

Application
Narrative
Cash Transmittals
Pre-Application
Pre_App Narrative
Pre-App Cash Transmittal
Development Standards

Project Narrative M & M Ranch Conditional Use Permit Request

1. Introduction

The Rahman family requests City of Scottsdale approval of a Conditional Use Permit (CUP) for a ranch, which is consistent with the General Plan, as well as City goals and policies supporting equestrian uses in the Desert Foothills Character Area. The Rahman family owns a ranch home on a 5-acre property located at the northwest corner of N. 82nd Street and E. Via Dona Road. Located at 8144 E. Via Dona Road, the Rahman property is zoned Single-Family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-190 ESL FO).

2. General Plan and Character Area Plan

On the City's General Plan Land Use Map, this parcel and surrounding properties are designated as Rural Neighborhoods. A ranch use conforms with the Rural Neighborhoods designation in that the General Plan's definition includes "equestrian uses and privileges." The property is situated amongst large meets and bounds parcels, many established prior to annexation into the City of Scottsdale, and historically consisting of equestrian land uses. The Desert Foothills Character Area promotes connected areas of desert open spaces and trails, preserves the upper desert by using sensitive building techniques, and celebrates the rural desert character. Natural Area Open Space is designated on the Rahman property to support the goals of the Environmentally Sensitive Lands and Desert Foothills area. Consistent with a ranch use, the Rahman's reside in a single-family home, along with guest house, stables, riding arena, Euro-Exerciser, four permanent paddocks, two movable paddocks, one feed room, and one alfalfa and grass storage shed.

3. Conditional Use Permit Criteria

The proposed ranch use will not be materially detrimental to public health, safety or welfare. Specifically, the proposed use will not cause damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination, nor will the use impact the surrounding area as a result of unusual volume or character of traffic. The characteristics of the proposed ranch use are compatible with equestrian uses permitted in the surrounding area, and all specific criterion of the use are satisfied, as demonstrated below.

O. Ranch.

1. *The minimum property shall be five (5) acres gross.*

The CUP site is 5 acres.

2. *Structures or facilities used for the stabling, storing, showing or training of animals and for temporary manure storage shall be set back a minimum of fifty (50) feet from any single-family residential property other than those zoned Single-family Residential R1-190*

and Single-family Residential R1-130. Dwelling units, accessory structures incidental to dwelling units, and irrigated pasturage may occur within the fifty-foot setback area subject to the setback requirements of the applicable zoning district.

All structures or facilities used for the stabling, storing, showing or training of animals and for temporary manure storage are setback a minimum a minimum of fifty (50) feet from any single-family residential property other than those zoned Single-family Residential R1-190 and Single-family Residential R1-130. In addition, the dwelling unit, and all accessory structures incidental to the dwelling unit comply with the setback requirements of the R1-190 ESL FO zoning district and overlays.

3. *The front yard shall be that of the applicable zoning district or forty (40) feet, whichever is greater.*

The front yard of the applicable zoning district is sixty (60) feet.

4. *There shall be no shows or other activities which would generate more traffic than is normal to a residential area unless the proposed site has direct access from a major street as set forth in the Transportation Master Plan and the Design Standards & Policies Manual. Permission for such shows may be obtained from City Council. Notification shall be provided in a letter that explains the nature and duration of the activity, accommodations for spectators, traffic impacts and additional parking for vehicles. This letter shall be submitted to the City Clerk at least one (1) month prior to the date of the show or activity.*

This CUP request does not include approval for shows or other activities that would generate more traffic than is normal to a residential area.

5. *All pasture and animal storage shall be enclosed with fences or walls of a minimum of four (4) feet six (6) inches in height. The design of these enclosures shall be shown on drawings submitted with the use permit application.*

All pasture and animal storage areas are enclosed with fences and walls above the minimum height requirement, as demonstrated on the site plan.

6. *The property owner shall provide a specific plan which includes the physical containment and location for manure storage and/or a disposal program which minimizes odor and fly impacts on adjacent parcels. The spreading and tilling of manure into the soil of paddock, pasture or arena areas may be considered manure disposal.*

Temporary manure storage occurs in a secure receptacle enclosure located at the interior of the property, as shown on the site plan. Stalls and paddocks are cleaned daily, with all manure deposited directly into the secure dumpster enclosure. No Waste Grindings is the company contracted for removal of the dumpster enclosure, which occurs every two to three weeks. The removal frequency increases based on the number of horses boarded.

7. *The property owner shall provide a specific program for fly control in barn and stable areas which minimizes the attraction to and successful breeding of flies.*

All stalls are equipped with fly systems. During summer months through fall, the fly systems run approximately five (5) times each day. During winter and spring, the fly systems run approximately two (2) times each day. Generally, from April through September, two fans circulate in each stall to further reduce flies. In addition, all stalls have electric water systems to prevent standing water and eliminate spawning.

8. *All laws applicable to the public health must be complied with for the entire period of operation of the ranch.*

All laws applicable to the public health shall be complied with.

9. *All activity and pasture areas shall be grassed, sprinklered, or treated with regularly tilled high organic soil mix for dust suppression.*

All pasture areas, euro exerciser, riding arena, and paddocks are sprinklered and tilled for dust suppression.

10. *Upon revocation of the use permit or abandonment of the ranch operation any accessory residential structures shall be removed.*

Any accessory residential structures shall be removed upon revocation of the CUP or abandonment of the ranch operation.

4. Operation and Maintenance

M & M Ranch operates a first-class equestrian facility, specializing in the training and development of horses and riders. M & M Ranch has a total of 18 box stalls and 6 outside paddocks, with capacity for 24 horses. No additional stalls or paddocks will be constructed. The Rahman family resides on the property and directs ranch operations. A ranch manager is employed to care for the property and horses, along with the assistance of a groom. The ranch has a main trainer, assistant trainer, and two working students. Facilities are open to clients Monday to Sunday from 5:00 am to 7:00 pm; however, trainers arrive earlier and leave later.

The ranch has approximately fifteen (15) students that vary in age and riding level. Lessons are offered to clients that have their horse boarded at the facility, to clients that trailer in their own horse, and to clients that use ranch horses. Each lesson is limited to two clients that trailer in their own horses, and trailers are parked in a designated parking area on the property. Lessons are also limited to six total riders, and run 1½ hours. Weekday mornings, lessons are offered at three time slots starting at 5:00 am in summer months; however, starting times vary throughout the year, and depend on weather and light. Evening lessons consist of two time slots, starting at 4:00 pm. The barn closes at 7pm. Weekends, four time slots are offered at 7:00 am, 8:30 am, 10:00 am, and 11:30 am. All lessons and training occur during daylight hours.

A weekend horsemanship clinic is offered for children ages seven (7) and up. During each clinic, five children spend a weekend and enjoy experiencing the "ranch life" by feeding,

cleaning stalls, taking care of the horses, tack and stables. These clinics occur once each month. M & M Ranch also offers weeklong immersion programs for children ages 5-16 years old. These consist of five (5) days of horsemanship programs, which occur during school breaks, and are limited to eight (8) children per session.

Adequate parking is provided on the property, designated for cars, trucks, and trailers. Delivery drop off and pick up occur on an as need basis. Feed is delivered by Scottsdale Livestock every 3-4 weeks, depending on the number of horses boarded at the time. The delivery consists of alfalfa, grass and grains, which come on a flatbed truck and are unloaded directly into the shed next to barn B. Bedding is delivered by No Waste Grindings. While bedding delivery also depends on how many horses are boarded at the time, typically one container of shavings is required each month. The container is pulled by a truck and unloaded on the ground next to the sheds at the northeast corner of the property. No Waste Grindings also hauls away the manure dumpster enclosure, which occurs every two to three weeks. The removal frequency increases based on the number of horses boarded.

All lessons, training, and maintenance occur during daylight hours. Each stall is equipped with lighting, however, the lights are used for emergency purposes only. The perimeter of the barns contain motion-controlled lighting, all of which comply with the City of Scottsdale guidelines and ordinances for the Environmentally Sensitive Lands. The maintenance, safety and sanitation for the property is broken down as follows:

Stables

The stables consist of two (2) barns: Barn A with six (6) 14' x 16' stalls that have their own turnouts attached to them, and Barn B with twelve (12) 12' x 12' stalls. All stalls have ¾" rubber mats and bedding comprised of wood shavings and grindings. The rubber mats serve for easy clean up, and provide a softer footing for the horses. All stalls are equipped with fly systems and, during the summer months through early fall, the fly systems run approximately five (5) times throughout each day. During winter and early spring, the fly systems run twice each day. In addition, all stalls have electric water systems to prevent standing water, which not only provides the horses with adequate water to reduce the risk of colic, but also helps to keep stalls clean and eliminate spawning. The stalls and turnouts are cleaned daily, with bedding replacement as needed. Manure is taken to a secure dumpster enclosure on the property, which is replaced every two to three weeks, according to the number of horses boarded at the property. Each barn has its own tack room where saddles and equipment are kept. In addition, each barn is equipped with its own wash racks and cross ties, also with rubber mats for ease of cleaning and sanitation, as well as safety of the horses. During the hot months (April-September), two fans circulate in each stall to cool the horses and reduce flies.

Riding Arena

The riding arena is approximately 179' X 160', enclosed with a pipe fence. The footing is about 6 inches of soft, fine sand on top of a compact layer of dirt. The riding arena is equipped with its own sprinkler system, and is watered every day for dust suppression, as well as to provide the horses with a better footing. The Arena is raked four (4) times each

week using an ATV and a special sand arena drag, which follow an extensive watering. There are 5 sprinklers on the south side, 4 in the middle, and 5 on the north side.

Euro Exerciser

This special walker may exercise up to six (6) horses at the same time by sectioning the horses using a mesh wall that creates a movable stall for each horse. The euro exerciser is also equipped with its own sprinkler system, and is watered daily for dust suppression.

Paddocks

There are four (4) permanent paddocks comprised of pipe fencing, a gate, and footings consisting of sand and clean grindings. The paddocks are also equipped with sprinkler systems for dust suppression. Each paddock has a shed with an electric water systems to prevent standing water and eliminate spawning, as well as rubber mats around the feeders that serve for easy clean up. The paddocks are cleaned daily, with all manure taken to the secure dumpster enclosure on the property.

5. Conclusion

M & M Ranch is a small, family run operation focused on the training and development of horses and riders. The ranch property conforms to the City's General Plan and Character Area Plan, it meets the criteria outlined in the Ordinance for a conditional use permit, and supports the goals of the Environmentally Sensitive Lands and Desert Foothills area. All laws applicable to the public health regulations will be complied with for the entire period of operation of the ranch. Equestrian uses and privileges are fundamental to City of Scottsdale's identity, and M & M Ranch is proud to provide both citizen and visitor a first-class equestrian facility.

NOTES:

- IF A DISCREPANCY IS FOUND BETWEEN ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN, ENGINEER SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO NOTIFY ENGINEER SHALL NEGATE ENGINEER'S LIABILITY.
- ALL DISTURBED AREAS ARE TO BE ROPED AND ROPING MUST MATCH PLAN.
- AREAS OUTSIDE THE WALL AND CUT AND FILL SLOPES SHALL BE REVEGETATED WITH SIMILAR PLANT TYPES AND DENSITIES FOUND ON THE SITE. REVEGETATION SHALL BE COMPLETED PRIOR TO OCCUPANCY AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 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.
- THIS SITE PLAN IS NOT A BOUNDARY SURVEY.
- BEARINGS AND DISTANCES ARE RECORD PER PLAT UNLESS OTHERWISE NOTED.
- ANY FUTURE IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.
- ALL EXISTING UTILITIES TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CALL BLUE STAKE AT 602-263-1100.
- ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION WITH NATIVE STONE.
- THIS PLAN IS DESIGNED TO SHOW SITE GRADING AND DRAINAGE. CONTRACTOR SHALL USE THE ARCHITECTURAL SITE PLAN TO DETERMINE FINAL HOUSE, WALL, STEP, ETC., LOCATIONS AND ELEVATIONS.
- THIS SITE PLAN SHOWS ALL OF THE PLANTS OF ARCHITECTURAL SIGNIFICANCE IN THE AREA OF CONSTRUCTION. THE CITY OF SCOTTSDALE PLANT ORNANCE IS LESS RESTRICTIVE AND ONLY PERTAINS TO CACTI OF LARGER, 3' & TALLER & TREES 4' & LARGER.
- ALL DRAINAGE FACILITIES TO BE MAINTAINED BY HOMEOWNER.
- TOP OF FOOTING ELEVATIONS SHOWN IN PLAN ARE APPROXIMATE ONLY. ACTUAL TOP OF FOOTINGS TO BE DETERMINED AT TIME OF CONSTRUCTION AND TO BE A MINIMUM OF SIX INCHES BELOW EXISTING NATURAL GRADE OR FINISHED GRADE WHICHEVER IS LOWER (TYPICAL).
- VEGETATION OUTSIDE OF CONSTRUCTION AREA TO REMAIN.
- MATERIAL USED FOR EXTERIOR SURFACES OF ALL STRUCTURES SHALL BLEND IN COLOR, HUE, AND TONE WITH 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.
- DEVELOPMENT DESIGN AND CONSTRUCTION TECHNIQUES SHOULD BLEND WITH SCALE, FORM AND VISUAL CHARACTER INTO THE NATURAL LAND FORM AND MINIMIZE EXPOSED SCARS.
- EXTERIOR LIGHTING SHOULD BE LOW SCALE AND DIRECTED DOWNWARD, RECESSED OR SHIELDED SO THAT THE LIGHT SOURCE IS NOT VISIBLE FROM RESIDENTIAL DEVELOPMENT IN THE AREA OF PUBLIC VIEWPOINT.
- ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPT DITCHES, PITS, PROTECTIVE BARRIERS, 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.
- ALL STORM DRAINAGE FACILITIES, INCLUDING WASHES, THAT EXIST PRIOR TO CONSTRUCTION MUST REMAIN OPEN AND FUNCTIONAL WITHOUT DIMINISHED CAPACITY FOR THE DURATION OF CONSTRUCTION AND UNTIL FINAL DRAINAGE FEATURES ARE COMPLETED.
- HYDROLOGIC ANALYSIS OF THIS SITE INCLUDING SURFACE RUNOFF ONLY.
- ANY PROPOSED PIPES ON THIS PLAN SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- POOLS SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, NAOS, SCENIC CORRIDORS, ON TO AN ADJACENT LOT, OR TRACT OF LAND.
- ALL ABOVE GROUND UTILITY EQUIPMENT COVERED BY THIS PERMIT SHALL BE SCREENED OR PAINTED TO THE SATISFACTION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
- 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 DESERT 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) INCLUDING MATERIALS WITH HIGH GLOSS FINISHES AND BRIGHT, UNFINISHED COPPER, ALUMINUM, GALVANIZED STEEL, OR OTHER METALLIC SURFACES, SHALL BE TEXTURED OR HAVE A MATTED 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 AND/OR CONTRACTOR INCORPORATE DEVELOPMENT DESIGN AND CONSTRUCTION TECHNIQUES THAT BLEND SCALE, FORM AND VISUAL CHARACTER INTO THE NATURAL LANDFORM AND MINIMIZE EXPOSED SCARS TO THE SATISFACTION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
- EXTERIOR FIXTURES SHALL NOT GENERALLY EXCEED A HEIGHT OF 6 FEET MEASURED FROM THE NEAREST ADJACENT GRANT TO THE TOP OF THE FIXTURE (LOWER HEIGHTS MAY BE REQUIRED BY THE INSPECTION OR CODE ENFORCEMENT STAFF.)
- ANY PROPOSED MODIFICATIONS TO NATURAL WATERCOURSES AND ALL WALLS AND FENCE CROSSING NATURAL WATERCOURSES SHALL BE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND POLICIES SPECIFIED IN CHAPTER 37 (DRAINAGE AND FLOODPLAIN ORNANCE) OF THE CITY OF SCOTTSDALE REVISD CODE.
- LAND DESIGNATED AS NATURAL AREA OPEN SPACE (NAOS) SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE PROPERTY OWNER SHALL MAINTAIN ALL DESIGNATED NAOS.

NOTES:

- A REGISTERED LAND SURVEYOR SHALL STAKE AND ROPE AND FENCE THE CONSTRUCTION ENVELOPE AND NAOS EASEMENT IN ACCORDANCE WITH THE SITE PLAN AND THE EASEMENT LEGAL DESCRIPTION.
- NO PAINT COLORS SHALL BE USED WHICH HAVE A LIGHT REFLECTIVE VALUE (LRV) GREATER THAN 40%.
- 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.
- NO NATIVE PLANTS ARE PERMITTED TO BE DISTURBED DO TO CONSTRUCTION AND RELATED ACTIVITIES ASSOCIATED WITH THIS APPROVAL.
- POSITIVE DRAINAGE AWAY FROM STRUCTURES, (5% MIN FOR 10 FEET)
- POOLS REQUIRE SEPARATE APPROVAL AND PERMIT.
- POOLS SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, NAOS, SCENIC CORRIDORS, ON TO AN ADJACENT LOT, OR TRACT OF LAND.

LEGEND:

- | | |
|---------|--|
| A/C | AIR CONDITIONING EQUIPMENT |
| BAR | BARREL CACTUS |
| BOL | BOLLARD |
| BJ | BOULDER JUMBLE |
| BSL | BUILDING SETBACK LINE |
| CAV | CABLE TELEVISION |
| CC | CHAIN FRUIT CHOLLA |
| CFC | CUBIC FEET PER SECOND |
| CT | CRUICKSHANK THORN |
| (C) | DENOTES CALCULATED |
| (M) | DENOTES MEASURED |
| (R) | DENOTES RECORDED |
| EDA | EDGE OF DISTURBED AREA |
| E/P | EDGE OF PAVEMENT |
| (EXST) | EXISTING |
| ETC. | ELECTRIC |
| -(0-0) | EXISTING CONTOUR |
| (EXST) | EXISTING ELEVATION |
| (EXST) | EXISTING FIRE HYDRANT |
| FND | FOUND |
| (O) | FOUND BUILDING ENVELOPE STAKE |
| (M) | FOUND MONUMENT |
| GP | GENERAL PURPOSE EASEMENT |
| IR | IRONWOOD |
| IRV | IRRIGATION CONTROL VALVE |
| LCV | LOWEST FINISHED FLOOR |
| MESQ | MESQUITE |
| OCOT | OCOTILLO |
| PV | POWER LINES |
| PRO | PROPOSED CONSTRUCTION |
| PRO | PROPOSED ELEVATION |
| PUE | PUBLIC UTILITIES EASEMENT |
| RECORD | RECORD MONUMENT |
| RIP-RAP | RIP-RAP (SEE NOTE 9) |
| RO | ROCK OUTCROP |
| SAG | SAGUARO CACTUS |
| (EXST) | TELEPHONE RISER |
| T/B/C | TOP BACK OF CURB |
| TR | TOP OF FOOTING |
| TR | TOP OF RAIL |
| TOP | TOP OF WALL |
| TOP | TOP OF FENCE |
| VIAVE | VEHICULAR NON-ACCESS EASEMENT |
| (O) | WALL OPENING FOR DRAINAGE (8"x16") |
| WATER | WATER METER BOX |
| WATER | WATER METER BOX WITH SERVICE |
| WATER | WATER VALVE |
| YUCCA | YUCCA |
| YUCCA | YUCCA CLUMP |
| YUCCA | YUCCA(S) under 6' in height (unless otherwise indicated) |

POOL ENCLOSURES:

AN OUTDOOR SWIMMING POOL, INCLUDING AN IN-GROUND, ABOVEGROUND OR ON-GROUND POOL, HOT TUB OR SPA SHALL BE PROVIDED WITH A BARRIER MEETING THE REQUIREMENTS OF SCOTTSDALE ORDINANCE A2086 ADOPTED BY THE SCOTTSDALE CITY COUNCIL ON MARCH 18, 1998. POOL SHALL BE SECURED FROM UNWANTED ACCESS AND APPROVED THROUGH SEPARATE PERMIT.

E.S.L.O.

- LAND DESIGNATED AS NAOS SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE ENTIRE NATURAL AREA OPEN SPACE (NAOS) WILL BE PERMANENTLY MAINTAINED AS NATURAL OPEN SPACE THROUGH EASEMENT, DONATION, OR DEDICATION TO THE CITY OR OTHER ENTITY. NAOS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- NON-INDIGENOUS PLANT MATERIALS ARE LIMITED TO ENCLOSED AREAS AND SHALL NOT EXCEED 20 FEET IN HEIGHT.
- TURF IS LIMITED TO ENCLOSED AREAS NOT VISIBLE OFFSITE/LOWER ELEVATIONS.
- REFLECTIVE BUILDING MATERIALS ARE PROHIBITED.
- NO PAINT COLORS SHALL BE USED WHICH HAVE A LIGHT REFLECTIVE VALUE (LRV) GREATER THAN 40%. LRV MEASURES THE AMOUNT OF LIGHT REFLECTIVE BY A COLOR AND IS AVAILABLE FROM PAINT MANUFACTURERS.
- EXTERIOR MATERIALS AND PAINT COLORS SHALL NOT EXCEED A VALUE AND/OR CHROMA OF 6 AS INDICATED IN THE MUNSSELL BOOK OF COLOR ON FILE IN THE CITY PLANNING DEPARTMENT (SAMPLES MAY BE REQUIRED).

AS-BUILT SURVEY

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 4 EAST, OF THE GILA & SALT RIVER BASE, & MERIDIAN. MARICOPA COUNTY, ARIZONA
EXCEPT THE SOUTH 40.00 FEET & EAST 20.00 FEET.

SCOTTSDALE FIRE DEPARTMENT ACCESS REQUIREMENTS:

ACCESS GRADES FROM 0% TO 12% FOR SINGLE FAMILY RESIDENCE					
DRIVE LENGTH	DRIVE WIDTH	DRIVE SURFACE	TURN-A-ROUND REQUIRED	HOSE LAY	SPRINKLER REQUIREMENTS (ATMOSPHERIC PISTON HEADS & PATIO SPRINKLERS)
LESS THAN 200 FEET	12	AW	NO	< 200 FEET	YES NO

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

COMMUNITY NUMBER	PANEL NUMBER AND DATE	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEV (IN 4' ZONE, USE DEPTH)
045012	(10/16/13)		(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 100 YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE FLOODWAYS AND FLOODPLAIN ORNANCE, CHAPTER 37, S.R.C.

PLANT SALVAGE NOTE:

ON-SITE PLANT SALVAGE INFORMATION SHOWN HEREON IS FOR CITY OF SCOTTSDALE PLAN APPROVAL PURPOSES ONLY. ENGINEER ASSUMES NO 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. GUEST HOMES ON LOTS UNDER 35,000 SQ. FT. MAY NOT PROVIDE COOKING FACILITIES. A GUESTHOUSE 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. WILL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION WORK. CALL BLUE STAKE @ (602) 263-1100.

LOT DATA:

AREA= (NET)
SLOPE= PRE-ENGINEERED
NAOS REQUIRED= 48,102 S.F.
NAOS PROVIDED= 51,162 S.F.
LANDFORM= LOWER-DESERT
AREA(GROSS)= 218,028 S.F./ 5,00523 ACs
AREA ENCLOSED BY WALLS= 135,716 S.F./ (620)

BENCHMARK:

FND 2" ALUMINUM CAP 0.75" DN STAMPED TSN R4E & 528
525 LS 33307 2002
ELEV=2221.01 (NAVD 88)

T.B.M.:

FND 3" REBAR AT THE SOUTHWEST CORNER OF SAID PARCEL
ELEV=2238.28(NAVD88)

BENCHMARK CERTIFICATION:

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

As is to be expected by the public, the information on this plan is not to be used for any other purpose than that for which it was prepared.

Any person who changes or alters the plan or the information on this plan without the written consent of the engineer or the surveyor shall be liable for any damages resulting therefrom.

SURVEY CERTIFICATION:

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



GRAHAM SURVEYING & ENGINEERING INC.

Civil Engineers & Land Surveyors

P.O. BOX 1240, Carefree, Arizona 85377

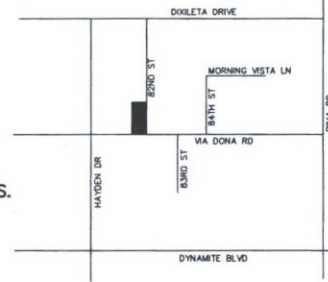
(480) 488-4393

ADMIN2@GRAHAMENGINEERINGANDSURVEYING.COM

PART OF THE NW 1/4, SEC. 25, T5N, R4E, SHT. 1 OF 2, JOB #14-13p10

12-UP-2016

3/7/18



VICINITY MAP

Building Survey Numbers:
House number 1-190-001
Guest House number 1-200-001
House number 1-200-002
Guest House number 1-200-003
Guest House number 1-200-004

OWNER:

MAW RANCH LLC
8144 E. VIA DONA RD
SCOTTSDALE, AZ 85266
MONICA.MIRAMBA@YAHOO.COM
480-695-7359

SITE ADDRESS:

8144 E. VIA DONA RD
SCOTTSDALE, AZ 85266

ASSESSORS PCL. NO.:

216-70-005 1

ZONING:

R1-190 ES, FO designations

C.O.S. QUARTER SECTION NO.:

52-47

NOTE:

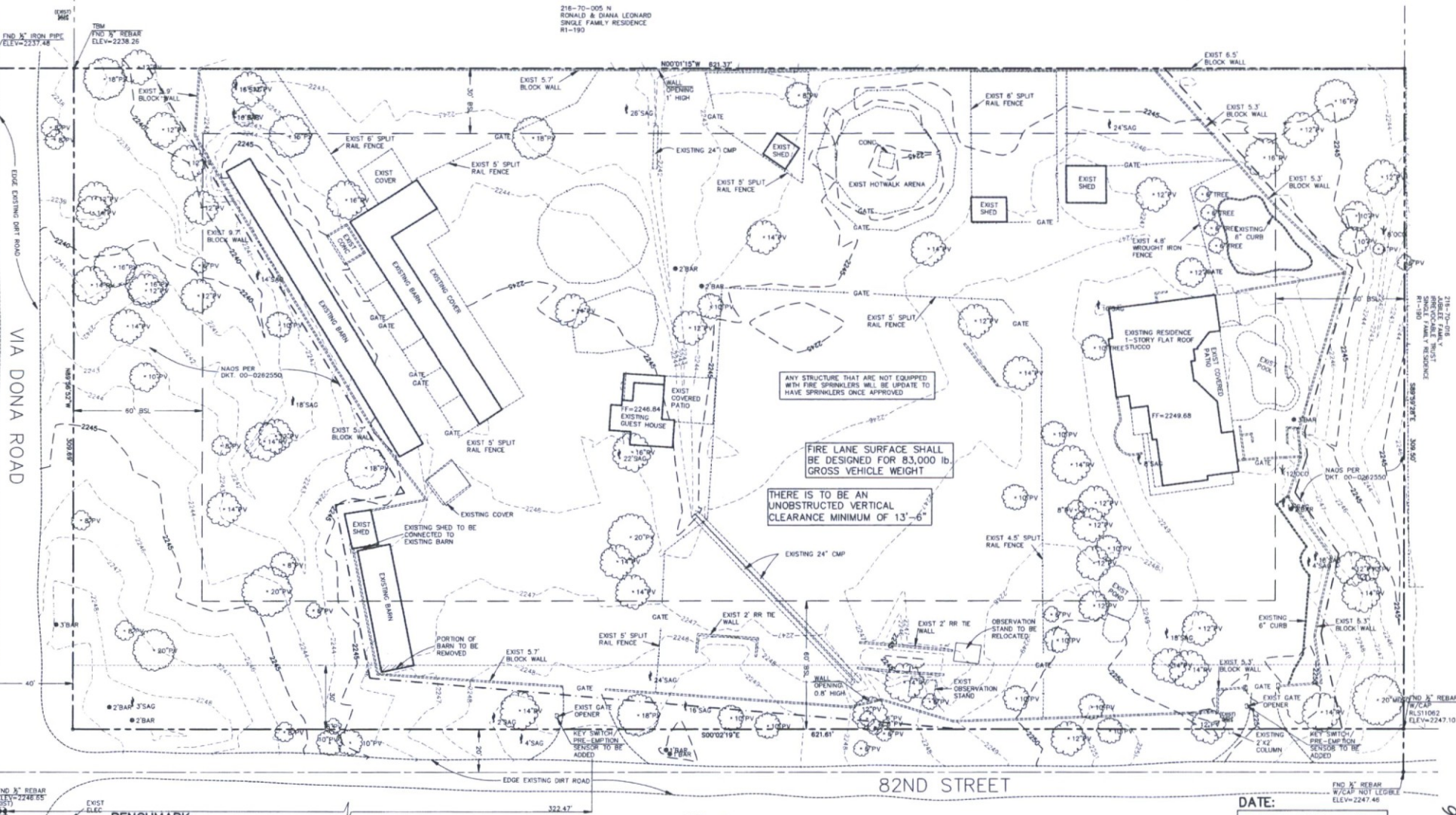
THIS SURVEY WAS PERFORMED WITHOUT THE USE OF A CURRENT TITLE REPORT

DATE:

AS-BUILT	7-18-14	BF
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PLAN CHK# 14

218-70-005 N.
RONALD & DIANA LEONARD
SINGLE FAMILY RESIDENCE
R1-190



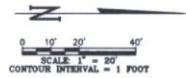
BENCHMARK:
FND 2" ALUMINUM CAP 0.75" DN STAMPED TSN RAE & S28
S28 LS 33307 2002
ELEV=2221.01 (NAVD 88)

T.B.M.:
FND 3" REBAR AT THE SOUTHWEST CORNER OF SAID PARCEL
ELEV=2238.26(NAVD88)

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

SURVEY CERTIFICATION:
THIS IS TO CERTIFY THAT THE SURVEY INFORMATION
SHOWN HEREON WAS EXECUTED UNDER MY DIRECTION

Surveyed by:
Graham
Surveyed on:
8/14/2016
Surveyed at:
218-70-005 N.
Surveyed for:
Ronald & Diana Leonard
Surveyed by:
Graham
Surveyed on:
8/14/2016
Surveyed at:
218-70-005 N.
Surveyed for:
Ronald & Diana Leonard



GRAHAM SURVEYING & ENGINEERING INC.
Civil Engineers & Land Surveyors
P.O. BOX 1240, Carefree, Arizona 85377
(480) 488-4393
ADMIN@GRAHAMENGINEERINGANDSURVEYING.COM
PART OF THE NW 1/4, SEC. 25, T5N, R4E, SHT. 2 OF 2, JOB #14-131p20

DATE:

AS-BUILT	7-18-14	BF

12-UP-2016
3/7/18

12-UP-2016

NOTES:

- IF A DISCREPANCY IS FOUND BETWEEN ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN, ENGINEER SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO NOTIFY ENGINEER SHALL NEGATE ENGINEER'S LIABILITY.
- ALL DISTURBED AREAS ARE TO BE ROPED-AND ROPING MUST MATCH PLAN.
- AREAS OUTSIDE THE WALL AND CUT AND FILL SLOPES SHALL BE REVEGETATED WITH SIMILAR PLANT TYPES AND DENSITIES FOUND ON THE SITE. REVEGETATION SHALL BE COMPLETED PRIOR TO OCCUPANCY AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 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.
- THIS SITE PLAN IS NOT A BOUNDARY SURVEY.
- BEARINGS AND DISTANCES ARE RECORD PER PLAT UNLESS OTHERWISE NOTED.
- ANY FUTURE IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.
- ALL EXISTING UTILITIES TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION, CALL BLUE STAKE AT 602-263-1100.
- ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION WITH NATIVE STONE.
- THIS PLAN IS DESIGNED TO SHOW SITE GRADING AND DRAINAGE. CONTRACTOR SHALL USE THE ARCHITECTURAL SITE PLAN TO DETERMINE FINAL HOUSE, WALL, STEP, ETC., LOCATIONS AND ELEVATIONS.
- THIS SITE PLAN SHOWS ALL OF THE PLANTS OF ARCHITECTURAL SIGNIFICANCE IN THE AREA OF CONSTRUCTION. THE CITY OF SCOTTSDALE PLANT ORDINANCE IS LESS RESTRICTIVE AND ONLY PERTAINS TO CACTI OF LARGER. 3' & TALLER & TREES 4" #
- ALL DRAINAGE FACILITIES TO BE MAINTAINED BY HOMEOWNER.
- TOP OF FOOTING ELEVATIONS SHOWN IN PLAN ARE APPROXIMATE ONLY. ACTUAL TOP OF FOOTINGS TO BE DETERMINED AT TIME OF CONSTRUCTION AND TO BE A MINIMUM OF SIX INCHES BELOW EXISTING NATURAL GRADE OR FINISHED GRADE WHICHEVER IS LOWER (TYPICAL).
- VEGETATION OUTSIDE OF CONSTRUCTION AREA TO REMAIN.
- MATERIAL USED FOR EXTERIOR SURFACES OF ALL STRUCTURES SHALL BLEND IN COLOR, HUE, AND TONE WITH 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.
- DEVELOPMENT DESIGN AND CONSTRUCTION TECHNIQUES SHOULD BLEND WITH SCALE, FORM AND VISUAL CHARACTER INTO THE NATURAL LAND FORM AND MINIMIZE EXPOSED SCARS.
- EXTERIOR LIGHTING SHOULD BE LOW SCALE AND DIRECTED DOWNWARD, RECESSED OR SHIELDED SO THAT THE LIGHT SOURCE IS NOT VISIBLE FROM RESIDENTIAL DEVELOPMENT IN THE AREA OF PUBLIC VIEWPOINT.
- 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.
- ALL STORM DRAINAGE FACILITIES, INCLUDING WASHES, THAT EXIST PRIOR TO CONSTRUCTION MUST REMAIN OPEN AND FUNCTIONAL WITHOUT DIMINISHED CAPACITY FOR THE DURATION OF CONSTRUCTION AND UNTIL FINAL DRAINAGE FEATURES ARE COMPLETED.
- HYDROLOGIC ANALYSIS OF THIS SITE INCLUDES SURFACE RUNOFF ONLY.
- ANY PROPOSED PIPES ON THIS PLAN SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- POOLS SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, NAOS, SCENIC CORRIDORS, ON TO AN ADJACENT LOT, OR TRACT OF LAND.
- ALL ABOVE GROUND UTILITY EQUIPMENT COVERED BY THIS PERMIT SHALL BE SCREENED OR PAINTED TO THE SATISFACTION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
- 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) INCLUDING MATERIALS WITH HIGH GLOSS FINISHES AND BRIGHT, UNTARNISHED COPPER, ALUMINUM, GALVANIZED STEEL OR OTHER METALLIC SURFACES, SHALL BE TEXTURED OR HAVE A MATTED 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 AND/OR CONTRACTOR INCORPORATE DEVELOPMENT DESIGN AND CONSTRUCTION TECHNIQUES THAT BLEND SCALE, FORM AND VISUAL CHARACTER INTO THE NATURAL LANDFORM AND MINIMIZE EXPOSED SCARS TO THE SATISFACTION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
- 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.)
- 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 NATURAL AREA OPEN SPACE (NAOS) SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE PROPERTY OWNER SHALL MAINTAIN ALL DESIGNATED NAOS.

NOTES:

- A REGISTERED LAND SURVEYOR SHALL STAKE AND ROPE OR FENCE THE CONSTRUCTION ENVELOPE AND NAOS EASEMENT IN ACCORDANCE WITH THE SITE PLAN AND THE EASEMENT LEGAL DESCRIPTION.
- NO PAINT COLORS SHALL BE USED WHICH HAVE A LIGHT REFLECTIVE VALUE (LRV) GREATER THAN 40%.
- 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.
- NO NATIVE PLANTS ARE PERMITTED TO BE DISTURBED DO TO CONSTRUCTION AND RELATED ACTIVITIES ASSOCIATED WITH THIS APPROVAL.
- POSITIVE DRAINAGE AWAY FROM STRUCTURES. (5% MIN. FOR 10 FEET)
- POOLS REQUIRE SEPARATE APPROVAL AND PERMIT.
- POOLS SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, NAOS, SCENIC CORRIDORS, ON TO AN ADJACENT LOT, OR TRACT OF LAND.

LEGEND:

- | | |
|-----------|--|
| A/C | AIR CONDITIONING EQUIPMENT |
| BLDR | BARREL CACTUS |
| BJ | BOULDER |
| BSL | BOULDER JUMBLE |
| | BUILDING SETBACK LINE |
| CATV | CABLE TELEVISION |
| CC | CAT CLAW |
| CFC | CHAIN FRUIT CHOLLA |
| CFS | CUBIC FEET PER SECOND |
| CT | CRUCIFIXION THORN |
| (C) | DENOTES CALCULATED |
| (M) | DENOTES MEASURED |
| (R) | DENOTES RECORDED |
| DE | DIRECTION OF DRAINAGE |
| EDA | DRAINAGE EASEMENT |
| E/P | EDGE OF DISTURBED AREA |
| (EXIST) | EDGE OF PAVEMENT |
| ELEC. | ELECTRIC |
| 00 (00.0) | EXISTING CONTOUR |
| (EXIST) | EXISTING ELEVATION |
| | EXISTING FIRE HYDRANT |
| FND | FOUND |
| ◇ | FOUND BUILDING ENVELOPE STAKE |
| GPE | FOUND MONUMENT |
| IW | GENERAL PURPOSE EASEMENT |
| [I] | IRONWOOD |
| LF | IRRIGATION CONTROL VALVE |
| MESQ | LOWEST FINISHED FLOOR |
| OCO | MESQUITE |
| PV | OCOTILLO |
| 00.0 | PALO VERDE |
| PUE | POWER LINES |
| 0 | PROPOSED CONTOUR |
| | PROPOSED ELEVATION |
| | PUBLIC UTILITIES EASEMENT |
| | RECORD MONUMENT |
| RIP-RAP | RIP-RAP (SEE NOTE 9) |
| RO | ROCK OUTCROP |
| SAG | SAGUARO CACTUS |
| (EXIST) | TELEPHONE RISER |
| T/B/C | TOP BACK OF CURB |
| TF | TOP OF FOOTING |
| TR | TOP OF RAIL |
| TW | TOP OF WALL |
| TOF | TOP OF FENCE |
| VNAE | VEHICULAR NON-ACCESS EASEMENT |
| ① | WALL OPENING FOR DRAINAGE (8"x16") |
| WM | WATER METER BOX |
| WMS | WATER METER BOX WITH SERVICE |
| WV | WATER VALVE |
| Y | YUCCA |
| YC | YUCCA CLUMP |
| * | YUCCA(S) under 6' in height (unless otherwise indicated) |

POOL ENCLOSURES:

AN OUTDOOR SWIMMING POOL, INCLUDING AN IN-GROUND, ABOVEGROUND OR ON-GROUND POOL, HOT TUB OR SPA SHALL BE PROVIDED WITH A BARRIER MEETING THE REQUIREMENTS OF SCOTTSDALE ORDINANCE #3096 ADOPTED BY THE SCOTTSDALE CITY COUNCIL ON MARCH 18, 1998. POOL SHALL BE SECURED FROM UNWANTED ACCESS AND APPROVED THROUGH SEPARATE PERMIT.

E.S.L.O.

- LAND DESIGNATED AS NAOS SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE ENTIRE NATURAL AREA OPEN SPACE (NAOS) WILL BE PERMANENTLY MAINTAINED AS NATURAL OPEN SPACE THROUGH EASEMENT, DONATION, OR DEDICATION TO THE CITY OR OTHER ENTITY. NAOS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- NON-INDIGENOUS PLANT MATERIALS ARE LIMITED TO ENCLOSED AREAS AND SHALL NOT EXCEED 20 FEET IN HEIGHT.
- TURF IS LIMITED TO ENCLOSED AREAS NOT VISIBLE OFFSITE/LOWER ELEVATIONS.
- REFLECTIVE BUILDING MATERIALS ARE PROHIBITED.
- NO PAINT COLORS SHALL BE USED WHICH HAVE A LIGHT REFLECTIVE VALUE (LRV) GREATER THAN 40% (LRV MEASURES THE AMOUNT OF LIGHT REFLECTIVE BY A COLOR AND IS AVAILABLE FROM PAINT MANUFACTURERS.)
- EXTERIOR MATERIALS AND PAINT COLORS SHALL NOT EXCEED A VALUE AND/OR CHROMA OF 6 AS INDICATED IN THE MUNSSELL BOOK OF COLOR ON FILE IN THE CITY PLANNING DEPARTMENT (SAMPLES MAY BE REQUIRED).

AS-BUILT SURVEY

THE EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼, OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 4 EAST, OF THE GILA & SALT RIVER BASE, & MERIDAIN. MARICOPA COUNTY, ARIZONA
EXCEPT THE SOUTH 40.00 FEET & EAST 20.00 FEET.

SCOTTSDALE FIRE DEPARTMENT ACCESS REQUIREMENTS:

ACCESS GRADES FROM 0% TO 12% FOR SINGLE FAMILY RESIDENCE						
DRIVE LENGTH	DRIVE WIDTH	DRIVE SURFACE	TURN-A-ROUND REQUIRED	HOSE LAY	SPRINKLER REQUIREMENTS MOD-130	ATTIC PILOT HEADS & PATIO SPRINKLERS
LESS THAN 200 FEET	12	AW	NO	< 200 FEET	YES	NO

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

COMMUNITY NUMBER	PANEL NUMBER AND DATE	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEV (IN AO ZONE, USE DEPTH)
045012	(10/16/13)		(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 100 YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE FLOODWAYS AND FLOODPLAIN ORDINANCE, CHAPTER 37, S.R.C..

PLANT SALVAGE NOTE:

ON-SITE PLANT SALVAGE INFORMATION SHOWN HEREON IS FOR CITY OF SCOTTSDALE PLAN APPROVAL PURPOSES ONLY. ENGINEER ASSUMES NO 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. GUEST HOMES ON LOTS UNDER 35,000 SQ. FT. MAY NOT PROVIDE COOKING FACILITIES.

A GUESTHOUSE 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 BLUE STAKE @ (602) 263-1100.

LOT DATA:

AREA= (NET)	192,408 S.F. / 4.41707 AC±
SLOPE=	PRE-ENGINEERED
NAOS REQUIRED=	48,102 S.F.
NAOS PROVIDED=	51,162 S.F.
LANDFORM=	LOWER-DESERT
AREA(GROSS)	218,028 S.F. / 5.00523 AC±
AREA ENCLOSED BY WALLS=	135,718 S.F. / (62%)

BENCHMARK:

FND 2" ALUMINUM CAP 0.75" DN STAMPED TSN R4E ¼ S26 S25 LS 33307 2002 ELEV=2221.01 (NAVD 88)

T.B.M.:

FND ½" REBAR AT THE SOUTHWEST CORNER OF SAID PARCEL ELEV=2238.26(NAVD88)

BENCHMARK CERTIFICATION:

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

All laws applicable to the public health regulations will be complied with for the same period of operation of this survey.

Any parking or staging areas located on the property shall be situated from the street and from neighboring properties to the maximum extent possible.

SURVEY CERTIFICATION:

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

N.T.S.

VICINITY MAP

Existing Square Footage

House — 3,194 sq ft

Guest House — 1,430 sq ft

Bar — 6,250 sq ft

Stable — 1,674 sq ft

Total Existing Under Roof — 11,548 sq ft

OWNER:

M&M RANCH LLC
8144 E. VIA DONA RD
SCOTTSDALE, AZ 85266
MONICA.MMRANCH@YAHOO.COM
480-695-7359

SITE ADDRESS:

8144 E VIA DONA RD
SCOTTSDALE, AZ 85266

ASSESSORS PCL. NO.:

216-70-005 T

ZONING:

R1-190 ESL FO Upper Dr. ex

C.O.S. QUARTER SECTION NO.:

52-47

NOTE:

THIS SURVEY WAS PERFORMED WITHOUT THE USE OF A CURRENT TITLE REPORT

DATE:

AS-BUILT 7-18-14 BF

12-UP-2016
3/7/18

GRAHAM SURVEYING & ENGINEERING INC.

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PART OF THE NW 1/4, SEC. 25, T5N, R4E, SHT. 1 OF 2, JOB #14-131p10



PLAN CHK # 14

[illegible]

THERE IS TO BE AN
UNOBSTRUCTED VERTICAL
CLEARANCE MINIMUM OF 13'-6"

PART OF THE NW 1/4, SEC. 25, T5N, R4E, SHT. 2 OF 2, JOB #14-131p20

C-2

