

**Full Size**

**8.5 x 11**

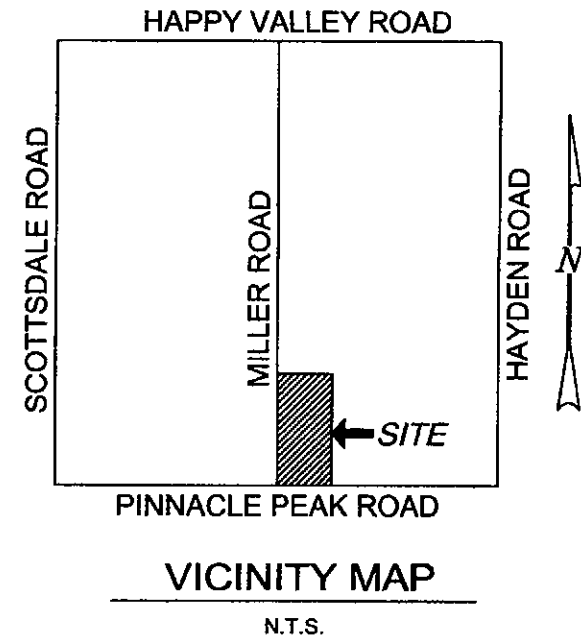
**11 x 17**

**(site plan, landscape, elevations)**

# ALTA/NSPS LAND TITLE SURVEY

OF  
7676 E PINNACLE PEAK ROAD  
SCOTTSDALE, ARIZONA

BEING  
THE WEST HALF OF THE SOUTHWEST QUARTER OF  
THE SOUTHEAST QUARTER OF SECTION 11,  
TOWNSHIP 4 NORTH, RANGE 4 EAST,  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA.



## PARCEL DESCRIPTION

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11,  
TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA  
COUNTY, ARIZONA.

## GENERAL NOTES

- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE  
PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO.  
NCS-850508-PHX1, WITH AN EFFECTIVE DATE OF MAY 11, 2017.
- A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION"  
BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN  
EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS  
THAT ARE SUBJECT TO THE CERTIFICATION AND DOES NOT CONSTITUTE A  
WARRANTY OR GUARANTEE.
- SURVEY FIELD WORK WAS COMPLETED ON JUNE 2, 2017.
- THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR  
EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP,  
TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE  
SEARCH MAY DISCLOSE.

## NOTES: (Table "A" Items")

- SET A 1/2" REBAR W/CAP "AWLS 45377" AT PROPERTY CORNERS AS SHOWN HEREON UNLESS OTHERWISE NOTED.
- GROSS - AREA IS 855,802.3 SQUARE FEET OR 19.647 ACRES, MORE OR LESS.  
NET - AREA IS 749,876.2 SQUARE FEET OR 17.215 ACRES, MORE OR LESS.
- ADJOINER INFORMATION IS PER MARICOPA COUNTY ASSESSOR WEBSITE.
- AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING  
CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES, OR  
EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

## SCHEDULE "B" ITEMS

- Taxes for the full year of 2017.  
(The first half is due October 1, 2017 and is delinquent November 1, 2017. The second half is  
due March 1, 2018 and is delinquent May 1, 2018 .)
  - Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
  - A plat recorded in Book 6, Page 4 of Road Maps, purporting to show a county roadway.
  - A plat recorded in Book 15, Page 85 of Road Maps, purporting to show a county roadway.
  - An easement for roadway and incidental purposes in the document recorded as Docket 5331,  
Pages 267, 268 and 269.
  - An easement for roadway and incidental purposes in the document recorded as Docket 5282,  
Page 28.
  - The Terms, Provisions and Easement(s) contained in the document entitled "Right of Way  
Contract" recorded December 07, 1964 as Docket 5331, Page 270.
  - Affidavit of Underground Facility Location recorded January 7, 1986 in Instrument No. 86-026906  
of Official Records.
  - An easement for roadway and incidental purposes in the document recorded as 92-014593 of  
Official Records.  
  
The effect of Abandonment recorded in Instrument No. 95-760855 of Official Records.
  - An easement for vehicular non-access and incidental purposes in the document recorded as 92-  
374788 of Official Records.
  - All matters as set forth in Adobe / Miller Improvement District, recorded September 14, 1992 as  
92-0513172 of Official Records.
  - An easement for road, public utility and incidental purposes in the document recorded as 97-  
418352 of Official Records.
  - An easement for road, public utility and incidental purposes in the document recorded as 97-  
418353 of Official Records.
  - An easement for 1 foot vehicular non-access and incidental purposes in the document recorded  
as 97-418354 of Official Records.
  - An easement for water line and incidental purposes in the document recorded as 97-418355 of  
Official Records.
  - An easement for natural area including restored desert and incidental purposes in the document  
recorded as 97-418356 of Official Records.  
  
A partial release of easement recorded October 31, 2006 as 2006-1439249 of Official Records.
  - An easement for public utilities and emergency and service vehicle access and incidental  
purposes in the document recorded as 97-537413 of Official Records.
  - An easement for sidewalk and incidental purposes in the document recorded as 97-537414 of  
Official Records.
  - An easement for electric lines and appurtenant facilities and incidental purposes in the document  
recorded as 97-707329 of Official Records.
  - Survey prepared by Gilbertson Associates, Inc., dated May 01, 1998 revised October 8, 1998,  
under Job No. 63202, shows the following:  
  
a.) Discrepancy of the non-vehicular access easement and driveway along the west portion of  
said property.
  - Any facts, rights, interests or claims that may exist or arise by reason of the following matters  
disclosed by an ALTA/NSPS survey made by \_\_\_\_\_ on \_\_\_\_\_, designated Job Number  
\_\_\_\_\_:
  - The rights of parties in possession by reason of any unrecorded lease or leases or month to  
month tenancies affecting any portion of the within described property.  
  
NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable  
requirement(s) set forth herein.
  - Water rights, claims or title to water, whether or not shown by the public records.
- PLOTTABLE SCHEDULE "B" ITEM, SHOWN ON THIS SURVEY
- SCHEDULE "B" ITEM CANNOT BE PLOTTED; ITEM AFFECTS SUBJECT PROPERTY.

## BASIS OF BEARING

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE SOUTHWEST  
LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 4 EAST, USING A  
BEARING OF NORTH 89 DEGREES 51 MINUTES 11 SECONDS WEST, AS SHOWN ON AN  
UNRECORDED ALTA/ACSM LAND TITLE SURVEY PREPARED BY GILBERTSON & ASSOCIATES DATED  
AUGUST 13, 2004.

## BENCHMARK

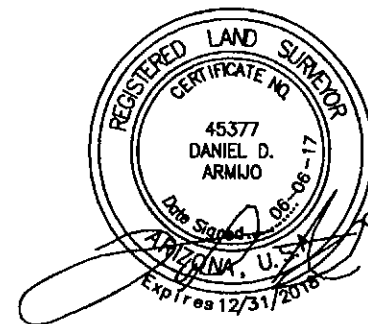
BENCHMARK IS A BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION  
OF PINNACLE PEAK ROAD AND MILLER ROAD.

ELEVATION=1878.317' NAVD 88 (CITY OF SCOTTSDALE DATUM)

## CERTIFICATION

To: PFCCB PINNACLE PEAK LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
CITY OF SCOTTSDALE  
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN  
ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE  
SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 8, 9, 11, 13, 16  
AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 2, 2017.



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ALL RIGHTS RESERVED

ALTA/NSPS LAND TITLE SURVEY  
SECTION 11  
TOWNSHIP 4 NORTH, RANGE 4 EAST  
OF THE G.S.R.B. & M.  
MARICOPA COUNTY, ARIZONA

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

DRAWN BY: DDA CHECKED BY: DDA DATE: 06/06/17 JOB NO.: 17-051 SHEET NO. **1 OF 4**

3-GP-2017  
08/18/2017

11-ZN-2017  
08/18/2017



SHEET 3  
SHEET 2

SHEET 3  
SHEET 2

# LEGEND

MCR  
R/W  
VNAE  
HWY ESMT  
NAOS  
WE  
ELEC ESMT  
SWE

ECB  
TR  
U-VLT  
WMB  
WBP  
TSM  
TS  
EJB  
LP  
FH  
WV

(S)  
(T)  
(E)

PROPERTY LINE  
EASEMENT LINE AS NOTED  
CENTER LINE

CONCRETE

SAGUARO CACTUS

TREE OR BUSH

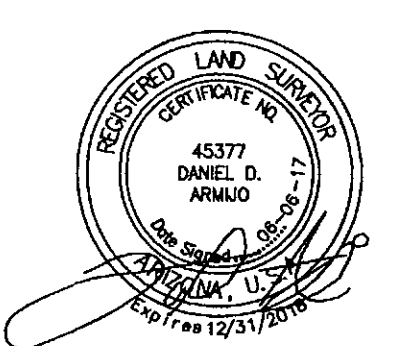
PEXX.XX  
GEXX.XX  
TCXX.XX  
CEXX.XX

PROPERTY CORNER  
SET 1/2" REBAR W/CAP  
"AWLS 4537"  
UNLESS OTHERWISE NOTED

PLOTTABLE SCHEDULE "B" ITEM

CURVE TABLE  
SEE SHEET 4

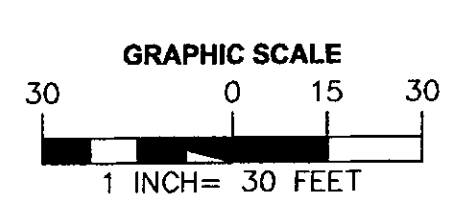
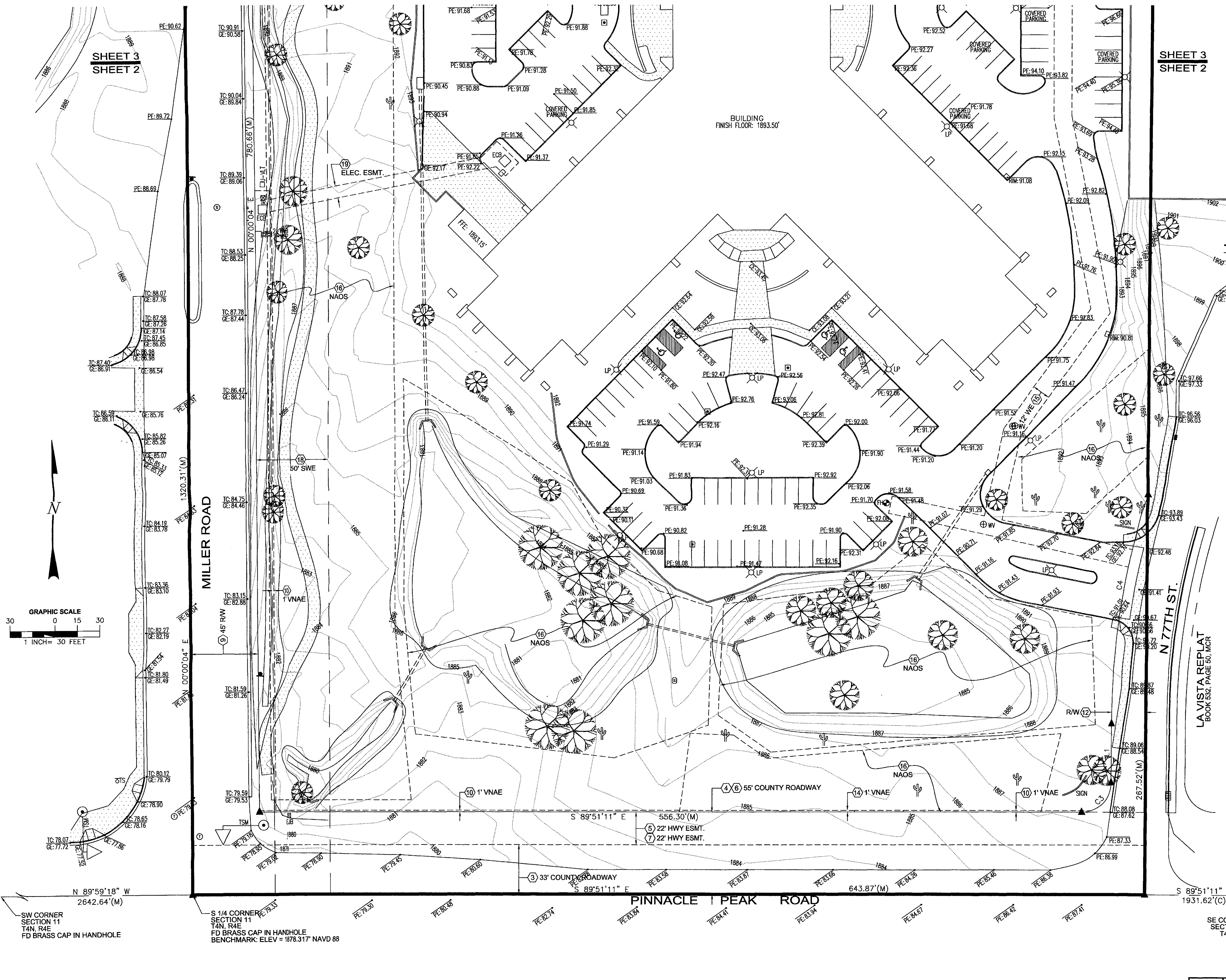
LINE TABLE  
SEE SHEET 4



ALTA/NSPS LAND TITLE SURVEY  
SECTION 11  
TOWNSHIP 4 NORTH, RANGE 4 EAST  
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SW CORNER  
SECTION 11  
T4N, R4E  
FD BRASS CAP IN HANDHOLE

S 1/4 CORNER  
SECTION 11  
T4N, R4E  
FD BRASS CAP IN HANDHOLE  
BENCHMARK: ELEV = 1878.317' NAVD 88

SE CORNER  
SECTION 11  
T4N, R4E



SHEET 4  
SHEET 3

SHEET 4  
SHEET 3

# LEGEND

MCR  
R/W  
VNAE  
HWY ESMT  
NAOS  
WE  
ELEC ESMT  
SWE

MARICOPA COUNTY RECORDS  
RIGHT OF WAY  
VEHICULAR NON-ACCESS EASEMENT  
HIGHWAY EASEMENT  
NATURAL AREA OPEN SPACE  
WATER LINE EASEMENT  
ELECTRIC EASEMENT  
SIDEWALK EASEMENT

ECB  
TR  
U-VLT  
WMB  
VPM  
TSM  
TS  
EJB  
LP  
FH  
WV

ELECTRIC CABINET  
TELEPHONE RISER  
UTILITY VAULT  
WATER METER BOX  
WATER BACKFLOW PREVENTOR  
TRAFFIC SIGNAL MAST  
TRAFFIC SIGNAL  
ELECTRIC JUNCTION BOX  
LIGHT POLE  
FIRE HYDRANT  
WATER VALVE

(S)  
(T)  
(E)

SEWER MANHOLE  
TELEPHONE MANHOLE  
ELECTRIC MANHOLE

PROPERTY LINE  
EASEMENT LINE AS NOTED  
CENTER LINE

CONCRETE

SAGUARO CACTUS

TREE OR BUSH

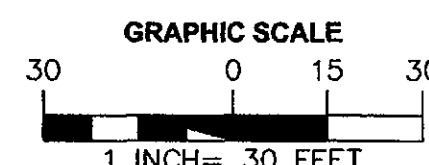
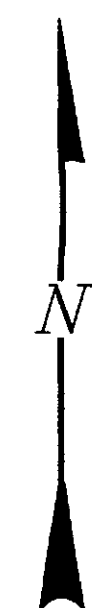
PEXX.XX  
GEXX.XX  
TCXX.XX  
CEXX.XX

PAVEMENT ELEVATION  
GUTTER ELEVATION  
TOP OF CURB ELEVATION  
CONCRETE ELEVATION

PROPERTY CORNER  
SET 1/2" REBAR W/CAP  
"AWLS 45377"  
UNLESS OTHERWISE NOTED

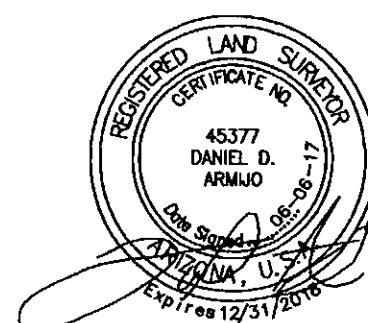
PLOTTABLE SCHEDULE "B" ITEM

LAVISTA REPLAT  
BOOK 532, PAGE 80, MCR



CURVE TABLE  
SEE SHEET 4

LINE TABLE  
SEE SHEET 4



ALTA/NSPS LAND TITLE SURVEY  
SECTION 11  
TOWNSHIP 4 NORTH, RANGE 4 EAST  
OF THE G.S.R.B. & M.  
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SHEET 4  
SHEET 3

LA VISTA REPLAT  
BOOK 532, PAGE 50, MCR

LA VISTA REPLAT  
BOOK 532, PAGE 50, MCR

SHEET 4  
SHEET 3

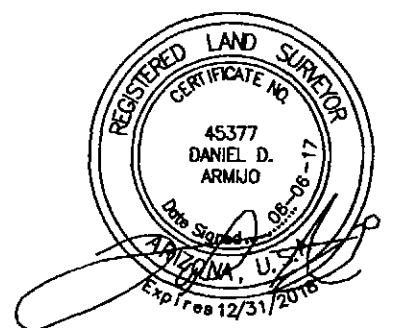
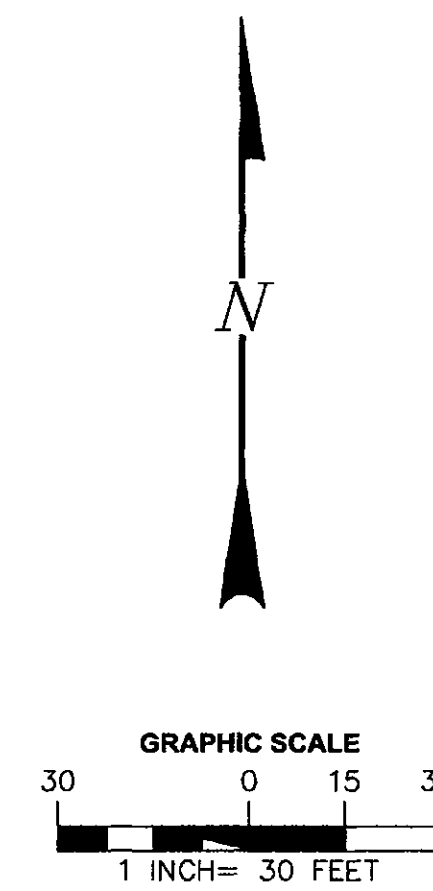
# LEGEND

MCR  
RAW  
VNAE  
HWY ESMT  
NAOS  
WE  
ELEC ESMT  
SWE  
ECB  
TR  
U-VLT  
WMB  
WBP  
TSM  
TS  
EJB  
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MARICOPA COUNTY RECORDS  
RIGHT OF WAY  
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FIRE HYDRANT  
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TELEPHONE MANHOLE  
ELECTRIC MANHOLE

PROPERTY LINE  
EASEMENT LINE AS NOTED  
CENTER LINE  
CONCRETE  
SAGUARO CACTUS  
TREE OR BUSH  
PAVEMENT ELEVATION  
GUTTER ELEVATION  
TOP OF CURB ELEVATION  
CONCRETE ELEVATION  
PROPERTY CORNER  
SET 1/2" REBAR W/CAP  
\*AWLS 45377\*  
UNLESS OTHERWISE NOTED  
PLOTTABLE SCHEDULE "B" ITEM

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	107.63'	1045.00'	5°54'03"	N 03°01'48" E	107.58'
C2	99.38'	955.00'	5°57'45"	N 02°59'57" E	99.34'
C3	31.34'	20.00'	89°47'09"	N 45°15'15" E	28.23'
C4	155.61'	523.00'	17°02'50"	N 08°53'05" E	155.03'

LINE	BEARING	DISTANCE
L1	N 00°21'40" E	39.36'

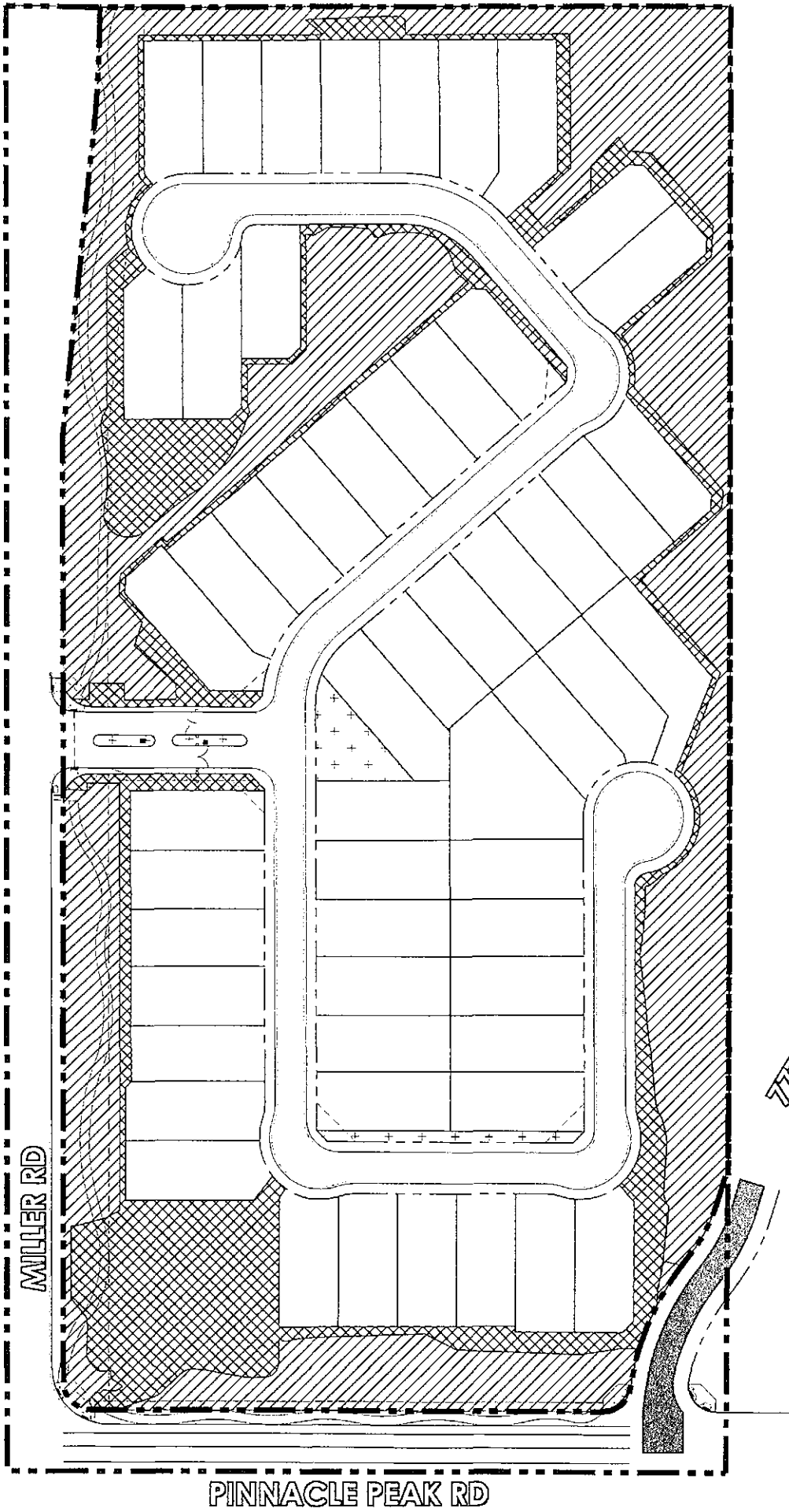


ALTAN/SPS LAND TITLE SURVEY  
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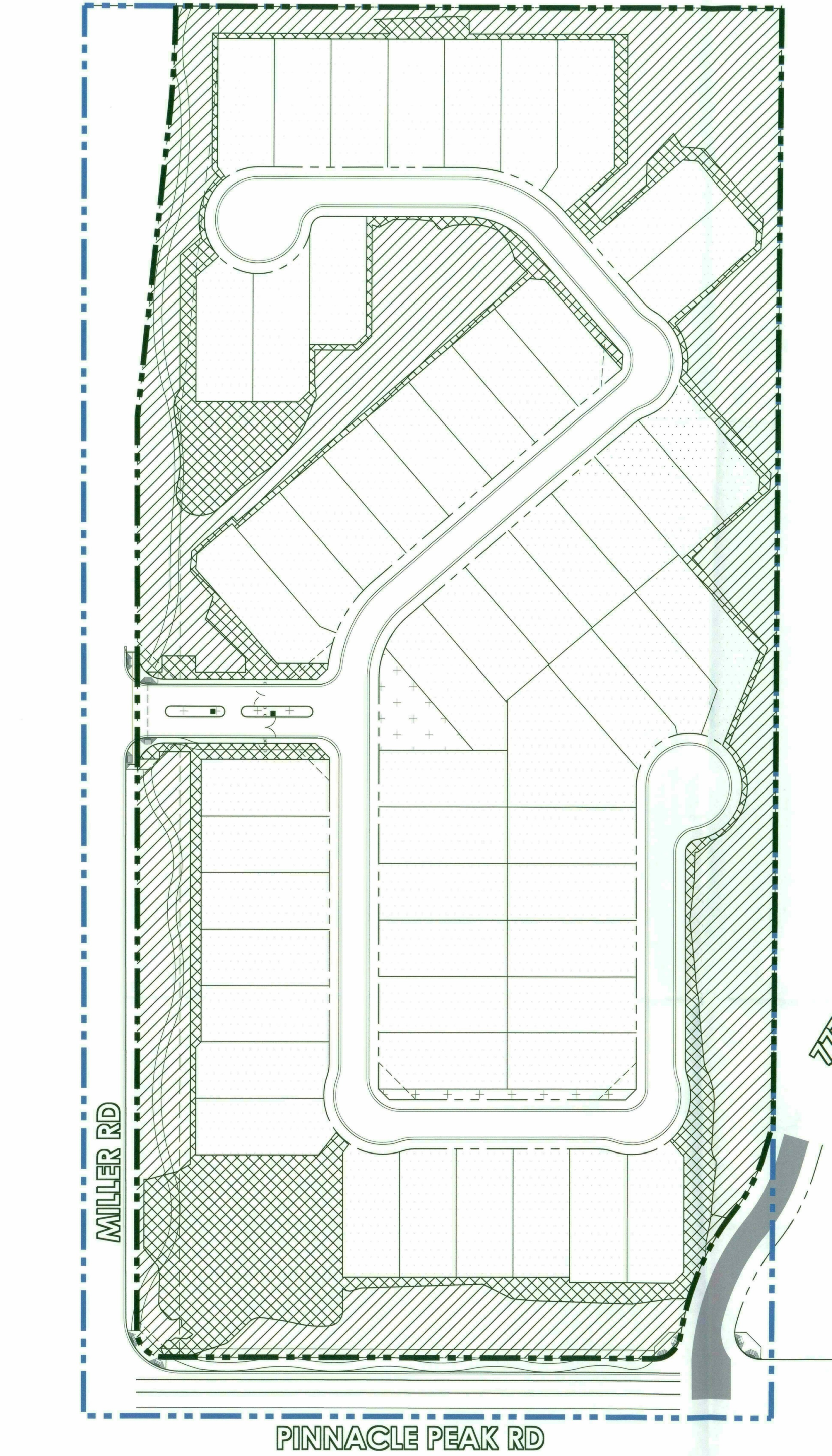


PLANT PALETTE	
<b>ZONE A: NATURAL VEGETATION</b> No disturbance will occur in this zone. Existing landscaping shall remain natural state.	
<b>ZONE B: ENHANCED PLANTING</b> This area adheres to the "Desert Appropriate Plant" list found in the Scottsdale Indigenous/Desert Appropriate Plant for ESL. Plantings may include, but are not limited to:	
<b>TREES</b> <i>Acacia berlandieri</i> Guajillo <i>Ceiba aesculifolia</i> Silk Cotton Tree <i>Cercidium sonorae</i> Sonoran Palo Verde <i>Condalia globosa</i> Globosa Blue Wood <i>Jatropha cinerea</i> Leafy Limberbush <b>SUCCULENTS/CACTI</b> <i>Agave colorata</i> Mescal Ceniza <i>Chrysactinia Mexicana</i> Dominican Daisy <i>Dasyllirion acrotriche</i> Green Desert Spoon <i>Dasyllirion longissima</i> Toothless Sotol <i>Echinocactus grusonii</i> Golden Barrel Cactus <b>SHRUBS/BUSHES</b> <i>Acacia cultiformis</i> Knife Acacia <i>Aloysia lycioides</i> White Bush <i>Aloysia wrightii</i> Wright's Bee Bush <i>Anisacanthus andersonii</i> Magdalena Palm Canyon Honeysuckle	<b>GROUNDCOVER</b> <i>Ageratum corymbosum</i> Desert Ageratum <i>Dalea greggii</i> Trailing Indigo Bush <i>Pelisiphonia brachysiphon</i> Rock Trumpet <i>Stachys coccinea</i> Texas Betony <i>Tagetes palmeri</i> Mt. Lemmon Marigold <i>Zinnia acerosa</i> Desert Zinnia
<b>ZONE C: NATIVE PLANTING</b> This area adheres to the "Indigenous Plants" list found in the Scottsdale Indigenous/Desert Appropriate Plant for ESL. Plantings may include, but are not limited to:	
<b>TREES</b> <i>Acacia constricta</i> <i>Berberis haematocarpa</i> <i>Canotia holacantha</i> <i>Celtis pallida</i> <i>Cercidium (Parkinsonia) floridum</i> <i>Chilopsis linearis</i> <b>SUCCULENTS / CACTI</b> <i>Agave palmeri</i> <i>Carnegiea gigantea</i> <i>Dasyllirion wheeleri</i> <i>Echinocereus engelmannii</i> cactus <i>Ferocactus cylindraceus</i> Barrel <b>SHRUBS / BUSHES</b> <i>Ambrosia ambrosioides</i> <i>Canyon Ragweed</i> <i>Ambrosia deltoidea</i> Triangl-leaf Bursage <i>Ambrosia dumosa</i> White Bursage <i>Anisacanthus therberi</i> Desert Honeysuckle	<b>ANNUALS / PERENNIALS / VINES</b> <i>Abronia villosa</i> Sand Verbena <i>Amsinckia intermedia</i> Fiddleneck <i>Baileya multiradiata</i> Desert Marigold <i>Cucurbita digitata</i> Coyote Gourd <i>Dyssodia pentachaeta</i> Dogweed/Golden <b>GRASSES</b> <i>Aristida purpurea</i> Purple Threeawn <i>Bouteloua aristidoides</i> Needle Grama <i>Bouteloua curtipendula</i> Sideoats Grama <i>Erioneuron pulchellum</i> Fluffgrass <i>Hilaria belangeri</i> Curly Mesquite
<b>ZONE D: MAINTAINED LANDSCAPING</b> This area adheres to the "Recommended Plant for Enclosed Areas" list found in the Scottsdale Indigenous/Desert Appropriate Plant for ESL. Plantings may include, but are not limited to:	
<b>TREES</b> <i>Acacia aneura</i> Mulga <i>Acacia willardiana</i> Palo Blanco <i>Bauhinia lunarioides</i> Chihuahuan Orchid Tree <i>Callistemon rigidus</i> Stiff Bottlebrush <i>Cercidum (Parkinsonia) Praecox</i> Palo Brea <b>SUCCULENTS/CACTI/FOCAL PLANTS</b> <i>Agave Americana</i> Century Plant <i>Aloe vera</i> Aloe Vera <i>Brahia armata</i> Mexican Blue Palm <i>Creus peruvianus</i> Peruvian Apple Cactus <i>Hesperaloe parviflora</i> Red Yucca <b>SHRUBS/BUSHES/VINES</b> <i>Acacia craspedocarpa</i> Waxleaf Acacia <i>Antigonon leptopus</i> Coral Vine <i>Atriplex nummularia</i> Chamisa <i>Bauhinia lunarioides</i> Chihuahuan Orchid Shrub <i>Caesalpinia gilliesii</i> Yellow Bird-of-Paradise	<b>GROUNDCOVER</b> <i>Acacia redolens</i> Prostrate Acacia <i>Astericus Mediterranean</i> Beach Daisy <i>Atriplex semibaccata</i> Australian Saltbush <i>Baccharis pilularis</i> Chaparral Broom <i>Bulbine frutescens</i> Bulbine  <b>LIGHTING</b> ALL LIGHTING TO ADHERE TO SECTION 7.600 - OUTDOOR LIGHTING OF THE SCOTTSDALE ZONING ORDINANCE, AS WELL AS SPECIFICATIONS OUTLINED FOR ESL AREAS.

	<b>ZONE A: NATURAL VEGETATION</b> The identified areas are intended to depict the undisturbed portion of the property which will remain in the current natural state.
	<b>ZONE B: ENHANCED PLANTING</b> Concentrated at the project entry and throughout the project's common areas, this zone will be irrigated and planted with nursery grown landscape plant material. Plant selections will be designed to complement the naturally occurring vegetation, but will be planted more densely. Salvaged plant material from onsite may be used in this zone.
	<b>ZONE C: NATIVE PLANTING</b> The identified areas will be revegetated to visually mitigate the disturbance caused by construction. The plant selection and density will be designed to appear similar to the Natural Vegetation Zone. Salvaged plant material from onsite may be used in this zone.
	<b>ZONE D: MAINTAINED LANDSCAPING</b> The identified areas are privately owned and maintained. These landscaped areas are located on lot adjacent to building envelopes.

- LANDSCAPE NOTES:**
- All disturbed areas are to have 'desert floor' decomposed granite. match color and size of surrounding areas.
  - All berms are to have maximum 4:1 side slopes.
  - Boulders are to be surface select site boulders, 1/3 buried in soil, typ.
  - Fifty percent of proposed trees shall be mature, as defined in article iii, definitions, of the zoning ordinance. Indicate both the compliant caliper and industry standards box size for that caliper in the plant palette.
  - All species shall be selected solely from the arizona dept. of water resources low water use / drought tolerant plant list.
  - No shrub or groundcover within sight visibility triangle shall exceed 2'-0" in height at maturity, typ.
  - Plants proposed in drainage basins shall be in conformance with design standards and policies manual section 2-1.903 native plants in detention basins and drainage channels.
  - All landscaped areas shall adhere to Zoning Ordinance Sections 10.100, 10.200, 10.401, 10.402, 10.501, 10.502.
- SALVAGE & REVEGETATION TECHNIQUES:**
- RE-VEGETATED PORTIONS OF THE SITE, A HYDROSEED MIX WILL BE USED TO ALLOW QUICK, EFFICIENT RE-GROWTH OF PLANT MATERIAL WITHIN DISTURBED LANDSCAPE AREAS.
  - ALL RE-VEGETATED NAOS AREAS SHALL BE WATERED FOR THREE YEARS MAXIMUM.
  - CONTAINER-GROWN PLANT MATERIAL SHALL BE IRRIGATED WITH DRIP IRRIGATION.
  - THE SELECTION, PLACEMENT AND ALIGNMENT (ROTATION ) OF ALL ON-SITE NURSERY SALVAGE TREES SHALL BE APPROVED BY OWNER, OR THE LANDSCAPE ARCHITECT, PRIOR TO DIGGING AND PLANTING.





PLANT PALETTE	
<b>ZONE A: NATURAL VEGETATION</b> No disturbance will occur in this zone. Existing landscaping shall remain natural state.	
<b>ZONE B: ENHANCED PLANTING</b> This area adheres to the "Desert Appropriate Plant" list found in the Scottsdale Indigenous/Desert Appropriate Plant for ESL. Plantings may include, but are not limited to: <div><div>TREES <i>Acacia berlandieri</i> Guajillo <i>Ceiba aesculifolia</i> Silk Cotton Tree <i>Cercidium sonorae</i> Sonoran Palo Verde <i>Condalia globosa</i> Globosa Blue Wood <i>Jatropha cinerea</i> Leafy Limberbush SUCCULENTS/CACTI <i>Agave colorata</i> Mescal Ceniza <i>Chrysactina Mexicana</i> Domianita Daisy <i>Dasyllirion acrotiche</i> Green Desert Spoon <i>Dasyllirion longissima</i> Toothless Sotol <i>Echinocactus grusonii</i> Golden Barrel Cactus</div><div>SHRUBS/BUSHES <i>Acacia cultiformis</i> Knife Acacia <i>Aloysia lycioides</i> White Bush <i>Aloysia wrightii</i> Wright's Bee Bush <i>Anisacanthus andersonii</i> Magdalena Palm Canyon Honeysuckle</div><div>GROUNDCOVER <i>Ageratum corymbosum</i> Desert Ageratum <i>Dalea greggii</i> Trailing Indigo Bush <i>Pelisiphonia brachysiphon</i> Rock Trumpet <i>Stachys coccinea</i> Texas Betony <i>Tagetes palmeri</i> Mt. Lemmon Marigold <i>Zinnia acerosa</i> Desert Zinnia</div></div>	
<b>ZONE C: NATIVE PLANTING</b> This area adheres to the "Indigenous Plants" list found in the Scottsdale Indigenous/Desert Appropriate Plant for ESL. Plantings may include, but are not limited to: <div><div>TREES <i>Acacia constricta</i> <i>Berberis haematocarpa</i> <i>Canotia holacantha</i> <i>Celtis pallida</i> <i>Cercidium (Parkinsonia) floridum</i> <i>Chilopsis linearis</i> SUCCULENTS / CACTI <i>Agave palmeri</i> <i>Carnegiea gigantea</i> <i>Dasyllirion wheeleri</i> <i>Echinocereus engelmannii</i> cactus <i>Ferocactus cylindraceus</i> Barrel</div><div>SHRUBS / BUSHES <i>Ambrosia ambrosioides</i> Canyon Ragweed <i>Ambrosia deltoidea</i> Triangl-leaf Bursage <i>Ambrosia dumosa</i> White Bursage <i>Anisacanthus therberi</i> Desert Honeysuckle</div><div>ANNUALS / PERENNIALS / VINES <i>Abronia villosa</i> Sand Verbena <i>Amsinckia intermedia</i> Fiddleneck <i>Baileya multiradiata</i> Desert Marigold <i>Cucurbita digitata</i> Coyote Gourd <i>Dyssodia pentachaeta</i> Dogweed/Golden GRASSES <i>Aristida purpurea</i> Purple Threeawn <i>Bouteloua aristidoides</i> Needle Grama <i>Bouteloua curtipendula</i> Sideoats Grama <i>Erioneuron pulchellum</i> Fluffgrass <i>Hilaria belangeri</i> Curly Mesquite</div></div>	
<b>ZONE D: MAINTAINED LANDSCAPING</b> This area adheres to the "Recommended Plant for Enclosed Areas" list found in the Scottsdale Indigenous/Desert Appropriate Plant for ESL. Plantings may include, but are not limited to: <div><div>TREES <i>Acacia aneura</i> Mulga <i>Acacia willardina</i> Palo Blanco <i>Bauhinia lunarioides</i> Chihuahuan Orchid Tree <i>Callistemon rigidus</i> Stiff Bottlebrush <i>Cercidium (Parkinsonia) Praecox</i> Palo Brea SUCCULENTS/CACTI/FOCAL PLANTS <i>Agave Americana</i> Century Plant <i>Aloe vera</i> Aloe Vera <i>Brahia armata</i> Mexican Blue Palm <i>Creus peruvianus</i> Peruvian Apple Cactus <i>Hesperaloe parviflora</i> Red Yucca</div><div>SHRUBS/BUSHES/VINES <i>Acacia craspedocarpa</i> Waxleaf Acacia <i>Antigonon leptopus</i> Coral Vine <i>Atriplex nummularia</i> Chamisa <i>Bauhinia lunarioides</i> Chihuahuan Orchid Shrub <i>Caesalpinia gilliesii</i> Yellow Bird-of-Paradise</div><div>GROUNDCOVER <i>Acacia redolens</i> Prostrate Acacia <i>Astericus Mediterranean</i> Beach Daisy <i>Atriplex semibaccata</i> Australian Saltbush <i>Baccharis pilularis</i> Chaparral Broom <i>Bulbine frutescens</i> Bulbine</div><div>LIGHTING ALL LIGHTING TO ADHERE TO SECTION 7.600 - OUTDOOR LIGHTING OF THE SCOTTSDALE ZONING ORDINANCE, AS WELL AS SPECIFICATIONS OUTLINED FOR ESL AREAS.</div></div>	

ZONE A: NATURAL VEGETATION

The identified areas are intended to depict the undisturbed portion of the property which will remain in the current natural state.

ZONE B: ENHANCED PLANTING

Concentrated at the project entry and throughout the project's common areas, this zone will be irrigated and planted with nursery grown landscape plant material. Plant selections will be designed to complement the naturally occurring vegetation, but will be planted more densely. Salvaged plant material from onsite may be used in this zone.

ZONE C: NATIVE PLANTING

The identified areas will be revegetated to visually mitigate the disturbance caused by construction. The plant selection and density will be designed to appear similar to the Natural Vegetation Zone. Salvaged plant material from onsite may be used in this zone.

ZONE D: MAINTAINED LANDSCAPING

The identified areas are privately owned and maintained. These landscaped areas are located on lot adjacent to building envelopes.

LANDSCAPE NOTES:

1. All disturbed areas are to have 'desert floor' decomposed granite. match color and size of surrounding areas.

2. All berms are to have maximum 4:1 side slopes.

3. Boulders are to be surface select site boulders, 1/3 buried in soil, typ.

4. Fifty percent of proposed trees shall be mature, as defined in article iii, definitions, of the zoning ordinance. indicate both the compliant caliper and industry standards box size for that caliper in the plant palette.

5. All species shall be selected solely from the arizona dept. of water resources low water use / drought tolerant plant list.

6. No shrub or groundcover within sight visibility triangle shall exceed 2'-0" in height at maturity, typ.

7. Plants proposed in drainage basins shall be in conformance with design standards and policies manual section 2-1.903 native plants in detention basins and drainage channels.

8. All landscaped areas shall adhere to Zoning Ordinance Sections 10.100, 10.200, 10.401, 10.402, 10.501, 10.502.

SALVAGE & REVEGETATION TECHNIQUES:

1. RE-VEGETATED PORTIONS OF THE SITE, A HYDROSEED MIX WILL BE USED TO ALLOW QUICK, EFFICIENT RE-GROWTH OF PLANT MATERIAL WITHIN DISTURBED LANDSCAPE AREAS.

2. ALL RE-VEGETATED NAOS AREAS SHALL BE WATERED FOR THREE YEARS MAXIMUM.

3. CONTAINER-GROWN PLANT MATERIAL SHALL BE IRRIGATED WITH DRIP IRRIGATION.

4. THE SELECTION, PLACEMENT AND ALIGNMENT (ROTATION ) OF ALL ON-SITE NURSERY SALVAGE TREES SHALL BE APPROVED BY OWNER, OR THE LANDSCAPE ARCHITECT, PRIOR TO DIGGING AND PLANTING.

\*NOTE: Limits of planting areas and material as depicted on this exhibit are conceptual and may be subject to change

LVA

urban design studio

land planning • development entitlements • landscape architecture

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PINNACLE PEAK & MILLER

LANDSCAPE PLAN

APPROX. SCALE: 1"=60'

0

30

60

120

1731

DRAWN BY:ac

8/14/17

NORTH

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

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P:\2017\1731-PF CHANG'S HQ SCOTTSDALE\CAD\PLANNING\LVA-1731-LANDSCAPE PLAN.dwg Aug 14, 2017

11-ZN-2017  
08/18/2017

3-GP-2017  
08/18/2017





# PINNACLE PEAK & MILLER

## CONTEXT AERIAL







## EXISTING NAOS DEDICATIONS



**CURRENT NAOS AREA DEDICATION - 6.2 ACRES** (PER CASE #9-DR-92, 44-RE-97, 114-RE-2005,)

CURRENT NAOS ON THE SITE REPRESENTS DEDICATIONS AND RELEASE OF EASEMENTS FROM 1992 TO 2005.  
ORIGINAL DEDICATIONS WERE COMMITTED UNDER A COMBINATION OF 100% AND 50% NAOS CREDIT CONDITIONS.

## PROPOSED NAOS DEDICATIONS



**PROPOSED NAOS AREA DEDICATION - 4.8 ACRES**

PROS		
-CONTINUOUS AREA	-INCLUSIVE OF WASH CORRIDOR	-UPDATED TO CURRENT NAOS
-TRACT DEDICATIONS	-ACCOMMODATES 77TH ST. REALIGNMENT	STANDARDS
- CONCENTRATED ALONG PERIMETER	-PROVIDES REVEG. IN PREVIOUSLY DISTURBED AREAS	- HOA TO MAINTAIN





**EMERGENCY VEHICLE ACCESS CONFORMANCE INFORMATION**

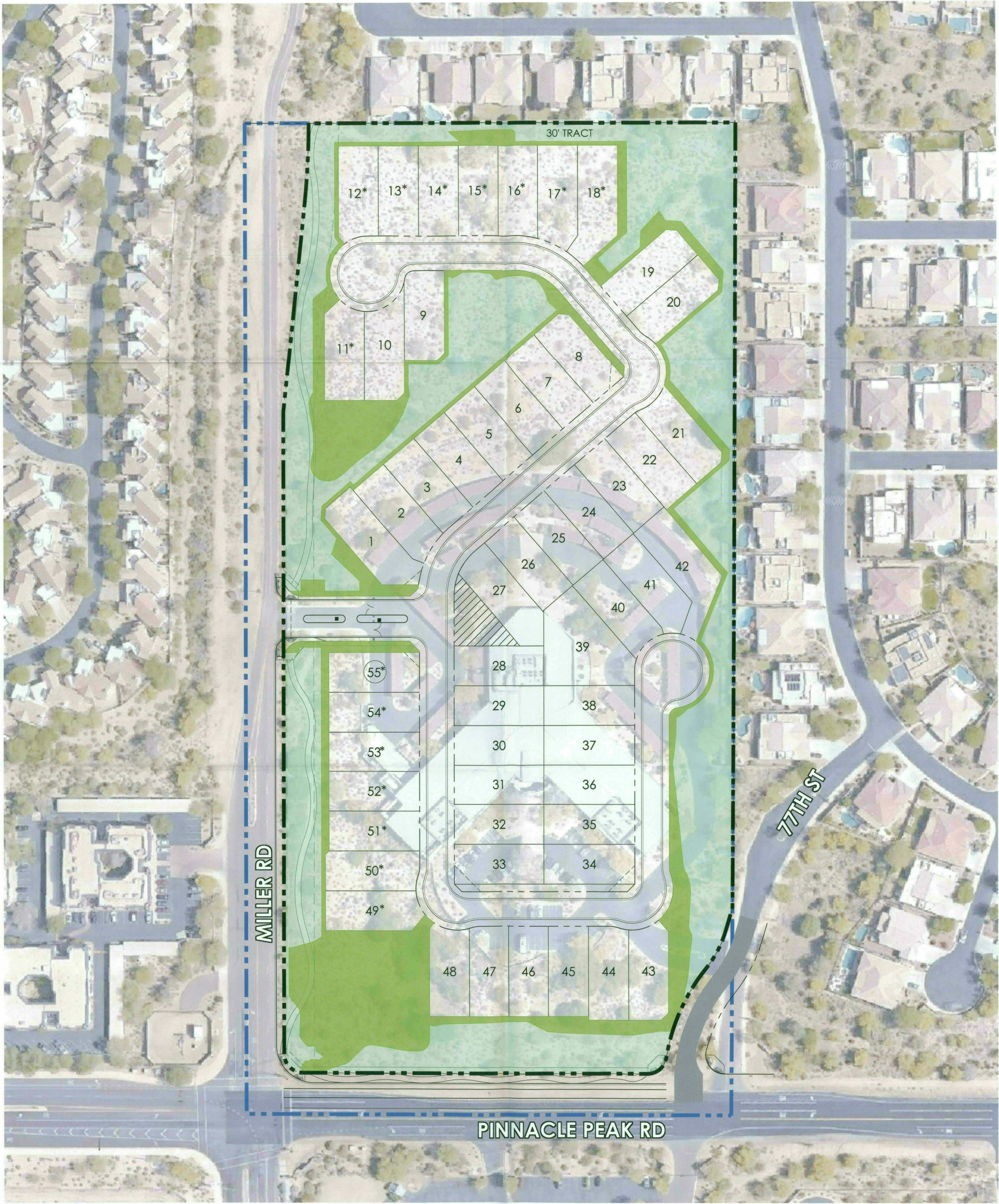
- \* ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.
- \* FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW
- \* UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
- \* KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES
- \* GATE DETAIL CONSISTENT WITH DS&PM & FIRE 4283, 503.6.1
- \* ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS
- \* PROJECT ENTRY MEETS C.O.S. DS&PM FIG. 2.1-3 & 2.1-802(2)
- \* CUL-DE-SAC MEETS C.O.S. DS&PM 2-1.802(5)

LEGEND	SITE DATA	TYPICAL LOT	INTERNAL STREET SECTION
<div><div></div><div></div><div></div></div> <div><div>GROSS SITE BOUNDARY (19.7 ACRES)</div><div>NET SITE BOUNDARY (17.0 ACRES)</div><div>LOTS LIMITED TO 1-STORY</div></div>	<div>EXISTING ZONING: S-R ESL</div> <div>PROPOSED ZONING: R1-10 PRD ESL</div> <div>TOTAL # LOTS: 55</div> <div>GROSS DENSITY: 2.8 DU/AC</div> <div>TYPICAL LOT SIZE: 53' x 120'</div> <div>RESIDENT PARKING: 2 GARAGE SPACES</div> <div>GUEST PARKING: 2 DRIVEWAY SPACES</div> <div>REFUSE: INDIVIDUAL BIN</div>	<div><div>TYPICAL LOT (MIN. LOT 6,200 SF)</div><div><div>53'</div><div>15' REAR YARD SETBACK</div><div>15' FRONT YARD SETBACK</div><div>15' SIDE YARD SETBACK</div><div>10' AGGREGATE</div><div>LOCAL HALF STREET</div></div></div> <div><div>DEVELOPMENT STANDARDS</div><div>MIN. LOT AREA: 6,200 SQ. FT.</div><div>MIN. LOT WIDTH: 53'</div><div>FRONT YARD: 15' (MIN 18' TO FACE OF GARAGE)</div><div>SIDE YARD: 5' (10' AGGREGATE)</div><div>REAR YARD: 15'</div></div>	<div><div>46' ROW</div><div>23'</div><div>12'</div><div>12'</div><div>23'</div><div>ROLL CURB</div><div>S/W</div><div>FIG 5.3-20 LOCAL RESIDENTIAL -- SUBURBAN CHARACTER</div></div>

# PINNACLE PEAK & MILLER

## CONCEPTUAL SITE PLAN





LEGEND	
152,460 SF (3.5 AC)	PROPOSED N.A.O.S. UNDISTURBED
56,628 SF (1.3 AC)	PROPOSED N.A.O.S. REVEGETATED
0.5 AC	NON- N.A.O.S. OPEN SPACE
AREAS ARE CONCEPTUAL AND SUBJECT TO CHANGE	

SITE DATA	
SUBJECT SITE GROSS AREA:	19.4 ACRES
SUBJECT SITE NET AREA:	17.0 ACRES

N.A.O.S. SITE HISTORY			
HISTORIC N.A.O.S. PLAN/CALCULATIONS APPROVALS PER ZN CASE (57-ZN-91#2) & MOD (97-0418356) & ROE (114-RE-2005)			
NAOS ANALYSIS PER ZONING CASE (57-ZN-91 #2)			
SLOPE CATEGORY	ACRES	HILLSIDE FACTOR	REQ. NAOS
2% - 5%	17.2	25%	4.3 AC
NAOS REQUIREMENT PER ZONING CASE (57-ZN-91 #2)			
REQUIRED NAOS:	4.3 AC	25% OF NET	
REQUIRED UNDISTURBED:	MIN. 3.0 AC	70% OF TOTAL NAOS REQUIREMENT	
REQUIRED REVEGETATION:	MAX. 1.3 AC	30% OF TOTAL NAOS REQUIREMENT	
PROVIDED NAOS:	5.7 AC	33% OF NET	
PROVIDED UNDISTURBED:	3.3 AC	3 AC EXCESS OF REQUIREMENT	
PROVIDED REVEGETATION:	2.4 AC	1.1 AC EXCESS OF REQUIREMENT	
DEDICATION/RELEASE OF EASEMENT HISTORY			
CURRENT N.A.O.S. DEDICATION WITH APPLICABLE CREDIT REDUCTION: 5.46 AC OF N.A.O.S. CREDIT (AS REFERENCED IN 87-26-1991)			

REQUIRED N.A.O.S. FOR SITE PER SLOPE ANALYSIS (57-ZN-91 #2)			
TOTAL N.A.O.S. REQUIRED:	4.3 AC	25% OF NET	
REQUIRED UNDISTURBED:	3.0 AC	70% OF TOTAL	
REQUIRED REVEGETATION:	1.3 AC	30% OF TOTAL	

N.A.O.S. PROVIDED			
TOTAL N.A.O.S. PROVIDED:	4.8 AC	28% OF NET SITE AREA	
PROVIDED UNDISTURBED:	3.0 AC	70% OF TOTAL	
PROVIDED REVEGETATION:	1.3 AC	30% OF TOTAL	
PROVIDED SURPLUS:	0.5 AC	12% EXCESS	
NON N.A.O.S. OPEN SPACE PROVIDED = 0.5 AC			

PROPOSED N.A.O.S. CONFORMS TO STANDARDS SET FORTH IN SECTION 6.1011;  
INCLUDING 30' WIDTH, 20' ALONG ROADWAYS, & 4,000 SQUARE FEET OF AREA.

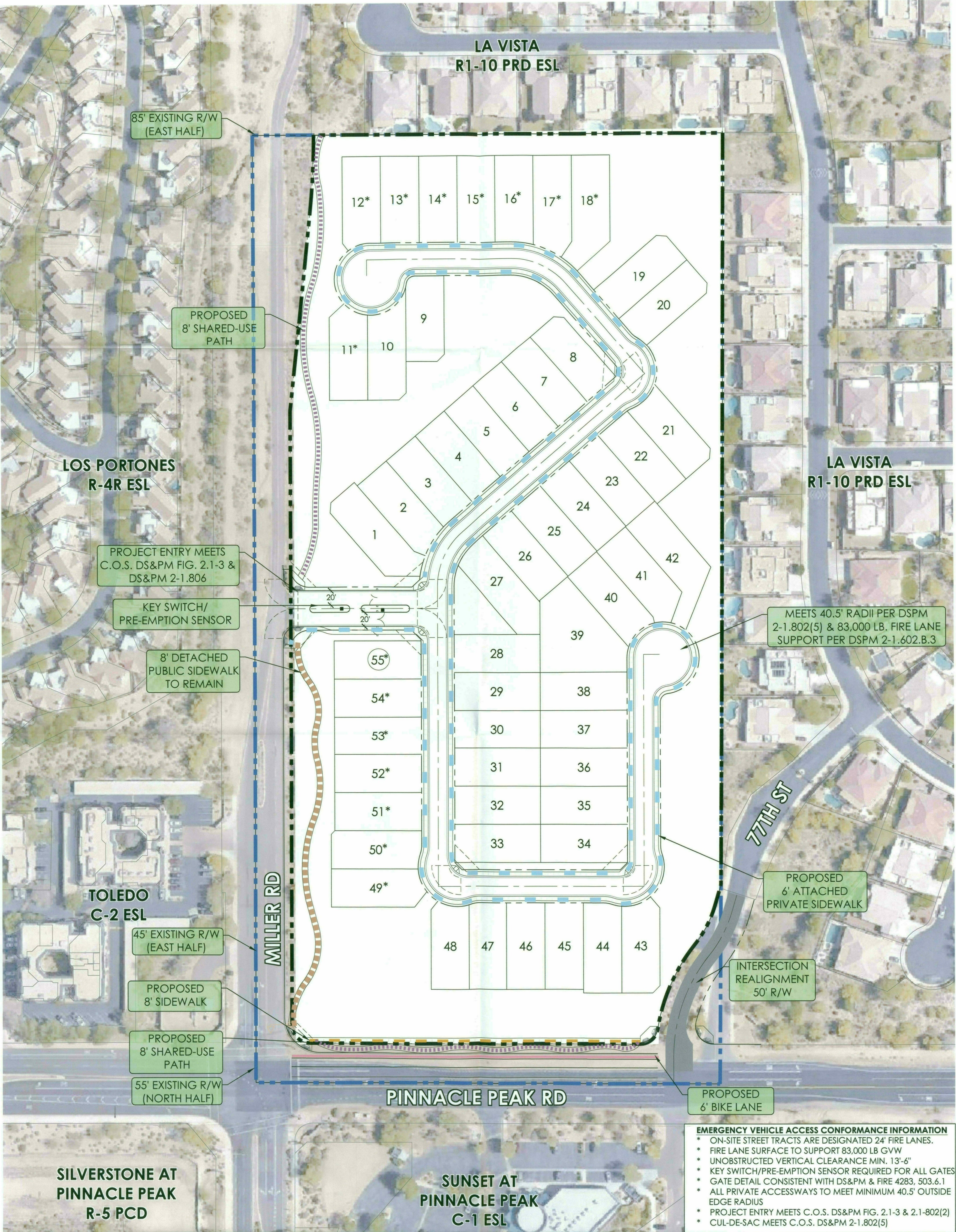




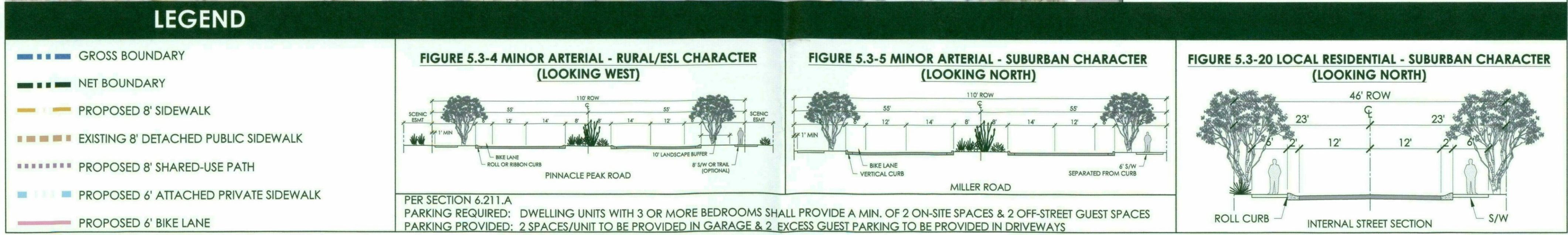
# PINNACLE PEAK & MILLER

## CONCEPTUAL WALL PLAN





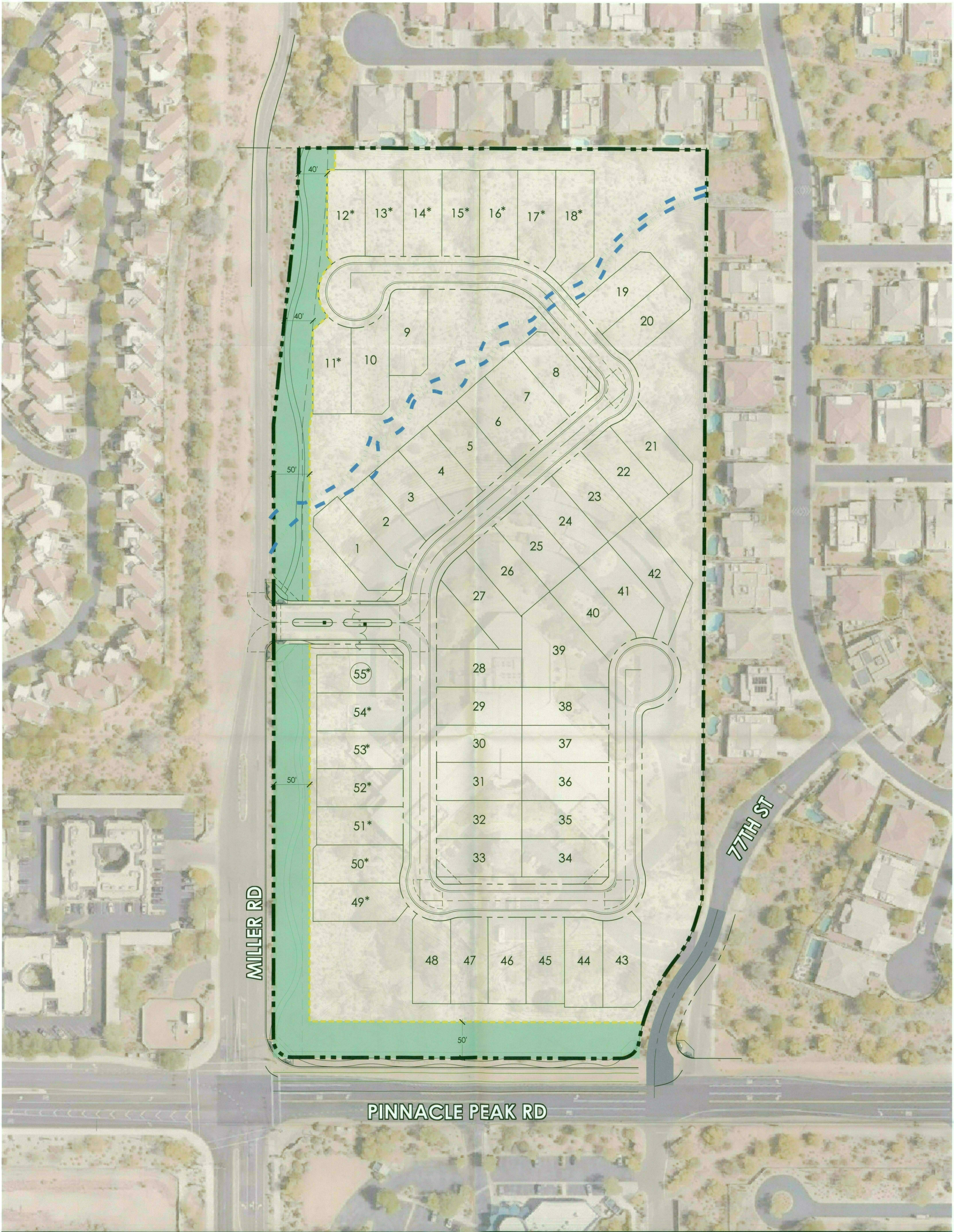
- EMERGENCY VEHICLE ACCESS CONFORMANCE INFORMATION**
- \* ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.
  - \* FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW
  - \* UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
  - \* KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES
  - \* GATE DETAIL CONSISTENT WITH DS&PM & FIRE 4283, 503.6.1
  - \* ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS
  - \* PROJECT ENTRY MEETS C.O.S. DS&PM FIG. 2.1-3 & 2.1-802(2)
  - \* CUL-DE-SAC MEETS C.O.S. DS&PM 2-1.802(5)



# PINNACLE PEAK & MILLER

## CIRCULATION PLAN





LEGEND



SITE NET BOUNDARY



UPPER DESERT LANDFORM



DESERT SCENIC ROADWAY EASEMENT AREA  
(MINIMUM DEPTH OF 40', AVERAGE DEPTH OF 50')



WASH CORRIDOR  
TO BE PRESERVED IN NATURAL STATE



CURRENT TOPOGRAPHY

NOTE: ON-SITE WASHES DO NOT QUALIFY AS "VISTA  
WASH CORRIDORS" AS DEFINED BY C.O.S.

NO ON-SITE WASHES ARE < 50 C.F.S.

"DESERT SCENIC ROADWAY" DEDICATIONS WILL BE  
MADE ON PINNACLE PEAK RD. & MILLER RD.