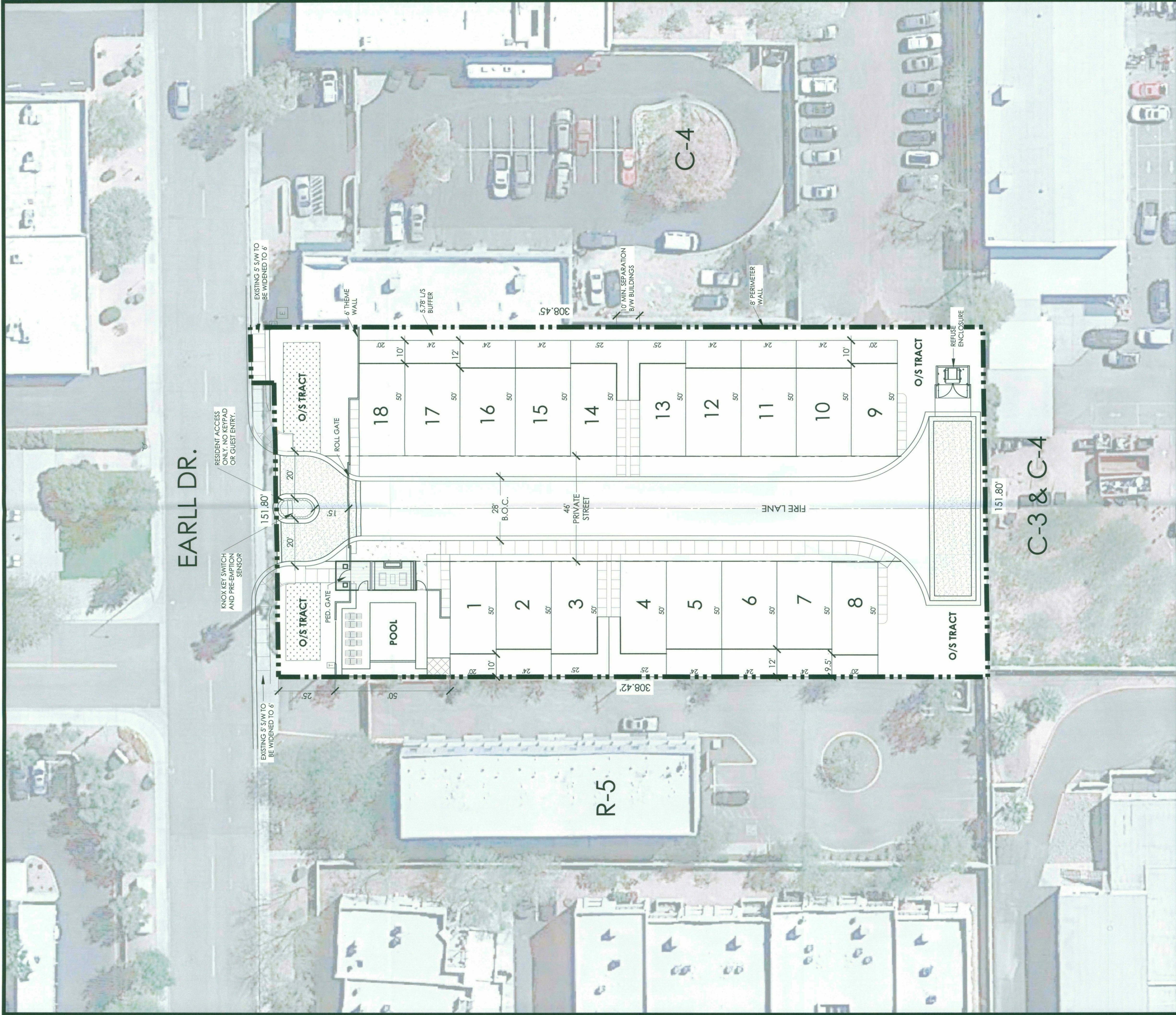


Full Size

8.5 x 11

11 x 17

(site plan, landscape, elevations)



SITE DATA:

SITE AREA (NET): 46,800 SF. (1.1 AC. +/-)
SITE AREA (GROSS): 51,400 SF. (1.2 AC. +/-)
GROSS DENSITY: 15 DU/AC.
CURRENT ZONING: C-3
PROPOSED ZONING: R-5
PROPOSED # OF LOTS: 18
PARKING REQUIRED: 2 SPACES/UNIT TO BE PROVIDED IN GARAGE - ALL OTHER PARKING TO BE OFF-SITE.

	FIRE HYDRANT
	ELECTRIC TRANSFORMER
	COMMUNICATIONS JUNCTION BOX
	TELEPHONE JUNCTION BOX

FRONTAGE OPEN SPACE

REQUIRED: 3,040 SF SF.
(1.52 LF x 20 FT)
PROVIDED: 5,750 SF.

COMMON OPEN SPACE

REQUIRED: 10,296 SF.
(22% OF NET)
PROVIDED: 13,890 SF.
(ALL NON-PRIVATE O/S)

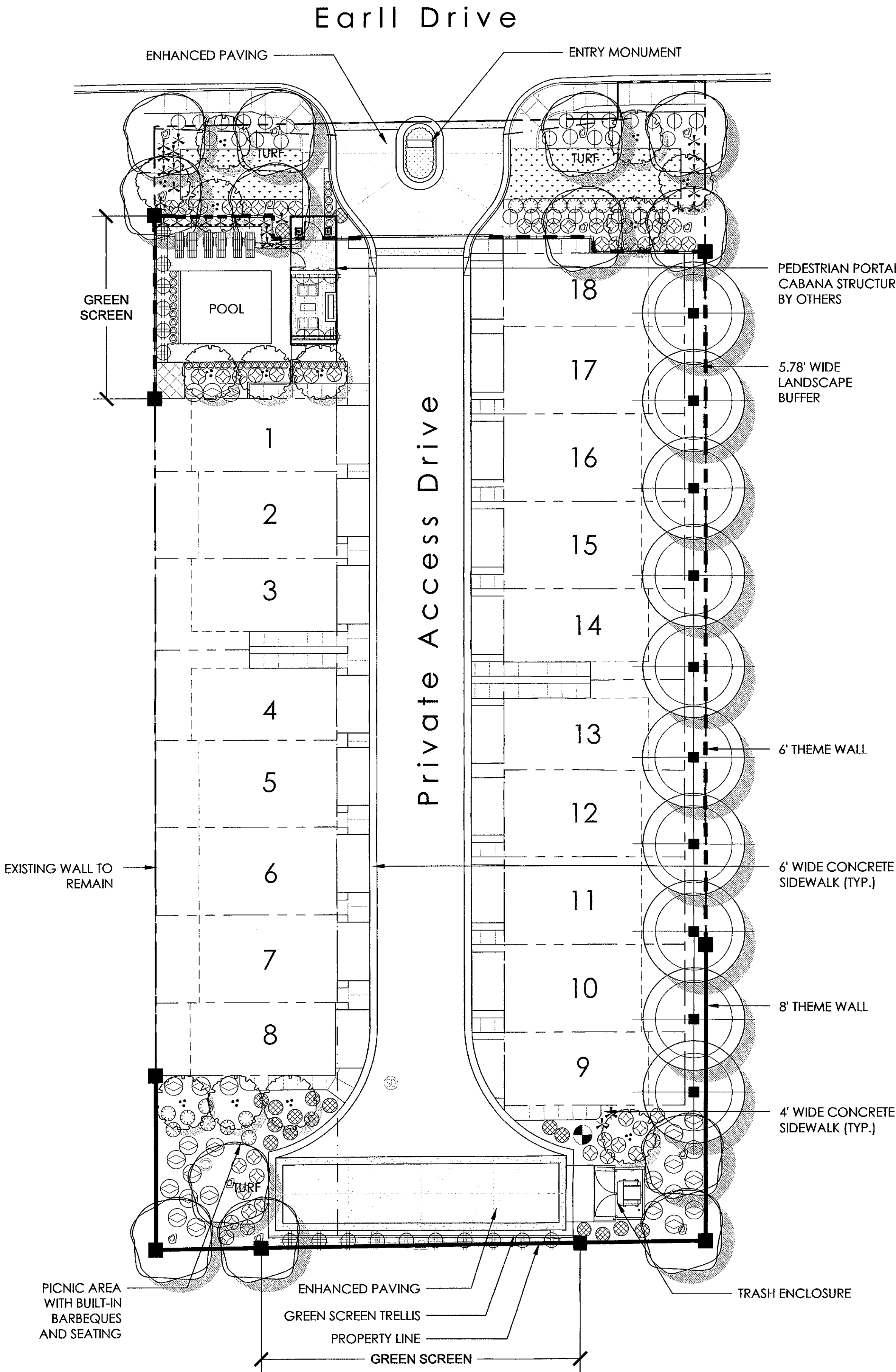
PRIVATE OPEN SPACE

REQUIRED: +/- 3,200 SF.
PROVIDED: +/- 4,942 SF.

* ON-SITE STREET TRACTS ARE DESIGNATED FIRE LANES.
* FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW

VICINITY MAP:





CONCEPTUAL PLANT PALETTE

TREES		SIZE	QTY
CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	24" box (1.5" cal.)	14
EUCALYPTUS PAPUANA	GHOST EUCALYPTUS	24" box (2" cal.) 36" box (2.5" cal.)	10 total
PARKINSONIA X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" box (1.5" cal.) 36" box (2.25" cal.)	13 total
SHRUBS / VINES / ACCENTS			
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 gal.	25
HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS YUCCA	1 gal.	25
MUHLENBERGIA CAPILLARIS	REGAL MIST	1 gal.	19
MUHLENBERGIA RIGENS	DEER GRASS	1 gal.	51
PACHYCEREUS MARGINATUS	MEXICAN FENCE POST	5 gal.	2
TECOMARIA CAPENSIS	CAPE HONEYSUCKLE (ON TRELLIS)	5 gal.	22
GROUNDCOVERS			
LANTANA 'NEW GOLD'	GOLD LANTANA	1 gal.	18
LANTANA MONTEVIDENSIS	TRAILING PURPLE LANTANA	1 gal.	21
RUELLIA BRITTONIANA 'KATIE'	KATIE RUELLIA	1 gal.	36
INERT GROUNDCOVERS			
TURF GRASS			1,226 S.F.
SEASONAL ANNUALS			
			91 S.F.

DECOMPOSED GRANITE IN ALL PLANTER BEDS
COLOR: EXPRESS ARMOR BY GRANITE EXPRESS

* NOT ON THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST
(APPROX. 30 S.F. OF PLANT MATERIAL SHOWN ON PLAN IS NOT ON LOW WATER USE LIST)

WALL LEGEND

NOTE: SEE BELOW AND SHEETS W-3 AND W-4 FOR DETAILS

8' THEME WALL / GREEN/SCREEN	706 L.F.
6' THEME WALL	103 L.F.
VIEW FENCE / POOL ENCLOSURE	18 L.F.

PROJECT TEAM

Discipline	Company Contact Info.	Discipline	Company Contact Info.
Client	K. Hovnanian - Great Western Homes Heath Reed 20830 North Tatum Boulevard Suite 250 Phoenix, Arizona 85050 (480) 824-4188 hereed@khov.com	Civil Engineer	Hoskin Ryan Consultants, Inc. Paul Haas 6245 N. 24th Parkway, Suite 100 Phoenix, Arizona 85016 602.252.8384 x129 haas@hoskinryan.com
Planner/ Landscape Architect	LVA Urban Design Studio Alex Stedman Laura Thelen, RLA, LEED-AP 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 astedman@lvadesign.com lthelen@lvadesign.com		

LANDSCAPE SUMMARY DATA

ON-SITE LANDSCAPE AREA: 14,685 S.F.

RIGHT-OF-WAY LANDSCAPE AREA: 881 S.F.

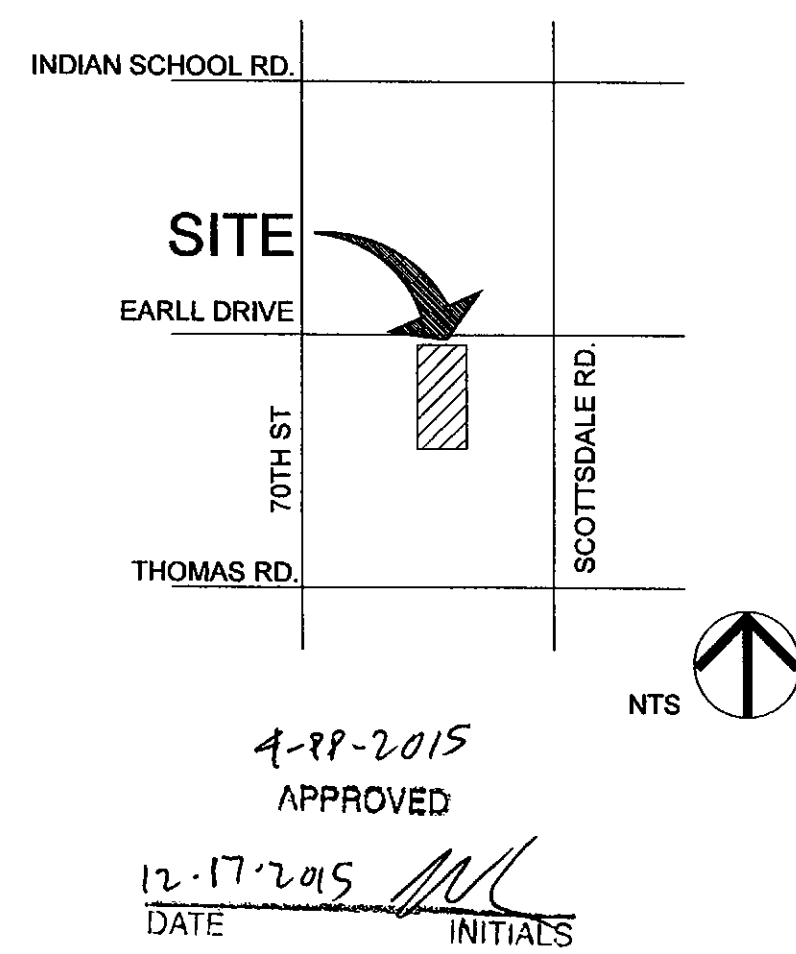
TOTAL TREES PROVIDED: 52

MATURE TREES REQUIRED (50%): 26

MATURE TREES PROVIDED: 26

Pursuant to Section 10.50L.B, all trees shall have a 15 gallon minimum container size and at least 50% must be mature. For developments where buildings have more than one story, 50 percent of the trees shall meeting the following standards:
Palm trees: 12 feet tall
Single trunk trees: 3 inch caliper
Multiple trunk trees: 1-1/2" caliper average trunk

VICINITY MAP



GALLERY





SS

SOLID STATE AREA LIGHTING

TORNADO SERIES-LED

SPECIFICATIONS

HOUSING

Durable corrosion resistant low copper cast aluminum alloy A356 (<0.2% Cu) having a minimum wall thickness of 1/8". Top is crowned for water run off, and retainer screw covers are open for drainage. Top is fully gasketed and secured by (4) stainless steel allen screws. Access Panel(s) is fully gasketed and retained by (2) stainless steel allen screws located below the lens. Body secures to Mounting Stanchion by means of a cast aluminum wedge lock secured by a single stainless steel bolt and accessed through the access panel.

LED OPTICAL MODULE

Low copper A356 alloy (<0.2% copper) cast aluminum housing. Integrated clear tempered 3/16" glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module: one from 0° - 50°; one from 50° - 65°; one from 65° - 72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of malle block anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES Type II, IES Type III, IES Type IV, and IES Type VSA distributions. The entire Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord. Lens, module and drivers are field replaceable.

LED EMITTERS

High Output LED's are driven at 350mA for nominal 1 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED DRIVER

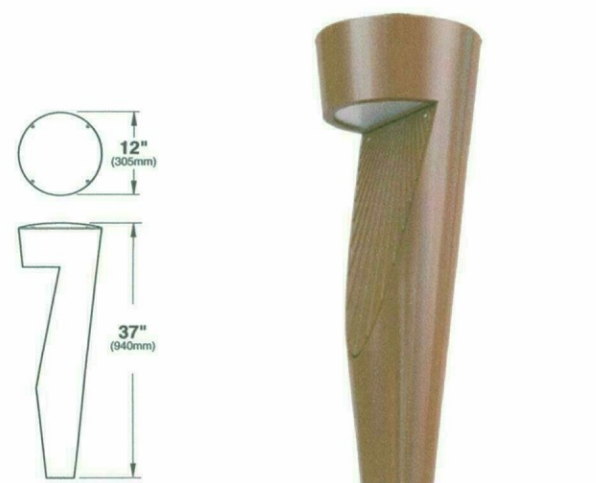
UL and CUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60Hz. Consult Factory for 347-480VAC. Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 4kV of internal surge protection, 10kV & 20kV Surge Protector optional. Dimming and High-Low Driver options available.

FINISH

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

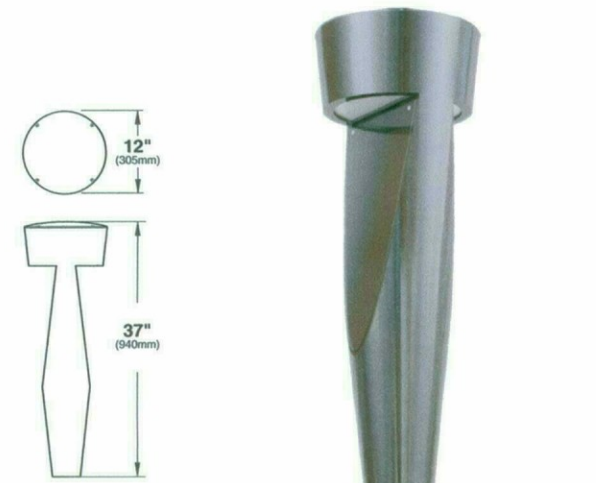
PROJECT NAME: _____

FIXTURE TYPE: _____



TNA*

*SHOWN WITH RIBBED ACCESS PANEL -BAP PATENT PENDING



TNS

PATENT PENDING



2013030

U.S. Architectural Lighting

44 Harbor Park Drive
Port Washington, NY 11050
Phone (800) 526-2588 Fax (800) 526-2585
www.usalighting.com

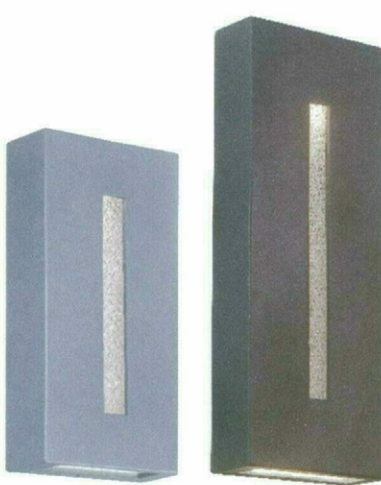
U.S. ARCHITECTURAL LIGHTING



SD

TAO – model: WS-W53

dweLED™ LED Outdoor



PRODUCT DESCRIPTION

Architecturally harmonious form gravity cast from aluminum for structural durability. The architectural design features a silver window of glass with an optical pattern for visual interest. Effective down lighting integrated for illuminating pathways. Wet location listed and ADA compliant for interior or exterior installations.

FEATURES

- IP65, ETL & cETL wet location listed
- Gravity cast aluminum housing
- Powder coat finishes
- Downlight adds functional path lighting
- Patterned crystal glass insert adds visual interest
- ADA compliant
- Meets 2013 California Title 24 Efficiency
- No driver or transformer needed
- Smooth and continuous ELV dimming
- Color Temp: 3000K
- CRI: 90
- 277V available (special order)

SPECIFICATIONS

- Construction: Sturdy gravity cast aluminum

ORDERING NUMBER

Model#	Length	Watt	LED Lumens	Delivered Lumens	Finish
WS-W5312	12"	11W	830	220	BZ Bronze
WS-W5318	18"	15W	1218	250	GH Graphite

Example: WS-W5318-GH

For 277V, add an "H" before the finish: WS-W5318H-GH

wacighting.com

Phone (800) 526-2588
Fax (800) 526-2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct.
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2015

HKusa Lighting Group

ZX16-H

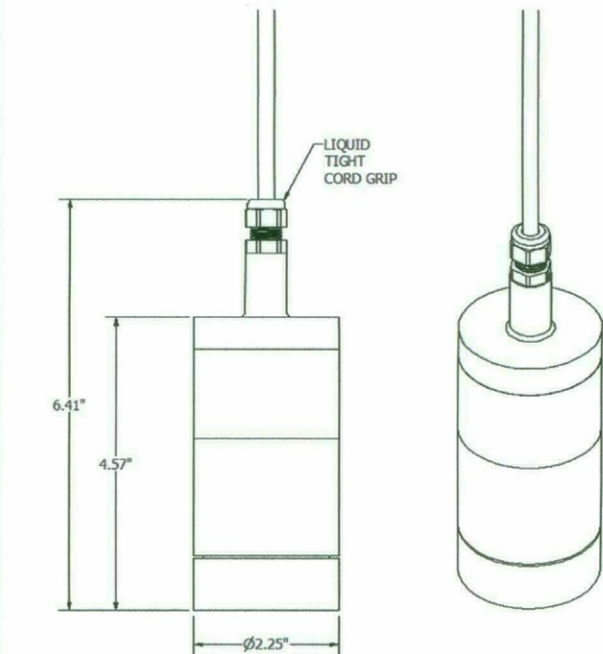
Hanging ZX16-H Series



Characteristics

Technical Data

Series	ZX16-H
Hoods	A B
Glare Shields (optional)	GSL GSA GSS CGSL CGSA CGSS
Voltage	12V
Wattage	50W
Lamp	Halogen MR16 Soraia MR16
Socket	B-pin G4 GX5.3 GX5.35
Finish	SS (Black) BZ (Bronze) WT (White) ACL (Anodized black) ACL (Anodized clear) CC (Custom)



HK USA Lighting Group 3529 Old Conejo Road #118 Newbury Park CA 91320 TEL 805 480 4881 FAX 805 480 4811 sales@hklightinggroup.com



SE

Drive-over in-grade linear floodlights with LEDs - Asymmetrical

Enclosure: Outer housing: Constructed of high tensile strength, copper free die-cast aluminum alloy.

Inner housing: Constructed of extruded stainless steel. Trim/Facade is heavy gauge, machined stainless steel secured to the inner housing by stainless steel threaded welded studs. Maintenance requires removal of inner housing trim/facade assembly from outer housing by means of two flush, socket head stainless steel screws. 1/2" thick tempered safety glass machined flush to facemate. One piece molded U-channel, high temperature silicone gasket. Reflector is aluminum with high gloss coating.

Electrical: 220W LED luminaires, 27' total system watts, -30°C start temperature. Integrals 120V through 277V electronic LED driver, 0-10V dimming. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI), add suffix 'K3' to order. Inner housing pre-wired with cable (B) feed of 18/5 water dropper cable, cable clamp, and waterproof cable gland entry into housing. A separate weatherproof single gang wiring box for power supply must be provided by contractor.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

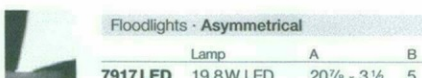
Finish: #4 brushed stainless steel. Custom colors are not available.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP67.

Note: A foundation and proper drainage must be supplied by the contractor. These luminaires are designed to bear pressure loads up to 2,200 lbs. from vehicles with pneumatic tires. The luminaires must not be used for traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction.

Luminaire Lumens: 1325

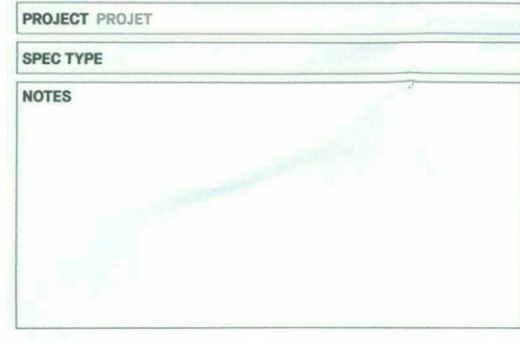
Tested in accordance with LM-79-08



BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
Copyright BEGA-US 2014 Updated 05/14

SI

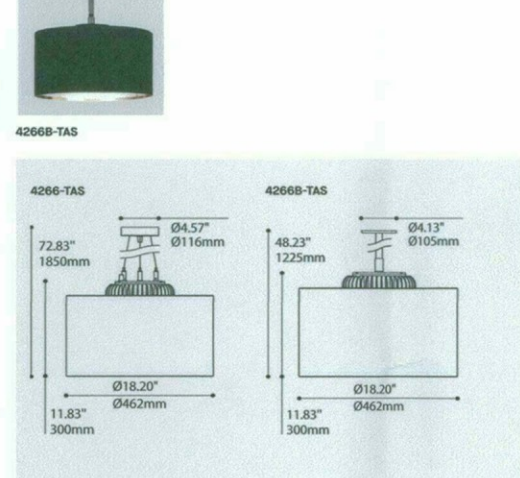
PLAZA 4266-TAS



Characteristics

Technical Data

Series	ZX16-H
Hoods	A B
Glare Shields (optional)	GSL GSA GSS CGSL CGSA CGSS
Voltage	12V
Wattage	35W
Lamp	Halogen MR16 Soraia MR16
Socket	B-pin G4 GX5.3 GX5.35
Finish	SS (Black) BZ (Bronze) WT (White) ACL (Anodized black) ACL (Anodized clear) CC (Custom)



Eureka Lighting © 2014



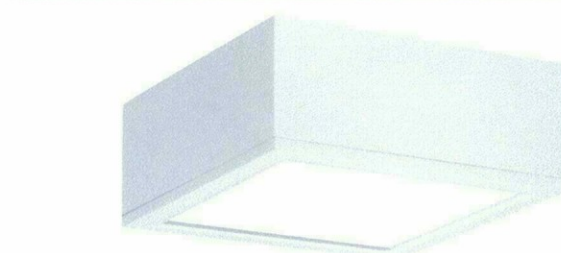
www.eurekalighting.com V1.0-200401



SF

RUBIX - model: FM-W2505, FM-W2510

LED Ceiling/Wall Mount



PRODUCT DESCRIPTION

Energy Star rated and CEC Title 24 compliant, this versatile Rubix model is available for both wall and ceiling mounting. The cast aluminum constructed with etched glass for durability in exterior environments, Rubix delivers a substantial lumen output with a minimalist design.

FEATURES

- Energy Star® rated
- CEC Title 24 Compliant
- Wall or Ceiling Mount
- IP65 Rated, ETL & cETL Wet Location Listed
- Die-Cast Aluminum Construction
- Universal Voltage Input (120V - 277V)
- Dimming: ELV (120V) or 0-10V

WAC LIGHTING

Responsible Lighting®

Fixture Type: _____

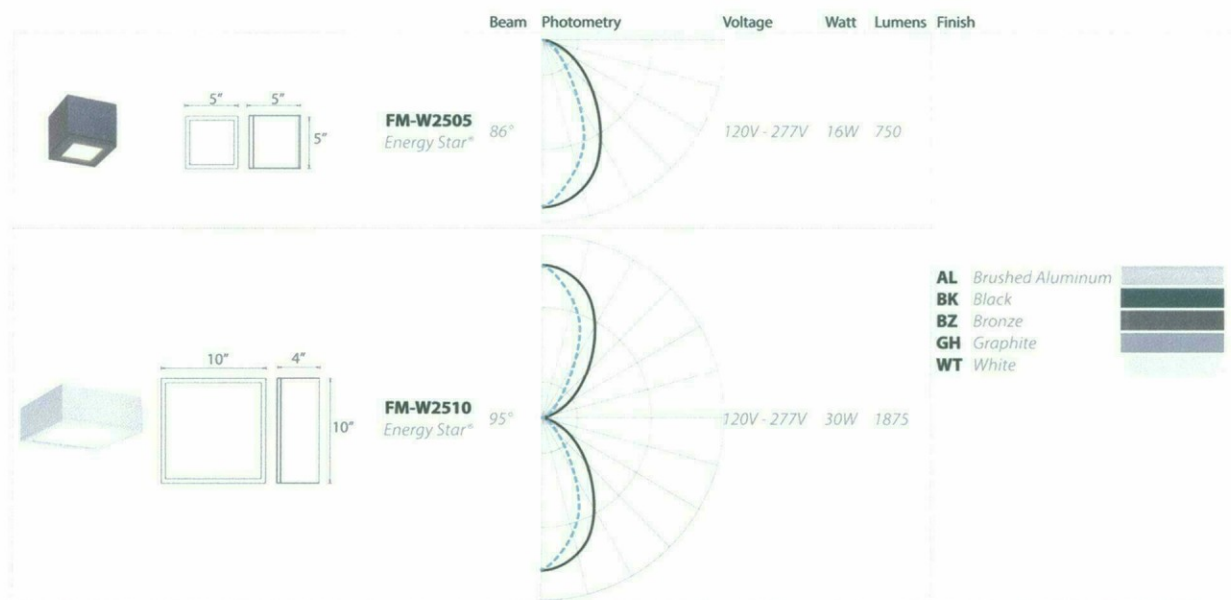
Catalog Number: _____

Project: _____

Location: _____

SPECIFICATIONS

Construction: Aluminum with etched glass.
Power: Integral driver in luminaire. 120V - 277V input.
Light Source: High output LED
Mounting: Mounts directly to junction box
Dimming: 0-10V Dimming: 100%-10%
ELV Dimming: 100%-15% (120V only)
Finish: Brushed Aluminum (AL), Black (BZ), Bronze (BZ), Graphite (GH), White (WT)
Color Temp: 3000K
CRI: 90
Rated Life: 70,000 hours
Standards: Energy Star® rated, IP65 Rated, ETL & cETL Wet Location Listed, CEC Title 24 Compliant, Dark Sky Friendly.



Example: FM-W2510-WT

wacighting.com

Phone (800) 526-2588
Fax (800) 526-2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct.
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. FEB 2015



SG

ZX16

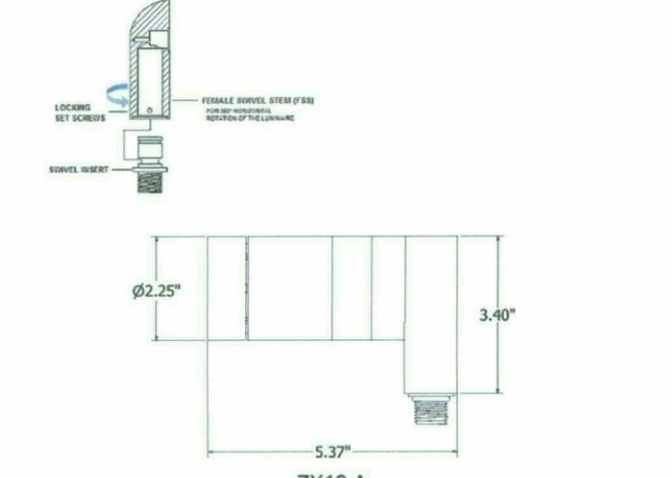
Area Accent ZX16-Series



Characteristics

Technical Data

Material	Housing/Cap/Stem - Machined silicone magnesium aluminum alloy (6061-T6) resistant to corrosion. Stainless steel (SS304) hardware.
Lamp	Halogen MR16, Soraia MR16
Hoods	A, B, C
Socket	B-pin, G4, GX5.3, GX5.35
Voltage	12V
Wattage	50W



HK USA Lighting Group 3529 Old Conejo Road #118 Newbury Park CA 91320 TEL 805 480 4881 FAX 805 480 4811 sales@hklightinggroup.com

LVA urban design studio

land planning • development entitlements • landscape architecture

120 south ash avenue • tempe, arizona 85281 • 480.994.0994

GALLERY

L-6 CONCEPTUAL LIGHTING PLAN & CUT SHEETS

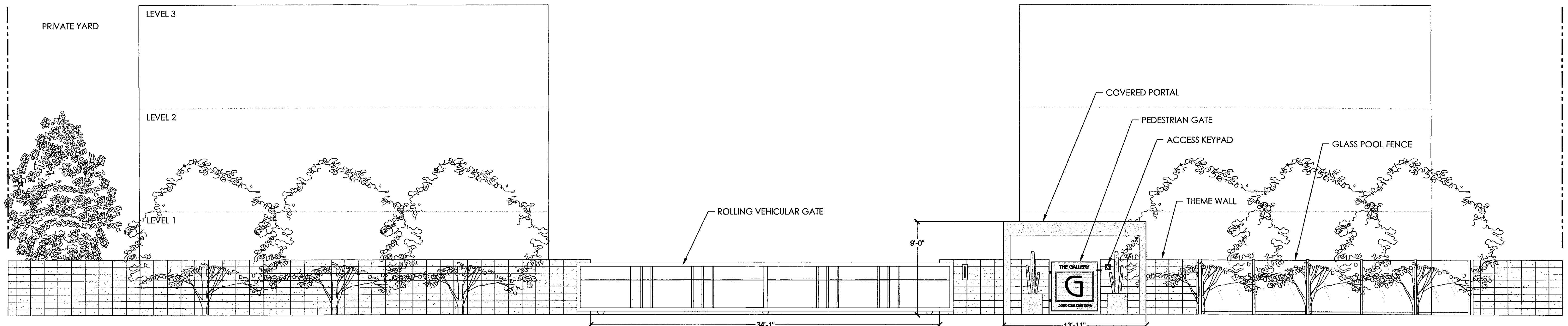
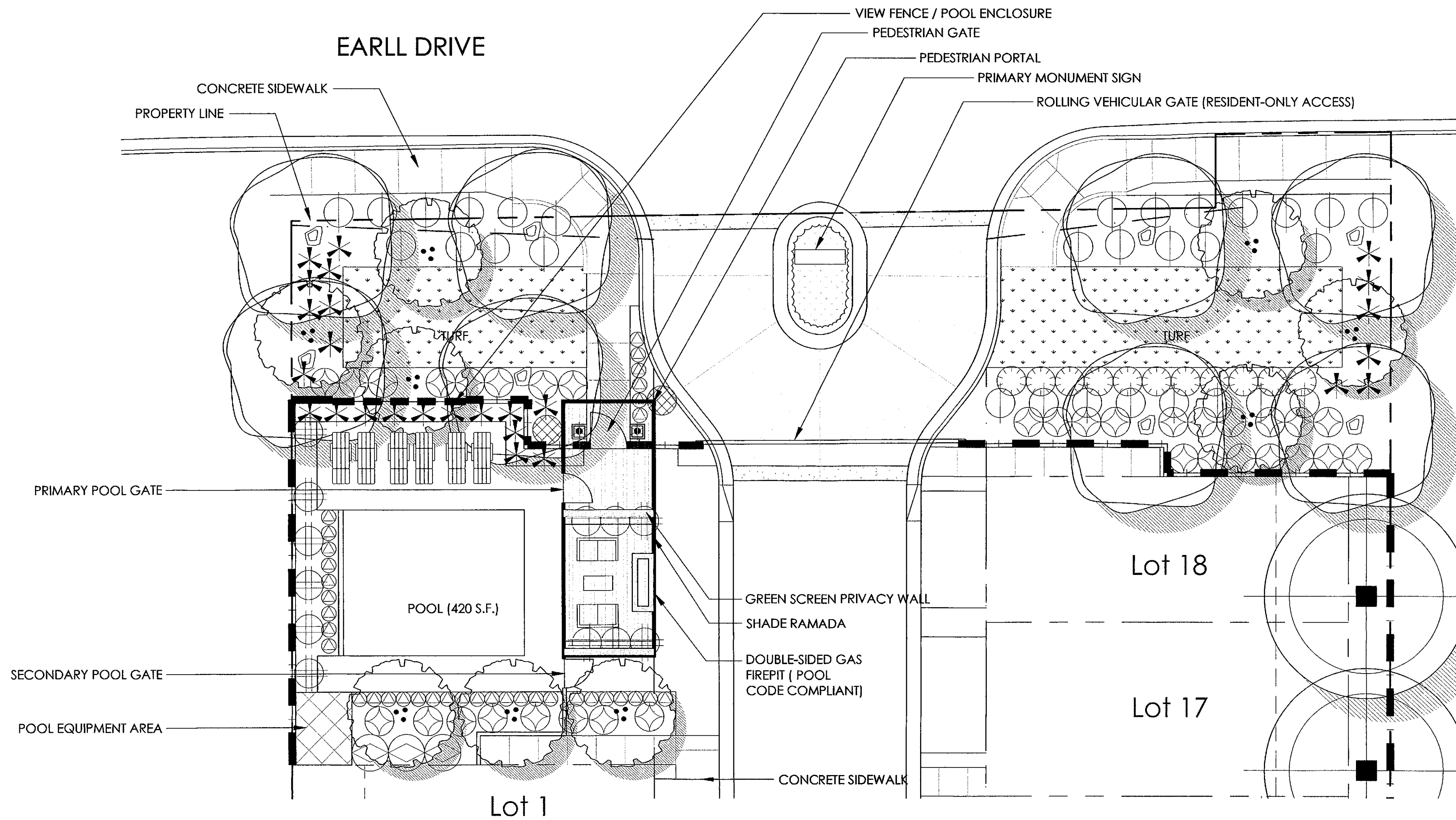
6 OF 6

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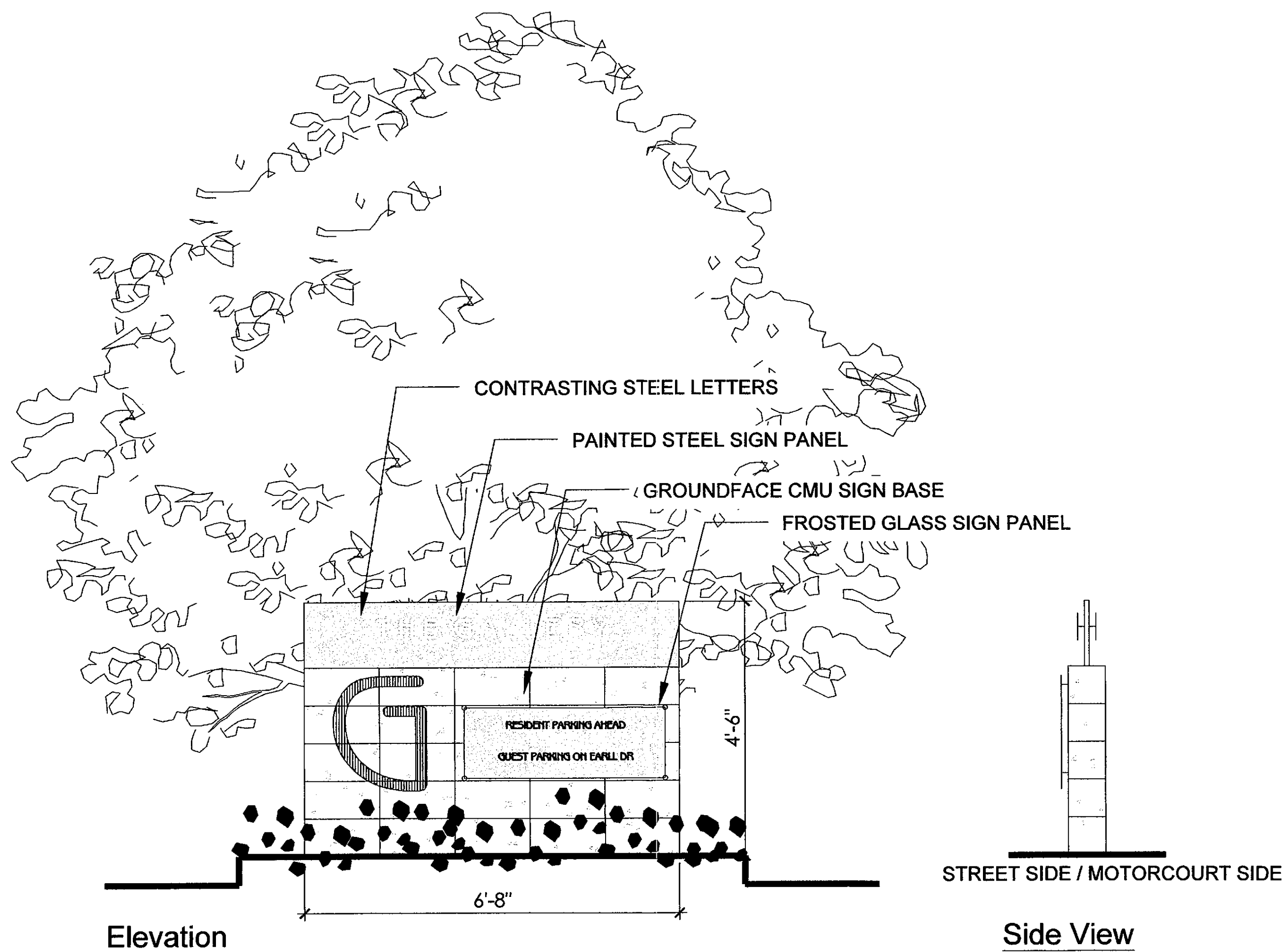
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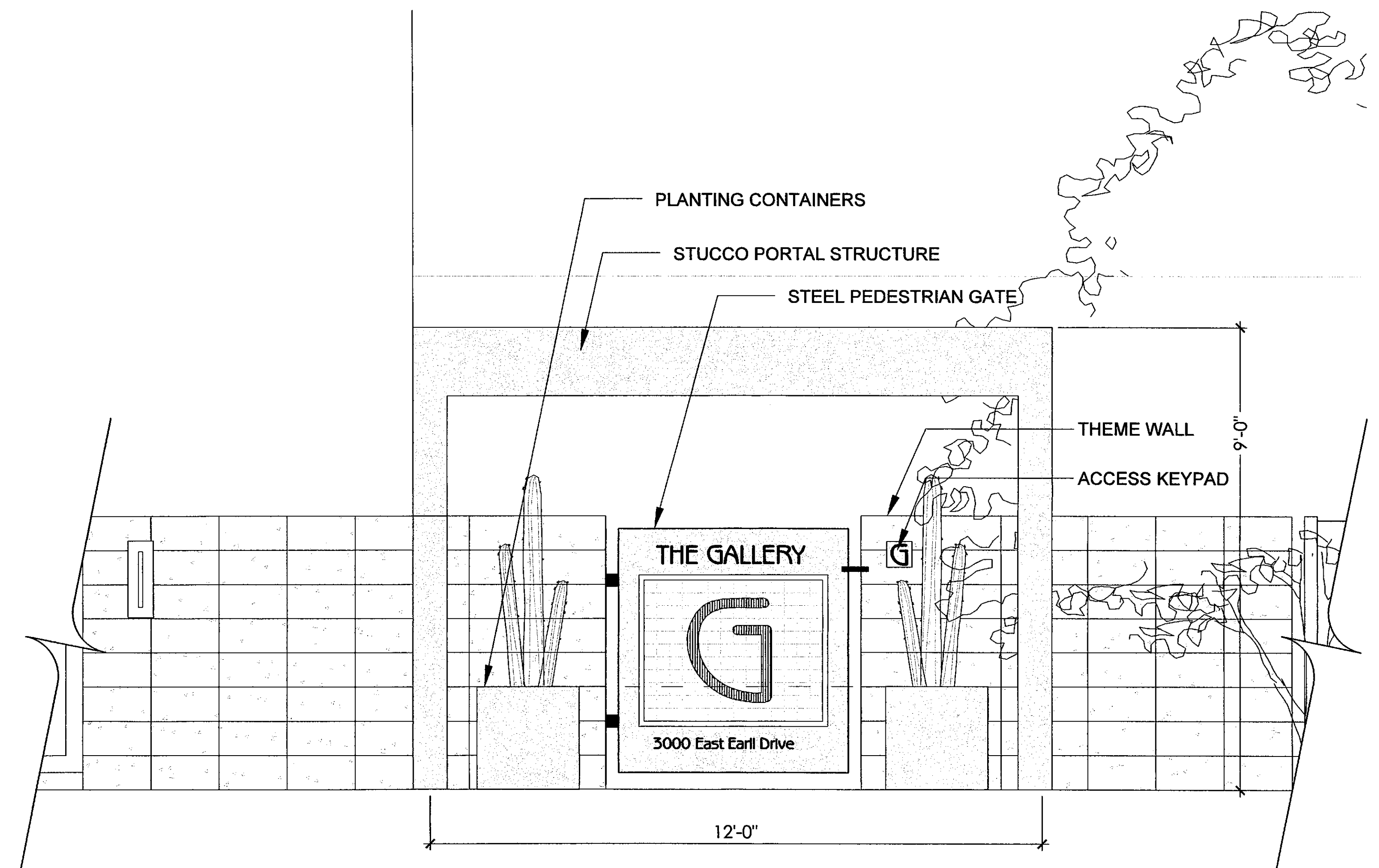
1511 DRAWN BY: TEAM 11/17/15



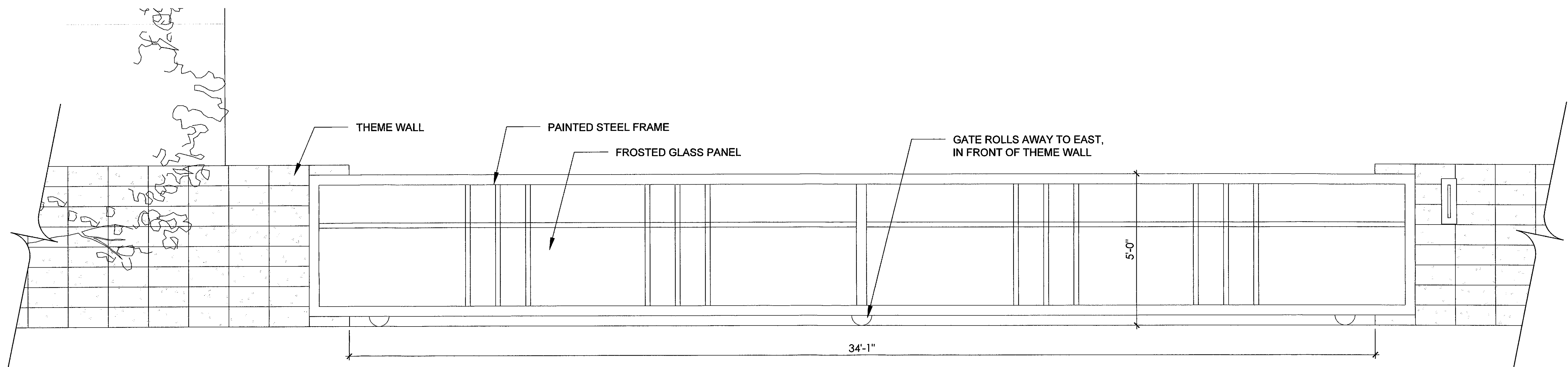
ENLARGED ENTRY GATE ELEVATION (NTS)



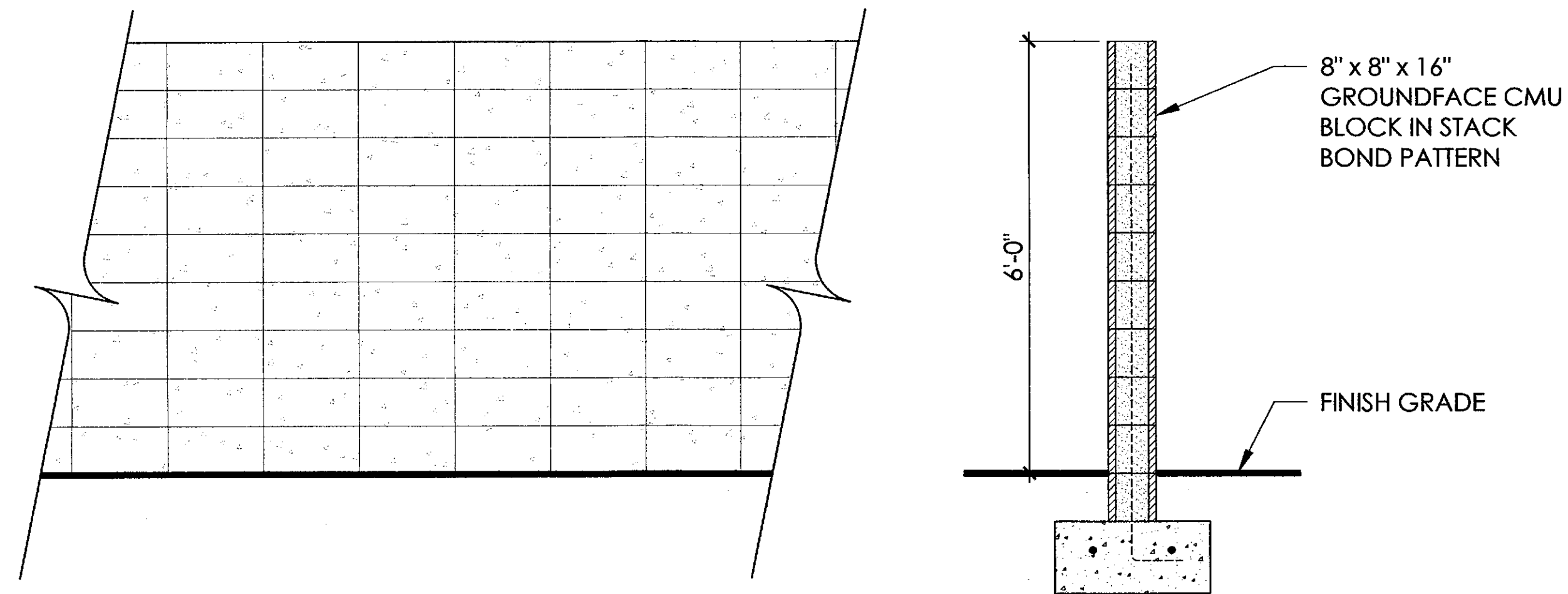
1 PRIMARY MONUMENT SIGN



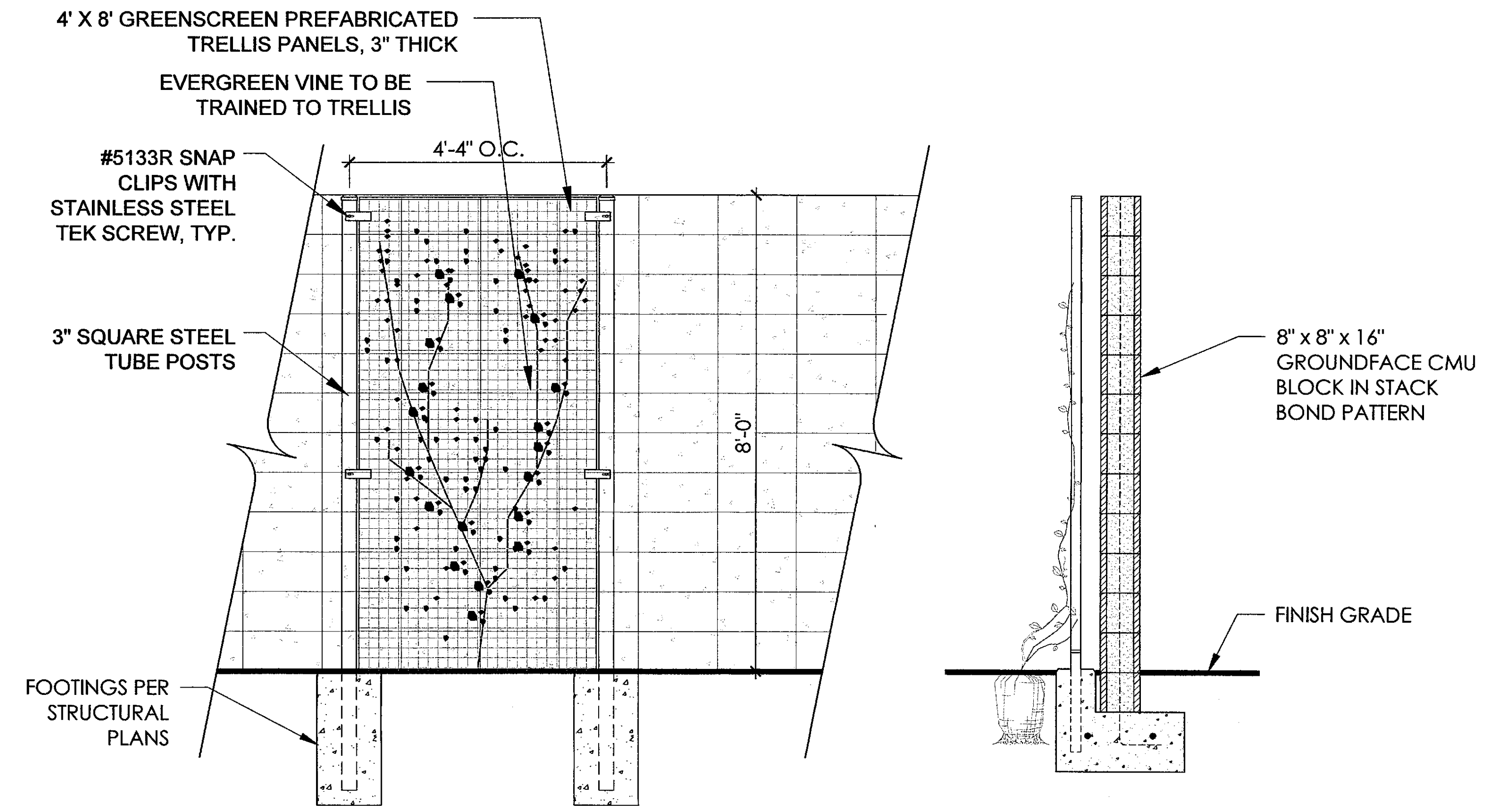
2 PEDESTRIAN GATE/PORTAL ELEVATION



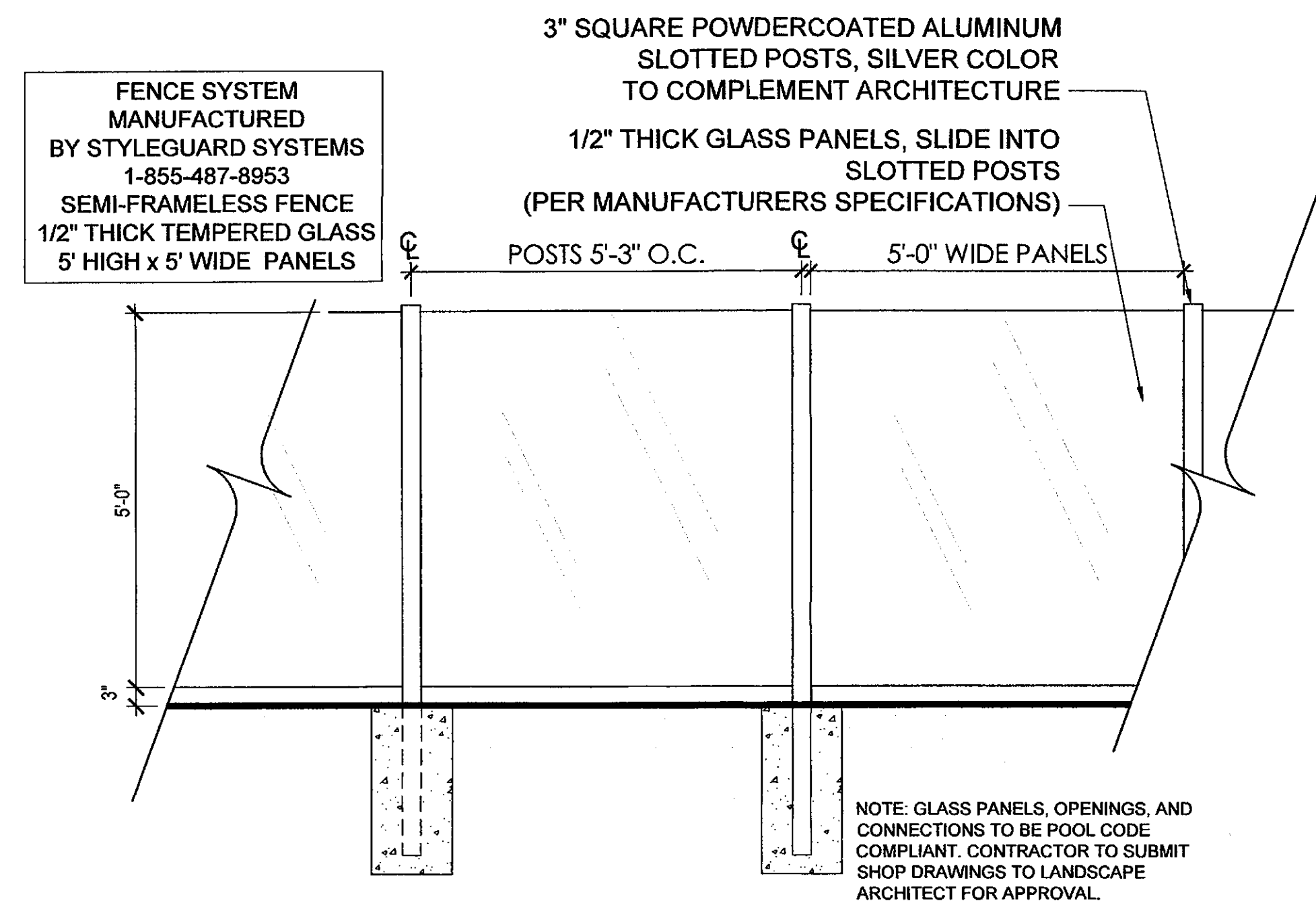
3 ENLARGED ENTRY GATE ELEVATION



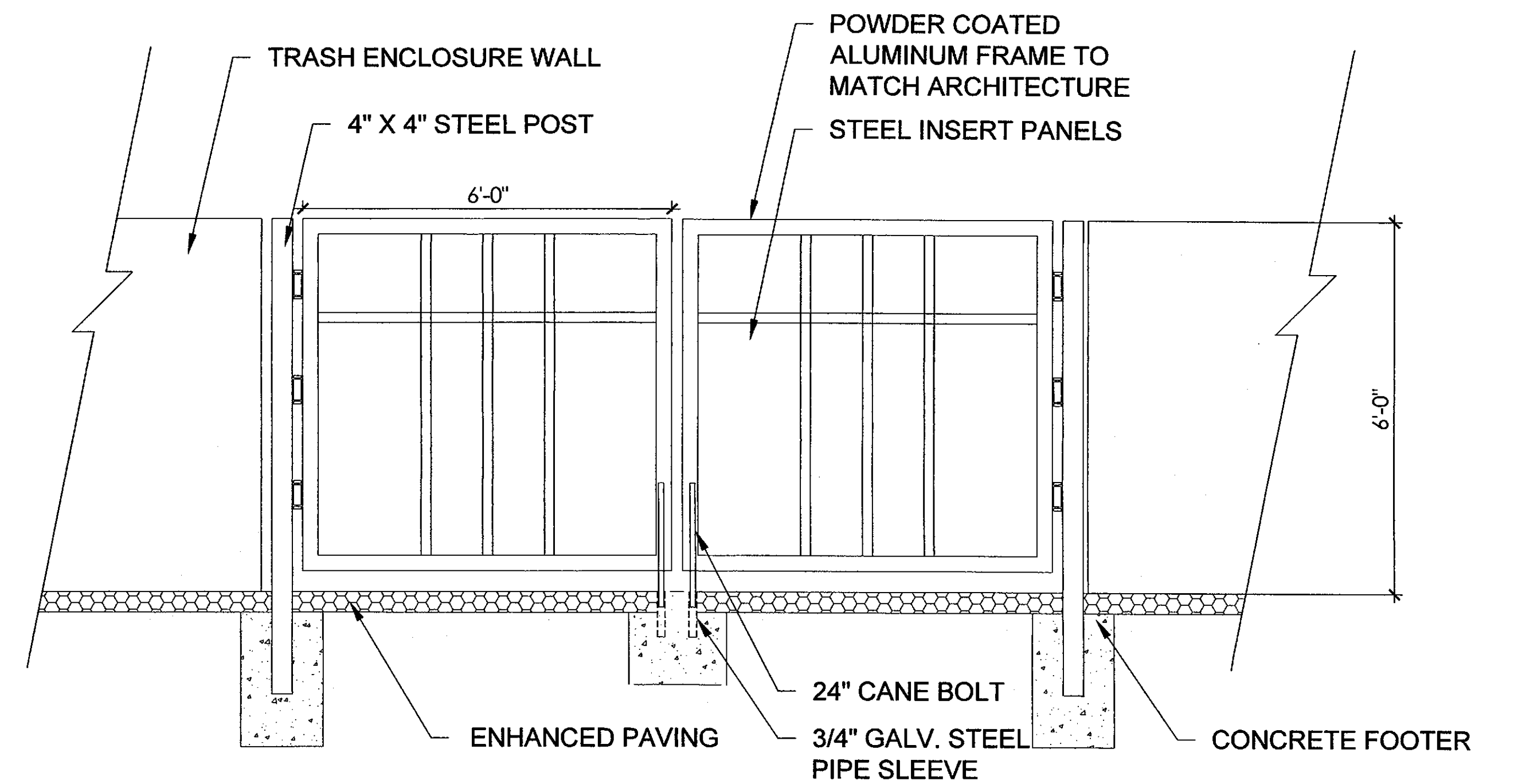
4 6' THEME WALL DETAIL



5 8' PERIMETER WALL & GREENSCREEN DETAIL



6 VIEW FENCE/POOL ENCLOSURE



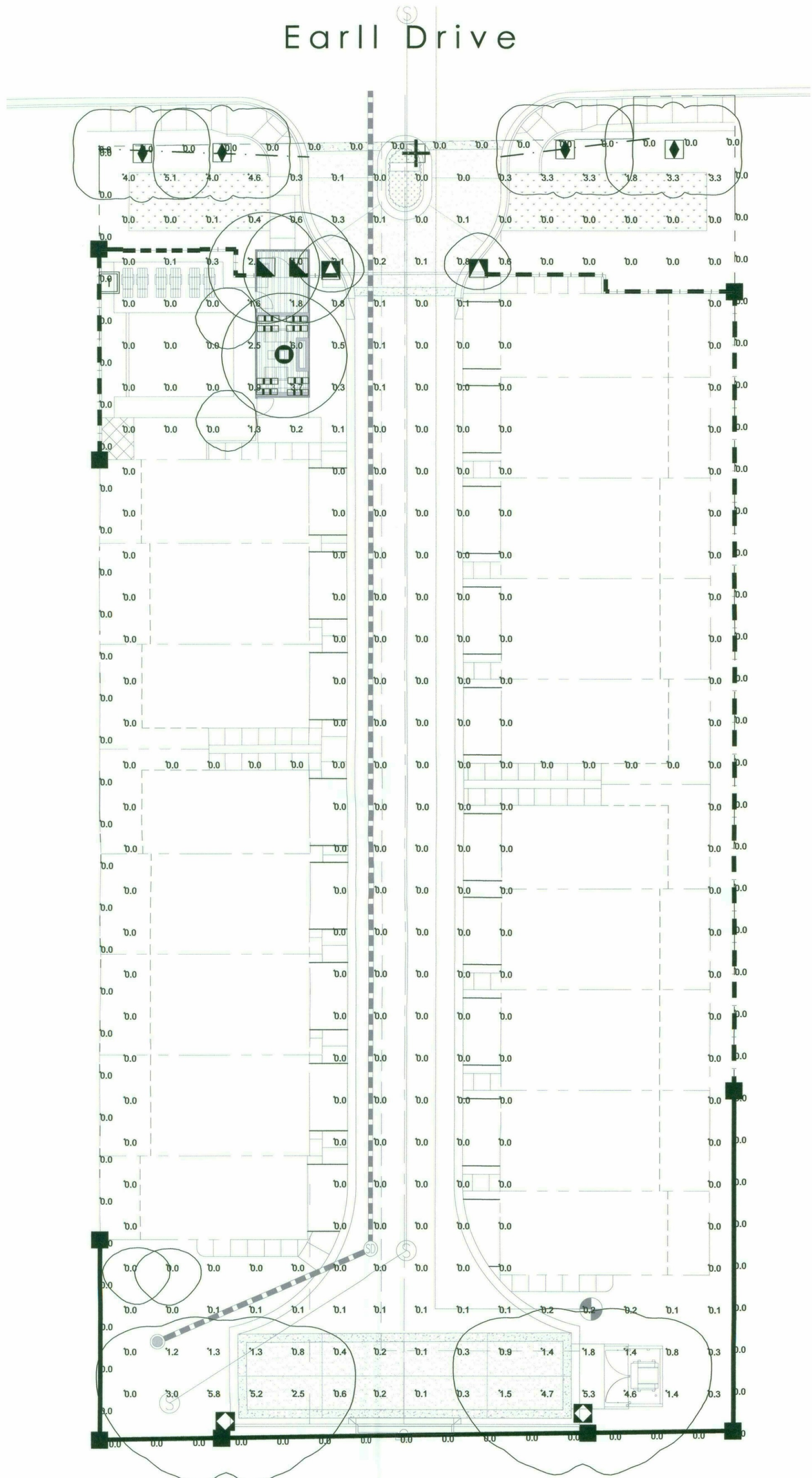
7 TRASH ENCLOSURE DETAIL

GALLERY

L-5 CONCEPTUAL PHOTOMETRICS PLAN 5 OF 6

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LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
SA	1	HK ZXL-FI-BD-120-BW-HKLED-4K-BK	SIGN LIGHT MOUNTED ON INGRADE J-BOX	4000K LED	ZXL-FI-JES	Absolute	0.90	7.565	
SC	4	USARCHITECTURAL TNS-LED SYM 28LED-NW-BAL7004-T	FULL CUTOFF BOLLARD	4000K LED	TNS-28LED-NW-Jes	Absolute	0.90	30.8	
SD	2	WAC LIGHTING WS-W5318-GH	WALL SCONCE MOUNTED AS DIRECTED BY LANDSCAPE ARCHITECT	3000K LED	WS-W5318-GH-Jes	Absolute	0.90	14.8	
SE	8	BEGA 7917LED	INGRADE WALL WASH	4000K LED	7917LED-JES	Absolute	0.90	24.3	
SF	2	WAC WS-W2505-GH	FULL CUTOFF CEILING MOUNT AT PEDESTRIAN GATE	3000K LED	WS-W2505-JES	Absolute	0.90	34.5	
SI	1	EUREKA 4266B TAS LED 26.30 DV 570X BLKE BLKA BFE	PENDANT MOUNT AS DIRECTED BY LANDSCAPE ARCHITECT	3000K LED	4266B-TAS-LED.26.Jes	Absolute	0.90	26	
SJ	2	SELUX AST2-R3-1 LG4500-40-12-120-SV-DSIAW012-SV-BC13	Aluminum housing, upper semi specular reflector, clear glass enclosure	30 white LEDs with clear optics below each	AST1-1-LG4500-R3-40-120-DS-Jes	Absolute	0.90	50	
XFMR	1	HK LIGHTING KST100	REMOTE INGRADE TRANSFORMER FOR LANDSCAPE LIGHTING	NA	7.5MR16G40I-MR40FL36_JES-M5000.JES	Absolute	0.90	8	

LIGHTING CONTACT: BOB STAMPER, R.C. LURIE COMPANY, 602-817-1918

STATISTICS				
Description	Symbol	Avg	Max	Min
fc values at grade	+	0.4 fc	6.0 fc	0.0 fc
fc at property line	+	0.0 fc	0.1 fc	0.0 fc



ZXLFI
Flood - ZXF-Series



Characteristics

- Listed
- Standard

* Wet/Dry location rated. For optics please consult the factory.

Technical Data

Material	Housing/Cap/Stem - Machined silicone magnesium aluminum alloy (6061-T6) resistant to corrosion Stainless steel (SS304) hardware
Lamp	HK LED
Voltage	120V
Wattage	4W, 6W, 8W
Color Temp	3K, 4K, 5K
Power Supply	Integral LED Driver

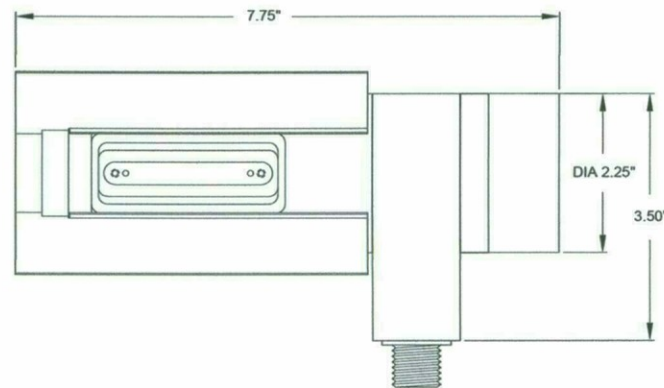


PROJECT

FIXTURE TYPE

Ordering Guide

Series	ZXLFI
Barndoors	BD
Voltage	120V
Wattage	4W 6W 8W
Lamp	HK LED
Color Temp	3K 4K 5K
Finish	BK (black) BU (bronze) WT (white) ABK (anodized black) ACS (anodized clear) CC (custom)



Date: _____ Customer: _____
Project: _____
Type: _____ Qty: _____

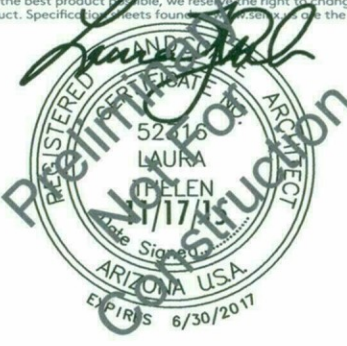
selux

Astro 1 & 2



Order Code:					
Pole Order Code:					
Series	AST 1 Astro 1	AST 2 Astro 2	Series	Height	Finish
Optics	R1 Type I Distribution	R2 Type I Distribution	R3 Type II Distribution	R5 Type V Distribution	
Mounting	1 Single	1A Single Arm Mount	2 Double Arm Mount	W Wall Mount	
Light Engine	LG4500 500 mA/50W	LG4700 700 mA/65W	LG4105 1050 mA/70W		
CCT	30 3000K	35 3500K	40 4000K	50 5000K	*For other CCT please consult factory
Power Cord Length	8' ^{1,2} 10' ^{1,2} 12' ^{1,2}	14' ^{1,2} 16' ^{1,2} 18' ^{1,2}	20' ^{1,2} 24' ^{1,2} 28' ^{1,2}	32' ^{1,2} 36' ^{1,2} 40' ^{1,2}	XX ^{1,2} XX ^{1,2}
Finish	WH White	BK Black	BZ Bronze	SV Silver	SP Specify Premium Color
Voltage	120	208	240	277	347 ¹ 480 ¹
Options	D5 No Uplight Finish	F5 ¹ Finger Fusing	PC Test Lock Photocon	DM ¹ Dimming (0-10V)	DM ¹ Dimming (0-10V) See p. 8 for details
				HL ^{1,2} Haze Lens See p. 8 for details	HS Haze Shield
				ROR ¹ Retro Optics Right (ROT)	ROL ¹ Retro Optics Left (LOT)

SELUX CORPORATION
5000 N. 10TH AVENUE
DENVER, CO 80231
TEL: 303.733.1111
FAX: 303.733.1112
WWW.SELUX.COM



APPROX. SCALE: 1"=20'
NORTH
1511 DRAWN BY: TEAM 11/17/15

ROLLING VEHICULAR GATE



Painted Steel Frame with Frosted Glass Panels

PEDESTRIAN PORTAL AND GATE



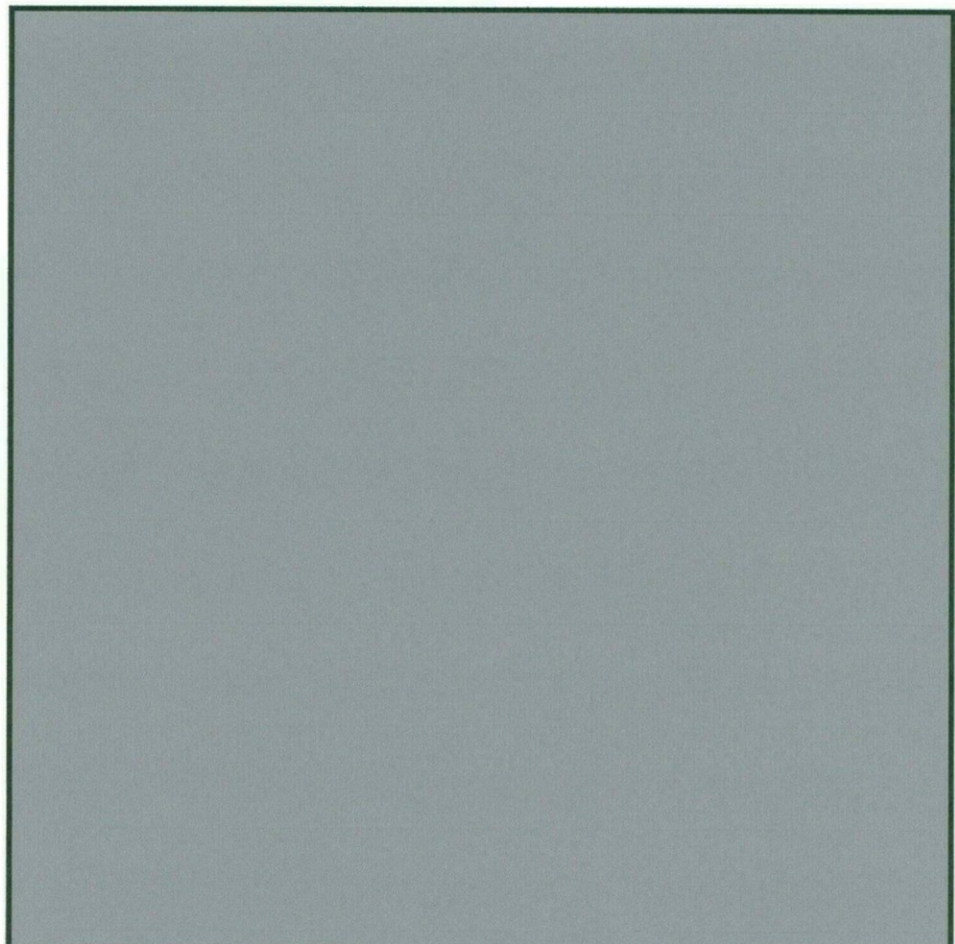
Stucco / Steel Portal Structure with Painted Steel Pedestrian Gate

STEEL PAINT COLOR



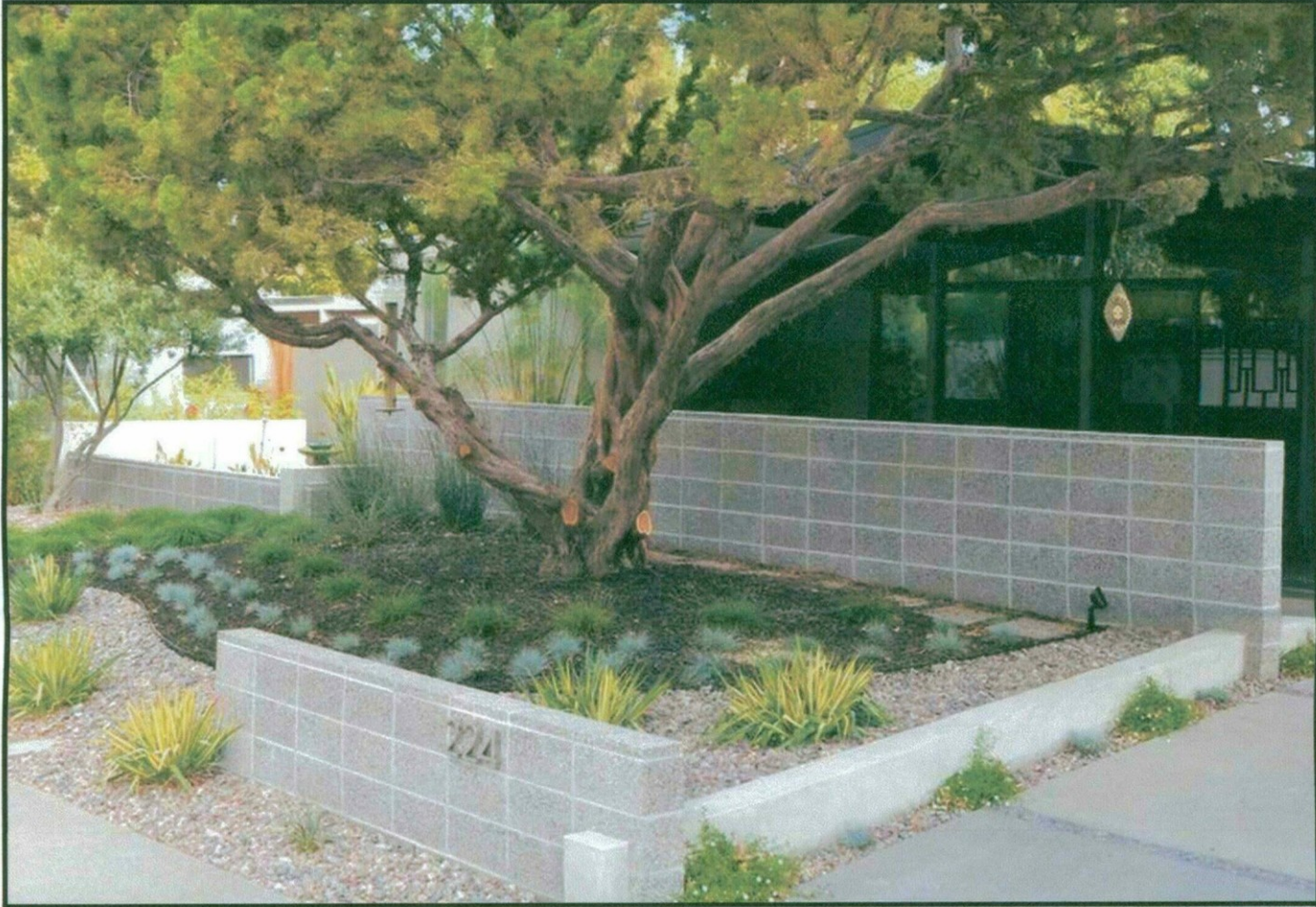
Dunn Edwards 'Jet'

STUCCO PAINT COLOR



Dunn Edwards 'Looking Glass'

THEME WALL



Groundface CMU Block - Stack Bond Pattern

CMU BLOCK COLOR



Western Block Castle White

POOL FENCE AND GATE



Glass Pool Fence

GREEN SCREEN TRELLIS



Round trellis around palms / Flat panels attached to walls

ENHANCED PAVING



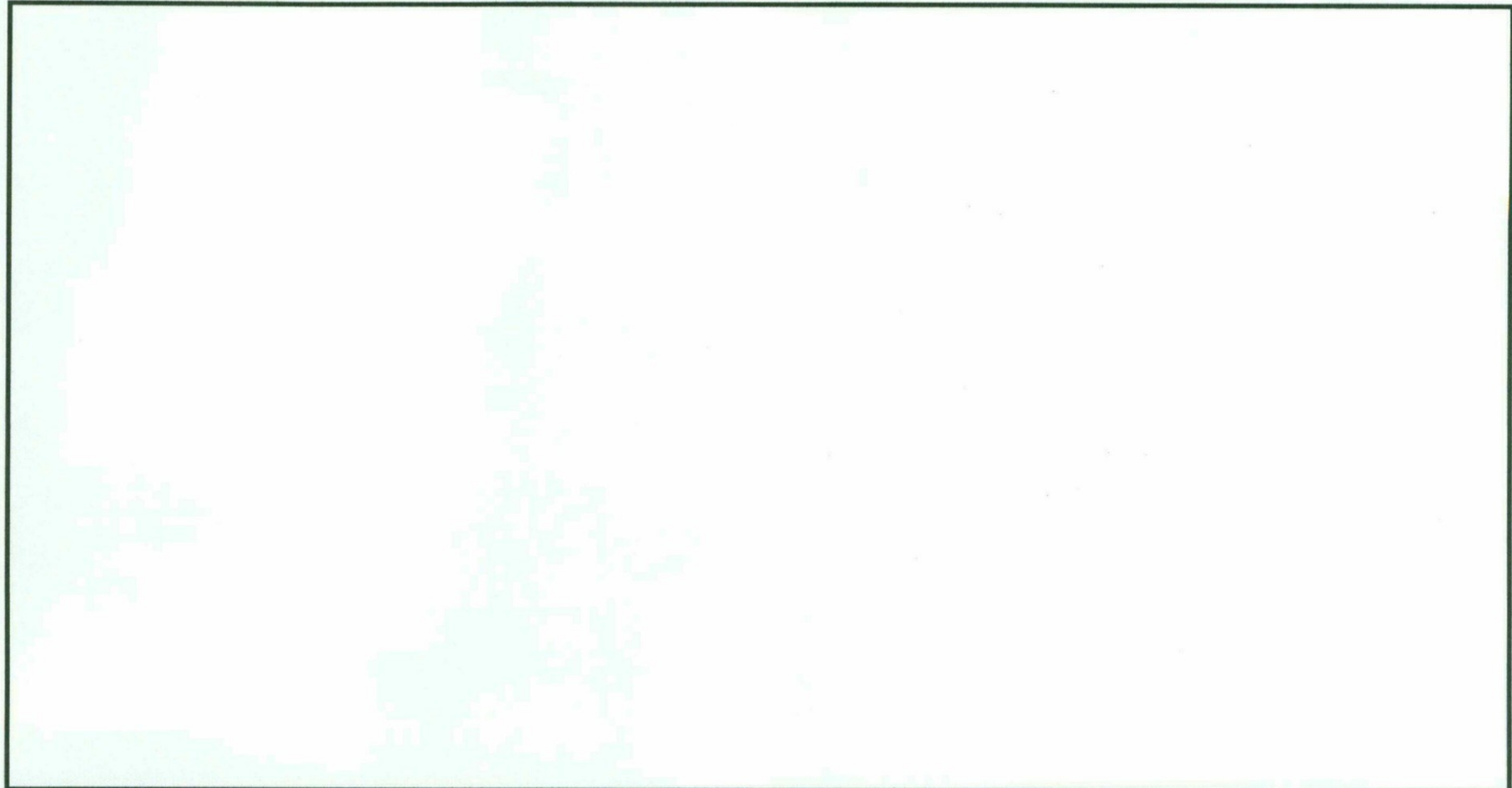
Stamped Colored Asphalt

ASPHALT COLOR BLEND



Granite/Sierra/Concrete Gray

LIGHTING



Lighting

SIGNAGE/GATE



Frosted Glass Panels

PRELIMINARY PLAT
FOR
GALLERY

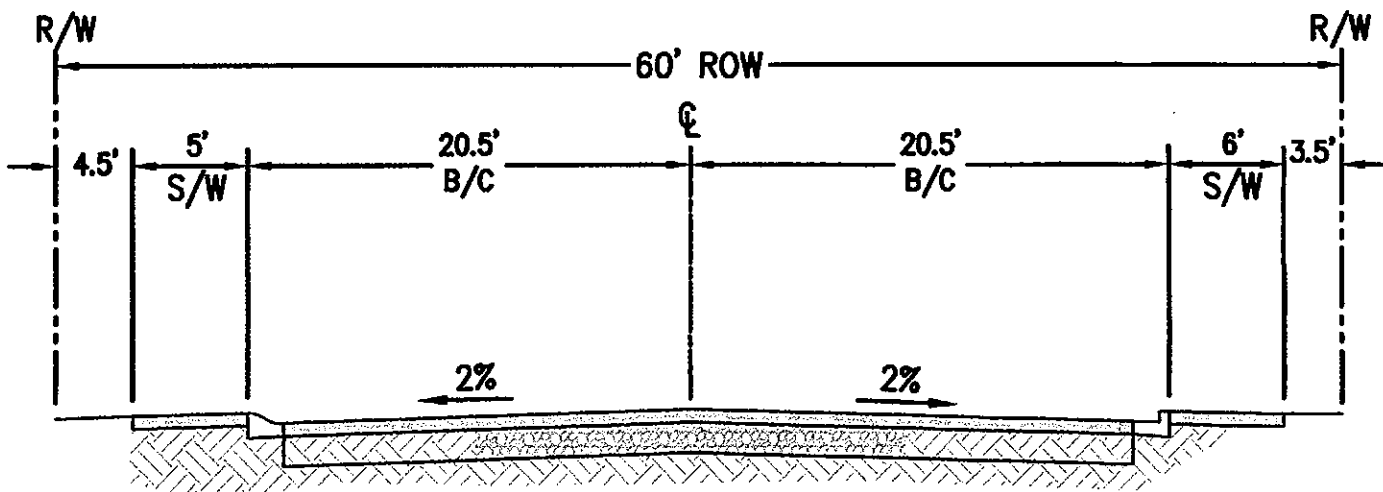
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4
EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTES

1. A 6' P.U.E. WILL BE PROVIDED ON THE EAST AND WEST SIDES OF THE STREET.
2. ALL STREETS ARE PRIVATE.
3. ALL STREETS AND TRACTS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH APPLICABLE RECORDED RESTRICTIONS, DEVELOPMENT AGREEMENT AND STIPULATIONS.

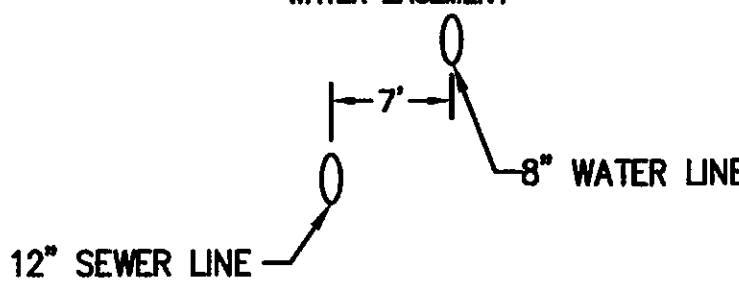
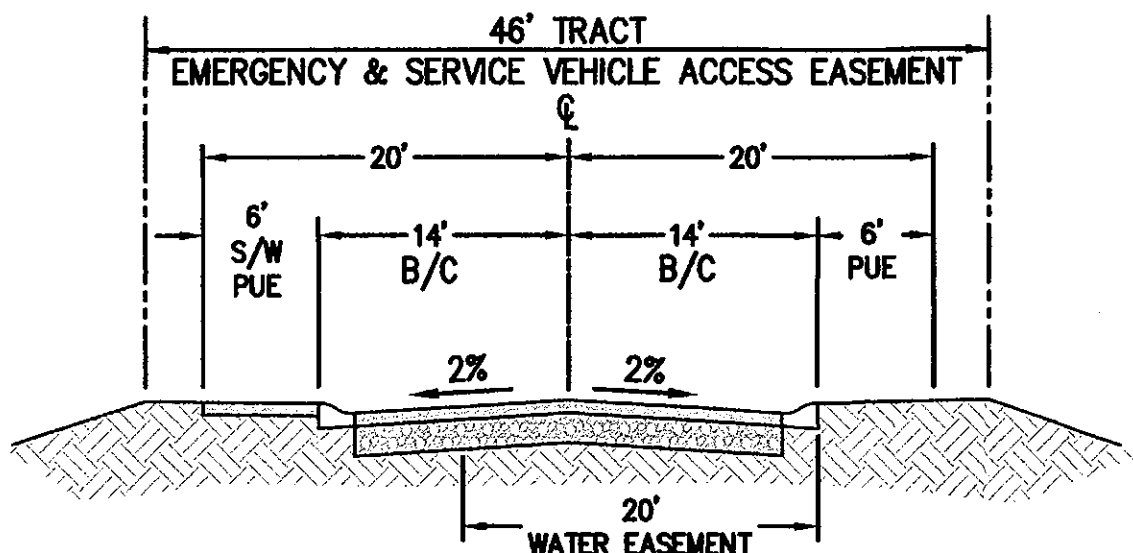
SITE DATA

EXISTING ZONING	C-4
GROSS ACREAGE	1.2 AC
NET ACREAGE	1.1 AC
YIELD	18 LOTS
DENSITY	15 UNITS/AC
MIN. LOT SIZE	0.023 AC
AVE. LOT SIZE	0.026 AC



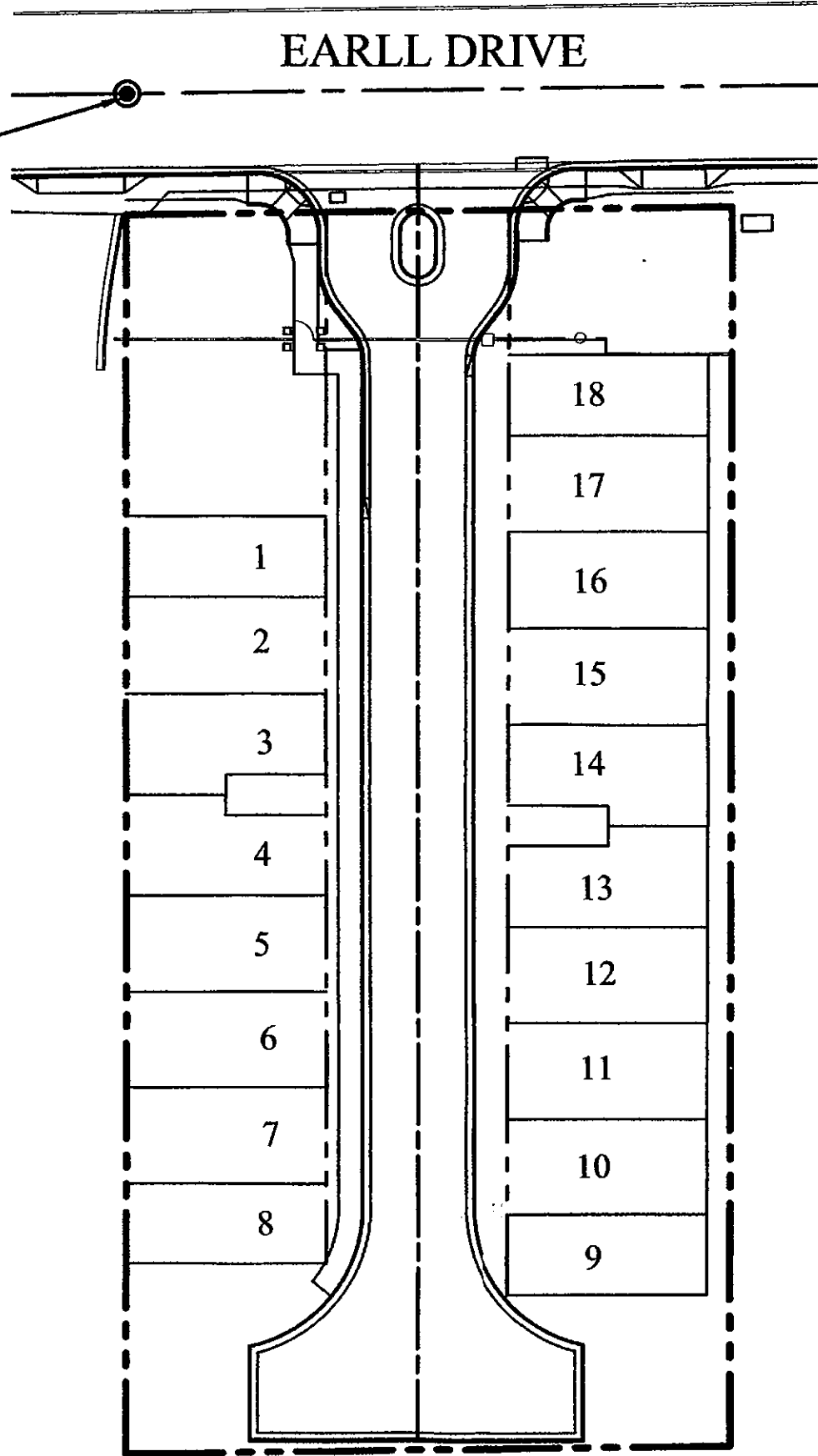
EARLL DRIVE

LOOKING EAST
N.T.S.



TYPICAL - PRIVATE
STREET CLASSIFICATION
LOOKING NORTH
N.T.S.

FOUND PK NAIL, SOUTH QUARTER OF EARLL DRIVE
AND 71ST DRIVE 0.10' EAST (ACCEPTED)



FOUND CITY OF SCOTTSDALE BRASS CAP
IN HANDHOLE, NORTHEAST CORNER OF
SE1/4, SECTION 27, T2N, R4E,
INTERSECTION OF EARLL DRIVE AND
SCOTTSDALE ROAD



LOT AREAS

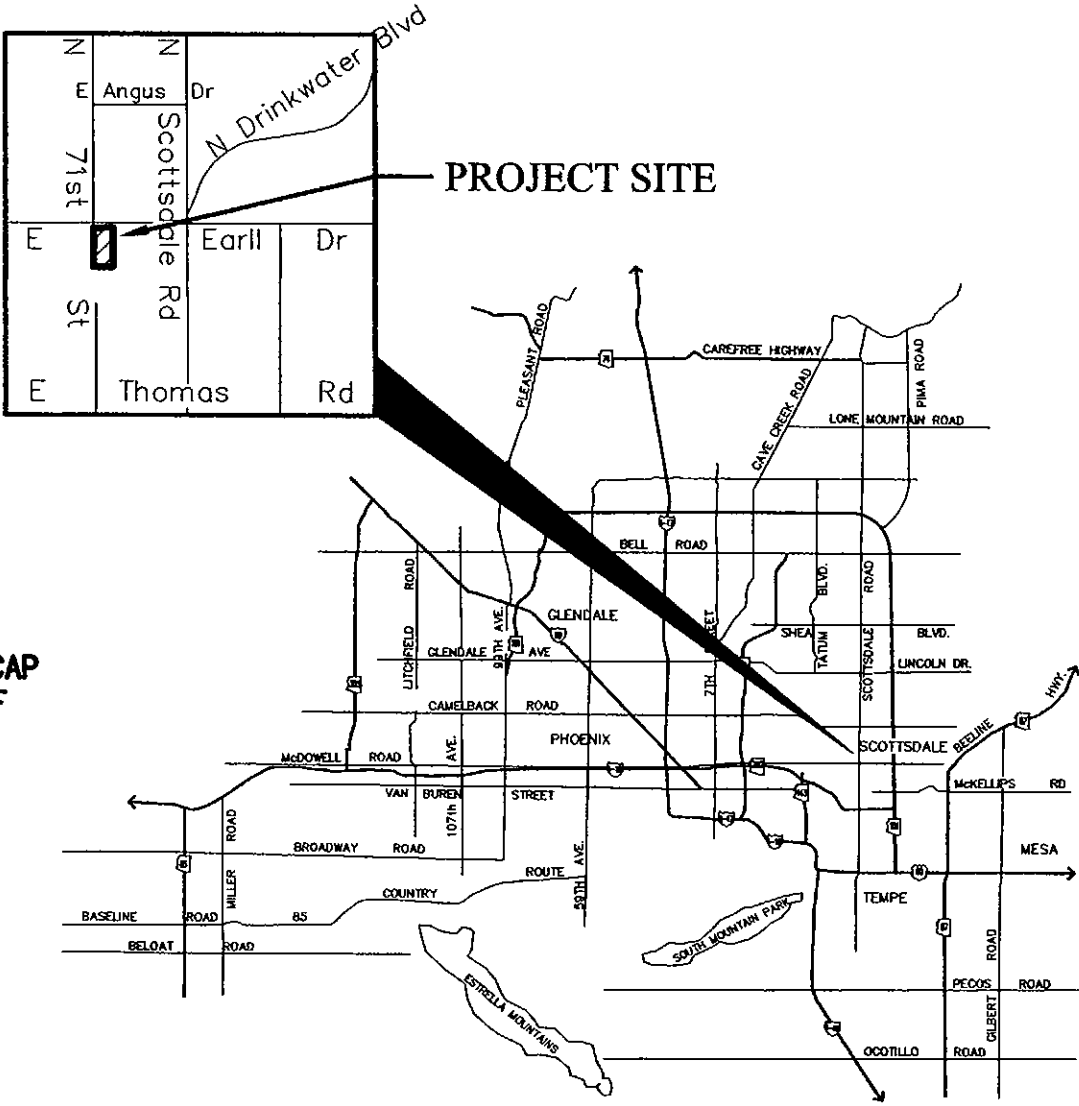
LOT	AREA (SF)	AREA (AC)
1	1000	0.023
2	1200	0.028
3	1125	0.026
4	1125	0.026
5	1200	0.028
6	1200	0.028
7	1200	0.028
8	1000	0.023
9	1000	0.023
10	1200	0.028
11	1200	0.028
12	1200	0.028
13	1125	0.026
14	1125	0.026
15	1200	0.028
16	1200	0.028
17	1200	0.028
18	1000	0.023
LOT AREA TOTAL	20,500	0.471

SETBACK TABLE

ZONING	MIN LOT SIZE SQFT	FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK	MINIMUM PERIMETER SETBACK	BUILDING SEPERATION	BUILDING HEIGHT
C-4	1000	N/A	0'	0'	0'	10'	36'

TRACT AREAS

TRACT	LAND USE	AREA (SF)	AREA (AC)
A	ROADWAY, DRAINAGE, UTILITY	15,493	0.356
B	OPEN SPACE	3113	0.071
C	OPEN SPACE	1940	0.045
D	OPEN SPACE	250	0.006
E	OPEN SPACE	250	0.006
F	OPEN SPACE	4850	0.111
TOTAL		25,896	0.594



OWNER/DEVELOPER

K HOVNANIAN GREAT WESTERN HOMES
20830 N. TATUM BLVD, SUITE 250
PHOENIX, ARIZONA 85050
CONTACT: CHUCK CHISHOLM

LAND PLANNER /
LANDSCAPE ARCHITECT

LVA URBAN DESIGN STUDIO
120 S. ASH AVE., #201
TEMPE, ARIZONA 85281
TEL: (480) 944-0994
FAX: (480) 944-7332
CONTACT: ALEX STEDMAN

ENGINEER

HOSKIN RYAN CONSULTANTS, INC.
6245 N. 24TH PARKWAY, SUITE 100
PHOENIX, ARIZONA 85016
TEL: (602) 252-8384
FAX: (602) 252-8385
CONTACT: PAUL M. HAAS, PE
EMAIL: HAAS@HOSKINRYAN.COM

BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN
HANDHOLE, 0.70' BELOW PAVEMENT,
SCOTTSDALE BENCHMARK #4274,
INTERSECTION OF 68TH STREET AND OSBORN
ROAD, CENTER OF SECTION 27, T2N, R4E

ELEVATION= 1255.75 (NAVD 88)

SHEET INDEX

NO	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY GRADING & DRAINAGE PLAN
3	PRELIMINARY UTILITY PLAN

UTILITIES

WATER	CITY OF SCOTTSDALE
SEWER	CITY OF SCOTTSDALE
FIRE PROTECTION	CITY OF SCOTTSDALE
WASTE DISPOSAL	CITY OF SCOTTSDALE
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURY LINK
GAS	SOUTHWEST GAS COMPANY
CATV	COX COMMUNICATIONS

Hoskin•Ryan Consultants, Inc.
creative engineering solutions



REVISIONS:

NO. DESCRIPTION

1. COVER SHEET

2. PRELIMINARY GRADING & DRAINAGE PLAN

3. PRELIMINARY UTILITY PLAN

GALLERY

COVER SHEET

DESIGNED: PMH/AC
DRAWN: AC
CHECKED: PMH
PLOT DATE: 11/17/2015
SHEET 1 OF 3
PROJECT NO. 15-015-02

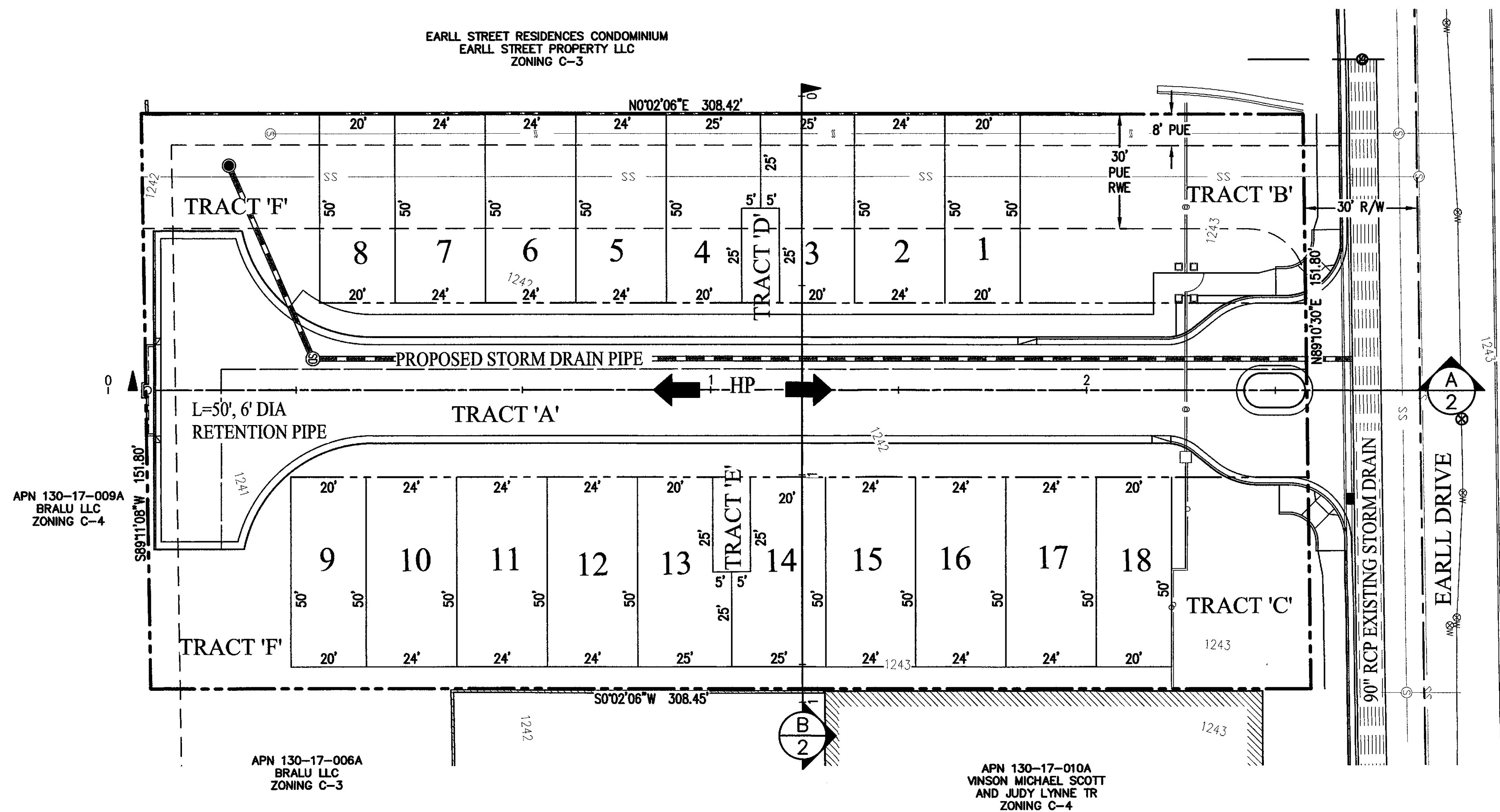
EXPIRES: 9/30/2016

Call at least two full working days before final engineering.

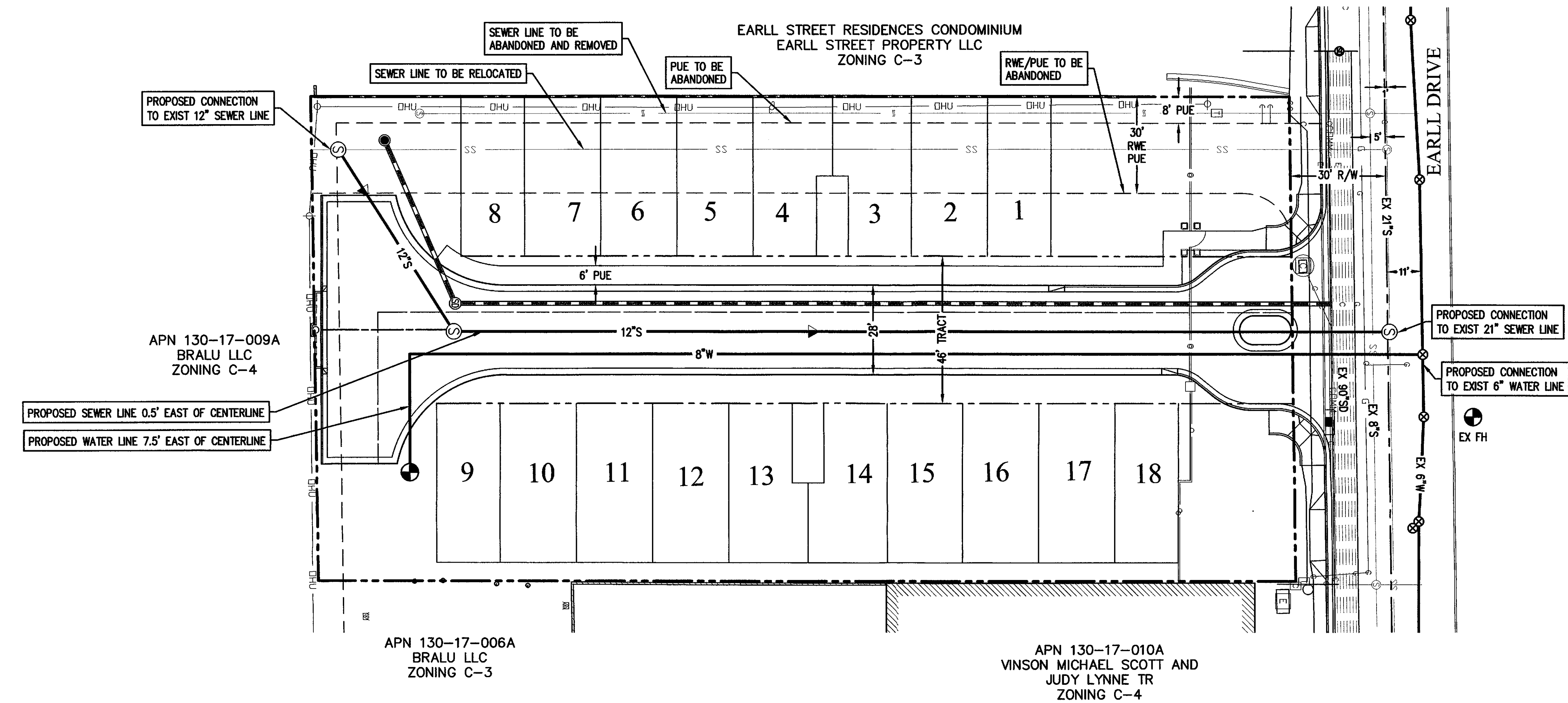
ARIZONA 801
Paul M. Haas, P.E.
Maricopa County (602) 263-1100

FILE: g:\projects\15-015-015 71st street & earll\02- preliminary engineering\1501502a-pp01.dwg

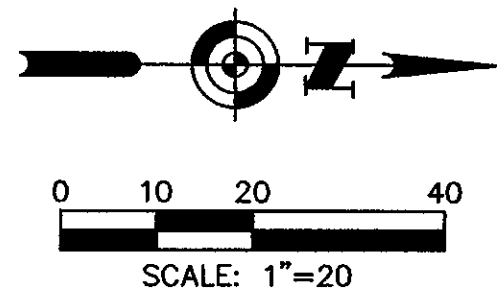
4-PP-2015



REVIEWED BY _____ DATE _____
DRAFTED BY _____ DATE _____
CHECKED BY _____ DATE _____



LEGEND			
	PARCEL BOUNDARY	TYP	TYPICAL
	ROADWAY CENTERLINE	R/W	RIGHT-OF-WAY
	TRACT "A" ROADWAY LINE	PUE	PUBLIC UTILITY EASEMENT
	PROPOSED EASEMENT	S/W	SIDEWALK
	CENTERLINE	ESMT	EASEMENT
	WATER LINE	B/C	BACK OF CURB
	SEWER LINE	C	CONCRETE
	FIRE HYDRANT	FG	FINISH GRADE
	VALVE	NG	NATURAL GROUND
	MANHOLE	P	PAVEMENT
	EXISTING STREET FLOW DIRECTION	TC	TOP OF CURB
	PROPOSED STREET FLOW DIRECTION	VG	VALLEY GUTTER
	BLOW OFF ASSEMBLY	RWE	RIGHT OF WAY EASEMENT
	STORM DRAIN		
	EXISTING STORM DRAIN		
	CATCH BASIN		

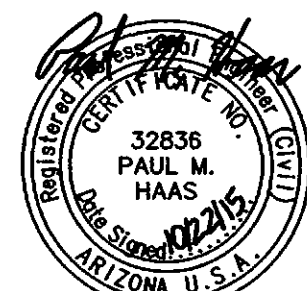


REVISIONS:

GALLERY

PRELIMINARY UTILITY PLAN

Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying



EXPIRES: 9/30/2016

DESIGNED: PMH/AC

DRAWN: AC

CHECKED: PMH PLOT DATE: 11/17/2015

SHEET 3 OF 3

PROJECT NO. 15-015-02



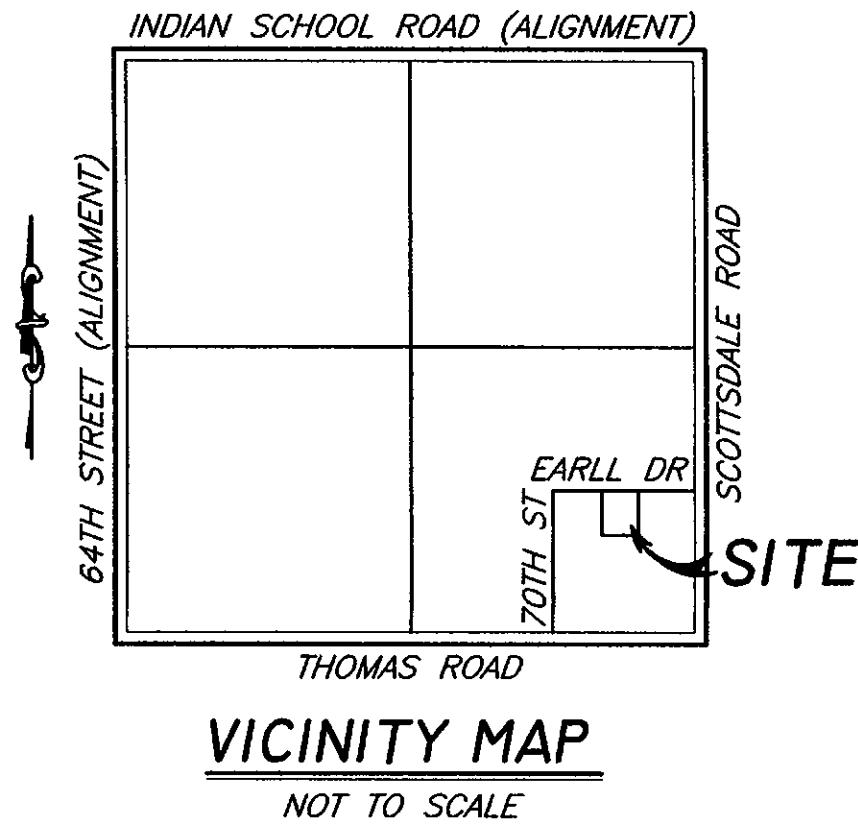


GALLERY - 7107 EARLL DR.

CONTEXT AERIAL

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER QUARTER OF SECTION 27,
TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA
AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

OLENE PLACE, ACCORDING TO THE PLAT OF RECORD IN THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 48 OF MAPS, PAGE 5 AND THAT PORTION OF MARSHALL AVENUE ABANDONED BY RESOLUTION RECORDED IN INSTRUMENT NO. 84-0493240, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 10 FEET OF SAID OLENE PLACE;

EXCEPT THE EAST 121.81 FEET OF SAID OLENE PLACE;

EXCEPT THE SOUTH 80.00 FEET OF SAID OLENE PLACE.

PARCEL NO. 2:

THE WEST 30.00 FEET OF THE OF THE SOUTH 80.00 FEET OF OLENE PLACE, ACCORDING TO THE PLAT OF RECORD IN THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 48 OF MAPS, PAGE 5.

PARCEL NO. 3:

THE SOUTH 80.00 FEET OF OLENE PLACE, ACCORDING TO THE PLAT OF RECORD IN THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 48 OF MAPS, PAGE 5 AND THAT PORTION OF MARSHALL AVENUE ABANDONED BY RESOLUTION RECORDED IN INSTRUMENT NO. 84-0493240, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 121.81 FEET OF SAID OLENE PLACE;

EXCEPT THE WEST 30.00 FEET OF SAID OLENE PLACE.

MONUMENT NOTES:

ALL MONUMENTATION SHOWN HEREON WAS ACCEPTED UNLESS OTHERWISE NOTED

- FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH, NORTHWEST CORNER OF SE1/4, SE1/4, SECTION 27, T2N, R4E, INTERSECTION OF EARLL DRIVE AND 70TH STREET
- FOUND CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, NORTHEAST CORNER OF SE1/4, SE1/4, SECTION 27, T2N, R4E, INTERSECTION OF EARLL DRIVE AND SCOTTSDALE ROAD
- FOUND CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, SOUTHEAST CORNER SECTION 27, T2N, R4E, INTERSECTION OF THOMAS ROAD AND SCOTTSDALE ROAD
- CALCULATED SOUTHWEST CORNER OF SE1/4, SE1/4, SECTION 27, T2N R4E, INTERSECTION OF THOMAS ROAD AND 70TH STREET
- FOUND PK NAIL, SOUTH QUARTER CORNER OF SECTION 27, T2N, R4E, INTERSECTION OF THOMAS ROAD AND 68TH STREET
- FOUND PK NAIL AT INTERSECTION OF EARLL DRIVE AND 71ST DRIVE, 0.10' EAST (ACCEPTED)
- FOUND 1/2" REBAR WITH CAP RLS#31020
- FOUND PK NAIL WITH TAG RLS#31020
- FOUND 1/2" REBAR WITH CAP RLS#31020, 0.14' SOUTH (ACCEPTED)
- FOUND 1/2" REBAR WITH CAP RLS#31020, 0.05' EAST & 0.18' NORTH (ACCEPTED)

SCHEDULE "B" ITEMS:

- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. (NOT RESPONSIBILITY OF SURVEYOR)
- EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. (NOT RESPONSIBILITY OF SURVEYOR)
- ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES AND ANY MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT RESPONSIBILITY OF SURVEYOR)
- ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL THERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT RESPONSIBILITY OF SURVEYOR)
- (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. (NOT RESPONSIBILITY OF SURVEYOR)
- (A) UNPATENTED MINING CLAIMS; (B) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A) OR (B) ARE SHOWN BY THE PUBLIC RECORDS. (NOT RESPONSIBILITY OF SURVEYOR)
- TAXES AND ASSESSMENTS FOR THE SECOND HALF OF 2014 PLUS ANY PENALTIES AND INTEREST WHICH MAY ACCRUE. A LIEN NOT YET DUE AND PAYABLE.
ASSESSOR'S PARCEL NO.'S: 130-17-001, 130-17-002, 130-17-003B, 130-17-004A, 130-17-004B, 130-17-004C, 130-17-005B (COVERS MORE PROPERTY), 130-17-007C, 130-17-008A, 130-17-009A (COVERS MORE PROPERTY) (NOT RESPONSIBILITY OF SURVEYOR)
- OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES, 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)
- THE LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS ASSOCIATION, AN ARIZONA CORPORATION; AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSE OF OBTAINING WATER RIGHTS FOR SAID LAND. (NOT RESPONSIBILITY OF SURVEYOR)
- EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND MATTERS SHOWN ON THE PLAT FOR SECURITY ACRES, AMENDED, RECORDED IN BOOK 8 OF MAPS, PAGE 59, 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)
- EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND MATTERS SHOWN ON THE PLAT FOR OLENE PLACE, RECORDED IN BOOK 48 OF MAPS, PAGE 5, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604. (SHOWN)
- EASEMENT FOR RIGHT OF WAY FOR ROAD OR HIGHWAY AND PUBLIC UTILITIES PURPOSES AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 84-0488654. (SHOWN)
- ANY EASEMENTS OR RIGHTS OF WAY FOR EXISTING UTILITIES OR OTHER RIGHTS OF WAY OVER THOSE PORTIONS OF SAID LAND LYING WITHIN THE PUBLIC RIGHT OF WAY ABANDONED BY RESOLUTION OR ORDINANCE RECORDED IN INSTRUMENT NO. 84-0493240. (SHOWN)
- ALL MATTERS AS SET FORTH IN COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL RECORDED IN INSTRUMENT NO. 96-0397809.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET)
- ALL MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "CITY OF SCOTTSDALE REQUEST FOR LOT SPLIT" RECORDED IN INSTRUMENT NO. 96-0397810.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET)
- ALL MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED IN INSTRUMENT NO. 2007-0230672.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AFFECTS PARCELS 1 AND 2 (BLANKET)
- ALL MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "ASSURANCE TO CITY OF REMOTE PARKING" RECORDED IN INSTRUMENT NO. 2007-0511486.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AFFECTS PARCELS 1 AND 2 (BLANKET)
- ALL MATTERS AS SET FORTH IN RECORD OF SURVEY RECORDED APRIL 1, 2014 IN BOOK 1211 OF MAPS, PAGE 14. (SHOWN)

AREAS:

PARCEL 1 - ±34,914 SQUARE FEET OR ±0.80 ACRES
PARCEL 2 - ±2,400 SQUARE FEET OR ±0.06 ACRES
PARCEL 3 - ±9,744 SQUARE FEET OR ±0.22 ACRES
TOTALS - ±47,058 SQUARE FEET OR ±1.08 ACRES

BASIS OF BEARING:

N89°10'30"E ALONG THE MONUMENT LINE OF EARLL DRIVE AS MEASURED BETWEEN MONUMENTS NUMBERED (1) AND (2) SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES. ALSO SHOWN ON THE FINAL PLAT FOR FINAL PLAT FOR OLENE PLACE, RECORDED IN BOOK 48 OF MAPS, PAGE 5, MARICOPA COUNTY RECORDS.

FLOODZONE:

CURRENT FLOOD ZONE IS "ZONE X" (AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WIDTH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD); PER FIRM MAP NO. 04013C2235L, DATED OCTOBER 16, 2013.

BENCHMARK:

CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, 0.70' BELOW PAVEMENT, SCOTTSDALE BENCHMARK #4274, INTERSECTION OF 68TH STREET AND OSBORN ROAD, CENTER OF SECTION 27, T2N, R4E

ELEVATION= 1255.75 (NAVD 88)

REFERENCE DATA:

THIS SURVEY IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:

- COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER AX1312, DATED FEBRUARY 11, 2015 AT 8:00 A.M.
- FINAL PLAT FOR SECURITY ACRES AMENDED RECORDED IN BOOK 8 OF MAPS, PAGE 59, MARICOPA COUNTY RECORDS
- FINAL PLAT FOR OLENE PLACE, RECORDED IN BOOK 48 OF MAPS, PAGE 5, MCR
- RECORD OF SURVEY, BY ALLIANCE LAND SURVEYING INC., RECORDED IN BOOK 1211 OF MAPS, PAGE 14, MCR
- SPECIAL WARRANTY DEED 2010-0052689, MCR

RECORD OWNER:

APN# 130-17-001, 130-17-002, 130-17-003B, 130-17-004A, 130-17-004B, 160-17-005B 130-17-007C, 130-17-008A, 130-17-009A
BRALU LLC
MAILING ADDRESS
6632 N 66TH PLACE
PARADISE VALLEY, AZ 85253

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 COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER AX1312, DATED FEBRUARY 11, 2015 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 WORK, BUILDING CONSTRUCTION OR ADDITIONS DURING THIS SURVEY.

8. RELATIVE TO OPTIONAL TABLE "A" ITEM NO. 18, THE SURVEYOR DID NOT OBSERVE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

CERTIFICATION:

TO: K. HOVNIANIAN GREAT WESTERN HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
MOCKINGBIRD GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WHICH ACQUIRED TITLE AS BRALU, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
NEW LAND TITLE AGENCY, LLC
FIDELITY NATIONAL 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 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 8, 9, 10(a), 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

DATE

EXPIRES 06/30/2016

REVISIONS

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA
AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

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













FIELDWORK BY : JFL
DRAWN BY : CRS
CHECKED BY : LCD
JOB # P15-039
DATE : 03/10/15

SHEET NO.

/

1 OF 2

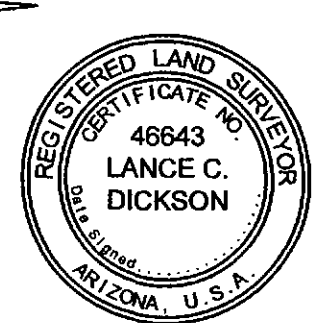
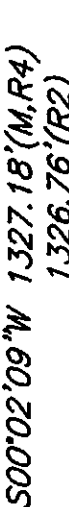
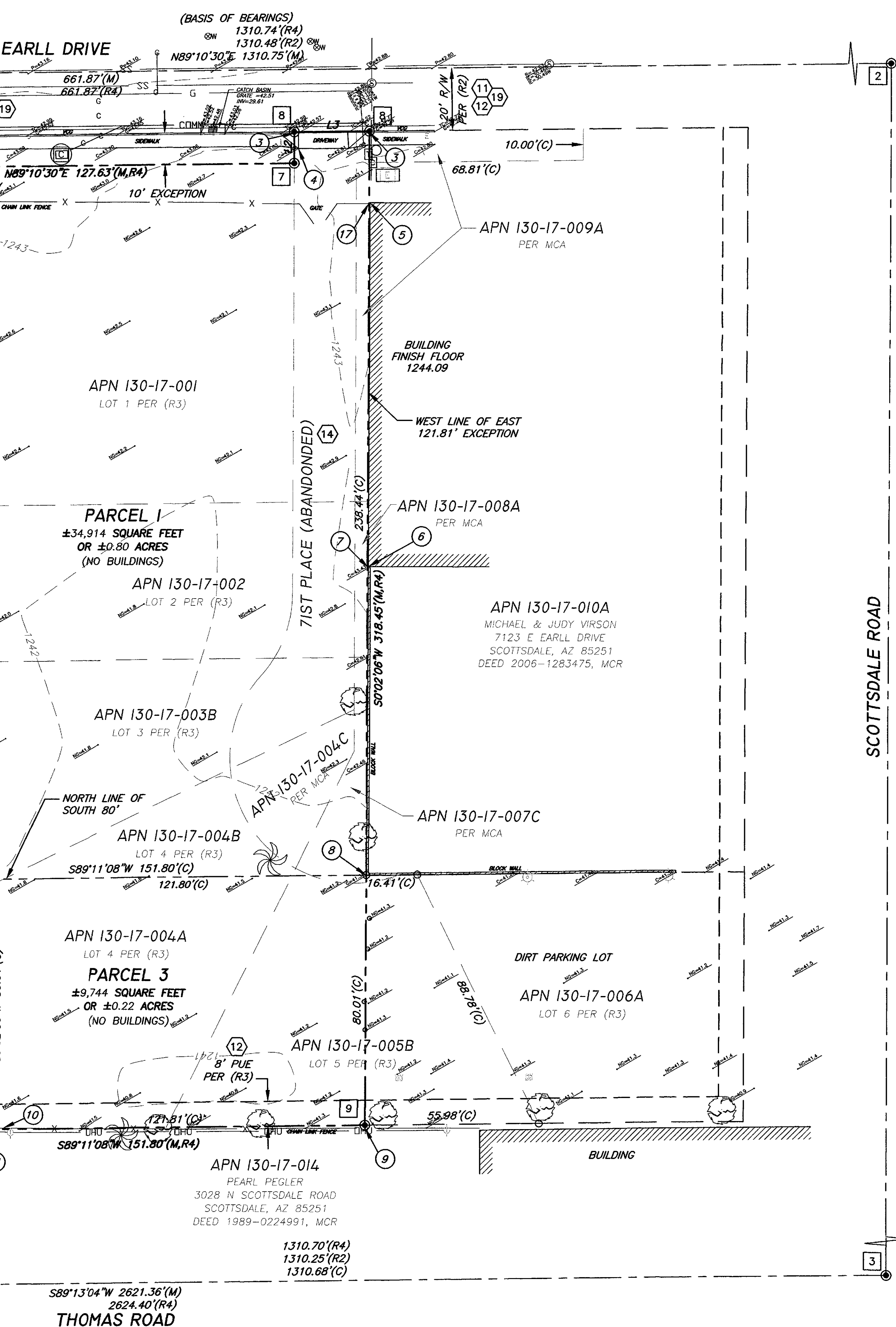
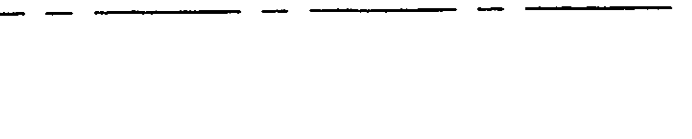
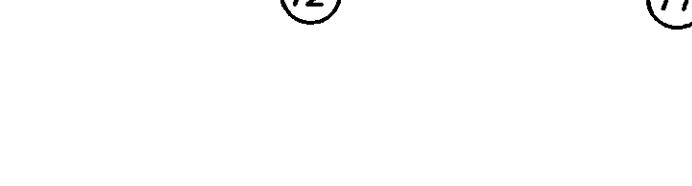
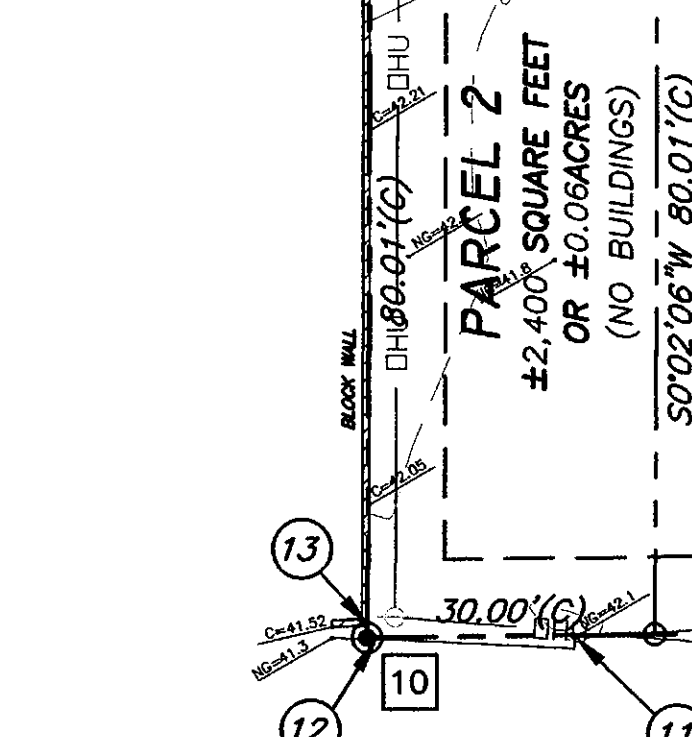
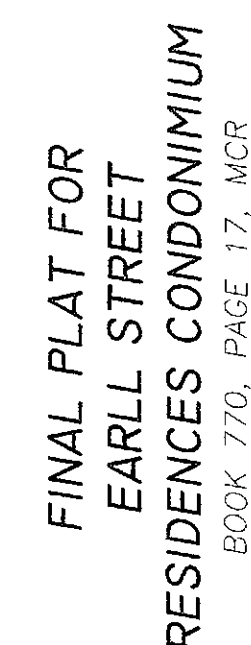
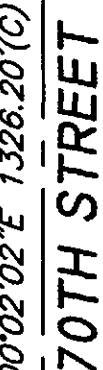
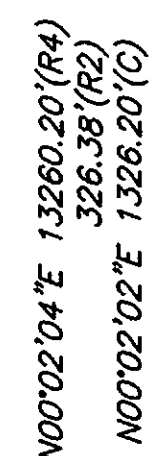


- | | |
|---|---|
|  | SET 1/2" REBAR RLS #46643
UNLESS OTHERWISE NOTED |
|  | FOUND MONUMENT AS NOTED |
|  | CALCULATED POINT. NOTHING
FOUND AND NOTHING SET |
|  | FIRE HYDRANT |
|  | WATER VALVE |
|  | SEWER BLUESTAKE |
|  | SEWER MANHOLE |
|  | ELECTRIC BLUESTAKE |
|  | ELECTRIC TRANSFORMER |
|  | WOOD POST WITH AREA LIGHT |
|  | POWER POLE (WOOD) |
|  | POWER POLE (METAL) |
|  | AREA LIGHT |
|  | GUY WIRE |
|  | GAS BLUESTAKE |
|  | GRATE |
|  | STORM SEWER MANHOLE |
|  | COMMUNICATIONS JUNCTION BOX |
|  | TELEPHONE JUNCTION BOX |
|  | BOLLARD |
|  | MISCELLANEOUS SIGN |

- (C) CALCULATED DATA
(M) MEASURED DATA
(R) RECORDED DATA

- | LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | DIRECTION |
| L1 | 20.00 | S0°02'06"W |
| L2 | 10.00 | N0°00'15"E |
| L3 | 24.18 | N89°10'30"E |

- ① BACK OF CURB AND SOUTHERLY EDGE OF SIDEWALK IS 0.84' WEST & 0.04' NORTH OF NORTHWEST BOUNDARY CORNER
- ② SOUTHEAST CORNER OF SIDEWALK IS 0.15' SOUTHERLY AND NORTHEAST CORNER OF SIDEWALK IS 5.47' NORTHERLY OF NORTH BOUNDARY LINE
- ③ BACK OF CURB IS 0.40' SOUTHERLY OF BOUNDARY CORNER
- ④ SOUTHWEST CORNER OF DRIVEWAY IS 1.33' EASTERLY OF BOUNDARY LINE
- ⑤ NORTHWEST CORNER OF BUILDING IS 0.66' EASTERLY OF EAST BOUNDARY LINE
- ⑥ SOUTHWEST CORNER OF BUILDING IS 0.32' EASTERLY OF EAST BOUNDARY LINE
- ⑦ NORTHWEST CORNER OF BLOCK WALL IS 0.27' EASTERLY OF EAST BOUNDARY LINE
- ⑧ SOUTHWEST CORNER OF BLOCK WALL IS 0.02' EASTERLY OF EAST BOUNDARY LINE
- ⑨ CHAIN LINK FENCE IS 0.96' SOUTHERLY OF SOUTHEAST BOUNDARY CORNER
- ⑩ CHAIN LINK FENCE IS 0.36' NORTHERLY OF SOUTH BOUNDARY LINE
- ⑪ CHAIN LINK FENCE IS 0.16' SOUTHERLY OF SOUTH BOUNDARY LINE
- ⑫ CHAIN LINK FENCE IS 0.14' SOUTHERLY OF SOUTH BOUNDARY LINE
- ⑬ SOUTHEAST CORNER OF BLOCK WALL IS 0.16' EASTERLY OF WEST BOUNDARY LINE
- ⑭ NORTHEAST CORNER OF BLOCK WALL IS 0.08' EASTERLY OF WEST BOUNDARY LINE
- ⑮ BEGIN CHAIN LINK FENCE IS 0.33' EASTERLY OF WEST BOUNDARY LINE
- ⑯ ANGLE POINT OF CHAIN LINK FENCE IS 8.79' EASTERLY OF WEST BOUNDARY LINE AND 10.91' SOUTHERLY OF NORTH BOUNDARY LINE
- ⑰ END OF CHAIN LINK FENCE IS 0.11' EASTERLY OF EAST BOUNDARY LINE



PRELIMINARY PLAT
FOR
GALLERY

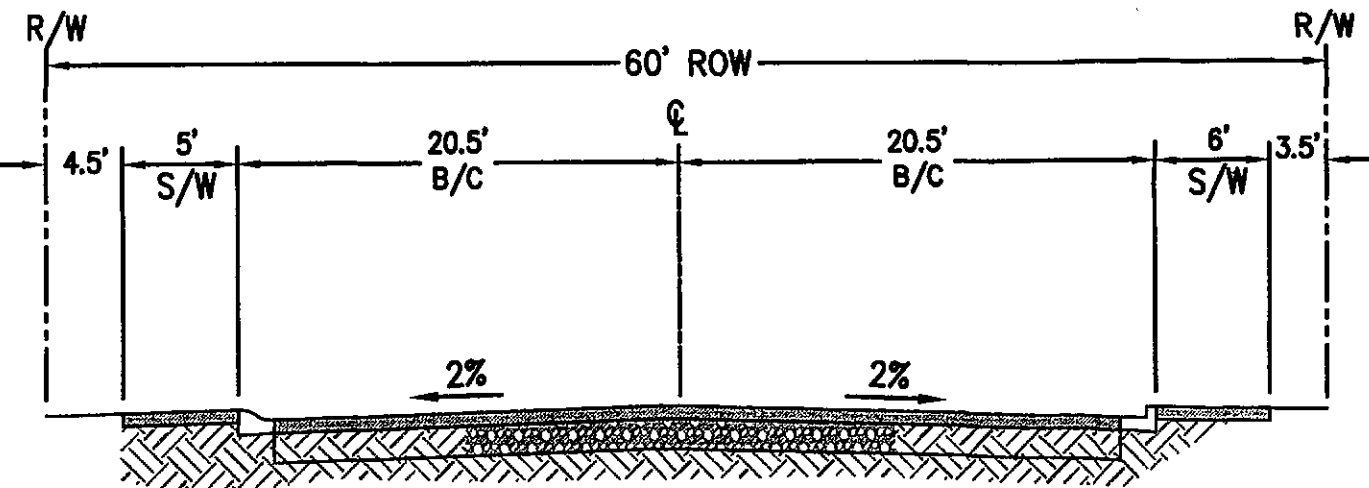
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4
EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTES

1. A 6' P.U.E. WILL BE PROVIDED ON THE EAST AND WEST SIDES OF THE STREET.
2. ALL STREETS ARE PRIVATE.
3. ALL STREETS AND TRACTS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH APPLICABLE RECORDED RESTRICTIONS, DEVELOPMENT AGREEMENT AND STIPULATIONS.

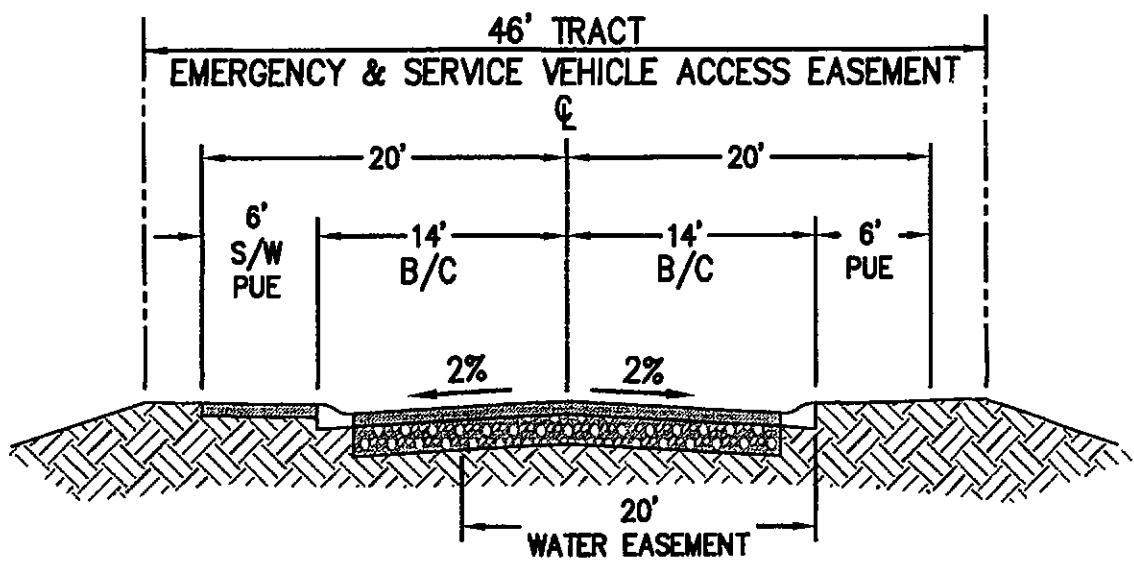
SITE DATA

EXISTING ZONING	C-4
GROSS ACREAGE	1.2 AC
NET ACREAGE	1.1 AC
YIELD	18 LOTS
DENSITY	15 UNITS/AC
MIN. LOT SIZE	0.023 AC
AVE. LOT SIZE	0.028 AC



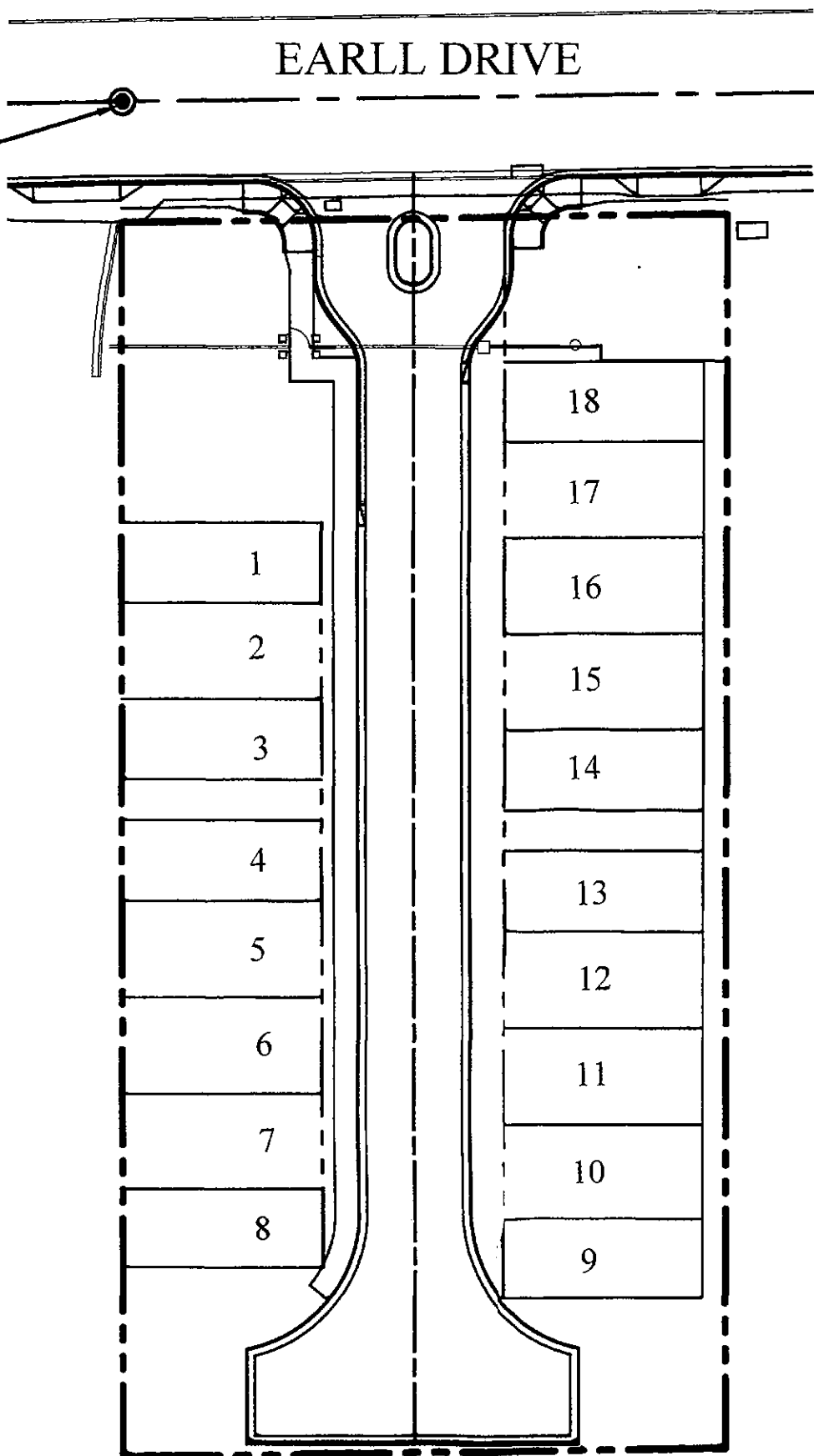
EARLL DRIVE

LOOKING EAST
N.T.S.



TYPICAL - PRIVATE
STREET CLASSIFICATION
LOOKING NORTH
N.T.S.

FOUND PK NAIL, SOUTH QUARTER OF EARLL DRIVE
AND 71ST DRIVE 0.10' EAST (ACCEPTED)



FOUND CITY OF SCOTTSDALE BRASS CAP
IN HANDHOLE, NORTHEAST CORNER OF
SE1/4, SECTION 27, T2N, R4E,
INTERSECTION OF EARLL DRIVE AND
SCOTTSDALE ROAD



LOT AREAS

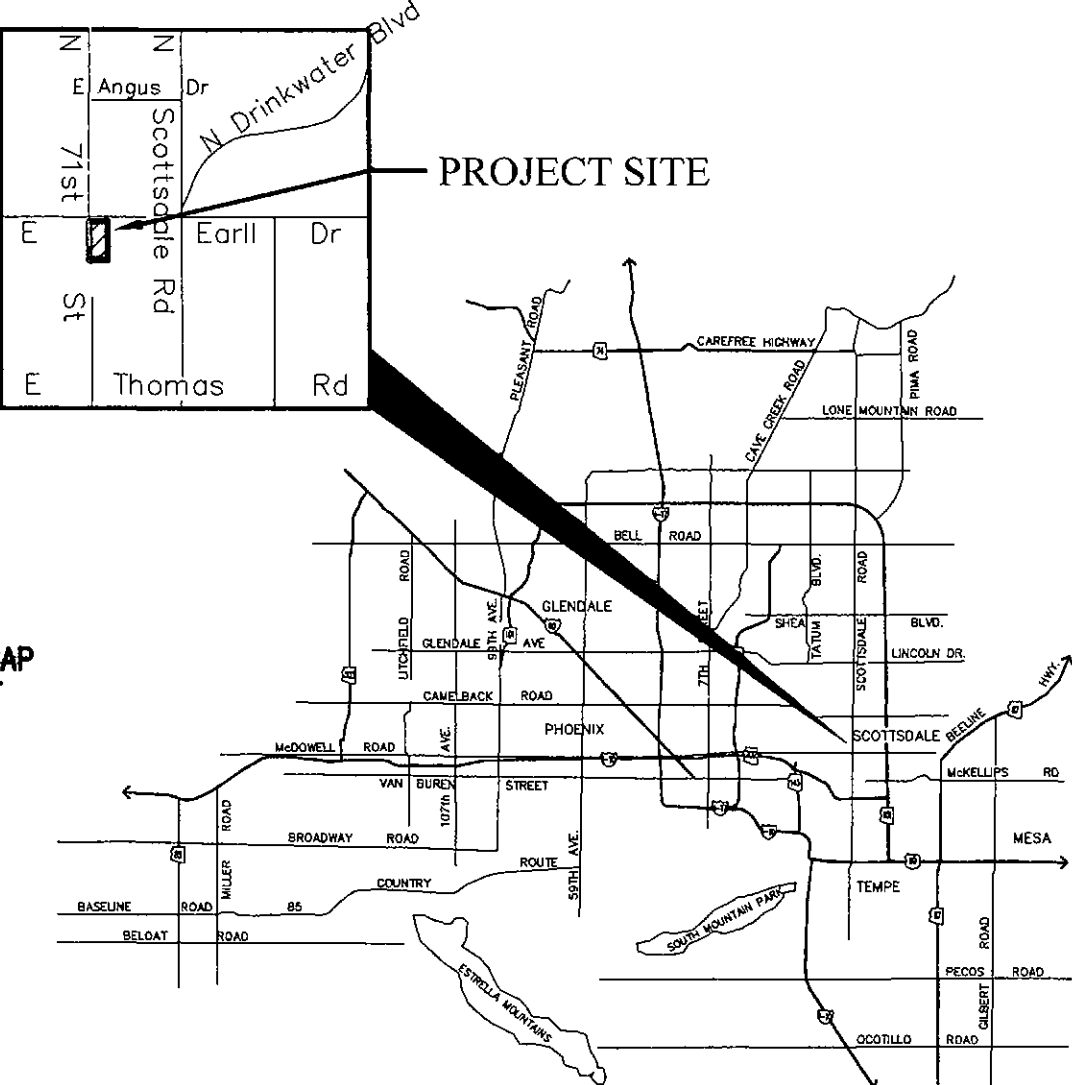
LOT	AREA (SF)	AREA (AC)
1	1000	0.023
2	1200	0.028
3	1000	0.023
4	1000	0.023
5	1200	0.028
6	1200	0.028
7	1200	0.028
8	1000	0.023
9	1000	0.023
10	1200	0.028
11	1200	0.028
12	1200	0.028
13	1000	0.023
14	1000	0.023
15	1200	0.028
16	1200	0.028
17	1200	0.028
18	1000	0.023
LOT AREA TOTAL	20,000	0.459

SETBACK TABLE

ZONING	MIN LOT SIZE SQFT	FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK	MINIMUM PERIMETER SETBACK	BUILDING SEPERATION	BUILDING HEIGHT
C-4	1000	N/A	0'	0'	0'	0'	36'

TRACT AREAS

TRACT	LAND USE	AREA (SF)	AREA (AC)
A	ROADWAY, DRAINAGE, UTILITY	15,493	0.356
B	OPEN SPACE	3113	0.071
C	OPEN SPACE	1940	0.045
D	OPEN SPACE	500	0.011
E	OPEN SPACE	500	0.011
F	OPEN SPACE	4850	0.111
TOTAL		26,396	0.606



OWNER/DEVELOPER

K HOVNANIAN GREAT WESTERN HOMES
20830 N. TATUM BLVD, SUITE 250
PHOENIX, ARIZONA 85050
CONTACT: CHUCK CHISHOLM

LAND PLANNER /
LANDSCAPE ARCHITECT

LVA URBAN DESIGN STUDIO
120 S. ASH AVE., #201
TEMPE, ARIZONA 85281
TEL: (480) 944-0994
FAX: (480) 944-7332
CONTACT: ALEX STEDMAN

ENGINEER

HOSKIN RYAN CONSULTANTS, INC.
6245 N. 24TH PARKWAY, SUITE 100
PHOENIX, ARIZONA 85016
TEL: (602) 252-8384
FAX: (602) 252-8385
CONTACT: PAUL M. HAAS, PE
EMAIL: HAAS@HOSKINRYAN.COM

BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN
HANDHOLE, 0.70' BELOW PAVEMENT,
SCOTTSDALE BENCHMARK #4274,
INTERSECTION OF 68TH STREET AND OSBORN
ROAD, CENTER OF SECTION 27, T2N, R4E

ELEVATION= 1255.75 (NAVD 88)

SHEET INDEX

NO	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY GRADING & DRAINAGE PLAN
3	PRELIMINARY UTILITY PLAN

UTILITIES

WATER	CITY OF SCOTTSDALE
SEWER	CITY OF SCOTTSDALE
FIRE PROTECTION	CITY OF SCOTTSDALE
WASTE DISPOSAL	CITY OF SCOTTSDALE
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURY LINK
GAS	SOUTHWEST GAS COMPANY
CATV	COX COMMUNICATIONS

File Plan Review By:
Rick King (480) 512-2372
email: rking@scottsdaleaz.gov



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creative engineering solutions

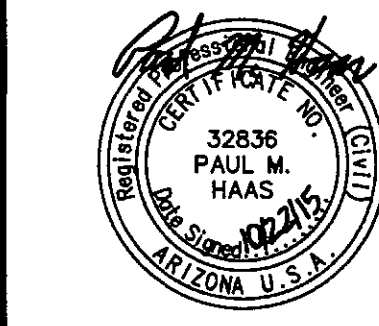
6245 N. 24th Parkway Suite #100 Phoenix, AZ 85016
Office (602) 252-8384 | Fax (602) 252-8385 | www.hoskinryan.com

REVISIONS:

GALLERY

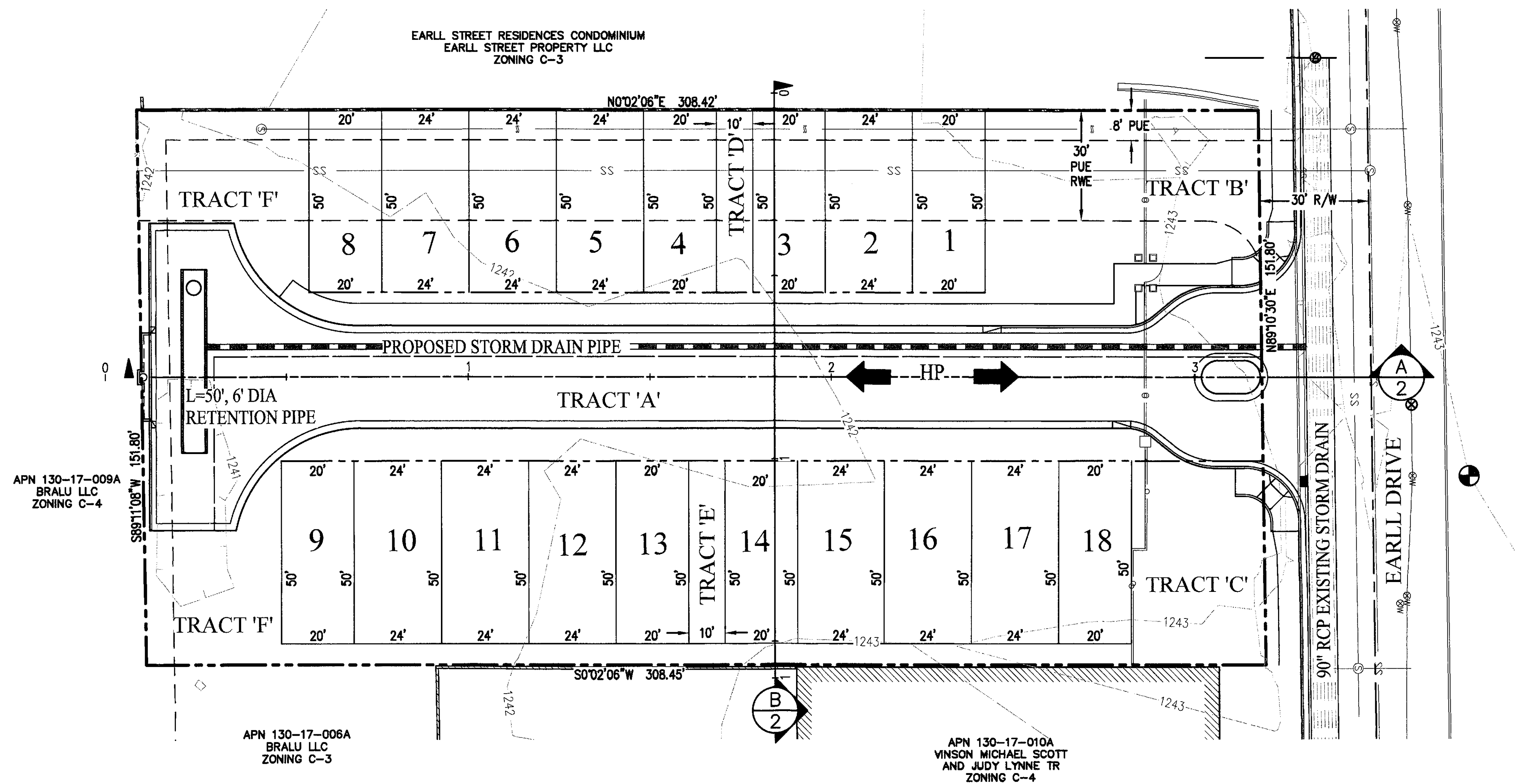
COVER SHEET

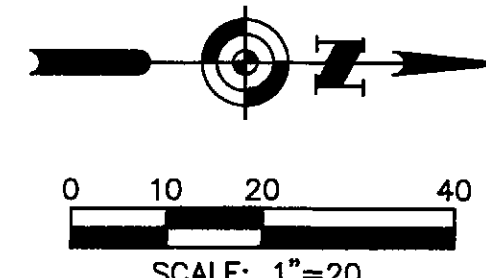
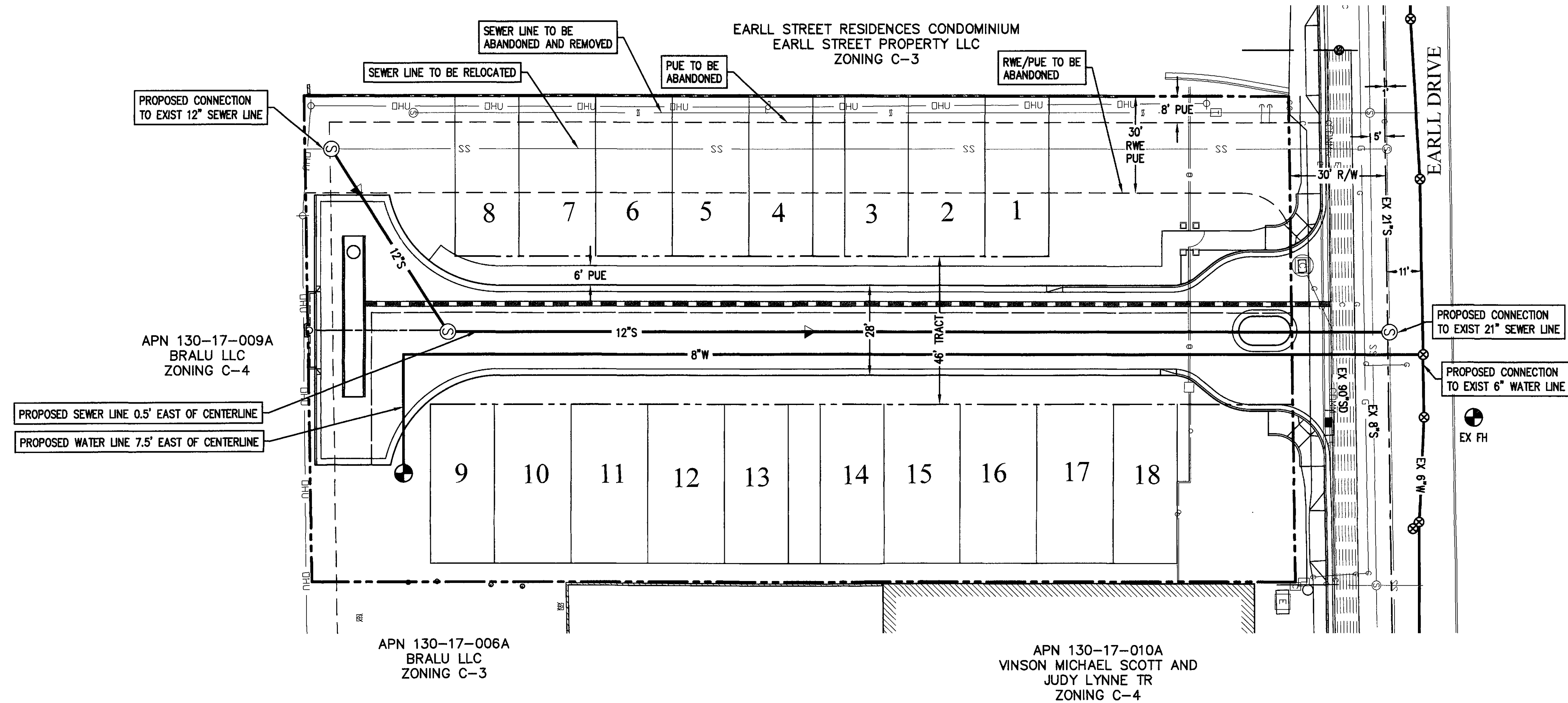
Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying



DESIGNED:	PMH/AC
DRAWN:	AC
CHECKED:	PMH
PLOT DATE:	10/22/2015
SHEET	1 OF 3
PROJECT NO.	15-015-02

REVIEWED BY _____ DATE _____
DRAFTED BY _____ DATE _____
CHECKED BY _____ DATE _____





LEGEND			
---	PARCEL BOUNDARY	TYP	TYPICAL
---	ROADWAY CENTERLINE	R/W	RIGHT-OF-WAY
---	TRACT "A" ROADWAY LINE	PUE	PUBLIC UTILITY EASEMENT
---	PROPOSED EASEMENT	S/W	SIDEWALK
⊕	CENTERLINE	ESMT	EASEMENT
— 8" W —	WATER LINE	B/C	BACK OF CURB
— 8" S —	SEWER LINE	C	CONCRETE
⊙	FIRE HYDRANT	FG	FINISH GRADE
⊗	VALVE	NG	NATURAL GROUND
⊙	MANHOLE	P	PAVEMENT
→	EXISTING STREET FLOW DIRECTION	TC	TOP OF CURB
→	PROPOSED STREET FLOW DIRECTION	VG	VALLEY GUTTER
⊥	BLOW OFF ASSEMBLY	RWE	RIGHT OF WAY EASEMENT
			STORM DRAIN
			EXISTING STORM DRAIN
			CATCH BASIN

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REVISIONS:

GALLERY

PRELIMINARY UTILITY PLAN

Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying



EXPIRES 9/30/2016

DESIGNED: PMH/AC
DRAWN: AC
CHECKED: PMH
PLOT DATE: 10/22/2015
SHEET 3 OF 3
PROJECT NO. 15-015-02



REVIEWED BY _____ DATE _____
DRAFTED BY _____ DATE _____
CHECKED BY _____ DATE _____