

PRELIMINARY

Graffin



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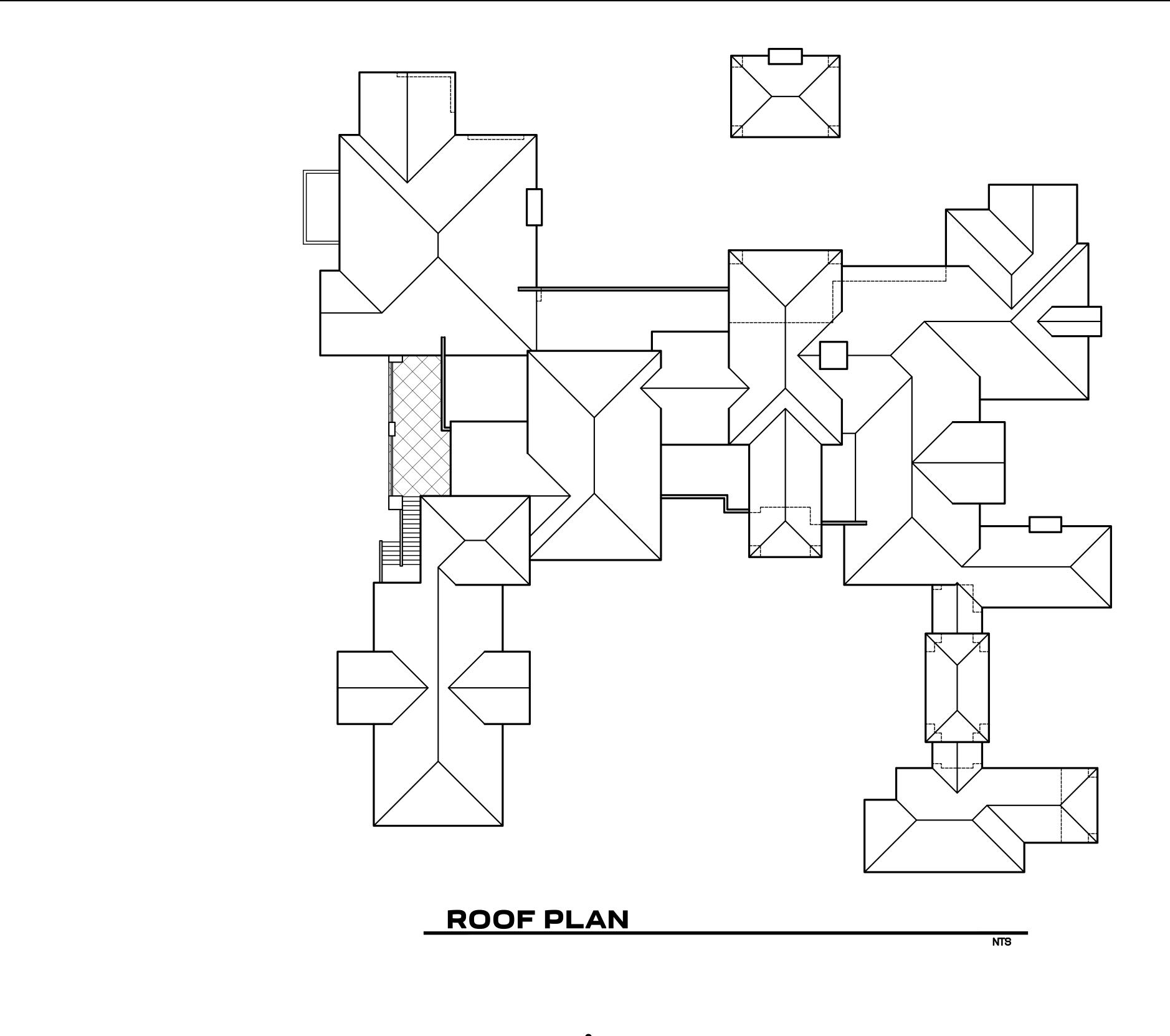
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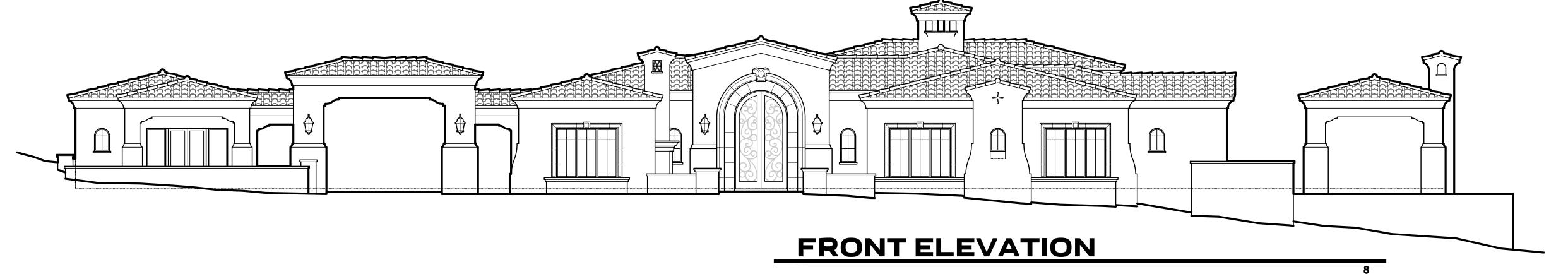
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PROJECT

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EXTERIOR ELEVATION

DATA

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SURVEYOR/ENGINEER GRADING AND DRAINAGE PLAN CLIENT **BENCHMARK** PROJECT SITE 5912 E FOOTHILLS DRIVE **AS-BUILT CERTIFICATION** REGAL AMERICAN HOMES D & M ENGINEERING ALUMINUM CAP FLUSH MARKING THE NORTH QUARTER CORNER OF SECTION NORTHERN AVE (ALIGNMENT) ATTN: DURAN THOMPSON I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE AVRAHAM AZOULAY 4, TOWNSHIP 2 NORTH, RANGE 4 EAST OF GILA AND SALT RIVER BASE AND 5912 E FOOTHILLS DRIVE PARADISE VALLEY, ARIZONA MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY 1020 EAST GILBERT DRIVE, SUITE D 4408 N. 12TH STREET MERIDIAN. MARICOPA COUNTY, ARIZONA. KNOWLEDGE AND BELIEF. PHOENIX AZ, 85014 TEMPE, AZ 85281 MCDOT POINT NAME: 10877 A PORTION OF SECTION 4. TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER PH: 480-430-1035 (480) 350-9590 **ELEVATION: 1375.62 (NAVD88)** BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA LEGAL DESCRIPTION <u>SITE TEMPORARY BENCHMARK(TBM)</u> REGISTERED ENGINEER LOT 76, MUMMY MOUNTAIN PARK, ACCORDING TO BOOK 57 OF MAPS, PAGE 1 CAPPED REBAR (LS 21081) MARKING THE NORTH EASTERLY CORNER OF RECORDS OF MARICOPA COUNTY, ARIZONA. REGISTRATION NUMBER LOT 76 - MUMMY MOUNTAIN PARK. EXCEPTING AND RESERVING, HOWEVER, UNTO THE UNITED STATES OF AMERICA ELEVATION: 1405.19 (NAVD88) ALL THE COAL AND OTHER MINERALS IN THE LANDS, AS SET FORTH IN THE RESIDENCE FINISHED GRADE PATENT OF SAID LAND. PROJECT DATA PROJECT ADDRESS: 5912 E FOOTHILLS DRIVE PARADISE VALLEY, AZ 85253 BASIN : . LOT AREA: 61,450 SF - 1.41 ACRES . ASSESSOR'S PARCEL NUMBER: 169-04-012 . ZONING: R-43 CHENEY DRIVE (ALIGNMENT) TOWN OF PARADISE VALLEY GRADING AND DRAINAGE NOTES <u>RETAINING WALL</u> **VICINITY MAP** PRIOR TO THE FIRST INSPECTION OF STRUCTURES WITHIN 3 FEET OF A SETBACK LINE, THE PROPERTY PINS SHALL BE PLACED BY A REGISTERED CIVIL ENGINEER OR LAND SURVEYOR OF THE STATE OF ARIZONA, AND THE PROPERTY LINE(S) IDENTIFIED. 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. RETENTION CALCULATIONS ⁄FILL PER M.A.G. SÉCTÍON 2 RETENTION PROVIDED ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE MARICOPA ASSOCIATION OF BASIN 1 : 1,424 CF GOVERNMENTS (M.A.G.) STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL MUNICIPALITY UNLESS PRE-IMPROVEMENT CONDITIONS: EXISTING/NATIVE GRADE BASIN 2 : 543 CF SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED LANDSCAPED AREA (DESERT): 61,450 SF (C: 0.50) TOTAL RETENTION PROVIDED: 1.967 CF BY THIS PLAN. <u>IMPROVED CONDITIONS:</u> THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS IMPERVIOUS AREA (ROOF/CONCRETE): 23,171 SF (C: 0.95) **PLAN** ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR TYPE, LOCATION, HEIGHT, WATTAGE, AND LUMEN BASED LANDSCAPED AREA (DESERT): 38,279 SF (C: 0.50) UPON THE FIXTURES INSTALLED PURSUANT TO SECTION 1023 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR NON-HILLSIDE PROPERTIES. SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR HILLSIDE PROPERTIES, OR AS SPECIFIED IN THE SPECIAL 140 USE PERMIT FOR SPECIAL USE PERMIT PROPERTIES. SECTION 1-1 <u>POST-IMPROVEMENT WEIGHTED RUN-OFF COEFFICIENT (CW-POST)</u>: A DUST CONTROL PLAN AND PERMIT MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED. SCALE: 1"=2' VERTICAL BASIN 1 <u> MPERVOUS AREA X 0.95 + LANDSCAPED (DESERT) AREA X 0.50</u> A SEPARATE RIGHT-OF-WAY PERMIT IS NECESSARY FOR ANY OFF-SITE CONSTRUCTION. 1"=20' HORIZONTAL AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY HOME \FINISHED_GRADE AN APPROVED PLAN REVISION. EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE DRAINA <u>RETENTION REQUIRED V (1.100 CF MIN.):</u> VALLEY ZONING ORDINANCES. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT V : AREA X DEPTH X $(C_{W-DEV} - C_{W-PRE})$ rena Rine Stake, inc. 🌑 all new and existing electrical service lines shall be buried per the town of paradise valley requirements. ial 8-1-1 or 1-800-STAKE-IT (782-5348) $61.450 \times 2.22 \times (0.67 - 0.50)$ T SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO ARRANGE FOR THE RELOCATION AND RELOCATION COSTS OF ALL UTILITIES, AND TO In Maricopa County: (602) 263-1100 SUBMIT A UTILITY RELOCATION SCHEDULE PRIOR TO THE ISSUANCE OF AN ENGINEERING CONSTRUCTION PERMIT. EXISTING AND/OR NEW UTILITY CABINETS AND PEDESTALS SHALL BE LOCATED A MINIMUM OF 4'BEHIND ULTIMATE BACK OF CURB LOCATION. V : 1,933 CF POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8"ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS. POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER TOWN CODE, ARTICLE 5-2. 1420 ALL FILL MATERIAL UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95%. SHEET INDEX R SETBACK CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STEM WALL INSPECTION. COVER PAGE AND CROSS-SECTIONS 19. FOR BUILDING PADS THAT HAVE 1'OR MORE OF FILL MATERIAL, SOILS COMPACTION TEST RESULTS ARE REQUIRED AND SHALL BE PROVIDED SHEET 2 GRADING AND DRAINAGE PLAN AND CROSS-SECTIONS TO TOWN INSPECTOR PRIOR TO PRE-SLAB INSPECTION. FINISHED FLOOR ELEVATION CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO FRAMING INSPECTION. FINISHED FLOOR CERTIFICATION MAIL BOXES SHALL COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE RIGHTOF-WAY FOR HEIGHT, WIDTH AND , STEVE BARGELOH, P.E., CERITY THE FINISHED FLOOR ELEVATION DEPICTED ON THIS BREAK AWAY FEATURES. PLAN IS, 1416.0 IS A MINIMUM OF 12" ABOVE THE 100-YEAR STORM ELEVATION OF ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED 1414.5, OR PROTECTED BY FLOOD-PROOFING MEASURE PROVIDING A MINIMUM 12" TRENCH BEDDING AND SHADING SHALL BE FREE OF ROCKS AND DEBRIS. FINISHED GRADE THE TOWN ONLY APPROVES THE SCOPE OF WORK AND NOT THE ENGINEERING DESIGN. ANY CONSTRUCTION QUANTITIES SHOWN ARE NOT VERIFIED FLOOD INSURANCE RATE MAP (FIRM) INFORMATION BY THE TOWN. RESIDENCE THE APPROVAL OF THE PLANS IS VALID FOR 180 DAYS. IF A PERMIT FOR CONSTRUCTION HAS NOT BEEN ISSUED WITHIN 180 DAYS, THE PERMIT FINISHED FLOOR: 1416.0 COMMUNITY PANEL # | SUFFIX | DATE OF FIRM | FLOOD | BASE FLOOD ELEV. MUST BE RENEWED. NUMBER | PANEL DÄTE | (INDEX DATE) | ZONE (IN AO ZONE, USE DEPTH) A TOWN INSPECTOR WILL INSPECT ALL WORK WITHIN THE TOWN'S RIGHTS-OF-WAY. NOTIFY TOWN INSPECTION SERVICES TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO STARTING CONSTRUCTION. 04013C1765 ∕FILL PEŘ M.A.G. SĘCTÍON 20 WHENEVER EXCAVATION IS NECESSARY, CALL ARIZONA811 BY DIALING 811 OR 602-263-1100, TWO (2) WORKING DAYS BEFORE EXCAVATION 040049 10-16-13 SITE, 10-16-13 EXCAVATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA EXCAVATION STANDARDS (29 CFR, PART 1926, SUBPART P). UNDER NO DRAINAGE STATEMENT RETAINING WALL 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. THE SITE'S ULTIMATE OUTFALL IS LOCATED AT THE NORTHEAST CORNER OF THE 6" STORM DRAIN SITE, EL 1405.86. THE PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE PERMIT HOLDER SHALL POST A 6 SQUARE FOOT (2'X3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT EXISTING/NATIVE GRADE PROPERTY AND NOT IN THE TOWN'S RIGHT-OF-WAY. THE SIGN MAY NOT EXCEED A MAXIMUM OF 6 FEET IN HEIGHT FROM GRADE TO TOP OF THE CONDITIONS OF ADJOINING LOTS AND PROVIDES STORM WATER RETENTION FOR THE <u> 28" Storm Drain</u> 100-YEAR, 2-HOUR EVENT PER THE STORM WATER DRAINAGE DESIGN MANUAL. SIGN. THE SIGN MUST INCLUDE THE PERMITTEE OR COMPANY NAME, PHONE NUMBER. TYPE OF WORK, ADDRESS OF PROJECT AND TOWN CONTACT 14 THE LOWEST FLOOR ELEVATION OF 1416.0 IS SAFE FROM INUNDATION DURING A NUMBER, 480-348-3556. WHEN DEEMED NECESSARY. A 6-FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED IN ACCORDANCE WITH THE RETAINING WALL FINISHED GRADE APPROVED PLANS. 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 HILLSIDE DISTURBANCE CALCULATIONS 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. LOT AREA: 61,450 SF ~ 1.41 AC ALL CONSTRUCTION DEBRIS AND EQUIPMENT MUST BE CONTAINED ON SITE AT ALL TIMES. CONTRACTOR AND PROPERTY OWNER MUST MAINTAIN AREA UNDER ROOF ~ 15,275 SF THE JOB SITE FREE OF LITTER AND UNSIGHTLY MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARE PROHIBITED IN THE TOWN'S FLOOR AREA RATIO ~ 24.86% SECTION 2-2 RIGHT-OF-WAY. BUILDING PAD SLOPE: 8.18% (ALTHOUGH LESS THAN 10% THRESHOLD TOWN STAFF REQUIRED <u>6" Storm Drain</u> SCALE: 1"=2' VERTICAL CONSTRUCTION ACTIVITIES ARE PERMITTED BETWEEN THE HOURS OF 7 AM AND 5 PM MONDAY THROUGH CONSTRUCTION ACTIVITIES MAY START DEVELOPMENT OF THE LOT ADHERE TO HILLSIDE DEVELOPMENT STANDARDS) 1"=20' HORIZONTAL ONE (1) HOUR EARLIER DURING THE SUMMER (MAY 1ST THROUGH SEPTEMBER 30TH). VERTICAL: 17.1' THE USE AND OPERATION OF FUEL-FIRED GENERATORS IS PROHIBITED UNLESS DUE TO A HARDSHIP. TOWN APPROVAL SHALL BE REQUIRED. HORIZONTAL: 209' THE CONTRACTOR AND PROPERTY OWNER SHALL BE LIABLE FOR ANY DAMAGE DONE TO ANY PUBLIC PROPERTY AS A RESULT OF ANY ALLOWABLE DISTURBED AREA: 60.0% CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL AFFECTED RIGHTS-OF-WAY ALLOWABLE DISTURBED AREA: 36,870 SF ARE CLEANED AND/OR REPAIRED TO THEIR ORIGINAL CONDITION AND UNTIL ANY AND ALL DAMAGES TO AFFECTED PROPERTIES ARE RESTORED TO ORIGINAL CONDITION. GROSS DISTURBED AREA: 47,369 SF A KEYED SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY GATES. THE KEYED SWITCH SHALL BE INSTALLED IN A - TOTAL LIVABLE AREA (RESIDENCE & CASITA): 11,010 SF LOCATION THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE TOWN'S BUILDING SAFETY DEPARTMENT. - ATTACHED GARAGE FOOTPRINT: 1,780 SF PROPERTY OWNER, BUILDER, OR GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CONTROLLING DUST FROM THE SITE AT ALL TIMES. ALL MEANS - DRIVEWAY CREDIT: N/A SF NECESSARY SHALL BE USED BY THE BUILDER OR GENERAL CONTRACTOR TO CONTROL THE EXISTENCE OF DUST CAUSED BY ANY EARTHWORK, - RETENTION BASIN CREDIT: 3,352 SF @ 50% ~ 1,676 SF SPRAY APPLICATION OF MATERIALS, OR OTHER DUST-CAUSING PRACTICES REQUIRED BY THE CONSTRUCTION PROCESS. - RESTORED AREAS: N/A SF APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE TOWN FROM REQUIRING CORRECTION OF ERRORS IN NET PROPOSED DISTURBED AREA: 32,903 SF ~ 53.54% THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN PERCENT OF LOT STEEPER THAN NATURAL GRADE: 2,914 SF ~ 4.74% ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTION DITCHES, PIPES PROTECTIVE BERMS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT PROPOSED AND EXISTING IMPROVEMENTS FROM RUNOFF OR DAMAGE FROM STORM WATER, MUST BE FINISHED GRADE EARTHWORK QUANTITIES: CUT - 1,690 CY CONSTRUCTED PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS FILL - 2,590 CY **FOWN OF PARADISE VALLEY HILLSIDE DEVELOPMENT NOTES** TOTAL - 4,280 CY RETAINING WALL GRADING PERMIT FEE: \$142 CY + \$95 PER EACH 100 CY (4280-100) NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLIED INCLUDING, BUT NOT LIMITED TO LANDSCAPING GROUND RESTORATION, FIRE FLOW, FIRE EXISTING/NATIVE GRADE GRADING PERMIT FEE: \$142 CY + \$95 X 41.8 = \$4,113SAFETY AND ALL ONSITE AND OFFSITE IMPROVEMENTS. . ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE. HILLSIDE ASSURANCE: 35 X GRADING PERMIT FEE (\$4,113) . ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES. HILLSIDE ASSURANCE: \$143,955 STEVEN . THE USE OF HYDRAULIC RAM HAMMERS. OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK. INCLUDING BARGELOH MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR **RETAINING WALL TABLE** 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 NUMBER OF RETAINING WALLS SEGMENTS: 25 1418 ARIZONA, U EQUIPMENT CANNOT BE USED ON SATURDAYS WITHOUT A WAIVER FROM THE TOWN MANAGER. TOTAL LENGTH OF ALL WALLS: 447 . CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT MAXIMUM HEIGHT OF RETAINING WALLS: 8' EXPIRES: 3/31/20 RETAINING WALL THE UNDISTURBED NATURAL AREA. MAXIMUM CONTINUOUS LENGTH OF RETAINING WALLS: 95' SIGNED SWB . ALL RETAINING WALL SHALL NOT EXTEND MORE THAN 6 INCHES ABOVE HE MATERIAL THEY RETAIN (WITH EXCEPTION MAXIMUM CONTINUOUS OF VISIBLE RETAINING WALL MEASURED FROM ANY POINT RAWN BJB OF DRIVEWAY RETAINING WALLS IN ACCORDANCE WITH 2207.VI.6). AROUND THE PROPERTY: 272 LF FINISHED FLOOR: 1416.0 HECKED SWB PROJECT DESCRIPTION GARAGE **UTILITY PROVIDERS** DATE 5-31-19 GUEST CASITA D/W THE PROJECT CONSISTS OF DEVELOPING THE CURRENTLY VACANT PARCEL WATER - CITY OF PHOENIX SCALE 1"=30' 1415 WITH A CUSTOM SINGLE FAMILY RESIDENCE, GUEST CASISTA, POOL AND SANTIARY SEWER - CITY OF SCOTTSDALE PROJECT 180702 ELECTRIC - APS CABANA. DEVELOPMENT WILL COMPLY WITH THE TOWN'S HILLSIDE THE NAME G&D.dwg **APPROVALS** DEVELOPMENT STANDARDS. THE SITE WILL BE SERVED BY EXISTING PUBLIC TELEPHONE - CENTURYLINK/COX 1414 WATER AND SEWER MAINS ADJACENT TO THE SITE. NATURAL GAS — SWG SHEET FINISHED GRADE SECTION 3-3 CABLE TV - COX HILLSIDE COMMITTEE CHAIRMAN DATE **NATIVE PLANTS STATEMENT** SCALE: 1"=2' VERTICAL 1"=20' HORIZONTAL ALL NATIVE PLANTS IMPACTED BY CONSTRUCTION SHALL BE RELOCATED ON SITE. SEE 4" STORM DRAIN ANDSCAPE PLAN AND NATIVE PLANT INVENTORY & SALVAGE PLAN. TOWN ENGINEER

