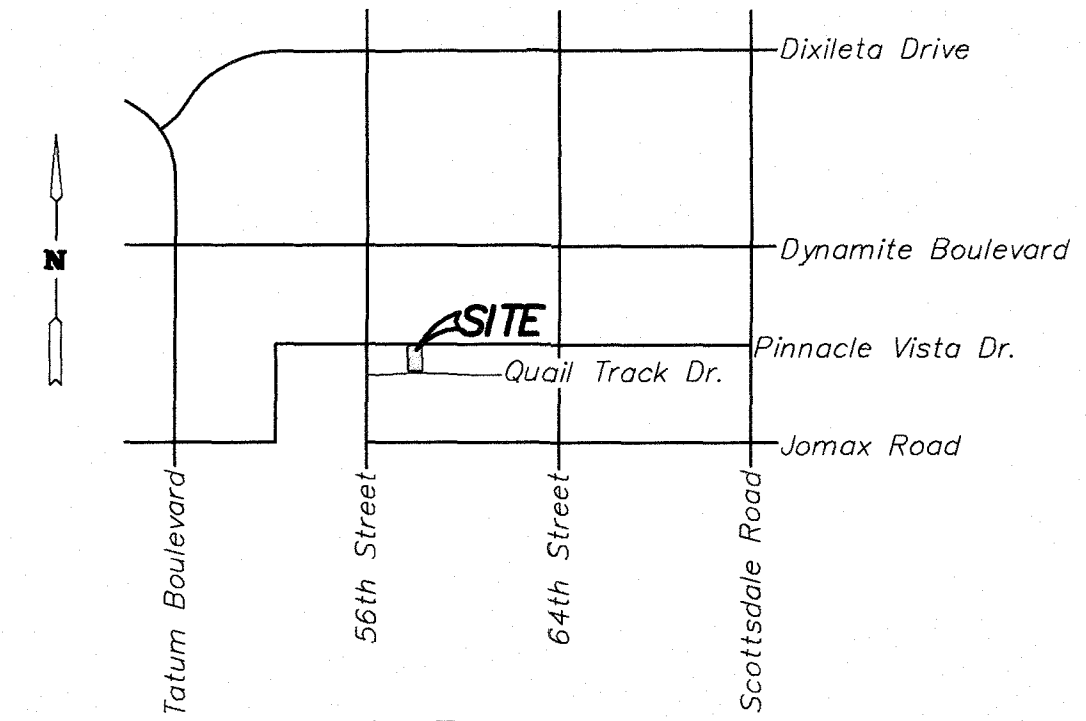
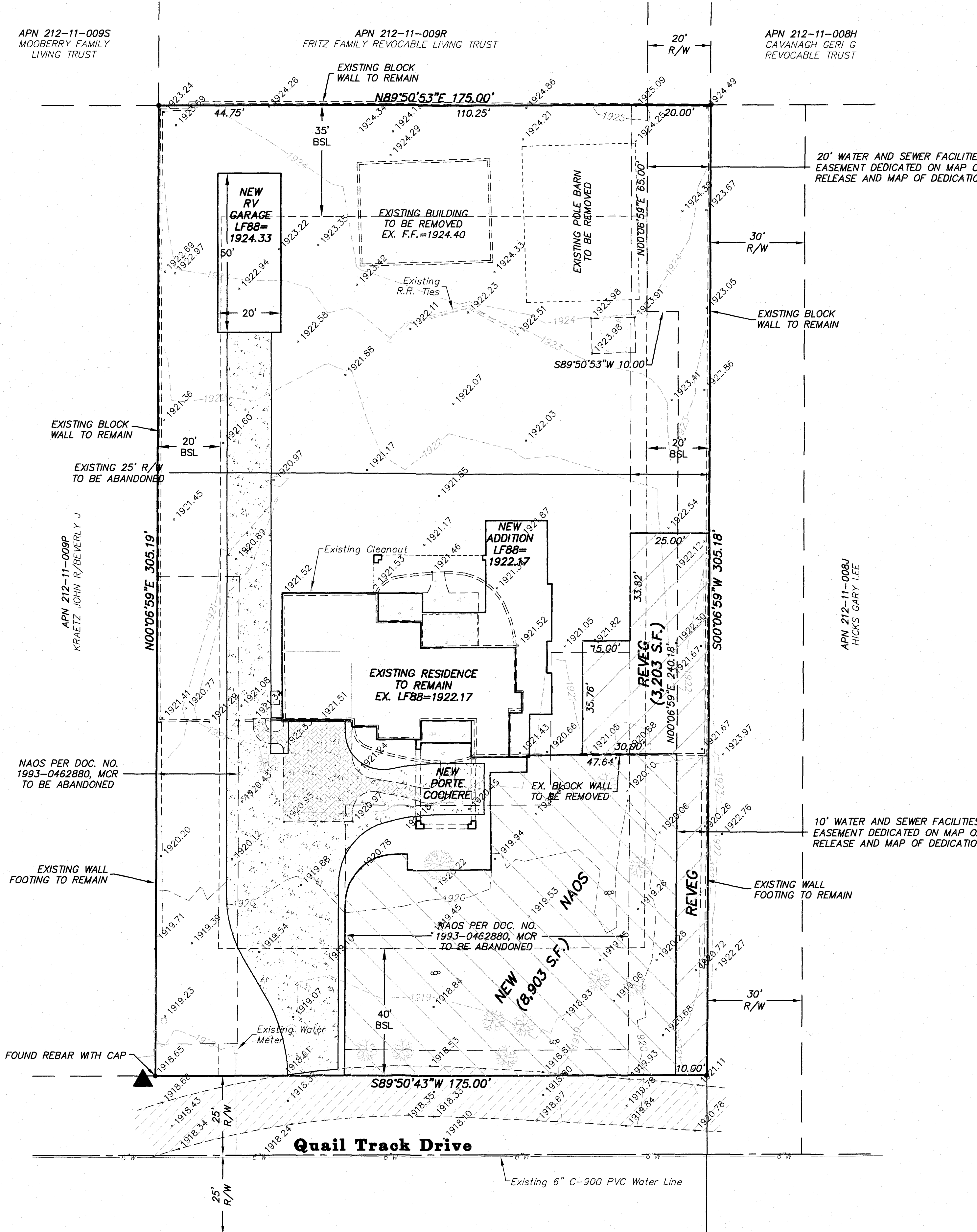
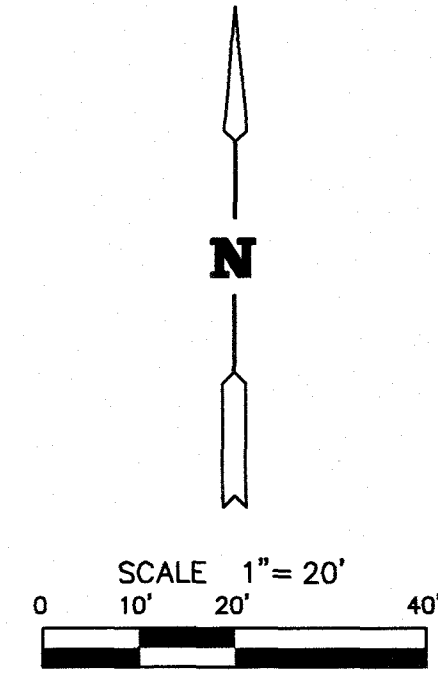


SITE PLAN FOR BILAUCA RESIDENCE

5790 EAST QUAIL TRACK DRIVE
SCOTTSDALE, ARIZONA 85266
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
Not to Scale



LEGAL DESCRIPTION

THE EAST 175.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 25.00 FEET, AND THE EAST 25.00 FEET THEREOF FOR RIGHT-OF-WAY, AS CONVEYED TO THE CITY OF SCOTTSDALE, ARIZONA, BY INSTRUMENT RECORDED FEBRUARY 8, 1994, IN DOCUMENT NO. 94-0110379, RECORDS OF MARICOPA COUNTY, ARIZONA.

ASSESSOR'S PARCEL NO.

APN 211-11-0090

SITE ADDRESS

5790 EAST QUAIL TRACK DRIVE
SCOTTSDALE, ARIZONA 85266

SITE AREA

53,408 S.F.
=1.226 Acres

SITE OWNER

VIORL & MARIA BILAUCA
5790 E QUAIL TRACK DR
SCOTTSDALE, AZ 85266
(480)577-4135
BILAUCAVIORL@GMAIL.COM

LOT COVERAGE

NEW LIVEABLE 2,149 SF
GARAGE 425 SF
COVERED 292 SF
NEW RV GARAGE 1,000 SF
TOTAL 3,866 SF

ZONING

R1-43

LEGEND

- APN ASSESSOR'S PARCEL NUMBER
- F.F. FINISHED FLOOR ELEVATION
- MCR MARICOPA COUNTY RECORDER
- NAOS NATURAL AREA OPEN SPACE
- R/W RIGHT OF WAY
- PROPERTY BOUNDARY CORNER
- ∞ EXISTING SAGUARO CACTUS
- PROPERTY LINE
- STREET CENTERLINE
- ADJACENT LOT OR R/W
- 6" EXISTING 6" WATER LINE
- EXISTING FENCE
- 1920 EXISTING CONTOUR
- x1921.64 EXISTING SPOT ELEVATION
- EXISTING CONCRETE HATCH
- EXISTING PAVEMENT HATCH
- EXISTING PAVER HATCH
- NEW REVEG NAOS HATCH
- NEW NAOS HATCH
- EXISTING TREES

BENCHMARK

G.L.O. BRASS CAP AT THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 4 EAST, G&SRB&M, MARICOPA COUNTY, ARIZONA
ELEVATION=1909.262
(NAVD88 DATUM)

SITE BENCHMARK

REBAR WITH CAP AT THE SOUTHWEST PROPERTY CORNER OF THIS SITE.
ELEVATION=1918.65
(NAVD88 DATUM)

NAOS CALCULATIONS

NAOS REQUIRED:
11,556 S.F.=0.265 Acres

NAOS PROVIDED:
8,903 S.F.=0.204 Acres

NAOS REVEG. PROPOSED:
3,203 S.F.=0.074 Acres= 27.7% OF REQUIRED NAOS

FLOOD INSURANCE RATE MAP INFORMATION

COMMUNITY NUMBER	PANEL #	SUFFIX	DATE OF FIRM (Inbox Date)	FIRM ZONE	BASE FLOOD ELEVATION (In AO Zone, Use Depth)
0450112	1302	M	7/20/2021	X	NA

UTILITY NOTE

LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON INFORMATION SUPPLIED TO THE SURVEYOR BY THE APPROPRIATE UTILITY COMPANIES. THE SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES.

APN 212-11-009M
SUROFCHEK KATHLEEN K

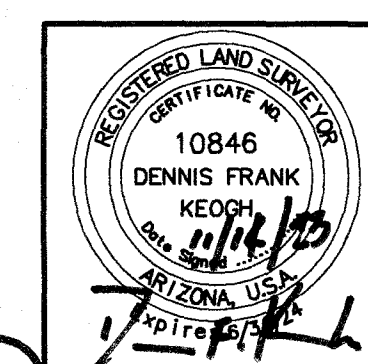
APN 212-11-009N
MURPHY MICHAEL J/LINDA A

APN 212-11-304
ROSSI LOUIS/JANET M



SHEET 1 OF 1

C.O.S. QTR. SEC. NO. 49-41



PREPARED FOR
Viorel Bilauca
SITE PLAN
FOR
BILAUCA RESIDENCE
APN 211-11-0090
5790 EAST QUAIL TRACK DRIVE
SCOTTSDALE, ARIZONA 85266

DRAWN BY SPK/MDK
CHECKED BY DFK
FIELD WORK BY DJK
DATE NOV., 2023

Keogh Engineering, Inc.
650 N. 137TH AVENUE, #110 • GOODYEAR, ARIZONA 85338
PHONE: (602) 535-7260
EMAIL: keogh@keogheengineering.com

JOB NO. 22377 MAP NO. E-22377