

Full Size or Largest Size
(site plan, landscape, elevations)

14-ZN-2014
6-GP-2014

1st Submittal Resubmittal (circle one)

Administrative Substantive (circle one) _____ Date Due _____

Development Application PC/CC, CC and DRB

Coordinator: _____ Date of application submittal: _____ -PA-

Date Plans Were Routed _____ Staff _____

Please check the appropriate box of the Type(s) of Application(s)

Planning Commission and City Council	Development Review	Other
<input checked="" type="checkbox"/> General Plan Amendment (GP)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Annexation/De-annexation (AN)
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Subdivisions (Major) (PP)	<input type="checkbox"/> In-Lieu Parking (IP) (More than 5 spaces)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Hardship Exemption (HE)
<input type="checkbox"/> Conditional Use Permit (UP)	Board of Adjustment	Other Application Type Not Listed
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Variance (BA)	<input type="checkbox"/>
<input type="checkbox"/> Abandonment (AB)	<input type="checkbox"/> Zoning or DS&PM Appeal	<input type="checkbox"/>

<input type="checkbox"/> PC/CC Track - Not including major General Plan Amendment	<input type="checkbox"/> DRB Track	<input type="checkbox"/> BofA Track	<input type="checkbox"/> (White)	<input type="checkbox"/> Other
---	------------------------------------	-------------------------------------	----------------------------------	--------------------------------

Coordinator, please complete the following:

- Is this a resubmittal: Yes or No (circle one)
Yes, this is a resubmittal. Indicate the Review Track that the application was resubmitted on: _____
- Review Team. Please indicate below who and what are to be routed:

Review Team	Memo	Narrative	Site Plan	G & D Plan	Drainage Report	Trip gen, Traffic Study, TIMA	Water and/or Wastewater Basis of Design	Archeologically Report	Others	Add other item(s) below
Steve Venker (Design Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	P.P
Jeri Pulkinen (Engineering)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	
Phil Kercher (Traffic Engineering & Planning)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>			<input type="checkbox"/>	
Doug Mann (Water and Wastewater)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Fire Group <i>Scott</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	
Storm water group	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input type="checkbox"/>	
Adam Yaron (Long Range Planning)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	
Tanya Hazlehurst (Street Names) (PP Cases)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	
Sarah Ferrara (within 20,000 ft. of a runway) (Short form or Long Form)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	
Greg Williams (Maps) (PP & AB Cases)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	
Steve Venker (Historic Property and Archeological)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	

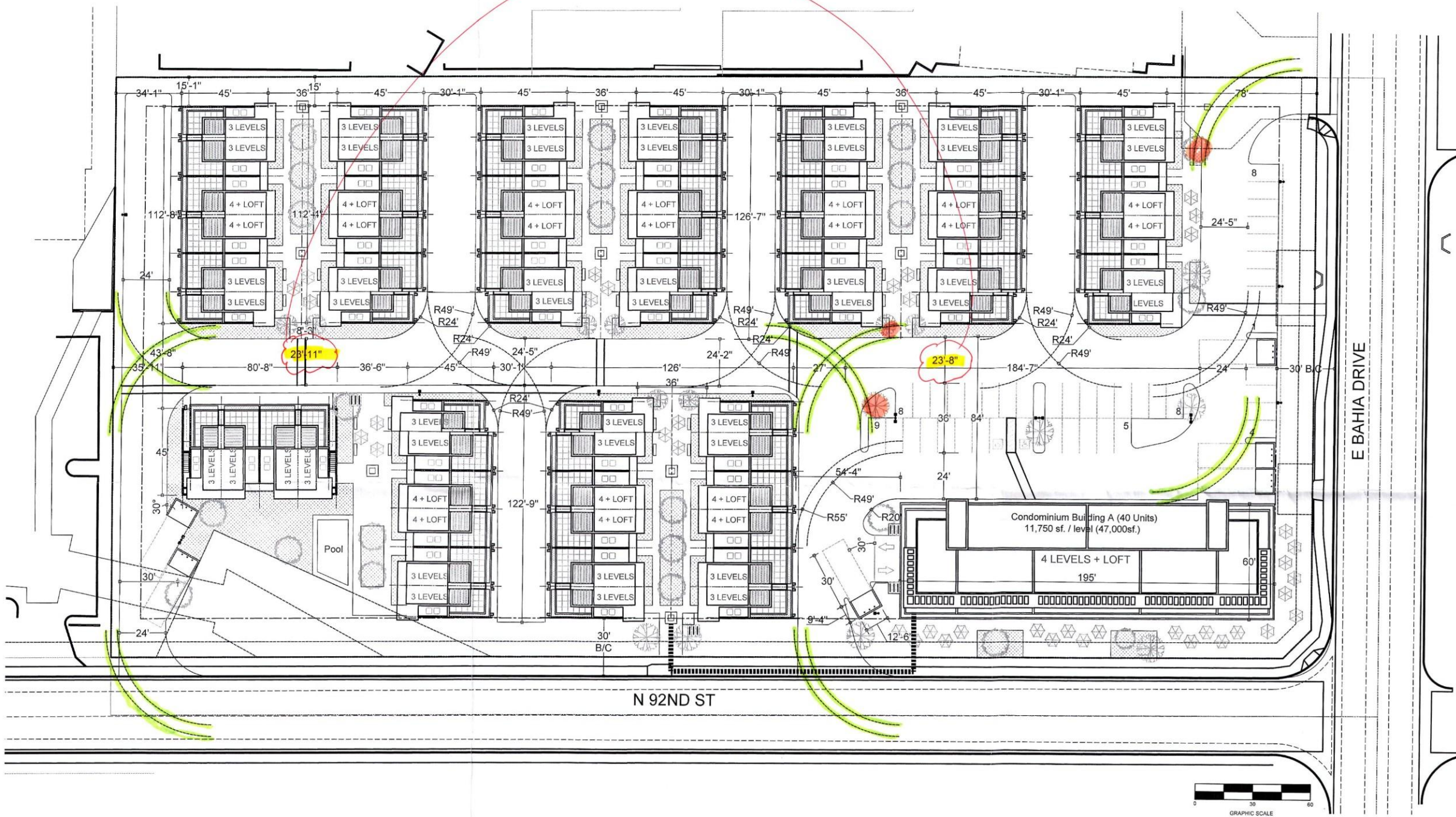
Fire Plan Review By:
Scott Stanek (480) 312-7061
email: sstanek@scottsdaleaz.gov
qty 2 qty 2

Taylor Reynolds

14-ZN-2014 &
6-GP-2014
10/1/2014

November 18, 2013

Demonstrate min. drive width
of 24' per ord. 4045 sec. 502.2.1



Provide turning radii dimensions
Per Dst+PM 2-1.801(5)

Bucket swing for radii shall
not be obstructed by vertical
clearance greater than 6' in
height per Dst+PM 2-1.802(5)

1 ROOF SITE PLAN
SCALE: 1" = 30'-0"

Bahia Airpark Project Information

Aug 12, 2014

Site Area: 187,318 s.f. (or approx. 4.3 acs)
Current Zoning: I-1, PCD
Proposed Zoning: PCD with PCP overlay

Building Area and Unit Counts:
Retail/Restaurant: 10,000 sf
Condominiums: 36,000 sf 14 units
Townhouses: 171,800 sf 64 units
Total: 222,800 sf 78 units

FAR:
Allowed (base): 0.8 (plus bonus up to 1.6)
Proposed: 1.2

Dwelling units per Acre:
Proposed: 18.2 DU/A

Building Height:
Allowed: Up to 92 ft with bonus (base height 54 ft)
Proposed: 65 ft.

Parking:
Required:
Townhouses: 64 units @ 2 per unit 128 spaces
Condominiums: 14 units @ 1.8 average 26 spaces
Restaurant: 3,000 sf @ 1/50 public 30 spaces
Commercial: 7,000 sf @ 1/200 35 spaces
217 spaces
Provided:
Townhouses: 128 spaces
Underground Parking: 36 spaces
Surface Parking: 43 spaces
207 spaces

Open Space:
Required: 25% of net site area
187,318 sf x 25% = 46,830 sf of Open Space
Provided: 48,964 sf (26.1%)



H&S International LLC

Bing Hu Architect
P.O. BOX 13720
Scottsdale, Arizona 85267-3720
602-585-6898
602-585-2298 (FAX)

Kona Office
75-5665 Luhia St. #CG
Kailua-Kona, Hawaii 96740
(808) 331-8170
(808) 331-8270 (FAX)

© 2013 H & S International LLC.
THIS DOCUMENT IS THE PROPERTY OF
H&S INTERNATIONAL LLC AND CANNOT BE COPIED
OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION
FROM THE PRINCIPAL OF H&S INTERNATIONAL

BAHIA WORK LIVE PLAY
SCOTTSDALE, ARIZONA
610 LOT 21 - BAHIA DRIVE AND 92ND STREET

Fire Plan Review By:
Scott Stanek (602) 312-7061
email: sstanek@scottsdaleaz.gov

REVISION	
REVISION	
REVISION	
DATE	10-01-2014
ARCHITECT	BING HU
PROJECT MANAGER	
PROJECT NUMBER	14-10
SCALE	AS NOTED
DRAWN BY	
CHECKED BY	BH
SHEET TITLE	ROOF SITE PLAN

AS-1.1



H&S International LLC

Bing Hu Architect
P.O. BOX 13720
Scottsdale, Arizona 85267-3720
602-585-6898
602-585-2298 (FAX)

Kona Office
75-5655 Lohia St. #CG
Kailua-Kona, Hawaii 96740
(808) 331-8170
(808) 331-8270 (FAX)

© 2013 H & S International LLC
THIS DOCUMENT IS THE PROPERTY OF
H&S INTERNATIONAL LLC AND CANNOT BE COPIED
OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION
FROM THE PRINCIPAL OF H&S INTERNATIONAL

BAHIA WORK LIVE PLAY
SCOTTSDALE, ARIZONA
610 LOT 21 - BAHIA DRIVE AND 92ND STREET

Bahia Airpark Project Information

Aug 12, 2014

Site Area: 187,318 s.f. (or approx. 4.3 acs)
Current Zoning: I-1, PCD
Proposed Zoning: ~~PCD~~ with PCD overlay (P.P. PCD)

Building Area and Unit Counts:	
Retail/Restaurant:	10,000 sf
Condominiums:	36,000 sf 14 units
Townhouses:	171,800 sf 64 units
Total	222,800 sf 78 units

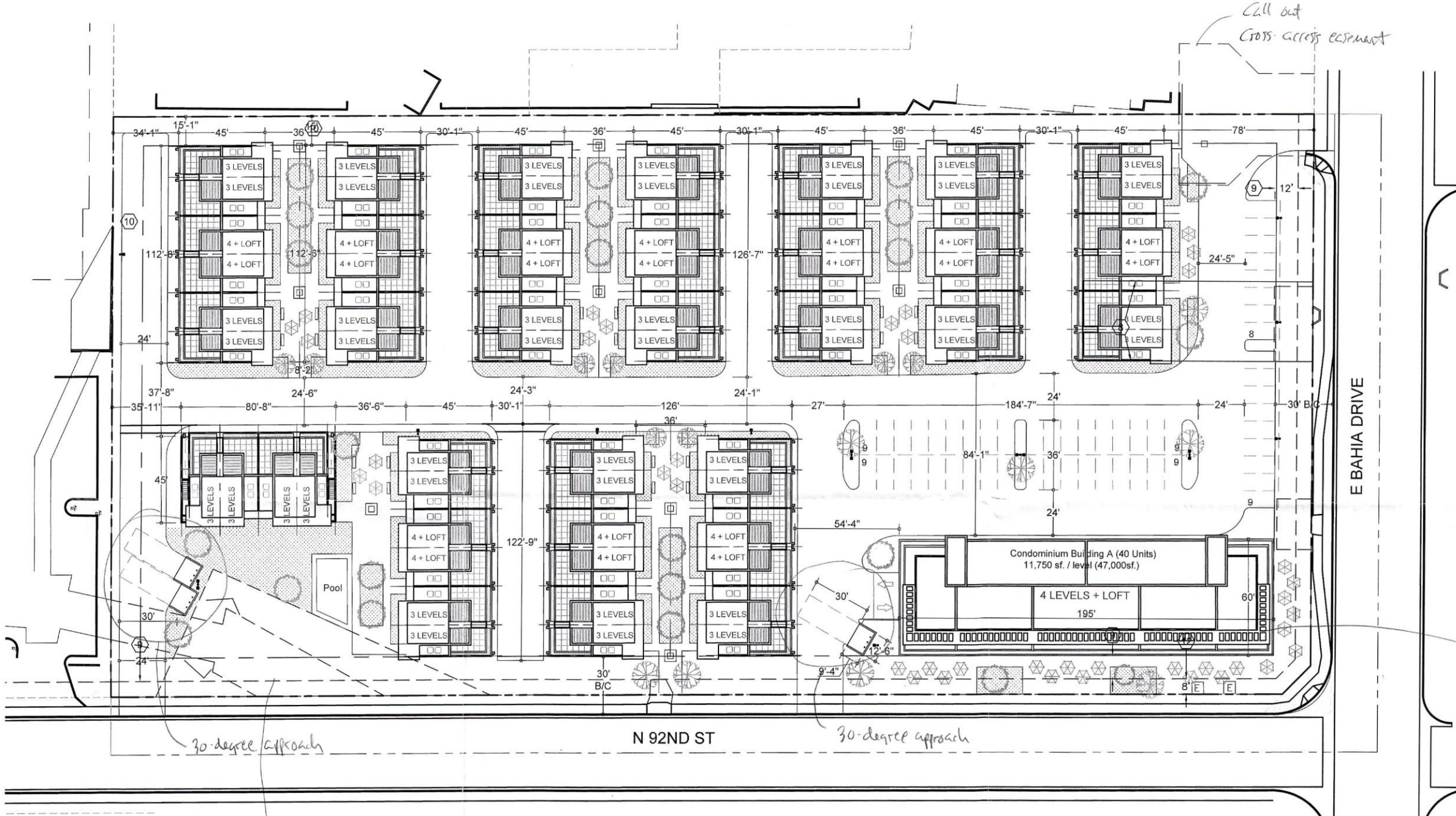
FAR:
Allowed (base): 0.8 (plus bonus up to 1.6)
Proposed: 1.2

Dwelling units per Acre:
Proposed: 18.2 DU/A

Building Height:
Allowed: Up to 92 ft with bonus (base height 54 ft)
Proposed: 65 ft. *include rooftop appearance*

Parking:	
Required:	
Townhouses: 64 units @ 2 per unit	128 spaces
Condominiums: 14 units @ 1.8 average	26 spaces
Restaurant: 3,000 sf @ 1/50 public	30 spaces
Commercial: 7,000 sf @ 1/200	35 spaces
	217 spaces
Provided:	
Townhouses:	128 spaces
Underground Parking:	36 spaces
Surface Parking:	58 spaces
	222 spaces

Open Space: *are mixed use development ratios*
Required: 25% of net site area
187,318 sf x 25% = 46,830 sf of Open Space
Provided: 49,200 sf (26.2%)



*Call out
Cross access easement*

30-degree approach

30-degree approach

Identify easements

*- pedestrian circulation
- sidewalk widths on streets??
- refuse collection appears substandard*

*pedestrian connection from
street to commercial??*



SITE PLAN
SCALE: 1" = 30'-0"

618-PA-2014

14-ZN-2014
8/28/2014

AS-1.1

BAHIA WORK LIVE PLAY

REVISION	
REVISION	
REVISION	
DATE	08-28-2014
ARCHITECT	BING HU
PROJECT MANAGER	
PROJECT NUMBER	14-10
SCALE	AS NOTED
DRAWN BY	
CHECKED BY	BH
SHEET TITLE	



I-1, PCD

I-1, PCD

I-1, PCD

I-1, PCD

I-1, PCD

I-1, PCD

I-1, PCD

I-1, PCD

I-1, PCD

I-1, PCD

I-1, PCD

I-1, PCD

I-1, PCD

I-1, PCD

I-1, PCD

I-1, PCD

I-1, PCD

I-1, PCD

I-1, PCD

I-1, PCD

I-1, PCD

I-1, PCD

I-1, PCD

I-1, PCD

I-1, PCD

I-1, PCD

I-1, PCD

I-1, PCD

I-1, PCD

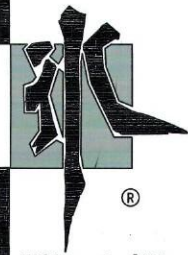
C-3, PCD

C-3, PCD

C-3, PCD

1 CONTEXT AERIAL
SCALE: 1" = 100'-0"

14-ZN-2014
8/28/2014



H&S International LLC
Bing Hu Architect
P.O. BOX 13720
Scottsdale, Arizona 85267-3720
602-585-6898
602-585-2298 (FAX)

Kona Office
75-5865 Lihua St., #CC
Kohala - Kona, Hawaii 96740
(808) 331-8170
(808) 331-8270 (FAX)

© 2013 H & S International LLC
THIS DOCUMENT IS THE PROPERTY OF
H&S INTERNATIONAL LLC AND CANNOT BE COPIED
OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION
FROM THE PRINCIPAL OF H&S INTERNATIONAL

BAHIA WORK LIVE PLAY

610 LOT 21 - BAHIA DRIVE AND 92ND STREET

SCOTTSDALE, ARIZONA

REVISION	
REVISION	
REVISION	
DATE	08-28-2014
ARCHITECT	BING HU
PROJECT MANAGER	
PROJECT NUMBER	1410
SCALE	AS NOTED
DRAWN BY	
CHECKED BY	EH
SHEET TITLE	

CONTEXT AERIAL PLAN

AS-1.2

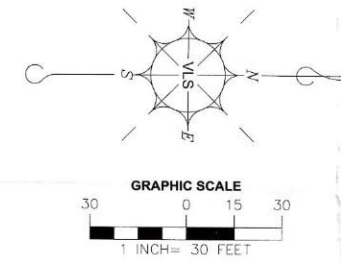
BAHIA WORK LIVE PLAY

618-PA-2014

UPDATED A.L.T.A./A.C.S.M. LAND TITLE SURVEY

OF
G.L.O. LOT 21

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 3 NORTH, RANGE 5 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



NW COR GLO LOT 22
FOUND CITY OF SCOTTSDALE
BRASS CAP FLUSH

BAHIA DRIVE

NE COR GLO LOT 21
FOUND CITY OF SCOTTSDALE

LEGEND

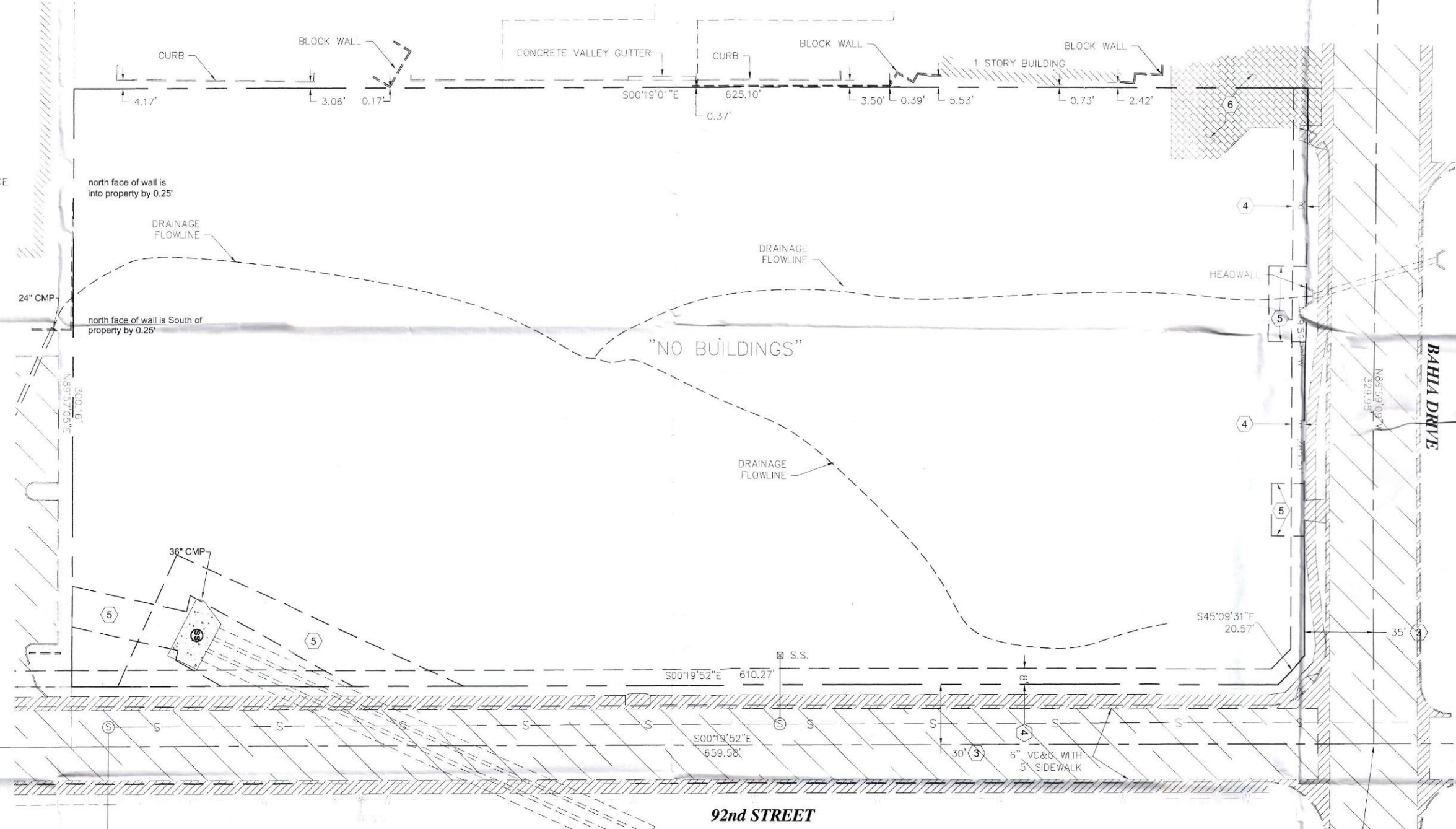
- PAVEMENT
- CONCRETE
- BRICK PAVERS
- BUILDING
- ELECTRIC TRANSFORMER
- TELEPHONE RISER
- COMMUNICATIONS JUNCTION BOX
- SANITARY SEWER MANHOLE
- SEWER STUBOUT
- WATER STUBOUT
- WATER VALVE
- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE
- FLOWLINE
- CURB
- WALL
- SEWER BLUESTAKE
- ELECTRIC BLUESTAKE
- WATER BLUESTAKE
- COX CABLE

MCDOWELL MT. BUSINESS CENTER IV
LOT 5
Book 994, Page 37, M.C.R.

MCDOWELL MT. BUSINESS CENTER
A CONDOMINIUM
Book 648, Page 26, M.C.R.

PAVO INDUSTRIAL
LOT 2
Book 1077, Page 05, M.C.R.

PAVO INDUSTRIAL
LOT 1
Book 1077, Page 05, M.C.R.



FOUND CITY OF SCOTTSDALE
BRASS CAP FLUSH

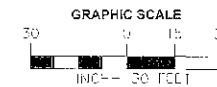
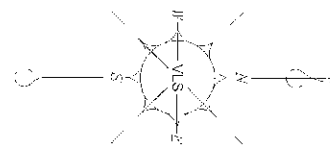
92nd STREET

REVISION		SURVEYED BY: D. Lundquist	DRAWN BY: Guerra/Vaughn	CHECKED BY: J. N. Vaughn
<p>VAUGHN LAND SURVEYING INC.</p> <p style="font-size: small;">Phoenix and East Valley - (480) 921-1565 Casa Grande - (520) 316-0400 Buckeye - (623) 386-2388</p> <p style="font-size: small;">P.O. Box 0111 Mesa, AZ 8777-0111 Ph (480) 921-1565 Fax (480) 921-1567</p>				
<p>ALTA Survey GLO Lot 21</p> <p style="font-size: x-small;">Section 6 North Township 3 North Range 5 East OF THE G. & S.R. B. & M. MARICOPA COUNTY, ARIZONA www.VaughnLS.com</p>				
DATE: August 4, 2014				
FILE: 2184.DWG				
TAB: ALTA 2				
JOB: VLS# 2184				

UPDATED A.L.T.A./A.C.S.M. LAND TITLE SURVEY

OF
G.L.O. LOT 21

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 3 NORTH, RANGE 5 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



LEGEND

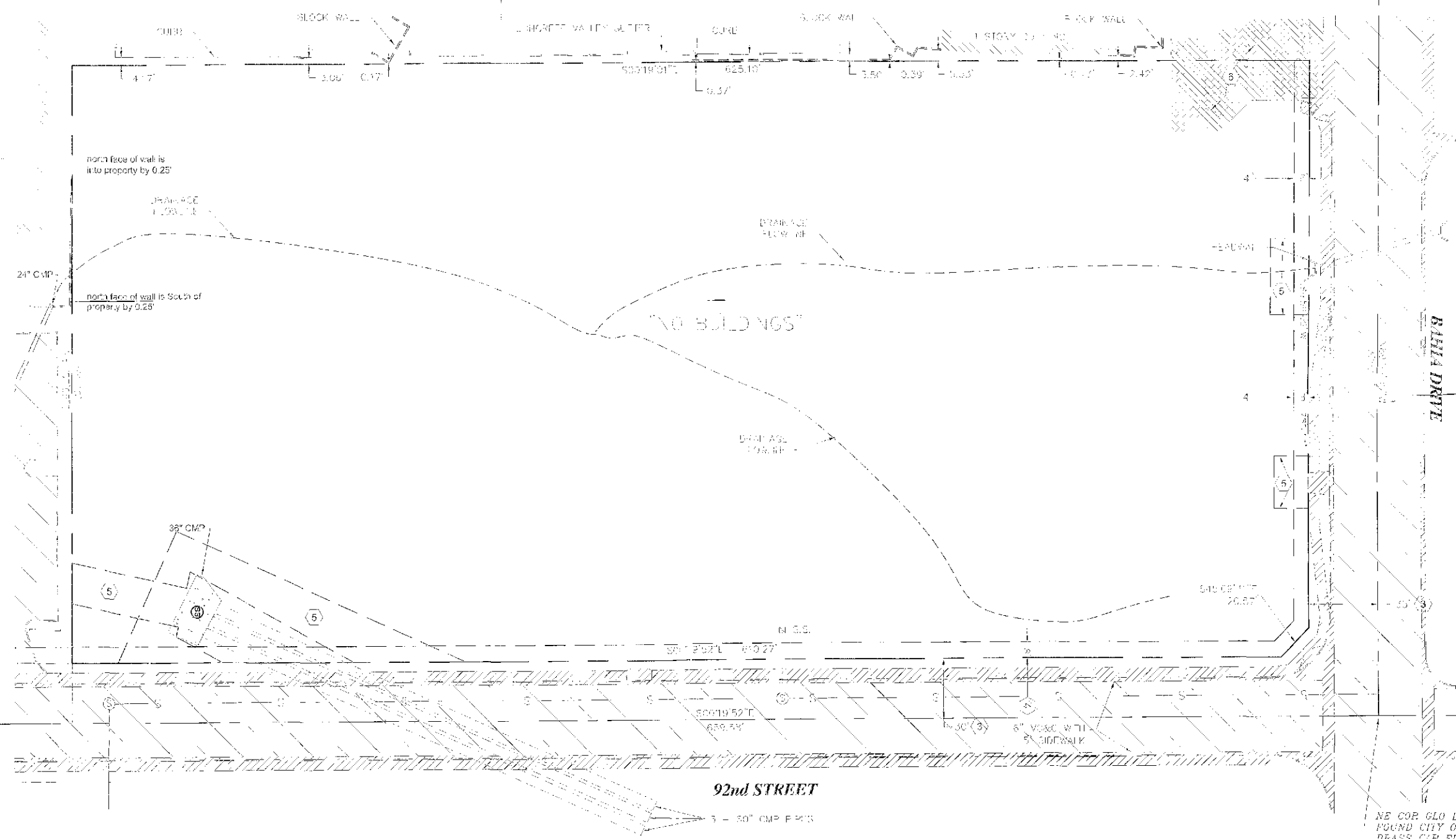
- PAVEMENT
- CONCRETE
- BRICK PAVERS
- BUILDING
- TRANSFORMER
- RISER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- SIMPLER SEWER
- WATER METER
- VALVE
- LAMP
- POLE
- ELEVATION
- CURB
- DRAINAGE
- FENCE
- GROUND
- HOLE
- INTERSECTION
- KICK
- MARK
- NAIL
- OIL
- PILE
- QUANT
- RAIL
- SIGN
- TIE
- UTILITY
- VALVE
- WATER
- X
- Y
- Z

McDOWELL MT. BUSINESS CENTER
A CONDOMINIUM
Book 648, Page 26, M.C.R.

PAVO INDUSTRIAL
LOT 2
Book 1077, Page 05, M.C.R.

PAVO INDUSTRIAL
LOT 1
Book 1077, Page 05, M.C.R.

McDOWELL MT. BUSINESS CENTER IV
LOT 5
Book 894, Page 37, M.C.R.



NE COR GLO LOT 22
FOUND CITY OF SCOTTSDALE
BRASS CAP FLUSH

GILA DRIVE

FOUND CITY OF SCOTTSDALE
BRASS CAP FLUSH

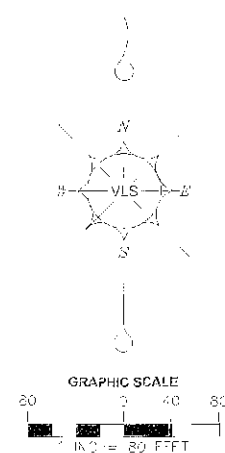
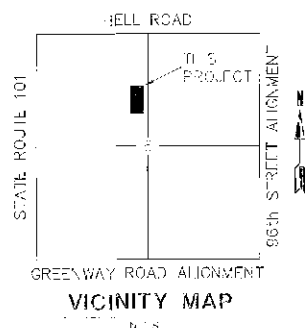
NE COR GLO LOT 21
FOUND CITY OF SCOTTSDALE
BRASS CAP FLUSH

REVISION					
SURVEYED BY:	D. Linnquist	DRAWN BY:	Guerra/Vaughn	CHECKED BY:	J. N. Vaughn
VAUGHN LAND SURVEYING INC.					
P.O. Box 90111 Mesa, AZ 85777-0111 Ph (480) 911-1565 Fax (480) 911-1567					
Phoenia and East Valley (480) 921-1565 Casa Grande (520) 316-0400 Buckeye (623) 386-2388					
ALTA Survey GLO Lot 21 Section 6 Township 3 North Range 5 East OF THE G. & S.R. B. & M. MARICOPA COUNTY, ARIZONA www.VaughnLS.com					
DATE: August 4, 2014					
FILE: 2184.DWG					
TAB: ALTA 2					
JOB: VLS# 2184					
PRELIMINARY-NOT FOR CONSTRUCTION OR RECORDING					
SHEET 2 OF 2					

REVISED A.L.T.A./A.C.S.M. LAND TITLE SURVEY

OF
G.L.O. LOT 21

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 3 NORTH, RANGE 5 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.
AS RECORDED IN BOOK 831, PAGE 29, M.C.R.



- ### NOTES
- All Title Information is based upon a Commitment for Title Insurance prepared by First American Title Insurance Company, Order No. C0057012-051-IAS dated April 22, 2014, at 8:06 A.M.
 - The "BASIS OF READING" is the North Line of the Northwest Quarter of Section 6, Township 3 North, Range 2 East, G4SRB5M, Maricopa County, Arizona, having an assumed bearing of S 89° 59' 05" W as shown on Book 700 of Maps, Page 12, MCR.
 - Net area is 187,425 sq. ft. or 4.303 acres ±.
 - This survey reflects above ground indications of utilities and information supplied by the respective utility companies. The surveyor can make no guarantee that the underground utilities shown comprise all in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible. The surveyor has not physically located the underground utilities.
 - Adjacent owner information is per Maricopa County Assessor's Maps.
 - Bearing, distance, bearings, descriptions, etc. which may vary from the provisions of the recorded information, reflects actual measured data, or the best interpretation of the undersigned.
 - Survey field work was completed on Jan. 8, 2006 and checked & updated Aug. 4, 2014.
 - The word "bearing" or "azimuth" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
 - At the time of the survey, the unaided observer found no observable evidence of the site being used as a solid waste dump, dump or sanitary land fill.
 - There was no observable evidence of earth moving work, building construction or existing conditions of property within recent months.
 - A 1/2" Rebar, with R.I.S. # 14216, was set at all Property Corners, unless otherwise noted.
 - All Deeds of the City of Scottsdale verified that there is no Right of Way changes proposed or completed, to the best of his knowledge, at the time of this survey.

- ### REFERENCE DOCUMENTS
- UNRECORDED SURVEY BY COLLAR, WILLIAMS, & WHITE - 1988
 - UNRECORDED SURVEY BY VAUGHN & STANDAGE ENGINEERING - 1988
 - G.L.O. PLAT DATED 3-1-1952
 - BOOK 483 OF MAPS, PAGE 44, MCR
 - BOOK 610 OF MAPS, PAGE 48, MCR
 - BOOK 622 OF MAPS, PAGE 15, MCR
 - BOOK 667 OF MAPS, PAGE 28, MCR
 - BOOK 693 OF MAPS, PAGE 08, MCR
 - BOOK 700 OF MAPS, PAGE 12, MCR
 - BOOK 714 OF MAPS, PAGE 10, MCR
 - BOOK 724 OF MAPS, PAGE 18, MCR
 - BOOK 752 OF MAPS, PAGE 33, MCR
 - BOOK 763 OF MAPS, PAGE 38, MCR
 - BOOK 901 OF MAPS, PAGE 33, MCR
 - BOOK 994 OF MAPS, PAGE 37, MCR
 - BOOK 1077 OF MAPS, PAGE 05, MCR

UTILITY CONTACTS

SERVICE PROVIDER	TYPE OF SERVICES/COMMENT
ARIZONA PUBLIC SERVICE	ELECTRICAL - NO MAPS RECEIVED
ARIZONA PUBLIC SERVICE	COMMUNICATION - NO MAPS RECEIVED
COX COMMUNICATION	CABLE / FIBER OPTICS - NO MAPS RECEIVED
WCI	FIBER OPTIC - NO MAPS RECEIVED
CITY OF SCOTTSDALE	TRAFFIC SIGNAL - NO MAPS RECEIVED
CITY OF SCOTTSDALE	WATER & SEWER - MAPS RECEIVED
QWEST	FIBER OPTIC / TELEPHONE - MAPS RECEIVED
SRP	ELECTRICAL / IRRIGATION - NO CONFLICT
SOUTHWEST GAS	NATURAL GAS - NO MAPS RECEIVED

LEGEND

(M)	= MEASURED
(P)	= DATA FROM BK. 714, PG. 10, MCR
(P-1)	= DATA FROM BK. 463, PG. 44, MCR
(P-2)	= DATA FROM BK. 724, PG. 18, MCR
(P-3)	= DATA FROM BK. 707, PG. 22, MCR

LEGAL DESCRIPTION

PARCEL NO.1:
Lot 21, (sometimes described as the East half of the Northeast quarter of the Southeast quarter of the Northwest quarter of Section 6, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT all coal, oil, gas and other mineral deposits and together with all uranium, thorium or all materials which in or may be discovered by one of the United States or of the State of Arizona, or deposits of claims to be primarily essential to the production of electricity, materials, whether or not of economical value and the executive rights thereon, in or under the above described lands, shall be and remain and are hereby reserved, retained in patent recorded June 30, 1954 in Document No. 1382, page 411, records of Maricopa County, Arizona.

PARCEL NO.2:
A non-exclusive easement for vehicular ingress and egress as more particularly set forth in Reciprocal Easement Agreement recorded February 27, 2004, in Document No. 04-0203812, over the following described property:

A parcel of land located within the Southeast quarter of the Northwest quarter of Section 6, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCE at the intersection of 91st Street and Bahia Road, and point being the Northwest corner of G.L.O. Lot Twenty-two (22) in said Section 6;

THENCE South 89 degrees 58 minutes 19 seconds East, along the center line of said Bahia Road and North line of Lot 21 to a distance of 274.14 feet;

THENCE South 00 degrees 18 minutes 32 seconds East, a distance of 130.00 feet, to a point on the North right-of-way line of said Bahia Road, said point being the **POINT OF BEGINNING**;

THENCE continue South 00 degree 18 minutes 32 seconds East, a distance of 20.11 feet;

THENCE South 89 degrees 58 minutes 12 seconds West, a distance of 35.60 feet;

THENCE North 02 degrees 01 minutes 31 seconds West, a distance of 25.70 feet;

THENCE North 51 degrees 58 minutes 25 seconds East, a distance of 21.80 feet;

THENCE North 06 degrees 01 minutes 21 seconds West, a distance of 29.04 feet to the corner of South right-of-way of Bahia Road;

THENCE South 89 degrees 58 minutes 19 seconds East, along said South right-of-way line for a distance of 100.00 feet to the **POINT OF BEGINNING**.

SCHEDULE "B" ITEMS

- Taxes for the year of 2014, a Lien, but not yet due and payable.
- All matters as set forth on the RECORD OF SURVEY map recorded in Book 831 of Maps, page 29.
- An easement for RIGHT OF WAY and rights incidental thereto, recorded in Document No. 01-1092719.
- An easement for PUBLIC UTILITY and rights incidental thereto, recorded in Document No. 01-1092720.
- An easement for DRAINAGE and FLOOD CONTROL and rights incidental thereto, recorded in Document No. 01-1092721, in Document No. 01-1092722, in Document No. 01-1092723 and in Document No. 07-0566559.
- Terms and Conditions contained in RECIPROCAL EASEMENT AGREEMENT, creating Easement for VEHICULAR INGRESS and EGRESS, described in Schedule A, recorded in Document No. 04-0203812.
- All matters as set forth in the LETTER OF FLOOD INSURANCE RATE MAP recorded in Document No. 95-0077710.
- All matters as set forth in RESOLUTION NO. 5978 recorded in Document No. 01-1197954.
- All matters as set forth in the WAIVER OF RIGHT TO MAKE A CLAIM UNDER PROPOSITION 207 recorded in Document No. 08-0509401.

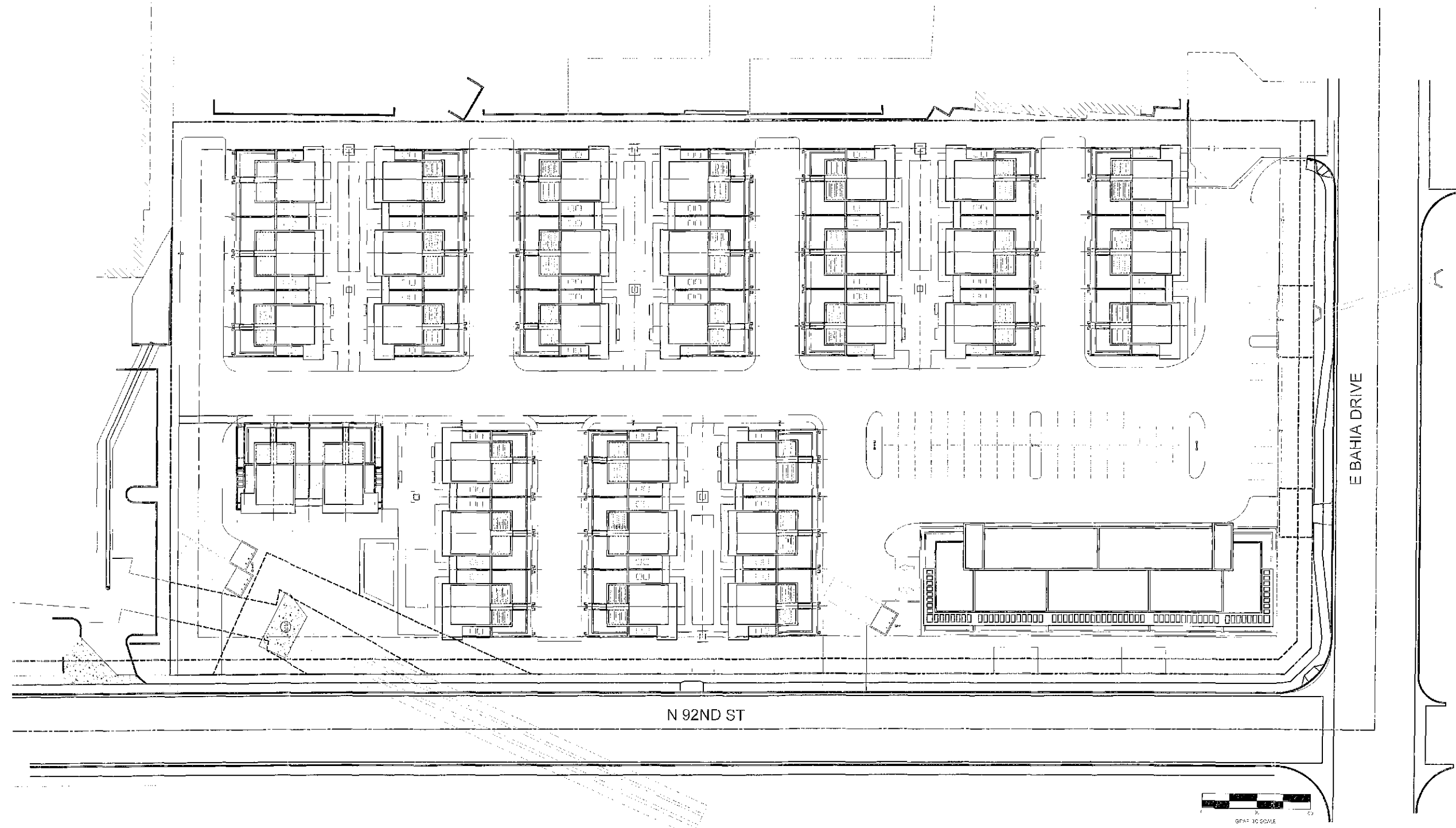
CERTIFICATION

To: Cellular Investments, LLC, an Arizona limited liability company and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes no items of Table A thereof. The field work was completed on August 4, 2014.

Date of Map: _____
Registration No. _____

REVISION	SURVEYED BY: D. Lundquist	DRAWN BY: Gareth Vaughn	CHECKED BY: J. N. Vaughn
VAUGHN LAND SURVEYING INC.			
Phoenix and East Valley: (480) 921-1565 Casa Grande: (520) 316-0400 Buckeye: (623) 386-2388			
P.O. Box 20111 Mesa, AZ 85277-0111 Ph: (480) 921-1565 Fax: (480) 921-1567			
ALTA Survey GLO Lot 21 Section 6 Township 3 North Range 5 East OF THE G. & S.R. B. & M. MARICOPA COUNTY, ARIZONA www.VaughnLS.com			
DATE: August 4, 2014			
FILE: 2184.DWG			
TAB: ALTA 1			
JOB: VLS 2184			
PRELIMINARY - NOT FOR CONSTRUCTION OR RECORDING			
SHEET 1 OF 2			



PHASING PLAN
SCALE: 1" = 30'-0"



H&S International LLC.
Bing Hu Architect
P.O. BOX 13720
Scottsdale, Arizona 85267-3720
(602) 950-5858
(602) 950-2255 (FAX)

Kona Office
75-5565 Lulu St. #00
Koloa- Kona, Hawaii 96740
(808) 331-8170
(808) 331-8270 (FAX)

© 2014 H&S International LLC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC AND IS TO BE KEPT CONFIDENTIAL. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

BAHIA WORK LIVE PLAY
610 LOT 21 - BAHIA DRIVE AND 92ND STREET
SCOTTSDALE, ARIZONA

DATE	08-08-2014
BY	BJG/PJ
PROJECT	AS NOTED
SCALE	AS NOTED
DESIGNED BY	D I
CHECKED BY	
DATE	08/28/2014

518-PA-2014

PHASING PLAN

AS-1.3

BAHIA WORK LIVE PLAY



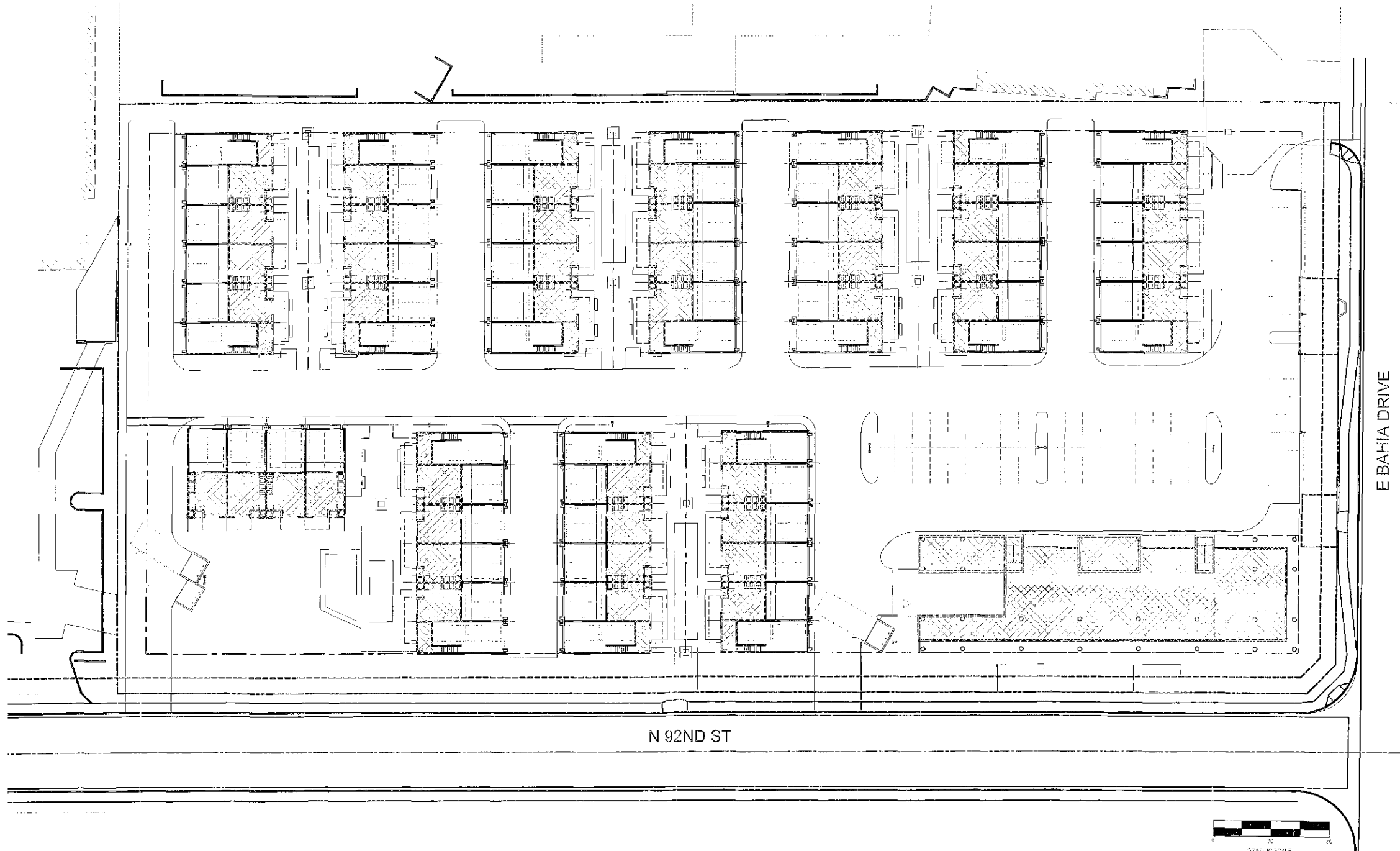
H&S International LLC

Bing Hu Architect
P.O. Box 13720
Scottsdale, Arizona 85267-3720
602-505-6888
602-585-2288 (FAX)

Kona Office
75-5885 Lulu St. #00
Kailua-Kona, Hawaii 96740
(808) 331-8170
(808) 331-8270 (FAX)

© 2014 H & S International, LLC
This document is the property of
H&S International, LLC. It is not to be
reproduced, stored in a retrieval system,
or transmitted in any form or by any means,
electronic, mechanical, photocopying, recording,
or by any information storage and retrieval system,
without the prior written permission of H&S International, LLC.

BAHIA WORK LIVE PLAY
SCOTTSDALE, ARIZONA
618-PA-2014
G.L. LOT 21 - BAHIA DRIVE AND 92ND STREET



EXTERIOR LIGHTING SITE PLAN
SCALE: 1" = 30'-0"

GENERAL INFORMATION
SAMPLE NUMBER: LD-97 12 B02 5 D2

LAMP TYPE	SERIES	DISTRIBUTION	HW	NUMBER OF LIGHTS	VOLTAGE	OPTIONS	COLOR	ACCESSORIES
LD-97 12 B02 5 D2	IV-4	T2-Type II	SL-7	100	120V	001-1	White	MA1182-XX-2
			SL-8	100	120V	002-2	White	MA1183-XX-2
			SL-9	100	120V	003-3	White	MA1184-XX-2
			SL-10	100	120V	004-4	White	MA1185-XX-2
			SL-11	100	120V	005-5	White	MA1186-XX-2
			SL-12	100	120V	006-6	White	MA1187-XX-2
			SL-13	100	120V	007-7	White	MA1188-XX-2
			SL-14	100	120V	008-8	White	MA1189-XX-2
			SL-15	100	120V	009-9	White	MA1190-XX-2
			SL-16	100	120V	010-10	White	MA1191-XX-2
			SL-17	100	120V	011-11	White	MA1192-XX-2
			SL-18	100	120V	012-12	White	MA1193-XX-2
			SL-19	100	120V	013-13	White	MA1194-XX-2
			SL-20	100	120V	014-14	White	MA1195-XX-2
			SL-21	100	120V	015-15	White	MA1196-XX-2
			SL-22	100	120V	016-16	White	MA1197-XX-2
			SL-23	100	120V	017-17	White	MA1198-XX-2
			SL-24	100	120V	018-18	White	MA1199-XX-2
			SL-25	100	120V	019-19	White	MA1200-XX-2

OPTIONS AND ACCESSORIES (Must be listed in the order above and separated by a space)

OPTICS
 001-1 2" LED Light
 002-2 2" LED Light
 003-3 2" LED Light
 004-4 2" LED Light
 005-5 2" LED Light
 006-6 2" LED Light
 007-7 2" LED Light
 008-8 2" LED Light
 009-9 2" LED Light
 010-10 2" LED Light
 011-11 2" LED Light
 012-12 2" LED Light
 013-13 2" LED Light
 014-14 2" LED Light
 015-15 2" LED Light
 016-16 2" LED Light
 017-17 2" LED Light
 018-18 2" LED Light
 019-19 2" LED Light
 020-20 2" LED Light
 021-21 2" LED Light
 022-22 2" LED Light
 023-23 2" LED Light
 024-24 2" LED Light
 025-25 2" LED Light

ACCESSORIES
 MA1182-XX-2 1/2" Tension Adapter for 2-3/8" O.D. Tension
 MA1183-XX-2 1/2" Tension Adapter for 2-3/8" O.D. Tension
 MA1184-XX-2 1/2" Tension Adapter for 2-3/8" O.D. Tension
 MA1185-XX-2 1/2" Tension Adapter for 2-3/8" O.D. Tension
 MA1186-XX-2 1/2" Tension Adapter for 2-3/8" O.D. Tension
 MA1187-XX-2 1/2" Tension Adapter for 2-3/8" O.D. Tension
 MA1188-XX-2 1/2" Tension Adapter for 2-3/8" O.D. Tension
 MA1189-XX-2 1/2" Tension Adapter for 2-3/8" O.D. Tension
 MA1190-XX-2 1/2" Tension Adapter for 2-3/8" O.D. Tension
 MA1191-XX-2 1/2" Tension Adapter for 2-3/8" O.D. Tension
 MA1192-XX-2 1/2" Tension Adapter for 2-3/8" O.D. Tension
 MA1193-XX-2 1/2" Tension Adapter for 2-3/8" O.D. Tension
 MA1194-XX-2 1/2" Tension Adapter for 2-3/8" O.D. Tension
 MA1195-XX-2 1/2" Tension Adapter for 2-3/8" O.D. Tension
 MA1196-XX-2 1/2" Tension Adapter for 2-3/8" O.D. Tension
 MA1197-XX-2 1/2" Tension Adapter for 2-3/8" O.D. Tension
 MA1198-XX-2 1/2" Tension Adapter for 2-3/8" O.D. Tension
 MA1199-XX-2 1/2" Tension Adapter for 2-3/8" O.D. Tension
 MA1200-XX-2 1/2" Tension Adapter for 2-3/8" O.D. Tension

INSTALLATION PATTERNS
 Pole Mount
 Wall Mount (WM)
 Type "H"

IDENTIFICATIONS
 IP68
 IP69K
 IP67
 IP65
 IP54

ENERGY DATA
 Electronic LED Driver
 0-9 Phase Factor
 20% Total Harmonic Distortion
 40°C Ambient Temperature Rating
 49°C Ambient Temperature Rating
 50°C Maximum Temperature

AMBIENT DATA
 Ambient Temperature
 10°C
 23°C
 49°C
 50°C

BEA
 Lumen Multiplier
 1.04
 1.03
 1.00
 0.92

EFFECTIVE PROJECTED AREA (sq. ft.)
 4.00
 0.63
 0.67

SHIPPING DATA
 Approximate Net Weight
 1-4 lbs
 2.5 (207 lbs)

618-PA-2014
EXTERIOR LIGHTING SITE PLAN
AS-1.4
BAHIA WORK LIVE PLAY



H&S International LLC

Bing Hu Architect
P.O. Box 13720
Scottsdale, Arizona 85277-3720
602-955-6898
602-955-2288 (fax)

Kona Office
75-5565 Lihua St. #20
Kailua - Kona, Hawaii 96740
(808) 321-8170
(808) 321-8270 (fax)

THIS DOCUMENT IS THE PROPERTY OF
H&S INTERNATIONAL LLC. IT IS NOT TO BE REPRODUCED
OR TRANSMITTED IN ANY FORM OR BY ANY MEANS,
ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING OR BY ANY INFORMATION STORAGE AND RETRIEVAL
SYSTEMS WITHOUT THE WRITTEN PERMISSION OF H&S INTERNATIONAL.

SCOTTSDALE, ARIZONA

BAHIA WORK LIVE PLAY

610 LOT 21 - BAHIA DRIVE AND 92ND STREET

AS-1.7

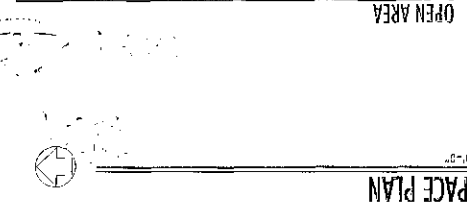
OPEN SPACE PLAN

DATE	11-01-2014
PROJECT	610 LOT 21 - BAHIA DRIVE AND 92ND STREET
PROJECT NO.	14-0017D
SCALE	AS SHOWN
DESIGNED BY	BR
CHECKED BY	BR
DATE	11-01-2014

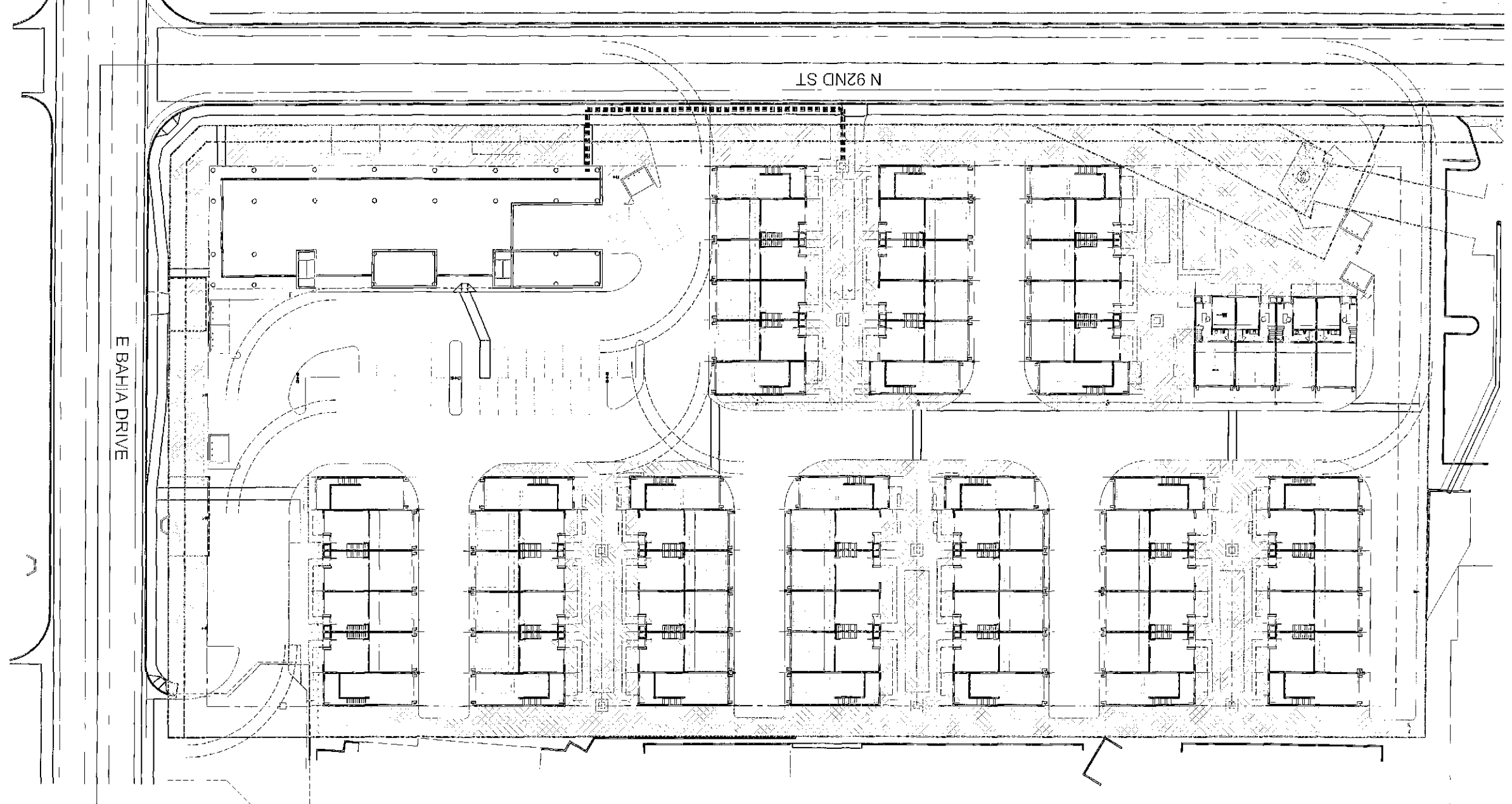
10/12/2014

ENTIRE SITE: 487,626.57 SF
 OPEN AREA: 45,269.51 SF
 PERCENT COVER: 9.28%

PLANT RATES CALCULATED AREAS



OPEN SPACE PLAN
 SCALE: 1" = 30'-0"



OPEN SPACE PLAN
 SCALE: 1" = 30'-0"



H&S International LLC

Bing Hu Architect
P.O. BOX 13726
Scottsdale, Arizona 85267-4726
602-585-8928
602-260-7228 (FAX)

Kona Office
73-5555 Luke St. #02
Kona, Hawaii 96740
(808) 331-8170
(808) 331-8270 (FAX)

THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

SCOTTSDALE, ARIZONA
6.0 LOT 21 - BAHIA DRIVE AND 92ND STREET

BAHIA WORK LIVE PLAY

Bahia Airpark Project Information

Aug 12, 2014

Site Area: 187,318 s.f. (or approx. 4.3 acs)
Current Zoning: I-1, PCD
Proposed Zoning: PCD with PCP overlay

Building Area and Unit Counts:	
Retail/Restaurant:	10,000 sf
Condominiums:	36,000 sf 14 units
Townhouses:	171,800 sf 64 units
Total	222,800 sf 78 units

FAR:
Allowed (base): 0.8 (plus bonus up to 1.6)
Proposed: 1.2

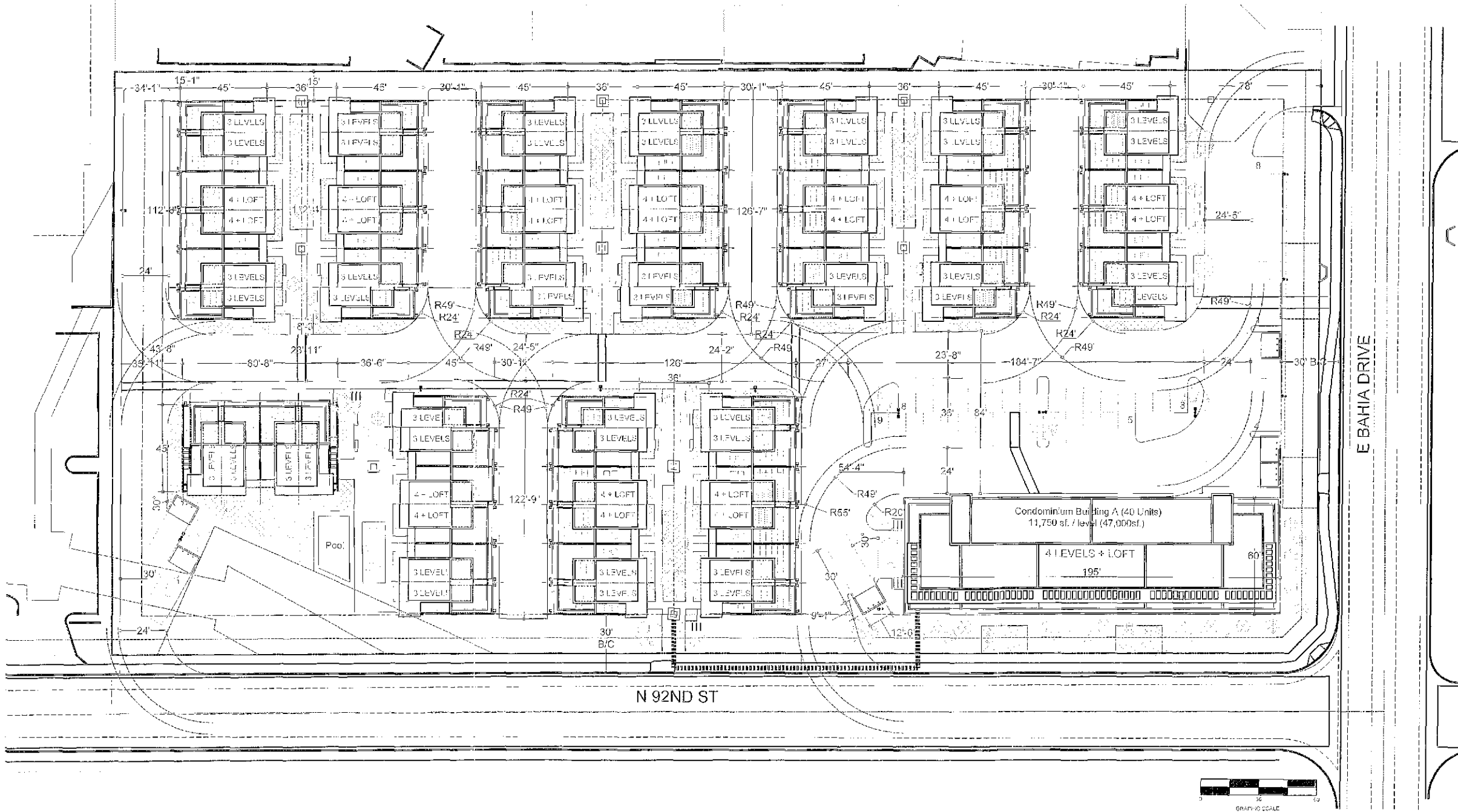
Dwelling units per Acre:
Proposed: 18.2 DU/A

Building Height:
Allowed: Up to 92 ft with bonus (base height 54 ft)
Proposed: 65 ft.

Parking:		
Required:		
Townhouses:	64 units @ 2 per unit	128 spaces
Condominiums:	14 units @ 1.8 average	26 spaces
Restaurant:	3,000 sf @ 1/50 public	30 spaces
Commercial:	7,000 sf @ 1/200	35 spaces
		217 spaces

Provided:		
Townhouses:		128 spaces
Underground Parking:		36 spaces
Surface Parking:		43 spaces
		207 spaces

Open Space:
Required: 25% of net site area
187,318 sf x 25% = 46,830 sf of Open Space
Provided: 48,964 sf (26.1%)



ROOF SITE PLAN

SCALE: 1" = 30'-0"

18-PA-2014

AS-1.1

ROOF SITE PLAN

10/1/2014



Bahía Drive - East Elevation
esc 1" = 20' - 0"



92nd Street - North Elevation
esc 1" = 20' - 0"



Rear West Elevation
esc 1" = 20' - 0"



Rear South Elevation
esc 1" = 20' - 0"

6-GP-14
14-ZN-14
STIPULATION
RETAIN FOR RECORDS
APPROVED
12-17-14
DATE INITIALS

14-ZN-2014 &
6-GP-2014
10/1/2014

618-PA-2014



H&S International LLC

Bing Hu Architect
P.O. BOX 13720
Scottsdale, Arizona 85267-3720
602-585-6998
602-585-2298 (FAX)

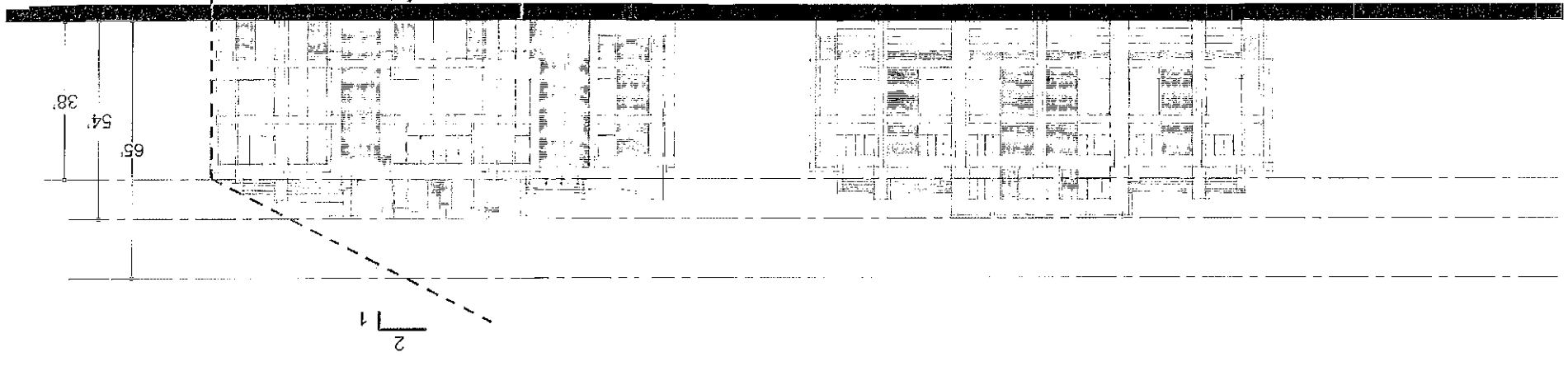
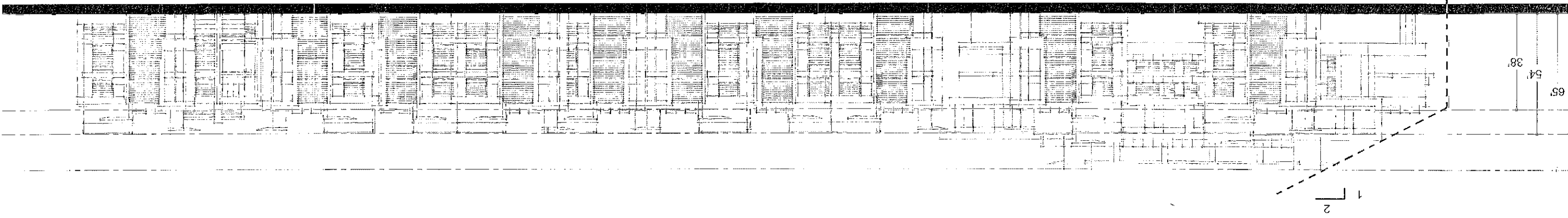
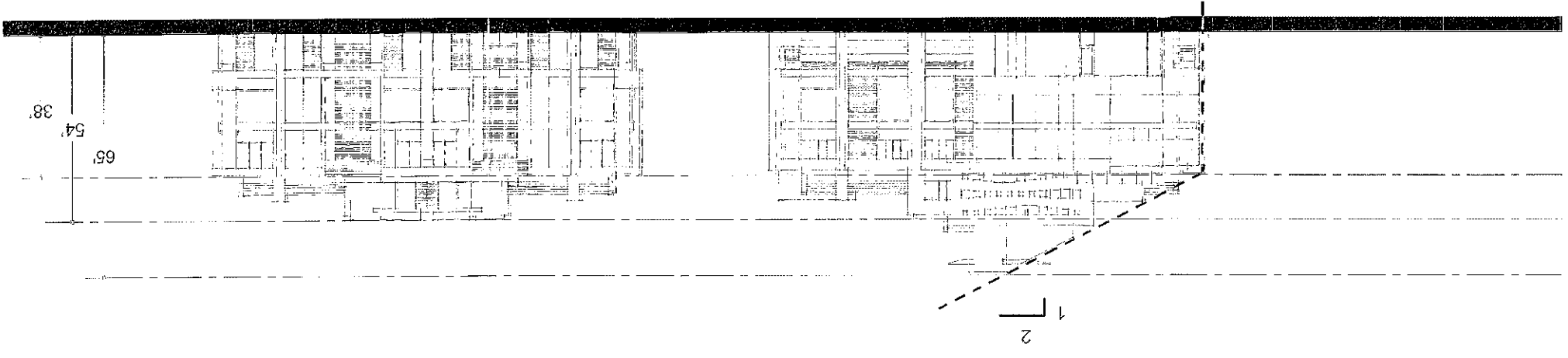
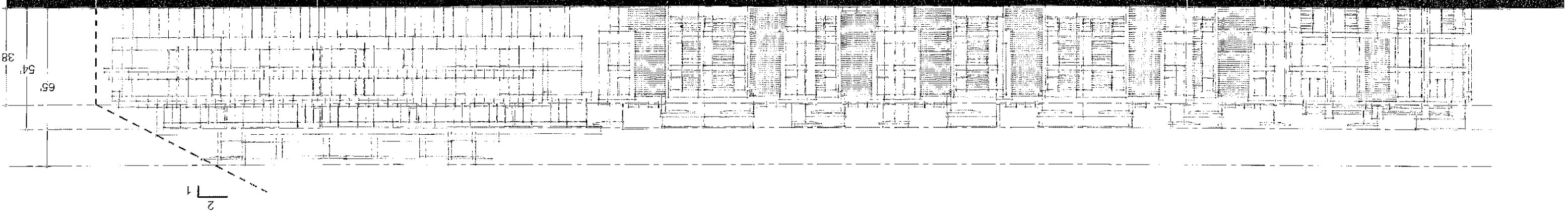
Kona Office
75-5565 Luhia St. #00
Kailua - Kona, Hawaii 96740
(808) 331-8170
(808) 331-8270 (FAX)

© 2013 H & S International LLC
THIS DOCUMENT IS THE PROPERTY OF
H&S INTERNATIONAL LLC AND CANNOT BE COPIED
OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION
FROM THE PRINCIPAL OF H&S INTERNATIONAL

BAHIA WORK LIVE PLAY
SCOTTSDALE, ARIZONA
GLO LOT 21 - BAHIA DRIVE AND 92ND STREET

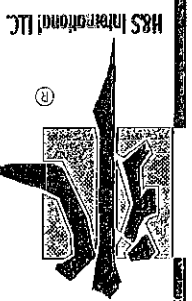
REVISION	
REVISION	
REVISION	
DATE	
ARCHITECT	BING HU
PROJECT MANAGER	
PROJECT NUMBER	1410
SCALE	
DRAWN BY	
CHECKED BY	BH
SHEET TITLE	

胡冰
BAHIA WORK LIVE PLAY



618-PA-2014

BAHIA WORK LIVE PLAY
 610 LOT 21 - BAHIA DRIVE AND 92ND STREET
 SCOTTSDALE, ARIZONA



H&S International LLC
 Bing Hu Architect
 P.O. BOX 13720
 Scottsdale, Arizona 85267-3720
 602-555-6666
 602-559-2288 (fax)

Kono Office
 25055 KAHUA ST. #100
 KAHUA - KONA, HAWAII 98740
 (809) 331-8170
 (809) 331-8270 (fax)

NO. 20	DATE	BY	DESCRIPTION
NO. 19	DATE	BY	DESCRIPTION
NO. 18	DATE	BY	DESCRIPTION
NO. 17	DATE	BY	DESCRIPTION
NO. 16	DATE	BY	DESCRIPTION
NO. 15	DATE	BY	DESCRIPTION
NO. 14	DATE	BY	DESCRIPTION
NO. 13	DATE	BY	DESCRIPTION
NO. 12	DATE	BY	DESCRIPTION
NO. 11	DATE	BY	DESCRIPTION
NO. 10	DATE	BY	DESCRIPTION
NO. 9	DATE	BY	DESCRIPTION
NO. 8	DATE	BY	DESCRIPTION
NO. 7	DATE	BY	DESCRIPTION
NO. 6	DATE	BY	DESCRIPTION
NO. 5	DATE	BY	DESCRIPTION
NO. 4	DATE	BY	DESCRIPTION
NO. 3	DATE	BY	DESCRIPTION
NO. 2	DATE	BY	DESCRIPTION
NO. 1	DATE	BY	DESCRIPTION

BAHIA WORK LIVE PLAY
 10/12/2012