

SITE KEYNOTES

- 2.01 PROPERTY LINE 2.02 SET BACK LINE 2.03 EASEMENT LINE

- 2.04 SITE WALL/RETAINING WALL
- 2.05 5'-0" POOL ENCLOSURE FENCE 2.06 WROUGHT IRON GATE W/ HINGES
- 2.07 ROOF EDGE LINE
- 2.08 WALKWAY C.I.P. CONCRETE 2.09 DRIVEWAY
- 2.11 CAST IN-PLACE REINFORCED CONCRETE STEPS, SEE LANDSCAPE FOR FINISH MATERIAL
- 2.13 UTILITIES LINES TO BUILDING (CABLE, TV, GAS, WATER), SEE CIVIL PLANS
- 2.14 GAS METER LOCATION
- 2.18 LOCATION OF (2) TRASH BARRELS
- 2.19 SWIMMING POOL UNDER SEPARATE PERMIT 2.23 SPA - UNDER SEPARATE PERMIT
- 2.25 FIRE PIT
- 2.27 LINEAR DRAIN BY SLOT DRAIN SERIES 7000- SIZE PER CIVIL 2.28 SCREEN WALL AT MECHANICAL YARD. HEIGHT TO BE MIN. 1'-0" ABOVE A/C UNITS
- 2.30 NEW ELECTRICAL LINE TO TIE INTO EXISTING ELECTRIC LINE
- 2.32 NEW GAS LINE TO TIE INTO EXISTING GAS LINE
- 2.33 NEW WATER LINE TO TIE INTO EXISTING WATER LINE 2.36 BUILDING ENVELOPE - LIMIT OF DISTURBED AREA
- 5.12 STEEL PLANTER PER LANDSCAPE ARCHITECT 10.01 GAS BBQ 15.01 EXTERIOR MECHANICAL A/C UNIT ON 4" CONC. PAD
- 15.04 POOL EQUIPMENT PER POOL MANUFACTURE. VERIFY LAYOUT AND SIZE
- 15.08 GAS POOL HEATER PER POOL MANUFACTURE. VERIFY LAYOUT AND SIZE
- 16.01 800 AMP ELECTRICAL SERVICE ENTRANCE & METER

SITE INFORMATION

PROJECT DESCRIPTION:

PROPERTY INCLUDES 3 LOTS, 2 OF WHICH ARE IN PARADISE VALLEY. REPLACE EXISTING HOME THAT SPANS 2 LOTS. NEW HOME TO SIT ENTIRELY ON P.V. LOT (169-11-003D). ACCESSORY BUILDING, ON MARICOPA COUNTY LOT (169-16-005B), TO REMAIN.

SITE ADDRESS: 4502 E MOONLIGHT WAY PARADISE VALLEY, AZ 85253

PV LOTS APN: 169-11-003D, 169-11-003E MC LOT APN: 169-16-005B

PV ZONING:

PV LOT SIZES: 68,564 SF +1,549 SF = 70,113 SF

EXISTING FLOOR AREA: 10,300 SF PROPOSED FLOOR AREA: 11,500 SF

169-11-003D LOT SIZE: 68,564 SF ALLOWABLE FLOOR AREA: 17,141 SF (25%) EXISTING FLOOR AREA RATIO: 15.1%

PROPOSED FLR AREA RATIO: 16.7%

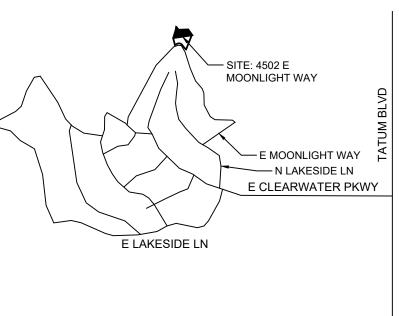
EXISTING DISTRUBED AREA: 35,870 SF PROPOSED DISTURBED AREA: 30,747 SF

NO NEW DISTURBANCE IS PROPOSED WITH THIS PLAN

SET BACKS:

BACK 40' EXISTING SIDE 20' EXISTING

5' PROPOSED - SEE VARIANCE SUBMITTED 8.05.20



LOCATION MAP

LINCOLN DR



REVISIONS

cosan

SCOTTSDALE, AZ 85251

COSANSTUDIO.COM

480.930.4410

DATE	SEPTEMBER 29, 2020
SCALE	
ARCHITECT	SCOTT CARSON
PROJECT #	20011
DRAWN BY	ME
CHECKED BY	SC

SHEET #





COSANSTUDIO.COM
480.930.4410

5PECIFICATIONS, DRAWINGS, NOTES, AND INFORMATION PREPARED/CRE
FAM STUDIO SHALL REMAIN THE PROPERTY OF THE ARCHITECT, COSAN SIE USE OF THIS DRAWING SHALL BE LIMITED TO THE ORIGINAL, SITE FOR
SCREATED, RESUS, REPRODUCTION, OR PUBLICATION OF THIS DRAWING
DHBITED, UNLESS OTHERWISE NOTED BY THE OWNER, COSAN STUDIO L

MEYER PAVIO RESIDENCE 4502 E MOONLIGHT WAY PARADISE VALLEY, AZ 85253

NOT FOR CONSTRUCTION

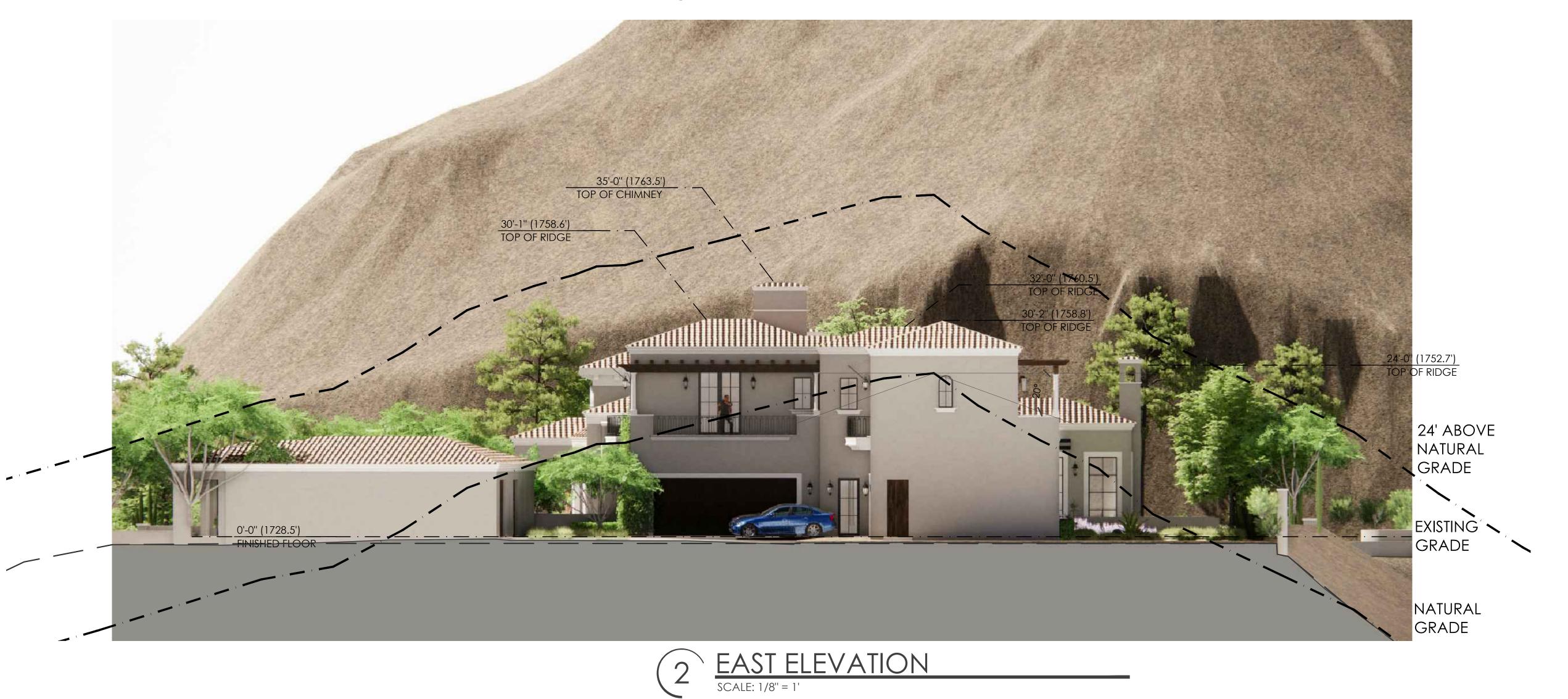
REVISIONS

DATE	SEPTEMBER 29, 2020
SCALE	1" = 30'
ARCHITECT	SCOTT CARSON
PROJECT #	20011
DRAWN BY	ME
CHECKED BY	SC

SHEET # SITE PLAN

A1.02





COSANSTUDIO.COM
4300 N. MILLER RD, SUITE 140
SCOTTSDALE, AZ 85251
COSANSTUDIO.COM
480.930.4410

ALL SPECIFICATIONS, DRAWINGS, NOTES, AND INFORMATION PREPARED CREATED
BY COSAN STUDIO SHALL REMAN THE PROPERTY OF THE ARCHITECT, COSAN STUDIO

MEYER PAVIO RESIDENCE 4502 E MOONLIGHT WAY PARADISE VALLEY, AZ 85253

NOT FOR CONSTRUCTION

SEPTEMBER 29, 2020
SCOTT CARSON
20011
ME
SC

SHEET #
CONCEPTUAL ELEVATIONS

A6.01

DATE	SEPTEMBER 29, 20
SCALE	
ARCHITECT	SCOTT CARSO
PROJECT #	200
DRAWN BY	
CHECKED BY	

SHEET #
CONCEPTUAL ELEVATIONS

A6.02













REVISIONS

NOT FOR CONSTRUCTION

2 SOUTH EAST VIEW
N.T.S.



REVISIONS

NOT FOR CONSTRUCTION

DATE	SEPTEMBER 29, 2020
SCALE	
ARCHITECT	SCOTT CARSON
PROJECT #	20011
DRAWN BY	ME
CHECKED BY	SC

SHEET #
MODEL VIEWS

NORTH WEST VIEW
N.T.S.









REVISIONS

NOT FOR CONSTRUCTION

DATE	CEDIENARED 20, 2020
DATE SCALE	SEPTEMBER 29, 2020
ARCHITECT	SCOTT CARSON
PROJECT #	20011
DRAWN BY	ME
CHECKED BY	SC

SHEET #
MODEL VIEWS

A7.0







TOWN OF PARADISE VALLEY NOTES

- GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC.
- PRIOR TO FIRST FOOTING INSPECTION OF ANY TYPE, ALL PROPERTY PINS SHALL BE PLACED BY A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA. AND PROPERTY LINES MUST BE PHYSICALLY
- 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
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
- ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH REQUIREMENTS OF SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES FOR FUTURE TYPE, LOCATION, HEIGHT, WATTAGE BASED UPON
- A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR
- POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE 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.
- O. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT
- ALL NEW AND EXISTING ELECTRICAL SERVICE TO BE BURIED UNDERGROUND PER THE TOWN OF PARADISE
- 2. POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8 INCHES ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
- 3. POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER
- SECTION 5-2-2 OF THE TOWN OF PARADISE VALLEY ORDINANCES. 4. A SETBACK CERTIFICATION IS REQUIRED AND MUST BE GIVEN TO TOWN INSPECTOR AT STEM WALL
- 5. MAIL BOX TO COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE R.O.W. FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
- 6. ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE
- . ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM 9
- 18. SOILS COMPACTION TEST RESULTS MUST BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR BUILDING PADS THAT HAVE ONE 1) FOOT OR MORE OF FILL MATERIAL INDICATED. THIS INFORMATION MUST BE SUPPLIED PRIOR TO REQUEST FOR FINAL INSPECTION.
- TRENCH BED SHALL BE FREE OF ROCKS AND DEBRIS. 20. REGULATION II RULE 20-3 OF THE MARICOPA COUNTY HEALTH DEPARTMENT, BUREAU OF AIR POLLUTION
- CONTROL SHALL BE OBSERVED AND ENFORCED. . ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- 22. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS
- APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN. 23. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO
- COMPLETE ALL WORK COVERED BY THIS PLAN. 24 . ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST
- CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION. THE TOWN ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS; THEREFORE, I
- CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE TOWN. 26. THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF AN ENCROACHMENT PERMIT FOR THE
- CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS. THE PLANS MUST BE RESUBMITTED TO THE 7. A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE TOWN OF PARADISE VALLEY
- RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480- 312-5750. B. WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 602—263—1100, TWO WORKING
- DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT. CALL "COLLECT" IF NECESSARY. 29. ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS
- GRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE TOWN ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT
- O. ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS—OF—WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70. EXCAVATION AND GRADING. OF THE LATEST EDITION OF THE IBC BY THE ICC. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE TOWN FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.
- 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.
- . ON DEMOLITION, GRADING, REMODELING AND NEW CONSTRUCTION PROJECTS, PERMITTEE MUST NOTIFY ADJACENT PROPERTY OWNERS REGARDING THE NATURE OF THE PROJECT, THE LIME PERIOD FOR CONSTRUCTION, AND ANY UNUSUAL ACTIVITIES THAT MAY CAUSE DISRUPTION OF THE NORMAL COURSE OF TRAFFIC DURING CONSTRUCTION.
- IN THE FRONT YARD OF SUBJECT PROPERTY AND NOT IN THE TOWN 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 PERMITTEE OR COMPANY NAME, PHONE NUMBER, TYPE OF WORK, AND ADDRESS OF PROJECT.
- 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 SITE FOR CONSTRUCTION SUPPLIES AND EQUIPMENT, THE PERMITTEE MUST OBTAIN PROPERTY OWNER AND TOWN APPROVAL FIRST AND MUST INFORM THE ADJACENT PROPERTY OWNERS OF THE LOCATION OF STAGING AREA, AND TIME AND HOURS DURING THE DAY THE AREA WILL BE USED.
- 5. EXCEPT AS OUTLINED IN ITEM 4, 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 ARC PROHIBITED IN THE TOWN RIGHT-OF-WAY OR NEAR ADJACENT PROPERTIES.
- '. BUILDING CONSTRUCTION MUST NOT START SOONER THAN SUNRISE AND MUST STOP NO LATER THAN SUNSET. ALSO, ORDINANCE #561 IMPOSES RESTRICTIONS ON CONSTRUCTION WORK ON SATURDAYS, SUNDAYS AND MAJOR BUSINESS HOLIDAYS. HILLSIDE PROJECTS MAY HAVE ADDITIONAL RESTRICTIONS.
- EQUIPMENT WITH AUDIBLE REVERSE DIRECTION WARNINGS MUST NOT BE OPERATED PRIOR TO 7:00 A.M. 38. THE USE AND OPERATION OF FUEL-FIRED GENERATORS ON ANY CONSTRUCTION SITE, NEW, EXISTING OR REMODELING, IS PROHIBITED UNLESS DUE TO A HARDSHIP TOWN APPROVAL IS OBTAINED.
- 39. THE CONTRACTOR AND PROPERTY OWNER WILL 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, OR UNTIL SUCH TIME THAT A WRITTEN, SIGNED AND LEGALLY BINDING AGREEMENT HAS BEEN REACHED BY THC PARTIES INVOLVED TO REMEDY ANY VIOLATION WITHIN A REASONABLE TIME PERIOD, AND UNTIL ALL REQUIRED FEES ARE PAID IN FULL.
- 40. THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
- 11. A KEY SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY CONTROL GATES. THE KEY SWITCH SHALL BE INSTALLED IN A LOCATION ON THE GATE CONTROL PANEL THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE PARADISE VALLEY BUILDING DEPARTMENT.
- 42. ALL EQUIPMENT OF ALL TRADES ON OR AFFECTING THE JOB MUST BE CLEANED ONLY IN A PRE-DETERMINED AND DESIGNATED AREA. DEBRIS AND RUNOFF FROM SAID AREA MAY NOT EXTEND BEYOND THE BUILDING AREA.
- 43. 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.
- 44. AN INSPECTION FEE WILL BE CHARGED IF THE INSPECTION IS REQUIRED AS A RESULT OF A CODE
- 45. FOR DEMOLITION INSPECTION OWNER OR PERMITTEE SHALL NOTIFY OSHA FOR ASBESTOS INSPECTION. ALL DEMOLITIONS AND ALL RENOVATION ACTIVITIES THAT WILL DISTURB FRIABLE ASBESTOS CONTAINING MATERIALS MUST BE REPORTED TO THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.

PRELIMINARY GRADING & DRAINAGE PLAN 4502 E MOONLIGHT WY., PARADISE VALLEY, AZ 85253 LOT 5 - CLEARWATER HILLS

A SUBDIVISION PLAT RECORDED IN BOOK 64 OF MAPS, PAGE 42, MCR., LOCATED IN A PORTION OF THE N 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 6, T.2N, R.4E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ENGINEERS NOTES

- MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC SEC. 1803 AND APPENDIX .
- 4. 5% MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM 10', U.N.O.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND
- A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
- A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE 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. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF
- MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION. 10. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT. 11. ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF

SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED

- 12. ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698. 13. THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE
- SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN. 14. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK
- 15. THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJEC
- DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE. 16. A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES I THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR BLUE STAKE
- 1-800-STAKE-IT) PRIOR TO ANY EXCAVATION 17. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
- 18. ALL PAVING, GRADING, EXCAVATION, TRENCHING, PIPE BEDDING, CUT, FILL AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS (GEOTECHNICAL) REPORT FOR THIS PROJECT IN ADDITION TO THE REFERENCE REQUIRED SPECIFICATIONS AND DETAILS.
- 19. THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.
- 20. CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECTURE'S FINAL SITE PLAN AND
- FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT. COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
- 22. CONTRACTOR IS RESPONSIBLE FOR PROJECT AND SITE CONDITIONS, AND TO WORK WITH WEATHER CONDITIONS AS THE PROJECT SITE MAY BE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS HAZARDS.
- 23. THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER, OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THESE PLANS NOT ABLE TO BE CONSTRUCTED. THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
- 24. CONTRACTOR IS RESPONSIBLE TO COORDINATE UTILITY CROSSINGS AT CULVERT CROSSINGS BEFORE STARTING WORK ON CULVERT, COORDINATE WITH OWNER REPRESENTATIVE. VERIFY UTILITY LINES AND/OR CONDUITS ARE IN PLACE BEFORE STARTING CULVERT WORK. 25. ALL ON-SITE UTILITIES PER OTHERS.
- 26. THIS PROJECT REQUIRES A REGULAR ONGOING MAINTENANCE PROGRAM FOR THE DESIGNED DRAINAGE SYSTEM(S) TO PRESERVE THE DESIGN INTEGRITY AND THE ABILITY TO PERFORM ITS OPERATIONAL INTENT. FAILURE TO PROVIDE MAINTENANCE WILL JEOPARDIZE THE DRAINAGE SYSTEM(S)' PERFORMANCE AND MAY LEAD TO IT'S INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
- 33. ALL PERMITTEES MUST POST A 6 SQUARE FOOT (2'X3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, 27. IF A DISCREPANCY IS FOUND BETWEEN ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN. ENGINEER SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO NOTIFY ENGINEER SHALL NEGATE ENGINEER'S LIABILITY. 28. ALL DISTURBED AREAS ARE TO BE ROPED AND ROPING MUST MATCH PLAN.
 - 29. VEGETATION OUTSIDE OF CONSTRUCTION AREA TO REMAIN.
 - 30. AREAS OUTSIDE THE WALL AND CUT AND FILL SLOPES SHALL BE REVEGETATED WITH SIMILAR PLANT TYPES AND DENSITIES FOUND ON THE SITE. REVEGETATION SHALL BE COMPLETED PRIOR TO OCCUPANCY AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - 31. MECHANICAL EQUIPMENT SHALL BE SCREENED TO A MINIMUM OF ONE FOOT ABOVE TOP OF EQUIPMENT. 32. ANY FUTURE IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.
 - 33. ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION WITH NATIVE STONE.
- OR JOB SITE PROPERTY. IF A STAGING AREA IS NEEDED ON A PROPERTY OTHER THAN THE CONSTRUCTION 34. THIS PLAN IS DESIGNED TO SHOW SITE GRADING AND DRAINAGE CONTRACTOR SHALL USE THE ARCHITECTURAL SITE PLAN TO DETERMINE FINAL HOUSE, WALL, STEP, ETC., LOCATIONS AND ELEVATIONS. 35. ALL DRAINAGE FACILITIES TO BE MAINTAINED BY HOMEOWNER.
 - 36. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR SITE AND RETAINING WALLS LAYOUT, DIMENSIONS, AND DETAILS, TOP OF FOOTING ELEVATIONS SHOWN IN PLAN ARE APPROXIMATE ONLY. ACTUAL TOP OF FOOTINGS TO BE DETERMINED AT TIME OF CONSTRUCTION AND TO BE A MINIMUM OF SIX INCHES BELOW EXISTING NATURAL GRADE OR FINISHED GRADE WHICHEVER IS LOWER (TYPICAL).
 - 37. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT, DIMENSIONS AND ELEVATIONS. 38. REFER TO STRUCTURAL DRAWINGS, DETAILS AND CALCULATIONS FOR ALL PROPOSED RETAINING WALLS.
 - 39. FOR CHANGE IN ELEVATION THAT ARE GREATER THAN 30", PROVIDE 36" HIGH GUARDRAILS FOR TOTAL OF 42" FALL
 - 40. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE 5% MIN SLOPE FOR FIRST 10 FEET, U.N.O. 41. ALL WATER AND SEWER LINES AND CONNECTIONS MUST BE INSTALLED PER IPC 2018, MAG AND TOWN OF PARADISE VALLEY
 - 42. WATERPROOF ALL EXTERIOR WALLS 18" ABOVE FINISH GRADE—(BITUTHENE® 3000 HC MEMBRANE W/ GRACE PROTECTION 03 OR APPROVED EQUAL).
 - 43. ALL PIPES AND FITTINGS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND DETAILS. 44. ABANDONMENT OF EXISTING AND INSTALLATION OF NEW SEPTIC SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT RULES AND STANDARDS, AND WILL REQUIRE SEPARATE PERMIT.
 - 45. COORDINATE RIPRAP COLOR WITH LANDSCAPE PLANS AND DETAILS. 46. VERIFY AND COORDINATE WITH LANDSCAPE PLANS FINAL LOCATION AND GRATE TYPE OF SPECIFIED AREA DRAINS AND TRENCH DRAINS.
 - 47. VERIFY AND COORDINATE WITH ARCHITECTURAL AND LANDSCAPE PLANS LOCATION AND HEIGHT OF ALL SITE WALLS. 48. DISTURBED AREA: TOTAL ACRES = 0.78 ACRES < 1 ACRE; NPDES PERMIT IS NOT REQUIRED. 49. REFER TO ARCHITECTURAL PLANS AND DETAILS FOR DEMOLITION AND REMOVAL OF ANY EXISTING BUILDING STRUCTURES, SITE
 - WALLS. POOL AND PAVEMENT ETC. 50. REFER TO GEOTECHNICAL REPORT FOR SPECIFIC RECOMMENDATIONS AND MAXIMUM ALLOWED FILL AND CUT SLOPES. STABILITY OF EXISTING ROCK PINNING AND NET SHALL BE INSPECTED AND APPROVED BY GEOTECHNICAL ENGINEER.

FIRE SPRINKLER SYSTEM

FIRE SPRINKLER SYSTEM TO BE INSTALLED PER THE REQUIREMENTS OF THE TOWN OF PARADISE VALLEY AND IN ACCORDANCE WITH I.B.C. SECT. 904.2.2 AMD. AND I.F.C. SECT. 1003.2.1 AMD.

PROJECT DESCRIPTION

NEW SINGLE FAMILY RESIDENCE, NEW GUEST HOUSE, NEW DRIVEWAY, NEW POOL, NEW RETAINING WALLS AND OFFSITE IMPROVEMENTS WITH ON-SITE RETENTION.

- FOUND REBAR OR AS NOTED SET REBAR OR AS NOTED CALCULATED POINT
- — EASEMENT LINE MONUMENT LINE WATER VALVE FIRE HYDRANT
- IRRIGATION CONTROL BOX A/C UNIT GAS METER
- SEWER CLEANOUT CABLE TV RISER SEWER MANHOLE
- ELECTRIC METER TELECOMMUNICATIONS PEDISTAL
- SEWER LINE COMMUNICATIONS LINE CATV, PHONE
- WATER LINE
- EXISTING CONTOUR
- FXIST, DRAINAGE FLOW EXIST. SPOT ELEVATION PALM TREE
- SAGUARO ---- EXISTING DISTURBED AREA
- PROPOSED DISTURBED AREA DRAINAGE FLOW ARROW PROPOSED SPOT ELEVATION PROPOSED CONTOUR
- TOP OF WALL TW: XX.XX TOP OF RETAINING WALL TRW: XX.XX FINISH GRADE
- FG: XX.XX BOTTOM OF WALL (BW: XX.XX TOP OF FOOTING ÌF: XX.XX STORM DRAIN PIPE
- RETAINING AGAINST BUILDING ////////
- THE SOILS ENGINEER AND TOWN OF PARADISE VALLEY BUILDING AND SAFETY DEPARTMENT. 8. ANY RETAINING WALLS ADJACENT TO THE PROPERTY LINES WILL BE UNDER THE SCOPE OF SPECIAL INSPECTION BY THE SOILS ENGINEER. THE DEVELOPER SHALL NOTIFY THE ADJOINING PROPERTY OWNERS IN EXTENDED BUILDING STEM WALL WRITING. TEN DAYS PRIOR TO START OF CONSTRUCTION ON THESE WALLS PER SECTION 2903-B OF IBC. THE DEVELOPER WILL HAVE TO PROVIDE MEANS OF PROTECTION OF ADJACENT PROPERTY WHILE THIS WORK IS UNDER

ABBREVIATIONS BACK OF CURB BUILDING SETBACK LINE EXISTING GRADE EL, ELEV ELEVATION EP EDGE OF PAVEMENT ESMT EASEMENT EX, EXIST. EXISTING FINISH GRADE FND FOUND GUTTER, GAS MEASURED MCR MARICOPA COUNTY RECORDER MANHOLE P, PVMT PAVEMENT PUBLIC UTILITY EASEMENT (R), REC. RECORDED RADIUS

NATIVE PLANTS

RIGHT OF WAY

TOP OF CURB

TOP OF GRATE

WEST, WATERLINE

TANGENT, TELEPHONE

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

SHEET INDEX

ENLARGED VIEW

COVER SHEET PRELIMINARY IMPROVEMENT PLAN OVERALL SITEPLAN

PRELIMINARY IMPROVEMENT PLAN

DISTURBED AREA CALCULATIONS UTILITIES

- EXIST. LOT AREA: 99.318 S.F. (2.280 AC.) TOTAL FLOOR AREA: 11.500 S.F. FLOOR AREA RATIO: 11.57% < 25% (TOTAL FLOOR AREA/AREA OF LOT) **BUILDING PAD SLOPE:** 263 FT **HORIZONTAL:** ALLOWABLE NET DISTURBED AREA: 19,744 S.F. (19.88%) EXIST. GROSS DISTURBED AREA: 76,185 S.F. (76.70%) GROSS NEW DISTURBED AREA: 49,388 S.F. (49.72%)* LESS TEMPORARY AREAS OF DISTURBANCE
- TO BE RESTORED AND REVEGETATED: 0 S.F. (0%) LESS BUILDING FOOTPRINT AREA: 8,687 S.F. PROPOSED NET DISTURBED AREA: 40,701 S.F. (40.9%) *NO ADDITIONAL NEW DISTURBANCE IS PROPOSED WITH THIS PLAN DISTURBED AREA IS WITHIN EXISTING DISTURBANCE. ALLOWED SLOPES STEEPER
- THAN NATURAL GRADE (5% MAX.): 4,966 S.F. (5%) PROPOSED SLOPES STEEPER THAN NATURAL GRADE (AREA): 0 S.F. (0%) **VOLUME OF CUT:** 615 C.Y. VOLUME OF FILL: 625 C.Y.

TOTAL CUT&FILL:

ADDITIONAL 100 CY).

GEOTECHNICAL STUDY.

HILLSIDE ASSURANCE = 35 TIMES THE GRADING PERMIT FEE. = GRADING PERMIT FEE: \$1,225 (\$142 FIRST 100 CY / \$95 EA.

1,240 C.Y.

1. EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2018 I.B.C. AND WILL

CONSTRUCTION. CONCERNING PREPARATION OF GROUND TO RECEIVE FILLS, TESTING AND REQUIRED COMPACTION

3. COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 AND PROVISIONS AS SET FORTH IN THE SOILS REPORT

4. BEARING MATERIALS FOR FILL UNDER RESIDENCE PAD IF NATIVE MATERIAL IS USED. LARGE ROCK FRAGMENTS

MUST BE REMOVED THAT ARE IN EXCESS OF SIX INCHES. REMAINING MATERIAL MUST BE SMALLER PARTICLES OF

2. THE CONTRACTOR WILL RETAIN A SOILS ENGINEER DURING CONSTRUCTION TO INSPECT PROGRESS OF

5. CUT-SLOPES: MAXIMUM ROCK CUT SLOPE TO BE 1.0 FEET HORIZONTAL TO 3.0 FEET VERTICAL PER

7. COMPACTION FILL MATERIAL MUST BE PLACED ON LEVELED BENCHES CUT INTO UNDISTURBED EXISTING

COMPACT TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM A.S.T.M. DENSITY AT THE OPTIMUM MOISTURE

HILLSIDE. PLACE FILL IN HORIZONTAL LIFTS OF THICKNESS COMPATIBLE WITH THE COMPACTION EQUIPMENT USED.

CONTENT OF ± TWO PERCENT. THIS PERTAINS TO ALL ENGINEERED STRUCTURAL FILL SUPPORTING STRUCTURES

9. ALL EXPOSED CUT AND FILL SHALL BE TREATED WITH AN APPROVED AGING AGENT TO MINIMIZE TO VISUAL

A. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE

B. ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.

D. THE USE OF HYDRAULIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK,

REQUIREMENTS ARE COMPLIED INLCUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE

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

E. CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACES AROUND THE CONSTRUCTION SITE SO AS TO

F. ALL RETAINING WALLS SHALL NOT EXTEND MORE THAN 6 INCHES ABOVE THE MATERIAL THEY RETAIN (WITH

HOLIDAYS. RAM HAMMERS AND OTHER HEAVY EQUIPMENT CANNOT BE USED ON SATURDAYS WITHOUT A

AND INCLUDING FILL UNDER ANY OF THE RETAINING WALLS. COMPACTION TEST RESULTS SHALL BE SUBMITTED TO

6. FILL SLOPES: MAXIMUM FILL SLOPE TO BE 2.0 FEET HORIZONTAL TO 1.0 FEET VERTICAL.

TOWN OF PARADISE VALLEY HILLSIDE NOTES

C. ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.

EXCEPTION OF DRIVEWAY RETAINING WALLS IN ACCORDANCE WITH 2207.VI.6).

FLOW, FIRE SAFETY, AND ALL ONSITE AND OFFSITE IMPROVEMENTS.

WAIVER FROM THE TOWN MANAGER.

PROTECT THE UNDISTURBED NATURAL AREA.

ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.

GRADING SPECIFICATIONS

STABILITY OF ALL FINISH SLOPES INCLUDING CUT SLOPES.

MAXIMUM PARTICLE SIZE 6 INCHES

PERCENT PASSING NO. 200 SIEVE 25% MAX.

SAND AND ROCK THAT CAN BE COMPACTED INTO A DENSE CONDITION.

WATER: EPCOR SANITARY SEWER: SEPTIC ELECTRIC: APS TELEPHONE: CENTURY LINK, COX COMMUNICATIONS NATURAL GAS: SOUTHWEST GAS CABLE TV: CENTURY LINK, COX COMMUNICATIONS

UTILITIES NOTES

HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE ONLY AND WILL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION WORK. CALL BLUE STAKE @ (602) 263-1100.

EARTHWORK QUANTITIES

CUT: 615 C.Y.

ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. NO SHRINK OR SWELL IS ASSUMED. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.

BASIS OF BEARINGS THE FOUND SOUTHERLY PROPERTY LINE OF LOT 5, CLEARWATER HILLS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF

- 1. ULTIMATE STORM OUTFALL IS LOCATED AT THE SOUTHFASTERLY
- PROP. CORNER AT ELEVATION OF 1660.00. 2. NEW SINGLE FAMILY RESIDENCE IS PROPOSED WITH THIS PROJECT. 3. PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS
- OF ADJOINING LOTS.
- INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF
- 6. PROPOSED STORM DRAIN SYSTEM SHALL BE INSPECTED AND CLEANED FROM DEBRIS AND SILT AFTER EVERY MAJOR STORM EVENT. 7. RIPRAP AND BOULDERS ARE SPECIFIED AT ALL POINTS OF

DISCHARGE TO MITIGATE EROSION AND TO CONVERT CONCENTRATED FLOWS BACK TO SHEET FLOWS.

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AS-BUILT CERTIFICATION

REGISTERED ENGINEER/ LAND SURVEYOR

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED

I HEREBY CERTIFY THAT FINISHED FLOOR ELEVATIONS SHOWN ON THE PLAN OF 1589.75 AND 1601.00 ARE MINIMUM OF 12" ABOVE THE PARADISE VALLEY CODE OF ORDINANCE.

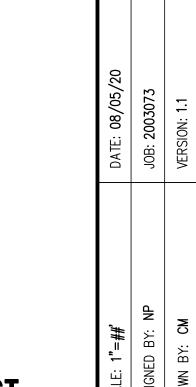
DATE:

APPROVAL

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 ENGINEER TOWN OF PARADISE VALLEY





ARCHITECT LAYNIE PAVIO AND DANIEL P. MEYER COSAN STUDIO 4300 N MILLER RD., SUITE 140

SCOTTSDALE, AZ 85250 P: 480-930-4410

SITE DATA CIVIL ENGINEER LAND DEVELOPMENT GROUP, LLC 169-11-003D & 169-11-003E 8808 N CENTRAL AVE, SUITE 288 PHOENIX, AZ 85020 4502 E MOONLIGHT WY.. PARADISE VALLEY, AZ 85253 CONTACT: NICK PRODANOV, PE RU-43, R-43

OWNER

16470 MATILIJIA DR.,

LOS GATOS, CA 95030

BENCHMARK 3" PARADISE VALLEY BRASS CAP FLUSH AT THE INTERSECTION OF INDIAN BEND ROAD AND 48TH STREET ALIGNMENT HAVING AN ELEVATION OF 1419.80 NAVD 88 DATUM, GDACS# 24521-2

T2N R4E

LOT AREA: 99,318 S.F (2.280 AC.);

THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 64 OF MAPS, PAGE 42. THE BEARING OF WHICH IS N2910'40"W.

DRAINAGE STATEMENT

- 4. EXISTING DRAINAGE PATTERNS ARE PRESERVED. 5. THE MINIMUM FINISH FLOOR ELEVATIONS SHOWN ARE SAFE FROM
- CONSTRUCTED PER THE APPROVED CIVIL PLANS.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY # 040049	PANEL # 1765 OF 4425	SUFFIX L	BASE FLOOD
	PANEL DATE FIRM INDEX DATE 10/16/2013 11/04/2015	ZONE X*	ELEVATION N/A

AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTRATION NUMBER

FINISH FLOOR CERTIFICATION

100-YEAR STORM ELEVATION OF 1588.75 ACCORDING TO THE TOWN OF

Nice Prodonov REGISTERED CIVIL ENGINEER

08/05/20

DATE

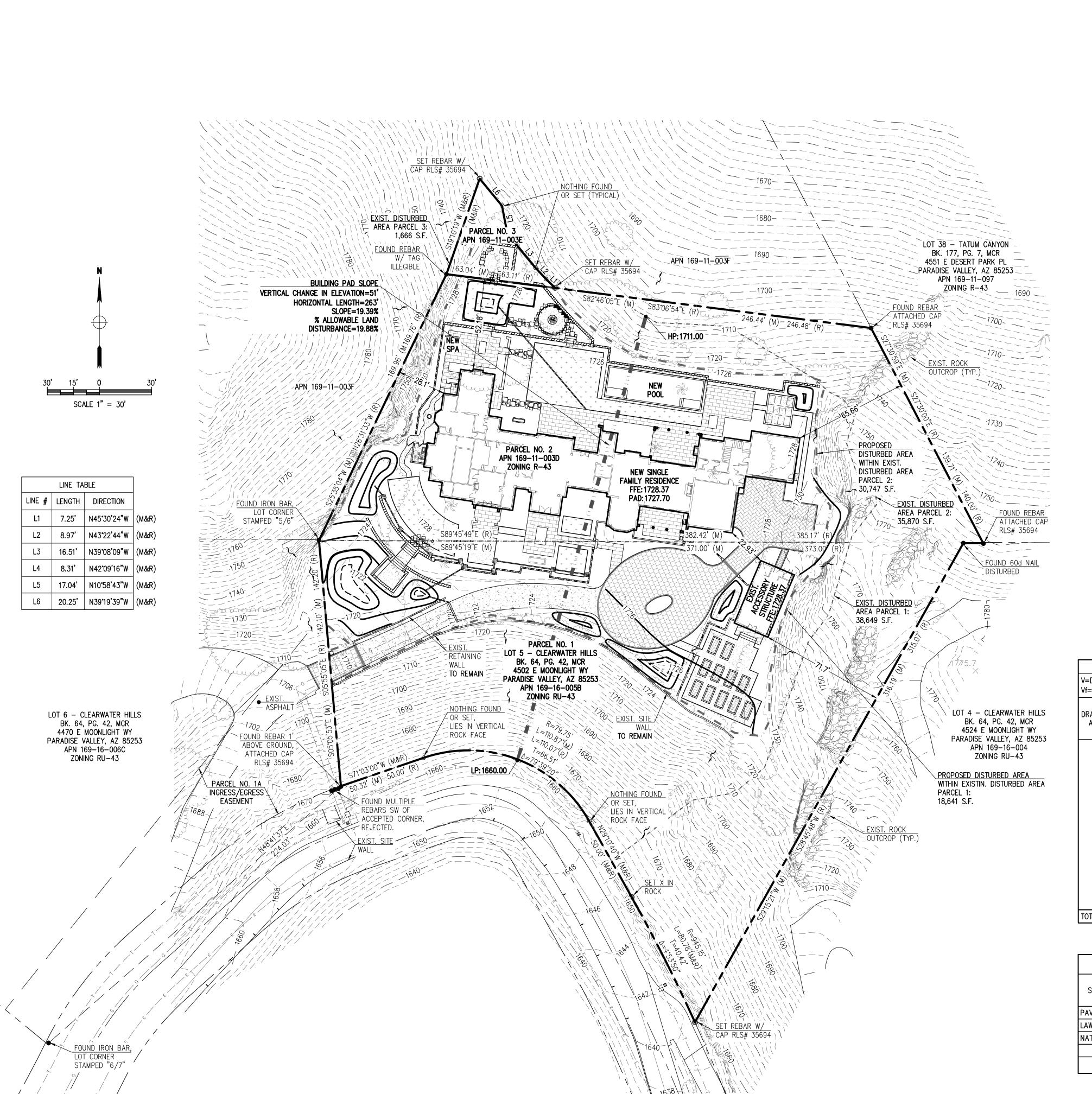
THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN OF



DATE

LIMINARY DRAINAG COVER

. 25 **■ ×** LOT 5 - C 4502 E PARADISE



LEGAL DESCRIPTION

LOT 5, CLEARWATER HILLS, A SUBDIVISION RECORDED IN BOOK 64 OF MAPS, PAGE 42, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 1A: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND RIGHTS INCIDENT THERETO OVER AND ACROSS THAT PART OF LOT 6, CLEAR WATER HILLS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERN-MOST CORNER OF SAID LOT 6; THENCE NORTH 50 DEGREES 45 MINUTES 07 SECONDS WEST 30.00 FEET;

THENCE NORTH 38 DEGREES 45 MINUTES 33 SECONDS EAST, 293.17 FEET; THENCE SOUTH 5 DEGREES 55 MINUTES 03 SECONDS EAST 100.00 FEET TO A POINT MARKING THE BEGINNING OF A CURVE TO THE SOUTHWEST, THE CENTRAL PAINT OF WHICH BEARS SOUTH 18 DEGREES 57 MINUTES EAST 228.18 FEET, A DISTANCE THEREFROM; THENCE ALONG THE ARC OF SAID CURVE THROUGH CENTRAL ANGLE 22 DEGREES 36

MINUTES 00 SECONDS, A DISTANCE OF 90.00 FEET; THENCE SOUTH 48 DEGREES 27 MINUTES 00 SECONDS WEST, 60.00 FEET TO A POINT MARKING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22

DEGREES 00 MINUTES 00 SECONDS, AND A RADIUS OF 207.63 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 79.72 FEET TO THE POINT OF BEGINNING, AND OVER AND ACROSS THAT CERTAIN 10 FEET WHICH ADJOINS THE ABOVE,

AND WHICH A ROADWAY. TOGETHER WITH THE RIGHT TO USE THE PRIVATE ROADWAYS AS SHOWN ON THE PLAT OF CLEARWATER HILLS NO. 2, ACCORDING TO BOOK 84 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT ALL THE COAL AND OTHER MINERALS AS RESERVED UNTO THE UNITED STATES OF AMERICA, AS SET FORTH IN PATENT ISSUED ON SAID LAID. PARCEL NO. 2:

A PORTION OF LOT 2, SECTION 6, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY

DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID SECTION 6; THENCE NORTH 89 DEGREES 43 MINUTES 36 SECONDS WEST, AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID LOT 1 AND OF LOT 2 OF SAID SECTION 6, SAID SOUTH LINE ALSO BEING COMMON WITH THE NORTH LINE OF PARADISE VALLEY COUNTRY ESTATES SUBDIVISIONS AS RECORDED IN BOOK 102 OF MAPS, PAGE 28, AND WITH THE NORTH LINE OF CLEARWATER HILLS SUBDIVISION AS RECORDED IN BOOK 64 OF MAPS, PAGE 42, BOTH OF MARICOPA COUNTY, ARIZONA, FOR A DISTANCE OF 1726.00 FEET TO THE TRUE POINT

THENCE CONTINUING NORTH 89 DEGREES 43 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 385.17 FEET TO THE NORTHWEST CORNER OF LOT 5 OF SAID CLEARWATER HILLS

THENCE NORTH 26 DEGREES 31 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 169.76

THENCE SOUTH 83 DEGREES 06 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 246.48

THENCE SOUTH 27 DEGREES 30 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 140.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ALL THE COAL AND OTHER MINERALS AS RESERVED UNTO THE UNITED STATES OF AMERICA, AS SET FORTH IN PATENT ISSUED ON SAID LAND.

THAT PART OF LOT 2 IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 6, CLEAR WATER HILLS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 64 OF MAPS AT PAGE 42;

THENCE SOUTH 89 DEGREES 44 MINUTES 59 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 6 WHICH IS ALSO THE SOUTH LINE OF SAID LOT 2, TO THE NORTHEAST CORNER

OF SAID LOT 6; THENCE NORTH 25 DEGREES 39 MINUTES 26 SECONDS EAST A DISTANCE OF 169.76 FEET

TO THE POINT OF BEGINNING;

THENCE SOUTH 82 DEGREES 42 MINUTES 59 SECONDS EAST A DISTANCE OF 63.11 FEET; THENCE NORTH 45 DEGREES 30 MINUTES 24 SECONDS WEST A DISTANCE OF 7.34 FEET; THENCE NORTH 43 DEGREES 22 MINUTES 44 SECONDS WEST A DISTANCE OF 8.97 FEET;

THENCE NORTH 39 DEGREES 08 MINUTES 09 SECONDS WEST A DISTANCE OF 16.51 FEET THENCE NORTH 42 DEGREES 09 MINUTES 16 SECONDS WEST A DISTANCE OF 8.31 FEET; THENCE NORTH 10 DEGREES 58 MINUTES 43 SECONDS WEST A DISTANCE OF 17.04 FEET; THENCE NORTH 39 DEGREES 19 MINUTES 39 SECONDS WEST A DISTANCE OF 20.25 FEET;

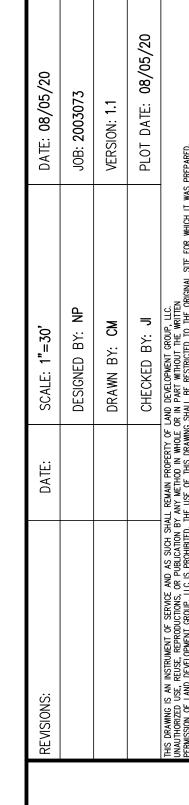
THENCE SOUTH 19 DEGREES 10 MINUTES 19 SECONDS WEST A DISTANCE OF 58.25 FEET TO THE POINT OF BEGINNING.

ON-SITE RETENTION FOR THE PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT V=DxAx(Cw,post-Cw,pre)/12 | D - RAINFALL DEPTH = 2.24" | A - TRIBUTARY AREA, SF | Cw - WEIGHTED RUNOFF COEFFICIENT Vf=(DfxAxCw,post)/12 | Df - RAINFALL DEPTH = 0.5" FIRST FLUSH | A - TRIBUTARY AREA, SF | Cw - WEIGHTED RUNOFF COEFFICIENT

DRAINAGE AREA	AREA	RUNOFF COEFFICIENT	VOLUME REQUIRED PRE VS POST	VOLUME REQUIRED FIRST FLUSH	RETENTION BASIN ID	CONTOUR	ELEVATION	CONTOUR AREA	DEPTH	VOLUME PROVIDED	AS-BUILT VOLUME PROVIDED
	S.F.	Cw	C.F.	C.F.				S.F.	FT	C.F.	C.F.
					A1	HW	1,726.00	700	1.50	557	
					AI	ВОТТОМ	1,724.50	43	1.50	337	
					A2	HW	1,727.00	145	1.00	75	
					AZ	воттом	1,726.00	6	1.00	73	
					A3	HW	1,727.00	223	1.00	125	
					AO	ВОТТОМ	1,726.00	28	1.00	125	
	76,185	0.03	427	2,698	A4	HW	1,726.00	507	1.50	425	
A	70,103	0.03	427	2,090	A 4	ВОТТОМ	1,724.50	59	1.50	423	
					A5	HW	1,725.00	224	1.00	121	
					AO	воттом	1,724.00	17	1.00	121	
					A6	HW	1,722.00	1,279	1.50	1,088	
					AO	воттом	1,720.50	171	1.50	1,000	
					47	HW	1,727.00	484	1.00	308	
					A7	воттом	1,726.00	131	1.00	300	
TOTAL			427	2,698						2,698	

	RUNOFF COEF PRE- DEVELOPM			WEIGHTED RUNOFF COEFFICIENT, CW POST— DEVELOPMENT				
SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA	SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA	
	С	SF			С	SF		
PAVEMENT & ROOF	0.95	20,345	19,328	PAVEMENT & ROOF	0.95	24,512	23,286	
LAWN	0.31	12,380	3,838	LAWN	0.31	3,174	984	
NATIVE HILLSIDE	0.70	55,840	39,088	NATIVE HILLSIDE	0.70	51,673	36,171	
TOTAL 76,185			62,253		TOTAL	76,185	60,441	
Cw = C * AREA / TOTAL AREA			0.82	Cw =	C * AREA / T	OTAL AREA	0.79	





HILLS WY., 85253 LOT 5 - CLEARWA 4502 E MOONLIG PARADISE VALLEY,





OF **3**

