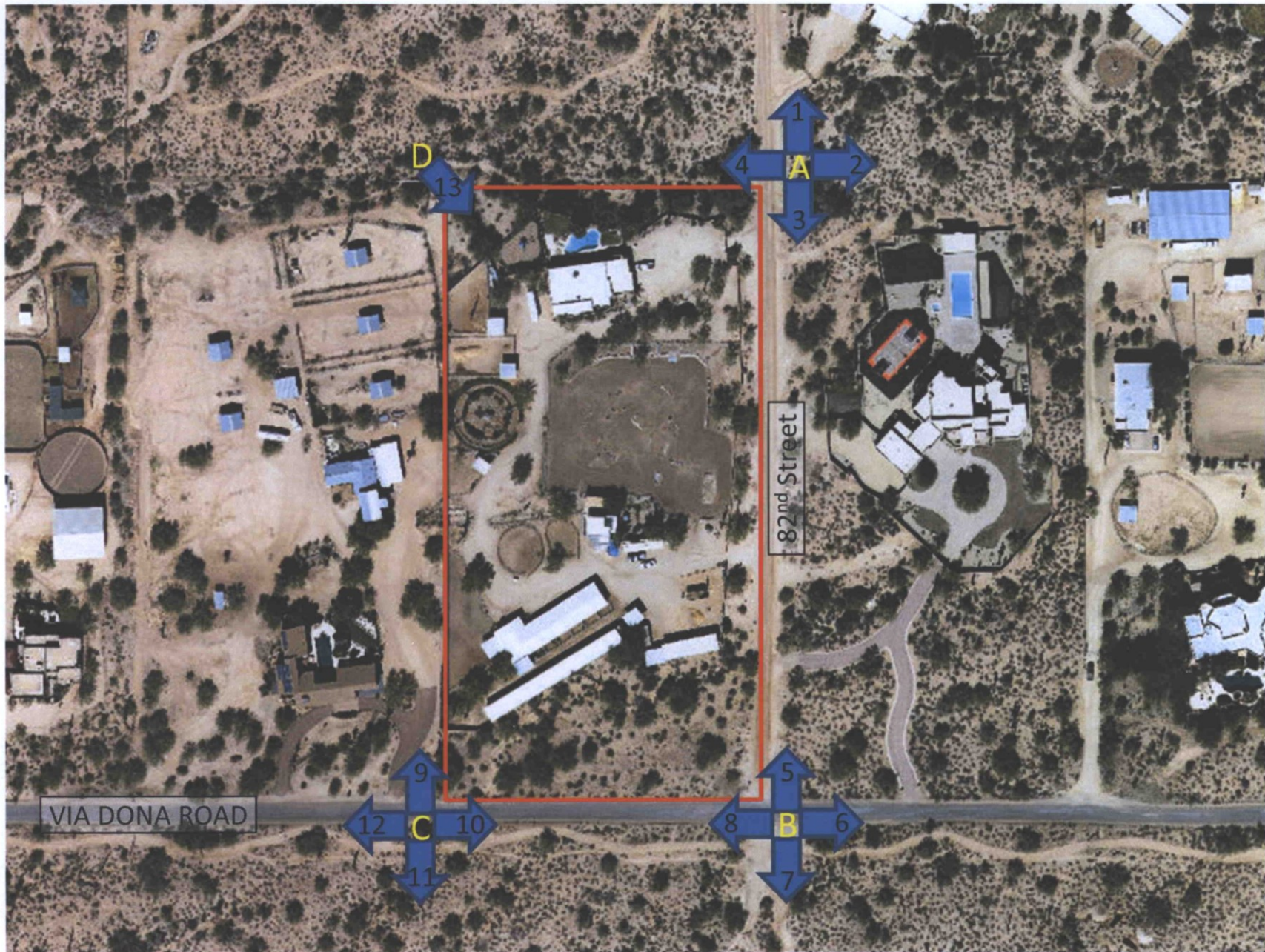


Simulations  
Photos  
All Graphics (no plans)



# SITE CONTEXT PHOTO EXHIBIT



 M&M Ranch

12-UP-2016  
12/14/2016







1. Location A (NEC) facing north



2. Location A (NEC) facing east



3. Location A (NEC) facing south



4. Location A (NEC) facing west





5. Location B (SEC) facing north



6. Location B (SEC) facing east



7. Location B (SEC) facing south

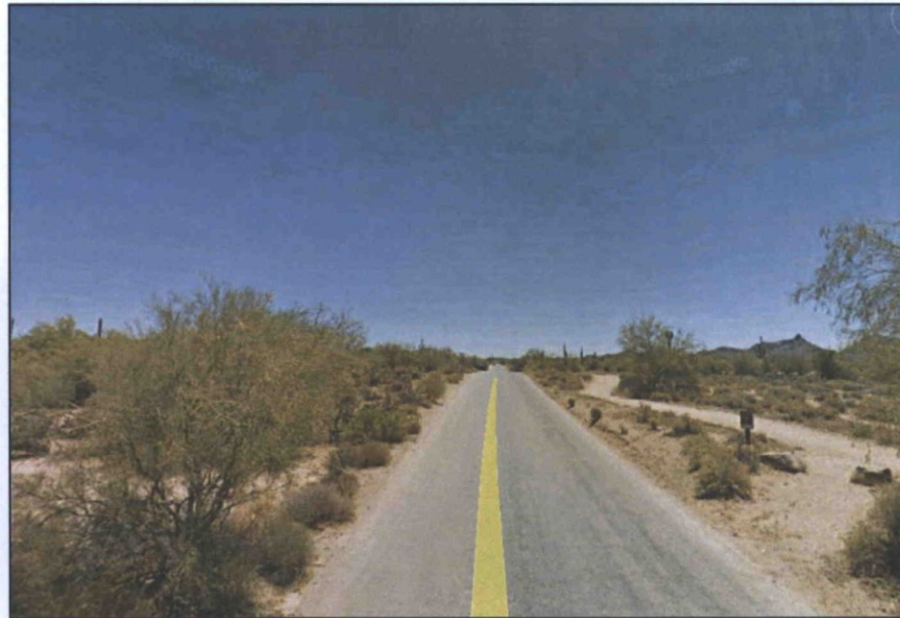


8. Location B (SEC) facing west





**9.** Location C (SWC) facing north



**10.** Location C (SWC) facing east



**11.** Location C (SWC) facing south



**12.** Location C (SWC) facing west





**13.** Location D (NWC) facing southeast



## 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 802-263-1100.
- 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 ORNAMENT 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 50% 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 ESI 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, UNATTENUATED 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 CHANCE 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:

- 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
BAR	BARREL CACTUS
BLR	BOULDER
BJ	BOULDER JUMBLE
BSL	BUILDING SETBACK LINE
C	CABLE TELEVISION
CATV	CAT CLAW
CC	CHAIN FRUIT CHOLLA
CFC	CRUCIFRUIT THORN
CP	DEMOTES CALCULATED
(C)	DEMOTES MEASURED
(M)	DEMOTES RECORDED
(D)	DIRECTION OF DRAINAGE
EDA	EDGE OF DISTURBED AREA
E/P	EDGE OF PAVEMENT
(ELEC)	ELECTRIC
(ELEV)	EXISTING ELEVATION
(ELEV)	EXISTING FIRE HYDRANT
FND	FOUND
FND	FOUND BUILDING ENVELOPE STAKE
FND	FOUND MONUMENT
GPE	GENERAL PURPOSE EASEMENT
IRV	IRRIGATION CONTROL VALVE
LF	LONGEST FINISHED FLOOR
MSO	MESQUITE
OCO	OCOTILLO
PO	PAULO VERDE
PL	POWER LINES
PRO	PROPOSED CONTOUR
PUE	PUBLIC UTILITIES EASEMENT
RE	RECORD MONUMENT
RP-RAP	RP-RAP (SEE NOTE 9)
RO	ROCK OUTCROP
SAG	SAGUARO CACTUS
(ELEV)	TELEPHONE RISER
T/B/C	TOP BACK OF CURB
TR	TOP OF FOOTING
TR	TOP OF RAIL
TR	TOP OF WALL
TR	TOP OF FENCE
VNAE	VEHICULAR NON-ACCESS EASEMENT
(1)	WALL OPENING FOR DRAINAGE (8"x16")
WB	WATER METER BOX
WB	WATER METER BOX WITH SERVICE
WV	WATER VALVE
Y	YUCCA
Y	YUCCA CLUMP
YUCCAS	YUCCAS (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 UNLIMITED 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 8 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:

DRIVE LENGTH	DRIVE WIDTH	DRIVE SURFACE	TURN-A-ROUND REQUIRED	HOSE LAY	SPRINKLER REQUIREMENTS	HYDRA PLOT
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 @ (802) 293-1100.

## LOT DATA:

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

## BENCHMARK:

FND 2" ALUMINUM CAP 0.75" ON STAMPED TSN RAE & S26 S25 L5 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.

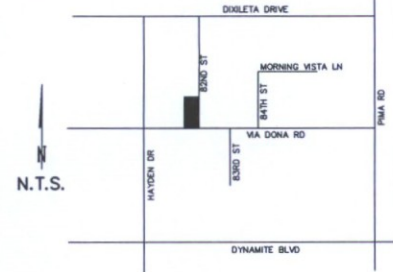
## WALL INFO:

RETAINING WALLS= LF  
NON-RETAINING WALLS= LF

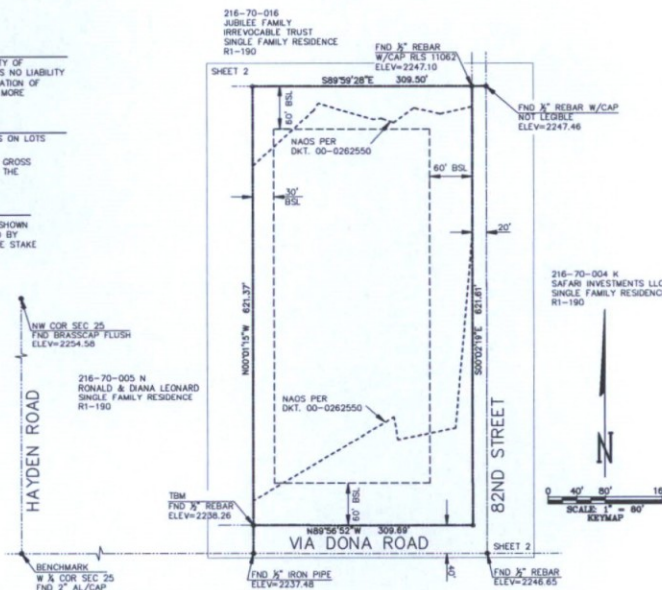
## SURVEY CERTIFICATION:

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

*[Signature]*  
[Stamp: SURVEYOR, MARICOPA COUNTY, ARIZONA, 1000-0000-00, 1000-0000-00, 1000-0000-00, 1000-0000-00]



## VICINITY MAP



## OWNER:

MAM RANCH LLC  
8144 E. VA DONA RD  
SCOTTSDALE, AZ 85266  
MONICA.MAMRANCH@YAHOO.COM  
480-685-7358

## SITE ADDRESS:

8144 E. VA DONA RD  
SCOTTSDALE, AZ 85266

## ASSESSORS PCL. NO.:

216-70-005 T

## ZONING:

R1-190 ESL FO

## 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
---	---	---
---	---	---
---	---	---
---	---	---

## GRAHAM SURVEYING & ENGINEERING INC.

Civil Engineers & Land Surveyors

P.O. BOX 1240, Coreton, Arizona 85377

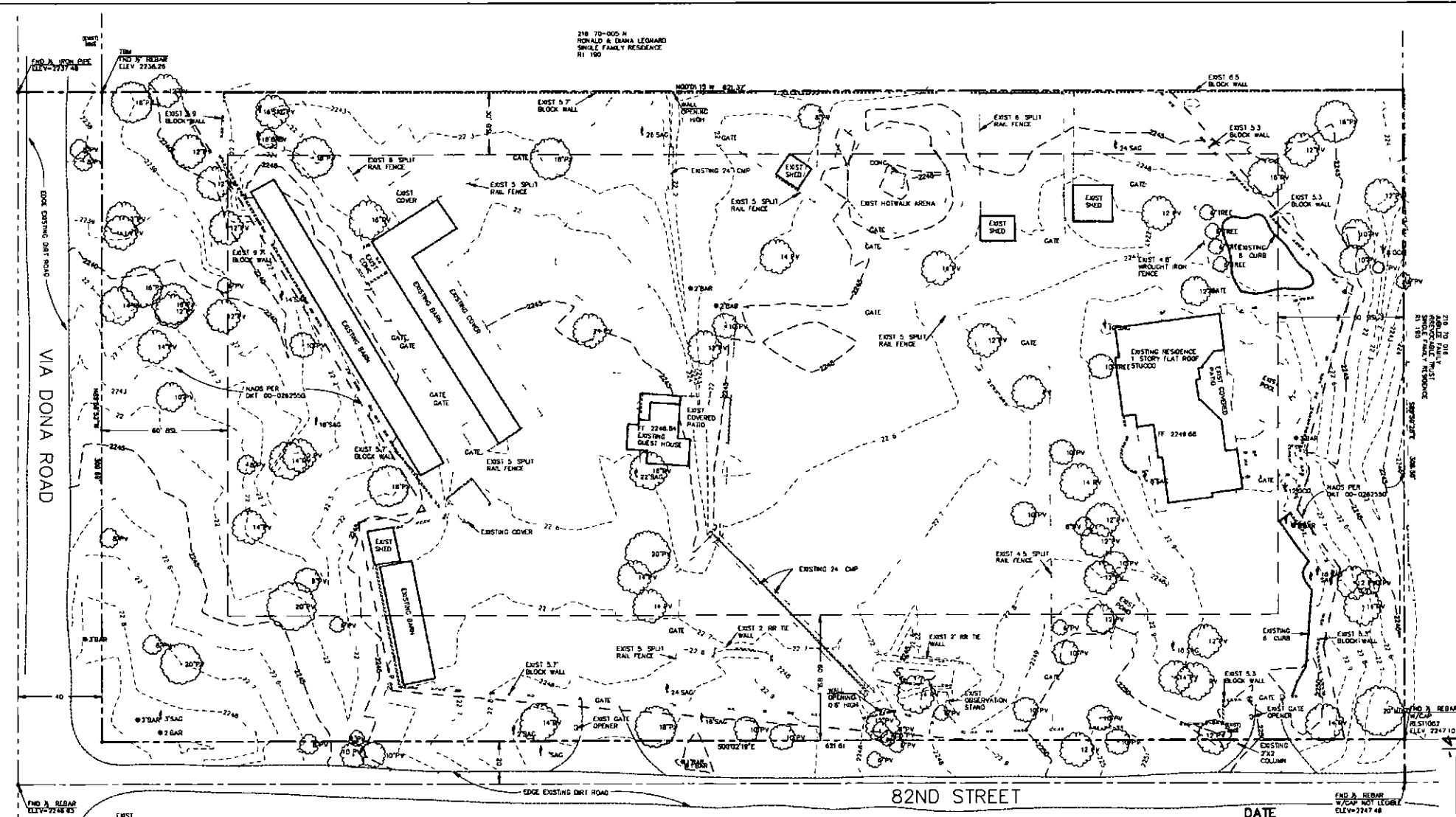
(480) 488-4393

ADMIN2@GRAHAMENGINEERINGANDSURVEYING.COM

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

12-UP-2016  
12/14/2016

218 70-005.4  
RONALD & DIANA LEONARD  
SHULE FAMILY RESIDENCE  
RT. 100



**BENCHMARK**

FND 2 ALUMINUM CAP 0.75 IN STAMPED TSN R&E & S28  
S25 LS 33307 2002  
ELEV=7271.01 (NAVD 88)

**TBM**

FND 3 REBAR AT THE SOUTHWEST CORNER OF S40 PARCEL  
ELEV 7238.26(NAVD88)

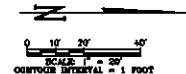
**BENCHMARK CERTIFICATION**

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

*James H. Graham*



**GRAHAM SURVEYING & ENGINEERING INC.**

Civil Engineers & Land Surveyors  
P.O. BOX 1240 Coconino Arizona 85377  
(480) 488-4383

ADMIN@GRAHAMENGINEERINGANDSURVEYING.COM

PART OF THE NW 1/4 SEC 25, T5N R4E S1T 2 OF 2 JOB #14-131010

**DATE**

AS-BUILT	7-18-14	BF

PLAN CK #

C-2



## 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 ORDNANCE IS LESS RESTRICTIVE AND ONLY PERTAINS TO CACTI OF OR 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 FROM 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                               |
| BAR    | BARREL CACTUS  |
| BLDR   | BOULDER  |
| BJ     | BOULDER JUMBLE   |
| BSL    | BUILDING SETBACK LINE                                    |
| C      | CABLE TELEVISION   |
| CATV   | CAT CLAW   |
| CC     | CHAIN FRUIT CHOLLA                                       |
| CFC    | CUBIC FEET PER SECOND                                    |
| CFS    | CRUCIFIXION THORN  |
| CT     | DENOTES CALCULATED                                       |
| (C)    | DENOTES MEASURED   |
| (M)    | DENOTES RECORDED   |
| (R)    | DIRECTION OF DRAINAGE                                    |
| DE     | DRAINAGE EASEMENT  |
| EDA    | EDGE OF DISTURBED AREA                                   |
| E/P    | EDGE OF PAVEMENT   |
| (EXST) | ELECTRIC   |
| ELEC   | ELECTRIC   |
| DO     | EXISTING CONTOUR   |
| (DO.O) | EXISTING ELEVATION                                       |
| (EXST) | EXISTING FIRE HYDRANT                                    |
| FND    | FOUND  |
| FW     | FOUND BUILDING ENVELOPE STAKE                            |
| FW     | FOUND MONUMENT   |
| FW     | GENERAL PURPOSE EASEMENT                                 |
| FW     | IRONWOOD   |
| FW     | IRRIGATION CONTROL VALVE                                 |
| FW     | LOWEST FINISHED FLOOR                                    |
| FW     | MESQUITE   |
| FW     | OCOTILLO   |
| FW     | PALO VERDE   |
| FW     | POWER LINES  |
| FW     | PROPOSED CONTOUR   |
| FW     | PROPOSED ELEVATION                                       |
| FW     | PUBLIC UTILITIES EASEMENT                                |
| FW     | RECORD MONUMENT  |
| FW     | RIP-RAP (SEE NOTE 9)                                     |
| FW     | ROCK OUTCROP   |
| FW     | SAGUARO CACTUS   |
| FW     | TELEPHONE RISER  |
| FW     | TOP BACK OF CURB   |
| FW     | TOP OF FOOTING   |
| FW     | TOP OF RAIL  |
| FW     | TOP OF WALL  |
| FW     | TOP OF FENCE   |
| FW     | VEHICULAR NON-ACCESS EASEMENT                            |
| FW     | WALL OPENING FOR DRAINAGE (8"x16")                       |
| FW     | WATER METER BOX  |
| FW     | WATER METER BOX WITH SERVICE                             |
| FW     | WATER VALVE  |
| FW     | YUCCA  |
| FW     | YUCCA CLUMP  |
| FW     | 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 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
LESS THAN 200 FEET	12	AW	NO	< 200 FEET	YES

## 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±

## BENCHMARK:

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

## T.B.M.:

FND 1/2" 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

## WALL INFO:

RETAINING WALLS= LF.  
NON-RETAINING WALLS= LF.

## SURVEY CERTIFICATION:

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

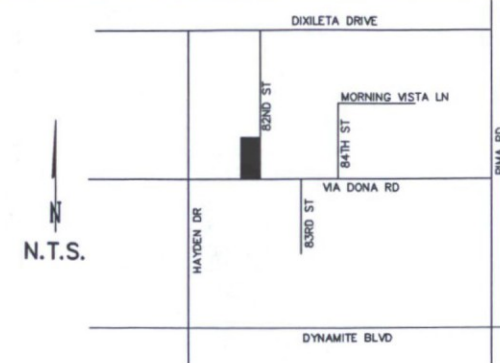
*[Signature]*  
GRAHAM SURVEYING & ENGINEERING INC.  
2430 GRAND L. DR.  
SCOTTSDALE, AZ 85266  
EXPIRES 31 DEC 17

CALL TWO MORNING DAYS BEFORE YOU GO  
602-439-0100  
OR  
1-800-SURE-IT

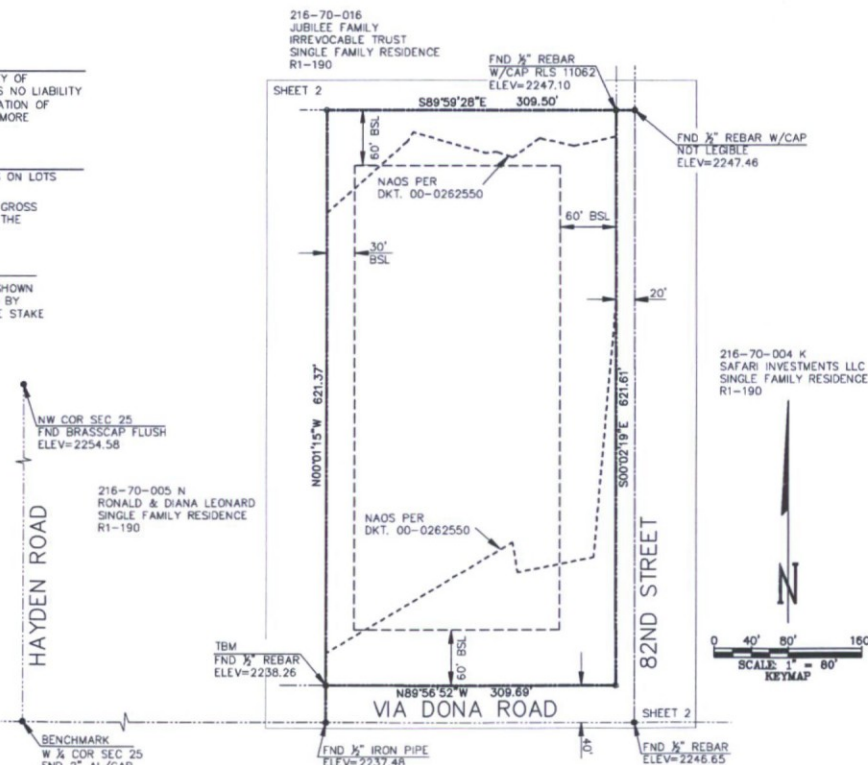
## GRAHAM SURVEYING & ENGINEERING INC.

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. 1 OF 2, JOB #14-131p10



## VICINITY MAP



## OWNER:

MAM RANCH LLC  
8144 E. VIA DONA RD  
SCOTTSDALE, AZ 85266  
MONICA.MRANCH@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

## C.O.S. QUARTER SECTION NO.:

52-47

## NOTE:

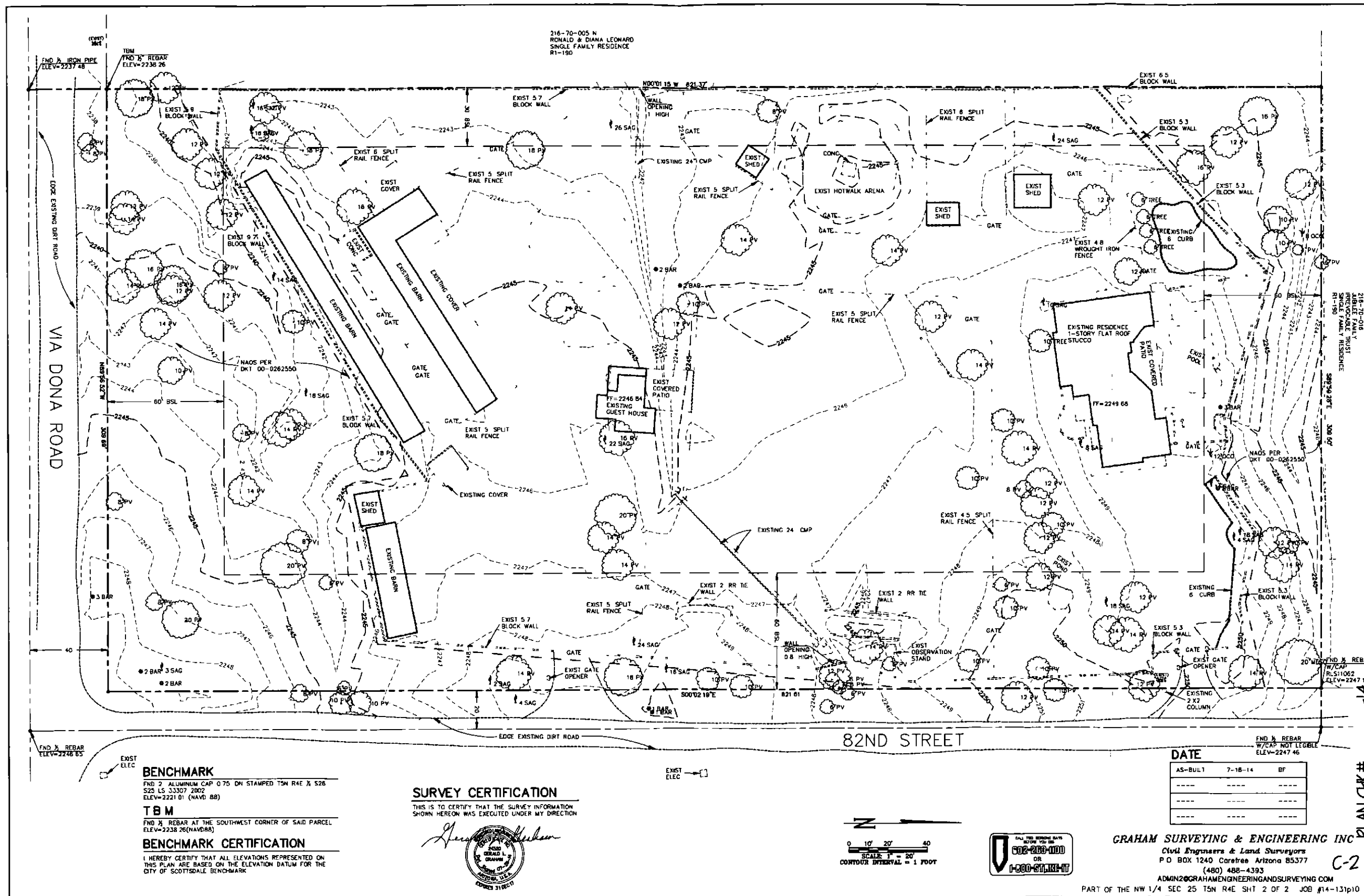
THIS SURVEY WAS PERFORMED WITHOUT THE USE OF A CURRENT TITLE REPORT

## DATE:

AS-BUILT	7-18-14	BF
---	---	---
---	---	---
---	---	---

PLAN CHK# -14





# **BENCHMARK**

FND 2 ALUMINUM CAP 0.75 DN STAMPED TSN R4E X S26  
S25 LS 33307 2002  
ELEV=2221.01 (NAVD88)

## **TBM**

FND 1/2 REBAR AT THE SOUTHWEST CORNER OF SAID PARCEL  
ELEV=2238.26(NAVD88)

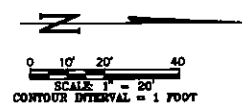
## **BENCHMARK CERTIFICATION**

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

*[Signature]*  
[Professional Seal]



## **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 #14-131p10

## **DATE**

AS-BUILT	7-18-14	BF
---	---	---
---	---	---
---	---	---

PLAN CHK#

C-2