

# GRADING & DRAINAGE PLAN

**LOT 150 OF PRONGHORN RANCH, UNIT IIIA BOOK 44 OF MAPS, PAGE 47, Y.C.R.  
A SUBDIVISION LOCATED IN SECTION 26, TOWNSHIP 15 NORTH, RANGE 1 WEST OF  
THE G.&S.R. B. & M., YAVAPAI COUNTY, ARIZONA**

## OWNER

BILL HAMMOND  
7924 E SLEEPY OWL WAY  
PRESCOTT VALLEY, AZ 85254  
PHONE: (602) 697-6400  
EMAIL: bill@mandalayhomes.com

## LEGEND

- ▲ FOUND 1/2" REBAR
- NOTHING FOUND/NOTHING SET
- Y.C.R. YAVAPAI COUNTY RECORDER
- UE UTILITY EASEMENT
- PR PRIVATE ROADWAY
- CATV COMMUNITY ACCESS TELEVISION
- BSL BUILDING SETBACK LINE
- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- WATER SERVICE

## NOTES

1. DEPENDING ON CONTRACTORS PRACTICES, THESE MEASURES MAY BE VARIED WITH APPROVAL FROM THE CITY ENGINEER OR DESIGNEE.
2. CONTRACTOR SHALL CONFORM TO ALL EROSION PREVENTION AND SEDIMENT CONTROL NOTES AND DETAILS.
3. PERIMETER PROTECTION IS REQUIRED ON THE DOWN STREAM SIDE OF THE LOT OR DISTURBED AREAS.
4. CONSTRUCTION ACCESS MAY BE SIZED TO FIT THE SITE, OR A COMBINATION OF OTHER CONTROL MEASURES MAY BE USED TO PREVENT TRACK OUT WITH APPROVAL FROM THE CITY ENGINEER OR DESIGNEE.
5. STOCKPILES MUST BE LOCATED AWAY FROM PAVED AREAS AND DRAINAGE FACILITIES AND MUST HAVE PERIMETER PROTECTION. DURING WET SEASONS, ADDITIONAL CONTROL MAY BE REQUIRED AT THE DISCRETION OF THE CITY ENGINEER OR DESIGNEE.
6. EROSION & SEDIMENT CONTROL MEASURES MUST BE MAINTAINED AND FUNCTION DURING CONSTRUCTION ACTIVITY.

## SITE DATA

7924 E. SLEEPY OWL WAY  
PRESCOTT VALLEY, ARIZONA  
APN: 103-53-160  
TOTAL AREA = 12,070 S.F.  
= 0.277 AC.

## BENCHMARK

ALUMINUM POST WITH CAP FLUSH WITH GROUND.  
MONUMENT LOCATED IN THE PRONGHORN SUBDIVISION  
DOWN CLEAR SKY TRAIL. AT THE DRIVEWAY OF THE  
PUMP HOUSE ENTRANCE. AT THE END OF THE EAST  
SIDE BY THE CURB. STAMPED RP 28.  
ELEVATION = 4988.550 (NAVD88)

## BASIS OF BEARINGS

THE EAST LINE OF LOT 150 OF PRONGHORN RANCH,  
UNIT III 3A OF SECTION 26, TOWNSHIP 15 NORTH,  
RANGE 1 WEST BEARS NORTH 14°30'53" WEST,  
ACCORDING TO BOOK 44 OF MAPS, PAGE 48, Y.C.R.

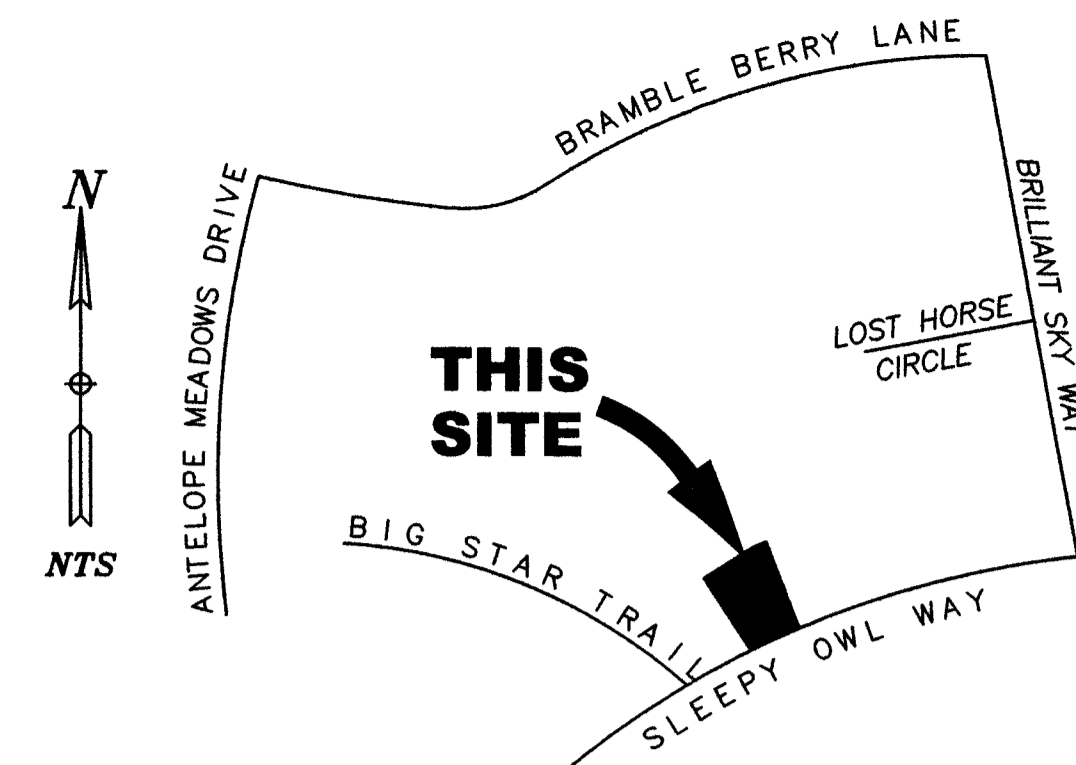
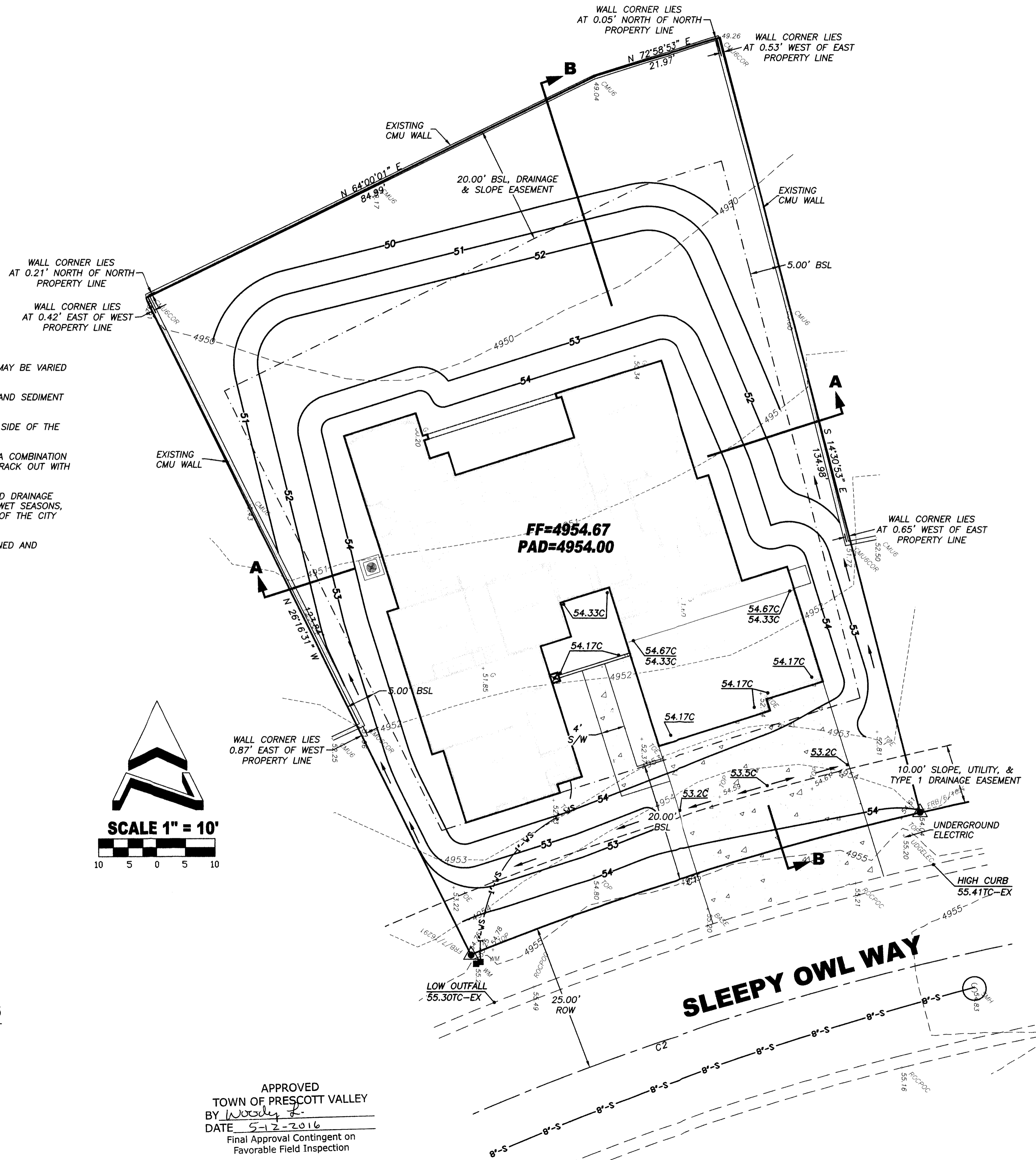
## EARTHWORK QUANTITIES

FILL QUANTITY = (16173 x 1.25)/27 = 75 C.Y.  
CUT QUANTITY = (13411 x 2.1)/27 = 00 C.Y.  
NOTE: CONTRACTOR TO VERIFY OWN QUANTITIES.

## CURVE DATA:

Curve Number	Delta	Radius	Arc Length	Tangent Length
C 1	8°35'14"	535.00'	80.18'	40.17'
C 2	28°40'32"	510.00'	255.25'	130.36'
C 3	8°28'47"	535.00'	79.18'	39.66'

APPROVED  
TOWN OF PRESCOTT VALLEY  
BY *Woody Z.*  
DATE 5-2-2016  
Final Approval Contingent on  
Favorable Field Inspection



## VICINITY MAP

NTS.

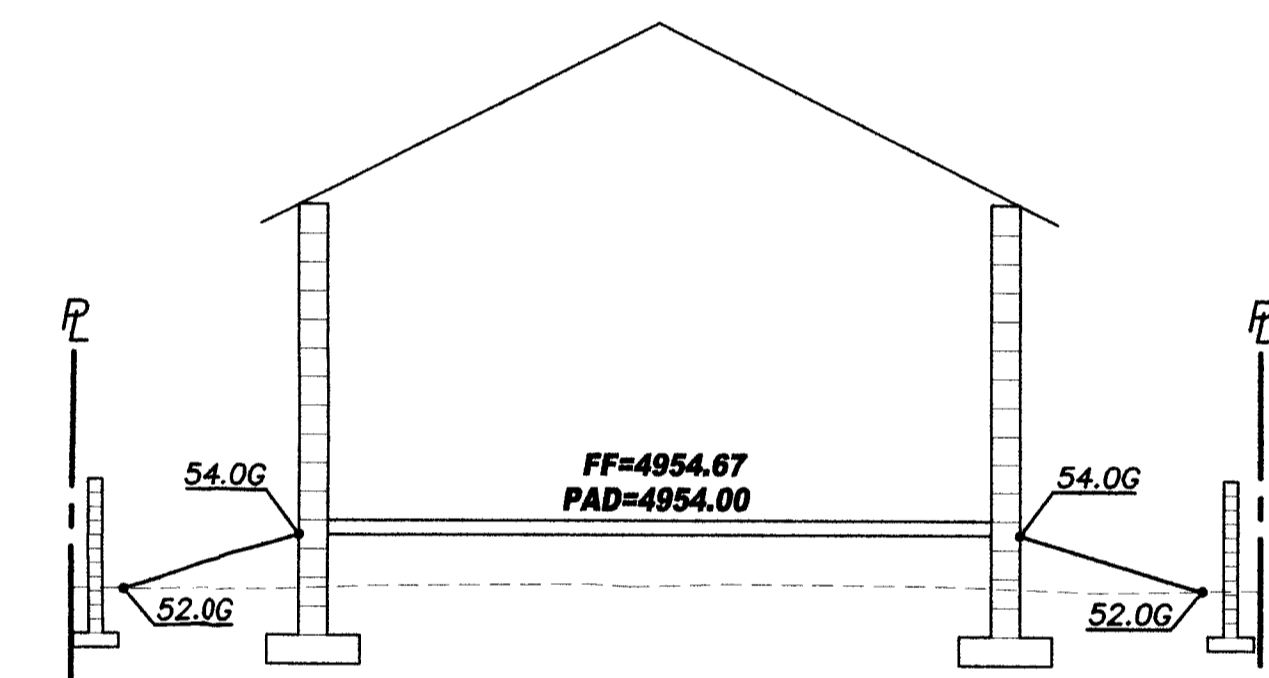
## LEGAL DESCRIPTION:

LOT 150 OF PRONGHORN RANCH, UNIT III 3A  
ACCORDING TO BOOK 44 OF MAPS, PAGE 47, Y.C.R.

## BUILDING SETBACKS

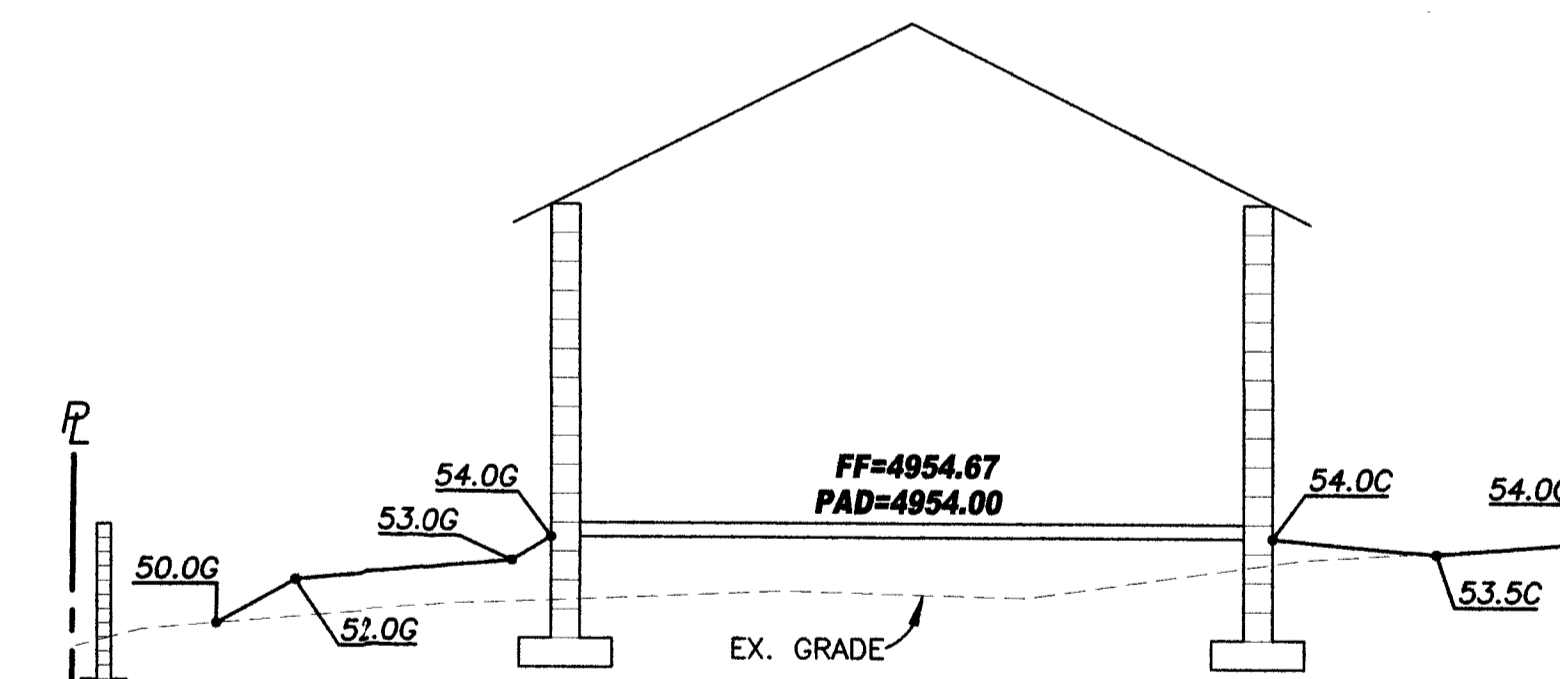
SETBACKS ARE

	FRONT	BACK	SIDE
	20'	20'	5'



## SECTION A-A

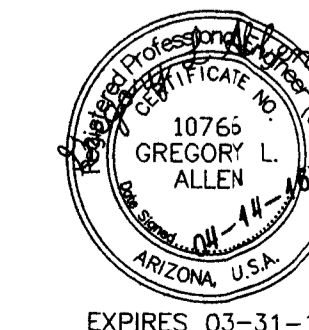
NTS.



## SECTION B-B

NTS.

DATE
▲ 03-10-16



EXPIRES 03-31-17

**ALLEN CONSULTING ENGINEERS, INC.**  
3921 E. BASELINE ROAD #1112  
GILBERT, ARIZONA 85234  
PHONE (480) 844-1666  
E-MAIL: ace@allencsultenr.com

**HAMMOND RESIDENCE**  
7824 E. SLEEPY OWL WAY  
PRESCOTT VALLEY, ARIZONA  
GRADING & DRAINAGE PLAN

JOB NUMBER	95553	SHEET	1 OF 1
DRAWING	G&D		
DRAFTSMAN		CHECKED BY	
		DATE	04-14-16

B16-1128