

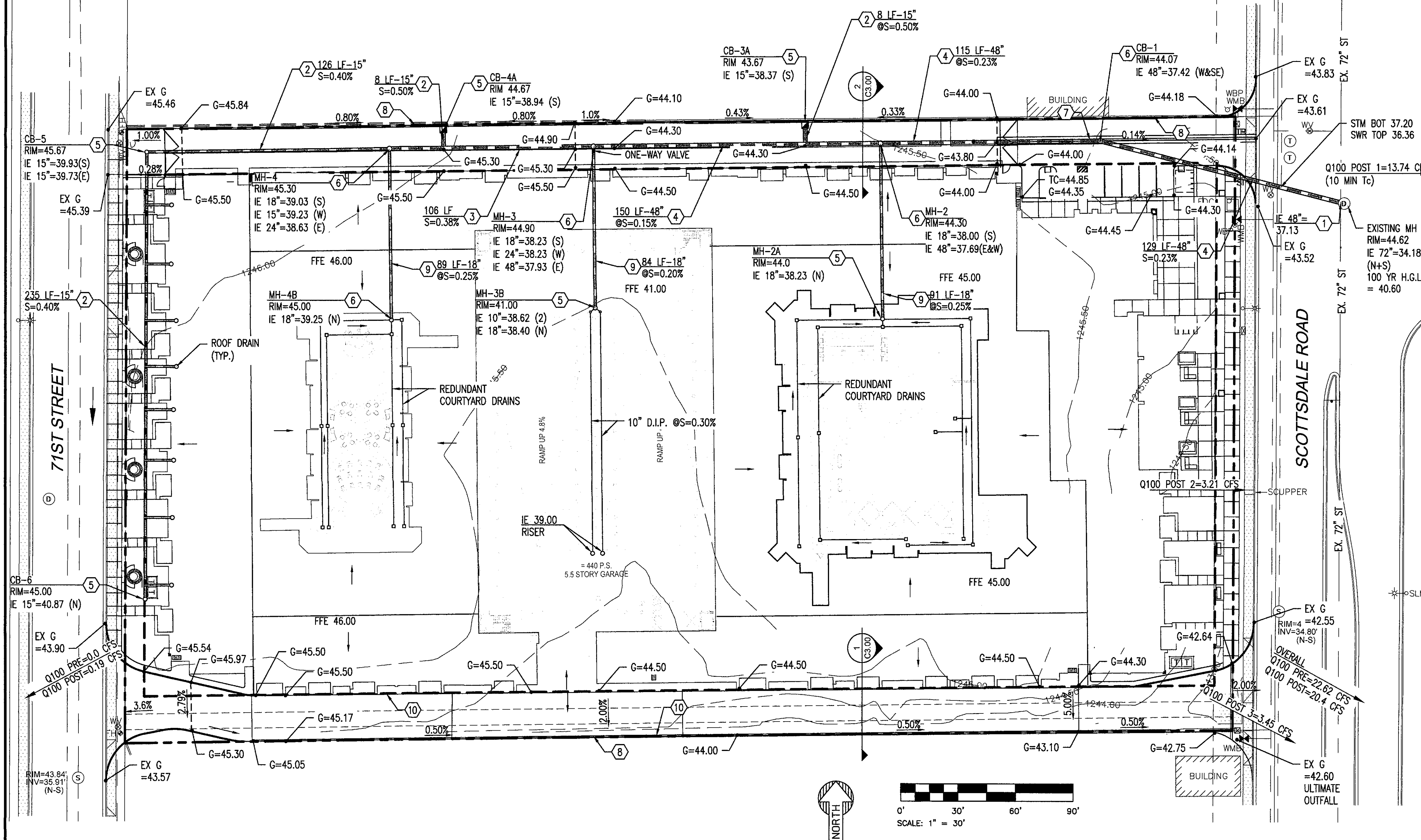
Full Size

8.5 x 11

11 x 17

(site plan, landscape, elevations)

ALTA OSBORN
PRELIMINARY GRADING AND DRAINAGE PLAN

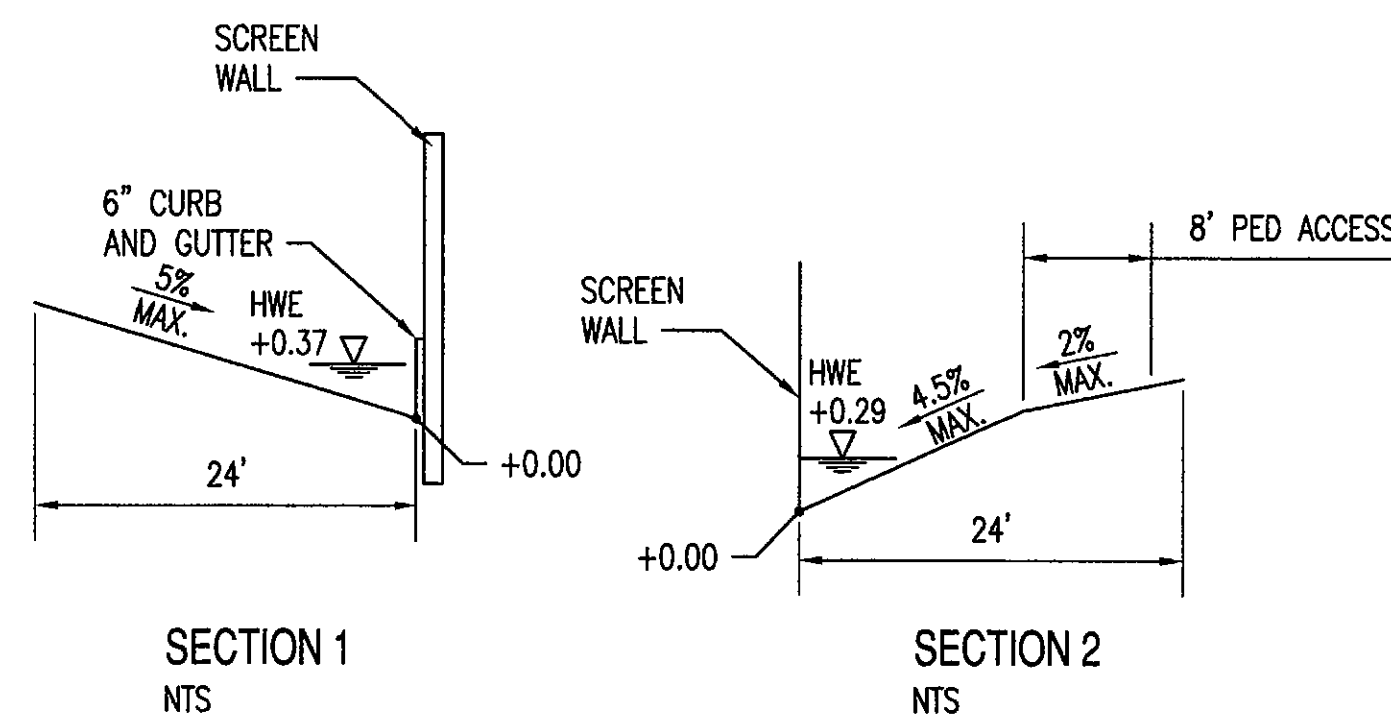
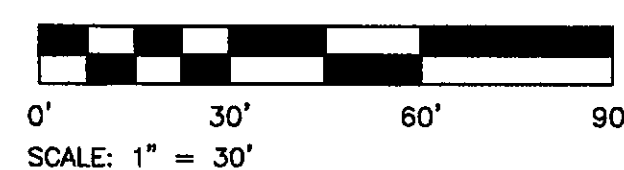


PROPOSED LEGEND

- PROPERTY LINE
--- RIDGE LINE

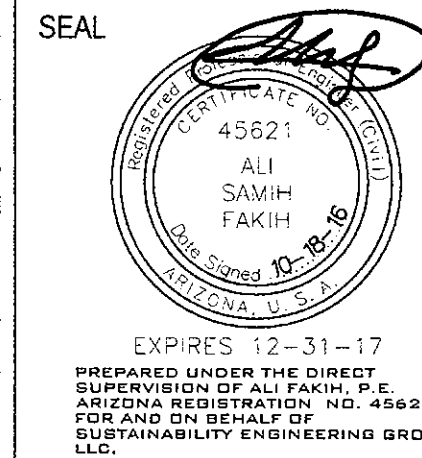
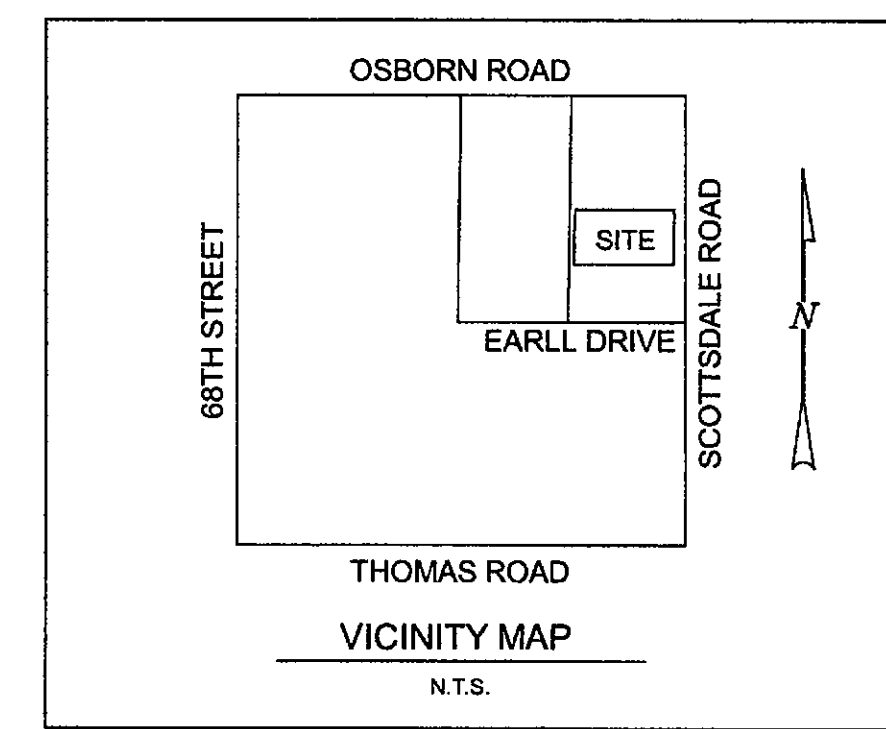
KEYNOTES

- 1 PROVIDE WATER TIGHT CONNECTION TO EXISTING STORM MH
- 2 INSTALL 15" HDPE PIPE, LENGTH AND SLOPE PER PLAN
- 3 INSTALL 24" HDPE PIPE, LENGTH AND SLOPE PER PLAN
- 4 INSTALL 48" HDPE PIPE, LENGTH AND SLOPE PER PLAN
- 5 INSTALL 24" NYLOPLAST CATCH BASIN
- 6 INSTALL 48" NYLOPLAST CATCH BASIN
- 7 4' VALLEY GUTTER
- 8 SCREEN WALL
- 9 INSTALL 18" RCP, LENGTH AND SLOPE PER PLAN
- 10 INSTALL 6" CURB AND GUTTER



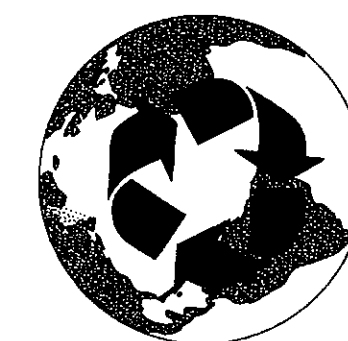
GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.
2. PROPOSED SPOT ELEVATIONS SHOWN REPRESENT FINISHED PAVING, SIDEWALK, SLAB, GUTTER FLOWLINE, OR GROUND ELEVATION.
3. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB AND GUTTER AND UTILITIES.
4. ALL DISTURBED AREAS THAT ARE UNSURFACED OR ARE NOT DESIGNATED AS LANDSCAPE AREAS ARE TO BE STABILIZED.
5. IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, THESE MATERIALS MAY BE PLACED TO A HEIGHT OF FIVE FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEED WITH NATIVE SEED MIX IMMEDIATELY AFTER STRIPPING OPERATIONS ARE COMPLETE.
6. IF APPLICABLE, LIME TREATED SUBGRADE MATERIAL SHOULD MEET ARIZONA HIGHWAY DEPARTMENT SPECIFICATIONS. A SPECIFIC MIX DESIGN SHOULD BE PREPARED BY THE GEOTECHNICAL CONSULTANT.
7. ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO PROPOSED GRADE PRIOR TO PLACEMENT OF THE FINAL LIFT OF ASPHALT.
8. ALL EARTH MOVING AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS IDENTIFIED IN THE SOILS REPORT. THE CONTRACTOR SHALL HAVE A SIGNED AND SEALED COPY OF THE SOILS REPORT ON THE SITE AT ALL TIMES.
9. SUBGRADE WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN SUBGRADE ELEVATION. HOWEVER, ON THE FINISHED ASPHALT SURFACE, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
10. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR THE TYPICAL SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURED WITHOUT APPROVAL OF THE ENGINEER.
11. VERIFY REQUIRED SPOT ELEVATIONS/GRADING IN THE VICINITY OF THE BUILDING WITH THE ARCHITECTURAL PLANS.
12. SITE GRADING SHALL BE PERFORMED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AT ALL TIMES TO ENSURE NO STANDING WATER.
13. PROVIDE THICKENED PAVEMENT TRANSITION AROUND STRUCTURES AND AT OPEN EDGE OF PAVEMENT SECTION.
14. UNDERDRAINS MAY BE ADDED, IF DETERMINED NECESSARY BY THE ENGINEER OR CONSTRUCTION MANAGER, AFTER SUBGRADE IS ROUGH GRADED.
15. UNLESS OTHERWISE INDICATED AT A SPECIFIC LOCATION, ALL FINISHED GRADES ARE TO CONFORM TO AND MATCH EXISTING GRADES.
16. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS.
17. THE CONTRACTOR IS ADVISED THAT ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THAT HE SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, AND MATERIALS OF CONSTRUCTION TO COMPLETE THE PROJECT AS DESIGNED. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF ANY AND ALL EXCESS OR UNSUITABLE MATERIAL AND THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE JOB.



SUSTAINABILITY
ENGINEERING
GROUP

SEG



2880 E GELDING DR #101, SCOTTSDALE, ARIZONA 85260
WWW.AZSEG.COM TEL: 480.588.7226

PROJECT
WOOD PARTNERS
RESIDENTIAL DEVELOPMENT

LOCATION
3220 N. SCOTTSDALE RD,
SCOTTSDALE, AZ 85251

DRAWN: POUNDS
DESIGNED: POUNDS
CHECKED: COUNSELL
PROJ. MGR: FAKIH

DATE: 10/18/2016
ISSUED FOR: DRB

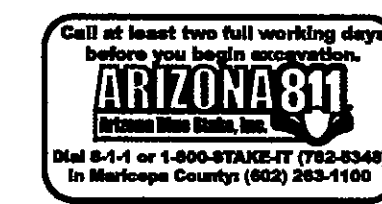
REVISION NO.: DATE:
1
2
3
4

JOB NO.: 160410

SHEET TITLE:

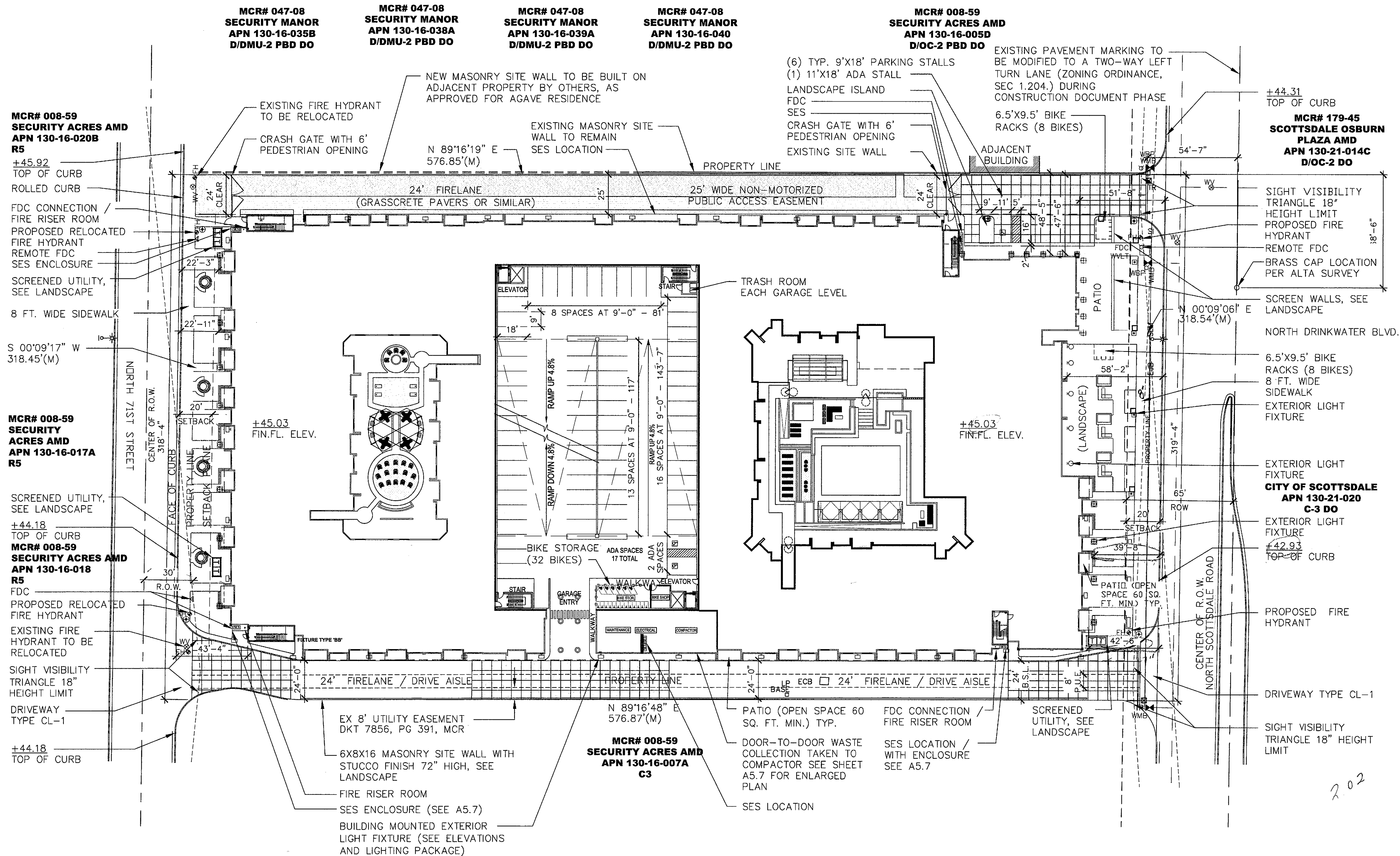
PRELIMINARY GRADING PLAN

SHEET NO.: C3.00



NOTE TO CONTRACTOR:
THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE NOT TO BE USED IN CONJUNCTION WITH A SET OF CONSTRUCTION SPECIFICATIONS TO BE PROVIDED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES, AND LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES, AND LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES, AND LOCAL ORDINANCES.

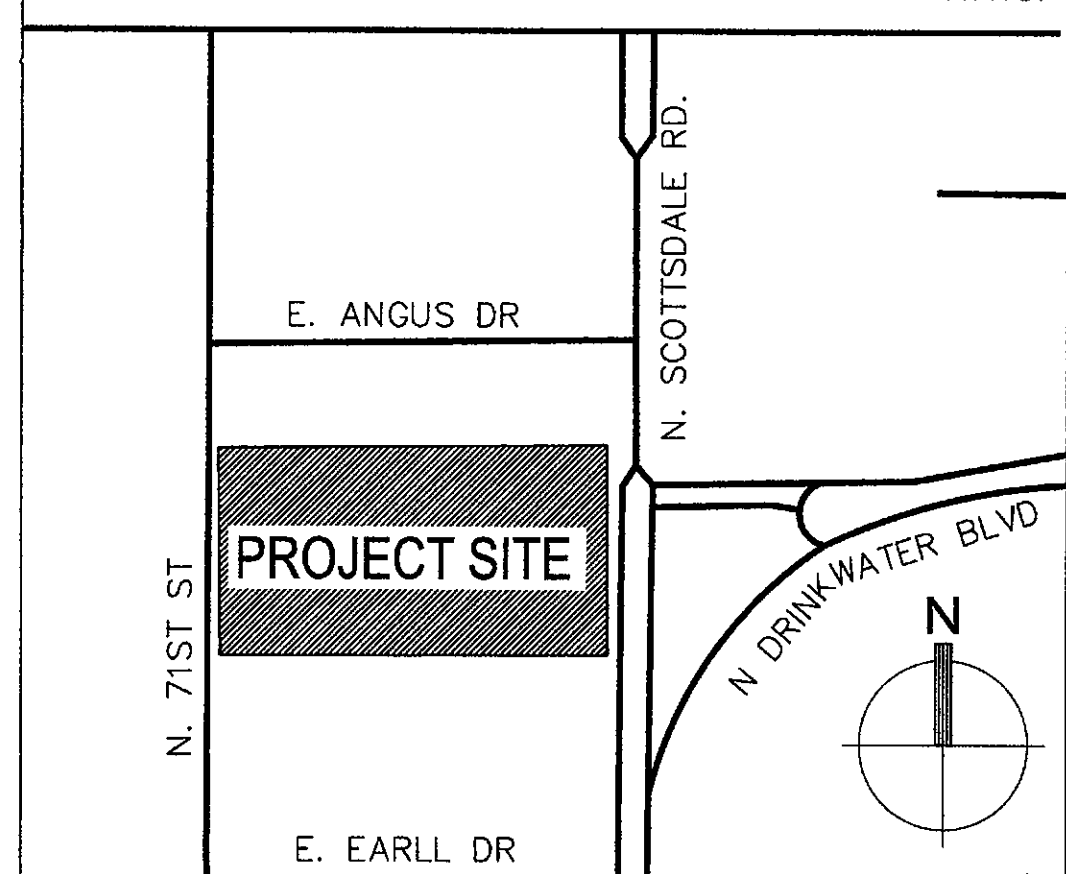
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PROJECT DATA

SITE AREA GROSS:	210,779.22 S.F. / 4.839 AC.
SITE AREA NET:	183,705.29 S.F. / 4.217 AC.
ZONING:	EXISTING: C-3 PROPOSED: D/DMU-2 PBD DO
APN NO.:	130-16-006A
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
BUILDING HEIGHT MAX. ALLOWABLE:	66 FEET
BUILDING HEIGHT PROVIDED:	56 FEET
PRIVATE OPEN SPACE PER UNIT TYPE:	60 S.F. MIN. (6 FOOT CLEAR DEPTH X 10 CLEAR WIDTH)
NUMBER OF RESIDENTIAL UNITS:	
ONE BEDROOM UNITS:	172 (60%)
TWO BEDROOM UNITS:	92 (37%)
THREE BEDROOM UNITS:	13 (3%)
TOTAL:	277 D.U.
DENSITY:	57.24 D.U. PER GROSS ACRE 277 UNITS / 4.839 GROSS LOT AREA
GROSS FLOOR AREA PROVIDED:	1,425,652 S.F.
BIKE PARKING REQ'D:	1 SPACE PER 10 VEH. SPACES 447 P.S./10 = 45 SPACES
BIKE PARKING PROVIDED:	48 SPACES
OPEN SPACE PROVIDED:	COURTYARDS: 18,063 S.F. SCOTTSDALE ROAD FRONTAGE: 9,453 S.F. 71ST STREET FRONTAGE: 6,262 S.F.
TOTAL:	33,778 S.F.
PARKING REQ'D:	(172) 1 BED UNITS X 1 = 172 P.S. (105) 2/3 BED UNITS X 2 = 210 P.S.
TOTAL:	382 P.S.
PARKING PROVIDED:	OPEN SPACES = 7 P.S. GARAGE/COVERED SPACES = 440 P.S.
TOTAL:	447 P.S.
ACCESSIBLE PARKING REQ'D:	4% X 447 P.S. = 18 P.S.
ACCESSIBLE PARKING PROVIDED:	OPEN = 1 P.S. COVERED = 17 P.S.
TOTAL:	18 P.S.

VICINITY MAP



- SHEET NOTES:
- (a) UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6". (ORD. 4045, 503.2.1)
 - (b) KEY SWITCH/PRE-EMPTION SENSOR REQUIRED. (ORD. 4045, 503.6.1)
 - (c) FIRE LANE SURFACE WILL SUPPORT 83,000 LBS GVW. (DS&PM, 2-1.802(3))
 - (d) NO FENCE/WALL OVER 6' IN HEIGHT.
 - (e) SPRINKLER SYSTEM TO BE INSTALLED IN ACCORDANCE TO NFPA 13.

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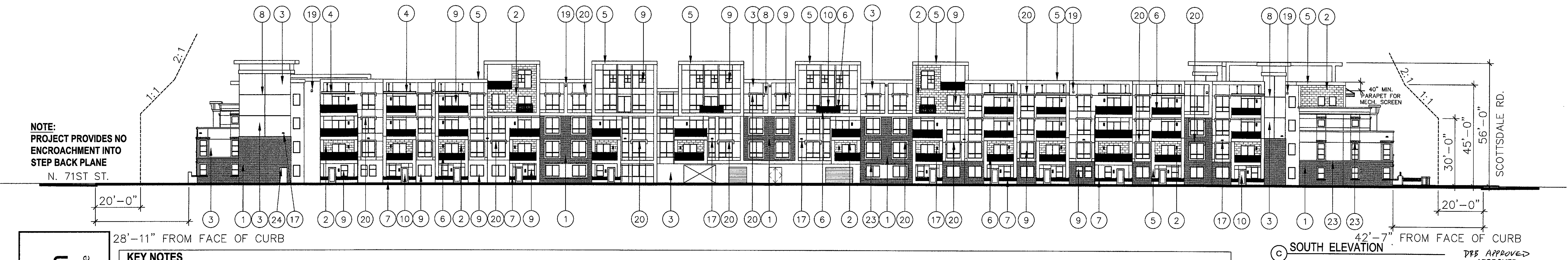
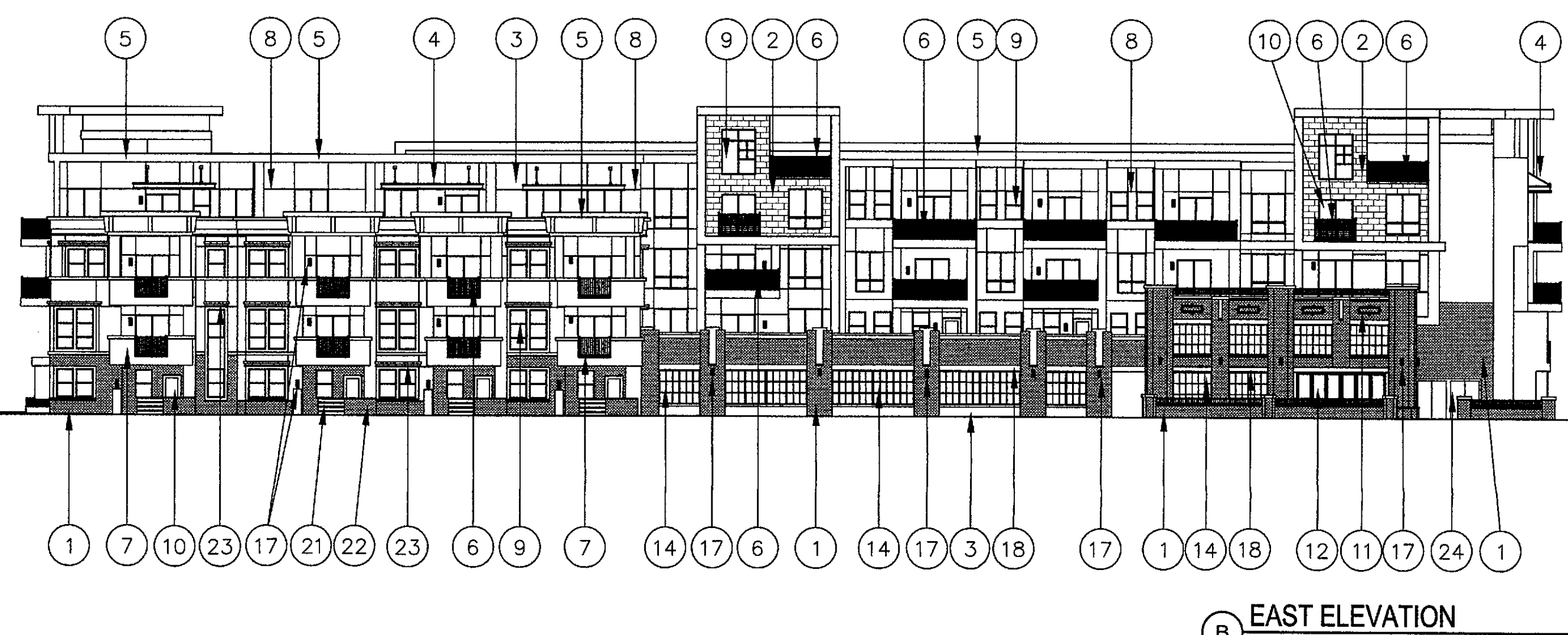
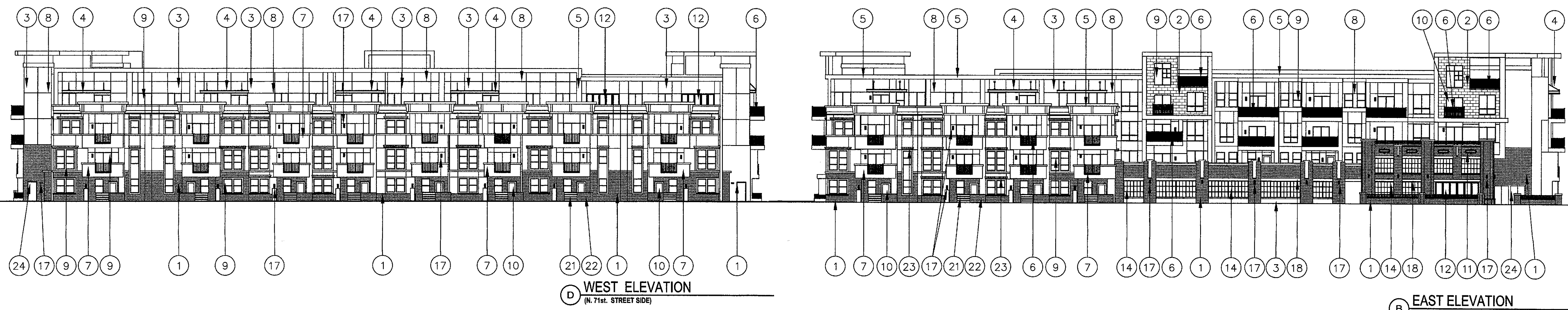
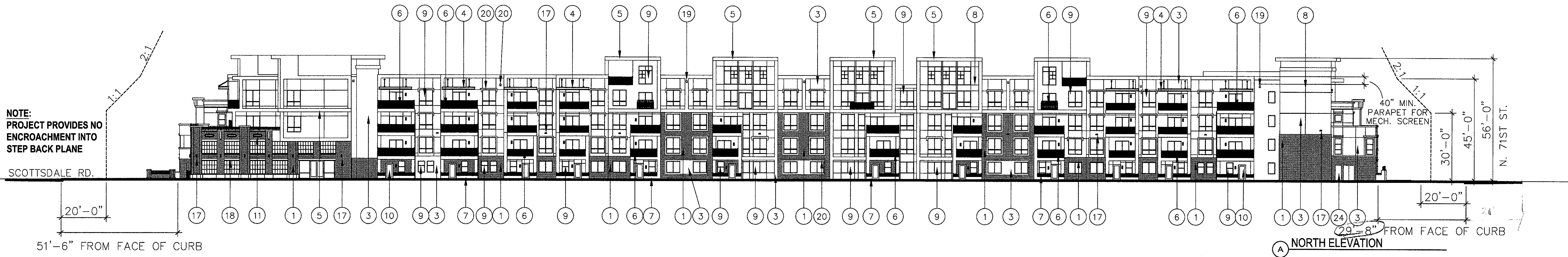
ALTA OSBORN
WOOD PARTNERS

DEB APPROVED
APPROVED
12-15-2016
DATE INITIALS
SCALE: 1"=30'-0"
10-17-16

SITE PLAN

A1.3

42-DR-2016
10/19/16



KEY NOTES

- | | | | |
|---|--|---|--------------------------|
| 1. BRICK VENEER | 7. PATIO WALL WITH STUCCO FINISH AND DECORATIVE RAILING. | 13. PATIO WALL WITH STUCCO FINISH | 19. SCUPPER |
| 2. SYNTHETIC CUT STONE VENEER. | 8. STUCCO CONTROL JOINT | 14. STOREFRONT GLAZING WITH DECORATIVE GRID PATTERN. | 20. SHADE DEVICE |
| 3. STUCCO FINISH | 9. WINDOW UNIT | 15. PARAPET - 42" MIN. HEIGHT MEASURED FROM FINISHED ROOF | 21. DECORATIVE STOOP |
| 4. METAL SHADE CANOPY | 10. FRENCH DOOR | 16. METAL DOOR | 22. RAISED PLANTER BOX |
| 5. FRAME-OUT GRID ELEMENT WITH STUCCO FINISH. | 11. BRICK DETAIL | 17. EXTERIOR LIGHTING | 23. DECORATIVE POPOUT |
| 6. DECORATIVE METAL RAILING | 12. FOLDING OR TELESCOPING DOOR SYSTEM | 18. FAUX C-CHANNEL HEADER | 24. SES OR FIRE RISER RM |

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BUILDING ELEVATIONS
LINE DRAWING

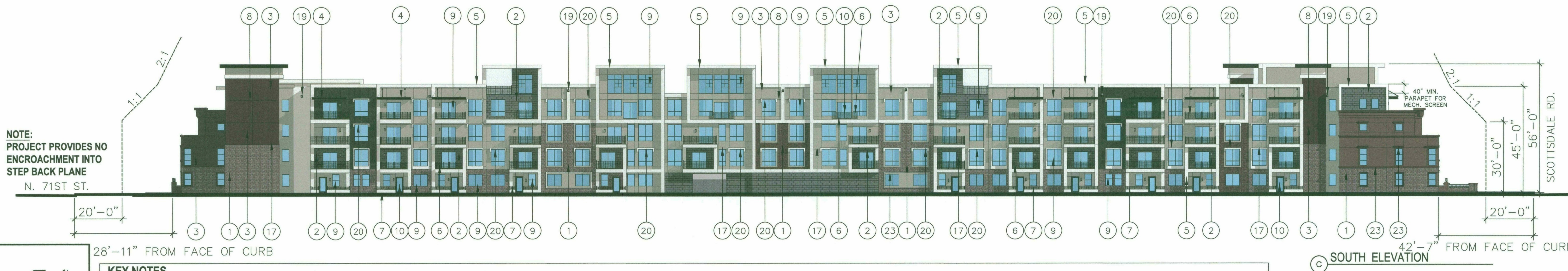
DBB APPROVED
APPROVED
12-15-2016
DATE INITIALS

A2.1
1"=20'-0"
10-17-2016

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KEY NOTES

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BUILDING ELEVATIONS
COLOR ELEVATIONS

A2.2

1"=20'-0"

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NOTES
ALL FRAME-OUTS WALL PROJECTIONS ARE TAKEN FROM
CORRESPONDING ELEVATION PLANE MARKED AS +0.

**TYPICAL ELEVATION
WORKSHEET**
NOT TO SCALE

A2.3

10-17-2016



LOCATION OF ENLARGED AREAS

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**CLUBHOUSE ELEVATION
WORKSHEET**
NOT TO SCALE

A2.6
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Refer to sheet LA3.0 for Plant Palette

LANDSCAPE AREA	QUANTITY (S.F.)
ON-SITE	6,705
RIGHT-OF-WAY	2,155
PARKING LOT	470

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Landscape Plan

DRS APPROVED
APPROVED
12.15.2016
DATE INITIALS

10' 20'
plan scale 1:20
date: 10.17.16

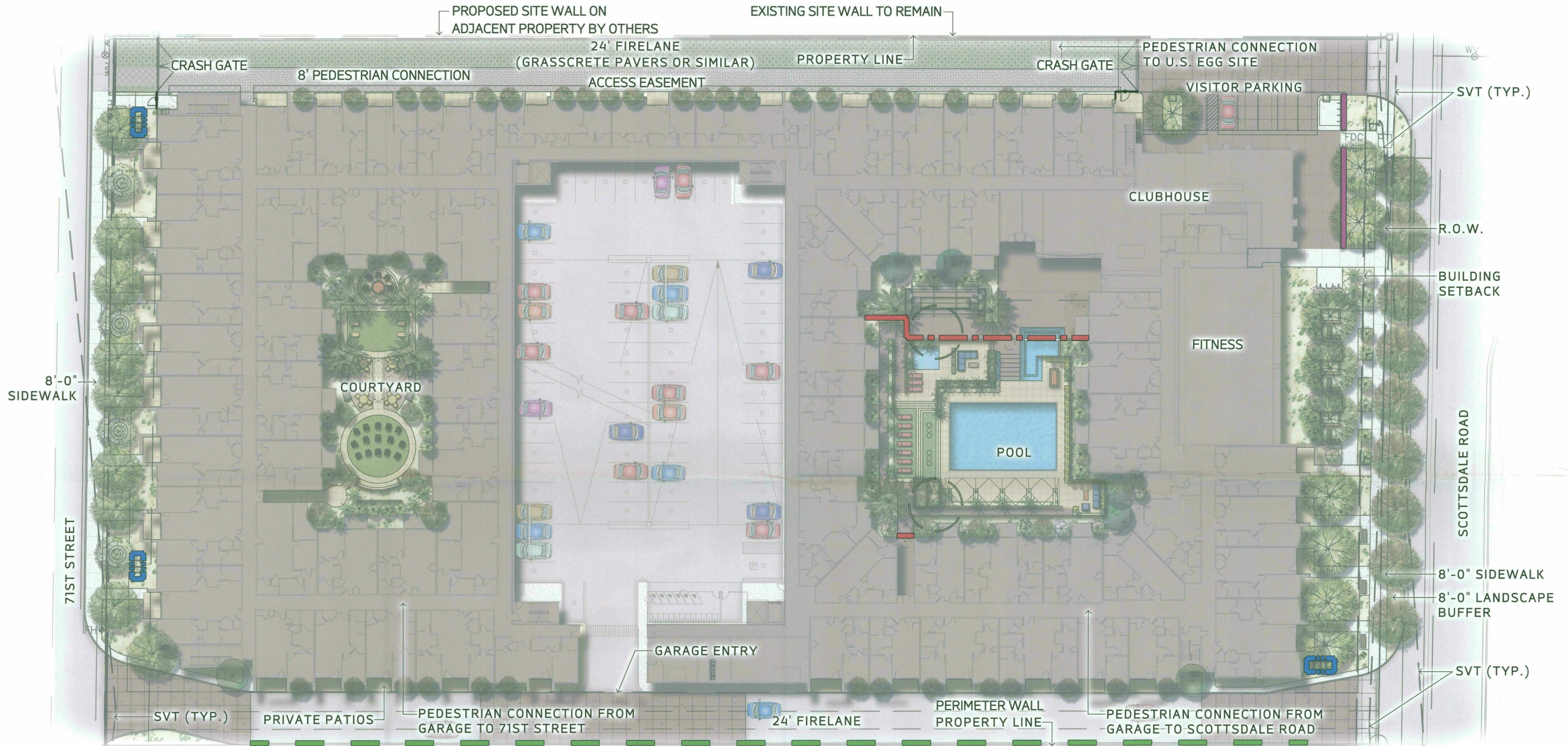
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WALL LEGEND

SYMBOL	DESCRIPTION	DETAIL	QTY.
	SCREEN WALL	DETAIL 4, SHEET 3	61 LF
	SOUTH BOUNDARY SITE WALL	DETAIL 1, SHEET 1	516 LF
	GLASS POOL BARRIER	DETAIL 5, SHEET 2	128 LF
	UTILITY SCREEN	DETAIL 2, SHEET 1	104 LF
	FULL VIEW FENCE	DETAIL 4, SHEET 2	20 LF

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Wall Plan

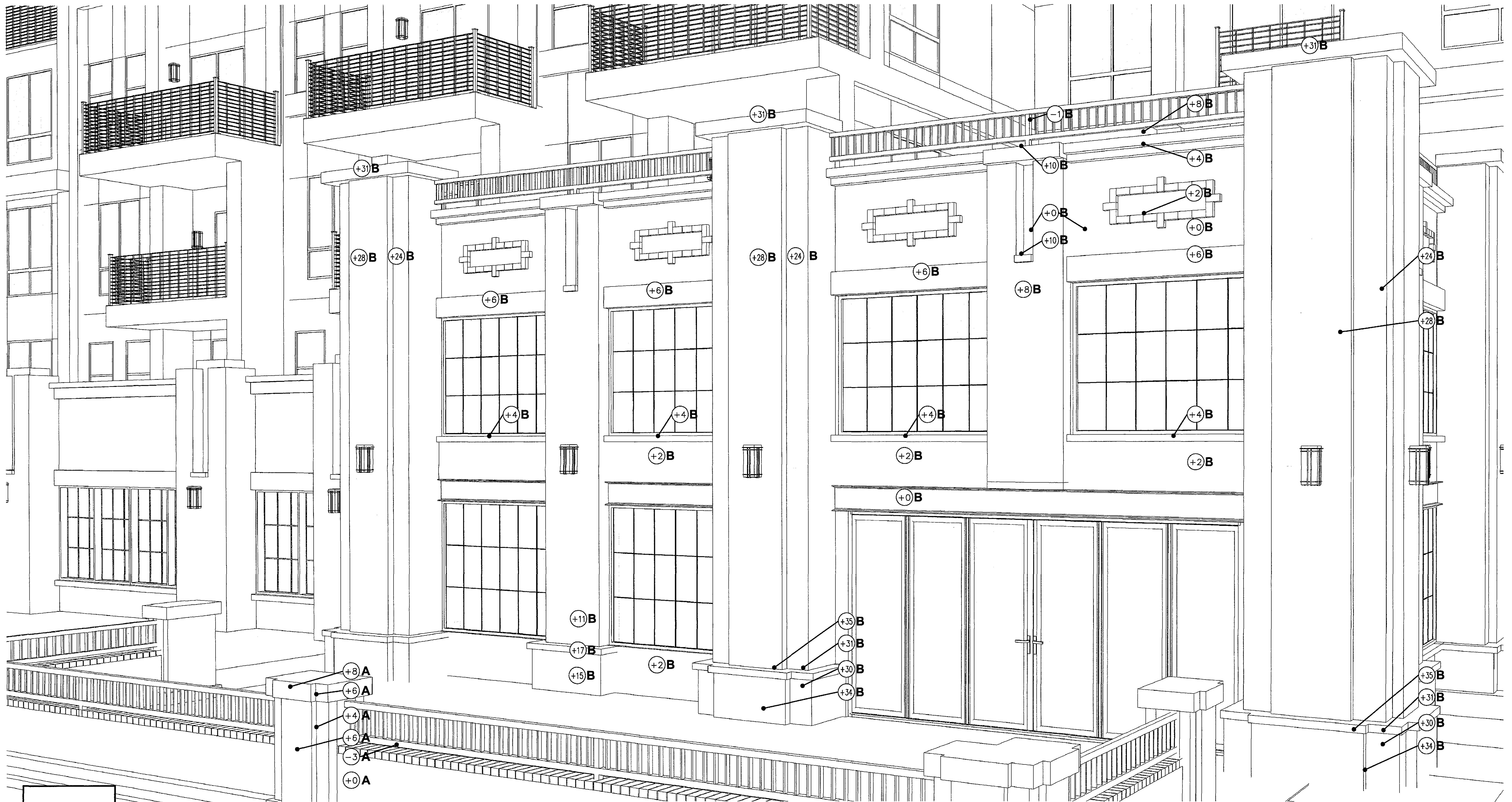
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ph. 480.699.7956 f.480.699.7986

10' 20'
plan scale 1:20
date: 10.17.16

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**CLUBHOUSE ELEVATION
WORKSHEET A2.6**
NOT TO SCALE 10-17-16

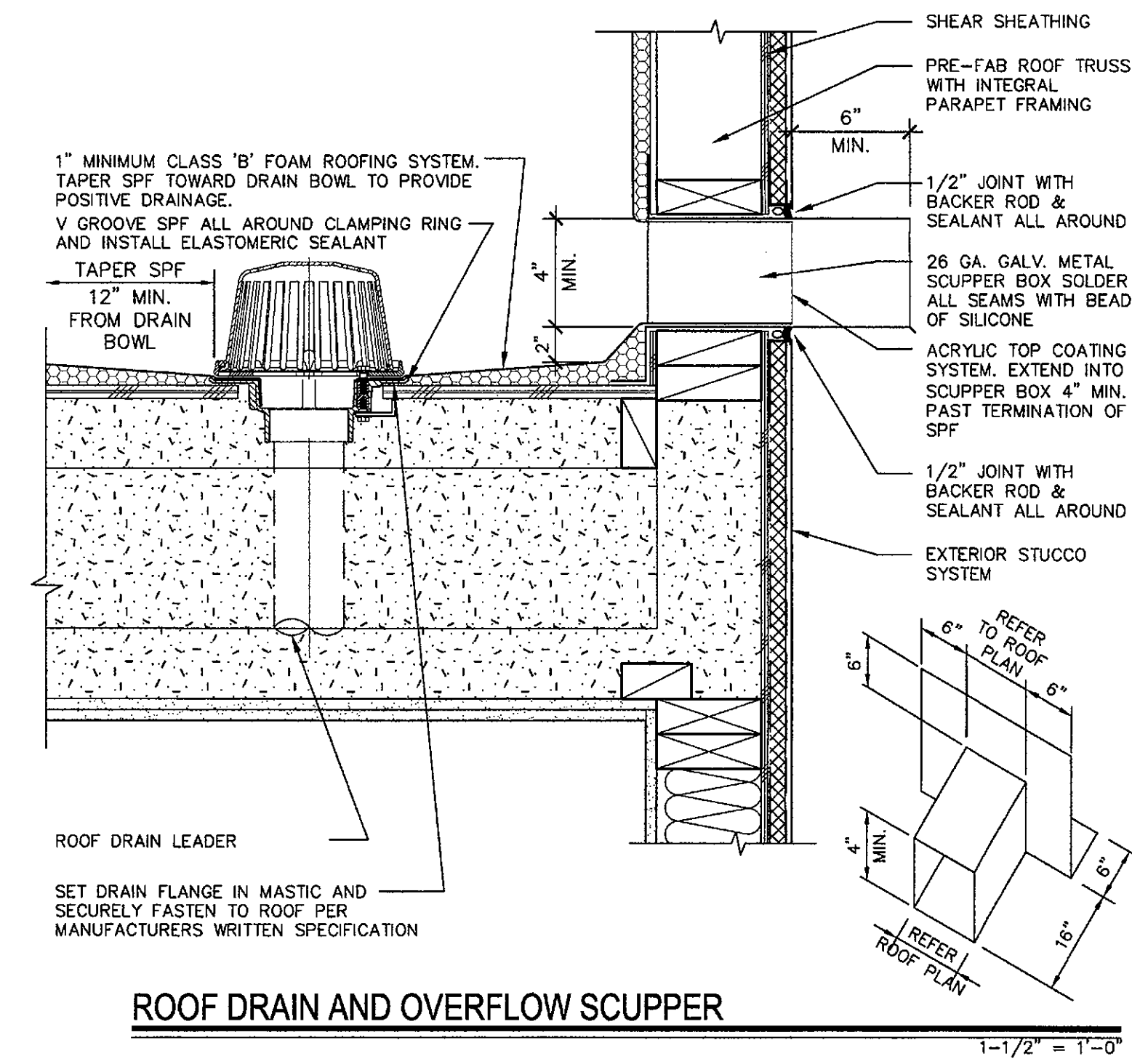
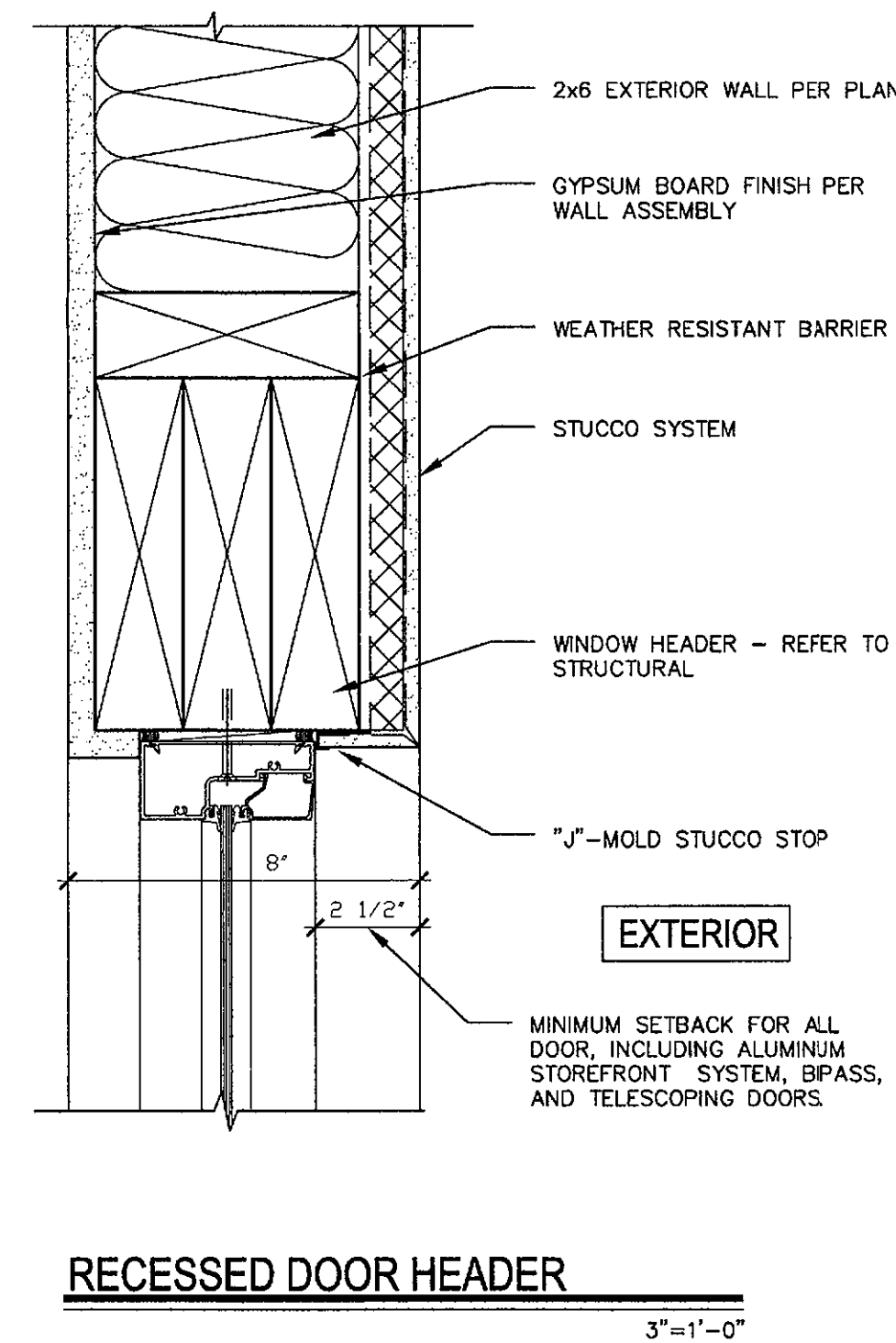
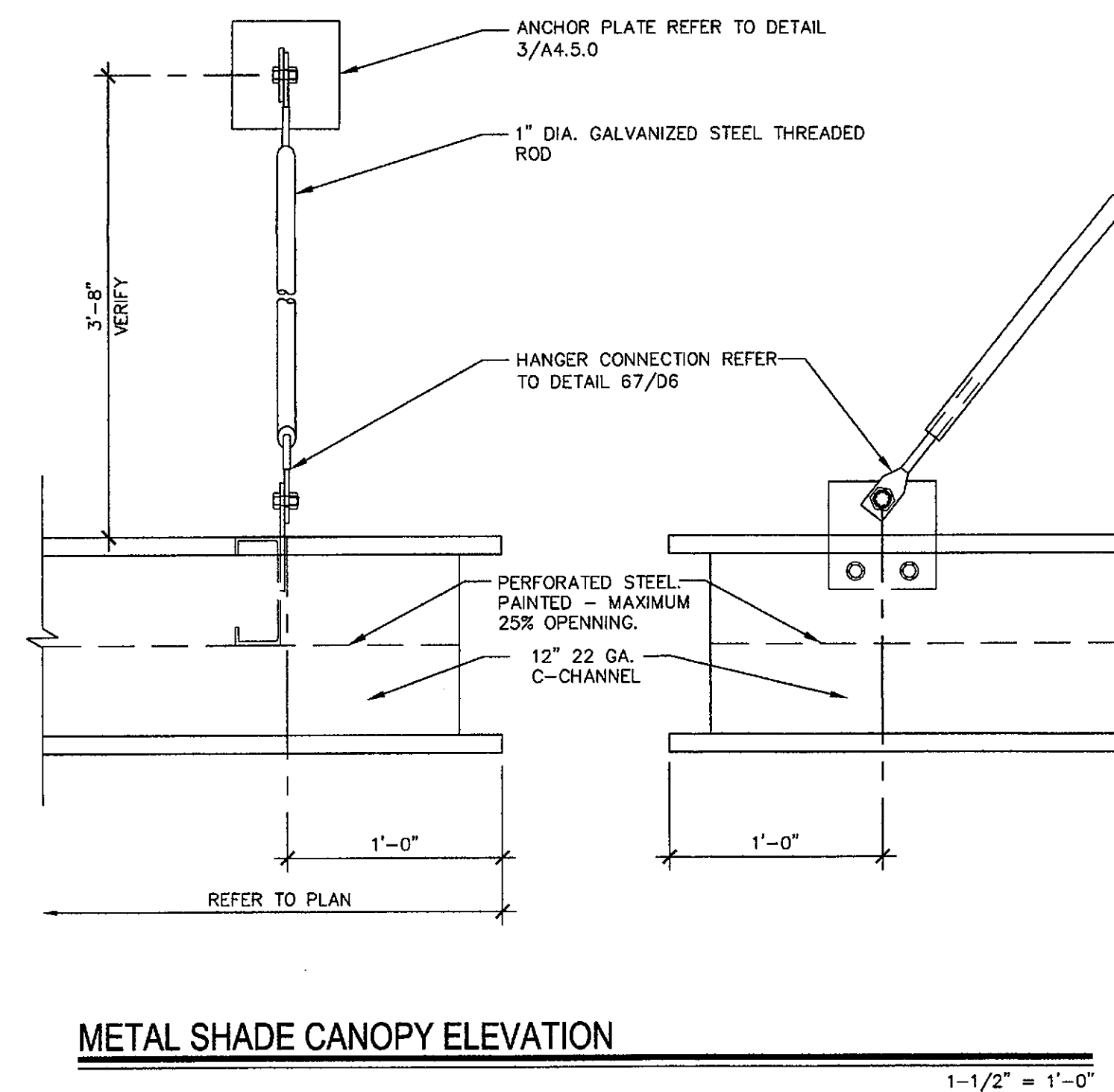
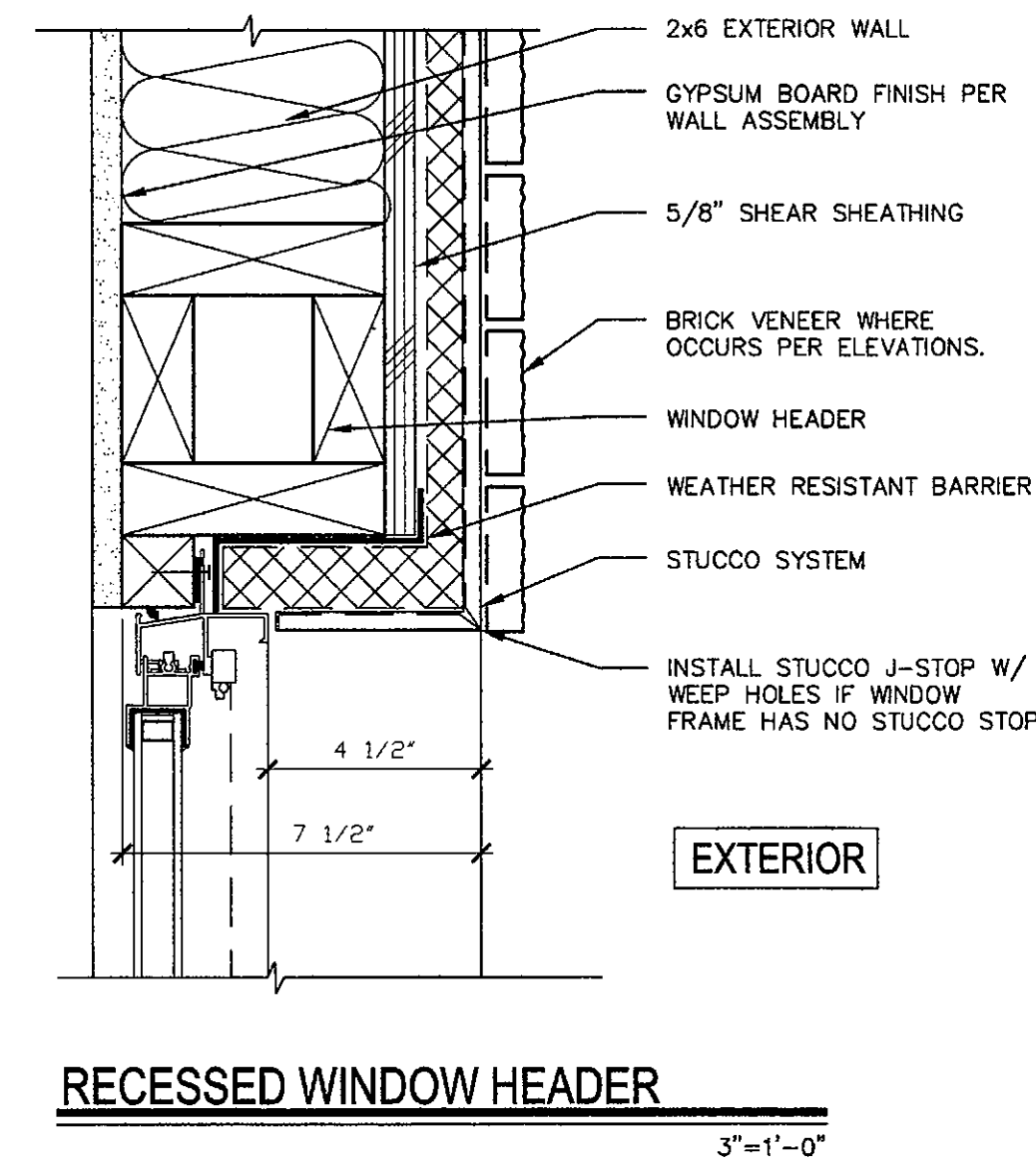
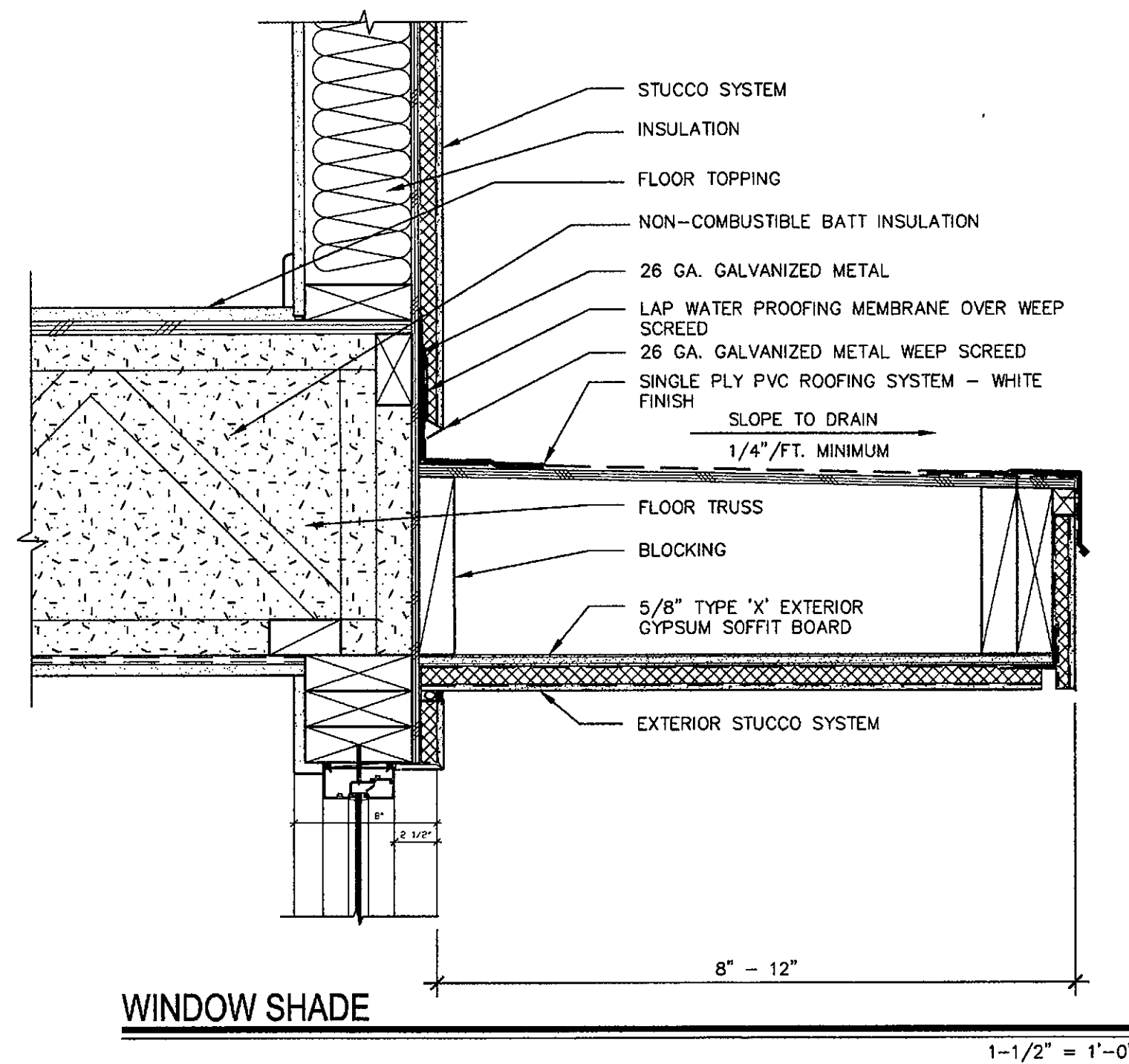
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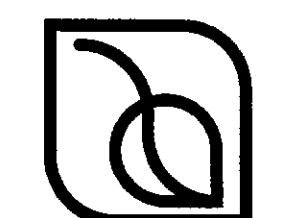
42-DR-2016
10/19/16



KEYNOTES

-
- A detailed site plan of the Scottsdale office building. The plan shows a large central area labeled LA5.4, surrounded by several smaller rooms and corridors. Rooms are labeled with numbers: 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. The plan also shows a large parking area on the left, a street labeled 'SCOTTSDALE RD' on the right, and a building labeled 'LA5.1' on the left. The plan is oriented with North at the top.

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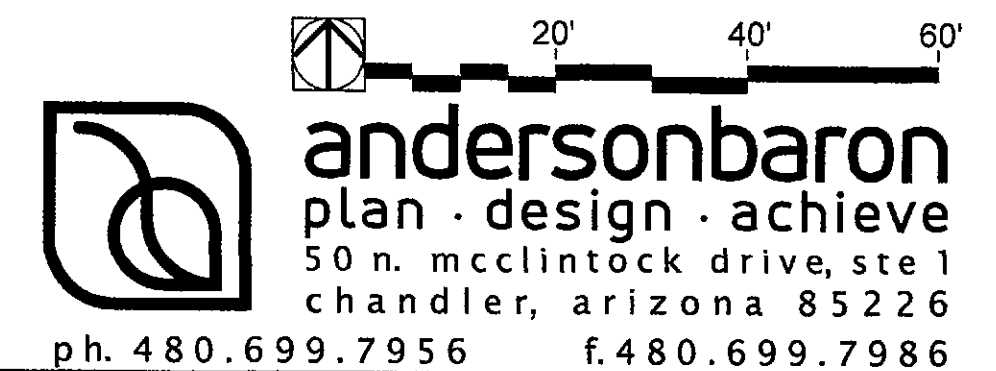
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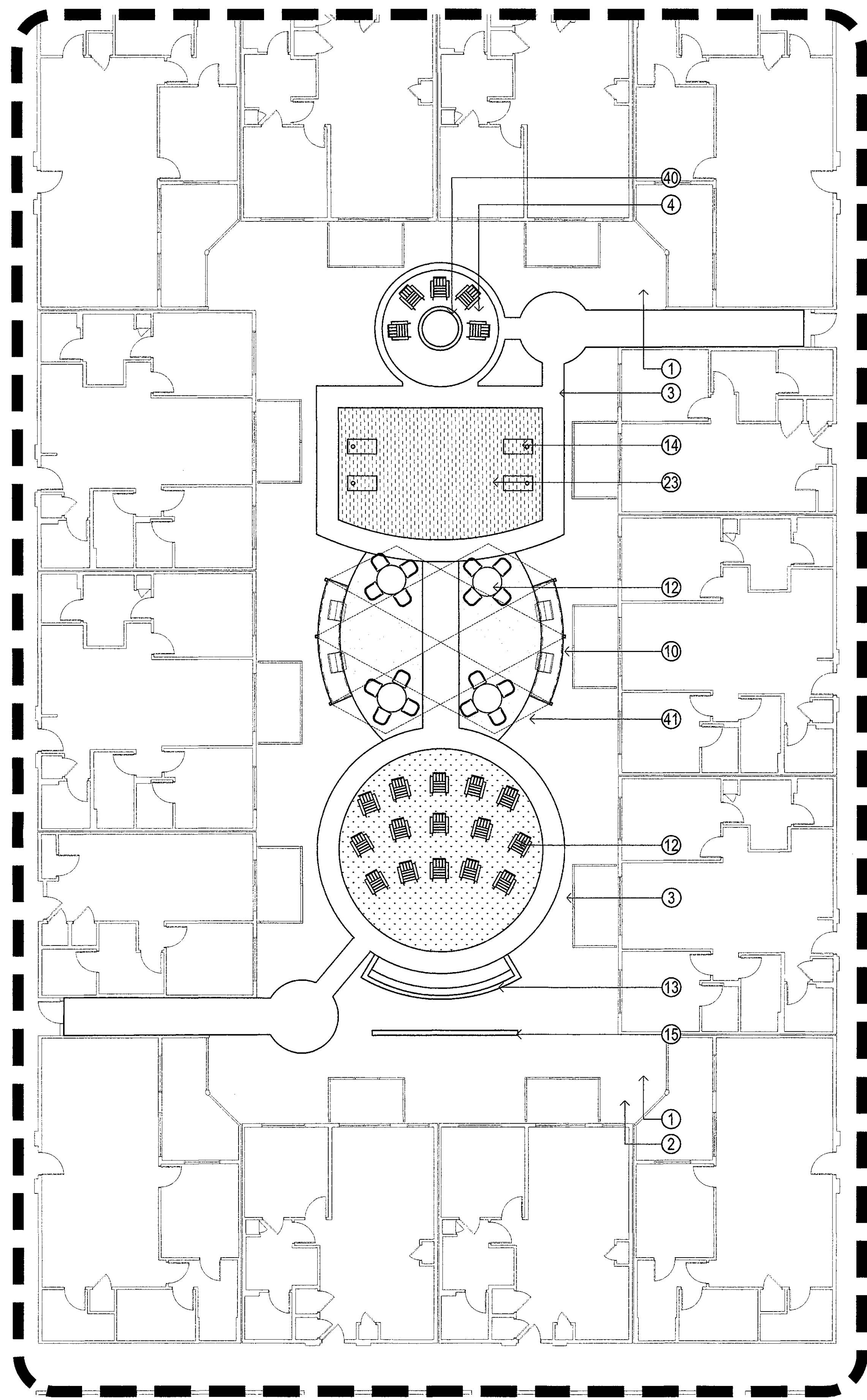
ALTA OSBORN
WOOD PARTNERS

TRANSFORMER LOCATION

②⑦

b i l t f o r m
a r c h i t e c t u r e

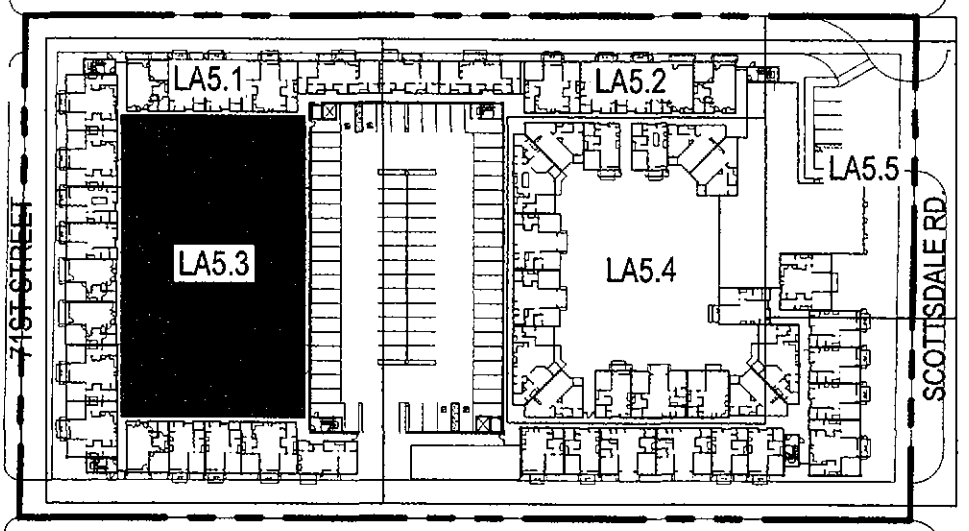
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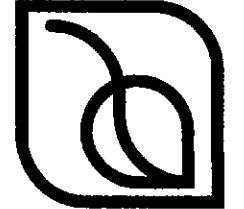
COURTYARD ENLARGEMENT

KEYNOTES

- ① LANDSCAPE AREA
- ② DECOMPOSED GRANITE
- ③ CONCRETE SIDEWALK
- ④ STABILIZED GRANITE
- ⑤ GRASS CRETE OR EQUAL FIRE LANE
- ⑥ POOL DECK
- ⑦ POOL - BY POOL CONTRACTOR
- ⑧ SPA - BY POOL CONTRACTOR
- ⑨ POOL CABANAS
- ⑩ OUTDOOR KITCHEN
- ⑪ OUTDOOR KITCHEN ISLAND
- ⑫ OUTDOOR MOVEABLE SEATING
- ⑬ STEP AT MOVIE SCREEN
- ⑭ BEAN BAG TOSS
- ⑮ PROJECTION MOVIE SCREEN
- ⑯ PREFABRICATED FIREPIT
- ⑰ TREE GRATES
- ⑱ CRASH GATE
- ⑲ VISITOR PARKING
- ⑳ GARAGE PARKING - ENTRY
- ㉑ CLUBHOUSE
- ㉒ UNIT PATIOS
- ㉓ ARTIFICIAL TURF
- ㉔ POT PLANTER
- ㉕ PRIVACY WALL
- ㉖ PAVER SIDEWALK (ADA COMPLIANT) THROUGH GRASSCRETE FIRELANE
- ㉗ ASPHALT PAVING
- ㉘ EXPOSED AGGREGATE PAVING
- ㉙ OUTDOOR TERRACE
- ㉚ PRECAST CONCRETE ACCENT PLANTER BENCH
- ㉛ PARK BENCH
- ㉜ RAISED PLANTERS TO MATCH FINISH OF BUILDING
- ㉝ BIKE RACKS (6'-6" X 9'-6"). REFERENCE ARCHITECTURE FOR
- ㉞ INTERNAL TO THE BUILDING BIKE STORAGE
- ㉟ PEDESTRIAN ACCESS GATE (6' WIDE)
- ㊱ MASONRY SCREEN WALL . COLOR AND FINISH TO MATCH ARCH.
- ㊲ STREET LIGHT FIXTURE TYPE 'D' - SEE SITE LIGHTING PLAN
- ㊳ STREET LIGHT FIXTURE TYPE 'A' - SEE SITE LIGHTING PLAN
- ㊴ METAL SCREEN PANELS FOR TRANSFORMER AND UTILITY SCREENING
- ㊵ RAISED WATER FEATURE
- ㊶ RAISED FIRE PIT
- ㊷ OVERHEAD STEEL STRUCTURE
- ㊸ SHADE STRUCTURE AT OUTDOOR KITCHEN
- ㊹ WATER FEATURE
- ㊺ LINEAR FIREPIT AT POOL AREA
- ㊻ BANCO BENCH AT POOL AREA



Key Map



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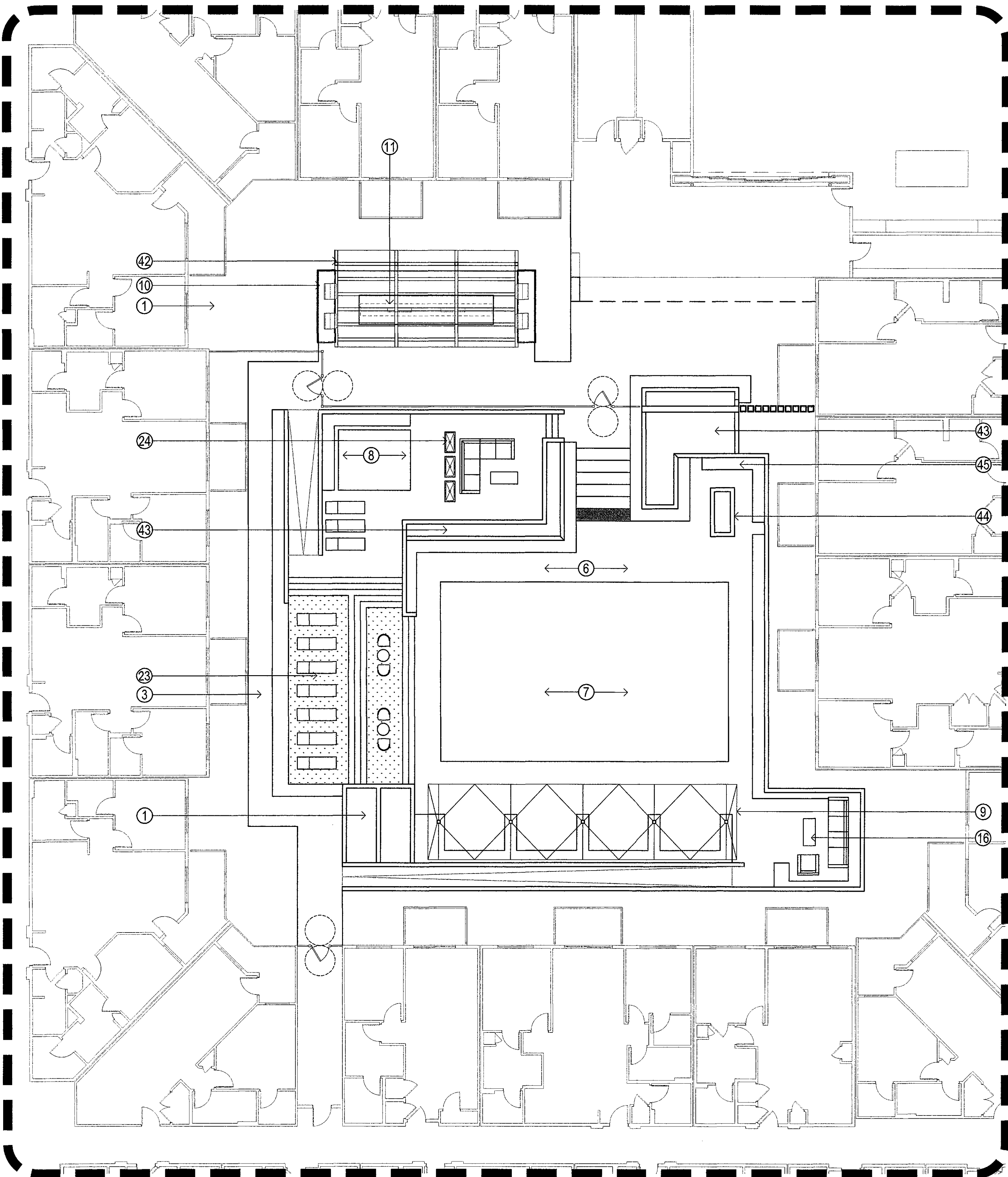
WOOD PARTNERS

COURTYARD ENLARGEMENT - LA2.3

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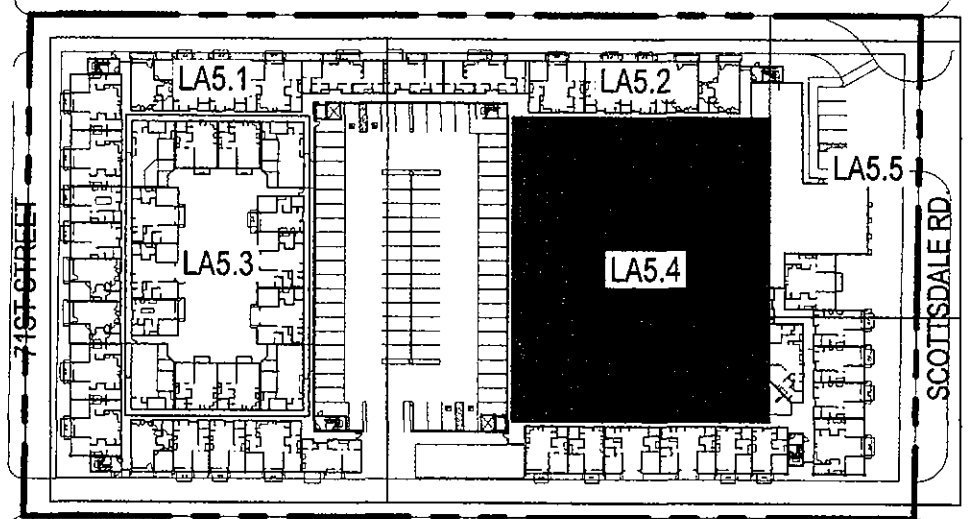
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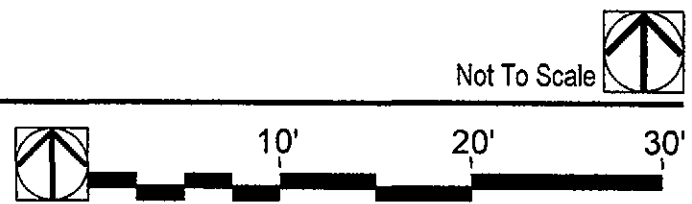
WOOD PARTNERS

KEYNOTES

- ① LANDSCAPE AREA
- ② DECOMPOSED GRANITE
- ③ CONCRETE SIDEWALK
- ④ STABILIZED GRANITE
- ⑤ GRASS CRETE OR EQUAL FIRE LANE
- ⑥ POOL DECK
- ⑦ POOL - BY POOL CONTRACTOR
- ⑧ SPA - BY POOL CONTRACTOR
- ⑨ POOL CABANAS
- ⑩ OUTDOOR KITCHEN
- ⑪ OUTDOOR KITCHEN ISLAND
- ⑫ OUTDOOR MOVEABLE SEATING
- ⑬ STEP AT MOVIE SCREEN
- ⑭ BEAN BAG TOSS
- ⑮ PROJECTION MOVIE SCREEN
- ⑯ PREFABRICATED FIREPIT
- ⑰ TREE GRATES
- ⑱ CRASH GATE
- ⑲ VISITOR PARKING
- ⑳ GARAGE PARKING - ENTRY
- ㉑ CLUBHOUSE
- ㉒ UNIT PATIOS
- ㉓ ARTIFICIAL TURF
- ㉔ POT PLANTER
- ㉕ PRIVACY WALL
- ㉖ PAVER SIDEWALK (ADA COMPLIANT) THROUGH GRASSCRETE FIRELANE
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Key Map

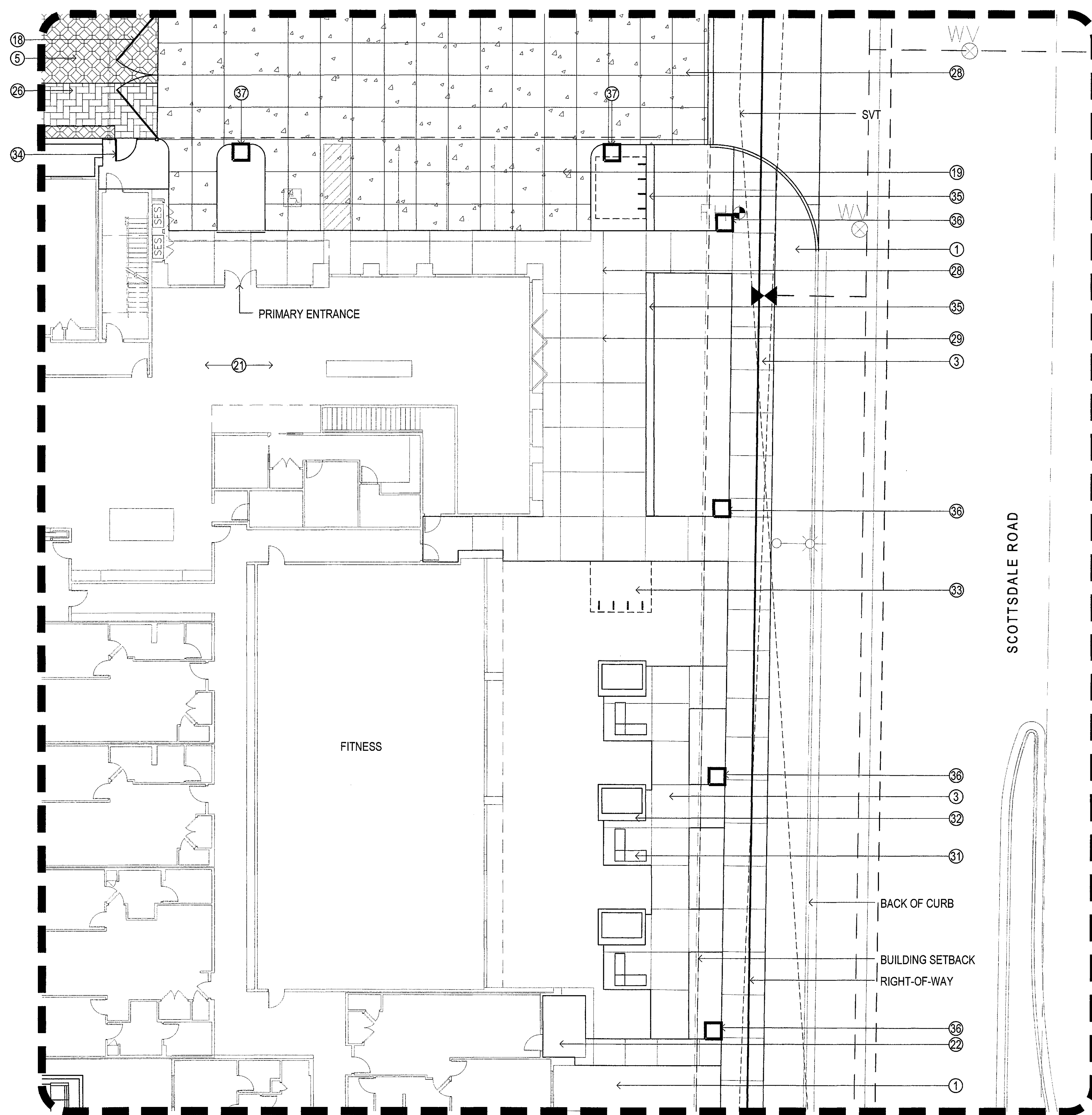


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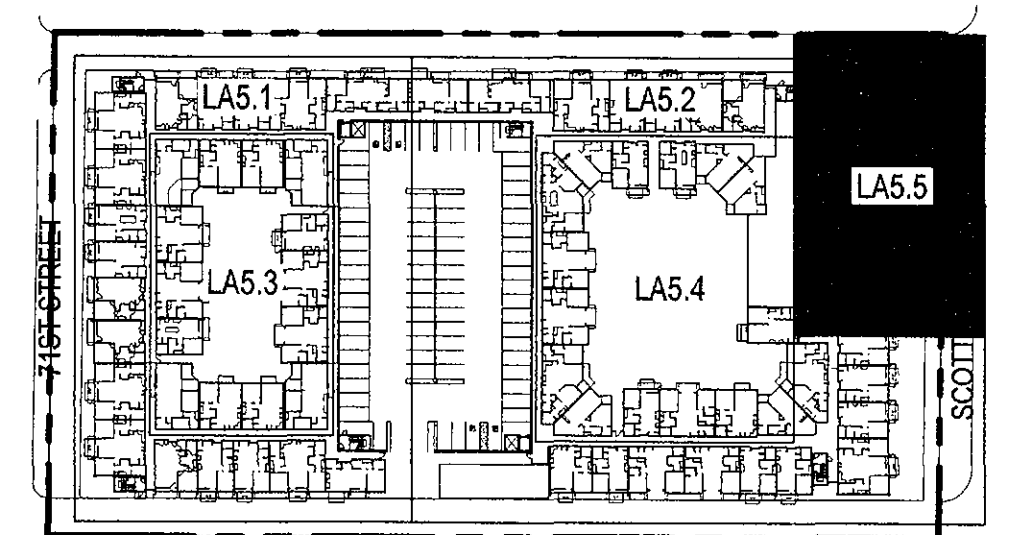
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Key Map

Not To Scale

10' 20' 30'



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CLUBHOUSE ENLARGEMENT - LA2.5

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CLUBHOUSE ENLARGEMENT

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PLANT MATERIALS LEGEND

Scottsdale Road
Plant Palette

Site Plant Palette

Scottsdale Road Plant Palette

Botanical Name
Common Name

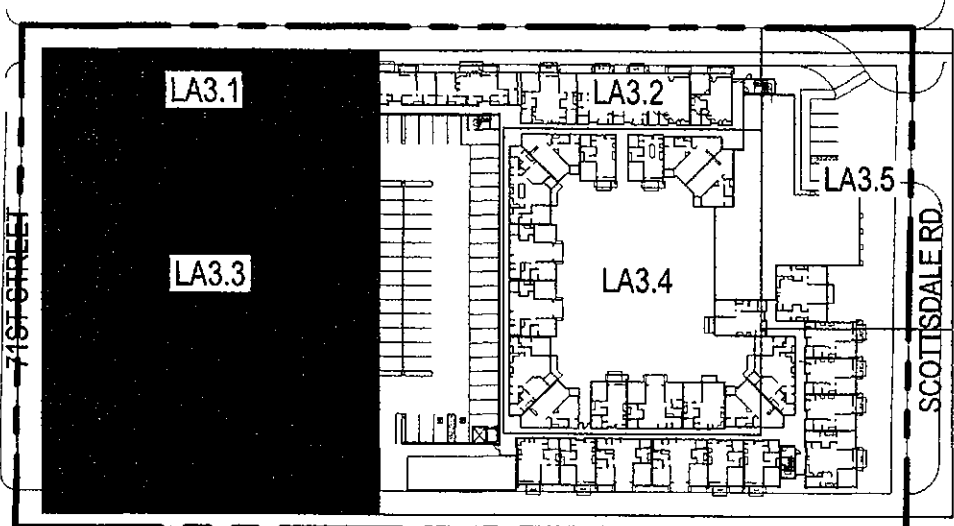
Trees	Size	Quantity
Acacia anuera	36" BOX	4
Mulga Acacia		
Pistacia chinensis	36" BOX	9
Chinese Pistache		
Caeselpinia cacalaco smoothie	24" BOX	8
Thornless Cascalote		

Acacia willardiana	48" BOX	2	
Palo Blanco			
Citrus sp.	18" B&B	4	INTERNAL COURTYARD ONLY
Lemon - Dwarf			
Citrus sp.	18" B&B	5	INTERNAL COURTYARD ONLY
Lime - Dwarf			
Citrus sp.	24" Box	6	INTERNAL COURTYARD ONLY
Orange - Navel -Robertson			
Parkinsonia hyb.	24" BOX	10	
'Desert Museum' Palo Verde	MULTI TRUNK		
Pistacia lentiscus	24" BOX	33	
Mastic Tree			
Phoenix dactylifera	18'	7	INTERNAL COURTYARD ONLY
Date Palm	CLEAR TRUNK		
Ulmus parvifolia	48" BOX	9	
'Allee' Elm			

Extra Large Shrubs	Size	Quantity
Bougainvillea 'Rosenka'	5 gal.	24
Bougainvillea		
Cordia Boissieri	5 gal.	11
Anachuita		
Tecoma alata 'Orange Jubilee'	15 gal.	28
Orange Jubilee		
Large Shrubs	Size	Quantity
Leucophyllum langmaniae 'Rio Bravo'		
Rio Bravo Sage	5 gal.	110
Salvia clevelandii	5 gal.	142
Chaparral Sage		
Medium Shrubs	Size	Quantity
Eremophila glabra spp. caranosa-Winter Blaze		
Winter Blaze	5 gal.	391
Eremophila hygrophana	5 gal.	126
Blue Bells		
Groundcovers	Size	Quantity
Eremophila prostrata 'Outback Sunrise'	1 gal.	638
Outback Sunrise Eremophila		
Hymenoxys acaulis	1 gal.	73
Angelita Daisy		
Cacti/ Accents	Size	Quantity
Hesperaloe parviflora	3 gal.	71
'Brakelights' Red Yucca		
Yucca rupicola	20 gal.	141
Twisted Yucca		

Site Plant Palette

Extra Large Shrubs	Size	Quantity
Dodonea viscosa	5 gal.	8
Hopbush		
Large Shrubs	Size	Quantity
Ligustrum japonicum	5 gal.	7
Japanese Privet		
Simmondsia Chinensis 'Vista'	15 gal.	77
Compact Jojoba		
Medium Shrubs	Size	Quantity
Punica granatum	5 gal.	12
Dwarf Pomegranate		
Rosmarinus officinalis 'Tuscan Blue'		
'Tuscan Blue' Rosemary	5 gal.	46
Small Shrubs	Size	Quantity
Bougainvillea 'Alenxandra'	1 gal.	2
Alexandra Bougainvillea		
Buxus microphylla japonica	5 gal.	170
Green Beauty Boxwood		
Groundcovers	Size	Quantity
Eremophila serpens	1 gal.	65
Snake Emu		
Teucrium chamaedrys prostratum	1 gal.	44
Prostate Germander		
Cacti/ Accents	Size	Quantity
Aloe hyb. 'Blue Elf'	5 gal.	53
Blue Elf Aloe		
Bouteloua gracilis	1 gal.	279
Blond Ambition		
Dasyliion longissimum	5 gal.	3
Mexican Grass Tree		
Euphorbia antisiphilitica	5 gal.	21
Candelilla		
Nolina matapensis	5 gal.	8
Beargrass		
Opuntia 'x' Kelly's Choice	8 Pad Min.	117
Kelly's Choice Prickly Pear		
Pedilanthus macrocarpus	5 gal.	54
Slipper Plant		
Yucca pallida	5 gal.	37
Pale Leaf Yucca		
Vines	Size	Quantity
Ficus pumila	5 gal.	8
Creeping Fig		



Key Map

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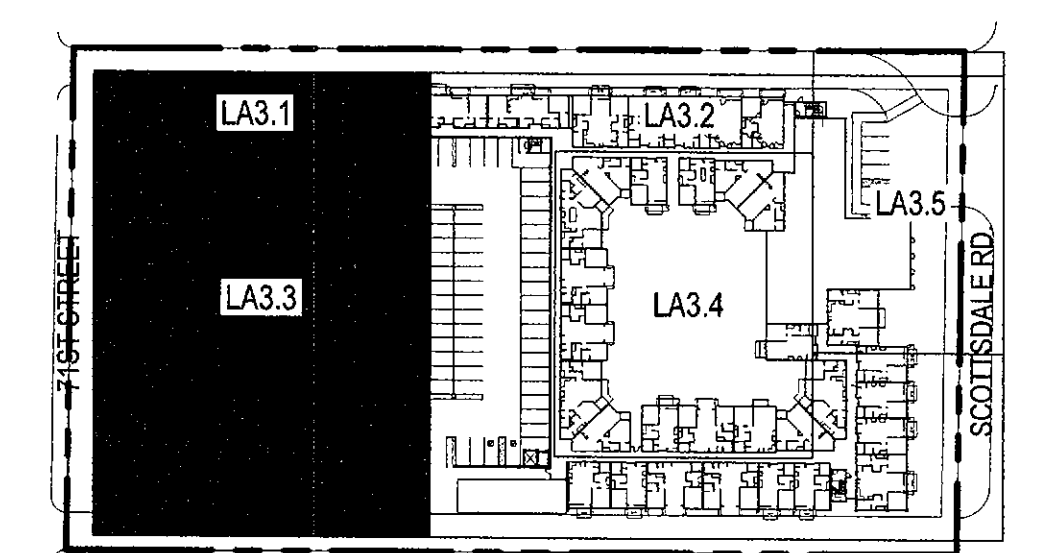
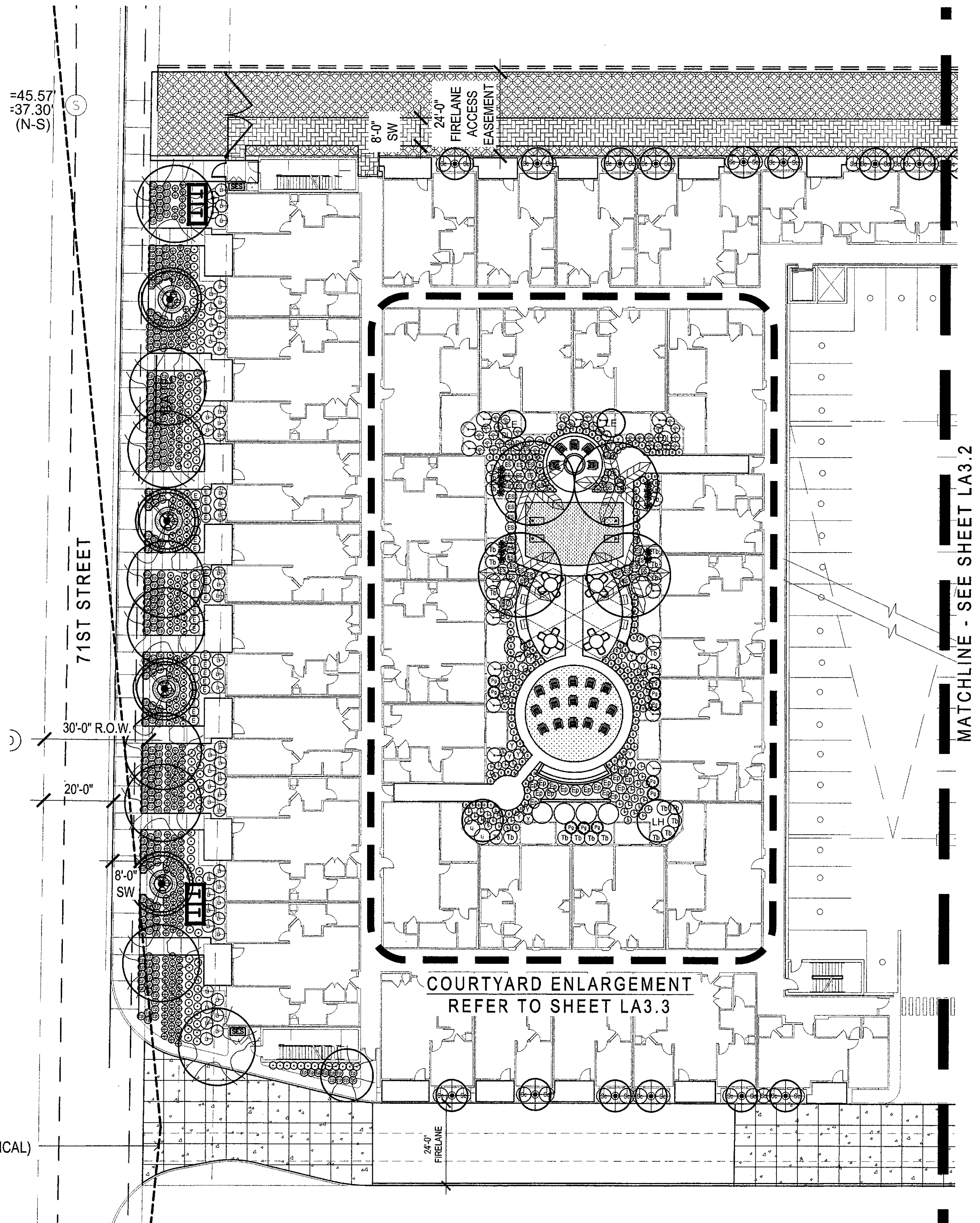
PLANTING LEGEND - LA3.0

LANDSCAPE AREA	QUANTITY (S.F.)
ON-SITE	6,705
RIGHT-OF-WAY	2,155
PARKING LOT	470

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ALTA OSBORN
WOOD PARTNERS

42-DR-2016
10/19/16



Key Map

LANDSCAPE AREA	QUANTITY (S.F.)
ON-SITE	6,705
RIGHT-OF-WAY	2,155
PARKING LOT	470

ALTA OSBORN

WOOD PARTNERS

APPROVED

12.15.2016 DATE INITIALS

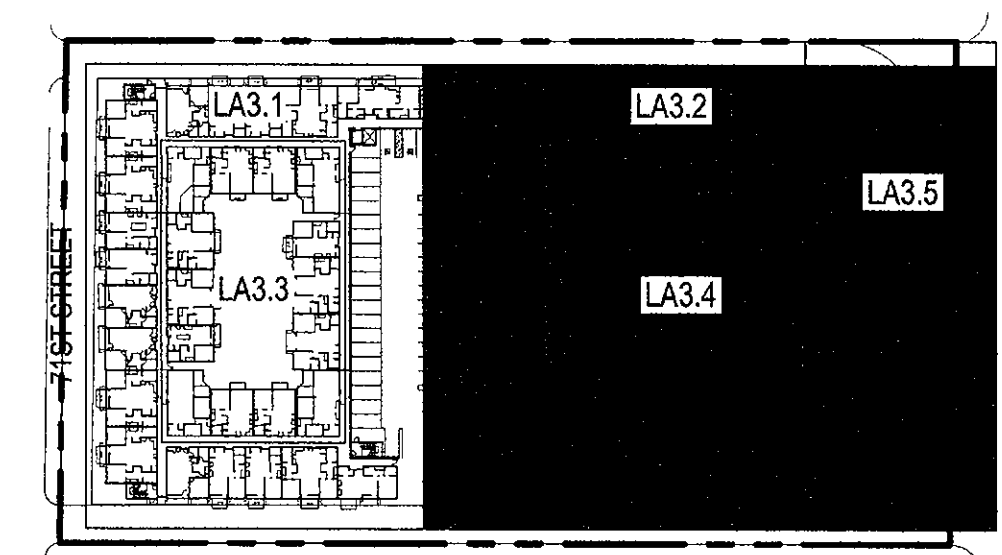
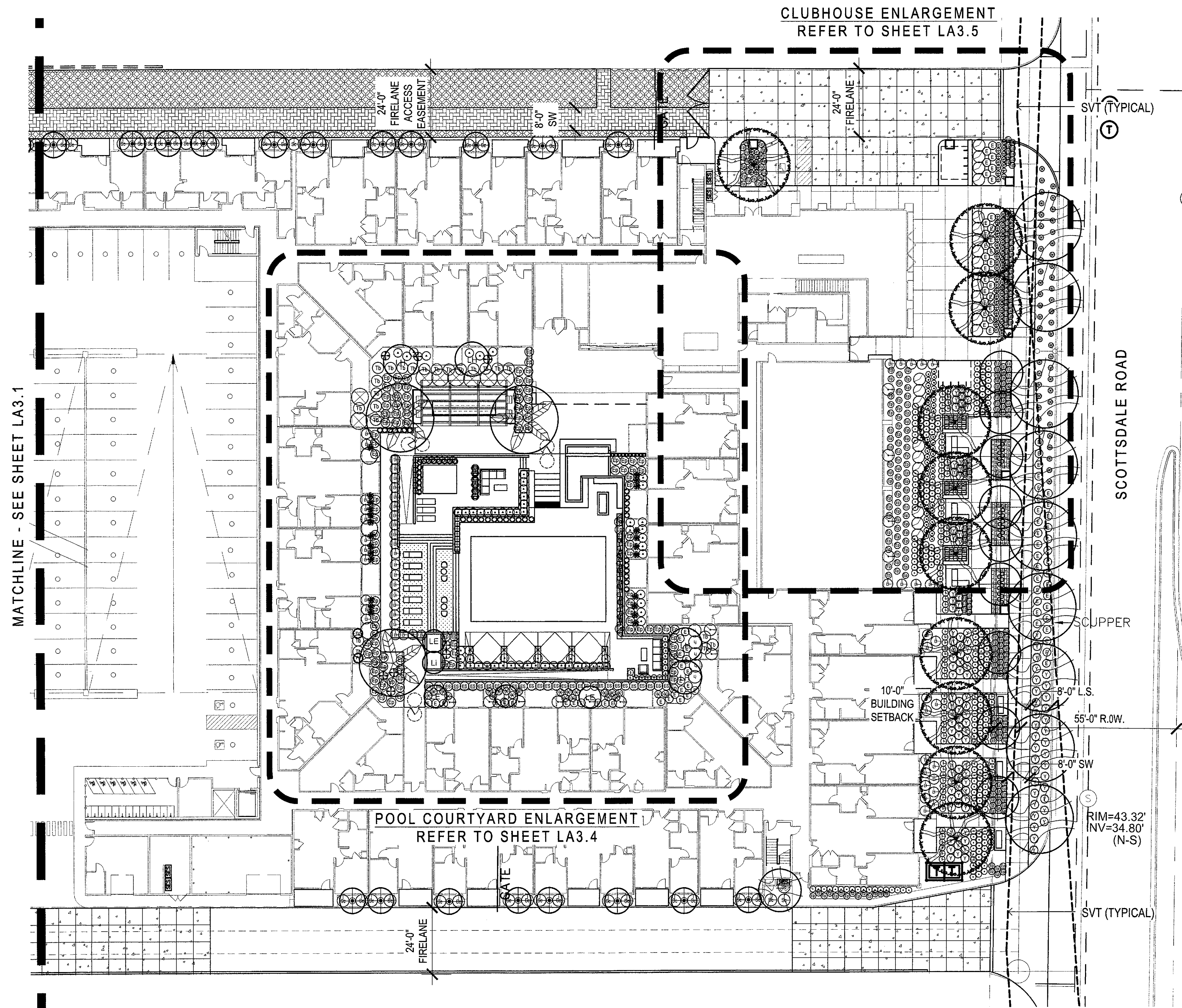
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PLANTING PLAN - LA3.1

Not To Scale

20' 40' 60'

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DESIGN APPROVED
 12-15-2016
 DATE INITIALS

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PLANTING PLAN - LA3.2

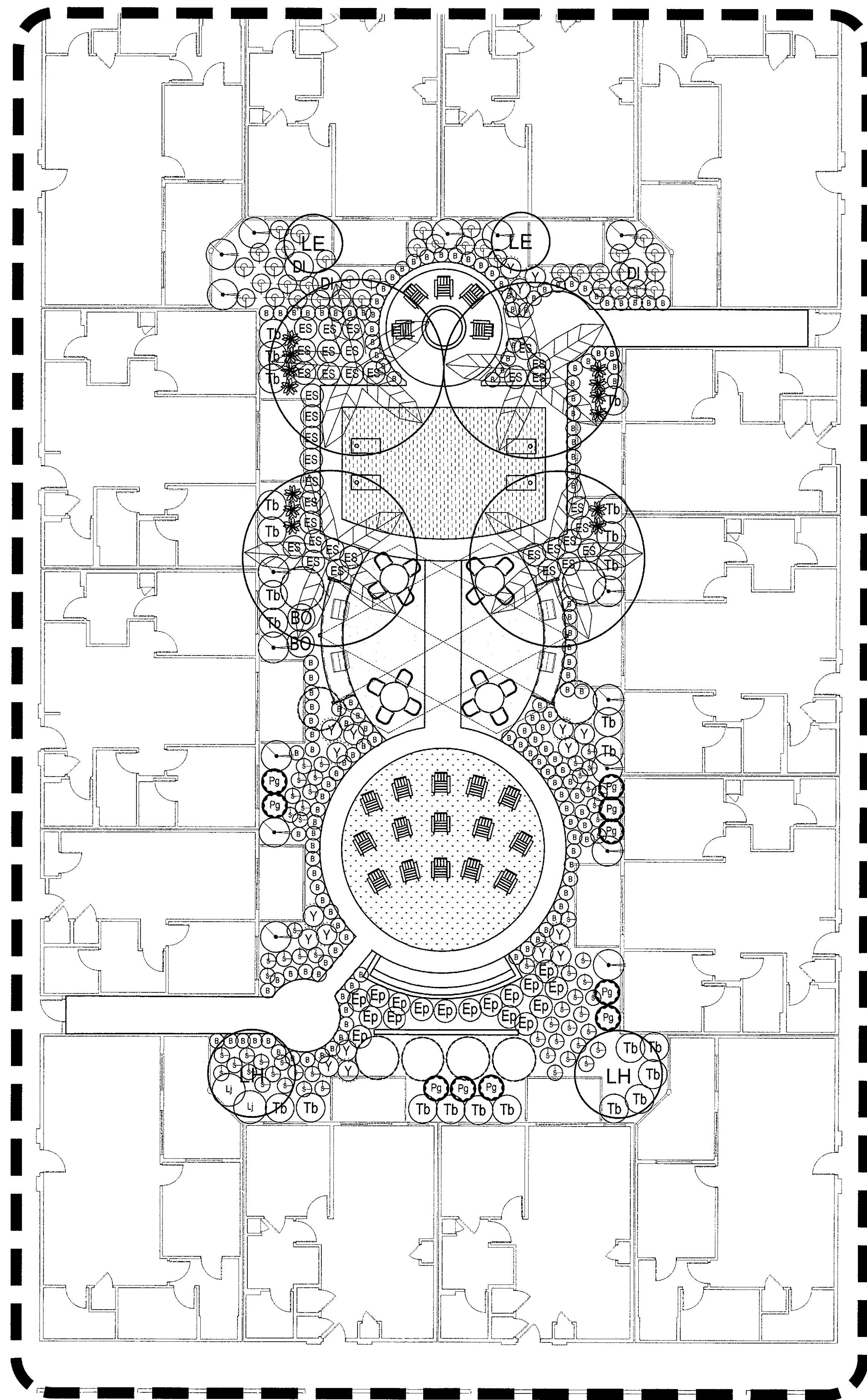
LANDSCAPE AREA	QUANTITY (S.F.)
ON-SITE	6,705
RIGHT-OF-WAY	2,155
PARKING LOT	470

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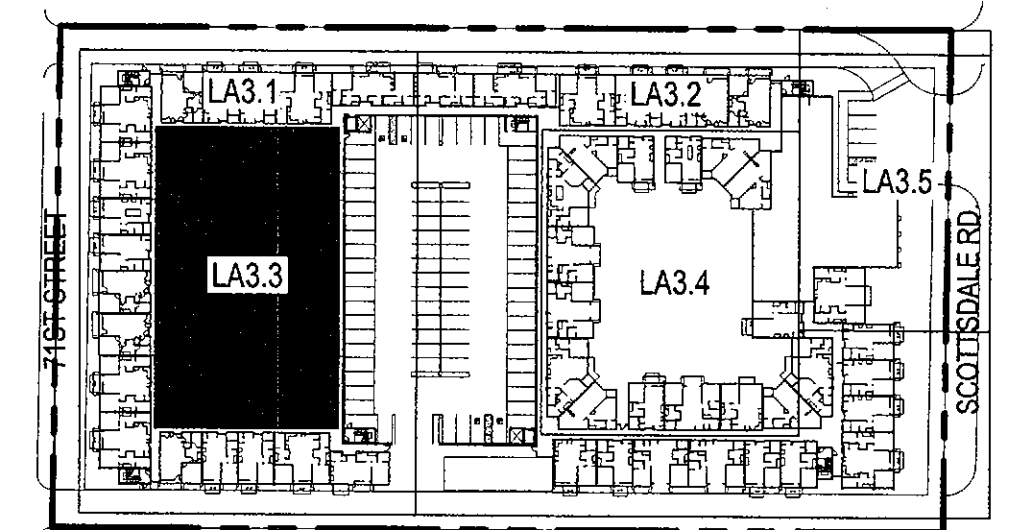
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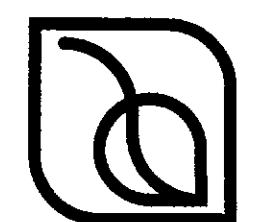
COURTYARD ENLARGEMENT



Key Map

Not To Scale

10' 20' 30'



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COURTYARD ENLARGEMENT PLANTING - LA3.3

LANDSCAPE AREA	QUANTITY (S.F.)
ON-SITE	6,705
RIGHT-OF-WAY	2,155
PARKING LOT	470

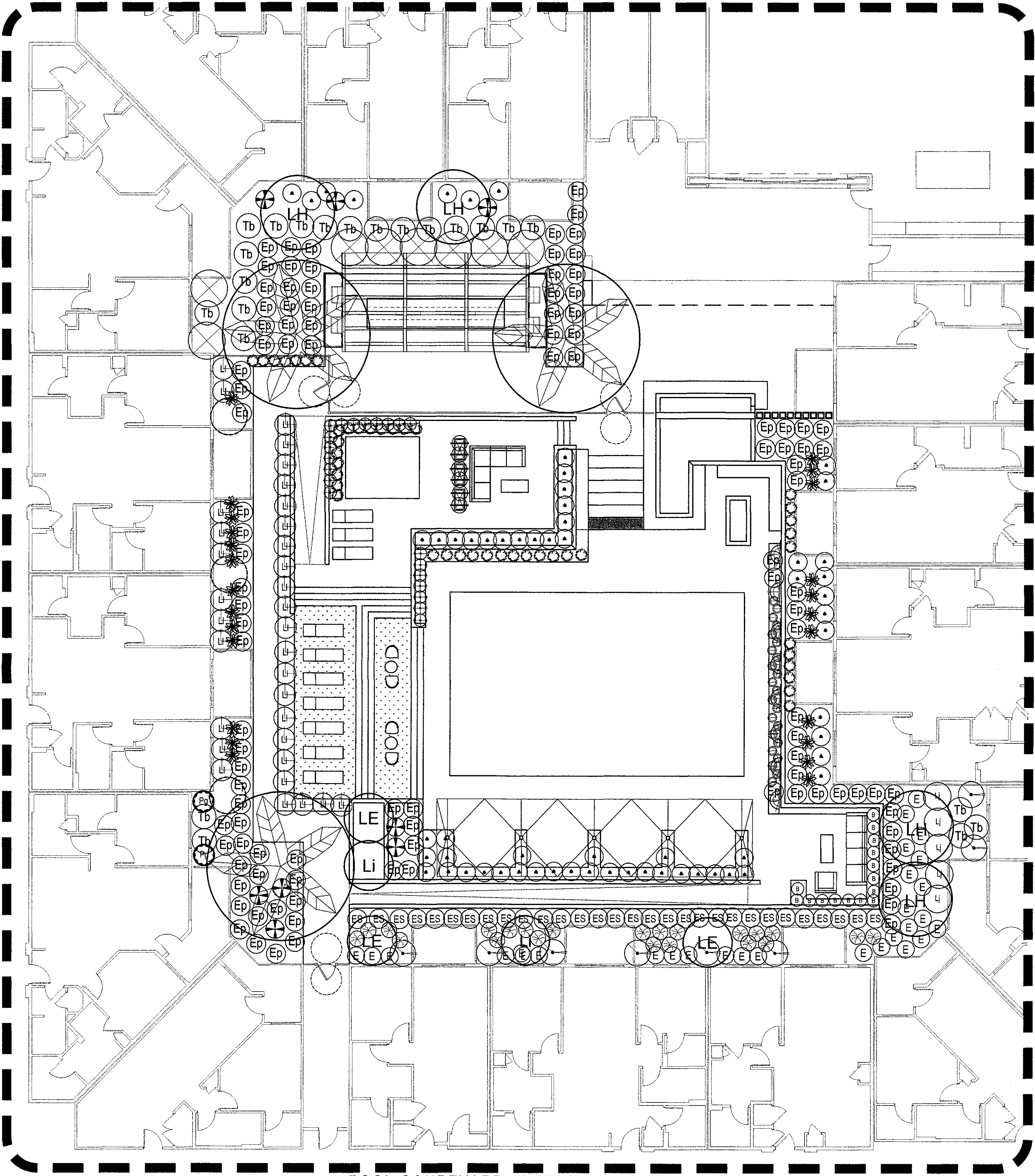
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LANDSCAPE AREA	QUANTITY (S.F.)
ON-SITE	6,705
RIGHT-OF-WAY	2,155
PARKING LOT	470

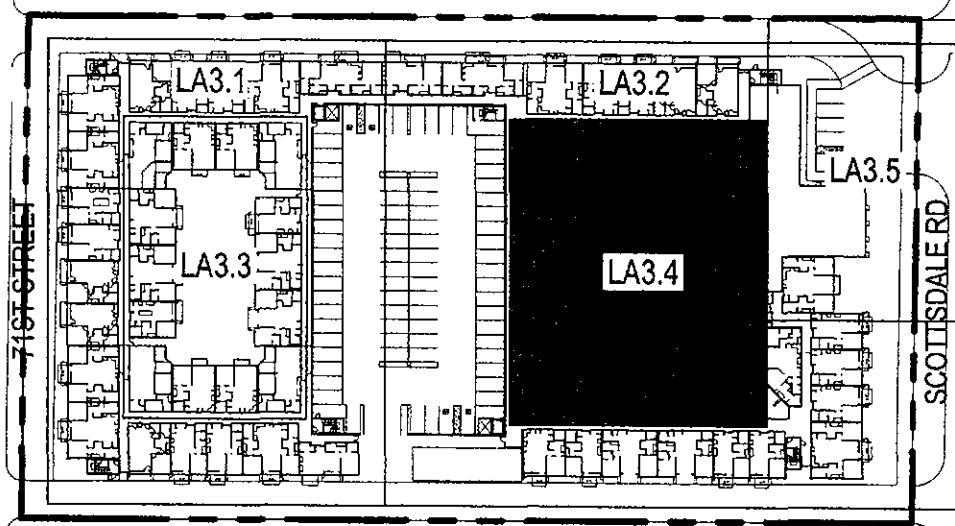
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POOL COURTYARD ENLARGEMENT

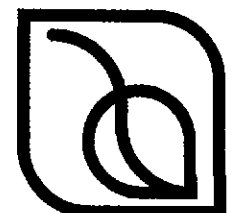
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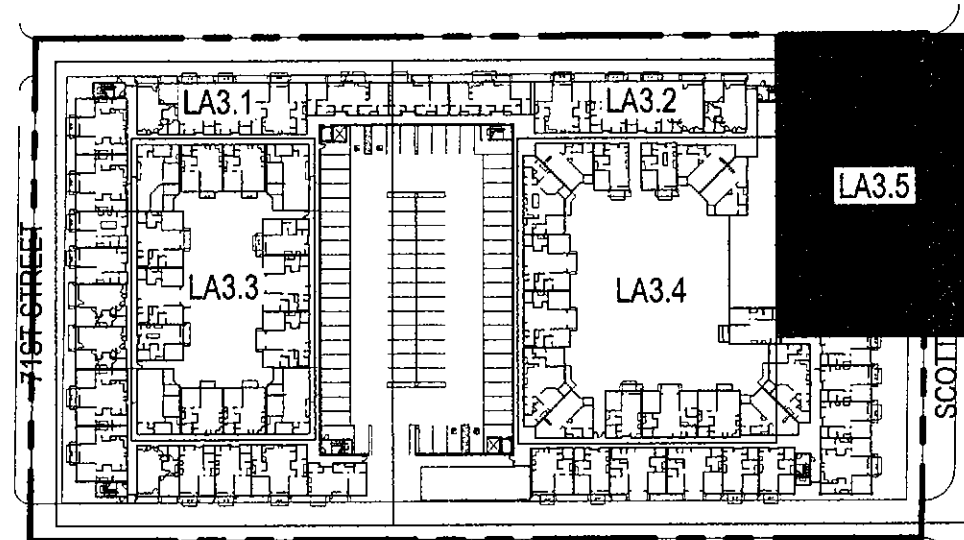
Key Map Not To Scale

10' 20' 30'

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POOL COURTYARD ENLARGEMENT PLANTING - LA3.4

LANDSCAPE AREA	QUANTITY (S.F.)
ON-SITE	6,705
RIGHT-OF-WAY	2,155
PARKING LOT	470

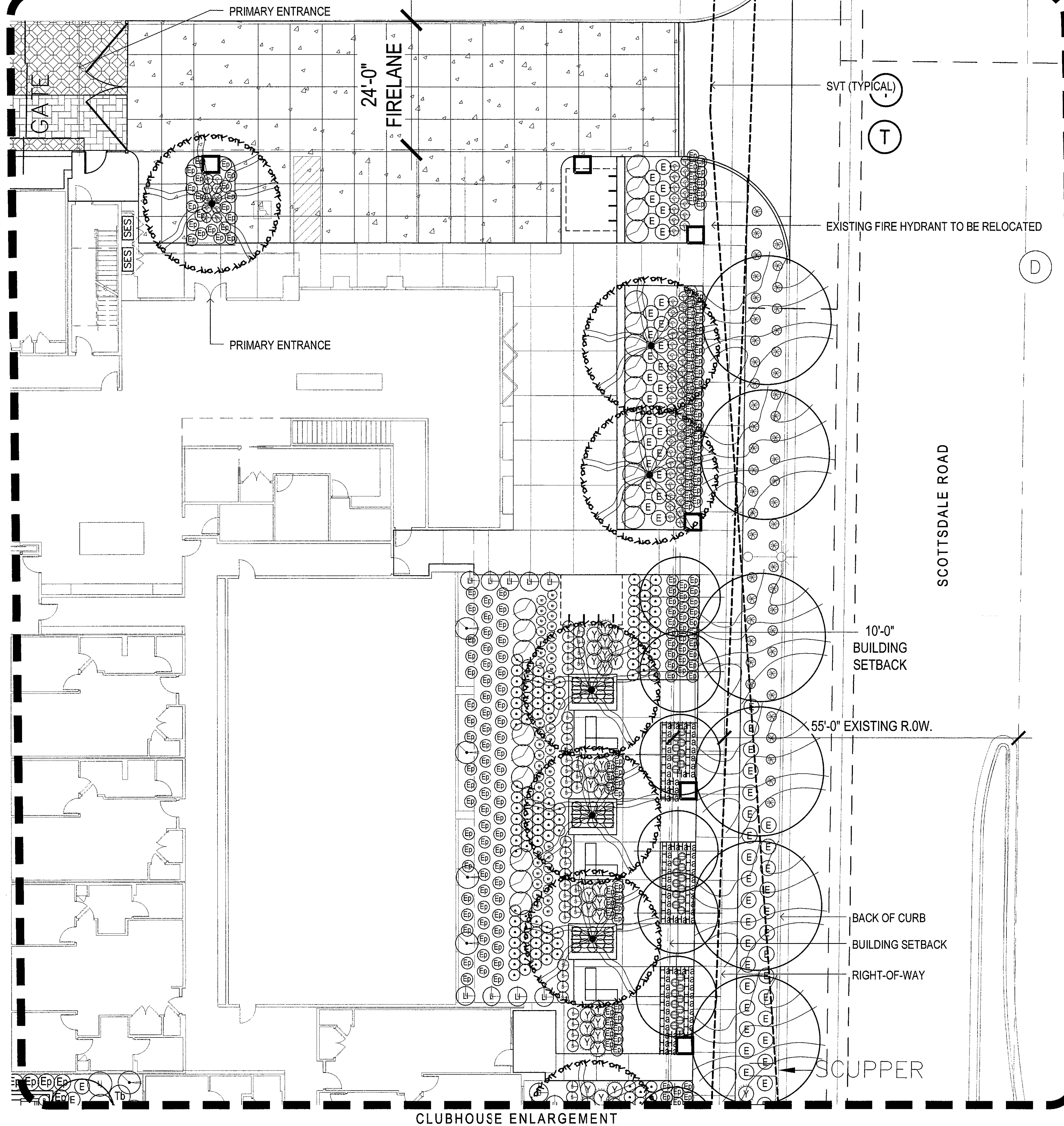


Key Map

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CLUBHOUSE PLANTING ENLARGEMENT - LA3.5 ph. 480.699.7956 f.480.699.7986

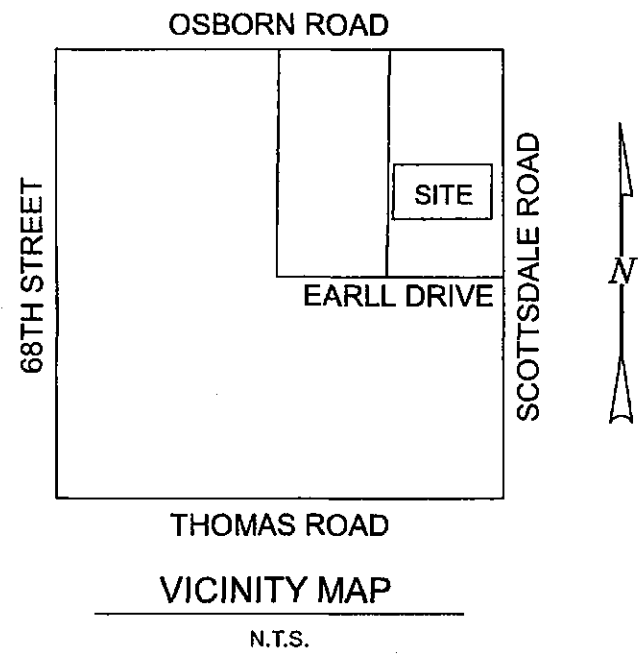
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ALTA/NSPS LAND TITLE SURVEY

OF
LOT 3-BLOCK 29
SECURITY ACRES AMENDED
BOOK 8, PAGE 59, MARICOPA COUNTY RECORDS

BEING
A PORTION OF THE EAST HALF 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.



BASIS OF BEARING

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST, USING A BEARING OF NORTH 00°09'06" EAST AS SHOWN ON THE PROPERTY ASSEMBLAGE FOR FIRST BAPTIST CHURCH, RECORDED IN BOOK 960, PAGE 5, MARICOPA COUNTY RECORDS.

BENCHMARK

BENCHMARK IS A CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, LOCATED AT THE INTERSECTION OF SCOTTSDALE ROAD AND OSBORN ROAD, BEING THE EAST QUARTER CORNER OF SECTION 27, T.2N., R.4E.
ELEVATION = 1246.67' NAVD 88.

FLOOD ZONE DESIGNATION

SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (DOTTED) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 04013C2235L, DATED OCTOBER 16, 2013. ZONE "X" IS DEFINED AS AREAS OF 0.2% ANNUAL FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

GENERAL NOTES

- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NO. NCS-785359-ATL, WITH AN EFFECTIVE DATE OF AUGUST 17, 2016.
- A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE SUBJECT TO THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE.
- SURVEY FIELD WORK WAS COMPLETED ON APRIL 6, 2016.
- THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THERE ARE NO ENCROACHMENTS OTHER THAN THOSE SHOWN AND DEPICTED ON THIS SURVEY.
- SCHEDULE "B" ITEMS 1, 2, 3, 8, 9 AND 10 ARE NOT PLOTTABLE.
- SCHEDULE "B" ITEM 4 IS PLOTTABLE AND SHOWN HEREON, EXCEPTION DOES AFFECT SUBJECT PROPERTY.
- SCHEDULE "B" ITEM 5 IS PLOTTABLE AND SHOWN HEREON, SAID EASEMENT DOES NOT AFFECT SUBJECT PROPERTY.
- SCHEDULE "B" ITEM 6 IS PLOTTABLE AND SHOWN HEREON, SAID EASEMENT DOES NOT AFFECT SUBJECT PROPERTY.
- SCHEDULE "B" ITEM 7 IS PLOTTABLE AND SHOWN HEREON, SAID EASEMENT DOES AFFECT SUBJECT PROPERTY.
- AT THE TIME OF THIS SURVEY, THERE ARE 4 DECORATIVE CONCRETE POSTS, A SIGN, A SCUPPER, SINGLE CURB AND PORTIONS OF CONCRETE THAT LIE WITHIN SCOTTSDALE ROAD RIGHT OF WAY.
① FEATURES NOTED ON SHEET 2

PARCEL DESCRIPTION

LOT THREE (3), BLOCK TWENTY-NINE (29), SECURITY ACRES AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 8 OF MAPS, PAGE 59.

EXCEPT THE EAST 22 FEET THEREOF, AND

EXCEPT THE EAST 5 FEET OF THE WEST 30 FEET CONVEYED TO THE CITY OF SCOTTSDALE IN INSTRUMENT RECORDED JUNE 7, 1983, DOCUMENT NO. 83-217883.

SCHEDULE "B" ITEMS

- TAXES FOR THE FULL YEAR OF 2016.
(THE FIRST HALF IS DUE OCTOBER 1, 2016 AND IS DELINQUENT NOVEMBER 1, 2016. THE SECOND HALF IS DUE MARCH 1, 2017 AND IS DELINQUENT MAY 1, 2017.)
- 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. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)
- RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- AN EASEMENT FOR UNDERGROUND ELECTRIC AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 7856, PAGE 391, THE APPROXIMATE LOCATION OF WHICH IS AS SHOWN ON THE SURVEY.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "INDEMNITY AGREEMENT" RECORDED NOVEMBER 03, 1981 AS DOCKET 15619, PAGE 531.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "INDEMNITY AGREEMENT" RECORDED MAY 13, 1994 AS 94-0389725 OF OFFICIAL RECORDS.
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY.

NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

NOTES: (Table "A" Items")

- SET A 1/2" REBAR W/CAP "AWLS 45377" AT PROPERTY CORNERS AS SHOWN HEREON UNLESS OTHERWISE NOTED.
- AREA IS 183,705.9 SQUARE FEET OR 4.217 ACRES, MORE OR LESS.
- THIS SURVEY SHOWS ABOVE GROUND UTILITIES, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITY LINES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION MADE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CLIENT IS HEREBY ADVISED THAT EXCAVATION MAY BE NECESSARY TO EXPOSE UNDERGROUND UTILITIES TO CONFIRM EXACT LOCATION.
- ADJOINER INFORMATION IS PER MARICOPA COUNTY ASSESSOR WEBSITE.
- AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF PROPOSED CHANGES IN RIGHT OF WAY OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.
- AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF MARKERS INDICATING ANY DELINEATION OF WETLANDS.
- AT THE TIME OF THIS SURVEY, THERE WERE 51 CLEARLY MARKED REGULAR PARKING SPACES. THE SITE ALSO CONTAINS FADED PARKING SPACES, NOT CLEARLY DEFINED AND THEREFORE NOT INCLUDED IN THE PARKING SPACE COUNT SHOWN HEREON.

CERTIFICATION

TO: WP WEST ACQUISITIONS, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY

CRP/WP SCOTTSDALE OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

CYNTHIA C. CHAPMAN, AS TRUSTEE OF THE DAVID L. CHAPMAN SEPARATE PROPERTY TRUST FOR THE BENEFIT OF RICHARD CHAPMAN DATED FEBRUARY 3, 2006, AS TO AN UNDIVIDED ONE THIRD (1/3RD) INTEREST, TO CYNTHIA C. CHAPMAN, AS TRUSTEE OF THE DAVID L. CHAPMAN SEPARATE PROPERTY TRUST FOR THE BENEFIT OF CAMERON CHAPMAN DATED FEBRUARY 3, 2006, AS TO AN UNDIVIDED ONE THIRD (1/3RD) INTEREST, AND TO CYNTHIA C. CHAPMAN, AS TRUSTEE OF THE DAVID L. CHAPMAN SEPARATE PROPERTY TRUST FOR THE BENEFIT OF JACKSON CHAPMAN DATED FEBRUARY 3, 2006, AS TO AN UNDIVIDED ONE THIRD (1/3RD) INTEREST

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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 8, 9, 11, 13, 14, 16, 17, 18 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 6, 2016.

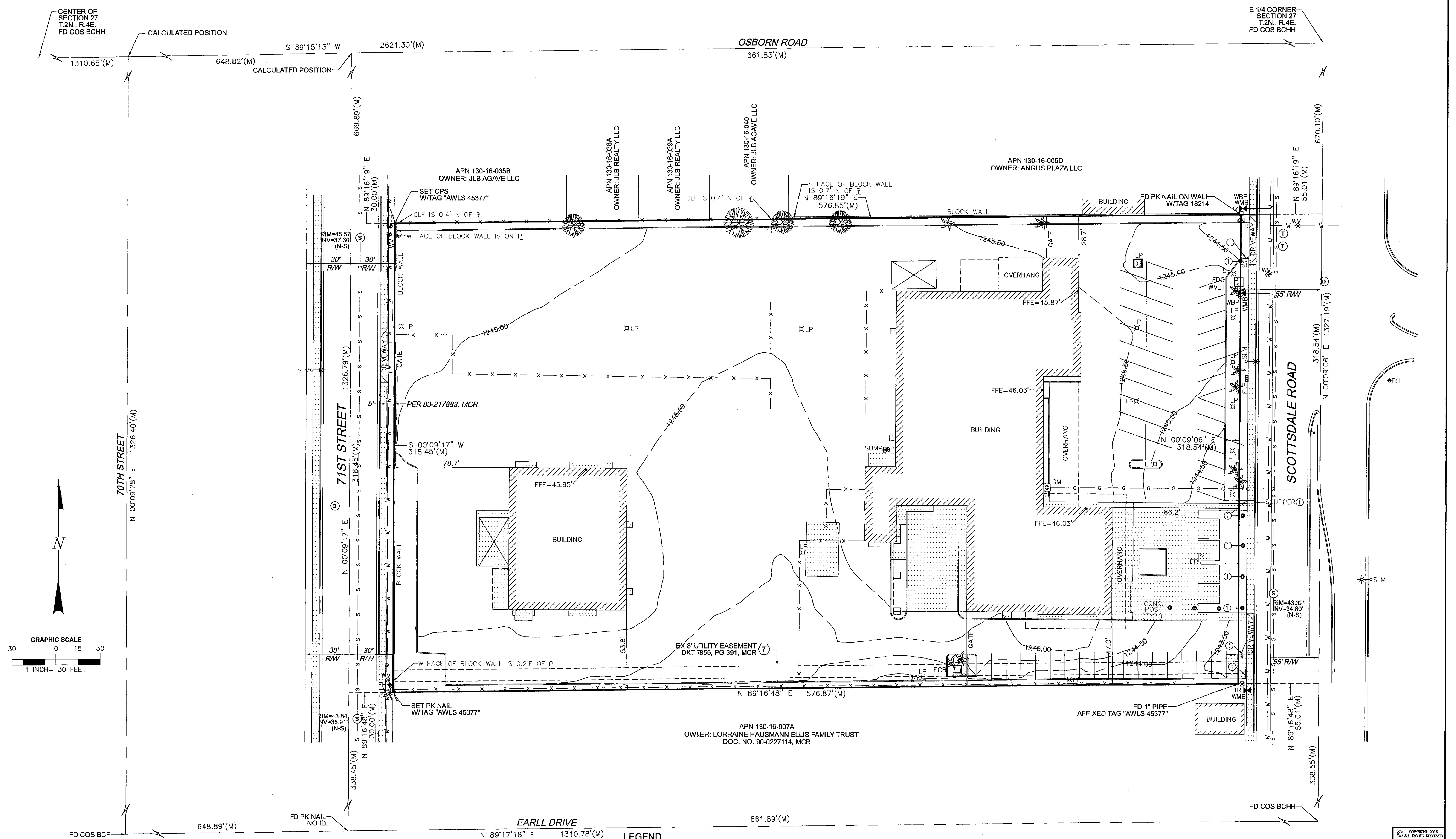


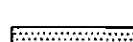
DRAWN BY: DDA CHECKED BY: DDA DATE: 8/24/16 JOB NO.: 16-034 SHEET NO. 1 OF 2

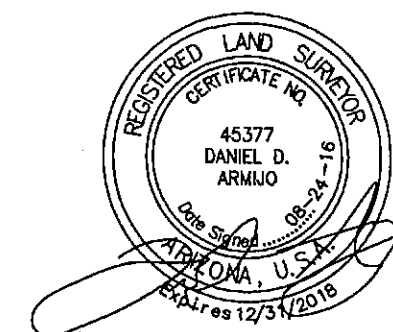
ALTA/NSPS LAND TITLE SURVEY
SECTION 27
TOWNSHIP 2 NORTH, RANGE 4 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

AW
LAND
SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 (480) 243-4287

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LEGEND					
MCR	MARICOPA COUNTY RECORDS	SI	SIGN	Ⓢ	SEWER MANHOLE
BCHH	BRASS CAP IN HANDHOLE	LP	LIGHT POLE		
BCF	BRASS CAP FLUSH	ECB	ELECTRIC CABINET	ⓓ	STORM DRAIN MANHOLE
COS	CITY OF SCOTTSDALE	TR	TELEPHONE RISER		
R/W	RIGHT OF WAY	GM	GAS METER	Ⓣ	TELEPHONE MANHOLE
CPS	COTTON PICKER SPINDLE	FP	FLAG POLE		
ID.	IDENTIFICATION	EJB	ELECTRIC JUNCTION BOX	—————	PROPERTY LINE
FD	FOUND	SLM	STREET LIGHT MAST	—————	ADJOINER LINE
EX	EXISTING			—————	CENTER LINE
DKT	DOCKET		TREE	—————	EASEMENT LINE AS NOTED
PG	PAGE			—————	
W VLT	WATER VAULT		PALM TREE	—————	
WV	WATER VALVE			—————	
FH	FIRE HYDRANT			— X — X —	CHAINLINK FENCE
FDC	FIRE DEPARTMENT CONNECTION			①	SEE NOTE #11 (SHEET 1)
WMB	WATER METER BOX		CONCRETE		
PL	PROPERTY LINE				



ALTA/NSPS LAND TITLE SURVEY
SECTION 27
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DRAWN BY: DDA	CHECKED BY: DDA	DATE: 8/24/16	JOB NO.: 16-034	SHEET NO. 2 OF 2
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SITE AREA GROSS:	210,779.22 S.F.	/	4.839 AC.
SITE AREA NET:	183,705.29 S.F.	/	4.217 AC.
ZONING:	EXISTING:	C-3	
	PROPOSED:	D/DMU-2 PBD DO	
APN NO.:	130-16-006A		
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL		
BUILDING HEIGHT MAX. ALLOWABLE:	66 FEET		
BUILDING HEIGHT PROVIDED:	56 FEET		
PRIVATE OPEN SPACE PER UNIT TYPE:	60 S.F. MIN.	(6 FOOT CLEAR DEPTH X 10 CLEAR WIDTH)	
NUMBER OF RESIDENTIAL UNITS:			
ONE BEDROOM UNITS:	172	(60%)	
TWO BEDROOM UNITS:	92	(37%)	
THREE BEDROOM UNITS:	13	(3%)	
TOTAL:	277 D.U.		
DENSITY:	57.24 D.U. PER GROSS ACRE		
	277 UNITS/4.839 GROSS LOT AREA		
GROSS FLOOR AREA PROVIDED:	425,652 S.F.		
BIKE PARKING REQ'D: 1 SPACE PER 10 VEH. SPACES			
	447 P.S./10 = 45 SPACES		
BIKE PARKING PROVIDED:	48 SPACES		
OPEN SPACE PROVIDED: COURTYARDS:	18,063 S.F.		
SCOTTSDALE ROAD FRONTAGE:	9,453 S.F.		
71ST STREET FRONTAGE:	6,262 S.F.		
TOTAL:	33,778 S.F.		
PARKING REQ'D: (172) 1 BED UNITS X 1 = 172 P.S.			
(105) 2/3 BED UNITS X 2 = 210 P.S.			
TOTAL:	382 P.S.		
PARKING PROVIDED: OPEN SPACES = 7 P.S.			
GARAGE/COVERED SPACES = 440 P.S.			
TOTAL:	447 P.S.		
ACCESSIBLE PARKING REQ'D: 4% X 447 P.S. = 18 P.S.			
ACCESSIBLE PARKING PROVIDED: OPEN = 1 P.S.			
COVERED = 17 P.S.			
TOTAL:	18 P.S.		

The map illustrates the project site's location within a street grid. The project site is a shaded rectangular area situated between E. Earll Dr and E. Angus Dr, to the west of N. Scottsdale Rd. The surrounding streets are labeled: N. 71st St to the west, E. Earll Dr to the south, E. Angus Dr to the north, N. Scottsdale Rd to the east, and N. Drinkwater Blvd to the southeast. A north arrow is positioned in the bottom right corner of the map.

SHEET NOTES:

- (a) UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6".
(ORD. 4045, 503.2.1)
- (b) KEY SWITCH/PRE-EMPTION SENSOR REQUIRED.
(ORD. 4045, 503.6.1)
- (c) FIRE LANE SURFACE WILL SUPPORT 83,000 LBS
GVW. (DS&PM, 2-1.802(3))
- (d) NO FENCE/WALL OVER 6' IN HEIGHT.
- (e) SPRINKLER SYSTEM TO BE INSTALLED IN
ACCORDANCE TO NFPA 13.

**SITE
PLAN**

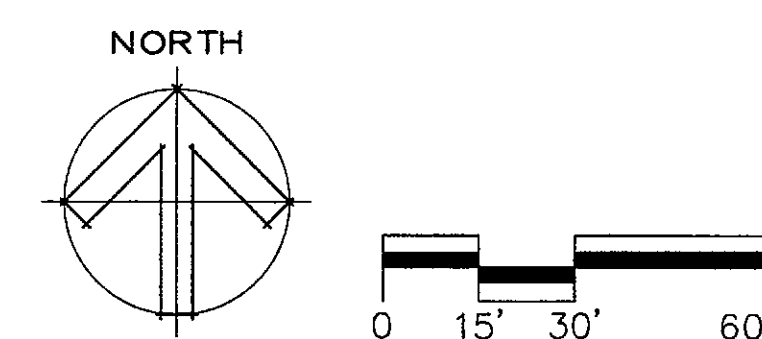
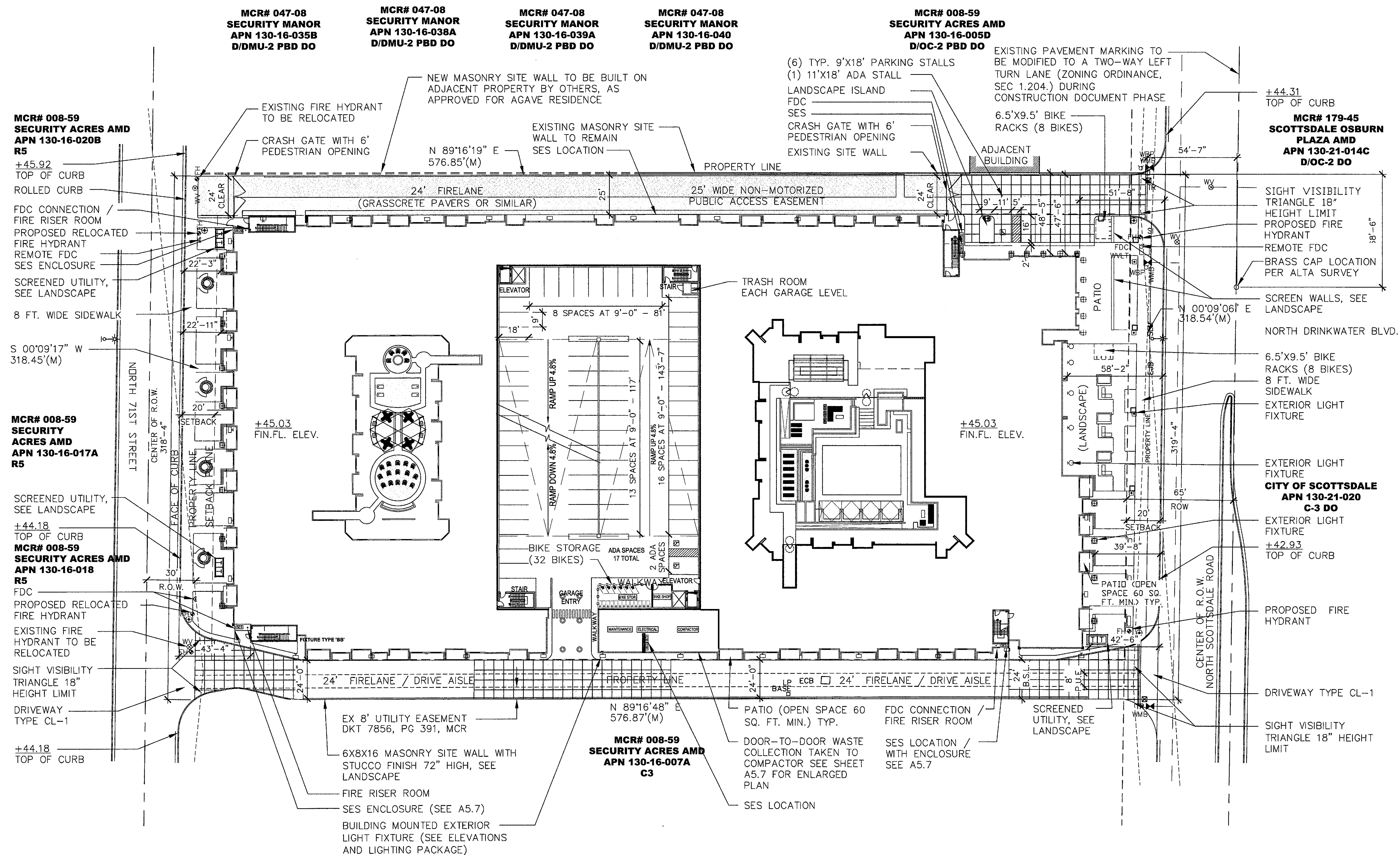
SCALE: 1"=30'-0"

A1.3

10-17-16

42-DR-2016
10/19/16

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ALTA OSBORN
WOOD PARTNERS

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