

1 CONCEPTUAL SITE PLAN - OPTION A: TWO BUILDINGS, ONE STORY  
SCALE: 1" = 20'-0"

## GENERAL NOTES

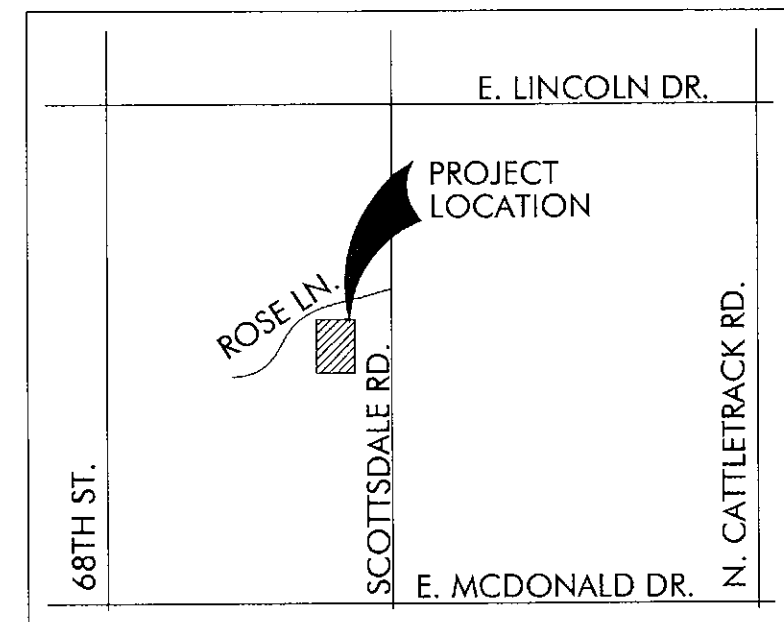
- ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPETS OR MECHANICAL SCREENING, REFER DETAILS
- ALL SIGNAGE UNDER SEPARATE SUBMITTAL

## KEYNOTES

- PROPERTY LINE
- HATCHED AREAS OF SITE VISIBILITY TRIANGLE
- EXISTING 24'-0" WIDE DRIVE AISLE AND PARKING AREAS TO REMAIN AND BE RESURFACED AND RESTRIPTED PER SITE PLAN
- EXISTING 5'-0" WIDE CONCRETE SIDEWALK TO REMAIN
- NEW ACCESSIBLE PARKING SPACE
- NEW ACCESSIBLE PARKING SIGNAGE TO COMPLY WITH CITY OF SCOTTSDALE STANDARDS
- NEW 5'-0" WIDE STRIPED ACCESSIBLE AISLE
- DASHED LINE OF PARKING SPACE OVERHANG
- NEW 8'-0" WIDE CONCRETE SIDEWALK, REFER LANDSCAPE PLANS
- PROPOSED BUILDING FOOTPRINT
- PROPOSED PATIO FOOTPRINT WITH CONCRETE FINISH PER LANDSCAPE PLANS
- DASHED AREA OF PROPOSED BIKE PARKING LOCATION, 7 SPACES PROVIDED TO COMPLY WITH SCOTTSDALE ZONING CODE, SECTION 9.106.C, BICYCLE PARKING TO COMPLY WITH MAG STANDARD DETAIL #2285
- PROPOSED BUILDING ENTRY
- RECONFIGURE EXISTING HARDSCAPE TO ADD ADDITIONAL PARKING SPACES (ADDED SPACES SHOWN HATCH FOR CLARITY)
- NEW SCREENED REFUSE CONTAINER AND GREASE CONTAINMENT AREA TO COMPLY WITH CITY OF SCOTTSDALE STANDARDS
- EXISTING EASEMENT (PRIVATE ACCESS, EMERGENCY ACCESS, REF. C., P.U. & D.E. #199-05)
- NEW LANDSCAPE PARKING ISLAND LOCATION, REFER LANDSCAPE LOCATIONS TO COMPLY WITH SCOTTSDALE ZONING CODE, SECTION 10.501.H.2
- NEW 8'-0" WIDE CONCRETE SIDEWALK ALONG SCOTTSDALE ROAD PER CIVIL AND LANDSCAPE PLANS
- PROPOSED FDC LOCATIONS LOCATED WITHIN 4'-0" - 8'-0" OF THE PUBLIC SIDEWALK TO COMPLY WITH SCOTTSDALE CODE, SECTION 36-18.1 CHAPTER 9 SECTION 912
- PROPOSED 6'-0" TALL SCREEN WALLS WITH STUCCO FINISH TO MATCH PROPOSED BUILDING COLORS AROUND REFUSE AND GREASE CONTAINMENT
- PROPOSED AREA OF FIRE RISER ROOM
- NEW TRANSIT SHELTER TO REPLACE EXISTING SHELTER AT BUS STOP, SHELTER TO COMPLY WITH CITY OF SCOTTSDALE STREETSCAPE DETAIL #2264
- NEW CONCRETE SIDEWALK CONNECTION TO PUBLIC WAY, REFER TO LANDSCAPE PLANS
- EXISTING FIRE HYDRANT LOCATION
- EXISTING MONUMENT SIGN TO REMAIN
- EXISTING STREET LIGHT LOCATION
- EXISTING TRAFFIC LIGHT LOCATION
- EXISTING ELEC. UTILITY BOX
- EXISTING OVERHEAD ELECTRICAL LINES

## VICINITY MAP

SCALE: NOT TO SCALE



## PROJECT DATA

PROJECT DESCRIPTION: REZONING OF A PARCEL ALONG SCOTTSDALE ROAD FROM R4-R TO C-1. REZONING WOULD ALLOW POTENTIAL DEVELOPMENT OF THE PARCEL, PLANS SHOW TWO CONCEPTUAL BUILDINGS ON THE SITE, EACH 4,000 S.F. RESTAURANT WITH A 1,000 S.F. ATTACHED PATIO.

ADDRESS:  
6160 NORTH SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA 85253

A.P.N.: 174-65-012G

LOT SIZE:  
69,929 SF (1.6053 ACRES)

CURRENT ZONING: (R4-R) RESORT

PROPOSED ZONING: (C-1)  
NEIGHBORHOOD COMMERCIAL

SETBACKS:  
SIDE AND REAR YARDS:  
25'-0" SETBACK FROM MULTIFAMILY  
50'-0" SETBACK FROM SINGLE FAMILY  
(SCOTTSDALE ZONING CODE, SEC. 5.1304)

BUILDING HEIGHT:  
36'-0" (MAX. ALLOWABLE) ZONING CODE  
26'-0" (PROPOSED BUILDING HEIGHT)

PROPOSED BUILDING AREA:  
BUILDING A: 3,650 S.F.  
1,000 S.F. PATIO  
BUILDING B: 3,650 S.F.  
1,000 S.F. PATIO  
7,300 S.F. TOTAL AREA  
2,000 S.F. COVERED PATIO

FLOOR AREA RATIO:  
69,929 SF / 9,300 SF = 0.7519 F.A.R.  
MAX. ALLOWABLE = 0.80 PER ZONING SEC. 5.1404

PARKING CALCULATIONS:  
1 SPACE PER 120 S.F. GROSS FLOOR AREA  
1 SPACE PER 350 S.F. OUTDOOR PATIO AREA  
(SCOTTSDALE ZONING CODE, TABLE 9.103.A)  
G. FLOOR AREA = 7,300 SF / 120 = 60.83  
OUTDOOR PATIO = 2,000 / 350 = 5.71  
TOTAL PARKING REQUIRED = 67 SPACES  
TOTAL PARKING PROVIDED = 67 SPACES

ACCESSIBLE PARKING REQUIRED:  
67 SPACES X .04 = 3 ACCESSIBLE SPACES  
3 ACCESSIBLE PARKING SPACES PROVIDED

BICYCLE PARKING:  
PROPERTY REQUIRES 67 PARKING SPACES  
THEREFORE 6.7 MINIMUM BICYCLE SPACES REQ'D.  
7 BICYCLE PARKING SPACES PROVIDED  
(SCOTTSDALE ZONING CODE, SEC. 9.103.C)

REQUIRED OPEN SPACE:  
OPEN SPACE CALCULATIONS:  
MIN. OPEN SPACE: NET LOT AREA X 0.10  
69,929 SF X 0.10 = 6,992.9 SF  
(SCOTTSDALE ZONING CODE, SEC. 5.1304 C1a)

FOR BUILDINGS OVER 12':  
MIN. OPEN SPACE REQUIRED + 0.04 X THE NET LOT AREA FOR EACH FOOT ABOVE 12 FEET (IN THIS CASE 26' IS 14' ABOVE THE 12' MARK).  
69,929 X (.10) + (.004)(69,929)(14) = 10,908.9 SF  
OPEN SPACE REQUIRED = 10,909 SF  
(SCOTTSDALE ZONING CODE, SEC. 5.1304 C1b)

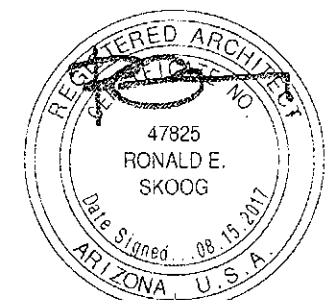
REFER OPEN SPACE PLAN SHEET A102 FOR OPEN SPACE LEGEND AND ADDITIONAL INFORMATION

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
12-5-17  
DATE INITIALS

**PHX**  
ARCHITECTURE  
LIVING • ARCHITECTURE

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SUITE C-100  
SCOTTSDALE, AZ 85260  
T 480.477.1111  
F 480.388.3858  
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Parcel 174-65-012G  
6160 N. Scottsdale Road  
Scottsdale, AZ 85253



REVISIONS:

PROJECT NO: 15126

DATE: AUG 15, 2017

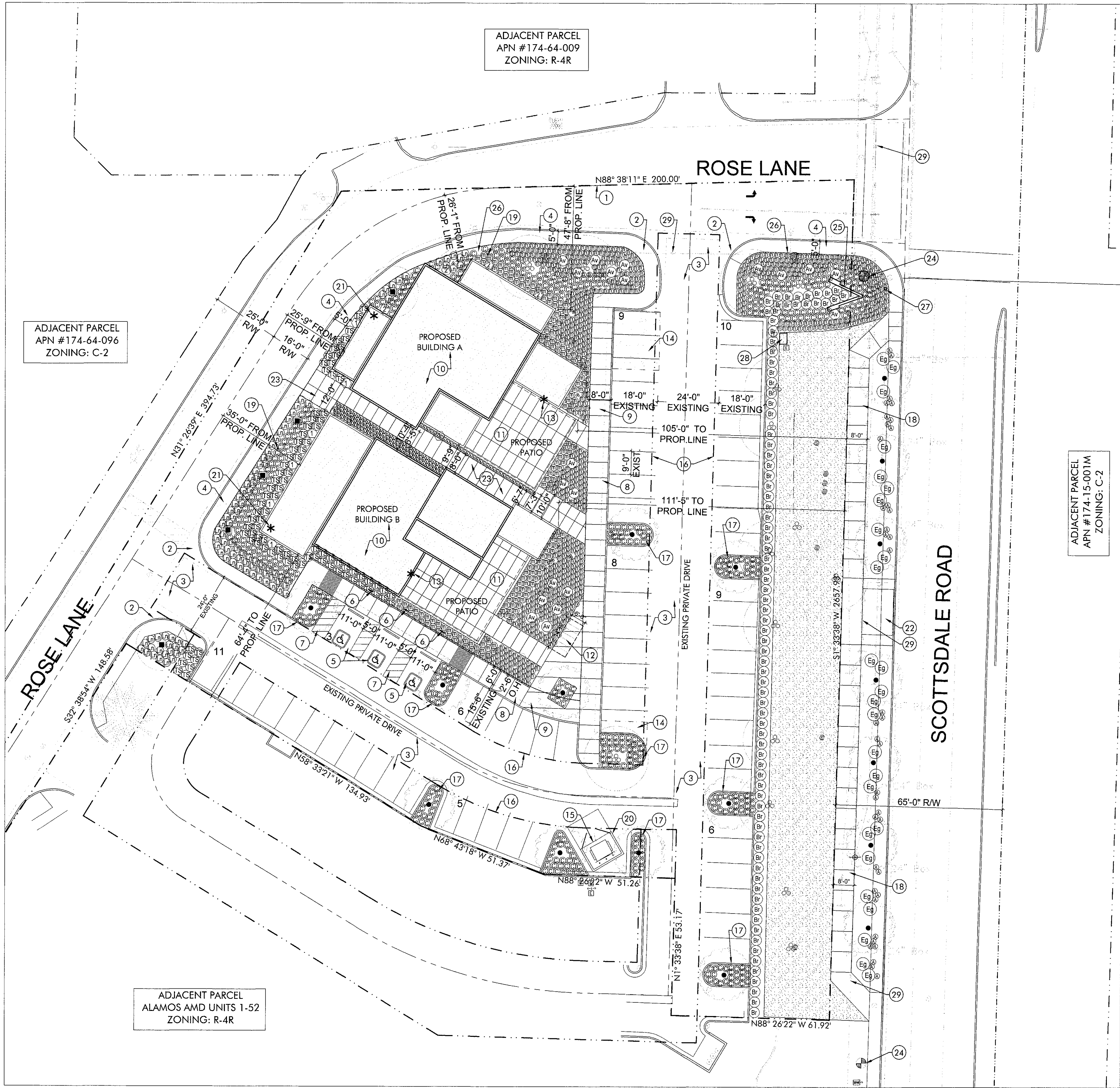
CONTENTS:  
CONCEPTUAL  
SITE PLAN

SCALE:  
1" = 20'-0"

DRAWING NUMBER:

**A101**





# 1 CONCEPTUAL SITE PLAN - OPTION A: TWO BUILDINGS, ONE STORY

SCALE: 1" = 20'-0"



## GENERAL NOTES

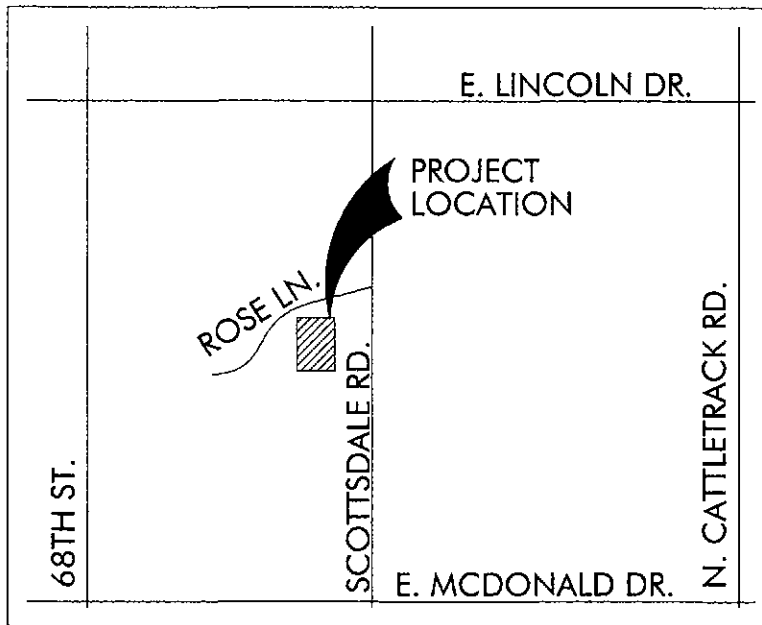
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- B. ALL SIGNAGE UNDER SEPARATE SUBMITTAL

## KEYNOTES

1. PROPERTY LINE
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26. EXISTING STREET LIGHT LOCATION
27. EXISTING TRAFFIC LIGHT LOCATION
28. EXISTING ELEC. UTILITY BOX
29. EXISTING OVERHEAD ELECTRICAL LINES

## VICINITY MAP

SCALE: NOT TO SCALE



## PROJECT DATA

PROJECT DESCRIPTION: REZONING OF A PARCEL ALONG SCOTTSDALE ROAD FROM R4-R TO C-1. REZONING WOULD ALLOW POTENTIAL DEVELOPMENT OF THE PARCEL, PLANS SHOW TWO CONCEPTUAL BUILDINGS ON THE SITE, EACH 4,000 S.F. RESTAURANT WITH A 1,000 S.F. ATTACHED PATIO.

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6160 NORTH SCOTTSDALE ROAD  
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A.P.N.: 174-65-012G

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CURRENT ZONING: (R4-R) RESORT

PROPOSED ZONING: (C-1)  
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SETBACKS:  
SIDE AND REAR YARDS:  
25'-0" SETBACK FROM MULTIFAMILY  
50'-0" SETBACK FROM SINGLE FAMILY  
(SCOTTSDALE ZONING CODE, SEC. 5.1304)

BUILDING HEIGHT:  
36'-0" (MAX. ALLOWABLE) ZONING CODE  
26'-0" (PROPOSED BUILDING HEIGHT)

PROPOSED BUILDING AREA:  
BUILDING A: 3,650 S.F.  
1,000 S.F. PATIO  
BUILDING B: 3,650 S.F.  
1,000 S.F. PATIO  
7,300 S.F. TOTAL AREA  
2,000 S.F. COVERED PATIO

FLOOR AREA RATIO:  
69,929 SF / 9,300 SF = 0.7519 F.A.R.  
MAX. ALLOWABLE = 0.80 PER ZONING SEC. 5.1404

PARKING CALCULATIONS:  
1 SPACE PER 120 S.F. GROSS FLOOR AREA  
1 SPACE PER 350 S.F. OUTDOOR PATIO AREA (SCOTTS. ZONING CODE, TABLE 9.103.A)  
G. FLOOR AREA = 7,300 SF / 120 = 60.83  
OUTDOOR PATIO = 2,000 / 350 = 5.71  
TOTAL PARKING REQUIRED = 67 SPACES  
TOTAL PARKING PROVIDED = 67 SPACES

ACCESSIBLE PARKING REQUIRED:  
67 SPACES X .04 = 3 ACCESSIBLE SPACES  
3 ACCESSIBLE PARKING SPACES PROVIDED

BICYCLE PARKING:  
PROPERTY REQUIRES 67 PARKING SPACES THEREFORE 6.7 MINIMUM BICYCLE SPACES REQ'D.  
7 BICYCLE PARKING SPACES PROVIDED (SCOTTSDALE ZONING CODE, SEC. 9.103 C)

REQUIRED OPEN SPACE:  
OPEN SPACE CALCULATIONS:  
MIN. OPEN SPACE: NET LOT AREA X 0.10  
69,929 SF X 0.10 = 6,992.9 SF  
(SCOTTSDALE ZONING CODE, SEC 5.1304 C1a)

FOR BUILDINGS OVER 12':  
MIN. OPEN SPACE REQUIRED + 0.04 X THE NET LOT AREA FOR EACH FOOT ABOVE 12 FEET (IN THIS CASE 26' IS 14' ABOVE THE 12' MARK).  
69,929 X (.10) + (.004)(69,929)(14) = 10,908.9 SF  
OPEN SPACE REQUIRED = 10,909 SF  
(SCOTTSDALE ZONING CODE, SEC 5.1304 C1b)

REFER OPEN SPACE PLAN SHEET A102 FOR OPEN SPACE LEGEND AND ADDITIONAL INFORMATION

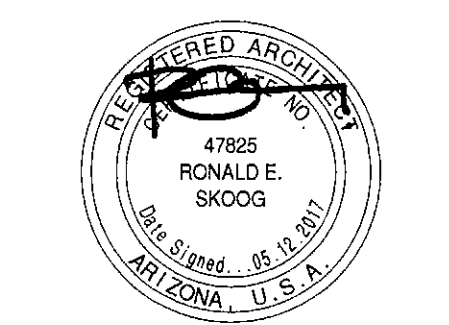
Fire Plan Review By:  
Rick King (480) 318-2372  
email: rking@scottsdaleaz.gov



15990 N. GREENWAY-HAYDEN LOOP  
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Parcel 174-65-012G  
6160 N. Scottsdale Road  
Scottsdale, AZ 85253



Expires Mar. 31, 2020

REVISIONS:

PROJECT NO.: 15126  
DATE: MAY 12, 2017

CONTENTS:  
CONCEPTUAL  
SITE PLAN

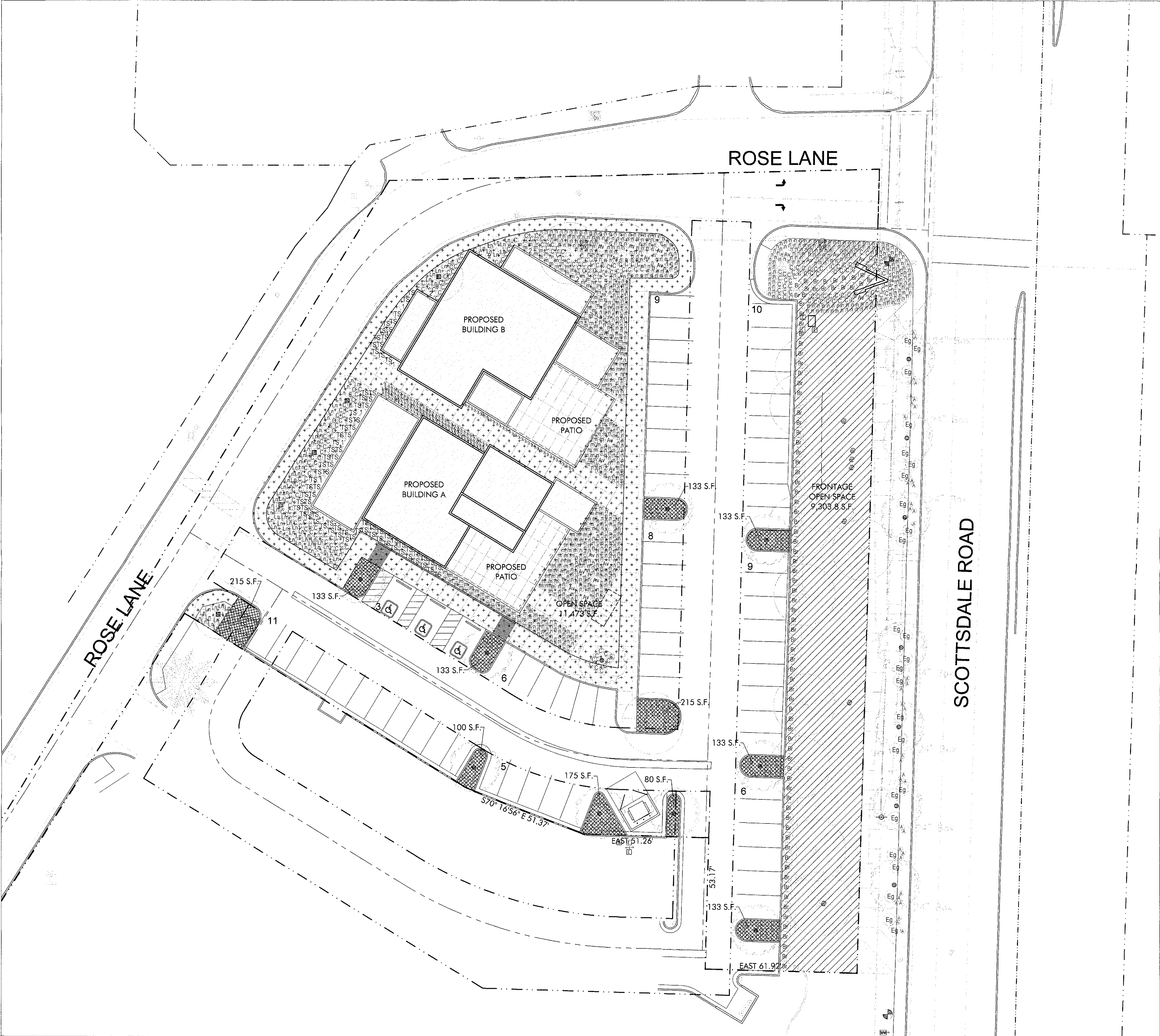
SCALE: 1" = 20'-0"

DRAWING NUMBER:

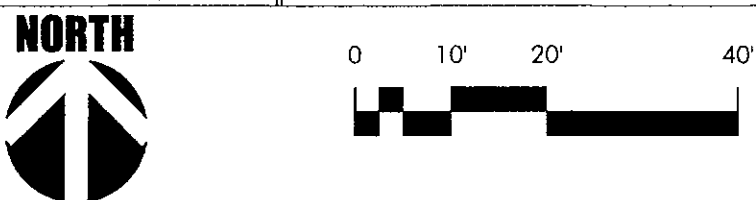
A101

22-ZN-2016  
5/31/2017





**1 OPEN SPACE PLAN**  
SCALE: 1" = 20'-0"



**PROJECT DATA**

PROJECT DESCRIPTION: REZONING OF A PARCEL ALONG SCOTTSDALE ROAD FROM R4-R TO C-1. REZONING WOULD ALLOW POTENTIAL DEVELOPMENT OF THE PARCEL, PLANS SHOW TWO CONCEPTUAL BUILDINGS ON THE SITE, EACH 4,000 S.F. RESTAURANT WITH A 1,000 S.F. ATTACHED PATIO.

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6160 NORTH SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA 85253

A.P.N.: 174-65-012G

LOT SIZE:  
69,929 SF (1.6053 ACRES)

CURRENT ZONING: (R4-R) RESORT

PROPOSED ZONING: (C-1)  
NEIGHBORHOOD COMMERCIAL

**OPEN SPACE CALCS.**

REQUIRED OPEN SPACE:  
OPEN SPACE CALCULATIONS:  
MIN. OPEN SPACE: NET LOT AREA X 0.10  
 $69,929 \text{ SF} \times 0.10 = 6,992.9 \text{ SF}$   
(SCOTTSDALE ZONING CODE, SEC 5.1304 C1a)

FOR BUILDINGS OVER 12':  
MIN. OPEN SPACE REQUIRED + 0.04 X THE NET LOT AREA FOR EACH FOOT ABOVE 12 FEET (IN THIS CASE 26' IS 14' ABOVE THE 12' MARK).  
 $69,929 \times (.10) + (.004)(69,929)(14) = 10,908.9 \text{ SF}$   
OPEN SPACE REQUIRED = 10,909 SF  
(SCOTTSDALE ZONING CODE, SEC 5.1304 C1b)

FRONTAGE OPEN SPACE MIN.:  
 $0.50 \times \text{TOTAL OPEN SPACE REQUIRED}$   
 $0.50 \times 10,909 = 5,454.5 \text{ S.F.}$   
FRONTAGE OPEN SPACE REQD. = 5,456 SF  
FRONTAGE OPEN SPACE PROVIDED = 9,303 SF  
(SCOTTSDALE ZONING CODE, SEC.5.1304 C2a)

THE REMAINDER OF THE TOTAL OPEN SPACE, LESS THE FRONTAGE SHALL BE COMMON OPEN SPACE  
OPEN SPACE MIN.:  
OPEN SPACE REQUIRED = 10,909 SF  
COMMON OPEN SPACE PROVIDED = 11,473 SF  
(SCOTTSDALE ZONING CODE, SEC.5.1304 C2b)

PARKING AREA OPEN SPACE = 1,583  
NOT INCLUDED IN THE REQUIRED OPEN SPACE  
(SCOTTSDALE ZONING CODE, SEC.5.1304 C3)

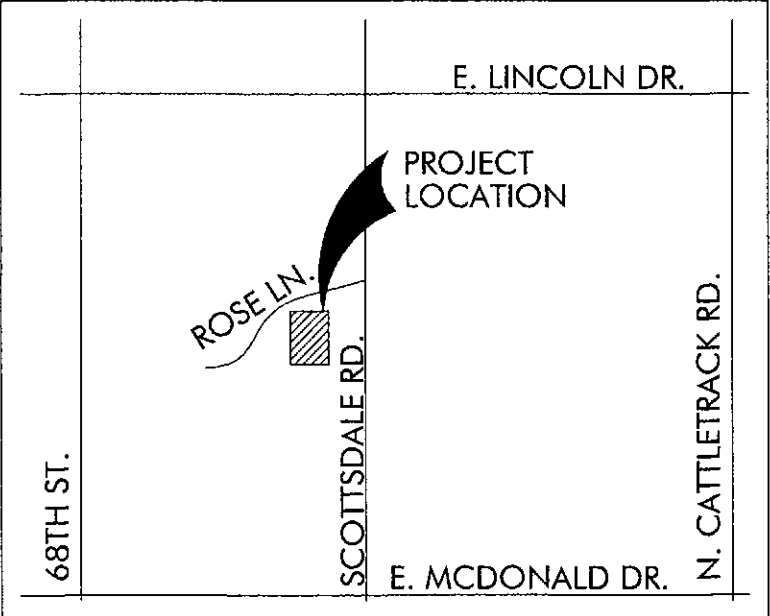
TOTAL OPEN SPACE PROVIDED = 22,359 S.F.

**LEGEND:**

- FRONTAGE OPEN SPACE  
9,303 S.F.
- OPEN SPACE  
11,473 S.F.
- PARKING LOT OPEN SPACE  
1,583 S.F.

**VICINITY MAP**

SCALE: NOT TO SCALE



REVISIONS:

PROJECT NO: 15126  
DATE: MAY 12, 2017  
CONTENTS:  
**OPEN SPACE PLAN**  
SCALE: 1" = 20'-0"  
DRAWING NUMBER:

**A102**

22-ZN-2016  
5/31/2017

**Parcel 174-65-012G**  
**6160 N. Scottsdale Road**  
**Scottsdale, AZ 85253**



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**1 SITE CONTEXT AERIAL**  
SCALE: N.T.S



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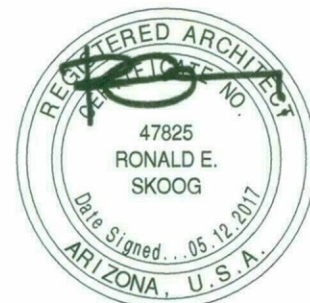
PROPOSED ZONING: (C-1)  
NEIGHBORHOOD COMMERCIAL



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**6160 N. Scottsdale Road**  
**Scottsdale, AZ 85253**

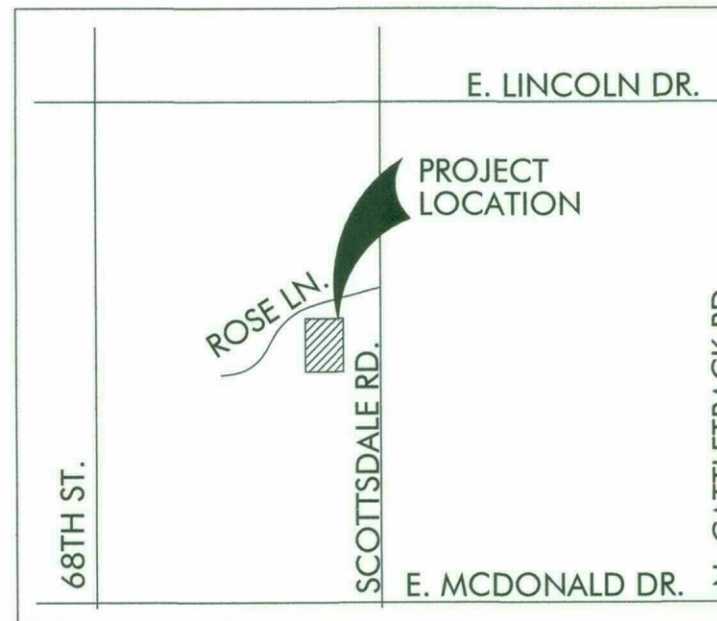


Expires Mar. 31, 2020

REVISIONS:

**VICINITY MAP**

SCALE: NOT TO SCALE



PROJECT NO: 15126

DATE: MAY 12, 2017

CONTENTS: **SITE**  
**CONTEXT**

SCALE: **N.T.S.**

DRAWING NUMBER:

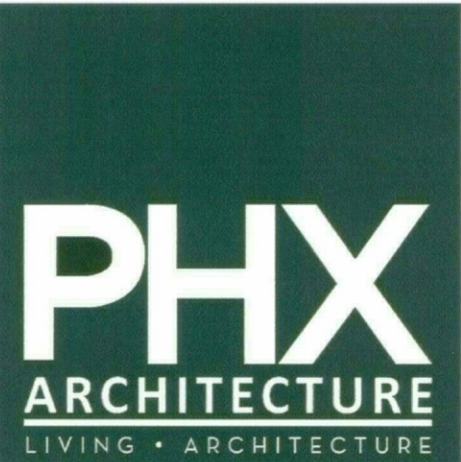
**A103**

22-ZN-2016  
5/31/2017



KEYNOTES

1. STOREFRONT SYSTEM, COLOR DARK BRONZE
2. STEEL CANOPY COLUMNS AND STRUCTURE
3. SMOOTH STUCCO FINISH
4. BRICK VENEER FINISH
5. CORTEN STEEL CLADDING
6. STONE VENEER FINISH
7. ALUCOBOND METAL PANEL CLADDING
8. SIGNAGE UNDER SEPARATE PERMIT



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Parcel 174-65-012G  
6160 N. Scottsdale Road  
Scottsdale, AZ 85253

DRAWN BY: LUCARELLI

REVISIONS:

PROJECT NO: 15126

DATE: JULY 26, 2016

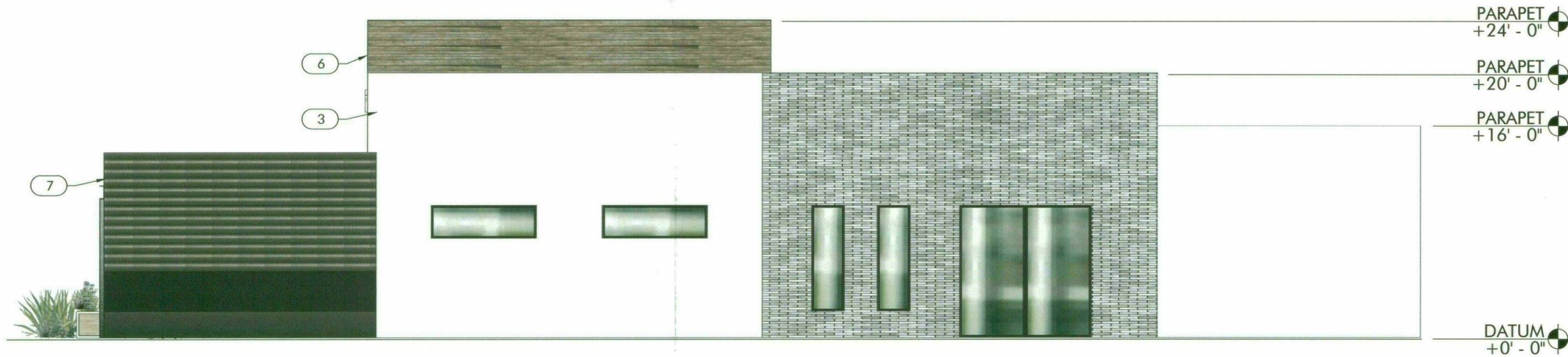
CONTENTS:  
CONCEPTUAL  
ELEVATIONS

SCALE: 1/8" = 1'-0"

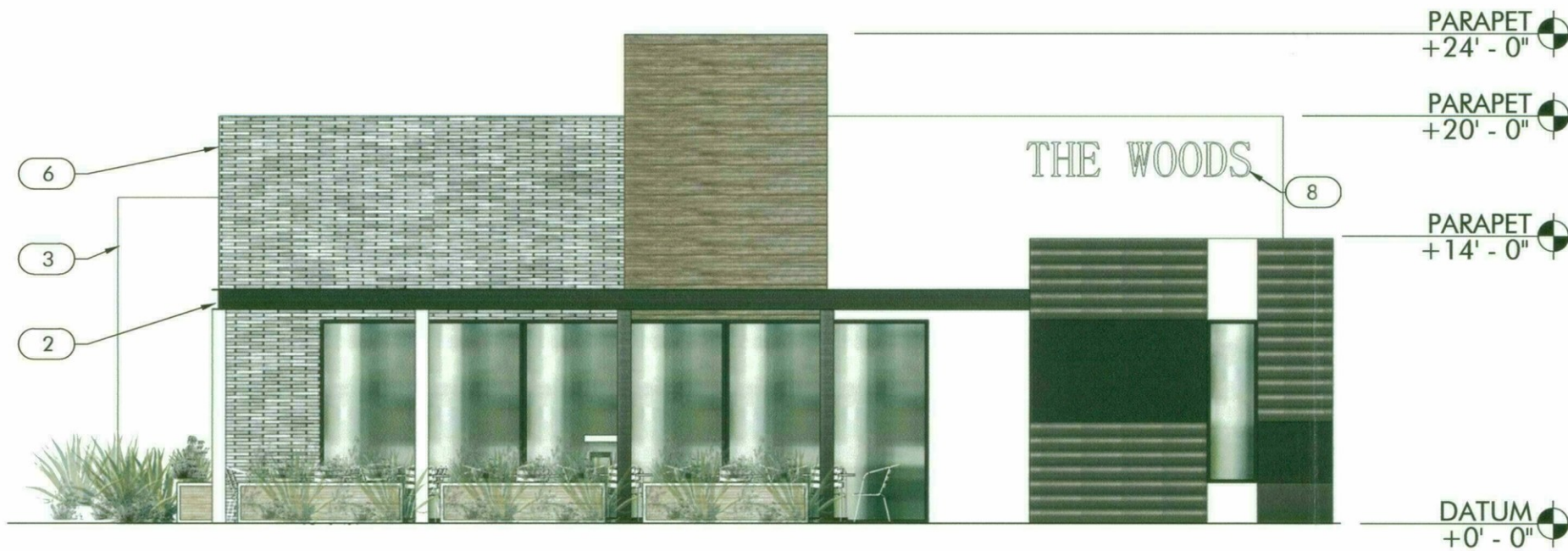
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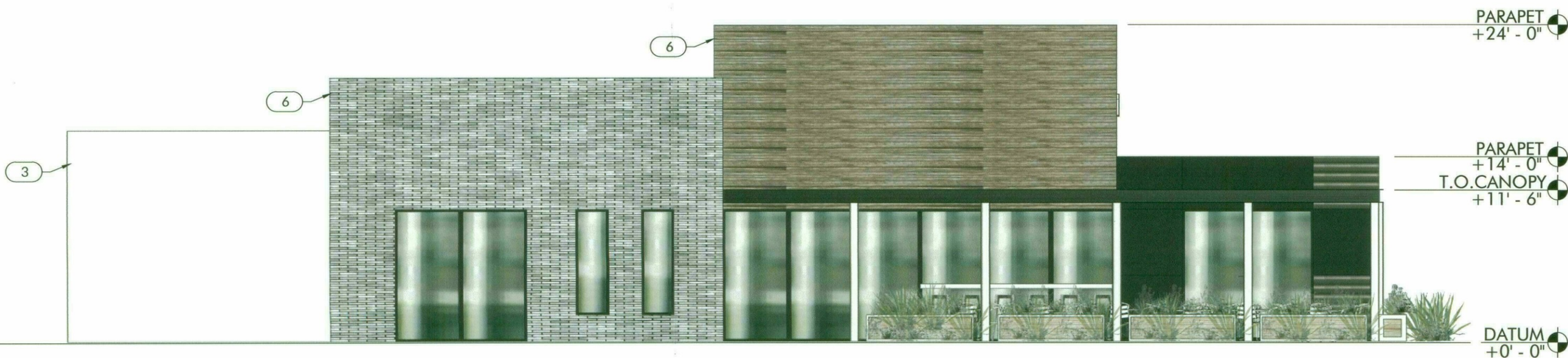
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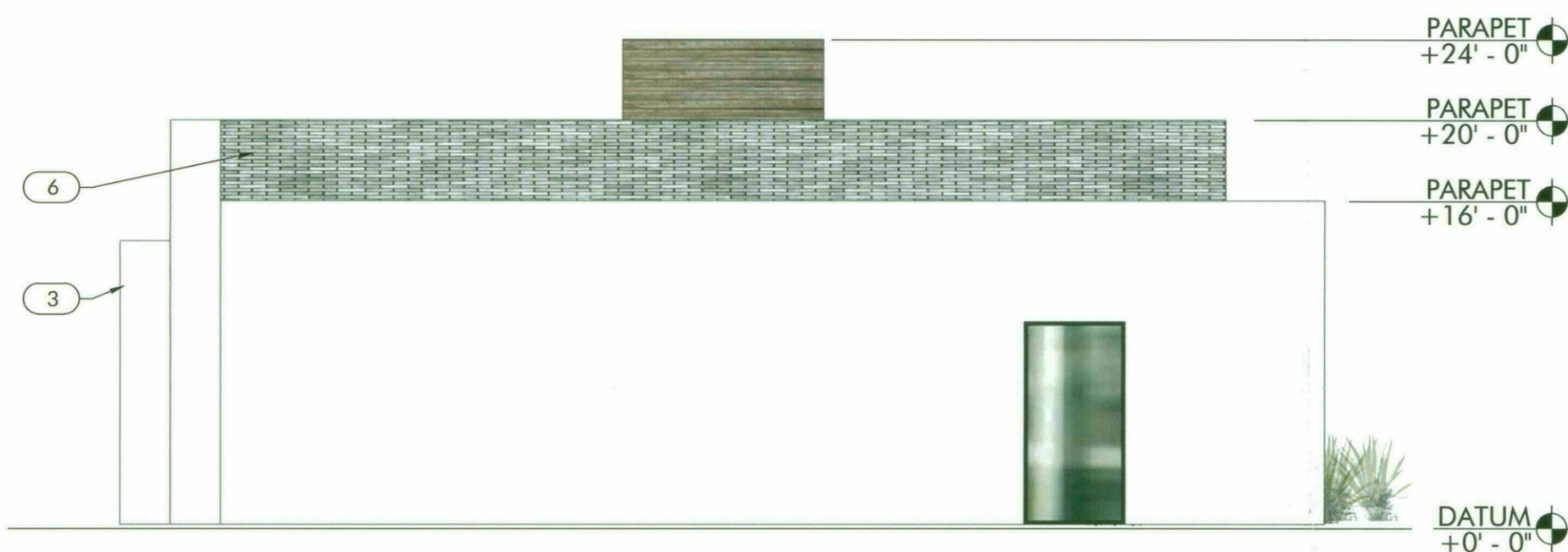
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SCALE: 1/8" = 1'-0"



2 CONCEPTUAL EAST ELEVATION - BUILDING A  
SCALE: 1/8" = 1'-0"



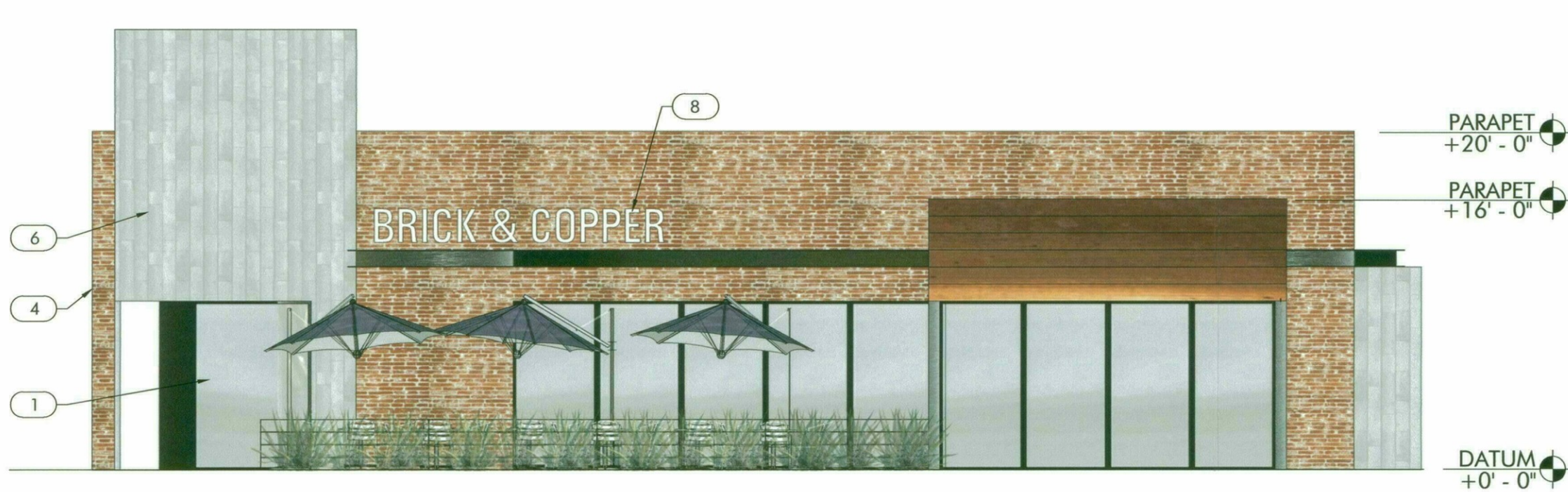
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SCALE: 1/8" = 1'-0"



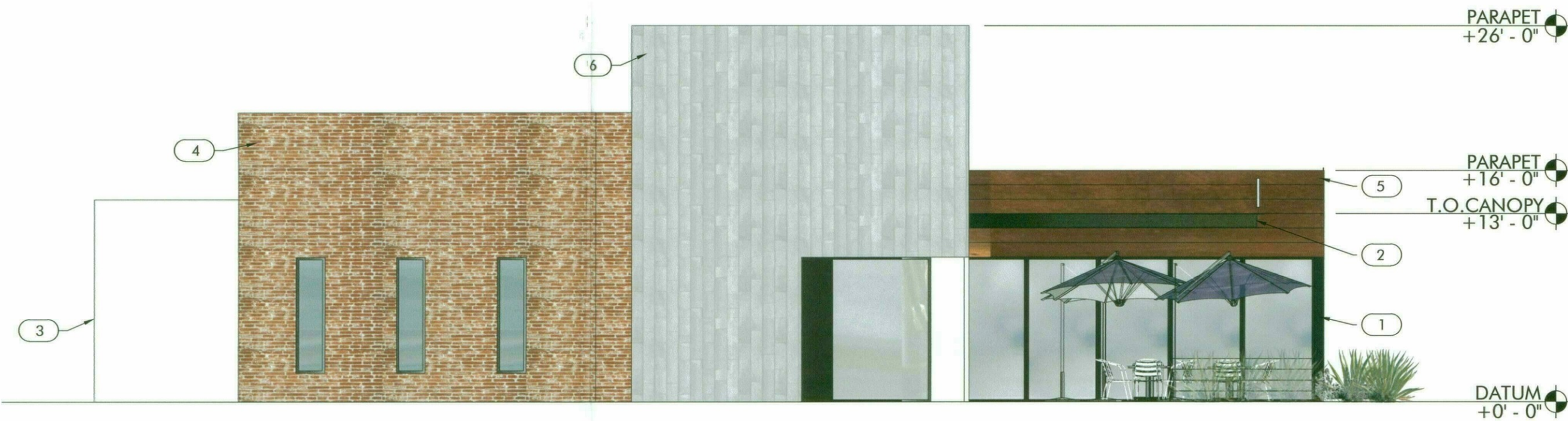
4 CONCEPTUAL WEST ELEVATION - BUILDING A  
SCALE: 1/8" = 1'-0"



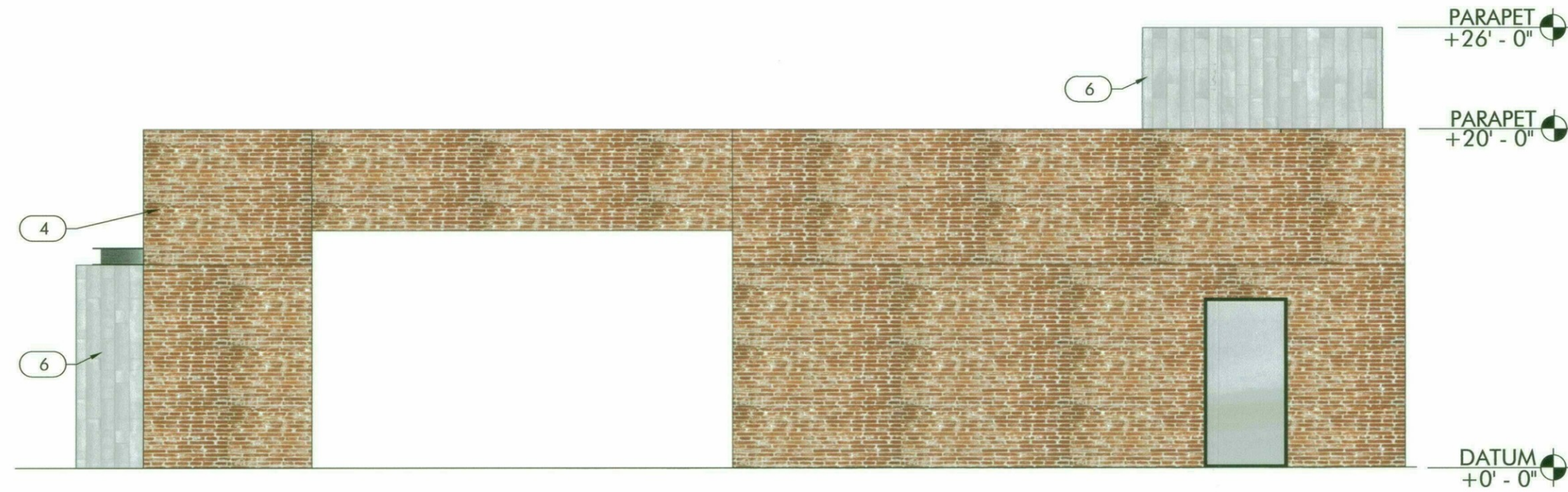
5 CONCEPTUAL NORTH ELEVATION - BUILDING B  
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6 CONCEPTUAL EAST ELEVATION - BUILDING B  
SCALE: 1/8" = 1'-0"



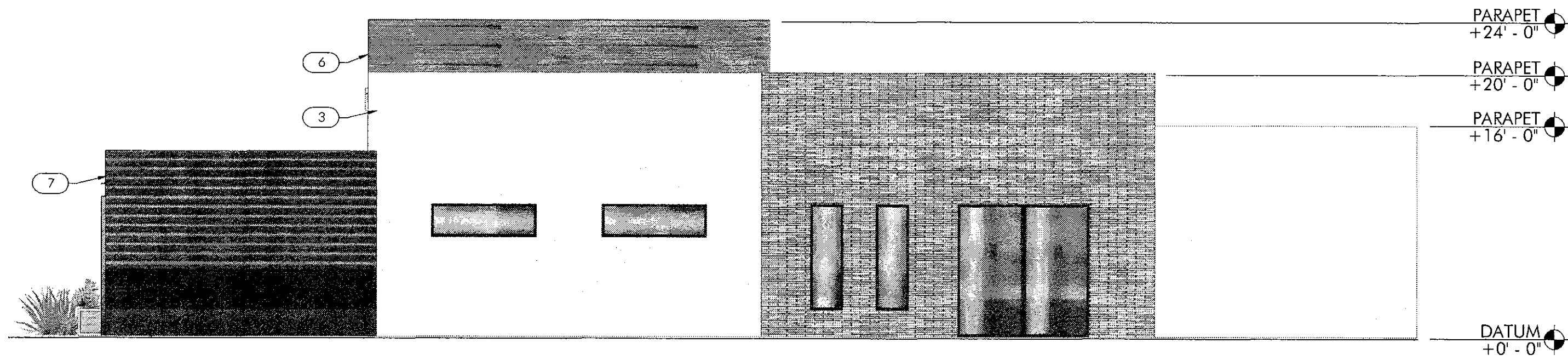
7 CONCEPTUAL SOUTH ELEVATION - BUILDING B  
SCALE: 1/8" = 1'-0"



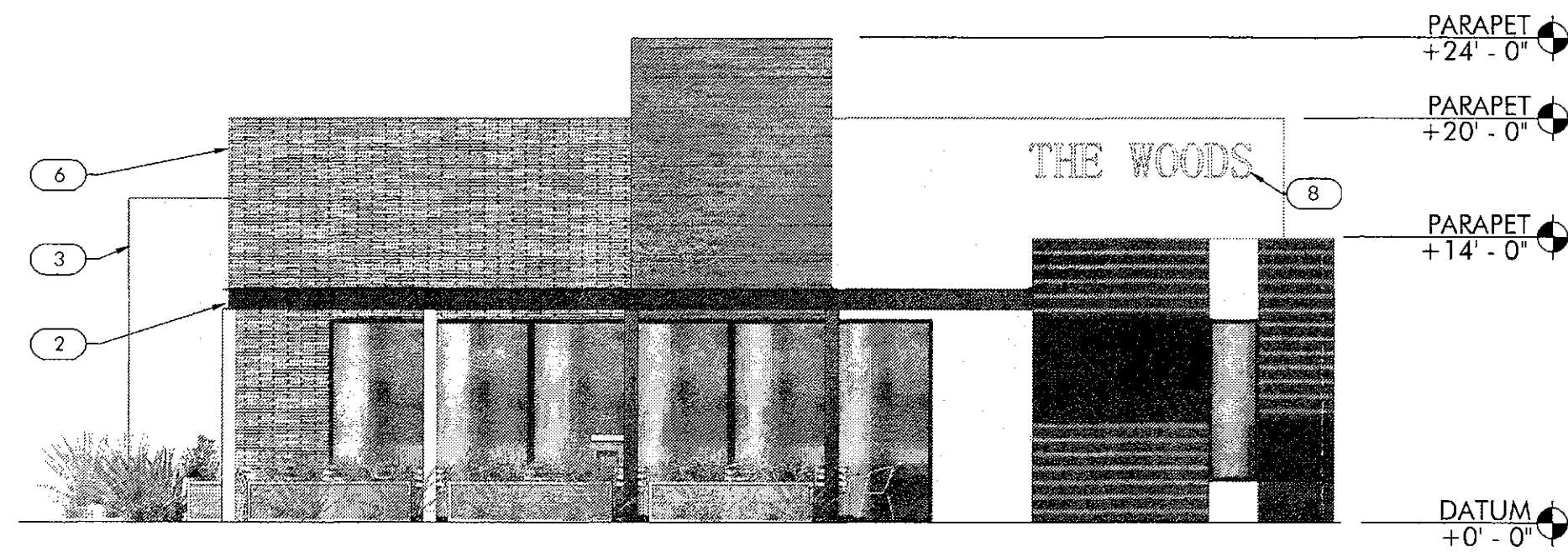
8 CONCEPTUAL WEST ELEVATION - BUILDING B  
SCALE: 1/8" = 1'-0"



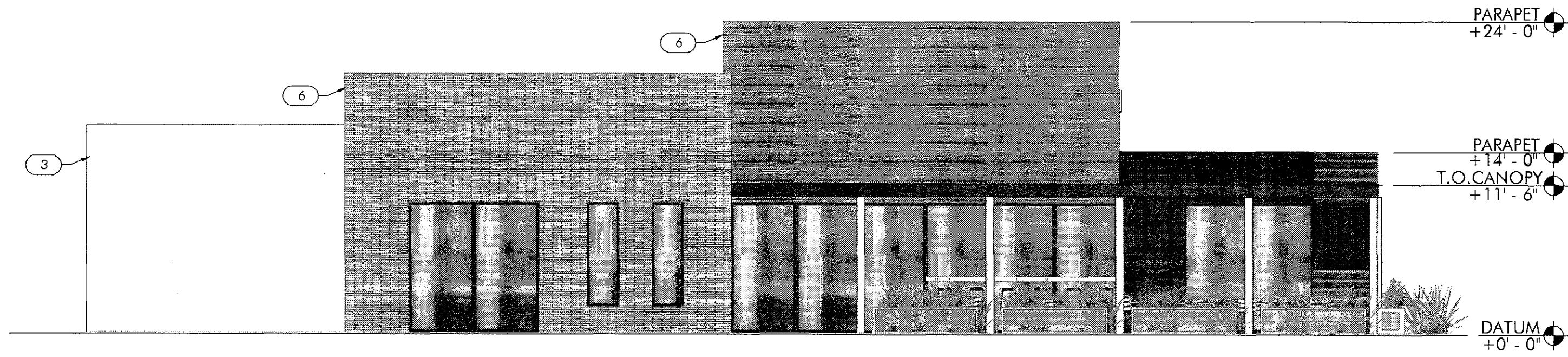




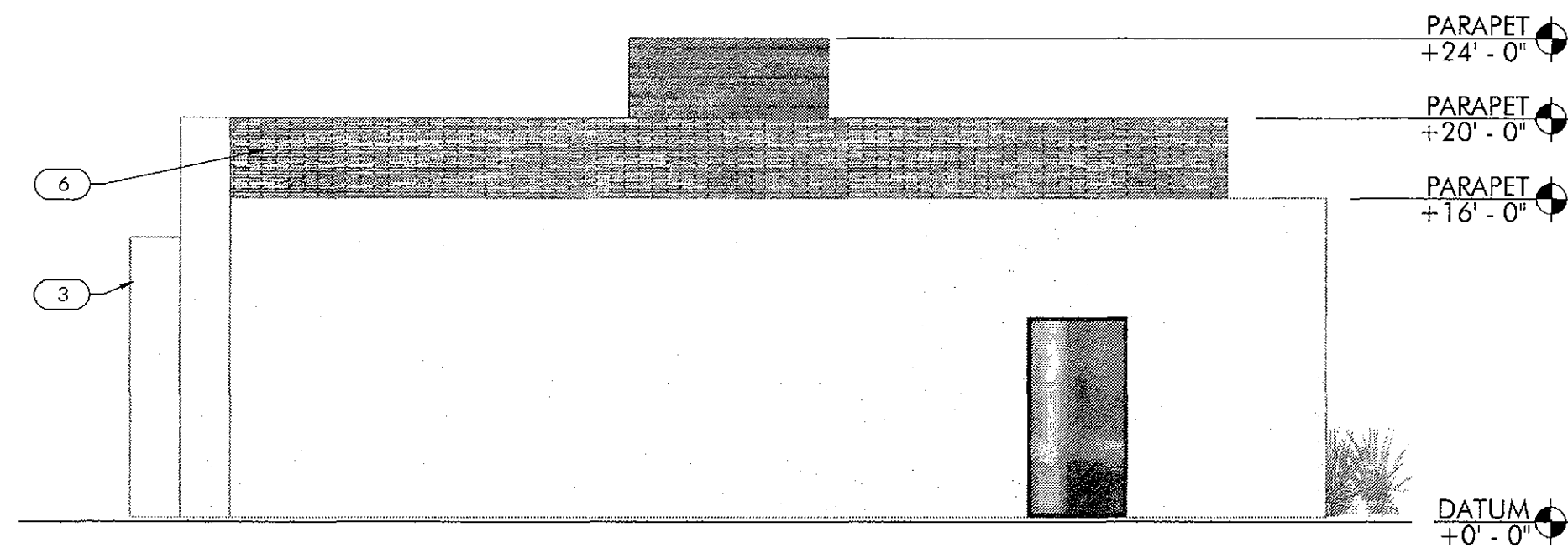
**1** CONCEPTUAL NORTH ELEVATION - BUILDING A  
SCALE: 1/8" = 1'-0"



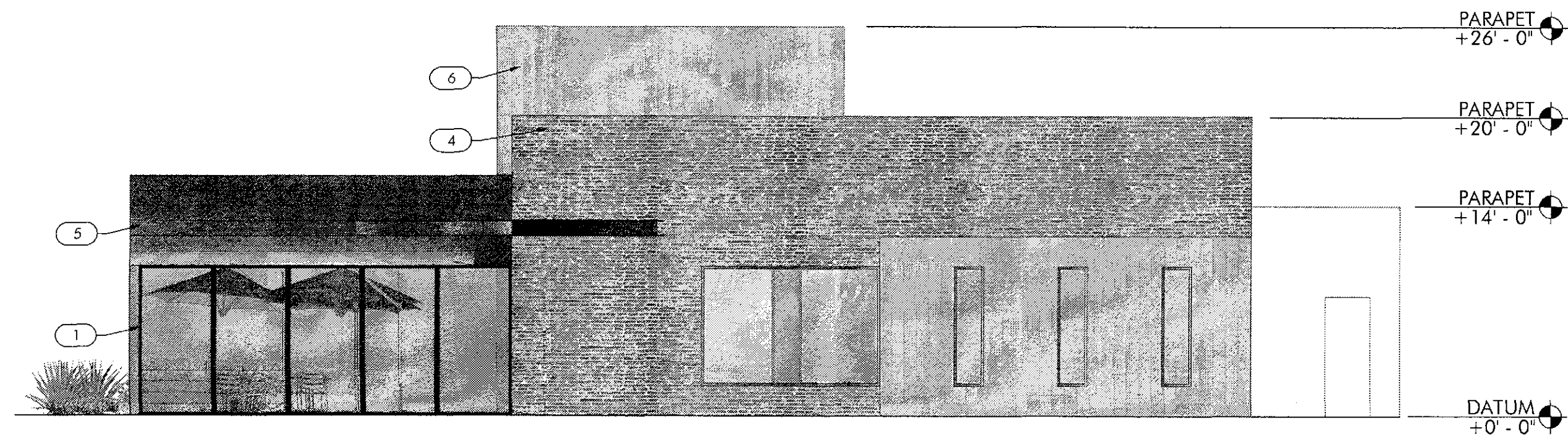
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SCALE: 1/8" = 1'-0"



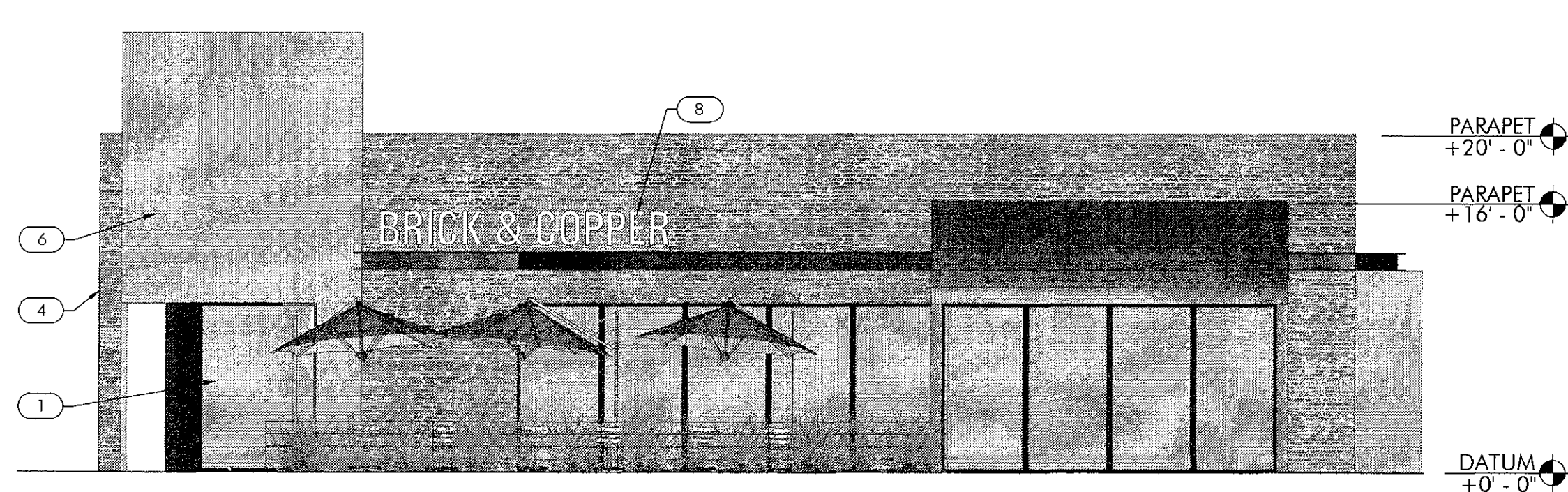
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SCALE: 1/8" = 1'-0"



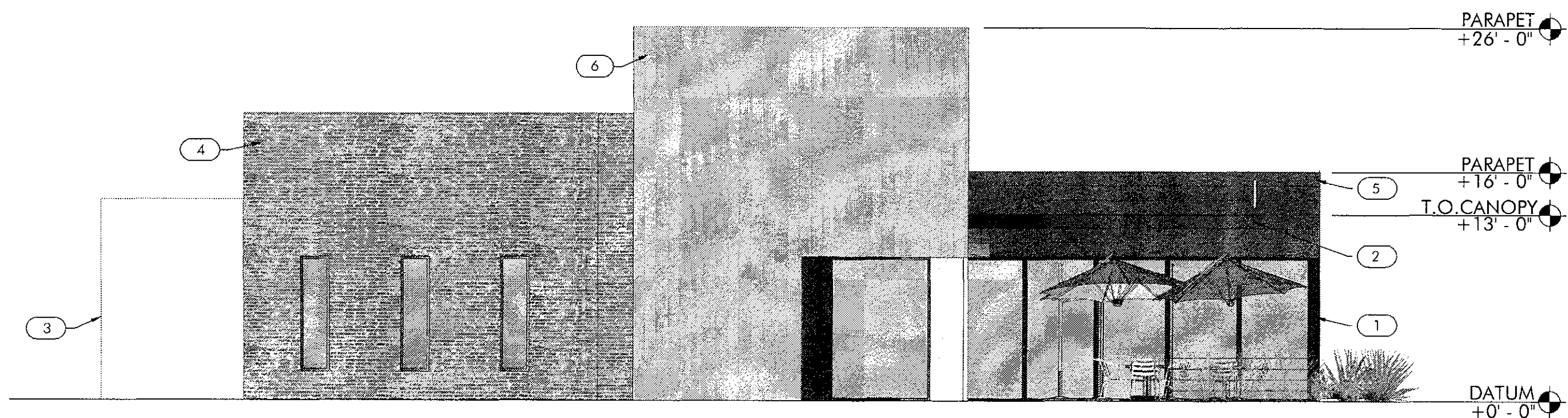
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SCALE: 1/8" = 1'-0"



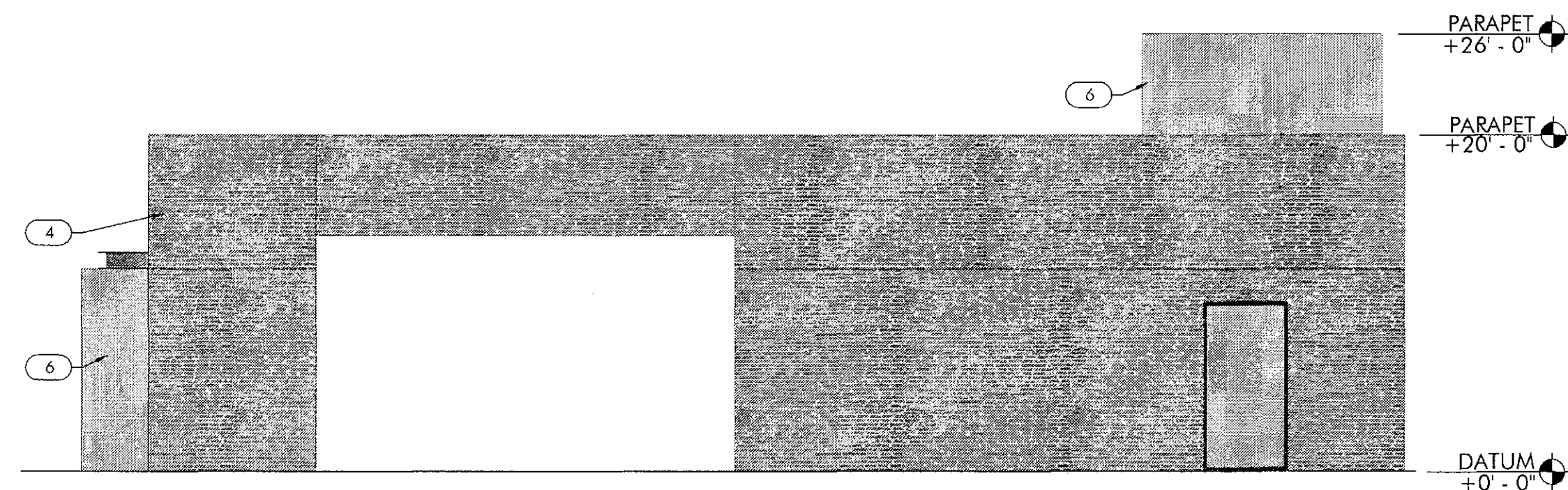
**5** CONCEPTUAL NORTH ELEVATION - BUILDING B  
SCALE: 1/8" = 1'-0"



**6** CONCEPTUAL EAST ELEVATION - BUILDING B  
SCALE: 1/8" = 1'-0"



**7** CONCEPTUAL SOUTH ELEVATION - BUILDING B  
SCALE: 1/8" = 1'-0"



**8** CONCEPTUAL WEST ELEVATION - BUILDING B  
SCALE: 1/8" = 1'-0"

## KEYNOTES

1. STOREFRONT SYSTEM, COLOR DARK BRONZE
2. STEEL CANOPY COLUMNS AND STRUCTURE
3. SMOOTH STUCCO FINISH
4. BRICK VENEER FINISH
5. CORTEN STEEL CLADDING
6. STONE VENEER FINISH
7. ALUCOBOND METAL PANEL CLADDING
8. SIGNAGE UNDER SEPARATE PERMIT



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Parcel 174-65-012G  
6160 N. Scottsdale Road  
Scottsdale, AZ 85253

DRAWN BY:

LUCARELLI

REVISIONS:

PROJECT NO: 15126

DATE: JULY 26, 2016

CONTENTS:  
CONCEPTUAL  
ELEVATIONS

SCALE: 1/8" = 1'-0"

DRAWING NUMBER:

A601

22-ZN-2016  
8/30/2016





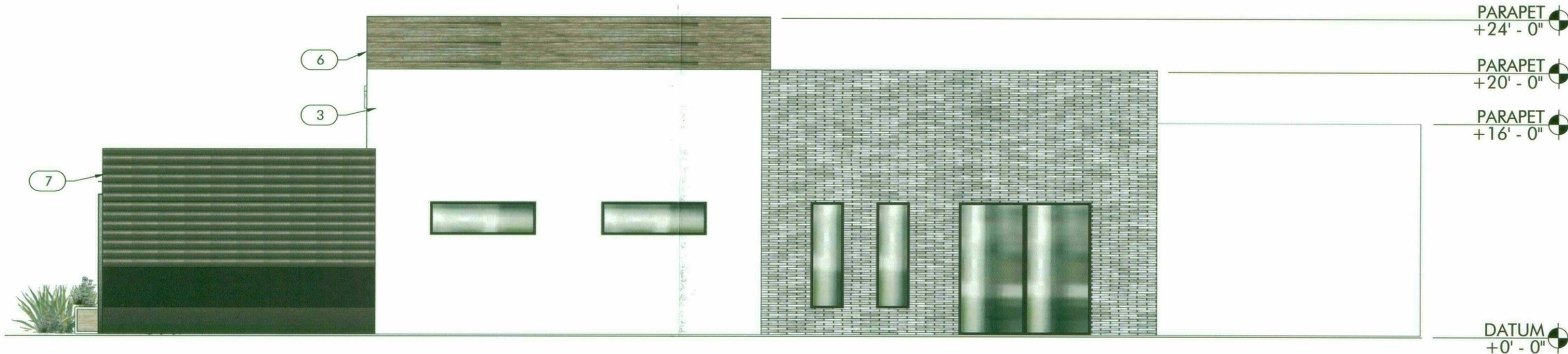
KEYNOTES

1. STOREFRONT SYSTEM, COLOR DARK BRONZE
2. STEEL CANOPY COLUMNS AND STRUCTURE
3. SMOOTH STUCCO FINISH
4. BRICK VENEER FINISH
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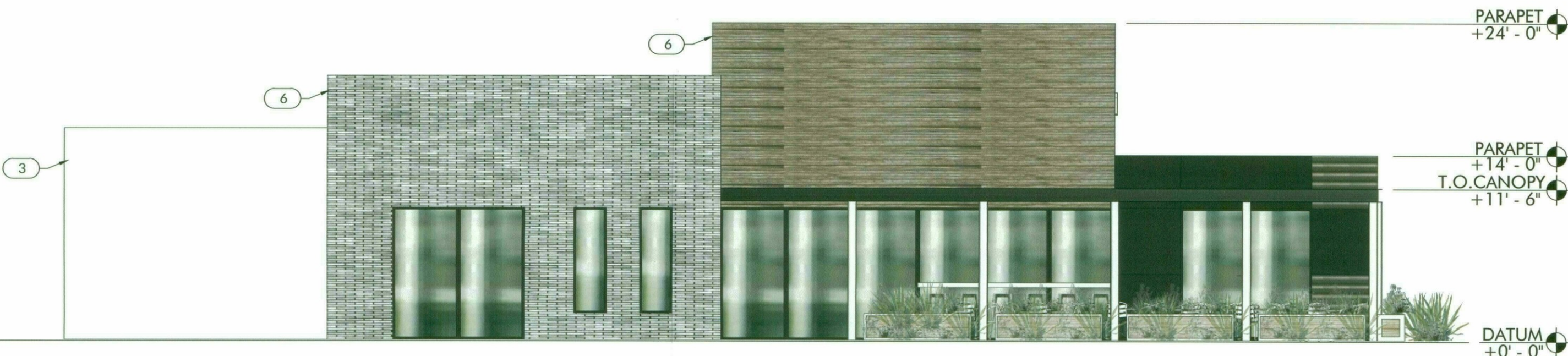
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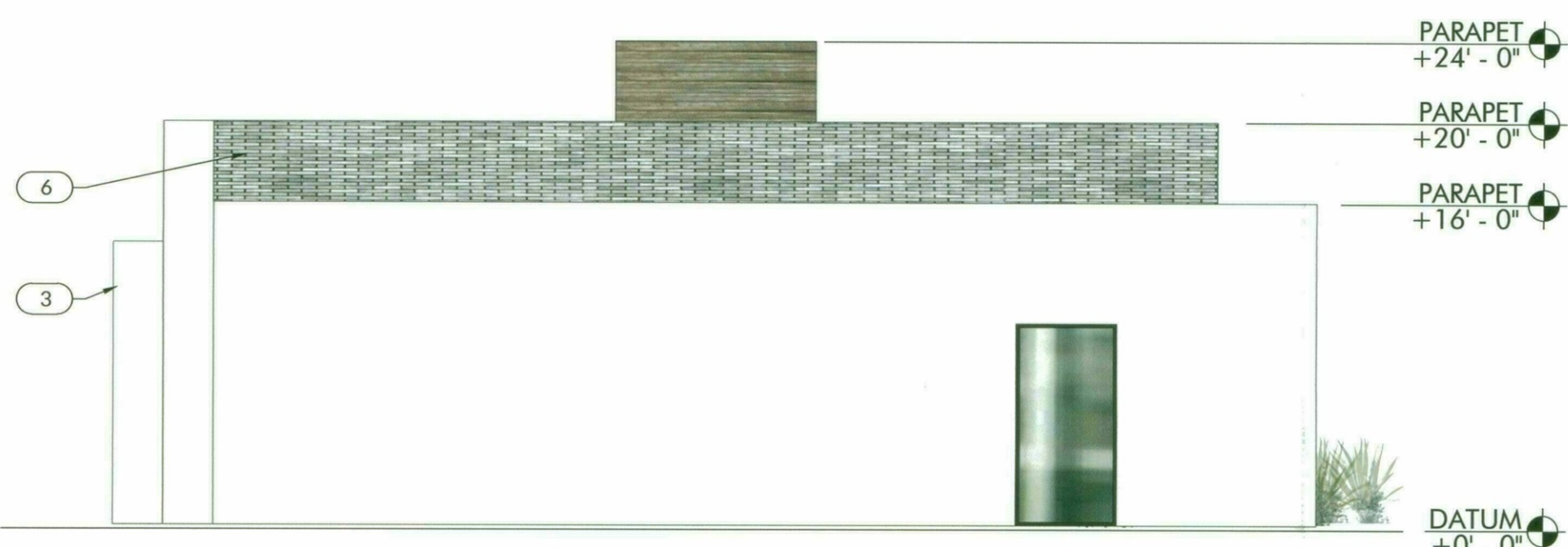
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SCALE: 1/8" = 1'-0"



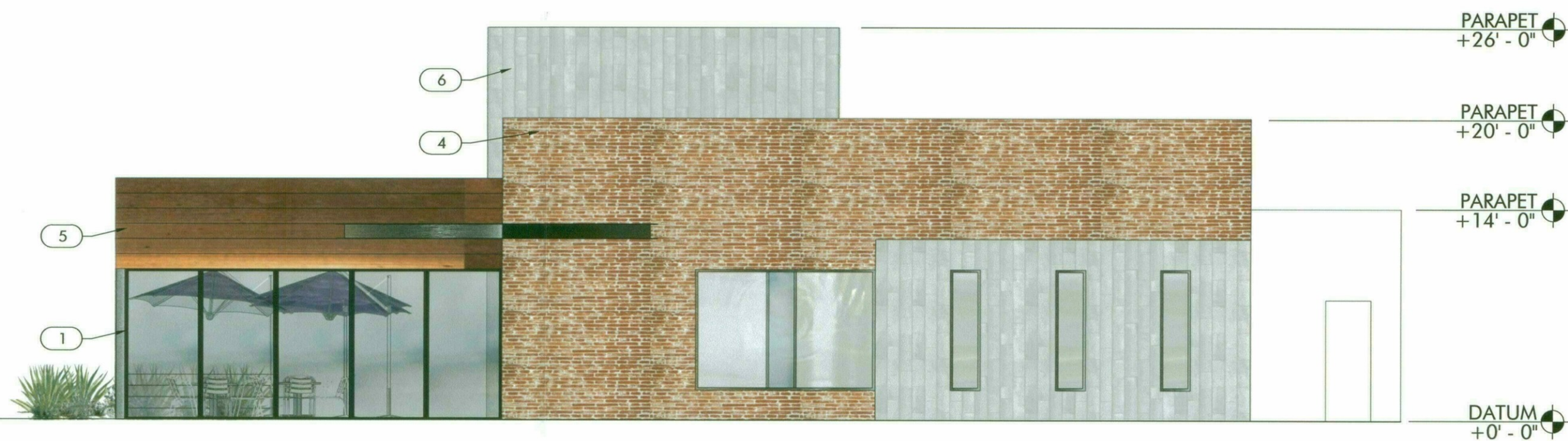
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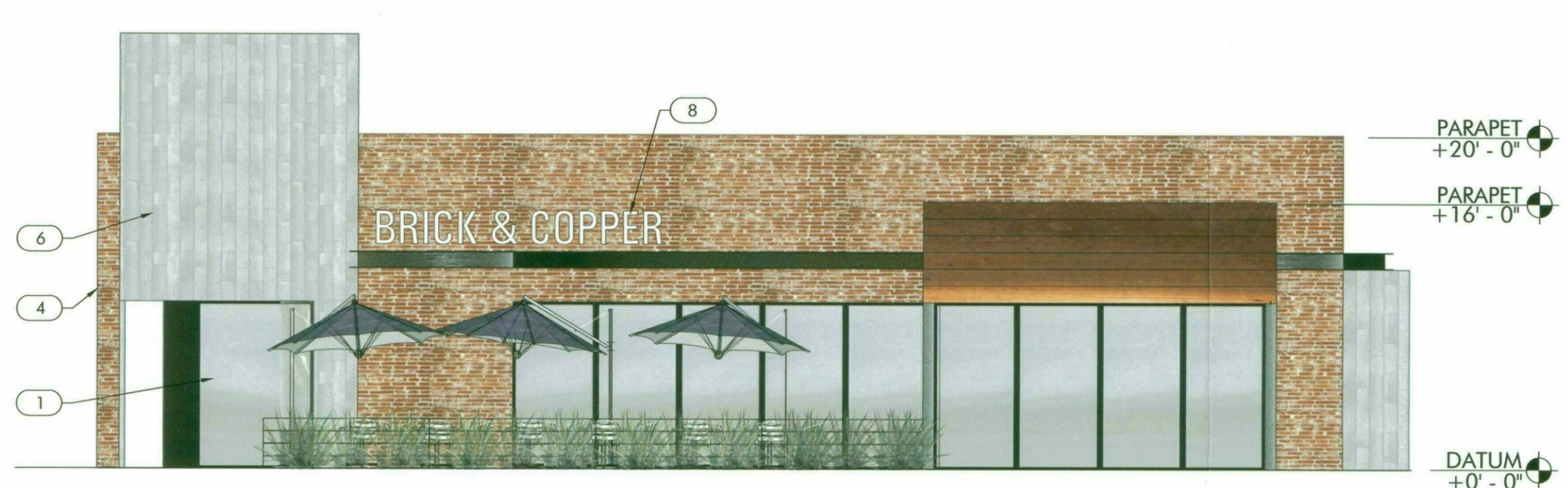
**3** CONCEPTUAL SOUTH ELEVATION - BUILDING A  
SCALE: 1/8" = 1'-0"



**4** CONCEPTUAL WEST ELEVATION - BUILDING A  
SCALE: 1/8" = 1'-0"



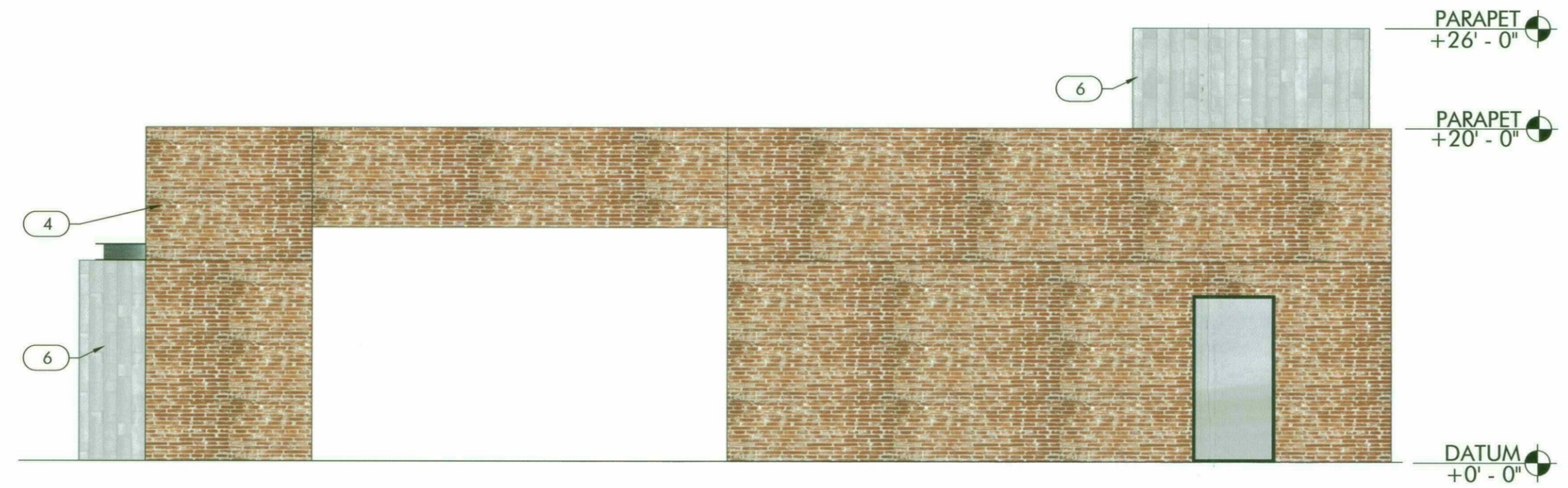
**5** CONCEPTUAL NORTH ELEVATION - BUILDING B  
SCALE: 1/8" = 1'-0"



**6** CONCEPTUAL EAST ELEVATION - BUILDING B  
SCALE: 1/8" = 1'-0"



**7** CONCEPTUAL SOUTH ELEVATION - BUILDING B  
SCALE: 1/8" = 1'-0"



**8** CONCEPTUAL WEST ELEVATION - BUILDING B  
SCALE: 1/8" = 1'-0"

Parcel 174-65-012G  
6160 N. Scottsdale Road  
Scottsdale, AZ 85253

DRAWN BY: LUCARELLI

REVISIONS:

PROJECT NO: 15126

DATE: JULY 26, 2016

CONTENTS:  
CONCEPTUAL  
ELEVATIONS

SCALE: 1/8" = 1'-0"

DRAWING NUMBER:

**A601**

22-ZN-2016  
8/30/2016



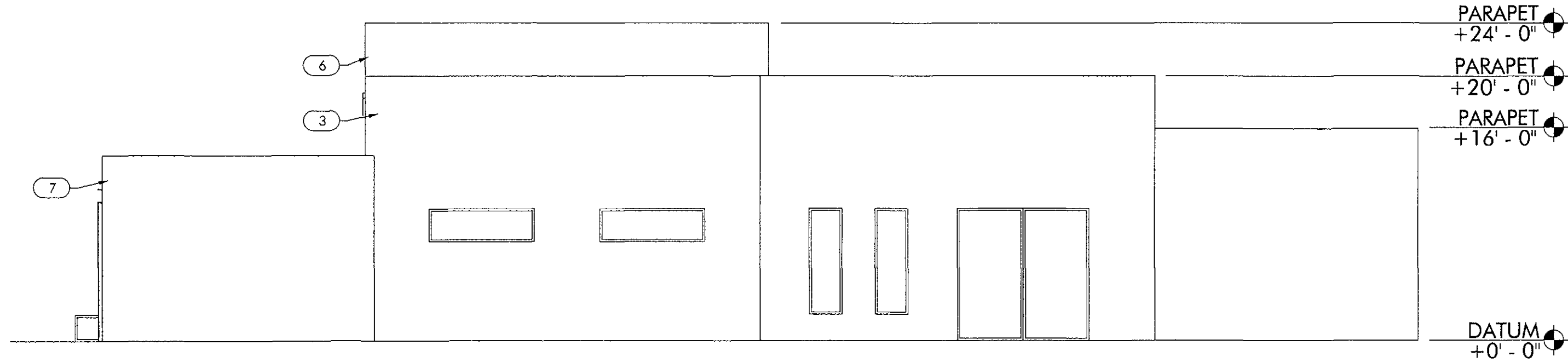
KEYNOTES

1. STOREFRONT SYSTEM, COLOR DARK BRONZE
2. STEEL CANOPY COLUMNS AND STRUCTURE
3. SMOOTH STUCCO FINISH
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8. SIGNAGE UNDER SEPARATE PERMIT

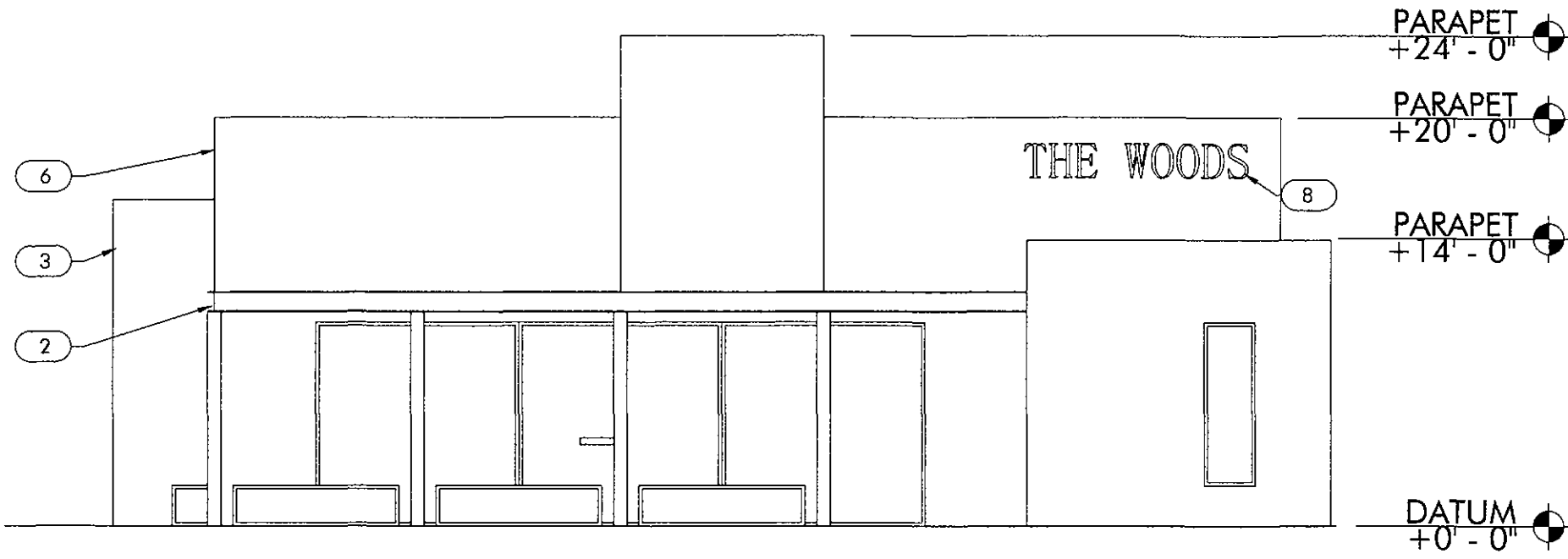
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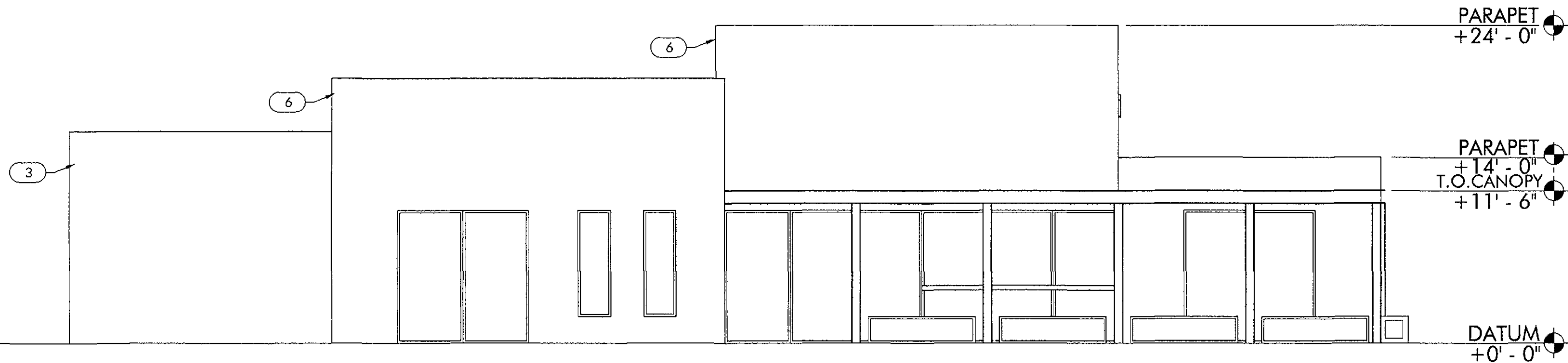
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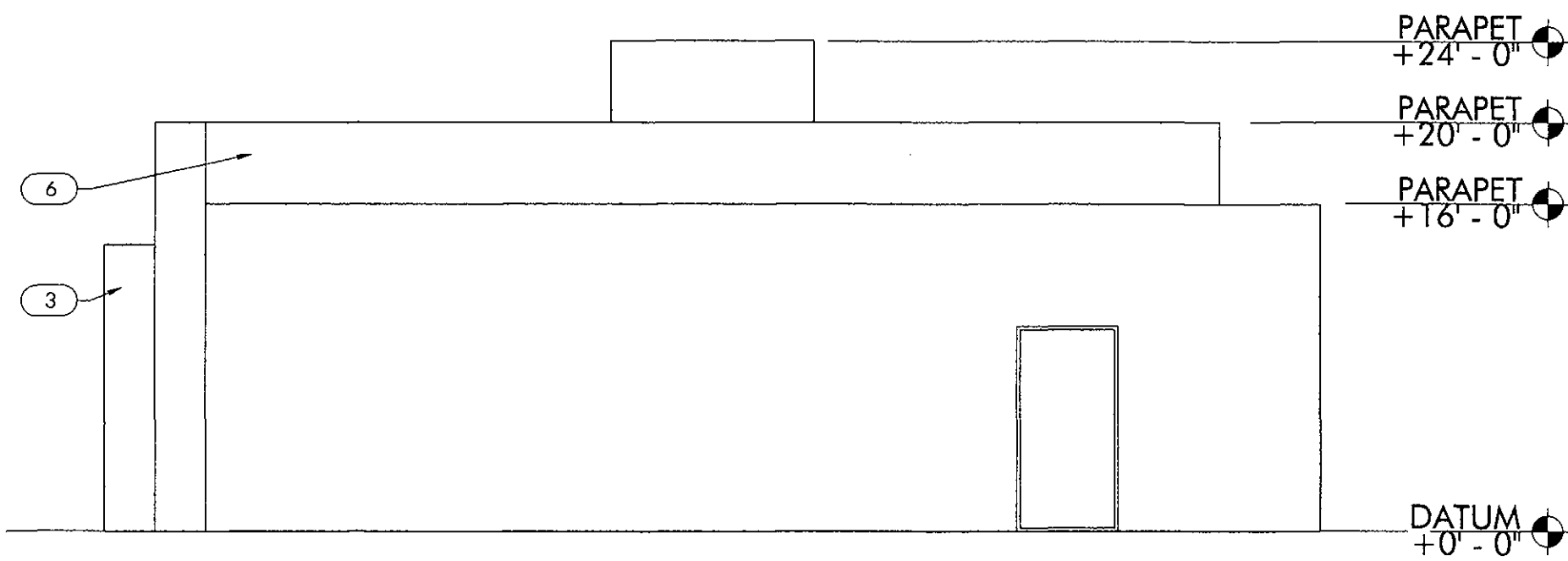
**1** CONCEPTUAL NORTH ELEVATION - BUILDING A  
SCALE: 1/8" = 1'-0"



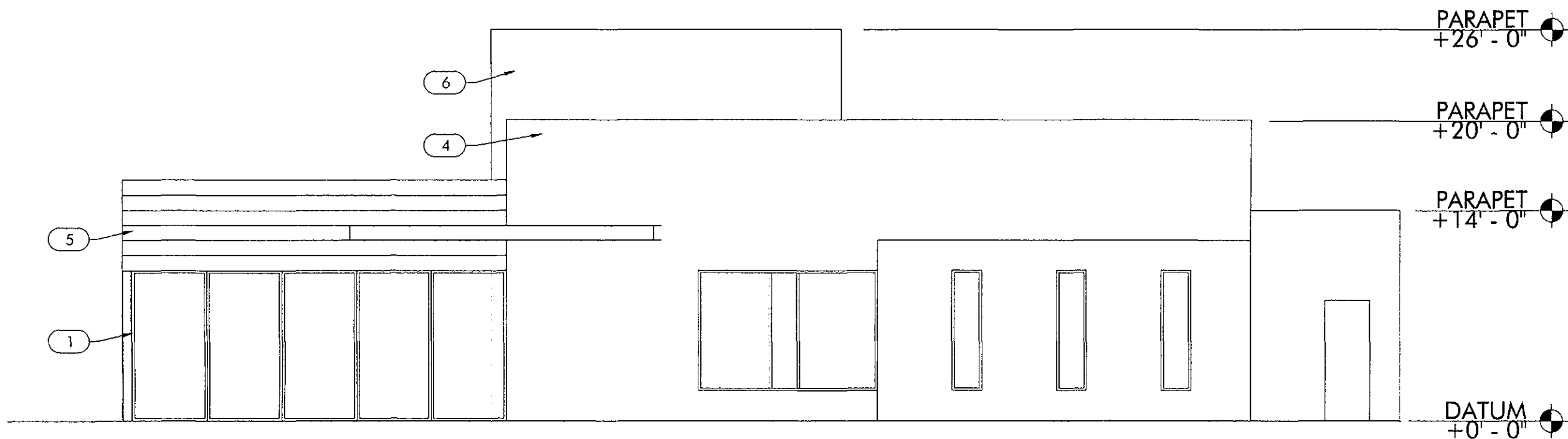
**2** CONCEPTUAL EAST ELEVATION - BUILDING A  
SCALE: 1/8" = 1'-0"



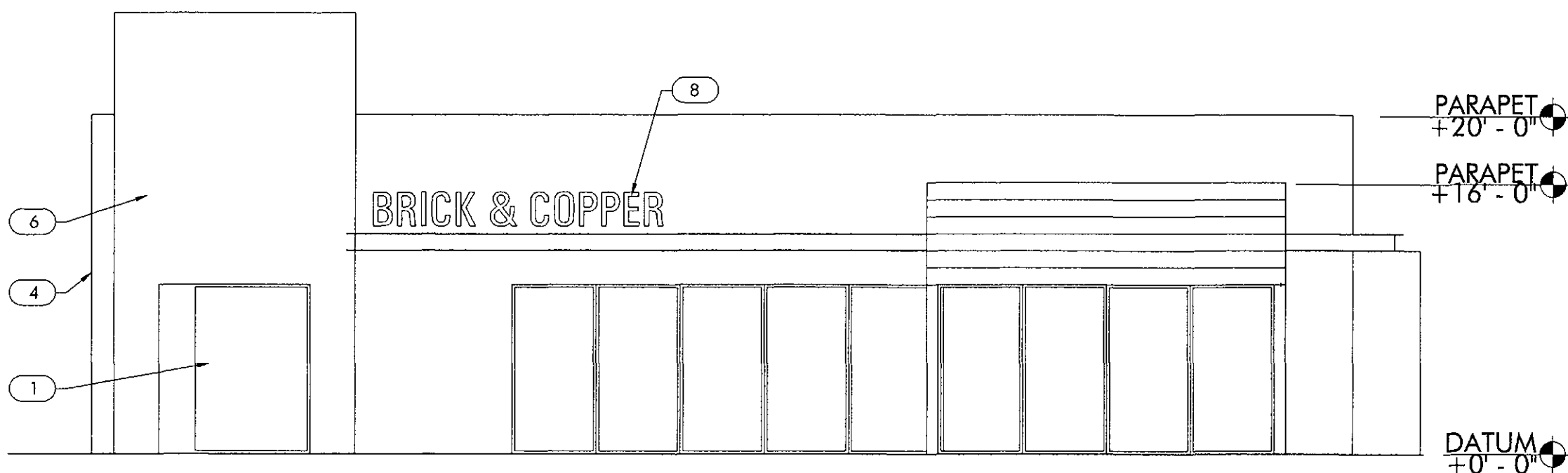
**3** CONCEPTUAL SOUTH ELEVATION - BUILDING A  
SCALE: 1/8" = 1'-0"



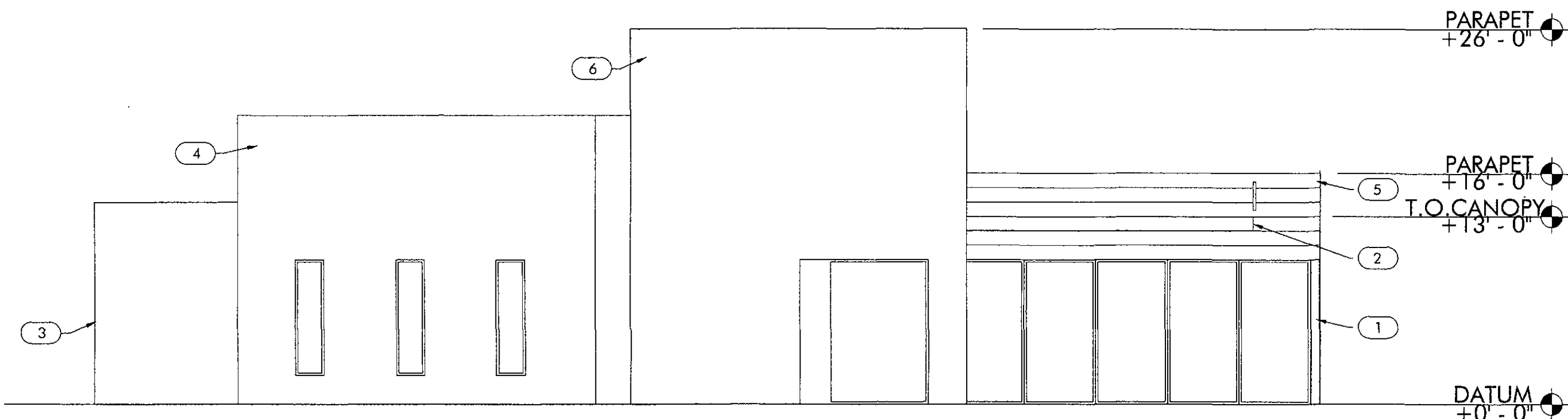
**4** CONCEPTUAL WEST ELEVATION - BUILDING A  
SCALE: 1/8" = 1'-0"



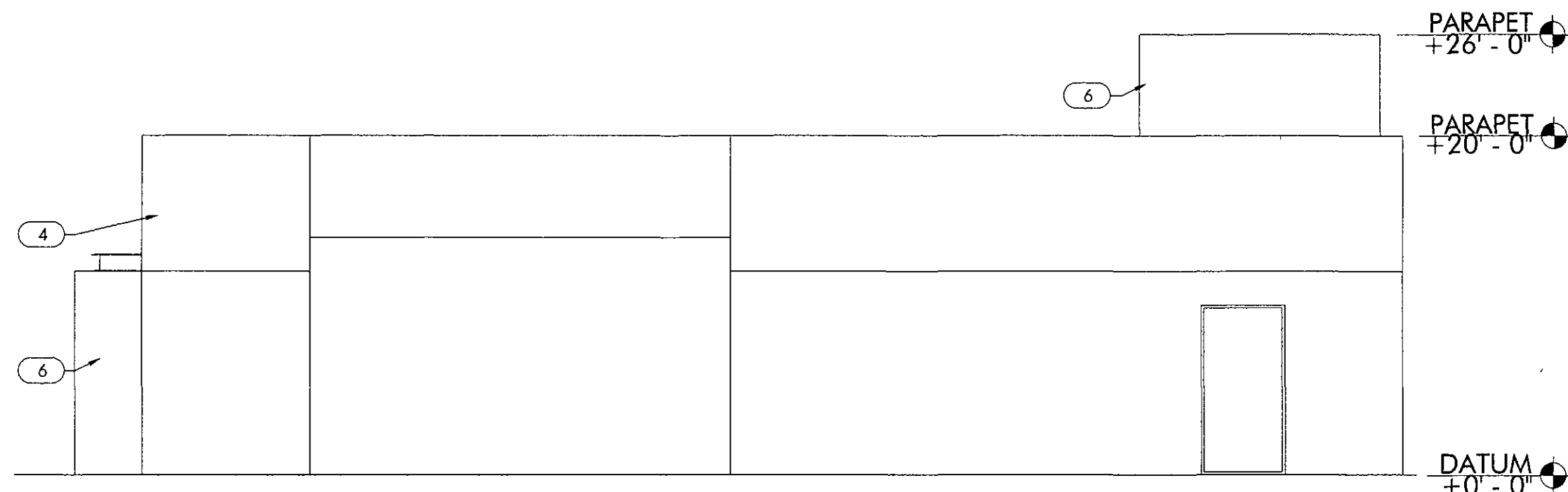
**5** CONCEPTUAL NORTH ELEVATION - BUILDING B  
SCALE: 1/8" = 1'-0"



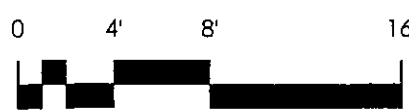
**6** CONCEPTUAL EAST ELEVATION - BUILDING B  
SCALE: 1/8" = 1'-0"



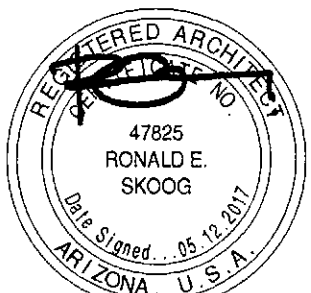
**7** CONCEPTUAL SOUTH ELEVATION - BUILDING B  
SCALE: 1/8" = 1'-0"



**8** CONCEPTUAL WEST ELEVATION - BUILDING B  
SCALE: 1/8" = 1'-0"



Parcel 174-65-012G  
6160 N. Scottsdale Road  
Scottsdale, AZ 85253



Expires Mar. 31, 2020

REVISIONS:

PROJECT NO: 15126

DATE: MAY 12, 2017

CONTENTS:  
CONCEPTUAL  
ELEVATIONS

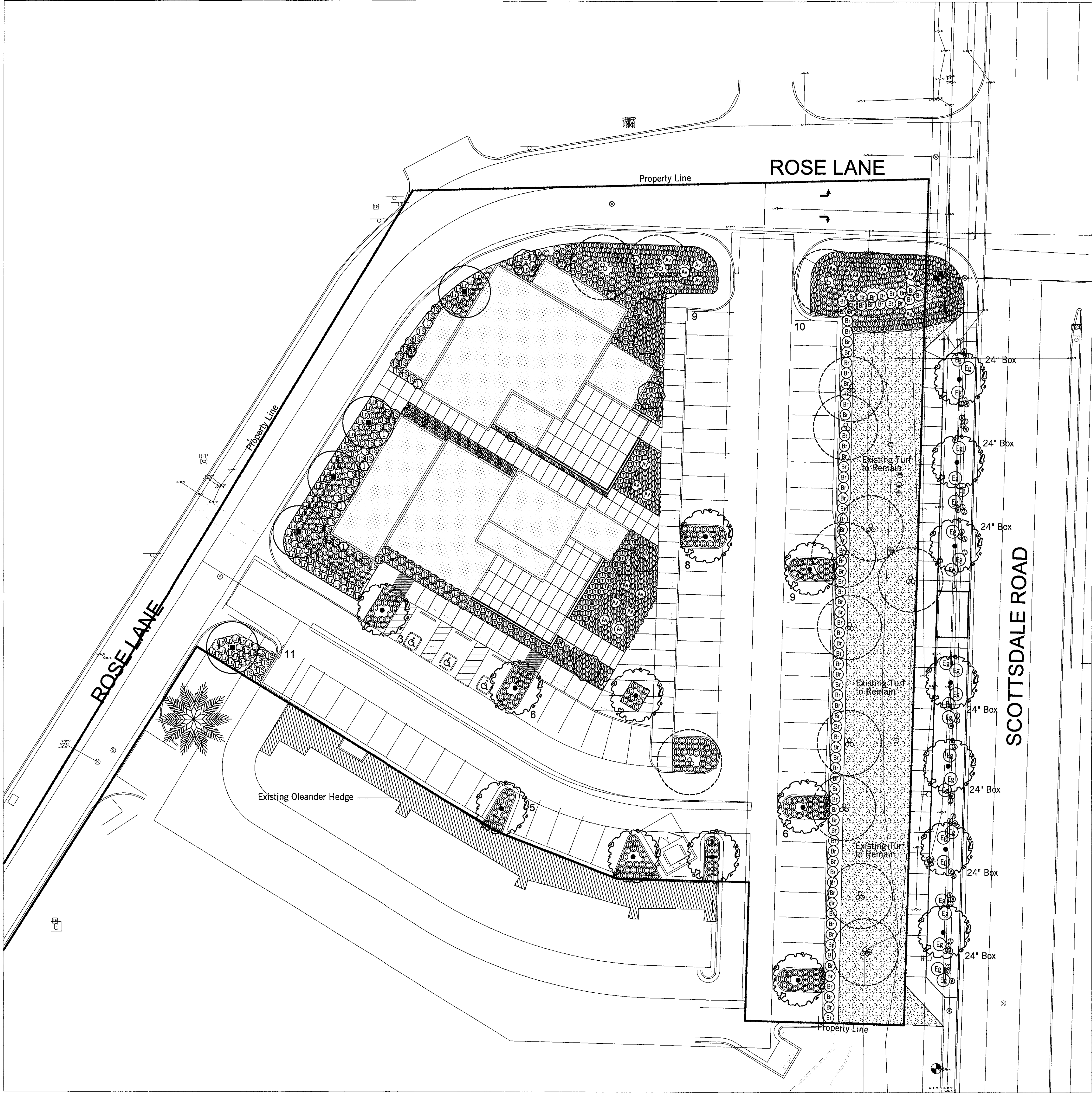
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DRAWING NUMBER:

**A602**

22-ZN-2016  
5/31/2017





1 LANDSCAPE PLAN  
SCALE: 1" = 20'-0"



Plant List  
Trees

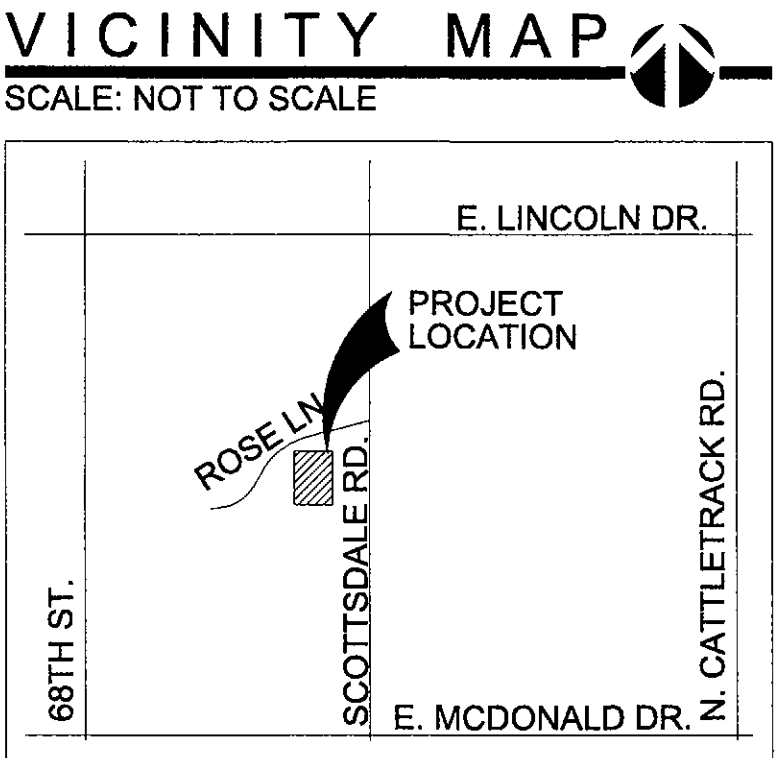
Symbol	Botanical name	Common Name	Size
	<i>Ulmus parvifolia</i> 'True Green'	Chinese Elm	36" box
	<i>Fouquieria splendens</i>	Ocotillo	24" box
	<i>Olea europaea</i> 'Swan Hill'	Fruitless Olive	24" box - as noted 48" box
	Existing Olive to Remain		

Shrubs, Perennials, and Annuals

Symbol	Spacing	Botanical name	Common Name	Size
Av	--	<i>Agave desmettiana</i> ++	Smooth Agave	15 gal
A	24" o.c.	<i>Aloe vera</i>	Medicinal Aloe	1 gal
Br	48" o.c.	<i>Bougainvillea</i> 'Barbara Karst'	Barbara Karst Bougainvillea	5 gal
C	30" o.c.	<i>Callistemon</i> 'Little John'	Dwarf Callistemon	5 gal
Eg	60" o.c.	<i>Eremophila glabra</i> 'Mingenew Gold'	Outback Sunrise Emu	1 gal
Ln	36" o.c.	<i>Lantana</i> x 'New Gold'	No Common Name	1 gal
m	30" o.c.	<i>Muhlenbergia rigens</i>	Pink Muhly	1 gal
n	24" o.c.	<i>Nassella tenuissima</i>	Mexican Feather Grass	1 gal
k	18" o.c.	<i>Ruellia brittonia</i> 'Katie'	Dwarf Katie Ruellia	1 gal
TS	48" o.c.	<i>Tecoma stans</i>	Yellow Bells	5 gal

Vines and Espaliers

Symbol	Botanical name	Common Name	Size
2	<i>Macfadyena unguis-cati</i>	Cat's Claw	5 gal Staked
1	<i>Bougainvillea</i> species	No Common Name	5 gal Staked



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858 794 7204 T 858 794 7207 F  
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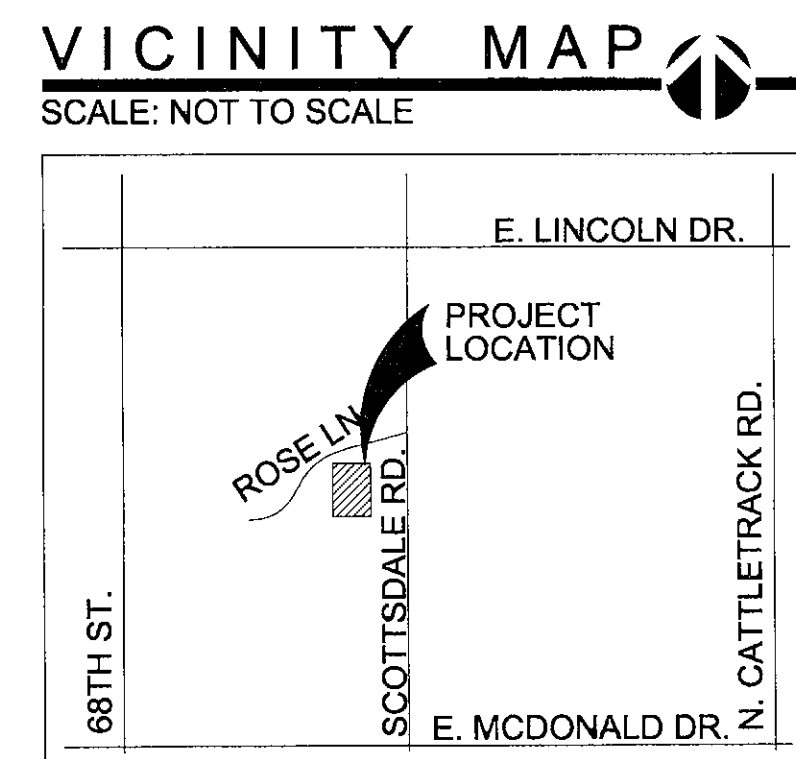
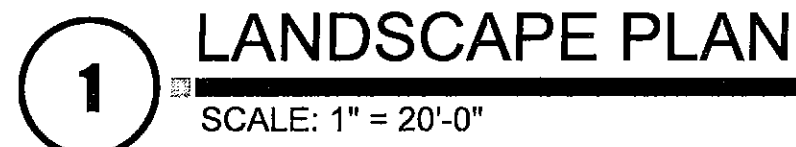
REGISTERED LANDSCAPE ARCHITECT  
CERTIFICATE NO. 33914  
JAMES BURTON  
DATE SIGNED 08/12/17  
ARIZONA, U.S.A.  
Expires: 30 Sep 17

DRAWN BY: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_

PROJECT NO: 15126  
DATE: May 12, 2017  
CONTENTS: Conceptual Landscape Plan  
SCALE: 1" = 20'-0"  
DRAWING NUMBER: L101

22-ZN-2016  
5/31/2017





Symbol	Spacing	Botanical name	Common Name	Size
Av	--	Agave desmettiana ++	Smooth Agave	15 gal
Br	48" o.c.	Bougainvillea 'Barbara Karst'	Barbara Karst Bougainvillea	5 gal
C	30" o.c.	Callistemon 'Little John'	Dwarf Callistemon	5 gal
Eg	60" o.c.	Eremophila glabra 'Mingenew Gold'	Outback Sunrise Emu	1 gal
Ln	36" o.c.	Lantana x 'New Gold'	No Common Name	1 gal
m	30" o.c.	Muhlenbergia rigens	Deer Grass	1 gal
n	24" o.c.	Nassella tenuissima	Mexican Feather Grass	1 gal
k	18" o.c.	Ruellia brittonia 'Katie'	Dwarf Katie Ruellia	1 gal
TS	48" o.c.	Tecoma stans	Yellow Bells	5 gal

Parcel 174-65-012G  
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Scottsdale, AZ 85253



DRAWING NUMBER:

# L101



CONSTRUCTION NOTES

- 1 EXISTING CONCRETE VALLEY GUTTER TO REMAIN.
- 2 EXISTING CURB AND GUTTER TO REMAIN.
- 3 PROPOSED CONCRETE SINGLE CURB.
- 4 PROPOSED CURB OPENING. ELEVATION AS NOTED.
- 5 EXISTING CURB AND GUTTER TO BE REMOVED.
- 6 PROPOSED ASPHALT PAVEMENT.
- 7 PROPOSED CONCRETE SIDEWALK.
- 8 PROPOSED SIDEWALK RAMP.
- 9 EXISTING CURB OPENING TO REMAIN. ELEVATION AS NOTED.
- 10 PROPOSED CONCRETE CURB AND GUTTER.

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	MAJOR CONTOUR	
	MINOR CONTOUR	
	LOT LINE	
FO	FIBER OPTIC LINE	FO
OHC	OVERHEAD COMM LINE	OHC
UGC	UNDERGROUND COMM LINE	UGC
OHE	OVERHEAD ELECTRIC LINE	OHE
UGE	UNDERGROUND ELECTRIC LINE	UGE
GAS	NATURAL GAS LINE	GAS
S	SEWER LINE (FLOW DIR SHOWN)	S
	SEWER SERVICE LINE	
	STORM DRAIN	
W	WATER MAIN	W
	WATER SERVICE LINE	
X	FENCE	X
	CONC CURB (AND GUTTER)	
SS	SANITARY 4" MANHOLE	SS
SC	SANITARY CLEAN-OUT	SC
SD	STORM DRAIN MANHOLE	SD
CI	CURB INLET	CI
CB	CATCH BASIN	CB
FD	FIRE HYDRANT	FD
WV	WATER VALVE	WV
WM	WATER METER	WM
BP	BACKFLOW PREVENTOR	BP

OWNER

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SCOTTSDALE, AZ 85253

ARCHITECT

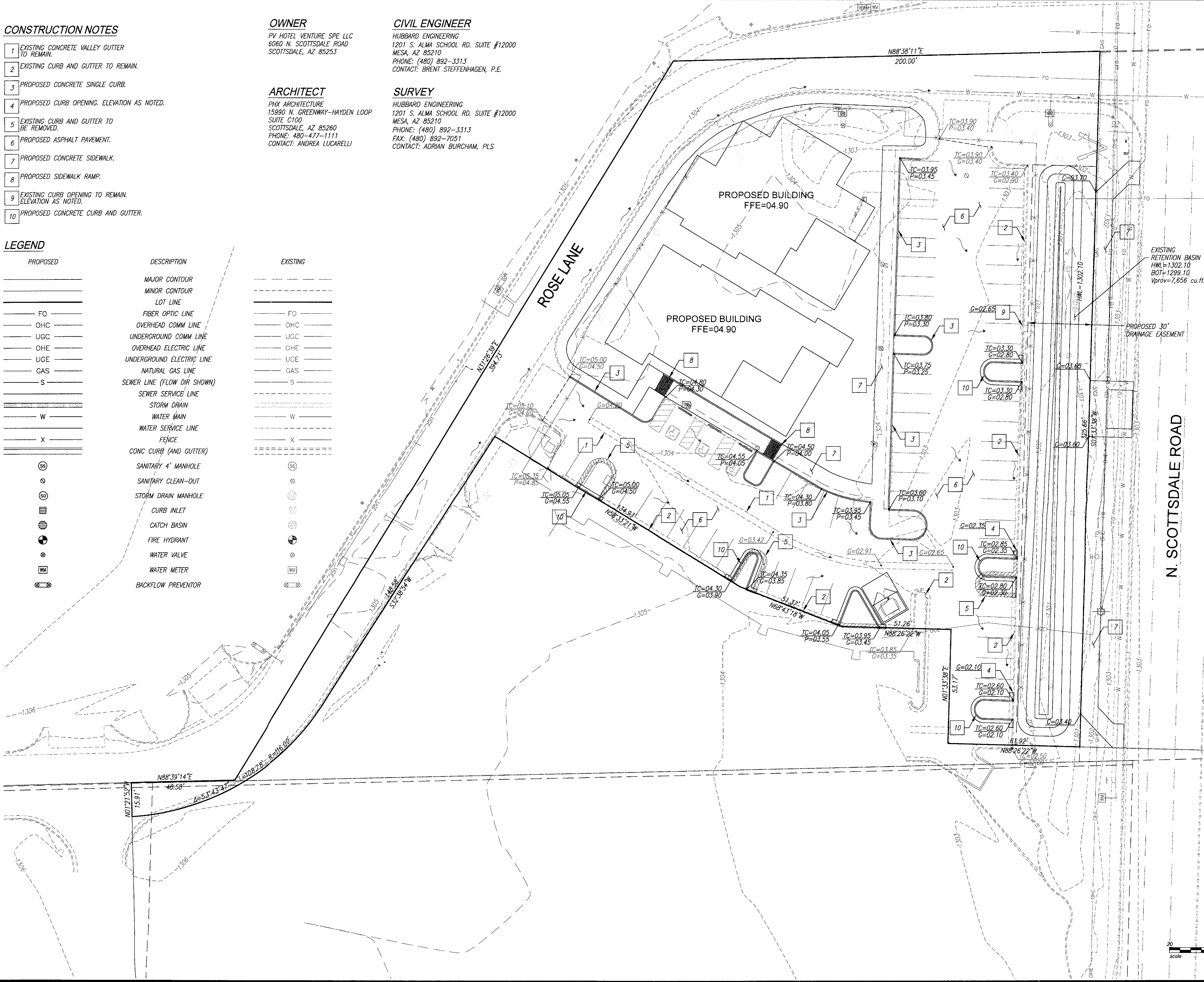
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15990 N. GREENWAY-HAYDEN LOOP  
SUITE C100  
SCOTTSDALE, AZ 85260  
PHONE: 480-477-1111  
CONTACT: ANDREA LUCARELLI

CIVIL ENGINEER

HUBBARD ENGINEERING  
1201 S. ALMA SCHOOL RD. SUITE #12000  
MESA, AZ 85210  
PHONE: (480) 892-3313  
CONTACT: BRENT STEFFENHAGEN, P.E.

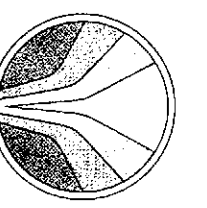
SURVEY

HUBBARD ENGINEERING  
1201 S. ALMA SCHOOL RD. SUITE #12000  
MESA, AZ 85210  
PHONE: (480) 892-3313  
FAX: (480) 892-7051  
CONTACT: ADRIAN BURCHAM, PLS



1201 S. Alma School Rd.  
Suite 12000  
Mesa, AZ 85210  
Ph: 480.892.3313  
www.hubbardengineering.com

HUBBARD  
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PRELIMINARY GRADING PLAN  
COTTONWOODS RESORT & SUITES  
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10,  
TOWNSHIP 2 NORTH, RANGE 1 EAST, COCHISE AND SAUL RIVER  
NEEDHAM, MARICOPA COUNTY, ARIZONA

Date	08/22/17	Project Eng.	BRS
Project No.	16143	Project Mgr.	BRS

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SHT: 01 OF 01  
EXHIBIT 6



P:\2016\16143\SURVEY\2016143 SURVEY BASE 08-13-15.dwg Jul 28, 2016 - 9:59am HubbardJ1

# ALTA / NSPS LAND TITLE SURVEY

PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

## LEGAL DESCRIPTION PER TITLE COMMITMENT NO. NCS-802287-LA2

THAT PORTION OF THE FOLLOWING PROPERTIES:

### PARCEL NO. 1:

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST;  
THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1000.43 FEET;  
THENCE WEST A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING WEST, A DISTANCE OF 86.92 FEET;  
THENCE NORTH, A DISTANCE OF 53.17 FEET;  
THENCE WEST, A DISTANCE OF 51.26 FEET;  
THENCE NORTH 70 DEGREES 16 MINUTES 56 SECONDS WEST, A DISTANCE OF 51.37 FEET;  
THENCE NORTH 60 DEGREES 06 MINUTES 59 SECONDS WEST, A DISTANCE OF 134.43 FEET;  
THENCE SOUTH 31 DEGREES 05 MINUTES 16 SECONDS WEST, A DISTANCE OF 148.58 FEET TO A POINT ON A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 116.00 FEET;  
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53 DEGREES 43 MINUTES 05 SECONDS, A DISTANCE OF 108.76 FEET;  
THENCE NORTH 02 DEGREES 54 MINUTES 24 SECONDS WEST A DISTANCE OF 15.91 FEET;  
THENCE NORTH 87 DEGREES 05 MINUTES 36 SECONDS EAST, A DISTANCE OF 48.55 FEET;  
THENCE NORTH 29 DEGREES 53 MINUTES 01 SECONDS EAST, A DISTANCE OF 394.73 FEET;  
THENCE NORTH 87 DEGREES 04 MINUTES 33 SECONDS EAST, A DISTANCE OF 225.00 FEET;  
THENCE SOUTH A DISTANCE OF 325.66 FEET BACK TO THE TRUE POINT OF BEGINNING.

### PARCEL NO. 2: (NOT INCLUDED IN THIS SURVEY)

THAT PORTION OF ASSESSOR'S PARCEL NUMBER 174-65-012G LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST;  
THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 664.48 FEET;  
THENCE SOUTH 87 DEGREES 05 MINUTES 36 SECONDS WEST, A DISTANCE OF 660.21 FEET;  
THENCE NORTH 00 DEGREES 18 MINUTES 34 SECONDS WEST, A DISTANCE OF 170.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 00 DEGREES 18 MINUTES 34 SECONDS WEST, A DISTANCE OF 162.09 FEET;  
THENCE NORTH 87 DEGREES 05 MINUTES 36 SECONDS EAST, A DISTANCE OF 151.45 FEET;  
THENCE SOUTH 02 DEGREES 54 MINUTES 24 SECONDS EAST, A DISTANCE OF 79.44 FEET TO A POINT OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 165.00 FEET;  
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30 DEGREES 03 MINUTES 02 SECONDS, A DISTANCE OF 86.54 FEET;  
THENCE SOUTH 87 DEGREES 05 MINUTES 36 SECONDS WEST, A DISTANCE OF 181.16 FEET BACK TO THE TRUE POINT OF BEGINNING.

### PARCEL NO. 3:

THE RIGHTS IN AND TO THAT CERTAIN EASEMENT AND MAINTENANCE AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED AUGUST 18, 1978 IN DOCKET 13098, PAGE 1464.

## SURVEYOR'S LEGAL DESCRIPTION

### PARCEL 1:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION TEN (10), TOWNSHIP TWO (2) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 10, BEING MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 10, BEING MARKED BY A BRASS CAP IN HANDHOLE, BEARS NORTH 01 DEGREE 33 MINUTES 38 SECONDS EAST, 2657.93 FEET;  
THENCE NORTH 01 DEGREE 33 MINUTES 38 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, 1000.43 FEET;  
THENCE DEPARTING SAID EAST LINE, NORTH 88 DEGREES 26 MINUTES 22 SECONDS WEST 65.00 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 88 DEGREES 26 MINUTES 22 SECONDS WEST, 61.92 FEET;  
THENCE NORTH 01 DEGREE 33 MINUTES 38 SECONDS EAST 53.17 FEET;  
THENCE NORTH 88 DEGREES 26 MINUTES 22 SECONDS WEST 51.26 FEET;  
THENCE NORTH 68 DEGREES 43 MINUTES 18 SECONDS WEST 51.37 FEET;  
THENCE NORTH 58 DEGREES 33 MINUTES 21 SECONDS WEST 134.93 FEET;  
THENCE SOUTH 32 DEGREES 38 MINUTES 54 SECONDS WEST 148.58 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 116.00 FEET;  
THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53 DEGREES 43 MINUTES 47 SECONDS, AN ARC LENGTH OF 108.78 FEET;  
THENCE NORTH 01 DEGREE 21 MINUTES 52 SECONDS WEST 15.91 FEET;  
THENCE NORTH 88 DEGREES 39 MINUTES 14 SECONDS EAST 48.58 FEET;  
THENCE NORTH 31 DEGREES 26 MINUTES 39 SECONDS EAST 394.73 FEET;  
THENCE NORTH 88 DEGREES 38 MINUTES 11 SECONDS EAST 200.00 FEET;  
THENCE SOUTH 01 DEGREE 33 MINUTES 38 SECONDS WEST, ALONG A LINE PARALLEL TO AND 65.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 325.66 FEET TO THE POINT OF BEGINNING.

## SCHEDULE "B" ITEMS PER TITLE COMMITMENT NO. NCS-802287-LA2

1. TAXES FOR THE FULL YEAR OF 2016.  
(THE FIRST HALF IS DUE OCTOBER 1, 2016 AND IS DELINQUENT NOVEMBER 1, 2016. THE SECOND HALF IS DUE MARCH 1, 2017 AND IS DELINQUENT MAY 1, 2017.)
2. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
3. AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 5921, PAGE 46.  
(AFFECTS ALL PARCELS)
4. INDEMNITY AGREEMENT BETWEEN CITY OF SCOTTSDALE AND STOUFFER HOTEL CORPORATION, RECORDED FEBRUARY 01, 1983 AS 83-038131 OF OFFICIAL RECORDS.  
(AFFECTS PARCEL 1)  
\*NOTE: FALLS WITHIN RIGHT-OF-WAY BUT DOES NOT AFFECT PARCEL.
5. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AND MAINTENANCE AGREEMENT" RECORDED AUGUST 18, 1978 AS DOCKET 13098, PAGE 1464.  
(AFFECTS ALL PARCELS)
6. RIGHTS OF OTHERS IN AND TO THE USE OF THE PRIVATED DRIVES AS SHOWN ON MAP OF DEDICATION RECORDED AS RECORDED IN BOOK 199 OF MAPS, PAGE 5.  
(AFFECTS ALL PARCELS)
7. AN EASEMENT FOR GAS MAIN AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 1912, PAGE 568.  
(AFFECTS PARCEL 1)
8. AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 2665, PAGE 119.  
(AFFECTS ALL PARCELS)
9. AN EASEMENT FOR RIGHT-OF-WAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 11986, PAGE 1111.  
(AFFECTS PARCEL 1)
10. AN EASEMENT FOR BLOCK WALL AND LANDSCAPE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 14777, PAGE 1288 AND AMENDMENT RECORDED AS 97-0521939 OF OFFICIAL RECORDS OF OFFICIAL RECORDS. (AFFECTS PARCEL 2)
11. AN EASEMENT FOR NATURAL GAS PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2016-0088717 OF OFFICIAL RECORDS.  
(AFFECTS ALL PARCELS)
12. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OF LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS.
13. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AT ALTA/NSPS SURVEY MADE BY \_\_\_\_\_ ON \_\_\_\_\_, DESIGNATED JOB NUMBER \_\_\_\_\_:  
-----
14. 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.
15. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

- ◡ = INDICATES SCHEDULE B ITEM SHOWN ON THIS SHEET.  
◯ = INDICATES SCHEDULE B ITEM "NOT PLOTTABLE" OR BLANKET EASEMENT.  
◡ = INDICATES SCHEDULE B ITEM THAT DOES NOT AFFECT SUBJECT PROPERTIES.

## SHEET INDEX

- 1.....COVER SHEET  
2.....ALTA

## OWNER

PV HOTEL VENTURE SPE, LLC  
6160 N. SCOTTSDALE RD,  
PARADISE VALLEY, AZ 85253

## SURVEYOR

HUBBARD ENGINEERING  
1201 S. ALMA SCHOOL ROAD SUITE #12000  
MESA, AZ 85204  
PHONE: (480) 892-3313  
FAX: (480) 892-7051  
CONTACT: ADRIAN BURCHAM, PLS

## PARKING STALLS

64 STANDARD STALLS  
3 HANDICAPPED STALLS

## REFERENCE DOCUMENTS

DOC. 2005-0892559, SPECIAL WARRANTY DEED

## ZONING

ZONED "C-2"

## PARCEL ACREAGE

PARCEL 1: 69,929 SQ. FT. OR 1.6053 AC. +/-

## BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST, BEING S01°33'38"W AS SHOWN HEREON.

## FLOOD ZONE CERTIFICATION

BASED ON FLOOD INSURANCE RATE MAP NO. 04013C1770L, PANEL 1770 OF 4425, DATED OCTOBER 16, 2013, THE PROPERTY LIES IN ZONE "D". ZONE "D" IS DESCRIBED AS AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE.

## SURVEYOR'S NOTES

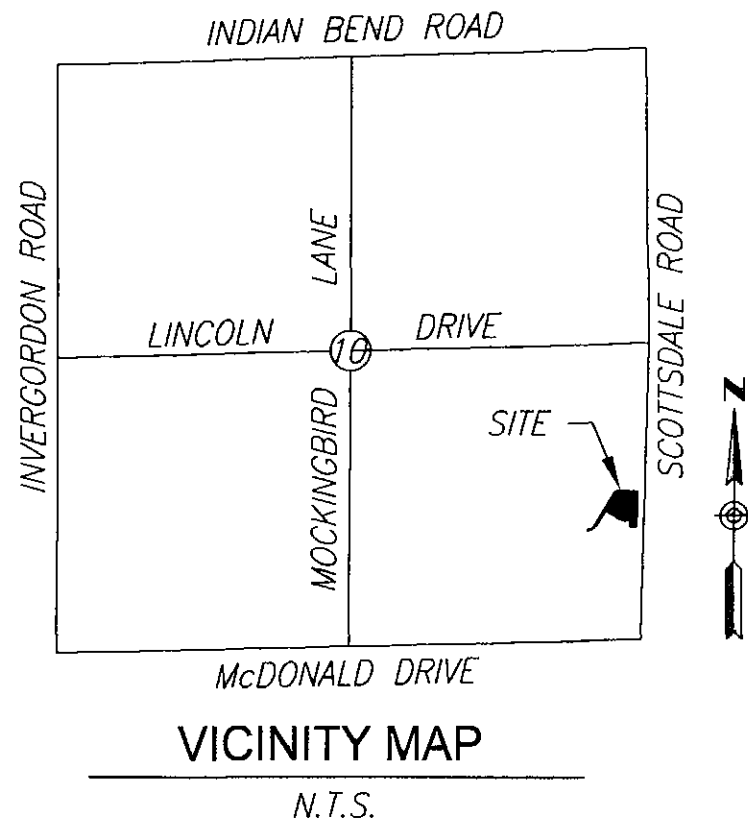
1. THIS SURVEY IS BASED ON A LIMITED INFORMATIONAL REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-802287-LA2, EFFECTIVE DATE, JULY 11, 2016 AT 7:30 A.M.
2. IF A DISCREPANCY IS DISCOVERED IN THE TOPOGRAPHY OF THIS MAP, THE SURVEYOR MUST BE CONTACTED TO RESOLVE ANY ISSUES PRIOR TO ANY DESIGN OR CONSTRUCTION.
3. THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES DURING THE PROGRESS OF OR FOR THE PURPOSE OF THIS SURVEY.
4. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESSED, OR IMPLIED. THE WORD "ENCROACHMENT" IS ALSO AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESSED, OR IMPLIED. THE SURVEYOR DOES NOT HAVE PROPER AUTHORITY TO DETERMINE WHETHER OR NOT AN OBJECT IS OR IS NOT AN ENCROACHMENT AND CAN ONLY ATTEST TO THE LOCATION OF SAID OBJECT.
5. THE TOPOGRAPHY FEATURES SHOWN HEREON ACCURATELY REPRESENT THE SITE AT THE TIME OF SURVEY.
6. NO FUTURE/PROPOSED CHANGES IN RIGHT-OF-WAY WERE FOUND IN THE RESEARCH OF THIS SURVEY.
7. THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. BASED ON VISIBLE OBSERVED EVIDENCE.
8. THERE IS NO VISIBLE OBSERVED EVIDENCE OF WETLANDS ON SITE.
9. THE PROPERTY SURVEYED, AND SHOWN HEREON, IS THE SAME AS THE PROPERTY IN THE TITLE COMMITMENT. HOWEVER, THE LEGAL DESCRIPTION PER THE TITLE REPORT DOES NOT CLOSE.

## SURVEYOR'S CERTIFICATION

TO:

CITY OF SCOTTSDALE;  
THE SCOTTSDALE SEVEN, A PARTNERSHIP AS TO THE EAST 25 FEET OF PARCEL 1; PV HOTEL VENTURE SPE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS TO PARCEL 1 EXCEPT THE EAST 25 FEET AND PV SCOTTSDALE HOTEL OWNER SPE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS TO PARCEL 2;  
FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES.

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, 2, 3, 4, 8, 9, 11 & 13, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 27, 2016.



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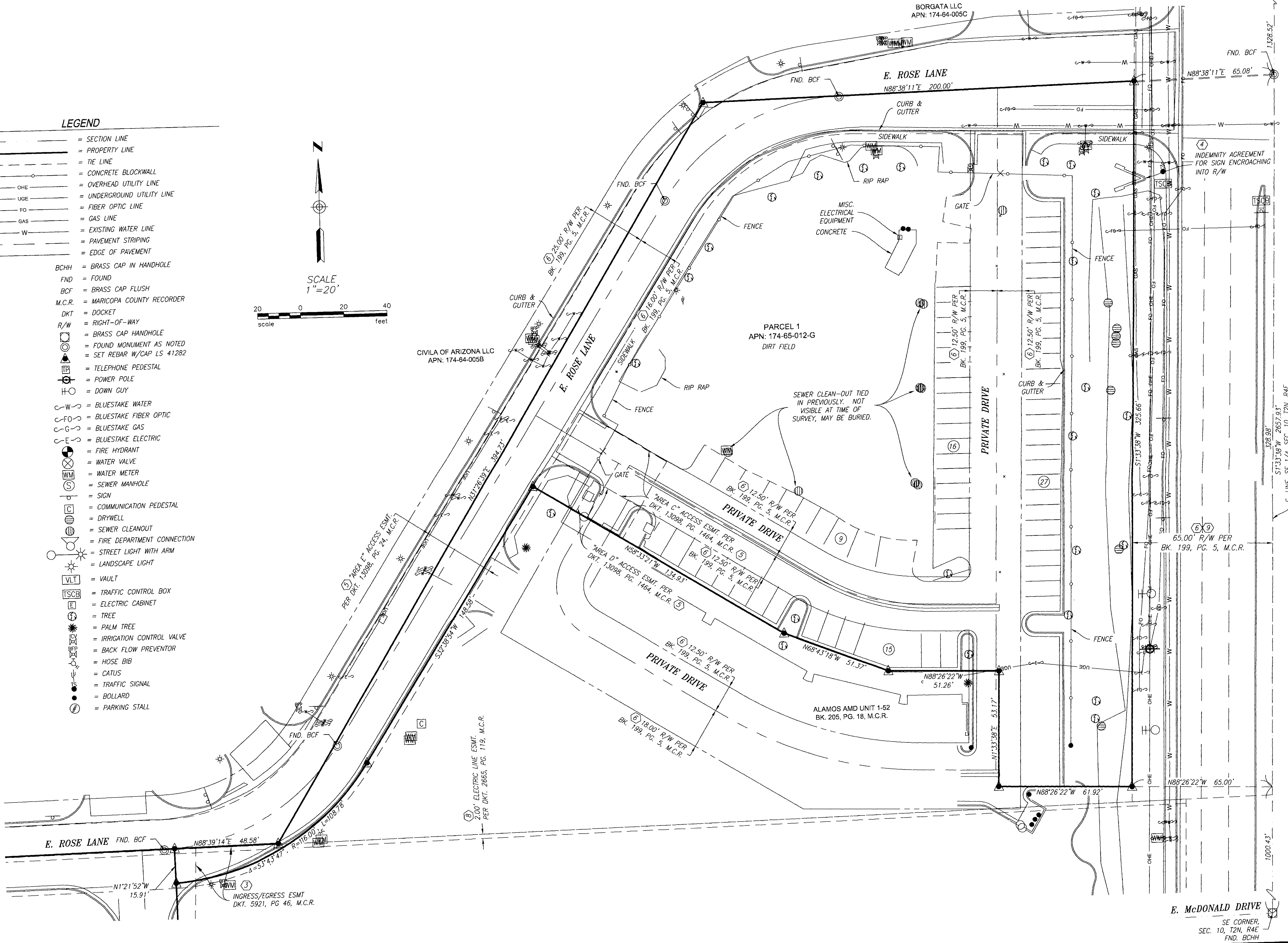
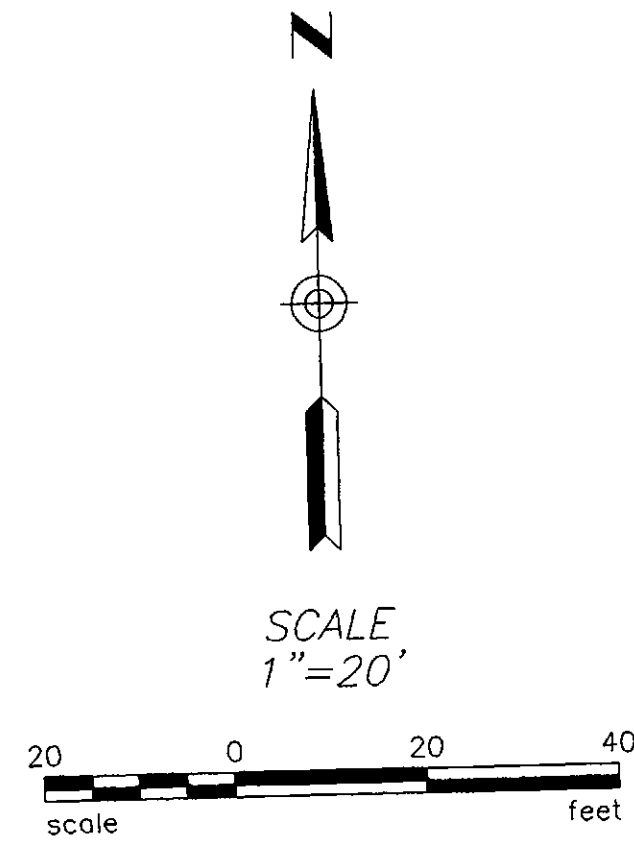
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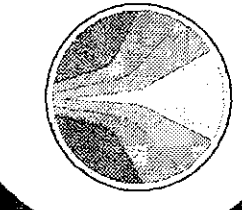
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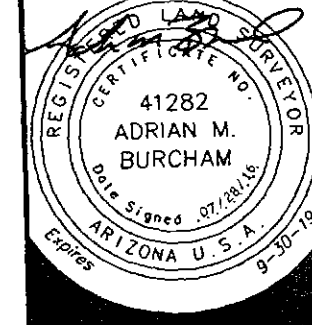
- LEGEND**
- = SECTION LINE
  - = PROPERTY LINE
  - - - = TIE LINE
  - = CONCRETE BLOCKWALL
  - = OVERHEAD UTILITY LINE
  - = UNDERGROUND UTILITY LINE
  - = FIBER OPTIC LINE
  - = GAS LINE
  - = EXISTING WATER LINE
  - = PAVEMENT STRIPING
  - = EDGE OF PAVEMENT
  - BCHH = BRASS CAP IN HANDHOLE
  - FND = FOUND
  - BCF = BRASS CAP FLUSH
  - M.C.R. = MARICOPA COUNTY RECORDER
  - DKT = DOCKET
  - R/W = RIGHT-OF-WAY
  - = BRASS CAP HANDHOLE
  - = FOUND MONUMENT AS NOTED
  - = SET REBAR W/CAP LS 41282
  - = TELEPHONE PEDESTAL
  - = POWER POLE
  - = DOWN GUY
  - = BLUESTAKE WATER
  - = BLUESTAKE FIBER OPTIC
  - = BLUESTAKE GAS
  - = BLUESTAKE ELECTRIC
  - = FIRE HYDRANT
  - = WATER VALVE
  - = WATER METER
  - = SEWER MANHOLE
  - = SIGN
  - = COMMUNICATION PEDESTAL
  - = DRYWELL
  - = SEWER CLEANOUT
  - = FIRE DEPARTMENT CONNECTION
  - = STREET LIGHT WITH ARM
  - = LANDSCAPE LIGHT
  - = VAULT
  - = TRAFFIC CONTROL BOX
  - = ELECTRIC CABINET
  - = TREE
  - = PALM TREE
  - = IRRIGATION CONTROL VALVE
  - = BACK FLOW PREVENTOR
  - = HOSE BIB
  - = CATUS
  - = TRAFFIC SIGNAL
  - = BOLLARD
  - = PARKING STALL



**HUBBARD**  
ENGINEERING



COTTONWOOD  
ALTA/ACSM LAND TITLE SURVEY  
City of Scottsdale, Maricopa County, Arizona



Date  
07/28/16  
Project No.  
16143  
Project Manager  
J. HAMS

Sheet 2 of 2