

ARCHITECTURAL SITE
SCALE: 1" = 10'-0"

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
PREFIRGATED WOOD TRUSSES

LOT AREA
LOT AREA - 46,655.33 SF OR 1.07106 ACRES
MAXIMUM DISTURBANCE AREA 24,46 SF, 1141,893718

DISTURBANCE AREA CALCS
AREA OF LOT 107106 ACRES OR 46,655.33 SQUARE FEET
AREA UNDER ROOF 6,506 SQUARE FEET
FLOOR AREA RATIO 14.1% (AREA UNDER ROOF/AREA OF LOT)
BUILDING PAD SLOPE 11%
VERTICAL 35'-6" FEET
HORIZONTAL 130 FEET
ALLOWABLE DISTURBANCE AREA 21271% OR 12722.90 SF
EXISTING DISTURBANCE AREA 0% SQUARE FEET (IF ANY)
PROPOSED DISTURBED AREA = 8,280 SF
PROPOSED DISTURBED AREA SQUARE FEET DRIVEWAY 5559 X .15 = 416.925 SF
TOTAL DISTURBED AREA = 12449.25
PROPOSED DISTURBANCE FOR SEPTIC ENTIRE AREA TO BE REVEG = 1190 SF

ADDITIONAL NOTES
NUMBER OF RETAINING WALLS 5
TOTAL LENGTH OF RETAINING WALL 55'
MAXIMUM HEIGHT OF RETAINING WALLS 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
1. 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.

REVISIONS
Revision 7.19.17

DESIGNER

BUILDER

PLATINUM COMPANIES

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

GRADING & DRAINAGE NOTES:

1. A GRADING PERMIT IS REQUIRED UNDER CHAPTER 32A OF THE PARADISE VALLEY CITY CODE.
2. HAUL PERMITS, WHEN REQUIRED, MUST BE OBTAINED PRIOR TO OR CONCURRENTLY WITH THE GRADING AND DRAINAGE PERMIT.
3. EXCAVATING CONTRACTOR MUST GIVE LOCATION FOR WASTING EXCESS EXCAVATION AND A LETTER FROM OWNER GIVING PERMISSION FOR DUMPING PRIOR TO STARTING ON-SITE CONSTRUCTION. IF EXCESS EXCAVATION EXCEEDS 100 CUBIC YARDS, THE DISPOSAL SITE WILL ALSO REQUIRE A GRADING AND DRAINAGE PERMIT.
4. DEVELOPMENT SERVICES DEPARTMENT'S FIELD INSPECTION GROUP(262-6931) SHALL BE NOTIFIED 48 HOURS BEFORE ANY ON-SITE CONSTRUCTION BEGINS.
5. MINIMUM FINISH FLOOR ELEVATIONS SHOWN ARE SAFE FROM THE 100 YEAR FLOOD OR PER MINIMUM SPECIFIED IN THE CITY OF PARADISE VALLEY DRAINAGE DESIGN MANUAL, WHICHEVER IS GREATER.
6. STAKING FINISH FLOOR ELEVATIONS IS THE RESPONSIBILITY OF THE OWNER AND HIS ENGINEER. GRAHAM SURVEYING & ENGINEERING, INC., 7406 E NONCHALANT AVE., CAREFREE, ARIZONA, 85377,(480)488-4393, SHALL SUBMIT ONE SEALED COPY OF THE GRADING AND DRAINAGE PLAN DESIGNATED AS "RECORD DRAWING" (BEARING AN ORIGINAL SIGNATURE) OR ONE COPY OF A CERTIFICATION LETTER OF CONSTRUCTED BUILDING FLOOR ELEVATIONS PRIOR TO THE REQUEST FOR FINAL INSPECTION.
7. A SEPARATE PERMIT IS REQUIRED FOR ANY OFF SITE 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. DRYWELLS, WHEN REQUIRED, MUST BE DRILLED A MINIMUM OF 10 FEET INTO PERMEABLE POROUS STRATA OR PERCOLATION TESTS WILL BE REQUIRED. THE GRADING AND DRAINAGE INSPECTOR MUST BE PRESENT BEFORE BACKFILL OR WELL PIPES ARE PLACED WITHIN ANY DRYWELLS.
10. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR REGISTERING THE DRYWELLS SHOWN ON THE PLAN WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (A.D.E.Q.). FOR INFORMATION ABOUT SPECIFIC REQUIREMENTS, CONTACT THE WATER PERMITS UNIT (257-2270)
11. GRADING AND DRAINAGE PLAN APPROVAL INCLUDES THE CONSTRUCTION OF ALL SURFACE IMPROVEMENTS SHOWN ON THE APPROVED PLAN, INCLUDING, BUT NOT LIMITED TO, RETENTION AREAS, SEDIMENTATION BASINS AND/OR OTHER DRAINAGE FACILITIES, DRAINAGE PATTERNS, WALLS, CURBS, ASPHALT PAVEMENT, AND BUILDING FLOOR ELEVATIONS.
12. CONTRACTOR SHALL PROVIDE LEVEL BOTTOM IN ALL RETENTION BASINS AT ELEVATIONS AS SHOWN ON THE PLANS. SLOPE PROTECTION SHALL BE APPLIED TO PREVENT EROSION.
13. GRADES SHOWN IN RETENTION BASINS ARE DESIGN FINISHED GRADES. SHOULD THE CONTRACTOR OR ANY SUB-CONTRACTOR PLAN TO PLACE SPOIL DIRT FROM FOOTINGS, UTILITY TRENCHES, LANDSCAPING, SWIMMING POOLS, ETC. IN THE BASIN, THEN THE BASINS SHOULD BE SUFFICIENTLY OVER-EXCAVATED DURING THE ROUGH GRADING OPERATION TO ALLOW FOR THE PLACEMENT OF THE FILL OR LANDSCAPING MATERIALS.
14. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND CONFIRMING DEPTHS OF ALL THE EXISTING UTILITY LINES WITHIN PROPOSED RETENTION BASIN AREAS. IF THE BASIN CANNOT BE CONSTRUCTED AS PER PLAN BECAUSE OF CONFLICTS, THE CONTRACTOR SHOULD REQUEST MODIFICATION OF BASIN CONFIGURATION WITH THE CITY INSPECTOR TO DETERMINE IF A PLAN REVISION OR FIELD CHANGE IS REQUIRED.
15. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERM, BARRIER WALLS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
16. ALL KNOWN EXISTING UNDERGROUND UTILITIES WITHIN PROPOSED RETENTION AREAS HAVE BEEN DESIGNED TO MAINTAIN 15" OF COVER OVER CITY OWNED UTILITY LINES AND THE MINIMUM SPECIFIED BY OTHER UTILITY OWNERS.
17. REQUIRED RETAINING WALLS SHOWN ON THE GRADING AND DRAINAGE PLANS ARE TO BE REVIEWED, PERMITTED, AND INSPECTED BY THE BUILDING SAFETY BRANCH OF THE DEVELOPMENT SERVICES DEPARTMENT.
18. CERTIFICATE OF OCCUPANCY (C. of O.) FOR ANY BUILDING IS DENIED UNTIL ALL GRADING AND DRAINAGE IMPROVEMENTS ARE COMPLETED.
19. APPROVAL OF THESE PLANS SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE.
20. RETENTION BASIN SIDE SLOPES SHALL BE A MAXIMUM OF 4:1 UNLESS APPROVAL IS RECEIVED FROM THE PLAN REVIEWER FOR A STEEPER SLOPE.
21. CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PARADISE VALLEY SUPPLEMENTALS TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS.
22. PLAN APPROVAL IS VALID FOR TWELVE (12) MONTHS, IF APPROVAL EXPIRES, THE PLANS MUST BE RESUBMITTED FOR CITY UPDATE REVIEW AND APPROVAL.
23. COMPACTION SHALL COMPLY WITH MAG SECTION 601.4.4
24. OBSTRUCTIONS TO PROPOSED IMPROVEMENTS IN THE RIGHT-OF-WAY SHALL BE REMOVED OR RELOCATED BEFORE BEGINNING CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
25. THE ACTUAL POINT OF PAVEMENT MATCHING AND/OR TERMINATION SHALL BE DETERMINED IN THE FIELD BY THE CITY OF PARADISE VALLEY, DEVELOPMENT SERVICES DEPARTMENT FIELD INSPECTOR.
26. TREES AND SHRUBBERY IN THE RIGHT-OF-WAY THAT CONFLICT WITH PROPOSED IMPROVEMENTS SHALL NOT BE REMOVED WITHOUT APPROVAL OF THE CITY LANDSCAPE ARCHITECT OR HIS ASSIGNEES. THE PERMITEE SHALL BE RESPONSIBLE FOR OBTAINING AUTHORIZATION TO REMOVE AND/OR RELOCATE SAID TREES OR SHRUBBERY BY CALLING THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT AT 602-256-4116.
27. NO DEVELOPMENT OF PROPERTY SHALL TAKE PLACE UNLESS OR UNTIL THE DEVELOPER OR OWNER CONSTRUCTS EITHER BEFORE, OF SIMULTANEOUSLY WITH DEVELOPMENT, SANITARY SEWER LINES AND A CONNECTION TO PRIVATE WASTEWATER TREATMENT OR TOWN SANITARY SEWER- IF COST IS 10% OR LESS OR TOTAL IMPROVEMENTS. AT THE DISCRETION OF THE TOWN MANAGER, THE TOWN MAY ACCEPT CASH OR OTHER GUARANTEE IN LIEU OF CONSTRUCTION AT THE TIME OF DEVELOPMENT.
28. WHERE EXCAVATION IS TO OCCUR THE TOP FOUR INCHES 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.
29. PRIOR TO FIRST FOOTING INSPECTION OF ANY TYPE OWNER SHALL HIRE A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA TO SET ALL PROPERTY PINS, AND PROPERTY LINES MUST BE PHYSICALLY IDENTIFIED PRIOR TO INSPECTION.
30. EFFECTIVE JANUARY 5, 1991, POOL ENCLOSURES SHALL COMPLY WITH SECTION 5-11-1 OF THE TOWN CODE OF ORDINANCES.
31. WALL, FIREPLACES AND WATER FEATURES REQUIRE SEPARATE PERMITS AND REVIEW.

NOTE:

- A. 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.
- B. THIS SITE PLAN IS NOT A BOUNDARY SURVEY.
- C. ALL BEARINGS AND DISTANCES ARE RECORD PER PLAT UNLESS OTHERWISE NOTED.
- D. ANY FUTURE IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.
- E. ALL EXISTING UTILITIES TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION, CALL BLUESTAKE AT 602-263-1100.
- F. ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION.
- G. 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, ELEVATIONS, AND DETAILS.
- H. DRYWELLS, WHEN REQUIRED, MUST BE DRILLED A MINIMUM OF 10 FEET INTO PERMEABLE POROUS STRATA OR PERCOLATION TEST WILL BE REQUIRED. THE GRADING AND DRAINAGE INSPECTOR MUST BE PRESENT BEFORE BACKFILL OR WELL PIPES ARE PLACED WITHIN ANY DRYWELLS.
- I. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR REGISTERING THE DRYWELLS SHOWN ON THE PLAN WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (A.D.E.Q.) FOR INFORMATION ABOUT SPECIFIC REQUIREMENTS, CONTACT WATER PERMITS UNIT (602-257-2270).
- J. APPROVAL OF THESE PLANS SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE.
- K. ALL FILLS SHALL BE LANDSCAPED.
- L. FOR REVIEW SEE SHEET 2.
- M. BUILDING SETBACK LINES ARE SHOWN PER RECORDED PLAT.

LEGEND:

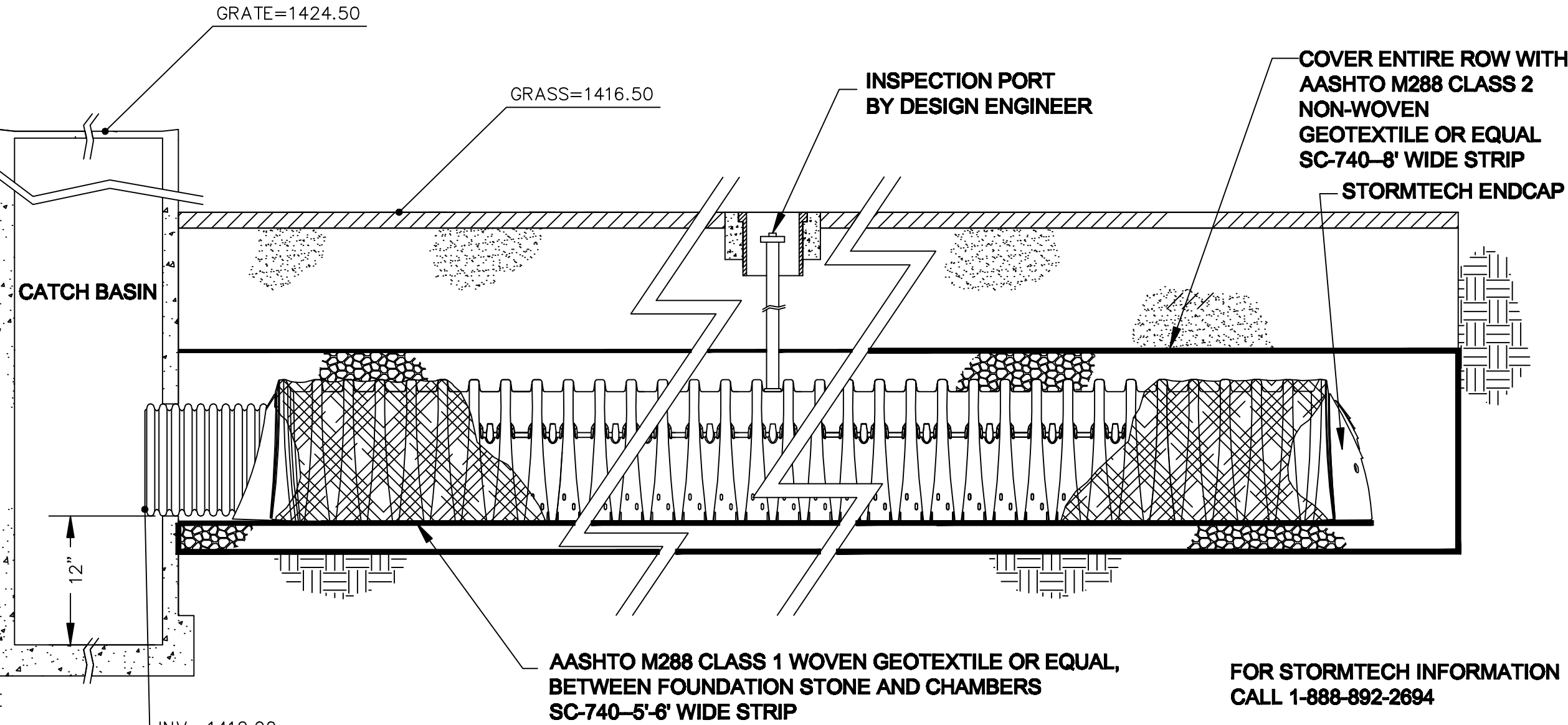
- A/C
BAR
- BSL
- CATV
- CFS
- (C)
- (M)
- (R)
- ←
DE
- EDA
- E/P
- (EXIST)
- ELEC.
- 00—
(00.0)
- (EXIST)
- ⦿
- ◆
- ◇
-
- GPE
- IW
- [ICV]
- L.F.
- MESQ
- OCO
- PV
- 00—
00.0
- PUE
-
- SAG
- (EXIST)
- ⌢
- TF
- TR
- TR
- TOF
- VNAE
- ①
- WMS
- WV
- AIR CONDITIONING EQUIPMENT
- BARREL CACTUS
- BUILDING SETBACK LINE
- CABLE TELEVISION
- CUBIC FEET PER SECOND
- DENOTES CALCULATED
- DENOTES MEASURED
- DENOTES RECORDED
- DIRECTION OF DRAINAGE
- DRAINAGE EASEMENT
- EDGE OF DISTURBED AREA
- EDGE OF PAVEMENT
- ELECTRIC
- EXISTING CONTOUR
- EXISTING ELEVATION
- EXISTING FIRE HYDRANT
- FOUND
- FOUND BUILDING ENVELOPE STAKE
- FOUND MONUMENT
- GENERAL PURPOSE EASEMENT
- IRONWOOD
- IRRIGATION CONTROL VALVE
- LOWEST FINISHED FLOOR
- MESQUITE
- OCOTILLO
- PALO VERDE
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- PUBLIC UTILITIES EASEMENT
- RECORD MONUMENT
- SAGUARO CACTUS
- TELEPHONE RISER
- TOP OF FOOTING
- TOP OF RAIL
- TOP OF WALL
- TOP OF FENCE
- VEHICULAR NON-ACCESS EASEMENT
- WALL OPENING FOR DRAINAGE (8"x16")
- WATER METER BOX WITH SERVICE
- WATER VALVE

BENCHMARK CERTIFICATION:

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON THE ELEVATION DATUM FOR THE CITY OF SCOTTSDALE BENCHMARK.

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)



STORMTECH ISOLATOR™ ROW DETAIL

A PORTION OF MARSHMALLOW MOUNTAIN LANDS

RECORDED IN DOCKET 1500, PAGES 183 THROUGH 186 M.C.R.
SITUATED IN THE SW ¼ OF SECTION 5
TOWNSHIP 2 NORTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,PARADISE VALLEY, MARICOPA COUNTY, ARIZONA.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

COMMUNITY NUMBER	PANEL NUMBER AND DATE	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEV (IN AO ZONE, USE DEPTH)
045012	(9/30/05)		(9/30/05)		

ENGINEER'S CERTIFICATION: THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN, ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100 YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE FLOODWAYS AND FLOODPLAIN ORDINANCE, CHAPTER 37, S.R.C..

AS-BUILT CERTIFICATION:

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR DATE REGISTRATION NUMBER

LEGAL DESCRIPTION:

PARCEL NO. 1

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PARADISE VALLEY, MARICOPA COUNTY, ARIZONA;

COMMENCING AT THE NORTHEAST CORNER OF MARSHMALLOW MOUNTAIN LANDS, A PLAT RECORDED IN DOCKET 1500, PAGES 183 THROUGH 186, INCLUSIVE, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE S 00° 13' 55" E ALONG THE EAST LINE OF SAID MARSHMALLOW MOUNTAIN LANDS, 370.00 FEET TO NORTHEAST CORNER OF SAID PREMISES HEREIN DESCRIBED AND THE TRUE POINT OF BEGINNING;

THENCE S 86° 19' 02" W, 107.66 FEET(RECORD), 107.99 FEET(CALCULATED) TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THAT CERTAIN ROADWAY SHOWN AS SOUTH PRIVATE ROADWAY ON THE PLAT OF SAID MARSHMALLOW MOUNTAIN LANDS;

THENCE SOUTHWESTERLY ALONG THE EAST RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 40 FEET, A CENTRAL ANGLE OF 71° 37' 30" AND AN ARC LENGTH OF 49.96 FEET(RECORD) 50.00 FEET(CALCULATED);

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET; A CENTRAL ANGLE OF 36° 51' 57" AND AN ARC LENGTH OF 22.52';

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 452.87 FEET, A CENTRAL ANGLE OF 10° 05' 37", AN ARC LENGTH OF 79.78 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 367.79 FEET, A CENTRAL ANGLE OF 11° 10' 39", AN ARC LENGTH OF 71.75 FEET TO THE SOUTHWEST CORNER OF SAID PREMISES;

THENCE S 57° 54' 16" E, 256.90' TO A POINT ON THE EAST LINE OF SAID MARSHMALLOW MOUNTAIN LANDS AND THE SOUTHEAST CORNER OF SAID PREMISES;

THENCE N 00° 13' 55" W, 333.24' TO NORTHEAST CORNER OF SAID PREMISES AND THE TRUE POINT OF BEGINNING.

SAID PREMISES CONTAINING 46655.33 SQUARE FEET /1.07106 ACRES ±

DISTURBED AREA CALCULATIONS:

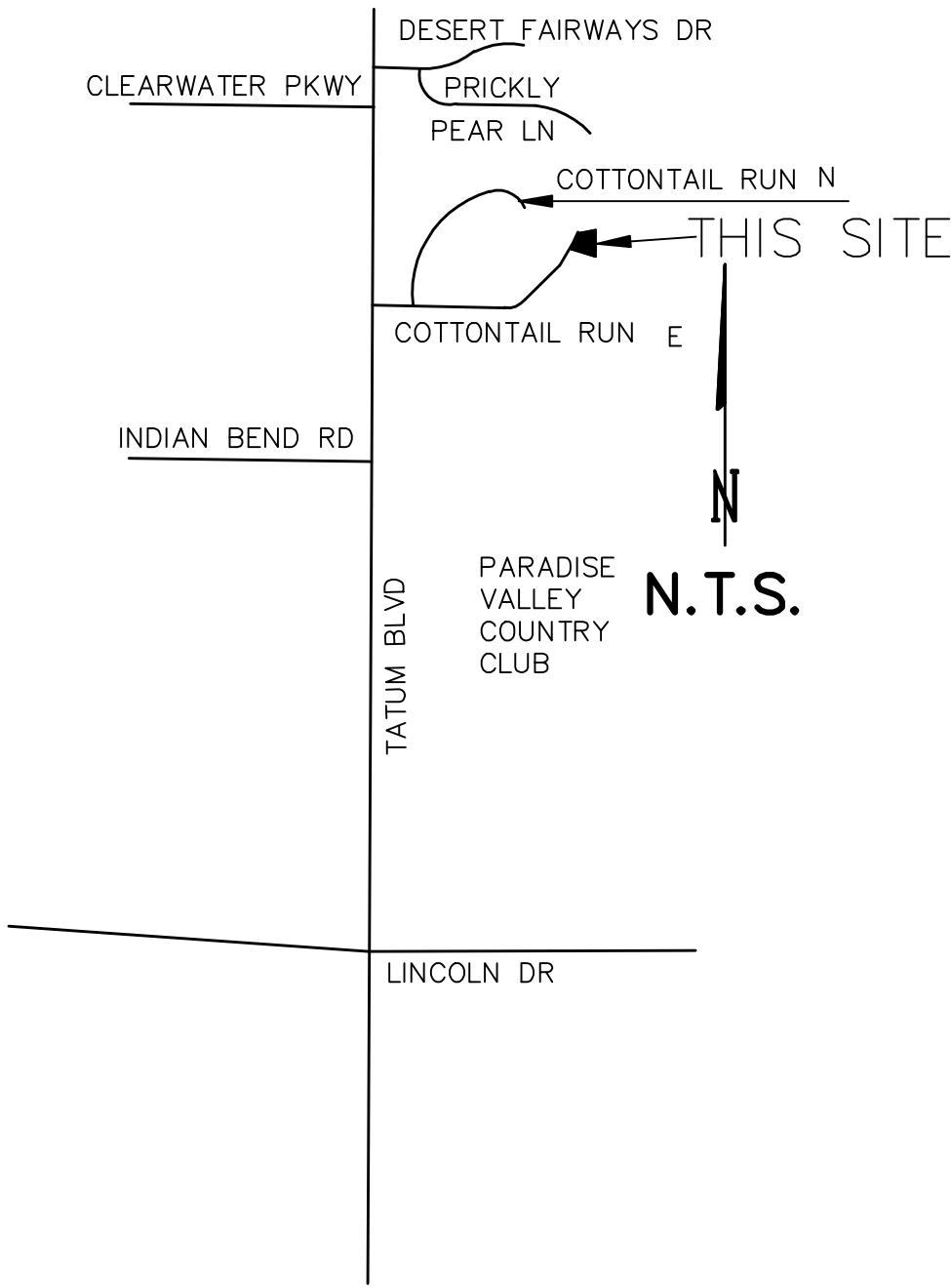
AREA= 46,655.33 S.F. / 1.07106 AC.±
AREA UNDER ROOF= 6,586 S.F.
FLOOR AREA RATIO= 14.11 %
BUILDING PAD SLOPE= 17%
VERTICAL 33.5 FT.
HORIZONTAL 196 FT.
ALLOWABLE DISTURBANCE AREA= 27.27%
ALLOWABLE DISTURBANCE AREA= 12,722.90 SF.
EXISTING DISTURBANCE AREA= N/A
PROPOSED DISTURBANCE AREA= 8,280 SF.
PROPOSED DISTURBANCE AREA DRIVEWAY= 4,169.25 SF.
TOTAL DISTURBANCE AREA= 12,449.25 SF.
DISTURBANCE AREA FOR SEPTIC= 1,190 SF.
PERCENT OF LOT STEEPER THAN NATURAL GRADE (5%MAX)= SF.

VOLUME OF CUT= 612 CY.
VOLUME OF FILL= 570 CY.
TOTAL CUT&FILL= 1182 CY.
HILLSIDE ASSURANCE @ \$25/CUBIC= \$29,550

Note: Quantities shown are approximate only. Engineer makes no guarantee as to the accuracy of the quantities shown herein. Contractor shall verify quantities independently prior to bidding. Quantities do not include compaction, ground scarification, shrink or swell factors.

UTILITIES NOTE:

THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN IN THE PLAN ARE APPROXIMATE ONLY AND WILL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION WORK. CALL BLUESTAKE @ (602) 263-1100



VICINITY MAP

ARCHITECT:

X

BUILDER:

PLATINUM COMPANIES
P.O. BOX 25157
SCOTTSDALE, AZ. 85255
dave@platinumcompanies.com

OWNER:

RICHARD E CORNWELL
MAILING ADDRESS:14851 N SCOTTSDALE RD STE 203
SCOTTSDALE, AZ. 85254
IN CARE OF: CORNWELL CORPORATION

SITE ADDRESS:

5045 E COTTONTAIL RUN RD
PARADISE VALLEY, AZ. 85253

ASSESSORS PCL. NO.:

169-08-039

ZONING:

R-43

LOT DATA:

AREA= 46,655.33 SQ. FT. / 1.07106 AC ±
LENGTH OF RETAINING WALLS= 515 L.F.
MAXIMUM HEIGHT OF RETAINING WALLS= 8 FEET

DATE:

PH-1	6/21/17	MP
----	----	----
----	----	----
----	----	----

GRAHAM SURVEYING & ENGINEERING INC.

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

5045 E COTTONTAIL RUN. 1 OF 2, JOB #17-097p10

C-1

GRAHAM SURVEYING & ENGINEERING INC.

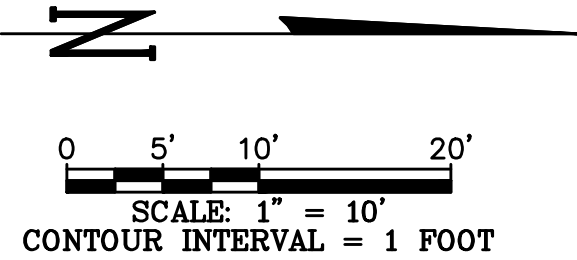
Civil Engineers & Land Surveyors

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
---	---	---
---	---	---
---	---	---



BENCHMARK:

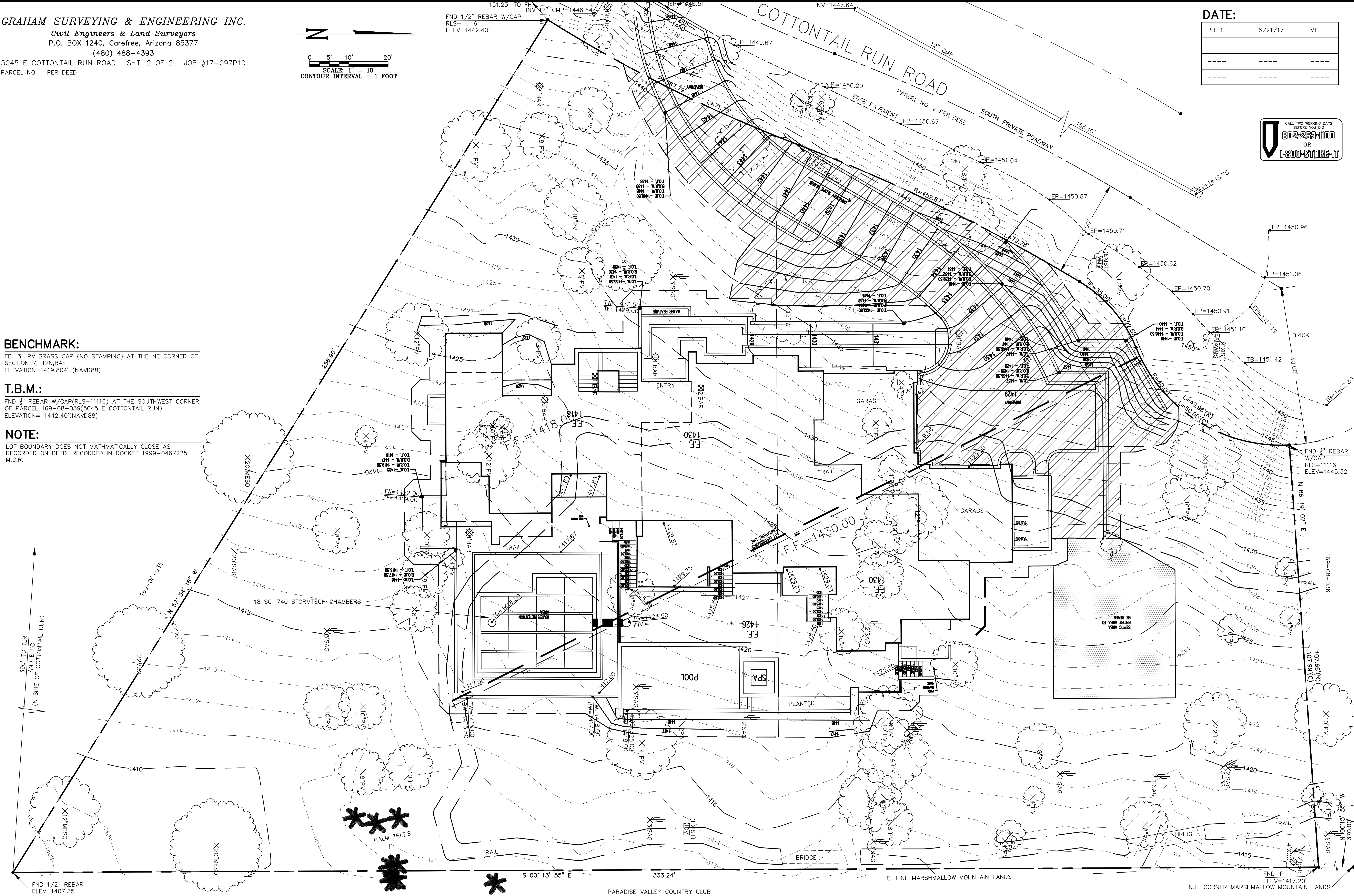
FD, 3" PV BRASS CAP (NO STAMPING) AT THE NE CORNER OF SECTION 7, T2N,R4E
ELEVATION=1419.804' (NAVD88)

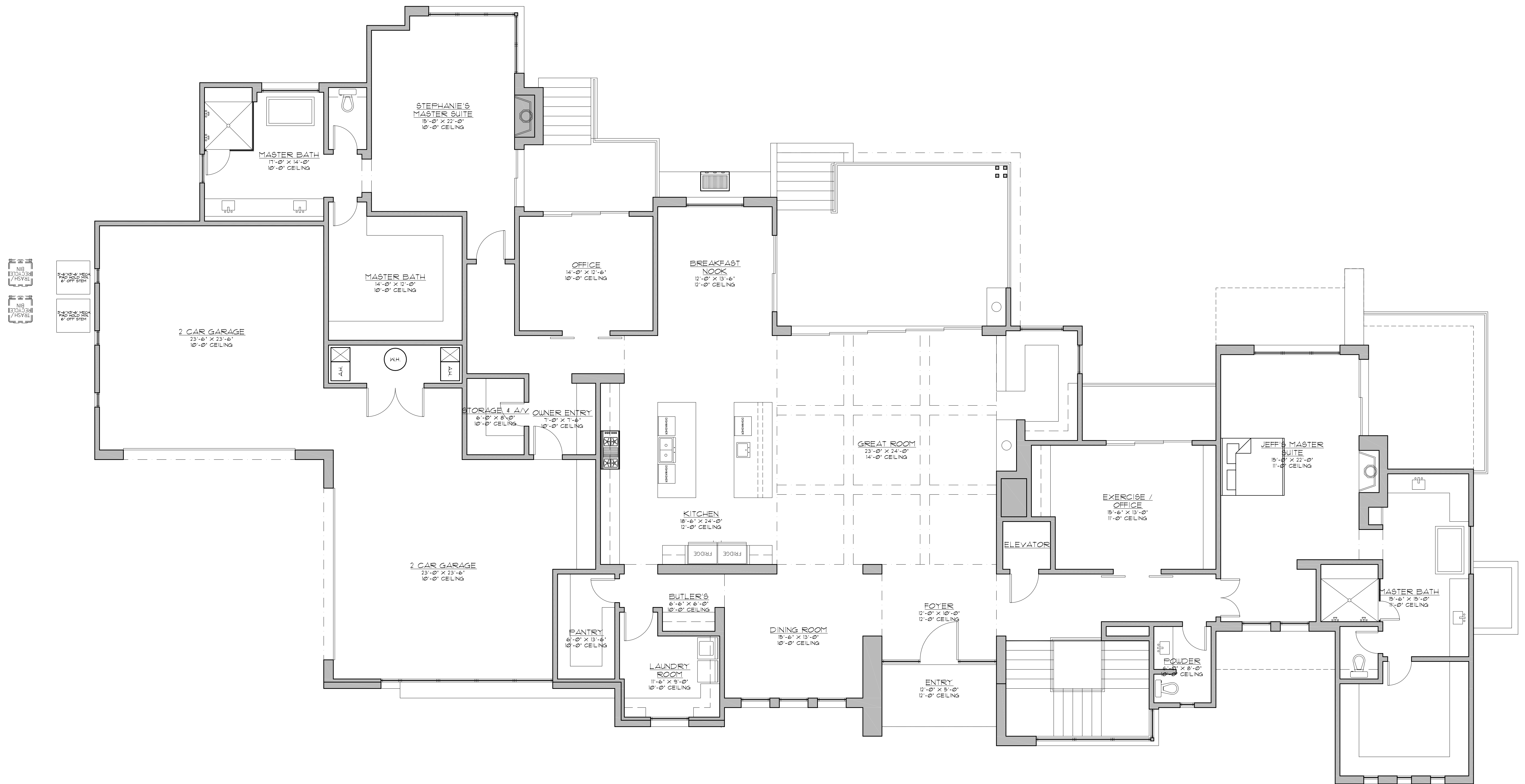
T.B.M.:

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.





MAIN LEVEL FLOOR PLAN

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

REVISIONS
Revision 7.19.17

DESIGNER

BUILDER



OWNER

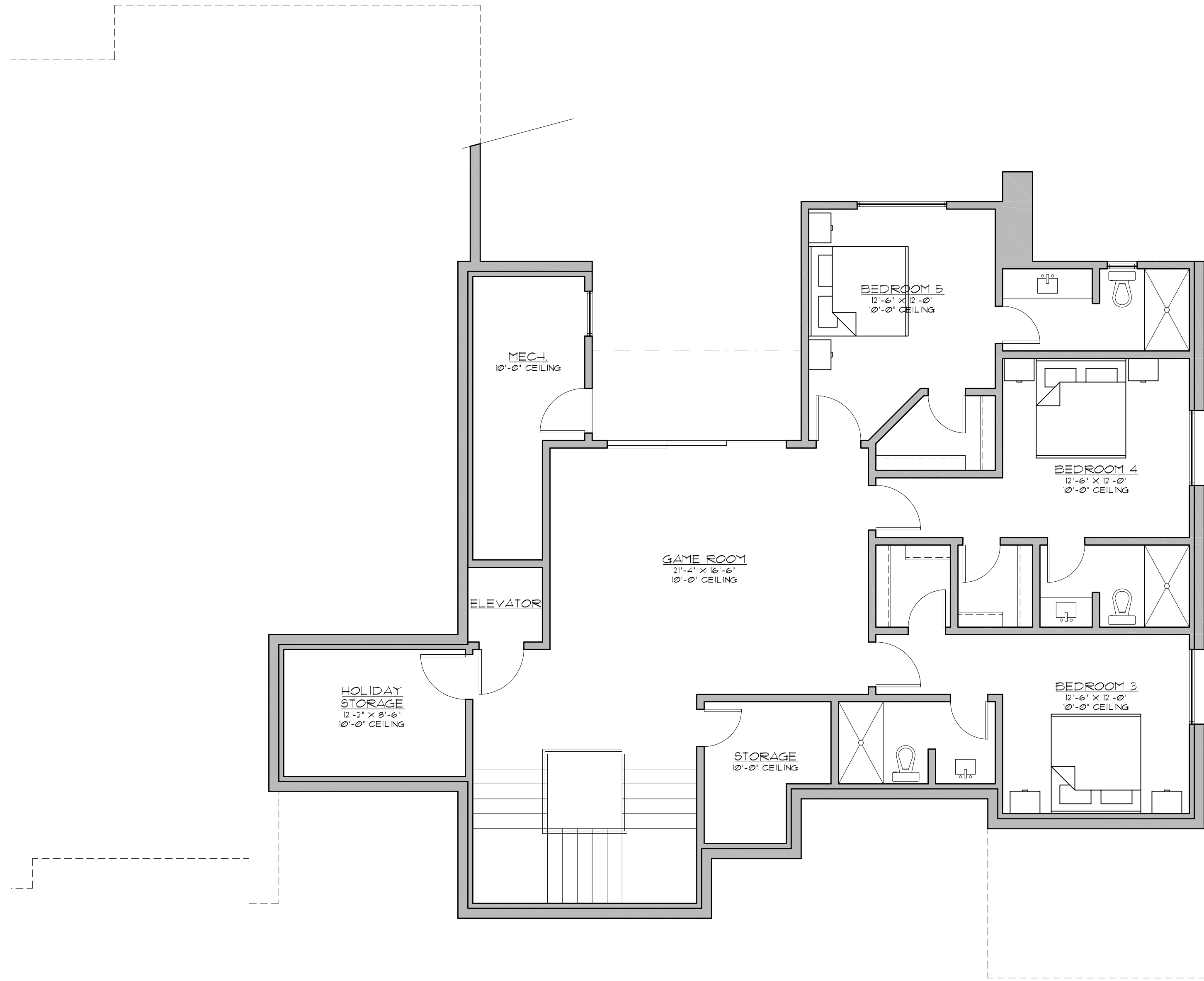
Bergeron Residence
5045 East Cottontail Run Rd.
APN: 219-61-095
Paradise Valley, Arizona

SHEET INDEX

Project # - 17046
Date - 6-22-17

SHEET NAME
FLOOR PLAN

A1



LOWER LEVEL FLOOR PLAN

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

REVISIONS

Revision 7.19.17

DESIGNER

BUILDER



OWNER

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

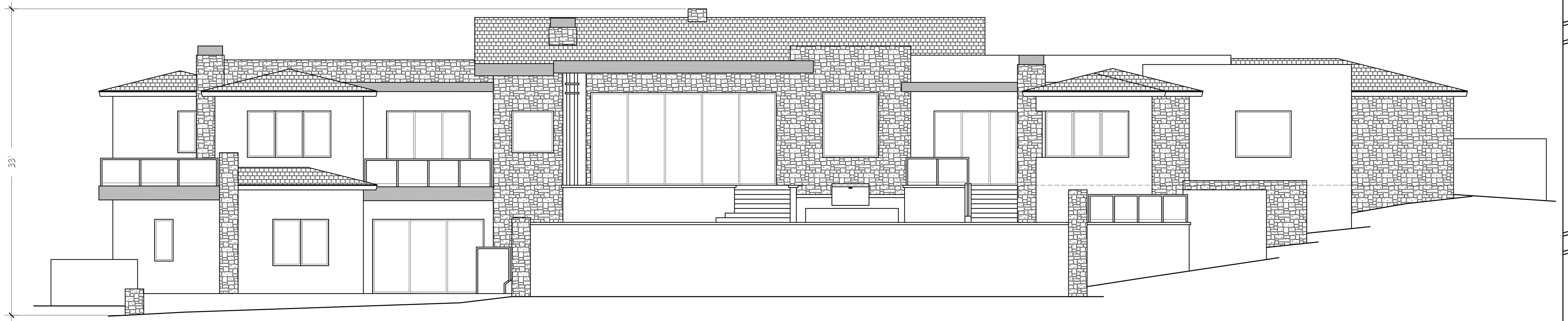
SHEET INDEX

Project # - 17046

Date - 6-22-17

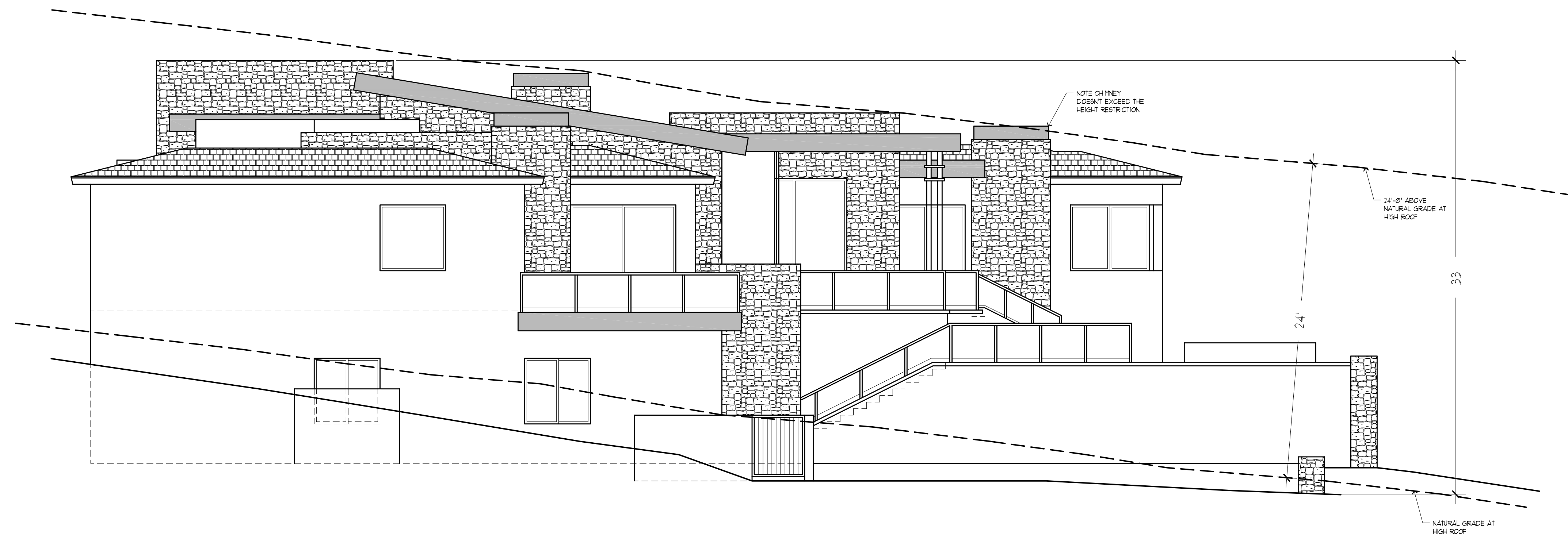
SHEET NAME
FLOOR PLAN

A2



EAST ELEVATION GOLF COURSE VIEW

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



SOUTH ELEVATION

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

REVISIONS

Revision 7.19.17

DESIGNER

BUILDER



OWNER

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

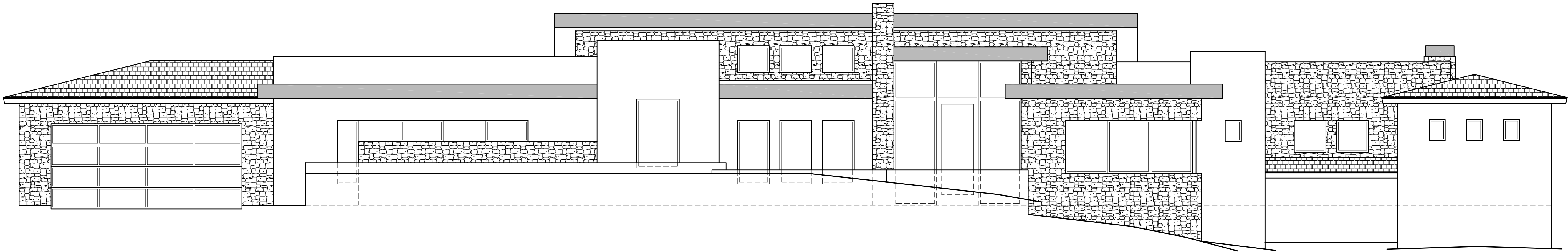
SHEET INDEX

Project # - 17046

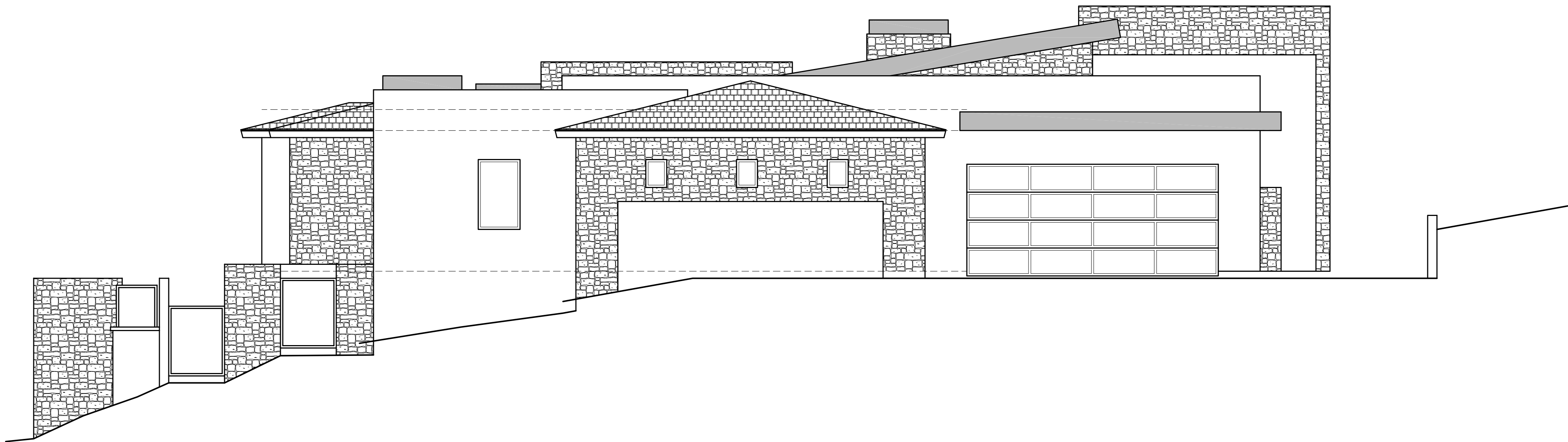
Date - 6-22-17

SHEET NAME
ELEVATION

A3



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



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

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
ELEVATION

A4



A

PICTURE A

SCALE: N.T.S.



D

PICTURE D

SCALE: N.T.S.



F

PICTURE F

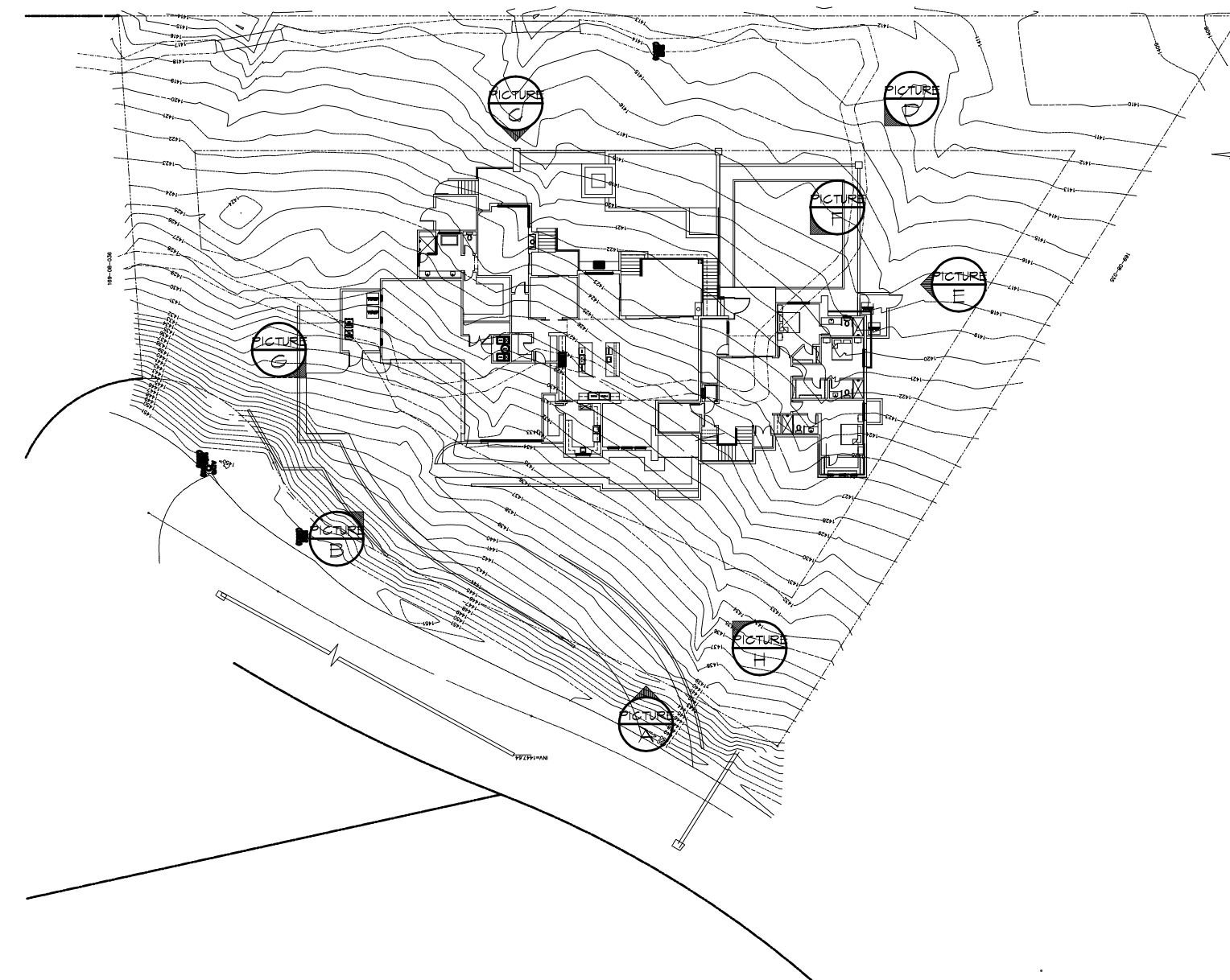
SCALE: N.T.S.



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.

REVISIONS
Revision 7.19.17

DESIGNER

BUILDER

PLATINUM
COMPANIES

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
PICTURES

R1