

aerial / topo 1"=40'-0"

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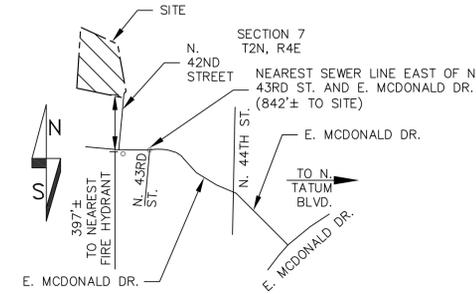
project
side renovation
6024 n. 42ND st.



Expires 12/31/20
11.6.19

PRELIMINARY GRADING AND DRAINAGE PLAN

6024 N. 42ND ST., PARADISE VALLEY, AZ



VICINITY AND UTILITY LOCATION MAP
NTS

RETENTION CALCULATIONS:

HILLSIDE SLOPE = $\frac{1379 - 1358}{156.56} = 13.4\%$

85% PRO-RATED REQUIRED RETENTION VOLUME

SINGLE FAMILY HILLSIDE LOT:

$V_r = C(R/12)A$

100% OF THE POST DEVELOPMENT - PRE-DEVELOPMENT CALCULATED AMOUNT

PRE-DEVELOPMENT

C = 0.60
R = 2.23 IN
A = 48,439 SF (TOTAL SITE)
 $V_r = 5,401$ CF

POST-DEVELOPMENT

C = 0.90
R = 2.23 IN
A = 26,034 (EXST. DIST) + 207 (NEW DIST.) = 26,241 SF
 $V_r = 4,389$ CF

C = 0.60
R = 2.23 IN
A = 48,439 - 26,241 = 22,198 SF
 $V_r = 2,475$ CF

V_r TOTAL = 4,389 CF + 2,475 CF = 6,864 CF

RETENTION REQUIRED = 6,864 CF - 5,401 CF = 1,463 CF

1,463 CF X 0.85 = 1,243 CF

RETENTION PROVIDED = 1,691 CF

RETENTION PROVIDED:

(TOP AREA + BOTTOM AREA)/2 * DEPTH

BASIN NO.	TOP AREA (SF)	BOTTOM AREA (SF)	DEPTH (FT)	VOLUME (CF)
1	497	146	1.0	322
2	502	105	1.0	304
3	677	160	0.75	314
4	554	92	1.0	323
5	566	110	1.0	338
6	253	106	0.5	90
TOTAL:				1,691

OWNER:
MR. ROBERT SIDE
3HS PROPERTIES LIMITED PARTNERSHIP
3859 LEFRAN RD. COBBLE HILL
BC VOR 1L4, CANADA
(602) 795-5886 PH
ericspry@cox.net



ARCHITECT:
SPRY ARCHITECTURE
ERIC SPRY
3420 E. SHEA BLVD, #200
PHOENIX, AZ 85028
(602) 795-5886 PH
ericspry@cox.net

CIVIL ENGINEER:

NOE ENGINEERING
DAVID M. NOE, P.E.
706 E. BELL ROAD, SUITE 108
PHOENIX, AZ 85022
(602) 368-8489 PH
(602) 368-8389 FAX
dnoe@noeeng.com

PARCEL DATA:

ADDRESS 6024 N. 42ND STREET
APN 169-22-041
ZONING RURAL-43
AREA 1.1 ACRES (49,439 SF)
CONSTRUCTION YEAR 1972
EXST. DISTURBED 26,034 SF
PROP. DISTURBED 207 SF PLUS RETENTION AND RETENTION GRADING

LEGAL DESCRIPTION:

LOT 40, CAMELBACK FOOTHILLS UNIT II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, BOOK 72 OF MAPS, PAGE 14.

BUILDING SETBACKS:

FRONT 40 FT
REAR 40 FT
SIDE 20 FT

CUT/FILL QUANTITIES:

NOTE: FOR ESTIMATING PURPOSES ONLY; ENGINEER MAKES NO WARRANTY OF ACCURACY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXACT QUANTITIES BASED ON THE PLANS. QUANTITIES DO NOT INCLUDE ANY TOPSOIL REMOVAL; ANY SHRINKAGE OR EXPANSION/SWELLING OF THE SOIL; OR WHETHER SOIL CAN BE REUSED ON-SITE. ASSUMED 4" CONCRETE SLAB AND 4" ABC ARE NOT INCLUDED IN VOLUME QUANTITIES.

CUT TBD CY
FILL TBD CY
NET TBD CY CUT/FILL

BENCHMARK:

A CITY OF PHOENIX BC IN HANDHOLE AT THE INTERSECTION OF 44TH ST. AND MCDONALD. ELEVATION = 1312.27 NAVD88

TEMPORARY BENCHMARK:

FOUND IRON PIPE AT THE NE PROPERTY CORNER. ELEV=1383.98 NAVD88

SURVEY:

FIELD SURVEY CONDUCTED BY SWLS, LLC ON 08-15-2015. FIELD VISIT CONDUCTED BY NOE ENGINEERING ON 09-10-2019.

SHEET INDEX:

C-1 PRELIMINARY GRADING AND DRAINAGE PLAN COVER SHEET
C-2 PRELIMINARY GRADING AND DRAINAGE PLAN

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER/
LAND SURVEYOR _____ DATE _____

REGISTRATION NUMBER _____

BUILDING AREAS:

4,459 SF LIVABLE
935 SF GARAGE

NOE ENGINEERING

706 E. Bell Road
Suite 108
Phoenix, AZ 85022
Tel. (602) 368-8489
Fax (602) 368-8389

12-26-19 PARADISE VALLEY APPROVAL
REV DATE ISSUED FOR

Job No: 2019-0901

Scale: 1"=20'

Engineer: D. NOE

Designer: C. HARRIS

Checked By: [Signature]



Client/Project

SIDE RESIDENCE
RENOVATION
6024 N. 42ND ST.
PARADISE VALLEY, AZ

Title

PRELIMINARY GRADING
AND DRAINAGE PLAN
COVER SHEET

REVIEWED AND APPROVED:

PARADISE VALLEY TOWN ENGINEER

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
COMMUNITY NUMBER	MAP NUMBER	DATED	SUFFIX	ZONE	DATE OF FIRM INDEX
040049	04013C1765L	10/16/23	L	"X"	11/04/15

Drawing No.

C-1

of 2

PERMIT # TBD Q# 21-37 6024 N. 42ND STREET FILENAME: P:\NOE\PROJECTS\2019\2019-0901-SPRY-SIDE\DWG\BASEFILE-090319.DWG PLOT DATE: THURSDAY, 19 DECEMBER 2019 AT 12:59PM

PRELIMINARY GRADING AND DRAINAGE PLAN

6024 N. 42ND ST., PARADISE VALLEY, AZ



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LEGEND:

NOT ALL ITEMS ARE SHOWN ON THE PLANS

- 1260--- EXISTING 5' CONTOUR
- 1259--- EXISTING CONTOUR
- 1258--- NEW CONTOUR
- - - - - DITCH, SWALE, OR DRAINAGE
- - - - - PROPERTY LINE
- - - - - EASEMENT/SET-BACK LINE
- - - - - ROAD CENTERLINE
- - - - - DISTURBANCE PREVIOUS
- - - - - DISTURBANCE NEW
- C= 20.19 NEW ELEV.
- X=19.69 NG EXISTING ELEV.
- FOUND BRASSCAP
- FOUND REBAR
- DRAINAGE FLOW
- ▲ CUT/FILL SLOPE
- BC BACK OF CURB
- BSL BLDG SETBACK LINE
- BW BOTTOM OF WALL
- C CONCRETE ELEV.
- DC DECOMPOSED GRANITE DRIVEWAY
- DW ELEVATION
- ESMT EASEMENT
- ETC DRY UTILITIES
- EXST EXISTING
- FF FINISH FLOOR ELEV.
- FG FINISHED GRADE ELEV.
- G GUTTER ELEV.
- GB GRADE BREAK
- HWE HIGH WATER ELEVATION
- ML MONUMENT LINE
- NG NATURAL GRADE
- P PAVEMENT ELEV.
- PL PROPERTY LINE
- PUE PUBLIC UTILITY ESMT.
- ROW RIGHT-OF-WAY
- SS SANITARY SEWER
- SSL SEPTIC SETBACK LINE
- TC TOP OF CURB
- TF TOP OF FOOTING
- TRW TOP OF RETAINING WALL
- TVF TOP OF VIEW FENCE
- TW TOP OF WALL ELEV
- VG VALLEY GUTTER ELEV
- BARREL CACTUS
- SAGUARO CACTUS
- PALO VERDE
- PALM
- RIP RAP, DETAILS PER PLAN

SITE KEY NOTES, cont'd:

- 34 EXST. RETAINING WALL TO BE REMOVED.
- 35 NEW DISTURBANCE = 207 SF
- 36 TOE OF FILL SLOPE.
- 37 INSTALL 25.5 LF OF RIBBON CURB PER MAG STD DET 220 TYPE B
- 38 EXST. DISTURBANCE = 26,034 SF

SITE KEY NOTES:

- 1 EXST. RETAINING WALL TO REMAIN.
- 2 EXST. CHAIN LINK FENCE TO REMAIN.
- 3 EXST. WATER METER.
- 4 EXST. ELECTRIC TRANSFORMER.
- 5 EXST. TELEPHONE PEDESTAL.
- 6 EXST. A/C UNITS WITH SCREEN WALL.
- 7 EXST. ASPHALT PAVED DRIVEWAY TO BE REMOVED.
- 8 EXST. ASPHALT PAVED DRIVEWAY TO BE REMOVED AND REPLACED WITH MINIMUM 12' WIDE PAVER DRIVEWAY.
- 9 EXST. 1-1/4" STEEL GAS MAIN PER SOUTHWEST GAS AS-BUILTS.
- 10 EXST. GAS METER.
- 11 EXST. ELECTRIC METER.
- 12 EXST. 6" CURB TO REMAIN.
- 13 EXST. BASKETBALL COURT CONCRETE SLAB.
- 14 EXST. DECK TO BE REMOVED.
- 15 EXST. POOL TO BE REMOVED.
- 16 INSTALL 12" WIDE TRENCH DRAIN FOR DRIVEWAY RUNOFF INTO RETENTION BASIN #6.
- 17 EXST. STAIRS.
- 18 EXST. RETAINING WALL.
- 19 EXST. SEPTIC SYSTEM PER PERMIT 71-1960.
- 20 ROOF OVERHANG PER ARCHITECT'S PLANS.
- 21 INSTALL RETAINING WALL WITH 3' HIGH CABLE RAIL FENCE ABOVE. HEIGHT AND LENGTH PER PLAN. DETAIL PER ARCHITECT'S PLAN.
- 22 INSTALL NEW POOL PER SEPARATE PERMIT.
- 23 INSTALL RETENTION BASIN; GRADE PER PLAN.
- 24 INSTALL NEW COVERED PATIO PER ARCHITECT'S PLAN.
- 25 EXST. CONCRETE SLIDE TO BE REMOVED.
- 26 INSTALL NEW PATIO PER ARCHITECT'S PLAN.
- 27 INSTALL 2" Ø POOL BACKWASH LINE TO RETENTION BASIN.
- 28 INSTALL NEW CONCRETE STAIRS PER ARCHITECT'S PLAN.
- 29 EDGE OF EXST. PAVEMENT.
- 30 EXST. CHAIN LINK FENCE TO BE REMOVED.
- 31 INSTALL 3' HIGH, CABLE RAIL FENCE ON TOP OF RETAINING WALL PER ARCHITECT'S PLAN.
- 32 INSTALL DRIVEWAY WIDTH TO CONFORM TO A MIN. 12' WIDE DRIVEWAY.

** SITE KEY NOTES CONTINUED ABOVE

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PARADISE VALLEY, AZ

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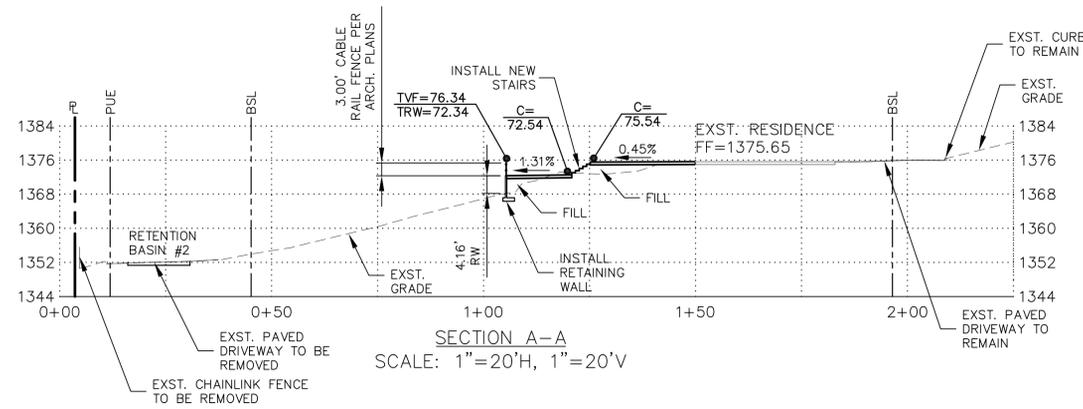
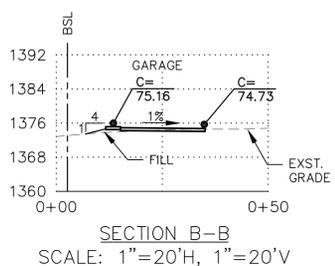
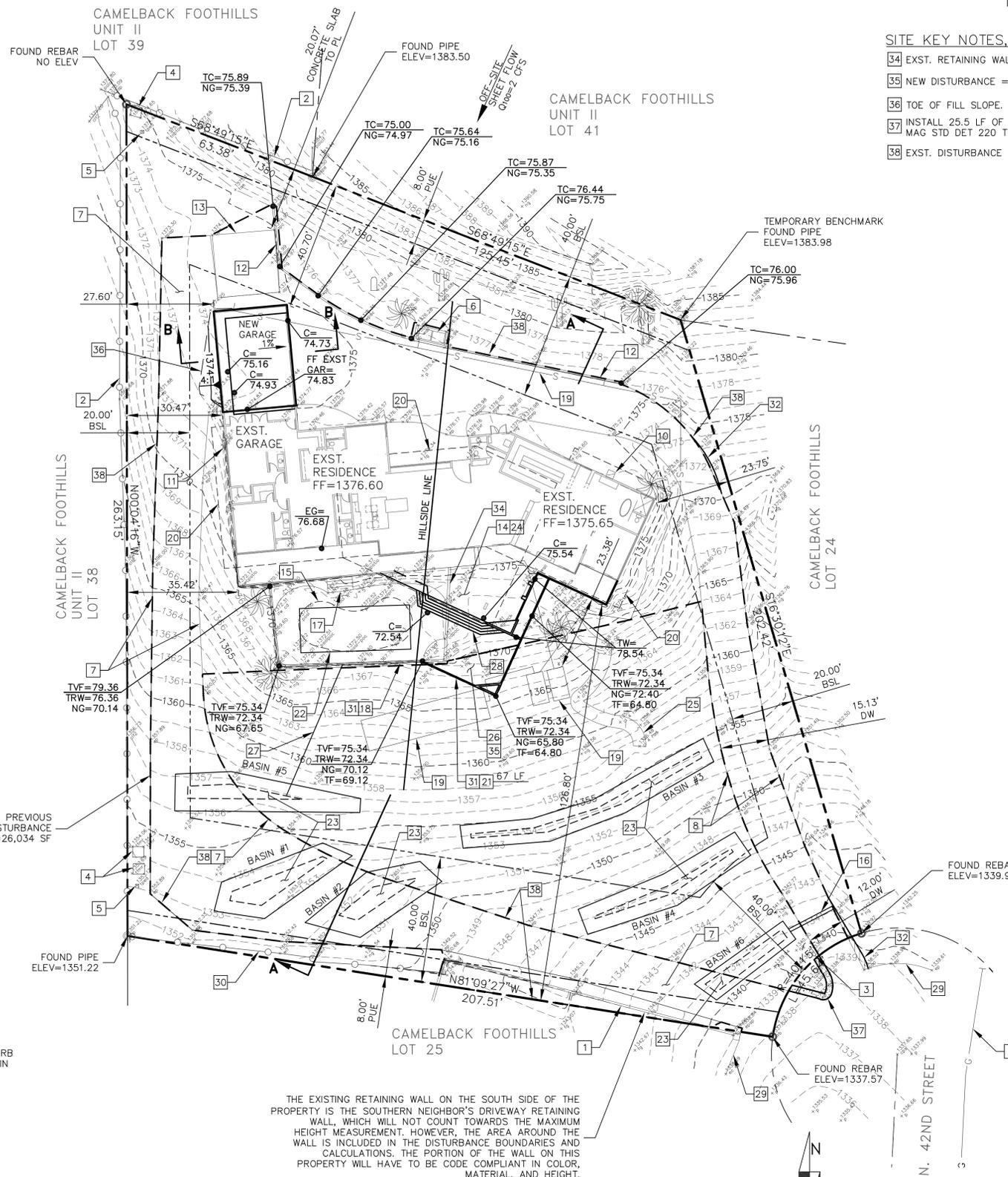
REVIEWED AND APPROVED:

PARADISE VALLEY TOWN ENGINEER

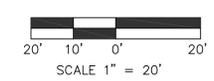
DATE:

Drawing No.

C-2
of 2



THE EXISTING RETAINING WALL ON THE SOUTH SIDE OF THE PROPERTY IS THE SOUTHERN NEIGHBOR'S DRIVEWAY RETAINING WALL, WHICH WILL NOT COUNT TOWARDS THE MAXIMUM HEIGHT MEASUREMENT. HOWEVER, THE AREA AROUND THE WALL IS INCLUDED IN THE DISTURBANCE BOUNDARIES AND CALCULATIONS. THE PORTION OF THE WALL ON THIS PROPERTY WILL HAVE TO BE CODE COMPLIANT IN COLOR, MATERIAL, AND HEIGHT.



PERMIT #1BD QS# 21-37 6024 N. 42ND STREET

FILENAME: P:\NOENGINEERING\2019\2019-0901-SRR-SPR-SIDE\DWG\BASEFILE-090319.DWG
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from the south



from the north

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1



from the east



from the west

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