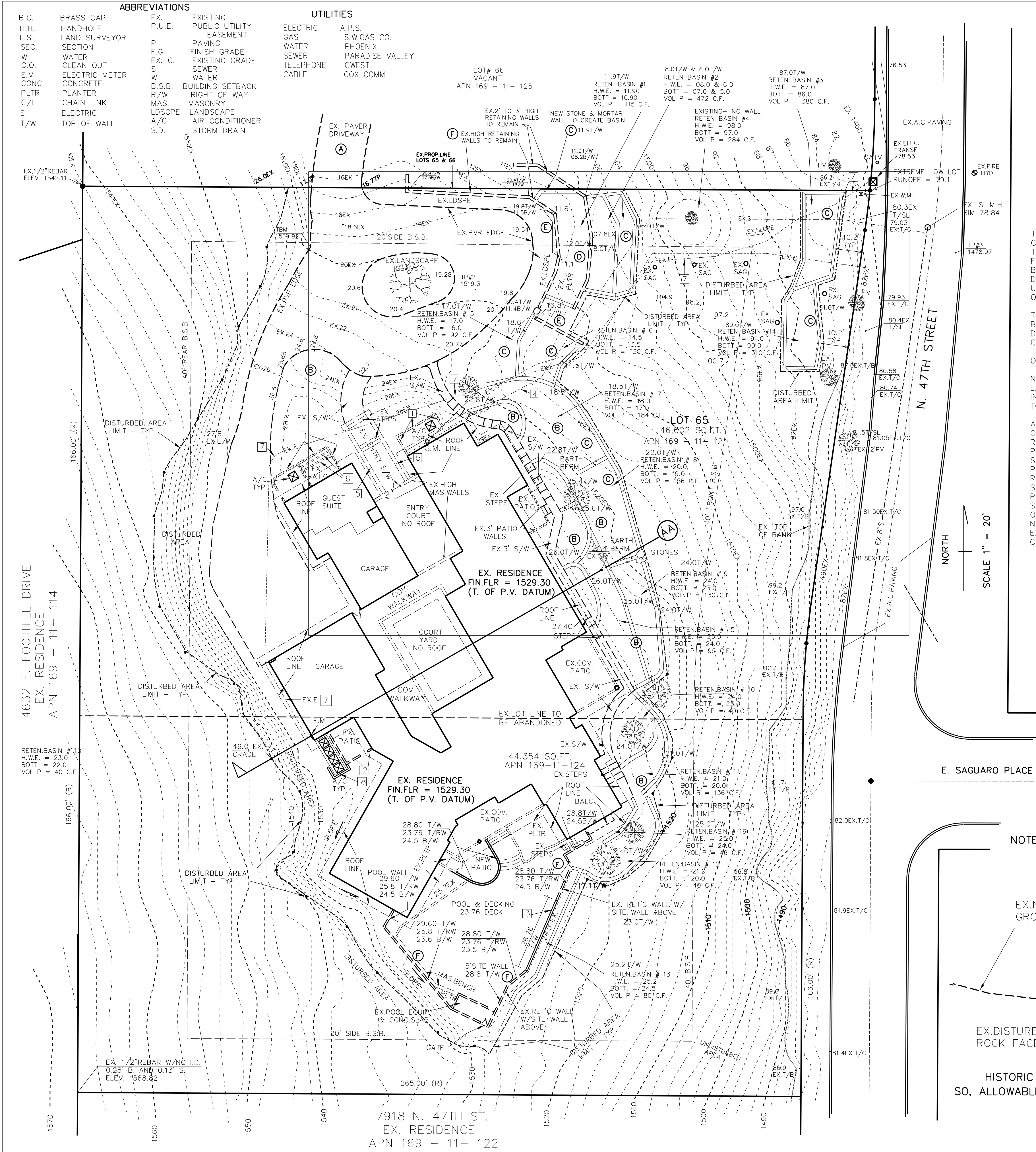


PROPOSED IMPROVEMENTS
GRADING PLAN W/ AERIAL OVERLAY
8002 N. 47TH STREET
PARADISE VALLEY, AZ



ABBREVIATIONS		UTILITIES	
B.C.	BRASS CAP	ELECTRIC	A.P.S. GAS CO.
H.H.	HANDHOLE	GAS	SWANIX
L.S.	LAND SURVEYOR	WATER	PARADISE VALLEY
W	WATER	SEWER	QUEST
C.O.	CONCRETE	TELEPHONE	COX COMM
E.M.C.	ELECTRIC METER	CABLE	
PUR	PLANTER		
C/L	CHAIN LINK		
E	ELECTRIC		
T/W	TOP OF WALL		
EXISTING		EXISTING	
P.U.E.	PUBLIC UTILITY EASEMENT	P	PAVING
F.G.G.	FINISH GRADE	F.G.G.	FINISH GRADE
W	WATER	W	WATER
B.S.B.	BUILDING SETBACK	R/W	RIGHT OF WAY
M.A.S.	MASONRY	A/C	AIR CONDITIONER
L.D.S.C.P.	LANDSCAPE	S.D.	STORM DRAIN

SCALE 1" = 20'
NORTH



- SITE PLAN NOTES**
- (A) THE EXISTING DRIVEWAY ON LOT 66 SHALL BE USED AS THE INGRESS/EGRESS EASEMENT FOR THE 8002 N. 47TH STREET PROPERTY. A NEW EASEMENT WILL BE CREATED AND RECORDED FOR A PERMANENT RECORD OF THAT ACCESS WAY FOR THE 8002 N. 47TH STREET SITE.
 - (B) SEE THE EX. LANDSCAPE REVEGETATION PLANS FOR THE INSTALLATION OF THE NEW PLANTS WITHIN THE EXISTING DISTURBED AREAS OF THE SITE.
 - (C) INSTALL NEW STONE AND MORTAR WALLS AS INDICATED ON THE PLAN FOR THE CREATION OF THE NEW SHALLOW STORM WATER RETENTION BASINS ON THIS SITE. THE PURPOSE OF THE BASINS IS TO MEET OR EXCEED THE PARADISE VALLEY HILLSIDE REQUIREMENTS FOR STORM WATER RETENTION. SEE DETAIL "A" ON SHEET G2 THAT SHOWS A TYPICAL BASIN CONFIGURATION.
 - (D) THE EXISTING LOWER MASONRY RETAINING WALLS ARE RAISED TO PROVIDE A 12" DEPTH OF RETENTION WATER IN THE NEW BASIN.
 - (E) THE EXISTING MASONRY RETAINING WALLS WILL BE USED IN PLACE TO PROVIDE ONE SIDE OF THE BASIN FOR THE RETENTION WATER.
 - (F) THE EX. MASONRY RETAINING WALLS SHALL REMAIN IN PLACE.

DRAINAGE STATEMENT

THE DRIVEWAY ON THE NORTH PARCEL WILL REMAIN IN USE. NO PHYSICAL CHANGES WILL BE MADE ON THAT PARCEL, OTHER THAN THE ADDITION OF THE FRENCH DRAIN. HISTORICALLY ALL OF THE NORTH PARCEL DRAINAGE FLOWS EASTWARD TOWARD 47TH STREET WITH A PORTION OF THE RUNOFF BEING CONTAINED IN A WASH ON THAT PARCEL. THAT EXISTING WASH DRAINS INTO AN UNDERGROUND 24" DIAMETER PIPE CULVERT THAT GOES UNDER THE 47TH STREET CURBING AND PAVEMENT TO EXIT IN AN EASEMENT ON THE EAST SIDE OF 47TH STREET.

THE SOUTH TWO ACRE PARCEL HISTORICALLY SLOPES TO 47TH STREET ALSO, BUT THE DEVELOPMENT OF THE RESIDENCE ON THE SITE MANY YEARS AGO DID REDIRECT SOME OF THE SHEET FLOW AND ALSO CREATED SOME MINOR CONCENTRATED FLOWS TOWARD 47TH STREET. THE UPPER PORTION OF THIS HILLSIDE PARCEL ABOVE THE RESIDENCE HAS NOT BEEN DISTURBED OVER THE YEARS AND REMAINS IN ITS HISTORIC CONDITION.

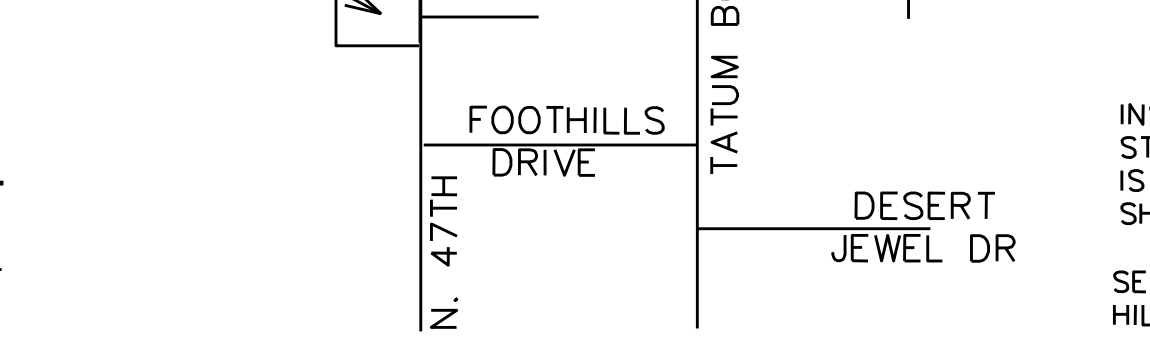
NO STORM WATER RETENTION WAS EVER PREVIOUSLY CONTAINED ON THIS LARGE TWO ACRE HILLSIDE PARCEL. DUE TO THE BUILDING CODE REVISIONS INACTED IN PARADISE VALLEY IN THE LAST FEW YEARS, IT IS NOW NECESSARY TO CREATE STORM WATER RETENTION AREAS ON THE SITE.

A NUMBER OF NEW SHALLOW STORM WATER RETEN. BASINS WILL BE CREATED ON THIS SITE TO COMPLY WITH THE TOWN OF PARADISE VALLEY NEW HILLSIDE RETENTION REQUIREMENTS. DUE TO THE STEEP SLOPES ON THE EXISTING PARCEL, THE NATURAL STONE AND SOME MORTAR WAS USED TO CREATE SHORT LENGTHS OF RETAINING WALLS IN MULTIPLE PLACES WHICH GENERALLY PARALLELED THE CONTOUR LINES. THE BASIN LOCATIONS DUE REQUIRE SOME REGRADEING IN ORDER TO DEVELOPE FLAT BASIN BOTTOMS TO CONTAIN THE STORM WATER ON THE STEEP SLOPES. THE RAIN FALL ON THE SITE WILL PARTIALLY BE CONTAINED IN THE NEW BASINS, BUT THE BALANCE OF THE STORM WATER WILL STILL EXIT THIS SITE ONTO THE 47TH STREET RIGHT OF WAY AS IT HAS HISTORICALLY BEEN DOING. THE CONSTRUCTION OF THE NEW BASINS WILL CONTAIN A PORTION OF THE RAINFALL ON THE SITE. THE EXTREME LOW LOT DRAINAGE OUTFALL IS 1579.1 AT THE NORTHEAST CORNER OF LOT 1 OF TATUM CANYON III.

THE DRIVEWAY ON THE NORTH PARCEL WILL REMAIN IN USE. NO PHYSICAL CHANGES WILL BE MADE ON THAT PARCEL, OTHER THAN THE ADDITION OF THE FRENCH DRAIN. HISTORICALLY ALL OF THE NORTH PARCEL DRAINAGE FLOWS EASTWARD TOWARD 47TH STREET WITH A PORTION OF THE RUNOFF BEING CONTAINED IN A WASH ON THAT PARCEL. THAT EXISTING WASH DRAINS INTO AN UNDERGROUND 24" DIAMETER PIPE CULVERT THAT GOES UNDER THE 47TH STREET CURBING AND PAVEMENT TO EXIT IN AN EASEMENT ON THE EAST SIDE OF 47TH STREET.

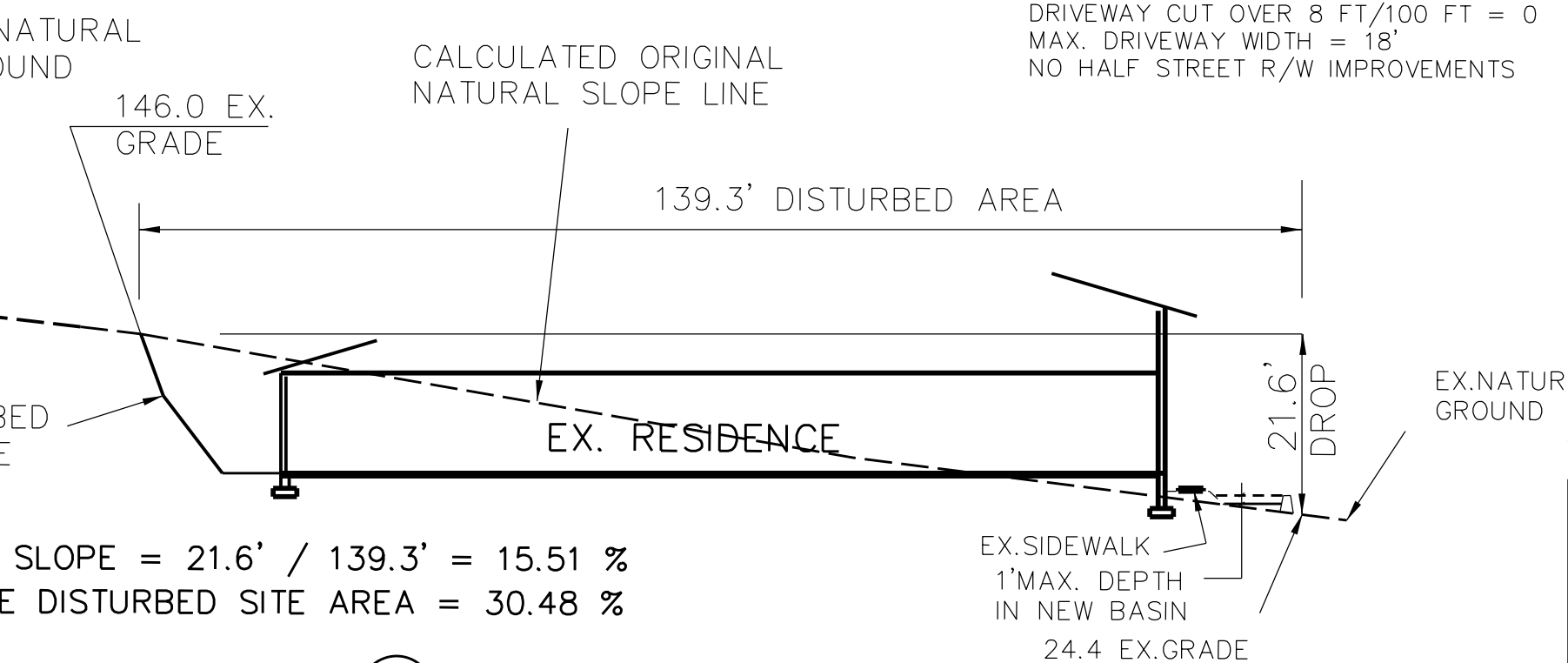
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NOTES: THE MAX. LENGTH OF RETAINING WALLS VISIBLE FROM ANY ONE LOCATION IS 71 FEET. (THE SOUTHEAST EXTERIOR POOL WALL.)

ANY NEW EXPOSED CUTS SHALL BE STAINED TO BLEND IN WITH THE SURROUNDING HILLSIDE.



HISTORIC SLOPE = 21.6' / 139.3' = 15.51 %
SO, ALLOWABLE DISTURBED SITE AREA = 30.48 %

DISTURBED AREA CALCULATIONS

NET AREA OF LOT: 90,956 SQ.FT. (2.088062 ACRES)
AREA UNDER ROOF: 14,445 SQ.FT.
FLOOR AREA RATIO: 15.88 % (ROOF AREA/LOT AREA)
EXISTING DISTURBED AREA = 40,053 SQ.FT.

RECAP OF SITE DISTURBANCE:
NET AREA OF LOT= 90,956 SQ.FT.
LIVABLE BLDG FOOTPRINT AREA = 8,125 SQ.FT.
GARAGE FOOTPRINT = 977 + 713 = 1,690 SQ.FT.
EX. DECORATIVE DRIVEWAY = 7,461 SQ.FT.

NET PROPOSED DISTURBED AREA = 25,479 SQ.FT.

BUILDING ENVELOPE: 15.51 % SLOPE
VERTICAL = 21.6 FEET
HORIZONTAL = 139.3'

SO THE ALLOWABLE DISTURBED AREA = 30.48 %
ALLOWABLE DISTURBED AREA = 31,025 SQ. FT.
PER ZONING ORDINANCE SLOPE TABLE 1: USE 30.48 % ALLOWABLE
NET PROPOSED DISTURBED AREA = 45,225 - 19,746 = 25,479 SQ.FT.
ALLOWABLE DISTURBED NET SITE IS 30.48% (90,956) = 27,632 SQ.FT.

PERCENT OF LOT STEEPER THAN NATURAL GRADE = 4060 S.F. / 90956 = 4.46 %
VOLUME OF CUT 88 C.Y. VOLUME OF FILL 120 C.Y.
HILLSIDE ASSURANCE @ \$ 25 /CU.YD. OF CUT + FILL = 88 + 120 = 208 CU.YD (\$ 25) = \$ 5,200

PROJECT NARRATIVE

THIS SITE CURRENTLY CONSISTS OF TWO LARGE PARCELS, EACH OVER AN ACRE IN SIZE WITH HILLSIDE R-43 ZONING IN PARADISE VALLEY. THE SOUTH PARCEL IS LOT 1 OF TATUM CANYON III AND IT HAS A SINGLE FAMILY RESIDENCE. THE RESIDENCE HAS BEEN OCCUPIED FOR OVER 40 YEARS BY THE ONE PREVIOUS OWNER. THE NORTH PARCEL IS LOT 66 OF TATUM CANYON AND IT HAS NO BUILDING ON IT, JUST THE ACCESS DRIVEWAY FROM 47TH STREET UP TO THE RESIDENCE.

THE EXISTING HOME WILL BE RENOVATED TO CREATE A MORE UPDATED RESIDENCE, BUT NO STRUCTURAL CHANGES WILL BE DONE TO THE ACTUAL BUILDING. SOME INTERIOR PARTITIONS WILL BE REVISED AND A FEW NEW INTERIOR PARTITIONS WILL BE ADDED. THE EXISTING EXTERIOR RESIDENCE WALLS WILL REMAIN INTACT. NEW ROOFING MATERIALS WILL BE INSTALLED, AN UNROOFED PORTION OF THE SOUTH PATIO WILL BE EXTENDED SOUTH A FEW FEET OUT TOWARD THE POOL. THE POOL WILL BE REPLASTERED AND THE DIVING BOARD WILL BE REMOVED. THE EXISTING SIX FEET HIGH SOUTH WALL OF THE POOL AREA WILL BE LOWERED IN SOME AREAS TO PROVIDE A CLEAR VIEW TO THE SOUTH.

THERE WILL BE EXTENSIVE SITE LANDSCAPING RENOVATIONS ON THE UPPER AREAS AROUND THE EXISTING RESIDENCE. DEAD TREES WILL BE REMOVED AND NEW TREES WILL BE INSTALLED. A NUMBER OF NEW PLANTS AND SHRUBS WILL BE ADDED TO ENHANCE THE SITE APPEARANCE.

THE CHANGES LISTED ABOVE WILL ALL OCCUR ON THE SOUTH TWO ACRE PARCEL. THE ONLY CHANGE BEING MADE ON THE NORTH LOT 66 ONE ACRE PARCEL WILL BE THE ADDITION OF A TRENCH DRAIN IN THE EXISTING ACCESS DRIVEWAY PAVEMENT ABOUT 20 FEET UP FROM 47TH STREET. THAT DRAIN IS BEING ADDED AT THE REQUEST OF THE P.V. ENGINEERING DEPT.

INSPECTION OF THE GROUND AREAS AT THE BOTTOM OF THE PROPOSED OF THE SHORT STONE & MORTAR RET'G WALLS INDICATES THAT THE EXISTING HILLSIDE GROUND IS VERY COMPACTED AND STONY. STORM WATER RUNOFF OVER THE TOP OF THE SHORT RET'G WALLS DURING PEAK STORM EVENTS WILL NOT CAUSE EROSION.

SEE SHEET G2 FOR TOWN OF PARADISE VALLEY GENERAL NOTES, HILLSIDE NOTES, DRAINAGE ZONES & RETEN. BASIN DATA

SITE PLAN RETAINING WALL DATA

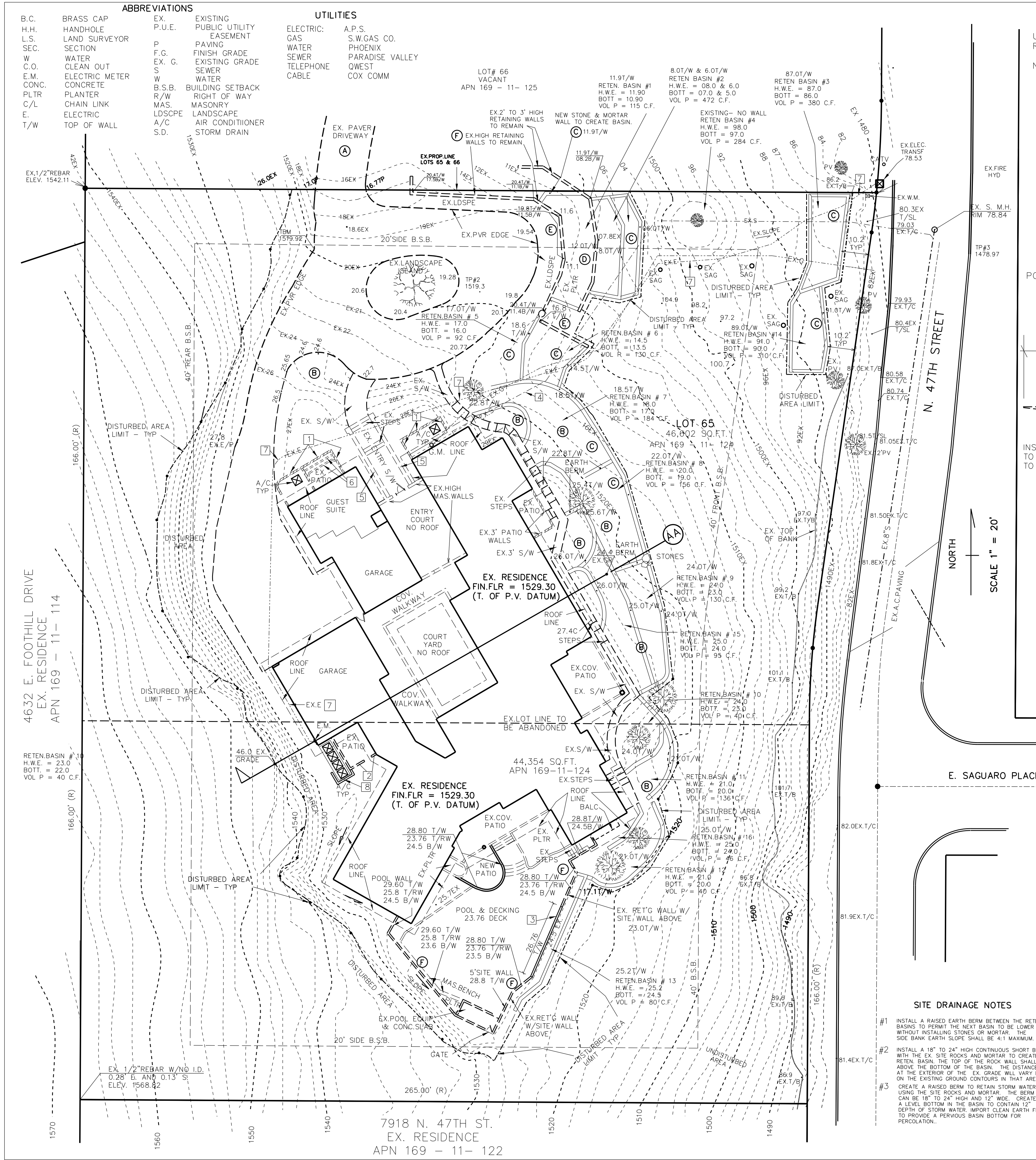
NO. OF RETAINING WALLS: 19 EX. + 7 NEW = 26
(6 TALL EXISTING AND 13 SHORT EX.) (7 SHORT NEW)
TOTAL LENGTH OF EX. TALL RETAINING WALLS = 284 LF
TOTAL LENGTH OF EX. SHORT RETAINING WALLS = 489 LF
TOTAL LENGTH OF NEW TALL RETAINING WALLS = 0 LF
TOTAL LENGTH OF NEW SHORT RET'G WALLS = 331 LF
MAXIMUM HEIGHT OF RET'G WALLS = 8' (EXISTING)
MAX. CONTIN. LENGTH OF RET'G WALLS 92 FT
MAX. LENGTH OF RET'G WALLS
VISIBLE FROM ANY SINGLE POINT = 92 FT
SLOPE OF DRIVEWAY = 14 % MAX.
DRIVEWAY CUT OVER 8 FT/100 FT = 0
MAX. DRIVEWAY WIDTH = 18'
NO HALF STREET R/W IMPROVEMENTS

OWNER
CHRISTA PETRACCA
PARADISE VALLEY, AZ
TEL. (602) 743 - 4557

CIVIL ENGINEER:
DONALD E. SURFACE, P.E.
SURFACE ENGINEERING CO.
1646 E. RIVINGTON DRIVE
PHOENIX, AZ 85024
TEL. 602 717 2135
EMAIL: DONSURFACE@MSN.COM

HILLSIDE GRADING & DRAINAGE PLANS & SITE PLAN
TATUM CANYON III LOT 1
EX. RESIDENCE
8002 N. 47TH STREET

SHEET G1



STORM WATER RETENTION CALCULATIONS

USE "PRE" VERSUS "POST" METHOD TO DETERMINE THE VOLUME REQUIRED TO BE RETAINED ON THE THIS TOTAL SITE.

NET AREA OF THE TOTAL COMBINED TWO LOTS = 90,956 SQ.FT. = 2.088062 ACRES

"PRE" VOLUME ON UNDISTURBED LOT = $C \cdot I \cdot A / 12 = 0.7 (2.2') (90,956) / 12 = 11,673 \text{ C.F.}$

"POST" VOLUME REQUIRED ON THE DISTURBED LOT, WHICH INCLUDES THE TOTAL AREA OF DISTURBANCE ON THE SITE.

USE C COEFF = 0.95 ON ALL NON POROUS AREAS, WHICH IS ROOFED AREAS, DRIVEWAYS, PATIOS, COURTYARDS, SIDEWALKS, POOL & DECKING, PLTRS

USE C COEFF = 0.7 ON ALL NON-DISTURBED AREAS, PLUS DISTURBED AREAS THAT WERE REGRADED.

POST VOLUME AS A RESULT OF THE SITE DISTURBANCE = $C \cdot I \cdot A / 12 = 0.95 (2.2') (24,308 \text{ C.F.}) / 12 = 4,234 \text{ C.F.}$

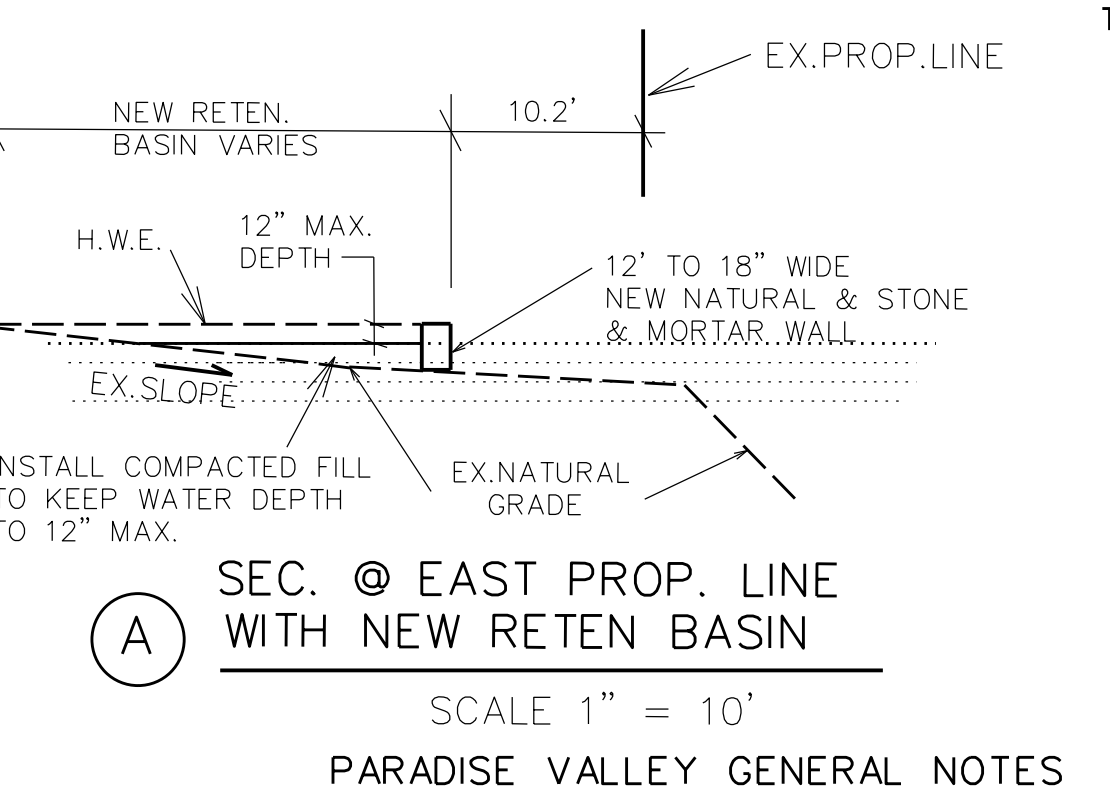
POST VOLUME ON THE ORIGINAL SITE AREA UNDISTURBED = $C \cdot I \cdot A / 12 = (90,956 - 24,308) 2.2' (0.7) / 12 = 4,703 \text{ C.F.}$

8,937 C.F.

POST VS PRE VOLUME REQUIRED = 11,673 - 8,937 = 2,736 C.F.

"POST" VS "PRE" CONTROLS, IT IS LARGER

THEN TOTAL RETEN. VOLUME REQUIRED = 2,736 C.F.



SCALE 1" = 10'

PARADISE VALLEY GENERAL NOTES

- 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 LINES 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.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL MUNICIPALITY UNLESS 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 BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR TYPE, LOCATION, HEIGHT, WATTAGE, AND LUMEN BASED 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 USE PERMIT FOR SPECIAL USE PERMIT PROPERTIES.
- A DUST CONTROL PLAN AND PERMIT MEETING REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
- A SEPARATE RIGHT OF WAY PERMIT IS NECESSARY FOR ANY OFF-SITE CONSTRUCTION.
- 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.
- ERASE PROJECTIONS AND REQUIREMENTS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
- ALL NEW AND EXISTING ELECTRICAL SERVICE LINES SHALL BE BURIED PER THE TOWN OF PARADISE VALLEY REQUIREMENTS.
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO ARRANGE FOR THE RELOCATION AND RELOCATION COSTS OF ALL UTILITIES, AND TO SUBMIT A UTILITY RELOCATION SCHEDULE PRIOR TO THE ISSUANCE OF THE ENGINEERING CONSTRUCTION PERMIT.
- EXISTING AND/OR NEW UTILITY CABINETS AND PEDESTALS SHALL BE LOCATED A MINIMUM OF 4 FEET BEHIND ULTIMATE BACK OF CURB LOCATION.
- POOL, SPA BARBECUE AND ANY PROPOSED STRUCTURES OVER 8" ABOVE GRADE REQUIRE A SEPARATE PERMIT APPLICATIONS.
- POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURE FROM UNWANTED ACCESS PER TOWN CODE, ARTICLE 5-2.
- ALL FILL MATERIAL UNDER SLABS & WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% SETBACK CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STEM WALL INSPECTION.
- FOR BUILDING PADS THAT HAVE 1' OR MORE OF FILL MATERIAL, SOILS COMPACTION TEST RESULTS ARE REQUIRED AND SHALL BE PROVIDED 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.

PARADISE VALLEY HILLSIDE NOTES

- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN REQUIREMENTS HAVE BEEN COMPLIED INCLUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE FLOW, FIRE SAFETY AND ALL ONSITE AND OFFSITE IMPROVEMENTS.
- ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ORDINANCE XXII OF THE TOWN ZONING ORDINANCE.
- ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
- THE USE OF HYDRAULIC 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 A.M OR SUNRISE, WHICHEVER IS LATER, AND 6 P.M. OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY WITH LIMITED WORK HOURS ON SATURDAY WITH NO WORK ON SUNDAY OR LEGAL HOLIDAYS. RAM HAMMERS OR OTHER HEAVY EQUIPMENT CANNOT BE USED ON SATURDAYS WITHOUT A WAIVER FROM THE TOWN MANAGER.
- CONSTRUCTION STAKING OR FENCING SHALL BE PLACED AROUND THE SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREA.

SITE DRAINAGE NOTES

- INSTALL A RAISED EARTH BERM BETWEEN THE RETEN. BASINS TO PERMIT THE NEXT BASIN TO BE LOWER WITHOUT INSTALLING STONES OR MORTAR. THE SIDE BANK EARTH SLOPE SHALL BE 4:1 MAXIMUM.
- INSTALL A 18" TO 24" HIGH CONTINUOUS SHORT BERM WITH THE EX. SITE ROCKS AND MORTAR TO CREATE THE RETEN. BASIN. THE TOP OF THE ROCK WALL SHALL BE 12" ABOVE THE BOTTOM OF THE BASIN. THE DISTANCE DOWN AT THE EXTERIOR OF THE EX. GRADE WALL VARY BASES ON THE EXISTING GROUND CONTOURS IN THAT AREA.
- CREATE A RAISED BERM TO RETAIN STORM WATER USING THE SITE ROCKS AND MORTAR. THE BERM CAN BE 18" TO 24" HIGH AND 12" WIDE. CREATE A LEVEL BOTTOM IN THE BASIN TO CONTAIN 12" DEPTH OF STORM WATER. IMPORT CLEAN EARTH FILL TO PROVIDE A PERVIOUS BASIN BOTTOM FOR PERCOLATION.

NORTH DRAINAGE ZONE

NET SITE AREA = 68,554 SQ.FT.

RETEN. REQUIRED: = 68,554/90,956 = 75.37 % SO, 75.37 % OF 2,736 = 2,062 C.F. IN NORTH ZONE

RETEN. BASIN #1 H.W.E. = 11.90 BOTT. = 10.90 VOL P = 115 C.F.

RETEN. BASIN #2 H.W.E. = 08.0 & 6.0 BOTT. = 07.0 & 5.0 VOL P = 380 C.F.

RETEN. BASIN #3 H.W.E. = 87.0 BOTT. = 86.0 VOL P = 380 C.F.

RETEN. BASIN #4 H.W.E. = 98.0 BOTT. = 97.0 VOL P = 284 C.F.

RETEN. BASIN #5 H.W.E. = 17.0 BOTT. = 16.0 VOL P = 92 C.F.

RETEN. BASIN #6 H.W.E. = 16.0 BOTT. = 15.0 VOL P = 130 C.F.

RETEN. BASIN #7 H.W.E. = 87.0 BOTT. = 86.0 VOL P = 380 C.F.

RETEN. BASIN #14 H.W.E. = 89.0 BOTT. = 88.0 VOL P = 314 C.F.

RETEN. BASIN #15 H.W.E. = 92.0 BOTT. = 91.0 VOL P = 120 C.F.

SOUTH DRAINAGE ZONE

NET SITE AREA = 25,532 SQ.FT.

RETEN. REQUIRED: = 22,402/90,956 = 24.63 % SO, 24.63 % OF 2,736 = 674 C.F. IN SOUTH ZONE

RETEN. BASIN #8 H.W.E. = 20.0 BOTT. = 19.0 VOL P = 156 C.F.

RETEN. BASIN #9 H.W.E. = 17.0 BOTT. = 16.0 VOL P = 130 C.F.

RETEN. BASIN #10 H.W.E. = 23.0 BOTT. = 22.0 VOL P = 90 C.F.

RETEN. BASIN #11 H.W.E. = 21.0 BOTT. = 20.0 VOL P = 136 C.F.

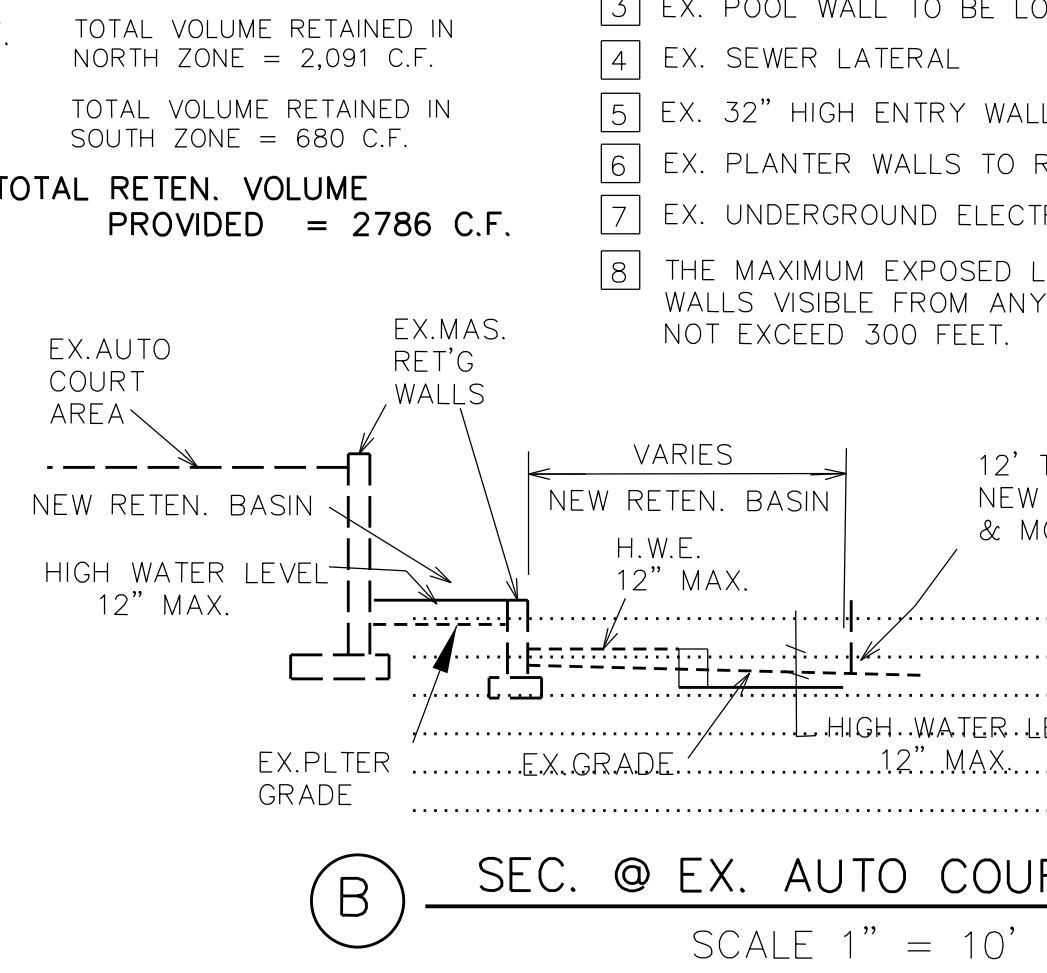
RETEN. BASIN #12 H.W.E. = 23.0 BOTT. = 22.0 VOL P = 80 C.F.

RETEN. BASIN #13 H.W.E. = 23.0 BOTT. = 22.0 VOL P = 80 C.F.

RETEN. BASIN #16 H.W.E. = 25.0 BOTT. = 24.0 VOL P = 46 C.F.

KEY NOTES ON GRADING PLAN

- EX. 6' MAS. SCREEN WALLS TO REMAIN
- EX. 5' MAS. SCREEN WALLS TO BE REMOVED.
- EX. POOL WALL TO BE LOWERED TO 3.0' HGT.
- EX. SEWER LATERAL
- EX. 32" HIGH ENTRY WALLS TO REMAIN
- EX. PLANTER WALLS TO REMAIN
- EX. UNDERGROUND ELECTRICAL SERVICE
- THE MAXIMUM EXPOSED LIN. FOOTAGE OF SITE WALLS VISIBLE FROM ANY ONE LOCATION SHALL NOT EXCEED 300 FEET.



SCALE 1" = 10'

PARADISE VALLEY HILLSIDE NOTES

- MAIL BOXES SHALL COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE RIGHT-OF-WAY FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
- ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE.
- TRENCH BEDDING AND SHADING SHALL BE FREE OF ROCKS AND DEBRIS.
- THE TOWN ONLY APPROVES THE SCOPE OF WORK AND NOT THE ENGINEERING DESIGN, ANY CONSTRUCTION QUANTITIES ARE NOT VERIFIED BY THE TOWN.
- THE APPROVAL OF PLANS IS VALID FOR 180 DAYS IF A PERMIT FOR CONSTRUCTION HAS NOT BEEN ISSUED WITHIN 180 DAYS, THE PERMIT MUST BE RENEWED.
- 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.
- WHENEVER EXCAVATION IS NECESSARY, CALL ARIZONA 811 BY DIALING 602 263-1100, TWO (2) WORKING DAYS BEFORE EXCAVATION BEGINS.
- 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.
- PERMIT HOLDER SHALL POST A 6 SQUARE FOOT (2' X 3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT 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 SIGN. THE SIGN MUST INCLUDE THE PERMITTEE OF COMPANY NAME, PHONE NUMBER, TYPE OF WORK, ADDRESS OF PROJECT AND TOWN CONTACT NUMBER. 480-348-3556
- 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 SIGHT TRIANGLE WHERE APPLICABLE.
- CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ON ONE SIDE OF THE STREET OR ON JOB SITE PROPERTY.
- ALL CONSTRUCTION DEBRIS AND EQUIPMENT MUST BE CONTAINED ON SITE AT ALL TIMES. THE CONTRACTOR AND PROPERTY OWNER MUST MAINTAIN THE JOB SITE FREE OF LITTER AND UNSIGHTLY MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARE PROHIBITED IN THE TOWN'S RIGHT OF WAY.
- CONSTRUCTION ACTIVITIES ARE PERMITTED BETWEEN THE HOURS OF 7 AM AND 5 PM MONDAY THROUGH FRIDAY. CONSTRUCTION ACTIVITIES MAY START ONE HOUR EARLIER DURING THE SUMMER (MAY 1ST THROUGH SEPTEMBER 30TH).
- THE USE AND OPERATION OF FUEL-FIRED GENERATORS IS PROHIBITED UNLESS DUE TO A HARDSHIP. TOWN APPROVAL IS REQUIRED.
- THE CONTRACTOR AND PROPERTY OWNER SHALL 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.
- A KEYED SW. SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRICAL ENTRY GATES. THE KEYED SWITCH SHALL BE INSTALLED IN A LOCATION THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE TOWN'S BUILDING SAFETY DEPARTMENT.
- PROPERTY OWNER, BUILDER, OR GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CONTROIOR 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.
- APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE TOWN FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
- 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 CONSTRUCTED PRIOR TO THE CONSTRUCTIONS OF ANY IMPROVEMENTS.

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