

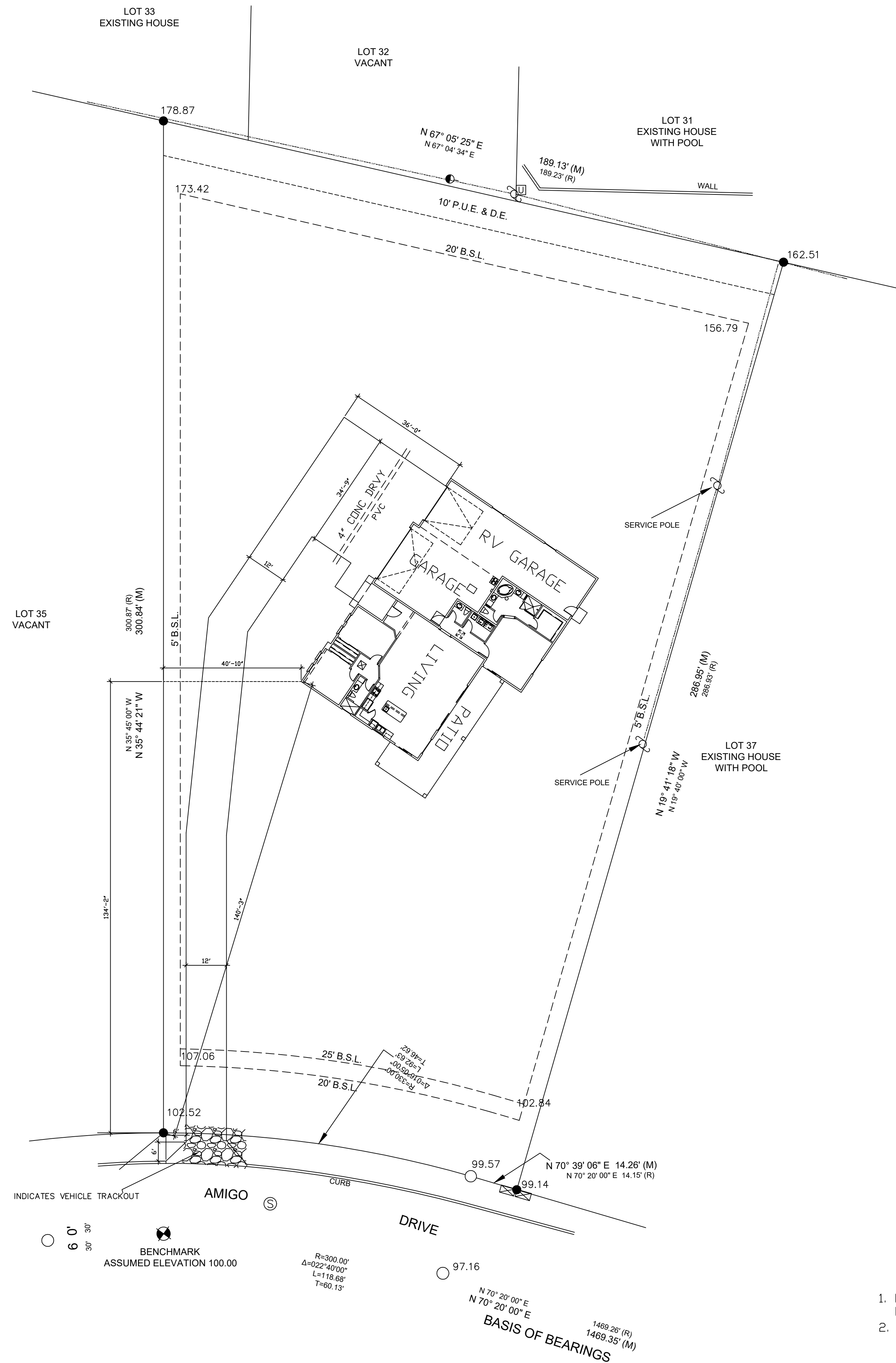
**IRC R403.1.7.1 & AMMENDMENT – BUILDING CLEARANCES FROM ASCENDING SLOPES.**

IN GENERAL, BUILDINGS BELOW SLOPES SHALL BE SET A SUFFICIENT DISTANCE FROM THE SLOPE TO PROVIDE PROTECTION FROM SLOPE DRAINAGE, EROSION AND SHALLOW FAILURES. ONE AND TWO FAMILY DWELLINGS, TOWNHOUSES AND ACCESSORY STRUCTURES SHALL BE PLACED NO CLOSER THAN 3 FEET FROM THE TOE OF A 2:1 ASCENDING SLOPE OR INSIDE FACE OF RETAINING WALL, BUT NOT LESS THAN HEIGHT OF THE SLOPE/2 NOT TO EXCEED 15 FEET. WHERE A RETAINING WALL IS CONSTRUCTED AT THE TOE OF THE SLOPE, THE HEIGHT OF THE SLOPE SHALL BE MEASURED FROM THE TOP OF THE WALL TO THE TOP OF THE SLOPE.

**IRC R403.1.7.2 & AMMENDMENT – BUILDING CLEARANCES FROM DESCENDING SLOPES.**

FOOTINGS ON OR ADJACENT TO SLOPE SURFACES SHALL BE FOUNDED IN MATERIAL WITH AN EMBEDMENT AND SETBACK FROM THE SLOPE SURFACE SUFFICIENT TO PROVIDE VERTICAL AND LATERAL SUPPORT FOR THE FOOTING WITHOUT DETRIMENTAL SETTLEMENT. ONE AND TWO FAMILY DWELLINGS, TOWNHOUSES AND ACCESSORY STRUCTURES SHALL BE PLACED NO CLOSER THAN 3 FEET FROM THE TOP OF A DESCENDING SLOPE OR INSIDE FACE OF RETAINING WALL, BUT NOT LESS THAN H/3 NOT TO EXCEED 40 FEET.

\*\*FOR SLOPES STEEPER THAN 2:1 ADDITIONAL REQUIREMENTS MAY APPLY\*\*

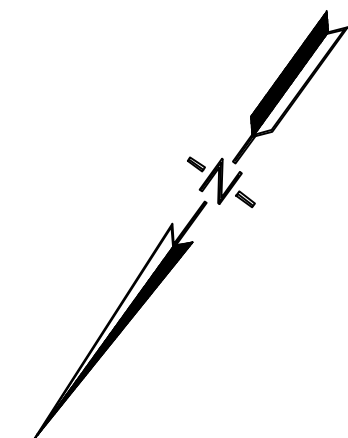


**GENERAL NOTES**

- ZONING: R-1  
NOTE: ZONING INFORMATION OBTAINED FROM L.H.C. COMMUNITY DEVELOPMENT DEPARTMENT.
- BASIS OF BEARING = \_\_\_\_\_ ASSUMED BETWEEN FOUND MONUMENTS AS SHOWN.
- ENTIRE FRONT PROPERTY LINE TO REMAIN ABOVE STREET CENTERLINE AS PER SCALE ON PAGE 3C OF L.H.C. SPEC. SHEET.
- THE GRADING CONTRACTOR SHALL CONTACT THE OWNER OR BUILDER TO DETERMINE THE FINISHED PAD SIZE REQUIRED BASED ON THE STRUCTURE SIZE AND L.H.C. REQUIREMENTS. IF THE RESIDENTIAL PAD SIZE IS INADEQUATE FOR THE STRUCTURE BASED ON THE 2:1 SLOPE REQUIREMENTS AND LHC REQUIREMENTS, OWNER OR BUILDER WILL PROVIDE A MASONRY OR CONCRETE RETAINING WALL. THE GRADING CONTRACTOR AFTER CONSTRUCTION OF THE RETAINING WALL, WILL THEN COMPLETE BUILDING PAD IN ACCORDANCE WITH L.H.C. SOIL COMPACTION REQUIREMENTS.
- ALL SLOPES WILL BE GRADED AT A 2 HORIZONTAL TO 1 VERTICAL SLOPE.
- ALL SLOPES WILL HAVE A 6" HIGH BY 16" WIDE BERM AT THE TOP OF PAD SLOPE.
- ALL BUILDING PADS WILL BE GRADED TO PROVIDE SLOPE AWAY FROM THE HOUSE TO DIRECT RAINWATER AWAY FROM THE STRUCTURE.
- THE GRADING CONTRACTOR WILL PROVIDE A 3' WIDE (MINIMUM) LEVEL AREA AROUND THE STRUCTURE.
- DURING GRADING, THE GRADING CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL PER LHC REQUIREMENTS.
- EXCAVATIONS OVER 3' WILL BE PROTECTED FROM PUBLIC ENCRDACHMENT.
- THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING AND SCHEDULING COMPACTION TEST USING \_\_\_\_\_
- ALL EARTHWORK CONSTRUCTION SHALL CONFORM TO THE THE LATEST L.H.C. STANDARD DETAILS AND / OR SPECIFICATIONS INCLUDING ANY SUPPLEMENTS THERETO.

**LEGEND**

- △ INDICATES FOUND ROUND HEAD SPIKE WITH SHINNER AND "x" ON CENTERLINE
- INDICATES 1/2" REBAR WITH RED CAP (R.L.S. 9429) AT ALL CORNERS.
- ⊙ INDICATES FOUND 1/2" IRON BAR WITH YELLOW CAP STAMPER - "LS 0000"
- INDICATES FOUND 1/2" IRON BAR WITH YELLOW CAP STAMPED - "PE 0000"
- B.S.L. INDICATES BUILDING SET-BACK LINE
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- (M) INDICATES FIELD MEASURED INFORMATION
- (R) INDICATES RECORD INFORMATION
- INDICATES PROJECT BENCH MARK ASSUMED ELEVATION = 100.00
- 99.85 INDICATES FIELD MEASURED ELEVATION



ELEVATION = 128.7±  
EXISTING GRADED PAD

MAX GRADE = 126.87  
\*LOWERED FOR 16"-10" BLDG HT  
PAD CERT. REQUIRED @ 1ST INSPECTION

REVISIONS	
DATE	BY

NOTE:  
THESE PLANS ARE STRICTLY DIAGRAMATIC. THEY ARE MERELY A GUIDE TO THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL MONUMENTS AND REFLECTION OF THAT WHICH THE CUSTOMER HAS PURCHASED OR IS ENTITLED TO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF DIMENSIONS, AND ENGINEERING REQUIREMENTS ARE THE RESPONSIBILITY OF THE SUBCONTRACTORS, SUPPLIERS AND THE CONTRACTORS. THE CONTRACTORS AND CONSTRUCTORS ARE NOT INTENDED FOR THE DISTRIBUTION TO, OR USE BY THE CUSTOMER, BUYER OR PROPERTY OWNER.

**2900 AMIGO DRIVE  
2215-5-36  
LAKE HAVASU CITY, AZ**

**ADVANCED CONSTRUCTION CO., INC.**  
**ADVANCED HOMES, INC.**  
GENERAL CONTRACTORS, COMMERCIAL & RESIDENTIAL  
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www.advancedaz.com

SITE PLAN	

DRAWN	RJB
CHECKED	
DATE	9.23.20
SCALE	1"=10'-0"
JOB NO.	
SHEET	ASP1

- NO GRADING ALLOWED IN PUE/DE WITHOUT COMPLETED EASEMENT ENCRDACHMENT FORM
- MUST PROVIDE SEDIMENT & EROSION CONTROL MEASURES TO BE INSTALLED AT START OF GRADING & REMAIN THROUGH BUILDING CONSTRUCTION.
- VEHICLE TRACKING CONTROL MEASURES DURING CONSTRUCTION, LEACH ROCK FOR 20 FEET ENTERING THE PROPERTY WILL PREVENT DEBRIS FROM THE JOB SITE FROM BEING DEPOSITED ON TO PUBLIC RIGHT-A-WAY. 2" TO 4" SIZE ROCK, 6" DEEP, MIN.
- MUST CONTACT THE ENGINEERING DIVISION AT START OF GRADING AT 928-855-0336