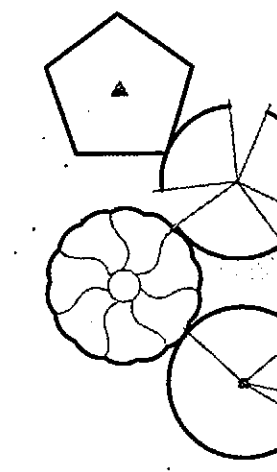


Full Size

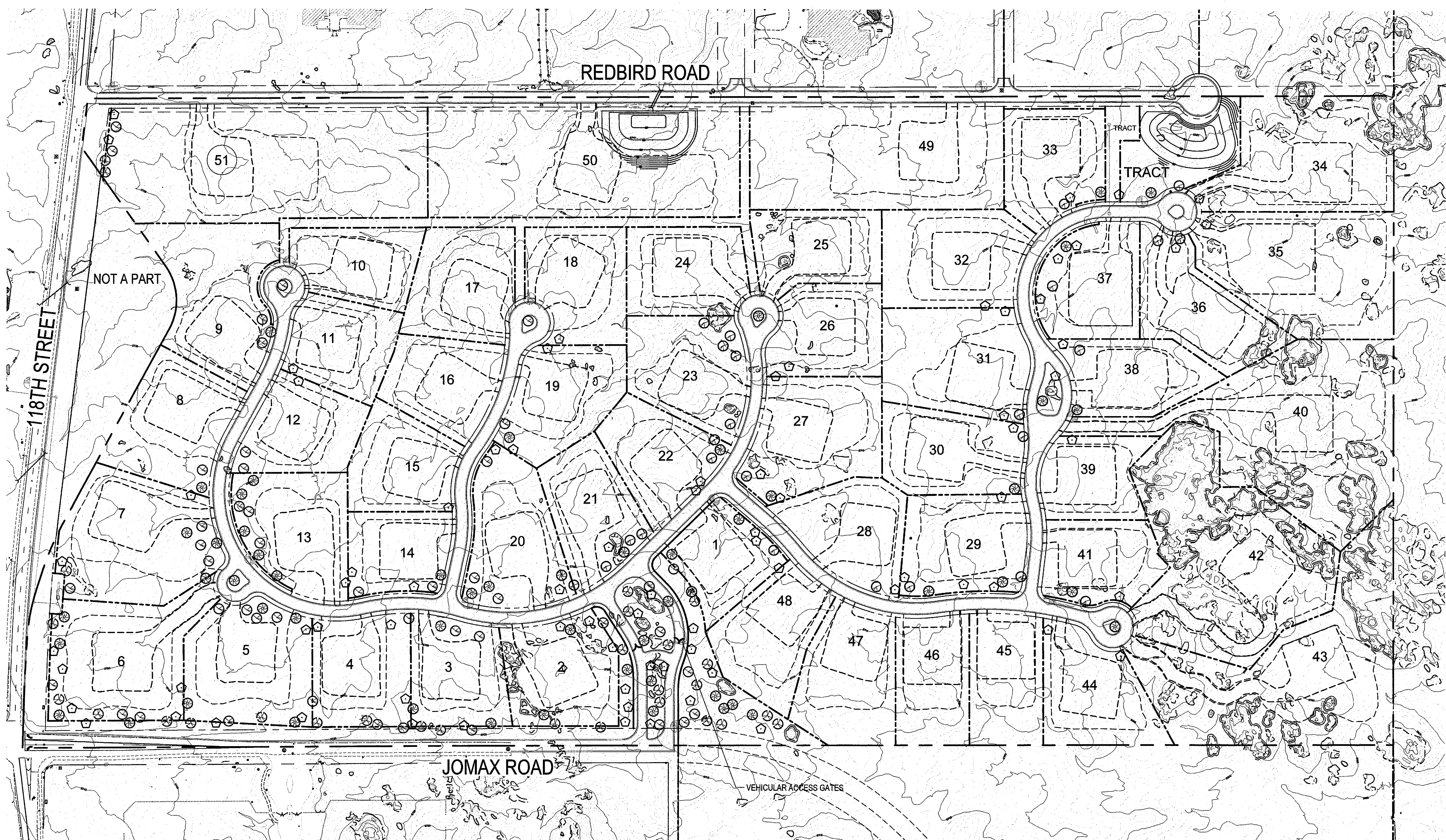
8.5 x 11

11 x 17

(site plan, landscape, elevations)



Plant Name	Size	Plant Name	Size
Trees		Cacti / Succulents / Accents	
Olneya tesota	Salvage	Abronia villosa	1 gal.
Desert Ironwood	& 24" box	Sand Verbena	
Parkinsonia florida	24" box	Agave deserti	1 gal.
Blue Palo Verde		Desert Agave	
Parkinsonia microphylla	Salvage	Agave murpheyi	1 gal.
Foothills Palo Verde	& 24" box	Murphey's Agave	
Prosopis velutina	Salvage	Agave palmeri	1 gal.
Velvet Mesquite	& 24" box	Palmer's Agave	
Chilopsis linearis	24" box	Agave sisalana	1 gal.
Desert Willow		Sisal Agave	
Rhus ovata	24" box	Ambrosia deltoidea	1 gal.
Sugar Sumac		Triangle Leaf Bursage	
Extra Large Shrubs		Aristida purpurea	1 gal.
Dodonaea viscosa	5 gal.	Purple Threeawn	
Hopbush		Bouteloua aristidoides	1 gal.
Hypis emoryi	5 gal.	Needle Grama	
Desert Lavender		Carnegiea gigantea	4' tall
Larrea tridentata	5 gal.	Saguaro	
Crosetia		Dasyliroon wheeleri	1 gal.
Simmondsia chinensis	5 gal.	Desert Spoon	
Jojoba		Dyssodia pentachaeta	1 gal.
Vauquelinia californica	5 gal.	Dogweed/Golden Dysodia	
Arizona Rosewood		Echinocereus engelmannii cactus	1 gal.
Large Shrubs		Hedgehog Cactus	
Cassia (Senna) covesii	5 gal.	Eriophyllum lanosum	1 gal.
Desert Senna		Woolly Daisy	
Justicia californica	5 gal.	Ferocactus cylindraceus Barrel	1 gal.
Red Chuparosa		Compass Barrel	
Viguiera deltoidea	5 gal.	Ferocactus wislizenii Barrel	1 gal.
Goldeneye		Fishhook Barrel	
Medium Shrubs		Fouquieria splendens	Salvage
Ambrosia ambrosioides		Ocotillo	
Giant Bursage or Canyon Ragweed	1 gal.	Mammillaria microcarpa Cactus	1 gal.
Encelia farinosa	5 gal.	Fishhook Cactus	
Brittlebush		Opuntia engelmannii	Salvage
Eriogonum fasciculatum	5 gal.	Engelmann's Prickly-pear	
Flat-top Buckwheat		Opuntia fulgida	1 gal.
Lotus rigidus	5 gal.	Chainfruit Cholla	
Deer Vetch		Opuntia versicolor	Salvage
Lycium andersonii	5 gal.	Staghorn Cholla	
Desert Wolfberry		Penstemon parryi	1 gal.
Lycium fremontii	5 gal.	Parry's Penstemon	
Fremont Wolfberry		Psilostrophe cooperi	1 gal.
Ericameria laricifolia	5 gal.	Paper Flower	
Turpentine Bush		Salvia columbariae	1 gal.
Eriogonum laricifolia	5 gal.	Desert Chia	
Flat-top Buckwheat		Sphaeralcea ambigua	1 gal.
Small Shrubs/Accents		Desert Globemallow	
Ambrosia deltoidea	1 gal.	Yucca baccata	Salvage
Triangle-leaf Bursage or Bursage		Banana Yucca	
Calliandra eriophylla	1 gal.	Yucca elata	1 gal.
Fairy Duster		Soaptree Yucca	
Ground Cover			
Baileya multiradiata	1 gal.		
Desert Marigold			
Melampodium leucanthum	1 gal.		
Blackfoot Daisy			



25-ZN-2016
02/10/17

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

PARCEL 12 & 13 OF PARCEL MAP "THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT TWO PER BOOK 194, PAGE 26 PER MARICOPA COUNTY RECORDS. ALSO BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 34 AND THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION:

PARCEL 12 PER TITLE COMMITMENT (39003392-039-PG):

PARCEL 12, OF GOLDIE BROWN PINNACLE PEAK RANCH UNIT TWO, ACCORDING TO BOOK 194 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT ALL MINERALS AS RESERVED UNTO THE UNITED STATES OF AMERICA IN THE PATENT TO SAID LAND.

APN: 216-79-005

PARCEL 13 PER TITLE COMMITMENT (39003393-039-PG):

PARCEL 13, OF GOLDIE BROWN PINNACLE PEAK RANCH UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 194, OF MAPS, PAGE 26;

EXCEPT ALL THE MINERAL AND EXCEPT ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE AS RESERVED UNTO THE UNITED STATES OF AMERICA IN THE PATENT TO SAID LAND.

APN: 216-78-002

REFERENCES:

- 1. PARCEL MAP THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT TWO RECORDED IN BOOK 194, PAGE 26 PER MARICOPA COUNTY RECORDS.
2. MARICOPA COUNTY GDAC SURVEY RECORDED IN BOOK 672, PAGE 02 PER MARICOPA COUNTY RECORDS.
3. MARICOPA COUNTY GDAC AMENDED SURVEY RECORDED IN BOOK 1091, PAGE 41 PER MARICOPA COUNTY RECORDS.

BASIS OF BEARING:

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35 TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA: BEARING S89°50'59"W.

BENCHMARK:

BRASS CAP IN HANDHOLE 4' NORTH OF PAVEMENT BEING 0.40' DOWN AT THE INTERSECTION OF JOMAX ROAD AND 112TH STREET ALIGNMENT. ELEVATION = 2641.08 PER THE CITY OF SCOTTSDALE DATUM (NAVD 88)

TITLE REFERENCE:

THIS SURVEY IS BASED UPON TITLE COMMITMENTS ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY; TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION; FILE NO. 39003392-039-PG & 39003393-039-PG, DATED JANUARY 21, 2016. WESTWOOD PROFESSIONAL SERVICES HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B EXCEPTION DOCUMENTS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY; TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION LISTED HEREON. WESTWOOD PROFESSIONAL SERVICES MAKES NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

NOTES:

- 1. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
2. THIS SURVEY IS VALID ONLY WHEN BEARING THE SEAL AND SIGNATURE OF THE SURVEYOR.
3. NO VISIBLE EVIDENCE OF WASTE DUMP OR LANDFILL WAS NOTED ON THE SITE.
4. A PLANT SURVEY WAS NOT PERFORMED AS PART OF THIS ALTA SURVEY.
5. ALL BEARING AND DISTANCE SHOWN ARE RECORD AND MEASURED.

FLOOD ZONE:

SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" AND ZONE D, ON FLOOD INSURANCE RATE MAP NO. 04013C1330L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NUMBER 045012, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ZONE X:

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.

ZONE D:

AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE.

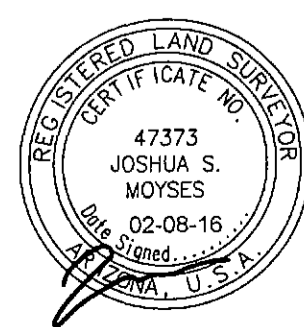
SURVEYOR CERTIFICATION:

- TO:
1. TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION
2. FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 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, 6, 8, 11a, 13, 14, 16 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2-05-16.

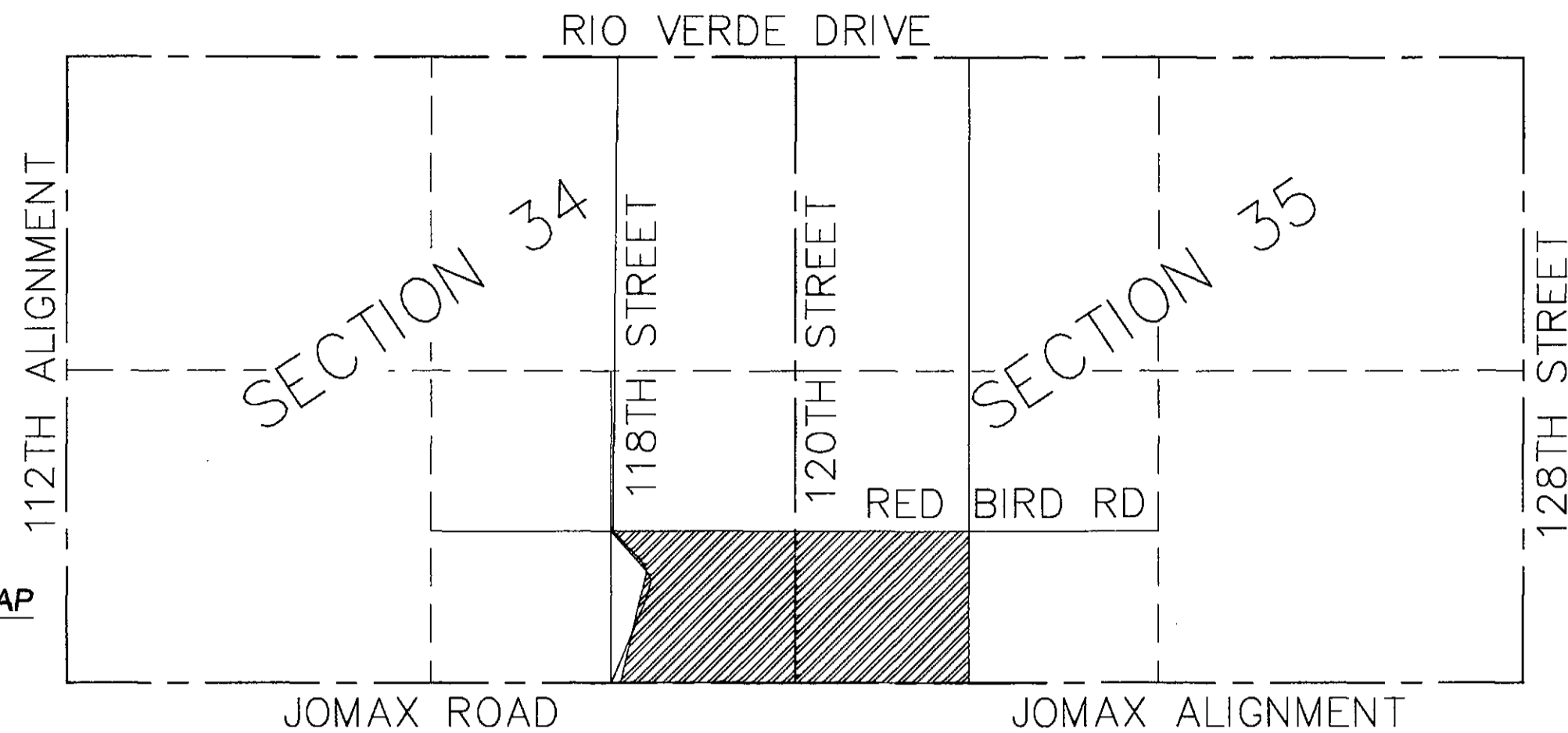
DATE OF PLAT OR MAP: 02-08-16

DATE: JOSHUA S. MOYSES



SURVEYOR INFORMATION:

JOSHUA S. MOYSES RLS
WESTWOOD PROFESSIONAL SERVICES
14635 NORTH KIERLAND BLVD, SUITE 112
SCOTTSDALE, AZ 85254
PHONE: 480-747-6558
FAX: 480-367-8025



VICINITY MAP NTS

SCHEDULE B (EXCEPTIONS) - TITLE COMMITMENT # 39003393-039-PG

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

- A. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
B. EXCEPTIONS AND EXCLUSIONS FROM COVERAGE WHICH WILL APPEAR IN THE POLICY OR POLICIES TO BE ISSUED AS SET FORTH IN ATTACHMENT ONE ATTACHED.
1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2016. (AFFECTS, NOT SHOWN)
2. RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA
RECORDING DATE: 11/26/1948
RECORDING NO: DOCKET 304, PAGE 447 AND
RECORDING DATE: 12/01/1955
RECORDING NO: DOCKET 1771, PAGE 110
WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MANY BE RECOGNIZED AND ACKNOWLEDGED BY LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS AND THERE IS RESERVED A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA. (AFFECTS, NOT SHOWN)
3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (AFFECTS, NOT SHOWN)
4. THE RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS EXCEPTED FROM THE DESCRIPTION OF SAID LAND IN SCHEDULE A. (AFFECTS, NOT SHOWN)
5. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 194 OF MAPS, PAGE 26. (AFFECTS, SHOWN)
6. 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: DOCKET 12580, PAGE 1614 (DOES NOT AFFECT)
7. A RESOLUTION IN FAVOR OF THE MARICOPA COUNTY
FOR: PUBLIC ROADS
RECORDING DATE: 01/13/1978
RECORDING NO: DOCKET 12653, PAGE 274 (AFFECTS, NOT SHOWN)
8. MATTERS SHOWN ON RECORD OF SURVEY:
RECORDING NO.: BOOK 972 OF MAPS, PAGE 45 (AFFECTS, NOT SHOWN)
9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER LINE EXTENSION
RECORDING DATE: 07/25/2008
RECORDING NO.: 2008-648126
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AFFECTS, NOT SHOWN)
10. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: DEVELOPER WATER LINE PAYBACK AGREEMENT
RECORDING DATE: 07/25/2008
RECORDING NO.: 2008-648131
THEREAFTER, ASSIGNMENT OF SAID DEVELOPER WATER LINE PAYBACK AGREEMENT RECORDED 08/19/2008 IN RECORDING NO. 2008-721496
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AFFECTS, NOT SHOWN)
11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT:
ENTITLED: FACILITY PAYBACK AGREEMENT FOR SEWER SYSTEM IMPROVEMENTS IN THE SERENO CANYON SERVICE AREA
RECORDING DATE: 12/21/2010
RECORDING NO.: 2010-1110660
THEREAFTER, FIRST ADMINISTRATIVE AMENDMENT TO FACILITY PAYBACK AGREEMENT RECORDED 12/24/2014 IN RECORDING NO. 2014-849282 AND IN RECORDING NO. 2014-849283. (AFFECTS, NOT SHOWN)
12. MATTERS SHOWN IN THAT CERTAIN DOCUMENT
ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY
RECORDING DATE: 03/03/2011
RECORDING NO: 2011-187124
THEREAFTER, AFFIDAVIT OF CORRECTION RECORDED 02/12/2015 IN RECORDING NO. 2015-092018.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AFFECTS, NOT SHOWN)
13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: UTILITIES
RECORDING DATE: 07/10/2013
RECORDING NO: 2013-626844 (AFFECTS, SHOWN)
14. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. (AFFECTS, NOT SHOWN)
15. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF. (AFFECTS, NOT SHOWN)

SCHEDULE B (EXCEPTIONS) - TITLE COMMITMENT 39003392-039-PG

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

- A. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
B. EXCEPTIONS AND EXCLUSIONS FROM COVERAGE WHICH WILL APPEAR IN THE POLICY OR POLICIES TO BE ISSUED AS SET FORTH IN ATTACHMENT ONE ATTACHED.
1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2016. (AFFECTS, NOT SHOWN)
2. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (AFFECTS, NOT SHOWN)
3. RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA
TO: ELLSWORTH BROWN
RECORDING DATE: NOVEMBER 26, 1948
RECORDING NO: DOCKET 304, PAGE 447
WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. (AFFECTS, NOT SHOWN)
4. THE RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS EXCEPTED FROM THE DESCRIPTION OF SAID LAND IN SCHEDULE A. (AFFECTS, NOT SHOWN)
5. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 194 OF MAPS, PAGE 26. (AFFECTS, SHOWN)
6. 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: DOCKET 12580, PAGE 1614 (AFFECTS, NOT SHOWN)
7. A RESOLUTION IN FAVOR OF THE COUNTY OF MARICOPA
FOR: ROADWAY EASEMENTS AND PUBLIC UTILITIES
RECORDING DATE: JANUARY 13, 1978
RECORDING NO: DOCKET 12653, PAGE 274 (AFFECTS, NOT SHOWN)
8. A RESOLUTION IN FAVOR OF THE CITY OF SCOTTSDALE
FOR: ABANDONING A PORTION OF A PUBLIC RIGHT-OF-WAY
RECORDING DATE: AUGUST 03, 1995
RECORDING NO: 95-0460879
RE-RECORDING DATE: JANUARY 27, 1998
RE-RECORDING NO: 98-0058107 (AFFECTS, NOT SHOWN)
THEREAFTER:
MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: CITY OF SCOTTSDALE
RELEASE OF EASEMENT
SUBDIVISION OR MAP OF DEDICATION
JANUARY 29, 1998
RECORDING DATE: FEBRUARY 02, 1998
RECORDING NO: 98-0080174 (AFFECTS, NOT SHOWN)
REFERENCE IS HEREBY MADE TO SAID DOCUMENTS FOR FULL PARTICULARS.
9. ANY ACTION THAT MAY BE TAKEN BY THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY TO ACQUIRE PROPERTY OR RIGHTS OF WAY FOR FLOOD CONTROL AS DISCLOSED BY DOCUMENT RECORDED IN RECORDING NO. 2001-0801097. (AFFECTS, NOT SHOWN)
10. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED LAND AS SHOWN ON THE MAP
RECORDING NO: BOOK 592 OF MAPS, PAGE 27 (AFFECTS, SHOWN)
11. MATTERS SHOWN ON RECORD OF SURVEY:
RECORDING NO.: BOOK 672 OF MAPS, PAGE 2 (AFFECTS, NOT SHOWN)
12. MATTERS SHOWN ON RECORD OF SURVEY:
RECORDING NO.: BOOK 696 OF MAPS, PAGE 36 (AFFECTS, NOT SHOWN)
13. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: DEVELOPER SEWER LINE PAYBACK AGREEMENT
DATED: FEBRUARY 05, 2007
RECORDING DATE: FEBRUARY 15, 2007
RECORDING NO: 20070191829 (AFFECTS, NOT SHOWN)
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: WATER LINE
RECORDING NO: 20070757228 (AFFECTS, SHOWN)
15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: TEMPORARY CONSTRUCTION
RECORDING NO: 20070757229 (AFFECTS, SHOWN)
16. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: DEVELOPER WATER LINE PAYBACK AGREEMENT
DATED: JUNE 20, 2008
RECORDING DATE: JULY 25, 2008
RECORDING NO: 20080648131
THEREAFTER, ASSIGNMENT OF DEVELOPER WATER LINE PAYBACK AGREEMENT RECORDED IN RECORDING NO. 20080721496. (AFFECTS, NOT SHOWN)
REFERENCE IS HEREBY MADE TO SAID DOCUMENTS FOR FULL PARTICULARS.
17. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF. (AFFECTS, NOT SHOWN)
18. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. (AFFECTS, NOT SHOWN)

Westwood

6909 East Greenway Parkway, Suite 250
Scottsdale, AZ 85254

Phone (480) 747-6558
Fax (480) 376-8025

Westwood Professional Services, Inc.
westwoodps.com

Designed: JSM
Checked: JSM
Drawn: WPS
Job No: 000454100
Record Drawing by/date:

Revisions:

Surveyor:
Joshua S. Moyses, RLS
Westwood Professional Services, Inc.
6909 EAST GREENWAY PARKWAY
SUITE 250
SCOTTSDALE, AZ
PH: (602) 747-6558
EMAIL: Josh.moyeses@westwoodps.com

Prepared for:

Toll Brothers

8767 E. Via De Ventura, Ste. 390
Scottsdale, AZ 85258

PARCEL 12 & 13 THE
GOLDIE BROWN
PINNACLE PEAK
RANCH: UNIT TWO
SCOTTSDALE, ARIZONA

ALTA/ACSM.
LAND TITLE SURVEY

NOT FOR CONSTRUCTION

Date: 2/08/16 25-2N-2016 10/26/2016
Sheet: 1 OF 3

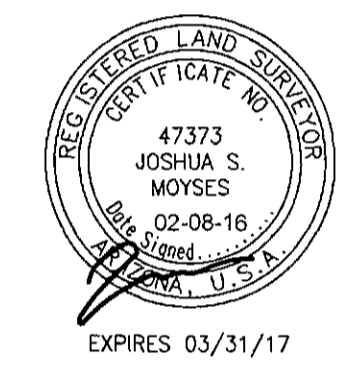
Westwood

6909 East Greenway Parkway, Suite 250
 Scottsdale, AZ 85254
 Phone (480) 747-6558
 Fax (480) 376-8025

Westwood Professional Services, Inc.
 westwoodps.com

Designed: JSM
 Checked: JSM
 Drawn: WPS
 Job No: 000454100
 Record Drawing by/date:

SURVEYOR:
 JOSHUA S. MOYSES, RLS
 WESTWOOD PROFESSIONAL SERVICES, INC.
 6909 EAST GREENWAY PARKWAY
 SUITE 250
 SCOTTSDALE, AZ
 PH: (602) 747-6558
 EMAIL: JOSH.MOYSES@WESTWOODPS.COM



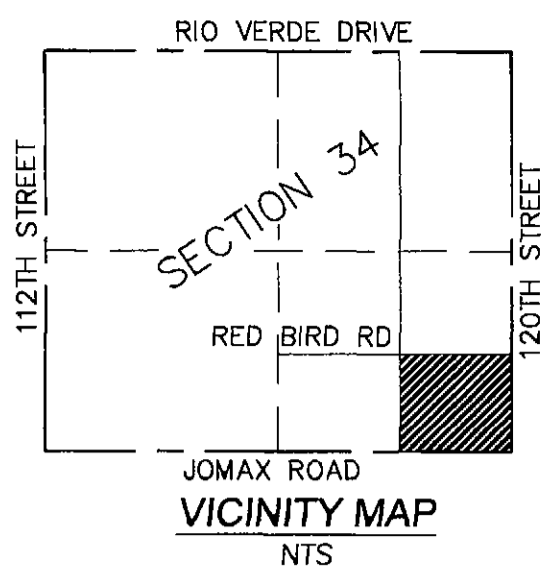
Prepared for:
Toll Brothers
 8767 E. Via De Ventura, Ste. 390
 Scottsdale, AZ 85258

**PARCEL 12 & 13 THE
 GOLDIE BROWN
 PINNACLE PEAK
 RANCH: UNIT TWO
 SCOTTSDALE, ARIZONA**

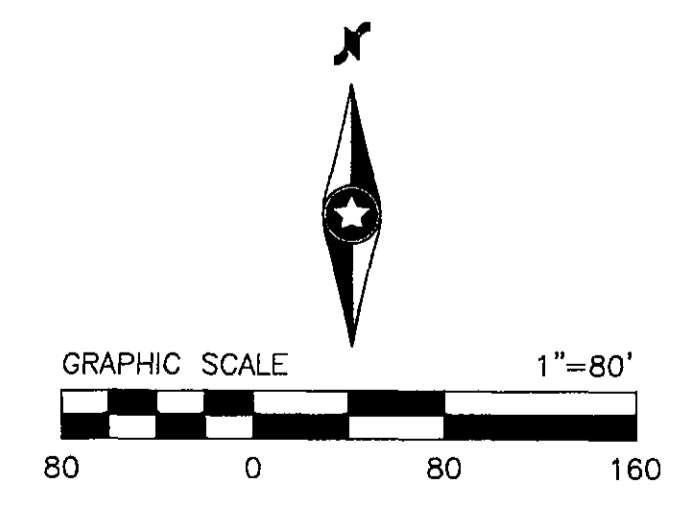
ALTA./ACSM.
 LAND TITLE SURVEY

NOT FOR CONSTRUCTION

Date: 02/08/16
 Sheet: 2 OF 3

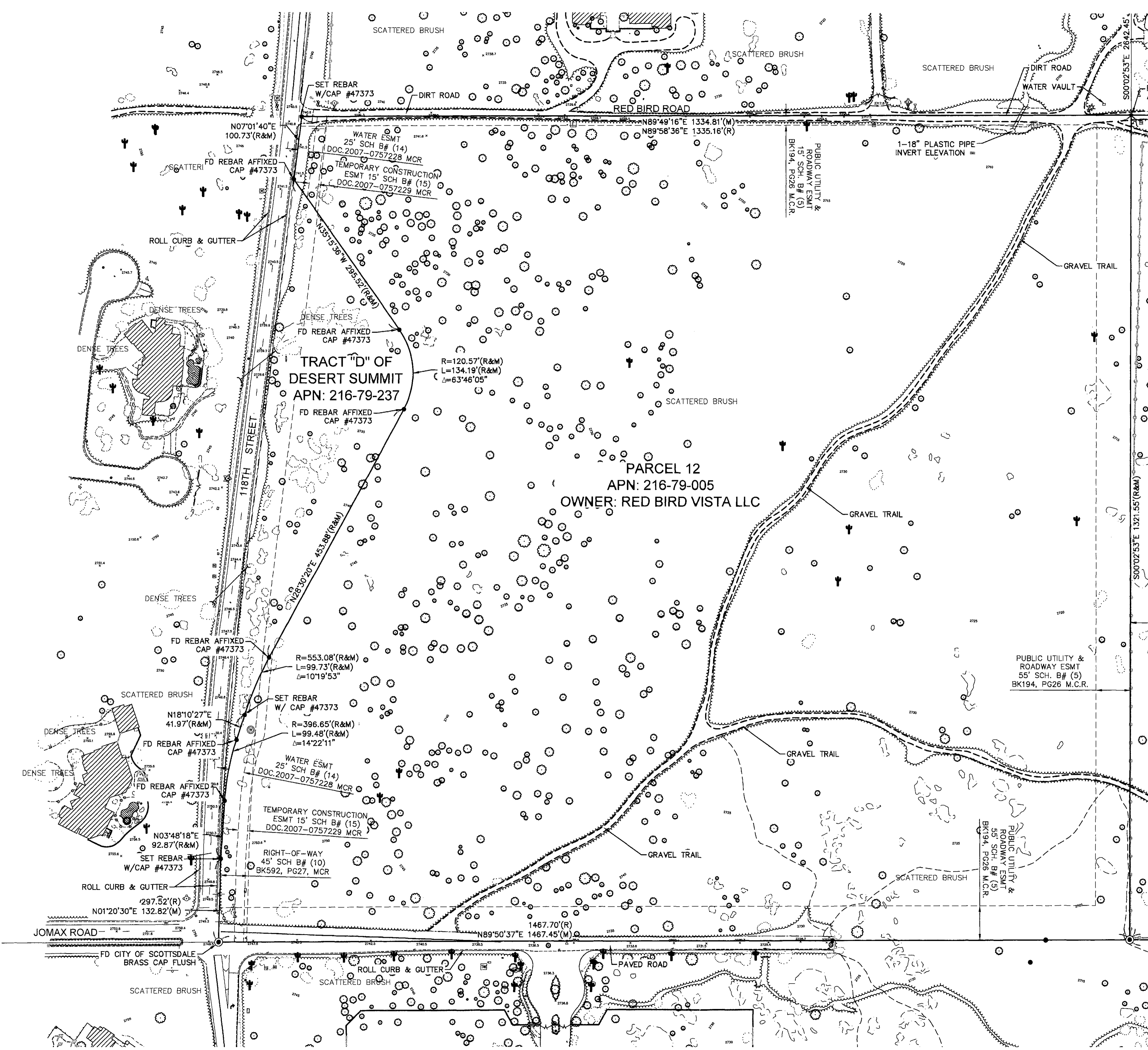


- LEGEND**
- FOUND GLO BRASS CAP
 - FOUND BRASS CAP IN HANDHOLD
 - FOUND REBAR & CAP NOTED
 - SEWER SERVICE CONNECTION
 - GAS LINE MARKER
 - WATER VALVE
 - WATER METER
 - WATER MANHOLE
 - FIRE HYDRANT
 - SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - TELEPHONE MANHOLE
 - STREET LIGHT
 - ELECTRIC BOX
 - CABLE TV PEDESTAL
 - TRANSFORMER/SWITCH CABINET
 - SWITCHING CABINET
 - PROPERTY LINE
 - EASEMENT LINE
 - MCR
 - ROW
 - SCH
 - INST
 - SDE
 - MARIQUA COUNTY RECORDS
 - RIGHT-OF-WAY
 - SCHEDULE
 - INSTRUMENT
 - SIGHT DISTANCE EASEMENT



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ARIZONA.

Joshua S. Moses
 Date: 02-08-2016 License No. 47373



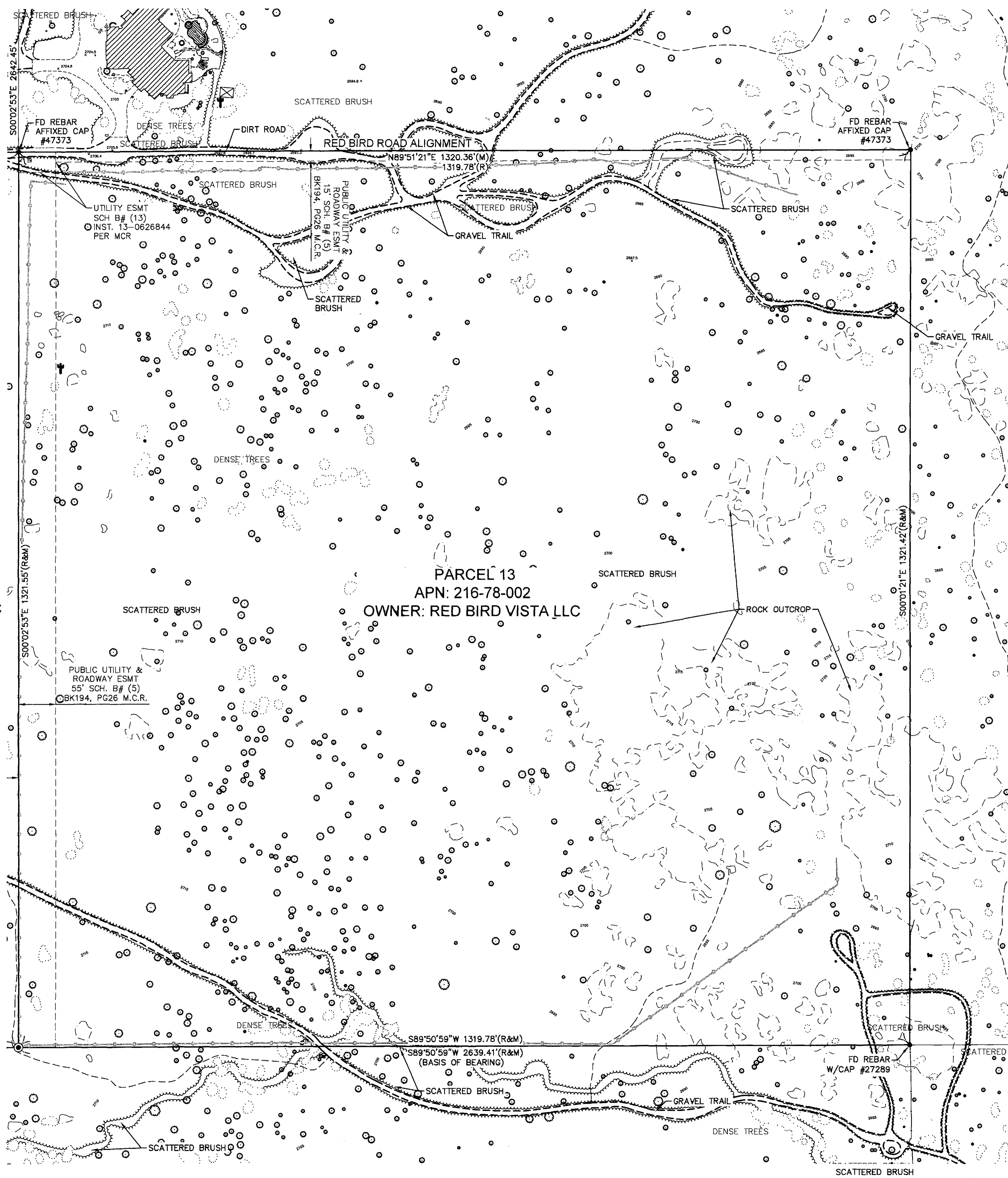
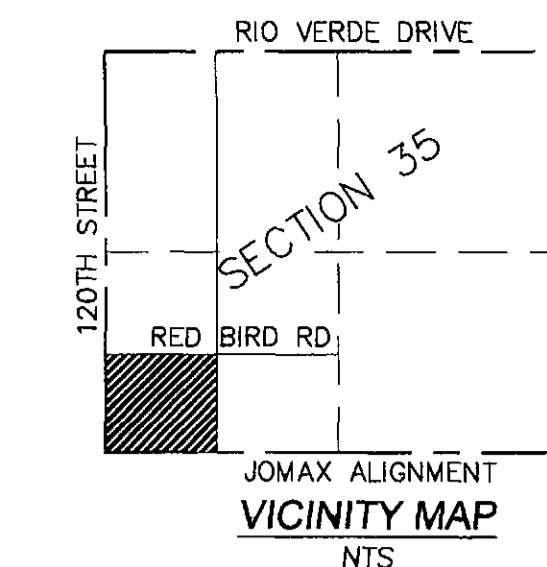
6909 East Greenway Parkway, Suite 250
Scottsdale, AZ 85254

Phone (480) 747-6558
Fax (480) 376-8025

Westwood Professional Services, Inc.
westwoodps.com

Designed: JSM
Checked: JSM
Drawn: WPS
Job No: 000454100
Record Drawing by/date:

SURVEYOR:
JOSHUA S. MOYSES, RLS
WESTWOOD PROFESSIONAL SERVICES, INC.
6909 EAST GREENWAY PARKWAY
SUITE 250
SCOTTSDALE, AZ
PH: (602) 747-6558
EMAIL: JOSH.MOYSES@WESTWOODPS.COM

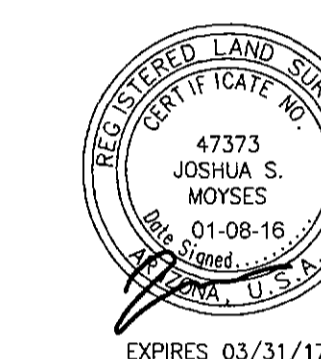


PARCEL 12
APN: 216-79-005
OWNER: RED BIRD VISTA LLC

PARCEL 13
APN: 216-78-002
OWNER: RED BIRD VISTA LLC

LEGEND

- FOUND GLO BRASS CAP
- FOUND BRASS CAP IN HANDHOLD
- FOUND REBAR & CAP NOTED
- SEWER SERVICE CONNECTION
- GAS LINE MARKER
- WATER VALVE
- WATER METER
- WATER MANHOLE
- FIRE HYDRANT
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- TELEPHONE MANHOLE
- STREET LIGHT
- ELECTRIC BOX
- CABEL TV PEDESTAL
- TRANSFORMER/SWITCH CABINET
- PROPERTY LINE
- EASEMENT LINE
- MARICOPA COUNTY RECORDS
- RIGHT-OF-WAY
- SCHEDULE
- INSTRUMENT
- SIGHT DISTANCE EASEMENT

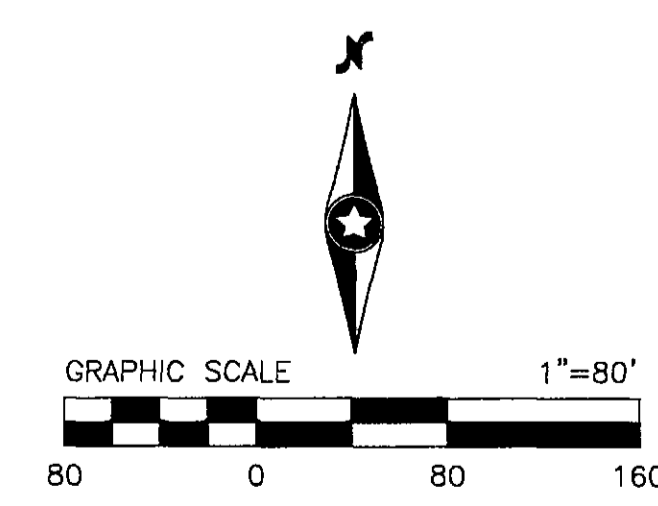


Prepared for:

Toll Brothers

8767 E. Via De Ventura, Ste. 390
Scottsdale, AZ 85258

**PARCEL 12 & 13 THE
GOLDIE BROWN
PINNACLE PEAK
RANCH: UNIT TWO
SCOTTSDALE, ARIZONA**



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ARIZONA.

Joshua S. Moyses
Date: 02-08-2016 License No. 47373

**ALTA/A.C.S.M.
LAND TITLE SURVEY**

NOT FOR CONSTRUCTION

Date: 02/08/16
Sheet: 3 OF 3



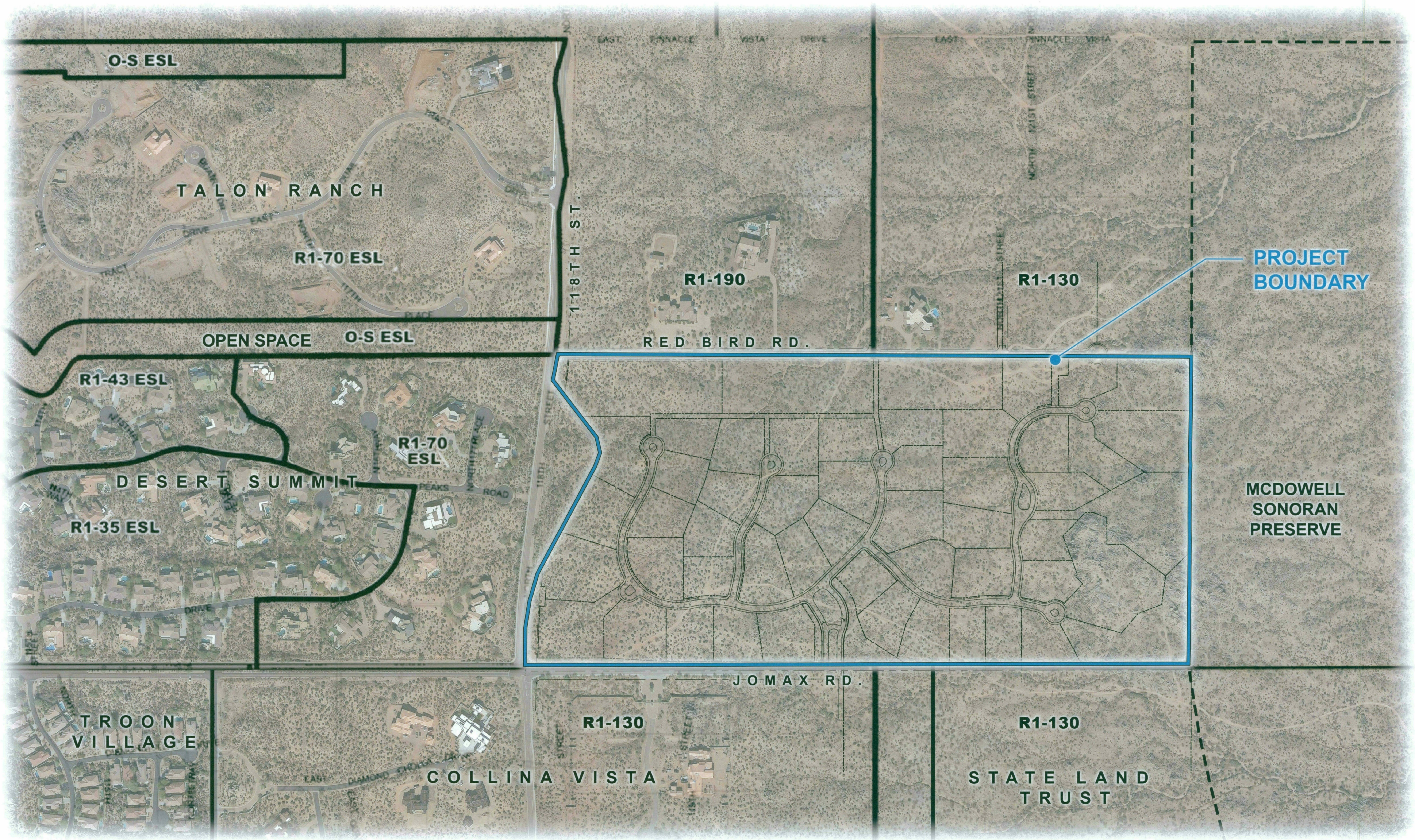
Site data		
Rezoned R1-43		
Gross Acreage	48.305	0.79 DU/AC
Net Acreage	47.221	0.80 DU/AC
Lots	38 Lots	
Lots 1-4, 10-33, 36-38, 39, 41 & 44-48		
Rezoned R1-70		
Gross Acreage	12.868 AC	0.54 DU/AC
Net Acreage	12.078 AC	0.58 DU/AC
Lots	7 Lots	
Lots 5-9 & 34-35		
Rezoned R1-130		
Gross Acreage	2.734 AC	0.37 DU/AC
Net Acreage	2.496 AC	0.40 DU/AC
Lots	1 Lots	
Lot 48		
Rezoned R1-190		
Gross Acreage	7.273 AC	0.27 DU/AC
Net Acreage	6.685 AC	0.30 DU/AC
Lots	2 Lots	
Lots 50-51		
Total Rezoned		
Gross Acreage	71.880 AC	0.67 DU/AC
Net Acreage	68.480 AC	0.70 DU/AC
Lots	48 Lots	
Existing R1-130		
Gross Acreage	9.100 AC	0.33 DU/AC
Net Acreage	9.100 AC	0.33 DU/AC
Lots	3 Lots	
Lots 40, 42 & 43		
Totals		
Gross Acreage	80.280 AC	0.64 DU/AC
Net Acreage	77.580 AC	0.66 DU/AC
NAOS Required	27.61 AC	* 35.59%
Openspace Provided	29.24 AC	* 37.69%
Lots	51 Lots	

Lot Data							
Lot #	Zoning	Lot Area	Undisturbed NAOS Area	Lot #	Zoning	Lot Area	Undisturbed NAOS Area
1		34,352 SF	8,966 SF	27		59,834 SF	21,989 SF
2	** R1-43	47,689 SF	12,932 SF	28		44,145 SF	8,593 SF
3		41,609 SF	13,350 SF	29		49,413 SF	15,210 SF
4		44,356 SF	16,250 SF	30	** R1-43	47,233 SF	13,279 SF
5		60,446 SF	24,228 SF	31		61,870 SF	22,042 SF
6		69,863 SF	19,514 SF	32		55,980 SF	16,329 SF
7	** R1-70	73,183 SF	15,413 SF	33		44,323 SF	8,590 SF
8		52,524 SF	15,927 SF	34	** R1-70	80,667 SF	28,892 SF
9		63,488 SF	33,457 SF	35		89,273 SF	23,495 SF
10		36,609 SF	10,073 SF	36		49,646 SF	17,090 SF
11		37,758 SF	12,036 SF	37	** R1-43	44,640 SF	18,797 SF
12		40,099 SF	15,828 SF	38		40,783 SF	13,242 SF
13		51,279 SF	17,603 SF	39		33,270 SF	8,499 SF
14		33,730 SF	11,541 SF	40	* R1-130	134,888 SF	72,662 SF
15		39,820 SF	13,174 SF	41	** R1-43	37,460 SF	8,952 SF
16		39,804 SF	10,671 SF	42	* R1-130	130,735 SF	77,918 SF
17		46,430 SF	15,468 SF	43	** R1-43	130,826 SF	79,207 SF
18	** R1-43	44,909 SF	15,152 SF	44		46,651 SF	15,510 SF
19		45,961 SF	18,093 SF	45		39,796 SF	18,100 SF
20		52,185 SF	17,190 SF	46	** R1-43	39,130 SF	17,226 SF
21		42,975 SF	11,722 SF	47		51,245 SF	22,270 SF
22		40,245 SF	13,134 SF	48		44,700 SF	16,744 SF
23		50,736 SF	26,056 SF	49	** R1-130	108,743 SF	44,417 SF
24		42,833 SF	14,531 SF	50	** R1-190	142,927 SF	97,631 SF
25		40,690 SF	14,739 SF	51	** R1-190	147,579 SF	89,832 SF
26		41,159 SF	13,109 SF				
Total Lot Area		2,970,489 SF					
Average Lot Area		58,245 SF					

* Utilizes Zoning Standards Without 25% Reductions
 ** Utilizes Zoning Standards With 25% Reductions

Standards	R1-43		R1-70		* R1-130		R1-190	
	Standard	25% Reduction Per 6.1083	Standard	25% Reduction Per 6.1083	Standard	25% Reduction Per 6.1083	Standard	25% Reduction Per 6.1083
Lot Size	43,000	32,250	70,000	52,500	130,000	97,500	190,000	142,500
Lot Width	150'	113'	250'	188'	200'	150'	300'	225'
Setbacks								
Front	40'	30'	60'	45'	60'	45'	60'	45'
Side	20'	15'	30'	23'	30'	23'	30'	23'
Rear	35'	27'	60'	45'	60'	45'	60'	45'

1st review redlines not addressed



Site data		
R1-43		
Gross Acreage	47.706	0.80 DU/AC
Net Acreage	46.754	
Lots 38 Lots		
Lots 1-4, 10-33, 36-38, 39, 41 & 44-48		
R1-70		
Gross Acreage	12.934 AC	0.54 DU/AC
Net Acreage	12.143 AC	
Lots 7 Lots		
Lots 5-9 & 34-35		
R1-130		
Gross Acreage	19.646 AC	0.31 DU/AC
Net Acreage	18.678 AC	
Lots 6 Lots		
Existing Lots 40, 42-43 & Rezoned Lots 48-51		
Totals		
Gross Acreage	80.286 AC	0.64 DU/AC
Net Acreage	77.575 AC	
NAOS Required	27.61 AC	* 35.59%
Openspace Provided	29.24 AC	* 37.69%
Lots 51 Lots		

*Calculation Based on Net Acreage

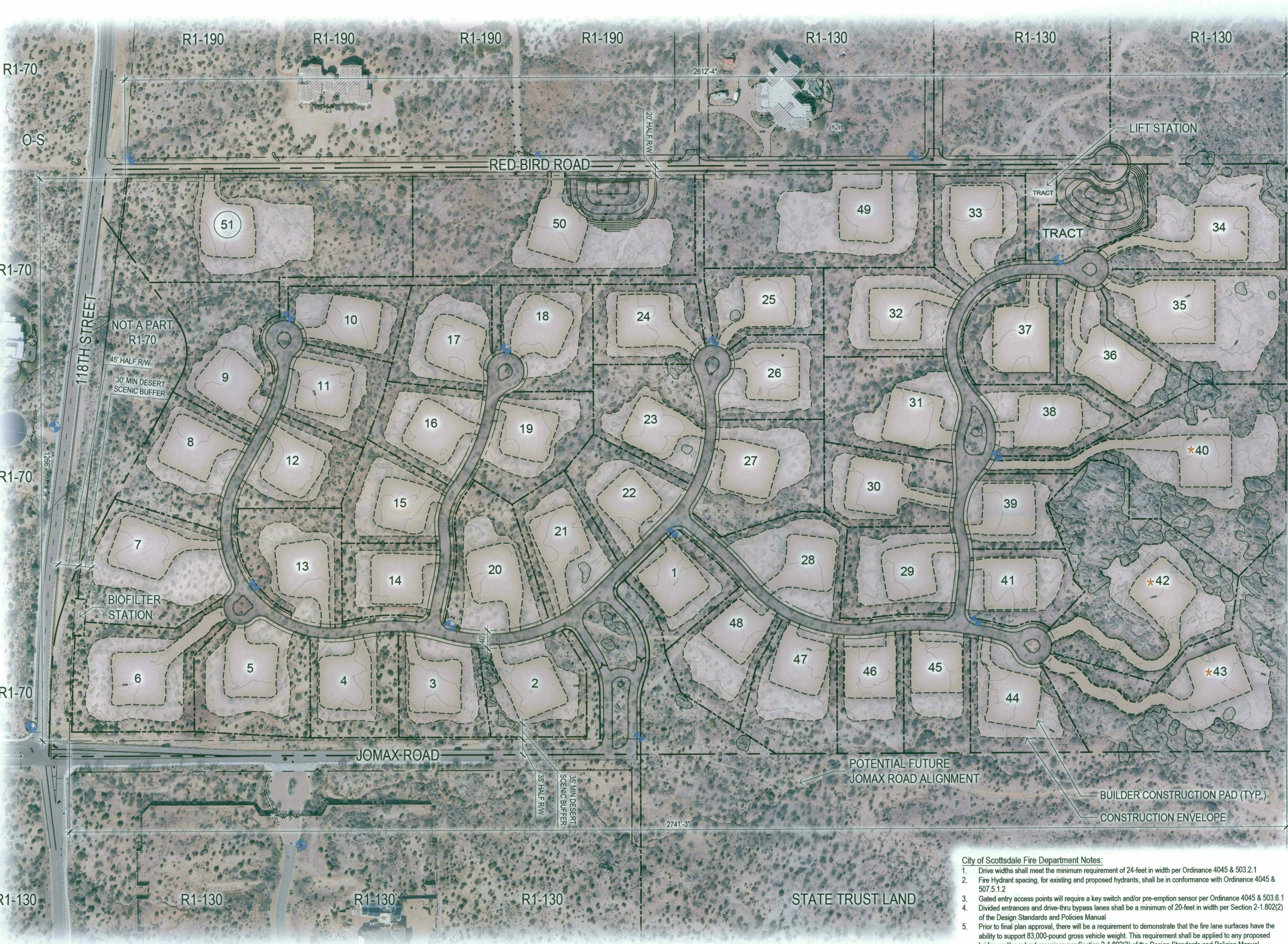
MCDOWELL
SONORAN
PRESERVE

Lot Data											
Lot #	Zoning	Lot Area	Reveg NAOS	Undisturbed NAOS	Lot #	Zoning	Lot Area	Reveg NAOS	Undisturbed NAOS		
1		34,352 SF		9,966 SF	27		59,834 SF		21,989 SF		
2		47,689 SF		12,932 SF	28		44,145 SF		8,593 SF		
3	** R1-43	41,609 SF		13,350 SF	29		49,413 SF		15,210 SF		
4		44,356 SF		16,250 SF	30	** R1-43	47,233 SF		13,279 SF		
5		60,446 SF		24,228 SF	31		61,870 SF		22,042 SF		
6		69,863 SF	155 SF	19,514 SF	32		55,980 SF		16,329 SF		
7	** R1-70	73,183 SF	403 SF	15,413 SF	33		44,323 SF		8,590 SF		
8		52,524 SF		15,927 SF	34	** R1-70	80,667 SF		28,892 SF		
9		63,488 SF		33,457 SF	35		89,273 SF		23,495 SF		
10		36,609 SF		10,073 SF	36		49,646 SF		17,090 SF		
11		37,758 SF		12,036 SF	37	** R1-43	44,640 SF		18,797 SF		
12		40,099 SF		15,828 SF	38		40,783 SF		13,242 SF		
13		51,279 SF		17,603 SF	39		33,270 SF		8,499 SF		
14		33,730 SF		11,541 SF	40	* R1-130	134,888 SF		72,662 SF		
15		39,820 SF		13,174 SF	41	** R1-43	37,460 SF		8,952 SF		
16		39,804 SF		10,671 SF	42	* R1-130	130,735 SF		77,918 SF		
17		46,430 SF		15,468 SF	43	* R1-130	130,826 SF		79,207 SF		
18	** R1-43	44,909 SF		15,152 SF	44		46,651 SF		15,510 SF		
19		45,961 SF		18,093 SF	45		39,796 SF		18,100 SF		
20		52,185 SF		17,190 SF	46	** R1-43	39,130 SF		17,226 SF		
21		42,975 SF		11,722 SF	47		51,245 SF		22,270 SF		
22		40,245 SF		13,134 SF	48		44,700 SF		16,744 SF		
23		50,736 SF		26,056 SF	49		108,743 SF	449 SF	57,463 SF		
24		42,833 SF		14,531 SF	50	** R1-130	142,927 SF	22,093 SF	75,538 SF		
25		40,690 SF		14,739 SF	51		147,576 SF	4,747 SF	99,612 SF		
26		41,159 SF		13,109 SF							
Total Lot Area		2,970,486 SF									
Average Lot Area		58,245 SF									

* Utilizes Zoning Standards Without 25% Reductions
** Utilizes Zoning Standards With 25% Reductions

Standards	R1-43		R1-70		R1-130	
	Standard	25% Reduction Per 6.1083	Standard	25% Reduction Per 6.1083	Standard	25% Reduction Per 6.1083
Lot Size	43,000	32,250	70,000	52,500	130,000	97,500
Lot Width	150'	113'	250'	188'	200'	150'
Setbacks						
Front	40'	30'	60'	45'	60'	45'
Side	20'	15'	30'	23'	30'	23'
Rear	35'	27'	60'	45'	60'	45'

- City of Scottsdale Fire Department Notes:
1. Drive widths shall meet the minimum requirement of 24-feet in width per Ordinance 4045 & 503.2.1
 2. Fire Hydrant spacing, for existing and proposed hydrants, shall be in conformance with Ordinance 4045 & 507.5.1.2
 3. Gated entry access points will require a key switch and/or pre-emption sensor per Ordinance 4045 & 503.6.1
 4. Divided entrances and drive-thru bypass lanes shall be a minimum of 20-feet in width per Section 2-1.802(2) of the Design Standards and Policies Manual
 5. Prior to final plan approval, there will be a requirement to demonstrate that the fire lane surfaces have the ability to support 83,000-pound gross vehicle weight. This requirement shall be applied to any proposed bridge and/or culvert crossings per Section 2-1.802(3) of the Design Standards and Policies Manual.



118TH & JOMAX

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
6-13-17 DATE KN INITIALS

25-ZN-2016
03/28/17

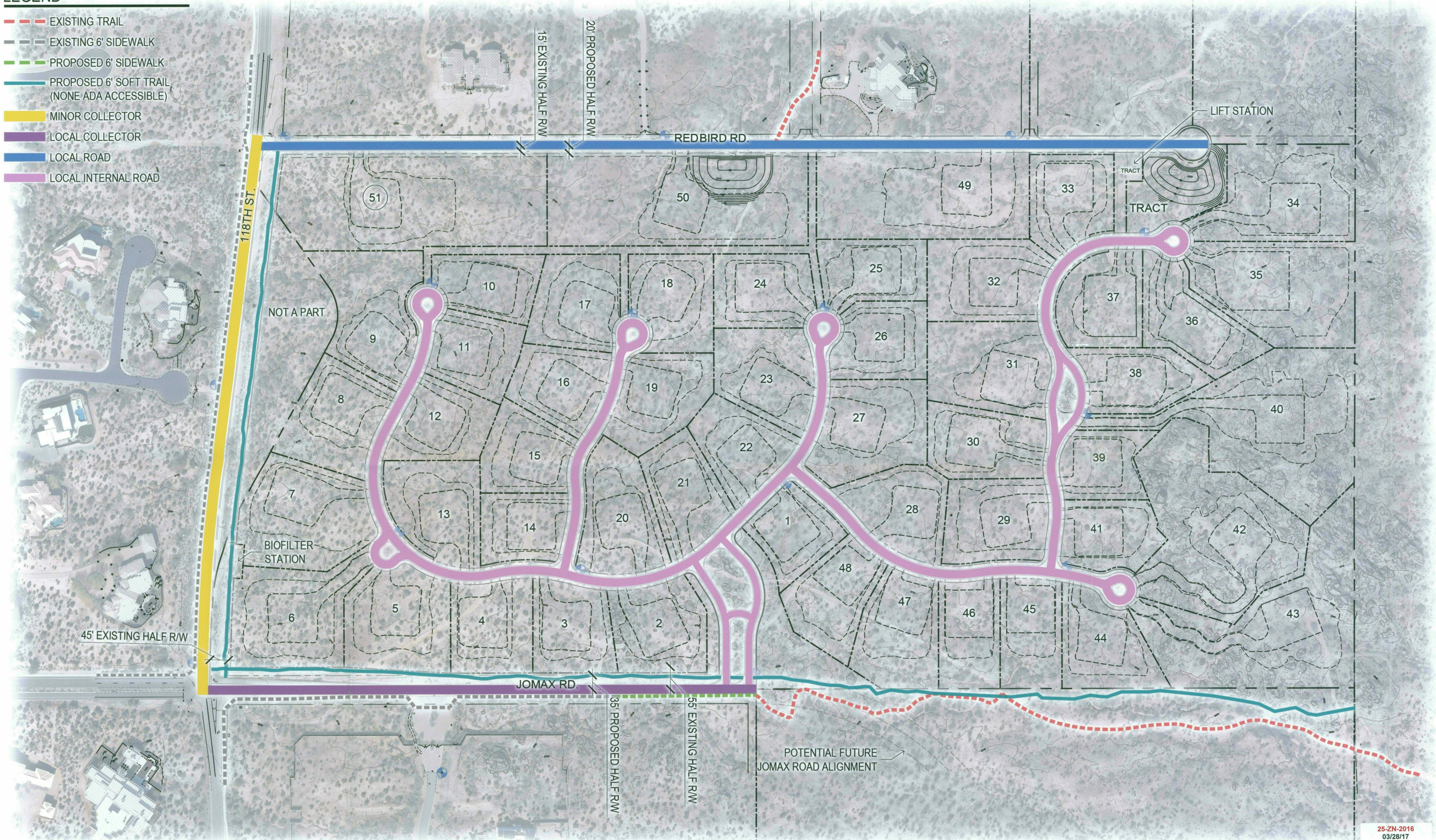
Site Plan
date: 03.01.17



Site plan

LEGEND

- EXISTING TRAIL
- EXISTING 6' SIDEWALK
- PROPOSED 6' SIDEWALK
- PROPOSED 6' SOFT TRAIL (NONE ADA ACCESSIBLE)
- MINOR COLLECTOR
- LOCAL COLLECTOR
- LOCAL ROAD
- LOCAL INTERNAL ROAD



25-ZN-2016
03/28/17

Argus Consulting

Toll Brothers
America's Luxury Home Builder

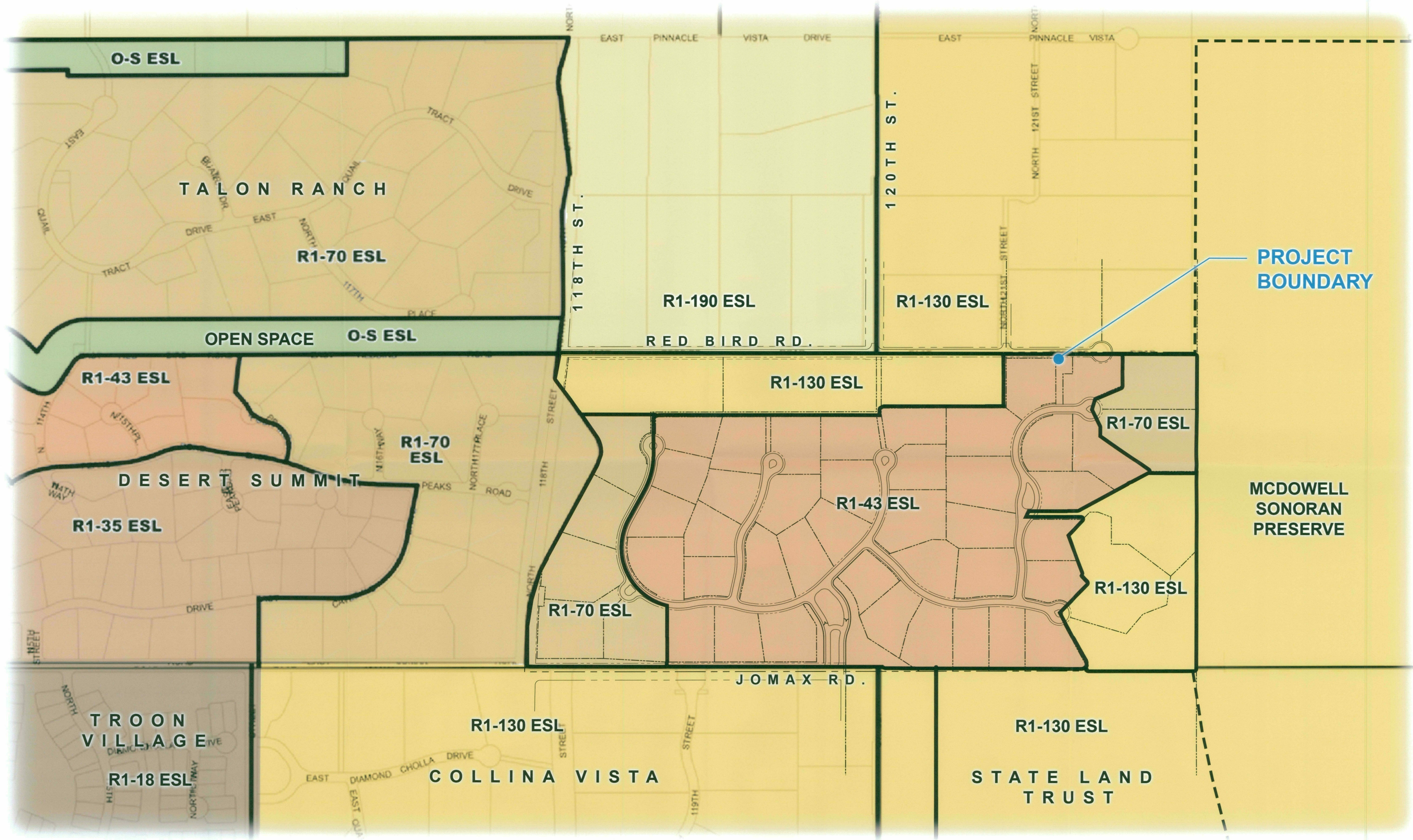
118TH & JOMAX

Circulation Plan

plan scale 1:100
date: 03.17.17

andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

Circulation plan



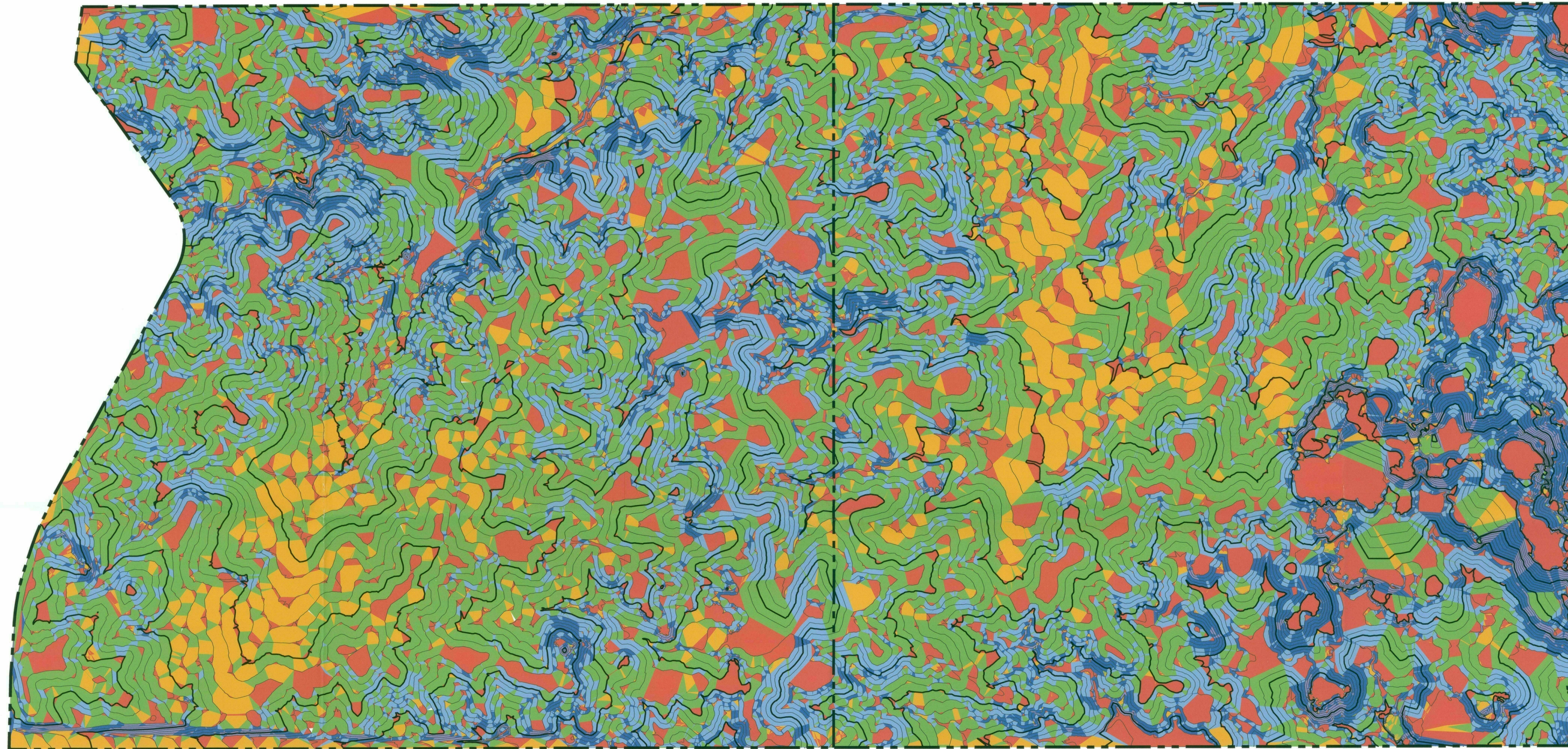
PROJECT BOUNDARY

*Boulder Easement
 **Boulder Feature Construction Setback
 Toll Construction Envelope
+# Approximate Boulder Height Label




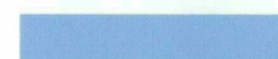

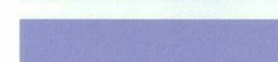
NOTE:
 * EASEMENT OFFSET 3'-5' FROM EDGE OF BOULDER
 ** CONSTRUCTION SETBACK 20' FROM EDGE OF BOULDER

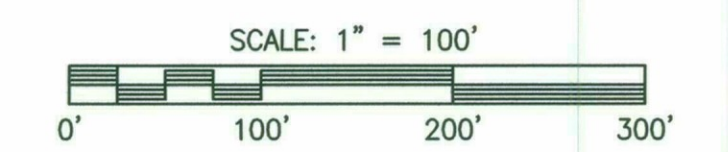


25-ZN-2016
03/28/17



SLOPE ANALYSIS CALCULATIONS

Upper Desert Landform Area					
	Slope Category	Area (Sq.Ft.)	Area (Ac.)	Required NAOS (%)	Required NAOS (Ac.)
	0 to 2%	613,137.54	14.08	25%	3.52
	2 to 5%	326,748.15	7.50	25%	1.88
	5 to 10%	1,413,528.07	32.45	35%	11.36
	10 to 15%	773,645.73	17.76	45%	7.99
	15 to 25%	298,572.95	6.85	45%	3.08
	25 +	71,164.01	1.63	45%	0.74
	TOTAL:		28.56		



ARGUS CONSULTING
 A CIVIL ENGINEERING COMPANY, P.C.
 10115 E. Bell Road, Suite 107 - #104
 Scottsdale, Arizona 85260 480-596-1131

118th & JOMAX

SLOPE ANALYSIS

SCOTTSDALE - ARIZONA

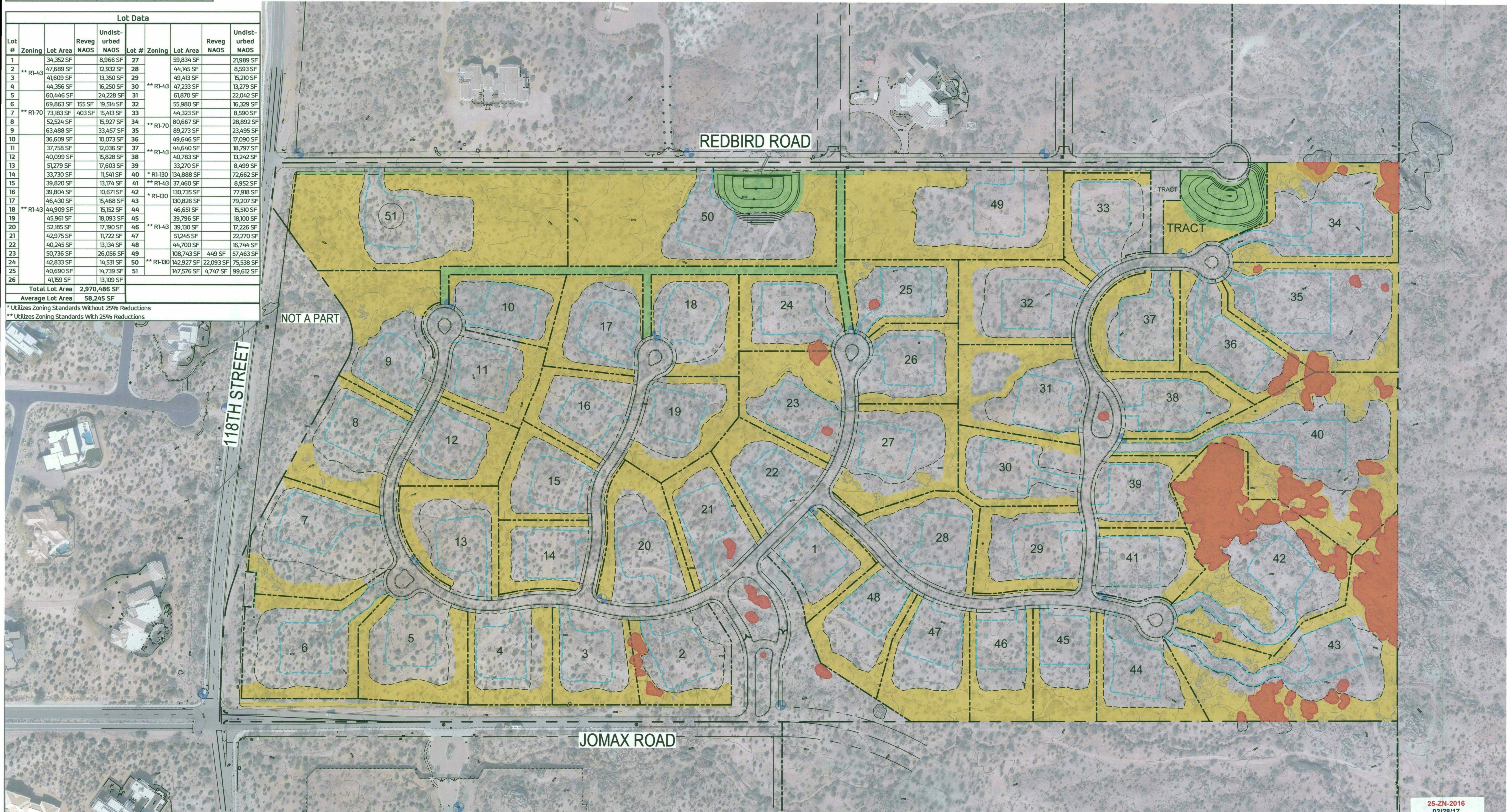
Date 02/12/16 Job No. 365-16 Sheet 1 of 1

Required NAOS Summary		
Total Required	27.63 Ac.	35.62% of Net Ac.
Min. Undisturbed 70%	19.34 Ac.	24.93% of Net Ac.
Provided NAOS		
Total Revegetated NAOS	1.92 Ac.	
Total Undisturbed NAOS	27.96 Ac.	36.04% of Net Ac.
Excess Undisturbed NAOS	8.62 Ac.	+ 44.57% of Req.
Total Proposed NAOS	29.88 Ac.	38.52% of Net Ac.
Excess Total NAOS	2.25 Ac.	+ 8.13% of Req.

Undisturbed NAOS
 Revegetated NAOS
 Boulder Easement
 Boulder Feature Construction Setback
 Toll Construction Envelope

Lot Data											
Lot #	Zoning	Lot Area	Reveg NAOS	Undisturbed NAOS	Lot #	Zoning	Lot Area	Reveg NAOS	Undisturbed NAOS		
1		34,352 SF		8,966 SF	27		59,834 SF		21,989 SF		
2	** R1-43	47,689 SF	12,932 SF	12,932 SF	28		44,145 SF		8,593 SF		
3		41,609 SF	13,350 SF	13,350 SF	29		49,413 SF		15,210 SF		
4		44,356 SF	16,250 SF	16,250 SF	30	** R1-43	47,233 SF		13,279 SF		
5		60,446 SF	24,228 SF	24,228 SF	31		61,870 SF		22,042 SF		
6		69,863 SF	15,514 SF	15,514 SF	32		55,980 SF		16,329 SF		
7	** R1-70	73,183 SF	403 SF	15,413 SF	33		44,323 SF		8,590 SF		
8		52,524 SF	15,927 SF	15,927 SF	34	** R1-70	80,667 SF		28,892 SF		
9		63,488 SF	33,457 SF	33,457 SF	35		89,273 SF		23,495 SF		
10		36,609 SF	10,073 SF	10,073 SF	36		49,646 SF		17,090 SF		
11		37,758 SF	12,036 SF	12,036 SF	37	** R1-43	44,640 SF		18,797 SF		
12		40,099 SF	15,828 SF	15,828 SF	38		40,783 SF		13,242 SF		
13		51,279 SF	17,603 SF	17,603 SF	39		33,270 SF		8,499 SF		
14		33,730 SF	11,541 SF	11,541 SF	40	* R1-130	134,888 SF		72,662 SF		
15		39,820 SF	13,174 SF	13,174 SF	41	** R1-43	37,460 SF		8,952 SF		
16		39,804 SF	10,671 SF	10,671 SF	42	* R1-130	130,735 SF		77,918 SF		
17		46,430 SF	15,468 SF	15,468 SF	43		130,826 SF		79,207 SF		
18	** R1-43	44,909 SF	15,152 SF	15,152 SF	44		46,651 SF		15,510 SF		
19		45,961 SF	18,093 SF	18,093 SF	45		39,796 SF		18,100 SF		
20		52,185 SF	17,190 SF	17,190 SF	46	** R1-43	39,130 SF		17,226 SF		
21		42,975 SF	11,722 SF	11,722 SF	47		51,245 SF		22,270 SF		
22		40,245 SF	13,134 SF	13,134 SF	48		44,700 SF		16,744 SF		
23		50,736 SF	26,056 SF	26,056 SF	49	** R1-130	108,743 SF	449 SF	57,463 SF		
24		42,833 SF	14,531 SF	14,531 SF	50	** R1-130	142,927 SF	22,093 SF	75,538 SF		
25		40,690 SF	14,739 SF	14,739 SF	51		147,576 SF	4,747 SF	99,612 SF		
26		41,159 SF	13,109 SF	13,109 SF							
Total Lot Area		2,970,486 SF									
Average Lot Area		58,245 SF									

* Utilizes Zoning Standards Without 25% Reductions
 ** Utilizes Zoning Standards With 25% Reductions



25-ZN-2016
03/28/17

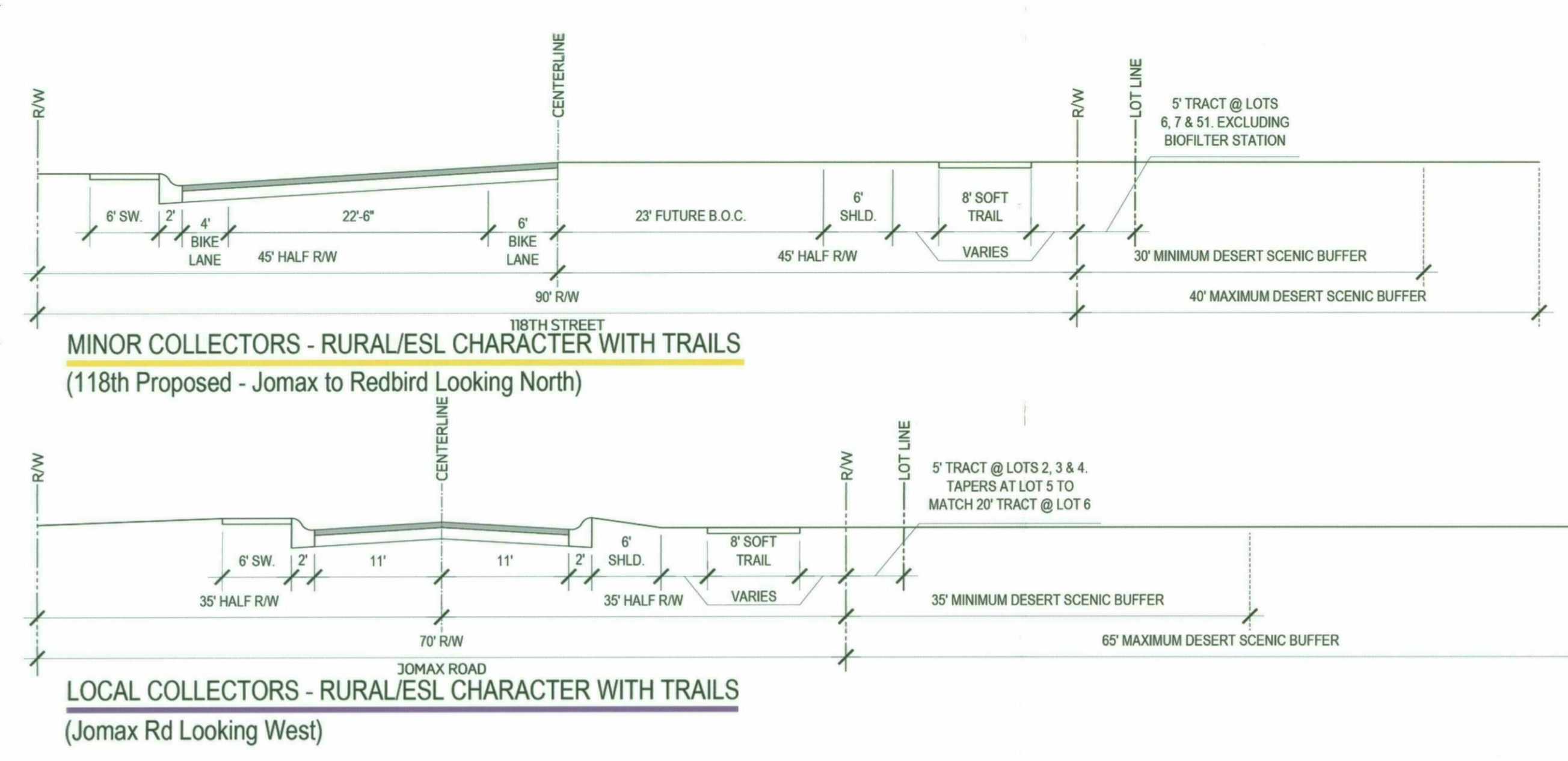


118TH & JOMAX

NAOS Plan

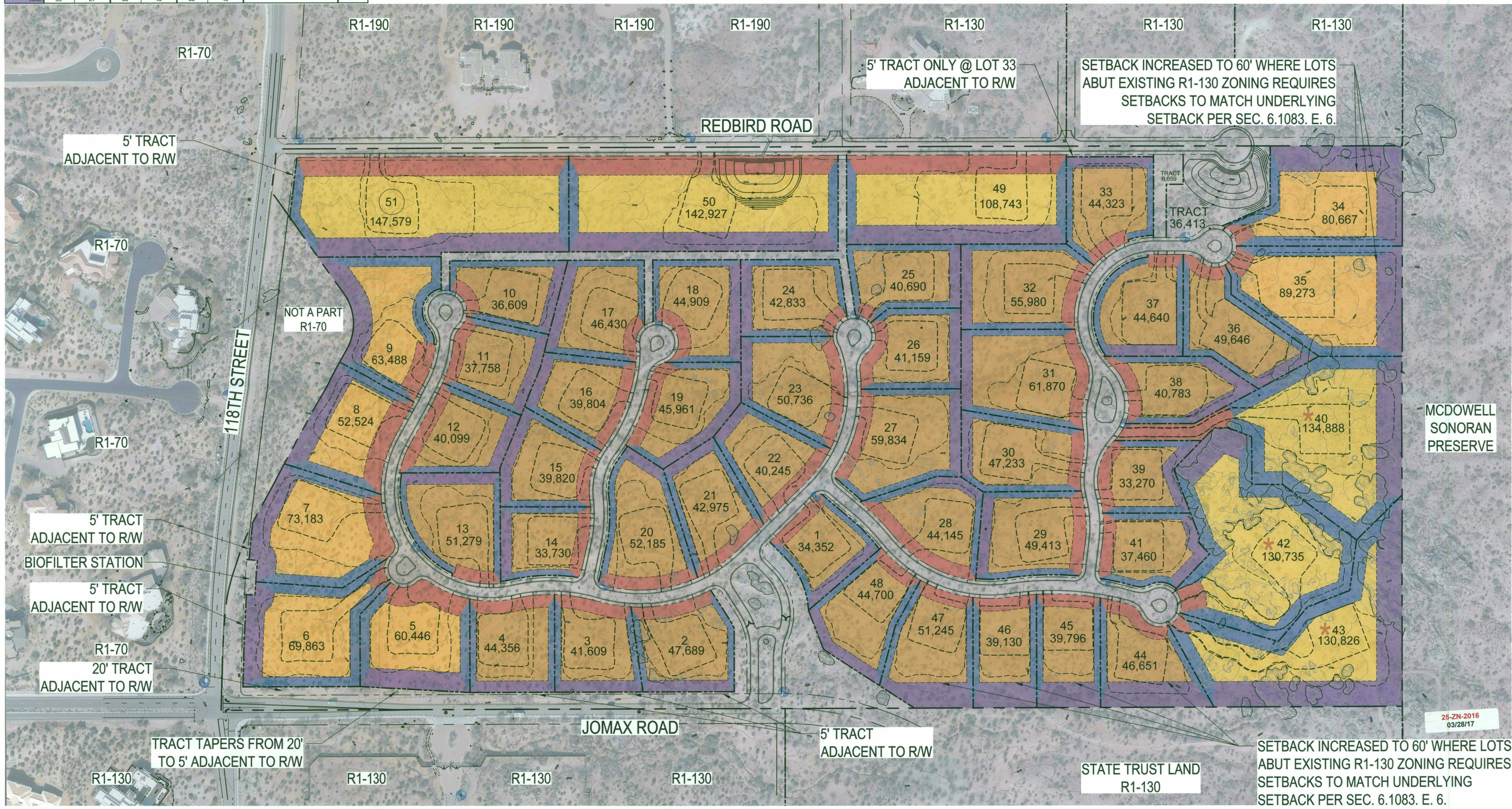
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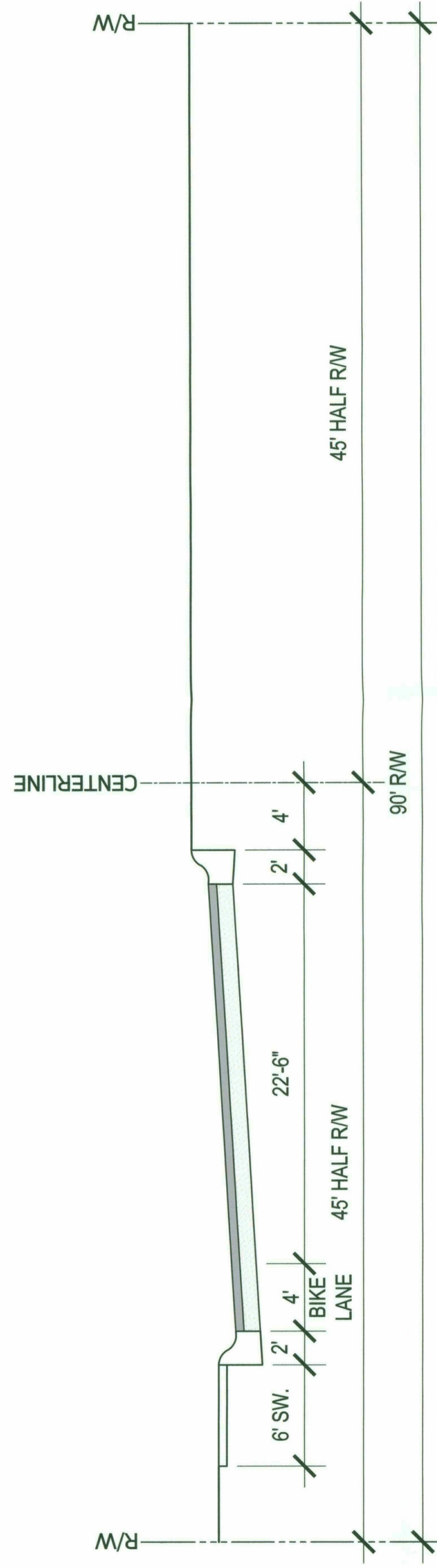
andersonbaron
 plan · design · achieve
 50 n. mcclintock drive, ste 1
 chandler, arizona 85226
 ph. 480.699.7956 f. 480.699.7986



25-ZN-2016
02/10/17

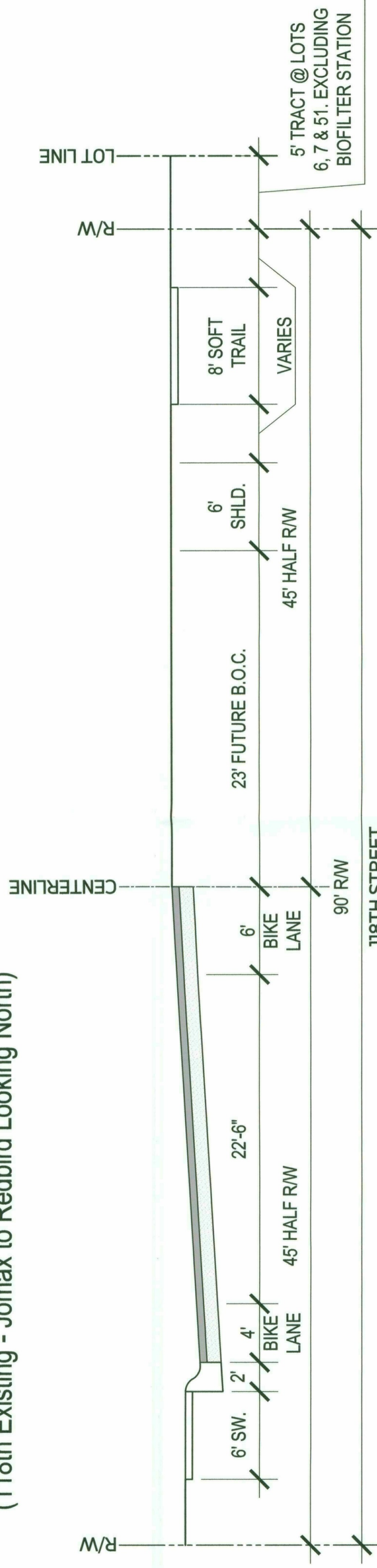
Development Standards						Accessory Structure (R1-43 To R1-130)	
Standards	R1-43		R1-70		R1-130		Setbacks
	Standard	25% Reduction Per 6.1083	Standard	25% Reduction Per 6.1083	Standard	25% Reduction Per 6.1083	
Lot Size	43,000	32,250	70,000	52,500	130,000	97,500	From Main Building Minimum Distance From Property Line for Structures Up To 10' in Height
Lot Width	150'	113'	250'	188'	200'	150'	10'
Setbacks	Front	40'	30'	60'	45'	60'	Additional Setback From Property Line For Every 1' in Height Over 10'
	Side	20'	15'	30'	23'	30'	
	Rear	35'	27'	60'	45'	60'	





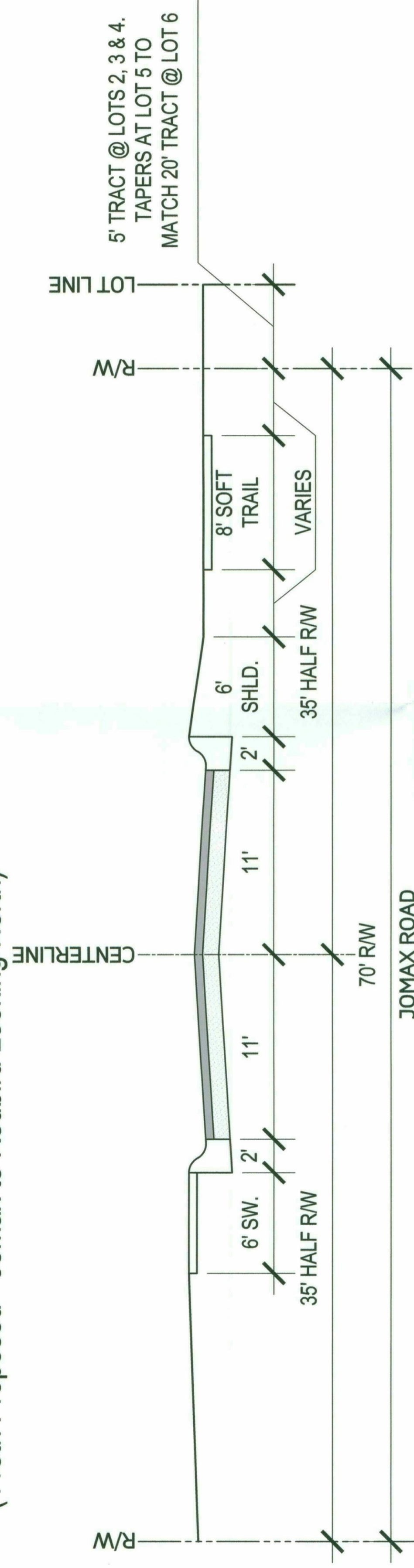
MINOR COLLECTORS - RURAL/ESL CHARACTER WITH TRAILS

(118th Existing - Jomax to Redbird Looking North)



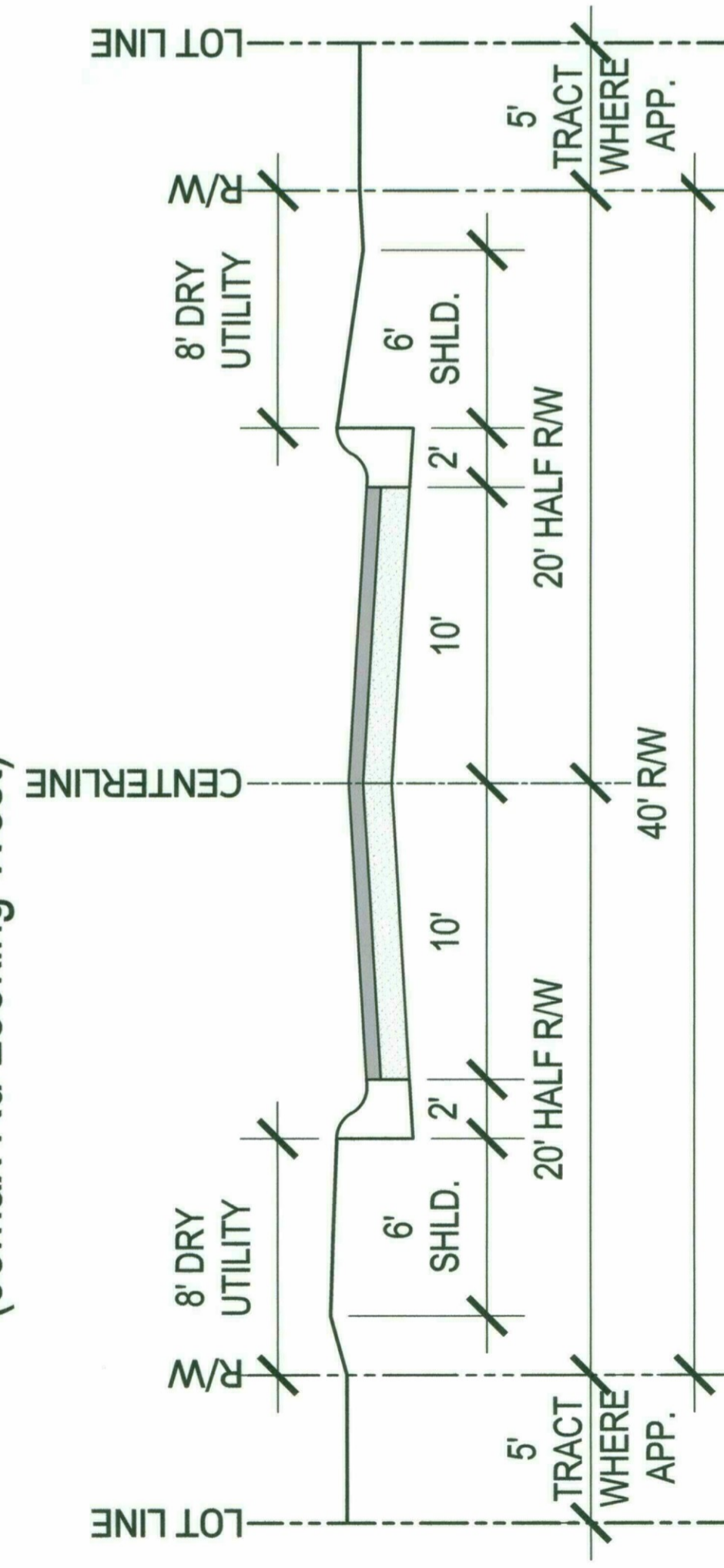
MINOR COLLECTORS - RURAL/ESL CHARACTER WITH TRAILS

(118th Proposed - Jomax to Redbird Looking North)



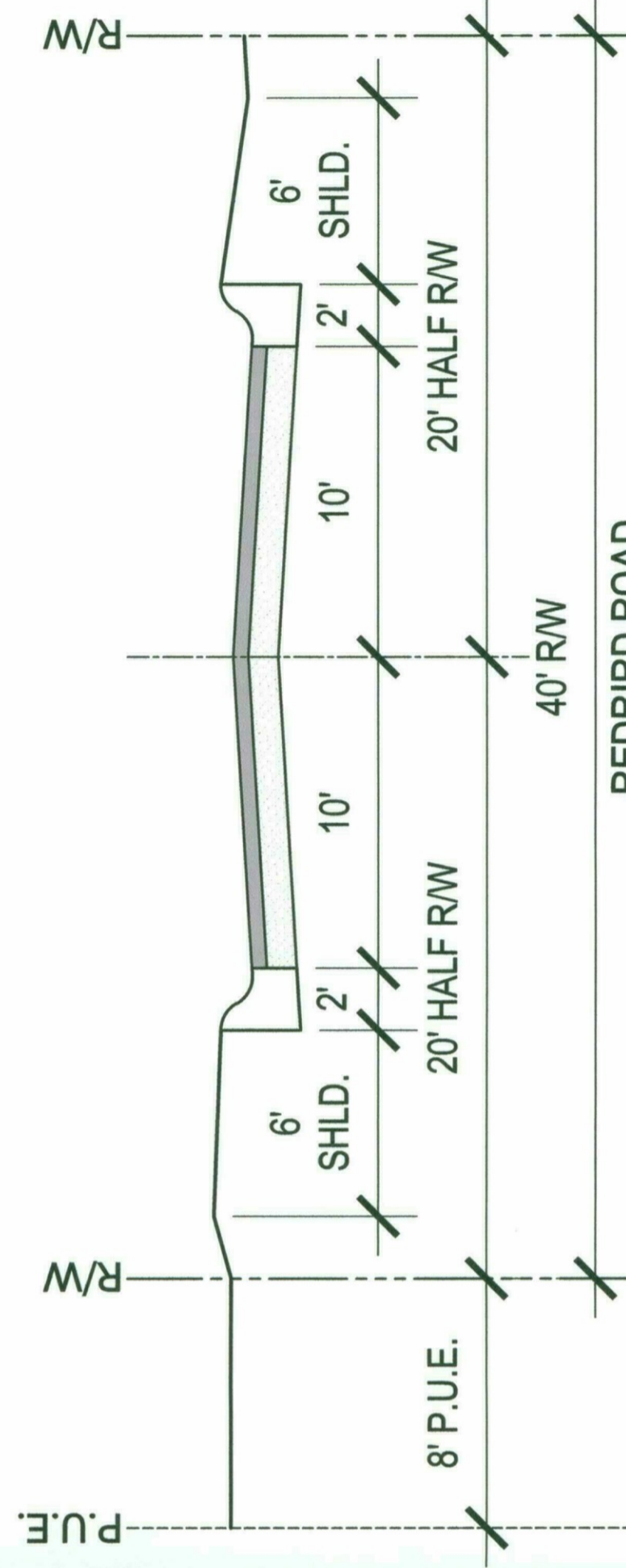
LOCAL COLLECTORS - RURAL/ESL CHARACTER WITH TRAILS

(Jomax Rd Looking West)



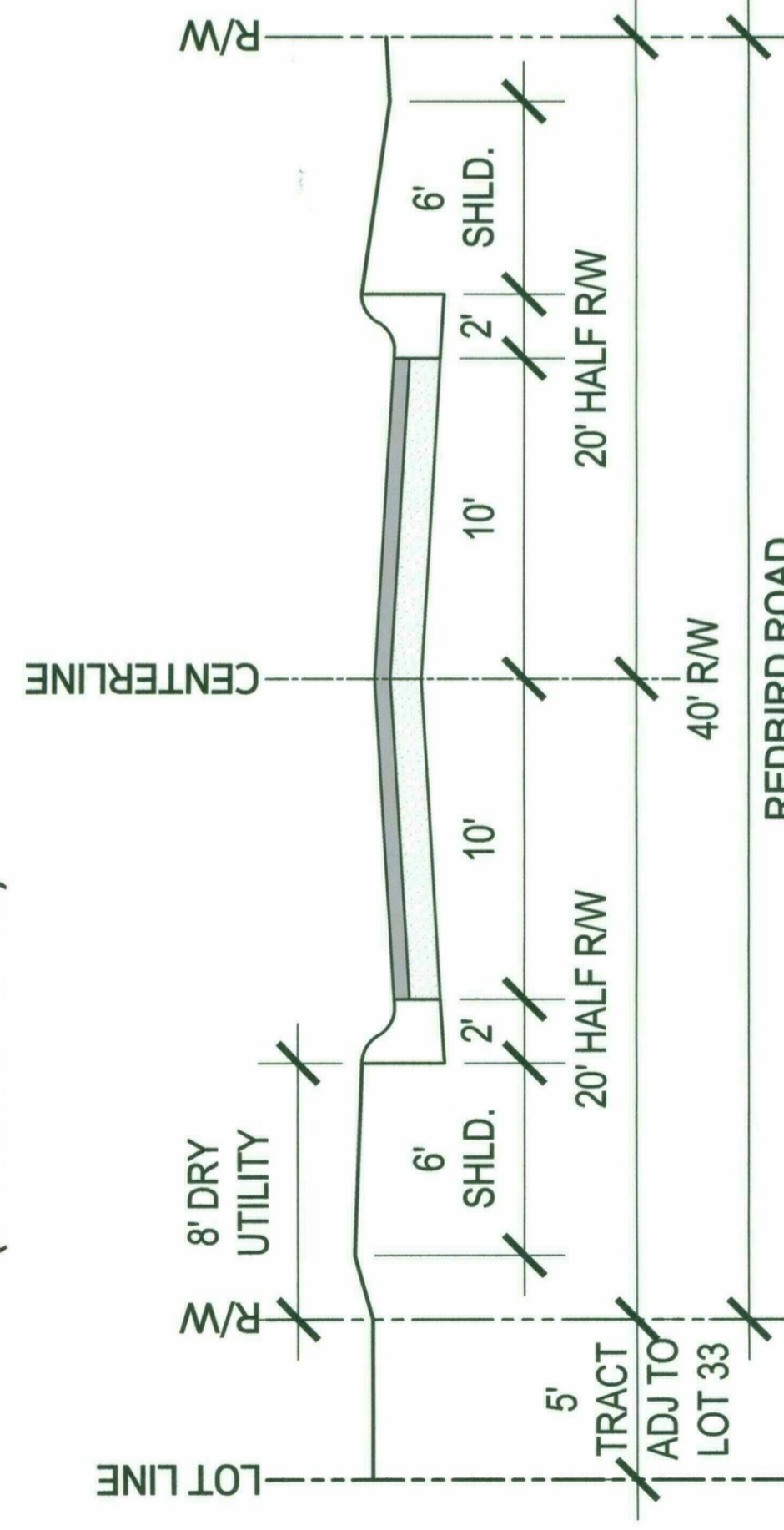
LOCAL RESIDENTIAL - RURAL/ESL CHARACTER

(Internal streets)



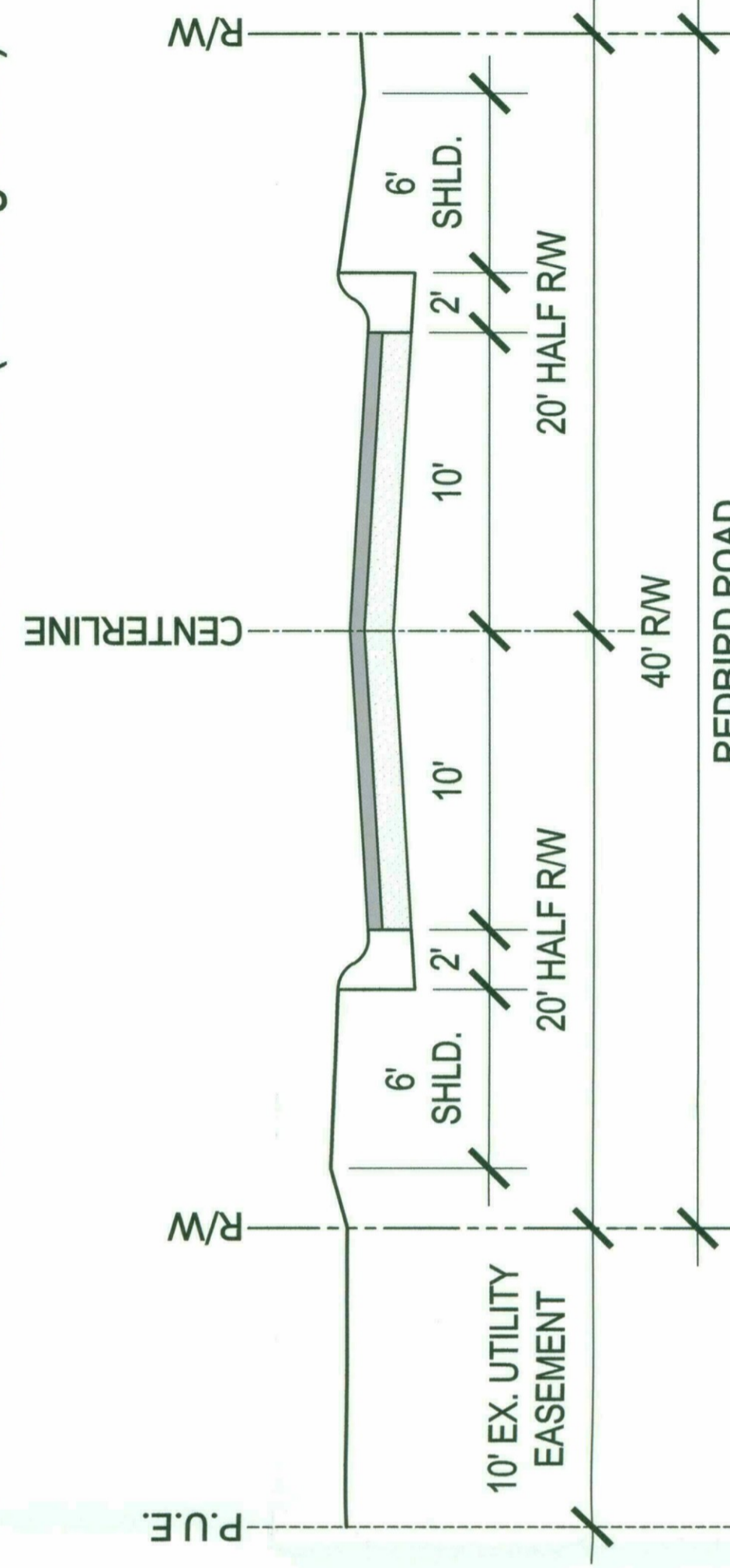
LOCAL RESIDENTIAL - RURAL/ESL CHARACTER

Redbird Road From 118th To 120th (Looking West)



LOCAL RESIDENTIAL - RURAL/ESL CHARACTER

Redbird Road From 120th To Cul-De-Sac (Looking West)



LOCAL RESIDENTIAL - RURAL/ESL CHARACTER

Redbird Road At 120th Alignment (Looking West)





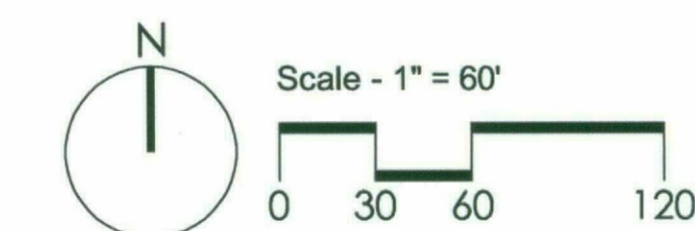
Matchline - See Sheet 1

Project Consultants

Salvage Contractor **Native Resources International**
 1540 West Happy Valley Road
 Phoenix, Arizona 85085
 623-869-6757 (p) • 623-869-6769 (f)
 Contact: Kevin Brenda - kevin@nativeresources.com

Plant Legend

- ⊕ Tree - Salvageable
- ⊗ Tree - Non-Salvageable
- Tree - Remain In Place
- ⊕ Cacti - Salvageable
- ⊗ Cacti - Non-Salvageable
- Cacti - Remain In Place



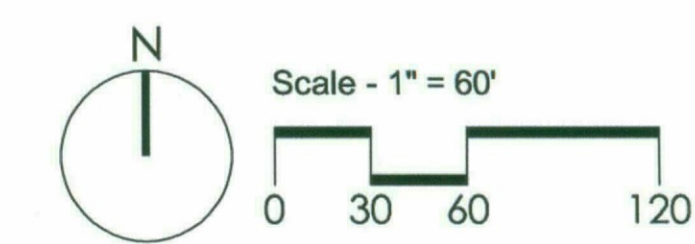
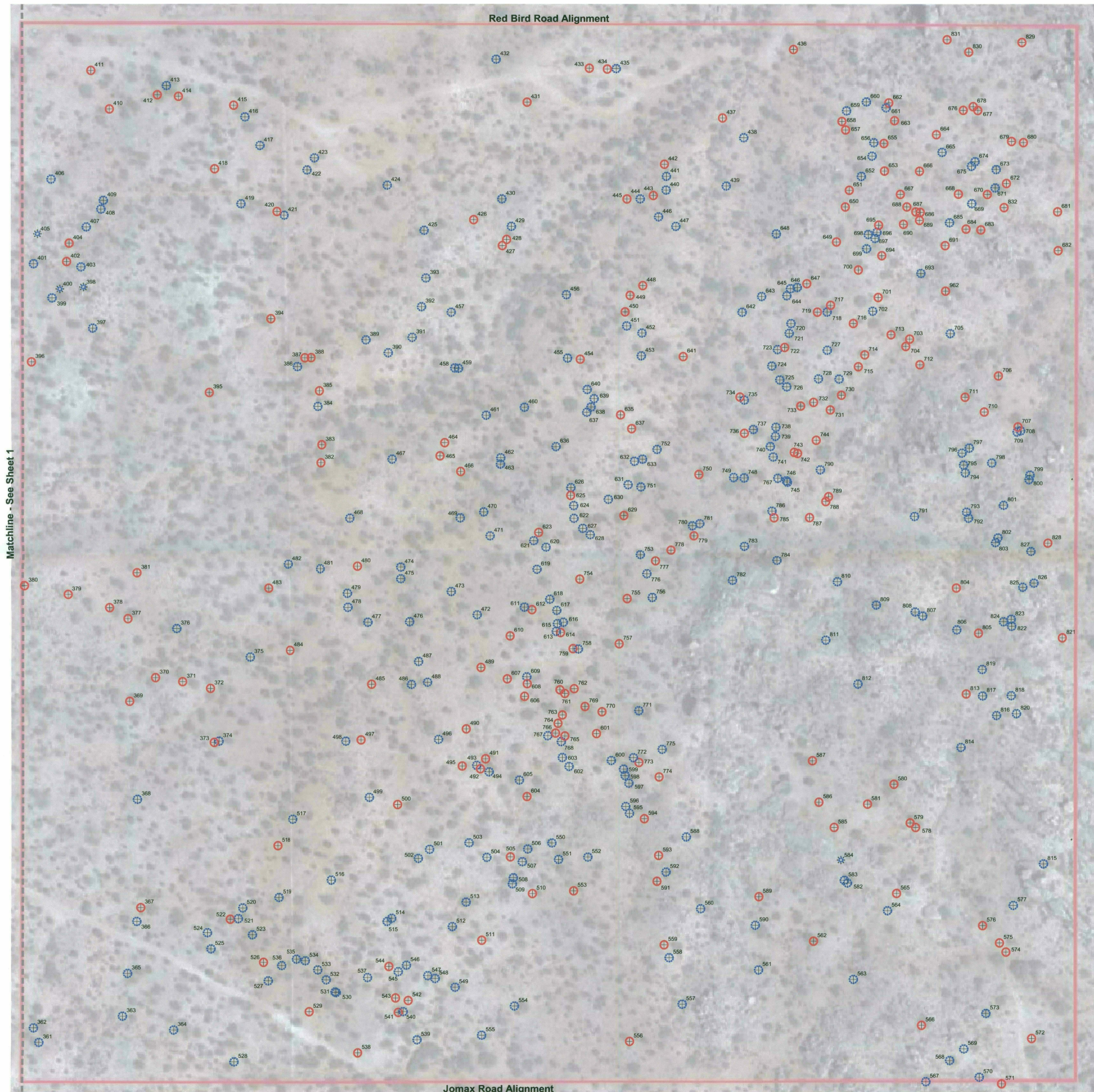
Native Resources Intl.
 1540 W Happy Valley Rd.
 Phoenix, AZ. 85085
 Phone (623) 869-6757
 Fax (623) 869-6769

Jomax & 118th
 NEC of Jomax Road & 118th Street
 Scottsdale, Arizona
Native Plant Inventory

DATE:	3/1/2016
REVISION:	
SCALE:	1" = 60'
CHECKED:	
DRAWN:	KB
SHEET:	1 OF 2

Native plant

Native plant



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Jomax & 118th
 NEC of Jomax Road & 118th Street
 Scottsdale, Arizona
Native Plant Inventory

DATE: 3/1/2016
 REVISION:
 SCALE: 1" = 60'
 CHECKED:
 DRAWN: KB
 SHEET **2** OF 2