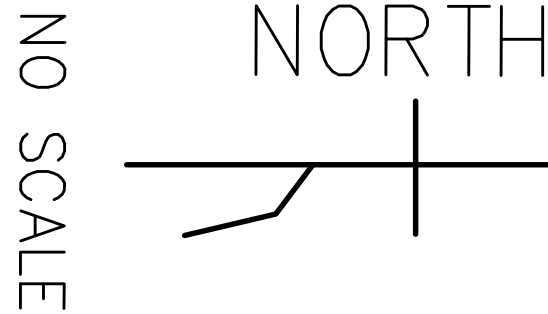
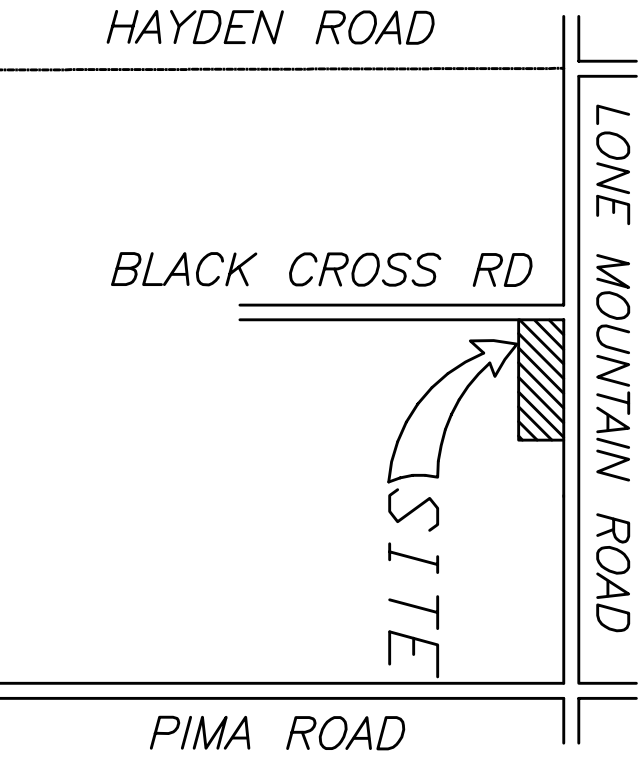
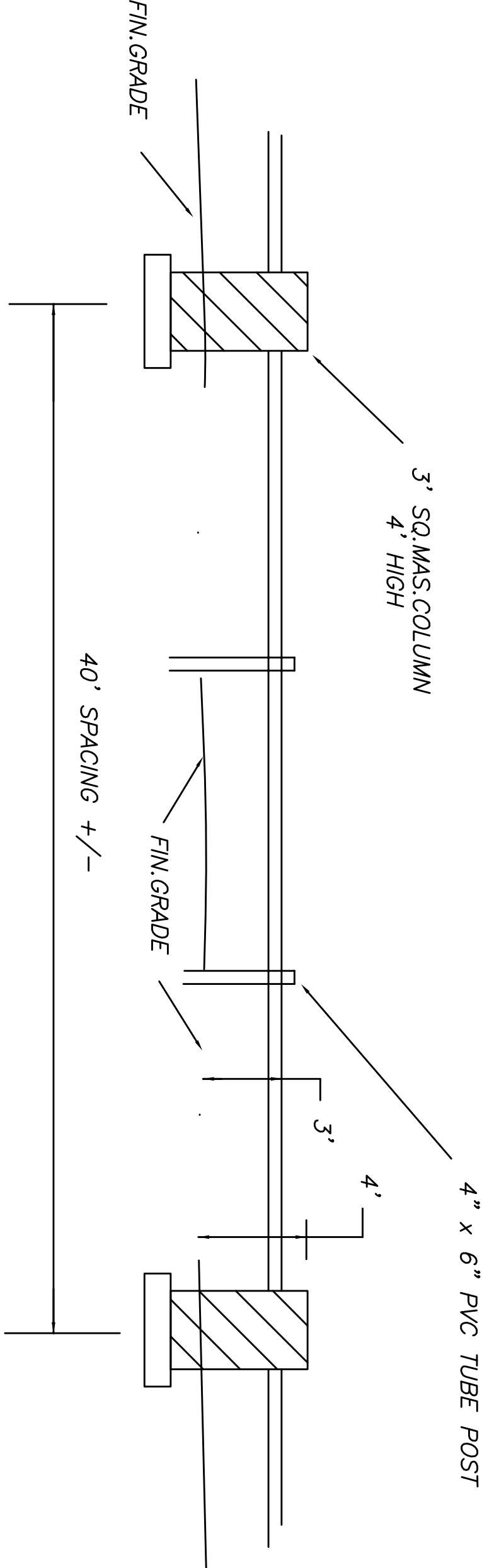


E.S.L.O. NOTES



NO SCALE

VICINITY MAP



TYPICAL EXTERIOR FENCE

1" = 5'

1. LAND DESIGNATED AS N.A.O.S. SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE ENTIRE NATURAL AREA OPEN SPACE (N.A.O.S.) WILL BE PERMANENTLY MAINTAINED AS NATURAL OPEN SPACE THROUGH EASEMENT, DONATION OR DEDICATION TO THE CITY OR OTHER ENTITY. N.A.O.S. SHALL BE MAINTAINED BY THE PROPERTY OWNER.
2. NON-INDIGENOUS PLANT MATERIALS ARE LIMITED TO ENCLOSED AREAS AND SHALL NOT EXCEED 20 FEET IN HEIGHT.
3. TURF IS LIMITED TO ENCLOSED AREAS NOT VISIBLE OFFSITE/LOWER ELEVATIONS.
4. REFLECTIVE BUILDING MATERIALS ARE PROHIBITED.
5. NO PAINT COLORS SHALL BE USED WHICH HAVE A LIGHT REFLECTIVE VALUE (LRV) GREATER THAN 35 %
* (LRV MEASURES THE AMOUNT OF LIGHT REFLECTED BY A COLOR AND IS AVAILABLE FROM PAINT MANUFACTURERS.)
6. EXTERIOR MATERIALS AND PAINT COLORS SHALL NOT EXCEED A VALUE AND/OR CHROMA OF 6 AS INDICATED IN THE MUNSSEL BOOK OF COLOR ON FILE IN THE CITY PLANNING DEPARTMENT. (SAMPLES MAY BE REQUIRED.)
7. A REGISTERED SURVEYOR SHALL STAKE AND ROPE OR FENCE THE CONSTRUCTION ENVELOPE AND MAOS STAKED MUST BE THE MOST RESTRICTIVE IN ACCORDANCE WITH THE CONSTRUCTION ENVELOPE AND MAOS EASEMENT IN ACCORDANCE WITH THE SITE PLAN. THE CONSTRUCTION ZONING ORDINANCE.
8. TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICES MANUAL.
9. POOLS SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, MAOS, SCENIC CORRIDORS, ON TO AN ADJACENT LOT, OR TRACT OF LAND.
10. A GUESTHOUSE OR ACCESSORY STRUCTURE SHALL NOT EXCEED A GROSS FOOTPRINT SIZE GREATER THAN 50% OF THE FOOT PRINT SIZE OF THE PRINCIPAL BUILDING.
11. MATERIALS USED FOR EXTERIOR SURFACES OF ALL STRUCTURES SHALL BLEND IN COLOR, HUE, AND TONE WITH THE SURROUNDING NATURAL DESERT SETTING TO AVOID HIGH CONTRAST.
12. SURFACE MATERIALS OF WALLS, RETAINING WALLS OR FENCES SHALL BE SIMILAR TO AND COMPATIBLE WITH THOSE OF THE ADJACENT MAIN BUILDINGS.
13. REFLECTIVE BUILDING AND ROOFING MATERIALS (OTHER THAN WINDOWS) INCLUDING MATERIALS WITH HIGH GLOSS FINISHES AND BRIGHT, UNTARNISHED COPPER, ALUMINUM, GALVANIZED STEEL OR OTHER METALLIC SURFACES, SHALL BE TEXTURED OR HAVE A WHITE OR NON-REFLECTIVE SURFACE TREATMENT TO REDUCE THE REFLECTIONS OF SUNLIGHT ONTO OTHER PROPERTY.
14. MIRRORED SURFACE OR ANY TREATMENTS THAT CHANGE ORDINARY GLASS INTO A MIRRORED SURFACE ARE PROHIBITED.
15. THE OWNER AND/OR CONTRACTOR SHALL INCORPORATE DEVELOPMENT DESIGN AND CONSTRUCTION TECHNIQUES THAT BLEND SCALE, FORM AND VISUAL CHARACTER INTO THE NATURAL LANDFORM AND MINIMIZE EXPOSED SCARS TO THE SATISFACTION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
16. EXTERIOR LIGHTING SHOULD BE LOW SCALE AND DIRECTED DOWNWARD, RECESSED OR SHIELDED SO THAT THE LIGHT SOURCE IS NOT VISIBLE FROM RESIDENTIAL DEVELOPMENTS IN THE AREA OR FROM A PUBLIC VIEWPOINT. EXTERIOR FIXTURES SHALL NOT GENERALLY EXCEED A HEIGHT OF 6 FEET MEASURED FROM THE NEAREST ADJACENT GRADE TO THE TOP OF THE FIXTURE (LOWER HEIGHTS MAY BE REQUIRED BY THE INSPECTION OR ENFORCEMENT STAFF.
17. ANY PROPOSED MODIFICATIONS TO NATURAL WATERCOURSES AND ALL WALLS AND FENCES CROSSING NATURAL WATERCOURSES SHALL BE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND POLICES SPECIFIED IN CHAPTER 37 (DRAINAGE AND FLOODPLAN ORDINANCE) OF THE CITY OF SCOTTSDALE REVISED CODE.

GRADING & DRAINAGE PLAN

FOR
NEW RESIDENCE
31225 NORTH BLACKCROSS ROAD
SCOTTSDALE, ARIZONA

LEGEND

- EX. EXISTING
F.U. FUTURE UTILITY
F. FENCE
P. PAVEMENT
F.G. FINISH GRADE
E.L.G. EXISTING GROVE
S. SLOPE
W. WATER
B.B. BUILDING BACKPACK
R.W. RIGHT OF WAY
L.L. LOOSE LANDSCAPE
A.C. ANCHOR CHAMBER
S.D. STORM DRAIN
- B.C. BRASS CAP
H.H. HANDHOLE
L.A. LAND SURVEYOR
S.E. SECTION
W. WATER
E.L. ELECTRIC UTILITY
C.C. CONCRETE
C.L. CHAIN LINK
E. ELECTRIC
F.C. FLYER CHAMBER
D.W. DRAIN

OWNERS:

ARIZONA FIRST PARTNERS LLC
504 E. PERSHING AVENUE
SCOTTSDALE, ARIZONA 85254
TEL. (602) 799 - 5399
CONTACT: DAWN HANEY

CIVIL ENGINEER:

SURFACE ENGINEERING CO.
1646 E. RUNION DRIVE
PHOENIX, ARIZONA 85024
TEL. (602) 717 - 2135
FAX. (623) 580 - 9688
DONSURFACE@MSN.COM

LEGAL DESCRIPTION

LOT 63, PINNACLE PEAK RANCHOS, ACCORDING TO BOOK 86 OF MAPS, PAGE 9,
RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK

MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE
AT THE INTERSECTION OF LONE MOUNTAIN ROAD AND GRANITE REEF ROAD.
EL=2351.64 NAVD '88 (CITY OF SCOTTSDALE DATUM)

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN
ARE BASED ON THE ELEVATION DATUM EDUCATION ON THE CITY OF SCOTTDALE
BENCHMARK, AS PROVIDED ABOVE.

SITE DATA:

SITE ADDRESS: 31225 N. BLACK CROSS ROAD
SCOTTSDALE, ARIZONA
NET SITE AREA: 194,087 SQUARE FEET
4,4566 ACRES
SITE ZONING: R1 - 70 ESL
ASSESSOR PARCEL NO. 216 - 47 - 364
LAND FORM: UPPER DESERT 5 TO 10 % GROUND SLOPE
N.A.O.S. LOT AREA REQUIRED @ 35 % = 67,930 SQ. FT.
N.A.O.S. AREA PROVIDED:
REVEG.AREA = 12,351 SQ. FT.
30 % OF 67,930 S.F.
ALLOWED = 20,379 S.F.

QUANTITIES:

EARTHWORK:
CUT 3440 CUBIC YARDS
FILL 1680 CUBIC YARDS
RETAINING WALLS: 389 LIN.FT.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL & DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE (IN AO ZONE, USE DEPTH)	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
	1245				
040037	9-30-95	F	9-30-95	X	N/A

ENGINEER'S CERTIFICATION:

THE LOWEST FLOOR ELEVATION(S) AND/OR FLOODPROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE HUNDRED YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODWAYS & FLOODPLAINS ORDINANCE.

ABBREVIATIONS:

BY	DATE	REVISIONS

SURFACE ENGINEERING CO.

1646 E. RUNION DRIVE - PHOENIX, AZ 85024
Ph: (602) 717-2135 Fax (623)580-9688



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