Full Size 8.5 x 11 11 x 17 (site plan, landscape, elevations)



CONCEPTUAL SITE PLAN

GROSS SITE AREA: 40.0 AC **NET SITE AREA:** 39.3 AC

R1-130 ESL **CURRENT ZONING:** PROPOSED ZONING: R1-35 ESL

PROPOSED # OF UNITS: 34 UNITS

0.85 DU/AC **GROSS DENSITY:**

MAXIMUM BUILDING HEIGHT: 24'

BUILDING SETBACKS:

FRONT: SIDE: **REAR**:

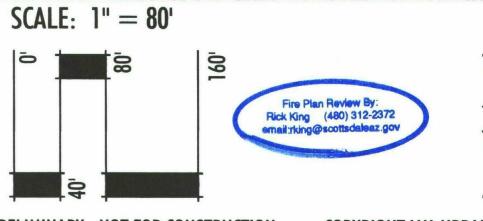
: starteconsc

a Estry widter (20'mis for split estry /oxit)
a street widter (24'mis)

a REsidatial turning radii is coldesar (40.6" mis)

(Goodand Prima) + (Existing & proposal)

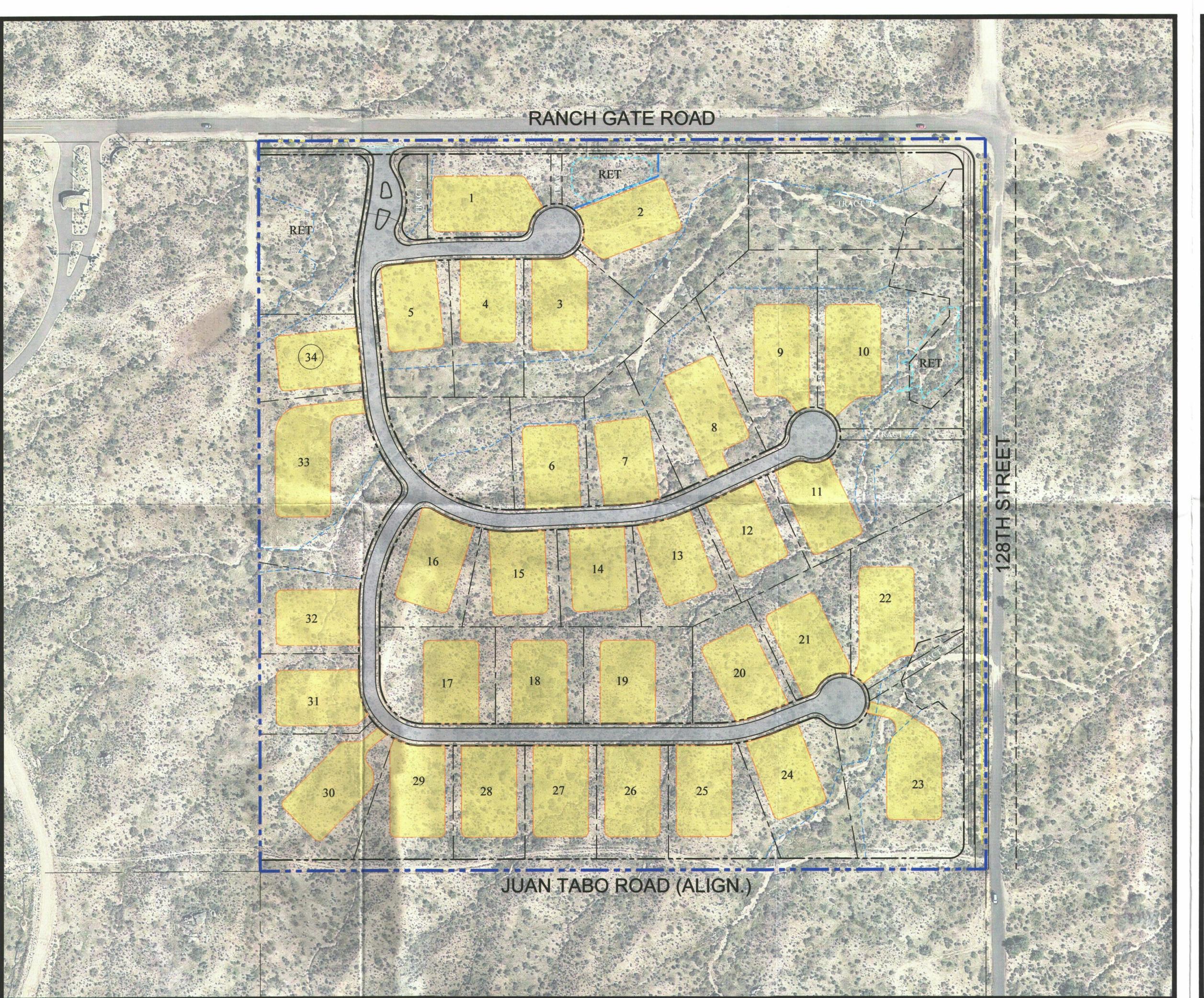
Subject to engineering and City review and approval.



NORTH

Project No. 1/13/15





CONCEPTUAL SITE PLAN

GROSS SITE AREA: 40.0 AC **NET SITE AREA:** 39.3 AC

CURRENT ZONING: R1-130 ESL PROPOSED ZONING: R1-35 ESL

PROPOSED # OF UNITS: 34 UNITS

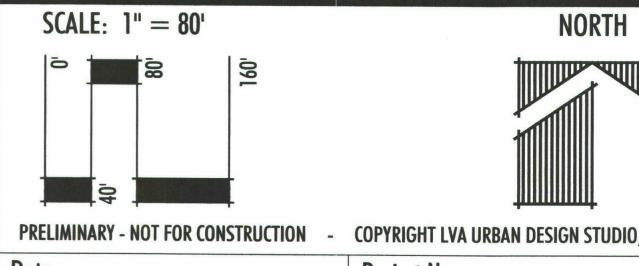
GROSS DENSITY: 0.85 DU/AC

MAXIMUM BUILDING HEIGHT: 24'

BUILDING SETBACKS:

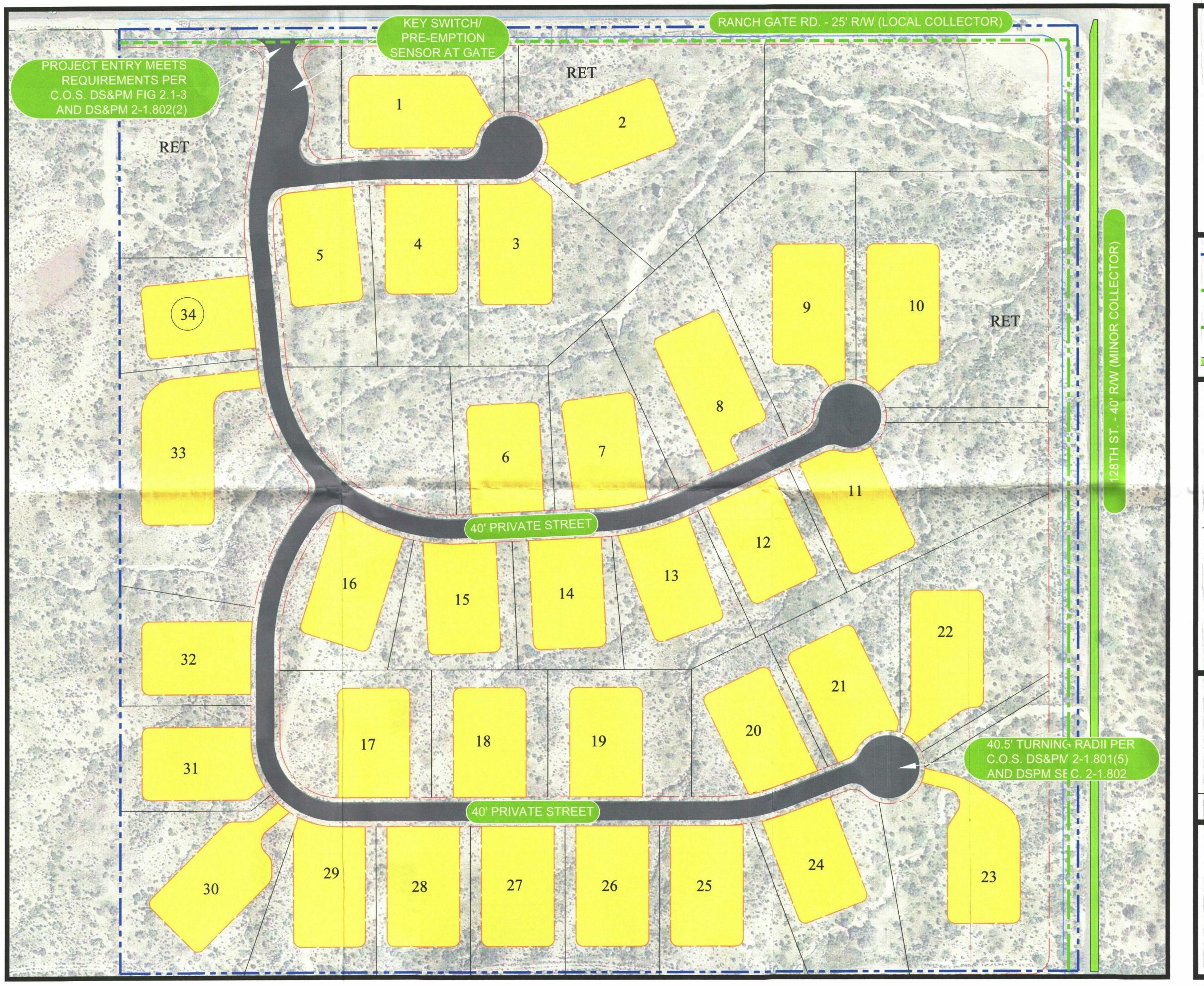
SIDE: **REAR**:

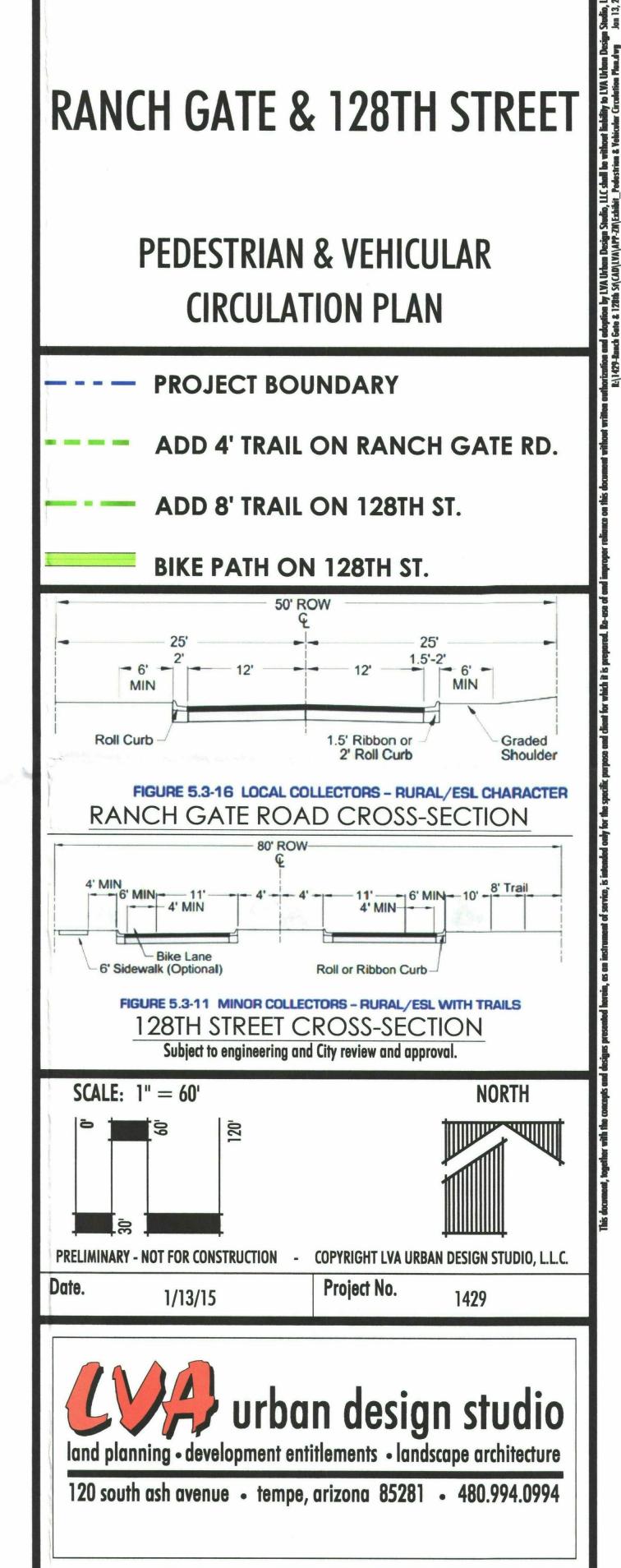
Subject to engineering and City review and approval.

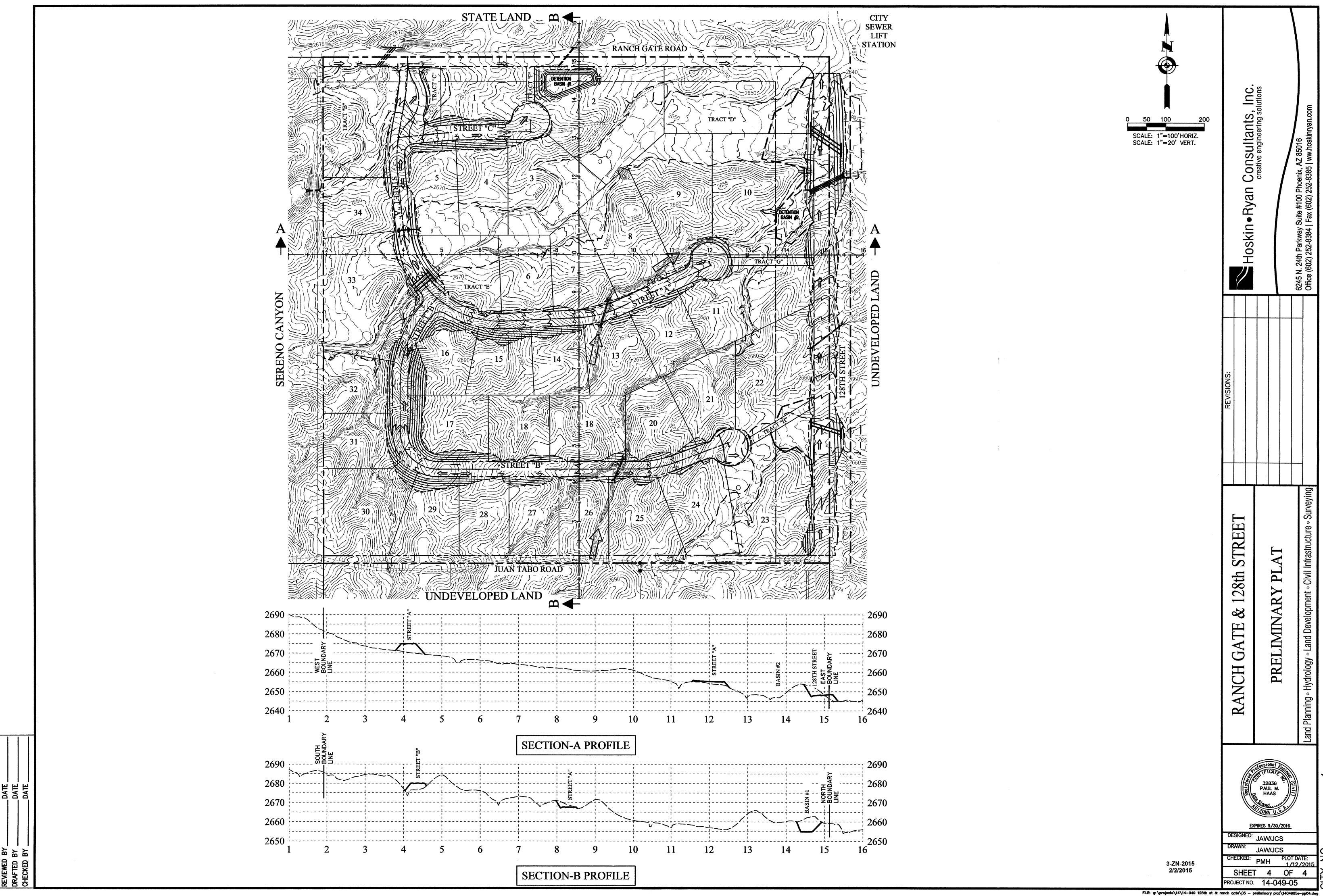


Project No. 1/13/15









SCHEDULE "B" ITEMS:

- TAXES AND ASSESSMENTS FOR THE FULL YEAR OF 2014 PLUS ANY PENALTIES AND INTEREST WHICH MAY ACCRUE. (NOT RESPONSIBILITY OF SURVEYOR)
- 2 OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48. ARIZONA REVISED STATUES, EXCLUDING, HOWEVER, MUNICIPAL OR COUNTY IMPROVEMENT DISTRICTS. (NOT RESPONSIBILITY OF SURVEYOR)
- RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT(S) FROM THE UNITED STATES OF AMERICA OR THE STATE OF ARIZONA OR IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF. (NOT RESPONSIBILITY OF SURVEYOR)
- 4 ALL MATTERS AS SET FORTH IN DEDICATION RECORDED IN DOCKET 12076, PAGE 648. (SHOWN)
- 5 EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND MATTERS SHOWN ON THE PLAT FOR THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, RECORDED IN BOOK 191 OF MAPS, PAGE 26, BUT OMITTING ANY COVENANT. CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604. (SHOWN)
- RESTRICTIONS, CONDITIONS, COVENANTS, (6) RESERVATIONS, LIABILITIES AND OBLIGATIONS, INCLUDING, BUT NOT LIMITED TO, ANY RECITALS CREATING EASEMENTS OR PARTY WALLS, BUT OMITTING ANY RESTRICTION, CONDITION, COVENANT, RESERVATION, LIABILITY OR OBLIGATION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID RESTRICTION, CONDITION, COVENANT, RESERVATION. LIABILITY OR OBLIGATION IS PERMITTED UNDER APPLICABLE LAW, AS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCKET 12325. PAGE 538. (BLANKET)
- 7 ALL MATTERS AS SET FORTH IN CITY OF SCOTTSDALE PUBLIC RIGHT-OF-WAY DEDICATION SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. *2007–0630157.* (SHOWN)
- 8 EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 2007-0639964. (SHOWN)
- ALL MATTERS AS SET FORTH IN RECORD 9 OF SURVEY RECORDED IN BOOK 974 OF MAPS, PAGE 13. (SHOWN)
- 10 ALL MATTERS AS SET FORTH IN CITY OF SCOTTSDALE DRAINAGE AND FLOOD CONTROL EASEMENT AND PROVISION FOR MAINTENANCE RECORDED IN INSTRUMENT *NO. 2009-0366869.* (SHOWN)
- ALL MATTERS AS SET FORTH IN FACILITY PAYBACK AGREEMENT FOR SEWER SYSTEM IMPROVEMENTS IN THE SERENO CANYON SERVICE AREA RECORDED IN INSTRUMENT NO. 2010-1110660. (BLANKET)
- 12 ALL MATTERS AS SET FORTH IN FACILITY PAYBACK AGREEMENT FOR WATER SYSTEM IMPROVEMENTS IN THE SERANO CANYON SERVICE AREA RECORDED IN INSTRUMENT NO. 2010-1110859. (BLANKET)
- ALL MATTERS AS SET FORTH IN NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDED IN INSTRUMENT NO. 2011-0136821. (BLANKET)
- 14 ALL MATTERS AS SET FORTH IN NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDED IN INSTRUMENT NO. 2011-0241651. (BLANKET)

ALTA/ACSM LAND TITLE SURVEY

N89°54'07"E 2639.64'(R5)

N89°56'56"E 2639.70'(R2)

A PORTION OF THE NORTHEAST QUARTER OF SECTION II, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

REFERENCE DATA:

THIS SURVEY IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:

- (R1) REAL ESTATE REPORT FOR TITLE INSURANCE ISSUED BY NEW LAND TITLE AGENCY. LLC ORDER NUMBER AX1265. DATED JULY 29, 2014 AT 8:00 A.M.
- (R2) PARCEL MAP OF THE GOLDIE BROWN PINNACLE PEAK RANCH: UNIT ONE BOOK 191, PAGE 26, MCR
- (R3) RECORD OF SURVEY OF 128TH STREET AND RANCH GATE ROAD, BOOK 974, PAGE 13, MCR
- (R4) RECORD OF SURVEY OF SERENO CANYON. BOOK 1196, PAGE 11, MCR
- (R5) RECORD OF SURVEY PLSS SUBDIVISION SECTIONS 1-12,17-20, & 29-33, T4N, R5E, BOOK 700, PAGE 12, MCR
- (R6) FINAL PLAT OF SERENO CANYON PHASE 3. BOOK 974. PAGE 41. MCR
- (R7) SPECIAL WARRANTY DEED 2012-1190300, MCR

MONUMENT NOTES:

ALL MONUMENTATION SHOWN HEREON WAS ACCEPTED UNLESS OTHERWISE NOTED

- FOUND US GLO MONUMENT, ±1.50' BELOW PAVEMENT. SECTIONAL STAMP /1919. NORTHEAST CORNER OF SECTION 11. TAN, R5E, INTERSECTION OF 128TH STREET AND RANCH GATE ROAD
- FOUND US GLO MONUMENT ON 3/4" PIPE, SECTIONAL STAMP 11/12 1919 EAST QUARTER CORNER SÉCTION 11. T4N, R5E, ALONG 128TH STREET
- FOUND 1/2" REBAR WITHOUT CAP. CENTER SECTION 11, T4N, R5E, 0.09' EAST & 0.14' SOUTH (ACCEPTED) ALSO FOUND 5/8" REBAR WITHOUT CAP, 0.03' WEST & 0.52' SOUTH (NOT ACCEPTED)
- FOUND US GLO MONUMENT ON 3/4" PIPE, SECTIONAL STAMP 2/11 1919, NORTH OUARTER CORNER SECTION 11, T4N, R5E
- FOUND US GLO MONUMENT ON 3/4" PIPE, SECTIONAL STAMP 11/14 1919. SOUTH QUARTER CORNER SECTION 11, T4N, R5E
- FOUND US GLO MONUMENT ON 3/4" PIPE, SECTIONAL STAMP 10/11 1919, WEST QUARTER CORNER SÉCTION 11, T4N, R5E
- FOUND 1/2" REBAR WITHOUT CAP, SOUTHWEST CORNER OF PARCEL 9 PER (R2), LOCALLY ACCEPTED (R4), ALSO FOUND 1/2" REBAR WITHOUT CAP, 0.11' EAST & 1.50' SOUTH (NOT ACCEPTED), ALSO FOUND 1/2" REBAR WITH CAP "27239WP", 0.11' EAST & 2.95' SOUTH (NOT ACCEPTED)
- FOUND 1/2" REBAR WITH CAP "27239WP", SOUTHWEST CORNER OF PARCEL 15 PER (R2), 0.08' EAST (ACCEPTED)
- FOUND 1/2" REBAR WITH CAP "RLS17591". SOUTHEAST CORNER OF SUBJECT PARCEL, 0.11' WEST & 0.05' SOUTH (ACCEPTED)
- FOUND 1/2" REBAR WITH CAP "27239WP", SOUTHWEST CORNER OF SUBJECT PARCEL, ALSO FOUND 1/2" REBAR WITH CAP "27239WP", 0.03' EAST & 0.32' SOUTH (NOT ACCEPTED)
- FOUND 1/2" REBAR WITH CAP "27239WP", NORTHWEST CORNER OF SUBJECT PARCEL, 0.20' SOUTH (ACCEPTED)
- FOUND 1/2" REBAR WITH CAP "RLS17591", 0.11' SOUTH (ACCEPTED)(SEE SHEET 3)
- 13 FOUND 1/2" REBAR WITH CAP KLS 1709 0.20' SOUTH (ACCEPTED)(SEE SHEET 3) FOUND 1/2" REBAR WITH CAP "RLS17591",

RANCH GATE ROAD N89'56'56"E 2639.71'(M) 1319.90'(M) N89'56'56"E 1319.82'(M) 1319.85'(R2) N89°54'00"E 1319.81'(R3) SEE SHEET 2 APN 217-01-025A A PORTION OF PARCEL 16 BOOK 191, PAGE 26, MCR ±1,710,130 SQUARE FEET OR ±39.26 ACRES (NO BUILDINGS) SEE SHEET 3 S89°55'59"W 1320.45'(R2) \$89.55'29"W 1320.57'(M) S89'55'34"W 1320.27'(M) 8 S89'53'26"W(R4) S89'55'59"W(M) S89'51'08"W 1321.29'(M) S89°58'34"W 1320.69'(M) 2639.57'(M) 7 S89'47'54"W 1321.20'(R4) S89'55'53"W 1320.68'(R4) 2639.58'(R4) VICINITY MAP

LEGAL DESCRIPTION:

<u> WARRANTY DEED - 2012-1190300</u> PARCEL 16, THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, A SUBDIVISION

ACCORDING TO THE PLAT OF RECORD IN BOOK 191 OF MAPS, PAGE 26 THEREOF, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA;

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED REAL PROPERTY CONVEYED TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION IN THE INSTRUMENT NO. 2007-0630157; AND FURTHER

EXCEPTING ALL URANIUM, THORIUM, OR OTHER MATERIALS WHICH ARE OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, AS RESERVED IN PATENT RECORDED IN DOCKET 304, PAGE 447.

BENCHMARK:

NOT TO SCALE

US GLO MONUMENT ON 2" PIPE WITH SECTIONAL STAMP 3/2/10/11 1919, NORTHWEST CORNER SECTION 11. TAN. R5E

ELEVATION = 2691.39 (88 SCOTTSDALE DATUM)

	LINE TABLE			
LINE	LENGTH	BEARING		
L1	25.00	S00°02'17"E		
L2	25.00	N00°01'06"W		

RECORD OWNER:

APN# 217-01-025A HHL" LAND LLC PROPERTY ADDRESS 12651 E HAPPY VALLEY ROAD SCOTTSDALE. AZ 85255 MAILING ADDRESS 3003 N CENTRAL AVE, STE 2600 PHOENIX, AZ 85012



SCALE:1"=300'

SHEET INDEX

SHEET 1- LEGAL DESCRIPTION, CERTIFICATION NOTES. FLOOD ZONE. BASIS OF BEARING SHEET 2- SURVEY MAP NORTH HALF

SHEET 3- SURVEY MAP SOUTH HALF SHEET 4- SURVEY MAP NORTH HALF WITH CONTOURS SHEET 5- SURVEY MAP SOUTH HALF WITH CONTOURS

FLOODZONE:

CURRENT FLOOD ZONE IS "ZONE D" (AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE); PER FIRM MAP NO. 04013C1190H, DATED OCTOBER 16, 2013

BASIS OF BEARING:

N89'56'56"E ALONG THE MONUMENT LINE OF RANCH GATE ROAD AS MEASURED BETWEEN MONUMENTS NUMBERED (4) AND (1) SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES. ALSO SHOWN ON THE FINAL PLAT FOR THE GOLDIE BROWN PINNACLE PEAK RANCH: UNIT ONE, RECORDED IN BOOK 191 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS.

SURVEYOR'S NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A REAL ESTATE REPORT FOR TITLE INSURANCE ISSUED BY NEW LAND TITLE AGENCY, LLC ORDER NUMBER AX1265, DATED JULY 29, 2014 AT 8:00 A.M.

2. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESS OR IMPLIED.

3. THIS ALTA/ACSM LAND TITLE SURVEY WAS PREPARED SPECIFICALLY FOR THE USE OF THE PARTIES NAMED IN THE CERTIFICATION AND THEIR REPRESENTATIVES. USE OF THIS SURVEY IS NOT PERMITTED UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY ARIZONA SURVEYING AND MAPPING. THIS SURVEY IS NOT TO BE USED FOR DESIGN PURPOSES. ARIZONA SURVEYING AND MAPPING SHALL HAVE NO LIABILITY FOR ANY UNAUTHORIZED USE OF THIS INFORMATION WITHOUT THEIR PRIOR WRITTEN CONSENT.

4. IF A DISCREPANCY IS DISCOVERED IN THE TOPOGRAPHY OF THIS MAP THE SURVEYOR MUST BE CONTACTED TO RESOLVE ANY ISSUES PRIOR TO ANY DESIGN OR CONSTRUCTION.

5. THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES DURING THE PROGRESS OF OR FOR THE PURPOSE OF THIS SURVEY.

6. OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE MARICOPA COUNTY ASSESSOR'S WEBSITE AND MAY BE INACCURATE OR OUT-OF-DATE.

7. RELATIVE TO OPTIONAL TABLE "A" ITEM NO. 16 THE SURVEYOR DID NOT NOTICE ANY EARTH MOVING DURING THIS SURVEY.

8. RELATIVE TO OPTIONAL TABLE "A" ITEM NO. 18, THE SURVEYOR DID NOT OBSERVE ANY TOXIC WASTE DUMPING; HOWEVER THE SURVEYOR IS NOT PROFESSIONALLY TRAINED IN THIS FIELD.

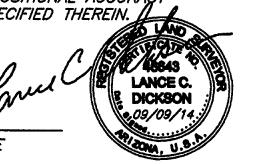
9. RELATIVE TO OPTIONAL TABLE A" ITEM NO. 9, THE SURVEYOR DID NOT OBSERVE ANY DESIGNATED PARKING AREAS, LOTS AND STRUCTURES ON SUBJECT PARCEL DURING THIS SURVEY.

CERTIFICATION:

TO: HHL LAND, LLC, AN ARIZONA LIMITED LIABILITY COMPANY NEW LAND TITLE AGENCE, LLC

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 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a) 8, 9, 10, 11(a), 13, 14, 16 AND 18 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 MY 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.

LANCE C. DICKSON RLS #46643



EXPIRES 06/30/2018

REVISIONS

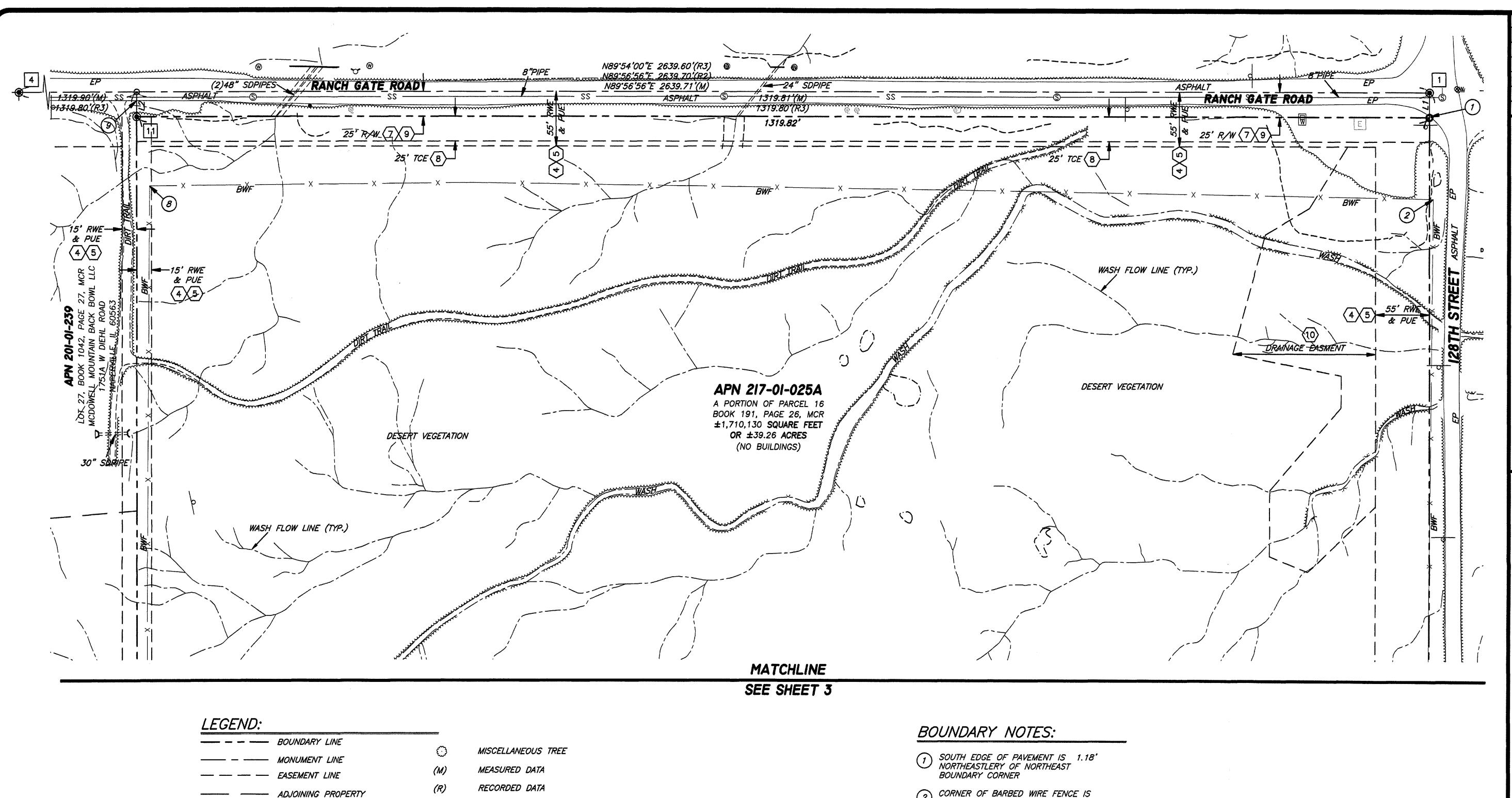
SURVE

GUARTER 5 EAST, AND MER THE NORTHE 4 NORTH, RAI SALT RIVER E MARICOPA CO



FIELDWORK BY: WDZ DRAWN BY : **CRS** CHECKED BY: LCD JOB # P14-120 DATE : 09/09/14 SHEET NO.

OF



MARICOPA COUNTY RECORDS

ASSESSOR'S PARCEL NUMBER

TEMPORARY CONSTRUCTION EASEMENT

PUBLIC UTILITY EASEMENT

ROADWAY EASEMENT

BARBED WIRE FENCE

EDGE OF PAVEMENT

STORM DRAIN PIPE

SCHEDULE B ITEM

MONUMENT NOTE

BOUNDARY NOTE

RIGHT-OF-WAY

-----SS ---- UNDERGROUND SEWER LINE

BLOCK WALL

FIRE HYDRANT

WATER METER

WATER VALVE

WATER MANHOLE

SEWER MANHOLE

ELECTRIC VAULT

ELECTRIC STUB-UP

ELECTRIC MANHOLE

MISCELLANEOUS SIGN

ELECTRIC TRANSFORMER

SET 1/2" REBAR RLS #46643 UNLESS OTHERWISE NOTED

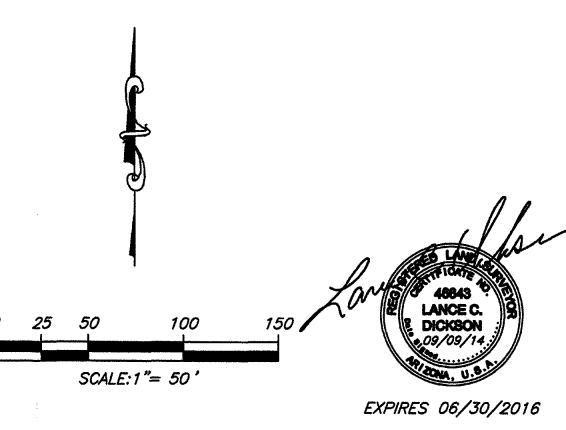
FOUND MONUMENT AS NOTED

CALCULATED POINT. NOTHING

FOUND AND NOTHING SET

---- X ---- FENCE AS NOTED

- 2 CORNER OF BARBED WIRE FENCE IS 3.89' EASTERLY OF EAST BOUNDARY LINE
- 3 CORNER OF BARBED WIRE FENCE IS 0.15' WEST & 5.53' NORTH OF SOUTHEAST BOUNDARY CORNER
- WEST EDGE OF PAVEMENT IS 11.49' EASTERLY OF SOUTHEAST BOUNDARY
- 5 BARBED WIRE FENCE IS 32.61' NORTHERLY OF SOUTH BOUNDARY LINE



AL TA/ACSM

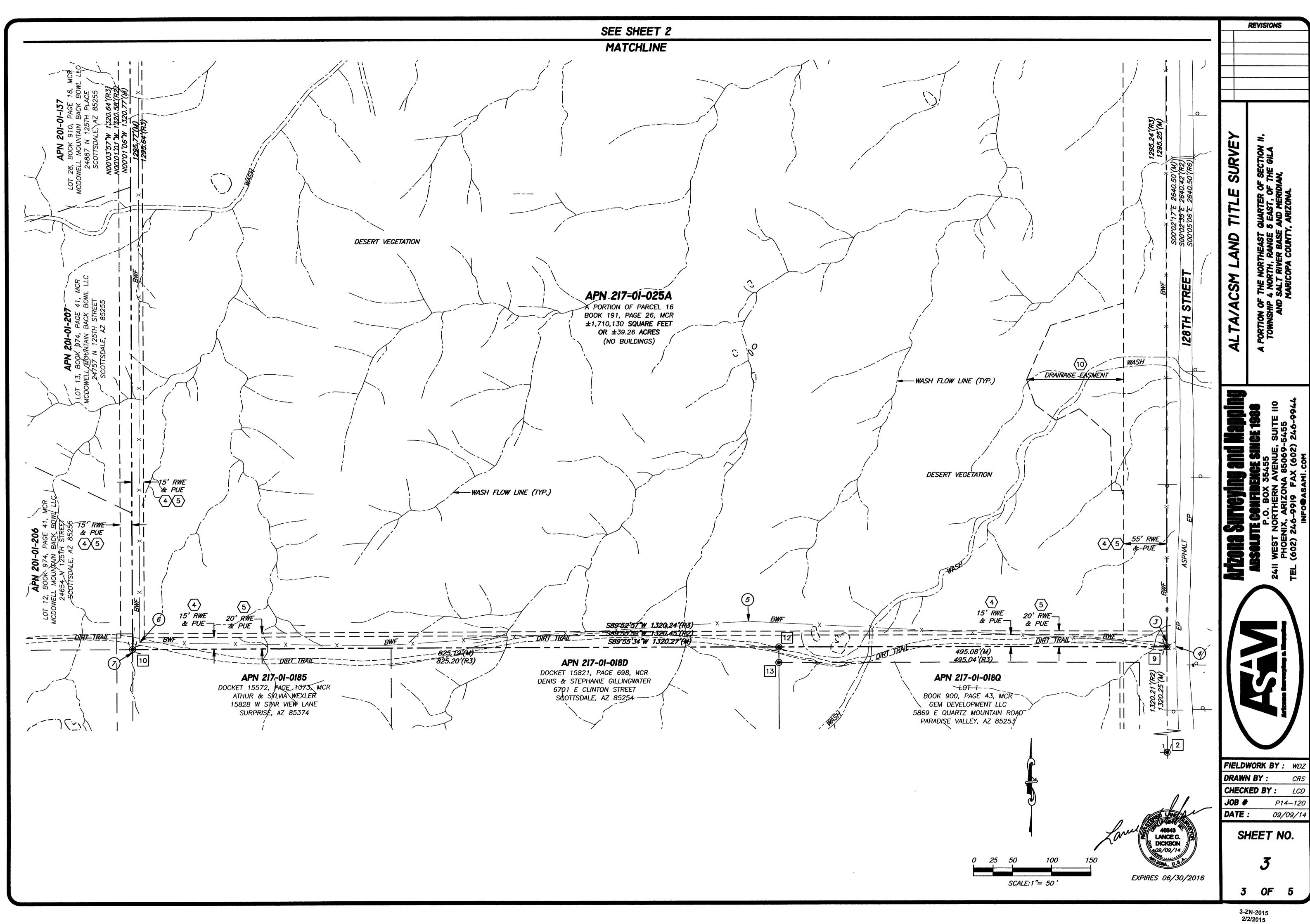
REVISIONS

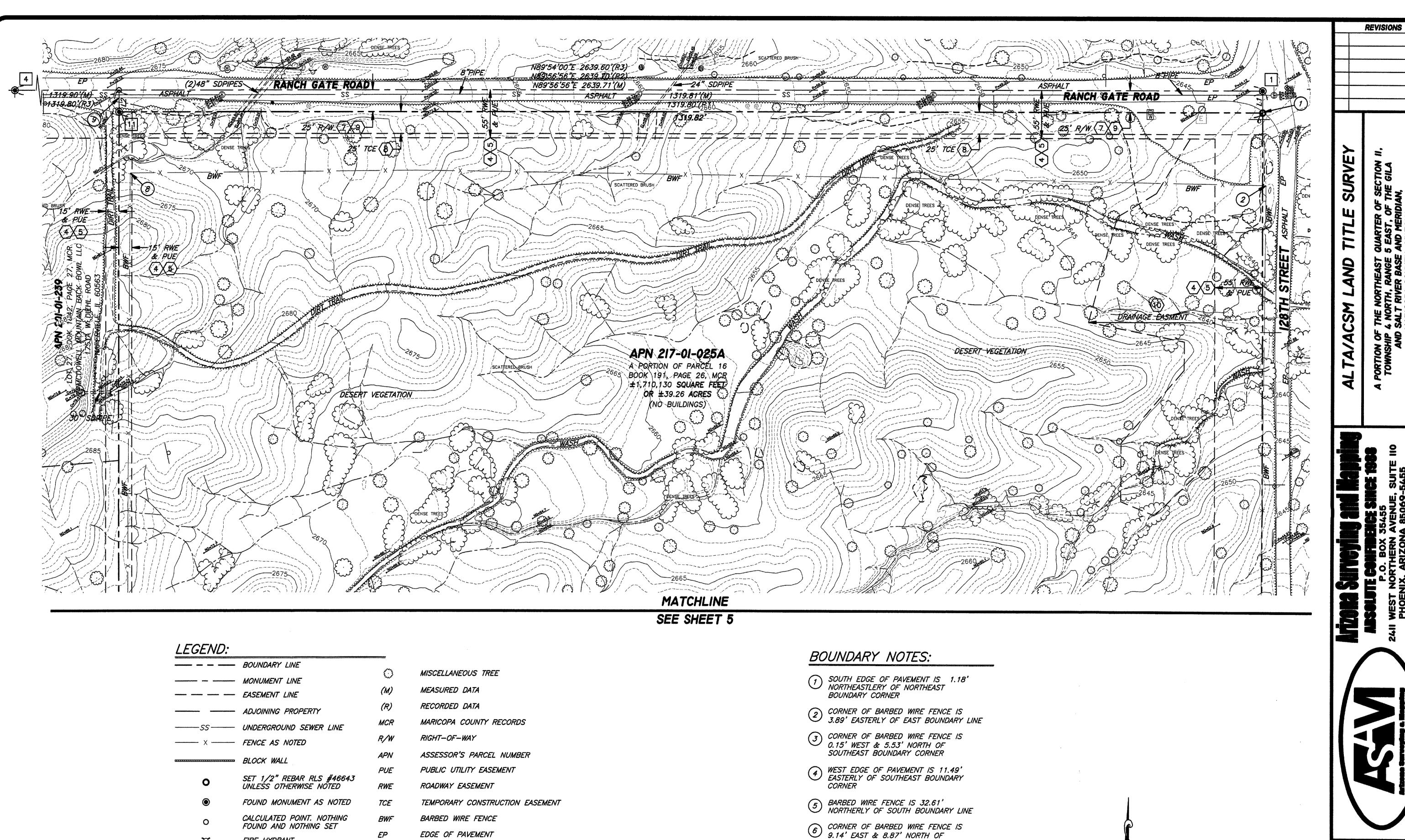
SURVE

FIELDWORK BY: WDZ DRAWN BY : CHECKED BY: LCD JOB # P14-120 DATE : 09/09/14 SHEET NO.

3-ZN-2015 2/2/2015

6 CORNER OF BARBED WIRE FENCE IS 9.14' EAST & 8.87' NORTH OF SOUTHWEST BOUNDARY CORNER O.25' EAST & 3.64' SOUTH OF SOUTHWEST BOUNDARY CORNER 8 CORNER OF BARBED WIRE FENCE IS 12.91' EASTERLY OF WEST BOUNDARY LINE 9 SOUTH EDGE OF PAVEMENT IS 16.15' NORTHERLY OF NORTHWEST BOUNDARY





SOUTHWEST BOUNDARY CORNER

8 CORNER OF BARBED WIRE FENCE IS 12.91' EASTERLY OF WEST BOUNDARY LINE

9 SOUTH EDGE OF PAVEMENT IS 16.15' NORTHERLY OF NORTHWEST BOUNDARY

O.25' EAST & 3.64' SOUTH OF SOUTHWEST BOUNDARY CORNER

FIRE HYDRANT

WATER METER

WATER VALVE

WATER MANHOLE

SEWER MANHOLE

ELECTRIC VAULT

ELECTRIC MANHOLE

MISCELLANEOUS SIGN

ELECTRIC STUB-UP

ELECTRIC TRANSFORMER

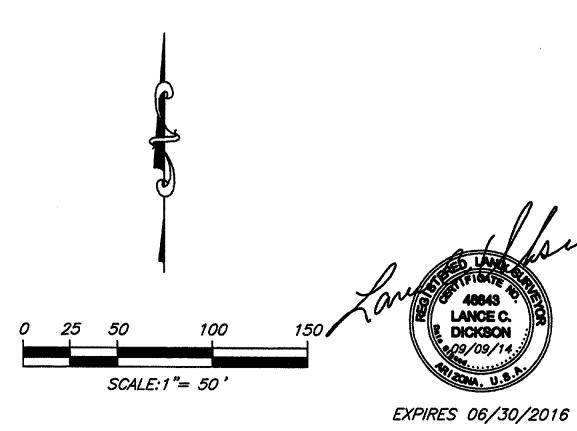
STORM DRAIN PIPE

SCHEDULE B ITEM

MONUMENT NOTE

BOUNDARY NOTE

#



FIELDWORK BY: WDZ

DRAWN BY: CRS

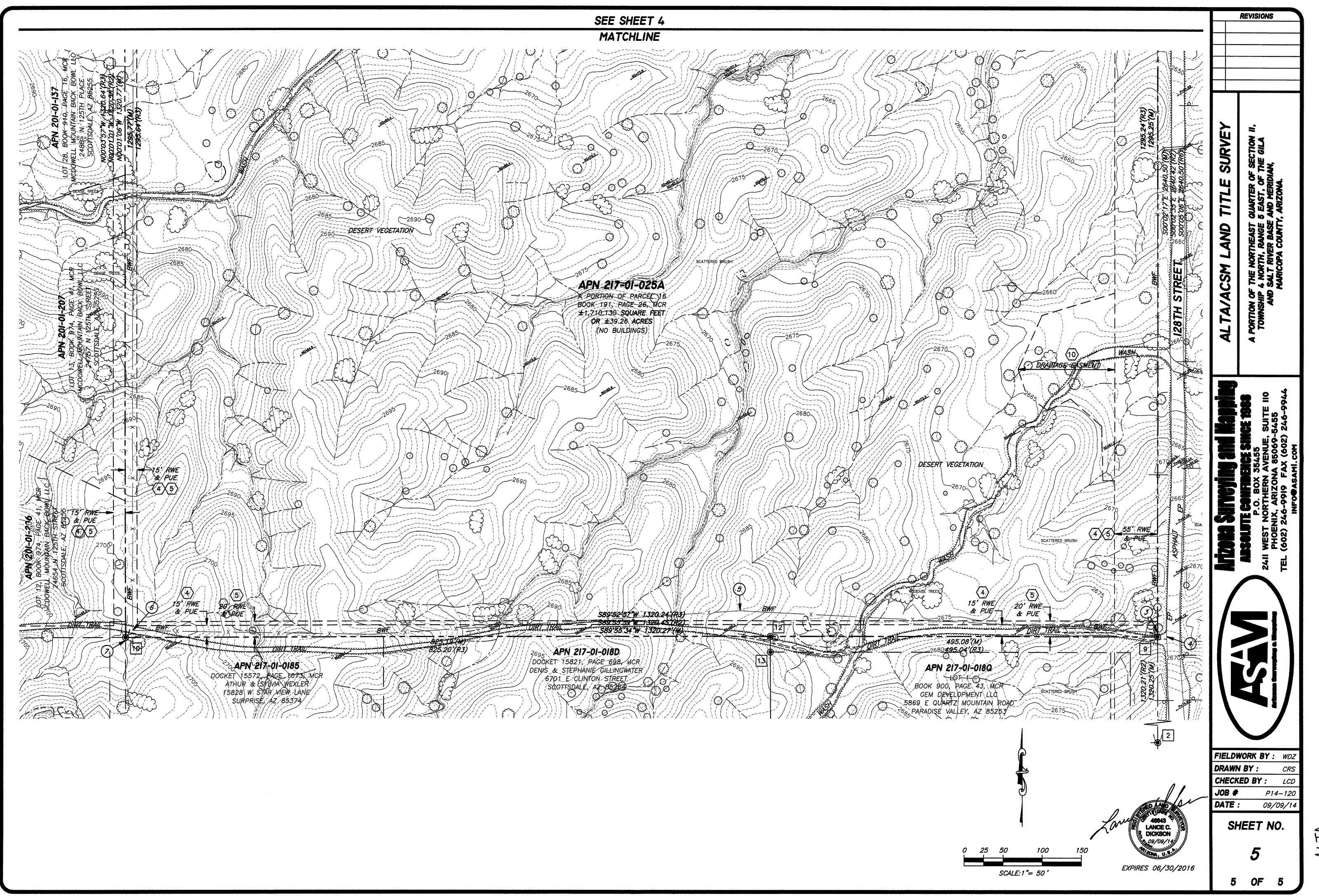
CHECKED BY: LCD

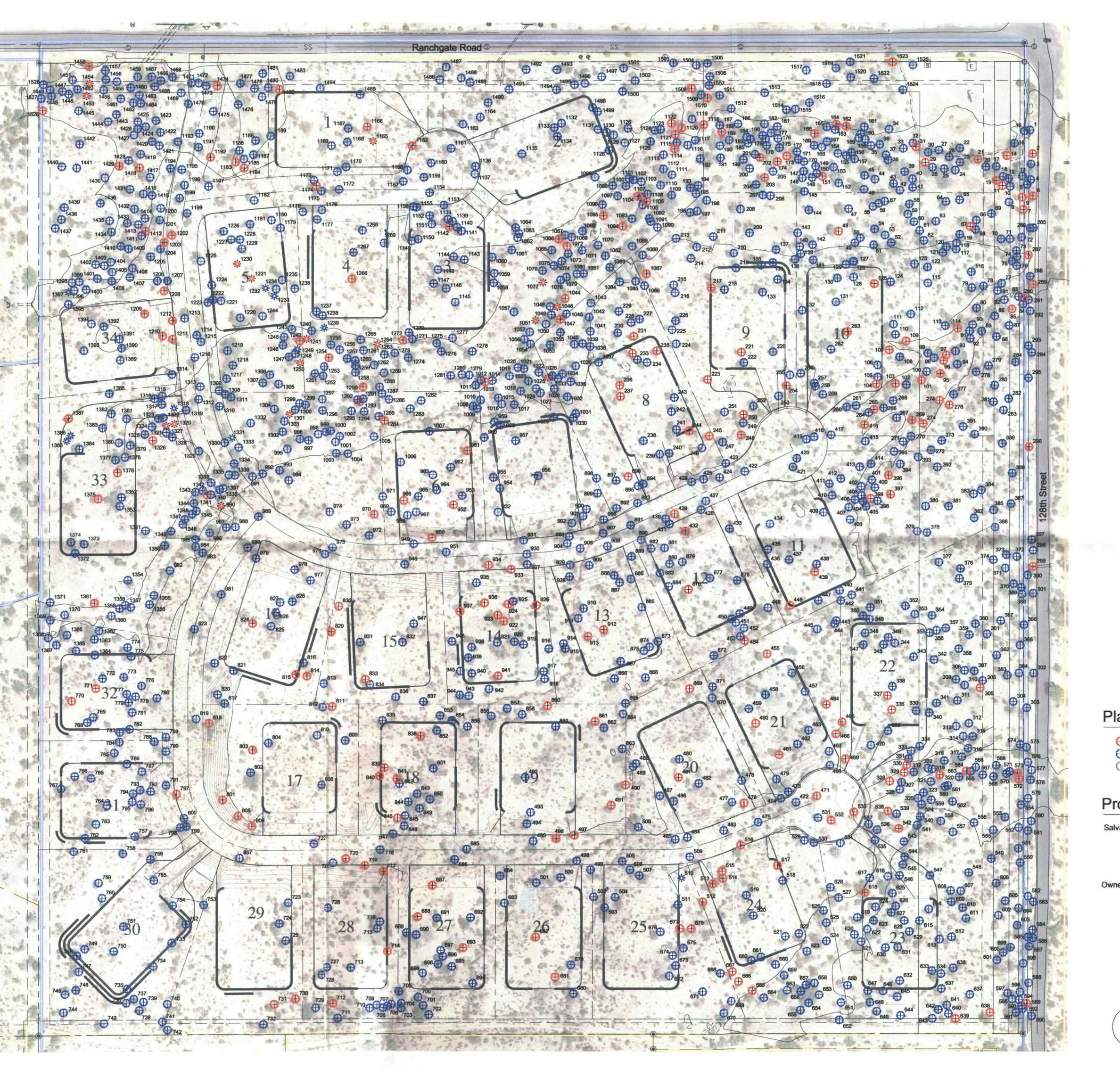
JOB # P14-120

DATE: 09/09/14

SHEET NO.

4 OF 5





Plant Legend

Tree - Salvageable

Tree - Non-Salvageable

Tree - Remain In Place

Cacti - Salvageable Cacti - Non-Salvageable Cacti - Remain In Place

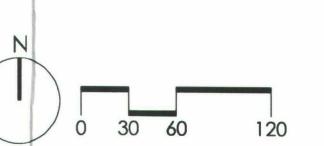
Project Consultants

Salvage Contractor

Native Resources International 1540 West Happy Valley Road Phoenix, Arizona 85085 623-869-6757 (p) • 623-869-6769 (f) Contact: Kevin Brenda

Owner / Developer

K. Hovnanian Homes 20830 N. Tatum Boulevard Suite 250 Phoenix, AZ 85050 480-824-4175 (p) Contact: Chris Bramwell



128th **∞**ŏ Ranchgate 12651 E. Happy Valley Roa Scottsdale, Arizona

QS #:

PC #:

DATE:

REVISION:

CHECKED:

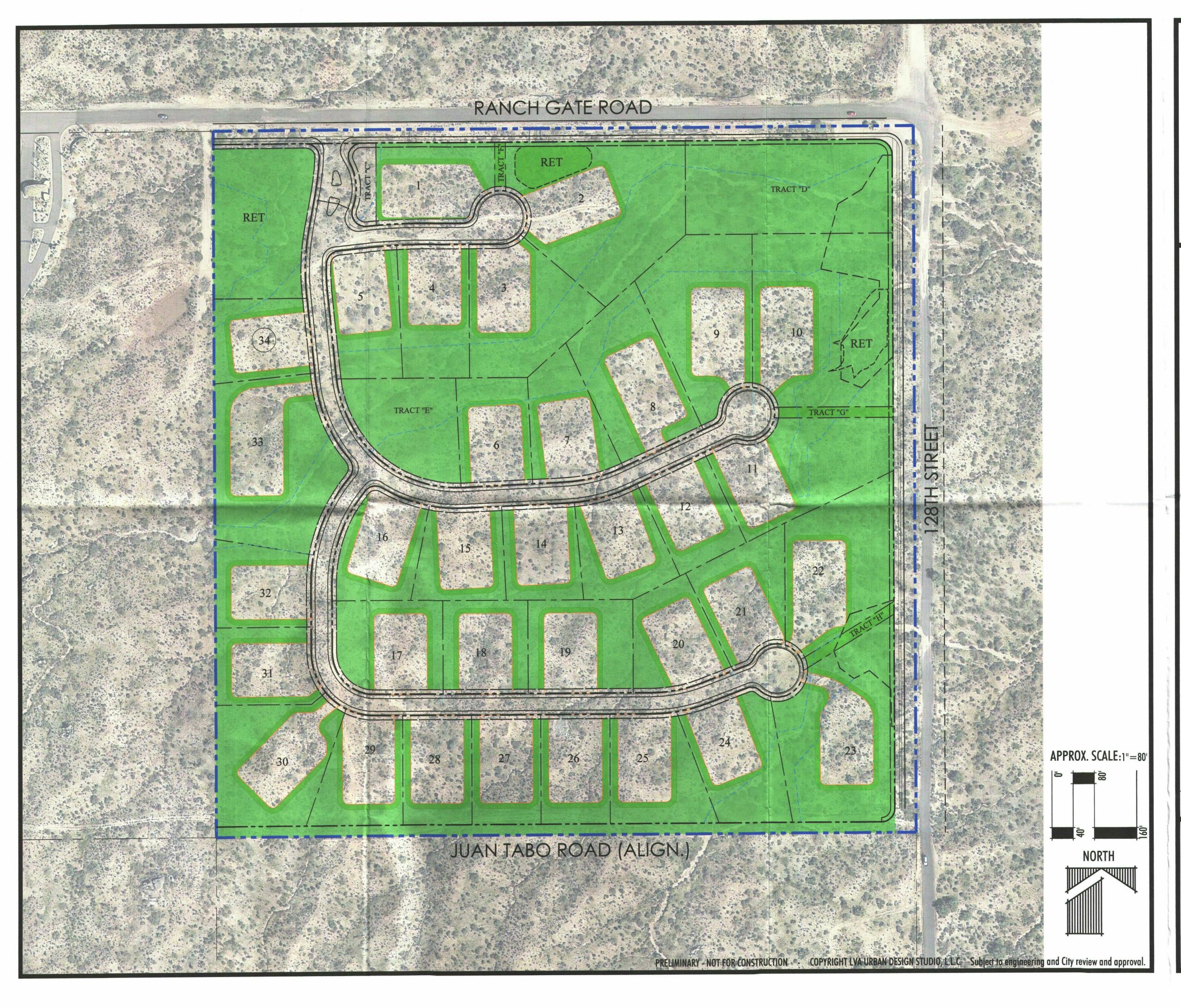
DRAWN: KB

1/8/2015

SHEET 1 OF 1

SCALE: 1" = 60'

3-ZN-2015 2/2/2015



N.A.O.S. EXHIBIT

39.3 AC

N.A.O.S. UNDISTURBED N.A.O.S. REVEGETATED

17.0 AC (43%) 1.8 AC (4.6%)

SLOPE ANALYSIS						
SLOPE CA	ATEGORY	AREA (ACRES)	UPPER DESERT FACTOR	REQ. N.A.O.S. (ACRES)		
0%	2%	4.9	25.00%	1.2		
2%	5%	3.3	25.00%	0.8		
5%	10%	10.1	35.00%	3.5		
10%	15%	9.2	45.00%	4.1		
15%	25%	8.2	45.00%	3.7		
25%	+	3.0	45.00%	1.4		
TOTAL	and the second of the second	38.7		14.8		

	SITE DATA		
GROSS SITE AREA:	39.26 ACRES		
NET SITE AREA:	37.40 ACRES		

N.A.O.S. REQUIRED PER SLOPE ANALYSIS: 14.8 ACRES (38% OF GROSS SITE) 14.8 ACRES (E.S.L. ALLOWS 2:1 CREDIT FOR RESTORED AREA) 4.4 ACRES 10.4 ACRES MAXIMUM ALLOWED REVEGETATED AREA (30%): MINIMUM ALLOWED UNDISTRUBED AREA (70%):

N.A.O.S. PROVI	DED
N.A.O.S. PROVIDED - UNDISTURBED:	10.4 ACRES
N.A.O.S. PROVIDED - RESTORED: (N.A.O.S. REDUCTION FOR RESTORATION OF AREAS SCARRI	0 ACRES ED PRIOR TO JANUARY 1, 1990)
N.A.O.S. PROVIDED - REVEGETATED:	4.4 ACRES
SUBTOTAL N.A.O.S. PROVIDED:	14.8 ACRES
ADDITIONAL N.A.O.S. PROVIDED - UNDISTURBED:	+ 4.8 ACRES
TOTAL N.A.O.S. PROVIDED:	19.6 ACRES (50% OF GROSS SITE)

Project No. 12.30.14 1429





N.A.O.S. EXHIBIT

SITE BOUNDARY N.A.O.S. UNDISTURBED 39.3 AC 17.0 AC (43%)

1.8 AC (4.6%)

N.A.O.S. REVEGETATED

SLOPE ANALYSIS					
SLOPE CA	ATEGORY	AREA (ACRES)	UPPER DESERT FACTOR	REQ. N.A.O.S. (ACRES)	
0%	2%	4.9	25.00%	1.2	
2%	5%	3.3	25.00%	0.8	
5%	10%	10.1	35.00%	3.5	
10%	15%	9.2	45.00%	4.1	
15%	25%	8.2	45.00%	3.7	
25%	+	3.0	45.00%	1.4	
TOTAL		38.7		14.8	

SITE DATA GROSS SITE AREA: 39.26 ACRES 37.40 ACRES NET SITE AREA:

N.A.O.S. REQUIREMENTS

14.8 ACRES (38% OF GROSS SITE) N.A.O.S. REQUIRED PER SLOPE ANALYSIS: N.A.O.S. REQUIRED AFTER SCARRED AREA CREDIT: 14.8 ACRES (E.S.L. ALLOWS 2:1 CREDIT FOR RESTORED AREA)

(NO RESTORATION ON THIS SITE) MAXIMUM ALLOWED REVEGETATED AREA (30%): MINIMUM ALLOWED UNDISTRUBED AREA (70%):

4.4 ACRES 10.4 ACRES

N.A.O.S. PROVIDED N.A.O.S. PROVIDED - UNDISTURBED: 10.4 ACRES

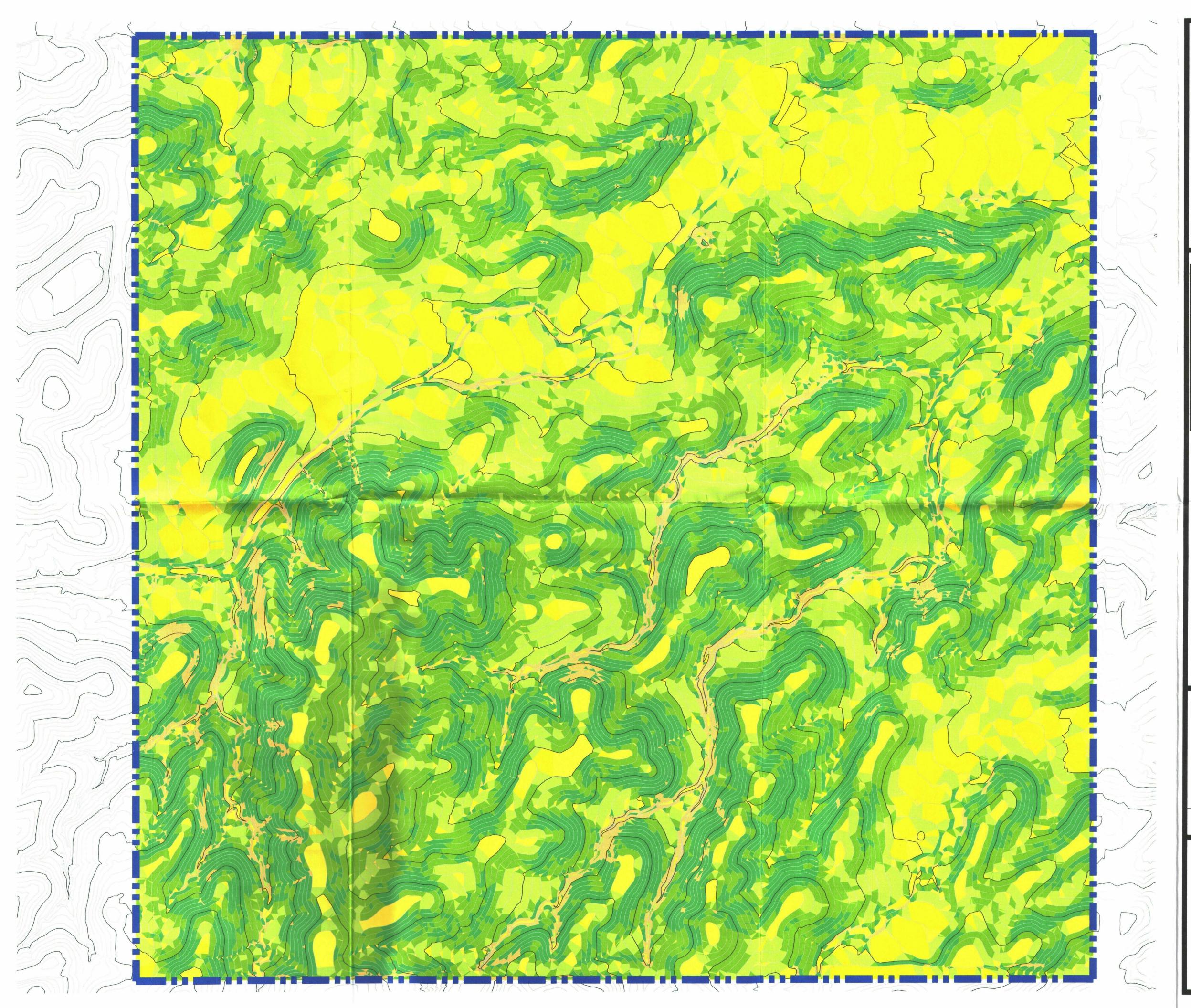
N.A.O.S. PROVIDED - RESTORED: 0 ACRES (N.A.O.S. REDUCTION FOR RESTORATION OF AREAS SCARRED PRIOR TO JANUARY 1, 1990) N.A.O.S. PROVIDED - REVEGETATED: 4.4 ACRES

SUBTOTAL N.A.O.S. PROVIDED: 14.8 ACRES +4.8 ACRES

TOTAL N.A.O.S. PROVIDED: 19.6 ACRES (50% OF GROSS SITE)

Project No. 12.30.14 1429

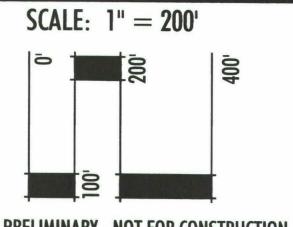




SLOPE ANALYSIS

SLOPE ANALYSIS				
SLOPE CA	TEGORY	AREA	UPPER DESERT	REQ. N.A.O.S
		(ACRES)	N.A.O.S. FACTOR	(ACRES)
0%	2%	3.8	25%	0.95
2%	5%	4.0	25%	1.01
5%	10%	9.4	35%	3.28
10%	15%	11.1	45%	5.01
15%	25%	9.6	45%	4.32
25%	+	1.3	45%	0.59
TOTAL		39.3		15.16

Subject to engineering and City review and approval.



NORTH

PRELIMINARY - NOT FOR CONSTRUCTION

- COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

10/23/14

Project No.

urban design studio land planning · development entitlements · landscape architecture

leave blank for standard WB finish

P= Standard powder coat finishes.

List your desired color in the order

comments area.

DIMENSIONS:

* 6P= Six Pack

PULSAR: 12V & 24V Brass Up Light

PROJECT:	
TYPE:	
CATALOG NUMBER:	
LAMP(S):	
NOTES:	

FIXTURE ORDERING INFORMATION

Example: PULS-12-L327 (Pulsar, 12 Volt, 3 Watt, 2700K LED MR16, 25' Wire Lead, Weathered Brass)

MODEL NAME	VOLTAGE	WATTAGE
PULS	12=12 Volt	L327= LED, 3W, 2700K, FL00D
	24=24 Volt	L330= LED, 3W, 3000K, FL00D
		L427= LED, 4W, 2700K, FL00D
		L430= LED, 4W, 3000K, FL00D
		L527= LED, 5W, 2700K, FL00D
		L530= LED, 5W, 3000K, FL00D
NOTE: Pre-lamped L		L627= LED, 6W, 2700K, FL00I
NOT available with 2	4V lamps. LED	L630= LED, 6W, 3000K, FL00D
fixtures are available	ONLY with a	20= 20W Halogen
25' wire lead. For ac		35= 35W Halogen
painted finishes or si	x pack options	NL=No Lamp
contact our factory.		*

wder Coated Finishes		Standard Finish	
Tucson Tan	TT	Weathered Brass	
White	WH	Stock powder coate	

Tucson Tan	TT	Weathered Brass W
White	WH	Stock powder coated c
Black	ВК	displayed are subject to va lead-times and will incur additional cost. A Limited Warn
Verde Green	VG	applies to all powder co products. Custom colors available upon request. Pl
Titanium Knight	TK	inquire about cost and lead ti Contact factory for custom of
		and matching paint opr

	powder		
	ed are		
	al cost.		
	to al		
product	s. Cus	tom	colo
available	e upon	reques	t.
inquire	about co	ost and	lead
Contact	factory	for cus	stom
		paint	

PATENT # D495,079 * Only available with the NL wattage option.

Unique Lighting Systems® reserves the right to modify the design and/or construction of the fixture shown without further notification

SPECIFICATIONS

FLEXTM Unique Lighting Systems® fixtures are available with LED lamps.

Sorios LED Please specify the lamp code

Our Commitment Unique Lighting Systems' highest commitment is to set the standard for manufacturing innovative and quality products. This commitment is evident through our detailed inspection processes and extensive field testing. From the initial design process of each product, to the final assembly of each custom-made individual part, our manufacturing process accomplishes the highest level of performance and durability carried through to final beautiful styling make Unique™ fixtures the ideal solution

delivery to the end user. Durable construction and for any residential or commercial application. Unique Lighting[™] already holds numerous product patents and we are constantly developing innovative ideas to help expand the lighting industry.

Precision machined from solid brass casting. Body design provides enclosed, water resistant wireway to protect wires. Features an integral knuckle for maximum mechanical strength.

High temperature silicone o-ring for water-tight seal.

Knuckle

Machined brass knuckle with a solid brass adjustable thumb screw. Vertical tilt of 270° and horizontal rotation of 360° for easy aiming. The Orbital Lock Nut™ allows for locking the horizontal rotation without adjusting the stake.

Precision machined and comes with a factory sealed

shock resistant glass lens to prevent water intrusion. Accepts up to one additional lens/hex cell accessory.

Comes with a complete set of optical designer lenses including: spread lens, frosted, hex cell.

WIRE LENGTH

* 0= 3' wire lead

* 50= 50' wire lead

Leave blank for standard 25' length

For use with a haloger lamp up to 35W MR16 lamp. FLEX™ Series LED lamps are available in 3W, 4W, 5W or 6W MR16. LED lamps are available in 2700K and 3000K color temperatures.

Electrical Requirements A remote 12V or 24V transformer required, may be ordered separately from Unique Lighting Systems®. Voltage range for 12V halogen lamps is 10.8V to 12V. Voltage range for 24V halogen lamps is 21.6V to 24V. Voltage range for *FLEX™* Series LED MR16 lamps is 10V-18V.

Lamp Connection Specification grade, beryllium copper lamp holder. GU5.3 base.

Exclusive UF Intelli-Flex wire with anti-moisture migration connections

Standard mounting stake is injection molded PVC with a ½" NPS threaded female fitting.

Exclusive Weathered Brass finish is standard. Unique™ Lightings' Weathered Brass finish is a "living finish" and will naturally patina and change over time. Polyester powder coat

The Odyssey Family of products from Unique Lighting Systems® carries a limited lifetime warranty against manufacturer's defects.

finishes are also available (see chart above).

Manufactured to ISO 9001-2008 Quality



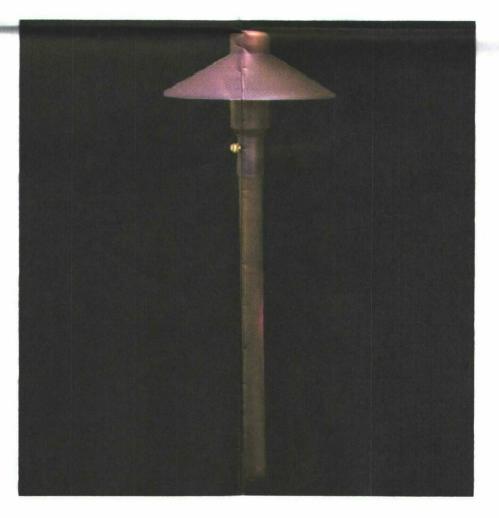
UL 2108:2004 R12.07 CSA C22.2.9.0-96 (R2006)

5825 Jasmine Street Riverside, CA 92504 www.uniquelighting.com

T 800-955-4831

F 800-955-9852

UNIQUE LIGHTING SYSTEMS -'PULSAR' BULLET LIGHT W/ WEATHERED BRASS FINISH



UNIQUE LIGHTING SYSTEMS -'MERCURY' AREA PATH LIGHT W/ WEATHERED BRASS FINISH

UNIQUE LIGHTING SYSTEMS®

Area Light Stake Mounted Area Light Odyssey™ Series MERCURY 7: 12V & 24V Brass Area Light

PROJECT: TYPE: CATALOG NUMBER LAMP(S):

FIXTURE ORDERING INFORMATION

Example: M7-12-L2 (Mercury 7, 12 Volt, 2 Watt, 3000K LED T3, 25' Wire Lead, Weathered Brass)

MODEL NAME	VOLTAGE
M7= (Std.) 18" stem	12=12 Volt
*M712= 12" stem	24=24 Volt
*M724= 24" stem	
*M736= 36" stem	
*M748= 48" stem	

Powder Coated Finishes

Black

Verde Green

Titanium Knight

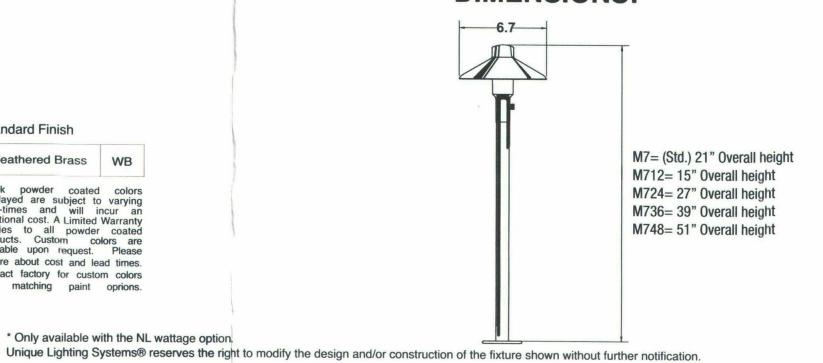
WATTAGE L1= LED, 1W, 3000K L2= LED, 2W, 3000K 20= 20W Xelogen NL= No Lamp

WIRE LENGTH Leave blank for standard 25' length * 0= 3' wire lead * 50= 50' wire lead

leave blank for standard WB finish P= Standard powder coat finishes. List your desired color in the order comments area.

OPTIONS * 6P= Six Pack

DIMENSIONS:



FLEXTM Unique Lighting Systems® fixtures are available with LED lamps.

Series LED Please specify the lamp code when ordering.

* Only available with the NL wattage option.

inquire about cost and lead times

Standard Finish

SPECIFICATIONS

Unique Lighting Systems' highest commitment is to set the standard for manufacturing innovative and quality products. This commitment is evident through our detailed inspection processes and extensive field testing. From the initial design process of each product, to the final assembly of each custom-made individual part, our manufacturing process accomplishes the highest level of performance and durability carried through to final delivery to the end user. Durable construction and beautiful styling make Unique fixtures the ideal solution for any residential or commercial application. Unique Lighting™ already holds numerous

product patents and we are constantly developing

innovative ideas to help expand the lighting industry.

Materials

Crafted from extruded brass.

Brass unibody design provides enclosed, water resistant

Extruded brass with brass height adjustment thumb

Shroud Stamped brass. Reflective Powder Coat Interior.

Shock resistant, frosted Borosilicate Glass lens.

GU5.3 base.

For use with a Xelogen lamp up to 20W. FLEX™ Series LED lamps are available in 1W or 2W T3 lamps. LED lamps are available in 3000K color

Electrical Requirements A remote 12V or 24V transformer required, may be ordered separately from Unique Lighting Systems®. Voltage range for 12V halogen lamps is

Specification grade, beryllium copper lamp holder

10.8V to 12V. Voltage range for 24V halogen lamps is 21.6V to 24V. Voltage range for 12V FLEX™ Series LED lamps is 10V-18V.

Exclusive UF Intelli-Flex wire with anti-moisture migration connections.

Mounting Stake Standard mounting stake is injection molded PVC

with a ½" NPS threaded female fitting. Exclusive Weathered Brass finish is standard. Unique™ Lightings' Weathered Brass finish is a

"living finish" and will naturally patina and change over time. Polyester powder coat finishes are also available (see chart above).

The Odyssey Family of products from Unique Lighting Systems® carries a limited lifetime warranty against manufacturer's defects.

Manufacturing Manufactured to ISO 9001-2008 Quality standard.

TÜV Rheinland

UL 2108:2004 R12.07 CSA C22.2.9.0-96 (R2006)

Unique Lighting Systems® 5825 Jasmine Street www.uniquelighting.com Riverside, CA 92504

T 800-955-4831 F 800-955-9852

LIGHT FIXTURE FINISHES ARE TO BE OF EARTH TONE COLORS TO BLEND WITH LANDSCAPING, AS SELECTED BY LANDSCAPE ARCHITECT.

LIGHTING CUT SHEETS



RANCH GATE & 128TH STREET

SCALE: 1"=100"

Subject to engineering and City review and approval.

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LLC shall be without liability to LVA Urban Design Studio, LLC. R:\1429-Ranch Gate & 128th St\CAD\LVA\APP-ZN\exhibit_Lighting Cut Sheet.dwg Jan 29, 2015

3-ZN-2015 2/2/2015

LANDSCAPE ZONES:



The identified areas are intended to depict the undisturbed portion of the property and may include limited re-vegetation of salvaged or supplemental native materials around areas of adjacent disturbance.



The identified area reflects locations that will be re-vegetated as a result of off-lot grading disturbance. These areas will be supplemented with salvaged materials, containerized plantings and / or hydroseed for stabilization of slope areas. Areas of high visibility will be supplemented with salvaged large-box specimen trees.



Areas indicated adjacent to Ranch Gate Road and the entry drive will be supplemented with a combination of new containerized plant material, salvaged trees and cacti material to enhance screening from the existing roadway and adjacent properties. The planting palette for these areas will comply with City of Scottsdale recommended planting materials within City rights-of-way.

NOTE:

Concepts are preliminary and for illustrative purposes only. Design may be subject to change prior to final approval.

RE-VEGETATION AND IRRIGATION METHOD:

Plant species selected for this project will be chosen from a native Sonoran Desert palette as referenced in the Design Guidelines and Policies for Environmentally Sensitive Lands Manual. For re-vegetated portions of the site, a hydroseed mix will be used to allow quick, efficient re-growth of plant material within disturbed landscape areas. Hydroseed planting areas may also be supplemented with containerized plants to enhance visual aesthetics.

All re-vegetated NAOS areas shall be watered for three years maximum. At the end of three years (or the plant material located within the NAOS areas have become established), the irrigation system to the NAOS area shall be permanently disconnected.

Irrigation methods will vary depending upon plant types. Container-grown plant material shall be irrigated with drip irrigation. Depending upon the season at time of hydroseed installation, either temporary irrigation spray heads may be installed or watering from water trucks may be used to assist hydroseed germination.

LOW VOLTAGE LIGHTING

7 TREE / ACCENT UPLIGHT NIGHTSCAPING 'CELEBRITY' AU-0603 / VISTA LIGHTING NO. 2219 / OR EQUAL.

SIGNAGE LIGHT / UPLIGHT NIGHTSCAPING 'MAGNALITER' GU-1265 / VISTA LIGHTING 5213 / OR EQUAL.

(LIGHT FIXTURE FINISHES ARE TO BE OF EARTH TONE COLORS TO BLEND WITH LANDSCAPING, AS SELECTED BY LANDSCAPE ARCHITECT)

CONCEPTUAL PLANT LIST

TREES

SPECIMEN NATIVE TREE

NATIVE MESQUITE / BLUE PALO VERDE / IRONWOOD

SHRUBS / GROUNDCOVER

CREOSOTE / HACKBERRY / JOJOBA / WOLFBERRY / MORMON TEA / GIANT BURSAGE

BRITTLEBUSH / BURSAGE / CHUPAROSA / **BUCKWHEAT / TURPENTINE BUSH**

CACTI / ACCENTS

SAGUARO

BANANA YUCCA / PRICKLY PEAR / OCOTILLO / STAGHORN CHOLLA / BARREL CACTUS

GROUNDCOVER / WILDFLOWERS

VERBENA / DESERT MARIGOLD / PENSTEMON /

BLACKFOOT DAISY / DESERT MALLOW

GENERAL NOTES

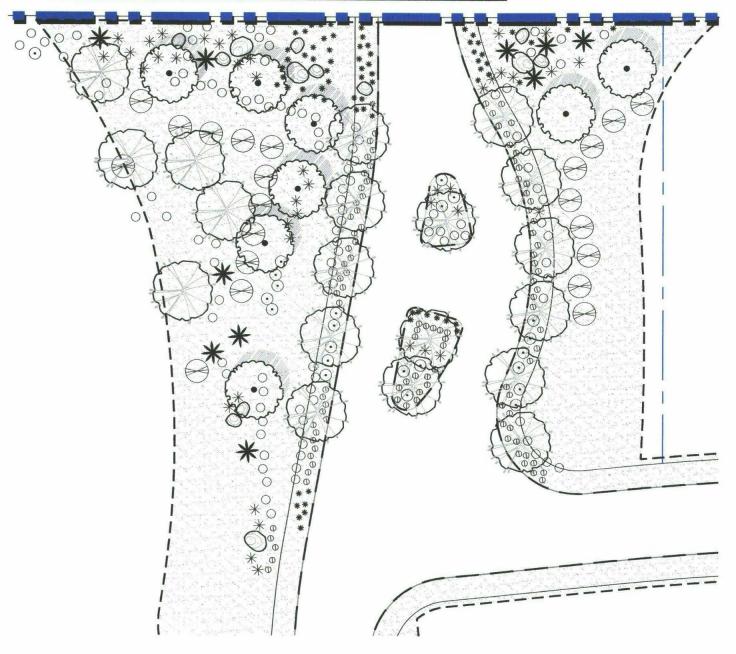
- ALL DISTUBED AREAS ARE TO HAVE 'DESERT FLOOR' DECOMPOSED GRANITE. MATCH COLOR AND SIZE OF SURROUNDING AREAS.
- ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES
- BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.
- PLANTS INSTALLED IN RETENTION BASINS TO CONFORM TO CITY OF SCOTTSDALE DS & PM, SECTION 2-1.903.
- THORNY SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/ CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING. (DSPM SEC. 2-1.1001.13)

HYDROSEED MIX

AMBROSIA DELTOIDEA ATRIPLEX CANESCENS **ENCELIA FARINOSA** ERICAMERIA LARICIFOLIA LARREA TRIDENTATA SENNA COVESII SPHAERALCEA AMBIGUA

TRIANGLE-LEAF BURSAGE FOUR-WING SALTBUSH BRITTLEBUSH TURPENTINE BUSH **CREOSOTE BUSH DESERT SENNA GLOBEMALLOW**

CONCEPTUAL ENTRY - ENLARGED



APPROX. SCALE: 1"=80"

1429

DRAWN BY: JS

PRELIMINARY. NOT FOR CONSTRUCTION.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adaption by LVA Urban Design Studio, LCC shall be without liability to LVA Urban Design Studio, LLC. Subject to engineering and City review and approval.

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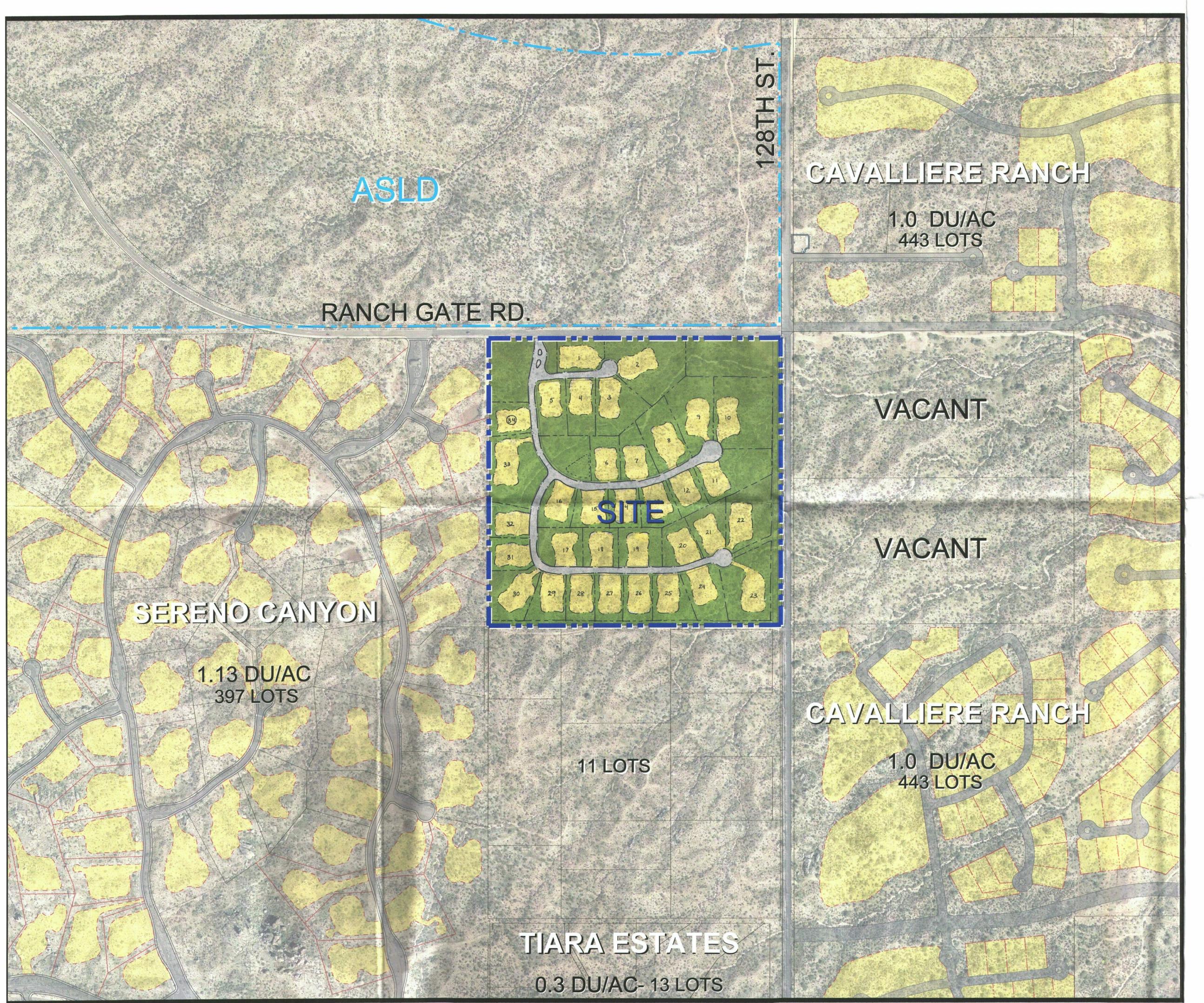
128TH & RANCHGATE

CONCEPTUAL LANDSCAPE PLAN

SHEET -

1/13/15





CONTEXT AERIAL with SITE PLAN

PROJECT BOUNDARY

GROSS SITE AREA: 40.0 AC 39.3 AC **NET SITE AREA:**

CURRENT ZONING: R1-130 ESL PROPOSED ZONING: **R1-35 ESL**

PROPOSED # OF UNITS: 34 UNITS

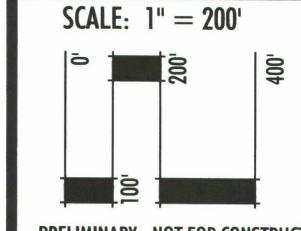
GROSS DENSITY: 0.85 DU/AC

MAXIMUM BUILDING HEIGHT: 24'

BUILDING SETBACKS:

FRONT: SIDE: **REAR**:

Subject to engineering and City review and approval.



NORTH

1429

Date.

1/22/15

Project No.

