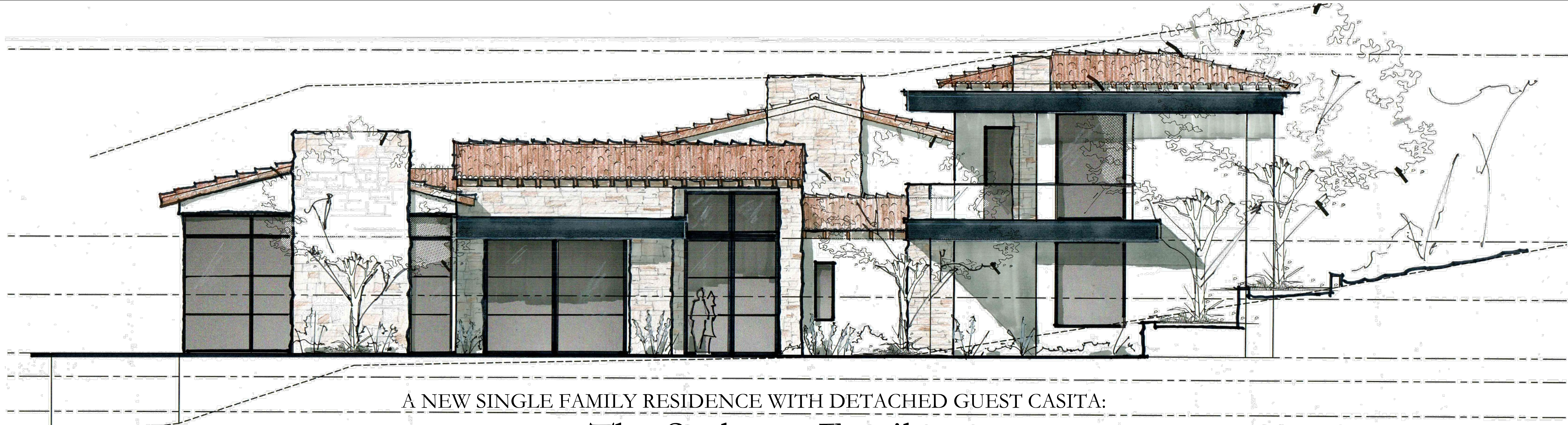




A NEW SINGLE FAMILY RESIDENCE WITH DETACHED GUEST CASITA:

The Stoleson Family

6519 E Hummingbird Lane
Paradise Valley, AZ 85253

August 21st, 2025

CONCEPT HILLSIDE SUBMITTAL

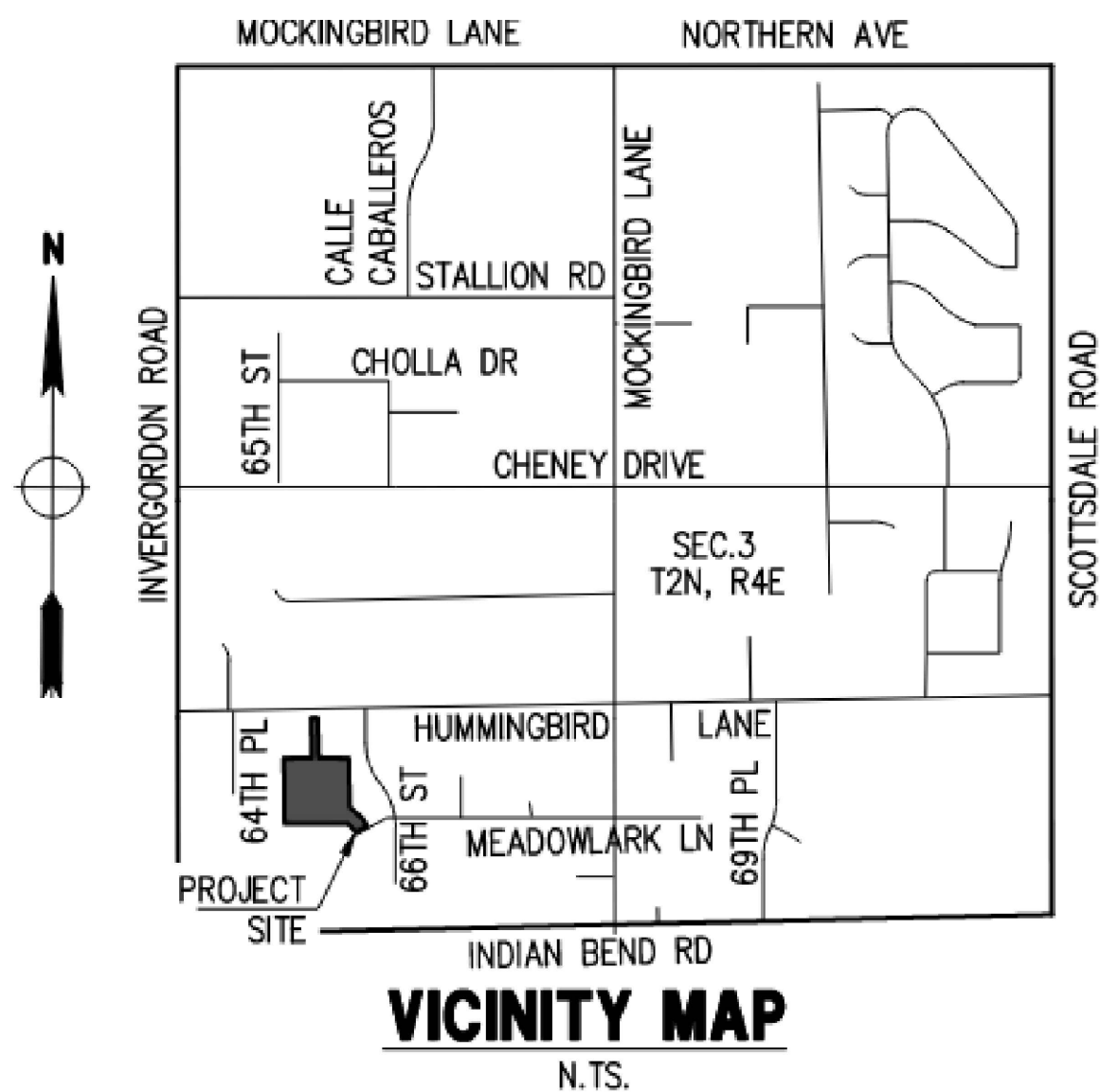


BUILDER:
SCHULTZ DEVELOPMENT
JOHN SCHULTZ

OWNER:
MARK AND KATHERINE STOLESON

ARCHITECT:
THOMSON ARCHITECTURE LLC
MEREDITH THOMSON
(t)415-310-2372
MEREDITH@MMTARCH.COM

INTERIOR DESIGNER:
OWNBY DESIGN
CLAIRE OWNBY



SCOPE OF WORK: Single family residence with detached casita.
This residence will be mostly single story with a small portion being 2 story.

Please note in order to reduce grading/excavation, and to create a better visual from Hummingbird Lane, we have designed a house with two driveways. The public/guest/delivery driveway will be off of Hummingbird. The owner's/service entry will be off of Meadowlark. This keeps the garages private and hidden from view and allows a more desirable elevation from Hummingbird.

We have designed the house to parallel the existing contours on the site and also take advantage with the existing bench. Our finish floor will be approximately a foot taller than the existing bench.

Taking advantage of the bench limits the amount of excavation and regrading required.

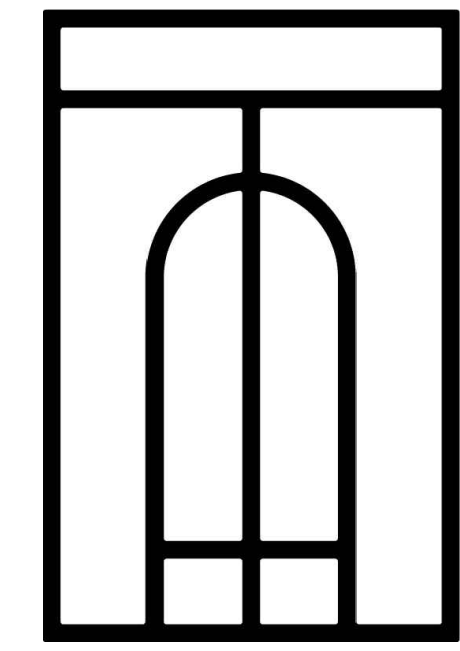
We are combining the two lots and the lot tie process is already underway with the Town of Paradise Valley and was submitted by Nick Prodanov, our civil engineer on this project.
He has also provided a historical grade exhibit for reference.

Materials will consist of rubble stone, stucco, clay tile roof and some flat metal roofs. Exterior doors and window swill be steel.

DRAWING LIST:

	COVER	
	AERIAL PHOTO	
	HISTORICAL GRADES	SCALE: 1"=30'-0"
	LANDSCAPE PLAN	SCALE: AS NOTED
	SITE PLAN	SCALE: 1"=20'-0"
A1.0	MAIN HOUSE MAIN FLOOR PLAN	SCALE: $\frac{1}{8}$ "=1'-0"
A2.1	MAIN HOUSE UPPER FLOOR PLAN	SCALE: $\frac{1}{8}$ "=1'-0"
A2.2	DETACHED CASITA (GUEST) FLOOR PLAN	SCALE: $\frac{1}{8}$ "=1'-0"
A2.3	MAIN HOUSE MAIN ROOF PLAN	SCALE: $\frac{1}{8}$ "=1'-0"
A4.1	DETACHED CASITA (GUEST) ROOF PLAN	SCALE: $\frac{1}{8}$ "=1'-0"
A4.2	SITE SECTIONS	SCALE: $\frac{1}{8}$ "=1'-0"
A5.1	MAIN HOUSE EXTERIOR ELEVATIONS	SCALE: $\frac{1}{8}$ "=1'-0"
A6.1	MAIN HOUSE EXTERIOR ELEVATIONS	SCALE: $\frac{1}{8}$ "=1'-0"
A6.2	DETACHED CASITA (GUEST) EXT. ELEVS	SCALE: $\frac{1}{8}$ "=1'-0"
A6.3	DESIGN INSPIRATION AND MATERIALS	NO SCALE
A6.4	3-D MODEL VIEWS	NO SCALE
A6.5		
	CIVIL	
C-1	COVER SHEET	NO SCALE
C-2	OVERALL SITE PLAN	SCALE= 1"=30'
C-3	IMPROVEMENT PLAN	SCALE= 1"=30'
C-4	CROSS SECTIONS AND DETAILS	SCALE= AS NOTED

AREA OF LOT	3,837	ACRES	TOTAL AREA OF LOT PER SURVEY RESULTS
FOOTPRINT	167,149	SF	
FLOOR AREA RATIO	19,298	SF	
BUILDING PAD SLOPE	11.54	%	AREA UNDER ROOF/AREA OF LOT
VERTICAL HEIGHT OF SLOPE	8.84	%	THE PERCENT OF SLOPE MEASURED AT RIGHT ANGLES TO THE NATURAL CONTOURS ALONG A LINE PASSING THROUGH THE CENTER OF THE PROPOSED BUILDING AND TERMINATING AT THE ENDS OF THE DISTURBED AREA LIMITS OF THE BUILDING SITE.
HORIZONTAL LENGTH OF SLOPE	33.2	SF	
ALLOWABLE DISTURBED AREA	293.6	%	PER TABLE 1, SECTION 2207-III-J
	60	SF	
EXISTING DISTURBED AREA	100,289	%	IF ANY
	52.98	SF	
(+)GROSS DISTURBED AREA	88,563	%	PROPOSED GROSS DISTURBANCE OF SITE
(-)LIVABLE AREA FOOTPRINT	17.9	SF	SUBTRACT LIVABLE AREA FOOTPRINT
(-)GARAGE FOOTPRINT	29,927	SF	SUBTRACT ATTACHED GARAGE FOOTPRINT
(-)DRIVEWAY CREDIT	11,104	SF	SUBTRACT DRIVEWAY CREDIT IF APPLICABLE
(-)RETENTION BASIN CREDIT	2,531	SF	SUBTRACT 50% OF BASIN AREA IF APPLICABLE
(-)FULLY RESTORED AREAS	0	SF	SUBTRACT AREAS RESTORED TO BOTH NATURAL GRADES AND VEGETATION
(=)NET DISTURBED AREA	12,957	%	
	53.3	SF	
	89,069	SF	



Revision	Description	Date
1		

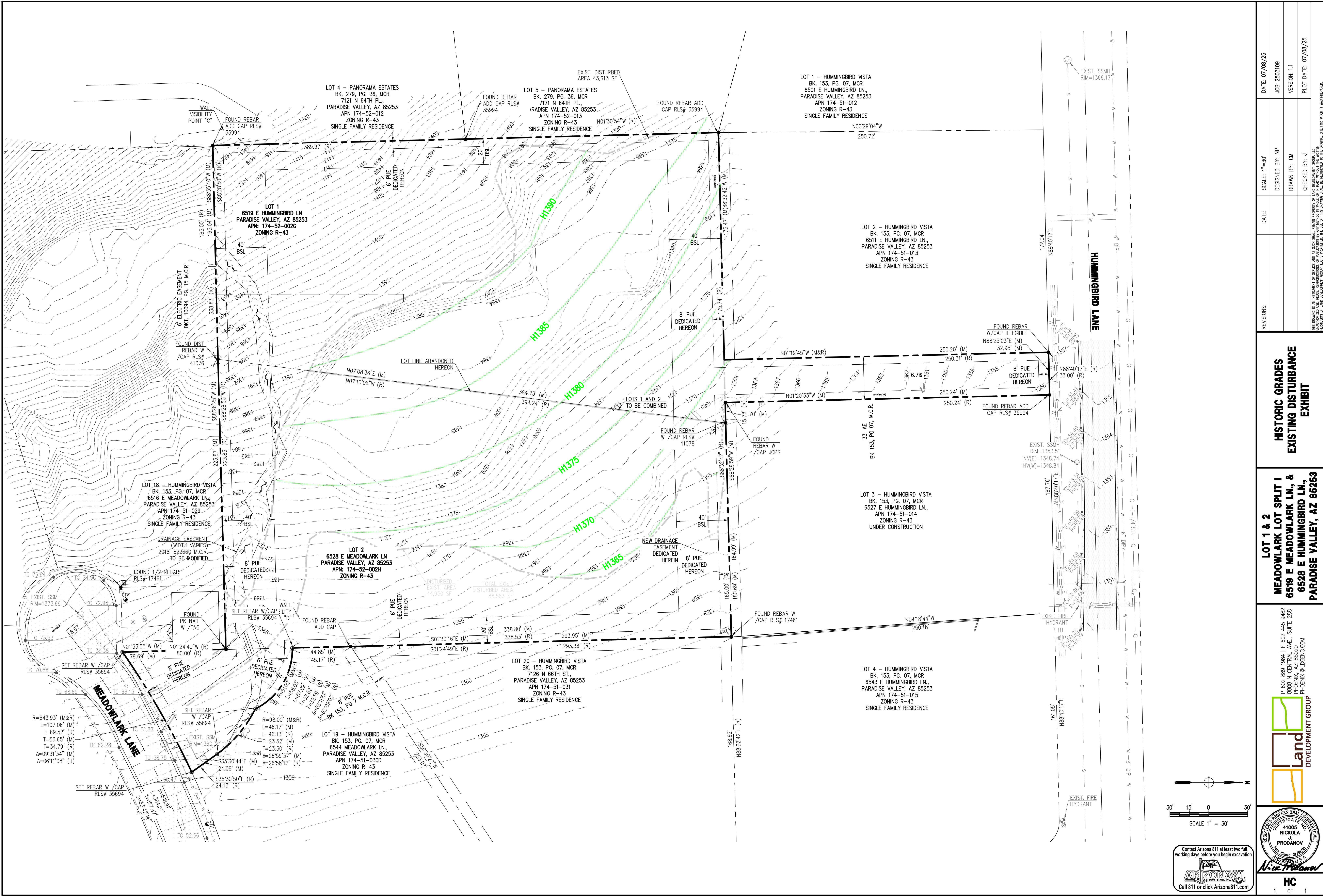
A NEW RESIDENCE FOR:
The Stoleson Family
6519 E Hummingbird Lane
Paradise Valley, AZ 85253

8.21.25 CONCEPT HILLSIDE
NOT FOR CONSTRUCTION

SITE AERIAL

A0.1

Aerial Photo
1"=32"=1'-0" ①



REVISIONS:		DATE:	SCALE: 1"=30'	DATE: 07/08/25
		DESIGNED BY: NP		JOB: 2503109
		DRAWN BY: CM		VERSION: 1.1
		CHECKED BY: JJ		PLOT DATE: 07/08/25

HISTORIC GRADES EXISTING DISTURBANCE EXHIBIT

LOT 1 & 2 MEADOWLARK LOT SPLIT I 6519 E MEADOWLARK LN., & 6528 E HUMMINGBIRD LN., PARADISE VALLEY, AZ 85253

P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE., SUITE 208
PHOENIX, AZ 85020
PHOENIX@LDGEN6.COM

Land
DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 41005
NICKOLA J. PRODANOV
STATE OF ARIZONA
EXPIRATION 12/31/2028

HC
1 OF 1





SITE INFORMATION AND PROJECT DATA

ZONING DISTRICT R-45 HILLSIDE
TAX ASSESSOR'S NUMBER 174-52-0025 AND 174-52-008
DESERT LAND FORM HILLSIDE
OWNER MARK AND KATHERINE STOLESON
MARK.STOLESON@GMAIL.COM
KSTOLESON@HOTMAIL.COM

LOT AREA 167,149 SF (3,837 AC.) 82,915 SF + 84,234 SF

MAIN RESIDENCE AREAS:
LIVABLE (AIR CONDITIONED) AREAS:
FIRST FLOOR LIVABLE 9,702 S.F.
SECOND FLOOR LIVABLE 1,681 S.F.
TOTAL LIVABLE AREA 11,383 S.F.

NON-LIVABLE AREAS:
FIRST FLOOR GARAGE/MECH 253 S.F.
SECOND FLOOR MECH CHASE 64 S.F.
TOTAL NON-LIVABLE AREAS 317 S.F.

COVERED PATIO AREAS:
FIRST FLOOR COVERED PATIO 2,139 S.F.
SECOND FLOOR COVERED PATIO 351 S.F.
TOTAL COVERED PATIO AREAS 2,490 S.F.

GRAND TOTAL MAIN HOUSE 16,474 S.F.

DETACHED GUEST HOUSE AREAS:
LIVABLE (AIR CONDITIONED) AREAS:
TOTAL LIVABLE AREA 1,402 S.F.
NON-LIVABLE AREAS:
GARAGE AND MECHANICAL 538 S.F.
COVERED PATIO AREAS:
COVERED PATIO 643 S.F.

GRAND TOTAL DETACHED GUEST 2,633 S.F.

FLOOR AREA RATIO CALCULATIONS:
MAX. ALLOWABLE FLOOR AREA RATIO 25% OF TOTAL SITE AREA (167,149)=41,787.25 SF
MAIN RESIDENCE FLOOR AREA RATIO 14,372 S.F. (TOTAL COVD FIRST) + 2,102 S.F. (TOTAL COVD. SECOND) / 167,149 S.F. = 9.8%

GUEST HOUSE FLOOR AREA RATIO 2,633 S.F. / 166,907 S.F. = 1.58%
TOTAL PROJECT FLOOR AREA RATIO 16,665 S.F. (MAIN RESIDENCE) + 2,633 S.F. (GUEST) = 19,298 S.F. / 167,149 S.F. = 11.54%

DETACHED ACCESSORY BLDGS. RATIO: MAIN RESIDENCE 1st FLR. COVD. AREA: 14,372 S.F.
GUEST HOUSE 1st FLR. COVD. AREA: 2,633 S.F.
2,633 S.F. / 14,372 S.F. = 18.3% (UNDER 50% O.K.)

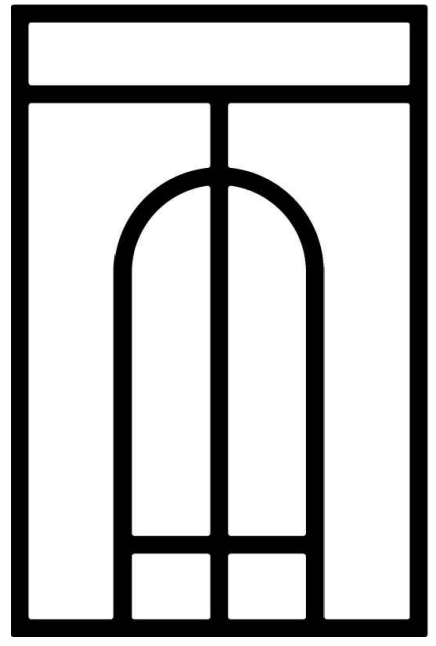
BUILDING PAD SLOPE 8.84%
ALLOWABLE NET DISTURBED AREA 60% = 100,289.4 SF
EXISTING GROSS DISTURBED AREA 52,985 = 88,565 SF
PROPOSED NEW DISTURBED AREA 29,927 SF (17.9%)
SUBTRACT BUILDING FOOTPRINT: 11,004 SF LIVABLE + 3,069 GARAGE = 14,173 SF
SUBTRACT RETENTION BASIN: 5,657 X 50% = 2,828 SF
PREVIOUSLY RESTORED AREAS: 12,451 SF
EQUALS NET PROPOSED DISTURBED AREA: 84,064 SF (50.3%)

OWNER'S DRIVEWAY

AREA OF DRIVEWAY	3,266	SF	AREA OF DRIVEWAY NOT INCLUDING AUTO COURT OR PARKING AREAS
MAXIMUM DRIVEWAY SLOPE	14.1	%	30% MAXIMUM IS ALLOWED
MINIMUM DRIVEWAY WIDTH	14'-0"	FT	MINIMUM 12 FT WIDTH IS REQUIRED
LENGTH OF MAXIMUM DRIVEWAY CUT OVER 8 FT	0	FT	DRIVEWAY CUT OVER 8 FEET LESS THAN 100 FEET IN LENGTH
MATERIAL			INDICATE IF EXPOSED AGG., CONCRETE, PAVEMENT, ASPHALT, ETC.
COLOR			INDICATE COLOR OF MATERIAL
LRV			INDICATE LIGHT REFLECTANCE VALUE OF MATERIAL
MAX DISTANCE FROM NG	84	IN	PROVIDE MAXIMUM DISTANCE FROM NATURAL GRADE ALONG ENTIRE LENGTH OF THE DRIVEWAY
CREDIT	0	%	CREDIT ONLY APPLIES IF ENTIRE LENGTH OF DRIVEWAY IS WITHIN ALLOWABLE HEIGHT FROM NATURAL GRADE

OWNER'S DRIVEWAY

AREA OF DRIVEWAY	5,104	SF	AREA OF DRIVEWAY NOT INCLUDING AUTO COURT OR PARKING AREAS
MAXIMUM DRIVEWAY SLOPE	11.25	%	30% MAXIMUM IS ALLOWED
MINIMUM DRIVEWAY WIDTH	15'-0"	FT	MINIMUM 12 FT WIDTH IS REQUIRED
LENGTH OF MAXIMUM DRIVEWAY CUT OVER 8 FT	0	FT	DRIVEWAY CUT OVER 8 FEET LESS THAN 100 FEET IN LENGTH
MATERIAL			INDICATE IF EXPOSED AGG., CONCRETE, PAVEMENT, ASPHALT, ETC.
COLOR			INDICATE COLOR OF MATERIAL
LRV			INDICATE LIGHT REFLECTANCE VALUE OF MATERIAL
MAX DISTANCE FROM NG	24	IN	PROVIDE MAXIMUM DISTANCE FROM NATURAL GRADE ALONG ENTIRE LENGTH OF THE DRIVEWAY
CREDIT	0	%	CREDIT ONLY APPLIES IF ENTIRE LENGTH OF DRIVEWAY IS WITHIN ALLOWABLE HEIGHT FROM NATURAL GRADE



Revision	Date
1.	

A NEW RESIDENCE FOR:
The Stoleson Family
6519 E Hummingbird Lane
Paradise Valley, AZ 85253

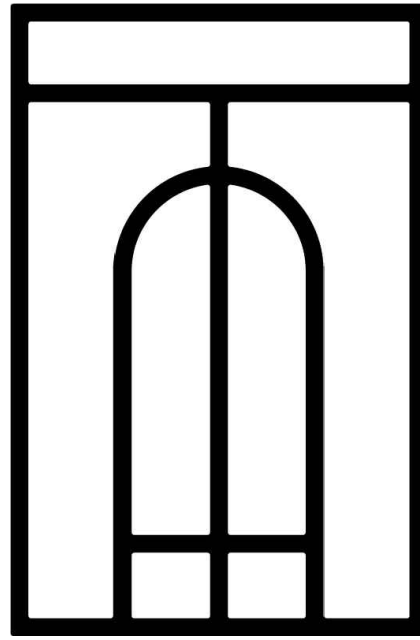
8.21.25 CONCEPT HILLSIDE
NOT FOR CONSTRUCTION

SITE PLAN

A1.0

Site Plan
1"=20'-0"
0 10' 20' 40'

1



Revision	Date:
Rec:	Description:
1.	

A NEW RESIDENCE FOR:
The Stoleson Family
6519 E Hummingbird Lane
Paradise Valley, AZ 85253

8.21.25 CONCEPT HILLSIDE
NOT FOR CONSTRUCTION

SITE PLAN

Title:

Sheet

Scale:

A1.0

SITE INFORMATION AND PROJECT DATA

ZONING DISTRICT _____ R-45 HILLSIDE
TAX ASSESSOR'S NUMBER _____ 174-52-0026 AND 174-52-004
DESERT LAND FORM _____ HILLSIDE
OWNER _____ MARK AND KATHERINE STOLESON
MARK.STOLESON@GMAIL.COM
KSTOLESON@HOTMAIL.COM

LOT AREA _____ 167,144 SF (3,837 AC.) 82,915 SF + 84,234 SF

MAIN RESIDENCE AREAS:
LIVABLE (AIR CONDITIONED) AREAS:
FIRST FLOOR LIVABLE _____ 4,702 S.F.
SECOND FLOOR LIVABLE _____ 1,681 S.F.
TOTAL LIVABLE AREA _____ 11,383 S.F.

NON-LIVABLE AREAS:
FIRST FLOOR GARAGE/MECH _____ 2,533 S.F.
SECOND FLOOR MECH CHASE _____ 2,345 S.F.
COVERED PATIO AREAS:
FIRST FLOOR COVERED PATIO _____ 2,134 S.F.
SECOND FLOOR COVERED PATIO _____ 2,496 S.F.

GRAND TOTAL MAIN HOUSE _____ 16,414 S.F.

DETACHED GUEST HOUSE AREAS:
LIVABLE (AIR CONDITIONED) AREA:
TOTAL LIVABLE AREA _____ 1,402 S.F.
NON-LIVABLE AREAS:
GARAGE AND MECHANICAL _____ 538 S.F.
COVERED PATIO AREAS:
COVERED PATIO _____ 643 S.F.
GRAND TOTAL DETACHED GUEST _____ 2,633 S.F.

FLOOR AREA RATIO CALCULATIONS:
MAX. ALLOWABLE FLOOR AREA RATIO: 25% OF TOTAL SITE AREA (167,144)=41,787.25 SF
MAIN RESIDENCE FLOOR AREA RATIO: 14,312 S.F. (TOTAL COVD FIRST) + 2,102 S.F. (TOTAL COVD. SECOND) / 167,144 S.F. = 9.8%
GUEST HOUSE FLOOR AREA RATIO: 2,633 S.F. / 166,907 S.F. = 1.58%
TOTAL PROJECT FLOOR AREA RATIO: 16,665 S.F. (MAIN RESIDENCE) + 2,633 S.F. (GUEST) = 19,298 S.F. / 167,144 S.F. = 11.54%

DETACHED ACCESSORY BLDG. RATIO: MAIN RESIDENCE 1st FLR. COVD. AREA: 14,312 S.F.
GUEST HOUSE 1st FLR. COVD. AREA: 2,633 S.F.
2,633 S.F. / 14,312 S.F. = 18.3% (UNDER 30% O.K.)

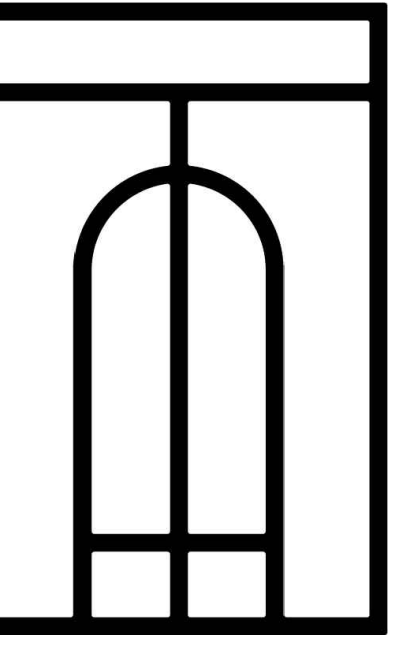
BUILDING PAD SLOPE _____ 8.44%
ALLOWABLE NET DISTURBED AREA _____ 60% = 100,284.4 SF
EXISTING GROSS DISTURBED AREA _____ 52,986 + 88,563 SF
PROPOSED NEW DISTURBED AREA _____ 29,421 SF (11.6%)
SUBTRACT BUILDING FOOTPRINT: 11,04 SF LIVABLE + 3,064 GARAGE = 14,173 SF
SUBTRACT RETENTION BASIN: 5,651 X 50% = 2,824 SF
PREVIOUSLY RESTORED AREAS: 12,451 SF
EQUALS NET PROPOSED DISTURBED AREA: 81,064 SF (53.3%)

OWNERS DRIVEWAY		
AREA OF DRIVEWAY	5,266	SF
MAXIMUM DRIVEWAY SLOPE	14.1	%
MINIMUM DRIVEWAY WIDTH	14'-0"	FT
LENGTH OF MAXIMUM DRIVEWAY CUT OVER 8 FT	0	FT
MATERIAL		
COLOR		
LRV		
MAX DISTANCE FROM NG	84	IN
CREDIT	0	%

OWNERS DRIVEWAY		
AREA OF DRIVEWAY	5,184	SF
MAXIMUM DRIVEWAY SLOPE	11.25	%
MINIMUM DRIVEWAY WIDTH	15'-0"	FT
LENGTH OF MAXIMUM DRIVEWAY CUT OVER 8 FT	0	FT
MATERIAL		
COLOR		
LRV		
MAX DISTANCE FROM NG	24	IN
CREDIT	0	%

Site Plan
1"=20'-0"
0 10' 20' 40'

1



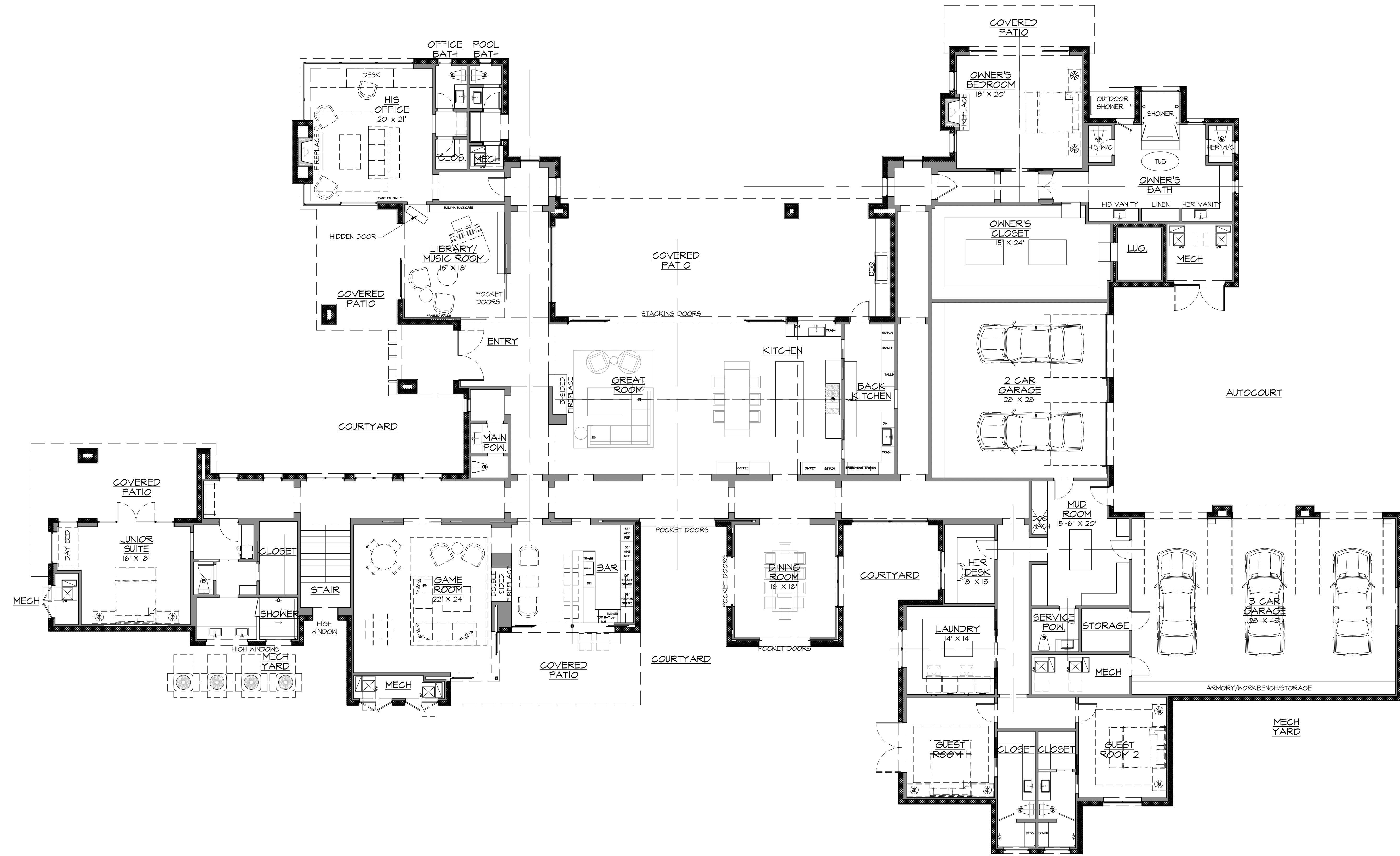
Revisions	
Rev.	Description
1.	

A NEW RESIDENCE FOR:
The Stoleson Family
6519 E Hummingbird Lane
Paradise Valley, AZ 85253

8.21.25 CONCEPT HILLSIDE
NOT FOR CONSTRUCTION

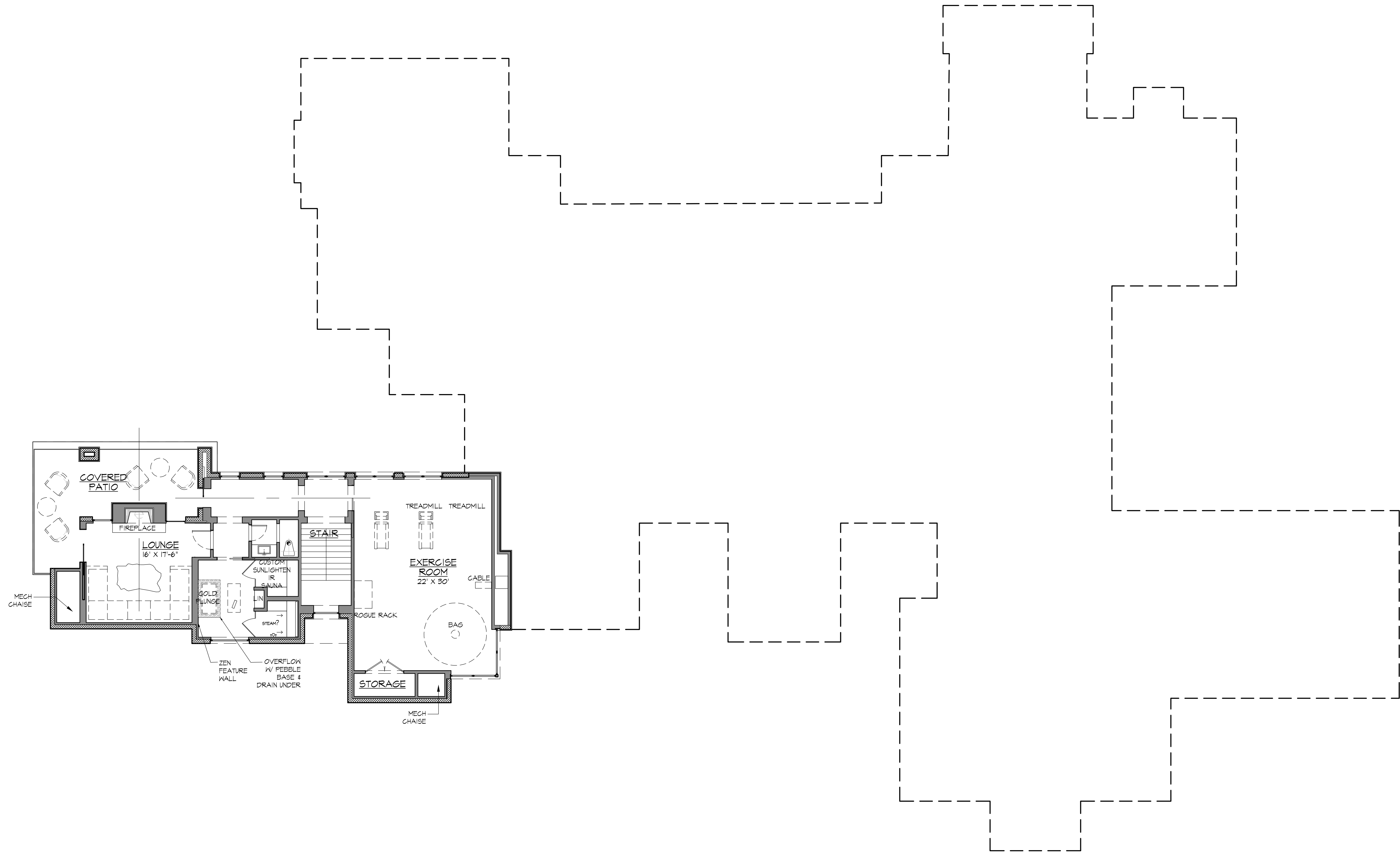
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FIRST FLOOR
PLAN
1
Drawn: Meredith Thomson | Date: August 21, 2025

A2.1
Sheet
Scale:



First Floor Plan
1/8" = 1'-0"
0 4' 8' 16'

1

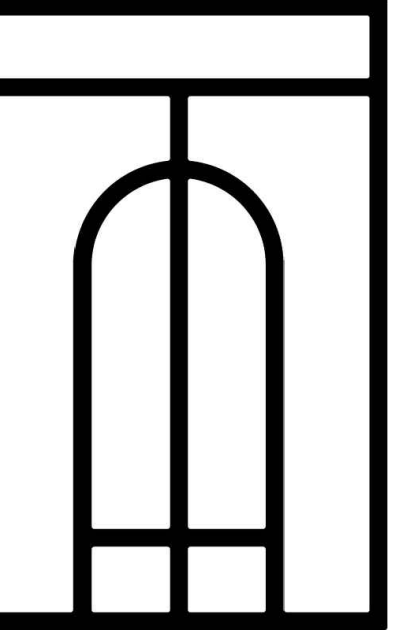


Second Floor Plan

1/8" = 1'-0"

0 4' 8' 16'

1



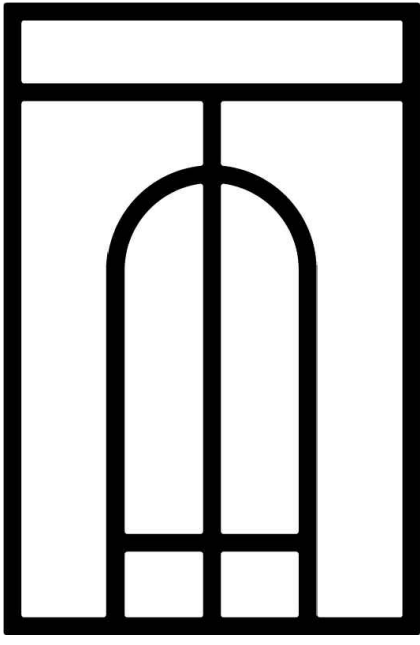
Rev.	Description	Date
1.		

A NEW RESIDENCE FOR:
The Stoleson Family
6519 E Hummingbird Lane
Paradise Valley, AZ 85253

8.21.25 CONCEPT HILLSIDE
NOT FOR CONSTRUCTION

SECOND FLOOR
PLAN

A2.2



Rev.	Description	Date
1.		

A NEW RESIDENCE FOR:
The Stoleson Family
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Paradise Valley, AZ 85253

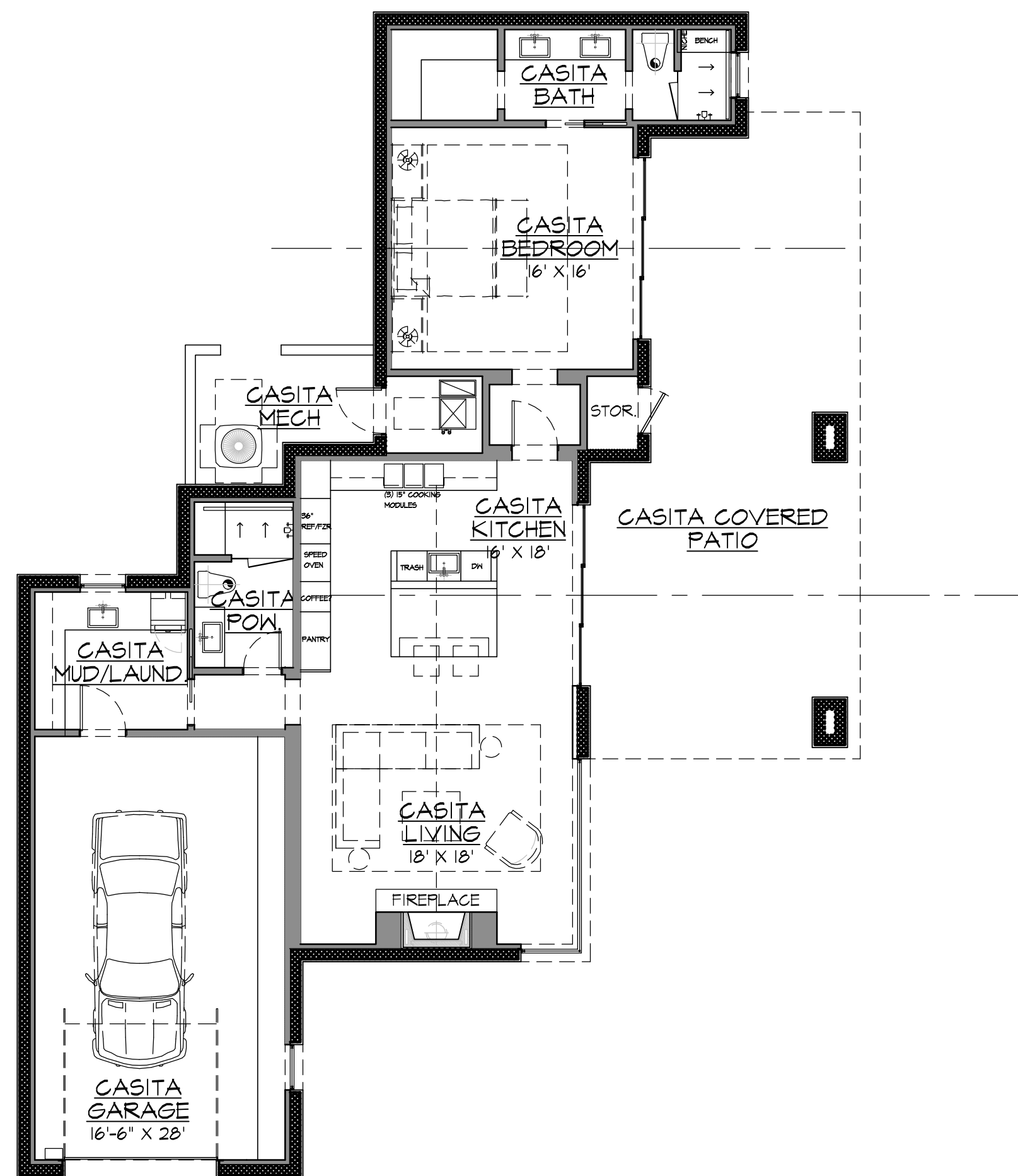
8.21.25 CONCEPT HILLSIDE
NOT FOR CONSTRUCTION

Title:
DETACHED CASITA
FLOOR PLAN (GUEST)

Drawn: Meredith Thomson | Date: August 21, 2025

A2.3

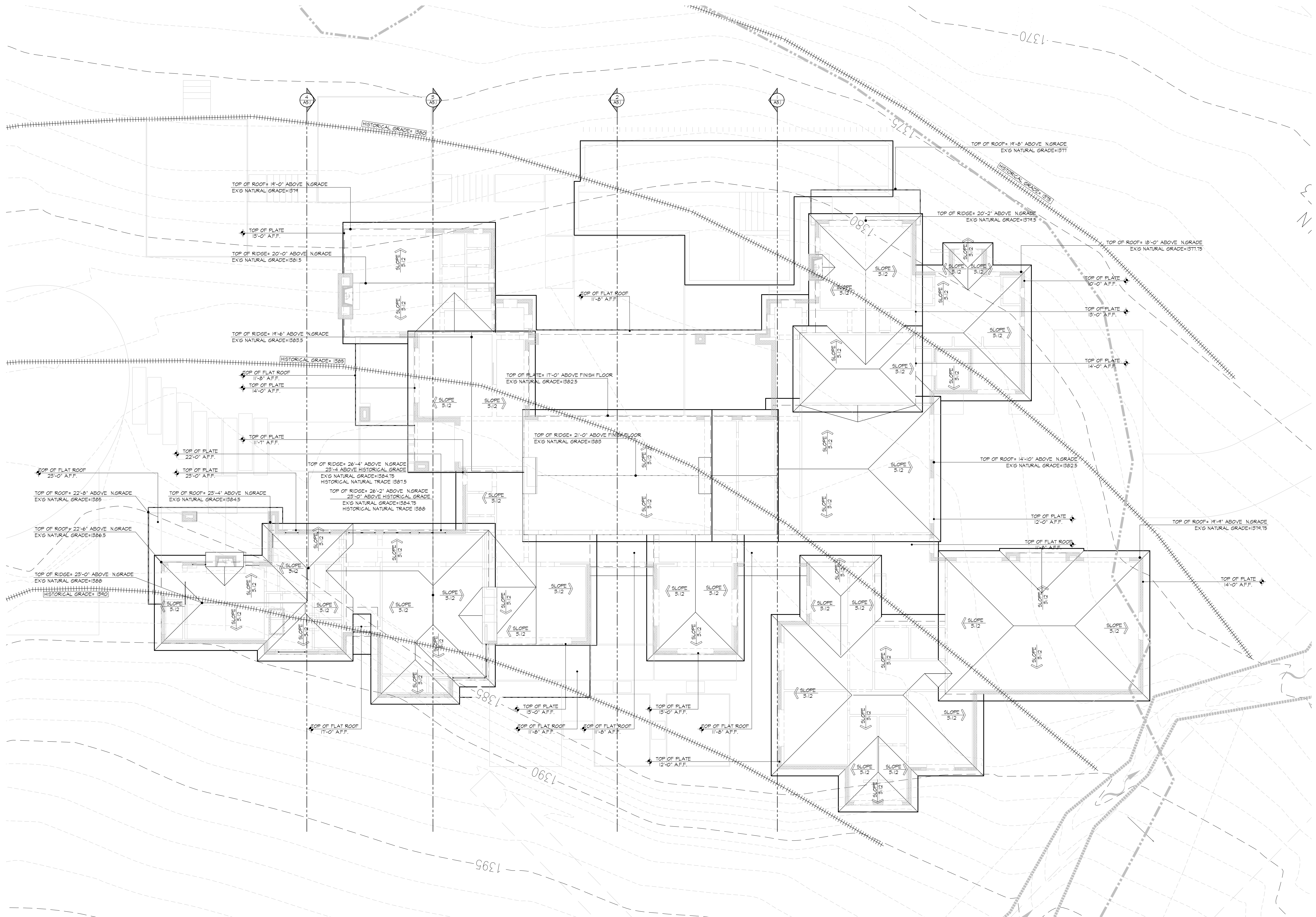
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Detached Casita Floor Plan (Guest)

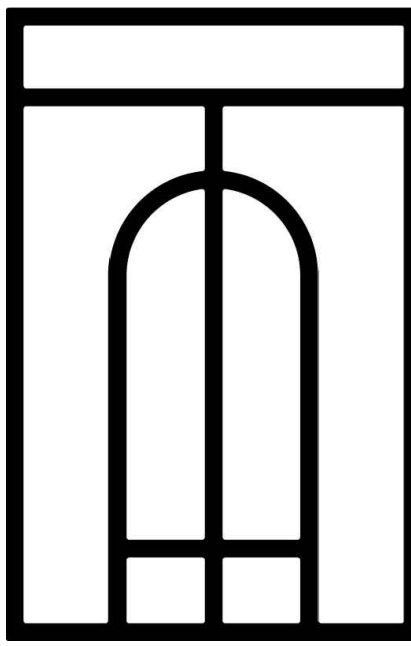
1/8" = 1'-0"
0 4' 8' 16'

1



Main House Roof Plan
1/8" = 1'-0"
0 4' 8' 16'

1



Revision	Description	Date
1.		

A NEW RESIDENCE FOR:
The Stoleson Family
6519 E Hummingbird Lane
Paradise Valley, AZ 85253

8.21.25 CONCEPT HILLSIDE
NOT FOR CONSTRUCTION

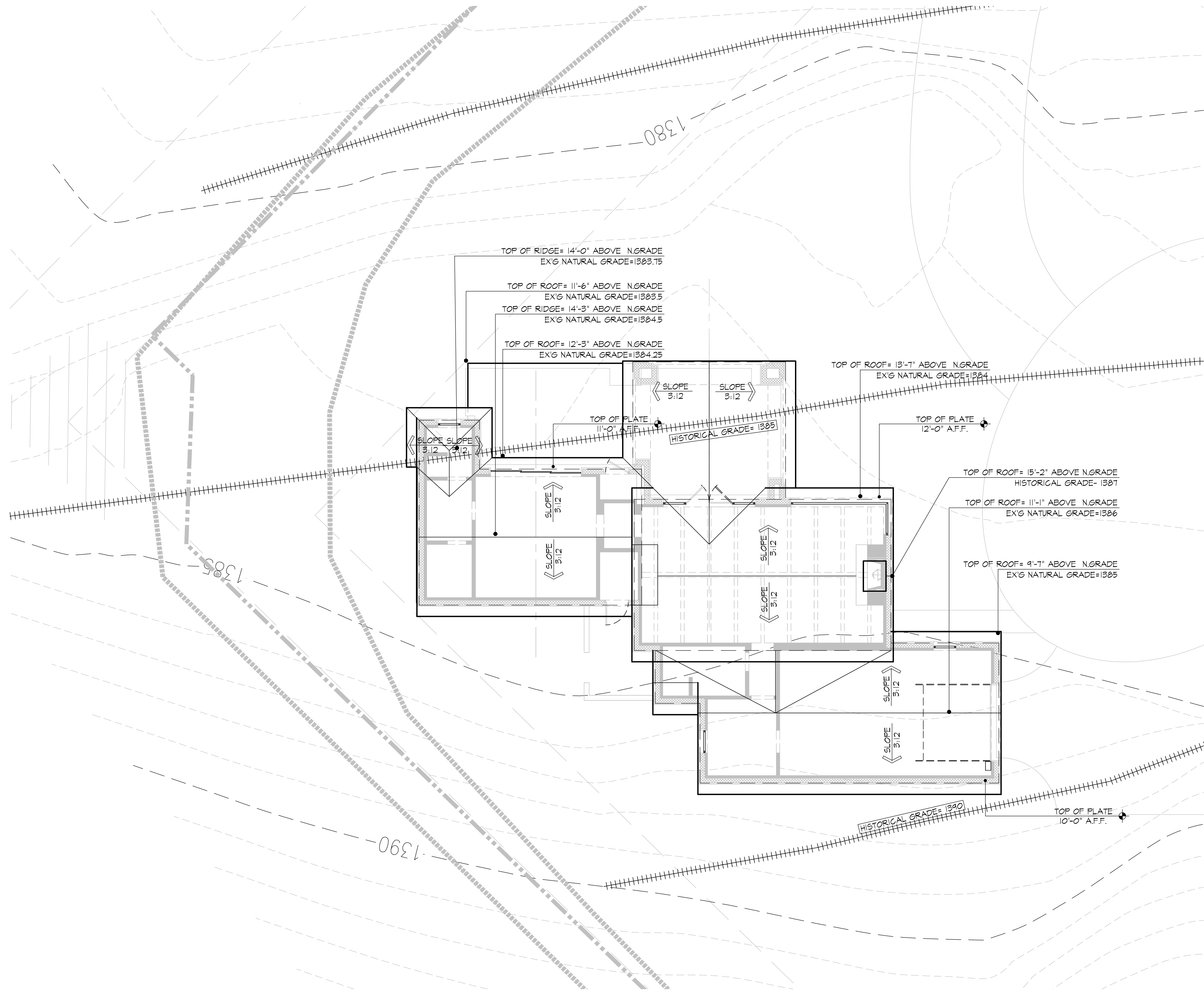
MAIN HOUSE
ROOF PLAN

A4.1

Sheet

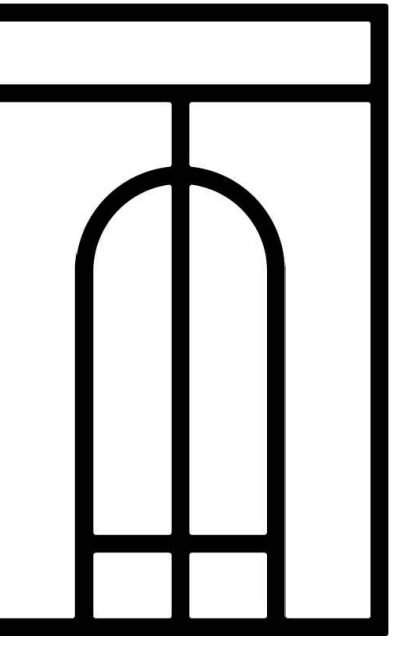
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Title:
Drawn: Mandala Thompson | Date: August 21, 2025



Detached Casita Roof Plan
1/8" = 1'-0"

1



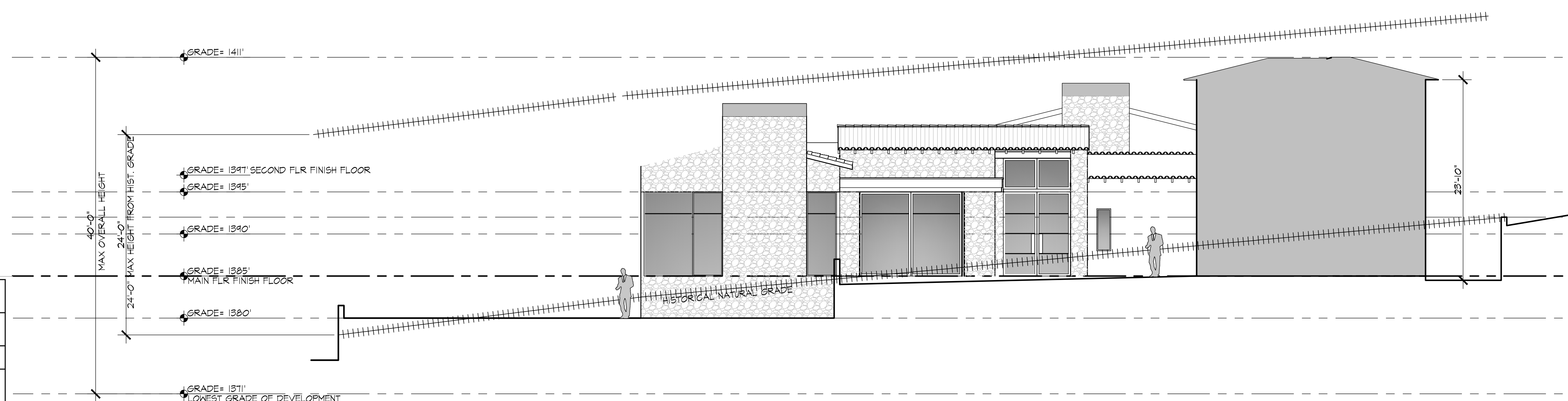
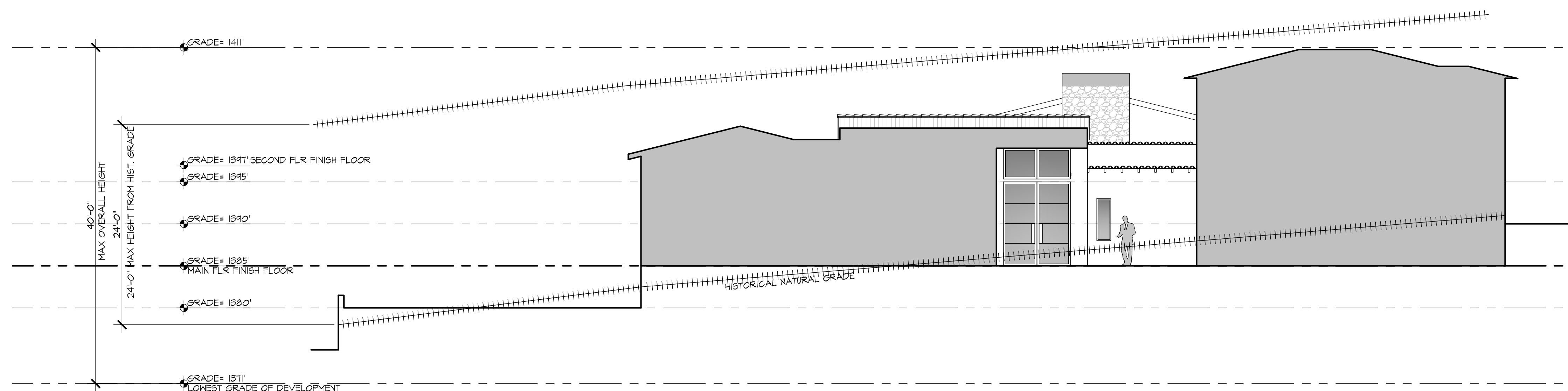
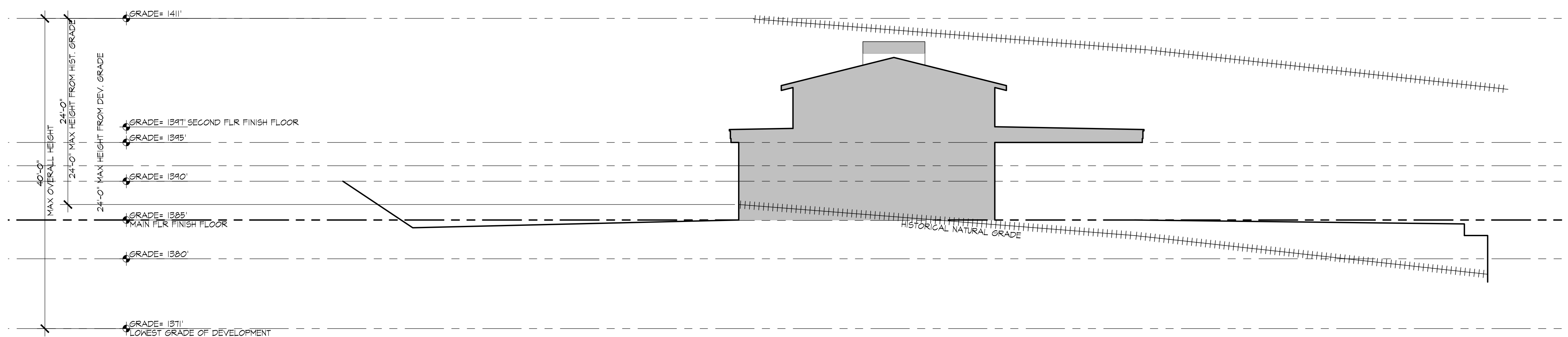
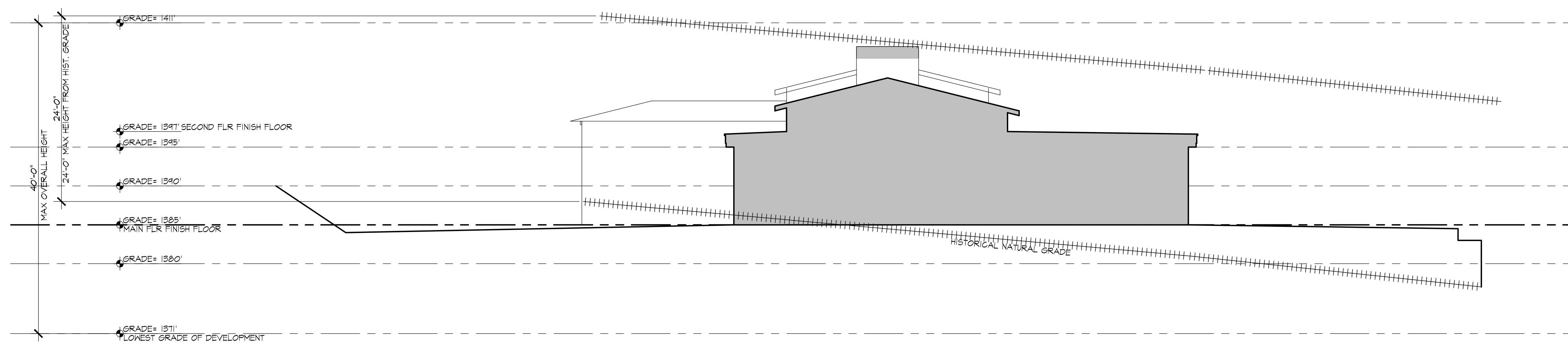
Rev.	Description	Date
1.		

A NEW RESIDENCE FOR:
The Stoleson Family
6519 E Hummingbird Lane
Paradise Valley, AZ 85253

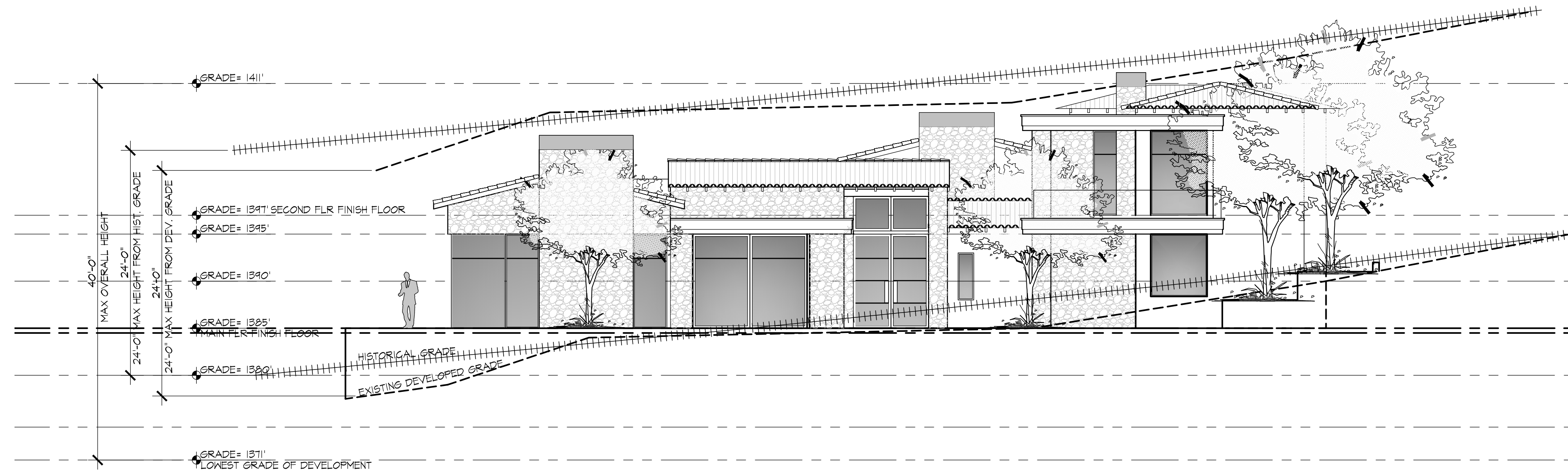
8.21.25 CONCEPT HILLSIDE
NOT FOR CONSTRUCTION

DETACHED CASITA
ROOF PLAN

A4.2



MAXIMUM BUILDING HEIGHT FROM NATURAL GRADE	23'-2"	FT	MAXIMUM 24' HEIGHT LIMIT PARALLEL TO THE NATURAL GRADE
MAXIMUM BUILDING HEIGHT FROM ADJACENT GRADE	23'-0"	FT	VERTICAL PLANE IS LIMITED TO 24' FROM ADJACENT GRADE WHEN THE NATURAL GRADE IS NOT RESTORED BACK
MAXIMUM BUILDING HEIGHT	26'-5"	FT	MAXIMUM HEIGHT MEASURED FROM THE LOWEST FINISHED FLOOR TO THE HIGHEST POINT (ROOF, CHIMNEY, ETC.)
MAXIMUM OVERALL HEIGHT	36'-5"	FT	MAXIMUM HEIGHT FROM THE LOWEST FLOOR (RETAINING WALL, POOL, ETC.) TO THE HIGHEST (ROOF, CHIMNEY, ETC.)

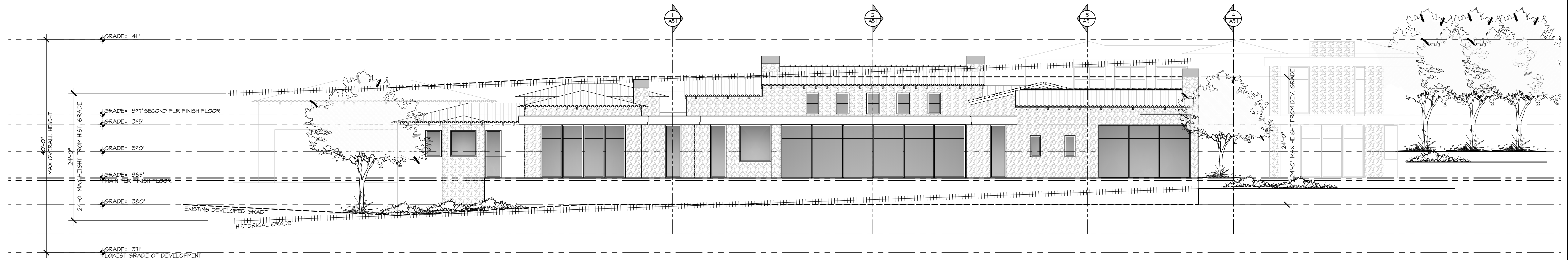


Main House- West Elevation

1/8" = 1'-0"

0 4' 8' 16'

①



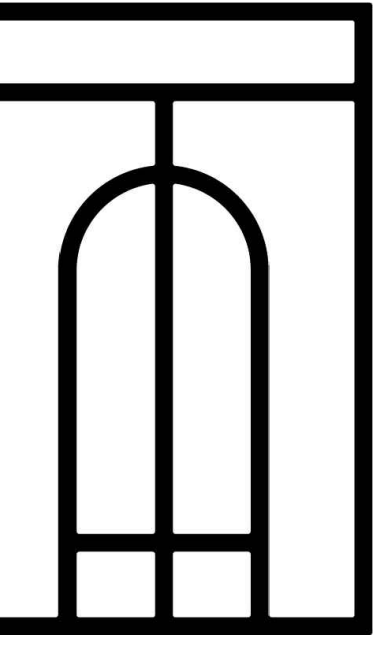
Main House- North Elevation

1/8" = 1'-0"

0 4' 8' 16'

②

MAXIMUM BUILDING HEIGHT FROM NATURAL GRADE	23'-2"	FT	MAXIMUM 24' HEIGHT LIMIT PARALLEL TO THE NATURAL GRADE
MAXIMUM BUILDING HEIGHT FROM ADJACENT GRADE	23'-10"	FT	VERTICAL PLANE IS LIMITED TO 24' FROM ADJACENT GRADE WHEN THE NATURAL GRADE IS NOT RESTORED BACK
MAXIMUM BUILDING HEIGHT	26'-5"	FT	MAXIMUM HEIGHT MEASURED FROM THE LOWEST FINISHED FLOOR TO THE HIGHEST POINT (ROOF, CHIMNEY, ETC.)
MAXIMUM OVERALL HEIGHT	36'-5"	FT	MAXIMUM HEIGHT FROM THE LOWEST STRUCTURE (RETAINING WALL, POOL, ETC.) TO THE HIGHEST (ROOF, CHIMNEY, ETC.)



Revisions	Date:
Rev:	1.
Description:	

A NEW RESIDENCE FOR:
The Stoleson Family
6519 E Hummingbird Lane
Paradise Valley AZ 85253

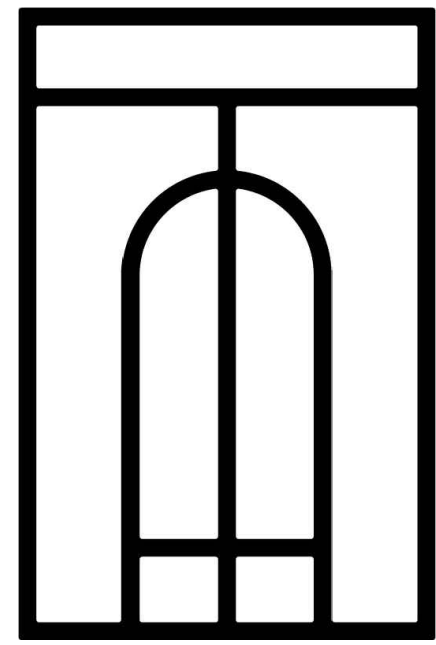
8.21.25 CONCEPT HILLSIDE
NOT FOR CONSTRUCTION

MAIN HOUSE
EXTERIOR ELEV'S

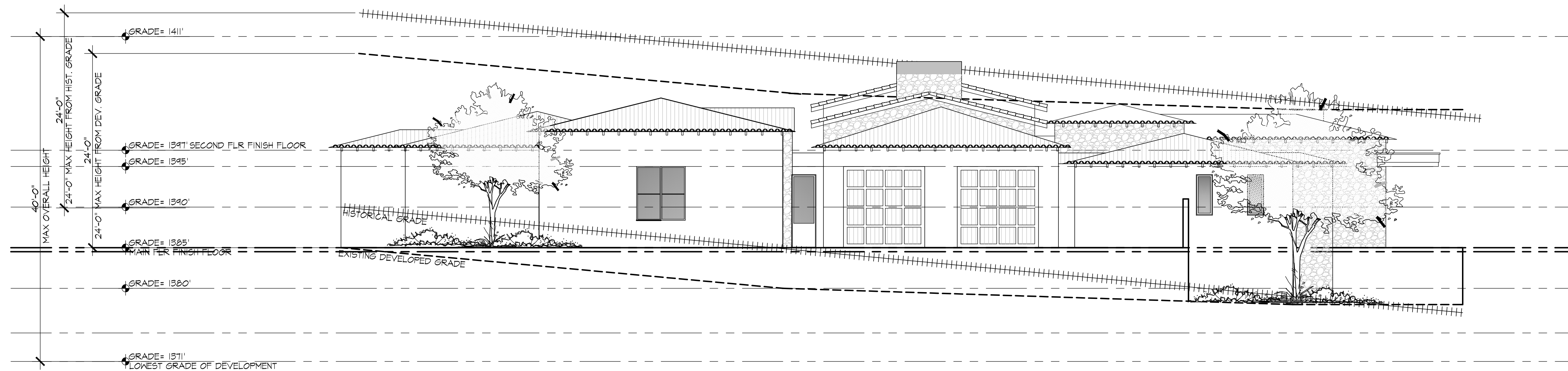
DATE: 8.21.25
BY: J. STOLSON
CHECKED: J. STOLSON
APPROVED: J. STOLSON

A6.1

Sheet
Scale:



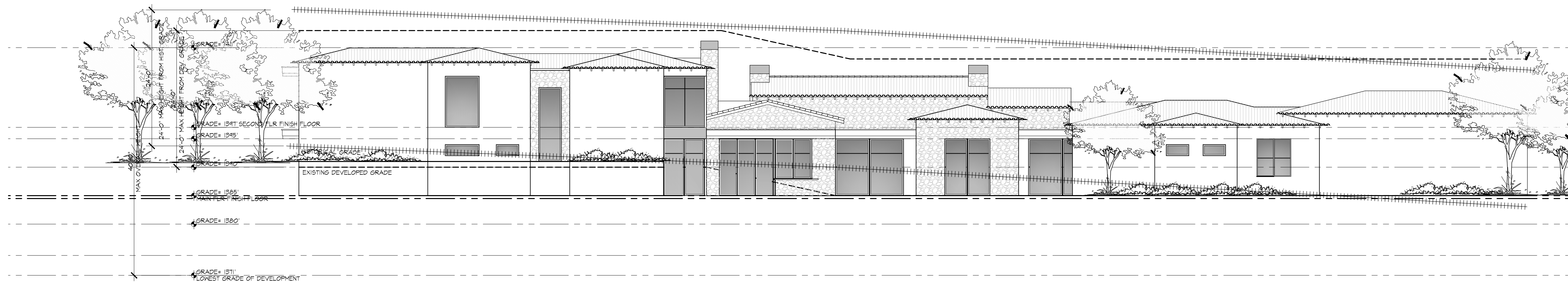
Revisions	
Rev.	Description
1.	



Main House- East Elevation

1/8" = 1'-0"
0 4' 8' 16'

①



Main House- South Elevation

1/8" = 1'-0"
0 4' 8' 16'

②

MAXIMUM BUILDING HEIGHT FROM NATURAL GRADE	25'-2"	FT	MAXIMUM 24' HEIGHT LIMIT PARALLEL TO THE NATURAL GRADE
MAXIMUM BUILDING HEIGHT FROM ADJACENT GRADE	25'-10"	FT	VERTICAL PLANE IS LIMITED TO 24' FROM ADJACENT GRADE WHEN THE NATURAL GRADE IS NOT RESTORED BACK
MAXIMUM BUILDING HEIGHT	26'-5"	FT	MAXIMUM HEIGHT MEASURED FROM THE LOWEST FINISHED FLOOR TO THE HIGHEST POINT (ROOF, CHIMNEY, ETC.)
MAXIMUM OVERALL HEIGHT	36'-5"	FT	MAXIMUM HEIGHT FROM THE LOWEST STRUCTURE (RETAINING WALL, POOL, ETC.) TO THE HIGHEST (ROOF, CHIMNEY, ETC.)

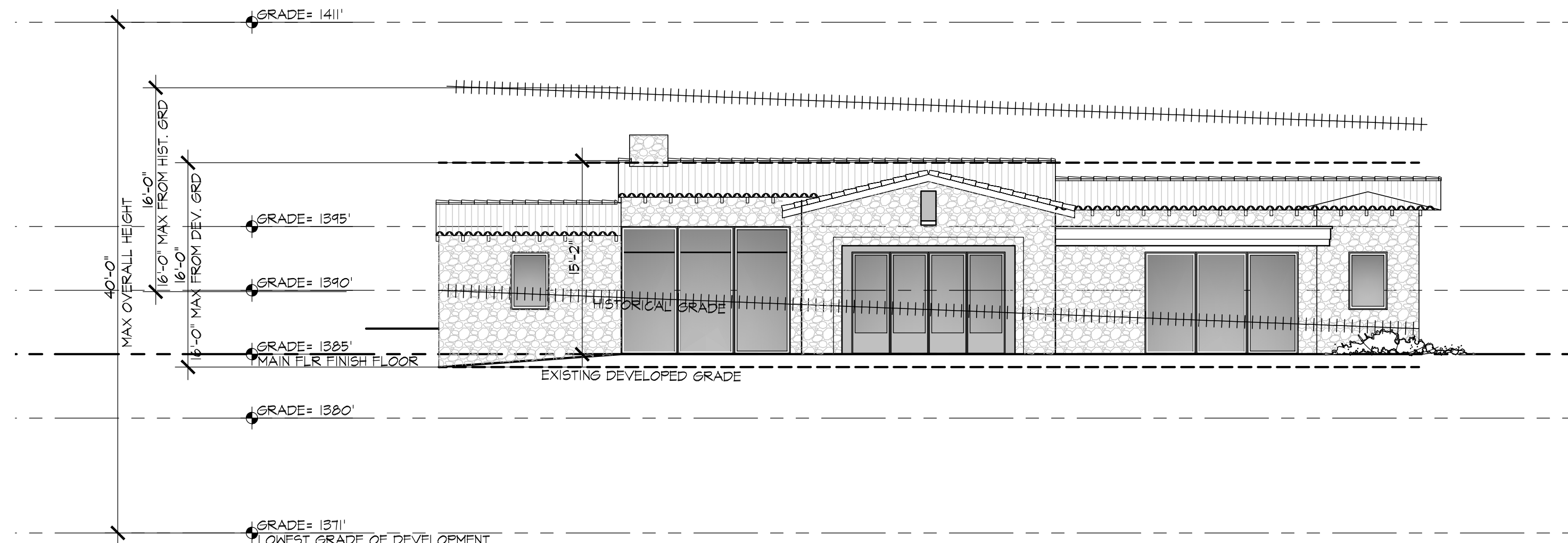
A NEW RESIDENCE FOR:
The Stoleson Family
6519 E Hummingbird Lane
Paradise Valley AZ 85253

8.21.25 CONCEPT HILLSIDE
NOT FOR CONSTRUCTION

MAIN HOUSE
EXTERIOR ELEVS

A6.2
Sheet
Scale

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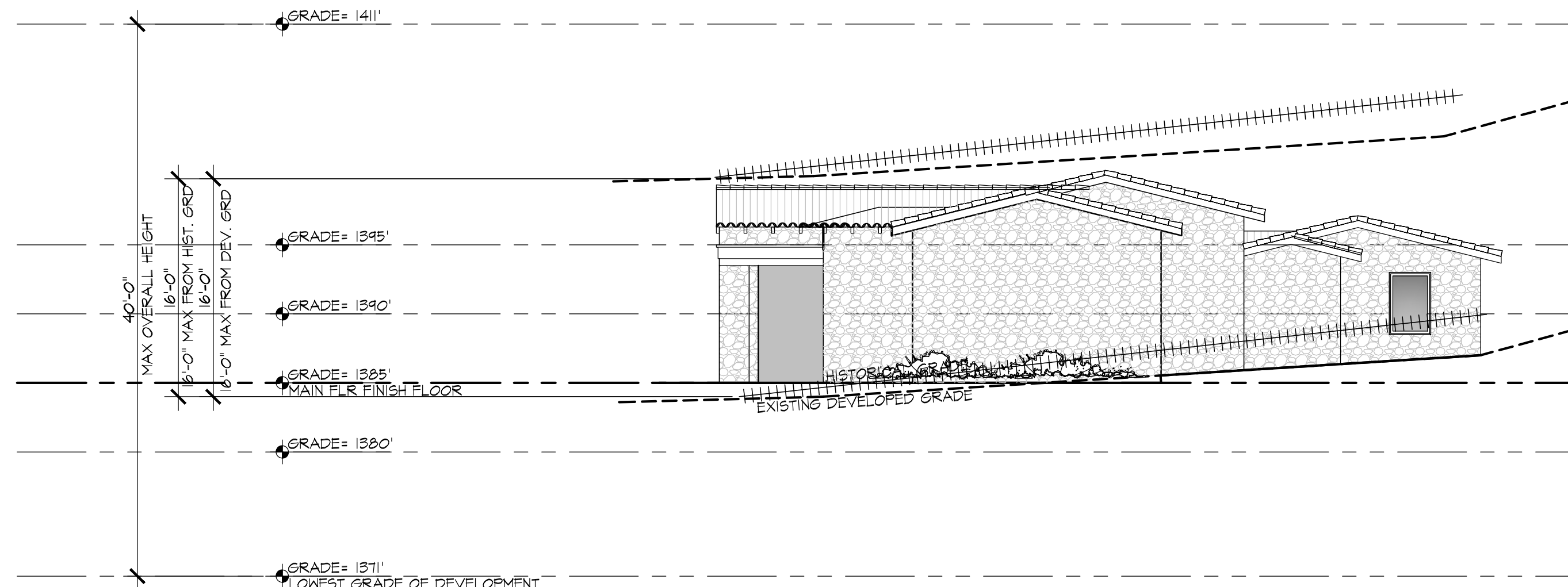


Detached Casita- North Elevation

1/8" = 1'-0"

0 4' 8' 16'

②

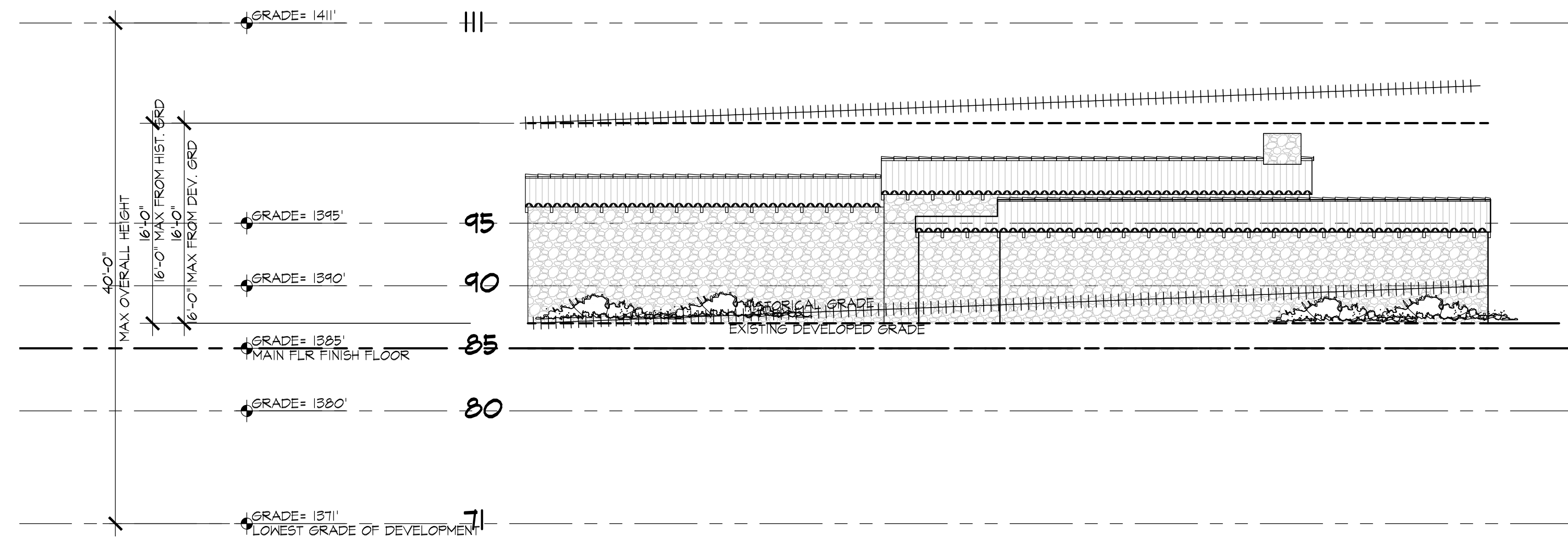


Detached Casita- East Elevation

1/8" = 1'-0"

0 4' 8' 16'

①

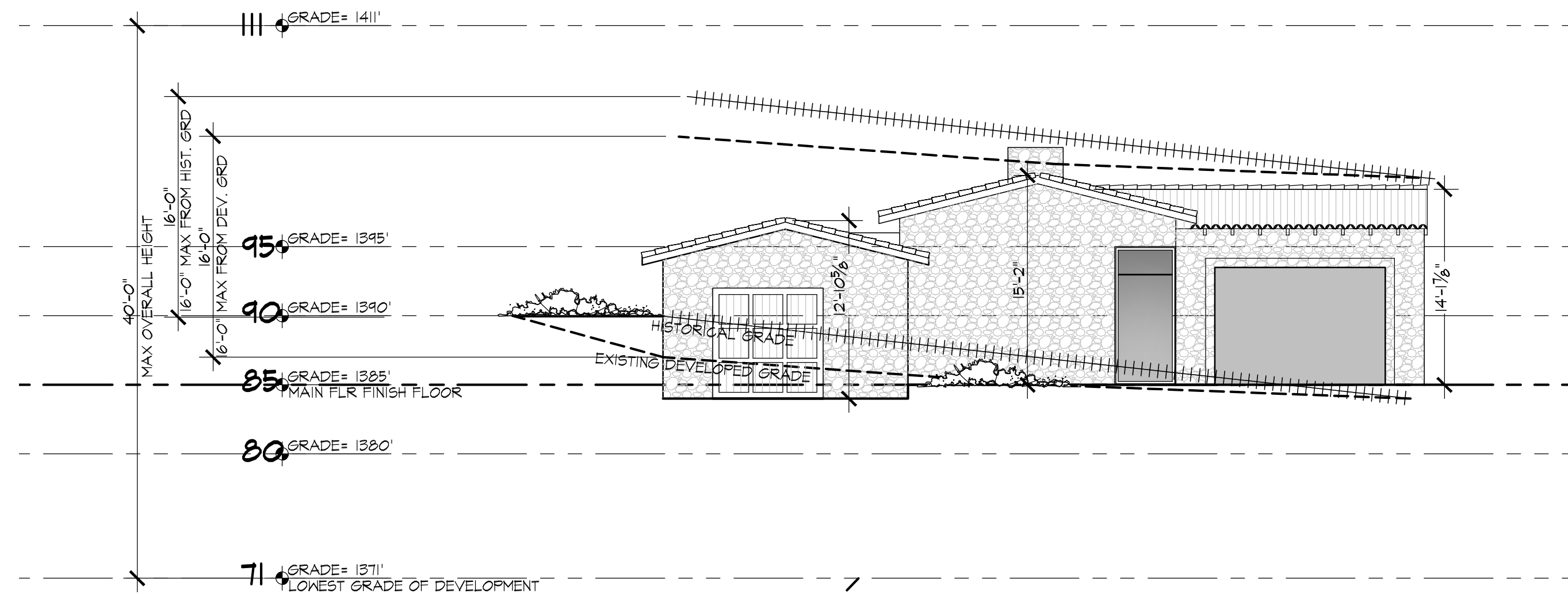


Detached Casita- South Elevation

1/8" = 1'-0"

0 4' 8' 16'

④



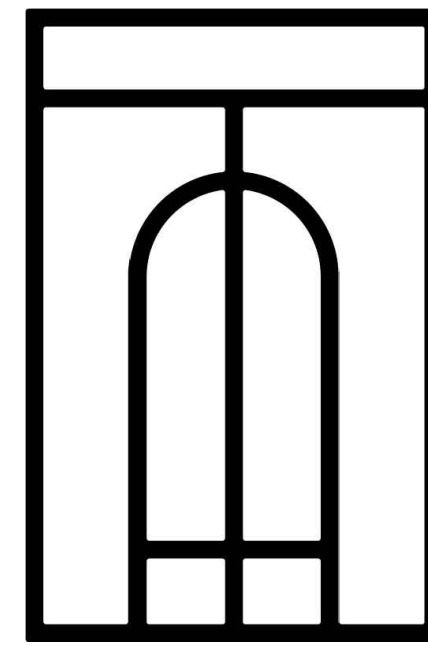
Detached Casita- West Elevation

1/8" = 1'-0"

0 4' 8' 16'

③

MAXIMUM BUILDING HEIGHT FROM NATURAL GRADE	23'-2"	FT	MAXIMUM 24' HEIGHT LIMIT PARALLEL TO THE NATURAL GRADE
MAXIMUM BUILDING HEIGHT FROM ADJACENT GRADE	23'-10"	FT	VERTICAL PLANE IS LIMITED TO 24' FROM ADJACENT GRADE WHEN THE NATURAL GRADE IS NOT RESTORED BACK
MAXIMUM BUILDING HEIGHT	26'-5"	FT	MAXIMUM HEIGHT MEASURED FROM THE LOWEST FINISHED FLOOR TO THE HIGHEST POINT (ROOF, CHIMNEY, ETC.)
MAXIMUM OVERALL HEIGHT	36'-5"	FT	MAXIMUM HEIGHT FROM THE LOWEST STRUCTURE (RETAINING WALL, POOL, ETC.) TO THE HIGHEST (ROOF, CHIMNEY, ETC.)



Revised	Design	Date
1.		

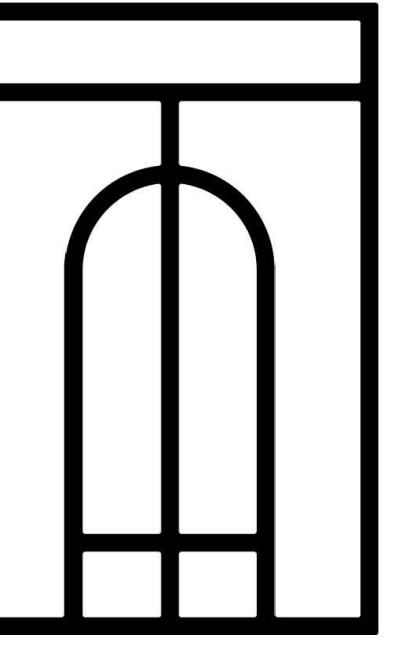
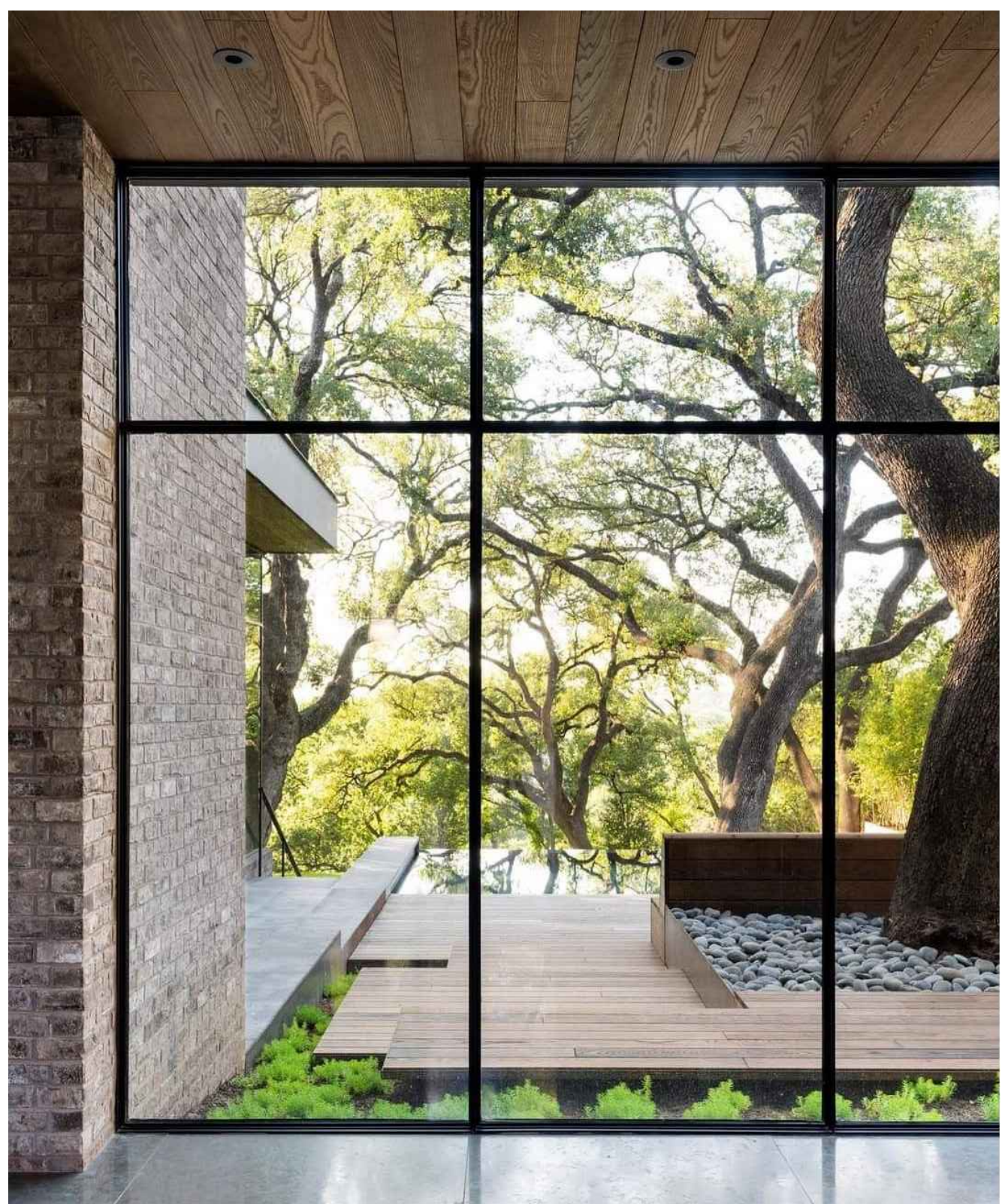
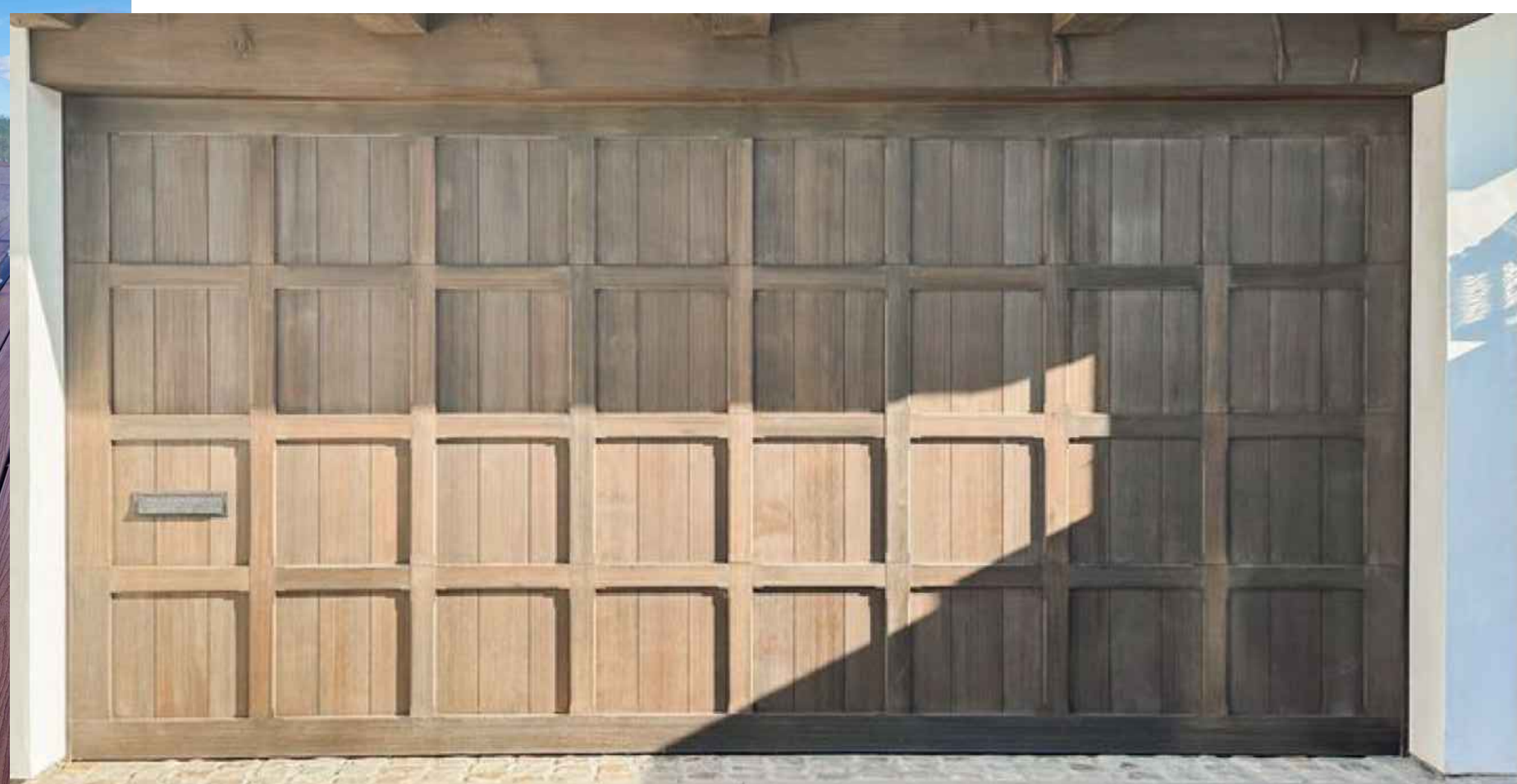
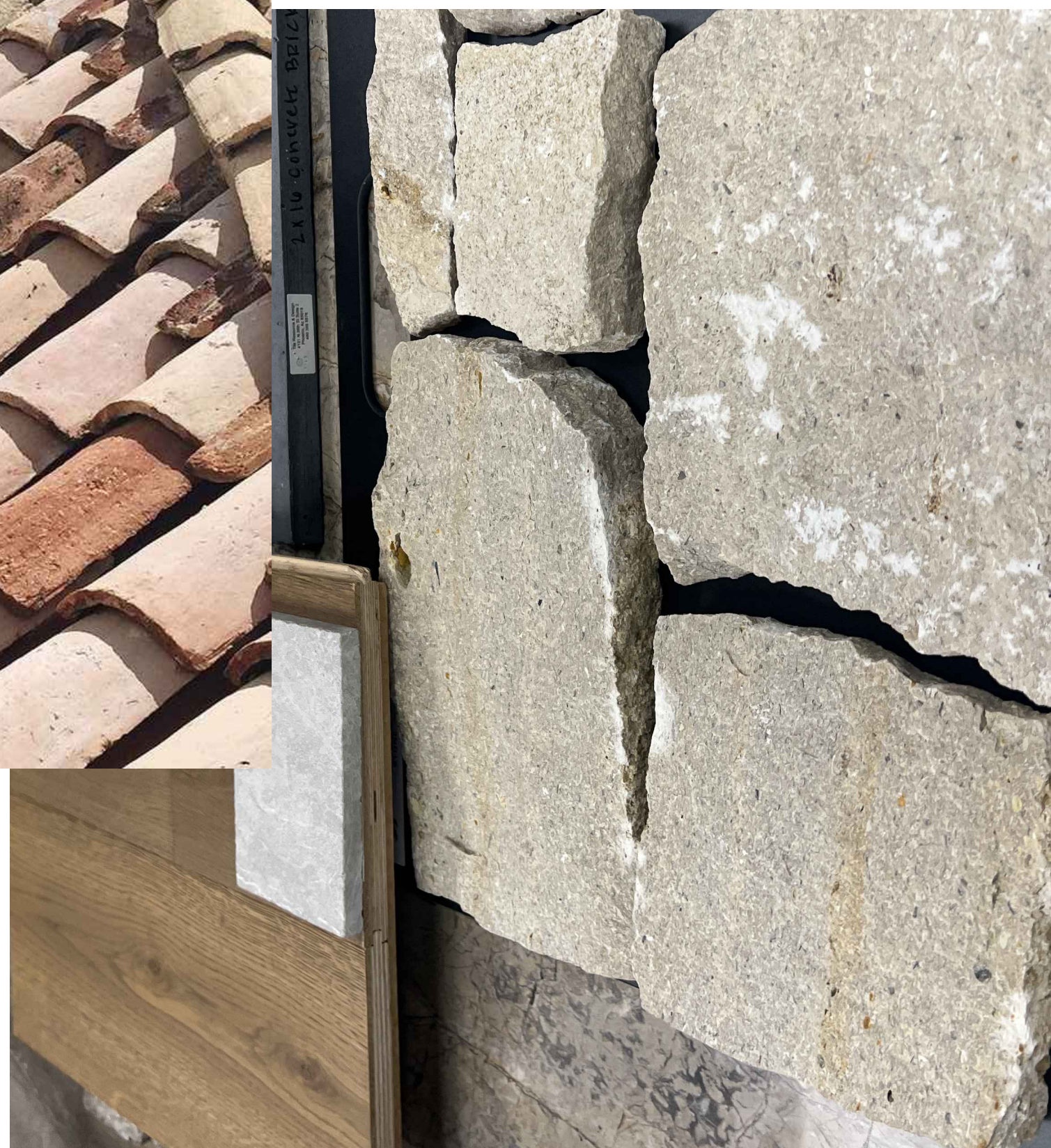
A NEW RESIDENCE FOR:
The Stoleson Family
6519 E Hummingbird Lane
Paradise Valley, AZ 85253

8.21.25 CONCEPT HILL SIDE
NOT FOR CONSTRUCTION

DETACHED CASITA
EXTERIOR ELEV'S

A6.3

Sheet
Scale:



Rev.	Description	Date
1.		

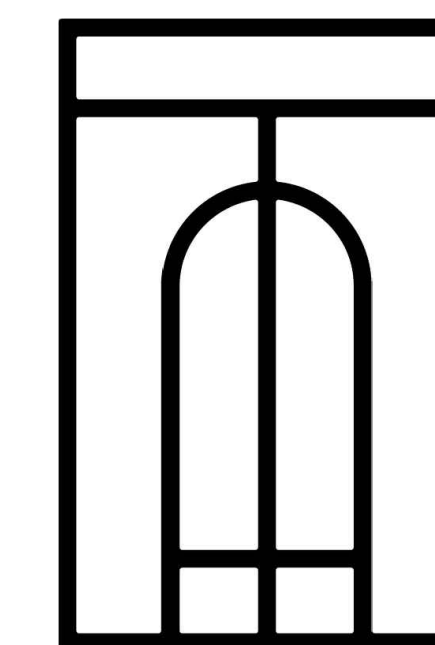
A NEW RESIDENCE FOR:
The Stoleson Family
6519 E Hummingbird Lane
Paradise Valley AZ 85253

8.21.25 CONCEPT HILLSIDE
NOT FOR CONSTRUCTION

DESIGN
INSPIRATION

A6.4

Sheet
Scale:



Revisions		
Rev.	Description:	Date:
1.		

A NEW RESIDENCE FOR:
The Stoleson Family
6519 E Hummingbird Lane
Paradise Valley AZ 85253

8.21.25 CONCEPT HILLSIDE
NOT FOR CONSTRUCTION

title :

3D MODEL VIEWS

A6.5

Sheet
Scale

TOWN OF PARADISE VALLEY NOTES

1. GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC.
2. 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 IDENTIFIED PRIOR TO INSPECTION.
3. 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.
4. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
5. 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 FIXTURES INSTALLED.
6. A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
7. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
8. 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.
9. EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 100B OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
10. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
11. ALL NEW AND EXISTING ELECTRICAL SERVICE TO BE BURIED UNDERGROUND PER THE TOWN OF PARADISE VALLEY STANDARDS.
12. POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8 INCHES ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
13. POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER SECTION 5-2-2 OF THE TOWN OF PARADISE VALLEY ORDINANCES.
14. A SETBACK CERTIFICATION IS REQUIRED AND GIVEN TO TOWN INSPECTOR AT STEM WALL INSPECTION.
15. 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.
16. 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.
17. ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
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.
19. TRENCH BED SHALL BE FREE OF ROCKS AND DEBRIS.
20. LOWEST FLOOR ELEVATION CERTIFICATE (LFE) IS REQUIRED AND SHALL BE UPLOADED TO YOUR PERMIT DOCUMENTS PRIOR TO SCHEDULING OF STAB SHEAR INSPECTION.
21. REGULATION II RULE 20-3 OF THE MARICOPA COUNTY HEALTH DEPARTMENT, BUREAU OF AIR POLLUTION CONTROL SHALL BE OBSERVED AND ENFORCED.
22. 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.
23. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
24. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
25. 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.
26. THE TOWN ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS; THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE TOWN.
27. 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 TOWN FOR RE-APPROVAL.
28. 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.
29. 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.
30. 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 DOCUMENTATION IS OBTAINED.
31. 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.
32. 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.
33. ON DEMOLITION, GRADING, REMODELING AND NEW CONSTRUCTION PROJECTS, PERMITTEE MUST NOTIFY ADJACENT PROPERTY OWNERS REGARDING THE NATURE OF THE PROJECT, THE TIME PERIOD FOR CONSTRUCTION, AND ANY UNUSUAL ACTIVITIES THAT MAY CAUSE DISRUPTION OF THE NORMAL COURSE OF TRAFFIC DURING CONSTRUCTION.
34. ALL PERMITTEES MUST 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 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.
35. 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.
36. 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. IF A STAGING AREA IS NEEDED ON A PROPERTY OTHER THAN THE CONSTRUCTION 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.
37. 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 ARE PROHIBITED IN THE TOWN RIGHT-OF-WAY OR NEAR ADJACENT PROPERTIES.
38. 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.
39. THE USE AND OPERATION OF FUEL-FIRED GENERATORS ON ANY CONSTRUCTION SITE, NEW, EXISTING OR REMODELING, IS PROHIBITED UNLESS DUE TO A HARSHIP TOWN APPROVAL IS OBTAINED.
40. 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 THE PARTIES INVOLVED TO REMEDY ANY VIOLATION WITHIN A REASONABLE TIME PERIOD, AND UNTIL ALL REQUIRED FEES ARE PAID IN FULL.
41. THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
42. 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.
43. 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.
44. 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.
45. AN INSPECTION FEE WILL BE CHARGED IF THE INSPECTION IS REQUIRED AS A RESULT OF A CODE VIOLATION.
46. 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.

ENGINEERS NOTES

1. 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.
2. 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.
3. GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC, SEC. 1903 AND APPENDIX J.
4. 5% MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM 10', U.N.O.
5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
6. A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
7. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
8. 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.
9. 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 OTHERWISE.
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 COVERED BY THIS PLAN.
15. THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT 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 IN 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 REFERENCED 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.
21. 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.
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 UTILITY IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.
33. ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION WITH NATIVE STONE.
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 PROTECTION BARRIER U.N.O.
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 SUPPLEMENT TO MAG.
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 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 = 0.954 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.
51. THE PROPOSED POOL EQUIPMENT FOR THIS PROJECT SHALL BE EQUIPPED WITH CARTRIDGE FILTER IN ORDER TO AVOID THE BACKWASH
52. THE SCOPE OF THIS GRADING AND DRAINAGE PLAN COVERS CERTAIN SITE DRAINAGE IMPROVEMENTS AS DELINEATED BY THE LIMITS OF THE CONSTRUCTION AND IN ACCORDANCE TO THE PREPARED BY THE ARCHITECT SITE PLAN, WHICH HAS BEEN COORDINATED AND APPROVED BY THE OWNER. LAND DEVELOPMENT GROUP (LDG) ASSUMES NO LIABILITY FOR DRAINAGE ISSUES THAT MAY EXIST AND COULD CAUSE DAMAGE TO THE SUBJECT OR NEIGHBORING PROPERTIES BEYOND THE LIMITS OF THE CONSTRUCTION SHOWN ON THESE PLANS.
53. THE GRADING AND DRAINAGE DESIGN PRESENTED HEREIN IS BASED ON EVALUATING STORMWATER RUNOFF RESULTING FROM A STATISTICAL ANALYSIS OF STORM EVENTS OF PARTICULAR FREQUENCY, UP TO AND INCLUDING 100-YEAR EVENT AS REQUIRED BY THE CITY OF PHOENIX AND MARICOPA COUNTY DRAINAGE DESIGN MANUALS. A STORM EVENT EXCEEDING THE 100-YEAR EVENT MAY CAUSE OR CREATE THE RISK OF GREATER STORM IMPACT THAN IS PRESENTED AND ADDRESSED ON THIS PLAN.

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 2018 IFCC, SEC. 903.

UTILITIES

WATER: CITY OF PHOENIX
SANITARY SEWER: TOWN OF PARADISE VALLEY
ELECTRIC: APS
TELEPHONE: CENTURY LINK, COX COMM.
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMM.

NATIVE PLANTS

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

PRELIMINARY GRADING & DRAINAGE PLAN

STOLESON RESIDENCE

6519 & 6528 E HUMMINGBIRD LN., PARADISE VALLEY, AZ 85253
LOCATED IN A PORTION OF THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 3, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND

- ✕ SCRIBED "X" IN CONCRETE
- BRASS CAP IN HANDHOLE
- BRASS CAP FLUSH
- FOUND 1" IRON PIPE
- SET 1/2" REBAR & TAG OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- SEWER MANHOLE SIGN
- WM WATER METER
- WV WATER VALVE
- FD FIRE HYDRANT
- IRRI IRRIGATION CONTROL BOX
- EM ELECTRIC METER
- GV GAS VALVE
- TP TELEPHONE PEDESTAL
- MANHOLE
- CTV CABLE TV RISER
- CATV, PHONE
- W SEWER LINE
- W WATER LINE
- C ELECTRIC LINE
- C COMMUNICATIONS LINE
- FENCE
- EXISTING CONTOUR
- EXIST. DRAINAGE FLOW
- EXIST. SPOT ELEVATION
- TREE
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- EXISTING DISTURBED AREA
- PROPOSED DISTURBED AREA
- STORM DRAIN PIPE
- CATCH BASIN
- RETAINING WALL
- TP:XX.XX TOP OF PARAPET
- TW:XX.XX TOP OF WALL
- TRW:XX.XX TOP OF RETAINING WALL
- FG:XX.XX FINISH GRADE
- BW:XX.XX BOTTOM OF WALL
- TF:XX.XX TOP OF FOOTING

ABBREVIATIONS

- BC BACK OF CURB
- BSL BUILDING SETBACK LINE
- CONC. CALCULATED
- TPV TOWN OF PARADISE VALLEY
- DE DRAINAGE EASEMENT
- ESMT EASEMENT
- EXIST. EXISTING
- EG EXISTING GRADE
- FG FINISH GRADE
- FFE FINISH FLOOR ELEVATION
- FND FOUND
- G GUTTER, GAS
- INV INVERT
- MAG MARICOPA ASSOCIATION OF GOVERNMENTS
- MEASURED
- MOR MARICOPA COUNTY RECORDER
- P PAVEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R) RECORDED
- R RADIUS
- R/W RIGHT OF WAY
- T TANGENT, TELEPHONE
- W WEST, WATERLINE
- TC TOP OF CURB

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.

DISTURBED AREA CALCULATIONS

EXIST. LOT AREA: 167,149 S.F. (3,837 AC.)
82,915 S.F. + 84,234 S.F.

TOTAL AREA UNDER ROOF: 19,298 S.F.
FLOOR AREA RATIO: 11.54% < 25%
(AREA UNDER ROOF/AREA OF LOT)

BUILDING PAD SLOPE: 8.84%
VERTICAL: 33.2 FT
HORIZONTAL: 293.6 FT

ALLOWABLE NET DISTURBED AREA: 60.00%
ALLOWABLE NET DISTURBED AREA: 100,289 S.F.

EXISTING GROSS DISTURBED AREA: 52.98%
EXISTING GROSS DISTURBED AREA: 88,563 S.F.

PROPOSED NEW DISTURBED AREA*: 29,927 S.F. (17.90%)*

LESS AREAS OF DISTURBANCE:

TOTAL LIVABLE FOOTPRINT: 11,104 S.F.
TOTAL GARAGE FOOTPRINT: 2,531 S.F.
DRIVEWAY CREDIT 0 S.F.

RETENTION BASIN CREDIT: 5,657*50% = 2,829 S.F.

PREVIOUSLY RESTORED AREAS: 12,957 S.F.

NET DISTURBED AREA: 89,069 S.F. (53.3%)

PERCENT OF LOT STEEPER THAN NATURAL GRADE (5% MAX.): 4,032 S.F. (2.41%)

VOLUME OF CUT: 2,228 C.Y.
VOLUME OF FILL: 3,259 C.Y.

TOTAL CUT&FILL: 5,487 C.Y.

HILLSIDE ASSURANCE = 35 TIMES THE GRADING PERMIT FEE.
GRADING PERMIT FEE: \$5,352
(\$168 FIRST 100 CY / \$96 EA. ADDITIONAL 100 CY).

ASSURANCE AMOUNT: \$187,320

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.

EARTHWORK QUANTITIES

CUT: 2,228 C.Y.
FILL: 3,259 C.Y.
NET FILL: 1,031 C.Y.

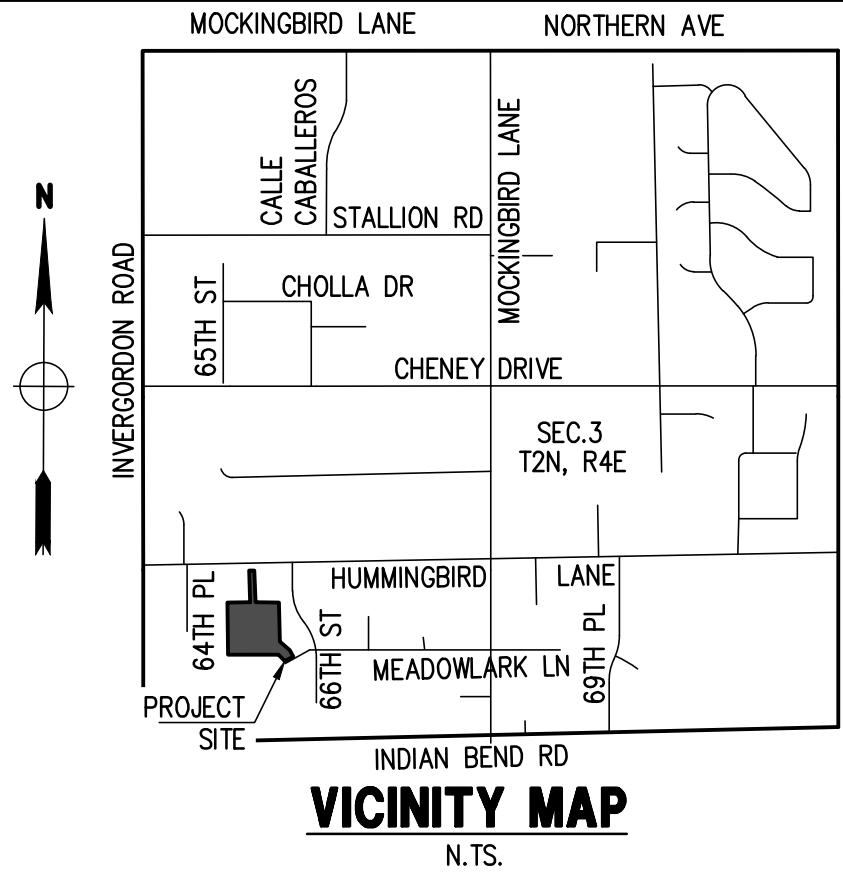
ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. NO SHRINK OR SWELL IS ASSUMED. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.

GRADING SPECIFICATIONS

1. EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2015 I.B.C. AND WILL BE PERFORMED ACCORDINGLY.
2. THE CONTRACTOR WILL RETAIN A SOILS ENGINEER DURING CONSTRUCTION TO INSPECT PROGRESS OF CONSTRUCTION. CONCERNING PREPARATION OF GROUND TO RECEIVE FILLS, TESTING AND REQUIRED COMPACTION STABILITY OF ALL FINISH SLOPES INCLUDING CUT SLOPES.
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 SAND AND ROCK THAT CAN BE COMPACTED INTO A DENSE CONSTRUCTION. MAXIMUM PARTICLE SIZE: 6 INCHES
PERCENT PASSING NO. 4 SIEVE: 35% TO 70%
PERCENT PASSING NO. 200 SIEVE: 25% MAX.
PLASTICITY INDEX: 10% MAX.
5. CUT-SLOPES: MAXIMUM ROCK CUT SLOPE TO BE 1.0 FEET HORIZONTAL TO 3.0 FEET VERTICAL PER GEOTECHNICAL STUDY.
6. FILL SLOPES: MAXIMUM FILL SLOPE TO BE 2.0 FEET HORIZONTAL TO 1.0 FEET VERTICAL.
7. COMPACTION FILL MATERIAL MUST BE PLACED ON LEVELLED BENCHES CUT INTO UNDISTURBED EXISTING HILLSIDE. PLACE FILL IN HORIZONTAL LIFTS OF THICKNESS COMPATIBLE WITH THE COMPACTION EQUIPMENT USED. COMPACT TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM A.S.T.M. DENSITY AT THE OPTIMUM MOISTURE CONTENT OF ± TWO PERCENT. THIS PERTAINS TO ALL ENGINEERED STRUCTURAL FILL SUPPORTING STRUCTURES AND INCLUDING FILL UNDER ANY OF THE RETAINING WALLS. COMPACTION TEST RESULTS SHALL BE SUBMITTED TO 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 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 CONSTRUCTION.
9. ALL EXPOSED CUT AND FILL SHALL BE TREATED WITH AN APPROVED AGING AGENT TO MINIMIZE TO VISUAL CONTINUITY.
10. 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.
11. ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
12. ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
13. 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.
14. CONSTRUCTION STAKING AND/OF FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREAS.

DRAINAGE STATEMENT

1. ULTIMATE STORM OUTFALL IS LOCATED AT THE NORTHEASTERLY PROP. CORNER AT ELEVATION OF 1356.00.
2. NEW SINGLE FAMILY RESIDENCE, NEW DETACHED CASITA, NEW DRIVEWAY, NEW GARAGE, NEW POOL & SPA AND SITE IMPROVEMENTS ARE PROPOSED WITH THIS PROJECT.
3. PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
4. HISTORIC DRAINAGE PATTERNS ARE RESTORED AND PRESERVED.
5. THE MINIMUM FINISH FLOOR ELEVATIONS SHOWN ARE SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED PER THE APPROVED CIVIL PLANS.
6. PROPOSED STORM DRAIN SYSTEM SHALL BE INSPECTED AND CLEANED FROM DEBRIS AND SILT AFTER EVERY MAJOR STORM EVENT.
7. CHECK DAMS, RIPRAP AND BOULDERS ARE SPECIFIED AT ALL POINTS OF DISCHARGE TO MITIGATE EROSION AND TO CONVERT CONCENTRATED FLOWS BACK TO SHEET FLOWS.
8. ON-SITE RETENTION IS PROVIDED FOR THE FIRST FLUSH STORM EVENT FOR THE LIMITS OF DISTURBANCE.



VICINITY MAP
N.T.S.

OWNER

MARK & KATHERINE STOLESON
6519 E HUMMINGBIRD LN.,
PARADISE VALLEY, AZ 85253

SITE DATA

APN: 174-52-002H
ADDRESS: 6528 E MEADOWLARK LN.,
PARADISE VALLEY, AZ 85253
ZONING: R-43 HILLSIDE
LOT AREA: 82,915 S.F. (1,903 AC.)
QS #: 23-43

APN: 174-52-002G
ADDRESS: 6519 E HUMMINGBIRD LN.,
PARADISE VALLEY, AZ 85253
ZONING: R-43 HILLSIDE
LOT AREA: 84,234 S.F. (1,934 AC.)
QS #: 23-43

LAND SURVEYOR

OUTER LIMITS LAND SURVEYING, LLC
BRIAN EARL SEARAN, RLS #54120
PO BOX 71957
PHOENIX, AZ 85050
P: 602 486 1154
EMAIL: BSEARAN@OUTERLIMITSLS.COM

NOTE: CIVIL ENGINEERING DESIGN PRESENTED HEREIN IS BASED ON THE TOPOGRAPHIC SURVEY MAP, PROVIDED IN AN ELECTRONIC FORMAT BY SURVEYOR LISTED ABOVE.
LAND DEVELOPMENT GROUP, LLC ASSUMES NO LIABILITY FOR ERRORS AND OMISSIONS SHOWN ON THE SURVEY AND INFORMATION PROVIDED BY OTHERS.

LEGAL DESCRIPTION

LOT 1 AND 2, MEADOWLARK LOT SPLIT, ACCORDING TO BOOK 1421 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK

PARADISE VALLEY BRASS CAP FLUSH, NO STAMPING ON T2N, R4E, 10N, ON INDIAN BEND ROAD, HAVING AN ELEVATION OF 1316.441, TOWN OF PARADISE VALLEY (NAVD 88) DATUM, GDACS# 24526-1.

BASIS OF BEARING

THE WEST PROPERTY LINE THE BEARING OF WHICH IS N01°30'54"W AS SHOWN HEREON.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
040049	1765 OF 4425	L	N/A
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	10/16/2013	11/04/2015	X*

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

FINISH FLOOR CERTIFICATION

I HEREBY CERTIFY THAT FINISHED FLOOR ELEVATIONS SHOWN ON THE PLAN OF XXX IS MINIMUM OF 12" ABOVE THE 100-YEAR STORM ELEVATION OF XXX ACCORDING TO THE TOWN OF PARADISE VALLEY CODE OF ORDINANCE.

Nick Prodanov
REGISTERED CIVIL ENGINEER

08/21/25
DATE

TOWN ENGINEER

TOWN OF PARADISE VALLEY

DATE



PRELIMINARY
GRADING & DRAINAGE PLAN
COVER SHEET

STOLESON RESIDENCE
6519 & 6528 E
HUMMINGBIRD LN.,
PARADISE VALLEY, AZ 85253

P 602 889 1984 | F 602 443 9482
8808 N CENTRAL AVE., SUITE 208
PHOENIX, AZ 85020
PHOENIX@LDGNG.COM

Land
DEVELOPMENT GROUP



C-1

NEW LEGAL DESCRIPTION

BEING A LOT COMBINATION OF LOTS 1 & 2, MEADOWLARK LOT SPLIT, BOOK 1421, PAGE 39, M.C.R.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4, OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 4 EAST;

THENCE ALONG MONUMENT LINE OF HUMMINGBIRD LANE, NORTH 88°40'17" EAST, A DISTANCE OF 786.19 FEET;

THENCE, LEAVING SAID MONUMENT LINE, SOUTH 01°19'43" EAST, A DISTANCE OF 33.00 FEET, TO THE POINT OF BEGINNING;

THENCE SOUTH 01°20'33" EAST, A DISTANCE OF 250.18 FEET;

THENCE NORTH 88°28'59" EAST, A DISTANCE OF 180.69 FEET;

THENCE SOUTH 01°30'16" EAST, A DISTANCE OF 338.77 FEET;

THENCE ALONG A NON-TANGENT CURVE TO RIGHT, HAVING A RADIUS OF 51.00 FEET, A CENTRAL ANGLE OF 65°00'17", A TANGENT LENGTH OF 32.49 FEET, THE CHORD OF WHICH BEARS SOUTH 58°42'21" EAST, A DISTANCE OF 54.81 FEET, FOR AN ARC LENGTH OF 57.86 FEET;

THENCE ALONG A NON-TANGENT CURVE TO RIGHT, HAVING A RADIUS OF 98.00 FEET, A CENTRAL ANGLE OF 26°59'37", A TANGENT LENGTH OF 23.52 FEET, THE CHORD OF WHICH BEARS SOUTH 49°46'35" EAST, A DISTANCE OF 45.74 FEET, FOR AN ARC LENGTH OF 46.17 FEET;

THENCE SOUTH 35°30'44" EAST, A DISTANCE OF 24.06 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MEADOWLARK LANE;

THENCE ALONG A NON TANGENT CURVE TO LEFT, HAVING A RADIUS OF 643.93 FEET, A CENTRAL ANGLE OF 09°31'34", A TANGENT LENGTH OF 53.65 FEET, THE CHORD OF WHICH BEARS SOUTH 60°04'11" WEST, A DISTANCE OF 106.94 FEET, FOR AN ARC LENGTH OF 107.06 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 01°33'55" WEST, A DISTANCE OF 79.69 FEET;

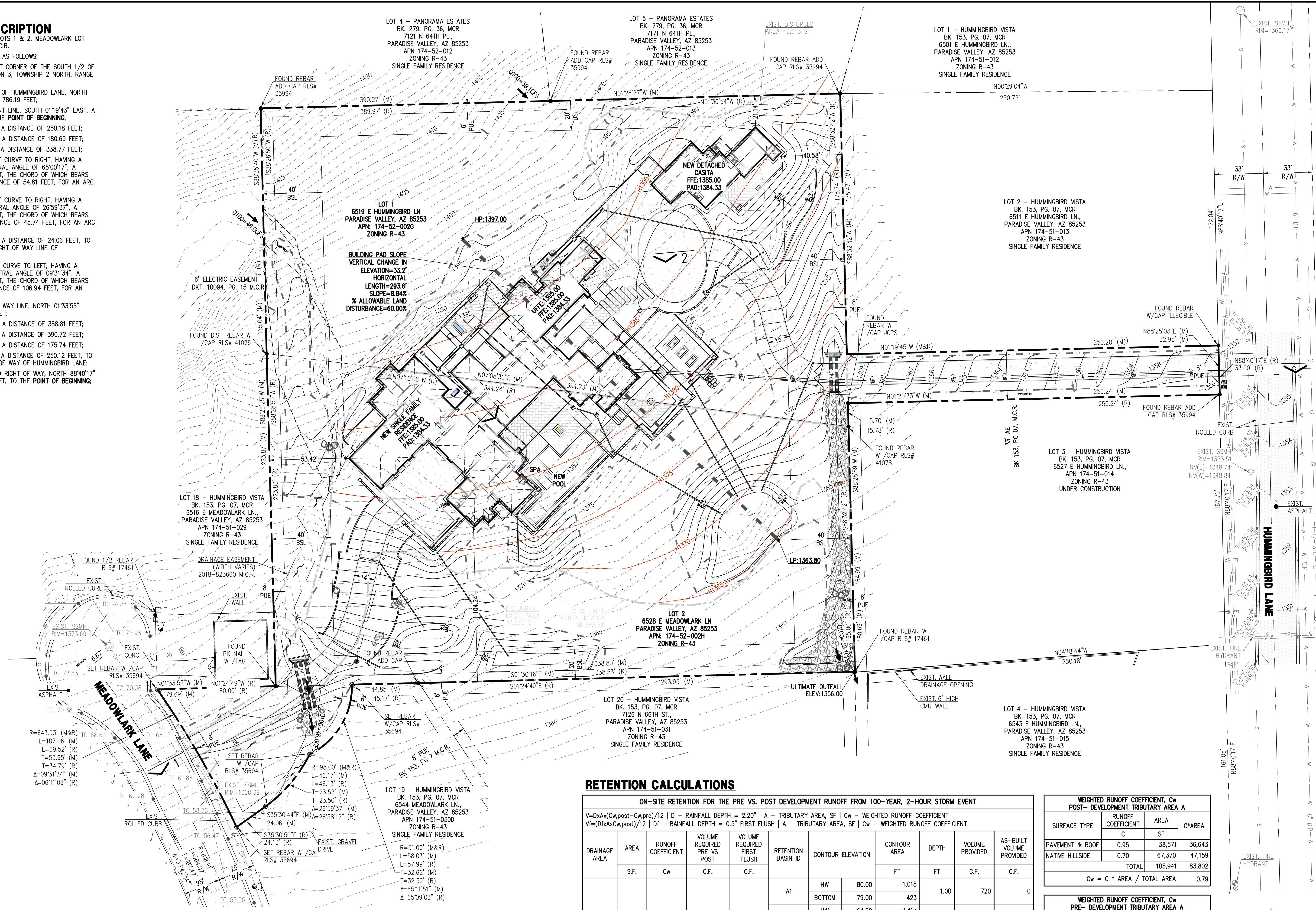
THENCE SOUTH 88°26'25" WEST, A DISTANCE OF 388.81 FEET;

THENCE NORTH 01°29'20" WEST, A DISTANCE OF 390.72 FEET;

THENCE NORTH 88°32'42" EAST, A DISTANCE OF 175.74 FEET;

THENCE NORTH 01°19'45" WEST, A DISTANCE OF 250.12 FEET, TO A POINT ON SOUTHERLY RIGHT OF WAY OF HUMMINGBIRD LANE;

THENCE CONTINUING ALONG SAID RIGHT OF WAY, NORTH 88°40'17" EAST, A DISTANCE OF 33.00 FEET, TO THE POINT OF BEGINNING;

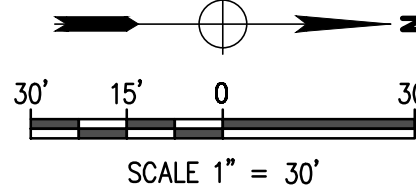


RETENTION CALCULATIONS

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 = 2.20" 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.				FT	FT	C.F.	C.F.
A	105,941	0.06	1,165	3,487	A1	HW	80.00	1,018	1.00	720	0
						BOTTOM	79.00	423			
					A2	HW	64.00	2,417	1.00	2,049	0
						BOTTOM	63.00	1,681			
					A3	HW	68.00	728	1.00	533	0
						BOTTOM	67.00	338			
					A4	HW	67.00	354	1.00	181	0
						BOTTOM	66.00	9			
					A5	HW	64.00	1,140	1.00	820	0
						BOTTOM	63.00	500			
TOTAL AREA A			1,165	3,487						4,303	0

WEIGHTED RUNOFF COEFFICIENT, C _w POST- DEVELOPMENT TRIBUTARY AREA A			
SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA
PAVEMENT & ROOF	0.95	SF	36,643
NATIVE HILLSIDE	0.70	67,370	47,159
TOTAL		105,941	83,802
$C_w = C * AREA / TOTAL AREA$			
0.79			

WEIGHTED RUNOFF COEFFICIENT, C _w PRE- DEVELOPMENT TRIBUTARY AREA A			
SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA
PAVEMENT & ROOF	0.95	SF	14,861
NATIVE HILLSIDE	0.70	91,080	63,756
TOTAL		105,941	77,874
$C_w = C * AREA / TOTAL AREA$			
0.74			



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

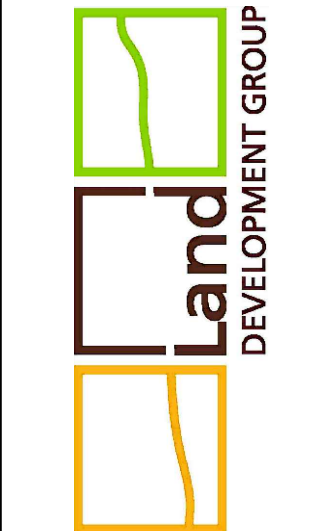
ARIZONA 811

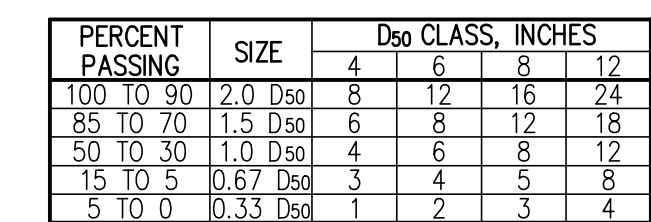
Call 811 or click Arizona811.com

PRELIMINARY
GRADING & DRAINAGE
IMPROVEMENT PLAN
ON HILLSIDE LOT
OVERALL SITE PLAN

STOLESON RESIDENCE
6519 & 6528 E
HUMMINGBIRD LN.,
PARADISE VALLEY, AZ 85253

P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE., SUITE 208
PHOENIX, AZ 85020
PHOENIX@LDGEX.COM





OUTFALL FLOW LINE. ENSURE NO RIP-RAP OBSCURES POSITIVE DRAINAGE

RIP RAP - SEE PLAN NOTES FOR SIZE SPECIFICATIONS

'MITERED DRAIN' GRATE

STORM DRAIN PIPE PER PLAN

'MITERED DRAIN' GRATE

RIP RAP - SEE PLAN NOTES FOR SIZE SPECIFICATIONS

SLOPE TO TOP OF GRATE, 4:1 MAX

OUTFALL FLOW LINE

STORM DRAIN PIPE PER PLAN

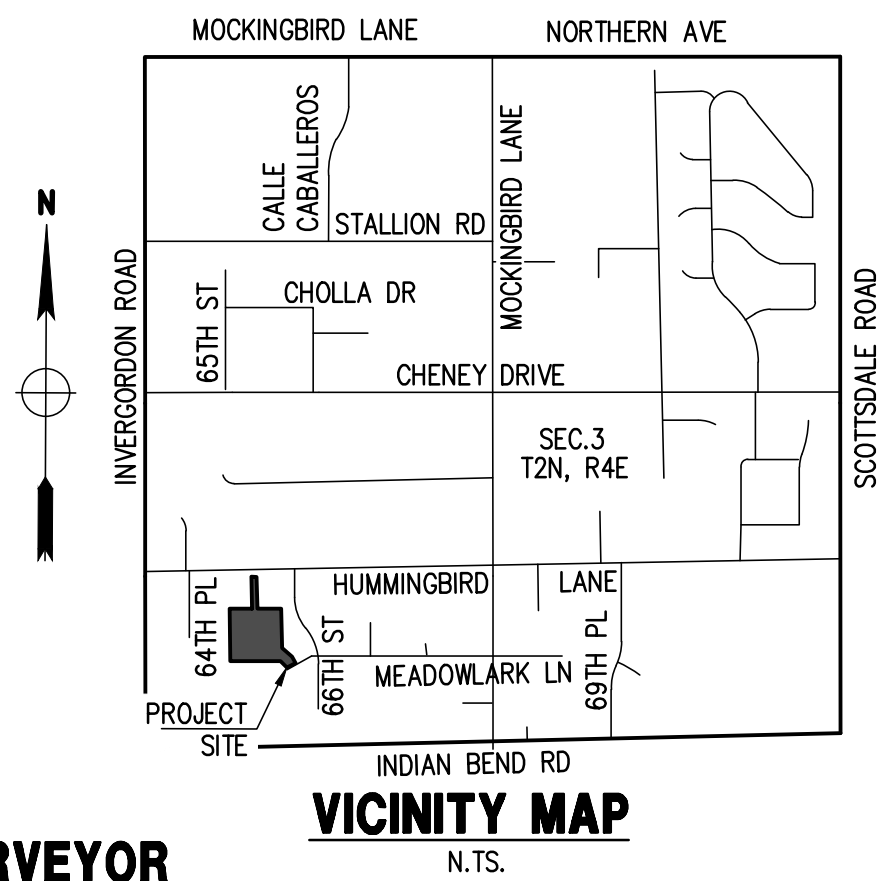
PIPE OUTLET DETAIL

N.T.S.

4 OF 4

AERIAL MAP EXHIBIT

THE STOLESON FAMILY
6519 & 6528 E HUMMINGBIRD LN., PARADISE VALLEY, AZ 85253
LOCATED IN A PORTION OF THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 3, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER

MARK & KATHERINE STOLESON
6519 E HUMMINGBIRD LN.,
PARADISE VALLEY, AZ 85253

ARCHITECT

THOMSON ARCHITECTURE, LLC
CONTACT: MEREDITH THOMSON
P: 415-310-2372
MEREDITH@MMTARCH.COM

LAND SURVEYOR

OUTER LIMITS LAND SURVEYING, LLC
BRIAN EARL SEARAN, RLS #54120
PO BOX 71957
PHOENIX, AZ 85050
P: 602-486-1154
EMAIL: BSEARAN@OUTERLIMITS.LC.COM

CIVIL ENGINEER

LAND DEVELOPMENT GROUP, LLC
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
CONTACT: NICK PRODANOV, PE
P: 602-889-1984

LANDSCAPE

BERGHOFF DESIGN GROUP
4561 E McDOWELL RD.,
SUITE 200,
PHOENIX, AZ 85008
P: 480-481-3433

SITE DATA

APN: 174-52-002H
ADDRESS: 6528 E MEADOWLARK LN.,
PARADISE VALLEY, AZ 85253
ZONING: R-43 HILLSIDE
LOT AREA: 82,915 S.F. (1.903 AC.)
QS #: 23-43

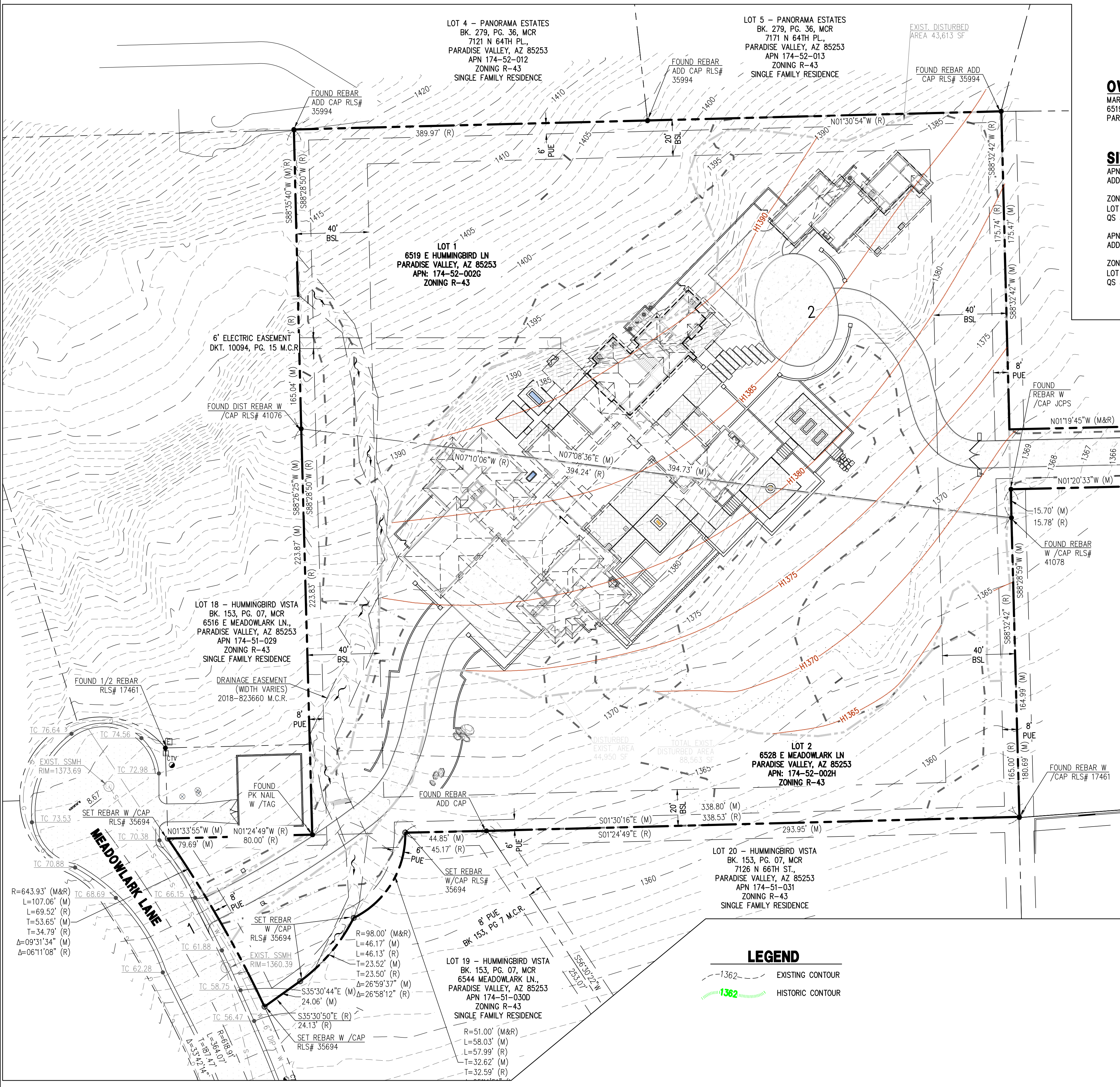
APN: 174-52-002G
ADDRESS: 6519 E HUMMINGBIRD LN.,
PARADISE VALLEY, AZ 85253
ZONING: R-43 HILLSIDE
LOT AREA: 84,234 S.F. (1.934 AC.)
QS #: 23-43

LEGAL DESCRIPTION

LOT 1 AND 2, MEADOWLARK LOT SPLIT, ACCORDING TO BOOK 1421 OF MAPS,
PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK

PARADISE VALLEY BRASS CAP FLUSH. NO STAMPING ON T2N, R4E, 10N, ON
INDIAN BEND ROAD, HAVING AN ELEVATION OF 1316.441, TOWN OF PARADISE
VALLEY (NAVD 88) DATUM, GDACS# 24526-1.



NEW LEGAL DESCRIPTION

BEING A LOT COMBINATION OF LOTS 1 & 2, MEADOWLARK LOT SPLIT, BOOK 1421, PAGE 39, M.C.R.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE
SOUTHWEST 1/4, OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 4 EAST;
THENCE ALONG MONUMENT LINE OF HUMMINGBIRD LANE, NORTH 88°40'17"
EAST, A DISTANCE OF 786.19 FEET;
THENCE, LEAVING SAID MONUMENT LINE, SOUTH 01°19'43" EAST, A DISTANCE
OF 33.00 FEET, TO THE POINT OF BEGINNING;
THENCE SOUTH 01°20'33" EAST, A DISTANCE OF 250.18 FEET;
THENCE NORTH 88°28'59" EAST, A DISTANCE OF 180.69 FEET;
THENCE SOUTH 01°30'16" EAST, A DISTANCE OF 338.77 FEET;
THENCE ALONG A NON-TANGENT CURVE TO RIGHT, HAVING A RADIUS OF
51.00 FEET, A CENTRAL ANGLE OF 65°00'17", A TANGENT LENGTH OF 32.49
FEET, THE CHORD OF WHICH BEARS SOUTH 58°42'21" EAST, A DISTANCE OF
54.81 FEET, FOR AN ARC LENGTH OF 57.86 FEET;
THENCE ALONG A NON-TANGENT CURVE TO RIGHT, HAVING A RADIUS OF
98.00 FEET, A CENTRAL ANGLE OF 26°59'37", A TANGENT LENGTH OF 23.52
FEET, THE CHORD OF WHICH BEARS SOUTH 49°46'35" EAST, A DISTANCE OF
45.74 FEET, FOR AN ARC LENGTH OF 46.17 FEET;
THENCE SOUTH 35°30'44" EAST, A DISTANCE OF 24.06 FEET, TO A POINT
ON THE NORTHERLY RIGHT OF WAY LINE OF MEADOWLARK LANE;
THENCE ALONG A NON TANGENT CURVE TO LEFT, HAVING A RADIUS OF
643.93 FEET, A CENTRAL ANGLE OF 09°31'34", A TANGENT LENGTH OF 23.52
FEET, THE CHORD OF WHICH BEARS SOUTH 60°41'11" WEST, A
DISTANCE OF 106.94 FEET, FOR AN ARC LENGTH OF 107.06 FEET;
THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 01°33'55" WEST, A
DISTANCE OF 79.69 FEET;
THENCE SOUTH 88°26'25" WEST, A DISTANCE OF 388.81 FEET;
THENCE NORTH 01°29'20" WEST, A DISTANCE OF 390.72 FEET;
THENCE NORTH 88°32'42" EAST, A DISTANCE OF 175.74 FEET;
THENCE NORTH 01°19'45" WEST, A DISTANCE OF 250.12 FEET, TO A POINT
ON SOUTHERLY RIGHT OF WAY OF HUMMINGBIRD LANE;
THENCE CONTINUING ALONG SAID RIGHT OF WAY, NORTH 88°40'17" EAST, A
DISTANCE OF 33.00 FEET, TO THE POINT OF BEGINNING;

BASIS OF BEARING

THE WEST PROPERTY LINE THE BEARING OF WHICH IS N01°30'54"W AS SHOWN
HEREON.

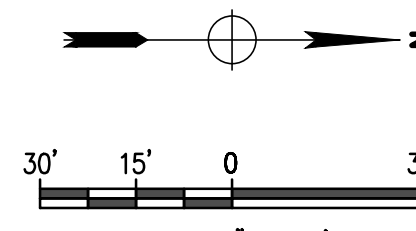
FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD
040049	1765 OF 4425	L	ELEVATION
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	10/16/2013	11/04/2015	X*

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

ABBREVIATIONS

BC BACK OF CURB
BSL BUILDING SETBACK LINE
C CONCRETE, CALCULATED
TPV TOWN OF PARADISE VALLEY
DE DRAINAGE EASEMENT
ESMT EASEMENT
EXIST. EXISTING
EG EXISTING GRADE
FG FINISH GRADE
FFE FINISH FLOOR ELEVATION
FND FOUND
G GUTTER, GAS
INV INVERT
MAG MARICOPA ASSOCIATION OF GOVERNMENTS
(M) MEASURED
MCR MARICOPA COUNTY RECORDER
P PAVEMENT
PUE PUBLIC UTILITY EASEMENT
(R) RECORDED
R/RADIUS
T TANGENT, TELEPHONE
W WEST, WATERLINE
TC TOP OF CURB



HISTORIC GRADES
EXISTING DISTURBANCE
EXHIBIT

STOLESON RESIDENCE
6519 & 6528 E
HUMMINGBIRD LN.,
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