

TOWN OF PARADISE VALLEY

REQUIREMENTS FOR NEW HOUSE OR REMODEL OF \$500,000 VALUE OR MORE

- 1) No development of property shall take place until sanitary sewer lines and a connection to private wastewater treatment or Town sanitary sewer is provided—if the cost is 10% or less of total improvements.
- 2) No development of property shall take place until the developer grants half-street right-of-way to the Town.
- 3) No development of property shall take place until construction of half-street improvements (if required).
- 4) Fire hydrant must be installed if hydrant is not within 500' of property line. Town pays half of the cost. Costs must be submitted to the Town Engineer for approval.
- 5) The building pad shall not exceed two (2) feet in height except where required to protect the building against flooding, in which case the pad shall be one (1) foot above the water surface elevation of the 100 year event.
- 6) Grading & Drainage Plan must contain information as follows:
 - a) Plans must be signed and sealed by a Registered Civil Engineer in the state of Arizona
 - b) Washes in an undisturbed state except for modifications approved by the Town Engineer that are required to accommodate storm water. Washes shall not be realigned except as approved by the Town Engineer and Planning Director when necessary to accommodate storm water or to restore a disturbed wash to a more natural state.
 - c) A drainage easement for any watercourse (with a bed at least 2-feet deep and 5-feet wide through which waters flow at least periodically). A drainage easement maintenance agreement must also be provided.
 - d) existing spot elevations and/or contours (based on MCDOT GDACS Datum; no assumed elevations)
 - e) proposed elevations and/or contours (based on MCDOT GDACS Datum; no assumed elevations)
 - f) cubic yards of cut and cubic yards of fill along with a description of the grading activity
 - g) finish floor and pad elevations
 - h) existing and proposed street width from the monument line, including any curbing
 - i) locations of nearest fire hydrant and new fire hydrant, if required
 - j) location of nearest sanitary sewer and/or new sewer plans
 - k) lot number, subdivision, lot dimensions, address, owner's name
 - l) existing easements and building setback lines
 - m) all existing and proposed improvements including buildings, ramada, pool, guest house, driveways, etc.
 - n) highlight new construction on additions and remodels

- o) vicinity map
 - p) north arrow and scale (1"=20' preferred)
 - q) on-site retention with retention basins and calculations
 - r) engineer's certification of the 100 year water surface elevation and finished floor elevation (provide actual elevations)
 - s) a stabilization plan describing how areas potentially prone to erosion shall be protected
 - t) a native plant inventory (including Palo Verdes, Saguaros, mesquites, ocotillos, barrel cacti, Christmas Tree cacti, Organ Pipe cacti, and Ironwoods) and native salvage plan
 - u) location and means of temporary fencing that separates the construction area from the portions of the site which will not be disturbed. The drawing must show the area that will not be disturbed during construction. If the entire lot is being disturbed then an NPDES Permit must be obtained from ADEQ. A copy of the approved permit must be submitted prior to issuance of a building permit.
 - v) cross-sections of all washes (minimum of 3)
- 7) All finished floor elevations must be certified by a Registered Civil Engineer in the state of Arizona, to be 12" above 100 year storm elevation according to Section 1024, paragraph V of the Town of Paradise Valley Zoning Ordinance.
 - 8) Effective January 5, 1991, Pool Enclosures shall comply with Section 5-11-1 of the Town Code of Ordinances.
 - 9) Certain designated lots in the Town require a Fire Indemnity Agreement with the Town of Paradise Valley. Please call the Building Department at 480-348-3692 to verify if property is in designated area.
 - 10) One (1) CD-R (Non-Rewritable Format) in Adobe Reader / PDF Format of the grading & drainage plan, site plan, floor plan and exterior building elevation plan shall be submitted when permit is issued.

TYPICAL ONE (1) ACRE RESIDENCE ON-SITE

RETENTION REQUIREMENTS

Assuming that the predevelopment parcel consists of an undeveloped desert lot, the average runoff coefficient produces a “C” value of approximately 0.35, and with the construction of roughly 8000 square feet of impervious surface (roof, driveway, walkways, etc.) this value increases to 0.45. Therefore, the required on-site retention may be computed as follows:

$$V = \frac{A * D * C}{12}$$

A = Area of parcel in S.F.

D = Depth of rainfall in inches (100 year 2 hour peak = 2.82”)

C = Runoff coefficient (Postcondition minus precondition)

Therefore, $V = (43560) * (2.82) * (0.45 - 0.35) / 12$

Required Volume = 1024 cubic feet

CITY OF PHOENIX WATER COMPANY

Summary of Requirements

If you are in the City of Phoenix Water Company District, this information may be of use to you. This information is being provided to you for informational purposes only. If you should require additional information, please contact:

Water Services Department
Technical Services, 8th Floor
200 West Washington Street
Phoenix, AZ 85003-1611
(602) 261-8358

If a hydrant, water main or sewer extension is not required, a new service must still meet application requirements and payment of prevailing fees.

If a new water services requires a hydrant, main and/or sewer extension, the applicant must submit the following information: (1) description of the property, (2) property location, (3) identification of the type of intended development, (4) a copy of the recorded plan (or appropriate legal document), (5) high and low site elevations, (6) peak water demands, (7) identity of the person making the inquiry, and (8) phone and/or FAX number. It is at this point that the City will determine the specific infrastructure requirements, and these are conveyed in writing or via FAX to the originator. The applicant must then submit for review and approval construction plan(s) prepared and stamped by a civil engineer registered in the state of Arizona. If the Town desires to waive the fire flow requirements, a letter signed by the Town Engineer and the resident/developer is also required.

If general, the terms and conditions under which new service(s) is provided by Phoenix are set forth in the following:

- Chapter 19 of the City's Charter and Code (Water and Sewer Development Fees)
- Chapter 28 of the City's Charter and Code (Sewers)
- Chapter 30 of the City's Charter and Code (Water Resources Acquisition Fee)
- Chapter 37 of the City's Charter and Code (Water)
- When water and/or sewer construction plans are required, these must be approved and signed by the City. Plan(s) must comply with the guidelines provided in the Water Services Department Design Standards Manual, the Maricopa Association of Governments (MAG) Uniform Standard Details and Specifications for Public Works of Construction and the City Supplements to MAG. The construction plan(s) must be signed by the Town Engineer, as well as the Fire Marshall for Rural Metro Fire.
- In applying for water service, in the event that sewer service is to be provided by someone other than the City of Phoenix, two copies of an approved sewer construction plan, a copy of a signed letter of assurance of sewer service or a copy of the Maricopa County permit for a septic system must be submitted.