



Planning and Development Department

DATE: March 17, 2022

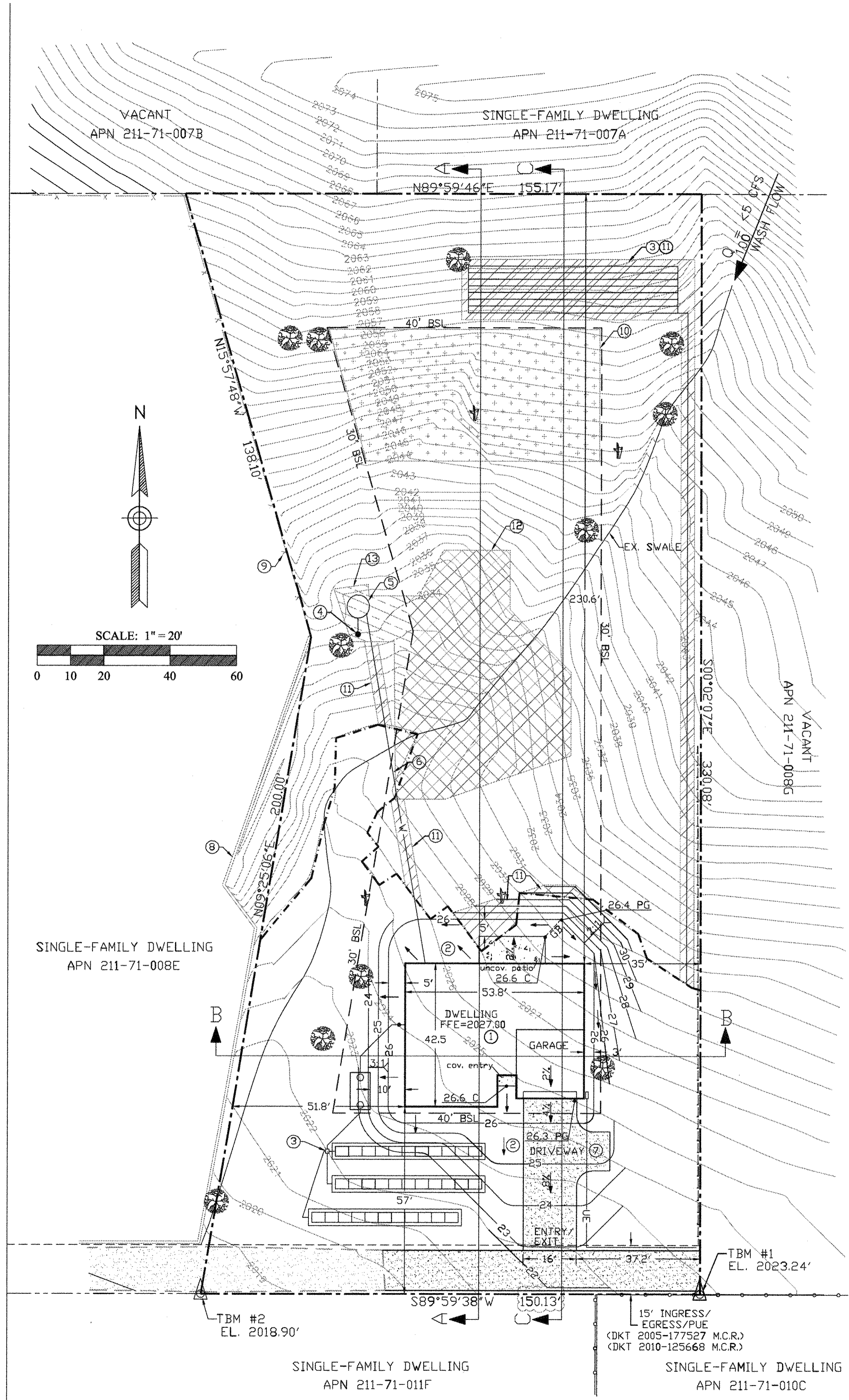
TO: Board of Adjustment

FROM: Jose Castañeda, Planner

SUBJECT: **BA2022003 - Hild Property**
Agenda Item: #1

Since the publishing of the staff report for the above case, the applicant presented a new Grading & Drainage Plan that bears the Engineers P.E. stamp and signature. Staff notes that there are no changes to the quantities shown in the Hillside disturbance chart.

Attachment: 3/17/22 Grading and Drainage Plan (2 pages)



OUTDOOR LIGHTING NOTE:

ALL OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 1112, OUTDOOR LIGHT CONTROL PROVISIONS OF THE MARICOPA COUNTY ZONING ORDINANCE.

FLOOD PLAIN CLASSIFICATION:

THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE 'X' (SHADED) - AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1-FT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM THE 100-YEAR FLOOD.

FIRM MAP #04013CD860, PANEL 860 OF 4425, REVISED OCTOBER 16, 2013

FINISHED FLOOR ELEVATION:

FINISHED FLOOR IS SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.

DECLARATION OF RESPONSIBLE CHARGE:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION R4-30-301 OF THE RULES OF THE ARIZONA STATE BOARD OF TECHNICAL REGISTRATION, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE REVIEW OF THE PROJECT DRAWINGS AND SPECIFICATIONS BY MARICOPA COUNTY IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENG. OF WORK, OF MY RESPONSIBILITY FOR THE PROJECT DESIGN.

BASIS OF BEARING:

THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 3 EAST, SAID BEARING BEING SOUTH 89°59'22" WEST (ASSUMED).

BENCHMARK DATUM:

2" ALUMINUM CAP AT THE INTERSECTION OF 7TH STREET & SADDLE MOUNTAIN RD., BEING THE WEST 1/4 CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 3 EAST. GDACS PUBLISHED ELEVATION = 1968.613 (NAVD 1988 DATUM).

TEMPORARY BENCHMARK #1:

TEMPORARY BENCHMARK IS LOCATED TOP OF 1/2" REBAR AT THE SOUTHEAST PROPERTY CORNER, CAP 'LS 19857'. ELEVATION = 2023.24'

TEMPORARY BENCHMARK #2:

TEMPORARY BENCHMARK IS LOCATED TOP OF 1/2" REBAR AT THE SOUTHWEST PROPERTY CORNER, CAP 'LS 28230'. ELEVATION = 2018.90'

KEY NOTES:

- ① FINISHED FLOOR ASSUMES 4" CONCRETE OVER 4" A.B.C. COMPACTED TO 100%. ADDITIONAL FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 98% PROCTOR DENSITY AND FREE FROM DELETERIOUS MATERIAL.
- ② ENSURE POSITIVE FLOW OUT AND AWAY FROM STRUCTURE AND DRIVEWAY
- ③ SEPTIC SYSTEM BY SEPARATE MCDSD PERMIT
- ④ EXISTING PRIVATE WELL
- ⑤ EXISTING 3,000-GAL ABOVE GROUND WATER STORAGE TANK
- ⑥ NEW 1" WATERLINE
- ⑦ NEW GRAVEL DRIVEWAY
- ⑧ EXISTING OFF-SITE 6' CMU WALL
- ⑨ EXISTING OFF-SITE WIRE FENCE
- ⑩ PROPOSED HILLSIDE PRESERVATION
- ⑪ PROPOSED HILLSIDE DISTURBANCE
- ⑫ EXISTING HILLSIDE DISTURBANCE CIRCA 2005/2006 FOR WATER TANK AND WELL INSTALLATION (INSIDE THE BSL)
- ⑬ EXISTING HILLSIDE DISTURBANCE CIRCA 2005/2006 FOR WATER TANK AND WELL INSTALLATION (OUTSIDE THE BSL)

HILLSIDE DATA TABLE:

CATEGORY	SF	% OF GROSS AREA
GROSS AREA OF LOT	44,467	NA
AREA OF LOT THAT IS HILLSIDE	27,565	61.98%
AREA OF HILLSIDE PREVIOUSLY DISTURBED (W/IN BSL)	2,915	6.6%
AREA OF HILLSIDE PREVIOUSLY DISTURBED (OUTSIDE BSL)	365	0.8%
AREA OF HILLSIDE NEW DISTURBANCE (W/IN BSL)	356	0.8%
AREA OF HILLSIDE NEW DISTURBANCE (OUTSIDE BSL)	2,169	4.9%
TOTAL HILLSIDE DISTURBANCE	5,805	13.1%
** AREA OF HILLSIDE RESERVATION (W/IN BSL)	3,076	6.92%

LEGEND:

- BSL BUILDING SETBACK LINE
- C CONCRETE
- CFS CUBIC FEET PER SECOND
- GB GRADE BREAK
- PG PROPOSED GRADE
- PUE PUBLIC UTILITY EASEMENT
- TBM TEMPORARY BENCHMARK
- UE UNDERGROUND ELECTRIC
- W WATERLINE

HILLSIDE DISTURBANCE HATCH LEGEND:

- EX. HILLSIDE DISTURBANCE (W/IN BSL)
- EX. HILLSIDE DISTURBANCE (OUTSIDE BSL)
- PROPOSED HILLSIDE DISTURBANCE (W/IN BSL)
- PROPOSED HILLSIDE DISTURBANCE (OUTSIDE BSL)
- PROPOSED HILLSIDE PRESERVATION

OWNER:

MARK HILD
3842 W. RUSHMORE DRIVE
ANTHEM, ARIZONA 85086
E-MAIL: hildrealty@msn.com

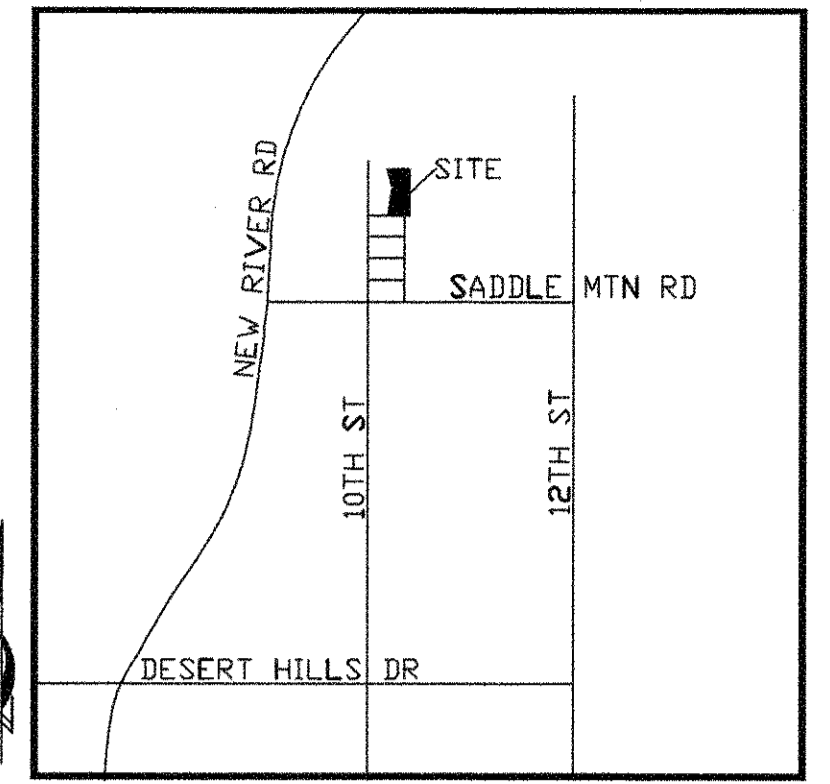
CIVIL ENGINEER:

JENNY VITALE, P.E.
3321 N. NEBRASKA STREET
CHANDLER, ARIZONA 85225
PH: (602) 684-8857
E-MAIL: jvitale@cox.net

TOPOGRAPHIC SURVEY:

MILLER LAND SURVEYING, INC.
131 SOUTH 20TH STREET
PHOENIX, ARIZONA 85034

DATE OF SURVEY: 10/12/21



VICINITY MAP

SITE DATA:

APN 211-71-008F
DKT. 20200463207 M.C.R.
ADDRESS = 40415 N. 10TH STREET
T-6-N, R-3-E, SEC 21
LOT SIZE = 44,467 SF
ZONING = RURAL-43

BUILDING DATA:

LIVABLE = 1,755 SF
GARAGE = 416 SF
COV. ENTRY = 17 SF
TOTAL UNDER ROOF = 2,188 SF
% LOT COVERAGE = 4.9%

QUANTITIES:

CUT = 130 CY
FILL = 200 CY
NET IMPORT = 70 CY

LEGAL DESCRIPTION:

(PER DEED AS RECORDED IN DOCUMENT No. 2020-0463207, M.C.R.)

PARCEL NO. 1:
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 59 MINUTES 38 SECONDS EAST FOR 211.72 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING A SET 1/2 INCH REBAR WITH CAP MARKED 'LS 28230';

THENCE NORTH 09 DEGREES 27 MINUTES 44 SECONDS EAST FOR 200.00 FEET, SAID POINT BEING A SET 1/2 INCH REBAR WITH CAP MARKED 'LS 28230';

THENCE NORTH 15 DEGREES 55 MINUTES 12 SECONDS WEST FOR 138.10 FEET, SAID POINT BEING A SET 1/2 INCH REBAR WITH CAP MARKED 'LS 28230';

THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST FOR 155.00 FEET, SAID POINT BEING A FOUND 1/2 INCH REBAR WITH CAP MARKED 'LS 19857';

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR 330.02 FEET, SAID POINT BEING A FOUND 1/2 INCH REBAR WITH CAP MARKED 'LS 19857';

THENCE SOUTH 89 DEGREES 59 MINUTES 38 SECONDS WEST FOR 150.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:
AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER THE SOUTHERLY 15.00 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LESS ANY PORTION LYING WITHIN THE EASTERLY 300.00 FEET, THE WESTERLY 30.00 FEET (KNOWN AS 10TH STREET) OR PARCEL NO. 1 ABOVE.

MARICOPA COUNTY GENERAL NOTES:

1. REFERENCE MARICOPA COUNTY PERMIT AND ADDENDUMS FOR ADDITIONAL CONDITIONS.
2. HISTORIC DRAINAGE PATTERNS SHALL BE MAINTAINED AS SHOWN ON THE APPROVED PLANS.
3. ANY WORK PERFORMED WITHOUT APPROVAL OF THE APPLICABLE COUNTY DEPARTMENT OR AFFECTED UTILITY COMPANY AND/OR ALL WORK AND MATERIAL NOT IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE OWNER'S EXPENSE.
4. THE ISSUANCE OF ANY CONSTRUCTION PERMIT SHALL NOT RELIEVE THE OWNER OR OWNER'S AGENT FROM COMPLIANCE WITH ALL OTHER GOVERNMENTAL REGULATIONS INCLUDING BUT NOT LIMITED TO ZONING & BUILDING REQUIREMENTS.
5. CONTACT MARICOPA COUNTY TO SCHEDULE AN IN-PROGRESS INSPECTION FOR ALL HEADWALLS, CUT OFF WALLS, AND WEIRS AFTER EXCAVATION AND FORM PLACEMENT, PRIOR TO PLACEMENT OF ANY MATERIAL.
6. AS SPECIFIED IN THE PERMIT CONDITIONS, CONTACT MARICOPA COUNTY TO SCHEDULE AN IN-PROGRESS INSPECTION FOR ALL GABION MATRESSES, RIP-RAP, FILTER FABRIC, AND/OR GRAVEL UNDERLAYMENT AFTER EXCAVATION BUT PRIOR TO PLACEMENT OF ANY MATERIAL.
7. AS SPECIFIED IN THE PERMIT CONDITIONS, CONTACT MARICOPA COUNTY TO SCHEDULE AN IN-PROGRESS INSPECTION FOR ALL RETAINING WALLS AFTER EXCAVATION AND FORM PLACEMENT, PRIOR TO PLACEMENT OF ANY MATERIAL.
8. ADDITIONAL INSPECTIONS AND/OR RE-INSPECTION SHALL BE ASSESSED ADDITIONAL FEES CONFORMANCE WITH ADOPTED FEE SCHEDULES.
9. RIP-RAP AREAS SHALL BE OVER-EXCAVATED SUCH THAT TOP OF RIP-RAP WILL MEET ADJACENT GRADE.
10. DRAINAGE OPENINGS IN CMU WALLS SHALL BE AS SHOWN ON THE APPROVED PLANS OR NON-DECORATIVE TURNED BLOCK, EVERY OTHER BLOCK AT GRADE. IF TWO BLOCKS NEXT TO EACH OTHER ARE NOT TURNED, TWO TURNED BLOCKS NEXT TO EACH OTHER SHALL THEN FOLLOW.
11. SHOULD ANY PROPOSED DEVELOPMENT REQUIRE CLARIFICATION AS DETERMINED BY MARICOPA COUNTY, A PLAN ADDENDUM SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER SHALL BE SUBMITTED FOR APPROVAL. SUBMITTAL OF AN ADDENDUM MAY REQUIRE FORMAL PLAN MODIFICATION AS DEEMED BY MARICOPA COUNTY.
12. ALL CONSTRUCTION FILL SHALL MEET OR EXCEED MAG SPECIFICATION 211.
13. ALL CONSTRUCTION SHALL MEET OR EXCEED CURRENT MAG SPECIFICATION AND STANDARDS.
14. AN APPROVED SET OF PLANS SHALL BE MAINTAINED ON THE JOB SITE AT ALL TIMES IS ACTIVE.
15. 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 MARICOPA COUNTY PRIOR TO PROCEEDING WITH THE WORK.
16. CONTACT BLUE STAKE AT 602-263-1100 A MINIMUM OF 2-DAYS PRIOR TO CONSTRUCTION.

MARICOPA COUNTY SPECIAL RESIDENTIAL NOTE:

* CONTACT MARICOPA COUNTY TO SCHEDULE A FINISHED FLOOR INSPECTION AFTER EXCAVATION, PLACEMENT OF SUBGRADE, AND FORM WORK, BUT PRIOR TO PLACEMENT OF CONCRETE OR OTHER FINISHED FLOOR MATERIAL.

BA2022003

VARIANCE GRADING AND DRAINAGE PLAN

HILD PROPERTY

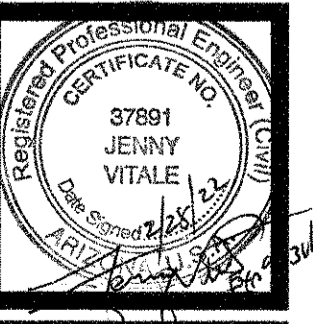
40415 N. 10TH STREET, PHOENIX, ARIZONA 85086

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3321 N. NEBRASKA STREET
CHANDLER, ARIZONA 85225

PH: (602) 684-8857
E-MAIL: j.vitale@cox.net

REVISION #1	02/07/22	SCALE: 1" = 20'
REVISION #2	02/28/22	
JOB No.	211231	
ORIGINAL PLAN DATE:	1/24/22	

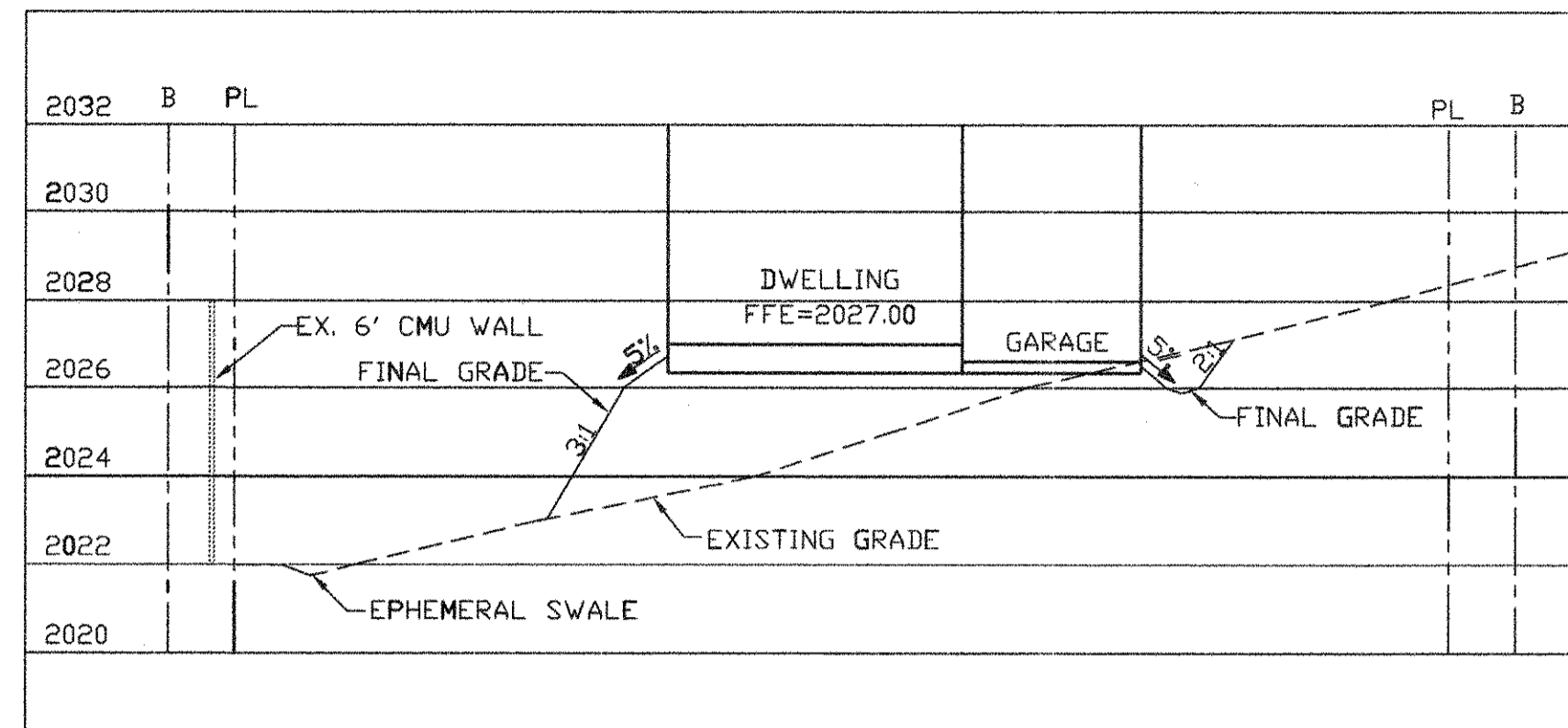


SHEET No.

C-1

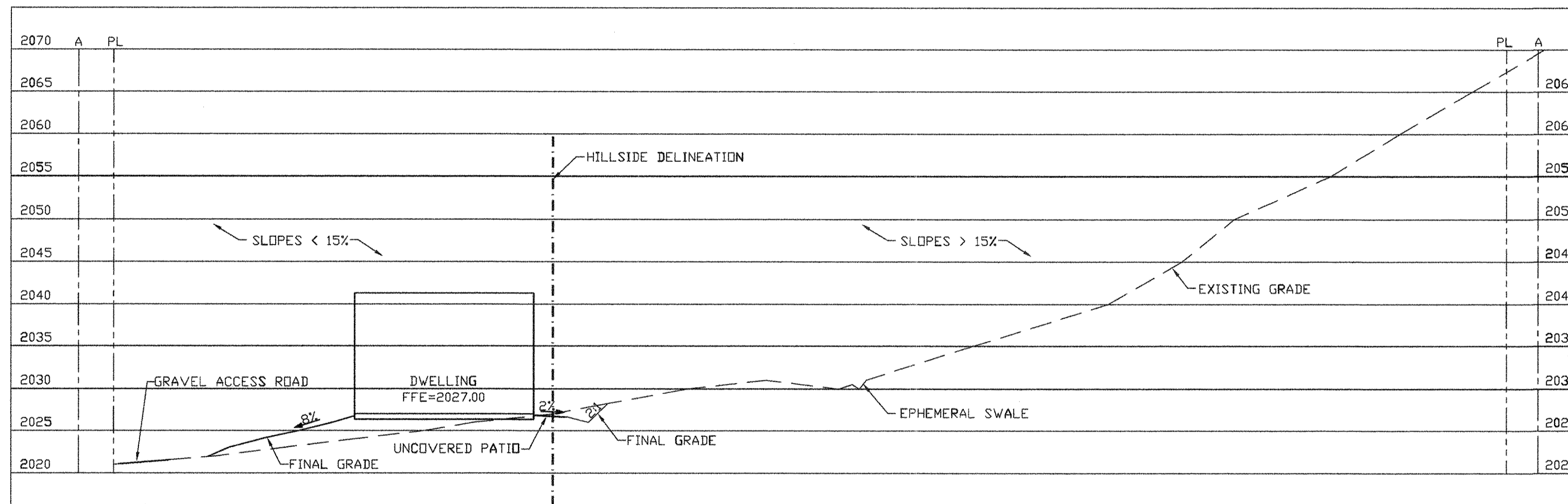
OF 2





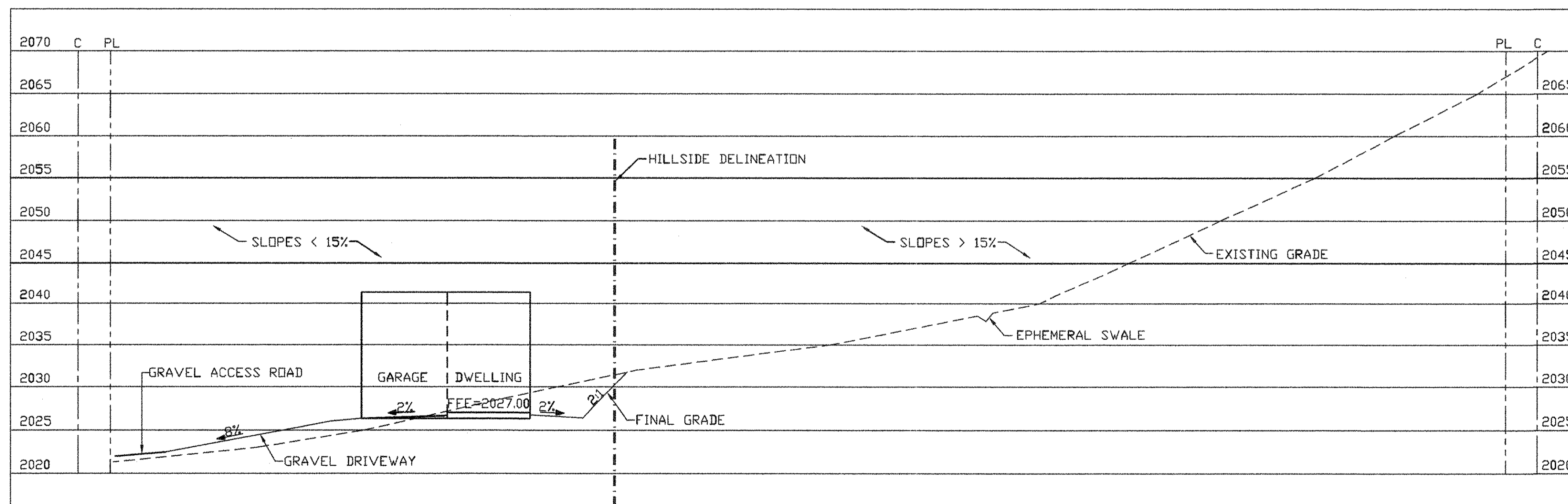
SECTION B - B

SCALE: 1" = 20' (H)
1" = 4' (V)



SECTION A - A

SCALE: 1" = 20' (H)
1" = 10' (V)



SECTION C - C

SCALE: 1" = 20' (H)
1" = 10' (V)

BA2022003

VARIANCE CROSS-SECTIONS & DETAILS

HILD PROPERTY

40415 N. 10TH STREET, PHOENIX, ARIZONA 85086

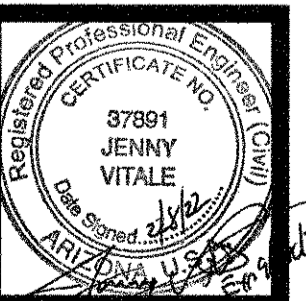
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E-MAIL: j.vitale@cox.net

REVISION	01/07/22
REVISION	02/28/22
JOB NO.	21121
ORIGINAL PLAN DATE:	1/24/22
SCALE:	1" = 30'



SHEET No.

C-2

OF 2