

## PROJECT ADDRESS 5235 E SAN JUAN AVE

PARADISE VALLEY, AZ 85253

# LEGAL DESCRIPTION

LOT 35, STONE CANYON, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 62 OF MAPS, PAGE 41;

EXCEPTING ALL COAL AND OTHER MINERALS AS RESERVED TO THE UNITED STATES OF AMERICA IN THE RECORDED PATENT OF SAID LAND, PURSUANT TO THE PROVISIONS AND LIMITATION OF THE ACT OF DECEMBER 29, 1916 (STAT.862).

APN SECTION TOWNSHIP RANGE SUBDIVISION ZONING

PROPOSED SQUARE FOOTAGE

GARAGE & STORAGE

COVERED EXTERIOR

LIVABLE

TOTAL

POOL/PATIO

172-47-035 17 2N 4E STONE CANYON R-43

2.295 ACRES 1.318 ACRES

4,655 SF 1,963 SF 965 SF 620 SF 8,203 SF

8.3%

7%

13,839 SF (14.05%)

11,976 SF (12.16%)

TOTAL	1,643 SF
POOL/PATIO	484 SF
COVERED EXTERIOR	8 341 SF
INTERIOR	818 SF
PROPOSED ENCROACHME	NT AREA SQUARE FOOTAGE

BUILDABLE AREA BY ZONING 57,396 SF

LENGTH OF EXIST. RETAINING WALL > 8'-0" 85'

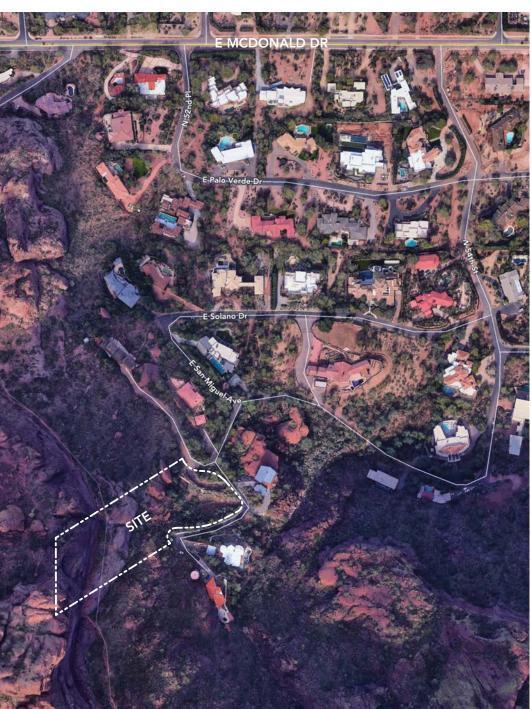
FLOOR AREA RATIO LOT COVERAGE

ALLOWABLE NET DISTURBED AREA PROPOSED NET DISTURBED AREA

HILLSIDE ASSURANCE = 35 TIMES THE GRADING PERMIT FEE = \$58,170 GRADING PERMIT FEE = \$1,662 (\$142 FIRST 100 CY/\$95 EA. ADDITIONAL 100 CY)

# NARRATIVE

THIS PROPOSAL IS FOR A NEW, 4,655 SF SINGLE FAMILY HOUSE ON A SITE THAT HAS BEEN VACANT FOR 16 YEARS. THERE ARE FOUR VARIANCES THAT HAVE BEEN GRANTED FOR THIS SITE, WHICH ARE ATTACHED TO THE HILLSIDE DEVELOPMENT APPLICATION. THE PROGRAM FOR THE HOUSE CONSISTS OF (3) BEDROOMS, (4.5) BATHROOMS, TWO (2) CAR GARAGES (ONE ON THE UPPER PART OF THE SITE, ONE ON THE LOWER), AND A PATIO WITH A POOL.



# 2 VICINITY MAP SCALE 1:843



 $\bigsqcup$ 0 Z SIDEI Ц Ш Ц 7 Ś

DATE: 02/17/21 SCALE: AS SHOWN DRAWN: DP/JP

# SITE PLAN

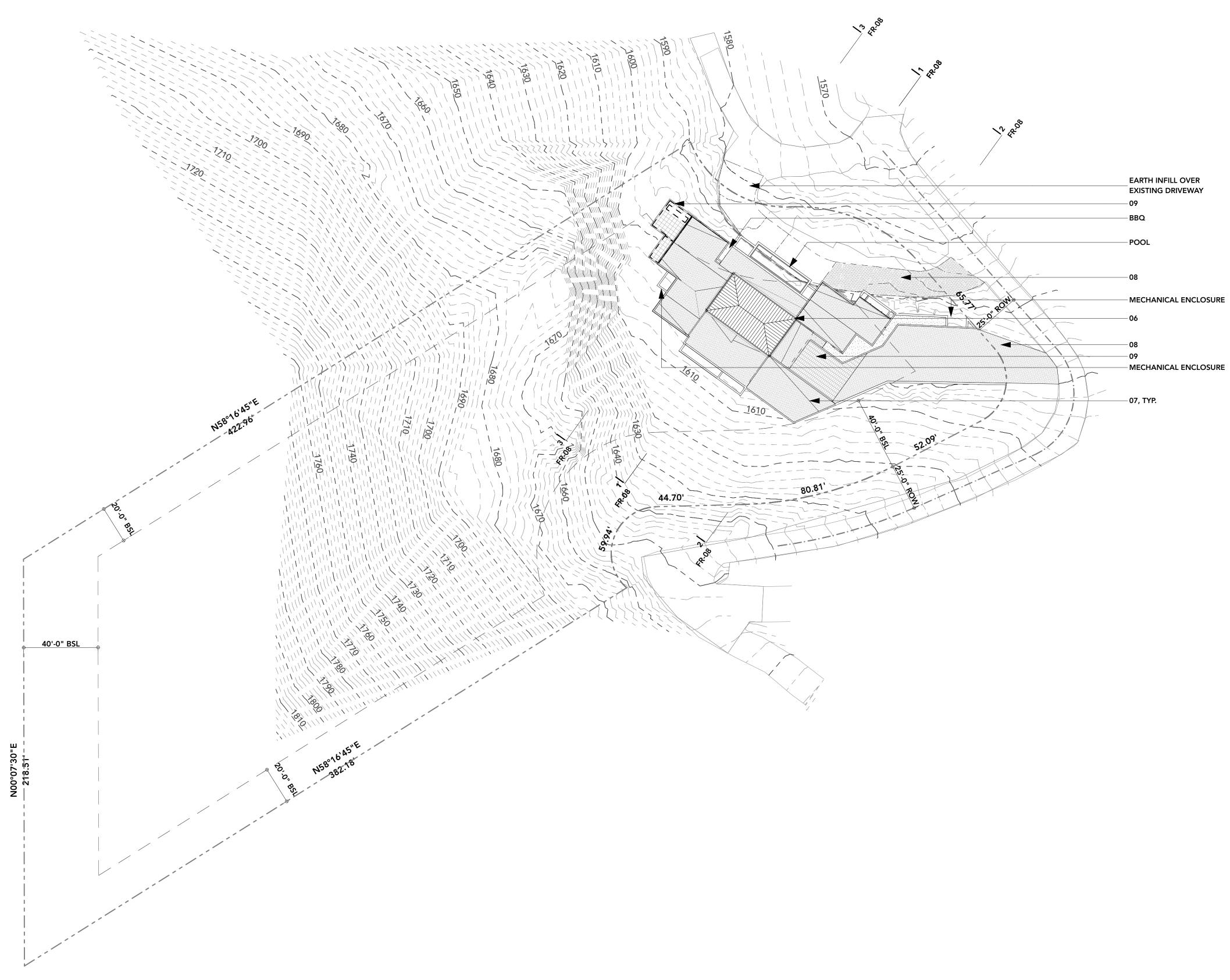
DRAWING TITL

FORMAL REVIEW

DOCUMENTATION



SHEET NO



**1 SITE PLAN** SCALE 1" = 30'





SHEET NO.

DOCUMENTATION

FORMAL REVIEW

DRAWING TITLE

# SITE PLAN

DATE: 02/17/21 SCALE: AS SHOWN DRAWN: DP/JP

AVE SAN JUAN A шΟ 5235 PARA

- U Z RESIDEI Ζ  $\bigcap$ < Ċ ST

02 BLACK BRAKE METAL (LRV 3) - TO WRAP STRUCTURAL STEEL 03 DARK BRONZE ALUMINUM (LRV 3) - ALL DOOR/WINDOW FRAMES

01 COLOR INTEGRATED STUCCO (LRV 38)

- SW 6108 LATTE

- 04 EXISTING STONE RETAINING WALL
- 05 WOOD DOOR (LRV 26) RIFT-SAWN AMERICAN WHITE OAK
- 06 STANDING SEAM ROOF (LRV 3)
- BLACK KYNAR FINISH METAL
- 07 ROOF BALLAST (LRV 29) - 1/4" MINUS DECOMPOSED GRANITE
- 08 STABILIZED DG DRIVEWAY (LRV 29)
- 1/4" MINUS DECOMPOSED GRANITE
- 09 PERMEABLE PAVER (LRV 28)
- BELGARD AQUA ROC RIO 10 PAINTED SOFFIT (LRV 38)
- SW 6108 LATTE
- GENERAL NOTES A ALL EXTERIOR MATERIAL PALETTE
  - SHALL BE IN ACCORDANCE WITH SECTION 2207.II.D
- B ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 2208

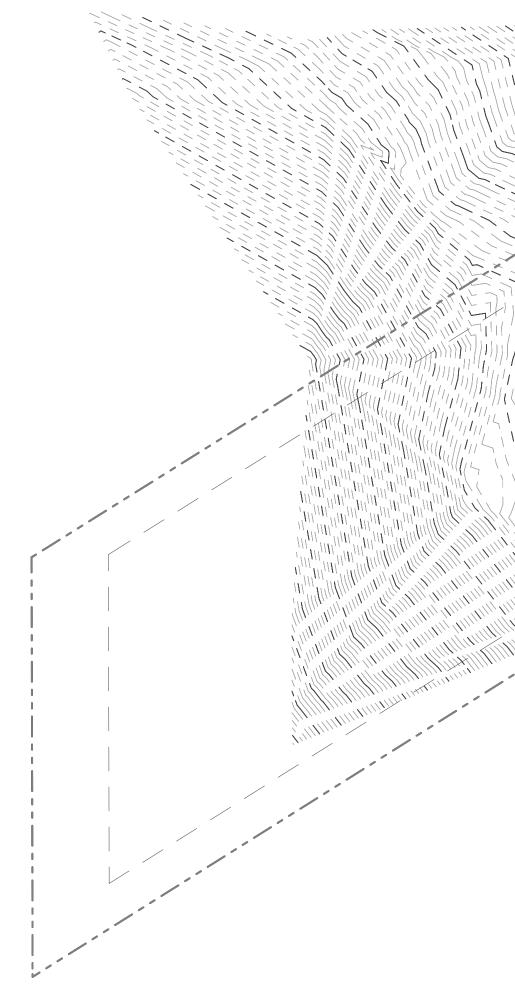


KEYNOTES

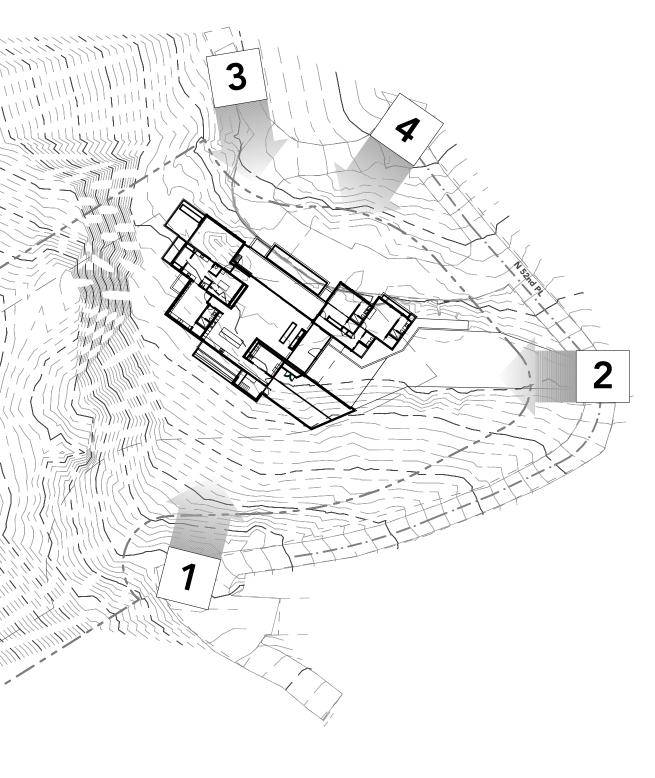














CONSTRUCTION DOCUMENTATION

FORMAL REVIEW

DRAWING TITL

# SITE PHOTOS

date: 02/17/21 scale: AS SHOWN drawn: DP/JP

# STONE CANYON RESIDENCE

5235 E SAN JUAN AVE PARADISE VALLEY, AZ 8







SHEET NO.

CONSTRUCTION DOCUMENTATION

FORMAL REVIEW

DRAWING TITLE

# RENDERING

date: 02/17/21 scale: AS SHOWN drawn: DP/JP

# STONE CANYON RESIDENCE

5235 E SAN JUAN AVE PARADISE VALLEY, AZ 85





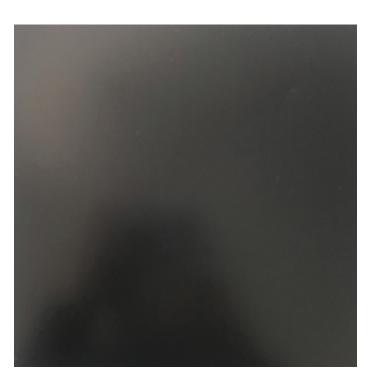
WINDOWS 1" CLEAR IGU



**EXISTING STONE WALL** LRV 11



**DRIVEWAYS & ROOF BALLAST** STABILIZED 1/4" MINUS DECOMPOSED GRANITE LRV 29

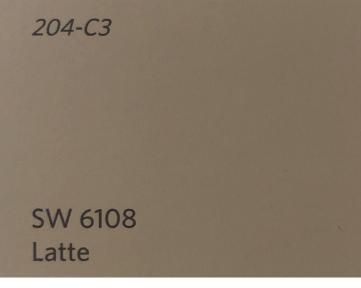




LRV 26



BELGARD AQUA ROC - TOSCANA LRV 28



**STUCCO - WALLS & SOFFITS** SW6108 LATTE LRV 38



**POOL FINISH** PEBBLE FINA - CLASSICO > LRV 38



# RESIDENCE ANYON $\bigcirc$ STONE

5235 E SAN JUAN AVE PARADISE VALLEY, AZ

METAL ROOF & DOOR/WINDOW FRAMES DARK BRONZE ANODIZED, KYNAR FINISH STANDING SEAM & BRAKE METAL LRV 3



**PATIOS & ENTRY** 

MATERIALS

DRAWN: DP/JP

DATE: 02/17/21 SCALE: AS SHOWN

JOB:

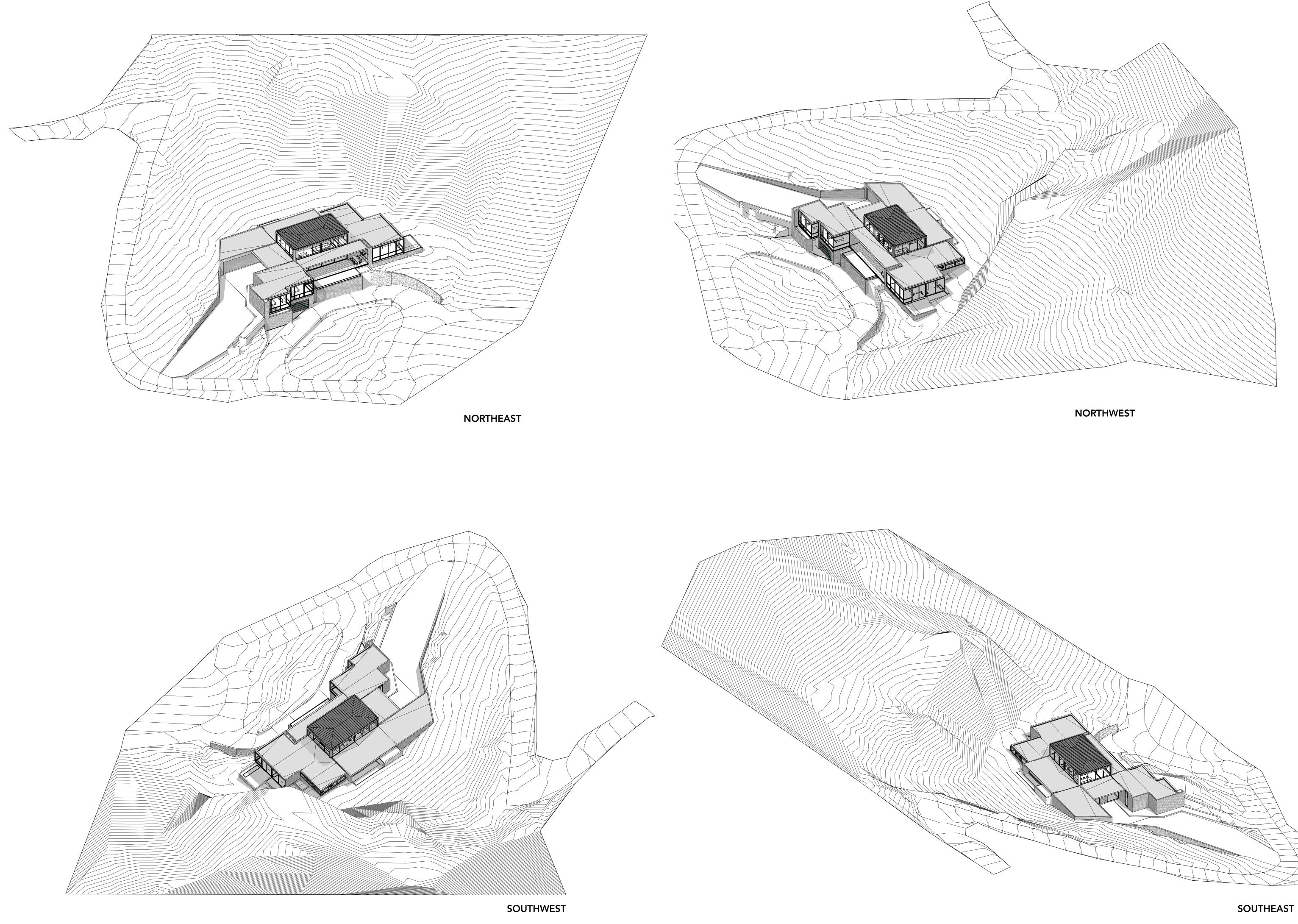
FORMAL REVIEW

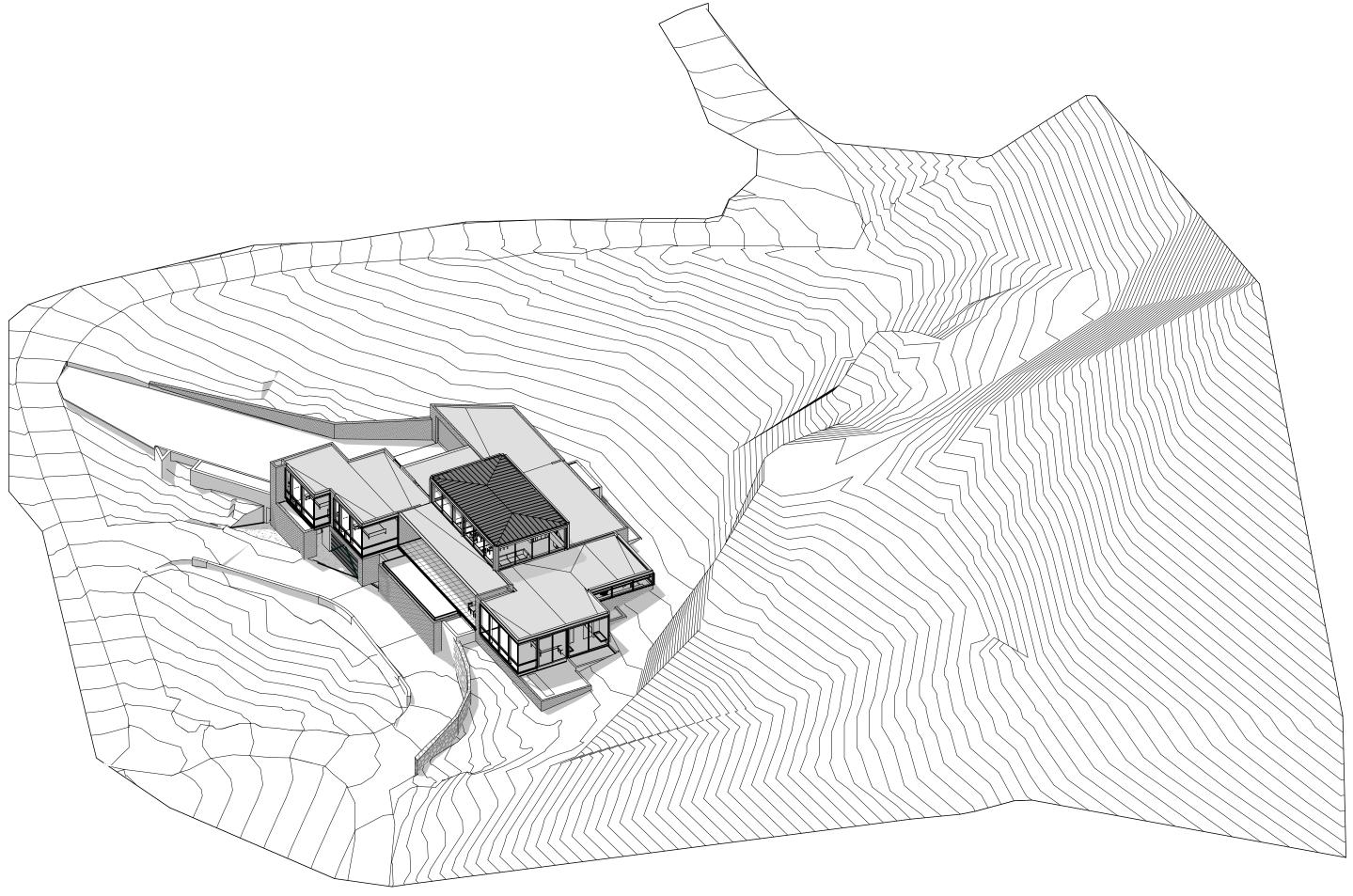
DOCUMENTATION

**FR-05** 

DRAWING TITLE:

SHEET NO.







SHEET NO.

CONSTRUCTION DOCUMENTATION

FORMAL REVIEW

DRAWING TITLE:

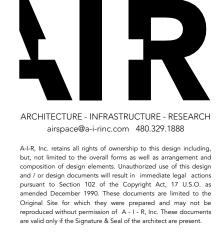
# **3D VIEWS**

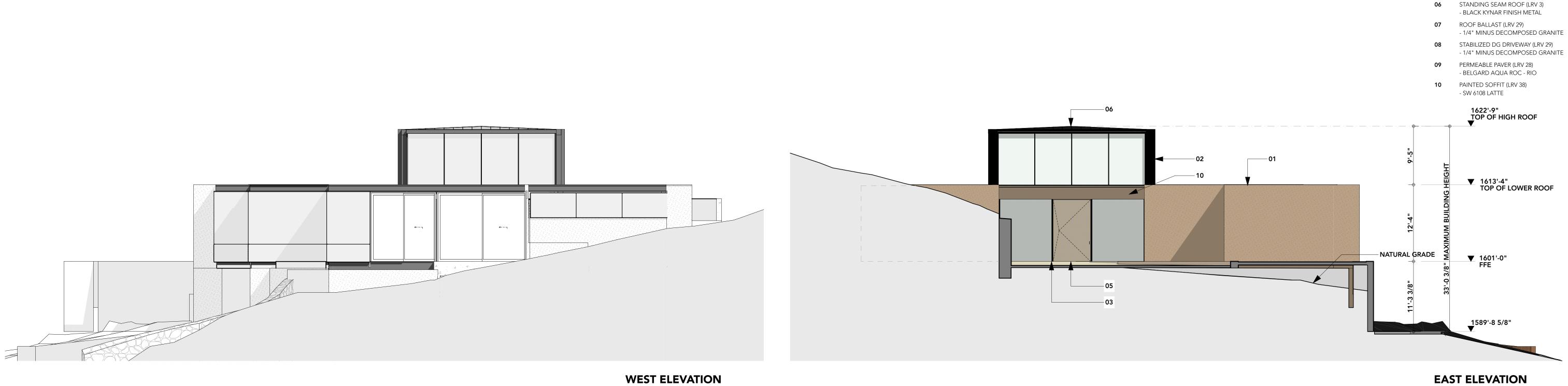
DATE: 02/17/21 SCALE: AS SHOWN DRAWN: DP/JP

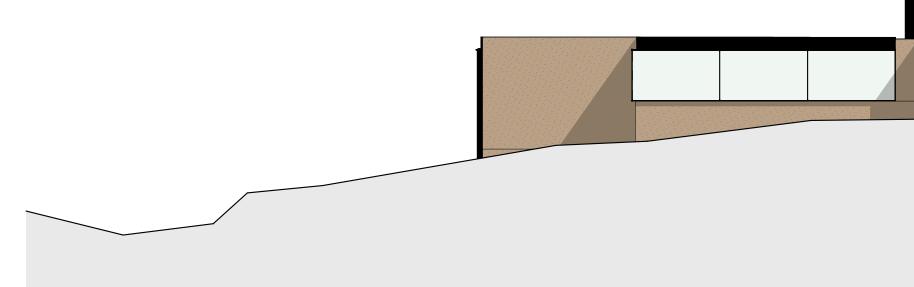
RESIDENCE ANYON Ú STONE

23

5235 E SAN JUAN AVE PARADISE VALLEY, AZ

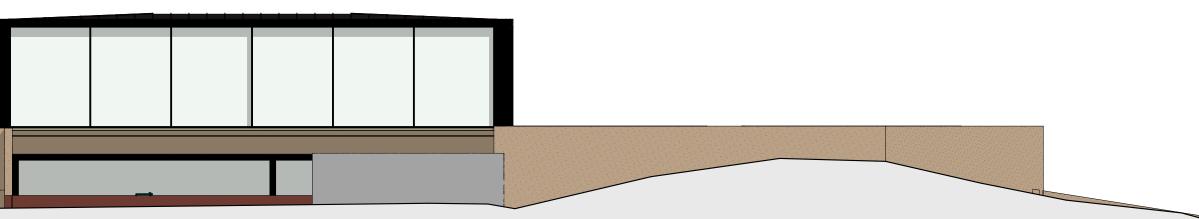








WEST ELEVATION SCALE: 1/8" = 1'-0"

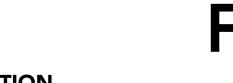


# NORTH ELEVATION

-04

SOUTH ELEVATION SCALE: 1/8" = 1'-0"

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





DRAWING TITLE:

date: 02/17/21 SCALE: AS SHOWN

DRAWN: DP/JP

**FR-07** 

FORMAL REVIEW

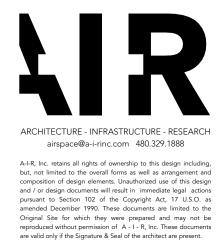
**ELEVATIONS** 

DOCUMENTATION

SHEET NO.

5235 E SAN JUAN AVE PARADISE VALLEY, AZ 8

RESIDENC ZO <  $\bigcirc$ STONE



KEYNOTES 01 COLOR INTEGRATED STUCCO (LRV 38)

- SW 6108 LATTE 02 BLACK BRAKE METAL (LRV 3)

05 WOOD DOOR (LRV 26)

- TO WRAP STRUCTURAL STEEL

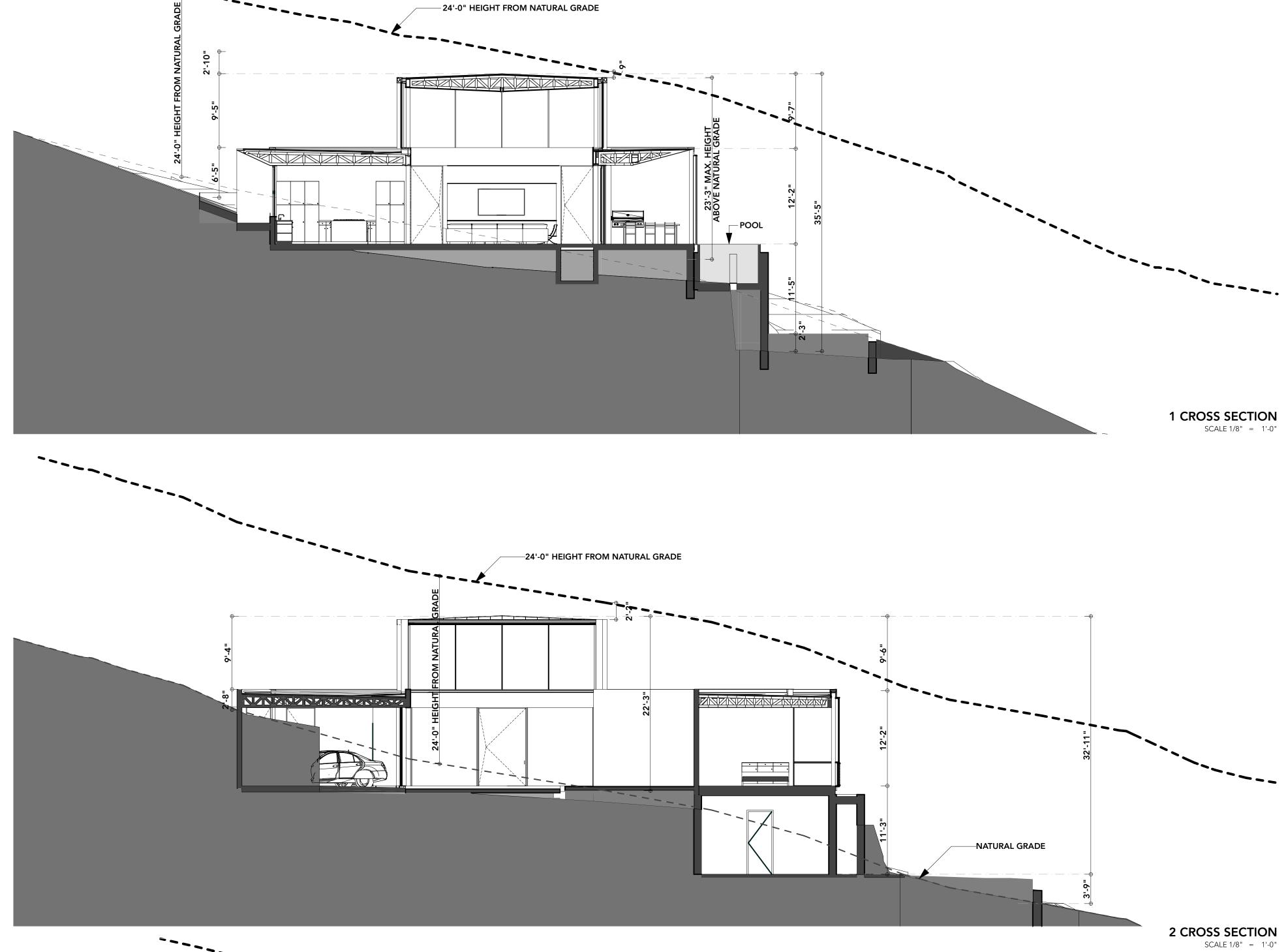
- ALL DOOR/WINDOW FRAMES

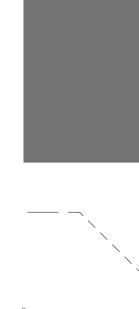
RIFT-SAWN AMERICAN WHITE OAK

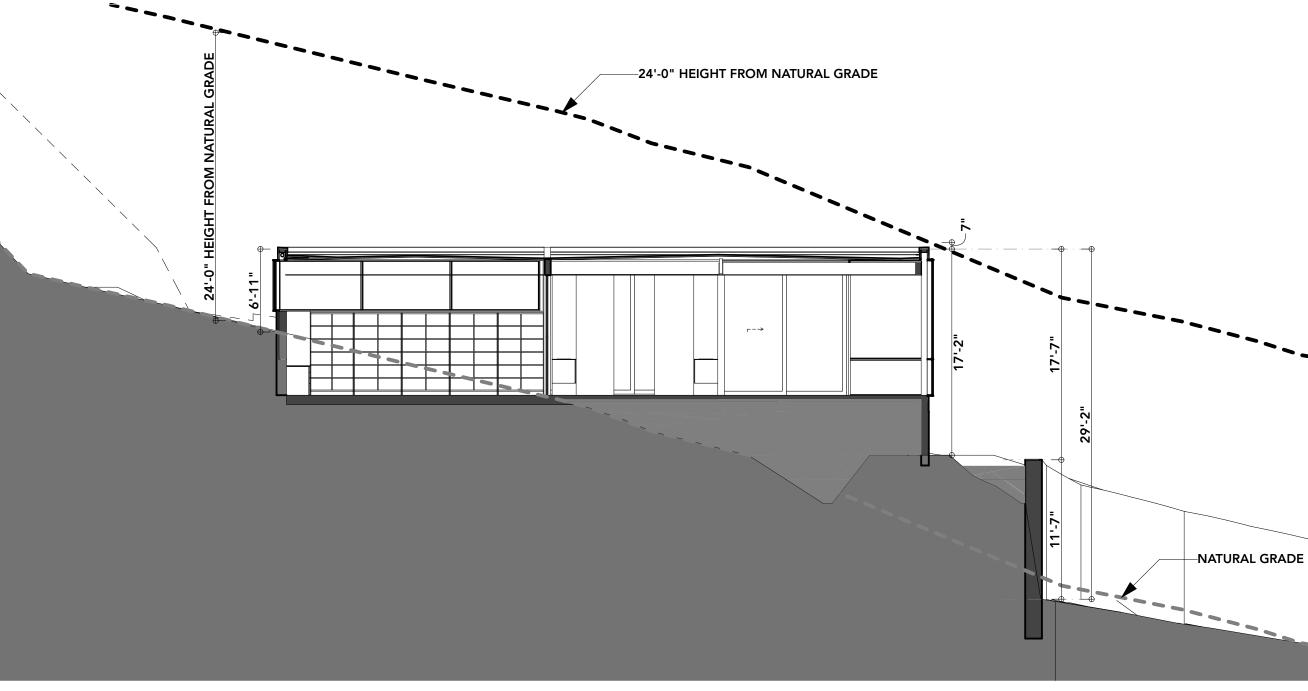
03 DARK BRONZE ALUMINUM (LRV 3)

04 EXISTING STONE RETAINING WALL

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









· - - - - - - - - - - - - - - .



DOCUMENTATION

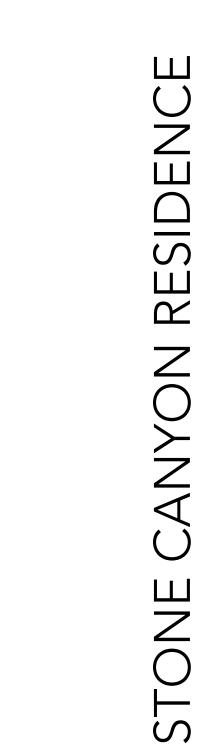
FORMAL REVIEW

DRAWING TITLE:

# **CROSS SECTIONS**

date: 02/17/21 SCALE: AS SHOWN DRAWN: DP/JP

JOB:



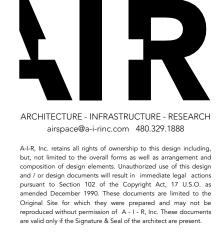
5235 E SAN JUAN AVE PARADISE VALLEY, AZ 8

RESIDENCE

ZO

 $\triangleleft$ 

 $\bigcirc$ 



SHEET NO.

# SHRUE BB

 $\triangle$ 



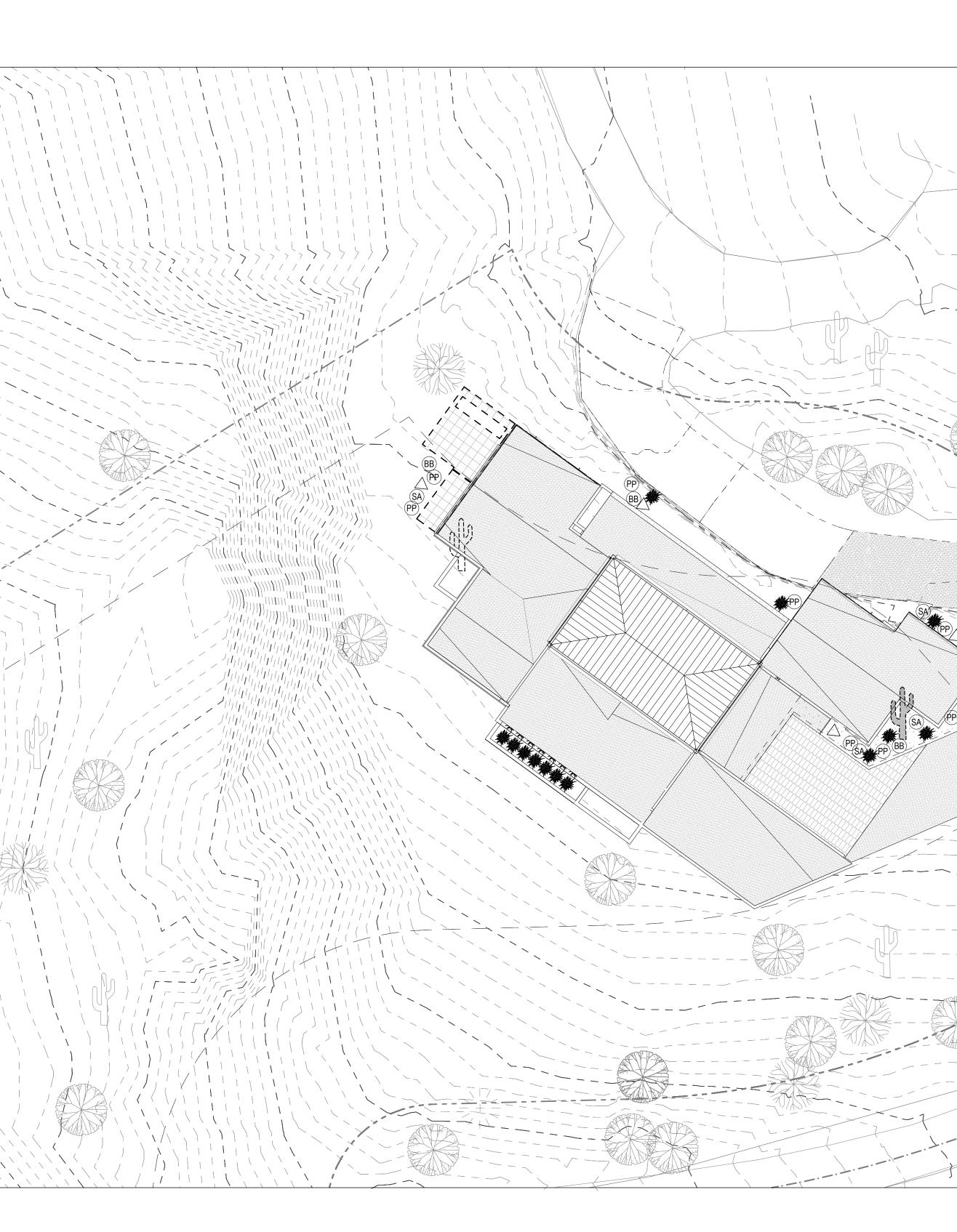
ANNU PP SA





# PLANT LEGEND

_						
UBS	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	TT TT	
В	ENCELIA FARINOSA	BRITTLEBUSH	5 GAL	5		EXISTING PALO VERDE TO REMAIN
7	OPUNTIA SANTA-RITA TUBAC	SANTA RITA PRICKLY PEAR	5 GAL	4	All Ck	
	AGAVE PARRYI	PARRY'S AGAVE	3 GAL	8		EXISTING MESQUITE TO REMAIN
NUALS	<b>BOTANICAL NAME</b> PENSTEMON PARRYI	COMMON NAME BEARDTONGUE	<b>SIZE</b> 1 GAL	<b>QUANTITY</b> 9		EXISTING CACTUS TO REMAIN
A	SPHAERALCEA AMBIGUA	GLOBE MALLOW	1 GAL	5		



**1 LANDSCAPE PLAN** SCALE 1/16" = 1'-0"

SHEET NO.

DRAWING TITLE:

date: 02/17/21 SCALE: AS SHOWN

DRAWN: DP/JP

JOB:

PROJECT PHASE CONSTRUCTION

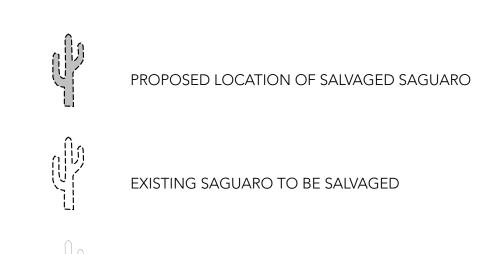
FORMAL REVIEW

LANDSCAPE

PLAN

DOCUMENTATION

**FR-09** 



EXISTING SAGUARO TO BE SALVAGED

EXISTING SAGUARO TO REMAIN



Ш

RESIDENC

ANYON

 $\bigcirc$ 

ONE

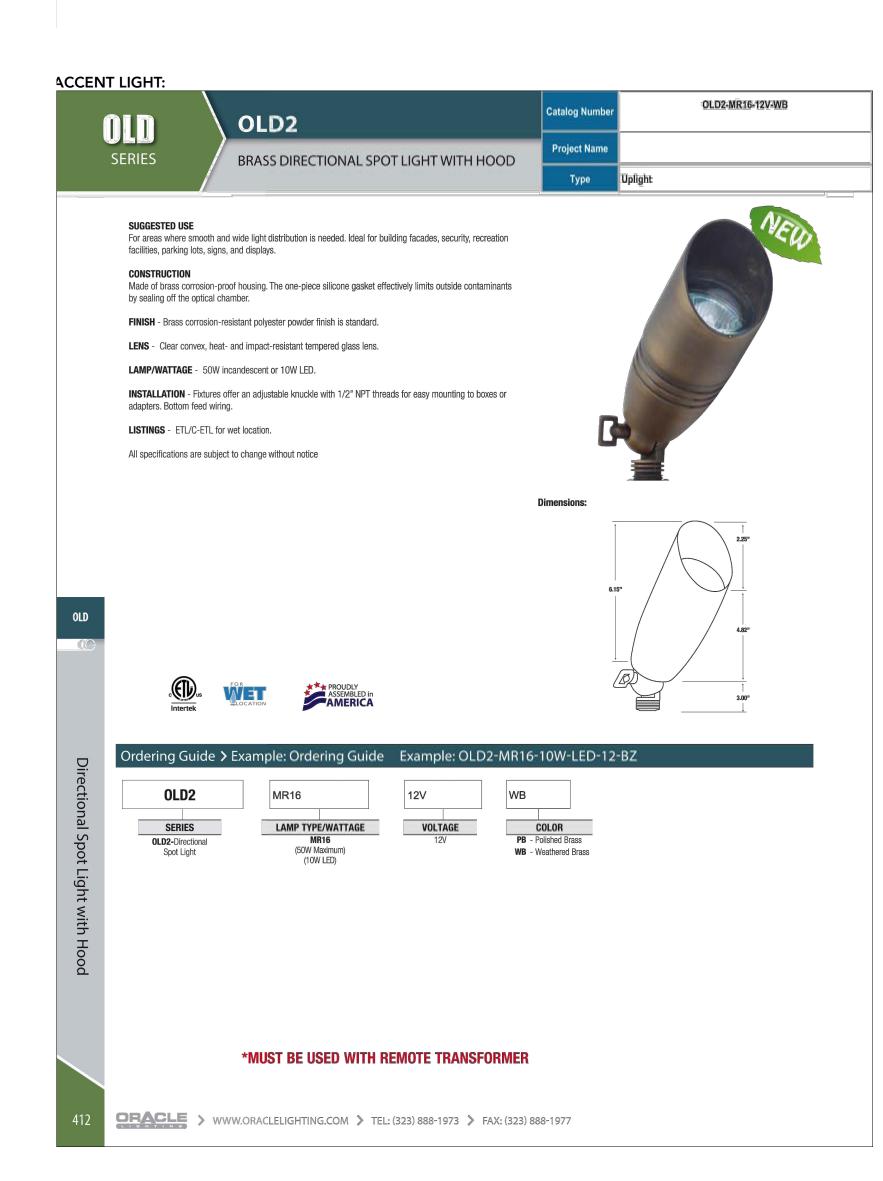
ST

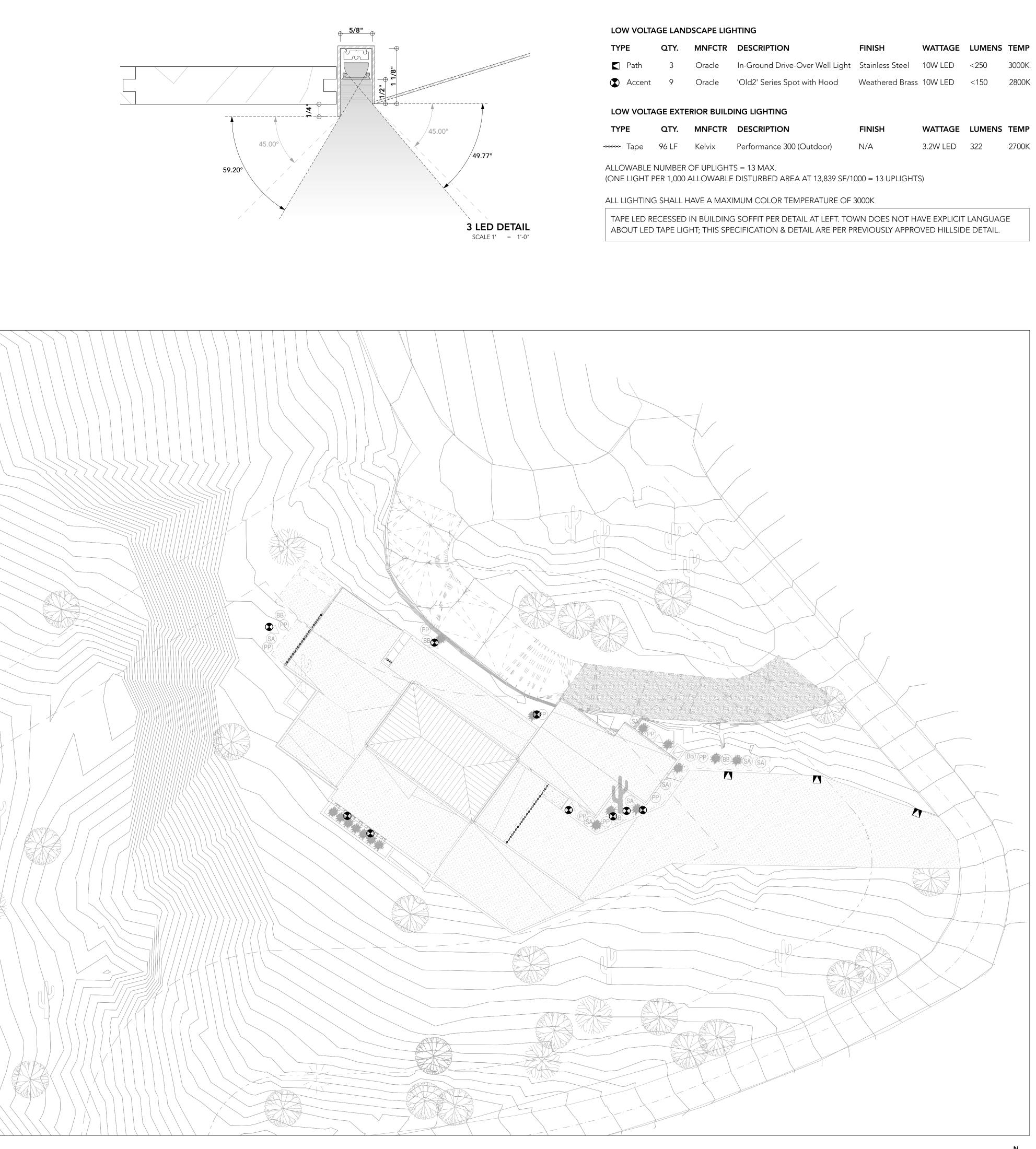
AZ AZ 5235 E SAN JUAN A PARADISE VALLEY, A

TO REMAIN

 $\bigoplus$ 

PERFORMA	NCE 30	•		•	GHTING		Fixture Ty Proje Locati	ect:				
222 222 242 242 242 242 242 242 242 242	13-1 0024V 0024V 1-2225) 1 1		0024V	DC24V		0c2vv	DC24V		12 0524V 00 2	24V		
0 - DC24V 25 25 25 25 25 25 25 25 25 25 25 25 25	- O I O - DC24V I DC24V + O I O +	151	DC24V	DC24V	151	DC24V	○ −   DC24V □   ○ +	151		24V	5	Width: 11.2r (12.2mm end o
											1	Depth: 6m (9 mm endc
MODEL:	PH27K-WR-24	v	PH30K-	-WR-24V	P	H35K-WR	-24V	PH40	K-WR-24V		PH50K-V	/R-24V
Kelvin	2700K			00K		3500K			1000K		5000	
Lumens Rating	322 lm/ft IP67			lm/ft 67		340 lm/1 IP67	ft		17 lm/ft IP67		356 lr IP6	,
90+ CRI Dimmable	RES				Sei	ries	ATIONS e		Performance C / Constant		,	)
90+ CRI Dimmable 50,000 hour life 5-year warranty		- -			Sei Inp Wa		e oot	24V D	Performance C / Constant 'ft @ Maximi	Voltag	le	
90+ CRI Dimmable 50,000 hour life 5-year warranty UL-listed for indoor	r and outdoor use	е			Sei Inp Wa Bea	ries ut Voltag itts per Fo am Sprea	e oot ad	24V D 3.2W/ 120°	C / Constant	Voltag um Ru	ie In Lengt	
90+ CRI Dimmable 50,000 hour life 5-year warranty UL-listed for indoor 3M <sup>™</sup> Industrial adh	r and outdoor use nesive backing	e			Sei Inp Wa Bea Ma	ries ut Voltag tts per Fo am Sprea x Run Le	e oot ad ngth	24V D 3.2W/ 120° Unlimi	C / Constant 'ft @ Maximi ited, power e	Voltag um Ru every 3	ie In Lengt	
90+ CRI Dimmable 50,000 hour life 5-year warranty UL-listed for indoor	r and outdoor use nesive backing	е			Sei Inp Wa Bea Ma Pro	ries ut Voltag itts per Fo am Sprea x Run Le oduction	e oot ad ngth Intervals	24V D 3.2W/ 120° Unlimi 1-5/16	C / Constant 'ft @ Maximu ited, power e 6" (33.3mm)	Voltag um Ru every 3	ie n Lengt 30ft	
90 + CRI Dimmable 50,000 hour life 5-year warranty UL-listed for indoor 3M <sup>™</sup> Industrial adh For use with 24V po	r and outdoor use nesive backing wer supplies	-			Sei Inp Wa Bea Ma Pro Enc	ries ut Voltag tts per Fr am Sprea x Run Le oduction d Cap Dir	e oot ad ngth Intervals mensions	24V D 3.2W/ 120° Unlimi 1-5/10 1/2" (1	C / Constant 'ft @ Maximi ited, power e	Voltag um Ru every 3 ;/8" (9i	ie n Lengt Oft mm)	
90+ CRI Dimmable 50,000 hour life 5-year warranty UL-listed for indoor 3M <sup>™</sup> Industrial adh	r and outdoor use nesive backing wer supplies	-			Sei Inp Wa Bea Ma Pro Eno Tap	ries ut Voltag ttts per Fr am Sprea x Run Le oduction d Cap Dir pe Dimen	e oot ad ngth Intervals mensions	24V D 3.2W/ 120° Unlimi 1-5/10 1/2" (1	C / Constant ft @ Maximu ited, power e 6" (33.3mm) 12.2mm) x 3	Voltag um Ru every 3 ;/8" (9i	ie n Lengt Oft mm)	
90 + CRI Dimmable 50,000 hour life 5-year warranty UL-listed for indoor 3M <sup>™</sup> Industrial adh For use with 24V po	r and outdoor use nesive backing wer supplies	-			Sei Inp Wa Bea Ma Pro Eno Ta Fno CR	ries ut Voltag itts per Fr am Sprea x Run Le oduction d Cap Dir be Dimen I	e oot ad ngth Intervals mensions	24V D 3.2W/ 120° Unlimi 1-5/10 1/2" ( 7/16" 90+	C / Constant ft @ Maximu ited, power e 6" (33.3mm) 12.2mm) x 3	Voltag um Ru every 3 ;/8" (9i	ie n Lengt Oft mm)	
90 + CRI Dimmable 50,000 hour life 5-year warranty UL-listed for indoor 3M™ Industrial adh For use with 24V po	r and outdoor use hesive backing wer supplies EMPERATURE	E SCALE		200K	Sei Inp Wa Bea Pro Eno Tap CR Dio	ries ut Voltag utts per Fr am Sprea x Run Le oduction d Cap Dir be Dimen I ude	e oot ad ngth Intervals mensions asions	24V D 3.2W/ 120° Unlimi 1-5/10 1/2" (' 7/16" 90+ 2835	C / Constant ft @ Maximu ited, power e 6" (33.3mm) 12.2mm) x 3 (11.2mm) x	Voltag um Ru every 3 3/8" (91 1/4" (6	ie n Lengt 80ft mm) 6mm)	h
90 + CRI Dimmable 50,000 hour life 5-year warranty UL-listed for indoor 3M <sup>™</sup> Industrial adh For use with 24V po	r and outdoor use nesive backing wer supplies	E SCALE		6,000K	Sei Inp Wa Bea Ma Pro Eno Tap CR Dio Din	ries ut Voltag tts per Fr am Sprea x Run Le oduction d Cap Dir d Cap Dir de Dimen l ode	e oot ad ngth Intervals mensions isions	24V D 3.2W/ 120° Unlimi 1-5/10 1/2" (1 7/16" 90+ 2835 PWM,	C / Constant ft @ Maximu ited, power e 6" (33.3mm) 12.2mm) x 3 (11.2mm) x Triac, 0-10\	Voltag um Ru every 3 //8" (9i 1/4" (6 V, DM)	ie n Lengt Oft mm) ômm)	h
90 + CRI Dimmable 50,000 hour life 5-year warranty UL-listed for indoor 3M <sup>™</sup> Industrial adh For use with 24V po <b>CELVIN COLOR T</b>	r and outdoor use nesive backing wer supplies EMPERATURE	E SCALE	E DOOK	6,000K	Sei Inp Wa Bea Ma Pro Eno Tap CR Dio Din	ries ut Voltag utts per Fr am Sprea x Run Le oduction d Cap Dir be Dimen I ude	e oot ad ngth Intervals mensions isions	24V D 3.2W/ 120° Unlimi 1-5/10 1/2" (1 7/16" 90+ 2835 PWM,	C / Constant ft @ Maximu ited, power e 6" (33.3mm) 12.2mm) x 3 (11.2mm) x	Voltag um Ru every 3 //8" (9i 1/4" (6 V, DM)	ie n Lengt Oft mm) ômm)	h
90 + CRI Dimmable 50,000 hour life 5-year warranty UL-listed for indoor 3M™ Industrial adr For use with 24V po CLVIN COLOR T COLOR T MO00 2 C TOTAL WATTAGE	e and outdoor use hesive backing wer supplies EMPERATURE	E SCALE X001'+ CH LENC	GTH		Sei Inp Wa Bea Ma Pro Eno Tap CR Dio Din Ter	ries ut Voltag tts per Fr am Sprea x Run Le oduction d Cap Dir d Cap Dir de Dimen l ode nming Op mp Rang	e oot ad ngth Intervals mensions isions otions e	24V D 3.2W/ 120° Unlimi 1-5/10 1/2" (1 7/16" 90+ 2835 PWM, -40°F	C / Constant ft @ Maximu ited, power e 6" (33.3mm) 12.2mm) x 3 (11.2mm) x Triac, 0-10 (-40°C) to 1	Voltag um Ru every 3 /8" (9i 1/4" (0 1/4" (0 49°F (1	ie n Lengt Oft mm) 6mm)	ne
90 + CRI Dimmable 50,000 hour life 5-year warranty UL-listed for indoor 3M™ Industrial adr For use with 24V po CELVIN COLOR T COTAL WATTAGE 1ft 2ft	r and outdoor use nesive backing wer supplies EMPERATURE	E SCALE	E DOOK	¥000'9 7ft 29.2	Sei Inp Wa Bea Ma Pro Eno Tap CR Dio Din	ries ut Voltag tts per Fr am Sprea x Run Le oduction d Cap Dir d Cap Dir de Dimen l ode	e oot ad ngth Intervals mensions isions	24V D 3.2W/ 120° Unlimi 1-5/10 1/2" (1 7/16" 90+ 2835 PWM,	C / Constant ft @ Maximu ited, power e 6" (33.3mm) 12.2mm) x 3 (11.2mm) x Triac, 0-10 (-40°C) to 1 (-40°C) to 1	Voltag um Ru every 3 //8" (9i 1/4" (6 V, DM)	ie n Lengt Oft mm) ômm)	h
90+ CRI Dimmable 50,000 hour life 5-year warranty UL-listed for indoor 3M <sup>™</sup> Industrial addr For use with 24V po <b>CELVIN COLOR T</b> <b>COLOR T</b> <b>COTAL WATTAGE</b> 1ft 2ft 4.2 8.5 1 16ft 17ft	and outdoor use hesive backing wer supplies EMPERATURE	E SCALE X001 <sup>+</sup> CH LENC 5ft	GTH 6ft	7ft	Sei Inp Wa Bea Ma Proc Eno Tar Dio Din Ter 8ft	ries ut Voltag utts per Fr am Sprea x Run Le oduction d Cap Dir oe Dimen l de Dimen l nming Op mp Rang 9ft	e oot ad ngth Intervals mensions isions otions e 10ft	24V D 3.2W/ 120° Unlimi 1-5/10 1/2" (' 7/16" 90+ 2835 PWM, -40°F	C / Constant ft @ Maximu ited, power e 6" (33.3mm) 12.2mm) x 3 (11.2mm) x Triac, 0-10V (-40°C) to 1 (-40°C) to 1 12ft 1 48 5 27ft 2	Voltag um Ru every 3 /8" (9r 1/4" (6 V, DM) 49°F (1 3ft	ie n Lengt 30ft mm) 5mm) 65°C) 14ft	ne 15ft





PE	QTY.	MNFCTR	DESCRIPTION	FINISH	WATTAGE	LUMENS	TEMP	
Path	3	Oracle	In-Ground Drive-Over Well Light	Stainless Steel	10W LED	<250	3000K	
Accen	t 9	Oracle	'Old2' Series Spot with Hood	Weathered Brass	10W LED	<150	2800K	
W VOL	TAGE EXTE	RIOR BUILD	ING LIGHTING					
PE	QTY.	MNFCTR	DESCRIPTION	FINISH	WATTAGE	LUMENS	TEMP	

Ш RESIDENC ANYON  $\bigcirc$ ONE

ST

ARCHITECTURE - INFRASTRUCTURE - RESEARCH airspace@a-i-rinc.com 480.329.1888

A-I-R, Inc. retains all rights of ownership to this design including, but, not limited to the overall forms as well as arrangement and composition of design elements. Unauthorized use of this design and / or design documents will result in immediate legal actions pursuant to Section 102 of the Copyright Act, 17 U.S.O. as amended December 1990. These documents are limited to the Original Site for which they were prepared and may not be reproduced without permission of A - I - R, Inc. These documents are valid only if the Signature & Seal of the architect are present.

date: 02/17/21 SCALE: AS SHOWN DRAWN: DP/JP

JOB:

LANDSCAPE & BUILDING LIGHTING PLAN

DRAWING TITLE:

FORMAL REVIEW

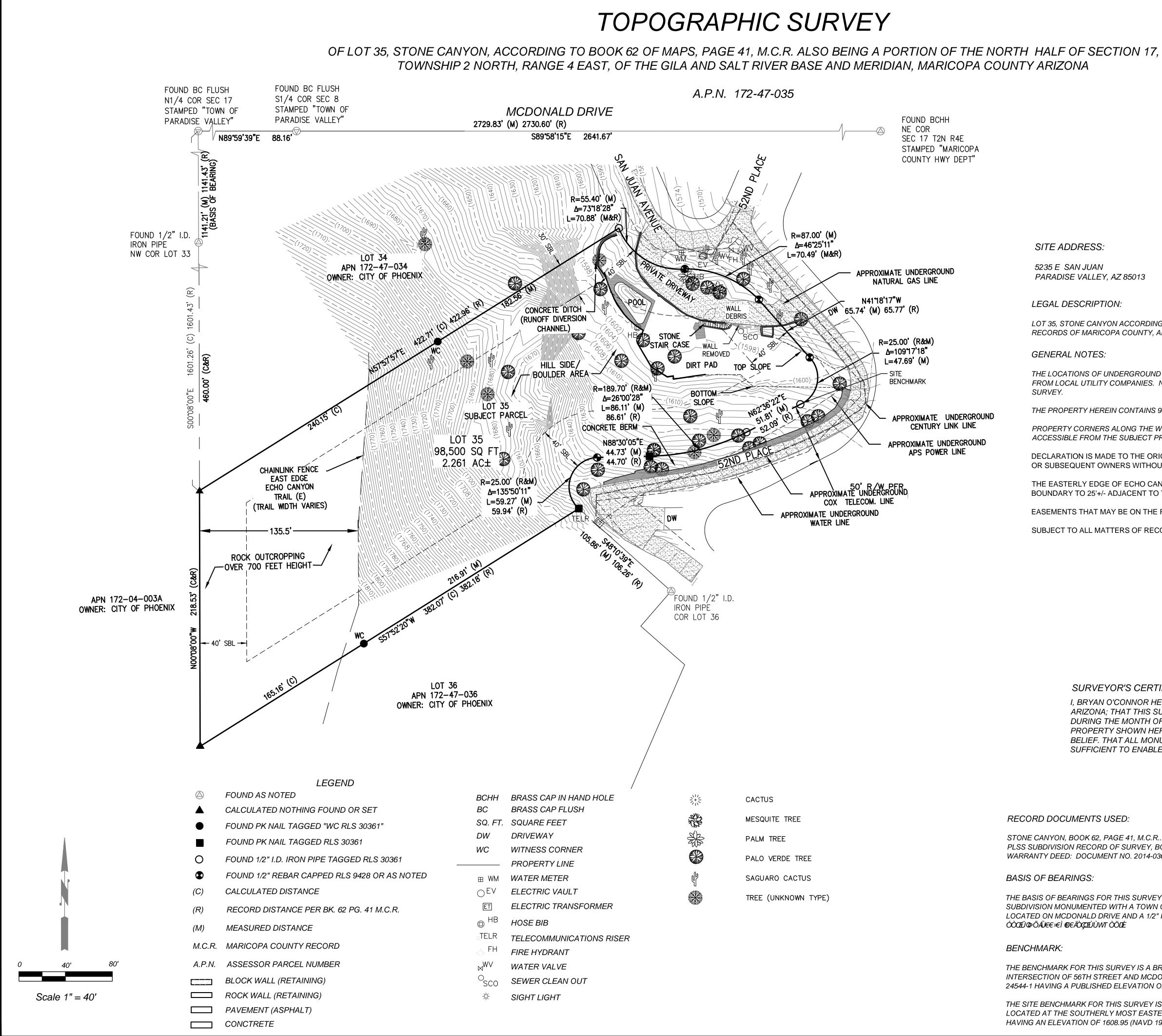
PROJECT PHASE CONSTRUCTION

DOCUMENTATION **FR-10** 

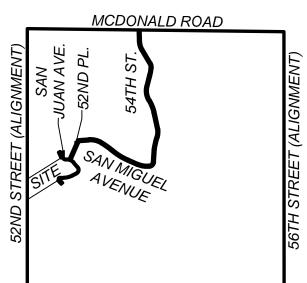
SHEET NO.

 $\bigoplus$ 

1 LANDSCAPE & BUILDING LIGHTING SCALE 1/16" = 1'-0"



VICINITY MAP NTS NE 1/4 SEC. 17, T2N, R4E



STANFORD DRIVE (ALIGNMENT)

CURRENT OWNER:

5235 E. SAN JUAN AVE, LLC PARADISE VALLEY, AZ 85013

LOT 35, STONE CANYON ACCORDING TO BOOK 62 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE BASED ON THE SURFACE EVIDENCE OF SAID UTILITIES AND RECORDS FROM LOCAL UTILITY COMPANIES. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES FOR THE PURPOSE OF THIS

THE PROPERTY HEREIN CONTAINS 98,500 SQ. FT OR 2.26 ACRES, MORE OR LESS

PROPERTY CORNERS ALONG THE WESTERN BOUNDARY ARE ON TOP OF A TALL ROCK OUTCROPPING AND ARE NOT ACCESSIBLE FROM THE SUBJECT PROPERTY.

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.

THE EASTERLY EDGE OF ECHO CANYON TRAIL E IS SHOWN AND IT'S WIDTH VARIES FROM 10'+/- AT THE NORTH PROPERTY BOUNDARY TO 25'+/- ADJACENT TO THE BASE OF SAID ROCK OUTCROPPING.

EASEMENTS THAT MAY BE ON THE RECORD PLAT ARE NOT READABLE AND THEREFORE NOT SHOWN HEREIN.

SUBJECT TO ALL MATTERS OF RECORD NOT SHOWN HEREIN.



## SURVEYOR'S CERTIFICATION:

I, BRYAN O'CONNOR HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS SURVEY CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY MYSELF DURING THE MONTH OF JULY, 2018; THAT THE TOPOGRAPHIC FEATURES AND ELEMENTS OF THE PROPERTY SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT ALL MONUMENTS ACTUALLY EXISTS AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

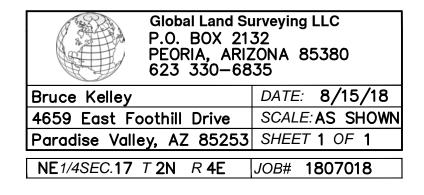
STONE CANYON, BOOK 62, PAGE 41, M.C.R.. PLSS SUBDIVISION RECORD OF SURVEY, BOOK 734, PAGE 10, M.C.R. WARRANTY DEED: DOCUMENT NO. 2014-0362911 M.C.R.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE STONE CANYON SUBDIVISION MONUMENTED WITH A TOWN OF PARADISE VALLEY BRASS CAP FLUSH LOCATED ON MCDONALD DRIVE AND A 1/2" I.D. IRON PIPE LOCATED ON SAID WEST LINE

THE BENCHMARK FOR THIS SURVEY IS A BRASS CAP IN HAND HOLE LOICATED AT THE INTERSECTION OF 56TH STREET AND MCDONALD DRIVE BEING GDAC POINT NUMBER 24544-1 HAVING A PUBLISHED ELEVATION OF 1417.525' (NAVD 1988 DATUM).

THE SITE BENCHMARK FOR THIS SURVEY IS A 1" IRON PIPE WITH TAG AZLS 30361 LOCATED AT THE SOUTHERLY MOST EASTERLY PC OF THE SUBJECT PROPERTY HAVING AN ELEVATION OF 1608.95 (NAVD 1988 DATUM).

# A-01



# TOWN OF PARADISE VALLEY NOTES

- GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC.
- 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.
- 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 CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS. 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. A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR
- POLLUTION CONTROL REGULATIONS. AS AMENDED, IS REQUIRED
- A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE 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. EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION
- 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES. 0. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT
- MAXIMUM HEIGHT. ALL NEW AND EXISTING ELECTRICAL SERVICE TO BE BURIED UNDERGROUND PER THE TOWN OF PARADISE VALLEY STANDARDS.
- 2. POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8 INCHES ABOVE GRADE REQUIRE
- SEPARATE PERMIT APPLICATIONS. 3. POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER SECTION 5-2-2 OF THE TOWN OF PARADISE VALLEY ORDINANCES.
- 4. A SETBACK CERTIFICATION IS REQUIRED AND MUST BE GIVEN TO TOWN INSPECTOR AT STEM WALL INSPECTION.
- 5. 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. 6. 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. . ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM g
- 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.
- 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.
- 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
- 7. 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.
- . 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.
- 0. 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.
- 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. . ON DEMOLITION. GRADING. REMODELING AND NEW CONSTRUCTION PROJECTS, PERMITTEE MUST NOTIFY
- ADJACENT PROPERTY OWNERS REGARDING THE NATURE OF THE PROJECT, THE LIME 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, 27. IF A DISCREPANCY IS FOUND BETWEEN ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN. ENGINEER 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.
- 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.
- . 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 34. THIS PLAN IS DESIGNED TO SHOW SITE GRADING AND DRAINAGE CONTRACTOR SHALL USE THE ARCHITECTURAL SITE PLAN TO 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.
- 3. 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.
- . 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. 1. 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**

- OR CITY) ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- GRADING SHALL BE IN CONFORMANCE WITH 2012 IBC SEC. 1803 AND APPENDIX J 4. 5% MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM 10', U.N.O.
- STANDARD DETAILS.
- REGULATIONS. AS AMENDED. IS REQUIRED. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION
- BE PRECEDED BY AN APPROVED PLAN REVISION.
- ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
- OTHERWISE.
- 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.
- DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE.
- DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR BLUE STAKE 1-800-STAKE-IT) PRIOR TO ANY EXCAVATION.
- OF ANY NECESSARY UTILITY RELOCATION WORK.
- REQUIRED SPECIFICATIONS AND DETAILS.
- PLANS. THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.
- FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT. COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
- PROJECT SITE MAY BE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS HAZARDS.
- CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED. STARTING CULVERT WORK.
- 25. ALL ON-SITE UTILITIES PER OTHERS.
- PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
- 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.
- 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.
- DETERMINE FINAL HOUSE, WALL, STEP. ETC., LOCATIONS AND ELEVATIONS.
- 35. ALL DRAINAGE FACILITIES TO BE MAINTAINED BY HOMEOWNER.
- LOWER (TYPICAL).
- 38. REFER TO STRUCTURAL DRAWINGS, DETAILS AND CALCULATIONS FOR ALL PROPOSED RETAINING WALLS.
- PROTECTION BARRIER U.N.O.
- 40. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE 5% MIN SLOPE FOR FIRST 10 FEET, U.N.O.
- 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.
- MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT RULES AND STANDARDS, AND WILL REQUIRE SEPARATE PERMIT. 45. COORDINATE RIPRAP COLOR WITH LANDSCAPE PLANS AND DETAILS.
- TRENCH DRAINS. 48. DISTURBED AREA: TOTAL ACRES = 0.463 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.
- STABILITY OF EXISTING ROCK PINNING AND NET SHALL BE INSPECTED AND APPROVED BY GEOTECHNICAL ENGINEER.

# 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.

# **PROJECT DESCRIPTION**

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

# PRELIMINARY GRADING & DRAINAGE PLAN 5235 E SAN JUAN AVE., PARADISE VALLEY, AZ 85253 LOT 35 - STONE CANYON

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

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

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

ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND

A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL

AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST

CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF

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

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

15. THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT 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

17. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION

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

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

20. CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECTURE'S FINAL SITE PLAN AND

22. CONTRACTOR IS RESPONSIBLE FOR PROJECT AND SITE CONDITIONS. AND TO WORK WITH WEATHER CONDITIONS AS THE

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

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

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

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

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

37. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT, DIMENSIONS AND ELEVATIONS.

39. FOR CHANGE IN ELEVATION THAT ARE GREATER THAN 30", PROVIDE 36" HIGH GUARDRAILS FOR TOTAL OF 42" FALL

41. ALL WATER AND SEWER LINES AND CONNECTIONS MUST BE INSTALLED PER IPC 2012, MAG AND TOWN OF PARADISE VALLEY

44. ABANDONMENT OF EXISTING AND INSTALLATION OF NEW SEPTIC SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH THE

46. VERIFY AND COORDINATE WITH LANDSCAPE PLANS FINAL LOCATION AND GRATE TYPE OF SPECIFIED AREA DRAINS AND

47. VERIFY AND COORDINATE WITH ARCHITECTURAL AND LANDSCAPE PLANS LOCATION AND HEIGHT OF ALL SITE WALLS.

50. REFER TO GEOTECHNICAL REPORT FOR SPECIFIC RECOMMENDATIONS AND MAXIMUM ALLOWED FILL AND CUT SLOPES.

# LEGEND

\_ \_\_ \_\_ \_

•

Α

E.M.

Ø

\_\_\_\_\_G\_\_\_\_

\_\_\_\_\_T\_\_\_\_

\_\_\_\_\_W\_\_\_\_\_

\_\_\_\_\_ C \_\_\_\_\_

-0---0---

Z

3

TW: XX.XX

FG: XX.XX

(BW:XX.XX

TF: XX.XX

TRW: XX.XX

\_\_\_\_\_

FOUND REBAR OR AS NOTED PROPERTY LINE \_\_\_\_\_ EASEMENT LINE MONUMENT LINE WATER METER FIRE HYDRANT TEL. PEDASTAL CABLE TV RISER SEWER CLEANOUT A/C UNIT ELECTRIC METER GAS METER LIGHT POLE GAS LINE CATV, PHONE SEWER LINE WATER LINE ELECTRIC LINE COMMUNICATIONS LINE FENCE EXISTING CONTOUR EXIST. DRAINAGE FLOW PALM TREE TREE PALO VERDE TREE

YUCCA

SAQUARO

BARREL CACTUS

---- EXISTING DISTURBED AREA PROPOSED DISTURBED AREA TRIBUTARY AREA AS NOTED DRAINAGE FLOW ARROW PROPOSED SPOT ELEVATION •XX.XX

> TOP OF WALL TOP OF RETAINING WALL FINISH GRADE BOTTOM OF WALL TOP OF FOOTING STORM DRAIN PIPE

PROPOSED CONTOUR

RETAINING AGAINST BUILDING \_\_\_\_\_ XXXXXXXXXX

# ABBREVIATIONS

BACK OF CURB
BUILDING SETBACK LINE
EXISTING GRADE
ELEVATION
EDGE OF PAVEMENT
EASEMENT
EXISTING
FINISH GRADE
FOUND
GUTTER, GAS
MEASURED
MARICOPA COUNTY RECORDER
MANHOLE
PAVEMENT
PUBLIC UTILITY EASEMENT
RECORDED
RADIUS
RIGHT OF WAY
TANGENT, TELEPHONE
TOP OF CURB
TOP OF GRATE
WEST, WATERLINE

# 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 C-1 COVER SHEET

C-2 PRELIMINARY IMPROVEMENT PLAN C–3 DETAILS

# **DISTURBED AREA CALCULATIONS**

EXIST. LOT AREA: 98,500 S.F. (2.26 A TOTAL FLOOR AREA: 8,203 S.F.	NC.)
FLOOR AREA RATIO:	8.33% < 25%
(TOTAL FLOOR AREA/AREA OF LOT)	
BUILDING PAD SLOPE:	23.13%
VERTICAL:	31 FT
HORIZONTAL:	134 FT
ALLOWABLE NET DISTURBED AREA: 13	,839 S.F. (14.05%)
EXIST. GROSS DISTURBED AREA: 21,9	974 S.F. (22.31 <b>%</b> )
BLDG FOOTPRINT: 8,203 S.F.	
EXIST. NET DISTURBED AREA: 13,771	S.F. (13.98%)
GROSS NEW DISTURBED AREA: 20,701	S.F. (21.02%)
LESS TEMPORARY AREAS OF DISTURB	ANCE
TO BE RESTORED AND REVEGETATED:	0 S.F. (0%)
LESS BUILDING FOOTPRINT AREA:	8,203 S.F.
PROPOSED NET DISTURBED AREA: NO ADDITIONAL DISTURBANCE IS PROP	
ALLOWED SLOPES STEEPER	
THAN NATURAL GRADE (5% MAX.):	4,925 S.F. (5%)
PROPOSED SLOPES STEEPER	
THAN NATURAL GRADE (AREA):	
VOLUME OF CUT:	1,154 C.Y.
	<u>516 C.Y.</u>
TOTAL CUT&FILL:	1,670 C.Y.
HILLSIDE ASSURANCE = 35 TIMES THE \$58,170	GRADING PERMIT FEE.
GRADING PERMIT FEE: \$1,662 (\$142 F ADDITIONAL 100 CY).	IRST 100 CY / <b>\$</b> 95 EA.

ADDITIONAL TOU CT). 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.

# **GRADING SPECIFICATIONS**

1. EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENG BE PERFORMED ACCORDINGLY. 2. THE CONTRACTOR WILL RETAIN A SOILS ENGINEER DURING CONS

CONSTRUCTION. CONCERNING PREPARATION OF GROUND TO RECEIVE STABILITY OF ALL FINISH SLOPES INCLUDING CUT SLOPES. 3. COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 AND PR 4. BEARING MATERIALS FOR FILL UNDER RESIDENCE PAD IF NATIVE MUST BE REMOVED THAT ARE IN EXCESS OF SIX INCHES. REMAININ SAND AND ROCK THAT CAN BE COMPACTED INTO A DENSE CONDIT 

5. CUT-SLOPES: MAXIMUM ROCK CUT SLOPE TO BE 1.0 FEET HOR GEOTECHNICAL STUDY.

6. FILL SLOPES: MAXIMUM FILL SLOPE TO BE 2.0 FEET HORIZONTA 7. COMPACTION FILL MATERIAL MUST BE PLACED ON LEVELED BEN HILLSIDE. PLACE FILL IN HORIZONTAL LIFTS OF THICKNESS COMPAT COMPACT TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM A.S.T.M CONTENT OF ± TWO PERCENT. THIS PERTAINS TO ALL ENGINEERED AND INCLUDING FILL UNDER ANY OF THE RETAINING WALLS. COMPA THE SOILS ENGINEER AND TOWN OF PARADISE VALLEY BUILDING AN 8. ANY RETAINING WALLS ADJACENT TO THE PROPERTY LINES WILL INSPECTION BY THE SOILS ENGINEER. THE DEVELOPER SHALL NOTIF WRITING, TEN DAYS PRIOR TO START OF CONSTRUCTION ON THESE DEVELOPER WILL HAVE TO PROVIDE MEANS OF PROTECTION OF ADJ CONSTRUCTION.

EXTENDED BUILDING STEM WALL 9. ALL EXPOSED CUT AND FILL SHALL BE TREATED WITH AN APPRO CONTINUITY.

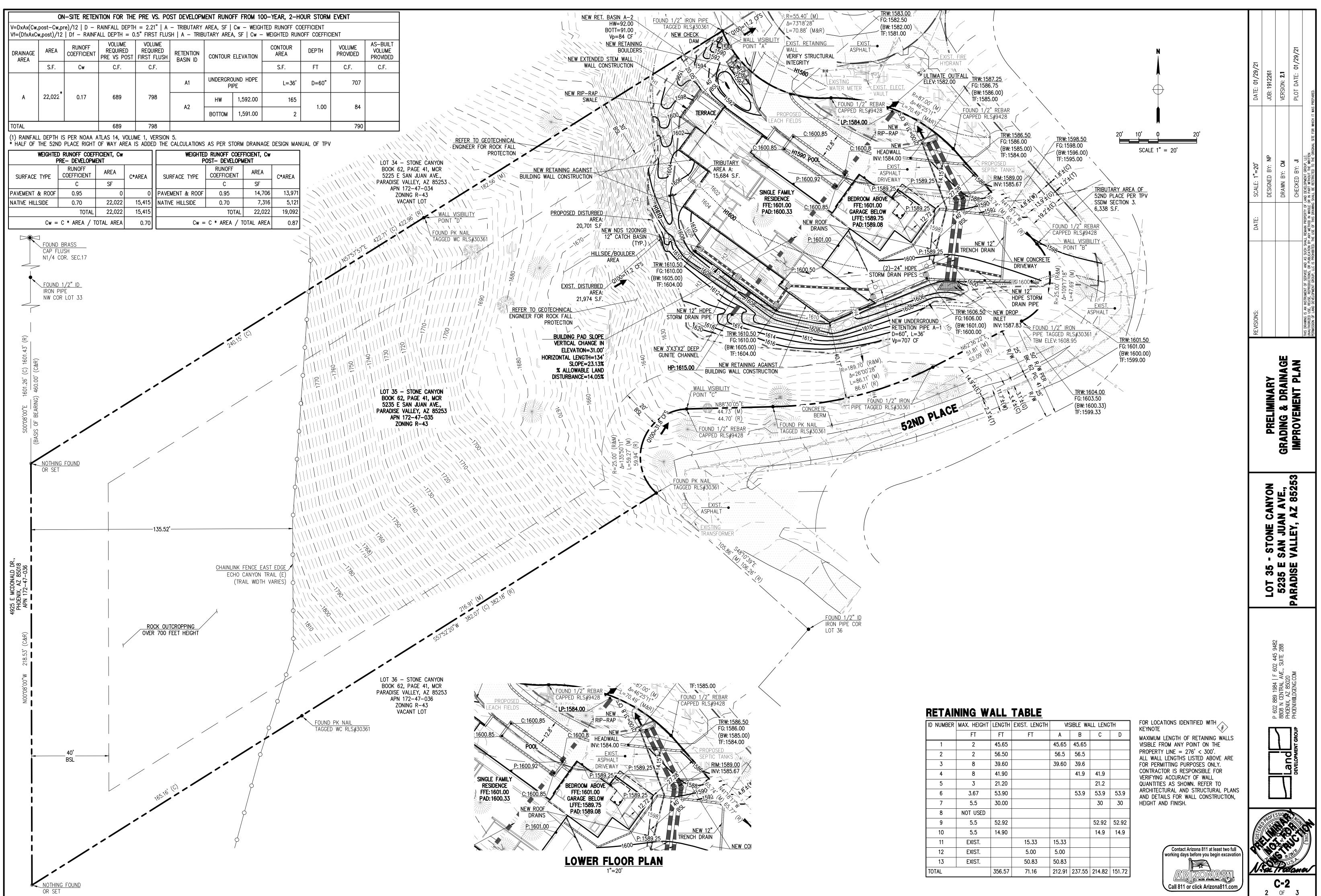
# TOWN OF PARADISE VALLEY HILL

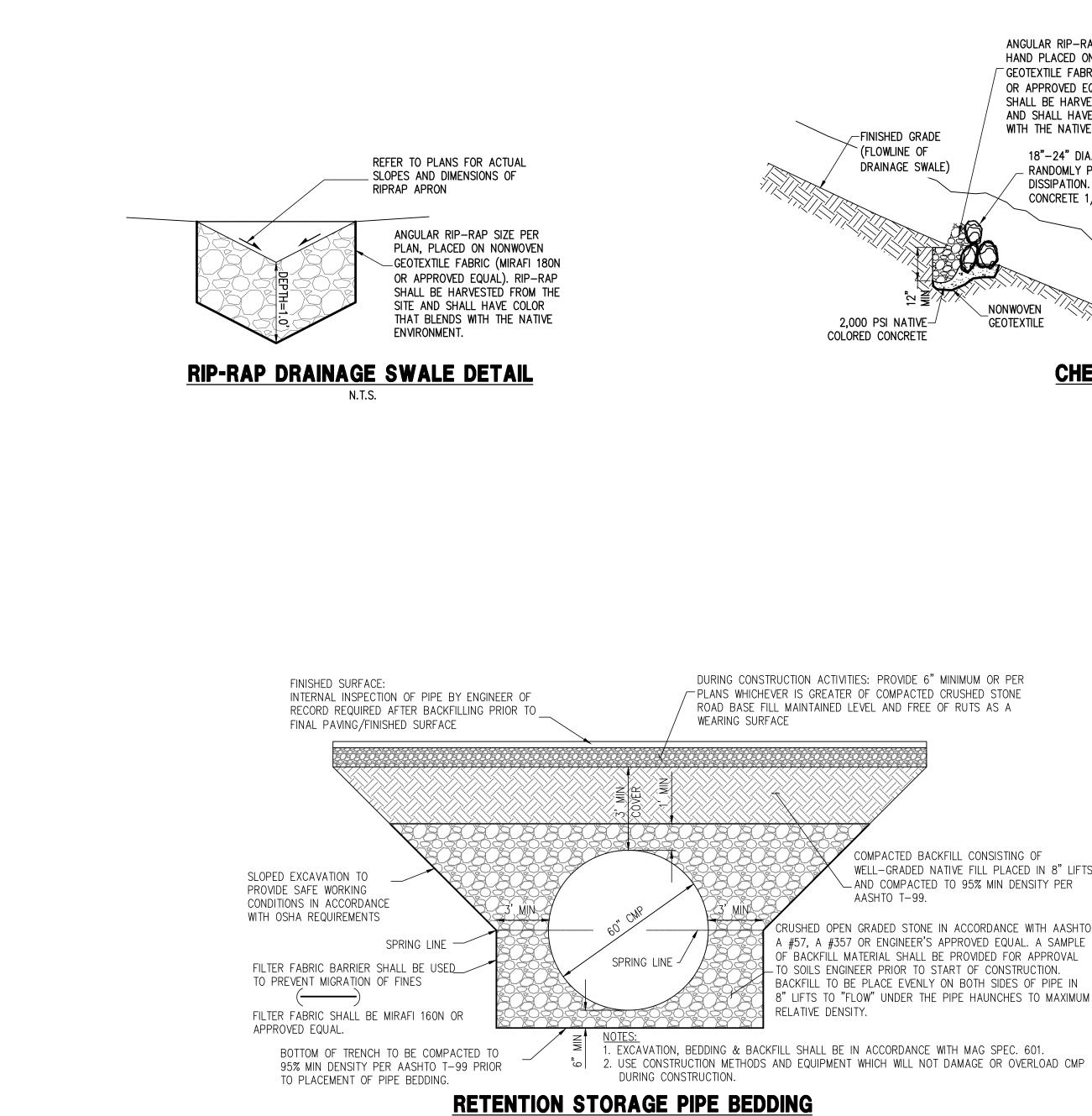
- A. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL REQUIREMENTS ARE COMPLIED INLCUDING, BUT NOT LIMITED FLOW, FIRE SAFETY, AND ALL ONSITE AND OFFSITE IMPROVEM
- B. ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH AR
- C. ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SI
- D. THE USE OF HYDRAULIC RAM HAMMERS, OR OTHER HEAVY EV INCLUDING MACHINERY WITH AUDIBLE BACK UP WARNING DEVI HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6 MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY HOLIDAYS. RAM HAMMERS AND OTHER HEAVY EQUIPMENT CAN WAIVER FROM THE TOWN MANAGER.
- E. CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACES PROTECT THE UNDISTURBED NATURAL AREA.
- F. ALL RETAINING WALLS SHALL NOT EXTEND MORE THAN 6 INCH EXCEPTION OF DRIVEWAY RETAINING WALLS IN ACCORDANCE W

# DRAINAGE STATEMENT

- 1. ULTIMATE STORM OUTFALL IS LOCATED AT THE MIDDLE OF THE 1582.00.
- 2. NEW SINGLE FAMILY RESIDENCE IS PROPOSED WITH THIS PROJECT 3. PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITION
- 4. EXISTING DRAINAGE PATTERNS ARE PRESERVED.
- 5. THE MINIMUM FINISH FLOOR ELEVATIONS SHOWN ARE SAFE FROM RUN-OFF EVENT IF CONSTRUCTED PER THE APPROVED CIVIL PL
- 6. PROPOSED STORM DRAIN SYSTEM SHALL BE INSPECTED AND CL EVERY MAJOR STORM EVENT.
- 7. RIPRAP AND BOULDERS ARE SPECIFIED AT ALL POINTS OF DISC CONVERT CONCENTRATED FLOWS BACK TO SHEET FLOWS.

	MCDONALI						
<del>(</del>	N ECHO CANVON LN SAUS PROJECT SITE	OLANO DR	: 01/29/21	JOB: 1912261	VERSION: 2.1	DATE: 01/29/21	
UTILITIES WATER: EPCOR WATER COMPANY	CAMELBACK RD	SEC.17 T2N, R4E	DATE:	JOB:	VERS	PLOT	RIGINAL SITE FOR WHICH IT WAS PREPARED.
SANITARY SEWER: EPCOR ELECTRIC: APS TELEPHONE: CENTURY LINK, COX COMMUNICATIONS NATURAL GAS: SOUTHWEST GAS	VICINITY NTS	MAP	N.T.S.	) ВҮ: <b>NP</b>	BΥ: CM	BY: JI	NT GROUP, LLC. DUT THE WRITTEN SICTED TO THE OF
CABLE TV: CENTURY LINK, COX COMMUNICATIONS 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	OWNER BRUCE D AND MARY ANN KELLEY 4659 E FOOTHILL DR., PARADISE VALLEY, AZ 85253	ARCHITECT A-I-R, INC 7610 E MCDONALD DR., SUITE K SCOTTSDALE, AZ 85250 P: 480-329-1888 CIVIL ENGINEER	DATE: SCALE: N	DESIGNED	DRAWN B	CHECKED	Main Properity of Land Developmen Method in Whole or in Part Witho Je of This Drawing Shall be restri
CONSTRUCTION WORK. CALL BLUE STAKE @ (602) 263–1100. EARTHWORK QUANTITIES CUT: 1,154 C.Y. FILL: 638 C.Y. NET CUT: 516 C.Y.	APN: $172-47-035$ ADDRESS: $5235$ E SAN JUAN AVE., PARADISE VALLEY, AZ 85253ZONING: $R-43$ LOT AREA: $98,500$ S.F (2.26 AC.)QS #: $20-40$ TOTAL UNDER ROOF AREA: $7,043$ S.F.FLOOR AREA RATIO: $7.15\%$	LAND DEVELOPMENT GROUP, LLC 8808 N CENTRAL AVE, SUITE 288 9 PHOENIX, AZ 85020 CONTACT: NICK PRODANOV, PE P: 602 889 1984					II OF SERVICE AND AS SUCH SHALL REN PRODUCTIONS, OR PUBLICATION BY ANY ENT GROUP, LLC IS PROHIBITED. THE US
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.	PROPOSED DISTURBED AREA: 20,179 S.F. <b>BASIS OF BEARINGS</b> THE WEST LINE OF THE STONE CANYON SUBDIVISION MONUMENTED WITH A TOWN OF PARADISE VALLEY BRASS CAP FLUSH LOCATED ON MCDONALD DR AND 1/2" I.D. IRON PIPE LOCATION ON SAID WEST LINE THE BEARING OF	LAND SURVEYOR GLOBAL LAND SURVEYING, LLC P.O. BOX 2132 PEORIA, AZ 85380	REVISIONS:				IHIS DRAWING IS AN INSTRUMEN UNAUTHORIZED USE, REUSE, REF PERMISSION OF LAND DEVELOPMI
<b>GEOTECHNICAL ENGINEER</b> VANN ENGINEERING, INC 9013 N 24TH AVE., SUITE 7 PHOENIX, AZ 85021 P: 302-943-6997	WHICH IS SOO'08'00"E (ASSUMED). <b>BENCHMARK</b> BRASS CAP IN HAND HOLE LOCATED AT STREET AND MCDONALD DRIVE BEING GDA HAVING A PUBLISHED ELEVATION OF 1417 (NAVD 88) DATUM.	AC POINT NUMBER 24544-1 2.525, TOWN OF PARADISE VALLEY		<b>ARY GRADING &amp;</b>	3	SH	
SINEERED GRADING" PER 2018 I.B.C. AND WILL STRUCTION TO INSPECT PROGRESS OF E FILLS, TESTING AND REQUIRED COMPACTION	TEMPORARY SITE BE 1" IRON PIPE WITH TAG RLS 30361 LOCA EASTERLY PC OF THE SUBJECT PROPERTY 1608.95, TOWN OF PARADISE VALLEY (NA LEGAL DESCRIPTION	TED AT THE SOUTHERLY MOST Y HAVING AN ELEVATION OF		PRELIMINA	DRAINA	COVI	
DVISIONS AS SET FORTH IN THE SOILS REPORT. MATERIAL IS USED. LARGE ROCK FRAGMENTS IG MATERIAL MUST BE SMALLER PARTICLES OF TON.	LOT 35, STONE CANYON, ACCORDING TO OFFICE OF THE COUNTY RECORDER OF MA RECORDED IN BOOK 62 OF MAPS, PAGE EXCEPTING ALL COAL AND OTHER MINERA STATES OF AMERICA IN THE RECORDED P PURSUANT TO THE PROVISIONS AND LIMIT DECEMBER 29, 1916 (STAT.862)	ARICOPA COUNTY, ARIZONA, 41. ALS AS RESERVED TO THE UNITED PATENT OF SAID LAND,		CANYON	N AVE.,	AZ 85253	
ZONTAL TO 3.0 FEET VERTICAL PER					JUAN	Υ,	
L TO 1.0 FEET VERTICAL. CHES CUT INTO UNDISTURBED EXISTING IBLE WITH THE COMPACTION EQUIPMENT USED. A. DENSITY AT THE OPTIMUM MOISTURE STRUCTURAL FILL SUPPORTING STRUCTURES ACTION TEST RESULTS SHALL BE SUBMITTED TO ND SAFETY DEPARTMENT. BE UNDER THE SCOPE OF SPECIAL Y THE ADJOINING PROPERTY OWNERS IN WALLS PER SECTION 2903-B OF IBC. THE JACENT PROPERTY WHILE THIS WORK IS UNDER	FLOOD INSURANCE RATCOMMUNITY # 040049PANEL # 1765 OF 4425MAP # 04013CPANEL DATE 10/16/2013FIRM INDEX 11/04/2*AREAS DETERMINED TO BE OUTSIDE TH FLOODPLAIN.	SUFFIX L ATE 015 X* SUFFIX BASE FLOOD ELEVATION N/A		LOT 35 - STONE	<b>35 E SAN</b>	ARADISE VALL	
OVED AGING AGENT TO MINIMIZE TO VISUAL	AS-BUILT CERTIFICA I HEREBY CERTIFY THAT THE "RECORD SHOWN HEREON WERE MADE UNDER MY AND ARE CORRECT TO THE BEST OF M	DRAWING" MEASUREMENTS AS SUPERVISION OR AS NOTED				<u>a</u>	
SIDE NOTES HILLSIDE STIPULATIONS AND ALL TOWN CODE O LANDSCAPING, GROUND RESTORATION, FIRE ENTS. TICLE XXII OF THE TOWN ZONING ORDINANCE. TE WITH NO NEW SPILL SLOPES. QUIPMENT USED TO CUT THROUGH ROCK, CES SHALL BE LIMITED TO USE BETWEEN THE COOPM OR SUNSET, WHICHEVER IS EARLIER, AND NO WORK ON SUNDAY OR LEGAL INOT BE USED ON SATURDAYS WITHOUT A	REGISTERED ENGINEER/ LAND SURVEYOR REGISTRATION NUMBER FINISH FLOOR CERTI I HEREBY CERTIFY THAT FINISHED FLOOD PLAN OF 1589.75 AND 1601.00 ARE MIN 100-YEAR STORM ELEVATION OF 1588.7 PARADISE VALLEY CODE OF ORDINANCE.	<b>IFICATION</b> R ELEVATIONS SHOWN ON THE NIMUM OF 12" ABOVE THE 75 ACCORDING TO THE TOWN OF		02 445	8808 N CENTRAL AVE., SUITE 288 PHOFNIX A7 85070	PHOENIX@LDGENG.COM	
AROUND THE CONSTRUCTION SITE SO AS TO HES ABOVE THE MATERIAL THEY RETAIN (WITH	REGISTERED CIVIL ENGINEER	01/29/21 DATE:				ENT GROUP	
NTH 2207.VI.6). NORTH PROP. LINE AT ELEVATION OF CT. DNS OF ADJOINING LOTS.	APPROVAL THIS SET OF PLANS HAS BEEN REVIEWEI PARADISE VALLEY REQUIREMENTS PRIOR NEITHER ACCEPTS NOR ASSUMES ANY LI THIS COMPLIANCE APPROVAL SHALL NOT FROM REQUIRING CORRECTIONS OF ERRO BE FOUND IN VIOLATION OF LAWS OR OF	D FOR COMPLIANCE WITH TOWN OF TO ISSUANCE OF PERMIT. THE TOWN IABILITY FOR ERRORS OR OMISSIONS. F PREVENT THE TOWN ENGINEER RS OR OMISSIONS IN THE PLANS TO			SSIQ	DEVELOPMENT GRO	
M INUNDATION DURING A 100-YEAR PEAK ANS. EANED FROM DEBRIS AND SILT AFTER HARGE TO MITIGATE EROSION AND TO	TOWN ENGINEER TOWN OF PARADISE VALLEY	DATE Contact Arizona 811 at least two full working days before you begin excavation					





ANGULAR RIP-RAP 1' THICK, D50=6" HAND PLACED ON NONWOVEN -----/ GEOTEXTILE FABRIC (MIRAFI N-SERIES OR APPROVED EQUAL). RIP-RAP SHALL BE HARVESTED FROM THE SITE AND SHALL HAVE COLOR THAT BLENDS WITH THE NATIVE ENVIRONMENT. -FINISHED GRADE 18"-24" DIA. NATIVE BOULDERS RANDOMLY PLACED FOR WATER DISSIPATION. SET IN NATIVE COLORED CONCRETE 1/3 BELOW GRADE. -EXISTING TERRAIN \_\_NONWOVEN GEOTEXTILE NONWOVEN GEOTEXTILE 2,000 PSI NATIVE COLORED CONCRETE CHECK DAM DETAIL

COMPACTED BACKFILL CONSISTING OF WELL-GRADED NATIVE FILL PLACED IN 8" LIFTS AND COMPACTED TO 95% MIN DENSITY PER

CRUSHED OPEN GRADED STONE IN ACCORDANCE WITH AASHTO A #57, A #357 OR ENGINEER'S APPROVED EQUAL. A SAMPLE OF BACKFILL MATERIAL SHALL BE PROVIDED FOR APPROVAL - TO SOILS ENGINEER PRIOR TO START OF CONSTRUCTION. BACKFILL TO BE PLACE EVENLY ON BOTH SIDES OF PIPE IN 8" LIFTS TO "FLOW" UNDER THE PIPE HAUNCHES TO MAXIMUM

N.T.S.

