LIMITED GRADING & DRAINAGE RESTORATION PLAN
MARSONER RESIDENCE
6199 N 44TH ST., PARADISE VALLEY, AZ 85253
LOT 10 - SANCTUARY
A SUBDIVISION PLAT RECORDED IN BOOK 375 OF MAPS, PAGE 4, MCR., LOCATED IN A PORTION OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 7, T.2N, R.4E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

TOWN OF PARADISE VALLEY NOTES

1. GRADING SHALL BE IN CONFORMANCE WITH 2015 IBC.
2. PRIOR TO FIRST FOOTING INSPECTION OF ANY TYPE, ALL PROPERTY PINS SHALL BE PLACED BY A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA, AND PROPERTY LINES MUST BE PHYSICALLY IDENTIFIED PRIOR TO INSPECTION.
3. WHERE EXCAVATION IS TO OCCUR THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS.
4. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
5. ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH REQUIREMENTS OF SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES FOR FUTURE TYPE, LOCATION, HEIGHT, WATTAGE BASED UPON FIXTURES INSTALLED.
6. A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
7. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
8. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
9. EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
10. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
11. ALL NEW AND EXISTING ELECTRICAL SERVICE TO BE BURIED UNDERGROUND PER THE TOWN OF PARADISE VALLEY STANDARDS.
12. POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8 INCHES ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
13. POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER SECTION 5-2-2 OF THE TOWN OF PARADISE VALLEY ORDINANCES.
14. A SETBACK CERTIFICATION IS REQUIRED AND MUST BE GIVEN TO TOWN INSPECTOR AT STEM WALL INSPECTION.
15. MAIL BOX TO COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE R.O.W. FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
16. ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
17. ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
18. SOILS COMPACTION TEST RESULTS MUST BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR BUILDING PADS THAT HAVE ONE (1) FOOT OR MORE OF FILL MATERIAL INDICATED. THIS INFORMATION MUST BE SUPPLIED PRIOR TO REQUEST FOR FINAL INSPECTION.
19. TRENCH BED SHALL BE FREE OF ROCKS AND DEBRIS.
20. REGULATION II RULE 20-3 OF THE MARICOPA COUNTY HEALTH DEPARTMENT, BUREAU OF AIR POLLUTION CONTROL SHALL BE OBSERVED AND ENFORCED.
21. 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.
22. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
23. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
24. 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.
25. 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.
26. 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.
27. A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE TOWN OF PARADISE VALLEY RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480- 312-5750.
28. 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.
29. 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.
30. 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.
31. 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.
32. 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.
33. 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.
34. 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.
35. CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET OR JOB SITE PROPERTY. IF A STAGING AREA IS NEEDED ON A PROPERTY OTHER THAN THE CONSTRUCTION SITE FOR CONSTRUCTION SUPPLIES AND EQUIPMENT, THE PERMITTEE MUST OBTAIN PROPERTY OWNER AND TOWN APPROVAL FIRST AND MUST INFORM THE ADJACENT PROPERTY OWNERS OF THE LOCATION OF STAGING AREA, AND TIME AND HOURS DURING THE DAY THE AREA WILL BE USED.
36. EXCEPT AS OUTLINED IN ITEM 4, ALL CONSTRUCTION DEBRIS AND EQUIPMENT MUST BE CONTAINED ON SITE AT ALL TIMES. CONTRACTOR AND PROPERTY OWNER MUST MAINTAIN THE JOB SITE FREE OF LITTER AND UNSIGHTLY MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARC PROHIBITED IN THE TOWN RIGHT-OF-WAY OR NEAR ADJACENT PROPERTIES.
37. BUILDING CONSTRUCTION MUST NOT START SOONER THAN SUNRISE AND MUST STOP NO LATER THAN SUNSET. ALSO, ORDINANCE #561 IMPOSES RESTRICTIONS ON CONSTRUCTION WORK ON SATURDAYS, SUNDAYS AND MAJOR BUSINESS HOLIDAYS. HILLSIDE PROJECTS MAY HAVE ADDITIONAL RESTRICTIONS. EQUIPMENT WITH AUDIBLE REVERSE DIRECTION WARNINGS MUST NOT BE OPERATED PRIOR TO 7:00 A.M.
38. 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.
39. 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 THC PARTIES INVOLVED TO REMEDY ANY VIOLATION WITHIN A REASONABLE TIME PERIOD, AND UNTIL ALL REQUIRED FEES ARE PAID IN FULL.
40. THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
41. 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.
42. 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.
43. 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.
44. AN INSPECTION FEE WILL BE CHARGED IF THE INSPECTION IS REQUIRED AS A RESULT OF A CODE VIOLATION.
45. FOR DEMOLITION INSPECTION OWNER OR PERMITTEE SHALL NOTIFY OSHA FOR ASBESTOS INSPECTION. ALL DEMOLITIONS AND ALL RENOVATION ACTIVITIES THAT WILL DISTURB FRIABLE ASBESTOS CONTAINING MATERIALS MUST BE REPORTED TO THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.

ENGINEERS NOTES

1. MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY.
2. ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
3. GRADING SHALL BE IN CONFORMANCE WITH 2012 IBC SEC. 1803 AND APPENDIX J.
4. 5% MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM 10', U.N.O.
5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
6. A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
7. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
8. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
9. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
10. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
11. ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
12. ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
13. THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
14. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
15. THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE.
16. A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR BLUE STAKE (1-800-STAKE-IT) PRIOR TO ANY EXCAVATION.
17. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
18. ALL PAVING, GRADING, EXCAVATION, TRENCHING, PIPE BEDDING, CUT, FILL AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS (GEOTECHNICAL) REPORT FOR THIS PROJECT IN ADDITION TO THE REFERENCED REQUIRED SPECIFICATIONS AND DETAILS.
19. THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.
20. CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECTURE'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.
21. COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
22. CONTRACTOR IS RESPONSIBLE FOR PROJECT AND SITE CONDITIONS, AND TO WORK WITH WEATHER CONDITIONS AS THE PROJECT SITE MAY BE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS HAZARDS.
23. THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER, OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THESE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
24. CONTRACTOR IS RESPONSIBLE TO COORDINATE UTILITY CROSSINGS AT CULVERT CROSSINGS BEFORE STARTING WORK ON CULVERT. COORDINATE WITH OWNER REPRESENTATIVE. VERIFY UTILITY LINES AND/OR CONDUITS ARE IN PLACE BEFORE STARTING CULVERT WORK.
25. ALL ON-SITE UTILITIES PER OTHERS.
26. THIS PROJECT REQUIRES A REGULAR ONGOING MAINTENANCE PROGRAM FOR THE DESIGNED DRAINAGE SYSTEM(S) TO PRESERVE THE DESIGN INTEGRITY AND THE ABILITY TO PERFORM ITS OPERATIONAL INTENT. FAILURE TO PROVIDE MAINTENANCE WILL JEOPARDIZE THE DRAINAGE SYSTEM(S)' PERFORMANCE AND MAY LEAD TO IT'S INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
27. IF A DISCREPANCY IS FOUND BETWEEN ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN. ENGINEER SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO NOTIFY ENGINEER SHALL NEGATE ENGINEER'S LIABILITY.
28. ALL DISTURBED AREAS ARE TO BE ROPED AND ROPING MUST MATCH PLAN.
29. VEGETATION OUTSIDE OF CONSTRUCTION AREA TO REMAIN.
30. AREAS OUTSIDE THE WALL AND CUT AND FILL SLOPES SHALL BE REVEGETATED WITH SIMILAR PLANT TYPES AND DENSITIES FOUND ON THE SITE. REVEGETATION SHALL BE COMPLETED PRIOR TO OCCUPANCY AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
31. MECHANICAL EQUIPMENT SHALL BE SCREENED TO A MINIMUM OF ONE FOOT ABOVE TOP OF EQUIPMENT.
32. ANY FUTURE IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.
33. ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION WITH NATIVE STONE.
34. THIS PLAN IS DESIGNED TO SHOW SITE GRADING AND DRAINAGE CONTRACTOR SHALL USE THE ARCHITECTURAL SITE PLAN TO DETERMINE FINAL HOUSE, WALL, STEP, ETC., LOCATIONS AND ELEVATIONS.
35. ALL DRAINAGE FACILITIES TO BE MAINTAINED BY HOMEOWNER.
36. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR SITE AND RETAINING WALLS LAYOUT, DIMENSIONS, AND DETAILS. TOP OF FOOTING ELEVATIONS SHOWN IN PLAN ARE APPROXIMATE ONLY. ACTUAL TOP OF FOOTINGS TO BE DETERMINED AT TIME OF CONSTRUCTION AND TO BE A MINIMUM OF SIX INCHES BELOW EXISTING NATURAL GRADE OR FINISHED GRADE WHICHEVER IS LOWER (TYPICAL).
37. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT, DIMENSIONS AND ELEVATIONS.
38. REFER TO STRUCTURAL DRAWINGS, DETAILS AND CALCULATIONS FOR ALL PROPOSED RETAINING WALLS.
39. FOR CHANGE IN ELEVATION THAT ARE GREATER THAN 30", PROVIDE 36" HIGH GUARDRAILS FOR TOTAL OF 42" FALL PROTECTION BARRIER U.N.O.
40. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE - 5% MIN SLOPE FOR FIRST 10 FEET, U.N.O.
41. ALL WATER AND SEWER LINES AND CONNECTIONS MUST BE INSTALLED PER IPC 2012, MAG AND TOWN OF PARADISE VALLEY SUPPLEMENT TO MAG.
42. WATERPROOF ALL EXTERIOR WALLS 18" ABOVE FINISH GRADE-(BITUTHENE® 3000 HC MEMBRANE W/ GRACE PROTECTION 03 OR APPROVED EQUAL).
43. ALL PIPES AND FITTINGS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND DETAILS.
44. ABANDONMENT OF EXISTING AND INSTALLATION OF NEW SEPTIC SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT RULES AND STANDARDS, AND WILL REQUIRE SEPARATE PERMIT.
45. COORDINATE RIPRAP COLOR WITH LANDSCAPE PLANS AND DETAILS.
46. VERIFY AND COORDINATE WITH LANDSCAPE PLANS FINAL LOCATION AND GRATE TYPE OF SPECIFIED AREA DRAINS AND TRENCH DRAINS.
47. VERIFY AND COORDINATE WITH ARCHITECTURAL AND LANDSCAPE PLANS LOCATION AND HEIGHT OF ALL SITE WALLS.
48. DISTURBED AREA: TOTAL ACRES = 0.155 < 1 ACRE; NPDES PERMIT IS NOT REQUIRED.
49. REFER TO ARCHITECTURAL PLANS AND DETAILS FOR DEMOLITION AND REMOVAL OF ANY EXISTING BUILDING STRUCTURES, SITE WALLS, POOL AND PAVEMENT ETC.
50. THE SCOPE OF THIS GRADING AND DRAINAGE PLAN COVERS THE REMOVAL OF EXISTING RIPRAP SWALES, PLACED AROUND THE EXISTING HOME WITH NO PERMITS ISSUED. LAND DEVELOPMENT GROUP (LDG) ASSUMES NO RESPONSIBILITY FOR DRAINAGE ISSUES BEYOND THE LIMITS OF THE CONSTRUCTION WORK PROPOSED HEREIN.

LEGEND

Symbol	Description
	SECTION CORNER
	1/4 QUARTER
×	SCRIBED "X" IN CONCRETE
	BRASS CAP IN HANDHOLE
	BRASS CAP FLUSH
●	FOUND 1" IRON PIPE
	SET 1/2" REBAR & TAG OR AS NOTED
○	CALCULATED POINT
	PROPERTY LINE
	EASEMENT LINE
	MONUMENT LINE
	SIGN
WM	WATER METER
⊗	WATER VALVE
	FIRE HYDRANT
ICV	IRRIGATION CONTROL BOX
E.M.	ELECTRIC METER
A	A/C UNIT
GM	GAS METER
	TELEPHONE PEDESTAL
	SEWER CLEANOUT
	LIGHT POLE
——T——	CATV, PHONE
——S——	SEWER LINE
——W——	WATER LINE
——E——	ELECTRIC LINE
-o—o—o-	FENCE
— —1321— —	EXISTING CONTOUR
	EXIST. DRAINAGE FLOW
x21.12	EXIST. SPOT ELEVATION
	TREE/LARGE VEGETATION
	EXISTING DISTURBED AREA
	PROPOSED DISTURBED AREA
	FLOW LINE
	DRAINAGE FLOW ARROW
44.25	PROPOSED SPOT ELEVATION
—1445—	PROPOSED CONTOUR
	STORM DRAIN PIPE
	RETAINING WALL
	REVEGETATED AREA

ABBREVIATIONS

BC	BACK OF CURB
BSL	BUILDING SETBACK LINE
C11	CURVE LABEL
C	CONCRETE, CALCULATED
℄	CENTERLINE
TPV	TOWN OF PARADISE VALLEY
DE	DRAINAGE EASEMENT
ESMT	EASEMENT
EX, EXIST.	EXISTING
EG	EXISTING GRADE
FG	FINISH GRADE
FFE	FINISH FLOOR ELEVATION
FL	FLOW LINE
FND	FOUND
G	GUTTER, GAS
INV	INVERT
L11	LINE LABEL
MAG	MARICOPA ASSOCIATION OF GOVERNMENTS
(M)	MEASURED
MCR	MARICOPA COUNTY RECORDER
P	PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
(R)	RECORDED
R	RADIUS
R/W	RIGHT OF WAY
T	TANGENT, TELEPHONE
W	WEST, WATERLINE
TG	TOP OF GRATE
WM	WATER METER

DISTURBED AREA DATA PER EXIST. PLANS

SITE SLOPE: 16%
ALLOWABLE DISTURBED AREA: 30.48% OR 17,473 S.F.
AREA OF DISTURBANCE: 25,453 S.F.
BUILDING FOOTPRINT: 6,760 S.F.
DRIVEWAY AREA: 50% CREDIT: 1,930 S.F.
PROPOSED DISTURBED AREA: 29.24% OR 16,764 S.F.
TOTAL UNDER ROOF: 10,153 S.F.

DISTURBED AREA CALCULATIONS

AREA OF LOT:	56,870 S.F. (1.306 AC.)
TOTAL FLOOR AREA:	10,153 S.F.
FLOOR AREA RATIO: (TOTAL FLOOR AREA/AREA OF LOT)	17.9% < 25%
BUILDING PAD SLOPE:	14%
VERTICAL:	20' FT
HORIZONTAL:	143 FT
ALLOWABLE NET DISTURBED AREA:	21,730 S.F. (38.21%)
EXISTING GROSS DISTURBED AREA:	30,766 S.F.
LESS EXISTING BUILDING FOOTPRINT:	6,760 S.F.
EXISTING NET DISTURBED AREA:	24,006 S.F. (42.21%)
PROPOSED GROSS DISTURBED AREA:	38,809 S.F.
LESS TEMPORARY AREAS OF DISTURBANCE TO BE RESTORED AND REVEGETATED:	12,654 S.F.
LESS 25% OF NEW PAVERS D/W:	0 S.F.
LESS BUILDING FOOTPRINT AREA:	6,760 S.F.
PROPOSED NET DISTURBED AREA:	19,395 S.F. < 21,730 S.F.
ALLOWED SLOPES STEEPER THAN NATURAL GRADE (5% MAX.):	2,844 S.F. (5%)
PROPOSED SLOPES STEEPER THAN NATURAL GRADE (AREA):	0 S.F. (5%)
VOLUME OF CUT:	93 C.Y.
VOLUME OF FILL:	98 C.Y.
TOTAL CUT&FILL:	191 C.Y.
HILLSIDE ASSURANCE @ $25/CUBIC YARD OF CUT+FILL:	$4,775

ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.

EARTHWORK QUANTITIES

CUT: 93 C.Y.
FILL: 98 C.Y.
NET FILL: 5 C.Y.

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

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.

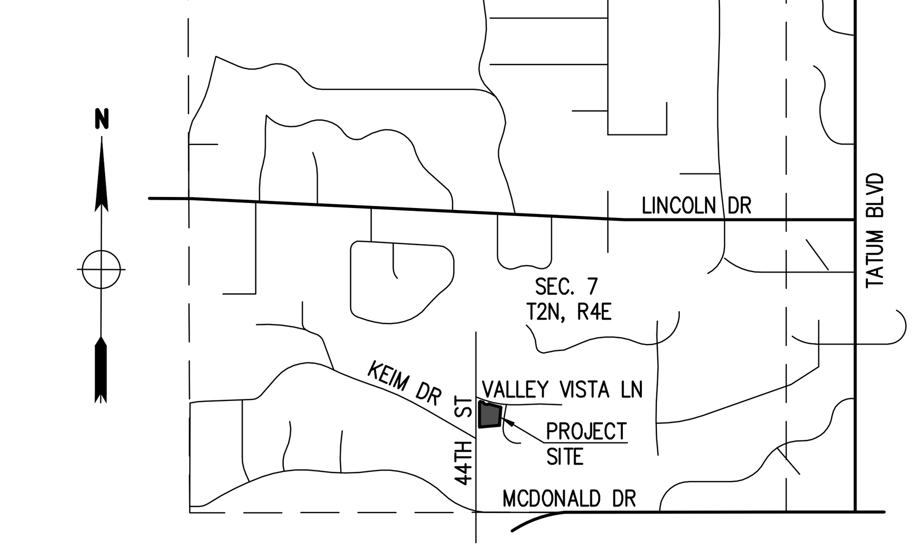
FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY # 040049	PANEL # 1765 OF 4425	SUFFIX L	BASED FLOOD ELEVATION N/A
MAP # 04013C	PANEL DATE 10/16/2013	ZONE X*	

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

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING SITE CONDITIONS BEFORE COMMENCING THE PERMITTED WORK.
2. ONLY PLANTS THAT ARE SPECIFICALLY APPROVED FOR THE HILLSIDE PROJECTS IN THE TOWN OF PARADISE VALLEY AND AS STIPULATED IN THE TOWN'S HILLSIDE ORDINANCE SHALL BE INSTALLED ON THIS SITE. NO PLANTING SUBSTITUTION IS ALLOWED UNLESS SPECIFICALLY APPROVED.
3. PLANTINGS SHALL RECEIVE PERIODIC HAND OR AUTOMATIC WATERING FOR ONE YEAR MINIMUM TO INSURE MAXIMUM PLANT SURVIVAL.
4. TOP LAYER OF NATIVE SOIL SHALL BE REMOVED FROM THE DISTURBED AREA AND STOCKPILED. REDISTRIBUTE BY HAND UPON COMPLETION OF GRADING WORK.
5. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR 60 DAYS BY THE LANDSCAPE CONTRACTOR.
6. ALL PLANT MATERIALS SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION STANDARDS FOR PLANT SIZE AND QUALITY.
7. THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO INSTALLATION. QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY AND ACTUAL NUMBER OF SYMBOLS AS DRAWN ON THE PLANS HAVE PRIORITY OVER QUANTITY DESIGNATED.



VICINITY MAP
N.T.S.

OWNER

REINHOLD H. MARSONER
6199 N 44TH ST
PARADISE VALLEY, AZ 85253

LEGAL DESCRIPTION

LOT 10, THE SANCTUARY, ACCORDING TO BOOK 375 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK

BRASS CAP FLUSH AT THE INTERSECTION OF VALLEY VISTA LAND AND 44TH PLACE HAVING AN ELEVATION OF 1346.73 (PROJECT DATUM).

ADD 1.70 FOR GDACS (TOPV) DATUM NAVD 88

DRAINAGE STATEMENT

1. ULTIMATE STORM OUTFALL IS LOCATED AT THE NORTHEAST PROPERTY CORNER AT ELEVATION OF 1348.25.
2. SITE IMPROVEMENTS TO RESTORE GRADES AROUND HOUSE TO NATURAL CONDITIONS ARE PROPOSED WITH THIS PLAN.
3. PROPOSED IMPROVEMENTS DO NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
4. HISTORIC DRAINAGE PATTERNS ARE RESTORED AND PRESERVED.

GRADING SPECIFICATIONS

1. EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2015 I.B.C. AND WILL BE PERFORMED ACCORDINGLY.
2. THE CONTRACTOR WILL RETAIN A SOILS ENGINEER DURING CONSTRUCTION TO INSPECT PROGRESS OF CONSTRUCTION. CONCERNING PREPARATION OF GROUND TO RECEIVE FILLS, TESTING AND REQUIRED COMPACTION STABILITY OF ALL FINISH SLOPES INCLUDING CUT SLOPES.
3. COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 AND PROVISIONS AS SET FORTH IN THE APPROVED GEOTECHNICAL REPORTS.
4. CUT AND FILL SLOPES SHALL BE PER THE APPROVED GEOTECHNICAL REPORTS.
5. 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 U.B.C. THE DEVELOPER WILL HAVE TO PROVIDE MEANS OF PROTECTION OF ADJACENT PROPERTY WHILE THIS WORK IS UNDER CONSTRUCTION.
6. THE USE OF HYDRAULIC RAM HAMMERS AND HEAVY EQUIPMENT SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM AND 6:00PM MONDAY THROUGH SATURDAY WITH NO WORK ON SUNDAY.

SITE DATA

APN: 169-20-115
ADDRESS: 6199 N 44TH ST
PARADISE VALLEY, AZ 85253
ZONING: R-43
LOT AREA: 56,870 S.F (1.306 AC.)
FLOOR AREA UNDER ROOF: 10,153 S.F.
FLOOR AREA RATIO: 17.9% < 25%

BASIS OF BEARINGS

THE MONUMENT LINE OF VALLEY VISTA LANE, THE BEARING OF WHICH IS S74°54'11"E.

SHEET INDEX

SHEET C-1 - COVER SHEET
SHEET C-2 - GRADING & DRAINAGE PLAN. LANDSCAPE/REVEGETATION PLAN.

UTILITIES

WATER: EPCOR
SANITARY SEWER: CITY OF PHOENIX
ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

PROJECT DESCRIPTION

SITE IMPROVEMENTS AROUND THE EXISTING HOME TO REMOVE EXCESSIVE ROCK; RESTORE NATURAL GRADES PER THE APPROVED HILLSIDE GRADING GRADING AND DRAINAGE PLANS, PREPARED BY GANNET FLEMING, INC. AND DATED 3/10/2003; ROCK OUTLET STRUCTURES AND CHECK DAMS TO ADDRESS EROSION IMPACTING THE SITE AND ADJACENT RIGHT OF WAY; RESTORE NATURAL DESERT LANDSCAPE.

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

______________________ ________
REGISTERED ENGINEER/ LAND SURVEYOR DATE

____
REGISTRATION NUMBER

APPROVAL

______________________ ________
TOWN ENGINEER DATE
TOWN OF PARADISE VALLEY

CALL TWO WORKING DAYS BEFORE YOU DIG
(602) 263 1100
BLUE STAKE CENTER

DATE: 05/25/17
JOB: 1608081
VERSION: 3.5
PLOT DATE: 05/25/17
SCALE: N.T.S.
DESIGNED BY: NP
DRAWN BY: DW
CHECKED BY: JI
DATE:
REVISIONS:

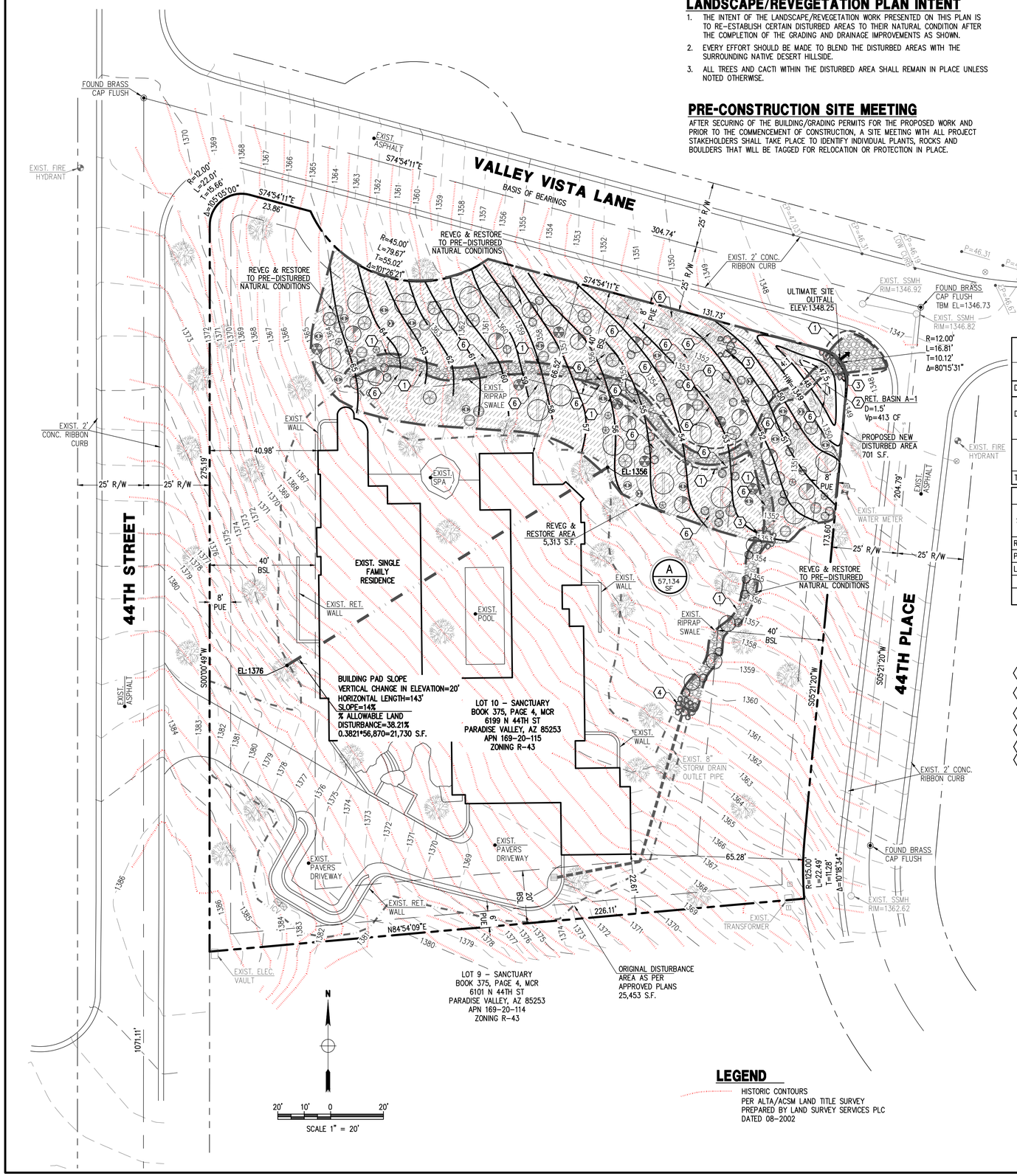
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN PROPERTY OF LAND DEVELOPMENT GROUP, LLC. UNAUTHORIZED USE, REUSE, REPRODUCTIONS, OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF LAND DEVELOPMENT GROUP, LLC IS PROHIBITED. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED.

LIMITED GRADING & DRAINAGE RESTORATION PLAN COVER SHEET

LOT 10 - SANCTUARY 6199 N 44TH ST PARADISE VALLEY, AZ 85253

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

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 41005
NICKOLA J. PRODANOV
Date Signed 05/25/17
ARIZONA, U.S.A.
Expires 06/30/2019



LANDSCAPE/REVEGETATION PLAN INTENT

1. THE INTENT OF THE LANDSCAPE/REVEGETATION WORK PRESENTED ON THIS PLAN IS TO RE-ESTABLISH CERTAIN DISTURBED AREAS TO THEIR NATURAL CONDITION AFTER THE COMPLETION OF THE GRADING AND DRAINAGE IMPROVEMENTS AS SHOWN.
2. EVERY EFFORT SHOULD BE MADE TO BLEND THE DISTURBED AREAS WITH THE SURROUNDING NATIVE DESERT HILLSIDE.
3. ALL TREES AND CACTI WITHIN THE DISTURBED AREA SHALL REMAIN IN PLACE UNLESS NOTED OTHERWISE.

PRE-CONSTRUCTION SITE MEETING

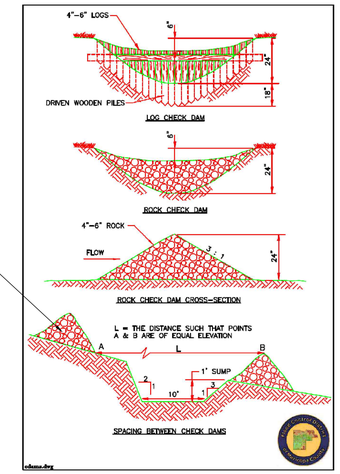
AFTER SECURING OF THE BUILDING/GRADING PERMITS FOR THE PROPOSED WORK AND PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, A SITE MEETING WITH ALL PROJECT STAKEHOLDERS SHALL TAKE PLACE TO IDENTIFY INDIVIDUAL PLANTS, ROCKS AND BOULDERS THAT WILL BE TAGGED FOR RELOCATION OR PROTECTION IN PLACE.

PLANT MATERIALS LEGEND

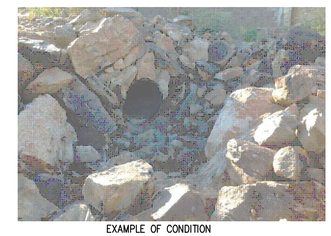
Sym.	Plant Name	Size	Qty
Shrubs			
	Dodonaea viscosa Hop Bush	5 gal.	19
	Mexican Honeysuckle	5 gal.	35
	Larrea tridentata Creosote	5 gal.	19
	Olea europaea 'Montra' Little Ollie Dwarf Ollie	5 gal.	12
Groundcovers			
	Glandularia gooddingii Goodding Verbena	1 gal.	18
	Viguiera deltoidea Goldeneye	1 gal.	18
Accents/Cacti			
	Echinocactus grusonii Golden Barrel Cactus	8" dia.	8
	Opuntia engelmannii Engelmann's Prickley Pear	5 gal.	7
	Penstemon parryi Perry's Penstemon	1 gal.	4

Drainage Design Manual for Maricopa County — *Erosion Control: Best Management Practices*

SPC-4 Check Dams Drawing



ROCK BOULDERS HARVESTED FROM THE SITE ANCHORS AND GROUTING PER STRUCTURAL AND GEOTECHNICAL ENGINEERS



EXAMPLE OF CONDITION

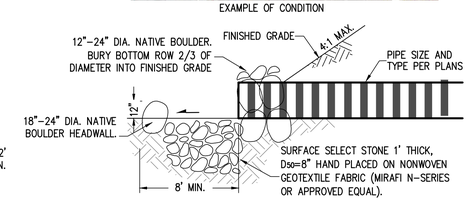
ON-SITE RETENTION FOR THE PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT									
VR=(50%*)xDxAx(C–0.75)/12									
D – RAINFALL DEPTH=2.82" | A – TRIBUTARY AREA, SF | C – RUNOFF COEFFICIENT									
DRAINAGE AREA	AREA	RUNOFF COEFFICIENT	VOLUME REQUIRED	RETENTION BASIN ID	CONTOUR ELEVATION		CONTOUR AREA	DEPTH	VOLUME PROVIDED
	S.F.	C	C.F.				S.F.	FT	C.F.
A	57,134	0.81	403	A1	HW	1349.00	645	1.50	653
					BOTTOM	1347.50	225		
TOTAL			403						653

*50% REDUCTION OF REQUIRED VOLUME AS DIRECTED BY THE TOWN ENGINEER

WEIGHTED RUNOFF COEFFICIENT, Cw AREA A			
SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA
	C	SF	
ROOF	0.95	10,068	9,565
PAVEMENT	0.95	6,711	6,375
LANDSCAPE	0.75	40,355	30,266
	TOTAL	57,134	46,206
Cw = C * AREA / TOTAL AREA			0.81

GRADING & DRAINAGE KEY-NOTES

1. REMOVE THIS SECTION OF RIPRAP RAP AND RESTORE AND REVEG BACK TO NATURAL CONDITIONS. COMPACT FILL TO 90% MIN.
2. CONSTRUCT RETENTION BASIN AS SHOWN. CONTRACTOR TO SCARIFY BOTTOM OF BASIN 2' DEEP TO MAXIMUM 80% COMPACTION, AND PER GEOTECHNICAL REPORT RECOMMENDATION.
3. INSTALL BOULDERS (18"–36") FOR CHECK DAM, SEE DETAIL ON THIS SHEET.
4. CLEAN STORM DRAIN PIPE AND ITS OUTLET, INSTALL ROCK OUTLET STRUCTURE, SEE DETAIL ON THIS SHEET.
5. NOT USED
6. PROTECT IN PLACE



DETAIL 3 - PIPE OUTLET DETAIL

N.T.S.

DISTURBED AREA CALCULATIONS

AREA OF LOT:	56,870 S.F. (1.306 AC.)
TOTAL FLOOR AREA:	10,153 S.F.
FLOOR AREA RATIO: (TOTAL FLOOR AREA/AREA OF LOT)	17.9% < 25%
BUILDING PAD SLOPE:	14%
VERTICAL:	20' FT
HORIZONTAL:	143 FT
ALLOWABLE NET DISTURBED AREA:	21,730 S.F. (38.21%)
EXISTING GROSS DISTURBED AREA:	30,766 S.F.
LESS EXISTING BUILDING FOOTPRINT:	6,760 S.F.
EXISTING NET DISTURBED AREA:	24,006 S.F. (42.21%)
PROPOSED GROSS DISTURBED AREA:	38,809 S.F.
LESS TEMPORARY AREAS OF DISTURBANCE TO BE RESTORED AND REVEGETATED:	12,654 S.F.
LESS 25% OF NEW PAVERS D/W:	0 S.F.
LESS BUILDING FOOTPRINT AREA:	6,760 S.F.
PROPOSED NET DISTURBED AREA:	19,395 S.F. < 21,730 S.F.
ALLOWED SLOPES STEEPER THAN NATURAL GRADE (5% MAX.):	2,844 S.F. (5%)
PROPOSED SLOPES STEEPER THAN NATURAL GRADE (AREA):	0 S.F. (5%)
VOLUME OF CUT:	93 C.Y.
VOLUME OF FILL:	98 C.Y.
TOTAL CUT&FILL:	191 C.Y.
HILLSIDE ASSURANCE @ $25/CUBIC YARD OF CUT+FILL:	$4,775

ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.

DISTURBED AREA DATA PER EXIST. PLANS

SITE SLOPE: 16%
ALLOWABLE DISTURBED AREA: 30.48% OR 17,473 S.F.
AREA OF DISTURBANCE: 25,453 S.F.
BUILDING FOOTPRINT: 6,760 S.F.
DRIVEWAY AREA: 50% CREDIT: 1,930 S.F.
PROPOSED DISTURBED AREA: 29.24% OR 16,764 S.F.
TOTAL UNDER ROOF: 10,153 S.F.

GRADING SPECIFICATIONS

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6. THE USE OF HYDRAULIC RAM HAMMERS AND HEAVY EQUIPMENT SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM AND 6:00PM MONDAY THROUGH SATURDAY WITH NO WORK ON SUNDAY.

LEGEND

HISTORIC CONTOURS PER ALTA/ACSM LAND TITLE SURVEY PREPARED BY LAND SURVEY SERVICES PLC DATED 08-2002

CALL TWO WORKING DAYS BEFORE YOU DIG (602) 263 1100 BLUE STAKE CENTER

DATE: 05/25/17	
JOB: 1608081	
VERSION: 3.5	
PLOT DATE: 05/25/17	
SCALE: 1"=20'	
DESIGNED BY: NP	
DRAWN BY: DW	
CHECKED BY: JJ	
REVISIONS:	DATE:

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LIMITED GRADING & DRAINAGE RESTORATION PLAN

LOT 10 - SANCTUARY 6199 N 44TH ST PARADISE VALLEY, AZ 85253

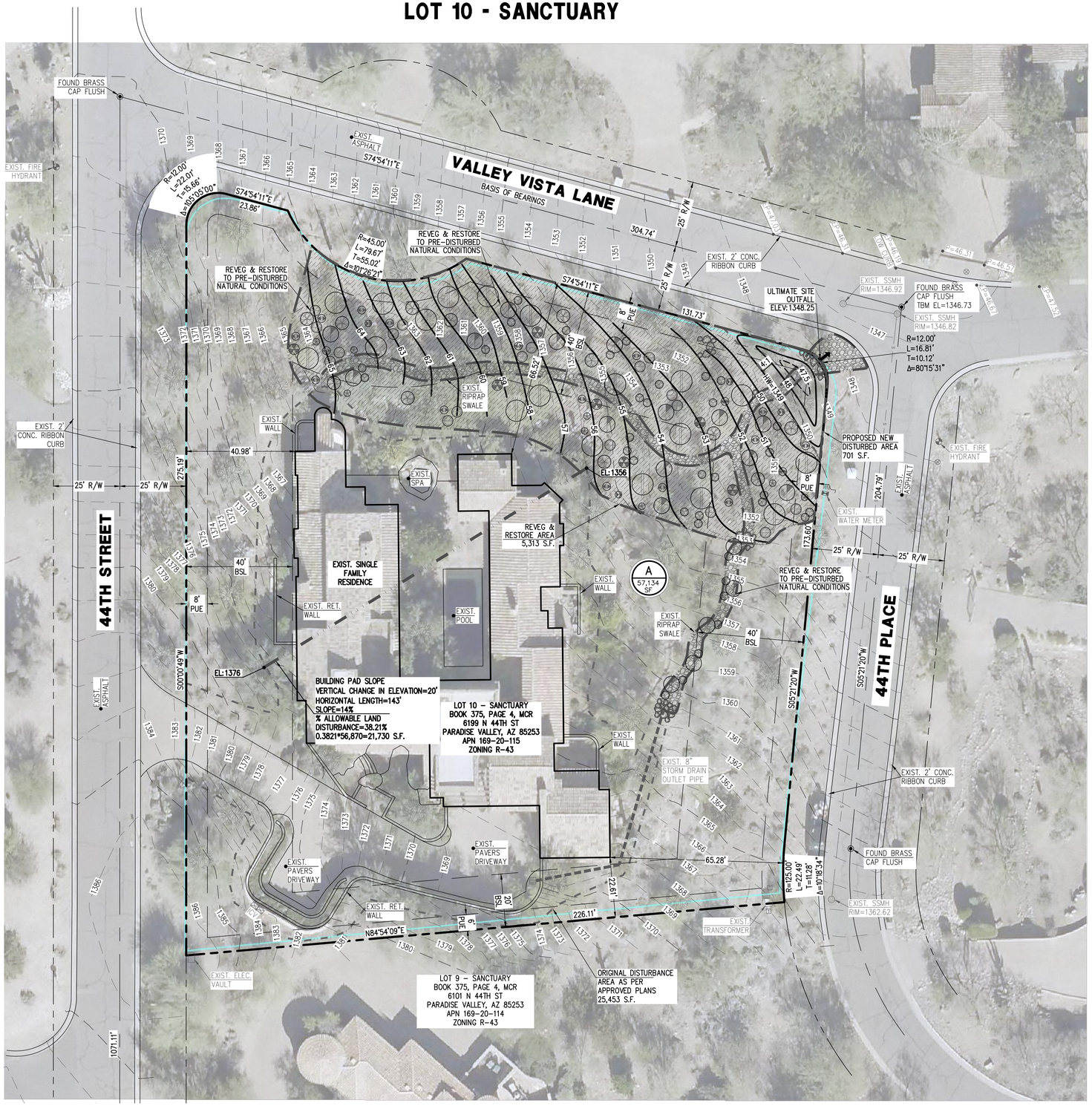
P. 602 889 1984 | F. 602 445 9482
8808 N. CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX@LDGENG.COM
Land DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 41005 NICKOLA J. PRODANOV Date Signed 05/25/17 ARIZONA, U.S.A. Expires 06/30/2019

C-2

2 OF 2

AERIAL MAP EXHIBIT
MARSONER RESIDENCE
6199 N 44TH ST., PARADISE VALLEY, AZ 85253
LOT 10 - SANCTUARY



N

20' 10' 0 20'

SCALE 1" = 20'

CALL TWO WORKING DAYS BEFORE YOU DIG
(602) 263 1100
BLUE STAKE CENTER

REVISIONS:	DATE:	SCALE: 1"=20'	DATE: 05/25/17
		DESIGNED BY: NP	JOB: 1608081
		DRAWN BY: DW	VERSION: 3.5
		CHECKED BY: JJ	PLOT DATE: 05/25/17

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AERIAL MAP EXHIBIT

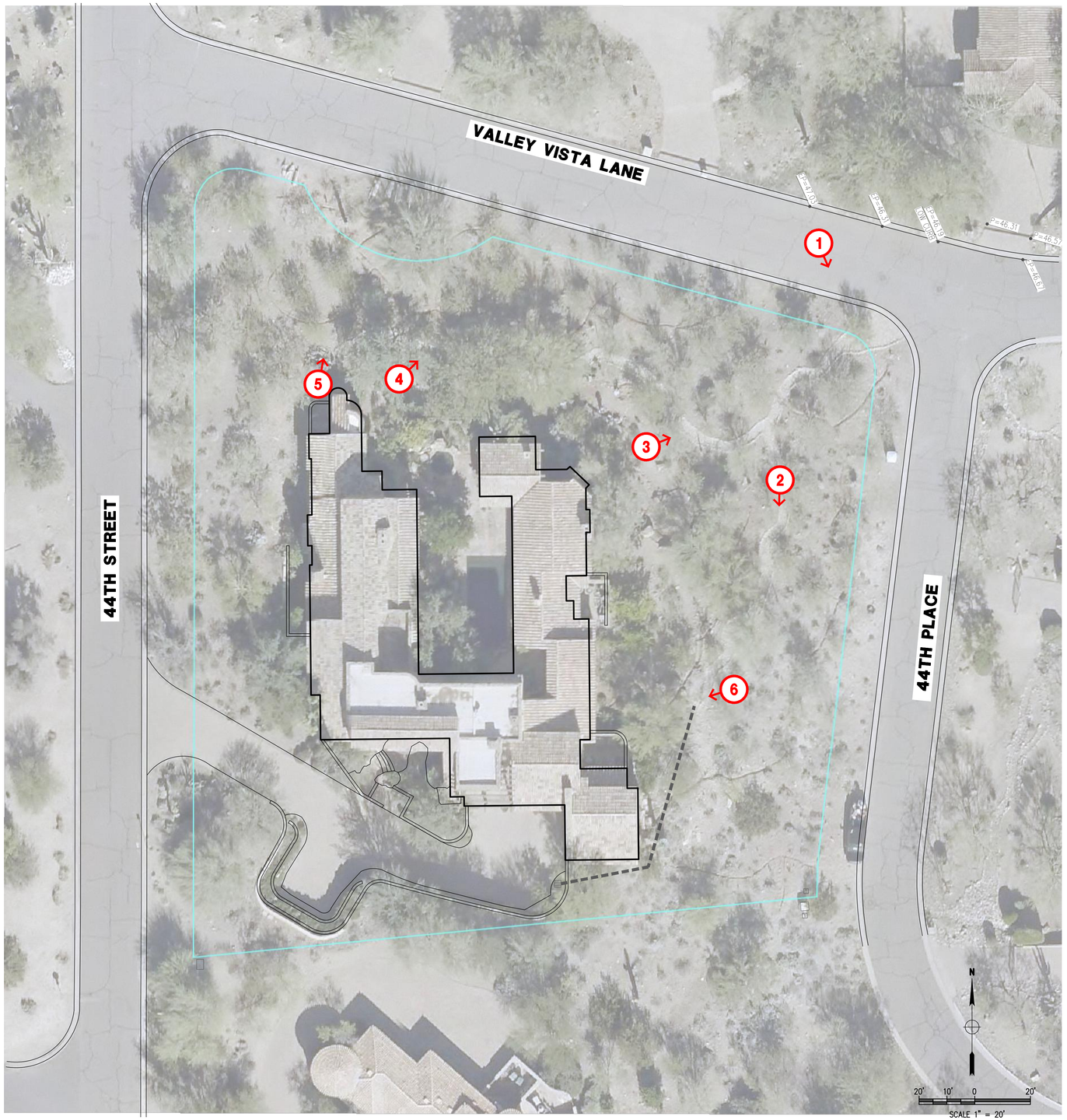
LOT 10 - SANCTUARY
6199 N 44TH ST
PARADISE VALLEY, AZ 85253

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

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 41005
NICKOLA J. PRODANOV
Date Signed 05/18/17
ARIZONA, U.S.A.
Expires 06/30/2019

AE

PHOTOS EXHIBIT
MARSONER RESIDENCE
6199 N 44TH ST., PARADISE VALLEY, AZ 85253
LOT 10 - SANCTUARY



1

2

3

4

5

6

REVISIONS:	DATE:	SCALE: 1"=20'	DATE: 01/23/17
		DESIGNED BY: NP	JOB: 1608081
		DRAWN BY: DW	VERSION: 1.1
		CHECKED BY: JB	PLOT DATE: 01/23/17

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PHOTOS EXHIBIT

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PARADISE VALLEY, AZ 85253

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CERTIFICATE NO. 41005
NICKOLA J. PRODANOV
Date Signed 01/23/17
ARIZONA, U.S.A.
Expires 06/30/2019

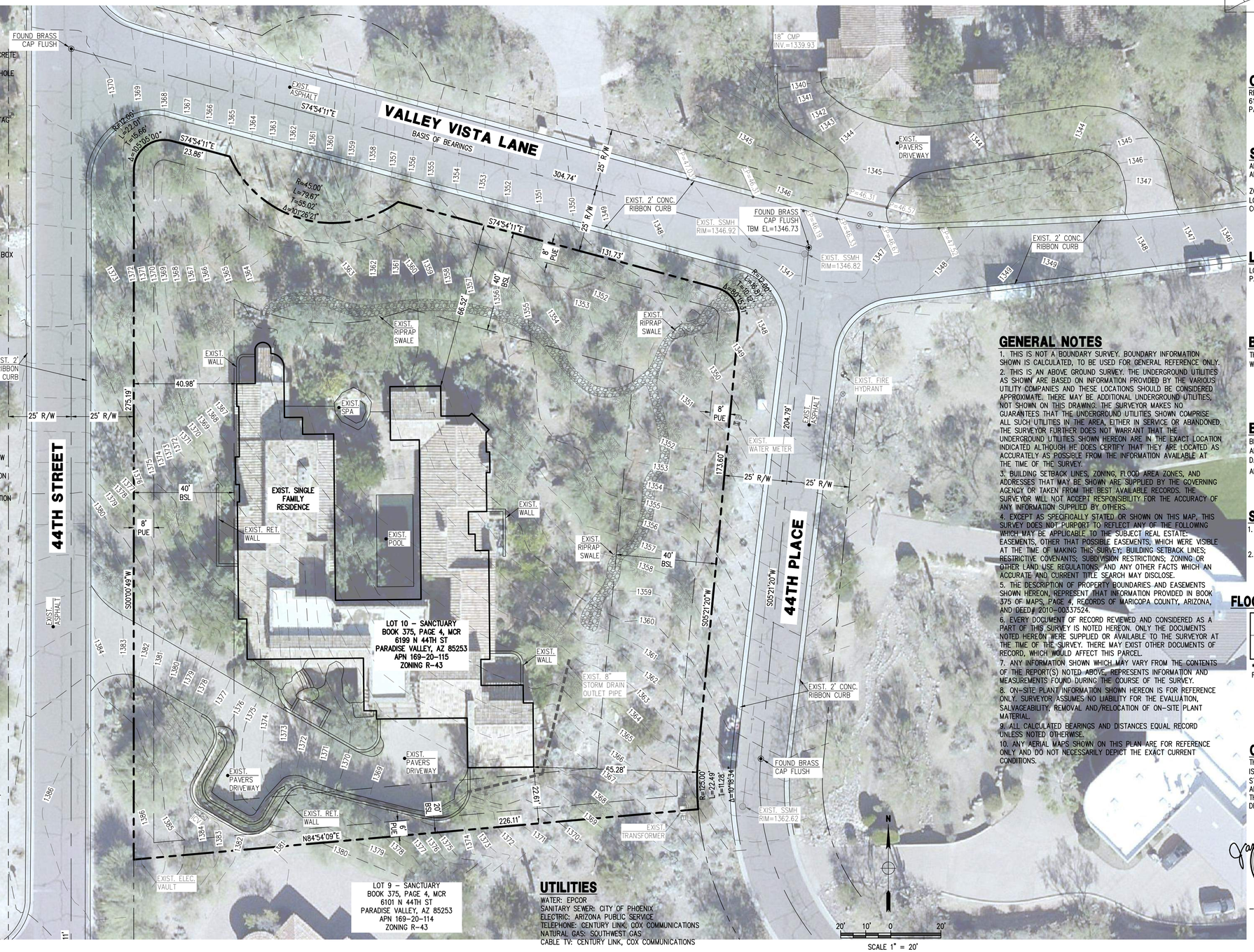
PHE

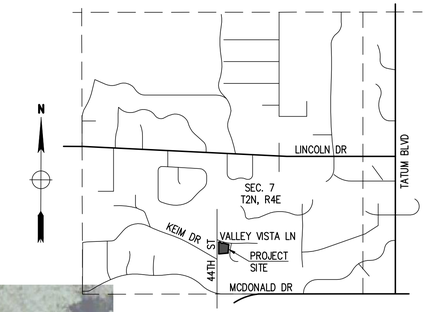
TOPOGRAPHIC SURVEY
LOT 10 - SANCTUARY
6199 N 44TH ST
PARADISE VALLEY, AZ 85253

A SUBDIVISION PLAT RECORDED IN BOOK 375 OF MAPS, PAGE 4, MCR.,
LOCATED IN A PORTION OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 7, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND

- SECTION CORNER
- 1/4 QUARTER
- SCRIBED "X" IN CONCRETE
- BRASS CAP IN HANDHOLE
- BRASS CAP FLUSH
- FOUND 1" IRON PIPE
- SET 1/2" REBAR & TAG OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- SIGN
- WM WATER METER
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION CONTROL BOX
- E.M. ELECTRIC METER
- A/C UNIT
- GM GAS METER
- TELEPHONE PEDESTAL
- SEWER CLEANOUT
- LIGHT POLE
- T CATV, PHONE
- S SEWER LINE
- W WATER LINE
- E ELECTRIC LINE
- FENCE
- 1321 EXISTING CONTOUR
- EXIST. DRAINAGE FLOW
- x21.12 EXIST. SPOT ELEVATION
- TREE/LARGE VEGETATION





VICINITY MAP
N.T.S.

OWNER
REINHOLD H. MARSONER
6199 N 44TH ST
PARADISE VALLEY, AZ 85253

SITE DATA
APN: 169-20-115
ADDRESS: 6199 N 44TH ST PARADISE VALLEY, AZ 85253
ZONING: R-43
LOT AREA: 56,870 S.F (1.306 AC.)
CONSTRUCTION YEAR: 2005

LEGAL DESCRIPTION
LOT 10, THE SANCTUARY, ACCORDING TO BOOK 375 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARINGS
THE MONUMENT LINE OF VALLEY VISTA LANE, THE BEARING OF WHICH IS S74°54'11"E.

BENCHMARK
BRASS CAP FLUSH AT THE INTERSECTION OF VALLEY VISTA LAND AND 44TH PLACE HAVING AN ELEVATION OF 1346.73 (PROJECT DATUM)
ADD 1.70 FOR GDACS (TOPV) DATUM NAVD 88

SURVEY REFERENCES
1. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SETBACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 375 OF MAPS, PAGE 4, MCR.
2. WARRANTY DEED RECORDED IN DOC. NO. 2010-0337524, M.C.R.

GENERAL NOTES
1. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN IS CALCULATED, TO BE USED FOR GENERAL REFERENCE ONLY.
2. THIS IS AN ABOVE GROUND SURVEY. THE UNDERGROUND UTILITIES AS SHOWN ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES, NOT SHOWN ON THIS DRAWING. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY.
3. BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
4. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAT POSSIBLE EASEMENTS, WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN BOOK 375 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA, AND DEED# 2010-00337524.
6. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED OR AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY. THERE MAY EXIST OTHER DOCUMENTS OF RECORD, WHICH WOULD AFFECT THIS PARCEL.
7. ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
8. ON-SITE PLANT INFORMATION SHOWN HEREON IS FOR REFERENCE ONLY. SURVEYOR ASSUMES NO LIABILITY FOR THE EVALUATION, SALVAGEABILITY, REMOVAL AND/RELOCATION OF ON-SITE PLANT MATERIAL.
9. ALL CALCULATED BEARINGS AND DISTANCES EQUAL RECORD UNLESS NOTED OTHERWISE.
10. ANY AERIAL MAPS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT THE EXACT CURRENT CONDITIONS.

UTILITIES
WATER: EPCOR
SANITARY SEWER: CITY OF PHOENIX
ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY # 040049	PANEL # 1765 OF 4425	SUFFIX L	BASED FLOOD ELEVATION N/A
MAP # 04013C	PANEL DATE 10/16/2013	ZONE X*	

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

CERTIFICATE OF SURVEY
THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE CURRENT "MINIMUM STANDARDS FOR ARIZONA BOUNDARY AND TOPOGRAPHIC SURVEYS", AND THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS SURVEYED AND DRAWN UNDER MY DIRECTION IN THE MONTH OF AUGUST, 2016.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 35694 JAMES B. FLACK Date Signed 03/07/17 ARIZONA, U.S.A. Expires 12/31/2018

JAMES FLACK, RLS — 03/07/17 DATE

ABBREVIATIONS

BC	BACK OF CURB
BSL	BUILDING SETBACK LINE
C11	CURVE LABEL
℄	CENTERLINE
DE	DRAINAGE EASEMENT
EG	EXISTING GRADE
EL, ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX, EXIST.	EXISTING
FG	FINISH GRADE
FL	FLOW LINE
FND	FOUND
G	GUTTER, GAS
INV	INVERT
JBE	JOINT USE & BENEFIT EASEMENT
L11	LINE LABEL
(M)	MEASURED
MCR	MARICOPA COUNTY RECORDER
MH	MANHOLE
P, PVMT	PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
(R), REC.	RECORDED
R	RADIUS
R/W	RIGHT OF WAY
T	TANGENT, TELEPHONE
TC	TOP OF CURB
TG	TOP OF GRATE
TPV	TOWN OF PARADISE VALLEY
TRW	TOP OF RETAINING WALL
W	WEST, WATERLINE
WDO	WALL DRAINAGE OPENING
WM	WATER METER

DATE: 03/07/17	
SCALE: 1"=20'	JOB: 1608081
DESIGNED BY: NP	VERSION: 1.2
DRAWN BY: DW	PLOT DATE: 03/07/17
CHECKED BY: JF	
REVISIONS:	

THE DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN PROPERTY OF LAND DEVELOPMENT GROUP, LLC. UNAUTHORIZED USE, REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF LAND DEVELOPMENT GROUP, LLC IS PROHIBITED. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED.

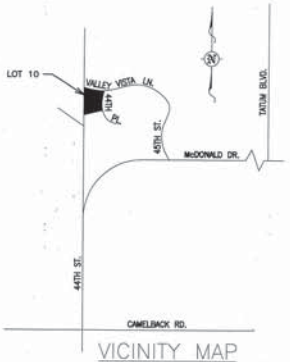
TOPOGRAPHIC SURVEY MAP

LOT 10 - SANCTUARY
6199 N 44TH ST
PARADISE VALLEY, AZ 85253

P: 602.889.1984 | F: 602.445.9462
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX@LDGENG.COM
Land DEVELOPMENT GROUP

GRADING AND DRAINAGE

LOT 10 OF THE SANCTUARY
A HILLSIDE SUBDIVISION
MCR 375/04



VICINITY MAP

N.T.S.

OWNER
REINHOLD H. MARSONER
1219 W. GENEVA DR.
TEMPE, AZ 85282
(602) 943-4248

ARCHITECT
TAFOYA ASSOCIATED ARCHITECTS
P.O. BOX 5407
CAREFREE, ARIZONA 85377
PHONE (480) 488-6581

LANDSCAPING
DONNA M. WINTERS & ASSOCIATES
7898 E. ACOMA DR. SUITE 110
SCOTTSDALE, AZ 85260
(480) 483-7289

STRUCTURAL/WALL
TRIVIZ & ASSOCIATES
15023 N. 73RD ST. SUITE 203
SCOTTSDALE, AZ 85260
(480) 922-1698

CIVIL ENGINEER
GANNETT FLEMING, INC.
3001 E. CAMELBACK RD. SUITE 130
PHOENIX, AZ 84016-4498
PHONE: (602) 553-8817
FAX: (602) 553-8816

LOT ADDRESS
4405 E. VALLEY VISTA LANE
PARADISE VALLEY, AZ 85253

LAND DESCRIPTION
LOT 10 OF THE SANCTUARY, A HILLSIDE SUBDIVISION, ACCORDING TO THE PLAT RECORDED APRIL 21, 1994 IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 375 OF MAPS, PAGE 04.

ZONING
HILLSIDE R-43

SITE INFORMATION
LOT AREA: 57,326 SQFT = 1.3160 ACRES
SITE SLOPE: 16% (100' HORIZONTAL, 16' VERTICAL)
ALLOWABLE DISTURBED AREA: 30.48% OR 17,472.96 SQFT

AREA OF DISTURBANCE (INCLUDING BUILDINGS)	25,453.0 SQFT
BUILDING FOOTPRINT AREA: 6,760 SQFT	-6,760.0 SQFT
DRIVEWAY AREA: 3,859 SQFT (50% CREDIT)	-1,929.5 SQFT
PROPOSED DISTURBED AREA: 29.24% OR	16,763.5 SQFT

EARTHWORK QUANTITIES
CUT = 2150 C.Y.
FILL = 100 C.Y.
NET = 2050 C.Y. OF CUT

QUANTITIES SHOWN HEREON ARE FOR THE PURPOSE OF TOWN APPROVALS. EACH BIDDER/CONTRACTOR SHALL INDEPENDENTLY DETERMINE QUANTITIES FOR HIS OWN PURPOSE. NO SHRINK OR SWELL FACTOR HAS BEEN CONSIDERED.

BENCHMARK
SOUTHWEST CORNER OF SECTION 7, BRASS CAP IN HANDHOLE. ELEVATION=1310.29'

LOCAL BENCHMARKS
INTERSECTION OF VALLEY VISTA LANE AND 44TH PLACE, BRASS CAP FLUSH. ELEVATION=1346.73'

GENERAL NOTES
1 NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLIED WITH INCLUDING, BUT NOT LIMITED TO LANDSCAPING, FIRE FLOW, FIRE SAFETY AND ALL ONSITE AND OFFSITE 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 THE USE OF HYDRAULIC RAM HAMMERS AND HEAVY EQUIPMENT SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM AND 6:00PM MONDAY THROUGH SATURDAY WITH NO WORK ON SUNDAY.

5 CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREAS.

6 ALL FIREPLACES MUST HAVE GAS LOG SETS PERMANENTLY INSTALLED, AND BE COMPLIANT WITH 40 CFR PART 60, SUBPART A. LIGHTERS FOR SOLID FUEL ARE NOT PERMITTED.

7 PRIOR TO FIRST FOOTING INSPECTIONS OF ANY TYPE, ALL PROPERTY CORNER MONUMENTS SHALL BE PLACED BY A REGISTERED ARIZONA LAND SURVEYOR, AND SAID MONUMENTS ARE TO BE PHYSICALLY IDENTIFIED PER TOWN OF PARADISE VALLEY MINIMUM SUBMITTAL REQUIREMENTS.

8 HOMEOWNER IS RESPONSIBLE TO MAINTAIN ALL DRAINAGE IMPROVEMENTS.

9 RETAINING WALLS DESIGNED BY OTHERS. A SEPARATE PERMIT APPLICATION IS REQUIRED FOR ON-SITE RETAINING WALLS.

10 REFER TO DRAINAGE REPORT FOR FURTHER DRAINAGE CONSIDERATIONS OF THE LOT.

11 THE TOP FOUR (4) INCHES OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND THE SOIL SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS.

12 REFERENCE 1997 UBC CHAPTER 33 AND APPENDIX 33 FOR GRADING OPERATIONS, BUILDING SITE PREPARATION, AND COMPACTION.

13 PROVIDE SPLASH PADS AT ALL ROOF DRAINS.

14 3:1 MAX. CUT/FILL SLOPES (OR PER GEOTECHNICAL RECOMMENDATIONS).

15 COORDINATE WATER, SEWER, TELEPHONE, GAS, POWER AND CABLE SERVICE CONNECTIONS WITH ARCHITECT'S PLANS. TWO-WAY CLEANOUT REQUIRED ON SANITARY SEWER OUTSIDE OF STRUCTURE.

16 HOMEOWNER IS RESPONSIBLE FOR MAINTAINING ALL DRAINAGE IMPROVEMENTS.

17 SLOPES AWAY FROM THE HOUSE MUST NOT BE LESS THAN SIX INCHES (6") IN TEN FEET (10') ON ALL SIDES UNLESS OTHERWISE NOTES.

18 UNLESS NOTED OTHERWISE WITH SPOT GRADES OR PROPOSED CONTOURS, ADJACENT GRADES TO IMPROVEMENTS SHALL BE REGRADED TO PRE-DEVELOPEMENT CHARACTERISTICS.

19 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH M.A.G. STANDARD DETAILS AND SPECIFICATIONS.

RETAINING WALL TABLE

WALL #	LENGTH	MAX EXPOSED HEIGHT
1	87.6'	8'
2	62.0'	3.5'
3	68.5'	7.7'
4	40.0'	5.5'
5	47.7'	5.0'
6	13.8'	4.0'
7	65.7'	6.7'
TOTAL	385.3'	

ENGINEERS CERTIFICATION
I HEREBY CERTIFY THAT THE FINISHED FLOOR ELEVATION SHOWN ON THIS PLAN OF 1362.50 IS 12"+ ABOVE THE 100 YEAR STORM ELEVATION ACCORDING TO SECTION 1024, PARAGRAPH V OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE. NO 100 YEAR STORM ELEVATION EFFECTS THIS LOT.

REGISTERED PROFESSIONAL ENGINEER — DATE 3/18/03

APPROVED BY: _____ PARADISE VALLEY TOWN ENGINEER — DATE

NOTE: THE HOMEOWNER IS RESPONSIBLE TO MAINTAIN ALL IMPROVEMENTS TO CONTROL DRAINAGE.

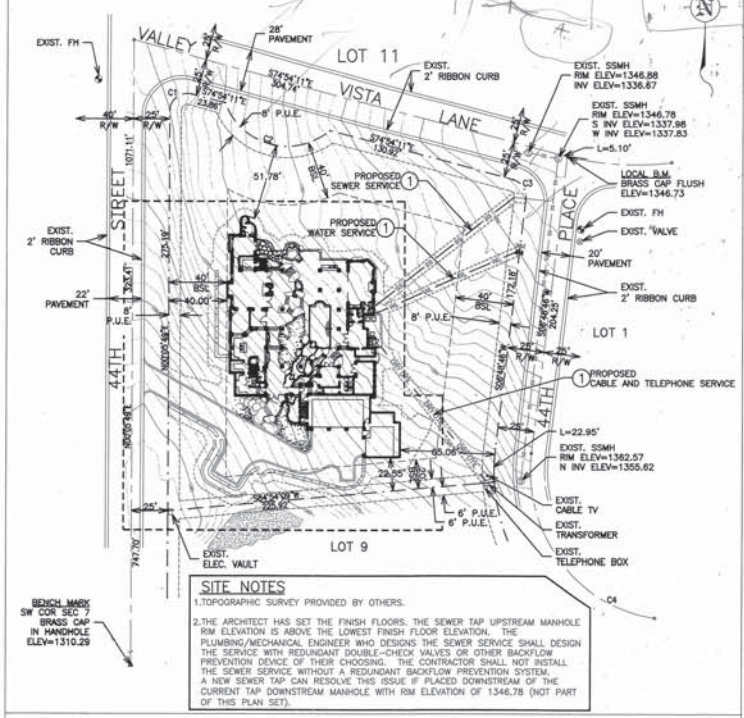
CURVE TABLE

C1	R=12.00'	L=21.99'	T=15.64'	Δ=105°00'00"
C2	R=45.00'	L=88.36'	T=67.35'	Δ=112°30'07"
C3	R=12.00'	L=17.11'	T=10.38'	Δ=81°42'57"
C4	R=100.00'	L=154.83'	T=97.78'	Δ=88°42'39"

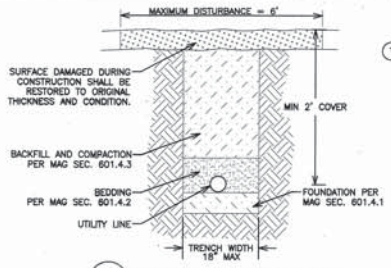
SITE MAP

--- SHEET 2 OF 2

SCALE: 1" = 40'



SITE NOTES
1. TOPOGRAPHIC SURVEY PROVIDED BY OTHERS.
2. THE ARCHITECT HAS SET THE FINISH FLOORS. THE SEWER TAP UPSTREAM MANHOLE RIM ELEVATION IS ABOVE THE LOWEST FINISH FLOOR ELEVATION. THE PLUMBING/MECHANICAL ENGINEER WHO DESIGNS THE SEWER SERVICE SHALL DESIGN THE SERVICE WITH REDUNDANT DOUBLE-CHECK VALVES OR OTHER BACKFLOW PREVENTION DEVICE OF THEIR CHOOSING. THE CONTRACTOR SHALL NOT INSTALL THE SEWER SERVICE WITHOUT A REDUNDANT BACKFLOW PREVENTION SYSTEM. A NEW SEWER TAP CAN RESOLVE THIS ISSUE IF PLACED DOWNSTREAM OF THE CURRENT TAP DOWNSTREAM MANHOLE WITH RIM ELEVATION OF 1346.78 (NOT PART OF THIS PLAN SET).



1 UTILITY TRENCH DETAIL

N.T.S.

CONSTRUCTION NOTES
1 CONTRACTOR TO COORDINATE PROVISION OF STUB OUTS TO LOT FOR WATER, SEWER, POWER, TELEPHONE AND CATV. CONTRACTOR TO RUN THESE SERVICES TO STRUCTURE AND CONNECT TO RESIDENCE WHERE INSTRUCTED BY ARCHITECT. TRENCH EXCAVATION, FOUNDATION, BEDDING, BACKFILL AND COMPACTION PER MAG SECTIONS 601 AND PER DETAIL THIS SHEET.

SHEET INDEX

1. NOTES AND SITE MAP
2. GRADING AND DRAINAGE

LEGEND

M.C.R. 557-08	MARICOPA COUNTY RECORDERS BOOK 557 OF MAPS, PAGE 08
	PROPERTY LINE
	EASEMENT LINE
	CENTERLINE
	LIMITS OF DISTURBANCE
2489	INTERMEDIATE CONTOUR LINE (1' INTERVAL)
2490'	INDEX CONTOUR LINE (5' INTERVAL)
	PROPERTY CORNER-FOUND
P.U.E.	EXIST. PUBLIC UTILITY EASEMENT
997.7	PROPOSED GROUND ELEVATION
X97.70	PROPOSED CONCRETE ELEVATION
G97.70	PROPOSED DRAIN GRATE ELEVATION
INV94.22	PROPOSED INVERT ELEVATION
TW94.2	PROPOSED TOP OF WALL ELEVATION
3.3%	PROPOSED SLOPE AND DIRECTION
	PROPOSED FLOW LINE
	FLOW ARROW
70	PROPOSED CONTOUR
Q100=89 cfs	100-YEAR FLOW
	PROPOSED RIP-RAP
	PROPOSED LIMITS OF DISTURBANCE
	EXISTING FIRE HYDRANT
	EXISTING SEWER MANHOLE
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING SEWER LINE
	PROPOSED SEWER SERVICE
	PROPOSED WATER SERVICE
DRY UTIL	PROPOSED DRY UTILITY SERVICE
2	RETAINING WALL ID

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NO. / PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEV. (IN AO ZONE USE DEPTH)
040049	1690 09/30/1995	E	09/30/1995	X	N.A.

APPROVAL:

APPROVED BY TOWN ENGINEER — DATE

REVISIONS			
NO.		DATE	APP.

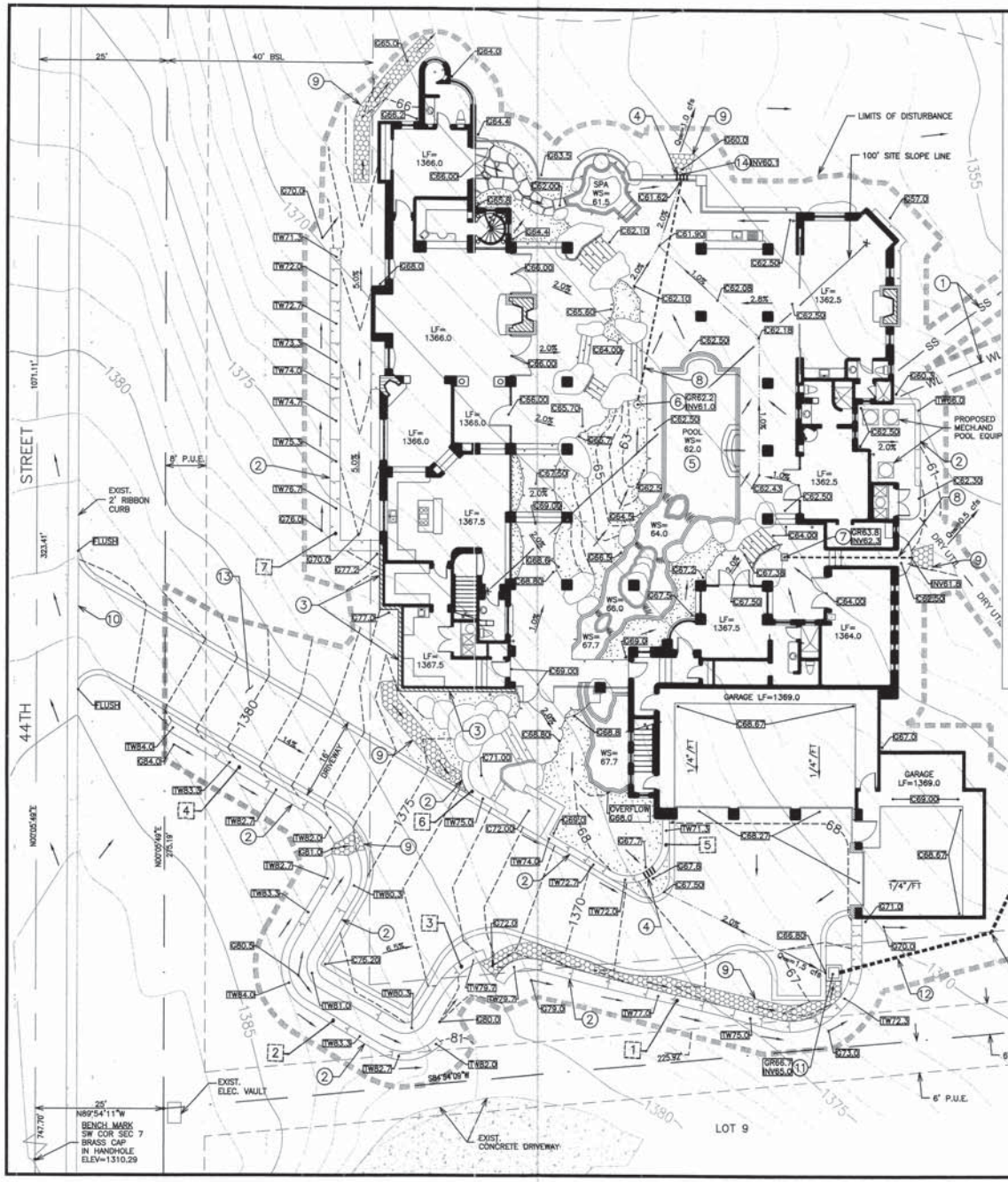
J253-400

NOTES AND SITE MAP
LOT 10 OF THE SANCTUARY
A HILLSIDE SUBDIVISION
MCR 375/04

PREPARED BY GANNETT FLEMING INC.
3001 E. CAMELBACK ROAD, STE. 130
PHOENIX, ARIZONA, 85016-4498
PH. 602-553-8817, FAX 602-553-8816

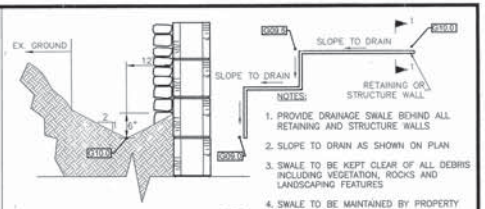
SCALE: NONE			SHEET 1 OF 2
JOB NUMBER	DATE	DESIGNER	DRAWN BY
41325.001	03/03	SSV	SSV

FP-22



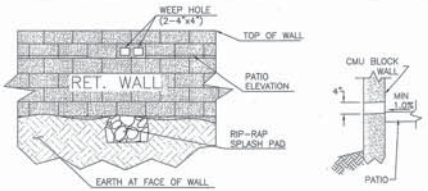
CONSTRUCTION NOTES

1. CONTRACTOR TO COORDINATE PROVISION OF STUB OUTS TO LOT FOR WATER, SEWER, POWER, TELEPHONE AND CATV. CONTRACTOR TO RUN THESE SERVICES TO STRUCTURE AND CONNECT TO RESIDENCE WHERE INSTRUCTED BY ARCHITECT. TRENCH EXCAVATION, FOUNDATION, BEDDING, BACKFILL AND COMPACTION PER MAG SECTIONS 601 AND PER DETAIL ON SHEET 1.
2. RETAINING/SCREEN WALLS BY OTHERS, REFER TO ARCHITECT'S PLANS. WALLS TO INCLUDE WATERPROOFING AS WELL AS SUBSURFACE DRAINAGE CONSIDERATION OF RETAINED SOILS. GRADE BEHIND WALLS PER WALL GRADING DETAIL THIS SHEET.
3. IN ADDITION TO STEM WALL WATERPROOFING BELOW GRADE, CONTRACTOR TO WATERPROOF EXTERIOR WALL SURFACE 2' ABOVE FINISH ADJACENT GRADE WHEREVER THE ADJACENT GROUND IS ABOVE THE FINISH FLOOR OF THE STRUCTURE (TYPICAL ALL PLACES). GRADE BEHIND WALLS PER WALL GRADING DETAIL THIS SHEET.
4. CONSTRUCT WEEP HOLE PER DETAIL SHEET 2. INSTALL AT MAXIMUM 12' CENTERS, AT LOW POINTS ALONG WALL OR AS SHOWN PER PLAN. SLOPE TO DRAIN.
5. POOL SHALL BE SECURED FROM UNWANTED ACCESS.
6. INSTALL 12" ATRIUM DRAIN PER DETAIL THIS SHEET. CONNECT GRATE WITH 4" DRAIN PIPE (SEE NOTE 8). SLOPE PIPE PER INVERTS SHOWN ON PLAN (MIN 2% SLOPE). SET GRATE ELEVATION PER PLANS OR FLUSH WITH FINAL GRADE. SLOPE SURROUNDING GRADES TO DRAIN.
7. INSTALL 12" PATIO DRAIN PER DETAIL THIS SHEET. CONNECT GRATE WITH 4" DRAIN PIPE (SEE NOTE 8). SLOPE PIPE PER INVERTS SHOWN ON PLAN (MIN 2% SLOPE). SET GRATE ELEVATION PER PLANS OR FLUSH WITH FINAL GRADE. SLOPE SURROUNDING GRADES TO DRAIN.
8. INSTALL 4" PVC DRAIN PIPE (OR APPROVED EQUAL). SET INVERTS PER GRADES SHOWN ON PLAN (MIN 2.0% SLOPE). PROVIDE 4" CLEAN OUTS AT ALL HORIZONTAL AND VERTICAL BENDS OR AS SHOWN ON PLAN. CONTRACTOR TO COORDINATE PASSING OF PIPE THROUGH FOOTINGS.
9. PLACE MINIMUM 8" THICK BURIED RIP-RAP (D50-6") PER LIMITS SHOWN ON PLAN. PROVIDE SWALE FOR PROPER DRAINAGE.
10. RIBBON CURB AND GUTTER IS TO REMAIN AND PROPOSED DRIVE TO MATCH CURB ELEVATION.
11. INSTALL CATCH BASIN PER MAG STD DET 537, TYPE 'G', SINGLE GRATE (OR APPROVED EQUAL).
12. INSTALL 8" PVC DRAIN PIPE (OR APPROVED EQUAL). SET INVERTS PER GRADES SHOWN ON PLAN (MIN 2.0% SLOPE). PROVIDE 4" CLEAN OUTS AT ALL HORIZONTAL AND VERTICAL BENDS OR AS SHOWN ON PLAN. CONTRACTOR TO COORDINATE PASSING OF PIPE THROUGH FOOTINGS.
13. CONSTRUCT SAND-SET CONCRETE PAVER DRIVE. COLOR OF PAVERS AND CURBING TO BLEND WITH EXISTING NATIVE COLOR OF THE SITE. PLACEMENT PER ARCHITECT'S PLANS.
14. CONTRACTOR TO MAKE DRAIN PIPE FLUSH WITH WALL.

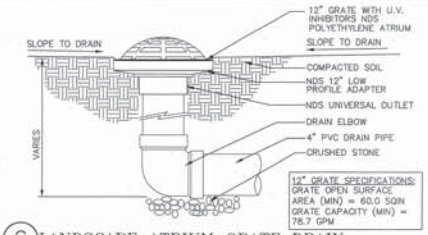


SECTION 1-1 N.T.S.

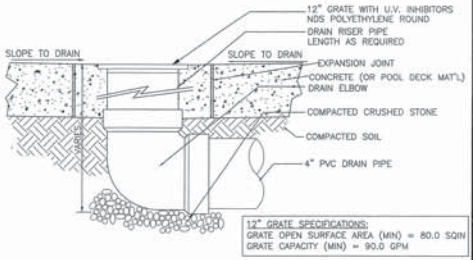
2 WALL GRADING DETAIL N.T.S.



4 SINGLE WEEP HOLE DETAIL N.T.S.



6 LANDSCAPE ATRIUM GRATE DRAIN N.T.S.



7 PATIO ROUND GRATE DRAIN N.T.S.

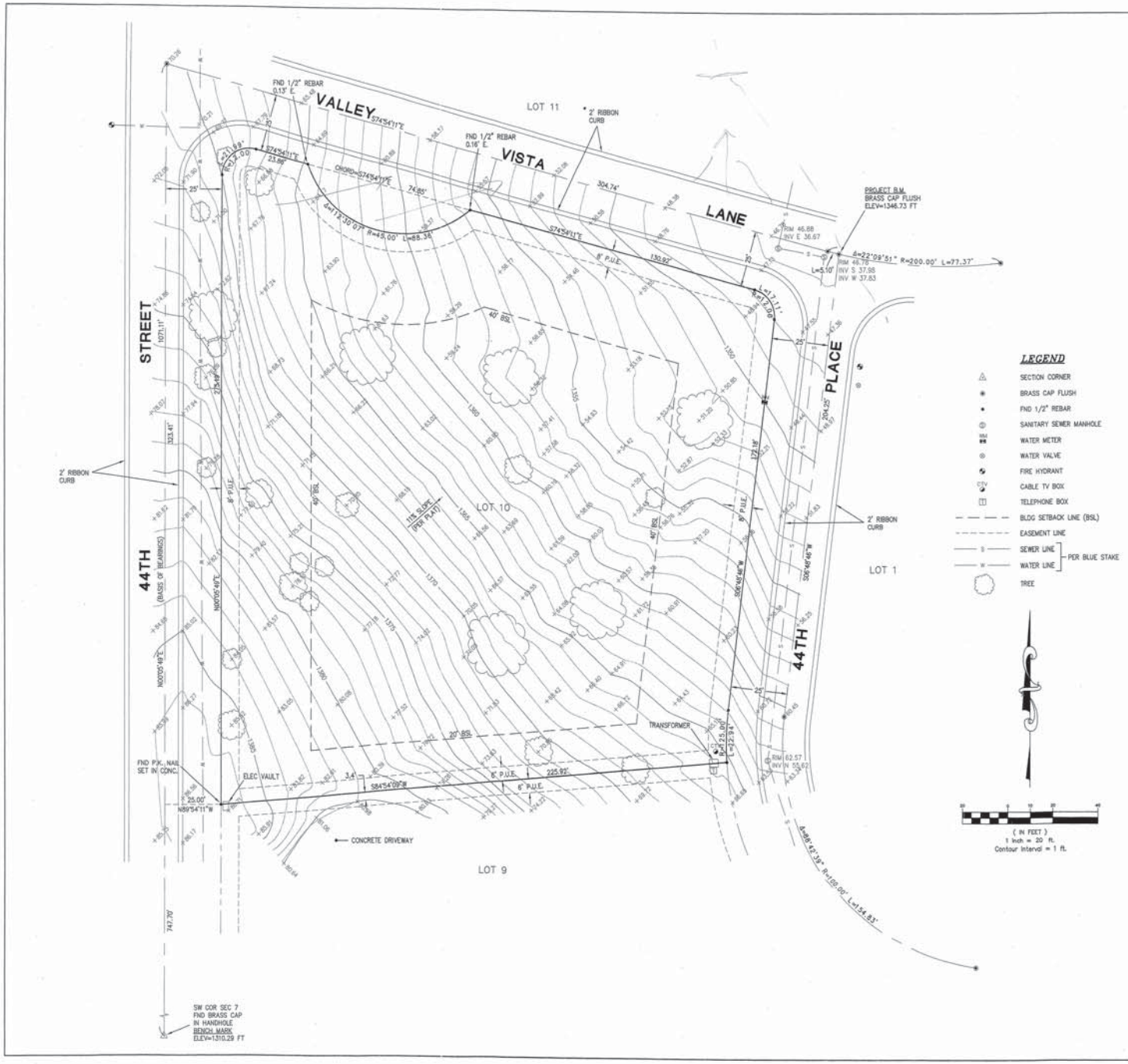
GRADING & DRAINAGE PLAN

LOT 10 OF THE SANCTUARY
A HILLSIDE SUBDIVISION
MCR 375/04

PREPARED BY GANNETT FLEMING INC.
3001 E. CAMELBACK ROAD, STE. 130
PHOENIX, ARIZONA, 85016-4498
PH. 602-553-8817, FAX 602-553-8816

SCALE: 1"=10'			SHEET 2 OF 2
JOB NUMBER	DATE	DESIGNER	DRAWN BY
41325.100	03/03	SSV	SSV

FF 2.2



LEGEND

- SECTION CORNER
- BRASS CAP FLUSH
- FND 1/2" REBAR
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- CABLE TV BOX
- TELEPHONE BOX
- BLDG SETBACK LINE (BSL)
- EASEMENT LINE
- SEWER LINE (PER BLUE STAKE)
- WATER LINE (PER BLUE STAKE)
- TREE

LEGAL DESCRIPTION

Lot 10, THE SANCTUARY, according to Book 375 of Maps, page 4, records of Maricopa County, Arizona

Containing 1.3160 acres.

NOTES

1. This survey is based upon a title commitment prepared by Transnation Title Insurance Company, File No. 01201438, issued July 26, 2002.

2. This property subject to the following Schedule B items:

a. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.
b. All matters as shown on the plat of said subdivision.
c. Restrictions, Conditions, Covenants, Reservations, Liabilities and Obligations per MCR No. 94-332754.

3. The Surveyor has relied on said title commitment to disclose all matters of record affecting the subject property. The Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other matters that may affect the property.

4. There are no buildings on this property.

5. All measurements shown hereon are record and measured per the plat of said subdivision, unless noted otherwise. All easements and setback lines are also take from the plat of said subdivision.

6. ©Copyright 2002. These drawings are an instrument of service and are the property of Land Survey Services. No reproduction or use of design concepts are allowed without written permission of Land Survey Services. Any violation of this copyright shall be subject to legal action.

CERTIFICATION

To Transnation Title Insurance Company and Reinhold Marsoner:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 4, 8, 9, 10, 11(a), 14, 15 and 16 from Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, the undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Thomas L. Rope, R.L.S. No. 21081

MARSONER PROPERTY

Land Survey Services PLC
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ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, T2N, R4E, G.&S.R.B.M., MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR CERTIFICATE NO. 21081 THOMAS L. ROPE 8-2-02 ARIZONA U.S.A.

DRAWN BY:	Thomas Rope
DATE:	AUG 2002
JOB NO.:	02105
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