

COMPOSITE SOUTH (GOLF COURSE) EXTERIOR ELEVATION

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

TOWN OF PARADISE VALLEY GENERAL NOTES

- A. THE EXTERIOR MATERIAL PALETTE SHALL BE IN ACCORDANCE WITH SECTION 2207.I.I.D.
- B. ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 2208.
- C. MOUNTAIN PROFILE INVOLATE: AT AND ABOVE AN ELEVATION OF 1500 FEET MEAN SEA LEVEL, NO DEVELOPMENT SHALL OCCUR WHICH WILL ALTER THE MOUNTAIN TOP RIDGE LINES. FURTHER, NO STRUCTURE MAY EXTEND ABOVE A PLANE THAT ORIGINATES ON THE PRIMARY RIDGE LINE AND ANGLES DOWNWARD FROM THE PRIMARY RIDGE LINE BY TWENTY DEGREES. NOTE THAT THIS PROPERTY IS UNDER 1500 FEET IN ELEVATION AND NO FURTHER RESTRICTIONS SHALL APPLY.
- D. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES- 5% MINIMUM FOR THE FIRST 10'-0".
- E. ALL EXTERIOR MECHANICAL CONDENSER UNITS & EQUIPMENT SHALL BE SCREENED A MIN. OF ONE FT. HIGHER THAN THE HIGHEST POINT OF THE EQUIPMENT WITH THE SCREEN WALL FINISH IDENTICAL TO THE MAIN RESIDENCE.

TOWN OF P.V. PROJECT VALUATION CALC.

1. LIVABLE AREA (NEW): 1,463 S.F. x \$225.00 PER S.F. = \$329,175.00
2. STORAGE/EQUIPMENT ROOM: 83 S.F. x \$50.00 PER S.F. = \$4,150.00
3. COVERED ENTRY PORCH: 38 S.F. x \$35.00 PER S.F. = \$1,330.00
4. NEW FENCES (SITE SCREEN/RETAINING WALLS): 32 LIN. FT. x \$30.00 PER LIN. FT. = \$960.00
- ** TOTAL VALUATION OF PROPOSED PROJECT: \$335,615.00

GENERAL PROPERTY INFORMATION

PROPERTY ADDRESS	5001 EAST COTTONTAIL RUN ROAD PARADISE VALLEY, AZ 85283
OWNER	COTTONTAIL INVESTMENTS, L.L.C. Attn: STEVE MARTORI 1332 EAST BUTHERUS DRIVE SCOTTSDALE, AZ 85260 PH: 480-448-3846
ZONING DISTRICT	R-43 (HILLSIDE)
COUNTY ASSESSOR'S PARCEL No.	164-08-053
SECTION TOWNSHIP RANGE	5 2N 4E
LOT #	1
LEGAL DESCRIPTION	LOT 1, COTTONTAIL RUN, A LOT COMBINATION OF UN-SUBDIVIDED PARCELS 164-08-097B & 164-08-044L, LOCATED WITHIN A PORTION OF THE SW 1/4 OF SECTION 5, T.2N, R.4E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
DESERT LAND FORM	HILLSIDE
TOTAL LOT AREA	80645 S.F. (1.85 ACRES)
EXISTING BUILDING PAD SLOPE	122' (HORIZONTAL DISTANCE) / 21' (VERTICAL OFFSET) = 17.21% SLOPE
ALLOWABLE DISTURBED AREA	21516 S.F. (HILLSIDE SLOPE OF 17.21% WITH A MAX. LAND DISTURBANCE OF 26.68%)
EXISTING DISTURBED AREA	33914 S.F. NOTE: THE ABOVE NUMBER IS BASED UPON THE DISTURBED AREA FOR THE PREVIOUSLY EXISTING SITE CONDITIONS PER THE 4/4/13 MARK-UP OF THE 3/25/13 SURVEY BY LAND DEVELOPMENT GROUP

SHT. INDEX for TOWN OF P.V. HILLSIDE REVIEW

(13) TOTAL SHEETS IN THIS SUBMITTAL PACKAGE

COVER SHEET:

A-1 PROJECT INFORMATION & DATA; SHEET INDEX, VICINITY MAP, GENERAL NOTES

CIVIL ENGINEERING:

C-1 CIVIL ENGINEERING COVER SHEET AND CALCULATIONS

C-2 CIVIL GRADING & DRAINAGE PLAN

C-3 CIVIL CROSS SECTIONS AND DETAILS

C-4 AERIAL PHOTO EXHIBIT WITH IMPROVEMENTS AND TOPOGRAPHIC MAP

SP1 STORM WATER POLLUTION PREVENTION PLAN

SP2 STORM WATER POLLUTION PREVENTION PLAN DETAILS

ARCHITECTURAL:

A-2 EXISTING CONDITIONS PHOTOGRAPHS WITH KEY PLAN

A-3 ARCHITECTURAL SITE PLAN

A-4.1 EXTERIOR ELEVATIONS AND BUILDING MATERIAL NOTES

A-4.2 BUILDING SECTIONS (PERPENDICULAR TO GRADE) WITH HEIGHT INFORMATION

A-5 EXTERIOR COLOR-RENDERED 3D MODELING IMAGES WITH KEY PLAN

A-6 EXTERIOR INFORMATION AND LIGHT FIXTURE CUT SHEET: BUILDING LIGHTING, SITE LIGHTING AND LANDSCAPE

3D MODELING VIEW FROM REAR YARD LOOKING NORTHEAST



2013/2014 EXIST. CONDITIONS SUMMARY

NOTE:

THE FOLLOWING DATA IS PER THE 12/20/13 APPROVAL FROM THE PARADISE VALLEY HILLSIDE BUILDING COMMITTEE AND THE PERMITTED SET OF CONSTRUCTION DRAWINGS DATED 3/18/14:

EXISTING LIVABLE FLOOR AREA 6,000 S.F.

EXISTING NON-LIVABLE FLOOR AREA 2,021 S.F.

EXISTING USABLE COVD. EXT. AREA 1,107 S.F.

EXIST. NON-USABLE COVD. EXT. AREA 501 S.F.

TOTAL EXISTING AREA UNDER ROOF 9,624 S.F.

EXISTING FLOOR AREA RATIO 9,624 S.F. / 80,645 S.F. = 11.94%

DISTURBED AREA (GROSS)
(PER 2013 HILLSIDE REVIEW/APPROVAL) 36,026 S.F.

TOTAL DISTURBED AREA CREDITS
(PER 2013 HILLSIDE REVIEW/APPROVAL) 10,187 S.F.

NET HILLSIDE DISTURBED AREA 25,839 S.F. (WHICH IS 8,080 S.F./26.4% LESS THAN THE
(PER 2013 HILLSIDE REVIEW/APPROVAL) EXIST. PRE-DEVELOPMENT DIST. AREA OF 33,914 S.F.)

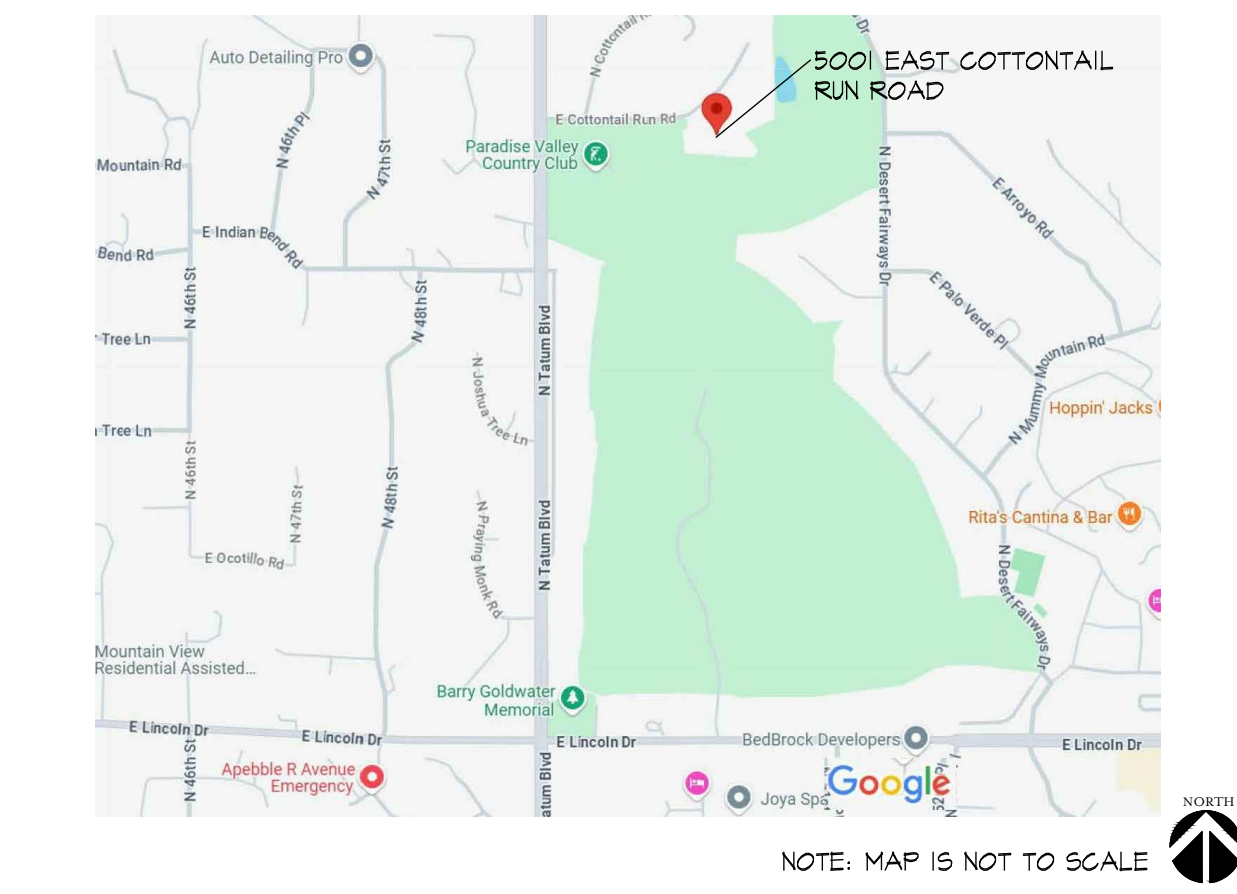
EXISTING BUILDING HEIGHTS ONE-STORY, WITH A MAXIMUM HEIGHT OF 23'-10" ABOVE
(PER 2013 HILLSIDE REVIEW/APPROVAL) ABOVE NATURAL GRADE TO TOP OF ROOF TILE, AND A MAXIMUM HEIGHT OF 36'-11" ABOVE THE L.N.G.

EXISTING FIRE SPRINKLERS FULL SYSTEM INSTALLED THROUGHOUT IN ACCORDANCE
WITH 2014 BUILDING CODES & TOWN ORDINANCES

PROPOSED PROJECT NARRATIVE

THIS SUBMITTAL FOR HILLSIDE DESIGN REVIEW IS IN REFERENCE TO ADDING A PROPOSED ONE-STORY DETACHED ACCESSORY STRUCTURE TO AN EXISTING ONE-STORY RESIDENCE ON A HILLSIDE PROPERTY CONTAINING A PRE-EXISTING SLOPE OF 17.21% WITHIN THE BUILDING PAD. ON 12/20/13, THIS RESIDENCE (AND A SIMILAR GUEST HOUSE STRUCTURE IN THE SAME LOCATION) RECEIVED FORMAL APPROVAL FROM THE PARADISE VALLEY HILLSIDE BUILDING COMMITTEE. THE MAIN RESIDENCE (ONLY) WAS PERMITTED IN 2014 AND COMPLETED CONSTRUCTION IN LATE 2015. SEPTIC, UTILITY AND GRADING ACCOMMODATIONS FOR A FUTURE GUEST HOUSE WERE INSTALLED AS PART OF THIS PERMITTED WORK, ALTHOUGH THE STRUCTURE ITSELF HAS NEITHER BEEN PERMITTED NOR CONSTRUCTED IN THE YEARS SINCE. ALL EXTERIOR CONSTRUCTION, MATERIALS AND DETAILING ARE INTENDED TO MATCH THE EXISTING MAIN RESIDENCE FOR A SEAMLESS COMPOSITION ONCE COMPLETED.

VICINITY LOCATION MAP



2025 PROPOSED ACCESSORY BUILDING

NOTE:

THE FOLLOWING DATA SUMMARIZES THE CURRENT REVIEW REQUEST TO THE PARADISE VALLEY HILLSIDE BUILDING COMMITTEE:

PROPOSED LIVABLE FLOOR AREA 1,463 S.F.

PROPOSED NON-LIVABLE FLR. AREA 83 S.F.

PROPOSED USABLE COVD. EXT. AREA 38 S.F.

NON-USABLE COVERED EXT. AREA 40 S.F.

TOTAL PROPOSED AREA UNDER ROOF 1,674 S.F.

UPDATED FLOOR AREA RATIO (9,624 S.F. EXIST. + 1,674 S.F. NEW) / 80,645 S.F. = 14.02%

NET HILLSIDE DISTURBED AREA 25,839 S.F. (UNCHANGED- THIS PROJECT PROPOSES NO CHANGES TO THE EXISTING GROSS AND NET DISTURBED AREA LIMITS PREVIOUSLY APPROVED IN 2013/2014)

PROPOSED BUILDING HEIGHT ONE-STORY, WITH A MAX. HEIGHT OF 15'-10" (TO TOP OF
RIDGE TILE) ABOVE A FLOATING PLANE OFFSET FROM THE PRE-EXISTING NATURAL GRADE ON THE SITE PRIOR TO THE 2013 HILLSIDE REVIEW AND APPROVAL

PROPOSED SITE WALLS:

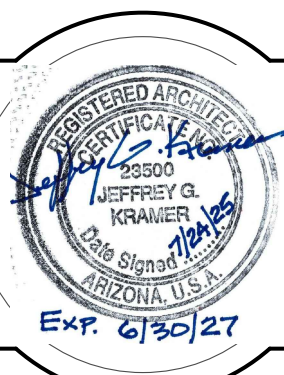
RETAINING SITE WALL, MAX. 6' HIGH 32 LINEAL FEET

PROPOSED FIRE SPRINKLERS FULL SYSTEM TO BE INSTALLED THROUGHOUT IN
ACCORDANCE WITH THE MOST CURRENT BUILDING CODES AND TOWN ORDINANCES

Project Architect:

Jeffrey G. Kramer, Registered Architect

17344 West Crawfordville Drive, Surprise, Arizona 85388
(480) 375-5100
phxkramer@gmail.com



A NEW DETACHED ACCESSORY STRUCTURE FOR:

Cottontail Investments, LLC

5001 EAST COTTONTAIL RUN ROAD
PARADISE VALLEY, ARIZONA 85253

DATE / REVISION

7/24/25
P.V. HILLSIDE STAFF REVIEW

PROJECT NUMBER: 2503

DRAWN BY / CHECKED BY:
JGK / JGK

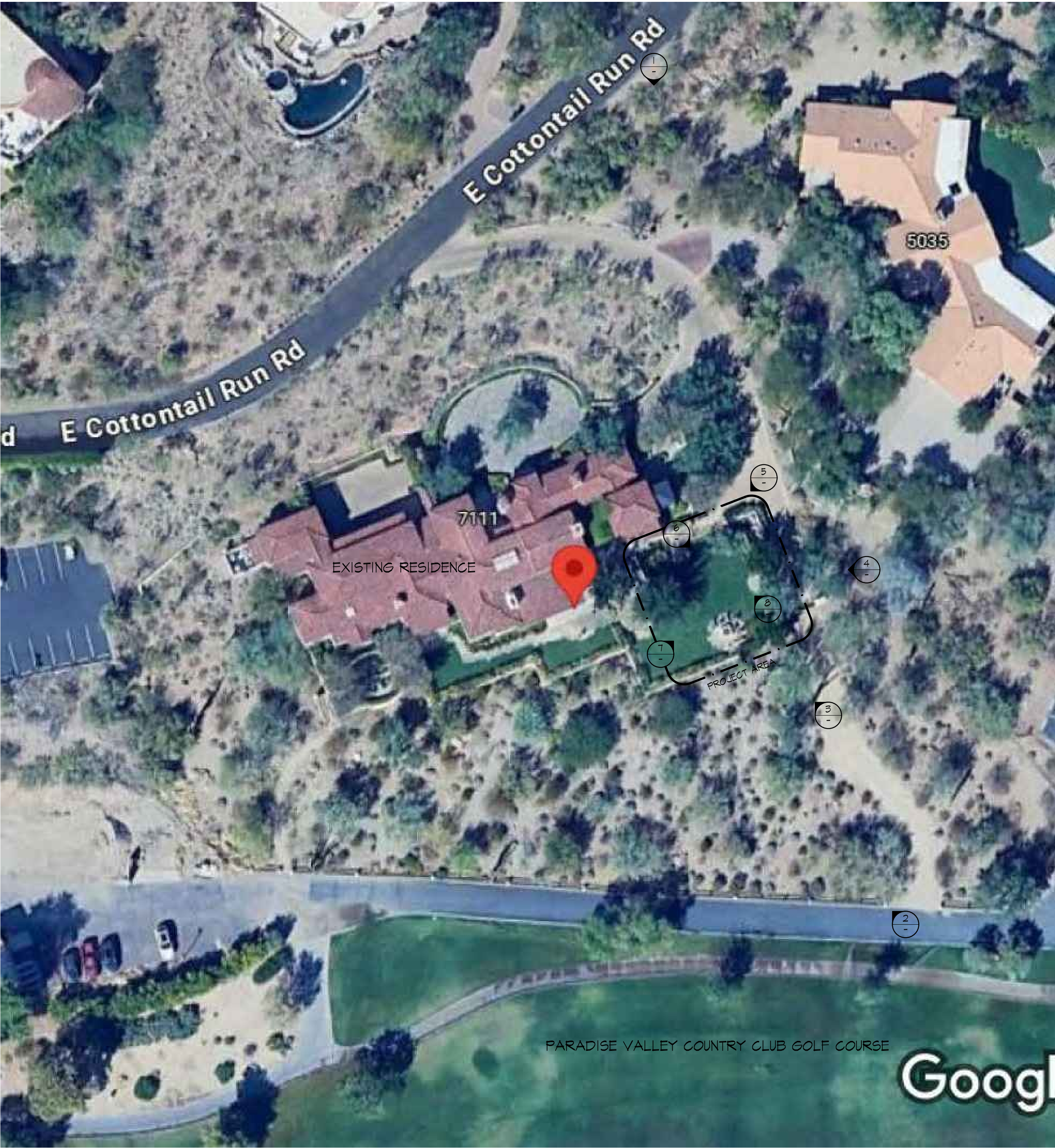
DRAWING SCALE: NONE

SHEET CONTENT:
COVER
SHEET

SHEET NUMBER:

A-1

COPYRIGHT JGK, 2025



 **EXISTING AERIAL PHOTO KEY**
NOT TO SCALE



VIEW FROM STREET ABOVE ①



VIEW FROM GOLF COURSE BELOW ②



VIEW FROM LOWER HILLSIDE ③



VIEW FROM EXISTING DRIVEWAY ④



VIEW FROM YARD ENTRANCE ⑤



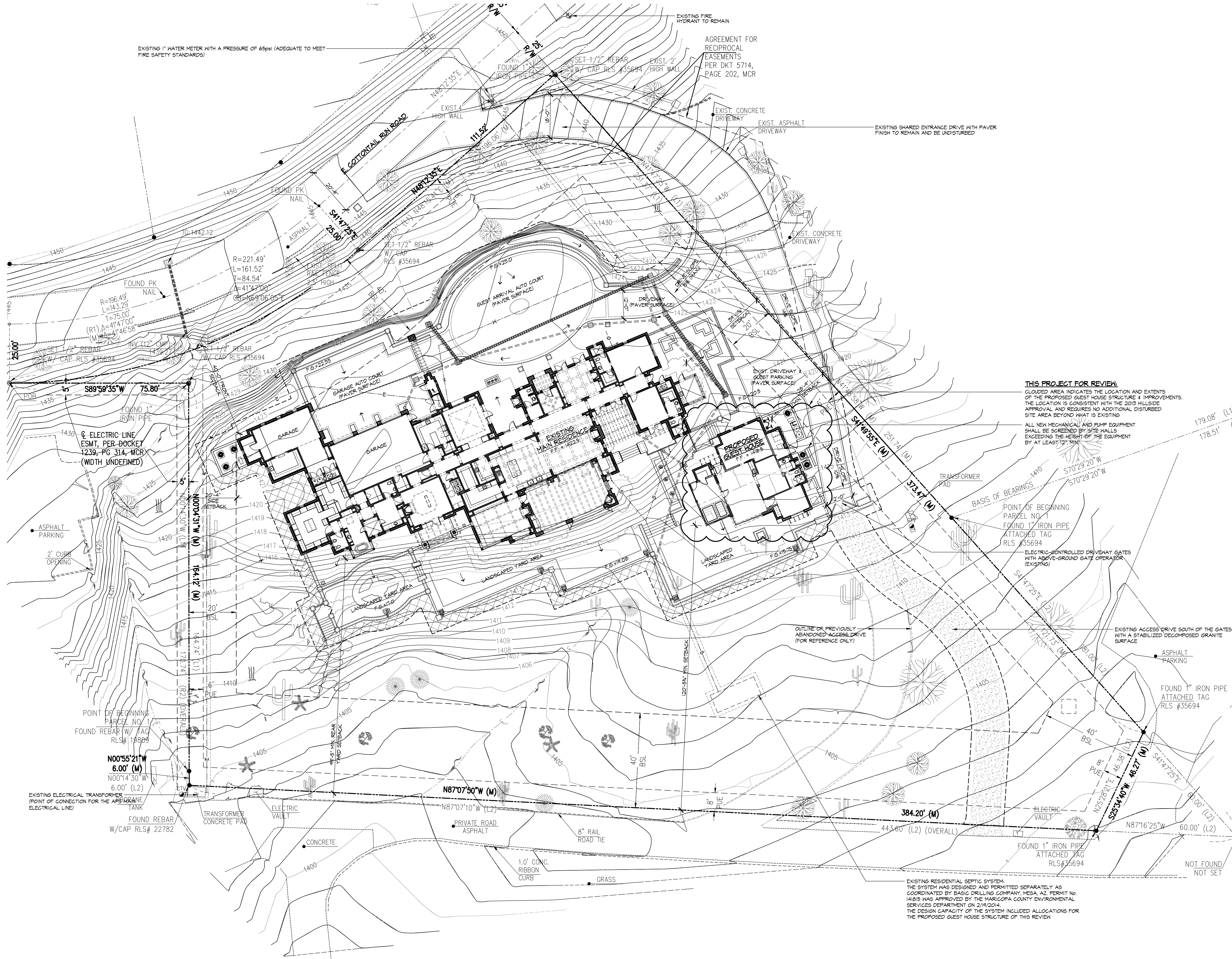
VIEW AT BASE OF EXIST. STEPS ⑥



EXISTING YARD NORTHEAST VIEW ⑦



EXISTING YARD NORTHWEST VIEW ⑧



ARCHITECTURAL SITE PLAN

1" = 20'-0"
0 10 20 40

1



GENERAL PROPERTY INFORMATION

PROPERTY ADDRESS	5001 EAST COTTONTAIL RUN ROAD PARADISE VALLEY, AZ 85253
OWNER	COTTONTAIL INVESTMENTS, L.L.C. Attn: STEVE MARTORI 1332 EAST BUTHERUS DRIVE SCOTTSDALE, AZ 85260 PH: 480-498-3846
ZONING DISTRICT	R-45 (HILLSIDE)
COUNTY ASSESSOR'S PARCEL No.	164-08-053
SECTION TOWNSHIP RANGE	5 2N 4E
LOT #	1
LEGAL DESCRIPTION	LOT 1, COTTONTAIL RUN: A LOT COMBINATION OF UN-SUBDIVIDED PARCELS 164-08-053 & 164-08-044, LOCATED WITHIN A PORTION OF THE SW 1/4 OF SECTION 5, T.2N, R.4E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
DESERT LAND FORM	HILLSIDE
TOTAL LOT AREA	80,645 S.F. (1.85 ACRES)
EXISTING BUILDING PAD SLOPE	122' (HORIZONTAL DISTANCE) / 21' (VERTICAL OFFSET) = 17.21% SLOPE
ALLOWABLE DISTURBED AREA	25,634 S.F. (HILLSIDE SLOPE OF 17.21% WITH A MAX. LAND DISTURBANCE OF 26.68%)
EXISTING DISTURBED AREA	33,914 S.F. NOTE: THE ABOVE NUMBER IS BASED UPON THE DISTURBED AREA FOR THE PREVIOUSLY EXISTING SITE CONDITIONS PER THE 4/9/13 MARK-UP OF THE 3/25/13 SURVEY BY LAND DEVELOPMENT GROUP

2013/2014 EXIST. CONDITIONS SUMMARY

NOTE: THE FOLLOWING DATA IS PER THE 12/20/13 APPROVAL FROM THE PARADISE VALLEY HILLSIDE BUILDINGS COMMITTEE AND THE PERMITTED SET OF CONSTRUCTION DRAWINGS DATED 3/18/14.	
EXISTING LIVABLE FLOOR AREA	6,000 S.F.
EXISTING NON-LIVABLE FLOOR AREA	2,021 S.F.
EXISTING USABLE COVD. EXT. AREA	1,107 S.F.
EXIST. NON-USABLE COVD. EXT. AREA	501 S.F.
TOTAL EXISTING AREA UNDER ROOF	9,624 S.F.
EXISTING FLOOR AREA RATIO	9,624 S.F. / 80,645 S.F. = 11.94%
DISTURBED AREA (GROSS) (PER 2013 HILLSIDE REVIEW/APPROVAL)	36,026 S.F.
TOTAL DISTURBED AREA CREDITS (PER 2013 HILLSIDE REVIEW/APPROVAL)	10,871 S.F.
NET HILLSIDE DISTURBED AREA (PER 2013 HILLSIDE REVIEW/APPROVAL)	25,634 S.F. (WHICH IS 8,080 S.F./26.4% LESS THAN THE EXIST. PRE-DEVELOPMENT DIST. AREA OF 33,914 S.F.)
EXISTING BUILDING HEIGHTS (PER 2013 HILLSIDE REVIEW/APPROVAL)	ONE-STORY, WITH A MAXIMUM HEIGHT OF 23'-10" ABOVE ABOVE NATURAL GRADE TO TOP OF ROOF TILE, AND A MAXIMUM HEIGHT OF 36'-11" ABOVE THE L.N.G.
EXISTING FIRE SPRINKLERS	FULL SYSTEM INSTALLED THROUGHOUT IN ACCORDANCE WITH 2014 BUILDING CODES & TOWN ORDINANCES

2025 PROPOSED ACCESSORY BUILDING

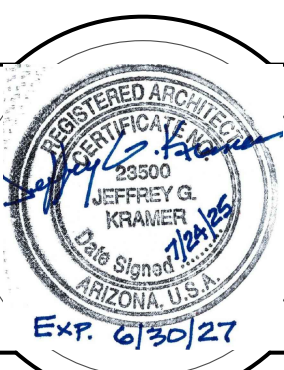
NOTE: THE FOLLOWING DATA SUMMARIZES THE CURRENT REVIEW REQUEST TO THE PARADISE VALLEY HILLSIDE BUILDING COMMITTEE.	
PROPOSED LIVABLE FLOOR AREA	1,463 S.F.
PROPOSED NON-LIVABLE FLR. AREA	83 S.F.
PROPOSED USABLE COVD. EXT. AREA	38 S.F.
NON-USABLE COVERED EXT. AREA	40 S.F.
TOTAL PROPOSED AREA UNDER ROOF	1,674 S.F.
UPDATED FLOOR AREA RATIO	(9,624 S.F. EXIST. + 1,674 S.F. NEW) / 80,645 S.F. = 14.02%
NET HILLSIDE DISTURBED AREA	25,634 S.F. (UNCHANGED- THIS PROJECT PROPOSES NO CHANGES TO THE EXISTING GROSS AND NET DISTURBED AREA LIMITS PREVIOUSLY APPROVED IN 2013/2014)
PROPOSED BUILDING HEIGHT	ONE-STORY, WITH A MAX. HEIGHT OF 15'-10" (TO TOP OF RIDGE TILE) ABOVE A FLOATING PLANE OFFSET FROM THE PRE-EXISTING NATURAL GRADE ON THE SITE PRIOR TO THE 2013 HILLSIDE REVIEW AND APPROVAL
PROPOSED SITE WALLS: RETAINING SITE WALL, MAX. 6' HIGH	32 LINEAL FEET
PROPOSED FIRE SPRINKLERS	FULL SYSTEM TO BE INSTALLED THROUGHOUT IN ACCORDANCE WITH THE MOST CURRENT BUILDING CODES AND TOWN ORDINANCES

PROPOSED PROJECT NARRATIVE

THIS SUBMITTAL FOR HILLSIDE DESIGN REVIEW IS IN REFERENCE TO ADDING A PROPOSED ONE-STORY DETACHED ACCESSORY STRUCTURE TO AN EXISTING ONE-STORY RESIDENCE ON A HILLSIDE PROPERTY CONTAINING A PRE-EXISTING SLOPE OF 17.21% WITHIN THE BUILDING PAD. ON 12/20/13, THIS RESIDENCE (AND A SIMILAR GUEST HOUSE STRUCTURE IN THE SAME LOCATION) RECEIVED FORMAL APPROVAL FROM THE PARADISE VALLEY HILLSIDE BUILDING COMMITTEE. THE MAIN RESIDENCE (ONLY) WAS PERMITTED IN 2014 AND COMPLETED CONSTRUCTION IN LATE 2015. SEPTIC, UTILITY AND GRADING ACCOMMODATIONS FOR A FUTURE GUEST HOUSE WERE INSTALLED AS PART OF THIS PERMITTED WORK, ALTHOUGH THE STRUCTURE ITSELF HAS NEVER BEEN PERMITTED NOR CONSTRUCTED IN THE YEARS SINCE. ALL EXTERIOR CONSTRUCTION, MATERIALS AND DETAILING ARE INTENDED TO MATCH THE EXISTING MAIN RESIDENCE FOR A SEAMLESS COMPOSITION ONCE COMPLETED.

Project Architect:

Jeffrey G. Kramer, Registered Architect
17344 West Crawfordville Drive, Surprise, Arizona 85388
(480) 375-5100
phkramer@gmail.com



A NEW DETACHED ACCESSORY STRUCTURE FOR:

Cottontail Investments, LLC

5001 EAST COTTONTAIL RUN ROAD
PARADISE VALLEY, ARIZONA 85253

Date / Revision

7/24/25
PV HILLSIDE STAFF REVIEW

Project Number:

2503

Drawn By / Checked By:

JGK / JGK

Drawing Scale:

1" = 20'-0"

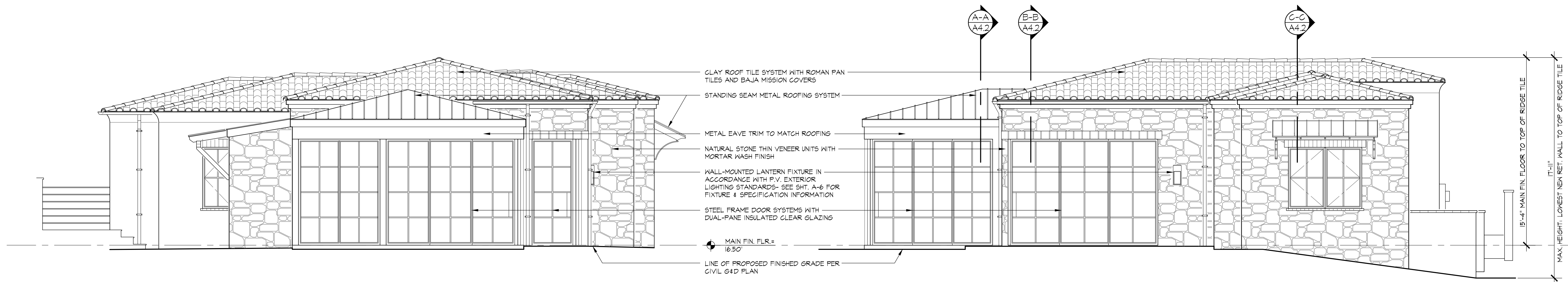
Sheet Contents:

ARCHITECTURAL
SITE PLAN

Sheet Number:

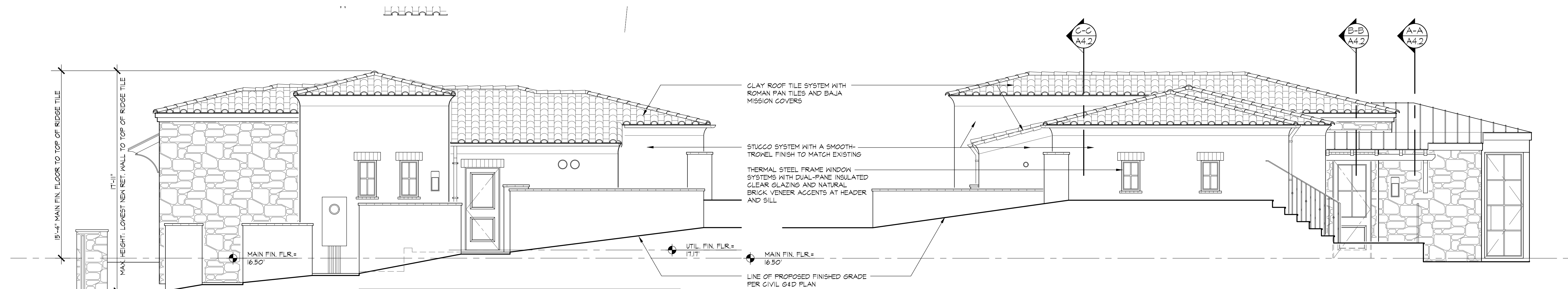
A-3

Copyright JGK, RA 2025



WEST ELEVATION

SOUTH ELEVATION



TYPICAL BUILDING HEIGHT INFORMATION

NOTE:
FOR THIS PROPOSED DETACHED ACCESSORY STRUCTURE, THE MAXIMUM ALLOWABLE BUILDING HEIGHT IS DETERMINED BY A FLOATING VERTICAL PLANE SPOT MEASURED 16'-0" ABOVE THE PRE-DEVELOPMENT NATURAL GRADE (REFER TO THE BLDG. SECTION GRAPHICS ON SHT. A-4.2).
MAXIMUM BLDG. HEIGHT (SPOT MEASURED FROM ANY PRE-DEVELOPMENT NAT. GRADE): 15'-10".
MAXIMUM BUILDING HEIGHT (MEASURED FROM FIN. FLOOR 16.50'): 15'-0" (PLYWD.) & 15'-4" (TILE).
MAXIMUM OVERALL HEIGHT (FROM LOWEST NEW RETAINING WALL TO UPPER RIDGE TILE): 17'-11".

EAST ELEVATION

NORTH ELEVATION

EXTERIOR ELEVATIONS

1/4" = 1'-0"

0 2' 4' 8'

EXTERIOR BUILDING MATERIALS & COLORS (ALL SHALL MATCH THE EXISTING RESIDENCE)

NOTE:
THE FOLLOWING INFORMATION DUPLICATES THE SPECIFICATIONS FOR THE EXISTING RESIDENCE CONSTRUCTED IN 2014/2015. THE INTENT IS FOR ALL EXTERIOR MATERIALS & FINISHES FOR THIS PROPOSED ACCESSORY STRUCTURE MATCH THE EXISTING RESIDENCE AS CLOSELY AS POSSIBLE.

NATURAL STONE THIN VENEER UNITS WITH MORTAR WASH FINISH — ANASAZI STONE CO., LEIDERS LIMESTONE (ROUGH CUT), INSTALLED WITH A COLORED MORTAR WASH (TO APPROX. THE STONE COLORATION) OVER THE STONE EDGES

NATURAL BRICK VENEER ACCENTS WITH MORTAR SET AT BUILDING & SITE WALLS — OLD CHICAGO NATURAL COMMON BRICK VENEER UNITS, "FULL RANGE COLOR BLEND", MORTAR: COHILLS "COCOA MILK", 2LB. OF #64

WOOD STAIN COLOR (ALL EXPOSED STRUCTURAL & DECORATIVE WOOD) — BEHR SEMI-TRANSPARENT EXTERIOR WOOD STAIN, COLOR NO. DP-352, "WOOD CHIP"

CLAY ROOF TILE SYSTEM (ROMAN PAN TILES W/ BAJA MISSION COVERS) — IMPORTED MEXICAN CLAY TILES TO MATCH THE FOLLOWING BLEND MANUFACTURED BY REDLAND CLAY TILE: ROMAN PAN TILES TO MATCH REDLAND'S "CAFE ANTIGUA BLEND"; BAJA MISSION COVER TILES TO BE A MIXTURE OF REDLAND'S "OLD SEDONA BLEND/40%", "CAFE ANTIGUA BLEND/40%", AND "ADOBE BROWN BLEND/ 20%"; COLORED MORTAR AT HIPS & RIDGES TO BE COHILLS "DESERT BROWN", 5LB. OF #64

STANDING SEAM METAL ROOFING AND EAVE TRIM — CUSTOM-BILT METALS, TITAN SL-100 SERIES, "WEATHERED COPPER"

EXTERIOR STEEL FRAME WINDOW AND DOOR SYSTEMS — EUROLINE STEEL WINDOWS AND DOORS, "EURO BRONZE" FRAME FINISH W/ DUAL-PANE INSULATED CLEAR CARDINAL GLAZING

TYPICAL COLOR AT STUCCO BUILDING WALLS AND SITE WALLS — FRAZEE PAINT, COLOR NO. CL 2883D, "MEXICAN TEA", L.R.V. = 36



CLAY ROOF TILE SYSTEM & NATURAL STONE VENEER

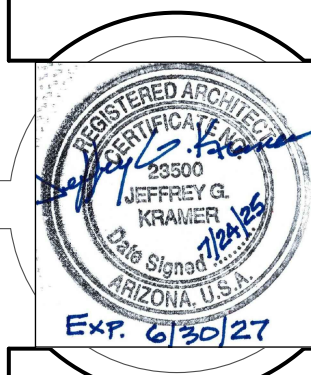


NAT. STONE VENEER, STUCCO, BRICK VENEER ACCENTS, WD. STAIN



NAT. STONE VENEER, METAL ROOFING/TRIM, STEEL FRAME WINDOWS

Project Architect:
Jeffrey G. Kramer, Registered Architect
17344 West Crawfordville Drive, Surprise, Arizona 85388
(480) 375-5100
phxkramer@gmail.com



A NEW DETACHED ACCESSORY STRUCTURE FOR:
Cottontail Investments, LLC
5001 EAST COTTONTAIL RUN ROAD
PARADISE VALLEY, ARIZONA 85253

DATE / REVISION
7/24/25
P.V. HILLSIDE STAFF REVIEW

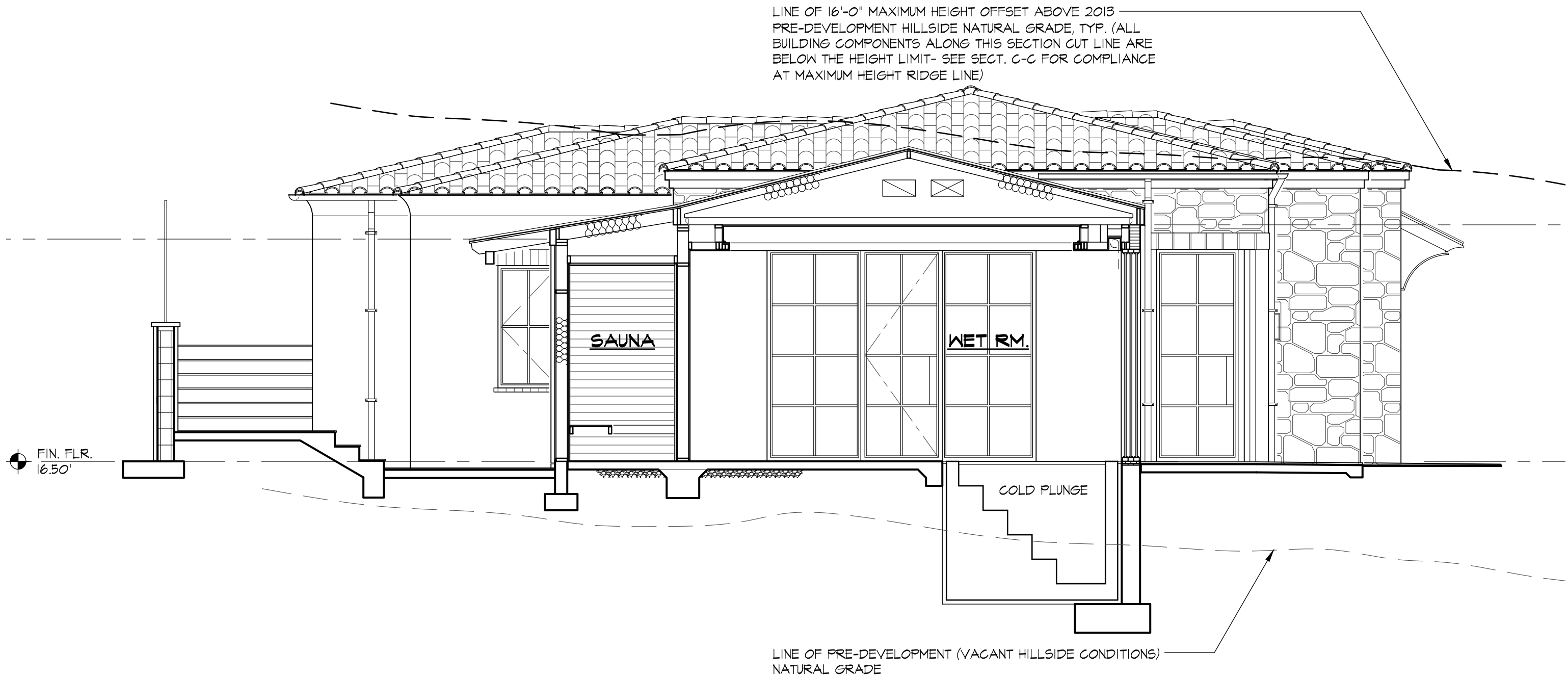
PROJECT NUMBER: 2503
DRAWN BY / CHECKED BY:
JGK / JGK

DRAWING SCALE:
1/4" = 1'-0"
SHEET CONTENTS:
EXTERIOR ELEVATIONS

SHEET NUMBER:

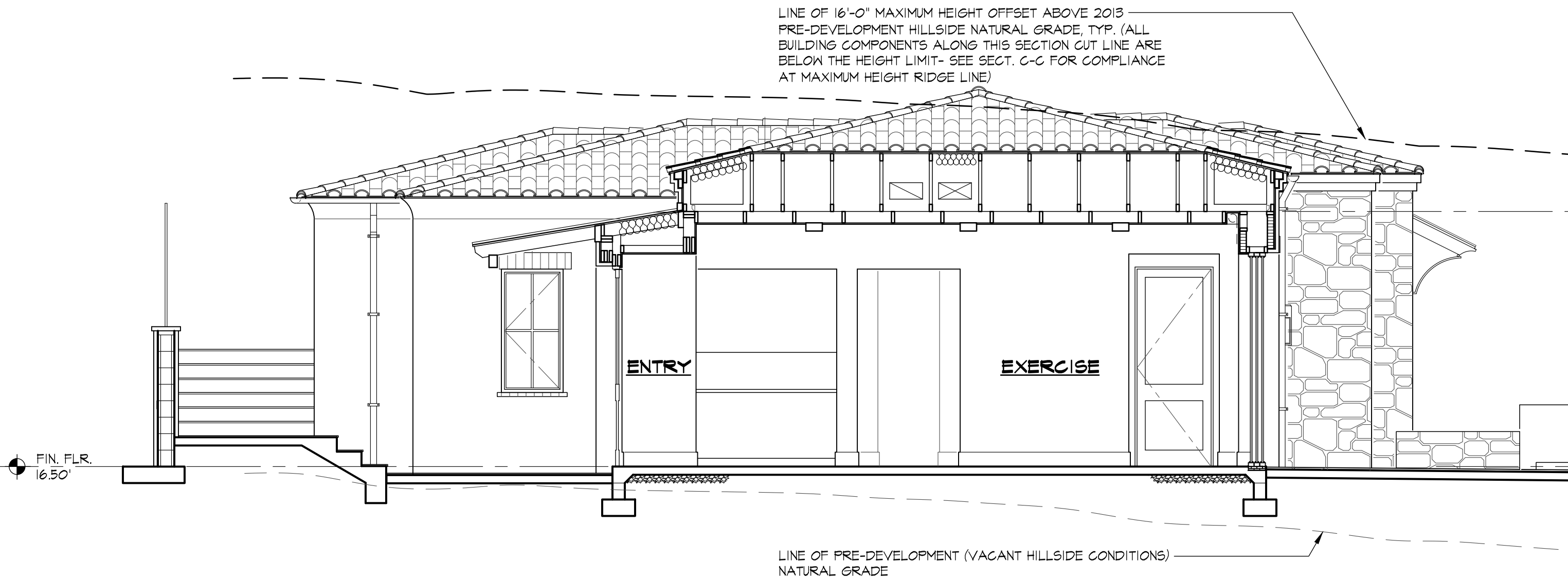
A-4.1

COPYRIGHT JGK, 2025



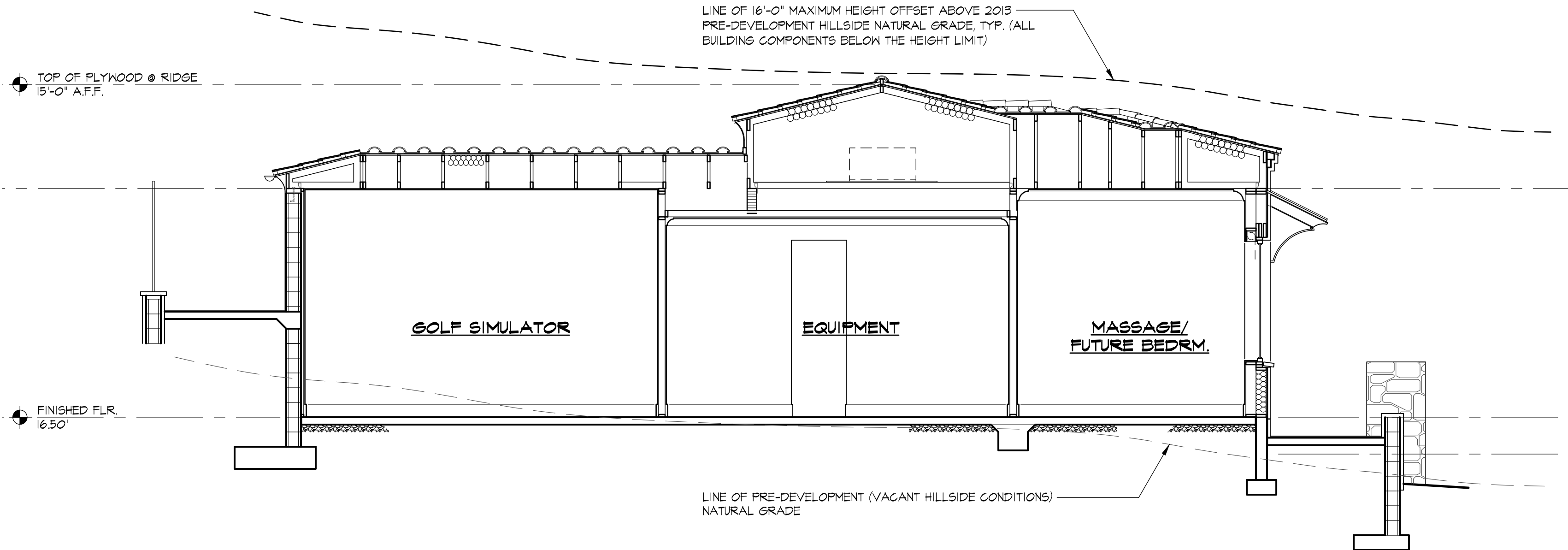
SITE/BUILDING SECTION A-A

A



SITE/BUILDING SECTION B-B

B



TYPICAL BUILDING HEIGHT INFORMATION

NOTE:
FOR THIS PROPOSED DETACHED ACCESSORY STRUCTURE, THE MAXIMUM ALLOWABLE BUILDING HEIGHT IS DETERMINED BY A FLOATING VERTICAL PLANE SPOT MEASURED 16'-0" ABOVE THE PRE-DEVELOPMENT NATURAL GRADE (AS SHOWN BY THE GRAPHICS ON EACH BLDG. SECTION).

MAXIMUM BUILDING HEIGHT (SPOT MEASURED FROM PRE-DEVELOPMENT NAT. GRADE): 15'-10".

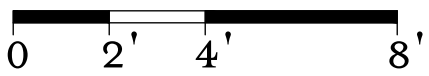
MAXIMUM BUILDING HEIGHT (MEASURED FROM FIN. FLR. 16.50): 15'-0" (PLYND) & 15'-4" (TILE).

MAXIMUM OVERALL HEIGHT (FROM LOWEST NEW RETAINING WALL TO ROOF): 17'-11".

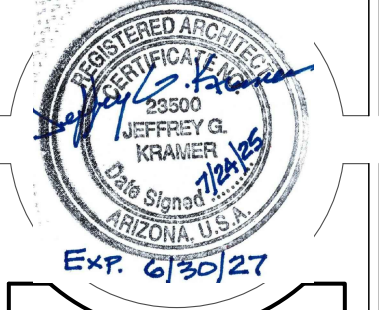
SITE/BUILDING SECTION C-C

C

SITE/BUILDING SECTIONS
1/4" = 1'-0"



Project Architect:
Jeffrey G. Kramer, Registered Architect
17344 West Crawfordville Drive, Surprise, Arizona 85388
(480) 375-5100
phkramer@gmail.com



A NEW DETACHED ACCESSORY STRUCTURE FOR:
Cottontail Investments, LLC
5001 EAST COTTONTAIL RUN ROAD
PARADISE VALLEY, ARIZONA 85253

DATE/REVISION
7/24/25
P. V. HILLSIDE STAFF REVIEW

PROJECT NUMBER:
2503
DRAWN BY / CHECKED BY:
JGK / JGK

DRAWING SCALE:
1/4" = 1'-0"
SHEET CONTENTS:
SITE/BUILDING SECTIONS

SHEET NUMBER:
A4.2
Copyright JGK, BA 2025



EXT. VIEW FROM THE NORTHWEST ①



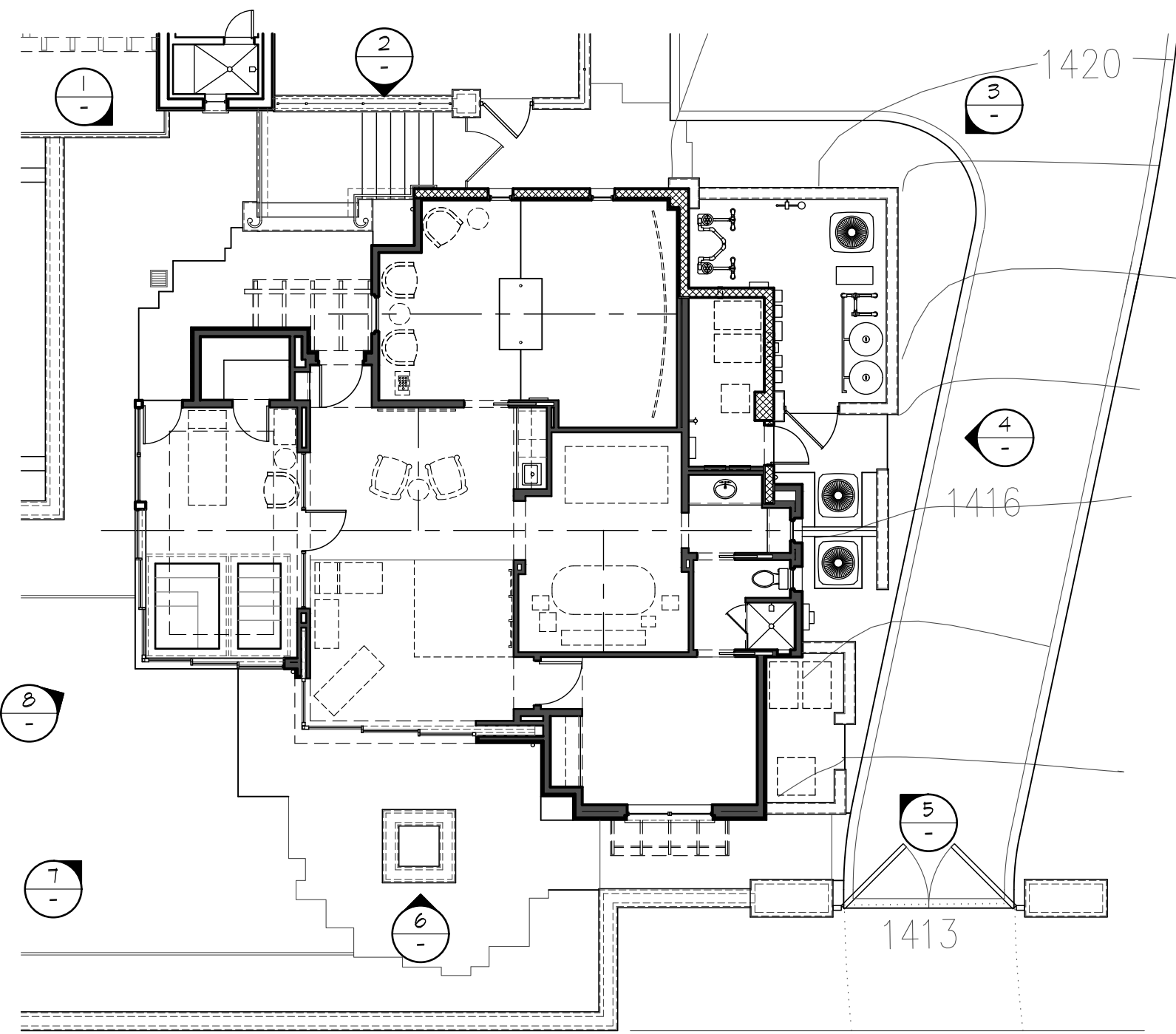
EXTERIOR VIEW FROM THE NORTH ②



EXT. VIEW FROM THE NORTHEAST ③



EXTERIOR VIEW FROM THE WEST ⑧



FLOOR/SITE PLAN PHOTO KEY
SCALE: 1" = 10'-0"



EXTERIOR VIEW FROM THE EAST ④



EXT. VIEW FROM THE SOUTHWEST ⑦



EXTERIOR VIEW FROM THE SOUTH ⑥



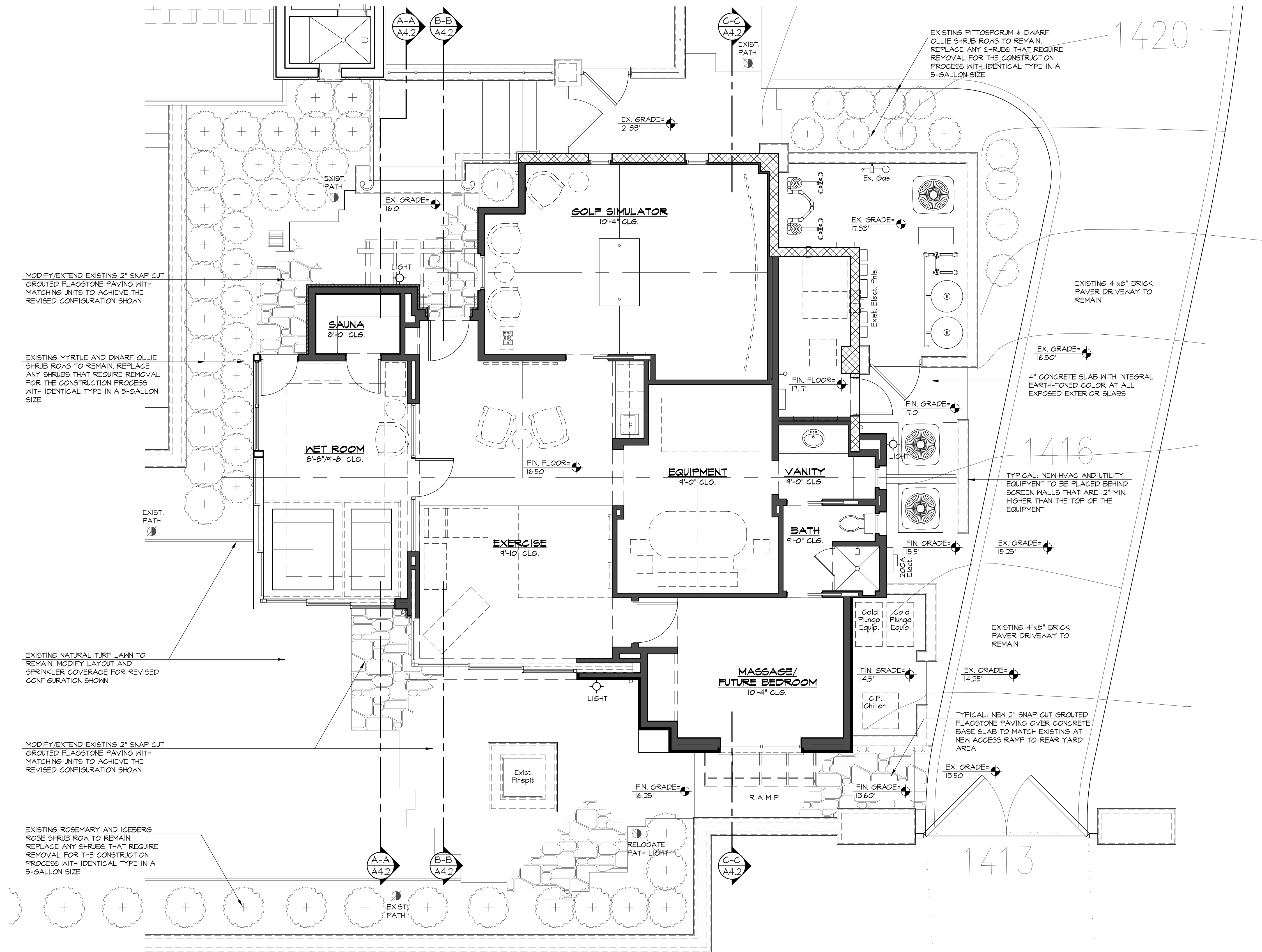
EXT. VIEW FROM THE SOUTHEAST ⑤

Project Architect:
Jeffrey G. Kramer, Registered Architect
17344 West Crawfordville Drive, Surprise, Arizona 85388
(480) 375 - 5100
phkramer@gmail.com

EXP. 6/30/27

A NEW DETACHED ACCESSORY STRUCTURE FOR:
Cottontail Investments, LLC
5001 EAST COTTONTAIL RUN ROAD
PARADISE VALLEY, ARIZONA 85253

DATE/REVISION
7/24/25 P.V. HILLSIDE STAFF REVIEW
PROJECT NUMBER: 2503
DRAWN BY / CHECKED BY: JGK / JGK
DRAWING SCALE: NONE
SHEET CONTENTS: 3D MODELING VIEWS
SHEET NUMBER: A-5
<small>COPYRIGHT JGK, RA 2025</small>



BUILDING EXTERIOR/SITE INFO. ①
1/4" = 1'-0"
0 2' 4' 8'

EXTERIOR WALL-MTD. LIGHT FIXTURES

PER THE PLAN AND THE TABLE BELOW, THIS PROJECT PROPOSES (3) NEW EXTERIOR WALL MOUNTED LIGHT FIXTURES.

ALL EXTERIOR LIGHTING FIXTURES SHALL COMPLY WITH SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE.

FIXTURE TYPE	SYMBOL	QUANTITY	FINISH	BULB WATTS/LUMENS	TEMPERATURE
WALL SCONCE		(3)	DARK BRONZE	9w / 750 LUMENS	2700K

LIGHT FIXTURE CUT SHEET



VISUAL COMFORT & CO.

LIGHT FIXTURE SPECIFICATION

VISUAL COMFORT & CO., IRVINE MEDIUM 3/4 WALL LANTERN IN DARK BRONZE FINISH
PRODUCT No. CHO 2445BZ-CG
FIXTURE DIMENSIONS: 8" WIDE x 19 1/2" HIGH
LIGHT BULB SOURCE (9 WATT, 750 LUMEN MAXIMUM) IS CONCEALED FROM VIEW

LANDSCAPING / PLANTING INFORMATION

NOTE: THIS NEW DETACHED ACCESSORY BUILDING IS BEING PLACED INTO AN EXISTING YARD AREA THAT WAS MASTER-PLANNED AND CONSTRUCTED TO RECEIVE IT BACK IN 2014-2015.

THE PERIMETER CONFIGURATION AND SPRINKLER SYSTEM FOR THE EXISTING NATURAL TURF AREA SHALL BE RECONFIGURED AS SHOWN ON THE PLAN. NO NEW TURF AREA IS PROPOSED AS PART OF THIS PROJECT.

THE PLAN SHOWS THE LOCATIONS AND CONFIGURATION OF ALL EXISTING MATURE SHRUBS ADJACENT TO THE PROPOSED ACCESSORY BUILDING. NO NEW PLANTING IS REQUIRED AS PART OF THIS PROJECT. HOWEVER, ANY EXISTING SHRUBS THAT ARE DISTURBED OR REMOVED AS PART OF THE CONSTRUCTION PROCESS SHALL BE REPLACED WITH MATCHING PLANTINGS IN (5) GALLON SIZES.

LANDSCAPE LIGHTING INFORMATION

NOTE: THIS NEW DETACHED ACCESSORY BUILDING IS BEING PLACED INTO AN EXISTING YARD AREA THAT WAS MASTER-PLANNED AND CONSTRUCTED TO RECEIVE IT BACK IN 2014-2015.

THIS PROJECT WILL REQUIRE THE REMOVAL OF (1) PATH LIGHT AND (2) TREE UPLIGHTS THAT ARE IN THE WAY OF THE NEW CONSTRUCTION. THE LOCATIONS OF (4) EXISTING AND (1) RELOCATED FX LUMINAIRE 'HC' PATH LIGHTS ARE SHOWN ON THE PLAN.

NO ADDITIONAL LANDSCAPE LIGHTING IS REQUIRED OR PROPOSED.

Project Architect:
Jeffrey G. Kramer, Registered Architect
17344 West Crawfordville Drive, Surprise, Arizona 85388
(480) 375-5100
phkramer@gmail.com



A NEW DETACHED ACCESSORY STRUCTURE FOR:

Cottontail Investments, LLC

5001 EAST COTTONTAIL RUN ROAD
PARADISE VALLEY, ARIZONA 85253

DATE/REVISION

7/24/25
P.V. HILLSIDE STAFF REVIEW

PROJECT NUMBER:

2503

DRAWN BY/CHECKED BY:

JGK / JGK

DRAWING SCALE:

1/4" = 1'-0"

SHEET CONTENTS:

BLDG. EXTERIOR/
SITE INFO.

SHEET NUMBER:

A-6

COPYRIGHT JGK, 2025

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. FINISHED FLOOR ELEVATION CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STRAP AND SHEAR INSPECTION.
21. REGULATION II RULE 20-3 OF THE MARICOPA COUNTY HEALTH DEPARTMENT, BUREAU OF AIR POLLUTION CONTROL SHALL BE OBSERVED AND ENFORCED.
22. 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.
23. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
24. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
25. 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.
26. 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.
27. 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.
28. A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE TOWN OF PARADISE VALLEY RIGHTS-OF-WAY AND IN EASEMENTS. AN INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480 - 312-5750.
29. WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 602-263-1100, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL CALL THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT. CALL "COLLECT" IF NECESSARY.
30. 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.
31. 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.
32. 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.
33. 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.
34. 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.
35. 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.
36. 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. 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.
39. 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.
40. 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.
41. THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
42. 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.
43. 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.
44. 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.
45. AN INSPECTION FEE WILL BE CHARGED IF THE INSPECTION IS REQUIRED AS A RESULT OF A CODE VIOLATION.
46. FOR DEMOLITION INSPECTION OWNER OR PERMITTEE SHALL NOTIFY OSHA FOR ASBESTOS INSPECTION. ALL DEMOLITIONS AND ALL RENOVATION ACTIVITIES THAT WILL DISTURB FRIBLE ASBESTOS CONTAINING MATERIALS MUST BE REPORTED TO THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.

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 THE 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 PRIOR TO BEGINNING CONSTRUCTION. 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 IT'S 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 CONCENTRATION 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 FOOTINGS SHOWN IN PLANS 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 FIRST 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 = XXXX ACRES < 1 ACRE; NPDES PERMIT IS REQUIRED.
49. REFER TO ARCHITECTURAL PLANS AND DETAILS FOR DEMOLITION AND REMOVAL OF ANY EXISTING BUILDING STRUCTURES.
50. REFER TO GEOTECHNICAL REPORT FOR SPECIFIC RECOMMENDATIONS AND MAXIMUM ALLOWED FILL AND CUT SLOPES.
51. THE PROPOSED POOL EQUIPMENT FOR THIS PROJECT SHALL BE EQUIPPED WITH CARTRIDGE FILTER IN ORDER TO AVOID THE BACKWASH.
52. THE SCOPE OF THIS GRADING AND DRAINAGE PLAN COVERS CERTAIN SITE DRAINAGE IMPROVEMENTS AS DELINEATED BY THE LIMITS OF THE CONSTRUCTION AND IN ACCORDANCE TO THE PREPARED BY THE ARCHITECT SITE PLAN, WHICH, HAS BEEN COORDINATED AND APPROVED BY THE OWNER. LAND DEVELOPMENT GROUP (LDG) ASSUMES NO LIABILITY FOR DRAINAGE ISSUES THAT MAY EXIST AND COULD CAUSE DAMAGE TO THE SUBJECT OR NEIGHBORING PROPERTIES BEYOND THE LIMITS OF THE CONSTRUCTION SHOWN ON THESE PLANS.
53. THE GRADING AND DRAINAGE DESIGN PRESENTED HEREIN IS BASED ON EVALUATING STORMWATER RUNOFF RESULTING FROM A STATISTICAL ANALYSIS OF STORM EVENTS OF PARTICULAR FREQUENCY, UP TO AND INCLUDING 100-YEAR EVENT AS REQUIRED BY THE CITY OF PHOENIX AND MARICOPA COUNTY DRAINAGE DESIGN MANUALS. A STORM EVENT EXCEEDING THE 100-YEAR EVENT MAY CAUSE OR CREATE THE RISK OF GREATER STORM IMPACT THAN IS PRESENTED AND ADDRESSED ON THIS PLAN.

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 2018 IFC, SEC. 903.

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.

UTILITIES

WATER: EPORC WATER
SANITARY SEWER: SEPTIC
ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: CENTURY LINK
CATV: COX COMMUNICATIONS
GAS: SOUTHWEST GAS

GRADING & DRAINAGE PLAN
MARTORI RESIDENCE - NEW GUEST HOUSE
LOT 1 - COTTONTAIL RUN

A LOT COMBINATION OF UNSUBDIVIDED PARCELS 169-08-037B & 169-08-044L
LOCATED WITHIN A PORTION OF THE SW 1/4 OF SECTION 5, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND	
	SECTION CORNER
	1/4 QUARTER
	BRASS CAP FLUSH
	BRASS CAP IN HAND HOLE
	FND PK NAIL
	SET 1/2" REBAR & TAG OR AS NOTED
	FOUND 1/2" REBAR & TAG OR AS NOTED
	CALCULATED POINT
	PROPERTY LINE
	EASEMENT LINE
	MONUMENT LINE
	SIGN
	WATER METER
	CABLE TV BOX
	WATER VALVE
	FIRE HYDRANT
	GAS METER
	ELECTRIC METER
	TELEPHONE PEDESTAL
	EXIST. DRAINAGE FLOW
	CATV, PHONE
	SEWER LINE
	WATER LINE
	ELECTRIC LINE
	MESQUITE
	SAGUARO CACTUS
	PALO VERDE
	OCOTILLO
	EXIST. SPOT ELEVATION
	STORM DRAIN PIPE
	STORM CATCH BASIN
	LIMITS OF CONSTRUCTION
	LIMITS OF CONSTRUCTION
	FLOW LINE
	DRAINAGE FLOW ARROW
	PROPOSED SPOT ELEVATION
	PROPOSED CONTOUR
	TOP OF WALL
	TOP OF RETAINING WALL
	FINISH GRADE
	BACK OF WALL
	TOP OF FOOTING
	PROPOSED CONTOUR

ABBREVIATIONS

BSL	BACK OF CURB
BC	BUILDING SETBACK LINE
C	CONCRETE, CALCULATED
COP	CITY OF PHOENIX
TPV	TOWN OF PARADISE VALLEY
DP	DRAINAGE EASEMENT
ESMT	EASEMENT
EX	EXISTING
EG	EXISTING GRADE
FG	FINISH GRADE
G	GUTTER, GAS
INV	INVERT
L11	LINE LABEL
IP	IRON PIPE
MAG	MARICOPA ASSOCIATION OF GOVERNMENTS
(M)	MEASURED
P	PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
(R)	RECORDED
R	RADIUS
R/W	RIGHT OF WAY
T	TANGENT, TELEPHONE
W	WEST, WATERLINE
TRW	TOP OF RETAINING WALL
WM	WATER METER
WDO	WALL DRAINAGE OPENING

DISTURBED AREA CALCULATIONS

EXISTING LOT AREA:	80,645 S.F. (1.851 AC.)
TOTAL AREA UNDER ROOF:	11,303 S.F.
FLOOR AREA RATIO:	14.02% < 25%
(AREA UNDER ROOF/AREA OF LOT)	
BUILDING PAD SLOPE:	17.21%
VERTICAL:	21 FT
HORIZONTAL:	122 FT
ALLOWABLE NET DISTURBED AREA:	26.68%
ALLOWABLE NET DISTURBED AREA:	21,516 S.F.
EXISTING GROSS DISTURBED AREA:	55.03%
EXISTING GROSS DISTURBED AREA:	44,379 S.F.
PROPOSED NEW DISTURBED AREA*:	4,034 S.F. (6.70%)*
LESS AREAS OF DISTURBANCE:	
TOTAL LIVABLE FOOTPRINT:	7,463 S.F.
TOTAL GARAGE FOOTPRINT:	2,021 S.F.
DRIVEWAY CREDIT	0 S.F.
PREVIOUSLY RESTORED AREAS:	12,778 S.F.
NET DISTURBED AREA:	22,117 S.F. (27.4%)
PERCENT OF LOT STEEPER THAN NATURAL GRADE (5% MAX.):	4,032 S.F. (4.99%)
VOLUME OF CUT:	18 C.Y.
VOLUME OF FILL:	7 C.Y.
TOTAL CUT/FILL:	25 C.Y.
HILLSIDE ASSURANCE = 35 TIMES THE GRADING PERMIT FEE.	
GRADING PERMIT FEE:	\$168
(\$168 FIRST 100 CY / \$96 EA. ADDITIONAL 100 CY).	
ASSURANCE AMOUNT:	\$5,880

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.

* ALL PROPOSED DISTURBANCE IS WITHIN THE EXISTING DISTURBED AREA

BASIS OF BEARINGS

THE SOUTH LINE OF THE TRACT OF LAND AS SHOWN ON THE PLAT OF MARSHMALLOW MOUNTAIN LANDS, A PLAT RECORDED IN DOCKET 1500, AT PAGES 183-186, MCR, SAID LINE BEARS S70°29'20"W FROM THE SOUTHEAST CORNER OF THE PLAT MENTIONED ABOVE.

BENCHMARK

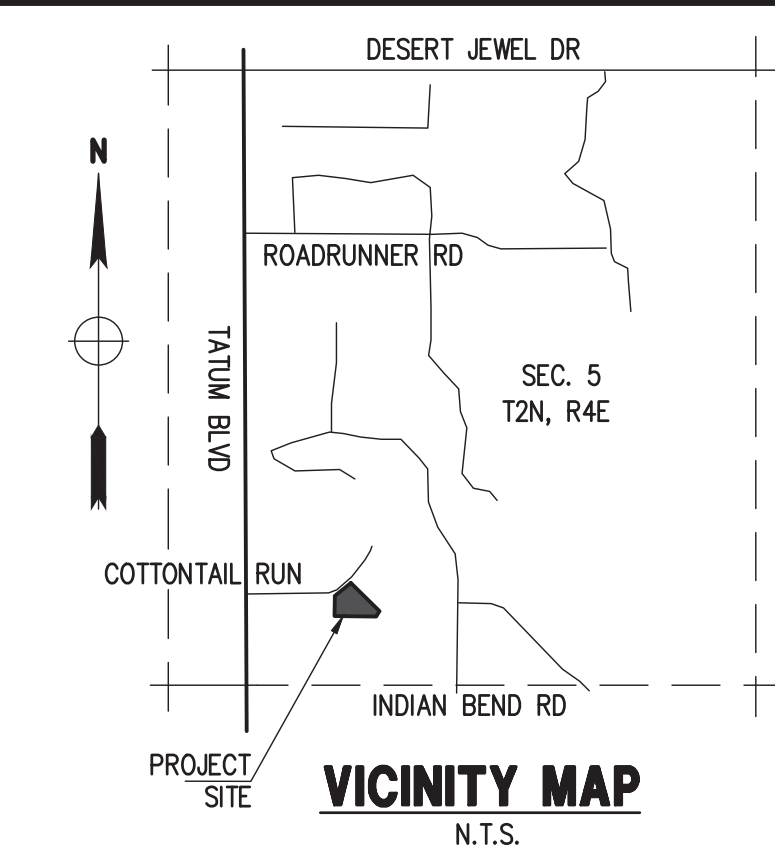
GDACS #24521-2 BRASS CAP FLUSH, LOCATED ON INDIAN BEND ROAD, BEING THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 4 EAST, MARICOPA COUNTY ARIZONA. ELEVATION = 1419.80 (NAVD'88 DATUM).

GRADING SPECIFICATIONS

1. EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2015 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 ROOK 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 AGENT TO MINIMIZE TO VISUAL CONTINUITY.
10. 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.
11. ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
12. ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
13. THE USE OF HYDRAULIC 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.
14. CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREAS.

DRAINAGE STATEMENT

1. ULTIMATE STORM OUTFALL IS LOCATED AT THE SOUTHEAST PROPERTY CORNER AT ELEVATION OF 1398.93.
2. NEW GUEST HOUSE AND SITE IMPROVEMENTS ARE PROPOSED WITH THIS PROJECT.
3. PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
4. HISTORIC DRAINAGE PATTERNS ARE RECORDED AND PRESERVED.
5. 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.
6. PROPOSED STORM DRAIN SYSTEM SHALL BE INSPECTED AND CLEANED FROM DEBRIS AND SILT AFTER EVERY MAJOR STORM EVENT.
7. CHECK DAMS, RIPRAP AND BOULDERS ARE SPECIFIED AT ALL POINTS OF DISCHARGE TO MITIGATE EROSION AND TO CONVERT CONCENTRATED FLOWS BACK TO SHEET FLOWS.



OWNER

COTTONTAIL INVESTMENTS, LLC
COTTE TAIL INVESTMENTS, LLC
7332 E BUTHERUS DRIVE
SCOTTSDALE, AZ 85260

ARCHITECT

JEFFREY G. KRAMER
17344 W CRAWFORDSVILLE DR.,
SURPRISE, AZ 85388
P: 480-375-5100
PHXKRAMER@GMAIL.COM

SITE DATA

APN: 169-08-053
ADDRESS: 5001 COTTONTAIL RUN RD.,
PARADISE VALLEY, AZ 85253
ZONING: R-43 HILLSIDE
LOT AREA: 80,645 S.F. (1.851 AC.)
TOTAL AREA UNDER ROOF: 11,303 S.F.
LOT COVERAGE: 14.02% < 25%
PROPOSED NET DISTURBED AREA: 4,039 S.F. (0.093 AC.)

LEGAL DESCRIPTION

LOT 1-COTTONTAIL RUN, A LOT COMBINATION OF UNSUBDIVIDED PARCELS 169-08-037B & 169-08-044L, LOCATED WITHIN A PORTION OF THE SW 1/4 OF SECTION 5, T.2N, R.4E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS RECORDED IN BOOK 1167, PAGE 30, M.C.R.; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE EXCEPTION PARCEL OF "PARADISE HILLS", A SUBDIVISION OF A PORTION OF THE WEST HALF OF SECTION 5 AND A PORTION OF THE NORTH HALF OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE NORTH 89 DEGREES 59 MINUTES 35 SECONDS EAST, A DISTANCE OF 705.70 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID EXCEPTION PARCEL, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PRIVATE ROADWAY, COTTONTAIL RUN, AS RECORDED WITHIN THE PLAT OF MARSHMALLOW MOUNTAIN LANDS REPLAT, RECORDED IN BOOK 430, PAGE 39, RECORDS OF MARICOPA COUNTY, AND BEING THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN, AND A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE NORTHWESTERLY, OF WHICH THE CHORD BEARS NORTH 69 DEGREES 06 MINUTES 05 SECONDS EAST; THENCE CONTINUING ALONG THE ARC OF SAID SOUTHERLY RIGHT OF WAY CURVE, HAVING A RADIUS OF 221.49 FEET, THROUGH A CENTRAL ANGLE OF 41 DEGREES 47 MINUTES 00 SECONDS, A DISTANCE OF 161.52 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY CURVE, NORTH 48 DEGREES 12 MINUTES 35 SECONDS EAST, A DISTANCE OF 115.52 FEET TO A POINT ON THE SAID SOUTHERLY RIGHT OF WAY LINE OF SAID OF PRIVATE ROADWAY, COTTONTAIL RUN; THENCE LEAVING THE SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 41 DEGREES 49 MINUTES 55 SECONDS EAST, A DISTANCE OF 373.47 FEET; THENCE SOUTH 25 DEGREES 34 MINUTES 40 SECONDS WEST, A DISTANCE OF 46.27 FEET; THENCE NORTH 87 DEGREES 07 MINUTES 50 SECONDS WEST, A DISTANCE OF 384.20 FEET; THENCE NORTH 00 DEGREES 55 MINUTES 21 SECONDS WEST, A DISTANCE OF 6.00 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 31 SECONDS WEST, A DISTANCE OF 164.12 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID EXCEPTION PARCEL; THENCE SOUTH 89 DEGREES 59 MINUTES 35 SECONDS, A DISTANCE OF 75.80 FEET TO THE TRUE POINT OF BEGINNING.

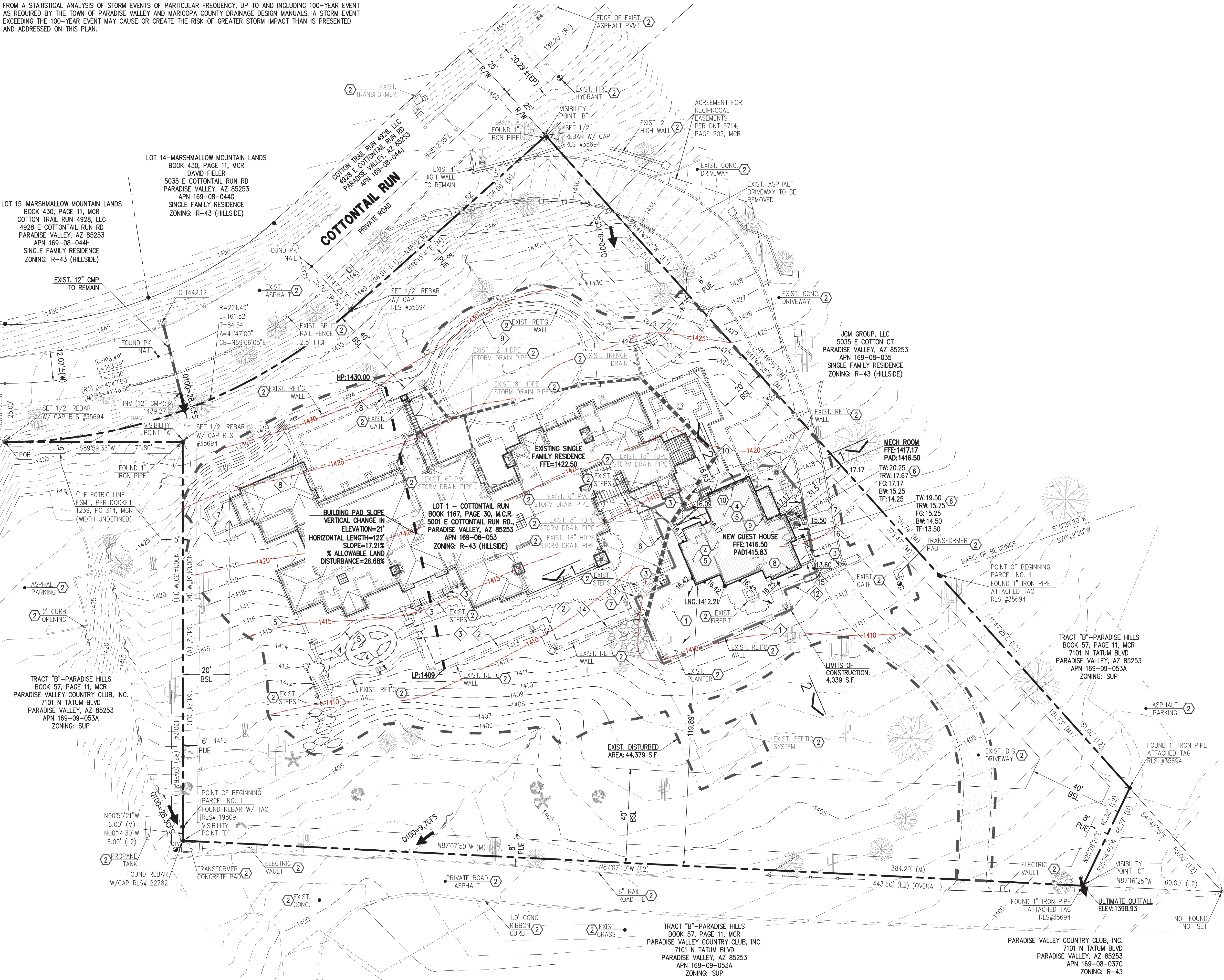
CONTAINING 80,645 S.F. OR 1.851 ACRES, MORE OR LESS.

FLOOD INSURANCE RATE MAP (FIRM) DATA

LIMITED LIABILITY NOTE

THE SCOPE OF THIS GRADING AND DRAINAGE PLAN COVERS CERTAIN SITE DRAINAGE IMPROVEMENTS AS DELINEATED BY THE LIMITS OF THE CONSTRUCTION AND IN ACCORDANCE TO THE PREPARED BY THE ARCHITECT SITE PLAN, WHICH HAS BEEN COORDINATED AND APPROVED BY THE OWNER. LAND DEVELOPMENT GROUP (LDG) ASSUMES NO LIABILITY FOR DRAINAGE ISSUES THAT MAY EXIST AND COULD CAUSE DAMAGE TO THE SUBJECT OR NEIGHBORING PROPERTIES BEYOND THE LIMITS OF THE CONSTRUCTION SHOWN ON THESE PLANS.

THE GRADING AND DRAINAGE DESIGN PRESENTED HEREIN IS BASED ON EVALUATING STORMWATER RUNOFF RESULTING FROM A STATISTICAL ANALYSIS OF STORM EVENTS OF PARTICULAR FREQUENCY, UP TO AND INCLUDING 100-YEAR EVENT AS REQUIRED BY THE TOWN OF PARADISE VALLEY AND MARICOPA COUNTY DRAINAGE DESIGN MANUALS. A STORM EVENT EXCEEDING THE 100-YEAR EVENT MAY CAUSE OR CREATE THE RISK OF GREATER STORM IMPACT THAN IS PRESENTED AND ADDRESSED ON THIS PLAN.



GRADING AND DRAINAGE KEY-NOTES

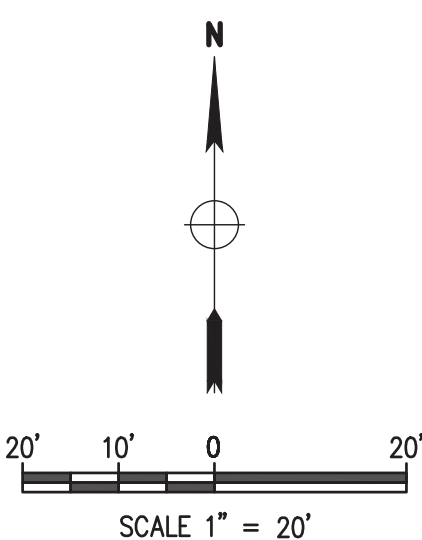
1. INSTALL DECORATIVE PAVING WALKWAY. THICKNESS, PATTERN, TEXTURE AND COLOR PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
2. PROTECT IN PLACE.
3. MATCH EXISTING GRADE.
4. CLEAR AND GRUB EXISTING SITE AREA. REMOVE ALL VEGETATION, EXISTING UTILITIES AND CONSTRUCTION DEBRIS. CUT AND FILL EXISTING TERRAIN AS NECESSARY TO ACHIEVE THE DESIGNED SUBGRADE ELEVATIONS.
5. VERIFY AND COORDINATE WITH STRUCTURAL AND GEOTECHNICAL ENGINEERS, THE ENGINEERED FILL UNDER SLAB AND FOOTINGS.
6. NEW RETAINING WALL PER ARCHITECTURAL AND STRUCTURAL PLANS AND DETAILS, WATERPROOF WALL. (BITUTHENE@3000 HC MEMBRANE W/ GRACE PROTECTION 03 OR APPROVED EQUAL).
7. PROTECT UTILITIES IN PLACE.
8. REFER TO STRUCTURAL PLANS AND DETAILS FOR EXTENDED STEM WALL & DEEPEENED FOOTING CONSTRUCTION. WATERPROOF WALL 1.5' ABOVE FINISH GRADE. (BITUTHENE@3000 HC MEMBRANE W/ GRACE PROTECTION 03 OR APPROVED EQUAL).
9. REFER TO STRUCTURAL PLANS AND DETAILS FOR RETAINING AGAINST BUILDING STEM WALL CONSTRUCTION. WATERPROOF WALL 1.5' ABOVE FINISH GRADE. (BITUTHENE@3000 HC MEMBRANE W/ GRACE PROTECTION 03 OR APPROVED EQUAL).
10. STRUCTURAL ENGINEER TO EVALUATE THE INTEGRITY AND STABILITY OF THE EXISTING RETAINING WALL TO DETERMINE IF IT CAN BE SAFELY INTEGRATED INTO THE NEW GUEST HOUSE CONSTRUCTION.

EXIST. RETAINING WALL TABLE

ID NUMBER	MAX. HEIGHT	LENGTH	VISIBLE WALL LENGTH			
#	FT	FT	A	B	C	D
1	3.33 (EXIST.)	91.00			91.00	91.00
2	7.67 (EXIST.)	81.00			81.00	81.00
3	2.50 (EXIST.)	23.00				
4	6.00 (EXIST.)	51.00			51.00	51.00
5	6.83 (EXIST.)	71.00				
6	5.00 (EXIST.)	43.00				
7	5.67 (EXIST.)	23.00	23.00			23.00
8	3.00 (EXIST.)	86.00	86.00	86.00		
9	4.25 (EXIST.)	93.00	93.00	93.00		
10	4.00 (EXIST.)	27.00			27.00	
11	3.50 (EXIST.)	34.00			34.00	
12	3.67 (EXIST.)	12.00			12.00	
13	3.50 (EXIST.)	13.00				
14	6.67 (EXIST.)	40.00			40.00	40.00
15	1.5	8				
16	1.5	10				
17	2.5	14.00				
TOTAL		688.00	202.00	240.00	275.00	286.00

FOR LOCATIONS IDENTIFIED WITH KEYNOTE #

MAXIMUM LENGTH OF RETAINING WALLS VISIBLE FROM ANY POINT ON THE PROPERTY LINE = 286' < 300'. ALL WALL LENGTHS LISTED ABOVE ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACCURACY OF WALL QUANTITIES AS SHOWN. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS AND DETAILS FOR WALL CONSTRUCTION, HEIGHT AND FINISH.



Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA
Call 811 or click Arizona811.com

GRADING & DRAINAGE
IMPROVEMENT PLAN
ON HILLSIDE LOT

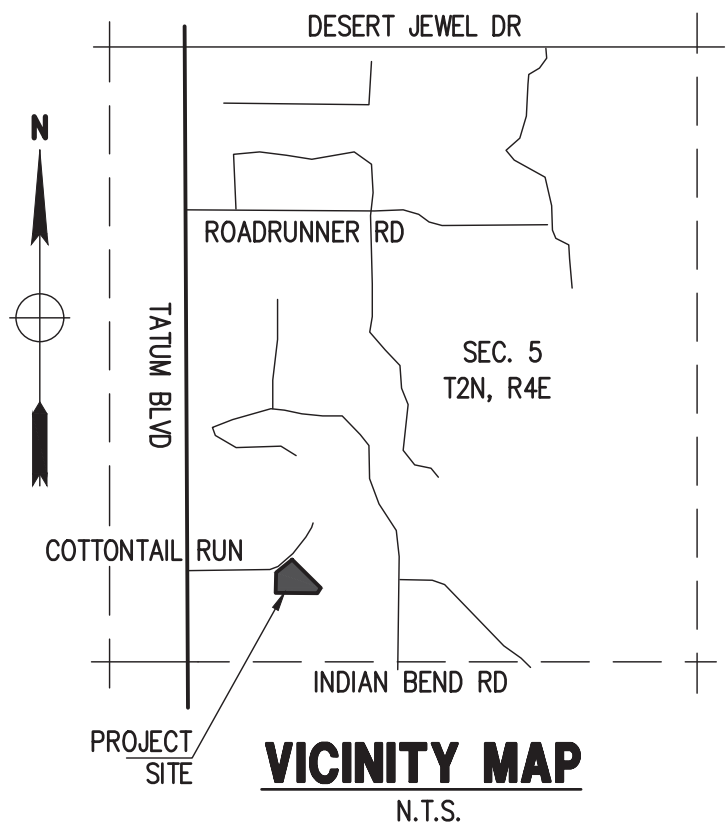
MARTORI RESIDENCE -
NEW GUEST HOUSE
5001 E COTTONTAIL RUN RD.,
PARADISE VALLEY, AZ 85253

P. 602.869.1984 | F. 602.445.9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX@LDGNG.COM



C-2
2 OF 3

AERIAL MAP EXHIBIT
MARTORI RESIDENCE - NEW GUEST HOUSE
LOT 1 - COTTONTAIL RUN
A LOT COMBINATION OF UNSUBDIVIDED PARCELS 169-08-037B & 169-08-044I
LOCATED WITHIN A PORTION OF THE SW 1/4 OF SECTION 5, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZ.

**OWNER**

COTTONTAIL INVESTMENTS, LLC
7332 E BUTHERUS DRIVE
SCOTTSDALE, AZ 85260

ARCHITECT

JEFFREY G. KRAMER
17344 W CRAWFORDSVILLE DR.,
SURPRISE, AZ 85388
P: 480-375-5100
PHXKRAMER@GMAIL.COM

SITE DATA

APN: 169-08-053
ADDRESS: 5001 COTTONTAIL RUN RD.,
PARADISE VALLEY, AZ 85253
ZONING: R-43 HILLSIDE
LOT AREA: 80,645 S.F. (1.851 AC.)

LEGAL DESCRIPTION

LOT 1--COTTONTAIL RUN, A LOT COMBINATION OF UNSUBDIVIDED PARCELS 169-08-037E & 169-08-044L, LOCATED WITHIN A PORTION OF THE S 1/4 OF SEC 15, T2N, R5E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS RECORDED IN BOOK 1167, PAGE 30, M.C.R.; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EXCEPTION PARCEL OF "PARADISE HILLS", A SUBDIVISION OF A PORTION OF THE WEST HALF OF SECTION 5 AND A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 59 MINUTES 35 SECONDS EAST, A DISTANCE OF 705.70 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID EXCEPTION PARCEL, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PRIVATE ROADWAY, COTTONTAIL RUN, AS RECORDED WITHIN THE PLAT OF MARSHALLS FORD MOUNTAIN, ANDS REPLAT, RECORDED IN BOOK 430, PAGE 39, RECORDS OF MARICOPA COUNTY, AND BEING THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN, AND A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE NORTHWESTERLY, OF WHICH THE CHORD BEARS NORTH 69 DEGREES 06 MINUTES 05 SECONDS EAST;

THENCE CONTINUING ALONG THE ARC OF SAID SOUTHERLY RIGHT OF WAY CURVE, HAVING A RADIUS OF 221.49 FEET, THROUGH A CENTRAL ANGLE OF 41 DEGREES 47 MINUTES 00 SECONDS, A DISTANCE OF 161.52 FEET;

THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY CURVE, NORTH 48 DEGREES 12 MINUTES 35 SECONDS EAST, A DISTANCE OF 115.52 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID OF PRIVATE ROADWAY, COTTONTAIL RUN;

THENCE LEAVING THE SAID SOUTHERLY RIGHT OF WAY LINE, SLOUTY 41 DEGREES 49 MINUTES 55 SECONDS EAST, A DISTANCE OF 373.47 FEET;

THENCE SOUTH 25 DEGREES 34 MINUTES 40 SECONDS WEST, A DISTANCE OF 46.27 FEET;

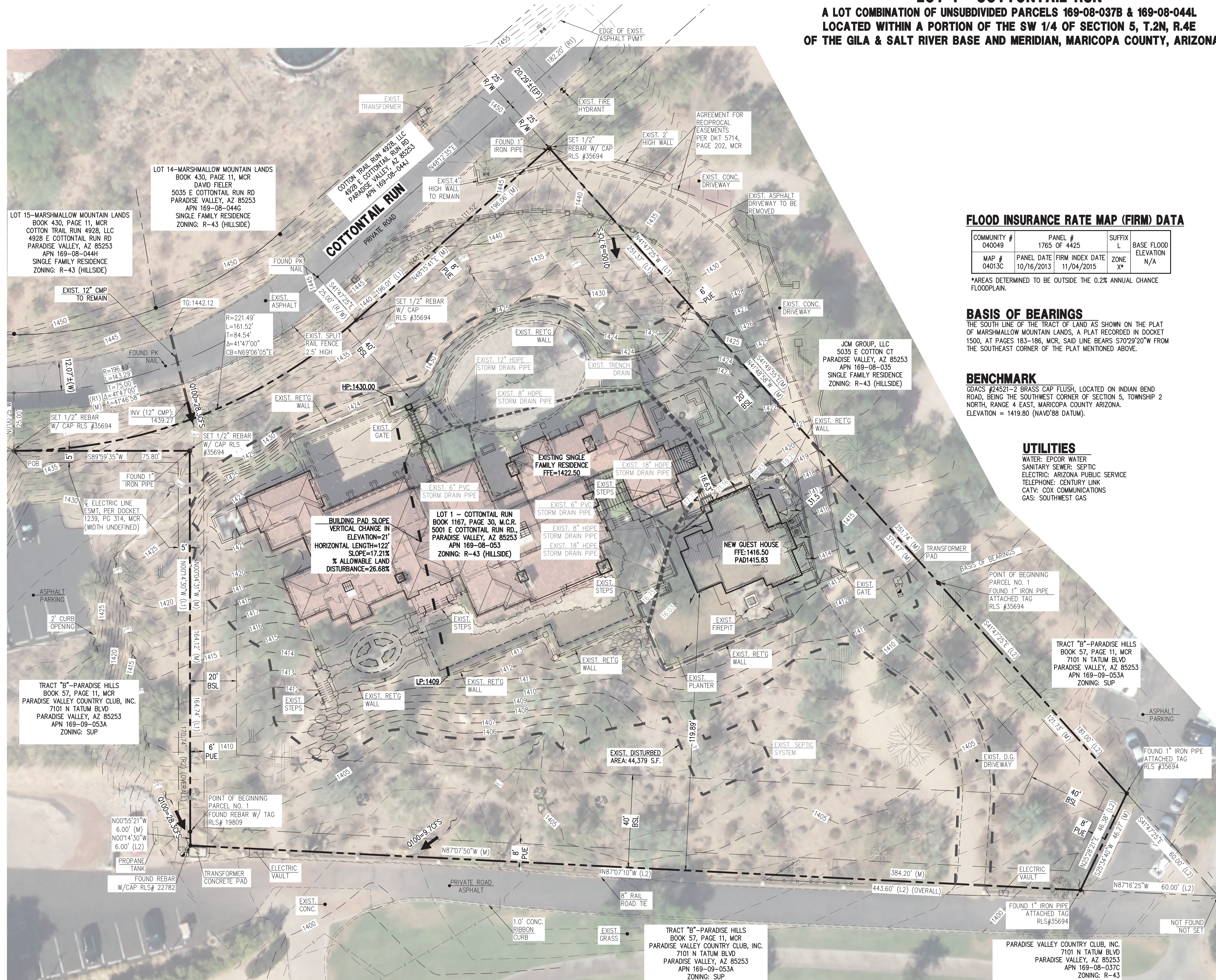
THENCE NORTH 87 DEGREES 07 MINUTES 50 SECONDS WEST, A DISTANCE OF 384.20 FEET;

THENCE NORTH 00 DEGREES 55 MINUTES 21 SECONDS WEST, A DISTANCE OF 6.00 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 31 SECONDS WEST, A DISTANCE OF 164.12 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID EXCEPTION PARCEL;

THENCE SOUTH 89 DEGREES 59 MINUTES 35 SECONDS, A DISTANCE OF 75.80 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 80,645 S.F. OR 1.851 ACRES, MORE OR LESS.



FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY # 040049	PANEL # 1765 OF 4425		SUFFIX L	BASE FLOOR ELEVATION N/A
MAP # 04013C	PANEL DATE 10/16/2013	FIRM INDEX DATE 11/04/2015	ZONE X*	

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASIS OF BEARINGS

THE SOUTH LINE OF THE TRACT OF LAND AS SHOWN ON THE PLAT OF MARSHMALLOW MOUNTAIN LANDS, A PLAT RECORDED IN DOCKET 1500, AT PAGES 183-186, MCR, SAID LINE BEARS S70°29'20"W FROM THE SOUTHEAST CORNER OF THE PLAT MENTIONED ABOVE.

BENCHMARK

GDACS #24521-2 BRASS CAP FLUSH, LOCATED ON INDIAN BEND ROAD, BEING THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 4 EAST, MARICOPA COUNTY ARIZONA.
ELEVATION = 1419.80 (NAVD'88 DATUM).

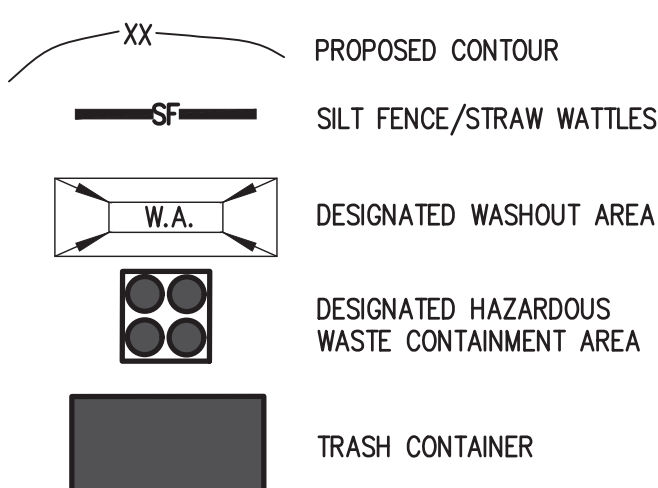
UTILITIES

WATER: EPCOR WATER
SANITARY SEWER: SEPTIC
ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: CENTURY LINK
CATV: COX COMMUNICATIONS
GAS: SOUTHWEST GAS

SWPPP KEY-NOTES

1. USE EXISTING ASPHALT DRIVEWAY FOR CONSTRUCTION ENTRANCE.
2. DUST CONTROL PER FCDMC BMP-43 THROUGH BMP-46
3. SILT FENCE PER FCDMC BMP-63 THROUGH BMP-68, EPA STANDARDS AND DETAILS, AND DETAILS ON SHEET SP-2 OR STRAW WATTLES PER MARICOPA COUNTY EROSION CONTROL MANUAL SPC-1 ORGANIC FILTER BARRIER.
4. DESIGNATED CONCRETE WASHOUT VESSEL PER FCDMC BMP-99 THROUGH BMP-100 AND DETAILS ON SHEET SP-2
5. DUMPSTER/TRASH CONTAINER
6. DESIGNATED PAINT/SOLVENT WASHOUT VESSEL PER FCDMC BMP-99 THROUGH BMP-100 AND DETAILS ON SHEET SP-2
7. DESIGNATED HAZARDOUS WASTE CONTAINMENT AREA. SEGREGATE POTENTIALLY HAZARDOUS WASTE FROM NON-HAZARDOUS CONSTRUCTION SITE WASTE. HAZARDOUS WASTES ARE NOT TO BE DISPOSED OF IN DUMPSTER AND SHALL BE HAULED TO AN APPROPRIATE DISPOSAL AND/OR RECYCLING FACILITY.
8. DROP INLET PROTECTION.

LEGEND



NOTE

1. NO WORK OF ANY KIND CAN COMMENCE UNTIL ALL STORM WATER POLLUTION BMP'S ARE IN PLACE AND INSPECTED BY THE TOWN. ONLY UNTIL THE TOWN HAS APPROVED THE STORM WATER BMP'S MAY ANY CONSTRUCTION BEGIN.
2. SEDIMENTATION CONTROL DEVICES (SILT BARRIERS) SHALL REMAIN IN PLACE AT ALL TIME. SEDIMENTATION CONTROL DEVICES SHALL BE KEPT IN GOOD REPAIR, INSPECTED MONTHLY, INSPECTED AFTER EACH RAIN EVENT, AND MAINTAINED AS NEEDED BY THE APPLICANT/OWNER.
3. SEDIMENTATION CONTROL DEVICE INSPECTION LOG SHALL BE MAINTAINED BY APPLICANT AND/OR OWNER AND MADE AVAILABLE TO THE TOWN UPON REQUEST.

STORM WATER POLLUTION PREVENTION PLAN
MARTORI RESIDENCE - NEW GUEST HOUSE

LOT 1 - COTTONTAIL RUN

A LOT COMBINATION OF UNSUBDIVIDED PARCELS 169-08-037B & 169-08-044L
LOCATED WITHIN A PORTION OF THE SW 1/4 OF SECTION 5, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

GENERAL NOTES

1. THIS PROJECT IS SUBJECT TO THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS FOR CONSTRUCTION SITES UNDER THE ENVIRONMENTAL PROTECTION AGENCY (EPA) GENERAL PERMIT FOR ARIZONA. OWNERS, DEVELOPERS, ENGINEERS, AND/OR CONTRACTORS ARE REQUIRED TO PREPARE ALL DOCUMENTS REQUIRED BY THIS REGULATION, INCLUDING BUT NOT LIMITED TO STORM WATER POLLUTION PROTECTION PLAN (SWPPP), NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT).
2. A COPY OF THE APPROVED GRADING AND DRAINAGE PLAN FOR THIS PROJECT, TOGETHER WITH A COPY OF THE NOTICE OF INTENT (NOI) AND THIS STORM WATER POLLUTION PROTECTION PLAN (SWPPP), SHALL BE MAINTAINED ON THE SITE AND AVAILABLE FOR REVIEW. THOSE ELEMENTS OF THE GRADING AND DRAINAGE PLAN PERTINENT TO OR REFERENCED ON THE SWPPP SHALL BE CONSIDERED A PART OF THE SWPPP.
3. THE OPERATOR SHALL OBTAIN A DUST CONTROL PERMIT FROM MARICOPA COUNTY HEALTH DEPARTMENT AND PERFORM MEASURES AS REQUIRED BY THE PERMIT TO PREVENT EXCESS DUST. ALL PERMITTEES MUST SUBMIT A TENTATIVE CONSTRUCTION SCHEDULE AND COMPLETION TIME.
4. THE OPERATOR SHALL PERFORM, AT A MINIMUM, A VISUAL INSPECTION OF THE CONSTRUCTION SITE ONCE EVERY MONTH AND WITHIN 24 HOURS OF RAINFALL GREATER THAN OR EQUAL TO A HALF OF AN INCH OR MORE. THE OPERATOR SHALL PREPARE A REPORT DOCUMENTING HIS/HER FINDINGS ON THE CONDITIONS OF THE SWPPP CONTROLS AND NOTE ANY EROSION PROBLEM AREAS. THE OPERATOR'S REPORT IS TO BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING DIVISION CONSTRUCTION INSPECTOR FOR REVIEW AND APPROVAL. FACILITIES SHALL BE MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED.
5. THE OPERATOR SHALL AMEND THIS PLAN AS NECESSARY DURING THE COURSE OF CONSTRUCTION TO RESOLVE ANY PROBLEM AREAS, WHICH BECOME EVIDENT DURING THE CONSTRUCTION AND/OR DURING RAINFALLS.
6. THE PERMITTEE SHALL FILE A NOTICE OF TERMINATION (NOT) AFTER COMPLETION OF CONSTRUCTION AND PLACEMENT OF FINAL LANDSCAPE MATERIALS. THE NOT IS TO BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING INSPECTOR TO FINAL THE SWPPP PERMIT.
7. THE PERMITTEE SHALL SAVE ALL RECORDS, INCLUDING THE NOI, SWPPP, NOT, AND INSPECTION REPORTS, ON FILE FOR A MINIMUM OF THREE YEARS FROM THE DATE OF FILING THE NOT.
8. THE IMPLEMENTATION OF THESE PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED AND NOT SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING DIVISION INSPECTOR.
9. THE FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO INSURE THAT SEDIMENT-LOADED WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS, AND MUST BE INSTALLED AND IN OPERATION PRIOR TO ANY GRADING OR LAND CLEARING. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
10. THE CONTRACTOR'S NOI MUST BE RECEIVED PRIOR TO THE SWPPP PERMIT BEING ISSUED. THE CONTRACTOR THAT WILL BE PULLING THE G&D PERMIT MUST HAVE THE SWPPP PERMIT ISSUED IN THEIR NAME.
11. 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. THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
12. CONTRACTOR SHALL PROVIDE STABILIZATION FABRIC TO ALL SLOPES EQUAL TO OR GREATER THAN 3H:1V.
13. STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ALL LOCATIONS WHERE CONSTRUCTION VEHICLES WILL ENTER AND EXIT THE CONSTRUCTION SITE.
14. REFER TO SHEET 2 FOR STANDARD DETAILS OF BEST MANAGEMENT PRACTICES.
15. 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.

BASIS OF BEARINGS

THE SOUTH LINE OF THE TRACT OF LAND AS SHOWN ON THE PLAT OF MARSHMALLOW MOUNTAIN LANDS, A PLAT RECORDED IN DOCKET 1500, AT PAGES 183-186, MCR, SAID LINE BEARS S70°29'20"W FROM THE SOUTHEAST CORNER OF THE PLAT MENTIONED ABOVE.

BENCHMARK

GDACS #24521-2 BRASS CAP FLUSH, LOCATED ON INDIAN BEND ROAD, BEING THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 4 EAST, MARICOPA COUNTY ARIZONA. ELEVATION = 1419.80 (NAVD88 DATUM).

SHEET INDEX

- SP1 - SWPPP PLAN
SP2 - DETAILS

TRACT "B"-PARADISE HILLS
BOOK 57, PAGE 11, MCR
PARADISE VALLEY COUNTRY CLUB, INC.
7101 N TATUM BLVD
PARADISE VALLEY, AZ 85253
APN 169-09-053A
ZONING: SUP

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX L	BASE FLOOD ELEVATION
040049	1765 OF 4425		N/A
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	10/16/2013	11/04/2015	X-1

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

CONSTRUCTION SEQUENCE

1. WALLS AND SITE IMPROVEMENTS.
2. CLEAR AND GRUB.
3. CONSTRUCT RETENTION/SEDIMENTATION BASINS.
4. ROUGH GRADE SITE WHILE PROVIDING POSITIVE DRAINAGE TO BASINS.
5. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE.
6. FINAL GRADE.
7. CONSTRUCT PAVING AND SIDEWALKS.
8. COMPLETE FINAL GRADING, INSTALL PERMANENT SEEDING AND LANDSCAPING.

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.

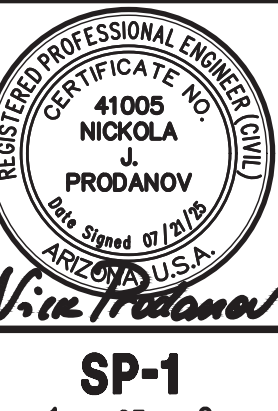
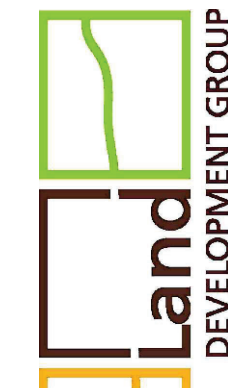
TOWN ENGINEER
TOWN OF PARADISE VALLEY

DATE

Contact Arizona 811 at least two full working days before you begin excavation

STORM WATER POLLUTION
PREVENTION PLAN
COVER SHEETMARTORI RESIDENCE -
NEW GUEST HOUSE
5001 E COTTONTAIL RUN RD.,
PARADISE VALLEY, AZ 85253

P 602 869 1984 | F 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX@LDGENG.COM



SP-1

1 OF 2

TRACT "B"-PARADISE HILLS
BOOK 57, PAGE 11, MCR
PARADISE VALLEY COUNTRY CLUB, INC.
7101 N TATUM BLVD
PARADISE VALLEY, AZ 85253
APN 169-09-053A
ZONING: SUP

PARADISE VALLEY COUNTRY CLUB, INC.
7101 N TATUM BLVD
PARADISE VALLEY, AZ 85253
APN 169-08-037C
ZONING: R-43

LOT 15-MARSHMALLOW MOUNTAIN LANDS
BOOK 430, PAGE 11, MCR
COTTONTAIL RUN 4928, LLC
4928 E COTTONTAIL RUN RD
PARADISE VALLEY, AZ 85253
APN 169-08-044H
SINGLE FAMILY RESIDENCE
ZONING: R-43 (HILLSIDE)

LOT 14-MARSHMALLOW MOUNTAIN LANDS
BOOK 430, PAGE 11, MCR
DAVID FIELER
5035 E COTTONTAIL RUN RD
PARADISE VALLEY, AZ 85253
APN 169-08-044G
SINGLE FAMILY RESIDENCE
ZONING: R-43 (HILLSIDE)

COTTONTAIL RUN
PRIVATE ROAD

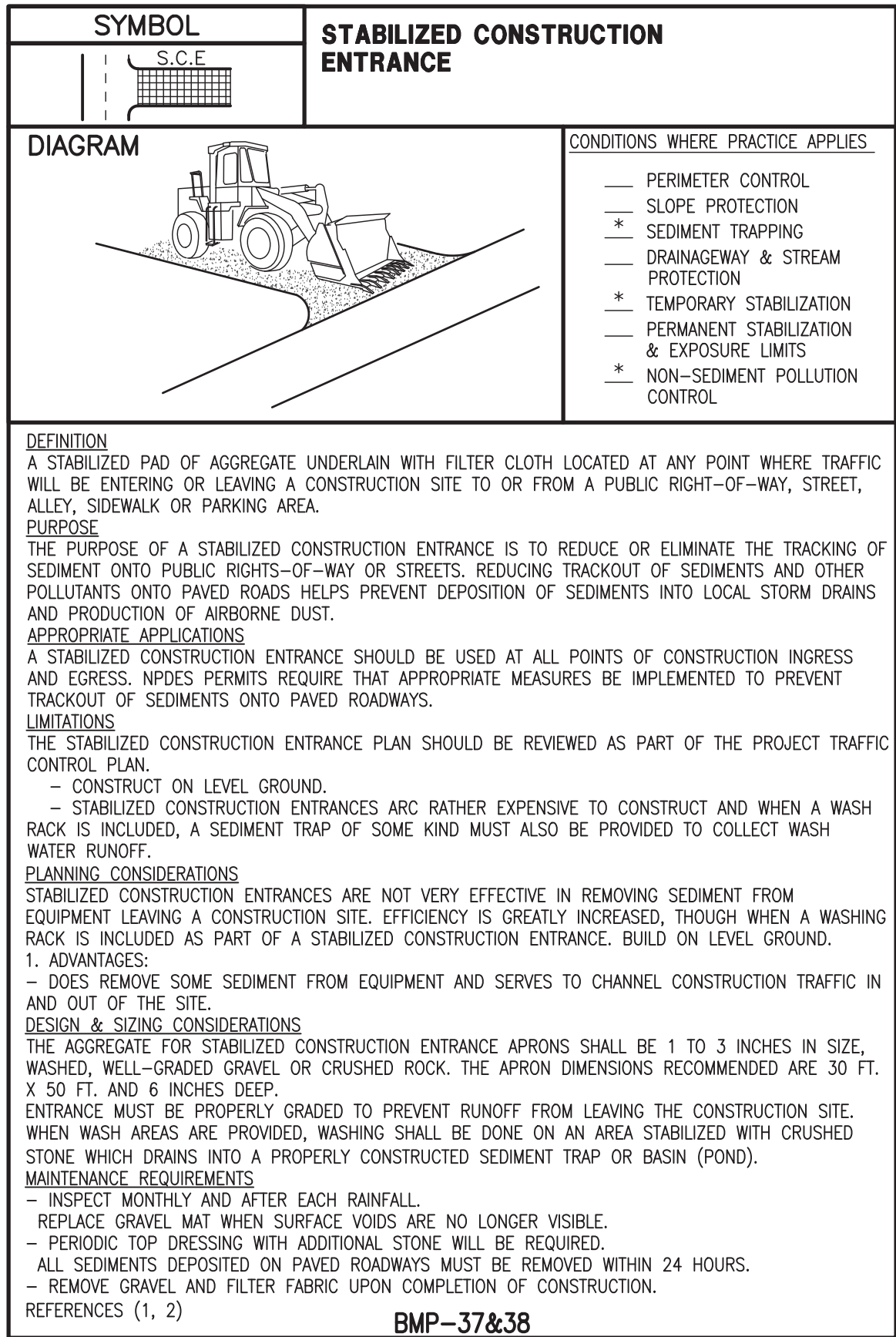
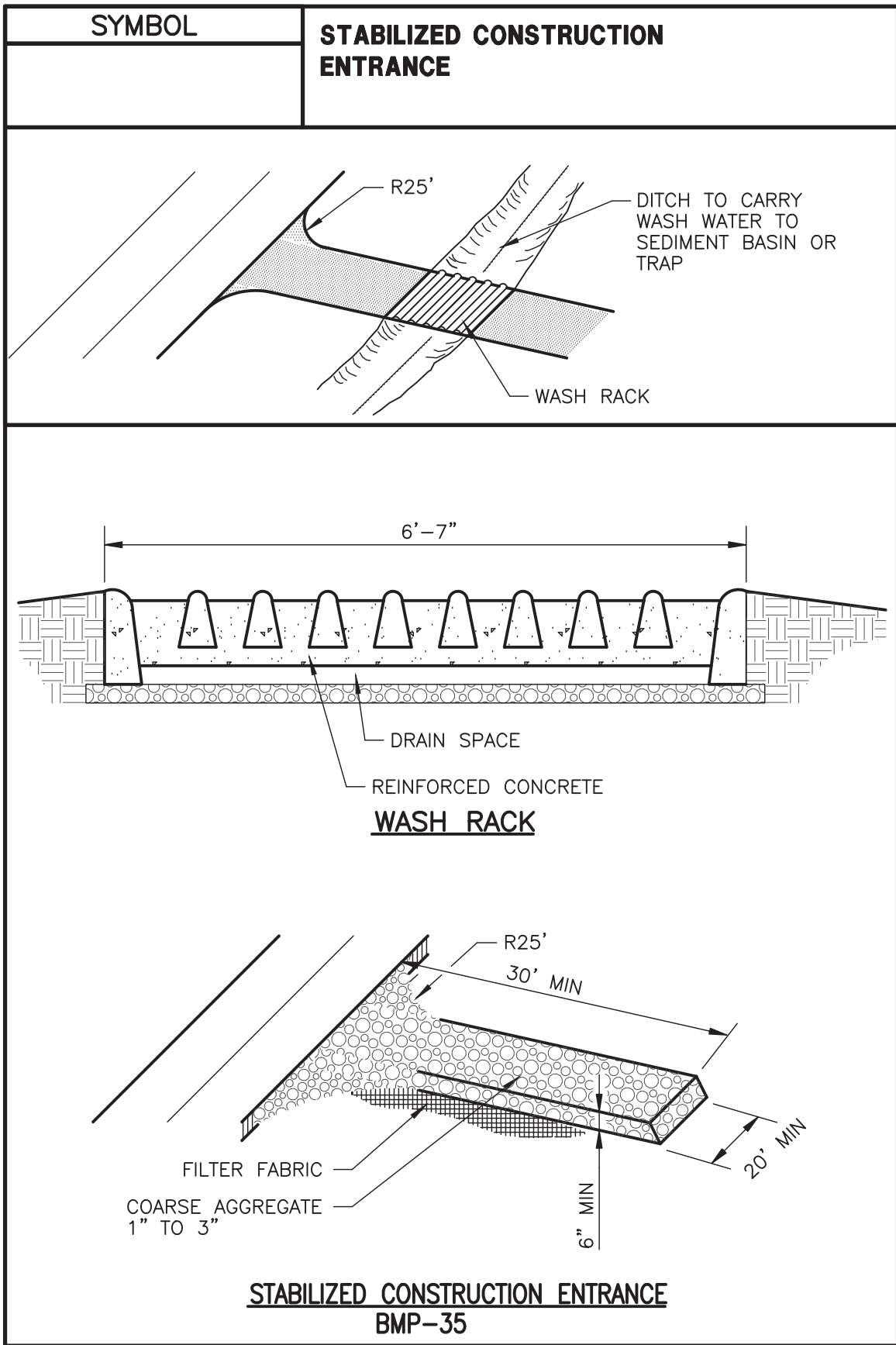
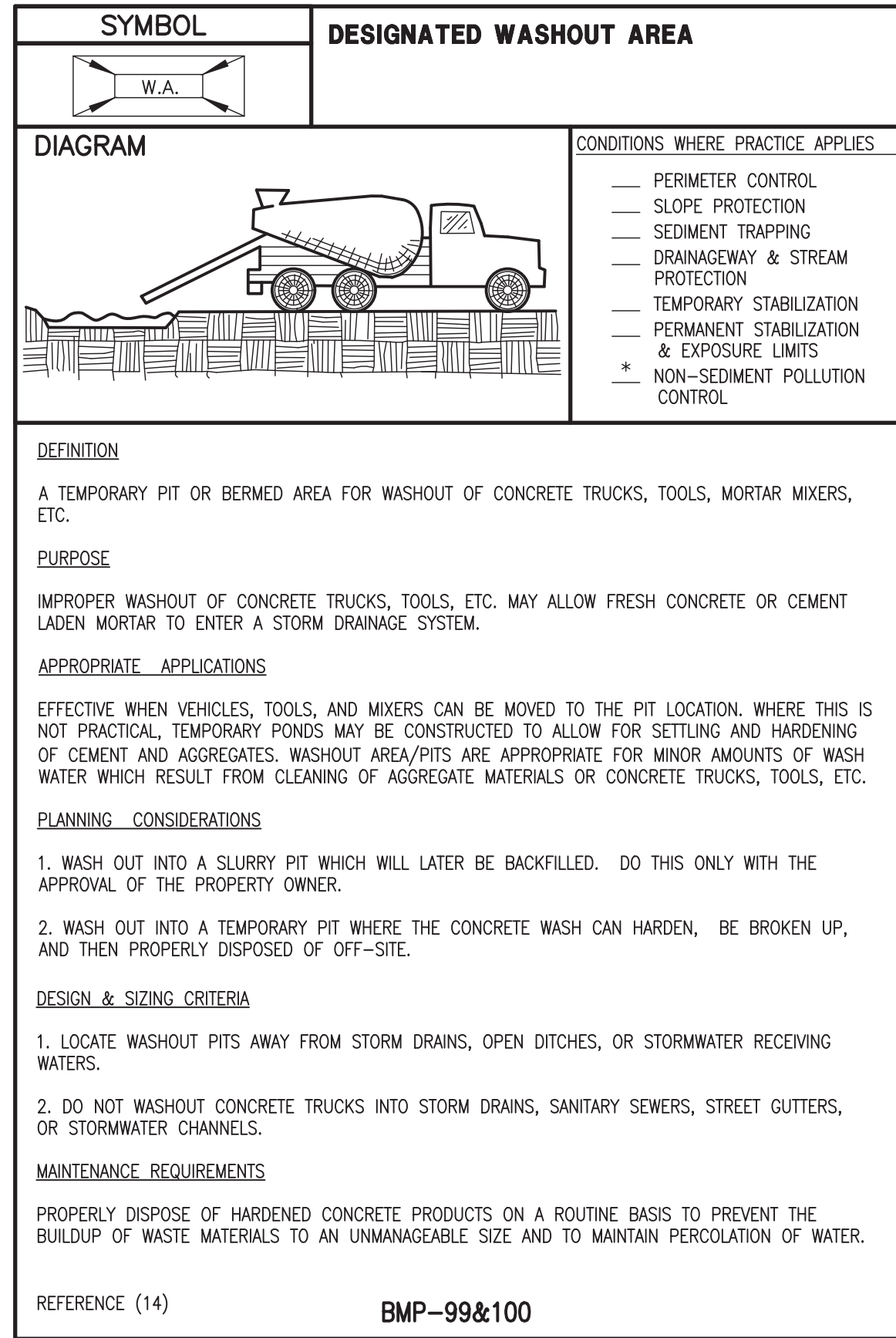
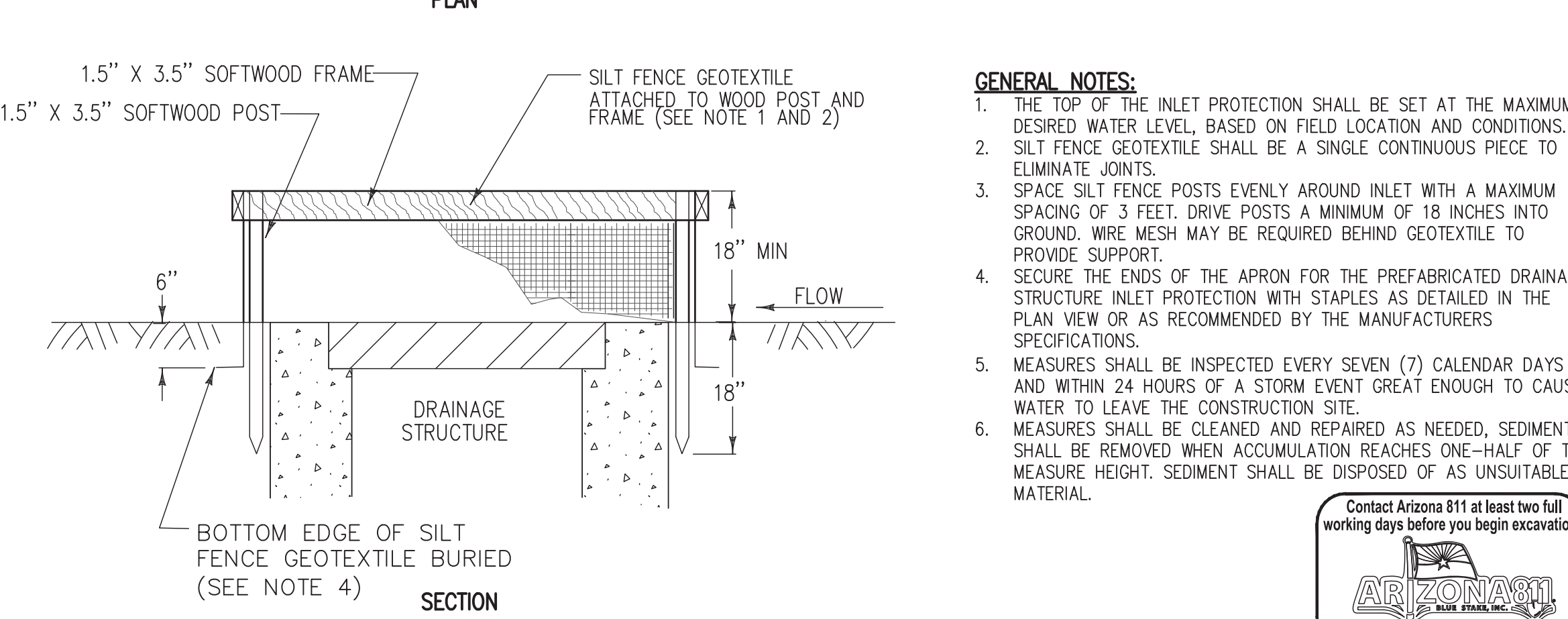
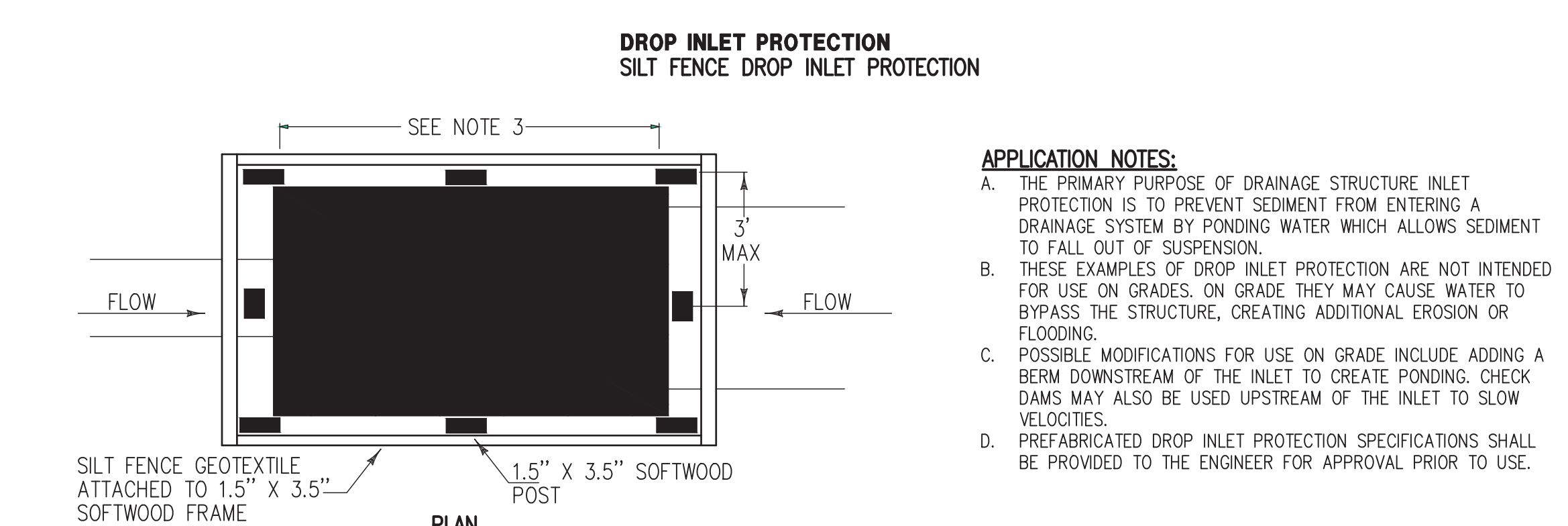
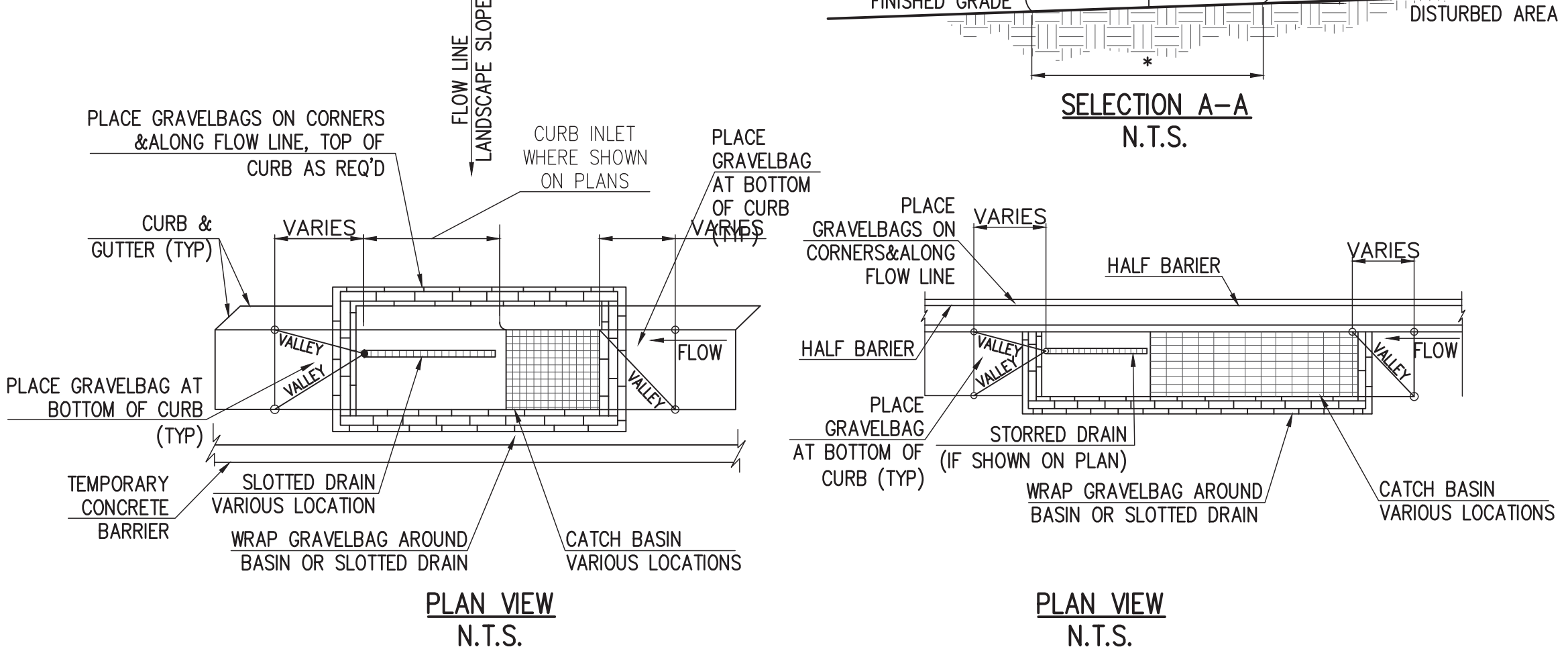
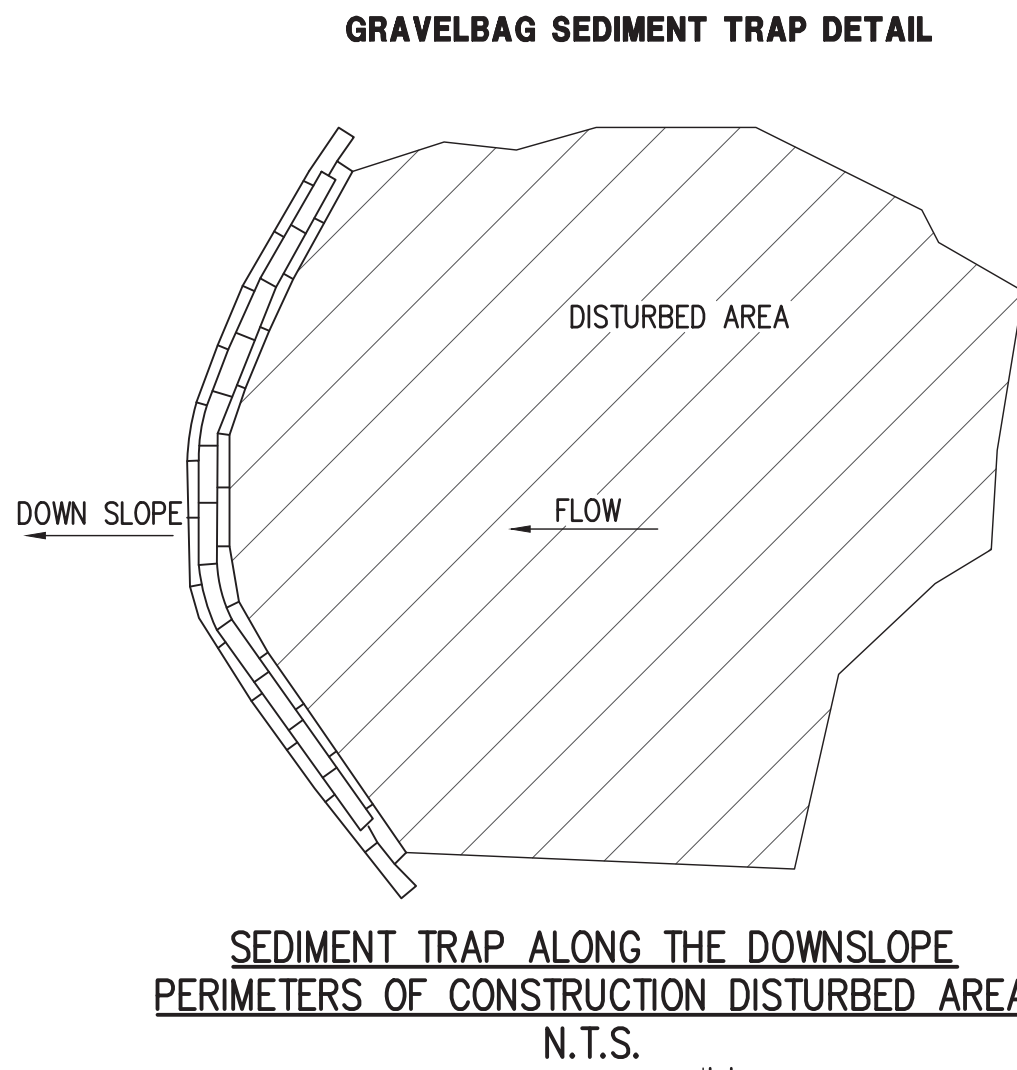
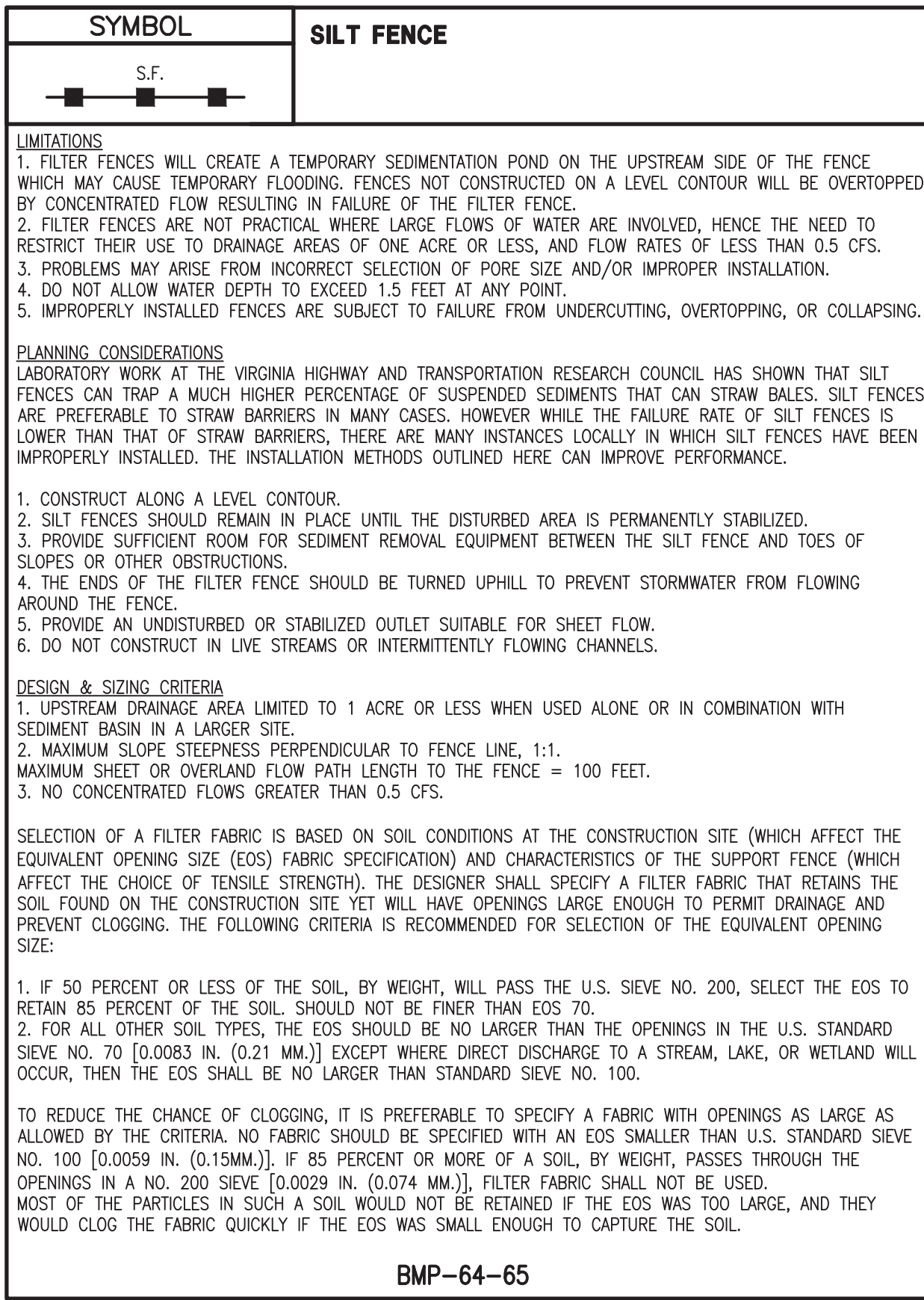
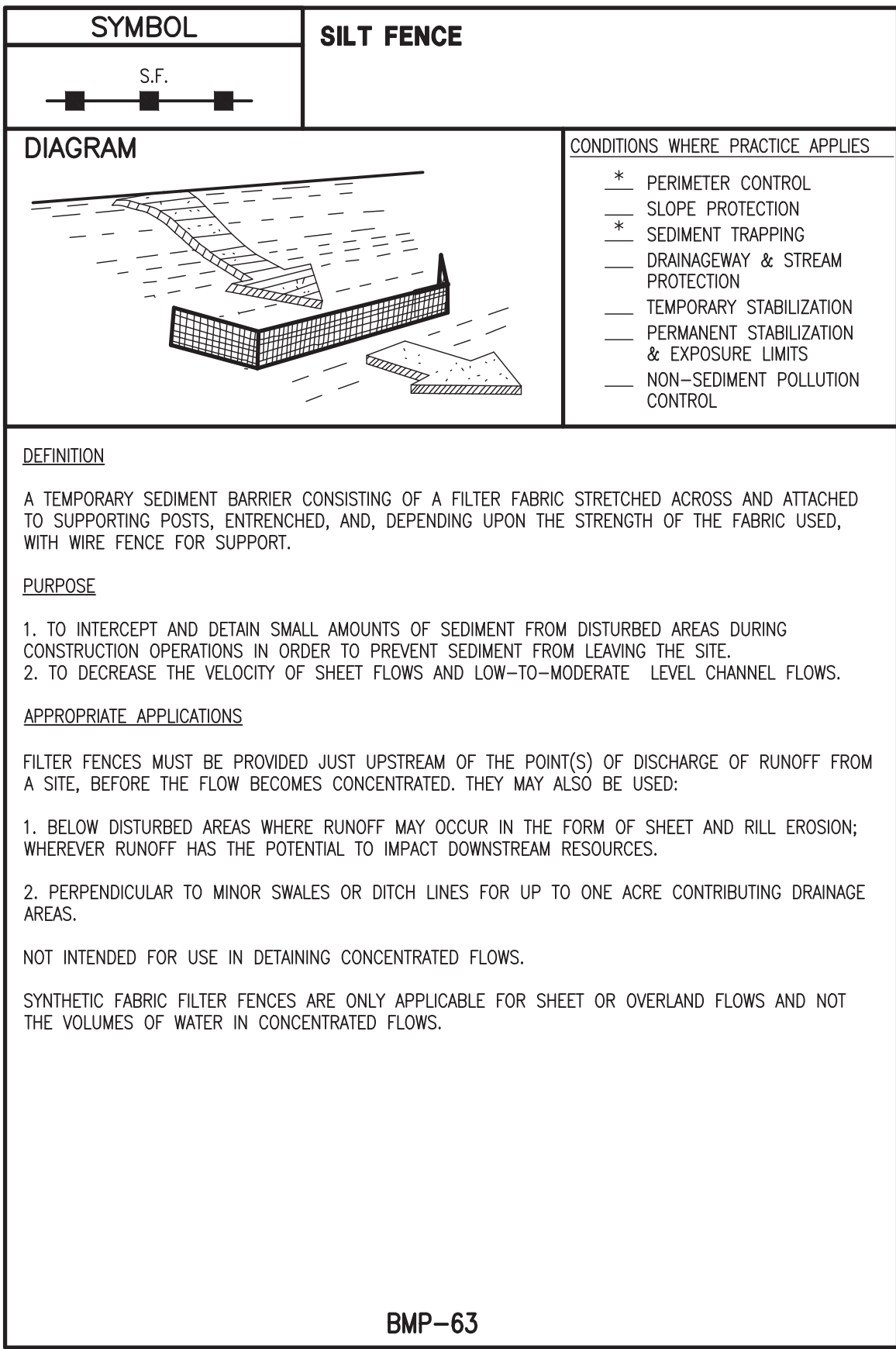
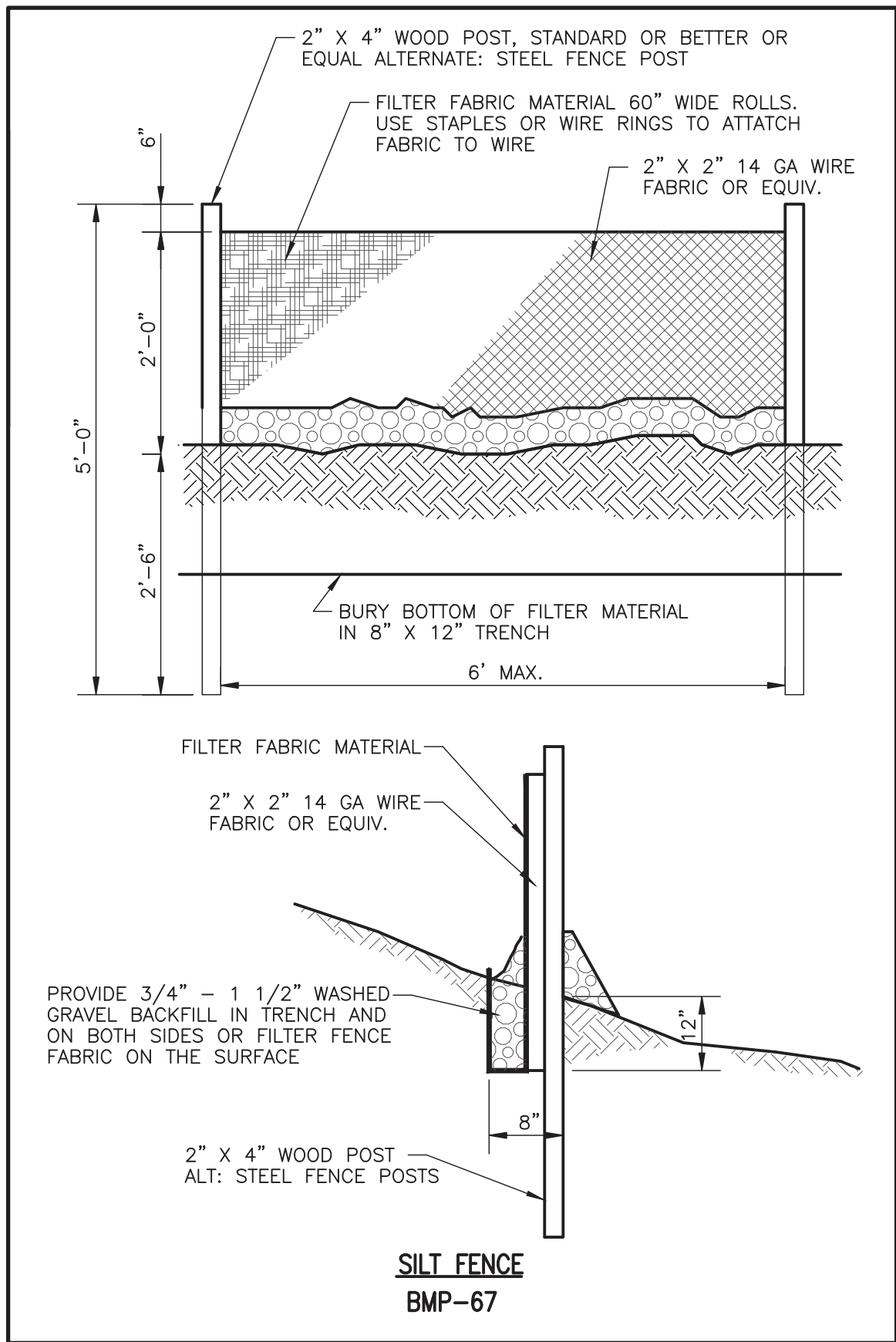
EXISTING SINGLE
FAMILY RESIDENCE
FFE=1422.50

NEW GUEST HOUSE
FFE=1416.50
PAD1415.83

JCM GROUP, LLC
5035 E COTTON CT
PARADISE VALLEY, AZ 85253
APN 169-08-035
SINGLE FAMILY RESIDENCE
ZONING: R-43 (HILLSIDE)

STORM WATER POLLUTION PREVENTION PLAN

BEST MANAGEMENT PRACTICES DETAILS



SELECTION OF FABRIC TENSILE STRENGTH AND BURSTING STRENGTH CHARACTERISTICS SHALL BE SUPPORTED WITH WIRE MESH IN AND AS RECOMMENDED BY THE FABRIC MANUFACTURER.

FILTER FABRIC MATERIAL SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF SIX MONTHS OF EXPECTED USABLE LIFE AT A TEMPERATURE RANGE OF 0° F. TO 120° F.

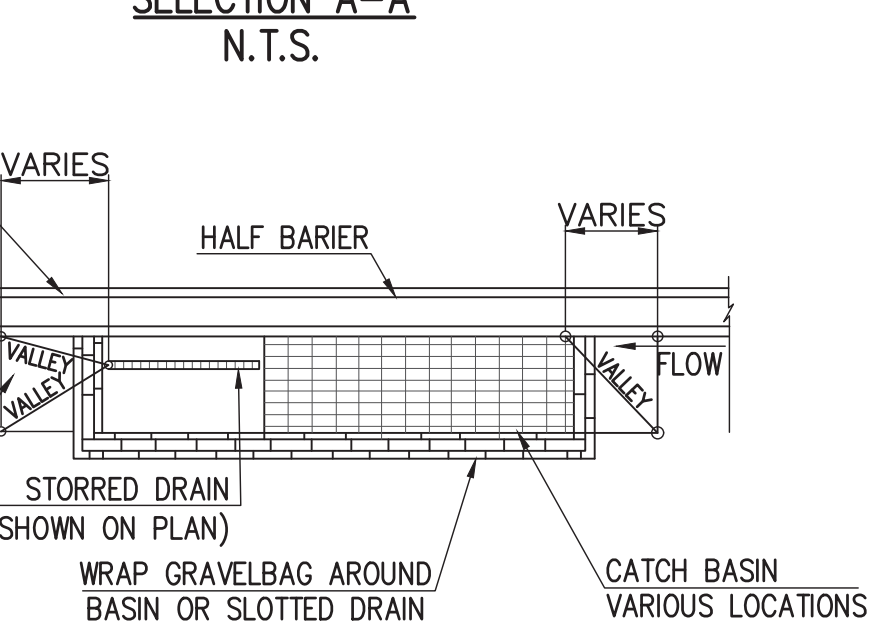
1. TYPICAL INSTALLATION:

- A. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 30 INCHES.
- B. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 8 INCHES WIDE AND 12 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- C. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES.
- D. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT WIRED DIRECTLY FENCE MAY BE ELIMINATED AND THE FILTER FABRIC STAPLED OR WIRED DIRECTLY TO THE POSTS.
- E. THE USE OF JOINTS SHOULD BE AVOIDED. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.
- F. THE TRENCH SHALL BE BACKFILLED WITH 3/4-INCH MINIMUM DIAMETER WASHED GRAVEL OR COMPACTED NATIVE MATERIAL.

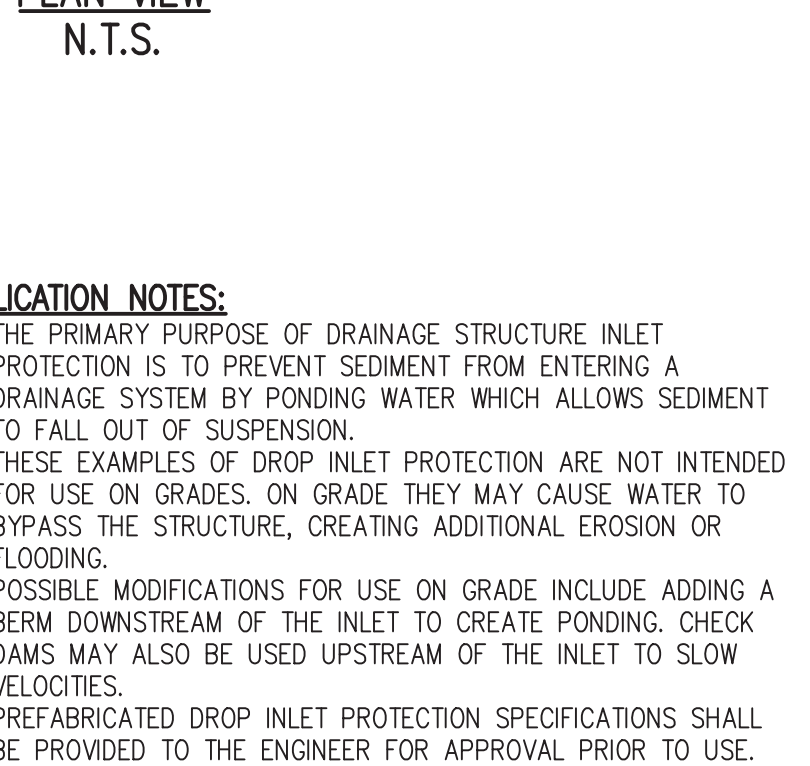
NOTES:

1. * SEE SPECIAL PROVISIONS.
2. GRAVELBAG MATERIAL SHALL BE FROM POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN FABRIC. SEE SPECIAL PROVISIONS FOR MULLEN BURST STRENGTH AND ULTRAVIOLET STABILITY REQUIREMENTS.
3. WHEN SEDIMENT DEPTH REACHES 3 INCHES, REMOVE, AND PROPERLY DISPOSE OF ACCUMULATED MATERIAL.
4. TOP OF GRAVELBAG TO BE 2 INCHES BELOW TOP OF ADJACENT ROADWAY TO ALLOW DRAINAGE INTO THE CATCH BASIN.
5. GRAVELBAG BMP SHALL NOT BE APPLIED IN THE AREA OF OPEN TRAFFIC.
6. THE INSTALLATION AND MAINTENANCE OF GRAVELBAG BMPs SHALL NOT NEGATIVELY IMPACT TRAFFIC SAFETY, AS WELL AS THE DESIGN FUNCTION OF ROADWAY OR BRIDGE DRAINAGE FACILITIES. FOR EROSION/SEDIMENT CONTROL PURPOSES, GRAVELBAG BMPs SHALL BE INSTALLED AND MAINTAINED TO CARRY THE STORM WATER OF AT LEAST 2-YEAR, 24-HOUR EVENTS.
7. THE GRAVELBAG BMPs PAY/BID ITEM SHALL INCLUDE ALL MATERIALS USED FOR THIS BMP, ALL GROUND PREPARATION, FURNISHING, INSTALLING, FINAL REMOVAL, AND DISPOSAL OF THIS TEMPORARY BMP, AS WELL AS RETURNING THE AREA TO AN ACCEPTABLE CONDITION AS APPROVED BY THE ENGINEER.

SELECTION A-A N.T.S.



PLAN VIEW N.T.S.



GENERAL NOTES:

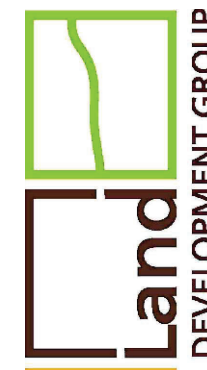
1. THE TOP OF THE INLET PROTECTION SHALL BE SET AT THE MAXIMUM DESIRED WATER LEVEL, BASED ON FIELD LOCATION AND CONDITIONS.
2. SILT FENCE GEOTEXTILE SHALL BE A SINGLE CONTINUOUS PIECE TO ELIMINATE JOINTS.
3. SPACE SILT FENCE POSTS EVENLY AROUND INLET WITH A MAXIMUM SPACING OF 3 FEET. DRIVE POSTS A MINIMUM OF 18 INCHES INTO GROUND. WIRE MESH MAY BE REQUIRED BEHIND GEOTEXTILE TO PROVIDE SUPPORT.
4. SECURE THE ENDS OF THE APRON FOR THE PREFABRICATED DRAINAGE STRUCTURE INLET PROTECTION WITH STAPLES AS DETAILED IN THE PLAN VIEW OR AS RECOMMENDED BY THE MANUFACTURERS SPECIFICATIONS.
5. MEASURES SHALL BE INSPECTED EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT GREAT ENOUGH TO CAUSE WATER TO LEAVE THE CONSTRUCTION SITE.
6. MEASURES SHALL BE CLEANED AND REPAIRED AS NEEDED, SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE-HALF OF THE MEASURE HEIGHT. SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.



STORM WATER POLLUTION PREVENTION PLAN DETAILS

MARTORI RESIDENCE - NEW GUEST HOUSE 5001 E COTTONTAIL RUN RD., PARADISE VALLEY, AZ 85253

P. 602.869.1984 | F. 602.445.9482
8808 N CENTRAL AVE., SUITE 208
PHOENIX, AZ 85020
PHOENIX@LDGENG.COM



SP-2
2 OF 2