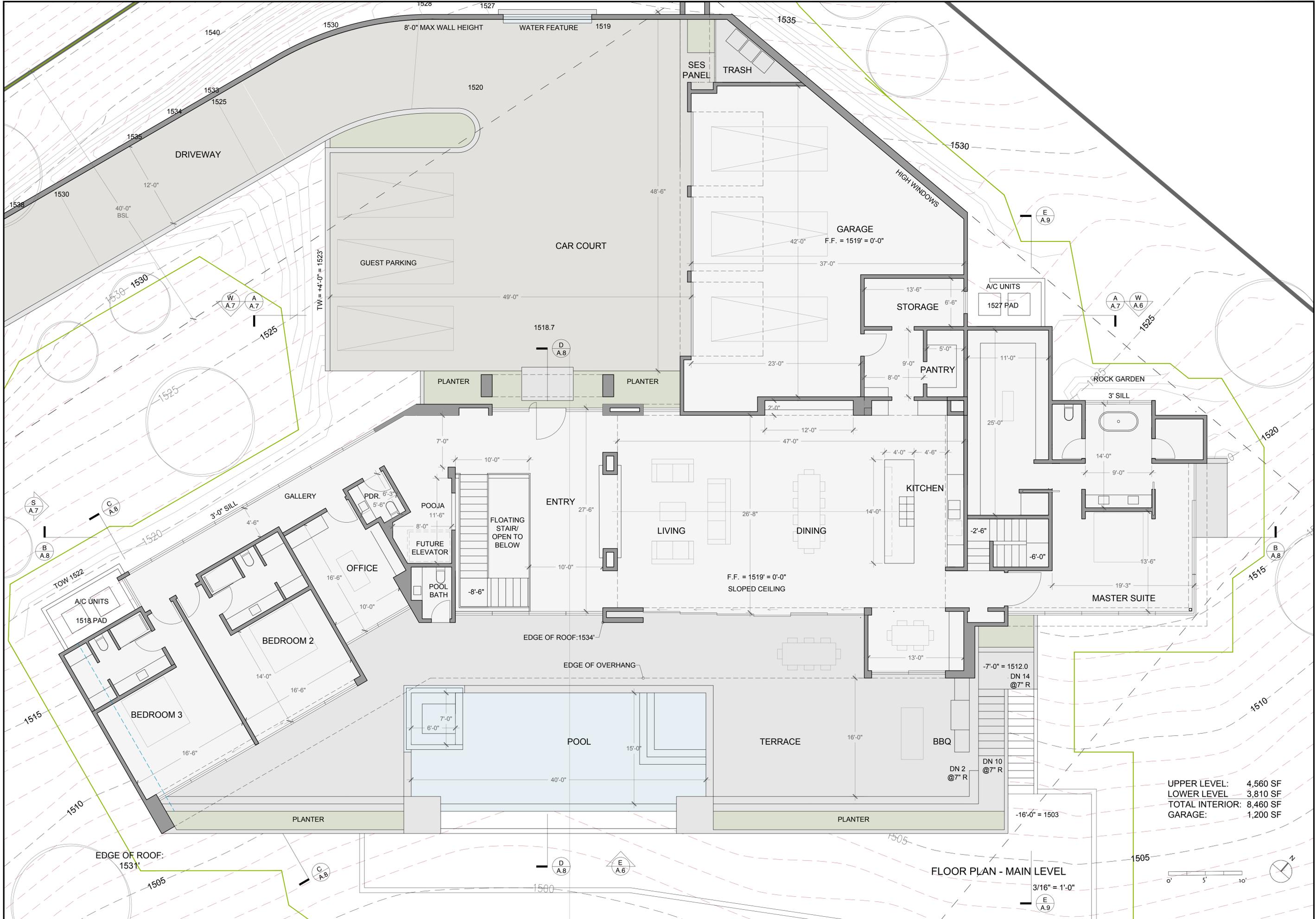


SLOPE:	
V: 38.3' / H: 134.5'	= 28%
LOT SIZE: 71,043 SF	
LOT SLOPE: 28.0%	
ALLOWABLE DIST %: 11.28%	
ALLOWABLE DIST. AREA:	8,014 SF
GROSS DIST. AREA:	21,301 SF
LESS LIVABLE FOOTPRINT:	6,181 SF
LESS GARAGE AREA:	1,198 SF
LESS RESTORED AREAS:	1,201 SF
PROPOSED DIST. AREA:	12,751 SF
- PREVIOUSLY DISTURBED: 4,762 SF (VARIANCE REQUESTED)	
= DISTURBED AREA	7,989 SF

PARTIAL SITE PLAN

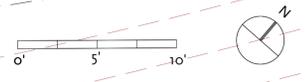
1" = 10'-0"

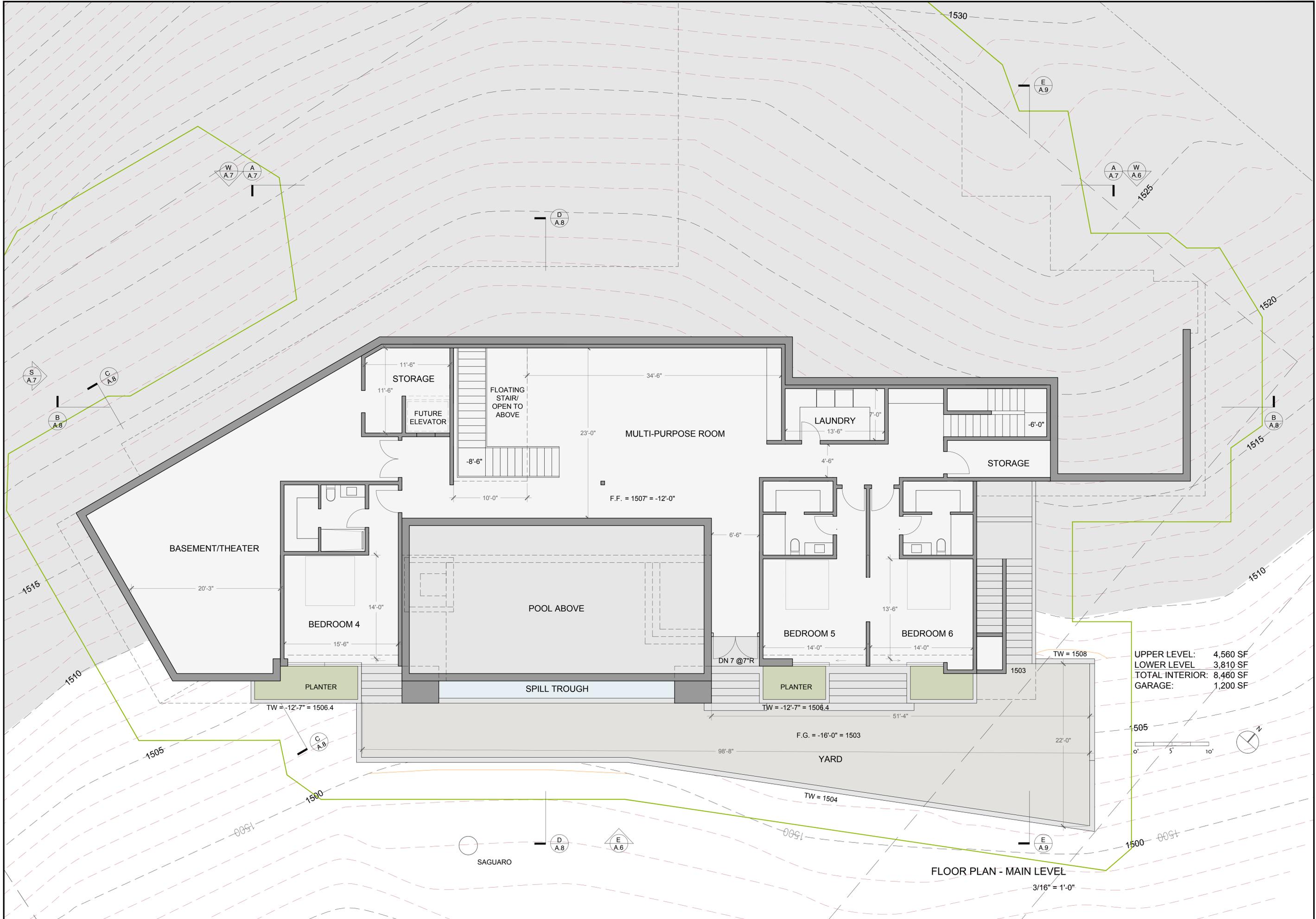


UPPER LEVEL: 4,560 SF
 LOWER LEVEL: 3,810 SF
 TOTAL INTERIOR: 8,460 SF
 GARAGE: 1,200 SF

FLOOR PLAN - MAIN LEVEL

3/16" = 1'-0"

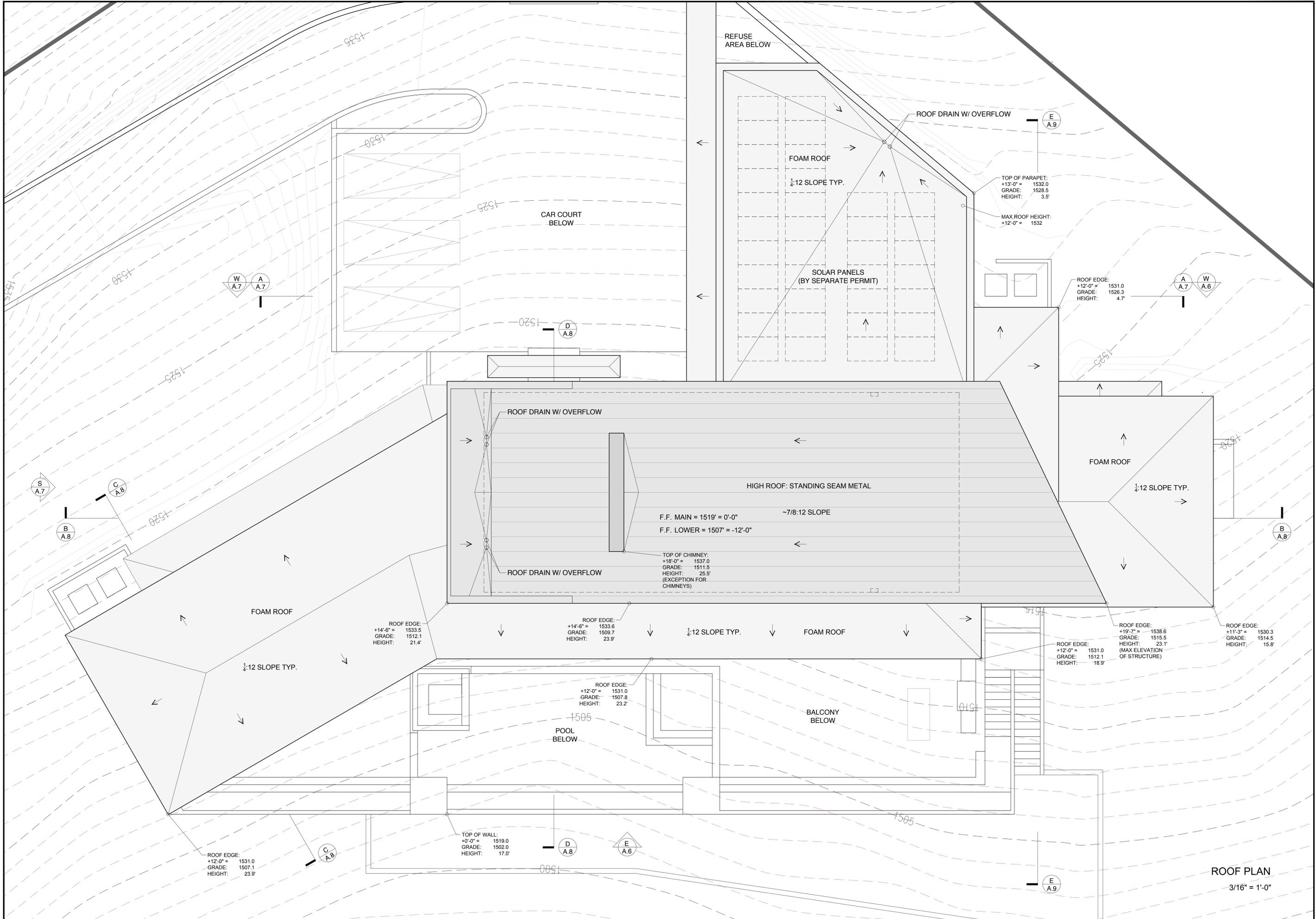




UPPER LEVEL: 4,560 SF
 LOWER LEVEL: 3,810 SF
 TOTAL INTERIOR: 8,460 SF
 GARAGE: 1,200 SF

FLOOR PLAN - MAIN LEVEL

3/16" = 1'-0"



REFUSE AREA BELOW

CAR COURT BELOW

FOAM ROOF

1/4:12 SLOPE TYP.

SOLAR PANELS (BY SEPARATE PERMIT)

ROOF DRAIN W/ OVERFLOW

TOP OF PARAPET:
+13'-0" = 1532.0
GRADE: 1528.5
HEIGHT: 3.5'

MAX ROOF HEIGHT:
+12'-0" = 1532

ROOF EDGE:
+12'-0" = 1531.0
GRADE: 1526.3
HEIGHT: 4.7'

ROOF DRAIN W/ OVERFLOW

HIGH ROOF: STANDING SEAM METAL

F.F. MAIN = 1519' = 0'-0"

F.F. LOWER = 1507' = -12'-0"

TOP OF CHIMNEY:
+18'-0" = 1537.0
GRADE: 1511.5
HEIGHT: 25.5'
(EXCEPTION FOR CHIMNEYS)

ROOF DRAIN W/ OVERFLOW

ROOF EDGE:
+14'-6" = 1533.6
GRADE: 1509.7
HEIGHT: 23.9'

1/4:12 SLOPE TYP.

FOAM ROOF

ROOF EDGE:
+12'-0" = 1531.0
GRADE: 1512.1
HEIGHT: 18.9'

ROOF EDGE:
+19'-7" = 1538.6
GRADE: 1515.5
HEIGHT: 23.1'

ROOF EDGE:
+11'-3" = 1530.3
GRADE: 1514.5
HEIGHT: 15.8'

FOAM ROOF

1/4:12 SLOPE TYP.

ROOF EDGE:
+14'-6" = 1533.6
GRADE: 1512.1
HEIGHT: 21.4'

ROOF EDGE:
+12'-0" = 1531.0
GRADE: 1507.8
HEIGHT: 23.2'

POOL BELOW

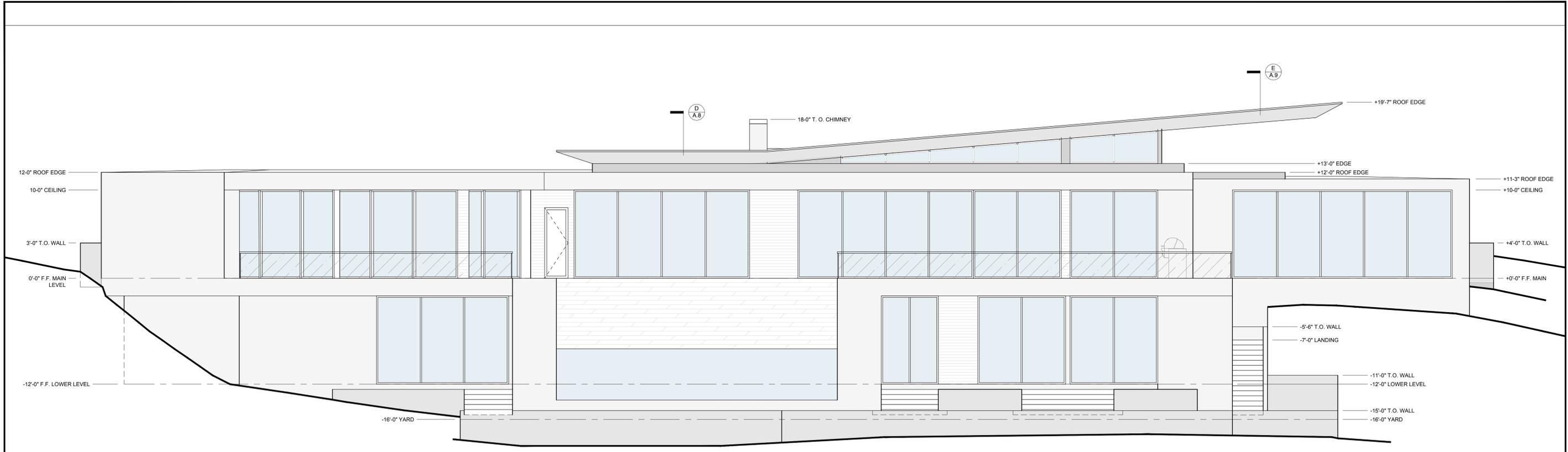
BALCONY BELOW

TOP OF WALL:
+0'-0" = 1519.0
GRADE: 1502.0
HEIGHT: 17.0'

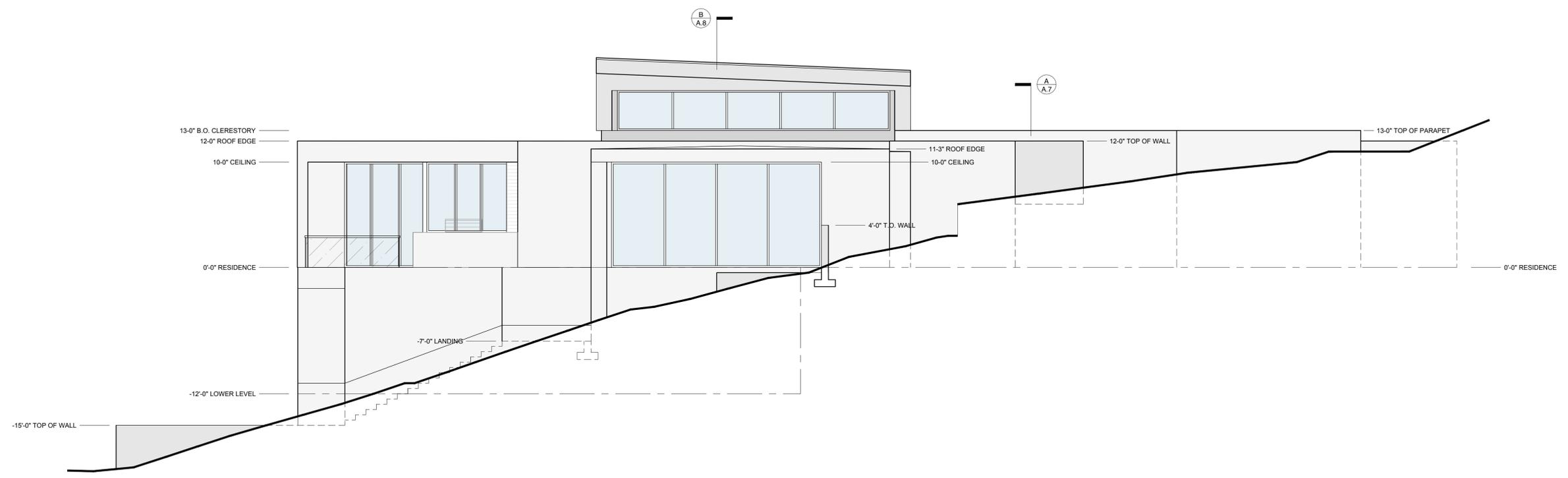
ROOF EDGE:
+12'-0" = 1531.0
GRADE: 1507.1
HEIGHT: 23.9'

ROOF PLAN

3/16" = 1'-0"



ELEVATION B



ELEVATION C

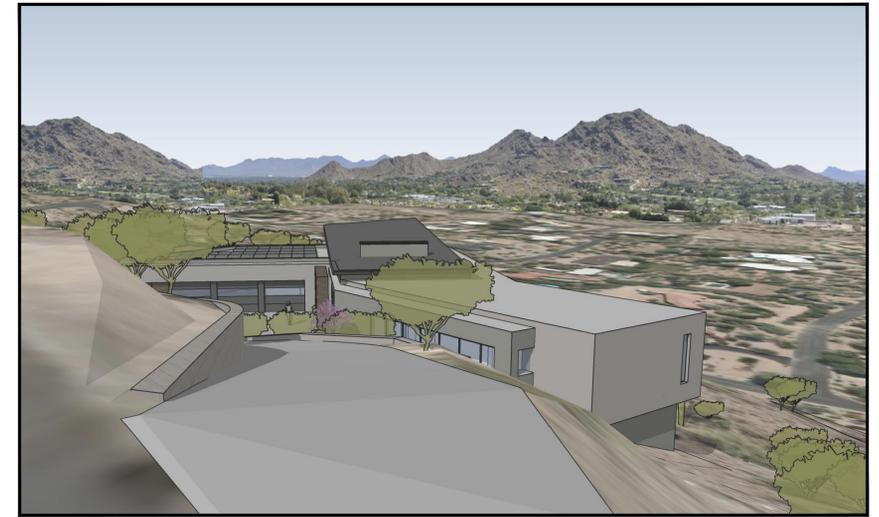
ROOF PLAN
3/16" = 1'-0"



VIEW FROM SOUTHEAST



VIEW FROM SOUTH



VIEW FROM ROAD AT DRIVEWAY



VIEW FROM BELOW FROM NORTHEAST



VIEW FROM ABOVE FROM NORTHEAST



VIEW FROM ENTRY DRIVE



VIEW OF MASTER SUITE FROM NORTH

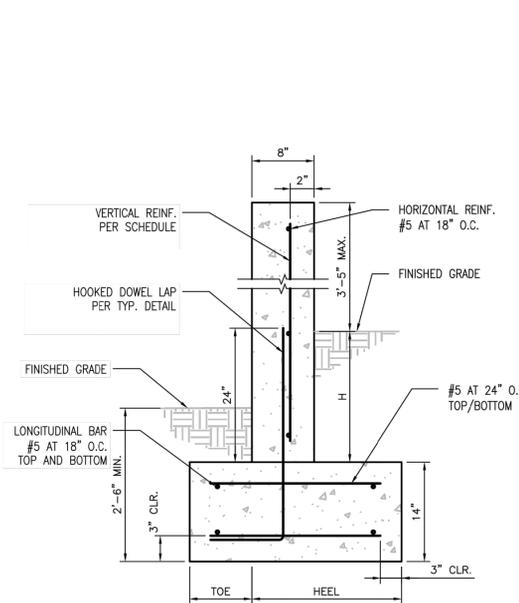


VIEW FROM WEST AT ROAD



VIEW FROM CAR COURT

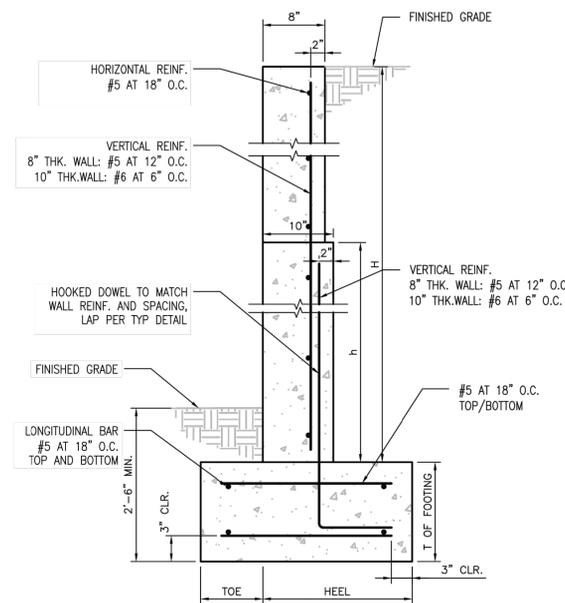
CONCEPT PERSPECTIVE IMAGES - NOT TO SCALE



- NOTES:**
- FOOTING REINFORCING SHALL BE PLACED AT THE BOTTOM (3" CLR) OF THE FOOTING UNO.
 - FOOTING SHALL BE EXTENDED 12" MINIMUM BEYOND WALL ENDS UNO.
 - CONTRACTOR SHALL COORDINATE FOOTING DEPTH WITH REQUIREMENTS FROM OTHER TRADES.
 - REFER TO OTHER DETAILS FOR INFORMATION SHOWN BUT NOT NOTED HERE.
 - INSTALL CONTROL JOINTS IN WALL PER DETAIL 04.
 - REFER DETAIL 101/SC4 FOR WEEP HOLE INFORMATION

RETAINING WALL INFORMATION			
H	TOE	HEEL	VERTICAL REINF.
0'-0" - 3'-6"	0'-9"	1'-9"	#5 AT 18" O.C.
3'-7" - 7'-6"	1'-0"	3'-0"	#5 AT 14" O.C.

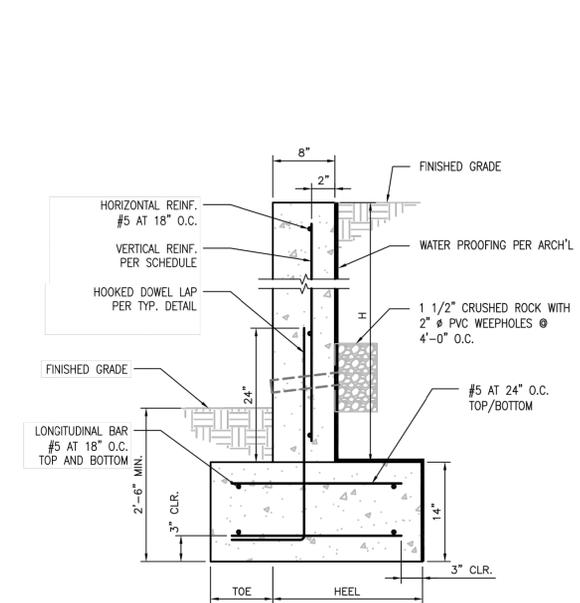
103 SITE RETAINING WALL AND FOOTING [0' TO 7'-6"]
SC4 NOT TO SCALE



- NOTES:**
- FOOTING REINFORCING SHALL BE PLACED AT THE BOTTOM (3" CLR) OF THE FOOTING UNO.
 - FOOTING SHALL BE EXTENDED 12" MINIMUM BEYOND WALL ENDS UNO.
 - CONTRACTOR SHALL COORDINATE FOOTING DEPTH WITH REQUIREMENTS FROM OTHER TRADES.
 - REFER TO OTHER DETAILS FOR INFORMATION SHOWN BUT NOT NOTED HERE.
 - INSTALL CONTROL JOINTS IN WALL PER DETAIL 04.
 - REFER DETAIL 101/SC4 FOR WEEP HOLE INFORMATION

RETAINING WALL INFORMATION				
H	10" THK. WALL HEIGHT (h)	TOE	HEEL	T OF FOOTING
8'-1" - 12'-0"	6'-0"	2'-0"	6'-0"	14"
12'-1" - 14'-0"	6'-6"	2'-0"	6'-0"	16"

102 SITE RETAINING WALL AND FOOTING [8'-1" TO 14'-0"]
SC4 NOT TO SCALE



- NOTES:**
- FOOTING REINFORCING SHALL BE PLACED AT THE BOTTOM (3" CLR) OF THE FOOTING UNO.
 - FOOTING SHALL BE EXTENDED 12" MINIMUM BEYOND WALL ENDS UNO.
 - CONTRACTOR SHALL COORDINATE FOOTING DEPTH WITH REQUIREMENTS FROM OTHER TRADES.
 - REFER TO OTHER DETAILS FOR INFORMATION SHOWN BUT NOT NOTED HERE.
 - INSTALL CONTROL JOINTS IN WALL PER DETAIL 04.

RETAINING WALL INFORMATION			
H	TOE	HEEL	VERTICAL REINF.
0'-0" - 3'-0"	0'-9"	1'-0"	#5 AT 18" O.C.
3'-1" - 6'-0"	1'-0"	2'-0"	#5 AT 18" O.C.
6'-1" - 8'-0"	1'-0"	3'-6"	#5 AT 14" O.C.

101 SITE RETAINING WALL AND FOOTING [0' TO 8'-0"]
SC4 NOT TO SCALE

TYPICAL RETAINING WALL SCHEDULES

LEGEND

	1/4 SECTION QUARTER		IRON FENCE
	FOUND REBAR OR AS NOTED		COMMUNICATIONS LINE
	CALCULATED POINT		CATV, PHONE
	PROPERTY LINE		WATER LINE
	EASEMENT LINE		ELECTRIC LINE
	MONUMENT LINE		GAS LINE
	FIRE HYDRANT		EXISTING CONTOUR
	CABLE TV RISER		EXIST. DRAINAGE FLOW
	TELECOMMUNICATIONS PEDISTAL		EXIST. SPOT ELEVATION
	TRANSFORMER		PALO VERDE
	UTILITY CONTROL BOX		SAGUARO
	BOULDER		

	PROPOSED ELEVATION
	EXISTING ELEVATION
	FINISHED FLOOR ELEVATION
	LOWEST FINISHED FLOOR ELEVATION
	FLOW DIRECTION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EDGE OF PAVEMENT
	BACK OF CURB
	RIGHT OF WAY
	PUBLIC UTILITY EASEMENT
	GENERAL PURPOSE EASEMENT
	TOP OF SITE WALL
	TOP OF RETAINING WALL
	TOP OF FOOTING
	TOP OF WROUGHT IRON FENCE
	TOP OF STEM WALL
	TOP OF COLUMN
	HIGH WATER SURFACE ELEVATION
	FINISHED GRADE
	FLOWLINE
	INVERT
	CENTERLINE
	PROPERTY LINE
	SANITARY SEWER LINE
	WATER LINE
	ASBUILT
	BUILDING SETBACK LINE
	HIGHEST ADJACENT NATURAL GRADE
	LOWEST ADJACENT NATURAL GRADE
	CONTROL POINT
	HIGH POINT
	DRAINAGE EASEMENT
	100 YR HWSE LIMITS
	TOP OF RAILING
	NATURAL GRADE
	BOTTOM OF WALL

PROJECT DESCRIPTION:
Single family custom residence and associated hardscape

UTILITY PROVIDERS
WATER - EPCOR USA
SANITARY SEWER - TOWN OF PARADISE VALLEY
ELECTRIC - APS
TELEPHONE - COX
NATURAL GAS - SOUTHWEST GAS
CABLE TV - COX

ESTIMATED EARTHWORK QUANTITIES
THE QUANTITIES LISTED BELOW ARE APPROXIMATE, UNADJUSTED AND FOR PERMITTING ONLY. CONTRACTOR TO VERIFY.
CUT 265 C.Y.
FILL 225 C.Y.
NET 45 C.Y.

FOR BIDDING PURPOSES ONLY

CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.

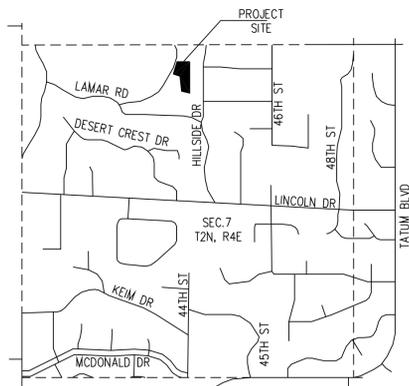
NOTE: ANY EXCESS CUT MATERIAL SHALL BE REMOVED FROM THE SITE.

FINISHED FLOOR CERTIFICATION
ENGINEER SHALL CERTIFY THAT THE PROTECTED STEM AND/OR FINISHED FLOOR ELEVATION SHOWN ON THE PLAN OF 1519.00 (MAIN); 1507.00 (LOWER) IS A MINIMUM OF 12" ABOVE THE 100 YEAR STORM ELEVATION.

Name: Frank Boxberger, P.E. Lic. No. 20887 Exp. 3/31/26 Date: 10/25/23

DRAINAGE STATEMENT:
The ultimate storm water outfall is located at the southeast lot corner at an elevation of 1435.0
The proposed development does not impact drainage conditions of adjoining lots.
Retention is provided for the 100 year, 2 hour storm event per the Storm Water Drainage Design Manual.
The lowest finished floor elevation of 1507.00 is safe from inundation during a 100 year peak run-off event if constructed in accordance with the approved plans.

ADDITIONAL NOTES:
1. No certificate of occupancy shall be issued until all hillside stipulations and all town code requirements are compiled including, but not limited to landscaping, ground restoration, fire safety and all onsite and offsite improvements.
2. All outdoor lighting shall be in conformance with article XXII of the town zoning ordinance.
3. all excess material shall be removed from the site with no new spill slopes.
4. The use of hydraulic ram hammers, or other heavy equipment used to cut through rock, including machinery with audible back up warning devices be limited to use between the hours of 7:00am or sunrise, whichever is later, and 6:00pm or sunset, which ever 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.
5. Construction staking and/or fencing shall be placed around the construction site so as to protect the undisturbed natural area.
6. All retaining walls shall not exceed more than 6 inches above the material they retain (with exception of driveway retaining walls in accordance with 2207.VI.6).



VICINITY MAP
N.T.S.

DISCLAIMER
The survey information on this plan was supplied by:
Land Development Group
Job Number: 2211390
Project Date: 1/9/23
Certified By: James B. Flock
RLS#: 35694
Summit Civil Group is not responsible for the accuracy of said information.

NOTE: FIRE SPRINKLER SYSTEM TO BE PROVIDED BY DEFERRED SUBMITTAL.

PRELIMINARY GRADING AND DRAINAGE PLAN

FOR NEW RESIDENCE
LOT 18 PARADISE HIGHLANDS PLAT A,
6919 NORTH HIGHLANDS DRIVE
PARADISE VALLEY, ARIZONA

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AD. ZONE, USE DEPTH)
04013C	1765 10/16/13	L	10/16/13	X	N/A

ENGINEER'S CERTIFICATION: THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN, ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE-HUNDRED YEAR STORM, AND ARE IN ACCORDANCE WITH THE TOWN OF PARADISE VALLEY BUILDING REGULATIONS.

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 CIVIL ENGINEER/LAND SURVEYOR DATE

REGISTRATION NUMBER

APPROVED:

This set of plans has been reviewed for compliance with Town of Paradise Valley requirements prior to issuance of permit. The town neither accepts or 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 DATE

DISTURBED AREA CALCULATIONS

PRE-DEVELOPMENT NATIVE SLOPE UNDER PROPOSED HOUSE = %

TOTAL LOT AREA: 1.63 ACRES, 71,043 SF

AREA UNDER ROOF: 7,379 SF

FLOOR AREA RATIO 10.4 % (AREA UNDER ROOF/AREA OF LOT)

BUILDING PAD SLOPE: %
VERTICAL: FT
HORIZONTAL: FT

ALLOWABLE DISTURBED AREA ON LOT PER PV HILLSIDE ORDINANCE TABLE 1 = 14.05%

ALLOWED DISTURBANCE = (LOT AREA X 11.28%) = 8,014 SF

PREVIOUSLY DISTURBED AREA = 4,762 SF (VARIANCE REQUESTED)

DISTURBED AREA = 7,989 SF

GROSS DISTURBED AREA	21,303 SF
SUBTRACT(-) TOTAL LIVABLE	6,181 SF
SUBTRACT(-) ATTACHED GARAGE FOOTPRINT	1,198 SF
SUBTRACT(-) RESTORED AREAS	1,201 SF
PROPOSED DISTURBED AREA	12,651 SF

NET PROPOSED DISTURBED AREA 17.8%

(LIMITS OF DISTURBED AREA DELINEATED ON GRADING PLAN)

PERCENT OF LOT STEEPER THAN NATURAL GRADE (5% MAX) % (SF)

VOLUME OF CUT 265 CY
VOLUME OF FILL 225 CY

(RESTORE TO NATURAL GRADE - SEE SHEET 5/6)

SHEET INDEX
SHEET 1 - COVER SHEET
SHEET 2 - NOTES
SHEET 3 - OVERALL SITE
SHEET 4 - GRADING PLAN

LEGAL DESCRIPTION

Lot 18, of Paradise Highlands Plat A, according to the plot of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 88 of Maps, page 32.

PROJECT DATA

Lot Area: 72,416 square feet
APN: 169-53-034
Zoning: R-43
Address: 6919 North Highlands Drive
Existing Disturbed Area: 0 sf
Proposed Disturbed Area: 19,824 sf

OWNER

Jay & Palak Patel
7575 East Nestling Way
Scottsdale, AZ 85255

CLIENT

Victor Sidy Architect
2300 East Utopia Road
Phoenix, AZ 85024
(480) 688-5599

ARCHITECT

Victor Sidy Architect
2300 East Utopia Road
Phoenix, AZ 85024
(480) 688-5599

BENCHMARK

THE ALUMINUM CAP AT THE N 1/4 CORNER OF SECTION 7, T2N, R4E, ALSO BEING THE NORTHEAST CORNER OF SUBJECT PROPERTY, HAVING AN ELEVATION OF 1515.16 NAVD 88 DATUM, GDACS# 24520-21.

REFERENCE DOCUMENTS

Deed 2022-0377917
Paradise Highlands Plat A Bk 88, Pg 32 MCR

CIVIL ENGINEER'S GENERAL NOTES

- IF A DISCREPANCY IS FOUND BETWEEN THE ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO NOTIFY ENGINEER SHALL NEGATE ENGINEER'S LIABILITY.
- THIS SITE PLAN IS NOT A BOUNDARY SURVEY.
- BEARINGS AND DISTANCES ARE RECORD PER PLAT UNLESS OTHERWISE NOTED.
- ALL EXISTING UTILITIES TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CALL BLUE STAKE AT 263-1100.
- ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, CONCRETE CHANNELS OR ANY OTHER MEASURES DESIGNED TO PROTECT BUILDINGS OR OTHER PROPERTIES FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO ANY STRUCTURES BEING BUILT.
- HYDROLOGIC ANALYSIS OF THIS SITE INCLUDES SURFACE RUNOFF ONLY.
- ANY PROPOSED PIPES ON THIS SITE PLAN SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- ALL WALLS SHOWN ON THIS PLAN MUST BE SUBMITTED AND APPROVED BY THE REVIEWING MUNICIPALITY, HOA AND ARCHITECTURAL REVIEW COMMITTEE (IF APPLICABLE) PRIOR TO CONSTRUCTION.
- CLIENT/OWNER/BUILDER TO SECURE PROPER PLAN REVIEW AND PERMITS OF ALL FEDERAL, STATE, COUNTY, LOCAL AND HOA REVIEW AGENCIES PRIOR TO THE INSTALLATION OF CULVERTS, SITE GRADING OR CONSTRUCTION OF THIS PLAN IN ANY FORM.
- CONTRACTOR TO INSTALL BACKFLOW DEVICE PER P3008.1 IF FINISHED FLOOR IS LESS THAN 2' ABOVE UPSTREAM SEWER MANHOLE RIM. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION OF THE PRIVATE SEWER LINE.
- DRIVEWAY TO BE CONSTRUCTED OF ALL WEATHER MATERIAL TO WITHSTAND 83,000 LBS' GVW (GROSS VEHICLE WEIGHT).
- DRIVEWAY SLOPE NOT TO EXCEED 18% MAX AND THE AVERAGE GRADE FOR THE LENGTH OF THE DRIVEWAY SHALL BE 12%.
- THE PAD ELEVATIONS OF ALL A/C AND/OR ELCTRO-MECHANICAL UNITS WILL BE SET REASONABLY HIGHER THAT THE ADJACENT GRADES TO PROVIDE FLOOD PROTECTION UNDER THE 100 YEAR STORM EVENT.



REVISIONS 10/25/23/3FS
PV COMMENTS

GRADING PLAN
LOT 18 PARADISE HIGHLANDS PLAT A
6919 NORTH HIGHLANDS DRIVE
PARADISE VALLEY, ARIZONA



SHEET 1 OF 4
DATE MAY 2023

BD IN
DRAWN BY: KR
JOB NUMBER
18PHPA



CIVIL ENGINEER'S GENERAL NOTES

- 1. IF A DISCREPANCY IS FOUND BETWEEN THE ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO NOTIFY ENGINEER SHALL NEGATE ENGINEER'S LIABILITY.
2. THIS SITE PLAN IS NOT A BOUNDARY SURVEY.
3. BEARINGS AND DISTANCES ARE RECORD PER PLAT UNLESS OTHERWISE NOTED.
4. ALL EXISTING UTILITIES TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CALL BLUE STAKE AT 263-1100.
5. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, CONCRETE CHANNELS OR ANY OTHER MEASURES DESIGNED TO PROTECT BUILDINGS OR OTHER PROPERTIES FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO ANY STRUCTURES BEING BUILT.
6. HYDROLOGIC ANALYSIS OF THIS SITE INCLUDES SURFACE RUNOFF ONLY.
7. ANY PROPOSED PIPES ON THIS SITE PLAN SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
8. ALL WALLS SHOWN ON THIS PLAN MUST BE SUBMITTED AND APPROVED BY THE REVIEWING MUNICIPALITY, HOA AND ARCHITECTURAL REVIEW COMMITTEE (IF APPLICABLE) PRIOR TO CONSTRUCTION.
9. CLIENT/OWNER/BUILDER TO SECURE PROPER PLAN REVIEW AND PERMITS OF ALL FEDERAL, STATE, COUNTY, LOCAL AND HOA REVIEW AGENCIES PRIOR TO THE INSTALLATION OF CULVERTS, SITE GRADING OR CONSTRUCTION OF THIS PLAN IN ANY FORM.
10. CONTRACTOR TO INSTALL BACKFLOW DEVICE PER P3008.1 IF FINISHED FLOOR IS LESS THAN 2' ABOVE UPSTREAM SEWER MANHOLE RIM. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION OF THE PRIVATE SEWER LINE.
11. DRIVEWAY TO BE CONSTRUCTED OF ALL WEATHER MATERIAL TO WITHSTAND 83,000 LBS GVW (GROSS VEHICLE WEIGHT).
12. DRIVEWAY SLOPE NOT TO EXCEED 18% MAX AND THE AVERAGE GRADE FOR THE LENGTH OF THE DRIVEWAY SHALL BE 12%.
13. THE PAD ELEVATIONS OF ALL A/C AND/OR ELCTRO-MECHANICAL UNITS WILL BE SET REASONABLY HIGHER THAT THE ADJACENT GRADES TO PROVIDE FLOOD PROTECTION UNDER THE 100 YEAR STORM EVENT.

ENGINEER'S GENERAL NOTES

IF A DISCREPANCY ARISES BETWEEN THE DRAWINGS AND FIELD CONDITIONS, OR WHERE A DETAIL IS DOUBTFUL OFF INTERPRETATION, OR AN UNANTICIPATED FIELD CONDITION IS ENCOUNTERED, THE ENGINEER SHALL BE CALLED IMMEDIATELY FOR PROCEDURE TO BE FOLLOWED. SUCH INSTRUCTIONS SHALL BE CONFIRMED IN WRITING AND DISTRIBUTED TO ALL AFFECTED PARTIES.

THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY PRECAUTIONS, OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DRAWING AND/OR DOCUMENTS.

OWNER SHALL BE RESPONSIBLE FOR PROPER LAYOUT OF IMPROVEMENTS BASED UPON SETBACKS/ PROPERTY LINE LOCATION. DIMENSIONAL RELATIONSHIPS TO HOUSE ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.

GENERAL

- 1. IF SLAB TO GRADE, SLAB TO SLAB, RETAINING WALL TO GRADE EXCEEDS 29' PROVIDE A MINIMUM 38 HIGH GUARDRAILS PER SECTION 1012 OF THE INTERNATIONAL BUILDING CODE.
2. ALL CMU WALLS SHALL BE STUCCOED AND PAINTED ON BOTH SIDES TO MATCH MAIN RESIDENCE.
3. ALL WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE WATERPROOFED IN ACCORDANCE WITH SECTION 1807 OF THE INTERNATIONAL BUILDING CODE.
4. TOP OF CURB ELEVATION IS 6" ABOVE PAVEMENT ELEVATION, UNLESS OTHERWISE NOTED.
5. ALL GRADING SHALL BE PER 2015 INTERNATIONAL BUILDING CODE

DRAINAGE

- 1. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5- PERCENT SLOPE FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL OR AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION SHALL BE USED IN ACCORDANCE WITH SECTION 1803.3 OF THE INTERNATIONAL BUILDING CODE
2.OWNER TO MAINTAIN ALL DRAINAGE PATHS FREE FROM ANY OBSTRUCTIONS (I.E. DEBRIS AND SILT).
3.OWNER TO MAINTAIN ANY AND ALL DRAINAGE STRUCTURES (I.E CATCH BASINS, CULVERTS, CHANNELS OR ANY OTHER DRAINAGE RELATED FEATURES)
4.OWNER AND CONTRACTORS TO MAINTAIN ALL DRAINAGE PATHS IN NATURAL OR AS DESIGN DURING AND AFTER CONSTRUCTION.
5. PROVIDE DRAINAGE OPENING PER LOCATION ON PLAN, ALL OTHER LOCATIONS NOT NOTED, PROVIDE (2) 8"x16" (256 SQUARE INCHES) DRAINAGE OPENING AT IT 0/C
6. WALL OPENINGS SHALL NOT BE COVERED WITH SCREEN, MESH, ROCK, AND/OR OTHER BLOCKAGES TO IMPEDE FLOW.
7. HOUSE STEM WALL SHOULD BE A MINIMUM 05' ABOVE FINISHED ADJACENT TO HIGHEST GRADE (TYPICAL).
8. FLOOD WALL SHOULD BE A MINIMUM 1.0' ABOVE HIGH WATER ELEVATION (TYPICAL).

RETENTION BASIN

- 1. KEEP BASIN PONDING DEPTHS TO THREE FEET OR LESS WHERE POSSIBLE
2. ANY BASIN OVER 18" IN DEPTH MUST HAVE POOL BARRIER FENCING.
3. KEEP BASIN SIDE SLOPES TO 4:1 OR FLATTER WHERE POSSIBLE. BASINS WITH STEEPER SIDE SLOPES SHOULD BE PROPERLY STABILIZED.
4. GRADES REFLECTED IN THE RETENTION BASINS ARE FINISHED GRADES. IF ANY CONTRACTOR PLANS TO PLACE SPOIL DIRT FROM FOOTINGS, UTILITY TRENCHES, ETC., IN THE BASIN, THEN THE BASINS SHOULD BE APPROPRIATELY UNDERCUT DURING THE ROUGH GRADE OPERATIONS TO RESULT IN THE DESIGN FINISHED GRADES.

EROSION PROTECTION & DUST CONTROL

- 1.OWNER AND/OR CONTRACTOR SHALL INSTALL AND MAINTAIN LANDSCAPE ON SLOPES AND DISTURBED AREAS TO PREVENT EROSION.
2. PROVIDE 2' SQUARE BY 8" THICK RIPRAP AT ALL ROOF SCUPPERS AND EXTERIOR WALL OPENING TO PREVENT EROSION.
3. DUST SHALL BE CONTROLLED BY WATERING PER AIR POLLUTION CONTROL DISTRICT OF MARICOPA COUNTY, CONTRACTOR SHALL OBTAIN NECESSARY PERMITS

FILL MATERIAL

- 1. WITHIN THE SITE, ALL FILL MATERIALS SHOULD BE INORGANIC SOILS FREE OF VEGETATION, DEBRIS, ORGANIC CONTAMINANTS AND FRAGMENTS LARGER THAN 6 INCHES IN SIZE.
2. ALL GEOTECHNICAL INVESTIGATION BY A SOILS ENGINEER, SHOULD BE USED FOR ALL SITE PREPARATION, BEARING CAPACITIES VALUES, FRICTION VALUES, AND COMPACTION REQUIREMENTS.
3. WHERE EXCAVATION IS TO OCCUR, THE TOP FOUR (4) INCHES 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.

UTILITIES

- 1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUESTAKE AT LEAST TWO FULL WORKING DAYS (48 HOURS) PRIOR TO THE BEGINNING OF ANY EXCAVATING.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL STRUCTURES, UNDERGROUND PIPELINES, ELECTRIC AND TELEPHONE CONDUITS, EITHER SHOWN OR NOT SHOWN ON THE PLANS PRIOR TO ANY CONSTRUCTION, AND TO OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO THESE FACILITIES. THE ENGINEERING AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
3. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL UTILITY CONNECTIONS.
4. PLACE WATER LINE 12" ABOVE SEWER LINE PER 2015 IPC SECTION 603.2
5. INSTALL 4"O PVC SEWER LINE (ASTM D3034, SDR - 35) MINIMUM 1/4 IN PER FOOT (2015 IPC TBL 704.1)
6. PROVIDE CLEANOUT NEAR BUILDING, EVERY 100-FT OF RUN AND TURNS (2015 IPC SECTION 708.1.1)
7. PROVIDE CLEANOUT AT ALL INTERSECTIONS AND TURNS OF STORM DRAINS.

DRAINAGE STATEMENT:

The ultimate storm water outfall is located at the northeast lot frontage at an elevation of 1325.3. The proposed development does not impact drainge conditions of adjoining lots. Retention is provided for the 100 year, 2 hour storm event per the Storm Water Drainage Design Manual. The lowest finished floor elevation of 1327.17 is safe from inundation during a 100 year peak run-off event if constructed in accordance with the approved plans.

PARADISE VALLEY GENERAL NOTES

1. 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.

2. 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.

3. 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.

4. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.

5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.

6. ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR TYPE, LOCATION, HEIGHT, WAITAGE, 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.

7. A DUST CONTROL PLAN AND PERMIT MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.

8. A SEPARATE RIGHT-OF-WAY PERMIT IS NECESSARY FOR ANY OFF-SITE CONSTRUCTION.

9. 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.

10. EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.

11. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.

12. ALL NEW AND EXISTING ELECTRICAL SERVICE LINES SHALL BE BURIED PER THE TOWN OF PARADISE VALLEY REQUIREMENTS.

13. 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.

14. EXISTING AND/OR NEW UTILITY CABINETS AND PEDESTALS SHALL BE LOCATED A MINIMUM OF 4' BEHIND ULTIMATE BACK OF CURB LOCATION.

15. POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8" ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.

16. POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER TOWN CODE, ARTICLE 5-2.

17. ALL FILL MATERIAL UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95%.

18. SETBACK CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STEM WALL INSPECTION.

19. 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.

20. FINISHED FLOOR ELEVATION CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STRAP & SHEAR INSPECTION.

21. 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.

22. ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE.

23. TRENCH BEDDING AND SHADING SHALL BE FREE OF ROCKS AND DEBRIS.

24. THE TOWN ONLY APPROVES THE SCOPE OF WORK AND NOT THE ENGINEERING DESIGN. ANY CONSTRUCTION QUANTITIES SHOWN ARE NOT VERIFIED BY THE TOWN.

25. 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.

26. 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.

27. WHENEVER EXCAVATION IS NECESSARY, CALL ARIZONA811 BY DIALING 811 or 602-263-1100, TWO (2) WORKING DAYS BEFORE EXCAVATION BEGINS.

28. 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.

29. 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.

30. 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.

31. 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.

PARADISE VALLEY GENERAL NOTES (CONT.)

32. 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.

33. 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).

34. THE USE AND OPERATION OF FUEL-FIRED GENERATORS IS PROHIBITED UNLESS DUE TO A HARDSHIP. TOWN APPROVAL SHALL BE REQUIRED.

35. 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.

36. 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.

37. 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.

38. 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.

39. 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.

40. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.

41. ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR TYPE, LOCATION, HEIGHT, WAITAGE, 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.

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NOTE: FIRE SPRINKLER SYSTEM TO BE PROVIDED BY DEFERRED SUBMITTAL.

Summit Civil Group logo and contact information: 8707 EAST VISTA BONITA DRIVE STE 145, SCOTTSDALE, ARIZONA 85255 • (602) 755-0372

REVISIONS TO 025 / 2,3,5 COMMENTS

GRADING PLAN LOT 18 PARADISE HIGHLANDS PLAT A 6919 NORTH HIGHLANDS DRIVE PARADISE VALLEY, ARIZONA



SHEET 2 OF 4 DATE MAY 2023

18PHA



LOT 52 - PARADISE HILLS ESTATES
 BOOK 69, PAGE 24, MCR
 6854 N HILLSIDE DR.
 PARADISE VALLEY, AZ 85253
 APN 169-15-052
 ZONING R-43 HILLSIDE
 VACANT LOT

LOT 53 - PARADISE HILLS ESTATES
 BOOK 69, PAGE 24, MCR
 6836 N HILLSIDE DR.
 PARADISE VALLEY, AZ 85253
 APN 169-15-053
 ZONING R-43 HILLSIDE
 SINGLE FAMILY RESIDENCE

LOT 54 - PARADISE HILLS ESTATES
 BOOK 69, PAGE 24, MCR
 6820 N HILLSIDE DR.
 PARADISE VALLEY, AZ 85253
 APN 169-15-054
 ZONING R-43 HILLSIDE
 SINGLE FAMILY RESIDENCE

LOT 17 - PARADISE HIGHLANDS - PLAT 'A'
 BOOK 88, PAGE 32, MCR
 6933 N HIGHLANDS DR.,
 PARADISE VALLEY, AZ
 85253
 APN 169-53-033
 ZONING R-43 HILLSIDE
 VACANT LOT

LOT 28 - PARADISE HIGHLANDS
 BOOK 84, PAGE 36, MCR
 6740 N SILVER MOUNTAIN RD.,
 PARADISE VALLEY, AZ 85253
 APN 169-53-028
 ZONING R-43 HILLSIDE
 SINGLE FAMILY RESIDENCE

LOT 19 - PARADISE HIGHLANDS I
 BOOK 618, PAGE 10, MCR
 6901 N HIGHLANDS DR.,
 PARADISE VALLEY, AZ 85253
 APN 169-53-036
 ZONING R-43 HILLSIDE
 SINGLE FAMILY RESIDENCE

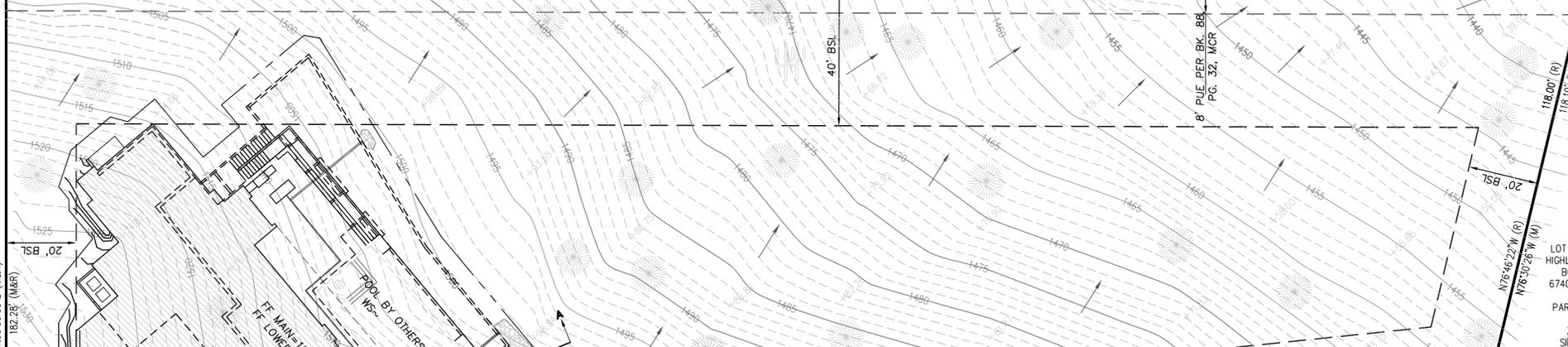
FOUND REBAR W/ CAP RLS# 57279
 PER REC. BOOK 1640, PAGE 37, MCR

N00°04'00"E (R)
 N00°08'58"E (M)

449.55' (R)
 449.93' (M)

FOUND IRON PIPE W/ TAG RLS# 57279
 PER REC. BOOK 1640, PAGE 37, MCR

EXTREME OUTFALL
 (17438.0)



FOUND REBAR W/ CAP RLS# 57279
 PER REC. BOOK 1640, PAGE 37, MCR
 $R=420.77'$ (M&R)
 $L=215.80'$ (M)
 $L=216.52'$ (R)
 $\Delta=29'23''08''$
 $T=110.33'$

FOUND REBAR W/ CAP RLS# 57279
 PER REC. BOOK 1640, PAGE 37, MCR

FOUND REBAR W/ CAP RLS# 57279
 PER REC. BOOK 1640, PAGE 37, MCR

FOUND REBAR W/ CAP RLS# 46643

FOUND REBAR W/ CAP RLS# 57279
 PER REC. BOOK 1640, PAGE 37, MCR

OVERALL SITE

(SEE SHEET 4 FOR G&D DESIGN)

RETENTION CALCULATIONS

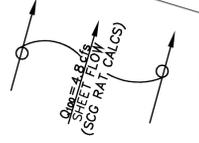
Volume Calculations per the Town of Paradise Valley Storm Water Policies & Standards
 Volume calculations should be done by applying the following equation:

First Flush Volume required: $V = ((C)(P/12)(A))$
 $V_{FF} = C(P/12)A$
 where
 V = Calculated volume in acre-feet
 C = Runoff coefficient (set at 1.00)
 P = First 0.5 inch of direct runoff
 A = Project proposed disturbance area (square feet)
 Volume required: $V_{FF} = ((C)(P/12)(A))$
 $V_{FF} = ((1)(0.5/12)(12,029))$
 $V_{FF} = 501$ cubic feet

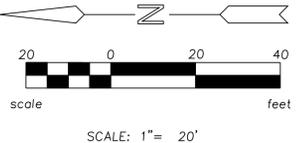
NOTE:
 FIRST FLUSH RETENTION CALCS ARE
 BASED ON THE PROPOSED DISTURBANCE
 AREA OF 12,029 SF AND NOT INCLUDING
 NATIVE REVEG AREAS.

Volume provided:
 $V_p = 6' \text{ dia.}, 30' \text{ length} = 3^2(3.14) \times 30 = 847.8 \text{ cf} > 501 \text{ cf OK}$

	REQ'D VOL (CF)	PROVIDED VOL (CF)	AS-BLT VOL (CF)
72" PIPE	501	847.8	



NOTE:
 FIRE SPRINKLER SYSTEM TO BE PROVIDED BY
 DEFERRED SUBMITTAL.



DISCLAIMER
 The survey information on this plan was supplied by:
 Land Development Group
 Job Number: 2211390
 Project Date: 1/9/23
 Certified By: James B. Flock
 RLS#: 35694
 Summit Civil Group is not responsible for the
 accuracy of said information.



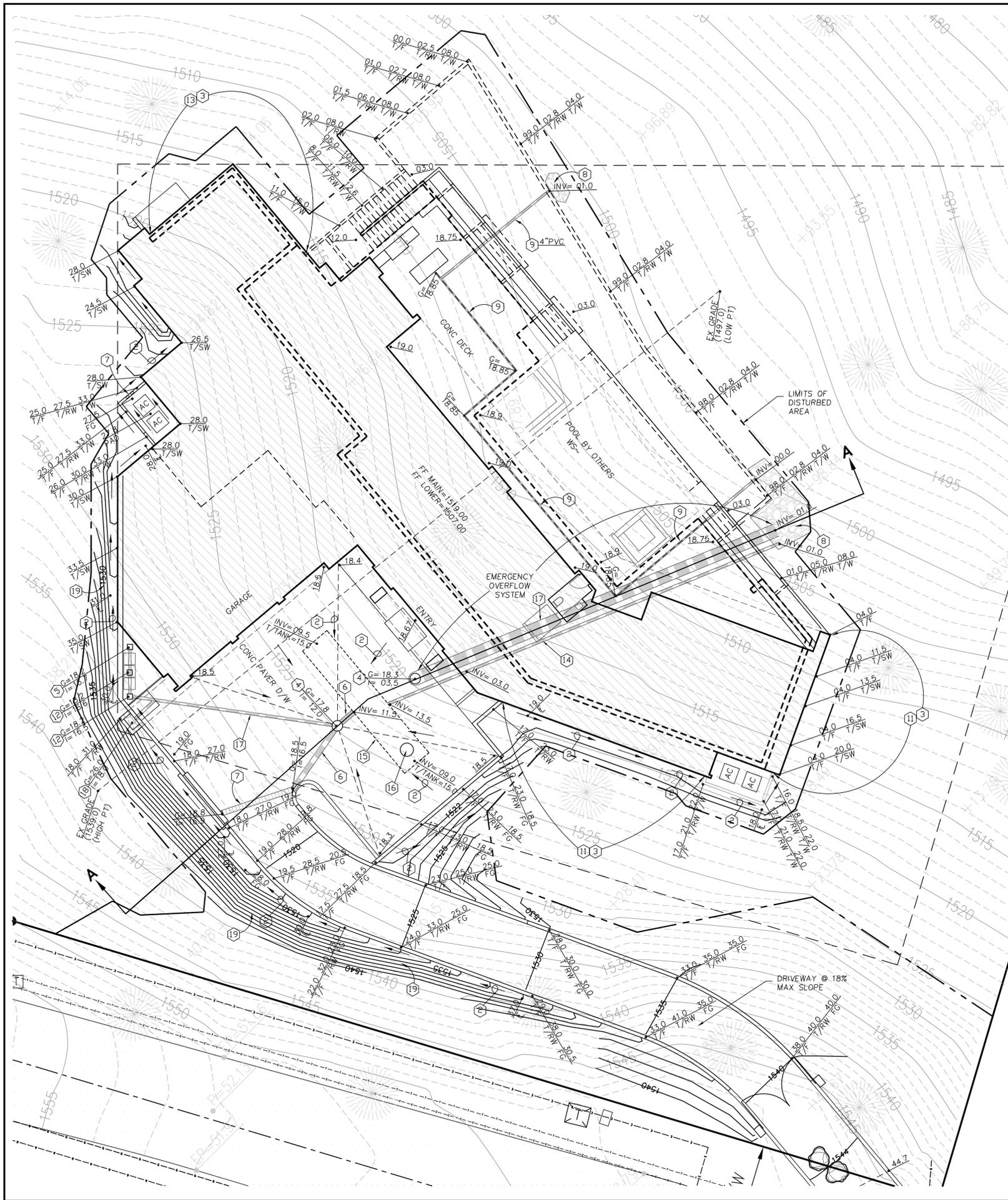
REVISIONS 10/25/23/5
 P.V. COMMENTS

GRADING PLAN
 LOT 18 PARADISE HIGHLANDS PLAT A
 6919 NORTH HIGHLANDS DRIVE
 PARADISE VALLEY, ARIZONA



SHEET 4
 3 OF 4
 DATE
 MAY 2023

BD
 IN
 DRAINAGE CHECKED BY:
 DESIGNED BY:
 DRAWN BY: KR
 JOB NUMBER
 18PHPA

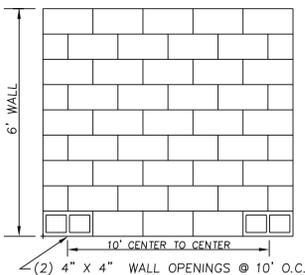


- CONSTRUCTION NOTES**
- 1 Construct wall openings per detail this sheet (inverts to be level with adjacent grade)
 - 2 Grade to drain
 - 3 Waterproof walls with emulsified asphaltic coating to a minimum of one foot above outside grade and place 1/4" batter board from foundation to backfill grade level to protect waterproofing while backfilling.
 - 4 Install Nyloplast inline drain 2724AG18N Emergency overflow outlet
 - 5 Install Nyloplast inline drain 2712AG6N
 - 6 Install 12" HDPE
 - 7 Install 12" wide deck drain
 - 8 Install D50=8" diameter native stone rip-rap 24" minimum thickness w/ filter fabric
 - 9 Install 2" wide deck drain w/ 4" PVC
 - 10 Install 2-8"x8" wall openings
 - 11 Construct extended stem wall (High)
 - 12 Install Nyloplast drain basin 2812AG6X
 - 13 Construct extended stem wall (Low)
 - 14 6" PVC with 2" dia. orifice for metered detention bleed-off
 - 15 Install underground 6' diameter, 30' long retention tank with access manhole and ladder. Owner is responsible for all maintenance.
 - 16 Install 30" dia. access cover
 - 17 Install 30" HDPE
 - 18 Install 24"x36" catch basin per MAG STD DTL 535 Type 'F' w/ 6" PVC
 - 19 Cut slope per geotechnical report prepared by Vann Engineering Project # 30890, dated June 28, 2023. (10' max height)
 - 17 Install 30" HDPE

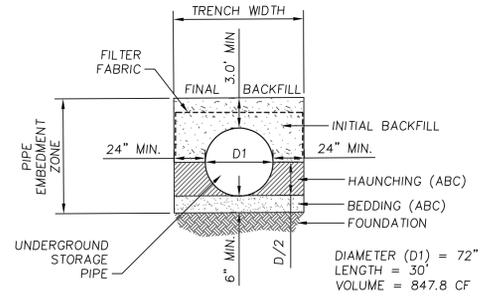
NOTE: FIRE SPRINKLER SYSTEM TO BE PROVIDED BY DEFERRED SUBMITTAL.

NOTE: SEE ARCHITECTURAL/STRUCTURAL DRAWINGS FOR DETAILS OF RETAINING WALLS AND BUILDING STEM WALLS.

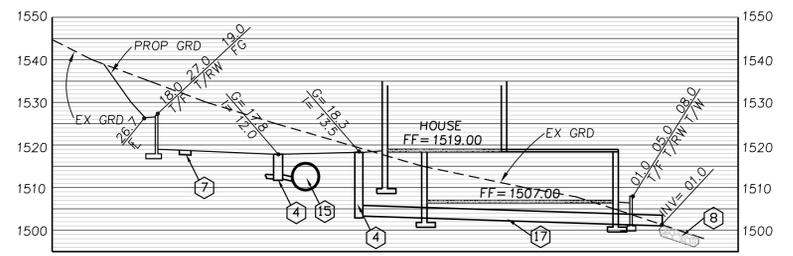
- UNDERGROUND STORAGE TANK 3RD PARTY INSPECTION NOTES:**
1. THE OWNER OR "OWNER'S AGENT" IS REQUIRED TO PROVIDE PROFESSIONAL 3RD PARTY INSPECTION SERVICES FOR THE EXCAVATION, BEDDING, PLACEMENT, BACKFILL AND OVERALL CONSTRUCTION OF THE UNDERGROUND STORAGE TANK.
 2. THE 3RD PARTY INSPECTOR WILL BE REQUIRED TO SUBMIT AN AS-BUILT CERTIFICATION THAT THE CONSTRUCTION HAS BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED GRADING AND DRAINAGE PLANS AND THE MANUFACTURER'S REQUIREMENTS.
 3. THE 3RD PARTY INSPECTOR SHALL NOT BE THE OWNER/APPLICANT OR THE CONTRACTOR. THE NAME AND INFORMATION OF THE 3RD PARTY INSPECTOR SHALL BE SUBMITTED TO THE TOWN ENGINEER PRIOR TO THE START OF WORK ON THE UNDERGROUND STORAGE TANK.
 4. ALL INFORMATION/REPORTS PERTAINING TO THE UNDERGROUND STORAGE TANK MUST BE SUBMITTED TO THE TOWN ENGINEER.
 5. FINAL GRADING AND DRAINAGE INSPECTION WILL NOT BE SCHEDULED UNTIL THE 3RD PARTY INSPECTION FOR THE UNDERGROUND STORAGE TANK HAS BEEN COMPLETED AND CERTIFIED.



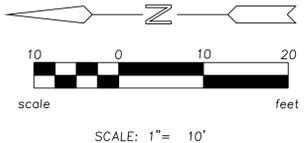
WALL OPENING DETAIL NTS



UNDERGROUND STORAGE DETAIL NTS



SECTION A-A
SCALE: 1"=20'



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Contract Arizona 811 at least two full working days before you begin excavation

Call 811 or click Arizona811.com

SUCO
SUMMIT CIVIL GROUP
8707 EAST VISTA BONITA DRIVE STE 145
SCOTTSDALE, ARIZONA 85255 • (602) 725-0372

REVISIONS	DATE	BY	COMMENTS

GRADING PLAN
LOT 18 PARADISE HIGHLANDS PLAT A
6919 NORTH HIGHLANDS DRIVE
PARADISE VALLEY, ARIZONA

SHEET	4
OF	4
DATE	MAY 2023
BD	IN
DRAWN BY:	KR
DESIGNED BY:	
DRAWN BY:	
JOB NUMBER	18PHPA