

BUILDING ENVELOPE & N.A.O.S. EXHIBIT DESERT MOUNTAIN, PHASE III, UNIT FORTY-TWO (THE SAGUARO FOREST AT DESERT MOUNTAIN - PART TWELVE)

NAOS NOTES

- EACH INDIVIDUAL LOT SHALL PROVIDE, AS A MINIMUM, NAOS EQUAL TO OR GREATER THAN THE CORRESPONDING REQUIREMENTS SHOWN IN TABLE 2 OF THIS EXHIBIT.
- DISTURBED AREAS THAT ARE REVEGETATED WITH INDIGENOUS PLANT MATERIALS ONLY CAN BE CALCULATED AS REVEGETATED NAOS AS PER THE REQUIREMENTS OF THE ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE SECTION 7.853(D)(2).
- AREAS WITHIN STREET SIGN EASEMENTS (S.S.E.), OR AREAS WITHIN DRAINAGE EASEMENTS (D.E.), PUBLIC UTILITY EASEMENTS (P.U.E.), THAT HAVE MAN-MADE FEATURES (I.E. HEADWALLS, RIP-RAP, RETAINING WALLS, ECT.) CANNOT BE COUNTED TOWARD FULFILLING THE N.A.O.S. REQUIREMENTS AND HAVE THEREFORE BEEN DESIGNATED A NO N.A.O.S. CREDIT BY THIS EXHIBIT.
- THE OWNER OF EACH INDIVIDUAL LOT IS REQUIRED TO DEDICATE AN NAOS EASEMENT TO THE CITY OF SCOTTSDALE FOR AN AREA NOT LESS THAN THE AREA REQUIRED BY TABLE 2 OF THIS EXHIBIT.
- NAOS AREAS ON EACH INDIVIDUAL LOT MUST BE PROTECTED FROM DAMAGE DURING CONSTRUCTION BY A METHOD APPROVED BY DESERT MOUNTAIN MASTER DESIGN COMMITTEE AND THE CITY OF SCOTTSDALE. SUCH METHODS CURRENTLY APPROVED BY THE DESERT MOUNTAIN MASTER DESIGN COMMITTEE INCLUDE PROTECTING NAOS AREAS WITH SIX FOOT HIGH CHAIN LINK FENCE WHICH SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION.
- NAOS AREAS ADJACENT TO STREET, UTILITY AND INFRASTRUCTURE CONSTRUCTION SHALL BE PROTECTED DURING CONSTRUCTION BY A METHOD APPROVED BY THE CITY OF SCOTTSDALE. SUCH APPROVED METHODS INCLUDE COLORED ROPING ATTACHED TO THREE FOOT TALL REBAR STAKES. ROPING AND STAKES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL COMPLETION OF INFRASTRUCTURE IMPROVEMENTS.

GENERAL NOTES

- THIS EXHIBIT IS A GRAPHIC REPRESENTATION ONLY. REFER TO THE RECORDED FINAL PLAT FOR ACTUAL LOT DIMENSION, AND EASEMENT LOCATIONS.
- TOPOGRAPHY IS APPROXIMATE AND IS PRIOR TO ANY SITE IMPROVEMENTS. TOPOGRAPHY ON INDIVIDUAL LOTS SHOULD BE VERIFIED WITH A REGISTERED LAND SURVEYOR.
- THE BUILDING ENVELOPES ARE GRAPHICALLY SHOWN ON THIS PLAN TO SHOW LOCATION. ACTUAL SIZES OF THE BUILDING ENVELOPES ARE LISTED IN TABLE 2 OF THIS EXHIBIT. BUILDING ENVELOPES SHALL NOT BE ALLOWED TO EXCEED THE AREA LISTED IN TABLE 2.
- ALL IMPROVEMENTS AND SITE DISTURBANCE SHALL BE CONTAINED WITHIN THE BUILDING ENVELOPE, INCLUDING ANY AREAS DISTURBED FOR UTILITIES AND SERVICES TO THE INDIVIDUAL LOTS.
- LOTS 327, 328, 329, 333, 336 AND 337, ARE REQUIRED TO HAVE INDIVIDUAL SEWER GRINDER PUMP SYSTEMS THAT CONNECT TO THE PUBLIC SEWER TAPS.
- THIS SUBDIVISION IS ZONED R1-35 ESL, R1-10 ESL AND COS ESL. LOT 325 IS ZONED R1-10 ESL; LOT 326 THROUGH 347 (INCLUSIVE) ARE ZONED R1-35 ESL; AND TRACT "F" IS ZONED CONSERVATION OPEN SPACE. ALL LOTS ARE LOCATED IN THE "HILLSIDE LANDFORM" AS DEFINED IN THE CITY OF SCOTTSDALE'S ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE.

TABLE 2 - NAOS CALCULATIONS

LOT NO.	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
LOT NO.	LOT AREA	SPECIFIC B.E.	OTHER B.E.	TOTAL B.E.	NO NAOS	REVEG NAOS W/PLAT IMP.	UNDISTURBED NAOS	TOTAL NAOS PROVIDED	MAXIMUM ALLOWABLE REVEG NAOS	ACTUAL NAOS DEDICATED	NAOS/MCR RECORDING #
325	162,084	30,666	0	30,666	3,406	6,585	121,427	128,012	38,404		
326	74,224	25,312	0	25,312	296	5,481	43,135	48,616	14,585		
327	82,582	23,025	0	23,025	5,156	1,382	53,019	54,401	16,320		
328	105,862	22,431	15,251	37,682	7,103	938	60,139	61,077	18,323		
329	141,786	27,663	0	27,663	724	2,000	111,399	113,399	34,020		
330	240,358	31,493	0	31,493	51	1,033	207,781	208,814	62,644		
331	81,154	24,916	0	24,916	588	910	54,740	55,650	16,895		
332	181,324	27,830	0	27,830	4,307	4,153	145,034	149,187	44,756		
333	131,522	28,821	0	28,821	229	3,077	99,395	102,472	30,742		
334	151,650	24,174	0	24,174	820	3,049	123,607	126,656	37,997		
335	189,763	24,356	0	24,356	290	745	164,372	165,117	49,535		
336	130,424	20,462	0	20,462	989	2,044	106,929	108,973	32,692		
337	1,045,945	37,543	0	37,543	507	1,065	1,006,830	1,007,895	302,369		
338	1,105,033	21,400	0	21,400	1,261	6,088	1,076,284	1,082,372	324,712		
339	527,090	31,372	0	31,372	358	3,128	492,232	495,360	148,608		
340	195,781	23,042	0	23,042	929	4,276	167,534	171,810	51,543		
341	530,811	25,120	0	25,120	2,203	3,624	499,864	503,488	151,046		
342	516,152	27,137	0	27,137	1,850	743	486,422	487,165	146,149		
343	78,925	23,742	0	23,742	2	1,036	54,145	55,181	16,554		
344	100,546	27,483	0	27,483	403	6,723	65,937	72,660	21,798		
345	104,974	31,242	0	31,242	0	3,568	70,164	73,732	22,120		
346	120,604	30,886	0	30,886	1,409	13,699	74,610	88,309	26,493		
347	752,319	22,937	15,423	38,360	3,162	6,894	703,903	710,797	213,239		
TRACT A	467,179	0	0	0	467,179	0	0	0	0		
TRACT B	24,900	0	0	0	24,900	0	0	0	0		
TRACT C	32,589	0	0	0	32,589	0	0	0	0		
TRACT D	10,400	0	0	0	10,400	0	0	0	0		
TRACT E	20,235	0	0	0	20,235	0	0	0	0		
TRACT G	20,352	0	0	0	20,352	0	0	0	0		
TRACT H	691	0	0	0	691	0	0	0	0		
TRACT I	1,120	0	0	0	1,120	0	0	0	0		
TRACT J	2,748,321	0	0	0	4,988	50,663	2,692,670	2,743,333	823,000		
TRACT K	65,629	0	0	0	65,629	0	0	0	0		
TOTALS (SF)	10,142,329	613,053	30,674	643,727	679,636	132,904	8,681,572	8,814,476	2,644,343		
TOTAL (AC.)	232.83	14.07	0.70	14.78	15.60	3.05	199.30	202.35	60.71		

TABLE 1 - CITY OF SCOTTSDALE
OVERALL SITE NAOS REQUIREMENTS & CALCULATIONS

Zoning Dist.	Slope Category														TOTALS	Total All			
	0-2%		2-5%		5-10%		10-15%		15-25%		25-35%		>35%						
	L.D.	H.S.	L.D.	H.S.	L.D.	H.S.	L.D.	H.S.	L.D.	H.S.	L.D.	H.S.	L.D.	H.S.	L.D.	H.S.			
R1-10	ac	0.15	0.52	0.00	0.00	0.12	0.05	0.07	0.22	0.22	0.82	0.18	0.74	0.61	1.08	1.35	3.43	4.78	
R1-35	ac	1.91	11.64	0.00	0.00	2.38	3.22	1.31	10.76	1.44	27.39	0.38	34.97	2.49	130.34	9.61	218.32	227.93	
Total by Landform (11)	ac	2.06	12.16	0.00	0.00	2.50	3.27	1.38	10.98	1.66	28.21	0.56	35.71	3.10	131.42	10.96	221.75	232.71	
NAOS % Required (10)		20%	50%	25%	50%	30%	50%	30%	50%	30%	65%	30%	80%	30%	80%				
NAOS Req.	ac	0.41	6.08	0.00	0.00	0.75	1.64	0.41	5.49	0.50	18.34	0.17	28.57	0.93	105.14	3.17	165.25	168.42	

CONSERVATION OPEN SPACE (TRACT F): 212.36 AC.
AREA SUBJECT TO N.A.O.S.: 232.83 AC.
TOTAL PARCEL AREA: 445.19 AC.
TOTAL N.A.O.S. REQUIRED: 168.42 AC.

Notes:
L.D. = ESL Lower Desert Landform
H.S. = ESL Hillside Landform

TABLE 1 LEGEND - CITY OF SCOTTSDALE

- (10) BASED ON TABLE "A" OF SECTION 7.853 OF ESLO FOR THE UPPER DESERT LANDFORM AND HILLSIDE LANDFORM.
- (11) SLOPE LOCATIONS AS PER THE SLOPE ANALYSIS APPROVED BY CASE 20-PP-2004, WITH SLIGHT ADJUSTMENTS MADE TO REFLECT FINAL PLAT BOUNDARY.

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- CENTERLINE
- LOT LINE/TRACT LINE
- EASEMENT LINE AS NOTED
- RETAINING WALL
- IMP. IMPROVEMENTS
- B.E. BUILDING ENVELOPE
- CL CENTERLINE
- SF SQUARE FEET
- AC ACRES
- R.W.E. RETAINING WALL EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- N.A.O.S. NATURAL AREA OPEN SPACE
- W.L.E. WATERLINE EASEMENT
- D.E. DRAINAGE EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT
- P.T.E. PUBLIC TRAIL EASEMENT
- V.C.E. VISTA CORRIDOR EASEMENT
- S.S.E. STREET SIGN EASEMENT
- S.E. SLOPE EASEMENT
- VILLAGE ASSOCIATION MAINTENANCE EASEMENT
- SECTION CORNER AS NOTED
- BRASS CAP (PROPOSED)
- SUBDIVISION CORNER (TO BE SET) WITH 1/2" REBAR & RLS CAP #19857
- LOCATION OF LOT CENTER POLE/STAKE
- BUILDING ENVELOPE AND ENVELOPE STAKE LOCATION
- *3205 MAXIMUM BUILDING HEIGHT ELEVATION (AS DEFINED BY THE DESIGN GUIDELINES FOR THE SAGUARO FOREST AT DESERT MOUNTAIN)
- REVEGETATED NAOS

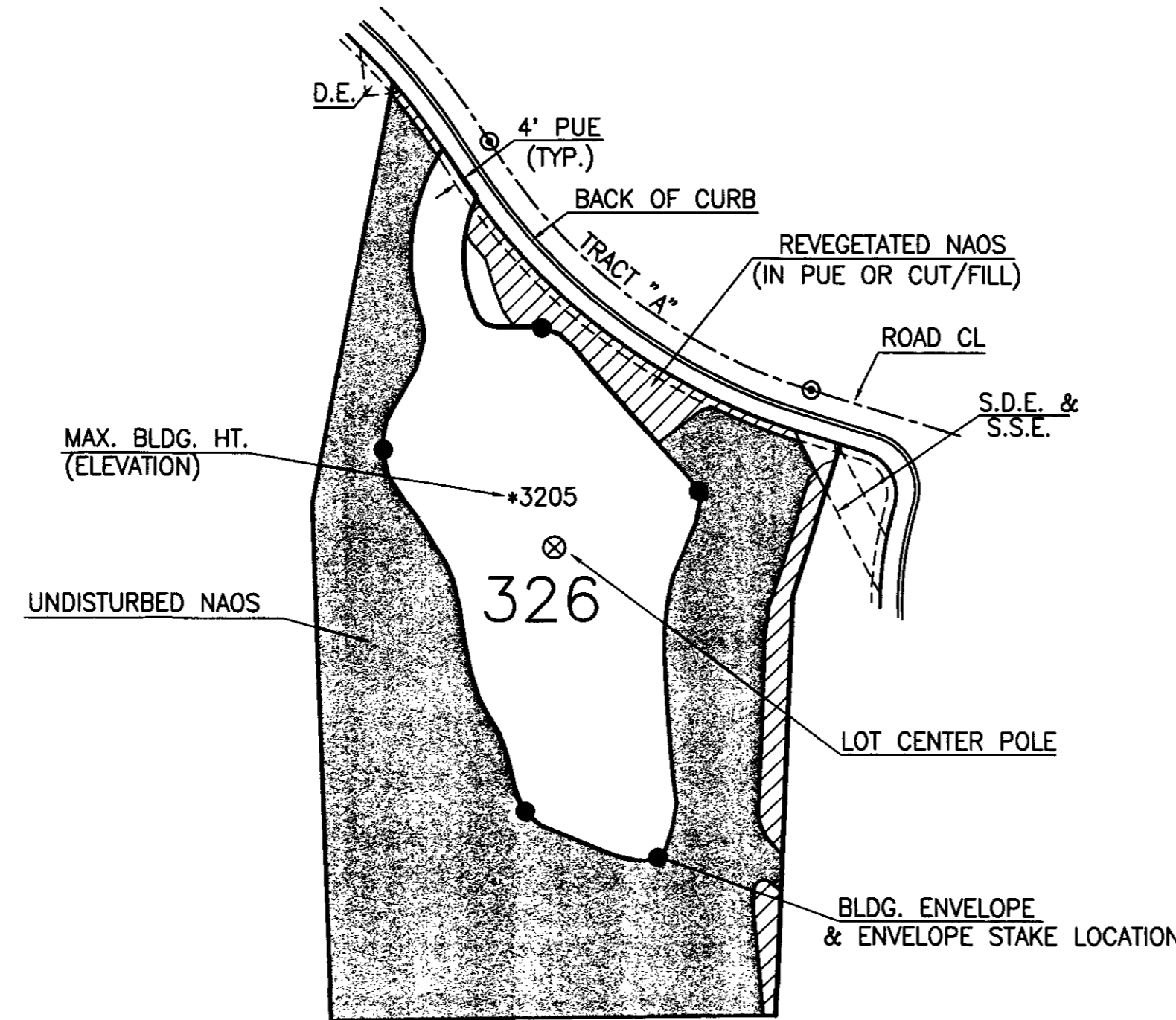


TABLE 4
SAMPLE NAOS CALCULATION FOR AN INDIVIDUAL LOT

LOT SIZE (LOT 326)	74,224 S.F.	FROM FINAL PLAT
LESS BUILDING ENVELOPE SIZE	25,312 S.F.	FROM TABLE 2
LESS AREA DESIGNATED AS "NO N.A.O.S. CREDIT"	296 S.F.	FROM THIS EXHIBIT
NAOS REQUIRED FOR SAMPLE LOT	48,616 S.F.	FROM TABLE 2
NAOS IS SATISFIED FOR THIS LOT BY		
UNDISTURBED NAOS AREA (100%)	43,135 S.F.	FROM TABLE 2
REVEGETATED NAOS AREA (100%)	5,481 S.F.	FROM TABLE 2
TOTAL NAOS PROVIDED	48,616 S.F.	

TABLE 2 LEGEND - DESERT MOUNTAIN

- TOTAL LOT AREA AS DEFINED BY THE FINAL PLAT.
- ACTUAL MAXIMUM BUILDING ENVELOPE AREA (SEE GENERAL NOTES).
- THIS AREA INDICATES THE AMOUNT OF NAOS THAT MUST BE PROVIDED ON EACH INDIVIDUAL LOT, CALCULATED AS FOLLOWS:
TOTAL LOT AREA
LESS BUILDING ENVELOPE AREA
LESS ANY AREAS THAT DO NOT QUALIFY AS NAOS AS SHOWN ON THIS EXHIBIT.
- ACTUAL AREA OF NAOS DEDICATED BY AN NAOS EASEMENT RECORDED BY THE PROPERTY OWNER.
- NAOS EASEMENT RECORDING NUMBER WITH THE MARICOPA COUNTY RECORDS BOOK AND MAP NUMBER.
- THE BUILDING ENVELOPE (B.E.) AREA DESIGNATED IN TABLE 2 REPRESENTS THE TOTAL OF THE BUILDING ENVELOPE INCLUDING ANY COMMON OR PRIVATE DRIVEWAY AREAS WITHIN THE LOT. THE SPECIFIC BUILDING AREA SHOWN ON THIS EXHIBIT REPRESENTS THE MAXIMUM AREA THAT CAN BE USED TO CONSTRUCT IMPROVEMENTS OTHER THAN THE DRIVEWAY THAT ARE SPECIFIC TO THE LOT. THE LIMITS OF THE SPECIFIC BUILDING AREA ARE DELINEATED ON THIS EXHIBIT.
- THIS AREA INDICATES THAT WHICH WILL BE DISTURBED BY CONSTRUCTION AND, IF REVEGETATED WITH INDIGENOUS PLANT MATERIAL ONLY, CAN BE COUNTED AS REVEGETATED N.A.O.S. THE AREA SHOWN IS THE FULL SURFACE AREA.
- AREAS DESIGNATED AS N.A.O.S. CREDIT INCLUDE IMPROVEMENTS SUCH AS SIGNS, RETAINING WALLS, DRAINAGE STRUCTURES OR OTHER MAN-MADE ELEMENTS. THESE AREAS, AS DESIGNATED ON THIS EXHIBIT, MAY NOT BE USED TOWARD FULFILLING THE N.A.O.S. REQUIREMENTS FOR A LOT. THIS DOES NOT INCLUDE THE BUILDING ENVELOPE AREA.
- AS PER ORDINANCE SECTION 7.853 (D)(2), REVEGETATED NAOS MAY NOT EXCEED 30% OF THE OVERALL NAOS REQUIRED.

TABLE 3
OVERALL SITE NAOS ANALYSIS

NAOS PROVIDED	202.35 ACRES (SEE TABLE 2)
NAOS REQUIRED	168.42 ACRES (SEE TABLE 1)
EXCESS NAOS PROVIDED	33.93 ACRES

DESERT MOUNTAIN PROPERTIES RESERVES THE RIGHT TO CREDIT ANY EXCESS NAOS TOWARD THE DESERT MOUNTAIN MASTER NAOS BANK

CITY OF SCOTTSDALE APPROVALS

THIS EXHIBIT HAS BEEN APPROVED IN ACCORDANCE WITH CITY OF SCOTTSDALE ORDINANCE REQUIREMENTS FOR NATURAL AREA OPEN SPACE (NAOS) AND SHALL SERVE AS THE NAOS REQUIREMENTS FOR INDIVIDUAL LOTS.

DATE: 7/14/05
PROJECT REVIEW COORDINATOR

NO.	REVISIONS		
	DATE	APP.	

20-PP-2004

GILBERTSON ASSOCIATES inc.
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BUILDING ENVELOPE & N.A.O.S. EXHIBIT
DESERT MOUNTAIN, PHASE III, UNIT FORTY-TWO
(THE SAGUARO FOREST AT DESERT MOUNTAIN - PART TWELVE)

Designed by SM Drawn by SM
Date: 6-29-05 Job No. 381478 Sheet 1 of 4

	(1)	(2)		(8)	(7)	(3)	(9)	(4)	(5)		
LOT NO.	LOT AREA	SPECIFIC B.E.	OTHER B.E.	TOTAL B.E.	NO NAOS	REVEG NAOS W/PLAT IMP.	UNDISTURBED NAOS	TOTAL NAOS PROVIDED	MAXIMUM ALLOWABLE REVEG NAOS	ACTUAL NAOS DEDICATED	NAOS/MCR RECORDING #
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TRACT D	10,400	0	0	0	10,400	0	0	0	0		
TRACT E	20,235	0	0	0	20,235	0	0	0	0		
TRACT G	20,352	0	0	0	20,352	0	0	0	0		
TRACT H	691	0	0	0	691	0	0	0	0		
TRACT I	1,120	0	0	0	1,120	0	0	0	0		
TRACT J	2,748,321	0	0	0	4,988	50,663	2,692,670	2,743,333	823,000		
TRACT K	65,629	0	0	0	65,629	0	0	0	0		

APPROVED
FINAL PLANS PLANING
 7-14-05
 DATE _____
 APPROVED BY _____

TABLE 2: LEGEND – DESERT MOUNTAIN

1. TOTAL LOT AREA AS DEFINED BY THE FINAL PLAT.
2. ACTUAL MAXIMUM BUILDING ENVELOPE AREA (SEE GENERAL NOTES).
3. THIS AREA INDICATES THE AMOUNT OF NAOS THAT MUST BE PROVIDED ON EACH INDIVIDUAL LOT, CALCULATED AS FOLLOWS:
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LESS BUILDING ENVELOPE AREA
LESS ANY AREAS THAT DO NOT QUALIFY AS NAOS AS SHOWN ON THIS EXHIBIT.
4. ACTUAL AREA OF NAOS DEDICATED BY AN NAOS EASEMENT RECORDED BY THE PROPERTY OWNER.
5. NAOS EASEMENT RECORDING NUMBER WITH THE MARICOPA COUNTY RECORDS BOOK AND MAP NUMBER.
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8. AREAS DESIGNATED AS N.A.O.S. CREDIT INCLUDE IMPROVEMENTS SUCH AS SIGNS, RETAINING WALLS, DRAINAGE STRUCTURES OR OTHER MAN-MADE ELEMENTS. THESE AREAS, AS DESIGNATED ON THIS EXHIBIT, MAY NOT BE USED TOWARD FULFILLING THE N.A.O.S. REQUIREMENTS FOR A LOT. THIS DOES NOT INCLUDE THE BUILDING ENVELOPE AREA.
9. AS PER ORDINANCE SECTION 7.853 (D)(2), REVEGATED NAOS MAY NOT EXCEED 30% OF THE OVERALL NAOS REQUIRED.