

# 4055 E KEIM DRIVE

## PARADISE VALLEY, AZ

### OVERALL SITE PLAN

#### GENERAL NOTES

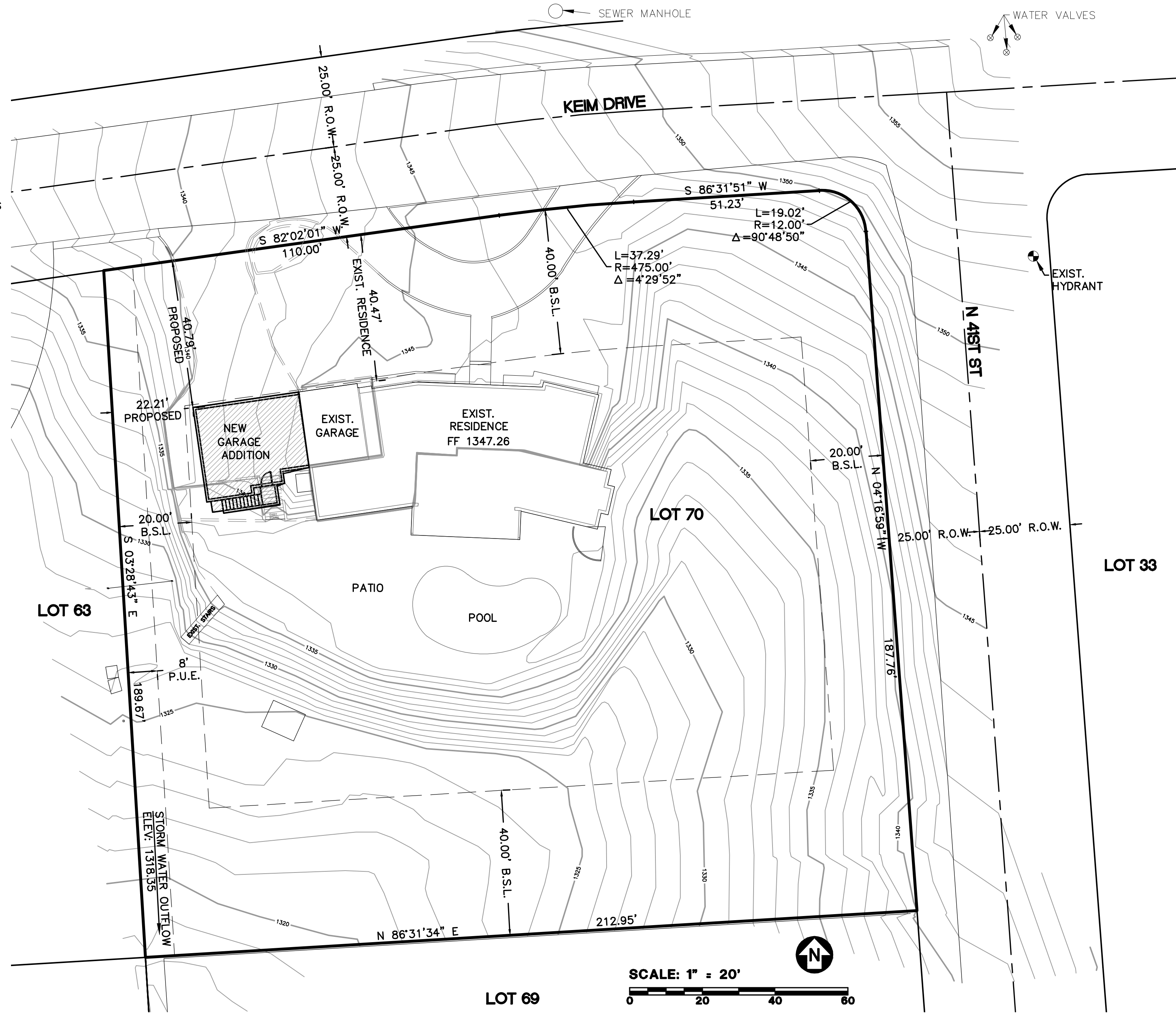
- PRIOR TO THE FIRST INSPECTION OF STRUCTURES WITHIN 3 FEET OF A SETBACK LINE, THE PROPERTY PINS SHALL BE PLACED BY A REGISTERED CIVIL ENGINEER OR LAND SURVEYOR OF THE STATE OF ARIZONA, AND THE PROPERTY LINE(S) IDENTIFIED.
- WHERE EXCAVATION IS TO OCCUR THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL MUNICIPALITY UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS.
- THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR TYPE, LOCATION, HEIGHT, WATTAGE, AND LUMEN BASED UPON THE FIXTURES INSTALLED PURSUANT TO SECTION 1023 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR NON-HILLSIDE PROPERTIES, SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR HILLSIDE PROPERTIES, OR AS SPECIFIED IN THE SPECIAL USE PERMIT FOR SPECIAL USE PERMIT PROPERTIES.
- A DUST CONTROL PLAN AND PERMIT MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
- A SEPARATE RIGHT-OF-WAY PERMIT IS NECESSARY FOR ANY OFF-SITE CONSTRUCTION.
- AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
- EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
- ALL NEW AND EXISTING ELECTRICAL SERVICE LINES SHALL BE BURIED PER THE TOWN OF PARADISE VALLEY REQUIREMENTS.
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITEE TO ARRANGE FOR THE RELOCATION AND RELOCATION COSTS OF ALL UTILITIES, AND TO SUBMIT A UTILITY RELOCATION SCHEDULE PRIOR TO THE ISSUANCE OF AN ENGINEERING CONSTRUCTION PERMIT.
- EXISTING AND/OR NEW UTILITY CABINETS AND PEDESTALS SHALL BE LOCATED A MINIMUM OF 4' BEHIND ULTIMATE BACK OF CURB LOCATION.
- POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8" ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
- POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER TOWN CODE, ARTICLE 5-2.
- ALL FILL MATERIAL UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95%.
- SETBACK CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STEM WALL INSPECTION.
- FOR BUILDING PADS THAT HAVE 1' OR MORE OF FILL MATERIAL, SOILS COMPACTION TEST RESULTS ARE REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO PRE-SLAB INSPECTION.
- FINISHED FLOOR ELEVATION CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO FRAMING INSPECTION.
- MAIL BOXES SHALL COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE RIGHT-OF-WAY FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
- ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE.
- TRENCH BEDDING AND SHADING SHALL BE FREE OF ROCKS AND DEBRIS.
- THE TOWN ONLY APPROVES THE SCOPE OF WORK AND NOT THE ENGINEERING DESIGN. ANY CONSTRUCTION QUANTITIES SHOWN ARE NOT VERIFIED BY THE TOWN.
- THE APPROVAL OF THE PLANS IS VALID FOR 180 DAYS. IF A PERMIT FOR CONSTRUCTION HAS NOT BEEN ISSUED WITHIN 180 DAYS, THE PERMIT MUST BE RENEWED.
- A TOWN INSPECTOR WILL INSPECT ALL WORK WITHIN THE TOWN'S RIGHTS-OF-WAY. NOTIFY TOWN INSPECTION SERVICES TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO STARTING CONSTRUCTION.
- WHENEVER EXCAVATION IS NECESSARY, CALL ARIZONAB11 BY DIALING 811 OR 602-263-1100, TWO (2) WORKING DAYS BEFORE EXCAVATION BEGINS.
- EXCAVATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA EXCAVATION STANDARDS (29 CFR, PART 1926, SUBPART P). UNDER NO CIRCUMSTANCES WILL THE CONTRACTORS BE ALLOWED TO WORK IN A TRENCH LOCATED WITHIN THE TOWN'S RIGHT-OF-WAY WITHOUT PROPER SHORING OR EXCAVATION METHODS.
- PERMIT HOLDER SHALL POST A 6 SQUARE FOOT (2'x3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT PROPERTY AND NOT IN THE TOWN'S RIGHT-OF-WAY. THE SIGN MAY NOT EXCEED A MAXIMUM OF 6 FEET IN HEIGHT FROM GRADE TO TOP OF THE SIGN. THE SIGN MUST INCLUDE THE PERMITEE OR COMPANY NAME, PHONE NUMBER, TYPE OF WORK, ADDRESS OF PROJECT AND TOWN CONTACT NUMBER, 480-348-3556.
- WHEN DEEMED NECESSARY, A 6-FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC. THE FENCE SHALL BE SETBACK AT LEAST 10 FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
- CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET OR JOB SITE PROPERTY.
- ALL CONSTRUCTION DEBRIS AND EQUIPMENT MUST BE CONTAINED ON SITE AT ALL TIMES. CONTRACTOR AND PROPERTY OWNER MUST MAINTAIN THE JOB SITE FREE OF LITTER AND UNSIGHTLY MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARE PROHIBITED IN THE TOWN'S RIGHT-OF-WAY.
- CONSTRUCTION ACTIVITIES ARE PERMITTED BETWEEN THE HOURS OF 7 AM AND 5 PM MONDAY THROUGH FRIDAY. CONSTRUCTION ACTIVITIES MAY START ONE (1) HOUR EARLIER DURING THE SUMMER (MAY 1ST THROUGH SEPTEMBER 30TH).
- THE USE AND OPERATION OF FUEL-FIRED GENERATORS IS PROHIBITED UNLESS DUE TO A HARDSHIP. TOWN APPROVAL SHALL BE REQUIRED.
- THE CONTRACTOR AND PROPERTY OWNER SHALL BE LIABLE FOR ANY DAMAGE DONE TO ANY PUBLIC PROPERTY AS A RESULT OF ANY CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL AFFECTED RIGHTS-OF-WAY ARE CLEANED AND/OR REPAIRED TO THEIR ORIGINAL CONDITION AND UNTIL ANY AND ALL DAMAGES TO AFFECTED PROPERTIES ARE RESTORED TO ORIGINAL CONDITION.
- A KEYSWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY GATES. THE KEYSWITCH SHALL BE INSTALLED IN A LOCATION THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE TOWN'S BUILDING SAFETY DEPARTMENT.
- PROPERTY OWNER, BUILDER, OR GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CONTROLLING DUST FROM THE SITE AT ALL TIMES. ALL MEANS NECESSARY SHALL BE USED BY THE BUILDER OR GENERAL CONTRACTOR TO CONTROL THE EXISTENCE OF DUST CAUSED BY ANY EARTHWORK, SPRAY APPLICATION OF MATERIALS, OR OTHER DUST-CAUSING PRACTICES REQUIRED BY THE CONSTRUCTION PROCESS.
- APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE TOWN FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
- ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTION DITCHES, PIPES PROTECTIVE BERMS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT PROPOSED AND EXISTING IMPROVEMENTS FROM RUNOFF OR DAMAGE FROM STORM WATER, MUST BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS.

#### GRADING AND DRAINAGE NOTES

- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLIED INCLUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE FLOW, FIRE SAFETY AND ALL ONSITE AND OFFSITE IMPROVEMENTS.
- ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
- ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
- THE USE OF HYDRAULIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00PM OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS. RAM HAMMERS AND OTHER HEAVY EQUIPMENT CANNOT BE USED ON SATURDAYS WITHOUT A WAIVER FROM THE TOWN MANAGER.
- CONSTRUCTION STAKING AND /OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREA.
- ALL RETAINING WALLS SHALL NOT EXTEND MORE THAN 6 INCHES ABOVE THE MATERIAL THEY RETAIN (WITH EXCEPTION OF DRIVEWAY RETAINING WALLS IN ACCORDANCE WITH 2207.VI.6).

#### NATIVE PLANTS STATEMENT

ALL NATIVE PLANTS IMPACTED BY CONSTRUCTION SHALL BE RELOCATED ON SITE. SEE LANDSCAPE PLAN AND NATIVE PLANT INVENTORY & SALVAGE PLAN.



#### STORMWATER STORAGE VOLUME CALCULATIONS

NEW NET DISTURBED AREA: A = 698 SQ.FT.  
 100-YR 2-HR STORM DEPTH: R = 2.23 IN.  
 NEW DISTURBED AREA RUNOFF COEFFICIENT: C = 0.95  
 FIRST FLUSH DEPTH: P = 0.5 IN.

REQUIRED STORAGE VOLUME: Vr  
 Vr = C\*(R/12)\*A  
 Vr = 0.95\*(2.23/12)\*698  
 Vr = 123.2 CU.FT.

HILLSIDE BUILDING SITE SLOPE = 14%  
 PRO-RATED REQUIRED RETENTION VOLUME @ 14% = 80%  
 Vr = 123.3 \* 80%  
 Vr = 98.6 CU.FT.

FIRST FLUSH STORAGE VOLUME: Vf  
 Vf = C\*P\*A  
 Vf = 0.95\*(0.5/12)\*698  
 Vf = 27.6 CU.FT.

Vr > Vf

REQUIRED STORAGE VOLUME = PRO-RATED Vr = 98.6 CU.FT.

#### RETENTION VOLUME TABLE

BASIN	VOL. REQ'D.	VOL. PROVIDED	VOL. AS-BLT.
BASIN 1	98.6 CU.FT.	101.6 CU.FT.	CU.FT.

#### OWNER INFORMATION

DAVID & LINDA TELLES  
 4055 E KEIM DR  
 PARADISE VALLEY, AZ 85253

#### SITE ADDRESS

4055 E KEIM DR  
 PARADISE VALLEY, AZ 85253

#### LEGAL DESCRIPTION

LOT 70 OF CAMELBACK FOOTHILLS 2, AS RECORDED IN BOOK 72, PAGE 14, M.C.R.

#### BENCHMARK

FD CPS FL, REPLACED W/ 5/8" RB W/ 2" MARICOPA COUNTY AL CAP STAMPED "T2N S13 R3E R4E S7 2004 RLS 21782" (UNIQUE POINT ID 3737) ELEVATION 1,306.415 NAVD88

#### PROJECT DESCRIPTION

THE PROJECT INCLUDES A GARAGE ADDITION AND WIDENING AN EXISTING DRIVEWAY.

#### UTILITY PROVIDERS

**WATER**  
 EPCOR WATER COMPANY  
 GENERAL NUMBER: 602-759-5972

**SEWER**  
 SEPTIC SYSTEM

#### CABLE/TELEPHONE

CENTURY LINK  
 PHONE SERVICE: 877-348-9007

COX COMMUNICATIONS  
 GENERAL NUMBER: 623-594-1000

#### SOLID WASTE

AREA DISPOSAL: 480-515-4300  
 REPUBLIC SERVICES: 602-237-2078  
 SCOTT WASTE SERVICES 602-438-2243

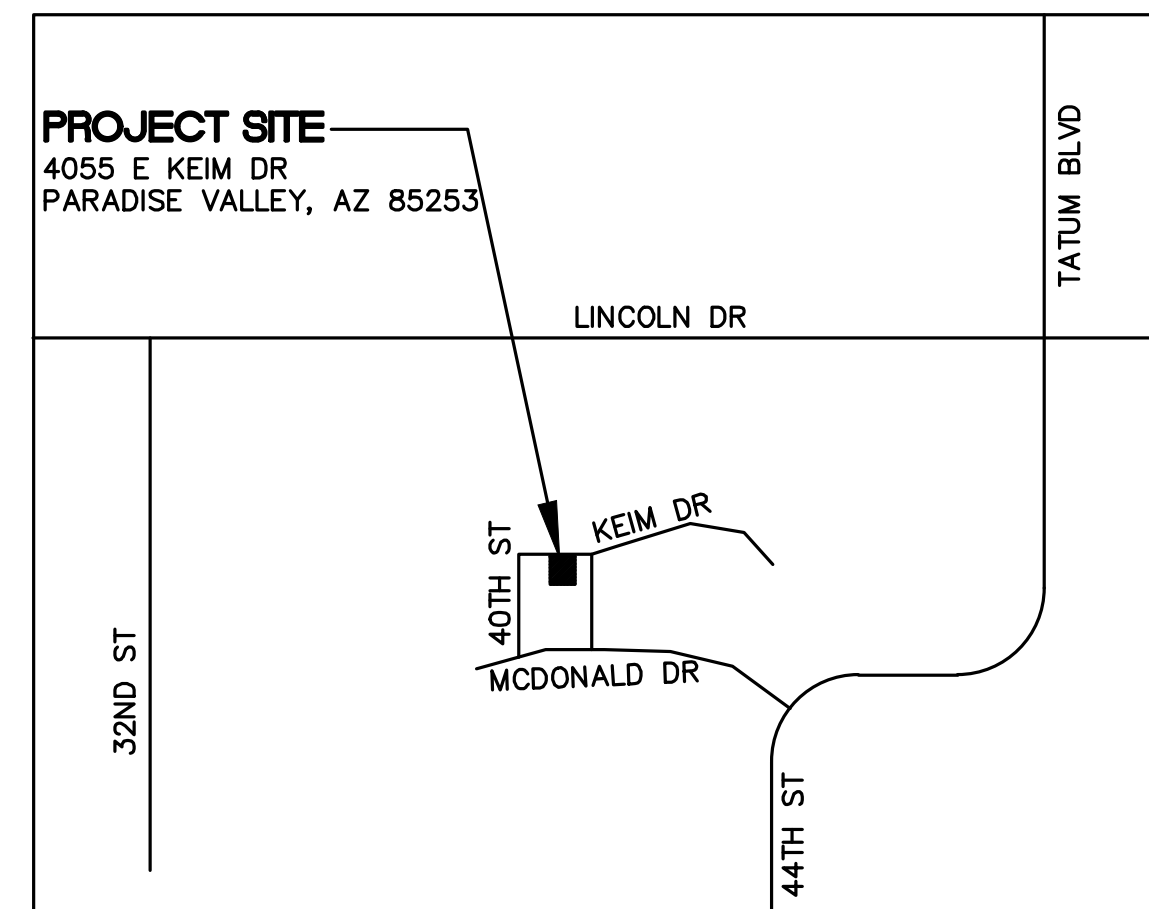
WASTE MANAGEMENT: 602-268-2222

#### GAS

SOUTH WEST GAS  
 GENERAL NUMBER: 877-860-6020

#### ELECTRIC

SRP: 602-236-8888



VICINITY MAP  
 N.T.S.

#### ENGINEER

DON N. ANDERSON  
 P.E. NO. 11289  
 R.L.S. NO. 16098

ANDERSON-NELSON, INC.  
 4143 N. 12TH STREET  
 SUITE 200  
 PHOENIX, ARIZONA 85014  
 PHONE: (602) 273-1850  
 EMAIL: DNA@ANDERSON-NELSON.COM

#### SITE DATA

PARCEL NUMBER (APN) 169-22-071  
 PROPERTY ADDRESS 4055 E KEIM DR, PARADISE VALLEY, AZ 85253  
 ZONING CLASSIFICATION R-43  
 LOT AREA (S.F. & Ac.) 44,186 S.F. / 1.01 Ac.  
 CONSTRUCTION YEAR 1966

#### FEMA REQUIREMENTS

THIS SITE IS SITUATED IN ZONE X AS SHOWN ON THE 04013C1765L FLOOD INSURANCE RATE MAP PANEL, TOWN OF PARADISE VALLEY, MARICOPA COUNTY, ARIZONA, DATED OCTOBER 16, 2013.

#### DRAINAGE STATEMENT

THE ULTIMATE STORMWATER OUTFALL IS LOCATED AT THE SOUTHWEST CORNER OF THE LOT WITH AN ELEVATION OF 1318.35 FEET. THE PROPOSED GARAGE ADDITION WILL NOT IMPACT DRAINAGE CONDITIONS OF THE ADJOINING LOTS. RETENTION HAS BEEN PROVIDED FOR THE 100-YEAR, 2-HOUR STORM EVENT PER THE STORM WATER DRAINAGE DESIGN MANUAL FOR THE IMPERVIOUS AREA ADDED FOR THE CONSTRUCTION OF THIS GARAGE ADDITION. THE LOWEST FINISH FLOOR ELEVATION OF 1344.00 FEET FOR THE GARAGE ADDITION IS SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.

#### FINISHED FLOOR CERTIFICATION

THE FINISHED FLOOR ELEVATION SHOWN ON THE PLAN OF 1344.00 FEET FOR THE GARAGE ADDITION IS A MINIMUM OF 12-INCHES ABOVE THE 100-YEAR STORM ELEVATION. THE PROPOSED GARAGE ADDITION IS AT A HIGH POINT. THE DRIVEWAY OUTFALL ELEVATION IS 1339.2 FEET, AND THE SITE OUTFALL ELEVATION IS 1318.35 FEET.

#### TOWN OF PARADISE VALLEY APPROVAL SIGNATURE BLOCK

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN OF PARADISE VALLEY REQUIREMENTS PRIOR TO ISSUANCE OF PERMIT. THE TOWN NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE TOWN ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN THE PLANS TO BE FOUND IN VIOLATION OF LAWS OR ORDINANCES.

TOWN OF PARADISE VALLEY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

#### AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "AS-BUILT" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED, AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ADDITIONALLY, I HEREBY CERTIFY THAT ALL MAINS AND SERVICES HAVE BEEN INSTALLED WITHIN THE LIMITS OF DEDICATED ARIZONA-AMERICAN WATER EASEMENTS OR INSIDE DEDICATED STREET RIGHT-OF-WAYS.

DON N. ANDERSON, JR., P.E. No. 11289 \_\_\_\_\_ DATE \_\_\_\_\_

4055 E KEIM DRIVE

Anderson - Nelson, Inc.  
 Engineering - Surveying - Site Grading Plans - Subdivision Development - Hydrology  
 Construction Management - Computer Services

4143 N. 12th St, Suite 200  
 Phoenix, Arizona 85014  
 (602) 273-1850  
 Bullhead City, AZ (928) 704-4877

OVERALL SITE PLAN

DESIGNED	DRAWN	APPROVED	DATE
			8/19/19

REVISIONS

NO.	DATE	BY

1800 STAKE-IT  
 1-800-782-5348  
 (OUTSIDE MARICOPA COUNTY)

1 OF 6 SHEET

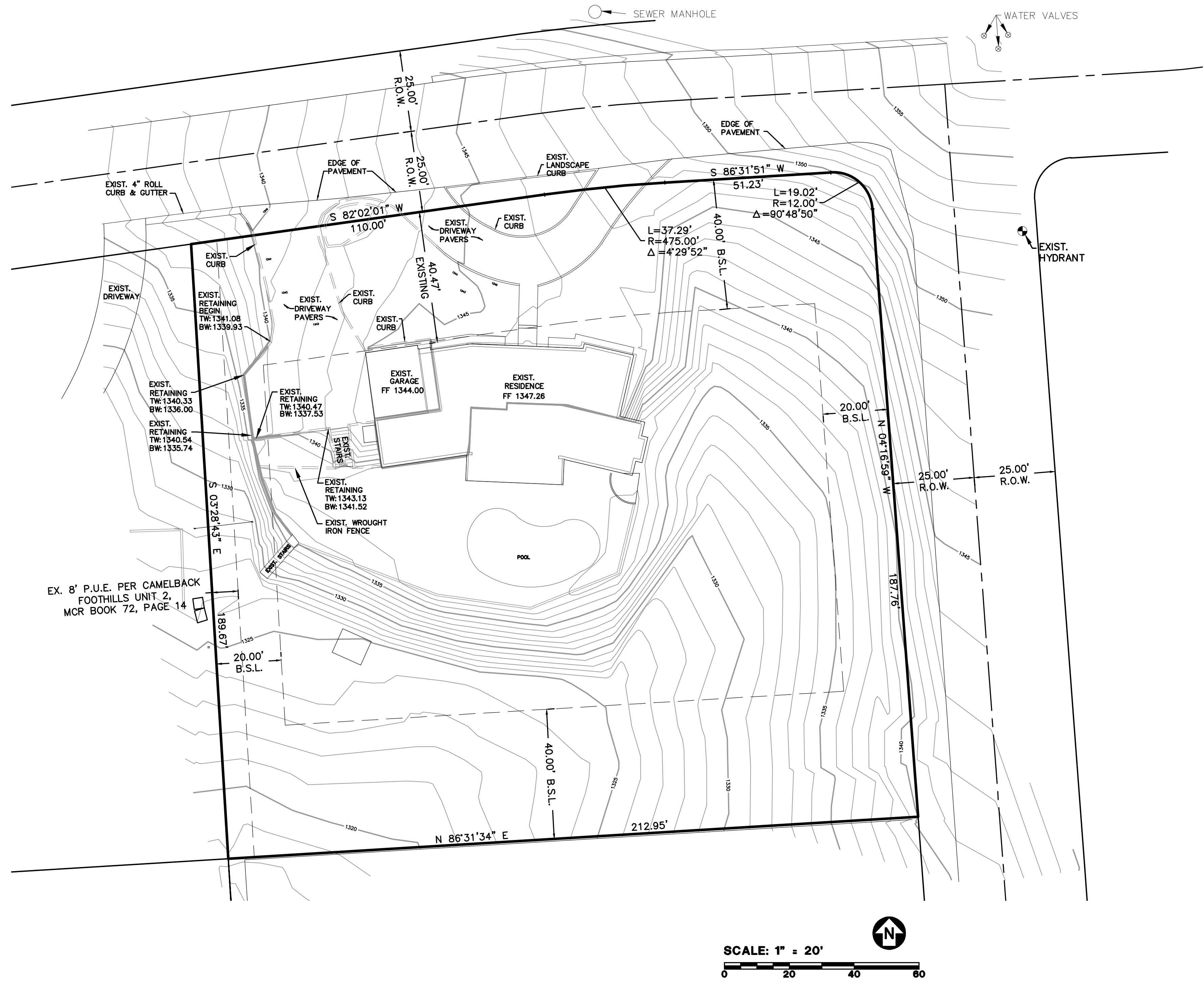
FILE BOX 8080 TUBE

Keith X. 8080 CAMELBACK FOOTHILLS LOT 70 (S.W. 4055 E. Keim) \08080\MAP.dwg LAYOUT\SITE(1) 08-19-19 3:46 P.M.

# 4055 E KEIM DRIVE

## PARADISE VALLEY, AZ

### TOPOGRAPHICAL SURVEY



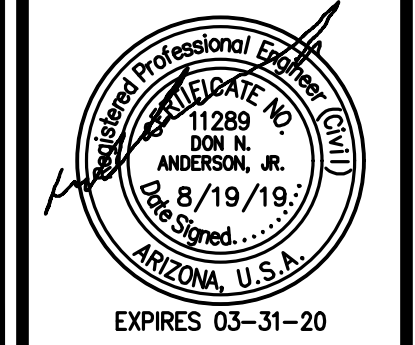
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			8/19/19			

## TOPOGRAPHICAL SURVEY



CALL TWO WORKING DAYS BEFORE YOU DIG  
**1 800 STAKE-IT**  
 1 800 762-5348  
 (OUTSIDE MARICOPA COUNTY)  
**2** SHEET OF **6**  
 FILE BOX 8080 TUBE

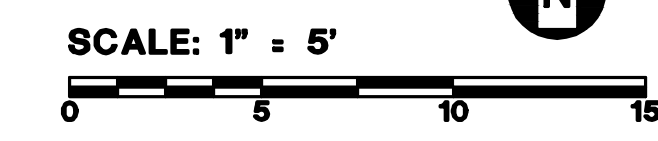
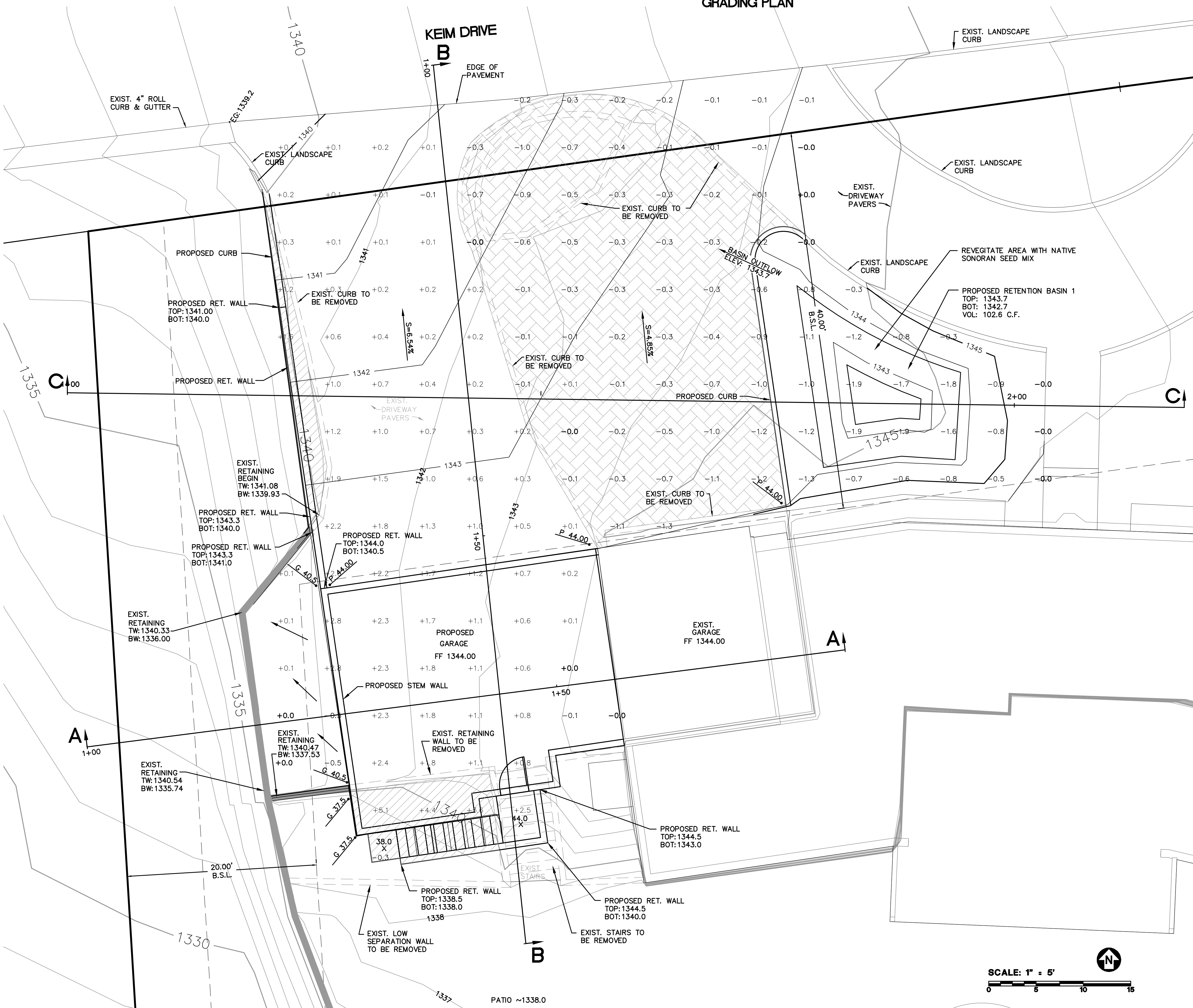
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# 4055 E KEIM DRIVE

## PARADISE VALLEY, AZ

### GRADING PLAN



#### DISTURBED AREA CALCULATIONS

AREA OF LOT	44,186 S/F
AREA UNDER ROOF	3,901 S.F.
FLOOR AREA RATIO	8.83%
BUILDING PAD SLOPE	14.3%
ALLOWABLE DISTURBED AREA	38.21%
ALLOWABLE DISTURBED AREA	16,883 S.F.
EXISTING DISTURBED AREA	30.16%
EXISTING DISTURBED AREA	13,326 S.F.
GROSS DISTURBED AREA	19,449 S.F.
SUBTRACT TOTAL LIVABLE FOOTPRINT	2,385 S.F.
SUBTRACT ATTACHED GARAGE	1,120 S.F.
SUBTRACT DRIVEWAY CREDIT*	1,450 S.F.
SUBTRACT RETENTION BASIN CREDIT	312 S.F.
SUBTRACT RESTORED AREAS	0 S.F.
EQUALS NET PROPOSED DISTURBED AREA	14,182 S.F.
NET PROPOSED DISTURBED AREA	32.10%
PERCENT OF LOT STEEPER THAN NATURAL GRADE	0%
VOLUME OF CUT	30 C.Y.
VOLUME OF FILL	74 C.Y.

\* (0'-6"=2564 S.F., 6"-18"=672 S.F., >18"=114 S.F.)

#### EARTHWORK

CUT VOLUME	30 C.Y.
FILL VOLUME	74 C.Y.
GRADING PERMIT FEE	\$142
HILLSIDE ASSURANCE	\$4,970

#### SITE DATA

LOT SIZE	1.01 Ac. / 44,186 S.F.
SLOPE CALCULATION	22' RISE ÷ 154' RUN
BUILDING PAD SLOPE	= 14.3 %

#### RETAINING WALLS

# OF RETAINING WALLS =	1
LONGEST CONTINUOUS LENGTH =	30 FEET
LONGEST VISIBLE LENGTH =	30 FEET
HEIGHT OF EACH RETAINING WALL =	1.0' TO 3.3'

#### DRIVEWAY

AREA =	3,350 S.F.
MAX. DISTANCE FROM NATURAL GRADE =	2.6'
MAX. DRIVEWAY SLOPE =	9.5%
MIN. DRIVEWAY WIDTH =	49'

- #### NOTES:
- SEE SHEET 4 FOR GRADING CROSS SECTIONS.
  - SEE ARCHITECTURAL PLANS FOR BUILDING ELEVATIONS AND BUILDING HEIGHTS.

#### LEGEND

	NEW DRIVEWAY PAVERS (1,192 S.F.)
	NEW DISTURBANCE AREA (174 S.F.)
P.U.E.	PUBLIC UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
R.O.W.	RIGHT OF WAY
	EXISTING CONTOURS
	PROPOSED CONTOURS
FF 1344.00	FINISHED FLOOR*
FF 1343.00	FINISHED PAD
*FINISHED FLOOR SHALL BE A MINIMUM OF 12 INCHES ABOVE FINISHED PAD ELEVATION.	
T.W.	TOP OF RETAINING WALL
B.W.	BOTTOM OF RETAINING WALL
+0.1	FILL DISTANCE FROM EXIST. GROUND
-0.3	CUT DISTANCE FROM EXIST. GROUND

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REVISIONS	DATE	BY

## GRADING PLAN

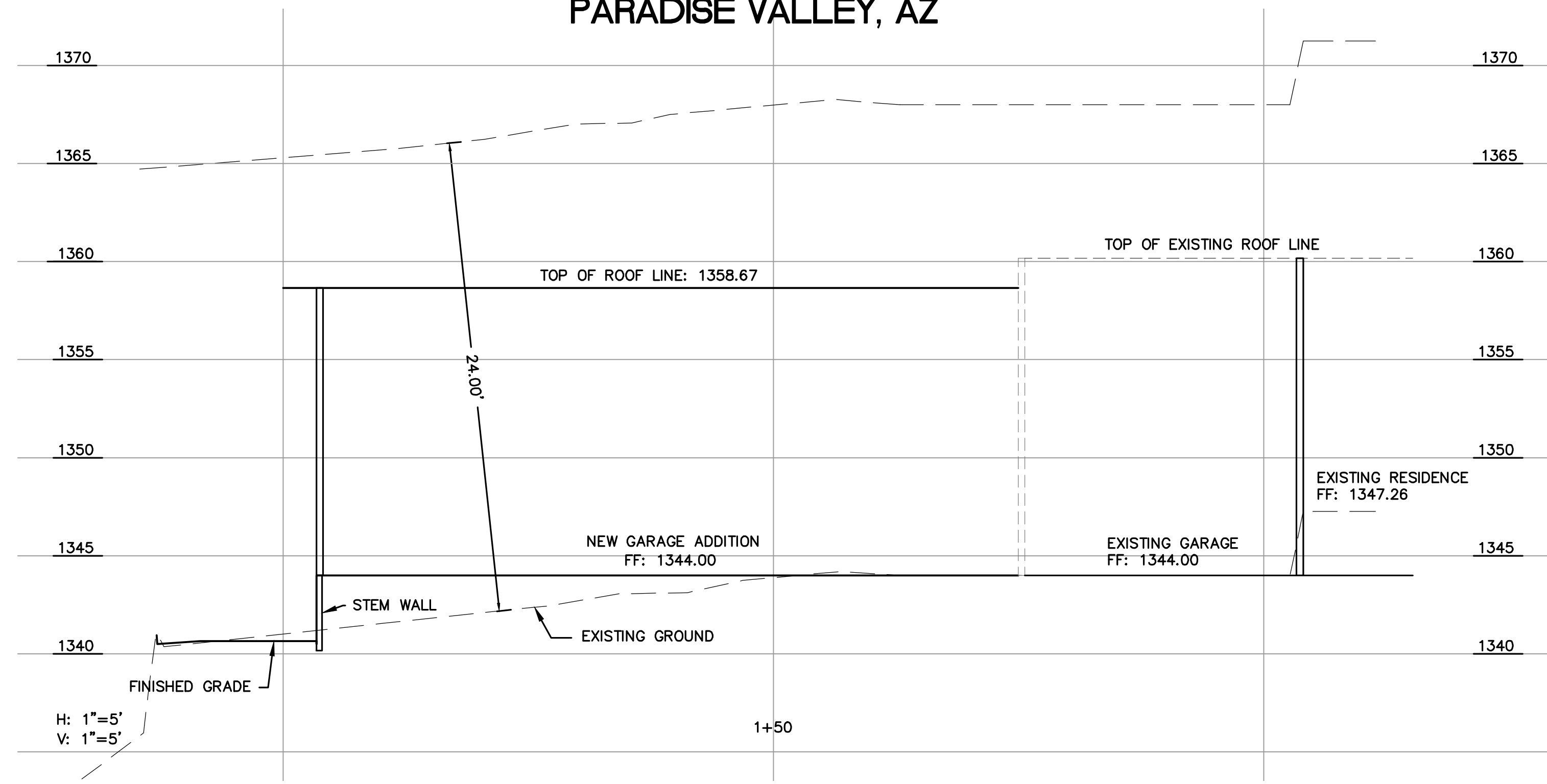
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SHEET **3** OF **6**

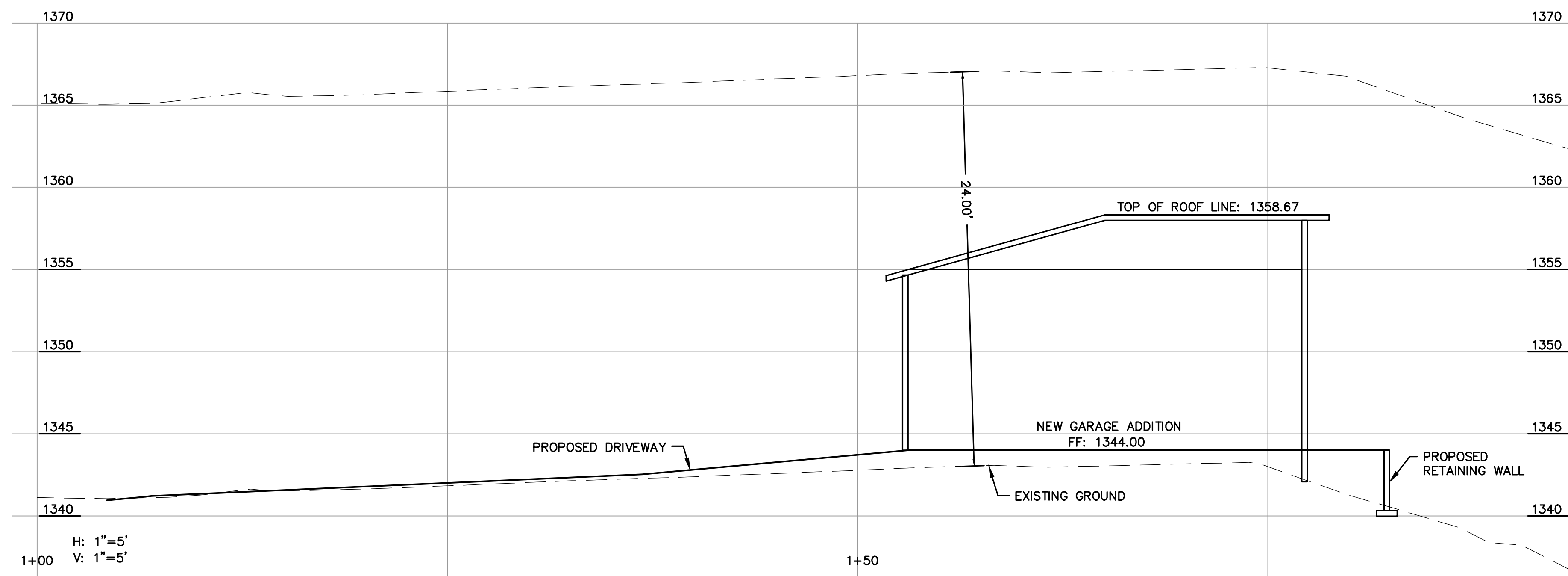
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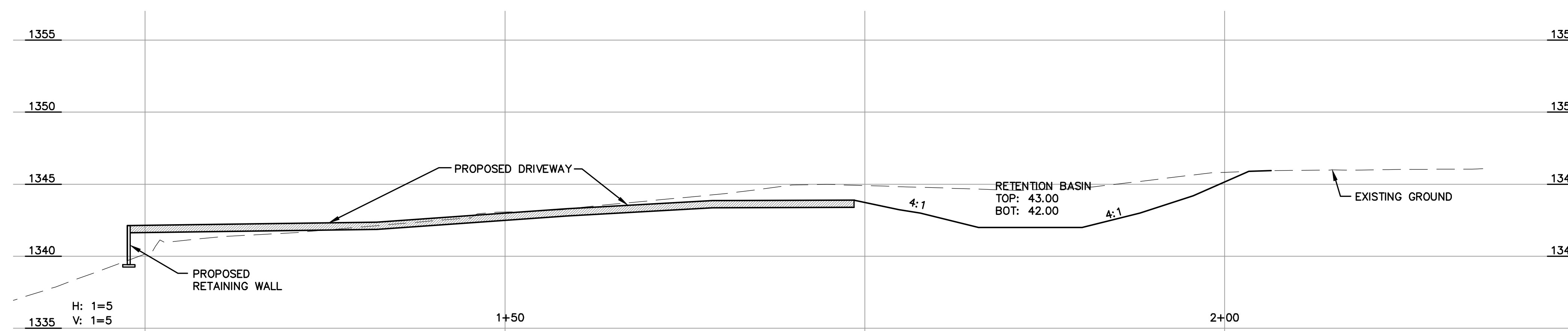
## PARADISE VALLEY, AZ



SECTION A-A



SECTION B-B



SECTION C-C

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 Bullhead City, AZ (928) 704-4877

REVISIONS	DATE	BY

DESIGNED: [ ] DRAWN: [ ] APPROVED: [ ] DATE: 8/19/19

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**4** SHEET OF **6**

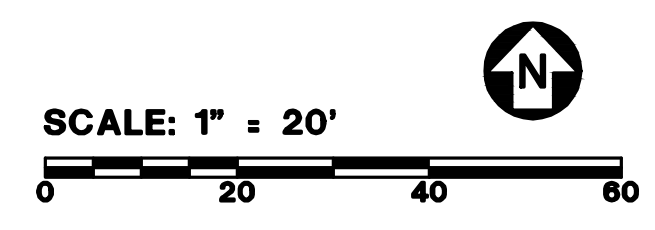
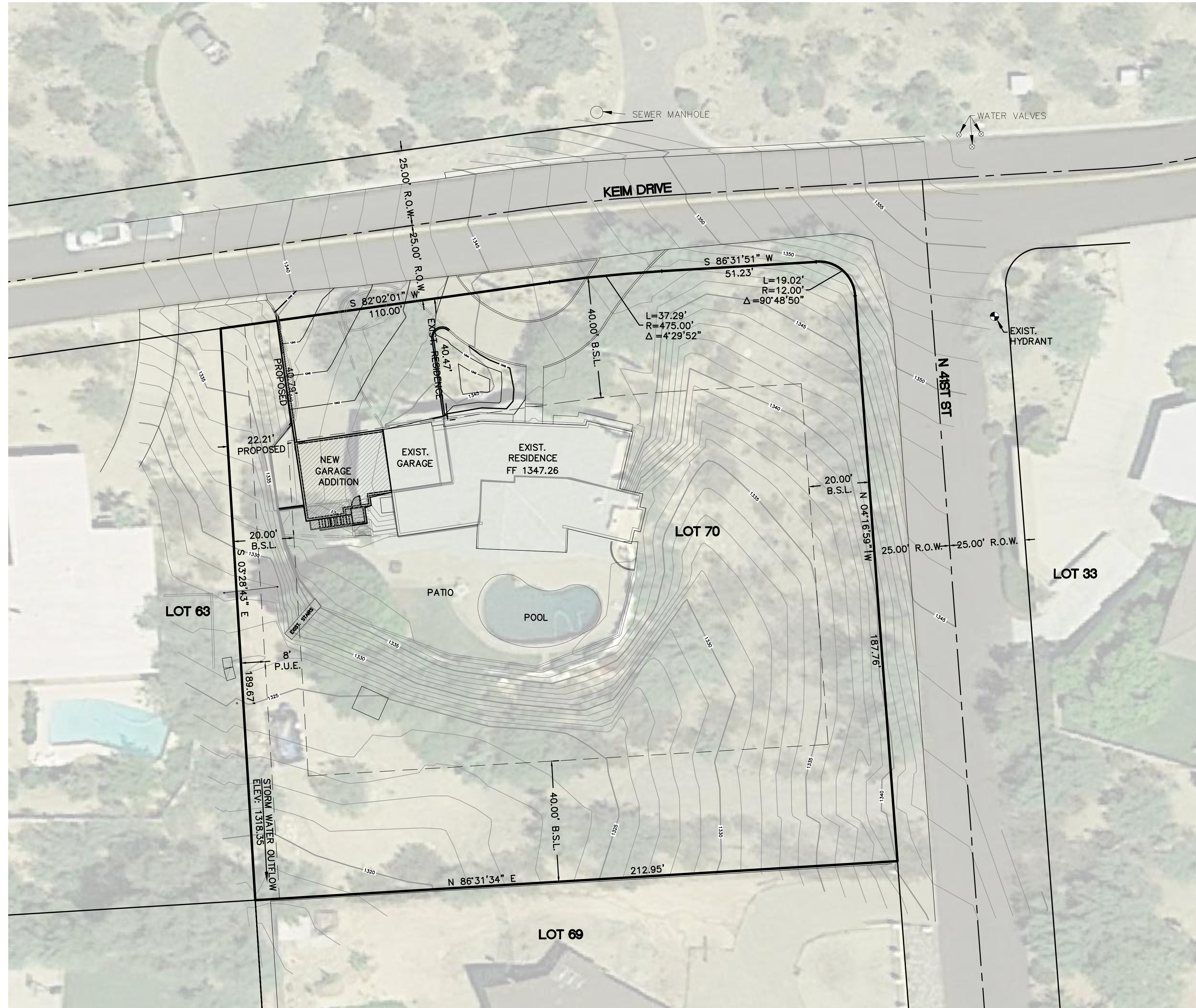
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# 4055 E KEIM DRIVE

PARADISE VALLEY, AZ  
AERIAL PHOTOGRAPHY



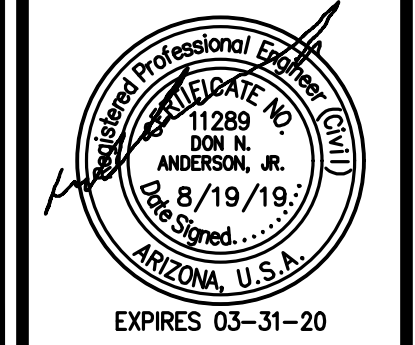
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## AERIAL PHOTOGRAPHY



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SHEET  
**5** OF **6**  
FILE BOX 8080 TUBE

Keith X: 8080 CAMELBACK FOOTHILLS LOT 70 (SML\_4055\_E\_Keim)\_8080AHP.dwg LAYOUT/AERIAL(S) 08-19-19 3:47 P.M.





PHOTO 1



PHOTO 2



PHOTO 3

**4055 E KEIM DRIVE**  
 PARADISE VALLEY, AZ  
 SITE PHOTOGRAPHS

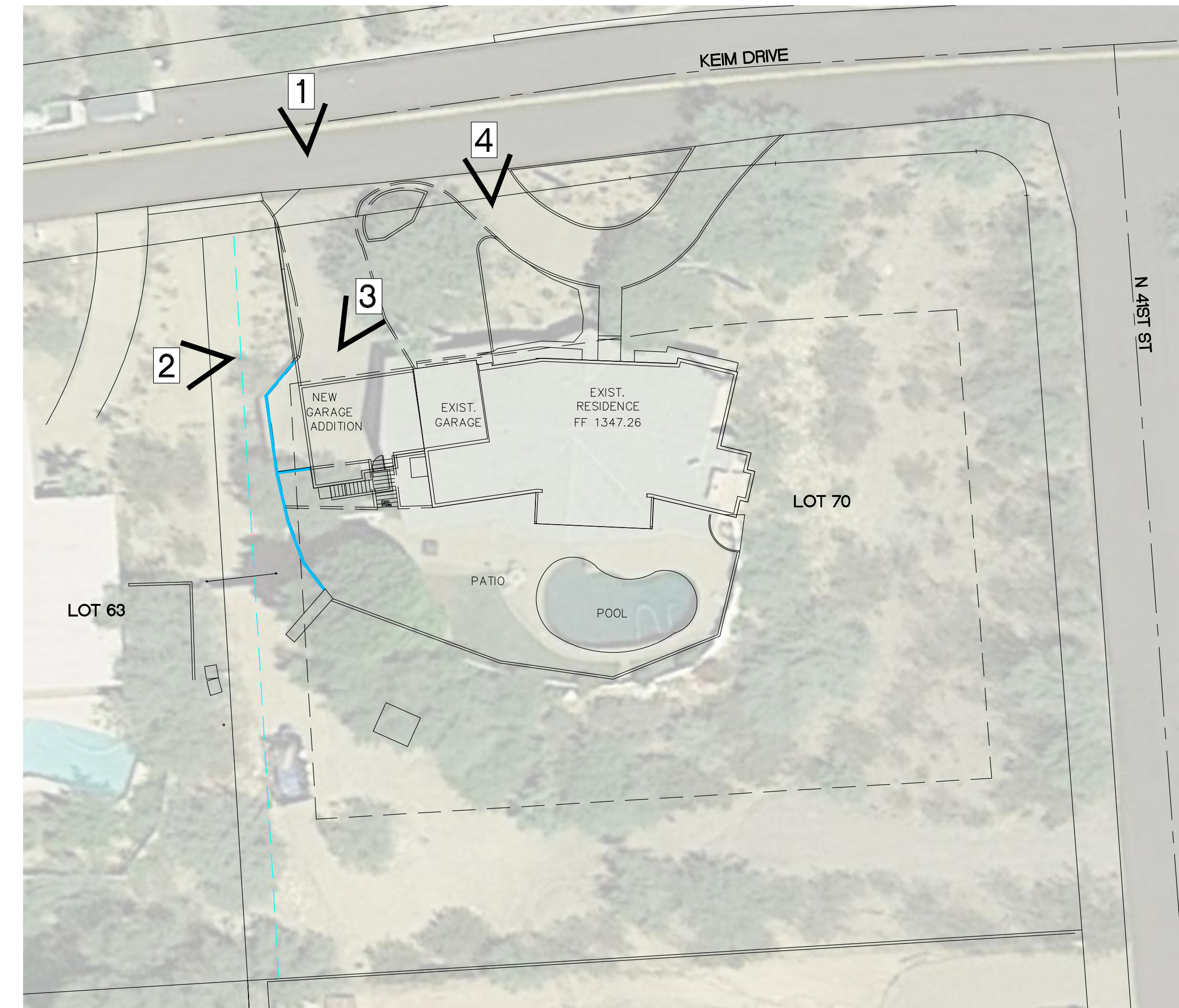


PHOTO INDEX MAP

**LEGEND**

2 > PHOTO ID # AND DIRECTION



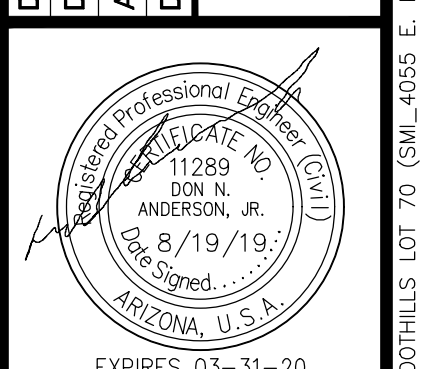
PHOTO 4

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