



Full Size or Largest Size Plans

Site Plan

Landscape Plan

Elevations

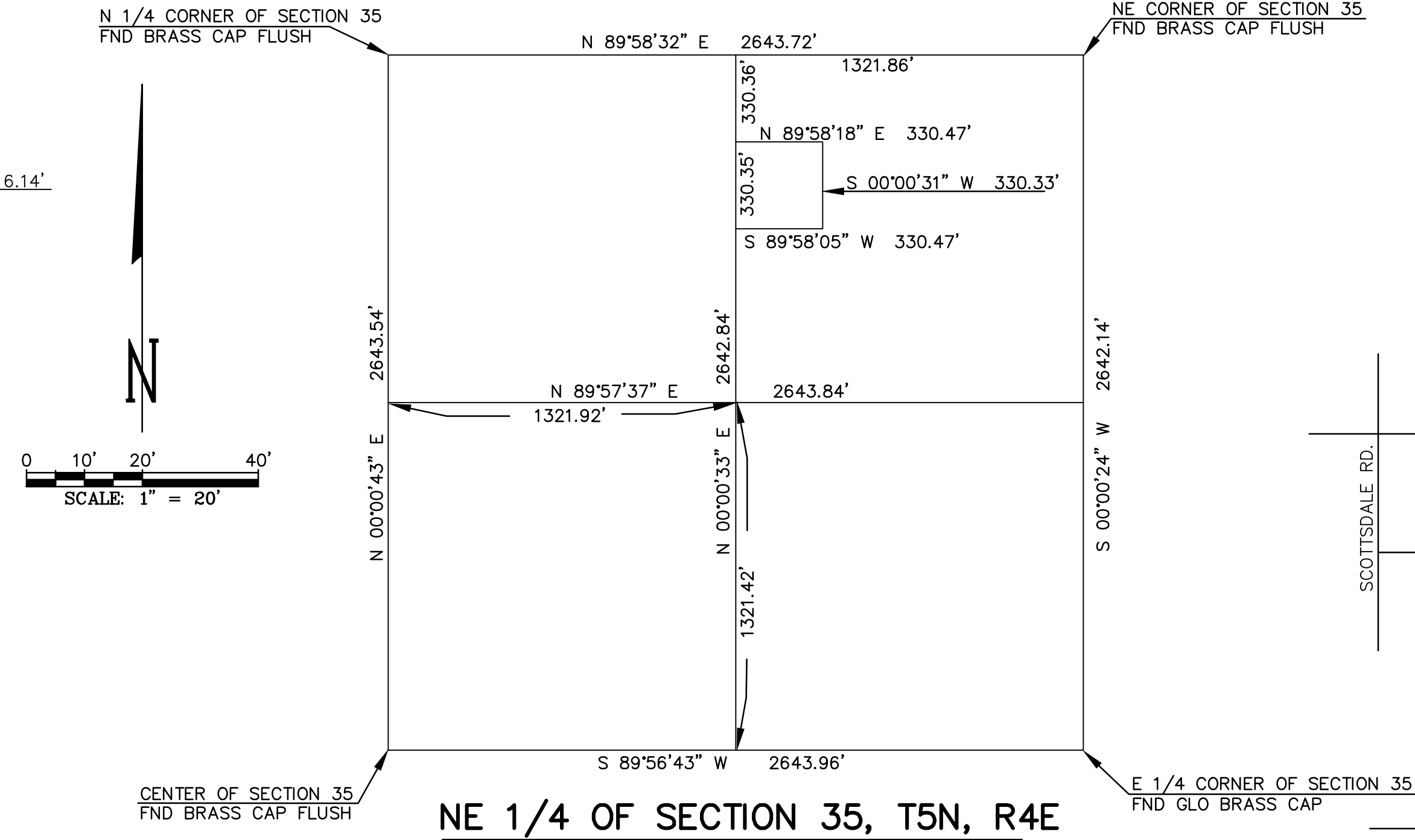
Site Plan

THE SW 1/4, NW 1/4, NE 1/4, NE 1/4, OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 4 EAST
EXCEPT THE WEST 30 FT. & THE SOUTH 25 FT. FOR ROADS
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, SCOTTSDALE, MARICOPA COUNTY, ARIZONA.

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	1310 11/16/13	L	11/04/15	X	<1'

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..



VICINITY MAP

OWNER:
DANIEL J MARCHAND AND DEBBIE C GIBSON
MAILING ADDRESS: 28011 N 78TH ST
SCOTTSDALE, AZ. 85266
PHONE: 480-513-4377
E-MAIL: debbie@phoenixherp.com

SITE ADDRESS:
28011 N 78TH ST.
SCOTTSDALE, AZ. 85266

ASSESSORS PCL. NO.:
212-21-020A

ZONING:
R1-70 ESL FO

C.O.S. QUARTER SECTION NO.:
50-46

DATE:	PHASE 1	5/15/18	MP
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GRAHAM SURVEYING & ENGINEERING, INC.

Civil Engineers & Land Surveyors
P.O. BOX 1240, Carefree, Arizona 85377
(480) 488-4393

A PART OF SECTION 35 T5N,R4E, SHT. 1 OF 1, JOB #16-163ALTA

NOTES:

1. 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.

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= 91,747 S.F./2.10621 AC ±

BENCHMARK:

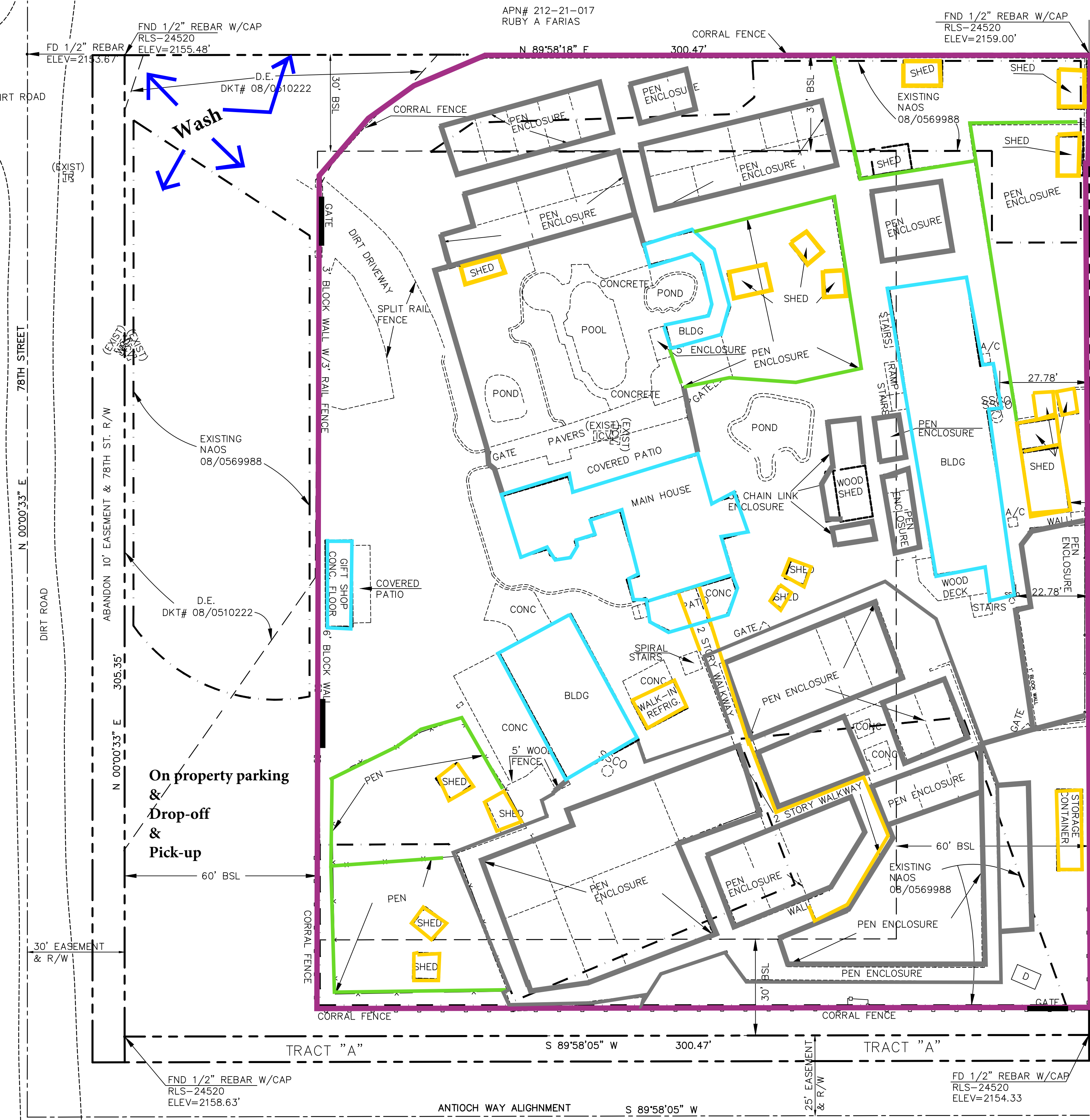
COS BRASS CAO FLUSH, EASTERLY OF 2, LOCATED AT THE INTERSECTION OF PINNACLE VISTA DR. AND 76TH ST. ELEVATION=2097.75' (NAVD88)

T.B.M.:

FD 3/4" REBAR AT THE NORTHWEST PROPERTY CORNER ELEVATION=2155.48' (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.



PERTINENT DOCUMENTS:

DKT # 19730510

LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35 TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, SCOTTSDALE, MARICOPA COUNTY, ARIZONA.

EXCEPTING THEREFROM ALL OIL, GAS, AND OTHER MINERAL DEPOSITS AS RESERVED UNTO THE UNITED STATES OF AMERICA IN THE PATENT OF SAID LAND.

EXCEPT THE WEST 30.00 FEET AND THE SOUTH 25.00 FEET FOR ROADS.

- Perimeter Fence
- Turtle Enclosures
- Main Buildings
- Interior Enclosures
- Small Sheds/Buildings
- Gate (with Key Switch/pre-emption sensor)

LEGEND:

- BSL BUILDING SETBACK LINE
- (C) DENOTES CALCULATED
- (M) DENOTES MEASURED
- (R) DENOTES RECORDED
- D DUMPSTER
- D.E. DRAINAGE EASEMENT
- EDA (EXIST) EDGE OF DISTURBED AREA
- ELEC ELECTRIC
- (EXIST) EXISTING FIRE HYDRANT
- FND FOUND
- FND FOUND MONUMENT
- L.F. MCR LOWEST FINISHED FLOOR
- MA MARICOPA COUNTY RECORDS
- POWER LINES
- PUE PUBLIC UTILITIES EASEMENT
- R/W RECORD MONUMENT
- SSCO RIGHT OF WAY
- SANITARY SEWER CLEAN OUT
- SPLIT RAIL FENCE
- T/W TOP OF WALL



AERIAL / SITE PLAN

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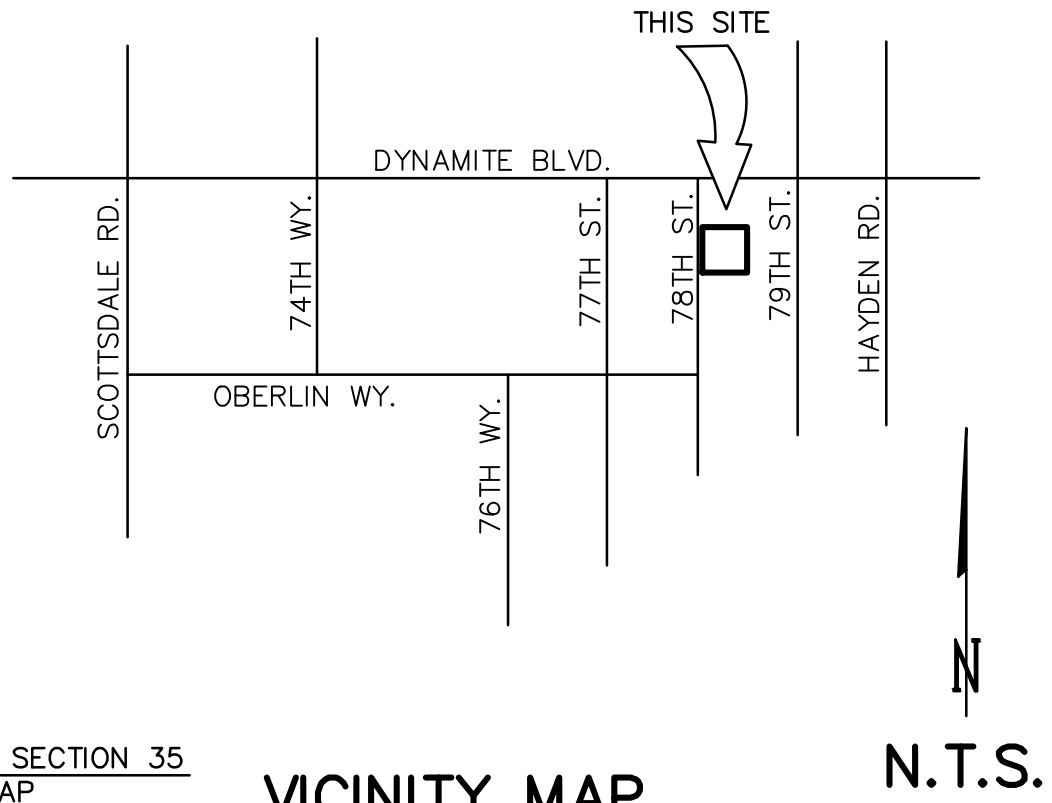
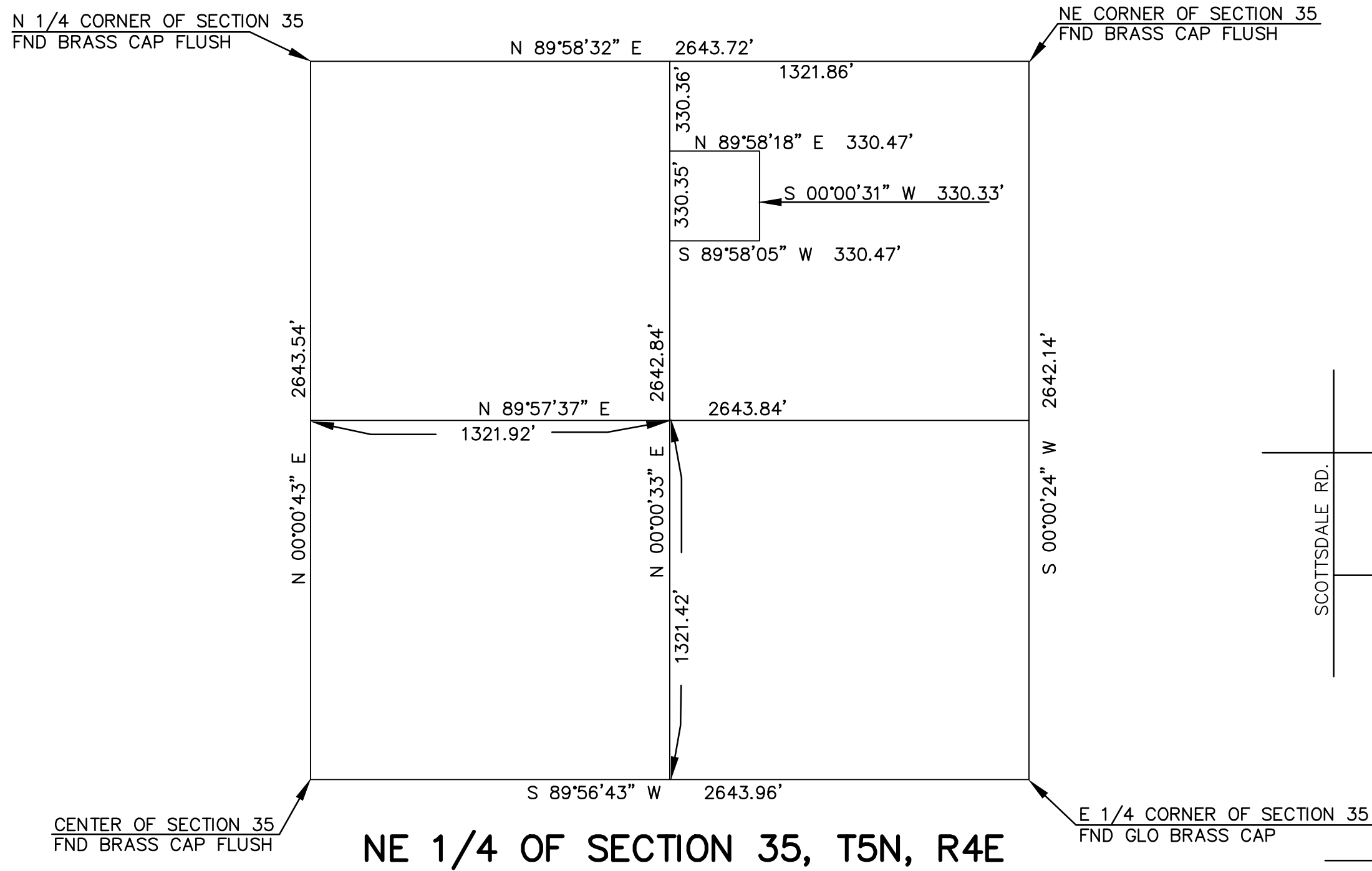
N

010'20'40'

SCALE: 1" = 20'

212-21-019

LELANI LOUISE VEHLING TRUST



NE 1/4 OF SECTION 35, T5N, R4E

VICINITY MAP

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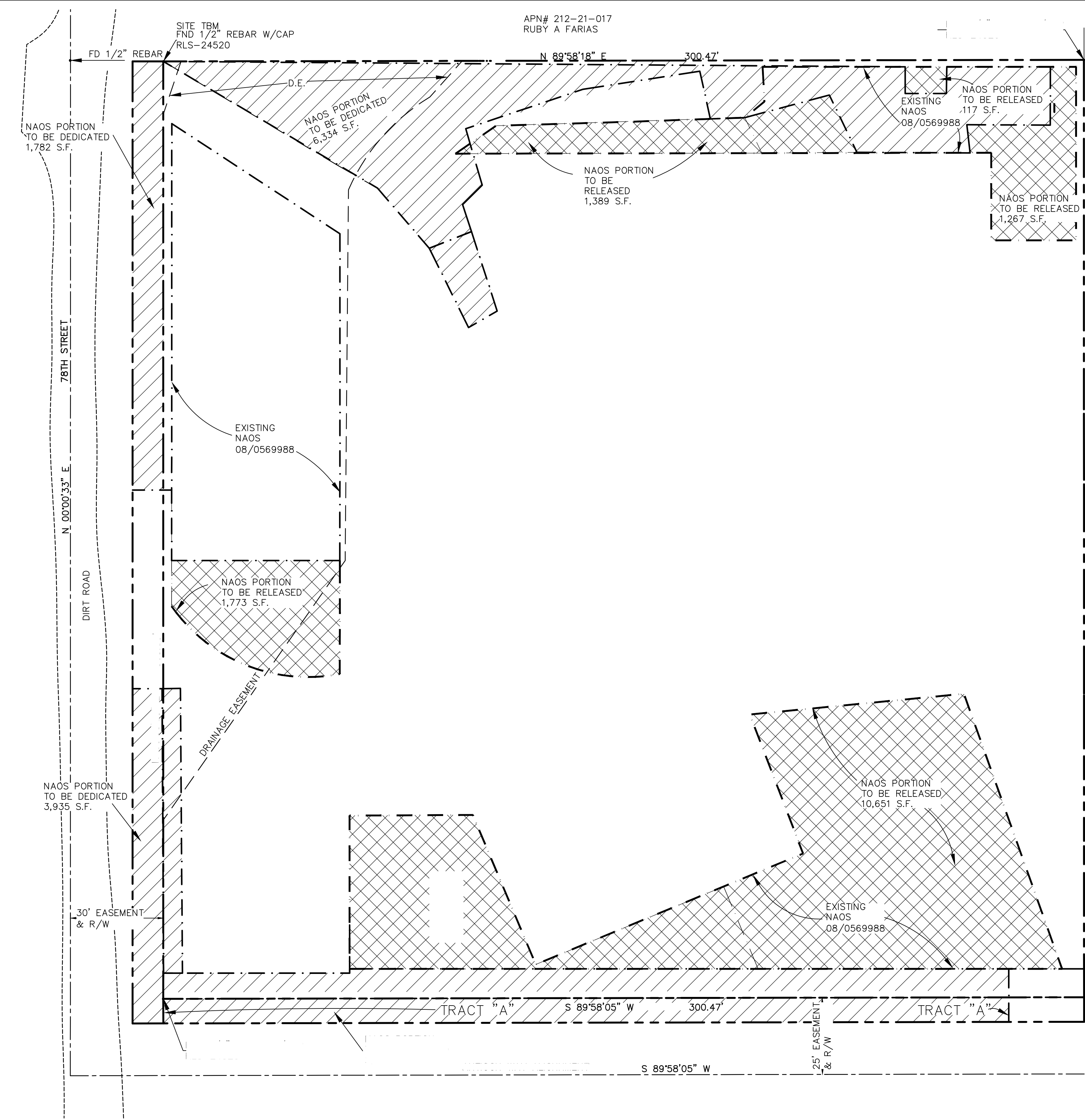
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- LEGEND:**
- BSL (C) (M) (R) BUILDING SETBACK LINE DENOTES CALCULATED DENOTES MEASURED DENOTES RECORDED
 - D.E. DRAINAGE EASEMENT
 - EDA (EXIST) EDGE OF DISTURBED AREA
 - ELEC. ELECTRIC
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 - FND FOUND MONUMENT
 - L.F. MCR LOWEST FINISHED FLOOR MARICOPA COUNTY RECORDS
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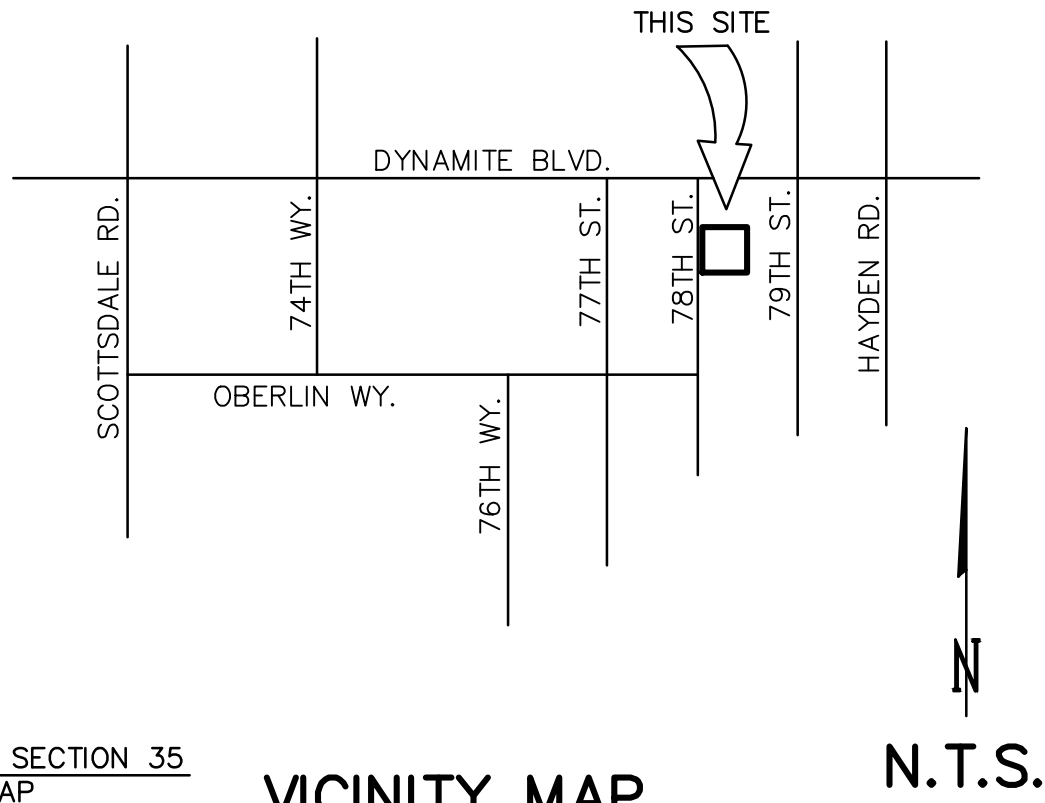
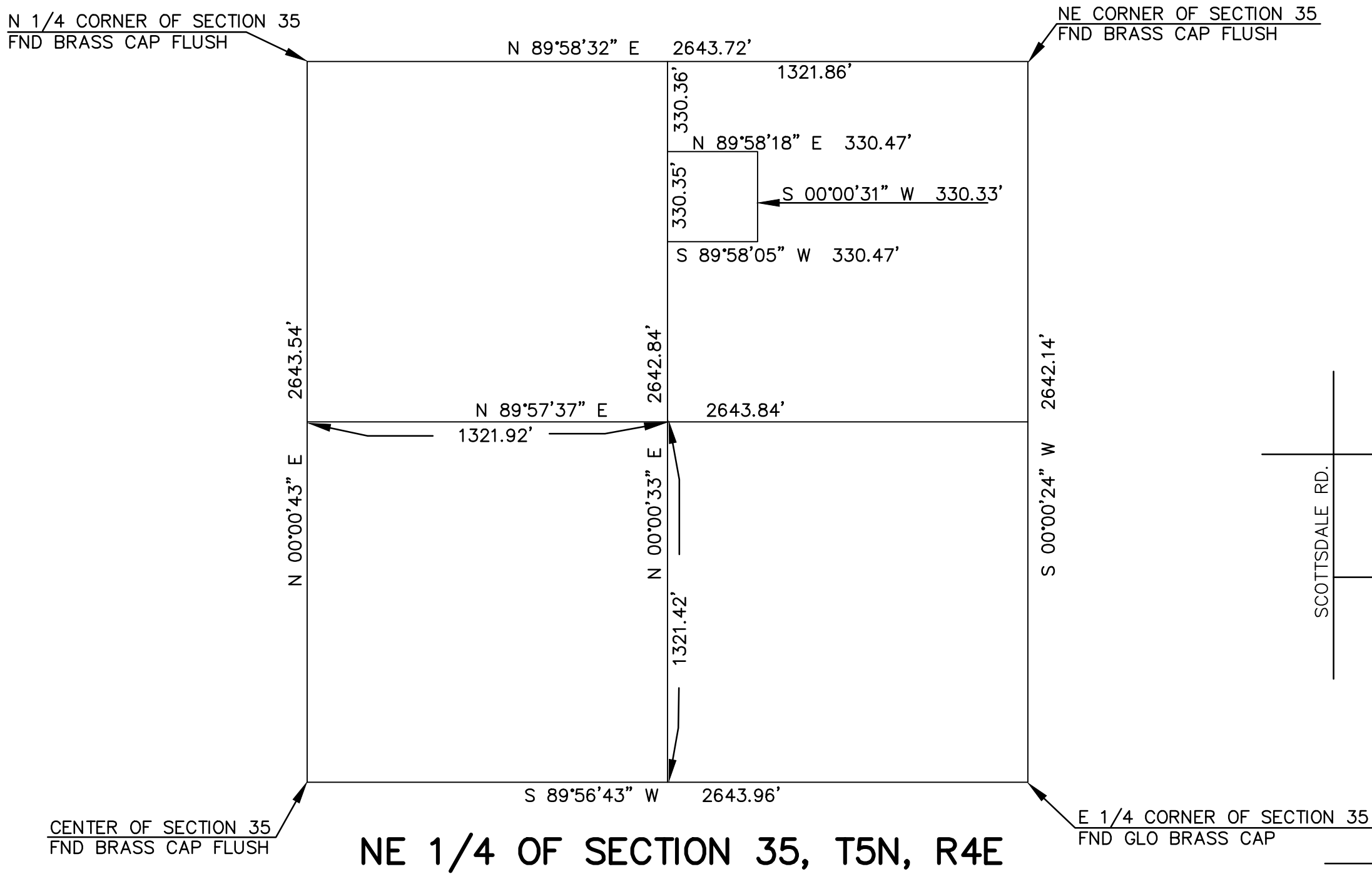
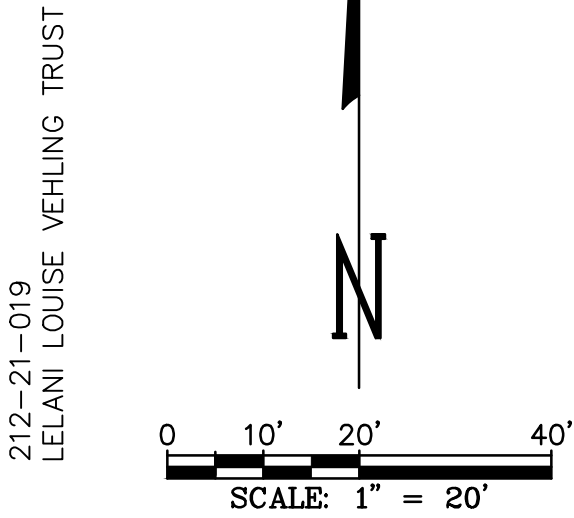
LOT DATA:	
AREA=	91,691 S.F./2.1049 AC±
SLOPE=	2-5%
NAOS REQUIRED=	22,922.75 S.F.
NAOS PROVIDED=	23,025 S.F.
LANDFORM=	UPPER=25%, LOWER=20%
N.A.O.S. DATA:	
EXISTING NAOS 08/0569988	23,870 S.F.
NAOS RELEASED=	-15,197 S.F.
NAOS DEDICATED=	+12,051 S.F.
TRACT "A"=	+ 2,201 S.F.
TOTAL =	22,925 S.F.



NATURAL AREA OPEN SPACE PLAN

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EXCEPT THE WEST 30 FT. & THE SOUTH 25 FT. FOR ROADS
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LEGEND:

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D.E. EDA (EXIST)	DIRECTION OF DRAINAGE DRAINAGE EASEMENT EDGE OF DISTURBED AREA
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FND ●	EXISTING FIRE HYDRANT FOUND FOUND MONUMENT
L.F. MCR ○	LOWEST FINISHED FLOOR MARICOPA COUNTY RECORDS POWER LINES
00 00.0 PUE ○	PROPOSED CONTOUR PROPOSED ELEVATION PUBLIC UTILITIES EASEMENT
R/W SSCO ○	RIGHT OF WAY SANITARY SEWER CLEAN OUT
T/W ○	SPLIT RAIL FENCE TOP OF WALL

NOTES:

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AERIAL / SITE PLAN

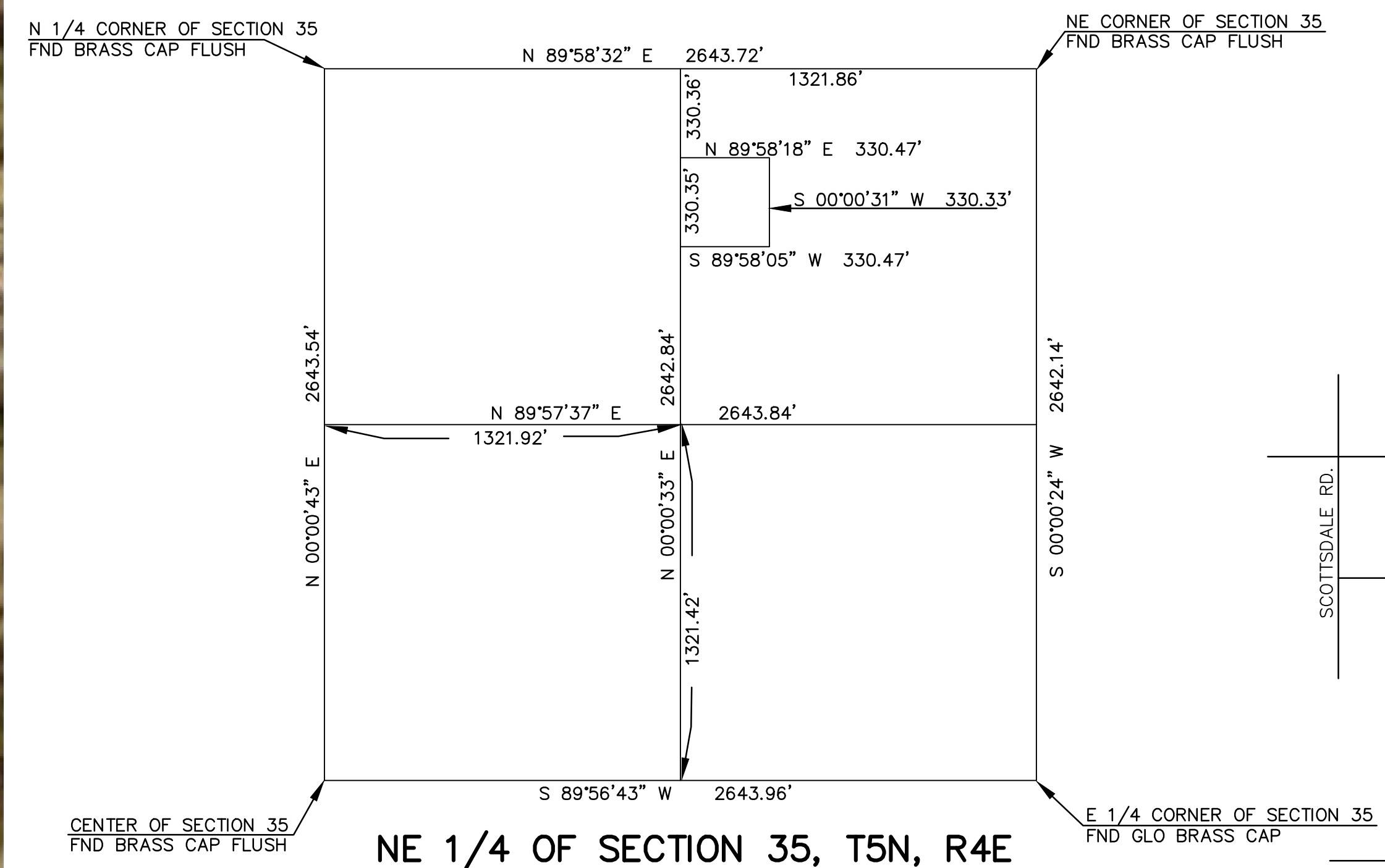
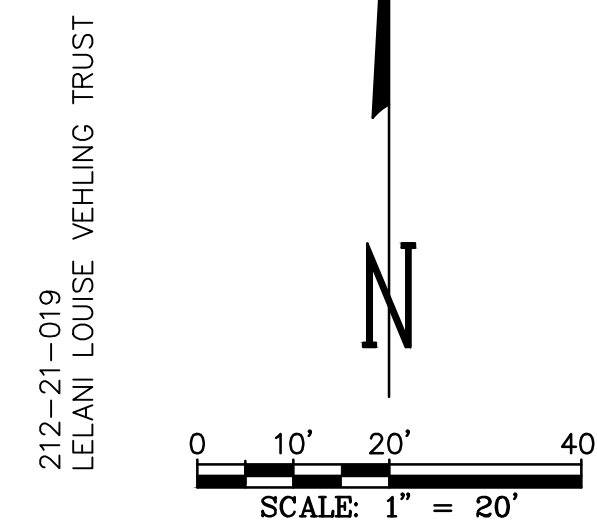
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REVIEWED

By sstanek at 3:52 pm, Jun 25, 2019

NOT APPROVED



VICINITY MAP

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EXCEPT THE WEST 30.00 FEET AND THE SOUTH 25.00 FEET FOR
ROADS.

1. Access roads shall extend to within 300' of all portions of the building (Fire Ord 4283 503.1.1)
2. Demonstrate minimum drive width of 24' (Fire Ord 4283 503.2.1)
3. Unobstructed vertical clearance minimum 136" (Fire Ord. 4283, 503.2.1)
4. Designate Fire Lanes for All Commercial / Multi-Family (24' min.) (Fire Ord. 4283, 503.3)
5. Key switch/pre-emption sensor* required for commercial/Multi-Family/Gated communities Fire Ord. 4283, 503.6.1)
6. Demonstrate Hydrant spacing, existing and proposed (Fire Ord. 4283, 507.5.1.2)
7. Demonstrate the location of the Fire Department Connection (Fire Ord. 4283, 912)
8. Divided entrances and drive thru by pass lanes shall be 20' wide min. (DS&PM 2-1.303(2))
9. Demonstrate fire lane surface will support 83,000 lbs. GVW to include any bridge/culvert crossing (DS&PM, 2-1.303(3))
10. Demonstrate COMMERCIAL turning radii (25' inner/49' Outside /55' Bucket Swing) (DS&PM 2-1.303(5))
11. Provide turn-around for emergency vehicles at end of dead-end over 300' (DS&PM 2-1.303(8))
12. Demonstrate secondary access (DS&PM 2-1.303(B))
13. Demonstrate the location of the Fire Riser room (DS&PM 6-1.504(1))
14. Owners Information Certificate required
15. NFPA 13 compliant fire sprinkler system shall be required

LEGEND:

BSL	BUILDING SETBACK LINE
(C)	DENOTES CALCULATED
(M)	DENOTES MEASURED
(R)	DENOTES RECORDED
	DIRECTION OF DRAINAGE
D.E.	DRAINAGE EASEMENT
EDA	EDGE OF DISTURBED AREA
(EXIST)	
	ELECTRIC
	
00	EXISTING CONTOUR
(00.0)	EXISTING ELEVATION
(EXIST)	
	EXISTING FIRE HYDRANT
FND	FOUND
•	FOUND MONUMENT
L.F.	LOWEST FINISHED FLOOR
MCR	MARICOPA COUNTY RECORDS
	POWER LINES
	
00	PROPOSED CONTOUR
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PUE	PUBLIC UTILITIES EASEMENT
o	RECORD MONUMENT
R/W	RIGHT OF WAY
SSCO	SANITARY SEWER CLEAN OUT
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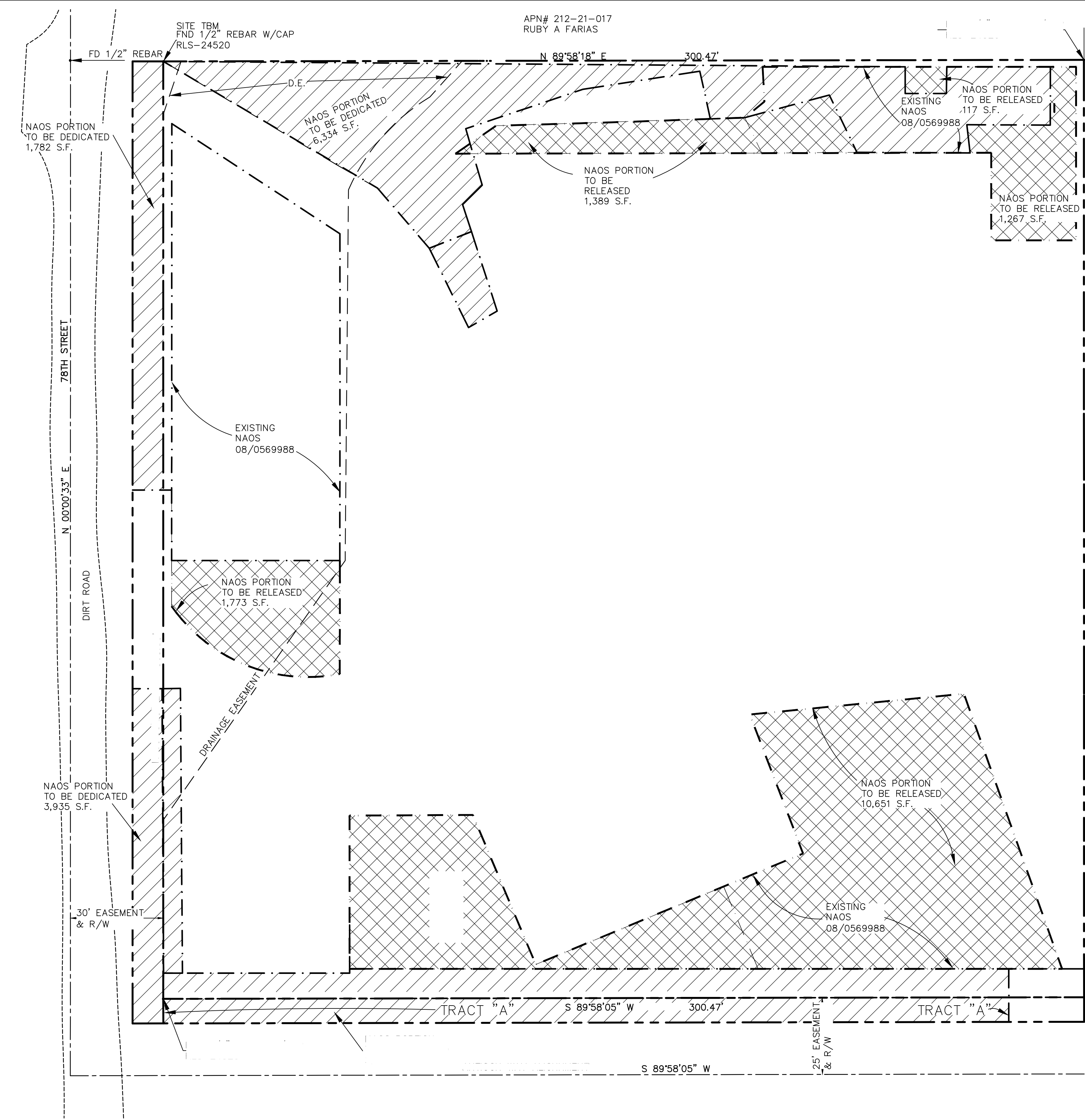
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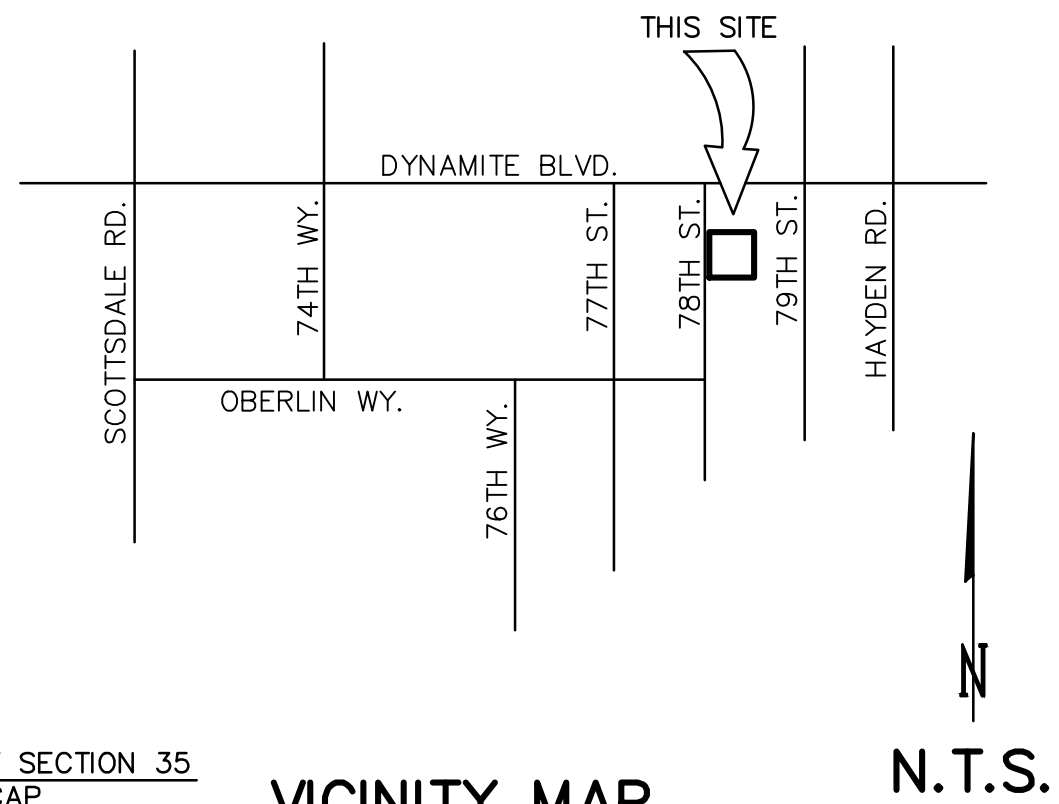
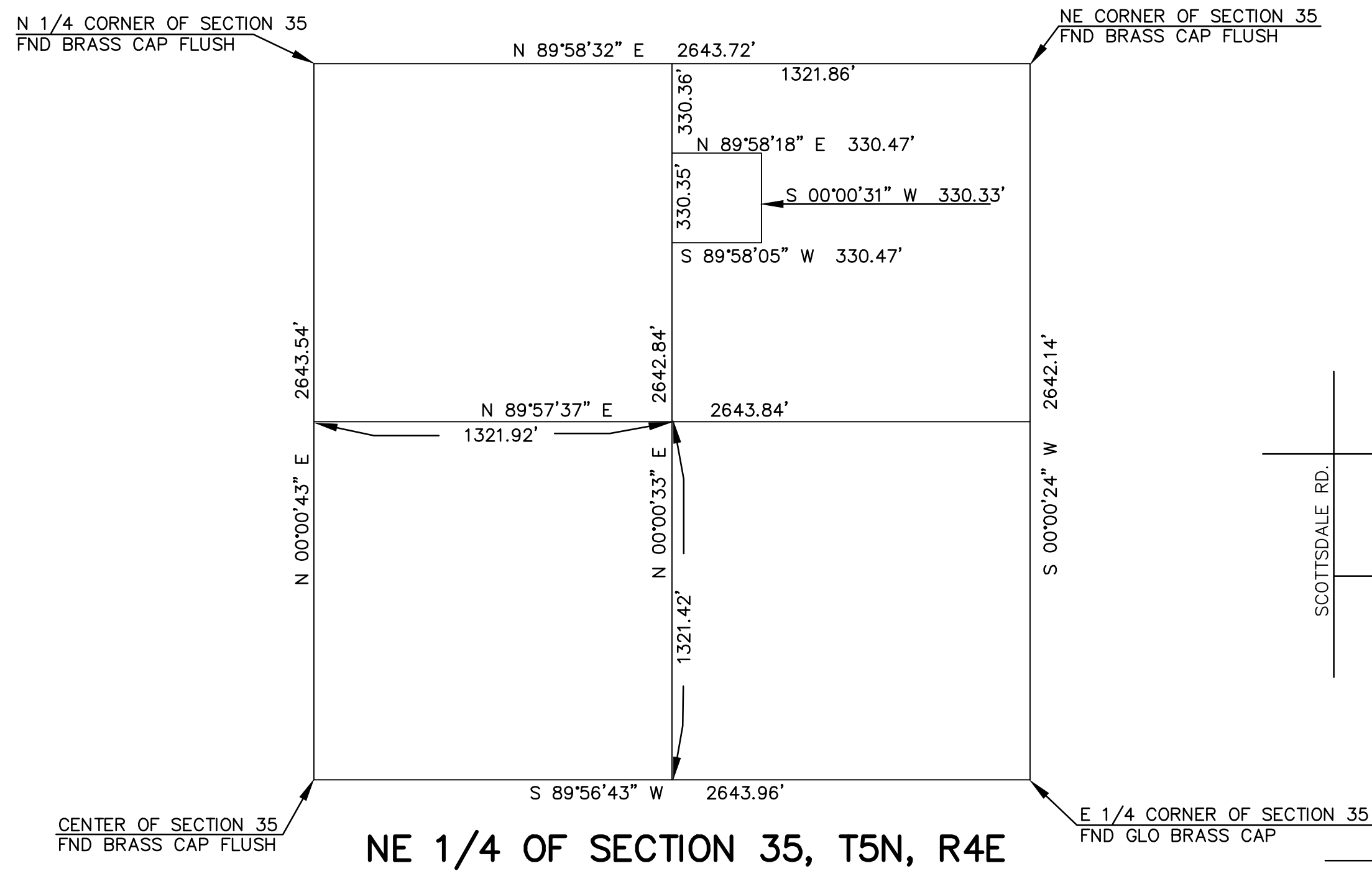
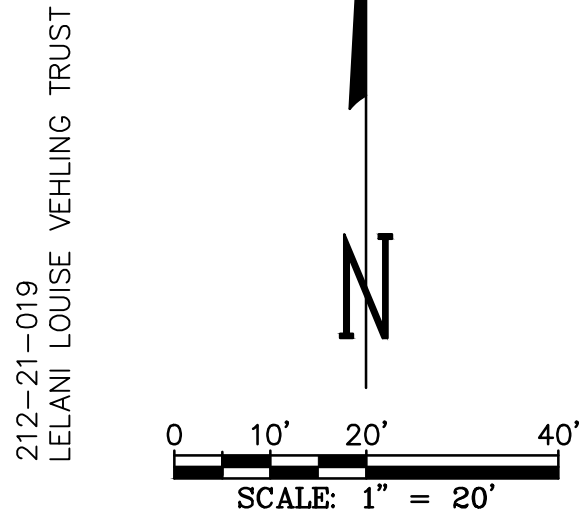
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NATURAL AREA OPEN SPACE PLAN

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42. POOLS REQUIRE SEPARATE APPROVAL AND PERMIT.
43. POOLS SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, NAOS, SCENIC CORRIDORS, ON TO AN ADJACENT LOT, OR TRACT OF LAND. (ZO SEC. 6.1100.B.1.; AND DS&PM 2-2.501.D.4.C.)
44. ALL MECHANICAL EQUIPMENT (AIR CONDITIONER, POOL EQUIP. ETC.) SHALL BE SCREENED A MINIMUM OF 1 FOOT 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.
45. A GUESTHOUSE SHALL NEVER BE OFFERED FOR RENT. (ZO SEC. 5.012.A.6.C. AND SEC. 5.102.A.6.C.)
46. A GUESTHOUSE SHALL NOT EXCEED A GROSS FOOTPRINT SIZE GREATER THAN 50% OF THE FOOT PRINT SIZE OF THE PRINCIPAL BUILDING. (ZO SEC. 5.012.A.6.B. AND SEC. 5.102.A.6.B.)
47. 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 & DEVELOPMENT DEPARTMENT. THE CITY MAY REQUIRE COLOR SAMPLES TO VERIFY COMPLIANCE. (ZO SEC. 6.1070.G.1.H.)
48. 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. (ZO SEC. 6.1070.G.1.C.)
49. SURFACE MATERIALS OF WALLS, RETAINING WALLS OR FENCES SHALL BE SIMILAR TO AND COMPATIBLE WITH THOSE OF THE ADJACENT MAIN BUILDINGS. (ZO SEC. 6.1070.G.1.D.)
50. PLANT MATERIALS 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 FROM A LOWER ELEVATION. (ZO SEC. 6.1070.G.1.I-J.)
51. REFLECTIVE BUILDING MATERIALS ARE PROHIBITED. (DS&PM 2-2.501.A.2.)
52. 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. (ZO SEC. 6.1070.G.1.B.)
53. MIRRORRED SURFACES OR ANY TREATMENTS THAT CHANGE ORDINARY GLASS INTO A MIRRORRED SURFACE ARE PROHIBITED. (ZO SEC. 6.1070.G.1.A.)
54. 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 & DEVELOPMENT DEPARTMENT. (ZO SEC. 6.1070.G.1.E.)
55. 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 SCOTTSDALE REVISED CODE. (ZO SEC. 6.1070.G.1.L.)
56. LAND DESIGNATED AS NAOS SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE PROPERTY OWNER SHALL MAINTAIN ALL DESIGNATED NAOS. (ZO SEC. 6.1060.A.3-4 AND SEC. 6.1100.B.1.)
57. 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. (ZO SEC. 6.1070.G.1.F.)
58. 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). (ZO SEC. 6.1070.G.1.F.)
59. WHERE ON-SITE WALLS ARE PLACED ADJACENT TO NAOS AREAS AT LEAST 50 PERCENT OF THE WALL SURFACE SHALL BE A VIEW FENCE. (DS&PM 2-2.501.B.2.B.)
60. 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. (ZO SEC. 7.700 AND SEC. 6.1071.A.6, AND DS&PM 1- 1.407)
61. 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. (ZO SEC. 6.1070.A.5)
62. NO PAINT COLOR OR SURFACE TREATMENT SHALL BE USED WHICH HAS A LIGHT REFLECTIVE VALUE (LRV) GREATER THAN 35%.(ZO SEC. 6.1070.G.1.G.&k)

PROPERTIES THAT ARE EXEMPT FROM THE ESL AREAS IN ACCORDANCE WITH THE 2004 AMENDMENT TO THE ESL OVERLAY (ESL EXEMPTIONS SCHEDULE SEC. 6.1022.B.) SHALL REPLACE # 62 AND # 63 WITH #64 AND #65 RESPECTIVELY.

63. A REGISTERED SURVEYOR SHALL STAKE AND ROPE OR FENCE THE NAOS EASEMENT IN ACCORDANCE WITH THE SITE PLAN AND THE EASEMENT LEGAL DESCRIPTION.
64. NO PAINT COLORS SHALL BE USED WHICH HAVE A LIGHT REFLECTIVE VALUE (LRV) GREATER THAN 40%.
65. 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. (SEC. 6.1071.A.4.)
66. WASHES OF 50 CFS OR GREATER FLOW SHALL BE IDENTIFIED AND WATERCOURSE(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.
(ZO SEC. 6.1070.G.1.L. AND 6.1091.A.4.B.)
67. APPLICATIONS THAT HAVE RECEIVED A HARDSHIP EXEMPTION SHALL PROVIDE THE CASE NUMBER ON THE SITE PLAN. (ZO SEC. 6.1022.D)
68. SITE WALLS SHALL NOT BE PROVIDED IN NAOS AREAS OR DISRUPT THE CONTINUITY OF NAOS CORRIDORS. (ZO SEC. 6.1071.A.2.A.)
69. 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. (ZO SEC. 6.1071.A.6. AND SEC. 6.1070.A.3, FIGURE 6.1070.B)

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.

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 602-659-7500.

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.

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.

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.

THESE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ALL QUESTIONS REGARDING THESE PLANS SHALL BE PRESENTED TO THE ENGINEER. ANYONE WHO TAKES UPON HIMSELF THE INTERPRETATION OF THE DRAWING OR MAKES REVISIONS TO THEM WITHOUT CONFERRING WITH THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE CONSEQUENCES THEREOF.

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) 659-7500.

BENCHMARK:

COS BRASS CAO FLUSH, EASTERLY OF 2, LOCATED AT THE INTERSECTION OF PINNACLE VISTA DR. AND 76TH ST.
ELEVATION=2097.75' (NAVD88)

T.B.M.:

FD 3" REBAR AT THE NORTHWEST PROPERTY CORNER
ELEVATION=2155.48' (NAVD88)

BENCHMARK CERTIFICATION:

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON NAVD 1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA

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.

CIVIL GRADING & DRAINAGE PLAN

THE SW 1/4, NW 1/4, NE 1/4, NE 1/4, OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 4 EAST EXCEPT THE WEST 30 FT. & THE SOUTH 25 FT. FOR ROADS

OF THE GILA AND SALT RIVER BASE AND MERIDIAN, SCOTTSDALE, MARICOPA COUNTY, ARIZONA.

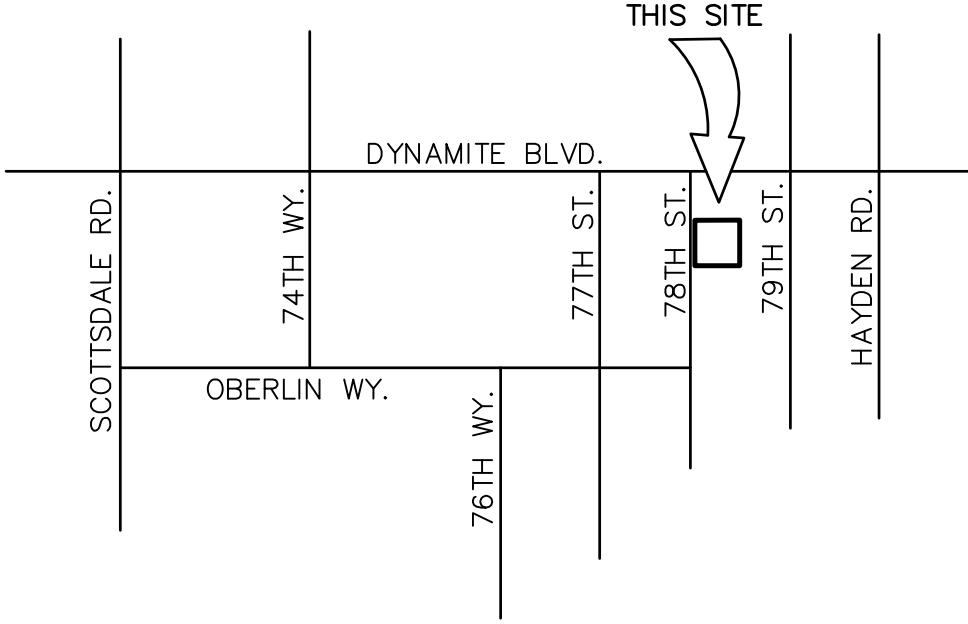
FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

COMMUNITY NUMBER	PANEL NUMBER AND DATE	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEV (IN AO ZONE, USE DEPTH)
045012	1310 10/16/13	L	11/04/15	X	N/A

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..

LEGEND:

A/C	AIR CONDITIONING EQUIPMENT
BAR	BARREL CACTUS
BDR	BOULDER
BJ	BOULDER JUMBLE
BSL	BUILDING SETBACK LINE
○	CABLE TELEVISION
CATV	CHAIN LINK FENCE
(X)	CONSTRUCTION NOTE
CCP	CORRUGATED PLASTIC PIPE
CFS	CUBIC FEET PER SECOND
(C)	DENOTES CALCULATED
(M)	DENOTES MEASURED
(R)	DENOTES RECORDED
←	DIRECTION OF DRAINAGE
DE	DRAINAGE EASEMENT
EDA	EDGE OF DISTURBED AREA
(EXIST)	
□	ELECTRIC
ELEC.	
—00—	EXISTING CONTOUR
G	EXISTING GRADE ELEVATION
(EXIST)	
⦿	EXISTING FIRE HYDRANT
FG	FINISHED GRADE ELEVATION
FND	FOUND
◇	FOUND BUILDING ENVELOPE STAKE
●	FOUND MONUMENT
GPE	GENERAL PURPOSE EASEMENT
IW	IRONWOOD
[ICV]	IRRIGATION CONTROL VALVE
L.F.	LOWEST FINISHED FLOOR
MCR	MARICOPA COUNTY RECORDS
MESQ	MESQUITE
OCO	OCOTILLO
PV	PALO VERDE
—	POWER LINES
—00—	PROPOSED CONTOUR
00.0	PROPOSED ELEVATION
—	PROPOSED FLOWLINE
PUE	PUBLIC UTILITIES EASEMENT
○	RECORD MONUMENT
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
⊗	WATER VALVE
WV	



VICINITY MAP

N.T.S.

ENGINEERS CERTIFICATION:

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



OWNER:

DANIEL J MARCHAND AND DEBBIE C GIBSON
MAILING ADDRESS: 28011 N 78TH ST
SCOTTSDALE, AZ. 85266
PHONE: 480-513-4377
E-MAIL: debbie@phoenixerp.com

SITE ADDRESS:

28011 N 78TH ST
SCOTTSDALE, AZ. 85266

ASSESSORS PCL. NO.:

212-21-020A

ZONING:

R1-70 ESL FO

NOTES:

1. 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.

LOT DATA:

AREA=	102,510 S.F./2.35 AC±
SLOPE=	2-5%
NAOS REQUIRED=	25,627.50 S.F.
NAOS PROVIDED=	29,815 S.F.
LANDFORM=	UPPER=25%, LOWER=20%

N.A.O.S. DATA:

EXISTING NAOS 08/0569988	23,870 S.F.
NAOS RELEASED=	-16,743 S.F.
NAOS DEDICATED=	+ 8,892 S.F.
NAOS REMAINING=	+ 7,127 S.F.
TRACT "A"=	+ 2,201 S.F.
ANTIOCH ROW=	+ 5,077 S.F.
TOTAL =	29,815 S.F.

C.O.S. QUARTER SECTION NO.:

50-46

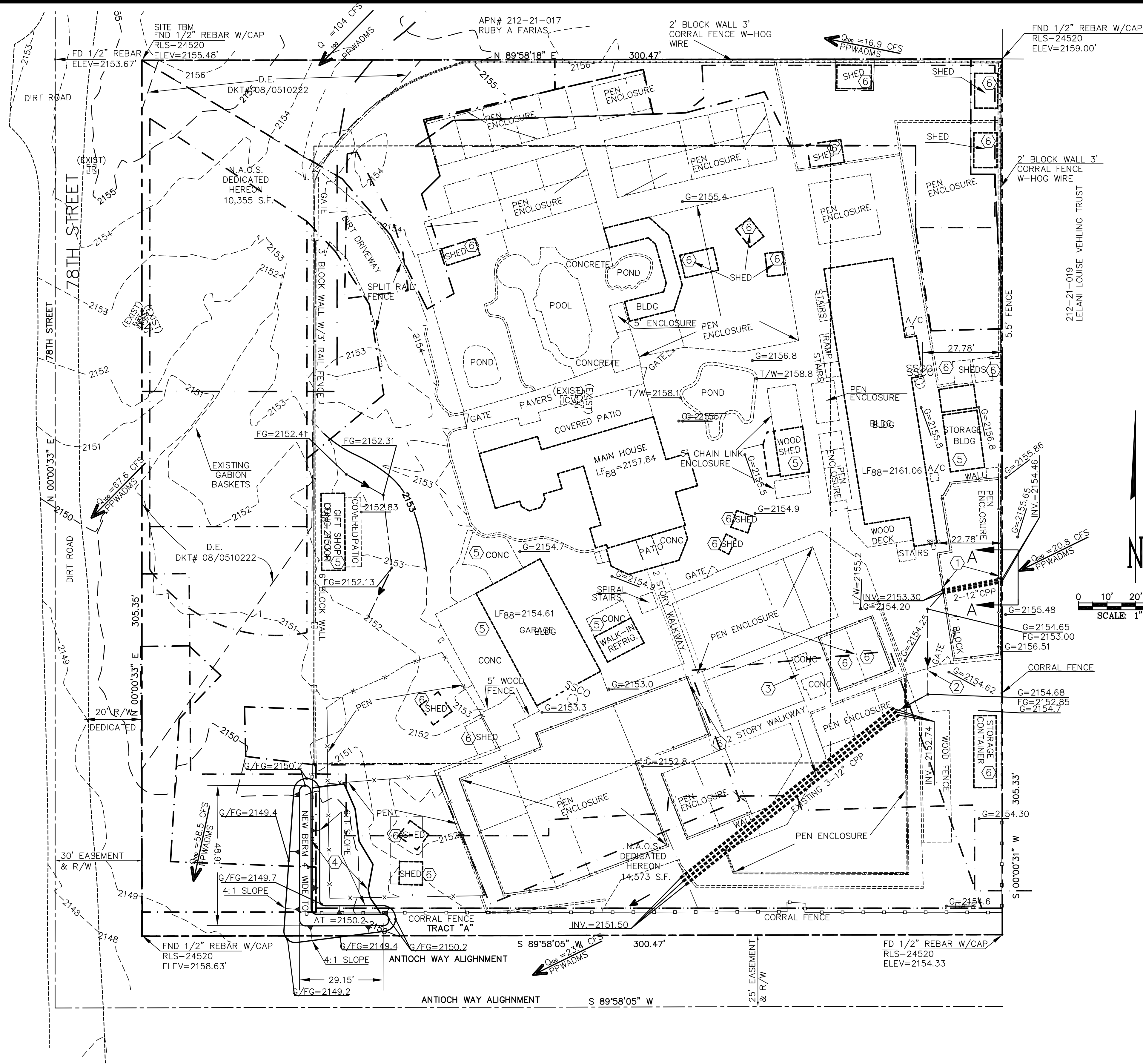
DATE:

PHASE 1	12/19/17	MP
PHASE 2	5/24/19	NAW
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GRAHAM SURVEYING & ENGINEERING, INC.

Civil Engineers & Land Surveyors
P.O. BOX 1240, Carefree, Arizona 85377
(480) 488-4393



CONSTRUCTION NOTES:

- 1 REMOVE 6 L.F. OF EXISTING BLOCK WALL ABOVE EXISTING PIPES. SEE SECTION A-A FOR DETAILS.
- 2 GRADE A TRIANGULAR SWALE WITH 6(H):1(V) SIDE SLOPES AND FLOWLINE GRADES PER SPOT ELEVATIONS.
- 3 RETENTION BASIN #2. 162 C.F. OF 4" DIAMETER RIVER STONE. USING A VOID RATIO OF 40 PERCENT THIS AREA PROVIDES 64.8 C.F. OF STORAGE VOLUME. VOLUME REQUIRED IS 7.36 C.F.
- 4 RETENTION BASIN #1. 4' WIDE BERM IS CONSTRUCTED ON EXISTING GRADE. COMPACT IN 6" LIFTS TO 95 PERCENT PROCTOR DENSITY. WILL PROVIDE A STORAGE VOLUME OF 195.75 C.F. SEE BASIN PROPERTIES ON THIS SHEET.
- 5 IMPROVED IMPERVIOUS AREA THAT CONTRIBUTES TO RETENTION BASIN #1 VOLUME REQUIRED.
- 6 IMPROVED IMPERVIOUS AREA THAT ALLOWS FOR STORMWATER PERCOLATION OR STORAGE.
 - SHEDS ARE TORTOISE SHELTERS WITH NO FOOTINGS THEY HAVE WOODEN WALLS AND NO FLOOR.
 - STORAGE CONTAINER IS ELEVATED 3" ABOVE EXISTING GRADE.
 - IMPROVED WALKWAYS ARE MADE OF WOOD AND ELEVATED ABOVE THE EXISTING GRADE.
 - SEASONAL SHADES ARE MADE OF MESH ALLOWING STORMWATER TO PASS THROUGH TO EXISTING GRADE.
 - ALL REPTILE PONDS ARE EQUIPPED WITH FLOATER SWITCHES THAT MAINTAIN THE WATER SURFACE 6" BELOW THE TOP OF POND. WITH A 2 HOUR 100-YEAR PRECIPITATION VALUE OF 2.58" PONDS PROVIDE DOUBLE THE REQUIRED STORAGE.

STORMWATER STORAGE:

$V_{req} = \text{required retention volume (C.F.)}$
 $\Delta C = \text{Difference of PRE VS. POST Runoff Coefficient}$
0.95 for Impervious material (i.e. concrete & roof) (POST)
0.50 for natural desert (PRE)
 $\Delta C = 0.95 - 0.50 = 0.45$
 $P = \text{Rainfall depth for the NOAA14 100-year 2-hour storm event (in per hour)}$
2.58 in./hr. for lot location
 $A = \text{Runoff areas (S.F.)}$

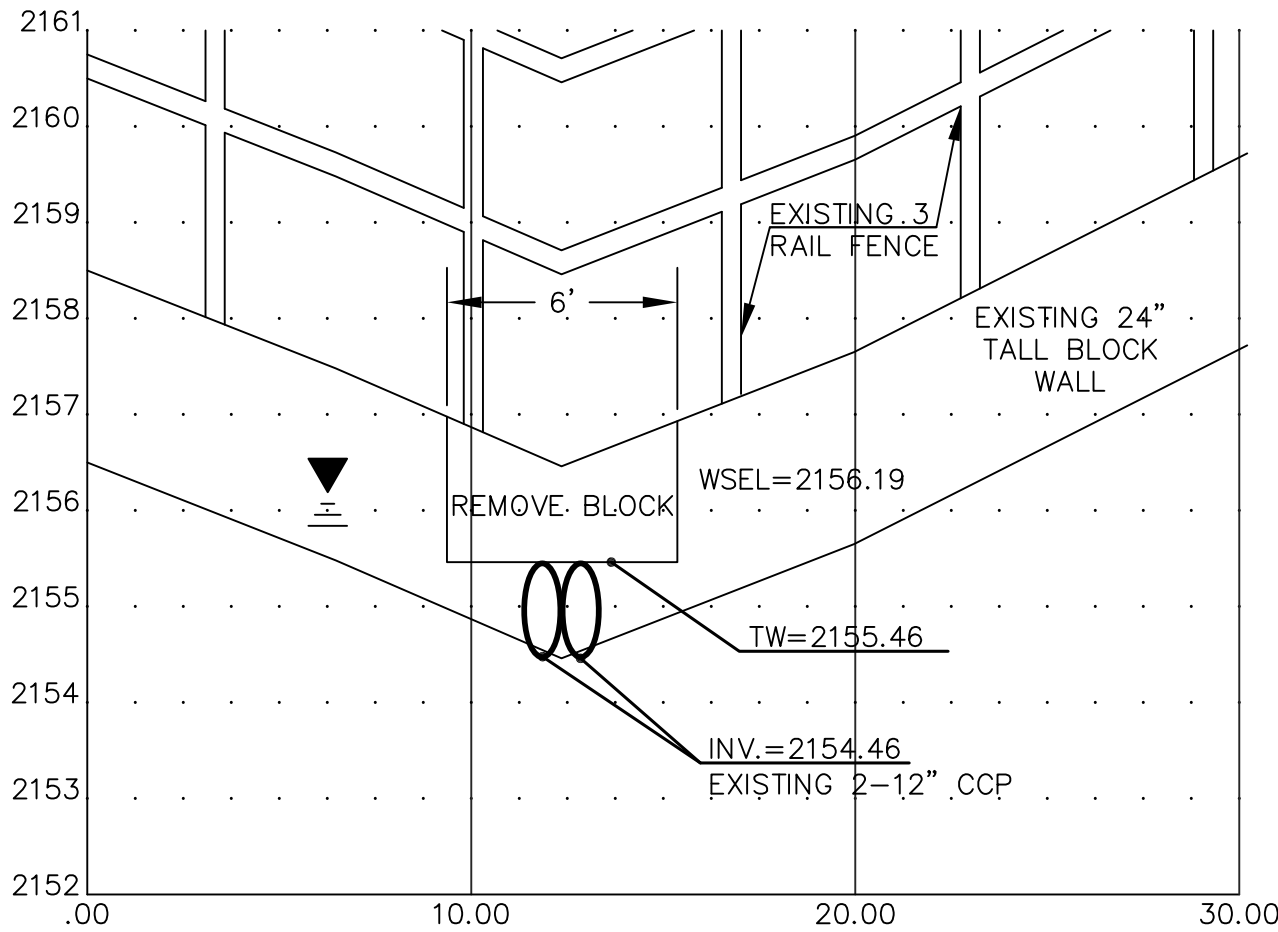
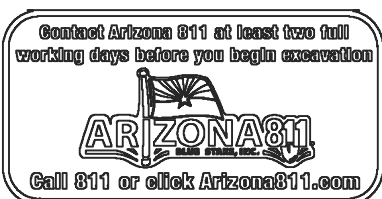
$V_{req} = \Delta C(P/12)A$
Basin #1
 $V_{req} = 0.45(2.58/12)1,987$
 $V_{req} = 193 \text{ C.F.}$
Basin #2
 $V_{req} = 0.45(2.58/12)76.1$
 $V_{req} = 7.4 \text{ C.F.}$

BASIN PROPERTIES

BASIN #1:
VOL. REQUIRED=193 C.F.
VOL PROVIDED=196 C.F.
BOTTOM=2149.7'
TOP=2150.2
DEPTH=6"
BASIN #2:
VOL. REQUIRED=7.4 C.F.
VOL PROVIDED=64.8 C.F.
BOTTOM=NA
TOP=2154.00
DEPTH=NA

ENGINEERS CERTIFICATION:

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



SECTION A-A

SCALE: VERT. 1"=2'
HORIZ. 1"=5'

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A PART OF SECTION 35 T5N,R4E, SHT. 2 OF 2, JOB #16-163p20

BENCHMARK:

COS BRASS CAO FLUSH, EASTERLY OF 2, LOCATED AT THE INTERSECTION OF PINNACLE VISTA DR. AND 76TH ST. ELEVATION=2097.75' (NAVD88)

T.B.M.:

FD 3" REBAR AT THE NORTHWEST PROPERTY CORNER ELEVATION=2155.48' (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.

10-UP-2018

C2