

**GRADING & DRAINAGE KEY-NOTES
NEW ROAD**

- 1 CONSTRUCT 8" THICK COLORED (LRV<38") STAMPED CONCRETE DRIVEWAY ON COMPACTED SUBGRADE.
- 2 INSTALL STABILIZED D.G. DRIVEWAY ON COMPACTED SUBGRADE.
- 3 NEW BRIDGE SPANNING WASH AS SHOWN PER MANUFACTURERS DETAILS. BRIDGE TO WITHSTAND MIN. LOADING DESIGN OF 83,000 LBS TO SUPPORT EMERGENCY ACCESS VEHICLES.
- 4 MATCH EXISTING GRADE.
- 5 PROTECT IN PLACE.
- 6 NEW WALL DRAINAGE OPENING AT GRADE.
- 7 NEW RETAINING WALL PER STRUCTURAL PLANS AND DETAILS. WATERPROOF WALL 1.5' ABOVE FINISH GRADE. (BITUTHENE@3000 HC MEMBRANE W/ GRACE PROTECTION O3 OR APPROVED EQUAL). RET. WALLS SHALL BE VENEERED WITH NATURAL ROCK COMPATIBLE TO THE SITE.
- 8 INSTALL 12"-24" DIA. NATIVE RETAINING BOULDERS. BURY BOTTOM ROW 2/3 OF DIAMETER INTO FINISHED GRADE.

LINE TABLE

LINE #	LENGTH	DIRECTION
L19	20.26'	S20°41'30"E
L20	34.86'	S56°55'38"E
L21	2.33'	S56°55'38"E
L22	37.20'	S56°55'38"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	TANGENT	CHORD LENGTH
C15	21.82'	462.83'	2°42'05"	N69°00'06"W	10.91	21.82'
C16	69.65'	462.83'	8°37'19"	N63°20'24"W	34.89	69.58'
C17	2.60'	462.83'	0°19'17"	N58°52'06"W	1.30	2.60'
C18	167.65'	462.83'	20°45'16"	N48°19'50"W	84.75	166.74'

DATE: 07/27/19
JOB#: 1602013
VERSION: 1.1
PLOT DATE: 07/27/19

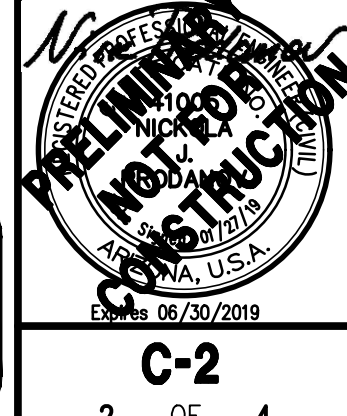
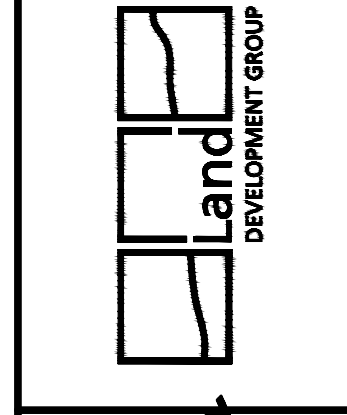
SCALE: 1"=20'
DESIGNED BY: NP
DRAWN BY: DW
CHECKED BY: JJ

REVISIONS:

**PRELIMINARY
GRADING, DRAINAGE
& PAVING PLAN
NEW ACCESS ROAD**

**NEW CUSTOM HOMES
NEW SHARED ACCESS ROAD
4490 E VALLEY VISTA LN,
PARADISE VALLEY,
AZ 85253**

P. 602.889.1984 | F. 602.889.0501
8022 N 5TH STREET | PHOENIX, AZ 85020
PHOENIXLANDSCAPE.COM



LOT 7 - CAMELHEAD
ESTATES UNIT 2
BOOK 601, PAGE 32, MCR
6246 N 47TH ST
PARADISE VALLEY, AZ 85253
ZONING R-43
APN 169-20-063

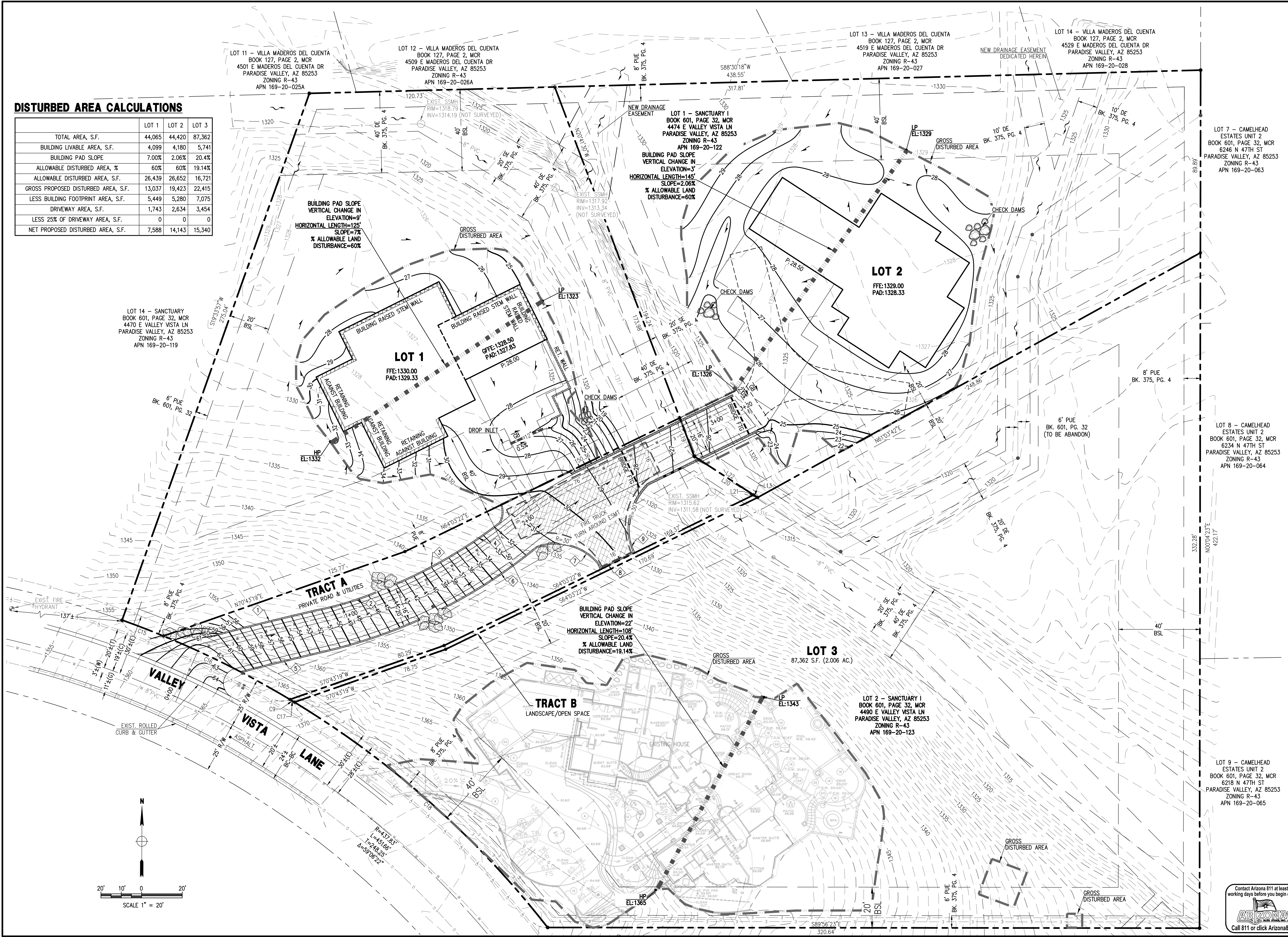
LOT 8 - CAMELHEAD
ESTATES UNIT 2
BOOK 601, PAGE 32, MCR
6234 N 47TH ST
PARADISE VALLEY, AZ 85253
ZONING R-43
APN 169-20-064

LOT 9 - CAMELHEAD
ESTATES UNIT 2
BOOK 601, PAGE 32, MCR
6218 N 47TH ST
PARADISE VALLEY, AZ 85253
ZONING R-43
APN 169-20-065



DISTURBED AREA CALCULATIONS

	LOT 1	LOT 2	LOT 3
TOTAL AREA, S.F.	44,065	44,420	87,362
BUILDING LIVABLE AREA, S.F.	4,099	4,180	5,741
BUILDING PAD SLOPE	7.00%	2.06%	20.4%
ALLOWABLE DISTURBED AREA, %	60%	60%	19.14%
ALLOWABLE DISTURBED AREA, S.F.	26,439	26,652	16,721
GROSS PROPOSED DISTURBED AREA, S.F.	13,037	19,423	22,415
LESS BUILDING FOOTPRINT AREA, S.F.	5,449	5,280	7,075
DRIVEWAY AREA, S.F.	1,743	2,634	3,454
LESS 25% OF DRIVEWAY AREA, S.F.	0	0	0
NET PROPOSED DISTURBED AREA, S.F.	7,588	14,143	15,340



LOT 11 - VILLA MADEROS DEL CUENTA
BOOK 127, PAGE 2, MCR
4501 E MADEROS DEL CUENTA DR
PARADISE VALLEY, AZ 85253
ZONING R-43
APN 169-20-025A

LOT 12 - VILLA MADEROS DEL CUENTA
BOOK 127, PAGE 2, MCR
4509 E MADEROS DEL CUENTA DR
PARADISE VALLEY, AZ 85253
ZONING R-43
APN 169-20-026A

LOT 13 - VILLA MADEROS DEL CUENTA
BOOK 127, PAGE 2, MCR
4519 E MADEROS DEL CUENTA DR
PARADISE VALLEY, AZ 85253
ZONING R-43
APN 169-20-027

LOT 14 - VILLA MADEROS DEL CUENTA
BOOK 127, PAGE 2, MCR
4529 E MADEROS DEL CUENTA DR
PARADISE VALLEY, AZ 85253
ZONING R-43
APN 169-20-028

LOT 7 - CAMELHEAD
ESTATES UNIT 2
BOOK 601, PAGE 32, MCR
6246 N 47TH ST
PARADISE VALLEY, AZ 85253
ZONING R-43
APN 169-20-063

LOT 8 - CAMELHEAD
ESTATES UNIT 2
BOOK 601, PAGE 32, MCR
6234 N 47TH ST
PARADISE VALLEY, AZ 85253
ZONING R-43
APN 169-20-064

LOT 9 - CAMELHEAD
ESTATES UNIT 2
BOOK 601, PAGE 32, MCR
6218 N 47TH ST
PARADISE VALLEY, AZ 85253
ZONING R-43
APN 169-20-065

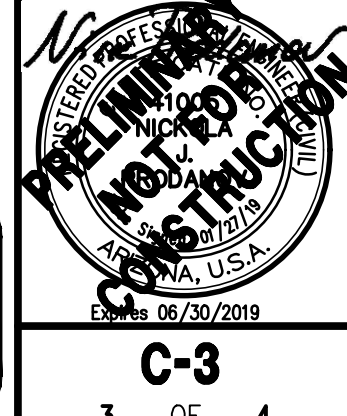
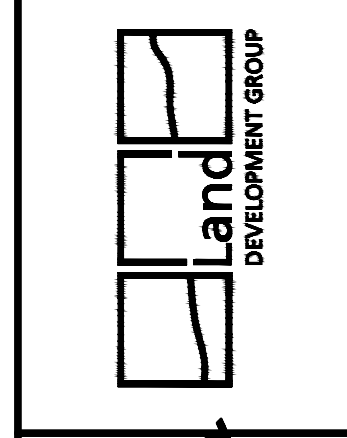
DATE: 07/27/19
JOB#: 1602013
VERSION: 1.1
PLOT DATE: 07/27/19

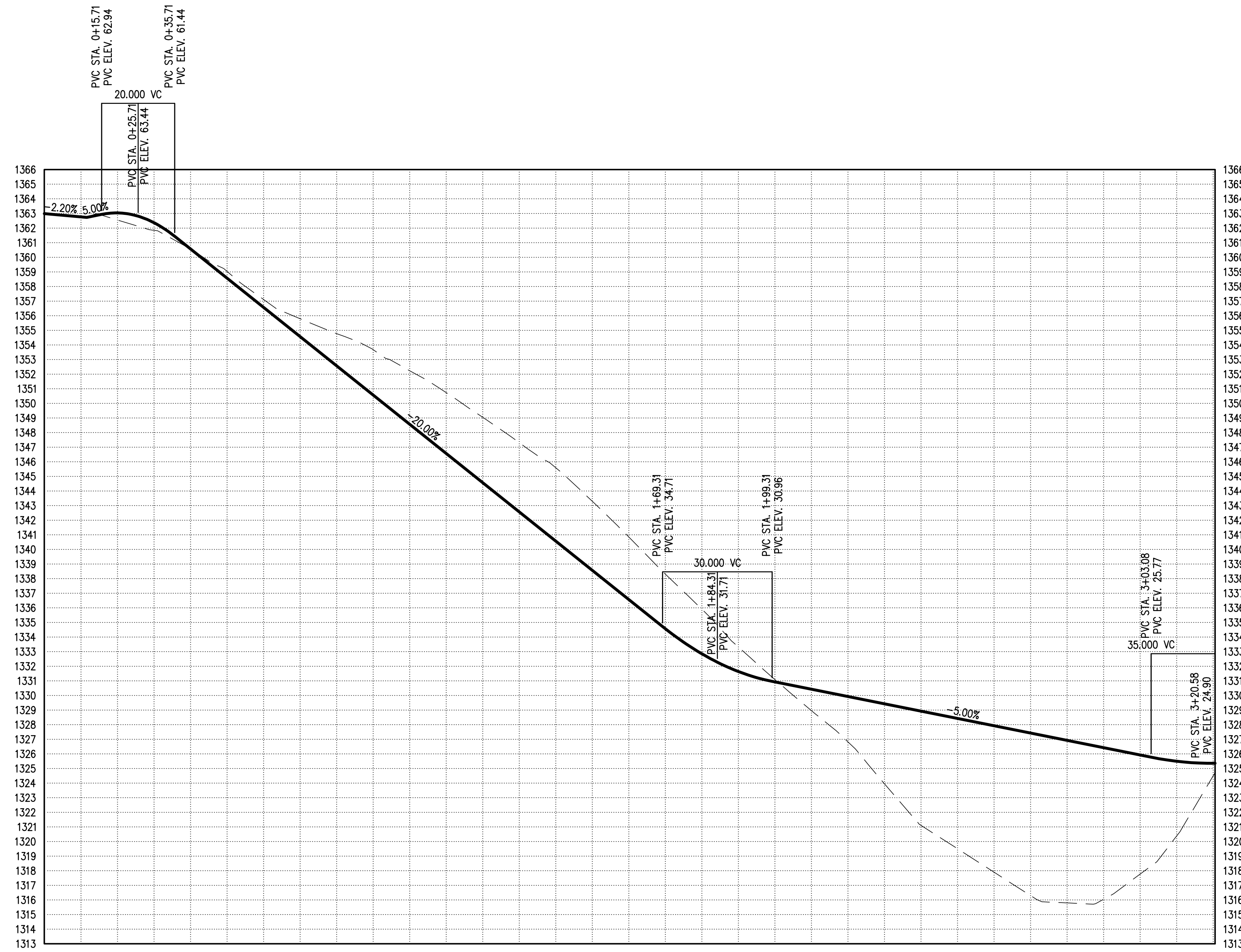
SCALE: 1" = 20'
DESIGNED BY: NP
DRAWN BY: DW
CHECKED BY: JJ

**PRELIMINARY
GRADING, DRAINAGE
& PAVING PLAN
NEW RESIDENCES**

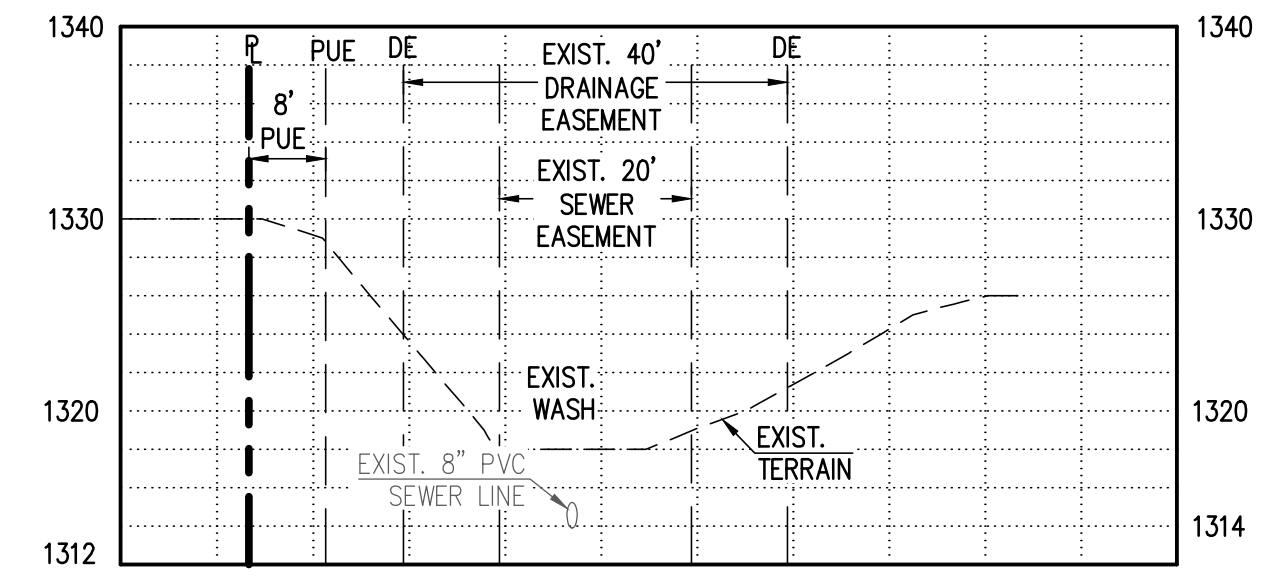
**NEW CUSTOM HOMES
NEW SHARED ACCESS ROAD
4490 E VALLEY VISTA LN,
PARADISE VALLEY,
AZ 85253**

P. 602.889.1984 | F. 602.889.0501
8022 N 5TH STREET | PHOENIX, AZ 85020
PHOENIXVALLEYDC.COM

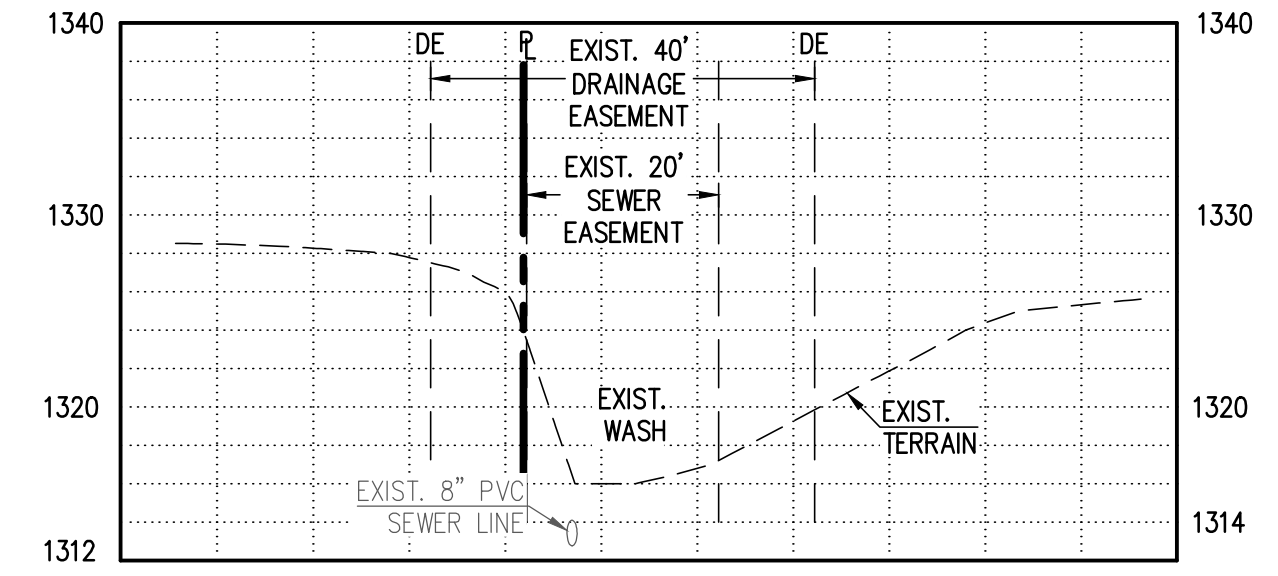




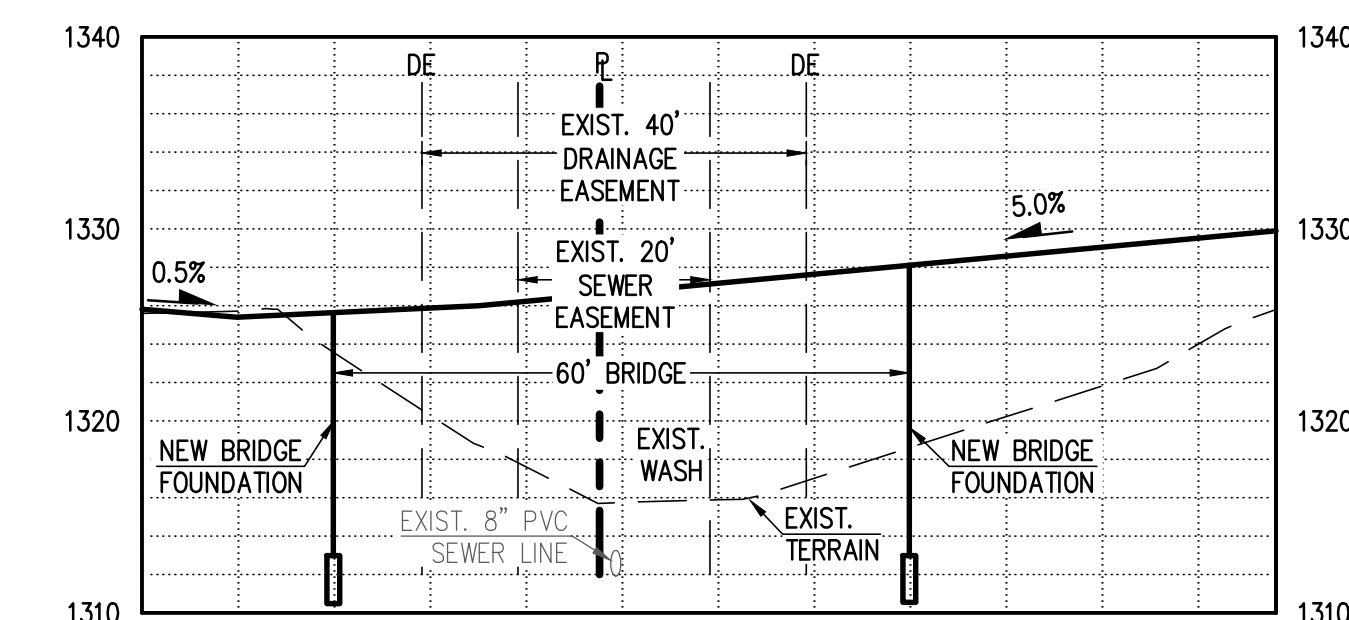
PRIVATE ROAD PROFILE
SCALE HOR. 1" = 20' VER. 1"=5'



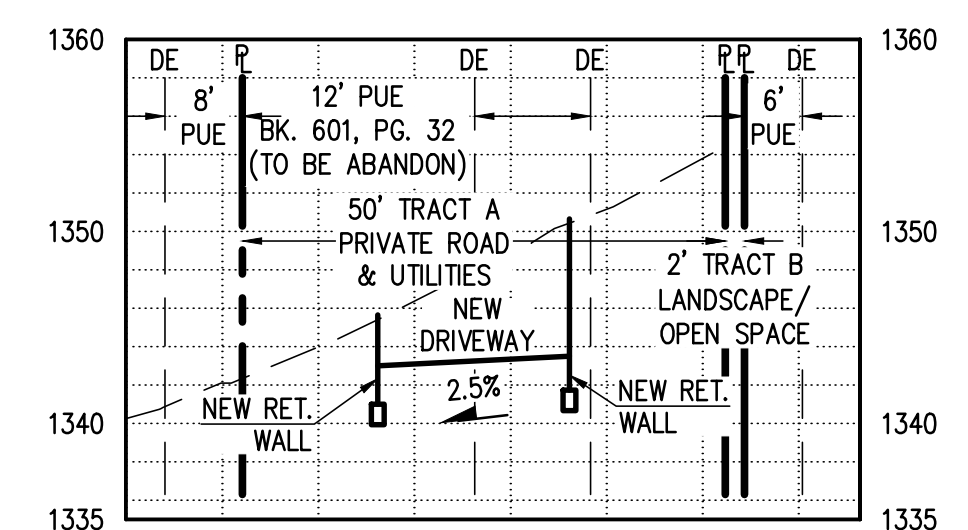
SECTION 1-1
SCALE HOR. 1" = 20' VER. 1"=10'



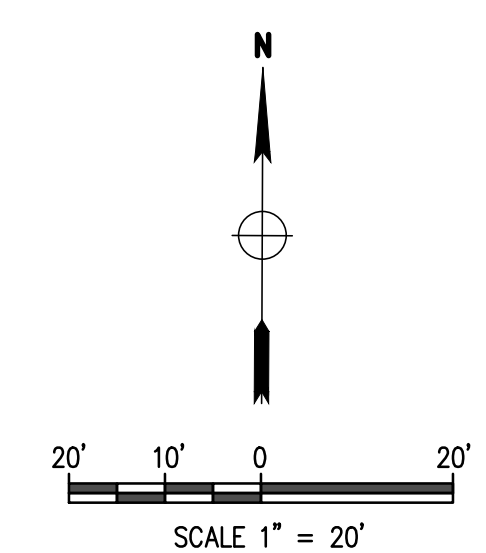
SECTION 2-2
SCALE HOR. 1" = 20' VER. 1"=10'



SECTION 3-3
SCALE HOR. 1" = 20' VER. 1"=10'



SECTION 4-4
SCALE HOR. 1" = 20' VER. 1"=10'



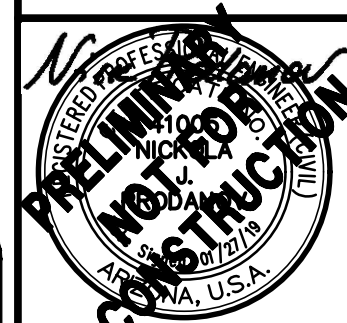
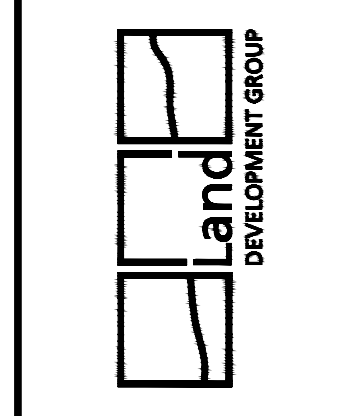
DATE:	07/27/19
DESIGNED BY:	NP
DRAWN BY:	DW
CHECKED BY:	JJ
VERSION:	1.1
PLOT DATE:	07/27/19

REVISIONS:

**PRELIMINARY
GRADING, DRAINAGE
& PAVING PLAN
ROAD PROFILE**

**NEW SHARED ACCESS ROAD
4474 E VALLEY VISTA LN.,
4490 E VALLEY VISTA LN.,
PARADISE VALLEY,
AZ 85253**

P. 602.889.1984 | F. 602.889.0501
8022 N. 5TH STREET | PHOENIX, AZ 85020
PHOENIXVALDEVELOPMENT.COM



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