



NOTES

- OWNER:

SITE DATA

LEGEND

PRELIMINARY PLAT
LAVITT MANOR II

LEGAL DESCRIPTION - PARENT LOT

NOTICE REGARDING WATER SERVICE

UTILITIES

NE CORNER SECTION 4:

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW ALL MEN BY THESE PRESENTS:

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

IN WITNESS WHEREOF:

CULLUM HOMES INC., AS OWNERS, HAVE HEREUNTO AFFIXED THEIR SIGNATURE THIS ____DAY OF _____, 2019,

CULLUM HOMES INC.

ACKNOWLEDGMENTS

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

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

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

REFERENCES

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

APPROVAL

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

BY: _____ ATTEST: _____
MAYOR DATE TOWN CLERK DATE

TOWN ENGINEER	DATE	PLANNING DIRECTOR	DATE
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BASIS OF BEARING

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

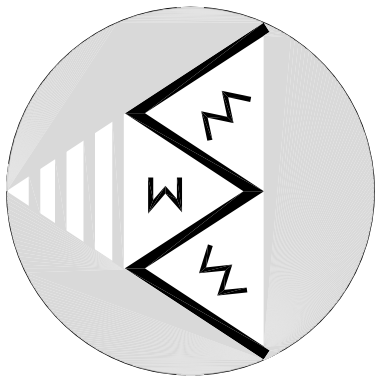
CERTIFICATION

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



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LAVITT MANOR II

A REPLAT OF LAVITT
MANOR LOT 1

7525 N IRONWOOD DR
PARADISE VALLEY, AZ

DRAWN BY:	KM	DATE:	5-15-19
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CHECKED BY: DRM	PROJECT NO: 18029
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SCALE: AS NOTED

REPLAT

DRAWING NO:

1

PAVING CONSTRUCTION NOTES:

1. All work under the encroachment permits shall be done, at minimum, in accordance with latest revision of the Maricopa Association of Governments Uniform Standard Specification and Details (MAG Specification and Details), Town of Paradise Valley Supplement to the MAG Specification and Details, and Manual of Uniform Traffic Control Devices.

2. A right-of-way encroachment permit issued by the Town of Paradise Valley shall be required for all work in the Town of Paradise Valley rights-of-way.

3. The Town of Paradise Valley shall be notified 24 hours prior to starting the different phases of construction for scheduling inspections.

4. Location of all water valves, manholes and cleanouts must be referenced at all times during construction and access made available.

5. No paving construction shall be started until all underground utilities within the roadway are completed.

6. Staking shall include:

- a. Right-of-way lines at 100' interval.
- b. Pre-grade and reference control – as necessary.
- c. Culvert, storm drain and ditch inverts at 50' intervals and breaks in grade.
- d. Bluetop subgrade at centerline and uncurbed edge of pavement at 50' intervals.
- e. Bluetop ABC at centerline, uncurbed edge of pavement, and 1/4 points at 50' intervals.
- f. Straddle points for permanent monuments. Punch the monument cap after setting.
- g. Structure location and grades.
- h. Concrete curb and gutter at 50' intervals maximum. On horizontal or vertical curves, and on grades less than 05%, stake at 25' maximum intervals. Stake all curb returns at the P.C. and the 1/4 points of return.

7. Gutters shall be water tested in the presence of the Town Engineering Department to insure proper drainage prior to final approval by the Town Engineering Department.

8. No job will be considered complete until all curbs, pavement and sidewalks have been swept clean of all dirt and debris and all survey monuments are installed according to the plans.

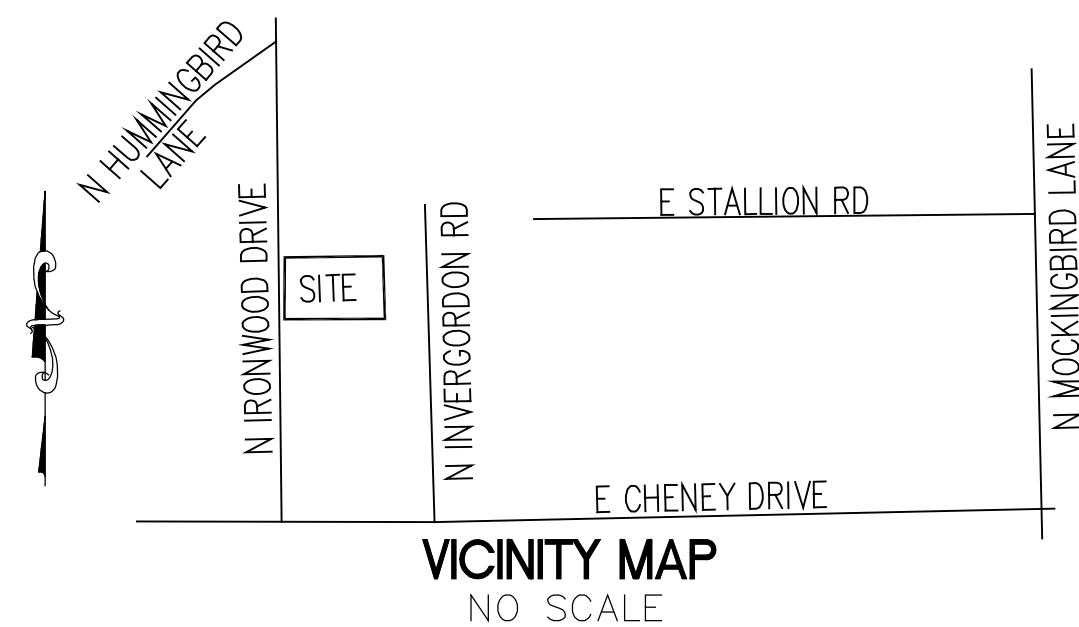
9. The contractor shall uncover all existing lines being tied into to verify their locations. The contractor shall locate or have located all existing underground pipelines, telephone and electric conduits, and structures in advance of construction and will observe all possible precautions to avoid damage to same. Call Blue Stake at 1-800-STAKE-IT.

10. Facilities which are not specifically located with actual vertical and horizontal controls, are located only approximately and to the best available knowledge.

11. Earthwork shall be performed according to MAG Standards and any Geotechnical reports done for the property.

GRADING NOTES:

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



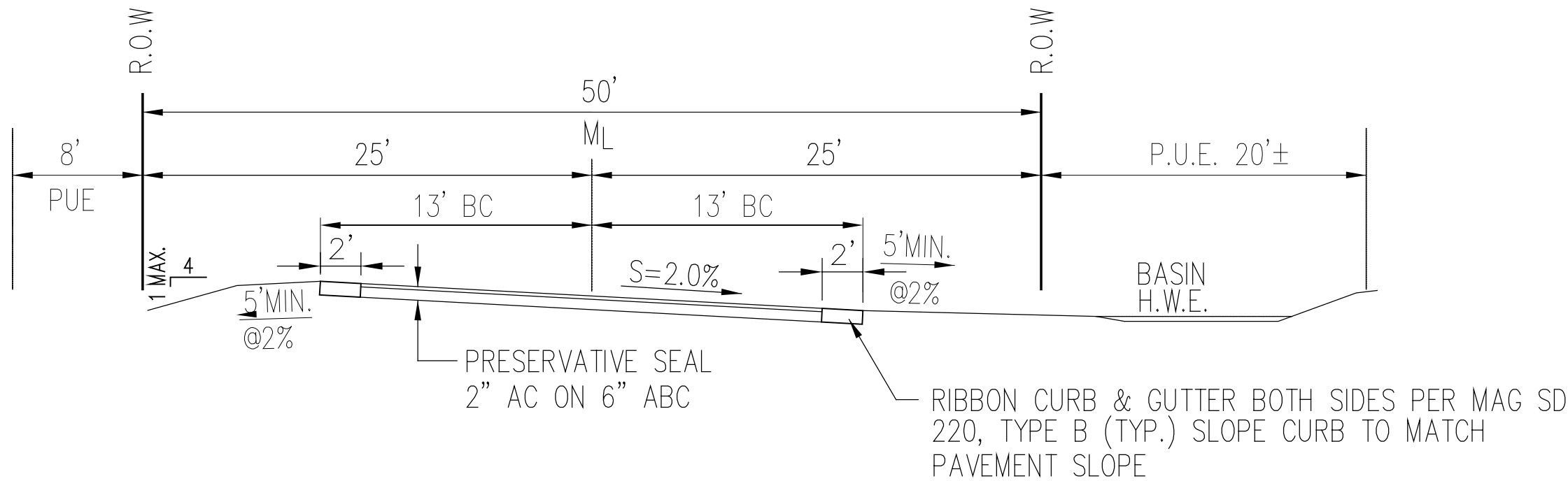
UTILITIES

WATER
SANITARY SEWER
ELECTRIC
TELEPHONE
NATURAL GAS
CABLE TV

CITY OF PHOENIX
TOWN OF PARADISE VALLEY/SEPTIC
ARIZONA PUBLIC SERVICE
CENTURYLINK, COX COMMUNICATIONS
SOUTHWEST GAS
CENTURYLINK, COX COMMUNICATIONS

LAVITT MANOR II
PAVING, GRADING + DRAINAGE PLAN

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



TYPICAL STREET SECTION – LOOKING EAST
NTS

LEGAL DESCRIPTION - PARENT LOT

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

OWNER:

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

PROJECT DATA

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

DEVELOPMENT NOTES:

NO SIGNS OR SUBDIVISION WALLS ARE PROPOSED

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

INDEX OF SHEETS

SHEET P1 PAVING, GRADING & DRAINAGE COVER
SHEET P2 PAVING, GRADING & DRAINAGE PLAN
SHEET P2 SECTIONS & DETAILS

AS-BUILT CERTIFICATION

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

REGISTERED CIVIL ENGINEER _____ DATE _____

REGISTRATION NUMBER _____

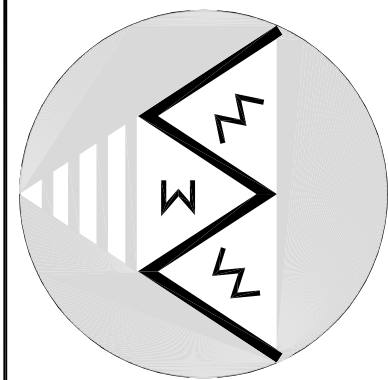
APPROVALS

BY: TOWN ENGINEER,
TOWN OF PARADISE VALLEY

DATE _____

SUBMITTED BY:

DAVID R. MONTGOMERY
REGISTERED CIVIL ENGINEER



LAVITT MANOR II
REPLAT

7525 N IRONWOOD DR
PARADISE VALLEY, AZ

DATE: 6-4-18

PROJECT NO: 18029

SCALE: AS NOTED

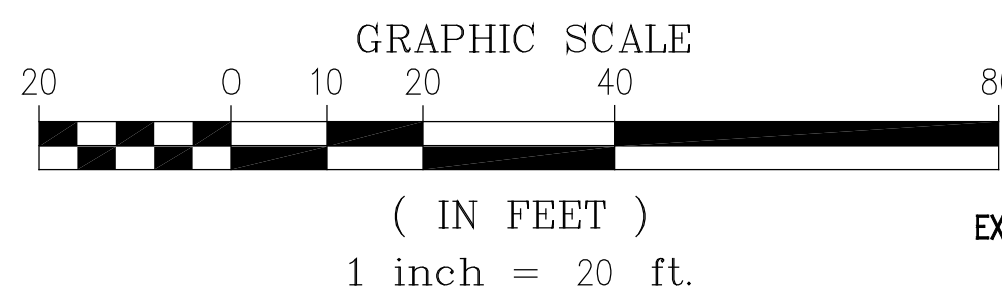
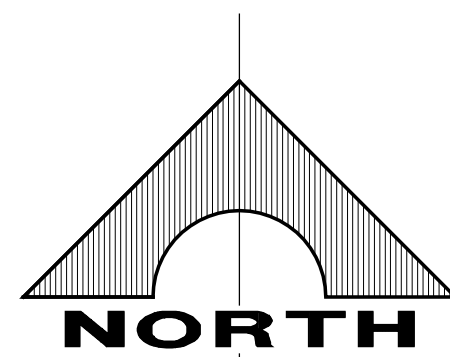
PAVING, GRADING & DRAINAGE
COVER

DRAWING NO:

C10f3

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

NO.	DATE	DESCRIPTION
3	5-6-19	REVISE LOT 1 BSB
2	1-24-19	P.V. REDLINES
1	12-5-18	MOVE STREET



PAVING GRADING DRAINAGE

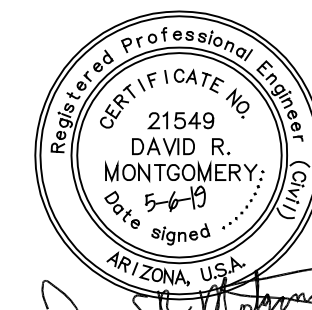
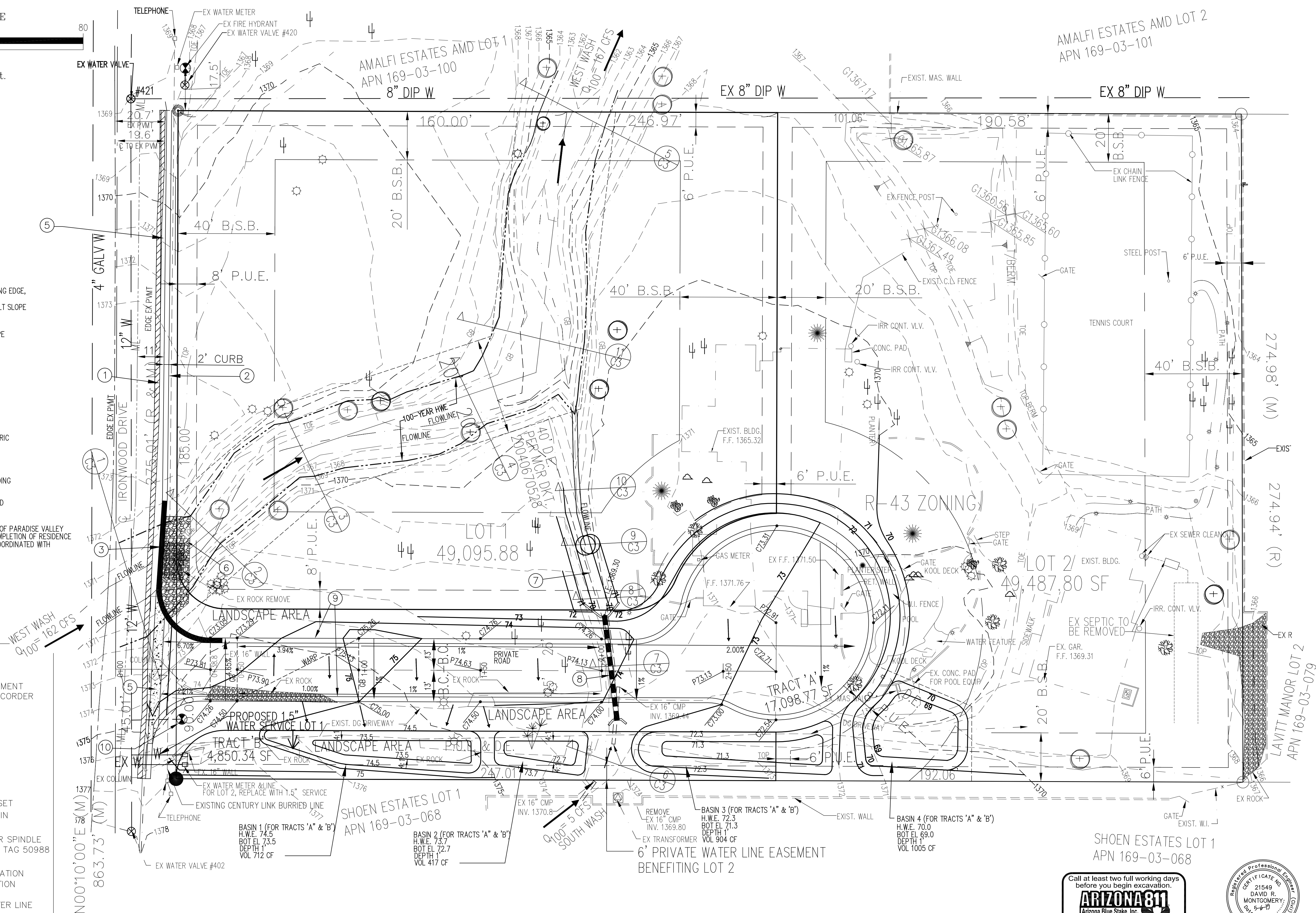
LAVITT MANOR II

KEY NOTES

- SAWCUT EXISTING ASPHALT 2' MIN. FROM EXISTING EDGE, RESTORE ASPHALT CONCRETE PER MAG 200-1. ASPHALT SLOPE SHALL MATCH EXISTING ASPHALT SLOPE. EXTEND ASPHALT TO PROPOSED CURB.
- PROPOSED RIBBON CURB PER MAG 220 TYPE B, SLOPE 1/4" CONCRETE TO MATCH EX. PAVING SLOPE. MATCH ASPHALT ELEVATION AT FACE OF CURB. CURB SHALL NOT OBSTRUCT RUNOFF.
- 4' DEEP CONCRETE CUT WALL PER MAG 552.
- HEADWALL PER MAG.
- VALLEY GUTTER MAG 240.
- RIPRAP IRREGULAR SHAPED INDIGENOUS ROCK SET ON 4" SAND OVER FABRIC FILTER. AASHTO M288 CLASS II NON-WOVEN FILTER FABRIC. INSTALL PER MFG'S INSTRUCTIONS.
- REGRADE FLOWLINE TO 1% MINIMUM SLOPE. 2' WIDE BOTTOM WITH 4:1 SIDE SLOPES.
- 24" Ø ALUMINIZED CMP CULVERT FOR H-20 LOADING. INSTALL PER MAG SPECIFICATIONS.
- RIBBON CURB & GUTTER BOTH SIDES PER MAG SD 220, TYPE B (TYP.) SLOPE CURB TO MATCH PAVEMENT SLOPE.
- PROPOSED FIRE HYDRANT COMPLETE PER TOWN OF PARADISE VALLEY STANDARDS, TO BE CONSTRUCTED PRIOR TO COMPLETION OF RESIDENCE ON LOT 2 BY OWNER OF LOT 2 AND SHALL BE COORDINATED WITH THE CITY OF PHOENIX.

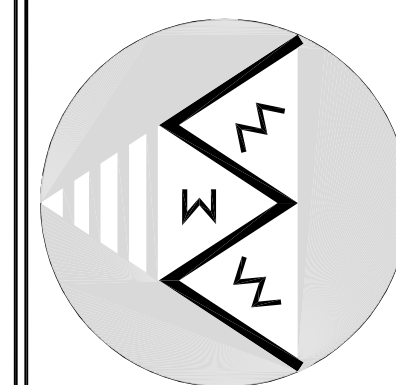
LEGEND

B.S.B.	BUILDING SETBACK
P.U.E.	PUBLIC UTILITIES EASEMENT
MCR	MARICOPA COUNTY RECORDER
(C)	CALCULATED VALUE
D.E.	DRAINAGE EASEMENT
EX	EXISTING
(R)	RECORDED VALUE
(M)	MEASURED VALUE
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
VE	VISIBILITY EASEMENT
○	REBAR WITH CAP
●	RPLS # 50988 TO BE SET
○	FOUND 5/8" Ø STEEL PIN
○	FOUND 1/2" Ø REBAR
○	FOUND COTTON PICKER SPINDLE
○	FOUND IRON PIPE ADD TAG 50988
○	FOUND 3" BRASS CAP
×	PROPOSED SPOT ELEVATION
○	EXISTING SPOT ELEVATION
---	100-YEAR HIGH WATER LINE
---	LOT BOUNDARY
---	EASEMENT



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LAVITT MANOR II
REPLAT

7525 N IRONWOOD DR
PARADISE VALLEY, AZ

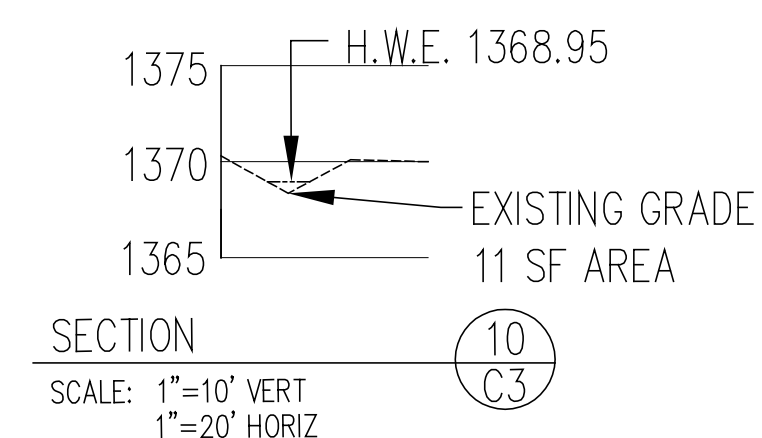
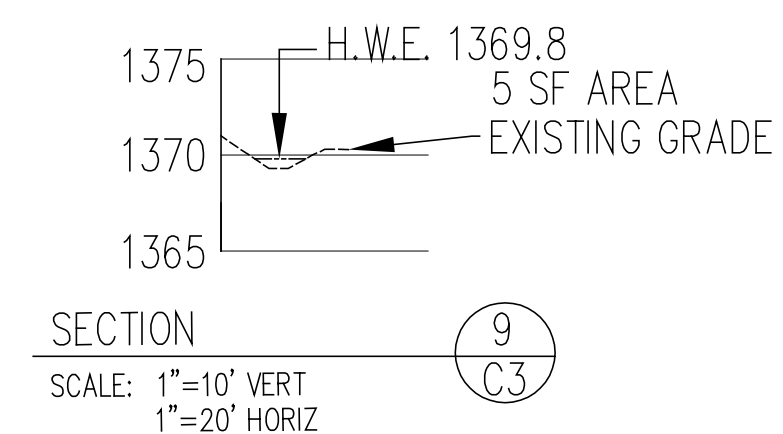
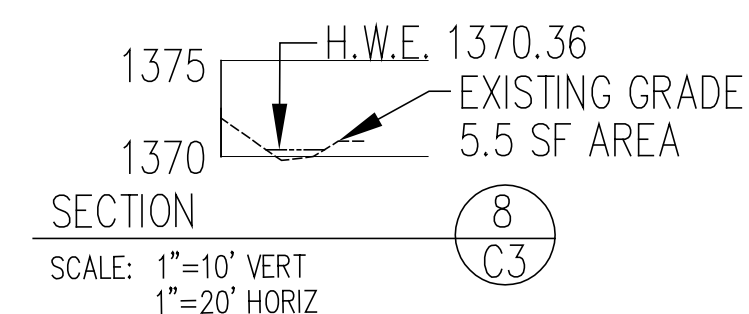
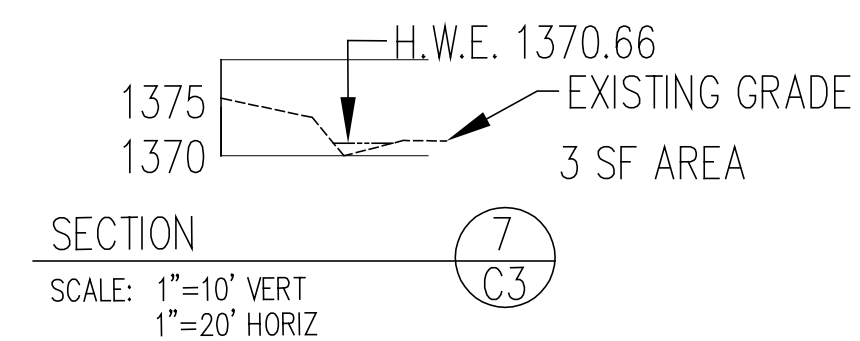
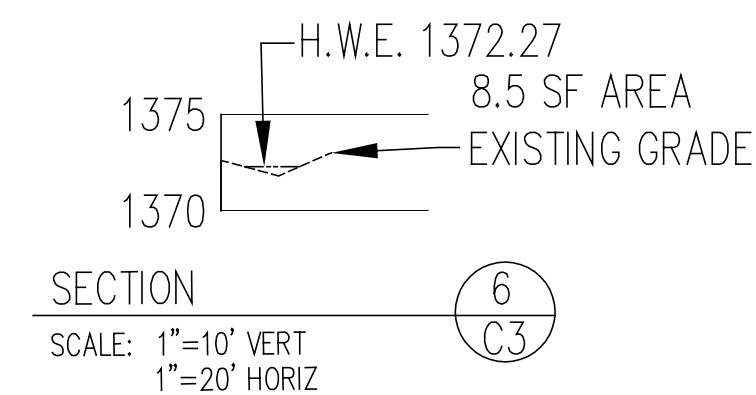
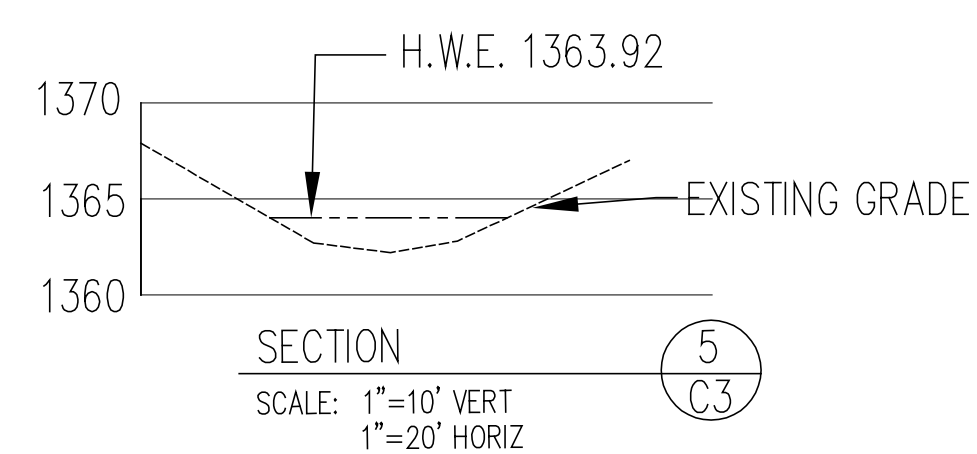
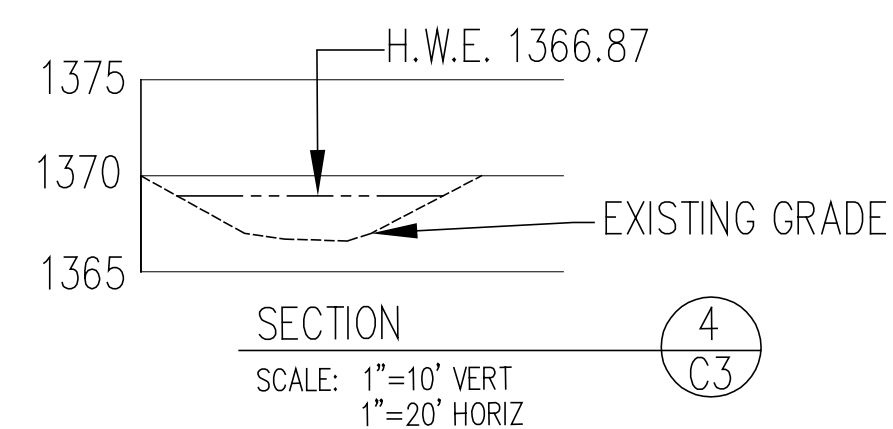
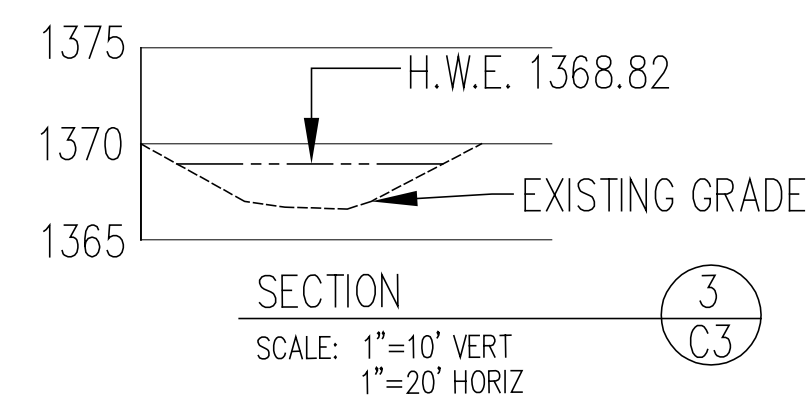
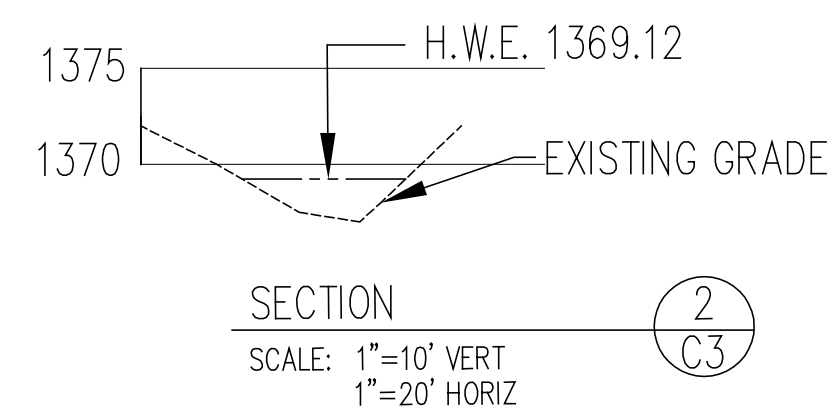
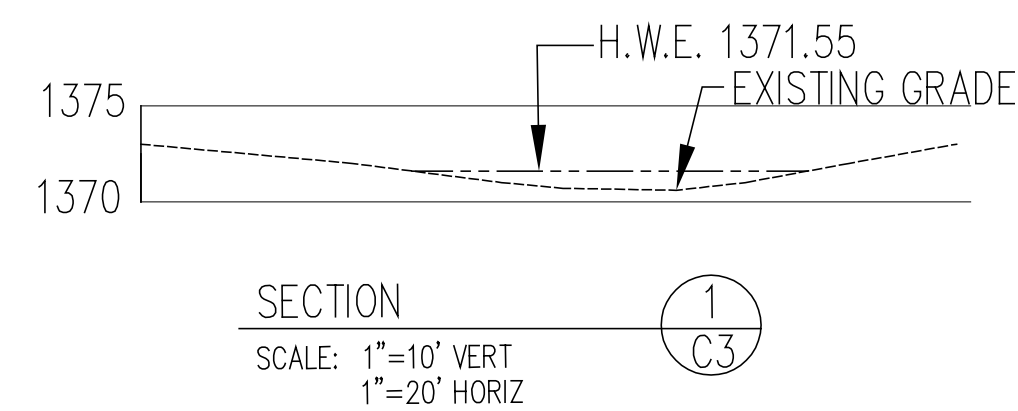
DRAWN BY:	KM	DATE:	6-4-18
CHECKED BY:	DRM	PROJECT NO:	18029
SCALE:	AS NOTED		

DRAWING NO:
C20f3

REVISE	LOT	BY	DATE	DESCRIPTION
3	5-6-19	DRM		REVISE LOT 1 BSB
3	3-12-19	DRM		P.V. COMMENTS
2	1-24-19	DRM		P.V. REDLINES
1	12-5-18	DRM		MOVE STREET
		NO.	DATE	

PAVING GRADING PLAN

LAVITT MANOR II



AVERAGE AREA SOUTH CHANNEL SECTIONS 6 THROUGH 10
 $(8.5 \text{ SF} + 3 \text{ SF} + 5.5 \text{ F} + 5 \text{ SF} + 11 \text{ SF})/5 = 6.6 \text{ SF}$

[illegible]