

Final Approved Stamped Plans
Full Size

GRADING, DRAINAGE & OFFSITE IMPROVEMENT PLANS
FOR WILSHIRE PLACE TOWN HOMES

BENCHMARK:
THE BENCHMARK USED FOR THIS SURVEY WAS A GLO BRASS CAP AT THE SOUTH 1/4 CORNER OF SECTION 34, HAVING AN ELEVATION OF 1252.831' (NAVD88 DATUM)

SITE BENCHMARK:
SITE BENCHMARK BEING FOUND MASONRY NAIL AND TAG "31020 GOETZ" AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY ALONG THE RIGHT-OF-WAY OF WILSHIRE DRIVE, HAVING AN ELEVATION OF 1237.01' (NAVD88 DATUM).

BASIS OF BEARINGS:
N 00°01' 00" E (ASSUMED), ALONG THE MONUMENTED CENTERLINE OF 78th PLACE, AS SHOWN HEREON.

EXHIBIT-4

GRADING & DRAINAGE PLAN FOR
WILSHIRE PLACE TOWN HOMES
7121 E. WILSHIRE DR. SCOTTSDALE, AZ 85257
APN: 129-05-010D

EVEREST CONSULTING SERVICES, PC
CONSULTING ENGINEERS
7555 S. PARKCREST STREET, GILBERT, AZ 85298
TEL: (602) 533-0334, Email: everestconsult1@gmail.com



EXPIRES 6-30-2021

DATE: 02/14/2019

SCALE: 1" = 10'

DRAWN: PPK

CHECKED: PPK

JOB # 18-17

SHEET TITLE

GRADING & DRAINAGE PLAN

SHEET # C3

SHEET 3 OF 5

GRADING & DRAINAGE CONSTRUCTION NOTES

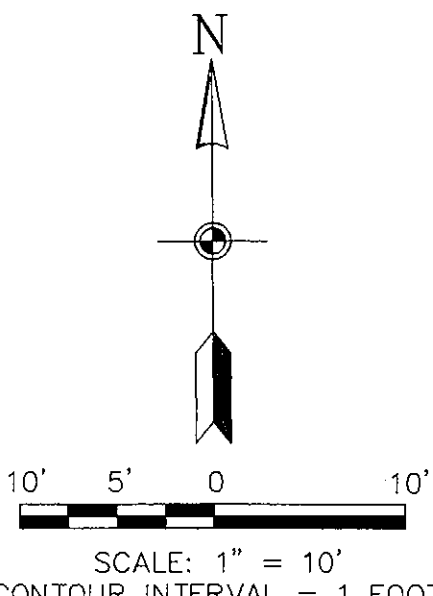
KEY	DESCRIPTION	UNIT	EST. QTY
1	CONSTRUCT DRIVEWAY ENTRANCE PER COS STD. DTL. 2250, WIDTH=24'	EA	1
2	CONSTRUCT 3" ASPHALT CONCRETE PAVEMENT PER COS DSPM SECTION 510 OVER 5" OF AGGREGATE BASE COMPACTED TO 100% OF PROCTOR DRY DENSITY PER MAG SPECIFICATION SECTION 310. PAVEMENT SECTION AS SHOWN ON SHEET C4.	SY	675
3	CONSTRUCT TYPE B SINGLE CURB PER MAG STD. DTL. 222	LF	303
4	CONSTRUCT 3" WIDE, 8" THICK CONCRETE VALLEY GUTTER. CROSS SECTION AS SHOWN IN PAVEMENT SECTION DETAIL ON THIS SHEET.	LF	242
5	CONSTRUCT 5' WIDE ATTACHED SIDEWALK IN THE RIGHT-OF-WAY ALONG THE TURNAROUND ON 71ST PLACE	SF	250
6	CONSTRUCT 5' WIDE SIDEWALK ON-SITE	SF	1125
7	CONSTRUCT 8" HIGH MASONRY BLOCK WALL PER COS STD. DTL. FOR 8' MAX. HEIGHT RESIDENTIAL WALL.	LF	120
8	CONSTRUCT 4' HIGH MASONRY BLOCK SCREEN WALL PER COS STD. DTL. FOR 6' MAX. HEIGHT RESIDENTIAL WALL.	LF	6
9	CONSTRUCT 5' HIGH PATIO WALL PER COS STD. DTL. FOR 6' MAX. HEIGHT RESIDENTIAL WALL.	LF	120
10	CONSTRUCT 4'X8" DRAINAGE OPENING AT 5' O.C. ALONG BOTTOM OF WALL. INVERT ELEVATION AT 1/2" ABOVE FINISHED GRADE.	EA	15
11	CONSTRUCT DUAL TRASH ENCLOSURE PER COS DETAIL	EA	1

ON-SITE RETENTION CALCULATIONS

SITE QUALIFIES FOR STORM WATER RETENTION BASED ON POST-DEVELOPMENT VERSUS PRE-DEVELOPMENT VOLUME.
PER CITY OF SCOTTSDALE DSPM, 2018 EDITION, RETENTION VOLUME IS GIVEN BY:

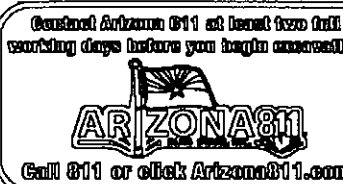
VOLUME OF ON-SITE STORMWATER REQUIRED TO BE RETAINED IS 217' CF AS SHOWN IN THE ACCOMPANYING DRAINAGE REPORT.
OWNER IS OPTING FOR A WAIVER FOR ON-SITE STORM WATER RETENTION AND PAY IN-LIEU FEE.

EXHIBIT-4



COMMUNITY NUMBER	PANEL NUMBER AND DATE	SUFFIX	FIRM REVISION DATE	FIRM INDEX DATE	FIRM ZONE	BASE FLOOD ELEV (IN AO ZONE, USE DEPTH)
045012	2235	L	(10/15/13)	(09/30/05)	X	N/A

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 REVISED CODE, CHAPTER 37- FLOODPLAIN AND STORMWATER REGULATION.



"BOUNDARY & TOPOGRAPHIC SURVEY"

OF A PORTION OF NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

A.P.N. 129-05-010D
OWNER: 7121 E WILSHIRE LLC

LEGAL DESCRIPTION: (FROM DOC. # 2016-0813217, M.C.R.)

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE SOUTH 89 DEGREES 18 MINUTES WEST, ALONG THE SOUTH LINE OF SAID NORTH HALF
OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION
34, 291 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, 109 FEET;

THENCE NORTH, 140 FEET;

THENCE NORTH 89 DEGREES 16 MINUTES EAST, 57.88 FEET;

THENCE NORTH, 25 FEET, MORE OR LESS;

THENCE NORTH 89 DEGREES 18 MINUTES EAST, 51.12 FEET;

THENCE SOUTH, 165 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT BEGINNING AT A POINT WHICH IS 995.60 FEET AND NORTH 89 DEGREES 16 MINUTES
EAST, 911.00 FEET, FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SAID SECTION 34, SAID POINT BEING THE SOUTHEAST CORNER OF A
1.45 ACRE TRACT;

THENCE NORTH 01 DEGREES 01 MINUTE WEST, 140.00 FEET;

THENCE NORTH 89 DEGREES 16 MINUTES EAST, 20.24 FEET;

THENCE SOUTH 08 DEGREES 07 MINUTES WEST, 141.60 FEET TO THE POINT OF BEGINNING.

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY WAS A BRASS CAP IN HAND HOLE AT THE SOUTHEAST CORNER OF SECTION 34,
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ARIZONA, HAVING AN ELEVATION OF 1235.884'
(NAVD88 DATUM) MARICOPA COUNTY GDACS # 24610-1.

SITE BENCHMARK BEING FOUND MASONRY NAIL AND TAG "31020 GOETZ" AT THE NORTHWEST CORNER OF THE SUBJECT
PROPERTY ALONG THE RIGHT-OF-WAY OF WILSHIRE DRIVE, HAVING AN ELEVATION OF 1237.01' (NAVD88 DATUM).

BASIS OF BEARINGS:

N 00°01' 00" E (ASSUMED), ALONG THE MONUMENTED CENTERLINE OF 78th PLACE, AS SHOWN HEREON.

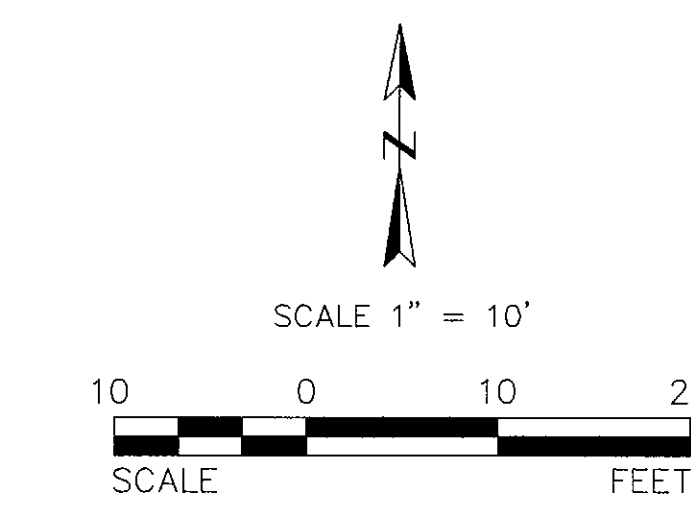
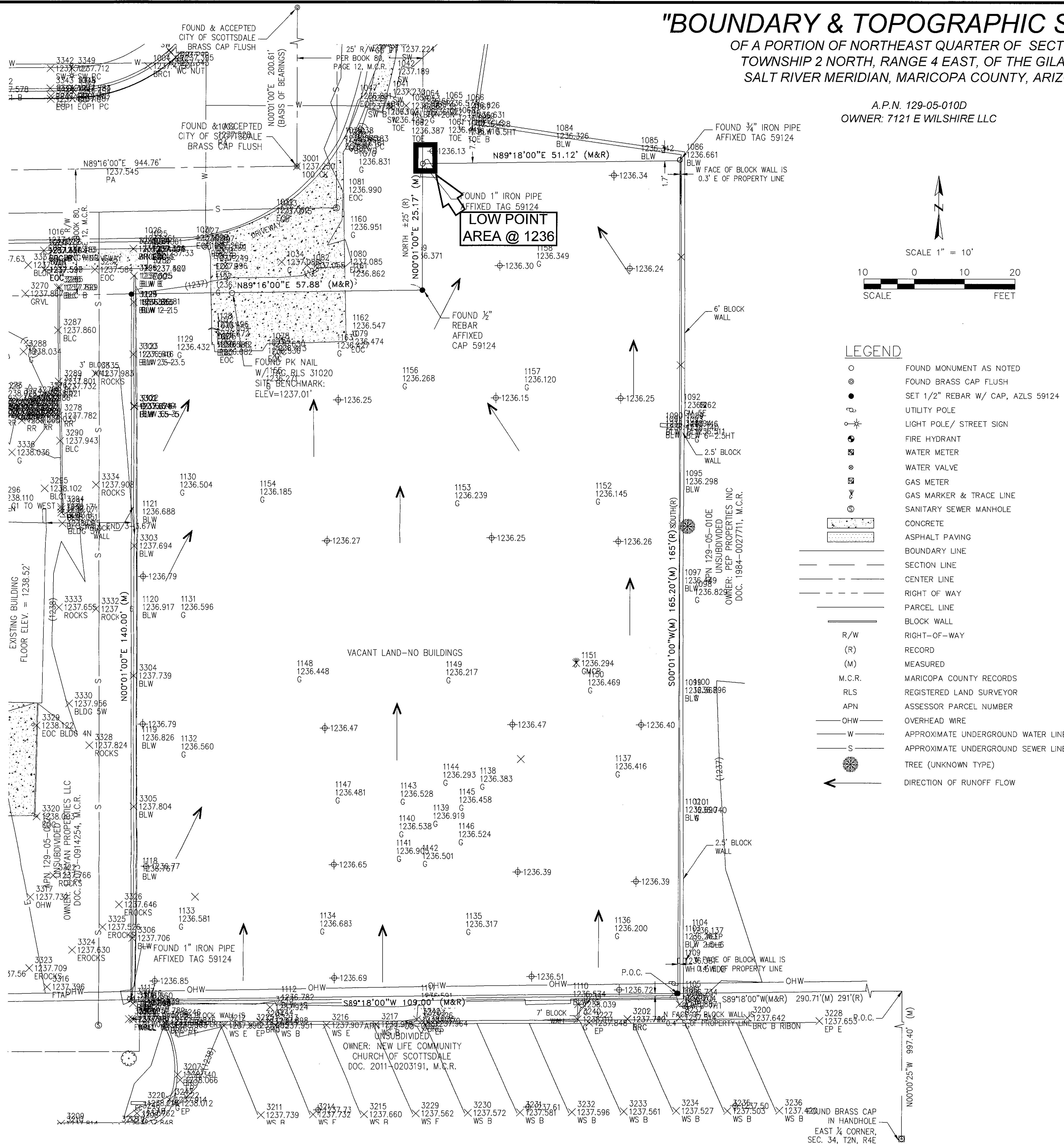
RECORD DOCUMENTS USED:

WARRANTY DEED FILED IN DOCUMENT NO. 2016-0813217, M.C.R.
SUBDIVISION PLAT OF VERDE VILLA FILED IN BOOK 80, PAGE 12, M.C.R.

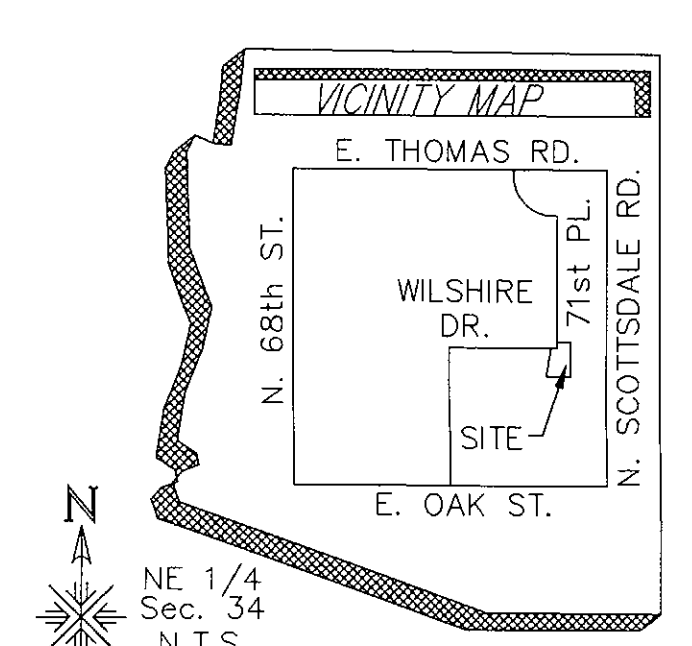
NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND
THE PROPERTY IS SUBJECT TO ALL MATTERS OF RECORD NOT SHOWN HEREON.
2. PROPERTY ZONED: R-3 (CITY OF SCOTTSDALE)

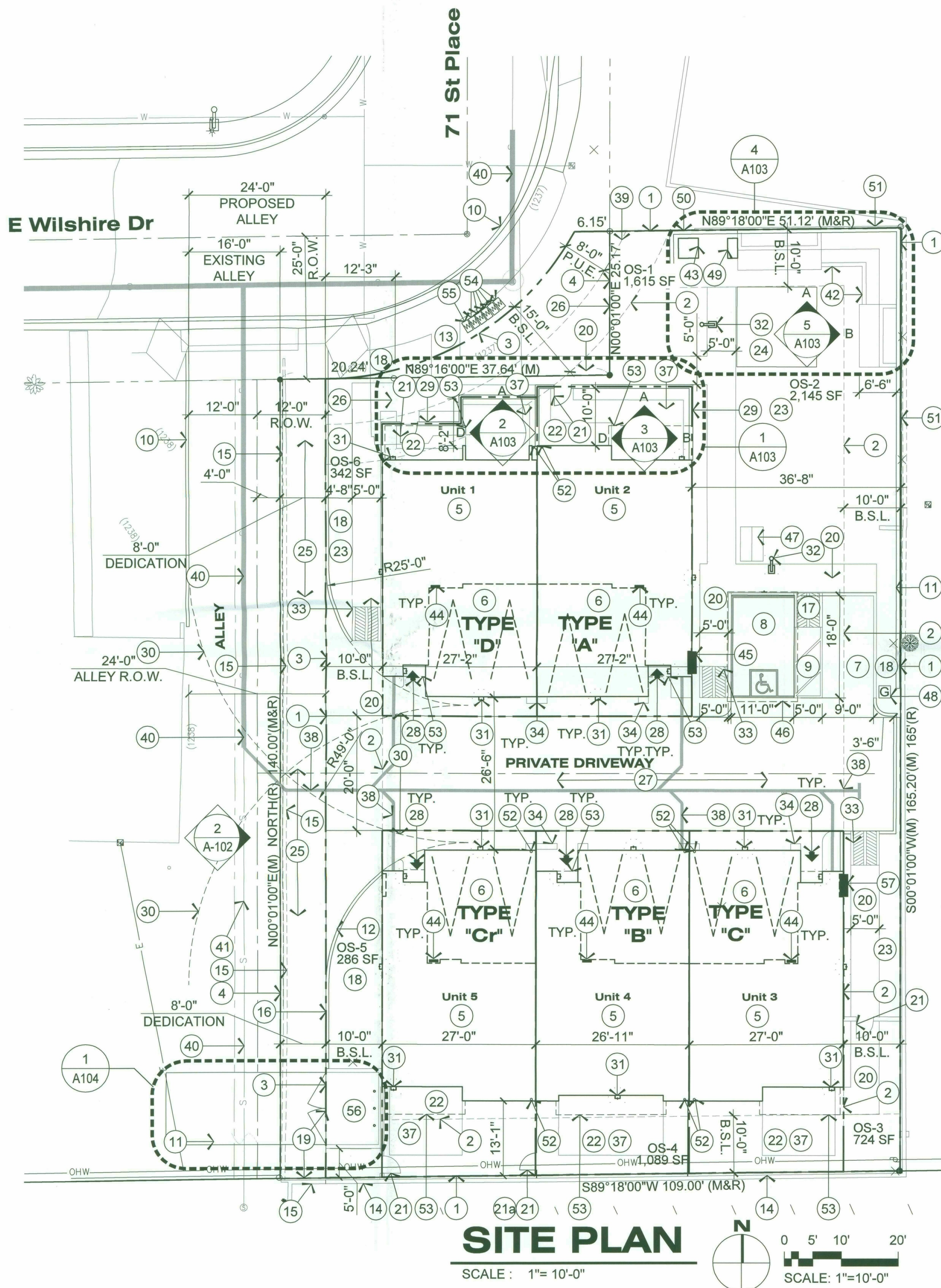
EXHIBIT-3



LEGEND	
○	FOUND MONUMENT AS NOTED
●	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, AZLS 59124
○	UTILITY POLE
○	LIGHT POLE/ STREET SIGN
●	FIRE HYDRANT
○	WATER METER
○	WATER VALVE
○	GAS METER
○	GAS MARKER & TRACE LINE
○	SANITARY SEWER MANHOLE
○	CONCRETE
○	ASPHALT PAVING
---	BOUNDARY LINE
---	SECTION LINE
---	CENTER LINE
---	RIGHT OF WAY
---	PARCEL LINE
---	BLOCK WALL
---	RIGHT-OF-WAY
---	RECORD
---	MEASURED
---	M.C.R.
---	RLS
---	REGISTERED LAND SURVEYOR
---	APN
---	ASSESSOR PARCEL NUMBER
---	OHW
---	OVERHEAD WIRE
---	W
---	APPROXIMATE UNDERGROUND WATER LINE
---	S
---	APPROXIMATE UNDERGROUND SEWER LINE
---	TREE (UNKNOWN TYPE)
---	DIRECTION OF RUNOFF FLOW



P.O. BOX 2132 Phoenix, Arizona 85380 623 330-6835	
7121 E Wilshire, LLC	DATE: 10/4/18
7121 E. Wilshire Drive	SCALE: AS SHOWN
Scottsdale, Arizona 85257	SHEET 1 OF 1
SEC. 34 T. 2N R. 4E	JOB# 1808027



SITE DATA

LOCATION: E OF SE CORNER OF E WILSHIRE DR. & N71st Pl
ADDRESS: 7121 E WILSHIRE DR. SCOTTSDALE
PARCEL #: 129-05-010D

PROJECT DESCRIPTION:
5 (2) STORY TOWNHOMES WITH ROOF DECK. EACH TOWNHOME WILL HAVE 2 CAR PRIVATE GARAGE, 4 BEDROOMS, 3.5 BATHROOMS AND ABOUT 2000SF OF LIVABLE SPACE AND ABOUT 800SF OF ROOF TERRACE.

CONSTRUCTION TYPE: V-B
OCCUPANCY: R-3
FIRE SPRINKLER SYSTEM: NFPA 13D
BUILDING HEIGHT: 2 STORY+ROOF TERRACE=30 FEET MAX HEIGHT.

EXISTING NET AREA : 15,130.8 SF

PROPOSED NET AREA : 15,895 SF
(AFTER DEDICATIONS AND R.O.W. ABANDONMENT)

GROSS AREA: 15,895 SF
NET AREA: 1,680 SF
WEST R.O.W.: 1,327 SF
NORTH R.O.W.: 1,327 SF
TOTAL GROSS AREA: 18,902 SF

OPEN SPACE CALCULATION

REQUIRED OPEN SPACE	PROVIDED OPEN SPACE
MIN. OPEN SPACE: 15,900 SF. X 0.36 = 5,724 SF	2,145 SF (OS-2) + 724 SF (OS-3) + 1,089 SF (OS-4) + 286 SF (OS-5) + 342 SF (OS-6) = 4,586 SF
MIN. FRONTAGE OPEN SPACE: 20 X 52'-0" = 1040 SF	TOTAL: 6,201 SF
PRIVATE OUTDOOR LIVING: GROUND LEVEL PRIVATE PATIO: ROOF TERRACE:	211 + 297 + 375 + 357 + 386 = 1,626 SF 987 + 987 + 640 + 633 + 640 = 3,887 TOTAL : 5,513
PARKING AREAS AND PARKING LOT LANDSCAPING ARE NOT INCLUDED IN THE REQUIRED OPEN SPACE.	NO PARKINGS BUT YES WALKWAYS

DENSITY CALCULATION

GROSS SITE AREA/3,770 SF = NO OF DWELLING UNITS	18,902 / 3,770 = 5.01 UNITS
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PARKING CALCULATION

REQUIRED:
2 PARKING SPACES PER DWELLING UNIT
1 ADA SPACE
1 BICYCLE STALL

PROVIDED:
10 PARKING SPACES IN PRIVATE GARAGES
1 GUEST PARKING
1 ADA COVERED PARKING
2 BICYCLE STALLS

GENERAL NOTES

- MECHANICAL EQUIPMENT IS LOCATED ON THE ROOF AND IT IS FULLY SCREENED BY SOLID PARAPET WALLS

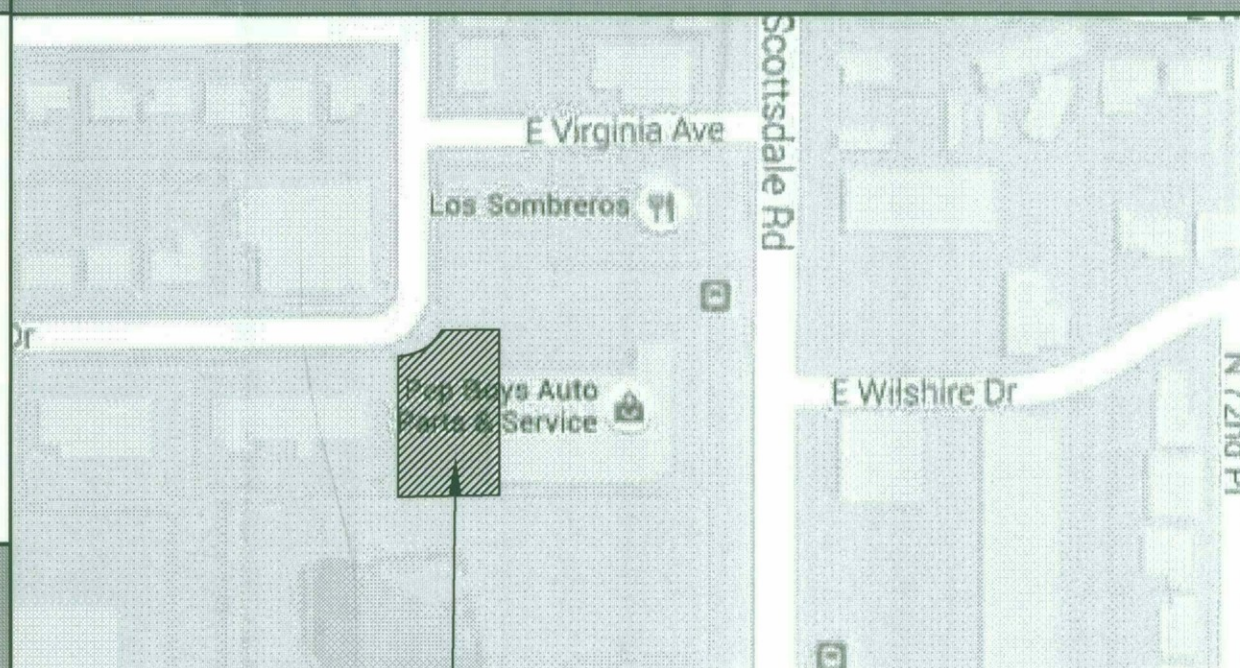
KEYNOTES

- DEVELOPMENT PROPERTY LINE
- SETBACK LINE
- NEW ROW LINE
- OLD PROPERTY LINE. CASE No. 8-AB-2017
- NEW 2 STORY BUILDING
- PRIVATE 2 CAR GARAGE IN EACH UNIT
- PARKING SPACE 9'-0" X 18'-0"
- 11 FEET WIDE ADA PARKING
- 5 FEET WIDE ADA ISLE
- EXISTING CURB TO REMAIN
- 8 FEET HIGH NEW MASONRY WALL
- NEW 6" CURB
- NEW CONCRETE SIDEWALK WITH BROOM FINISH
- EXISTING SITE WALL TO REMAIN
- DEMOLISH EXISTING SITE WALL
- NEW 6'-0" HIGH SITE WALL
- ADA ACCESSIBLE RAMP 1:12 SLOPE MAX.
- LANDSCAPE AREA
- DEDICATED R.O.W. (8-AB-2017)
- 5 FEET WIDE WALKWAY
- 36" WIDE GATE
- GATE WITHOUT LOCK, REQUIRED FOR EMERGENCY EXIT
- PRIVATE PATIO
- OPEN SPACE
- 14'-0" X 14'-0" GAZEBO
- NEW ASPHALT PAVING AT ALLEY (TO BE IN ACCORDANCE WITH DSPM STANDARDS. SECTION 5-10)
- ABANDONED R.O.W. CASE No. 8-AB-2017
- ASPHALT DRIVEWAY
- ENTRANCE TO UNIT
- 8" THICK MASONRY WALL
- FIRE TRUCK TURNING RADIUS
- WALL MOUNTED LIGHT, REFER TO ELECTRICAL LIGHT POLE, REFER TO ELECTRICAL SITE LIGHTING PLAN
- 6 FEET LONG AND 5 FEET WIDE ADA RAMP
- 12" WIDE LANDSCAPE AREA
- NOT USED
- NOT USED
- 18" X 18" CONCRETE PAVERS.
- NEW SEWER LINE
- P.U.E. LINE
- EXISTING SEWER
- EXISTING SEWER SERVICE CONNECTION AT LOCATION
- FOUNTAIN
- TRANSFORMER LOCATION BY UTILITY COMPANY
- ELECTRICAL RECESSED SUBPANEL - 200AMPS
- SES - 400AMPS
- PARKING CANOPY
- BICYCLE RACKS, SEE DETAIL 8/A103
- RELOCATE MAIN GAS SERVICE AND METER TO THIS LOCATION
- FOUNTAIN EQUIPMENT
- 4 FEET HIGH MASONRY SCREEN WALL
- 8 FEET HIGH MASONRY SCREEN WALL
- ROOF DRAIN LOCATION
- 2ND FLOOR OVERHEAD
- 3/4" RESIDENTIAL WATER METER
- 3/4" IRRIGATION WATER METER
- TRASH ENCLOSURE
- SES - 600AMPS

FIRE PROTECTION NOTES

- FIRE SPRINKLER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH NFPA 13D.
- CONSTRUCTION SYSTEM TYPE: V-B 3 STORIES WITH VIEW DECK

VICINITY MAP



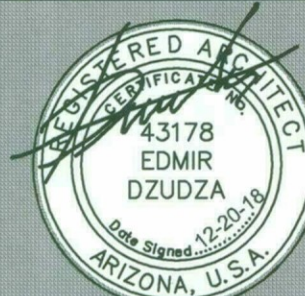
THIS SITE



11-DR-2017
12/27/2018

917 W. Kathleen Rd. Phoenix AZ 85023
phone: 602/481-9282 fax: 480/359-4407
e-mail: info@e-projectinternational.com

Rev.	Date	Submittal
02-23-2017		Development Review
03-02-2017		70% Construction Documents
12-20-2018		Development Review 2nd Submittal



EXPIRATION DATE: 09/30/2020
SIGNED AND SEALED
ELECTRONICALLY 12-20-2018

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Wilshire Place
7121 E Wilshire Drive Scottsdale

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
6.6.2019
DATE
INITIALS

Site Plan

Date:	12-20-2018
Project No.	2616
Drawn By:	ED
Checked By:	ED
Approved By:	ED

Scale: 1"=10'-0"

A101 DRB

24'-0"
PROPOSED ALLEY

PRIVATE OUTDOOR
LIVING:
REQUIRED: 2,368 X 0.1 =
236 SF
PROVIDED: GROUND
LEVEL PATIO = 394 SF
ROOF TERRACE = 612 SF
TOTAL: 1,006 SF > 236 SF

 DENOTES FRONTAGE OPEN SPACE

 DENOTES OPEN SPACE OTHER THAN FRONTAGE OPEN SPACE

PRIVATE OUTDOOR LIVING:
REQUIRED: $2,362 \times 0.1 = 236$ SF
PROVIDED: GROUND LEVEL PATIO =
376 SF
ROOF TERRACE = 612 SF
TOTAL: 988 SF > 236 SF

LOCATION:	E OF SE CORNER OF E WILSHIRE DR. & N71st PI
ADDRESS:	7121 E WILSHIRE DR. SCOTTSDALE
PARCEL #:	129-05-010D

CONSTRUCTION TYPE: V-B
OCCUPANCY: R-3
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BUILDING HEIGHT: 2 STORY+ROOF TERRACE=30 FEET
MAX HEIGHT.

PROPOSED NET AREA : 15,895 SF
(AFTER DEDICATIONS AND R.O.W. ABANDONMENT)

GROSS AREA:
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WEST R.O.W: 1,680 SF
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PRIVATE OUTDOOR LIVING: GROUND LEVEL PRIVATE PATIO: ROOF TERRACE:	211 + 297 + 375 + 357 + 386 = 1,626 SF 987 + 987 + 640 + 633 + 640 = 3,887 TOTAL : 5,513
PARKING AREAS AND PARKING LOT LANDSCAPING ARE NOT INCLUDED IN THE REQUIRED OPEN SPACE.	NO PARKINGS BUT YES WALKWAYS

GROSS SITE AREA/3,770 SF = NO OF DWELLING UNITS	18,902 / 3,770 = 5.01 UNITS
--	-----------------------------

REQUIRED:
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1 ADA SPACE
1 BICYCLE STALL

PROVIDED:
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1 GUEST PARKING
1 ADA COVERED PARKING
2 BICYCLE STALLS

1. MECHANICAL EQUIPMENT IS LOCATED ON THE ROOF AND IT IS FULLY SCREENED BY SOLID PARAPET WALLS

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phone: 602/481-9282 fax: 480/359-4407
e-mail: info@e-projectinternational.com

[illegible]

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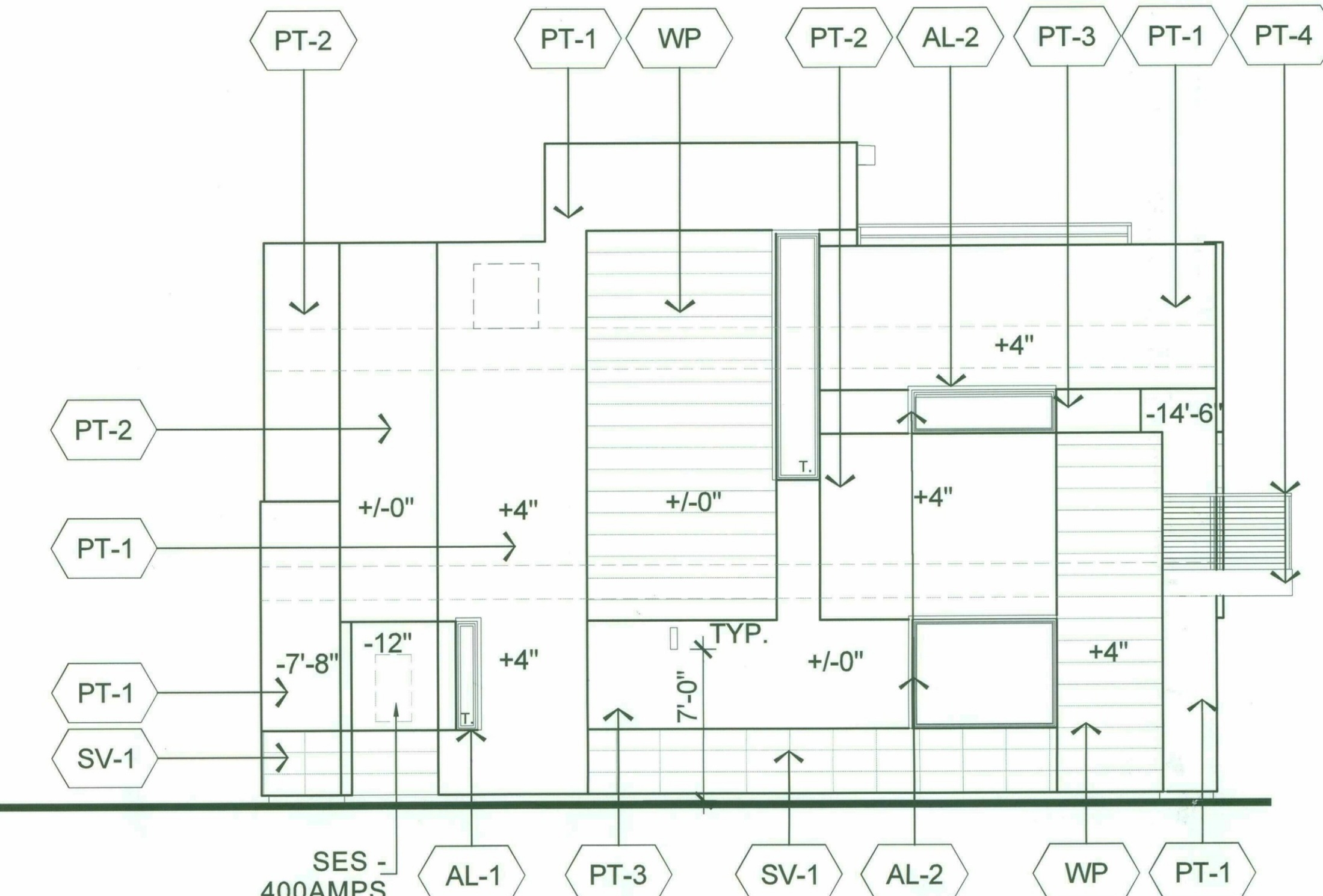
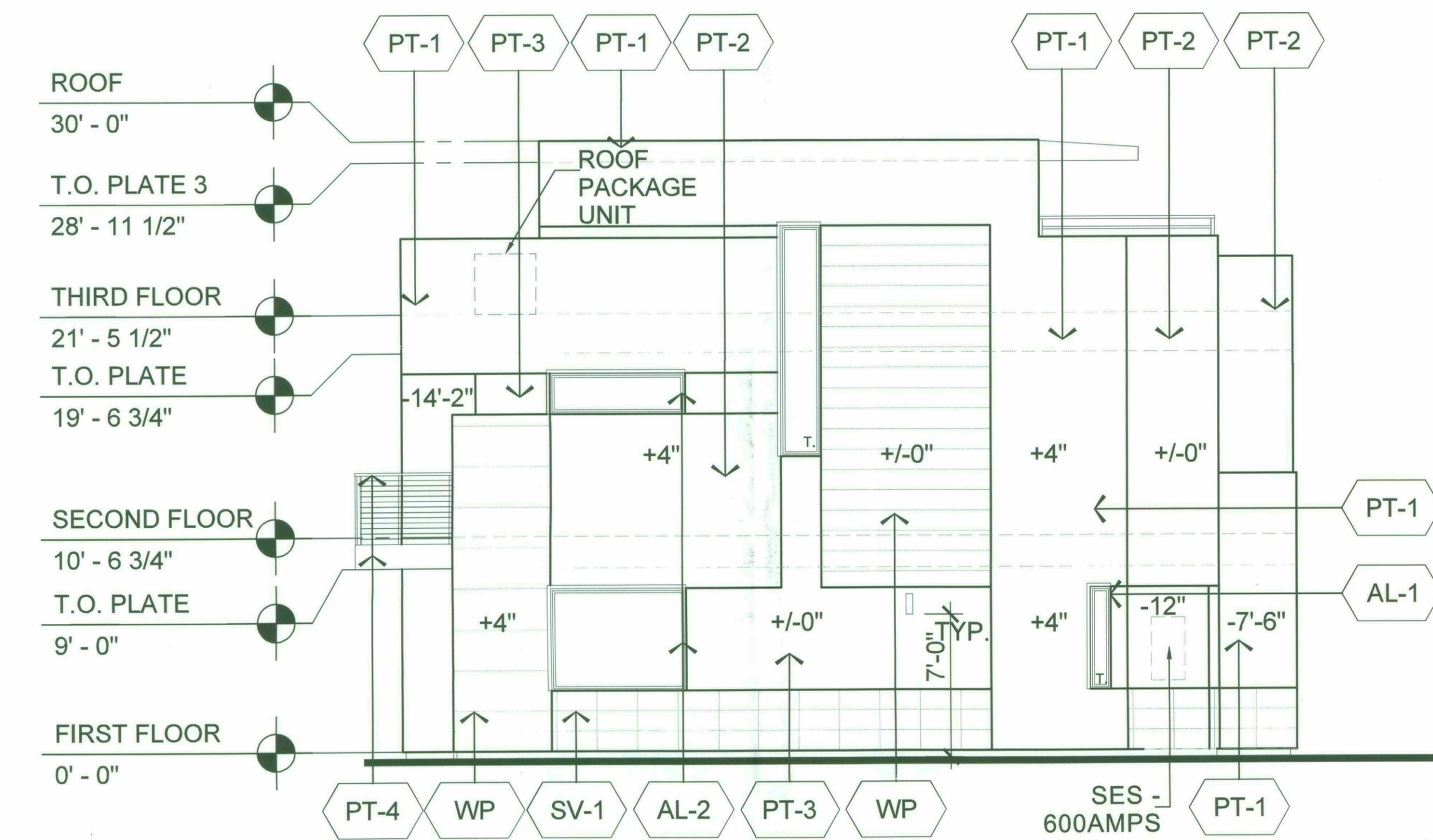
Open Space Plan (Site Plan Worksheet)

Date:	12-20-2018
Project No.	2616
Drawn By:	ED
Checked By:	ED
Approved By:	ED

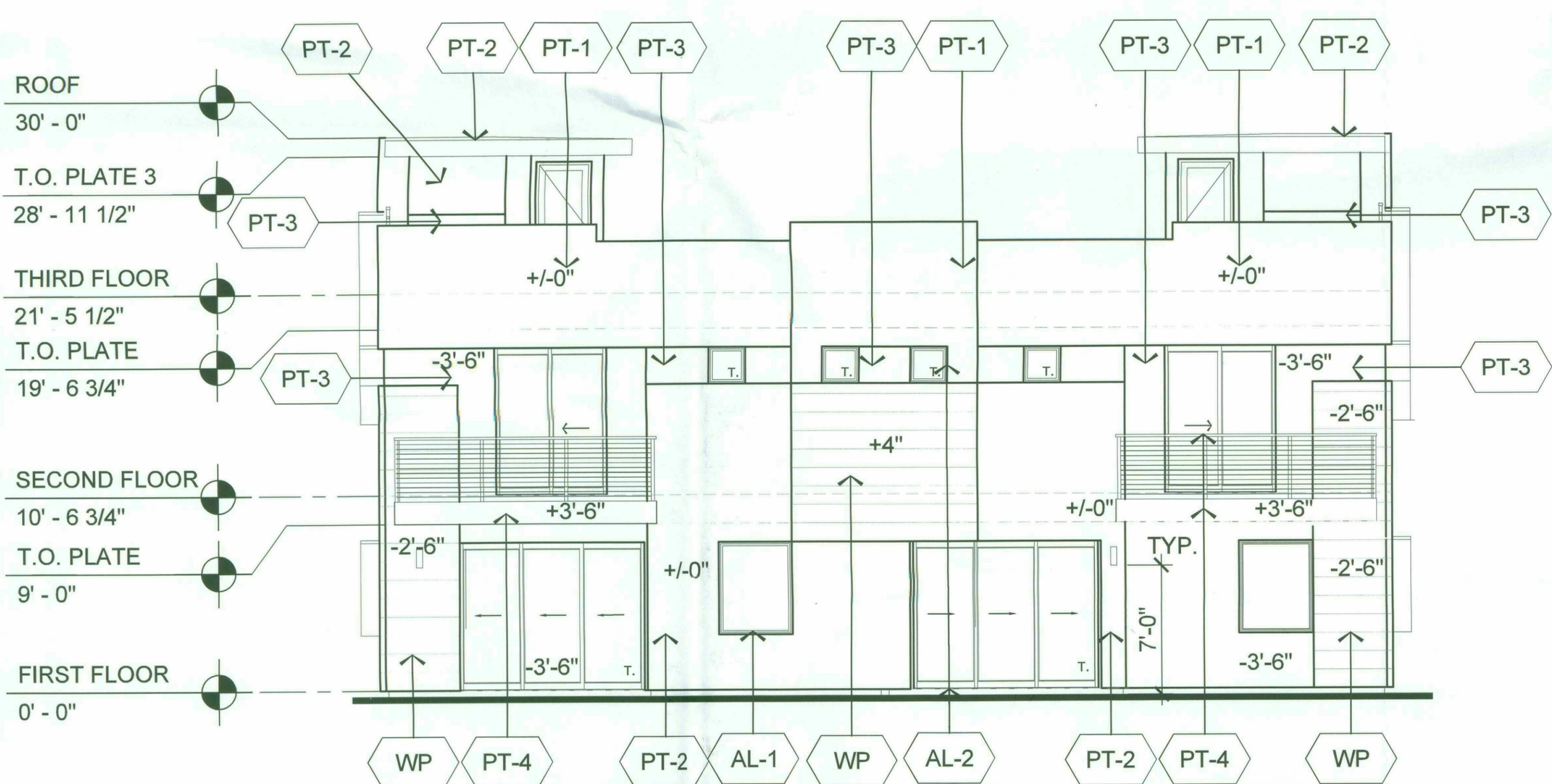
Scale: 1"=10'-0"

A110_{DRB}

11-DR-2017
12/27/2018



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



NORTH ELEVATION - BUILDING 1
SCALE : 3/16" = 1'-0"

MATERIAL FINISH SCHEDULE				
	MATERIAL	APPLICATION	MANUFACTURER	PRODUCT NAME
SV-1	STONE VENEER	WALL BASE	NATURAL OR MANUFACTURED	BLACK SLATE
WP	WALL SIDING	EXTERIOR ACCENT WALLS	JUXIANG	RED WOOD
PT-1	STUCCO, PAINT	BODY COLOR	DUNN EDWARDS	WISHFUL WHITE DE6260
PT-2	STUCCO, PAINT	ACCENT COLOR	DUNN EDWARDS	SOREL FELT DET624
PT-3	STUCCO, PAINT	ACCENT COLOR	DUNN EDWARDS	DET634
PT-4	METAL POWDER COATING	CANOPIES, RAILING	EASTWOOD	DARK BRONZE
AL-1	CLEAR ANODIZED ALUM.	WINDOWS, SLIDING DOOR FRAMES	EFCO CORP	CLEAR ANODIZED, CLASS 1
AL-2	DARK BRONZE ALUM.	WINDOWS, SLIDING DOOR FRAMES	EFCO CORP	DARK BRONZE, CLASS 1



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STIPULATION SET
RETAIN FOR RECORDS
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6-6-2019
DATE INITIALS

Elevations

Date:	12-20-2018
Project No.	2616
Drawn By:	ED
Checked By:	ED
Approved By:	ED

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

A300 DRB

11-DR-2017
12/27/2018

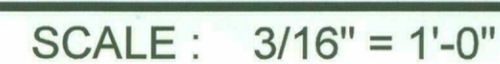
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STIPULATION SET
RETAIN FOR RECORDS
APPROVED
6-6-2019 *PLC*
DATE INITIALS

Date:	12-20-2018
Project No.	2616
Drawn By:	ED
Checked By:	ED
Approved By:	ED

A301 DRB



	MATERIAL	APPLICATION	MANUFACTURER	PRODUCT NAME
SV-1	STONE VENEER	WALL BASE	NATURAL OR MANUFACTURED	BLACK SLATE
WP	WALL SIDING	EXTERIOR ACCENT WALLS	JUXIANG	RED WOOD
PT-1	STUCCO, PAINT	BODY COLOR	DUNN EDWARDS	WISHFUL WHITE DE6260
PT-2	STUCCO, PAINT	ACCENT COLOR	DUNN EDWARDS	SOREL FELT DET624
PT-3	STUCCO, PAINT	ACCENT COLOR	DUNN EDWARDS	DET634
PT-4	METAL POWDER COATING	CANOPIES, RAILING	EASTWOOD	DARK BRONZE
AL-1	CLEAR ANODIZED ALUM.	WINDOWS, SLIDING DOOR FRAMES	EFCO CORP	CLEAR ANODIZED, CLASS 1
AL-2	DARK BRONZE ALUM.	WINDOWS, SLIDING DOOR FRAMES	EFCO CORP	DARK BRONZE, CLASS 1

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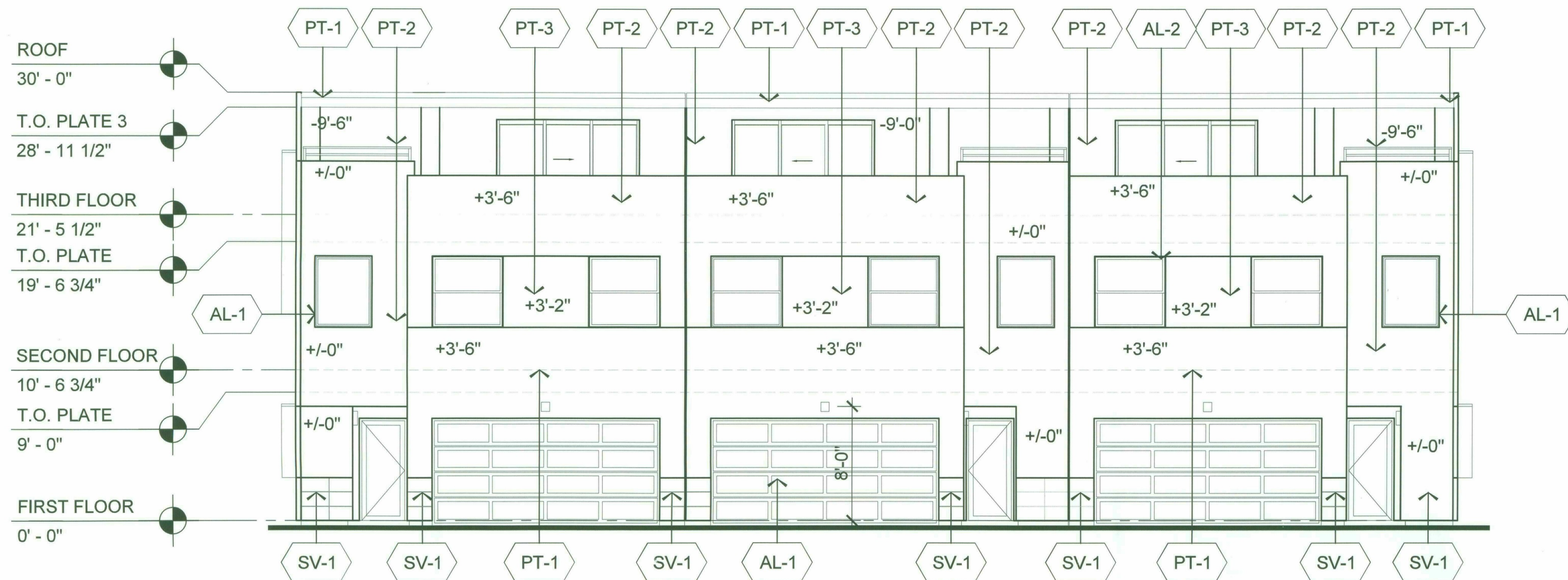
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
6-6-2019 *RLC*
DATE INITIALS

Elevations

Date: 12-20-2018
Project No. 2616
Drawn By: ED
Checked By: ED
Approved By: ED

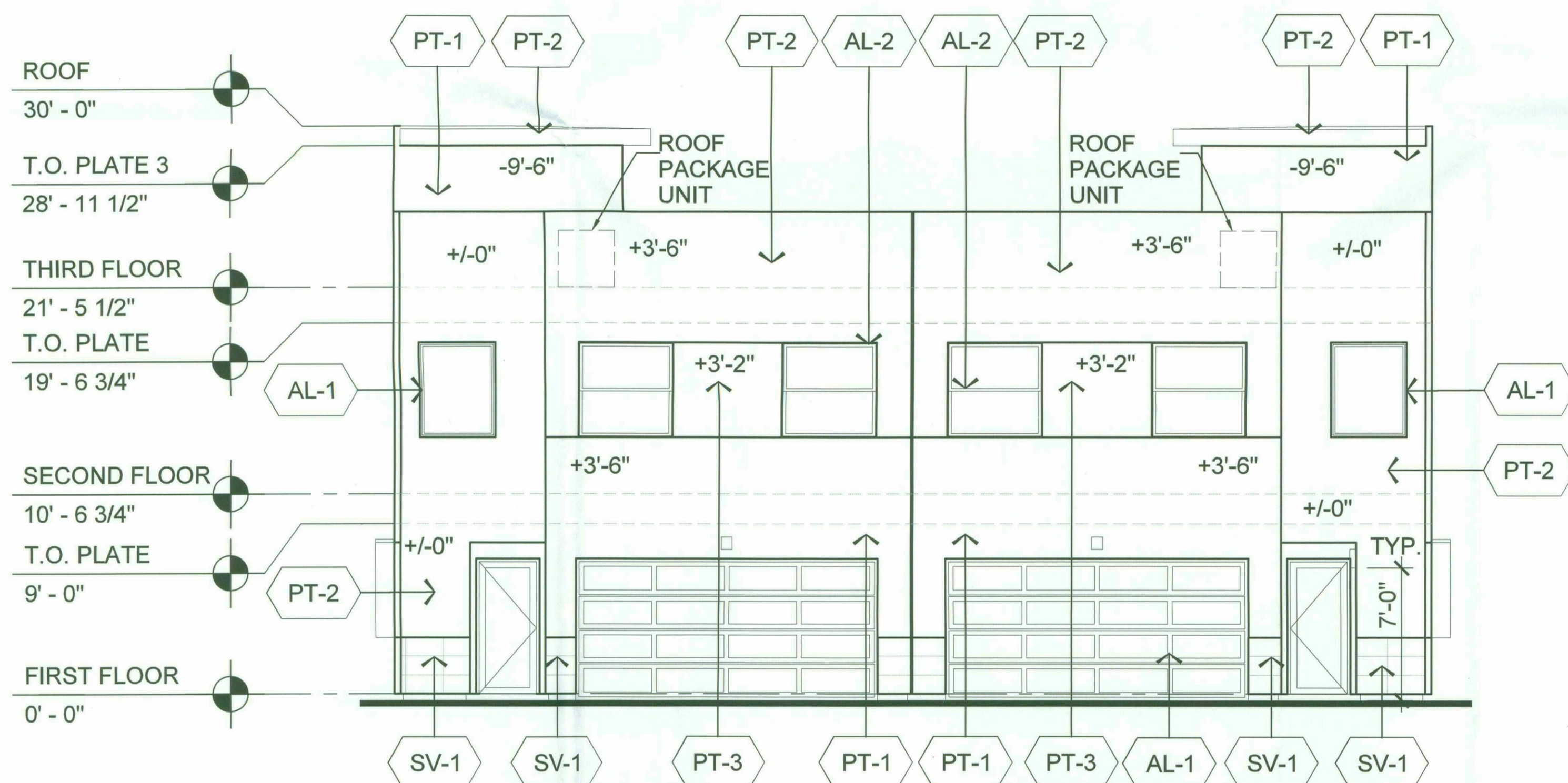
Scale: 3/16" = 1'-0"

A302 DRB



COURTYARD ELEVATION LOOKING SOUTH - BUILDING 2

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

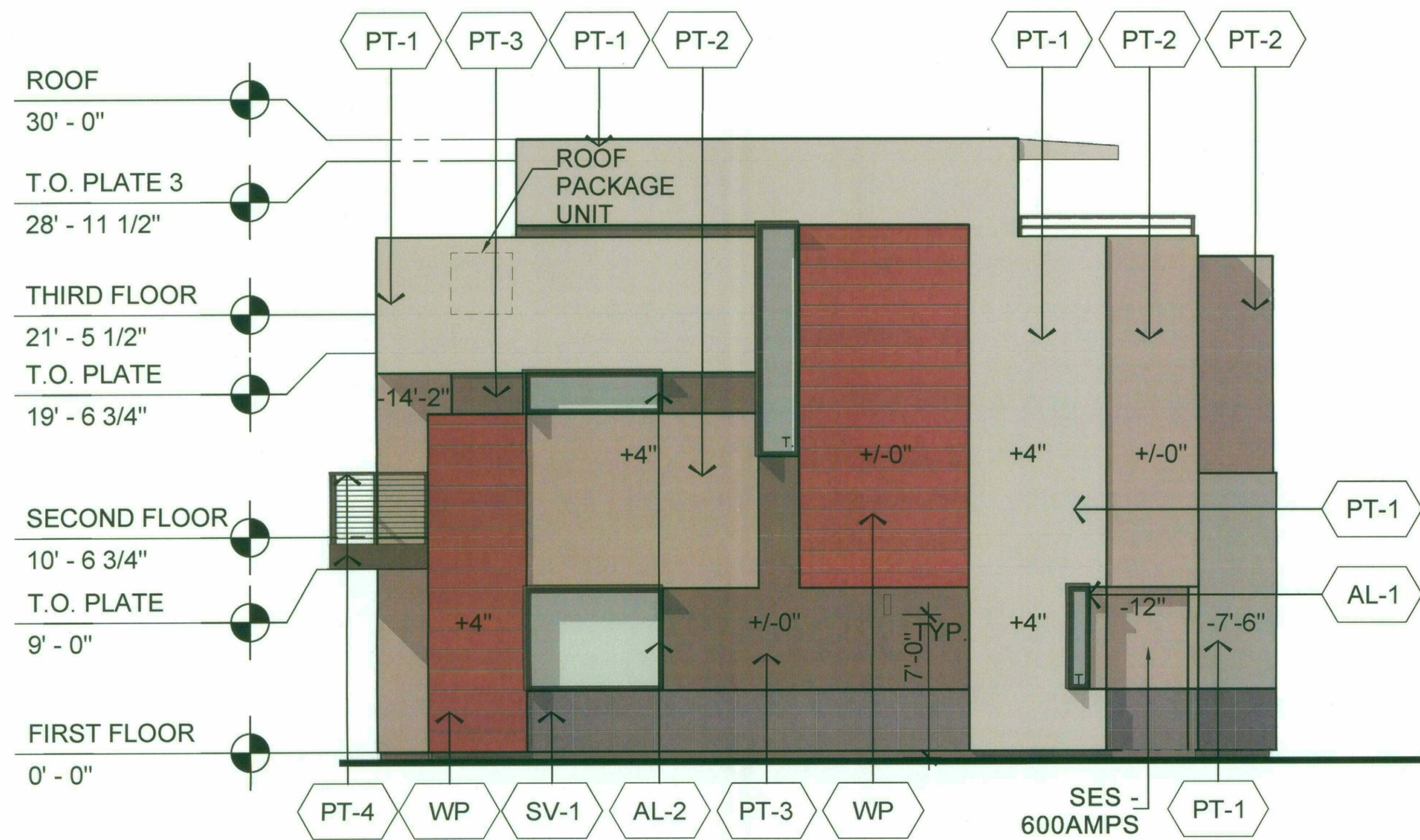


COURTYARD ELEVATION LOOKING NORTH - BUILDING 1

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

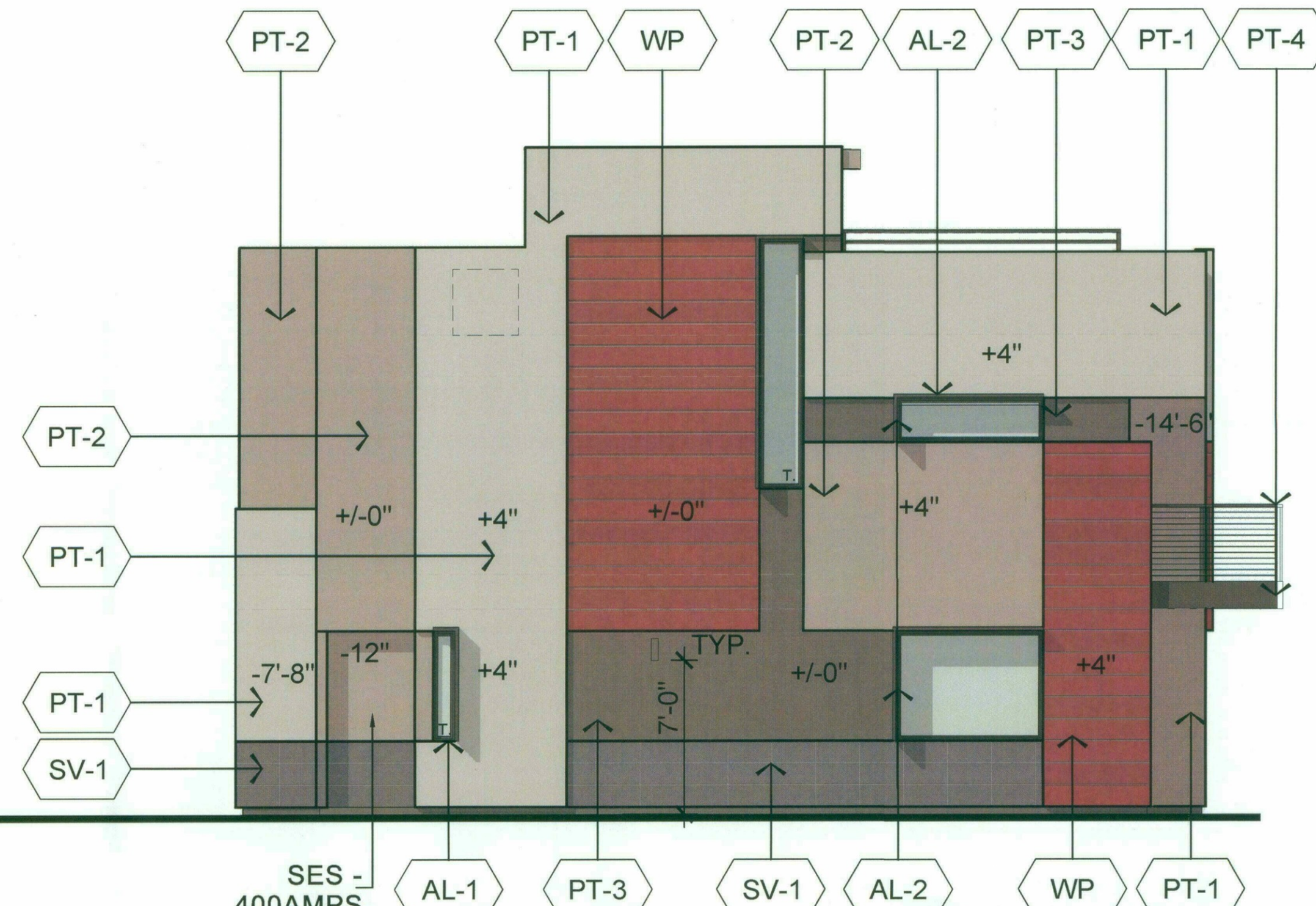
MATERIAL FINISH SCHEDULE

	MATERIAL	APPLICATION	MANUFACTURER	PRODUCT NAME
SV-1	STONE VENEER	WALL BASE	NATURAL OR MANUFACTURED	BLACK SLATE
WP	WALL SIDING	EXTERIOR ACCENT WALLS	JUXIANG	RED WOOD
PT-1	STUCCO, PAINT	BODY COLOR	DUNN EDWARDS	WISHFUL WHITE DE6260
PT-2	STUCCO, PAINT	ACCENT COLOR	DUNN EDWARDS	SOREL FELT DET624
PT-3	STUCCO, PAINT	ACCENT COLOR	DUNN EDWARDS	DET634
PT-4	METAL POWDER COATING	CANOPIES, RAILING	EASTWOOD	DARK BRONZE
AL-1	CLEAR ANODIZED ALUM.	WINDOWS, SLIDING DOOR FRAMES	EFCO CORP	CLEAR ANODIZED, CLASS 1
AL-2	DARK BRONZE ALUM.	WINDOWS, SLIDING DOOR FRAMES	EFCO CORP	DARK BRONZE, CLASS 1



NORTH ELEVATION - BUILDING 1

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



EAST ELEVATION

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



NORTH ELEVATION - BUILDING 1

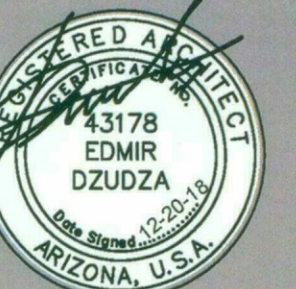
SCALE : 3/16" = 1'-0"

MATERIAL FINISH SCHEDULE

		MATERIAL	APPLICATION	MANUFACTURER	PRODUCT NAME
SV-1		STONE VENEER	WALL BASE	NATURAL OR MANUFACTURED	BLACK SLATE
WP		WALL SIDING	EXTERIOR ACCENT WALLS	JUXIANG	RED WOOD
PT-1		STUCCO, PAINT	BODY COLOR	DUNN EDWARDS	WISHFUL WHITE DE6260
PT-2		STUCCO, PAINT	ACCENT COLOR	DUNN EDWARDS	SOREL FELT DET624
PT-3		STUCCO, PAINT	ACCENT COLOR	DUNN EDWARDS	DET634
PT-4		METAL POWDER COATING	CANOPIES, RAILING	EASTWOOD	DARK BRONZE

11-DR-2017
12/27/2018

Rev.	Date	Submittal
	02-23-2017	Development Review
	03-02-2017	70% Construction Documents
	12-20-2018	Development Review 2nd Submittal



EXPIRATION DATE: 09/30/2020
SIGNED AND SEALED
ELECTRONICALLY 12-20-2018

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Wilshire Place
7121 E Wilshire Drive Scottsdale

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
6-6-2019
DATE INITIALS

Colored Elevations

Date:	12-20-2018
Project No.	2616
Drawn By:	ED
Checked By:	ED
Approved By:	ED

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

A350 DRB

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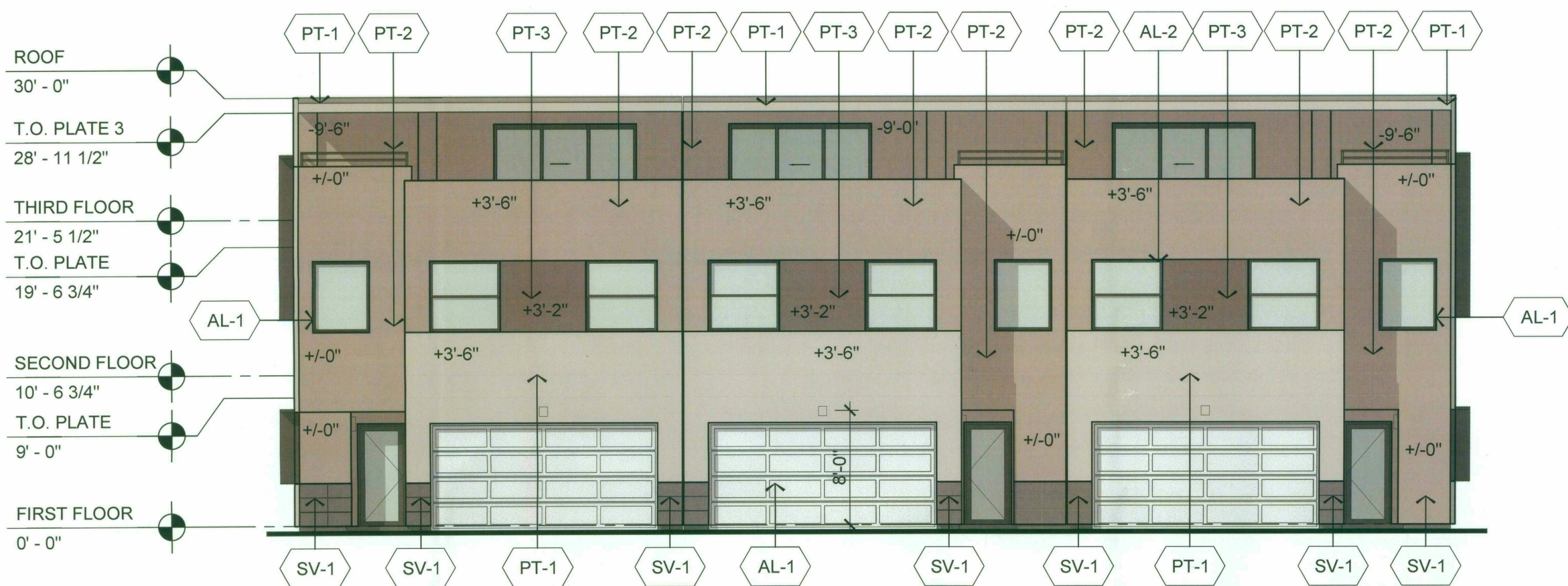
Wilshire Place
7121 E Wilshire Drive Scottsdale

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
6-6-2019 *PM*
DATE INITIAL

Coored Elevations

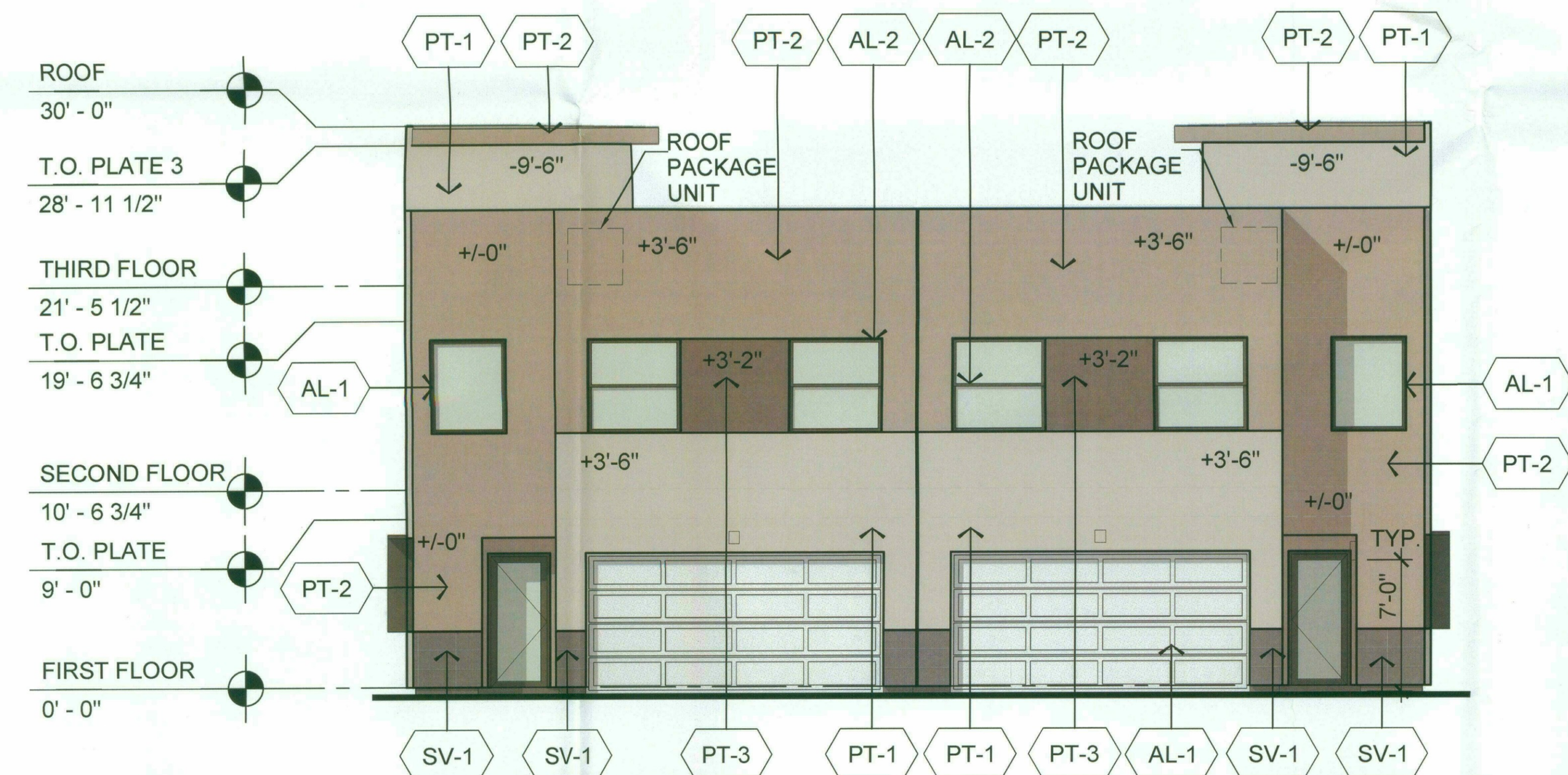
A351 DR





COURTYARD ELEVATION LOOKING SOUTH - BUILDING 2

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



COURTYARD ELEVATION LOOKING NORTH - BUILDING 1

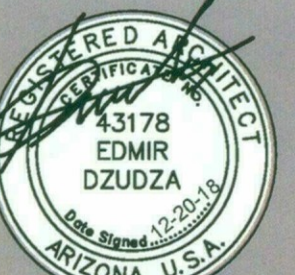
SCALE : 3/16" = 1'-0"

MATERIAL FINISH SCHEDULE

		MATERIAL	APPLICATION	MANUFACTURER	PRODUCT NAME
SV-1		STONE VENEER	WALL BASE	NATURAL OR MANUFACTURED	BLACK SLATE
WP		WALL SIDING	EXTERIOR ACCENT WALLS	JUXIANG	RED WOOD
PT-1		STUCCO, PAINT	BODY COLOR	DUNN EDWARDS	WISHFUL WHITE DE6260
PT-2		STUCCO, PAINT	ACCENT COLOR	DUNN EDWARDS	SOREL FELT DET624
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11-DR-2017
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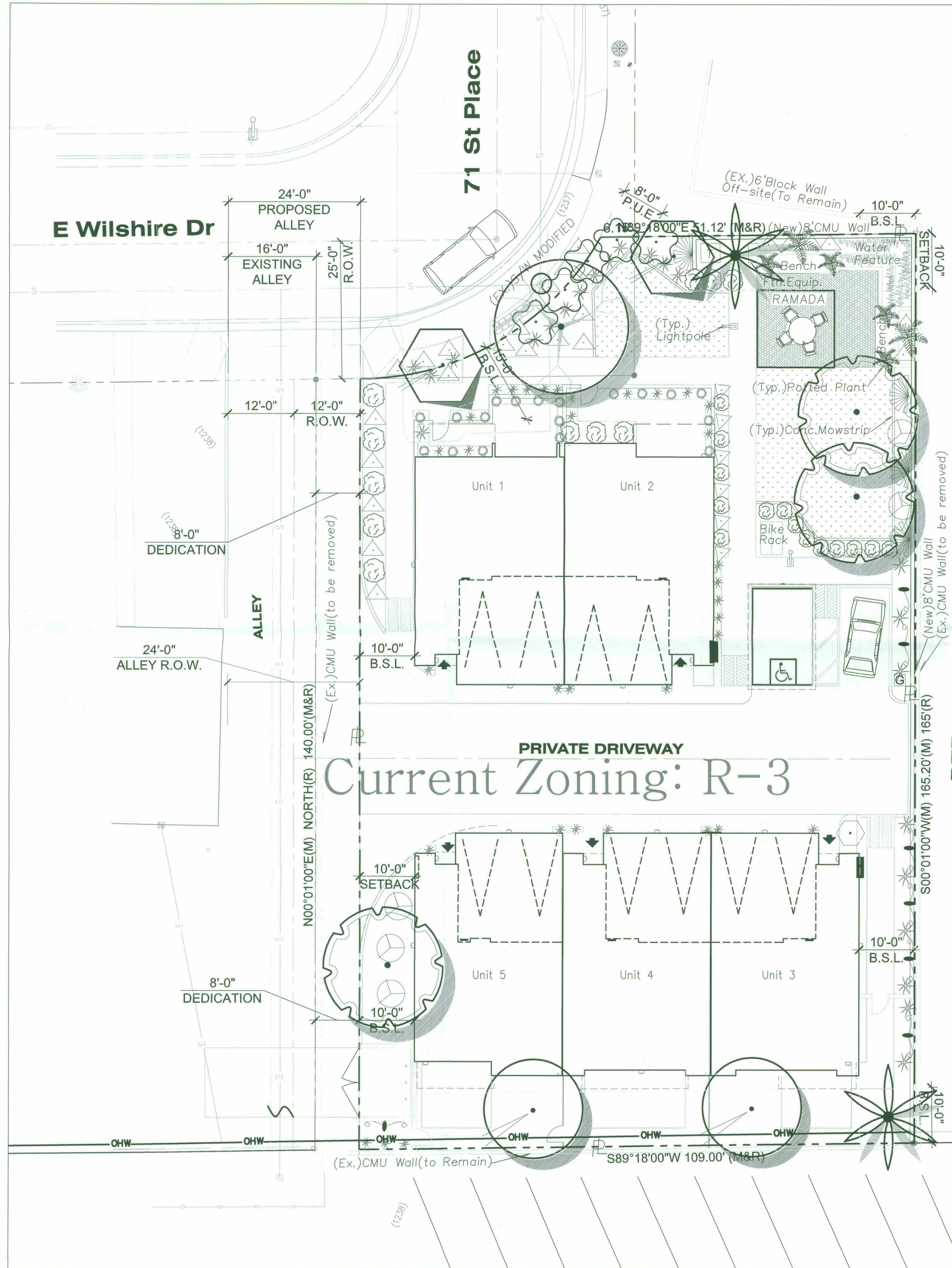
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
6-6-2019
DATE INITIALS

Colored Elevations

Date: 12-20-2018
Project No. 2616
Drawn By: ED
Checked By: ED
Approved By: ED

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

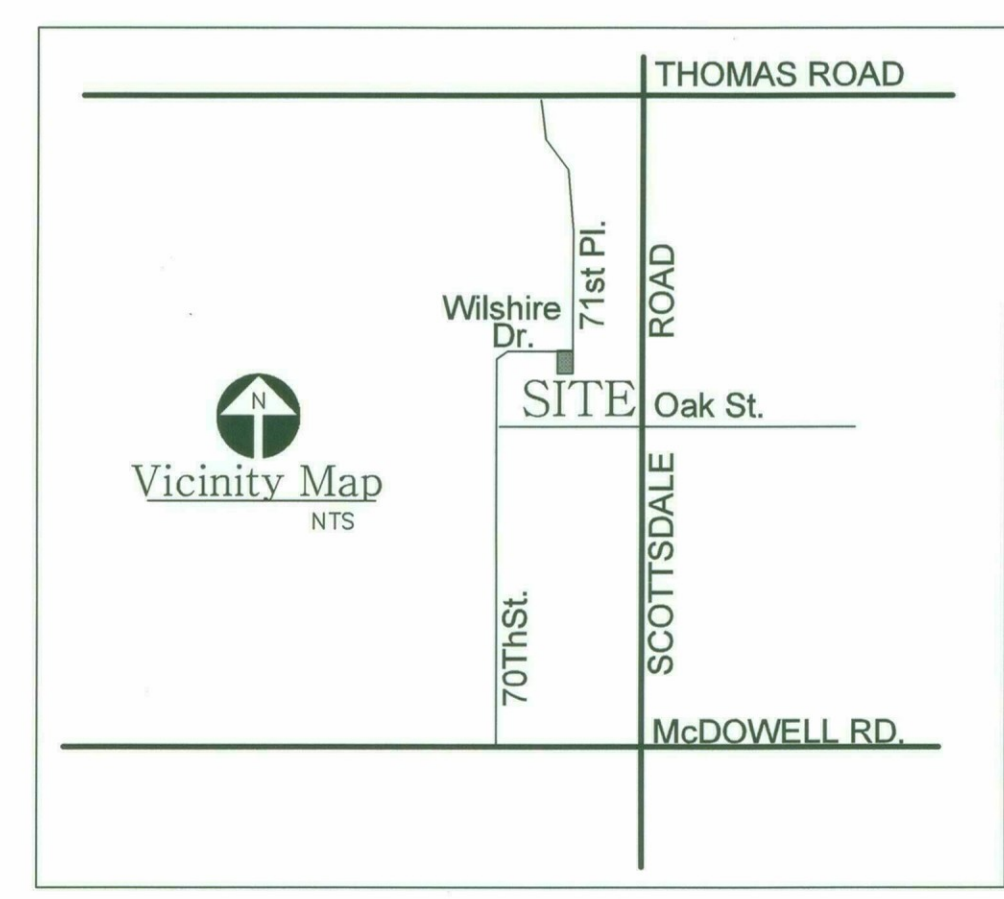
A352 DRB



Plant Palette

Sym.	Botanical/Common Name	Size	Remarks
	Tree Size Requirements- 15 gallon minimum (50%), Mature(3"Caliper)(50%)		
	Cocos plumosa/ queen palm	20"B&B	
	Prosopis gland./thornless Tex. Honey Mesquite	3"Cal.	Specimen(Deciduous)
	Quercus sp./ live oak	"	(Evergreen)
	Pistache chinensis/ chinese pistache	"	(Deciduous)
	Acacia salicina/ willow acacia	3"Cal.	Vertical (Evergreen)
	Brachychiton populneum/ australian bottle tree	3"Cal.	Vertical (Evergreen)
	Acacia willardiana/ palo blanco	15gal.-	Patio Tree (Evergreen)
	Bauhinia lunarioides/ Anacacho Orchid		
	Thevetia peruviana/ yellow oleander		
	Tecoma 'Orange Jubilee	5 gal.	Large flowering/screening
	Dodonea viscosa/ hopseed bush		
	Caesalpinia gilliesii/ yellow bird of paradise	5 gal.	med-large accent
	Phoenix roebellini/phx. pygmy palm	5 gal.	small-med. palm
	Cycas revoluta/ sago palm		
	Dasyliion longissimum/mexican grass tree	5 gal.	med-large accent
	Bougainvillea 'Torch Glow' bush boug.		
	Hesperaloe sp.		
	Salvia clevelandii/ chaparral sage	5 gal.	med-large flowering shrub
	Eriophylla/valentine bush		
	Calliandra eriophylla/ pink fairyduster		
	Hesperaloe parviflora/ pink yucca	5 gal.	medium accent shrub
	Muhlenbergia cap./Deer Grass		
	Diets vegeta/ fortnight lilly		
	Ruellia sp. / dwarf ruellia	"	small-med. flowering shrub
	Rosmarinus off. prostrata/trailing rosemary		
	Chrysactinia mexicana/ damianita		
	Lantana 'New Gold'/yellow lantana	5 gal.	flowering groundcover
	Gaura lind. /whirling butterflies	"	"
	Dalea greggii/ trailing dalea	"	"
	Rosa banksia/ yellow Lady Bank's Rose	"	flowering cascading vine
	Hardenbergia comptoniana/ purple lilac vine	"	flowering twisting vine
	'Mldiron'/hybrid bermuda turf		

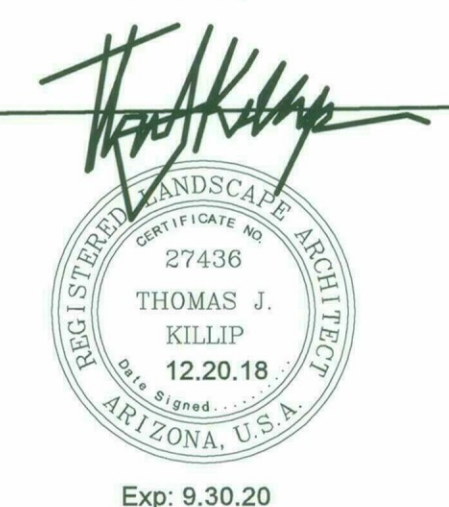
d.g. (Decomposed Granite)Size:(1/2" Screened) Color:('Express Rose')or approved equal to 2"minimum depth. D.G. to go under all trees/shrubs/groundcovers-U.N.O. Supplier-'Granite Express': (480)354-6809



Conceptual Landscape Plan
SCALE: 1"=10'-0"



KILLIP LAND PLANNING, LLC
LANDSCAPE ARCHITECTURE
URBAN DESIGN
PLANNING
15049 N. HANA MAUI DRIVE
Phoenix, AZ 85022
(602) 955-3661
email: tomkillip@cox.net



Preliminary: For Review Only

917 W. Kathleen Rd. Phoenix AZ 85023
phone: 602/481-9282 fax: 480/359-4407
e-mail: info@e-projectinternational.com

Rev.	Date	Submittal
	02-23-2017	DEVELOPMENT REVIEW
	03-02-2017	70% CONSTRUCTION DOCUMENTS
	11-12-2018	DRB 2nd REVIEW
	11-12-2018	1st PLAN REVIEW

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Wilshire Place
7121 E Wilshire Drive Scottsdale

Conceptual Landscape Plan

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
6-6-2019
DATE INITIALS

Date: 11-12-2018
Project No. 2616
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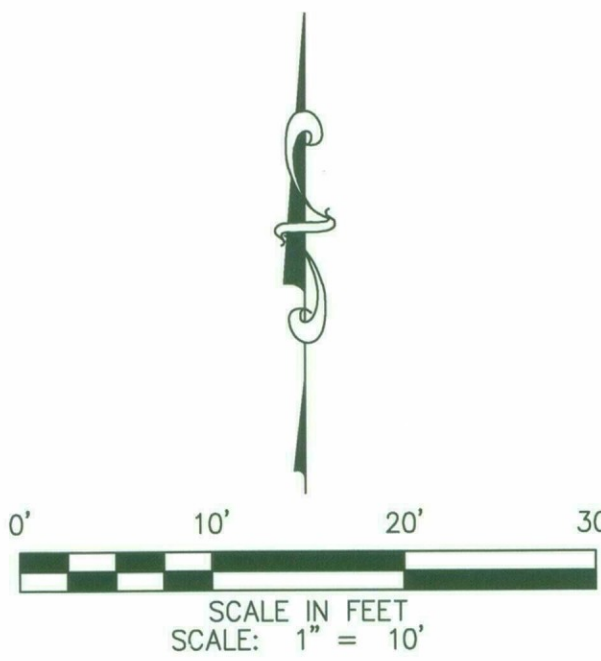
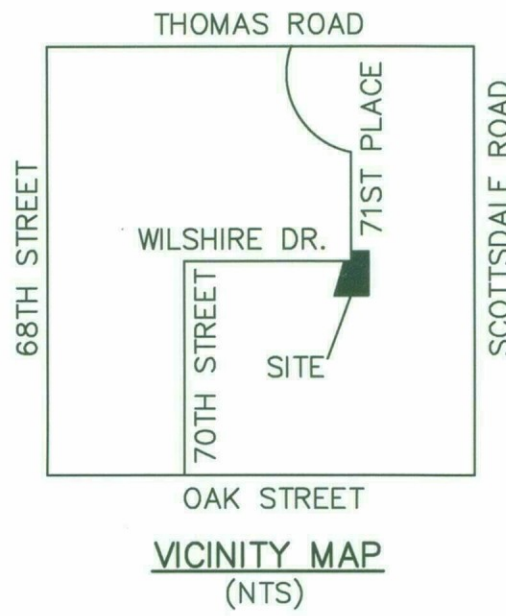
Scale: 1"=10'-0"

L100

11-DR-2017
12/27/2018

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 34, T-2-N, R-4-E, OF THE GILA
AND SALT BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGEND

- MONUMENT LINE
- PROPERTY LINE
- ADJACENT PROPERTY
- EASEMENT
- CURB

(M) MEASURE VALUE
⊗ WATER VALVE
⊙ FIRE HYDRANT
⊙ SEWER MANHOLE
PP POWER POLE
GAS SERVICE

CONCRETE DRIVEWAY SW COR., N1/2, SE1/4, NE1/4, SEC. 34

BASIS OF BEARING

THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34 USING A BEARING OF SOUTH 89 DEGREES 18 MINUTES 00 SECONDS WEST, PER DEED NO. 2013-0290233, M.C.R.

AREA

15,115 SQ.FT.
0.34 ACRES MORE OR LESS

NOTES

- THE LOCATIONS OF UNDERGROUND UTILITIES ARE BASED SOLELY ON THE SURFACE EVIDENCE OF SAID UTILITIES. NO AS-BUILT MAPS WERE AVAILABLE AT THE TIME OF SURVEY. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES DURING THE PROGRESS OF OR FOR THE PURPOSE OF THIS SURVEY.
- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH CHICAGO TITLE AGENCY, INC REPORT NO. C1603988-330-AF EFFECTIVE DATE: JULY 1, 2016 AT 7:30 A.M.
- NO APPEARANCE OF SITE BEING USED FOR WASTE DUMP OR LANDFILL.
- NO BUILDINGS OBSERVED ON-SITE.
- ALL BEARINGS AND DISTANCE SHOWN HEREON ARE MEASURED VALUES UNLESS OTHERWISE NOTED.
- SURVEY PLATTED HEREON DOES NOT REPORT TO VERIFY OWNERSHIP.

CERTIFICATION

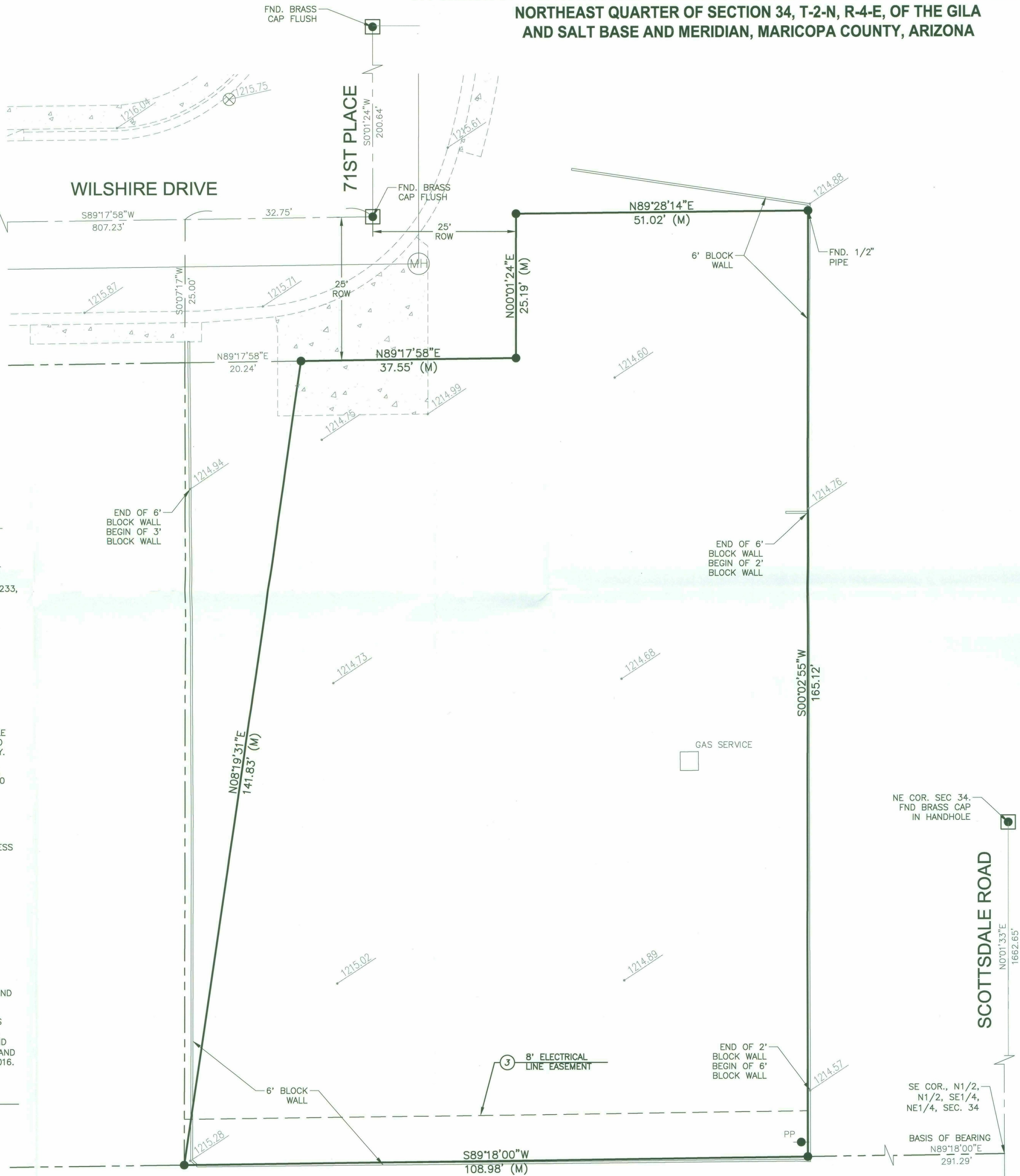
I HEREBY CERTIFY TO:

ROY DOBRASINOVIC, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND CHICAGO TITLE AGENCY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 8, 10(c), 11, 14, AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 12, 2016.

DENNIS HUSTEAD, RLS NO.

DATE



LEGAL DESCRIPTION

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE SOUTH 89 DEGREES, 18 MINUTES WEST, ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, 291 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, 109 FEET;

THENCE NORTH, 140 FEET;

THENCE NORTH 89 DEGREES 16 MINUTES EAST, 57.88 FEET;

THENCE NORTH, 25 FEET, MORE OR LESS;

THENCE NORTH 89 DEGREES 18 MINUTES EAST, 51.12 FEET;

THENCE SOUTH, 165 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT BEGINNING AT A POINT WHICH IS NORTH 995.60 FEET AND NORTH 89 DEGREES 16 MINUTES EAST, 911.00 FEET, FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34, SAID POINT BEING THE SOUTHEAST CORNER OF A 1.45 ACRE TRACT;

THENCE NORTH 01 DEGREE 01 MINUTE WEST, 140.00 FEET;

THENCE NORTH 89 DEGREES 16 MINUTES EAST, 20.24 FEET;

THENCE SOUTH 08 DEGREES 07 MINUTES WEST, 141.60 FEET TO POINT OF BEGINNING.

SCHEDULE B ITEMS

- PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2016.
- THE LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS ASSOCIATION, AN ARIZONA CORPORATION AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSES OF OBTAINING WATER RIGHTS FOR SAID LAND.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ELECTRIC LINES
RECORDING NO: DOCKET 1902, PAGE 63
- ANY ACTION THAT MAY BE TAKEN BY THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY TO ACQUIRE PROPERTY OR RIGHTS OF WAY FOR FLOOD CONTROL, AS DISCLOSED BY DOCUMENT RECORDED AT RECORDING NO. 98-0008424.
- THE COMMUNITY INTEREST OF THE SPOUSE OF THE VESTEE NAMED BELOW.
VESTEE: ROY DOBRASINOVIC
THE COMPANY WILL REQUIRE THAT THE SPOUSE OF THE VESTEE SHOWN ABOVE JOIN IN ANY CONVEYANCE OR ENCUMBRANCE BEFORE SUCH TRANSACTION WILL BE INSURED.

NOTES

- ALL PROPERTY CORNERS MARKED MY NAIL, UNLESS NOTES OTHERWISE.
- NOT PLOTTABLE
 - NOT PLOTTABLE
 - NOT PLOTTABLE
 - NOT PLOTTABLE

HUSTEAD ENGINEERING
Consulting Civil Services
568 W. Moon Valley Drive
Phoenix, AZ 85023
(602) 958-6666

DESIGNED	MS	SCALE	1"=10'
DRAWN	JJ	FILE NO.	081516
CHECKED	DH	PLAN DATE	08/15/16

ALTA/NSPS LAND TITLE SURVEY
7121 EAST WILSHIRE

SCOTTSDALE, AZ 85257



SHEET

1 OF 1

BENCHMARK:
THE BENCHMARK USED FOR THIS SURVEY WAS A GLO BRASS CAP AT THE SOUTH ¼ CORNER OF SECTION 34, HAVING AN ELEVATION OF 1252.831' (NAVD88 DATUM)

SITE BENCHMARK
SITE BENCHMARK BEING FOUND MASONRY NAIL AND TAG "31020 GOETZ" AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY ALONG THE RIGHT-OF-WAY OF WILSHIRE DRIVE, HAVING AN ELEVATION OF 1237.01' (NAVD88 DATUM).

BASIS OF BEARINGS:
N 00°01' 00" E (ASSUMED), ALONG THE MONUMENTED CENTERLINE OF 78th PLACE, AS SHOWN HEREON.

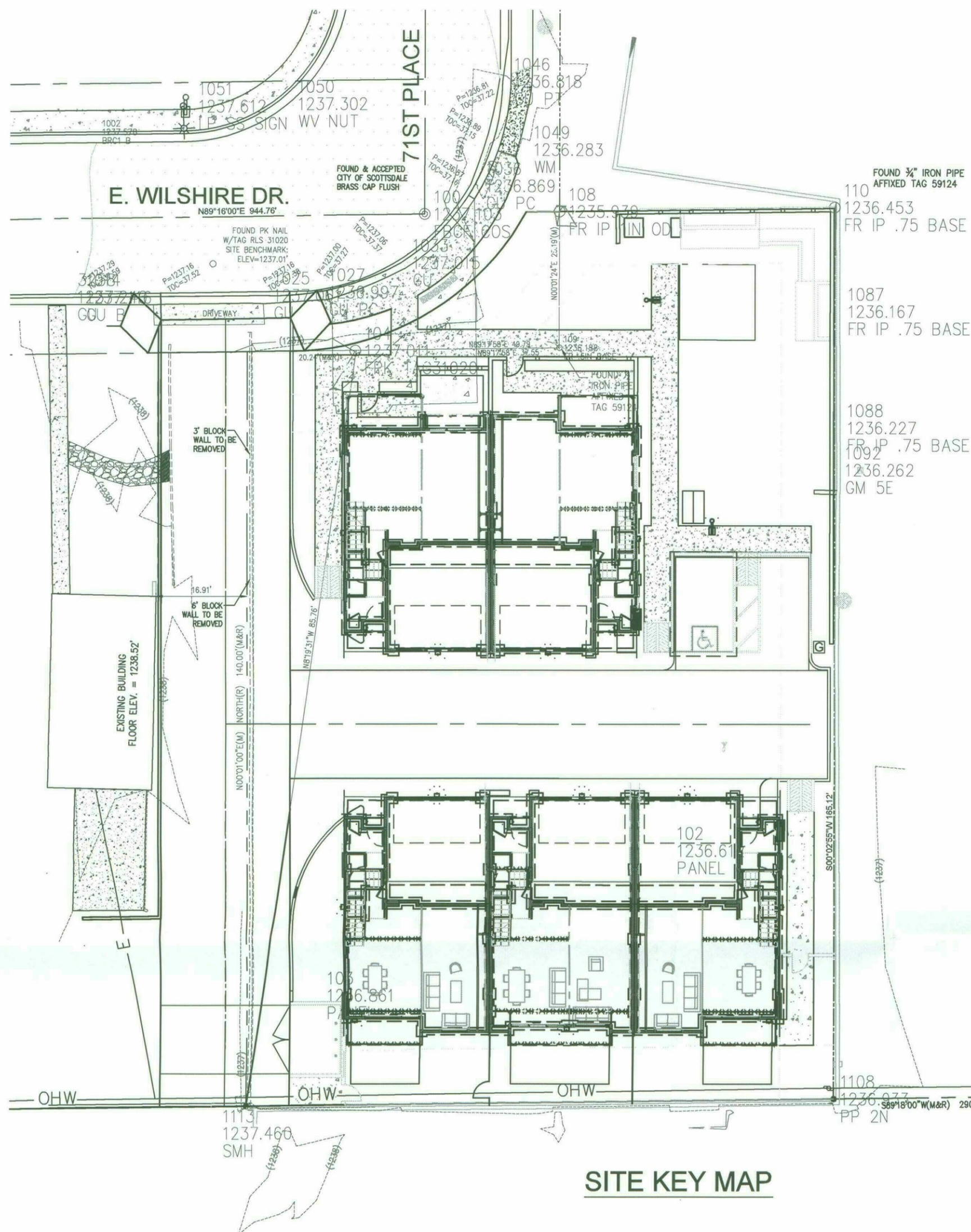
IMPROVEMENT PLANS FOR WILLSHIRE PLACE TOWN HOMES

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH,
RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY,
ARIZONA.

A.P.N. 129-05-010D

SITE PLAN NOTES

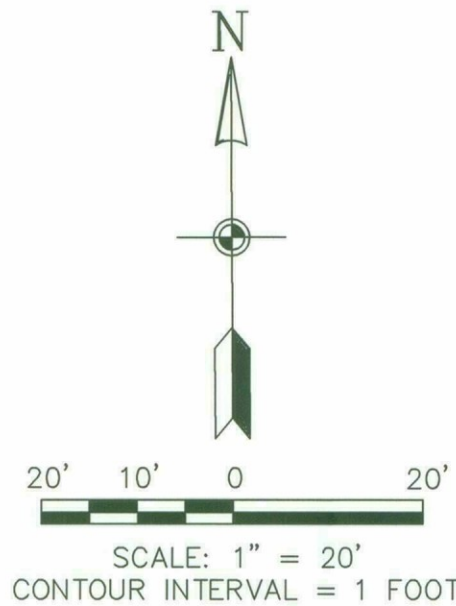
- POOLS REQUIRE SEPARATE APPROVAL AND PERMIT.
- POOLS SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, NAOS, SCENIC CORRIDORS, ON TO AN ADJACENT LOT, OR TRACT OF LAND. (ZO SEC. 6.1100.B.1.; AND DS&PM 2-2.501.D.4.C.)
- ALL MECHANICAL EQUIPMENT (AIR CONDITIONER, POOL EQUIP. ETC.) SHALL BE SCREENED A MINIMUM OF 1 FOOT ABOVE THE HIGHEST PORTION OF THE EQUIPMENT FROM ALL SIDES AND SHALL BE COMPATIBLE WITH THE ADJACENT BUILDING. SHOW LOCATION OF EQUIPMENT ON SITE PLAN.
- A GUESTHOUSE SHALL NEVER BE OFFERED FOR RENT.(ZO SEC. 5.012.A.6.C. AND SEC. 5.102.A.6.C.)
- A GUESTHOUSE SHALL NOT EXCEED A GROSS FOOTPRINT SIZE GREATER THAN 50% OF THE FOOT PRINT SIZE OF THE PRINCIPAL BUILDING. (ZO SEC.5.012.A.6.B. AND SEC. 5.102.A.6.B.)
- EXTERIOR MATERIALS AND PAINT COLORS SHALL NOT EXCEED A VALUE AND/OR CHROMA OF 6 AS INDICATED IN THE MUNSEL BOOK OF COLOR ON FILE IN THE CITY OF SCOTTSDALE'S PLANNING &DEVELOPMENT DEPARTMENT. THE CITY MAY REQUIRE COLOR SAMPLES TO VERIFY COMPLIANCE.(ZO SEC. 6.1070.G.1.H.)
- 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. (ZO SEC. 6.1070.G.1.C.)
- SURFACE MATERIALS OF WALLS, RETAINING WALLS ORFENCES SHALL BE SIMILAR TO AND COMPATIBLE WITH THOSE OF THE ADJACENT MAIN BUILDINGS.(ZO SEC.6.1070.G.1.D.)
- PLANT MATERIALS NOT INDIGENOUS TO THE ESL AREA SHALL BE LIMITED TO ENCLOSED YARD AREAS AND NON-INDIGENOUS PLANTS THAT HAVE THE POTENTIAL OF EXCEEDING TWENTY (20) FEET IN HEIGHT ARE PROHIBITED. TURF SHALL BE LIMITED TO ENCLOSED AREAS NOT VISIBLE FROM A LOWER ELEVATION.(ZO SEC.6.1070.G.1.I-J.)
- REFLECTIVE BUILDING MATERIALS ARE PROHIBITED.(DS&PM 2-2.501.A.2.)
- REFLECTIVE BUILDING AND ROOFING MATERIALS (OTHER THAN WINDOWS AND SOLAR PANELS) INCLUDING MATERIALS WITH HIGH GLOSS FINISHES AND BRIGHT, UNTARNISHED COPPER, ALUMINUM, GALVANIZED STEEL OR OTHER METALLIC SURFACES, SHALL BE TEXTURED OR HAVE A MATTE OR NON-REFLECTIVE SURFACE TREATMENT TO REDUCE THE REFLECTIONS OF SUNLIGHT ONTO OTHER PROPERTY.(ZO SEC. 6.1070.G.1.B.)
- MIRRORED SURFACES OR ANY TREATMENTS THAT CHANGE ORDINARY GLASS INTO A MIRRORED SURFACE ARE PROHIBITED. (ZO SEC. 6.1070.G.1.A.)
- THE OWNER SHALL INCORPORATE DEVELOPMENT DESIGN AND CONSTRUCTION TECHNIQUES THAT BLEND IN SCALE, FORM AND VISUAL CHARACTER TO MINIMIZE EXPOSED SCARS TO THE SATISFACTION OF THEPLANNING & DEVELOPMENT DEPARTMENT.(ZO SEC. 6.1070.G.1.E.)
- ANY PROPOSED MODIFICATIONS TO NATURAL WATERCOURSES AND ALL WALLS AND FENCES CROSSING NATURAL WATERCOURSES SHALL BE DESIGNED IN ACCORDANCE WITH THE STANDARD SAND POLICIES SPECIFIED IN CHAPTER 37 (DRAINAGE AND FLOODPLAIN ORDINANCE) OF THE SCOTTSDALE REVISED CODE. (ZO SEC. 6.1070.G.1.L.)
- LAND DESIGNATED AS NAOS SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE PROPERTY OWNER SHALL MAINTAIN ALL DESIGNATED NAOS. (ZO SEC. 6.1060.A.3-4 AND SEC.6.1100.B.1.)
- ALL EXTERIOR LIGHTING BELOW 3 FEET IN HEIGHT SHALL BE FULLY SHIELDED. ALL EXTERIOR LIGHTING ABOVE 3 FEET IN HEIGHT SHALL CONSIST OF HORIZONTAL FULL-CUTOFF FIXTURES AND DIRECTED DOWNWARD, EXCEPT LIGHTS UTILIZED FOR SECURITY PURPOSES.(ZO SEC. 6.1070.G.1.F AND SEC. 6.1004.D.1.)
- ALL EXTERIOR LIGHTS INCLUDING THOSE MOUNTED TO BUILDINGS/STRUCTURES AND ON POLES SHALL NOT EXCEED A HEIGHT OF SIXTEEN (16) FEET. (ZO SEC.6.1004.D.2.). EXEMPTION: LIGHTS THAT ARE CONNECTED TO A DELAY SWITCH THAT DO NOT STAY ON MORE THAN 15 MINUTES FOR SECURITY PURPOSES SHALL NOT BE REQUIRED TO BE SHIELDED OR CONTAIN HORIZONTAL CUTOFFS. (ZO SEC. 6.1004.D.3.)
- 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 CODE ENFORCEMENT STAFF).(ZO SEC. 6.1070.G.1.F.)
- WHERE ON-SITE WALLS ARE PLACED ADJACENT TO NAOS AREAS AT LEAST 50 PERCENT OF THE WALL SURFACE SHALL BE A VIEW FENCE.(DS&PM 2-2.501.B.2.B.)
- TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL. (ZO SEC.7.700 AND SEC. 6.1071.A.6, AND DS&PM 1-1.407)
- IN ACCORDANCE WITH THE ZONING ORDINANCE, A REGISTERED SURVEYOR SHALL STAKE AND ROPE THE MOST RESTRICTIVE AREA DEFINED BY THE CONSTRUCTION ENVELOPE AND NAOS EASEMENT AS SHOWN ON THE SITE PLAN.(ZO SEC. 6.1070.A.5)
- NO PAINT COLOR OR SURFACE TREATMENT SHALL BE USED WHICH HAS A LIGHT REFLECTIVE VALUE (LRV) GREATER THAN 35%(ZO SEC.6.1070.G.1.G.&H)



SITE KEY MAP

SHEET INDEX

SHT #	DESCRIPTION
C1	COVER SHEET & SITE KEY MAP
C2	REMOVAL PLAN
C3	GRADING & DRAINAGE PLAN
C4	CROSS SECTIONS
C5	SITE UTILITY PLAN



LEGAL DESCRIPTION: (FROM DOC. # 2016-0813217 M.C.R.) THAT PART OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34;

THENCE SOUTH 89 DEGREES 18 MINUTES WEST, ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, 291 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, 109 FEET;

THENCE NORTH, 140 FEET;

THENCE NORTH 89 DEGREES 16 MINUTES EAST, 57.88 FEET;

THENCE NORTH, 25 FEET, MORE OR LESS;

THENCE NORTH 89 DEGREES 18 MINUTES EAST, 51.12 FEET;

THENCE SOUTH, 165 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT BEGINNING AT A POINT WHICH IS 995.60 FEET AND NORTH 89 DEGREES 16 MINUTES EAST, 911.00 FEET, FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34, SAID POINT BEING THE SOUTHEAST CORNER OF A 1.45 ACRE TRACT;

THENCE NORTH 01 DEGREES 01 MINUTE WEST, 140.00 FEET;

THENCE NORTH 89 DEGREES 16 MINUTES EAST, 20.24 FEET;

THENCE SOUTH 08 DEGREES 07 MINUTES WEST, 141.60 FEET TO THE POINT OF BEGINNING.

ENGINEER'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION. THIS IS ALSO TO CERTIFY THAT THE PROPOSED FINISH FLOORS ARE SAFE FROM INUNDATION DUE TO A 100-YEAR STORM EVENT IF CONSTRUCTED IN ACCORDANCE WITH THESE PLANS.

SITE EARTHWORK

(APPROXIMATE QUANTITIES)

CUT: 30 C.Y. FILL 50 C.Y.

EARTHWORK NOTES:

- ESTIMATE OF EARTHWORK QUANTITIES ARE FOR PERMITTING PURPOSE AND ARE ONLY APPROXIMATE.
- ESTIMATE DOES NOT INCLUDE SHRINK, SWELL OR COMPACTION FACTORS NOR EARTHWORK THAT MAY BE NECESSARY FOR ANY SITE PREPARATION SUCH AS TOPSOIL STRIPPINGS AND/OR OVEREXCAVATION. IT ALSO DOES NOT INCLUDE EXCAVATION FOR FOUNDATIONS OR SEPTIC SYSTEM.
- CONTRACTOR SHALL VERIFY EARTHWORK QUANTITIES AND DETERMINE THEIR OWN QUANTITIES PRIOR TO BIDDING FOR THE JOB.

WALL OPENINGS NOTES

- WALL OPENINGS FOR DRAINAGE SHALL BE STANDARD 4"x8"x16"CMU BLOCK TURNED ON SIDE (TYP).
- TURN 4"x8"x16" CMU BLOCK ON SIDE WITH DOUBLE OPENINGS AT GRADE. THESE OPENINGS SHALL BE PLACED AT 5 FT. ON CENTER ALONG THE LENGTH OF THE WALL.

SITE DATA

TOTAL LOT AREA = 18891 SF = 0.434 ACRES
NORTH RIGHT OF WAY = 1325 SF
WEST RIGHT OF WAY = 1681 SF
NET LOT AREA = 15885 SF

LOT COVERAGE:
TOTAL LIVABLE FOR 5 UNITS = 3681 SF

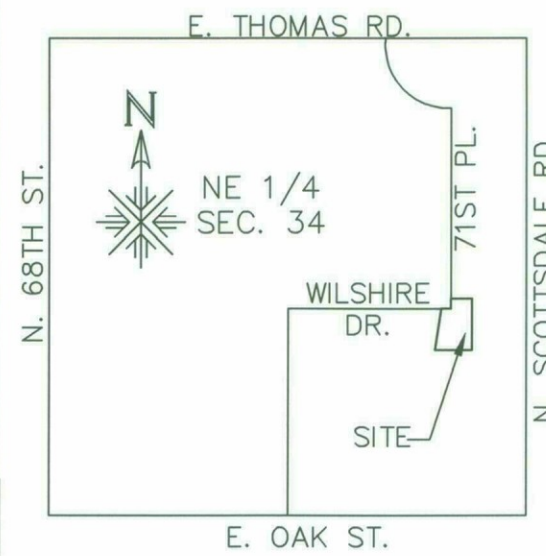
COVERED AREA AS % OF LOT AREA = 3681/18891 =19.5%
ALLOWABLE LOT COVERAGE =40%
ACTUAL LOT COVERAGE = 19.5% < 40% OK

WALL QUANTITIES:

TOTAL LENGTH OF 8" HIGH SITE WALL = 121 FT
TOTAL LENGTH OF RETAINING WALL = 00 FT
TOTAL LENGTH OF 4" HIGH SCREEN WALL = 6 FT
TOTAL LENGTH OF 5" HIGH PRIVACY WALL = 81 FT
PATIO AREA ENCLOSED IN PRIVACY WALL =196 * 6 = 1176 SF

LEGEND

○	FOUND MONUMENT AS NOTED
⊙	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, AZLS 59124
⊕	UTILITY POLE
⊙	LIGHT POLE/ STREET SIGN
⊕	FIRE HYDRANT
⊕	WATER METER
⊕	WATER VALVE
⊕	GAS METER
⊕	GAS MARKER & TRACE LINE
⊕	SANITARY SEWER MANHOLE
⊕	CONCRETE
⊕	ASPHALT PAVING
⊕	COMPACTED FILL
⊕	BOUNDARY LINE
⊕	SECTION LINE
⊕	CENTER LINE
⊕	RIGHT OF WAY
⊕	PARCEL LINE
⊕	BLOCK WALL
⊕	RIGHT-OF-WAY
⊕	RECORD
⊕	MEASURED
⊕	M.C.R.
⊕	RLS
⊕	APN
⊕	OHW
⊕	W
⊕	S
⊕	TREE (UNKNOWN TYPE)
⊕	FINISHED CONG. ELEVATION
⊕	SPOT ELEVATION
⊕	FINISHED PAVEMENT ELEVATION, ADD 1200
⊕	TOP OF CURB ELEVATION, ADD 1200
⊕	TOP OF SITE WALL ELEVATION
⊕	TOP OF FOOTING ELEVATION
⊕	FINISHED SPOT ELEVATION
⊕	FINISHED GRADE ELEVATION
⊕	DIRECTION OF FLOW



VICINITY MAP

NOT TO SCALE

OWNER

7121 E. WILLSHIRE LLC
15 W. 580 N. FRONTAGE RD.
BURR RIDGE, IL 60527
CONTACT: EDMIR DZUDZA
TEL: 602-481-9282

ARCHITECT

E-PROJECT INTERNATIONAL
EDMIR DZUDZA, AIA
917 W. KATHLEEN ROAD
PHOENIX, AZ 850283
TEL: 602-481-9282
EMAIL: E-PROJECTINTERNATIONAL.COM

CIVIL ENGINEER

EVEREST CONSULTING SERVICES
6874 W. BLACKHAWK DRIVE
GLENDALE, AZ 85308
CONTACT: PUNYA P. KHANAL
(623) 533-0334

SITE ADDRESS

7121 E. WILLSHIRE DR.
SCOTTSDALE, AZ 85257

APN

129-05-0100

ZONING

R-3

Q.S.

14-44

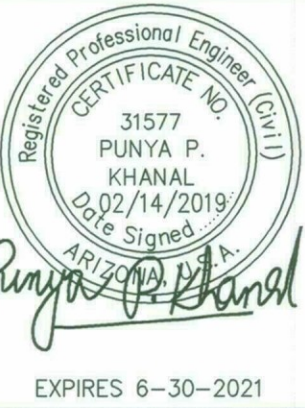
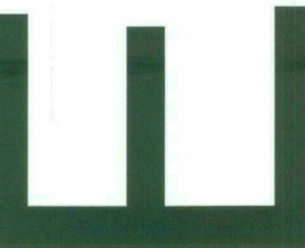
DATE

TOPO SURVEY 09/25/2018
PREL. PLAN 12/17/2018
CITY COMMENTS 02/14/2019

REVISIONS	BY
△	PPK
△	PPK
△	PPK
△	PPK

IMPROVEMENT PLANS FOR
WILLSHIRE PLACE TOWN HOMES
7121 E. WILSHIRE DR. SCOTTSDALE, AZ 85257
APN: 129-05-010D

EVEREST CONSULTING SERVICES, PC
CONSULTING ENGINEERS
7555 S. PARKCREST STREET, GILBERT, AZ 85298
TEL: (623) 533-0334, Email: everestconsult@gmail.com



DATE: 02/14/2019

SCALE: 1" = 20'

DRAWN: PPK

CHECKED: PPK

JOB # 18-17

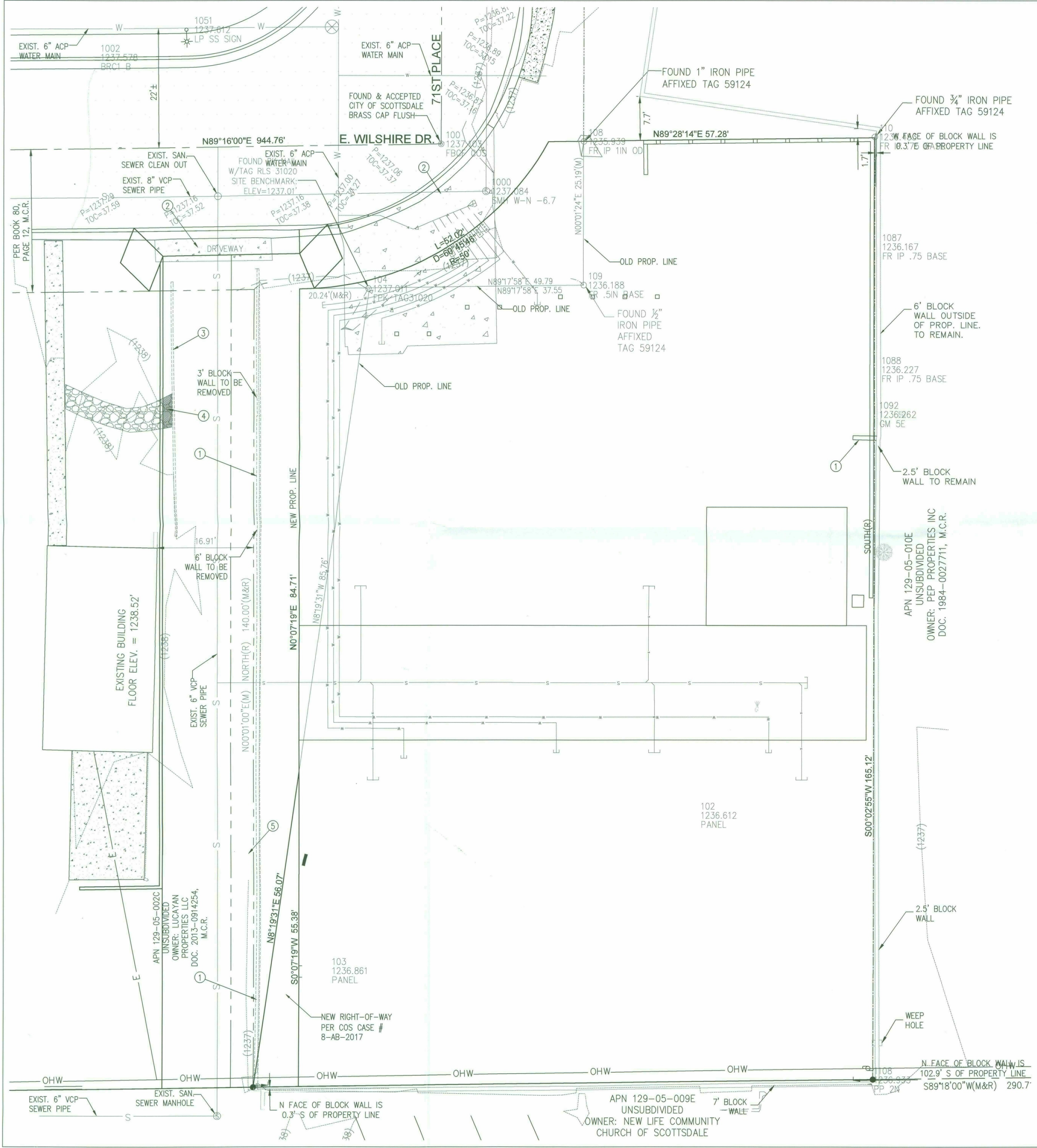
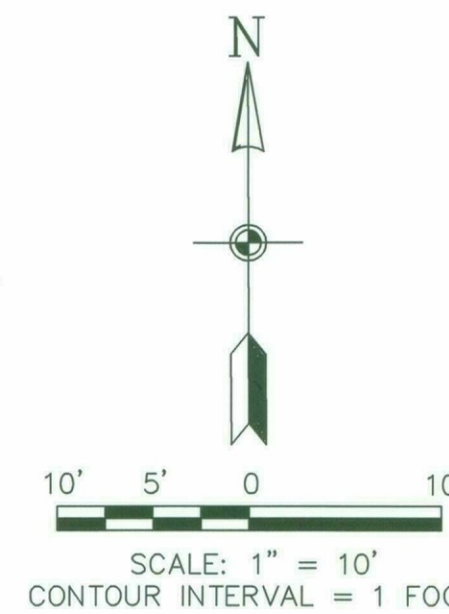
SHEET TITLE
COVER SHEET &
SITE KEY MAP

SHEET # C1
SHEET 1 OF 5

11-DR-2017
2/26/2019



REMOVAL PLANS FOR
WILLSHIRE PLACE TOWN HOMES

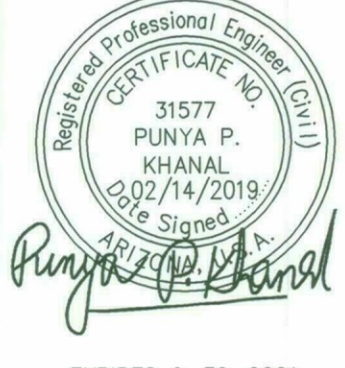
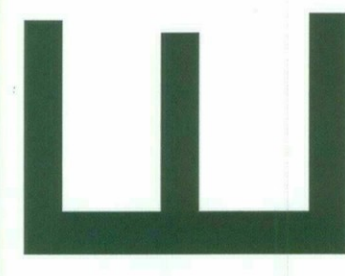


REMOVAL NOTES

KEY	DESCRIPTION	UNIT	EST. QTY
①	REMOVE EXISTING BLOCK WALL	LF	148
②	ESTABLISH A NEW TEMP. OR SITE BENCH MARK AND REMOVE CONCRETE SLAB AT THE OLD DRIVEWAY ENTRANCE LOCATION. SAW CUT NEATLY AT TERMINATION POINT OF REMOVAL.	SF	760
③	REMOVE EXISTING CURB	LF	45
④	REMOVE PART OF EXISTING DECOMPOSED GRANITE AS SHOWN	SY	1
⑤	CUT EXISTING SEWER SERVICE TAP AT APPROX. 1' FROM THE EXISTING 6\" VCP SEWER MAIN AND PLUG IT PER MAG STD. DTL. 427.	EA	1

REMOVAL PLAN FOR
WILLSHIRE PLACE TOWN HOMES
7121 E. WILSHIRE DR. SCOTTSDALE, AZ 85257
APN: 129-05-010D

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TEL: (623) 533-0334, Email: everestconsulting@gmail.com



DATE: 02/14/2019
SCALE: 1" = 10'
DRAWN: PPK
CHECKED: PPK
JOB #: 18-17
SHEET TITLE
REMOVAL PLAN
SHEET # C2
SHEET 2 OF 5

11-DR-2017
2/26/2019



GRADING, DRAINAGE & OFFSITE IMPROVEMENT PLANS FOR WILSHIRE PLACE TOWN HOMES

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY WAS A GLO BRASS CAP AT THE SOUTH ¼ CORNER OF SECTION 34, HAVING AN ELEVATION OF 1252.831' (NAVD88 DATUM)

SITE BENCHMARK

SITE BENCHMARK BEING FOUND MASONRY NAIL AND TAG "31020 GOETZ" AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY ALONG THE RIGHT-OF-WAY OF WILSHIRE DRIVE, HAVING AN ELEVATION OF 1237.01' (NAVD88 DATUM).

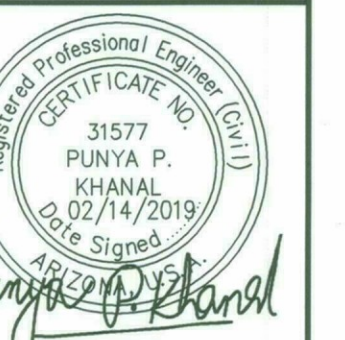
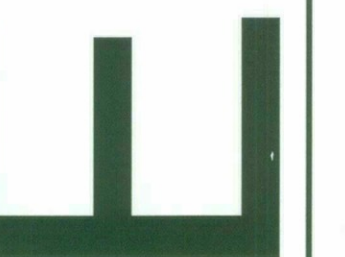
BASIS OF BEARINGS:

N 00°01' 00" E (ASSUMED), ALONG THE MONUMENTED CENTERLINE OF 78th PLACE, AS SHOWN HEREON.

REVISIONS	BY
△	PPK
△	PPK
△	PPK
△	PPK

GRADING & DRAINAGE PLAN FOR
WILSHIRE PLACE TOWN HOMES
7121 E. WILSHIRE DR. SCOTTSDALE, AZ 85257
APN: 129-05-010D

EVEREST CONSULTING SERVICES, PC
CONSULTING ENGINEERS
7555 S. PARKCREST STREET, GILBERT, AZ 85298
TEL: (602) 533-0334, Email: everestconsult1@gmail.com



DATE: 02/14/2019
SCALE: 1" = 10'
DRAWN: PPK
CHECKED: PPK
JOB #: 18-17
SHEET TITLE
GRADING & DRAINAGE PLAN
SHEET # C3
SHEET 3 OF 5

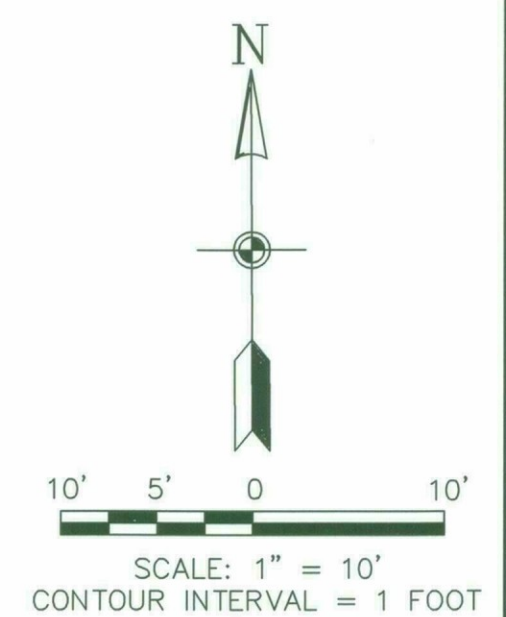
GRADING & DRAINAGE CONSTRUCTION NOTES

KEY	DESCRIPTION	UNIT	EST. QTY
①	CONSTRUCT DRIVEWAY ENTRANCE PER COS STD. DTL. 2250, WIDTH=24'	EA	1
②	CONSTRUCT 3" ASPHALT CONCRETE PAVEMENT PER COS DSPM SECTION 510 OVER 5" OF AGGREGATE BASE COMPACTED TO 100% OF PROCTOR DRY DENSITY PER MAG SPECIFICATION SECTION 310. PAVEMENT SECTION AS SHOWN ON SHEET C4.	SY	675
③	CONSTRUCT TYPE B SINGLE CURB PER MAG STD. DTL. 222	LF	303
④	CONSTRUCT 3' WIDE, 8" THICK CONCRETE VALLEY GUTTER. CROSS SECTION AS SHOWN IN PAVEMENT SECTION DETAIL ON THIS SHEET.	LF	242
⑤	CONSTRUCT 5' WIDE ATTACHED SIDEWALK IN THE RIGHT-OF-WAY ALONG THE TURNAROUND ON 71ST PLACE	SF	250
⑥	CONSTRUCT 5' WIDE SIDEWALK ON-SITE	SF	1125
⑦	CONSTRUCT 8' HIGH MASONRY BLOCK WALL PER COS STD. DTL. FOR 8' MAX. HEIGHT RESIDENTIAL WALL.	LF	120
⑧	CONSTRUCT 4' HIGH MASONRY BLOCK SCREEN WALL PER COS STD. DTL. FOR 6' MAX. HEIGHT RESIDENTIAL WALL.	LF	6
⑨	CONSTRUCT 5' HIGH PATIO WALL PER COS STD. DTL. FOR 6' MAX. HEIGHT RESIDENTIAL WALL.	LF	120
⑩	CONSTRUCT 4"x8" DRAINAGE OPENING AT 5' O.C. ALONG BOTTOM OF WALL. INVERT ELEVATION AT 1/2" ABOVE FINISHED GRADE.	EA	15
⑪	CONSTRUCT DUAL TRASH ENCLOSURE PER COS DETAIL	EA	1

ON-SITE RETENTION CALCULATIONS

SITE QUALIFIES FOR STORM WATER RETENTION BASED ON POST-DEVELOPMENT VERSUS PRE-DEVELOPMENT VOLUME.
PER CITY OF SCOTTSDALE DSPM, 2018 EDITION, RETENTION VOLUME IS GIVEN BY:

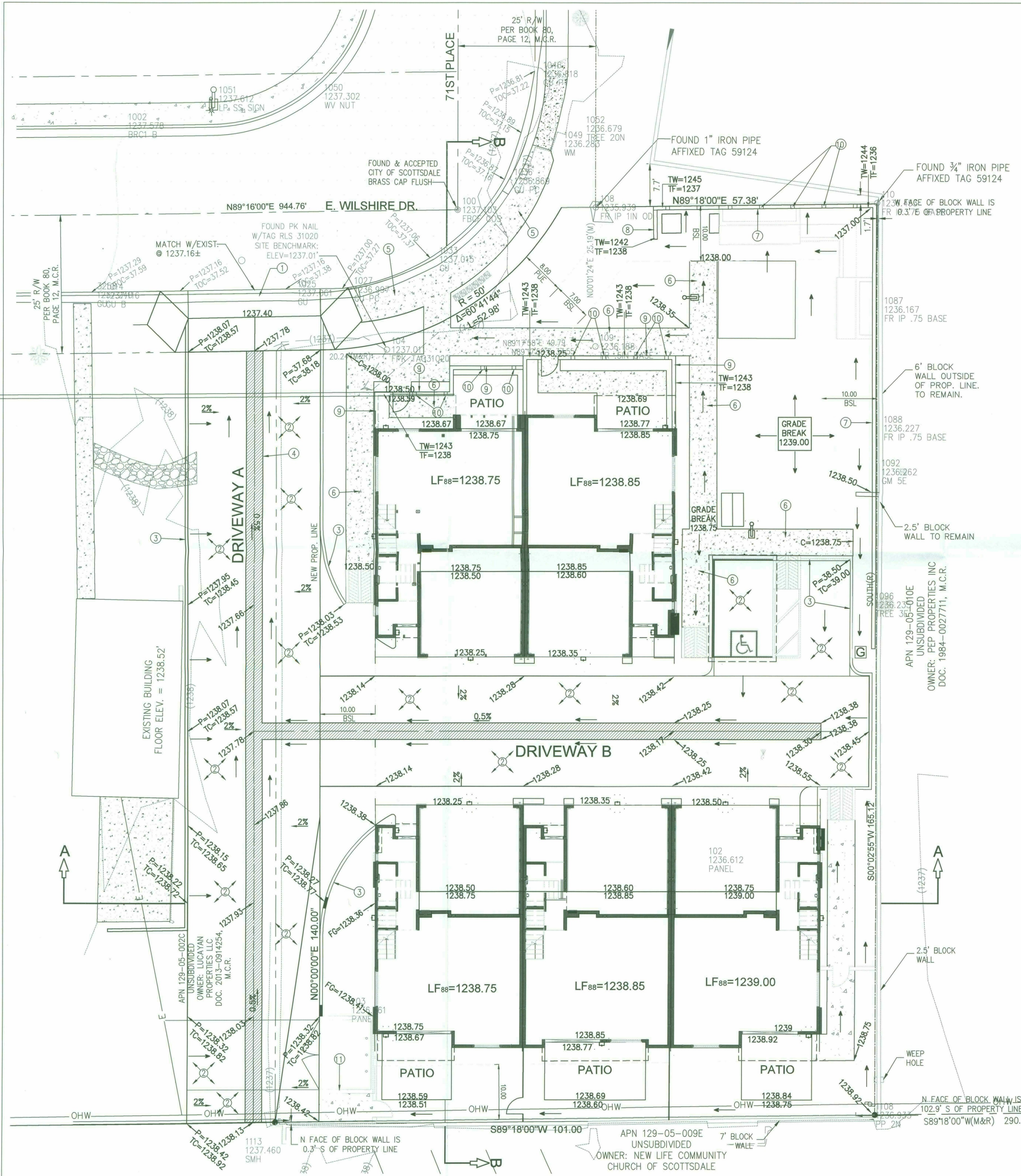
VOLUME OF ON-SITE STORMWATER REQUIRED TO BE RETAINED IS 217 CF AS SHOWN IN THE ACCOMPANYING DRAINAGE REPORT.
OWNER IS OPTING FOR A WAIVER FOR ON-SITE STORM WATER RETENTION AND PAY IN-LIEU FEE.



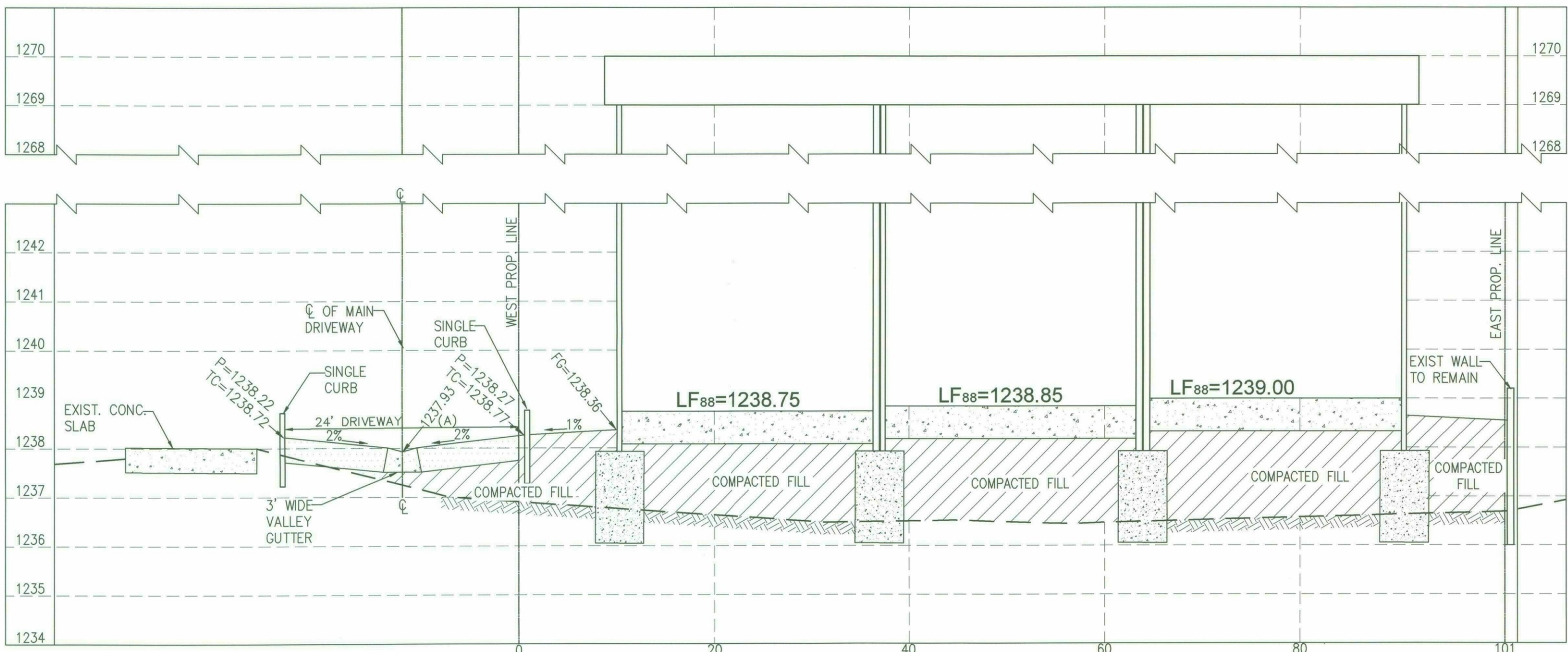
COMMUNITY NUMBER	PANEL NUMBER AND DATE	SUFFIX	FIRM REVISION DATE	FIRM INDEX DATE	FIRM ZONE	BASE FLOOD ELEV (IN AO ZONE, USE DEPTH)
045012	2235	L	(10/16/13)	(09/30/05)	X	N/A

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 REVISED CODE, CHAPTER 37- FLOODPLAIN AND STORMWATER REGULATION.

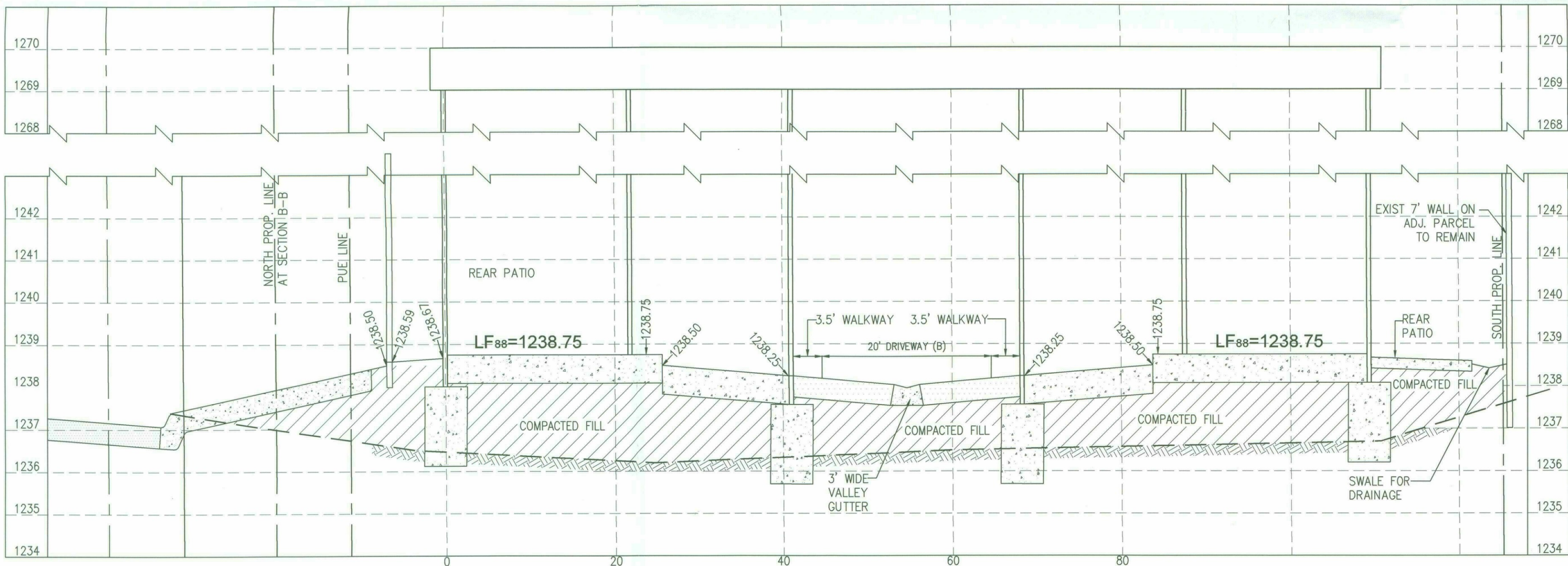
11-DR-2017
2/26/2019



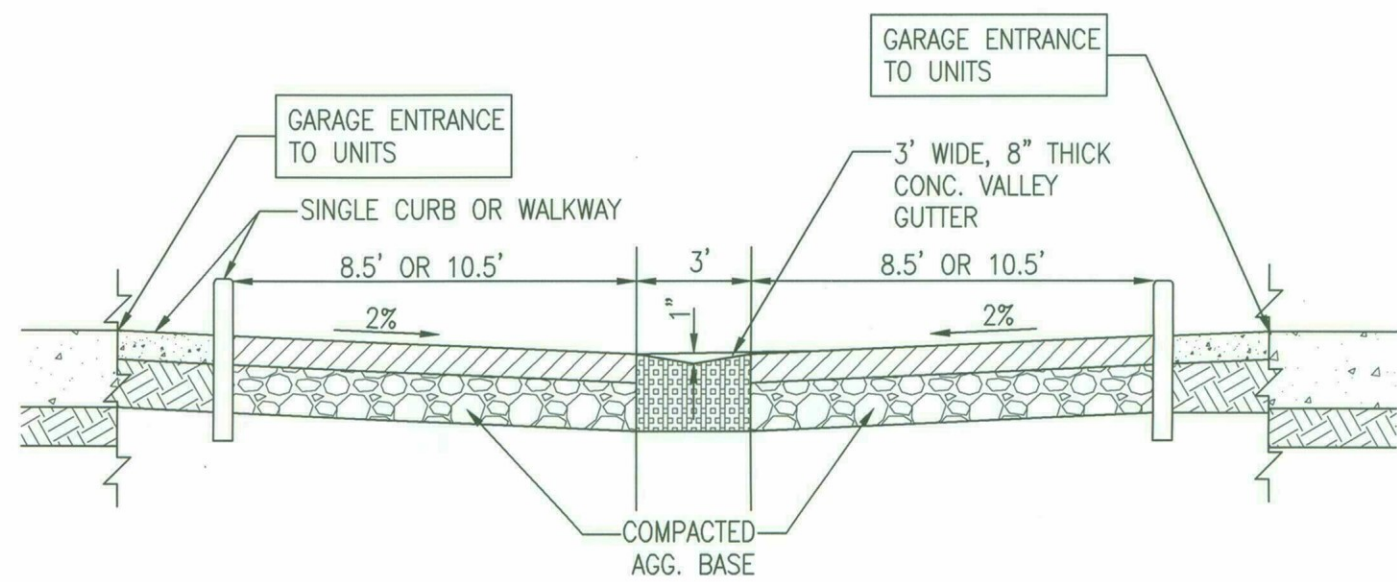
GRADING, DRAINAGE & OFFSITE IMPROVEMENT PLANS
FOR WILLSHIRE PLACE TOWN HOMES



SECTION A-A
HORZ. SCALE: 1" = 10'
VERT. SCALE: 1" = 2'



SECTION B-B
HORZ. SCALE: 1" = 10'
VERT. SCALE: 1" = 2'

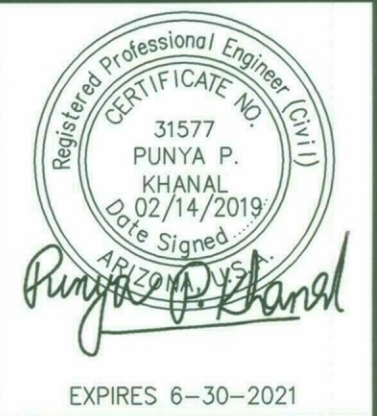
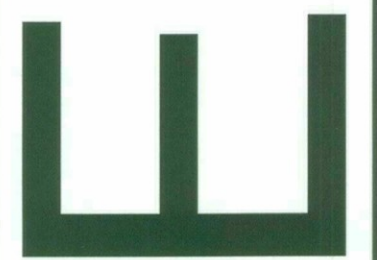


TYPICAL CROSS SECTION OF ASPHALT
DRIVEWAY W/ 3' VALLEY GUTTER
NOT TO SCALE

REVISIONS	BY
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△	PPK
△	PPK
△	PPK

GRADING & DRAINAGE PLAN FOR
WILLSHIRE PLACE TOWN HOMES
7121 E. WILSHIRE DR. SCOTTSDALE, AZ 85257
APN: 129-05-010D

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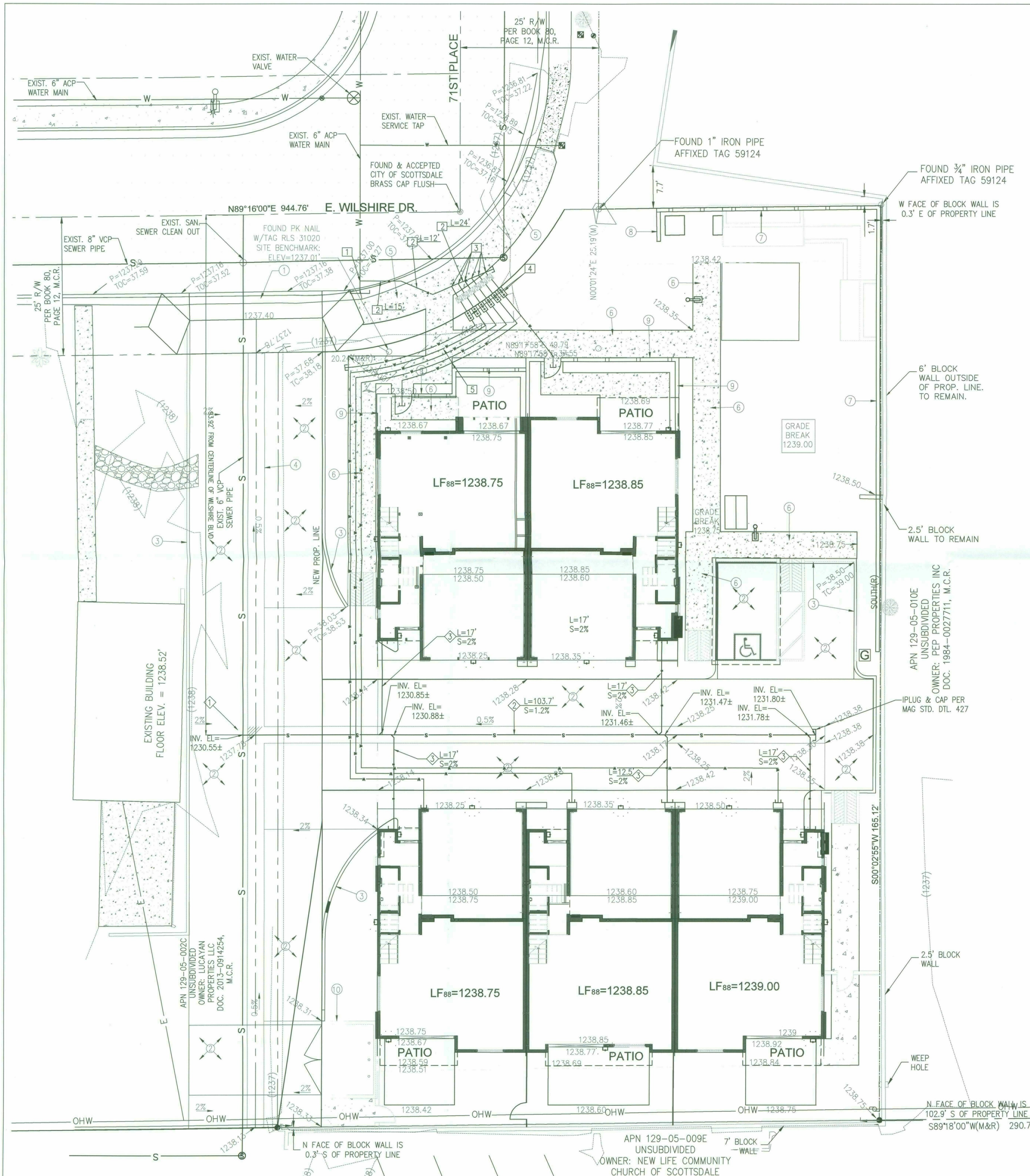
DATE: 02/14/2019
SCALE: 1" = 10'
DRAWN: PPK
CHECKED: PPK
JOB #: 18-17

SHEET TITLE
CROSS SECTIONS
SHEET # C4
SHEET 4 OF 5

11-DR-2017
2/26/2019



SITE UTILITY PLAN
FOR WILLSHIRE PLACE TOWN HOMES

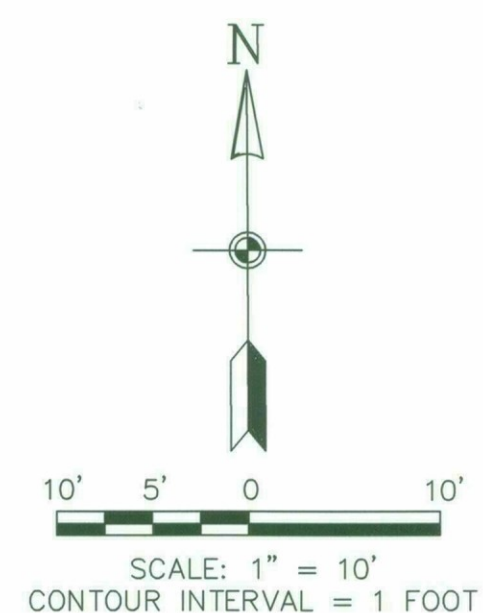


WATER CONSTRUCTION NOTES

KEY	DESCRIPTION	UNIT	EST. QTY
1	CONSTRUCT 4" Ø WATER SERVICE CONNECTION WITH TAPPING SLEEVE & VALVE PER MAG STD. DTL. 340	EA	1
2	CONSTRUCT 4" Ø DIP 150 WATERLINE, LENGTH OF EACH SECTION AS CALLED OUT IN PLAN PLUG AND CAP AT END PER MAG STD. DTL. 427.	LF	51
3	CONSTRUCT 3/4" Ø WATER SERVICE CONNECTIONS WITH 3/4" WATER METER FOR DOMESTIC WATER AND LANDSCAPING WATER USE PER COS STD. DTL. 2330.	EA	6
4	CONSTRUCT 3/4" REDUCED PRESSURE PRINCIPLE BACK FLOW PREVENTER PER COS STD. DTL. 2354	EA	6
5	EXTEND DOMESTIC WATER SERVICE LINES FROM BACK FLOW PREVENTER TO INDIVIDUAL BUILDING UNITS AND CAP AT END AS SHOWN IN PLAN.	EA	5
6	EXTEND LANDSCAPE WATER SERVICE LINE FROM BACK FLOW PREVENTER TO LANDSCAPE AREA AND CAP AT END AS SHOWN IN PLAN.	EA	1

SEWER CONSTRUCTION NOTES

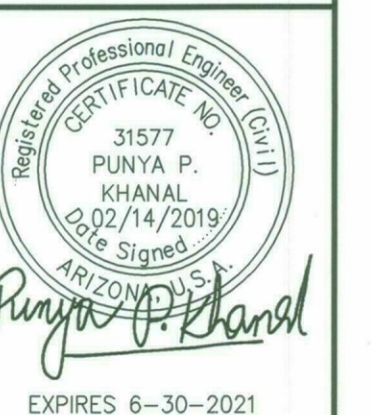
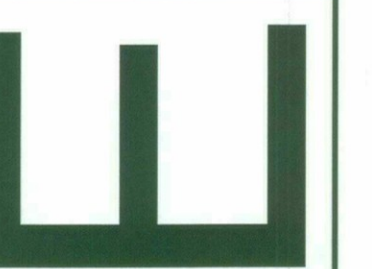
KEY	DESCRIPTION	UNIT	EST. QTY
1	FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF THE EXISTING 6" VCP SEWER LINE AND CONSTRUCT A 6" Ø TWO WAY CLEAN OUT PER MAG STD. DTL. 441.	EA	1
2	CONSTRUCT 6" Ø SDR 35 PVC SEWER COLLECTOR LINE ALONG THE DRIVEWAY PER MAG STD. DTL. 441. SLOPE AS SHOWN IN PLAN. CAP AT END PER MAG STD. DTL. 427.	LF	103.7
3	CONSTRUCT 4" Ø SDR 35 SEWER SERVICE LINE TO INDIVIDUAL BUILDING UNIT PER MAG STD. DTL. 440-1 AND CAP AT END PER MAG STD. DTL. 427. LENGTH AND SLOPE AS SHOWN IN PLAN. REFER TO PLUMBING PLAN FOR CONTINUATION INTO BUILDING.	EA	5



REVISIONS	BY
△	PPK
△	PPK
△	PPK
△	PPK

SITE UTILITY PLAN FOR
WILLSHIRE PLACE TOWN HOMES
7121 E. WILSHIRE DR. SCOTTSDALE, AZ 85257
APN: 129-05-010D

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DATE: 02/14/2019
SCALE: 1" = 10'
DRAWN: PPK
CHECKED: PPK
JOB #: 18-17
SHEET TITLE SITE UTILITY PLAN
SHEET # C5 SHEET 5 OF 5

11-DR-2017
2/26/2019

