

8½ x 11's

11 x 17's

Plans

Photos & Aerials

Vicinity Maps

Driving Directions

# Optima Sonoran Village



**1-GP-2010**

**1-ZN-2010**

**3-AB-2010**

Development Review Board

July 6, 2010

Coordinator: Brad Carr, AICP

# Contextual Aerial Photo

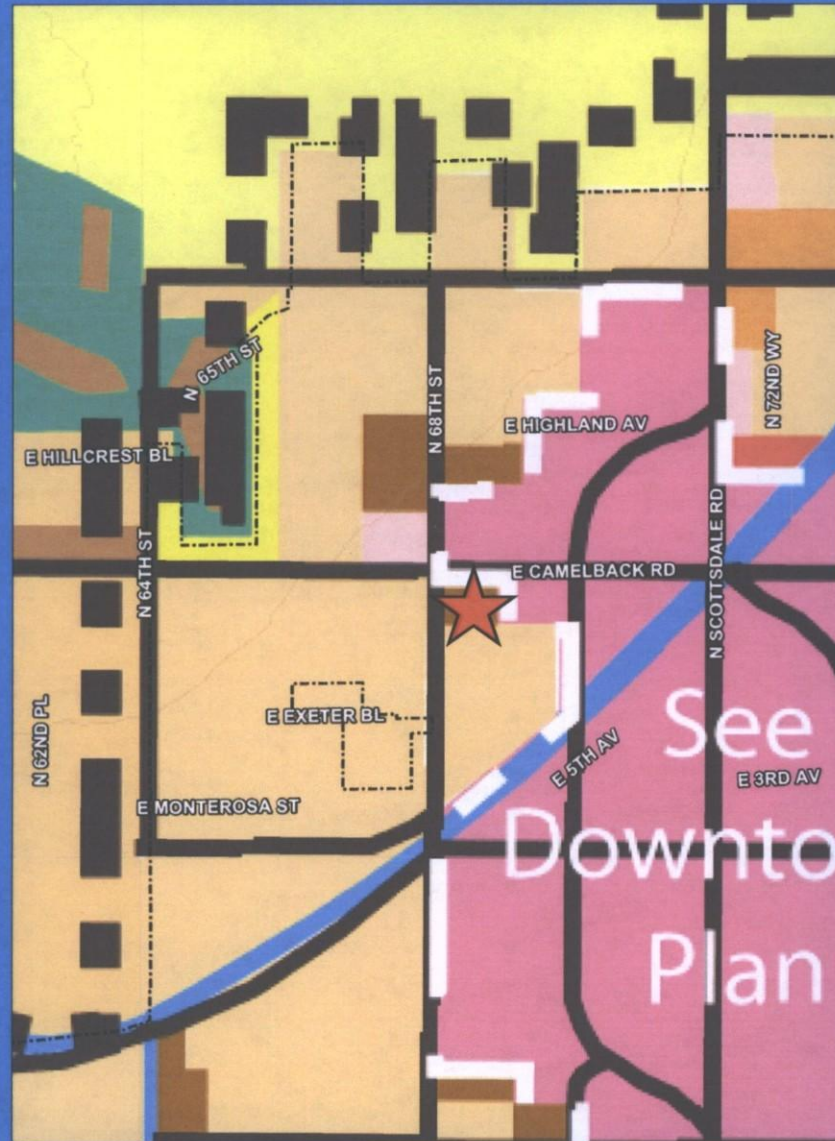


# Close Aerial Photo



# Land Use Map

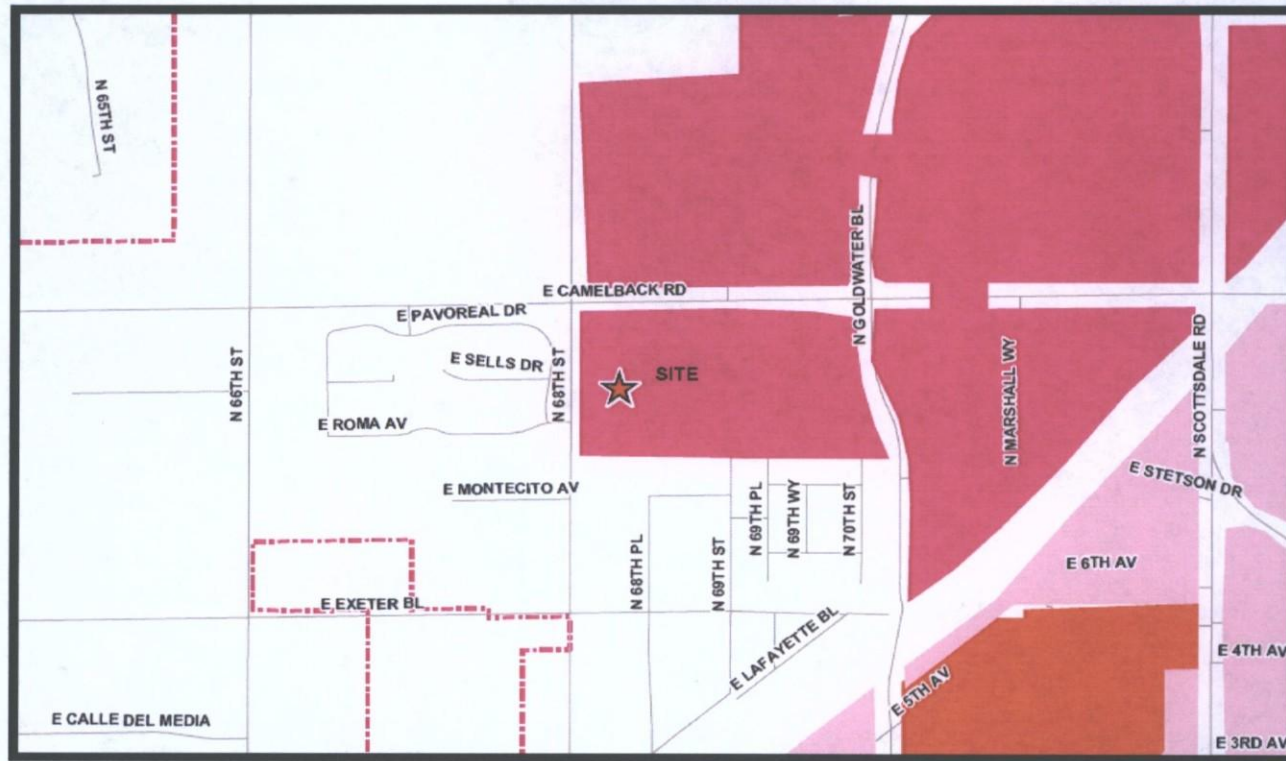
-  RURAL NEIGHBORHOODS
-  SUBURBAN NEIGHBORHOODS
-  URBAN NEIGHBORHOODS
-  MIXED-USE NEIGHBORHOODS
-  RESORTS/TOURISM
-  SHEA CORRIDOR
-  MAYO SUPPORT DISTRICT
-  REGIONAL USE DISTRICT
-  COMMERCIAL
-  OFFICE
-  EMPLOYMENT
-  NATURAL OPEN SPACE
-  DEVELOPED OPEN SPACE (PARKS)
-  DEVELOPED OPEN SPACE (GOLF COURSES)
-  CULTURAL/INSTITUTIONAL OR PUBLIC USE
-  MCDOWELL SONORAN PRESERVE (AS OF 8/2003)
-  RECOMMENDED STUDY BOUNDARY OF THE MCDOWELL SONORAN PRESERVE
-  CITY BOUNDARY
-  LOCATION NOT YET DETERMINED



1-GP-2010  
 1-ZN-2010  
 3-AB-2010

# Downtown Land Use Map

## Land Use Plan



### Land Use Designations

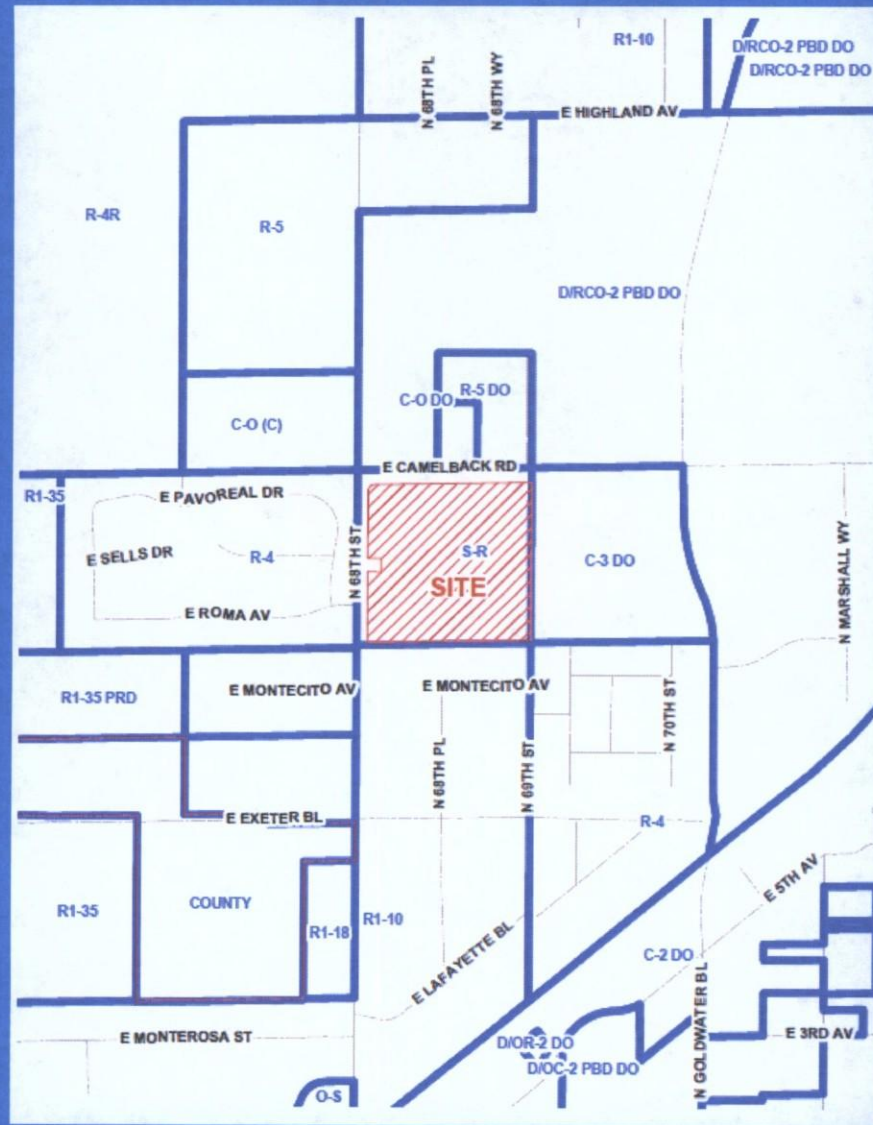
- |   |                                  |   |   |
|---|----------------------------------|---|---|
|  | Downtown Civic Center - Type 2   |  | Downtown Medical - Type 2               |
|  | Civic Center or Medical - Type 2 |  | Downtown Multiple Use - Type 2          |
|  | Downtown Core - Type 1           |  | Downtown Regional Multiple Use - Type 2 |

1-ZN-2010



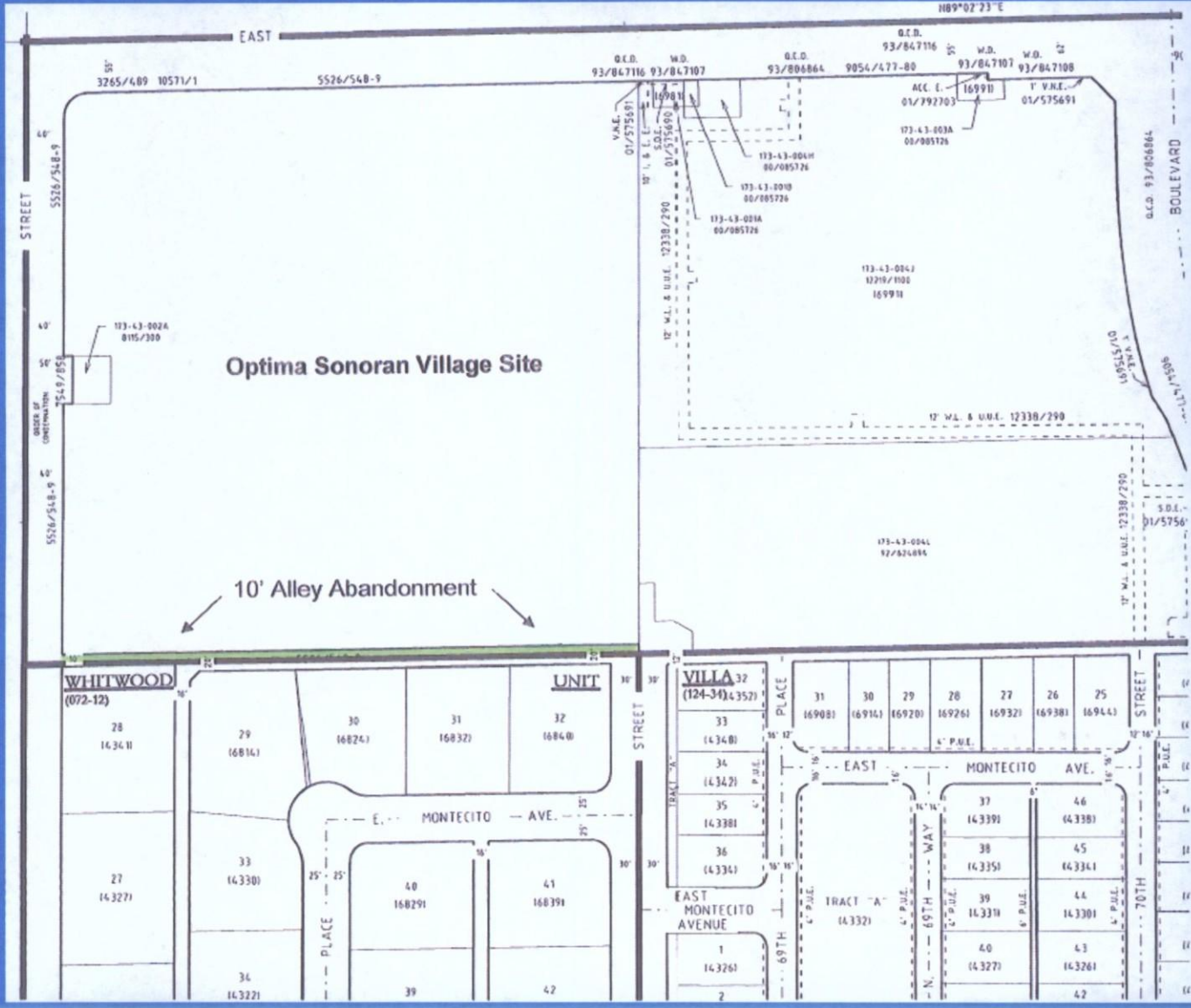
ATTACHMENT #9

# Zoning Map



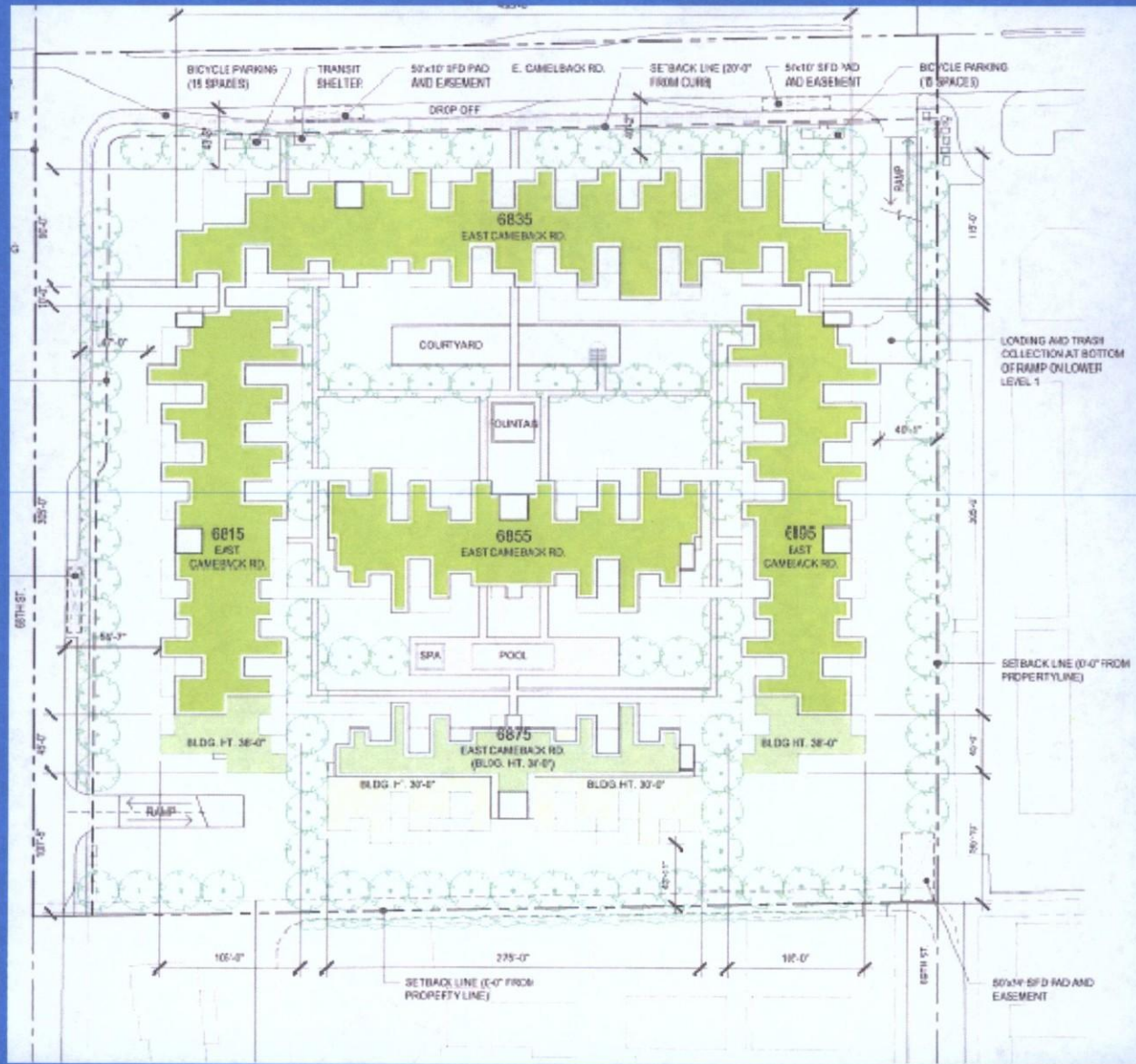
1-GP-2010  
1-ZN-2010  
3-AB-2010

# Area of Abandonment

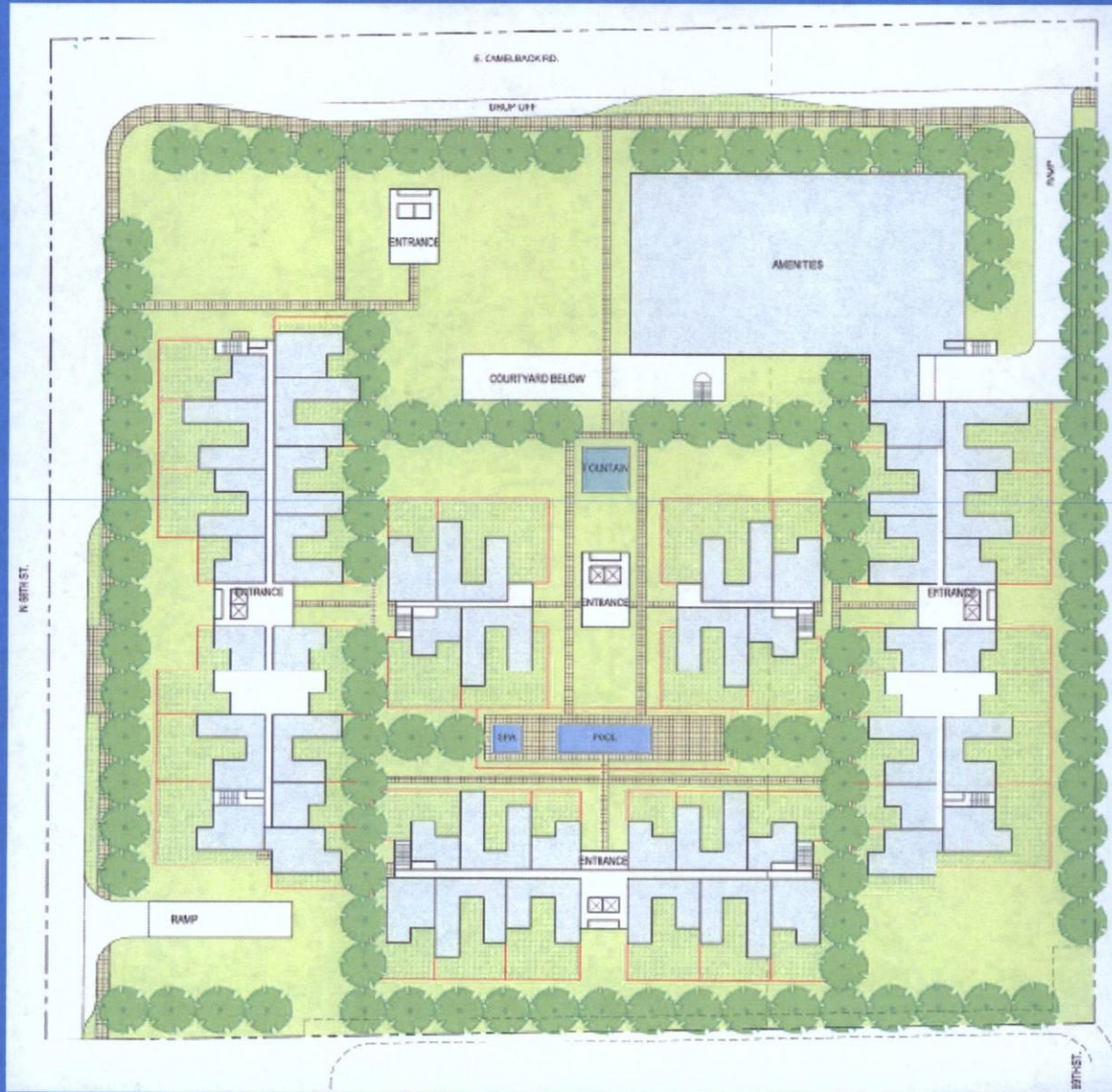


3-AB-2010

# Site Plan



# Landscape Plan



# Elevations



One Point Perspective - North Elevation

Camelback Road



One Point Perspective - West Elevation

68<sup>th</sup> Street

# Elevations



One Point Perspective - South Elevation

Alley



One Point Perspective - East Elevation

East Elevation

# Perspective



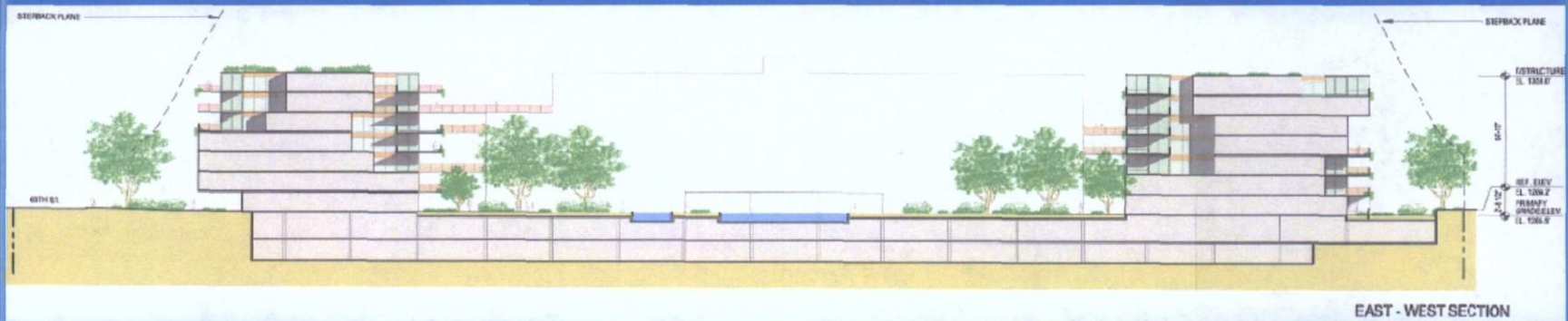
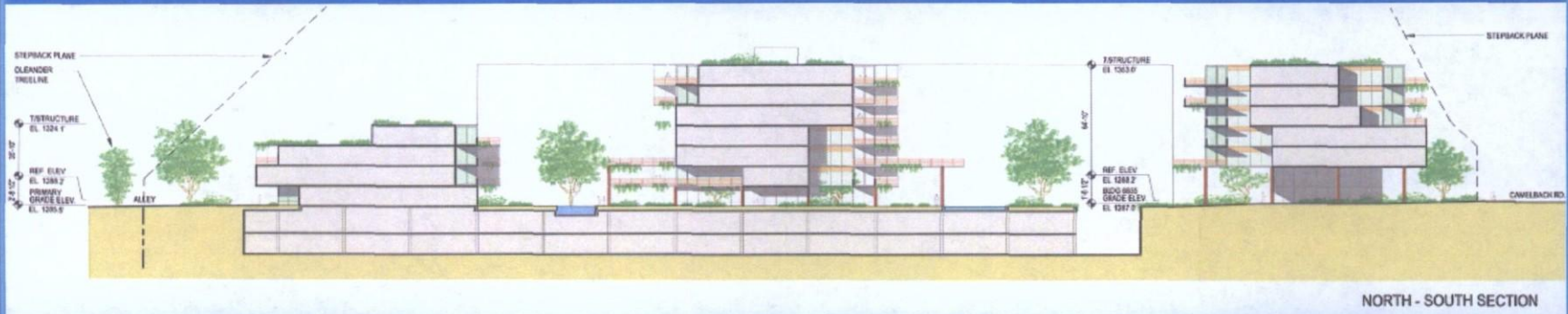
View Looking East on Camelback Rd.

# Perspective



Courtyard Concept

# Site Sections



## Case Facts

- Existing Use: Vacant buildings, former apartments
- Proposed Use: Mixed-Use (multi-family & retail)
- Parcel Size: 8.38 net acres (9.86 gross acres)
- Building Size: 726,700 gross sf
- Building Height Allowed: 18 feet (existing zoning)
- Building Height Allowed: 65 feet (proposed zoning)
- Building Height Proposed: 65 feet
- Parking Required: 901 spaces
- Parking Proposed: 931 spaces
- Open Space Required: None
- Open Space Provided: 262,030 sf
- FAR Allowed: 1.8
- FAR Proposed: 1.8
- Number of Units 493
- Density Allowed: 50 du/gross acre
- Density Proposed 50 du/gross acre

## Amended Site Development Standards

- |   |   |
|---|---|
| • Maximum number of levels                    | Delete standard   |
| • Building lines                              | Delete standard   |
| • Building size maximum                       | From 350 feet to 495 feet; and<br>from 550 feet to 610 feet; and<br>from 200 feet to 495 feet (above 38') |
| • Spacing between buildings                   | From 10% of longest sides to 10 feet  |
| • Large walls, vertical dim.                  | From 38 feet to 65 feet   |
| • Interior side walls, vertical               | From 38 feet to 65 feet without setback   |
| • Minimum setback<br>from Camelback Road      | Delete standard   |
| • Maximum building height<br>adjacent to R-1  | From 300 feet to 141 feet   |
| • Minimum mature tree planting                | From every 400 sf to every 900 sf   |
| • Minimum setback for<br>mechanical screening | Clarify building edge   |



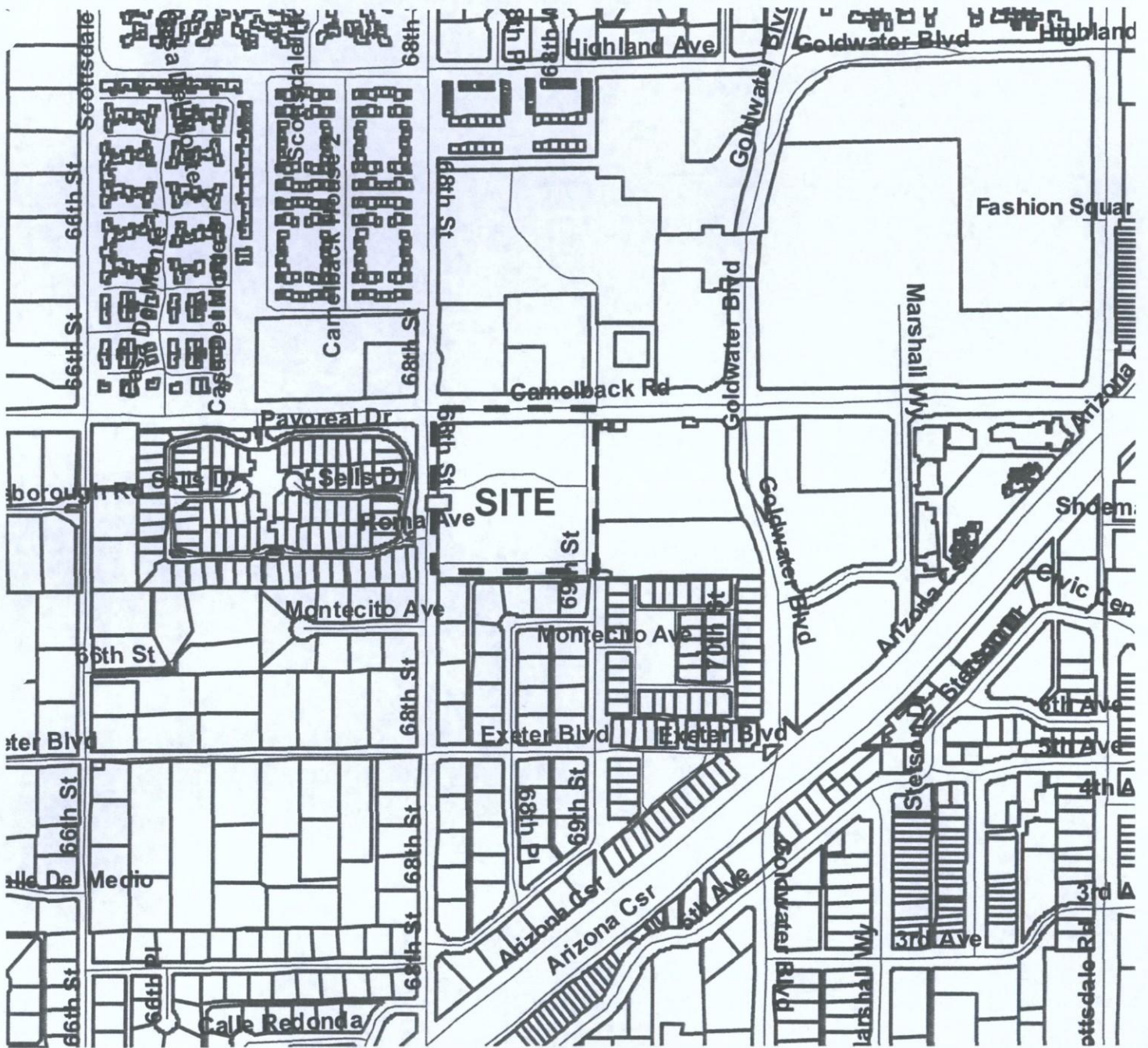
**optima**

1-ZN-2010  
1<sup>st</sup>: 2/02/10

**OPTIMA SONORAN VILLAGE**

02.01.10

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104 SCOTTSDALE, AZ. 85251

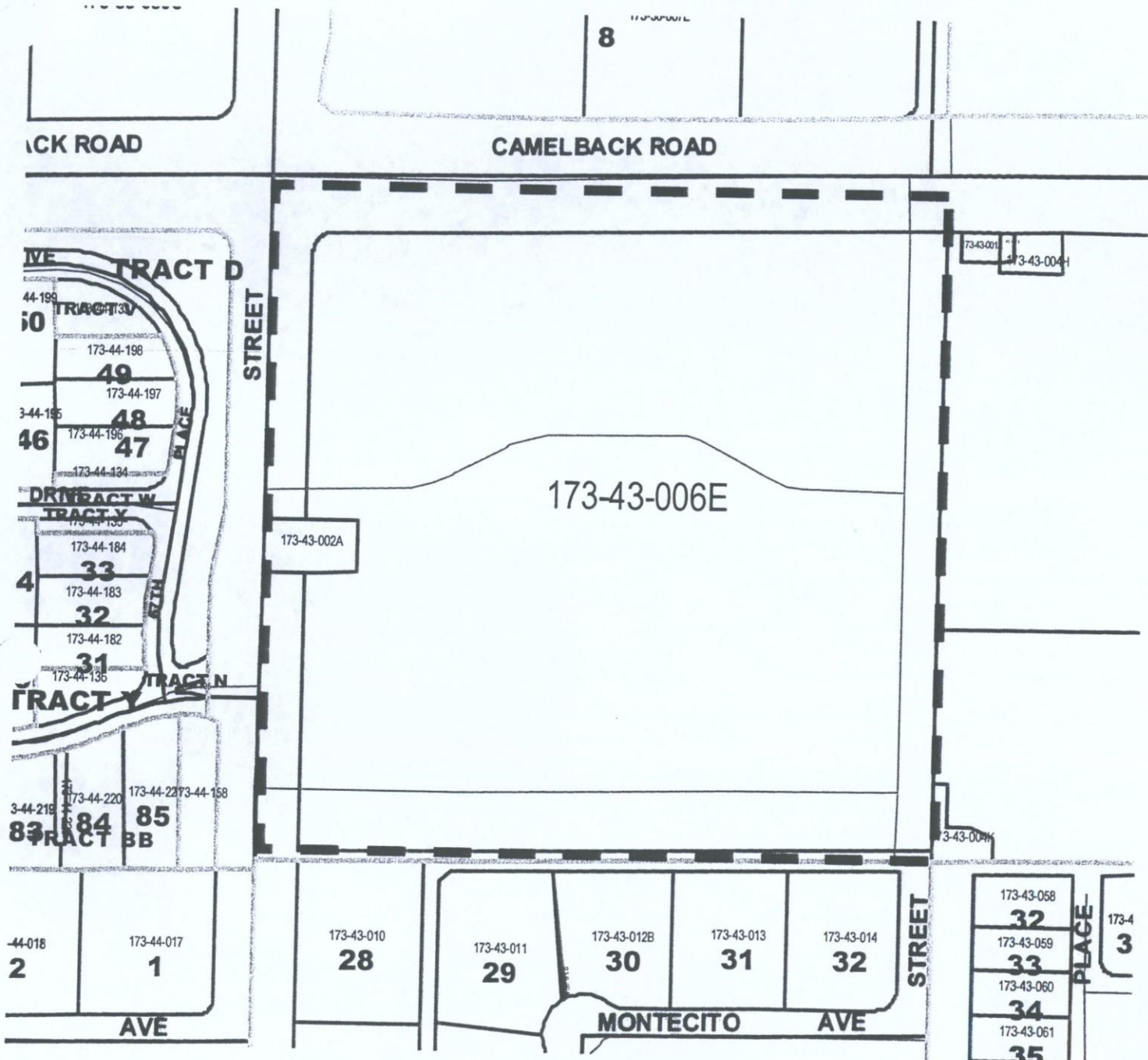


### Location Map

173-43-006E

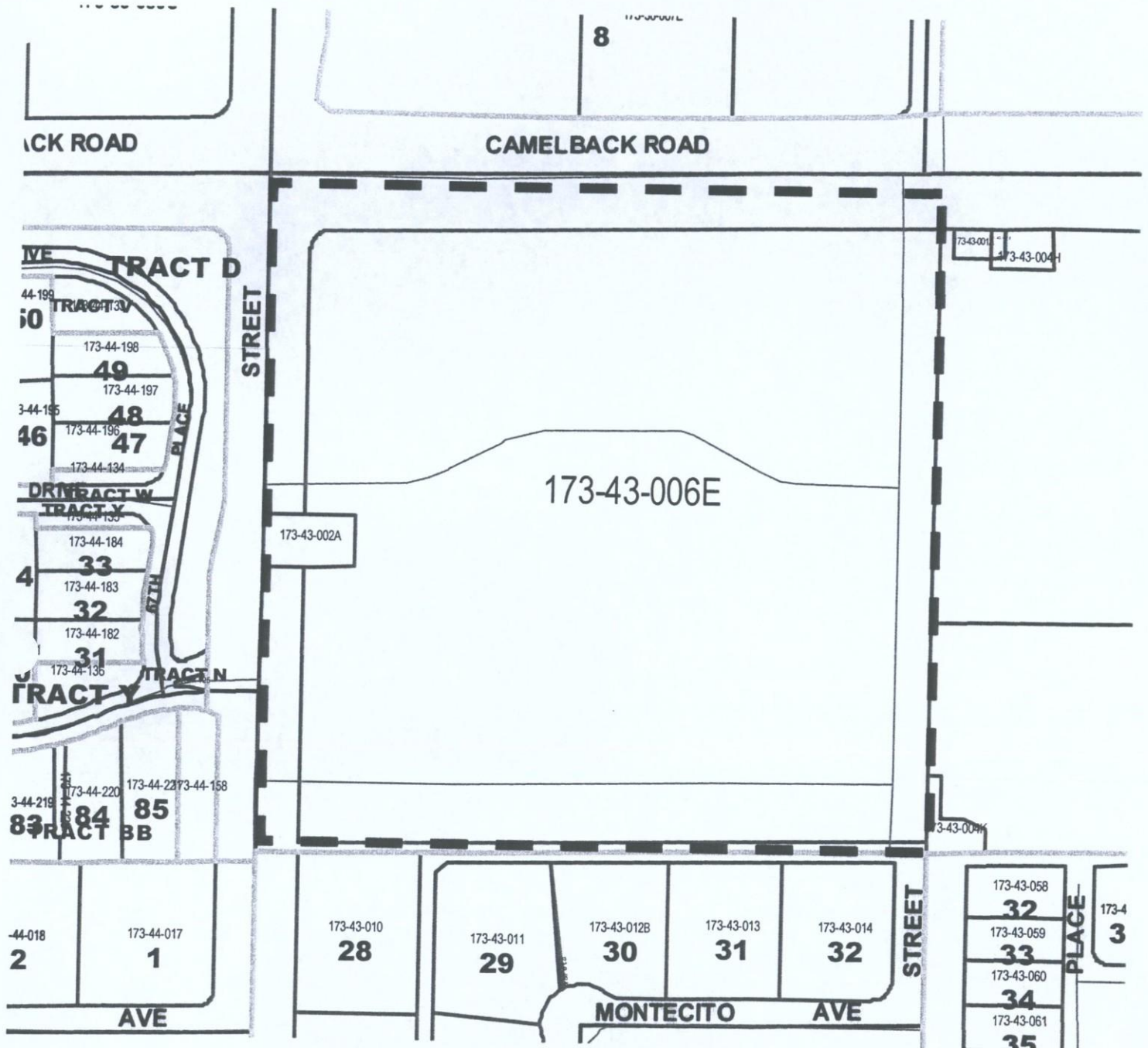
6801 E. Camelback Road

1-ZN-2010  
1st: 2/02/10



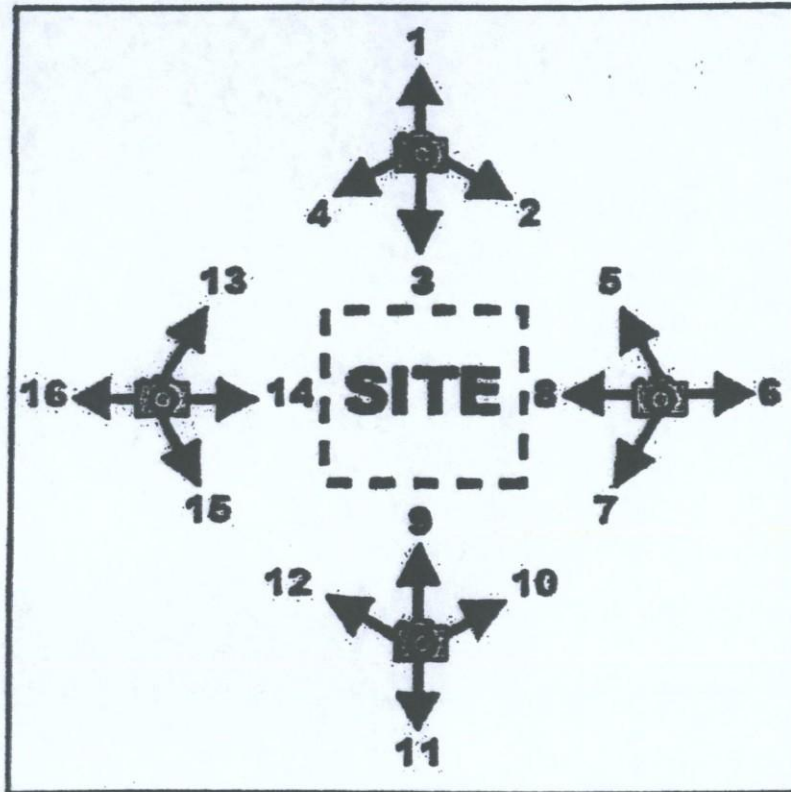
**Assessor's Map**  
 173-43-006E  
 6801 E. Camelback Road

1-ZN-2010  
 1<sup>st</sup>: 2/02/10



**Assessor's Map**  
 173-43-006E  
 6801 E. Camelback Road

1-ZN-2010  
 1<sup>st</sup>: 2/02/10





12/18/2009 11:13 am

1-ZN-2010  
1st: 2/02/10



12/18/2009 11:13 am

2

1-ZN-2010  
1<sup>st</sup>: 2/02/10



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3

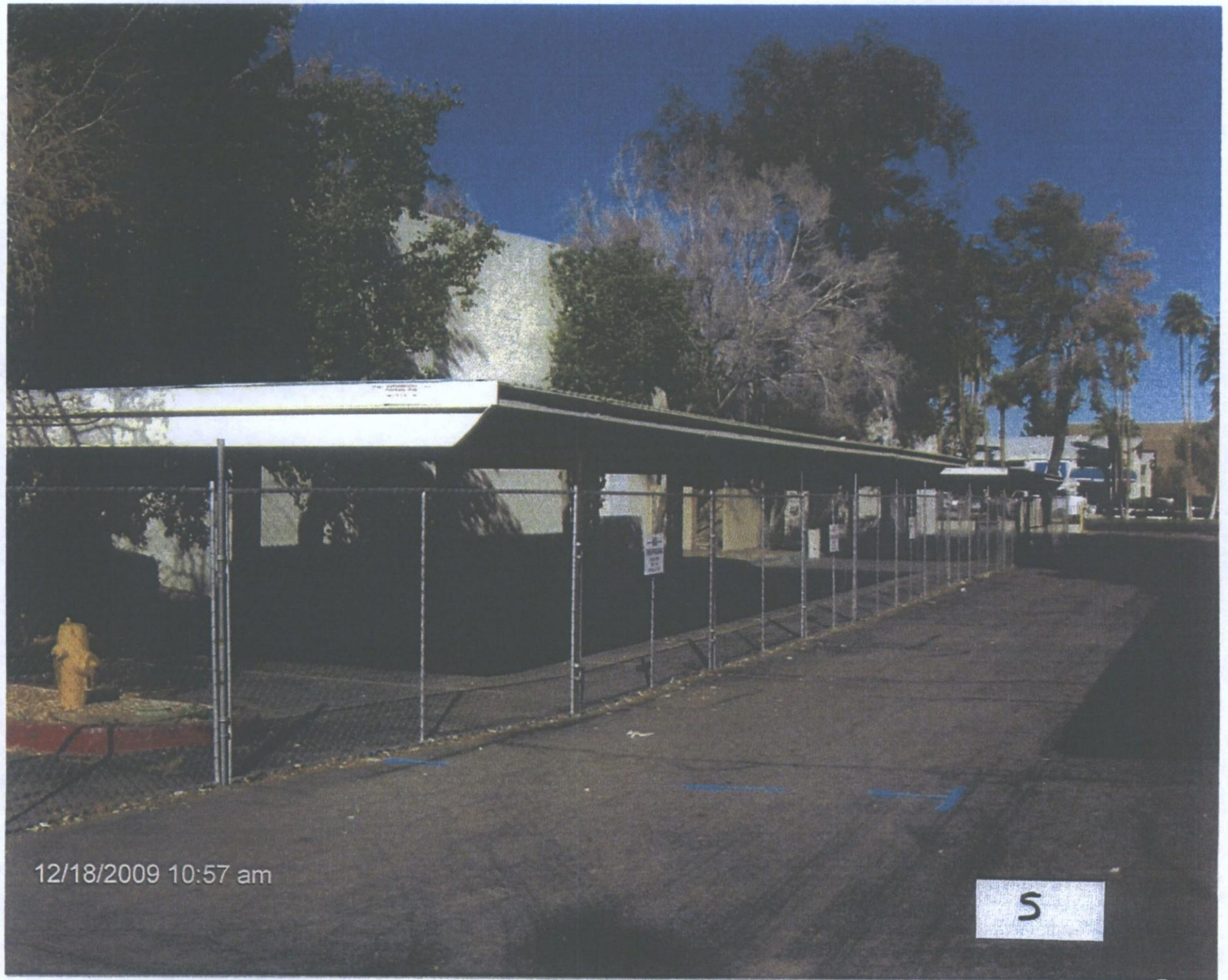
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4

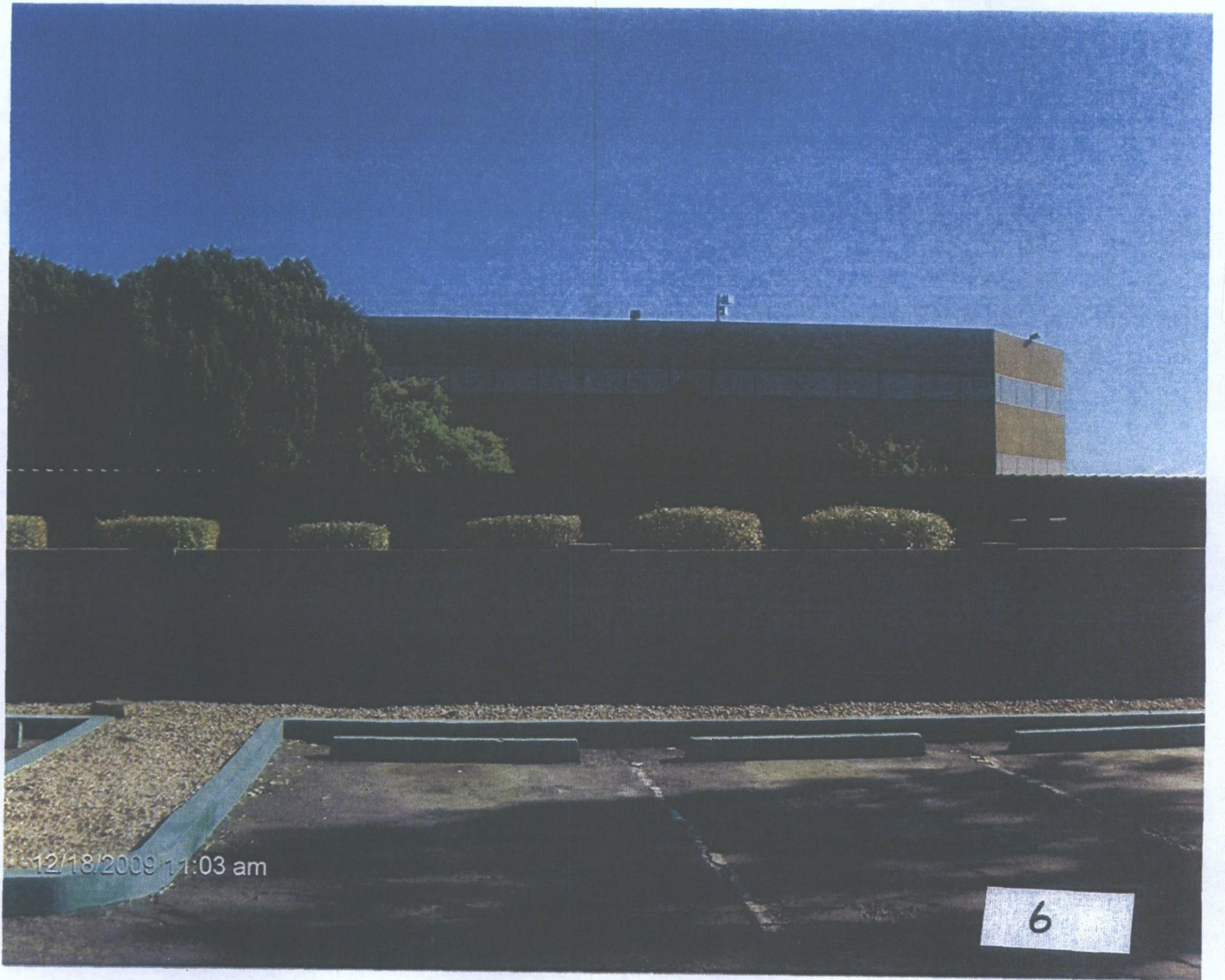
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1st; 2/02/10



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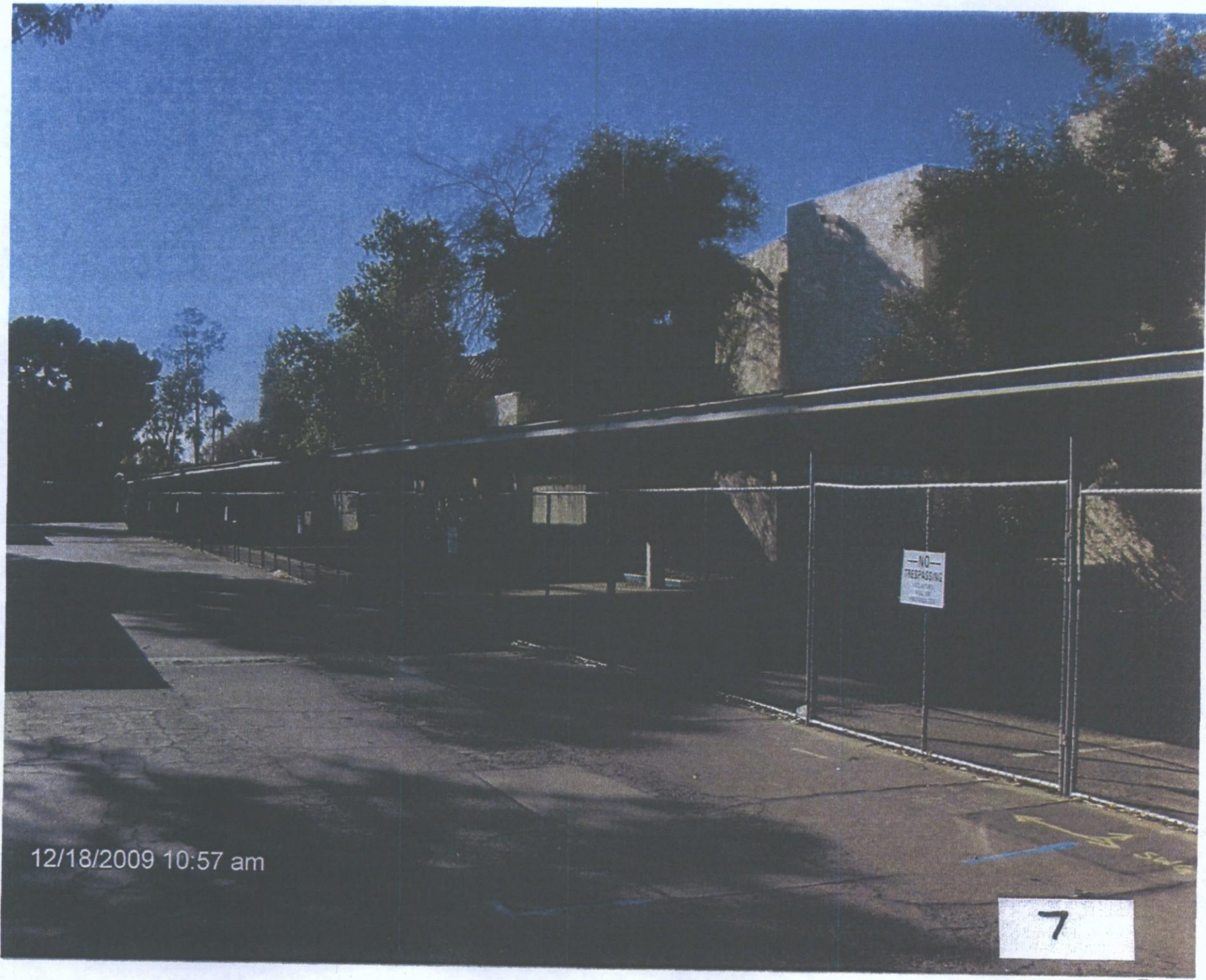
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1st: 2/02/10



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7

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1st; 2/02/10

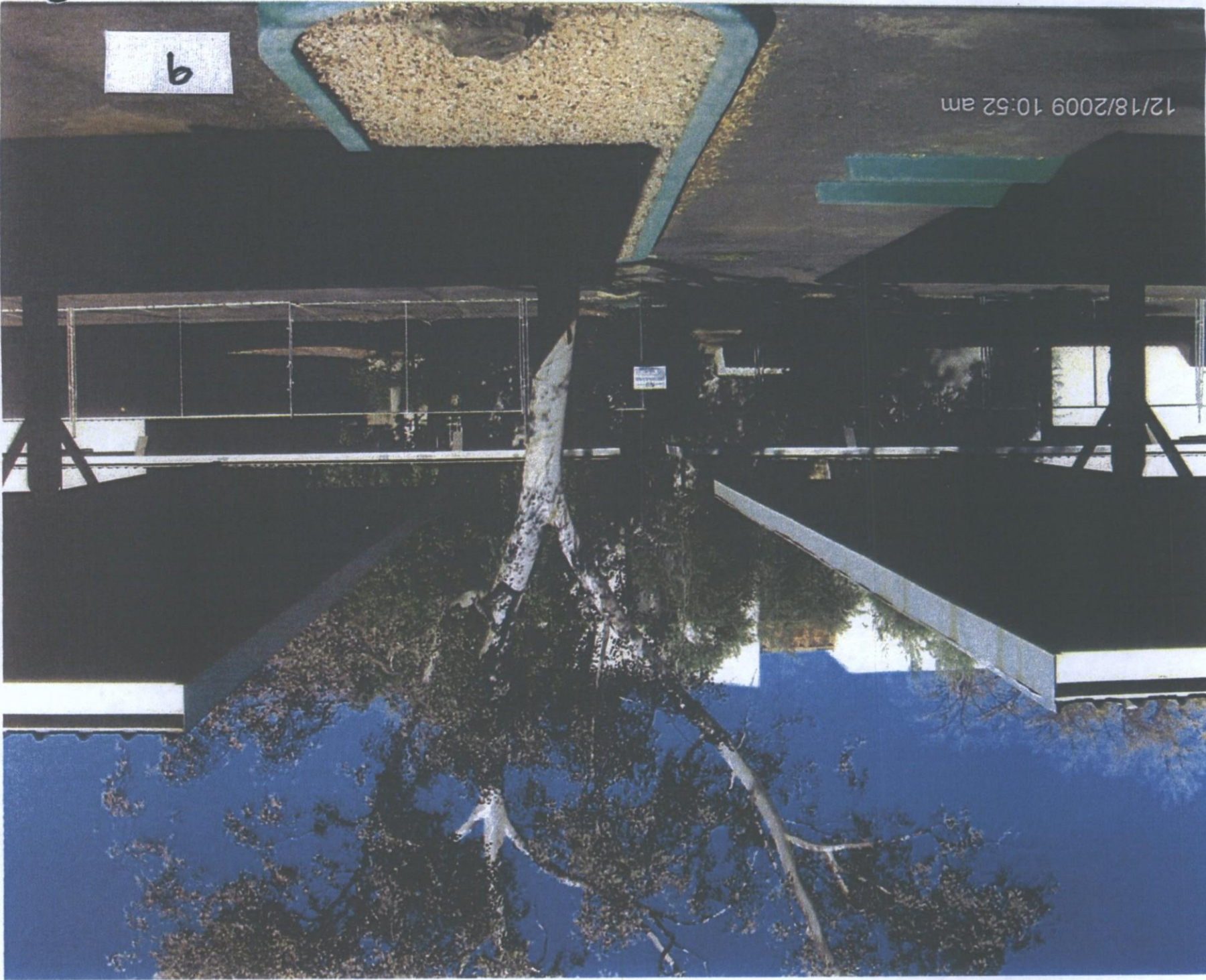


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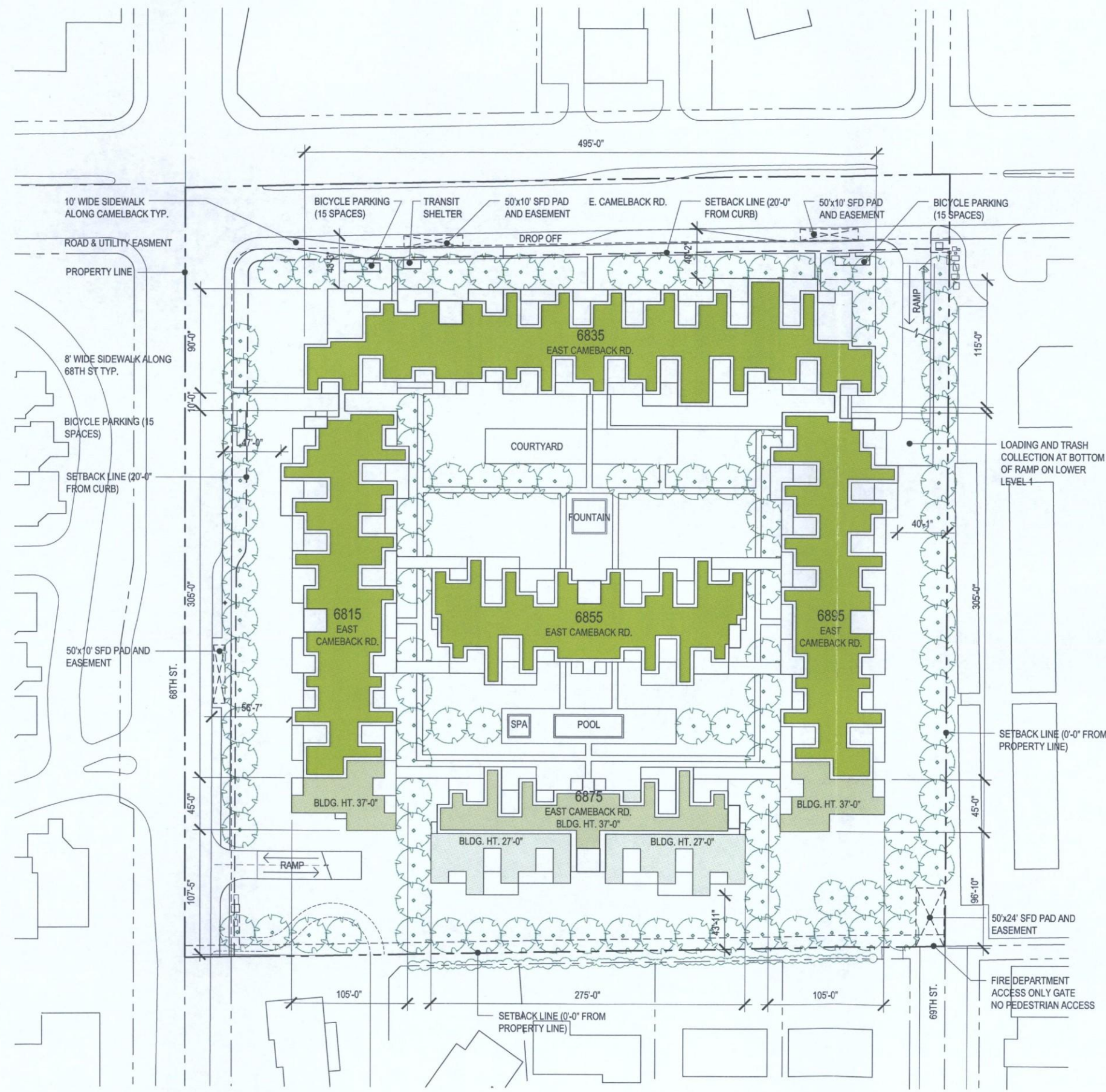
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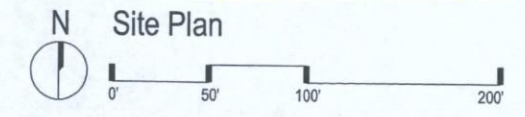


1-ZN-2010  
1st: 2/02/10

	ALLOWED	PROVIDED	
<b>SITE AREAS</b>			
SITE AREA ( ACRES )	-	9.8	
SITE AREA ( SQFT )	-	429,718	
NET SITE AREA ( ACRES )	-	8.5	
NET SITE AREA ( SQFT )	-	371,287	
<b>RESIDENTIAL UNITS</b>			
STUDIO / ONE BEDROOM		209	
TWO BEDROOM / THREE BEDROOM		284	
TOTAL	493	493	
DENSITY ( UNITS / ACRE )	50	50	
<b>AREA</b>			
COMMERCIAL ( SQFT )	-	40,000	
RESIDENTIAL ( SQFT )	-	686,700	
TOTAL ( 1.8* x 371,287 + (1.0** x (23,456+ 34,975))	726,748	726,700	
F.A.R. (* Sec 5.3060.SCHED B.I.3, ** Sec 5.3061.B)	1.80	1.80	
<b>PARKING / CIRCULATION / MECHANICAL AREA ( SQFT )</b>			
	-	500,000	
<b>PARKING SPACES</b>			
COMMERCIAL ( 40,000 / 300 )	134	-	
*COMMERCIAL TOTAL INCLUDES 4% ACCESSIBLE SPACES ( 7 )			
RESIDENTIAL ( ( 209 x 1 ) + ( 284 x 2 ) )	777	-	
* RESIDENTIAL TOTAL INCLUDES 2% ACCESSIBLE SPACES ( 17 )			
REDUCTION FOR BICYCLE PARKING	( 10 )	-	
PARKING SPACES PROVIDED AT - LOWER LEVEL 1	-	468	
* INCLUDES 30 VISITOR PARKING SPACES			
PARKING SPACES PROVIDED AT - LOWER LEVEL 2	-	463	
PARKING TOTALS	901	931	
* TOTAL INCLUDES ( 24 ) ACCESSIBLE SPACES, OF WHICH ( 4 ) ARE VAN ACCESSIBLE SPACES.			
<b>BICYCLE STORAGE</b>			
	100	180	
<b>PROJECT OPEN SPACE</b>			
	-	262,030	
<b>PRIVATE OUTDOOR LIVING SPACE</b> PER 5.3060.B111.g			
QTY	TYPICAL UNIT TYPES	SF Per Unit	SF Per Unit
32	STUDIO	60	50
167	ONE BEDROOM A	60	120
10	ONE BEDROOM B	60	120
68	TWO BEDROOM A	60	140
128	TWO BEDROOM B	60	240
88	THREE BEDROOM	60	300
TOTAL ( QTY x SF Per Unit. )		29,580	89,480



1-ZN-2010  
 5th: 6/1/2010





**PALATE - ONSITE COMMON ZONE**

<i>DALBERGIA SISSOO</i>	15 GAL MIN
ROSEWOOD	
<i>OLNEYA TESOTA</i>	15 GAL MIN
IRONWOOD TREE	
<i>PROSOPIS VELUTINA</i>	15 GAL MIN
VELVET MEQUITE	
<i>PARKINSONIA FLORIDA</i>	15 GAL MIN
DESERT MUSEUM	
<i>EBENOPSIS EBANO</i>	15 GAL MIN
TEXAS EBONY	
<i>PROSOPIS CHILENSIS</i>	15 GAL MIN
CHILEAN MESQUITE	
<i>BAUHINIA LUNARIODES</i>	15 GAL MIN
ANACACHO ORCHID TREE	
<i>CHAMAEROPS HUMILIS</i>	15 GAL MIN
MEDITERRANEAN FAN PALM	
<i>CYCAS REVOLUTA</i>	5 GAL MIN
SAGO PALM	
<i>TECOMARIA CAPENSIS</i>	5 GAL MIN
CAPE HONEYSUCKLE	
<i>TECOMA STANS</i>	5 GAL MIN
YELLOW BELLS	
<i>STAKED TECOMA STANS</i>	5 GAL MIN
STAKED YELLOW BELLS	
<i>TECOMA STANS</i>	5 GAL MIN
ORANGE JUBILEE	
<i>STAKED TECOMA STANS</i>	5 GAL MIN
STAKED ORANGE JUBILEE	
<i>LEUCOPHYLLUM FRUTESCENS</i>	5 GAL MIN
TEXAS SAGE 'GREEN CLOUD'	
<i>DODONEA VISCOSA</i>	5 GAL MIN
HOPSEED BUSH	
<i>BUSH BOUGAINVILLEA SPP.</i>	5 GAL MIN
BUSH 'LA JOLLA'	
<i>STAKED BOUGAINVILLEA SPP.</i>	5 GAL MIN
STAKED 'LA JOLLA'	
<i>CAESALPINIA MEXICANA</i>	5 GAL MIN
MEXICAN BIRD OF PARADISE	
<i>NERIUM OLEANDER</i>	5 GAL MIN
PINK OLEANDER	
<i>ROSA SINENSIS</i>	5 GAL MIN
TROPICAL HIBISCUS	
<i>CALLIANDRA CALIFORNICA</i>	5 GAL MIN
MARICOPA RED FAIRY DUSTER	
<i>EREMOPHILA 'VALENTINE'</i>	5 GAL MIN
EMU BUSH	
<i>MUHLENBERGIA RIGENS</i>	5 GAL MIN
DEER GRASS	
<i>AGAVE AMERICANA 'VARIEGATED'</i>	5 GAL MIN
CENTURY PLANT	
<i>AGAVE DESMETTIANA VAR.</i>	5 GAL MIN
TROPICAL AGAVE	
<i>VINCA MAJOR</i>	1 GAL MIN
PERIWINKLE	
<i>LANTANA MONTEVIDENSIS</i>	1 GAL MIN
PURPLE TRAILING LANTANA	
<i>LANTANA MONTEVIDENSIS</i>	1 GAL MIN
YELLOW TRAILING LANTANA	
<i>LANTANA CAMARA</i>	1 GAL MIN
RED LANTANA	
<i>LANTANA CAMARA</i>	1 GAL MIN
RADIATION	
<i>ROSMARINUS OFFICINALIS</i>	1 GAL MIN
ROSEMARY	
<i>MACFADYENA UNGUIS-CATI</i>	1 GAL MIN
CAT'S CLAW	
<i>RUPELLIA BRITTONIANA</i>	1 GAL MIN
RUPELLIA	
<i>MYOPORUM PROSTRATE</i>	1 GAL MIN
MYOPORUM	
<i>HEDERA HELIX L.</i>	1 GAL MIN
ENGLISH IVY	
<i>CHRYSACTINIA MEXICANA</i>	1 GAL MIN
DAMIANITA DAISY	
<i>DALEA GREGGI</i>	1 GAL MIN
TRAILING INDIGO BUSH	
<i>WEDELIA TRILOBATA</i>	1 GAL MIN
YELLOW DOTS	
<i>ASPARAGUS DENSIFLORUS</i>	1 GAL MIN
ASPARAGUS 'MYERI'	

**PALATE - ONSITE PRIVATE ZONE**

ONSITE PRIVATE ZONE PALATE INCLUDES ALL ONSITE COMMON ZONE PLANTS PLUS THE FOLLOWING:

<i>STRELITZIA REGINAE</i>	5 GAL MIN
BIRD OF PARADISE	
<i>LIGUSTRUM JAPONICUM</i>	5 GAL MIN
JAPANESE PRIVET	
<i>FIGUS PUMILA</i>	5 GAL MIN
CREeping FIG	
<i>SANSEVIERIA TRIFASCIATA</i>	5 GAL MIN
SNAKE PLANT	
<i>ASPIDISTRA ELATIOR</i>	5 GAL MIN
CASTE IRON PLANT	
<i>NANDINA DOMESTICA</i>	5 GAL MIN
HEAVENLY BAMBOO	
<i>RAPHIOLEPIS INDICA</i>	5 GAL MIN
INDIAN HAWTHORNE	
<i>JUSTICIA SPICIGERA</i>	5 GAL MIN
MEXICAN HONEYSUCKLE	
<i>HEDERA HELIX L.</i>	1 GAL MIN
ENGLISH IVY	
<i>CARISSA MACROCARPA</i>	1 GAL MIN
NATAL PLUM	
<i>TRADESCANTIA PALLIDA</i>	1 GAL MIN
PURPLE HEART	
<i>TRACHELOSPERMUM ASIATICUM</i>	1 GAL MIN
ASIATIC JASMINE	
<i>VINCA MAJOR</i>	1 GAL MIN
PERIWINKLE	

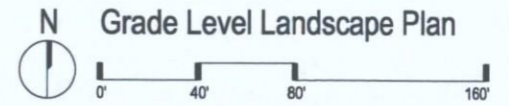
**PALATE - PUBLIC R.O.W. ZONE**

PUBLIC R.O.W. ZONE PALATE INCLUDES ALL ONSITE COMMON ZONE PLANTS.

**GENERAL NOTES**

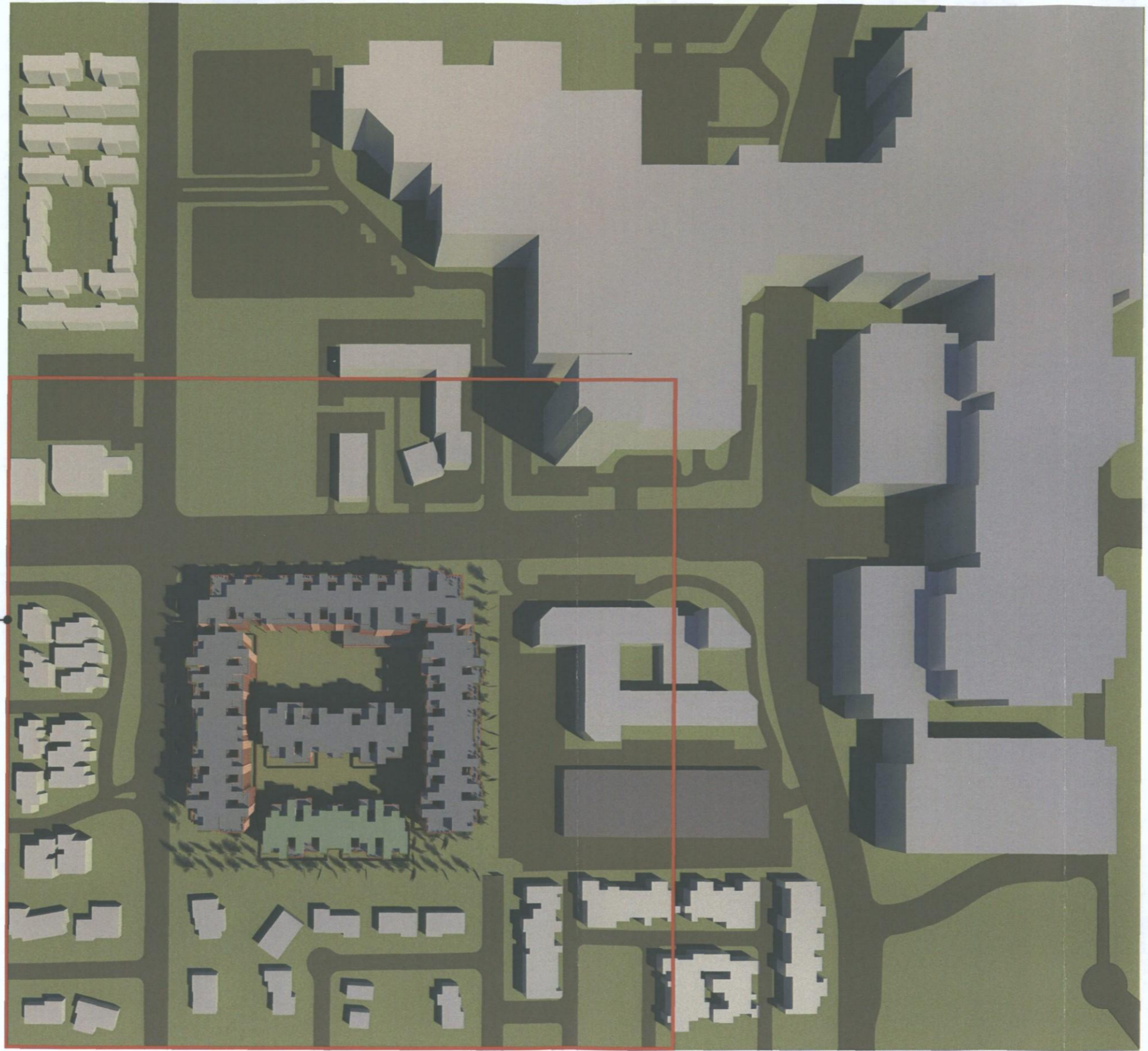
1. ALL PUBLIC R.O.W. ZONE AND ONSITE COMMON ZONE PLANTS SHALL COMPLY WITH THE C.O.S WATER CONSERVATION STANDARDS.
2. ALL LANDSCAPE AREAS TO BE COVERED WITH DECOMPOSED GRANITE OR BARK.
3. PLANT SPACING SHALL NOT EXCEED 7 FEET IN ANY DIRECTION MEASURED BETWEEN PLANT CANOPIES.
4. ALL LANDSCAPE AREAS SHALL BE SUPPORTED BY AN AUTOMATIC IRRIGATION SYSTEM.
5. REFERENCE CIVIL DOCUMENTS FOR LOCATION OF STORM WATER RETENTION SYSTEM.

**LANDSCAPE ZONES**



**OPTIMA SONORAN VILLAGE**

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104 SCOTTSDALE, AZ. 85251



SURROUNDING CONTEXT 300'-0" FROM  
THE OPTIMA SONORAN VILLAGE SITE

N 300' Context 3D Image  
0' 150' 300'

OPTIMA SONORAN VILLAGE

optima®

05.20.10

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104, SCOTTSDALE, AZ 85251



One Point Perspective - East Elevation

Conceptual Elevation



One Point Perspective - West Elevation

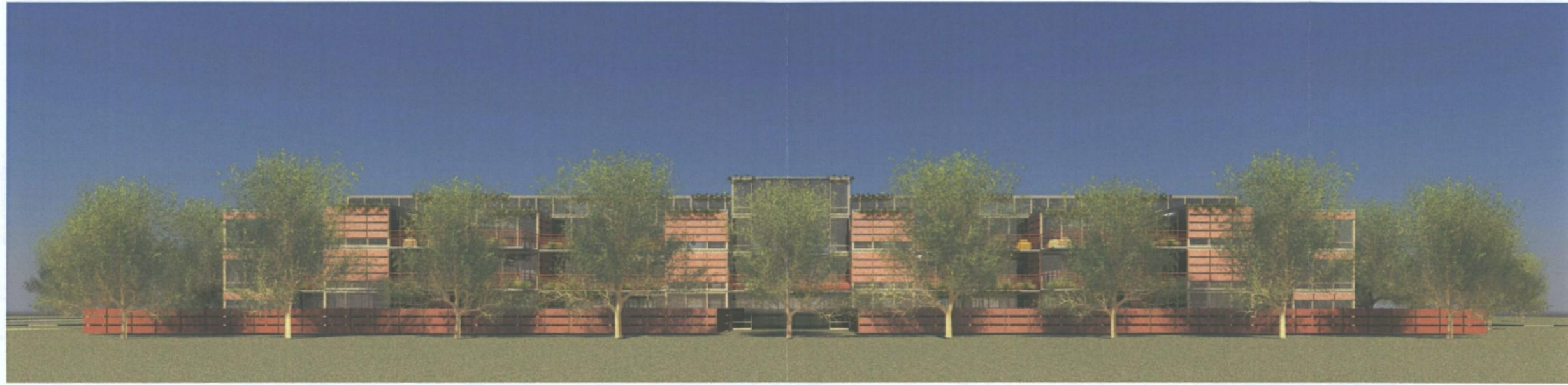
Conceptual Elevation

T/ STRUCT.  
EL. 1324.1'

35'-10"

REF. ELEV.  
EL. 1288.2'

FINISH FLR.  
EL. 1285.5'



One Point Perspective - South Elevation

Conceptual Elevation



One Point Perspective - North Elevation

Conceptual Elevation



View Looking East on Camelback Rd.

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05.20.10

**OPTIMA SONORAN VILLAGE**

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104, SCOTTSDALE, AZ 85251

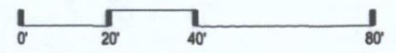


Courtyard Concept



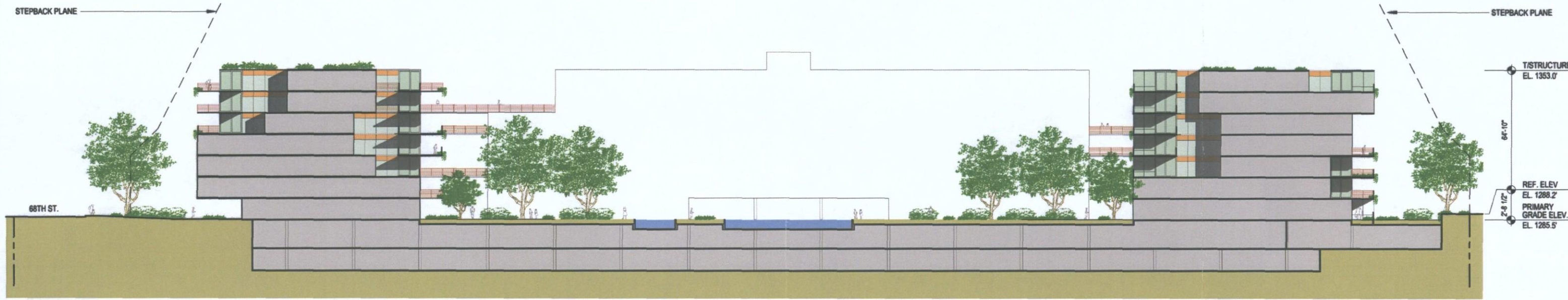
NORTH - SOUTH SECTION

Site Sections



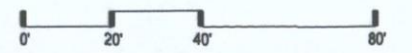
STEPBACK PLANE

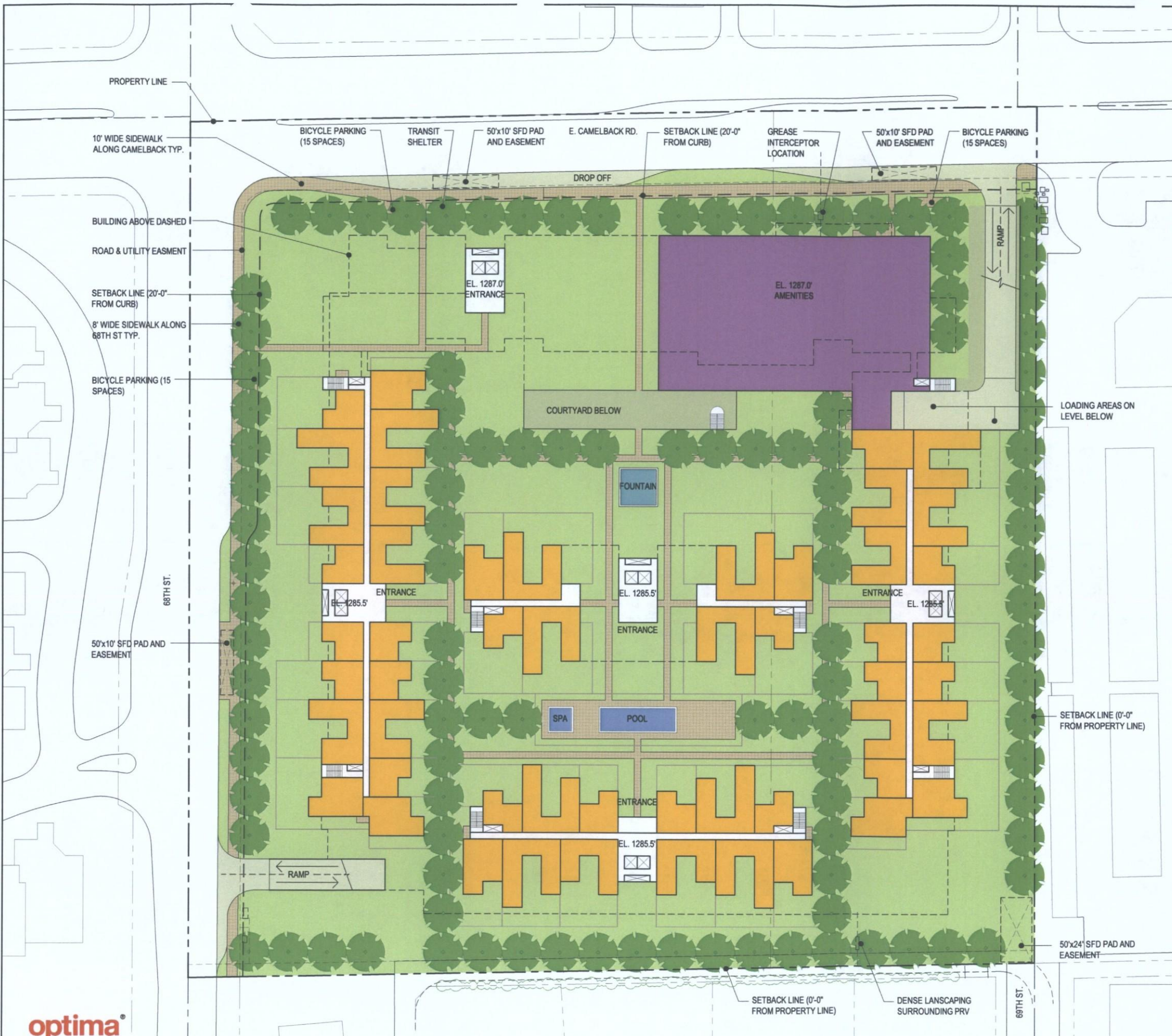
STEPBACK PLANE



EAST - WEST SECTION

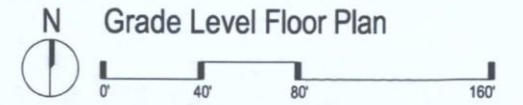
Site Sections





optima

05.20.10



OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104 SCOTTSDALE, AZ. 85251



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05.20.10



Level 2 Floor Plan

OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104 SCOTTSDALE, AZ. 85251



SETBACK LINE (0'-0" FROM PROPERTY LINE)

SETBACK LINE (0'-0" FROM PROPERTY LINE)

EXTENT OF BUILDING STEPBACK PLANE AT THIS LEVEL



N Level 3 Floor Plan

**optima**

05.20.10

**OPTIMA SONORAN VILLAGE**

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104 SCOTTSDALE, AZ. 85251

T:\51301\G6-1A Optima\Sheets\Schematic\NEIGHBORHOOD FLOOR PLANS.dwg

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EXTENT OF BUILDING STEPBACK PLANE AT THIS LEVEL

EXTENT OF BUILDING STEPBACK PLANE AT THIS LEVEL

EXTENT OF BUILDING STEPBACK PLANE AT THIS LEVEL



OPTIMA SONORAN VILLAGE

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05.20.10

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104 SCOTTSDALE, AZ. 85251



EXTENT OF BUILDING STEPBACK PLANE AT THIS LEVEL

EXTENT OF BUILDING STEPBACK PLANE AT THIS LEVEL

EXTENT OF BUILDING STEPBACK PLANE AT THIS LEVEL



OPTIMA SONORAN VILLAGE

optima

05.20.10

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104 SCOTTSDALE, AZ. 85251

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E. CAMELBACK RD.

68TH ST.

EXTENT OF BUILDING  
STEPBACK PLANE AT THIS  
LEVEL

EXTENT OF BUILDING  
STEPBACK PLANE AT THIS  
LEVEL

EXTENT OF BUILDING STEPBACK  
PLANE AT THIS LEVEL

69TH ST.

N Level 6 Floor Plan



OPTIMA SONORAN VILLAGE



E. CAMELBACK RD.

68TH ST.

EXTENT OF BUILDING  
STEPBACK PLANE AT THIS  
LEVEL

EXTENT OF BUILDING  
STEPBACK PLANE AT THIS  
LEVEL

EXTENT OF BUILDING STEPBACK  
PLANE AT THIS LEVEL

68TH ST.



N Level 7 Floor Plan

**optima**

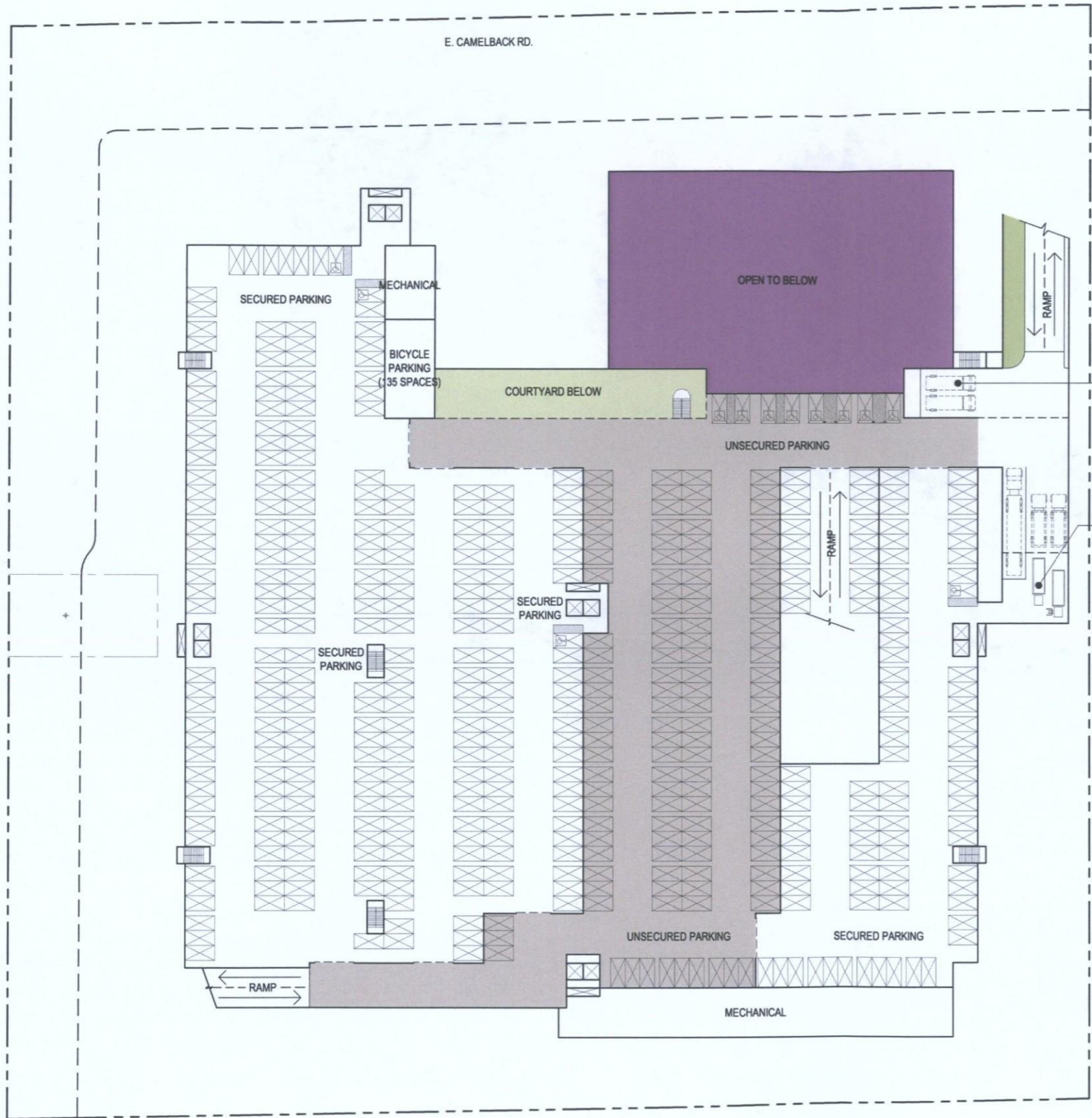
05.20.10

**OPTIMA SONORAN VILLAGE**

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104 SCOTTSDALE, AZ. 85251

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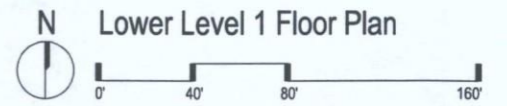
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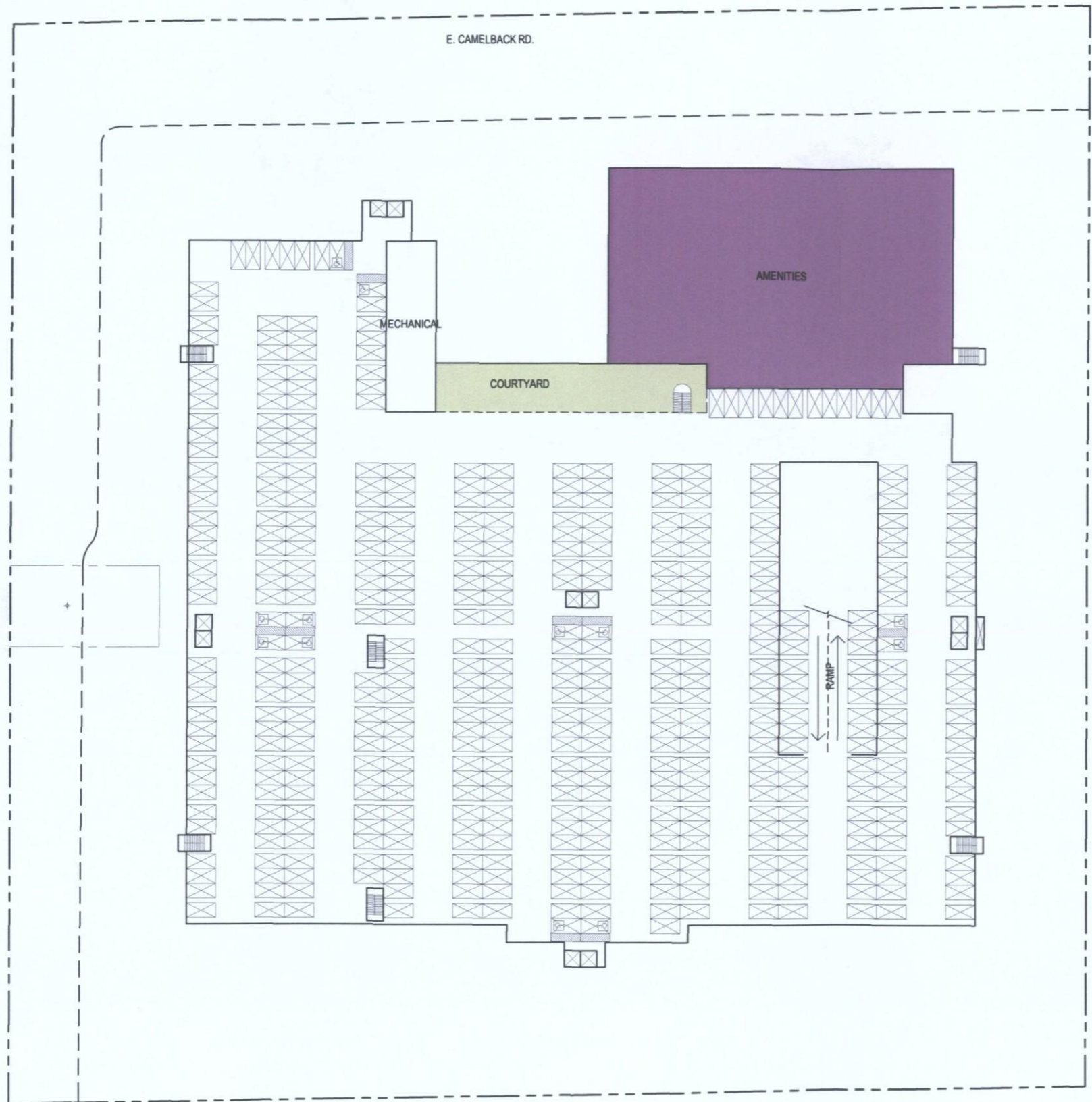
68TH ST.

E. CAMELBACK RD.

1-ZN-2010  
4th: 5/13/10



OPTIMA SONORAN VILLAGE





SURROUNDING CONTEXT 300'-0" FROM  
THE OPTIMA SONORAN VILLAGE SITE

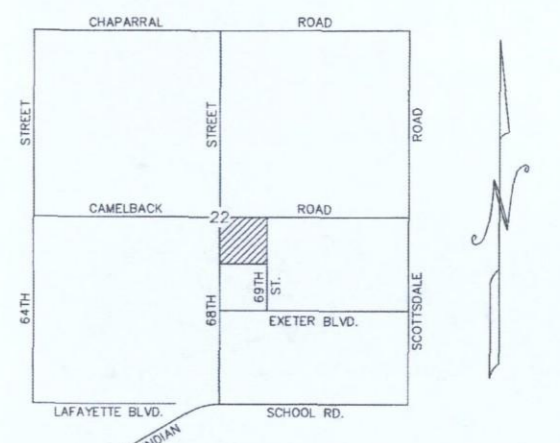
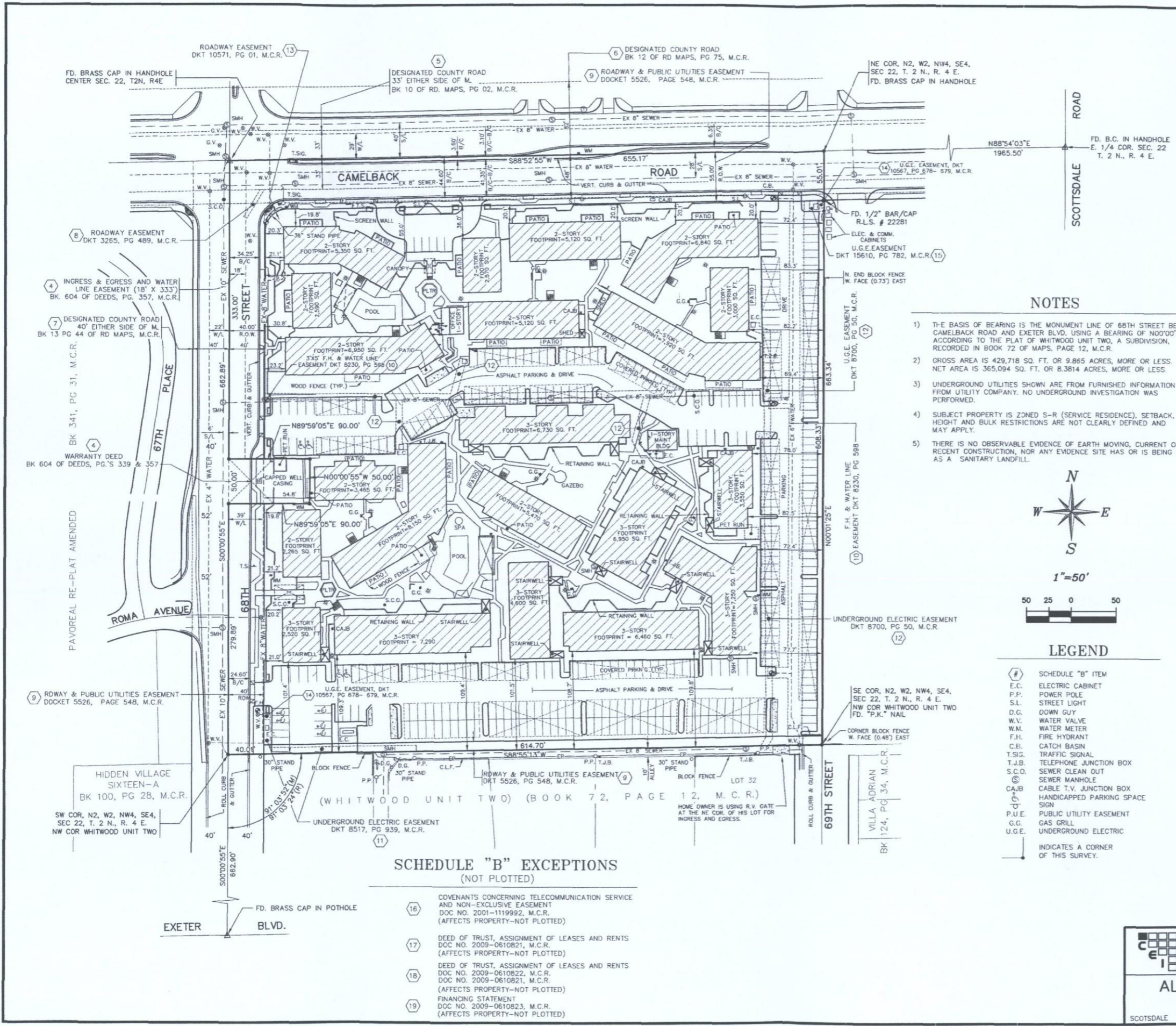
optima

03.12.10

N Context Aerial With Site Plan  
0' 150' 300' 600'

OPTIMA SONORAN VILLAGE

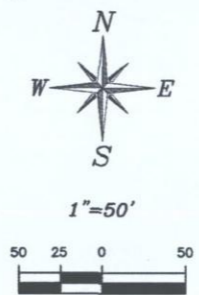
DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104 SCOTTSDALE, AZ. 85251



VICINITY MAP  
N.T.S.

NOTES

- 1) THE BASIS OF BEARING IS THE MONUMENT LINE OF 68TH STREET BETWEEN CAMELBACK ROAD AND EXETER BLVD, USING A BEARING OF N00°00'55"W ACCORDING TO THE PLAT OF WHITWOOD UNIT TWO, A SUBDIVISION, RECORDED IN BOOK 72 OF MAPS, PAGE 12, M.C.R.
- 2) GROSS AREA IS 429,718 SQ. FT. OR 9.865 ACRES, MORE OR LESS. NET AREA IS 365,094 SQ. FT. OR 8.3814 ACRES, MORE OR LESS.
- 3) UNDERGROUND UTILITIES SHOWN ARE FROM FURNISHED INFORMATION FROM UTILITY COMPANY. NO UNDERGROUND INVESTIGATION WAS PERFORMED.
- 4) SUBJECT PROPERTY IS ZONED S-R (SERVICE RESIDENCE). SETBACK, HEIGHT AND BULK RESTRICTIONS ARE NOT CLEARLY DEFINED AND MAY APPLY.
- 5) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING, CURRENT OR RECENT CONSTRUCTION, NOR ANY EVIDENCE SITE HAS OR IS BEING USED AS A SANITARY LANDFILL.



LEGEND

- Ⓜ SCHEDULE "B" ITEM
- E.C. ELECTRIC CABINET
- P.P. POWER POLE
- S.L. STREET LIGHT
- D.G. DOWN GUY
- W.V. WATER VALVE
- W.M. WATER METER
- F.H. FIRE HYDRANT
- C.B. CATCH BASIN
- T.S.G. TRAFFIC SIGNAL
- T.J.B. TELEPHONE JUNCTION BOX
- S.C.O. SEWER CLEAN OUT
- SMH SEWER MANHOLE
- CA/B CABLE T.V. JUNCTION BOX
- HP HANDICAPPED PARKING SPACE SIGN
- P.U.E. PUBLIC UTILITY EASEMENT
- G.G. GAS GRILL
- U.G.E. UNDERGROUND ELECTRIC
- INDICATES A CORNER OF THIS SURVEY.

SCHEDULE "B" EXCEPTIONS  
(NOT PLOTTED)

- Ⓜ COVENANTS CONCERNING TELECOMMUNICATION SERVICE AND NON-EXCLUSIVE EASEMENT DOC NO. 2001-1119992, M.C.R. (AFFECTS PROPERTY-NOT PLOTTED)
- Ⓜ DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS DOC NO. 2009-0610822, M.C.R. (AFFECTS PROPERTY-NOT PLOTTED)
- Ⓜ DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS DOC NO. 2009-0610821, M.C.R. (AFFECTS PROPERTY-NOT PLOTTED)
- Ⓜ FINANCING STATEMENT DOC NO. 2009-0610823, M.C.R. (AFFECTS PROPERTY-NOT PLOTTED)

SURVEYOR'S CERTIFICATE

THIS SURVEY IS MADE FOR THE BENEFIT OF: STEWART TITLE GUARANTY COMPANY, AND OPTIMA SONORAN VILLAGE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

I, ROBERT J. BLAKE, A PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY TO THE AFORESAID PARTIES, AS OF THE DATE SET FORTH ABOVE THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 333 FEET SOUTH OF THE NORTHWEST CORNER OF THE WEST HALF HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, THENCE EAST 90 FEET; THENCE SOUTH 50 FEET; THENCE WEST 90 FEET; THENCE NORTH 50 FEET TO THE POINT OF BEGINNING.

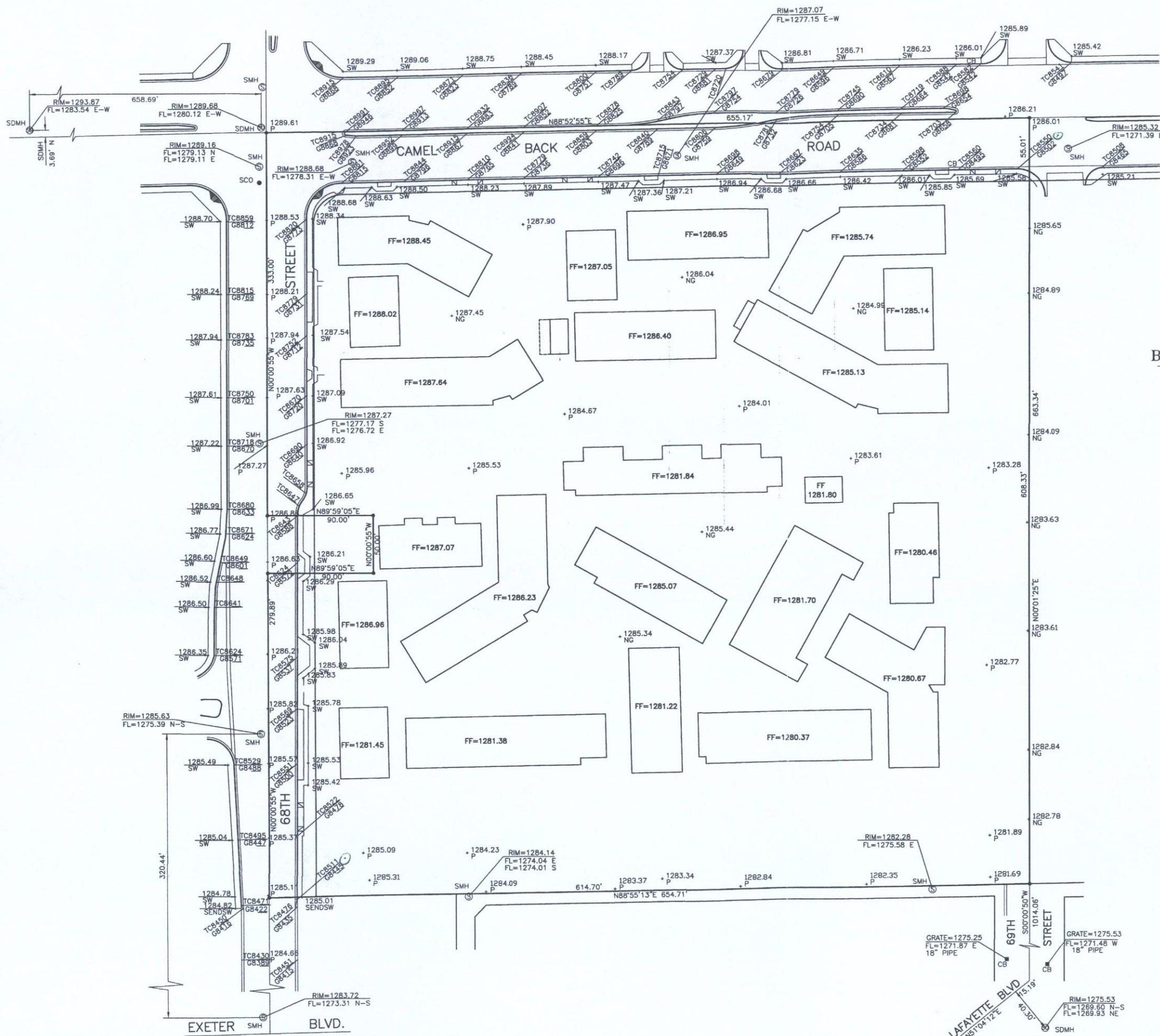
1. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 9, 10 AND 11(c) OF TABLE A THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN HIS PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
2. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF ARIZONA.
3. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN A TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY, POLICY NO. 0-9401-229744, WITH AN EFFECTIVE DATE OF JULY 02, 2009 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
4. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 04013C1695 H, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 30, 2005, FOR COMMUNITY NO. 045012, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
5. THE PROPERTY HAS DIRECT ACCESS TO CAMELBACK ROAD AND 68TH STREET, BOTH OF WHICH ARE DEDICATED PUBLIC STREETS.
6. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS 379, INCLUDING 9 DESIGNATED HANDICAP SPACES.



REGISTERED LAND SURVEYOR NO. 36070  
ROBERT J. BLAKE

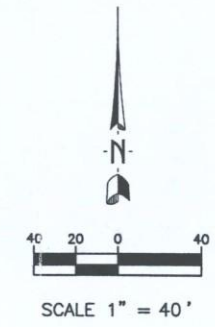
1-ZN-2010  
3rd: 4/15/10

<p><b>Clouse Engineering, Inc.</b> ENGINEERS • SURVEYORS 1642 E. Orangewood Ave. Phoenix, Arizona 85020 Tel 602-995-9300 Fax 602-995-9310</p>	Revisions	Date
	07-22-03	07-03-03
	04-12-06	Job No.
	06-07-06	030102
ALTA/ACSM LAND TITLE SURVEY		01-15-10
ORCHID TREE APARTMENTS		04-14-10
6801 EAST CAMELBACK ROAD		SH. 1
SCOTTSDALE ARIZONA		OF 1



BENCHMARK-C.O.S. DATUM

C.O.S. BRASS CAP IN HANDHOLE AT INTERSECTION OF 68TH STREET AND CAMELBACK ROAD. NAVD '88 ELEVATION: 1288.852



LEGEND

- NG NATURAL GROUND ELEVATION
- SW SIDEWALK ELEVATION
- P PAVEMENT ELEVATION
- TC TOP OF CURB ELEVATION
- G GUTTER ELEVATION
- FL FLOWLINE ELEVATION
- CB CATCH BASIN
- SMH SEWER MANHOLE
- SDMH STORMDRAIN MANHOLE
- SCO SEWER CLEANOUT
- INDICATES A CORNER OF THIS SURVEY.



**Clouse Engineering, Inc.**  
 ENGINEERS • SURVEYORS  
 1945 E. Camelback Ave. Phoenix, Arizona 85020  
 Tel. 602-995-9300 Fax 602-995-9310

PROJECT ELEVATIONS  
**ORCHID TREE APARTMENTS**  
 6801 EAST CAMELBACK ROAD

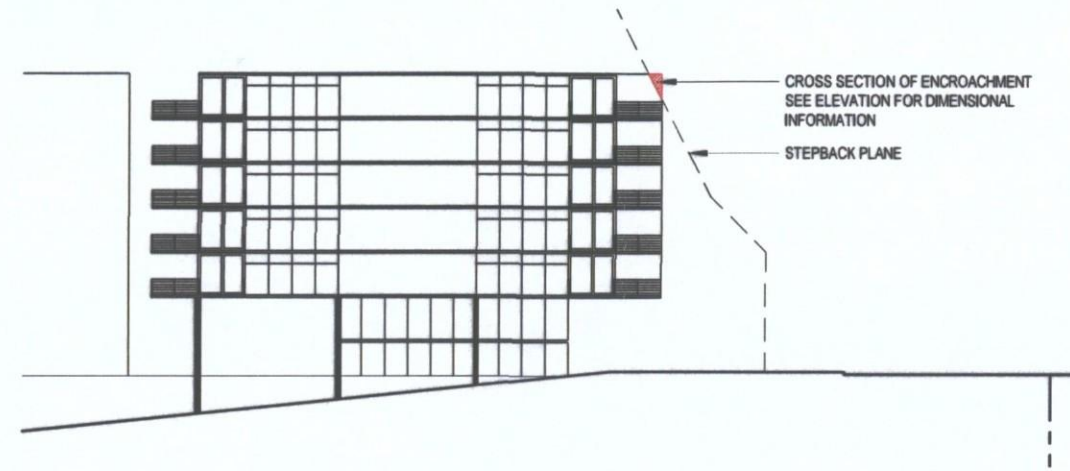
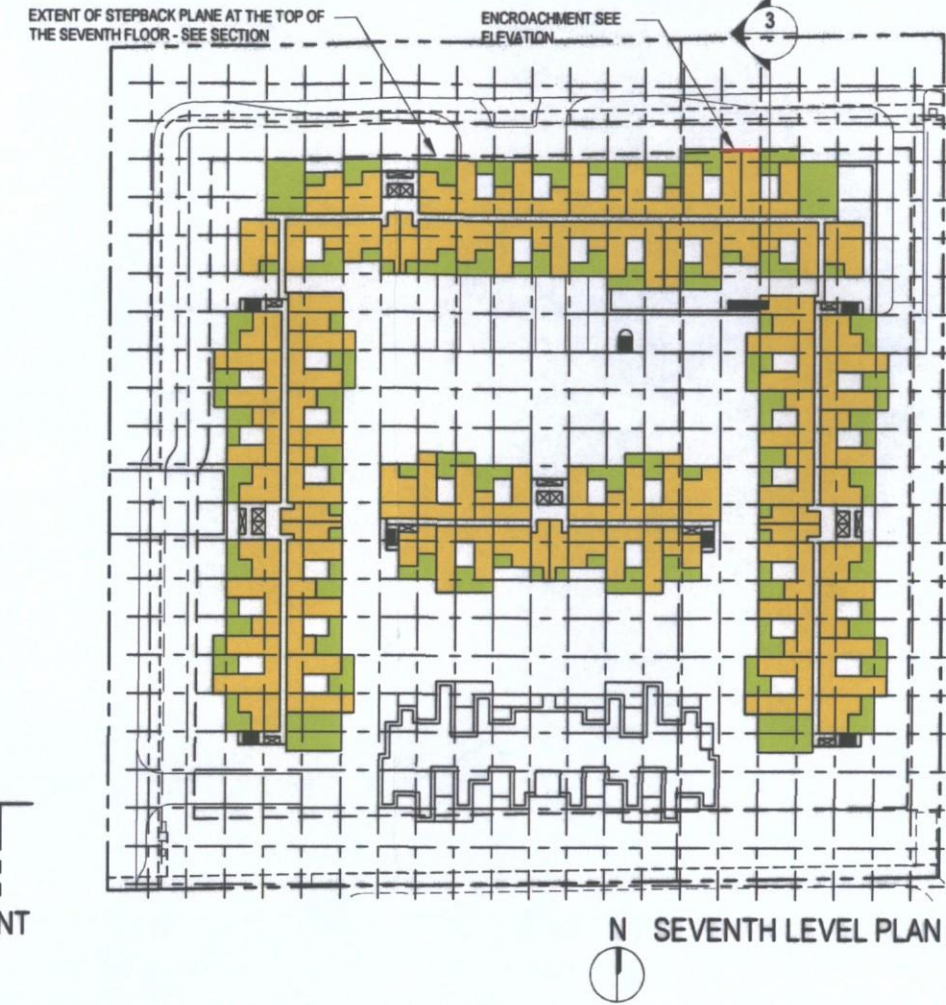
Revised  
 01-25-10

Date  
 01-15-10  
 As-Built  
 Job No.  
 030102

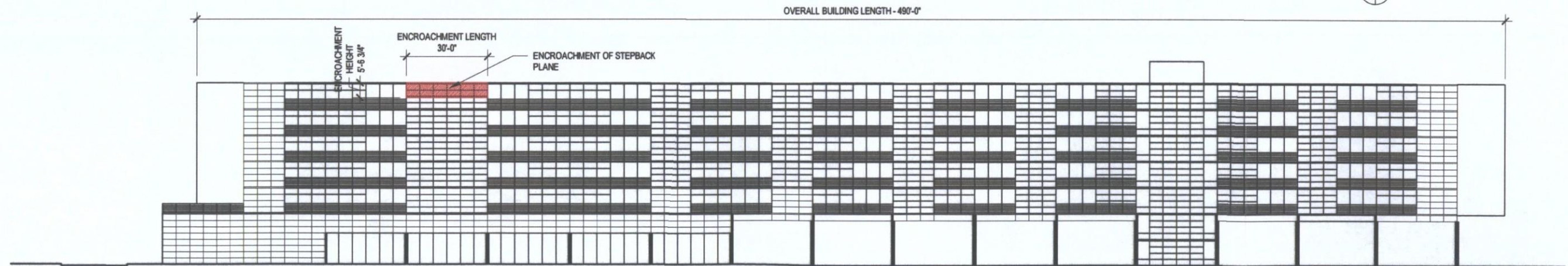
**ENCROACHMENT ANALYSIS**

$30'-0" / 490'-0" = 6\%$

AREA OF ENCROACHMENT IS 6% OF OVERALL BUILDING LENGTH AND DOES NOT EXCEED THE MAXIMUM ALLOWED HEIGHT OF 15'-0"

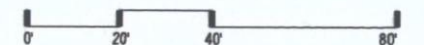


3 - NORTH-SOUTH SECTION AT ENCROACHMENT



NORTH ELEVATION

STEPBACK PLANE ENCROACHMENT DIAGRAM



Scottsdale Zoning Ordinance - Article III (Definitions) - Sec. 3.100 (General)

*Building, height of* shall mean the vertical distance measured from a point of reference elevation established twelve (12) inches above the average elevation at the top of the curb of the street or streets adjacent to the property, or to the top of the crown of the roadway or roadways, if there is no curb, to the highest point of the coping of a flat roof, or to the highest point of a mansard roof or to the highest gable of a pitch or hip roof. In cases where drainage considerations supersede this ordinance, the point of reference elevation would be subject to the approval of the city engineer.

POINT NO. 1	EL. 1285.9'
POINT NO. 2	EL. 1286.7'
POINT NO. 3	EL. 1286.9'
POINT NO. 4	EL. 1287.5'
POINT NO. 5	EL. 1288.4'
POINT NO. 6	EL. 1288.9'
POINT NO. 7	EL. 1288.7'
POINT NO. 8	EL. 1287.6'
POINT NO. 9	EL. 1286.9'
POINT NO. 10	EL. 1286.7'
POINT NO. 11	EL. 1286.5'
POINT NO. 12	EL. 1286.2'
SUM	15,446.9'

$15,446.9' / 12 \text{ (POINTS)} = 1287.2' - \text{"AVERAGE ELEVATION"}$

$1287.2' + 1'-0" = \boxed{1288.2' - \text{"REFERENCE ELEVATION"}}$

