

PARADISE VALLEY GENERAL NOTES

1. A GRADING PERMIT IS REQUIRED PER TOWN OF PARADISE VALLEY CODE SECTION 5-10-5.
2. MAJOR/EXCAVATION PERMITS, WHEN REQUIRED, MUST BE OBTAINED PRIOR TO OR CONCURRENTLY WITH THE GRADING PERMIT.
3. THE GRADING CONTRACTOR MUST OBTAIN LOCATION FOR WASTING EXCESS EXCAVATION AND A LETTER FROM OWNER REGARDING PERMISSIBILITY FOR DURING PRIOR TO A STARTING ON-SITE CONSTRUCTION. IF EXCESS EXCAVATION EXCEEDS 50 CUBIC YARDS THE DUMPING SITE WILL ALSO REQUIRE A GRADING AND DRAINAGE PLAN.
4. TOWN ENGINEER'S OFFICE SHALL BE NOTIFIED BEFORE ANY ON-SITE CONSTRUCTION BEGINS, 948--7411.
5. CERTIFICATION OF FINISH FLOORS OR BUILDING PADS IS RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER AND SHALL BE SUBMITTED PRIOR TO A REQUEST FOR CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION.
6. A SEPARATE PERMIT IS NECESSARY FOR ANY OFF-SITE CONSTRUCTION.
7. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATION FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
8. DRAINAGE BASINS SHALL BE CONSTRUCTED WITH A MINIMUM OF 5 FEET INTO PERMEABLE STRATA OR PERCOLATION THROUGH UNDESIRABLE STRATA. ALL DRAINAGE BASINS MUST BE PRESENT BEFORE BACKFILL OR WHEN WALL PIPES ARE PLACED WITHIN ANY DRAINAGE BASIN. ALL DRAINAGE BASINS MUST OBTAIN A PERMIT FROM ADO.
9. THE APPROVED GRADING AND DRAINAGE PLAN, INCLUDING BUT NOT LIMITED TO, RETENTION AREAS AND OTHER DRAINAGE FACILITIES, DRAINAGE PATTERNS, WALLS, CURBS, ASPHALT PAVEMENT, AND BUILDING FLOOR ELEVATION. CONTRACTOR SHALL PROVIDE LEVEL BOTTOM IN ALL RETENTION BASINS AT ELEVATIONS AS SHOWN ON THE PLANS. RETENTION BASINS SIDE SLOPES SHALL NOT EXCEED 2:1 ON PRIVATE PROPERTY UNLESS NOTED OTHERWISE ON THE PLANS.
10. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND COMPENSATING DEPTHS OF ALL THE EXISTING UTILITY LINES WITHIN PROPOSED RETENTION AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONFLICT WITH UNDERGROUND UTILITIES. THE CONTRACTOR SHOULD REQUEST MODIFICATION OF BASIN CONFIGURATION BY SUBMITTAL OF A PROPOSED PLAN REVISION.
11. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BEAMS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT BUILDING OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO ANY STRUCTURE BEING BUILT.
12. 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.
13. THE DESIGN ENGINEER SHALL INDICATE ALL KNOWN EXISTING UNDERGROUND UTILITIES WITHIN PROPOSED RETENTION AREAS. THE BASINS SHOULD BE DESIGNED TO MAINTAIN A MINIMUM 15' OF COVER OVER UTILITY LINES.
14. COMPLETE FOR OCCUPATION 48 HOURS PRIOR TO GRADING AND DRAINAGE IMPROVEMENTS ARE TO BE COMPLETED.
15. STAKING FINISH FLOOR ELEVATIONS IS THE RESPONSIBILITY OF THE OWNER AND HIS ENGINEER. THE OWNER'S ENGINEER SHALL SUBMIT TWO SEALED COPIES OF THIS GRADING AND DRAINAGE PLAN DESIGNATED AS RECORD FINISH FLOOR ELEVATIONS PRIOR TO THE REQUEST FOR FINAL INSPECTION.
16. CONTRACTOR SHALL VERIFY IN FIELD ALL UTILITY POINT OF CONNECTIONS.

HILLSIDE NOTES

1. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLETED INCLUDING, BUT NOT LIMITED TO LANDSCAPING, FIRE FLOW, FIRE SAFETY AND ALL ON-SITE AND OFF-SITE IMPROVEMENTS.
2. ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH SECTION 1023 OF THE TOWN CODE.
3. ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
4. NOISE FROM CONSTRUCTION THAT CAN BE HEARD OFF-SITE, INCLUDING, BUT NOT LIMITED TO, HYDRAULIC RAM HAMMERS, POWERED MACHINERY, TRUCK DELIVERY AND IDLING, CONSTANT AND PERSISTENT HAMMERS, SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00 AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00 PM AND SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY; SATURDAY FROM 9:00 AM TO 2:00 PM AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS.
5. CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREAS.
6. WHERE EXCAVATION IS TO OCCUR, THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN THE MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS.
7. NO LIGHTING OUTSIDE OF THE DISTURBED AREA.
8. ALL PROPERTY LINES TO BE IDENTIFIED BY AN ARIZONA REGISTERED LAND SURVEYOR PRIOR TO FIRST FOOTING INSPECTION.
9. ALL NATIVE PLANTS IN CONFLICT WITH CONSTRUCTION SHALL BE TRANSPLANTED ON-SITE.
10. POOL/SPA WILL BE CONSTRUCTED UNDER SEPARATE PERMIT.
11. REMAINING WALLS SHALL NOT EXTEND MORE THAN 6" ABOVE THE MATERIAL THEY REMAIN.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AQ ZONE, USE DEPTH)
040049	1765	L	10-16-13	X	

ENGINEER'S CERTIFICATION: THE LOWEST FLOOR ELEVATION(S) AND/OR FLOODPROOFING ELEVATION(S) ON THIS PLAN, ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE-HUNDRED YEAR STORM.

EXISTING UTILITIES

CONTRACTOR TO VERIFY ALL TAP-IN LOCATIONS AND POINT OF CONNECTIONS OF ALL UTILITIES IN FIELD PRIOR TO COMMENCEMENT OF WORK.

DISTURBED AREA CALCULATIONS

AREA OF LOT = 43708 SF = 1.0034 AC
 AREA UNDER ROOF = 10279 SF (23.5%)
 BUILDING PAD SLOPE = 17%
 VERTICAL = 26 FEET
 HORIZONTAL = 153 FEET
 ALLOWABLE DISTURBANCE = 11919 SF = 27.27%
 EXISTING DISTURBANCE = 40175 SF
 PROPOSED DISTURBANCE = 32881 SF
 VOLUME OF CUT = 953 C.Y. VOLUME OF FILL = 2202 C.Y.
 HILLSIDE ASSURANCE @ \$29/CUBIC YARD OF CUT & FILL = \$7975

DRAINAGE NARRATIVE

DRAINAGE ON THE SITE IS SHEET FLOW MOVING FROM NORTH TO SOUTH THROUGH THE SITE. EXISTING DRIVEWAY ON THE NORTH SIDE WILL COLLECT FLOWS AND ROUTE TO THE EAST AND THEN DOWN DRIVEWAY. RETENTION WILL BE PROVIDED FOR 25% OF THE RETENTION REQUIRED FOR A FLAT LOT. CALCULATIONS ARE INCLUDED ON SHEET 2. THE REQUIRED RETENTION WILL BE PROVIDED IN A BASIN LOCATED SOUTHEAST OF THE NEW POOL.

**NEUERMAN RESIDENCE
 A PORTION OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE
 G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA.
 5656 E. INDIAN BEND ROAD**

OWNER

DONALD NEUERMAN REVOCABLE TRUST
 3104 E. CAMELBACK RD. #713
 PHOENIX, AZ 85016

LEGAL DESCRIPTION

LOT 38 OF CLUB ESTATES NO. 2 ACCORDING TO BOOK 91, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA

DESIGNER

DESIGN PROFILE
 4771 N. BOULDER STREET
 MESA, AZ 85201
 PHONE: 480-461-8810
 PLANS@DESIGNPROFILE.COM

SITE BENCHMARK

SET NAIL IN SOUTH FACE OF ROCK ON NORTH SIDE OF PROPERTY
 ELEVATION = 1472.24 (NAVD 88 DATUM)

BENCHMARK

GDACS PID 24523-1M, 5/8" REBAR AT THE SOUTHWEST CORNER OF SECTION 4
 ELEVATION = 1458.27 (NAVD 88 DATUM)

SECTION 2307 NOTE

PROPOSED IMPROVEMENTS ARE IN COMPLIANCE WITH SECTION 2307 OF THE TOWN ZONING ORDINANCE.

SITE DATA

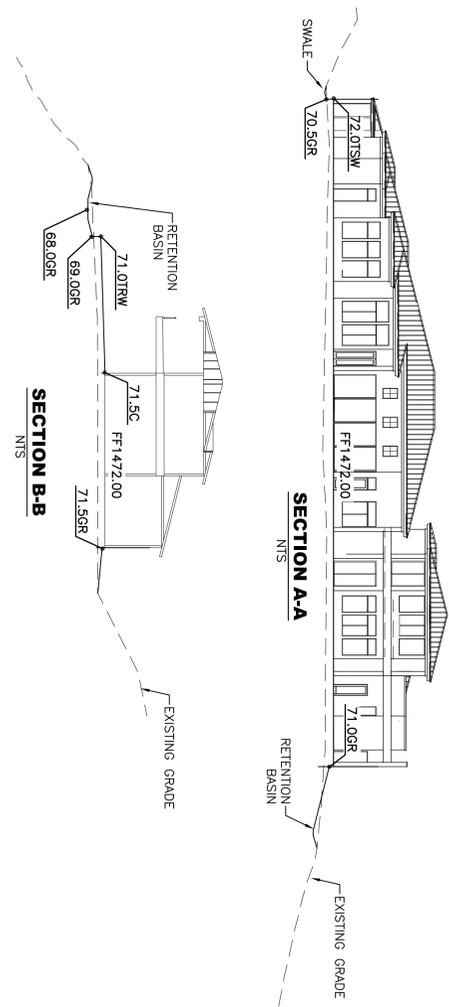
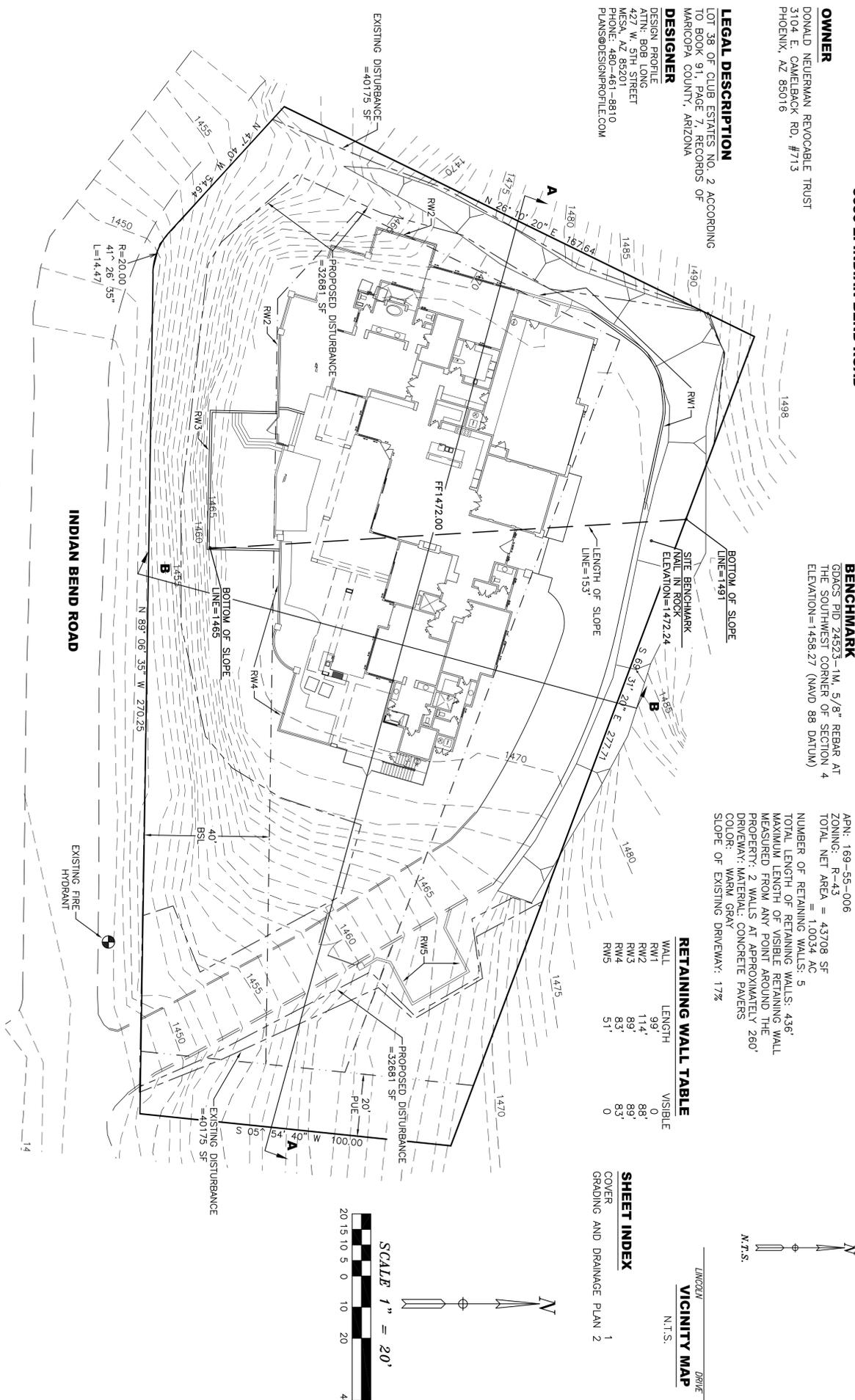
APN: 169-55-006
 ZONING: R-43
 TOTAL NET AREA = 1,0034 AC
 NUMBER OF RETAINING WALLS: 5
 TOTAL LENGTH OF VISIBLE RETAINING WALL MEASURED FROM ANY POINT AROUND THE PROPERTY: 2 WALLS AT APPROXIMATELY 260'
 DRIVEWAY MATERIAL: CONCRETE PAVERS
 COLOR: WARM GRAY
 SLOPE OF EXISTING DRIVEWAY: 17%

RETAINING WALL TABLE

WALL	LENGTH	VISIBLE
RM1	99'	0'
RM2	114'	88'
RM3	89'	89'
RM4	83'	83'
RM5	51'	0'

SHEET INDEX

COVER	GRADING AND DRAINAGE PLAN 2
1	



EARTHWORK QUANTITIES**

CUT 95 C.Y.
 FILL 220 C.Y.
 **QUANTITIES ARE FOR ENGINEER'S USE ONLY.
 CONTRACTOR TO VERIFY

FINISH FLOOR CERTIFICATION:

I HEREBY CERTIFY THAT THE FINISHED FLOOR OF THE MAIN RESIDENCE WILL BE FREE FROM INUNDATION FROM A 100-YEAR PEAK RUNOFF EVENT IF DEVELOPED IN ACCORDANCE WITH THE APPROVED PLANS. THIS HOUSE IS ELEVATED MORE THAN 1 FOOT ABOVE 100-YEAR FLOOD ELEVATION.

REGISTERED CIVIL ENGINEER
 DATE 07-20-18



Garner Group
 Call before you dig.



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 2064 E. NORCROFT ST. MESA, AZ 85213

JOB NUMBER	17-168
DRAWING	CVR17168
DATE	07-20-18
SHEET	1 OF 2

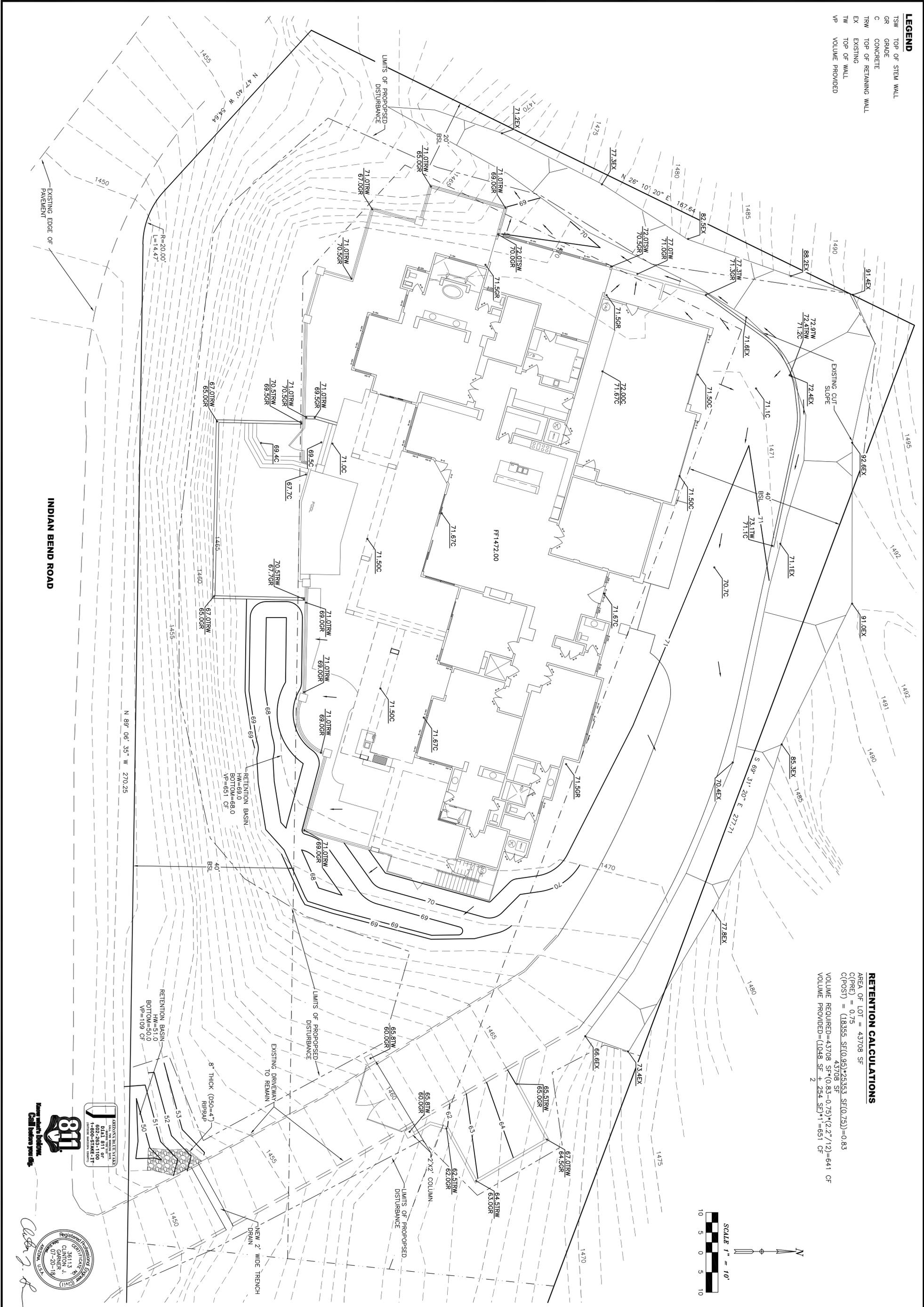
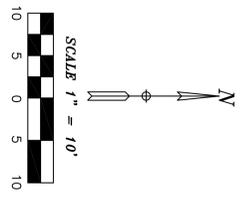
NEUERMAN RESIDENCE GRADING AND DRAINAGE PLAN 5640 E. INDIAN BEND ROAD PARADISE VALLEY, AZ	
REVISION	DATE

LEGEND

TSW	TOP OF STEM WALL
GR	GRADE
C	CONCRETE
TRW	TOP OF RETAINING WALL
EX	EXISTING
TW	TOP OF WALL
VP	VOLUME PROVIDED

RETENTION CALCULATIONS

AREA OF LOT = 43708 SF
 $C(PRE) = 0.75$
 $C(POST) = (18355 SF(0.95) + 25353 SF(0.25)) = 0.83$
 43708 SF
 $VOLUME\ REQUIRED = 43708 SF * (0.83 - 0.75) * (2.2' / 12) = 641\ CF$
 $VOLUME\ PROVIDED = (1048 SF + 254 SF) * 1 = 651\ CF$



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JOB NUMBER	17-168
DRAWING	GD17168
DATE	07-20-18
SHEET	2 OF 2

GRADING AND DRAINAGE PLAN
5656 E. INDIAN BEND ROAD
PARADISE VALLEY, AZ

REVISION	DATE



VIEW FROM NORTH WEST



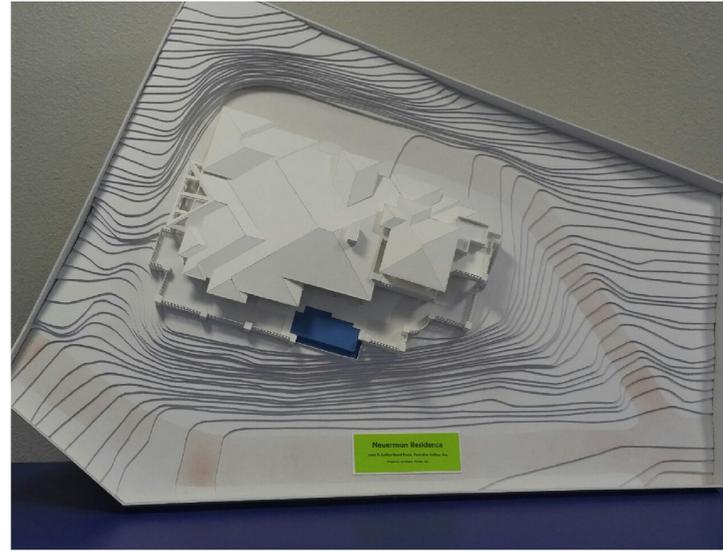
VIEW FROM NORTH



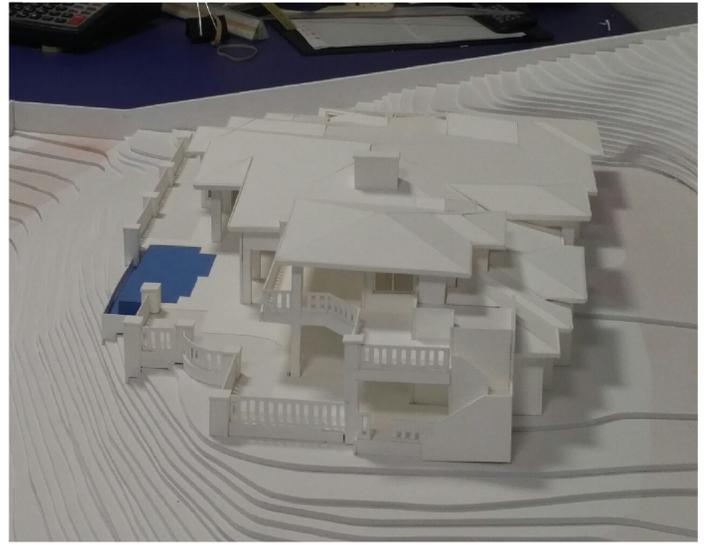
VIEW FROM NORTH EAST



VIEW FROM WEST



OVERHEAD VIEW



VIEW FROM EAST



VIEW FROM SOUTH WEST



VIEW FROM SOUTH



VIEW FROM SOUTH EAST

NEUERMAN RESIDENCE

5656 E. Indian Bend Road, Paradise Valley

prepared by Design Profile, inc.



VIEW FROM STREET CORNER SOUTH EAST

VIEW FROM EAST



VIEW FROM SOUTH WEST

VIEW FROM NORTH EAST



VIEW FROM SOUTH WEST

VIEW FROM SOUTH EAST



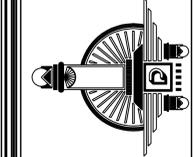
VIEW FROM EAST



 DIGITAL MODEL IMAGES

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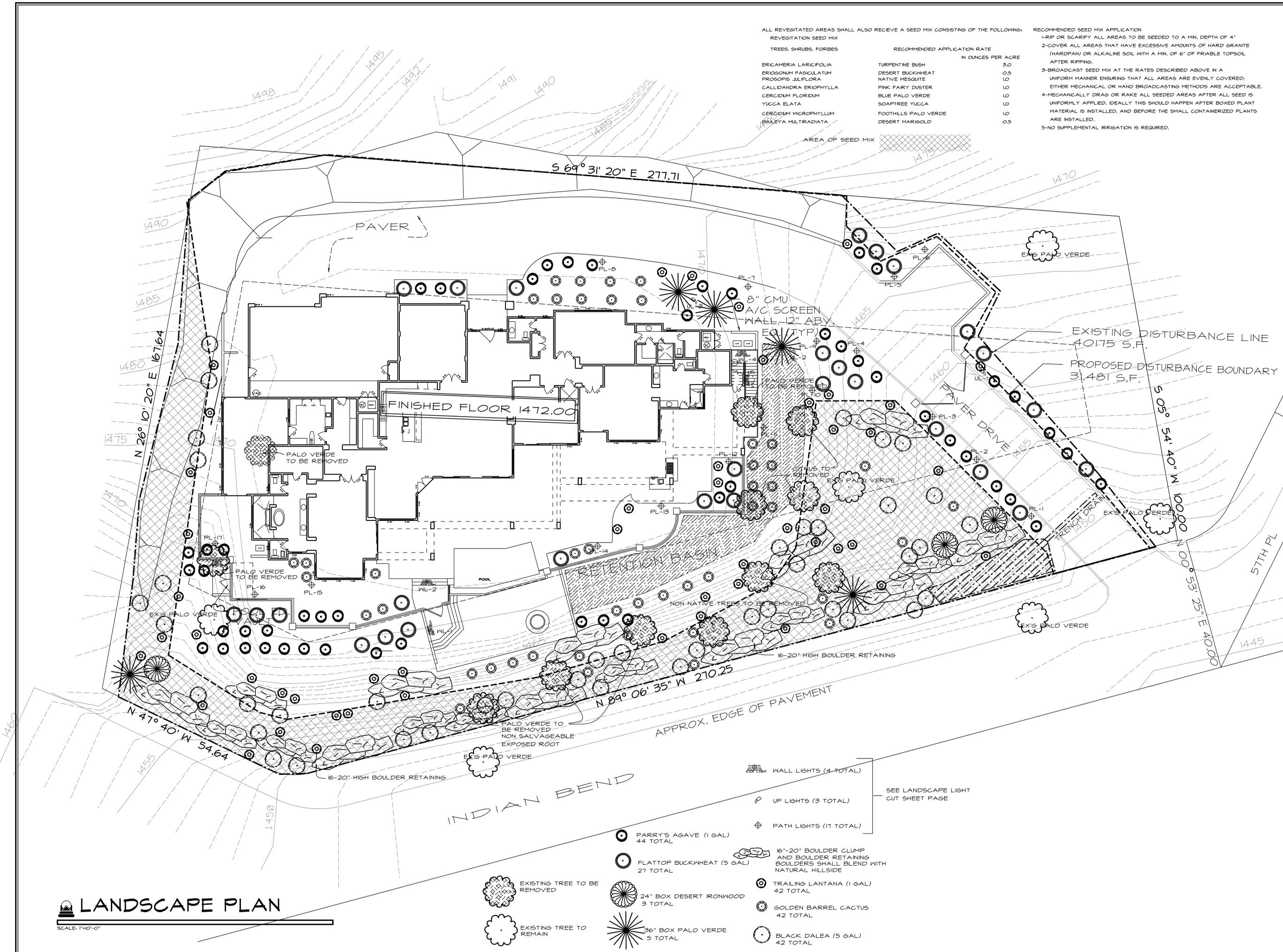
JOB NAME: NEJERMAN RESIDENCE
 5656E. INDIAN BEND RD.

DATE: 07.16.18	1	REVISED	IRC
	2	REVISED	
	3	REVISED	

ALL REVEGETATED AREAS SHALL ALSO RECEIVE A SEED MIX CONSISTING OF THE FOLLOWING:

REVEGETATION SEED MIX	RECOMMENDED APPLICATION RATE
TREES, SHRUBS, FORBES	IN OUNCES PER ACRE
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH 3.0
ERIGONUM FASCICULATUM	DESERT BUCKWHEAT 0.5
PROSOPIS JULIFLORA	NATIVE MESQUITE 1.0
CALLIDANDRA ERIOPHYLLA	PINK FAIRY DUSTER 1.0
CERCIDUM FLORIDUM	BLUE PALO VERDE 1.0
YUCCA ELATA	SOAPTREE YUCCA 1.0
CERCIDUM MICROPHYLLUM	FOOTHILLS PALO VERDE 1.0
BALEYA MULTIRADIATA	DESERT MARIGOLD 0.5

- RECOMMENDED SEED MIX APPLICATION**
- 1-RIP OR SCARIFY ALL AREAS TO BE SEEDED TO A MIN. DEPTH OF 4"
 - 2-COVER ALL AREAS THAT HAVE EXCESSIVE AMOUNTS OF HARD GRANITE (HARDPAN) OR ALKALINE SOIL WITH A MIN. OF 6" OF FRIABLE TOPSOIL AFTER RIPPING.
 - 3-BROADCAST SEED MIX AT THE RATES DESCRIBED ABOVE IN A UNIFORM MANNER ENSURING THAT ALL AREAS ARE EVENLY COVERED; EITHER MECHANICAL OR HAND BROADCASTING METHODS ARE ACCEPTABLE.
 - 4-MECHANICALLY DRAG OR RAKE ALL SEEDED AREAS AFTER ALL SEED IS UNIFORMLY APPLIED. IDEALLY THIS SHOULD HAPPEN AFTER BOXED PLANT MATERIAL IS INSTALLED, AND BEFORE THE SMALL CONTAINERIZED PLANTS ARE INSTALLED.
 - 5-NO SUPPLEMENTAL IRRIGATION IS REQUIRED.



LANDSCAPE PLAN
SCALE: 1"=10'-0"

- WALL LIGHTS (4 TOTAL)
- UP LIGHTS (3 TOTAL)
- PATH LIGHTS (17 TOTAL)
- PARRY'S AGAVE (1 GAL) 44 TOTAL
- FLATTOP BUCKWHEAT (5 GAL) 27 TOTAL
- 24" BOX DESERT IRONWOOD 3 TOTAL
- 36" BOX PALO VERDE 5 TOTAL
- 16"-20" BOULDER CLUMP AND BOULDER RETAINING BOULDERS SHALL BLEND WITH NATURAL HILLSIDE
- TRAILING LANTANA (1 GAL) 42 TOTAL
- GOLDEN BARREL CACTUS 42 TOTAL
- BLACK DALEA (5 GAL) 42 TOTAL
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

DESIGNER: PIONEER DESIGN & CONSTRUCTION, INC.
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MISSION STATEMENT:
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1-800-264-2186

JOB NAME: NEVERMAN RESIDENCE
5656 E. INDIAN BEND RD.

DATE: 07/16/18

1	REVISED
2	REVISED
3	REVISED

IRC

