



P.O.Box 80311  
Phoenix, AZ 85060

ph: 480 990 0303  
fax: 602 954 6328  
www.ajdesignstudio.com

*The New Residence  
on East San Miguel Ave*  
5405 E San Miguel Ave.  
Paradise Valley, AZ 85253

SET ISSUED:  
05.27.2020

AERIAL

|             |           |
|-------------|-----------|
| Scale:      | 1"=20'-0" |
| Drawn by:   | AJ        |
| Checked by: | AJ        |
| Sheet No:   |           |

A0

Sheet of

AERIAL VIEW  
1"=20'-0"

1

Maricopa County S.D., Maricopa County Assessor's Office





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SET ISSUED:  
05.22.2020

SITE PLAN

|             |             |
|-------------|-------------|
| Scale:      | 1/16"=1'-0" |
| Drawn by:   | AJ          |
| Checked by: | AJ          |
| Sheet No:   |             |

A1

Sheet of

PROJECT DATA

TAX ASSESSOR'S NUMBER 172-47-041  
LEGAL DESCRIPTION STONE CANYON, LOT 41  
MCR 62-41  
ZONING R-43  
OWNER SAN MIGUEL  
SITE ADDRESS 5405 E SAN MIGUEL AVE,  
PARADISE VALLEY  
LOT AREA 56,586 SQ FT

LIVABLE/AIR CONDITIONED AREAS:  
1ST FLOOR 4,991 SQ FT  
2ND FLOOR 3,801 SQ FT  
GUEST HOUSE 1,101 SQ FT  
TOTAL 9,893 SF

NON-LIVABLE AREAS:  
4 CAR GARAGES 1,509 SQ FT  
MECHANICAL AND STORAGE ROOMS 481 SQ FT  
GARAGES & MECH ROOMS total 1,990 SQ FT

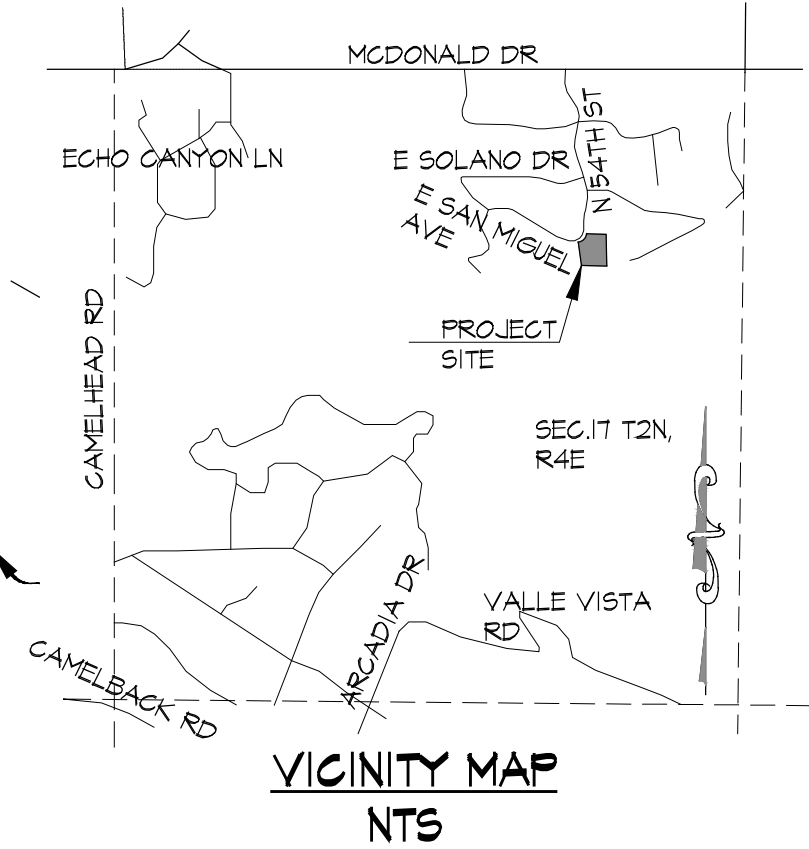
COV'D PATIOS AND PORCHES  
1ST FLOOR 426 SQ FT  
2nd FLOOR 563 SQ FT  
ROOF OVERHANGS 521 SQ FT  
1,510 SQ FT

TOTAL AREA UNDER ROOF 13,349 SQ FT

FOOTPRINT FOR DISTURBED AREA CALC. 6,936 SQ FT

LOT COVERAGE 13,349 SQ FT / 57,371 SQ FT=23.3%

BUILDING HEIGHT @ HIGHEST PT. - XXX







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Sheet of

## DISTURBED AREA CALCULATIONS

VERTICAL 34' / HORIZONTAL 141'  
BUILDING PAD SLOPE 26.53%  
ALLOWABLE NET DISTURBED 11.76% = 6,148 SQ FT  
GROSS EXISTING DISTURBED AREA 22,003 SQ FT  
GROSS PROPOSED DISTURBED AREA 22,514 SQ FT  
LESS CREDITS FOR:  
TO BE RESTORED & REVEGETATED 2,468 SQ FT  
50% OF NEW DRIVEWAY 1,183 / 2 = 592 SQ FT  
BUILDING FOOTPRINT 6,936 SQ FT  
PROPOSED NET DISTURBED AREA 12,585 SQ FT

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OWNER SAN MIGUEL  
SITE ADDRESS 5405 E SAN MIGUEL AVE,  
PARADISE VALLEY  
LOT AREA 56,586 SQ FT

**LIVABLE/AIR CONDITIONED AREAS:**  
1ST FLOOR 4,441 SQ FT  
2ND FLOOR 3,801 SQ FT  
GUEST HOUSE 1,101 SQ FT  
TOTAL 9,343 S.F.

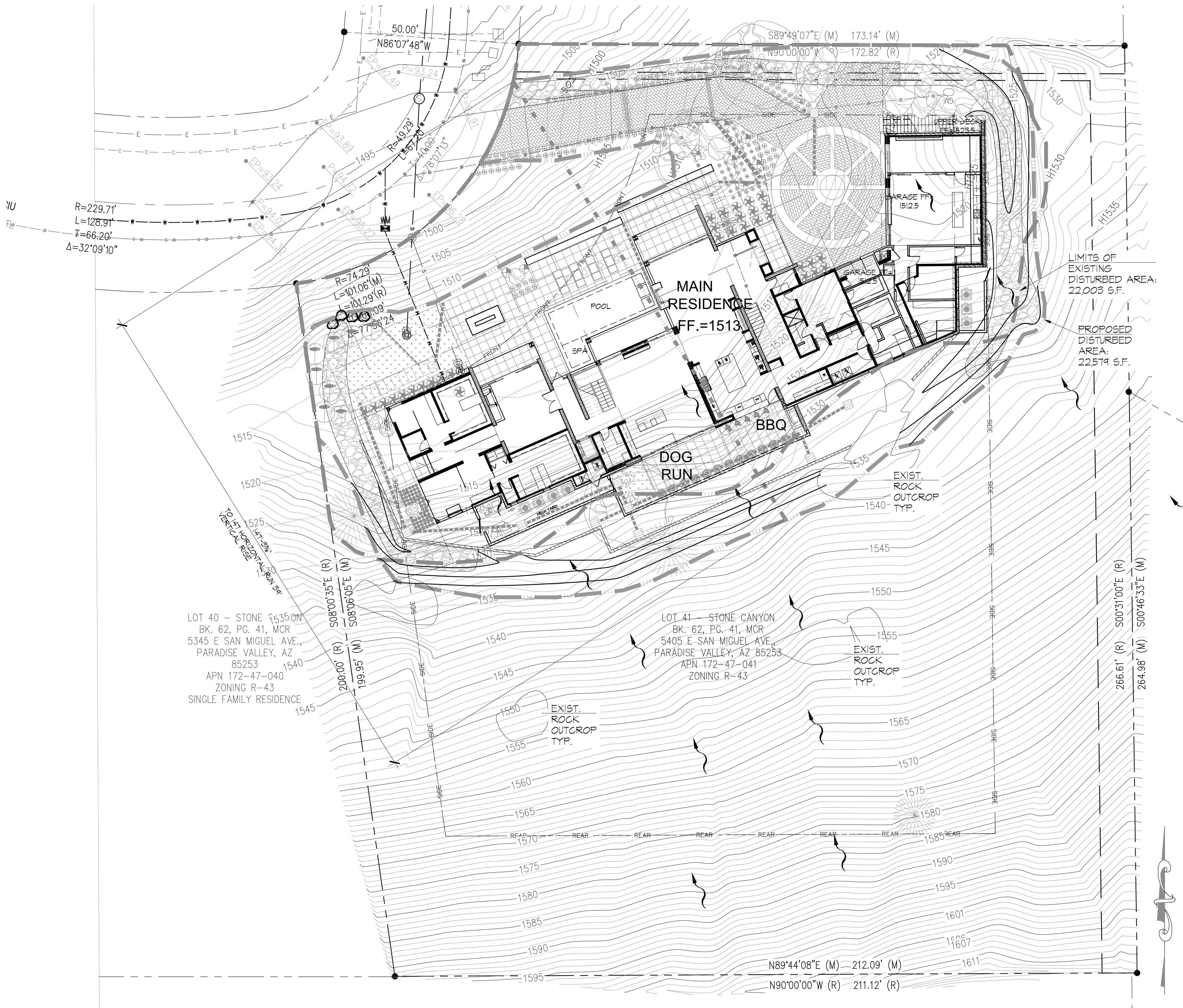
**NON-LIVABLE AREAS:**  
4 CAR GARAGES 1,503 SQ FT  
MECHANICAL AND STORAGE ROOMS 497 SQ FT  
GARAGES & MECH ROOMS total 1,940 SQ FT

**COVD. PATIOS AND PORCHES**  
1ST FLOOR 426 SQ FT  
2nd FLOOR 563 SQ FT  
ROOF OVERHANGS 521 SQ FT  
TOTAL 1,510 SQ FT

**TOTAL AREA UNDER ROOF 13,344 SQ FT**

FOOTPRINT FOR DISTURBED AREA CALCS 6,936 SQ FT

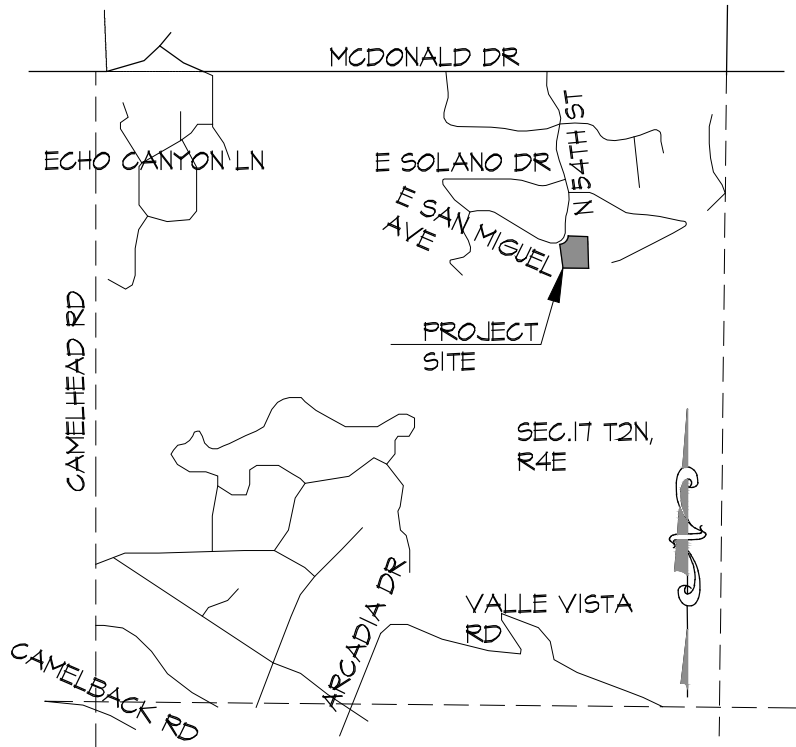
LOT COVERAGE 13,344 SQ FT / 51,311 SQ FT=23.27%  
BUILDING HEIGHT @ HIGHEST FT. - 23'-10-1/2" ABOVE FF



## SITE PLAN

1/16"=1'-0"

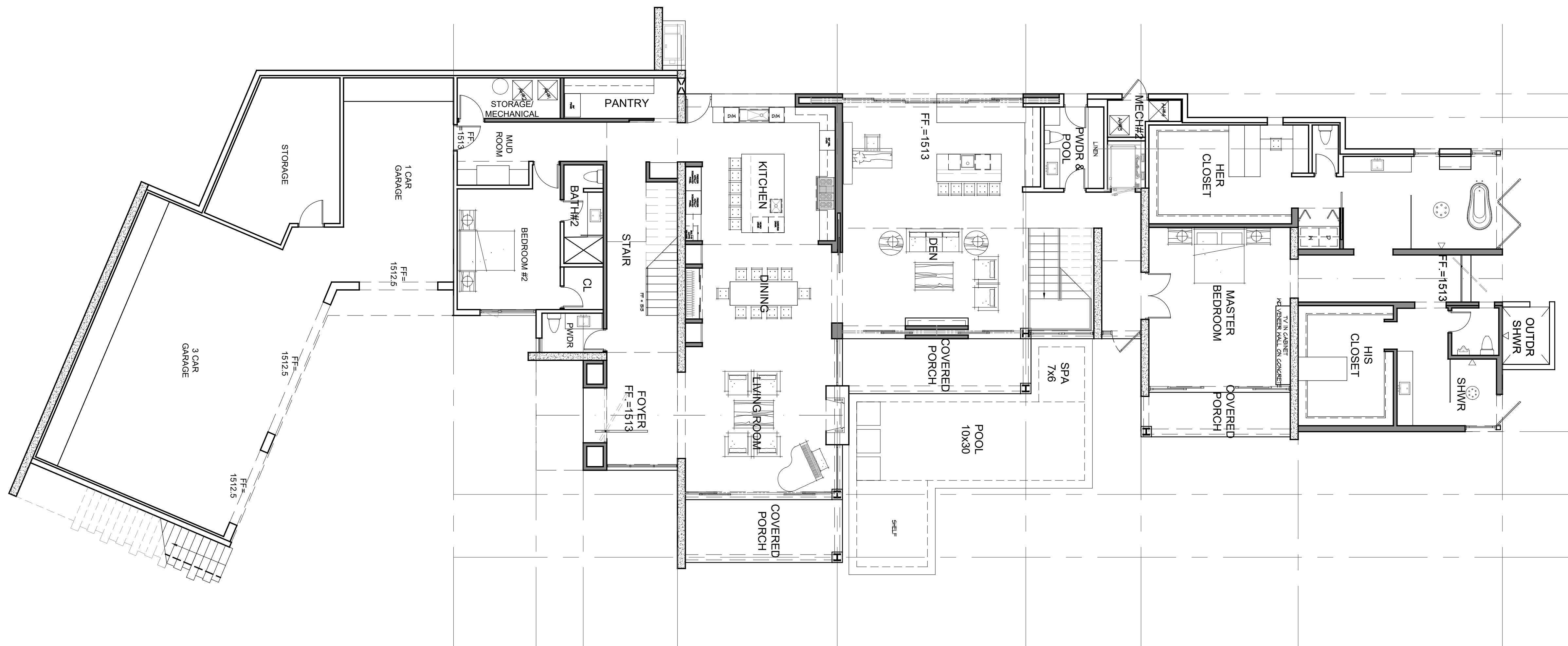
1



## VICINITY MAP

NTS





|                                |              |
|--------------------------------|--------------|
| LIVABLE/AIR CONDITIONED AREAS: |              |
| 1ST FLOOR                      | 4,991 SQ FT  |
| 2ND FLOOR                      | 3,801 SQ FT  |
| GUEST HOUSE                    | 1,101 SQ FT  |
| TOTAL                          | 9,893 SQ FT  |
| NON-LIVABLE AREAS:             |              |
| 4 CAR GARAGES                  | 1,385 SQ FT  |
| MECHANICAL AND STORAGE ROOMS   | 571 SQ FT    |
| GARAGES & MECH ROOMS           | 1,956 SQ FT  |
| COVERED PATIOS AND PORCHES     |              |
| 1ST FLOOR                      | 426 SQ FT    |
| 2ND FLOOR                      | 563 SQ FT    |
| ROOF OVERHANGS                 | 521 SQ FT    |
|                                | 1,510 SQ FT  |
| TOTAL AREA UNDER ROOF          | 13,283 SQ FT |



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1ST FLOOR  
PLAN

Scale: 1/8"=1'-0"

Drawn by: AJ

Checked by: AJ

Sheet No:

1ST FLOOR PLAN  
1/8"=1'-0"

1





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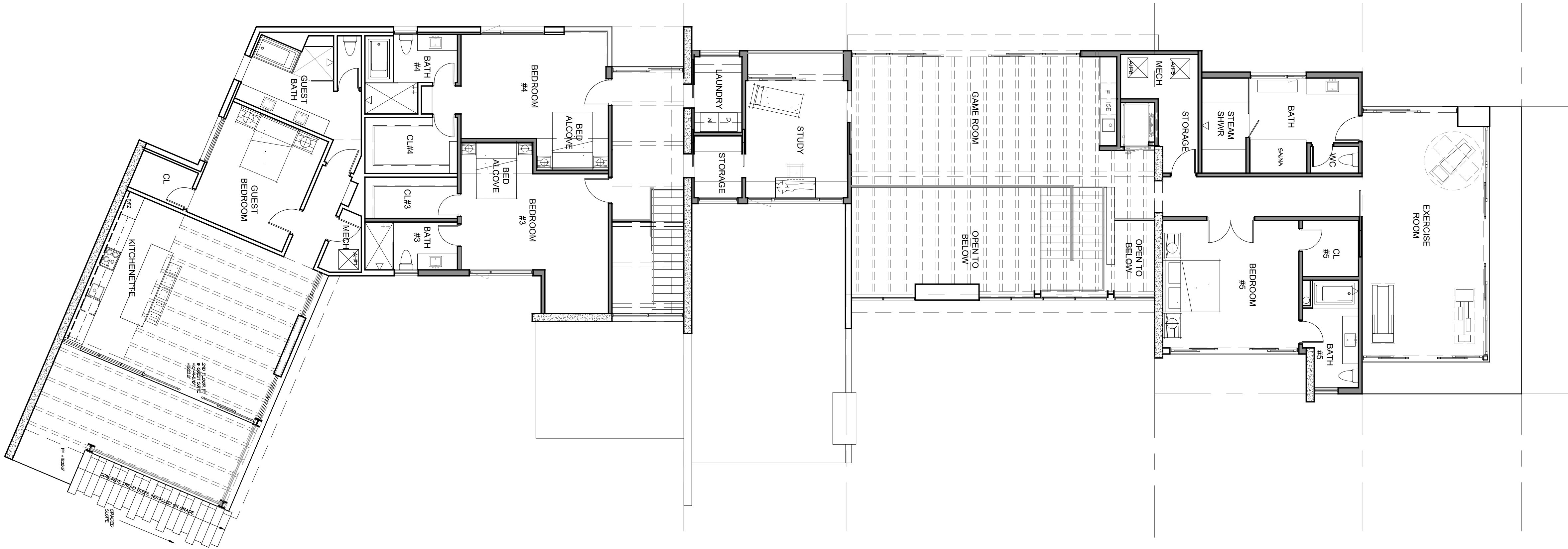
5405 E San Miguel Ave.  
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2ND FLOOR  
& GUEST

|             |            |
|-------------|------------|
| Scale:      | 1/8"=1'-0" |
| Drawn by:   | AJ         |
| Checked by: | AJ         |
| Sheet No:   |            |

A2.2



2ND FLOOR PLAN & GUEST HOUSE

1/8"=1'-0"

2



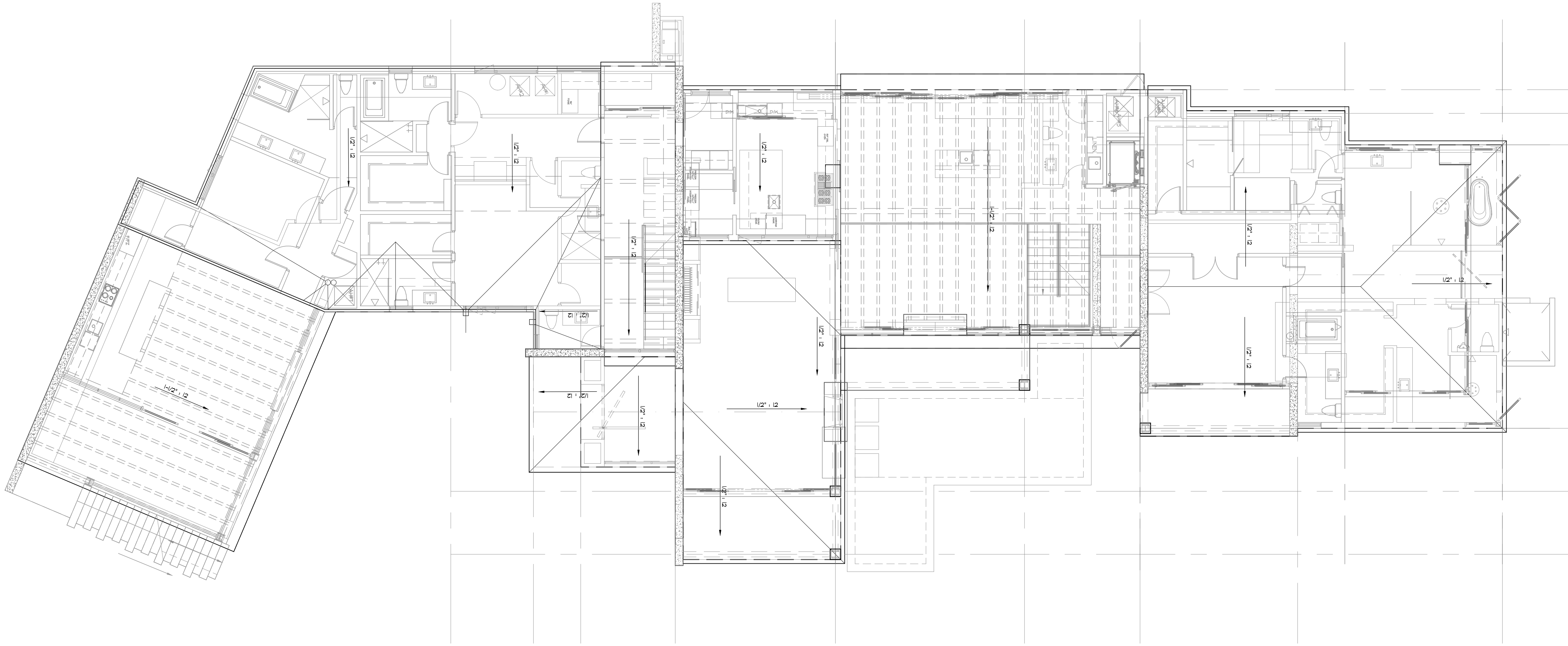


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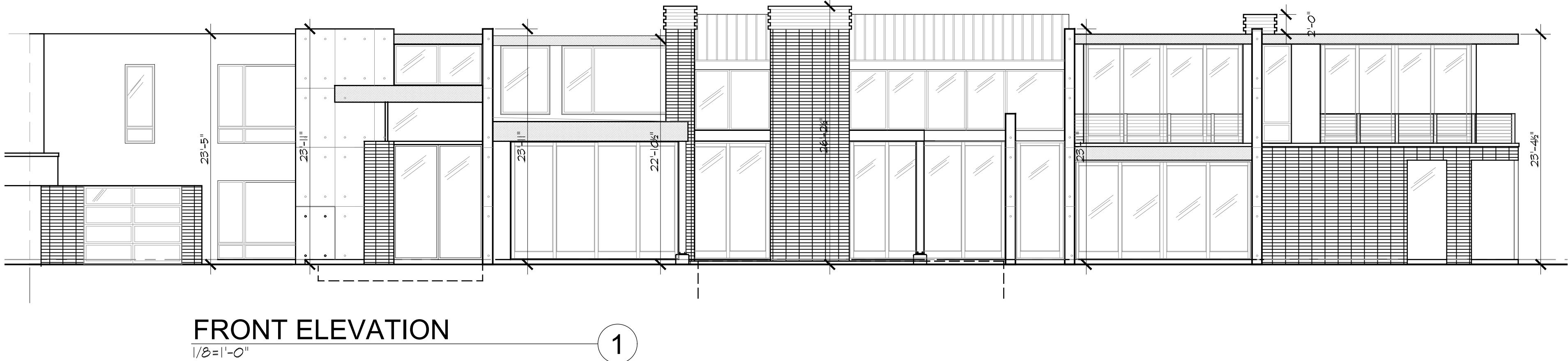
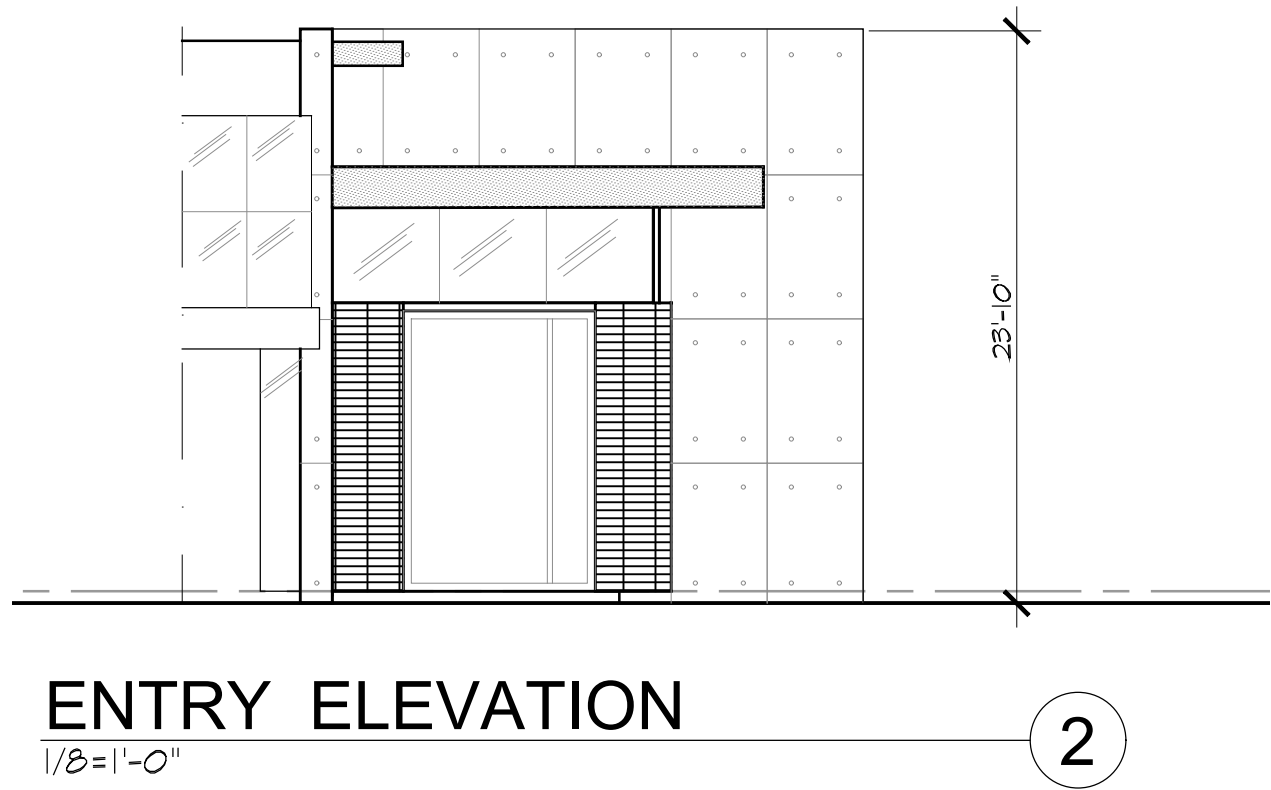
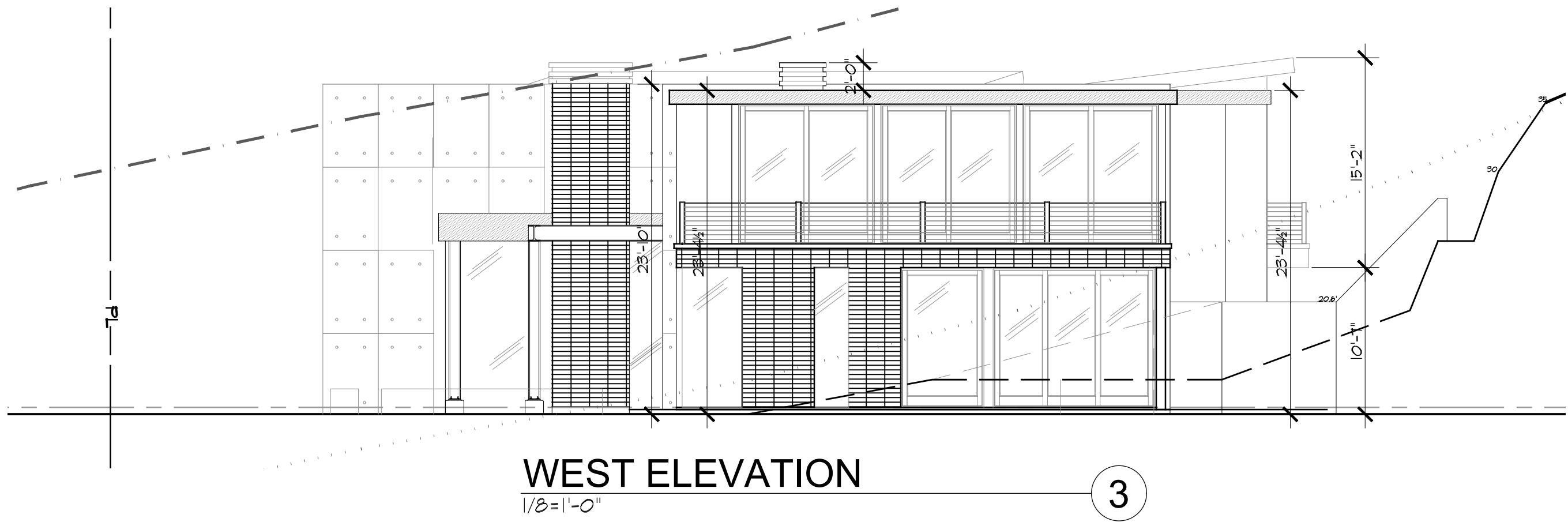
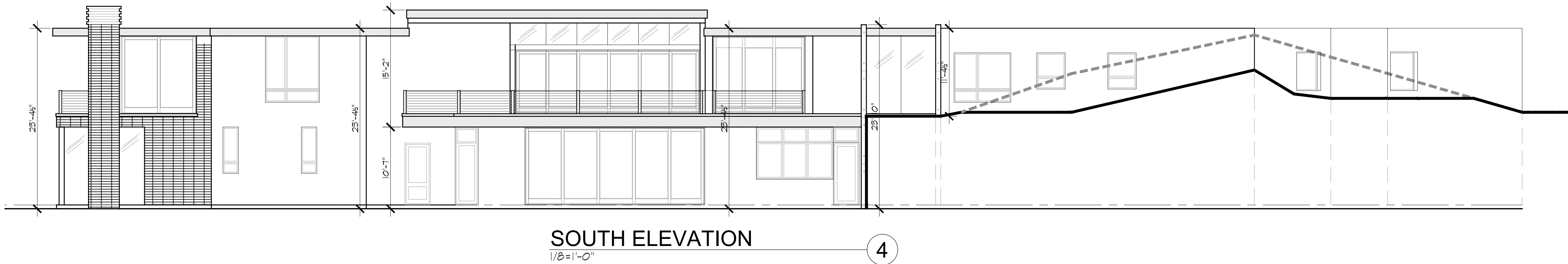


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EXTERIOR

Scale: 1/8"=1'-0"  
Drawn by: AJ  
Checked by: AJ  
Sheet No:

A6.1





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SKETCHUP  
VIEWS

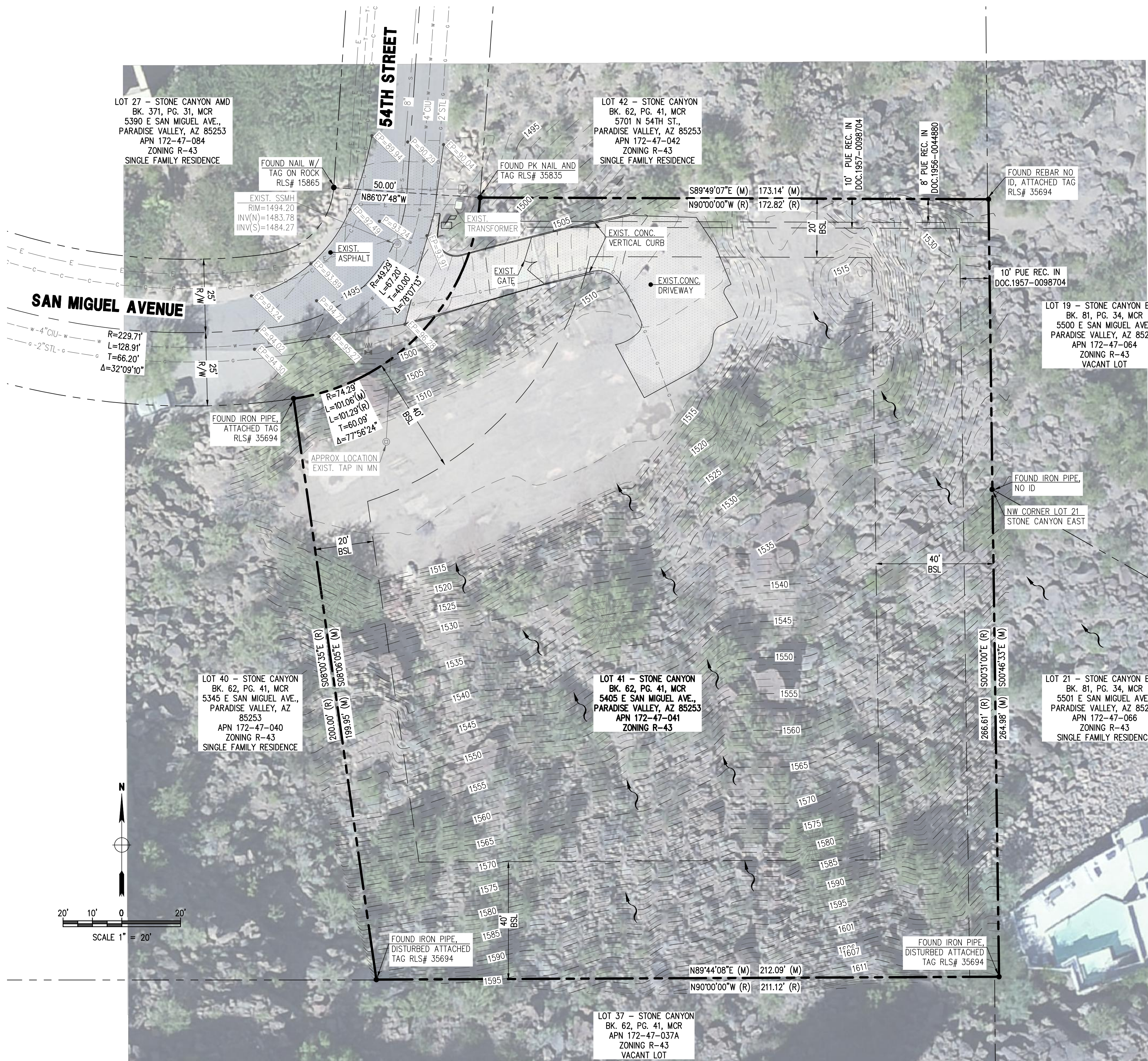
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| Drawn by:   | JS  |
| Checked by: | JS  |
| Sheet No:   |     |

S1



BOUNDARY & TOPOGRAPHIC SURVEY  
5405 E SAN MIGUEL AVE, PARADISE VALLEY, AZ 85253  
LOT 41 - STONE CANYON

A SUBDIVISION PLAT RECORDED IN BOOK 62 OF MAPS, PAGE 41, MCR.,  
LOCATED IN A PORTION OF THE N 1/2 OF THE S 1/2 OF THE NE 1/4 OF SECTION 17, T.2N, R.4E  
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



GENERAL NOTES

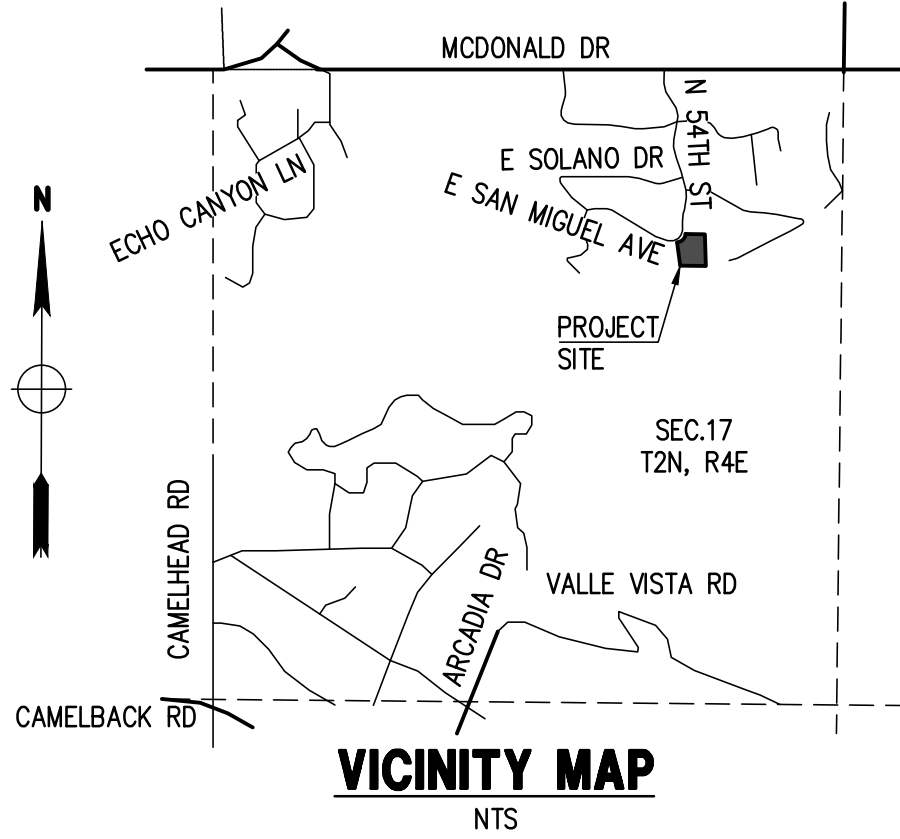
- THE PREMISES SURVEYED HAVE NO KNOWN DISCREPANCIES, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS EXCEPT AS SHOWN, AND HAS ACCESS TO OR FROM A DEDICATED ROADWAY.
- THIS IS AN ABOVE GROUND SURVEY. THE UNDERGROUND UTILITIES AS SHOWN ARE BASED ON INFORMATION 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.
- 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.
- 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 THAN 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.
- THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED ON BOOK 62 OF MAPS, PAGE 41, QUITCLAIM DEED REC. DOC. 2009-1199361 RECORDS OF MARICOPA COUNTY, ARIZONA.
- 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.
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- BUILDING SETBACKS FOR THIS PROPERTY ARE PER TOWN OF PARADISE VALLEY ZONING DISTRICT. OWNER OR OWNERS ARCHITECT TO VERIFY SETBACKS WITH CITY OR ANY HOA JURISDICTION.

LEGEND

- FOUND REBAR OR AS NOTED
- PROPERTY LINE
- - - EASEMENT LINE
- - - MONUMENT LINE
- ⊙ SEWER CLEANOUT
- ⊙ SEWER MANHOLE
- ✉ MAILBOX
- ⌈ TELECOMMUNICATIONS PEDISTAL
- S - SEWER LINE
- C - COMMUNICATIONS LINE
- T - CATV, PHONE
- G - GAS LINE
- W - WATER LINE
- E - ELECTRIC LINE
- - - 1380 - - - EXISTING CONTOUR
- - - 1606.8 - - - EXIST. DRAINAGE FLOW
- ⊙ EXIST. SPOT ELEVATION
- ☼ PALO VERDE

ABBREVIATIONS

- BSL BUILDING SETBACK LINE
- EG EXISTING GRADE
- EL ELEV
- EP EDGE OF PAVEMENT
- ESMT EASEMENT
- EX, EXIST. EXISTING
- G GUTTER, GAS
- INV INVERT
- M MEASURED
- MCR MARICOPA COUNTY RECORDER
- MH MANHOLE
- P, P/MT PAVEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R), REC. RECORDED
- R RADIUS
- R/W RIGHT OF WAY
- T TANGENT, TELEPHONE
- TPV TOWN OF PARADISE VALLEY
- W WEST, WATERLINE
- WM WATER METER



OWNER

CLINTON MCALLUM  
PO BOX 6167,  
SCOTTSDALE, AZ 85261

SITE DATA

APN: 172-47-041  
ADDRESS: 5405 E SAN MIGUEL AVE.,  
PARADISE VALLEY, AZ 85253  
ZONING: R-43  
LOT AREA: 57,377 S.F. (1.317 AC.)  
QS #: 20-40

BENCHMARK

BRASS CAP FLUSH AT THE INTERSECTION OF 56TH STREET AND  
MCDONALD LANE HAVING AN ELEVATION OF 1417.53, TOWN OF  
PARADISE VALLEY (NAVD 88) DATUM, GDACS# 24544-1.

BASIS OF BEARINGS

THE FOUND NORTH LINE OF LOT 41, STONE CANYON, BOOK 62 OF  
MAPS, PAGE 41, THE BEARING OF WHICH IS S89°49'07"E, ASSUMED.

LEGAL DESCRIPTION

LOT 41, STONE CANYON, A SUBDIVISION RECORDED IN BOOK 62  
OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

SURVEY REFERENCES

- MARICOPA COUNTY PARCEL 825-17-01-01.
- MARICOPA COUNTY PARCEL 825-17-01-02.
- MARICOPA COUNTY PARCEL 825-17-01-03.
- MARICOPA COUNTY PARCEL 825-17-01-04.
- QUITCLAIM DEED RECORDED IN DOC. NO. 2009-1199361.
- RECORDED PLAT PER BOOK 62 OF MAPS, PAGE 41, M.C.R.
- SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 1957-0098704.
- GRANT OF EASEMENT RECORDED IN DOCKET 1877, PAGE 49.
- DECLARATION OF RESTRICTION RECORDED IN DOCKET 1531, PAGE 207.

UTILITIES

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

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.

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 APRIL, 2020.



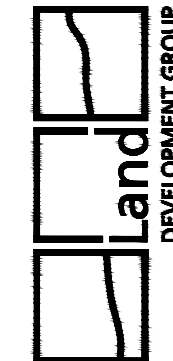
JAMES FLACK, RLS

04/13/20  
DATE

BOUNDARY & TOPOGRAPHIC  
SURVEY MAP

LOT 41 - STONE CANTON  
5405 E SAN MIGUEL AVE.,  
PARADISE VALLEY, AZ 85253

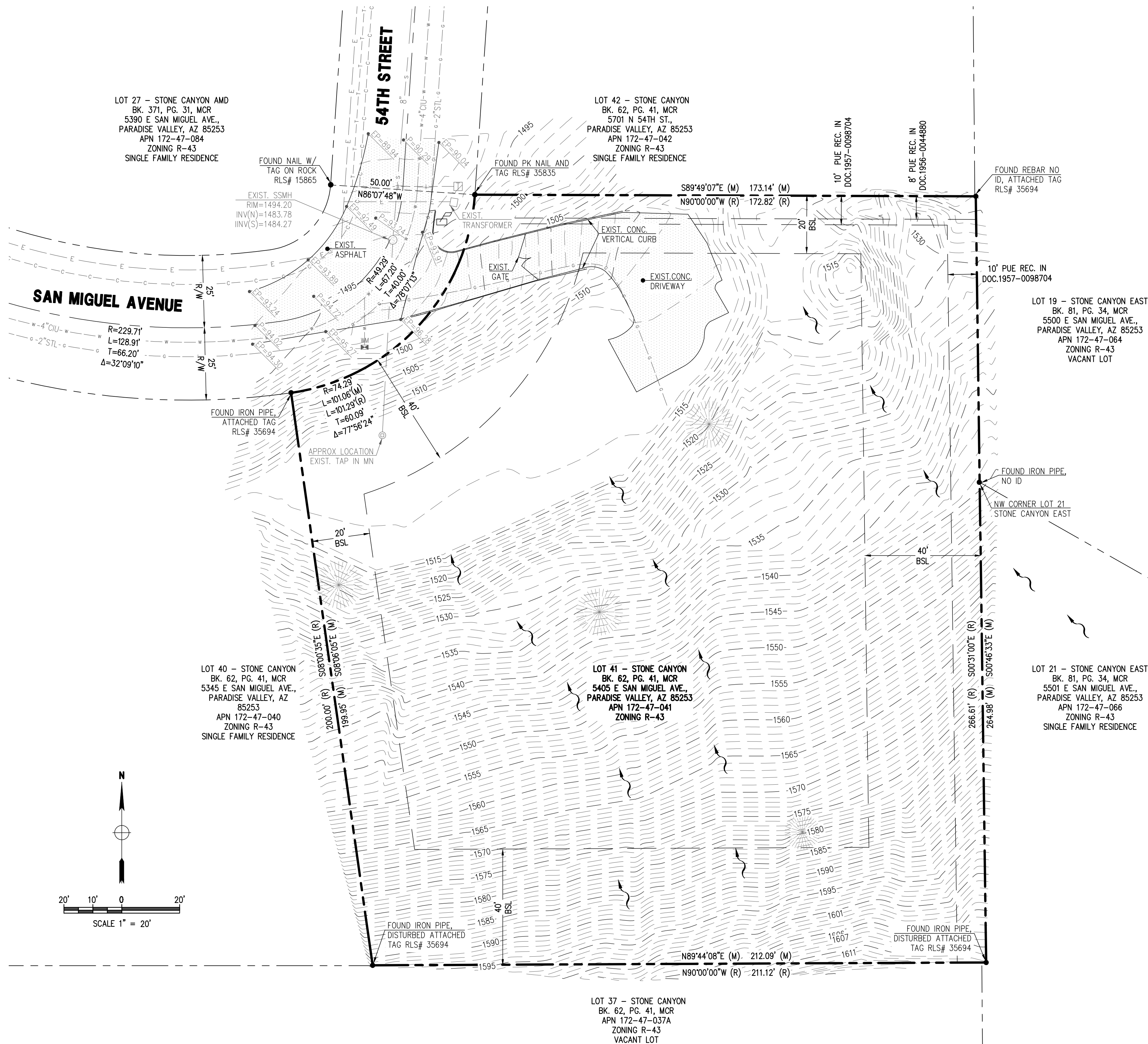
P 602 889 1984 | F 602 445 9482  
8808 N CENTRAL AVE., SUITE 288  
PHOENIX, AZ 85020  
PHOENIX@DGN.COM





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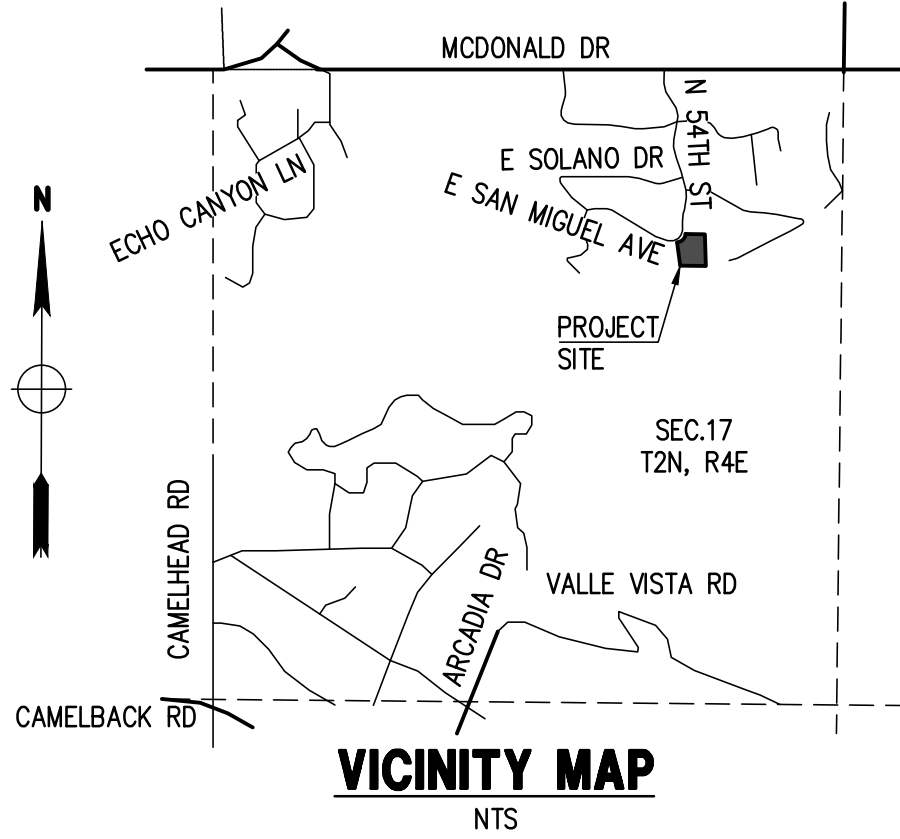
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- SEWER MANHOLE
- MAILBOX
- TELECOMMUNICATIONS PEDISTAL
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- COMMUNICATIONS LINE
- CATV, PHONE
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- PALO VERDE

ABBREVIATIONS

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- EL ELEV
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- ESMT EASEMENT
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- MARICOPA COUNTY PARCEL 825-17-01-02.
- MARICOPA COUNTY PARCEL 825-17-01-03.
- MARICOPA COUNTY PARCEL 825-17-01-04.
- QUITCLAIM DEED RECORDED IN DOC. NO. 2009-1199361.
- RECORDED PLAT PER BOOK 62 OF MAPS, PAGE 41, M.C.R.
- SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 1957-0098704.
- GRANT OF EASEMENT RECORDED IN DOCKET 1877, PAGE 49.
- DECLARATION OF RESTRICTION RECORDED IN DOCKET 1531, PAGE 207.

UTILITIES

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

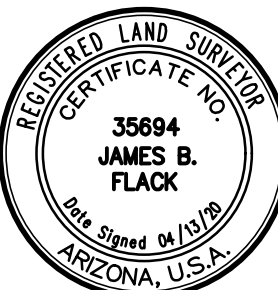
FLOOD INSURANCE RATE MAP (FIRM) DATA

| 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.

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 APRIL, 2020.



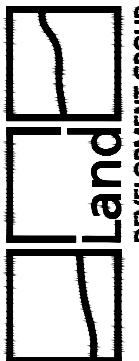
JAMES FLACK, RLS

04/13/20  
DATE

BOUNDARY & TOPOGRAPHIC  
SURVEY MAP

LOT 41 - STONE CANTON  
5405 E SAN MIGUEL AVE.,  
PARADISE VALLEY, AZ 85253

P 602 889 1984 | F 602 445 9482  
8808 N CENTRAL AVE., SUITE 288  
PHOENIX, AZ 85020  
PHOENIXLANDSCAPE.COM





TOWN OF PARADISE VALLEY NOTES

1. GRADING SHALL BE IN CONFORMANCE WITH 2018 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. NOTICE 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 TO 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 ARE 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. 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.
38. 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 THE 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.

NATIVE PLANTS

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

UTILITIES

WATER: EPCOR  
SANITARY SEWER: CITY OF PHOENIX  
ELECTRIC: APS  
TELEPHONE: CENTURY LINK, COX COMM.  
NATURAL GAS: SOUTHWEST GAS  
CABLE TV: CENTURY LINK, COX COMM.

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 2018 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 ITS 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 CONSTRUCTION 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 TOTAL 10 FEET, U.N.O.
41. ALL WATER AND SEWER LINES AND CONNECTIONS MUST BE INSTALLED PER IPC 2018, 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 = 0.52 ACRES < 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. REFER TO GEOTECHNICAL REPORT FOR SPECIFIC RECOMMENDATIONS AND MAXIMUM ALLOWED FILL AND CUT SLOPES. STABILITY OF EXISTING ROCK PINNING AND NET SHALL BE INSPECTED AND APPROVED BY GEOTECHNICAL ENGINEER.

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.

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.

PRELIMINARY GRADING & DRAINAGE PLAN  
MCDADE RESIDENCE  
5405 E SAN MIGUEL AVE, PARADISE VALLEY, AZ 85253  
LOT 41 - STONE CANYON

A SUBDIVISION PLAT RECORDED IN BOOK 62 OF MAPS, PAGE 41, MCR.,  
LOCATED IN A PORTION OF THE N 1/2 OF THE S 1/2 OF THE NE 1/4 OF SECTION 17, T.2N, R.4E  
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND

- FOUND REBAR OR AS NOTED
- — — — — PROPERTY LINE
- — — — — EASEMENT LINE
- — — — — MONUMENT LINE
- ⊙ SEWER CLEANOUT
- ⊙ SEWER MANHOLE
- ✉ MAILBOX
- TELECOMMUNICATIONS PEDISTAL
- S — SEWER LINE
- C — COMMUNICATIONS LINE
- T — CATV, PHONE
- G — GAS LINE
- W — WATER LINE
- E — ELECTRIC LINE
- 1380 --- EXISTING CONTOUR
- 400.68 --- EXIST. DRAINAGE FLOW
- 69.47 --- EXIST. SPOT ELEVATION
- 69 --- PROPOSED CONTOUR
- 69.47 --- PROPOSED SPOT ELEVATION
- 69 --- PROPOSED CONTOUR
- TP: XX.XX TW: XX.XX TRW: XX.XX FG: XX.XX (BW: XX.XX) TF: XX.XX --- TOP OF PARAPET TOP OF NON-RET. WALL TOP OF RETAINING WALL FINISH GRADE BOTTOM OF WALL TOP OF FOOTING
- STORM DRAIN PIPE
- RETAINING WALL/AGAINST BUILDING
- EXTENDED BUILDING STEM WALL

ABBREVIATIONS

- BSL BUILDING SETBACK LINE
- EG EXISTING GRADE
- EL, ELEV ELEVATION
- EP EDGE OF PAVEMENT
- ESMT EASEMENT
- EX, EXIST. EXISTING
- G GUTTER, GAS
- INV INVERT
- (M) MEASURED
- MCR MARICOPA COUNTY RECORDER
- MH MANHOLE
- P, PWT PAVEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R), REC. RECORDED
- R RADIUS
- R/W RIGHT OF WAY
- T TANGENT, TELEPHONE
- TPV TOWN OF PARADISE VALLEY
- W WEST, WATERLINE
- WM WATER METER

DRAINAGE STATEMENT

1. ULTIMATE STORM OUTFALL IS LOCATED NEAR THE MIDDLE OF NORTHWESTERLY PROPERTY CURVE AT ELEVATION OF 1497.68.
2. PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
3. EXISTING DRAINAGE PATTERNS ARE PRESERVED.
4. THE MINIMUM FINISH FLOOR ELEVATIONS SHOWN ARE SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED PER THE APPROVED CIVIL PLANS.
5. PROPOSED STORM DRAIN SYSTEM SHALL BE INSPECTED AND CLEANED FROM DEBRIS AND SILT AFTER EVERY MAJOR STORM EVENT.
6. RIPRAP AND BOULDERS ARE SPECIFIED AT ALL POINTS OF DISCHARGE TO MITIGATE EROSION AND TO CONVERT CONCENTRATED FLOWS BACK TO SHEET FLOWS.
7. ON-SITE RETENTION IS PROPOSED FOR THE RUNOFF GENERATED BY THE ROOF, HARDSCAPE AND AUTO-COURT AREA.

PROJECT DESCRIPTION

NEW SINGLE FAMILY RESIDENCE, POOL, RETAINING WALLS AND NEW SITE IMPROVEMENTS WITH ON-SITE RETENTION.

DISTURBED AREA CALCULATIONS

|  |  |
|--|--|
| AREA OF LOT:   | 57,377 S.F. (1.317 AC.)                                    |
| TOTAL FLOOR AREA:  | 13,349 S.F.  |
| FLOOR AREA RATIO:  | 23.27% < 25%   |
| (TOTAL FLOOR AREA/AREA OF LOT)   |  |
| BUILDING PAD SLOPE:  | 26.53%   |
| VERTICAL:  | 39'  |
| HORIZONTAL:  | 147'   |
| ALLOWABLE NET DISTURBED AREA:  | 6,748 S.F. (11.76%)  |
| GROSS EXISTING DISTURBED AREA:   | 22,003 S.F.  |
| GROSS PROPOSED DISTURBED AREA:   | 22,579 S.F.  |
| LESS TEMPORARY AREAS OF DISTURBANCE  |  |
| TO BE RESTORED AND REVEGETATED:  | 2,468 S.F.   |
| LESS 50% OF NEW DRIVEWAY:  | 0.5*1,183=592 S.F.   |
| LESS BUILDING FOOTPRINT AREA:  | 6,936 S.F.   |
| PROPOSED NET DISTURBED AREA:   | 12,583 S.F.  |
| ALLOWED SLOPES STEEPER   |  |
| THAN NATURAL GRADE (5% MAX.):  | 2,869 S.F. (5%)  |
| PROPOSED SLOPES STEEPER  |  |
| THAN NATURAL GRADE:  | 1,812 S.F. (3.2%)  |
| VOLUME OF CUT:   | 3,555 C.Y.   |
| VOLUME OF FILL:  | 50 C.Y.  |
| TOTAL CUT & FILL:  | 3,605 C.Y.   |
| HILLSIDE ASSURANCE =   | 35 TIMES THE GRADING PERMIT FEE. = \$121,345               |
| GRADING PERMIT FEE:  | \$3,467 (\$142 FIRST 100 CY / \$95 EA. ADDITIONAL 100 CY). |
| 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. |  |

BENCHMARK

BRASS CAP FLUSH AT THE INTERSECTION OF 56TH STREET AND MCDONALD LANE HAVING AN ELEVATION OF 1417.53, TOWN OF PARADISE VALLEY (NAVD 88) DATUM, GDACS# 24544-1.

BASIS OF BEARINGS

THE FOUND NORTH LINE OF LOT 41, STONE CANYON, BOOK 62 OF MAPS, PAGE 41, THE BEARING OF WHICH IS S89°49'07"E, ASSUMED.

FLOOD INSURANCE RATE MAP (FIRM) DATA

| COMMUNITY # | PANEL #      | SUFFIX          | BASE FLOOD ELEVATION |
|-------------|--------------|-----------------|----------------------|
| 040049      | 1765 OF 4425 | L               |                      |
| 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                |      |

GEOTECHNICAL ENGINEER

VANN ENGINEERING, INC  
9013 N 24TH AVE., SUITE 7  
PHOENIX, AZ 85021  
P: 302-943-6997

EARTHWORK QUANTITIES

CUT: 3,522 C.Y.  
FILL: 50 C.Y.  
NET CUT: 3,505 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.

LEGAL DESCRIPTION

LOT 41, STONE CANYON, A SUBDIVISION RECORDED IN BOOK 62 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

GRADING SPECIFICATIONS

1. EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2018 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 INCLUDING, 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.
- F. ALL RETAINING WALLS SHALL NOT EXTEND MORE THAN 6 INCHES ABOVE THE MATERIAL THEY RETAIN (WITH EXCEPTION OF DRIVEWAY RETAINING WALLS IN ACCORDANCE WITH 2207.VI.6).

FINISH FLOOR CERTIFICATION

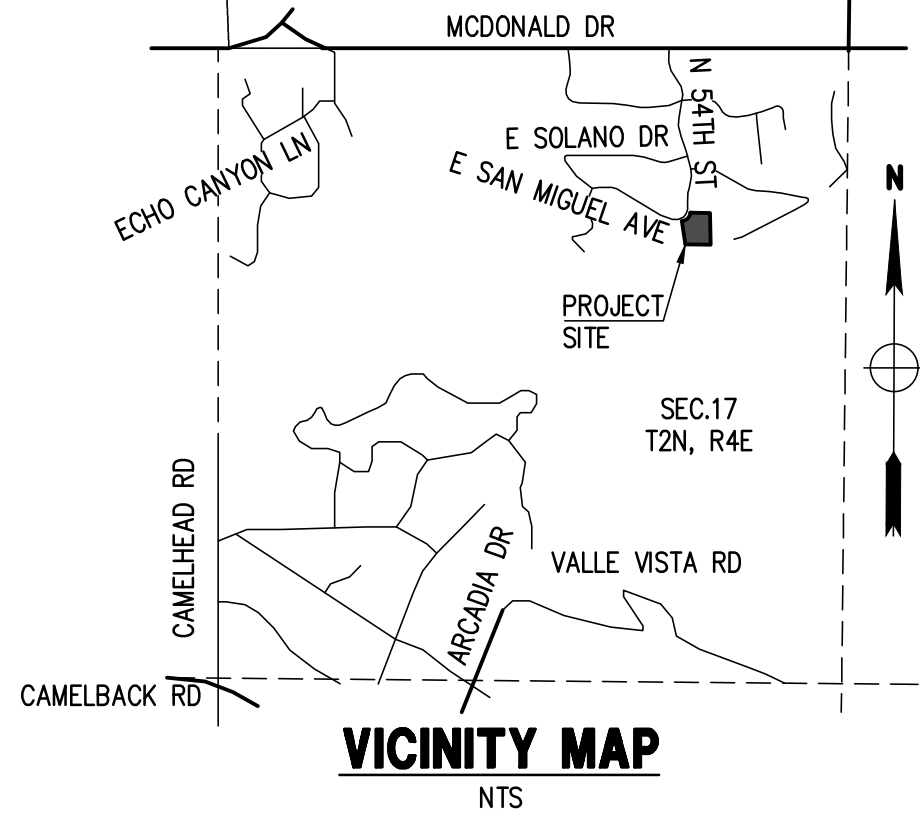
I HEREBY CERTIFY THAT THE FINISHED FLOOR ELEVATION OF THE PROPOSED NEW OFFICE SHOWN ON THE PLAN OF 1513.00 IS MINIMUM OF 12" ABOVE THE 100-YEAR STORM ELEVATION OF 1512.00 ACCORDING TO THE TOWN OF PARADISE VALLEY CODE OF ORDINANCE.

*Nick Padanilam* 05/27/20  
REGISTERED CIVIL ENGINEER DATE:

APPROVAL

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN OF PARADISE VALLEY REQUIREMENTS PRIOR TO ISSUANCE OF PERMIT. THE TOWN NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE TOWN ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN THE PLANS TO BE FOUND IN VIOLATION OF LAWS OR ORDINANCES.

TOWN ENGINEER DATE  
TOWN OF PARADISE VALLEY



OWNER

JRM 5405 LLC  
PO BOX 26566  
SCOTTSDALE, AZ 85252

SITE DATA

APN: 172-47-041  
ADDRESS: 5405 E SAN MIGUEL AVE., PARADISE VALLEY, AZ 85253  
R-43  
ZONING: LOT AREA: 57,377 S.F. (1.317 AC.)  
QS # 20-40  
TOTAL FLOOR AREA: 13,349 S.F.  
FLOOR AREA RATIO: 23.27% < 25%

ARCHITECT

AJ DESIGN STUDIO  
P.O. BOX 80311  
PHOENIX, AZ 85060  
P: 480-990-0303  
F: 602-954-6328

CIVIL ENGINEER

LAND DEVELOPMENT GROUP  
8808 N CENTRAL AVE, SUITE 288  
PHOENIX, AZ 85020  
P: 602-889-1984  
CONTACT: NICK PRODANOV, PE

DATE: 05/27/20  
JOB: 2004080  
VERSION: 1.1  
PLOT DATE: 05/27/20

SCALE: N.T.S.  
DESIGNED BY: NP  
DRAWN BY: ZA  
CHECKED BY: JJ

REVISIONS:

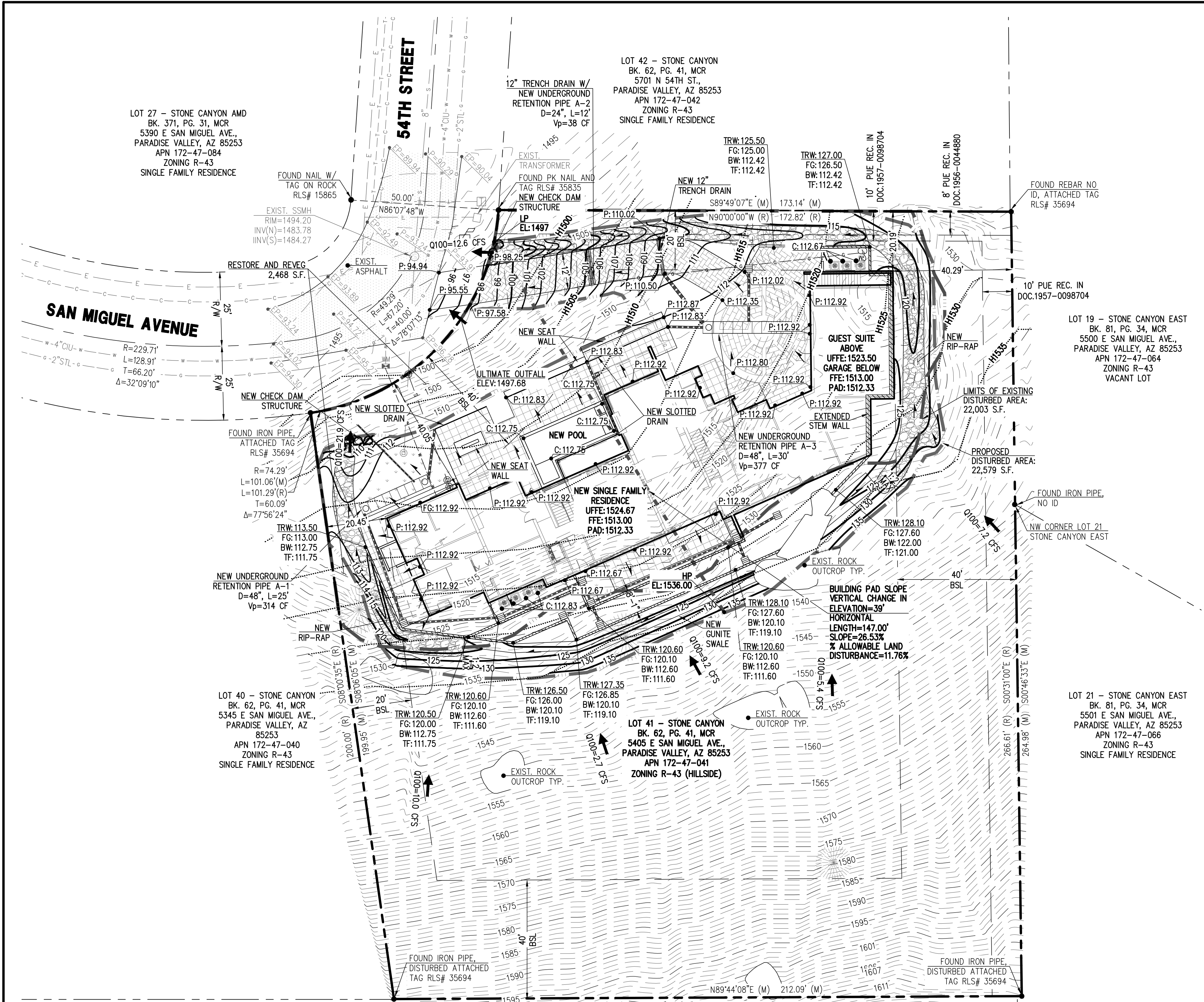
PRELIMINARY GRADING & DRAINAGE PLAN  
COVER SHEET

MCDADE RESIDENCE  
LOT 41 - STONE CANTON  
5405 E SAN MIGUEL AVE.,  
PARADISE VALLEY, AZ 85253

P 602 889 1984 | F 602 445 9482  
8808 N CENTRAL AVE, SUITE 288  
PHOENIX, AZ 85020  
PHOENIXVALDEVELOPMENT.COM

REGISTERED PROFESSIONAL ENGINEER  
PRELIMINARY  
NOT FOR CONSTRUCTION  
NICK PADANILAM  
C-1  
1 OF 2

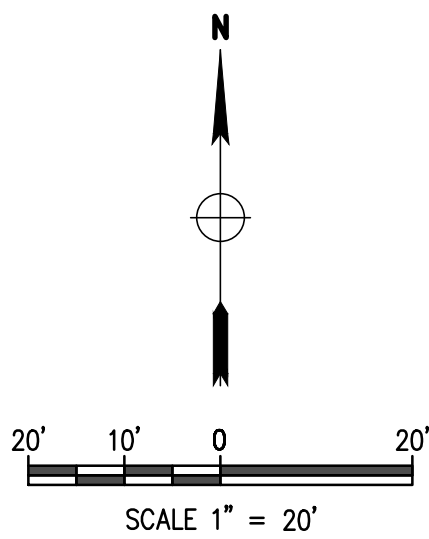




| ON-SITE RETENTION FOR THE PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT                                |         |                    |                             |                             |                     |                              |             |          |                 |                          |
|--|---------|--------------------|-----------------------------|-----------------------------|---------------------|------------------------------|-------------|----------|-----------------|--------------------------|
| V=DxAx(Cw,post-Cw,pre)/12   D - RAINFALL DEPTH = 2.22"   A - TRIBUTARY AREA, SF   Cw - WEIGHTED RUNOFF COEFFICIENT         |         |                    |                             |                             |                     |                              |             |          |                 |                          |
| Vf=(DfAx(Cw,post))/12   Df - RAINFALL DEPTH = 0.5" FIRST FLUSH   A - TRIBUTARY AREA, SF   Cw - WEIGHTED RUNOFF COEFFICIENT |         |                    |                             |                             |                     |                              |             |          |                 |                          |
| DRAINAGE AREA  | AREA    | RUNOFF COEFFICIENT | VOLUME REQUIRED PRE VS POST | VOLUME REQUIRED FIRST FLUSH | UNDERGROUND PIPE ID | STORM WATER RETENTION METHOD | PIPE LENGTH | DIAMETER | VOLUME PROVIDED | AS-BUILT VOLUME PROVIDED |
|  | S.F.    | Cw                 | C.F.                        | C.F.                        |                     |                              | L.F.        | FT       | C.F.            | C.F.                     |
| A  | 17,397* | 0.14               | 451                         | 616                         | A1                  | UNDERGROUND HDPE PIPE        | L=25'       | D=48"    | 314             |                          |
|  |         |                    |                             |                             | A2                  | UNDERGROUND HDPE PIPE        | L=12'       | D=24"    | 38              |                          |
|  |         |                    |                             |                             | A3                  | UNDERGROUND HDPE PIPE        | L=30'       | D=48"    | 377             |                          |
| TOTAL  |         |                    | 451                         | 616                         |                     |                              |             |          |                 | 729                      |

| WEIGHTED RUNOFF COEFFICIENT, $C_w$ |                    |        |        | WEIGHTED RUNOFF COEFFICIENT, $C_w$ |                    |        |        |
|------------------------------------|--------------------|--------|--------|------------------------------------|--------------------|--------|--------|
| PRE- DEVELOPMENT                   |                    |        |        | POST- DEVELOPMENT                  |                    |        |        |
| SURFACE TYPE                       | RUNOFF COEFFICIENT | AREA   | C*AREA | SURFACE TYPE                       | RUNOFF COEFFICIENT | AREA   | C*AREA |
| PAVEMENT & ROOF                    | C                  | SF     |        | PAVEMENT & ROOF                    | C                  | SF     |        |
|                                    | 0.95               | 2,727  | 2,591  |                                    | 0.95               | 12,794 | 12,154 |
| NATIVE HILLSIDE                    | 0.70               | 14,669 | 10,268 | NATIVE HILLSIDE                    | 0.70               | 4,602  | 3,222  |
|                                    |                    |        |        |                                    |                    |        |        |
| TOTAL                              |                    | 17,397 | 12,859 | TOTAL                              |                    | 17,397 | 15,376 |
| $C_w = C * AREA / TOTAL AREA$      |                    |        |        | $C_w = C * AREA / TOTAL AREA$      |                    |        |        |
| 0.74                               |                    |        |        | 0.88                               |                    |        |        |

\*AREAS THAT CARRY OFFSITE FLOWS ARE EXCLUDED FROM THE ONSITE RETENTION. DRAINAGE EASEMENTS WILL BE DEDICATED IN ACCORDANCE WITH THE TOWN'S STORMWATER DESIGN MANUAL.

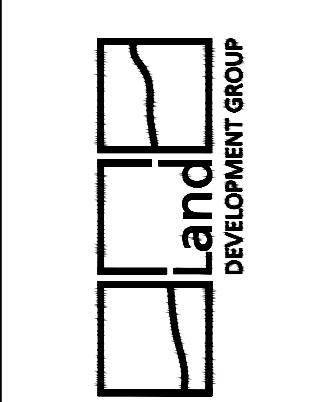


|              |                 |                |       |                     |
|--------------|-----------------|----------------|-------|---------------------|
| REVISIONS:   | DATE:           | SCALE:         | DATE: | DATE:               |
|              | 05/27/20        | 1"=20'         |       |                     |
|              | DESIGNED BY: NP |                |       |                     |
|              | DRAWN BY: ZA    |                |       |                     |
| JOB: 2004080 |                 | CHECKED BY: JJ |       | PLOT DATE: 05/27/20 |
| VERSION: 1.1 |                 |                |       |                     |

PRELIMINARY  
GRADING & DRAINAGE  
IMPROVEMENT PLAN

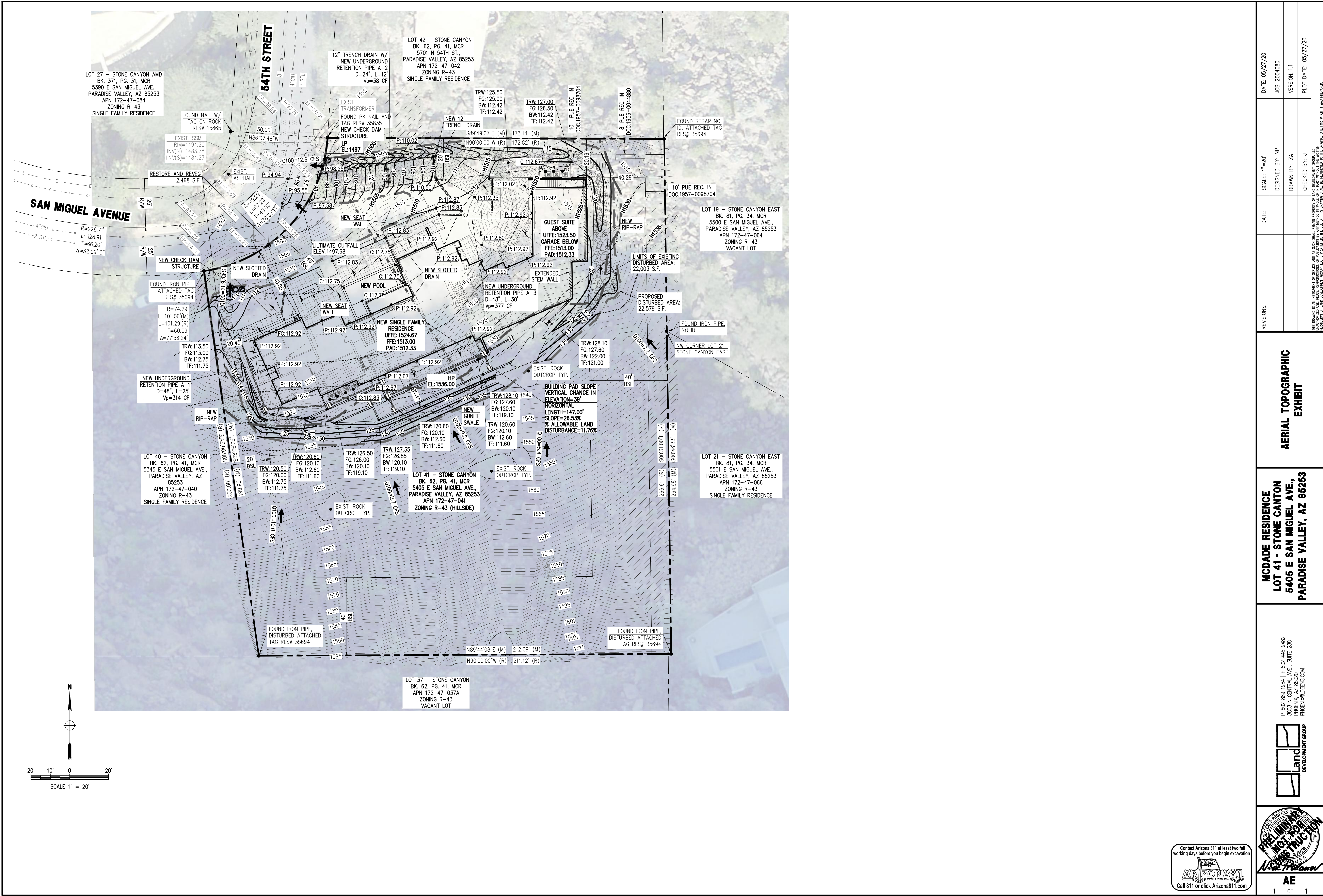
MCDRAE RESIDENCE  
LOT 41 - STONE CANTON  
5405 E SAN MIGUEL AVE.,  
PARADISE VALLEY, AZ 85253

P. 602.889.1984 | F. 602.445.9482  
8808 N CENTRAL AVE., SUITE 288  
PHOENIX, AZ 85020  
PHOENIXVALDEVELOPMENTGROUP.COM



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

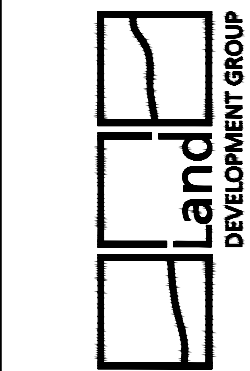




AERIAL TOPOGRAPHIC  
EXHIBIT

MCDRAE RESIDENCE  
LOT 41 - STONE CANTON  
5405 E SAN MIGUEL AVE.,  
PARADISE VALLEY, AZ 85253

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PHOENIXVALLEYAZ.COM



AE  
1 OF 1

DATE: 05/27/20  
JOB: 2004080  
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