



**TOWN OF CAREFREE
MEETING NOTICE
of the
DEVELOPMENT REVIEW BOARD**

WHEN: MONDAY, JULY 10, 2023
WHERE: CAREFREE TOWN COUNCIL CHAMBERS
33 EASY STREET
CAREFREE, AZ 85377
TIME: 5:15 P.M.
LIVESTREAM: [Town of Carefree - YouTube](#)

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Development Review Board and to the public that the Development Review Board will hold a public meeting on **MONDAY, JULY 10, 2023** at 5:15 p.m.

THE AGENDA FOR THE MEETING IS AS FOLLOWS:

CALL TO ORDER, SILENT ROLL CALL, and PLEDGE OF ALLEGIANCE.

ITEM 1: APPROVAL of the Development Review Board meeting minutes dated May 01, 2023.

ITEM 2: DISCUSSION AND POSSIBLE ACTION on a request for:

CASE #: 22-15-MS
APPLICANT: Mr. Ron Brisset
Brissette Architects, Inc.
10229 N. Scottsdale Rd. Suite F
Scottsdale, AZ 85253
CASE LOCATION: 37252 N. Nevermind Trail
Carefree, AZ 85377
216-29-002C
ZONING: Rural-70 - Single Family Residential
70,000 square feet minimum lot size

REQUEST: Requesting approval of a single family residence in a Mountainside Zoning District overlay.

NOTE: A permanent conservation easement is proposed in exchange for reduced setbacks as allowed under the Mountainside regulations.

ITEM 3. ANNOUNCEMENTS

ITEM 4: ADJOURNMENT

Samantha Gesell

Samantha Gesell, Planning Clerk
POSTED JULY 6TH, 2023



FOR SPECIAL ACCOMMODATIONS

Please contact the Planning Clerk, 8 Sundial Circle (PO Box 740), Carefree, AZ 85377; (480) 488-3686, at least three working days prior to the meeting if you require special accommodations due to a disability.



**TOWN OF CAREFREE
DEVELOPMENT REVIEW BOARD
DRAFT MINUTES**

WHEN: MONDAY, MAY 01, 2023

WHERE: CAREFREE TOWN COUNCIL CHAMBERS
33 EASY STREET, CAREFREE, AZ 85377

TIME: 5:00 P.M.

LIVESTREAM: [Town of Carefree - YouTube](#)

Board Members Present:

Chairperson Tom Cross
Peter Burns
Karen Dahlman
Susie Dymoke
Ralph Ferro
Sharon Smith

Board Members Absent:

Vice Chairperson Mary Roberts

Chairperson Tom Cross asked for a silent roll call and led the group in the Pledge of Allegiance.

STAFF PRESENT:

Planning Director, Stacey Bridge-Denzak; Planning Clerk, Samantha Gesell.

ITEM 1: **APPROVAL** of the Development Review Board meeting minutes dated April 10, 2023.

Board Member Ferro **MOVED TO APPROVE** the Development Review Board meeting minutes dated April 10, 2023. **SECONDED** by Board Member Dymoke. **CARRIED**, 6-0 with Vice Chairperson Roberts absent.

ITEM 2: **DISCUSSION AND POSSIBLE ACTION** on a request for:

CASE #: 21-18-SP

APPLICANT: Carefree Spirits Distillery
35303 N 98th Street
Scottsdale, AZ 85262

CASE LOCATION: 7200 E Cave Creek Road
Carefree, AZ 85377
APN: 216-23-084A

ZONING: Commercial (C)

REQUEST: Review, discussion and possible action to approve Site Plan Case #21-18-SP for the Carefree Spirits Distillery located at the northeast corner (NEC) of Cave Creek Road and Scopa Trail. This is public meeting and comments will be taken.

Planning Director Stacey Bridge-Denzak presented via PowerPoint, details of the Case for the Carefree Spirits Distillery and responded to questions from the Board.

Board Member Dymoke **MOVED TO APPROVE** Site Plan Case #21-18-SP. **SECONDED** by Board Member Dahlman. **CARRIED**, 6-0, with Vice Chairperson Roberts absent.

ITEM 3. ANNOUNCEMENTS

There were no announcements.

ITEM 4: ADJOURNMENT

Board Member Dymoke **MOVED TO ADJOURN**. **SECONDED** by Board Member Ferro. **CARRIED**, 6-0, with Vice Chairperson Roberts absent.

The meeting was adjourned at 5:25 p.m.

Tom Cross, Chairperson

Samantha Gesell

Samantha Gesell, Planning Clerk

DEVELOPMENT REVIEW BOARD - STAFF REPORT



MEETING DATE: July 10, 2023

Item No. 2

SUBJECT Mountainside Single-Family Residence, DRB Case #22-15-MS

REQUEST Pursuant to Article X of the Zoning Ordinance, this is a request for approval of a single-family residence in a Mountainside Zoning District overlay. The Mountainside overlay applies to properties in Carefree which contain a 20% percent slope or greater over a 50-foot length perpendicular to such slope. The philosophy of the Mountainside District is twofold: (1) encourage development to be placed in the least environmentally sensitive areas of a site; and (2) the proposed development is strategically integrated into the hillside.

Key Items for Consideration:

- The property is located at 37252 Never Mind Trail, Carefree, Maricopa County Tax Parcel #216-29-002C.
- The parcel is approximately 2.98 acres (100,372 sf) in size and zoned Rural-70 Single Family Residential.
- The development includes 4-bedroom, 3-1/2 bathroom residence with RV and automobile garage, attached guest house, theater, study, covered patios, pool and spa, terraced retaining walls, and natural landscaping.
- Building materials include limestone trim and painted stucco with wood stained fascia and garage doors. Project also includes a concrete unit paver driveway and painted stucco retaining walls.
- Access to the site is via a shared access easement (paved) that begins at Never Mind Trail, a public street.
- There are environmentally sensitive features on the site including steep slopes, protected plant species, rock outcroppings/boulders, and a major wash.
- The site meets the cut-to-fill ratio requirement of cut exceeding fill.
- Landscaping is proposed to revegetate disturbed areas and transition from the structures to the natural desert.
- The lot will be served by the Town of Carefree for water and an individual septic system provided by the Owner.
- A permanent conservation easement is proposed to include the wash and rock outcroppings in exchange for reduced setbacks as allowed under the Mountainside regulations.
- Citizen Participation requirements have been met.

**APPLICANT/
OWNER**

Owners
Mr. Robert Wallace
15740 N. 83rd Ave.
Peoria, AZ 85382

Applicant
Mr. Ronald Brissette
Brissette Architects
10229 N. Scottsdale Rd.
Phoenix, AZ 85016

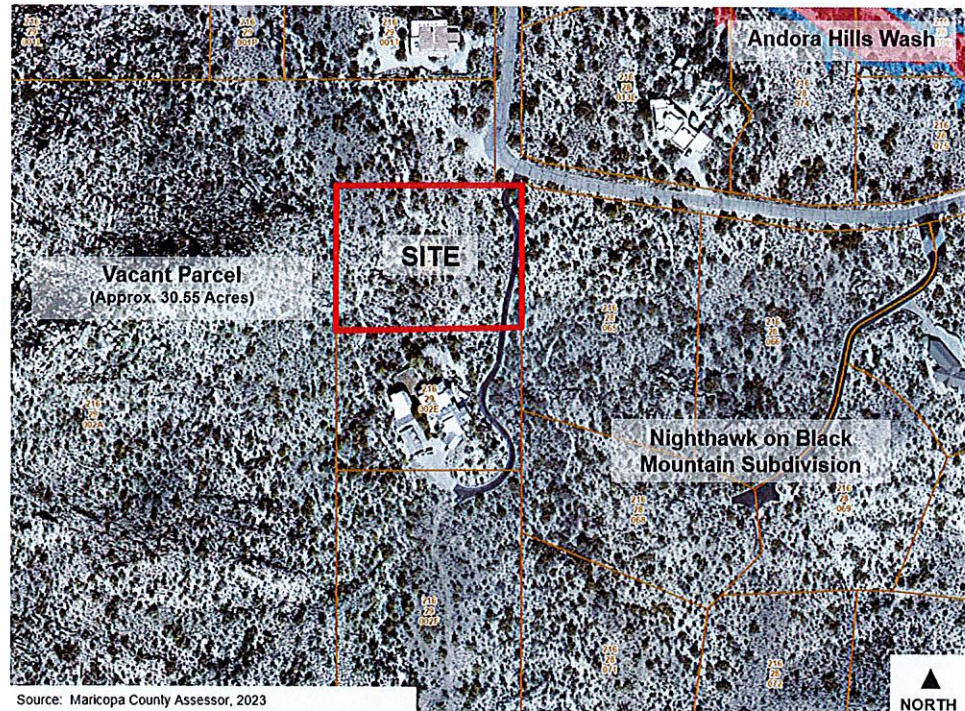
Civil Engineer
Mr. Robert Orlando
Terra Dynamic
Engineering, LLC
6300 E. Cave Creek Rd.
Cave Creek, AZ 85331

**LOCATION/
CONTEXT**

The subject property is a vacant parcel located at 37252 Never Mind Trail. The Carefree General Plan designates it and the surrounding lots in Carefree as Very Low Density Residential (approximately 2-acre minimum lots). The property is in Zoning District Rural-70 Single Family Residential (minimum 70,000 square foot lot size) as well as the lots adjacent to the site. A shared access which allows for utilities exists for this lot, and 2 others to the south. The adjacent land uses are as follows:

- North: 1 Single-family vacant lot (large)
- South: 1 Single-family residence
- West: 1 Single-family vacant lot
- East: 1 Single-family vacant lot

**Aerial Context Map:
County Tax Parcel #216-29-002C, 37252 Never Mind Trail**



**SENSITIVE
FEATURES**

The vacant parcel generally slopes downward from south to north, although steeply within the confines of a major wash with a flow rate of over 431 cubic feet per second (CFS). Significant rock outcroppings and stands of protected vegetation line the wash. No impacts to these areas are proposed, in fact the applicant proposes a conservation easement to include those sensitive site features. That will be discussed later in this report. The building envelope takes advantage of the shallower slopes (less than 19%) and orients the home to maximize views to the north and west (see Diagrams 1 and 2). One boulder requires relocation as well as several smaller, loose rocks.

Diagram 1: Slope Analysis

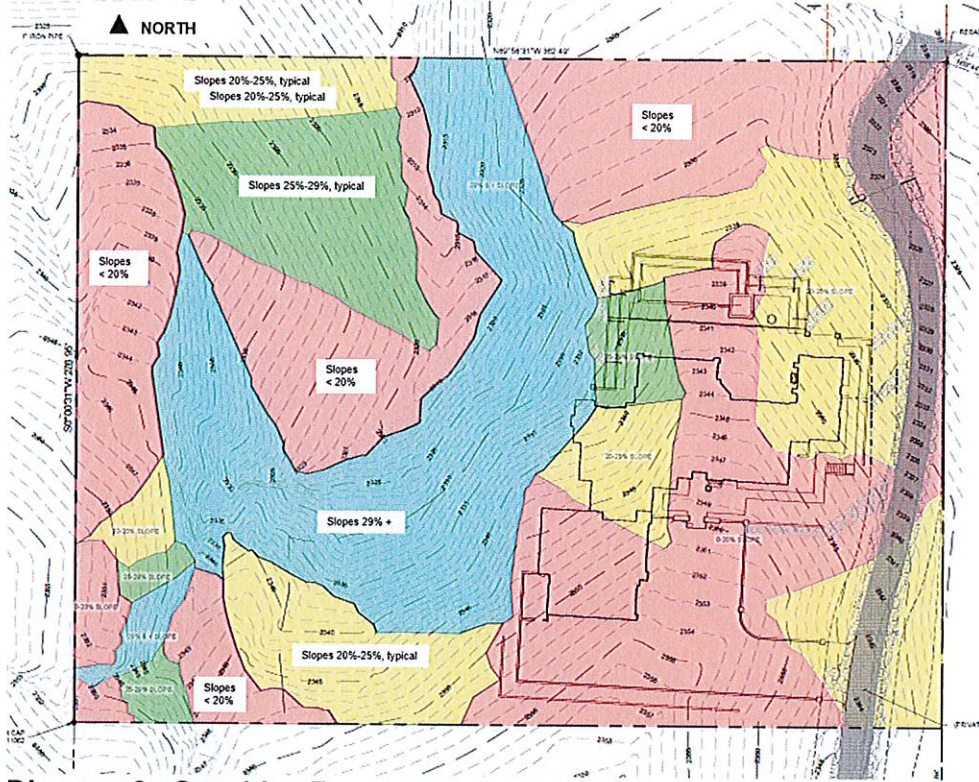
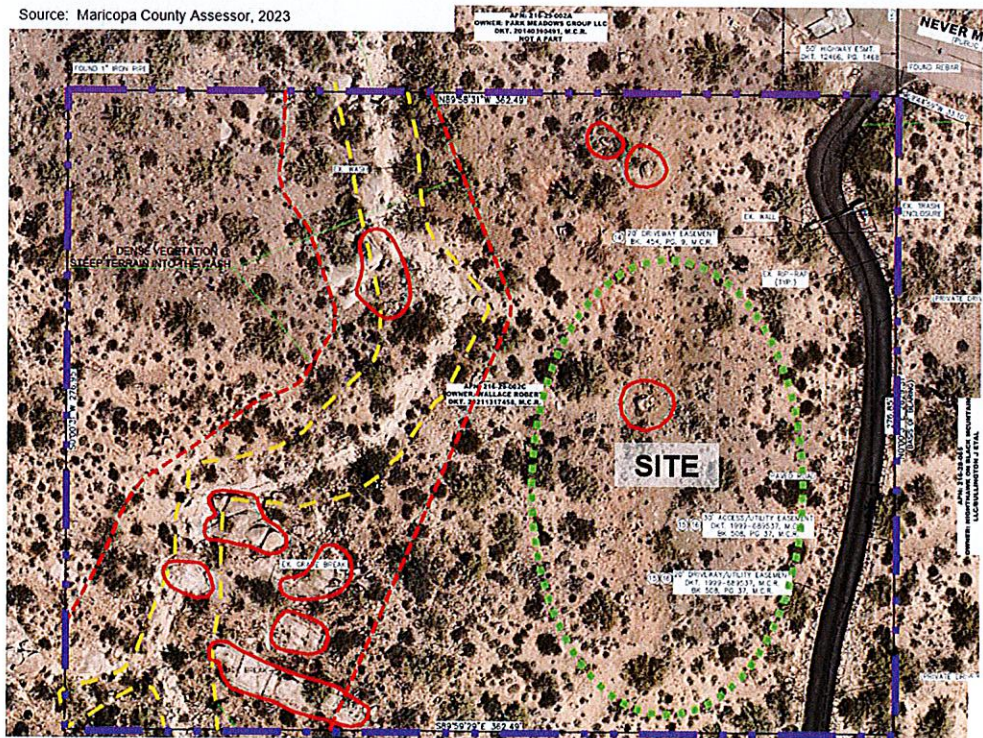


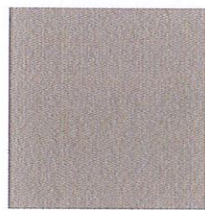
Diagram 2: Sensitive Features

Source: Maricopa County Assessor, 2023

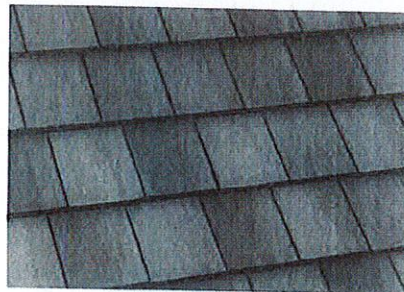


DEVELOPMENT PLAN Summary

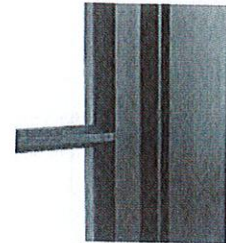
The proposed single-family residence is composed of a main residence, standard and RV garage space, and attached guest house. The main entry at the south side of the home has an intimate outdoor sitting area with a walkway that wraps around the east side of the house leading to the rear yard pool area. Colors and materials include painted stucco with desert hues, wood trim and garage doors, and limestone accents. A negative edge pool takes advantage of mountain views to the north of the property where the majority of the outdoor amenities are sited. This project has been designed with regards to the Town's high development standards. The intent is to create a home that enhances the values of Carefree; this is evident by the contextual materials and colors and thoughtful placement on the lot.



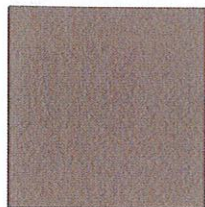
STUCCO
BENJAMIN MOORE
WAYNESBORO TAUPE
1544, LRV 33



EAGLE ROOFING PRODUCTS
BEL AIR
4687 BROWN GRAY RANGE



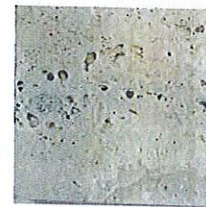
DOOR & WINDOWS
BLACK METAL



STUCCO SITE WALLS
BENJAMIN MOORE
IRON GATE
1545, LRV 23



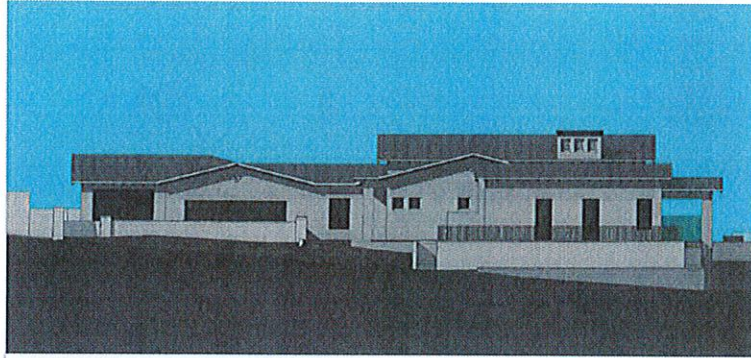
WOOD STAIN
FASCIA, TRUSS TAILS
& GARAGE DOORS



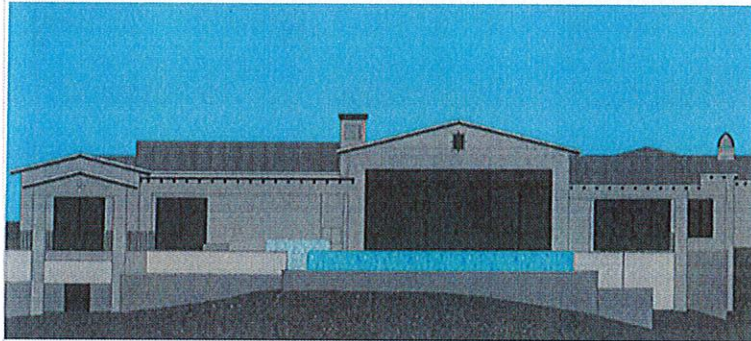
LIMESTONE
TRIM

The total area under roof of the main residence is 8,475 square feet with a livable area of 4,569 square feet of which 479 square feet is the casita. The remainder of the area under roof is garage, mechanical, and covered patios respectively. The adjacent neighbor to the south has a livable area of 6,399 square feet, so the proposed home is consistent in terms of size for this neighborhood. The next closest home across Never Mind Trail (north) is over 4,000 square feet of livable area.

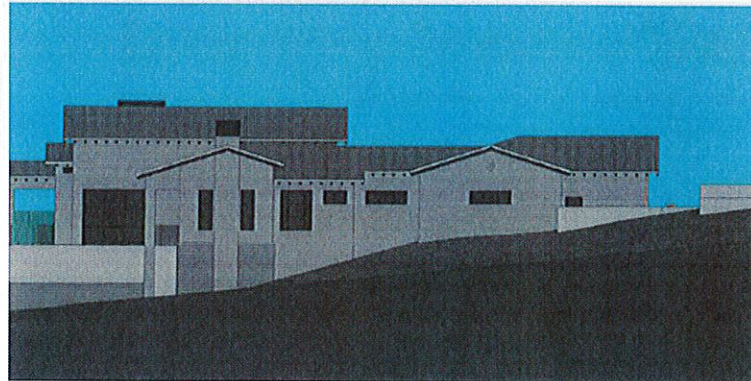
Retaining and site walls shall be painted stucco another different color to provide visual variety but blend into the natural setting. The retaining walls are terraced to minimize disturbance to the site at the rear yard and driveway. The driveway shall be concrete unit pavers, a quality material. Utilities originating at the shared access will be located under the driveway as required per zoning. The driveway design has been reviewed and approved by Rural Metro.



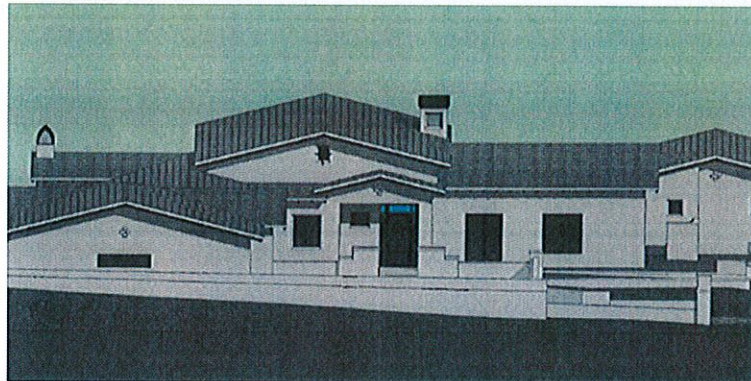
East Elevation / Front



North Elevation / Rear Yard



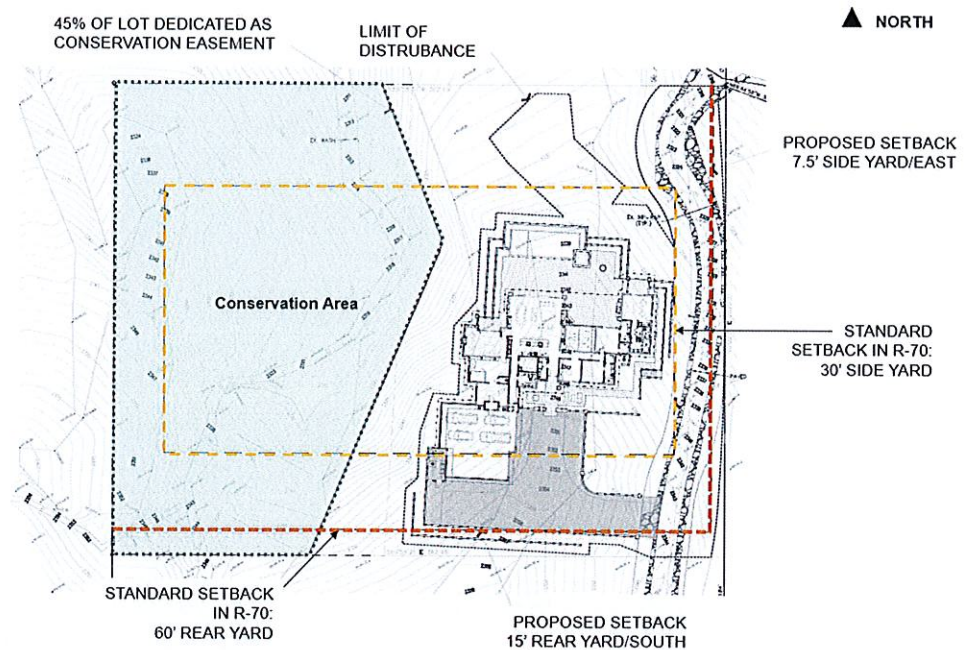
West Elevation



South Elevation

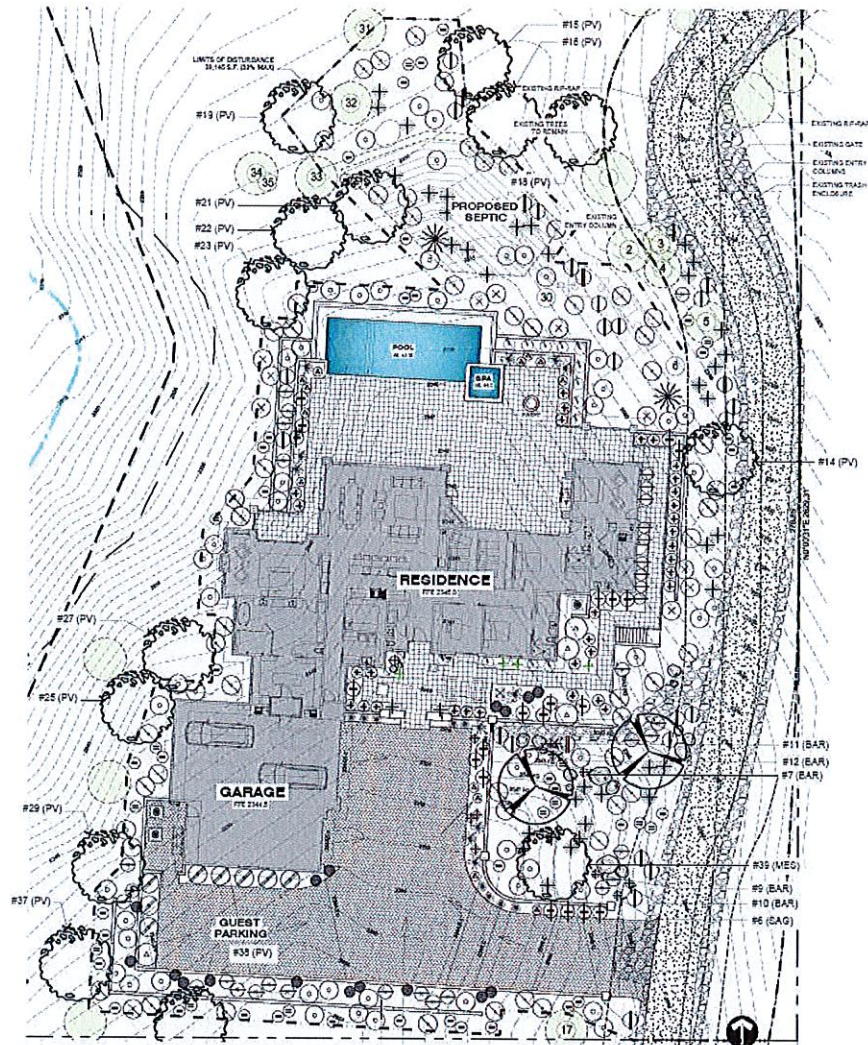
Building Setbacks

Typical building setbacks in R-70 Zoning are 60 feet front/rear and 30 feet on the sides. Mountainside regulations permit a reduction in two of the four required setbacks by 75% if there is dedication of a permanent conservation easement covering at least 45% of the site [Section 10.06, Subsection 2 (A) 3)]. The subject property has several significant environmental features that would benefit from being preserved in perpetuity. The revised setbacks allow for the RV garage to extend within the rear yard by approximately 18 feet. The side yard relief allows for future flexibility. The Town Engineer has reviewed the dedication document.



Landscaping

Landscaping is important in Mountainside properties, in particular, to salvage protected plants, revegetate disturbed areas, screen terraced retaining walls, and transition the development from the interior "oasis" near the home to more natural desert areas further from the residence. A preliminary salvage inventory and a landscape plan have been submitted in association with this application.



A combination of drought tolerant plant material and salvaged plants are incorporated into the landscape plan. The septic area will be stabilized by vegetation. A final landscape and lighting plan with supporting salvage planting information will be required at the building permit phase.

Lot coverage and Disturbed Area

Maximum 13% lot coverage and maximum 39% disturbed area are allowed in Rural-70 Zoning District. The proposed project complies, with 8.44% lot coverage and 39% disturbed area, which includes the driveway, septic system (along with the reserve area), rear yard, and other graded areas.

Building Height

The buildings comply with the 40-foot maximum cumulative height for Mountainside developments with a measurement of 33.5 feet. The project also meets the 24-foot maximum building height above natural and finished grade directly below for the main residence. The guest house is attached and therefore may meet the primary structure maximum of 24 feet.

Cut:Fill Ratio

The quantity of cut exceeds the quantity of fill by 1,374 cubic yards as required under the Zoning Ordinance. The total quantity of cut equals 3,918 cubic yards; the quantity of fill equals 2,544 cubic yards. Excess cut will be removed from the property.

Grading & Drainage

The project is designed to facilitate stormwater flows around the residence heading to the north and west towards the wash. Per the Grading and Drainage plan, there are no adverse effects on adjacent parcels and all flows associated with the site will remain historic in nature. The proposed finished floor will be safe from inundation during the 100-year peak runoff event. The Town Engineer has reviewed the grading plans and drainage report as part of this Mountainside case. Refined Grading and Drainage Plans shall be submitted under a future building permit.

Site Utilities

The subject property will be serviced by the Town of Carefree for water and an onsite septic system for sewer. When a building permit is submitted, the location of the water line and septic system shall be included on the plans. Disturbance is limited to 3 feet on either side of the water service line, which shall follow the alignment of the driveway; and 5 feet for septic facilities. The plans include a proposed location for the septic system, and part of the disturbance calculation.

Citizen Participation

The Citizen Participation requirements have been met. The applicant distributed a letter notifying surrounding property owners and homeowners' associations (HOAs) within a 500-foot radius of the application. The letters were mailed on March 3, 2023, by the applicant. The applicant included comment cards with his mailing. He received two back. There was no stated opposition to the proposed development.

DRB

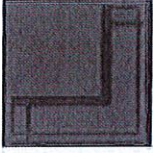
If the Development Review Board approves this application, the attached Conditions for Approval are provided for the Board's consideration.

Attachments:

- ❖ Conditions for Approval
- ❖ Citizen Participation Report
- ❖ Slope Analysis and Sensitive Features Map
- ❖ Plans
- ❖ Perspective Renderings and Building Elevations

CONDITIONS FOR APPROVAL
DRB Case #22-15-MS
37252 Never Mind Trail, Carefree
Maricopa County Tax Parcel #216-29-002C

1. All plans submitted to the Building Department for a building permit shall be consistent with the plans associated with this application and attached to this report as well as the conditions approved by the Development Review Board on July 10, 2023.
2. The granting of this Mountainside application shall be null and void if the building permit is not issued within one (1) year of approval.
3. Prior to issuance of a building permit, the property owner shall record the conservation easement with Maricopa County.
4. No part of any structure may rise more than twenty-four (24) feet above natural and finished grade directly below. A roof diagram shall be submitted along with the building permit to confirm this requirement has been met.
5. The configuration of the septic system in the final permit plans shall be consistent with the configuration exhibited on the Grading and Drainage Plan submitted with this application and attached to this report.
6. Disturbed areas for the septic system installation shall be restored to existing grade and revegetated in a manner that is consistent with the plant type and density of the surrounding natural environment and as noted on the landscape plans. A final landscape plan which includes the associated revegetation plan shall be submitted and approved by the Town of Carefree prior to issuance of a building permit.
7. All retaining walls and/or site walls shall be designed consistent with the plans associated with this application and attached to this report, and according to Section 10.06 *Walls and Fences* of the Carefree Zoning Ordinance.
8. Driveway grading and materials shall be designed consistent with the plans associated with this application and attached to this report and according to Section 10.06 *Site Disturbance and Driveways* of the Carefree Zoning Ordinance.
9. Exterior lighting shall meet all provisions of Article IX, Section 9.12.
10. Landscaping shall meet all provisions of Article IX, Section 9.13.



May 30, 2023

CITIZEN PARTICIPATION PLAN

Mountainsides case # 22-15-MS

37252 Never Mind Trail; A.P.M. 216-29-002C.

Detailed information packages describing the project were mailed to all Property Owners within 500 feet of the above property on March 3, 2023. (Please see the attached list of property owners as provided by the Town Planner along with a copy of our notification letter and project description) Prepaid return comment cards were included in each package for those property owners to respond with their comments. To date there have been two response cards received by this office. One card was from Park Meadows Group LLC stating "We have no issues or concerns at this time re: 22-15-MS." The other card was from Noel and Anthony OKeefe on which there was no message. (See copies of those returned cards attached).

We subsequently conclude that there are no concerns voiced by adjoining property owners and that no mitigation measures are required.

Sincerely yours,

Ronald G Brissette, RA
President, Brissette Architects

**PROPERTIES WITHIN 500' OF
22-15-MS
37252 N NEVERMIND TRAIL
216-29-002C**

APN	OWNER/MAILING ADDRESS	PROPERTY ADDRESS
216-28-013H	SHAPIRO GREGORY PO BOX 2800-359 CAREFREE AZ USA 85377	LOT 37433 N NEVER MIND TR CAREFREE 85377
216-28-013L 216-28-074	BKC MILLER FAMILY TRUST 100 EASY ST UNIT 5711 CAREFREE AZ USA 85377	LOT 1 37317 NEVER MIND TR CAREFREE 85377
216-28-065 216-28-066 216-28-068 216-28-071	NIGHTHAWK ON BLACK MTN LLC/BULLINGTON J ETAL 3409 E CLAREMONT PARADISE VALLEY AZ USA 85253	LOTS 1,2,4,7
216-29-001L 216-29-001P	ARCUS LAS PIEDRAS LLC 4915 E BASELINE RD STE 105 GILBERT AZ USA 85234	
216-29-001S	OKEEFE ANTHONY/NOEL 3770 KELII PL PRINCEVILLE HI USA 96722	37450 N NEVER MIND TR CAREFREE 85377
216-29-001T	MEDFORD PAT GREGORY 2660 W QUAIL AVE PHOENIX AZ USA 85027	37402 N NEVER MIND TR CAREFREE 85377
216-29-002A	PARK MEADOWS GROUP LLC 1755 N 48TH ST MESA AZ USA 85205	
216-29-002C	WALLACE ROBERT 15740 N 83RD AVE NO 2106 PEORIA AZ USA 85382	
216-29-002E	ELISE EBERWEIN AND RUSSELL WEBBER REVOCABLE TRUST 1918 N OLIVE ST NO 1503 DALLAS TX USA 75201	37202 N NEVER MIND TR CAREFREE 85377
216-29-002F	LLR LIMITED PARTNERSHIP 2114 E NORTHVIEW AVE PHOENIX AZ USA 85020	
	TOWN OF CAREFREE PO BOX 740 CAREFREE AZ 85377	

Okeefe Anthony/ Noel
3770 Keahi PL.
Princeville, HI 96722



**brissette
architects
inc.**
480.596.3882



Park Meadows Group LLC
1755 N. 48th St.
Mesa, AZ 85205

*We have no issues or
concerns at this time
re: #22-15-15.*



**brissette
architects
inc.**
480.596.3882



Thank you.

February 13, 2023

RE: Case # 22-15-MS

Town of Carefree Mountainside Development Application for a Custom Home

To: Pat/Gregory Medford

We are the Architects/Applicant for Mr. Robert Wallace. Robert and Rena are in the process of designing their new home on a hillside lot in Carefree at 37252 N Never Mind Trail. In accordance with the town's Mountainside Development Regulations we are reaching out to all property owners within 500 feet of the new proposed residence. Attached please find an information packet describing the improvement plans for their new home as submitted to the town. Some of the material is technical in nature and other exhibits are more visual and aesthetic to help convey to you the nature of the proposed design. We have made every effort to design a home with respect to the community in context of its mountain setting, and in compliance with the many aspects of Mountainside Development Standards. The overall objective is to provide an attractive and well-designed home that compliments the community for Robert and Rena to enjoy for many years to come.

We request your acknowledgement of the receipt of this information via the pre-postmarked enclosed card and invite any comments or questions you may have. Robert and Rena look forward to their new home and meeting you as neighbors.

Please mail your acknowledgement and direct any questions or comments to :

- Ronald Brissette
- Brissette Architects, Inc.
- 10229 N Scottsdale Rd., Suite F
- Scottsdale, AZ 85253
- Telephone 480 596 3882
- Email ron@brissettearchitects.com

Thank you for your attention,

THESE PLANS ARE FOR MOUNTAINSIDE REVIEW ONLY AND NOT FOR CONSTRUCTION



REVISED DATES:
6/5/2023 TOWN

HILLSIDE SLOPE ANALYSIS
PROJECT:
WALLACE RESIDENCE
37252 NEVERMIND TRAIL
CAVE CREEK, ARIZONA, 85337

TERRA DYNAMIC ENGINEERING, LLC
3241 East Shea Blvd, Suite 1 - #455
Phoenix, Arizona 85028
(602) 482-1603
robert@terradynamic.us



SUBMITTAL DATE
MARCH 30, 2023
JOB NUMBER:
22-026
CHECKED BY:
RO
DRAWN BY:
TEAM
SCALE:
1"=20'
SHEET NUMBER:
C-6

6/05/23 D:\Company\Terra Dynamic\Engineering\Current Projects\2022\22-026 Wallace Residence (Brissett)\22-026 Wallace Residence - Mountainside Grading Plan Signed 6-5-2023.dwg Sscscu



APN: 216-29-002A
OWNER: PARK MEADOWS GROUP LLC
DKT. 20140390491, M.C.R.
NOT A PART

APN: 216-29-002A
OWNER: PARK MEADOWS GROUP LLC
DKT. 20140390491, M.C.R.
NOT A PART

APN: 216-29-005
OWNER: NIGHTMARE CREEK MOUNTAIN
LLC/BULLINGTON JETAL
DKT. 2004153274, M.C.R.
NOT A PART

APN: 216-29-002E
OWNER: ELISE EBERWEIN AND
RUSSELL WEBBER REVOCABLE TRUST
DKT. 200652463, M.C.R.
NOT A PART

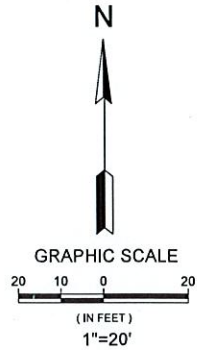
LEGEND:

- PROPOSED HOUSE SEE ARCH PLANS
- LIMITS OF HIGH WATER ELEVATION
- PROPOSED CONCRETE OR PAVER (OWNER SELECT)
- PROPOSED CONSERVATION AREA
- 8" THICK RIP-RAP BENEATH CATCH BASIN OUTLET OR DRAINAGE SWALE, UNLESS OTHERWISE NOTED
- FOUND IRON PIPE
- FOUND 1/2" REBAR
- SET 1/2" REBAR WITH CAP RLS# 60697
- FOUND ALUMINUM CAP FLUSH
- FOUND BRASS CAP IN HANDHOLE
- FOUND STONE
- CABLE TV JUNCTION BOX
- ELECTRIC TV JUNCTION BOX
- FIRE HYDRANT
- WATER VALVE
- SIGN
- TELEPHONE RISER
- SEWER CLEAN OUT
- WATER METER
- WATER VALVE
- EXISTING CONTOURS
- PROPOSED FINISHED CONTOURS
- FLOW DIRECTION
- LIMITS OF HIGH WATER
- MONUMENT LINE
- EASEMENT LINE
- PUBLIC UTILITY EASEMENT LINE
- PROPERTY LINE
- ADJOINING LOT LINE
- WATER LINE
- SEWER LINE
- TELEPHONE/ELECTRIC LINE
- GAS LINE
- PUE
- BSL
- CMU
- A.P.N.
- MCR
- RAIL
- TW
- TRW
- BW
- TF
- FG
- GB

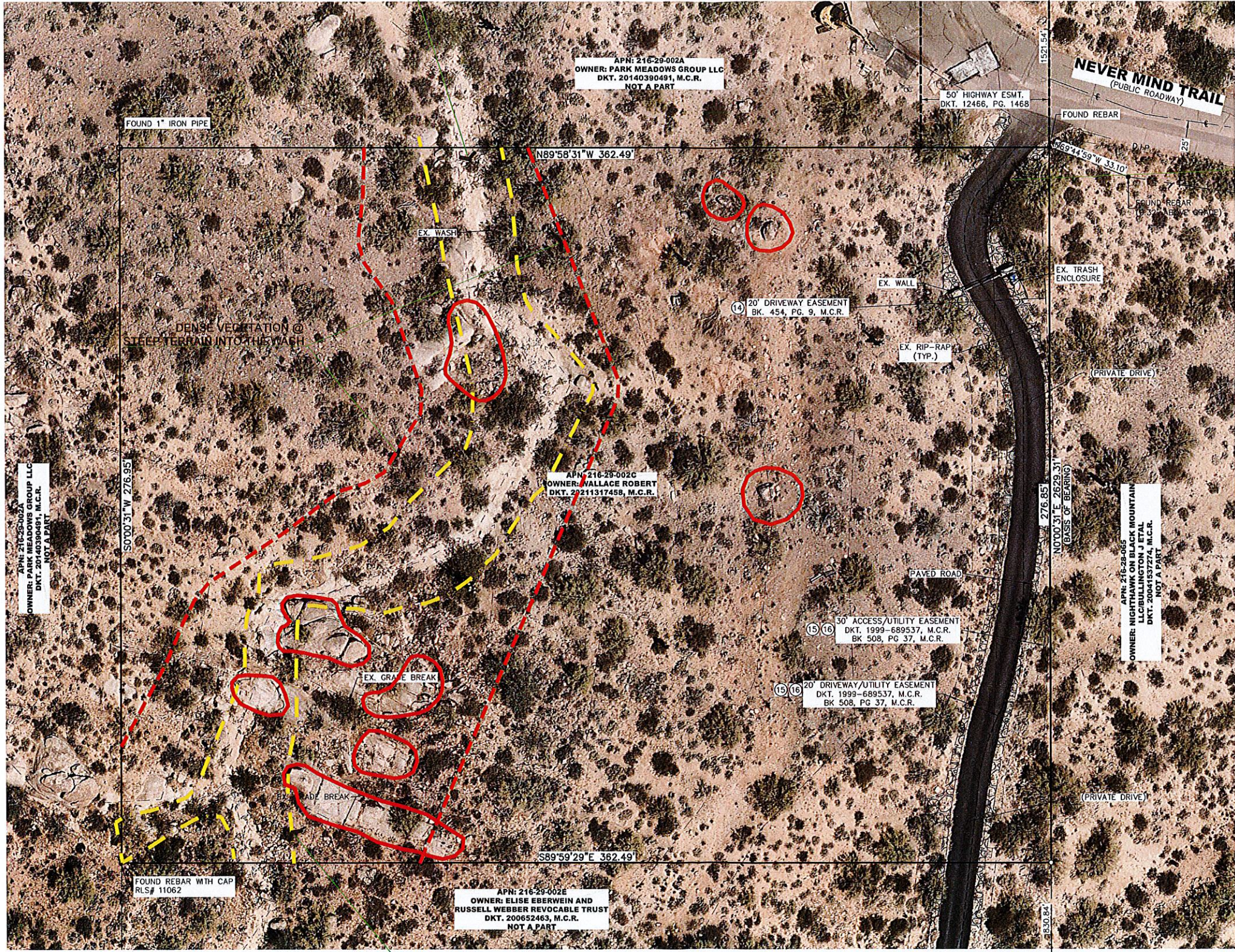
PLANT LEGEND:

- IRONWOOD TREE
- TREE

Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Surface
1	0.00%	20.00%	Red	40557
2	20.00%	25.00%	Yellow	17417
3	25.00%	29.00%	Green	11590
4	29.00%	100.00%	Blue	19613



MAJOR WASH.
PASS THRU WATER
FROM SOUTH TO NORTH

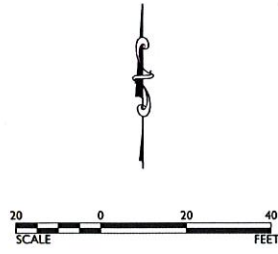


CALCULATED POSITION
N. 1/4 COR., SEC. 34
T. 6 N., R. 4 E.

EXISTING DRIVEWAY
TO PROPERTY ABOVE

LEGEND

- FOUND IRON PIPE
- FOUND 1/2" REBAR
- SET 1/2" REBAR WITH CAP RLS# 60697
- FOUND ALUMINUM CAP FLUSH
- FOUND BRASS CAP IN HANDHOLE
- FOUND STONE
- CABLE TV JUNCTION BOX
- ELECTRIC JUNCTION BOX
- FIRE HYDRANT
- WATER VALVE
- IRONWOOD TREE
- SIGN
- TREE
- TELEPHONE RISER
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT BOUNDARY LINE
- PAVEMENT
- RIP-RAP
- SIGNIFICANT BOULDER OUTCROP



CALCULATED POSITION
CEN. SEC. 34
T. 6 N., R. 4 E.

FLOODPLAIN
OF EXISTING WASH

BRISSETTE ARCHITECTS
10229 N. SCOTTSDALE RD, STE. F
SCOTTSDALE, ARIZONA 85253
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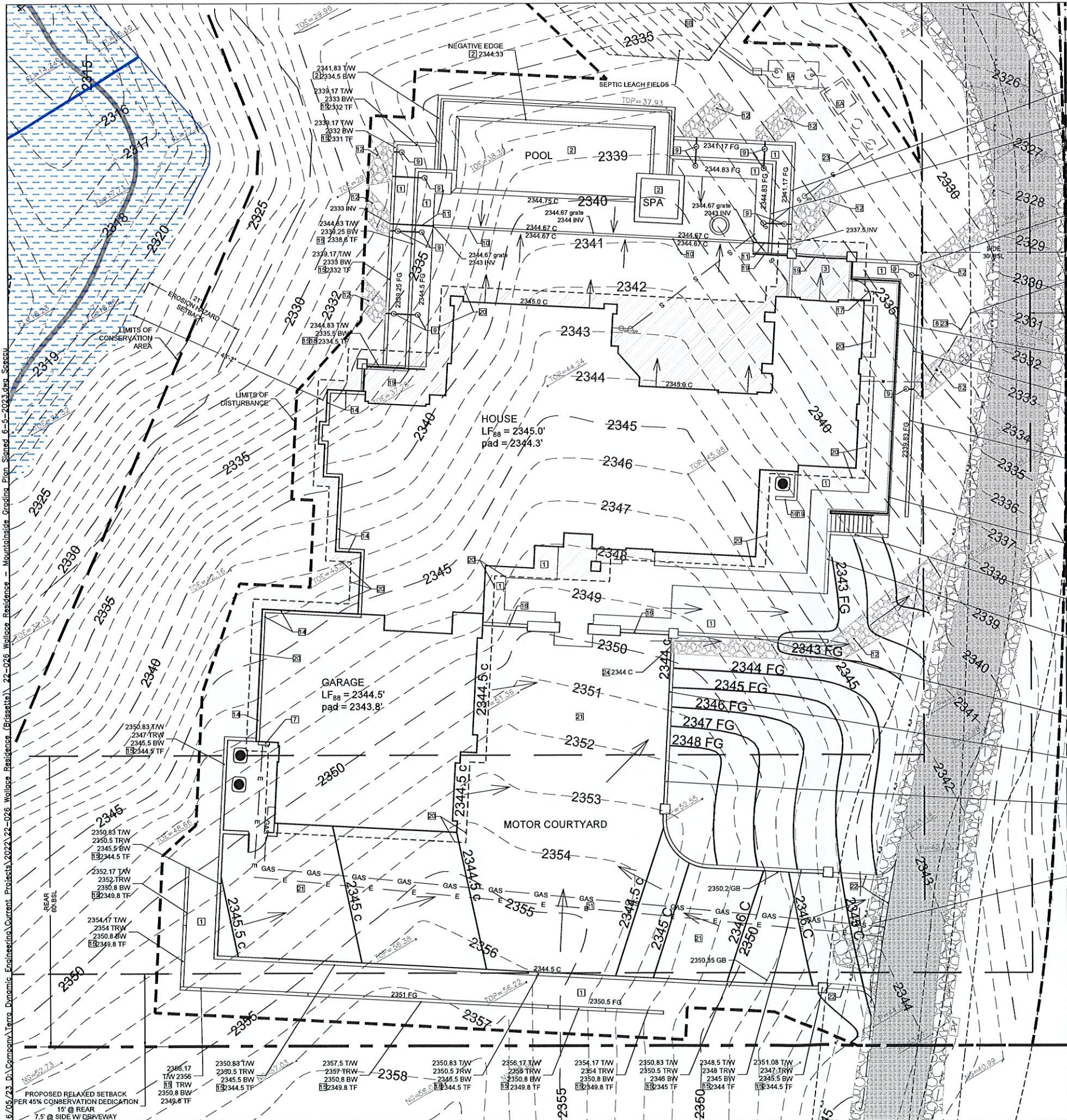
WALLACE RESIDENCE
37252 NORTH NEVER MIND TRAIL
CAREFREE, ARIZONA 85377

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE: 10/25/23
DRAWN: J.K.
REVISIONS:

SENSITIVE FEATURE
PER SECTION 10.03
SCALE: 1"=10'-0"

A-000



- KEY NOTES**
- PLANTER (SEE LANDSCAPE)
 - POOL, SPA, & WATER FEATURE DESIGN BY OTHERS & EQUIPMENT THROUGH SEPARATE PERMIT
 - POOL & SPA EQUIPMENT BY OTHERS LOCATED WITHIN LOWER AREA COVERED BY TRELIS SEE ARCH PLANS
 - HVAC EQUIPMENT
 - NEW GAS METER
 - SEWER CLEANOUT
 - SEPTIC SYSTEM BY OTHERS
 - SEPTIC DISPOSAL FIELDS BY OTHERS
 - SES & TELEPHONE SERVICE, FIELD VERIFY WITH UTILITY COMPANY
 - PROVIDE NEW WATER METER WITH 1-1/2" Ø SERVICE SUPPLY LINE (ADJUST LOCATION AS NECESSARY) TO BE INSTALLED BY CAREFREE WATER COMPANY
 - LANDSCAPE CATCH BASIN PROVIDE 12" NYLOPLAST PVC DRAIN BASIN AND DOME (IN LANDSCAPE AREAS) OR FLAT GRATE (IN PAVED AREAS) WITH RIP-RAP AT OUTLET, SEE DETAIL 8/C-4
 - 6" WIDE TRENCH DRAIN, SEE DETAIL 4/C-4
 - 24" GRATE
 - 2244 INV AT CENTER OF TRENCH
 - 2243 INV AT OUTLET AT BOTH END OF TRENCH WITH RIP-RAP AT FINAL OUTLET
 - PROVIDE (1) 8" HDPE PIPE, WITH A MINIMUM OF 3% SLOPE, SEE DETAIL 8/C-3
 - 2343 INVERT AT PIPE INLET (AT TRENCH ENDS)
 - 2337.5 INVERT AT OUTLET (EAST SIDE)
 - 2335 INVERT AT OUTLET (WEST SIDE)
 - RIP-RAP/ DRAINAGE SWALE, SEE DETAIL 7/C-3
 - 8" THICK RIP-RAP d₅₀ = 4" AVERAGE DIAMETER
 - 2" TO 4" LANDSCAPE BOULDERS WITH 12" THICK RIP-RAP d₅₀ = 6" AVERAGE DIAMETER, SEE DETAIL 7/C-3 FOR NOTES
 - BUILDING RETAINING OR HIGH STEM WALL: SEE STRUCTURAL SHEETS
 - NOTE: RETAINING STEM SHOULD BE A MINIMUM OF 14 INCHES HIGHER THAN FINISH ADJACENT GRADE & BE WATERPROOFED TO IBC REQUIREMENTS. 4" Ø PERFORATED PIPE WITH 1" WASH ROCK AND FABRIC FILTER BEHIND ALL RETAINING WALL, DRAIN TO DAYLIGHT
 - SITE RETAINING WALL SEE STRUCTURAL SHEET S6.1. WATERPROOF WALL PER IBC AND PROVIDE A 4" Ø PERFORATED PIPE WITH 1" WASH ROCK AND FABRIC FILTER BEHIND ALL RETAINING WALL, DRAIN TO DAYLIGHT
 - CMU SITE WALL, SEE STRUCTURAL SHEET
 - GATE WITH SELF CLOSING SELF LATCH, SEE DETAIL 8/C-3 & LANDSCAPE PLAN
 - GUARD RAIL OR POOL FENCE SEE LANDSCAPE PLAN
 - ALL EQUIPMENT SHALL BE SCREEN BY A WALL AND GATE THAT IS A MINIMUM 12" HIGHER THAN THE EQUIPMENT THAT IS SCREENING. IN ADDITION WALL TO BE A MINIMUM 4" HIGHER THAN THE HIGHEST POINT OF THE SES CABINET. CONTRACTOR SHALL VERIFY COMPLIANCE WITH CONSTRUCTION
 - ROOF LINE, SEE ARCH PLANS
 - INTERLOCKING CONCRETE PAVER DRIVEWAY TO MATCH BACK OF ROLLED CURB SEE DETAIL 8/C-3 OR EQUAL TO SUPPORT AN 83,000 LBS FOR FIRE DEPARTMENT ACCESS
 - PROVIDE 16" TURNDOWN BENEATH DRIVEWAY, SEE DETAIL 8/C-3
 - 10' WIDE UTILITY TRENCH TO BE RE-VEGETATED SEE DETAIL 5/C-4 & LANDSCAPE PLAN
 - PROVIDE 32" WIDE BY 8" HIGH WALL OPENING AT GRADE (2344 C), SEE DETAIL 5/C-5 & LANDSCAPE PLAN

ROOF RUNOFF NOTE:
 ROOF DRAINAGE SYSTEMS, SUCH AS GUTTERS OR RAIN DISPENSER DEVICES, ARE RECOMMENDED ALL AROUND THE ROOF-LINE. RAIN RUNOFF FROM ROOFS SHOULD BE DISCHARGED AT LEAST 5 FEET FROM ANY PERIMETER WALL OR COLUMN FOOTINGS. RIP-RAP SHOULD BE PLACED BENEATH THE ROOF-LINE TO REDUCE SOIL EROSION.

LEGEND:


	PROPOSED HOUSE SEE ARCH PLANS		LIMITS OF HIGH WATER
	LIMITS OF HIGH WATER ELEVATION		MONUMENT LINE
	PROPOSED CONCRETE OR PAVER (OWNER SELECT)		EASEMENT LINE
	PROPOSED CONSERVATION AREA		PUBLIC UTILITY EASEMENT LINE
	8" THICK RIP-RAP BENEATH CATCH BASIN OUTLET OR DRAINAGE SWALE, UNLESS OTHERWISE NOTED		PROPERTY LINE
	FOUND IRON PIPE		ADJOINING LOT LINE
	FOUND 1/2" REBAR		WATER LINE
	SET 1/2" REBAR WITH CAP RLS# 60697		SEWER LINE
	FOUND ALUMINUM CAP FLUSH		TELEPHONE/ ELECTRIC LINE
	FOUND BRASS CAP IN HANDHOLE		GAS LINE
	FOUND STONE		PUE
	CABLE TV JUNCTION BOX		BSL BUILDING SETBACK LINE
	ELECTRIC JUNCTION BOX		CMU CONCRETE MASONRY UNIT
	FIRE HYDRANT		A.P.N. ASSESSOR PARCEL NUMBER
	WATER VALVE		MCR MARI COPA COUNTY RECORDER
	SIGN		RAIL TOP OF GUARD RAIL
	TELEPHONE RISER		TOP OF WALL
	SEWER CLEAN OUT		TOP OF RETAINED WALL/SOIL
	WATER METER		BOTTOM OF WALL
	WATER VALVE		TOP OF FOOTING
	EXISTING CONTOURS		FINISHED GRADE
	PROPOSED FINISHED CONTOURS		GRADE BREAK
	FLOW DIRECTION		

PLANT LEGEND:

- IRONWOOD TREE
- TREE

GRAPHIC SCALE
 1" = 10'
 0 5 10 (IN FEET)

THESE PLANS ARE FOR MOUNTAINSIDE REVIEW ONLY AND NOT FOR CONSTRUCTION

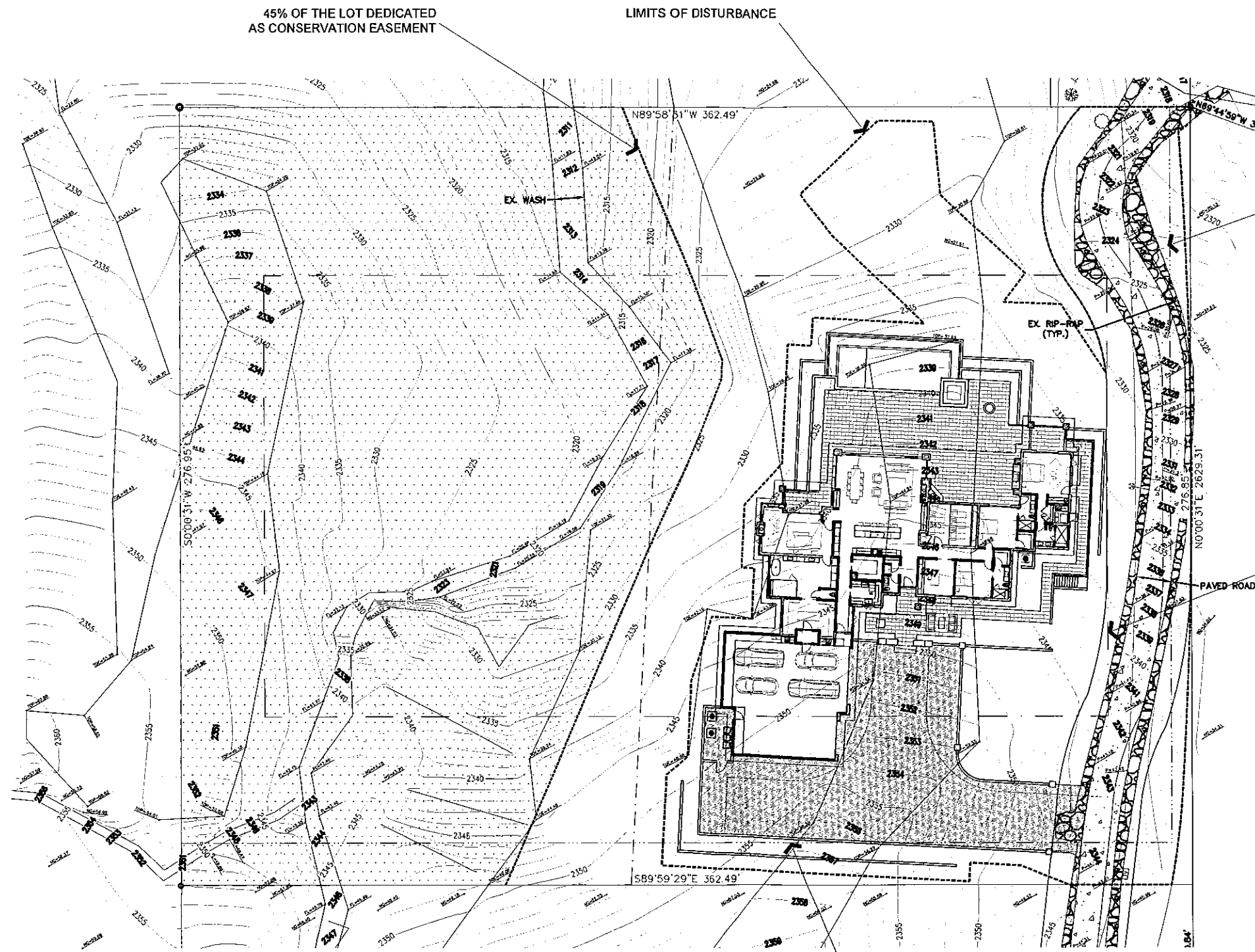

 REVISED DATES:
 6/5/2023 TOWN
 -
 -

GRADING AND DRAINAGE PLAN
 PROJECT:
WALLACE RESIDENCE
 37252 NEVERMIND TRAIL
 CAVE CREEK, ARIZONA, 85337

TERRA DYNAMIC ENGINEERING, LLC
 3241 East Shea Blvd, Suite 1 - #455
 Phoenix, Arizona 85028
 (602) 482-1603
 robert@terradynamic.us

SUBMITTAL DATE
 MARCH 30, 2023
JOB NUMBER:
 22-026
CHECKED BY:
 RO
DRAWN BY:
 TEAM
SCALE:
 1"=10'
SHEET NUMBER:
 C-3

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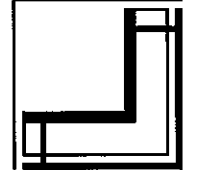
SITE PLAN INFORMATION

OWNER:	MR. ROBERT WALLACE
ADDRESS:	37252 NORTH NEVER MIND TRAIL CAREFREE, ARIZONA 85377
TOTAL LOT AREA:	100,372 S.F.
MAXIMUM DISTURBED AREA:	38,145 S.F.
PROPOSED DISTURBED AREA:	38,145 S.F.
MAXIMUM LOT COVERAGE:	13% OR 13,048 S.F.
PROPOSED LOT COVERAGE:	8.44% OR 8,475 S.F.
MAXIMUM OVERALL HEIGHT:	40'-0"
PROPOSED OVERALL HEIGHT:	32'-0"
MAIN RESIDENCE LIVABLE:	4,680 S.F.
GUEST CASITA LIVABLE:	478 S.F.
TOTAL BUILDING LIVABLE:	4,569 S.F.
BUILDING NON-CONDITIONED:	1,869 S.F.
BUILDING COVERED:	2,038 S.F.
TOTAL UNDER ROOF:	6,475 S.F.
GUEST CASITA IS:	8.5% OF LIVABLE AREA OF THE MAIN RESIDENCE THIS DOES NOT EXCEED 1/3 THAT IS ALLOWED

PROPOSED RELAXED SETBACK
PER 45% CONSERVATION DEDICATION
15' @ REAR
7.5' @ SIDE W/ DRIVEWAY

STANDARD SETBACK
IN R-70 DISTRICT
60' @ FRONT & REAR
30' @ SIDES

PROPOSED RELAXED SETBACK
PER 45% CONSERVATION DEDICATION
15' @ REAR
7.5' @ SIDE W/ DRIVEWAY



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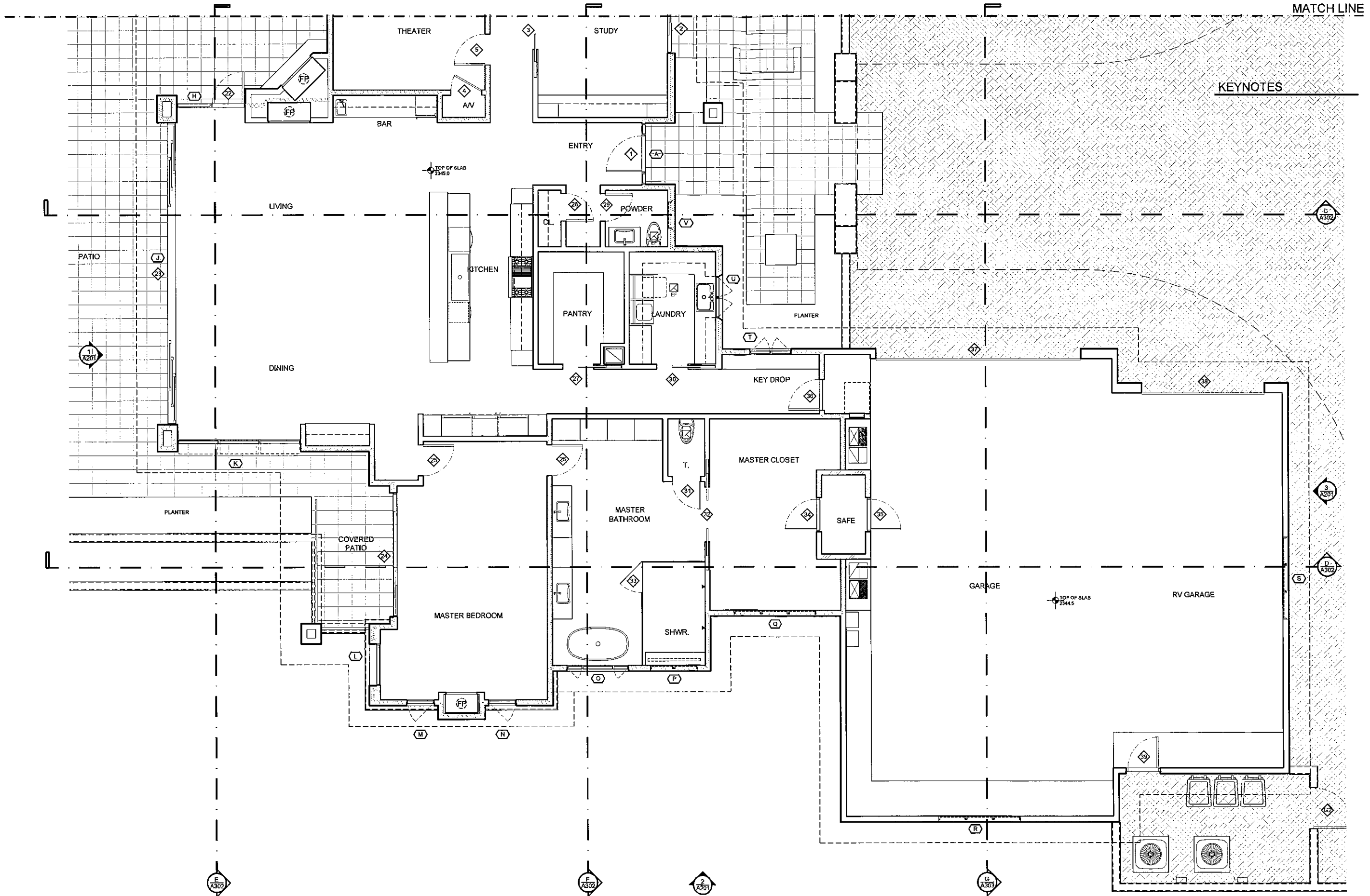
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DATE:	06/23/23
DRAWN:	AJK
REVISIONS:	

MOUNTAINSIDE
SITE PLAN

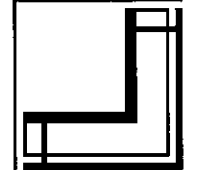
SCALE: 1"=20'-0"

A-103



MATCH LINE

KEYNOTES



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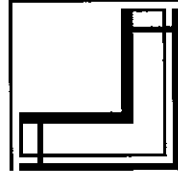
DATE: 06/23
DRAWN: J.K.
REVISIONS:

FINISH FLOOR
PLAN (WEST)

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

A-103

KEYNOTES



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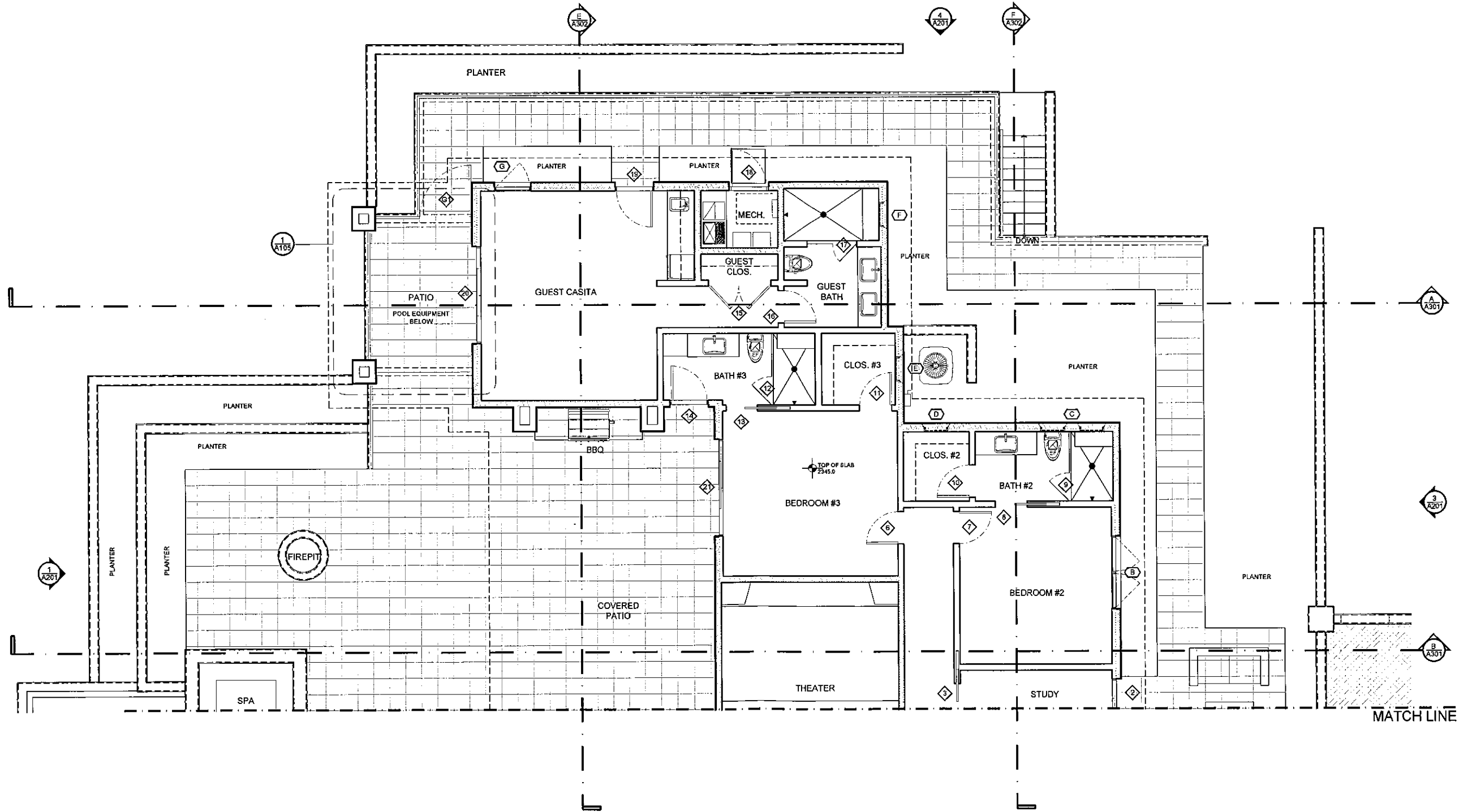
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DATE	09/23
DRAWN	JJK
REVISIONS	

FLOOR (EAST)
FLOOR PLAN

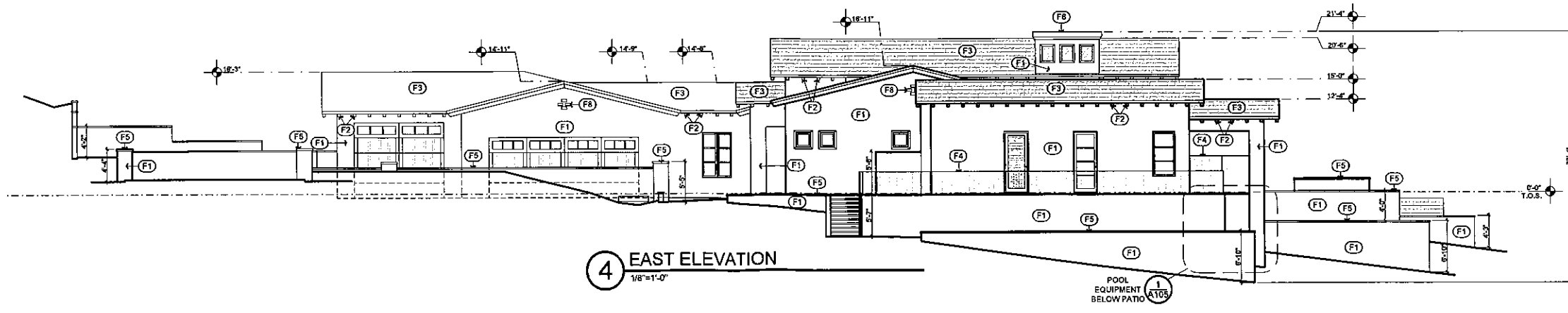
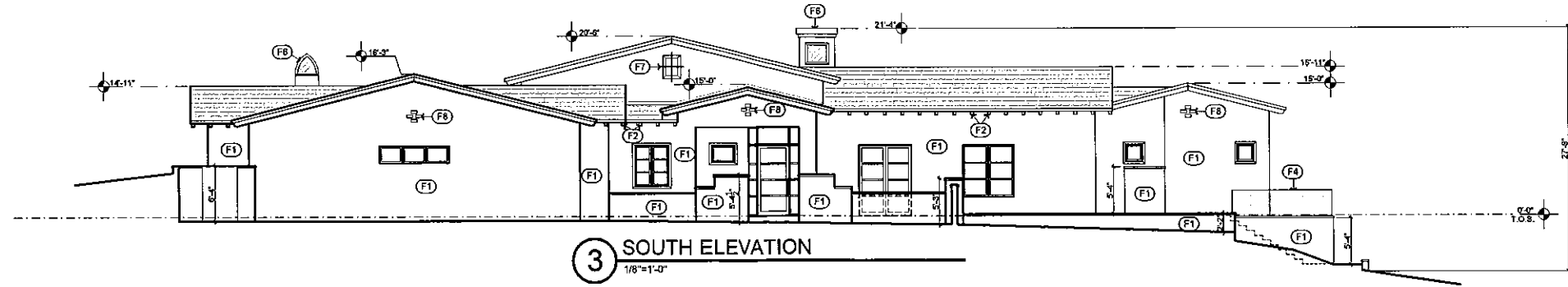
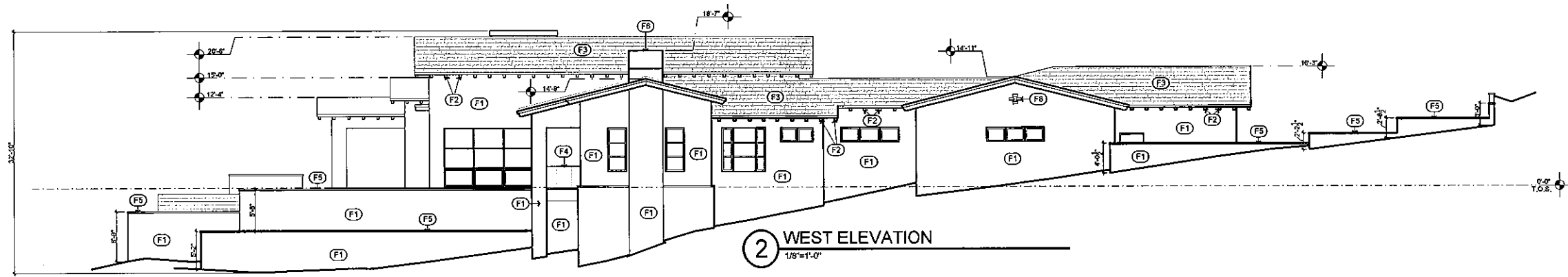
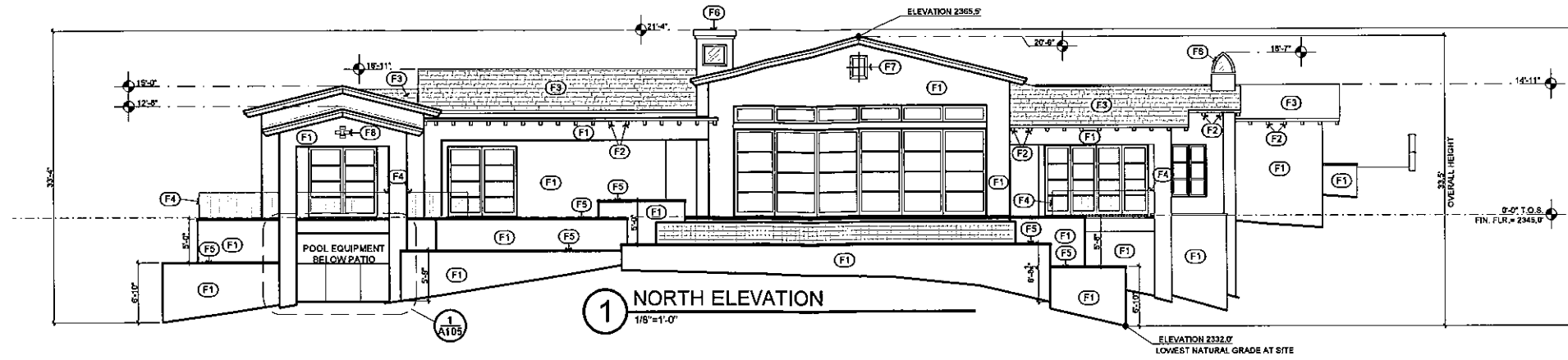
SCALE: 1/4"=1'-0"

A-104



FINISH SCHEDULE

- (F1) MODIFIED STUCCO SYSTEM
- (F2) WOOD BEAM TAILS
- (F3) TILE ROOF
- (F4) RUD IRON FENCE
- (F5) STONE CAP
- (F6) STONE CHIMNEY CAP
- (F7) ORNAMENTAL METAL
- (F8) APPLIED STUCCO RELIEF



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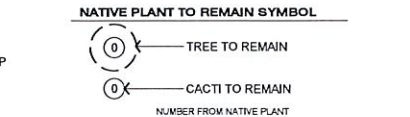
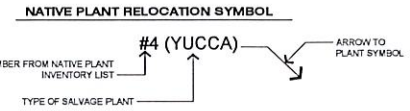
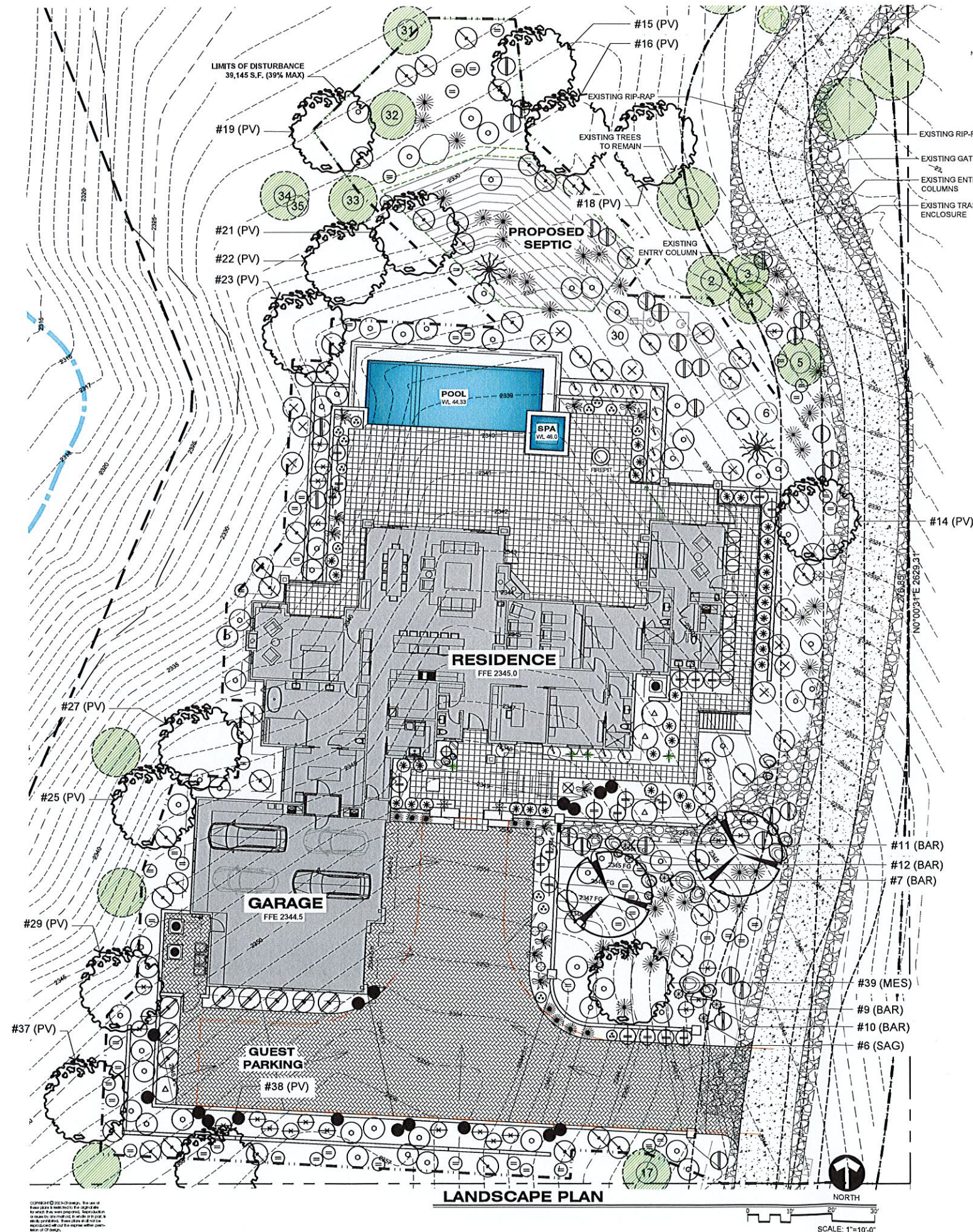
PRELIMINARY
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DATE: 06/20
DRAWN: JAK
REVISIONS:

EXTERIOR
ELEVATIONS

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

A-201



NATIVE TOPDRESS

CONTRACTOR SHALL SALVAGE AND STOCKPILE THE EXISTING ON-SITE NATURAL "DESERT VARNISH" FOR US AS A TOPDRESS FOR ALL DISTURBED AREAS OUTSIDE OF THE HOUSE AND SITE WALLS. FINISHED TOPDRESS SHALL BE RAKED AND BLENDED WITH UNDISTURBED NATURAL AREAS TO CREATE A CLEAN TRANSITION.

INVASIVE SPECIES

ANY INVASIVE PLANT SPECIES FOUND ON, OR NEAR, THIS SITE AND/OR CONSTRUCTION AREA SHALL BE IDENTIFIED AND REMOVED AS PART OF THE OVERALL INSTALLATION PROCESS OF THIS PROJECT. ANY INVASIVE SPECIES NOT DEALT WITH PROPERLY WILL BECOME AN ISSUE FOR THE HOMEOWNER AND THE FUTURE MAINTENANCE OF THE PROPERTY. REMOVAL OF INVASIVE PLANT SPECIES FROM THE OUTSET WILL HELP REDUCE THE UNNECESSARY SPREAD OF THESE UNWANTED AND DESTRUCTIVE PLANTS.

FOR A LIST OF KNOWN INVASIVE SPECIES VISIT THE CITY OF SCOTTSDALE WEBSITE AT: [HTTPS://WWW.SCOTTSDALEAZ.GOV/FIRE/MILD-FIRE-PREVENTION/REMOVE-INVASIVE-PLANTS](https://www.scottsdaleaz.gov/fire/mild-fire-prevention/remove-invasive-plants)

SAGUARO PLACEMENT

CONTRACTOR SHALL SALVAGE SAGUARO CACTI USING THE CITY OF SCOTTSDALE RECOMMENDED GUIDELINES FOR SAGUARO SALVAGE AND REPLANTING. LARGE SAGUAROS SHALL BE HANDLED AS LITTLE AS POSSIBLE AND, UNLESS CIRCUMSTANCES DO NOT ALLOW, SHALL BE MOVED ONLY ONCE. IN ORDER TO PROTECT RELOCATED SAGUAROS DURING CONSTRUCTION, THEY ARE PURPOSELY LOCATED JUST OUTSIDE OF THE BUILDING ENVELOPE (CONSTRUCTION FENCE). PLANTING HOLES SHALL BE HAND-DUG AND STAKING SHALL BE DONE IN SUCH A WAY AS TO NOT DISTURB ADJACENT NATIVE PLANT MATERIAL. THIS WILL PROVIDE LARGE SALVAGED SAGUAROS WITH THEIR BEST CHANCE FOR SURVIVAL.

NATURAL RIP-RAP

WHEN USING RIP RAP FOR DRAINAGE STABILIZATION, USE NATURAL PLACEMENT OF STONES HARVESTED FROM THE SITE AND INTERSPERSED WITH APPROPRIATE VEGETATION. THE STONES SHOULD NOT BE PILED ON THE GROUND BUT INSET INTO THE SOIL SPARINGLY SO THAT THE NET APPEARANCE IS 50% SOIL AND 50% VISIBLE STONE.

PLANT LEGEND

DM	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	(Symbol)	SALVAGE TREE	REFER TO NATIVE PLANT INVENTORY		
	(Symbol)	PARKINSONIA FLORIDA (GERGIDUUM FLORIDUM)	BLUE PALO VERDE	24" BOX U.N.O.	8
	(Symbol)	PROSOPIS VELUTINA	NATIVE MESQUITE	28" BOX U.N.O.	3
	(Symbol)	OCOTILLO	REFER TO NATIVE PLANT INVENTORY		2
	(Symbol)	SAGUARO OR BARREL	AS NOTED - REFER TO NATIVE PLANT INVENTORY		
SHRUBS					
	(Symbol)	ENCELIA FARINOSA	BRITTLE BUSH	5 GAL.	30
	(Symbol)	SALVIA CLEVELANDII	CHAPARRAL SAGE	5 GAL.	25
	(Symbol)	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE	5 GAL.	8
	(Symbol)	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL.	54
	(Symbol)	SIMMONDSIA CHINENSIS	JOJOBA	5 GAL.	57
	(Symbol)	DODONEA VISCOSA	HOP BUSH	15 GAL.	10
	(Symbol)	AMBROSIA DELTOIDEA	BURSADE	5 GAL.	53
	(Symbol)	EREMPHILA HYGROPHANA	BLUE BELLS	5 GAL.	35
	(Symbol)	SALVIA GREGGII	AUTUMN SAGE	5 GAL.	9
	(Symbol)	RUSSEIA EQUESTIFORMIS	CORAL FOUNTAIN	5 GAL.	20
	(Symbol)	TECOMA STANS	ARIZONA YELLOW BELLS	15 GAL.	4
ACCENTS					
	(Symbol)	CEREUS PERUVIANUS MONSTROSE (UNLESS NOTED OTHERWISE)	BLUE MONSTROSE	SPECIMEN	1
	(Symbol)	A. WEBBERI & MURPHEYI, A. DESMETIANA	WEBBER'S, MURPHEY'S, SMOOTH AGAVE	15 GAL.	11
	(Symbol)	PEDILANTHUS MACROCARPUS (EUPHORBIA LOMELII)	LADY SLIPPER CACTUS	5 GAL.	2
	(Symbol)	ECHINOCACTUS GRISONII	GOLDEN BARREL	5 GAL.	4
	(Symbol)	AGAVE PARRYI AGAVE "BLUE GLOW"	PARRY'S AGAVE "BLUE GLOW AGAVE"	5 GAL.	4
	(Symbol)	YUCCA ELATA (SALVAGE YUCCA WHERE NOTED)	SOAPTREE YUCCA	3'-6" TALL	3
	(Symbol)	DASILYRIUM WHEELERII	DESERT SPOON	5 GAL.	37
	(Symbol)	ECHINOPSIS CANDICANS	ARGENTINE GIANT	5 GAL.	1
	(Symbol)	EUPHORBIA ANTISYPHULICA	CANDELLA	5 GAL.	10
	(Symbol)	EUPHORBIA TIRUCALLI	FIRESTICK	15 GAL.	13
GROUND COVER					
	(Symbol)	* OENOTHERA BERLANDIERI	MEXICAN EVENING PRIMROSE	5 GAL.	2
	(Symbol)	* LANTANA MONTEVEDINIS	LANTANA "NEW GOLD"	5 GAL.	8
	(Symbol)	EUPHORBIA RIGIDA	GOEPHER PLANT	5 GAL.	15
INERT GROUND COVER					
	(Symbol)	DECOMPOSED GRANITE (3,600 S.F.)	1/4" MINUS MADISON GOLD	IN ALL PRIVATE PLANTERS AND PLANTER POTS	
	(Symbol)	DESERT VARNISH (11,500 S.F.)	COLLECTED FROM SITE	IN ALL NATIVE AREA REVEGETATION AREAS	
	(Symbol)	* PLANTER POTS with SLEEVING	LARGE ACCENTS SHALL BE HAND SELECTED FOR EACH POT		

- NOTES:**
- CONTRACTOR TO VERIFY ALL QUANTITIES.
 - REUSE EXISTING ACCENT PLANTS WHERE POSSIBLE. CONTRACTOR TO MAKE SUBSTITUTIONS BASED ON SALVAGE AVAILABILITY.
 - REFER TO NATIVE PLANT INVENTORY FOR SALVAGE INFORMATION (BY OTHERS).
 - ALL SPECIMEN QUALITY PLANTS THAT ARE DISTURBED BY DEVELOPMENT ARE TO BE PRESERVED AND RELOCATED ON SITE OR REPLACED WITH ALTERNATE PLANT MATERIAL OF SIMILAR TYPE AND SIZE.
 - NO COMMERCIAL GRADE DECOMPOSED GRANITE SHALL BE USED IN AREAS VISIBLE FROM OFFSITE OR ADJACENT TO UNDISTURBED NATURAL DESERT.

WALLACE
 APN: 216-29-002C
 37252 NORTH NEVER MIND TRAIL
 CAREFREE, ARIZONA

cf design
 DaveCFdesign@cfdesign.com
 www.cfdesign.com
 mobile: (928)481-3378

LANDSCAPE and REVEG. PLAN

DATE: 3/28/2023
 JOB #: CF-23-01

L3.1

