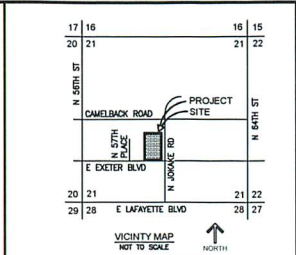
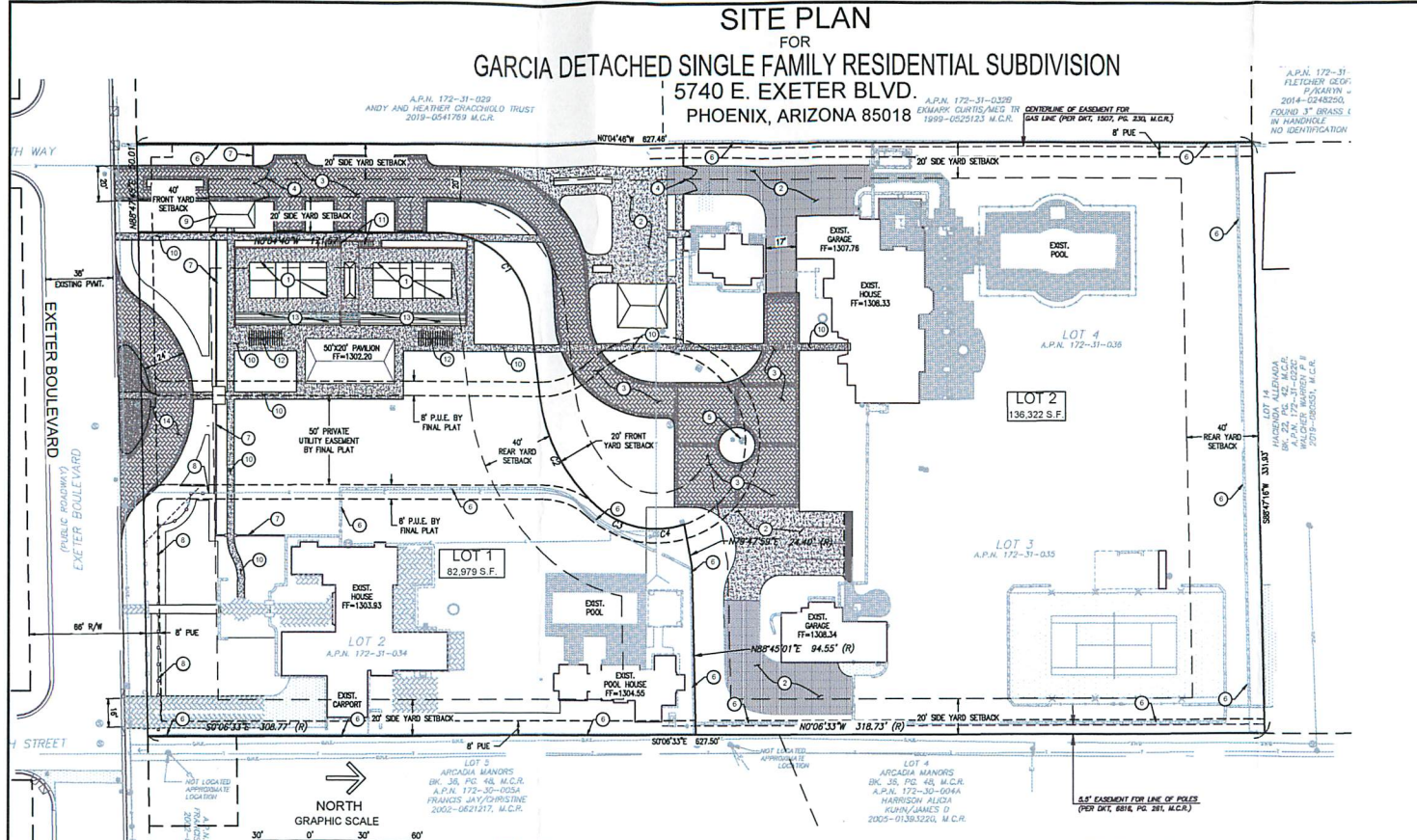


SITE PLAN FOR GARCIA DETACHED SINGLE FAMILY RESIDENTIAL SUBDIVISION 5740 E. EXETER BLVD. PHOENIX, ARIZONA 85018

A.P.N. 172-31-029
ANDY AND HEATHER GRACIOLO TRUST
2019-0541789 M.C.R.

A.P.N. 172-31-038
EMARK CURTIS, LLC
1999-0252123 M.C.R.

A.P.N. 172-31-
PLETNER GROUP
P/JAARIN =
2014-0248250
FOUND 3" BRASS I
IN HANDHOLE
NO IDENTIFICATION



PROJECT DATA

PARCEL: 172-31-033, 172-31-034, 172-31-035, 172-31-036
AREA:
NET AREA 208,342 sf (4,783 ac)
GROSS AREA 219,307 sf (5.035 ac)

ZONING: SF RESIDENTIAL
BUILDING CONSTRUCTION TYPE: V-B
BUILDING OCCUPANCY: IBC 2012 - RE-35
BUILDING HEIGHT: MAX 24-FT
WITH ARCHITECTURAL FEATURE MAX 30-FT

BUILDING SETBACKS:
FRONT SIDE 40-FT
REAR 40-FT

BUILDING AREA: NEW 1,250 SF PAVILION

FLOOD INFO - FIRM DATA

DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE 4, ZONE 3 IS DESCRIBED AS: "AREAS OF 500-YEAR FLOOD AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 100-YEAR FLOOD."

OFFSITE DRAINAGE

OFFSITE FLOWS AFFECTING THE SITE INCLUDE THE ROW OF THE EXETER ROAD & BOULEVARD FRONTAGE. THIS AREA SHALL BE INCLUDED IN THE OFFSITE DRAINAGE.

LEGAL DESCRIPTION

LOTS 1-4 OF THE FINAL PLAN OF "ARCADA CIRCLE" AS RECORDED IN BOOK 344 OF MAPS, PAGE 28, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

ELEVATION BENCHMARK

CITY OF PHOENIX FLUSH BRASS CAP INTERSECTION OF DEER VALLEY ROAD AND 7TH STREET
ELEVATION = 1470.116 (C.O.P. DATUM)

BASIS OF BEARING

THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE 6TH AND 5TH RANGE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
BEING THE BEARING OF NS73°36'00"E.

DEVELOPER
GREELY PICKETT
714 E. STEVENSON DR. # 205
SCOTTSDALE, AZ 85251
CONTACT: KAT KEANE
(480)751-6432

ENGINEER
KAEKO DESIGN
12409 W. INDIAN SCHOOL RD.
AVONDALE, AZ 85392
CONTACT: KAT KEANE
(623)356-1993

DRAWN BY: RL
CHECKED BY: RL
DATE: 03/02/2022
SCALE: 1" = 30'
PROJECT #: 7019010
PURPOSE:

SITE PLAN FOR GARCIA FAMILY RESIDENCE
 5740 E. EXETER BOULEVARD
 PHOENIX, ARIZONA

12409 W INDIAN SCHOOL ROAD,
AVONDALE, AZ 85392
PHONE: 623.536.1993
FAX: 623.748.9008



KIVAR 19-1216
SDEVR 1900194
PAFPF 1902651
O.S.# 17-41

SHEET 1 OF 1
SP-1

GENERAL SITE NOTES

- DEVELOPMENT AND USE OF THIS SITE SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- STRUCTURES AND LANDSCAPE WITHIN A TRAPEZOID MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF DRIVEWAY ENDPOINTS WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'-0".
- OWNERS OF PROPERTY ADJACENT TO THE PUBLIC RIGHT OF WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHT OF WAY IN ACCORDANCE WITH APPLICABLE PLANS.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ANY ON-SITE LIGHTING WILL BE PLACED 30' TO 40' FROM THE PROPERTY LINE AND 20' FROM THE EXISTING CONTOUR. EXISTING CONTOUR AND PROPOSED CONTOUR WILL BE DOTTED 10' FROM THE PROPERTY LINE. NO HOSE, DOOR OR VENTILATION WILL BE DOTTED SO THAT IT EXCEEDS THE EXISTING LEVEL OF HOSE, DOOR OR VENTILATION UNLESS INDICATED BY NOTES OUTSIDE OF SITE.
- CONSTRUCTION IN THE CITY RIGHT OF WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS UNIFORM SPECIFICATIONS AND DETAILS PLUS THE LATEST CITY OF PHOENIX SUPPLEMENTS TO MARICOPA STANDARD SPECIFICATIONS AND DETAILS UNLESS INDICATED ON THESE PLANS.
- ALL ROOFING EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- CITY OF PHOENIX DEVELOPMENT SERVICES DEPARTMENT ORDINANCES (202-2011) SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY START OF CONSTRUCTION WORK IN THE RIGHT OF WAY.
- PLANS SHALL REFLECT ALL EXISTING IMPROVEMENTS AT PROPOSED SITE. OBSTRUCTIONS TO PROPOSED IMPROVEMENTS IN THE RIGHT OF WAY SHALL BE REMOVED OR RELOCATED IN 30-DAY BEFORE BEGINNING CONSTRUCTION.
- TREES AND SHRUBBERY IN THE RIGHT OF WAY THAT CONFLICT WITH PROPOSED IMPROVEMENTS SHALL NOT BE REMOVED WITHOUT APPROVAL OF THE CITY'S LANDSCAPE ARCHITECT OR ASSOCIES. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING APPROVAL TO REMOVE OR RELOCATE SUCH TREES, SHRUBBERY AND BIRCHING LINES. BIRCHING LINES SHALL BE EXTENDED AND SLEEVED UNDER NEW IMPROVEMENTS IF NECESSARY. PERMITTEE IS RESPONSIBLE FOR MAINTAINING EXISTING LANDSCAPING WHILE STAGING IS OUT DUE TO PROPOSED WORK. ALL TREES DAMAGED OR RELOCATED SHALL BE REPLACED IN KIND.
- ALL ON-SITE WATER LINES INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE.

- ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) ADAPTER PROTECTION PROGRAM (APP) GENERAL PERMIT 401 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 8, SECTION 001 (R18-01-001) UNLESS OTHERWISE APPLICABLE.
- AFTER FINAL APPROVAL, THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY 500 PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 602-350-9881 AND REQUEST A DESIGN REVIEW INSPECTION.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRAILERS, TRACTORS, GENERATORS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM THE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- BARRIERS, FENCES OR CONCERNING WIRE (FOR SWIMMING) SHALL NOT BE USED ON THIS SITE UNLESS INDICATED BY PUBLIC STREETS OR ADJACENT RECORDING, AND.
- THE SANITARY SEWER COLLECTION SYSTEM WITHIN THIS PROJECT WILL BE A PRIVATE SYSTEM, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT.
- THE WATER DISTRIBUTION SYSTEM INCLUDING FIRE PROTECTION WITHIN THIS PROJECT WILL BE A PRIVATE SYSTEM, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT.
- ALL SMOKE REQUIRES A SEPARATE REVIEW AND PERMIT.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNED AS HAVING AN ASSIGNED WATER SUPPLY.
- SMOKE, GAS AND DOOR EMISSIONS SHALL COMPLY WITH REGULATION II OF THE MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS.
- THE DISPOSAL OF HAZARDOUS WASTES SHALL COMPLY WITH TITLE 8, CHAPTER 8, ARTICLES 18 AND 4 OF THE HAZARDOUS WASTE REGULATIONS AS ADOPTED BY THE ARIZONA HEALTH DEPARTMENT.
- THE AVERAGE NOISE LEVEL MEASURED AT THE PROPERTY LINE SHALL NOT EXCEED 55 DB (D) WHEN MEASURED ON AN A WEATHERED SOUND LEVEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY.
- EXPLOSION OR HAZARDOUS PROCESSES IF APPLICABLE. CERTIFICATION SHALL BE PROVIDED BY THE PHOENIX FIRE DEPARTMENT PREVENTION BUREAU THAT ALL MANUFACTURING, STORAGE AND WASTE PROCESSES ON THE SITE SHALL MEET SIFTY AND ENVIRONMENTAL STANDARDS AS ADMINISTERED BY THE BUREAU.

KEYNOTES

- 4" x 20" PIVOT BALL COURT.
- CONCRETE PAVEMENT DRIVEWAY.
- DECORATIVE BRICK PAVERS DRIVEWAY.
- NEW GATE, SEE LANDSCAPE PLANS FOR DETAILS.
- EXISTING HURDLE WITHIN 400' OF THE PROPERTY LINE, PROJECT IN PLACE.
- EXISTING CONCRETE WALL TO REMAIN.
- NEW CONCRETE WALL PER LANDSCAPE PLANS.
- NEW WOODRUM IRON FENCE PER LANDSCAPE PLANS.
- NEW GUARD HOUSE FOR PROPERTY ACCESS.
- NEW CONCRETE SIDEWALK.
- INSTALL CONCRETE SIDEWALK RAMP.
- NEW PERGOLA, SEE LANDSCAPE PLANS FOR DETAILS.
- CONCRETE STEPS, SEE LANDSCAPE PLANS FOR DETAILS.
- PASSENGER DROP-OFF AREA.

LOT COVERAGE

LOT COVERAGE LOT 1:	
EXISTING COVERAGE	= 6036-SF (7.27%)
ADDITIONAL COVERAGE	= 1621-SF
TOTAL PROPOSED LOT COVERAGE	= 7657-SF (9.23%)
LOT 1 SIZE	= 82979-SF
LOT COVERAGE LOT 2:	
EXISTING COVERAGE	= 7965-SF (9.61%)
ADDITIONAL COVERAGE	= 645-SF
TOTAL PROPOSED LOT COVERAGE	= 8610-SF (10.25%)
LOT 2 SIZE	= 136322-SF

ABBREVIATION

- AC ACRE
- BT BOTTOM
- C CONCRETE
- CF CUBIC FOOT
- P.M.T. PAVEMENT
- EX EXISTING
- FC FACE OF CURB
- FD FOUND
- FFE FINISHED FLOOR ELEVATION
- G GRADE
- GUT GUTTER
- GR GRATE
- HW HIGH WATER
- INV INVERT
- LF LINEAR FEET
- OH OVERHEAD UTILITY LINES
- PA ASPHALT PAVEMENT
- ROW RIGHT OF WAY
- SF SQUARE FEET
- SW TOP OF SIDEWALK
- VOL VOLUME
- WO WALL OPENING

LEGEND

- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE
- OVER HEAD ELECTRIC
- EXISTING CONTOUR
- PROPOSED CONTOUR
- GRADE BREAK
- IRRIGATION BOX
- ELECTRICAL BOX
- GRATE
- FIRE HYDRANT
- SAN SEWER M.H.
- LIGHT POLE
- RIP-RAP
- PAVEMENT
- CONCRETE

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	50.00'	83° 11' 02"	72.59'
C2	100.00'	40° 39' 44"	70.97'
C3	50.00'	43° 38' 38"	38.09'
C4	50.00'	17° 19' 15"	15.06'