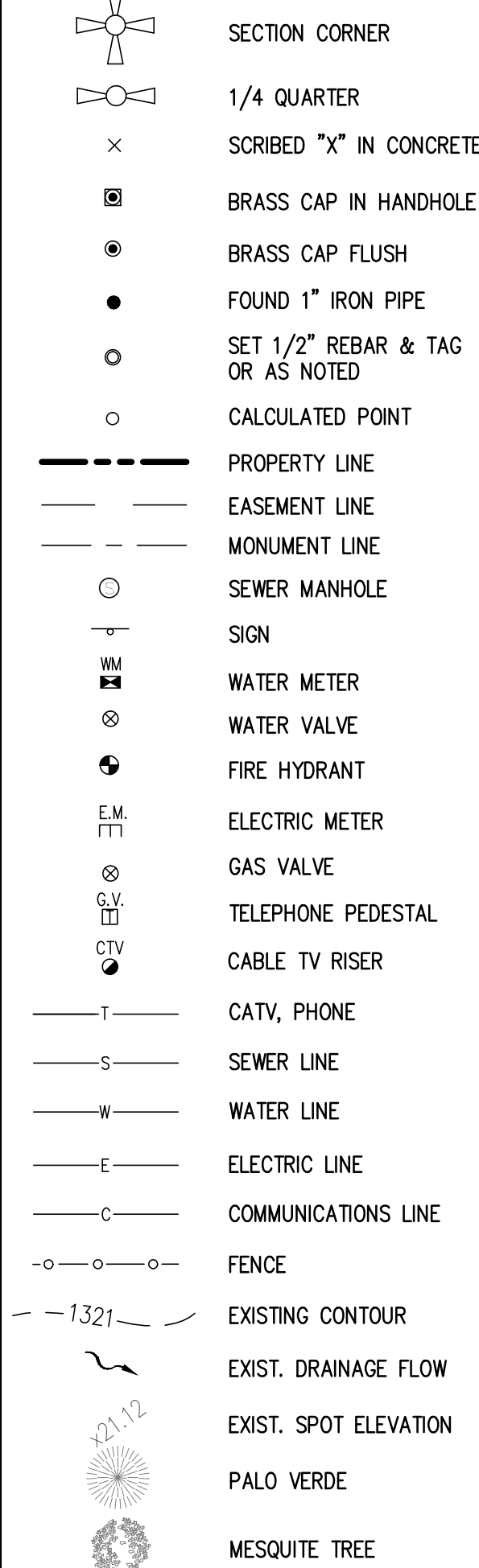
CATTANEO RESIDENCE	
6149 E INDIAN BEND RD	PARADISE VALLEY, AZ
FOR	HILLSIDE REVIEW
DATE	06.30.17
SCALE	AS NOTED
DRAWN	CGR
JOB	17018
Drawings	Landscape Lighting Plan
SHEET No.	L2.0



BOUNDARY & TOPOGRAPHIC SURVEY  
6149 E INDIAN BEND RD., PARADISE VALLEY, AZ 85253  
LOT 14 - EGYPTIAN HILLS

A SUBDIVISION PLAT RECORDED IN BOOK 69 OF MAPS, PAGE 18, MCR.,  
LOCATED IN A PORTION OF THE NE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 9, T.2N, R.4E  
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND



ABBREVIATIONS

BC	BACK OF CURB
BSL	BUILDING SETBACK LINE
C11	CURVE LABEL
CL	CENTERLINE
DE	DRAINAGE EASEMENT
EG	EXISTING GRADE
EL, ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX, EXIST.	EXISTING
FG	FINISH GRADE
FL	FLOW LINE
FLND	FOUND
G	GUTTER, GAS
INV	INVERT
JBE	JOINT USE & BENEFIT EASEMENT
L11	LINE LABEL
M	MEASURED
MCR	MARICOPA COUNTY RECORDER
MH	MANHOLE
P, PWT	PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
(R), REC.	RECORDED
R	RADIUS
R/W	RIGHT OF WAY
T	TANGENT, TELEPHONE
TC	TOP OF CURB
TG	TOP OF GRATE
TPV	TOWN OF PARADISE VALLEY
TRW	TOP OF RETAINING WALL
W	WEST, WATERLINE
WDO	WALL DRAINAGE OPENING
WM	WATER METER

60TH STREET



JOSHUA TREE LANE

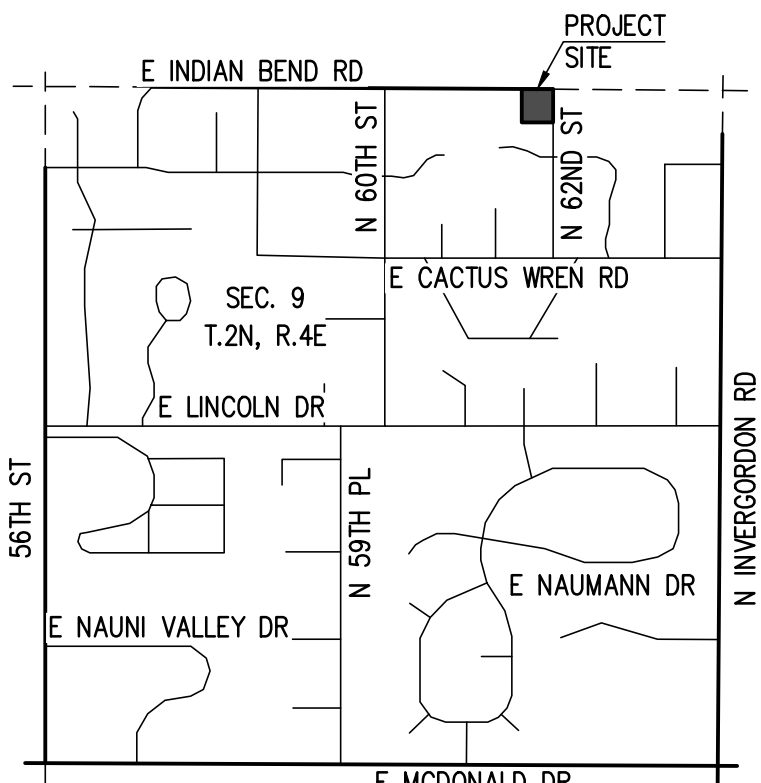
CACTUS WREN ROAD

GENERAL NOTES

- THE PREMISES SURVEYED HAVE NO KNOWN DISCREPANCIES, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS EXCEPT AS SHOWN, AND HAS ACCESS TO OR FROM A DEDICATED ROADWAY.
- THIS IS AN ABOVE GROUND SURVEY. THE UNDERGROUND UTILITIES AS SHOWN ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES, NOT SHOWN ON THIS DRAWING. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY.
- BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS, WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN BOOK 69 OF MAPS, PAGE 18, AND DEED REC. DOC. 2016-0691076, RECORDS OF MARICOPA COUNTY, ARIZONA.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED OR AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY. THERE MAY EXIST OTHER DOCUMENTS OF RECORD, WHICH WOULD AFFECT THIS PARCEL.
- ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
- ON-SITE PLANT INFORMATION SHOWN HEREON IS FOR REFERENCE ONLY. SURVEYOR ASSUMES NO LIABILITY FOR THE EVALUATION, SALVAGEABILITY, REMOVAL AND/RELOCATION OF ON-SITE PLANT MATERIALS.
- ALL MEASURED BEARINGS AND DISTANCES EQUAL RECORD UNLESS NOTED OTHERWISE.
- THE SURVEY MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- ANY AERIAL MAPS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT THE EXACT CURRENT CONDITIONS.

UTILITIES

WATER: EPCOR WATER  
SANITARY SEWER: TOWN OF PARADISE VALLEY  
ELECTRIC: ARIZONA PUBLIC SERVICE  
TELEPHONE: CENTURY LINK, COX COMM.  
NATURAL GAS: SOUTHWEST GAS  
CABLE TV: CENTURY LINK, COX COMM.



VICINITY MAP

NTS

OWNER

A & C PROPERTIES INC  
4530 E SHEA BLVD., STE 100  
PHOENIX, AZ 85028

SITE DATA

APN: 169-35-014  
ADDRESS: 6149 E INDIAN BEND RD  
PARADISE VALLEY, AZ 85253  
ZONING: R-43 (HILLSIDE)  
LOT AREA: 47,013 S.F. (1.079 AC.)  
CONSTRUCTION YEAR: VACANT LOT  
Q.S. #: 22-42

LEGAL DESCRIPTION

LOT 14, EGYPTIAN HILLS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 69 OF MAPS, PAGE 18.

CONTAINING 47,013 S.F. (1.079 AC.); MORE OR LESS.

BASIS OF BEARINGS

THE MONUMENT LINE OF INDIAN BEND ROAD, THE BEARING OF WHICH IS S90°00'00\"/>

BENCHMARK

BRASS CAP FLUSH AT THE INTERSECTION OF INDIAN BEND RD AND 60TH ST HAVING AN ELEVATION OF 1423.873 TOWN OF PARADISE VALLEY (NAVD 88) DATUM, GDACS# 24524-1.

SURVEY REFERENCES

- EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SETBACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 69 OF MAPS, PAGE 18, MCR.
- WARRANTY DEED RECORDED IN DOC. NO. 2016-0691076, M.C.R.

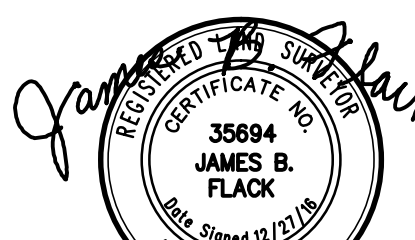
FLOOD INSURANCE RATE MAP (FIRM) DATA

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

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

CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE CURRENT "MINIMUM STANDARDS FOR ARIZONA BOUNDARY AND TOPOGRAPHIC SURVEYS", AND THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS SURVEYED AND DRAWN UNDER MY DIRECTION IN THE MONTH OF DECEMBER, 2016.



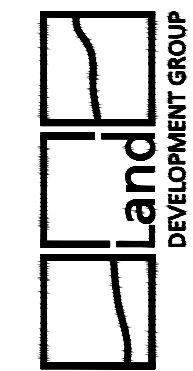
JAMES FLACK, RLS

12/27/16  
DATE

BOUNDARY & TOPOGRAPHIC  
SURVEY MAP

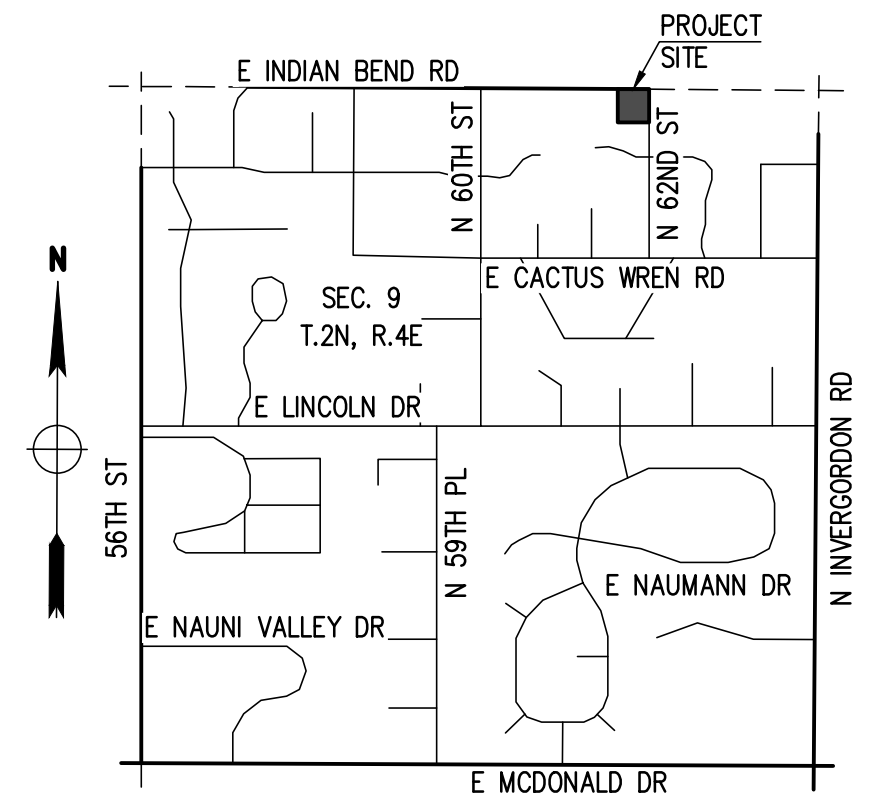
LOT 14 - EGYPTIAN HILLS  
6149 E INDIAN BEND RD  
PARADISE VALLEY, AZ 85253

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





**HISTORIC TOPOGRAPHY EXHIBIT**  
**CATTANEO RESIDENCE**  
**6149 E INDIAN BEND RD., PARADISE VALLEY, AZ 85253**  
**LOT 14 - EGYPTIAN HILLS**  
A SUBDIVISION PLAT RECORDED IN BOOK 69 OF MAPS, PAGE 18, MCR.,  
LOCATED IN A PORTION OF THE NE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 9, T.2N, R.4E  
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



**VICINITY MAP**  
NTS

**LEGAL DESCRIPTION**

LOT 14, EGYPTIAN HILLS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 69 OF MAPS, PAGE 18.

CONTAINING 47,013 S.F (1.079 AC.); MORE OR LESS.

**BENCHMARK**

BRASS CAP FLUSH AT THE INTERSECTION OF INDIAN BEND RD AND 60TH ST HAVING AN ELEVATION OF 1423.873 TOWN OF PARADISE VALLEY (NAVD 88) DATUM, GDACS# 24524-1.

**BASIS OF BEARINGS**

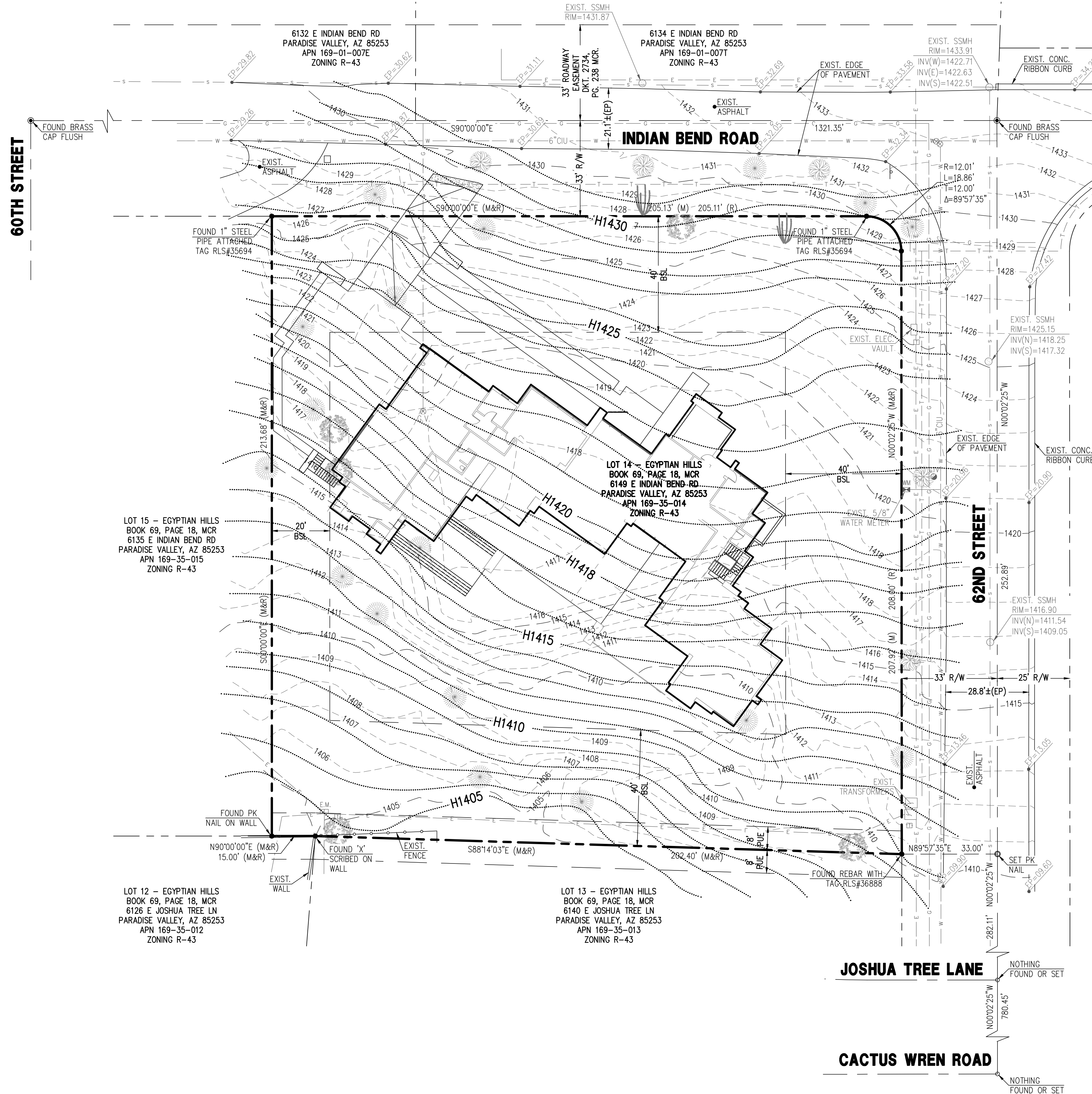
THE MONUMENT LINE OF INDIAN BEND ROAD, THE BEARING OF WHICH IS S90°00'00"E.

**OWNER**

A & C PROPERTIES INC  
4530 E SHEA BLVD., STE 100  
PHOENIX, AZ 85028

**SITE DATA**

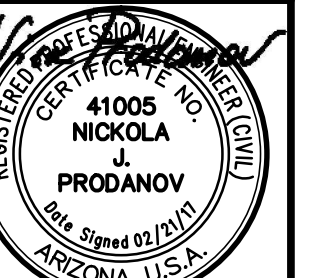
APN: 169-35-014  
ADDRESS: 6149 E INDIAN BEND RD  
PARADISE VALLEY, AZ 85253  
ZONING: R-43 (HILLSIDE)  
LOT AREA: 47,013 S.F (1.079 AC.)  
COS Q.S. #: 22-42



TOPOGRAPHIC EXHIBIT

**LOT 14 - EGYPTIAN HILLS**  
**6149 E INDIAN BEND RD**  
**PARADISE VALLEY, AZ 85253**

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



Expires 08/20/2019

**C-2**

2 OF 2

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



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 CALL 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 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 DEEMED NECESSARY, A 6-FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA AND A SIGN PLACED AROUND THE PERIMETER. 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 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 HARDSHIP 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 DURING 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.

GRADING & DRAINAGE PLAN  
CATTANEO RESIDENCE  
6149 E INDIAN BEND RD., PARADISE VALLEY, AZ 85253  
LOT 14 - EGYPTIAN HILLS  
A SUBDIVISION PLAT RECORDED IN BOOK 69 OF MAPS, PAGE 18, MCR.,  
LOCATED IN A PORTION OF THE NE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 9, 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.
- 5X MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM 10', U.N.O.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
- A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
- A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
- AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
- ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
- ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
- ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
- THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE.
- A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR BLUE STAKE (1-800-STAKE-IT) PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
- ALL PAVING, GRADING, EXCAVATION, TRENCHING, PIPE BEDDING, CUT, FILL AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS (GEOTECHNICAL) REPORT FOR THIS PROJECT IN ADDITION TO THE REFERENCED REQUIRED SPECIFICATIONS AND DETAILS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.
- CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECTURE'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.
- COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
- CONTRACTOR IS RESPONSIBLE FOR PROJECT AND SITE CONDITIONS, AND TO WORK WITH WEATHER CONDITIONS AS THE PROJECT SITE MAY BE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS HAZARDS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER, OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THESE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE UTILITY CROSSINGS AT CULVERT CROSSINGS BEFORE STARTING WORK ON CULVERT. COORDINATE WITH OWNER REPRESENTATIVE. VERIFY UTILITY LINES AND/OR CONDUITS ARE IN PLACE BEFORE STARTING CULVERT WORK.
- ALL ON-SITE UTILITIES PER OTHERS.
- THIS PROJECT REQUIRES A REGULAR ONGOING MAINTENANCE PROGRAM FOR THE DESIGNED DRAINAGE SYSTEM(S) TO PRESERVE THE DESIGN INTEGRITY AND THE ABILITY TO PERFORM ITS OPERATIONAL INTENT. FAILURE TO PROVIDE MAINTENANCE WILL JEOPARDIZE THE DRAINAGE SYSTEM(S) PERFORMANCE AND MAY LEAD TO 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.
- 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/ GRACE 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 = 0.89 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.

LEGEND

×	SCRIBED "X" IN CONCRETE
⊗	BRASS CAP IN HANDHOLE
⊗	BRASS CAP FLUSH
●	FOUND 1" IRON PIPE
○	SET 1/2" REBAR & TAG OR AS NOTED
○	CALCULATED POINT
---	PROPERTY LINE
---	EASEMENT LINE
---	MONUMENT LINE
○	SEWER MANHOLE
—	SIGN
WM	WATER METER
⊗	WATER VALVE
⊗	FIRE HYDRANT
⊗	ELECTRIC METER
⊗	GAS VALVE
⊗	TELEPHONE PEDESTAL
—	CABLE TV RISER
—	CATV, PHONE
—	SEWER LINE
—	WATER LINE
—	ELECTRIC LINE
—	COMMUNICATIONS LINE
—	FENCE
---	EXISTING CONTOUR
---	EXIST. DRAINAGE FLOW
---	EXIST. SPOT ELEVATION
---	PALO VERDE
---	MESQUITE TREE
---	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
---	CATCH BASIN
---	STORM DRAIN PIPE
---	HISTORIC NATURAL GRADES PER FDMC & COP AERIAL TOPOGRAPHY
---	RETAINING WALL/AGAINST BUILDING
---	EXTENDED BUILDING STEM WALL
---	REVEGETATED AREA

ABBREVIATIONS

BC	BACK OF CURB
BSL	BUILDING SETBACK LINE
BW	BOTTOM OF WALL
C	CONCRETE, CALCULATED
TPV	TOWN OF PARADISE VALLEY
DE	DRAINAGE EASEMENT
ESMT	EASEMENT
EXIST.	EXISTING
EG	EXISTING GRADE
FG	FINISH GRADE
FFE	FINISH FLOOR ELEVATION
FL	FLOW LINE
FND	FOUND
INV	GUTTER, GAS
INVER	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 GRADE
TF	TOP OF FOOTING
TR	TOP OF RAILING
TRW	TOP OF RETAINING WALL
TM	TOP OF WALL
WM	WATER METER

DISTURBED AREA CALCULATIONS

AREA OF LOT:	47,013 S.F. (1,079 AC.)
TOTAL FLOOR AREA:	10,373 S.F.
FLOOR AREA RATIO:	22% < 25%
(TOTAL FLOOR AREA/AREA OF LOT)	
BUILDING PAD SLOPE:	10.0%
VERTICAL:	16 FT
HORIZONTAL:	158 FT
ALLOWABLE NET DISTURBED AREA:	28,208 S.F. (60.0%)
GROSS EXISTING DISTURBED AREA:	41,907 S.F.
GROSS PROPOSED DISTURBED AREA:	38,666 S.F.
LESS TEMPORARY AREAS OF DISTURBANCE	
TO BE RESTORED AND REVEGETATED:	8,347 S.F.
LESS BUILDING FOOTPRINT AREA:	8,000 S.F.
PROPOSED NET DISTURBED AREA:	22,319 S.F. < 28,208 S.F.
ALLOWED SLOPES STEEPER THAN NATURAL GRADE (5% MAX.):	2,351 S.F. (5%)
PROPOSED SLOPES STEEPER THAN NATURAL GRADE (AREA):	0 S.F. (0%)
VOLUME OF CUT:	427 C.Y.
VOLUME OF FILL:	3,902 C.Y.
TOTAL CUT&FILL:	4,329 C.Y.
HILLSIDE ASSURANCE @ \$25/CUBIC	
YARD OF CUT+FILL:	\$108,225
ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.	

EARTHWORK QUANTITIES

CUT: 427 C.Y.  
FILL: 3,902 C.Y.  
NET FILL: 3,475 C.Y.

ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. NO SHRINK OR SWELL IS ASSUMED. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.

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.

FIRE SPRINKLER SYSTEM

FIRE SPRINKLER SYSTEM TO BE INSTALLED PER THE REQUIREMENTS OF THE TOWN OF PARADISE VALLEY AND IN ACCORDANCE WITH I.B.C. SECT. 904.2.2 AMD. AND I.F.C. SECT. 1003.2.1 AMD.

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

RETENTION CALCULATIONS

WEIGHTED RUNOFF COEFFICIENT, Cw PRE- DEVELOPMENT			
SURFACE TYPE	RUNOFF COEFFICIENT	AREA SF	C*AREA
	C	SF	
PAVEMENT	0.95	0	0
ROOF	0.95	0	0
NATIVE HILLSIDE	0.75	47,013	35,260
TOTAL		47,013	35,260
Cw = C * AREA / TOTAL AREA			0.75

WEIGHTED RUNOFF COEFFICIENT, Cw POST- DEVELOPMENT			
SURFACE TYPE	RUNOFF COEFFICIENT	AREA SF	C*AREA
	C	SF	
PAVEMENT	0.95	8,112	7,706
ROOF	0.95	10,485	9,961
NATIVE HILLSIDE	0.75	28,416	21,312
TOTAL		47,013	38,979
Cw = C * AREA / TOTAL AREA			0.83

ON-SITE RETENTION FOR THE PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT							
V=DxAx(Cw,post-Cw,pre)/12   D - RAINFALL DEPTH=2.82"   A - TRIBUTARY AREA, SF   Cw - WEIGHTED RUNOFF COEFFICIENT							
DRAINAGE AREA	S.F.	RUNOFF COEFFICIENT Cw	VOLUME REQUIRED C.F.	RETENTION BASIN ID	CONTOUR ELEVATION		
					CONTOUR AREA S.F.	DEPTH FT	VOLUME PROVIDED C.F.
A	47,013	0.08	884	A1	HW	7.00	1,938
					BOTTOM	6.00	422
TOTAL			884				1,180

LEGAL DESCRIPTION

LOT 14, EGYPTIAN HILLS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 69 OF MAPS, PAGE 18.

CONTAINING 47,013 S.F. (1.079 AC.); MORE OR LESS.

BENCHMARK

BRASS CAP FLUSH AT THE INTERSECTION OF INDIAN BEND RD AND 60TH ST HAVING AN ELEVATION OF 1423.873 TOWN OF PARADISE VALLEY (NAVO 88) DATUM, GDACS# 24524-1.

BASIS OF BEARINGS

THE MONUMENT LINE OF INDIAN BEND ROAD, THE BEARING OF WHICH IS S90°00'00"E.

DRAINAGE STATEMENT

- ULTIMATE STORM OUTFALL IS LOCATED AT THE SOUTHWEST PROP. CORNER LINE AT ELEVATION OF 1404.0.
- NEW SINGLE FAMILY RESIDENCE IS 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 PROPOSED FOR THE RUNOFF GENERATED BY THE NEW ROOF AND AUTO-COURT AREA.

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.
- CONTRACTOR 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 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.

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 HYDROLOIC 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 PLACES AROUND THE CONSTRUCTION SITE. SO AS TO PROTECT THE UNDISTURBED NATURAL AREA.

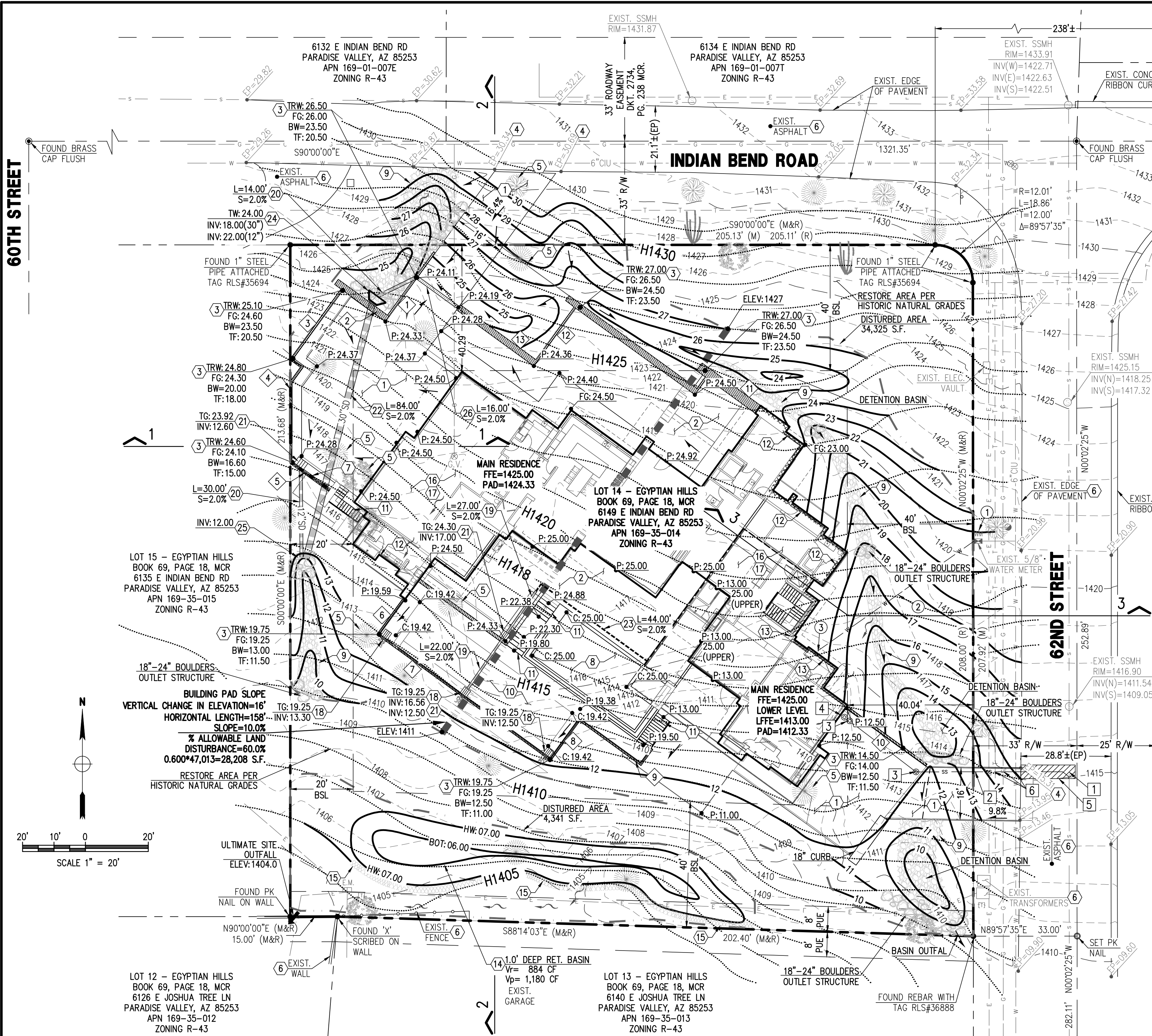
APPROVAL

TOWN ENGINEER  
TOWN OF PARADISE VALLEY

DATE

CALL TWO WORKING DAYS







DREWETT WORKS // ARCHITECTURE

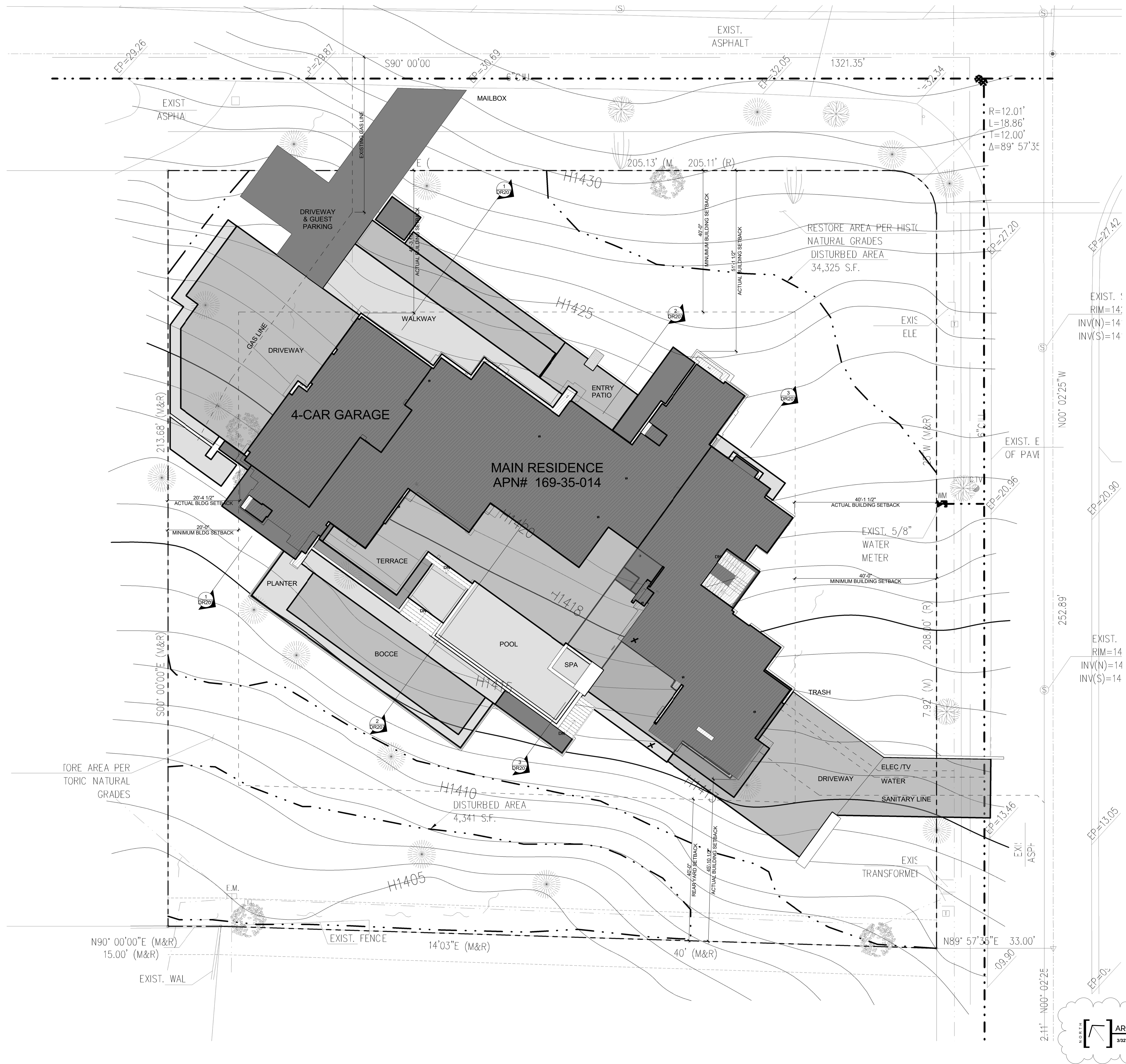
6149 E INDIAN BEND ROAD  
PARADISE VALLEY, AZ 85253

6149 E INDIAN BEND ROAD

## SITE PLAN

# DR201

6-20



PROJECT NARRATIVE: NEW SINGLE-STORY,  
CONTEMPORARY RESIDENCE WITH LOWER  
LEVEL GARAGE AND WALK-OUT BASEMENT.  
PROPOSED HOME WILL HAVE 4 BEDROOMS  
AND 4 CAR GARAGE ON THE FIRST FLOOR WITH  
A 2-CAR GARAGE ON THE LOWER LEVEL.  
PROPOSED ACCESS TO THE SITE IS FROM  
BOTH E. INDIAN BEND TO THE NORTH AND 62ND  
STREET TO THE EAST

FOR	FINAL HILLSIDE REVIEW
DATE	09-14-2017
REV.	
1	9/18/2017 CITY COMM/OWNER CHGNS







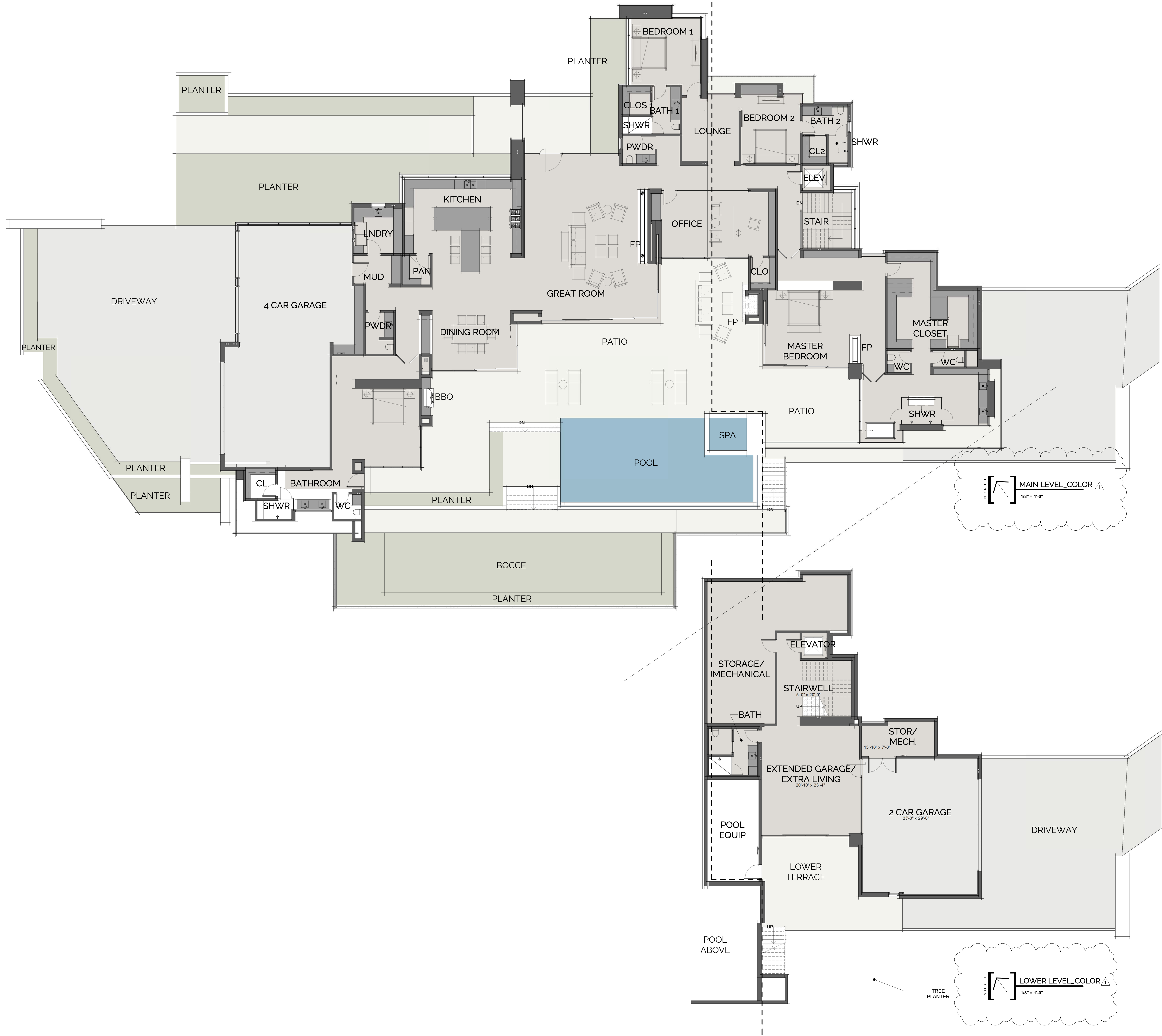
DREWETT WORKS // ARCHITECTURE

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



6149 E INDIAN BEND ROAD  
PARADISE VALLEY, AZ 85533

6149 E INDIAN BEND ROAD



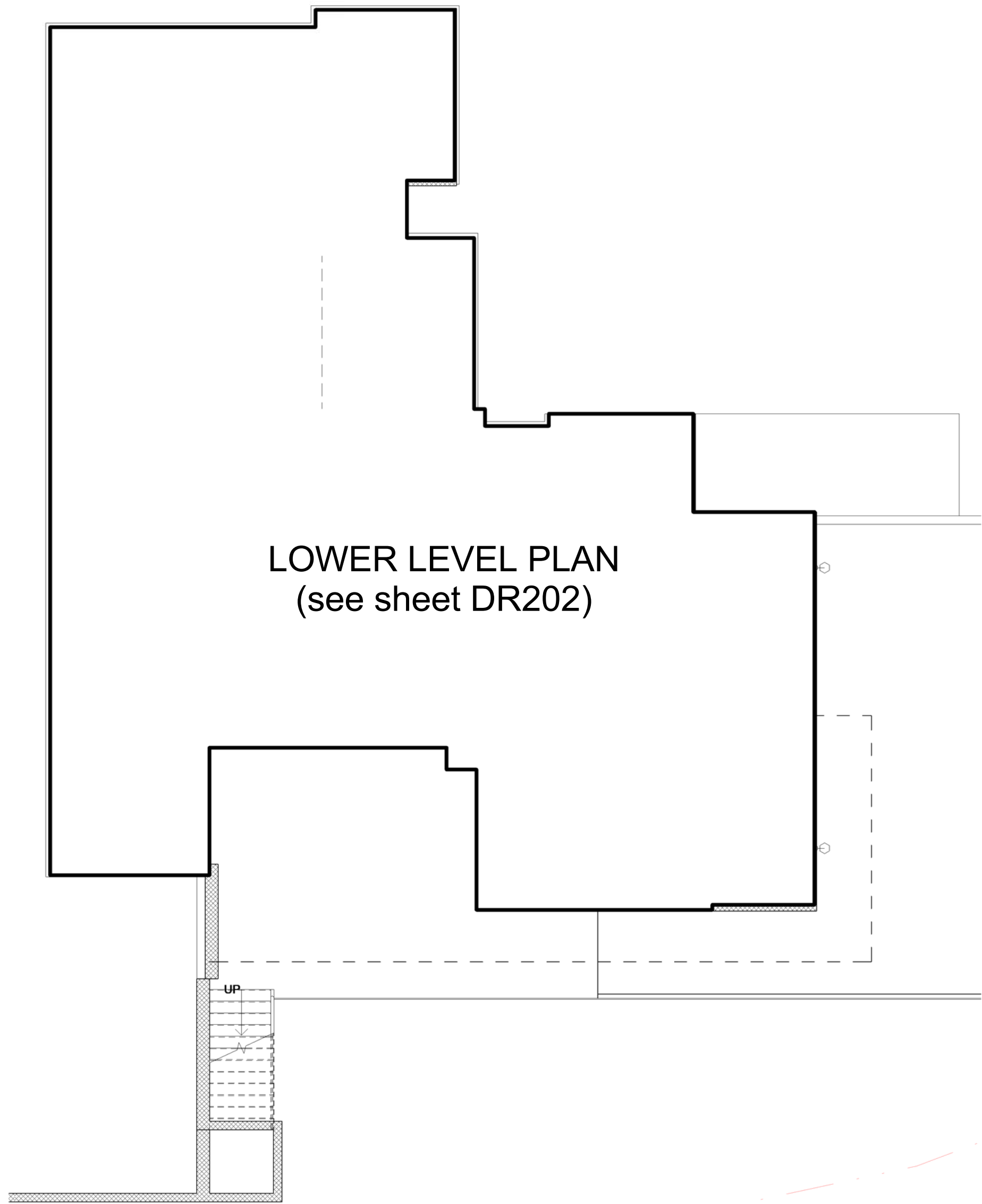
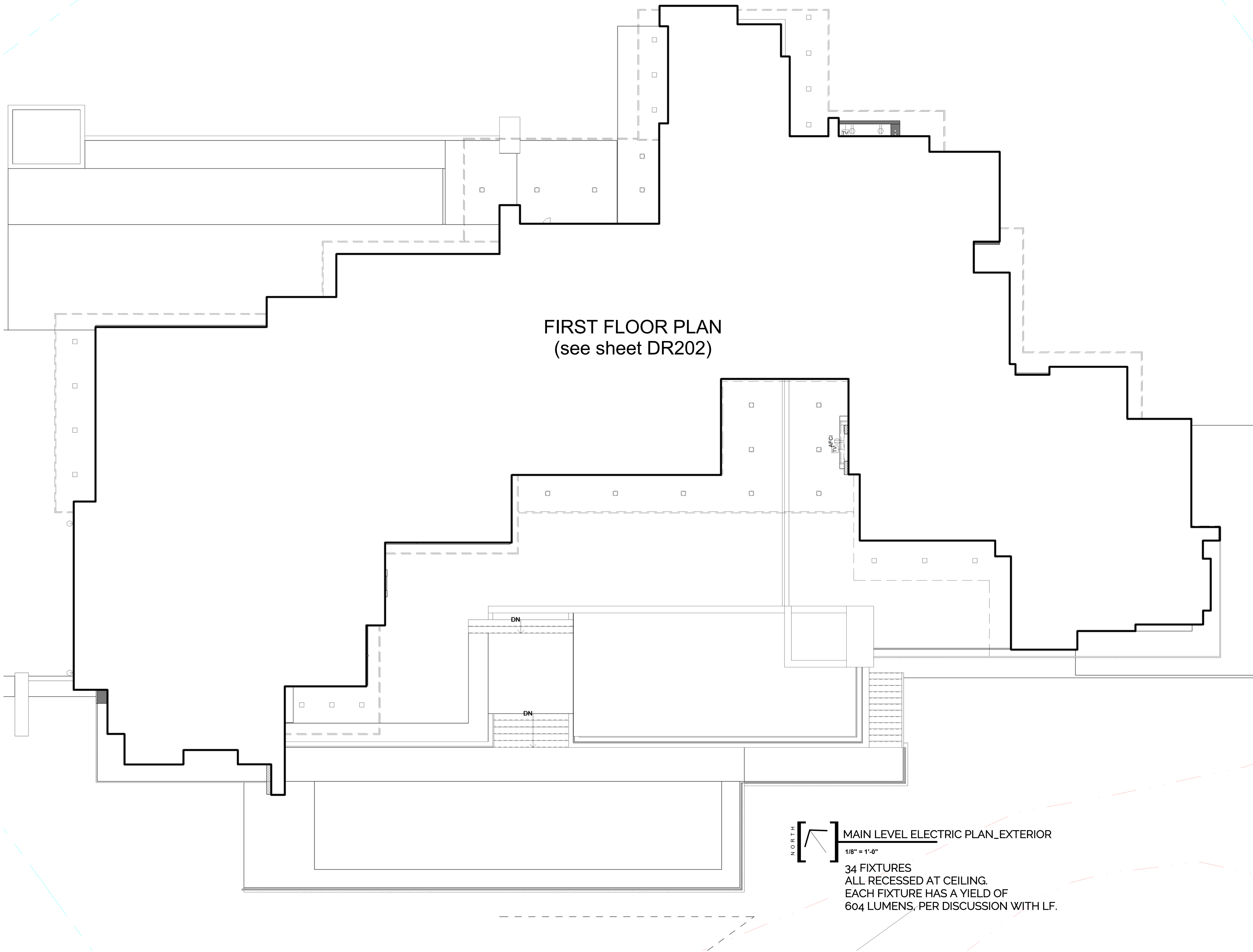
FOR	FINAL HILLSIDE REVIEW
DATE	09-14-2017
REV.	1 9/18/2017 CITY COMMOWNER CHGNS



FLOOR PLAN

DR202



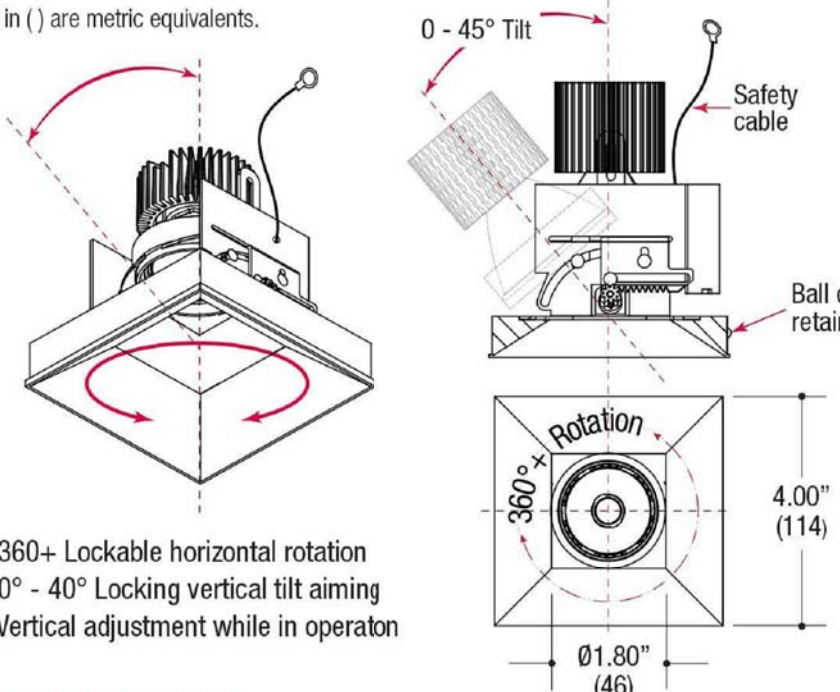


VF100 Series - 9422 Trim  
SQUARE ADJUSTABLE BEVELED ACCENT DOWNLIGHT 1-LIGHT  
TRIMLESS LED

PROJECT TYPE CATALOG NUMBER

9422 SQUARE ADJUSTABLE BEVELED TRIMLESS ACCENT - The VF100 Series of recessed downlight and housing configurations represent the pinnacle of innovation and design of small aperture products for the architectural industry. These fixtures meet and exceed the needs of today's lighting designers and specifiers for small recessed fixtures that perform.

Measurements in ( ) are metric equivalents.



- 360° Lockable horizontal rotation
- 0° - 40° Locking vertical tilt aiming
- Vertical adjustment while in operatn



Specifications

- Recessed adjustable downlight
- 4.00" square beveled die-cast aluminum trimless insert
- Small 1.80" square aperture
- Accepts up to 2 or more optical accessories
- Ball catch retainer for easy trim insertion and removal with safety cable included
- Powder coat finish

TRIM SERIES	LED MODULE INFORMATION	CRI / COLOR	BEAM	TRIM FINISH	OPTIONS
9422 New Construction Housing	BRIDGELUX 11L 11W LED / 825lm nom.	8027 80CRI / 2700K Bridgelux / CREE 8030 80CRI / 3000K Bridgelux / CREE 8035 80CRI / 3500K Bridgelux / CREE 8040 80CRI / 4000K Bridgelux / CREE	BRIDGELUX N Narrow 20° M Medium 28° W Wide 40° V Very Wide 74°	MB Black MW White XX Custom	CL Clear lay-in lens DF Diffused lay-in film DL Diffused lay-in lens
9422RM Remodel Housing	16L 16W LED / 1100lm nom.	9027 90CRI / 2700K Bridgelux Only 9030 90CRI / 3000K Bridgelux Only 9035 90CRI / 3500K Bridgelux Only 9040 90CRI / 4000K Bridgelux Only			
4.00" SQUARE Small Aperture Die-Cast Beveled Trimless Insert Adjustable Downlight	CREE 09C 09W LED / 900lm nom. 14C 14W LED / 1200lm nom. 20C 20W LED / 1600lm nom.	9527 95CRI / 2700K CREE Only 9530 95CRI / 3000K CREE Only 9535 95CRI / 3500K CREE Only 9540 95CRI / 4000K CREE Only	CREE N Narrow 16° M Medium 28° W Wide 42° V Very Wide 73°		
	ValuDIM™ 15V 15W LED / 810lm nom. 3000-2000K Warm Dimming	9220 92CRI / 3000-2000K Warm Dimming ValuDIM Only	ValuDIM™ N Narrow 17° M Medium 25° W Wide 38°		

Example: 9422-14C-8030-N-MB-CL



ValuDIM™

LF Illumination's new **ValuDIM™** warm dimming allows the features of warm dimming technology to be installed in fixtures and price points once thought impossible. The small footprint LED COB design uses many of our standard subassembly components and is compatible with virtually all standard dimming protocols currently available. The LED itself maintains 95CRI typ (92CRI min) across the usable CCT range of 3000K to 2000K and dims down to around 2% visible light output. ValuDIM™ comes in three standard beam spread offerings of 17° narrow, 25° medium and 38° wide.

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We reserve the right to change or  
withdraw specifications without prior notice.

HEADQUARTERS  
9200 Deering Avenue  
Chatsworth CA 91311

Telephone: 818-865-1335  
Toll Free: 855-885-1335  
Fax: 818-676-1335

www.lfillumination.com  
PAGE 1  
rev: 01/09/17



5 YEAR  
WARRANTY  
Limited

DW  
DREWETT WORKS // ARCHITECTURE

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KEYNOTES

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DATE 09-14-2017  
REV.

ARCH LIGHTING PLAN



DR202a