



## **PROJECT NARRATIVE FOR CAMELBACK PARK ESTATES REPLAT OF 71ST STREET**

The five existing single-family residential (SFR) lots on 71st Street within the Camelback Park Estates Plat will be subdivided into seven new SFR lots. Lots will range in size from 7,066 square feet to 10,914 square feet, with a total net area of 61,127 square feet (1.403 acres). Pursuant to staff request, we have provided preliminary concept plans to demonstrate the feasibility of future development.

Each lot allows ingress and egress exclusively onto North 71st Street. This improves the original lot configuration, where two lots had ingress and egress directly onto Chaparral Road.

The existing East to West Public Utility Easement (PUE) will be abandoned. The existing PUE at the front of the lots will be utilized, and all electric and communication lines currently above ground will be buried. The proposed utility placement will not interfere with street frontage open space, pedestrian or resident amenities, landscape features, or onsite circulation.

This replat is located outside of the Old Town Scottsdale boundaries. Additionally, this project does not qualify to participate in the Cultural Improvement or Public Arts Program.

Please feel free to reach out if you have further questions regarding the re-plat of these lots.

Regards,  
Gordon Berry  
Principal, Pario LLC  
[gordon@parioland.com](mailto:gordon@parioland.com)  
602.469.4555 (mobile)

# PRELIMINARY GRADING & DRAINAGE PLAN OF "CHAPARRAL 7"

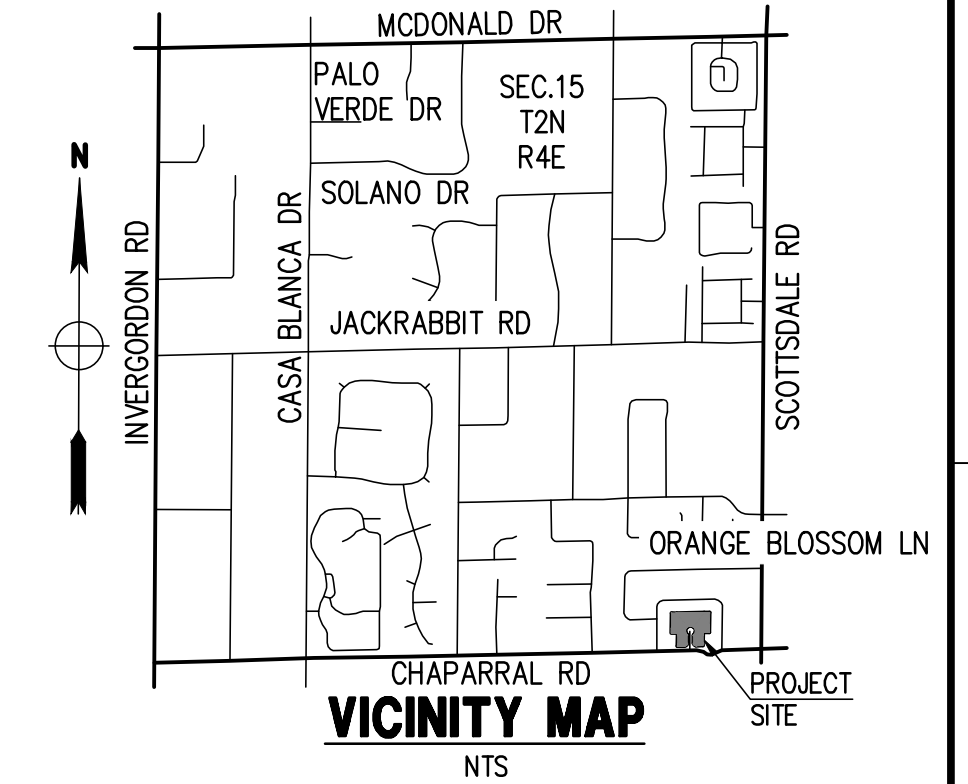
BEING A RE-PLAT OF LOTS 1-4 & 19, OF CAMELBACK PARK ESTATES, RECORDED IN BOOK 50 OF MAPS, PAGE 25  
IN THE RECORDER'S OFFICE, COUNTY OF MARICOPA, STATE OF ARIZONA

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
COMMUNITY NUMBER	PANEL NUMBER	PANEL DATE	SUFFIX	FIRM DATE	FIRM ZONE	BASE FLOOD ELEVATION
045012	1770	09/18/20	M	02/08/24	X	N/A

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 SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER MANAGEMENT.

### LEGEND

- SECTION CORNER
- BRASS CAP FLUSH
- FOUND REBAR OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SEWER CLEANOUT
- STORM DRAIN INLET
- POWER POLE
- IRRIGATION CONTROL BOX
- MAILBOX
- SIGN
- STORM DRAIN LINE
- SEWER LINE
- WATER LINE
- GAS LINE
- COMMUNICATIONS LINE
- NEW UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELECOMM. LINE
- CHAINLINK/METAL FENCE
- WOODEN FENCE
- EXISTING CONTOUR
- EXIST. DRAINAGE FLOW
- EXIST. SPOT ELEVATION
- SLOPE DIRECTION
- DRAINAGE AREA BOUNDARY



**OWNER/DEVELOPER**  
PARIO DEVELOPMENT  
7144 E STETSON DR. #204  
SCOTTSDALE, AZ 85251

**ARCHITECT**  
DREWETT WORKS ARCHITECTURE  
7144 E STETSON DR., STE. 204,  
SCOTTSDALE, AZ 85251  
P: 480-329-7504  
CONTACT: ROB BANACH

**CIVIL ENGINEER**  
LAND DEVELOPMENT GROUP  
8808 N CENTRAL AVE, SUITE 288  
PHOENIX, AZ 85020  
P: 602 889 1984  
CONTACT: NICK PRODANOV

**BASIS OF BEARINGS**  
THE NORTH LINE LINE OF LOTS 1-3, CAMELBACK PARK ESTATES, THE BEARING OF WHICH IS N88°48'20"E.

**BENCHMARK**  
MCDOT BRASS CAP IN A HAND HOLE AT THE INTERSECTION OF JACKRABBIT ROAD AND SCOTTSDALE ROAD.  
MCDOT UNIQUE POINT ID: 3808  
POINT NAME (AS SURVEYED): 24556-1  
MCDOT PROJECT NAME: GDACS, PROJECT NO. 40069012  
MCDOT DETERMINATION STATUS: ACCEPTED  
ELEVATION=1299.44' (NAVD 88)

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

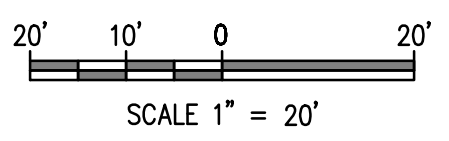
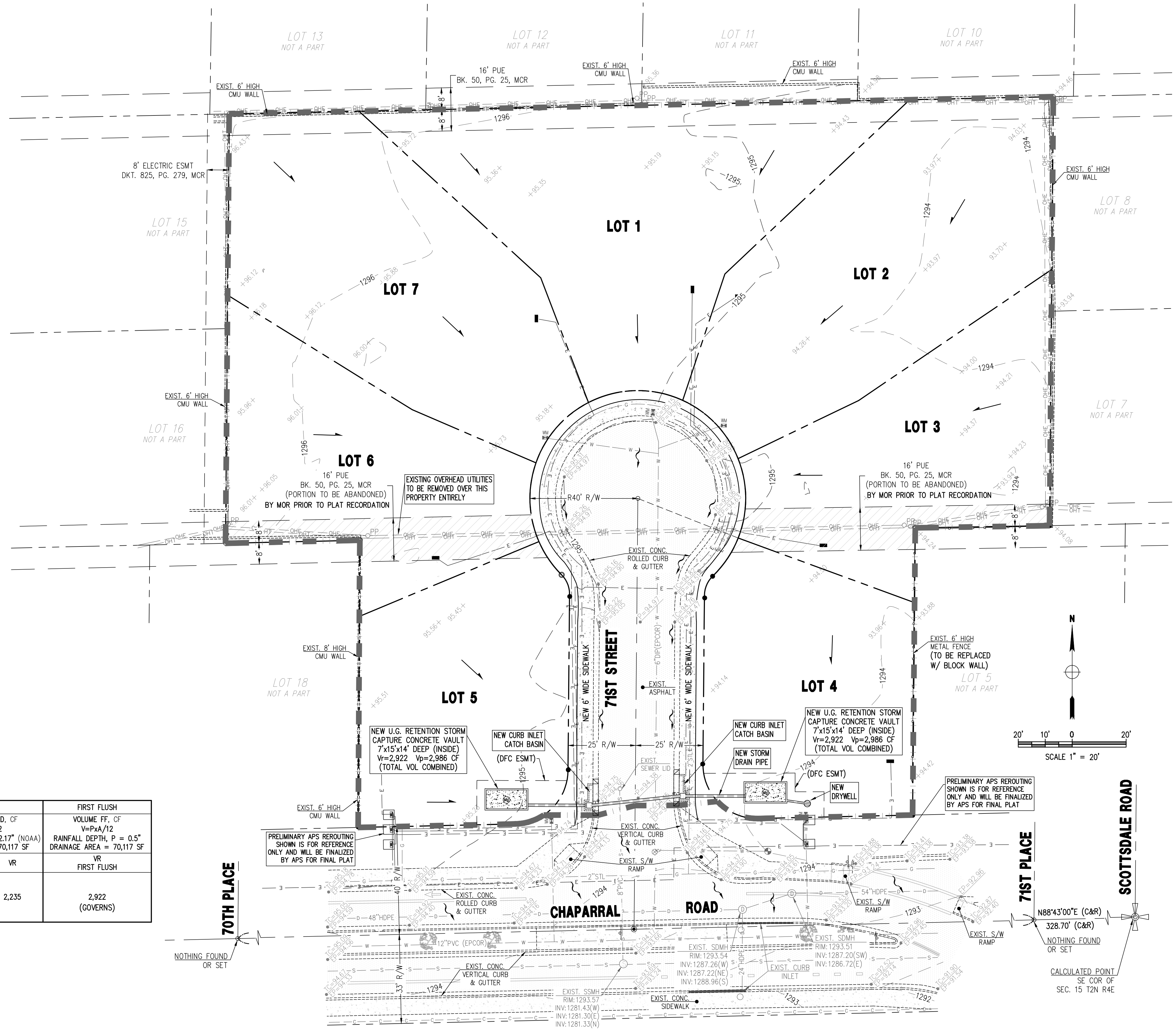
**PARENT LEGAL DESCRIPTION**  
LOT 1, 2, 3, 4 AND 19, OF CAMELBACK PARK ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 50 OF MAPS, PAGE 25.

**UTILITIES**  
WATER: EPCOR WATER  
SANITARY SEWER: CITY OF SCOTTSDALE  
ELECTRIC: APS  
TELEPHONE: CENTURY LINK, COX COMM.  
NATURAL GAS: SOUTHWEST GAS  
CABLE TV: CENTURY LINK, COX COMM.

### RETENTION CALCULATIONS

PRE VS POST		VOLUME REQUIRED, CF		FIRST FLUSH	
WEIGHTED RUNOFF COEFFICIENT, C <sub>w</sub>		VOLUME FF, CF		VOLUME FF, CF	
CONDITION	SURFACE	C	AREA SF	VR	VR
PRE-DEV.	PERVIOUS	0.45	45,754	20,589	2,922
	IMPERVIOUS	0.95	24,363	23,145	(GOVERNS)
POST-DEV.	NO HOUSE DESIGN ESTABLISHED				
	C-VALUE OF 0.80 USED FOR R1-7				

RAINFALL DEPTH, P = 2.17" (NOAA)  
DRAINAGE AREA = 70,117 SF  
RAINFALL DEPTH, P = 0.5"  
DRAINAGE AREA = 70,117 SF



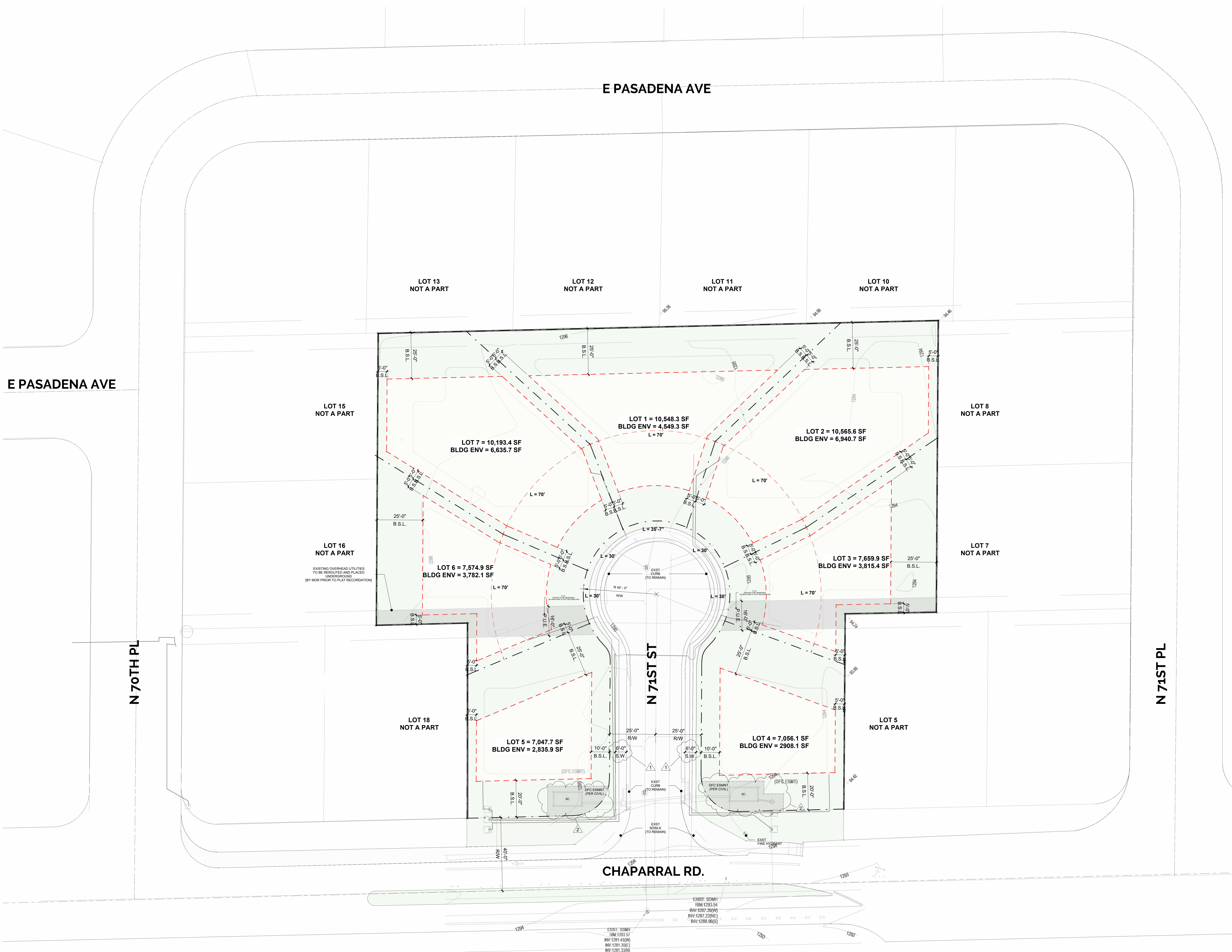
71ST PLACE

SCOTTSDALE ROAD

N88°43'00"E (C&R)  
328.70' (C&R)  
NOTHING FOUND OR SET  
CALCULATED POINT SEC. COR. OF SEC. 15 T2N R4E



**PRELIMINARY GRADING & DRAINAGE PLAN**  
**"CHAPARRAL 7"**  
 DATE: 03/25/26  
 JOB: 2408239  
 VERSION: 1.8  
 PLOT DATE: 03/25/26  
 SCALE: 1"=20'  
 DESIGNED BY: NP  
 DRAWN BY: DW  
 CHECKED BY: JF  
 DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 P. 602 889 1984 | F. 602 445 9482  
 8808 N CENTRAL AVE., SUITE 288  
 PHOENIX, AZ 85020  
 PHOENIXLANDDEV.COM  
 LAND DEVELOPMENT GROUP  
 REGISTERED PROFESSIONAL ENGINEER  
 PRELIMINARY GRADING & DRAINAGE PLAN  
 "CHAPARRAL 7"  
 U.S. PROFESSIONAL ENGINEER  
 1 OF 1



E PASADENA AVE

E PASADENA AVE

N 70TH PL

N 71ST ST

N 71ST PL

CHAPARRAL RD.

**SITE PLAN - LOT LAYOUT**  
1" = 20'-0"

**OWNER**

PARIO, LLC  
7144 E STETSON DR. #204  
SCOTTSDALE, AZ 85251

**DESIGN**

DREWETT WORKS  
C.F. DREWETT  
7144 E STETSON DR. SUITE 204  
SCOTTSDALE, AZ 85251  
PHONE: (855) 373-9388



22  
YEARS

**CHAPARRAL 7 DEVELOPMENT**

**DREWETT WORKS**

email: PLANS@DREWETTWORKS.COM  
phone: 855-373-9388  
7144 E STETSON DR. SUITE 204  
SCOTTSDALE, AZ 85251  
WWW.DREWETTWORKS.COM

24-16



**GENERAL NOTES**

- 001 OWNER SHALL SECURE DEMOLITION PERMIT FOR ALL EXISTING HOMES AND ASSOCIATED STRUCTURES WITHIN APNS 1252001, 1252002 AND 1252003 PRIOR TO FINAL PLAT RECORDED.
- 002 CONVEYANCE TO CONSTRUCT AND ASSURANCES: AGRICULTURAL RESERVATION BY LAND OWNER FOR PUBLIC W/RESTRUCTURE REQUIRED BEFORE FINAL PLAT.
- 003 NFPA 1300 COMPLIANT SPRINKLER SYSTEMS:  
01. PROVIDE AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM PER PER 130.  
02. A 1/2" WATER METER W/ 2" DOMESTIC LINE AS REQUIRED FOR CCS (PER ASIS, SECTION 1.2).  
03. RESIDENTIAL FIRE SPRINKLER SYSTEM.  
04. MEET PROVISIONS OF 2021 IFC AMENDMENTS - ORD. 160 AND IRC 50-16 AUTOMATIC FIRE SPRINKLER SYSTEM - SEC. 903.

**ZONING**

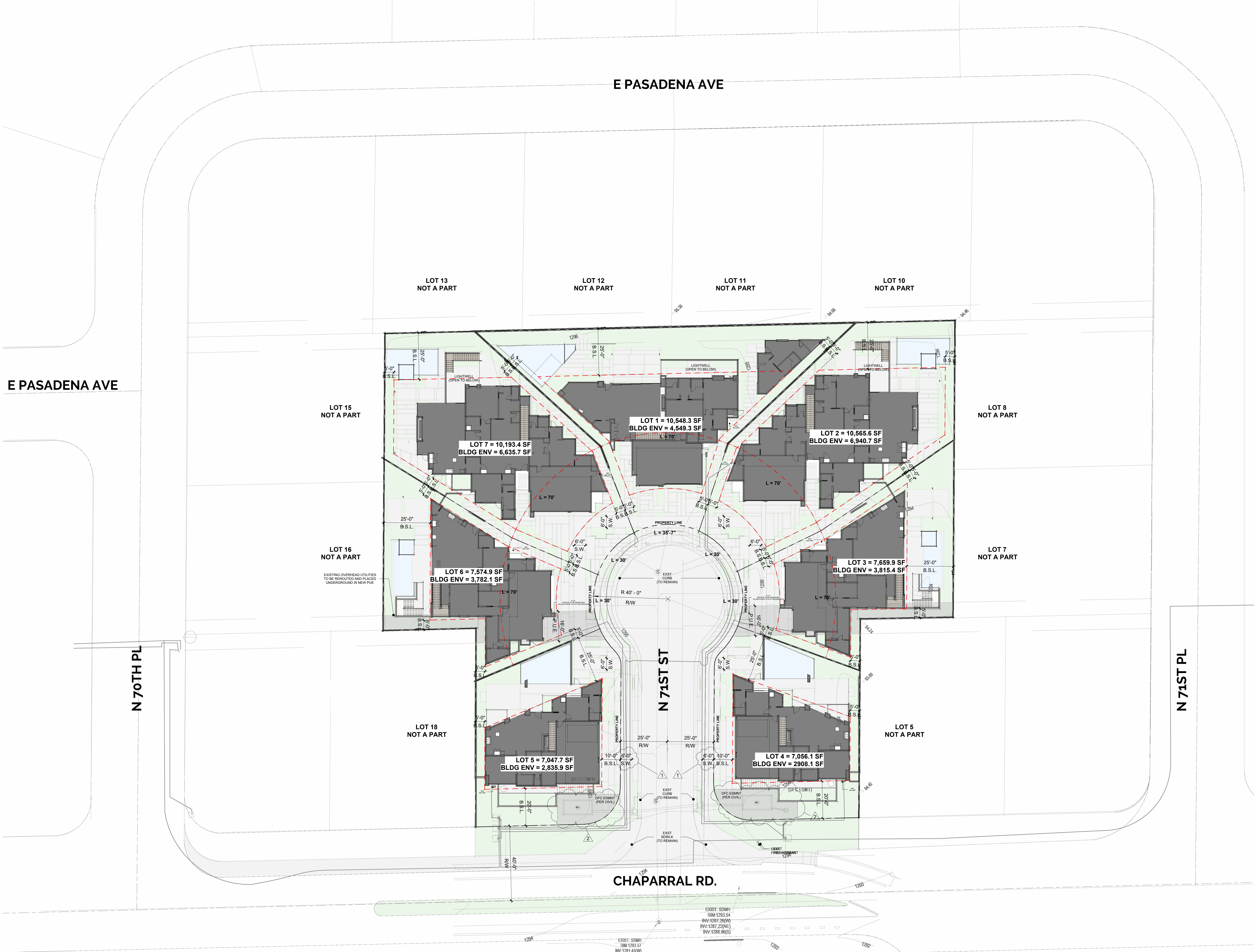
R1-7 [ZONING TO REMAIN]

**NET SITE AREA**

61,127 SF  
[1.403 acres]

NO.	DATE	DESCRIPTION
1	2025-03-25	Issue Date
2	05-01-2025	Pre-Plat Rev.
3	03-31-2025	Pre-Plat Rev.

PP200



E PASADENA AVE

E PASADENA AVE

N 70TH PL

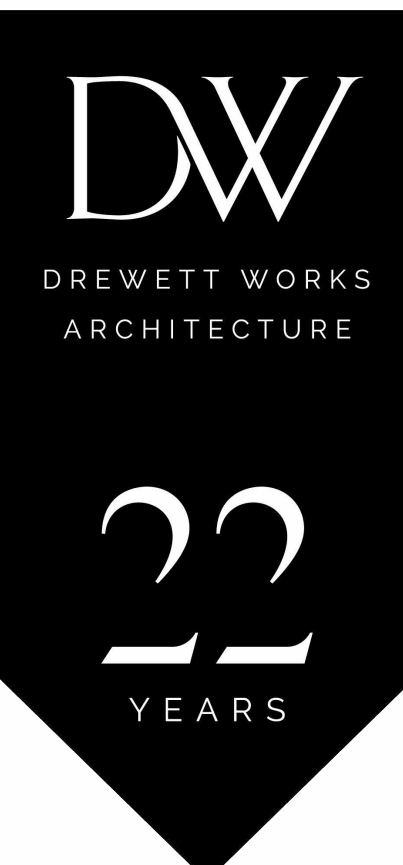
N 71ST ST

N 71ST PL

CHAPARRAL RD.

**OWNER**  
 PARIO, LLC  
 7144 E STETSON DR. #204  
 SCOTTSDALE, AZ 85251

**DESIGN**  
 DREWETT WORKS  
 C.F. DREWETT  
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 PHONE: (855) 373-9388



**CHAPARRAL 7 DEVELOPMENT**

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 phone: 855-373-9388  
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- GENERAL NOTES**
- 000 THIS EXHIBIT IS FOR REFERENCE ONLY AS A CONCEPTUAL EXHIBIT AND WILL BE FINALIZED AT THE TIME OF FINAL PLAT AND/OR AS PART OF ARCHITECTURAL PERMIT SUBMITTAL.
  - 001 SFR LOT FEASIBILITY STUDY SHOWN FOR REFERENCE ONLY AND WILL BE FINALIZED FOR ARCHITECTURAL PERMIT SUBMITTAL. NOT TO BE REVIEWED DURING PERMIT.
  - 002 CONCEPTUAL UTILITY REROUTING EXHIBIT SHOWN FOR REFERENCE ONLY AND IS A CONCEPTUAL REPRESENTATION OF WHAT HAS BEEN DISCUSSED TO DATE WITH UTILITY COMPANIES. EXHIBIT WILL BE FINALIZED FOR FINAL PLAT OR AS PART OF R.O.W. PERMIT SUBMITTAL BY RESPECTIVE UTILITY COMPANIES.

**ZONING**  
 R1-7 (ZONING TO REMAIN)

**NET SITE AREA**  
 61,127 SF  
 (1.403 acres)

**THIS LOT FEASIBILITY STUDY IS FOR REFERENCE ONLY, AT REQUEST OF THE STAFF FOR PROOF OF CONCEPT AND IS NOT TO BE REVIEWED FOR PRELIMINARY PLAT.**

**THE INDIVIDUAL LOT SITES WILL BE SUBMITTED AND REVIEWED DURING SFR BUILDING PERMIT AND FINAL PLAT SUBMISSIONS.**

**SFR LOT FEASIBILITY STUDY**  
 1" = 20'-0"

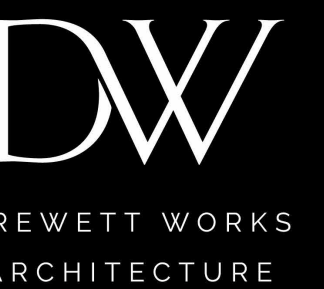
2025-03-25  
 Pre-Plat Rev. 05-01-2025  
 Pre-Plat Rev. 03-31-2026

No **PP201**

OWNER  
PARIO, LLC  
7144 E STETSON DR. #204  
SCOTTSDALE, AZ 85251

DESIGN

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22  
YEARS

CHAPARRAL 7 DEVELOPMENT

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24-16



2025-03-25 Issue Date

Pre-Plat Rev. 05-01-2025

Pre-Plat Rev. 03-31-2026

No. PP202

E PASADENA AVE

E PASADENA AVE

LOT 13  
NOT A PART

LOT 12  
NOT A PART

LOT 11  
NOT A PART

LOT 10  
NOT A PART

LOT 15  
NOT A PART

LOT 8  
NOT A PART

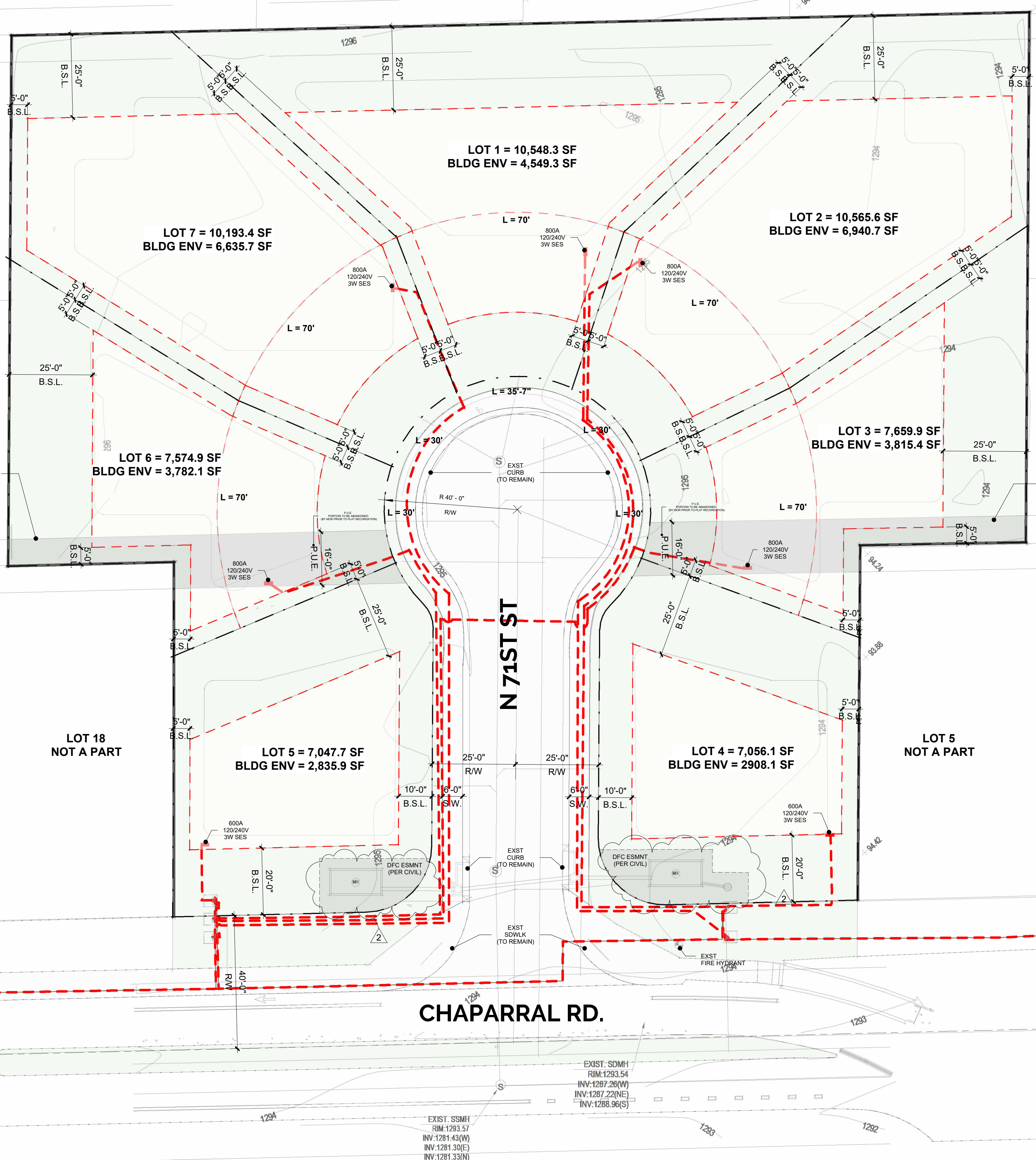
LOT 16  
NOT A PART

LOT 7  
NOT A PART

LOT 18  
NOT A PART

LOT 5  
NOT A PART

CHAPARRAL RD.



THIS CONCEPTUAL UTILITY REROUTING IS A PRELIMINARY CONCEPTUAL PLAN ONLY AND IS NOT FOR CONSTRUCTION.  
PER AGREEMENT WITH APS AND DRY UTILITY, APS TO FINALIZE UTILITY REROUTING FOR FINAL PLAT SUBMISSIONS.



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  - 02. A 1/2" WATER METER W/ 2" DOMESTIC LINE AS REQUIRED FOR CODE (PER AS 1300 SECTION 1.1.2).
  - 03. RESIDENTIAL FIRE SPRINKLER SYSTEM.
  - 04. A SEPARATE PERMIT IS REQUIRED FROM THE FIRE DEPT. FOR FIRE SPRINKLER SYSTEM.
- 004 A SEPARATE PERMIT IS REQUIRED FROM THE FIRE DEPT. FOR FIRE SPRINKLER SYSTEM.
- 005 AND SFR 50-16 AUTOMATIC FIRE SPRINKLER SYSTEM (SEE 903).

ZONING

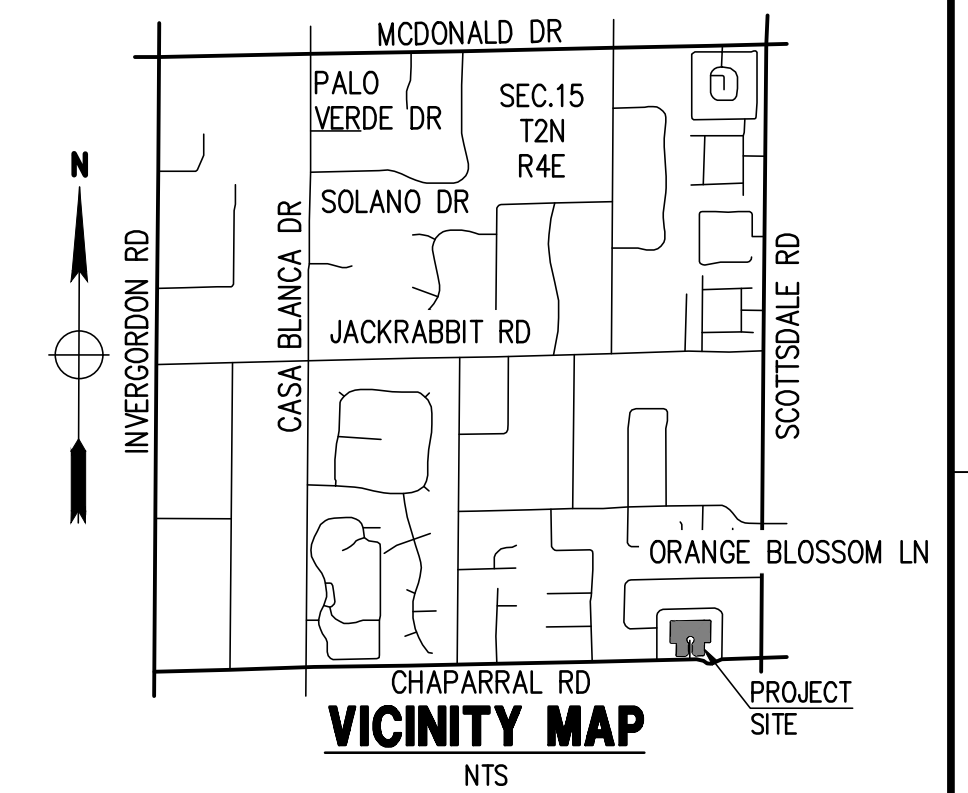
R1-7 (ZONING TO REMAIN)

NET SITE AREA

61,127 SF  
(1,403 acres)

# PRELIMINARY WATER & SEWER PLAN OF "CHAPARRAL 7"

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IN THE RECORDER'S OFFICE, COUNTY OF MARICOPA, STATE OF ARIZONA



### OWNER/DEVELOPER

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### ARCHITECT

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### BASIS OF BEARINGS

THE NORTH LINE LINE OF LOTS 1-3, CAMELBACK PARK ESTATES, THE BEARING OF WHICH IS N88°48'20"E.

### BENCHMARK

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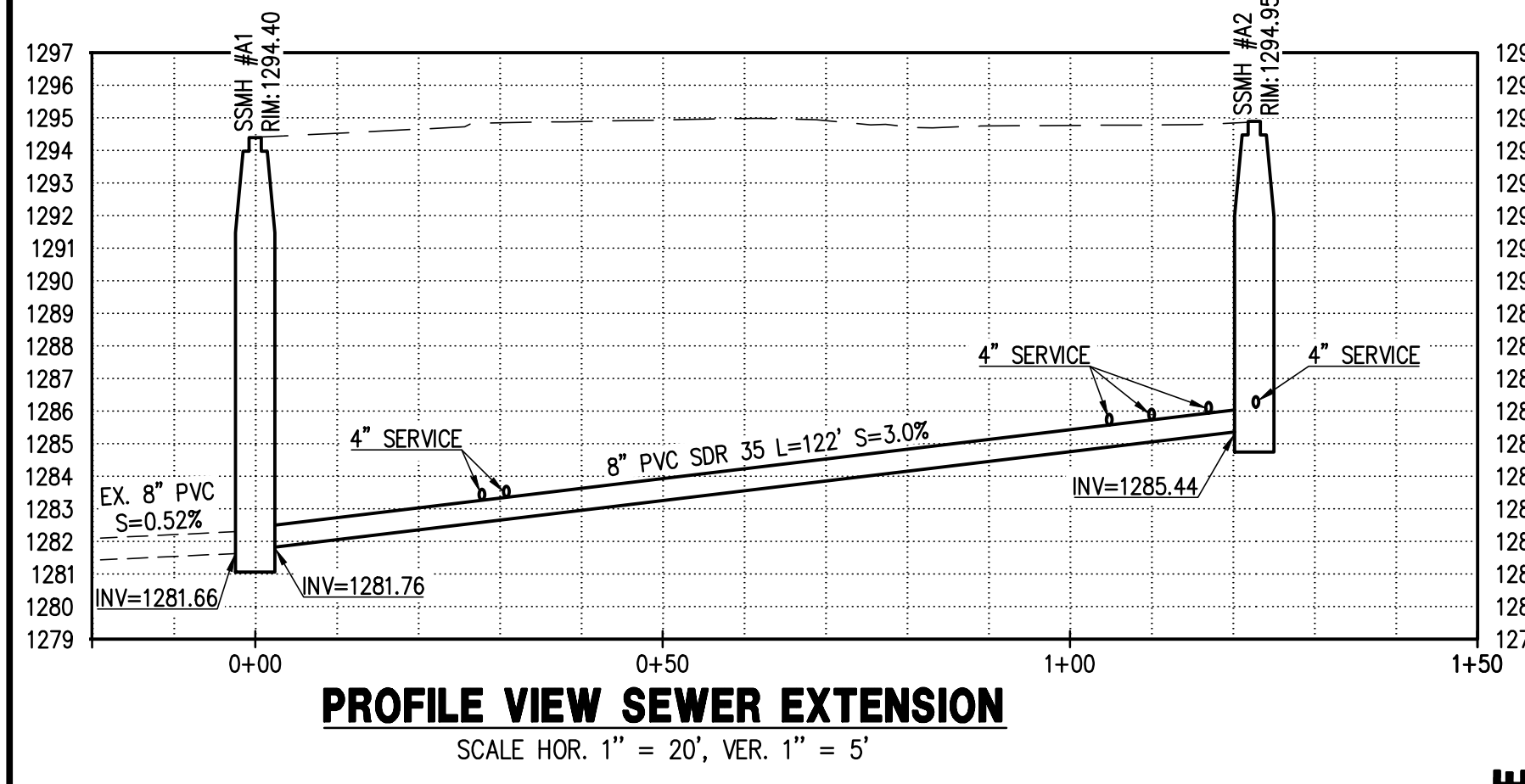
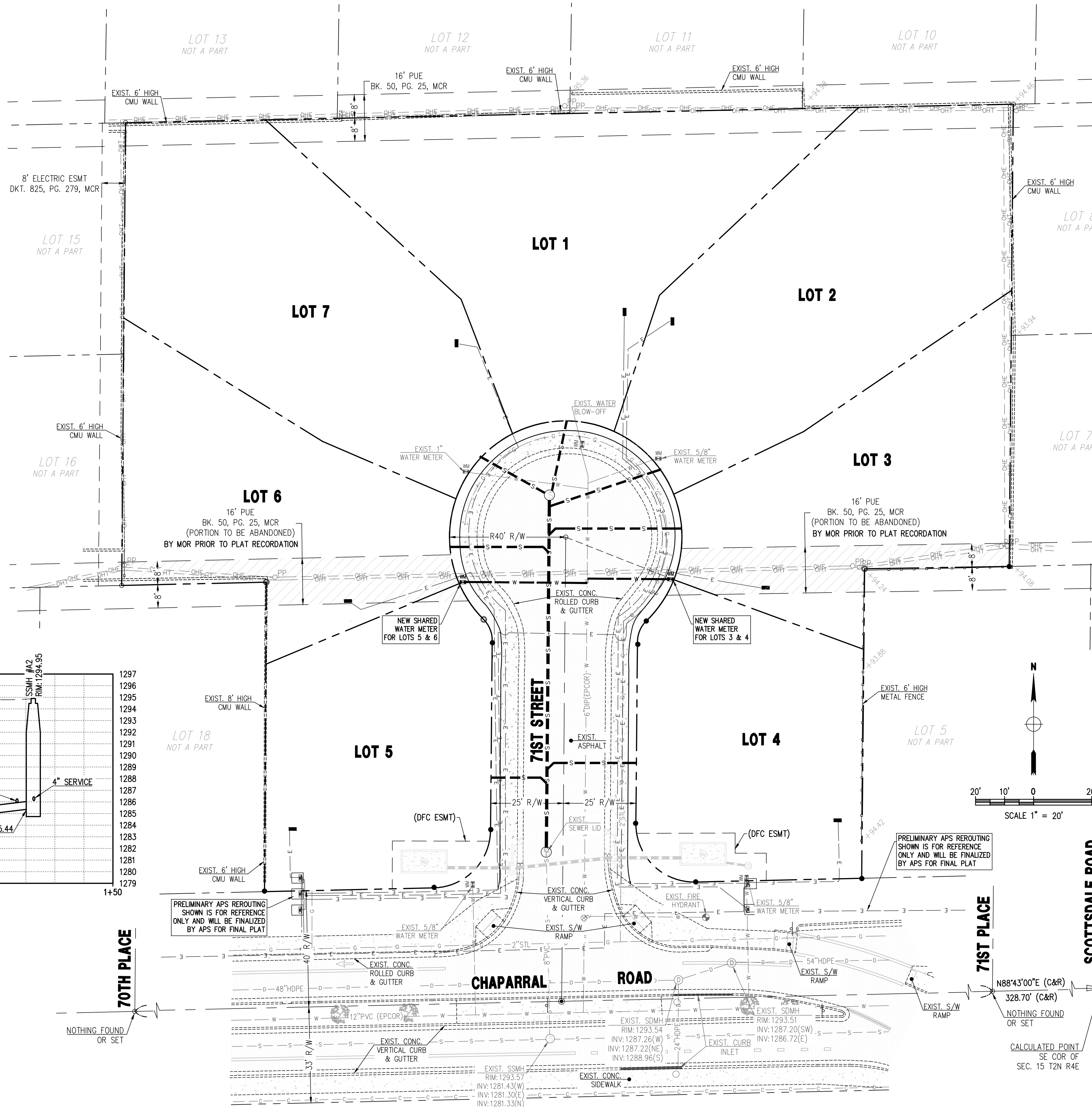
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	GAS LINE
	COMMUNICATIONS LINE
	OVERHEAD ELECTRIC LINE
	OVERHEAD TELECOMM. LINE
	CHAINLINK/METAL FENCE
	WOODEN FENCE



REVISIONS:  DATE: 03/25/26 JOB: 2408239 VERSION: 1.8 PLOT DATE: 03/25/26	SCALE: 1"=20' DESIGNED BY: NP DRAWN BY: DW CHECKED BY: JF	<h2 style="margin: 0;">PRELIMINARY WATER &amp; SEWER PLAN</h2> <h1 style="margin: 0;">"CHAPARRAL 7"</h1>
P: 602-889-1984   F: 602-445-9482 8808 N CENTRAL AVE., SUITE 288 PHOENIX, AZ 85020 PHOENIX@LDG.COM		
<b>1 OF 1</b>		