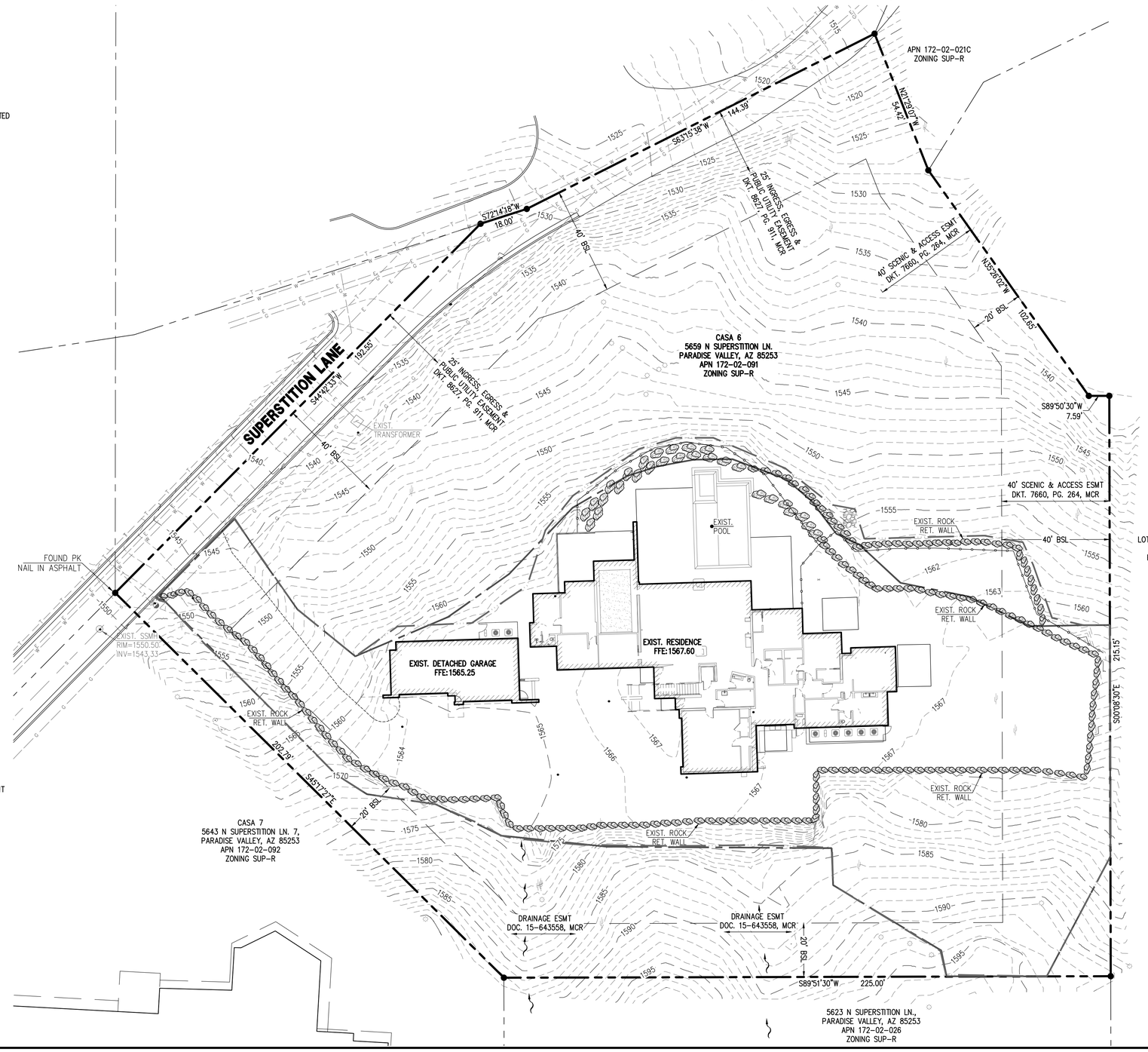
TOPOGRAPHIC SURVEY
CASA 6
5659 N SUPERSTITION LN., PARADISE VALLEY, AZ 85253

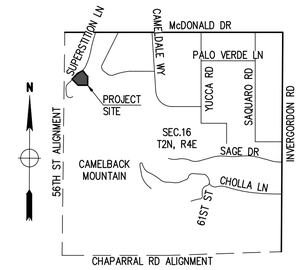
PART OF LOT 21 - TENNIS RANCH ON CAMELBACK

A SUBDIVISION PLAT RECORDED IN BOOK 124 OF MAPS, PAGE 35, MCR.,
LOCATED IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 16, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

N

20' 10' 0 20'
SCALE 1" = 20'





VICINITY MAP
NTS

LEGEND

- BRASS CAP FLUSH
- FOUND REBAR OR AS NOTED
- SET 1/2" REBAR & TAG OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- FIRE HYDRANT
- WM WATER METER
- SEWER MANHOLE
- HOSE BIB
- WATER VALVE
- CTV CABLE TV RISER
- E.M. ELECTRIC METER
- GM GAS METER
- IRRIGATION CONTROL BOX
- C COMMUNICATIONS LINE
- T CATV, PHONE
- S SEWER LINE
- G GAS LINE
- W WATER LINE
- E ELECTRIC LINE
- 1439 EXISTING CONTOUR
- EXIST. DRAINAGE FLOW
- x21.12 EXIST. SPOT ELEVATION

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
ƒ	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

OWNER
CASA SIX LLC
5060 N 40TH ST. STE 115,
PHOENIX, AZ 85018

SITE DATA
APN: 172-02-091
ADDRESS: 5659 N SUPERSTITION LN., PARADISE VALLEY, AZ 85253
ZONING: SUP-R
LOT AREA: 87,519 S.F (2.009 AC.)
TOPV QS#: 20-41

LEGAL DESCRIPTION
PARCEL NO. 1:
THAT PORTION OF THE EAST 334 FEET OF TRACT 4, O'BRIEN'S CAMELBACK LANDS, RECORDED IN BOOK 18 OF MAPS, PAGE 36, MARICOPA COUNTY RECORDER AND A PORTION OF LOT 21, CAMELDALE PROPERTIES, RECORDED IN BOOK 55 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY RECORDER AND PLAT OF CORRECTION TO CAMELDALE PROPERTIES, RECORDED IN BOOK 64 OF MAPS, PAGE 32, MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 21 AS SHOWN ON SAID PLAT OF CORRECTION;
THENCE SOUTH 00 DEGREES 08 MINUTES 30 SECONDS EAST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID LOT 21,199.85 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DOCKET 1201, PAGE 122, MARICOPA COUNTY RECORDER AND THE TRUE PONT OF BEGINNING;
THENCE CONTINUING SOUTH 00 DEGREES 08 MINUTES 30 SECONDS EAST, 215.15 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DOCKET 1661, PAGE 523, MARICOPA COUNTY RECORDER;
THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS WEST, 225.00 FEET TO THE NORTHWESTCORNER OF SAID PARCEL;
THENCE NORTH 45 DEGREES 17 MINUTES 27 SECONDS WEST, 202.79 FEET;
THENCE NORTH 44 DEGREES 42 MINUTES 33 SECONDS EAST, 192.55 FEET TO A POINT ON THE SOUTH LINE OF TENNIS RANCH ON CAMELBACK, RECORDED IN BOOK 124 OF MAPS, PAGE 35, MARICOPA COUNTY RECORDER;
THENCE ALONG THE SOUTH LINE OF SAID TENNIS RANCH ON CAMELBACK
NORTH 72 DEGREES 14 MINUTES 18 SECONDS EAST, 18.00 FEET;
THENCE NORTH 63 DEGREES 15 MINUTES 38 SECONDS EAST, 144.39 FEET;
THENCE SOUTH 21 DEGREES 29 MINUTES 07 SECONDS EAST, 54.42 FEET;
THENCE SOUTH 35 DEGREES 26 MINUTES 02 SECONDS EAST, 102.65 FEET;
THENCE NORTH 89 DEGREES 50 MINUTES 30 SECONDS EAST, 7.59 FEET TO THE TRUE POINT OF BEGINNING.
PARCEL NO 2:
AN EASEMENT FOR INGRESS AND EGRESS AS CREATED IN DOCKET 8627, PAGE 911, MARICOPA COUNTY RECORDER;
EXCEPT ANY PART LYING WITHIN PARCEL NO .1 ABOVE.

BASIS OF BEARINGS
THE MONUMENT LINE OF THE NORTHWEST QUARTER OF SECTION 16, ALSO BEING THE CENTERLINE OF MCDONALD DRIVE, THE BEARING OF WHICH IS S89°56'12"E, BEING AN ASSUMED BEARING FOR THIS SURVEY.

BENCHMARK
THE FOUND PK NAIL IN PAVEMENT WITH TAG RLS#43676,
THE ELEVATION OF WHICH IS 1600.59 (ASSUMED DATUM).

FLOOD INSURANCE RATE MAP (FIRM) DATA

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

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

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

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 SEPTEMBER, 2018.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 35694 JAMES B. FLACK Date Signed 10/08/18 ARIZONA, U.S.A.

Expires 12/31/2018
JAMES FLACK, RLS

10/08/18
DATE

DATE: 10/08/18
JOB: 1809210
VERSION: 1.1
PLOT DATE: 10/08/18
SCALE: 1"=20'
DESIGNED BY: NP
DRAWN BY: DW
CHECKED BY: JF
DATE:
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

CASA 6
5659 N SUPERSTITION LN,
PARADISE VALLEY, AZ 85253

P. 602.889.1984 | F. 602.445.9482
8808 N. CENTRAL AVE., SUITE 268
PHOENIX, AZ 85020
PHOENIX@LDDENG.COM
land DEVELOPMENT GROUP

GRADING & DRAINAGE PLAN

CASA 6 - 5659 N SUPERSTITION LN., PARADISE VALLEY, AZ 85253

PART OF LOT 21 - TENNIS RANCH ON CAMELBACK

A SUBDIVISION PLAT RECORDED IN BOOK 124 OF MAPS, PAGE 35, MCR.,
LOCATED IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 16, 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 1023 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 5-11-1 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 INTERNATIONAL BUILDING CODE PREPARED BY THE INTERNATIONAL CODE COUNCIL. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE TOWN FOR A FEE ESTABLISHED BY THE INTERNATIONAL 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 2015 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. ALL WATER AND SEWER LINES AND CONNECTIONS MUST BE INSTALLED PER IPC 2015, MAG AND CITY OF PHOENIX SUPPLEMENT TO MAG.
41. ALL PIPES AND FITTINGS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND DETAILS.
42. ABANDONMENT OR REMOVAL OF EXISTING SEPTIC SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT RULES AND STANDARDS, AND WILL REQUIRE SEPARATE PERMIT.
43. COORDINATE RIPRAP COLOR WITH LANDSCAPE PLANS AND DETAILS.
44. VERIFY AND COORDINATE WITH ARCHITECTURAL AND LANDSCAPE PLANS LOCATION AND HEIGHT OF ALL SITE WALLS.
45. REFER TO ARCHITECTURAL PLANS AND DETAILS FOR DEMOLITION OF EXISTING BUILDING STRUCTURE, SITE WALLS AND PAVEMENT.
46. VERIFY AND COORDINATE WITH LANDSCAPE PLANS FINAL LOCATION AND GRATE TYPE OF SPECIFIED AREA DRAINS AND TRENCH DRAINS.

LEGEND

Symbol	Description
	BRASS CAP FLUSH
	FOUND REBAR OR AS NOTED
	SET 1/2" REBAR & TAG OR AS NOTED
	CALCULATED POINT
	PROPERTY LINE
	EASEMENT LINE
	MONUMENT LINE
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
CTV	CABLE TV RISER
T	CATV, PHONE
S	SEWER LINE
W	WATER LINE
E	ELECTRIC LINE
C	COMMUNICATIONS LINE
G	GAS LINE
1321	EXISTING CONTOUR
	EXIST. DRAINAGE FLOW
x21.12	EXIST. SPOT ELEVATION
	PALO VERDE
	TREE
	EXISTING DISTURBED AREA
	PROPOSED DISTURBED AREA
	FLOW LINE
	DRAINAGE FLOW ARROW
44.25	PROPOSED SPOT ELEVATION
1445	PROPOSED CONTOUR
TR/TW: 28.33	TOP OF RAILING/NON-RET. WALL
TRW: 25.33	TOP OF RETAINING WALL
FG: 24.83	FINISH GRADE
TF: 21.00	TOP OF FOOTING
(BW: 22.00)	FINISH GRADE AT BOTTOM OF WALL
	CATCH BASIN
	STORM DRAIN PIPE
H1344	HISTORIC NATURAL GRADES PER FCDMC & COP AERIAL TOPOGRAPHY
	RETAINING WALL/AGAINST BUILDING
	EXTENDED BUILDING STEM WALL
	REVEGETATED AREA

GRADING SPECIFICATIONS

1. EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2015 I.B.C. AND WILL BE PERFORMED ACCORDINGLY.
2. THE CONTRACTOR WILL RETAIN A SOILS ENGINEER DURING CONSTRUCTION TO INSPECT PROGRESS OF CONSTRUCTION. CONCERNING PREPARATION OF GROUND TO RECEIVE FILLS, TESTING AND REQUIRED COMPACTION STABILITY OF ALL FINISH SLOPES INCLUDING CUT SLOPES.
3. COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 AND PROVISIONS AS SET FORTH IN THE SOILS REPORT.
4. BEARING MATERIALS FOR FILL UNDER RESIDENCE PAD IF NATIVE MATERIAL IS USED. LARGE ROCK FRAGMENTS MUST BE REMOVED THAT ARE IN EXCESS OF SIX INCHES. REMAINING MATERIAL MUST BE SMALLER PARTICLES OF SAND AND ROCK THAT CAN BE COMPACTED INTO A DENSE 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.
5. CUT-SLOPES: MAXIMUM ROCK CUT SLOPE TO BE 1.0 FEET HORIZONTAL TO 3.0 FEET VERTICAL PER GEOTECHNICAL STUDY.
6. FILL SLOPES: MAXIMUM FILL SLOPE TO BE 2.0 FEET HORIZONTAL TO 1.0 FEET VERTICAL.
7. COMPACTION FILL MATERIAL MUST BE PLACED ON 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.
8. ANY RETAINING WALLS ADJACENT TO THE PROPERTY LINES WILL BE UNDER THE SCOPE OF SPECIAL INSPECTION BY THE SOILS ENGINEER. THE DEVELOPER SHALL NOTIFY THE ADJOINING PROPERTY OWNERS IN WRITING, TEN DAYS PRIOR TO START OF CONSTRUCTION ON THESE WALLS PER SECTION 2903-B OF IBC. THE DEVELOPER WILL HAVE TO PROVIDE MEANS OF PROTECTION OF ADJACENT PROPERTY WHILE THIS WORK IS UNDER CONSTRUCTION.
9. ALL EXPOSED CUT AND FILL SHALL BE TREATED WITH AN APPROVED AGING AGENT TO MINIMIZE TO VISUAL CONTINUITY.

TOWN OF PARADISE VALLEY HILLSIDE NOTES

A. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLIED INLCUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE FLOW, FIRE SAFETY, AND ALL ONSITE AND OFFSITE IMPROVEMENTS.

B. ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.

C. ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.

D. THE USE OF HYDROLOGIC 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.

E. CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACES AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREA.

DISTURBED AREA CALCULATIONS

AREA OF LOT:	87,519 S.F (2.009 AC.)
TOTAL BUILDING FOOTPRINT:	7,300.5 S.F.
TOTAL FLOOR AREA:	13,753.3 S.F.
FLOOR AREA RATIO:	15.71% < 25%
(TOTAL FLOOR AREA/AREA OF LOT)	
BUILDING PAD SLOPE:	16%
VERTICAL:	24.5 FT
HORIZONTAL:	151 FT
ALLOWABLE NET DISTURBED AREA:	26,676 S.F. (30.48%)
EXISTING APPROVED DISTURBED AREA	35,948 S.F.
GROSS CURRENT EXISTING DISTURBED AREA:	37,847 S.F.
PROPOSED ADDITIONAL DISTURBED AREA:	1,899 S.F.
LESS TEMPORARY AREAS OF DISTURBANCE TO BE RESTORED AND REVEGETATED:	0 S.F.
LESS BUILDING FOOTPRINT AREA:	7,301 S.F.
LESS NEW DRIVEWAY AREAS:	4,320 S.F.
PROPOSED NET DISTURBED AREA:	26,226 S.F. < 26,676 S.F.
ALLOWED SLOPES STEEPER THAN NATURAL GRADE (5% MAX.):	4,376 S.F. (5%)
PROPOSED SLOPES STEEPER THAN NATURAL GRADE (AREA):	0 S.F. (0%)
VOLUME OF CUT:	0 C.Y.
VOLUME OF FILL:	66 C.Y.
TOTAL CUT&FILL:	66 C.Y.
HILLSIDE ASSURANCE @ $25/CUBIC YARD OF CUT+FILL:	$1,650

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.

* EXISTING HOME AND SITE IMPROVEMENTS REVIEWED, APPROVED AND BUILT BEFORE CURRENT HILLSIDE ORDINANCE WAS ADOPTED.
** EARTHWORK QUANTITIES ARE FOR THE ADDITIONAL DISTURBANCE OF 1,328 S.F.

DRAINAGE STATEMENT

1. ULTIMATE STORM OUTFALL IS LOCATED AT THE NORTHWEST PROP. CORNER LINE AT ELEVATION OF 1514.00.
2. PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
3. HISTORIC DRAINAGE PATTERNS ARE PRESERVED.
4. PROPOSED STORM DRAIN SYSTEM SHALL BE INSPECTED AND CLEANED FROM DEBRIS AND SILT AFTER EVERY MAJOR STORM EVENT.

EARTHWORK QUANTITIES

CUT: 0 C.Y.
FILL: 66 C.Y.
NET FILL: 66 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

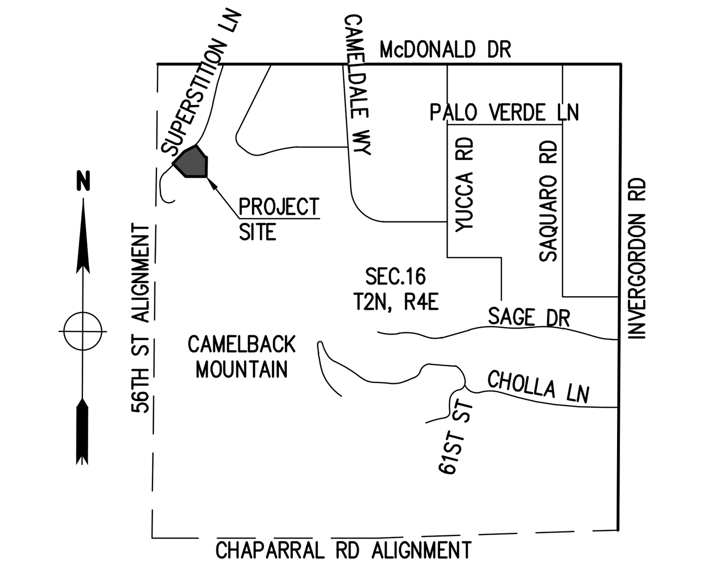
WATER: EPCOR WATER
SANITARY SEWER: CITY OF PHOENIX
ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

PROJECT DESCRIPTION

SITE REVISIONS TO APPROVED GRADING AND DRAINAGE PLAN PREPARED BY SKG ENTERPRISES, DATED 7/13/15.

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 I.F.C. SECT. 1003.2.1 AMD.



VICINITY MAP

NTS

OWNER

CASA SIX LLC
5060 N 40TH ST. STE 115,
PHOENIX, AZ 85018

SITE DATA

APN:	172-02-091
ADDRESS:	5659 N SUPERSTITION LN., PARADISE VALLEY, AZ 85253
ZONING:	SUP-R
LOT AREA:	87,519 S.F (2.009 AC.)
TOPV QS#:	20-41

BASIS OF BEARINGS

THE MONUMENT LINE OF THE NORTHWEST QUARTER OF SECTION 16, ALSO BEING THE CENTERLINE OF MCDONALD DRIVE, THE BEARING OF WHICH IS S89°56'12"E, BEING AN ASSUMED BEARING FOR THIS SURVEY.

BENCHMARK

THE FOUND PK NAIL IN PAVEMENT WITH TAG RLS#43676, THE ELEVATION OF WHICH IS 1600.59 (ASSUMED DATUM).

LEGAL DESCRIPTION

PARCEL NO. 1:
THAT PORTION OF THE EAST 334 FEET OF TRACT 4, O'BRIEN'S CAMELBACK LANDS, RECORDED IN BOOK 18 OF MAPS, PAGE 36, MARICOPA COUNTY RECORDER AND A PORTION OF LOT 21, CAMELDALE PROPERTIES, RECORDED IN BOOK 55 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY RECORDER AND PLAT OF CORRECTION TO CAMELDALE PROPERTIES, RECORDED IN BOOK 64 OF MAPS, PAGE 32, MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 21 AS SHOWN ON SAID PLAT OF CORRECTION;
THENCE SOUTH 00 DEGREES 08 MINUTES 30 SECONDS EAST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID LOT 21,199.85 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DOCKET 1201, PAGE 122, MARICOPA COUNTY RECORDER AND THE TRUE PONT OF BEGINNING;
THENCE CONTINUING SOUTH 00 DEGREES 08 MINUTES 30 SECONDS EAST, 215.15 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DOCKET 1661, PAGE 523, MARICOPA COUNTY RECORDER;
THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS WEST, 225.00 FEET TO THE NORTHWESTCORNER OF SAID PARCEL;
THENCE NORTH 45 DEGREES 17 MINUTES 27 SECONDS WEST, 202.79 FEET;
THENCE NORTH 44 DEGREES 42 MINUTES 33 SECONDS EAST, 192.55 FEET TO A POINT ON THE SOUTH LINE OF TENNIS RANCH ON CAMELBACK, RECORDED IN BOOK 124 OF MAPS, PAGE 35, MARICOPA COUNTY RECORDER;
THENCE ALONG THE SOUTH LINE OF SAID TENNIS RANCH ON CAMELBACK NORTH 72 DEGREES 14 MINUTES 18 SECONDS EAST, 18.00 FEET;
THENCE NORTH 63 DEGREES 15 MINUTES 38 SECONDS EAST, 144.39 FEET;
THENCE SOUTH 21 DEGREES 29 MINUTES 07 SECONDS EAST, 54.42 FEET;
THENCE SOUTH 35 DEGREES 26 MINUTES 02 SECONDS EAST, 102.65 FEET;
THENCE NORTH 89 DEGREES 50 MINUTES 30 SECONDS EAST, 7.59 FEET TO THE TRUE POINT OF BEGINNING.
PARCEL NO 2:
AN EASEMENT FOR INGRESS AND EGRESS AS CREATED IN DOCKET 8627, PAGE 911, MARICOPA COUNTY RECORDER;
EXCEPT ANY PART LYING WITHIN PARCEL NO .1 ABOVE.

NATIVE PLANTS

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

SHEET INDEX

C1 - COVER SHEET
C2 - GRADING & DRAINAGE PLAN

FLOOD INSURANCE RATE MAP (FIRM) DATA

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

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

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: 10/22/18 | JOB: 1809210 | VERSION: 1.1 | PLOT DATE: 10/22/18
SCALE: 1"=## | DESIGNED BY: NP | DRAWN BY: DW | CHECKED BY: JF
DATE:
REVISIONS:

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GRADING & DRAINAGE PLAN
COVER SHEET

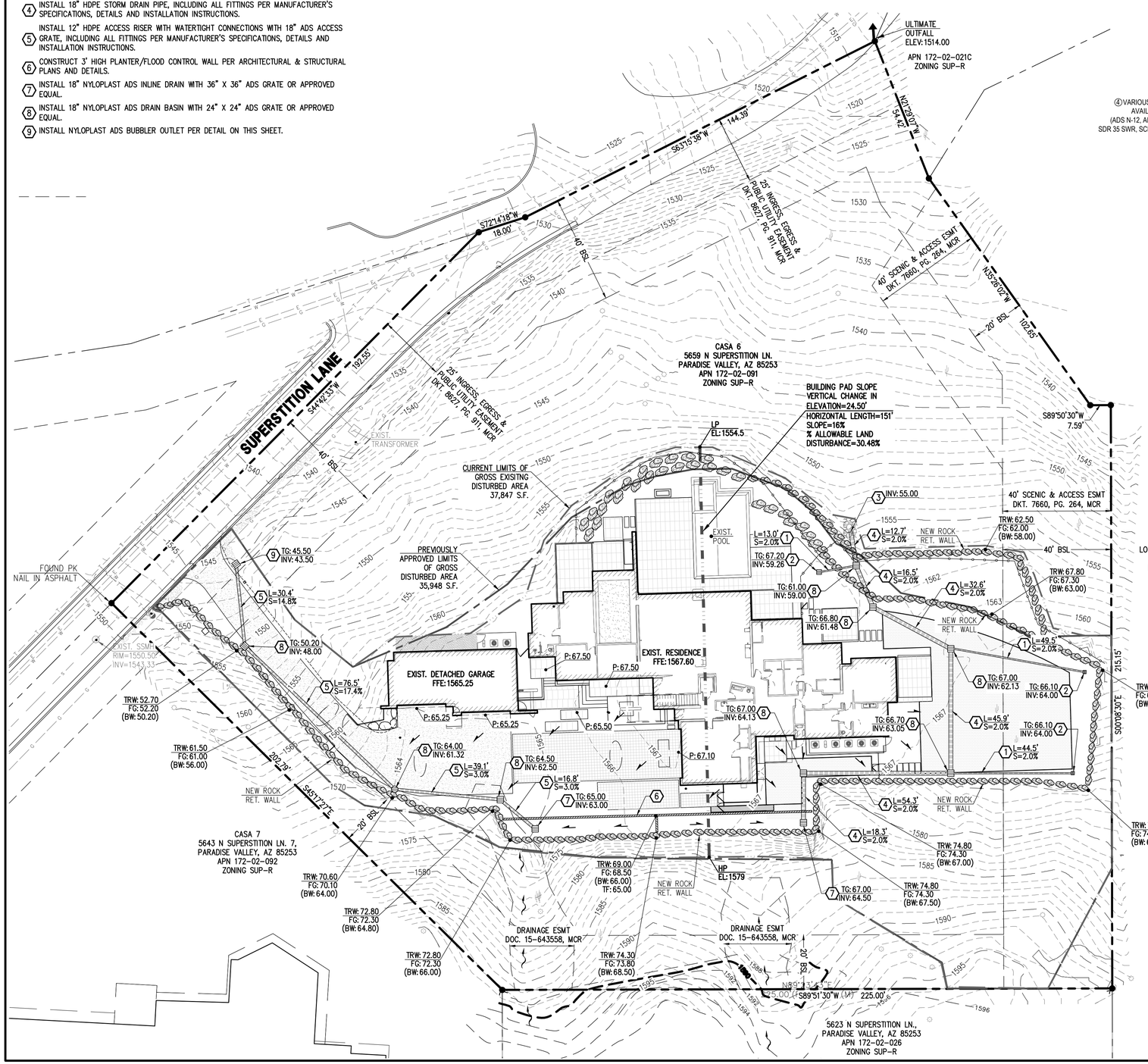
CASA 6
5659 N SUPERSTITION LN.,
PARADISE VALLEY, AZ 85253

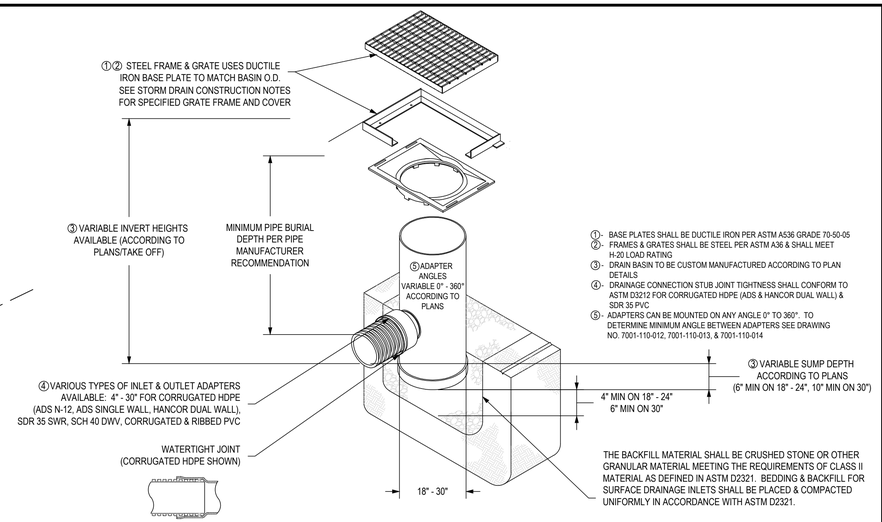
Land DEVELOPMENT GROUP
P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX@LDGENG.COM

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 41005
NICKOLA J. PRODANOV
Date Signed 10/22/18
ARIZONA, U.S.A.
Expires 06/30/2019

GRADING & DRAINAGE KEY-NOTES

1. INSTALL 6" PVC STORM DRAIN PIPE, INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
2. INSTALL NDS 1200NGB 12" CATCH BASIN WITH VERTICAL RISER AND 12" GRATE OR APPROVED EQUAL.
3. INSTALL ROCK DRAINAGE OUTLET PER DETAIL ON THIS SHEET.
4. INSTALL 18" HDPE STORM DRAIN PIPE, INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
5. INSTALL 12" HDPE ACCESS RISER WITH WATERTIGHT CONNECTIONS WITH 18" ADS ACCESS GRATE, INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
6. CONSTRUCT 3' HIGH PLANTER/FLOOD CONTROL WALL PER ARCHITECTURAL & STRUCTURAL PLANS AND DETAILS.
7. INSTALL 18" NYLOPLAST ADS INLINE DRAIN WITH 36" X 36" ADS GRATE OR APPROVED EQUAL.
8. INSTALL 18" NYLOPLAST ADS DRAIN BASIN WITH 24" X 24" ADS GRATE OR APPROVED EQUAL.
9. INSTALL NYLOPLAST ADS BUBBLER OUTLET PER DETAIL ON THIS SHEET.

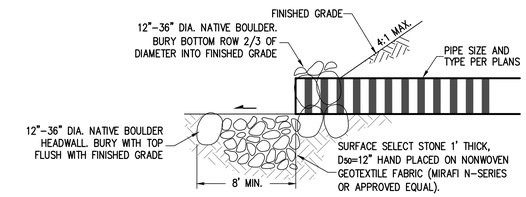




①- BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
②- FRAMES & GRATES SHALL BE STEEL PER ASTM A36 & SHALL MEET H-20 LOAD RATING
③- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
④- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
⑤- ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012, 7001-110-013, & 7001-110-014

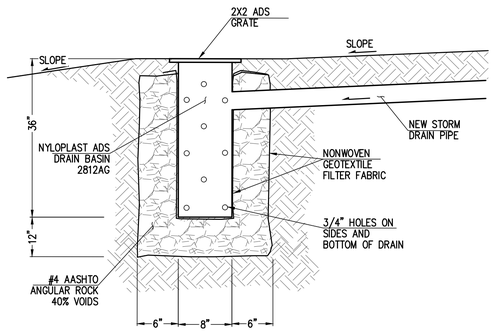
STORM CATCH BASIN

N.T.S.



PIPE OUTLET DETAIL

N.T.S.



BUBBLER OUTLET

SCALE 1" = 20'

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

DATE: 10/22/18	
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GRADING & DRAINAGE PLAN

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P. 602 889 1984 | F. 602 445 9482
8808 N CENTRAL AVE., SUITE 298
PHOENIX, AZ 85020
PHOENIXWILDXENG.COM

Land DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 41005
NICHOLA J. PRODANOV
Date Signed 10/22/18
ARIZONA, U.S.A.
Expires 06/30/2019

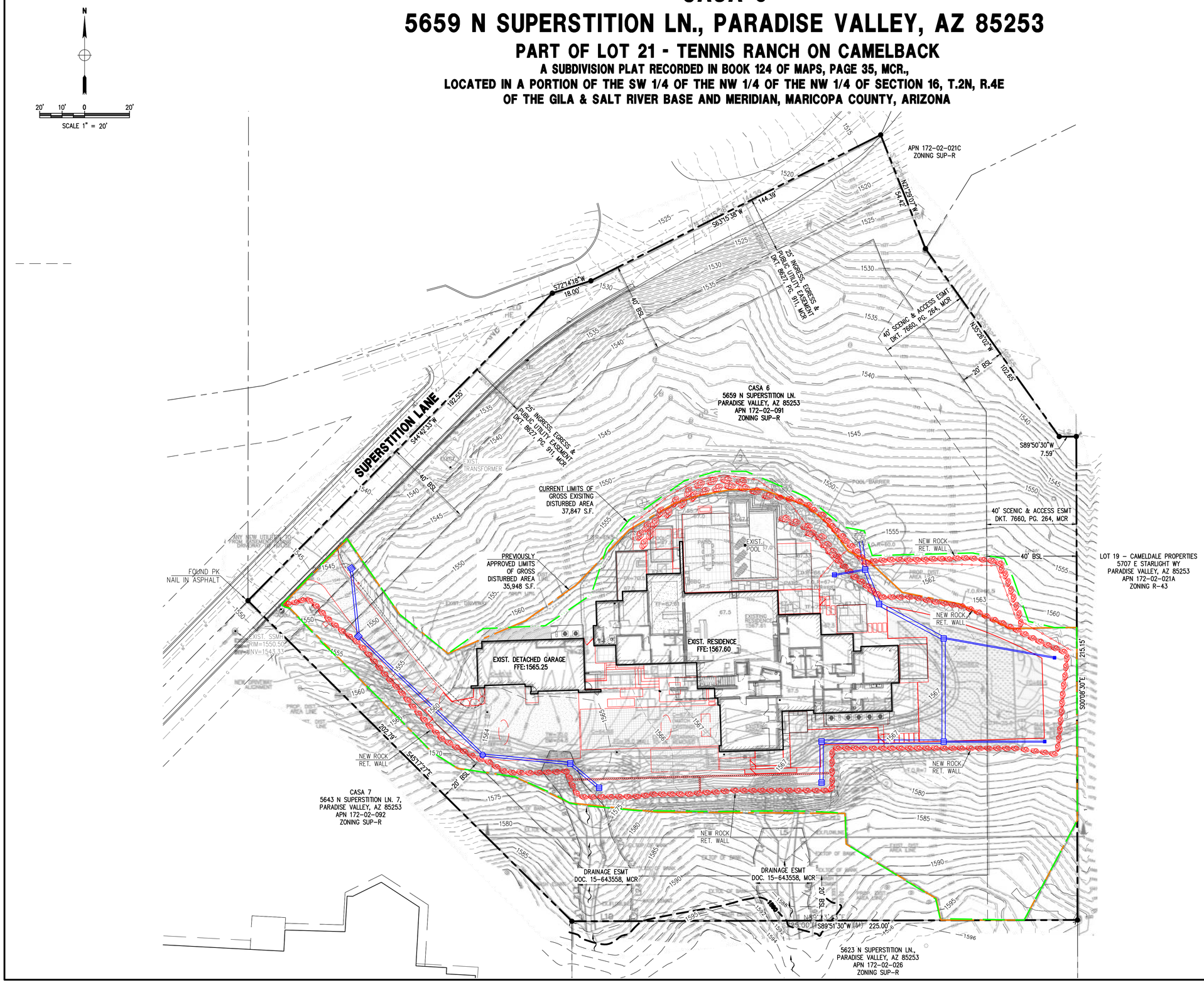
EXHIBIT FOR CHANGES TO APPROVED PLAN

CASA 6

5659 N SUPERSTITION LN., PARADISE VALLEY, AZ 85253

PART OF LOT 21 - TENNIS RANCH ON CAMELBACK

A SUBDIVISION PLAT RECORDED IN BOOK 124 OF MAPS, PAGE 35, MCR.,
LOCATED IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 16, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGEND

RED COLOR IS NEW HARDSCAPE/SITE DESIGN

BLUE COLOR IS NEW STORM DRAINAGE SYSTEM DESIGN

REVISIONS:	DATE:	SCALE: 1"=20'	DATE: 10/22/18
		DESIGNED BY: NP	JOB: 1809210
		DRAWN BY: DW	VERSION: 1.1
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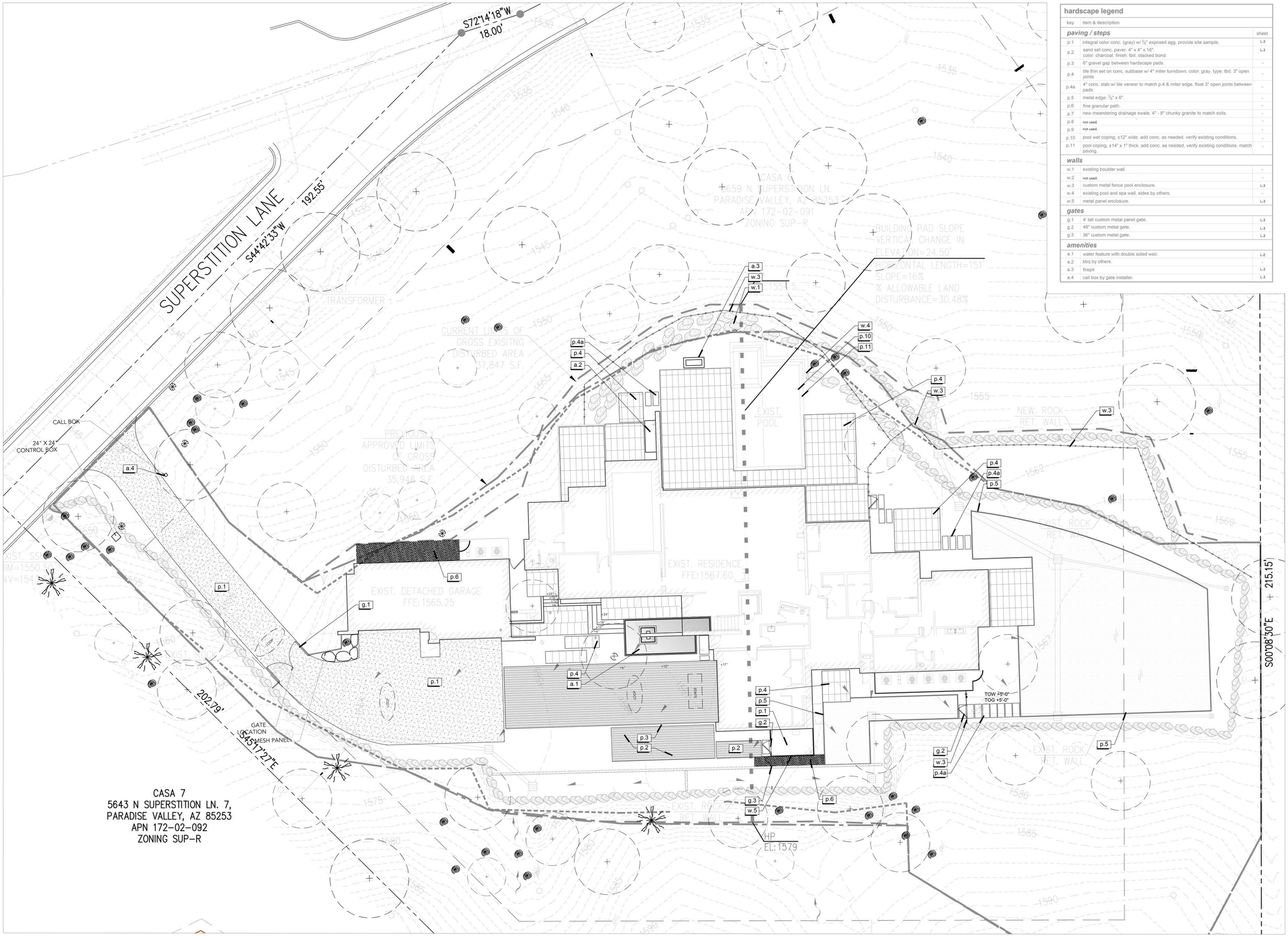

hardscape legend

key	item & description	sheet
paving / steps		
p.1	integral color conc. (gray) w/ 3/8" exposed agg. provide site sample.	L-3
p.2	sand set conc. paver. 4" x 4" x 16". color: charcoal. finish: tbd. stacked bond.	L-3
p.3	6" gravel gap between hardscape pads.	-
p.4	tile thin set on conc. subbase w/ 4" miter turndown. color: gray. type: tbd. 3" open joints	-
p.4a	4" conc. slab w/ tile veneer to match p.4 & miter edge. float 3" open joints between pads.	-
p.5	metal edge. 3/8" x 6".	-
p.6	fine granular path.	-
p.7	new meandering drainage swale. 4" - 8" chunky granite to match soils.	-
p.8	not used.	-
p.9	not used.	-
p.10	pool wet coping. ±12" wide. add conc. as needed. verify existing conditions.	-
p.11	pool coping. ±14" x 1" thick. add conc. as needed. verify existing conditions. match paving.	-
walls		
w.1	existing boulder wall.	-
w.2	not used.	-
w.3	custom metal fence pool enclosure.	L-3
w.4	existing pool and spa wall. sides by others.	-
w.5	metal panel enclosure.	L-3
gates		
g.1	4' tall custom metal panel gate.	L-3
g.2	48" custom metal gate.	L-3
g.3	36" custom metal gate.	L-3
amenities		
a.1	water feature with double sided weir.	L-2
a.2	bbq by others.	-
a.3	firepit	L-3
a.4	call box by gate installer.	L-3

CASA 6 RESIDENCE

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REFINED GARDENS
DESIGN - BUILD - MAINTAIN
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SCOTTSDALE, AZ 85251
480 588 7166 REFINEDGARDENS.COM

DRAWING:
HARDSCAPE PLAN
SHEET
L-1 6

HARDSCAPE PLAN

N

5' 10' 20'
SCALE: 1"=10'

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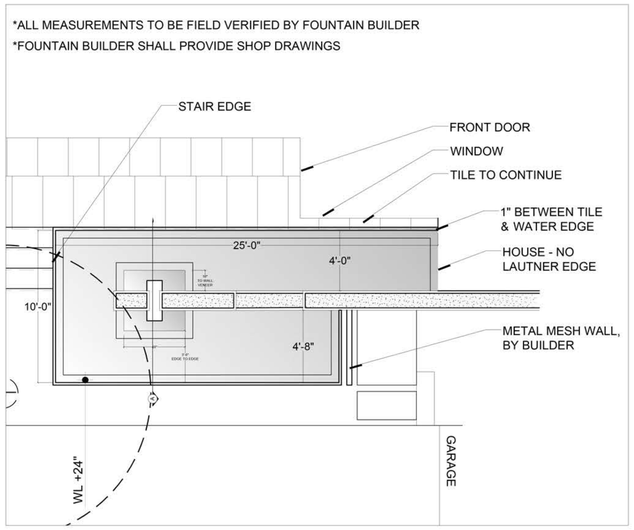
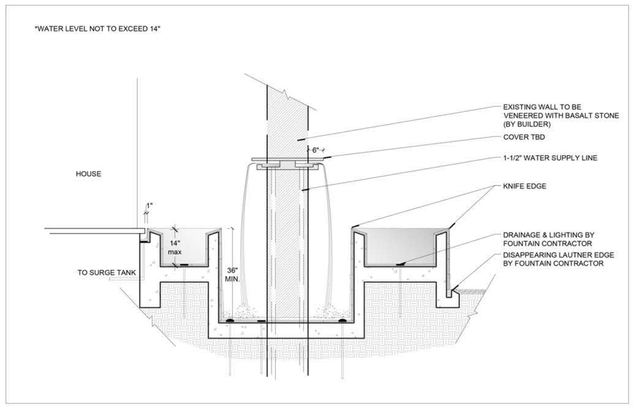


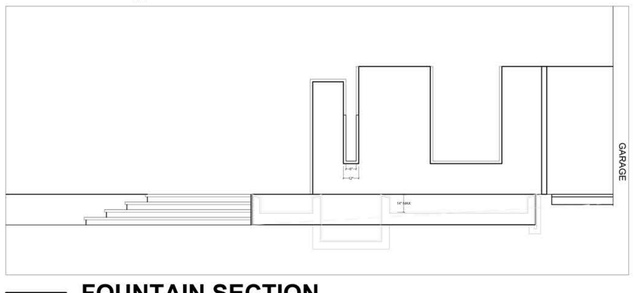
a.1 FOUNTAIN - PLAN VIEW

SCALE: ¼" = 1'-0"



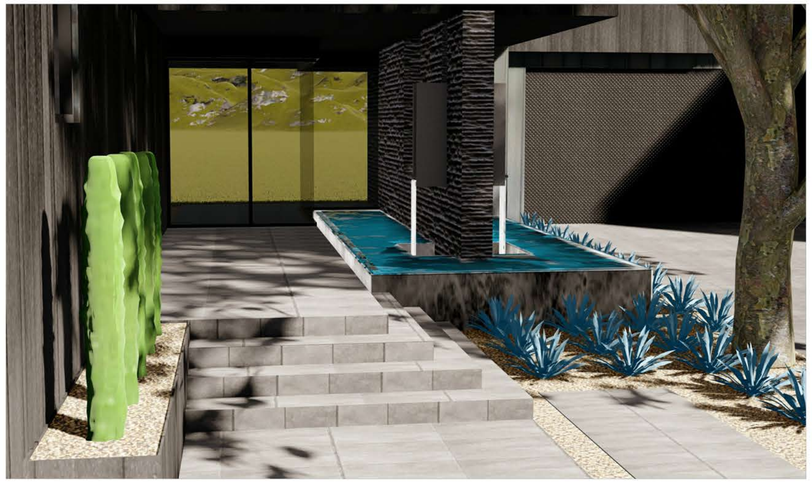
a.1 FOUNTAIN SECTION 'A'

SCALE: ½" = 1'-0"



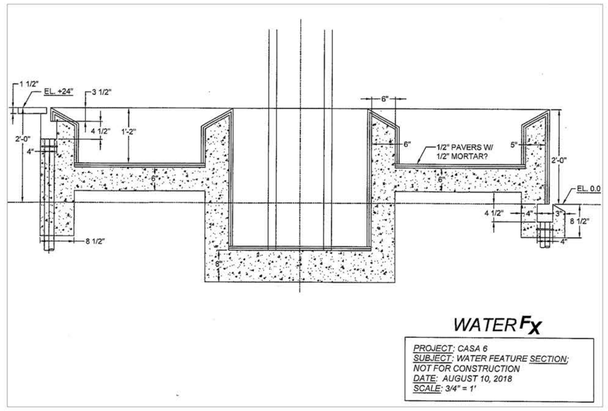
a.1 FOUNTAIN SECTION

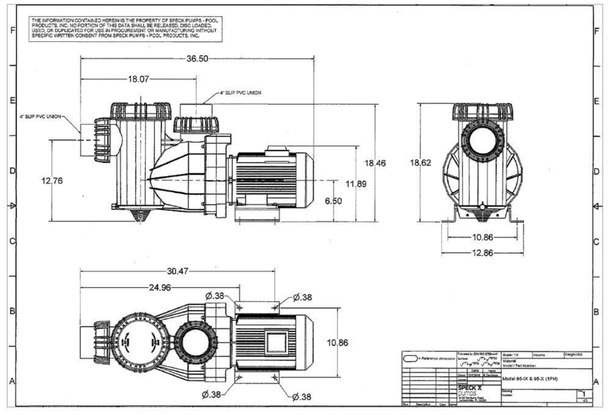
SCALE: ¼" = 1'-0"

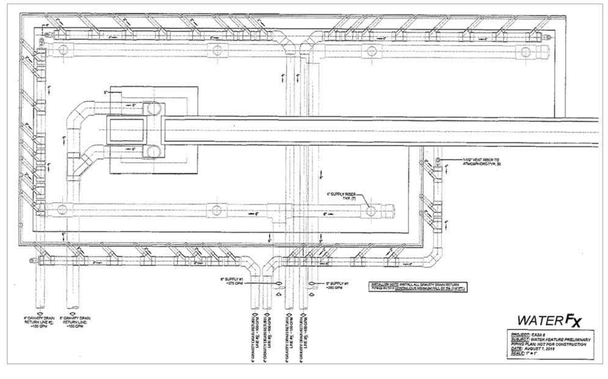


a.1 FOUNTAIN 3D

SCALE: NTS







a.1 FOUNTAIN DETAILS

SCALE: ¼" = 1'-0"

CASA 6 RESIDENCE

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480.588.7168 REFINEDGARDENS.COM

DRAWING:
HARDSCAPE DETAILS
SHEET
L-2 6

HARDSCAPE DETAILS

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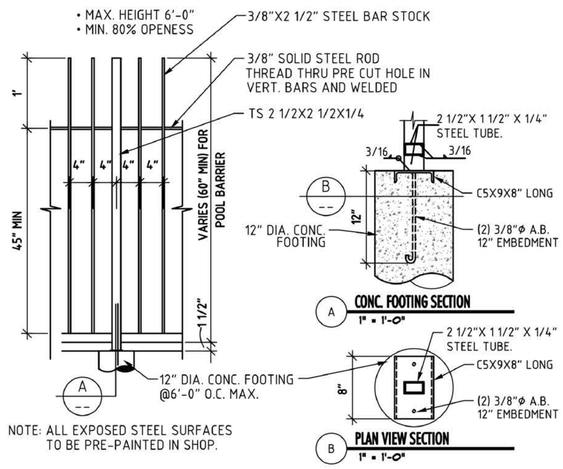
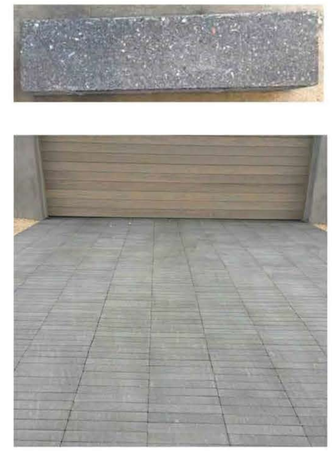


w.3 POOL BARRIER FENCE DETAIL

SCALE: NTS

CHARACTER

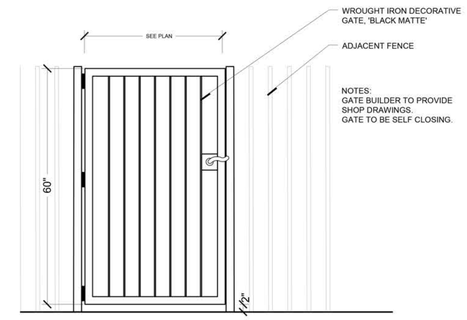


p.2 CONCRETE PAVER

SCALE: NTS

p.1 CONCRETE DRIVEWAY

SCALE: NTS



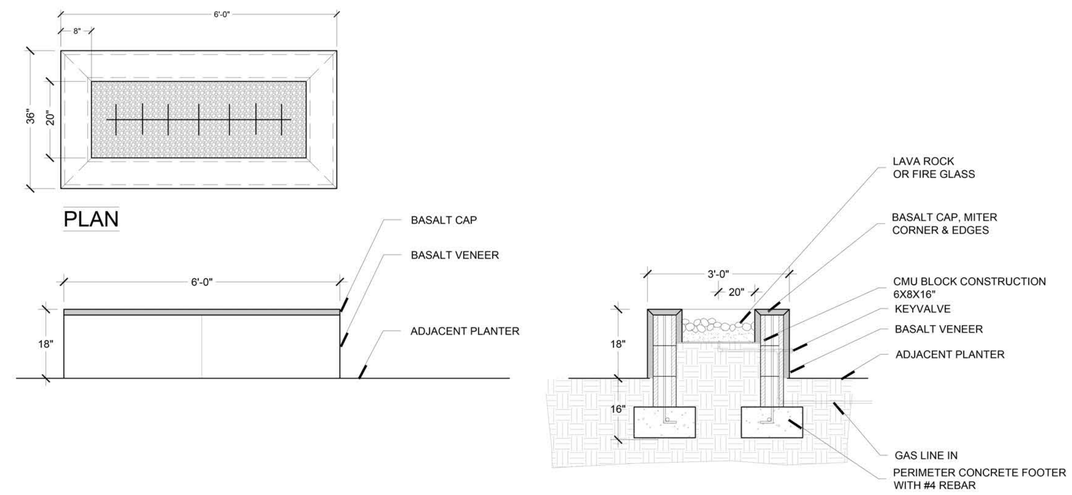
g.2 g.3 CUSTOM METAL GATE

SCALE: ¾" = 1'-0"

g.1 DRIVEWAY GATE

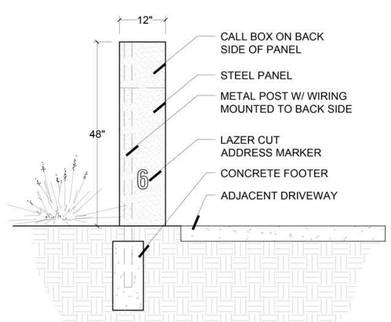
SCALE: ½" = 1'-0"

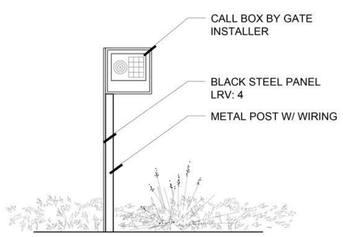
CHARACTER



a.3 FIRE PIT - CMU W/ BASALT VENEER

SCALE: ¾" = 1'-0"

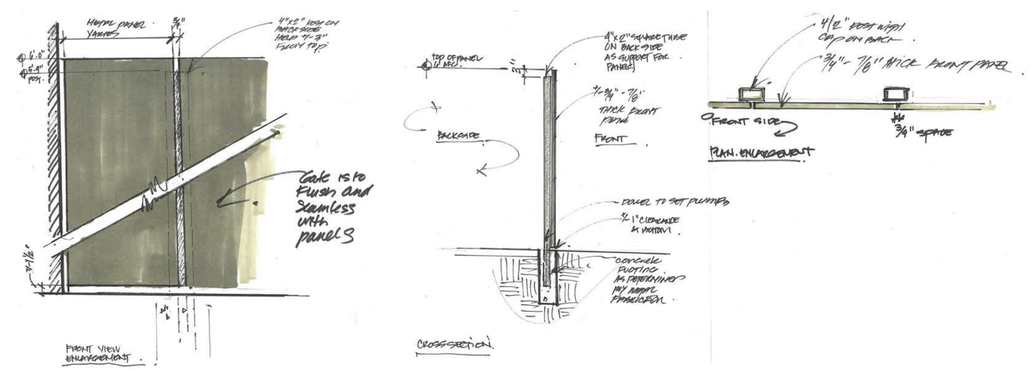




a.4 CALL BOX

¾" = 1'-0"

CHARACTER



w.5 METAL PANEL ENCLOSURE

NTS

HARDSCAPE DETAILS

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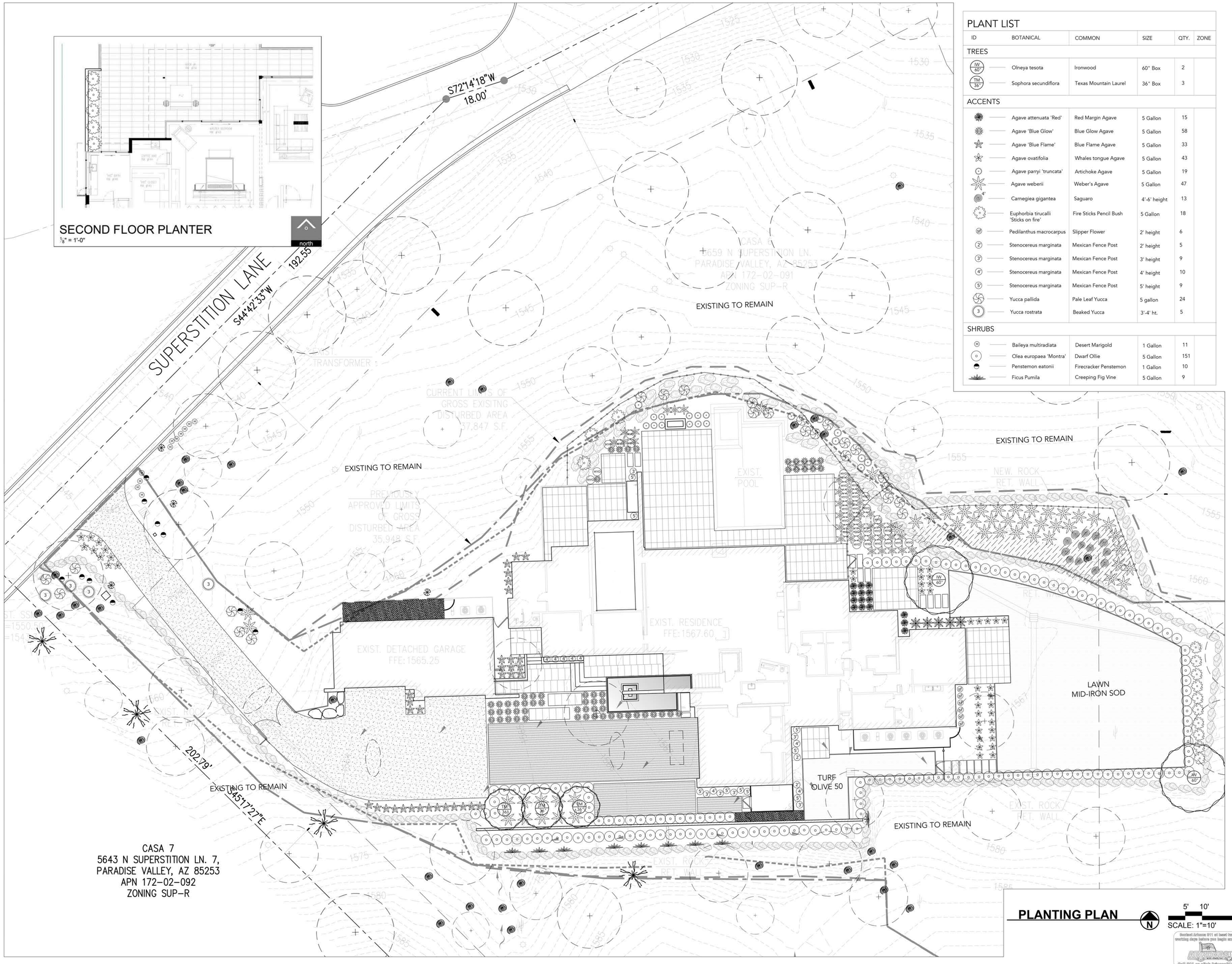
SCOTTSDALE, AZ 85251
480 588 7168 REFINEDGARDENS.COM

DRAWING:
HARDSCAPE DETAILS
SHEET
L-3 6



PLANT LIST

ID	BOTANICAL	COMMON	SIZE	QTY.	ZONE
TREES					
IW 60"	Olneya tesota	Ironwood	60" Box	2	
TM 36"	Sophora secundiflora	Texas Mountain Laurel	36" Box	3	
ACCENTS					
	Agave attenuata 'Red'	Red Margin Agave	5 Gallon	15	
	Agave 'Blue Glow'	Blue Glow Agave	5 Gallon	58	
	Agave 'Blue Flame'	Blue Flame Agave	5 Gallon	33	
	Agave ovatifolia	Whales tongue Agave	5 Gallon	43	
	Agave parryi 'truncata'	Artichoke Agave	5 Gallon	19	
	Agave weberii	Weber's Agave	5 Gallon	47	
4'	Carnegiea gigantea	Saguaro	4'-6' height	13	
	Euphorbia tirucalli 'Sticks on fire'	Fire Sticks Pencil Bush	5 Gallon	18	
sf	Pedilanthus macrocarpus	Slipper Flower	2' height	6	
2'	Stenocereus marginata	Mexican Fence Post	2' height	5	
3'	Stenocereus marginata	Mexican Fence Post	3' height	9	
4'	Stenocereus marginata	Mexican Fence Post	4' height	10	
5'	Stenocereus marginata	Mexican Fence Post	5' height	9	
	Yucca pallida	Pale Leaf Yucca	5 gallon	24	
3	Yucca rostrata	Beaked Yucca	3'-4' ht.	5	
SHRUBS					
	Baileya multiradiata	Desert Marigold	1 Gallon	11	
	Olea europaea 'Montra'	Dwarf Ollie	5 Gallon	151	
	Penstemon eatonii	Firecracker Penstemon	1 Gallon	10	
	Ficus Pumila	Creeping Fig Vine	5 Gallon	9	

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480 588 7166 REFINEDGARDENS.COM

DRAWING:
PLANTING PLAN
SHEET
L-4 6

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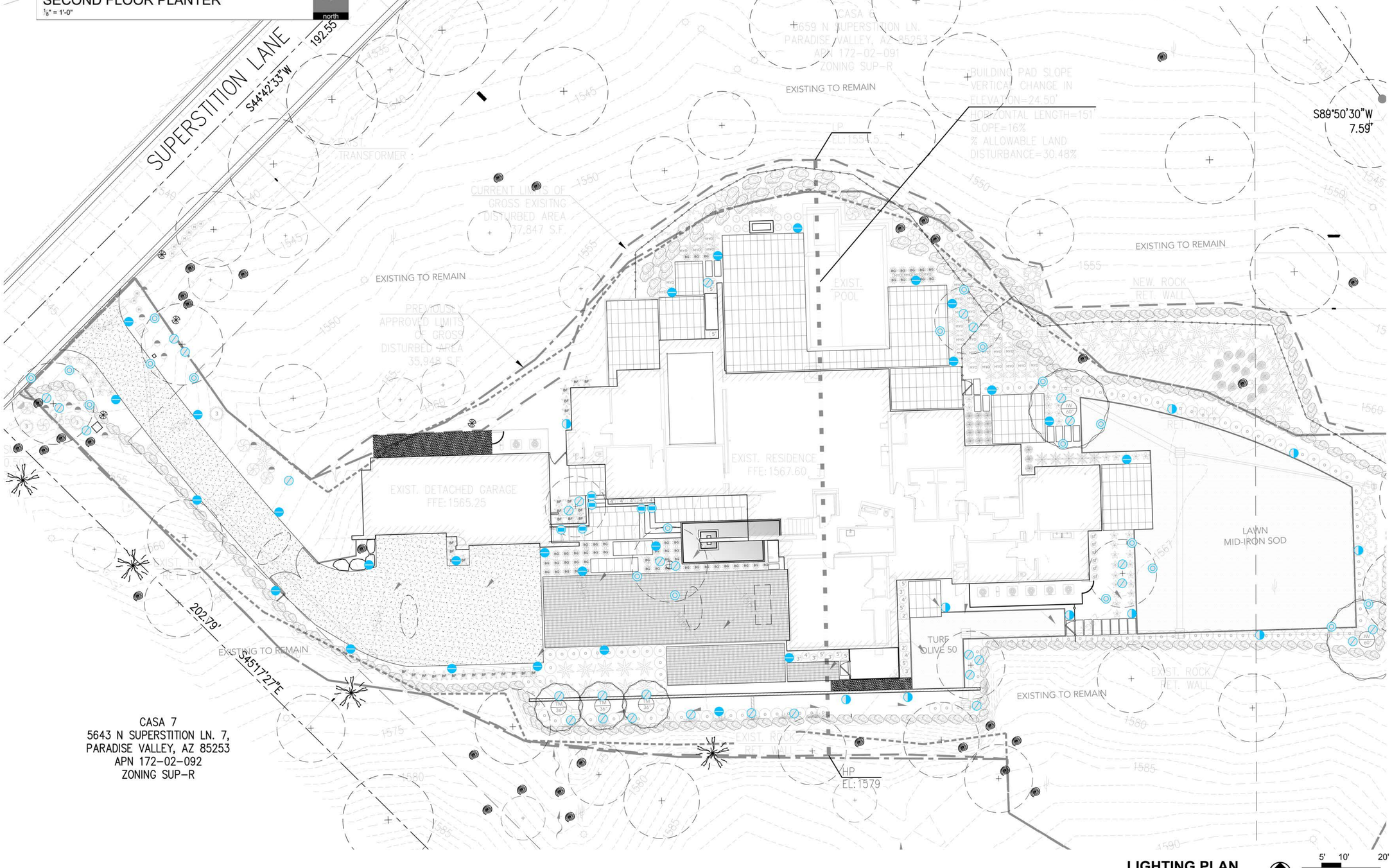
LIGHTING SCHEDULE

ID	FIXTURE NAME	MANUFACTURE	MODEL	FINISH	TYPE	WATTS	MAX LUMENS	QTY
	PATH LIGHT- FOREVER BRIGHT	SPJ LIGHTING	SPJ-CC24-2REC	BRONZE	3 LED	2.0	125	10
	UP LIGHT	FX LUMINAIRE	NP-3-BZ	BRONZE	3 LED	2.0	135	32
	DOWN LIGHT LUNAIRE ECLAIRAGE	FX LUMINAIRE	LE-LED-BZ	BRONZE METALLIC	3 LED	2.0	55	20
	IN-GRADE LIGHT	FX LUMINAIRE	FC-1LED-GW-90-BZ	BRONZE METALLIC	1 LED	2.0	79	26
	WALL/STEP LIGHT	FX LUMINAIRE	PO-1LED-SQ-BZ	BRONZE METALLIC	1 LED	2.0	39	6
LT	TRANSFORMER	FX LUMINAIRE	LX-300W-SS					
							TOTAL:	94

* 1 UP LIGHT FIXTURE PER 1000 SQUARE FEET OF ALLOWABLE DISTURBED AREA (35,948) = 35 UP LIGHTS ALLOWED
* NO LIGHT SHALL EXCEED 3000 KELVINS



LIGHTING PLAN

N

5' 10' 20'

SCALE: 1"=10'

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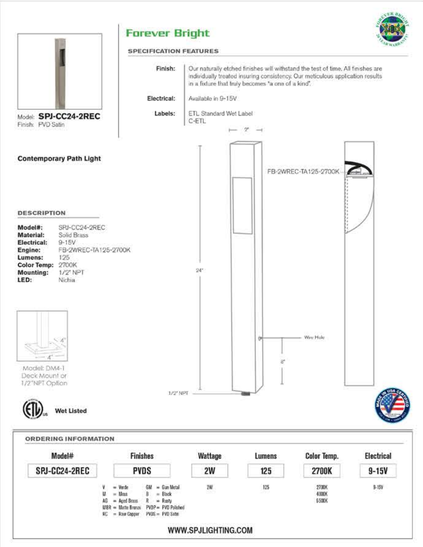
7147 EAST RANCHO VISTA DRIVE, SUITE 121
SCOTTSDALE, ARIZONA 85251
480 588 7166 REFINEDGARDENS.COM

DRAWING:
LIGHTING PLAN

SHEET
L-5 6



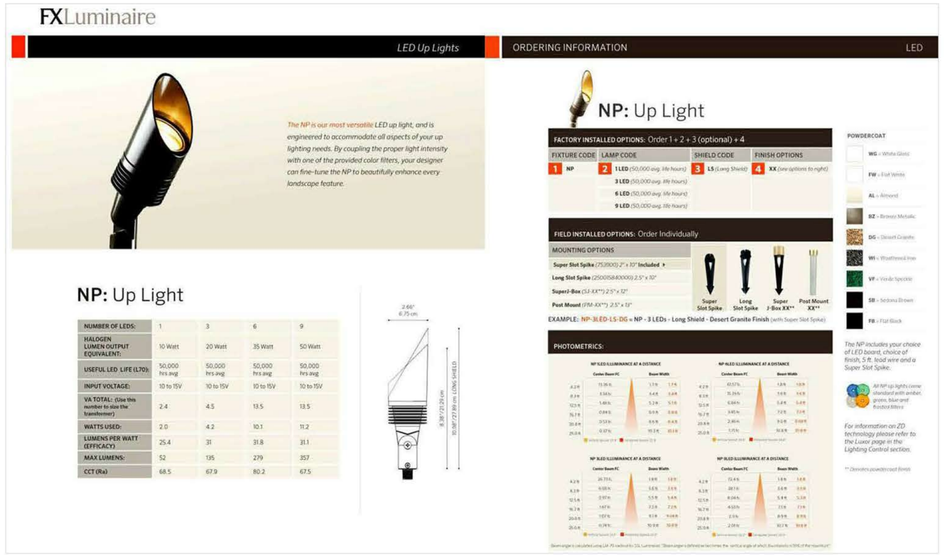
PATH LIGHT

ITEM / FIXTURE	LUXOR OPTIONS	LAMP	FACEPLATE	FINISH
FC	[default] Zone	1 LED 2.0W/2.4VA	RG (Ring)	BZ Bronze Metallic
	ZD Zone/Dim	3 LED 4.2W/4.5VA	LV Louver	
	ZDC Zone/Dim/Color	3 LEDT** Wildlife-Friendly Amber (585-595 nm)	CW (Cowling)	
		6 LED 8.2W/9.7VA	GW-90 (Ground Wash 90°)	
		9 LED 10.0W/10.7VA	GW-180 (Ground Wash 180°)	
		[default ZDC option] 9.1W/11.0 VA	GW-270 (Ground Wash 270°)	
			GW-360 (Ground Wash 360°)	

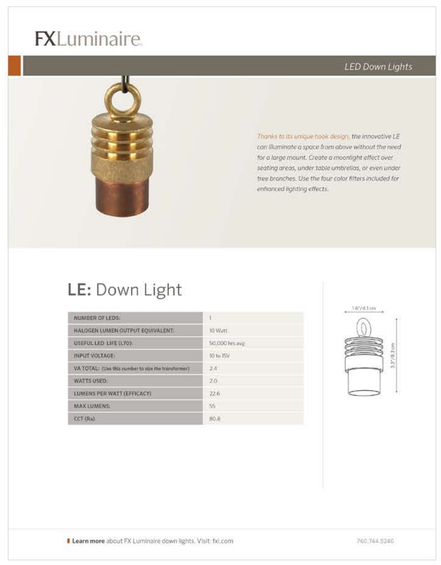
FC Spec Chart

Output	1LED
Total Lumens†‡	79
Input Voltage	10 to 15V
Input Power (W)	2.0
VA	2.4
Efficacy (Lumens/Watt)	40
Color Rendering Index (CRI)	79
Center Beam Candlepower*	
Spot (17-20)	307
Dimming	PWM, Phase**
RGBW Available	No
Luxor Compatibility	
Default	Zoning
ZD Option	Zoning/Dimming
ZDC Option	--
Minimum Rated Life (L70)	50,000 Hrs

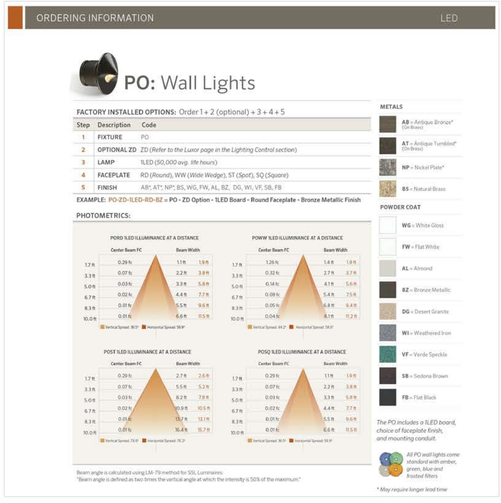
DRIVEWAY LIGHT



UP LIGHT



DOWN LIGHT



WALL / STEP LIGHT

LIGHTING SCHEDULE

ID	FIXTURE NAME	MANUFACTURE	MODEL	FINISH	TYPE	WATTS	MAX LUMENS	QTY
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	UP LIGHT	FX LUMINAIRE	NP-3-BZ	BRONZE	3 LED	2.0	135	32
	DOWN LIGHT LUMAIRE ECLAIRAGE	FX LUMINAIRE	LE-LED-BZ	BRONZE METALLIC	3 LED	2.0	55	20
	IN-GRADE LIGHT	FX LUMINAIRE	FC-1LED-GW-90-BZ	BRONZE METALLIC	1 LED	2.0	79	26
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LT	TRANSFORMER	FX LUMINAIRE	LX-300W-SS					
							TOTAL:	94

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* NO LIGHT SHALL EXCEED 3000 KELVINS

LIGHTING CUTSHEETS

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DRAWING:
LIGHTING CUTSHEETS
SHEET
L-6 6