

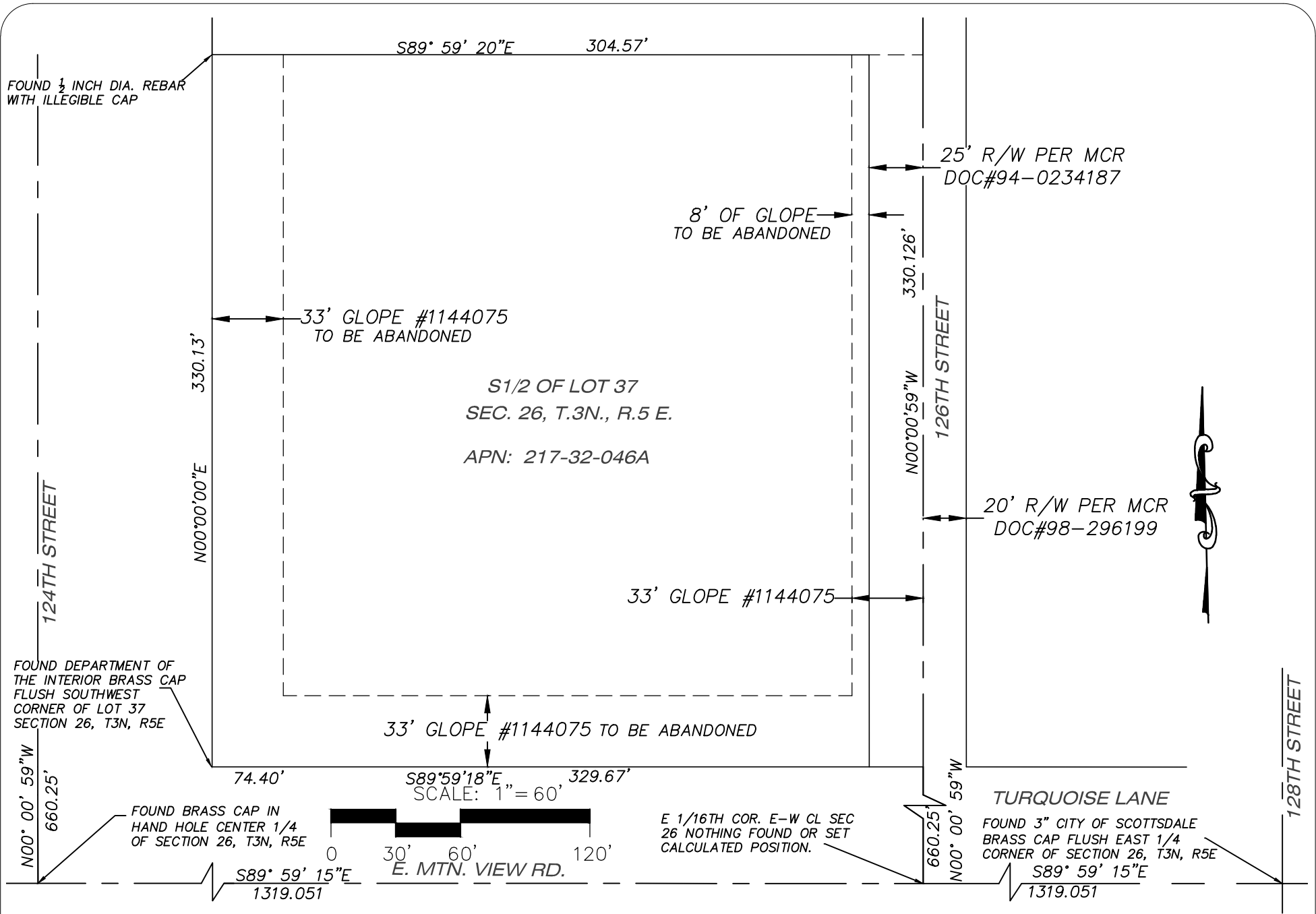


Full Size or Largest Size Plans

Site Plan

Landscape Plan

Elevations



ROSENDAHL ENGINEERING

857 N. BARKLEY ST. (480) 599-1263 TEL
 MESA, ARIZONA 85203 (480) 834-2163 FAX

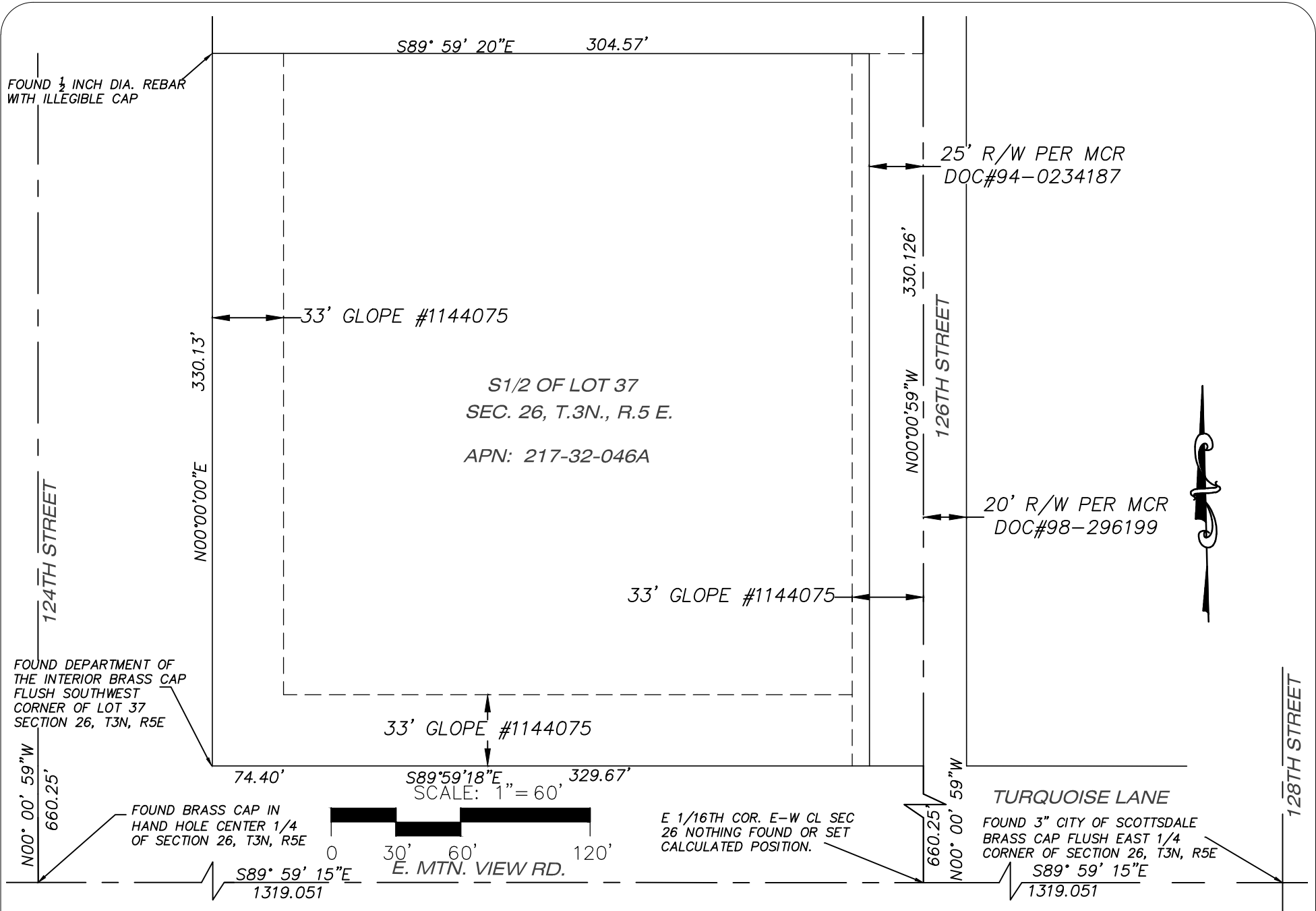
GLOPE ABANDONMENT

PROJECT NO. 1909134

DATE
10/2/20

SHEET
1 OF 1

5-AB-2020



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EXHIBIT A
GLOPE ABANDONMENT

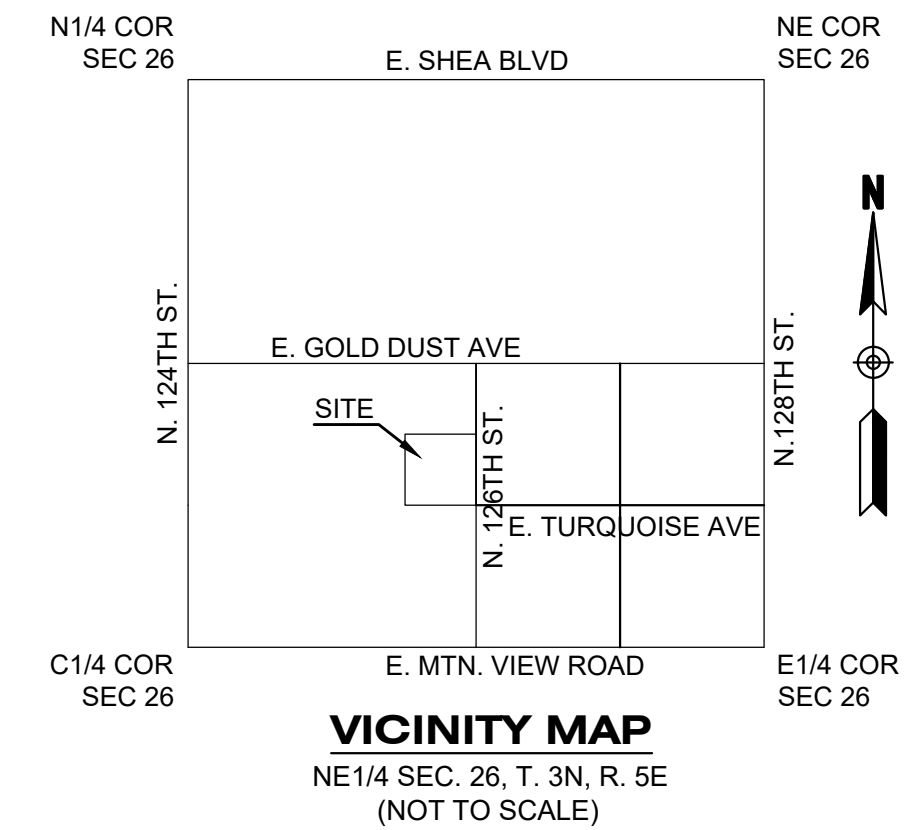
PROJECT NO. 1909134
DATE 8/10/20
SHEET 5-AB-2020

8/25/2020

OSTERKAMP SITE IMPROVEMENT PLANS

PT OF THE NE ¼ SEC. 26, TWP 3 N., RNG 5 E.. OF THE
GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

ASSESSOR'S PARCEL NUMBER: 217-32-046A



ESLO NOTES:

- POOLS REQUIRE SEPARATE APPROVAL AND PERMIT.
 - POOLS SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, NAOS, SCENIC CORRIDORS, ON TO ADJACENT LOT, OR TRACT OF LAND.
 - ALL MECHANICAL EQUIPMENT (AIR CONDITIONER, POOL EQUIP. ETC.) SHALL BE SCREENED A MINIMUM OF 1' 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.
 - BEARINGS AND DISTANCES ARE RECORD PER PLAT UNLESS OTHERWISE NOTED.
 - A GUESTHOUSE SHALL NOT EXCEED A GROSS FOOTPRINT SIZE GREATER THAN 50% OF THE FOOTPRINT SIZE OF THE PRINCIPAL BUILDING.
 - 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 AND DEVELOPMENT DEPARTMENT. THE CITY MAY REQUIRE COLOR SAMPLES TO VERIFY COMPLIANCE.
 - MATERIAL USED FOR EXTERIOR SURFACES OF ALL STRUCTURES SHALL BLEND IN COLOR, HUE, AND TONE WITH SURROUNDING NATURAL DESERT SETTING TO AVOID HIGH CONTRAST.
 - MATERIALS USED FOR EXTERIOR SURFACES OF ALL STRUCTURES SHALL BLEND IN COLOR, HUE AND TONE WITH THE SURROUNDING NATURAL DESERT TO AVOID HIGH CONTRAST.
 - SURFACE MATERIALS OF WALLS RETAINING WALLS OR FENCES SHALL BE SIMILAR TO AND COMPATIBLE WITH THOSE OF THE ADJACENT MAIN BUILDINGS.
 - PLANT MATERIALS THAT ARE 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 OFFSITE FROM LOWER ELEVATION.
 - REFLECTIVE BUILDING MATERIALS ARE PROHIBITED.
 - 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.
 - MIRRORED SURFACES OR ANY TREATMENTS THAT CHANGE ORDINARY GLASS INTO A MIRRORED SURFACE ARE PROHIBITED.
 - 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 THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - ANY PROPOSED MODIFICATIONS TO NATURAL WATERCOURSES AND ALL WALLS AND FENCES CROSSING NATURAL WATER COURSES SHALL BE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND POLICIES SPECIFIED IN CHAPTER 37.9 DRAINAGE AND FLOODPLAIN ORDINANCE) OF THE SCOTTSDALE REVISED CODE.
 - LAND DESIGNATED AS NAOS SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE PROPERTY OWNER SHALL MAINTAIN ALL DESIGNATED NAOS.
 - 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.
 - 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).
 - WHERE ON-SITE WALLS ARE PLACED ADJACENT TO NAOS AREAS AT LEAST 50 PERCENT OF THE WALL SURFACE SHALL BE A VIEW FENCE.
 - 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.
 - 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.
 - NO PAINT COLOR OR SURFACE TREATMENT SHALL BE USED WHICH HAS A LIGHT REFLECTIVE VALUE (LRV) GREATER THAN 35%.
- PROPERTIES THAT ARE **EXEMPT** FROM THE ESL AREAS IN ACCORDANCE WITH THE 2004 AMENDMENTS TO THE ESL OVERLAY (ESL EXEMPTIONS SCHEDULE SEC. 6.1022.B.) SHALL REPLACE #23 AND #24 WITH #25 AND # 26 RESPECTIVELY.
- A REGISTERED LAND SURVEYOR SHALL STAKE AND ROPE OR FENCE THE NAOS EASEMENT IN ACCORDANCE WITH THE SITE PLAN AND THE EASEMENT LEGAL DESCRIPTION.
 - NO PAIN COLORS SHALL BE USED WHICH HAVE A LIGHT REFLECTIVE VALUE GREATER THAN 40%
 - SITE WALLS MUST BE SETBACK 15 FEET FROM SIDE AND REAR PROPERTY LINES. THIS APPLIES ONLY TO RESIDENTIAL PARCELS CONTAINING AN AREA OF 35,000 SQ.FT. OR LARGER.
 - WASHES OF 50 CFS OR GREATER LOW SHALL BE IDENTIFIED AND WATER COURSE(S) SHALL BE UNALTERED. IF WATERCOURSE(S) ARE ALTERED, PROVIDE A COPY OF THE WASH MODIFICATION APPROVAL LETTER AND REFERENCE THE CASE NUMBER ON THE SITE PLAN.
 - APPLICATIONS THAT HAVE RECEIVED A HARDSHIP EXEMPTION SHALL PROVIDE THE CASE NUMBER ON THE SITE PLAN.
 - SITE WALLS SHALL NOT BE PROVIDED IN NAOS AREAS OR DISRUPT THE CONTINUITY OF NAOS CORRIDORS.
 - IDENTIFY THE SPECIFIC LOCATION OF THE CONSTRUCTION ENVELOPE ON SITE PLAN. THE CONSTRUCTION ENVELOPE CONSISTS OF AN AREA ENCLOSED BY A LINE EXTENDING 15 FEET OUT FROM ALL DISTURBANCES ON LOT.

FLOOD INSURANCE RATE MAP INFORMATION

COMMUNITY NUMBER	PANEL/DATE	SUFFIX	PANEL DATE	FIRM ZONE
045012	1785	L	10/16/13	X
	10/16/13			

SCOTTSDALE FIRE DEPT ACCESS REQUIREMENTS

DRIVE LENGTH	DRIVE WIDTH	SURFACE	TURN-AROUND REQ'D	HOSE LAY	SPRINKLER REQUIREMENTS MOD-130	ATTIC PILOT HEADS AND PATIO SPRINKLERS
76 FT	16 FT	AC	NO	194 FT		

PLANT SALVAGE NOTE:

ON-SITE PLANT SALVAGE INFORMATION SHOWN HEREON IS FOR CITY OF SCOTTSDALE PLAN APPROVAL PURPOSES ONLY ENGINEER ASSUMES NOT LIABILITY FOR THE EVALUATION, SALVAGE ABILITY, REMOVAL AND/OR RELOCATION OF ON-SITE PLANT MATERIALS. CONTACT SALVAGE CONTRACTOR FOR MORE INFORMATION.

GUEST HOUSE NOTE:

GUEST HOUSE SHALL NEVER BE OFFERED FOR RENT QUEST HOMES ON LOTS UNDER 33,000 S.F. MAY NOT PROVIDE COOKING FACILITIES.

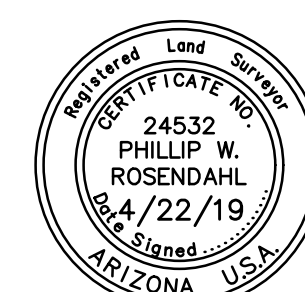
A GUEST HOUSE OR ACCESSORY STRUCTURE SHALL NOT EXCEED A GROSS FOOTPRINT SIZE GREATER THAN 50% OF THE FOOT PRINT SIZE OF THE PRINCIPAL BUILDING.

UTILITIES NOTE:

HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN IN THE PLAN ARE APPROXIMATE ONLY AND WILL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION WORK. CALL ARIZONA 811 (BLUESTAKE) TWO DAYS PRIOR TO CONSTRUCTION.

SURVEY CERTIFICATION:

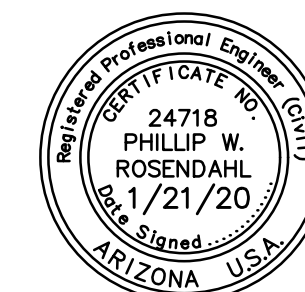
THIS IS TO CERTIFY THAT THE SURVEY INFORMATION SHOWN HEREON WAS EXECUTED UNDER MY SUPERVISION.



EXP: 3/31/2022

SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT THE ENGINEERING INFORMATION SHOWN HEREON WAS EXECUTED UNDER MY SUPERVISION.



EXP: 3/31/2022

SHEET INDEX

SHEET	DESCRIPTION
1. COVER SHEET	CS
2. SITE PLAN	SP
3. GRADING & DRAINAGE PLAN	G&D
4. SECTIONS	XS
5. WATER LINE EXTENSION	WL
6. NATIVE PLANT INVENTORY	PI
7. RE-VEGETATION PLAN	RV

CIVIL ENGINEER

ROSENDAHL ENGINEERING, PLLC
857 N. BARKLEY ST.
MESA, AZ 85203
TEL (480) 599-1263
CONTACT: WAYNE ROSENDAHL
EMAIL: wayne@rosendahlengineering.com

DEVELOPER

INTEGRITY LUXURY HOMES
7850 E. EVANS RD. #110
SCOTTSDALE, AZ 85260
JERRY NEWELL
PH: 480-657-0010

SITE DATA

ADDRESS: TBD
APN: 217-32-046A
LOT SIZE: 100,562 SF OR 2.31 ACRES
AREA DISTRIBUED: 74,228 S.F.
ZONING: R1-43 ESL
QUARTER SECTION: 28-58
ESL LANDFORM: UPPER DESERT

PARCEL LEGAL DESCRIPTION:

BEING THE SOUTH HALF OF LOT 37, SECTION 26, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

BASIS OF BEARINGS:

BEING THE MONUMENT LINE OF E. MOUNTAIN VIEW ROAD AND THE E-W CENTER OF SECTION LINE OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 5 EAST BETWEEN THE EAST QUARTER CORNER AND THE CENTER OF SECTION. BEARING BEING S89°59'15"E PER NAD83 GPS OBSERVATION.

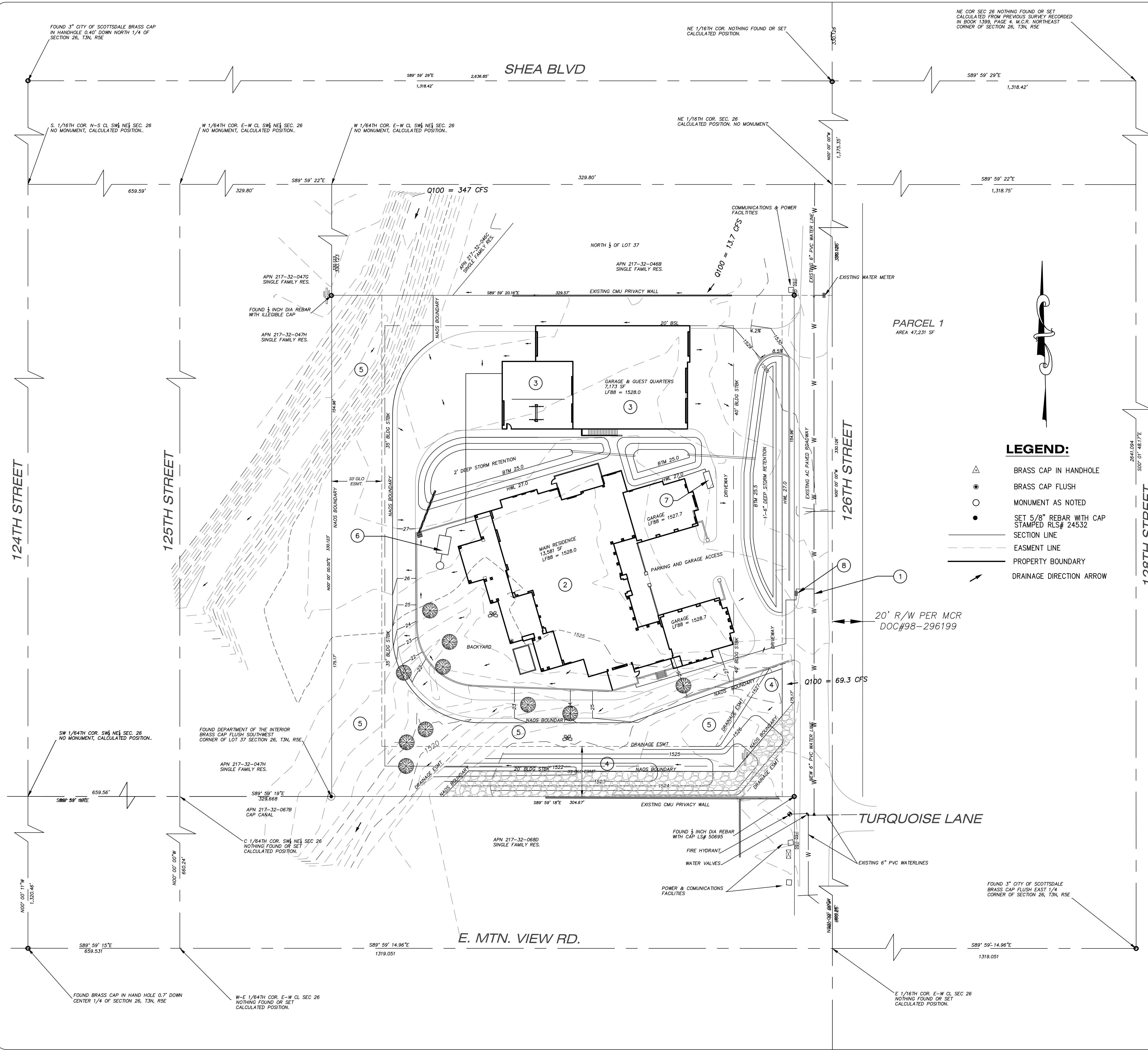
BENCH MARK:

BEING A BRASS CAP IN HANDHOLE AT THE INTERSECTION OF SHEA BOULEVARD AND 124TH ST. ALSO BEING THE NORTH QUARTER CORNER OF SECTION 26. ELEVATION 1543.12 PER NAVD88 GPS OBSERVATION

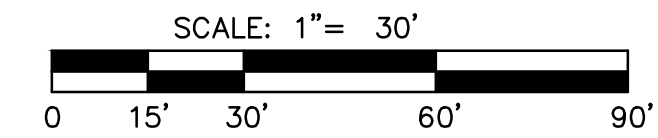
SITE IMPROVEMENT COVER		DESIGN: PWR
OSTERKAMP RESIDENCE		DRAWN: TB
ROSENDAHL ENGINEERING		
		EXP: 3/31/2022 PROJECT NO. 1909134 DATE: 9/4/19
• ENGINEERING • SURVEYING		• URBAN DESIGN • COMMERCIAL / RESIDENTIAL
857 N. BARKLEY ST. MESA, ARIZONA 85203		(480) 599-1263 TEL (480) 834-2163 FAX
SHEET CS		1 OF 7



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SITE PLAN





LEGEND:

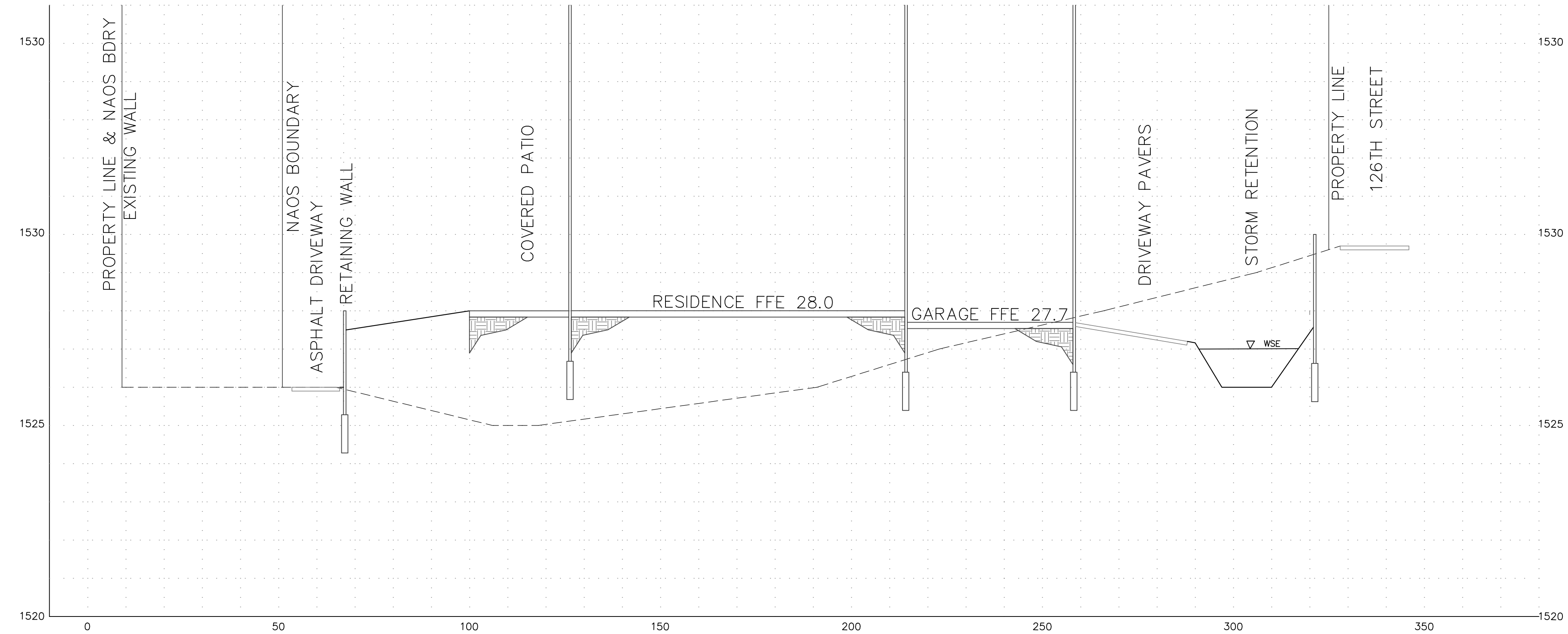
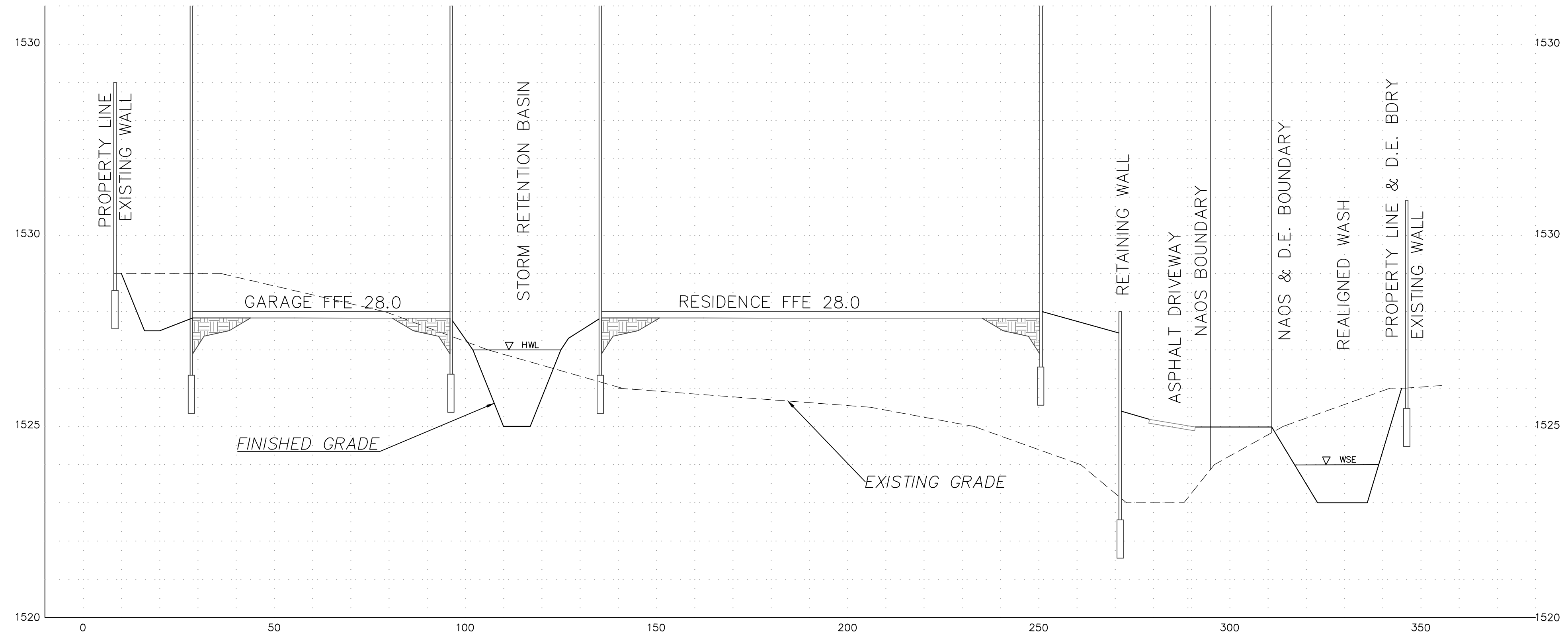
- △ BRASS CAP IN HANDHOLE
- BRASS CAP FLUSH
- MONUMENT AS NOTED
- SET 5/8" REBAR WITH CAP STAMPED RLS# 24532
- SECTION LINE
- - - EASEMENT LINE
- PROPERTY BOUNDARY
- DRAINAGE DIRECTION ARROW

SITE PLAN NOTES:

- 1 EXTENSION OF EXISTING 6" DIA. PVC WATER LINES IN 126TH STREET FROM E. GOLDDUST ROAD AND AT THE INTERSECTION OF 126TH STREET AND TURQUOISE LANE. SEE WATER LINE EXTENSION PLAN.
- 2 NEW CUSTOM HOME
- 3 NEW DETACHED GARAGE AND GUEST QUARTERS.
- 4 MODIFIED WASH ALIGNMENT, SEE GRADING & DRAINAGE PLAN.
- 5 DESIGNATED NAOS AREA.
- 6 2,500 GALLON SEPTIC TANK AND DISPOSAL PIT.
- 7 500 GALLON UNDERGROUND PROPANE TANK, TO BE INSTALLED PER MANUFACTURER'S GUIDELINES, A MINIMUM OF 10' FROM THE HOUSE.
- 8 INSTALL NEW 1" WATER METER BOX AND SERVICE LINE PER COS STD DTL 2330.

THE SLOPES ON THIS SITE ARE PREDOMINATELY 0-2% AND 2-5%, THE SLOPE INTO THE WASHES EXCEED 5% BUT THE SITE IS IN THE 25% CLASSIFICATION FOR DETERMINING THE NAOS REQUIREMENT.

SITE PLAN	DESIGN: PWR DRAWN: TB
OSTERKAMP RESIDENCE	
ROSENDAHL ENGINEERING	EXP: 3/31/2022 PROJECT NO. 1909134 DATE: 9/4/19 SHEET
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	SP 2 OF 7 5-AB-2020 6/01/2020



SECTIONS	DESIGN: PWR
	DRAWN: TB
OSTERKAMP RESIDENCE	
	EXP: 3/31/2022 PROJECT NO. 1909134 DATE: 9/4/19
ROSENDAHL ENGINEERING	SHEET
	XS
• ENGINEERING • SURVEYING 857 N. BARKLEY ST. MESA, ARIZONA 85203	• URBAN DESIGN • COMMERCIAL / RESIDENTIAL (480) 599-1263 TEL (480) 834-2163 FAX