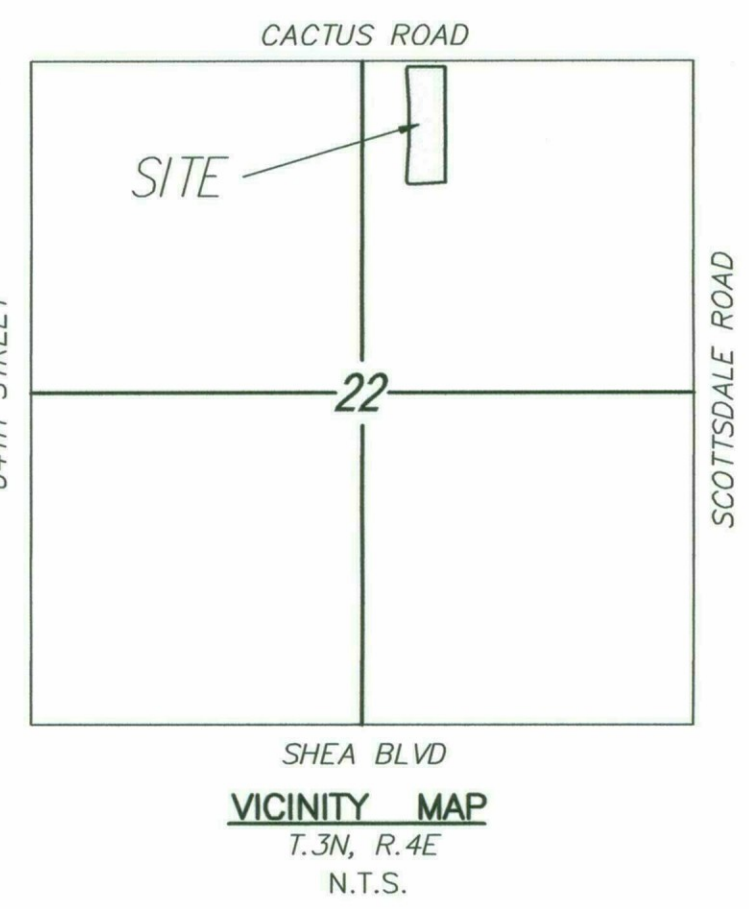


Full Size or Largest Size
(site plan, landscape, elevations)



LEGAL DESCRIPTION

PARCEL NO. 1
 LOT 9, DESERT ESTATES UNIT ONE, ACCORDING TO BOOK 54 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2
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 LOT 11, DESERT ESTATES UNIT ONE, ACCORDING TO BOOK 54 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:
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BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. SAID LINE BEARS NORTH 90°00'00" EAST.

PARCEL AREA

LOT 1 CONTAINS 272,479 SQUARE FEET OR 6.255 ACRES (NET)

ASSESSOR PARCEL NUMBERS

175-20-005, 170-20-006, 170-20-007

ZONING

CITY ZONE CODE R1-35, "SINGLE-FAMILY RESIDENTIAL"

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1760 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (HATCHED).

BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, DOWN 0.66' AT THE INTERSECTION OF CACTUS ROAD AND 64TH STREET. T3N, R4E, SECTION 21 (GPS POINT 3212) ELEVATION 1383.561 (NAVD'88)

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	
C1	104°14'50"	30.00	54.58	S45°50'00"E 47.36	(R&M)
C2	59°26'42"	25.00	25.94	S23°24'27"W 24.79	(R&M)
C3	96°18'54"	25.00	42.03	S41°50'33"W 37.25	(M)
C3	96°19'	25.00			(R)

LINE TABLE			
LINE	BEARING	LENGTH	
L1	S00°07'00"E	5.00	(M)
L2	S00°07'00"E	25.00	(C)

RANCHO PARAISO

CONCEPTUAL GRADING & DRAINAGE

A PROPERTY ASSEMBLAGE OF LOTS 9, 10 AND 11 OF DESERT ESTATES UNIT ONE, ACCORDING TO BOOK 54 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

CIVIL ENGINEER

INTEGRA CONSULTING
 11560 E. JUAN TABO RD.
 SCOTTSDALE, ARIZONA 85255
 CONTACT: JAMES D. LEMON, P.E.
 PHONE: (602) 695-0713

OWNER

RANCHO PARAISO, LLC,
 3200 EAST CAMELBACK ROAD
 NO. 295
 PHOENIX, ARIZONA, 85018

ARCHITECT

DOUGLAS FREDRICKSON
 ARCHITECTS
 727 E. BETHANY HOME RD
 PHOENIX, AZ 85014
 602.277.1625

DISTURBED AREA

DISTURBED AREA=272,479 SQUARE FEET

RETENTION

DRAINAGE AREA DATA			
AREA ID	AREA "A"	RUNOFF COEFFICIENT "C"	100-YEAR REQUIRED VOLUME "V"
LOT	272,479	0.673	7641

1. V=0.5/12 X A X C
 A=AREA OF DISTURBANCE FIRST FLUSH EVENT
 C=RUNOFF WEIGHTED COEFFICIENT = 0.673 (FIRST FLUSH)

PRE VS. POST

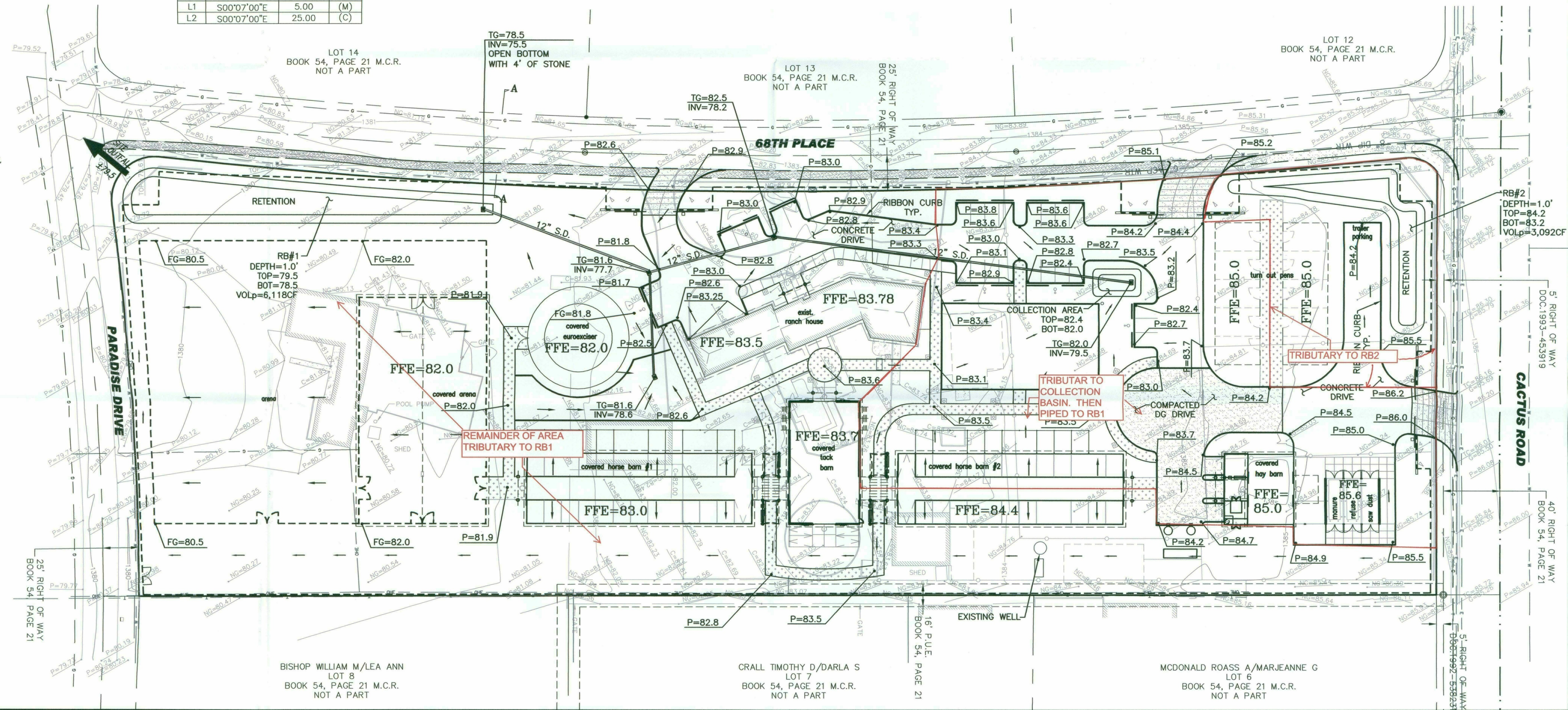
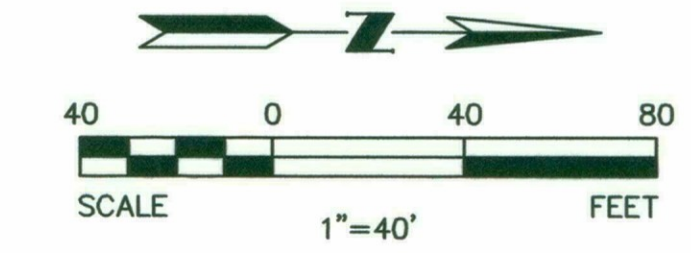
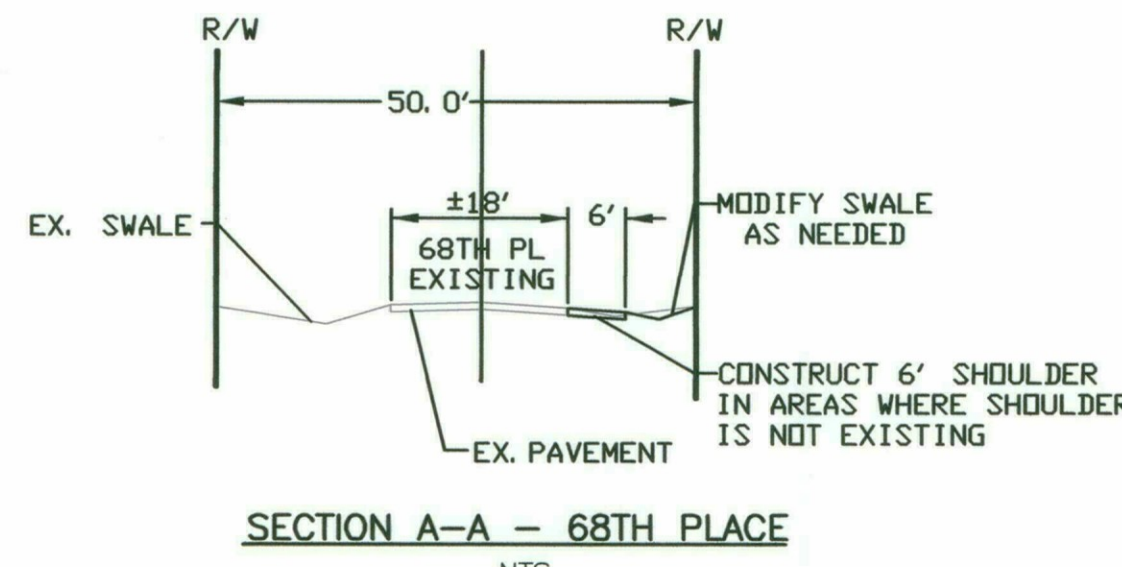
PRE-DEVELOPED				POST-DEVELOPED			
RAINFALL "P" IN/HR	AREA "A"	RUNOFF COEFFICIENT "C"	100-YEAR REQUIRED VOLUME "V" CF	RAINFALL "P" IN/HR	AREA "A"	RUNOFF COEFFICIENT "C"	100-YEAR REQUIRED VOLUME "V" CF
2.19	272,479	0.575	28593	2.19	272,479	0.673	33467

V=POST V - PRE V
V= 4873 CF

V= (C * P * A) / 12
 A=AREA OF SITE (NET)
 P=RAINFALL DEPTHS IN INCHES (NOAA ATLAS 14)
 C=AVERAGE RUNOFF COEFFICIENT (TABLE 3.2 MARICOPA COUNTY DRAINAGE DESIGN MANUAL)

PROVIDED RETENTION

Retention Basin	Basin Depth (ft)	Area Bottom (ft)	Area Top (ft)	PROVIDED Volume (ft³)
1	1	4621	7614	6118
2	1	1755	4428	3092
3	0.4	290	650	188
TOTAL				9397



- LEGEND**
- FOUND BRASS CAP IN HANDHOLE
 - FOUND BRASS CAP FLUSH
 - FOUND 1/2" REBAR
 - FOUND NAIL IN PAVEMENT
 - FOUND IRON PIPE
 - POST
 - SIGN
 - LIGHT POLE
 - WATER MANHOLE
 - FIRE HYDRANT
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 - PVC PIPE
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DRAWING STATUS:

RANCHO PARAISO
CONCEPTUAL GRADING PLAN
SEC OF CACTUS RD & 68TH PL
SCOTTSDALE, ARIZONA

REVISIONS:

NO.	DESCRIPTION



DATE ISSUED: 12-19-16
 DESIGNED BY: CGJ
 DRAWN BY: CGJ
 CHECKED BY: JDL
 PROJECT NO. 16-14
 SCALE: 1"=40'

SHEET NO.
1 OF 1

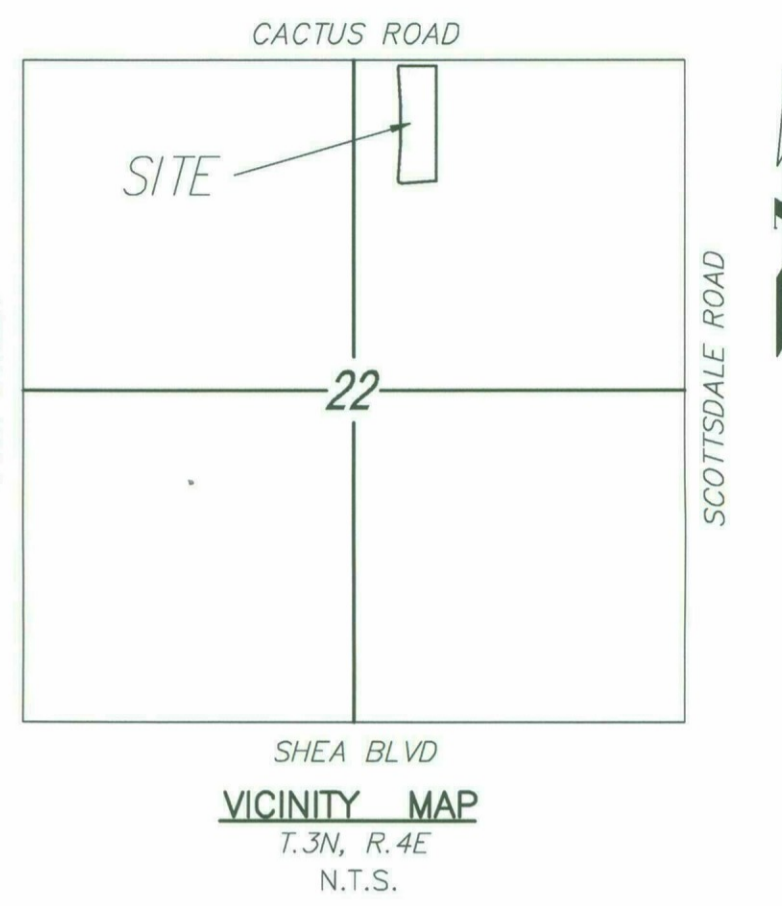
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BISHOP WILLIAM M/LEA ANN
 LOT 8
 BOOK 54, PAGE 21 M.C.R.
 NOT A PART

CRALL TIMOTHY D/DARLA S
 LOT 7
 BOOK 54, PAGE 21 M.C.R.
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175-20-005, 170-20-006, 170-20-007

ZONING

CITY ZONE CODE R1-35, "SINGLE-FAMILY RESIDENTIAL"

FLOOD_ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1760 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD_ZONE "X" (HATCHED).

BENCHMARK

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RANCHO PARAISO

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DISTURBED AREA

DISTURBED AREA=272,479 SQUARE FEET

RETENTION

FIRST FLUSH

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Vr=0.5/12 X A X C
 A=AREA OF DISTURBANCE FIRST FLUSH EVENT
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PRE VS. POST

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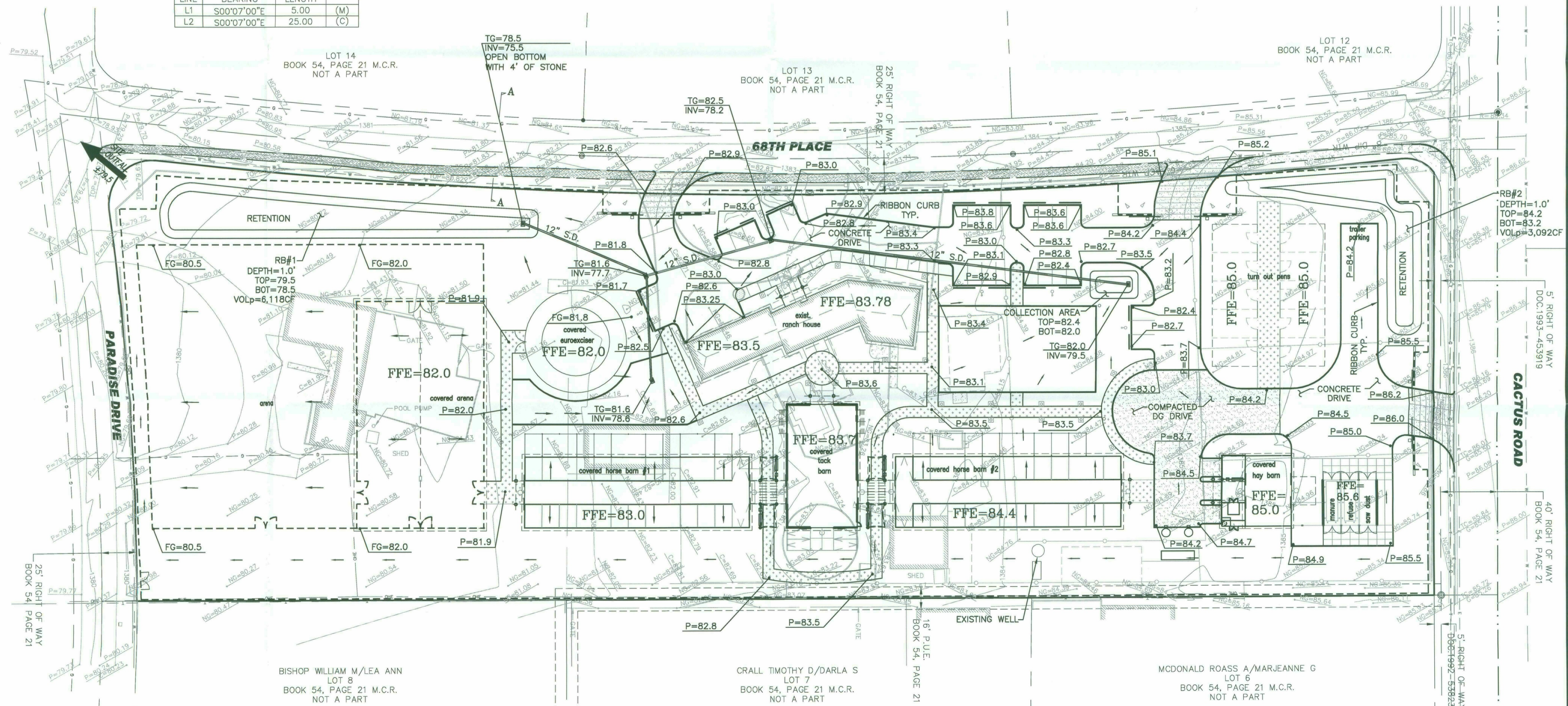
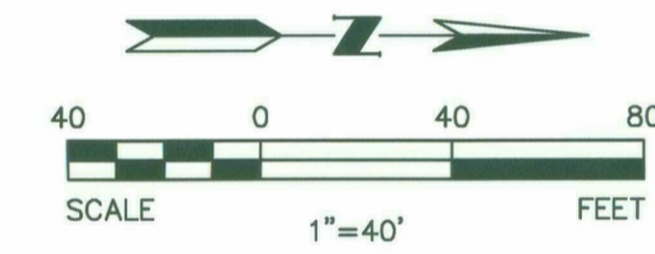
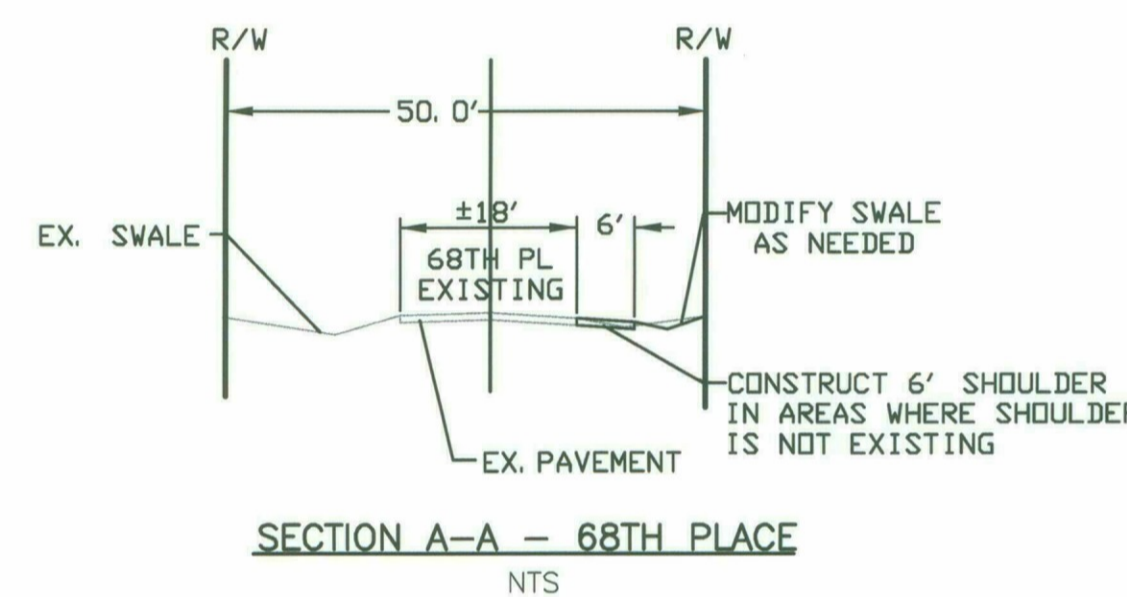
POST-DEVELOPED			
RAINFALL "p" IN/HR	AREA "A"	RUNOFF COEFFICIENT "C"	100-YEAR REQUIRED VOLUME "Vr" CF
2.19	272,479	0.673	33467

Vr=POST Vr- PRE Vr
 Vr=4673 CF

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DRAWING STATUS:

RANCHO PARAISO
CONCEPTUAL GRADING PLAN
 SEC OF CACTUS RD & 68TH PL
 SCOTTSDALE, ARIZONA

REVISIONS:

NO.	DESCRIPTION	DATE

DATE ISSUED: 12-19-16
 DESIGNED BY: CGJ
 DRAWN BY: CGJ
 CHECKED BY: JDL
 PROJECT NO: 16-14
 SCALE: 1"=40'
 SHEET NO: 1 OF 1



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 LOT 8
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 NOT A PART

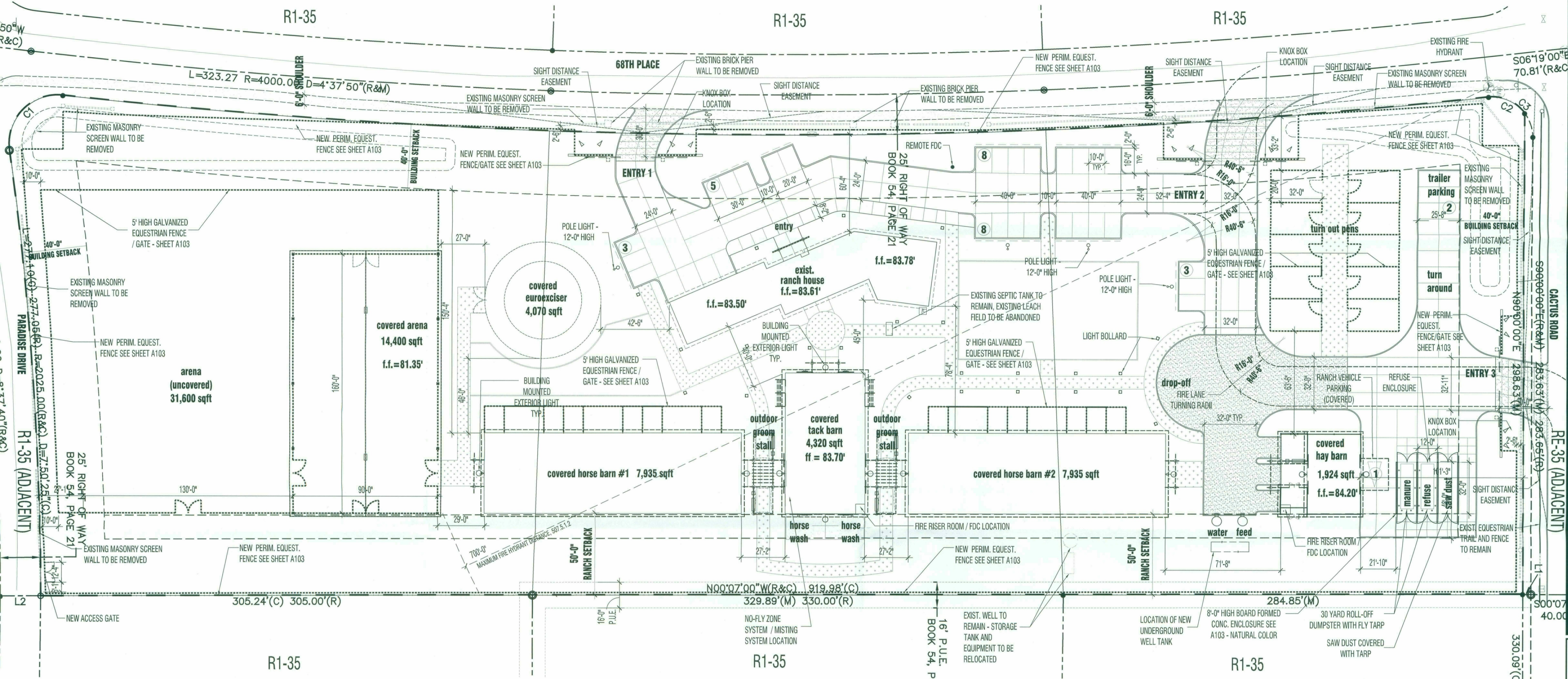
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 LOT 6
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 NOT A PART



EXPIRES 6/30/18

TRACKING NO.



Project Data

ASSESSORS PARCEL NUMBER:	175-20-05, 175-20-06, 175-20-07
NET SITE AREA:	272,479 S.F. (±6.255 ACRES)
GROSS SITE AREA:	272,479 S.F. (±6.255 ACRES)
EXISTING ZONING:	R1-35 RESIDENTIAL
PROPOSED ZONING:	R1-35 / CONDITIONAL USE PERMIT - RANCH
PROPOSED BUILDINGS (ROOFED)	EXISTING
• EXISTING RANCH HOUSE	EXISTING
• NEW HORSE #1 (18 STALLS)	7,935 SF
• NEW TACK BARN	4,320 SF
• NEW HORSE BARN #2 (18 STALLS)	7,935 SF
• NEW HAY BARN	1,924 SF
PROPOSED ACCESSORY STRUCTURES (ROOFED)	
• NEW COVERED ARENA	18,000 SF
• NEW EUROXCISER	4,070 SF
PROPOSED ACCESSORY STRUCTURES	
• (1) MANURE STORAGE 8FT ENCLOSURE WALL	384 SF
• (1) SAWDUST STORAGE 8FT ENCLOSURE WALL	384 SF
• (1) REFUSE STORAGE 8FT ENCLOSURE WALL	384 SF
PROPOSED EQUESTRIAN FENCED AREAS (NOT ROOFED / ATTACHED TO STRUCTURE)	
• ARENA PASTURE	30,000 SF
• (10) 20 X 32 TURNOUT PENS	6,400 SF
• (24) 12 X 12 STALL PENS	3,456 SF
PARKING REQUIRED:	
• 1 PARKING SPACE / 2 STALLS (48 STALLS FUTURE)	24 PARKING SPACES
• ACCESSIBLE	NOT REQUIRED PER R1-35 ZONING
• BICYCLE	NOT REQUIRED PER R1-35 ZONING
PROPOSED PARKING:	
• PARKING SPACES VEHICULAR ONLY (10 X 20)	27 PARKING SPACES
• PARKING SPACES TRUCK / TRAILER (12 X 48)	4 PARKING SPACES
• RANCH VEHICLE PARKING (COVERED)	1 PARKING SPACES

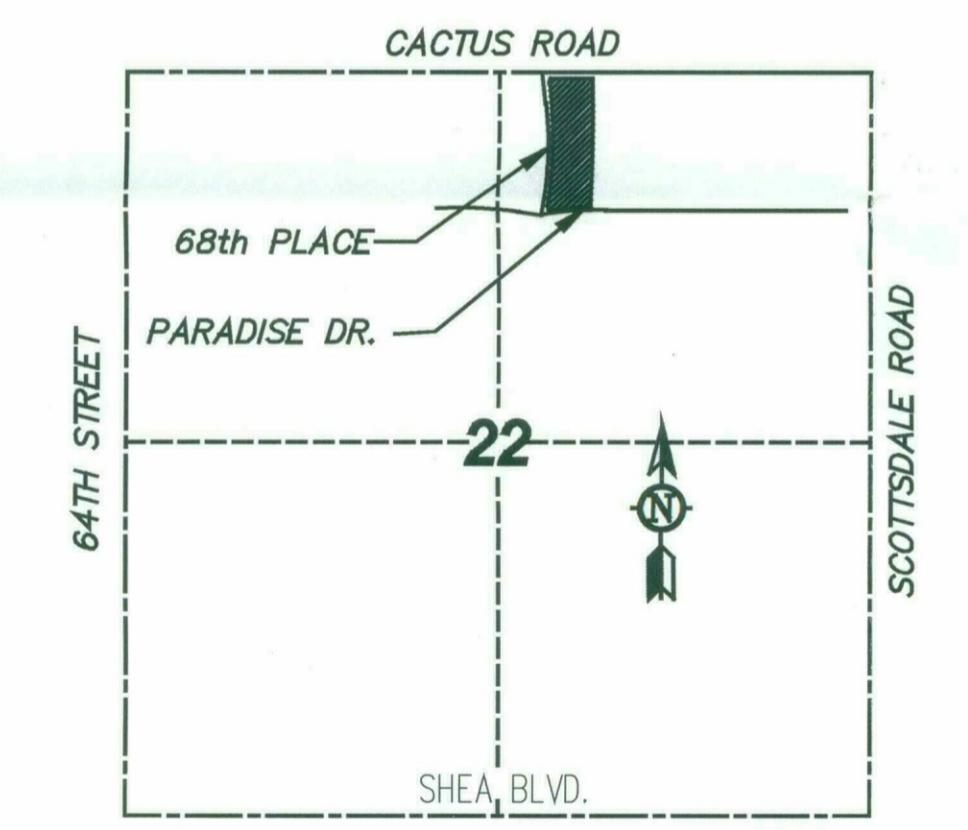
General Notes

- AT TIME OF FINAL PLANS THE OWNER SHALL SUBMIT VERIFICATION THAT THE EXISTING WALLS LOCATED WITHIN THE RIGHT OF WAY HAVE BEEN REMOVED
- AN ADDITIONAL HYDRANT WILL BE REQUIRED TO PROTECT THE PROPERTY
- THE HORSE BARN WILL REQUIRE A SEPARATE FIRE LINE SERVICE FOR THE SPRINKLER SYSTEM
- AN FDC WILL BE REQUIRED NEAR N. 68TH ST.
- FIRE ACCESS SYSTEM (KNOX BOX / SWITCH) WILL BE REQUIRED FOR GATES
- RENOVATIONS/ADDITIONS TO EXISTING RESIDENCE EXCEEDING 25% VALUE OF EXISTING HOME WILL REQUIRE INSTALLATION OF FIRE SPRINKLER SYSTEM
- THE COVERED ARENA MUST COMPLY AS AN OPEN EQUESTRIAN ARANA FOR RIDING ONLY TO BE EXEMPTED FROM FIRE SPRINKLERS
- THE EXISTING ON-SITE WELL SHALL COMPLY WITH ADWR AND MCSDS
- ADDITIONAL WATER DEVELOPMENT FEES WILL BE DUE BASED ON THE AREA OF THE NORTH LOT
- POLE MOUNTED LIGHTS ARE NOT TO EXCEED 16'-0" IN HEIGHT

4-UP-2013 - Conditional Use Permit Stipulations

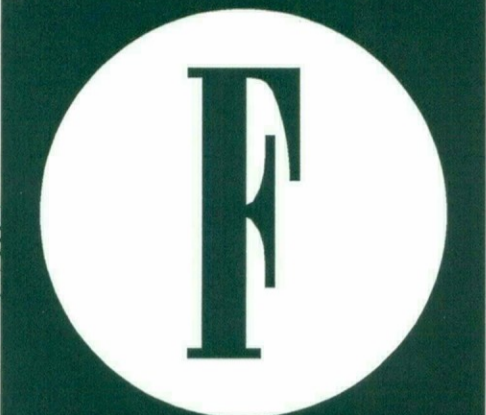
- Stipulations 1,4,14,15,18-21 & 24 - Refer to site plan this sheet
- Stipulations 2,3,5-13,16,17,22 & 23 - Refer to Sheet A101a

site plan



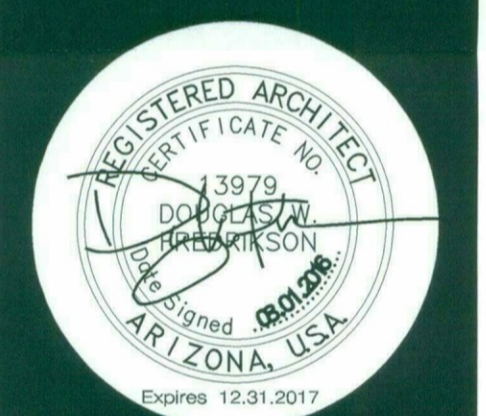
vicinity map

SCALE: N.T.S.



RANCHO PARAISO

12011 North 68th Place, Scottsdale Arizona



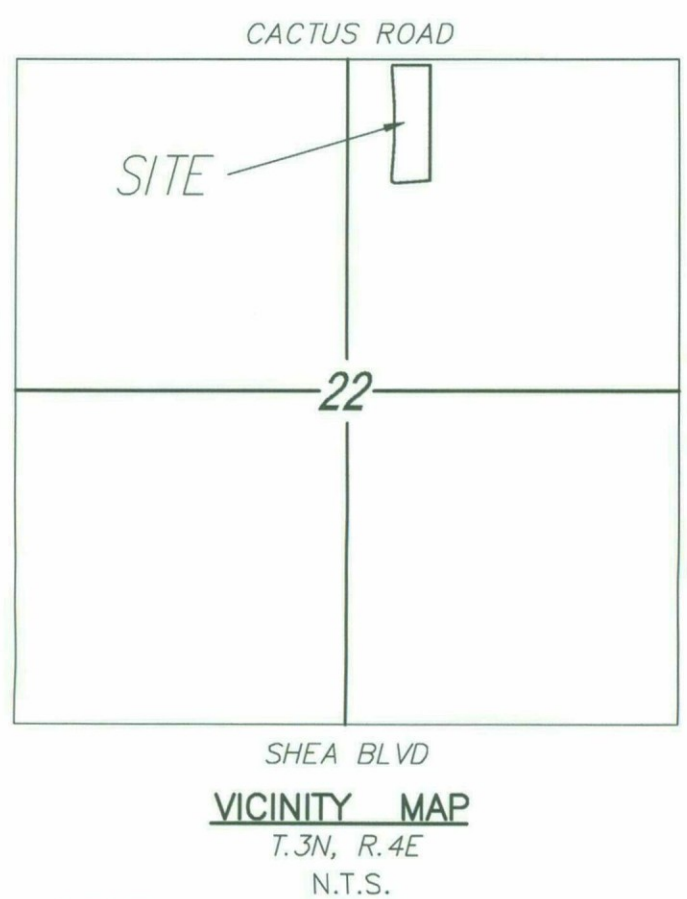
Douglas Fredrikson Architects
727 east bathany home road, d-123
phoenix, arizona 85014
602.277.1625

these documents are instruments of service of the authors and are for use on this project only, they are prepared for use in conjunction with the authors interpretations, observations, decisions, and administration as described in the disc 4001, without which desired result can not be assured, alteration, reproduction, or use in part or in whole, for other purposes, without the authors written consent may violate existing legal statutes.

13100
site plan
issue date
10.25.2015
revisions



Plat Log # 3978-16 / Use Permit # 4-UP-2013



VICINITY MAP
T.3N, R.4E
N.T.S.

LEGEND

- FOUND BRASS CAP IN HANDHOLE
 - FOUND BRASS CAP FLUSH
 - FOUND 1/2" REBAR
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 - POST
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THENCE NORTH 00 DEGREES 12 MINUTES 50 SECONDS EAST 5.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, SAID LINE BEARS NORTH 90°00'00" EAST.

PARCEL AREA

LOT 1 CONTAINS 272,479 SQUARE FEET OR 6.255 ACRES (NET)

ASSESSOR PARCEL NUMBERS

175-20-005, 170-20-006, 170-20-007

ZONING

CITY ZONE CODE R1-35, "SINGLE-FAMILY RESIDENTIAL"

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1760 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (HATCHED).

BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, DOWN 0.66' AT THE INTERSECTION OF CACTUS ROAD AND 64TH STREET, T3N, R4E, SECTION 21 (GPS POINT 3212) ELEVATION 1383.561 (NAVD'88)

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	
C1	104°14'50"	30.00	54.58	S45°50'00"E 47.36	(R&M)
C2	59°26'42"	25.00	25.94	S23°24'27"W 24.79	(R&M)
C3	96°18'54"	25.00	42.03	S41°50'33"W 37.25	(M)
C3	96°19'	25.00			(R)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°07'00"E	5.00 (M)
L2	S00°07'00"E	25.00 (C)

RANCHO PARAISO

CONCEPTUAL UTILITY PLAN

A PROPERTY ASSEMBLAGE OF LOTS 9, 10 AND 11 OF DESERT ESTATES UNIT ONE, ACCORDING TO BOOK 54 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

CIVIL ENGINEER

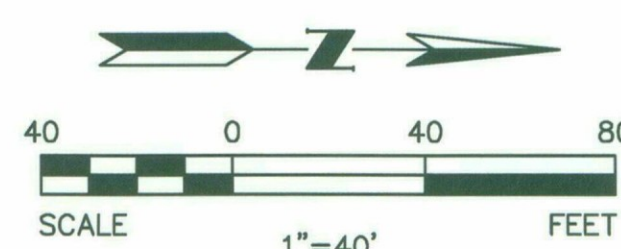
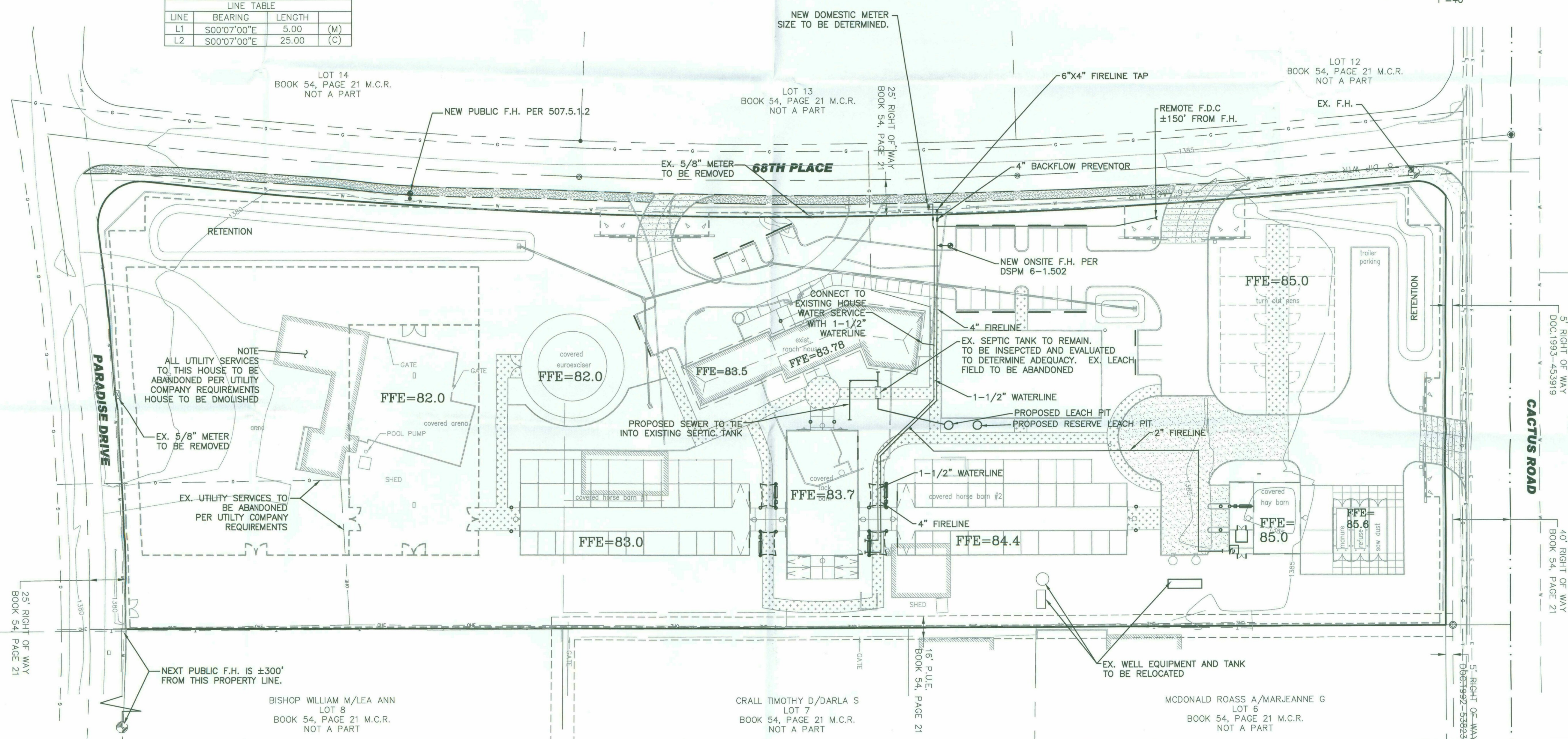
INTEGRA CONSULTING
11560 E. JUAN TABO RD.
SCOTTSDALE, ARIZONA 85255
CONTACT: JAMES D. LEMON, P.E.
PHONE: (602) 695-0713

OWNER

RANCHO PARAISO, LLC,
3200 EAST CAMELBACK ROAD
NO. 295
PHOENIX, ARIZONA, 85018

ARCHITECT

DOUGLAS FREDRICKSON
ARCHITECTS
727 E. BETHANY HOME RD
PHOENIX, AZ 85014
602.277.1625

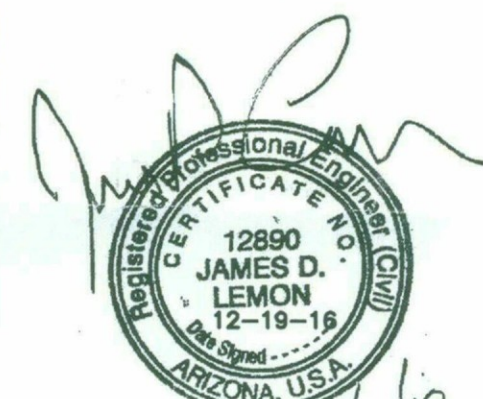


INTEGRA CONSULTING, INC.
CIVIL ENGINEERING-DEVELOPMENT CONSULTANT
- EXPERT WITNESS -

DRAWING STATUS:

RANCHO PARAISO
CONCEPTUAL UTILITY PLAN
SEC OF CACTUS RD & 68TH PL
SCOTTSDALE, ARIZONA

REVISIONS:



DATE ISSUED: 12-19-16
DESIGNED BY: CGJ
DRAWN BY: CGJ
CHECKED BY: JDL
PROJECT NO. 16-14
SCALE: 1"=40'
SHEET NO.

1 OF 1

TRACKING NO.



BISHOP WILLIAM M/LEA ANN
LOT 8
BOOK 54, PAGE 21 M.C.R.
NOT A PART

CRALL TIMOTHY D/DARLA S
LOT 7
BOOK 54, PAGE 21 M.C.R.
NOT A PART

MC DONALD ROASS A/MARJEANNE G
LOT 6
BOOK 54, PAGE 21 M.C.R.
NOT A PART