

Simulations
Photos
All Graphics (no plans)

GRADING & DRAINAGE PLAN

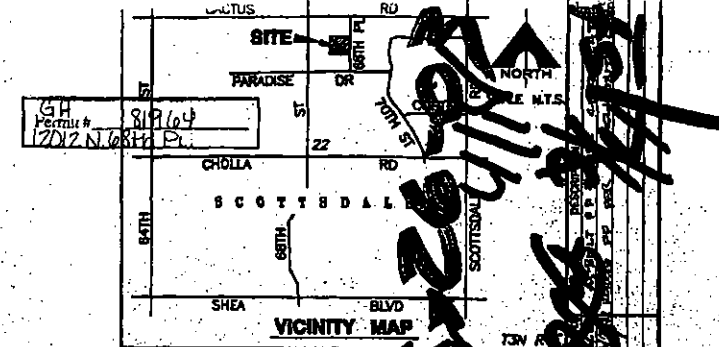
MORGAN RESIDENCE

LOT 13, DESERT ESTATES UNIT 1, AS RECORDED IN BOOK 54 OF MAPS,
PAGE 21, M.C.R., MARICOPA COUNTY, ARIZONA

FLOOD INSURANCE RATE MAP (F.I.R.M.) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER (Panel Date)	SUFFIX	F.I.R.M. DATE Index Date	F.I.R.M. ZONE	BASE FLOOD ELEVATION (In AO Zone, Use Depth)
045012	1685 (07 - 19 - 01)	E	JULY 19, 2001	x	NONE

SITE PLAN
APPROVED



PROPERTY ADDRESS
12012 NORTH 68TH PLACE
SCOTTSDALE, ARIZONA 85254

AP. NO.
175-20-009

NET AREA
94,571.37 S.F. / 2.17 AC.

DESERT LANDFORM
N/A

ZONING
R-35
C.S. NO. 30-44

LEGAL DESCRIPTION
LOT 13 OF DESERT ESTATES UNIT ONE IN A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS RECORDED IN BOOK 54 OF MAPS, PAGE 21 M.C.R.

BENCHMARK
BC IN HH @ CACTUS RD. AND SCOTTSDALE RD.
ELEV.=1369.27 (88 DATUM)

BENCHMARK CERTIFICATION

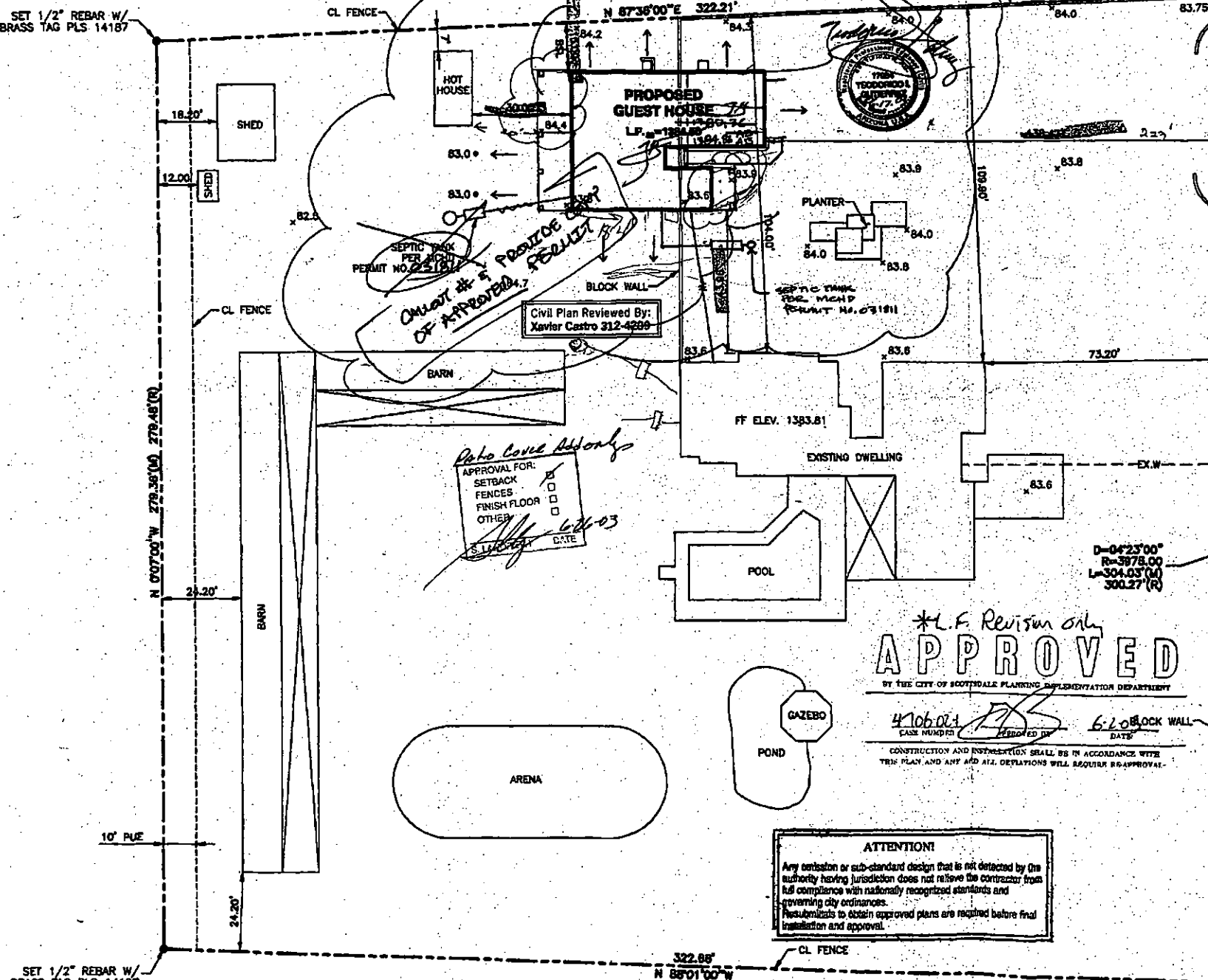
I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON THE ELEVATION DATUM FOR THE CITY OF SCOTTSDALE BENCHMARK PROVIDED ABOVE.

LEGEND

--- PROPERTY LINE
--- CENTERLINE

- NOTES**
- LAND DESIGNATED AS NADS SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE ENTIRE NATURAL AREA OPEN SPACE (NADS) WILL BE PERMANENTLY MAINTAINED AS NATURAL OPEN SPACE THROUGH EASEMENT, DONATION, OR DEDICATION TO THE CITY OR OTHER ENTITY. NADS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
 - ALL MECHANICAL EQUIPMENT (AIR CONDITIONING, POOL EQUIPMENT, ETC.) SHALL BE SCREENED A MINIMUM OF ONE (1) FOOT HIGHER THAN THE HIGHEST PORTION OF THE EQUIPMENT, AND SHALL BE COMPATIBLE WITH THE ADJACENT MAIN BUILDING. SHOW LOCATION OF EQUIPMENT ON SITE PLAN AND BUILDING ELEVATIONS.
 - POOL SHALL BE APPROVED BY A SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS.
 - NO UTILITIES SHALL BE LOCATED WITHIN THE DESIGNATED NADS.
 - 6% SLOPE AWAY FROM HOUSE FOR A MINIMUM DISTANCE OF 10 FEET.
 - VERIFY TOP OF SITE WALLS WITH ARCHITECTURAL.
 - GUEST HOUSE WILL PROVIDE COOKING FACILITIES & SHALL NOT BE OFFERED FOR RENT.
 - NO NATIVE PLANTS AFFECTED BY PROPOSED CONSTRUCTION.

APPROVED
NATIVE PLANT



*L.F. Revision only
APPROVED
BY THE CITY OF SCOTTSDALE PLANNING & IMPLEMENTATION DEPARTMENT

ATTENTION!
Any tentation or sub-standard design that is not detected by the authority having jurisdiction does not relieve the contractor from full compliance with nationally recognized standards and governing city ordinances. Resubmitters to obtain approved plans are required before final installation and approval.

SCOTTSDALE FIRE DEPARTMENT
ACCEPTED
Based on submitted information, these plans are in accordance with nationally recognized and accepted standards.
No representations or warranties of any kind are intended or made.
L.F. RAISER, DATE 6/26/03



OWNER
CHARLES F. & PATRICIA MORGAN
12012 N. 68TH PL.
SCOTTSDALE, ARIZONA 85254
TEL. NO. (480) 998-1922
FAX NO. (480) 998-1922

ENGINEER
DESERT LAND ENGINEERING INC.
8107 E. CAMBRIDGE AVE.
SCOTTSDALE, ARIZONA 85257
CONTACT PERSON: RICK GUTERREZ, P.E.
TEL. NO. (480) 429-1750
FAX NO. (480) 429-1751
E-MAIL: desertland1@cox.net

FIRE DEPARTMENT GUIDELINES FOR EMERGENCY VEHICLE ACCESS

ACCESS GRADES FROM 0 TO 12% FOR ONE SINGLE FAMILY RESIDENCE	DRIVE LENGTH	DRIVE WIDTH	DRIVE SURFACE	TURN-A-ROUND REQUIRED	HOSE LAY	SPRINKLER REQUIREMENTS
LESS THAN 200 FT.	12'	AW	NO	LESS THAN 200 FT.	YES	NO

PLANS ACCEPTED BY FIRE DEPT TO BE ON JOB SITE AT ALL TIMES

ON SITE INSPECTION DURING THE INSTALLATION AND TEST WITNESSING ARE NECESSARY FOR FINAL ACCEPTANCE

184/86
6" Rebar
18 elevation blue hole

CITY COPY

L.F. RAISER 4706-02-17

PLANNING

4706-02-17

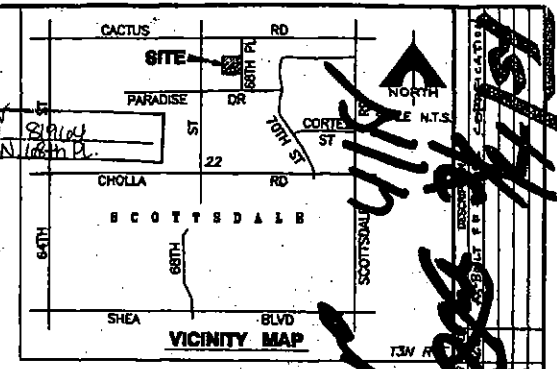
4706-02

DLE JOB NO. 030120

GRADING & DRAINAGE PLAN

MORGAN RESIDENCE

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PAGE 21, M.C.R., MARICOPA COUNTY, ARIZONA

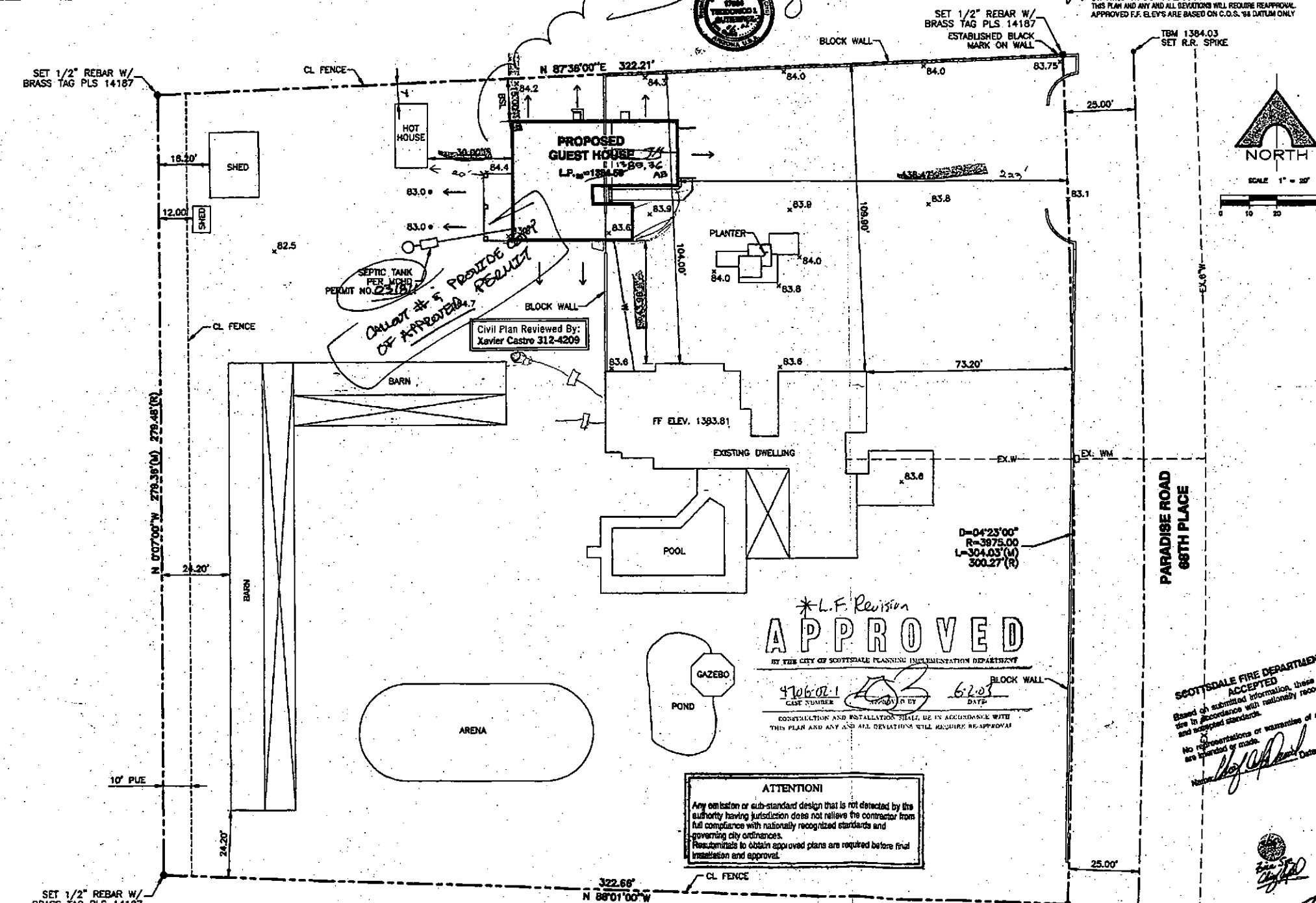


FLOOD INSURANCE RATE MAP (F.I.R.M.) INFORMATION

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048012	1885 (07 - 19 - 01)	E	JULY 19, 2001	X	NONE

SITE PLAN
APPROVED

BY THE CITY OF SCOTTSDALE DEVELOPMENT QUALITY COMPLIANCE
 CASE NUMBER: 4706-02
 DATE: 3/2/03
 ENGINEER: Rick Gutierrez



PROPERTY ADDRESS
12012 NORTH 68TH PLACE
SCOTTSDALE, ARIZONA 85254

NET AREA
94,571.37 S.F. / 2.17 AC.

DESERT LANDFORM
N/A

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 - - - - - PROPERTY LINE
 - - - - - CENTERLINE

NOTES

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*L.F. Revision
APPROVED

BY THE CITY OF SCOTTSDALE PLANNING IMPLEMENTATION DEPARTMENT
 CASE NUMBER: 4706-02
 DATE: 3/2/03
 APPROVED BY: [Signature]

ATTENTION!
 Any omission or sub-standard design that is not detected by the authority having jurisdiction does not relieve the contractor from full compliance with nationally recognized standards and governing city ordinances. Resubmittals to obtain approved plans are required before final installation and approval.

SCOTTSDALE FIRE DEPARTMENT
 ACCEPTED
 Based on submitted information, these plans are in accordance with nationally recognized and accepted standards.
 No representations or warranties of any kind are intended or made.
 [Signature]

APPROVED NATIVE PLANT

FIRE DEPARTMENT GUIDELINES FOR EMERGENCY VEHICLE ACCESS

ACCESS GRADES FROM 0 TO 12% FOR ONE SINGLE FAMILY RESIDENCE	DRIVE LENGTH	DRIVE WIDTH	DRIVE SURFACE	TURN-A-ROUND	HOSE LAY	SPRINKLER REQUIREMENTS
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PLANS ACCEPTED BY FIRE DEPT TO BE ON JOB SITE AT ALL TIMES

ON SITE INSPECTION DURING THE INSTALLATION AND TEST WITNESSING ARE NECESSARY FOR FINAL ACCEPTANCE

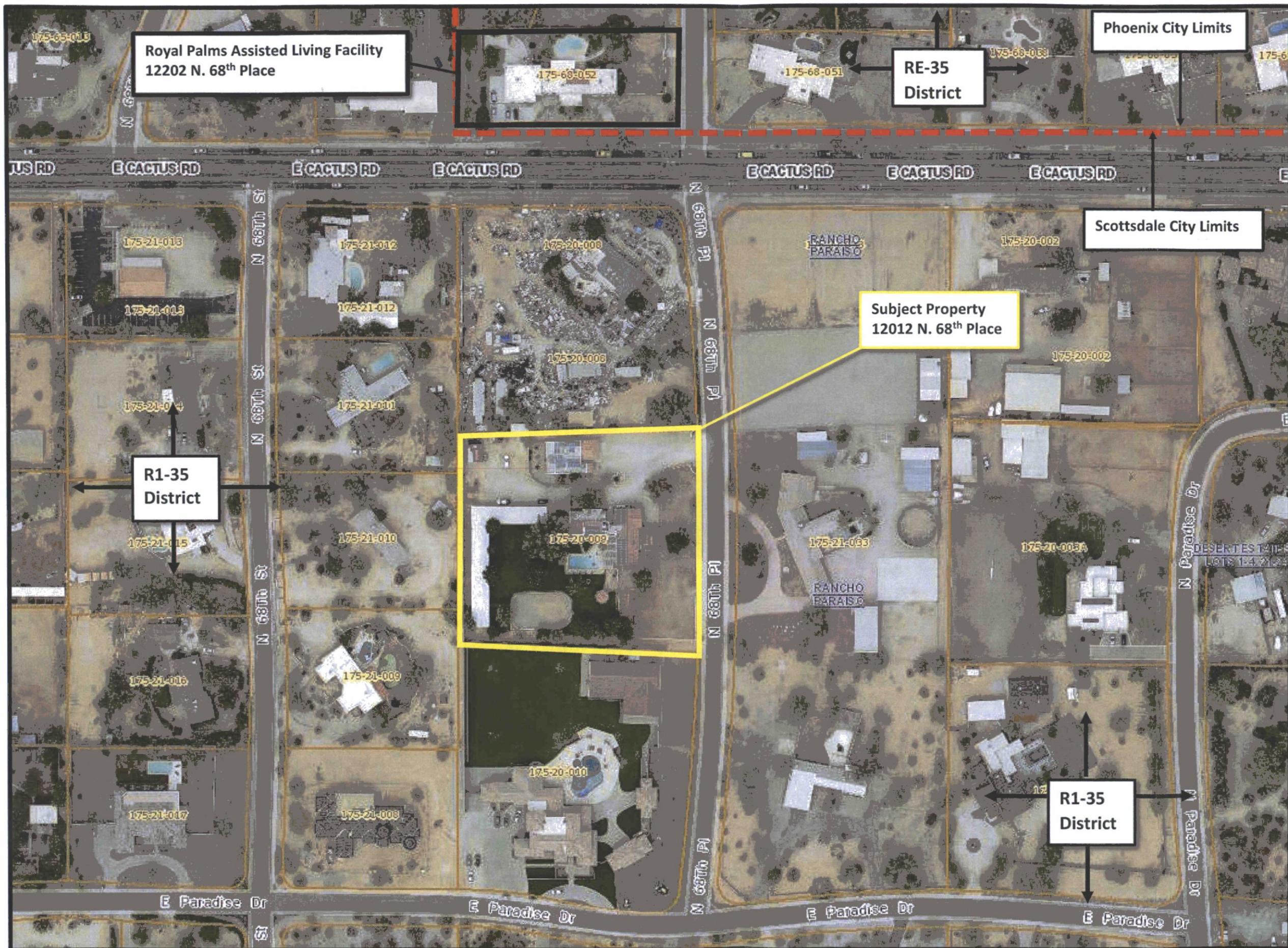
OWNER
CHARLES F. & PATRICIA MORAN
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SCOTTSDALE, ARIZONA 85254
TEL. NO. (480) 998-4904
FAX NO. (480) 998-5092

ENGINEER
DESERT LAND ENGINEERING INC.
8107 E. CAMBRIDGE AVE.
SCOTTSDALE, ARIZONA 85257
CONTACT PERSON: RICK GUTIERREZ, P.E.
TEL. NO. (480) 429-1750
FAX NO. (480) 429-1751
E-MAIL: deserland1@cox.net

Q.S. # 30-44 Lot 13 Desert Est. Unit 1, MARCH 4, 2003

4706-02
 PLANNING
 L.F. RAISEL
 4706-02
 4706-02
 PLANNING
 SHEET 1 OF 1 (REVISED)

DLE JOB NO. 030120



Royal Palms Assisted Living Facility
12202 N. 68th Place

RE-35
District

Phoenix City Limits

Scottsdale City Limits

Subject Property
12012 N. 68th Place

R1-35
District

R1-35
District

CONTEXT AERIAL

03/29/2018

Property Owner:
CL Holdings 68th Place, LLC

Address: 12012 N. 68th Place

APN: 175-20-009

Net Parcel Area:
94,843 s.f.
2.18 acres

Zoning: R1-35 Single-Family
Residential District

Proposed Use: Care Home
(Behavioral Health
Residential Facility)

Proposed Site
Improvements:
- No new buildings or
structures proposed

Source: Maricopa County
Assessor's GIS Aerial
Photograph 2017

4-BA-2018
3/30/2018