

- LEGEND
- 98.5  
(87.66)
- PROPOSED ELEVATION
- EXISTING ELEVATION
- F.F. FINISHED FLOOR ELEVATION
- L.F. 88 LOWEST FINISHED FLOOR ELEVATION
- 1928 FLOW DIRECTION
- 1258 EXISTING CONTOUR
- EP PROPOSED CONTOUR
- BC EDGE OF PAVEMENT
- RW BACK OF CURB
- PUE RIGHT OF WAY
- GPE PUBLIC UTILITY EASEMENT
- T/W GENERAL PURPOSE EASEMENT
- T/RW TOP OF SITE WALL
- T/F TOP OF RETAINING WALL
- T/F TOP OF FOOTING
- T/W/I TOP OF WROUGHT IRON FENCE
- T/R TOP OF RAILING
- T/C TOP OF COLUMN
- HWE HIGH WATER ELEVATION
- FG FINISHED GRADE
- FL FLOWLINE
- INV INVERT
- CENTERLINE
- PROPERTY LINE
- NAOS BOUNDARY
- SUGGESTED BUILDING ENVELOPE
- REVISED BUILDING ENVELOPE
- SS SANITARY SEWER LINE
- W WATER LINE
- AB ASBUILT
- BSL BUILDING SETBACK LINE
- SDE SIGHT DISTANCE EASEMENT
- VCE VISTA CORRIDOR EASEMENT

SCOTTSDALE FIRE DEPARTMENT

ACCESS GRADES FROM	0 TO 12% FOR ONE SINGLE FAMILY RESIDENCE
Drive	Drive
Length	Surface
Turn-a-Round	Turn-a-Round
Required	Required
Loss	Loss
Lay	Lay
Mod-1.3D	Mod-1.3D
Patio Sprinklers	Patio Sprinklers

More than 200 feet 2-12-2 AW

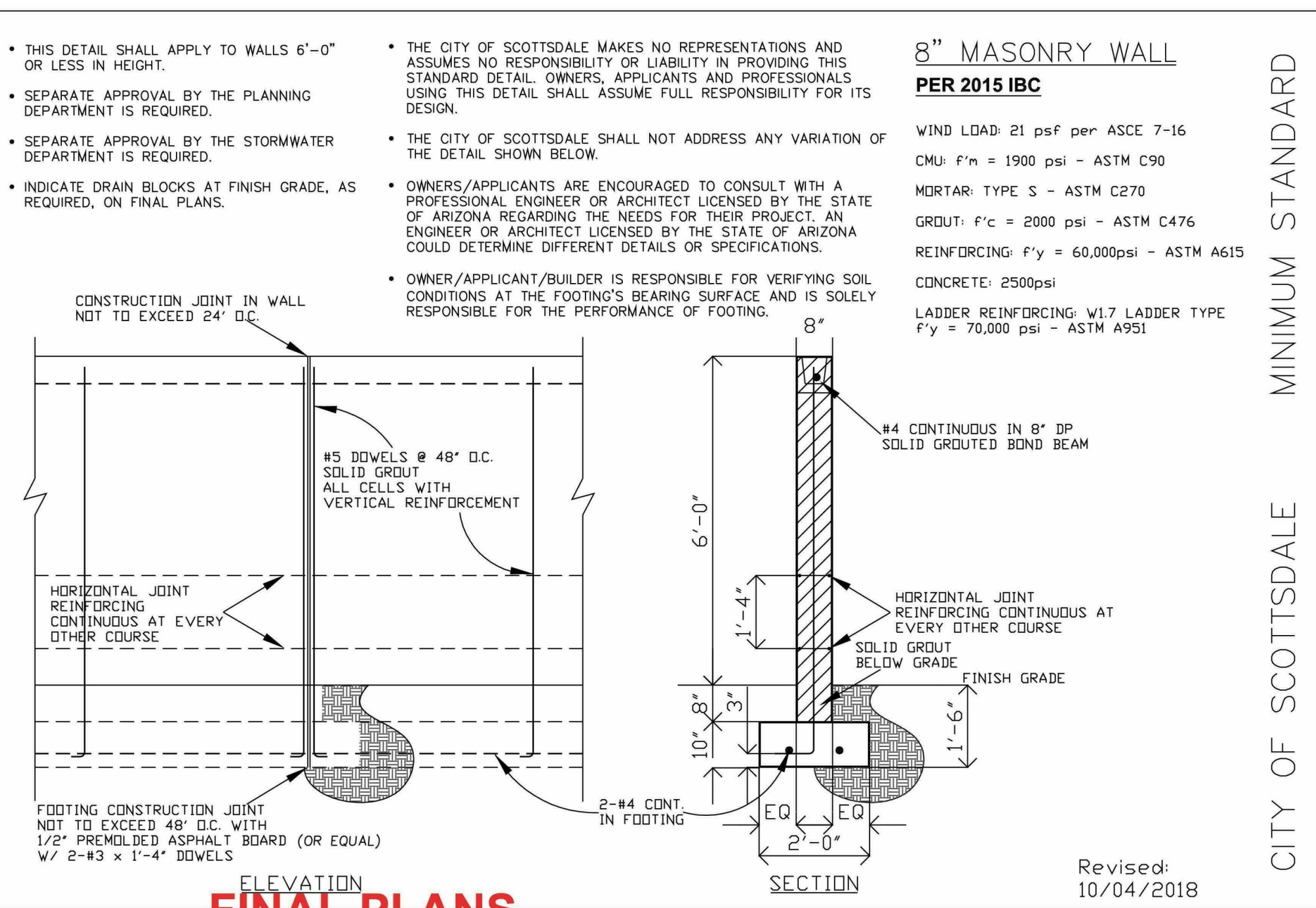
FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (N/AO ZONE, USE DEPTH)
045012	1340	L	11/4/15	X	N/A
	10/16/13				

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 ONE-HUNDRED YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATIONS.



VICINITY MAP  
NTS



FINAL PLANS

APPROVED

BY THE CITY OF SCOTTSDALE PLANNING DEPARTMENT

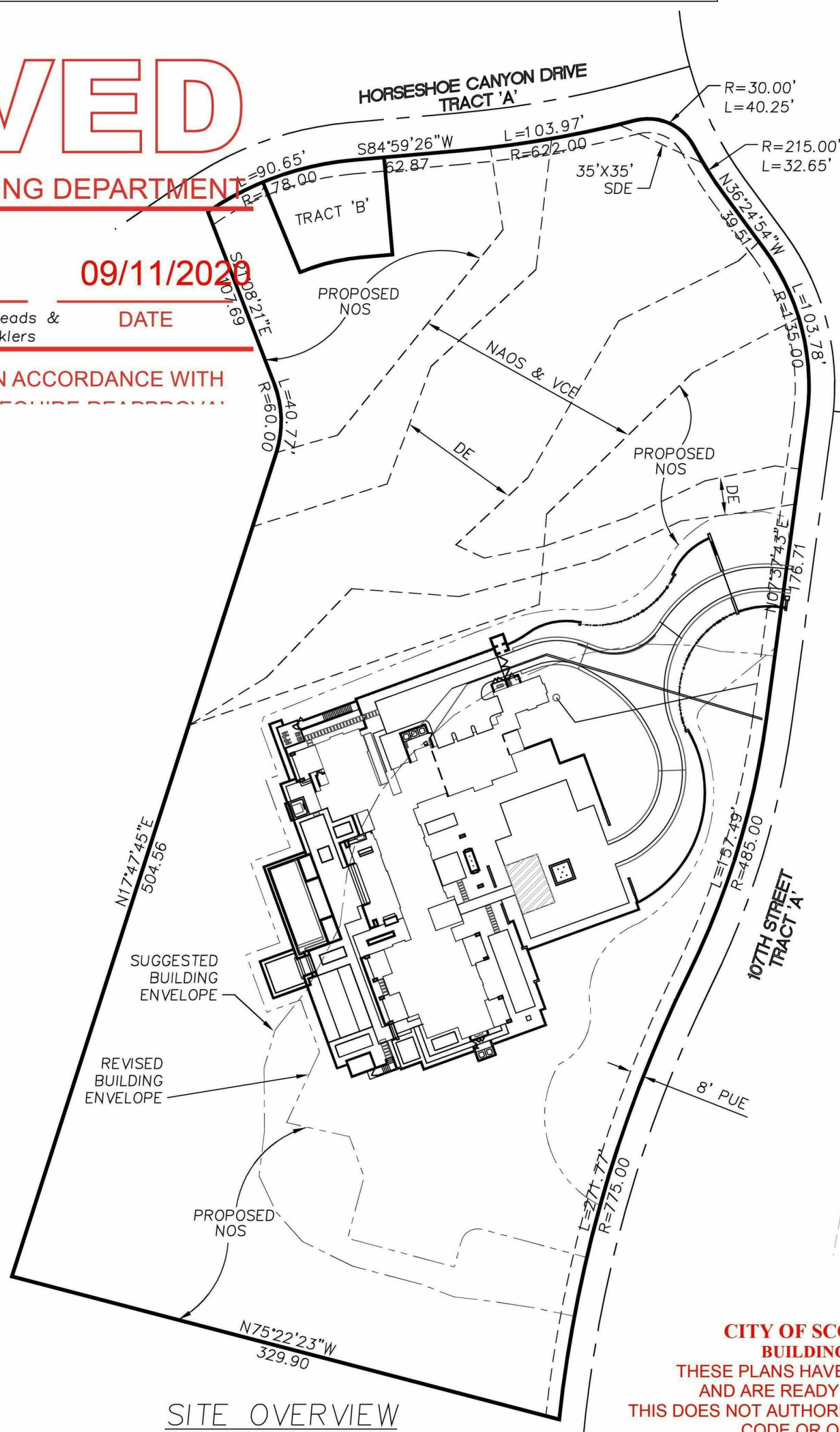
4879-20

NT

09/11/2020

PLAN CHECK NUMBER

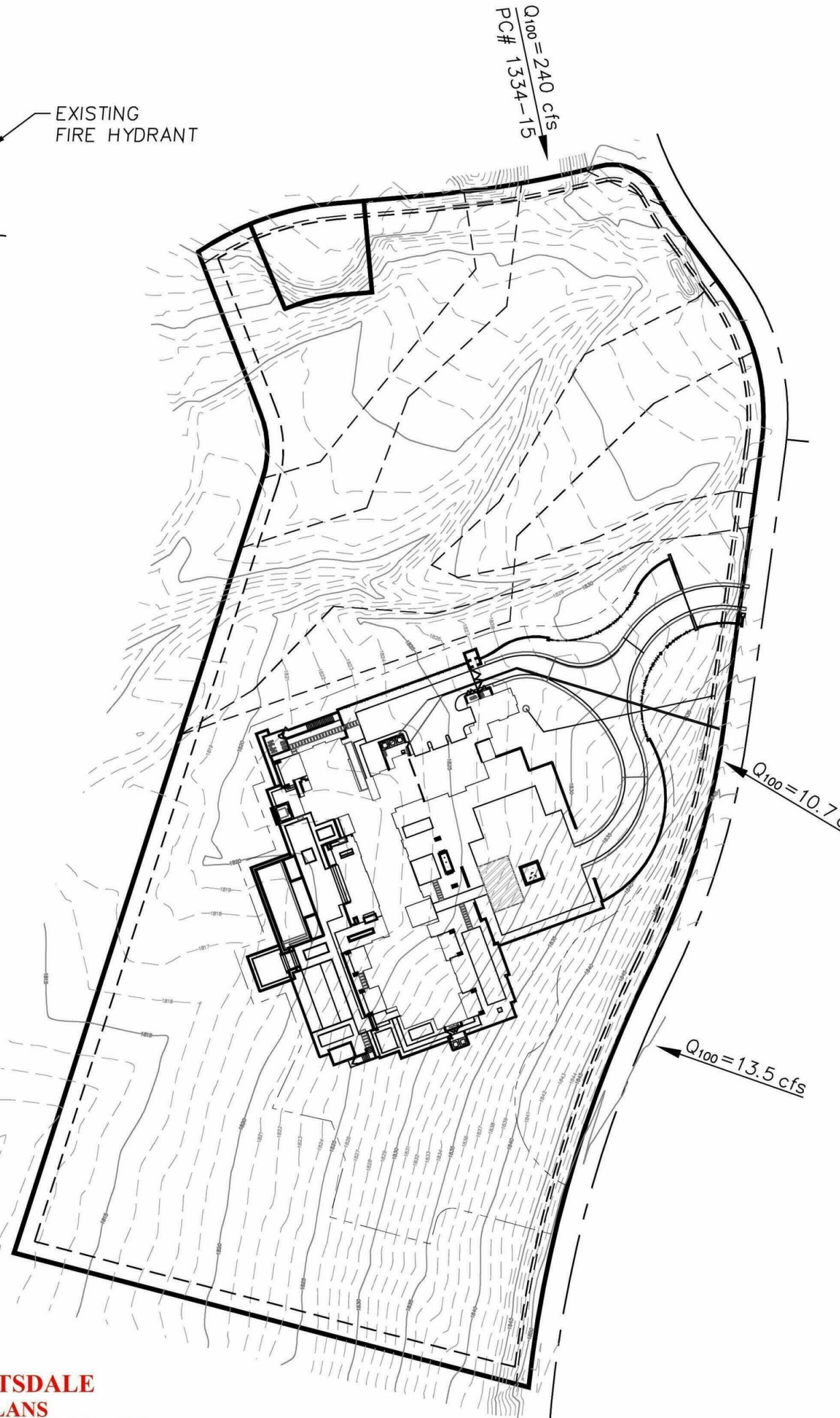
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH



CIVIL ENGINEER'S GENERAL NOTES

- IF A DISCREPANCY IS FOUND BETWEEN THE ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO NOTIFY ENGINEER SHALL NEGATE ENGINEER'S LIABILITY.
- THIS SITE PLAN IS NOT A BOUNDARY SURVEY.
- BEARINGS AND DISTANCES ARE RECORD PER PLAT UNLESS OTHERWISE NOTED.
- ALL EXISTING UTILITIES TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CALL BLUE STAKE AT 263-1100.
- ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, CONCRETE CHANNELS OR ANY OTHER MEASURES DESIGNED TO PROTECT BUILDINGS OR OTHER PROPERTIES FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO ANY STRUCTURES BEING BUILT.
- HYDROLOGIC ANALYSIS OF THIS SITE INCLUDES SURFACE RUNOFF ONLY.
- ANY PROPOSED PIPES ON THIS SITE PLAN SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- ALL WALLS SHOWN ON THIS PLAN MUST BE SUBMITTED AND APPROVED BY THE REVIEWING MUNICIPALITY, HOA AND ARCHITECTURAL REVIEW COMMITTEE (IF APPLICABLE) PRIOR TO CONSTRUCTION.
- CLIENT/OWNER/BUILDER TO SECURE PROPER PLAN REVIEW AND PERMITS OF ALL FEDERAL, STATE, COUNTY, LOCAL AND HOA REVIEW AGENCIES PRIOR TO THE INSTALLATION OF CULVERTS, SITE GRADING OR CONSTRUCTION OF THIS PLAN IN ANY FORM.
- CONTRACTOR TO INSTALL BACKFLOW DEVICE PER P3008.1 IF FINISHED FLOOR IS LESS THAN 2' ABOVE UPSTREAM SEWER MANHOLE RIM. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION OF THE PRIVATE SEWER LINE.
- DRIVEWAY TO BE CONSTRUCTED OF ALL WEATHER MATERIAL TO WITHSTAND 83,000 LBS GVW (GROSS VEHICLE WEIGHT).
- DRIVEWAY SLOPE NOT TO EXCEED 18% MAX AND THE AVERAGE GRADE FOR THE LENGTH OF THE DRIVEWAY SHALL BE 12%.
- THE PAD ELEVATIONS OF ALL A/C AND/OR ELCTRO-MECHANICAL UNITS WILL BE SET REASONABLY HIGHER THAT THE ADJACENT GRADES TO PROVIDE FLOOD PROTECTION UNDER THE 100 YEAR STORM EVENT.

SITE Q100 INFO  
SCALE: 1"=80'



LEGAL DESCRIPTION

Lot 2424 of DC Ranch Upper Canyon 5  
as recorded in Book 735 of Maps, Page 19 of the Maricopa  
County Records, Maricopa County, Arizona.

SITE INFORMATION

Lot Area:	223,717 square feet
APN:	217-11-146
Desert Land Form:	Upper Desert
N.O.S. Original:	94,560 square feet
N.O.S. Provided:	94,560 square feet
N.A.O.S. Per Plat:	53,219 square feet
Slope Category:	5-10%, 10+ R1-10PCD
C.O.S. Q.S. :	39-53; 40-53
Suggested Building Envelope:	75,938 square feet
Revised Building Envelope:	75,938 square feet

ARCHITECT/DESIGNER

Dale Gordon Design  
20885 North 90th Place Suite #100  
Scottsdale, AZ 85255  
(480) 948-9666

CLIENT

Salcito Custom Homes, Ltd.  
20909 North 90th Place Suite 202  
Scottsdale, AZ 85255  
(480) 585-5065

FIELD SURVEY BENCHMARK

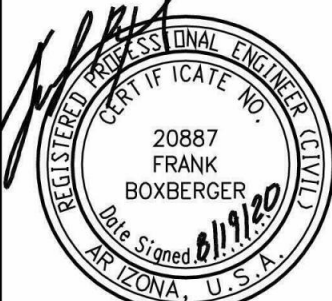
COS Brass Cap in concrete, 7' south of curb, up 0.2', at the intersection  
of Union Hills Drive and 92nd Street. Elevation=1654.593 (NAVD 88)

I hereby certify that all elevations represented on this plan are  
based on NAVD 1988 and meet the FEMA Benchmark Maintenance  
(BMM) Criteria.

DC RANCH NOTES

- Land designated as NOS shall be permanently maintained as open space. The entire Natural Open Space (NOS) will be permanently maintained as natural open space easement, donation, or dedication to the city or other entity. NOS shall be maintained by property owner.
- Non-indigenous plant materials are limited to enclosed areas and shall not exceed 20 feet in height.
- The contractor shall verify the location of all utilities prior to construction.
- All mechanical equipment (air conditioner, pool equipment, etc...) shall be screened a minimum of one foot higher than the highest portion of the equipment, and shall be compatible with the adjacent main building.
- Pool shall be constructed with separate permit and secured from unwanted access.
- The guest house shall never be offered for rent.
- The Owner and Builder are to be responsible for securing N.O.S. easements with 1/4" or larger rope with rebar posts (or approved equal) at appropriate intervals. Rope is to be a minimum of 36" above existing grade.
- 5 percent minimum slope away from the building for a minimum of 10 feet unless otherwise noted.
- All drainage protective devices such as swales, interceptor ditches, pipes, protective berms, concrete channels or other measures designed to protect buildings or property from storm runoff must be completed prior to any structure being built.
- All private water & sewer service lines to have a minimum of 1' horizontal separation per UPC Table 11-1. Private water line to be a minimum of 1" diameter; private sewer line to be a minimum of 4" diameter, unless otherwise noted.
- Any drainage structures: i.e. catch basins, culverts, channels or any other drainage related features will be maintained by the home owner.
- All driveways shall conform to the Fire Department Guidelines of Emergency Vehicle Access.
- Any wall adjacent to an area of pedestrian activity is to conform with Civil Standards. A block wall or wrought iron fence is required where drop-offs exceed 30 inches.
- All mechanical equipment concrete pads are to have a finished grade of 0.33' lower than the adjacent finished floor of the proposed structure in all flood zones other than Ao; for Ao flood zones the mechanical pad elevation will be equal to the adjacent finished floor elevation, (UNLESS OTHERWISE NOTED).
- Maximum driveway slope not to exceed 18%.
- All exposed concrete to be integrally colored Pima Beige (or equivalent).
- Walls shown on this plan along common property lines should be reviewed, coordinated and approved by the adjacent lot owner prior to construction. Contractor/Owner is responsible for common wall approvals and coordination with adjacent owners.
- The Finished Floors established on this plan do not take into consideration the Building Height Limitations set by the HOA, Architectural Review Guidelines and/or the City guidelines. It is the responsibility of the Architect/Home Designer to verify that the Buildings Heights do not exceed the maximum allowable.
- Any cut slope on this site with a slope greater than 4:1, a Geotechnical Engineer must certify the soil stability, or construct a stable slope using Soils Cement, Rip Rap, 6 inch thick 3000 p.s.i. natural colored shotcrete with welded fabric or any other approved equivalent method over the cut slope to provide stability.

GRADING PLAN  
LOT 2424 DC RANCH UPPER CANYON 5  
19418 NORTH 107TH STREET  
SCOTTSDALE, ARIZONA



SHEET  
1 OF 2

DATE  
APRIL 2020

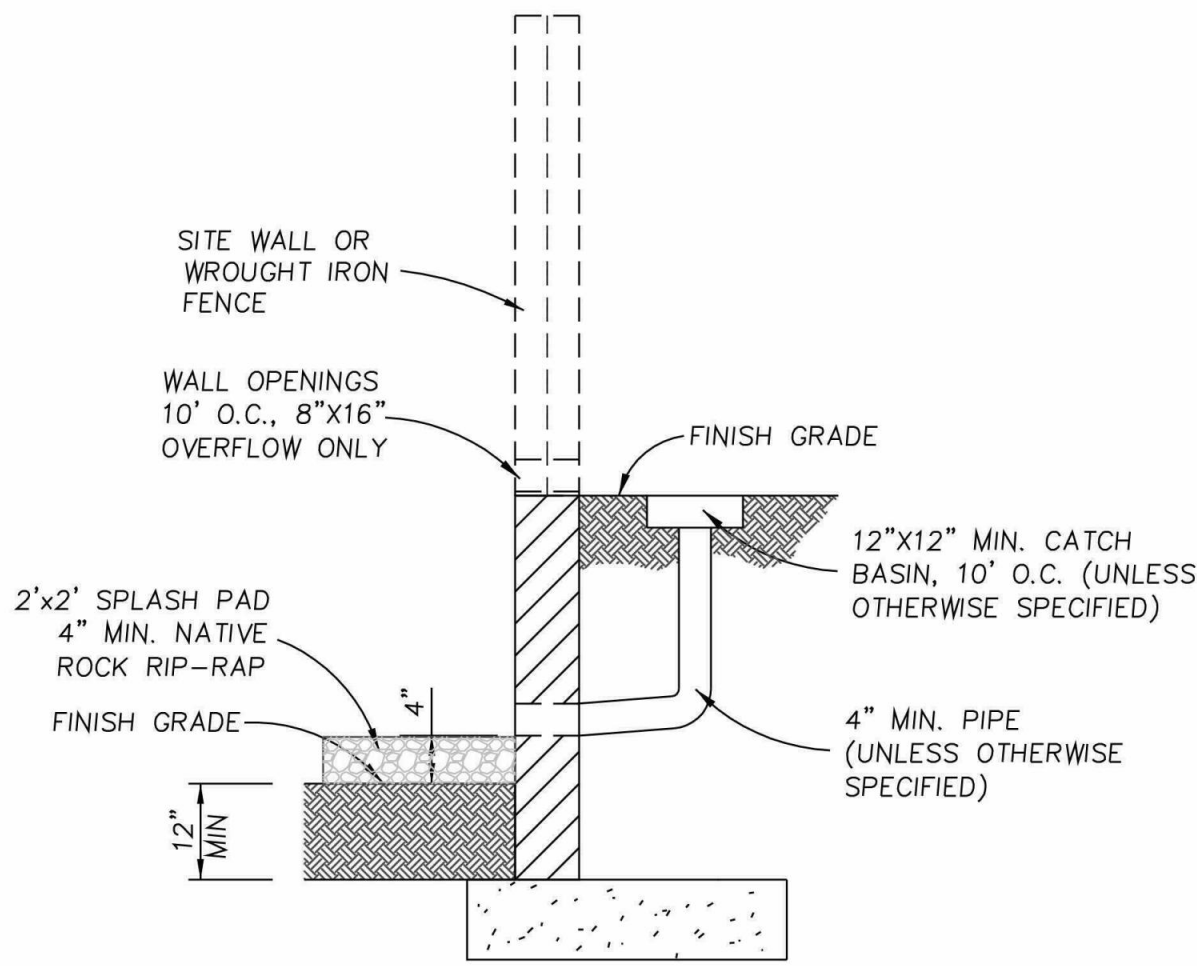
BD  
IN  
DESIGNED BY:  
DRAWN BY: KR  
JOB NUMBER  
2424DCR  
FILE NAME: 2424DCR



WALL/FENCE CALCULATIONS  
Linear footage of fences (non-retaining): 504 linear feet  
Linear footage of retaining walls (w/out fences): 100 linear feet  
Linear footage of retaining walls with fences on top: 878 linear feet

NOTE: Wall lengths shown above are for permitting purposes only. Contractor/Owner is responsible for verifying accuracy of wall quantities as shown.

Refer to architectural drawings for site retaining wall details. See sheet S6.0



5 STANDARD DRAINAGE DETAIL  
NTS

CONSTRUCTION NOTES

- Construct wall openings 10' o.c. ((2) 4"x 4") (inverts to be level with adjacent grade)
- Grade to drain
- Not in use
- Install concrete paver driveway hard surface @ 83,000 PSF GW minimum.
- Install 12"x12" catch basin w/ 4" PVC (see detail)
- Install 7000 series Slotdrain with 4" PVC outlet
- Install 6" minimum diameter native stone rip-rap 24" minimum depth with filter fabric
- Construct boulder headwall
- Install 30" HDPE
- Install 36"x36" catch basin
- Construct (4) 8"x16" wall openings
- No wall openings
- Construct 12" wide, 18" deep concrete cutoff wall (see detail)
- Construct 3' wrought iron fence
- Install 12"x12" catch basin
- Install 6" PVC
- Install sewer backwater valve per IRC Section P3008.1
- Install grinder pump

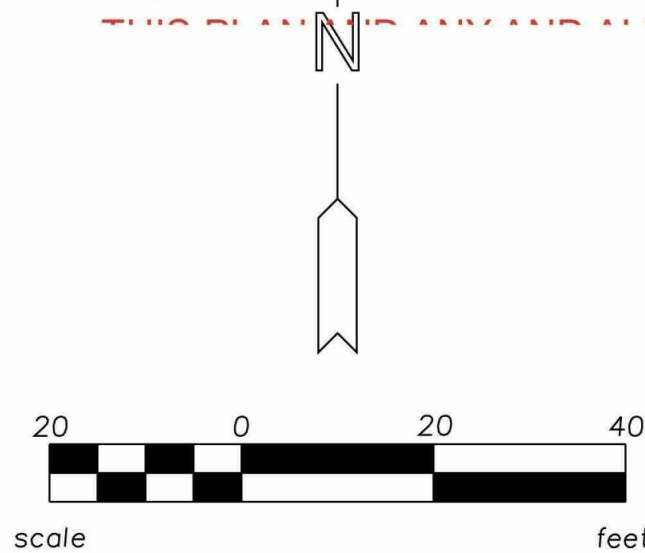
FINAL PLANS

APPROVED

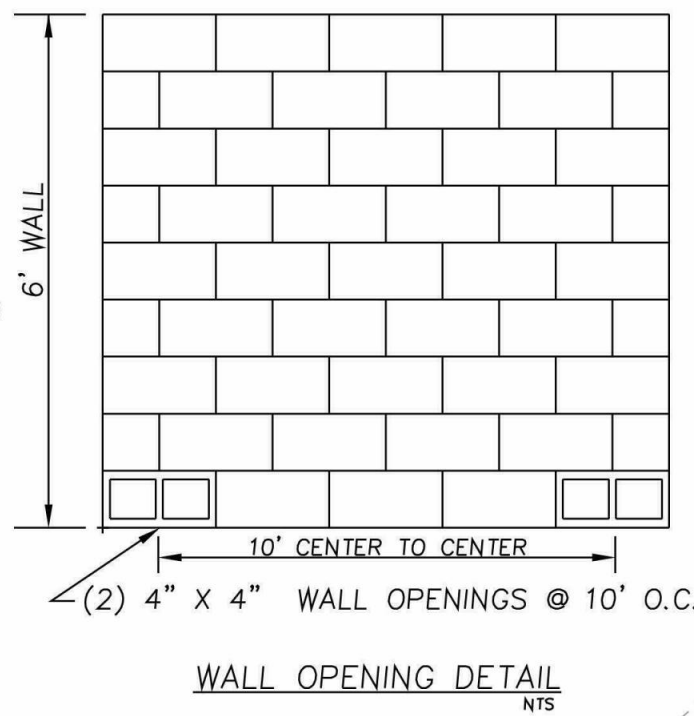
BY THE CITY OF SCOTTSDALE PLANNING DEPARTMENT

4879-20 NT 09/11/2020  
PLAN CHECK NUMBER APPROVED BY DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH



SCALE: 1" = 20'



WALL OPENING DETAIL  
NTS

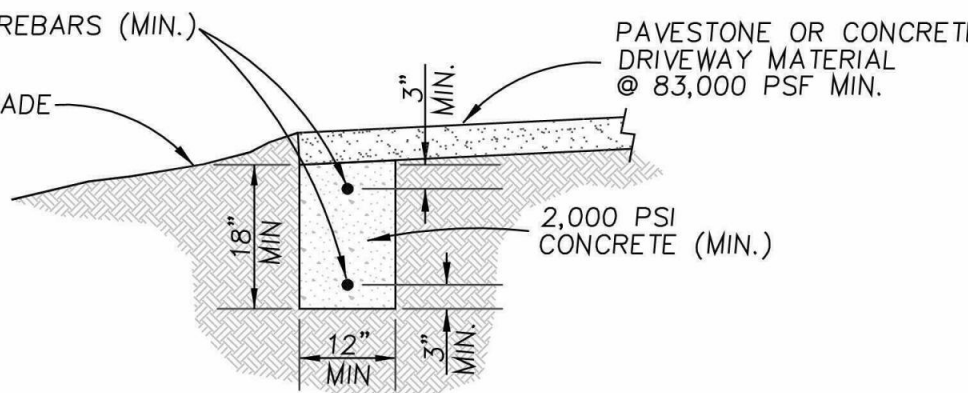


PROVIDE AN APPROVED  
POOL/SPA...BARRIER PER  
CITY OF SCOTTSDALE ORD.

CITY OF SCOTTSDALE  
BUILDING PLANS  
THESE PLANS HAVE BEEN REVIEWED  
AND ARE READY FOR A PERMIT.  
THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY  
CODE OR ORDINANCE.

NOTE:  
SEWER SERVICE IS PER COS OS MAP. CONTRACTOR  
TO VERIFY LOCATION AND DEPTH PRIOR TO  
CONSTRUCTION.

NOTE:  
IF THE SQUARE FOOTAGE WITHIN EXTERIOR  
ENCLOSING WALLS UNDER ROOF EXCEEDS 12,000 SF,  
THE PROPOSED RESIDENCE FALLS UNDER THE "BIG  
BOX RESIDENTIAL HOME" CRITERIA AS OUTLINED IN  
SECTION 8.1.1.3 OF NFPA 13D. AS IT PERTAINS TO  
SPRINKLER PROTECTION, THIS REQUIRES A MINIMUM  
WATER METER SIZE OF 1-1/2", AND A MINIMUM  
SUPPLY FROM THE METER TO THE BUILDING SHALL  
BE NOT LESS THAN 2" ID PIPE.



13 CUTOFF WALL DETAIL  
Scale: 1/2" = 1'-0"

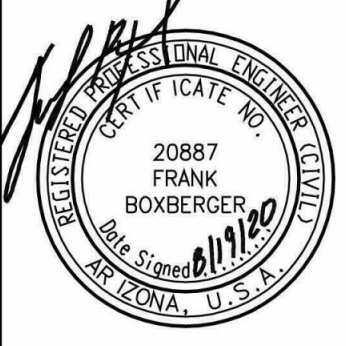
Contact Arizona 811 at least two full  
working days before you begin excavation

ARIZONA811  
Call 811 or click Arizona811.com

SUMMIT CIVIL GROUP  
8707 EAST VISTA BONITA DRIVE STE 145  
SCOTTSDALE, ARIZONA 85255 • (602) 725-0372

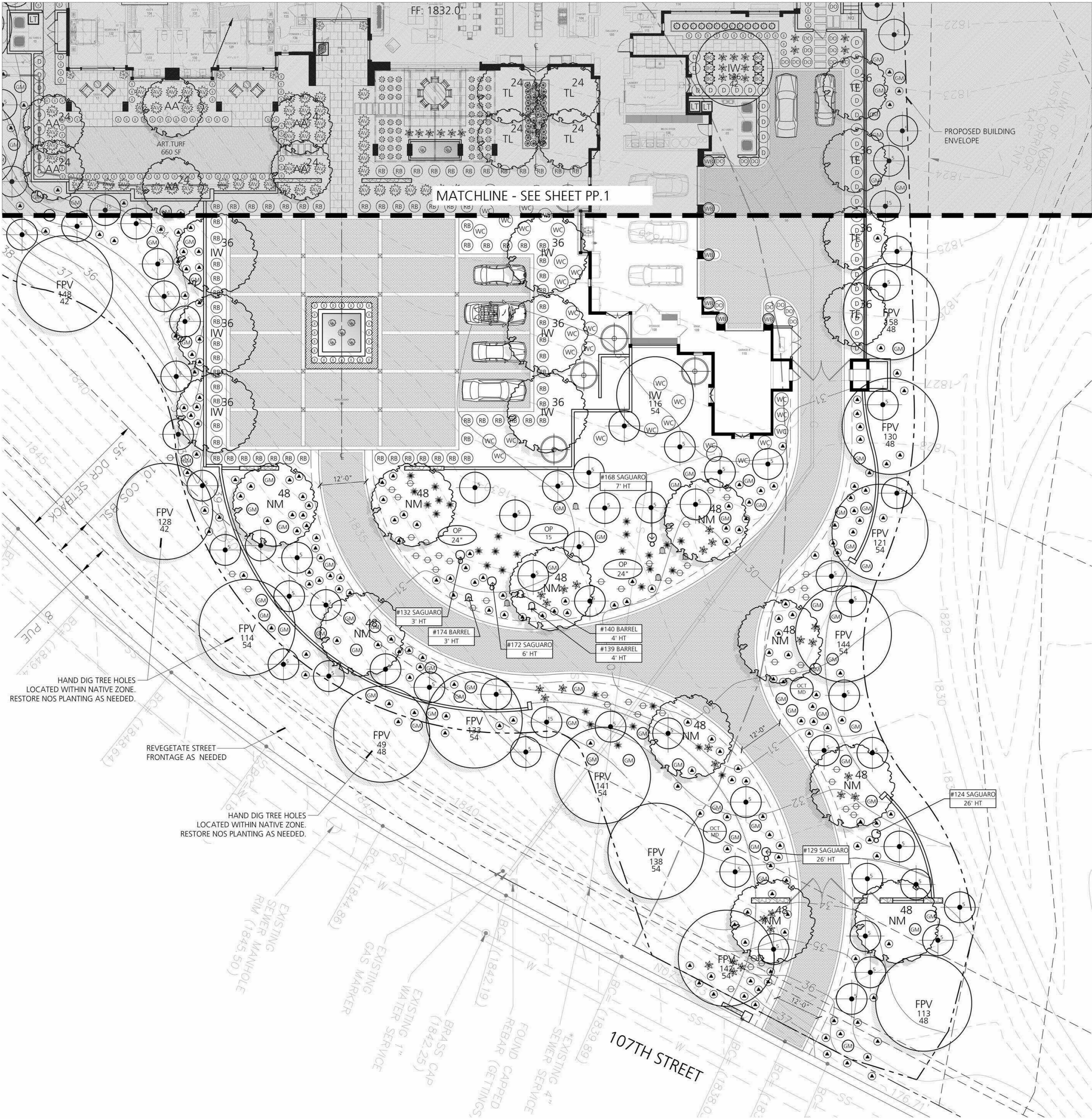
REVISIONS 8/18/20 PS
CITY COMMENTS

GRADING PLAN  
LOT 2424 DC RANCH UPPER CANYON 5  
19418 NORTH 107TH STREET  
SCOTTSDALE, ARIZONA



SHEET 2	OF 2	DATE APRIL 2020
BD IN	DESIGNED BY: FRANK BOXBERGER	DRAWN BY: KR
JOB NUMBER 2424DCR		FILE NAME 2424DCR





PLANT LEGEND

SYM.	COMMON NAME BOTANICAL NAME	SIZE	QTY.	REMARKS	ZONE N NT S P		
SALVAGE							
Ⓘ	IRONWOOD <i>Oleia tesota</i>	SEE PLAN	2	-		X	X X X
Ⓕ	FOOTHILLS PALO VERDE <i>Parkinsonia microphylla</i>	SEE PLAN	18	-		X	X X X
Ⓖ	SAGUARO <i>Carnegiea gigantea</i>	SEE PLAN	10	-		X	X X X
Ⓗ	BARREL CACTUS <i>Ferocactus acanthodes</i>	SEE PLAN	4	-		X	X X X
TREES							
Ⓐ	MULGA <i>Acacia aneura</i>	24" BOX	6	-			X X
Ⓓ	TEXAS EBONY <i>Ebenopsis ebano</i>	36" BOX	4	-			X X
Ⓘ	IRONWOOD <i>Oleia tesota</i>	SEE PLAN	7	-		X	X X X
Ⓝ	NATIVE MESQUITE <i>Prosopis velutina</i>	48" BOX	10	-		X	X X X
Ⓙ	TEXAS MOUNTAIN LAUREL <i>Sophora secundiflora</i>	SEE PLAN	6	-			X X
CACTI / ACCENTS							
Ⓐ	ARTICHOKE AGAVE <i>Agave parryi</i> var. <i>truncata</i>	5 GAL	30	-		X	X
Ⓐ	BLUE GLOW AGAVE <i>Agave 'Blue Glow'</i>	5 GAL	30	-			X X
Ⓐ	WEBER'S AGAVE <i>Agave weberi</i>	5 GAL	12	-			X X
Ⓐ	WEBER'S AGAVE <i>Agave weberi</i>	15 GAL	6	-		X	X
Ⓐ	SHARKSKIN AGAVE <i>Agave 'Sharkskin'</i>	5 GAL	60	-		X	X
Ⓐ	THREAD AGAVE <i>A. FILIFERA</i>	5 GAL	20	-			X X
Ⓐ	QUEEN VICTORIA AGAVE <i>A. VICTORIAE-REGINEA</i>	5 GAL	18	-		X	X
Ⓐ	ALOE VERA <i>Aloe barbadensis</i>	5 GAL	57	-			X X
Ⓐ	BLUE ELF ALOE <i>Aloe x 'Blue Elf'</i>	5 GAL	55	-			X X
Ⓐ	CORAL ALOE <i>Aloe striata</i>	5 GAL	13	-			X X
Ⓐ	DESERT MILKWEED <i>Asclepias subulata</i>	5 GAL	30	-		X	X X
Ⓐ	MOROCCAN EUPHORBIA <i>Euphorbia resinifera</i>	5 GAL	29	-			X X
Ⓐ	BARREL CACTUS <i>Ferocactus acanthodes</i>	5 GAL	5	-		X	X X X
Ⓐ	OCOTILLO - MEDIUM <i>Fouquieria splendens</i>	5-9' HT.	3	-		X	X X X
Ⓐ	ORGAN PIPE CACTUS <i>Stenocereus thurberi</i>	15 GAL	1	10 STEM MIN.		X	X X
Ⓐ	ORGAN PIPE CACTUS <i>Stenocereus thurberi</i>	24" BOX	3	5 STEM MIN.		X	X X
SHRUBS							
Ⓐ	TRIANGLE LEAF BURSAGE <i>Ambrosia deltoidea</i>	1 GAL	271	-		X	X X X
Ⓐ	BLONDE AMBITION GRASS <i>Bouteloua gracilis</i> 'Blonde Ambition'	1 GAL	32	-		X	
Ⓐ	HOPBUSH <i>Dodonaea viscosa</i>	5 GAL	43	-		X	X X X
Ⓐ	DWARF OLLIE <i>Olea europaea</i> 'Montra'	5 GAL	132	-		X	
Ⓐ	DWARF YAUPON HOLLY <i>Ilex vomitoria</i> 'Nana'	5 GAL	276	-		X	
Ⓐ	CREOSOTE <i>Larrea tridentata</i>	5 GAL	89	-		X	X X X
Ⓐ	CREOSOTE <i>Larrea tridentata</i>	15 GAL	15	-		X	X X X
Ⓐ	WHITE CLOUD SAGE <i>Leucophyllum frutescens</i> 'White Cloud'	5 GAL	32	-		X	
Ⓐ	RIO BRAVO SAGE <i>Leucophyllum langmaniae</i> 'Rio Bravo'	5 GAL	88	-		X	
Ⓐ	JOJOBA <i>Simmondsia chinensis</i>	5 GAL	12	-		X	X X X
Ⓐ	GLOBEMALLOW <i>Sphaeralcea ambigua</i>	1 GAL	110	-		X	X X X
Ⓐ	ARABIAN LILAC <i>Vitex trifolia</i> 'Purpurea'	5 GAL	5	-		X	
GROUND COVER							
Ⓐ	DESERT MARIGOLD <i>Baileya multiradiata</i>	1 GAL	54	-		X	X X
VINES							
Ⓐ	WHITE BOUGAINVILLEA <i>Bougainvillea</i> 'Jamaica White'	5 GAL	6	STAKED		X	

LANDSCAPE CALCULATIONS

SYM.	DESCRIPTION	ITEM	QTY.
		TOTAL LOT AREA:	75,938 SF
		ALLOWED TURF AREA:	7,593.8 SF
		PROVIDED TURF AREA:	0 SF
		PROVIDED TURF %:	0%

FINAL PLANS

APPROVED

LOT 2424

BY THE CITY OF SCOTTSDALE PLANNING DEPARTMENT

4879-20

NT

09/11/2020

PLAN CHECK NUMBER

APPROVED BY

DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF SCOTTSDALE STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION

602) 263-1100

1-800-STAKE-IT

(OUTSIDE MARICOPA COUNTY)

0'

10'

20'

30'

LANDSCAPE + CONSTRUCTION MANAGEMENT

7000 EAST MCDOWELL ROAD  
SUITE 100  
SCOTTSDALE, ARIZONA 85257  
TEL: 480.481.3433  
FAX: 480.481.3533

BERGHOFFDESIGN.COM

HORSESHOE CANYON

19418 NORTH 107TH STREET

SCOTTSDALE, ARIZONA 85255

PP.2

PLANTING PLAN

AUGUST 20 . 2020