

**Final Approved Stamped Plans
Full Size**

EXISTING DRAINAGE AREA DELINEATION & FLOW PATTERN

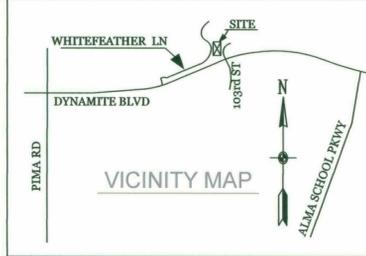
AT

TROON NORTH TRACT V

10299 EAST WHITE FEATHER LANE SCOTTSDALE, AZ 85262

Existing Conditions 100-year Discharge Calculations

Drainage Area ID	Land Use Type	Drainage Area		Runoff Coefficient C	A X C	Rainfall Intensity (in/hr)	Flow Concentration Point	Q100 (cfs)
		ft ²	acres					
E-1	Undisturbed Natural Desert	1990	0.05	0.45		9.14	C-1	0.2
E-2	Undisturbed Natural Desert	6549	0.15	0.45			C-2	0.6
E-3	Undisturbed Natural Desert	21459	0.49	0.45			C-3	2.0
0.689								



REVISIONS	BY
△	PPK

CALL THE MORNING DAYS BEFORE THE JOB
602-299-1000
OR
1-800-543-3117

COS# 878-PA-2015

- Legends**
- E-1 Drainage Area ID
 - Existing Drainage Area Boundary
 - Flow Concentration Point
 - Existing Drainage Pattern

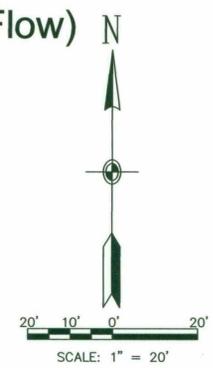
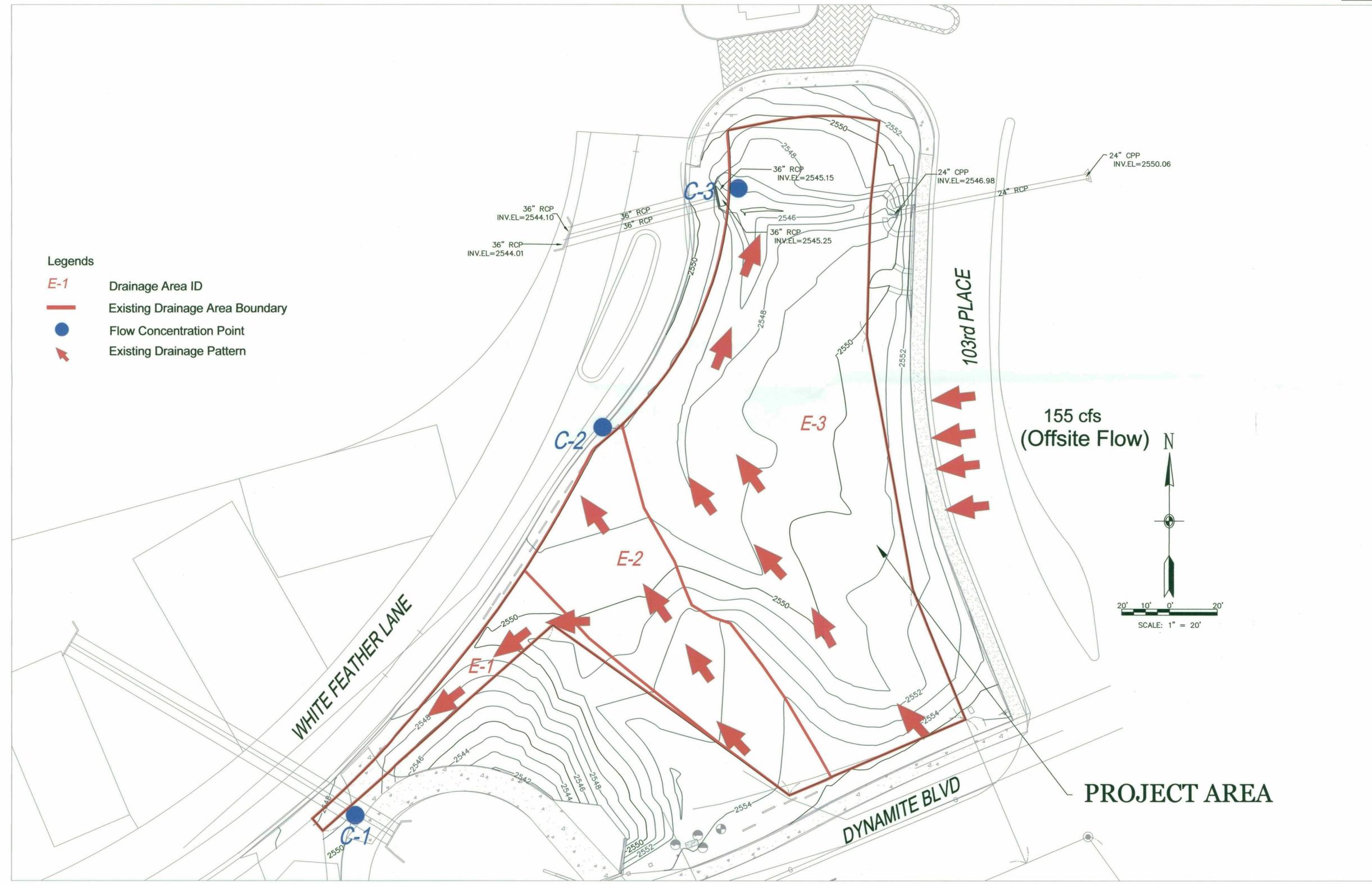


EXHIBIT - 2
EXISTING CONDITIONS

EVEREST CONSULTING SERVICES, PC
CONSULTING ENGINEERS
6874 W. BLACKHAWK DR., GLENDALE, AZ 85308
TEL: (623) 533-0334, Email: everestconsult1@gmail.com



EXPIRES 6-30-2018
DATE: 04-16-2016
SCALE: 1" = 20 FT.
DRAWN: GMS
CHECKED: PPK
JOB # 16-08
SHEET TITLE DRAINAGE AREA DELINEATION & FLOW ANALYSIS
SHEET # DA1
SHEET 1 OF 1

COS# 878-PA-2015

PROPOSED DRAINAGE AREA DELINEATION & FLOW PATTERN

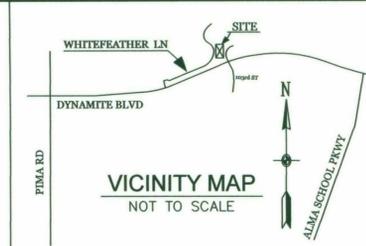
AT

TROON NORTH TRACT V

10299 EAST WHITE FEATHER LANE SCOTTSDALE, AZ 85262

Proposed Conditions 100-year Discharge Calculations

Drainage Area ID	Land Use Type	Drainage Area ft ² acres	Runoff Coefficient C	A X C	Weighted Runoff Coefficient C	Rainfall Intensity (in/hr)	Flow Concentration Point	Q100 (cfs)
P-1	Undisturbed Natural Desert	1824 0.042	0.45		0.45		C-1	0.2
P-2	Duplex Building	7822 0.180	0.94		0.72	9.14	C-2	2.1
P-3	DL2- Desert Landscaping	6248 0.143	0.45		0.45		C-3	1.3
0.689								



REVISIONS	BY
△	PPK

CALL THE WORKING DAYS BEFORE THE
802-255-1100
OR
1-800-878-2117

- Legends**
- P-1 Drainage Area ID
 - Proposed Drainage Area Boundary
 - Flow Concentration Point
 - ➔ Proposed Drainage Pattern

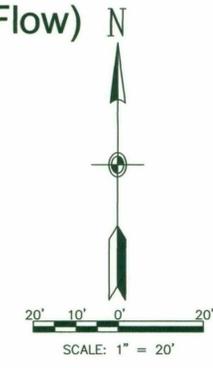
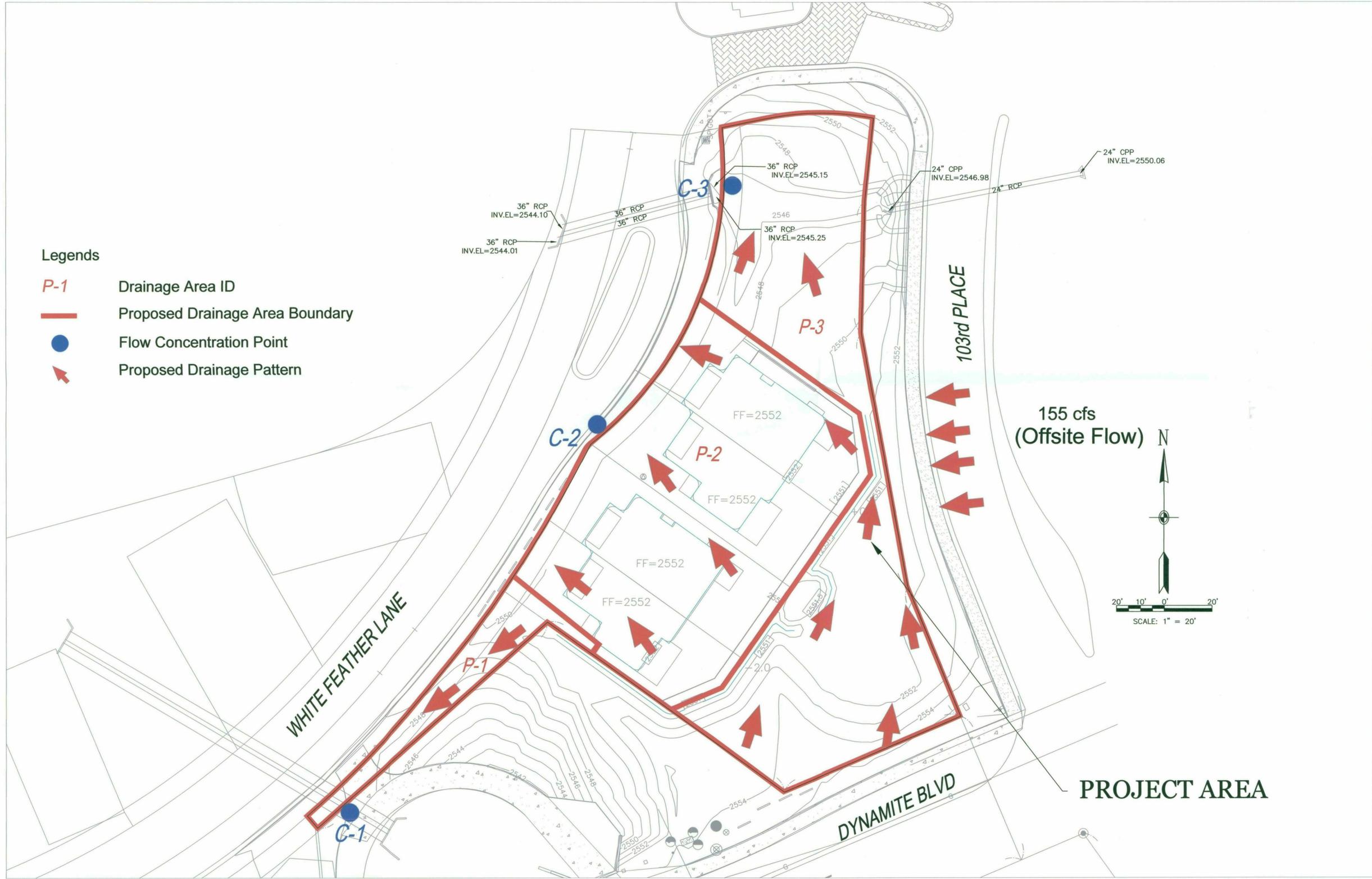
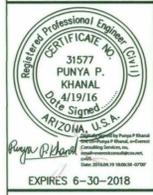


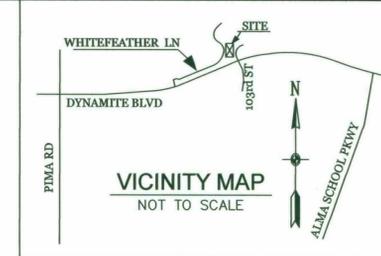
EXHIBIT - 5
PROPOSED CONDITIONS

EVEREST CONSULTING SERVICES, PC
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6874 W. BLACKHAWK DR., GLENDALE, AZ 85308
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DATE: 04-16-2016
SCALE: 1" = 20 FT.
DRAWN: GMS
CHECKED: PPK
JOB # 16-08
SHEET TITLE PROPOSED DRAINAGE AREA DELINEATION & FLOW PATTERN
SHEET # DA1
SHEET 1 OF 1

LIMIT of 100-YEAR WATER SURFACE ELEVATIONS FOR BEFORE & AFTER CONDITIONS TROON NORTH TRACT V 10299 EAST WHITE FEATHER LANE SCOTTSDALE, AZ 85262



REVISIONS	BY
△	PPK

COS# 878-PA-2015



- Legends**
- Ex. WS100 Existing Conditions 100-Yr. Water Surface Elevation
 - Pro. WS100 Proposed Conditions 100-Yr. Water Surface Elevation
 - Sta 1+00 HEC-RAS Station
 - Limit of WS100 (Existing Conditions)
 - Limit of WS100 (Proposed Conditions)
 - HEC-RAS Cross-Section

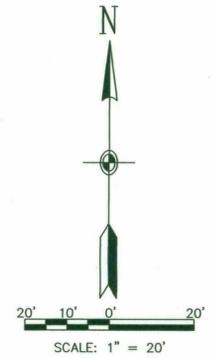


EXHIBIT - 6
Before and After Conditions
100-Yr Water Surface Elevations

EVEREST CONSULTING SERVICES, PC
CONSULTING ENGINEERS
6874 W. BLACKHAWK DR., GLENDALE, AZ 85308
TEL: (623) 533-0334, Email: everestconsult1@gmail.com



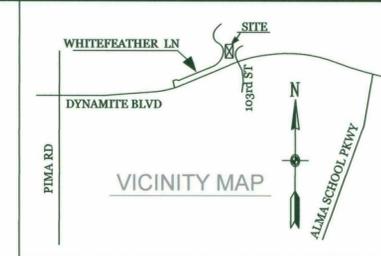
EXPIRES 6-30-2018
DATE: 04-16-2016
SCALE: 1" = 20 FT.
DRAWN: GMS
CHECKED: PPK
JOB # 16-08

SHEET TITLE
100-yr WATER
SURFACE
ELEVATIONS

SHEET # DA1
SHEET 1 OF 1

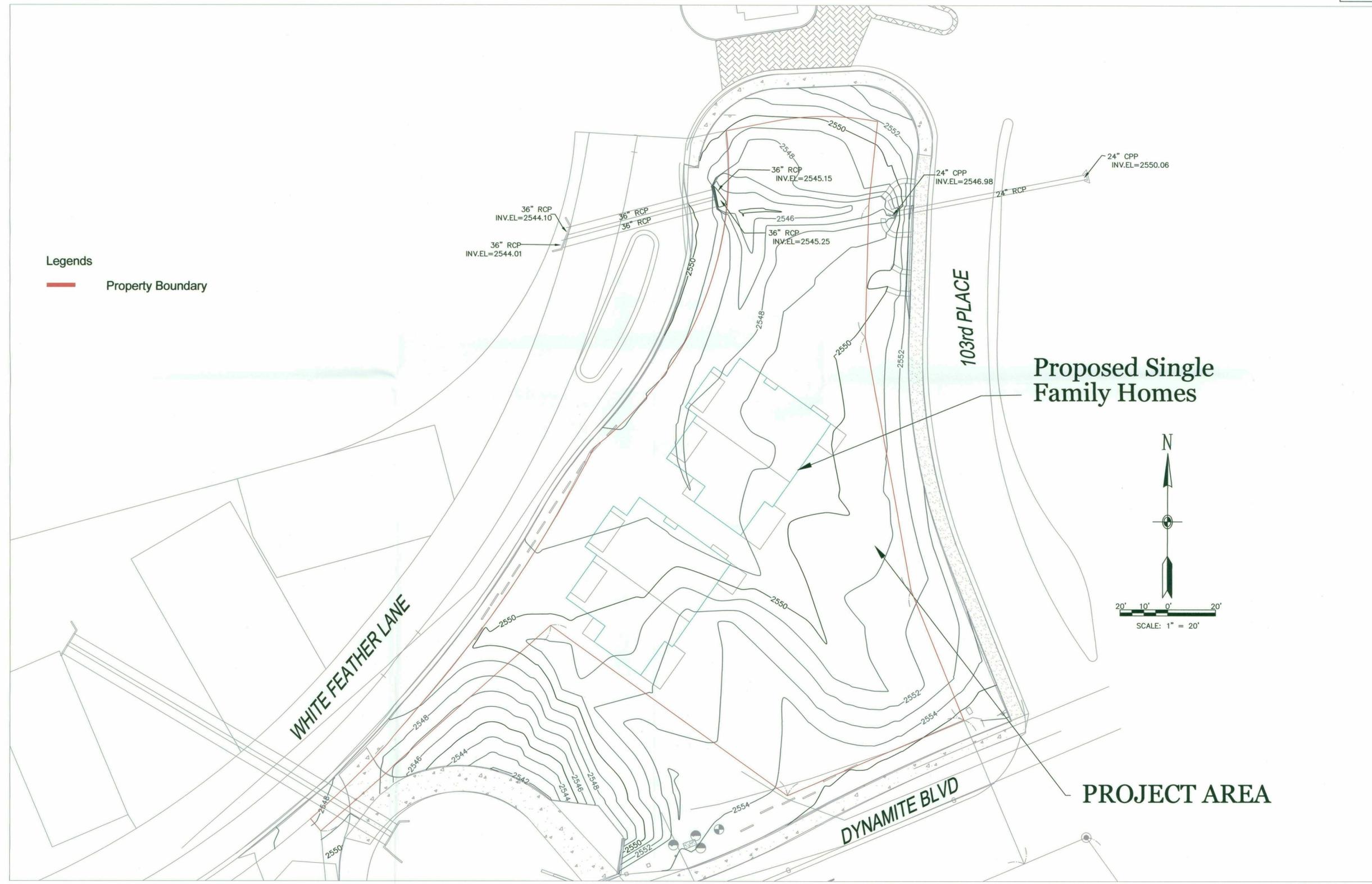
COS# 878-PA-2015

EXISTING SITE TOPOGRAPHY AT TROON NORTH TRACT V 10299 EAST WHITE FEATHER LANE SCOTTSDALE, AZ 85262

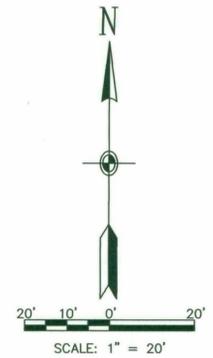


REVISIONS	BY
△	PPK

COS# 878-PA-2015



Legends
— Property Boundary



**EXHIBIT - 1
EXISTING SITE TOPOGRAPHY**

EVEREST CONSULTING SERVICES, PC
CONSULTING ENGINEERS
6874 W. BLACKHAWK DR., GLENDALE, AZ 85308
TEL: (623) 533-0334, Email: everestconsult1@gmail.com



EXPIRES 6-30-2018
DATE: 04-16-2016
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JOB # 16-08
SHEET TITLE EXISTING SITE TOPOGRAPHY
SHEET # DA1
SHEET 1 OF 1

COS# 878-PA-2015

10-PP-2015
5/3/2016

FLO-2D Model Results

Layers & Legend Measure PDF Clear Information

Layers & Legend

Legend Layers

FLO-2D RESULTS

Study Boundaries

FLO-2D Data

FLOOD

Floodplains

REFERENCE

Municipalities

Streets

Parcels

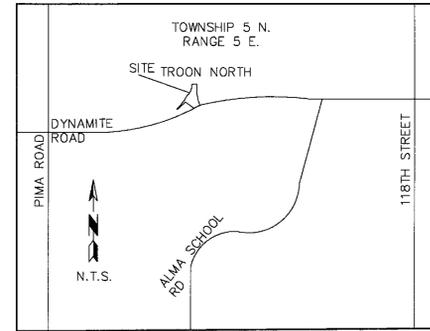
Township, Range & Section



EXHIBIT 3: FLO-2D 100-yr Flow PPW ADMS

PRELIMINARY PLAT TROON NORTH TRACT "V"

A MINOR SUBDIVISION OF TRACT "V", ON THE GREEN AT TROON NORTH
BOOK 398 OF MAPS, PAGE 5, OFFICIAL RECORDS OF MARICOPA COUNTY
A PORTION OF THE SOUTH HALF OF SECTION 29,
TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA & SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA



VICINITY MAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That BOB GARLAND, as owner, has subdivided under the name "Troon North Tract "V" a portion of the South Half Section 29, Township 5 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as shown and platted hereon, hereby publishes this Final Plat for "Troon North Tract "V". Said plat sets forth the location and gives the dimensions of the lots, tracts, streets and easements constituting the same. Each lot, tract, and street shall be known by the number, letter, or name given each respectively on said plat. The easements are dedicated for the purposes stated hereon.

Bob Garland, as owner, does hereby grant to the Mirage On the Green at Troon North Homeowners Association:

1) Tracts A & B shall be owned and maintained by the Mirage On the Green at Troon North Homeowners Association.

Bob Garland, as owner, does hereby dedicate to the City of Scottsdale, an Arizona municipal corporation:

1. A perpetual, non-exclusive Scenic Corridor Easement (S.C.E.) upon, over, and across the parcel of land shown hereon. The purpose is to preserve the property as a scenic corridor free of any obstructions to the view of persons looking across the Property. Without limitation, Grantor shall not allow or suffer to exist upon the Property any buildings, walls, trees, obstructions, screens, or other structures or things exceeding a height determined by the Grantee above original grade.

2. A perpetual, non-exclusive Public Utility Easement (P.U.E.) upon, over, and across the parcel of land shown hereon. The purpose of the easement is for electricity, water, wastewater, telecommunications, and all other manner of utilities, and for construction, operation, use, maintenance, repair, modification, and replacement from time to time of improvements related thereto.

3. A perpetual, non-exclusive Vehicle Non Access Easement (V.N.A.E.) upon, over, and across the parcel of land shown hereon. The purpose of the easement is to prohibit vehicular access.

4. Natural Area Open Space ("N.A.O.S.") easements are hereby dedicated to the City of Scottsdale upon, over, and across the areas for the purpose of the preservation of said land in its natural state and no grading, grubbing, excavating, or construction of any structure or development of any kind shall be permitted on or within said easement except as allowed under City of Scottsdale ordinances.

Owner warrants to the City of Scottsdale that it is the sole owner of the property on this plat, and that every lender, easement holder or other person having any interest in the property adverse to or inconsistent with the dedications, conveyances or other property interests created or transferred by this plat has consented to or joined in this plat, as evidenced by the instruments which are recorded in the Maricopa County Recorder's Office or which the owner will record not later than the date on which this plat is recorded.

The person executing this document on behalf of a corporation, trust or other organization warrants his or her authority to do so and that all persons necessary to bind Grantor have joined in this document. This document runs in favor of the Grantee's successors and assigns.

DATED this _____ day of _____, 20____.

Grantor: _____

For: _____

DEDICATION ACKNOWLEDGMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____,
BY _____ FOR AND ON BEHALF OF _____
Notary Public
My commission expires: _____

APPROVAL

Approved by the General Manager of the City of Scottsdale, Arizona this the _____ day of _____, 2013.

By: _____ Date _____
General Manager

This plat has been reviewed for compliance with the City of Scottsdale's Design Standards and Policy Manual specifications.

By: _____ Date _____
Chief Development Officer

This subdivision has been reviewed for compliance with the development standards of the City Of Scottsdale's Development Review Board (DRB) Case No. _____, and Zoning Case(s) No. _____, and all case related stipulations.

By: _____ Date _____
Project Coordinator

PROPERTY USE TABLE

Name/Number	Area	Use	Responsible Party
Lot 1	3,337 SF, 0.076 AC	Single family residence	Lot owner
Lot 2	3,658 SF, 0.083 AC	Single family residence	Lot owner
Lot 3	3,581 SF, 0.082 AC	Single family residence	Lot owner
Lot 4	3,779 SF, 0.086 AC	Single family residence	Lot owner
Tract A	1,539 SF, 0.035 AC	Open space	HOA
Tract B	14,123 SF, 0.324 AC	Open space/NAOS	HOA

SITE DATA

Assessor's Parcel Number (APN): 216-72-584

Existing Zoning: R-4R ESL (HD)

Proposed Zoning: N/A

Site area:
Gross = 30,019 SF
Net (building envelopes) = 14,358 SF

Lot Number: 4

Minimum lot size: 3,337 SF

Average Lot size: 3,558 SF

Density: 6.0 DU/Acre

NAOS Required = 0.0 SF

Provided = 5,412 SF

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN SHADED ZONE 'X' AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C1330L, DATED OCTOBER 16, 2013. SHADED ZONE 'X' IS DESIGNATED AS BEING AREAS OF 0.2% ANNUAL CHANCE 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 AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

REFERENCE DOCUMENTS

- TITLE COMMITMENT ISSUED BY SECURITY TITLE AGENCY INSURANCE COMPANY. NO. 35152395-035-GC DATED EFFECTIVE SEPTEMBER 25, 2015.
- MAP OF DEDICATION RECORDED IN BOOK 312, PAGE 43, MARICOPA COUNTY RECORDS.
- PLAT OF ON THE GREEN AT TROON NORTH RECORDED IN BOOK 390, PAGE 48, MARICOPA COUNTY RECORDS.
- PLAT OF ON THE GREEN AT TROON NORTH REPLAT, RECORDED ON BOOK 398, PAGE 5, MARICOPA COUNTY RECORDS.

BENCHMARK

GPS POINT: 1362
BRASS CAP FLUSH LOCATED IN THE CENTER INTERSECTION OF DYNAMITE BOULEVARD & PIMA ROAD.

EL=2276.320 (NAVD 88 DATUM)

CIVIL ENGINEER

CANO & ASSOCIATES, INC
501 WEST CORONADO ROAD
PHOENIX, AZ 85003
602-243-9977
CONTACT: MICHAEL A. CANO, PE

SURVEYOR

GILBERT LAND SURVEYING, PLC
4361 S SQUIRES LANE
GILBERT, AZ 85297
480-275-8020
CONTACT: RYAN D. GILBERT, RLS

OWNER

BOB GARLAND
8180 E DEL CAVERNA DRIVE
SCOTTSDALE, AZ 85258

LEGAL DESCRIPTION

TRACT V, ON THE GREEN AT TROON NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 390 OF MAPS, PAGE 48 AND CERTIFICATE OF CORRECTION RECORDED AS 95-09979.3 OF OFFICIAL RECORDS AND REPLATTED IN BOOK 398 OF MAPS, PAGE 5 AND AFFIDAVIT OF CORRECTION RECORDED AS 96-234748 OF OFFICIAL RECORDS.

BASIS OF BEARING

THE BASIS OF BEARING USED FOR THIS SURVEY IS THE MONUMENT LINE OF WHITE DYNAMITE BOULEVARD, AS SHOWN ON THE REPLAT OF "ON THE GREEN AT TROON NORTH", AS RECORDED IN 398/05 MCR, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

SAID BEARING = SOUTH 67° 00' 00" EAST

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF DECEMBER, 2015.; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

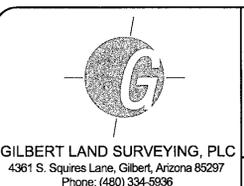
NAME: RYAN D. GILBERT

REGISTERED LAND SURVEYOR #54333



STIPULATION SET
RETAIN FOR RECORDS
APPROVED

12-15-15
DATE INITIALS



PRELIMINARY PLAT
TROON NORTH TRACT V
SCOTTSDALE, ARIZONA
MARICOPA COUNTY, ARIZONA

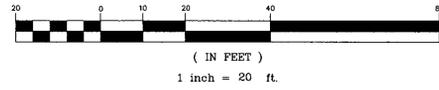
DATE:	FIELD:	DRAWN:	JOB NO.:	SHEET:
12/10/15	KD	RC,JB	151107	10F2

PRELIMINARY PLAT TROON NORTH TRACT "V"

A MINOR SUBDIVISION OF TRACT "V", ON THE GREEN AT TROON NORTH
BOOK 398 OF MAPS, PAGE 5, OFFICIAL RECORDS OF MARICOPA COUNTY
A PORTION OF THE SOUTH HALF OF SECTION 29,
TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA & SALT RIVER MERIDIAN
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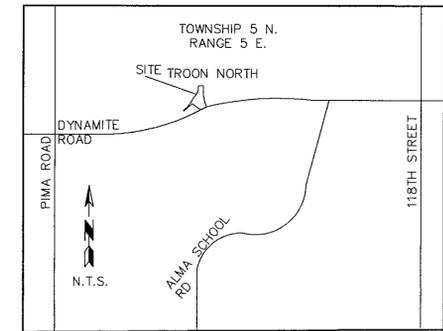


GRAPHIC SCALE



CURVE #	LENGTH	RADIUS
C1	3.70'	8.00'
C2	3.40'	13.65'
C3	44.88'	115.00'
C4	6.99'	100.00'

LINE #	BEARING	DISTANCE
L1	N39°43'36"E	23.47'
L2	N78°40'12"E	19.45'
L3	N6°00'55"E	34.80'
L4	N38°43'36"E	23.47'
L5	N35°23'36"E	22.01'
L6	N35°23'36"E	35.83'
L7	N35°23'36"E	35.83'
L8	N35°23'36"E	14.80'
L9	N67°00'03"E	23.71'



VICINITY MAP

LEGEND

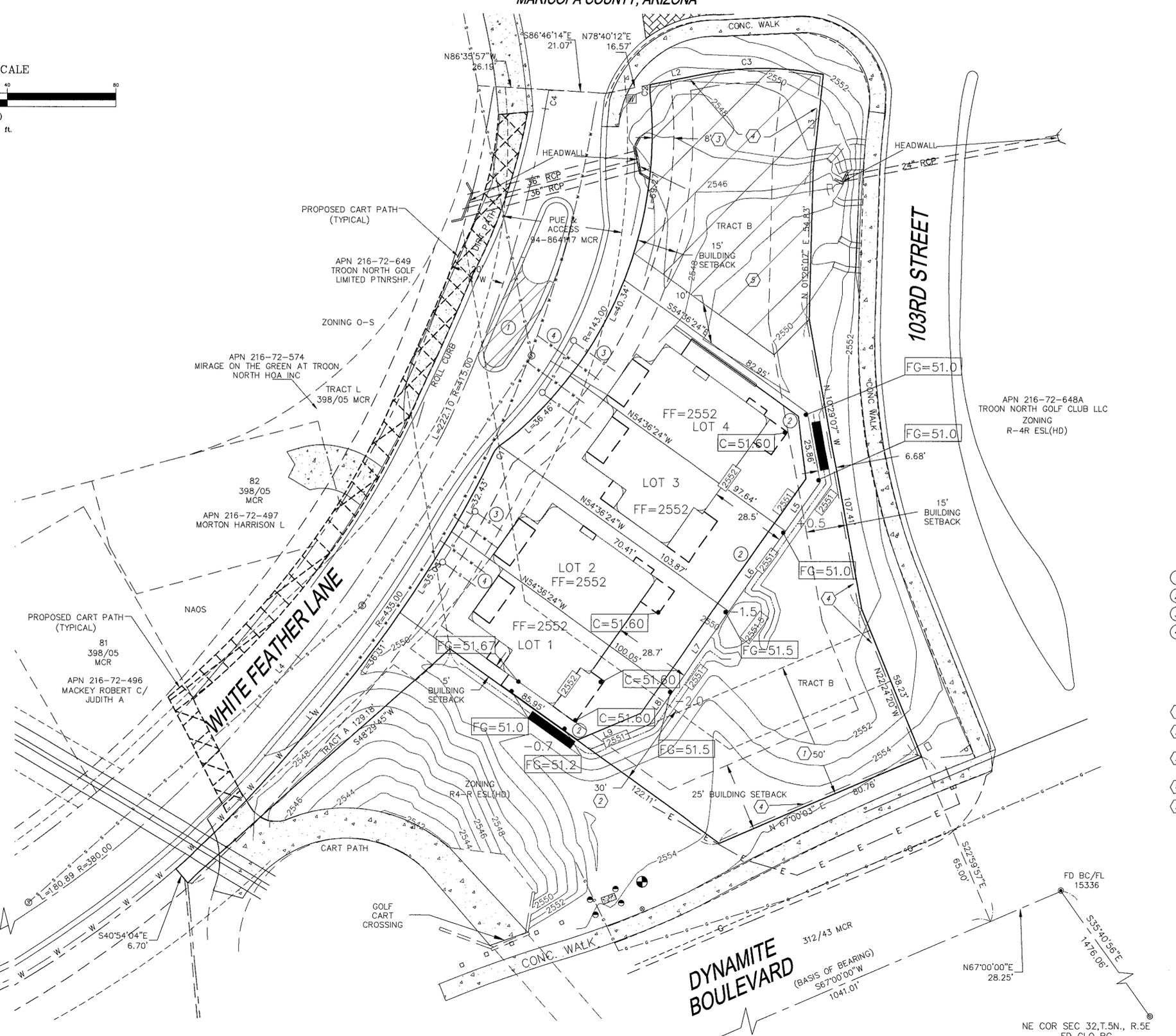
- ⊙ BRASS CAP FLUSH
- ⊕ SEWER MANHOLE
- ⊗ WATER VALVE
- ⊘ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ BOLLARD
- ⊙ SIGN
- ⊙ FD REBAR 37495
- ⊙ FD REBAR 31019
- ⊙ FD REBAR 17591
- FG=51.0 PROPOSED FINISH GRADE ELEV.
- FF=2552 PROPOSED FINISHED FLOOR ELEV.
- C=51.60 PROPOSED CONCRETE ELEV.
- CONCRETE
- D.G. PATH
- DECORATIVE PAVEMENT
- S SEWER LINE
- G GAS LINE
- E WATER LINE
- E ELECTRIC LINE
- ↯ BREAK

CONSTRUCTION NOTE

- 1 PORTION OF RAISED MEDIAN TO BE REMOVED FOR ACCESS TO LOTS 3 & 4.
- 2 SCREEN WALL
- 3 SEWER CONNECTION
- 4 WATER CONNECTION

EASEMENT LIST

- 1 PROPOSED 50' SCENIC CORRIDOR EASEMENT.
- 2 30' GOLF COURSE ACCESS EASEMENT, DOC. NO. 2005-043117. TO BE RELEASED.
- 3 8' PUE PER BOOK 390, PAGE 48, & BOOK 398, PAGE 5, MARICOPA COUNTY RECORDS.
- 4 PROPOSED 1' VEHICULAR NON ACCESS EASEMENT
- 5 NAOS EASEMENT



STIPULATION SET
RETAIN FOR RECORDS
APPROVED
12-15-15
DATE INITIALS



GILBERT LAND SURVEYING, PLC
4361 S. Squires Lane, Gilbert, Arizona 85297
Phone: (480) 334-5536

**PRELIMINARY PLAT
TROON NORTH TRACT V
SCOTTSDALE, ARIZONA
MARICOPA COUNTY, ARIZONA**

DATE:	FIELD:	DRAWN:	JOB NO.:	SHEET:
12/10/15	KD	RG,JB	151107	20F2

GENERAL NOTES

CONTRACTOR'S AND SUBCONTRACTOR'S MUST VERIFY BUILDING SETBACK AND BUILDING FOOTPRINT PRIOR TO ANY GROUND WORK. NOTIFY THE DESIGNER IMMEDIATELY IF THERE IS ANY POSSIBILITY OF ENCROACHMENT.

WATER DIVERTED FROM ITS ORIGINAL DRAINAGE PATTERN SHALL BE RETURNED TO ITS ORIGINAL COURSE BEFORE LEAVING THE PROPERTY.

VERIFY PROPERTY AND BUILDING LINES AND FINISH FLOOR ELEVATIONS PRIOR TO CONSTRUCTION. CONFIRM THAT UTILITIES (SEWER, ELECTRIC, WATER) ARE LOCATED AS SHOWN, AND THAT SEWER TAP IS LOW ENOUGH TO SERVE ALL PLUMBING DRAINS.

AREAS DISTURBED DURING CONSTRUCTION OF DRAINAGE FACILITIES OR UTILITY (SEWER, WATER, ELECTRIC, ETC...) TRENCHES SHALL BE RESTORED TO THEIR NATURAL STATE.

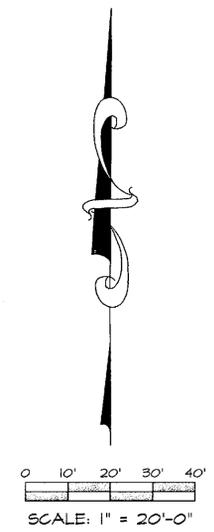
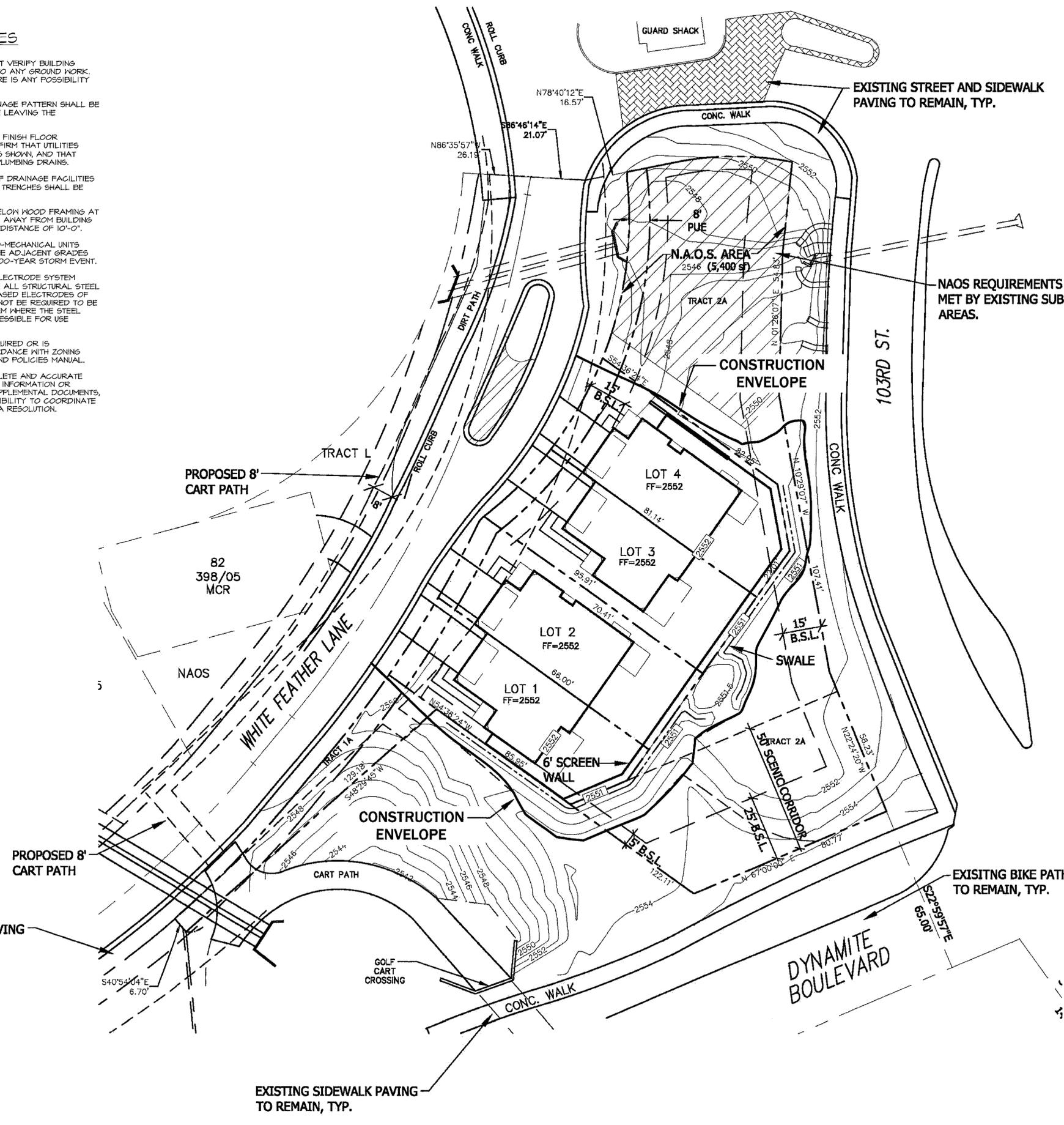
FINISH GRADE SHALL BE A MINIMUM OF 6" BELOW WOOD FRAMING AT BUILDINGS EXTERIOR. SLOPE FINISH GRADE AWAY FROM BUILDING FOR AN ADDITIONAL 6" FOR A HORIZONTAL DISTANCE OF 10'-0".

PAD ELEVATIONS OF ALL A/C AND ELECTRO-MECHANICAL UNITS SHALL BE SET REASONABLY HIGHER THEN THE ADJACENT GRADES TO PROVIDE FLOOD PROTECTION UNDER A 100-YEAR STORM EVENT.

A COMPLETE AND CONTINUOUS GROUNDING ELECTRODE SYSTEM (GEC) SHALL BE REQUIRED, AND TO INCLUDE ALL STRUCTURAL STEEL COMPONENTS. EXCEPT FOR CONCRETE-ENCASED ELECTRODES OF EXISTING BUILDINGS OR STRUCTURES SHALL NOT BE REQUIRED TO BE PART OF THE GROUNDING ELECTRODE SYSTEM WHERE THE STEEL REINFORCING BARS OR RODS ARE NOT ACCESSIBLE FOR USE WITHOUT DISTURBING THE CONCRETE.

TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.

EVERY EFFORT IS MADE TO PROVIDE COMPLETE AND ACCURATE INFORMATION. IF THERE IS ANY CONFLICTING INFORMATION OR OMISSION IN THE WORKING DRAWINGS OR SUPPLEMENTAL DOCUMENTS, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE DESIGNER AND OR ENGINEER FOR A RESOLUTION.



10-PP-2015
 STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 12-15-15
 DATE [Signature] INITIALS

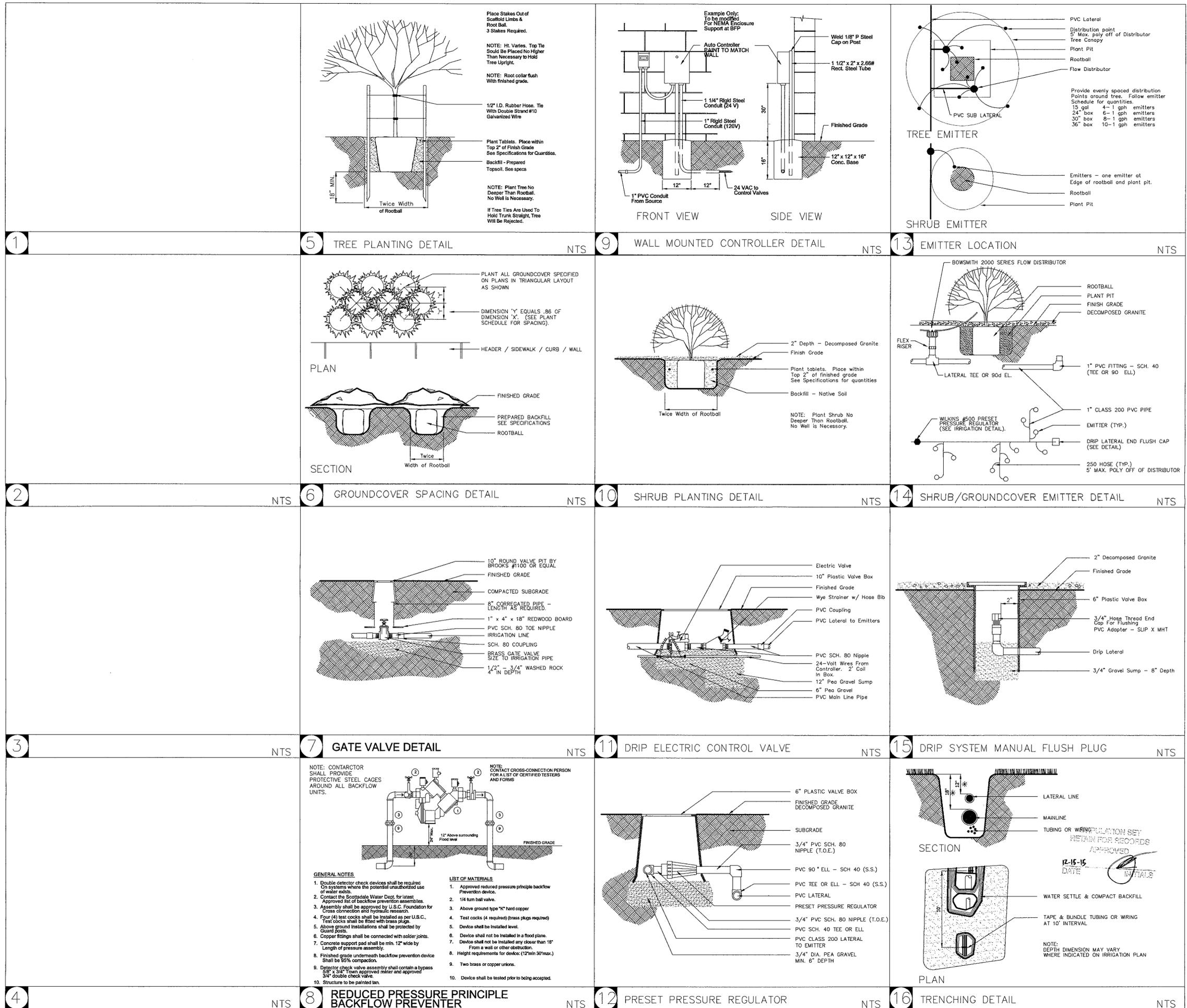
CONSTRUCTION ENVELOPE PLAN
 SCALE: 1"=20'-0"

REVISIONS	
1	
2	
3	
4	
5	
6	
7	

TROON NORTH TRACT V
 CONSTRUCTION ENVELOPE PLAN
 SCOTTSDALE, ARIZONA

DATE
 12-01-15
 FILE NAME
 TROON NORTH
 PROJECT NUMBER
 XXX

SHEET NUMBER
 41



These Drawings and Specifications are to be an instrument of service and shall remain the property of Ironwood Planning, L.L.C. They are not to be used on other projects or extensions to this project except by agreement in writing from Ironwood Planning, L.L.C. Ironwood Planning, L.L.C. is not responsible for construction means, methods, sequences or procedures, or for safety precautions and programs in connection with the project.

Landscape Improvement Plans
TRACT V OF ON THE GREEN AT TROON NORTH
Scottsdale, Arizona
ALAIR HOMES
14988 N. 78TH WAY # 103.
SCOTTSDALE, ARIZONA 85260

Project Number: AH101
Drawn by: BR
Issue Date: 11/24/15
Scale: See Plan
Revisions:



CALL TWO WORKING DAYS BEFORE YOU BID
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

LANDSCAPE DETAILS

PLANT LEGEND

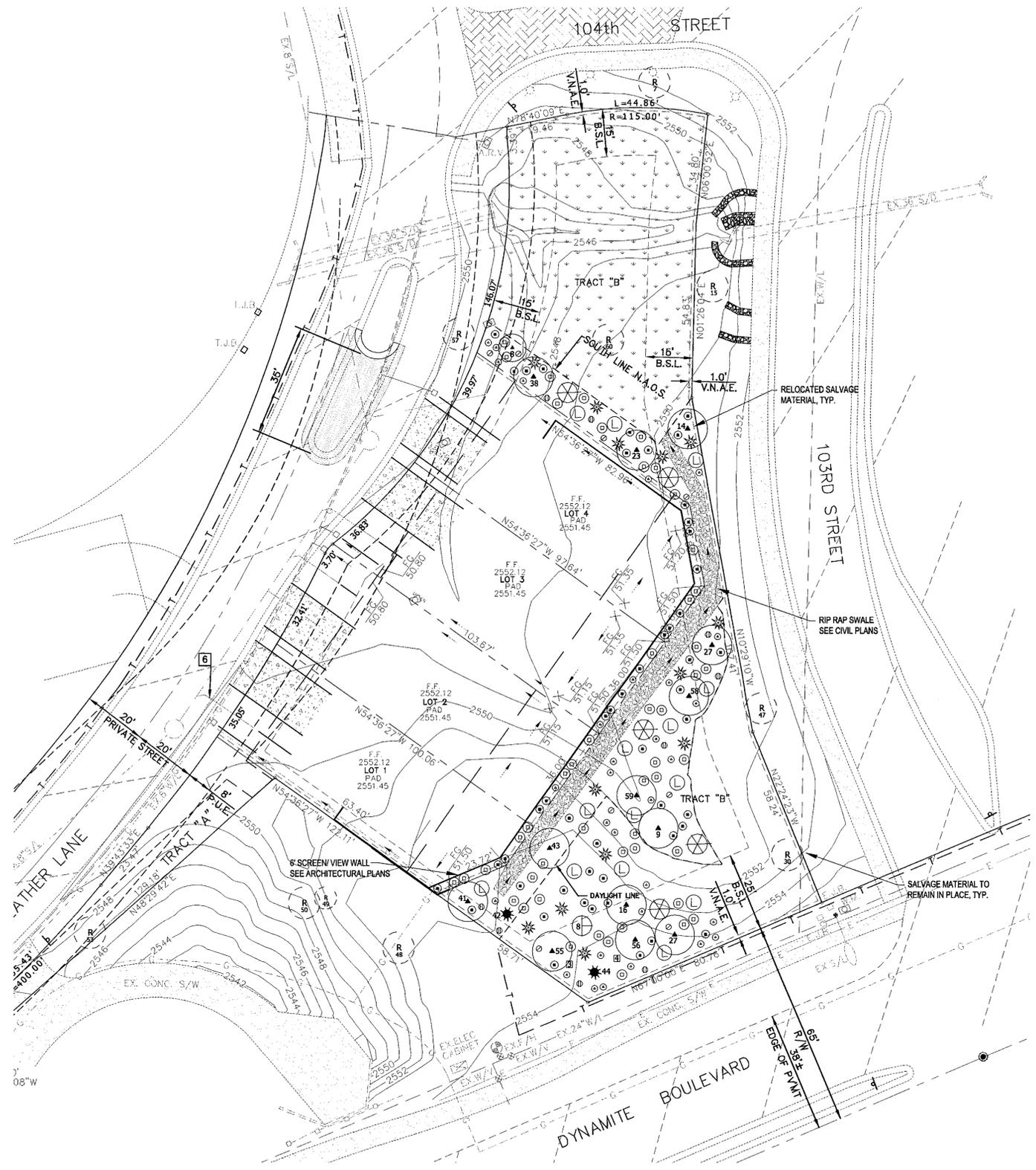
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	NOTES
SHRUBS				
⊙	AMBROSIA DELTOIDEA BURSAGE	5 GAL.	49	1 GPH EMITTER
⊙	BAILEYA MULTIRADIATA DESERT MARIGOLD	1 GAL.	30	.5 GPH EMITTER
⊙	ENCELIA FARINOSA BRITTLE BUSH	5 GAL.	49	1 GPH EMITTER
⊙	LARREA TRIDENTATA CREOSOTE	5 GAL.	14	1 GPH EMITTER
ACCENTS				
⊙	ECHINOCEREUS ENGELMANNI HEDGEHOG CACTUS	5 GAL.	8	.5 GPH EMITTER
⊙	OPUNTIA ACANTHOCARPA BUCKHORN CHOLLA	5 GAL.	13	.5 GPH EMITTER
⊙	FOUQUERIA SPLENDENS OCOTILLO	10 CANES MIN.	5	.5 GPH EMITTER
⊙	FEROCACTUS WISLIZENII FISHHOOK BARREL	5 GAL.	9	.5 GPH EMITTER

RELOCATED SALVAGE INVENTORY

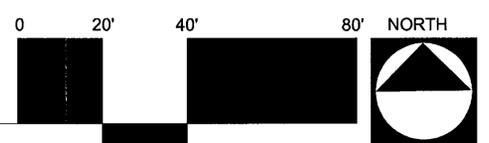
SYMBOL	SALVAGE MATERIAL
⊙	TREE AND OCOTILLO SALVAGE
⊙	SAGUARO SALVAGE
⊙	BARREL CACTUS SALVAGE
⊙	SALVAGEABLE MATERIAL TO REMAIN IN PLACE

INVENTORY CHART

I.D.	SPECIMEN BOTANICAL NAME	SPECIMEN COMMON NAME	TREE CALIPER	CACTUS HEIGHT	SALVAGEABILITY	SALVAGE STATUS	BOX SIZE
1	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	18"		NON SALVAGEABLE	REMAIN IN PLACE	
2	PARKINSONIA FLORIDA	BLUE PALO VERDE	3"		NON SALVAGEABLE	REMAIN IN PLACE	
3	FEROCACTUS WISLIZENII	BARREL CACTUS	3"	3"	SALVAGEABLE	RELOCATE	BARE ROOT
4	FEROCACTUS WISLIZENII	BARREL CACTUS	3"	3"	SALVAGEABLE	RELOCATE	BARE ROOT
5	FOUQUERIA SPLENDENS	OCOTILLO	12"	12"	SALVAGEABLE	REMAIN IN PLACE	42"
6	PARKINSONIA FLORIDA	BLUE PALO VERDE	12"		NON SALVAGEABLE	REMAIN IN PLACE	
7	PARKINSONIA FLORIDA	BLUE PALO VERDE	17"		SALVAGEABLE	REMAIN IN PLACE	84"
8	FOUQUERIA SPLENDENS	OCOTILLO	12"	12"	SALVAGEABLE	REMAIN IN PLACE	BARE ROOT
9	OLNEYA TESOTA	IRONWOOD	14"		SALVAGEABLE	RELOCATE	72"
10	PROSOPIS VELLUTINA	NATIVE MESQUITE	4"		NON SALVAGEABLE	REMAIN IN PLACE	
11	YUCCA BACATTA	BANANA YUCCA	5"	5"	NON SALVAGEABLE	REMAIN IN PLACE	
12	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	16"		NON SALVAGEABLE	REMAIN IN PLACE	
13	YUCCA BACATTA	BANANA YUCCA	6"	6"	NON SALVAGEABLE	REMAIN IN PLACE	
14	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	12"		SALVAGEABLE	RELOCATE	60"
15	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	17"		SALVAGEABLE	REMAIN IN PLACE	72"
16	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	12"		SALVAGEABLE	RELOCATE	60"
17	YUCCA BACATTA	BANANA YUCCA	4"	4"	NON SALVAGEABLE	REMAIN IN PLACE	
18	YUCCA BACATTA	BANANA YUCCA	6"	6"	NON SALVAGEABLE	REMAIN IN PLACE	
19	YUCCA BACATTA	BANANA YUCCA	5"	5"	NON SALVAGEABLE	REMAIN IN PLACE	
20	YUCCA BACATTA	BANANA YUCCA	5"	5"	NON SALVAGEABLE	REMAIN IN PLACE	
21	ZIZIPHUS OBtusifolia	GREY THORN	8"	8"	NON SALVAGEABLE	REMOVE	
22	YUCCA BACATTA	BANANA YUCCA	6"	6"	NON SALVAGEABLE	REMOVE	
23	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	13"		SALVAGEABLE	RELOCATE	66"
24	YUCCA BACATTA	BANANA YUCCA	5"	5"	NON SALVAGEABLE	REMOVE	
25	ZIZIPHUS OBtusifolia	GREY THORN	20"	20"	NON SALVAGEABLE	REMOVE	
26	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	6"	6"	SALVAGEABLE	RELOCATE	42"
27	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	18"		SALVAGEABLE	RELOCATE	72"
28	YUCCA BACATTA	BANANA YUCCA	6"	6"	NON SALVAGEABLE	REMOVE	
29	YUCCA BACATTA	BANANA YUCCA	5"	5"	NON SALVAGEABLE	REMAIN IN PLACE	
30	ACACIA GREGGI	CATCLAW ACACIA	18"	18"	SALVAGEABLE	REMAIN IN PLACE	72"
31	ACACIA GREGGI	CATCLAW ACACIA	12"	12"	NON SALVAGEABLE	REMOVE	
32	YUCCA BACATTA	BANANA YUCCA	4"	4"	NON SALVAGEABLE	REMOVE	
33	YUCCA BACATTA	BANANA YUCCA	4"	4"	NON SALVAGEABLE	REMOVE	
34	YUCCA BACATTA	BANANA YUCCA	4"	4"	NON SALVAGEABLE	REMOVE	
35	YUCCA BACATTA	BANANA YUCCA	6"	6"	NON SALVAGEABLE	REMOVE	
36	YUCCA BACATTA	BANANA YUCCA	5"	5"	NON SALVAGEABLE	REMOVE	
37	YUCCA BACATTA	BANANA YUCCA	8"	8"	NON SALVAGEABLE	REMOVE	
38	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	10"	10"	SALVAGEABLE	RELOCATE	60"
39	ACACIA GREGGI	CATCLAW ACACIA	4"	4"	NON SALVAGEABLE	REMOVE	
40	YUCCA BACATTA	BANANA YUCCA	5"	5"	NON SALVAGEABLE	REMOVE	
41	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	16"	16"	SALVAGEABLE	RELOCATE	66"
42	CARNEGIA GIGANTEA	SAGUARO	24"	10'	SALVAGEABLE	RELOCATE	66"
43	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	12"	12"	SALVAGEABLE	RELOCATE	66"
44	CARNEGIA GIGANTEA	SAGUARO	29"	45'	SALVAGEABLE	RELOCATE	66"
45	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	14"	14"	NON SALVAGEABLE	REMOVE	
46	YUCCA BACATTA	BANANA YUCCA	5"	5"	NON SALVAGEABLE	REMOVE	
47	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	10"	10"	SALVAGEABLE	REMAIN IN PLACE	66"
48	PARKINSONIA FLORIDA	BLUE PALO VERDE	15"	15"	SALVAGEABLE	REMAIN IN PLACE	72"
49	CARNEGIA GIGANTEA	SAGUARO	4"	4"	SALVAGEABLE	REMAIN IN PLACE	54"
50	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	10"	10"	NON SALVAGEABLE	REMAIN IN PLACE	
51	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	15"	15"	NON SALVAGEABLE	REMAIN IN PLACE	
52	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	6"	6"	NON SALVAGEABLE	REMAIN IN PLACE	
53	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	3"	3"	SALVAGEABLE	REMAIN IN PLACE	36"
54	CASTELA EMORYI	CRUCIFIXION THORN	10"	10"	NON SALVAGEABLE	REMOVE	
55	PARKINSONIA FLORIDA	BLUE PALO VERDE	4"	4"	SALVAGEABLE	RELOCATE	36"
56	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	20"	20"	SALVAGEABLE	RELOCATE	72"
57	PARKINSONIA FLORIDA	BLUE PALO VERDE	20"	20"	SALVAGEABLE	REMAIN IN PLACE	84"
58	PARKINSONIA FLORIDA	BLUE PALO VERDE	9"	9"	SALVAGEABLE	RELOCATE	48"
59	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	4"	4"	SALVAGEABLE	RELOCATE	36"
60	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	18"	18"	SALVAGEABLE	REMAIN IN PLACE	72"
61	YUCCA BACATTA	BANANA YUCCA	5"	5"	NON SALVAGEABLE	REMAIN IN PLACE	
62	YUCCA BACATTA	BANANA YUCCA	4"	4"	NON SALVAGEABLE	REMAIN IN PLACE	
63	ACACIA GREGGI	CATCLAW ACACIA	11"	11"	NON SALVAGEABLE	REMAIN IN PLACE	



PLANTING PLAN



Ironwood Planning
 Landscape Architecture
 Land Planning
 Phoenix Office
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 (Fax) 623-362-2813
 25809 N. 55th Dr.
 Phoenix, AZ 85083
 Email: brude9@cox.net

Landscape Improvement Plans
TRACT V OF ON THE GREEN AT TROON NORTH
 Scottsdale, Arizona
ALAIR HOMES
 14988 N. 78TH WAY # 103.
 SCOTTSDALE, ARIZONA 85260

Project Number: AH101
 Drawn by: BR
 Issue Date: 11/24/15
 Scale: See Plan
 Revisions:



CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

PLANTING PLAN
 Sheet Number
PL-01
 10-PP-2015
 12/15/15

IRRIGATION SCHEDULE

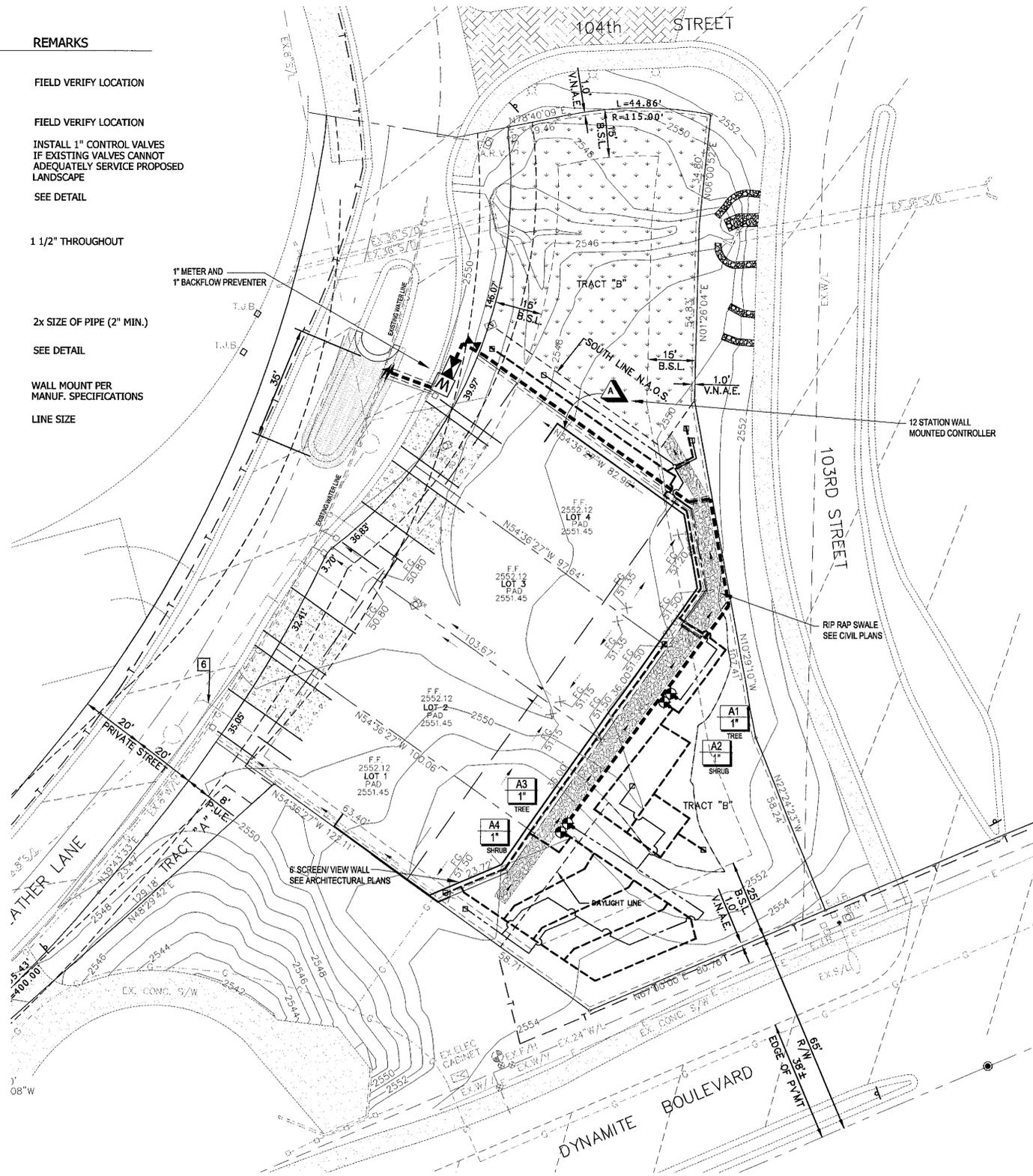
SYMBOL	ITEM	DESCRIPTION	REMARKS
	1" WATER METER		FIELD VERIFY LOCATION
	1" BACKFLOW PREVENTER (IN SECURITY CAGE)		FIELD VERIFY LOCATION
	RAINBIRD #100 PEB SERIES ELECTRONIC REMOTE CONTROL DRIP VALVE WITH AN RBY-100-200 MX SERIES WATT WYE STRAINER		INSTALL 1" CONTROL VALVES IF EXISTING VALVES CANNOT ADEQUATELY SERVICE PROPOSED LANDSCAPE
	RAINBIRD PSI-MX30 PRESET PRESSURE REGULATOR OR EQUAL		SEE DETAIL
	PVC MAINLINE, SCH. 40		1 1/2" THROUGHOUT
	1" PVC DRIP LATERAL, CLASS 200 OR BETTER (SHRUB LATERAL)		
	1" PVC DRIP LATERAL, CLASS 200 OR BETTER (TREE LATERAL)		
	PVC SLEEVING, SCH. 40		2x SIZE OF PIPE (2" MIN.)
	SPEARS MALE ADAPTOR, M-66-P MALE FLUSH CAP		SEE DETAIL
	IRRITROL NOT SHOWN	MC-Plus B Series AUTOMATIC WALL MOUNTED CONTROLLER 12 STATION	WALL MOUNT PER MANUF. SPECIFICATIONS
	NIBCO	BRASS GATE VALVE	LINE SIZE

BOWSMITH EMITTER NOTES

- INSTALL ONE SB06 (1/2 GPH) SINGLE OUTLET EMITTER PER SHRUB OR GROUND COVER AS REQUIRED. SEE LANDSCAPE SCHEDULE FOR APPROPRIATE EMITTER APPLICATION. (SEE DETAIL.)
- INSTALL ONE SB-10 (1.0 GPH) SINGLE OUTLET EMITTER PER SHRUB OR GROUND COVER AS REQUIRED. SEE LANDSCAPE SCHEDULE FOR APPROPRIATE EMITTER APPLICATION. (SEE DETAIL.)
- INSTALL (Qty. Varies) SB-10 (1.0 GPH) SINGLE OUTLET EMITTER PER TREE AS REQUIRED. (SEE DETAIL.)
- INSTALL ALL EMITTERS UP GRADE FROM PLANT MATERIAL.
- USE RIGID PVC AS EMITTER LATERALS THROUGHOUT.
- INSTALL FLUSH END CAPS AT ALL ENDS OF LATERALS AS SHOWN.
- INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

PIPE SIZING SCHEDULE

PIPE SIZE	GAL. / MIN.	PIPE SIZE	GAL. / MIN.
1/2"	0-5	1 1/4"	16-25
3/4"	6-10	1 1/2"	26-35
1"	11-15	2"	36-50



Landscaping
Landscape Architecture
Land Planning

Phoenix Office
(Ph.) 480-540-7556
(Fax) 623-362-2813

25809 N. 55th Dr.
Phoenix, AZ 85083

Email: brude9@cox.net

These Drawings and Specifications are to be an instrument of service and shall remain the property of Ironwood Planning, L.L.C. They are not to be used on other projects or extensions to this project except by agreement in writing from Ironwood Planning, L.L.C. Ironwood Planning, L.L.C. is not responsible for construction means, methods, sequences or procedures, or for safety precautions and programs in connection with the project.

Landscape Improvement Plans
TRACT V OF ON THE GREEN AT TROON NORTH
Scottsdale, Arizona

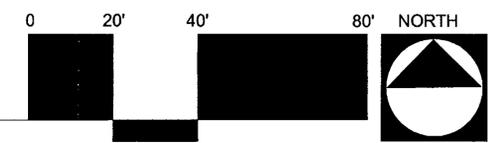
ALAIR HOMES
14988 N. 78TH WAY # 103.
SCOTTSDALE, ARIZONA 85260

Project Number: AH101
Drawn by: BR
Issue Date: 11/24/15
Scale: See Plan
Revisions:



IRRIGATION PLAN
Sheet Number
IR-01

IRRIGATION PLAN





INVENTORY CHART

ID.	SPECIMEN BOTANICAL NAME	SPECIMEN COMMON NAME	TREE CALIPER	CACTUS HEIGHT	SALVAGEABILITY	SALVAGE STATUS	BOX SIZE	COMMENTS
1	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	18"		NON SALVAGEABLE	REMAIN IN PLACE		CURRENT INTERFERENCE
2	PARKINSONIA FLORIDA	BLUE PALO VERDE	3"		NON SALVAGEABLE	REMAIN IN PLACE		POOR FORM
3	FEROCACTUS WISLIZENII	BARREL CACTUS		3'	SALVAGEABLE	RELOCATE	BARE ROOT	
4	FEROCACTUS WISLIZENII	BARREL CACTUS		3'	SALVAGEABLE	RELOCATE	BARE ROOT	
5	FOUQUIERIA SPLENDENS	OCOTILLO		12'	SALVAGEABLE	REMAIN IN PLACE	42"	
6	PARKINSONIA FLORIDA	BLUE PALO VERDE	12"		NON SALVAGEABLE	REMAIN IN PLACE		POOR FORM / OVER PRUNED
7	PARKINSONIA FLORIDA	BLUE PALO VERDE	17"		SALVAGEABLE	REMAIN IN PLACE	84"	
8	FOUQUIERIA SPLENDENS	OCOTILLO		12'	SALVAGEABLE	REMAIN IN PLACE	BARE ROOT	
9	OLNEYA TESOTA	IRONWOOD	14"		SALVAGEABLE	REMAIN IN PLACE	72"	SIDEWALK-ROOT PRUNE IF POSSIBLE
10	PROSOPIS VELUTINA	NATIVE MESQUITE	4"		NON SALVAGEABLE	REMAIN IN PLACE		DIE BACK
11	YUCCA BACATTA	BANANA YUCCA		5'	NON SALVAGEABLE	REMAIN IN PLACE		WIDE BASE
12	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	16"		NON SALVAGEABLE	REMAIN IN PLACE		POOR FORM / GAMBUIUM DAMAGE
13	YUCCA BACATTA	BANANA YUCCA		6'	NON SALVAGEABLE	REMAIN IN PLACE		WIDE BASE
14	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	12"		SALVAGEABLE	REMAIN IN PLACE	60"	CONSTRUCT AROUND -ROOT PRUNE
15	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	17"		SALVAGEABLE	REMAIN IN PLACE	72"	
16	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	12"		SALVAGEABLE	REMAIN IN PLACE	60"	CONSTRUCT AROUND -ROOT PRUNE
17	YUCCA BACATTA	BANANA YUCCA		4'	NON SALVAGEABLE	REMAIN IN PLACE		WIDE BASE
18	YUCCA BACATTA	BANANA YUCCA		6'	NON SALVAGEABLE	REMAIN IN PLACE		WIDE BASE
19	YUCCA BACATTA	BANANA YUCCA		6'	NON SALVAGEABLE	REMAIN IN PLACE		WIDE BASE
20	YUCCA BACATTA	BANANA YUCCA		5'	NON SALVAGEABLE	REMAIN IN PLACE		WIDE BASE
21	ZZIPHUS OBTUSIFOLIA	GREYTHORN	8"		NON SALVAGEABLE	REMAIN IN PLACE		POOR FORM
22	YUCCA BACATTA	BANANA YUCCA		6'	NON SALVAGEABLE	REMOVE		WIDE BASE
23	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	13"		SALVAGEABLE	RELOCATE	66"	
24	YUCCA BACATTA	BANANA YUCCA		5'	NON SALVAGEABLE	REMOVE		WIDE BASE
25	ZZIPHUS OBTUSIFOLIA	GREYTHORN	20"		NON SALVAGEABLE	REMOVE		WIDE BASE
26	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	6"		SALVAGEABLE	RELOCATE	42"	
27	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	18"		SALVAGEABLE	RELOCATE	72"	SIDEWALK
28	YUCCA BACATTA	BANANA YUCCA		6'	NON SALVAGEABLE	REMOVE		WIDE BASE
29	YUCCA BACATTA	BANANA YUCCA		5'	NON SALVAGEABLE	REMAIN IN PLACE		WIDE BASE
30	ACACIA GREGGI	CATCLAW ACACIA	18"		SALVAGEABLE	REMAIN IN PLACE	72"	
31	ACACIA GREGGI	CATCLAW ACACIA	12"		NON SALVAGEABLE	REMAIN IN PLACE		60% DEAD
32	YUCCA BACATTA	BANANA YUCCA		8'	NON SALVAGEABLE	REMAIN IN PLACE		WIDE BASE
33	YUCCA BACATTA	BANANA YUCCA		4'	NON SALVAGEABLE	REMOVE		WIDE BASE
34	YUCCA BACATTA	BANANA YUCCA		4'	NON SALVAGEABLE	REMOVE		WIDE BASE
35	YUCCA BACATTA	BANANA YUCCA		6'	NON SALVAGEABLE	REMOVE		WIDE BASE
36	YUCCA BACATTA	BANANA YUCCA		5'	NON SALVAGEABLE	REMOVE		WIDE BASE
37	YUCCA BACATTA	BANANA YUCCA		6'	NON SALVAGEABLE	REMAIN IN PLACE		WIDE BASE
38	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	10"		SALVAGEABLE	RELOCATE	60"	
39	ACACIA GREGGI	CATCLAW ACACIA	4"		NON SALVAGEABLE	REMOVE		POOR FORM
40	YUCCA BACATTA	BANANA YUCCA		5'	NON SALVAGEABLE	REMOVE		WIDE BASE
41	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	16"		SALVAGEABLE	RELOCATE	66"	
42	CARNEGIA GIGANTEA	SAGUARO		24', 10'	SALVAGEABLE	RELOCATE		4 ARMS
43	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	12"		SALVAGEABLE	RELOCATE	66"	
44	CARNEGIA GIGANTEA	SAGUARO		29', 45'	SALVAGEABLE	RELOCATE		6 ARMS
45	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	14"		NON SALVAGEABLE	REMOVE		DIE BACK / POOR FORM
46	YUCCA BACATTA	BANANA YUCCA		5'	NON SALVAGEABLE	REMOVE		WIDE BASE
47	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	10"		SALVAGEABLE	REMAIN IN PLACE	66"	
48	PARKINSONIA FLORIDA	BLUE PALO VERDE	15"		SALVAGEABLE	REMAIN IN PLACE	72"	
49	CARNEGIA GIGANTEA	SAGUARO		4'	SALVAGEABLE	REMAIN IN PLACE		
50	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	10"		SALVAGEABLE	REMAIN IN PLACE	54"	
51	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	15"		NON SALVAGEABLE	REMAIN IN PLACE		EXPOSED ROOTS
52	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	6"		NON SALVAGEABLE	REMAIN IN PLACE		3/4 DEAD
53	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	3"		SALVAGEABLE	REMAIN IN PLACE	36"	
54	CASTELA EMORYI	CRUCIFIXION THORN	10"		NON SALVAGEABLE	REMOVE		SEVERE DIE BACK
55	PARKINSONIA FLORIDA	BLUE PALO VERDE	4"		NON SALVAGEABLE	RELOCATE	36"	
56	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	20"		SALVAGEABLE	RELOCATE	72"	
57	PARKINSONIA FLORIDA	BLUE PALO VERDE	20"		SALVAGEABLE	REMAIN IN PLACE	84"	
58	PARKINSONIA FLORIDA	BLUE PALO VERDE	9"		SALVAGEABLE	RELOCATE	48"	
59	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	4"		SALVAGEABLE	RELOCATE	36"	
60	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	18"		SALVAGEABLE	REMAIN IN PLACE	72"	
61	YUCCA BACATTA	BANANA YUCCA		5'	NON SALVAGEABLE	REMAIN IN PLACE		WIDE BASE
62	YUCCA BACATTA	BANANA YUCCA		4'	NON SALVAGEABLE	REMAIN IN PLACE		WIDE BASE
63	ACACIA GREGGI	CATCLAW ACACIA	11"		NON SALVAGEABLE	REMAIN IN PLACE		MISTLETOE

SMALL BARREL CACTUS (FEROCACTUS WISLIZENII) ALSO EXIST ON THE SITE AND SHALL BE SALVAGED, STORED AND RELOCATED TO NEW PERMANENT LOCATION WITHIN LANDSCAPE AREA FOR SITE.
 2' HEIGHT (QTY=2)
 1 1/2' HEIGHT (QTY=2)
 1' HEIGHT (QTY=1)

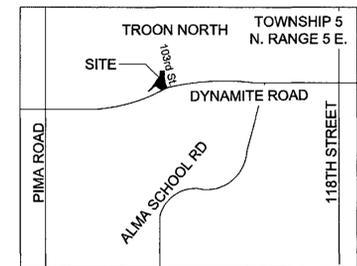
INVENTORY LEGEND

- NON SALVAGEABLE
For salvage status see Inventory Chart
- SALVAGEABLE
For salvage status see inventory chart

INVENTORY COUNTS

Total Trees - on site 63
 Total Trees - Remain in Place 36*
 Total Trees - Relocate 14*
 Total Trees - Remove 13*

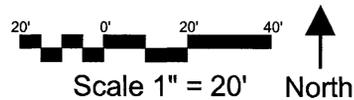
* Trees to be removed / relocated due to proposed site improvements.
 Non-salvageable plants to remain in place which are not impacted by site improvements.
 If roots are present where site improvements are being done, root pruning shall be done to retain tree in current location where possible



VICINITY MAP

STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 12-15-15
 DATE

Waibel & Associates
 Landscape Architecture
 Phone 480.953.3569 Fax 480.953.3566
 8511 South Pinal Drive, Suite 101
 Tempe AZ 85284
 e-mail: jwaibel@waibel-la.com



Native Resources Intl.
 1540 W Happy Valley Rd.
 Phoenix, AZ. 85085
 Phone (623) 869-6757
 Fax (623) 869-6769

Tron North - Tract V
 White Feather Lane
 Scottsdale, Arizona
 Native Plant Inventory

DATE: 12/8/2015
 REVISION:
 SCALE: 1" = 20'
 CHECKED: JW
 DRAWN: JW
 SHEET 1 OF 1

PLANT LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	NOTES
SHRUBS				
⊙	AMBROSIA DELTOIDEA BURSAGE	5 GAL.	49	1 GPH EMITTER
⊙	BAILEYA MULTIRADIATA DESERT MARIGOLD	1 GAL.	30	.5 GPH EMITTER
⊙	ENCELIA FARINOSA BRITTLE BUSH	5 GAL.	49	1 GPH EMITTER
⊙	LARREA TRIDENTATA CREOSOTE	5 GAL.	14	1 GPH EMITTER
ACCENTS				
⊙	ECHINOCEREUS ENGELMANNI HEDGEHOG CACTUS	5 GAL.	8	.5 GPH EMITTER
⊙	OPUNTIA ACANTHOCARPA BUCKHORN CHOLLA	5 GAL.	13	.5 GPH EMITTER
⊙	FOUQUERIA SPLENDENS OCOTILLO	10 CANE MIN.	5	.5 GPH EMITTER
⊙	FEROCACTUS WISLIZENII FISHHOOK BARREL	5 GAL.	9	.5 GPH EMITTER

RELOCATED SALVAGE INVENTORY

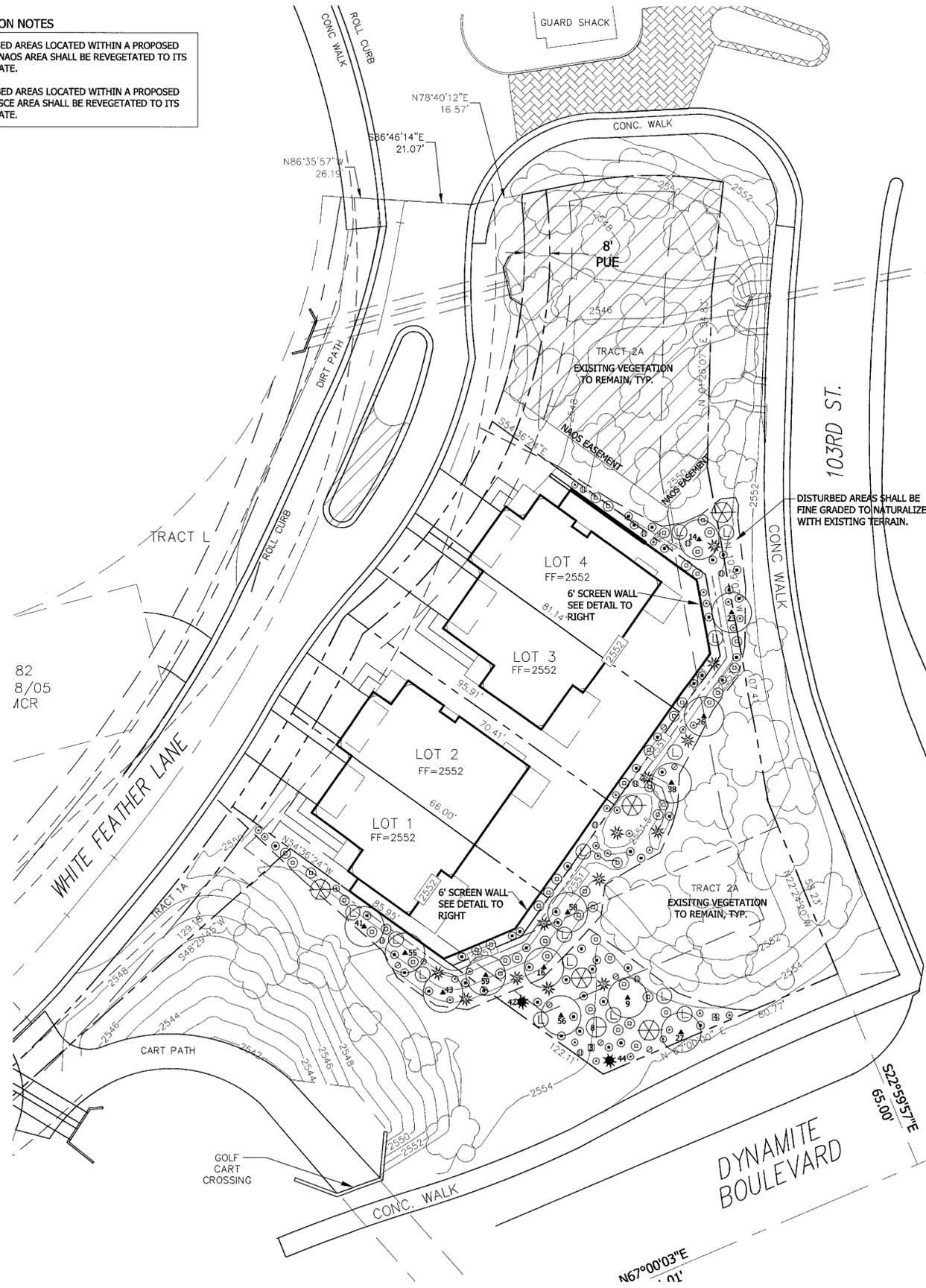
SYMBOL	SALVAGE MATERIAL
47	REFER TO CHART BELOW TO CROSS REFERENCE SPECIFIC PLANT I.D. NUMBER. TREE SALVAGE (13 TOTAL)
42*	SAGUARO SALVAGE (2 TOTAL)
3	BARREL CACTUS SALVAGE (2 TOTAL)
4	OCOTILLO SALVAGE (1 TOTAL)

INVENTORY CHART

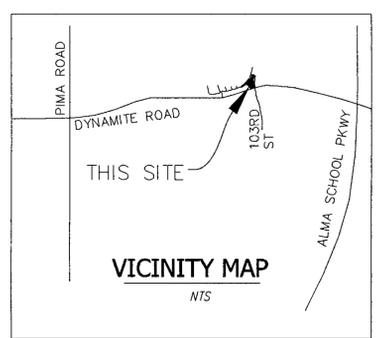
ID.	SPECIMEN BOTANICAL NAME	SPECIMEN COMMON NAME	TREE CALIPER	CACTUS HEIGHT	SALVAGEABILITY	SALVAGE STATUS
1	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	18"		NON SALVAGEABLE	REMAIN IN PLACE
2	PARKINSONIA FLORIDA	BLUE PALO VERDE	3"		NON SALVAGEABLE	REMAIN IN PLACE
3	FEROCACTUS WISLIZENII	BARREL CACTUS		3"	SALVAGEABLE	RELOCATE
4	FEROCACTUS WISLIZENII	BARREL CACTUS		3"	SALVAGEABLE	RELOCATE
5	FOUQUERIA SPLENDENS	OCOTILLO		12"	SALVAGEABLE	REMAIN IN PLACE
6	PARKINSONIA FLORIDA	BLUE PALO VERDE	12"		NON SALVAGEABLE	REMAIN IN PLACE
7	PARKINSONIA FLORIDA	BLUE PALO VERDE	17"		SALVAGEABLE	REMAIN IN PLACE
8	FOUQUERIA SPLENDENS	OCOTILLO		12"	SALVAGEABLE	REMAIN IN PLACE
9	OLNEYA TESOTA	IRONWOOD	14"		SALVAGEABLE	RELOCATE
10	PROSOPIA VELLUTINA	NATIVE MESQUITE	4"		NON SALVAGEABLE	REMAIN IN PLACE
11	YUCCA BACATTA	BANANA YUCCA		5"	NON SALVAGEABLE	REMAIN IN PLACE
12	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	16"		NON SALVAGEABLE	REMAIN IN PLACE
13	YUCCA BACATTA	BANANA YUCCA		6"	NON SALVAGEABLE	REMAIN IN PLACE
14	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	12"		SALVAGEABLE	RELOCATE
15	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	17"		SALVAGEABLE	REMAIN IN PLACE
16	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	12"		SALVAGEABLE	RELOCATE
17	YUCCA BACATTA	BANANA YUCCA		4"	NON SALVAGEABLE	REMAIN IN PLACE
18	YUCCA BACATTA	BANANA YUCCA		6"	NON SALVAGEABLE	REMAIN IN PLACE
19	YUCCA BACATTA	BANANA YUCCA		6"	NON SALVAGEABLE	REMAIN IN PLACE
20	YUCCA BACATTA	BANANA YUCCA		5"	NON SALVAGEABLE	REMAIN IN PLACE
21	ZIZIPHUS OBTUSIFOLIA	GREY THORN	8"		NON SALVAGEABLE	REMOVE
22	YUCCA BACATTA	BANANA YUCCA		6"	NON SALVAGEABLE	REMOVE
23	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	13"		SALVAGEABLE	RELOCATE
24	YUCCA BACATTA	BANANA YUCCA		5"	NON SALVAGEABLE	REMOVE
25	ZIZIPHUS OBTUSIFOLIA	GREY THORN	20"		NON SALVAGEABLE	REMOVE
26	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	6"		SALVAGEABLE	RELOCATE
27	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	18"		SALVAGEABLE	RELOCATE
28	YUCCA BACATTA	BANANA YUCCA		6"	NON SALVAGEABLE	REMOVE
29	YUCCA BACATTA	BANANA YUCCA		5"	NON SALVAGEABLE	REMAIN IN PLACE
30	ACACIA GREGGI	CAT CLAW ACACIA	18"		SALVAGEABLE	REMAIN IN PLACE
31	ACACIA GREGGI	CAT CLAW ACACIA	12"		NON SALVAGEABLE	REMOVE
32	YUCCA BACATTA	BANANA YUCCA		8"	NON SALVAGEABLE	REMOVE
33	YUCCA BACATTA	BANANA YUCCA		4"	NON SALVAGEABLE	REMOVE
34	YUCCA BACATTA	BANANA YUCCA		4"	NON SALVAGEABLE	REMOVE
35	YUCCA BACATTA	BANANA YUCCA		6"	NON SALVAGEABLE	REMOVE
36	YUCCA BACATTA	BANANA YUCCA		5"	NON SALVAGEABLE	REMOVE
37	YUCCA BACATTA	BANANA YUCCA		8"	NON SALVAGEABLE	REMOVE
38	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	10"		SALVAGEABLE	RELOCATE
39	ACACIA GREGGI	CAT CLAW ACACIA	4"		NON SALVAGEABLE	REMOVE
40	YUCCA BACATTA	BANANA YUCCA		5"	NON SALVAGEABLE	REMOVE
41	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	16"		SALVAGEABLE	RELOCATE
42	CARNEGIA GIGANTEA	SAGUARO		24', 10'	SALVAGEABLE	RELOCATE
43	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	12"		SALVAGEABLE	RELOCATE
44	CARNEGIA GIGANTEA	SAGUARO		29', 49'	SALVAGEABLE	RELOCATE
45	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	14"		NON SALVAGEABLE	REMOVE
46	YUCCA BACATTA	BANANA YUCCA		5"	NON SALVAGEABLE	REMOVE
47	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	10"		SALVAGEABLE	REMAIN IN PLACE
48	PARKINSONIA FLORIDA	BLUE PALO VERDE	15"		SALVAGEABLE	REMAIN IN PLACE
49	CARNEGIA GIGANTEA	SAGUARO		4"	SALVAGEABLE	REMAIN IN PLACE
50	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	10"		SALVAGEABLE	REMAIN IN PLACE
51	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	15"		NON SALVAGEABLE	REMAIN IN PLACE
52	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	6"		NON SALVAGEABLE	REMAIN IN PLACE
53	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	3"		SALVAGEABLE	REMAIN IN PLACE
54	CASTELA EMORYI	CRUCIFIXION THORN	10"		NON SALVAGEABLE	REMOVE
55	PARKINSONIA FLORIDA	BLUE PALO VERDE	4"		SALVAGEABLE	RELOCATE
56	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	20"		SALVAGEABLE	RELOCATE
57	PARKINSONIA FLORIDA	BLUE PALO VERDE	20"		SALVAGEABLE	REMAIN IN PLACE
58	PARKINSONIA FLORIDA	BLUE PALO VERDE	9"		SALVAGEABLE	RELOCATE
59	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	4"		SALVAGEABLE	RELOCATE
60	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	16"		SALVAGEABLE	REMAIN IN PLACE
61	YUCCA BACATTA	BANANA YUCCA		5"	NON SALVAGEABLE	REMAIN IN PLACE
62	YUCCA BACATTA	BANANA YUCCA		4"	NON SALVAGEABLE	REMAIN IN PLACE
63	ACACIA GREGGI	CAT CLAW ACACIA	11"		NON SALVAGEABLE	REMAIN IN PLACE

REVEGETATION NOTES

- ALL DISTURBED AREAS LOCATED WITHIN A PROPOSED DEDICATED NAOS AREA SHALL BE REVEGETATED TO ITS NATURAL STATE.
- ALL DISTURBED AREAS LOCATED WITHIN A PROPOSED DEDICATED SCE AREA SHALL BE REVEGETATED TO ITS NATURAL STATE.

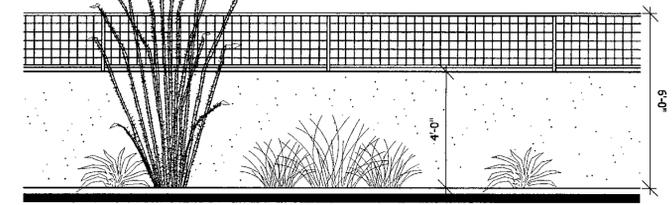


Ironwood Planning
 Landscape Architecture
 Land Planning
 (Ph.) 480-540-7556
 (Fax) 623-362-2813
 Email: brude9@cox.net



NOTES:

- SCREEN WALL TO BE LOCATED 3' INSIDE OF BUILDING ENVELOPE LINE WHERE FEASIBLE.
- WALL COLOR TO BE DETERMINED AT ARCHITECTURAL REVIEW COMMITTEE STAGE AND WILL COMPLY WITH CITY OF SCOTTSDALE STANDARDS (EARTH TONES WITH A LIGHT REFLECTIVE VALUE (LRV) BETWEEN 10 AND 35).



10299 E. WHITE FEATHER LANE
 SCOTTSDALE, AZ 85262 MCR 398-05

TROON NORTH TRACT V CONCEPTUAL LANDSCAPE AND REVEGETATION PLAN

STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 12-15-15
 DATE
 INITIALS

DEVELOPER

ALAIR HOMES
 DAVID LETOURNEAU
 14988 N. 78TH WAY #103
 SCOTTSDALE, AZ 85260
 PHONE: (602) 625-6607

CIVIL ENGINEER

MICHAEL CANO, P.E.
 CANO & ASSOCIATES, INC.
 501 W. CORONADO RD.
 PHOENIX, AZ 85003
 PHONE (602) 243-9977

LANDSCAPE ARCHITECT

BRIAN RUDE, RLA, AZ, TX
 IRONWOOD PLANNING
 25809 N. 55TH DR.
 PHOENIX, AZ 85083
 PHONE (480) 540-7556

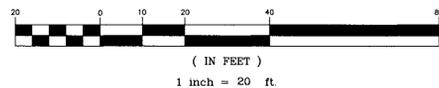


PRELIMINARY PLAT TROON NORTH TRACT "V"

A MINOR SUBDIVISION OF TRACT "V", ON THE GREEN AT TROON NORTH
BOOK 398 OF MAPS, PAGE 5, OFFICIAL RECORDS OF MARICOPA COUNTY
A PORTION OF THE SOUTH HALF OF SECTION 29,
TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA & SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA

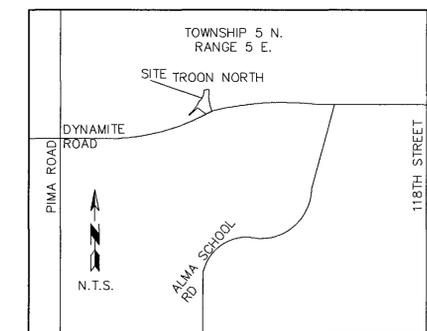


GRAPHIC SCALE



CURVE #	LENGTH	RADIUS
C1	3.70'	8.00'
C2	3.40'	13.65'
C3	44.88'	115.00'
C4	6.99'	100.00'

LINE #	BEARING	DISTANCE
L1	N39°43'36"E	23.47'
L2	N78°40'12"E	19.45'
L3	N6°00'55"E	34.80'
L4	N39°43'36"E	23.47'
L5	N35°23'36"E	22.01'
L6	N35°23'36"E	35.83'
L7	N35°23'36"E	35.83'
L8	N35°23'36"E	14.80'
L9	N67°00'03"E	23.71'



VICINITY MAP

LEGEND

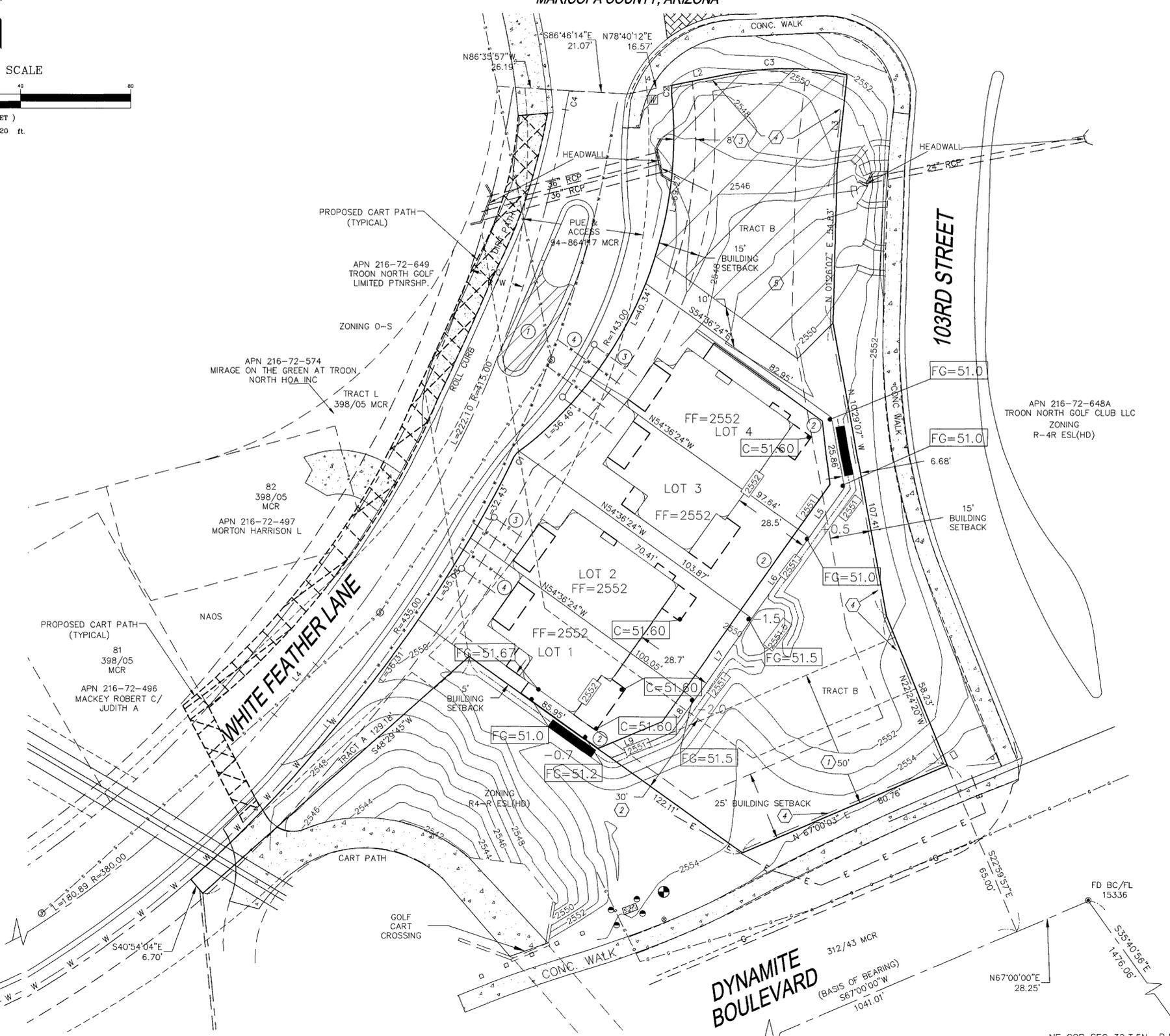
- BRASS CAP FLUSH
- ⊙ SEWER MANHOLE
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ BOLLARD
- ⊙ SIGN
- ⊙ FD REBAR 37495
- ⊙ FD REBAR 31019
- ⊙ FD REBAR 17591
- FG=51.0 PROPOSED FINISH GRADE ELEV.
- FF=2552 PROPOSED FINISHED FLOOR ELEV.
- C=51.60 PROPOSED CONCRETE ELEV.
- CONCRETE
- D.G. PATH
- DECORATIVE PAVEMENT
- S SEWER LINE
- G GAS LINE
- E WATER LINE
- E ELECTRIC LINE
- ⚡ BREAK

CONSTRUCTION NOTE

- 1 PORTION OF RAISED MEDIAN TO BE REMOVED FOR ACCESS TO LOTS 3 & 4.
- 2 SCREEN WALL
- 3 SEWER CONNECTION
- 4 WATER CONNECTION

EASEMENT LIST

- 1 PROPOSED 50' SCENIC CORRIDOR EASEMENT.
- 2 30' GOLF COURSE ACCESS EASEMENT, DOC. NO. 2005-043117. TO BE RELEASED.
- 3 8' PUE PER BOOK 390, PAGE 48, & BOOK 398, PAGE 5, MARICOPA COUNTY RECORDS.
- 4 PROPOSED 1' VEHICULAR NON ACCESS EASEMENT
- 5 NAOS EASEMENT



GILBERT LAND SURVEYING, PLC
4361 S. Squires Lane, Gilbert, Arizona 85297
Phone: (480) 334-5936

**PRELIMINARY PLAT
TROON NORTH TRACT V
SCOTTSDALE, ARIZONA
MARICOPA COUNTY, ARIZONA**

DATE:	FIELD:	DRAWN:	JOB NO.:	SHEET:
12/10/15	KD	RG,JB	151107	20F2

ALTA/ACSM LAND TITLE SURVEY

OF TRACT V, "ON THE GREEN AT TROON NORTH" BOOK 398 OF MAPS, PAGE 5,
OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA,
BEING A PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 5 NORTH,
RANGE 5 EAST, OF THE GILA & SALT RIVER BASE & MERIDIAN,
MARICOPA COUNTY, ARIZONA
OWNER: BOB GARLAND

LEGAL DESCRIPTION:

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

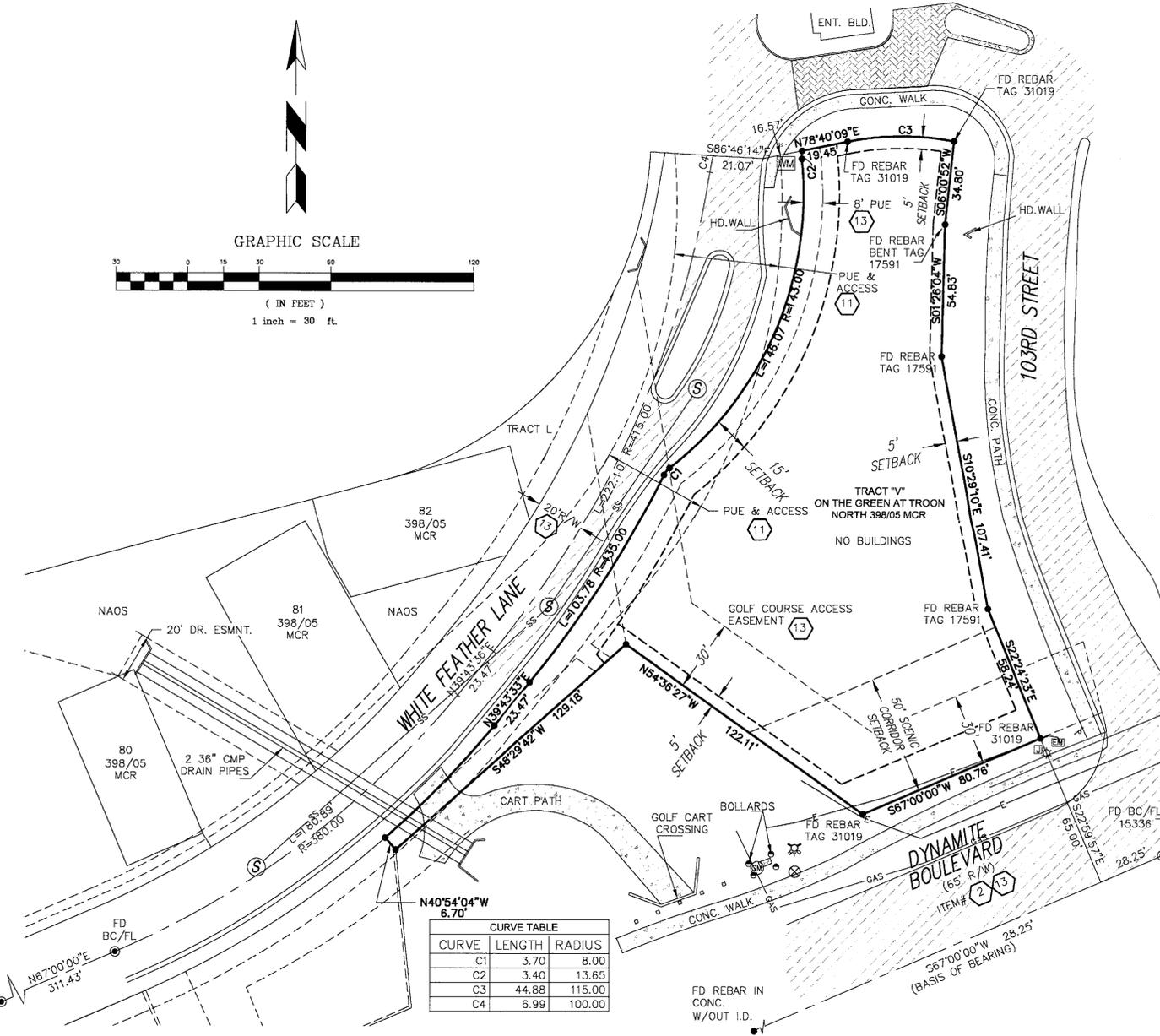
TRACT V, ON THE GREEN AT TROON NORTH, ACCORDING TO BOOK 390 OF MAPS, PAGE 48, AND CERTIFICATE OF CORRECTION RECORDED FEBRUARY 24, 1995 IN INSTRUMENT NO. 95-99793 AND REPLATED IN BOOK 398 OF MAPS, PAGE 5, AND AFFIDAVIT OF CORRECTION RECORDED APRIL 5, 1996 IN RECORDING NO. 96-234748, RECORDS OF MARICOPA COUNTY, ARIZONA.

TITLE REPORT NOTE:

INFORMATION ON THIS SURVEY IS FROM DATA PROVIDED BY A COMMITMENT FOR TITLE INSURANCE, FILE NO. 35152395-035-GC BY SECURITY TITLE AGENCY INSURANCE COMPANY, DATED SEPTEMBER 25, 2015 AT 7:30 A.M.

SCHEDULE B ITEMS:

- PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE SECOND INSTALLMENT OF 2015 TAXES. (AFFECTS PARCEL NOT SURVEY)
- EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 312 OF MAPS, PAGE 43. (AS SHOWN ON SURVEY)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: CABLE TELEVISION SERVICE AGREEMENT AND EASEMENT RECORDING NO: 89-25708 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AND ASSIGNMENT IN RECORDING NO. 89-103269 (BLANKET IN NATURE)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: ACCESS AND UTILITY EASEMENT AGREEMENT RECORDING NO: 91-468191 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AND FIRST AMENDMENT IN RECORDING NO. 93-758000 (BLANKET IN NATURE)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF DEVELOPMENT RESTRICTION RECORDING NO: 93-757997 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT AGREEMENT RECORDING NO: 93-758001 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AMENITY USE AGREEMENT RECORDING NO: 94-392092 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AND ASSIGNMENT IN RECORDING NO. 94-392097 AND 97-375642 AND ALLOCATION OF RIGHTS IN RECORDING NO. 2000-712788 AND RE-RECORDED IN RECORDING NO. 2000-868183 AND THEREAFTER QUIT CLAIM DEEDS IN RECORDING NO. 2000-868184, 2000-868185, AND 2000-868186 (BLANKET IN NATURE)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF DEVELOPMENT AND USE RESTRICTION RECORDING NO: 94-392094 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: PERMANENT INGRESS AND EGRESS EASEMENT AGREEMENT RECORDING NO: 94-392095 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING NO: 94-791218 LIENS AND CHARGES AS SET FORTH IN THE ABOVE MENTIONED DECLARATION, PAYABLE TO: TROON NORTH ASSOCIATION AND TROON NORTH RESORT CONDOMINIUM ASSOCIATION NOTICE OF COMMUNITY ASSOCIATION IN RECORDING NO. 2005-714159 (BLANKET IN NATURE)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT AGREEMENT RECORDING NO: 94-864117 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AS SHOWN ON SURVEY)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: COST SHARING AGREEMENT RECORDING NO: 2001-952673 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)
- EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 390 OF MAPS, PAGE 48 AND IN BOOK 398 OF MAPS, PAGE 5, AND MODIFIED BY RELEASE OF EASEMENT IN RECORDING NO. 2005-431172.
- EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 419 OF MAPS, PAGE 27. (DOES NOT AFFECT SURVEY)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: DECLARATION OF EASEMENT AND AGREEMENT RECORDING NO: 2005-1409619 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT SURVEY)
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING NO: 2006-1427122 RE-RECORDING NO: 2007-228652 LIENS AND CHARGES AS SET FORTH IN THE ABOVE MENTIONED DECLARATION, PAYABLE TO: TROON NORTH ASSOCIATION AND TROON NORTH RESORT CONDOMINIUM ASSOCIATION (BLANKET IN NATURE)



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	3.70	8.00
C2	3.40	13.65
C3	44.88	115.00
C4	6.99	100.00

REFERENCED DOCUMENTS:

RE-PLAT "ON THE GREEN AT TROON NORTH" BOOK 398 OF MAPS, PAGE 5, M.C.R.

BASIS OF BEARING:

THE BASIS OF BEARING USED FOR THIS SURVEY IS THE MONUMENT LINE OF DYNAMITE BOULEVARD, AS SHOWN ON THE REPLAT OF "ON THE GREEN AT TROON NORTH", AS RECORDED IN 398/05 MCR, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

SAID BEARING = SOUTH 67° 00' 00" WEST

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN SHADED ZONE 'X' AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C1330L, DATED OCTOBER 16, 2013. SHADED ZONE 'X' IS DESIGNATED AS BEING AREAS OF 0.2% ANNUAL CHANCE 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 AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

A.L.T.A./A.C.S.M. CERTIFICATION:

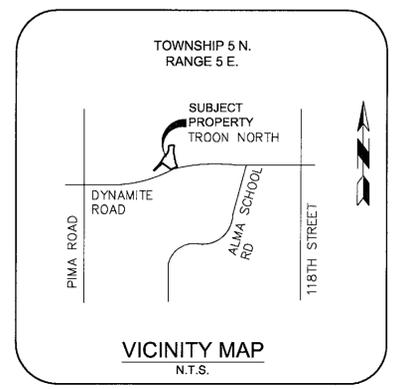
TO: WHITE FEATHER LANE, BOB GARLAND, AN UNMARRIED MAN, LLC AND COMMONWEALTH LAND TITLE INSURANCE COMPANY;

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 ITEMS 1, 2, 3, 4, 8, 9, 11(a), 16, 18, & 20(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 7, 2015.

DECEMBER 10, 2015
DATE OF MAP:



RYAN D. GILBERT, R.L.S.
REGISTRATION/LICENSE NO. 54333



SURVEYOR'S NOTES:

- THIS IS AN ABOVE-GROUND SURVEY AND PHYSICAL LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY. UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS MAY VARY AND THEREFORE BE CONSIDERED APPROXIMATE. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION(S) INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE FROM THE UTILITY COMPANIES. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS DRAWING. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES.
- THIS SURVEY AND PLAT EXCEEDS THE REQUIRED ACCURACY OF 1 FOOT IN 15,000 FEET.
- MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN.
- ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED & RECORD UNLESS OTHERWISE NOTED.
- SITE ADDRESS: 10299 E WHITE FEATHER LN, SCOTTSDALE, AZ 85262
- ASSESSOR'S PARCEL - BOOK 216, MAP 72, PARCEL 584, MARICOPA COUNTY, ARIZONA.
- PER ALTA/ACSM TABLE A, ITEM #16 - NO OBSERVABLE EVIDENCE WAS FOUND BY SURVEYOR OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- PER ALTA/ACSM TABLE A, ITEM #18 - SURVEYOR FOUND NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WITHIN RECENT MONTHS.
- LAND AREA: GROSS 30,019 SQUARE FEET OR 0.68 ACRES MORE OR LESS.
- PER ARIZONA REVISED STATUTES, SECTION 32-151, 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 FACTS OR FINDINGS THAT ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

LEGEND

- FD REBAR 37495 OR AS NOTED
- BRASS CAP FLUSH BOLLARD
- ELECTRIC JUNCTION BOX
- ELECTRIC METER
- LIGHT POLE
- WATER VALVE
- FIRE HYDRANT
- GAS METER
- SIGN
- BOLLARD
- MCR
- REFERENCE TO SCHEDULE B ITEMS
- SEWER MANHOLE
- ASPHALT
- CONCRETE
- DECORATIVE PAVEMENT
- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- EASEMENT LINE
- CENTERLINE

GILBERT LAND SURVEYING, PLC
4361 S. Squires Lane, Gilbert, Arizona 85297
Phone: (480) 334-5936

ALTA/ACSM LAND TITLE SURVEY
OF TRACT V, "ON THE GREEN AT TROON NORTH"
BEING A PORTION OF THE 1/2 OF SEC 29, T-5-N,
R-5-E, OF THE GILA & SALT RIVER BASE &
MERIDIAN, MARICOPA COUNTY, ARIZONA

DATE:	FIELD:	DRAWN:	JOB NO.:	SHEET:
12/10/15	KD	RG	151107	10F1



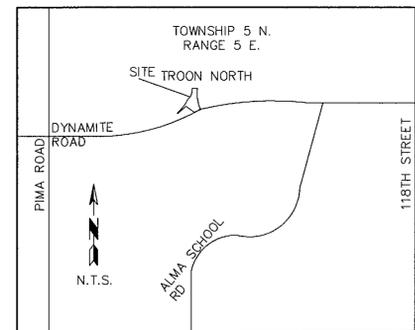
SUBJECT

103rd Pl

Dynamite Blvd

PRELIMINARY PLAT TROON NORTH TRACT "V"

A MINOR SUBDIVISION OF TRACT "V", ON THE GREEN AT TROON NORTH
BOOK 398 OF MAPS, PAGE 5, OFFICIAL RECORDS OF MARICOPA COUNTY
A PORTION OF THE SOUTH HALF OF SECTION 29,
TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA & SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA



VICINITY MAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That BOB GARLAND, as owner, has subdivided under the name "Troon North Tract "V"" a portion of the South Half Section 29, Township 5 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as shown and platted hereon, hereby publishes this Final Plat for "Troon North Tract "V"". Said plat sets forth the location and gives the dimensions of the lots, tracts, streets and easements constituting the same. Each lot, tract, and street shall be known by the number, letter, or name given each respectively on said plat. The easements are dedicated for the purposes stated hereon.

Bob Garland, as owner, does hereby grant to the Mirage On the Green at Troon North Homeowners Association:

1) Tracts A & B shall be owned and maintained by the Mirage On the Green at Troon North Homeowners Association.

Bob Garland, as owner, does hereby dedicate to the City of Scottsdale, an Arizona municipal corporation:

1. A perpetual, non-exclusive Scenic Corridor Easement (S.C.E.) upon, over, and across the parcel of land shown hereon. The purpose is to preserve the property as a scenic corridor free of any obstructions to the view of persons looking across the Property. Without limitation, Grantor shall not allow or suffer to exist upon the Property any buildings, walls, trees, obstructions, screens, or other structures or things exceeding a height determined by the Grantee above original grade.

2. A perpetual, non-exclusive Public Utility Easement (P.U.E.) upon, over, and across the parcel of land shown hereon. The purpose of the easement is for electricity, water, wastewater, telecommunications, and all other manner of utilities, and for construction, operation, use, maintenance, repair, modification, and replacement from time to time of improvements related thereto.

3. A perpetual, non-exclusive Vehicle Non Access Easement (V.N.A.E.) upon, over, and across the parcel of land shown hereon. The purpose of the easement is to prohibit vehicular access.

4. Natural Area Open Space ("N.A.O.S.") easements are hereby dedicated to the City of Scottsdale upon, over, and across the areas for the purpose of the preservation of said land in its natural state and no grading, grubbing, excavating, or construction of any structure or development of any kind shall be permitted on or within said easement except as allowed under City of Scottsdale ordinances.

Owner warrants to the City of Scottsdale that it is the sole owner of the property on this plat, and that every lender, easement holder or other person having any interest in the property adverse to or inconsistent with the dedications, conveyances or other property interests created or transferred by this plat has consented to or joined in this plat, as evidenced by the instruments which are recorded in the Maricopa County Recorder's Office or which the owner will record not later than the date on which this plat is recorded.

The person executing this document on behalf of a corporation, trust or other organization warrants his or her authority to do so and that all persons necessary to bind Grantor have joined in this document. This document runs in favor of the Grantee's successors and assigns.

DATED this _____ day of _____, 20_____.

Grantor: _____

For: _____

DEDICATION ACKNOWLEDGMENT

STATE OF ARIZONA)
)S.S.
COUNTY OF MARICOPA)
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
BY _____ FOR AND ON BEHALF OF _____
Notary Public
My commission expires: _____

APPROVAL

Approved by the General Manager of the City of Scottsdale, Arizona this the ____ day of _____, 2013.

By: _____ Date _____
General Manager

This plat has been reviewed for compliance with the City of Scottsdale's Design Standards and Policy Manual specifications.

By: _____ Date _____
Chief Development Officer

This subdivision has been reviewed for compliance with the development standards of the City of Scottsdale's Development Review Board (DRB) Case No. _____ and Zoning Case(s) No. _____, and all case related stipulations.

By: _____ Date _____
Project Coordinator

PROPERTY USE TABLE

Name/Number	Area	Use	Responsible Party
Lot 1	3,337 SF, 0.076 AC	Single family residence	Lot owner
Lot 2	3,658 SF, 0.083 AC	Single family residence	Lot owner
Lot 3	3,581 SF, 0.082 AC	Single family residence	Lot owner
Lot 4	3,779 SF, 0.086 AC	Single family residence	Lot owner
Tract A	1,539 SF, 0.035 AC	Open space	HOA
Tract B	14,123 SF, 0.324 AC	Open space/NAOS	HOA

SITE DATA

Assessor's Parcel Number (APN): 216-72-584

Existing Zoning: R-4R ESL (HD)

Proposed Zoning: N/A

Site area:
Gross = 30,019 SF
Net (building envelopes) = 14,358 SF

Lot Number: 4

Minimum lot size: 3,337 SF

Average Lot size: 3,558 SF

Density: 6.0 DU/Acre

NAOS Required = 0.0 SF

Provided = 5,412 SF

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN SHADED ZONE 'X' AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C1330L, DATED OCTOBER 16, 2013. SHADED ZONE 'X' IS DESIGNATED AS BEING AREAS OF 0.2% ANNUAL CHANCE 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 AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

REFERENCE DOCUMENTS

- TITLE COMMITMENT ISSUED BY SECURITY TITLE AGENCY INSURANCE COMPANY. NO. 35152395-035-GC DATED EFFECTIVE SEPTEMBER 25, 2015.
- MAP OF DEDICATION RECORDED IN BOOK 312, PAGE 43, MARICOPA COUNTY RECORDS.
- PLAT OF ON THE GREEN AT TROON NORTH RECORDED IN BOOK 390, PAGE 48, MARICOPA COUNTY RECORDS.
- PLAT OF ON THE GREEN AT TROON NORTH REPLAT, RECORDED ON BOOK 398, PAGE 5, MARICOPA COUNTY RECORDS.

BENCHMARK

GPS POINT: 1362
BRASS CAP FLUSH LOCATED IN THE CENTER INTERSECTION OF DYNAMITE BOULEVARD & PIMA ROAD.

EL=2276.320 (NAVD 88 DATUM)

CIVIL ENGINEER

CANO & ASSOCIATES, INC
501 WEST CORONADO ROAD
PHOENIX, AZ 85003
602-243-9977
CONTACT: MICHAEL A. CANO, PE

SURVEYOR

GILBERT LAND SURVEYING, PLC
4361 S SQUIRES LANE
GILBERT, AZ 85297
480-275-8020
CONTACT: RYAN D. GILBERT, RLS

OWNER

BOB GARLAND
8180 E DEL CAVERNA DRIVE
SCOTTSDALE, AZ 85258

LEGAL DESCRIPTION

TRACT V, ON THE GREEN AT TROON NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 390 OF MAPS, PAGE 48 AND CERTIFICATE OF CORRECTION RECORDED AS 95-099793 OF OFFICIAL RECORDS AND REPLATTED IN BOOK 398 OF MAPS, PAGE 5 AND AFFIDAVIT OF CORRECTION RECORDED AS 98-234748 OF OFFICIAL RECORDS.

BASIS OF BEARING

THE BASIS OF BEARING USED FOR THIS SURVEY IS THE MONUMENT LINE OF WHITE DYNAMITE BOULEVARD, AS SHOWN ON THE REPLAT OF "ON THE GREEN AT TROON NORTH", AS RECORDED IN 398/05 MCR, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

SAID BEARING = SOUTH 67° 00' 00" EAST

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF DECEMBER, 2015.; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

NAME: RYAN D. GILBERT

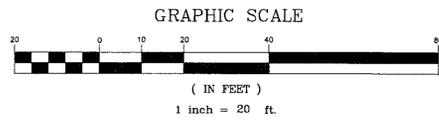
REGISTERED LAND SURVEYOR #54333



 GILBERT LAND SURVEYING, PLC 4361 S. Squires Lane, Gilbert, Arizona 85297 Phone: (480) 334-5936	PRELIMINARY PLAT TROON NORTH TRACT V SCOTTSDALE, ARIZONA MARICOPA COUNTY, ARIZONA				
	DATE: 12/10/15	FIELD: KD	DRAWN: RG,JB	JOB NO.: 151107	SHEET: 10F2

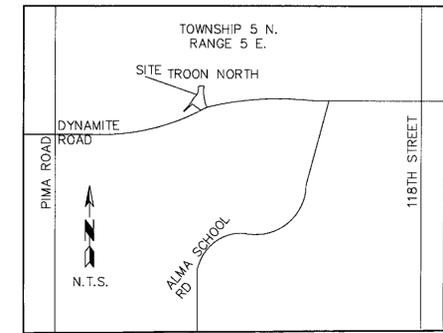
PRELIMINARY PLAT TROON NORTH TRACT "V"

A MINOR SUBDIVISION OF TRACT "V", ON THE GREEN AT TROON NORTH
BOOK 398 OF MAPS, PAGE 5, OFFICIAL RECORDS OF MARICOPA COUNTY
A PORTION OF THE SOUTH HALF OF SECTION 29,
TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA & SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA



CURVE #	LENGTH	RADIUS
C1	3.70'	8.00'
C2	3.40'	13.85'
C3	44.88'	115.00'
C4	6.99'	100.00'

LINE #	BEARING	DISTANCE
L1	N39°43'36"E	23.47'
L2	N78°40'12"E	19.45'
L3	N6°00'55"E	34.80'
L4	N39°43'36"E	23.47'
L5	N35°23'36"E	22.01'
L6	N35°23'36"E	35.83'
L7	N35°23'36"E	35.83'
L8	N35°23'36"E	14.80'
L9	N67°00'03"E	23.71'



VICINITY MAP

LEGEND

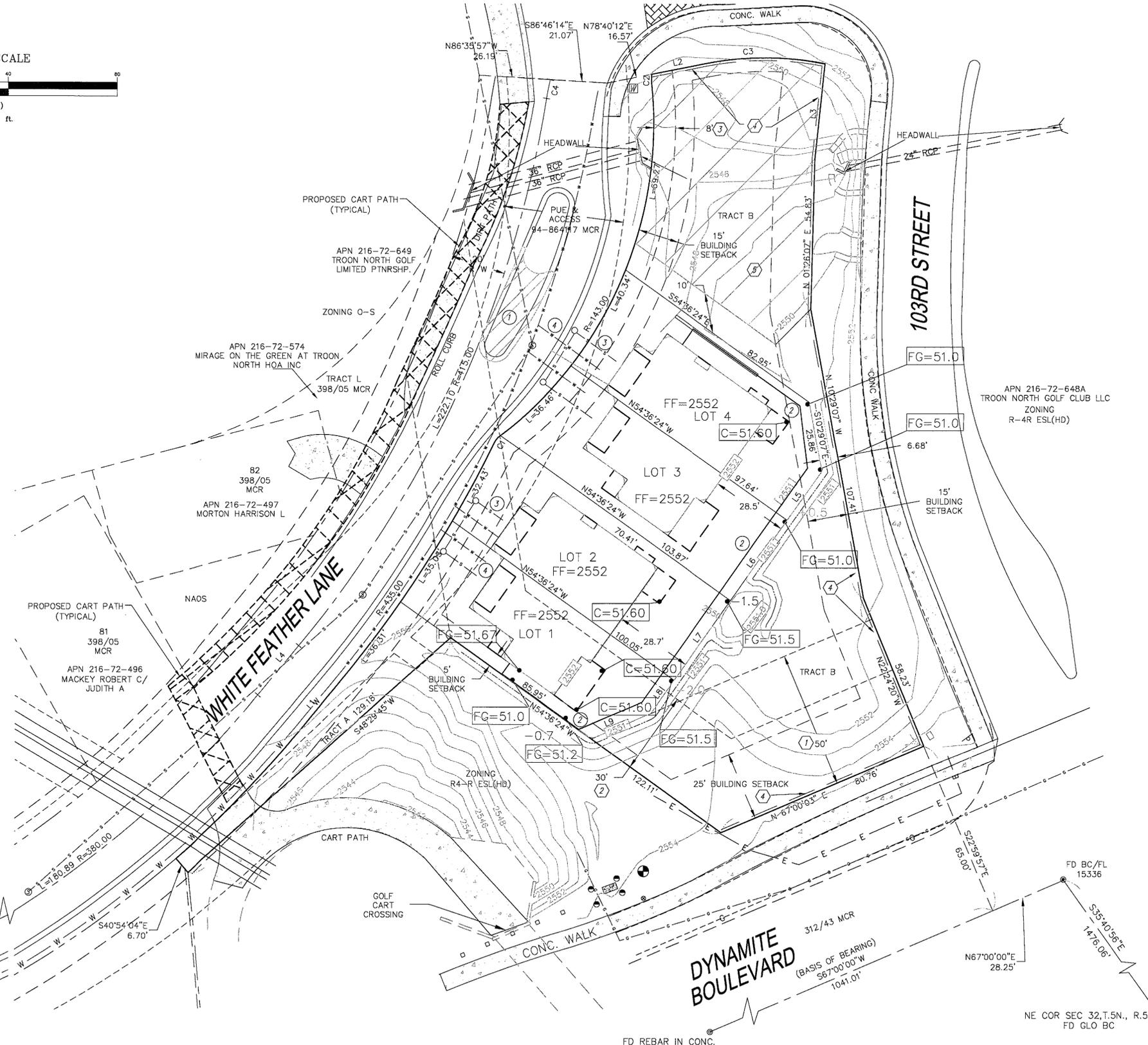
- BRASS CAP FLUSH
- ⊙ SEWER MANHOLE
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ BOLLARD
- ⊙ SIGN
- ⊙ FD REBAR 37495
- ⊙ FD REBAR 31019
- ⊙ FD REBAR 17591
- FG=51.0 PROPOSED FINISH GRADE ELEV.
- FF=2552 PROPOSED FINISHED FLOOR ELEV.
- C=51.60 PROPOSED CONCRETE ELEV.
- CONCRETE
- D.G. PATH
- DECORATIVE PAVEMENT
- S SEWER LINE
- G GAS LINE
- E WATER LINE
- E ELECTRIC LINE
- ↯ BREAK

CONSTRUCTION NOTE

- 1 PORTION OF RAISED MEDIAN TO BE REMOVED FOR ACCESS TO LOTS 3 & 4.
- 2 SCREEN WALL
- 3 SEWER CONNECTION
- 4 WATER CONNECTION

EASEMENT LIST

- 1 PROPOSED 50' SCENIC CORRIDOR EASEMENT.
- 2 30' GOLF COURSE ACCESS EASEMENT, DOC. NO. 2005-043117. TO BE RELEASED.
- 3 8' PUE PER BOOK 390, PAGE 48, & BOOK 398, PAGE 5, MARICOPA COUNTY RECORDS.
- 4 PROPOSED 1' VEHICULAR NON ACCESS EASEMENT
- 5 NAOS EASEMENT

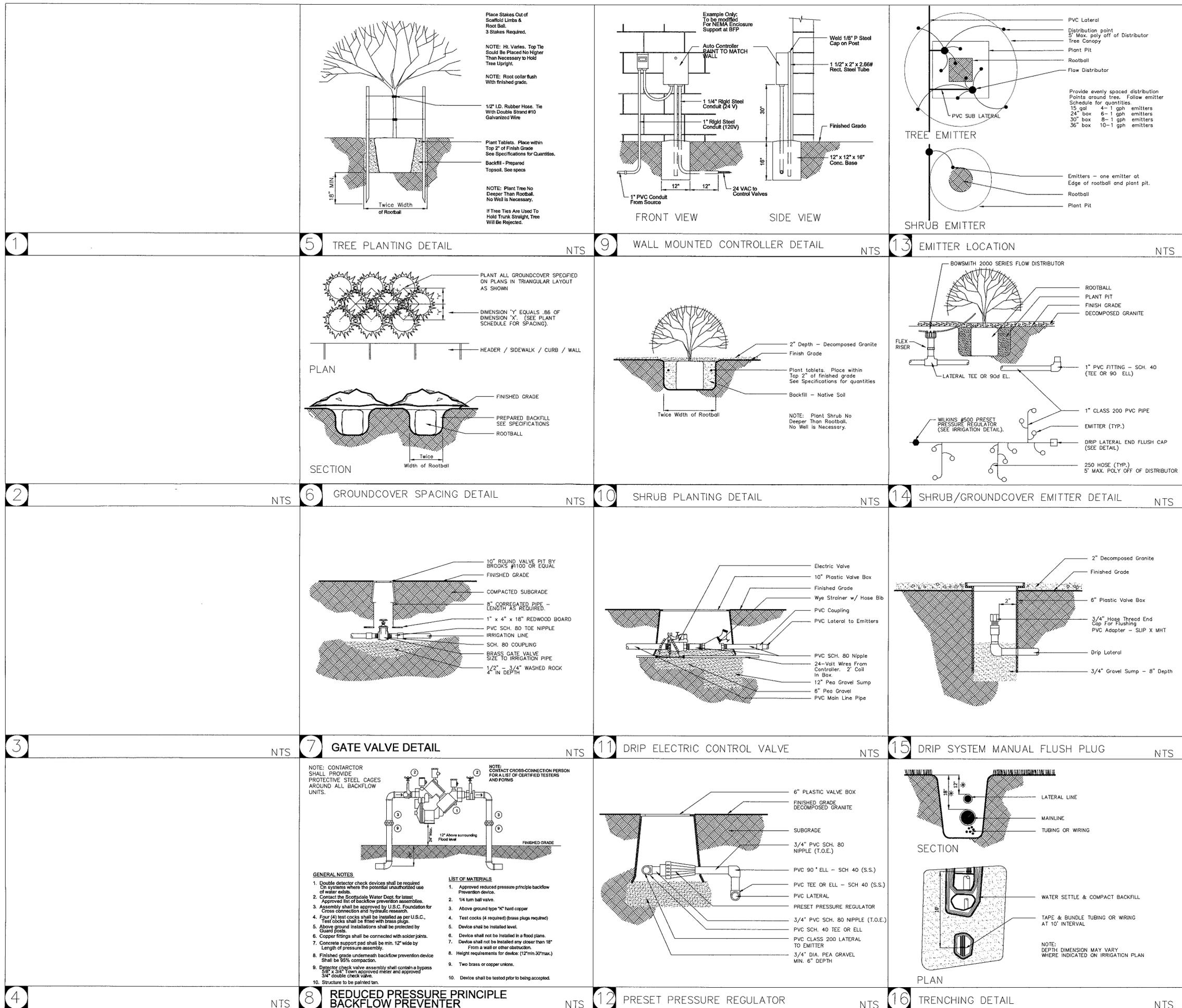


GILBERT LAND SURVEYING, PLC
4361 S. Squires Lane, Gilbert, Arizona 85297
Phone: (480) 334-5936

**PRELIMINARY PLAT
TROON NORTH TRACT V
SCOTTSDALE, ARIZONA
MARICOPA COUNTY, ARIZONA**

DATE: 12/10/15
FIELD: KD
DRAWN: RG,JB
JOB NO.: 151107
SHEET: 20F2

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Landscape Improvement Plans
TRACT V OF ON THE GREEN AT TROON NORTH
Scottsdale, Arizona
ALAIR HOMES
14988 N. 78TH WAY # 103
SCOTTSDALE, ARIZONA 85260

Project Number: AH101
Drawn by: BR
Issue Date: 11/24/15
Scale: See Plan
Revisions:



CALL TWO WORKING DAYS BEFORE YOU DUE
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

LANDSCAPE DETAILS

PLANT LEGEND

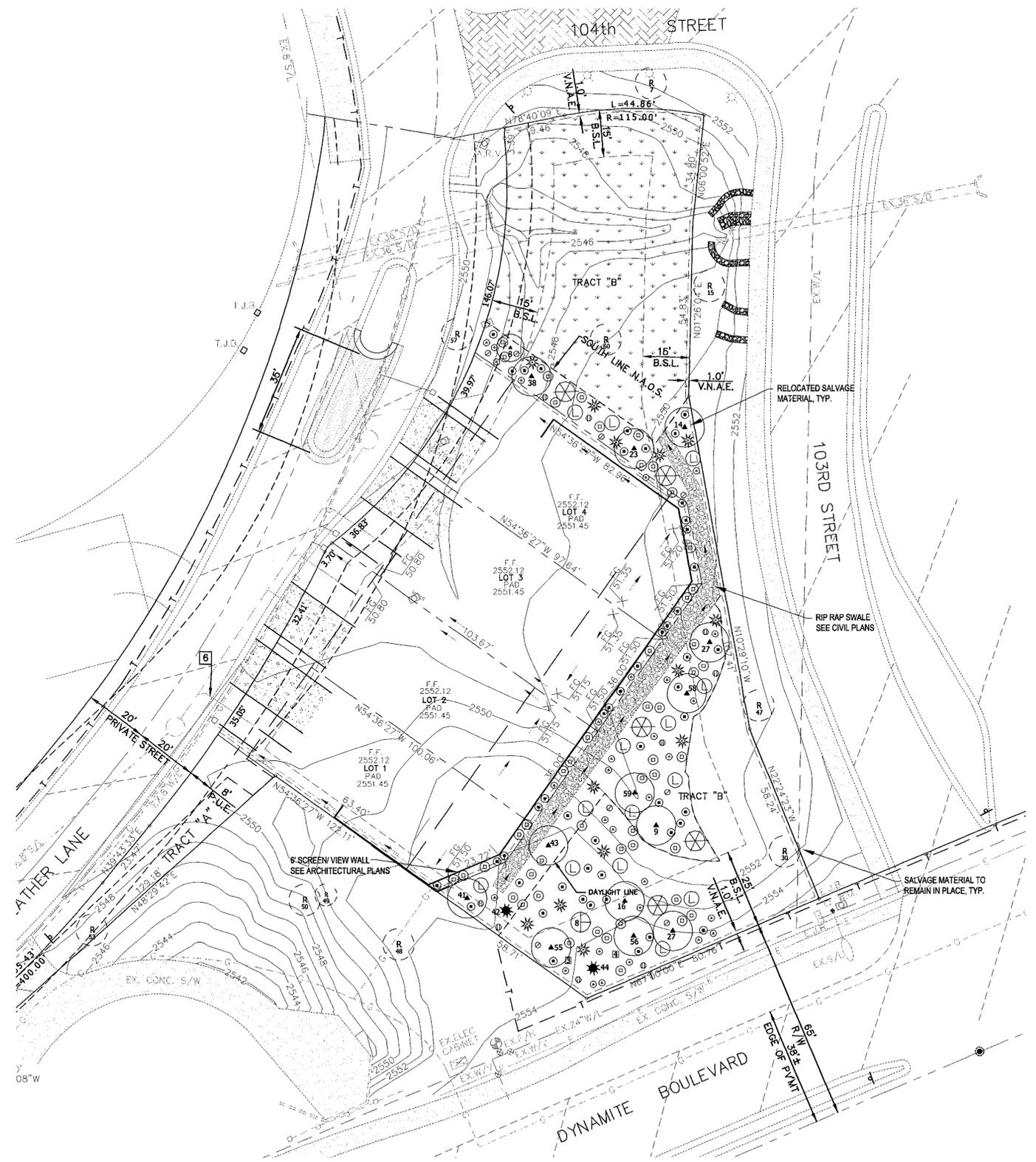
SYMBOL	BOTANICAL/Common Name	SIZE	QTY.	NOTES
SHRUBS				
⊙	AMBROSIA DELTOIDEA BURSAGE	5 GAL.	49	1 GPH EMITTER
⊙	BAILEYA MULTIRADIATA DESERT MARIGOLD	1 GAL.	30	.5 GPH EMITTER
⊙	ENCELJIA FARINOSA BRITTLE BUSH	5 GAL.	49	1 GPH EMITTER
⊙	LARREA TRIDENTATA CREOSOTE	5 GAL.	14	1 GPH EMITTER
ACCENTS				
⊙	ECHINOCEREUS ENGELMANNI HEDGEHOG CACTUS	5 GAL.	8	.5 GPH EMITTER
⊙	OPUNTIA ACANTHOCARPA BUCKHORN CHOLLA	5 GAL.	13	.5 GPH EMITTER
⊙	FOUQUERIA SPLENDENS OCOTILLO	10 CANES MIN.	5	.5 GPH EMITTER
⊙	FEROCACTUS WISLIZENII FISHHOOK BARREL	5 GAL.	9	.5 GPH EMITTER

RELOCATED SALVAGE INVENTORY

SYMBOL	SALVAGE MATERIAL
⊙	REFER TO INVENTORY CHART ON THIS SHEET TO CROSS REFERENCE SPECIFIC PLANT I.D. NUMBER.
⊙	TREE AND OCOTILLO SALVAGE
⊙	SAGUARO SALVAGE
⊙	BARREL CACTUS SALVAGE
⊙	SALVAGEABLE MATERIAL TO REMAIN IN PLACE

INVENTORY CHART

I.D.	SPECIMEN BOTANICAL NAME	SPECIMEN COMMON NAME	TREE CALIPER	CACTUS HEIGHT	SALVAGEABILITY	SALVAGE STATUS	BOX SIZE
1	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	18"		NON SALVAGEABLE	REMAIN IN PLACE	
2	PARKINSONIA FLORIDA	BLUE PALO VERDE	3"		NON SALVAGEABLE	REMAIN IN PLACE	
3	FEROCACTUS WISLIZENII	BARREL CACTUS		3'	SALVAGEABLE	RELOCATE	BARE ROOT
4	FEROCACTUS WISLIZENII	BARREL CACTUS		3'	SALVAGEABLE	RELOCATE	BARE ROOT
5	FOUQUERIA SPLENDENS	OCOTILLO		12'	SALVAGEABLE	REMAIN IN PLACE	42"
6	PARKINSONIA FLORIDA	BLUE PALO VERDE	12"		NON SALVAGEABLE	REMAIN IN PLACE	
7	PARKINSONIA FLORIDA	BLUE PALO VERDE	17"		SALVAGEABLE	REMAIN IN PLACE	84"
8	FOUQUERIA SPLENDENS	OCOTILLO		12'	SALVAGEABLE	REMAIN IN PLACE	BARE ROOT
9	OLNEYA TESOTA	IRONWOOD	14"		SALVAGEABLE	RELOCATE	72"
10	PROSOPIS VELUTINA	NATIVE MESQUITE	4"		NON SALVAGEABLE	REMAIN IN PLACE	
11	YUCCA BACATTA	BANANA YUCCA		5'	NON SALVAGEABLE	REMAIN IN PLACE	
12	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	16"		NON SALVAGEABLE	REMAIN IN PLACE	
13	YUCCA BACATTA	BANANA YUCCA		6'	NON SALVAGEABLE	REMAIN IN PLACE	
14	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	12"		SALVAGEABLE	RELOCATE	60"
15	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	17"		SALVAGEABLE	REMAIN IN PLACE	72"
16	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	12"		SALVAGEABLE	RELOCATE	60"
17	YUCCA BACATTA	BANANA YUCCA		4'	NON SALVAGEABLE	REMAIN IN PLACE	
18	YUCCA BACATTA	BANANA YUCCA		6'	NON SALVAGEABLE	REMAIN IN PLACE	
19	YUCCA BACATTA	BANANA YUCCA		6'	NON SALVAGEABLE	REMAIN IN PLACE	
20	YUCCA BACATTA	BANANA YUCCA		5'	NON SALVAGEABLE	REMAIN IN PLACE	
21	ZIZIPHUS OBTUSIFOLIA	GREY THORN	8"		NON SALVAGEABLE	REMOVE	
22	YUCCA BACATTA	BANANA YUCCA		6'	NON SALVAGEABLE	REMOVE	
23	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	13"		SALVAGEABLE	RELOCATE	66"
24	YUCCA BACATTA	BANANA YUCCA		5'	NON SALVAGEABLE	REMOVE	
25	ZIZIPHUS OBTUSIFOLIA	GREY THORN	20"		NON SALVAGEABLE	REMOVE	
26	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	6"		SALVAGEABLE	RELOCATE	42"
27	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	18"		SALVAGEABLE	RELOCATE	72"
28	YUCCA BACATTA	BANANA YUCCA		6'	NON SALVAGEABLE	REMOVE	
29	YUCCA BACATTA	BANANA YUCCA		5'	NON SALVAGEABLE	REMAIN IN PLACE	
30	ACACIA GREGGI	CAT CLAW ACACIA	18"		SALVAGEABLE	REMAIN IN PLACE	72"
31	ACACIA GREGGI	CAT CLAW ACACIA	12"		NON SALVAGEABLE	REMOVE	
32	YUCCA BACATTA	BANANA YUCCA		8"	NON SALVAGEABLE	REMOVE	
33	YUCCA BACATTA	BANANA YUCCA		4"	NON SALVAGEABLE	REMOVE	
34	YUCCA BACATTA	BANANA YUCCA		4"	NON SALVAGEABLE	REMOVE	
35	YUCCA BACATTA	BANANA YUCCA		6'	NON SALVAGEABLE	REMOVE	
36	YUCCA BACATTA	BANANA YUCCA		5'	NON SALVAGEABLE	REMOVE	
37	YUCCA BACATTA	BANANA YUCCA		6'	NON SALVAGEABLE	REMOVE	
38	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	10"		SALVAGEABLE	RELOCATE	60"
39	ACACIA GREGGI	CAT CLAW ACACIA	4"		NON SALVAGEABLE	REMOVE	
40	YUCCA BACATTA	BANANA YUCCA		6'	NON SALVAGEABLE	REMOVE	
41	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	16"		SALVAGEABLE	RELOCATE	66"
42	CARNEGIA GIGANTEA	SAGUARO		24', 10'	SALVAGEABLE	RELOCATE	
43	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	12"		SALVAGEABLE	RELOCATE	66"
44	CARNEGIA GIGANTEA	SAGUARO		29', 45'	SALVAGEABLE	RELOCATE	
45	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	14"		NON SALVAGEABLE	REMOVE	
46	YUCCA BACATTA	BANANA YUCCA		5'	NON SALVAGEABLE	REMOVE	
47	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	10"		SALVAGEABLE	REMAIN IN PLACE	66"
48	PARKINSONIA FLORIDA	BLUE PALO VERDE	15"		SALVAGEABLE	REMAIN IN PLACE	72"
49	CARNEGIA GIGANTEA	SAGUARO		4'	SALVAGEABLE	REMAIN IN PLACE	54"
50	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	10"		SALVAGEABLE	REMAIN IN PLACE	
51	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	15"		NON SALVAGEABLE	REMAIN IN PLACE	
52	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	6"		NON SALVAGEABLE	REMAIN IN PLACE	
53	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	3"		SALVAGEABLE	REMAIN IN PLACE	36"
54	CASTELA EMORYI	CRUCIFLOR THORN	10"		NON SALVAGEABLE	REMOVE	
55	PARKINSONIA FLORIDA	BLUE PALO VERDE	4"		SALVAGEABLE	RELOCATE	36"
56	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	20"		SALVAGEABLE	RELOCATE	72"
57	PARKINSONIA FLORIDA	BLUE PALO VERDE	20"		SALVAGEABLE	REMAIN IN PLACE	84"
58	PARKINSONIA FLORIDA	BLUE PALO VERDE	9"		SALVAGEABLE	RELOCATE	48"
59	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	4"		SALVAGEABLE	RELOCATE	36"
60	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	18"		SALVAGEABLE	REMAIN IN PLACE	72"
61	YUCCA BACATTA	BANANA YUCCA		5'	NON SALVAGEABLE	REMAIN IN PLACE	
62	YUCCA BACATTA	BANANA YUCCA		4'	NON SALVAGEABLE	REMAIN IN PLACE	
63	ACACIA GREGGI	CAT CLAW ACACIA	11"		NON SALVAGEABLE	REMAIN IN PLACE	



PLANTING PLAN

0 20' 40' 80' NORTH



Landscape Architecture
Land Planning
Phoenix Office
(Ph.) 480-540-7556
(Fax) 623-362-2813
25809 N. 55th Dr.
Phoenix, AZ 85083
Email: brude9@cox.net

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Landscape Improvement Plans
TRACT V OF ON THE GREEN AT TROON NORTH
Scottsdale, Arizona
ALAIR HOMES
14988 N. 78TH WAY # 103.
SCOTTSDALE, ARIZONA 85260

Project Number: AH101
Drawn by: BR
Issue Date: 11/24/15
Scale: See Plan
Revisions:



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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

PLANTING PLAN

Sheet Number
PL-01

10-PP-2015
12/15/15

IRRIGATION SCHEDULE

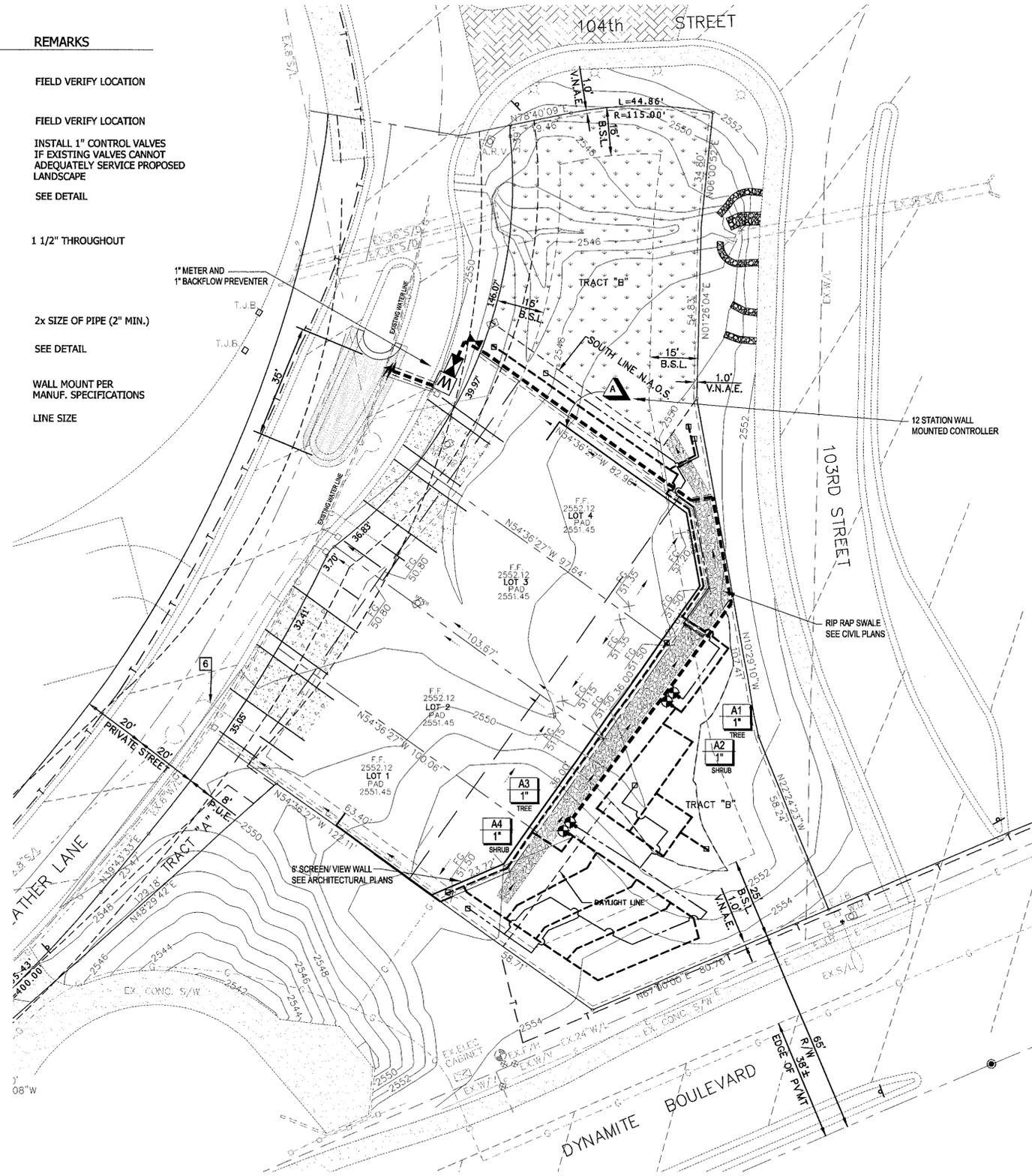
SYMBOL	ITEM	DESCRIPTION	REMARKS
	1" WATER METER		FIELD VERIFY LOCATION
	1" BACKFLOW PREVENTER (IN SECURITY CAGE)		FIELD VERIFY LOCATION
	RAINBIRD	#100 PEB SERIES ELECTRONIC REMOTE CONTROL DRIP VALVE WITH AN RBY-100-200 MX SERIES WATT WYE STRAINER	INSTALL 1" CONTROL VALVES IF EXISTING VALVES CANNOT ADEQUATELY SERVICE PROPOSED LANDSCAPE
	RAINBIRD	PSI-MX30 PRESET PRESSURE REGULATOR OR EQUAL	SEE DETAIL
	PVC MAINLINE, SCH. 40		1 1/2" THROUGHOUT
	1" PVC DRIP LATERAL, CLASS 200 OR BETTER (SHRUB LATERAL)		
	1" PVC DRIP LATERAL, CLASS 200 OR BETTER (TREE LATERAL)		
	PVC SLEEVING, SCH. 40		2x SIZE OF PIPE (2" MIN.)
	SPEARS	MALE ADAPTOR, M-66-P MALE FLUSH CAP	SEE DETAIL
	IRRITROL NOT SHOWN	MC-Plus B Series AUTOMATIC WALL MOUNTED CONTROLLER 12 STATION	WALL MOUNT PER MANUF. SPECIFICATIONS
	NIBCO	BRASS GATE VALVE	LINE SIZE

BOWSMITH EMITTER NOTES

- INSTALL ONE SB06 (1/2 GPH) SINGLE OUTLET EMITTER PER SHRUB OR GROUND COVER AS REQUIRED. SEE LANDSCAPE SCHEDULE FOR APPROPRIATE EMITTER APPLICATION. (SEE DETAIL)
- INSTALL ONE SB-10 (1.0 GPH) SINGLE OUTLET EMITTER PER SHRUB OR GROUND COVER AS REQUIRED. SEE LANDSCAPE SCHEDULE FOR APPROPRIATE EMITTER APPLICATION. (SEE DETAIL)
- INSTALL (Qty. Varies) SB-10 (1.0 GPH) SINGLE OUTLET EMITTER PER TREE AS REQUIRED. (SEE DETAIL)
- INSTALL ALL EMITTERS UP GRADE FROM PLANT MATERIAL.
- USE RIGID PVC AS EMITTER LATERALS THROUGHOUT.
- INSTALL FLUSH END CAPS AT ALL ENDS OF LATERALS AS SHOWN.
- INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

PIPE SIZING SCHEDULE

PIPE SIZE	GAL. / MIN.	PIPE SIZE	GAL. / MIN.
1/2"	0-5	1 1/4"	16-25
3/4"	6-10	1 1/2"	26-35
1"	11-15	2"	36-50



IRRIGATION PLAN



Ironwood Planning

Landscape Architecture
Land Planning

Phoenix Office
(Ph.) 480-540-7556
(Fax) 623-362-2813

25809 N. 55th Dr.
Phoenix, AZ 85083

Email: brude9@cox.net

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Scottsdale, Arizona

ALAIR HOMES
14988 N. 78TH WAY # 103
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Project Number: AH101
Drawn by: BR
Issue Date: 11/24/15
Scale: See Plan

Revisions:



IRRIGATION PLAN

Sheet Number

IR-01

10-PP-2015
12/15/15

PLANT LEGEND

SYMBOL	BOTANICAL/Common Name	SIZE	QTY.	NOTES
SHRUBS				
⊙	AMBROSIA DELTOIDEA BURSAGE	5 GAL.	49	1 GPH EMITTER
⊙	BAILEYA MULTIRADIATA DESERT MARGOLD	1 GAL.	30	.5 GPH EMITTER
⊙	ENCELIA FARINOSA BRITTLE BUSH	5 GAL.	49	1 GPH EMITTER
⊙	LARREA TRIDENTATA CREOSOTE	5 GAL.	14	1 GPH EMITTER
ACCENTS				
⊙	ECHINOCEREUS ENGELMANNI HEDGEHOG CACTUS	5 GAL.	8	.5 GPH EMITTER
⊙	OPUNTIA ACANTHOCARPA BUCKHORN CHOLLA	5 GAL.	13	.5 GPH EMITTER
⊙	FOUQUERIA SPLENDENS OCOTILLO	10 CANE MIN.	5	.5 GPH EMITTER
⊙	FEROCACTUS WISLIZENII FISHHOOK BARREL	5 GAL.	9	.5 GPH EMITTER

RELOCATED SALVAGE INVENTORY

SYMBOL	SALVAGE MATERIAL
⊙	REFER TO CHART BELOW TO CROSS REFERENCE SPECIFIC PLANT I.D. NUMBER.
⊙	TREE SALVAGE (13 TOTAL)
⊙	SAGUARO SALVAGE (2 TOTAL)
⊙	BARREL CACTUS SALVAGE (2 TOTAL)
⊙	OCOTILLO SALVAGE (1 TOTAL)

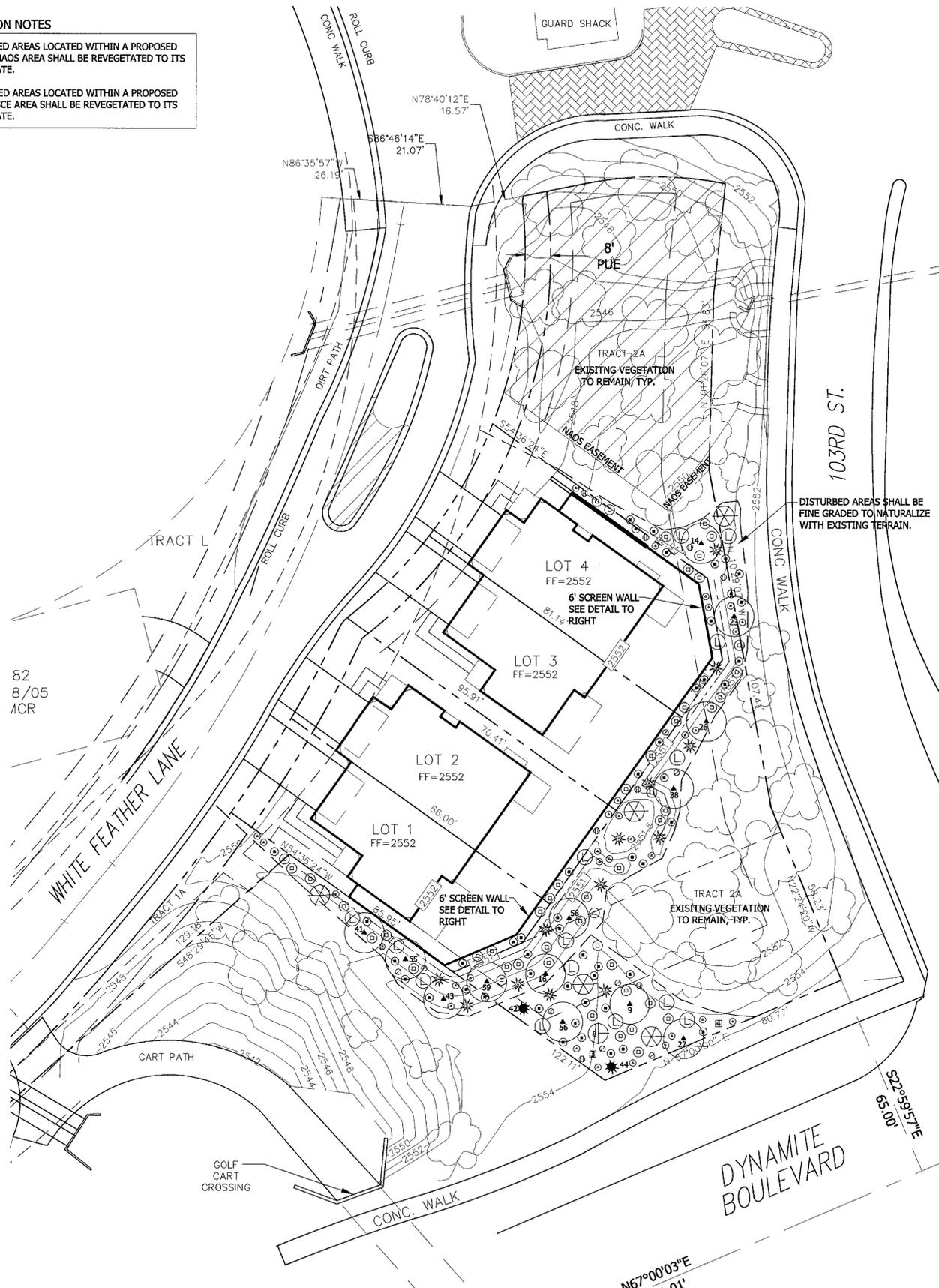
REVEGETATION NOTES

1) ALL DISTURBED AREAS LOCATED WITHIN A PROPOSED DEDICATED NAOS AREA SHALL BE REVEGETATED TO ITS NATURAL STATE.

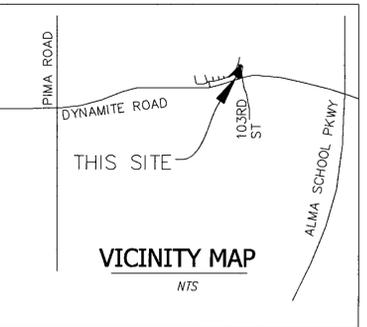
2) ALL DISTURBED AREAS LOCATED WITHIN A PROPOSED DEDICATED SCE AREA SHALL BE REVEGETATED TO ITS NATURAL STATE.

INVENTORY CHART

ID.	SPECIMEN BOTANICAL NAME	SPECIMEN COMMON NAME	TREE CALIPER	CACTUS HEIGHT	SALVAGEABILITY	SALVAGE STATUS
1	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	16"		NON SALVAGEABLE	REMAIN IN PLACE
2	PARKINSONIA FLORIDA	BLUE PALO VERDE	3"		NON SALVAGEABLE	REMAIN IN PLACE
3	FEROCACTUS WISLIZENII	BARREL CACTUS		3"	SALVAGEABLE	RELOCATE
4	FEROCACTUS WISLIZENII	BARREL CACTUS		3"	SALVAGEABLE	RELOCATE
5	FOUQUERIA SPLENDENS	OCOTILLO		12"	SALVAGEABLE	REMAIN IN PLACE
6	PARKINSONIA FLORIDA	BLUE PALO VERDE	12"		NON SALVAGEABLE	REMAIN IN PLACE
7	PARKINSONIA FLORIDA	BLUE PALO VERDE	17"		SALVAGEABLE	REMAIN IN PLACE
8	FOUQUERIA SPLENDENS	OCOTILLO		12"	SALVAGEABLE	REMAIN IN PLACE
9	OLNEYA TESOTA	IRONWOOD	14"		SALVAGEABLE	RELOCATE
10	PROSOPIS VELLUTINA	NATIVE MESQUITE	4"		NON SALVAGEABLE	REMAIN IN PLACE
11	YUCCA BACATTA	BANANA YUCCA		5"	NON SALVAGEABLE	REMAIN IN PLACE
12	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	16"		NON SALVAGEABLE	REMAIN IN PLACE
13	YUCCA BACATTA	BANANA YUCCA		6"	NON SALVAGEABLE	REMAIN IN PLACE
14	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	12"		SALVAGEABLE	RELOCATE
15	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	17"		SALVAGEABLE	REMAIN IN PLACE
16	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	12"		SALVAGEABLE	RELOCATE
17	YUCCA BACATTA	BANANA YUCCA		4"	NON SALVAGEABLE	REMAIN IN PLACE
18	YUCCA BACATTA	BANANA YUCCA		6"	NON SALVAGEABLE	REMAIN IN PLACE
19	YUCCA BACATTA	BANANA YUCCA		6"	NON SALVAGEABLE	REMAIN IN PLACE
20	YUCCA BACATTA	BANANA YUCCA		5"	NON SALVAGEABLE	REMAIN IN PLACE
21	ZIZIPHUS OBTUSIFOLIA	GREY THORN	8"		NON SALVAGEABLE	REMOVE
22	YUCCA BACATTA	BANANA YUCCA		6"	NON SALVAGEABLE	REMOVE
23	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	13"		SALVAGEABLE	RELOCATE
24	YUCCA BACATTA	BANANA YUCCA		5"	NON SALVAGEABLE	REMOVE
25	ZIZIPHUS OBTUSIFOLIA	GREY THORN	20"		NON SALVAGEABLE	REMOVE
26	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	6"		SALVAGEABLE	RELOCATE
27	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	18"		SALVAGEABLE	RELOCATE
28	YUCCA BACATTA	BANANA YUCCA		6"	NON SALVAGEABLE	REMOVE
29	YUCCA BACATTA	BANANA YUCCA		5"	NON SALVAGEABLE	REMAIN IN PLACE
30	ACACIA GREGGI	CAT CLAW ACACIA	18"		SALVAGEABLE	REMAIN IN PLACE
31	ACACIA GREGGI	CAT CLAW ACACIA	12"		NON SALVAGEABLE	REMOVE
32	YUCCA BACATTA	BANANA YUCCA		8"	NON SALVAGEABLE	REMOVE
33	YUCCA BACATTA	BANANA YUCCA		4"	NON SALVAGEABLE	REMOVE
34	YUCCA BACATTA	BANANA YUCCA		4"	NON SALVAGEABLE	REMOVE
35	YUCCA BACATTA	BANANA YUCCA		6"	NON SALVAGEABLE	REMOVE
36	YUCCA BACATTA	BANANA YUCCA		5"	NON SALVAGEABLE	REMOVE
37	YUCCA BACATTA	BANANA YUCCA		6"	NON SALVAGEABLE	REMOVE
38	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	10"		SALVAGEABLE	RELOCATE
39	ACACIA GREGGI	CAT CLAW ACACIA	4"		NON SALVAGEABLE	REMOVE
40	YUCCA BACATTA	BANANA YUCCA		5"	NON SALVAGEABLE	REMOVE
41	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	16"		SALVAGEABLE	RELOCATE
42	CARNEGIA GIGANTEA	SAGUARO		24'-10"	SALVAGEABLE	RELOCATE
43	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	12"		SALVAGEABLE	RELOCATE
44	CARNEGIA GIGANTEA	SAGUARO		29'-45"	SALVAGEABLE	RELOCATE
45	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	14"		NON SALVAGEABLE	REMOVE
46	YUCCA BACATTA	BANANA YUCCA		5"	NON SALVAGEABLE	REMOVE
47	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	10"		SALVAGEABLE	REMAIN IN PLACE
48	PARKINSONIA FLORIDA	BLUE PALO VERDE	15"		SALVAGEABLE	REMAIN IN PLACE
49	CARNEGIA GIGANTEA	SAGUARO		4'	SALVAGEABLE	REMAIN IN PLACE
50	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	10"		SALVAGEABLE	REMAIN IN PLACE
51	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	15"		NON SALVAGEABLE	REMAIN IN PLACE
52	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	6"		NON SALVAGEABLE	REMAIN IN PLACE
53	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	3"		SALVAGEABLE	REMAIN IN PLACE
54	CASTELA EMORYI	CRUCIFIXION THORN	10"		NON SALVAGEABLE	REMOVE
55	PARKINSONIA FLORIDA	BLUE PALO VERDE	4"		SALVAGEABLE	RELOCATE
56	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	20"		SALVAGEABLE	RELOCATE
57	PARKINSONIA FLORIDA	BLUE PALO VERDE	20"		SALVAGEABLE	REMAIN IN PLACE
58	PARKINSONIA FLORIDA	BLUE PALO VERDE	9"		SALVAGEABLE	RELOCATE
59	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	4"		SALVAGEABLE	RELOCATE
60	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	18"		SALVAGEABLE	REMAIN IN PLACE
61	YUCCA BACATTA	BANANA YUCCA		5"	NON SALVAGEABLE	REMAIN IN PLACE
62	YUCCA BACATTA	BANANA YUCCA		4"	NON SALVAGEABLE	REMAIN IN PLACE
63	ACACIA GREGGI	CAT CLAW ACACIA	11"		NON SALVAGEABLE	REMAIN IN PLACE



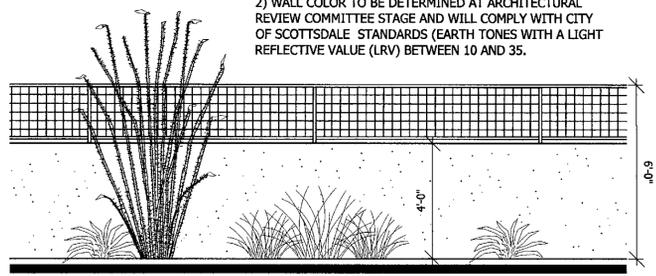
Ironwood Planning
 Landscape Architecture
 Land Planning
 (Ph.) 480-540-7556
 (Fax) 623-362-2813
 Email: brude9@cox.net



NOTES:

1) SCREEN WALL TO BE LOCATED 3' INSIDE OF BUILDING ENVELOPE LINE WHERE FEASIBLE.

2) WALL COLOR TO BE DETERMINED AT ARCHITECTURAL REVIEW COMMITTEE STAGE AND WILL COMPLY WITH CITY OF SCOTTSDALE STANDARDS (EARTH TONES WITH A LIGHT REFLECTIVE VALUE (LRV) BETWEEN 10 AND 35).



Ⓐ 4' SMOOTH CMU WALL WITH SAND STUCCO FINISH AND 2' VIEW FENCE ABOVE (WELDED WIRE GRID)

10299 E. WHITE FEATHER LANE
 SCOTTSDALE, AZ 85262 MCR 398-05

TROON NORTH TRACT V CONCEPTUAL LANDSCAPE AND REVEGETATION PLAN

0 20' 40' 80' DEC 2015

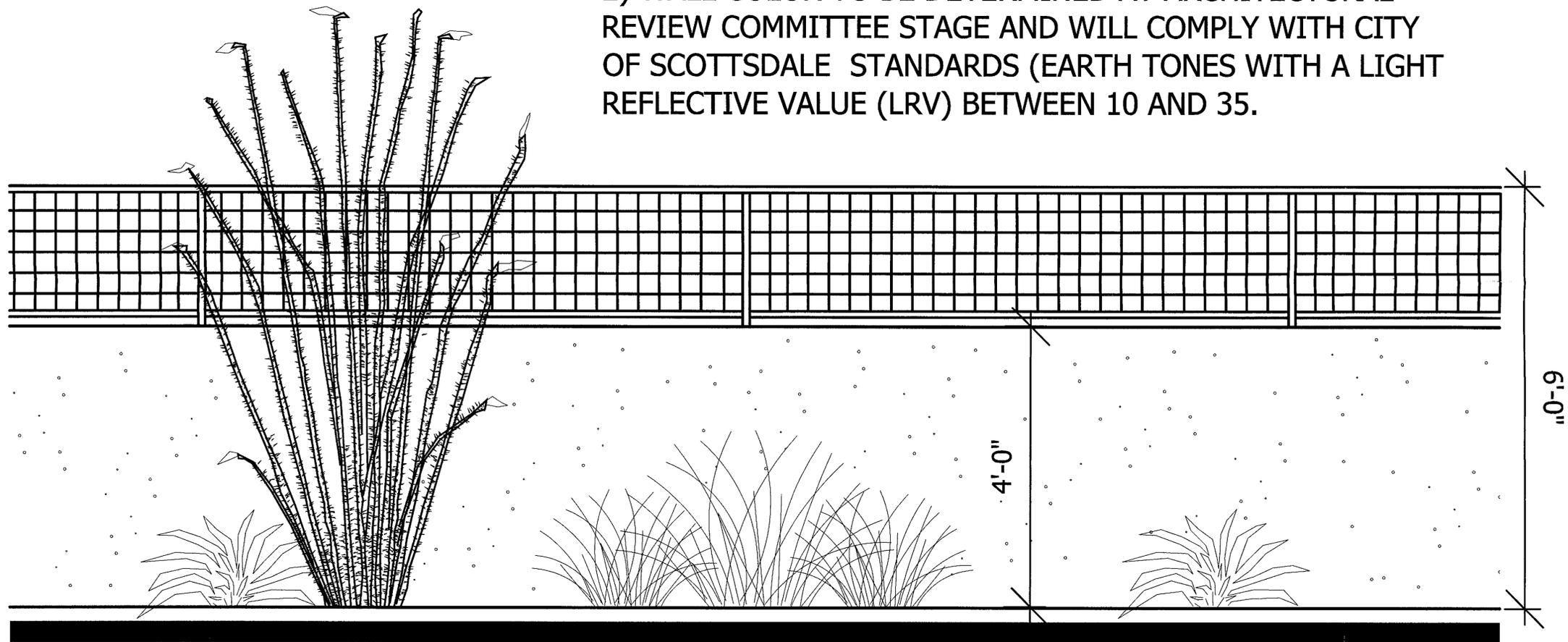


10-PP-2015
 12/15/15

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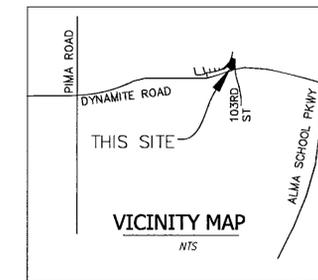
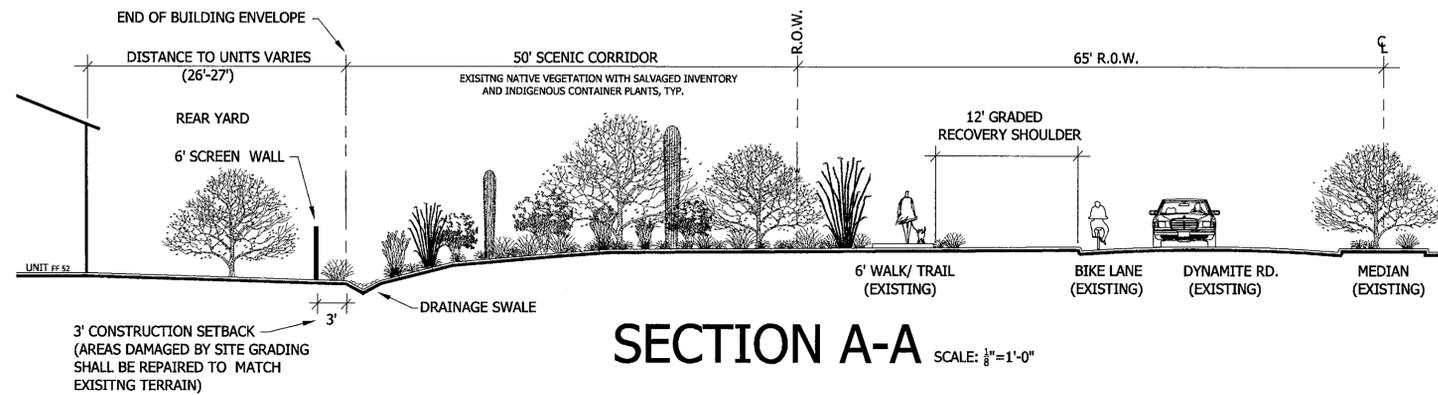
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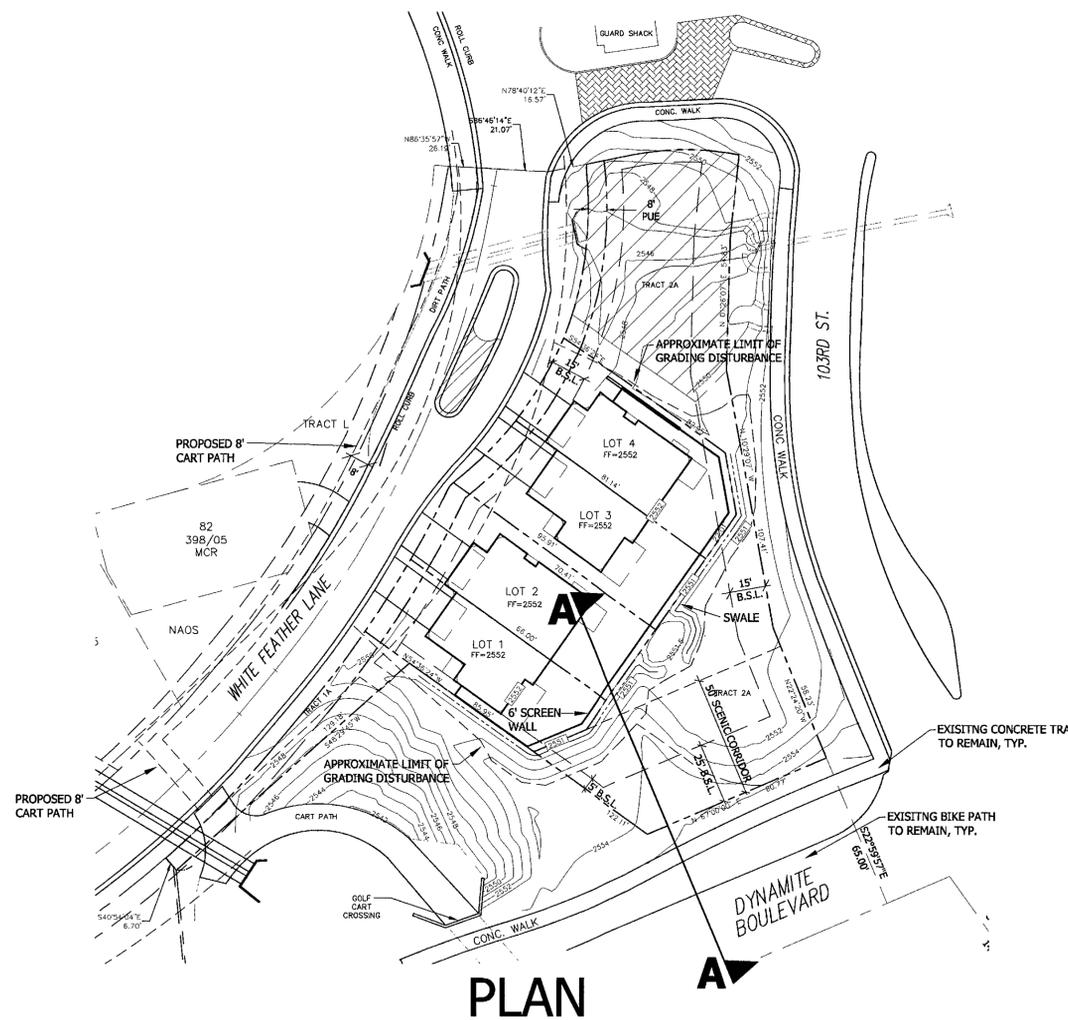


A

4' SMOOTH CMU WALL WITH SAND STUCCO FINISH
AND 2' VIEW FENCE ABOVE (WELDED WIRE GRID)



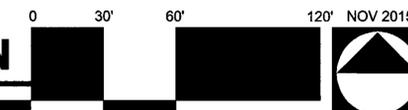
Ironwood Planning
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10299 E. WHITE FEATHER LANE
SCOTTSDALE, AZ 85262 MCR 398-05

TROON NORTH TRACT V

BIKEWAYS AND TRAILS PLAN



PRE-APPLICATION # 628-PA-2012

Landscape Improvement Plans For: TRACT V OF ON THE GREEN AT TROON NORTH

10299 E. WHITE FEATHER LANE
SCOTTSDALE, AZ 85262

NOVEMBER 24, 2015

Revision	Date

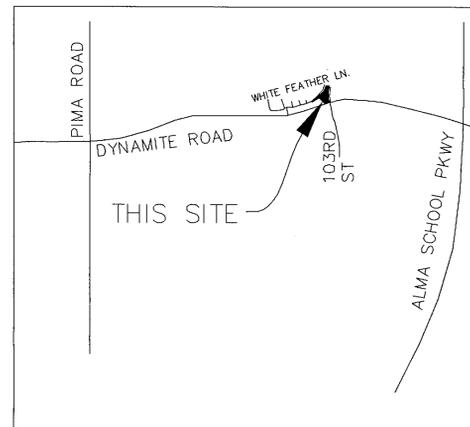
TRACT V OF ON THE GREEN AT TROON NORTH
Landscape Improvement Plans

CITY OF SCOTTSDALE NOTES:

GENERAL NOTES FOR PUBLIC WORKS CONSTRUCTION	
1.	All construction in the public rights-of-way or in easements granted for public use must conform to the latest Maricopa Association of Governments (MAG) Uniform Standard Specifications and Uniform Standard Details for Public Works Construction as amended by the latest version of the City of Scottsdale Supplemental Standard Specifications and Supplemental Standard Details. If there is a conflict, the city's Supplemental Standard Details will govern.
2.	The city only approves the scope, not the detail, of engineering designs; therefore, if construction quantities are shown on these plans, they are not verified by the city.
3.	The approval of plans is valid for six (6) months. If an encroachment permit for the construction has not been issued within six months, the plans must be resubmitted to the city for reapproval.
4.	A Public Works inspector will inspect all works within the City of Scottsdale rights-of-way and in easements. Notify Inspection Services 24 hours prior to beginning construction by calling 480-312-5750.
5.	Whenever excavation is necessary, call the Blue Stake Center, 602-263-1100, two working days before excavation begins. The Center will see that the location of the underground utility lines is identified for the project. Call "collect" if necessary.
6.	Encroachment permits are required for all work in public rights-of-way and easements granted for public purposes. An encroachment permit will be issued by the city only after the registrant has paid a base fee plus a fee for inspection services. Copies of all permits must be retained on-site and be available for inspection at all times. Failure to produce the required permits will result in immediate suspension of all work until the proper permit documentation is obtained.
7.	All excavation and grading that is not in the public rights-of-way or not in easements granted for public use must conform to Chapter 70, Excavation and Grading, of the latest edition of the Uniform Building Code prepared by the International Conference of Building Officials. A permit for this grading must be secured from the city for a fee established by the Uniform Building Code.

FIGURE 1.2-13 GENERAL NOTES FOR PUBLIC WORKS CONSTRUCTION

BOOK 398 OF MAPS, PAGE 5, OFFICIAL RECORDS OF MARICOPA COUNTY
A PORTION OF THE SOUTH HALF OF SECTION 29,
TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA & SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA
APN# 216-72-584



LOCATION MAP NO SCALE

LEGAL DESCRIPTION

TRACT V, ON THE GREEN AT TROON NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 390 OF MAPS, PAGE 48 AND CERTIFICATE OF CORRECTION RECORDED AS 95-099793 OF OFFICIAL RECORDS AND REPLATTED IN BOOK 398 OF MAPS, PAGE 5 AND AFFIDAVIT OF CORRECTION RECORDED AS 96-234748 OF OFFICIAL RECORDS.

OWNER

BOB GARLAND
8180 E. DEL CAVERNA LN.
SCOTTSDALE, ARIZONA 85258
602-385-1540

CONSULTANTS

Landscape Architect:
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(Fax) 623-362-2813
brude9@cox.net



Civil Engineer:

Cano Engineering Inc.
Phone: (602) 616-6356

SHEET INDEX

Legends and Notes	LN-01
Planting Plan	PL-01
Irrigation Plan	IR-01
Landscape Details	D-01

MCR 398-05
APN# 216-72-584
NATIVE PLANT CASE# 0000

LANDSCAPE PLAN APPROVAL

CASE#	APPROVED BY:	DATE:

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY UNTIL INSPECTION SERVICES STAFF APPROVES THE LANDSCAPE INSTALLATION.

10-PP-2015
12/15/15

ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED-FREE CONDITION. ANSI A300 STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS, AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS THIS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

TRACT V OF ON THE GREEN AT TROON NORTH
Landscape Improvement Plans

IRRIGATION NOTES

- ALL EXACT QUANTITIES OF EQUIPMENT REMAIN THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR AND NO ADDITIONAL COSTS TO OWNER WILL BE ACCEPTED AFTER BIDDING THIS PROJECT.
- PLANS ARE DIAGRAMMATIC AND APPROXIMATE. ALL VALVES AND PIPING SHALL BE LOCATED IN PLANTING AREAS AND ALL PIPING SHALL BE INSTALLED PRIOR TO PAVING WORK. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING EXCEPT WHERE SHOWN ON DRAWINGS. CAP ALL ENDS HAND TIGHT PRIOR TO BACKFILL.
- LOCAL STATIC WATER PRESSURE RANGES FROM 60-70 psi. CONTRACTOR SHALL VERIFY WATER PRESSURE IN FIELD PRIOR TO CONSTRUCTION. SHOULD A DISCREPANCY EXIST, NOTIFY OWNERS AGENT IMMEDIATELY.
- CONTRACTOR TO CONFORM TO ALL STATE AND LOCAL CODES AND OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION. CONTACT BLUE STAKES CENTER (602-263-1100) FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS INDICATED ON THE IRRIGATION PLAN(S). HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, A DETAILED REVIEW OF ALL THE LANDSCAPE DOCUMENTS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AGENT.
- CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL SLEEVING UNDER ALL PAVED SURFACES WITH THE GENERAL CONTRACTOR.
- PROVIDE PLASTIC VALVE BOXES FOR ALL UNDERGROUND VALVES, PRESET PRESSURE REGULATORS AND FLUSH PLUGS.
- USE ONLY #14 OR #12 (WHEN JUSTIFIED) DIRECT BURIAL COPPER WIRE FOR ALL UNDERGROUND WIRING. ALL WIRE RUNS TO BE CONTINUOUS FROM CONTROLLER TO CONTROL VALVE. USE ONLY EPOXY FILLED WATERPROOF WIRE ASSEMBLIES BY SPEARS (OR EQ.) FOR ALL WIRE SPLICES. COLOR COORDINATE WIRE AS INDICATED ON DRAWINGS.
- OBTAIN APPROVAL FROM THE OWNER'S AGENT OF STAKED LOCATIONS FOR ALL VALVES, MAINLINE, AND THE AUTOMATIC CONTROLLER PRIOR TO INSTALLATION.
- TEST MAINLINE FROM WATER SOURCE TO ELECTRIC VALVES AND QUICK COUPLERS WITH THE EXISTING WATER PRESSURE FOR A MINIMUM OF 12 HOURS. OBTAIN APPROVAL OF OWNER'S AGENT PRIOR TO BACKFILLING.
- ALL PVC SLEEVING PASSING UNDER WALKS, DRIVES CONCRETE AND THROUGH FOOTINGS SHALL BE SCHEDULE 40 PVC PIPE MINIMUM TWO SIZES LARGER THAN PIPE(S) PASSING THROUGH. PROVIDE A SEPARATE SLEEVE FOR ELECTRICAL WIRING. (1 1/2" SIZE MIN.)
- EXACT PIPE SIZING AND FOOTAGE REMAIN THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR.
- USE TEFLON TAPE OR PIPE JOINT COMPOUND ON ALL THREADED JOINTS.
- ALL DRIP SYSTEM LATERAL PIPING SHALL BE 3/4" CLASS 200. ALL FITTINGS SHALL BE A MINIMUM SCH. 40 PVC.
- COORDINATE IRRIGATION WORK WITH PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND PLANT PITS.
- WHERE TREES, LIGHT STANDARDS, ETC. ARE AN OBSTRUCTION FOR SPRAYS, PIPING AND SPRINKLER HEADS SHALL BE ADJUSTED AND/OR RELOCATED FOR PROPER HEAD TO HEAD COVERAGE.
- PROVIDE TYPED WATERING SCHEDULE ENCASED IN PLASTIC AND ATTACHED TO INSIDE DOOR OF EACH CONTROLLER.
- PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, TEST TO DEMONSTRATE WITH OWNER'S AGENT PRESENT, THAT THE SYSTEM IS FULLY OPERATIONAL. PROVIDE WRITTEN RECOMMENDATION OF SUGGESTED WATER SCHEDULES FOR SEASONAL REQUIREMENTS.
- PROVIDE A WRITTEN 18 MONTH GUARANTEE FOR ALL SPRINKLER MATERIAL DATED FROM THE START OF THE 90 - DAY MAINTENANCE PERIOD. CONTRACTOR SHALL PROVIDE LABOR, MATERIALS AND EQUIPMENT NECESSARY TO RESTORE THE FULL OPERATION OF THE SYSTEM, AND REPLACE PLANT MATERIAL THAT DIED AS A DIRECT RESULT OF THE FAILURE.

IRRIGATION SCHEDULE

SYMBOL	ITEM	DESCRIPTION	REMARKS
		1" WATER METER	FIELD VERIFY LOCATION
		1" BACKFLOW PREVENTER (IN SECURITY CAGE)	FIELD VERIFY LOCATION
	RAINBIRD	#100 PEB SERIES ELECTRONIC REMOTE CONTROL DRIP VALVE WITH AN RBY-100-200 MX SERIES WATT WYE STRAINER	INSTALL 1" CONTROL VALVES IF EXISTING VALVES CANNOT ADEQUATELY SERVICE PROPOSED LANDSCAPE
	RAINBIRD	PSI-MX30 PRESET PRESSURE REGULATOR OR EQUAL	SEE DETAIL
		PVC MAINLINE, SCH. 40	1 1/2" THROUGHOUT
		1" PVC DRIP LATERAL, CLASS 200 OR BETTER (SHRUB LATERAL)	
		1" PVC DRIP LATERAL, CLASS 200 OR BETTER (TREE LATERAL)	
		PVC SLEEVING, SCH. 40	2x SIZE OF PIPE (2" MIN.)
	SPEARS	MALE ADAPTOR, M-66-P MALE FLUSH CAP	SEE DETAIL
	IRRITROL NOT SHOWN	MC-Plus B Series AUTOMATIC WALL MOUNTED CONTROLLER	WALL MOUNT PER MANUF. SPECIFICATIONS
	NIBCO	BRASS GATE VALVE	LINE SIZE

BOWSMITH EMITTER NOTES

- INSTALL ONE SB06 (1/2 GPH) SINGLE OUTLET EMITTER PER SHRUB OR GROUND COVER AS REQUIRED. SEE LANDSCAPE SCHEDULE FOR APPROPRIATE EMITTER APPLICATION. (SEE DETAIL.)
- INSTALL ONE SB-10 (1.0 GPH) SINGLE OUTLET EMITTER PER SHRUB OR GROUND COVER AS REQUIRED. SEE LANDSCAPE SCHEDULE FOR APPROPRIATE EMITTER APPLICATION. (SEE DETAIL.)
- INSTALL (Qty. Varies) SB-10 (1.0 GPH) SINGLE OUTLET EMITTER PER TREE AS REQUIRED. (SEE DETAIL.)
- INSTALL ALL EMITTERS UP GRADE FROM PLANT MATERIAL.
- USE RIGID PVC AS EMITTER LATERALS THROUGHOUT.
- INSTALL FLUSH END CAPS AT ALL ENDS OF LATERALS AS SHOWN.
- INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

PIPE SIZING SCHEDULE

PIPE SIZE	GAL./ MIN.	PIPE SIZE	GAL./ MIN.
1/2"	0-5	1 1/4"	16-25
3/4"	6-10	1 1/2"	26-35
1"	11-15	2"	36-50

GENERAL NOTES

- CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AGENT.
- PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE- CONSTRUCTION MEETING ON-SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNER'S REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THESE PROPOSED IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AFTER THE COMPLETION OF ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING; ALL UNDERGROUND UTILITIES, MASS GRADING, AND STREET IMPROVEMENTS.
- DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
- ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
- ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER, OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING(S) IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING MULCH OR DECOMPOSED GRANITE.
- ALL AREAS DISTURBED DURING CONSTRUCTION TO BE FINE GRADED. ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL FINE GRADE ENTIRE LANDSCAPED AREA AS REQUIRED FOR INSTALLATION OF PLANTING. ALL GRADES SHALL BE NEAT, RAKED SMOOTH AND BE FREE OF DEBRIS PRIOR TO SUBSTANTIAL COMPLETION.
- PRIOR TO SPREADING MATERIAL GROUNDCOVERS, ADJUST AND COMPACT FINISH GRADES, APPLY WEED PRE-EMERGENT SURFLAN AS PER MANUFACTURER'S INSTRUCTIONS. THEN SPREAD DECOMPOSED GRANITE, RIVER RUN, OR MULCH AS INDICATED ON PLANS. DECOMPOSED GRANITE SHALL BE WATERED, THEN COMPACTED WITH A SOD ROLLER TO A MINIMUM DEPTH OF 2" AFTER
- ALL LANDSCAPED AREAS SHALL RECEIVE A 2" TOP DRESSING OF 1/2" MINUS "COLOR BY OWNER" DECOMPOSED GRANITE. PROVIDE SAMPLE OF SIZE AND COLOR FOR APPROVAL BY OWNER'S AGENT PRIOR TO DELIVERY.
- STAKE LOCATIONS OF ALL TREES FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS (NOT POT BOUND), A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND FREE OF ANY BRUISES, CUTS, OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN; AND THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
- ALL RIGHT-OF-WAY PLANT MATERIAL MUST BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST. NO PLANT SUBSTITUTIONS, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANS WITHOUT PRIOR APPROVAL FROM THE PLANNING DEPT. OF SCOTTSDALE.
- BACKFILL MIXTURES, EXCEPT AS NOTED, TO BE COMPRISED OF 75% NATIVE SOIL AND 25% DECOMPOSED GRANULAR BARK MULCH, AND 2 LBS. DISPERSAL PER CUBIC YARD OF BACKFILL.
- ADD AGRI-FORM FERTILIZER TABLETS AT THE FOLLOWING RATES:
1 GALLON PLANT - 1 TABLET 15 GALLON PLANT - 4 TABLETS
5 GALLON PLANT - 2 TABLET BOXED TREE - 6 TABLETS (MIN.)
TABLETS TO BE PLACED NO DEEPER THAN 6" BELOW SOIL SURFACE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S AGENT.
- THE OWNER'S AGENT RESERVES THE RIGHT TO REJECT ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON; SIZE, SHAPE, EVIDENCE OF STRESS OR IMPROPER CARE.
- PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNER'S AGENT OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNER'S AGENT THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO THEN MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST THREE WEEKS PRIOR TO END OF MAINTENANCE PERIOD.
- PROVIDE OWNER WITH A WRITTEN GUARANTEE OF SIX (6) MONTHS FOR ALL PLANT MATERIAL DATED FROM START OF MAINTENANCE PERIOD AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. PROVIDE OWNER WITH WRITTEN INSTRUCTIONS OUTLINING MAINTENANCE PROCEDURES TO BE ADOPTED IN ORDER TO PROTECT GUARANTEE. INCLUDE WATERING SCHEDULE AND FERTILIZER PROGRAM. (1) YEAR GUARANTEE FOR PALMS.
- ALL SIDEWALKS AND OPEN SPACE TRAILS SHALL BE ACCESSIBLE AND COMPLY WITH A.D.A. AND FAIR HOUSING CRITERIA.

PLANT LEGEND

SYMBOL	BOTANICAL/Common NAME	SIZE	QTY.	NOTES
SHRUBS				
	AMBROSIA DELTOIDEA BURSAGE	5 GAL.	49	1 GPH EMITTER
	BAILEYA MULTIRADIATA DESERT MARIGOLD	1 GAL.	30	.5 GPH EMITTER
	ENCELIA FARINOSA BRITTLE BUSH	5 GAL.	49	1 GPH EMITTER
	LARREA TRIDENTATA CREOSOTE	5 GAL.	14	1 GPH EMITTER
ACCENTS				
	ECHINOCEREUS ENGELMANNI HEDGEHOG CACTUS	5 GAL.	8	.5 GPH EMITTER
	OPUNTIA ACANTHOCARPA BUCKHORN CHOLLA	5 GAL.	13	.5 GPH EMITTER
	FOUQUERIA SPLENDENS OCOTILLO	10 CANES MIN.	5	.5 GPH EMITTER
	FEROCACTUS WISLIZENII FISHHOOK BARREL	5 GAL.	9	.5 GPH EMITTER

RELOCATED SALVAGE INVENTORY

SYMBOL	SALVAGE MATERIAL
	TREE AND OCOTILLO SALVAGE
	SAGUARO SALVAGE
	BARREL CACTUS SALVAGE
	SALVAGEABLE MATERIAL TO REMAIN IN PLACE

INVENTORY CHART

I.D.	SPECIMEN BOTANICAL NAME	SPECIMEN COMMON NAME	TREE CALIPER	CACTUS HEIGHT	SALVAGEABILITY	SALVAGE STATUS	BOX SIZE
1	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	18"		NON SALVAGEABLE	REMAIN IN PLACE	
2	PARKINSONIA FLORIDA	BLUE PALO VERDE	3"		NON SALVAGEABLE	REMAIN IN PLACE	
3	FERO CACTUS WISLIZENI	BARREL CACTUS		3'	SALVAGEABLE	RELOCATE	BARE ROOT
4	FERO CACTUS WISLIZENI	BARREL CACTUS		3'	SALVAGEABLE	RELOCATE	BARE ROOT
5	FOUQUERIA SPLENDENS	OCOTILLO		12'	SALVAGEABLE	REMAIN IN PLACE	42"
6	PARKINSONIA FLORIDA	BLUE PALO VERDE	12"		NON SALVAGEABLE	REMAIN IN PLACE	
7	PARKINSONIA FLORIDA	BLUE PALO VERDE	17"		SALVAGEABLE	REMAIN IN PLACE	84"
8	FOUQUERIA SPLENDENS	OCOTILLO		12'	SALVAGEABLE	REMAIN IN PLACE	BARE ROOT
9	OLNEYA TESOTA	IRONWOOD	14"		SALVAGEABLE	RELOCATE	72"
10	PROSOPIS VELUTINA	NATIVE MESQUITE	4"		NON SALVAGEABLE	REMAIN IN PLACE	
11	YUCCA BACATTA	BANANA YUCCA			NON SALVAGEABLE	REMAIN IN PLACE	
12	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	16"	5'	NON SALVAGEABLE	REMAIN IN PLACE	
13	YUCCA BACATTA	BANANA YUCCA		6'	NON SALVAGEABLE	REMAIN IN PLACE	
14	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	12"		SALVAGEABLE	RELOCATE	60"
15	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	17"		SALVAGEABLE	REMAIN IN PLACE	72"
16	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	12"		SALVAGEABLE	RELOCATE	60"
17	YUCCA BACATTA	BANANA YUCCA		4'	NON SALVAGEABLE	REMAIN IN PLACE	
18	YUCCA BACATTA	BANANA YUCCA		6'	NON SALVAGEABLE	REMAIN IN PLACE	
19	YUCCA BACATTA	BANANA YUCCA		6'	NON SALVAGEABLE	REMAIN IN PLACE	
20	YUCCA BACATTA	BANANA YUCCA		5'	NON SALVAGEABLE	REMAIN IN PLACE	
21	ZIZIPHUS OBTUSIFOLIA	GREYTHORN	8"		NON SALVAGEABLE	REMOVE	
22	YUCCA BACATTA	BANANA YUCCA		6'	NON SALVAGEABLE	REMOVE	
23	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	13"		SALVAGEABLE	RELOCATE	66"
24	YUCCA BACATTA	BANANA YUCCA		5'	NON SALVAGEABLE	REMOVE	
25	ZIZIPHUS OBTUSIFOLIA	GREYTHORN	20"		NON SALVAGEABLE	REMOVE	
26	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	5"		SALVAGEABLE	RELOCATE	42"
27	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	18"		SALVAGEABLE	RELOCATE	72"
28	YUCCA BACATTA	BANANA YUCCA		6'	NON SALVAGEABLE	REMOVE	
29	YUCCA BACATTA	BANANA YUCCA		5'	NON SALVAGEABLE	REMAIN IN PLACE	
30	ACACIA GREGGI	CATCLAW ACACIA	18"		SALVAGEABLE	REMAIN IN PLACE	72"
31	ACACIA GREGGI	CATCLAW ACACIA	12"		NON SALVAGEABLE	REMOVE	
32	YUCCA BACATTA	BANANA YUCCA		8'	NON SALVAGEABLE	REMOVE	
33	YUCCA BACATTA	BANANA YUCCA		4'	NON SALVAGEABLE	REMOVE	
34	YUCCA BACATTA	BANANA YUCCA		4'	NON SALVAGEABLE	REMOVE	
35	YUCCA BACATTA	BANANA YUCCA		6'	NON SALVAGEABLE	REMOVE	
36	YUCCA BACATTA	BANANA YUCCA		5'	NON SALVAGEABLE	REMOVE	
37	YUCCA BACATTA	BANANA YUCCA		6'	NON SALVAGEABLE	REMOVE	
38	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	10"		SALVAGEABLE	RELOCATE	60"
39	ACACIA GREGGI	CATCLAW ACACIA	4"		NON SALVAGEABLE	REMOVE	
40	YUCCA BACATTA	BANANA YUCCA		5'	NON SALVAGEABLE	REMOVE	
41	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	16"		SALVAGEABLE	RELOCATE	66"
42	CARNEGIA GIGANTEA	SAGUARO		24', 10'	SALVAGEABLE	RELOCATE	
43	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	12"		SALVAGEABLE	RELOCATE	66"
44	CARNEGIA GIGANTEA	SAGUARO		29', 45'	SALVAGEABLE	RELOCATE	
45	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	14"		NON SALVAGEABLE	REMOVE	
46	YUCCA BACATTA	BANANA YUCCA		5'	NON SALVAGEABLE	REMOVE	
47	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	10"		SALVAGEABLE	REMAIN IN PLACE	66"
48	PARKINSONIA FLORIDA	BLUE PALO VERDE	15"		SALVAGEABLE	REMAIN IN PLACE	72"
49	CARNEGIA GIGANTEA	SAGUARO		4'	SALVAGEABLE	REMAIN IN PLACE	
50	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	10"		SALVAGEABLE	REMAIN IN PLACE	54"
51	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	15"		NON SALVAGEABLE	REMAIN IN PLACE	
52	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	6"		NON SALVAGEABLE	REMAIN IN PLACE	
53	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	3"		SALVAGEABLE	REMAIN IN PLACE	36"
54	CASTELA EMORYI	CRUCIFIXION THORN	10"		NON SALVAGEABLE	REMOVE	
55	PARKINSONIA FLORIDA	BLUE PALO VERDE	4"		SALVAGEABLE	RELOCATE	36"
56	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	20"		SALVAGEABLE	RELOCATE	72"
57	PARKINSONIA FLORIDA	BLUE PALO VERDE	20"		SALVAGEABLE	REMAIN IN PLACE	84"
58	PARKINSONIA FLORIDA	BLUE PALO VERDE	9"		SALVAGEABLE	RELOCATE	48"
59	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	4"		SALVAGEABLE	RELOCATE	36"
60	PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	18"		SALVAGEABLE	REMAIN IN PLACE	72"
61	YUCCA BACATTA	BANANA YUCCA		5'	NON SALVAGEABLE	REMAIN IN PLACE	
62	YUCCA BACATTA	BANANA YUCCA		4'	NON SALVAGEABLE	REMAIN IN PLACE	
63	ACACIA GREGGI	CATCLAW ACACIA	11"		NON SALVAGEABLE	REMAIN IN PLACE	



Landscape Architecture
Land Planning

Phoenix Office
(Ph.) 480-540-7556
(Fax) 623-362-2813

25809 N. 55th Dr.
Phoenix, AZ 85083

Email: brude9@cox.net

These Drawings and Specifications are to be an instrument of service and shall remain the property of Ironwood Planning, L.L.C. They are not to be used on other projects or extensions to this project except by agreement in writing from Ironwood Planning, L.L.C. Ironwood Planning, L.L.C. is not responsible for construction means, methods, sequences or procedures, or for safety precautions and programs in connection with this project.

Landscape Improvement Plans
TRACT V OF ON THE GREEN AT TROON NORTH
Scottsdale, Arizona

ALAIR HOMES
14988 N. 78TH WAY # 103.
SCOTTSDALE, ARIZONA 85260

Project Number: AH101

Drawn by: BR

Issue Date: 11/24/15

Scale: See Plan

Revisions:



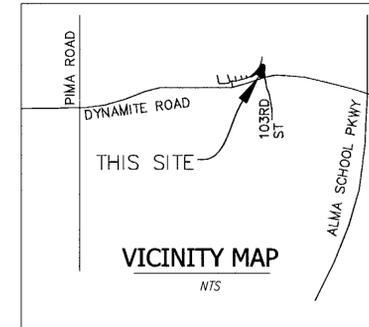
LEGENDS AND NOTES

Sheet Number

LN-01

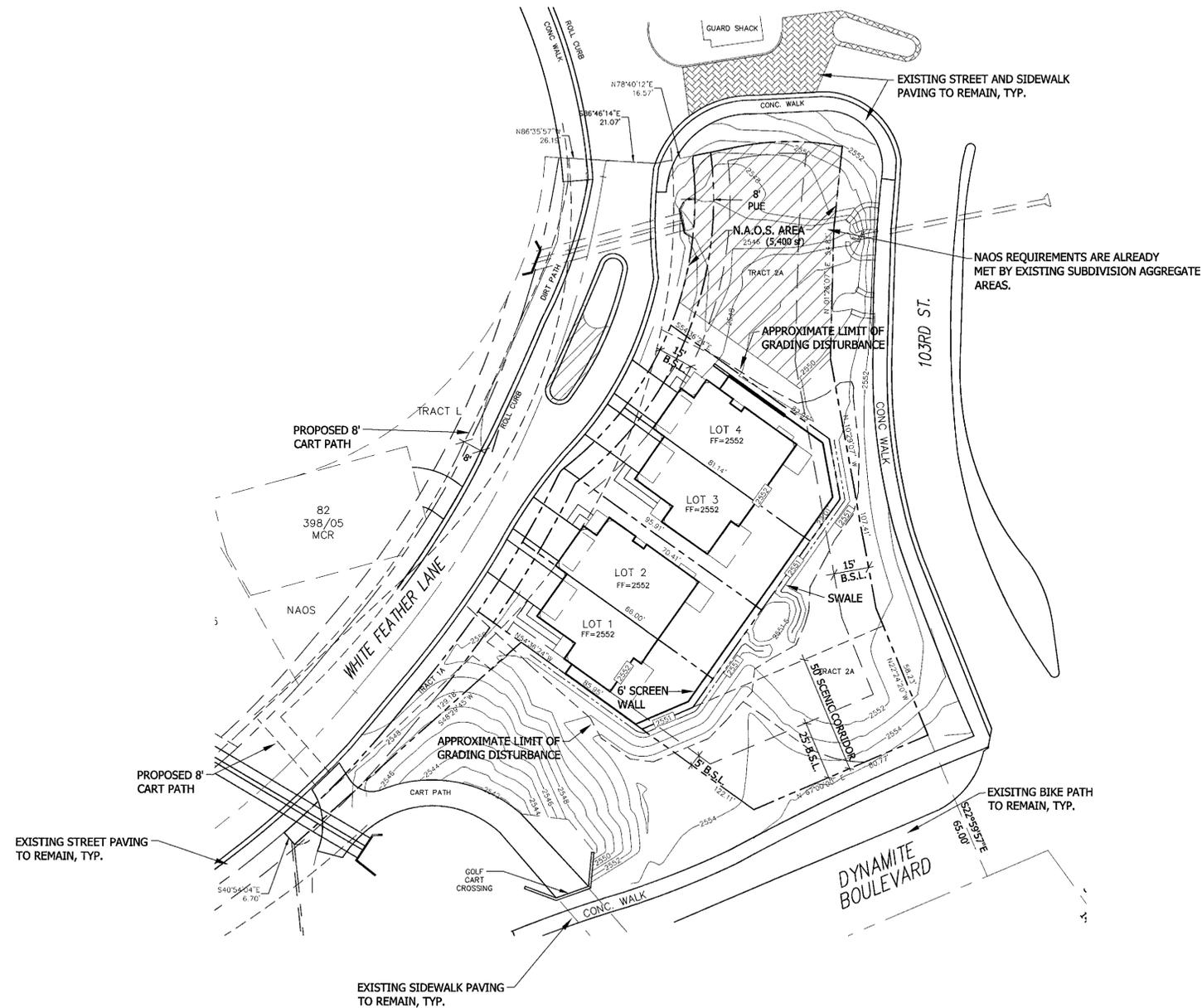
10-PP-2015

12/15/15



Ironwood Planning
Landscape Architecture
Land Planning

(Ph.) 480-540-7556
(Fax) 623-362-2813
Email: brude9@cox.net



NAOS REQUIREMENTS ARE ALREADY MET BY EXISTING SUBDIVISION AGGREGATE AREAS.

10299 E. WHITE FEATHER LANE
SCOTTSDALE, AZ 85262 MCR 398-05

TROON NORTH TRACT V

NATURAL AREA OPEN SPACE PLAN

0 30' 60' 120' DEC 2015

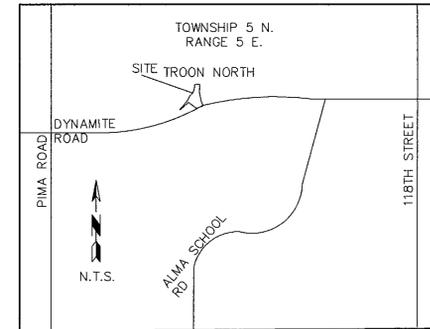


PRE-APPLICATION # 628-PA-2012

10-PP-2015
12/15/15

PRELIMINARY PLAT TROON NORTH TRACT "V"

A MINOR SUBDIVISION OF TRACT "V", ON THE GREEN AT TROON NORTH
BOOK 398 OF MAPS, PAGE 5, OFFICIAL RECORDS OF MARICOPA COUNTY
A PORTION OF THE SOUTH HALF OF SECTION 29,
TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA & SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA



VICINITY MAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That BOB GARLAND, as owner, has subdivided under the name "Troon North Tract "V"" a portion of the South Half Section 29, Township 5 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as shown and platted hereon, hereby publishes this Final Plat for "Troon North Tract "V"". Said plat sets forth the location and gives the dimensions of the lots, tracts, streets and easements constituting the same. Each lot, tract, and street shall be known by the number, letter, or name given each respectively on said plat. The easements are dedicated for the purposes stated hereon.

Bob Garland, as owner, does hereby grant to the Mirage On the Green at Troon North Homeowners Association:

1) Tracts A & B shall be owned and maintained by the Mirage On the Green at Troon North Homeowners Association.

Bob Garland, as owner, does hereby dedicate to the City of Scottsdale, an Arizona municipal corporation:

1. A perpetual, non-exclusive Scenic Corridor Easement (S.C.E.) upon, over, and across the parcel of land shown hereon. The purpose is to preserve the property as a scenic corridor free of any obstructions to the view of persons looking across the Property. Without limitation, Grantor shall not allow or suffer to exist upon the Property any buildings, walls, trees, obstructions, screens, or other structures or things exceeding a height determined by the Grantee above original grade.

2. A perpetual, non-exclusive Public Utility Easement (P.U.E.) upon, over, and across the parcel of land shown hereon. The purpose of the easement is for electricity, water, wastewater, telecommunications, and all other manner of utilities, and for construction, operation, use, maintenance, repair, modification, and replacement from time to time of improvements related thereto.

3. A perpetual, non-exclusive Vehicle Non Access Easement (V.N.A.E.) upon, over, and across the parcel of land shown hereon. The purpose of the easement is to prohibit vehicular access.

4. Natural Area Open Space ("N.A.O.S.") easements are hereby dedicated to the City of Scottsdale upon, over, and across the areas for the purpose of the preservation of said land in its natural state and no grading, grubbing, excavating, or construction of any structure or development of any kind shall be permitted on or within said easement except as allowed under City of Scottsdale ordinances.

Owner warrants to the City of Scottsdale that it is the sole owner of the property on this plat, and that every lender, easement holder or other person having any interest in the property adverse to or inconsistent with the dedications, conveyances or other property interests created or transferred by this plat has consented to or joined in this plat, as evidenced by the instruments which are recorded in the Maricopa County Recorder's Office or which the owner will record not later than the date on which this plat is recorded.

The person executing this document on behalf of a corporation, trust or other organization warrants his or her authority to do so and that all persons necessary to bind Grantor have joined in this document. This document runs in favor of the Grantee's successors and assigns.

DATED this ____ day of _____, 20____.

Grantor: _____

For: _____

DEDICATION ACKNOWLEDGMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
BY _____ FOR AND ON BEHALF OF _____,
Notary Public
My commission expires: _____

APPROVAL

Approved by the General Manager of the City of Scottsdale, Arizona this the ____ day of _____, 2013.

By: _____ Date _____
General Manager

This plat has been reviewed for compliance with the City of Scottsdale's Design Standards and Policy Manual specifications.

By: _____ Date _____
Chief Development Officer

This subdivision has been reviewed for compliance with the development standards of the City Of Scottsdale's Development Review Board (DRB) Case No. _____ and Zoning Case(s) No. _____, and all case related stipulations.

By: _____ Date _____
Project Coordinator

PROPERTY USE TABLE

Name/Number	Area	Use	Responsible Party
Lot 1	3,337 SF, 0.076 AC	Single family residence	Lot owner
Lot 2	3,658 SF, 0.083 AC	Single family residence	Lot owner
Lot 3	3,581 SF, 0.082 AC	Single family residence	Lot owner
Lot 4	3,779 SF, 0.086 AC	Single family residence	Lot owner
Tract A	1,539 SF, 0.035 AC	Open space	HOA
Tract B	14,123 SF, 0.324 AC	Open space/NAOS	HOA

SITE DATA

Assessor's Parcel Number (APN): 216-72-584

Existing Zoning: R-4R ESL (HD)

Proposed Zoning: N/A

Site area:
Gross = 30,019 SF
Net (building envelopes) = 14,358 SF

Lot Number: 4

Minimum lot size: 3,337 SF

Average Lot size: 3,558 SF

Density: 6.0 DU/Acre

NAOS Required = 0.0 SF

Provided = 5,412 SF

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN SHADED ZONE 'X' AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C1330L, DATED OCTOBER 16, 2013. SHADED ZONE 'X' IS DESIGNATED AS BEING AREAS OF 0.2% ANNUAL CHANCE 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 AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

REFERENCE DOCUMENTS

- TITLE COMMITMENT ISSUED BY SECURITY TITLE AGENCY INSURANCE COMPANY. NO. 35152395-035-GC DATED EFFECTIVE SEPTEMBER 25, 2015.
- MAP OF DEDICATION RECORDED IN BOOK 312, PAGE 43, MARICOPA COUNTY RECORDS.
- PLAT OF ON THE GREEN AT TROON NORTH RECORDED IN BOOK 390, PAGE 48, MARICOPA COUNTY RECORDS.
- PLAT OF ON THE GREEN AT TROON NORTH REPLAT, RECORDED ON BOOK 398, PAGE 5, MARICOPA COUNTY RECORDS.

BENCHMARK

GPS POINT: 1362
BRASS CAP FLUSH LOCATED IN THE CENTER INTERSECTION OF DYNAMITE BOULEVARD & PIMA ROAD.

EL=2276.320 (NAVD 88 DATUM)

CIVIL ENGINEER

CANO & ASSOCIATES, INC
501 WEST CORONADO ROAD
PHOENIX, AZ 85003
602-243-9977
CONTACT: MICHAEL A. CANO, PE

SURVEYOR

GILBERT LAND SURVEYING, PLC
4361 S SQUIRES LANE
GILBERT, AZ 85297
480-275-8020
CONTACT: RYAN D. GILBERT, RLS

OWNER

BOB GARLAND
8180 E DEL CAVERNA DRIVE
SCOTTSDALE, AZ 85258

LEGAL DESCRIPTION

TRACT V, ON THE GREEN AT TROON NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 390 OF MAPS, PAGE 48 AND CERTIFICATE OF CORRECTION RECORDED AS 95-099793 OF OFFICIAL RECORDS AND REPLATTED IN BOOK 398 OF MAPS, PAGE 5 AND AFFIDAVIT OF CORRECTION RECORDED AS 96-234748 OF OFFICIAL RECORDS.

BASIS OF BEARING

THE BASIS OF BEARING USED FOR THIS SURVEY IS THE MONUMENT LINE OF WHITE DYNAMITE BOULEVARD, AS SHOWN ON THE REPLAT OF "ON THE GREEN AT TROON NORTH", AS RECORDED IN 398/05 MCR, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

SAID BEARING = SOUTH 67° 00' 00" EAST

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF DECEMBER, 2015; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

NAME: RYAN D. GILBERT

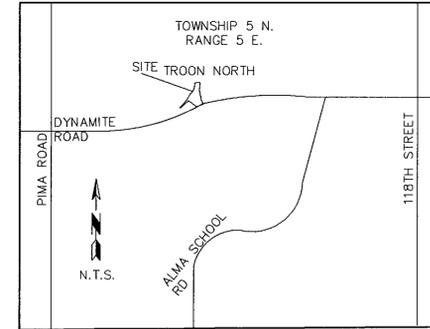
REGISTERED LAND SURVEYOR #54333



 GILBERT LAND SURVEYING, PLC 4361 S. Squires Lane, Gilbert, Arizona 85297 Phone: (480) 334-5336	PRELIMINARY PLAT TROON NORTH TRACT V SCOTTSDALE, ARIZONA MARICOPA COUNTY, ARIZONA				
	DATE: 12/10/15	FIELD: KD	DRAWN: RG,JB	JOB NO.:151107	SHEET: 10F2

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1. A perpetual, non-exclusive Scenic Corridor Easement (S.C.E.) upon, over, and across the parcel of land shown hereon. The purpose is to preserve the property as a scenic corridor free of any obstructions to the view of persons looking across the Property. Without limitation, Grantor shall not allow or suffer to exist upon the Property any buildings, walls, trees, obstructions, screens, or other structures or things exceeding a height determined by the Grantee above original grade.

2. A perpetual, non-exclusive Public Utility Easement (P.U.E.) upon, over, and across the parcel of land shown hereon. The purpose of the easement is for electricity, water, wastewater, telecommunications, and all other manner of utilities, and for construction, operation, use, maintenance, repair, modification, and replacement from time to time of improvements related thereto.

3. A perpetual, non-exclusive Vehicle Non Access Easement (V.N.A.E.) upon, over, and across the parcel of land shown hereon. The purpose of the easement is to prohibit vehicular access.

4. Natural Area Open Space ("N.A.O.S.") easements are hereby dedicated to the City of Scottsdale upon, over, and across the areas for the purpose of the preservation of said land in its natural state and no grading, grubbing, excavating, or construction of any structure or development of any kind shall be permitted on or within said easement except as allowed under City of Scottsdale ordinances.

Owner warrants to the City of Scottsdale that it is the sole owner of the property on this plat, and that every lender, easement holder or other person having any interest in the property adverse to or inconsistent with the dedications, conveyances or other property interests created or transferred by this plat has consented to or joined in this plat, as evidenced by the instruments which are recorded in the Maricopa County Recorder's Office or which the owner will record not later than the date on which this plat is recorded.

The person executing this document on behalf of a corporation, trust or other organization warrants his or her authority to do so and that all persons necessary to bind Grantor have joined in this document. This document runs in favor of the Grantee's successors and assigns.

DATED this _____ day of _____, 20_____.

Grantor: _____

For: _____

DEDICATION ACKNOWLEDGMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____,
BY _____,
FOR AND ON BEHALF OF _____.

Notary Public
My commission expires: _____

APPROVAL

Approved by the General Manager of the City of Scottsdale, Arizona this the _____ day of _____, 2013.

By: _____
General Manager Date

This plat has been reviewed for compliance with the City of Scottsdale's Design Standards and Policy Manual specifications.

By _____
Chief Development Officer Date

This subdivision has been reviewed for compliance with the development standards of the City of Scottsdale's Development Review Board (DRB) Case No. _____, and Zoning Case(s) No. _____, and all case related stipulations.

By _____
Project Coordinator Date

PROPERTY USE TABLE

Name/Number	Area	Use	Responsible Party
Lot 1	3,337 SF, 0.076 AC	Single family residence	Lot owner
Lot 2	3,658 SF, 0.083 AC	Single family residence	Lot owner
Lot 3	3,581 SF, 0.082 AC	Single family residence	Lot owner
Lot 4	3,779 SF, 0.086 AC	Single family residence	Lot owner
Tract A	1,539 SF, 0.035 AC	Open space	HOA
Tract B	14,123 SF, 0.324 AC	Open space/NAOS	HOA

SITE DATA

Assessor's Parcel Number (APN): 216-72-584

Existing Zoning: R-4R ESL (HD)

Proposed Zoning: N/A

Site area:
Gross = 30,019 SF
Net (building envelopes) = 14,358 SF

Lot Number: 4

Minimum lot size: 3,337 SF

Average Lot size: 3,558 SF

Density: 6.0 DU/Acre

NAOS Required = 0.0 SF

Provided = 5,412 SF

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN SHADED ZONE 'X' AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C1330L, DATED OCTOBER 16, 2013. SHADED ZONE 'X' IS DESIGNATED AS BEING AREAS OF 0.2% ANNUAL CHANCE 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 AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

REFERENCE DOCUMENTS

- TITLE COMMITMENT ISSUED BY SECURITY TITLE AGENCY INSURANCE COMPANY. NO. 35152395-035-GC DATED EFFECTIVE SEPTEMBER 25, 2015.
- MAP OF DEDICATION RECORDED IN BOOK 312, PAGE 43, MARICOPA COUNTY RECORDS.
- PLAT OF ON THE GREEN AT TROON NORTH RECORDED IN BOOK 390, PAGE 48, MARICOPA COUNTY RECORDS.
- PLAT OF ON THE GREEN AT TROON NORTH REPLAT, RECORDED ON BOOK 398, PAGE 5, MARICOPA COUNTY RECORDS.

BENCHMARK

GPS POINT: 1362
BRASS CAP FLUSH LOCATED IN THE CENTER INTERSECTION OF DYNAMITE BOULEVARD & PIMA ROAD.

EL=2276.320 (NAVD 88 DATUM)

CIVIL ENGINEER

CANO & ASSOCIATES, INC
501 WEST CORONADO ROAD
PHOENIX, AZ 85003
602-243-9977
CONTACT: MICHAEL A. CANO, PE

SURVEYOR

GILBERT LAND SURVEYING, PLC
4361 S SQUIRES LANE
GILBERT, AZ 85297
480-275-8020
CONTACT: RYAN D. GILBERT, RLS

OWNER

BOB GARLAND
8180 E DEL CAVERNA DRIVE
SCOTTSDALE, AZ 85258

LEGAL DESCRIPTION

TRACT V, ON THE GREEN AT TROON NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 390 OF MAPS, PAGE 48 AND CERTIFICATE OF CORRECTION RECORDED AS 95-099793 OF OFFICIAL RECORDS AND REPLATTED IN BOOK 398 OF MAPS, PAGE 5 AND AFFIDAVIT OF CORRECTION RECORDED AS 96-234748 OF OFFICIAL RECORDS.

BASIS OF BEARING

THE BASIS OF BEARING USED FOR THIS SURVEY IS THE MONUMENT LINE OF WHITE DYNAMITE BOULEVARD, AS SHOWN ON THE REPLAT OF "ON THE GREEN AT TROON NORTH", AS RECORDED IN 398/05 MCR, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

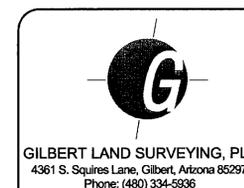
SAID BEARING = SOUTH 67° 00' 00" EAST

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF DECEMBER, 2015; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

NAME: RYAN D. GILBERT

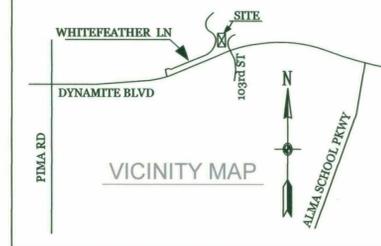
REGISTERED LAND SURVEYOR #54333



PRELIMINARY PLAT
TROON NORTH TRACT V
SCOTTSDALE, ARIZONA
MARICOPA COUNTY, ARIZONA

DATE:	FIELD:	DRAWN:	JOB NO.:	10-PP-2015
12/10/15	KD	RG, JB	151107	5/3/2016

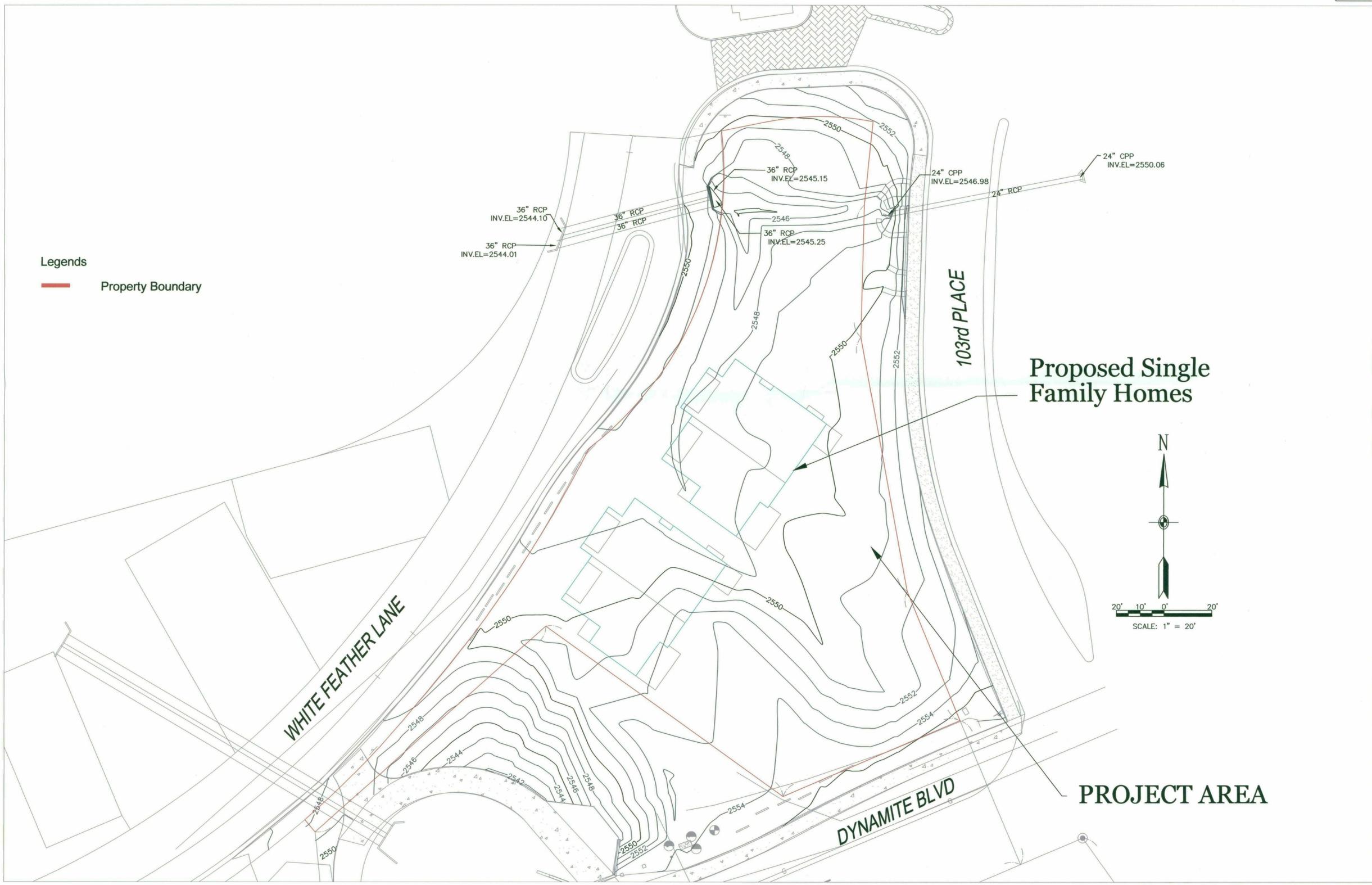
EXISTING SITE TOPOGRAPHY AT TROON NORTH TRACT V 10299 EAST WHITE FEATHER LANE SCOTTSDALE, AZ 85262



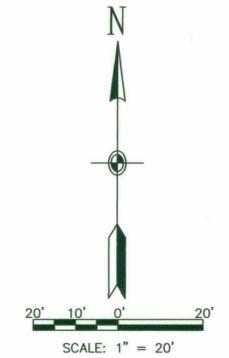
REVISIONS	BY
△	PPK

CALL THE WORKING DAYS BEFORE 10:00 AM
602-268-1100
OR
1-800-878-1111

COS# 878-PA-2015



Legends
— Property Boundary



**EXHIBIT - 1
EXISTING SITE TOPOGRAPHY**

EVEREST CONSULTING SERVICES, PC
 CONSULTING ENGINEERS
 6874 W. BLACKHAWK DR., GLENDALE, AZ 85308
 TEL: (623) 533-0334, Email: everestconsult1@gmail.com



DATE: 04-16-2016
SCALE: 1" = 20 FT.
DRAWN: GMS
CHECKED: PPK
JOB # 16-08
SHEET TITLE EXISTING SITE TOPOGRAPHY

COS# 878-PA-2015

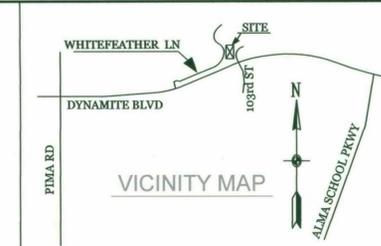
10-PP-2015
5/3/2016

SHEET # DA1
SHEET 1 OF 1

EXISTING DRAINAGE AREA DELINEATION & FLOW PATTERN AT TROON NORTH TRACT V 10299 EAST WHITE FEATHER LANE SCOTTSDALE, AZ 85262

Existing Conditions 100-year Discharge Calculations

Drainage Area ID	Land Use Type	Drainage Area		Runoff Coefficient C	A X C	Rainfall Intensity (in/hr)	Flow Concentration Point	Q100 (cfs)
		ft ²	acres					
E-1	Undisturbed Natural Desert	1990	0.05	0.45		9.14	C-1	0.2
E-2	Undisturbed Natural Desert	6549	0.15	0.45			C-2	0.6
E-3	Undisturbed Natural Desert	21459	0.49	0.45			C-3	2.0
		0.689						

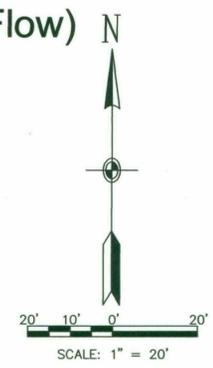
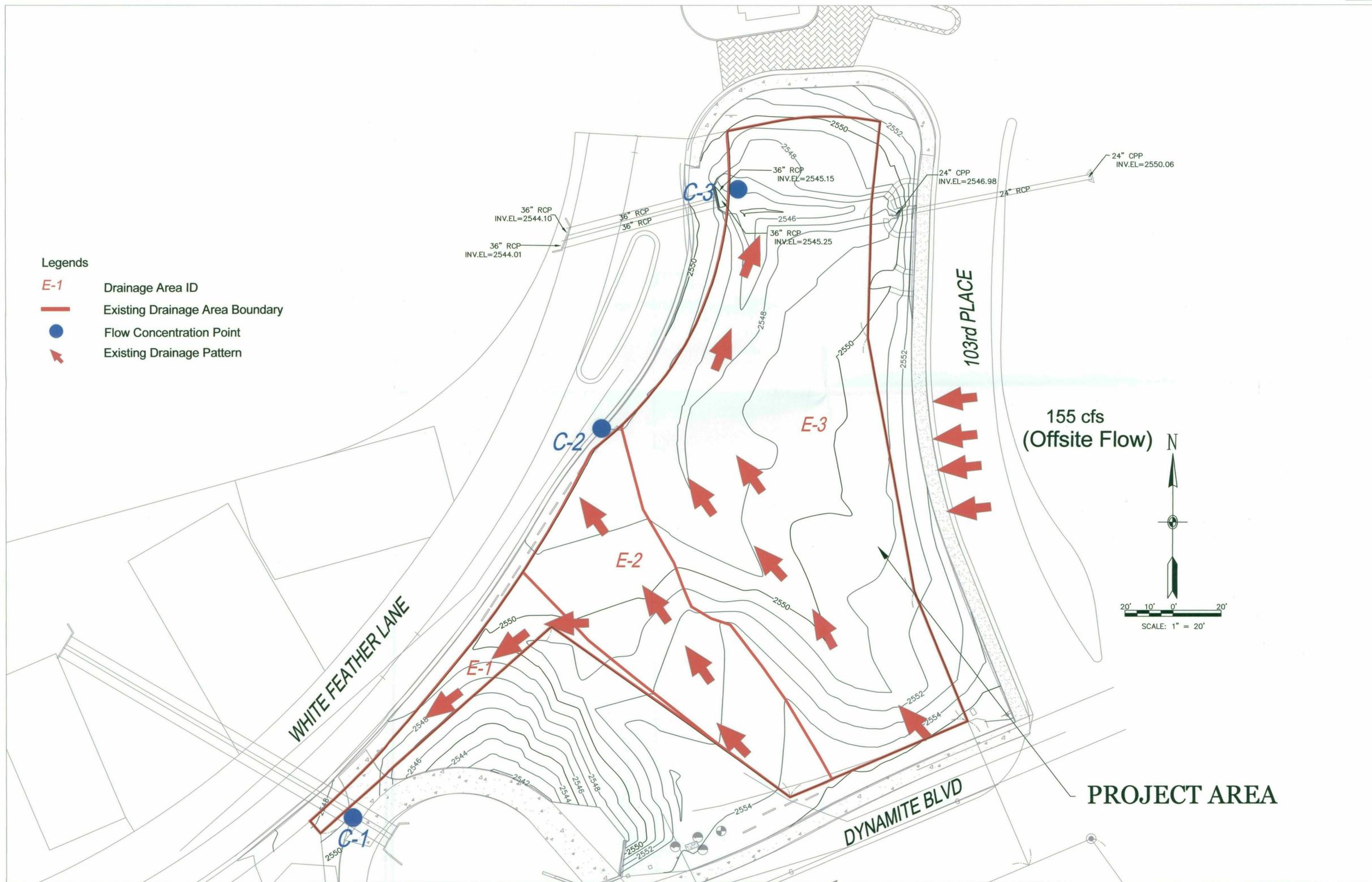


REVISIONS	BY
△	PPK

CALL TWO WEEKS BEFORE THE JOB
602-288-1100
OR
1-800-878-PA-2015

COS# 878-PA-2015

- Legends**
- E-1 Drainage Area ID
 - Existing Drainage Area Boundary
 - Flow Concentration Point
 - ➔ Existing Drainage Pattern



**EXHIBIT - 2
EXISTING CONDITIONS**

EVEREST CONSULTING SERVICES, PC
CONSULTING ENGINEERS
6874 W. BLACKHAWK DR., GLENDALE, AZ 85308
TEL: (623) 533-0334, Email: everestconsult1@gmail.com



COS# 878-PA-2015

DATE:	04-16-2016
SCALE:	1" = 20 FT.
DRAWN:	GMS
CHECKED:	PPK
JOB #	16-08
SHEET TITLE	DRAINAGE AREA DELINEATION & FLOW ANALYSIS
SHEET #	DA1
SHEET	1 OF 1

10-PP-2015
5/3/2016

FLO-2D Model Results

Layers & Legend Measure PDF Clear Information

Layers & Legend

Legend Layers

FLO-2D RESULTS

Study Boundaries

FLO-2D Data

FLOOD

Floodplains

REFERENCE

Municipalities

Streets

Parcels

Township, Range & Section



EXHIBIT 3: FLO-2D 100-yr Flow PPW ADMS

PROPOSED DRAINAGE AREA DELINEATION & FLOW PATTERN

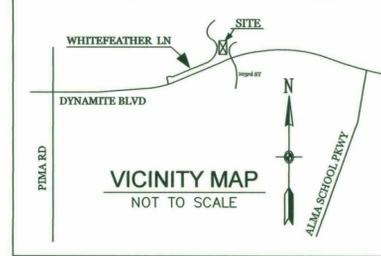
AT

TROON NORTH TRACT V

10299 EAST WHITE FEATHER LANE SCOTTSDALE, AZ 85262

Proposed Conditions 100-year Discharge Calculations

Drainage Area ID	Land Use Type	Drainage Area		Runoff Coefficient	A X C	Weighted Runoff Coefficient C	Rainfall Intensity (in/hr)	Flow Concentration Point	Q100 (cfs)
P-1	Undisturbed Natural Desert	ft ²	acres	C					
		1824	0.042	0.45		0.45		C-1	0.2
P-2	Duplex Building	7822	0.180	0.94		0.72	9.14	C-2	2.1
	DL2- Desert Landscaping	6248	0.143	0.45					
P-3	Undisturbed Natural Desert	14107	0.324	0.45		0.45		C-3	1.3
		0.689							



REVISIONS	BY
△	PPK

CALL FOR MORE DATA
802-238-1100
OR
1-800-878-2615

- Legends**
- P-1 Drainage Area ID
 - Proposed Drainage Area Boundary
 - Flow Concentration Point
 - ➔ Proposed Drainage Pattern

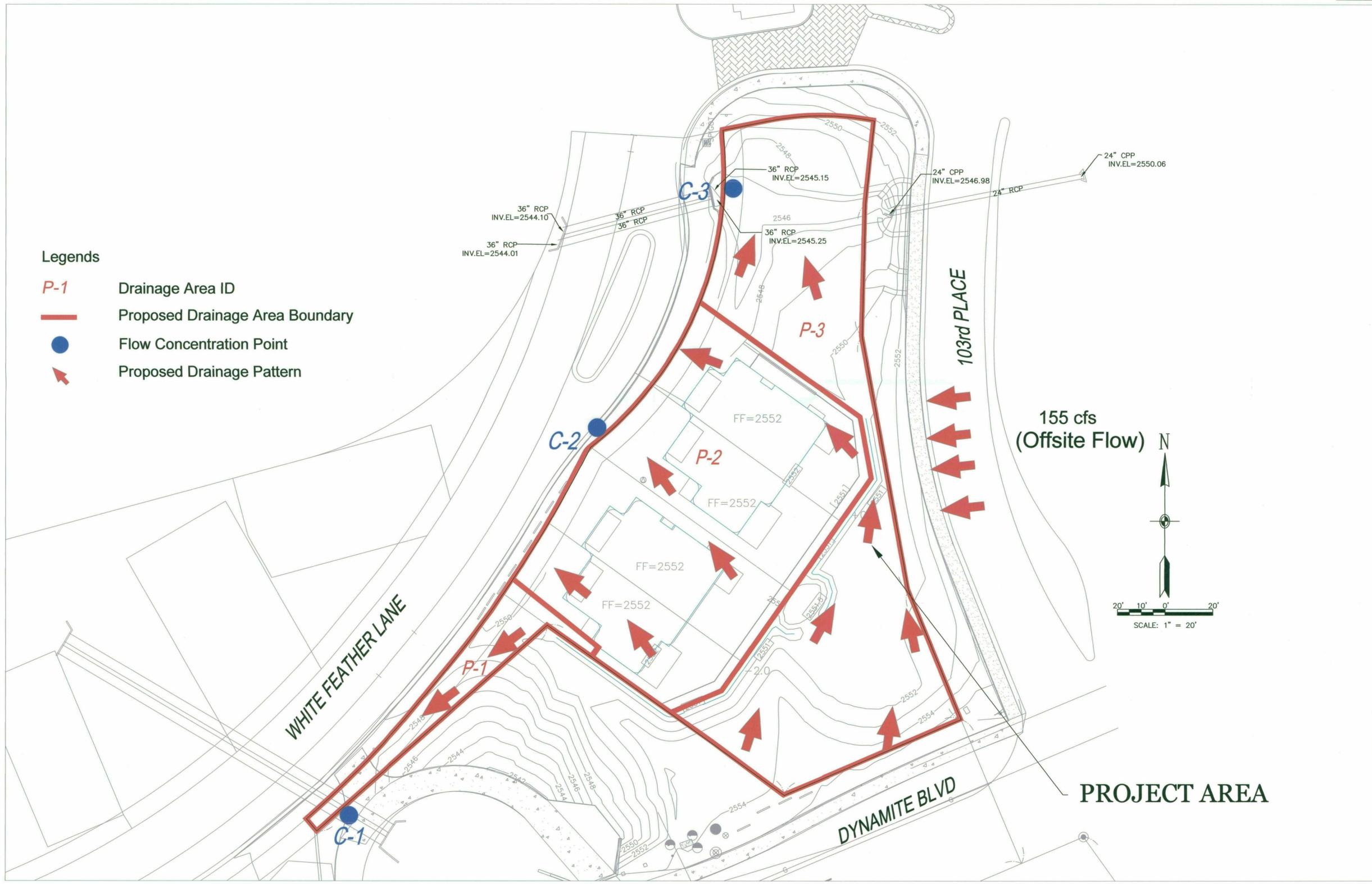


EXHIBIT - 5
PROPOSED CONDITIONS

EVEREST CONSULTING SERVICES, PC
CONSULTING ENGINEERS
6874 W. BLACKHAWK DR., GLENDALE, AZ 85308
TEL: (623) 533-0334, Email: everestconsult1@gmail.com



EXPRES 6-30-2018

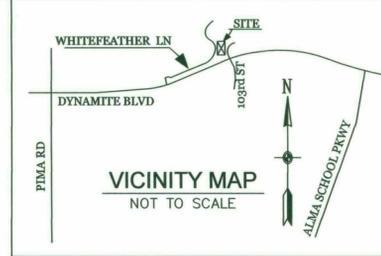
DATE:	04-16-2016
SCALE:	1" = 20 FT.
DRAWN:	GMS
CHECKED:	PPK
JOB #	16-08
SHEET TITLE PROPOSED DRAINAGE AREA DELINEATION & FLOW PATTERN	
SHEET #	DA1
SHEET	1 OF 1

10-PP-2015
5/3/2016

COS# 878-PA-2015

COS# 878-PA-2015

LIMIT of 100-YEAR WATER SURFACE ELEVATIONS FOR BEFORE & AFTER CONDITIONS TROON NORTH TRACT V 10299 EAST WHITE FEATHER LANE SCOTTSDALE, AZ 85262



REVISIONS	BY
△	PPK

COS# 878-PA-2015



- Legends**
- Ex. WS100 Existing Conditions 100-Yr. Water Surface Elevation
 - Pro. WS100 Proposed Conditions 100-Yr. Water Surface Elevation
 - Sta 1+00 HEC-RAS Station
 - Limit of WS100 (Existing Conditions)
 - Limit of WS100 (Proposed Conditions)
 - - - HEC-RAS Cross-Section

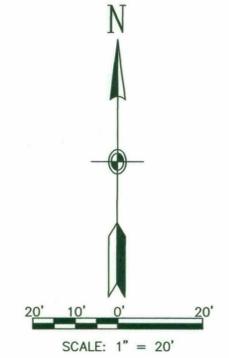


EXHIBIT - 6
Before and After Conditions
100-Yr Water Surface Elevations

EVEREST CONSULTING SERVICES, PC
CONSULTING ENGINEERS
6874 W. BLACKHAWK DR., GLENDALE, AZ 85308
TEL: (623) 533-0334, Email: everestconsult1@gmail.com



EXPIRES 6-30-2018

DATE: 04-16-2016
SCALE: 1" = 20 FT.
DRAWN: GMS
CHECKED: PPK
JOB # 16-08

SHEET TITLE
100-yr WATER SURFACE ELEVATIONS

SHEET # DA1
SHEET 1 OF 1

COS# 878-PA-2015

10-PP-2015
5/3/2016