



5301 E. PALO VERDE RD. PARADISE VALLEY, AZ 85253

PROJECT TEAM

OWNER SYLVIA AND LARRY KOPPEN 5301 E. PALO VERDE RD. PARADISE VALLEY, AZ 85253 E: SK@ALLMOUNTAINRV.COM P: 602-721-9748	ARCHITECT DWELLBOLDLY 20020 N. 31ST PLACE PHOENIX, AZ 85050 CONTACT: NICHOLAS TSONTAKIS, AIA P: 602-370-3502 E: NICHOLAS@DWELLBOLDLY.COM	CIVIL ENGINEER LAND DEVELOPMENT GROUP 8808 N. CENTRAL AVE. STE 288 PHOENIX, AZ 85020 CONTACT: BILL GILBERT P: 602-390-7999 E: NICK@LDGENG.COM
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PROJECT DATA

PROPERTY OWNER AND ADDRESS:
SYLVIA AND LARRY KOPPEN
5301 E. PALO VERDE RD.
PARADISE VALLEY, AZ 85253

DESCRIPTION:
STONE CANYON

LOT
16

PARCEL #:
172-47-016

S/T/R
17 2N 4E

ZONING:
R-43 HILLSIDE

LOT AREA:
45,935 SF (1.05 ACRES)

BUILDING AREAS:	
LIVABLE AREA	4,872 SF
GARAGE	1,826 SF
COVERED PATIO	1,171 SF

TOTAL LIVABLE	4,872 SF
TOTAL GARAGE	1,826 SF
TOTAL COVERED PATIO	1,171 SF
TOTAL FLOOR AREA	7,869 SF

FLOOR AREA RATIO
ALLOWABLE: 25% (11,484 SF)
ACTUAL: 17% (7,869 SF/ 45,935 SF X 100%)

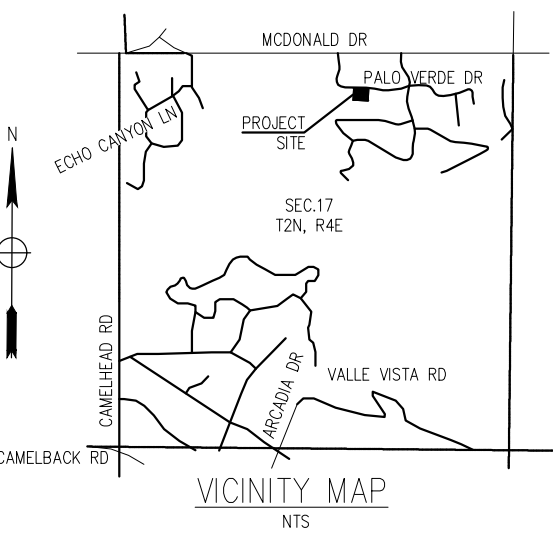
DISTURBANCE
(SEE GRADING AND DRAINAGE FOR ADDITIONAL INFORMATION)
ALLOWABLE (BASED ON PREVIOUSLY DISTURBED AREA): 41,546 SF
ACTUAL: 37,684 SF
NET PROPOSED DISTURBED AREA: 18,285 SF

BUILDING HEIGHT
ALLOWABLE: 24'-0"
ACTUAL: 23'-9"

OCCUPANCY:
R3, SINGLE-FAMILY DETACHED DWELLING

BUILDING SETBACKS
STREET: 40'-0"
REAR: 40'-0"
SIDE YARDS: 20'-0"

VICINITY MAP



SHEET INDEX

- 001 - TOPOGRAPHIC AND BOUNDARY SURVEY
- 002 - TOPOGRAPHIC AND BOUNDARY SURVEY OVER AERIAL
- 003 - NATIVE PLAN PRESERVATION PLAN
- C-1 - CIVIL COVER SHEET
- C-2 - GRADING AND DRAINAGE / STORM DRAIN PLAN
- C-3 - CIVIL CROSS SECTIONS AND DETAILS
- AE - AERIAL MAP EXHIBIT
- SP1 - STORMWATER POLLUTION PREVENTION PLAN
- SP2 - STORMWATER POLLUTION PREVENTION DETAILS
- a0 - HISTORIC TOPO AND ARCHITECTURAL SITE PLAN
- a1 - FLOOR AND EXTERIOR LIGHTING PLAN
- a2 - ROOF PLAN OVER HISTORIC TOPO
- a3.1 - ELEVATIONS
- a3.2 - COLORED ELEVATIONS
- a4 - SITE SECTIONS
- a1.1 - COLOR 3D RENDERINGS 1
- a1.2 - COLOR 3D RENDERINGS 2
- L-1 - HARDSCAPE PLAN
- L-2 - PLANTING PLAN
- L-3 - LANDSCAPE SPECS

07.21.25
PV FORMAL HILLSIDE

KOPPEN CUSTOM RESIDENCE
5301 E. PALO VERDE DR. PARADISE VALLEY, AZ 85253

REVISIONS

LOGO



SEAL

DRAWN BY	nnt
APPROVED BY	nnt
PROJECT NO.	240327

TITLE
COVER SHEET

SHEET NUMBER

aC

TOWN OF PARADISE VALLEY NOTES

- GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC.
- PRIOR TO FIRST FOOTING INSPECTION OF ANY TYPE, ALL PROPERTY PINS SHALL BE PLACED BY A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA, AND PROPERTY LINES MUST BE PHYSICALLY IDENTIFIED PRIOR TO INSPECTION.
- WHERE EXCAVATION IS TO OCCUR THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
- ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH REQUIREMENTS OF SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES FOR FUTURE TYPE, LOCATION, HEIGHT, WATTAGE BASED UPON FIXTURES INSTALLED.
- A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
- A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
- AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
- EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
- ALL NEW AND EXISTING ELECTRICAL SERVICE TO BE BURIED UNDERGROUND PER THE TOWN OF PARADISE VALLEY STANDARDS.
- POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8 INCHES ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
- POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER SECTION 5-2-2 OF THE TOWN OF PARADISE VALLEY ORDINANCES.
- A SETBACK CERTIFICATION IS REQUIRED AND MUST BE GIVEN TO TOWN INSPECTOR AT STEM WALL INSPECTION.
- 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.
- ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
- ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
- SOILS COMPACTION TEST RESULTS MUST BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR BUILDING PADS THAT HAVE ONE (1) FOOT OR MORE OF FILL MATERIAL INDICATED. THIS INFORMATION MUST BE SUPPLIED PRIOR TO REQUEST FOR FINAL INSPECTION.
- TRENCH BED SHALL BE FREE OF ROCKS AND DEBRIS.
- FINISHED FLOOR ELEVATION CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STRIP AND SHEAR INSPECTION.
- REGULATION II RULE 20-3 OF THE MARICOPA COUNTY HEALTH DEPARTMENT, BUREAU OF AIR POLLUTION CONTROL SHALL BE OBSERVED AND ENFORCED.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION.
- THE TOWN ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS; THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE TOWN.
- 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.
- A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE TOWN OF PARADISE VALLEY RIGHTS-OF-WAY AND IN EASEMENTS. INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480- 312-5750.
- 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.
- 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.
- ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE IBC BY THE ICC. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE TOWN FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.
- EXCAVATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA EXCAVATION STANDARDS (29 CFR, PART 1926, SUBPART P). UNDER NO CIRCUMSTANCES WILL THE CONTRACTORS BE ALLOWED TO WORK IN A TRENCH LOCATED WITHIN THE TOWN'S RIGHT-OF-WAY WITHOUT PROPER SHORING OR EXCAVATION METHODS.
- ON DEMOLITION, GRADING, REMODELING AND NEW CONSTRUCTION PROJECTS, PERMITTEE MUST NOTIFY ADJACENT PROPERTY OWNERS REGARDING THE NATURE OF THE PROJECT, THE TIME PERIOD FOR CONSTRUCTION, AND ANY UNUSUAL ACTIVITIES THAT MAY CAUSE DISRUPTION OF THE NORMAL COURSE OF TRAFFIC DURING CONSTRUCTION.
- 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.
- WHEN DEEMED NECESSARY, A 6-FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC. THE FENCE SHALL BE SETBACK AT LEAST 10 FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
- CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET OR JOB SITE PROPERTY. IF A PARKING AREA IS REQUIRED 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.
- 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 UNWANTED MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARE PROHIBITED IN THE TOWN RIGHT-OF-WAY OR NEAR ADJACENT PROPERTIES.
- BUILDING CONSTRUCTION MUST NOT START SOONER THAN SUNRISE AND MUST STOP NO LATER THAN SUNSET. ALSO, ORDINANCE 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.
- THE USE AND OPERATION OF FUEL-FIRED GENERATORS ON ANY CONSTRUCTION SITE, NEW, EXISTING OR REMODELING, IS PROHIBITED UNLESS DUE TO A HARDSHIP TOWN APPROVAL IS OBTAINED.
- 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.
- THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
- 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.
- 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.
- 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.
- AN INSPECTION FEE WILL BE CHARGED IF THE INSPECTION IS REQUIRED AS A RESULT OF A CODE VIOLATION.
- FOR DEMOLITION INSPECTION OWNER OR PERMITTEE SHALL NOTIFY OSHA FOR ASBESTOS INSPECTION. ALL DEMOLITIONS AND ALL RENOVATION ACTIVITIES THAT WILL DISTURB FRABLE ASBESTOS CONTAINING MATERIALS MUST BE REPORTED TO THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.

ENGINEERS NOTES

- MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC SEC. 1803 AND APPENDIX J.
- 5% MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM 10', U.N.O.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
- A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
- A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
- AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
- ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
- ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
- ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
- ALL PAVING, GRADING, EXCAVATION, TRENCHING, PIPE BEDDING, CUT, FILL AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS (GEOTECHNICAL) REPORT FOR THIS PROJECT IN ADDITION TO THE REFERENCED REQUIRED SPECIFICATIONS AND DETAILS.
- 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.
- CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECTURE'S FINAL SITE PLAN AND FINAL BUILDING CONSTRUCTION BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.
- COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
- 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.
- 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.
- 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.
- ALL ON-SITE UTILITIES PER OTHERS.
- 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 ITS INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
- 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.
- ALL DISTURBED AREAS ARE TO BE ROPED AND ROPING MUST MATCH PLAN.
- VEGETATION OUTSIDE OF CONSTRUCTION AREA TO REMAIN.
- 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.
- MECHANICAL EQUIPMENT SHALL BE SCREENED TO A MINIMUM OF ONE FOOT ABOVE TOP OF EQUIPMENT.
- ANY UTILITY IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.
- ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION WITH NATIVE STONE.
- 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.
- ALL DRAINAGE FACILITIES TO BE MAINTAINED BY HOMEOWNER.
- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR SITE AND RETAINING WALLS LAYOUT, DIMENSIONS, AND DETAILS.
- TOP OF FOOTING ELEVATIONS SHOWN IN PLAN ARE APPROXIMATE. ACTUAL TOP OF FOOTING 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).
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT, DIMENSIONS AND ELEVATIONS.
- REFER TO STRUCTURAL DRAWINGS, DETAILS AND CALCULATIONS FOR ALL PROPOSED RETAINING WALLS.
- FOR CHANGE IN ELEVATION THAT ARE GREATER THAN 30", PROVIDE 36" HIGH GUARDRAILS FOR TOTAL OF 42" FALL PROTECTION BARRIER U.N.O.
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE - 5% MIN SLOPE FOR FIRST 10 FEET, U.N.O.
- ALL WATER AND SEWER LINES AND CONNECTIONS MUST BE INSTALLED PER IPC 2018, MAG AND TOWN OF PARADISE UTILITY SUPPLEMENT TO MAG.
- WATERPROOF ALL EXTERIOR WALLS 18" ABOVE FINISH GRADE-(BITUTHENE@ 3000 HC MEMBRANE W/ GRACE PROTECTION 03 OR APPROVED EQUAL).
- ALL PIPES AND FITTINGS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND DETAILS.
- ABANDONMENT OF EXISTING AND INSTALLATION OF NEW SEWIC SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT RULES AND STANDARDS, AND WILL REQUIRE SEPARATE PERMIT.
- COORDINATE RIPRAP COLOR WITH LANDSCAPE PLANS AND DETAILS.
- VERIFY AND COORDINATE WITH LANDSCAPE PLANS FINAL LOCATION AND GRATE TYPE OF SPECIFIED AREA DRAINS AND TRENCH DRAINS.
- VERIFY AND COORDINATE WITH ARCHITECTURAL AND LANDSCAPE PLANS LOCATION AND HEIGHT OF ALL SITE WALLS.
- DISTURBED AREA: TOTAL ACRES = 0.954 ACRES < 1 ACRE; NPDES PERMIT IS NOT REQUIRED.
- REFER TO ARCHITECTURAL PLANS AND DETAILS FOR DEMOLITION AND REMOVAL OF ANY EXISTING BUILDING STRUCTURES, SITE WALLS, POOL AND PAVEMENT, ETC.
- REFER TO GEOTECHNICAL REPORT FOR SPECIFIC RECOMMENDATIONS AND MAXIMUM ALLOWED FILL AND CUT SLOPES.
- THE PROPOSED POOL EQUIPMENT FOR THIS PROJECT SHALL BE EQUIPPED WITH CARTRIDGE FILTER IN ORDER TO AVOID THE BACKWASH
- 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.
- 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 IFB, SEC. 903.

UTILITIES

WATER: EPORC WATER
SEWER: SEPTIC
ELECTRIC: APS
TELEPHONE: CENTURY LINK, COX COMM.
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMM.

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.

GRADING & DRAINAGE PLAN
5301 E PALO VERDE DR., PARADISE VALLEY, AZ 85253
LOT 16 - STONE CANYON

A SUBDIVISION PLAT RECORDED IN BOOK 62 OF MAPS, PAGE 41, MCR.,
LOCATED IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND	
●	FOUND REBAR OR AS NOTED
○	SET REBAR & CAP OR AS NOTED
○	CALCULATED POINT
---	PROPERTY LINE
---	EASEMENT LINE
---	MONUMENT LINE
---	WATER METER
---	WATER VALVE
---	FIRE HYDRANT
---	CABLE TV RISER
---	MAILBOX
---	SEWER CLEANOUT
---	ELECTRIC METER
---	UTILITY CONTROL BOX
---	A/C UNIT
---	TRANSFORMER
---	GAS METER
---	CABLE TV RISER
---	STORM DRAIN INLET
---	HOSE BIB
---	SIGN
---	GAS LINE
---	COMMUNICATIONS LINE
---	ELECTRIC LINE
---	WATER LINE
---	EXISTING CONTOUR
---	EXIST. DRAINAGE FLOW
---	EXIST. SPOT ELEVATION
---	TREE
---	PALO VERDE
---	PALM TREE
---	CITRUS TREE
---	SAGUARO
---	FLUTED CACTUS
---	BOULDER
---	PROPOSED SPOT ELEVATION
---	PROPOSED CONTOUR
---	EXISTING DISTURBED AREA
---	PROPOSED DISTURBED AREA
---	STORM DRAIN PIPE
---	CATCH BASIN
---	RETAINING WALL
TP:XX.XX EL:XX.XX TW:XX.XX FG:XX.XX BW:XX.XX TF:XX.XX	TOP OF PARAPET TOP OF WALL TOP OF RETAINING WALL FINISH GRADE BOTTOM OF WALL TOP OF FOOTING

ABBREVIATIONS

BSL	BUILDING SETBACK LINE
EL, ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX, EXIST.	EXISTING
G	GUTTER, GAS
(M)	MEASURED
MCR	MARICOPA COUNTY RECORDER
MN	MANHOLE
MTH	MOUNTAIN
P, PVMT	PAVEMENT
(R), REC.	RECORDED
R	RADIUS
R/W	RIGHT OF WAY
L/S	LANDSCAPE
T	TANGENT, TELEPHONE
TC	TOP OF CURB
TV	TOWN OF PARADISE VALLEY
W	WEST, WATERLINE
WDO	WALL DRAINAGE OPENING
WM	WATER METER

TOWN OF PARADISE
VALLEY HILLSIDE NOTES

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

GEOTECHNICAL

VANN ENGINEERING, INC
PO BOX 35487,
PHOENIX, AZ 85069
CONTACT: JEFFERY D. VANN, PE
P: 602-943-6997
VANNENGINEERING.COM
DATA: APRIL 2, 2025
PROJECT NO: 32610

PROJECT DESCRIPTION

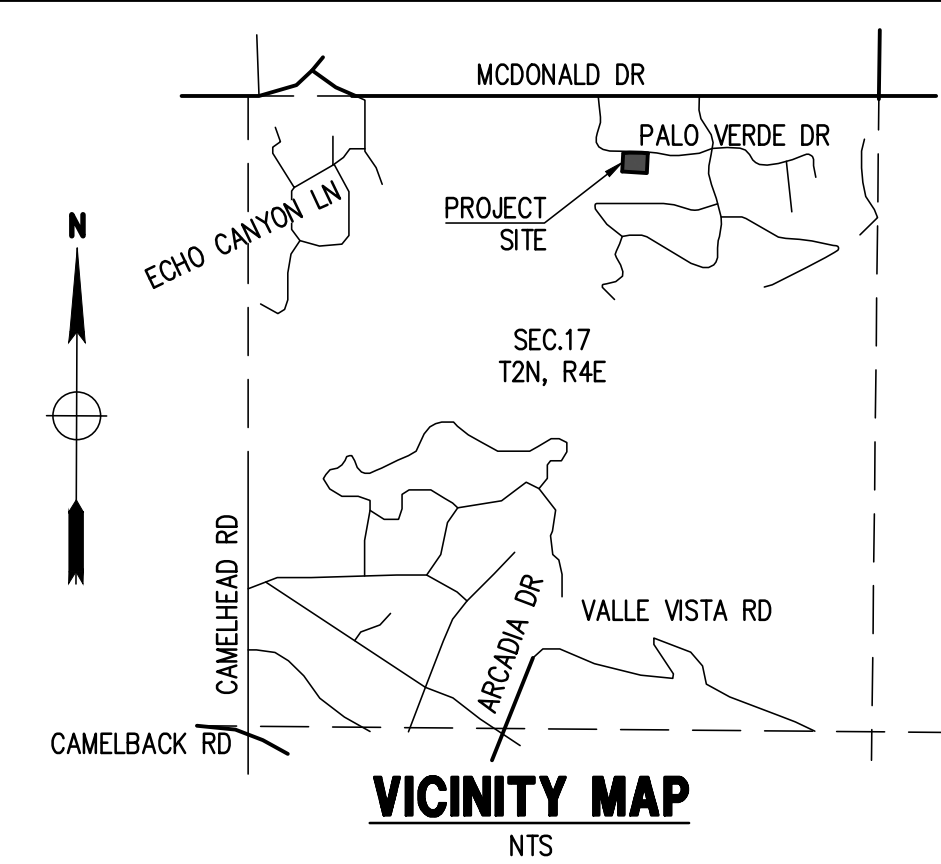
NEW SINGLE FAMILY RESIDENCE, NEW GARAGE, NEW DRIVEWAYS, NEW POOL & SPA AND SITE IMPROVEMENTS WITH ON-SITE RETENTION.

GRADING SPECIFICATIONS

- EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2015 I.B.C. AND WILL BE PERFORMED ACCORDINGLY.
- 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.
- COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 AND PROVISIONS AS SET FORTH IN THE SOILS REPORT.
- 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 CONDITION.
MAXIMUM PARTICLE SIZE : 6 INCHES
PERCENT PASSING NO. 4 SIEVE : 35% TO 70%
PERCENT PASSING NO. 200 SIEVE : 25% MAX.
PLASTICITY INDEX : 10% MAX.
- CUT-SLOPES: MAXIMUM ROCK CUT SLOPE TO BE 1.0 FEET HORIZONTAL TO 3.0 FEET VERTICAL PER GEOTECHNICAL STUDY.
- FILL SLOPES: MAXIMUM FILL SLOPE TO BE 2.0 FEET HORIZONTAL TO 1.0 FEET VERTICAL.
- COMPACTION FILL MATERIAL MUST BE PLACED ON LEVELED 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.
- 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.
- ALL EXPOSED CUT AND FILL SHALL BE TREATED WITH AN APPROVED AGING AGENT TO MINIMIZE TO VISUAL CONTINUITY.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLIED INCLUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE FLOW, FIRE SAFETY AND ALL ONSITE AND OFFSITE IMPROVEMENTS.
- ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
- ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
- THE USE OF HYDRAULIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00PM OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS.
- CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREAS.

DRAINAGE STATEMENT

- ULTIMATE STORM OUTFALL IS NEAR THE MIDDLE OF THE NORTH PROPERTY LINE AT ELEVATION OF 1439.38, NEAR THE INLET OF EXISTING 42" CMP STORM DRAIN PIPE LOCATED 4.13 FEET NORTH.
- NEW SINGLE FAMILY RESIDENCE, NEW DRIVEWAY, NEW GARAGE, NEW POOL & SPA AND SITE IMPROVEMENTS ARE PROPOSED WITH THIS PROJECT.
- PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
- HISTORIC DRAINAGE PATTERNS ARE RESTORED AND PRESERVED.
- 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.
- PROPOSED STORM DRAIN SYSTEM SHALL BE INSPECTED AND CLEANED FROM DEBRIS AND SILT AFTER EVERY MAJOR STORM EVENT.
- CHECK DAMS, RIPRAP AND BOULDERS ARE SPECIFIED AT ALL POINTS OF DISCHARGE TO MITIGATE EROSION AND TO CONVERT CONCENTRATED FLOWS BACK TO SHEET FLOWS.
- ON-SITE RETENTION IS PROVIDED FOR THE FIRST FLOOD STORM EVENT FOR THE LIMITS OF DISTURBANCE.



OWNER

SYLLAR ENTERPRISES LLC
3510 N SHADOW TRL.,
MESA, AZ 85207

ARCHITECT

DWELL BOLDLY
8767 E VIA DE VENTURE, STE 195,
SCOTTSDALE, AZ 85258
CONTACT: NICHOLAS TSONTAKIS
P: 602-370-3502
WWW.DWELLBOLDLY.COM

SITE DATA

APN: 172-47-016
ADDRESS: 5301 E PALO VERDE DR.,
PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE)
LOT AREA: 45,935 S.F. (1.222 AC.);
Q.S.: 20-40

CIVIL ENGINEER

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

EXIST. DISTURBED AREA: 41,546 S.F. (0.954 AC.)
PROPOSED DISTURBANCE: 37,684 S.F. (0.865 AC.)

LEGAL DESCRIPTION

LOT 16, STONE CANYON, ACCORDING TO BOOK 62 OF MAPS, PAGE 41,
RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK

BRASS CAP FLUSH AT THE SOUTH 1/4 CORNER OF SECTION 8, TOWNSHIP 2
NORTH, RANGE 4 EAST, HAVING AN ELEVATION OF 1407.04 NAVD 88 DATUM,
GDACS# 24543-1M.

BASIS OF BEARINGS

THE MONUMENT LINE PALO VERDE DRIVE, THE BEARING OF
WHICH IS N89°08'20"W.

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	10/17/2020	X*

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

SHEET INDEX

- C-1 – COVER SHEET
- C-2 – IMPROVEMENTS PLAN
- C-3 – CROSS SECTIONS

FINISH FLOOR CERTIFICATION

I HEREBY CERTIFY THAT FINISHED FLOOR ELEVATIONS SHOWN ON THE PLAN
OF 1454.00 IS MINIMUM OF 12" ABOVE THE 100-YEAR STORM ELEVATION OF
1446.00 ACCORDING TO THE TOWN OF PARADISE VALLEY CODE OF ORDINANCE.

Nick Prodanov
REGISTERED CIVIL ENGINEER

04/17/25

DATE:

APPROVAL

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

TOWN ENGINEER
TOWN OF PARADISE VALLEY

DATE:

Contact Arizona 811 at least two full
working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

DATE: 04/17/25
JOB: 2404105
VERSION: 1.1
PLOT DATE: 04/17/25

SCALE: N.T.S.
DESIGNED BY: NP
DRAWN BY: ZA
CHECKED BY: JJ

DATE: _____
REVISIONS: _____

GRADING & DRAINAGE PLAN
COVER SHEET

KOPEN RESIDENCE
5301 E PALO VERDE DR.,
PARADISE VALLEY, AZ 85253

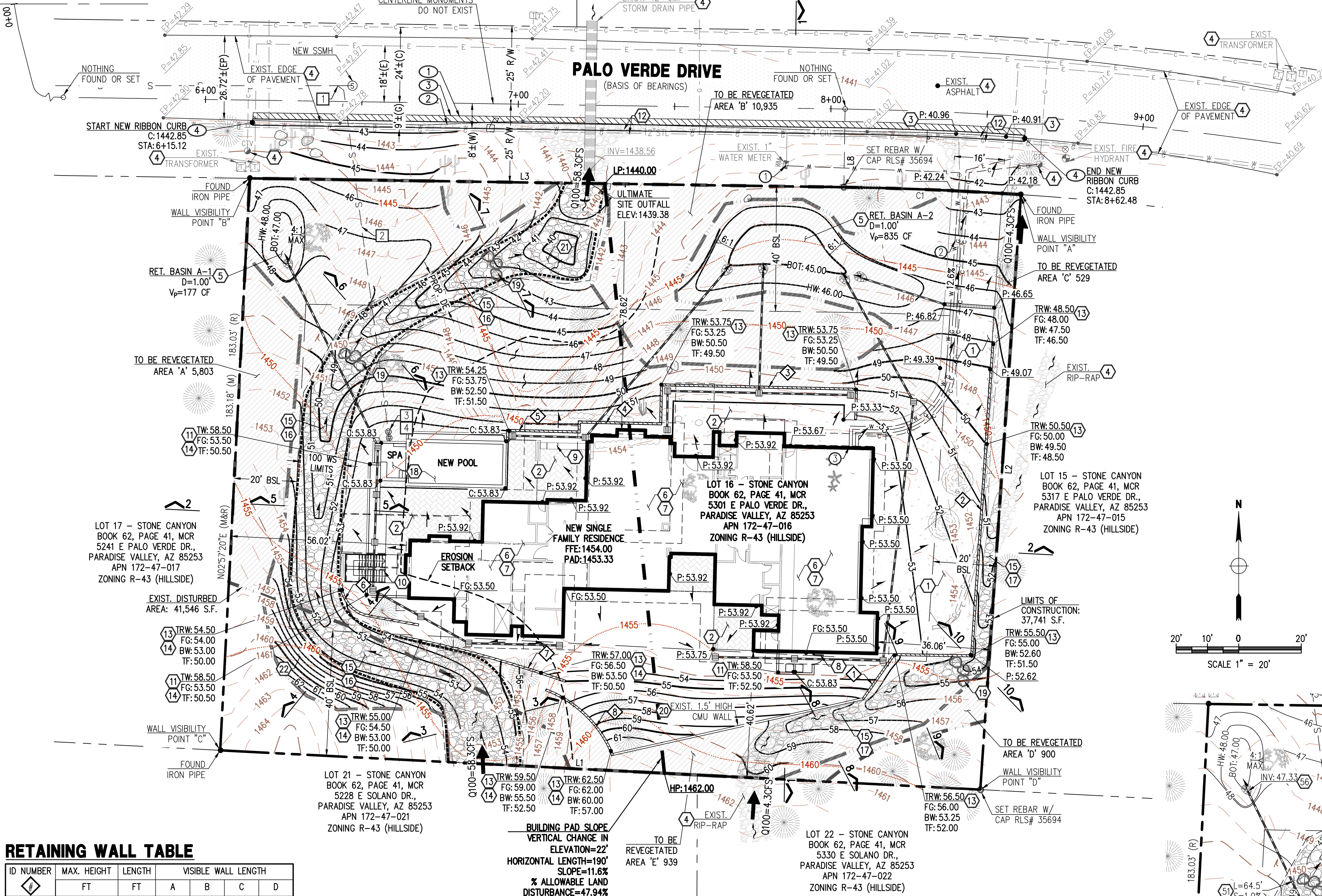
PHOENIX, AZ 85020
P: 602 889 1984 | F: 602 443 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX @ LDG56.COM

DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER
NO. 11000
NICKOLA J. PRODANOV
LICENSED IN ARIZONA

Nick Prodanov

MCDONALD DRIVE



RETAINING WALL TABLE

ID NUMBER	MAX. HEIGHT	LENGTH	VISIBLE WALL LENGTH			
	FT	FT	A	B	C	D
1	3.5	42.00	42.00			
2	3	100.00	100.00			100.00
3	3.25	84.50	84.50	84.50		
4	2.25	29.00	29.00	29.00		
5	1.75	26.00	26.00	26.00		
6	2	31.50		31.50	31.50	
7	3.5	55.00			55.00	55.00
8	4	31.00			31.00	31.00
TOTAL		399.00	281.50	171.00	117.50	228.00

FOR LOCATIONS IDENTIFIED WITH KEYNOTE

MAXIMUM LENGTH OF RETAINING WALLS VISIBLE FROM ANY POINT ON THE PROPERTY LINE = 281.5' < 300'. ALL WALL LENGTHS LISTED ABOVE ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACCURACY OF WALL QUANTITIES AS SHOWN. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS AND DETAILS FOR WALL CONSTRUCTION, HEIGHT AND FINISH.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	243.34' (M&R)	S87°02'40"E (M&R)
L2	190.71' (M)	N3°54'05"E (M&R)
L3	189.98' (M&R)	S89°08'20"E (M&R)
L4	25.00'	S0°51'40"W

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION
C1	1067.51'(M&R)	56.65'(M&R)	3°02'27"(M)	28.33'(M)	S87°37'07"E
C2	1092.51'	199.44'	10°27'35"	100.00'	N83°54'33"W

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 = 2.24" A = TRIBUTARY AREA, SF Cw = WEIGHTED RUNOFF COEFFICIENT									
Vf=(DfxAx(Cw.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
	S.F.	Cw	C.F.	C.F.			S.F.	FT	C.F.
A	28,360*	0.02	106	981 (GOVERNS)	A1	HW 48.00	282	1.00	177
					A2	BOTTOM 47.00	72		
						HW 46.00	1,302	1.00	835
						BOTTOM 45.00	368		
TOTAL			106	981					1,012

(1) RAINFALL DEPTH IS PER NOAA ATLAS 14, VOLUME 1, VERSION 5.
* RETENTION VOLUME IS CALCULATED FOR THE AREAS OF NEW DISTURBANCE.
9,155 S.F. THAT CARRY OFFSITE FLOWS ARE EXCLUDED FROM CALCULATIONS.

WEIGHTED RUNOFF COEFFICIENT, Cw PRE- DEVELOPMENT				WEIGHTED RUNOFF COEFFICIENT, Cw POST- DEVELOPMENT			
SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA	SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA
PAVEMENT & ROOF	0.95	11,922	11,326	PAVEMENT & ROOF	0.95	14,950	14,203
NATIVE HILLSIDE	0.70	16,438	11,507	NATIVE HILLSIDE	0.70	13,410	9,387
TOTAL		28,360	22,833	TOTAL		28,360	23,590
Cw = C * AREA / TOTAL AREA				Cw = C * AREA / TOTAL AREA			
0.81				0.83			

STORM DRAIN KEY-NOTES

- INSTALL 6" PVC STORM DRAIN PIPE, INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- INSTALL 8" PVC STORM DRAIN PIPE, INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- INSTALL NDS 1200NGB 12" CATCH BASIN WITH VERTICAL RISER AND 12" GRATE, OR APPROVED EQUAL.
- INSTALL 7000 SERIES SLOT DRAIN® SYSTEM, COMPLETE WITH ALL REQUIRED FITTINGS OR APPROVED EQUAL. REFER TO MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- INSTALL ACO KLASSIKDRAIN K3100 TRENCH DRAIN SYSTEM, COMPLETE WITH ALL REQUIRED FITTINGS AND ACO IRON GRATE (8780) OR APPROVED EQUAL. REFER TO MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS. CONNECT NEW TRENCH DRAIN TO NEW STORM DRAIN PIPE WITH OUTLET ADAPTER AND ALL REQUIRED FITTINGS.
- INSTALL SLOTTED/TRENCH DRAIN END/BOTTOM OUTLET CONNECTION TO STORM DRAIN PIPE INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- STORM DRAIN PIPE TO DAYLIGHT AT FINISHED GRADE, SEE DETAIL ON SHEET C-3.

GRADING AND DRAINAGE KEY-NOTES

- CONSTRUCT CONCRETE DRIVEWAY OR PAVERS ON COMPACTED SUBGRADE. THICKNESS, PATTERN, TEXTURE AND COLOR PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
- INSTALL DECORATIVE PAVING WALKWAY. THICKNESS, PATTERN, TEXTURE AND COLOR PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
- MATCH EXISTING GRADE.
- PROTECT IN PLACE.
- CONSTRUCT RETENTION BASIN AS SHOWN. CONTRACTOR TO SCARIFY BOTTOM OF BASIN 2' DEEP TO MAXIMUM 80% COMPACTION, AND PER GEOTECHNICAL REPORT RECOMMENDATION. RETENTION BASIN AREA TO BE REVEGETATED WITH NATIVE VEGETATION.
- CLEAR AND GRUB EXISTING SITE AREA. REMOVE ALL VEGETATION, EXISTING UTILITIES AND CONSTRUCTION DEBRIS. CUT AND FILL EXISTING TERRAIN AS NECESSARY TO ACHIEVE THE DESIGNED SUBGRADE ELEVATIONS.
- VERIFY AND COORDINATE WITH STRUCTURAL AND GEOTECHNICAL ENGINEERS, THE ENGINEERED FILL UNDER SLAB AND FOOTINGS.
- NEW GATE PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
- NEW BBO PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
- NEW STAIRCASE PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
- NEW WALL PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
- PROTECT UTILITIES DURING IN PLACE.
- NEW RETAINING WALL PER ARCHITECTURAL AND STRUCTURAL PLANS AND DETAILS, WATERPROOF WALL. (BITUTHENE® 3000 HC MEMBRANE W/ GRACE PROTECTION 03 OR APPROVED EQUAL).

PRIVATE SANITARY SEWER KEY-NOTES

- CONNECT TO NEWLY PROPOSED SEWER SERVICE. SEPARATE ROW PERMIT IS REQUESTED IF A NEW SANITARY SEWER SERVICE IS REQUIRED. CONTRACTOR TO LOCATE SIZE AND LOCATION OF EXISTING SERVICE PRIOR TO START OF CONSTRUCTION.
- INSTALL 4" PVC SDR-35 SEWER SERVICE. REFER TO MAG STD DET. 440-3. TRENCH BEDDING & BACKFILL PER MAG STD DET. 200-1.
- INSTALL SANITARY SEWER CLEANOUT WITH AIRTIGHT CAP PER MAG STD DET. 441. PROTECT WITH FRAME AND COVER PER MAG STD DET. 270 WHEN IN VEHICULAR TRAFFIC AREAS.
- FOR CONTINUATION SEE PLUMBING PLANS.

OFFSITE PAVING KEY-NOTES

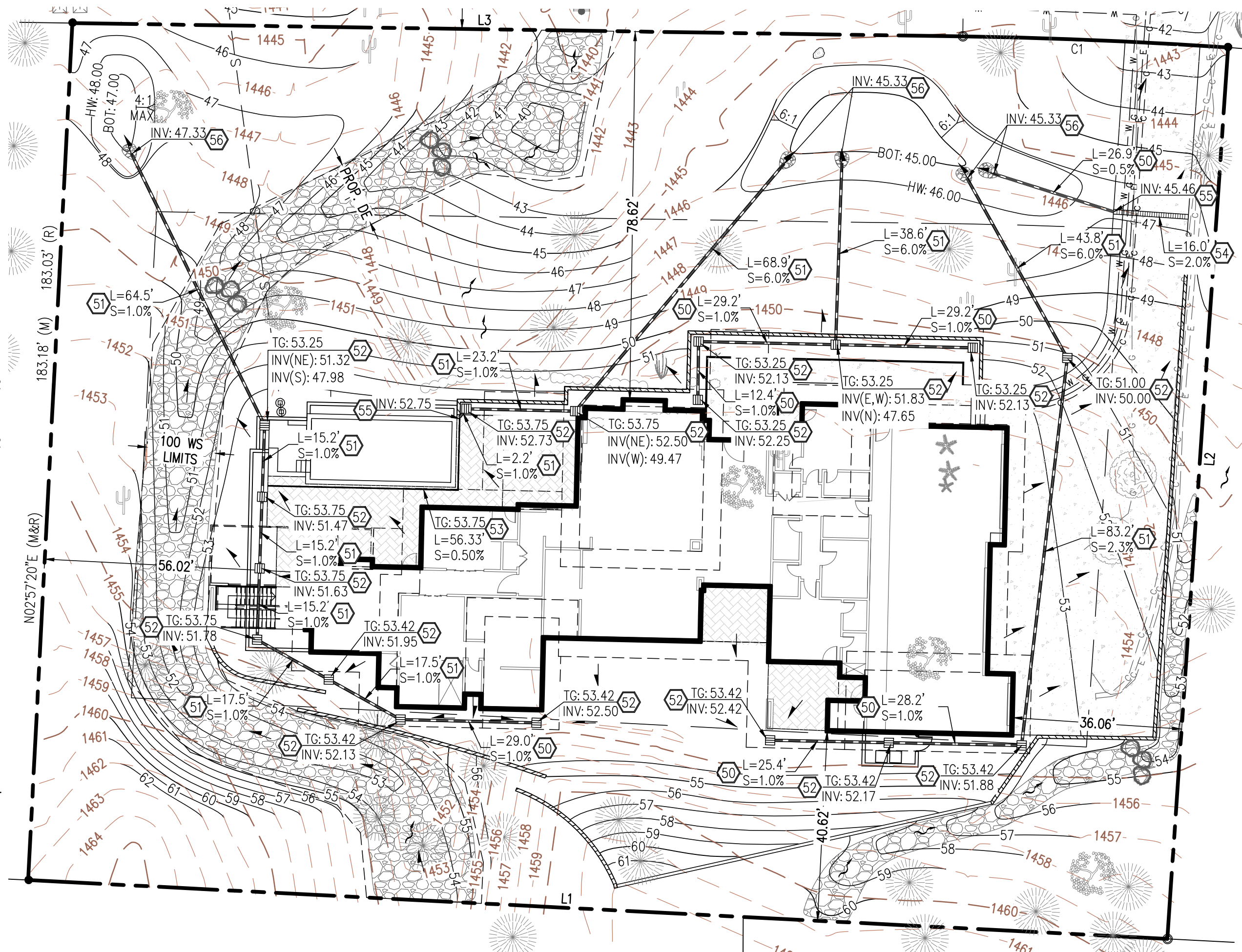
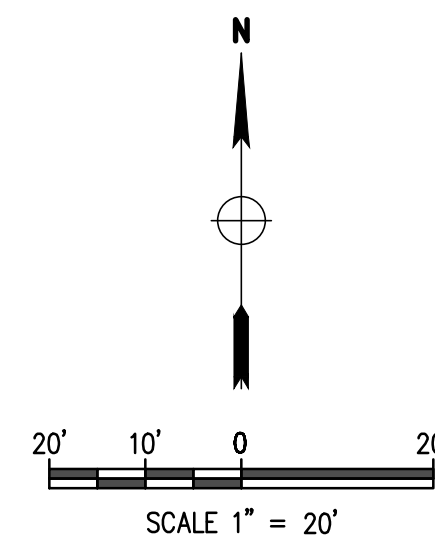
PER SEPARATE RIGHT OF WAY PERMIT

- SAWCUT & REMOVE 2" MIN. A.C. PAVEMENT IN KIND TO PROVIDE A CLEAN STRAIGHT EDGE. (71 S.Y.)
- CONSTRUCT 2" WIDE RIBBON CURB PER MAG STD DET 220-1, TYPE B. (247 L.F.)
- CONSTRUCT 3" A.C. PAVEMENT OVER 6" A.B.C. OR MATCH EXISTING STREET SECTION, WHICHEVER IS GREATER PER MAG STANDARD SPECIFICATIONS. (55 S.Y.)
- MATCH EXISTING GRADE. (PAVEMENT GRADE OR CONTINUED SLOPE OF EXIST. ROADWAY.)

- SET FOOTINGS BELOW THE ESTIMATED SCOUR DEPTH OF 3.0' MEASURED FROM THE CHANNEL BED U.N.O. ALL FOUNDATIONS WITHIN THE EROSION SETBACK SHALL BE SET 3.0' BELOW THE CHANNEL BOTTOM. FIELD VERIFY WITH THE PROJECT GEOTECHNICAL AND STRUCTURAL ENGINEERS IF DURING EXCAVATION NON-EROSIVE AND NOT AFFECTED BY SOIL LAYER IS REACHED, WHICH COULD ALLOW FOR REDUCTION OF THE EXCAVATION AND FOUNDATION DEPTH IF INSPECTED AND APPROVED BY THE GEOTECHNICAL AND STRUCTURAL ENGINEERS.
- NEW RIP-RAP LINED SWALE PER DETAIL ON SHEET C-3.
- INSTALL NATIVE COLORED ANGULAR RIP-RAP D50=16", 2.0' THICK PLACED ON NONWOVEN GEOTEXTILE FABRIC (MIRAFI N-SERIES OR APPROVED EQUAL).
- INSTALL NATIVE COLORED ANGULAR RIP-RAP D50=6", 0.67' THICK PLACED ON NONWOVEN GEOTEXTILE FABRIC (MIRAFI N-SERIES OR APPROVED EQUAL).
- NEW POOL & SPA, WITH CARTRIDGE FILTER SYSTEM. PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
- NEW CHECK DAM PER DETAIL ON SHEET C-3.
- STRUCTURAL ENGINEER TO REVIEW AND ACCEPT INTEGRITY OF EXISTING WALL.
- CONSTRUCT SEDIMENT BASIN AS SHOWN. CONTRACTOR TO SCARIFY BOTTOM OF BASIN 2' DEEP TO MAXIMUM 80% COMPACTION, AND PER GEOTECHNICAL REPORT RECOMMENDATION.
- REFER TO GEOTECHNICAL REPORT FOR CUT SLOPE STABILIZATION METHODS.

PRIVATE WATER KEY-NOTES

- CONNECT TO EXISTING 1" WATER METER. VERIFY WITH PLUMBING PLANS.
- INSTALL NEW 1-1/4" DOMESTIC WATER LINE. VERIFY WITH PLUMBING PLANS.
- FOR CONTINUATION SEE PLUMBING PLANS.



STORM DRAIN PLAN

SCALE: 1" = 20'

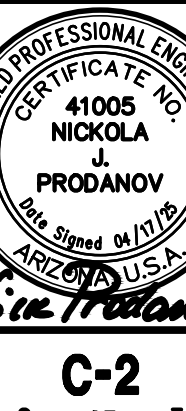
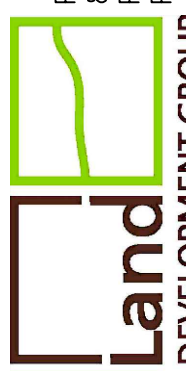
Contact Arizona 811 at least two full working days before you begin excavation



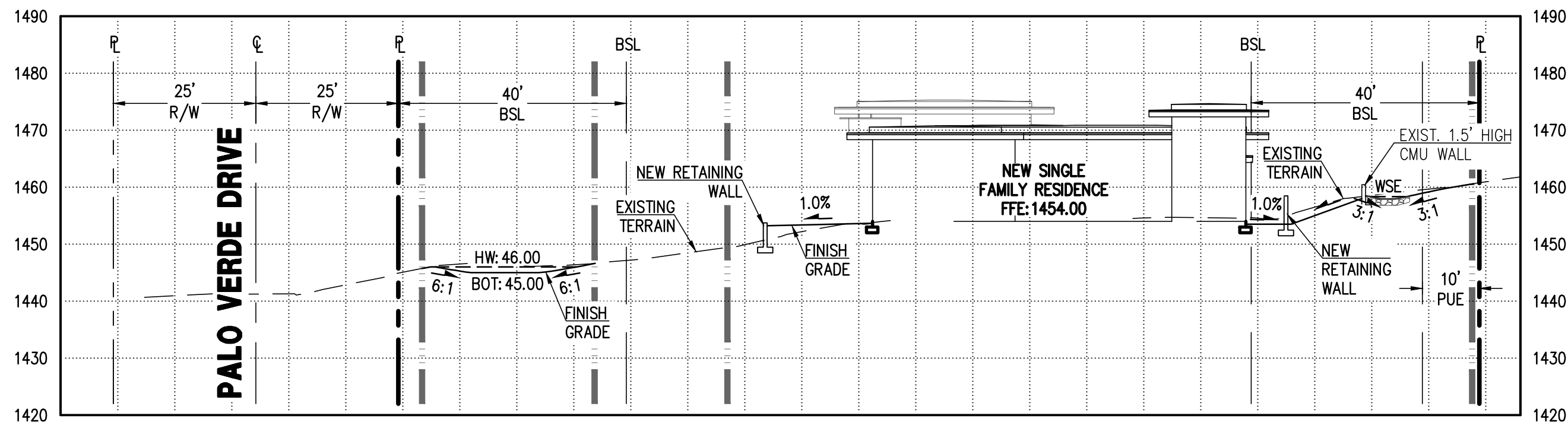
GRADING & DRAINAGE IMPROVEMENT PLAN

KOPPEN RESIDENCE 5301 E PALO VERDE DR., PARADISE VALLEY, AZ 85253

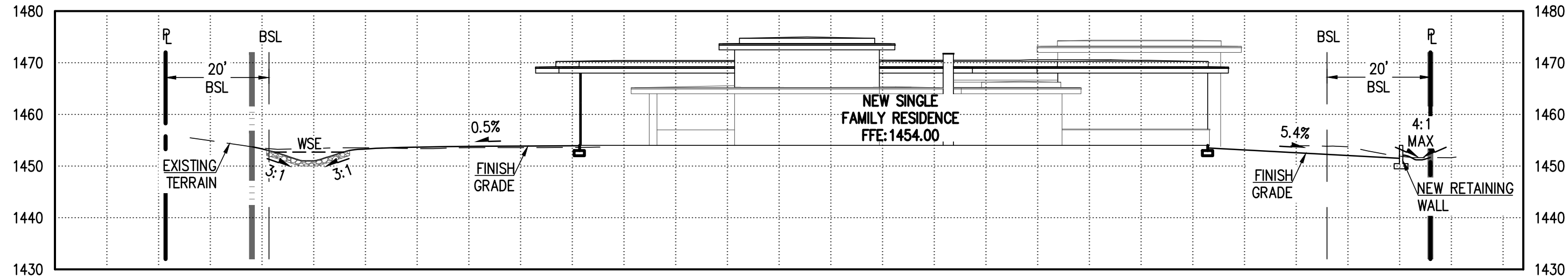
P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX @ LDGEN.COM



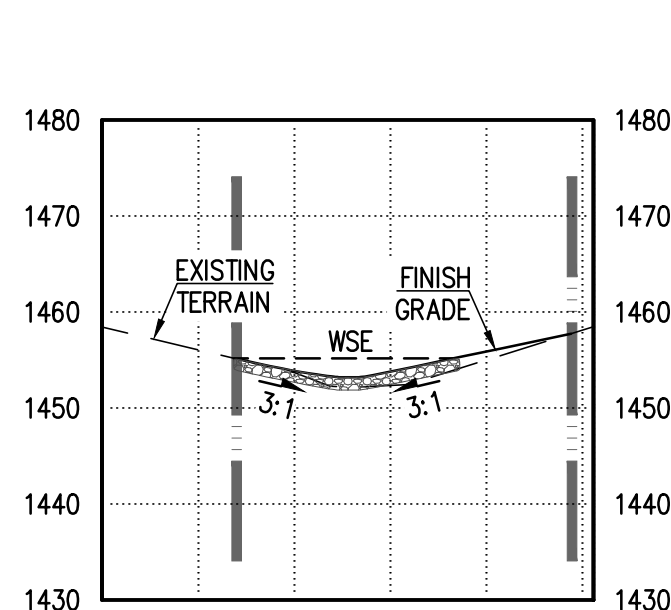
C-2
2 OF 3



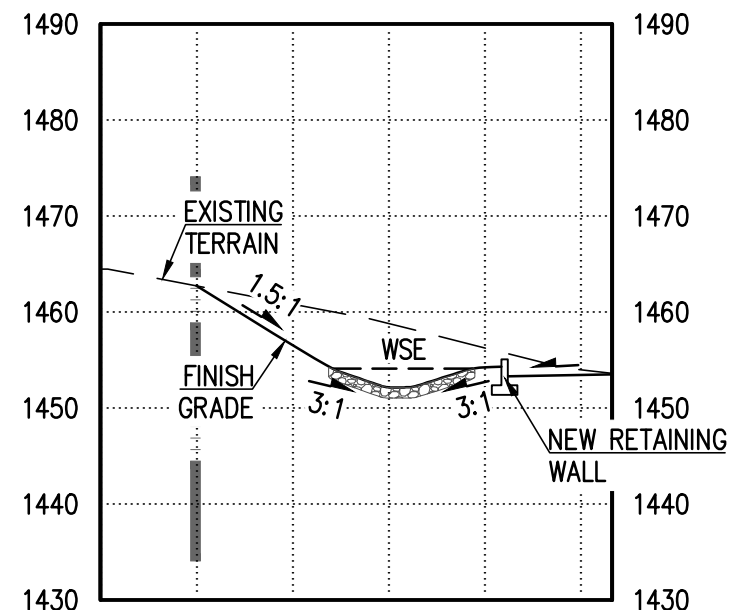
CROSS SECTION 1 - 1
SCALE HOR. 1" = 20', VER. 1" = 20'



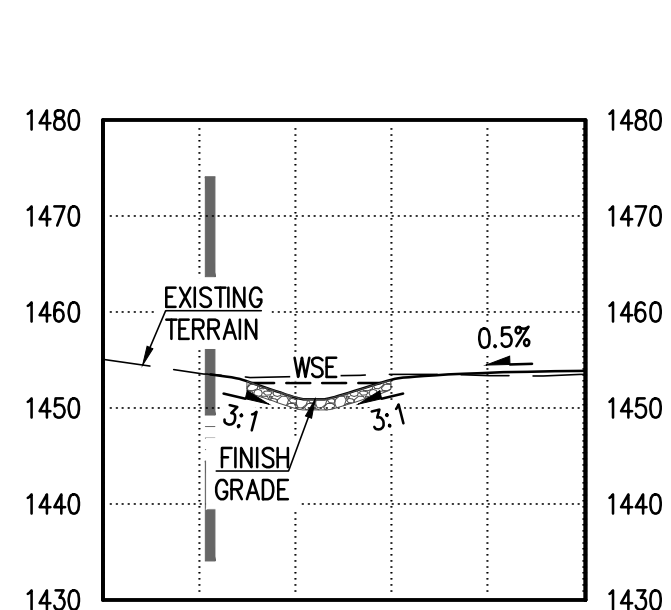
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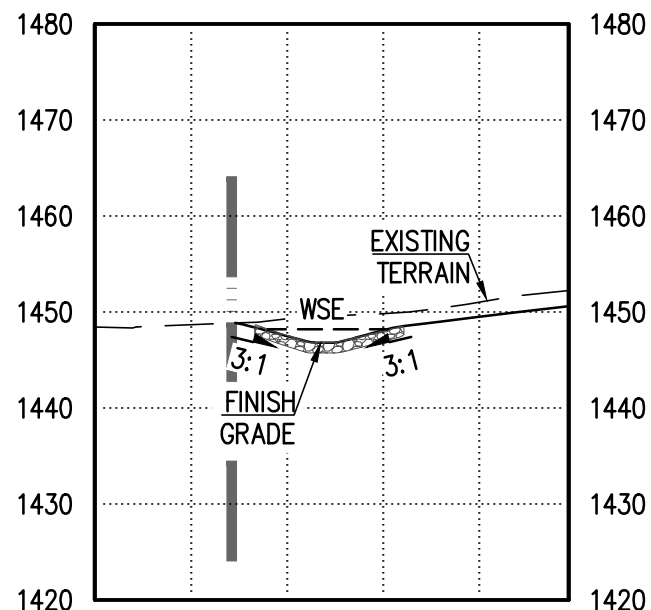
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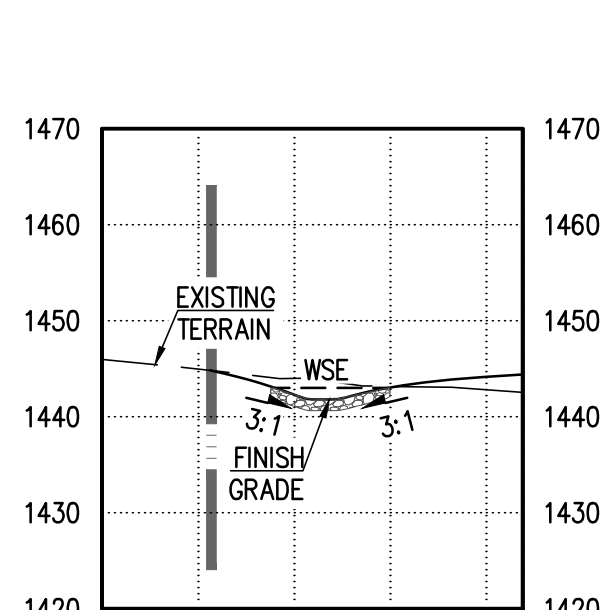
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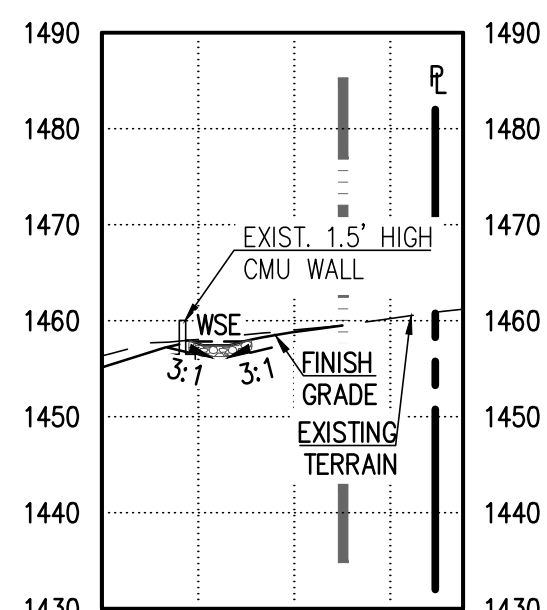
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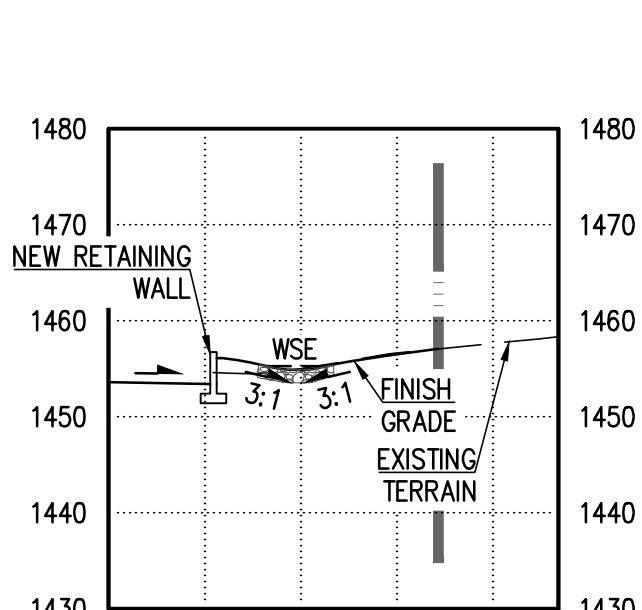
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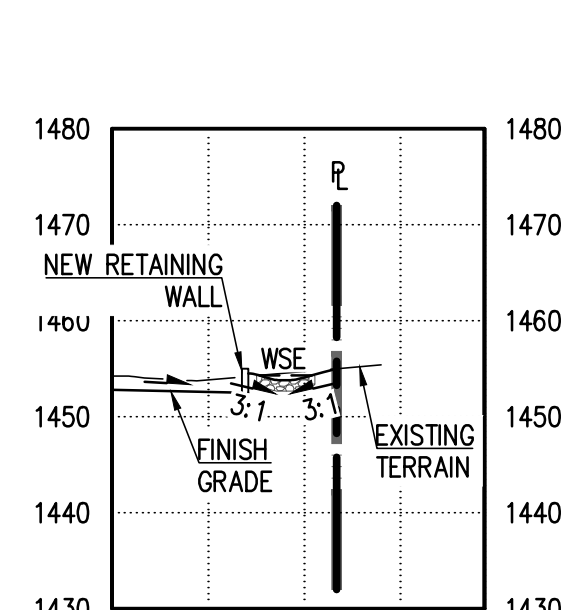
CROSS SECTION 7 - 7
SCALE HOR. 1" = 20', VER. 1" = 20'



CROSS SECTION 8 - 8
SCALE HOR. 1" = 20', VER. 1" = 20'



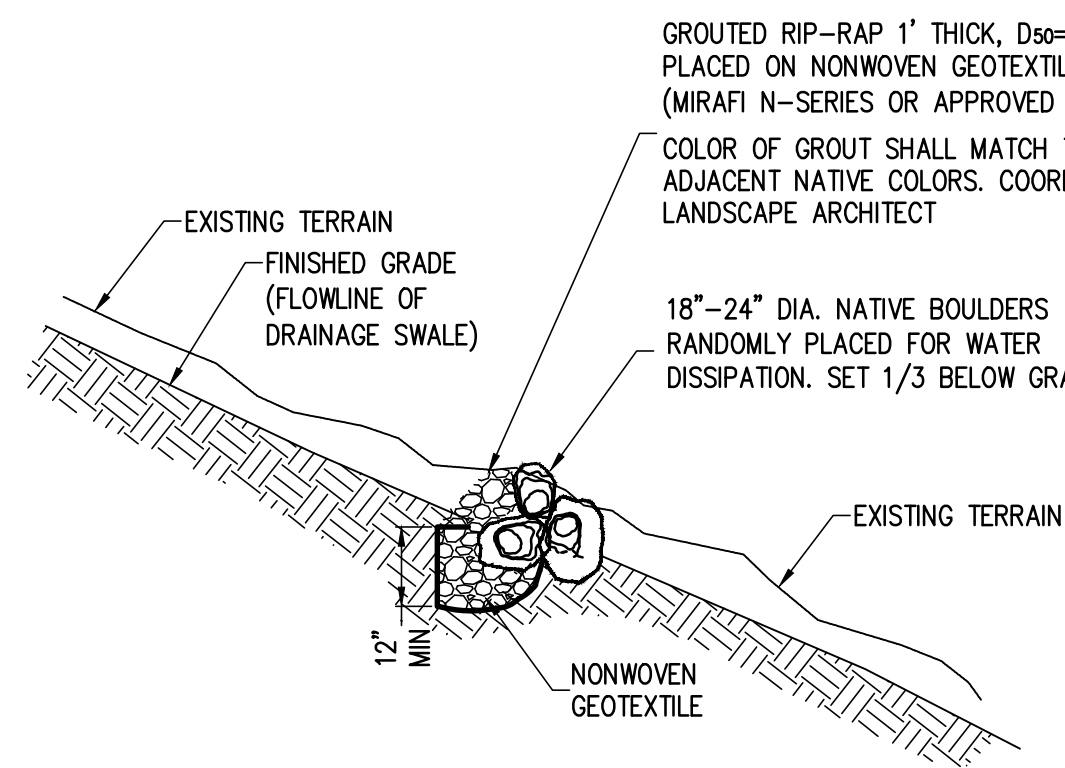
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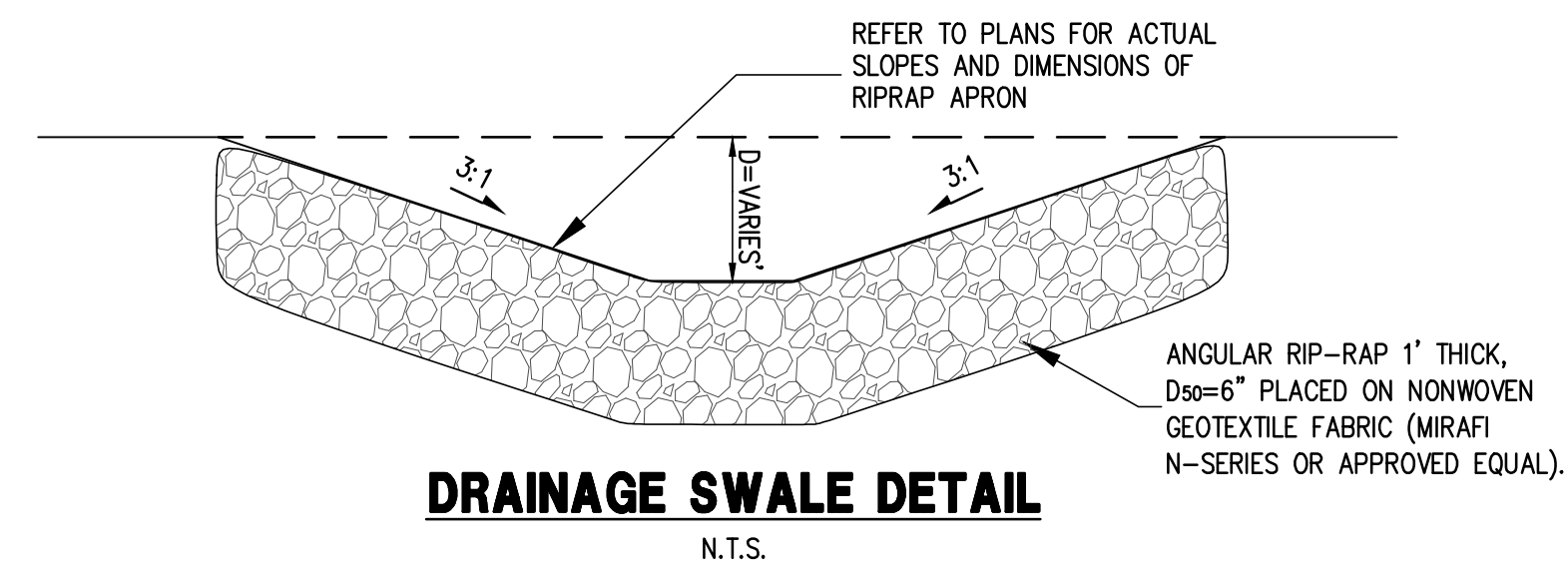
CROSS SECTION 10 - 10
SCALE HOR. 1" = 20', VER. 1" = 20'

PERCENT PASSING	SIZE	D ₅₀ CLASS, INCHES
100 TO 90	1.5 D ₅₀	4 6 8 12
85 TO 70	1.3 D ₅₀	6 8 12 18
50 TO 30	1.0 D ₅₀	4 6 8 12
15 TO 5	0.67 D ₅₀	3 4 5 6
5 TO 0	0.50 D ₅₀	2 3 4 6

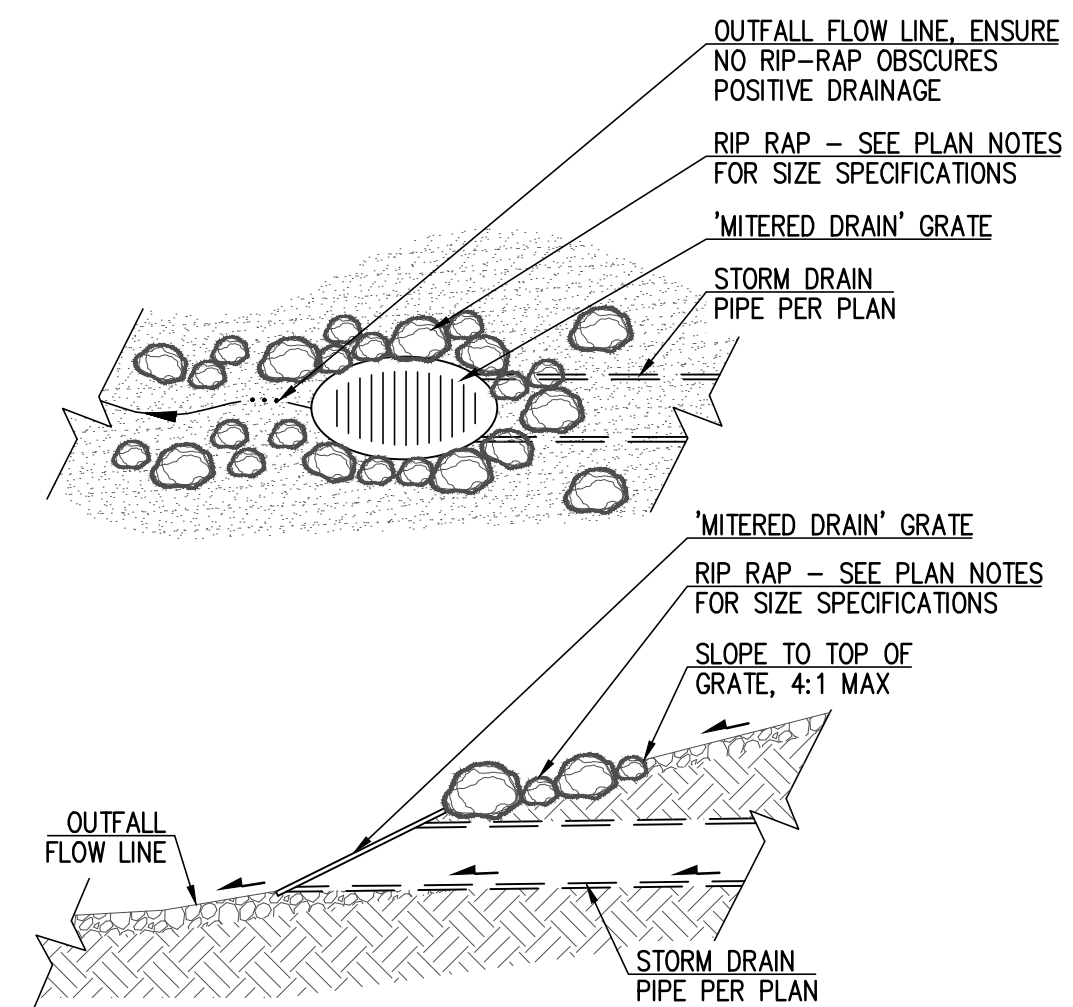
RIP-RAP GRADATION TABLE



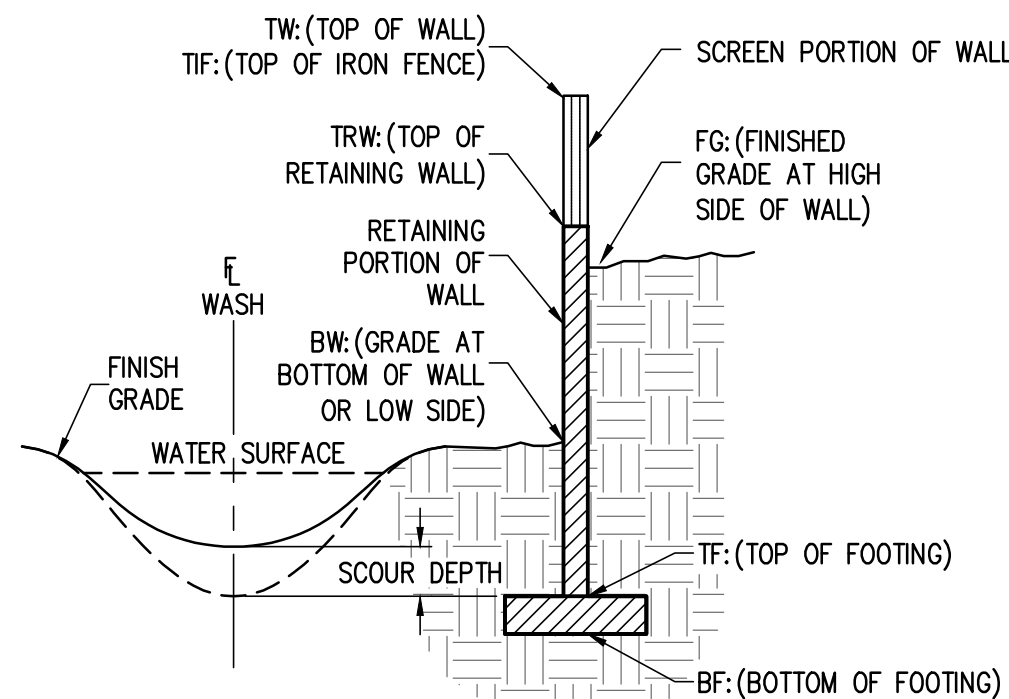
CHECK DAM DETAIL
N.T.S.



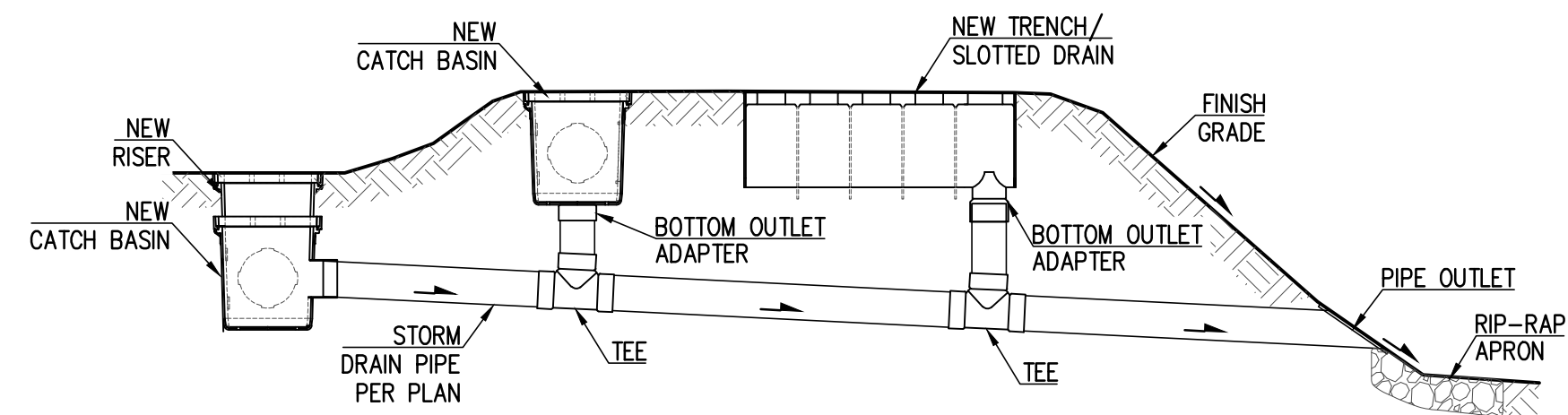
DRAINAGE SWALE DETAIL
N.T.S.



PIPE OUTLET DETAIL
N.T.S.



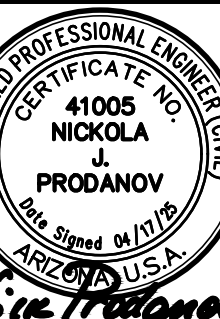
SCOUR DEPTH LEGEND
N.T.S.



SCHEMATIC STORM DRAIN SYSTEM
N.T.S.



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



C-3
3 OF 3

**GRADING & DRAINAGE PLAN
CROSS SECTIONS
DETAILS**

**KOPPEN RESIDENCE
5301 E PALO VERDE DR.,
PARADISE VALLEY, AZ 85253**

DATE: 04/17/25
JOB: 240405
DESIGNED BY: NP
DRAWN BY: ZA
CHECKED BY: JJ
VERSION: 1.1
PLOT DATE: 04/17/25

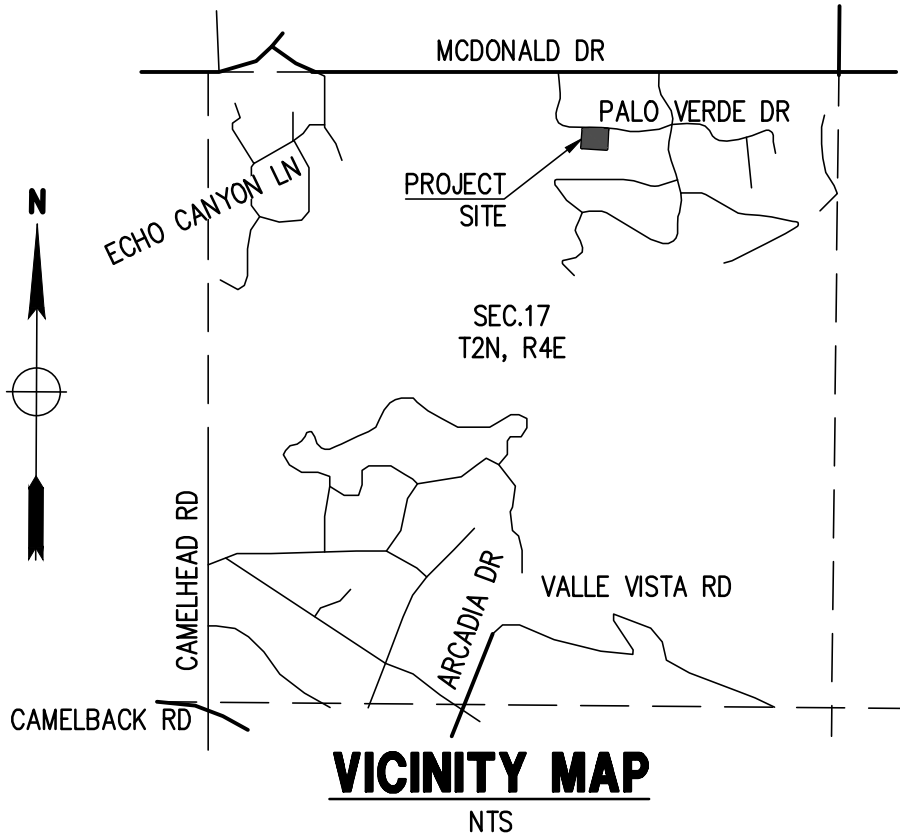
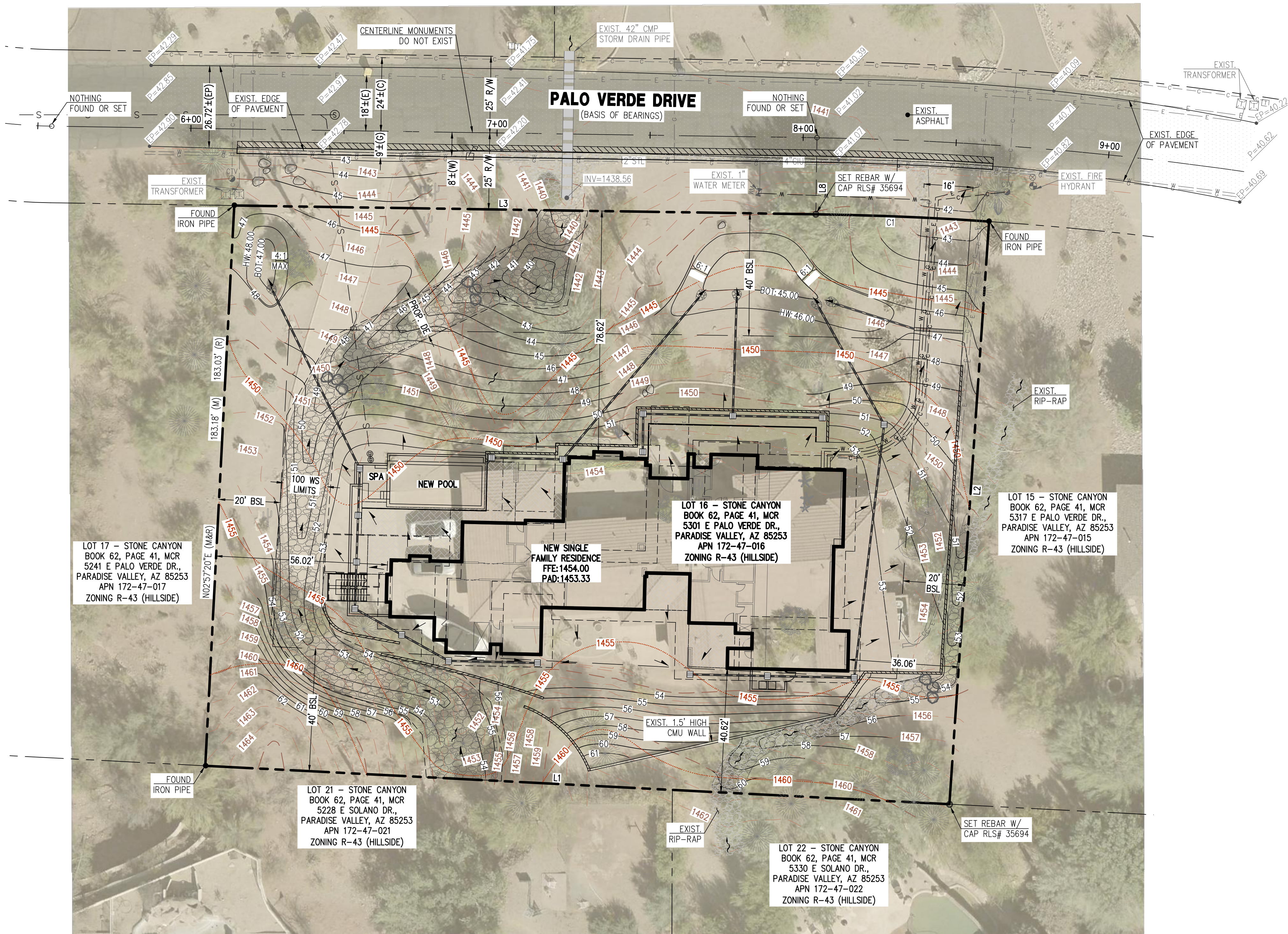
SCALE: 1"=##
DATE: 04/17/25

REVISIONS:

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AERIAL MAP EXHIBIT
5301 E PALO VERDE DR., PARADISE VALLEY, AZ 85253
LOT 16 - STONE CANYON

A SUBDIVISION PLAT RECORDED IN BOOK 62 OF MAPS, PAGE 41, MCR.,
LOCATED IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER
SYLLAR ENTERPRISES LLC
3510 N SHADOW TRL.,
MESA, AZ 85207

ARCHITECT
DWELL BOLDLY
8767 E VIA DE VENTURE, STE 195,
SCOTTSDALE, AZ 85258
CONTACT: NICHOLAS TSONTAKIS
P: 602-370-3502
WWW.DWELLBOLDLY.COM

SITE DATA
APN: 172-47-016
ADDRESS: 5301 E PALO VERDE DR.,
PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE)
LOT AREA: 45,935 S.F. (1.222 AC.);
CONSTRUCTION YEAR: 1957
Q.S.: 20-40

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

LEGAL DESCRIPTION
LOT 16, STONE CANYON, ACCORDING TO BOOK 62 OF MAPS, PAGE 41, RECORDS OF
MARICOPA COUNTY, ARIZONA.

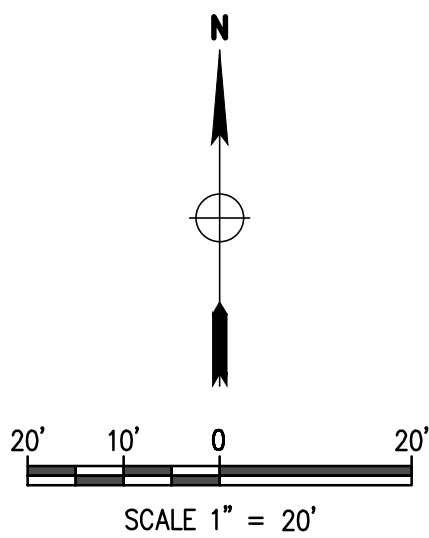
BENCHMARK
BRASS CAP FLUSH AT THE SOUTH 1/4 CORNER OF SECTION 8, TOWNSHIP 2
NORTH, RANGE 4 EAST, HAVING AN ELEVATION OF 1407.04 NAVD 88 DATUM,
GDACS# 24543-1M.

BASIS OF BEARINGS
THE MONUMENT LINE PALO VERDE DRIVE, THE BEARING OF WHICH IS N89°08'20"W.

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	10/17/2020	X*

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



GRADING & DRAINAGE
COVER SHEET

KOPPEN RESIDENCE
5301 E PALO VERDE DR.,
PARADISE VALLEY, AZ 85253

P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX @ LDGEN.COM



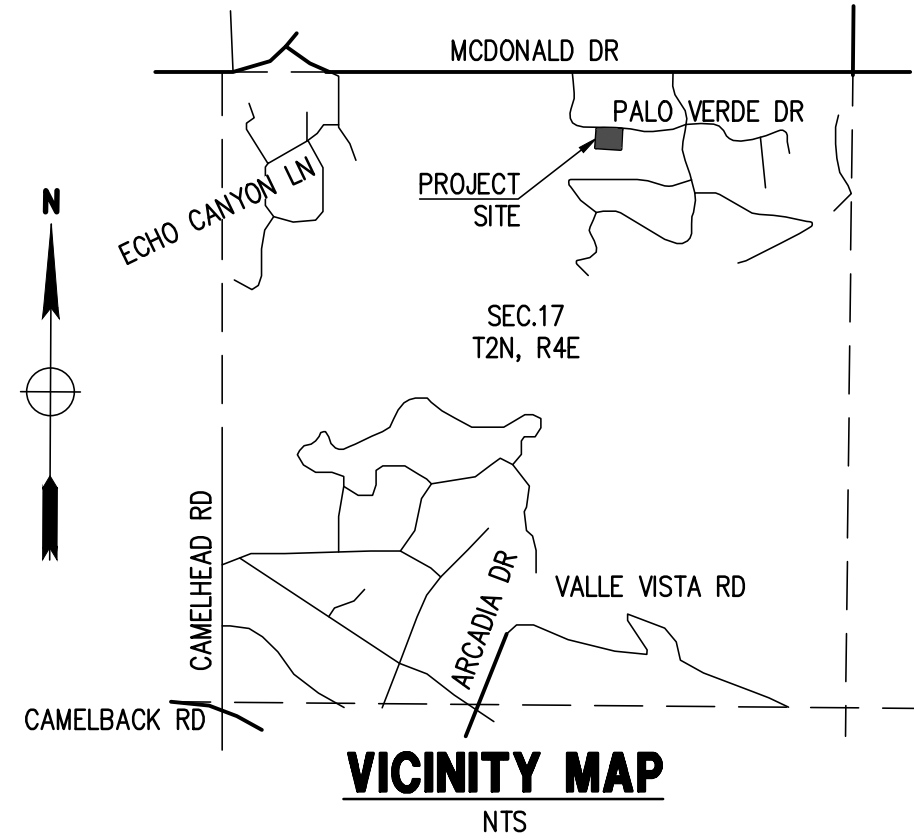
AE
1 OF 1

DATE: 04/17/25	DESIGNED BY: NP	CHECKED BY: JJ
SCALE: 1"=20'	DRAWN BY: ZA	
DATE:		
REVISIONS:		

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STORM WATER POLLUTION PREVENTION PLAN
5301 E PALO VERDE DR., PARADISE VALLEY, AZ 85253
LOT 16 - STONE CANYON

A SUBDIVISION PLAT RECORDED IN BOOK 62 OF MAPS, PAGE 41, MCR.,
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MESA, AZ 85207

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BENCHMARK
BRASS CAP FLUSH AT THE SOUTH 1/4 CORNER OF SECTION 8, TOWNSHIP 2
NORTH, RANGE 4 EAST, HAVING AN ELEVATION OF 1407.04 NAVD 88 DATUM,
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BASIS OF BEARINGS
THE MONUMENT LINE PALO VERDE DRIVE, THE BEARING OF WHICH IS N89°08'20"W.

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	10/17/2020	X*
			N/A

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

NOTE
1. NO WORK OF ANY KIND CAN COMMENCE UNTIL ALL STORM WATER POLLUTION BMP'S
ARE IN PLACE AND INSPECTED BY THE TOWN. ONLY UNTIL THE TOWN HAS APPROVED
THE STORM WATER BMP'S MAY ANY CONSTRUCTION BEGIN.
2. SEDIMENTATION CONTROL DEVICES (SILT BARRIERS) SHALL REMAIN IN PLACE AT ALL
TIME. SEDIMENTATION CONTROL DEVICES SHALL BE KEPT IN GOOD REPAIR, INSPECTED
MONTHLY, INSPECTED AFTER EACH RAIN EVENT, AND MAINTAINED AS NEEDED BY THE
APPLICANT/OWNER.
3. SEDIMENTATION CONTROL DEVICE INSPECTION LOG SHALL BE MAINTAINED BY
APPLICANT AND/OR OWNER AND MADE AVAILABLE TO THE TOWN UPON REQUEST.

CONSTRUCTION SEQUENCE

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. DEMO EXISTING RESIDENCE, WALLS AND SITE IMPROVEMENTS.
3. CLEAR AND GRUB.
4. CONSTRUCT RETENTION/SEDIMENTATION BASINS.
5. ROUGH GRADE SITE WHILE PROVIDING POSITIVE DRAINAGE TO BASINS.
6. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE.
7. FINAL GRADE AND CONSTRUCT BUILDING PADS.
8. CONSTRUCT NEW FAMILY RESIDENCE.
9. CONSTRUCT PAVING AND SIDEWALKS.
10. COMPLETE FINAL GRADING, INSTALL PERMANENT SEEDING AND LANDSCAPING.

APPROVAL

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

TOWN ENGINEER _____ DATE _____
TOWN OF PARADISE VALLEY



DATE: 04/17/25
JOB: 240405
VERSION: 1.1
PLOT DATE: 04/17/25

SCALE: 1"=20'
DESIGNED BY: NP
DRAWN BY: ZA
CHECKED BY: JJ

DATE: _____
REVISIONS: _____

STORM WATER POLLUTION
PREVENTION PLAN

KOPPEN RESIDENCE
5301 E PALO VERDE DR.,
PARADISE VALLEY, AZ 85253

REGISTERED PROFESSIONAL ENGINEER
41005
NICKOLA J. PRODANOV
PROF. SEAL NO. 1105
ARIZONA 811

PHOENIX, AZ 85020
PHOENIX @ LDGEN.COM

SP-1
1 OF 2

GENERAL NOTES

1. THIS PROJECT IS SUBJECT TO THE NATIONAL POLLUTION DISCHARGE ELIMINATION
SYSTEM (NPDES) REQUIREMENTS FOR CONSTRUCTION SITES UNDER THE ENVIRONMENTAL
PROTECTION AGENCY (EPA) GENERAL PERMIT FOR ARIZONA. OWNERS, DEVELOPERS,
ENGINEERS, AND/OR CONTRACTORS ARE REQUIRED TO PREPARE ALL DOCUMENTS
REQUIRED BY THIS REGULATION, INCLUDING BUT NOT LIMITED TO STORM WATER
POLLUTION PROTECTION PLAN (SWPPP), NOTICE OF INTENT (NOI) AND NOTICE OF
TERMINATION (NOT).
2. A COPY OF THE APPROVED GRADING AND DRAINAGE PLAN FOR THIS PROJECT,
TOGETHER WITH A COPY OF THE NOTICE OF INTENT (NOI) AND THIS STORM WATER
POLLUTION PROTECTION PLAN (SWPPP), SHALL BE MAINTAINED ON THE SITE AND
AVAILABLE FOR REVIEW. THOSE ELEMENTS OF THE GRADING AND DRAINAGE PLAN
PERTINENT TO OR REFERENCED ON THE SWPPP SHALL BE CONSIDERED A PART OF THE
SWPPP.
3. THE OPERATOR SHALL OBTAIN A DUST CONTROL PERMIT FROM MARICOPA COUNTY
HEALTH DEPARTMENT AND PERFORM MEASURES AS REQUIRED BY THE PERMIT TO
PREVENT EXCESS DUST. ALL PERMITTEES MUST SUBMIT A TENTATIVE CONSTRUCTION
SCHEDULE AND COMPLETION TIME.
4. THE OPERATOR SHALL PERFORM, AT A MINIMUM, A VISUAL INSPECTION OF THE
CONSTRUCTION SITE ONCE EVERY MONTH AND WITHIN 24 HOURS OF RAINFALL GREATER
THAN OR EQUAL TO A HALF OF AN INCH OR MORE. THE OPERATOR SHALL PREPARE A
REPORT DOCUMENTING HIS/HER FINDINGS ON THE CONDITIONS OF THE SWPPP CONTROLS
AND NOTE ANY EROSION PROBLEM AREAS. THE OPERATOR'S REPORT IS TO BE
SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING DIVISION
CONSTRUCTION INSPECTOR FOR REVIEW AND APPROVAL. FACILITIES SHALL BE MAINTAINED
AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION,
ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY
CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED,
PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION
HAS PASSED.
5. THE OPERATOR SHALL AMEND THIS PLAN AS NECESSARY DURING THE COURSE OF
CONSTRUCTION TO RESOLVE ANY PROBLEM AREAS, WHICH BECOME EVIDENT DURING THE
CONSTRUCTION AND/OR DURING RAINFALLS.
6. THE PERMITTEE SHALL FILE A NOTICE OF TERMINATION (NOT) AFTER COMPLETION OF
CONSTRUCTION AND DEPOSITION OF FINAL LANDSCAPE MATERIALS. THE NOT IS TO BE
SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING
INSPECTOR TO FINAL THE SWPPP PERMIT.
7. THE PERMITTEE SHALL SAVE ALL RECORDS, INCLUDING THE NOI, SWPPP, NOT, AND
INSPECTION REPORTS, ON FILE FOR A MINIMUM OF THREE YEARS FROM THE DATE OF
FILING THE NOT.
8. THE IMPLEMENTATION OF THESE PLANS AND THE CONSTRUCTION, MAINTENANCE,
REPLACEMENT, AND UPGRADING OF THESE FACILITIES IS THE RESPONSIBILITY OF THE
PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED AND NOT SUBMITTED
TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING DIVISION INSPECTOR.
9. THE FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH
ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO INSURE THAT
SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE
APPLICABLE WATER STANDARDS, AND MUST BE INSTALLED AND IN OPERATION PRIOR TO
ANY GRADING OR LAND CLEARING. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION
FOR SILT CONTROL.
10. THE CONTRACTOR'S NOI MUST BE RECEIVED PRIOR TO THE SWPPP PERMIT BEING
ISSUED. THE CONTRACTOR THAT WILL BE PULLING THE G&D PERMIT MUST HAVE THE
SWPPP PERMIT ISSUED IN THEIR NAME.
11. 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. THE NATURAL FLOW OF RAINWATER
AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY
WAY.
12. CONTRACTOR SHALL PROVIDE STABILIZATION FABRIC TO ALL SLOPES EQUAL TO OR
GREATER THAN 3H:1V.
13. STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ALL LOCATIONS WHERE
CONSTRUCTION VEHICLES WILL ENTER AND EXIT THE CONSTRUCTION SITE.
14. REFER TO SHEET 2 FOR STANDARD DETAILS OF BEST MANAGEMENT PRACTICES.
15. 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.

LEGEND

- XX
- PROPOSED CONTOUR
- SF
- SILT FENCE/STRAW WATTLES
- SCE
- STABILIZED CONSTRUCTION
ENTRANCE
- W.A.
- DESIGNATED WASHOUT AREA
-
- DESIGNATED HAZARDOUS
WASTE CONTAINMENT AREA
-
- TRASH CONTAINER

ABBREVIATIONS

- BSL
- BUILDING SETBACK LINE
- EL
- ELEV
- EP
- EDGE OF PAVEMENT
- ESMT
- EASEMENT
- EX, EXIST.
- EXISTING
- G
- GUTTER, GAS
- (M)
- MEASURED
- MCR
- MARICOPA COUNTY RECORDER
- MH
- MANHOLE
- MTN
- MOUNTAIN
- P, PVMT
- PAVEMENT
- (R), REC.
- RECORDED
- R
- RADIUS
- R/W
- RIGHT OF WAY
- L/S
- LANDSCAPE
- T
- TANGENT, TELEPHONE
- TC
- TOP OF CURB
- TPV
- TOWN OF PARADISE VALLEY
- W
- WEST, WATERLINE
- WDO
- WALL DRAINAGE OPENING
- WM
- WATER METER

SWPPP KEY-NOTES

- 1
- STABILIZED CONSTRUCTION ENTRANCE PER FCDMC BMP-37 THROUGH
BMP-40 AND DETAILS ON SHEET SP-2
- 2
- DUST CONTROL PER FCDMC BMP-43 THROUGH BMP-46
- 3
- SILT FENCE PER FCDMC BMP-63 THROUGH BMP-68, EPA
STANDARDS AND DETAILS, AND DETAILS ON SHEET SP-2 OR STRAW
WATTLES PER MARICOPA COUNTY EROSION CONTROL MANUAL SPC-1
ORGANIC FILTER BARRIER.
- 4
- DESIGNATED CONCRETE WASHOUT VESSEL PER FCDMC BMP-99
THROUGH BMP-100 AND DETAILS ON SHEET SP-2
- 5
- DUMPSTER/TRASH CONTAINER
- 6
- DESIGNATED PAINT/SOLVENT WASHOUT VESSEL PER FCDMC BMP-99
THROUGH BMP-100 AND DETAILS ON SHEET SP-2
- 7
- DESIGNATED HAZARDOUS WASTE CONTAINMENT AREA. SEGREGATE
POTENTIALLY HAZARDOUS WASTE FROM NON-HAZARDOUS
CONSTRUCTION SITE WASTE. HAZARDOUS WASTES ARE NOT TO BE
DISPOSED OF IN DUMPSTER AND SHALL BE HAULED TO AN
APPROPRIATE DISPOSAL AND/OR RECYCLING FACILITY.
- 8
- DROP INLET PROTECTION.
- 9
- RETENTION/SEDIMENTATION BASIN
- 10
- ROCK OUTLET PROTECTION.

UTILITIES

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

SHEET INDEX

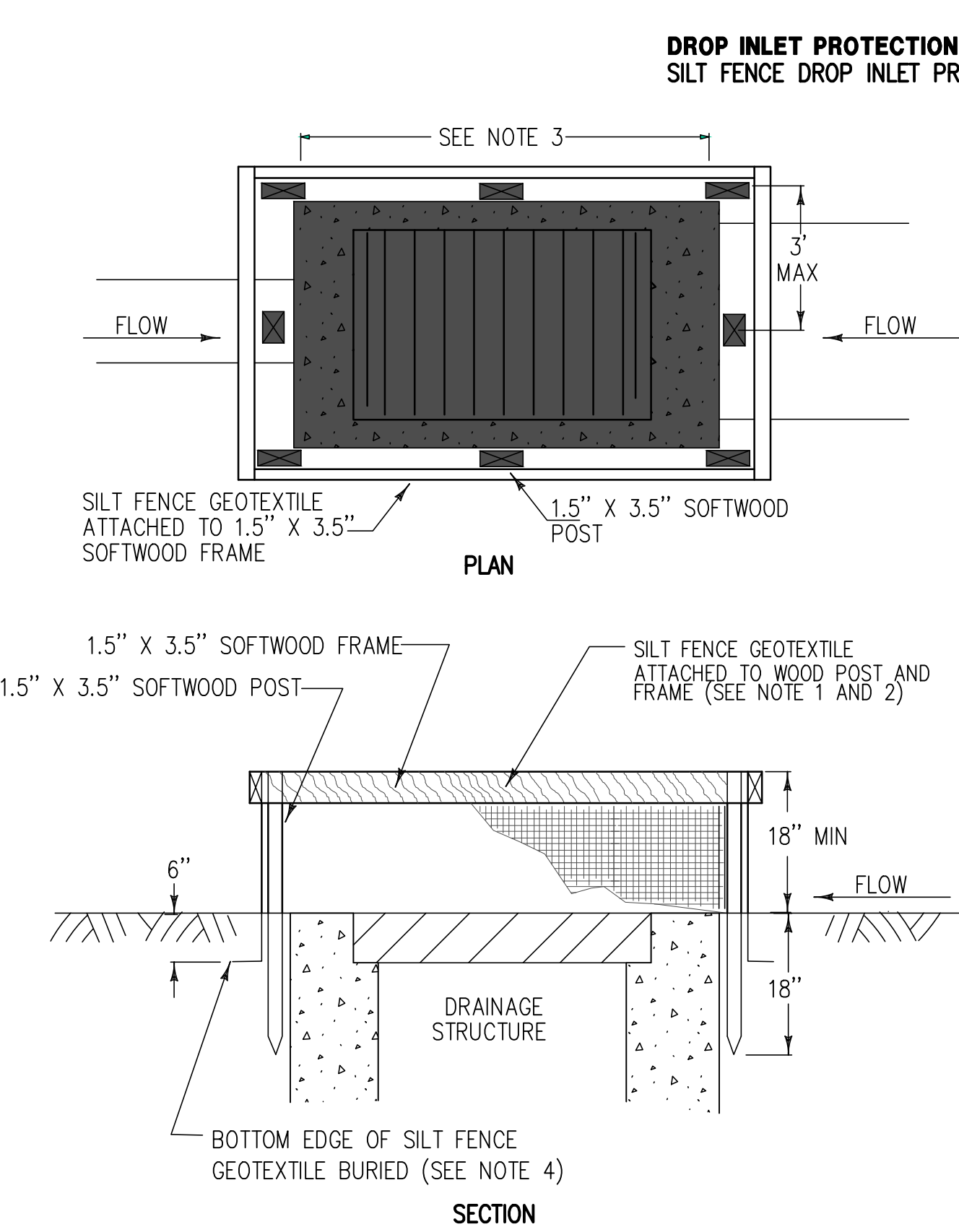
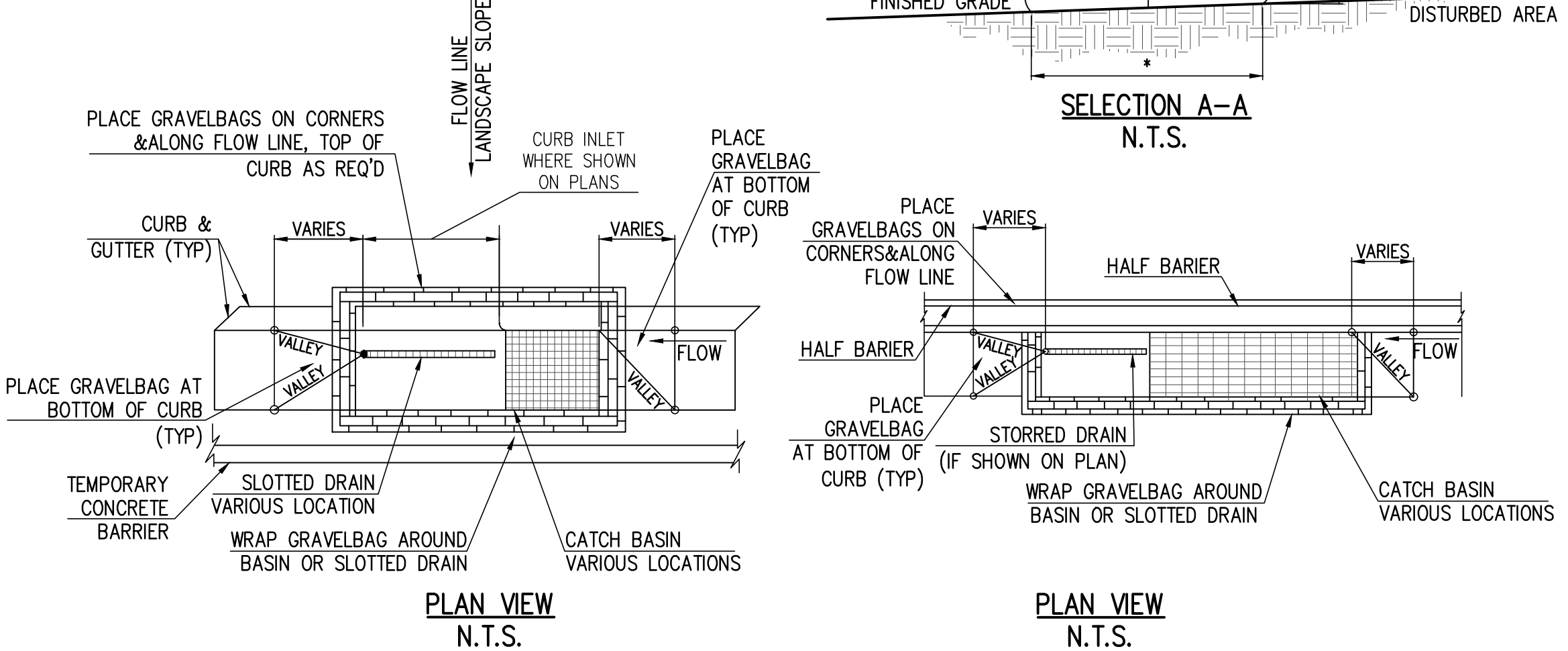
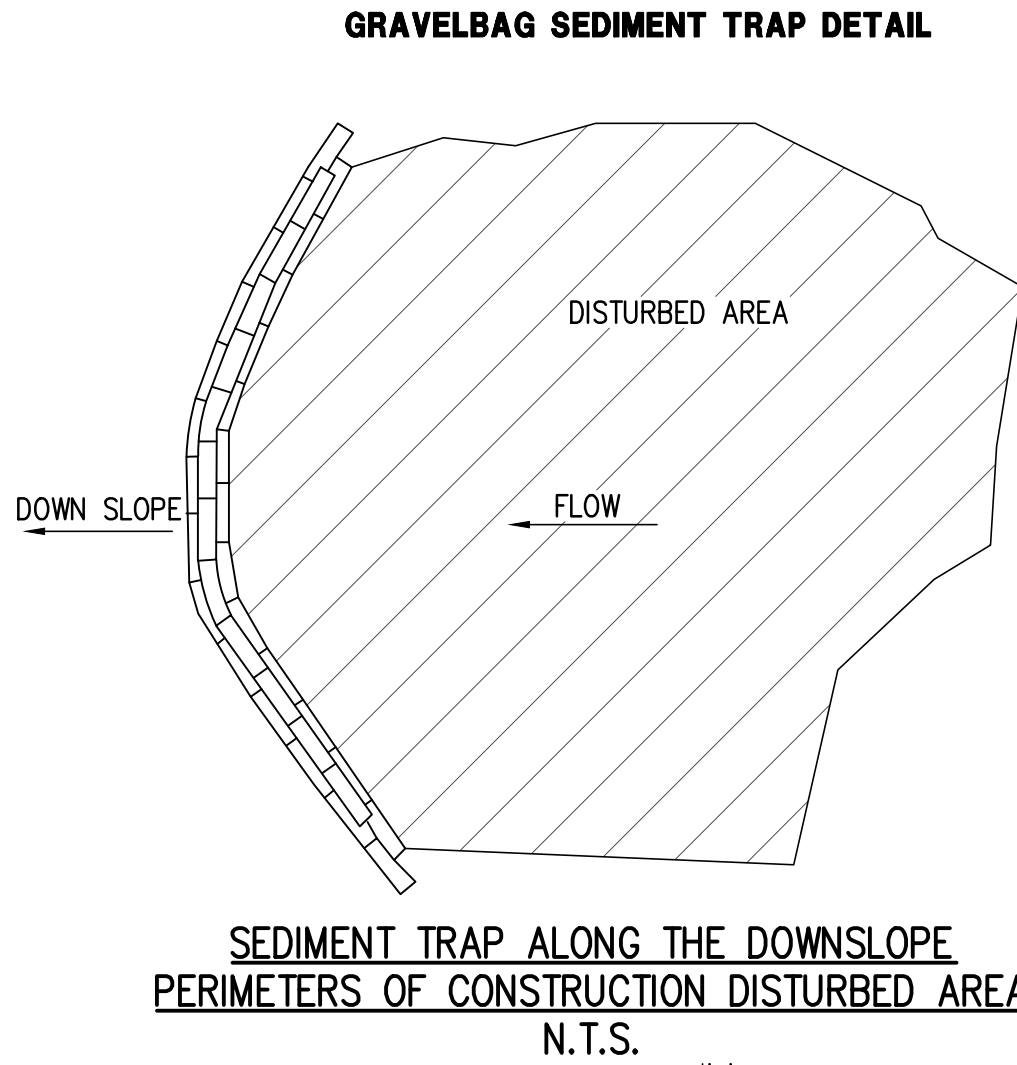
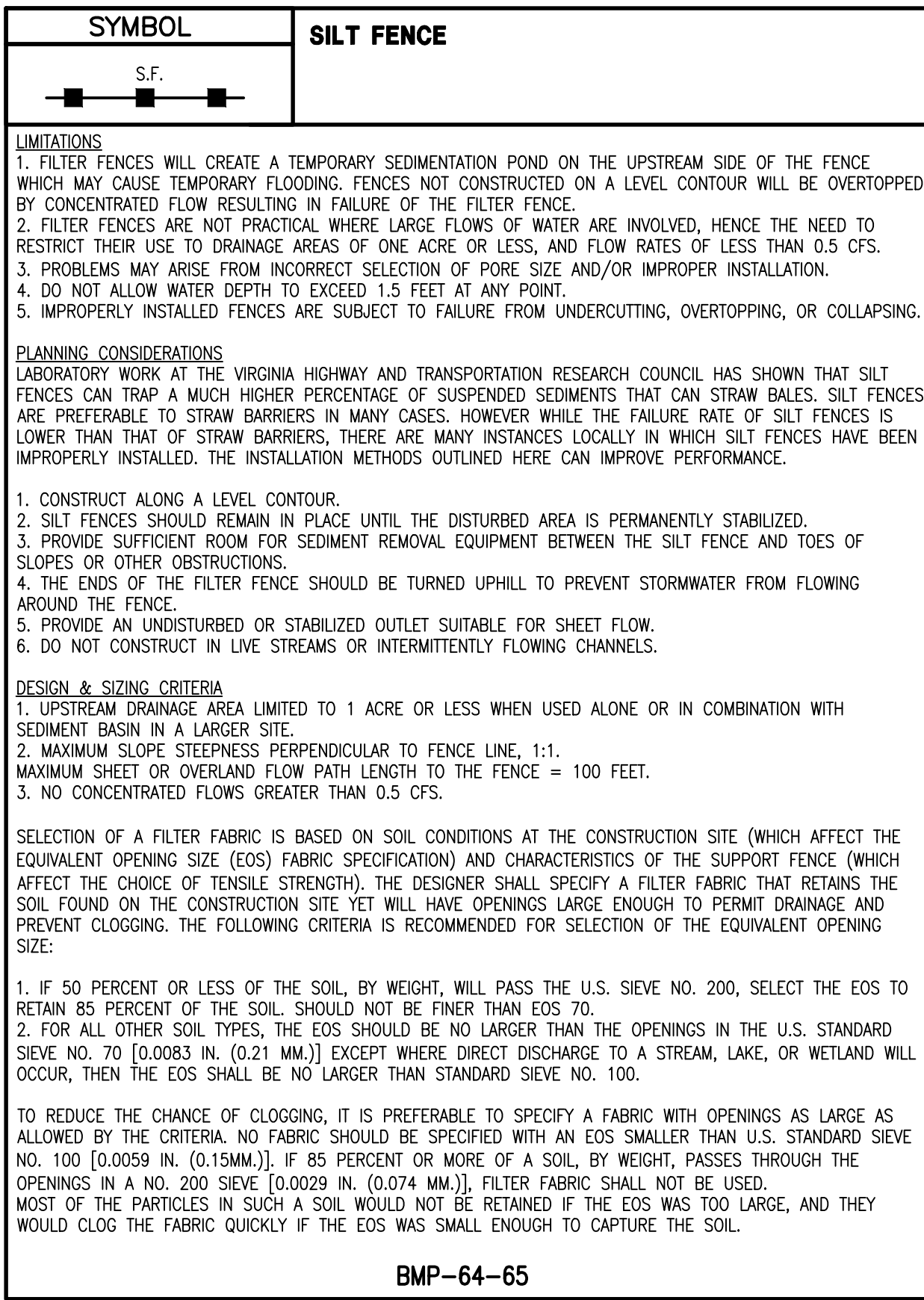
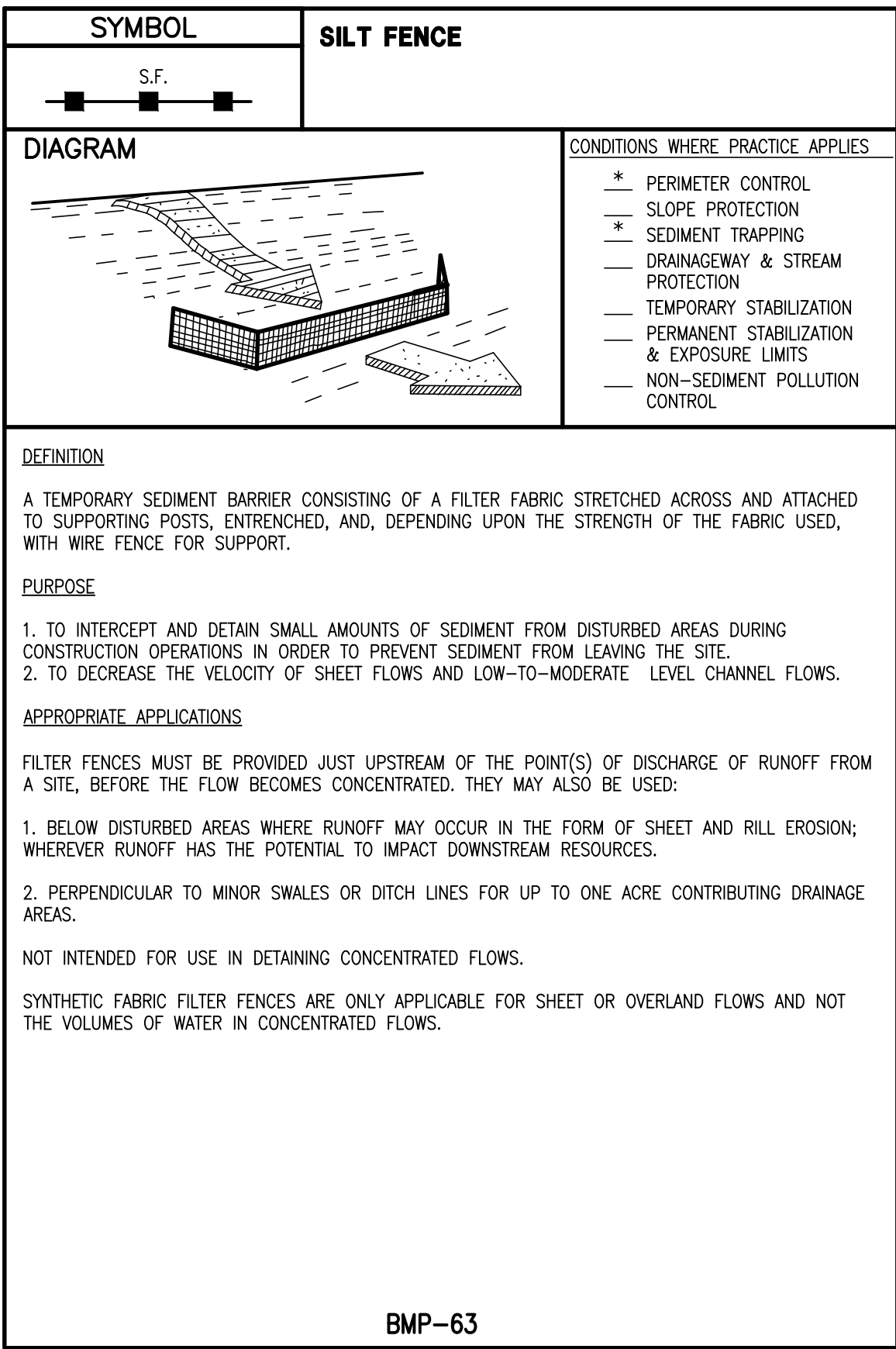
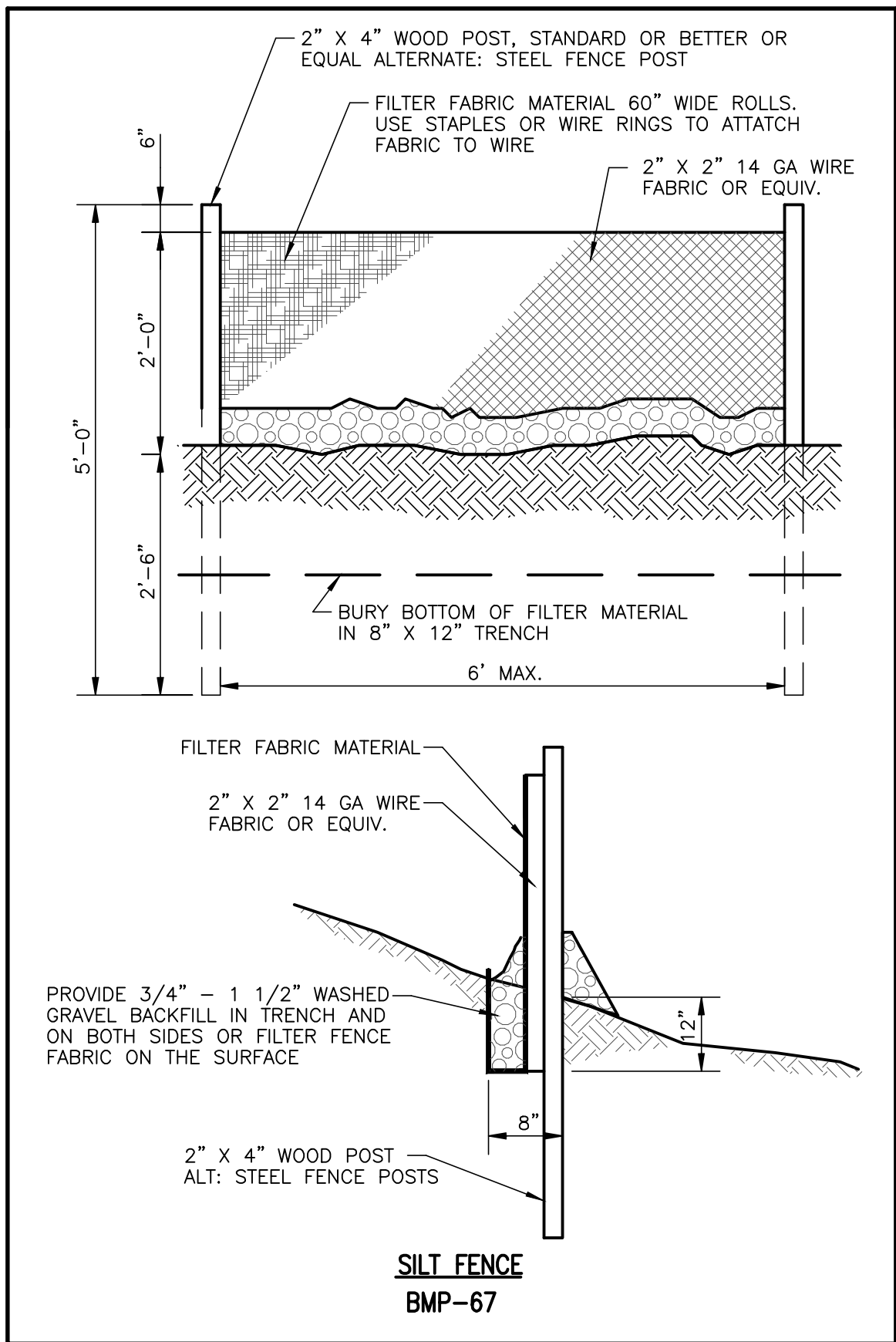
SP1 - COVER SHEET/SWPPP PLAN
SP2 - DETAILS

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	243.34' (M&R)	S87°02'40"E (M&R)
L2	190.71' (M)	N3°54'05"E (M&R)
	190.57' (R)	
L3	189.98' (M&R)	S89°08'20"E (M&R)
L4	25.00'	S0°51'40"W

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION
C1	1067.51'(M&R)	56.65'(M&R)	3°02'27"(M)	28.33'(M)	S87°37'07"E
C2	1092.51'	199.44'	10°27'35"	100.00'	N83°54'33"W

STORM WATER POLLUTION PREVENTION PLAN

BEST MANAGEMENT PRACTICES DETAILS



SELECTION OF FABRIC TENSILE STRENGTH AND BURSTING STRENGTH CHARACTERISTICS SHALL BE SUPPORTED WITH WIRE MESH IN AND AS RECOMMENDED BY THE FABRIC MANUFACTURER.

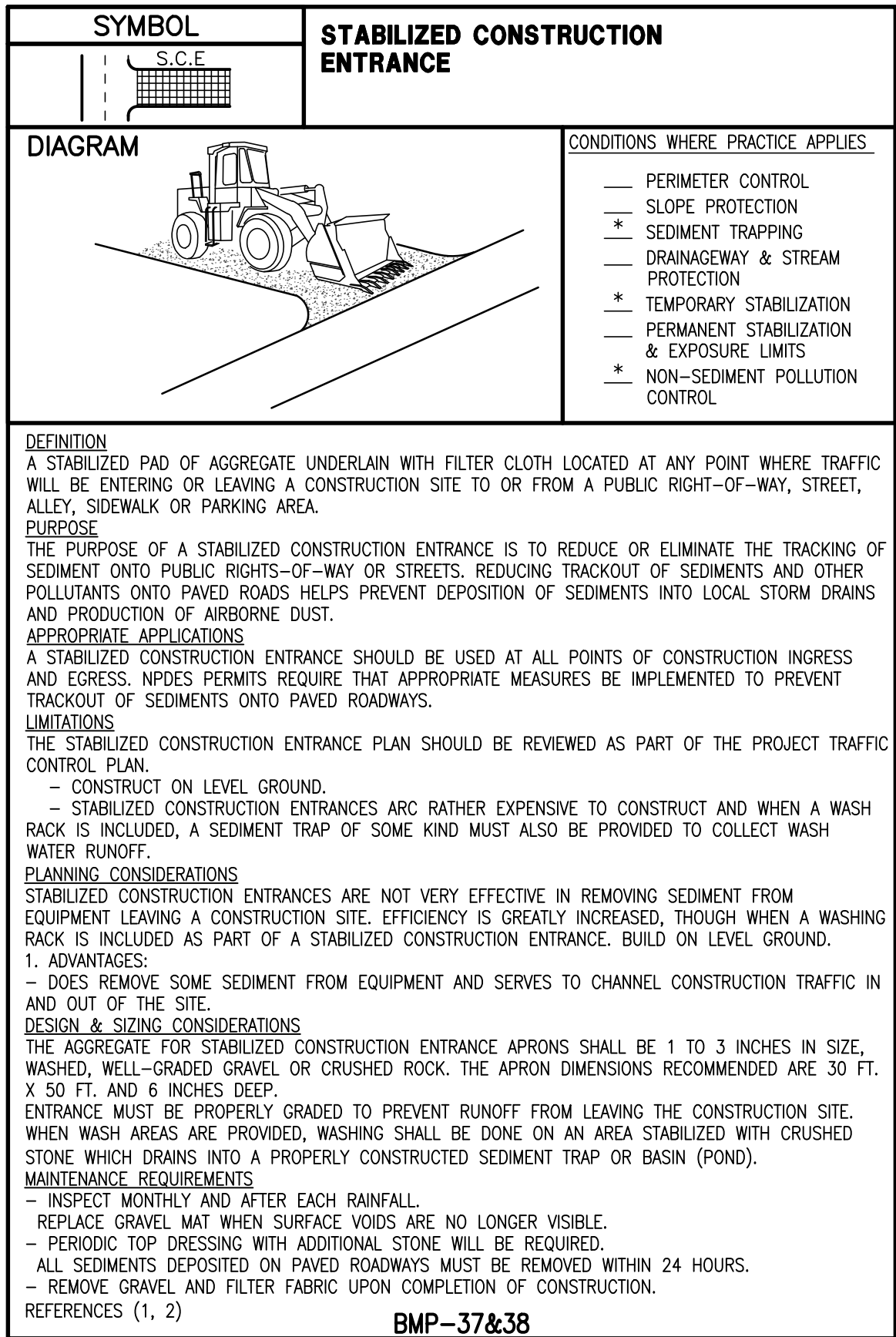
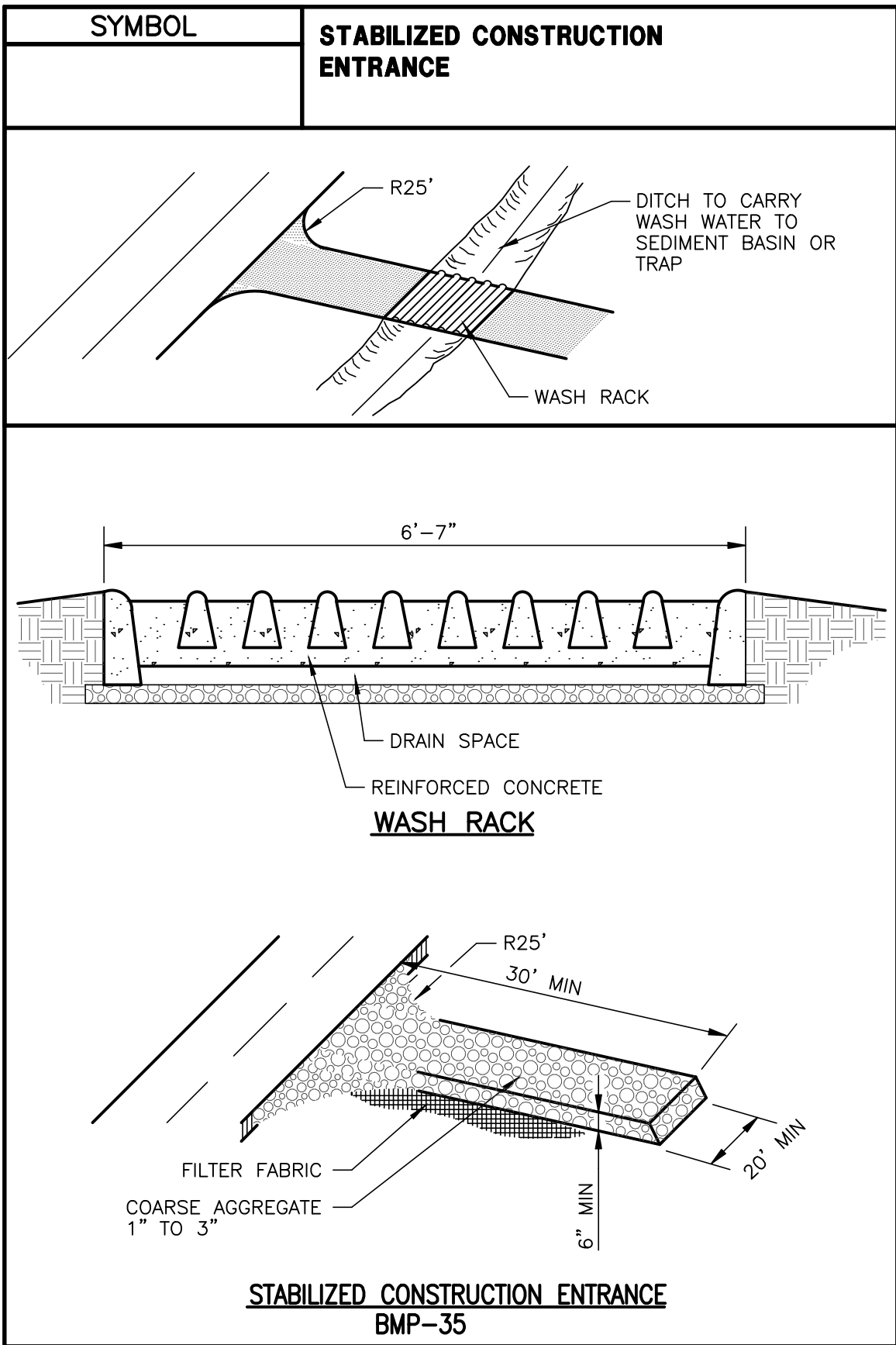
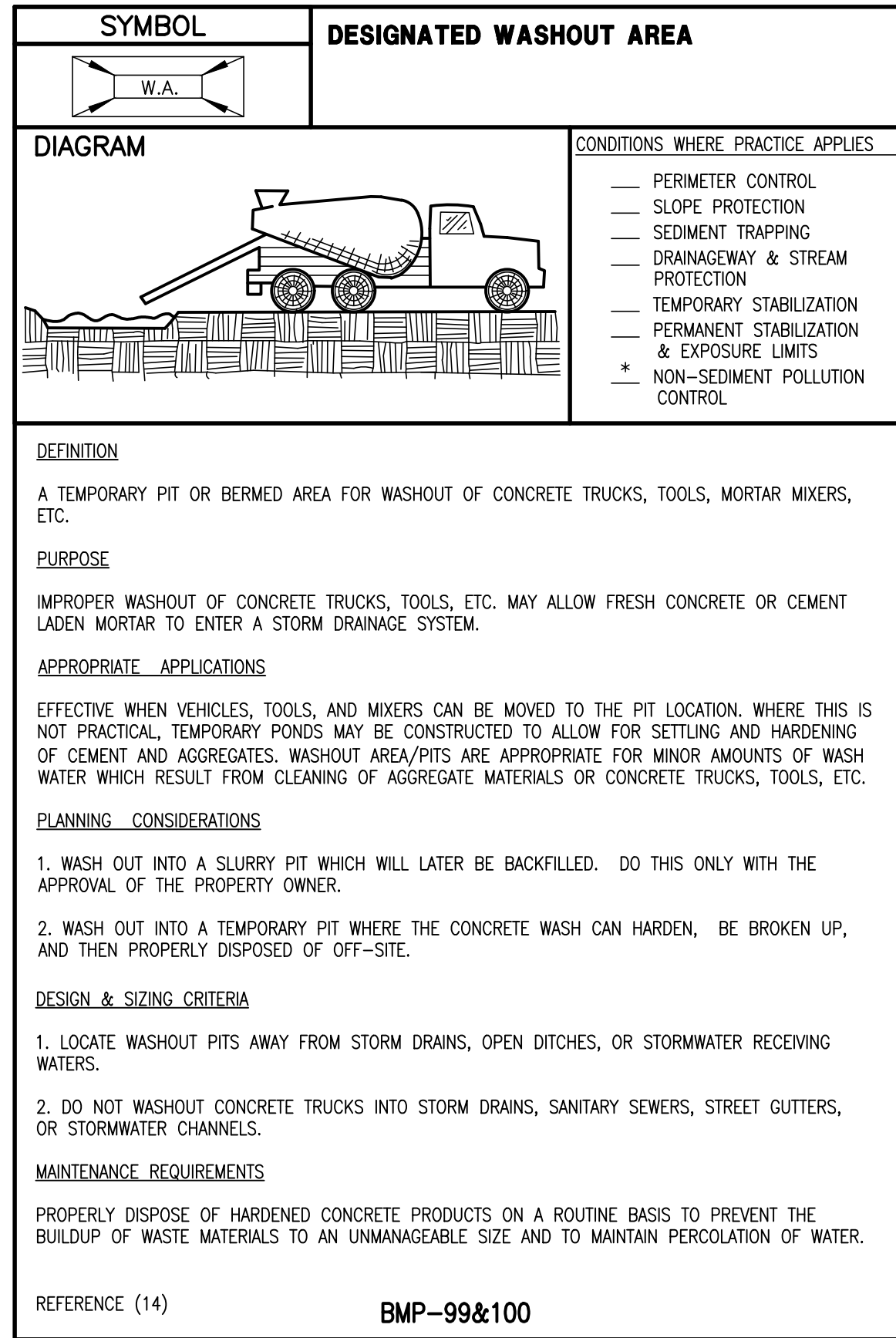
FILTER FABRIC MATERIAL SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF SIX MONTHS OF EXPECTED USABLE LIFE AT A TEMPERATURE RANGE OF 0° F. TO 120° F.

1. TYPICAL INSTALLATION:

- FILTER FENCES ARE TO BE CONSTRUCTED ON A LEVEL CONTOUR TO MAXIMIZE THE AVAILABLE PONDING AREA AND PREVENT CONCENTRATION OF FLOW AGAINST THE FENCE.
- A. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 30 INCHES.
- B. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 8 INCHES WIDE AND 12 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- C. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES.
- D. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT WIRED DIRECTLY FENCE MAY BE ELIMINATED AND THE FILTER FABRIC STAPLED OR WIRED DIRECTLY TO THE POSTS.
- E. THE USE OF JOINTS SHOULD BE AVOIDED. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.
- F. THE TRENCH SHALL BE BACKFILLED WITH 3/4-INCH MINIMUM DIAMETER WASHED GRAVEL OR COMPACTED NATIVE MATERIAL.

NOTES:

- * SEE SPECIAL PROVISIONS.
- GRAVELBAG MATERIAL SHALL BE FROM POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN FABRIC. SEE SPECIAL PROVISIONS FOR MULLEN BURST STRENGTH AND ULTRAVIOLET STABILITY REQUIREMENTS.
- WHEN SEDIMENT DEPTH REACHES 3 INCHES, REMOVE, AND PROPERLY DISPOSE OF ACCUMULATED MATERIAL.
- TOP OF GRAVELBAG TO BE 2 INCHES BELOW TOP OF ADJACENT ROADWAY TO ALLOW DRAINAGE INTO THE CATCH BASIN.
- GRAVELBAG BMP SHALL NOT BE APPLIED IN THE AREA OF OPEN TRAFFIC.
- THE INSTALLATION AND MAINTENANCE OF GRAVELBAG BMPs SHALL NOT NEGATIVELY IMPACT TRAFFIC SAFETY, AS WELL AS THE DESIGN FUNCTION OF ROADWAY OR BRIDGE DRAINAGE FACILITIES. FOR EROSION/SEDIMENT CONTROL PURPOSES, GRAVELBAG BMPs SHALL BE INSTALLED AND MAINTAINED TO CARRY THE STORM WATER OF AT LEAST 2-YEAR, 24-HOUR EVENTS.
- THE GRAVELBAG BMPs PAY/BID ITEM SHALL INCLUDE ALL MATERIALS USED FOR THIS BMP, ALL GROUND PREPARATION, FURNISHING, INSTALLING, FINAL REMOVAL, AND DISPOSAL OF THIS TEMPORARY BMP, AS WELL AS RETURNING THE AREA TO AN ACCEPTABLE CONDITION AS APPROVED BY THE ENGINEER.



APPLICATION NOTES:

- THE PRIMARY PURPOSE OF DRAINAGE STRUCTURE INLET PROTECTION IS TO PREVENT SEDIMENT FROM ENTERING A DRAINAGE SYSTEM BY PONDING WATER WHICH ALLOWS SEDIMENT TO FALL OUT OF SUSPENSION.
- THESE EXAMPLES OF DROP INLET PROTECTION ARE NOT INTENDED FOR USE ON GRADES. ON GRADE THEY MAY CAUSE WATER TO BYPASS THE STRUCTURE, CREATING ADDITIONAL EROSION OR FLOODING.
- POSSIBLE MODIFICATIONS FOR USE ON GRADE INCLUDING ADDING A BERM DOWNSTREAM OF THE INLET TO CREATE PONDING. CHECK DAMS MAY ALSO BE USED UPSTREAM OF THE INLET TO SLOW VELOCITIES.
- PREFABRICATED DROP INLET PROTECTION SPECIFICATIONS SHALL BE PROVIDED TO THE ENGINEER FOR APPROVAL PRIOR TO USE.

GENERAL NOTES:

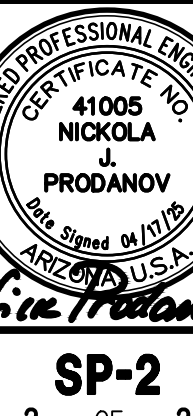
- THE TOP OF THE INLET PROTECTION SHALL BE SET AT THE MAXIMUM DESIRED WATER LEVEL, BASED ON FIELD LOCATION AND CONDITIONS.
- SILT FENCE GEOTEXTILE SHALL BE A SINGLE CONTINUOUS PIECE TO ELIMINATE JOINTS.
- SPACE SILT FENCE POSTS EVENLY AROUND INLET WITH A MAXIMUM SPACING OF 3 FEET. DRIVE POSTS A MINIMUM OF 18 INCHES INTO GROUND. WIRE MESH MAY BE REQUIRED BEHIND GEOTEXTILE TO PROVIDE SUPPORT.
- SECURE THE ENDS OF THE APRON FROM THE PREFABRICATED DRAINAGE STRUCTURE INLET PROTECTION WITH STAPLES AS DETAILED IN THE PLAN VIEW OR AS RECOMMENDED BY THE MANUFACTURERS SPECIFICATIONS.
- MEASURES SHALL BE INSPECTED EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT GREAT ENOUGH TO CAUSE WATER TO LEAVE THE CONSTRUCTION SITE.
- MEASURES SHALL BE CLEANED AND REPAIRED AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE-HALF OF THE MEASURE HEIGHT. SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.



STORM WATER POLLUTION PREVENTION PLAN DETAILS

KOPEN RESIDENCE
5301 E PALO VERDE DR.,
PARADISE VALLEY, AZ 85253

P 602 869 1984 | F 602 443 9482
8808 N CENTRAL AVE., SUITE 208
PHOENIX, AZ 85020
PHOENIX @ LDG6.COM



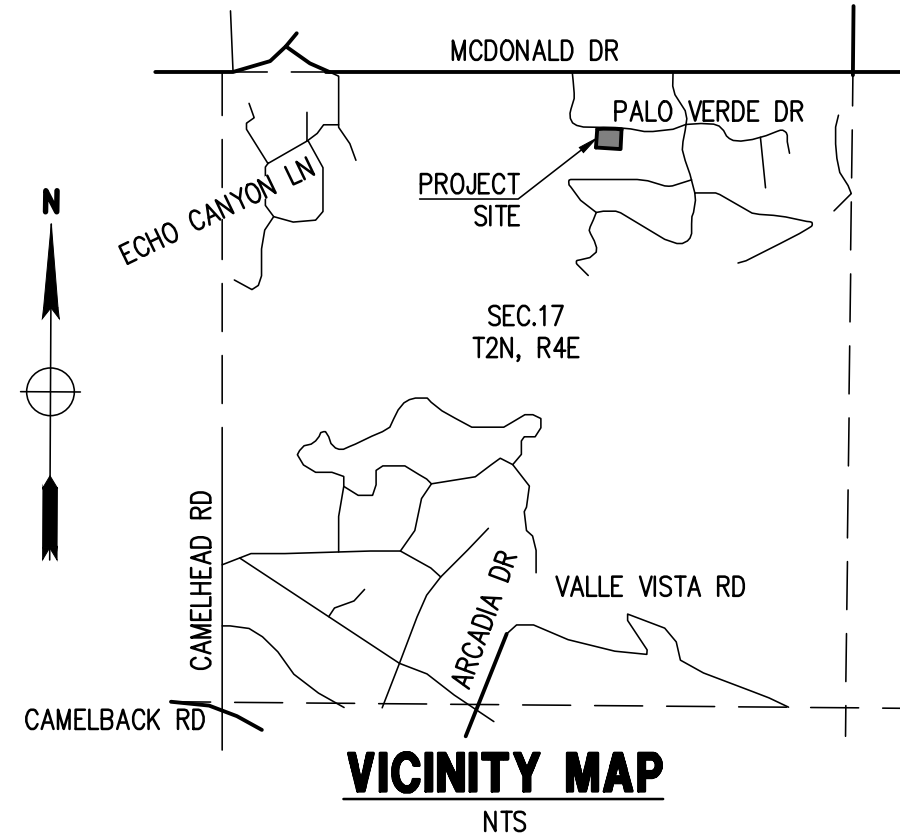
SP-2
2 OF 2

DATE: 04/17/25	JOB: 240405	VERSION: 1.1	PLOT DATE: 04/17/25
SCALE: N.T.S.	DESIGNED BY: NP	DRAWN BY: ZA	CHECKED BY: JJ
DATE:			
REVISIONS:			

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF LAND DEVELOPMENT GROUP, LLC. UNAUTHORIZED USE, REUSE, REPRODUCTION, OR REPLICATION OF ANY METHOD OR MATERIAL IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF LAND DEVELOPMENT GROUP, LLC IS PROHIBITED. ANY VIOLATION OF THESE CONDITIONS WILL BE PROSECUTED TO THE MAXIMUM EXTENT OF THE LAW.

BOUNDARY & TOPOGRAPHIC SURVEY
5301 E PALO VERDE DR., PARADISE VALLEY, AZ 85253
LOT 16 - STONE CANYON

A SUBDIVISION PLAT RECORDED IN BOOK 62 OF MAPS, PAGE 41, MCR.,
LOCATED IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER
SYLLAR ENTERPRISES LLC
3510 N SHADOW TRL.,
MESA, AZ 85207

SITE DATA
APN: 172-47-016
ADDRESS: 5301 E PALO VERDE DR.,
PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE)
LOT AREA: 45,935 S.F. (1.222 AC.);
CONSTRUCTION YEAR: 1957
Q.S.: 20-40

BASIS OF BEARINGS
THE MONUMENT LINE PALO VERDE DRIVE, THE BEARING OF WHICH IS N89°08'20"W.

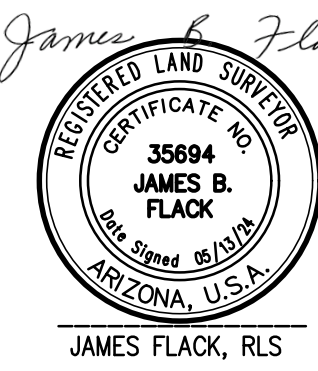
LEGAL DESCRIPTION
LOT 16, STONE CANYON, ACCORDING TO BOOK 62 OF MAPS, PAGE 41,
RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK
BRASS CAP FLUSH AT THE SOUTH 1/4 CORNER OF SECTION 8, TOWNSHIP 2 NORTH,
RANGE 4 EAST, HAVING AN ELEVATION OF 1407.04 NAVD 88 DATUM, GDACS# 24543-1M.

- GENERAL NOTES**
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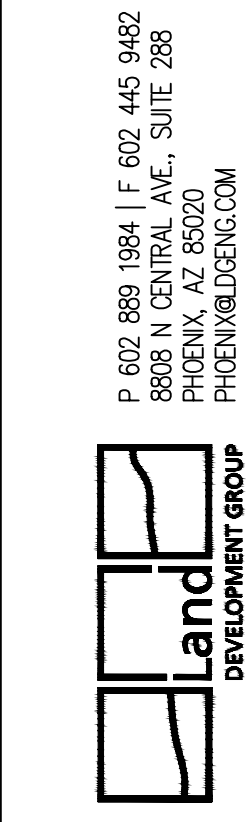
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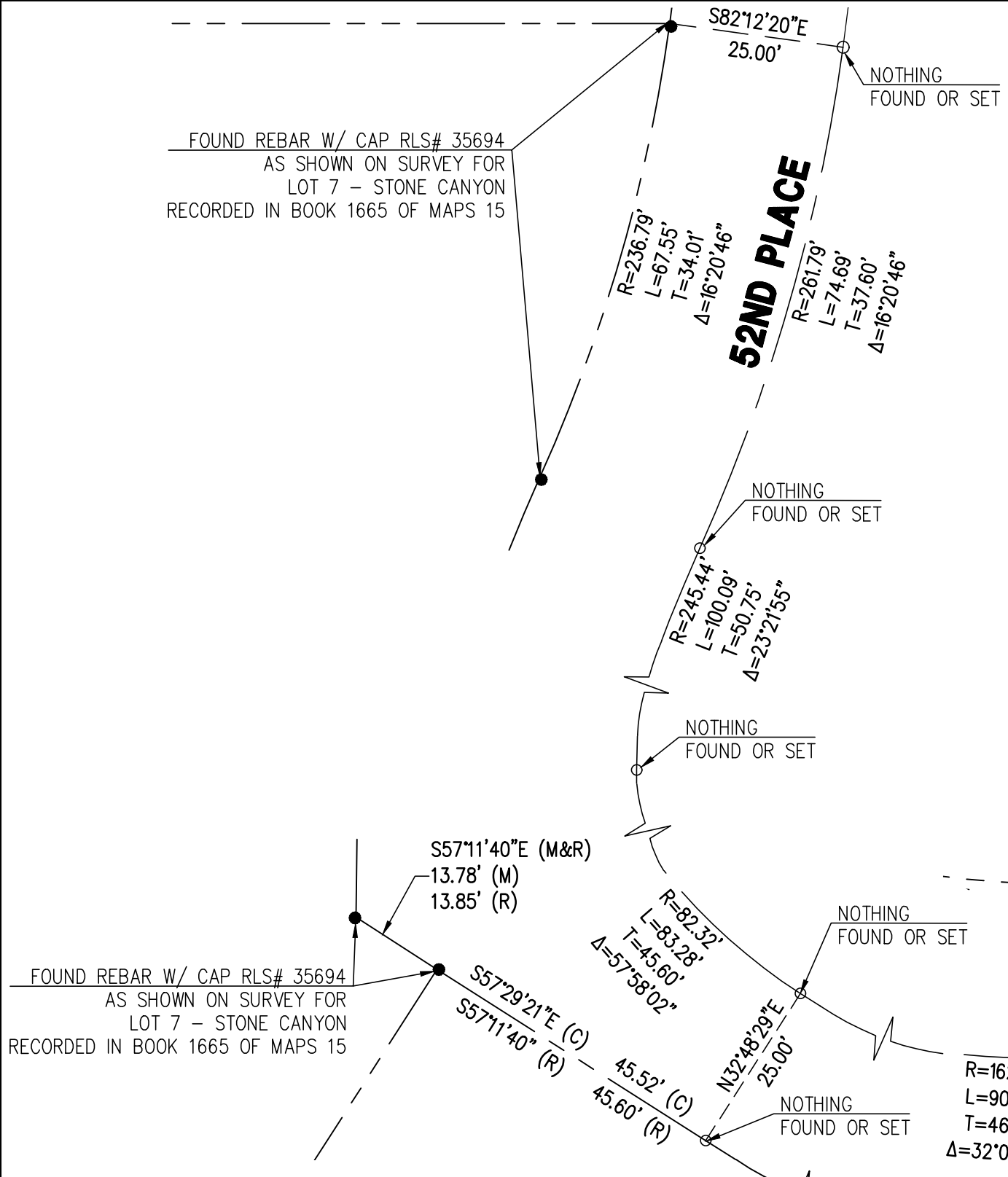
05/13/24
DATE

BOUNDARY & TOPOGRAPHIC
SURVEY MAP

LOT 16 - STONE CANYON
5301 E PALO VERDE DR.,
PARADISE VALLEY, AZ 85253



P. 602 889 1984 | F. 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIXLANDDEV.COM



LEGEND

- FOUND REBAR OR AS NOTED
- SET REBAR & CAP OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- WM WATER METER
- MTN WATER VALVE
- FIRE HYDRANT
- CTV CABLE TV RISER
- MAILBOX
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- TREE
- PALO VERDE
- PALM TREE
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- FLUTED CACTUS
- BOULDER

ABBREVIATIONS

BSL BUILDING SETBACK LINE
EL. ELEVATION
EP EDGE OF PAVEMENT
ESMT EASEMENT
EX, EXIST. EXISTING
G GUTTER, GAS
(M) MEASURED
MCR MARICOPA COUNTY RECORDER
MH MANHOLE
MTN MOUNTAIN
P, PVMT PAVEMENT
(R), REC. RECORDED
R RADIUS
R/W RIGHT OF WAY
L/S LANDSCAPE
W WEST, WATERLINE
WDO WALL DRAINAGE OPENING
WM WATER METER

UTILITIES

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

SCALE 1" = 20'

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*

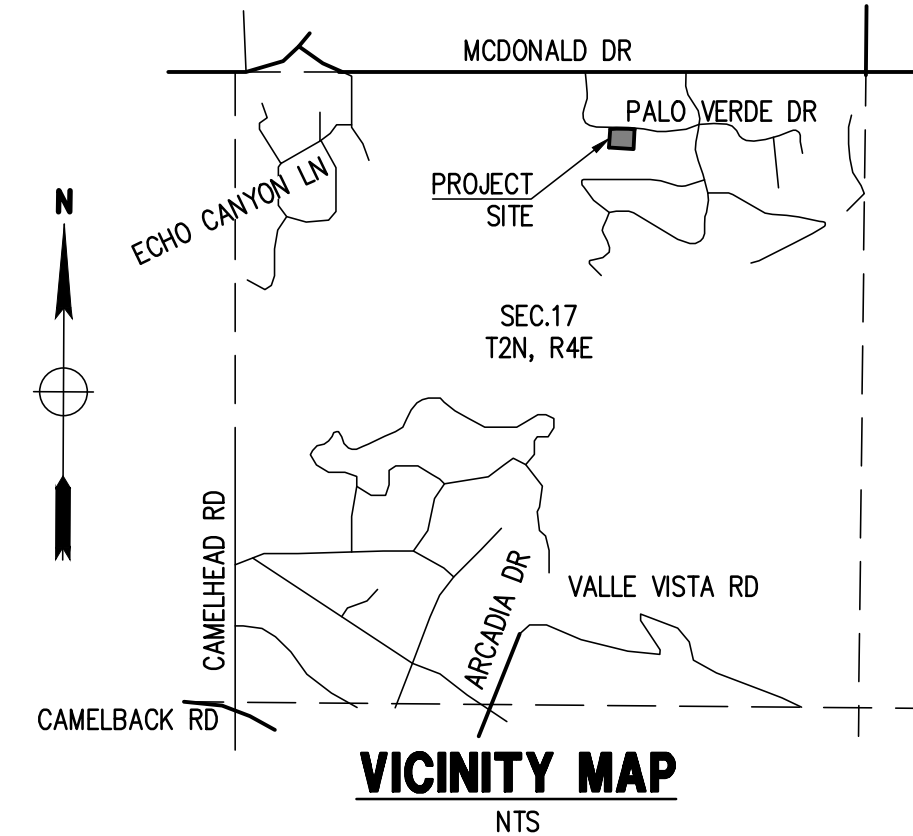
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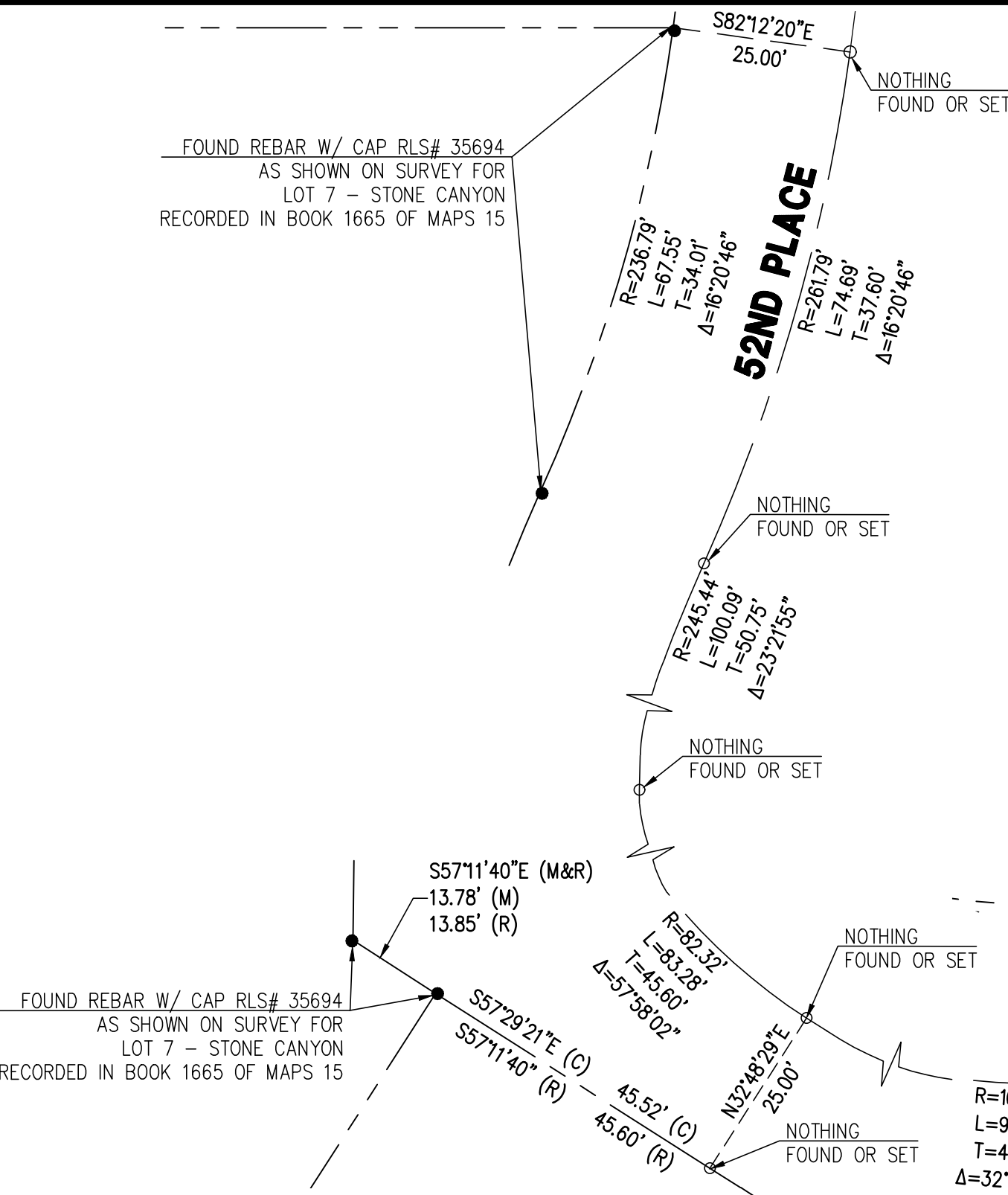
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James B. Flack
REGISTERED LAND SURVEYOR
35694
JAMES B. FLACK
P.O. Box 87310
PHOENIX, AZ 85067
ARIZONA, U.S.A.
JAMES FLACK, RLS

05/13/24
DATE



LEGEND

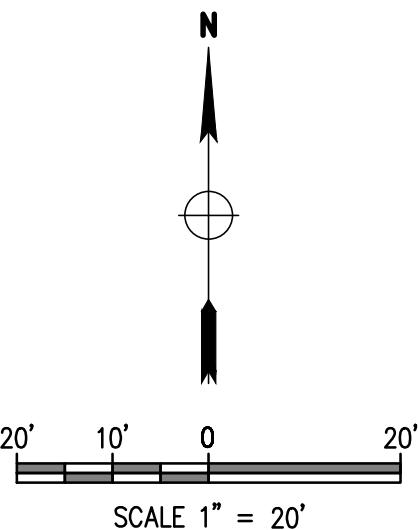
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- TREE
- PALO VERDE
- PALM TREE
- CITRUS TREE
- SAGUARO
- FLUTED CACTUS
- BOULDER

ABBREVIATIONS

- BSL BUILDING SETBACK LINE
- EL. ELEV ELEVATION
- EP EDGE OF PAVEMENT
- ESMT EASEMENT
- EX. EXIST. EXISTING
- G GUTTER, GAS
- (M) MEASURED
- MCR MARICOPA COUNTY RECORDER
- MH MANHOLE
- MTN MOUNTAIN
- P, PVMT PAVEMENT
- (R), REC. RECORDED
- R RADIUS
- R/W RIGHT OF WAY
- L/S LANDSCAPE
- TC TANGENT, TELEPHONE
- TPV TOP OF CURB
- W WEST, WATERLINE
- WDO WALL DRAINAGE OPENING
- WM WATER METER

UTILITIES

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



FLOOD INSURANCE RATE MAP (FIRM) DATA

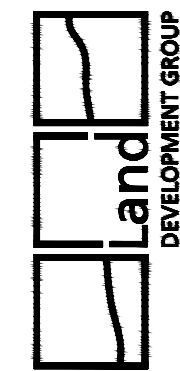
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MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
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*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BOUNDARY & TOPOGRAPHIC SURVEY MAP

LOT 16 - STONE CANYON
5301 E PALO VERDE DR.,
PARADISE VALLEY, AZ 85253

P. 602 889 1984 | F. 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIXVALLEYGROUP.COM





1 EXISTING SITE PLAN OVER HISTORIC TOPO
SCALE: 1"=20'-0"

PROJECT DATA

PROPERTY OWNER AND ADDRESS:
SYLVIA AND LARRY KOPPEN
5301 E. PALO VERDE RD.
PARADISE VALLEY, AZ 85253

DESCRIPTION:
STONE CANYON

LOT
16

PARCEL #:
172-47-016

S/T/R
17 2N 4E

ZONING:
R-43 HILLSIDE

LOT AREA:
45,935 SF (1.05 ACRES)

BUILDING AREAS:
LIVABLE AREA 4,872 SF
GARAGE 1,826 SF
COVERED PATIO 1,171 SF

TOTAL LIVABLE 4,872 SF
TOTAL GARAGE 1,826 SF
TOTAL COVERED PATIO 1,171 SF

TOTAL FLOOR AREA 7,869 SF

FLOOR AREA RATIO
ALLOWABLE: 25% (11,484 SF)
ACTUAL: 17% (7,869 SF/ 45,935 SF X 100%)

DISTURBANCE
(SEE GRADING AND DRAINAGE FOR ADDITIONAL INFORMATION)
ALLOWABLE (BASED ON PREVIOUSLY DISTURBED AREA): 41,548 SF
ACTUAL: 37,684 SF

BUILDING HEIGHT
ALLOWABLE: 24'-0"
ACTUAL: 23'-9"

OCCUPANCY:
R3, SINGLE-FAMILY DETACHED DWELLING

BUILDING SETBACKS
STREET: 40'-0"
REAR: 40'-0"
SIDE YARDS: 20'-0"

DRIVEWAY
AREA: 904 SF
MAXIMUM DRIVEWAY SLOPE: 12.2%
MINIMUM DRIVEWAY WIDTH: 16'-0"
LENGTH OF MAXIMUM DRIVEWAY CUT OVER 8'-0": 0'-0"
MATERIAL: COMBO PAVER BY ACKERSTONE
COLOR: MIXED DARK GRAY AND RED
LRV: 38
MAX DISTANCE FROM NATURAL GRADE: 1'-0"
CREDIT: 25% OR 226 SF

PROJECT NARRATIVE

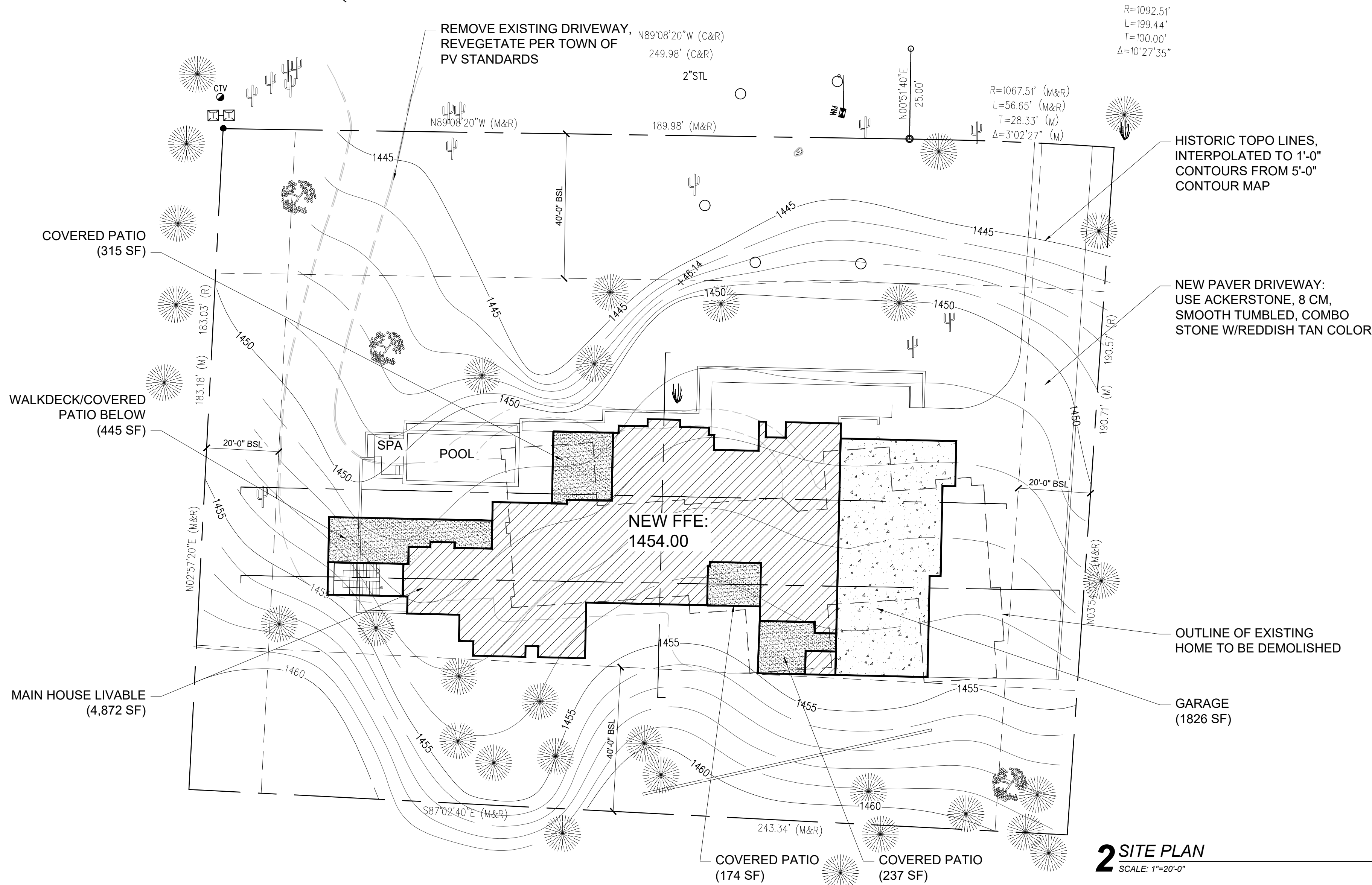
THE OWNERS WOULD LIKE TO DEMOLISH AN EXISTING HOUSE ON THE SITE AND BUILD A NEW CONTEMPORARY HOME ON THE PROPERTY.

GENERAL NOTES

REVEGETATE LANDSCAPE AREAS BETWEEN EXISTING DISTURBANCE AND PROPOSED DISTURBANCE

ALL EXTERIOR MATERIAL PALETTE SHALL BE IN ACCORDANCE WITH SECTION 2207.II.D.

ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 2208

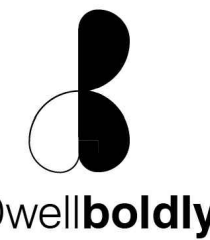


2 SITE PLAN
SCALE: 1"=20'-0"

REVISIONS

NO.	DESCRIPTION

LOGO



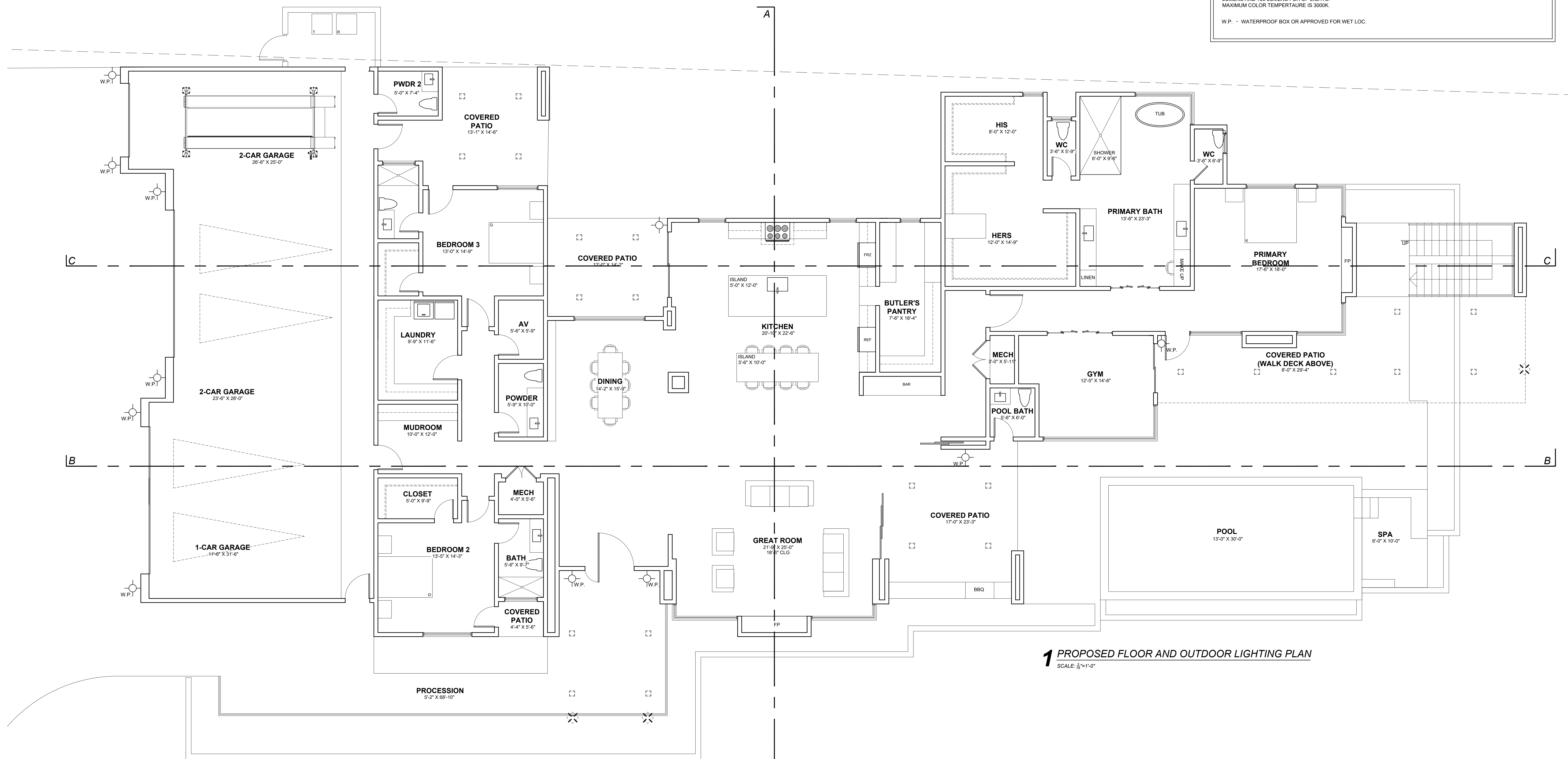
SEAL

DRAWN BY	nnt
APPROVED BY	nnt
PROJECT NO.	240327

TITLE
SITE PLAN

SHEET NUMBER

a0



ELECTRICAL LEGEND

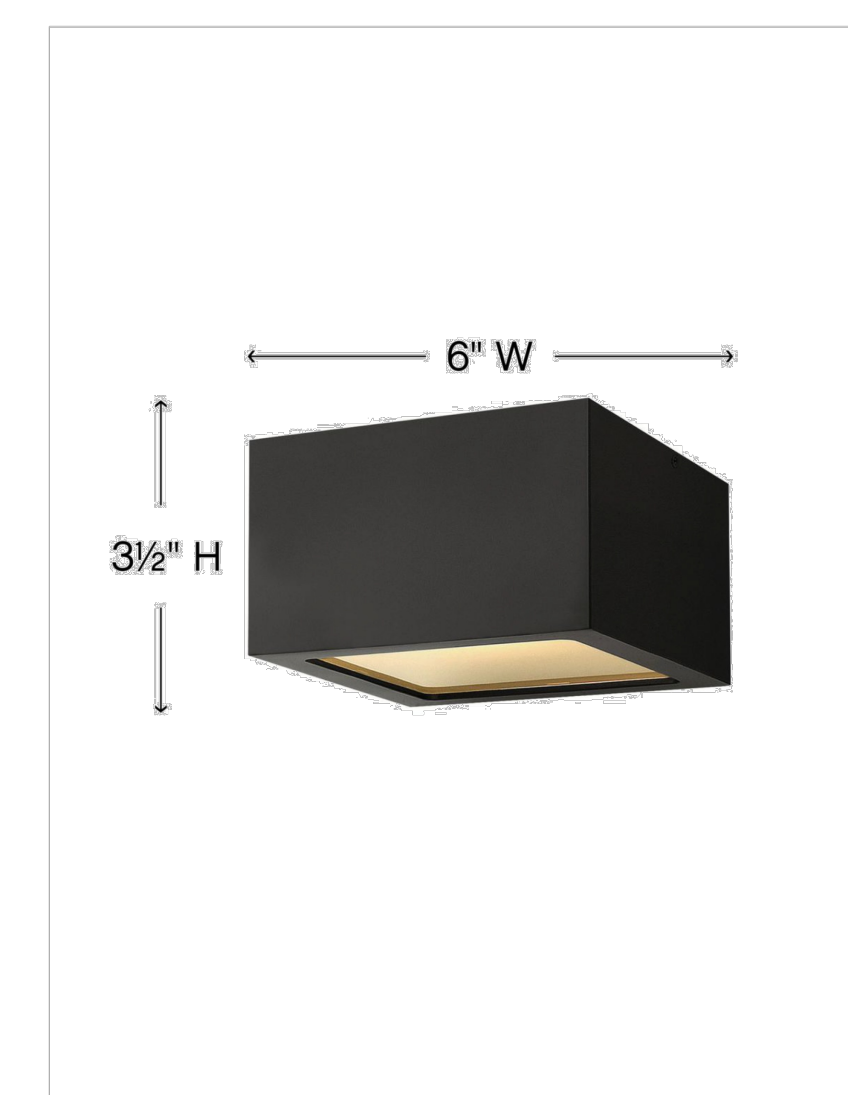
SYMBOL	TYPE	QTY.	MANUFACTURER	DESCRIPTION	FINISH	WATTAGE	LUMENS	TEMP.
	CEILING MOUNT	23	KUBE	PATIO CEILING DOWNLIGHT	BLACK	8W LED	600	3000 K
	WALL MOUNT	11	MODERN FORMS	WALL LIGHT	BLACK	10.8W LED	300	3000 K

ELECTRICAL NOTES

MAXIMUM OUTPUT FOR DOWN LIGHTS IS 250 LUMENS AND 150 LUMENS FOR UP LIGHTS.
MAXIMUM COLOR TEMPERTAURE IS 3000K.

W.P. - WATERPROOF BOX OR APPROVED FOR WET LOC.

1 PROPOSED FLOOR AND OUTDOOR LIGHTING PLAN
SCALE: $\frac{1}{8}'' = 1'-0''$



- PRODUCT DETAILS:**
- Suitable for use in wet (interior direct splash and outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL, Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
 - Meets California Energy Commission 2016 Title regulations
 - Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky.
 - 2 year finish warranty
 - LED components carry a 5-year limited warranty
 - Bold lines and a clean, minimalist style complement contemporary architecture
 - Striking black finish enhances design

KUBE

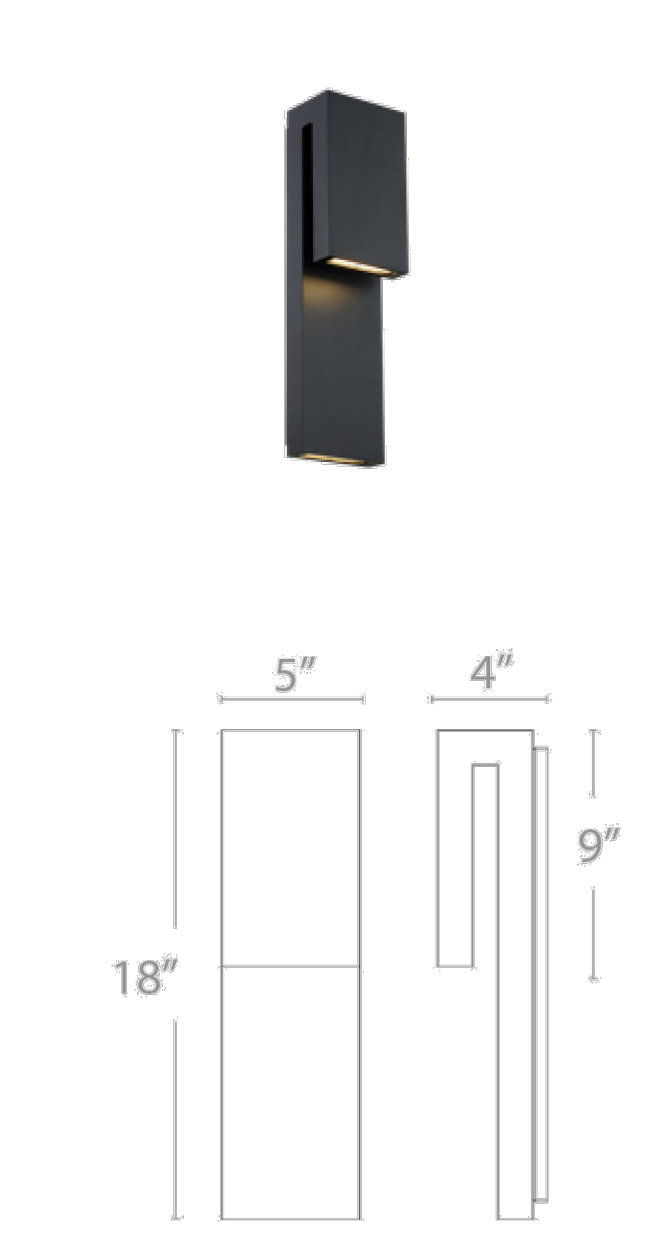
1765SK
SMALL FLUSH MOUNT
A collection of sleek designs, Kube's contemporary style featuring solid aluminum construction provides a chic, minimalist statement to complement a variety of exteriors.

DETAILS	
FINISH:	Satin Black
MATERIAL:	Extruded Aluminum
GLASS:	Etched Lens
DIMENSIONS	
WIDTH:	6"
HEIGHT:	3.5"
WEIGHT:	2 lbs.

LIGHT SOURCE	
LIGHT SOURCE:	Integrated LED
LED NAME:	LC1-60
WATTAGE:	8w LED *Included
VOLTAGE:	120v
COLOR TEMP:	3000, 3000K
LUMENS:	600
CRI:	96
INCANDESCENT EQUIVALENCY:	1-50w
DIMMABLE:	Yes, on any Incandescent, MLV, ELV, or C-L dimmer.

MOUNTING	
CANOPY:	6" Sq.

SHIPPING	
CARTON LENGTH:	8.5"
CARTON WIDTH:	6"
CARTON HEIGHT:	9"
CARTON WEIGHT:	3 lbs.



Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W13718 18"	3000K	Black	10.8W	300	286
	3000K	Graphite	10.8W	300	286

Example: WS-W13718-6H
For custom requests please contact customs@modernforms.com

Project:	Koppen Residence
Location:	5301 E. Palo Verde Dr.
Fixture Type:	Exterior Wall Sconce
Catalog Number:	
AVAILABLE FINISHES:	

Double Down

WS-W13718

PRODUCT DESCRIPTION
Two thin planes of precisely wrought aluminum are stacked against each other on this smart exterior sconce, a welcoming luminaire when placed at the entrance to a hotel or modern home. Its clean, simple profile and understated finishes achieve peak minimalism, while the cutting-edge LEDs inside are top of the line for powerful, energy-efficient, long-lasting illumination. With this luminaire, the odds are definitely in your favor.

FEATURES
• Driver concealed within the fixture
• Weather resistant finish

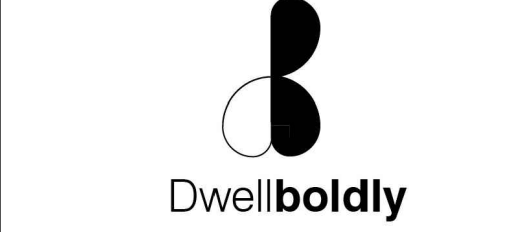
SPECIFICATIONS

Rated Life:	50000 Hours
Standards:	ETL, cETL, Wet Location Listed, IP65
Input:	120-277V, 50/60Hz
Dimming:	ELV
Color Temp:	3000K
CRI:	90
Construction:	Aluminum hardware

REVISIONS

NO.	DESCRIPTION

LOGO



SEAL

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APPROVED BY	nnt
PROJECT NO.	240327

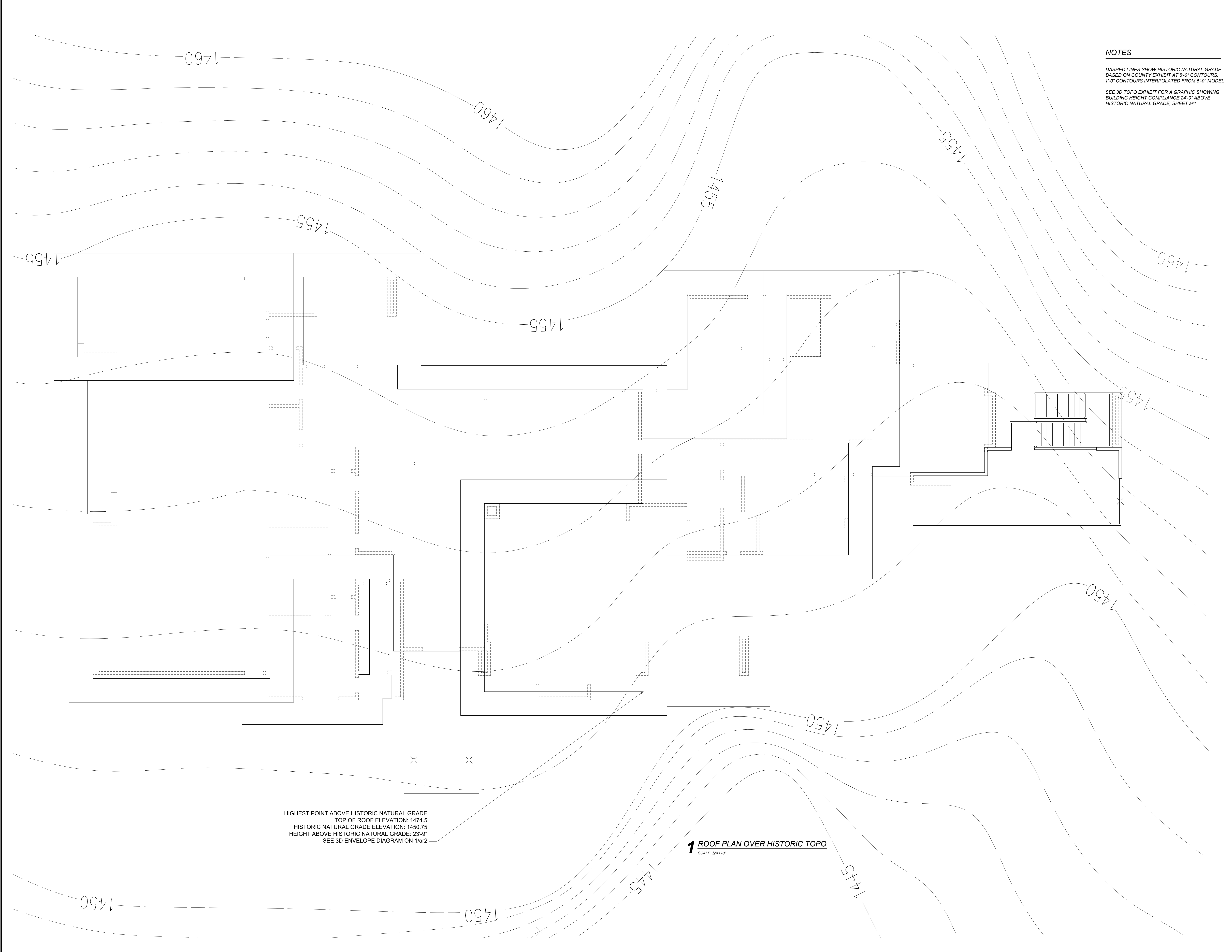
TITLE
FIRST LEVEL FLOOR PLAN

SHEET NUMBER

a1

L1 KUBE 8 WATT CEILING LIGHT FIXTURE
SCALE: NTS

L2 MODERN FORMS DOUBLE DOWN LIGHT FIXTURE
SCALE: NTS



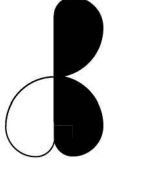
NOTES

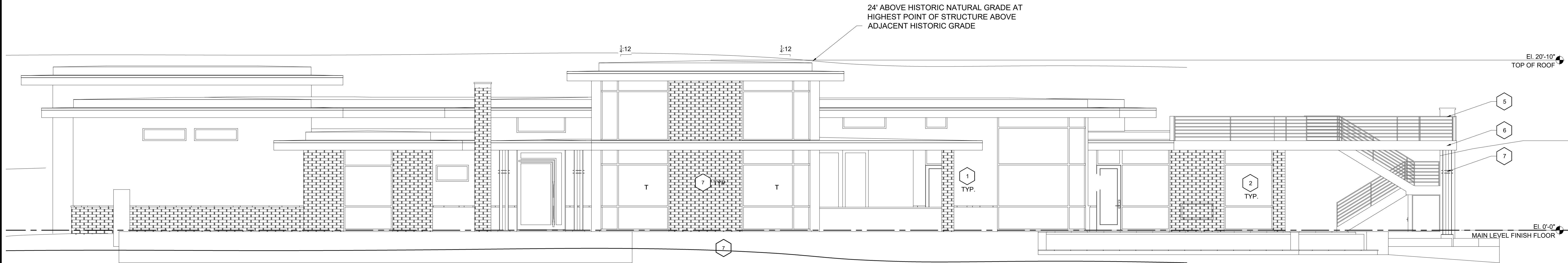
DASHED LINES SHOW HISTORIC NATURAL GRADE
BASED ON COUNTY EXHIBIT AT 5'-0" CONTOURS.
1'-0" CONTOURS INTERPOLATED FROM 5'-0" MODEL

SEE 3D TOPO EXHIBIT FOR A GRAPHIC SHOWING
BUILDING HEIGHT COMPLIANCE 24'-0" ABOVE
HISTORIC NATURAL GRADE, SHEET #r4

HIGHEST POINT ABOVE HISTORIC NATURAL GRADE
TOP OF ROOF ELEVATION: 1474.5
HISTORIC NATURAL GRADE ELEVATION: 1450.75
HEIGHT ABOVE HISTORIC NATURAL GRADE: 23'-9"
SEE 3D ENVELOPE DIAGRAM ON 1/r2

1 ROOF PLAN OVER HISTORIC TOPO
SCALE: 1/8"=1'-0"

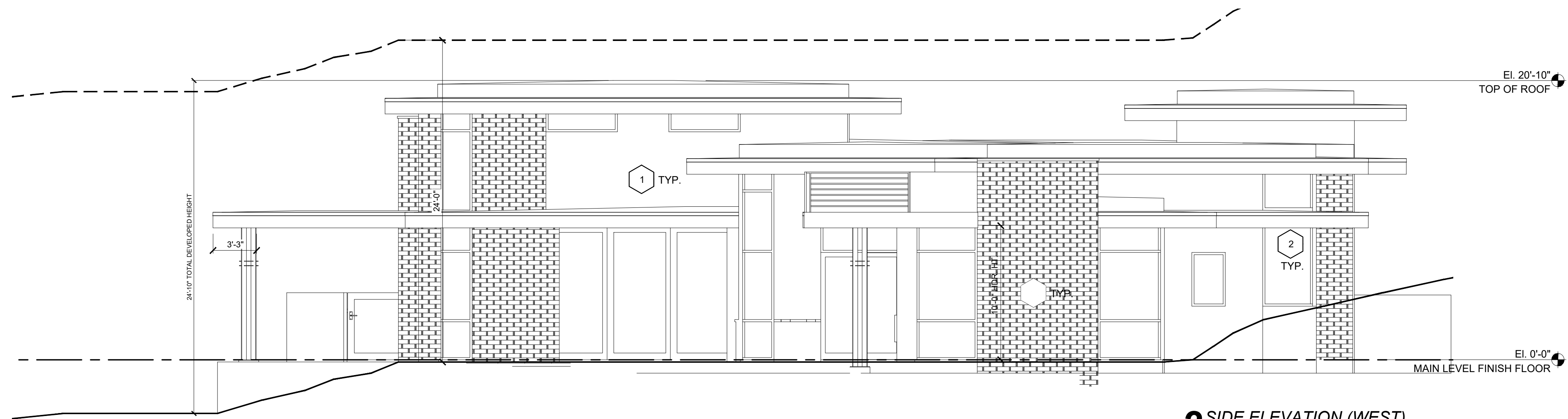
REVISIONS	
LOGO	
	
SEAL	
DRAWN BY nnt	
APPROVED BY nnt	
PROJECT NO. 240327	
TITLE	
ROOF PLAN OVER HISTORIC NATURAL GRADE	
SHEET NUMBER	



1 FRONT ELEVATION (NORTH)
SCALE: $\frac{3}{8}$ "=1'-0"

KEYNOTES

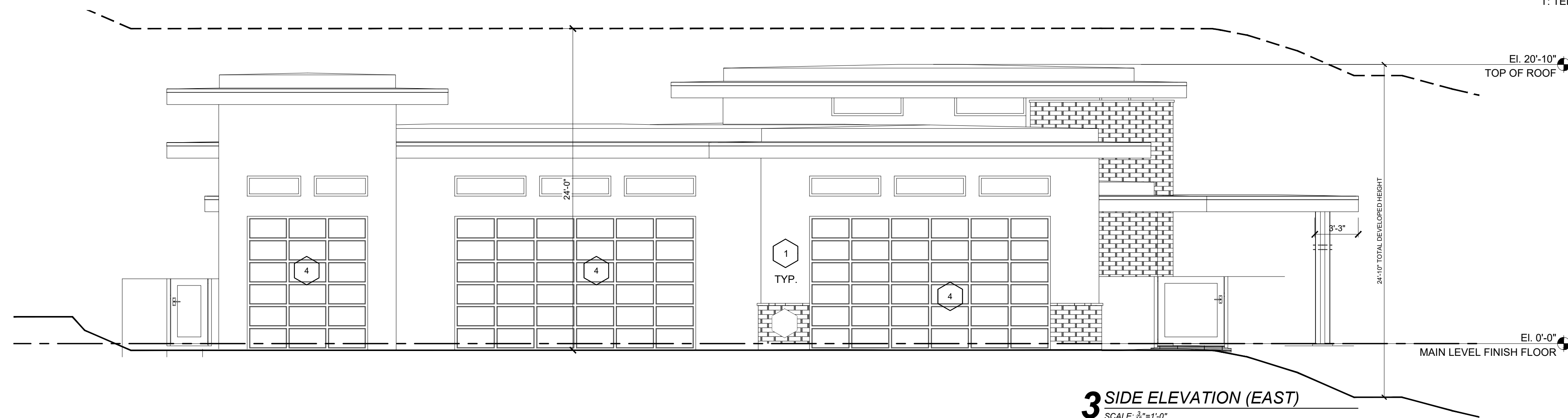
- 1 STUCCO PAINT DE5264 - SADDLE BROWN
- 2 LOW 'E' TINTED GLAZING TYP. MAX SHGC: 0.25, MAX U-FACTOR 0.40 - TEMP. GLASS IN PAINTED ALUMINUM FRAME - DARK BRONZE
- 3 FINISH FLOOR
- 4 NEW OVERHEAD GARAGE DOOR DARK BRONZE FRAME TO MATCH WINDOWS AND FASCIA WITH TEMP. GLAZING
- 5 METAL GUARD RAIL - DARK BRONZE - +36" HIGH
- 6 METAL FASCIA AND FLASHING, PAINT DARK BRONZE
- 7 STONE - TELLURIDE - HARTFORD LEDGE - DRY STACK



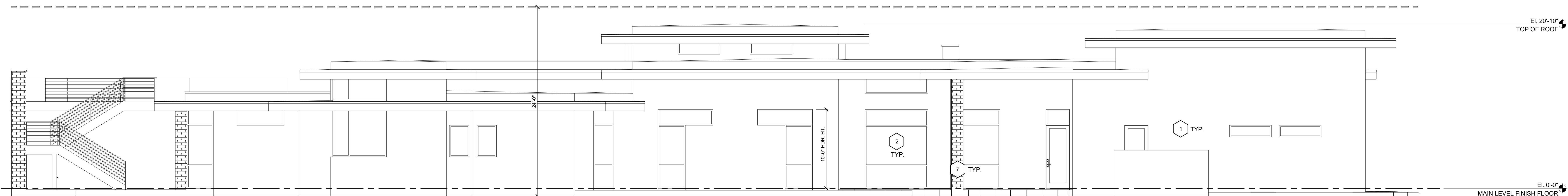
2 SIDE ELEVATION (WEST)
SCALE: $\frac{3}{8}$ "=1'-0"

GENERAL NOTES

ELEVATIONS CALLED OUT FROM FINISH FLOOR - NEW FINISH FLOOR ELEVATION: 1454
T: TEMPERED



3 SIDE ELEVATION (EAST)
SCALE: $\frac{3}{8}$ "=1'-0"

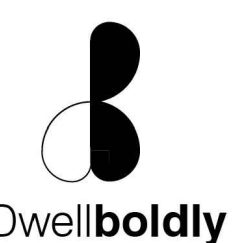


4 REAR ELEVATION (SOUTH)
SCALE: $\frac{1}{2}$ "=1'-0"

REVISIONS

NO.	DESCRIPTION

LOGO



SEAL

DRAWN BY: nnt
APPROVED BY: nnt
PROJECT NO.: 240327
TITLE: ELEVATIONS

SHEET NUMBER



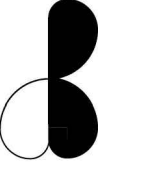
KEYNOTES

- 1 STUCCO PAINT DE5264 - SADDLE BROWN
- 2 LOW 'E' TINTED GLAZING TYP. MAX SHGC: 0.25, MAX U-FACTOR 0.40 - TEMP. GLASS IN PAINTED ALUMINUM FRAME - DARK BRONZE
- 3 FINISH FLOOR
- 4 NEW OVERHEAD GARAGE DOOR DARK BRONZE FRAME TO MATCH WINDOWS AND FASCIA WITH TEMP. GLAZING
- 5 METAL GUARD RAIL - DARK BRONZE - +36" HIGH
- 6 METAL FASCIA AND FLASHING, PAINT DARK BRONZE
- 7 STONE - TELLURIDE - HARTFORD LEDGE - DRY STACK

GENERAL NOTES

ELEVATIONS CALLED OUT FROM FINISH FLOOR - NEW FINISH FLOOR ELEVATION: 1286
T: TEMPERED



REVISIONS	
LOGO	
 Dwellboldly	
SEAL	
DRAWN BY	nnt
APPROVED BY	nnt
PROJECT NO.	240327
TITLE	COLOR ELEVATIONS
SHEET NUMBER	

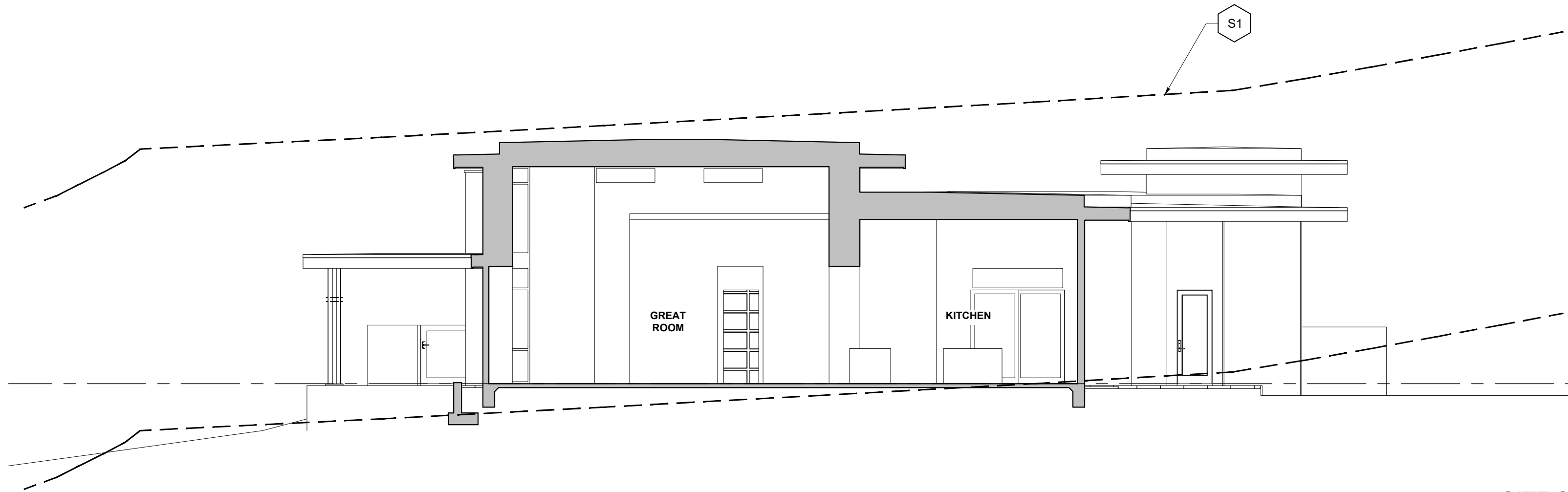
KEYNOTES

- S1

24'-0" HEIGHT LIMIT BASED ON HISTORICAL TOPOGRAPHY
- S2

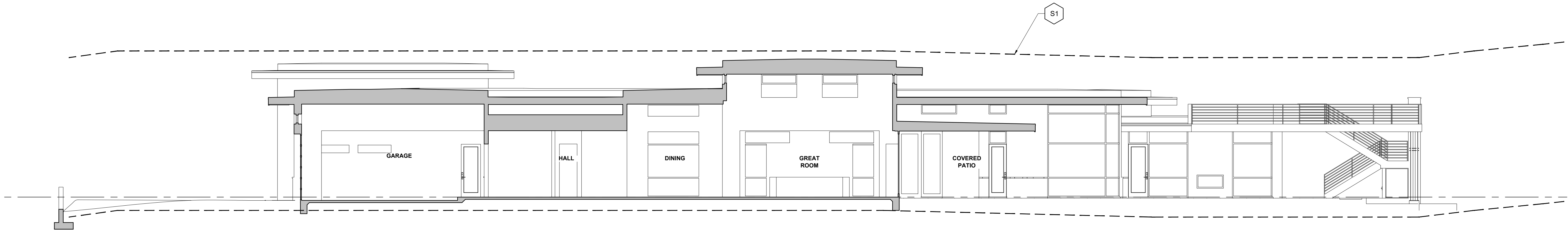
HISTORICAL TOPOGRAPHY AT CUT
- S3

SIDE WALL FLASHING: BASE FLASHING AGAINST A VERTICAL SIDEWALL SHALL BE CONTINUOUS OR STEP FLASHING AND SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT AND 4 INCHES IN WIDTH AND SHALL DIRECT WATER AWAY FROM THE VERTICAL SIDEWALL ONTO THE ROOF OR INTO THE GUTTER.



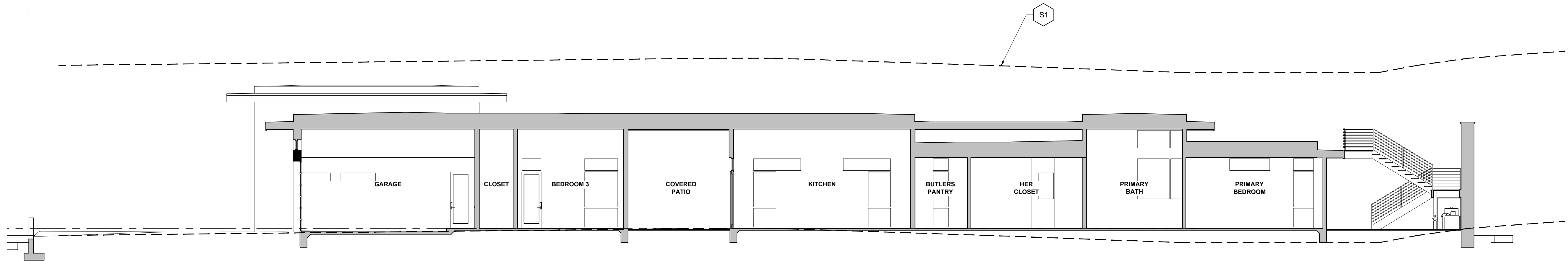
1 SITE SECTION A-A

SCALE: $\frac{1}{8}"=1'-0"$



2 SITE SECTION B-B

SCALE: $\frac{1}{8}"=1'-0"$



3 SITE SECTION C-C

SCALE: $\frac{1}{8}"=1'-0"$

REVISIONS

LOGO



SEAL

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PROJECT NO.	240327
TITLE	SITE SECTIONS

SHEET NUMBER

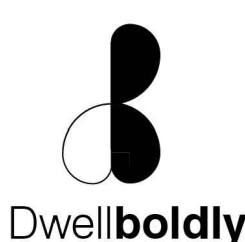


07.21.25
PV FORMAL HILLSIDE

KOPPEN CUSTOM RESIDENCE
5301 E. PALO VERDE DR. PARADISE VALLEY, AZ 85253

REVISIONS

LOGO



SEA/

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APPROVED BY	nnt
PROJECT NO.	240327
TITLE	
MASSING RENDE	

SHEET NUMBER

ar1

METAL FASCIA/RAILINGS

DEA 002
BLACK
LRV: 4



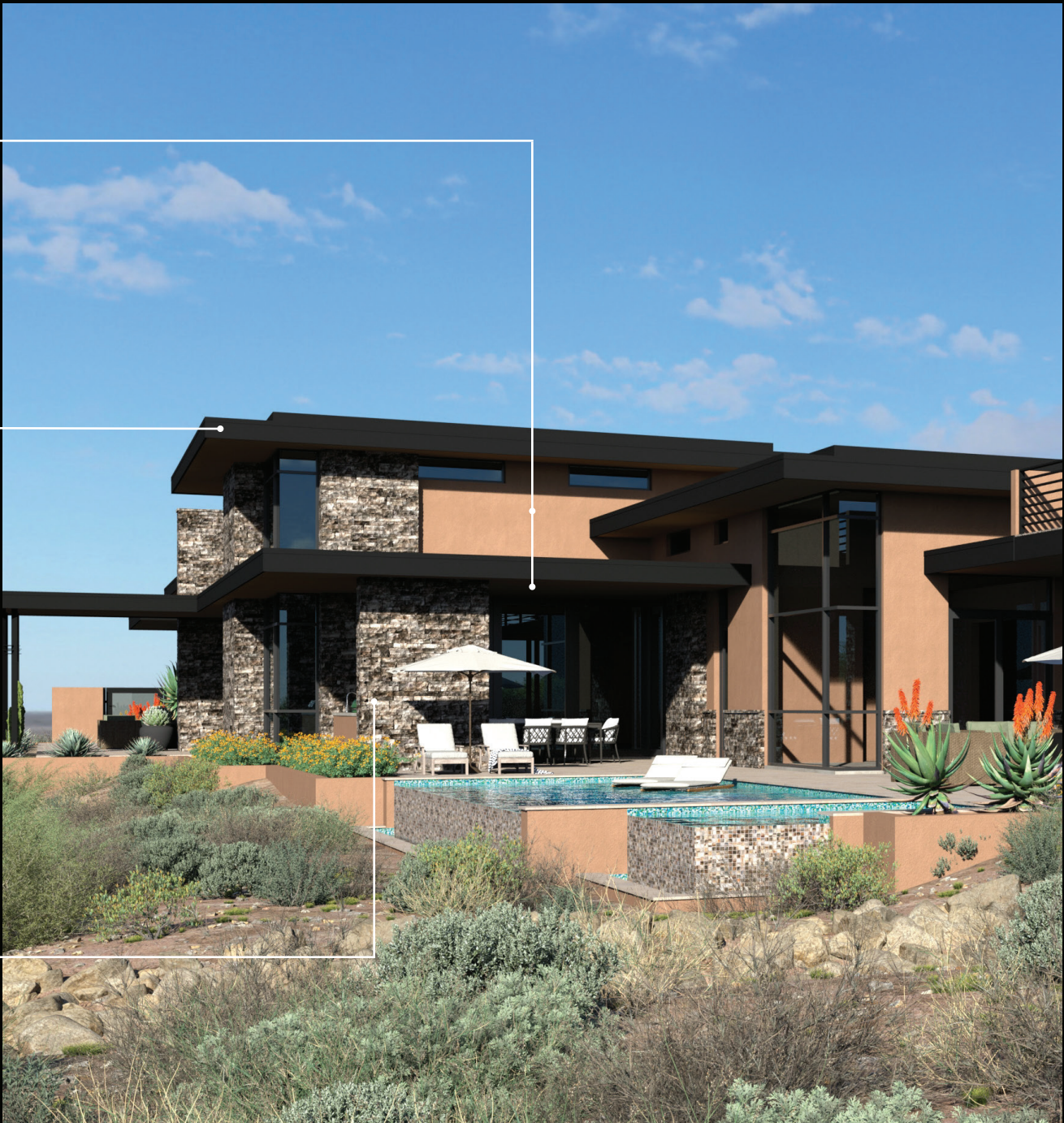
STUCCO BODY COLOR AND
OVERHANGS

DE5264
SADDLE BROWN
LRV: 23



FRONT DOOR/
WINDOW FRAMES

BLACK



KOPPEN RESIDENCE
5301 E PALO VERDE DR

GARAGE DOOR

MANUFACTURER: MARVIN - ATHENA
BLACK FRAME (TO MATCH DEA002, BLACK)



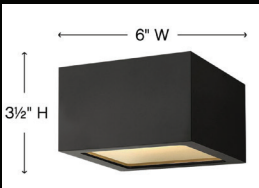
STONE VENEER

TELLURIDE
HARTFORD LEDGE STONE
LRV: 30



EXTERIOR WALL
SCONCE

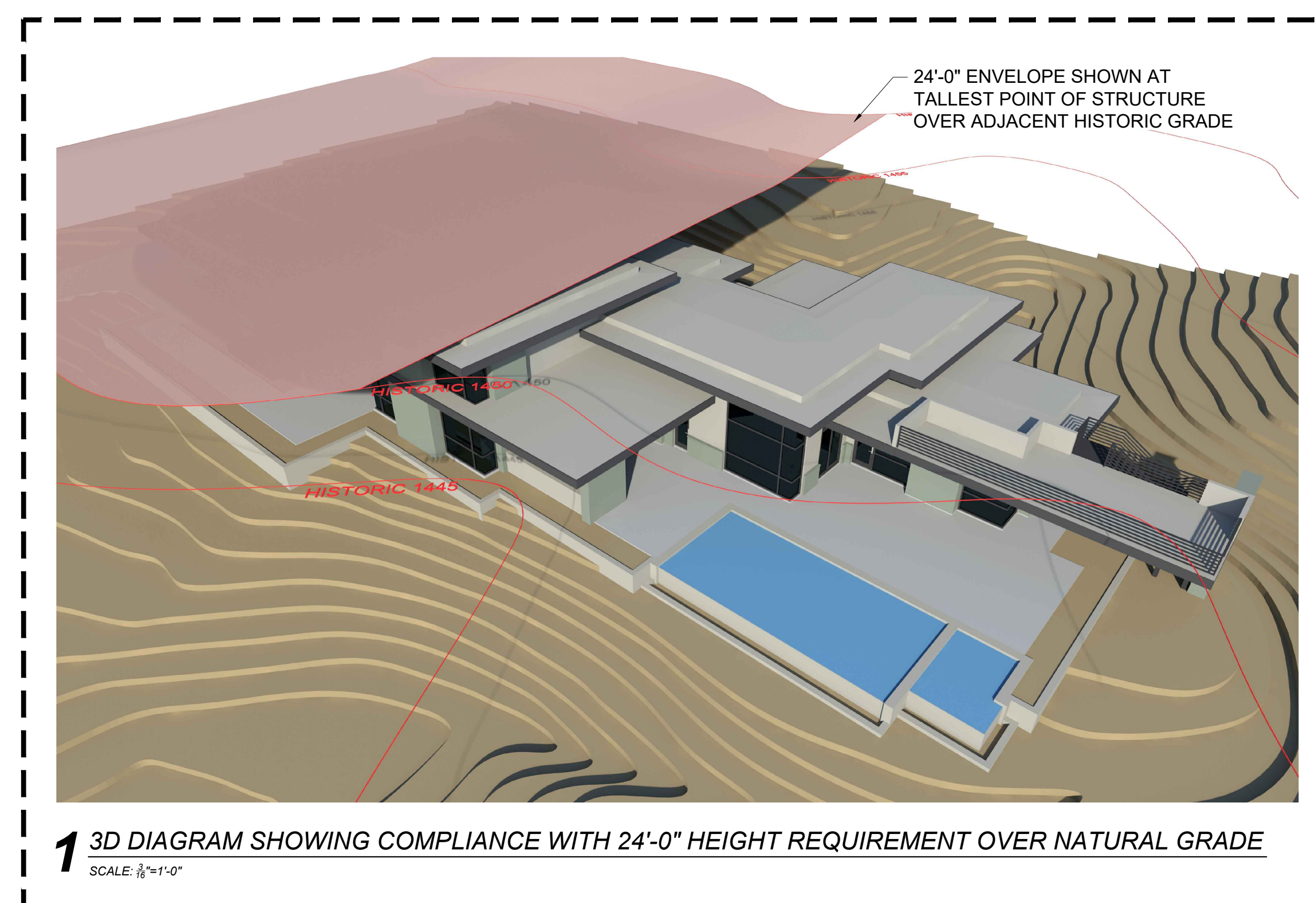
MODERN FORMS DOUBLE
DOWN
18" H BLACK LED OUTDOOR



PATIO
CEILING
LIGHT



DRIVEWAY PAVER
ACKERSTONE - COMBO
LRV 20-30

[illegible]



LANDSCAPE LEGEND

D	DEMO	
BY BUILDER		
G	GATES/FENCING	
G1	ENTRY GATE - POOL CODE COMPLIANT	
G2	DOG RUN GATE - POOL CODE COMPLIANT	
DESIGN TBD		
F1	VIEWFENCE - POOL CODE COMPLIANT	L'
DESIGN TBD		
M	MASONRY	
M1	PERIMETER RETAINING WALLS BY BUILDER - SEE G&D	
M2	TRASH ENCLOSURE BLOCK WALL - BY BUILDER - SEE G&D	
M3	NEGATIVE EDGE WALL - BY POOL BUILDER	
M4	POOL EQUIPMENT ENCLOSURE - BY POOL BUILDER	
STUCCO AND PAINT TO MATCH HOUSE		
C	COLUMNS	
C1	2'X4'X5'H BLOCK COLUMN -	2 EA
STUCCO AND PAINT TO MATCH HOUSE		
C2	18'X4'X5'H BLOCK COLUMN -	2 EA
STUCCO AND PAINT TO MATCH HOUSE		
W	WATER FEATURE	
WALL WATER FEATURE 8'X2'X10'H BLACK GRANITE	BY BUILDER	
ELECTRIC RUN -	BY BUILDER	
WATER RUN -	BY BUILDER	
AUTO LEVELER, BLACK THOROSEAL, PUMP, TIMER		
B	BBQ	
CMU BBO @ 36" H - 36" DEEP	15 L'	
CUT OUTS, FLEX CONDUIT		
GRANITE CAP	50 SF	
VENEER MATERIAL	90 SF	
F	FIRE FEATURE	
F1	CONCRETE FIREPIT	
GAS RUN	BY BUILDER	
F2	VENTLESS FIREPLACE OPTION	
VENEER - TBD		
GAS RUN	BY BUILDER	
P	PAVERS	
P1	DRIVEWAY PAVERS - MATERIAL TBD RUNNING BOND	1500 SF
MUD SET EDGES SKS, SAND SET FIELD - AB BASE REQUIRED		
P2	PORCELAIN PAVERS - 24X24 - GROUT COLOR TBD	2500 SF
COLOR TBD		
COPING TYPE: PORCELAIN PAVER COPING 12X24	85 SF	
COLOR TBD		
STEP PADS: SIZE	50 SF	
6"-8" SPACING, MUD SET, LAYOUT REQUIRED		
I	IRRIGATION	
TIMER - 6 STATION	1 EA	
VALVES - 2 SHRUBS, 2 TREE, 1 POTTERY, 1 NAOS	6 EA	
SLEEVING FOR POTTER AND UTILITIES	1000 L'	
FEBCO, HOSE BIB		
6" CORRUGATE DRAIN PIPE	800 L'	
12X12 DRAIN BOX	17 EA	
CONCEALED DECKO DRAIN	165 L'	
HEAVY DUTY IRRIGATION POLY	5000 L'	
EMITTERS PER PLANTS	300 EA	
H	HEADER	
STEEL	200 L'	
L	LAWN	
ARTIFICIAL TURF - 800Z, COLOR	700 SF	
R	ROCK AND SOIL	
R1	GRANITE - MADISON GOLD 1/2" WASHED	20 TONS
R2	RAKED EARTH - MADISON GOLD 1/2" 1/4" MINUS BLEND +RIP RAP	17 EA
R3	BOULDERS - SURFACE SELECT	10 EA
R4	BLACK MEXICAN BEACH STONE	20 SF
R5	RIP RAP - BY BUILDER	
E	EXTRAS	
E1	POTTERY	5 EA
E2	RAISED STEEL PLANTER	22 L'
L	LIGHTING	
●	PATH LIGHTS - TYPE	26 EA
●	UP LIGHTS - TYPE	8 EA
●	IN GROUND WELL LIGHTS	4 EA
LT	TRANSFORMER - 300 WATT	2 EA
LOW VOLTAGE WIRE	1500 L'	
R	REVEGETATION ZONE	
+	27,600 SF HYDROSEED DESERT BLEND	
+	DISTURBED ALLOWANCE ACTUAL - 17,890 SF	
+	TOTAL HOUSE 7,869	
+	LOT AREA 45,935 SF 1.04 ACRES	
+	RH HILLSIDE 17 2N 42 = 172-47-016	

POOL LEGEND

1	EXCAVATION	
POOL: 31'x14'		
ACCESS: OPEN		
EXCAVATION: BOBCAT		
DIRT HAUL AWAY ALL EXCAVATION DIRT		
B.B. SET @ # - SUPER TO FIELD VERIFY!!		
FORMS: NEGATIVE EDGE SPECIALLY EDGE		
2	PLUMBING	
CLEANER A & A	UPTO GRAY COLOR HEADS	
SKIMMER-VENTURI 2" SUCT. @ 33' 1.5" RET. @ 33'		
DRAIN: 4" TO TANK ON ZERO EDGE 4" SUCT. @ 41'		
2" MPORT RET. @ 52'		
DEDICATED VAC LINE: 2" SUCT. @ 42'		
RETURNS 4	2" RET. @ 113'	
AVIL: 3/4" @ 48'		
DECK CHLOR: 3/4" RET. @ 35'		
NOTES: UV LIGHT EQUIPMENT ADDITION		
3	EQUIPMENT	
PUMP: INTELLI VS FILTER 420 S.F. CARTRIDGE		
SANITATION: IN-FLOOR DECK CHLOR		
PANEL: INTELLI TOUCH WISCREEN LOGIC		
EQUIP. PAD: (1) 2' X 3'		
AUTO FILL: PARALEVEL		
EXTRAS: BOOSTER PUMP AT NEGATIVE EDGE		
EXTRAS: 12 JETS AT SPA - WHISPER FLOT		
4	STEEL - STANDARD 3 BAR BOND BEAM	
SURCHARGE: 36" H WATER WALL - RETAINING		
NOTES: LEAVE SKYBARS FOR CMU ON BEAM		
5	ELECTRICAL	
85' (AMPS) 30 TOTAL PVC: 41'		
RIGID: @ 12" J-BOX(ES) @ EQUIPMENT 1		
POOL LIGHT: MICRO BRITE TYPE: LED QTY: 5		
6	SHOTCRETE	
4000 PSI w/ FIBERMESH		
BB: SQUARE FOR CANTILEVER		
STEPS: 16" L.F. BENCHES: 35" L.F		
NOTES:		
7	NEGATIVE EDGE WALL	
36" H DAMN WALL	31 L'	
24" H RETAINING WALL - STUCCO AND PAINT -	31 L'	
4'-5'X18'X6" COLUMNS - STONE VENEER	450 SF	
SPA DAMN WALL -	32 L'	
8	COPING	
110 TOTAL S.F. 16x24 OF TRAVERTINE COPING - POOL		
COLOR: NOT SPECIFIED		
9	TILE & INTERIOR	
WATERLINE TILE - MATERIAL TBD	550 L'	
INTERIOR FINISH: PEBBLE SHEEN		
COLOR: NOT SPECIFIED		

POOL EQUIP. AMPERAGE	
1 INTELLI VS	16 AMPS
1 POOL LIGHT	3 AMPS
TOTAL AMPERAGE:	19 AMPS

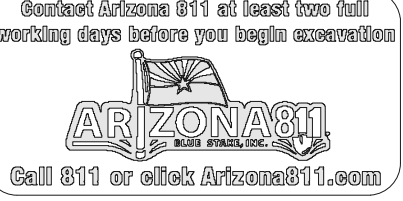
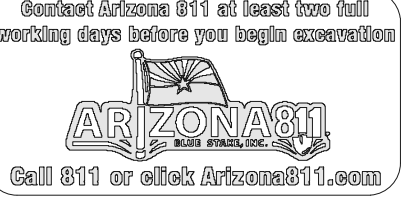
ELECTRICAL NOTE
ALL OUTDOOR RECEPTACLES SHALL HAVE GFCI PROTECTION AND ARE TO BE WEATHER PROOF & TAMPER RESISTANT PER 2018 IRC E002.9, E002.1 & E0902.30 2017 NEC 210.8 A, NEC 06.9.
ALL OUTDOOR SWITCHES SHALL BE WEATHER PROOF PER 2018 IRC E001.7.
ALL ELECTRIC FIXTURES, LIGHTS, FANS, ETC. SHALL MAINTAIN A MINIMUM OF 3' FROM WATER'S EDGE.

THESE PLANS CONFORM TO THE REQUIREMENTS OF THE TOWN OF PARADISE VALLEY CODE

SECONDARD DOOR AND WINDOW BARRIER TO MEET COUNTY ORDINANCE FOR SWIMMING POOLS.

CONSTRUCTION NOTES
WATER SUPPLY MUST BE PROTECTED FOR BACKFLOW. ISPC 302.5
DECK SHALL BE SLIP RESISTANT AND CLEANABLE. ISPC 306.2
POOL DRAINS SHALL CONFORM AND COMPLY WITH THE VIRGINIA BAKER ACT FOR SUCTION ENTRAPMENT AVOIDANCE. ASSP7.310.1
OPERABLE WINDOWS HAVING A SILL HEIGHT OF LESS THAN 8" ABOVE INDOOR FINISHED FLOOR AND DOORS SHALL HAVE AN ALARM THAT PRODUCES AN AUDIBLE WARNING WHEN THE WINDOW, DOOR OR THEIR SCREENS ARE OPENED. THE ALARMS SHALL BE LISTED AND LABLED AS A WATER HAZARD ENTRANCE ALARM IN ACCORDANCE WITH UL 2017

SITE PLAN
SCALE: 1/8"=1'-0"



KOPPEN RESIDENCE
5530 E PALO VERDE RD
PARADISE VALLEY AZ 85255

CJS
LIFESTYLE
& DESIGN

DATE: 06.09.25
PLAN: HARDSCAPE

1-1

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