

### GRADING NOTES

1. BUILDING AREA AND DRIVEWAYS TO BE IMPROVED VIA CUT AND FILL TECHNIQUE.
2. BUILDING FOUNDATIONS SHALL REST ON UNDISTURBED SOIL AND NOT FILL.
3. CONCRETE SLAB-ON-GROUND FLOORS MAY HAVE FILL CONSISTING OF UP TO 24" OF CLEAN SAND OR GRAVEL FILL AND 8" OF CLEAN EARTH PROVIDED IT IS WELL COMPACTED.
4. EXCESS SOIL MATERIAL GENERATED FROM EARTHWORK MAY BE USED TO BUILD UP DRIVEWAYS.
5. GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING A MINIMUM OF 6' WITHIN THE FIRST 10' OR PER IRC R401.3.
6. SLOPES LESS THAN 1H:1.5V DO NOT REQUIRE ANY SPECIAL FINISHING.
7. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN EIGHT INCHES (8") SHALL BE ALLOWED IN FILLS IN THE ABSENCE OF A SOILS REPORT AND INSPECTION BY A SOILS ENGINEER.
8. ALL FILLS SHALL BE COMPACTED, (DENSIFICATION OF FILL BY MECHANICAL MEANS) TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D1557 TEST PROCEDURES AND VERIFIED BY AN ENGINEERED FILL COMPACTION REPORT WHEN SUPPORTING A STRUCTURE.
9. ALL NATIVE SLOPES GREATER THAN 5H:1V AND UNDERLYING ENGINEERED FILL ZONES SHALL BE BENCHMARKED TO FORM HORIZONTAL SURFACES.
10. THE FACES OF CUT AND FILL SLOPES SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION. THIS CONTROL MAY CONSIST OF EFFECTIVE PLANTING.
11. ALL FILLS OVER 2 FEET IN DEPTH REQUIRE COMPACTION.
12. MAXIMUM SLOPE FOR DRIVEWAYS IS 15% FOR AN UNPAVED SURFACE AND 20% FOR A PAVED SURFACE.

### LOT SIZE AND ZONING REQUIREMENTS FOR RIL-70

PROPOSED BUILDING GROUND AREA (S.F.)	ZONING REQ	HOUSE	SHOP	TOTAL
-	-	4,480	2,484	6,964
ACTUAL LOT AREA (S.F.)	-	-	-	186,279
MIN LOT SIZE (S.F.)	70,000	-	-	-
MIN AREA PER DWELLING (S.F.)	70,000	-	-	-
MIN LOT WIDTH AND DEPTH (FT)	200	-	-	-
MIN YARD SETBACK FRONT (FT)	50	50	50	-
MIN YARD SETBACK REAR (FT)	50	50	50	-
MIN YARD SETBACK INTERIOR (FT)	25	25	25	-
MIN YARD SETBACK EXTERIOR (FT)	30	30	30	-
MAX BUILDING HEIGHT STORIES	2	2	2	-
MAX BUILDING HEIGHT (FT)	30	23	21	-
MAX LOT COVERED (S)	15	2.40%	1.33%	3.74%
MIN BUILDING SPACING (FT)	10	-	-	-

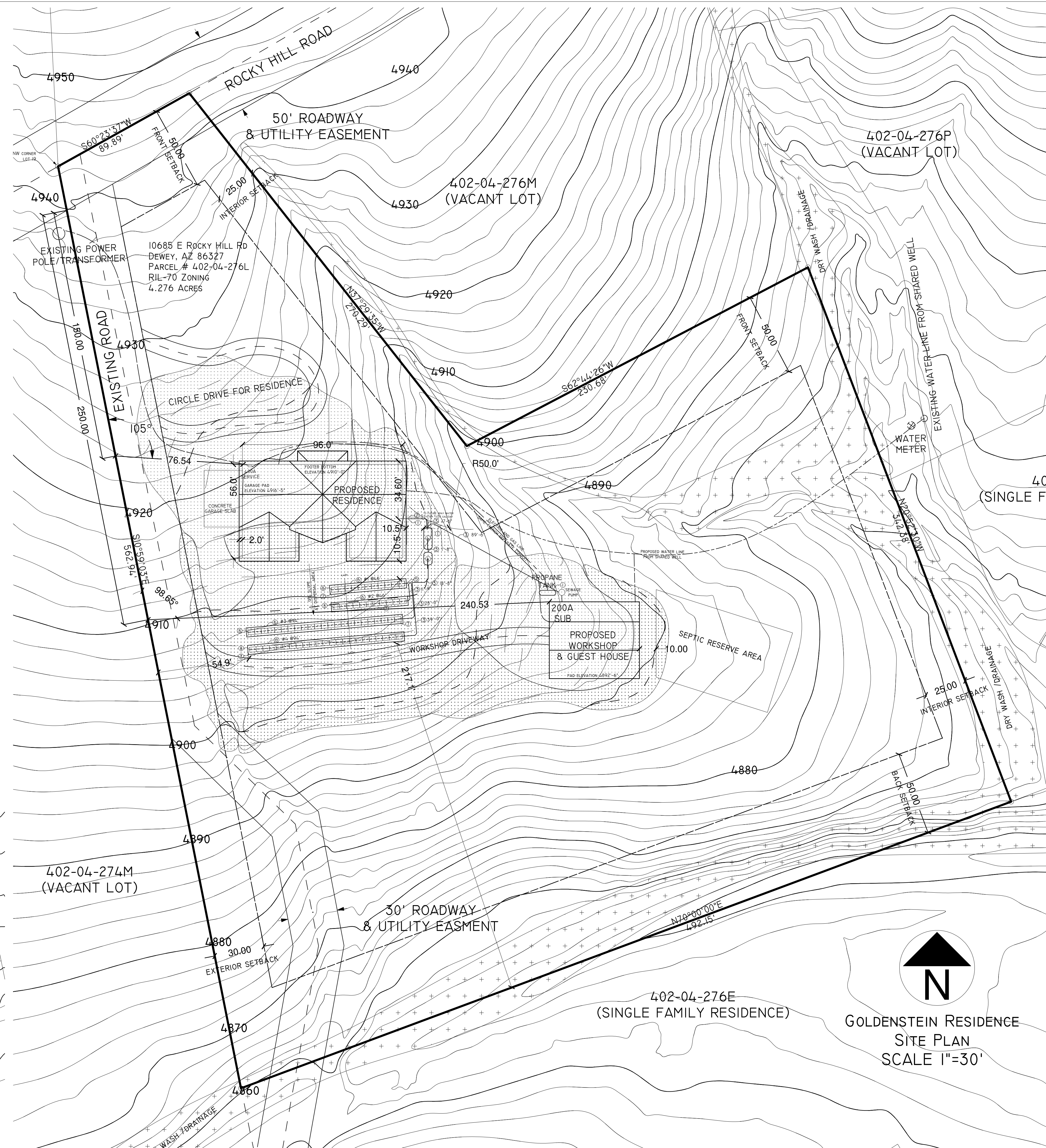
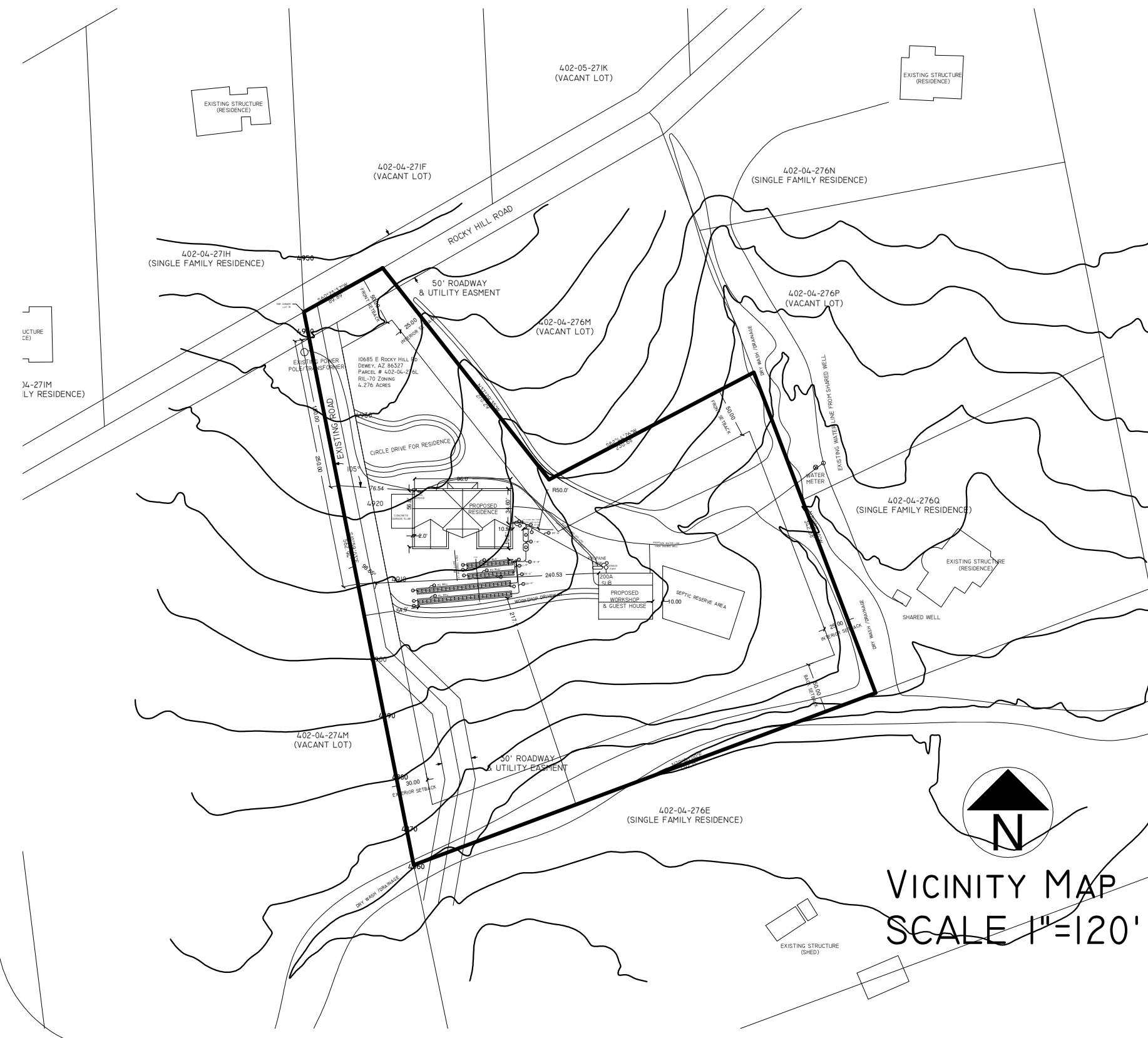
### SEPTIC COMPONENT KEYNOTES

- 1 2-WAY CLEANOUT
- 2 GRAY WATER VALVE
- 3 4" SDR-35 OR SCHD-40\* SEWER PIPE
- 4 1500 / 750 GAL SINGLE COMPARTMENT SEPTIC TANKS\*\* MEETING ALL REQUIREMENTS OF R18-9-A314
- 5 DISTRIBUTION BOX SET ON LEVELED MASONRY SURFACE
- 6 ELJEN ENGINEERED PAD TRENCH PER SEPTIC PLAN
- 7 INSPECTION PIPES
- 8 4" VENT PIPE AT END OF EACH TRENCH

\*SDR-35 "HIGH STRENGTH" PIPE SHALL BE USED WHEN PIPE IS GREATER THAN 2' BELOW GRADE.  
 \*\*POLYTANK SHOWN: SNYDER NEXGEN D2 1500 / 750 ONE COMPARTMENT TANK

### LEGEND

- |  |                       |
|--|-----------------------|
|  | ROAD/DRIVEWAY         |
|  | WATER LINE            |
|  | ELECTRIC LINE         |
|  | GAS LINE              |
|  | EXISTING CONTOUR LINE |
|  | NEW CONTOUR LINE      |



GOLDENSTEIN RESIDENCE  
SITE PLAN  
SCALE 1"=30'

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General Notes

**INITIAL RELEASE**

No.	Revision/Issue	Date
		3/12/18

## SITE/GRADING PLAN GRADING CONTOURS

GOLDENSTEIN RESIDENCE  
10685 E ROCKY HILL RD  
DEWEY, AZ 86327

Drawn By ADAM GOLDENSTEIN	Sheet <b>GI.01</b>
Date 3/12/18	
Scale 1"=30'	