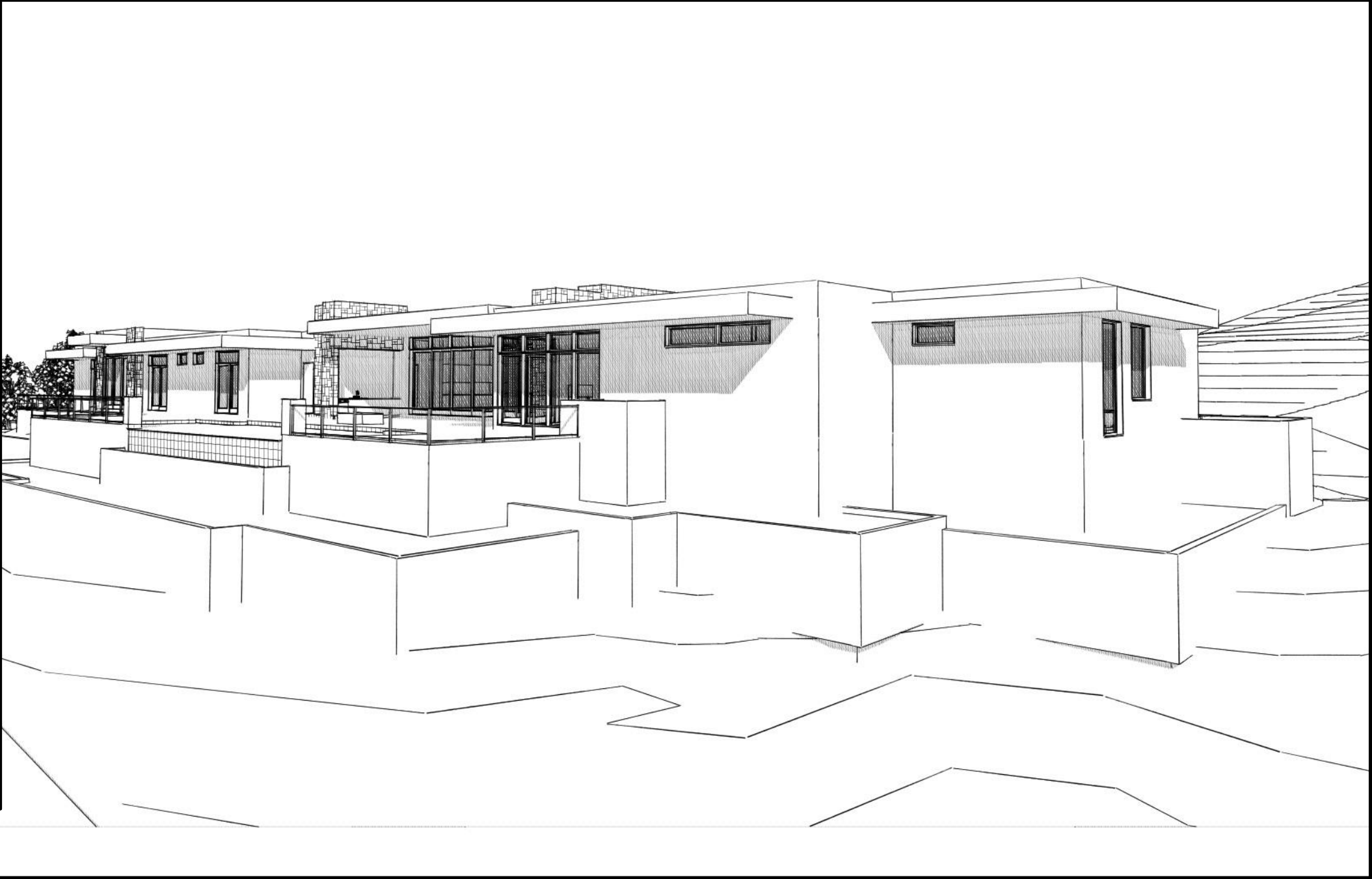
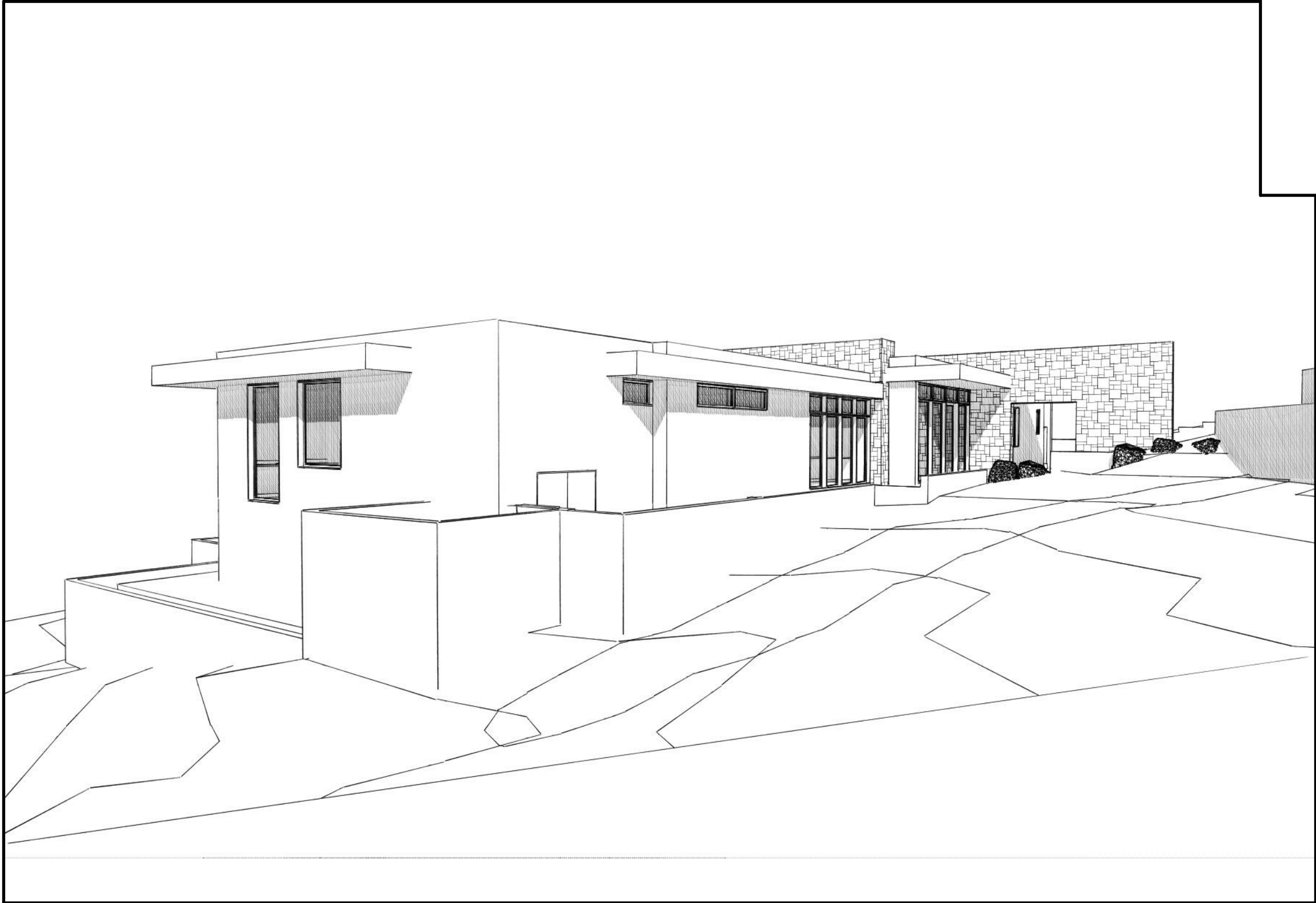
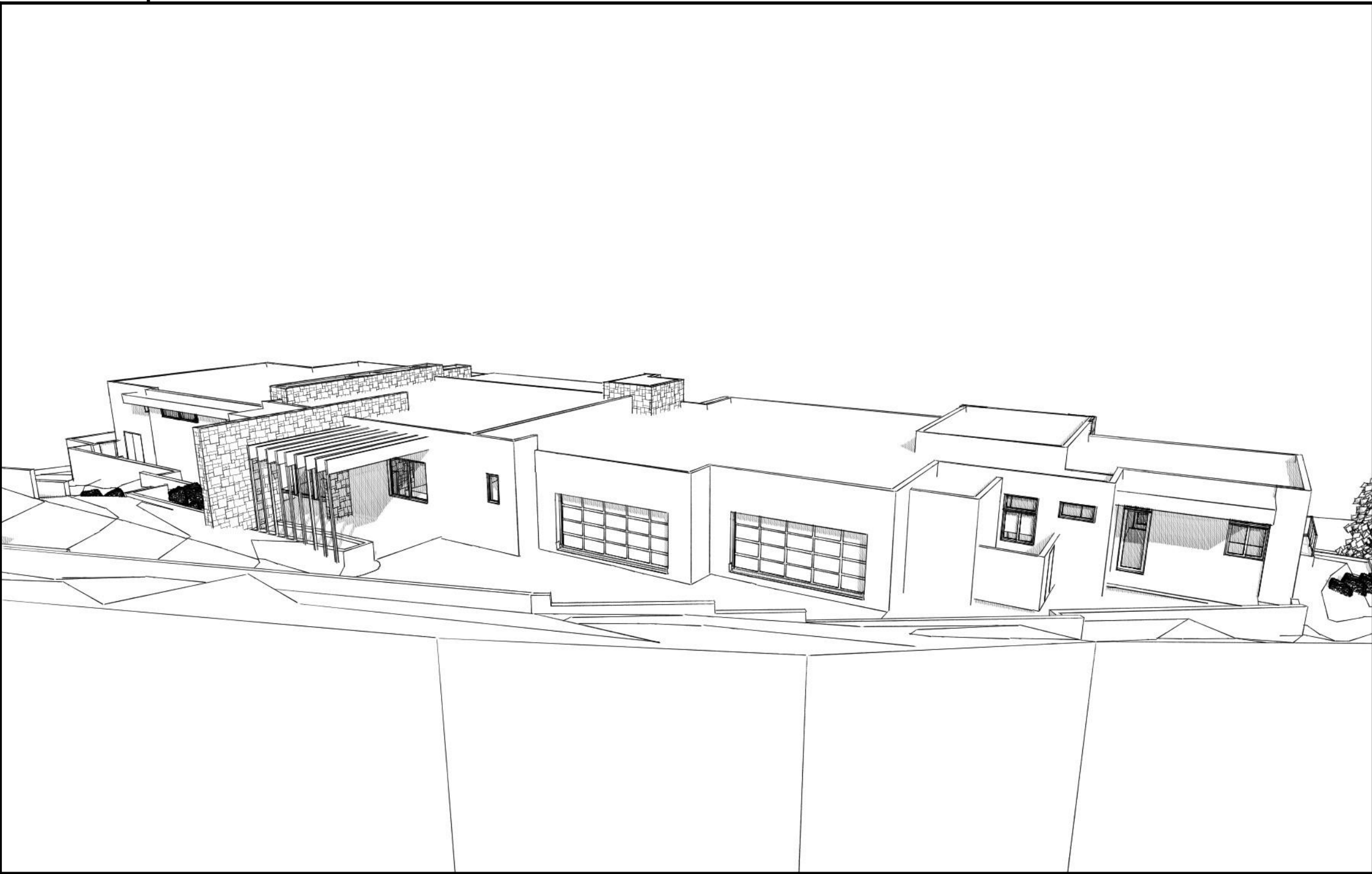
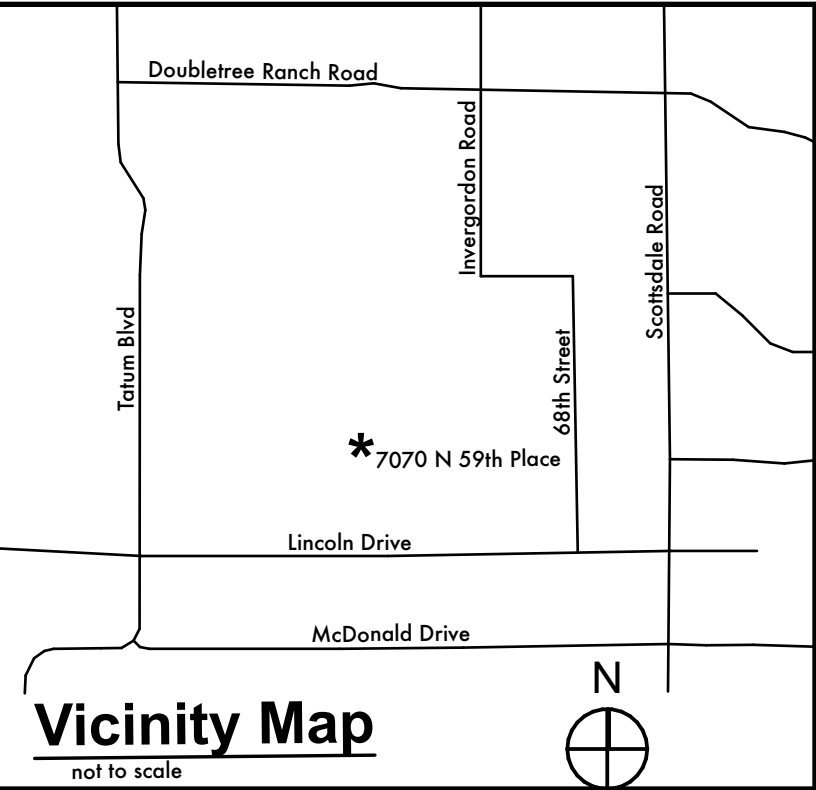


Berlanti Residence

7070 N. 59th Place, Paradise Valley, AZ 85253

SHEET INDEX	
No.	Name
SDA-0	COVER SHEET
SDA-1	ARCHITECTURAL SITE PLAN
SDA-1a	ROOF OVER TOPO
SDA-2	MAIN LEVEL FLOOR PLAN
SDA-3	ROOF PLAN
SDA-4	BUILDING ELEVATIONS



T+R

Berlanti Residence
7070 N. 59th Place
Paradise Valley, AZ 85253

tammen + rose
architecture

480 467 8006
joanna@trarchitect.com
tammenrosearchitecture.com

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SHEET TITLE
COVER SHEET

SDA-0
SHEET 1 OF 6

not for construction

Berlanti Residence
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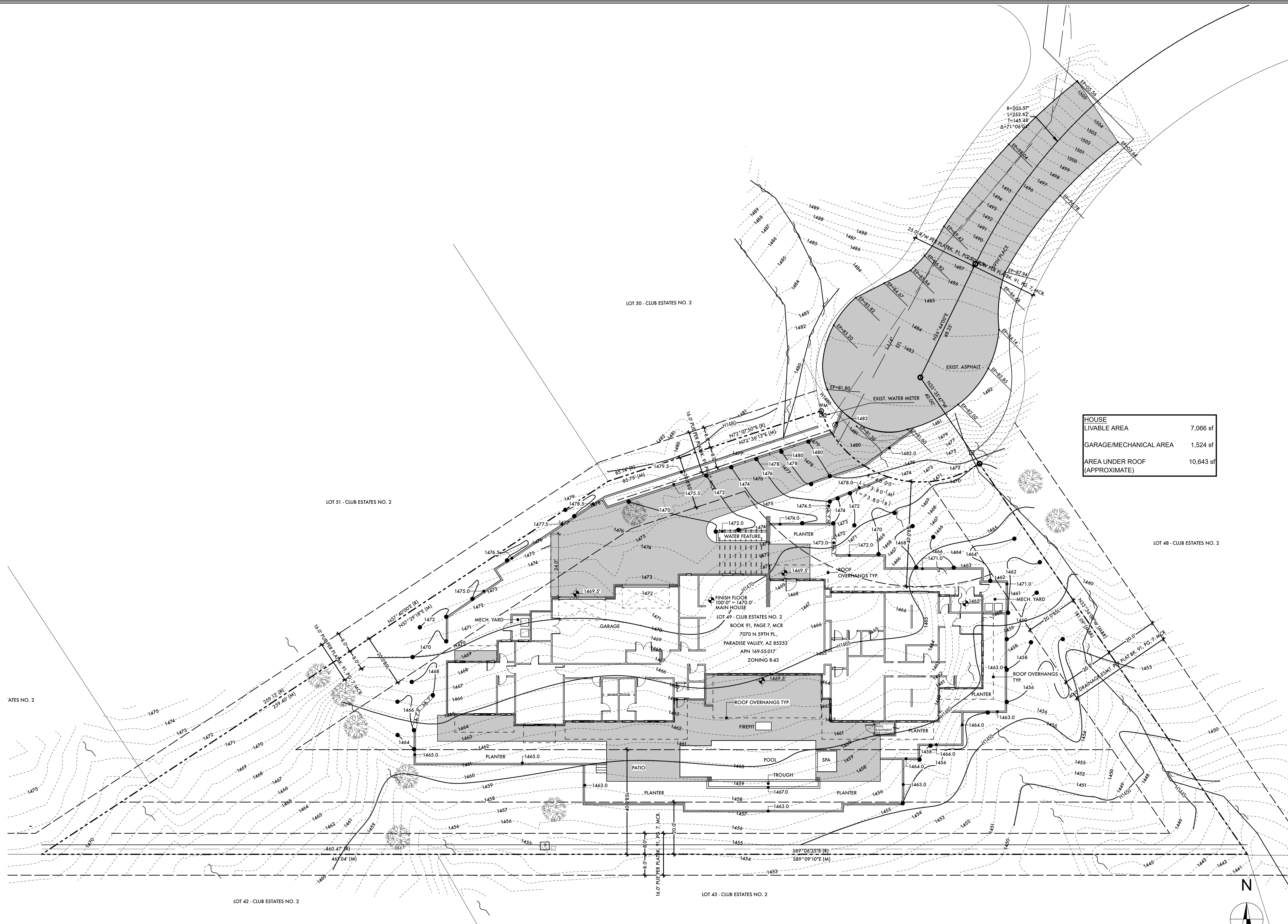
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SHEET TITLE

ARCHITECTURAL
SITE PLAN

SDA-1

SHEET 2 OF 6



1

Site Plan

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

0 8' 16' 32'

not for construction

MARK	DATE	DESCRIPTION
	5/24/20	PV HILLSIDE CONCEPT REVIEW

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Paradise Valley, AZ 85253

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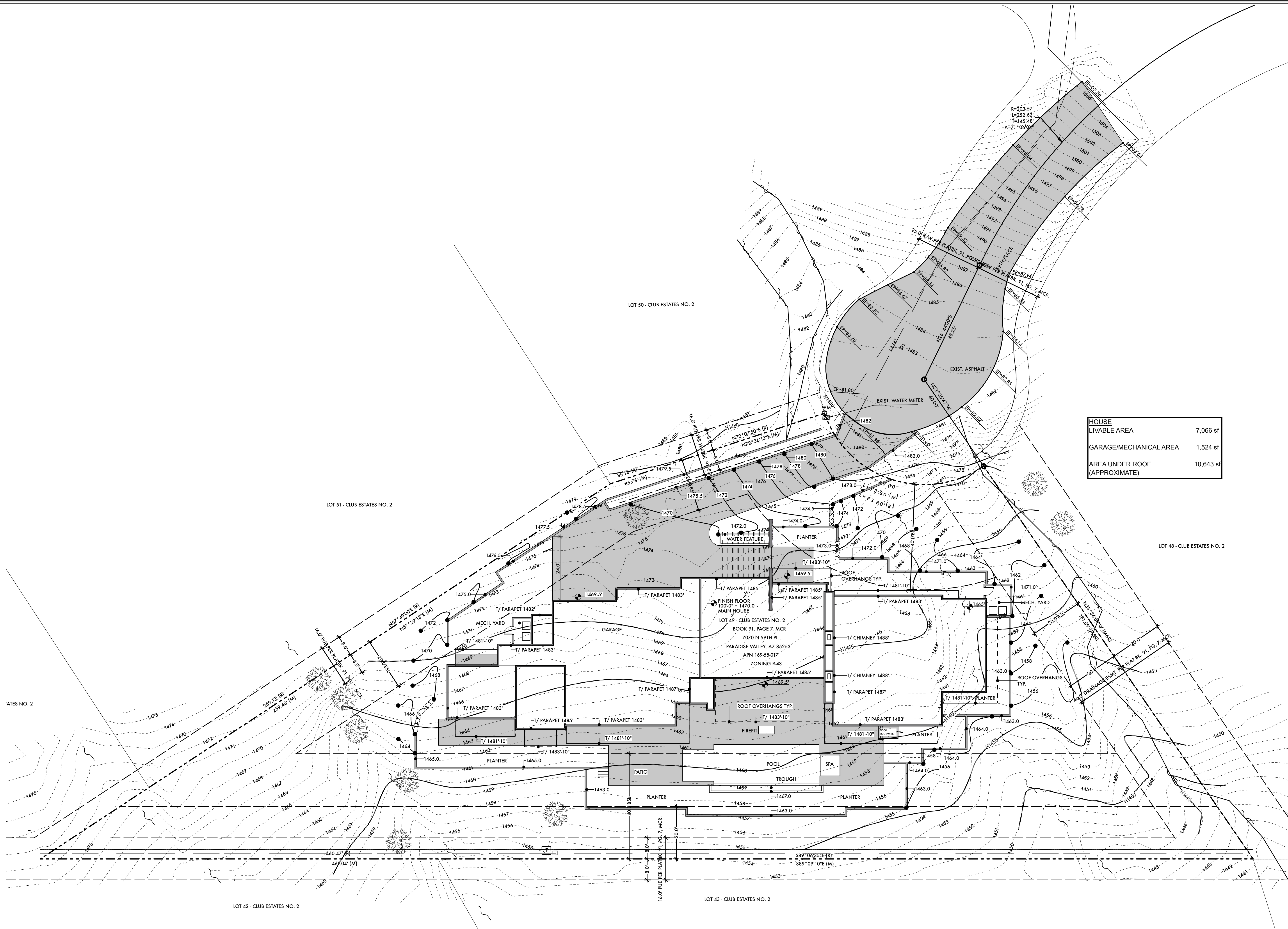
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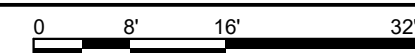
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ROOF OVER TOPO

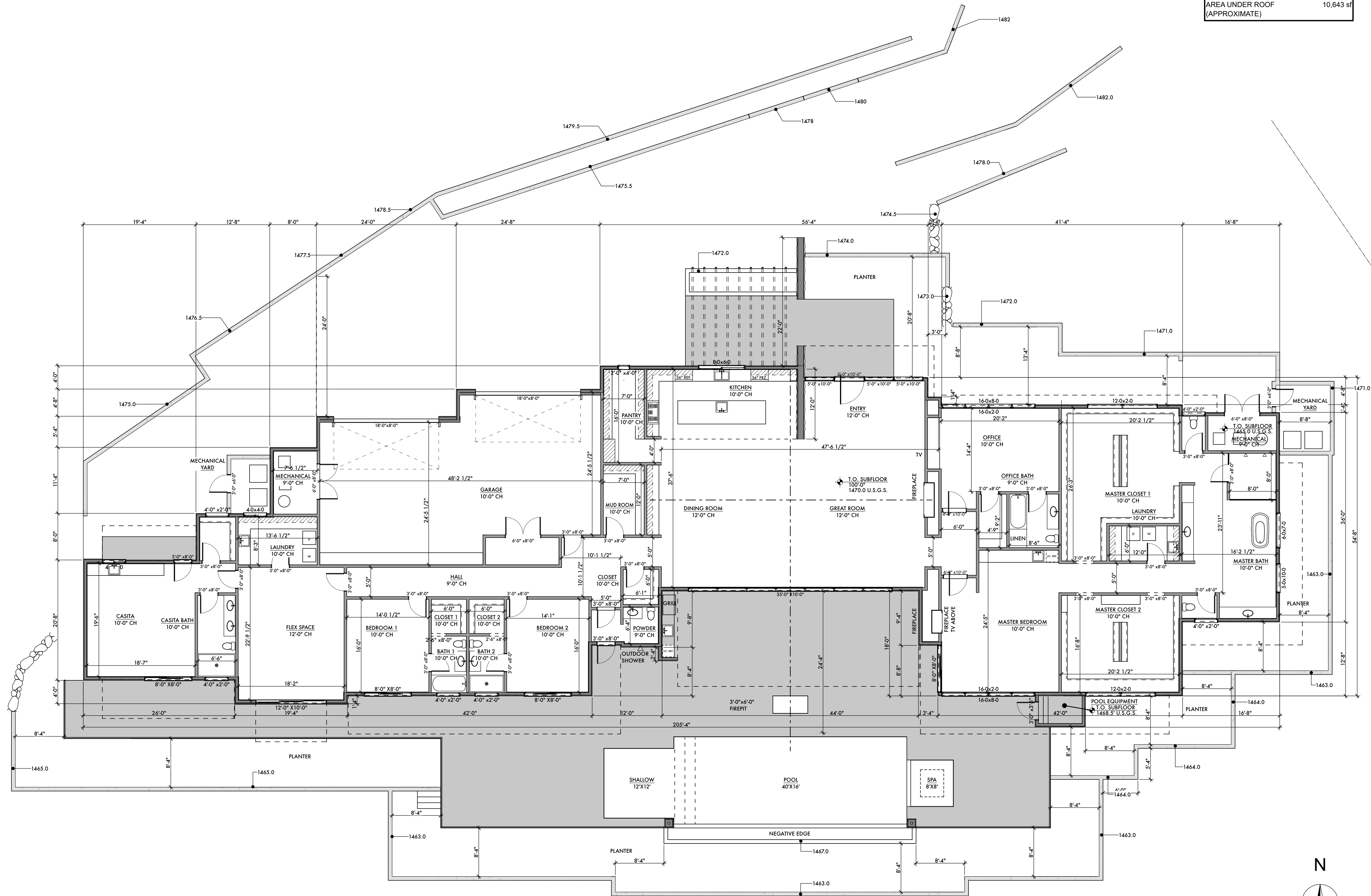
SDA-1a
SHEET 3 OF 6



1 Roof Over Topo Part 2
SCALE: 1/16" = 1'-0"



not for construction



HOUSE	
LIVABLE AREA	7,066 sf
GARAGE/MECHANICAL AREA	1,524 sf
AREA UNDER ROOF (APPROXIMATE)	10,643 sf

T+R

MARK	DATE	DESCRIPTION
	5/24/20	PV HILLSIDE CONCEPT REVIEW

Berlanti Residence
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SHEET TITLE

MAIN LEVEL
FLOOR PLAN

SDA-2






SHEET 4 OF 6

not for construction

1 Main Level Floor Plan
SCALE: 1/8" = 1'-0"

MARK	DATE	DESCRIPTION
	5/24/20	PY HILLSIDE CONCEPT REVIEW

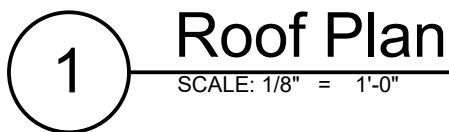
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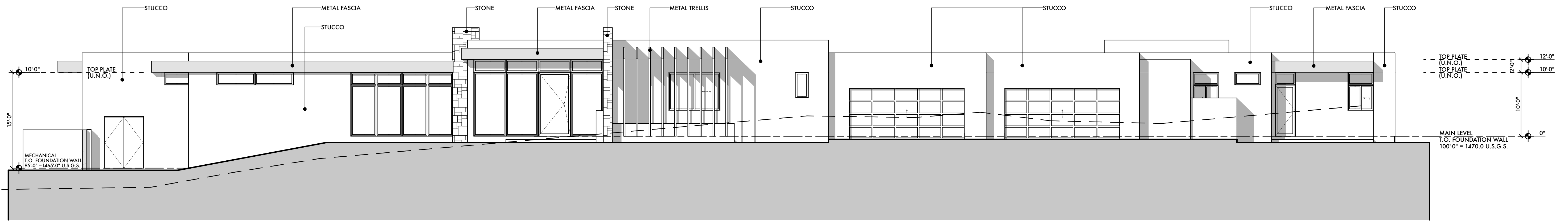
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SHEET TITLE

SDA-3
SHEET 5 OF 6



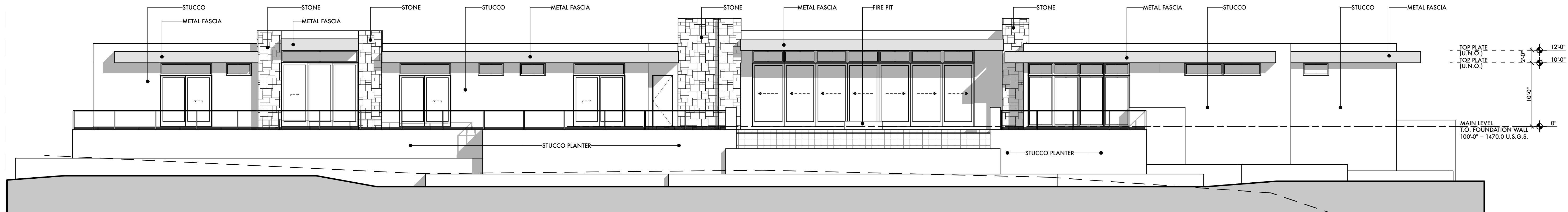
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1 North Elevation

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

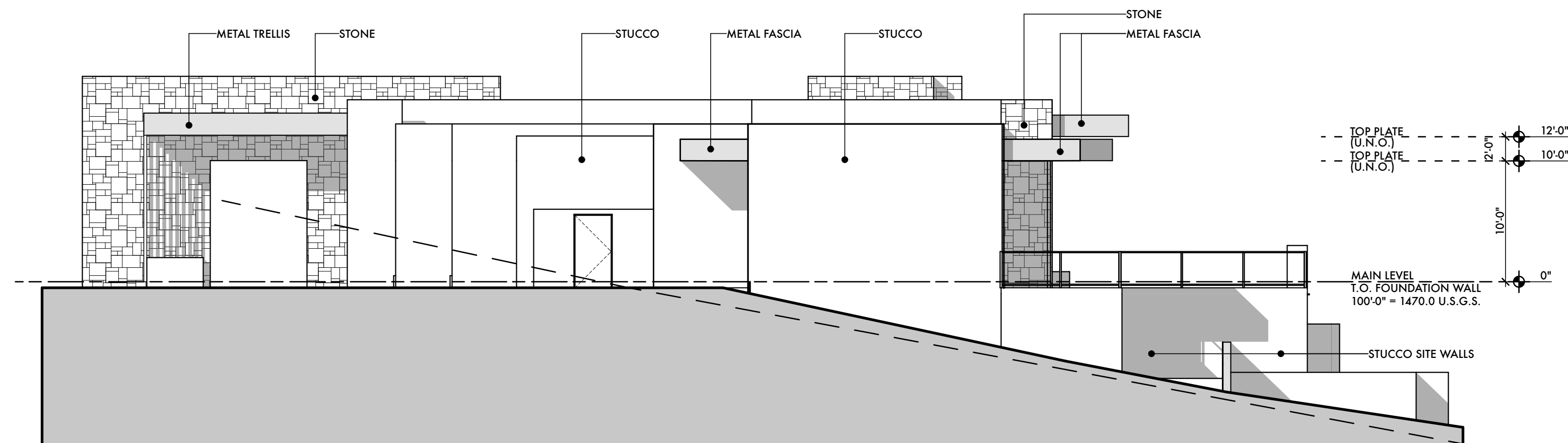
0 4' 8' 16'



2 South Elevation

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

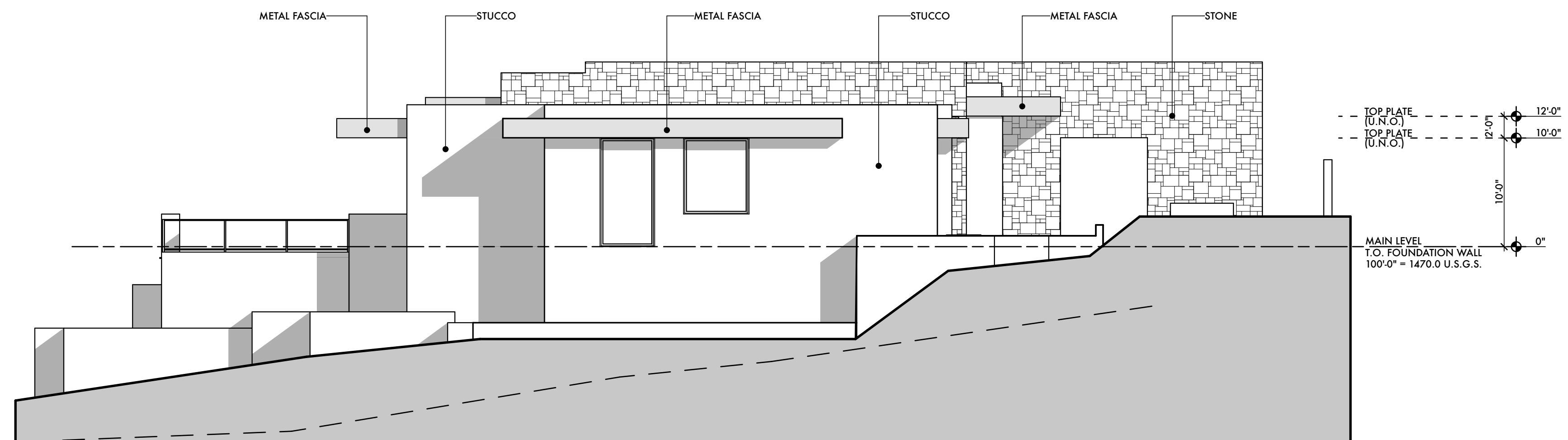
0 4' 8' 16'



3 West Elevation

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

0 4' 8' 16'



4 East Elevation

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

0 4' 8' 16'

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SHEET TITLE

BUILDING
ELEVATIONS

SDA-4
SHEET 6 OF 6

not for construction

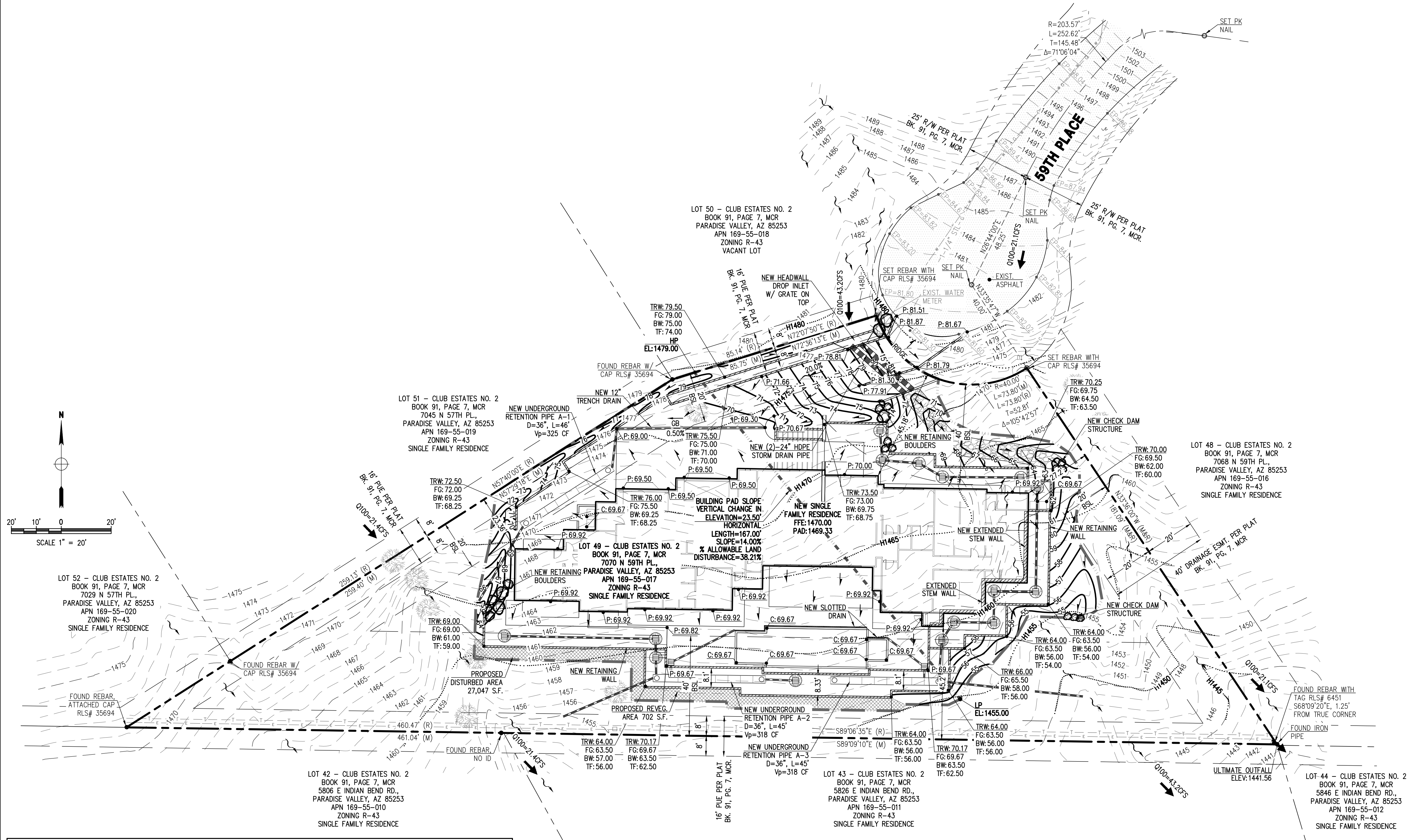
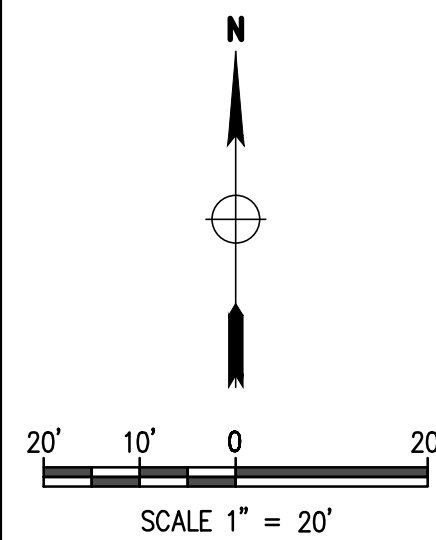








2. PRIOR TO FIRST FOOTING INSPECTION OF ANY TYPE, ALL PROPERTY PINS SHALL BE PLACED BY A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA, AND PROPERTY LINES MUST BE PHYSICALLY IDENTIFIED PRIOR TO INSPECTION.
3. WHERE EXCAVATION IS TO OCCUR THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS.
4. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
5. 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.
6. A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
7. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
8. 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.
9. EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
10. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
11. ALL NEW AND EXISTING ELECTRICAL SERVICE TO BE BURIED UNDERGROUND PER THE TOWN OF PARADISE VALLEY STANDARDS.
12. POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8 INCHES ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
13. POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER SECTION 5-2-2 OF THE TOWN OF PARADISE VALLEY ORDINANCES.
14. A SETBACK CERTIFICATION IS REQUIRED AND MUST BE GIVEN TO TOWN INSPECTOR AT STEM WALL INSPECTION.
15. 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.
16. 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.
17. ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
18. 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.
19. TRENCH BED SHALL BE FREE OF ROCKS AND DEBRIS.
20. REGULATION II RULE 20-3 OF THE MARICOPA COUNTY HEALTH DEPARTMENT, BUREAU OF AIR POLLUTION CONTROL, SHALL BE OBSERVED AND ENFORCED.
21. 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.
22. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
23. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO CONSTRUCT ALL ASPECTS OF THE PROJECT.
24. 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.
25. 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.
26. 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.
27. 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 480-372-5150.
28. EXCAVATION OF NEIGHBORING PROPERTIES OF THE BLUE STATE CENTER, 602-263-1100, 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.
29. 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.
30. ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC PURPOSES, MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE IRC AND THE ICC. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE TOWN FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.
31. 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.
32. 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.
33. 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.
34. IF THE EXCAVATION IS DEEPER THAN 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 TO FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
35. 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 THE TIME AND HOURS DURING THE DAY THE AREA WILL BE USED.
36. 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.
37. 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.
38. THE USE AND OPERATION OF FUEL-FIRED GENERATORS ON ANY CONSTRUCTION SITE, NEW, EXISTING OR EXCEPTED, IS PROHIBITED UNLESS DUE TO A HARDSHIP TOWN APPROVAL IS OBTAINED.
39. 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.
40. THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
41. A KEY SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY CONTROL CABLES. 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.
42. 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.
43. 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.
44. AN INSPECTION FEE WILL BE CHARGED IF THE INSPECTION IS REQUIRED AS A RESULT OF A CODE VIOLATION.
45. FOR DEMOLITION INSPECTION OWNER OR PERMITTEE SHALL NOTIFY OSHA FOR ASBESTOS INSPECTION. ALL DEMOLITIONS AND ALL RENOVATION ACTIVITIES THAT WILL DISTURB FRABLE ASBESTOS CONTAINING MATERIALS MUST BE REPORTED TO THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.



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 = 2.22" A – TRIBUTARY AREA, SF Cw – WEIGHTED RUNOFF COEFFICIENT										
Vf=(DfxAxCw,post)/12 Df – RAINFALL DEPTH = 0.5" FIRST FLUSH A – TRIBUTARY AREA, SF Cw – WEIGHTED RUNOFF COEFFICIENT										
DRAINAGE AREA	AREA	RUNOFF COEFFICIENT	VOLUME REQUIRED PRE VS POST	VOLUME REQUIRED FIRST FLUSH	STORAGE TANK ID	ON-SITE RUNOFF RETENTION TYPE	PIPE LENGTH	DIAMETER	VOLUME PROVIDED	AS-BUILT VOLUME PROVIDED
	S.F.	Cw	C.F.	C.F.			S.F.	FT	C.F.	C.F.
A	27,047	0.15	751	958	A1	UNDERGROUND HDPE PIPE	L=46'	D=36"	325	
					A2	UNDERGROUND HDPE PIPE	L=45'	D=36"	318	
					A3	UNDERGROUND HDPE PIPE	L=45'	D=36"	318	
TOTAL			751	958						961

WEIGHTED RUNOFF COEFFICIENT, C_w PRE- DEVELOPMENT				WEIGHTED RUNOFF COEFFICIENT, C_w POST- DEVELOPMENT			
SURFACE TYPE	RUNOFF COEFFICIENT C	AREA SF	C*AREA	SURFACE TYPE	RUNOFF COEFFICIENT C	AREA SF	C*AREA
PAVEMENT & ROOF	0.95	0	0	PAVEMENT & ROOF	0.95	16,371	15,553
NATIVE HILLSIDE	0.70	26,465	18,525	NATIVE HILLSIDE	0.70	10,093	7,065
TOTAL		26,465	18,525	TOTAL		26,465	22,618
$C_w = C * AREA / TOTAL AREA$				$C_w = C * AREA / TOTAL AREA$			
0.70				0.85			

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		DRAWN BY: ZA	VERSION: 1.1
		CHECKED BY: JJ	PLOT DATE: 06/18/20

PRELIMINARY
GRADING & DRAINAGE
IMPROVEMENT PLAN

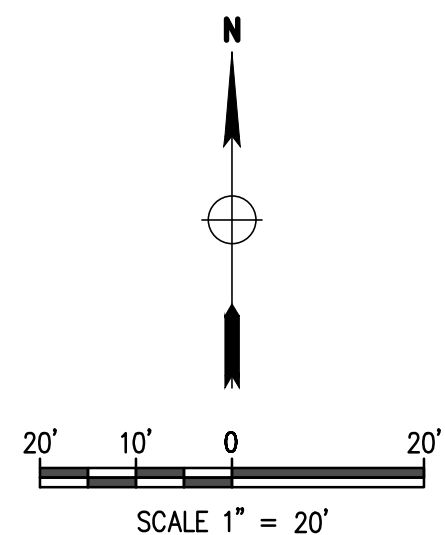
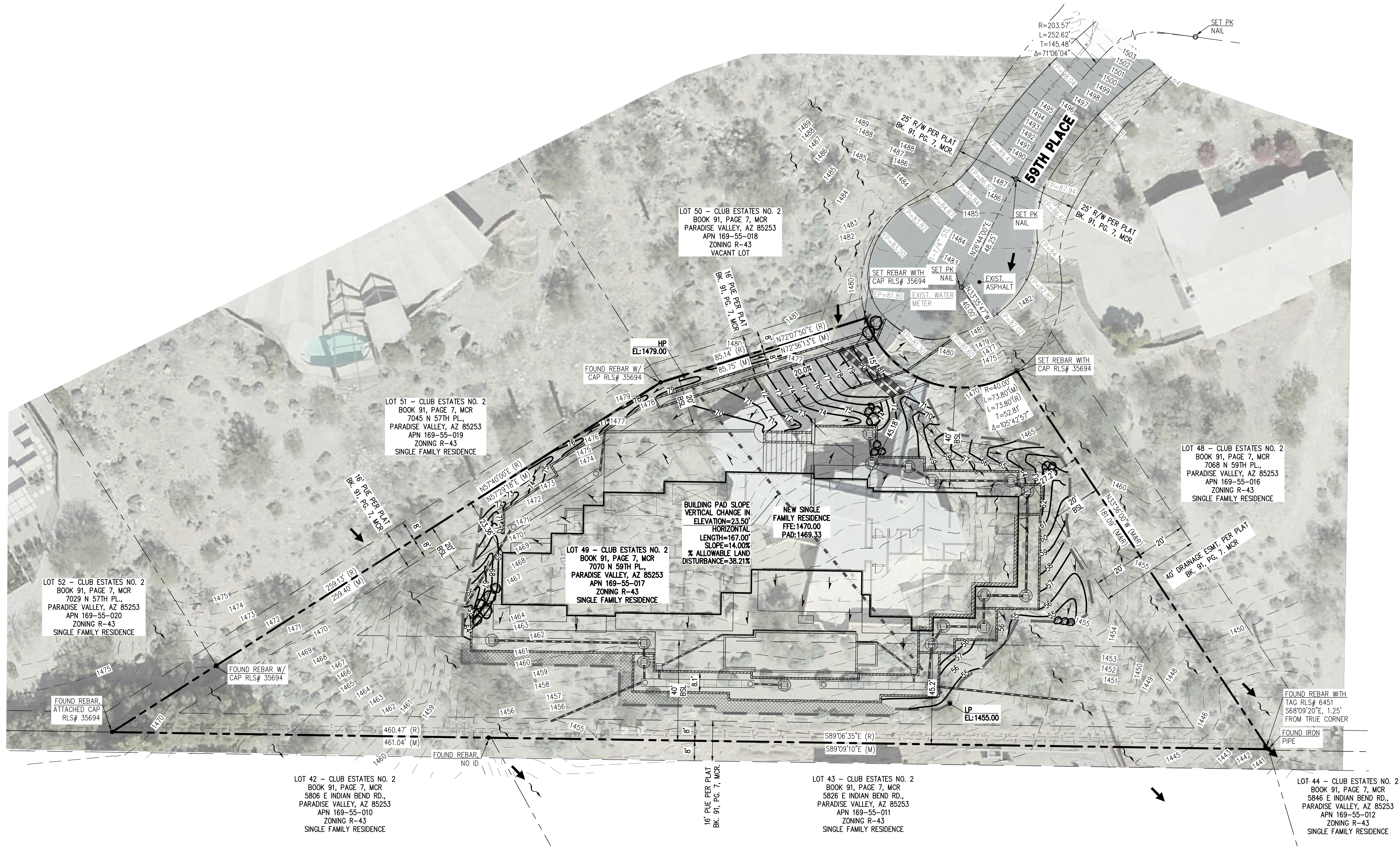
LOT 49 - CLUB
ESTATES NO. 2
7070 N 59TH PL.,
PARADISE VALLEY, AZ 85253

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Land
DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER
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C-2
2 OF 2

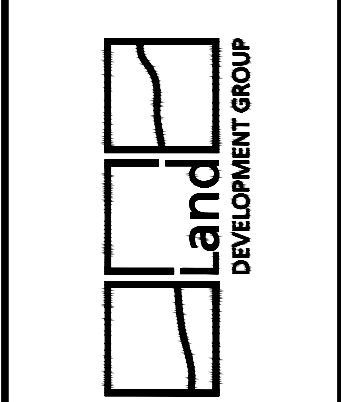


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		CHECKED BY: JJ	PLOT DATE: 06/18/20

AERIAL TOPOGRAPHIC EXHIBIT

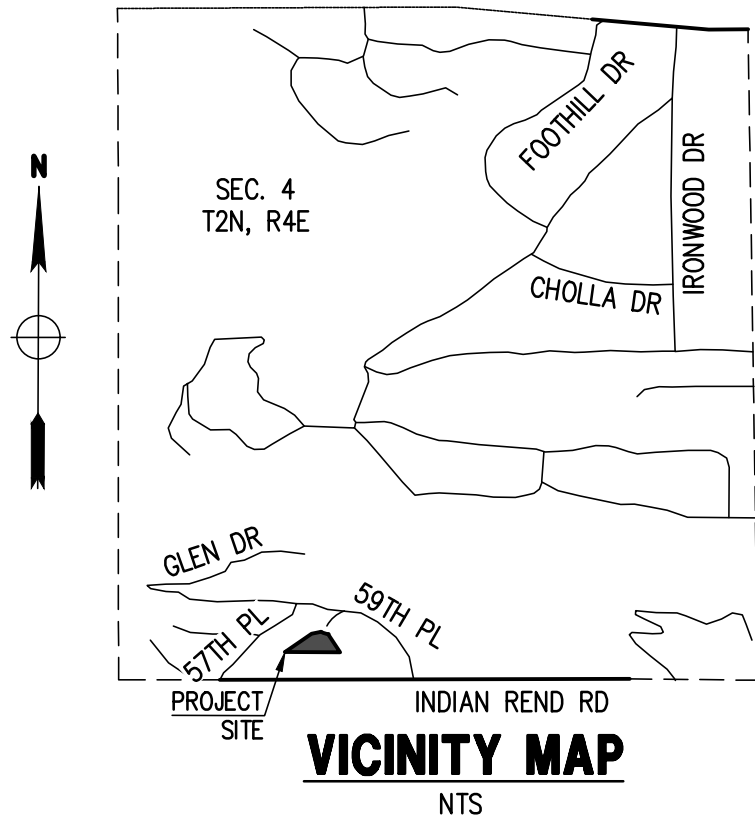
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DRAINAGE MAP HISTORIC CONDITIONS
7070 N 59TH PL, PARADISE VALLEY, AZ 85253
LOT 49 - CLUB ESTATES NO. 2

A SUBDIVISION PLAT RECORDED IN BOOK 91 OF MAPS, PAGE 07, MCR.,
LOCATED IN A PORTION OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 4, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER
CHRISTA PETRACCA
6120 E INDIAN BEND RD.,
PARADISE VALLEY, AZ 85253

SITE DATA
APN: 169-55-017
ADDRESS: 7070 N 59TH PL.,
PARADISE VALLEY, AZ 85253
ZONING: R-43
LOT AREA: 44,750 S.F. (1.027 AC.)
CONSTRUCTION YEAR: 1980
QS #: 23-41

BENCHMARK
BRASS CAP FLUSH AT THE INTERSECTION OF 56TH STREET AND LINCOLN
DRIVE, HAVING AN ELEVATION OF 1363.43' (NAVD 88) DATUM, GDACS#
24534-1.

BASIS OF BEARINGS
THE MONUMENT LINE OF 59TH PLACE, THE BEARING OF WHICH IS
N26°44'00"E.

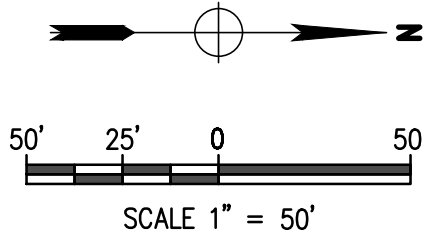
LEGAL DESCRIPTION
LOT 49, OF CLUB ESTATES NO. 2, ACCORDING TO THE PLAT OF RECORD IN
THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA,
RECORDED IN BOOK 91 OF MAPS, PAGE 7.

COMMUNITY #		PANEL #	SUFFIX	BASE FLOOD
040049		1765 OF 4425	L	ELEVATION
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE	N/A
04013C	10/16/2013	11/04/2015	X*	

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

LEGEND

- DRAINAGE FLOW
- SPOT ELEVATION
- TRIBUTARY AREA BOUNDARY
- FLOW LINE

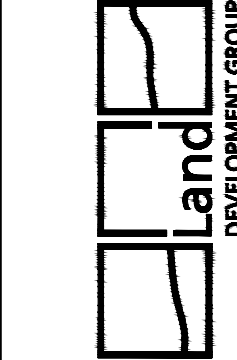


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		DESIGNED BY: NP	JOB: 2004082
		DRAWN BY: DL	VERSION: 1.1
		CHECKED BY: NP	PLOT DATE: 05/12/20

DRAINAGE MAP
HISTORIC CONDITIONS

LOT 49 - CLUB
ESTATES NO. 2
7070 N 59TH PL.,
PARADISE VALLEY, AZ 85253

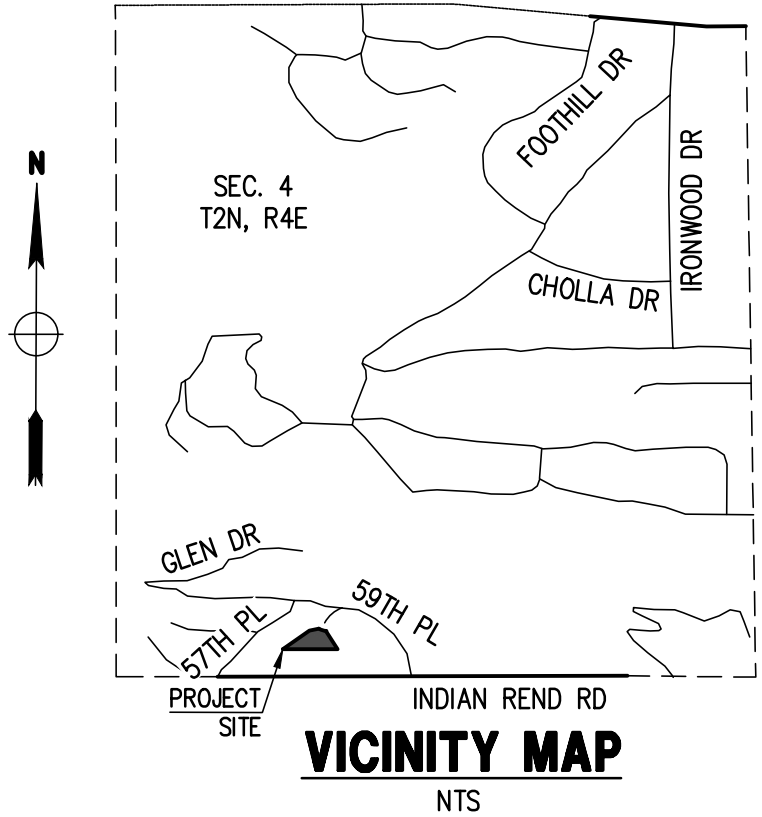
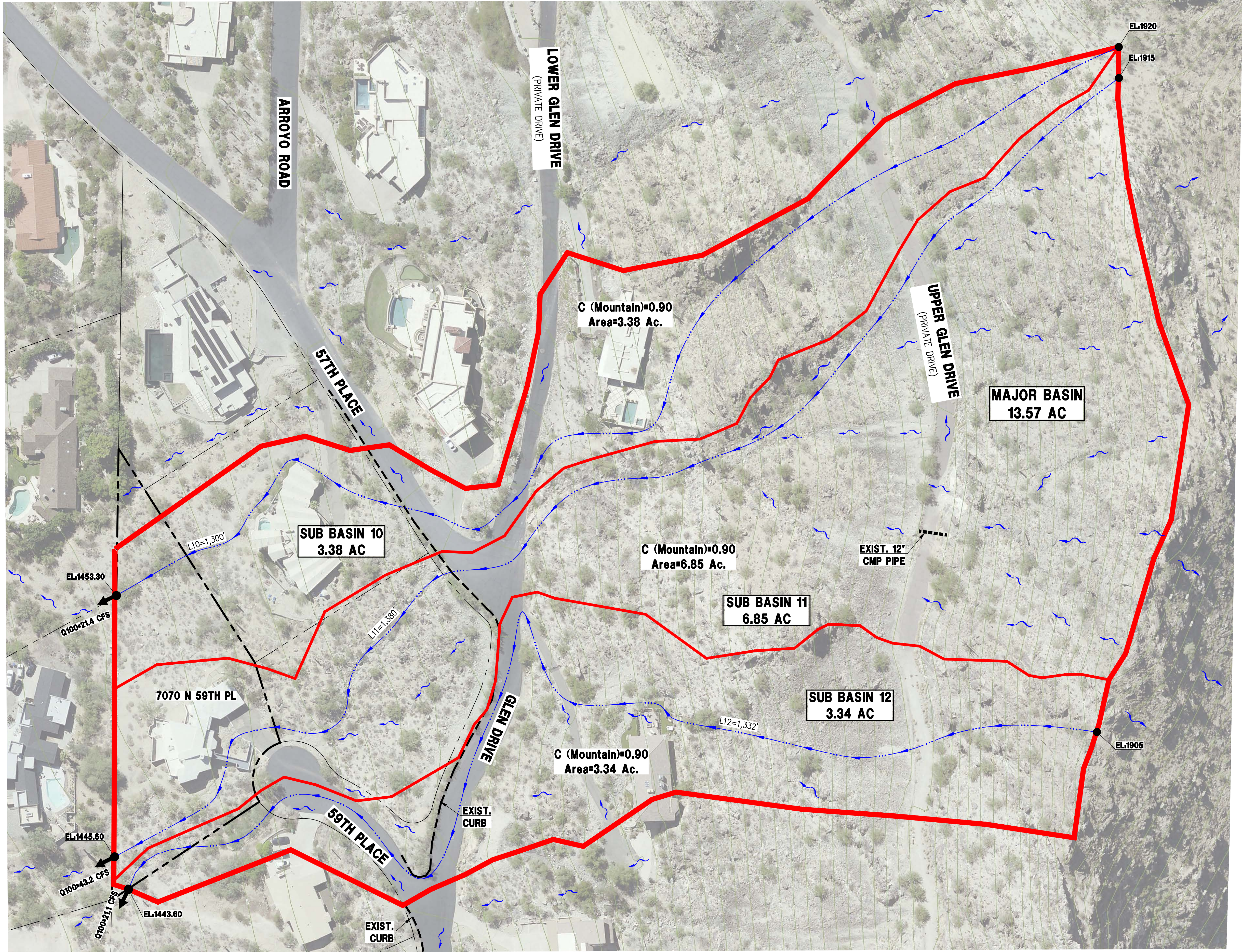
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8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
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DM-1
1 OF 2

DRAINAGE MAP CURRENT CONDITIONS
7070 N 59TH PL, PARADISE VALLEY, AZ 85253
LOT 49 - CLUB ESTATES NO. 2

A SUBDIVISION PLAT RECORDED IN BOOK 91 OF MAPS, PAGE 07, MCR.,
LOCATED IN A PORTION OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 4, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER
CHRISTA PETRACCA
6120 E INDIAN BEND RD.,
PARADISE VALLEY, AZ 85253

SITE DATA
APN: 169-55-017
ADDRESS: 7070 N 59TH PL.,
PARADISE VALLEY, AZ 85253
ZONING: R-43
LOT AREA: 44,750 S.F. (1.027 AC.)
CONSTRUCTION YEAR: 1980
QS #: 23-41

BENCHMARK
BRASS CAP FLUSH AT THE INTERSECTION OF 56TH STREET AND LINCOLN DRIVE, HAVING AN ELEVATION OF 1363.43' (NAVD 88) DATUM, GDACS# 24534-1.

BASIS OF BEARINGS
THE MONUMENT LINE OF 59TH PLACE, THE BEARING OF WHICH IS N26°44'00"E.

LEGAL DESCRIPTION
LOT 49, OF CLUB ESTATES NO. 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 91 OF MAPS, PAGE 7.

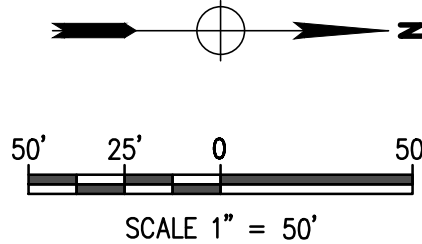
FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX L	BASE FLOOD ELEVATION
040049	1765 OF 4425		N/A
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	10/16/2013	11/04/2015	X*

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

LEGEND

- DRAINAGE FLOW
- SPOT ELEVATION
- TRIBUTARY AREA BOUNDARY
- FLOW LINE
- CURB



DRAINAGE MAP
CURRENT CONDITIONS

LOT 49 - CLUB
ESTATES NO. 2
7070 N 59TH PL.,
PARADISE VALLEY, AZ 85253

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