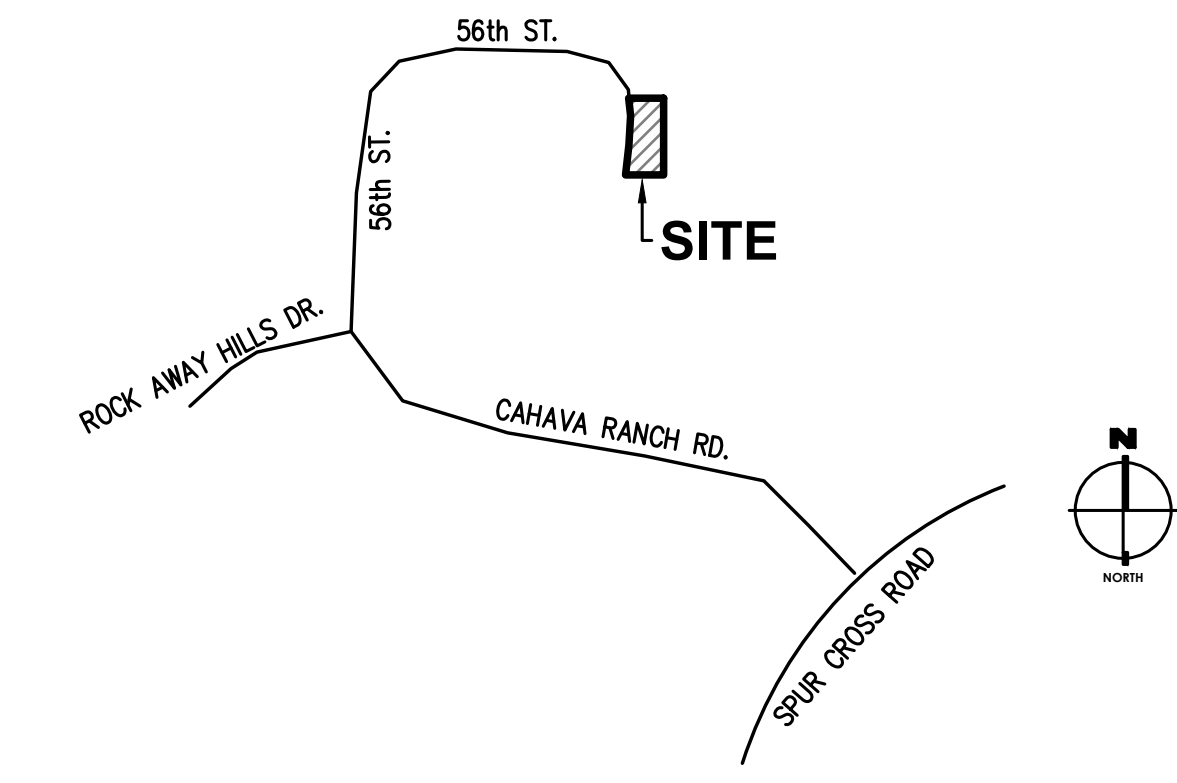
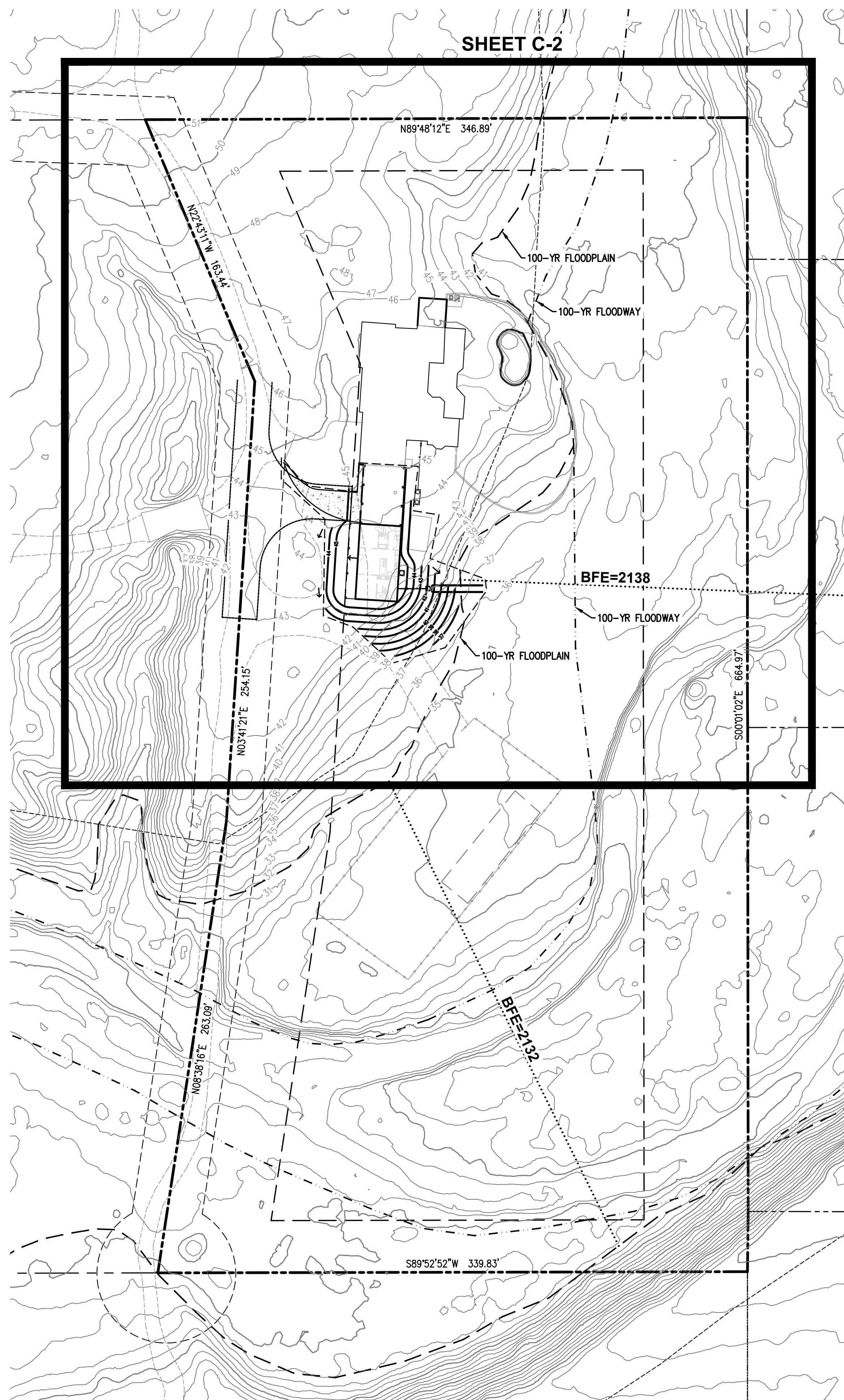


GRADING & DRAINAGE PLAN FOR 41200 N. 56TH ST

SHEET C-2



VICINITY MAP
SEC 17, T6N, R4E
NTS

GENERAL NOTES:

1. ALL FINISHED FLOORS SHOWN ON THIS PLAN ARE FREE FROM INUNDATION DURING A 100-YEAR PEAK RUNOFF EVENT.
2. THE AREA AROUND THE STRUCTURE MUST BE GRADED TO DRAIN 6" DOWN FOR THE FIRST 10' FROM THE STRUCTURE.
3. SLOPES STEEPER THAN 3H:1V CUT AND 4H:1V FILL REQUIRE A CERTIFICATION OF STABILITY BY AN ARIZONA REGISTERED GEOTECHNICAL ENGINEER. FILL SLOPES IN EXCESS OF 2H:1V ARE NOT ALLOWED.
4. HISTORIC DRAINAGE PATTERNS SHALL BE MAINTAINED AS SHOWN ON THE APPROVED PLANS.
5. RIP-RAP AREAS SHALL BE OVER-EXCAVATED SUCH THAT TOP OF RIP-RAP WILL MEET ADJACENT GRADE.
6. ALL CONSTRUCTION FILL SHALL MEET OR EXCEED MAG SPECIFICATION 211.
7. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD AND RESOLVED WITH THE TOWN OF CAVE CREEK PRIOR TO PROCEEDING WITH THE WORK.
8. CONTACT BLUE STAKE AT 602-263-1100 A MINIMUM OF 2-DAYS PRIOR TO CONSTRUCTION.
9. SALVAGE OF SAGUARO, OCOTILLO, BARREL, HEDGEHOG, AND PRICKLY PEAR CACTUS SHALL BE REQUIRED SUBJECT TO PRE-SITE INSPECTION.
10. PROHIBITED PLANTS SHALL NOT BE PERMITTED.
11. PROPERTY LINES, DISTURBANCE LINES, AND FENCE LINES SHALL BE CLEARLY DELINEATED ON SITE AT TIME OF ZONING INSPECTION.

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	MONUMENT LINE
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	PROPOSED CONTOUR
	ELECTRIC BOX
	TELEPHONE PEDESTAL

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL #	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (in AO Zone, Use Depth)
04013	0877	L	10/16/13	X	N/A

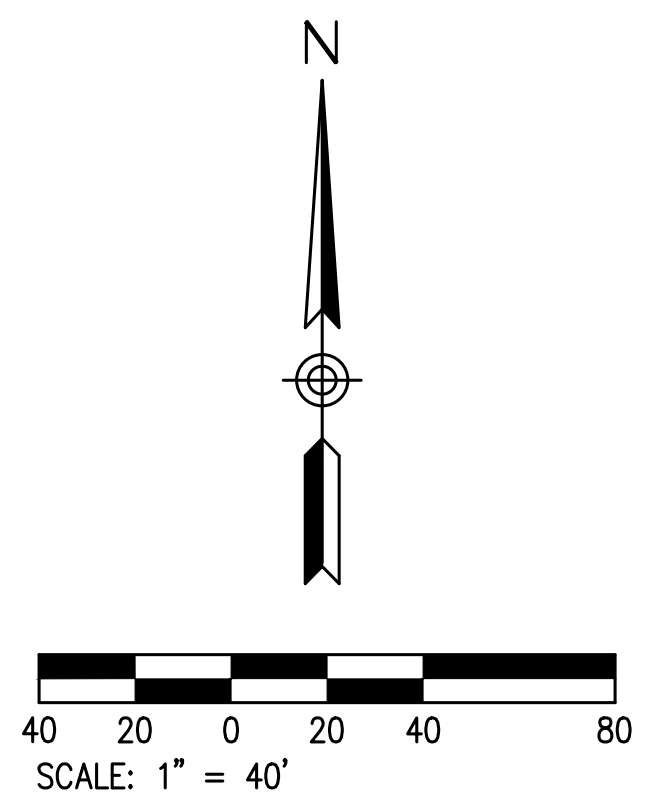
ENGINEER'S NOTES:

1. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. SLOPE SHALL BE 5% MINIMUM FOR THE FIRST 10' FROM THE STRUCTURE UNLESS OTHERWISE NOTED.
2. WASH/CHANNEL ENTRANCE/EXIT POINTS AND SLOPE TO REMAIN THE SAME.
3. THIS PLAN HAS BEEN DEVELOPED IN ACCORDANCE WITH MARICOPA COUNTY REGULATIONS, STANDARDS, AND POLICIES.
4. THERE ARE NO KNOWN EARTH FISSIONS ON THIS SITE
5. THE TOPOGRAPHIC SURVEY FOR THIS PROJECT WAS PREPARED BY LANDCOR CONSULTING IN APRIL OF 2023.

EARTHWORK QUANTITIES

CUT	0	C.Y.
FILL	215	C.Y.

NOTE: ESTIMATED QUANTITIES ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT TO BE USED FOR BIDDING.



OWNER

JOHN & PAM CAVNESS
10645 N TATUM BLVD STE 200-PMB 605
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(602) 359-1459
CONTACT: JOHN CAVNESS
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ENGINEER

LANDCOR CONSULTING
1955 S. VAL VISTA DRIVE, SUITE 121
MESA, AZ 85204
PHONE: (480) 223-8573
CONTACT: WADE E. COOKE, P.E.
wade@landcorconsulting.com

BENCHMARK

GDAC PID: 45048-1
DESCRIPTION: AC RLS 11062
ELEVATION: 2108.75' (NAVD '88)
S 1/4 CORNER SEC 17, T6N, R4E, G&SRM, MARICOPA COUNTY AZ

TEMPORARY BENCHMARK: REBAR NO ID, EAST OF RESIDENCE.
ELEV: 2135.41 FT NAVD 88'

PROJECT DATA

ADDRESS:	41200 N 56TH ST CAVE CREEK, AZ 85331
ASSESSORS PARCEL NUMBER:	211-01-038B
ZONING:	DR-190
PARCEL AREA:	205,080 SQFT.
EX. BUILDING AREA:	
EX. LIVABLE AREA	2,810 SF
EX. GARAGE AREA	566 SF
EX. MECHANICAL AREA	24 SF
EX. COVERED ENTRY	60 SF
EX. PATIO COVER	634 SF
EX. TOTAL	4,094 SF
NEW BUILDING AREA:	
NEW LIVABLE AREA (MAIN HOUSE)	256 SF
NEW LIVABLE AREA (GUEST HOUSE)	1,044 SF
NEW CARPORT	816 SF
NEW ENTRY COVER	348 SF
NEW TOTAL	2,464 SF
TOTAL UNDER ROOF	6,558 SF
EXISTING LOT COVERAGE:	2.0%
LOT COVERAGE:	6,558 / 205,080 = 3.2%
ALLOWABLE COVERAGE:	20,508 SF
TOTAL DISTURBED AREA:	7,300 SF
MAX DISTURBANCE:	75%
PROPOSED DISTURBANCE:	7,300 SF
TOTAL DISTURBANCE:	7,300 / 205,080=3.5%

LEGAL DESCRIPTION

THOSE PORTIONS OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 17;

THENCE SOUTH 00 DEGREES 16 MINUTES 52 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 1,655.52 FEET TO THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, EXCEPT THE NORTH 330.00 FEET AND THE SOUTH 330.00 FEET THEREOF, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 16 MINUTES 52 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 665.51 FEET TO THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, EXCEPT THE NORTH 330.00 FEET AND THE SOUTH 330.00 FEET THEREOF;

THENCE NORTH 89 DEGREES 46 MINUTES 50 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 339.87 FEET;

THENCE NORTH 08 DEGREES 56 MINUTES 07 SECONDS EAST, A DISTANCE OF 263.38 FEET;

THENCE NORTH 03 DEGREES 59 MINUTES 12 SECONDS EAST, A DISTANCE OF 254.15 FEET;

THENCE NORTH 22 DEGREES 25 MINUTES 20 SECONDS WEST, A DISTANCE OF 163.50 FEET TO A POINT ON THE NORTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, EXCEPT THE NORTH 330.00 FEET AND THE SOUTH 330.00 FEET THEREOF;

THENCE SOUTH 89 DEGREES 53 MINUTES 25 SECONDS EAST, A DISTANCE OF 346.91 FEET TO THE TRUE POINT OF BEGINNING.



GRADING & DRAINAGE PLAN
41200 N. 56TH ST

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Ph: (480) 553-9433
landcorconsulting.com

DATE:	REVISIONS:

GRADING AND DRAINAGE PLAN
DATE: 11/14/23
PROJ. #: 2011
C-1
1 OF 2