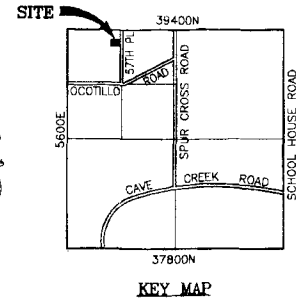


# GRADING AND DRAINAGE

39202 NORTH 57TH PLACE

CAVE CREEK, ARIZONA

PART OF NW/4 OF THE NW/4  
OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 4 EAST OF THE GILA  
AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA  
ASSESSOR PARCEL NO. 211-78-001J



KEY MAP

### LEGEND

- P— PROPERTY LINE
- ⊕ SAGUARO CACTUS
- ⊕ PALO VERDE
- ⊕ TREE
- ⊕ DEAD TREE
- ⊕ MESQUITE
- ⊕ IRONWOOD
- ⊕ Ocotillo
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ MAILBOX
- DIRECTION OF FLOW
- 99--- HIGHEST FINISH GRADE
- - -99 - - - PROPOSED CONTOUR
- 3' BAR

### NOTES

1. THE FINISH FLOOR ELEVATION OF THE NEW BUILDING ADDITION WILL MATCH THE FINISH FLOOR ELEVATION OF THE EXISTING STRUCTURE.
2. ALL DRIVEWAY SLOPES FOR THIS PROJECT ARE LESS THAN 12%. DRIVEWAYS WILL BE SURFACED WITH DECOMPOSED GRANITE.

### CERTIFICATION

ALL FINISH FLOOR ELEVATIONS SHOWN ON THIS PLAN ARE FREE FROM INUNDATION DURING THE 100 YEAR PEAK RUNOFF EVENT.

### BUILDER

JAMES SHEEHAN  
5534 E EL SENDERO  
CAVE CREEK, AZ  
PHONE: OFFICE 602-595-1148  
PAGER 602-208-0150

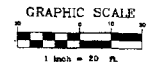
### OWNER

JAMES SHEEHAN  
HEATHER REEVES  
P.O. BOX 1335  
CAVE CREEK, AZ  
CAREFREE, AZ 85377

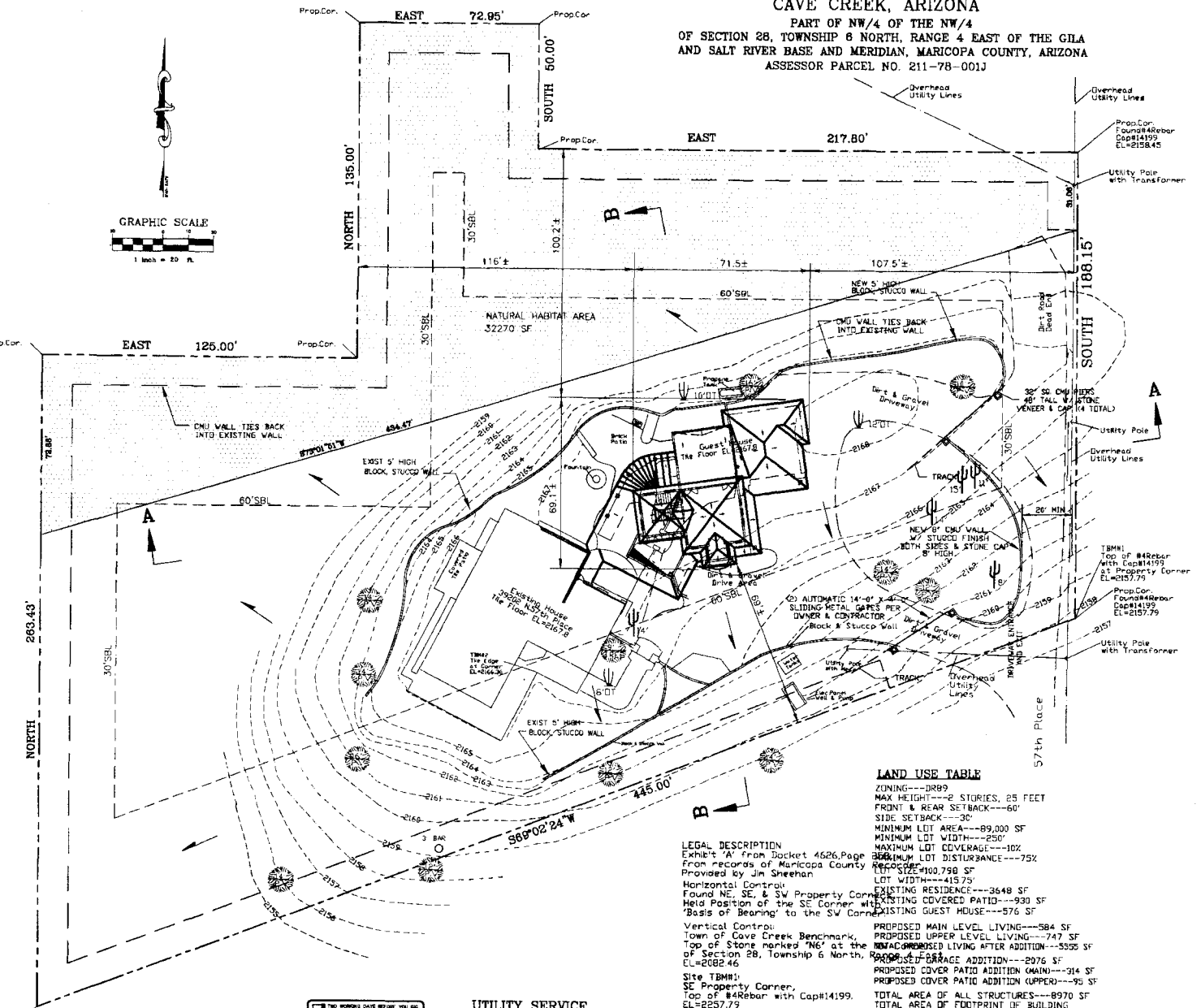
BP# 04-496

### APPROVED

MARICOPA COUNTY FLOOD CONTROL DATE



GRAPHIC SCALE



### LAND USE TABLE

ZONING	---DR89
MAX HEIGHT	---2 STORIES, 25 FEET
FRONT & REAR SETBACK	---60'
SIDE SETBACK	---30'
MINIMUM LOT AREA	---89,000 SF
MINIMUM LOT WIDTH	---250'
MAXIMUM LOT COVERAGE	---10%
MINIMUM LOT DISTURBANCE	---75%
PROPOSED MAIN LEVEL LIVING	---584 SF
PROPOSED UPPER LEVEL LIVING	---747 SF
EXISTING COVERED PATIO	---930 SF
PROPOSED COVER PATIO ADDITION (UPPER)	---95 SF
PROPOSED COVER PATIO ADDITION (MAIN)	---314 SF
TOTAL AREA OF FOOTPRINT OF BUILDING UNDER ROOF	---8128 SF
TOTAL PERCENT OF LOT BIX	---
TOTAL AREA OF PARCEL TO BE DISTURBED	---2974 SF
TOTAL PERCENT OF LOT	---2%

### LEGAL DESCRIPTION

Exhibit 'A' from Jacket 4526, Page 1  
From records of Maricopa County  
Provided by Jim Sheehan  
Horizontal Control:  
Town of Cave Creek Benchmark,  
Top of Stone marked 'N6' at the  
of Section 28, Township 6 North,  
EL=2082.46  
Site TBM#1:  
SE Property Corner,  
Top of #4 Rebar with Cap#14199,  
EL=2257.79  
Site TBM#2:  
Tile Patio Corner along South Side  
of House, as shown,  
Top of Tile, EL=2156.36

### UTILITY SERVICE

ANY NEW UTILITY SERVICE LINES  
OTHER THAN WATER AND SEWER  
WILL BE LOCATED WITHIN THE  
GRADED AREA FOR THE DRIVEWAY

Prop. Cor.  
Found #4 Rebar  
(Center North)  
EL=2148.54

NO WORKS DONE BEFORE YOU SEE  
CALL FOR BLUE STAKE  
**283-1100**  
BLUE STAKE CENTER  
CALL COLLECT

113, JULY 4, 2004  
114, OCT 4, 2004  
DATE DATE  
DATE DATE  
DATE DATE

**WALDMANN & ASSOCIATES**  
ENGINEERING SURVEYING AND PLANNING  
2341 East Montecito Scottsdale, Arizona 85251  
Telephone: (480) 946-1883 Fax: (480) 946-854

**GRADING AND DRAINAGE**  
**39202 N57TH PLACE**  
REBEVS RESIDENCE  
DESIGNED BY: J. Sheehan, P.E.  
L.W.  
JOB NUMBER: 040603  
L.W.

SHEET  
1 of 2