

WESTERN HERITAGE CONSULTING & ENGINEERING

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info@westernhce.com



April 25, 2024

Attn: Jeff Barnes
City of Scottsdale – Planning and Development Services
7447 E. Indian School Road, Suite 105
Scottsdale, AZ 85251

RE: Summary of Modifications
21-DR-2002#2
Vargo Quarter Horses (VQHS)
3474C (Key Code)

The following letter provides a summary of the modifications from Staff comments. There have been no public comments received to date regarding this project.

Modifications resulting from the staff comments include the following items:

1. The NAOS and Revegetation Plans were modified to show the restoration of the existing disturbed areas of the NAOS easement at the entry gate as required per Zoning Ordinance Section 10.200.
2. Grading and Drainage Plans were revised to clarify drainage easements and erosion hazard setback limits for the two washes on site. Additional minor comments were addressed per reviewer request.
3. The Drainage report was revised to update the site hydrology based on updated Q-100 peak storm modeling as requested. Refer to the Drainage Report Comment Letter for specific changes made.

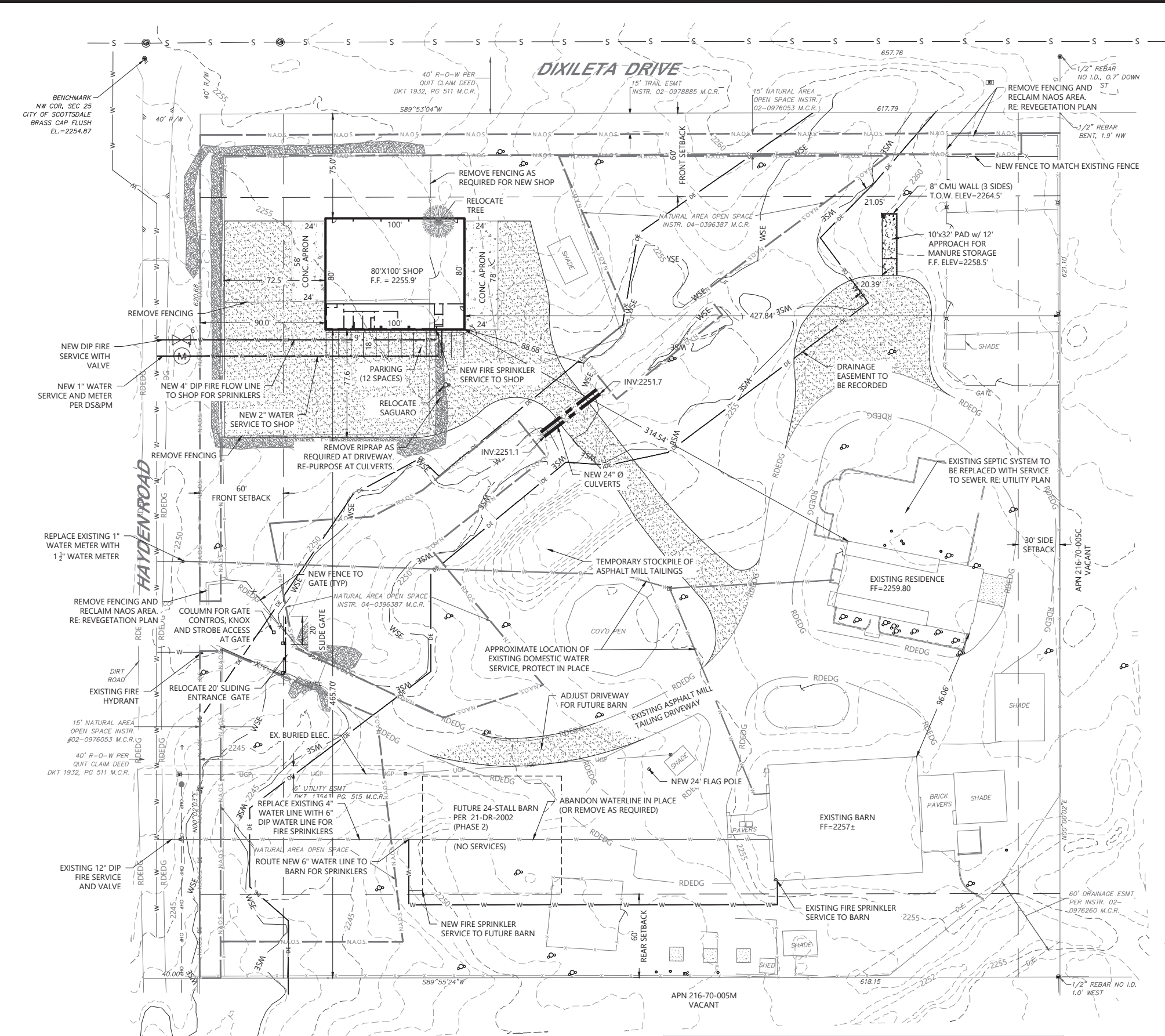
For further details of modifications, please refer to the Comment Response letters. Please let us know if you have any questions.

Thank you,

A handwritten signature in blue ink that reads 'Matt Peterson'.

Matthew Peterson, PE
Project Manager

W:\Clients\23WHC802\23WHC802_VQHS\CAD&Drawings\Working\23WHC802_G&D DESIGN LAYOUTS.dwg C1.0 SITE 4/25/2024 10:13:12 AM

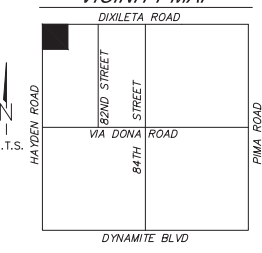


PROJECT CONTACTS

OWNER
 VARGO QUARTER HORSES LLC
 12255 E PARAISO DR, LOT 5
 SCOTTSDALE, AZ 85255
 ATTN: J. MICHAEL VARGO
 PH: 614-205-8045
 EMAIL: MVARGO@VARGOMAIL.COM

WESTERN HERITAGE CONSULTING & ENGINEERING
 RYAN ALTENBURG
 PO BOX 2117
 MILLS, WY 82644
 RYAN@WESTERNHCE.COM

VICINITY MAP



SITE DATA

A.P.N.	216-70-005L
SITE ADDRESS	29607 N. HAYDEN RD.
NET AREA	383,691 S.F.
PARCEL ZONING	R1-190 ESJ, P0
EXISTING RESIDENCE	4,833 S.F.
EXISTING BARN	8,899 S.F.
EXISTING SHADES	4,846 S.F.
EXISTING SHED	115 S.F.
EXISTING COV'D PEN	3,386 S.F.
EXISTING WALL ENCLOSURES	8,066 S.F.
NEW SHOP	8,000 S.F.
FUTURE BARN	8,320 S.F.
TOTAL	46,183 S.F. OR 12%
OPEN SPACE	337,508 S.F.

PARKING INFORMATION

- 12 TOTAL PARKING STALLS. ONE PARKING STALL PER TWO HORSE STALLS (24 HORSE STALLS)
- PARKING STALL DIMENSIONS: 9' X 18'
- ACCESSIBLE PARKING NOT REQUIRED.

FIRE DEPARTMENT INFORMATION

- ALL TURNS MEET 40'-6" MINIMUM REQUIREMENTS.
- GATE OPENING (20') MEETS 20' MINIMUM REQUIREMENT.
- ALL BARN'S OVER 5001 S.F. SHALL REQUIRED FIRE SPRINKLERS PER APP113 WITH A FIRE SERVICE LINE CONNECTED TO THE CITY WATER MAIN.

LEGAL DESCRIPTION

PER TITLE REPORT
 THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK

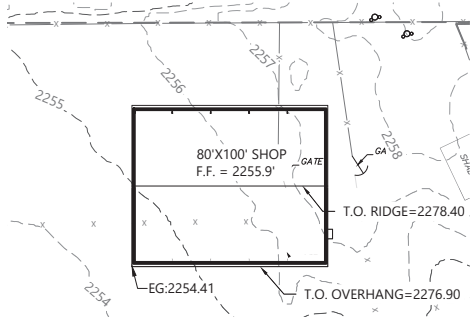
MCDOT GDACS POINT NO. 42533-1
 NORTHWEST CORNER SECTION 25
 CITY OF SCOTTSDALE BRASS CAP FLUSH
 EL.=2254.87 NAVD 88

PROJECT NOTES

- ENTRY GATE - OPTION TO REPLACE SLIDING GATE TO SWING GATE IF SLIDING GATE ENCROACHES ON NAOS. FIELD VERIFY PRIOR TO CONSTRUCTION.

LEGEND

—●—	FOUND MONUMENT (TYPE SHOWN)
---	PROPERTY LINE
- - - -	EXISTING CONTOUR
---	SECTION LINE
- - - -	UTILITY EASEMENT LINE
- - - -	FENCE
---	MASONRY WALL
---	CONCRETE
---	PAVEMENT
---	LIGHT POLE
---	DOWN GUY
---	WATER METER
---	FIRE HYDRANT
---	ELECTRIC JUNCTION BOX
---	N.A.O.S. NATURAL AREA OPEN SPACE
---	D.E. DRAINAGE EASEMENT
---	T.E. TRAIL EASEMENT
---	SAGUARO CACTUS
---	BUILDING SETBACK LINE
---	SANITARY MANHOLE
---	EXISTING WATERLINE
---	EXISTING SEWER
---	OHP EXISTING OVERHEAD POWER
---	EXISTING EDGE OF DRIVEWAY
---	EXISTING RIPRAP
---	NEW ASPHALT MILL TAILING DRIVEWAY (OR GRAVEL/ROAD BASE)



ROOF OVER TOPOGRAPHY PLAN
 1"=50'

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Community Number	Community Map Number	Panel Number	Panel Date	Suffix	FIRM Index Date	FIRM Zone	Base Flood Elevation (AO Zone, use depth)
045012	04013C	0893	7/20/2021	M	2/8/2024	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 one hundred year storm, and are in accordance with City of Scottsdale Revised Code, Chapter 37-Floodways & Floodplains Ordinance.

FIRE DEPARTMENT - PRIVATE DRIVES AND ACCESS REQUIREMENTS

Driveway Length (ft)	Driveway Width (ft)	Drive Surface	Turn-a-round	Hose Lay	Sprinkler	Sprinkler Requirement
500 ±	16' (min)	AW	Yes	>200 ft	Yes	4 Head - Yes

Access Grades from 0 to 12%.

CASE# 21-DR-2002#2

VARGO QUARTER HORSES, LLC

SITE PLAN

CITY OF SCOTTSDALE, AZ

WESTERN HERITAGE CONSULTING & ENGINEERING

PO BOX 2117
 MILLS, WY 82644
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Job Number: 23WHC802

Sheet Number: C1.0

21-DR-2002#2

4/29/2024