

- LEGEND**
- PROPERTY BOUNDARY
 - - - PROPOSED GROUND CONTOUR
 - DRAINAGE CONVEYANCE
 - WM WATER METER
 - SMH SEWER MANHOLE
 - DW DRIVEWAY
 - EP EDGE OF PAVEMENT
 - TVC TOP OF VERTICAL CURB
 - TRC TOP OF ROLL CURB
 - X.00 EXISTING GRADE
 - XFG FINISH GRADE
 - XFS FINISH SURFACE

CITY OF SCOTTSDALE NOTES

POOLS REQUIRE A SEPARATE APPROVAL AND PERMIT.

POOLS SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, NAOS, SCENIC CORRIDORS ONTO ADJACENT LOT, OR TRACT OF LAND.

ALL MECHANICAL EQUIPMENT (AIR CONDITIONER, POOL EQUIPMENT 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 BUILDINGS. SHOW LOCATION OF EQUIPMENT ON SITE PLAN.

GUEST HOUSE SHALL NEVER BE OFFERED FOR RENT. GUEST HOMES ON LOTS UNDER 35,000 SQ. FT. MAY NOT PROVIDE COOKING FACILITIES.

A GUEST HOUSE 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 MUNSSEL BOOK OF COLOR ON FILE IN THE CITY OF SCOTTSDALE'S PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. (THE CITY MAY REQUIRE COLOR SAMPLES).

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.

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 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 WATERCOURSES SHALL BE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND POLICIES SPECIFIED IN CHAPTER 37 (DRAINAGE AND FLOODPLAIN ORDINANCE) OF THE CITY OF 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 CUT-OFF FIXTURES AND DIRECTED DOWNWARD, EXCEPT LIGHTS UTILIZED FOR SECURITY PURPOSES.

EXTERIOR LIGHTS SHOULD BE LOW SCALE AND DIRECTED DOWNWARD, RECESSED OR SHIELDED SO THE LIGHT SOURCE IS NOT VISIBLE FROM RESIDENTIAL DEVELOPMENTS IN THE AREA OR FROM A PUBLIC VIEW POINT. EXTERIOR FIXTURES SHOULD 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 NAOS AREAS AT LEAST 50% OF WALL SURFACE SHALL BE VIEW FENCE.

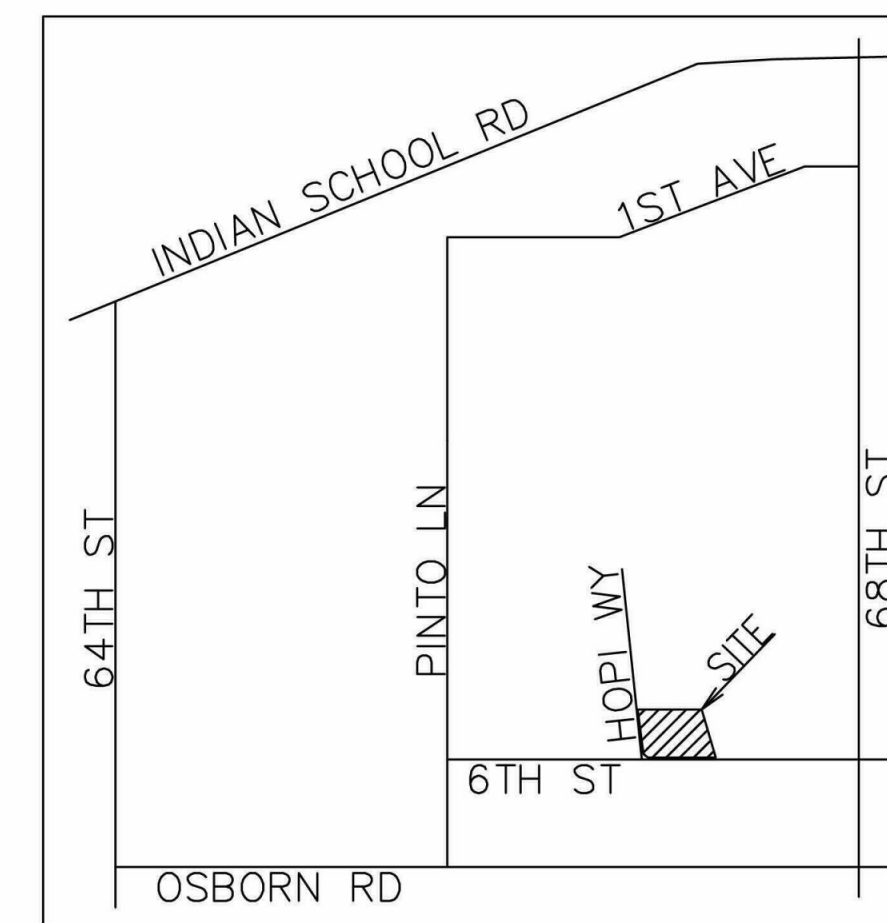
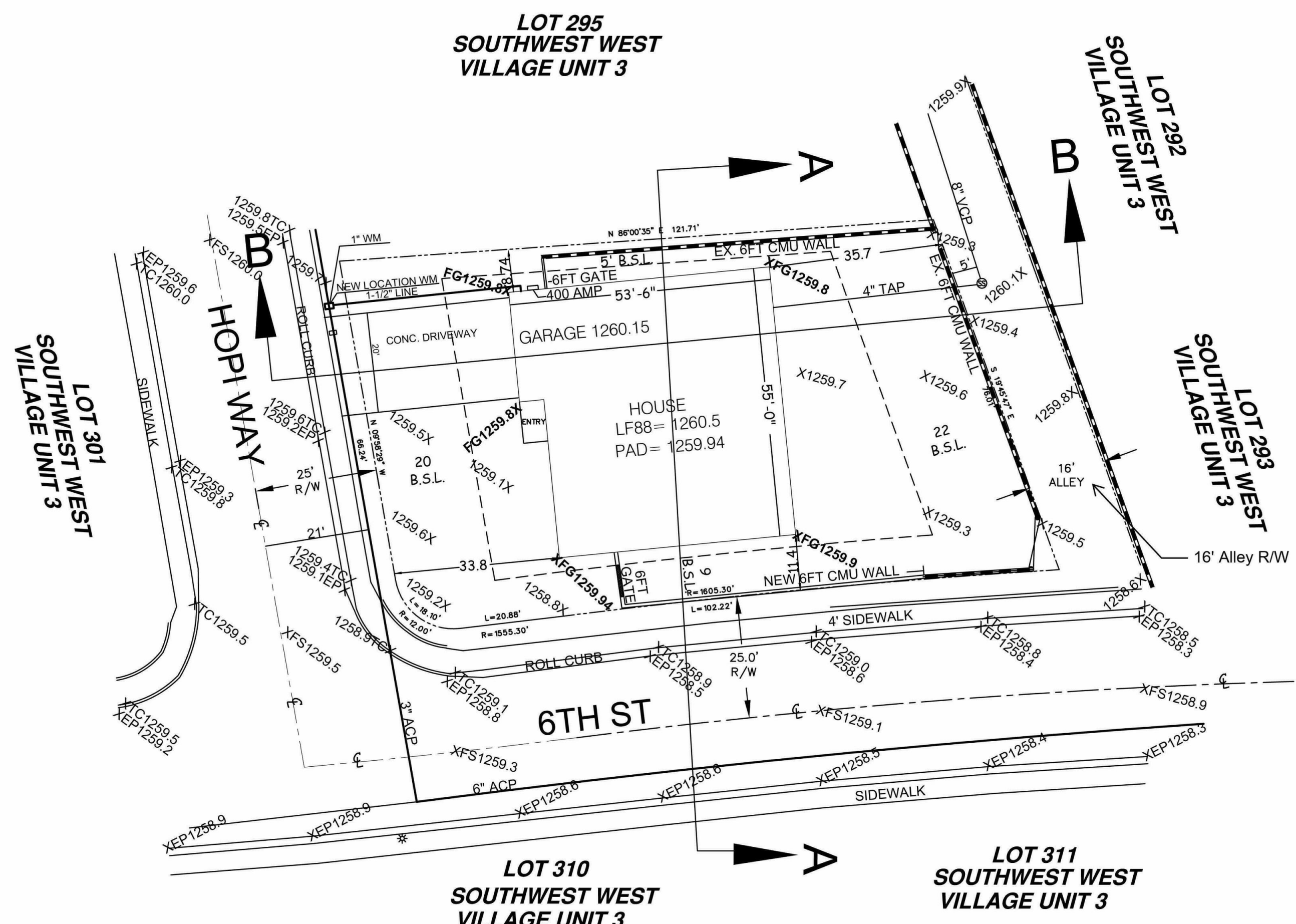
TEMPORARY / SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND DESIGN STANDARDS AND POLICIES MANUAL.

A REGISTERED SURVEYOR SHALL STAKE AND ROPE OR FENCE THE NAOS EASEMENT IN ACCORDANCE WITH THE SITE PLAN AND THE EASEMENT LEGAL DESCRIPTION.

NO PAINT COLOR SHALL BE USED WHICH HAS A LIGHT REFLECTIVE VALUE (LRV) GREATER THAN 40%.

**** NO EXISTING NATIVE PLANTS TO BE DISTURBED**

CITY OF SCOTTSDALE BENCHMARK:
COS BC IN HH @ OSBORN RD / SCOTTSDALE RD
ELEVATION 1,246.520 NAVD 88



VICINITY MAP

OWNER:
GREEN ELEPHANT
DEVELOPMENT LLC
1753 E BROADWAY RD
STE 101 PMB 490
TEMPE AZ 85282-2081

SITE ADDRESS:
3505 N HOPI WAY
SCOTTSDALE AZ 85251

LEGAL:
LOT 294, SOUTHWEST VILLAGE
UNIT THREE, ACCORDING
TO THE PLAT OF RECORD IN THE
OFFICE OF THE COUNTY
RECORDER OF MARICOPA
COUNTY, ARIZONA RECORDED IN
BOOK 63 OF MAPS, PAGE 6.

MCR:
63-06

PARCEL#:
130-05-056

ZONING:
R1-7

AREA:
9,628 SQFT

Q.S. 16-43

LOT COVERAGE: 50.5 %
LIVABLE - 4,086 SQFT
GARAGE - 484 SQFT
TERRACE - 299 SQFT
TOTAL - 4,869 SQFT

ENGINEER:
WAYNE ROSENDAHL PE & RLS
1645 E. MCKELLIPS RD.
MESA, AZ 85203
PHONE: (480) 599-1263
WAYNE@ROSENDAHLENGINEERING.COM



FLOOD INSURANCE RATE MAP (F.I.R.M.) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	FIRM DATE	FIRM ZONE	BASE FLOOD ELEVATIONS
045012	2235	M	7/20/2021	X	NA

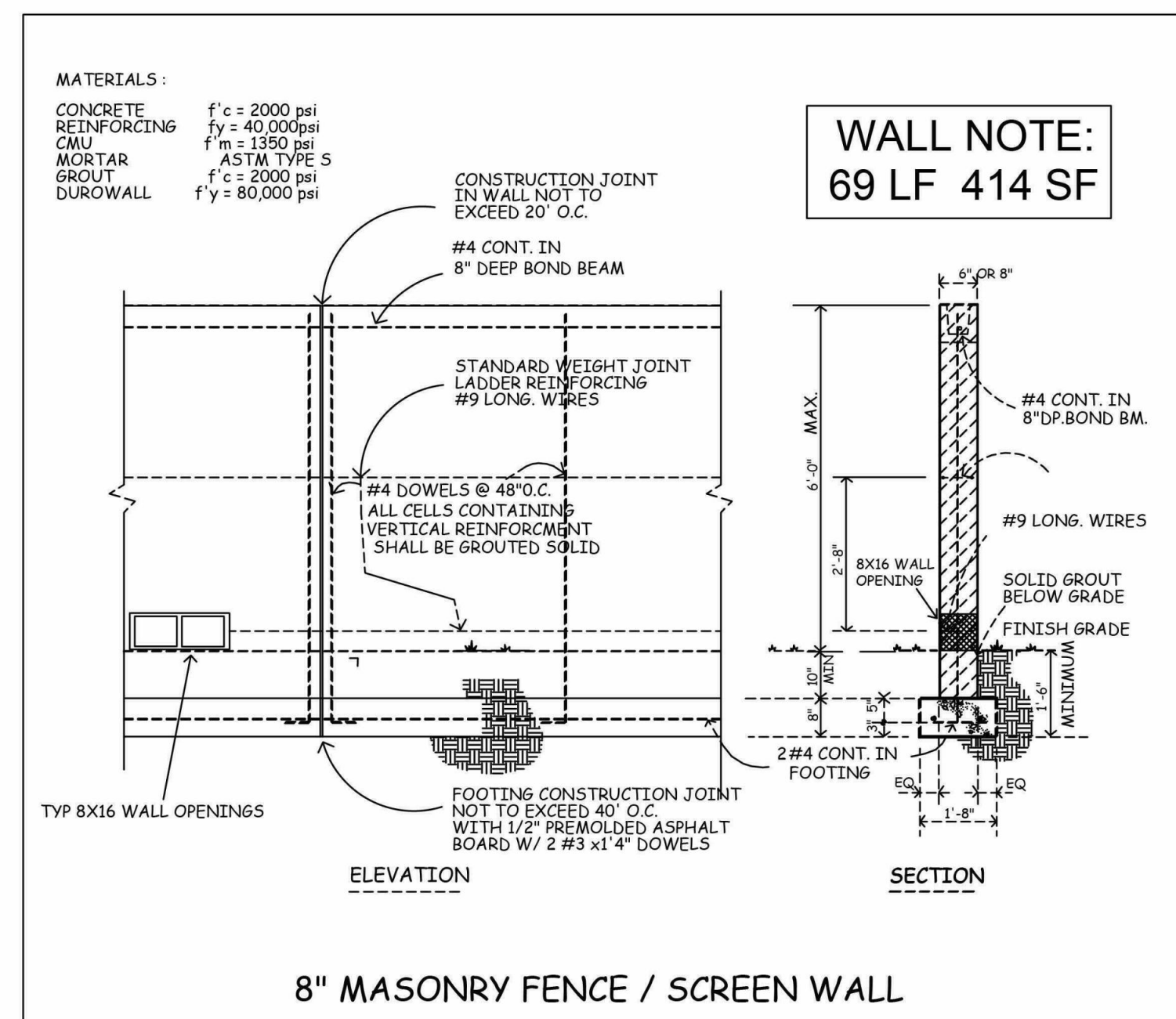
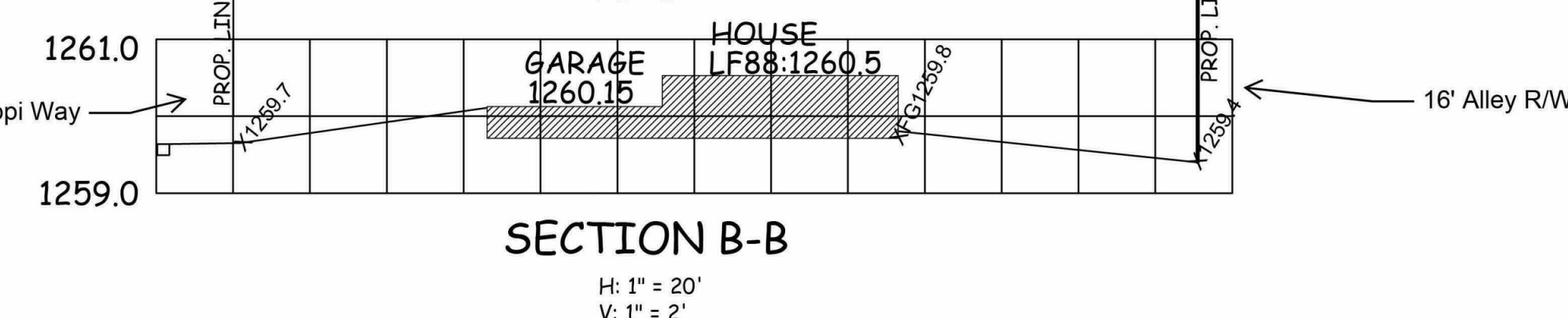
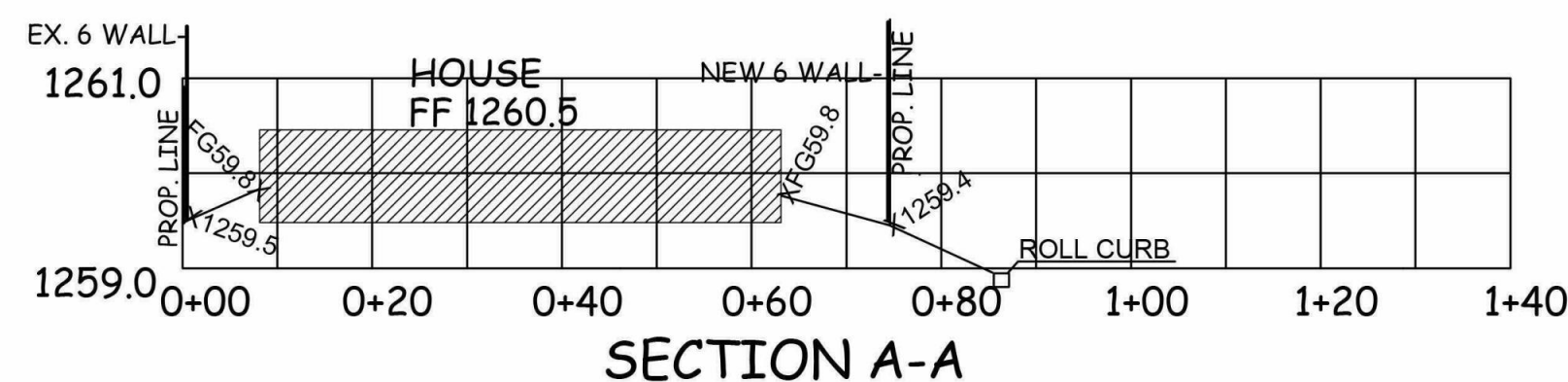
I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON THE ELEVATION DATUM FOR THE CITY OF SCOTTSDALE BENCHMARK PROVIDED ABOVE.

THE LOWEST FLOOR ELEVATIONS AND/ OR FLOOD PROOFING ELEVATIONS FOR THE LIVABLE ADDITIONS ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 FLOODPLAIN AND STORM WATER REGULATION. [REFERENCE: COS DS&PM: SECTION 1-2.300]

SITE PLAN
APPROVED
BY CITY OF SCOTTSDALE PLAN REVIEW

2554-22-1	M.R.	08/31/2022
PLAN CHECK NO.	REVIEWER	DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL



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.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER / SURVEYOR OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE THE START OF ANY WORK.

REVISION(S)	DATE

"GREEN ELEPHANT DEVELOPMENT LLC"
3505 N HOPI WAY
SCOTTSDALE, AZ 85251

JNS DEVELOPMENT CONSULTING
418 E. PIUTE AVE
PHOENIX, AZ 85024
(602)206-4963

2554-22

JOB# 032622

SHEET 1 OF 1