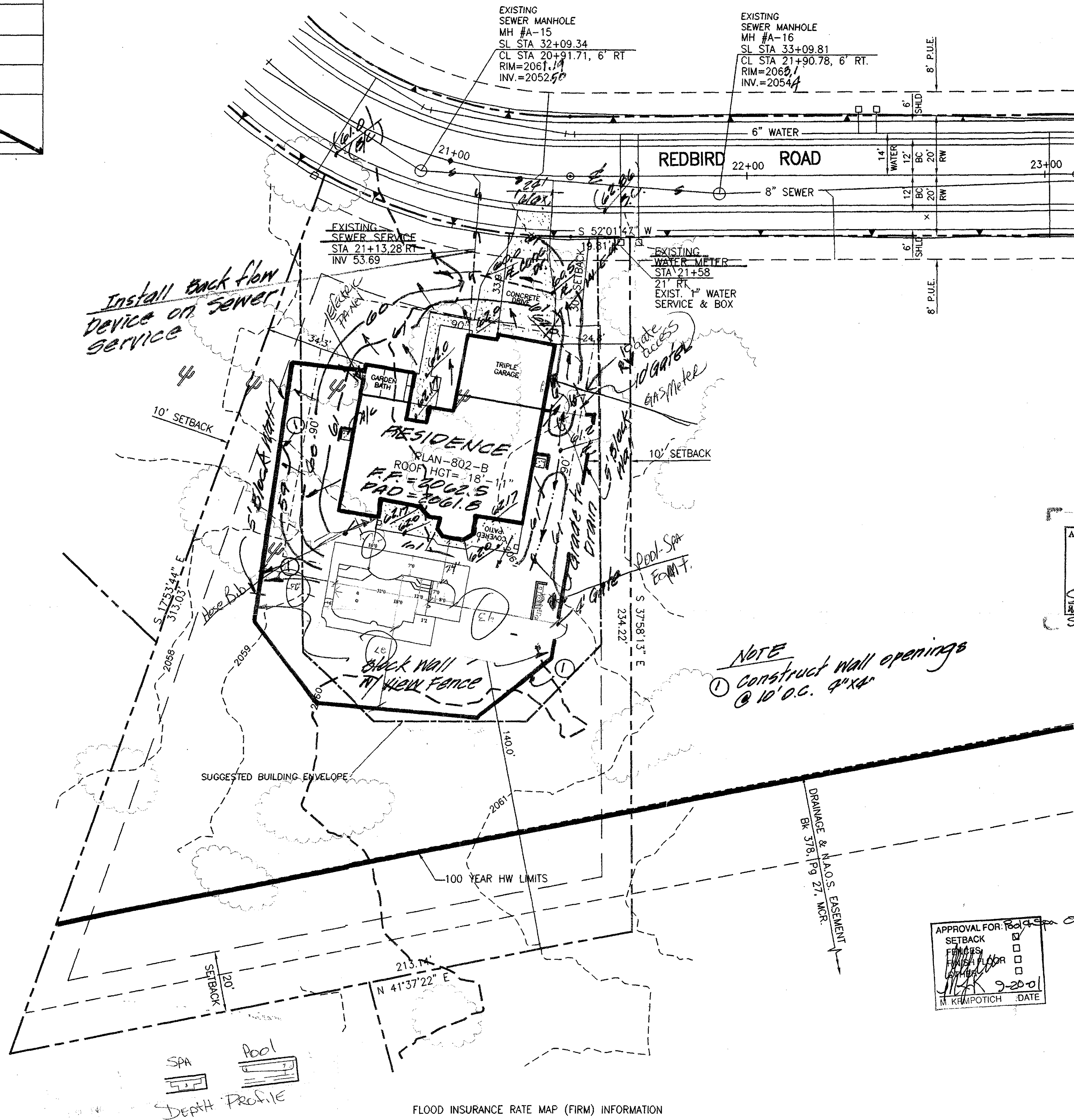


60185 CDS

CITY OF SCOTTSDALE

REVIEW & RECOMMENDED APPROVAL BY:

FIRE DEPT	GRADING & DRAINAGE
LANDSCAPING & PLANNING	WATER & SEWER
TRAFFIC	PAVING
APPROVED BY:	
PROJECT REVIEW SR. ENGINEER	
DATE	



APPROVAL FOR:	FENCES
SETBACKS	☐
FENCES	☒
OTHER	☐
S. Smith 6/19/90	
SMITH	

NOTE
① Construct wall openings
@ 10' O.C. 4' x 4'

APPROVAL FOR:	Backflow only
SETBACK	☒
FENCES	☐
FINISH FLOOR	☐
OTHER	☐
M. K. K. 9-20-01	
M. K. K. POTICH DATE	

SITE DATA

PROPERTY DESCRIPTION

LOT 76, MONTERRA
BOOK 378, PAGE 27, M.C.R.

PROPERTY ADDRESS

7433 REDBIRD ROAD -
SCOTTSDALE, AZ

ZONING

R1-43 PRD, ESL

LOT AREA

40,199 SF
0.9228 AC

N.A.O.S. REQUIRED & PROVIDED BY COMMON EASEMENTS DEPICTED
ON FINAL PLAT FOR MONTERRA IN BK. 378, PAGE 27, M.C.R.

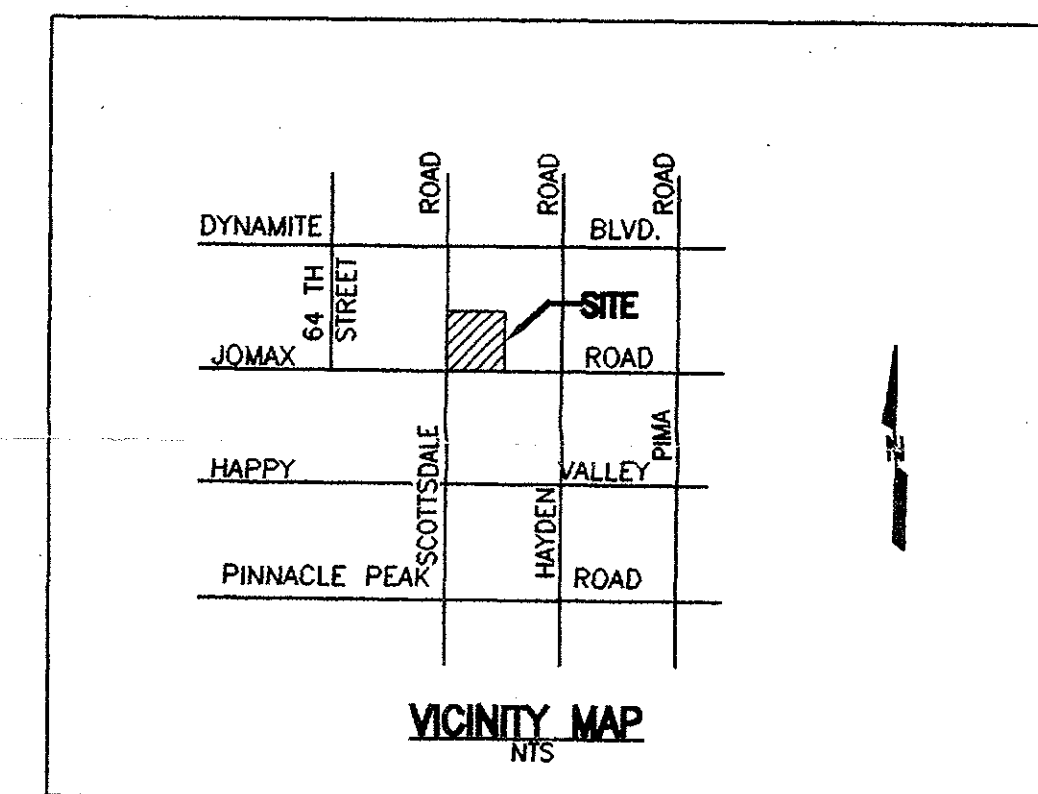
BENCHMARK

BRASS CAP 100' WEST OF SCOTTSDALE ROAD AND JOMAX
ROAD INTERSECTION.
ELEVATION=2013.74 (SITE DATUM).

BRASS CAP FLUSH AT INTERSECTION
MILLER AND JOMAX ROAD
ELEVATION=2053.13 (SITE DATUM).
(C.O.S. DATUM ELEVATION=2053.53; ADD +0.40'
TO SITE DATUM TO EQUAL C.O.S. DATUM).

SETBACKS

FRONT YARD - 30' MIN.
REAR YARD - 20' MIN.
SIDE YARD - 10' MIN.



NOTES:

1. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED
A MINIMUM OF ONE FOOT ABOVE THE UNIT.

OWNER

MARACAY HOMES
6330-3 E. THOMAS RD., SUITE 200
SCOTTSDALE, ARIZONA 85251
(602) 970-6000

ENGINEER

PINNACLE ENGINEERING, INC.
8711 EAST PINNACLE PEAK ROAD #110
SCOTTSDALE, ARIZONA 85255-3465
(602) 585-6013

VEGETATION

NATIVE PLANT PERMIT #090041 HAS BEEN ISSUED
FOR THE ENTIRE SUBDIVISION.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (In AO Zone, Use Depth)
045012	1235	E	9/30/95	X	N/A
	12-3-93				

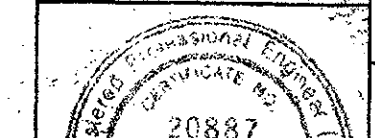
ENGINEER'S CERTIFICATION:

The finish 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.

NOTE:

SEWER AND WATER LINE STATIONS AND ELEVATIONS
AS SHOWN HEREON ARE DESIGN ELEVATIONS AND
ARE NOT AS-BUILT.

REVISIONS:
1. 10/10/90
2. 11/19/90



20887
FRANK
BOXBERGER
11/19/90

JOB NUMBER
27076

LOT 76 MONTERRA GRADING PLAN

DESIGN	DRAWN	CHECKED	DATE	FILE NAME	SHEET
DRH	DRH	FB	1-96	27076	1 OF 1



**PINNACLE
ENGINEERING**

8711 E. PINNACLE PEAK ROAD • SUITE F-10
SCOTTSDALE, ARIZONA 85255 • (602) 585-6013

600256

SCALE: 1" = 20'

Two working days before you dig,
CALL FOR THE BLUE STAKES
263-1100
Blue Stake Center
CALL COLLECT