



Full Size or Largest Size Plans

Site Plan

Landscape Plan

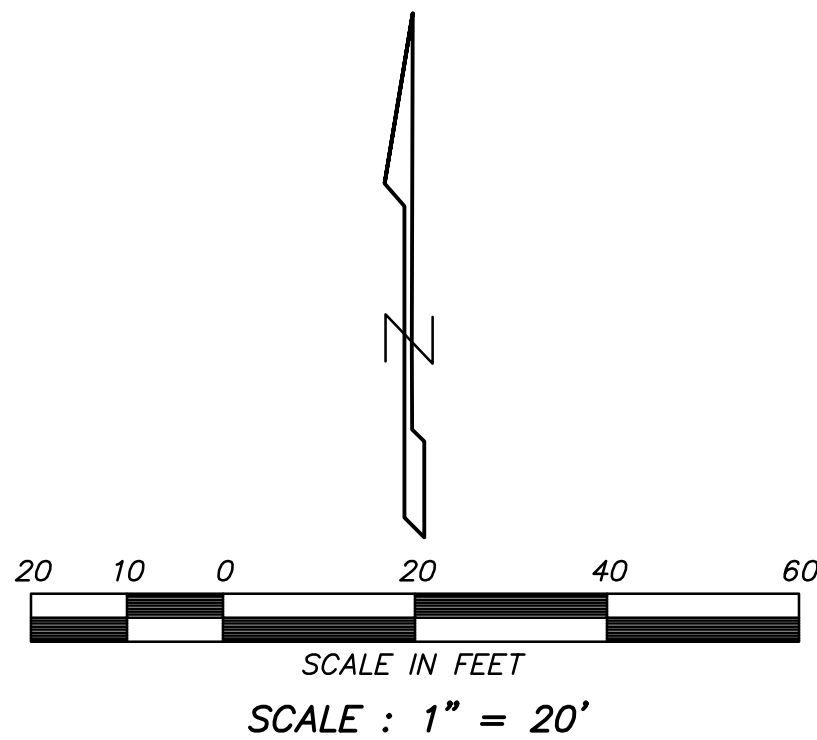
Elevations

ALTA / N.S.P.S. LAND TITLE SURVEY

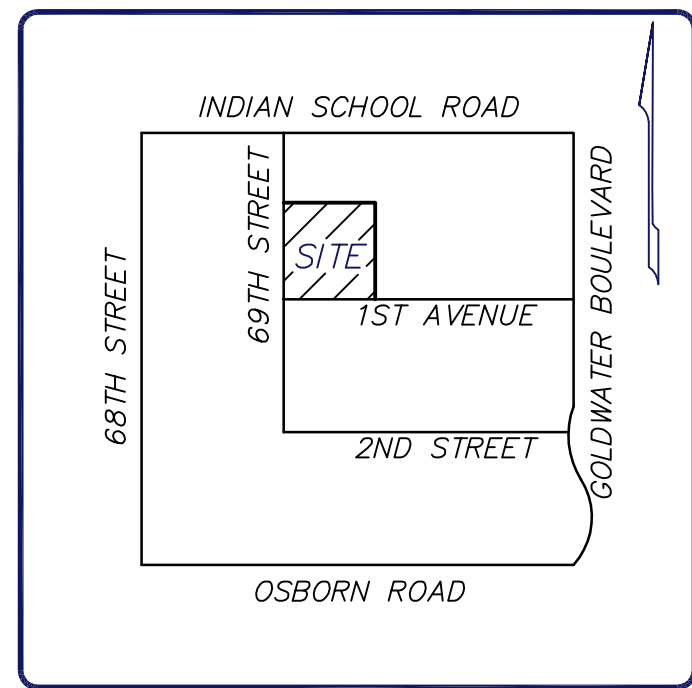
A PORTION OF THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND

- Property Corner
(See Monument Table)
- Property Line
- Fnd Brass Cap in Handhole
- (See Monument Table)
- Schedule "B" Item
24 inch Vertical Curb & Gutter
6 inch Concrete Curb
Indicates Driveway (means of access)
Concrete Surface
- Fence
- Overhead Electric Line
- Down Guy Wire
- Gas Meter
- Gas Stub
- Gas Valve
- Guard Post or Gate Post
- Light Pole
- Power Pole
- Sewer Clean Out
- Sewer Manhole
- TV Junction Box
- Water Meter
- Water Valve
- See Reference Documents
- Measured



BUILDING TABLE			
BUILDING	HEIGHT	SQ. FEET	TYPE
①	12'	771	ONE STORY BLOCK
②	13'	396	ONE STORY ADOBE
③	14'	1,724	ONE STORY STUCCO
④	12'	870	ONE STORY WOOD



VICINITY MAP
NOT TO SCALE

PARCEL DESCRIPTION

LOTS TWELVE (12) AND THIRTEEN (13), BLOCK ONE (1), TAYLORS ADDITION TO SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 22 OF MAPS, PAGE 3.

SITE INFORMATION

ADDRESS: 6902 & 6908 E. 1ST AVENUE, SCOTTSDALE, ARIZONA

A.P.N.: 130-11-055 & 130-11-056

LAND AREA:
GROSS AREA = 0.305 ACRES - 13,294 SQ. FT.
NET AREA = 0.302 ACRES - 13,150 SQ. FT.
NET AREA IS THE GROSS AREA LESS EASEMENTS (4 & 5) FOR ROAD & PUBLIC UTILITIES.

STRIPED PARKING SPACE TABULATION:
There are no striped parking spaces on the subject property.

REFERENCE DOCUMENTS

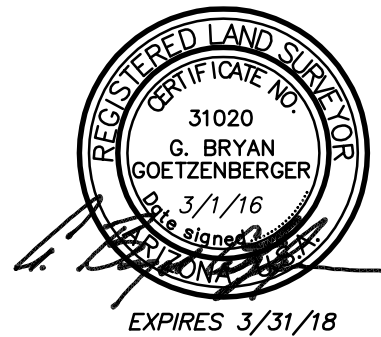
- (R) DEED 2013-0155341, M.C.R.
(R1) DEED 2013-0155339, M.C.R.
(R2) PLAT PER BOOK 22, PAGE 3, M.C.R.
(R3) R.O.S. PER BOOK 1244, PAGE 20, M.C.R.
(R4) R.O.S. PER BOOK 1211, PAGE 2, M.C.R.
(R5) R.O.S. PER BOOK 1176, PAGE 41, M.C.R.

CERTIFICATION

TO:
Andante Properties, LLC, an Arizona limited liability company; Corey S. Bleich, Trustee or his successor in Trust, under the M-G Trust FBO Christopher A. Nicks dated December 28, 2011; and First American Title Insurance Company.

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, 7(a), 7(b)(1), 7(c), 8, 9, and 14 of Table A thereof. The fieldwork was completed on February 25, 2016.

March 1, 2016
G. Bryan Goetzenberger
R.L.S. 31020

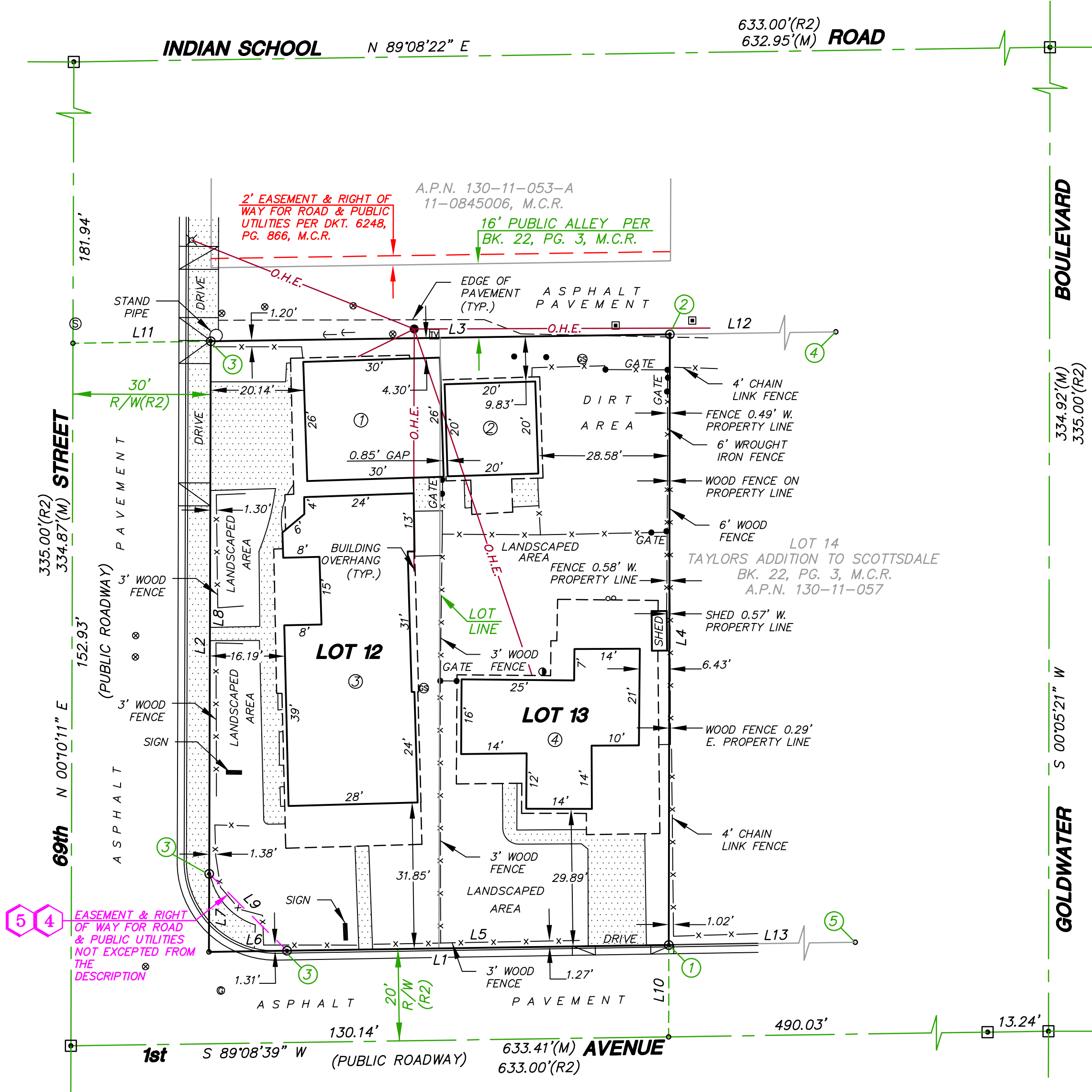


SCHEDULE "B" ITEMS

- ③ Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Taylors Addition to Scottsdale, as recorded in Plat Book 22 of Maps, Page(s) 3, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
(PLAT DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)
- ④ An easement for public utilities and road and incidental purposes in the document recorded as Docket 4583, Page 536.
(PLOTTABLE MATTERS SHOWN HEREON)
- ⑤ An easement for public utilities and road and incidental purposes in the document recorded as Docket 4583, Page 543.
(PLOTTABLE MATTERS SHOWN HEREON)
- ⑥ All matters as set forth in Resolution No. 4698, recorded as 97-0086152 of Official Records. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- ⑦ All matters as set forth in Resolution No. 6060, recorded as 2002-0538464 of Official Records. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)

SURVEY NOTES

- This survey and the description used are based on a First Amended Commitment for Title Insurance issued by First American Title Insurance Company, Commitment Number NCS-764018-PHX1, dated January 28, 2016.
- BASIS OF BEARING: The monument line of Indian School Road, also being the North line of the Northeast quarter of Section 27, using a bearing of North 89 degrees 08 minutes 22 seconds East, per the Record of Survey, recorded in Book 1176, Page 41, M.C.R.
- The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
- The building square footage shown is based on exterior measurements of the building footprint at ground level and is not intended to reflect the interior or leaseable area of any building. The building footprint and dimensions depict the general configuration of the building(s).
- The utility information shown is limited to visible above ground evidence and/or records provided by the respective utility companies. This survey may not depict all of the underground utilities either in service or abandoned that may exist adjacent to or within the boundaries of the subject property. No representation is made to the accuracy or completeness of any third party maps, records or information used to depict the underground utilities. An underground utility locator was not contacted and should be retained prior to excavation or construction to determine the precise location of all utilities that may exist adjacent to or within the boundaries of the subject property. The certification on this survey does not guarantee or provide any warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property.
- This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).



LINE	BEARING	DISTANCE
L1(R2)	-----	100.00'
L1(M)	S 89°08'39" W	100.11'
L2(R2)	-----	133.00'
L2(M)	N 00°10'11" E	132.93'
L3(R2)	-----	100.00'
L3(M)	N 89°08'30" E	99.94'
L4(R2)	-----	133.00'
L4(M)	S 00°05'43" W	132.93'
L5	S 89°08'39" W	83.11'
L6	S 89°08'39" W	17.00'
L7	N 00°10'11" E	17.00'
L8	N 00°10'11" E	115.93'
L9	N 45°20'35" W	23.83'
L10	S 00°05'43" W	20.00'
L11	S 89°08'30" W	30.00'
L12	N 89°08'30" E	50.00'
L13	N 89°08'39" E	49.94'

MONUMENT TABLE	
①	FND 1/2" REBAR W/ILLEGIBLE CAP - SET TAG L.S. 31020
②	FND BENT 1/2" REBAR NO I.D. - REHABILITATED & SET CAP L.S. 31020
③	SET PK NAIL & WASHER L.S. 31020
④	FND BENT 1/2" REBAR NO I.D.
⑤	FND 1/2" REBAR W/CAP P.E. 8315

ALTA / N.S.P.S. LAND TITLE SURVEY
6902 & 6908 E. 1ST AVENUE, SCOTTSDALE, ARIZONA



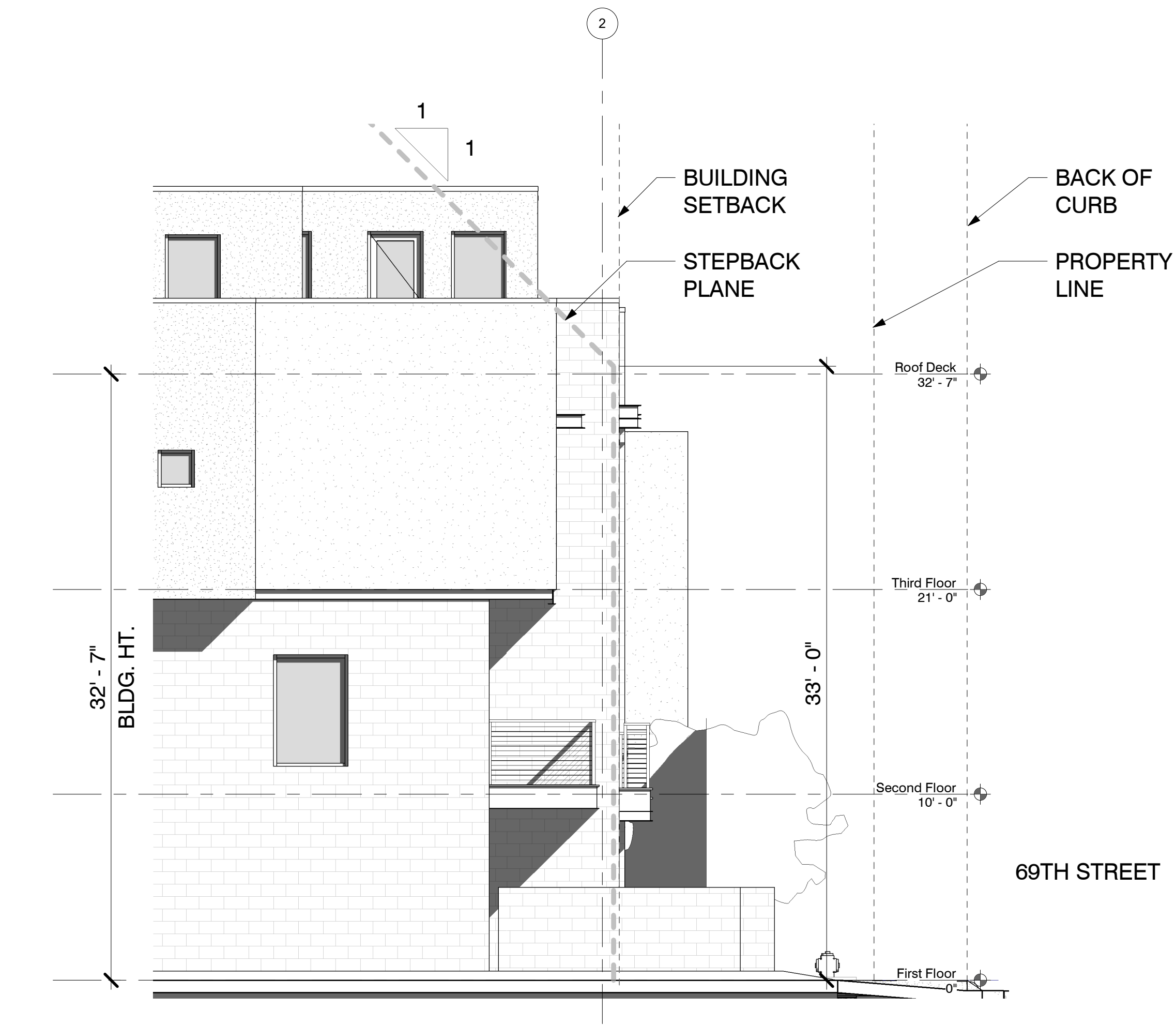
STATEWIDE SERVICE IN ARIZONA
www.alliancelandsurveying.com

7900 N. 70th AVENUE TEL (623) 972-2200
SUITE 104 FAX (623) 972-1616
GLENDALE, AZ 85303 contactus@azals.com

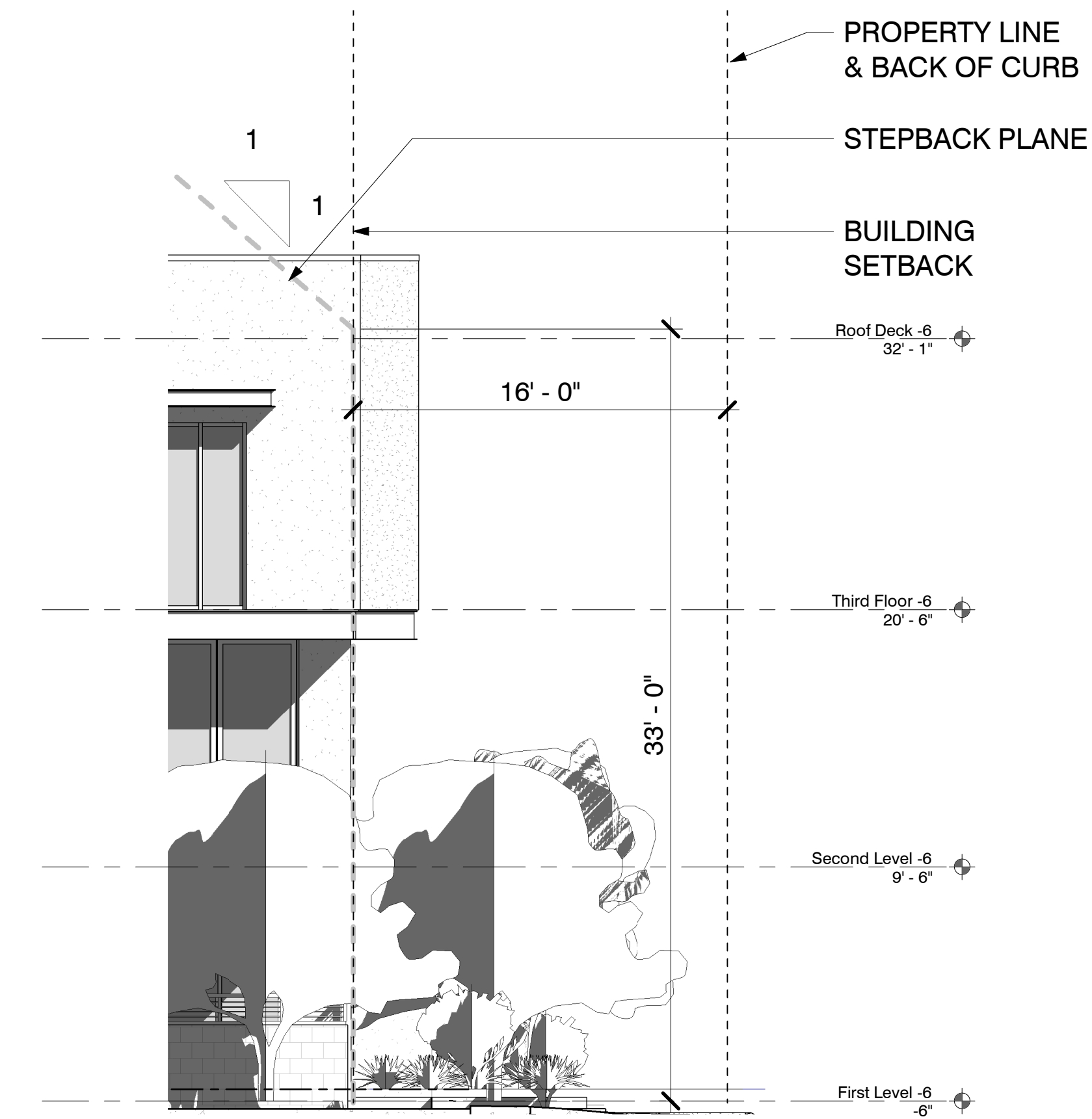
REV. _____
REV. _____

SHEET: 1 OF 1 DATE: 3-1-16 JOB NO: 160227

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② Elevation Stepback at 69th Street
3/16" = 1'-0"



③ Elevation Stepback at 1st Ave
3/16" = 1'-0"



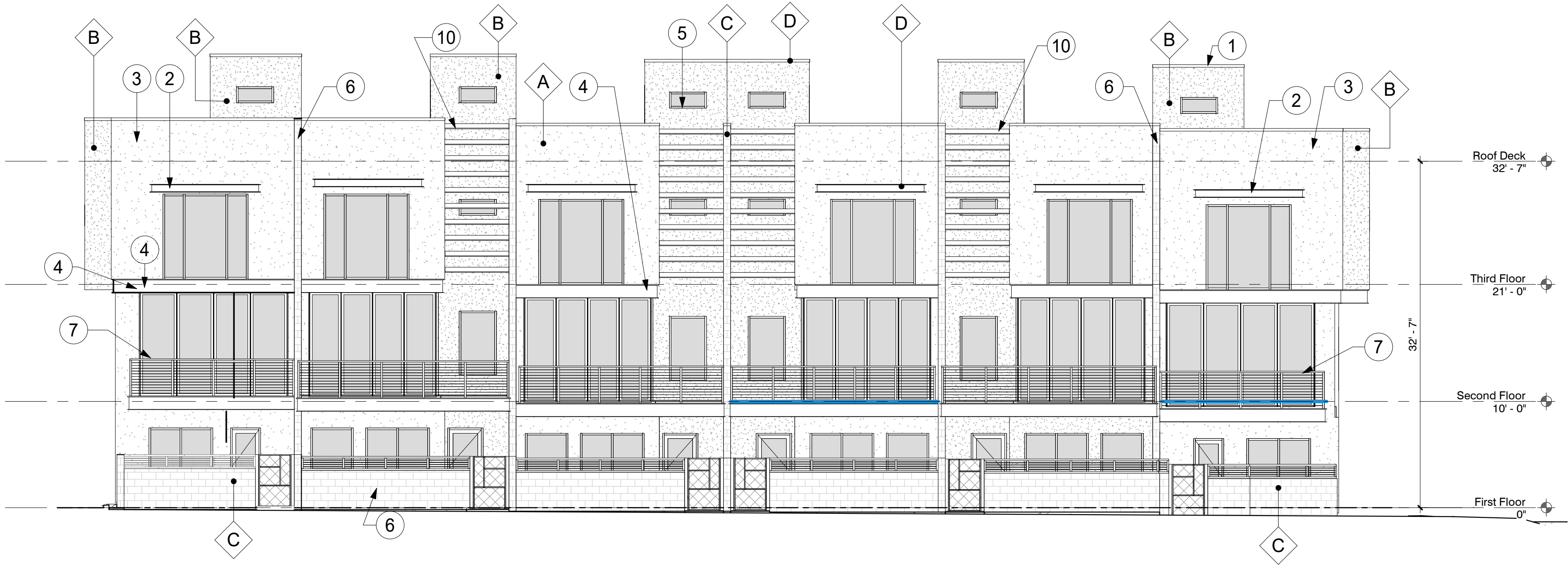
① Elevation Worksheet

REVISIONS

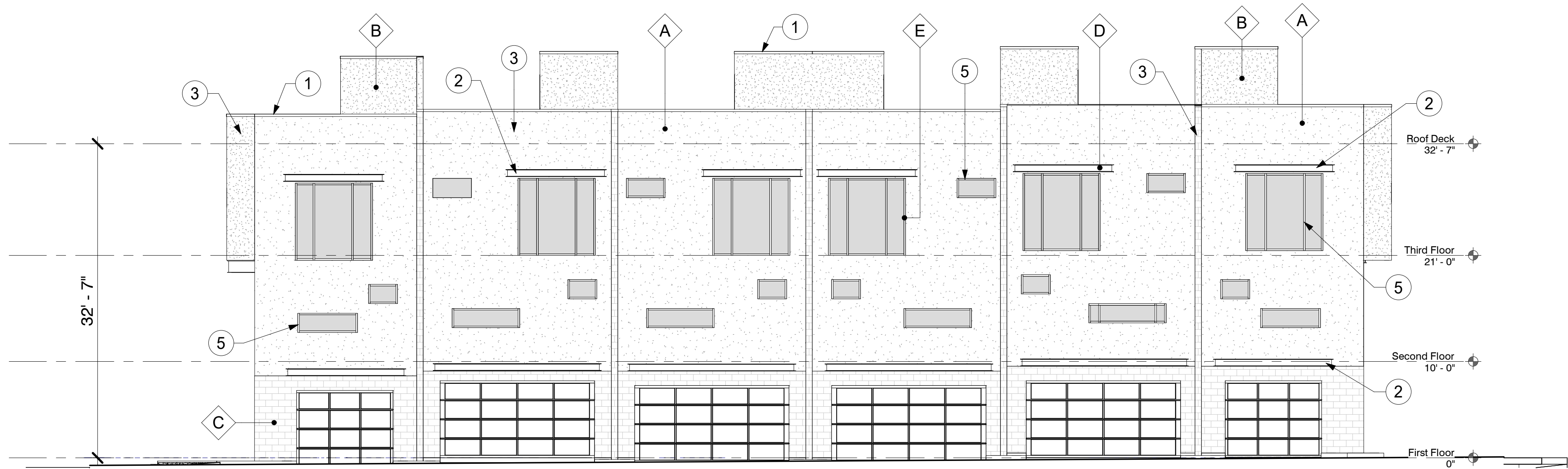
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Drawn By: Author
Reviewed By: Checker
SDI Project No: 3876
Date: 05/02/2019

Sheet:

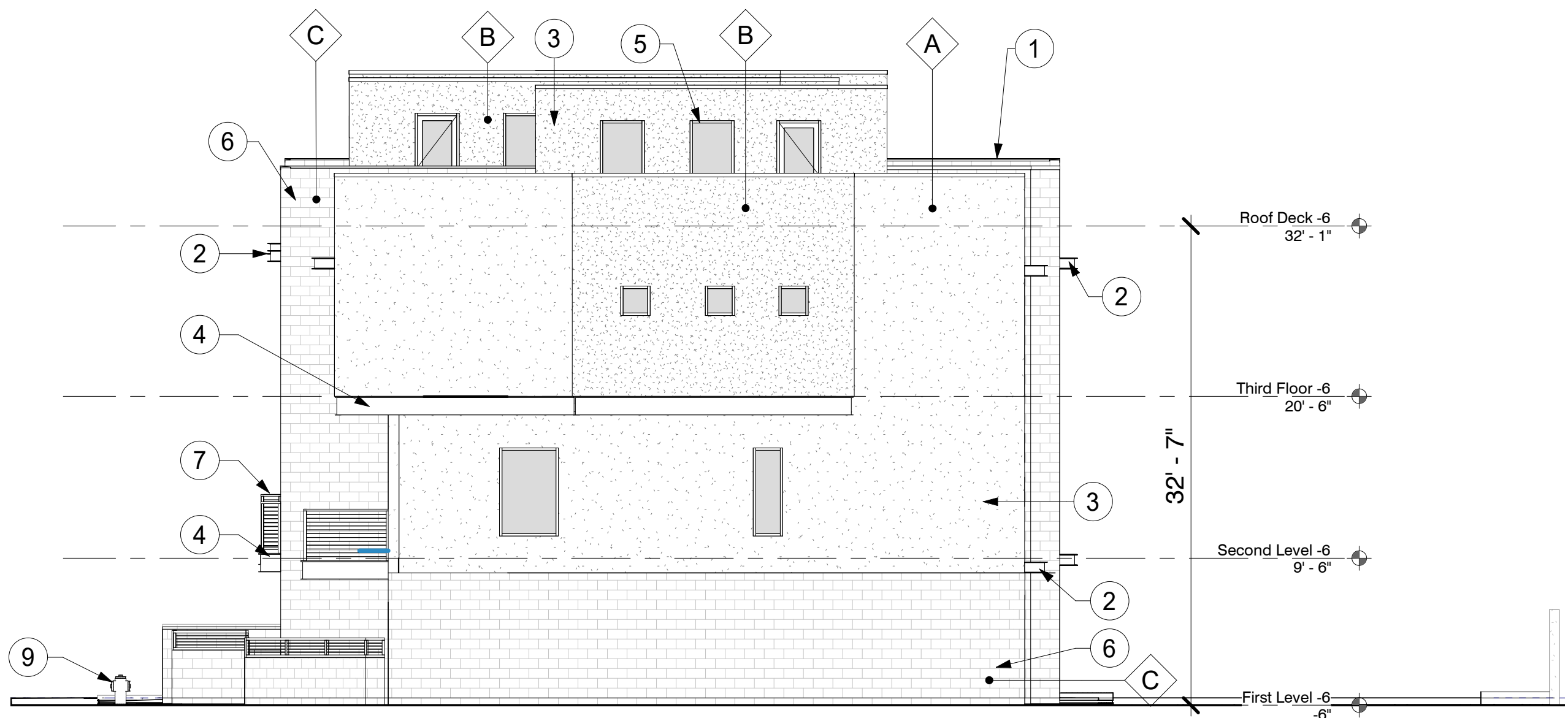
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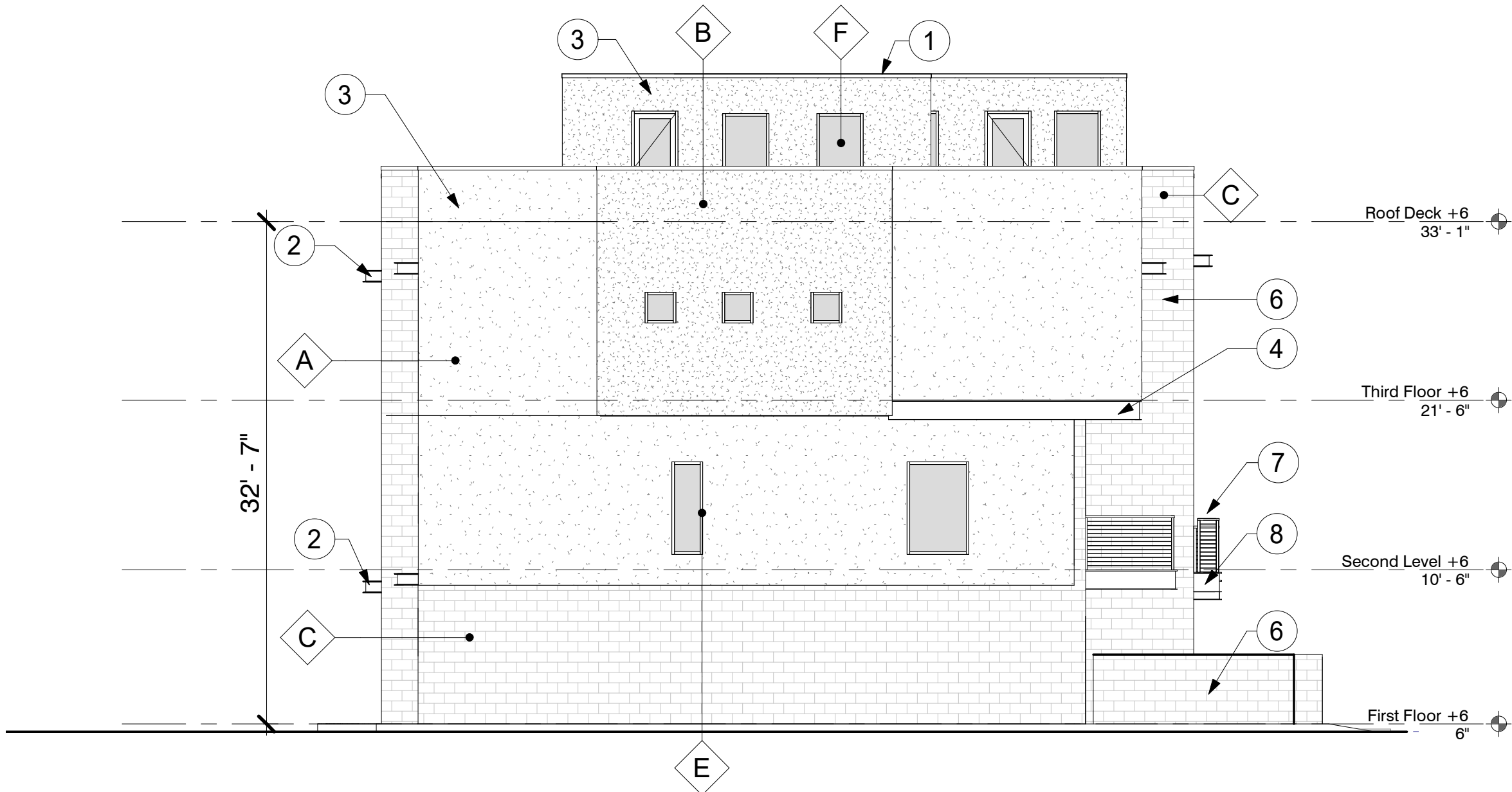
4 West Elevation B/W
1/8" = 1'-0"



1 East Elevation B/W
1/8" = 1'-0"



3 South Elevation B/W
1/8" = 1'-0"



2 North Elevation B/W
1/8" = 1'-0"

EXTERIOR FINISH LEGEND

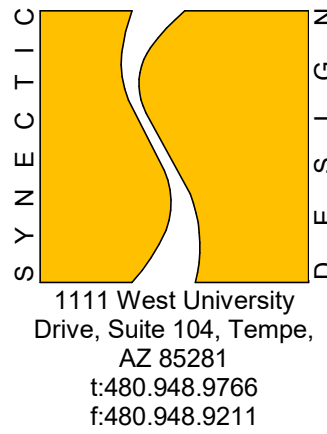
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	FINISH	SMOOTH	
	COLOR	DISTANT GRAY	
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	MFR	BENJAMIN MOORE	
	FINISH	SMOOTH	
	COLOR	YARMOUTH BLUE	
C	DESCRIPTION	CONCRETE MASONRY	
	MFR	TRENDSTONE	
	STYLE	GROUND FACE	
	COLOR	HUNTINGTON GRAY	
D	DESCRIPTION	METAL	
	MFR	TO BE DETERMINED	
	COLOR	SMOKE GRAY	
E	DESCRIPTION	ANODIZED ALUMINUM	
	MFR	TO BE DETERMINED	
	COLOR	CLEAR	
F	DESCRIPTION	GLASS	
	MFR	TO BE DETERMINED	
	COLOR	GRAY TINTED	

KEYNOTES

- 1 PARAPET METAL CAP
- 2 METAL FASCIA AT AWNING, PAINTED
- 3 STUCCO FINISH SYSTEM
- 4 METAL FASCIA AT SOFFIT, PAINTED
- 5 ALUMINUM WINDOW MULLION
- 6 EXPOSED GROUND FACE CMU
- 7 BALCONY GUARDRAIL - 3'-6" HIGH
- 8 METAL FASCIA AT BALCONY EDGE, PAINTED
- 9 EXISTING FIRE HYDRANT
- 10 METAL SHADE LOUVERS, PAINTED

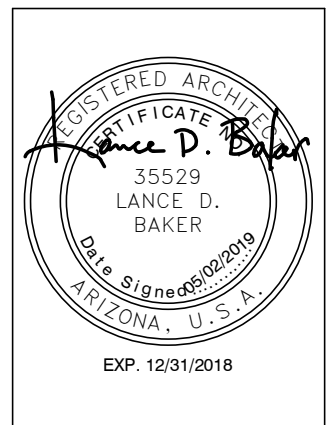
EXTERIOR ELEVATION GENERAL NOTES

- A. AVERAGE TOP OF CURB ELEVATION IS 1266.50
- B. BUILDING HEIGHT REFERENCE LINE PER 3.100 = 1267.50
- C. ALL PROPOSED MECHANICAL UNITS ARE SCREENED BY STUCCO PARAPET WALLS.



FLEETWOOD 6 TOWNHOMES SINGLE FAMILY/ ATTACHED DEVELOPMENT

6802-6808 EAST 1ST AVE
SCOTTSDALE, ARIZONA 85251

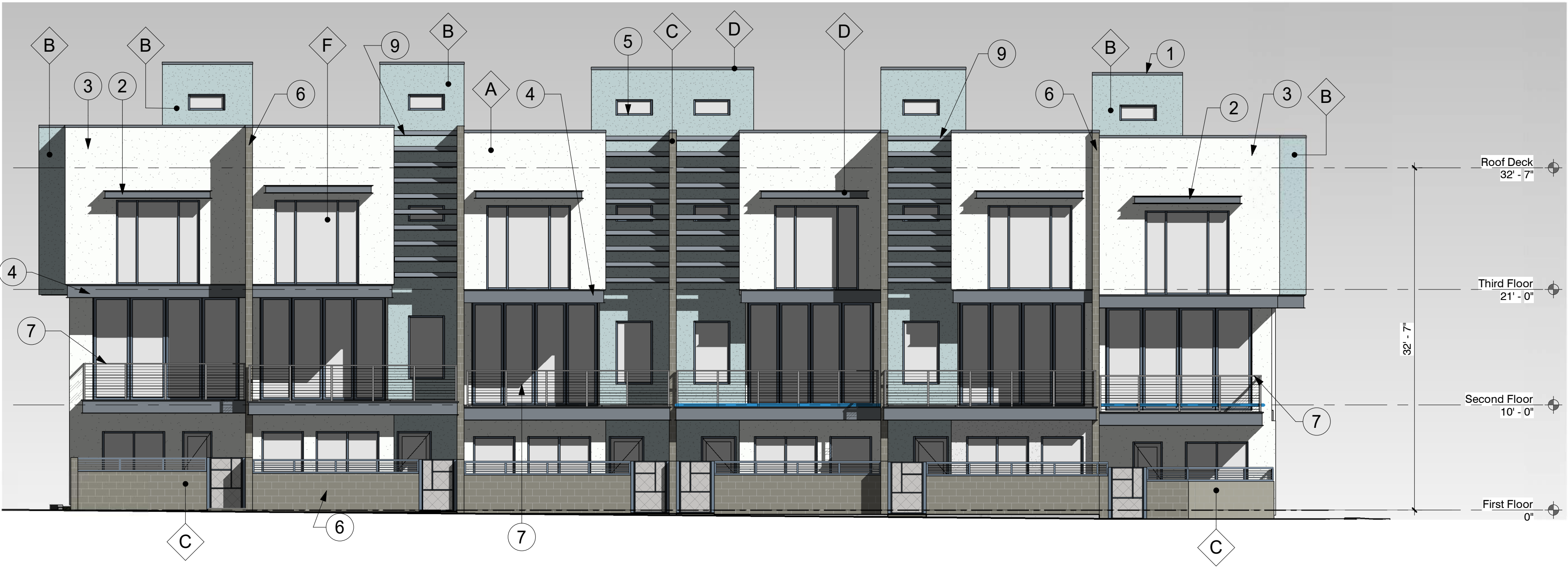


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Phase: DRB
Drawn By: Author
Reviewed By: Checker
SDI Project No: 3876
Date: 05/02/2019

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EXTERIOR ELEVATIONS -
B/W

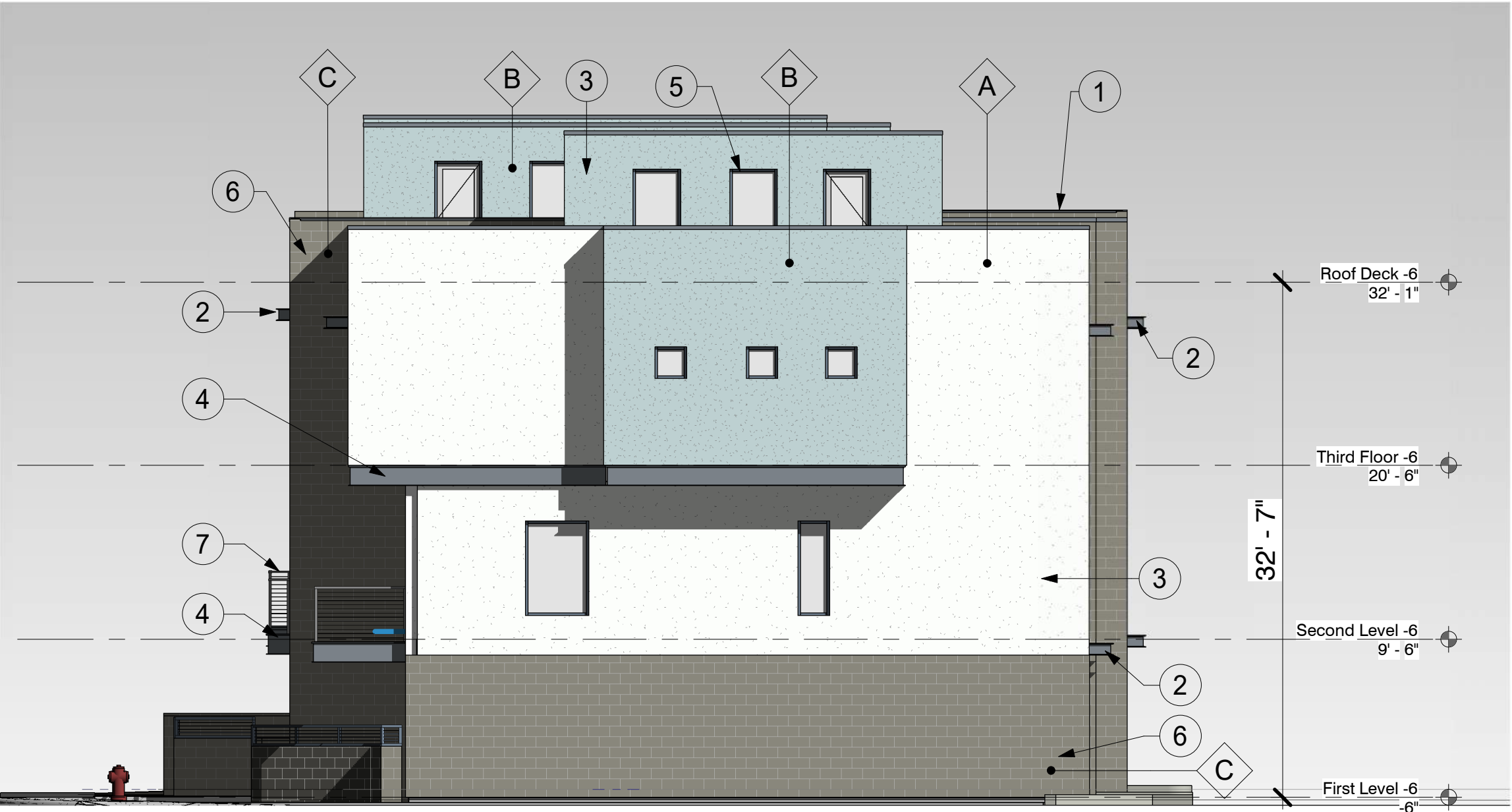
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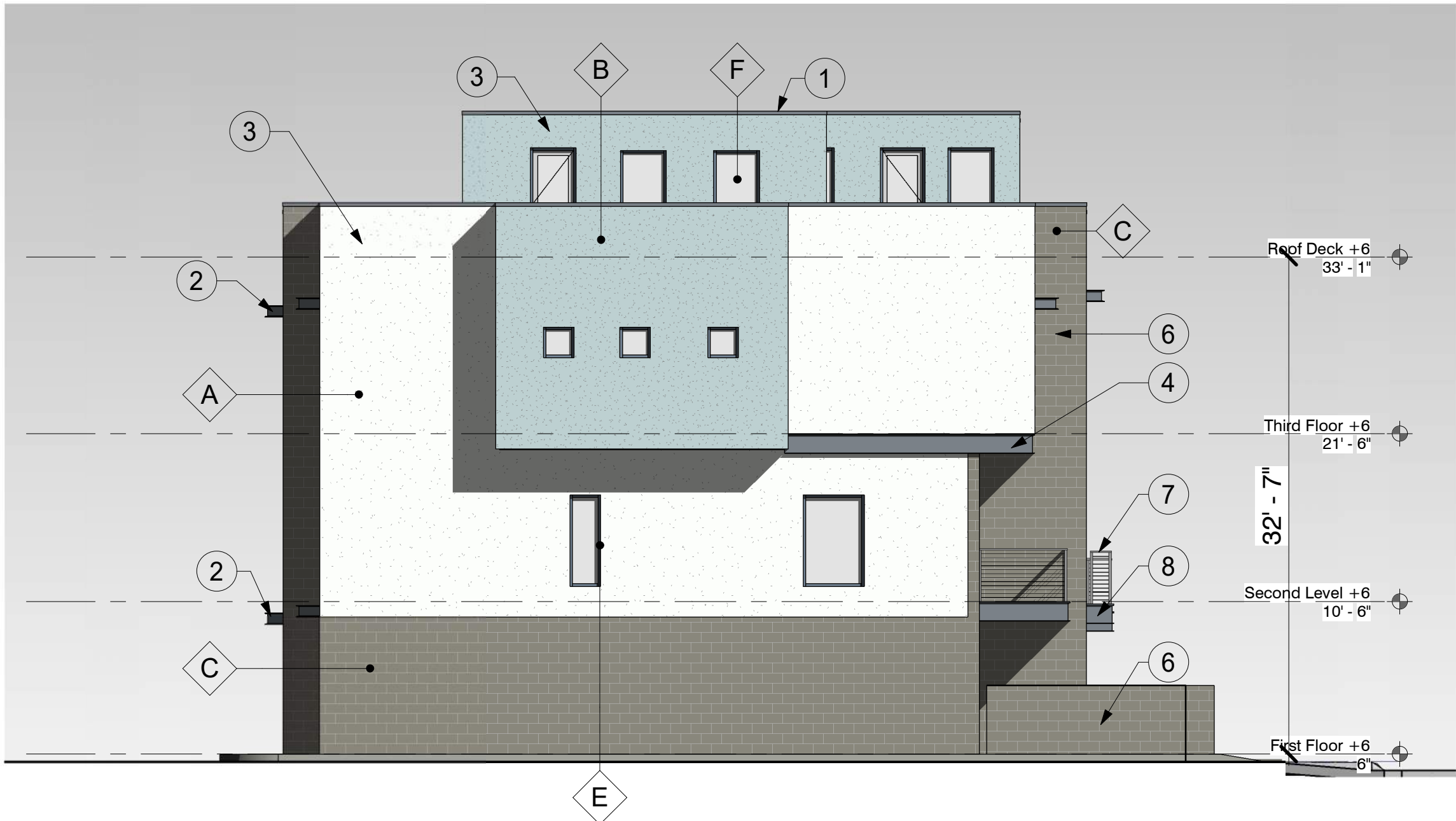
1 West Elevation
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"



3 South Elevation
1/8" = 1'-0"



4 North Elevation
1/8" = 1'-0"

EXTERIOR FINISH LEGEND			
A	DESCRIPTION	PAINTED STUCCO	
	MFR	BENJAMIN MOORE	
	FINISH	SMOOTH	
	COLOR	DISTANT GRAY	
B	DESCRIPTION	PAINTED STUCCO	
	MFR	BENJAMIN MOORE	
	FINISH	SMOOTH	
	COLOR	YARMOUTH BLUE	
C	DESCRIPTION	CONCRETE MASONRY	
	MFR	TRENDSTONE	
	STYLE	GROUND FACE	
	COLOR	HUNTINGTON GRAY	
D	DESCRIPTION	METAL	
	MFR	TO BE DETERMINED	
	COLOR	SMOKE GRAY	
E	DESCRIPTION	ANODIZED ALUMINUM	
	MFR	TO BE DETERMINED	
	COLOR	CLEAR	
F	DESCRIPTION	GLASS	
	MFR	TO BE DETERMINED	
	COLOR	GRAY TINTED	

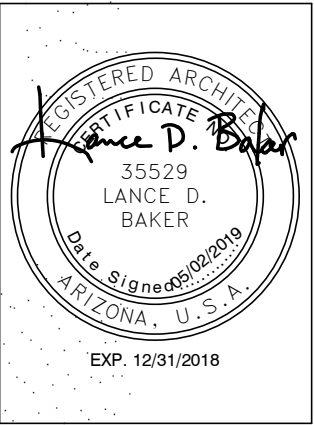
- KEYNOTES**
- 1 PARAPET METAL CAP
 - 2 METAL FASCIA AT AWNING, PAINTED
 - 3 STUCCO FINISH SYSTEM
 - 4 METAL FASCIA AT SOFFIT, PAINTED
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**FLEETWOOD 6 TOWNHOMES
SINGLE FAMILY/ ATTACHED DEVELOPMENT**

6802-6808 EAST 1ST AVE
SCOTTSDALE, ARIZONA 85251

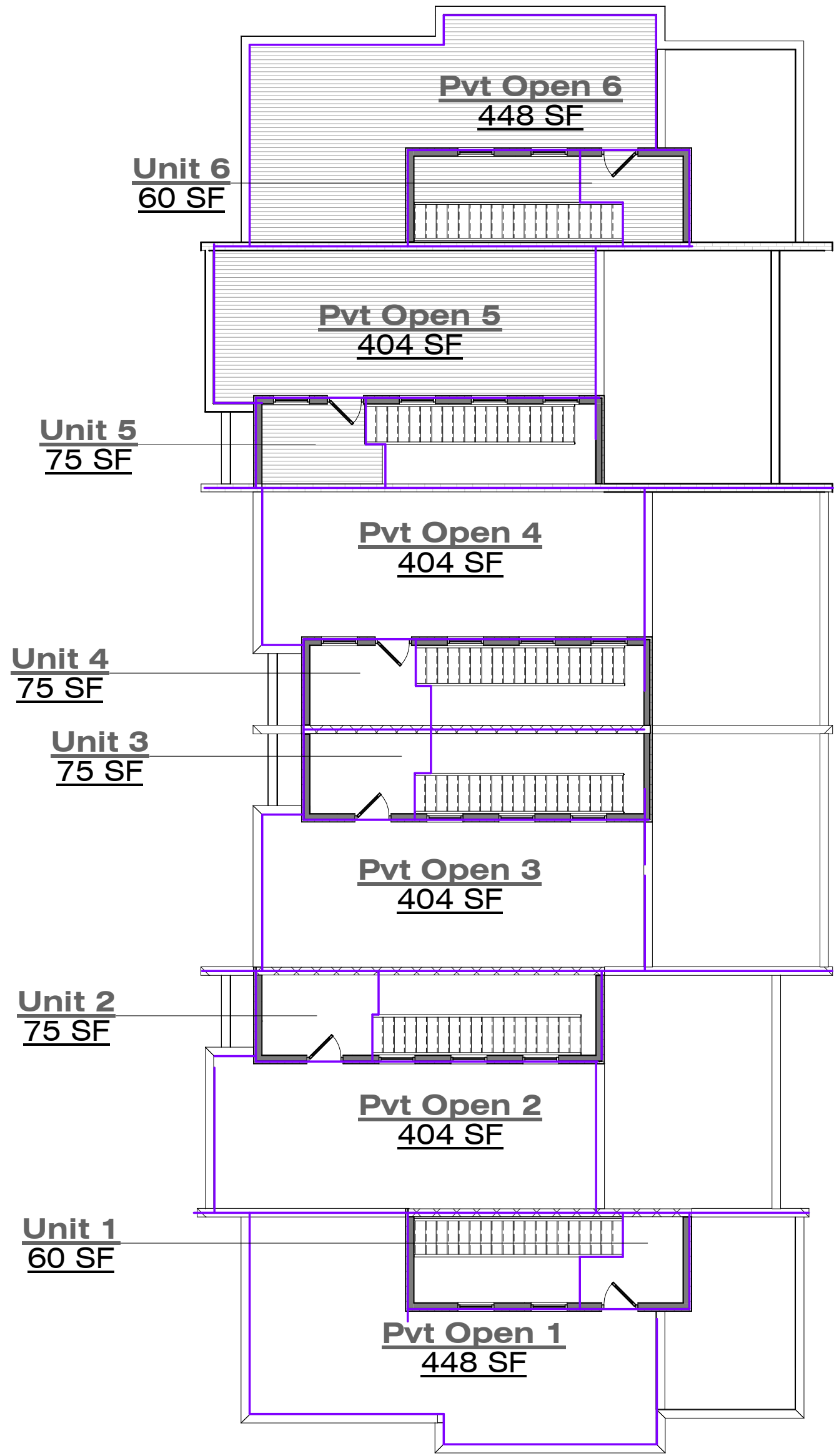


REVISIONS	

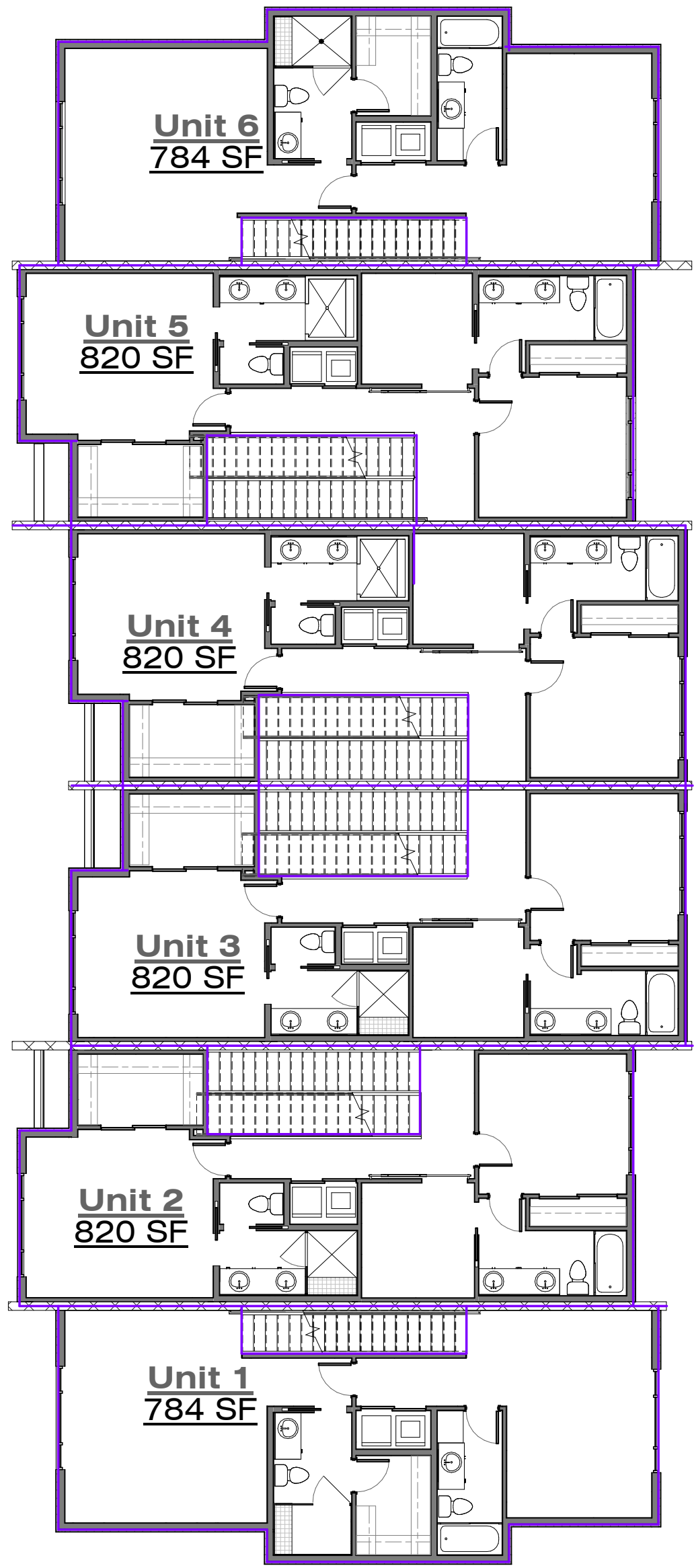
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Drawn By: OMM
Reviewed By: LDB
SDI Project No: 3876
Date: 05/02/2019

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COLOR

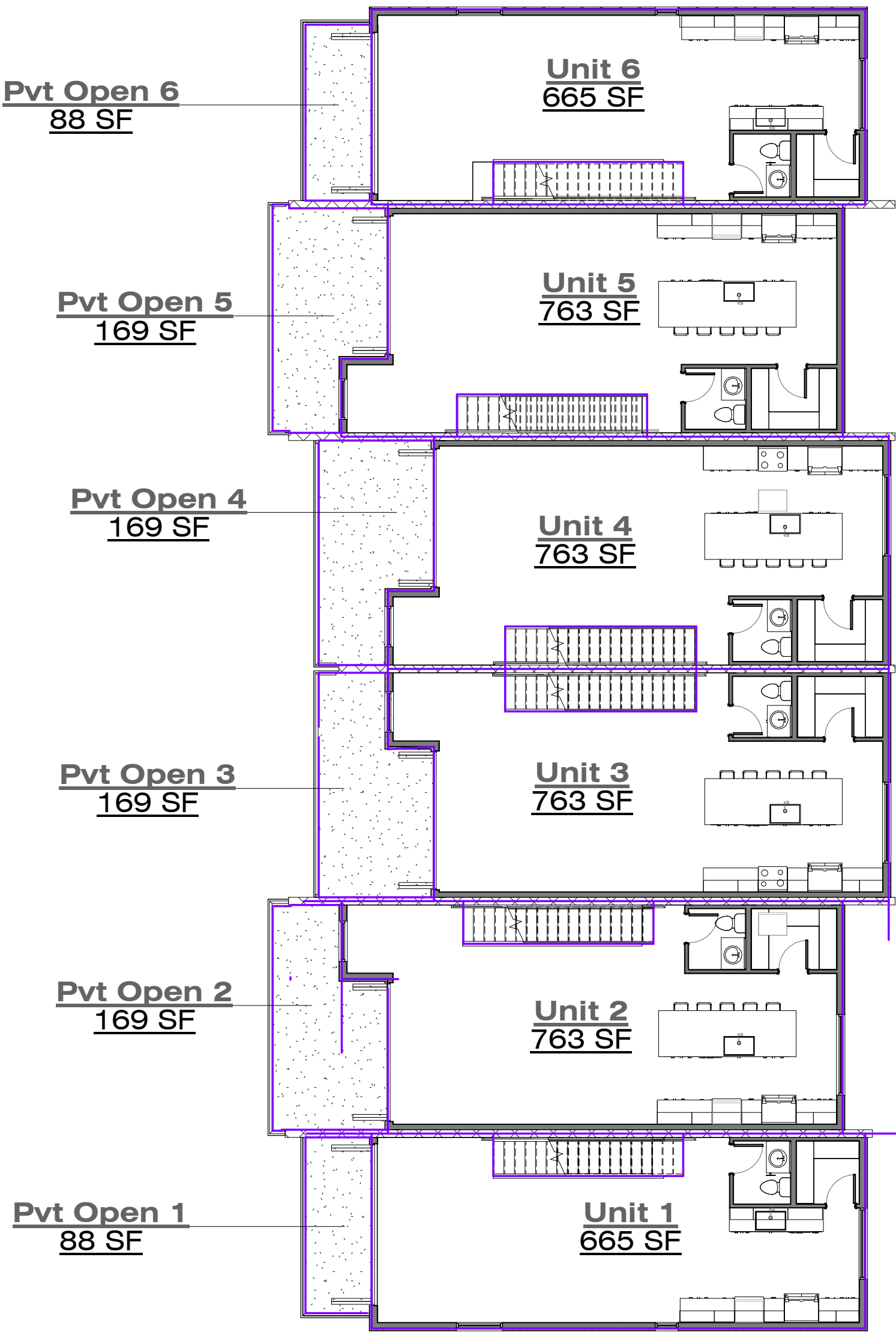
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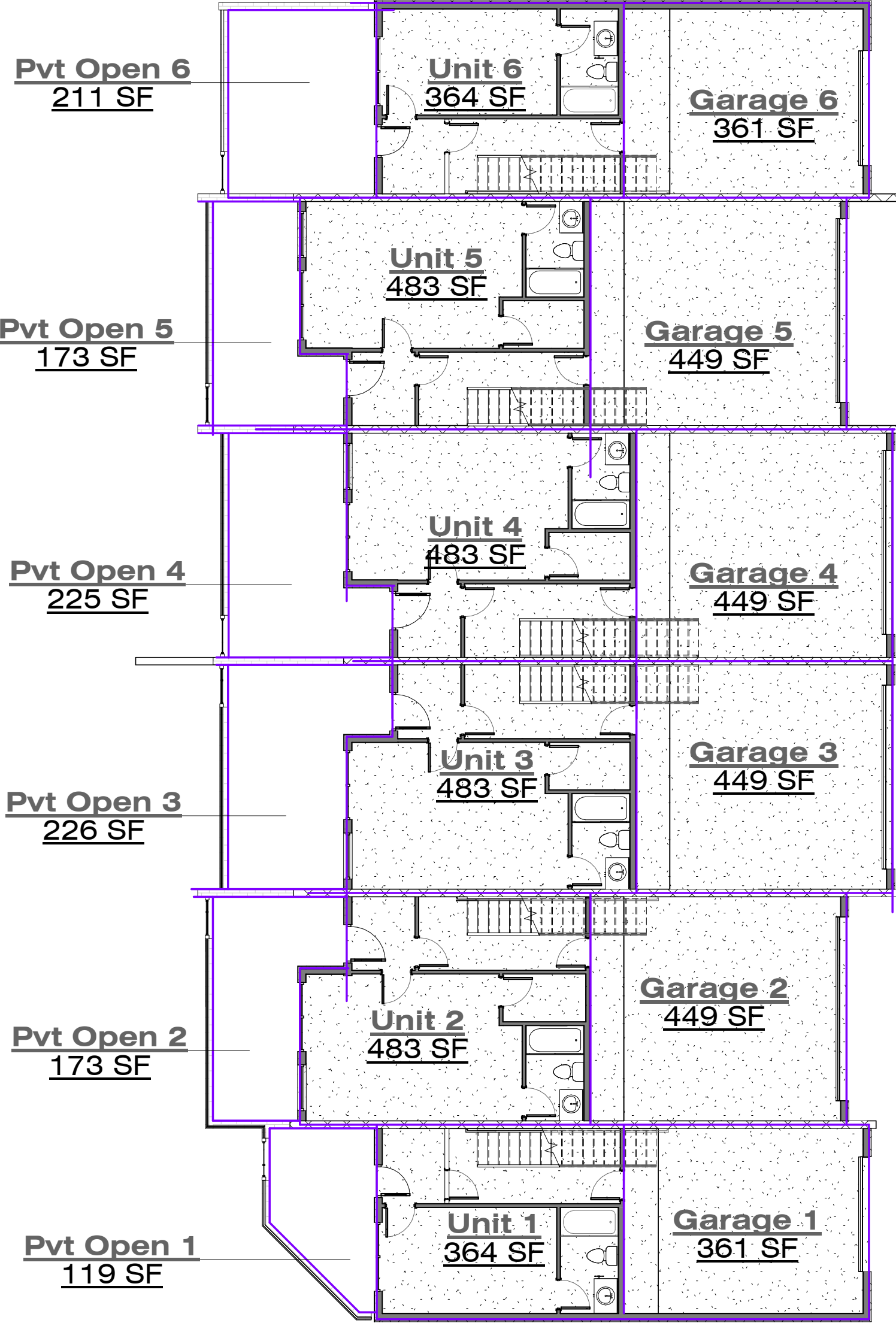
④ Roof Deck
1" = 10'-0"



③ Third Floor
1" = 10'-0"



② Second Floor
1" = 10'-0"



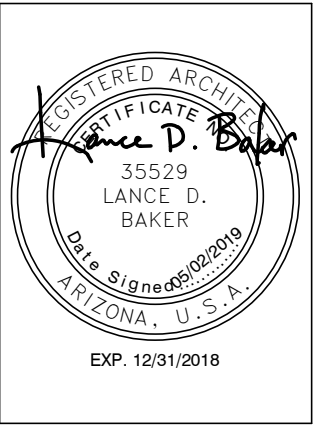
① First Floor
1" = 10'-0"

PRIVATE OPEN SPACE AREA SCHEDULE			
NAME	LIVABLE	PVT. OPEN	PERCENTAGE OPEN SPACE
UNIT 1	1873 SF	655 SF	35%
UNIT 2	2141 SF	746 SF	35%
UNIT 3	2141 SF	799 SF	37%
UNIT 4	2141 SF	798 SF	37%
UNIT 5	2141 SF	746 SF	35%
UNIT 6	1873 SF	747 SF	40%
TOTAL:	12310 SF	4491 SF	36.5% AVERAGE



**FLEETWOOD 6 TOWNHOMES
SINGLE FAMILY/ ATTACHED DEVELOPMENT**

6802-6808 EAST 1ST AVE
SCOTTSDALE, ARIZONA 85251

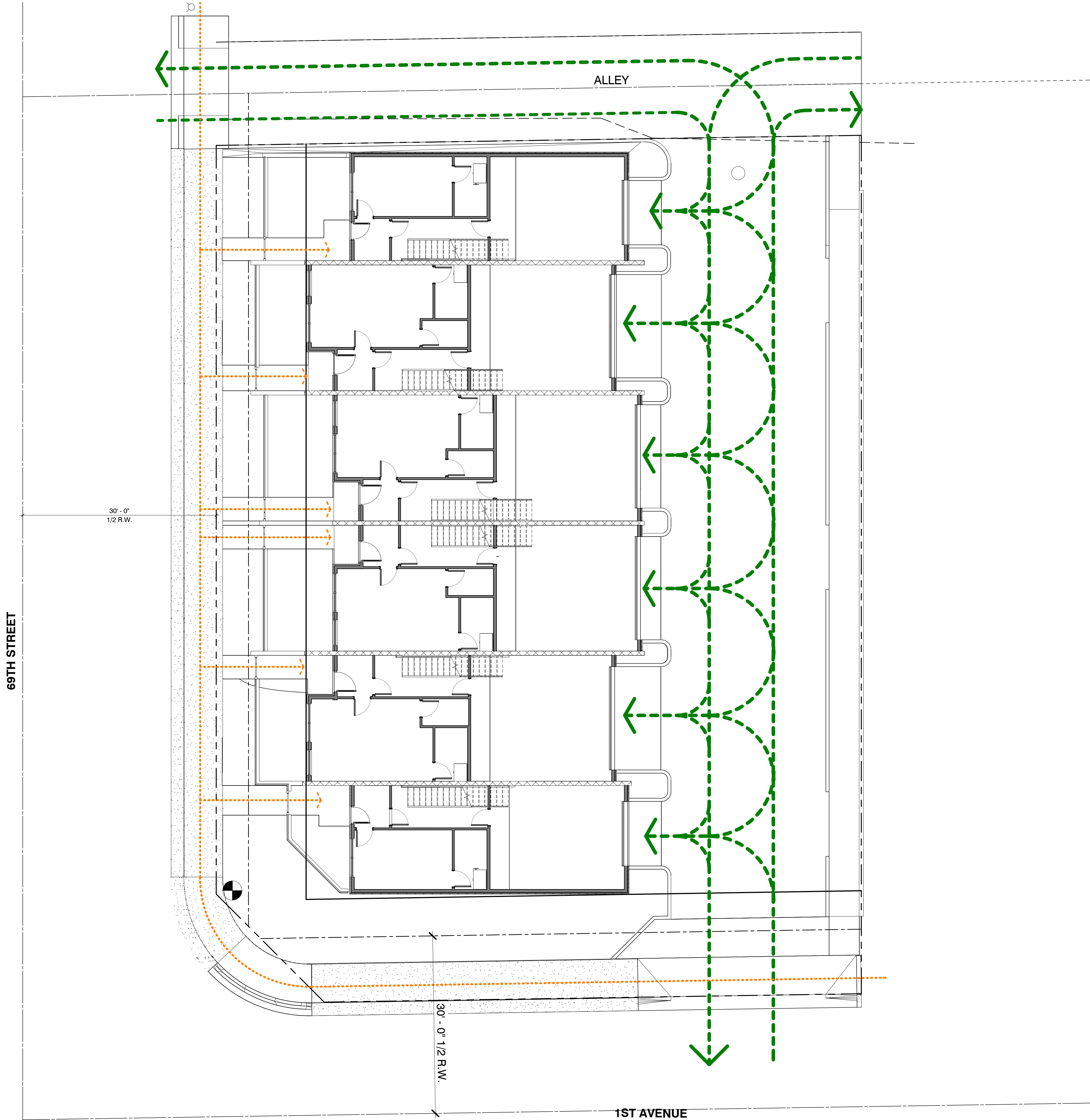


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Phase: DRB
Drawn By: NYK
Reviewed By: LDB
SDI Project No: 3876
Date: 05/02/2019
Sheet:

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1 Site Vehicle and Pedestrian Circ. Plan
1/8" = 1'-0"

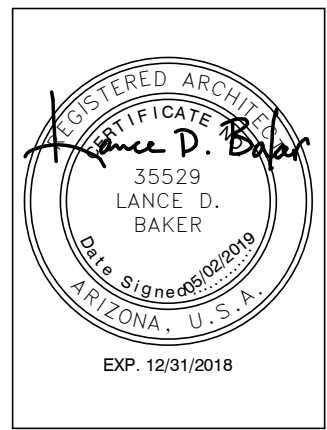


CIRCULATION LEGEND

- VEHICLE CIRCULATON
- PEDESTRIAN CIRCULATON

FLEETWOOD 6 TOWNHOMES
SINGLE FAMILY/ ATTACHED DEVELOPMENT

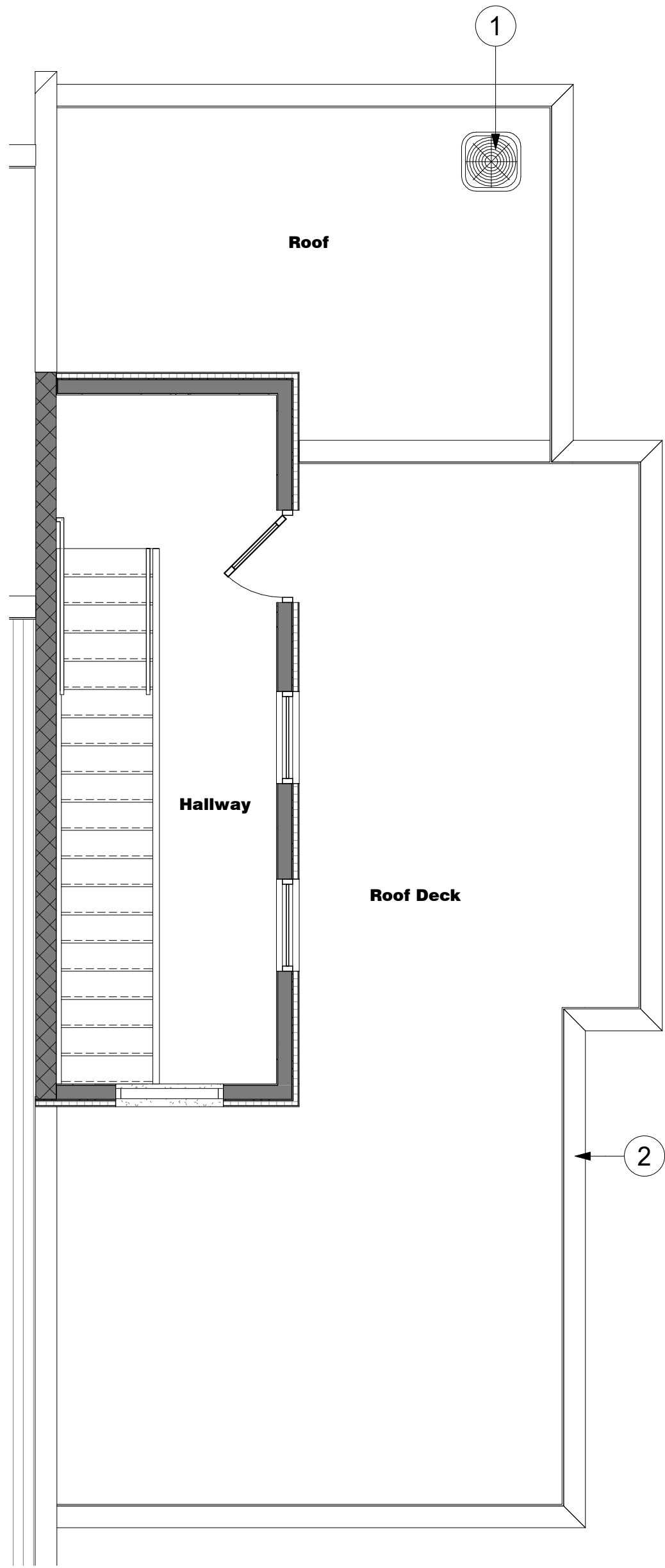
6902-6908 EAST 1ST AVE
SCOTTSDALE, ARIZONA 85251



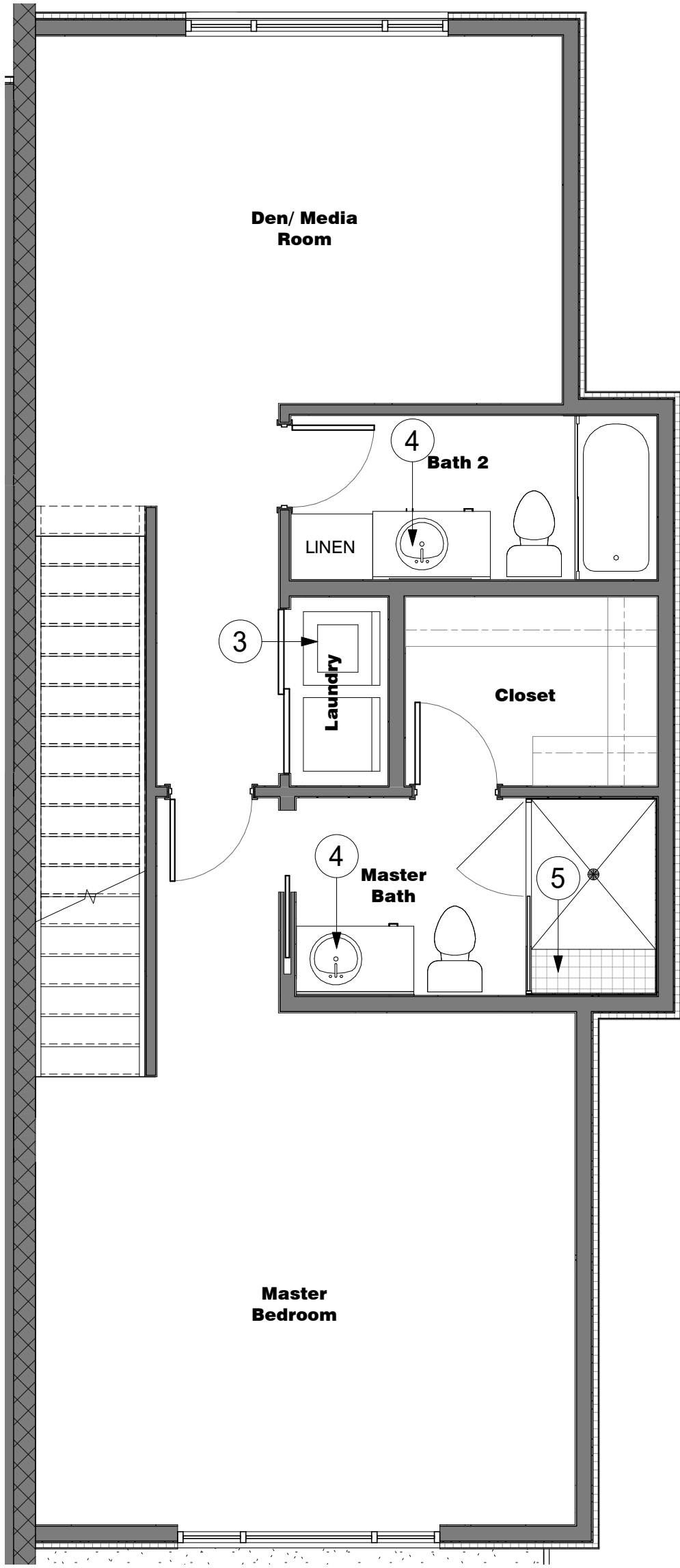
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Phase: DRB
Drawn By: NYK
Reviewed By: LDB
SDI Project No: 3876
Date: 05/02/2019

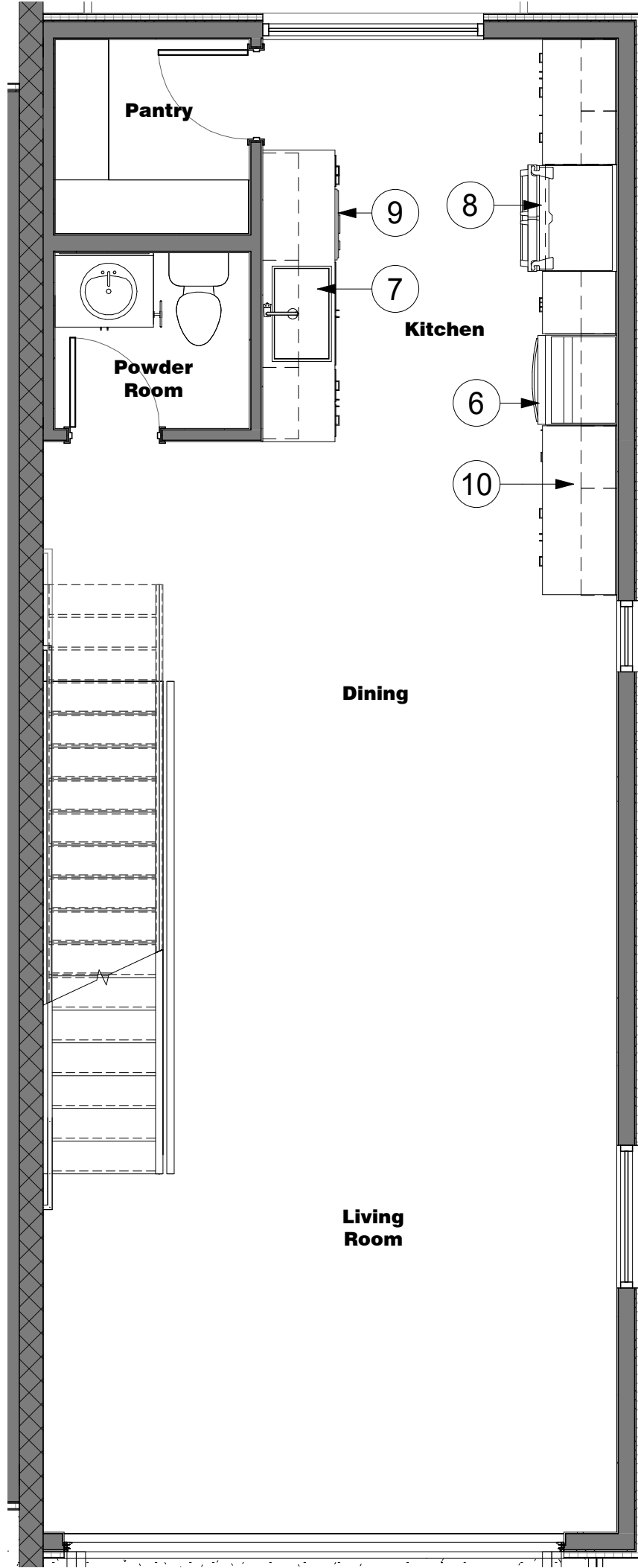
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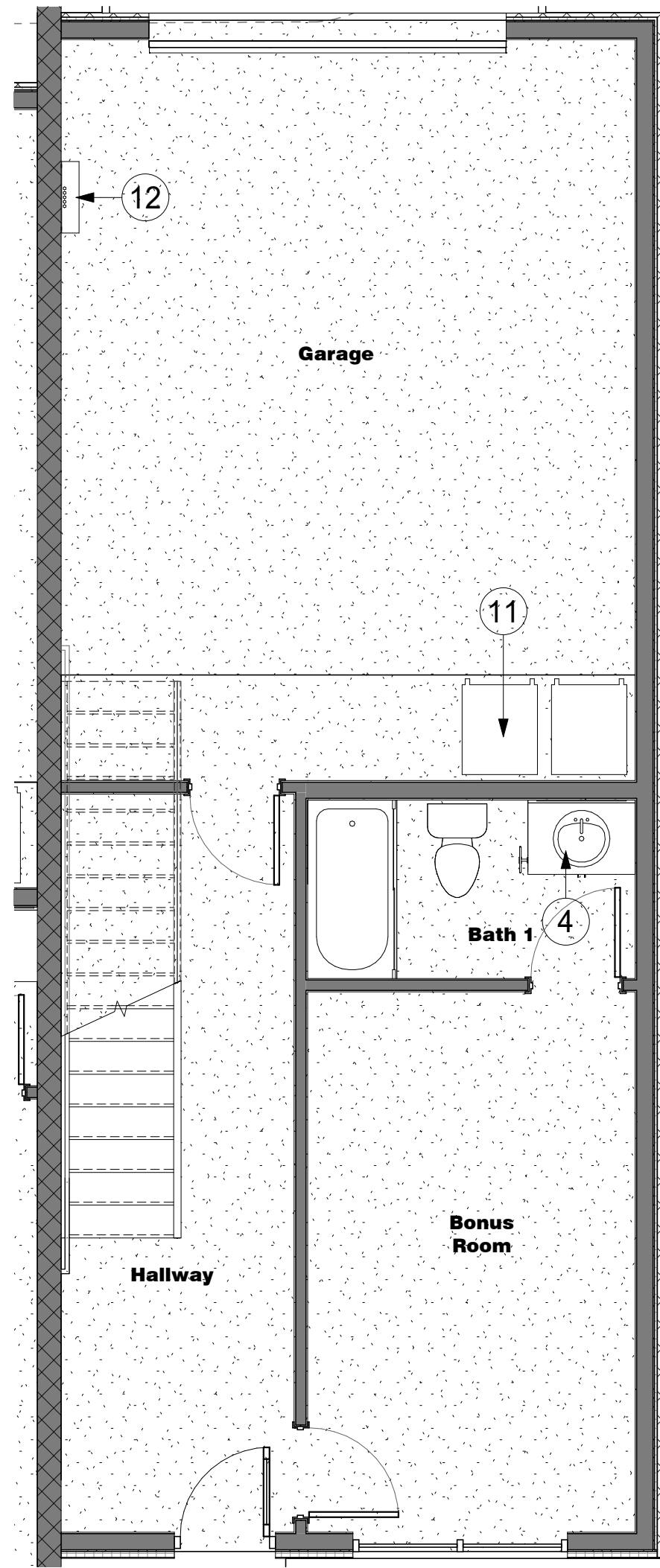
④ Unit 1 & 6 - Roof Deck Plan
1/4" = 1'-0"



③ Unit 1 & 6 - Third Floor Plan
1/4" = 1'-0"



② Unit 1 & 6 - Second Floor Plan
1/4" = 1'-0"



① Unit 1 & 6 - First Floor Plan
1/4" = 1'-0"

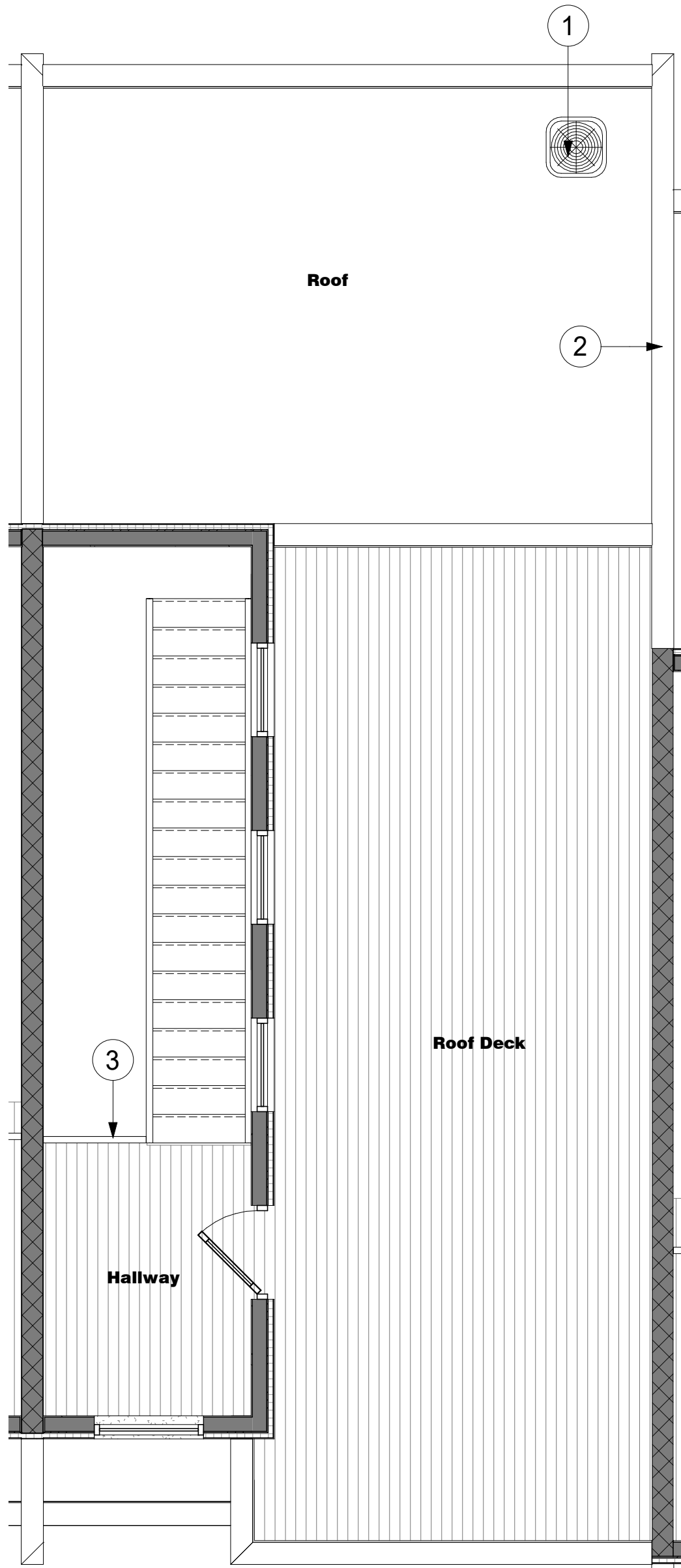
*Unit 6 is mirrored

- KEYNOTES**
- 1 HVAC UNIT
 - 2 PARAPET METAL CAP
 - 3 WASHER AND DRYER BY OTHERS
 - 4 VANITY SINK, COUNTER AND BASE CABINET
 - 5 BUILT-IN BENCH SEATING
 - 6 OVEN
 - 7 KITCHEN SINK
 - 8 REFRIGERATOR
 - 9 DISHWASHER
 - 10 COUNTER TOP, BASE & UPPER CABINET
 - 11 TRASH BINS
 - 12 ELECTRIC PANEL

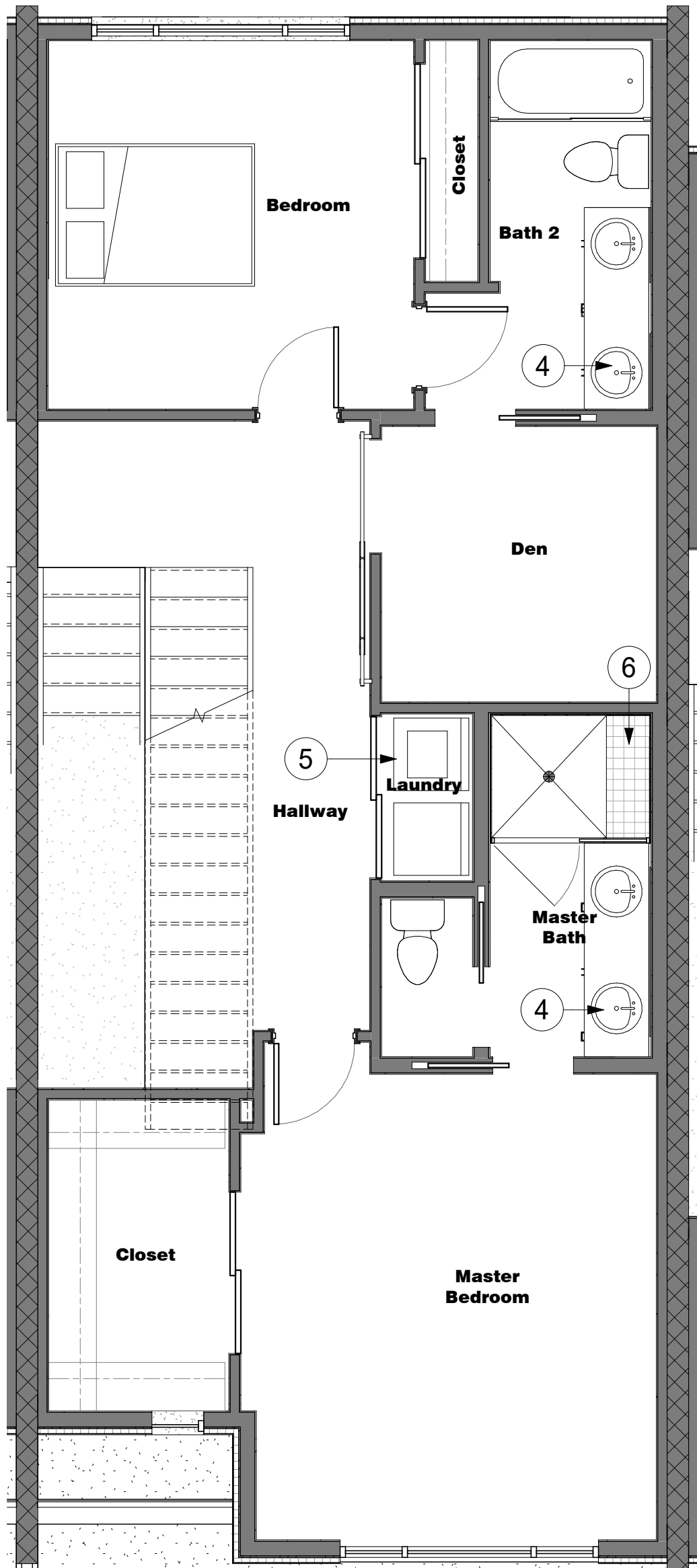
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Drawn By: NYK
Reviewed By: LDB
SDI Project No: 3876
Date: 05/31/2019

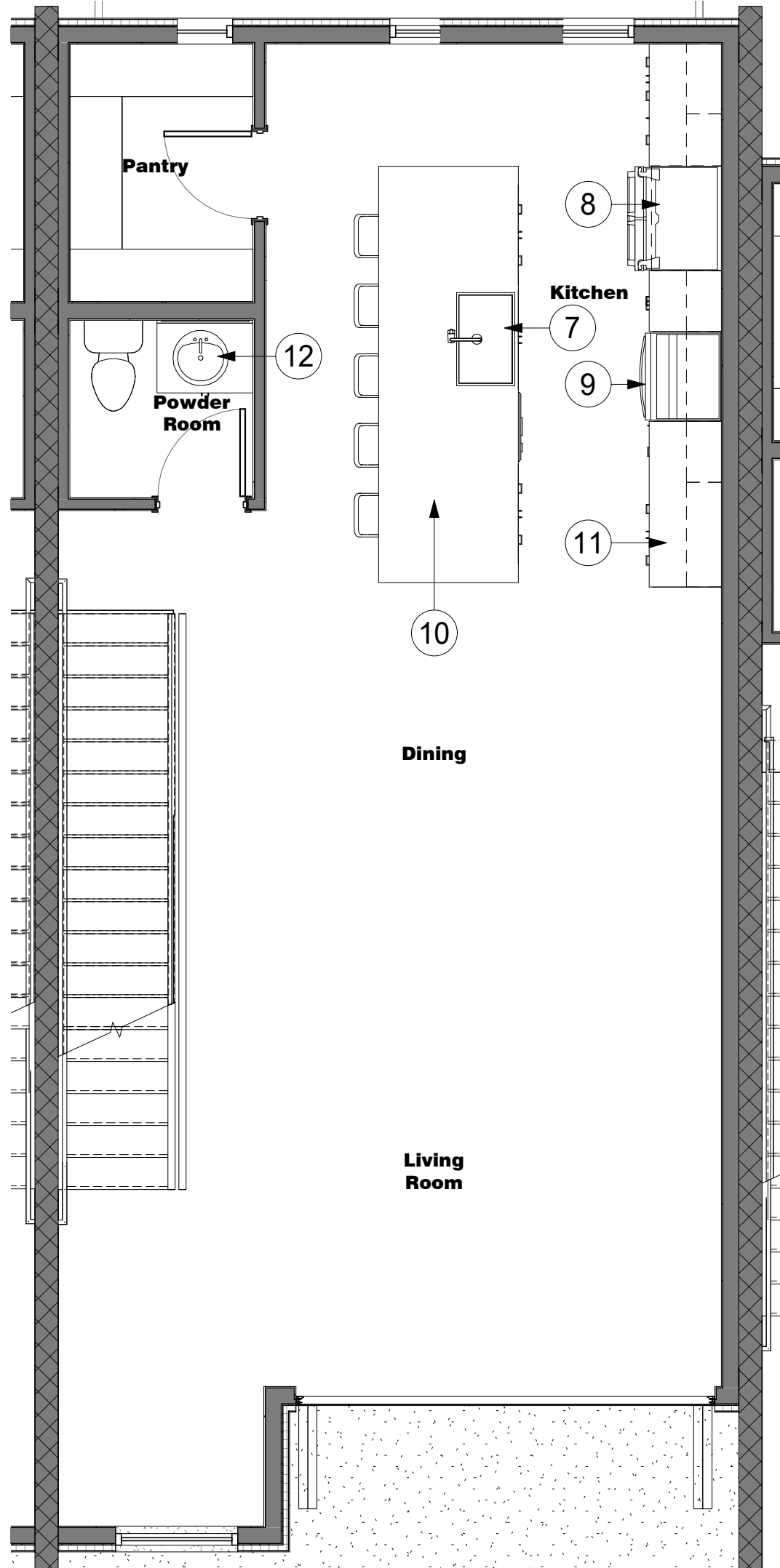
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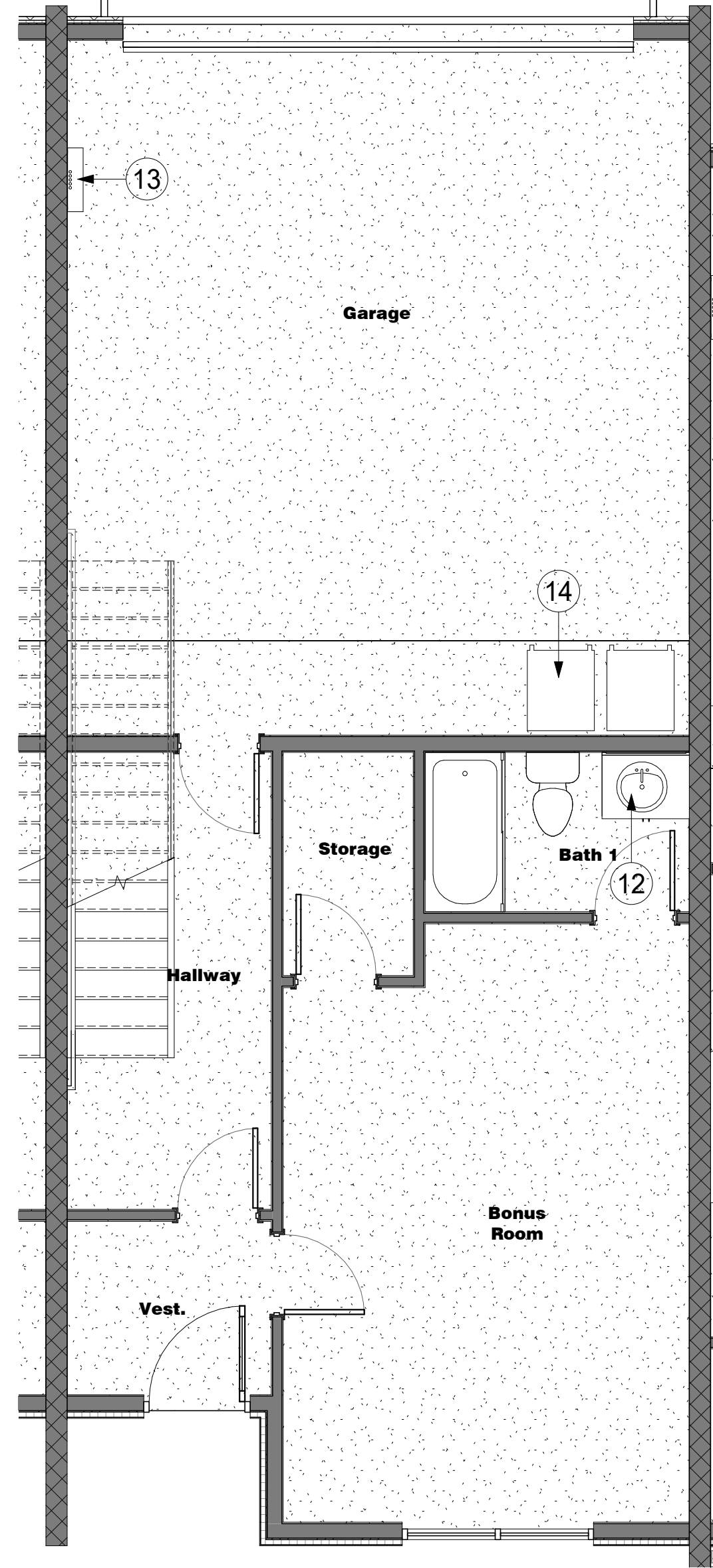
4 Units 2-5 - Roof Deck Plan
1/4" = 1'-0"



3 Units 2-5 - Third Floor Plan DRB
1/4" = 1'-0"



2 Units 2-5 - Second Floor Plan
1/4" = 1'-0"



1 Units 2-5 - First Floor Plan DRB
1/4" = 1'-0"

*Units 4 & 5 are mirrored

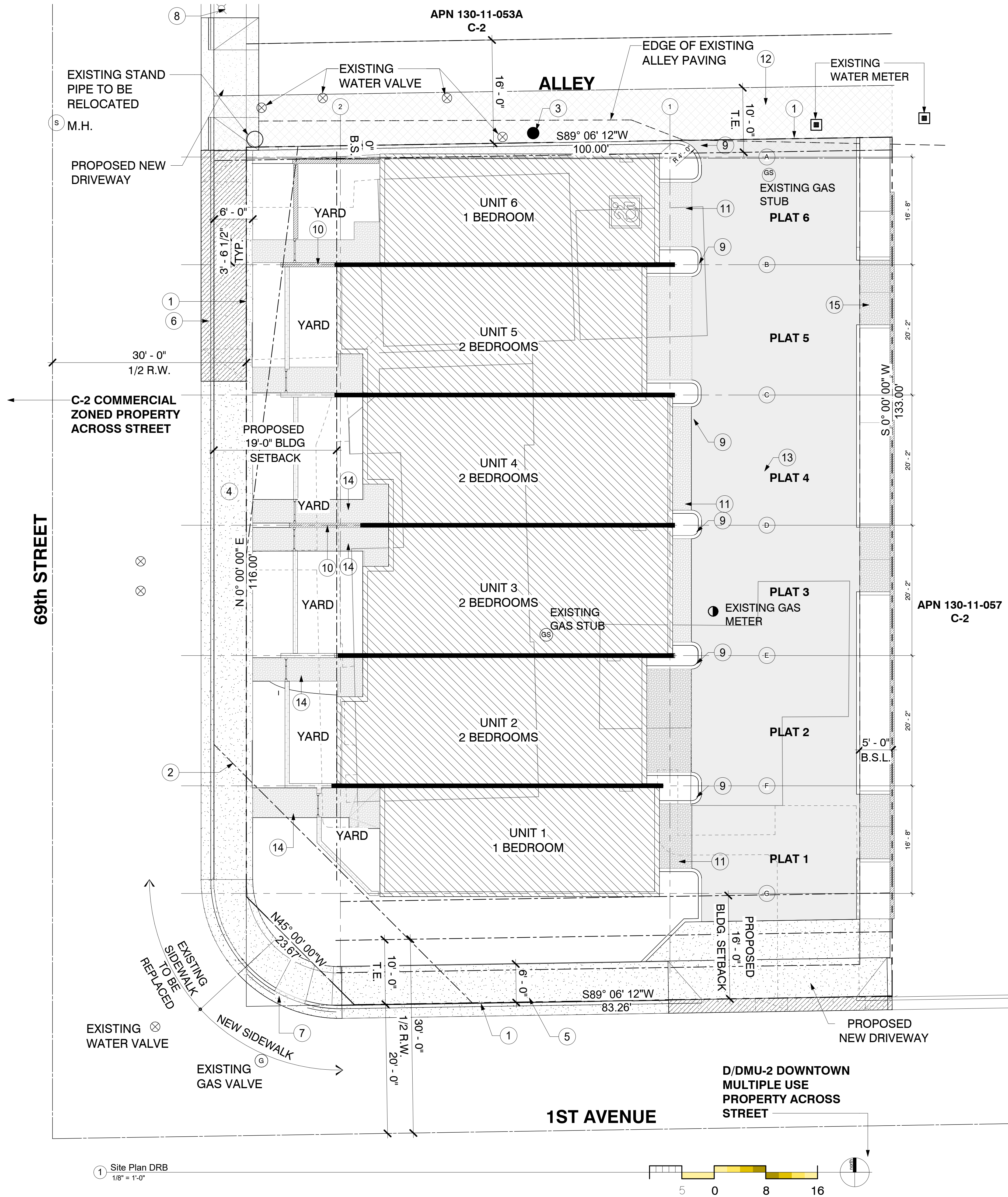
KEYNOTES

- 1 HVAC UNIT
- 2 PARAPET METAL CAP
- 3 BALCONY GUARDRAIL - 3'-6" HIGH
- 4 2 SINK VANITY, COUNTER AND BASE CABINET
- 5 WASHER AND DRYER BY OTHERS
- 6 BUILT-IN BENCH SEATING
- 7 KITCHEN SINK
- 8 REFRIGERATOR
- 9 OVEN
- 10 KITCHEN ISLAND COUNTER AND BASE CABINETS
- 11 COUNTER TOP, BASE & UPPER CABINET
- 12 VANITY SINK, COUNTER AND BASE CABINET
- 13 ELECTRIC PANEL
- 14 TRASH BINS

REVISIONS

Phase: DRB
Drawn By: Author
Reviewed By: Checker
SDI Project No: 3876
Date: 05/31/2019

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PROJECT DATA

BUILDING AND SITE BASICS:

PROJECT ADDRESS: 6902 E 1ST AVENUE
SCOTTSDALE, AZ, 85251

ASSESSORS PARCEL #: 130-11-055
130-11-056

NET LOT AREA: 13,150 S.F., 0.302 ACRES
GROSS LOT AREA: 20,926 S.F., 0.480 ACRES

BUILDING AREA (FOOTPRINT): 5,178 S.F.
TOTAL GROSS SQ. FT.: 12,310 S.F.

No. OF DWELLING UNITS	
2 BEDROOM	4
1 BEDROOM	2
TOTAL	6

SITE INFORMATION:

ZONING: C-2 DO (DOWNTOWN)
FLOOR AREA RATIO: MAX 1.30
12,310 / 13,150 = .91

PROPOSED SETBACKS:	
FRONT	19'
NORTH SIDE	0'
SOUTH SIDE	16'
REAR	5'

MAX DENSITY: 23 DWELLING UNITS / ACRE
23 x 0.480 = 11.04 UNITS MAX

PROPOSED DENSITY: 6 UNITS

OPEN SPACE
PRIVATE OPEN SPACE
REQUIRED: 12,310 x 0.10 = 1,231SF
PROVIDED: 4,491 SF
FRONTAGE OPEN SPACE
PROVIDED: 1,127 SF

BUILDING CODE INFORMATION:

BUILDING OCCUPANCY: R-1 (RESIDENTIAL)
CONSTRUCTION TYPE: V-B

STORIES: 3
BUILDING HEIGHT:
ALLOWED: 66'
PROPOSED: 42'

MAXIMUM BUILDING
AREA (TABULAR): 7,000 S.F. (R-2)
AREA MODIFICATIONS: SPRINKLER INCREASE 200%
ALLOWABLE BLDG AREA: 14,000 SF
BUILDING AREA: 11,867 SF

AREA SEPARATIONS
REQUIRED: 2 HR (TABLE 706.4)

FIRE SPRINKLERS REQUIRED: YES
FIRE SPRINKLERS PROVIDED: YES

FIRE ALARM REQUIRED: NO
FIRE ALARM PROVIDED: NO

PARKING REQUIRED: 1.7 SPACES PER UNIT=10.2
PARKING PROVIDED: 10 STANDARD SPACES
*NOTE: NO ACCESSIBLE OR BICYCLE PARKING
REQUIRED OR PROVIDED

PROJECT NARRATIVE

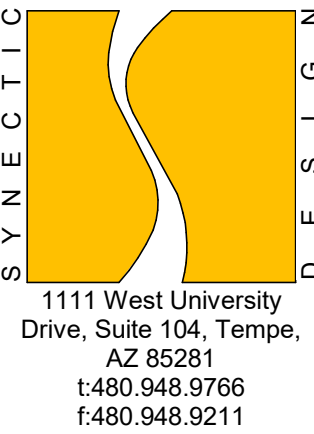
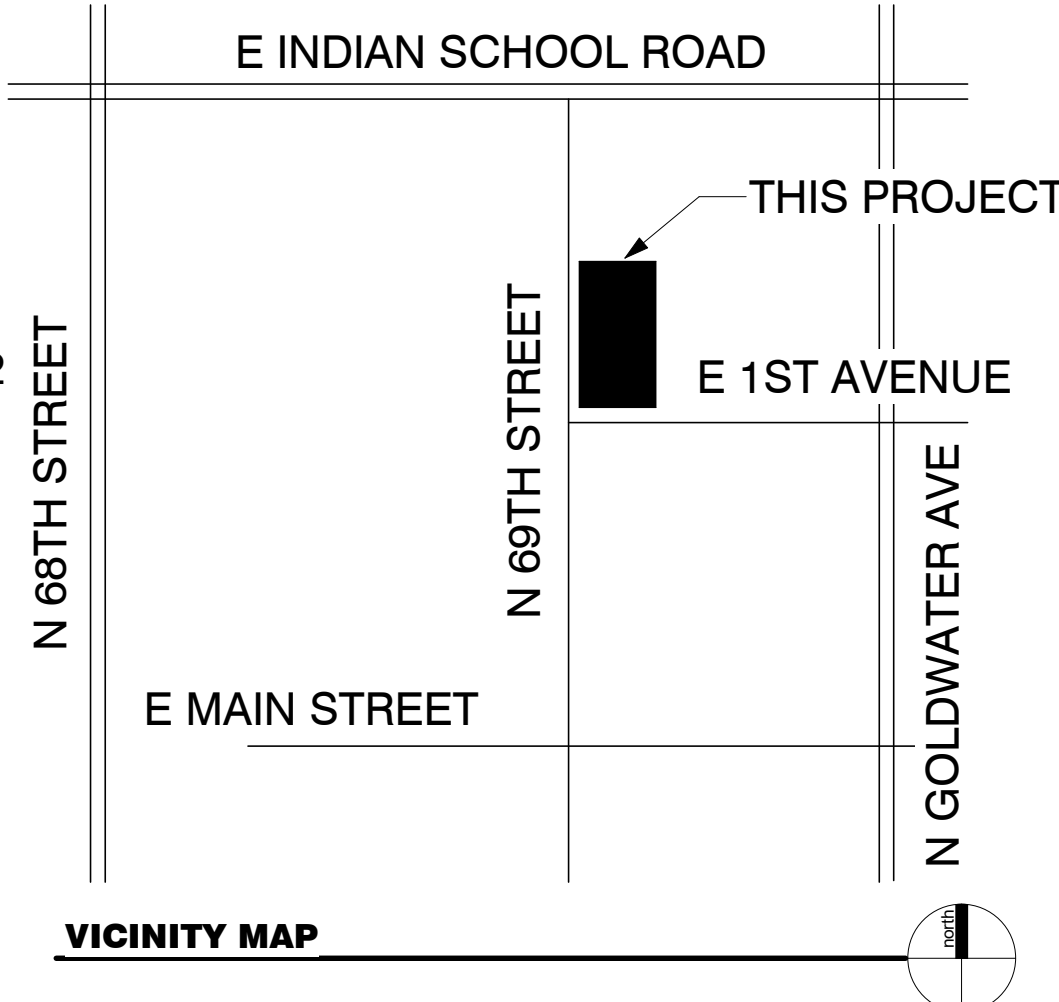
PROJECT CONSISTS OF A NEW BUILDING
WITH SIX (6) SINGLE FAMILY ATTACHED
UNITS. EACH UNIT CONSISTS OF A THREE
STORY RESIDENTIAL UNIT WITH GARAGE
ON THE GROUND FLOOR.

KEYNOTES

- PROPERTY LINE
- EXISTING SIGHT LINE VIEW EASEMENT
- EXISTING UTILITY POLE
- EXISTING SIDEWALK
- NEW 6' WIDE CONCRETE SIDEWALK
- DEMO EXISTING DRIVEWAY, CURB,
GUTTER, AND SIDEWALK IN THIS AREA.
REPLACE WITH NEW CURB, GUTTER,
AND SIDEWALK TO MATCH ADJACENT.
- DEMO CURB, GUTTER, AND SIDEWALK
IN THIS AREA. REPLACE WITH NEW
CURB, GUTTER, AND SIDEWALK
INCORPORATING ADA COMPLIANT
RAMP
- EXISTING STREET LAMP
- NEW 6" CONCRETE CURB
- 8" CMU COURTYARD WALL - SEE
ELEVATIONS FOR FINISHES
- PAVER DRIVEWAY APPROACH
- 10-FOOT ALLEY DEDICATION
- NEW ASPHALT DRIVEWAY
- PAVER WALKWAY
- THIS AREA OF LANDSCAPING TO BE
RESERVED FOR TRASH BINS. DO NOT
PLACE VEGETATION THAT WILL
INTERFERE WITH TRASH COLLECTION

SITE PLAN GENERAL NOTES

- A. CONTRACTOR SHALL IMMEDIATELY
INFORM THE ARCHITECT IN WRITING OF ANY
DISCREPANCY BETWEEN THE SITE
CONDITIONS AND THESE DOCUMENTS THAT
WILL IMPACT COMPLIANCE WITH THESE
DOCUMENTS.
- B. FINISH FLOOR SHALL BE A MINIMUM OF
6" ABOVE ADJACENT GRADE U.O.N.
- C. FINISH GRADE SHALL SLOPE 5% FOR A
DISTANCE OF 10' TO AN APPROVED WATER
DISPOSAL AREA. U.O.N.
- D. FIRE TRUCK TURNING RADIUS SHALL
COMPLY WITH FIRE ORDINANCE 4045, 503.2.1
AND PROVIDE UNOBSTRUCTED VERTICAL
CLEARANCE OF NOT LESS THAN 13 FEET 6
INCHES.
- E. INTERNAL DRIVE AISLE TO SUPPORT
83,000 LBS OF GROSS VEHICLE WEIGHT (PER
SECTION 2-1.802 OF DSPM)
- F. NO PROTECTED TREES ON SITE.
- G. EXISTING OVERHEAD UTILITIES
ADJACENT TO SITE TO BE RELOCATED
UNDERGROUND PER SECTION 47-10 SRC.
- H. PROVIDE MINIMUM 6" DIAMETER TAP
FOR SEWER.



FLEETWOOD 6 TOWNHOMES
SINGLE FAMILY/ ATTACHED DEVELOPMENT

6902-6908 EAST 1ST AVE
SCOTTSDALE, ARIZONA 85251



REVISIONS

Phase: DRB
Drawn By: NYK
Reviewed By: LDB
SDI Project No: 3876
Date: 08/01/2019
Sheet:

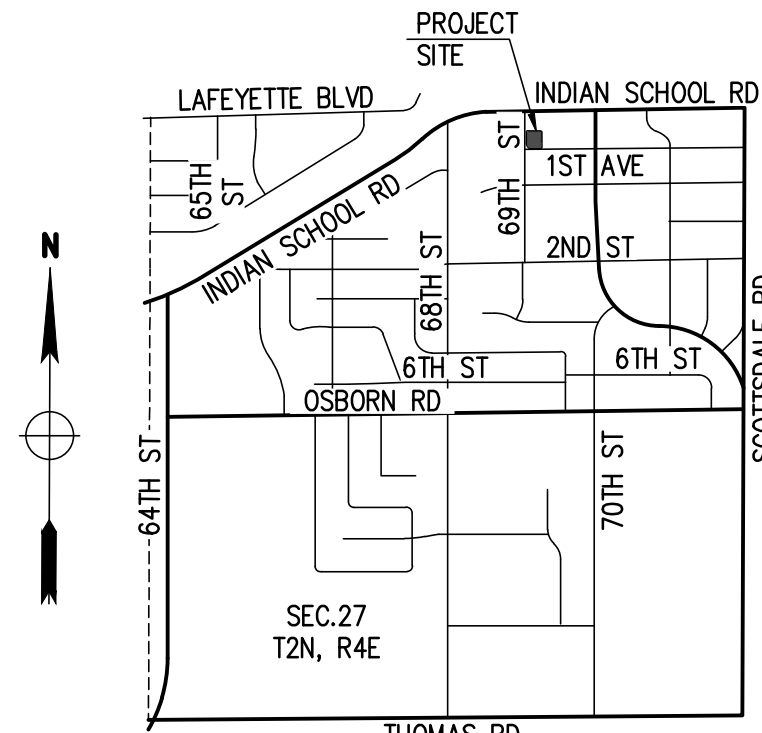
DR0.1
ARCHITECTURAL SITE
PLAN

PRELIMINARY GRADING & DRAINAGE PLAN

'FLEETWOOD 6 TOWNHOMES'

6902 & 6908 E 1ST AVE., SCOTTSDALE, AZ 85251

LOCATED IN A PORTION OF THE NE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 27, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NTS

SITE DATA

APN: 130-11-055 & 130-11-056
ADDRESS: 6902 & 6908 E 1ST AVE.,
SCOTTSDALE, AZ 85251
ZONING: C-2
NET AREA: 12,950 S.F. (0.297 AC.)
GROSS AREA: 20,926 S.F. (0.480 AC.)
QS #: 16-44

CIVIL ENGINEER

LAND DEVELOPMENT GROUP, LLC
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
CONTACT: NICK PRODANOV, PE
P: 602-889-1984

ARCHITECT

SYNETIC DESIGN, INC.
1111 W UNIVERSITY DRIVE, SUITE 104
TEMPE, AZ 85281
P: 480-948-9766
CONTACT: LANCE BAKER

OWNER

BLUEPRINT 6902, LLC,
P.O. BOX 16438,
SEATTLE, WA 98116

BASIS OF BEARINGS

THE MONUMENT LINE OF INDIAN SCHOOL ROAD, ALSO BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, USING A BEARING OF NORTH 89 DEGREES 08 MINUTES 22 SECONDS EAST, PER THE RECORD OF SURVEY, RECORDED IN BOOK 1176, PAGE 41, M.C.R.

BENCHMARK

BRASS CAP IN HANDHOLE AT THE INTERSECTION OF INDIAN SCHOOL AND SCOTTSDALE ROAD HAVING AN ELEVATION OF 1260.34 CITY OF SCOTTSDALE DATUM, NAVD 88

LEGAL DESCRIPTION

LOTS TWELVE (12) AND THIRTEEN (13), BLOCK ONE (1), TAYLORS ADDITION TO SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 22 OF MAPS, PAGE 3.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
045012	2235 OF 4425	L	N/A
MAP #	PANEL DATE	ZONE	
04013C	10/16/2013	X*	

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

UTILITIES

WATER: CITY OF SCOTTSDALE
SANITARY SEWER: CITY OF SCOTTSDALE
ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: CENTURY LINK, COX COMM.
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMM.

RETENTION CALCULATIONS

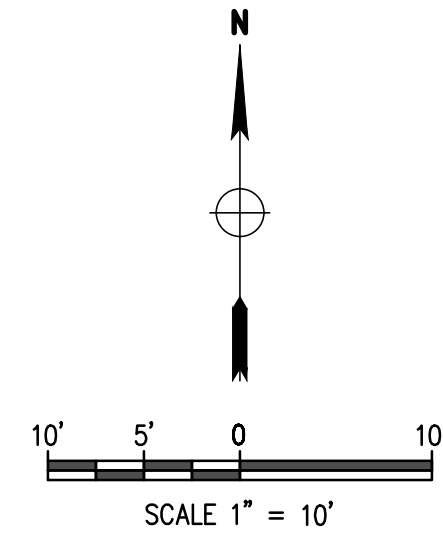
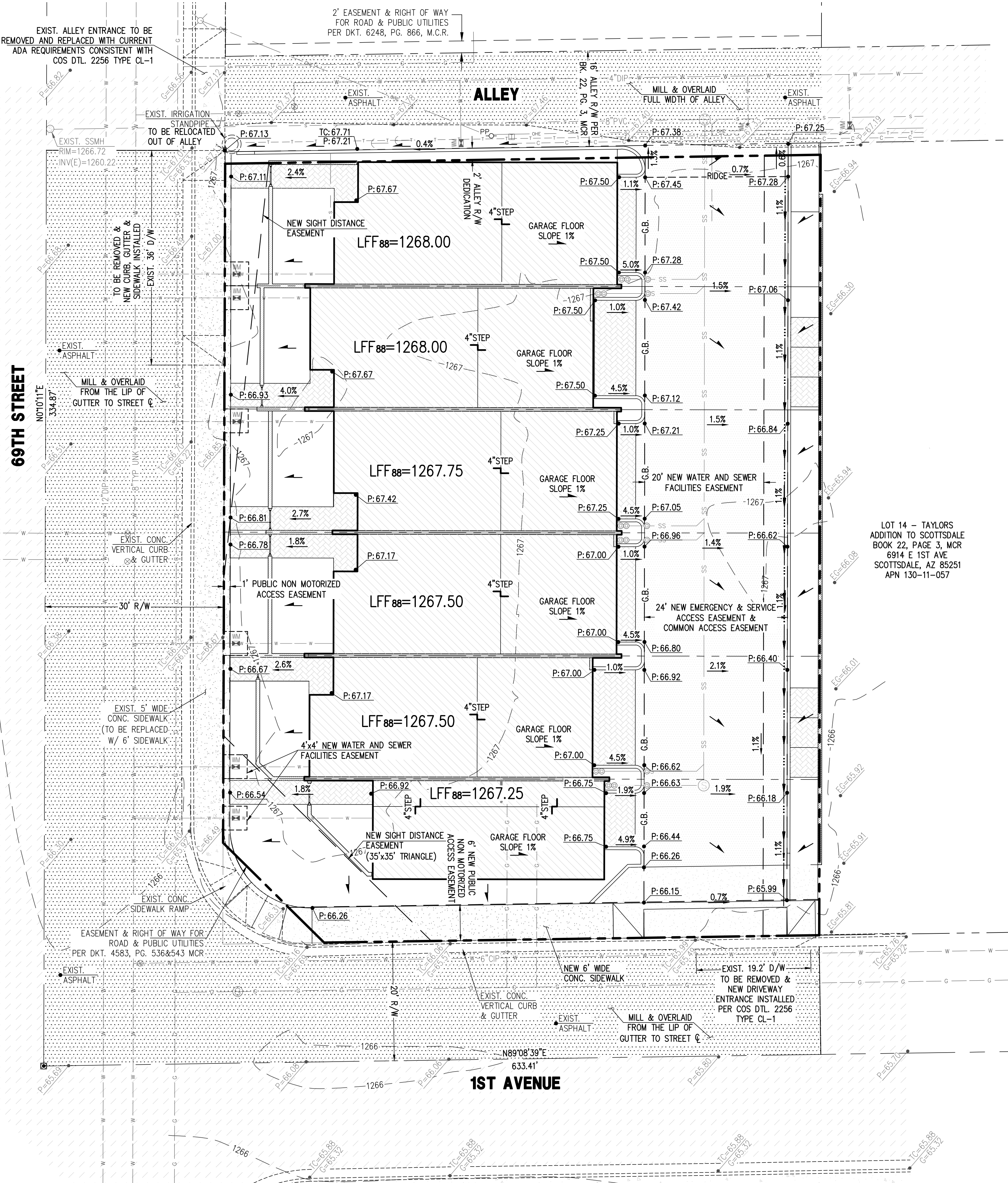
PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT
 $V_r = D \times A \times (C - C_e) / 12$
 V_r = VOLUME REQUIRED
 V_p = VOLUME PROVIDED
 D = RAINFALL DEPTH = 2.16, INCHES (100-YR, 2HR RAINFALL DEPTH - NOAA ATLAS 14, VOL.1, VER. 5)
 $C = 0.85$ (PER PROPOSED SITE CONDITIONS)
 $C_e = 0.71$ (PER EXIST. SITE CURRENT CONDITIONS)
 A = AREA IN S.F. (12,950)
 V_w = VOLUME WAIVED
 $V_r = 326$ C.F. * $V_p = 0$ C.F.
*STORM WATER STORAGE WAIVER IN-LIEU FEE: V_w (308 C.F.) x \$3.00 = \$928

LEGEND

- SECTION CORNER
- 1/4 QUARTER
- SCRIBED "X" IN CONCRETE
- BRASS CAP IN HANDHOLE
- BRASS CAP FLUSH
- FOUND 1" IRON PIPE
- SET 1/2" REBAR & TAG OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- SIGN
- LIGHT POLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- CABLE TV RISER
- WATER METER BOX
- SEWER MANHOLE
- TELEPHONE PEDESTAL
- CATV, PHONE
- SEWER LINE
- WATER LINE
- ELECTRIC LINE
- COMMUNICATIONS LINE
- GAS LINE
- EXISTING CONTOUR
- EXIST. DRAINAGE FLOW
- EXIST. SPOT ELEVATION
- SLOPE DIRECTION
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- FLOW LINE

ABBREVIATIONS

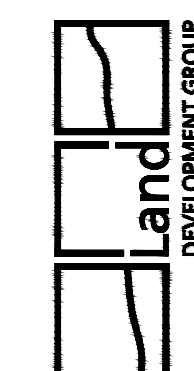
ARV AIR RELEASE VALVE
BC BACK OF CURB
BSL BUILDING SETBACK LINE
C11 CURVE LABEL
C.B. CATCH BASIN
CL CENTERLINE
COS CITY OF SCOTTSDALE
DE DRAINAGE EASEMENT
DG DECOMPOSED GRANITE
EG EXISTING GRADE
EL ELEVATION
ESMT EASEMENT
EX, EXIST. EXISTING
FCDMC FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
FG FINISH GRADE
FL FLOW LINE
FND FOUND
G GUTTER, GAS
INV INVERT
L11 LINE LABEL
L11 MEASURED
MAG MARICOPA ASSOCIATION OF GOVERNMENTS
MCR MARICOPA COUNTY RECORDER
MH MANHOLE
P, PWMT PAVEMENT
PUE PUBLIC UTILITY EASEMENT
(R), REC. RECORDED
R RADIUS
R/W RIGHT OF WAY
SD STORM DRAIN
T TANGENT, TELEPHONE
TC TOP OF CURB
TG TOP OF GRATE
TW TOP OF WALL
V.G. VALLEY GUTTER
W WEST, WATERLINE
WDO WALL DRAINAGE OPENING
WM WATER METER



PRELIMINARY GRADING & DRAINAGE PLAN

FLEETWOOD 6 TOWNHOMES 6902 & 6908 E 1ST AVE SCOTTSDALE, AZ 85251

P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
PHOENIX @ LDENG.COM



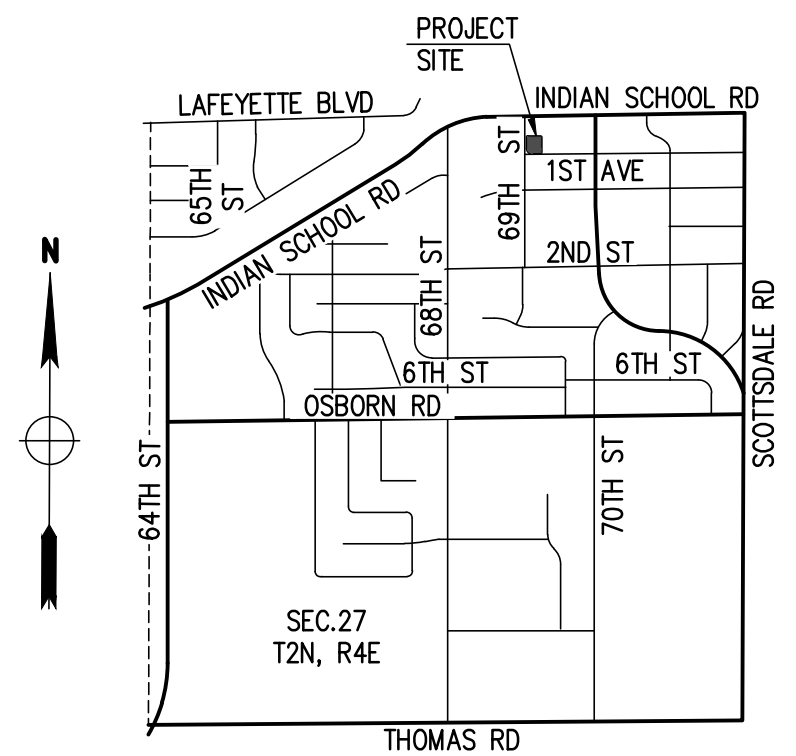
P-GD

PRELIMINARY WATER & SEWER PLAN

'FLEETWOOD 6 TOWNHOMES'

6902 & 6908 E 1ST AVE., SCOTTSDALE, AZ 85251

LOCATED IN A PORTION OF THE NE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 27, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NTS

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APN: 130-11-055 & 130-11-056
ADDRESS: 6902 & 6908 E 1ST AVE.,
SCOTTSDALE, AZ 85251
ZONING: C-2
NET AREA: 13,150 S.F. (0.302 AC.)
GROSS AREA: 20,926 S.F. (0.480 AC.)
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CIVIL ENGINEER

LAND DEVELOPMENT GROUP, LLC
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
CONTACT: NICK PRODANOV, PE
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ARCHITECT

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P: 480-948-9766
F: 480-948-9211
CONTACT: LANCE BAKER

OWNER

BLUEPRINT 6902, LLC,
P.O. BOX 16438,
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BENCHMARK

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COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
045012	2235 OF 4425	L	N/A
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04013C	10/16/2013	X*	

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

UTILITIES

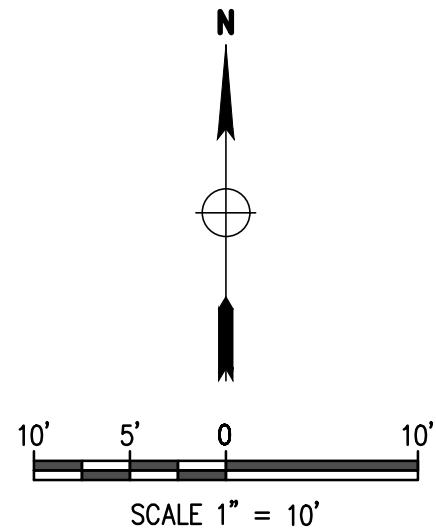
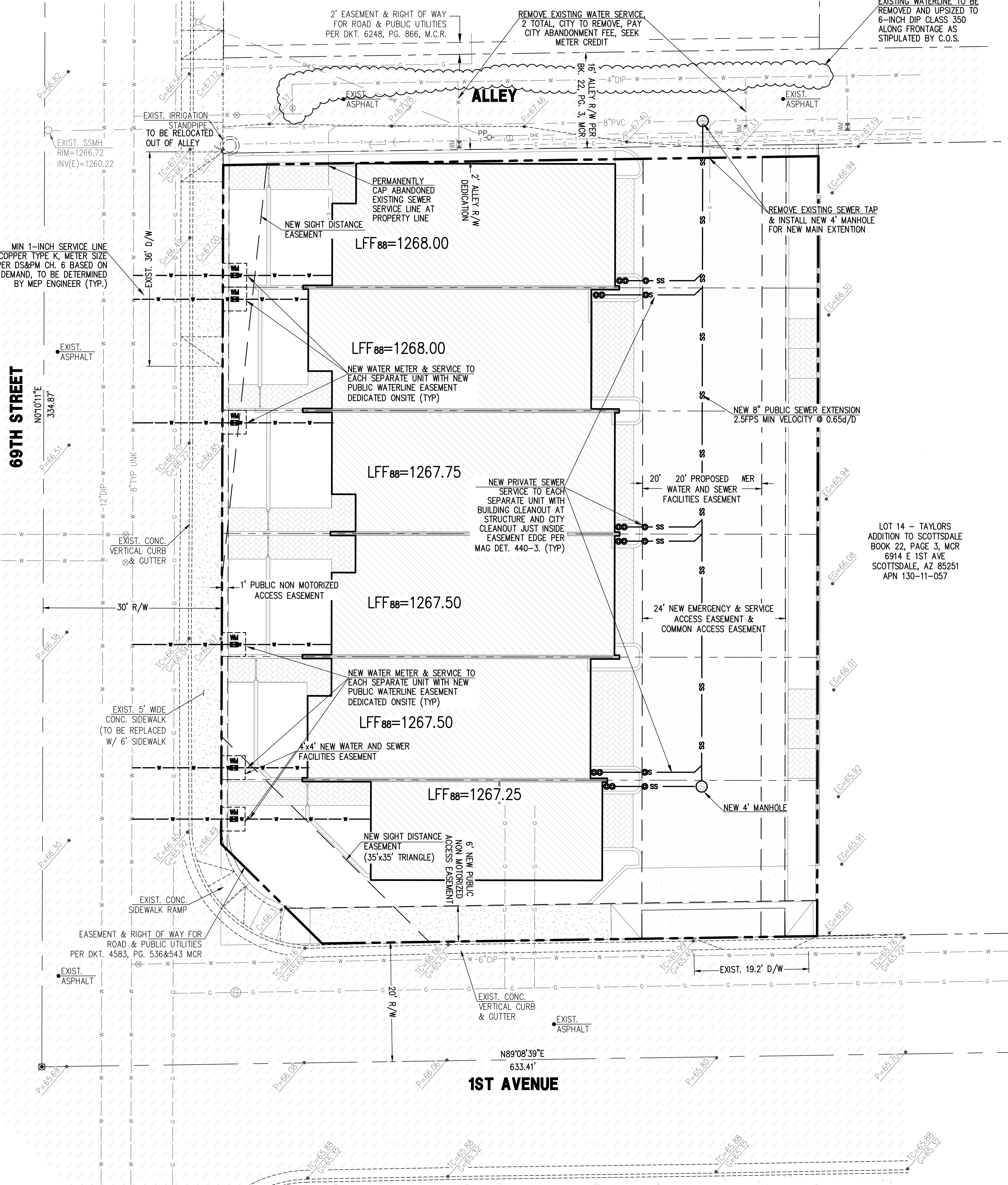
WATER: CITY OF SCOTTSDALE
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- BRASS CAP FLUSH
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- CATV, PHONE
- SEWER LINE
- WATER LINE
- ELECTRIC LINE
- COMMUNICATIONS LINE
- GAS LINE
- EXISTING CONTOUR
- EXIST. DRAINAGE FLOW
- EXIST. SPOT ELEVATION

ABBREVIATIONS

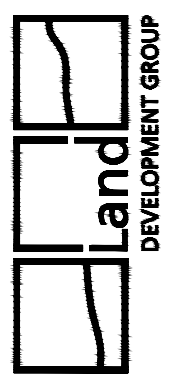
- ARV AIR RELEASE VALVE
- BC BACK OF CURB
- BSL BUILDING SETBACK LINE
- C11 CURVE LABEL
- C.B. CATCH BASIN
- CL CENTERLINE
- COS CITY OF SCOTTSDALE
- DE DRAINAGE EASEMENT
- DG DECOMPOSED GRANITE
- EG EXISTING GRADE
- EL, ELEV ELEVATION
- ESMT EASEMENT
- EX, EXIST. EXISTING
- FCDMC FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
- FG FINISH GRADE
- FL FLOW LINE
- FND FOUND
- G GUTTER, GAS
- INV INVERT
- L11 LINE LABEL
- (M) MEASURED
- MAG MARICOPA ASSOCIATION OF GOVERNMENTS
- MCR MARICOPA COUNTY RECORDER
- MH MANHOLE
- P, PWMT PAVEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R), REC. RECORDED
- R RADIUS
- R/W RIGHT OF WAY
- SD STORM DRAIN
- T TANGENT, TELEPHONE
- TC TOP OF CURB
- TG TOP OF GRATE
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- V.G. VALLEY GUTTER
- W WEST, WATERLINE
- WDO WALL DRAINAGE OPENING
- WM WATER METER



PRELIMINARY WATER & SEWER PLAN

FLEETWOOD 6 TOWNHOMES
6902 & 6908 E 1ST AVE
SCOTTSDALE, AZ 85251

P 602 889 1984 | F 602 445 9482
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PHOENIX @ LDENG.COM



P-WS

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CITY OF SCOTTSDALE LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE
INSTALLED GUARANTEEING 100% COVERAGE TO ALL
LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH
A 2" DEPTH OF DECOMPOSED GRANITE,

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR
5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY
SHALL BE LANDSCAPED AND MAINTAINED BY THE
PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING
TREES DAMAGED OR DESTROYED AS A RESULT OF
THIS CONSTRUCTION SHALL BE REPLACED TO THE
SATISFACTION OF CITY STAFF, WITH LIKE KIND AND
SIZE PRIOR TO RECEIVING A CERTIFICATE OF
OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE
CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY
OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6".
TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A
CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON
INSTALLATION. ALL HEIGHTS ARE MEASURED FROM
NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY
SHALL BE LANDSCAPED AND MAINTAINED BY THE
PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX
NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE
ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS,
AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0"
FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY
THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE
REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE
TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING
ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF
SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR
LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE
SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED
GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER
GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST
SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE
ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE
LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE
FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

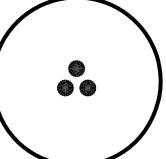





RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY
FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE
APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL
REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

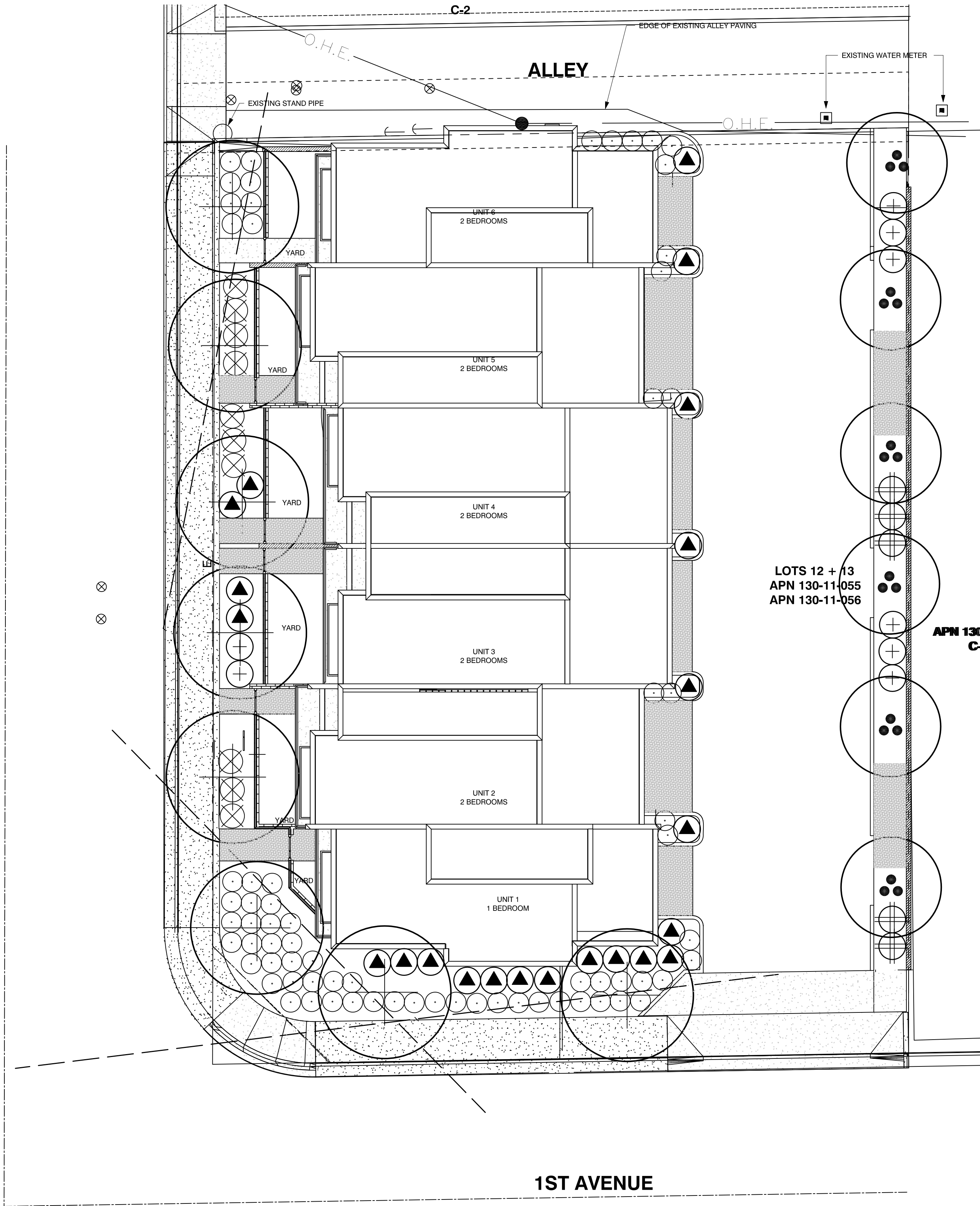
THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS
HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF
SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND
LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED,
OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE
SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE
OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF
THE INSPECTION SERVICES STAFF.

LANDSCAPE LEGEND

-  CAESALPINIA CACALACO 'SMO
CASCALOTE
24" BOX(MULTI) 4T, 3.5'W
-  PISTACHE 'RED PUSH'
RED PUSH PISTACHE
24" BOX
-  HESPERALOE PERPA
BRAKE LIGHT RED YUCCA
5 GALLON
-  AGAVE GEMNIFLORA
TWIN FLOWERED AGAVE
5 GALLON
-  TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
-  DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
-  MUHLENBERGIA RIGENS
DEER GRASS
5 GALLON
-  LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
-  ROSEMARINUS PROSTRATA
TRAILING ROSEMARY
5 GALLON
-  1/2" SCREENED EXPRESS 'PAINTED DESERT'
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

69th STREET

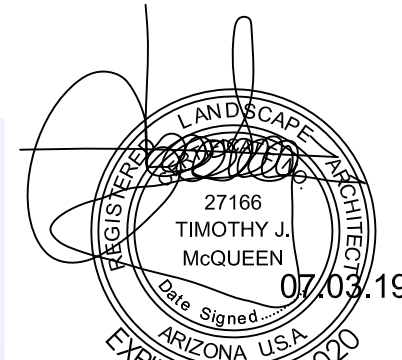


1 LANDSCAPE PLAN
1"=10'-00"

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER APPROVED DATE
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE
WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE
REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY
CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE
CERT. OF OCCUPANCY IS ISSUED.

Case No: 19 - ZN - 2018



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street , Suite 120
Scottsdale, Arizona 85258
P. (602) 265-0320
EMAIL: timmcqueen@tjmla.net

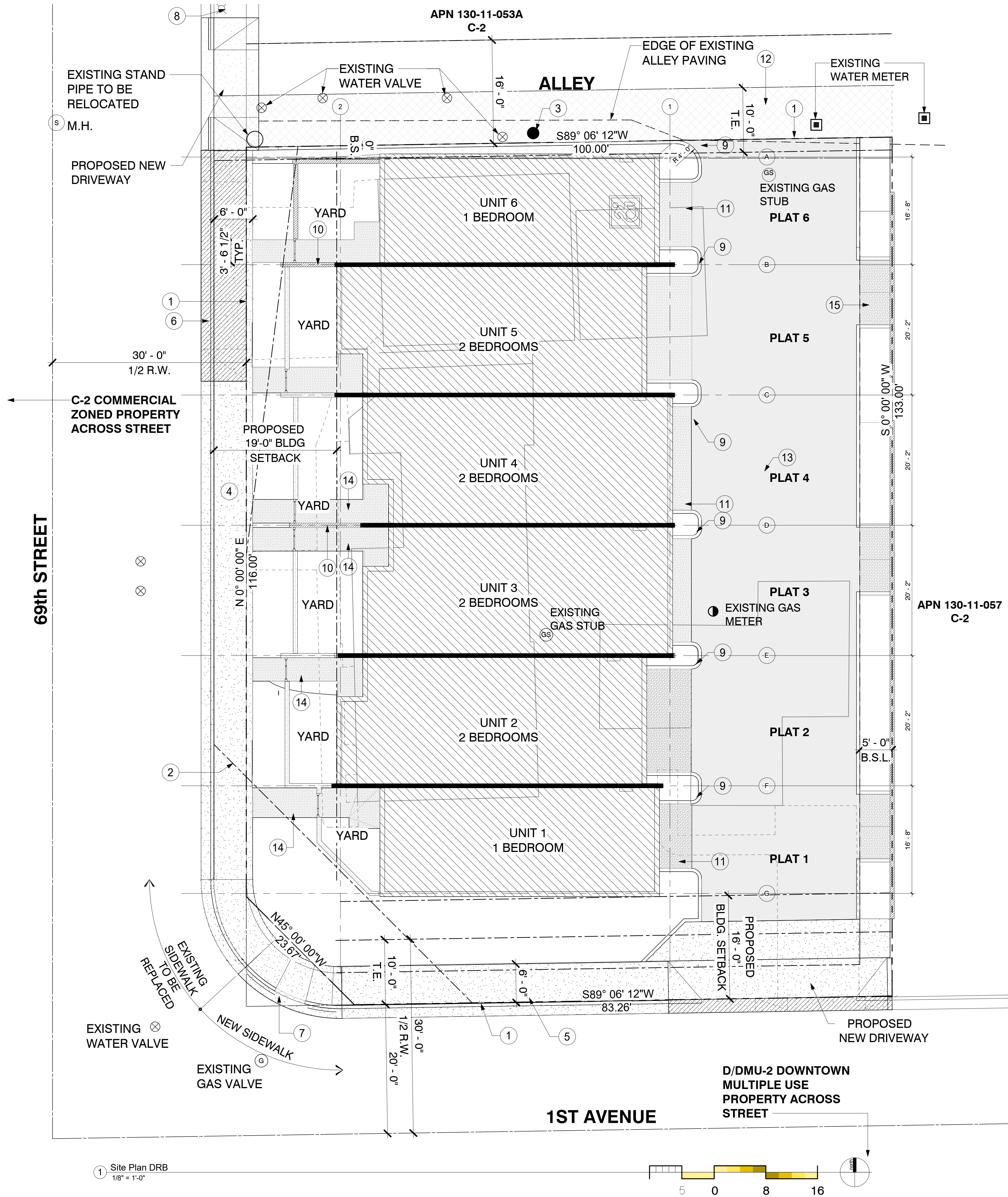


Phase: DRB
Drawn By: SCB
Reviewed By: LDB
SDI Project No: 3876
Date: 07.03.19

Sheet:

La.01
LANDSCAPE PLAN

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PROJECT DATA

BUILDING AND SITE BASICS:

PROJECT ADDRESS: 6902 E 1ST AVENUE
SCOTTSDALE, AZ, 85251

ASSESSORS PARCEL #: 130-11-055
130-11-056

NET LOT AREA: 13,150 S.F., 0.302 ACRES
GROSS LOT AREA: 20,926 S.F., 0.480 ACRES

BUILDING AREA (FOOTPRINT): 5,178 S.F.
TOTAL GROSS SQ. FT.: 12,310 S.F.

No. OF DWELLING UNITS	
2 BEDROOM	4
1 BEDROOM	2
TOTAL	6

SITE INFORMATION:

ZONING: C-2 DO (DOWNTOWN)
FLOOR AREA RATIO: MAX 1.30
12,310 / 13,150 = .91

PROPOSED SETBACKS:	
FRONT	19'
NORTH SIDE	0'
SOUTH SIDE	16'
REAR	5'

MAX DENSITY: 23 DWELLING UNITS / ACRE
23 x 0.480 = 11.04 UNITS MAX

PROPOSED DENSITY: 6 UNITS

OPEN SPACE	
PRIVATE OPEN SPACE	
REQUIRED:	12,310 x 0.10 = 1,231SF
PROVIDED:	4,491 SF
FRONTAGE OPEN SPACE	
PROVIDED:	1,127 SF

BUILDING CODE INFORMATION:

BUILDING OCCUPANCY: R-1 (RESIDENTIAL)
CONSTRUCTION TYPE: V-B

STORIES:	3
BUILDING HEIGHT:	
ALLOWED:	66'
PROPOSED:	42'

MAXIMUM BUILDING AREA (TABULAR): 7,000 S.F. (R-2)
AREA MODIFICATIONS: SPRINKLER INCREASE 200%
ALLOWABLE BLDG AREA: 14,000 SF
BUILDING AREA: 11,867 SF

AREA SEPARATIONS REQUIRED: 2 HR (TABLE 706.4)

FIRE SPRINKLERS REQUIRED: YES
FIRE SPRINKLERS PROVIDED: YES

FIRE ALARM REQUIRED: NO
FIRE ALARM PROVIDED: NO

PARKING REQUIRED: 1.7 SPACES PER UNIT=10.2
PARKING PROVIDED: 10 STANDARD SPACES
*NOTE: NO ACCESSIBLE OR BICYCLE PARKING REQUIRED OR PROVIDED

PROJECT NARRATIVE

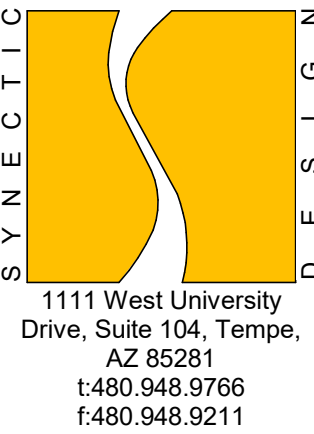
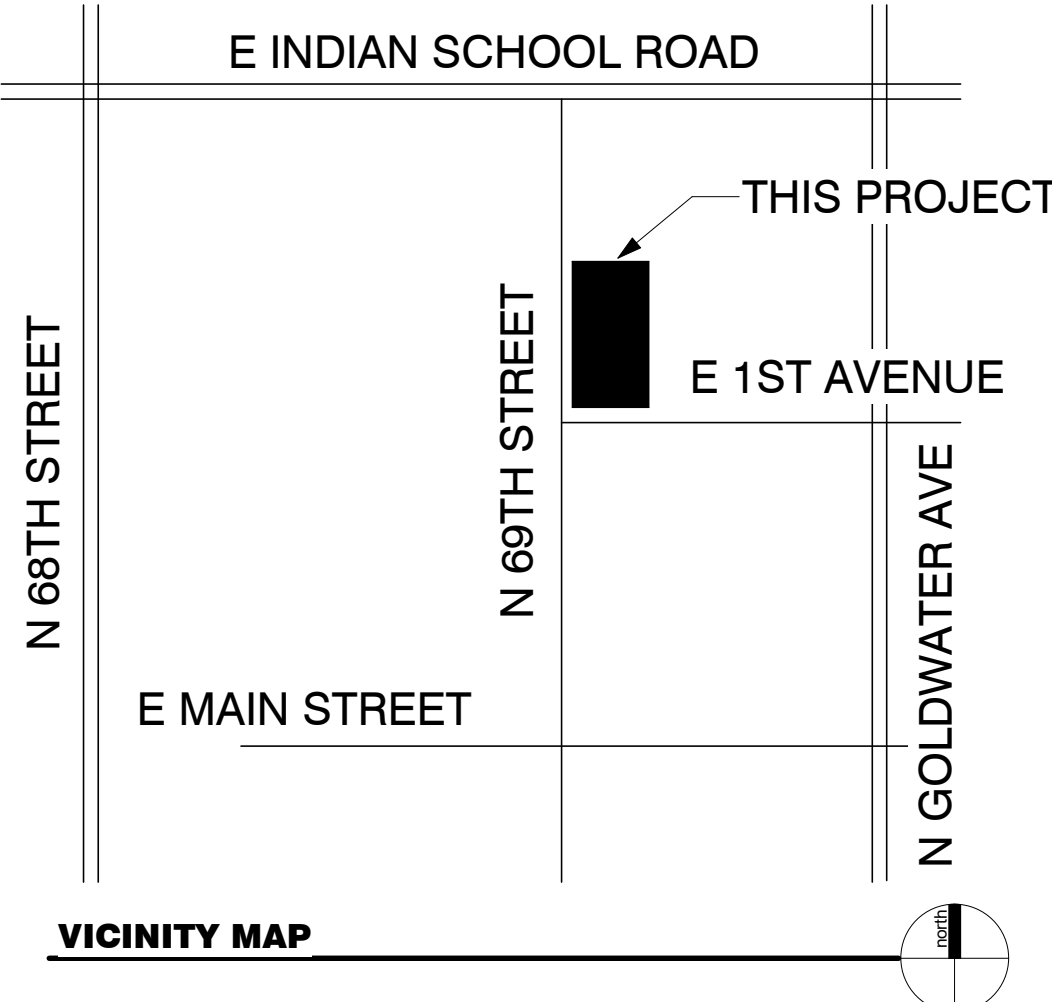
PROJECT CONSISTS OF A NEW BUILDING WITH SIX (6) SINGLE FAMILY ATTACHED UNITS. EACH UNIT CONSISTS OF A THREE STORY RESIDENTIAL UNIT WITH GARAGE ON THE GROUND FLOOR.

KEYNOTES

- PROPERTY LINE
- EXISTING SIGHT LINE VIEW EASEMENT
- EXISTING UTILITY POLE
- EXISTING SIDEWALK
- NEW 6' WIDE CONCRETE SIDEWALK
- DEMO EXISTING DRIVEWAY, CURB, GUTTER, AND SIDEWALK IN THIS AREA. REPLACE WITH NEW CURB, GUTTER, AND SIDEWALK TO MATCH ADJACENT.
- DEMO CURB, GUTTER, AND SIDEWALK IN THIS AREA. REPLACE WITH NEW CURB, GUTTER, AND SIDEWALK INCORPORATING ADA COMPLIANT RAMP
- EXISTING STREET LAMP
- NEW 6" CONCRETE CURB
- 8" CMU COURTYARD WALL - SEE ELEVATIONS FOR FINISHES
- PAVER DRIVEWAY APPROACH
- 10-FOOT ALLEY DEDICATION
- NEW ASPHALT DRIVEWAY
- PAVER WALKWAY
- THIS AREA OF LANDSCAPING TO BE RESERVED FOR TRASH BINS. DO NOT PLACE VEGETATION THAT WILL INTERFERE WITH TRASH COLLECTION

SITE PLAN GENERAL NOTES

- A. CONTRACTOR SHALL IMMEDIATELY INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCY BETWEEN THE SITE CONDITIONS AND THESE DOCUMENTS THAT WILL IMPACT COMPLIANCE WITH THESE DOCUMENTS.
- B. FINISH FLOOR SHALL BE A MINIMUM OF 6" ABOVE ADJACENT GRADE U.O.N.
- C. FINISH GRADE SHALL SLOPE 5% FOR A DISTANCE OF 10' TO AN APPROVED WATER DISPOSAL AREA. U.O.N.
- D. FIRE TRUCK TURNING RADIUS SHALL COMPLY WITH FIRE ORDINANCE 4045, 503.2.1 AND PROVIDE UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
- E. INTERNAL DRIVE AISLE TO SUPPORT 83,000 LBS OF GROSS VEHICLE WEIGHT (PER SECTION 2-1.802 OF DSPM)
- F. NO PROTECTED TREES ON SITE.
- G. EXISTING OVERHEAD UTILITIES ADJACENT TO SITE TO BE RELOCATED UNDERGROUND PER SECTION 47-10 SRC.
- H. PROVIDE MINIMUM 6" DIAMETER TAP FOR SEWER.



FLEETWOOD 6 TOWNHOMES
SINGLE FAMILY/ ATTACHED DEVELOPMENT

6902-6908 EAST 1ST AVE
SCOTTSDALE, ARIZONA 85251



REVISIONS

Phase: DRB
Drawn By: NYK
Reviewed By: LDB
SDI Project No: 3876
Date: 08/01/2019
Sheet:

DR0.1
ARCHITECTURAL SITE PLAN

6902 & 6908 E 1ST AVE., SCOTTSDALE, AZ 85251
LOCATED IN A PORTION OF THE NE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 27, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



APN: 130-11-055 & 130-11-056
ADDRESS: 6902 & 6908 E 1ST AVE.,
SCOTTSDALE, AZ 85251
ZONING: C-2
NET AREA: 12,950 S.F. (0.297 AC.)
GROSS AREA: 20,926 S.F. (0.480 AC.)
QS #: 16-44

LAND DEVELOPMENT GROUP, LLC
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
CONTACT: NICK PRODANOV, PE
P: 602-889-1984

SYNETIC DESIGN, INC.
1111 W UNIVERSITY DRIVE, SUITE 104
TEMPE, AZ 85281
P: 480-948-9766
F: 480-948-9211
CONTACT: LANCE BAKER

BLUEPRINT 6902, LLC,
P.O. BOX 16438,
SEATTLE, WA 98116

THE MONUMENT LINE OF INDIAN SCHOOL ROAD, ALSO BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, USING A BEARING OF NORTH 89 DEGREES 08 MINUTES 22 SECONDS EAST, PER THE RECORD OF SURVEY, RECORDED N BOOK 1176, PAGE 41, M.C.R.

BRASS CAP IN HANDHOLE AT THE INTERSECTION OF INDIAN
SCHOOL AND SCOTTSDALE ROAD HAVING AN ELEVATION OF
1260.34 CITY OF SCOTTSDALE DATUM, NAVD 88

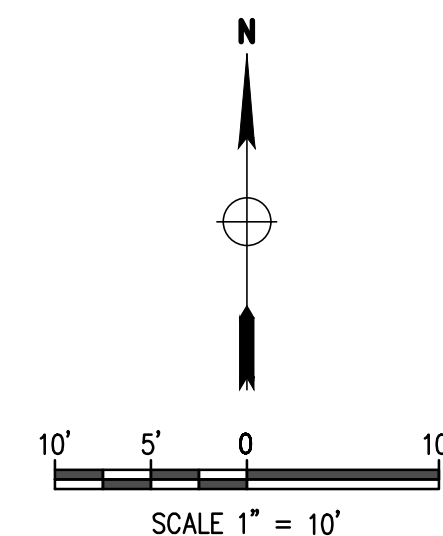
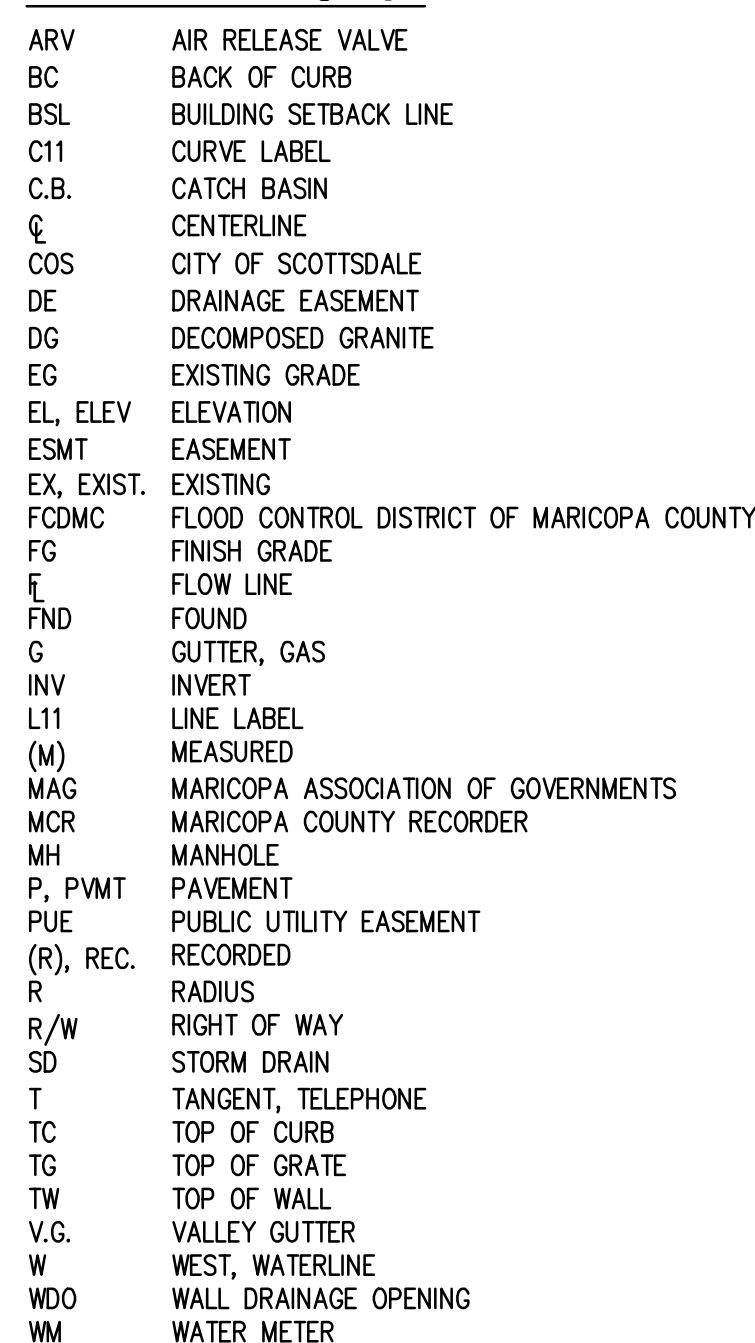
LOTS TWELVE (12) AND THIRTEEN (13), BLOCK ONE (1), TAYLORS ADDITION TO
SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE
MARICOPA COUNTY RECORDER IN BOOK 22 OF MAPS, PAGE 3.

COMMUNITY # 045012	PANEL # 2235 OF 4425	SUFFIX L	BASE FLOOD ELEVATION N/A
MAP # 04013C	PANEL DATE 10/16/2013	ZONE X*	

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

WATER: CITY OF SCOTTSDALE
SANITARY SEWER: CITY OF SCOTTSDALE
ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: CENTURY LINK, COX COMM.
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMM.

PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT
 $V = D \times A \times (C - C_e) / 12$
 $V =$ VOLUME REQUIRED
 $V_p =$ VOLUME PROVIDED
 $D =$ RAINFALL DEPTH = 2.6, INCHES (100-YR, 2HR RAINFALL DEPTH - NOAA
 ATLAS 14, VOL.1, VER. 5)
 $C = 0.85$ (PER PROPOSED SITE CONDITIONS)
 $C_e = 0.71$ (PER EXIST. SITE CURRENT CONDITIONS)
 $A =$ AREA IN S.F. (12,950)
 $V =$ VOLUME MAINTAINED
 $V = 326$ C.F. $V_p = 0$ C.F.
 *STORM WATER STORAGE MAINTAINED IN-LIEU FEE: V_w (308 C.F.) \times \$3.00 = \$978



**LOCATED IN A PORTION OF THE NE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 27, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**



LAND DEVELOPMENT GROUP, LLC
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
CONTACT: NICK PRODANOV, PE
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BLUEPRINT 6902, LLC,
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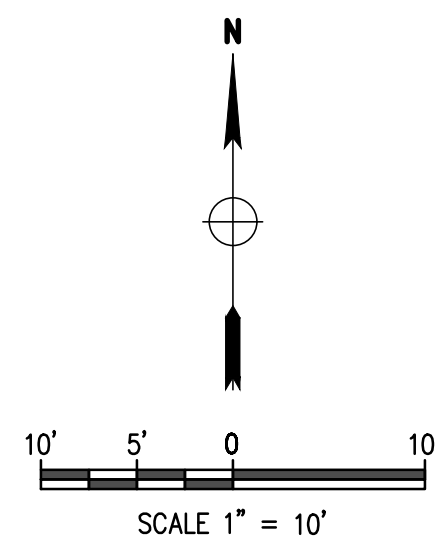
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	SECTION CORNER
	1/4 QUARTER
	SCRIBED "X" IN CONCRETE
	BRASS CAP IN HANDHOLE
	BRASS CAP FLUSH
	FOUND 1" IRON PIPE
	SET 1/2" REBAR & TAG OR AS NOTED
	CALCULATED POINT
	PROPERTY LINE
	EASEMENT LINE
	MONUMENT LINE
	SIGN
	LIGHT POLE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	CABLE TV RISER
	WATER METER BOX
	SEWER MANHOLE
	TELEPHONE PEDESTAL
	CATV, PHONE
	SEWER LINE
	WATER LINE
	ELECTRIC LINE
	COMMUNICATIONS LINE
	GAS LINE
	EXISTING CONTOUR
	EXIST. DRAINAGE FLOW
	EXIST. SPOT ELEVATION

ARV	AIR RELEASE VALVE
BC	BACK OF CURB
BSL	BUILDING SETBACK LINE
C11	CURVE LABEL
C.B.	CATCH BASIN
C	CENTERLINE
COS	CITY OF SCOTTSDALE
DE	DRAINAGE EASEMENT
DG	DECOMPOSED GRANITE
EG	EXISTING GRADE
EL, ELEV	ELEVATION
ESMT	EASEMENT
EX, EXIST.	EXISTING
FGDMC	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
FG	FINISH GRADE
F	FLOW LINE
FND	FOUND
G	GUTTER, GAS
INV	INVERT
LT1	LINE LABEL
(M)	MEASURED
MAG	MARICOPA ASSOCIATION OF GOVERNMENTS
MCR	MARICOPA COUNTY RECORDER
MH	MANHOLE
P, PVMT	PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
(R), REC.	RECORDED
R	RADIUS
R/W	RIGHT OF WAY
SD	STORM DRAIN
T	TANGENT, TELEPHONE
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
V.G.	VALLEY GUTTER
W	WEST, WATERLINE
WDO	WALL DRAINAGE OPENING
WM	WATER METER



**FLEETWOOD 6 TOWNHOMES
6902 & 6908 E 1ST AVE
SCOTTSDALE, AZ 85251**

P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX @ LDGENG.COM



P-WS

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CITY OF SCOTTSDALE LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE
INSTALLED GUARANTEEING 100% COVERAGE TO ALL
LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH
A 2" DEPTH OF DECOMPOSED GRANITE,

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR
5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY
SHALL BE LANDSCAPED AND MAINTAINED BY THE
PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING
TREES DAMAGED OR DESTROYED AS A RESULT OF
THIS CONSTRUCTION SHALL BE REPLACED TO THE
SATISFACTION OF CITY STAFF, WITH LIKE KIND AND
SIZE PRIOR TO RECEIVING A CERTIFICATE OF
OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE
CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY
OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6".
TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A
CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON
INSTALLATION. ALL HEIGHTS ARE MEASURED FROM
NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY
SHALL BE LANDSCAPED AND MAINTAINED BY THE
PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX
NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE
ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS,
AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0"
FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY
THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE
REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE
TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING
ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF
SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR
LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE
SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED
GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER
GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST
SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE
ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE
LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE
FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

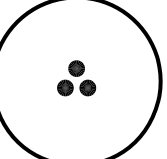
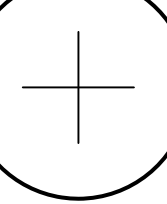





RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY
FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE
APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL
REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS
HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF
SCOTTSDALE'S APPROVAL.

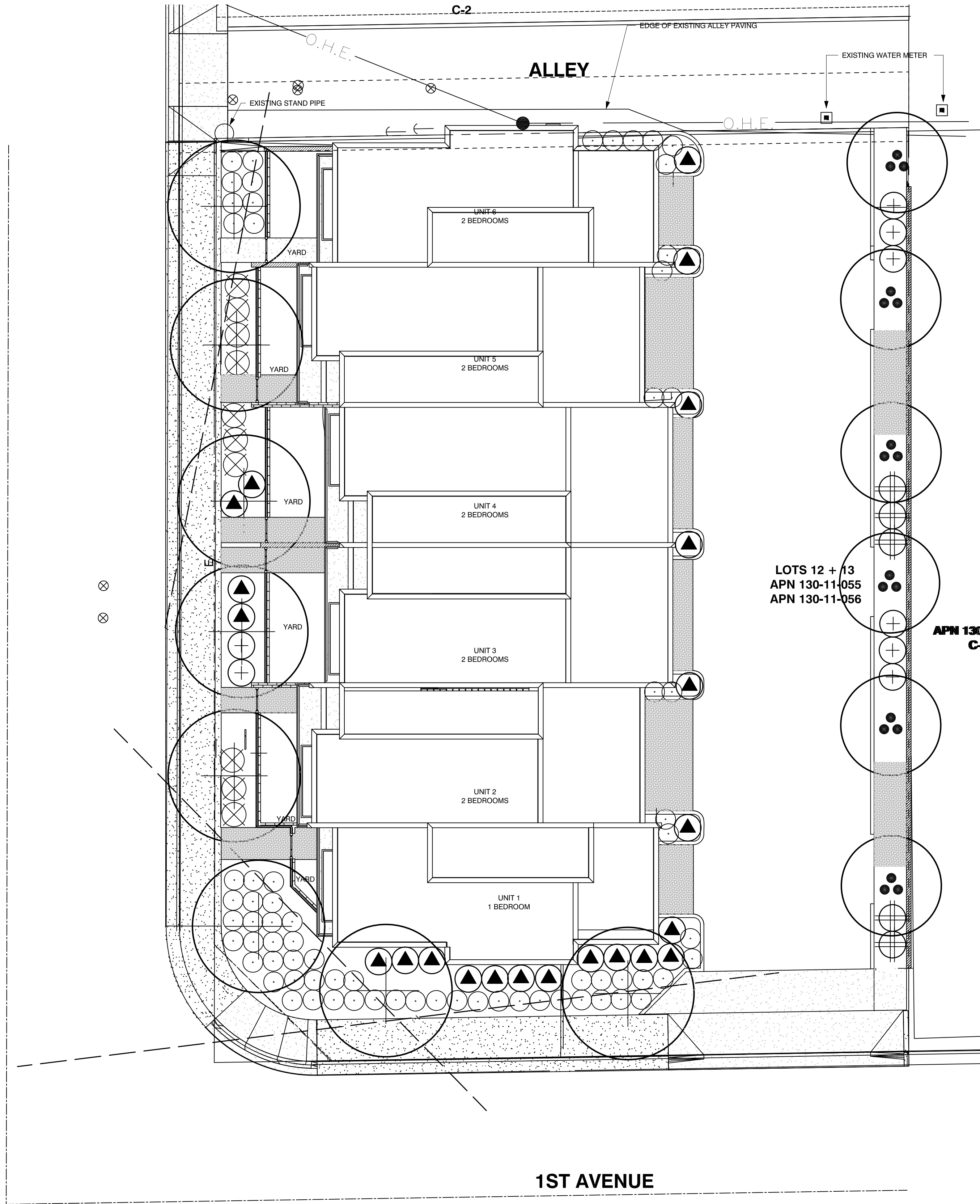
NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND
LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED,
OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE
SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE
OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF
THE INSPECTION SERVICES STAFF.

LANDSCAPE LEGEND

-  CAESALPINIA CACALACO 'SMO'
CASCALOTE
24" BOX(MULTI) 4T, 3.5'W
-  PISTACHE 'RED PUSH'
RED PUSH PISTACHE
24" BOX
-  HESPERALOE PERPA
BRAKE LIGHT RED YUCCA
5 GALLON
-  AGAVE GEMNIFLORA
TWIN FLOWERED AGAVE
5 GALLON
-  TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
-  DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
-  MUHLENBERGIA RIGENS
DEER GRASS
5 GALLON
-  LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
-  ROSEMARINUS PROSTRATA
TRAILING ROSEMARY
5 GALLON
- 

1/2" SCREENED EXPRESS 'PAINTED DESERT'
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

69th STREET

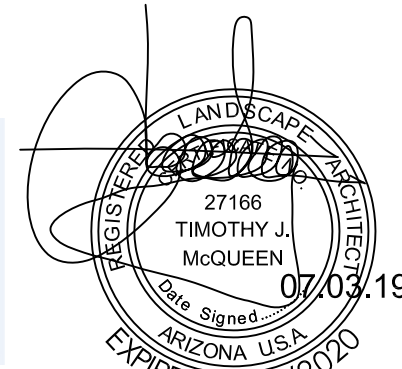


1 LANDSCAPE PLAN
1"=10'-00"

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER APPROVED DATE
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE
WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE
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CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE
CERT. OF OCCUPANCY IS ISSUED.

Case No: 19 - ZN - 2018



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LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street , Suite 120
Scottsdale, Arizona 85258
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EMAIL: timmcqueen@tjmla.net



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FLEETWOOD 6 YOWNHOMES 6 UNIT MULTI-FAMILY DEVELOPMENT

6902-6908 EAST 1ST AVE
SCOTTSDALE, ARIZONA

REVISIONS	

Phase: DRB
Drawn By: SCB
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LANDSCAPE PLAN