

REVISIONS
Revision 7.19.17

DESIGNER

BUILDER



OWNER

Bergeron Residence
5045 East Cottontail Run Rd.
APN: 219-61-095
Paradise Valley, Arizona

SHEET INDEX

Project # - 17046
Date - 6-22-17

SHEET NAME
SITE PLAN

AS1

DISTURBANCE AREA CALCS	
AREA OF LOT	107106 ACRES OR 4665533 SQUARE FEET
AREA UNDER ROOF	6506 SQUARE FEET
FLOOR AREA RATIO	14.1% (AREA UNDER ROOF/AREA OF LOT)
BUILDING PAD SLOPE	1%
VERTICAL	33'-6" FEET
HORIZONTAL	100 FEET
ALLOWABLE DISTURBANCE AREA	2127% OR 1272290 SF
EXISTING DISTURBANCE AREA	0% SQUARE FEET (IF ANY)
PROPOSED DISTURBED AREA	8780 SF
PROPOSED DISTURBED AREA SQUARE FEET DRIVEWAY 5559 X .15	46325 SF
TOTAL DISTURBED AREA	144925
PROPOSED DISTURBANCE FOR SEPTIC ENTIRE AREA TO BE REVEG	190 SF

ADDITIONAL NOTES	
NUMBER OF RETAINING WALLS	5
TOTAL LENGTH OF RETAINING WALL	515'
MAXIMUM HEIGHT OF RETAINING WALL	8'-0"
MAXIMUM CONTINUOUS LENGTH OF RETAINING WALLS	95'
MAXIMUM LENGTH OF VISIBLE RETAINING WALL MEASURED FROM ANY POINT AROUND THE PROPERTY	22'
DRIVEWAY:	
• MATERIAL	- PAVERS
• COLOR	- ICE GREY
• CREDIT	- SLOPE OF DRIVEWAY 16.66%

ADDITIONAL NOTES	
ALL GRADING SHALL BE SOFT, ROUNDED AND ORGANIC. NO 'MAN MADE SLOPES' AND NO 'ENGINEERED SLOPES'. MAN MADE GRADES MUST BE SOFTLY TRANSITIONED TO NATURAL GRADES WITH NO 'BREAK POINT' OR DEMARCATION BETWEEN NEW AND EXISTING GRADES. THE SIMPLE TEST IS THAT THE GRADING MUST TRULY LOOK NATURAL. IT MAY NOT LOOK 'MAN MADE' IN ANY WAY.	

WALL LEGEND	
T.V.F.	- TOP OF VIEW FENCE
T.O.W.	- TOP OF WALL
B.O.W.	- BOTTOM OF WALL
T.O.R.W.	- TOP OF RETAINING WALL
B.O.R.W.	- BOTTOM OF RETAINING WALL
T.O.F.	- TOP OF FOOTING
T.O.S.	- TOP OF STEM

DEFERRED SUBMITTALS	
AUTOMATIC FIRE SPRINKLERS	
PREFABRICATED WOOD TRUSSES	

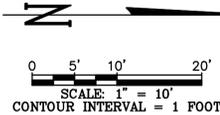
LOT AREA	
LOT AREA	- 4665533 SF OR 107106 ACRES
MAXIMUM DISTURBANCE AREA	2446 SF, 1411893718



GRAHAM SURVEYING & ENGINEERING INC.

Civil Engineers & Land Surveyors
 P.O. BOX 1240, Carefree, Arizona 85377
 (480) 488-4393

5045 E COTTONTAIL RUN ROAD, SHT. 2 OF 2, JOB #17-097P10
 PARCEL NO. 1 PER DEED



DATE:

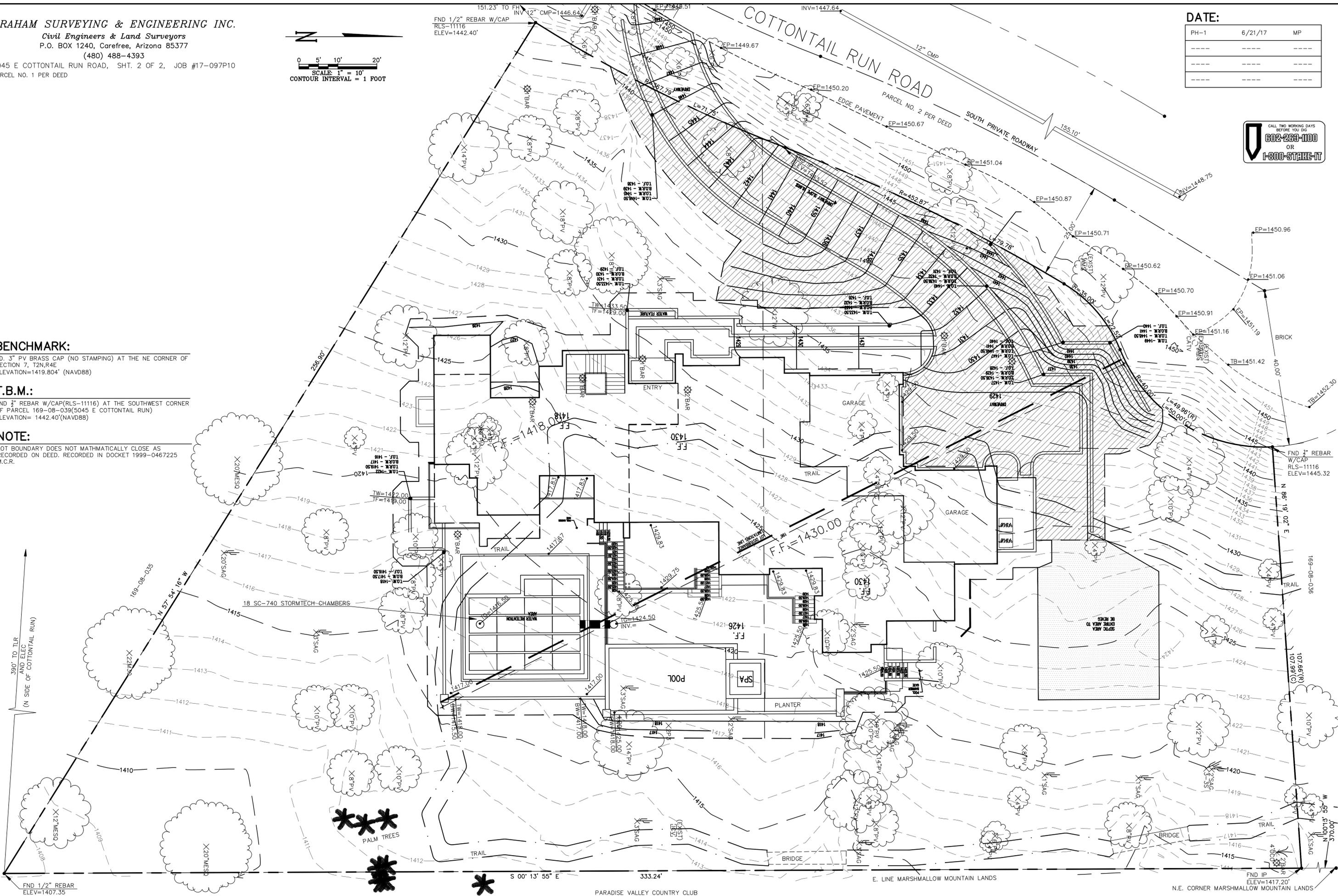
PH-1	6/21/17	MP
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BENCHMARK:
 FD, 3" PV BRASS CAP (NO STAMPING) AT THE NE CORNER OF SECTION 7, T2N,R4E
 ELEVATION=1419.804' (NAVD88)

T.B.M.:
 FND 3" REBAR W/CAP(RLS-11116) AT THE SOUTHWEST CORNER OF PARCEL 169-08-039(5045 E COTTONTAIL RUN)
 ELEVATION= 1442.40'(NAVD88)

NOTE:
 LOT BOUNDARY DOES NOT MATHEMATICALLY CLOSE AS RECORDED ON DEED. RECORDED IN DOCKET 1999-0467225 M.C.R.



FND 1/2" REBAR
 ELEV=1407.35

PARADISE VALLEY COUNTRY CLUB

E. LINE MARSHMALLOW MOUNTAIN LANDS

N.E. CORNER MARSHMALLOW MOUNTAIN LANDS
 FND IP
 ELEV=1417.20'



1.69-00-0971

1.69-00-0707

AERIAL PHOTO OVERLAY
SCALE: 1" = 10'-0"



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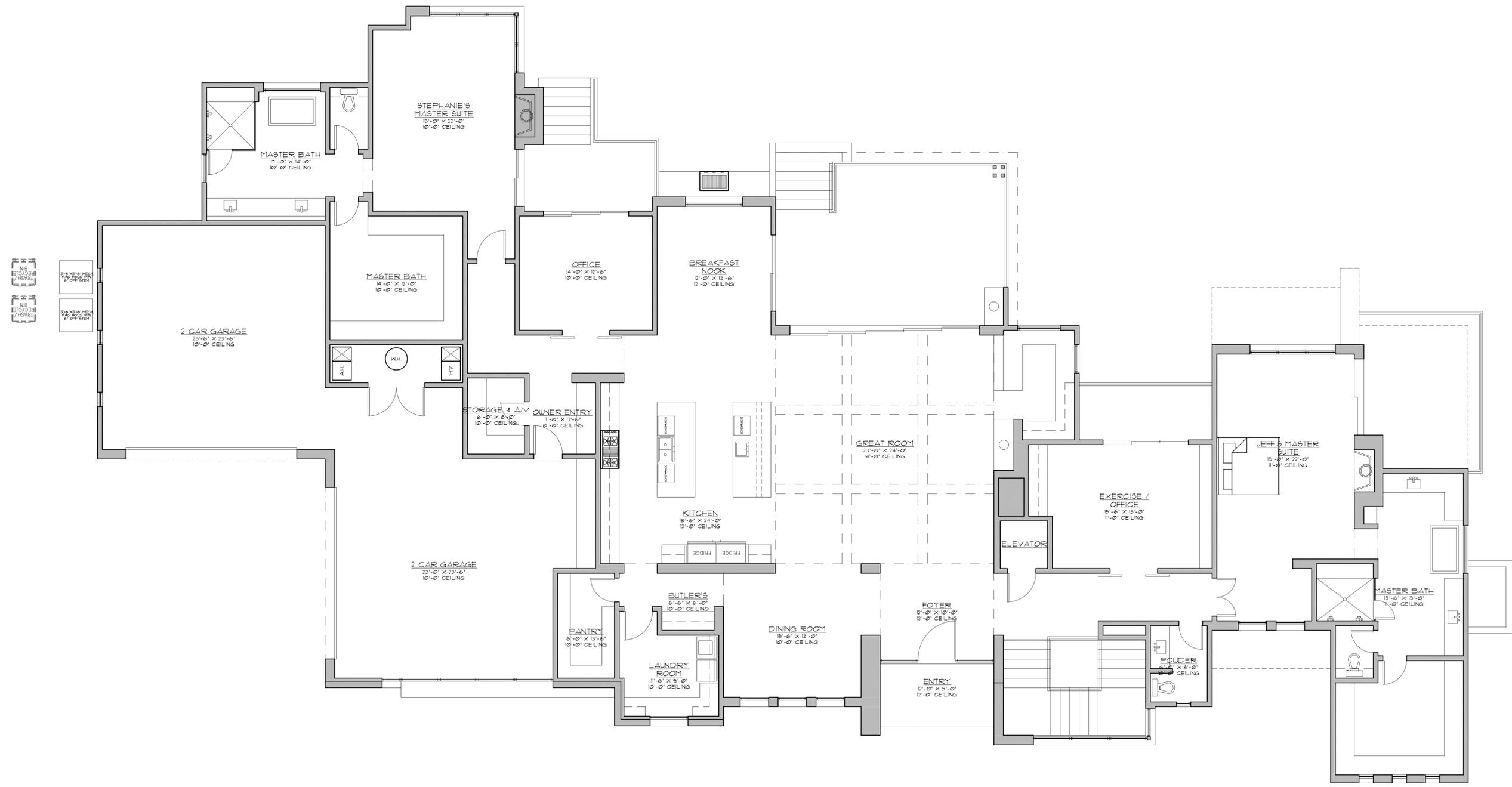
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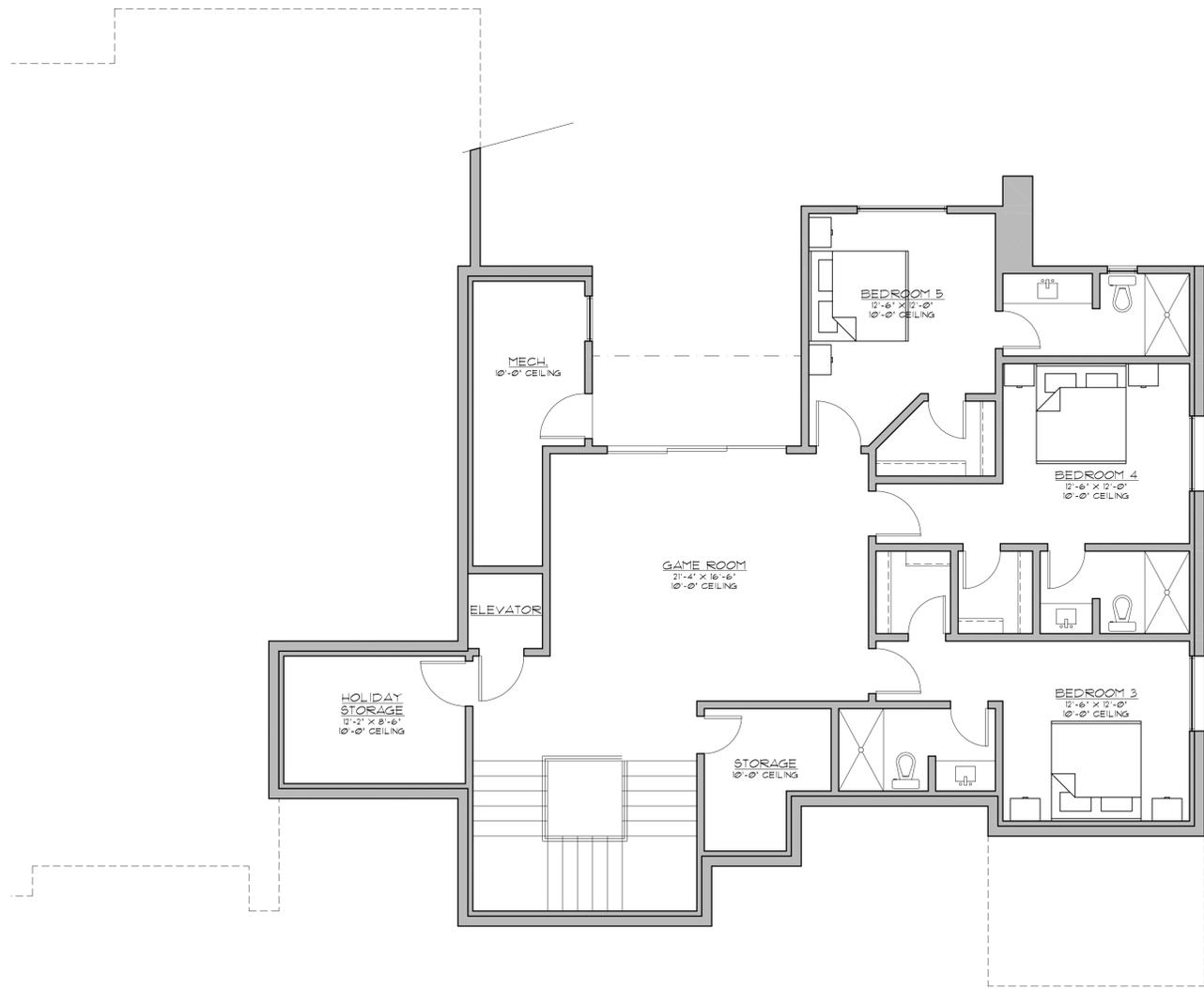
SHEET NAME

SITE PLAN

A1.1



MAIN LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"



LOWER LEVEL FLOOR PLAN

SCALE: 3/16" = 1'-0"

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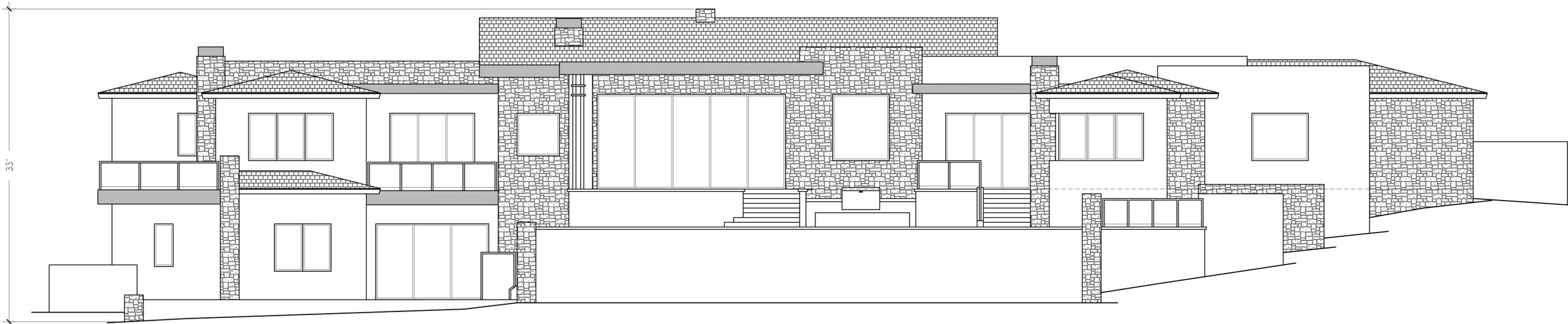
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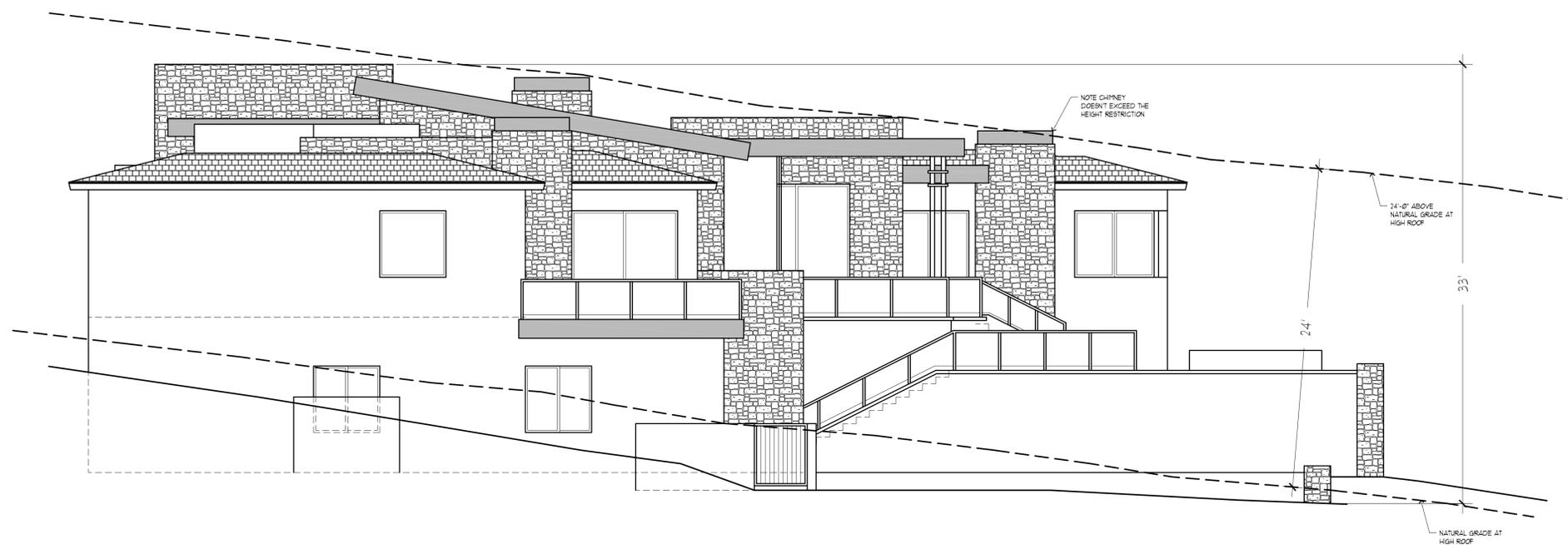
FLOOR PLAN

A2



EAST ELEVATION GOLF COURSE VIEW

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

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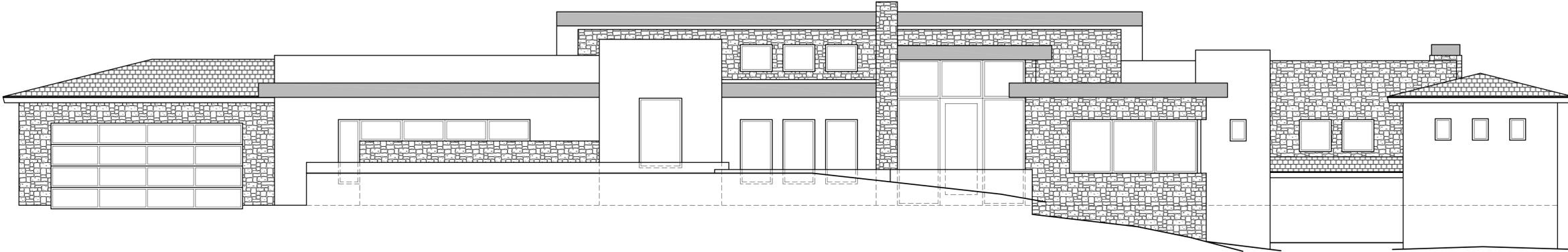
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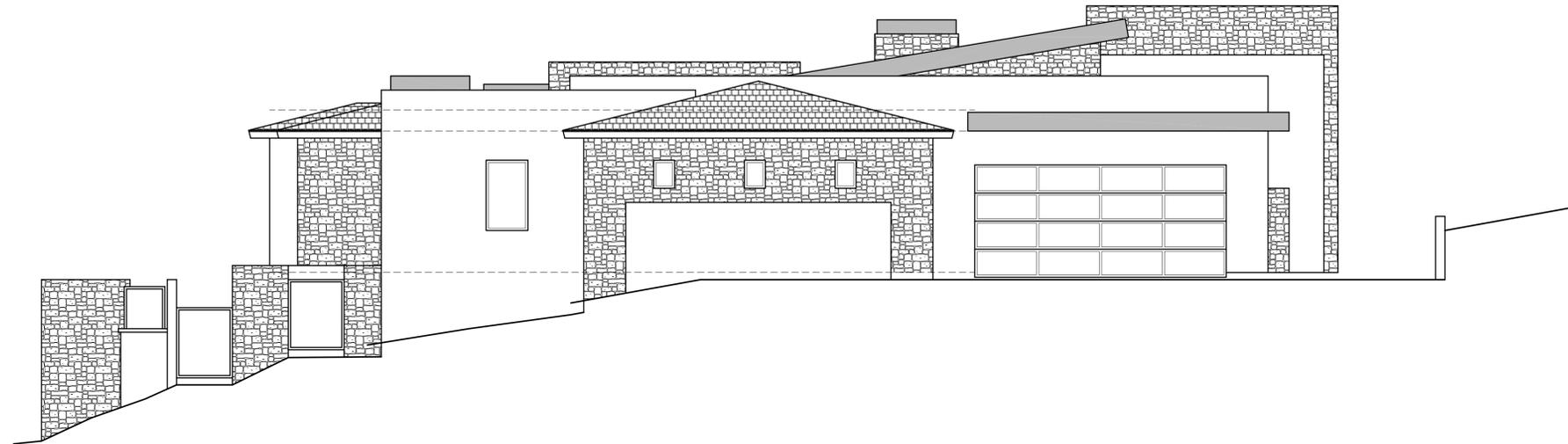
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SHEET NAME
ELEVATION

A3



EAST ELEVATION GOLF COURSE VIEW
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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ELEVATION

A4



A

PICTURE A

SCALE: N.T.S.



D

PICTURE D

SCALE: N.T.S.



F

PICTURE F

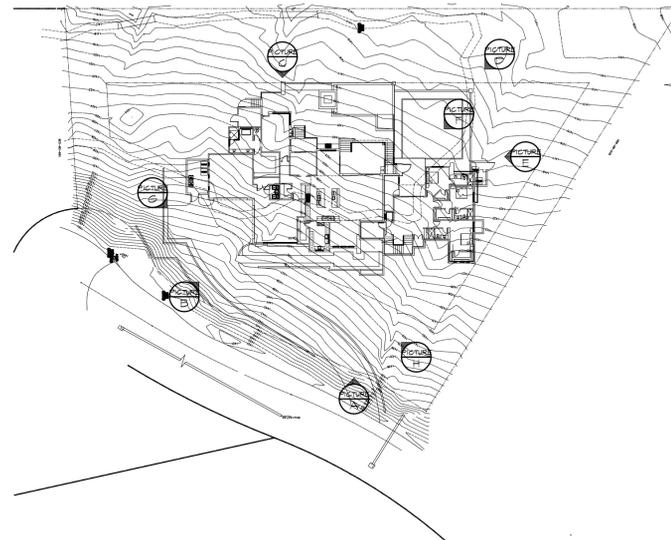
SCALE: N.T.S.



B

PICTURE B

SCALE: N.T.S.



PICTURE KEY

SCALE: N.T.S.



G

PICTURE G

SCALE: N.T.S.



C

PICTURE C

SCALE: N.T.S.



E

PICTURE E

SCALE: N.T.S.



H

PICTURE H

SCALE: N.T.S.

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SHEET NAME
PICTURES

R1