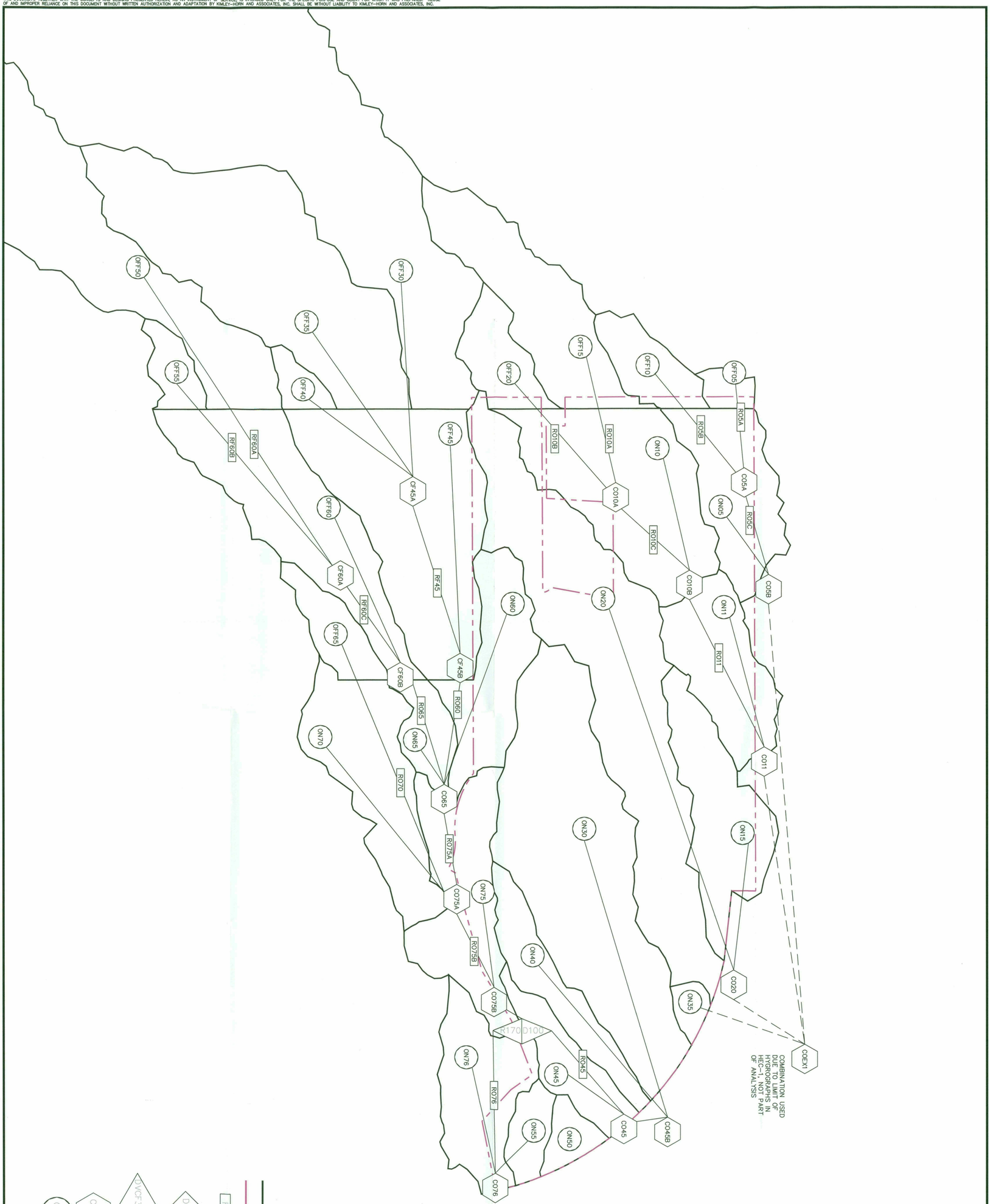
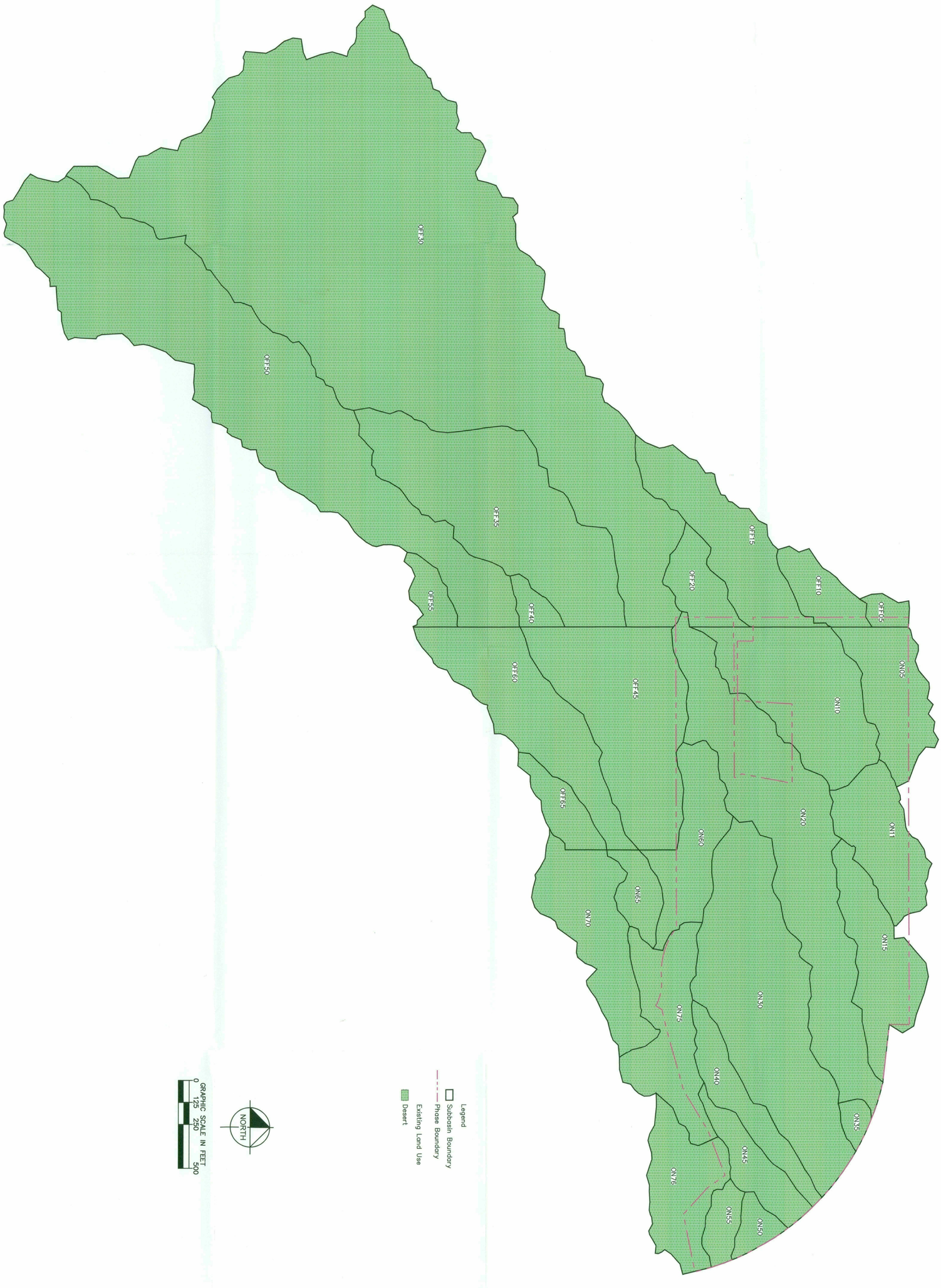
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(site plan, landscape, elevations)

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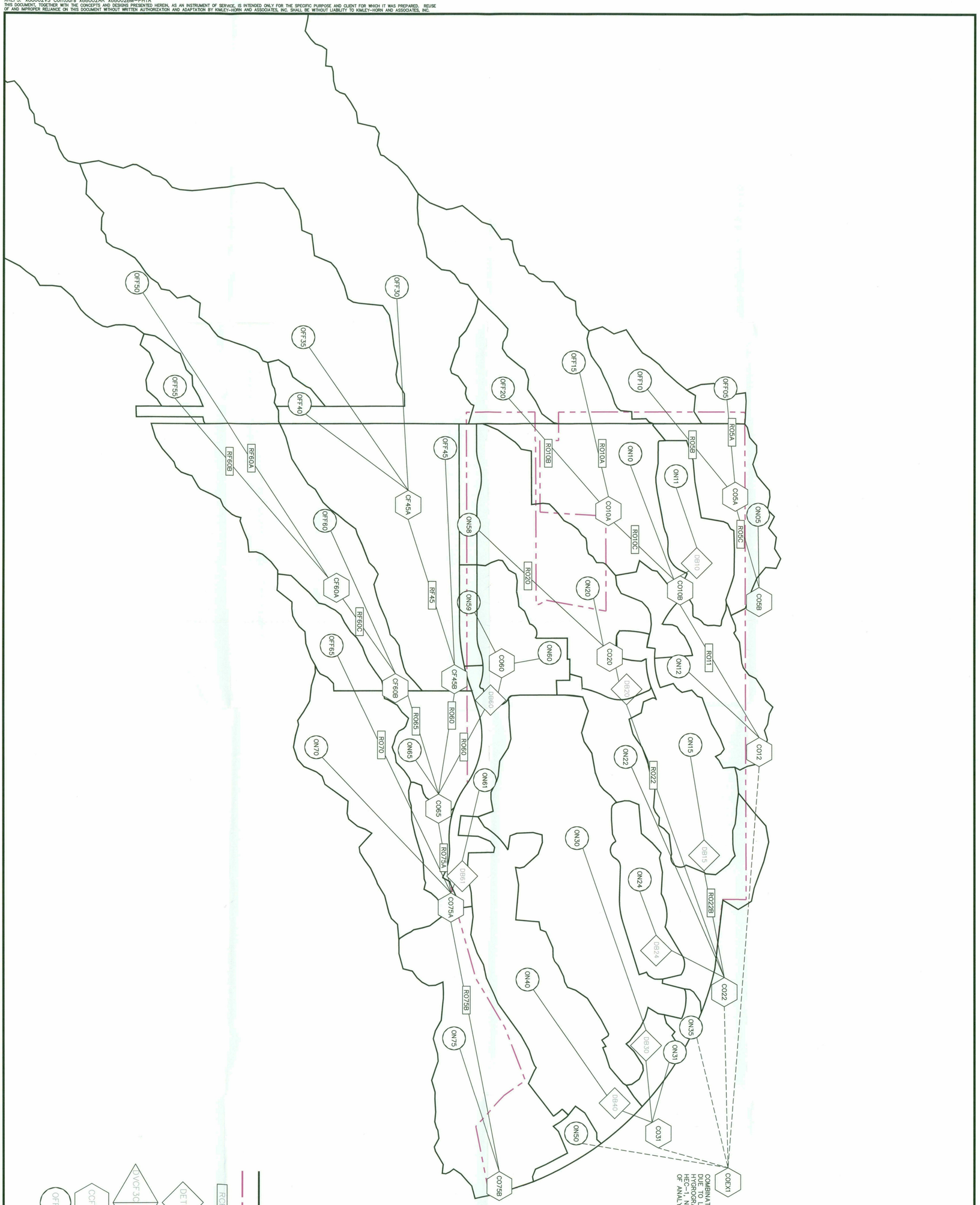
1 OF 1	DRAWING NAME	PROJECT NO. 191988002	STORYROCK PHASE 1A **EXISTING CONDITION HEC-1 MAP** SCOTTSDALE, ARIZONA	SCALE (H): 1"=200' SCALE (V): NONE DESIGNED BY: ZJH DRAWN BY: ZJH CHECKED BY: JMB DATE: OCT 2016	Kimley»Horn © 2016 KIMLEY-HORN AND ASSOCIATES, INC. 7740 North 16th Street, Suite 300 Phoenix, Arizona 85020 (602) 944-5500	NO.	REVISION / BY / DATE / APPR.

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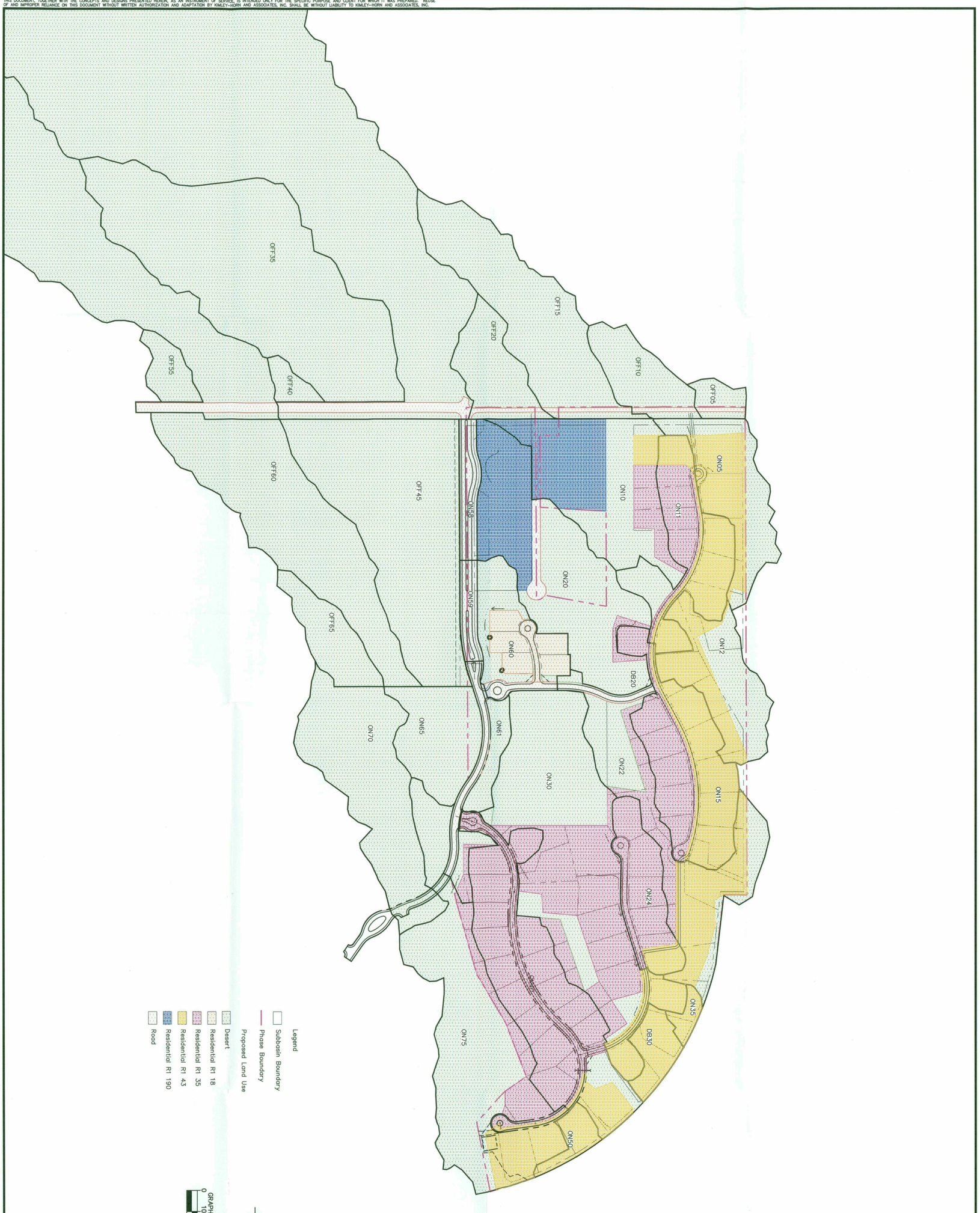
1 OF 1	PROJECT NO. 191988002 DRAWING NAME	STORYROCK PHASE 1A **EXISTING CONDITION LAND USE MAP** SCOTTSDALE, ARIZONA	SCALE (H): 1"=250' SCALE (V): NONE DESIGNED BY: ZJH DRAWN BY: ZJH CHECKED BY: JMB DATE: OCT 2016	Kimley»Horn © 2016 KIMLEY-HORN AND ASSOCIATES, INC. 7740 North 16th Street, Suite 300 Phoenix, Arizona 85020 (602) 944-5500	NO. REVISION BY DATE APPR.

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1 OF 1	PROJECT NO. 191988002 DRAWING NAME	STORYROCK PHASE 1A **PROPOSED CONDITION HEC-1 MAP** SCOTTSDALE, ARIZONA	SCALE (H): 1"=150' SCALE (V): NONE DESIGNED BY: ZJH DRAWN BY: ZJH CHECKED BY: JMB DATE: OCT 2016	Kimley»Horn © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 7740 North 16th Street, Suite 300 Phoenix, Arizona 85020 (602) 944-5500	NO.	REVISION	BY / DATE / APPR.

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STORYROCK PHASE 1A
PROPOSED CONDITION LAND USE MAP
SCOTTSDALE, ARIZONA

SCALE (H): 1"=200'
SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB
DATE: OCT 2016

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DRAWING NAME
1 OF 1

STORYROCK PHASE 1A

NORTH

GRAPHIC SCALE IN FEET
0 125 250 500

CP1
Q2=1 CFS
Q10=1 CFS
Q100=3 CFS

CP2
Q2=2 CFS
Q10=5 CFS
Q100=11 CFS

CP3
Q2=3 CFS
Q10=10 CFS
Q100=23 CFS

CP4
Q2=1 CFS
Q10=5 CFS
Q100=11 CFS

CP5
Q2=28 CFS
Q10=81 CFS
Q100=205 CFS

CP6
Q2=10 CFS
Q10=26 CFS
Q100=61 CFS

CP7
Q2=1 CFS
Q10=2 CFS
Q100=5 CFS

CP8
Q2=10 CFS
Q10=29 CFS
Q100=74 CFS

CP9
Q2=1 CFS
Q10=4 CFS
Q100=7 CFS

CP10
Q2=39 CFS
Q10=113 CFS
Q100=289 CFS

CP11
Q2=0 CFS
Q10=0 CFS
Q100=11 CFS

OFF05
OFF10
OFF15
OFF20
OFF30
OFF35
OFF40
OFF45
OFF50
OFF55
OFF60
OFF65
ON65
ON70
ON75
ON76
WASH65
WASH75
RANCH GATE ROAD
128TH STREET

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SCALE (H): 1"=250'
SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB
DATE: OCT 2016

STORYROCK PHASE 1A

FIGURE 2
OFFSITE DRAINAGE MAP

SCOTTSDALE, ARIZONA

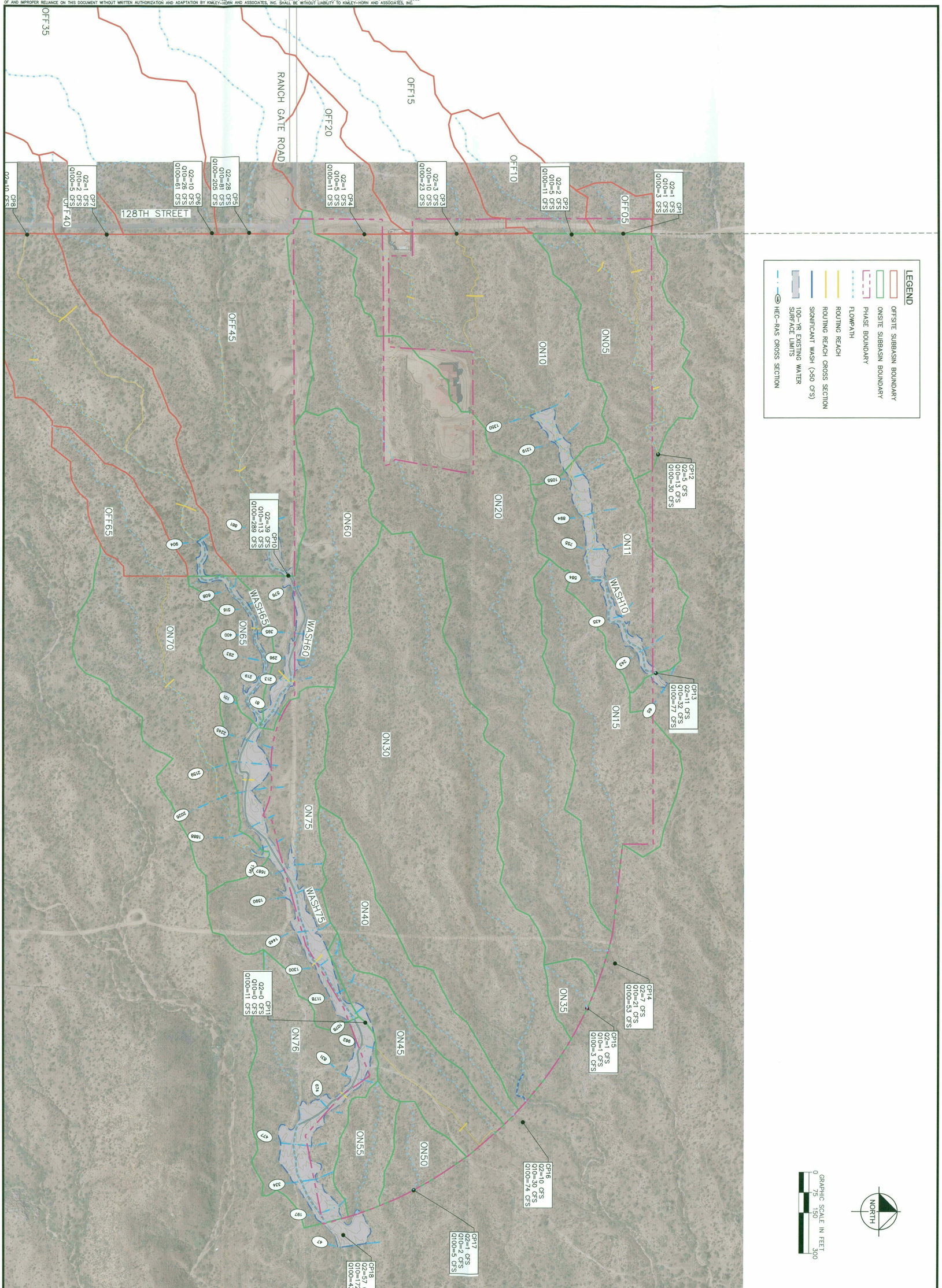
PROJECT NO.
191988002

DRAWING NAME

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1 OF 2

PROJECT NO. 191988002

DRAWING NAME

STORYROCK PHASE 1A

FIGURE 3A - AERIAL EXISTING DRAINAGE CONDITION

SCOTTSDALE, ARIZONA

SCALE (H): 1"=150'
SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB
DATE: OCT 2016

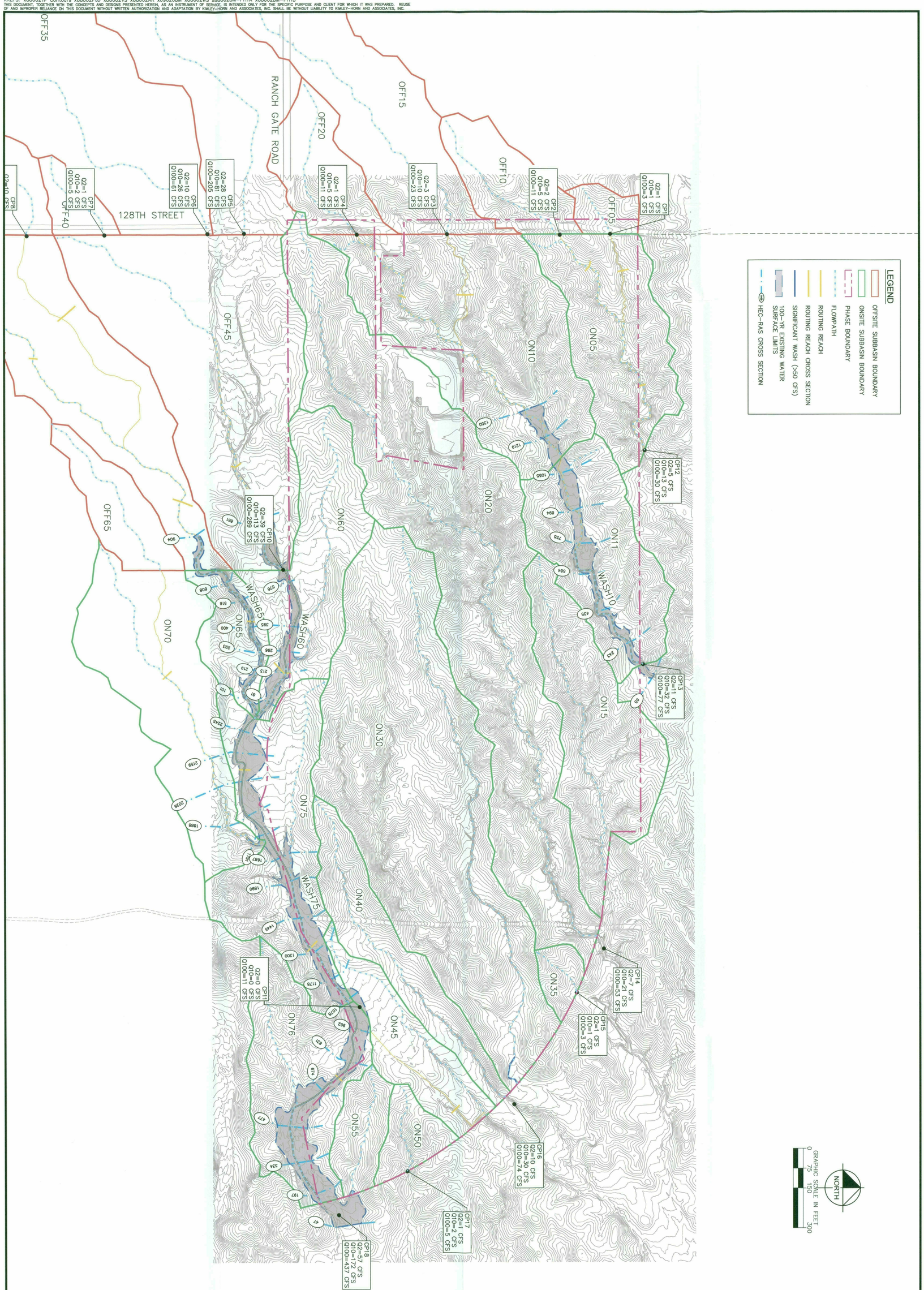
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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

NO.	REVISION	BY	DATE	APPR.

K:\EAV_Civil\191988002 - Storyrock\Drainage\Phase 1A\Figures\Phase 1A Figure 2.dwg Feb 18, 2017 zach.hill
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STORYROCK PHASE 1A

FIGURE 3B
EXISTING DRAINAGE CONDITION

SCOTTSDALE, ARIZONA

SCALE (H): 1"=150'
SCALE (V): NONE

DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB

DATE: OCT 2016

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NO.	REVISION	BY	DATE	APPR.

PROJECT NO. 191988002

DRAWING NAME

2 OF 2

LEGEND

- OFFSITE SUBBASIN BOUNDARY
- ONSITE SUBBASIN BOUNDARY
- PHASE BOUNDARY
- FLOWPATH
- ROUTING REACH
- ROUTING REACH CROSS SECTION
- SIGNIFICANT WASH (>50 CFS)
- PROPOSED WATER SURFACE LIMITS
- 100-YR EXISTING WATER SURFACE LIMITS
- HEC-RAS CROSS SECTION
- Q2=3(3) CFS, Q10=8(8) CFS, Q100=20(19) CFS — PEAK FLOW: 4 PROP CONDITION FLOW, (5) EX CONDITION FLOW
- DRAINAGE FLOW DIRECTION
- REAR OR SIDE LOT DRAINAGE INDICATOR(1)

NOTE (1): ALL LOTS WITHOUT DRAINAGE INDICTOR DRAIN TO FRONT OF LOT AND TO THE STREET.

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

CP1 Q2=1(1) CFS Q10=1(1) CFS Q100=3(3) CFS
CP2 Q2=2(2) CFS Q10=5(5) CFS Q100=11(11) CFS
CP3 Q2=3(3) CFS Q10=10(10) CFS Q100=23(23) CFS
CP4 Q2=1(1) CFS Q10=5(5) CFS Q100=11(11) CFS
CP5 Q2=28(28) CFS Q10=82(81) CFS Q100=206(205) CFS
CP6 Q2=9(10) CFS Q10=25(26) CFS Q100=59(61) CFS
CP7 Q2=0(1) CFS Q10=1(2) CFS Q100=2(5) CFS
CP10 Q2=39(39) CFS Q10=112(113) CFS Q100=288(289) CFS
CP11 Q2=0(0) CFS Q10=0(0) CFS Q100=0(11) CFS
CP12 Q2=5(5) CFS Q10=13(13) CFS Q100=27(30) CFS
CP13 Q2=11(11) CFS Q10=28(32) CFS Q100=69(77) CFS
CP14 Q2=9(7) CFS Q10=21(21) CFS Q100=53(53) CFS
CP15 Q2=1(1) CFS Q10=2(1) CFS Q100=3(3) CFS
CP16 Q2=(7)10 CFS Q10=28(30) CFS Q100=65(74) CFS
CP17 Q2=1(1) CFS Q10=2(2) CFS Q100=3(5) CFS
CP18 Q2=59(57) CFS Q10=171(172) CFS Q100=440(437) CFS

ON05 ON10 ON11 ON12 ON15 ON20 ON22 ON24 ON30 ON31 ON35 ON40 ON50 ON58 ON59 ON60 ON61 ON65 ON70 ON75
OFF05 OFF10 OFF15 OFF20 OFF40 OFF45 OFF60 OFF65
WASH10 WASH60 WASH65 WASH75
DB10 DB15 DB20 DB24 DB30 DB40 DB58 DB60 DB61
RANCH GATE ROAD
128TH STREET

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SCALE (H): 1"=150'
SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB
DATE: OCT 2016

STORYROCK PHASE 1A

FIGURE 4
PROPOSED DRAINAGE CONDITION

SCOTTSDALE, ARIZONA

PROJECT NO. 191988002

DRAWING NAME

1 OF 1

PRELIMINARY PLAT
FOR
STORYROCK PHASE 1A

PORTIONS OF SECTION 1 AND 12, TOWNSHIP 4 NORTH, RANGE 5 EAST THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

ENGINEER

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CONTACT: JASON BURM, P.E.

SURVEYOR

SURVEY INNOVATION GROUP, INC
7301 E EVANS ROAD
SCOTTSDALE, ARIZONA 85260
TELEPHONE: 480-922-0780
CONTACT: JASON SEGNERI

OWNER/DEVELOPER

CAVALLIERE RANCH, LLC.
14400 N. 76TH PLACE
SCOTTSDALE, AZ. 85260
TELEPHONE: 480-368-5205
CONTACT: CHASE EMMERSON

BENCHMARK

1" IRON PIPE AT THE NORTH ¼ CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SLAT RIVER BASE AND MERIDIAN.
GDAC POINT NAME: 43561-1
ELEVATION = 2716.331 (NAVD '88)

UTILITIES

WATER	CITY OF SCOTTSDALE
SEWER	CITY OF SCOTTSDALE
ELECTRIC	ARIZONA PUBLIC SERVICE CO
TELEPHONE	–
CABLE T.V.	–
GAS	–

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. SAID LINE BEARS N00°04'57"W.

ZONING

PLANNED COMMUNITY DISTRICT (P-C ESL):
- R1-18 ESL
- R1-35 ESL
- R1-43 ESL
- R1-70 ESL

SITE DATA

GROSS AREA	94.28 AC±
NET AREA	92.22 AC±
TOTAL NUMBER OF LOTS (EXCLUDING PARCEL 1)	66
TYPICAL LOT SIZE	CUSTOM
MINIMUM LOT AREA	
• R1-18 ESL	13,500 S.F.
• R1-35 ESL	26,250 S.F.
• R1-43 ESL	32,250 S.F.
• R1-70 ESL	52,500 S.F.
PHASE 1A DENSITY**	0.78 DU/AC

**DENSITY CALCULATION EXCLUDES PARCEL 1 AND TRACT K

SETBACK TABLE

R1-18 ESL	
FRONT	26.25 FT
REAR	22.50 FT
SIDE	7.50 FT
R1-35 ESL	
FRONT	30.00 FT
REAR	26.25 FT
SIDE	11.25 FT
R1-43 ESL	
FRONT	30.00 FT
REAR	26.25 FT
SIDE	15.00 FT
R1-70 ESL	
FRONT	45.00 FT
REAR	45.00 FT
SIDE	22.50 FT

SHEET INDEX

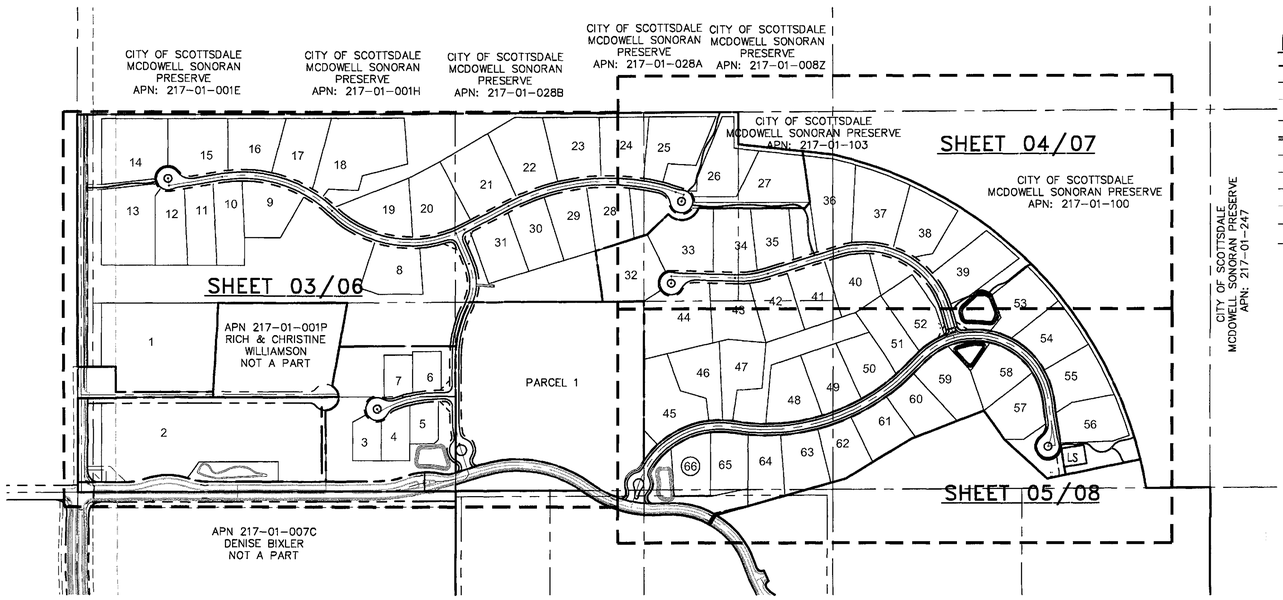
SHEET NO.	TITLE
01	COVER SHEET
02	LEGAL DESCRIPTION & SECTIONS
03-05	PRELIMINARY PLAT PLAN
06-08	PRELIMINARY GRADING PLAN

GRADING NOTES

1. C2 & F2 INDICATE ANTICIPATED CUT AND FILL HEIGHTS AT THE LOCATION FROM PROPOSED PAD ELEVATION TO EXISTING GROUND.
2. LOTS ZONING R1-35, R1-43 AND R1-70 SHALL NOT BE MASS GRADED AND REQUIRE AN INDIVIDUAL SINGLE LOT GRADING PLAN.

FIRE DEPARTMENT NOTES

1. UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'6"
2. KEY SWITCH/PRE-EMPTION SENSOR REQUIRED
3. HYDRANT SPACING PER DS&PM 6-1.502.
5. FIRE LANE SURFACE WILL SUPPORT 83,000 LBS. (GVW)DEVELOPMENT PROVIDES RESIDENTIAL FIRE TURNING RADIUS (40.5' OUTSIDE).



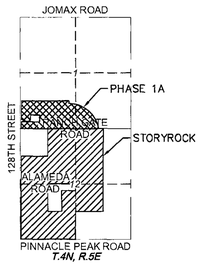
PROJECT MAP

GRAPHIC SCALE IN FEET
0 125 250 500

NORTH

VICINITY MAP

N.T.S



LEGEND

	PROPERTY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
W	PROPOSED WATER LINE
	PROPOSED STORM DRAIN
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED EDGE OF PAVEMENT
	EXISTING EDGE OF PAVEMENT
	PROPOSED CENTERLINE
	BUILDING SETBACK
	PROPOSED SURVEY MONUMENT
	PROPOSED FIRE HYDRANT
NMPAE	NON-MOTORIZED PUBLIC ACCESS EASEMENT
ROW	RIGHT-OF-WAY
B/C	BACK OF CURB
TYP.	TYPICAL
HE	HIGHWAY EASEMENT
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
SE	SEWER EASEMENT
RSB	REAR YARD SETBACK
SSB	SIDE YARD SETBACK
FSB	FRONT YARD SETBACK
CFS	CUBIC FEET PER SECOND
TBA	TO BE ABANDONED
80.2 / P	PAVEMENT SPOT ELEVATION AT FINISHED GRADE
FL	FLOW LINE
EG	EXISTING GRADE
0.95%	SLOPE AT FINISHED GRADE
10	PROPOSED LOT NUMBERS
A / 07	CROSS SECTION ID
Q_{5yr}= 5(5) CFS Q_{10yr}= 13(13) CFS Q_{100yr}= 27(30) CFS	PEAK FLOWS: 27 – POST DEVELOPMENT (30) – PRE DEVELOPMENT
	100-YEAR INUNDATION LIMITS
BFE = 2586.25'	100-YEAR BASE FLOOD ELEVATION AND CROSS SECTION LOCATION
	SCOUR/EROSION PROTECTION
	DRAINAGE SWALE
	RETAINING WALL
	PHASE 1 GRADING LIMITS (ROADWAY + R1-18 LOTS)
C	CUT GRADING LINE
F	FILL GRADING LINE
	REAR OR SIDE LOT DRAINAGE INDICATOR & DRAINAGE DIRECTION
	FILL AREA GREATER THAN 6'
	CUT AREA GREATER THAN 6'
	ROADWAY DISCHARGE TO DETENTION/ FIRST FLUSH BASIN
	PAD CONSTRUCTION ENVELOPE
	ROADWAY DISCHARGE TO SPILLWAY AND DISSIPATION BASIN (SEE SHEET 02 FOR DETAIL)
	APPROX. LIMITS OF 100 YEAR INUNDATION

LOT QUANTITIES

LOT AREA TABLE		
LOT NO.	AREA (SQ FT)	ZONING
1	119287	R1-70 PCD
2	190290	R1-70 PCD
3	14371	R1-18 PCD
4	17200	R1-18 PCD
5	14208	R1-18 PCD
6	14488	R1-18 PCD
7	13743	R1-18 PCD
8	31694	R1-35 PCD
9	32243	R1-35 PCD
10	29577	R1-35 PCD
11	28189	R1-35 PCD
12	27970	R1-35 PCD
13	51972	R1-43 PCD
14	48902	R1-43 PCD
15	39675	R1-43 PCD
16	32328	R1-43 PCD
17	33801	R1-43 PCD
18	62984	R1-43 PCD
19	32492	R1-43 PCD
20	37322	R1-43 PCD
21	43642	R1-43 PCD
22	43560	R1-43 PCD

LOT AREA TABLE		
LOT NO.	AREA (SQ FT)	ZONING
23	37458	R1-43 PCD
24	33660	R1-43 PCD
25	38888	R1-43 PCD
26	35329	R1-43 PCD
27	39406	R1-43 PCD
28	29243	R1-35 PCD
29	30637	R1-35 PCD
30	30099	R1-35 PCD
31	29880	R1-35 PCD
32	42983	R1-35 PCD
33	39397	R1-35 PCD
34	31465	R1-35 PCD
35	26251	R1-35 PCD
36	46691	R1-43 PCD
37	42385	R1-43 PCD
38	33684	R1-43 PCD
39	37081	R1-43 PCD
40	29039	R1-35 PCD
41	28065	R1-35 PCD
42	29003	R1-35 PCD
43	32666	R1-35 PCD
44	50228	R1-35 PCD

LOT AREA TABLE		
LOT NO.	AREA (SQ FT)	ZONING
45	42852	R1-35 PCD
46	31927	R1-35 PCD
47	30835	R1-35 PCD
48	33266	R1-35 PCD
49	30910	R1-35 PCD
50	26890	R1-35 PCD
51	26461	R1-35 PCD
52	29914	R1-35 PCD
53	32279	R1-43 PCD
54	32445	R1-43 PCD
55	32301	R1-43 PCD
56	32880	R1-43 PCD
57	30791	R1-35 PCD
58	28036	R1-35 PCD
59	34483	R1-35 PCD
60	27084	R1-35 PCD
61	26880	R1-35 PCD
62	26707	R1-35 PCD
63	29708	R1-35 PCD
64	27947	R1-35 PCD
65	27569	R1-35 PCD
66	27293	R1-35 PCD

TRACT TABLE

TRACT TABLE			
NAME	OWNERSHIP/MAINT.	TRACT USES	AREA (ACRES)
PARCEL 1*	PRIVATE HOA	NOAS/OPEN SPACE/DRAINAGE	8.52
PARCEL 2	CITY OF SCOTTSDALE	LIFT STATION	0.12
TRACT A	PRIVATE HOA	PRIVATE STREET	7.44
TRACT B	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE	1.25
TRACT C	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE	14.13
TRACT D	PRIVATE HOA	NAOS/OPEN SPACE	0.06
TRACT E	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE	0.57
TRACT F	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE	1.02
TRACT G	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE	0.18
TRACT H	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE	0.44
TRACT I	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE	0.38
TRACT J	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE/ UTILITY EASEMENT	0.50
TRACT K*	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE	0.52
TRACT L	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE/ UTILITY EASEMENT/SCENIC CORRIDOR	0.31
TRACT M	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE/ UTILITY EASEMENT/SCENIC CORRIDOR	0.25
TRACT N	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE	0.48
TRACT O	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE/ UTILITY EASEMENT	0.32

*PARCEL 1 TO CONSTRUCT A MAXIMUM OF 10 LOTS. PARCEL 1 TO DEDICATE A MINIMUM OF 3.92 ACRES OF NAOS WITH 70% MINIMUM UNDISTURBED. NAOS TO BE DEDICATED WITH TRACT K WILL CONTRIBUTE TO PARCEL 1 OVERALL NAOS REQUIREMENT.

CULVERT MAINTENANCE

HOA TO ENACT CULVERT AND STORM DRAIN MAINTENANCE PROGRAM. INSPECT AND CLEAN CULVERTS BI-ANNUALLY AND AFTER MAJOR STORM EVENTS.

NAOS DEDICATION

A MAJORITY OF THE AREAS OUTSIDE OF BUILDING ENVELOPES AND TRACTS WILL BE DEDICATED ON THE FINAL PLAT AS NATURAL AREA OPEN SPACE (NAOS) / DRAINAGE EASEMENTS.

REQUIRED NAOS PER MEDCP (EXCLUDING PARCEL 1 & TRACT K): 44.07± AC.

PROPOSED NAOS (EXCLUDING PARCEL 1 & TRACT K): 44.07± AC. (51.8%)

FUTURE PARCEL 1 & TRACT K NOAS: 3.92± AC.

PER LOT NAOS PROVIDED ON FINAL PLAT AND FINAL NAOS EXHIBIT. PER LOT NAOS FOR REFERENCE ONLY. NAOS REQUIRED IS FOR ENTIRE PROJECT NOT PER LOT BASIS.

FLOOD INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
045012	1335	L	10/16/2013	D	N/A

ENGINEERS CERTIFICATION:

THE LOWEST FLOOR ELEVATIONS AND/OR FLOOD PROOFING ELEVATIONS ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 – FLOODPLAIN AND STORMWATER REGULATIONS.

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

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Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=60'
SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB
DATE: SEP 2017

STORYROCK – PHASE 1A
PRELIMINARY PLAT
COVER SHEET
SCOTTSDALE, ARIZONA

Plan # _____
Case # 5-PP-2016
Q-S # _____
☑ Accepted
☐ Corrections
Reviewed By _____ 10-3-17 Date

Registered Professional Engineer (Civil)
CERTIFICATE NO.
52081
JASON M. BURM
Date Signed 09/13/17
ARIZONA, U.S.A.
Expires 06/30/19

PROJECT NO.
191988002

DRAWING NAME
88002PP-CV

01 OF 08

5-PP-2016
CASE NO.: 13-ZN-2014
5-PP-2016
9/13/17

K:\esv_civil\191988002 - storyrock\C400\Phase 1A\Preliminary Plat\88002PP-CV.dwg, Sep 12, 2017, zach.hill
XREFS: x88002TB-PP, x88002SM-PH1A, x88002BM-128, x88002BM-101, x88002Parcels-PH1A, x88002MP, x88002SM-PH1A-UNF
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LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1 AND NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 1, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 1 BEARS NORTH 89 DEGREES 46 MINUTES 06 SECONDS EAST, A DISTANCE OF 2645.89 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 05 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 327.83 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 12 SECONDS EAST, LEAVING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 135.00 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 05 SECONDS WEST, A DISTANCE OF 2.12 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 12 SECONDS EAST, A DISTANCE OF 778.83 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 46.00 FEET AND BEING CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59 DEGREES 21 MINUTES 07 SECONDS, A DISTANCE OF 47.65 FEET, AND WHOSE LONG CHORD BEARS NORTH 29 DEGREES 54 MINUTES 10 SECONDS WEST, A DISTANCE OF 45.55 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 10 DEGREES 21 MINUTES 45 SECONDS EAST, A DISTANCE OF 295.39 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 16 SECONDS WEST, A DISTANCE OF 451.06 FEET;

THENCE SOUTH 03 DEGREES 24 MINUTES 12 SECONDS WEST, A DISTANCE OF 310.56 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 12 SECONDS WEST, A DISTANCE OF 339.78 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 04 SECONDS EAST, A DISTANCE OF 88.37 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 41 SECONDS WEST, A DISTANCE OF 135.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 03 MINUTES 05 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 881.07 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 25 SECONDS EAST, LEAVING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,314.33 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 23 SECONDS EAST, A DISTANCE OF 112.50 FEET;

THENCE SOUTH 83 DEGREES 45 MINUTES 11 SECONDS EAST, A DISTANCE OF 332.63 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 1,437.25 FEET AND BEING CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63 DEGREES 39 MINUTES 03 SECONDS, A DISTANCE OF 1,596.66 FEET, AND WHOSE LONG CHORD BEARS SOUTH 45 DEGREES 18 MINUTES 33 SECONDS EAST, A DISTANCE OF 1,515.82 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 78 DEGREES 34 MINUTES 06 SECONDS WEST, A DISTANCE OF 333.33 FEET;

THENCE NORTH 47 DEGREES 50 MINUTES 26 SECONDS WEST, A DISTANCE OF 203.24 FEET;

THENCE NORTH 35 DEGREES 19 MINUTES 14 SECONDS WEST, A DISTANCE OF 122.99 FEET;

THENCE SOUTH 68 DEGREES 50 MINUTES 14 SECONDS WEST, A DISTANCE OF 271.59 FEET;

THENCE SOUTH 58 DEGREES 49 MINUTES 45 SECONDS WEST, A DISTANCE OF 267.83 FEET;

THENCE SOUTH 74 DEGREES 18 MINUTES 01 SECONDS WEST, A DISTANCE OF 354.71 FEET;

THENCE SOUTH 76 DEGREES 50 MINUTES 47 SECONDS WEST, A DISTANCE OF 121.98 FEET;

THENCE SOUTH 29 DEGREES 15 MINUTES 08 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 270.00 FEET AND BEING CONCAVE SOUTHERLY;

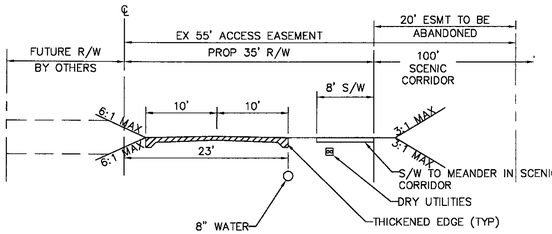
THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33 DEGREES 51 MINUTES 23 SECONDS, A DISTANCE OF 159.54 FEET, AND WHOSE LONG CHORD BEARS NORTH 78 DEGREES 06 MINUTES 10 SECONDS WEST, A DISTANCE OF 157.23 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 420.00 FEET AND BEING CONCAVE NORTHERLY;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40 DEGREES 55 MINUTES 08 SECONDS, A DISTANCE OF 299.95 FEET, AND WHOSE LONG CHORD BEARS NORTH 74 DEGREES 34 MINUTES 18 SECONDS WEST, A DISTANCE OF 293.62 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 400.00 FEET AND BEING CONCAVE SOUTHWESTERLY;

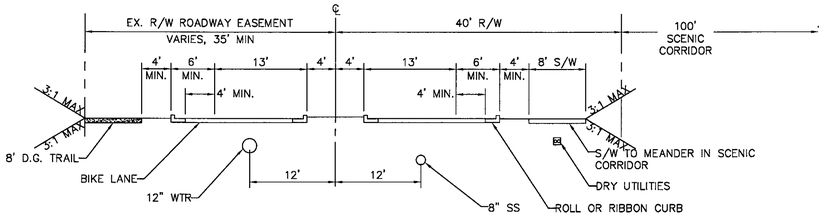
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 44 MINUTES 56 SECONDS, A DISTANCE OF 12.21 FEET, AND WHOSE LONG CHORD BEARS NORTH 54 DEGREES 59 MINUTES 12 SECONDS WEST, A DISTANCE OF 12.21 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE SOUTH 89 DEGREES 46 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1,763.97 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

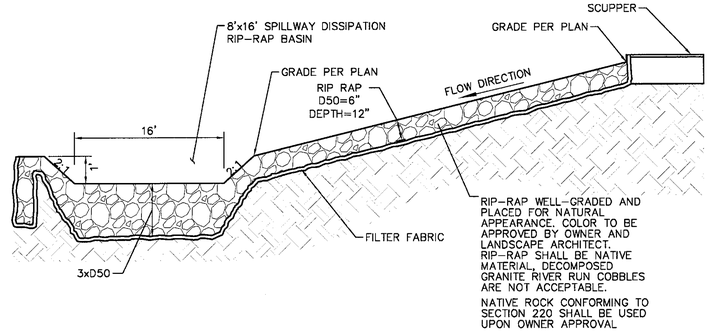
SAID PARCEL CONTAINS 4,100,242 SQ.FT. OR 94.1286 ACRES, MORE OR LESS.

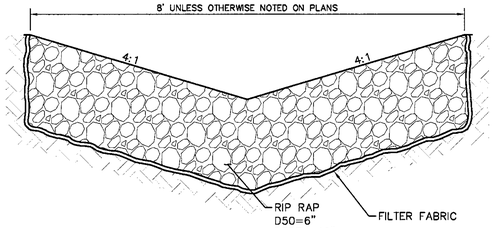


128TH STREET SECTION
NORTH OF RANCH GATE ROAD
(LOOKING NORTH)

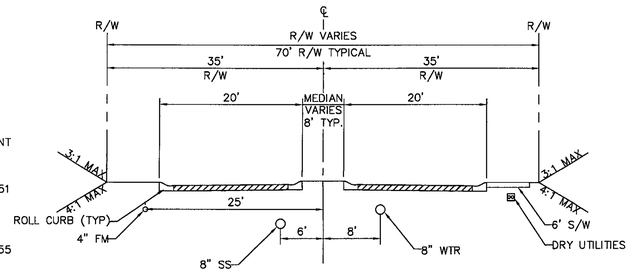


128TH STREET SECTION
SOUTH OF RANCH GATE
(LOOKING NORTH)
FIG 5.3-11 MINOR COLLECTORS - RURAL/ESL WITH TRAILS

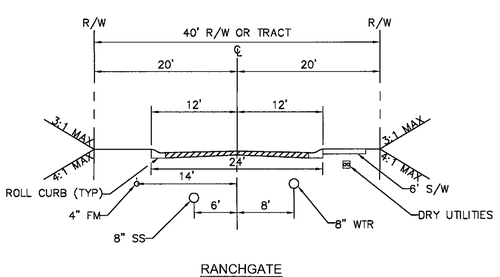




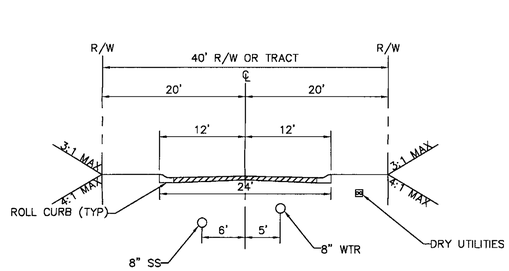
RIP-RAP SPILLWAY AND DISSIPATION BASIN DETAIL
SCALE: NTS



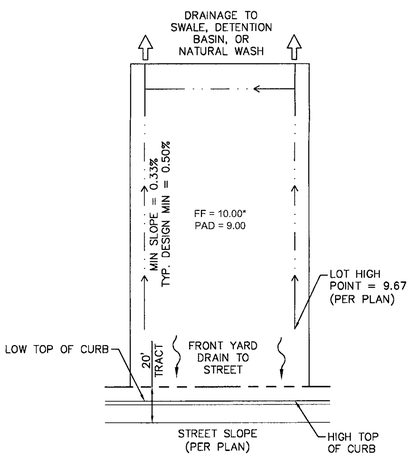
RANCHGATE
LOCAL PUBLIC STREET (BEFORE GATE)
MODIFIED FIG 5.3-19 LOCAL RESIDENTIAL - RURAL/ESL CHARACTER W/ S/W ON ONE SIDE



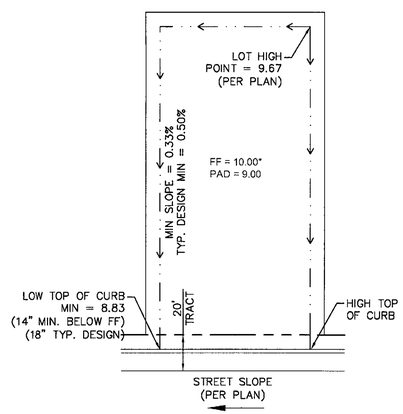
RANCHGATE
LOCAL PRIVATE STREET (AFTER GATE)
MODIFIED FIG 5.3-19 LOCAL RESIDENTIAL - RURAL/ESL CHARACTER W/ S/W ON ONE SIDE



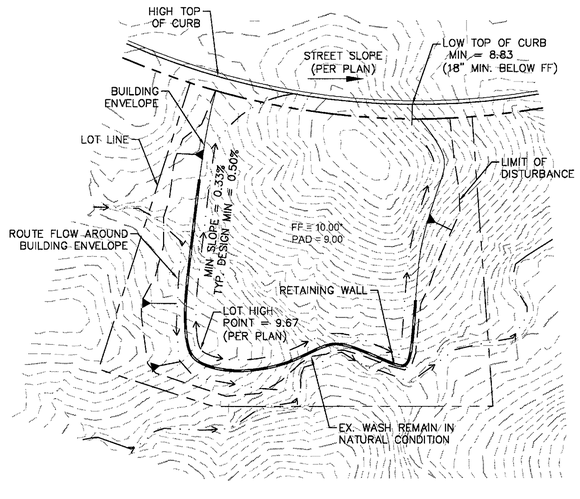
INTERNAL STREETS
FIG 5.3-19 LOCAL RESIDENTIAL - RURAL/ESL CHARACTER
FOR LOT WIDTHS GREATER THAN 90' WIDE MINIMUM



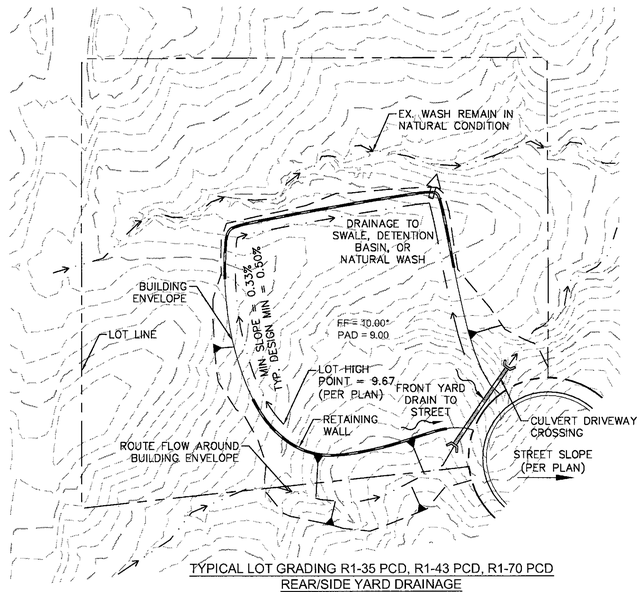
TYPICAL LOT GRADING R1-18 PCD
REAR LOT DRAINAGE
SCALE: NTS
*FF THICKNESS TO BE DETERMINED AT FINAL DESIGN



TYPICAL LOT GRADING R1-18 PCD
DRAINAGE TO STREET
SCALE: NTS
*FF THICKNESS TO BE DETERMINED AT FINAL DESIGN



TYPICAL LOT GRADING R1-35 PCD, R1-43 PCD, R1-70 PCD
DRAINAGE TO STREET
SCALE: NTS
*FF THICKNESS TO BE DETERMINED AT FINAL DESIGN



TYPICAL LOT GRADING R1-35 PCD, R1-43 PCD, R1-70 PCD
REAR/SIDE YARD DRAINAGE
SCALE: NTS
*FF THICKNESS TO BE DETERMINED AT FINAL DESIGN

K:\Vers...civil\191988002 - storyrock\CAD\Phase 1A\Preliminary Plat\88002PP-CV.dwg, Sep 12, 2017, zach.hill
XREFS: 88002GEN-PH1A-INF, 88002GEN-PH1A-LOT, 88002GEN-PH1A-PLAT, 88002GEN-PH1A-WIDE, 88002BM-PH1A-INF
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NO.	REVISION	BY	DATE	APPR.

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=60'
SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB
DATE: SEP 2017

STORYROCK – PHASE 1A
PRELIMINARY PLAT
LEGAL DESCRIPTION & SECTIONS
SCOTTSDALE, ARIZONA

5-PP-2016

Registered Professional Engineer
CERTIFICATE NO.
52081
JASON M. BURM
Date Signed 09/13/17
ARIZONA, USA
Expires 09/30/18

PROJECT NO.
191988002

DRAWING NAME
88002PP-CV

02 OF 08

CASE NO.: 13-ZN-2014

TRACT C

N89°46'25"E 2314.33'

EX. BARBED WIRE FENCE TO BE REMOVED

PHASE 1A PLAT BOUNDARY TYP.

EX. 20' INGRESS/EGRESS & PUE TBA

FOUND 1/2" REBAR

TRACT C

TRACT A

TRACT B

TRACT M

TRACT L

TRACT N

TRACT K

14 — 48902 SQ FT — 1.12 ACRES

15 — 39675 SQ FT — 0.91 ACRES

16 — 32328 SQ FT — 0.74 ACRES

17 — 33801 SQ FT — 0.78 ACRES

18 — 62984 SQ FT — 1.45 ACRES

19 — 32492 SQ FT — 0.75 ACRES

20 — 37322 SQ FT — 0.86 ACRES

21 — 43560 SQ FT — 1.00 ACRES

22 — 43560 SQ FT — 1.00 ACRES

23 — 37458 SQ FT — 0.86 ACRES

28 — 29243 SQ FT — 0.67 ACRES

29 — 30637 SQ FT — 0.70 ACRES

30 — 30099 SQ FT — 0.69 ACRES

SVT (TYP.) — 29880 SQ FT — 0.69 ACRES

13 — 51972 SQ FT — 1.19 ACRES

12 — 27970 SQ FT — 0.64 ACRES

11 — 28189 SQ FT — 0.65 ACRES

10 — 29577 SQ FT — 0.68 ACRES

9 — 32243 SQ FT — 0.74 ACRES

8 — 31694 SQ FT — 0.73 ACRES

7 — 13743 SQ FT — 0.32 ACRES

6 — 14488 SQ FT — 0.33 ACRES

5 — 14208 SQ FT — 0.33 ACRES

4 — 17200 SQ FT — 0.39 ACRES

3 — 14371 SQ FT — 0.33 ACRES

1 — 119287 SQ FT — 2.74 ACRES

2 — 190290 SQ FT — 4.37 ACRES

128TH STREET

EX. 55' ROADWAY & UTILITY ESMT

20' EOP

EX. DIRT ROAD

N0°03'05"W 881.07'

SECTION LINE

CONSTRUCTION ℄

EX. BARBED WIRE FENCE TO BE REMOVED

PHASE 1A PLAT/PROJECT BOUNDARY TYP.

FOUND 1/2" REBAR

100' SCENIC CORRIDOR

35' R/W

EX. BARBED WIRE FENCE PROTECT IN PLACE

20' ROADWAY & UTILITY ESMT. ABANDONMENT

DRAINAGE ESMT.

WATER ESMT.

EX. LIFT STATION

EX. 80' ELECTRIC ESMT

EX. DRAINAGE ESMT

EX. WATER LINE ESMT

EX. 12" DIP WATER LINE

EX. 8" DIP SEWER LINE

EX. 12" DIP WATER LINE

EX. 6" WATER LINE

PROP. 8" SEWER LINE

EX. DRAINAGE ESMT

PROP. 8" WATER LINE (TYP.)

PROP. 8" SEWER LINE (TYP.)

DEVELOPABLE ENVELOPE (TYP.)

BUILDING SETBACK (TYP.)

BASIN DB10

BASIN DB20

BASIN DB60

BASIN DB58

BASIN TO BE CONSTRUCTED WITH RANCHGATE IMP.

RANCH GATE ROAD IMPROVEMENTS & DEDICATION PER SEPARATE INSTRUMENT

RANCH GATE ROAD RIGHT-OF-WAY PER SEPARATE INSTRUMENT.

RANCH GATE ROAD RIGHT-OF-WAY SOUTH OF PROPERTY BOUNDARY PER SEPARATE INSTRUMENT.

PROPOSED GATE

RANCH GATE ROAD

PROJECT BOUNDARY

APN 217-01-001P
RICH & CHRISTINE WILLIAMSON
NOT A PART OF PROJECT

PARCEL 1

PEDESTRIAN ACCESS PATH (6' WIDE CONCRETE)

ACCESS ESMT TBA

EX. 30' INGRESS/EGRESS & PUE TBA

EX. 20' INGRESS/EGRESS & PUE TBA

RSB TYP.

SSB TYP.

FSB TYP.

NOTE: REFER TO SHEET 05 FOR LINE AND CURVE TABLES.

NORTH

GRAPHIC SCALE IN FEET 30 60 120

MATCHLINE: SEE SHEET 04

MATCHLINE: SEE SHEET 05

STORYROCK – PHASE 1A
PRELIMINARY PLAT
PRELIMINARY PLAT PLAN
SCOTTSDALE, ARIZONA

5-PP-2016

CASE NO.: 13-ZN-2014

PROJECT NO. 191988002

DRAWING NAME 88002PP

03 OF 08

SCALE (H): 1"=60'
SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB
DATE: SEP 2017

NO. | REVISION | BY: DATE | APPR.

Kimley»Horn

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

Registered Professional Engineer (Civil) CERTIFICATE NO. 52081 JASON M. BURM Date Signed 09/19/17 ARIZONA, USA Expires 06/30/19

K:\phx_civil\191988002 - storyrock\CAD\1 Phase 1A\Preliminary Plat\88002PP.dwg, Sep 12, 2017, zach.hh
XREFS: x88002BM-RG x88002CMP x88002GM-PH1A-INF x88002UT-PH1A-INF x88002UT-PH1A x88002BM-128 x88002BM-RG x88002CMP x88002GM-PH1A-INF x88002UT-PH1A-INF x88002UT-PH1A x88002BM-128 x88002BM-RG
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MATCHLINE: SEE SHEET 03

SEE SHEET 05

APN 217-01-103
CITY OF SCOTTSDALE
NOT A PART

APN 217-01-100
CITY OF SCOTTSDALE
NOT A PART

TRACT C

TRACT A

TRACT H

TRACT J

TRACT I

TRACT F

PARCEL 1

24
660 SQ FT
.77 ACRES

25
38888 SQ FT
0.89 ACRES

26
35329 SQ FT
0.81 ACRES

27
39406 SQ FT
0.90 ACRES

36
46691 SQ FT
1.07 ACRES

37
42385 SQ FT
0.97 ACRES

38
33684 SQ FT
0.77 ACRES

39
37081 SQ FT
0.85 ACRES

40
29039 SQ FT
0.67 ACRES

41
28665 SQ FT
0.64 ACRES

42
29003 SQ FT
0.67 ACRES

43
32666 SQ FT
0.75 ACRES

44
50228 SQ FT
1.15 ACRES

45
42852 SQ FT
0.98 ACRES

46
31927 SQ FT
0.73 ACRES

47
30835 SQ FT
0.71 ACRES

48
33266 SQ FT
0.76 ACRES

49
30910 SQ FT
0.71 ACRES

50
26890 SQ FT
0.62 ACRES

51
1 SQ FT
0.61 ACRES

52
29914 SQ FT
0.69 ACRES

53
32279 SQ FT
0.74 ACRES

54
32445 SQ FT
0.74 ACRES

55
32301 SQ FT
0.74 ACRES

56
32880 SQ FT
0.75 ACRES

57
30791 SQ FT
0.71 ACRES

58
26036 SQ FT
0.64 ACRES

59
34483 SQ FT
0.79 ACRES

60
27084 SQ FT
0.62 ACRES

61
26880 SQ FT
0.62 ACRES

62
26707 SQ FT
0.61 ACRES

63
29708 SQ FT

33
39397 SQ FT
0.90 ACRES

34
31465 SQ FT
0.72 ACRES

35
26251 SQ FT
0.60 ACRES

32
42983 SQ FT
0.99 ACRES

BASIN DB15

BASIN DB24

BASIN DB30

BASIN DB40

DRAINAGE ESMT.

INGRESS/EGRESS & PUE TBA

EX. 20' INGRESS/EGRESS & PUE

UTILITY ESMT.

PROP. NATURAL TRAIL

EX. BARBED WIRE FENCE TO BE REMOVED

BUILDING SETBACK (TYP.)

DEVELOPABLE ENVELOPE (TYP.)

PHASE 1A PLAT BOUNDARY TYP.

SVT (TYP.)

Δ=3°17'29"
R=1437.25'
L=82.56'
CB=N75°29'21"W
C=82.55'

S83°45'11"E
332.63'

S0°05'23"E
112.50'

C=145.05'
CB=N43°39'49"W
L=151.10'
R=1437.25'
Δ=6°01'54"

15.00' SSB TYP.

30.00' FSB TYP.

26.25' FSB TYP.

NOTE: REFER TO SHEET 05 FOR LINE AND CURVE TABLES.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

Kimley»Horn

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Phoenix, Arizona 85020 (602) 944-5500

NO.	REVISION	BY	DATE	APPR.

SCALE (H): 1"=60'
SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB
DATE: SEP 2017

STORYROCK – PHASE 1A
PRELIMINARY PLAT
PRELIMINARY PLAT PLAN
SCOTTSDALE, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO.
52081
JASON M. BURM
Date Signed 09/19/17
ARIZONA, U.S.A.
Expires 06/30/19

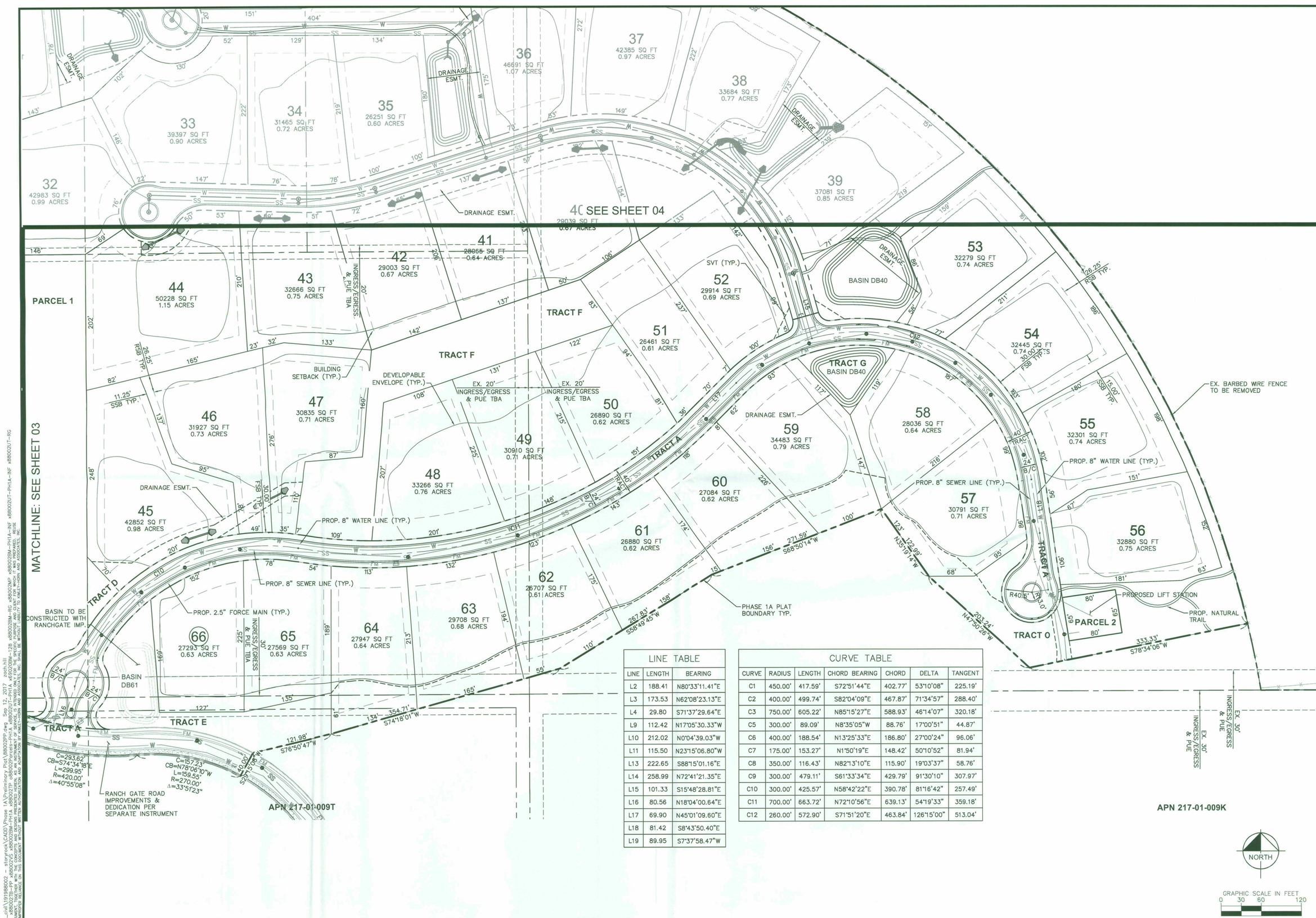
PROJECT NO.
191988002

DRAWING NAME
88002PP

04 OF 08

CASE NO.: 13-ZN-2014 5-PP-2016

K:\rev_civil\191988002 – storyrock\CADD\Phase 1A\Preliminary Plat\88002PP.dwg Sep 12, 2017 zach.hill
XREFS: x88002TB-PP x88002VS x88002BM-PH1A x88002TP x85002Parcels-PH1A x85002UT-PH1A x85002BM-128 x88002BM-RG x88002MP x85002BM-PH1A-INF x88002UT-PH1A-INF x88002UT-RG
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LINE TABLE		
LINE	LENGTH	BEARING
L2	188.41	N80°33'11.41"E
L3	173.53	N62°08'23.13"E
L4	29.80	S71°37'29.64"E
L9	112.42	N17°05'30.33"W
L10	212.02	N0°04'39.03"W
L11	115.50	N23°15'06.80"W
L13	222.65	S88°15'01.16"E
L14	258.99	N72°41'21.35"E
L15	101.33	S15°48'28.81"E
L16	80.56	N18°04'00.64"E
L17	69.90	N45°01'09.60"E
L18	81.42	S8°43'50.40"E
L19	89.95	S7°37'58.47"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	450.00'	417.59'	S72°51'44"E	402.77'	53°10'08"	225.19'
C2	400.00'	499.74'	S82°04'09"E	467.87'	71°34'57"	288.40'
C3	750.00'	605.22'	N85°15'27"E	588.93'	46°14'07"	320.18'
C5	300.00'	89.09'	N8°35'05"W	88.76'	17°00'51"	44.87'
C6	400.00'	188.54'	N13°25'33"E	186.80'	27°00'24"	96.06'
C7	175.00'	153.27'	N1°50'19"E	148.42'	50°10'52"	81.94'
C8	350.00'	116.43'	N82°13'10"E	115.90'	19°03'37"	58.76'
C9	300.00'	479.11'	S61°33'34"E	429.79'	91°30'10"	307.97'
C10	300.00'	425.57'	N58°42'22"E	390.78'	81°16'42"	257.49'
C11	700.00'	663.72'	N72°10'56"E	639.13'	54°19'33"	359.18'
C12	260.00'	572.90'	S71°51'20"E	463.84'	126°15'00"	513.04'

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

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Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=60'
SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB
DATE: SEP 2017

STORYROCK – PHASE 1A
PRELIMINARY PLAT
PRELIMINARY PLAT PLAN
SCOTTSDALE, ARIZONA

Registered Professional Engineer
CERTIFICATE NO.
52081
JASON M.
BURM
Date Signed 09/11/17
ARIZONA, U.S.A.
Expires 06/30/19

PROJECT NO.
191988002

DRAWING NAME
88002PP

05 OF 08

CASE NO.: 13-ZN-2014 5-PP-2016

K:\esv_civil\191988002 - storyrock\CADD\Phase 1A\Preliminary Plat\88002PP.dwg Sep 12, 2017 zach.hill
XREFS: x88002TB-PP x88002VS x88002BM-PH1A x88002TP x88002Parcels-PH1A x88002OT-PH1A-INF x88002OT-PH1A x88002BM-RG x88002MP x88002BM-128 x88002BM-PH1A-INF x88002OT-RG x88002OT-PH1A x88002BM-PH1A-INF
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PAD GRADING LIMITS (TYP.)
RETAINING WALL TYP.
EX. BARBED WIRE FENCE TO BE REMOVED
PROP. 100-YR INUNDATION LIMITS (TYP.)
EROSION SETBACK TYP.
SCOUR PROTECTION TYP.
PIPE CULVERTS TYP.
PROP. NATURAL TRAIL
55' ROADWAY & UTILITY ESMT
DRAINAGE ESMT.
TRACT A
PROP. 2x36" CULVERT
PH1 GRADING LIMITS (TYP.)
TRACT D
TRACT B
TRACT C
TRACT K
TRACT N
PROP. 18" CULVERT
GRADING LIMITS (TYP.)
RETAINING WALL TYP.
PAD GRADING LIMITS (TYP.)
PROP. OUTLET PIPE
BASIN DB10 Vc 0.92 AC-FT Vx 0.92 AC-FT HW: 2606.00 BTM: 2603.00
BASIN OUTFALL HW: 2606.00 Q100 2 CFS
BASIN DB20 Vc 0.42 AC-FT Vx 0.42 AC-FT HW: 2594.00 BTM: 2588.00
BASIN OUTFALL HW: 2597.00 Q100 23 CFS
ROADWAY OUTFALL
LOW POINT 2606.45 P
HIGH POINT 2607.44 P
LOW POINT 2597.00 P
HIGH POINT 2621.43 P
PROJECT BOUNDARY
EX. BARBED WIRE FENCE TO BE REMOVED
EX. BARBED WIRE FENCE PROTECT IN PLACE
35' R/W
128TH STREET
SECTION LINE
APN 217-01-001P RICH & CHRISTINE WILLIAMSON NOT A PART OF PROJECT
EX. LIFT STATION
EX. DRAINAGE ESMT
EX. 18" PIPE CULVERT
EX. WATER LINE ESMT
EX. ROAD
EX. 20' R/W
PROP. 20' R/W
EX. DRAINAGE ESMT
128TH STREET GRADING AND DRAINAGE PER SEPARATE PLAN
PHASE 1A PLAT BOUNDARY
RANCH GATE GRADING AND DRAINAGE PER SEPARATE PLAN
RANCH GATE ROAD
APN 217-01-007C DENISE BIXLER NOT A PART
PROP. STORM DRAIN
PROP. OUTLET STRUCTURE HW: 2605.00 Q100 13 CFS
PROP. 18" PIPE CULVERT
DRAINAGE SWALE TYP.
R1-18 SITE WALL TYP.
GRADING LIMITS (TYP.)
PARCEL 1
MATCHLINE: SEE SHEET 07
MATCHLINE: SEE SHEET 08
GRAPHIC SCALE IN FEET 0 30 60 120
NORTH

ZONING & GRADING SUMMARY
MASS GRADED
R1-18: LOTS 3-7
SINGLE LOT GRADING
R1-35: LOTS 8-12, 28-35, 40-52, 57-66
R1-43: LOTS 13-27, 36-39, 53-56
R1-70: LOTS 1-2

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=60'
SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB
DATE: SEP 2017

STORYROCK - PHASE 1A
PRELIMINARY PLAT
PRELIMINARY GRADING PLAN
SCOTTSDALE, ARIZONA

Registered Professional Engineer
CERTIFICATE NO. 52081
JASON M. BURM
Date Signed 09/13/17
ARIZONA, U.S.A.
Expires 09/30/18

PROJECT NO. 191988002
DRAWING NAME 88002GD
06 OF 08
CASE NO.: 13-ZN-2014
5-PP-2016

K:\esv_civil\191988002 - storyrock\CADD\Phase 1A\Preliminary Plat\88002GD.dwg, Sep 12, 2017, zach.hill
XREF: 88002SH-PH1A-INF, 88002SH-PH1A-TOP, 88002SH-PH1A-UTL, 88002SH-PH1A-BDY, 88002SH-PH1A-ROW, 88002SH-PH1A-LOT, 88002SH-PH1A-EAS, 88002SH-PH1A-TRC, 88002SH-PH1A-ANN, 88002SH-PH1A-INF, 88002SD-RG
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MATCHLINE: SEE SHEET 06

APN 217-01-103
CITY OF SCOTTSDALE
NOT A PART

APN 217-01-100
CITY OF SCOTTSDALE
NOT A PART

DRAINAGE SWALE TYP.
PAD GRADING LIMITS (TYP).
PROP. NATURAL TRAIL
RETAINING WALL TYP.
DRAINAGE ESMT.
PHASE 1A PLAT BOUNDARY
EX. BARBED WIRE FENCE TO BE REMOVED
GRADING LIMITS (TYP).
PROP. EQUALIZER PIPE
TRACT A
TRACT C
TRACT H
TRACT J
TRACT M
BASIN DB15
ROADWAY OUTFALL
LOW POINT
BASIN OUTFALL
PROP. OUTLET PIPE
BASIN DB24
BASIN DB30
BASIN DB40
HIGH POINT
PIPE CULVERTS TYP.
GRADING LIMITS
PARCEL 1

SEE SHEET 08

FUTURE LOT SCREEN WALL/VIEW FENCE
PROP. RETAINING WALL
LOT 19 PAD=2604.0
EXISTING WASH
100 YEAR WSE: 2597.46
EROSION/SCOUR PROTECTION
EXISTING GRADE
MATCH EXISTING
SCALE: N.T.S.

LOT 9 PAD=2615.0
EXISTING WASH 100 YEAR WSE: 2604.12
PROPOSED DETENTION BASIN HW: 2606.00
SCALE: N.T.S.

TRACT LINE
40'
TRACT ℄
8'
24' B/C
PROPOSED GRADE
LOT 8 PAD=2606.0
SEE LOCAL STREET TYPICAL SECTION, SHEET 02
PROP. DRAINAGE SWALE
SCALE: N.T.S.

ZONING & GRADING SUMMARY
MASS GRADED
R1-18: LOTS 3-7
SINGLE LOT GRADING
R1-35: LOTS 8-12, 28-35, 40-52, 57-66
R1-43: LOTS 13-27, 36-39, 53-56
R1-70: LOTS 1-2

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

NO.	REVISION	BY	DATE	APPR.

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PRELIMINARY PLAT
PRELIMINARY GRADING PLAN
SCOTTSDALE, ARIZONA

5-PP-2016

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ARIZONA, USA
Expires 06/30/19

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07 OF 08

CASE NO.: 13-ZN-2014

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XREFS: x88002TB-PP x88002VS x88002BM-PH1A x88002WS x88002BM-129 x88002BM-HG x88002TP x88002MP x88002BM-PH1A-INF x88002SD.dwg
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SEE SHEET 07

MATCHLINE: SEE SHEET 06

PARCEL 1

PARCEL 2

TRACT A

TRACT C

TRACT D

TRACT E

TRACT F

TRACT G

TRACT O

GRADING LIMITS

10 CFS Q100

12 CFS Q100

4 CFS Q100

PIPE CULVERTS TYP.

PAD GRADING LIMITS (TYP).

RETAINING WALL TYP.

DRAINAGE ESMT.

ROADWAY OUTFALL

BASIN OUTFALL HW: 2549.00 Q100: 18 CFS

BASIN DB40 Vc: 1.21 AC-FT Ve: 1.21 AC-FT HW: 2549.00 BTM: 2546.00

BASIN OUTFALL HW: 2583.00 Q100: 2 CFS

BASIN DB61A Vc: 0.34 AC-FT Ve: 0.34 AC-FT HW: 2583.00 BTM: 2580.00

PROP. NATURAL TRAIL

PROP. EQUALIZER PIPE

EX. BARBED WIRE FENCE TO BE REMOVED

PROP. PIPE CULVERT

PROP. STORM DRAIN

DRAINAGE SWALE

PROP. 2-3'X8' BOX CULVERT

PROP. 24" CULVERT

RANCH GATE GRADING AND DRAINAGE PER SEPARATE PLAN

EROSION SETBACK TYP.

PHASE 1A PLAT BOUNDARY

EROSION/SCOUR PROTECTION

EX. 100-YR INUNDATION LIMITS (TYP.)

PROP. 100-YR INUNDATION LIMITS (TYP.)

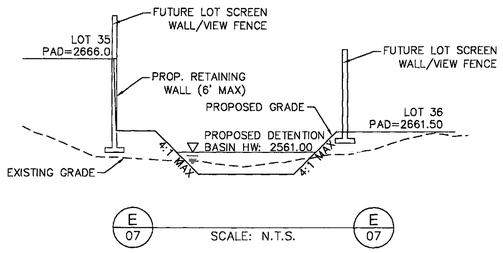
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APN 217-01-009K

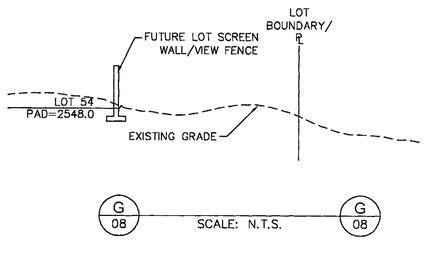
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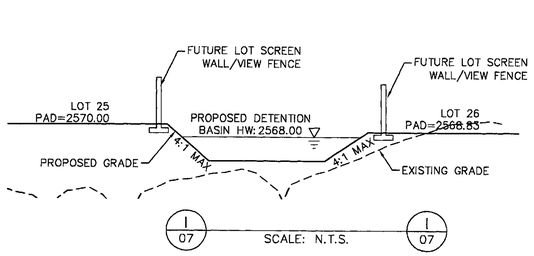
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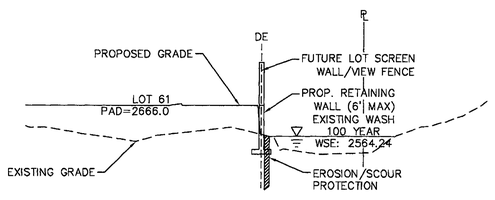
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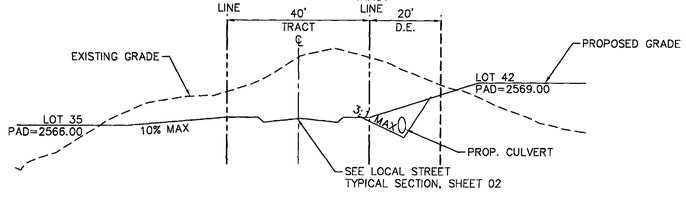
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I 07 SCALE: N.T.S. I 07



F 08 SCALE: N.T.S. F 08



H 07 SCALE: N.T.S. H 07

ZONING & GRADING SUMMARY
MASS GRADED
R1-18: LOTS 3-7
SINGLE LOT GRADING
R1-35: LOTS 8-12, 28-35, 40-52, 57-66
R1-43: LOTS 13-27, 36-39, 53-56
R1-70: LOTS 1-2

NORTH

GRAPHIC SCALE IN FEET 0 30 60 120

NO.	REVISION	BY	DATE	APPR.

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STORYROCK - PHASE 1A
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PRELIMINARY GRADING PLAN
SCOTTSDALE, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO.
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PROJECT NO.
191988002

DRAWING NAME
88002GD

08 OF 08

CASE NO.: 13-ZN-2014 5-PP-2016

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PRELIMINARY PLAT
FOR
STORYROCK PHASE 1A

PORTIONS OF SECTION 1 AND 12, TOWNSHIP 4 NORTH, RANGE 5 EAST THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

ENGINEER

KIMLEY-HORN & ASSOCIATES
7740 N. 16TH STREET, SUITE 200
MESA, ARIZONA 85202
TELEPHONE: (602) 944-5500
CONTACT: JASON BURM, P.E.

SURVEYOR

SURVEY INNOVATION GROUP, INC
7301 E EVANS ROAD
SCOTTSDALE, ARIZONA 85260
TELEPHONE: 480-922-0780
CONTACT: JASON SEGNERI

OWNER/DEVELOPER

CAVALLIERE RANCH, LLC.
14400 N. 76TH PLACE
SCOTTSDALE, AZ. 85260
TELEPHONE: 480-368-5205
CONTACT: CHASE EMMERSON

BENCHMARK

1" IRON PIPE AT THE NORTH ¼ CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SLAT RIVER BASE AND MERIDIAN.
GDAC POINT NAME: 43561-1
ELEVATION = 2716.331 (NAVD '88)

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. SAID LINE BEARS N00°04'57"W.

UTILITIES

WATER	CITY OF SCOTTSDALE
SEWER	CITY OF SCOTTSDALE
ELECTRIC	ARIZONA PUBLIC SERVICE CO
TELEPHONE	–
CABLE T.V.	–
GAS	–

ZONING

PLANNED COMMUNITY DISTRICT (P-C ESL):

- R1-18 ESL
- R1-35 ESL
- R1-43 ESL
- R1-70 ESL

SITE DATA

GROSS AREA	94.28 AC±
NET AREA	92.22 AC±
TOTAL NUMBER OF LOTS (EXCLUDING PARCEL 1)	66
TYPICAL LOT SIZE	CUSTOM
MINIMUM LOT AREA	
• R1-18 ESL	13,500 S.F.
• R1-35 ESL	26,250 S.F.
• R1-43 ESL	32,250 S.F.
• R1-70 ESL	52,500 S.F.
PHASE 1A DENSITY**	0.78 DU/AC

**DENSITY CALCULATION EXCLUDES PARCEL 1 AND TRACT K

SETBACK TABLE

R1-18 ESL	
FRONT	26.25 FT
REAR	22.50 FT
SIDE	7.50 FT
R1-35 ESL	
FRONT	30.00 FT
REAR	26.25 FT
SIDE	11.25 FT
R1-43 ESL	
FRONT	30.00 FT
REAR	26.25 FT
SIDE	15.00 FT
R1-70 ESL	
FRONT	45.00 FT
REAR	45.00 FT
SIDE	22.50 FT

SHEET INDEX

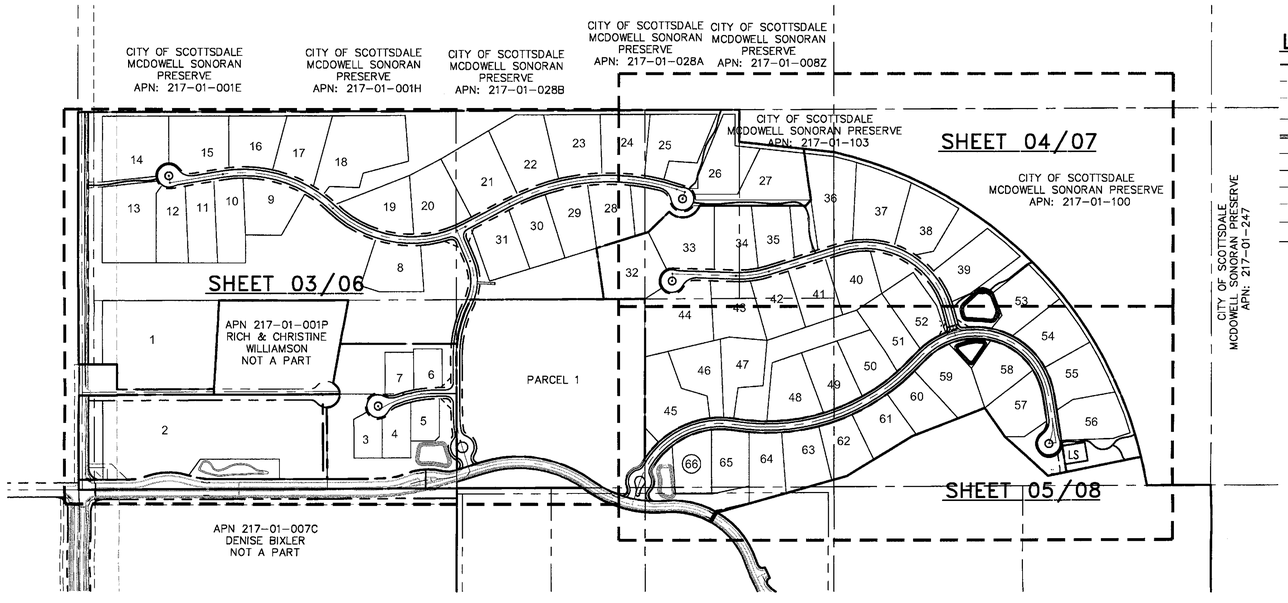
SHEET NO.	TITLE
01	COVER SHEET
02	LEGAL DESCRIPTION & SECTIONS
03-05	PRELIMINARY PLAT PLAN
06-08	PRELIMINARY GRADING PLAN

GRADING NOTES

1. C2 & F2 INDICATE ANTICIPATED CUT AND FILL HEIGHTS AT THE LOCATION FROM PROPOSED PAD ELEVATION TO EXISTING GROUND.
2. LOTS ZONING R1-35, R1-43 AND R1-70 SHALL NOT BE MASS GRADED AND REQUIRE AN INDIVIDUAL SINGLE LOT GRADING PLAN.

FIRE DEPARTMENT NOTES

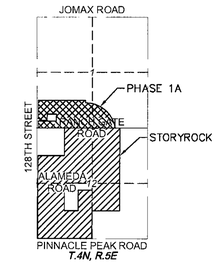
1. UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'6"
2. KEY SWITCH/PRE-EMPTION SENSOR REQUIRED
3. HYDRANT SPACING PER DS&PM 6-1.502.
5. FIRE LANE SURFACE WILL SUPPORT 83,000 LBS. (GVW)DEVELOPMENT PROVIDES RESIDENTIAL FIRE TURNING RADIUS (40.5' OUTSIDE).



PROJECT MAP

GRAPHIC SCALE IN FEET
0 125 250 500

NORTH



VICINITY MAP

N.T.S

LEGEND

	PROPERTY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
W	PROPOSED WATER LINE
	PROPOSED STORM DRAIN
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED EDGE OF PAVEMENT
	EXISTING EDGE OF PAVEMENT
	PROPOSED CENTERLINE
	BUILDING SETBACK
	PROPOSED SURVEY MONUMENT
	PROPOSED FIRE HYDRANT
NMPAE	NON-MOTORIZED PUBLIC ACCESS EASEMENT
ROW	RIGHT-OF-WAY
B/C	BACK OF CURB
TYP.	TYPICAL
HE	HIGHWAY EASEMENT
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
SE	SEWER EASEMENT
RSB	REAR YARD SETBACK
SSB	SIDE YARD SETBACK
FSB	FRONT YARD SETBACK
CFS	CUBIC FEET PER SECOND
TBA	TO BE ABANDONED
80.2 P	PAVEMENT SPOT ELEVATION AT FINISHED GRADE
FL	FLOW LINE
EG	EXISTING GRADE
0.95%	SLOPE AT FINISHED GRADE
10	PROPOSED LOT NUMBERS
A 07	CROSS SECTION ID
Q100= 5(5) CFS Q500= 13(13) CFS Q100= 27(30) CFS	PEAK FLOWS: 27 – POST DEVELOPMENT (30) – PRE DEVELOPMENT
	100-YEAR INUNDATION LIMITS
BFE = 2586.25'	100-YEAR BASE FLOOD ELEVATION AND CROSS SECTION LOCATION
	SCOUR/EROSION PROTECTION
	DRAINAGE SWALE
	RETAINING WALL
	PHASE 1 GRADING LIMITS (ROADWAY + R1-18 LOTS)
C	CUT GRADING LINE
F	FILL GRADING LINE
	REAR OR SIDE LOT DRAINAGE INDICATOR & DRAINAGE DIRECTION
	FILL AREA GREATER THAN 6'
	CUT AREA GREATER THAN 6'
	ROADWAY DISCHARGE TO DETENTION/ FIRST FLUSH BASIN
	PAD CONSTRUCTION ENVELOPE
	ROADWAY DISCHARGE TO SPILLWAY AND DISSIPATION BASIN (SEE SHEET 02 FOR DETAIL)
	APPROX. LIMITS OF 100 YEAR INUNDATION

LOT QUANTITIES

LOT AREA TABLE		
LOT NO.	AREA (SQ FT)	ZONING
1	119287	R1-70 PCD
2	190290	R1-70 PCD
3	14371	R1-18 PCD
4	17200	R1-18 PCD
5	14208	R1-18 PCD
6	14488	R1-18 PCD
7	13743	R1-18 PCD
8	31694	R1-35 PCD
9	32243	R1-35 PCD
10	29577	R1-35 PCD
11	28189	R1-35 PCD
12	27970	R1-35 PCD
13	51972	R1-43 PCD
14	48902	R1-43 PCD
15	39675	R1-43 PCD
16	32328	R1-43 PCD
17	33801	R1-43 PCD
18	62984	R1-43 PCD
19	32492	R1-43 PCD
20	37322	R1-43 PCD
21	43642	R1-43 PCD
22	43560	R1-43 PCD

LOT AREA TABLE		
LOT NO.	AREA (SQ FT)	ZONING
23	37458	R1-43 PCD
24	33660	R1-43 PCD
25	38888	R1-43 PCD
26	35329	R1-43 PCD
27	39406	R1-43 PCD
28	29243	R1-35 PCD
29	30637	R1-35 PCD
30	30099	R1-35 PCD
31	29880	R1-35 PCD
32	42983	R1-35 PCD
33	39397	R1-35 PCD
34	31465	R1-35 PCD
35	26251	R1-35 PCD
36	46691	R1-43 PCD
37	42385	R1-43 PCD
38	33684	R1-43 PCD
39	37081	R1-43 PCD
40	29039	R1-35 PCD
41	28065	R1-35 PCD
42	29003	R1-35 PCD
43	32666	R1-35 PCD
44	50228	R1-35 PCD

LOT AREA TABLE		
LOT NO.	AREA (SQ FT)	ZONING
45	42852	R1-35 PCD
46	31927	R1-35 PCD
47	30835	R1-35 PCD
48	33266	R1-35 PCD
49	30910	R1-35 PCD
50	26890	R1-35 PCD
51	26461	R1-35 PCD
52	29914	R1-35 PCD
53	32279	R1-43 PCD
54	32445	R1-43 PCD
55	32301	R1-43 PCD
56	32880	R1-43 PCD
57	30791	R1-35 PCD
58	28036	R1-35 PCD
59	34483	R1-35 PCD
60	27084	R1-35 PCD
61	26880	R1-35 PCD
62	26707	R1-35 PCD
63	29708	R1-35 PCD
64	27947	R1-35 PCD
65	27569	R1-35 PCD
66	27293	R1-35 PCD

TRACT TABLE

TRACT TABLE			
NAME	OWNERSHIP/MAINT.	TRACT USES	AREA (ACRES)
PARCEL 1*	PRIVATE HOA	NOAS/OPEN SPACE/DRAINAGE	8.52
PARCEL 2	CITY OF SCOTTSDALE	LIFT STATION	0.12
TRACT A	PRIVATE HOA	PRIVATE STREET	7.44
TRACT B	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE	1.25
TRACT C	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE	14.13
TRACT D	PRIVATE HOA	NAOS/OPEN SPACE	0.06
TRACT E	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE	0.57
TRACT F	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE	1.02
TRACT G	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE	0.18
TRACT H	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE	0.44
TRACT I	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE	0.38
TRACT J	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE/ UTILITY EASEMENT	0.50
TRACT K*	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE	0.52
TRACT L	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE/ UTILITY EASEMENT/SCENIC CORRIDOR	0.31
TRACT M	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE/ UTILITY EASEMENT/SCENIC CORRIDOR	0.25
TRACT N	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE	0.48
TRACT O	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE/ UTILITY EASEMENT	0.32

*PARCEL 1 TO CONSTRUCT A MAXIMUM OF 10 LOTS. PARCEL 1 TO DEDICATE A MINIMUM OF 3.92 ACRES OF NAOS WITH 70% MINIMUM UNDISTURBED. NAOS TO BE DEDICATED WITH TRACT K WILL CONTRIBUTE TO PARCEL 1 OVERALL NAOS REQUIREMENT.

CULVERT MAINTENANCE

HOA TO ENACT CULVERT AND STORM DRAIN MAINTENANCE PROGRAM. INSPECT AND CLEAN CULVERTS BI-ANNUALLY AND AFTER MAJOR STORM EVENTS.

NAOS DEDICATION

A MAJORITY OF THE AREAS OUTSIDE OF BUILDING ENVELOPES AND TRACTS WILL BE DEDICATED ON THE FINAL PLAT AS NATURAL AREA OPEN SPACE (NAOS) / DRAINAGE EASEMENTS.

REQUIRED NAOS PER MEDCP (EXCLUDING PARCEL 1 & TRACT K): 44.07± AC.

PROPOSED NAOS (EXCLUDING PARCEL 1 & TRACT K): 44.07± AC. (51.8%)

FUTURE PARCEL 1 & TRACT K NOAS: 3.92± AC.

PER LOT NAOS PROVIDED ON FINAL PLAT AND FINAL NAOS EXHIBIT, PER LOT NAOS FOR REFERENCE ONLY. NAOS REQUIRED IS FOR ENTIRE PROJECT NOT PER LOT BASIS.

FLOOD INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
045012	1335	L	10/16/2013	D	N/A

ENGINEERS CERTIFICATION:

THE LOWEST FLOOR ELEVATIONS AND/OR FLOOD PROOFING ELEVATIONS ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 – FLOODPLAIN AND STORMWATER REGULATIONS.

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

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Phoenix, Arizona 85020 (602) 944-5500

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CHECKED BY: JMB
DATE: SEP 2017

STORYROCK – PHASE 1A
PRELIMINARY PLAT
COVER SHEET
SCOTTSDALE, ARIZONA

5-PP-2016
5-PP-2016
9/13/17

Registered Professional Engineer (Civil) CERTIFICATE NO. 52081 JASON M. BURM Date Signed 09/13/17 ARIZONA, U.S.A. Expires 06/30/19

PROJECT NO. 191988002

DRAWING NAME 88002PP-CV

CASE NO.: 13-ZN-2014

01 OF 08

K:\esv_civil\191988002 - storyrock\CADD\Phase 1A\Preliminary Plat\88002PP-CV.dwg, Sep 12, 2017, zach.hill
XREFS: x88002TB-PP x88002XS x88002BM-PH1A x88002BM-129 x88002BM-FG x88002DP-PH1A x88002BM-PH1B-INF x88002DP-PH1B-INF
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. ANY REUSE OF AND WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1 AND NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 1, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 1 BEARS NORTH 89 DEGREES 46 MINUTES 06 SECONDS EAST, A DISTANCE OF 2645.89 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 05 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 327.83 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 12 SECONDS EAST, LEAVING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 135.00 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 05 SECONDS WEST, A DISTANCE OF 2.12 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 12 SECONDS EAST, A DISTANCE OF 778.83 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 46.00 FEET AND BEING CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59 DEGREES 21 MINUTES 07 SECONDS, A DISTANCE OF 47.65 FEET, AND WHOSE LONG CHORD BEARS NORTH 29 DEGREES 54 MINUTES 10 SECONDS WEST, A DISTANCE OF 45.55 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 10 DEGREES 21 MINUTES 45 SECONDS EAST, A DISTANCE OF 295.39 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 16 SECONDS WEST, A DISTANCE OF 451.06 FEET;

THENCE SOUTH 03 DEGREES 24 MINUTES 12 SECONDS WEST, A DISTANCE OF 310.56 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 12 SECONDS WEST, A DISTANCE OF 339.78 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 04 SECONDS EAST, A DISTANCE OF 88.37 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 41 SECONDS WEST, A DISTANCE OF 135.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 03 MINUTES 05 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 881.07 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 25 SECONDS EAST, LEAVING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,314.33 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 23 SECONDS EAST, A DISTANCE OF 112.50 FEET;

THENCE SOUTH 83 DEGREES 45 MINUTES 11 SECONDS EAST, A DISTANCE OF 332.63 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 1,437.25 FEET AND BEING CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63 DEGREES 39 MINUTES 03 SECONDS, A DISTANCE OF 1,596.66 FEET, AND WHOSE LONG CHORD BEARS SOUTH 45 DEGREES 18 MINUTES 33 SECONDS EAST, A DISTANCE OF 1,515.82 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 78 DEGREES 34 MINUTES 06 SECONDS WEST, A DISTANCE OF 333.33 FEET;

THENCE NORTH 47 DEGREES 50 MINUTES 26 SECONDS WEST, A DISTANCE OF 203.24 FEET;

THENCE NORTH 35 DEGREES 19 MINUTES 14 SECONDS WEST, A DISTANCE OF 122.99 FEET;

THENCE SOUTH 68 DEGREES 50 MINUTES 14 SECONDS WEST, A DISTANCE OF 271.59 FEET;

THENCE SOUTH 58 DEGREES 49 MINUTES 45 SECONDS WEST, A DISTANCE OF 267.83 FEET;

THENCE SOUTH 74 DEGREES 18 MINUTES 01 SECONDS WEST, A DISTANCE OF 354.71 FEET;

THENCE SOUTH 76 DEGREES 50 MINUTES 47 SECONDS WEST, A DISTANCE OF 121.98 FEET;

THENCE SOUTH 29 DEGREES 15 MINUTES 08 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 270.00 FEET AND BEING CONCAVE SOUTHERLY;

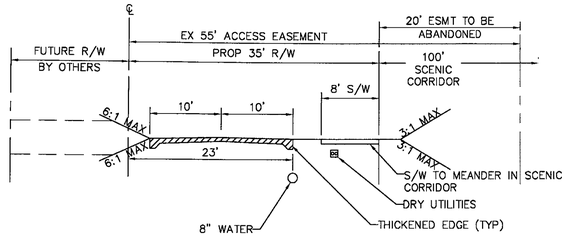
THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33 DEGREES 51 MINUTES 23 SECONDS, A DISTANCE OF 159.54 FEET, AND WHOSE LONG CHORD BEARS NORTH 78 DEGREES 06 MINUTES 10 SECONDS WEST, A DISTANCE OF 157.23 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 420.00 FEET AND BEING CONCAVE NORTHERLY;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40 DEGREES 55 MINUTES 08 SECONDS, A DISTANCE OF 299.95 FEET, AND WHOSE LONG CHORD BEARS NORTH 74 DEGREES 34 MINUTES 18 SECONDS WEST, A DISTANCE OF 293.62 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 400.00 FEET AND BEING CONCAVE SOUTHWESTERLY;

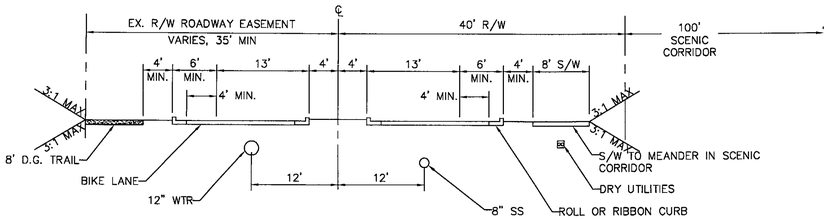
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 44 MINUTES 56 SECONDS, A DISTANCE OF 12.21 FEET, AND WHOSE LONG CHORD BEARS NORTH 54 DEGREES 59 MINUTES 12 SECONDS WEST, A DISTANCE OF 12.21 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE SOUTH 89 DEGREES 46 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1,763.97 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

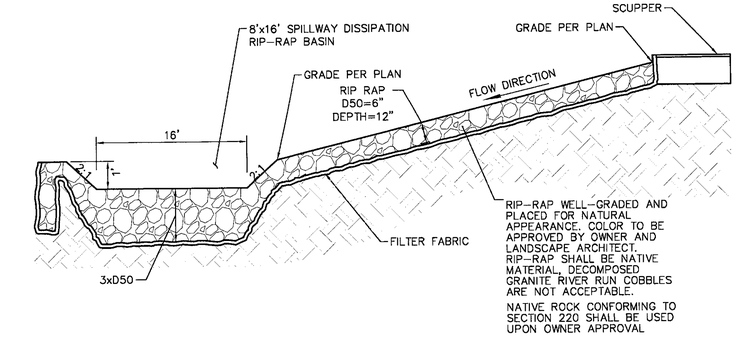
SAID PARCEL CONTAINS 4,100,242 SQ.FT. OR 94.1286 ACRES, MORE OR LESS.

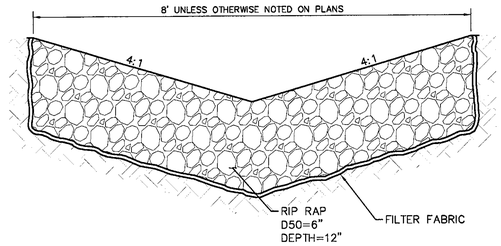


128TH STREET SECTION
NORTH OF RANCH GATE ROAD
(LOOKING NORTH)

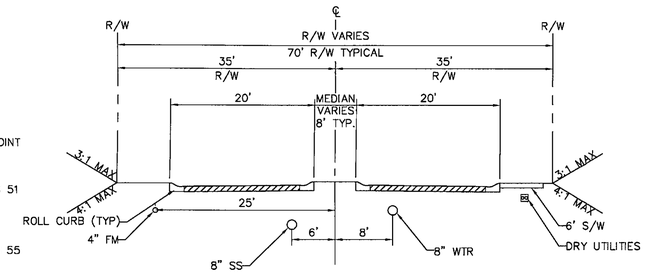


128TH STREET SECTION
SOUTH OF RANCH GATE
(LOOKING NORTH)
FIG 5.3-11 MINOR COLLECTORS - RURAL/ESL WITH TRAILS

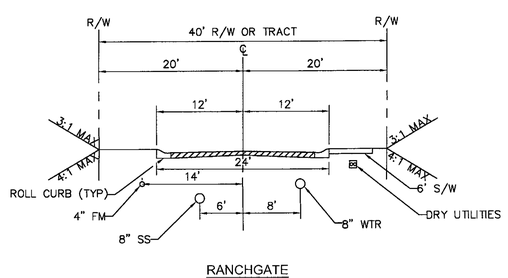




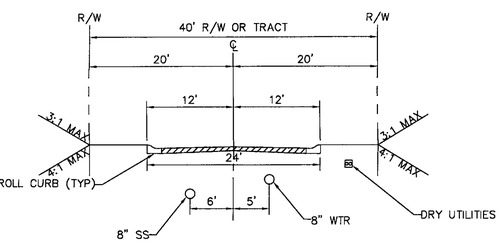
RIP-RAP SPILLWAY AND DISSIPATION BASIN DETAIL
SCALE: NTS



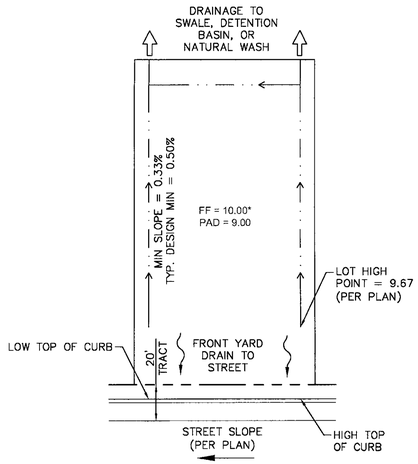
RANCHGATE
LOCAL PUBLIC STREET (BEFORE GATE)
MODIFIED FIG 5.3-19 LOCAL RESIDENTIAL - RURAL/ESL CHARACTER W/ S/W ON ONE SIDE



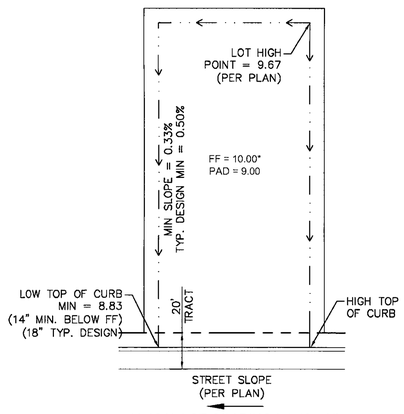
RANCHGATE
LOCAL PRIVATE STREET (AFTER GATE)
MODIFIED FIG 5.3-19 LOCAL RESIDENTIAL - RURAL/ESL CHARACTER W/ S/W ON ONE SIDE



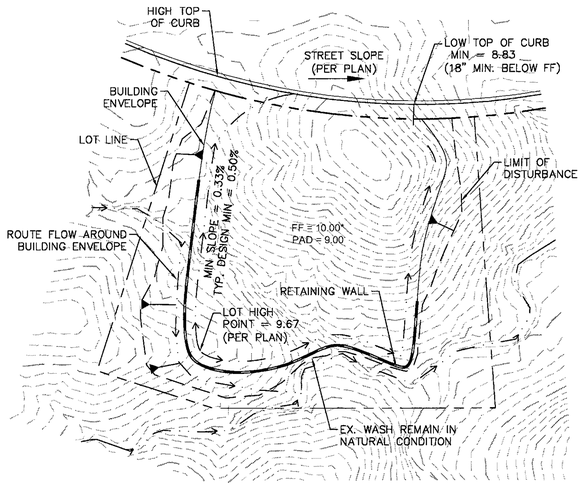
INTERNAL STREETS
FIG 5.3-19 LOCAL RESIDENTIAL - RURAL/ESL CHARACTER
FOR LOT WIDTHS GREATER THAN 90' WIDE MINIMUM



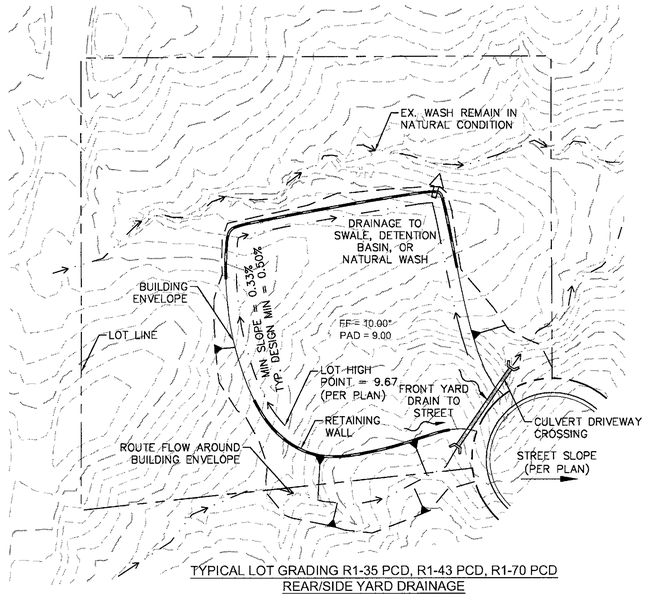
TYPICAL LOT GRADING R1-18 PCD
REAR LOT DRAINAGE
SCALE: NTS
*FF THICKNESS TO BE DETERMINED AT FINAL DESIGN



TYPICAL LOT GRADING R1-18 PCD
DRAINAGE TO STREET
SCALE: NTS
*FF THICKNESS TO BE DETERMINED AT FINAL DESIGN



TYPICAL LOT GRADING R1-35 PCD, R1-43 PCD, R1-70 PCD
DRAINAGE TO STREET
SCALE: NTS
*FF THICKNESS TO BE DETERMINED AT FINAL DESIGN



TYPICAL LOT GRADING R1-35 PCD, R1-43 PCD, R1-70 PCD
REAR/SIDE YARD DRAINAGE
SCALE: NTS
*FF THICKNESS TO BE DETERMINED AT FINAL DESIGN

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=60'
SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB
DATE: SEP 2017

STORYROCK - PHASE 1A
PRELIMINARY PLAT
LEGAL DESCRIPTION & SECTIONS
SCOTTSDALE, ARIZONA

5-PP-2016
CASE NO.: 13-ZN-2014

Registered Professional Engineer (Civil)
CERTIFICATE NO.
52081
JASON M. BURK
Date Signed: 09/30/17
ARIZONA, USA
Expires 06/30/19

PROJECT NO.
191988002

DRAWING NAME
88002PP-CV

02 OF 08

K:\pov_civil\191988002 - storyrock\CADD\Phase 1A\Preliminary Plat\88002PP-CV.dwg, Sep 12, 2017, zach.hill
XREFS: x88002IB-PP x88002VS x88002BM-PH1A x88002BM-RG x88002Parcels-PH1A x88002MP x88002BM-PH1A-INF
THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

TRACT C
TRACT A
TRACT B
TRACT K
TRACT L
TRACT M
TRACT N
128TH STREET
RANCH GATE ROAD
SECTION LINE
FOUND 1/2" REBAR
EX. 20' INGRESS/EGRESS & PUE TBA
EX. 55' ROADWAY & UTILITY ESMT
20' EOP
EX. DIRT ROAD
N0°03'05"W 881.07'
EX. BARBED WIRE FENCE TO BE REMOVED
PHASE 1A PLAT/PROJECT BOUNDARY TYP.
CONSTRUCTION ℄
11.25' SSB TYP.
25.25' RSB TYP.
45.00' RSB TYP.
15.00' SSB TYP.
30.00' FSB TYP.
DEVELOPABLE ENVELOPE (TYP.)
BUILDING SETBACK (TYP.)
DRAINAGE ESMT.
17' WATER ESMT.
N89°46'25"E 2314.33'
EX. BARBED WIRE FENCE TO BE REMOVED
PHASE 1A PLAT BOUNDARY TYP.
EX. 20' INGRESS/EGRESS & PUE TBA
EX. 20' INGRESS/EGRESS & PUE TBA
EX. 20' INGRESS/EGRESS & PUE TBA
MATCHLINE: SEE SHEET 04
MATCHLINE: SEE SHEET 05
BASIN DB10
BASIN DB58
BASIN DB60
PROP. 8" WATER LINE (TYP.)
PROP. 8" SEWER LINE (TYP.)
SVT (TYP.)
PROJECT BOUNDARY
APN 217-01-001P RICH & CHRISTINE WILLIAMSON NOT A PART OF PROJECT
PARCEL 1
EX. 6" WATER LINE
EX. DRAINAGE ESMT
EX. WATER LINE ESMT
EX. LIFT STATION
EX. 80' ELECTRIC ESMT
PROP. 8" SEWER LINE
EX. 12" DIP WATER LINE
EX. 8" DIP SEWER LINE
EX. 12" DIP WATER LINE
128TH STREET IMPROVEMENTS & DEDICATION PER SEPARATE INSTRUMENT
RANCH GATE ROAD IMPROVEMENTS & DEDICATION PER SEPARATE INSTRUMENT
RANCH GATE ROAD RIGHT-OF-WAY PER SEPARATE INSTRUMENT.
RANCH GATE ROAD RIGHT-OF-WAY SOUTH OF PROPERTY BOUNDARY PER SEPARATE INSTRUMENT.
PROPOSED GATE
BASIN TO BE CONSTRUCTED WITH RANCHGATE IMP.
PEDESTRIAN ACCESS PATH (6' WIDE CONCRETE)
NOTE: REFER TO SHEET 05 FOR LINE AND CURVE TABLES.
NORTH
GRAPHIC SCALE IN FEET 30 60 120

1 119287 SQ FT 2.74 ACRES
2 190290 SQ FT 4.37 ACRES
3 14371 SQ FT 0.33 ACRES
4 17200 SQ FT 0.39 ACRES
5 14208 SQ FT 0.33 ACRES
6 14488 SQ FT 0.33 ACRES
7 13743 SQ FT 0.32 ACRES
8 31694 SQ FT 0.73 ACRES
9 32243 SQ FT 0.74 ACRES
10 29577 SQ FT 0.68 ACRES
11 28189 SQ FT 0.65 ACRES
12 27970 SQ FT 0.64 ACRES
13 51972 SQ FT 1.19 ACRES
14 48902 SQ FT 1.12 ACRES
15 39675 SQ FT 0.91 ACRES
16 32328 SQ FT 0.74 ACRES
17 33801 SQ FT 0.78 ACRES
18 62984 SQ FT 1.45 ACRES
19 32492 SQ FT 0.75 ACRES
20 37322 SQ FT 0.86 ACRES
21 43642 SQ FT 1.00 ACRES
22 43560 SQ FT 1.00 ACRES
23 37458 SQ FT 0.86 ACRES
28 29243 SQ FT 0.67 ACRES
29 30637 SQ FT 0.70 ACRES
30 30099 SQ FT 0.69 ACRES
29880 SQ FT 0.69 ACRES

L1 N0°03'04"W 88.37'
L2 S89°56'41"W 135.00'
L3 N89°46'12"E 135.00'
L4 S0°13'48"E 20.00'
L5 N89°46'12"E 438.99'
L6 N1°02'45"E 295.39'
L7 S3°24'12"W 310.56'
L8 S89°46'07"W 1323.18'
L9 S89°46'05"W 440.80'
L10 N0°03'05"W 327.83'
C1 R=40.00' Δ=90°00'00" L=62.83' CB=S45°03'05"E C=56.57'
C2 R=40.00' Δ=90°00'00" L=62.83' CB=N44°56'55"E C=56.57'
C3 R=40.00' Δ=90°00'00" L=62.83' CB=S44°56'55"W C=56.57'
C4 R=40.00' Δ=90°00'00" L=62.83' CB=N45°03'05"W C=56.57'
C5 R=46.00' Δ=59°21'07" L=47.65' CB=N29°54'10"W C=45.55'
C6 R=400.00' Δ=1°44'52" L=12.20' CB=N54°59'10"W C=12.20'

Kimley»Horn
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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

NO.	REVISION	BY	DATE	APPR.

SCALE (H): 1"=60'
SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB
DATE: SEP 2017

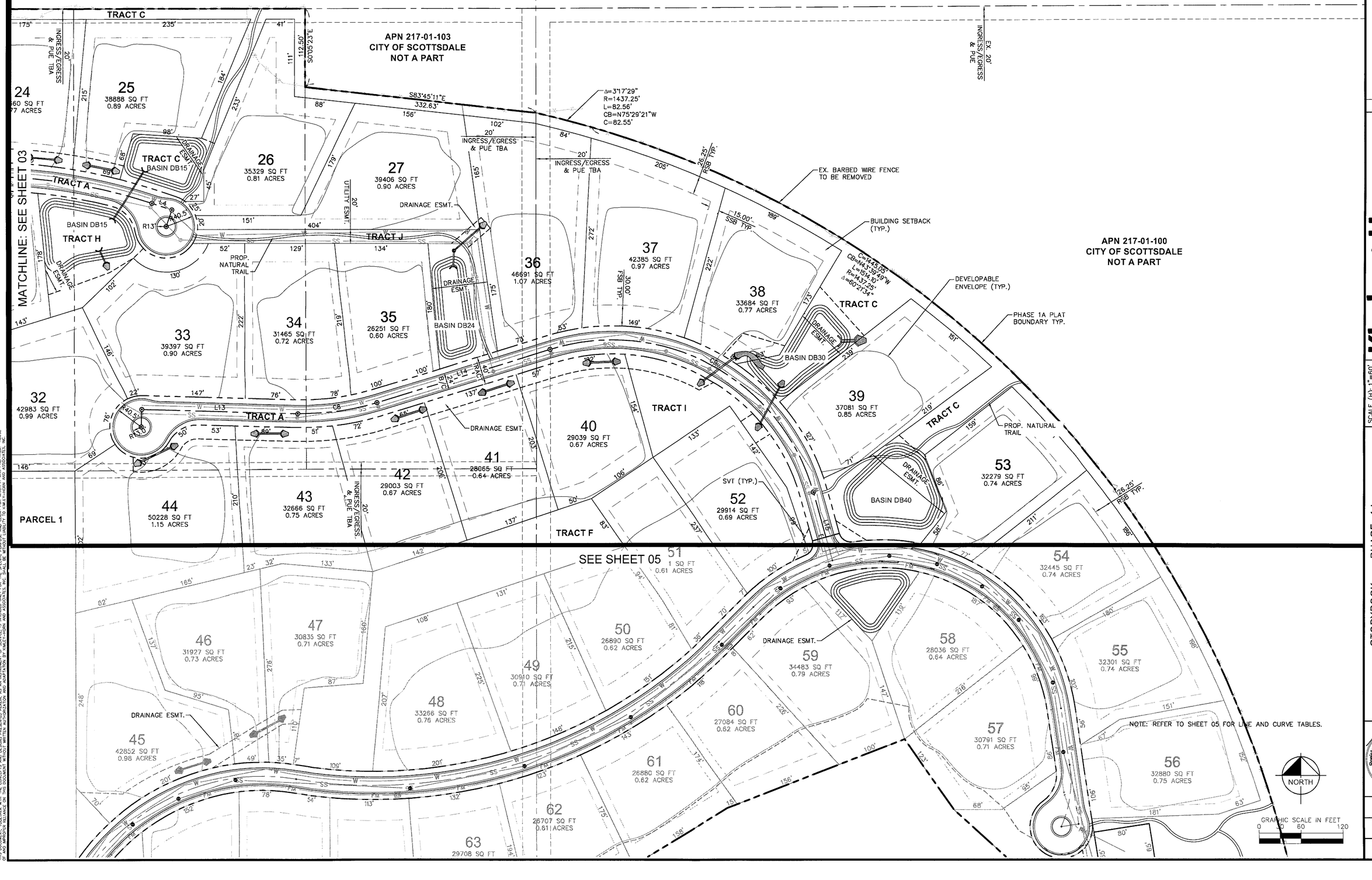
STORYROCK – PHASE 1A
PRELIMINARY PLAT
PRELIMINARY PLAT PLAN
SCOTTSDALE, ARIZONA

Registered Professional Engineer
CERTIFICATE NO.
52081
JASON M. BURM
This item shall not be valid unless signed and sealed.
ARIZONA, USA
Expires 06/30/17

PROJECT NO. 191988002
DRAWING NAME 88002PP
03 OF 08

5-PP-2016
CASE NO.: 13-ZN-2014

K:\phx-civil\191988002 - storyrock\CAD\Plans\Phase 1A\Preliminary Plat\88002PP.dwg, Sep 12, 2017 - zach.hill
XREFS: x88002TB-PP.dwg x88002SM-PH1A.dwg x88002TB-PH1A.dwg x88002UT-PH1A.dwg x88002DM-PH1A.dwg x88002DM-RG.dwg x88002NP.dwg x88002SM-PH1A-INF.dwg x88002UT-PH1A-INF.dwg x88002UT-PH1A-INF.dwg
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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

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SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB
DATE: SEP 2017

STORYROCK – PHASE 1A
PRELIMINARY PLAT
PRELIMINARY PLAT PLAN
SCOTTSDALE, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO.
52081
JASON M. BURM
Date Signed 09/30/17
ARIZONA, U.S.A.
Expires 06/30/18

PROJECT NO.
191988002

DRAWING NAME
88002PP

04 OF 08

CASE NO.: 13-ZN-2014 5-PP-2016

I:\proj_civil\191988002 — storyrock\CAD\Phase 1A\Preliminary Plat\88002PP.dwg Sep 12, 2017 zach.hill
XREFS: x88002BM-PH1A-INF x88002UT-PH1A-INF x88002UT-PH1A x88002BM-128 x88002BM-RG x88002MP x88002BM-PH1A-INF x88002UT-PH1A x88002DBM
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NO.	REVISION	BY	DATE	APPR.

SEE SHEET 04

MATCHLINE: SEE SHEET 03

PARCEL 1

32 — 42983 SQ FT — 0.99 ACRES
33 — 39397 SQ FT — 0.90 ACRES
34 — 31465 SQ FT — 0.72 ACRES
35 — 26251 SQ FT — 0.60 ACRES
36 — 46591 SQ FT — 1.07 ACRES
37 — 42385 SQ FT — 0.97 ACRES
38 — 33684 SQ FT — 0.77 ACRES
39 — 37081 SQ FT — 0.85 ACRES
40 — 28039 SQ FT — 0.67 ACRES
41 — 28065 SQ FT — 0.64 ACRES
42 — 29003 SQ FT — 0.67 ACRES
43 — 32666 SQ FT — 0.75 ACRES
44 — 50228 SQ FT — 1.15 ACRES
45 — 42852 SQ FT — 0.98 ACRES
46 — 31927 SQ FT — 0.73 ACRES
47 — 30835 SQ FT — 0.71 ACRES
48 — 33266 SQ FT — 0.76 ACRES
49 — 30910 SQ FT — 0.71 ACRES
50 — 26890 SQ FT — 0.62 ACRES
51 — 26461 SQ FT — 0.61 ACRES
52 — 29914 SQ FT — 0.69 ACRES
53 — 32279 SQ FT — 0.74 ACRES
54 — 32445 SQ FT — 0.74 ACRES
55 — 32301 SQ FT — 0.74 ACRES
56 — 32880 SQ FT — 0.75 ACRES
57 — 30791 SQ FT — 0.71 ACRES
58 — 28036 SQ FT — 0.64 ACRES
59 — 34483 SQ FT — 0.79 ACRES
60 — 27084 SQ FT — 0.62 ACRES
61 — 26880 SQ FT — 0.62 ACRES
62 — 26707 SQ FT — 0.61 ACRES
63 — 29708 SQ FT — 0.68 ACRES
64 — 27947 SQ FT — 0.64 ACRES
65 — 27569 SQ FT — 0.63 ACRES
66 — 27293 SQ FT — 0.63 ACRES

TRACT A, TRACT D, TRACT E, TRACT F, TRACT G, TRACT O

BASIN DB40, BASIN DB61

DRAINAGE ESMT., INGRESS/EGRESS & PUE TBA, BUILDING SETBACK (TYP.), DEVELOPABLE ENVELOPE (TYP.), EX. 20' INGRESS/EGRESS & PUE TBA, RSB TYP. 26.25', SSB TYP. 11.25', RSB TYP. 30.00', SSB TYP. 15.00', FSB TYP.

PROP. 8" WATER LINE (TYP.), PROP. 8" SEWER LINE (TYP.), PROP. 2.5" FORCE MAIN (TYP.)

BASIN TO BE CONSTRUCTED WITH RANCHGATE IMP.

RANCH GATE ROAD IMPROVEMENTS & DEDICATION PER SEPARATE INSTRUMENT

PHASE 1A PLAT BOUNDARY TYP.

EX. BARBED WIRE FENCE TO BE REMOVED

PROPOSED LIFT STATION

PROP. NATURAL TRAIL

APN 217-01-009T

APN 217-01-009K

LINE TABLE		
LINE	LENGTH	BEARING
L2	188.41	N80°33'11.41"E
L3	173.53	N62°08'23.13"E
L4	29.80	S71°37'29.64"E
L9	112.42	N17°05'30.33"W
L10	212.02	N0°04'39.03"W
L11	115.50	N23°15'06.80"W
L13	222.65	S88°15'01.16"E
L14	258.99	N72°41'21.35"E
L15	101.33	S15°48'28.81"E
L16	80.56	N18°04'00.64"E
L17	69.90	N45°01'09.60"E
L18	81.42	S8°43'50.40"E
L19	89.95	S7°37'58.47"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	450.00'	417.59'	S72°51'44"E	402.77'	53°10'08"	225.19'
C2	400.00'	499.74'	S82°04'09"E	467.87'	71°34'57"	288.40'
C3	750.00'	605.22'	N85°15'27"E	588.93'	46°14'07"	320.18'
C5	300.00'	89.09'	N8°35'05"W	88.76'	17°00'51"	44.87'
C6	400.00'	188.54'	N13°25'33"E	186.80'	27°00'24"	96.06'
C7	175.00'	153.27'	N1°50'19"E	148.42'	50°10'52"	81.94'
C8	350.00'	116.43'	N82°13'10"E	115.90'	19°03'37"	58.76'
C9	300.00'	479.11'	S61°33'34"E	429.79'	91°30'10"	307.97'
C10	300.00'	425.57'	N58°42'22"E	390.78'	81°16'42"	257.49'
C11	700.00'	663.72'	N72°10'56"E	639.13'	54°19'33"	359.18'
C12	260.00'	572.90'	S71°51'20"E	463.84'	126°15'00"	513.04'

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=60'
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DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB
DATE: SEP 2017

STORYROCK – PHASE 1A
PRELIMINARY PLAT
PRELIMINARY PLAT PLAN
SCOTTSDALE, ARIZONA

5-PP-2016
CASE NO.: 13-ZN-2014

Registered Professional Engineer (Civil)
CERTIFICATE NO.
52081
JASON M. BURM
Date Signed 09/11/17
ARIZONA, USA
Expires 06/30/19

PROJECT NO.
191988002

DRAWING NAME
88002PP

05 OF 08

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XREFS: x88002TB-PP x88002VS x88002BM-PH1A x88002PP x88002LT-PH1A x88002LT-PH1A-INF x88002BM-PH1A x88002BM-PH1A-INF x88002BM-RG x88002MP x88002BM-128 x88002BM-128_INF x88002BM-PH1A x88002BM-PH1A_INF
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PAD GRADING LIMITS (TYP.)
RETAINING WALL TYP.
EX. BARBED WIRE FENCE TO BE REMOVED
PROP. 100-YR INUNDATION LIMITS (TYP.)
EROSION SETBACK TYP.
SCOUR PROTECTION TYP.
PIPE CULVERTS TYP.
PROP. NATURAL TRAIL
55' ROADWAY & UTILITY ESMT
DRAINAGE ESMT.
PROP. 2x36" CULVERT
PH1 GRADING LIMITS (TYP.)
PROP 18" CULVERT
GRADING LIMITS (TYP.)
128TH STREET
MATCHLINE: SEE SHEET 07
TRACT A
TRACT D
TRACT C
TRACT B
HIGH POINT 2621.43
LOW POINT 2606.45
HIGH POINT 2607.44
LOW POINT 2597.00
BASIN OUTFALL HW: 2606.00 Q100 2 CFS
ROADWAY OUTFALL
PROP OUTLET PIPE
BASIN DB10 V100 0.92 AC-FT V10 0.92 AC-FT HW: 2606.00 BTM: 2603.00
BASIN DB20 V100 0.42 AC-FT V10 0.42 AC-FT HW: 2594.00 BTM: 2588.00
BASIN OUTFALL HW: 2597.60 Q100 23 CFS
PROP. 18" CULVERT 2594.00 FL
PROJECT BOUNDARY
EX. BARBED WIRE FENCE PROTECT IN PLACE
35' R/W
SECTION LINE
EX. LIFT STATION
EX. DRAINAGE ESMT
EX. 18" PIPE CULVERT
EX. WATER LINE ESMT
EX. ROAD
EX. 20' R/W
PROP 20' R/W
APN 217-01-001P
RICH & CHRISTINE WILLIAMSON
NOT A PART OF PROJECT
APN 217-01-007C
DENISE BIXLER
NOT A PART
RANCH GATE ROAD
128TH STREET GRADING AND DRAINAGE PER SEPARATE PLAN
PHASE 1A PLAT BOUNDARY
PROP. STORM DRAIN
PROP. OUTLET PIPE
BASIN OUTFALL HW: 2623.00 Q100 1 CFS
BASIN DB50 V100 0.14 AC-FT V10 0.14 AC-FT HW: 2623.00 BTM: 2622.00
RANCH GATE GRADING AND DRAINAGE PER SEPARATE PLAN
TRACT N
TRACT A
TRACT C
TRACT K
ROADWAY OUTFALL
DRAINAGE SWALE TYP.
RETAINING WALL TYP.
R1-18 SITE WALL TYP.
GRADING LIMITS (TYP.)
PARCEL 1
BASIN DB60 V100 0.45 AC-FT V10 0.45 AC-FT HW: 2605.00 BTM: 2602.00
PROP. OUTLET STRUCTURE HW: 2605.00 Q100 13 CFS
PROP. 18" PIPE CULVERT
PROP. STORM DRAIN
RANCH GATE GRADING AND DRAINAGE PER SEPARATE PLAN
MATCHLINE: SEE SHEET 08
NORTH
GRAPHIC SCALE IN FEET 0 30 60 120

ZONING & GRADING SUMMARY
MASS GRADED
R1-18: LOTS 3-7
SINGLE LOT GRADING
R1-35: LOTS 8-12, 28-35, 40-52, 57-66
R1-43: LOTS 13-27, 36-39, 53-56
R1-70: LOTS 1-2

NO.	REVISION	BY	DATE	APPR.

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DESIGNED BY: ZJH
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DATE: SEP 2017

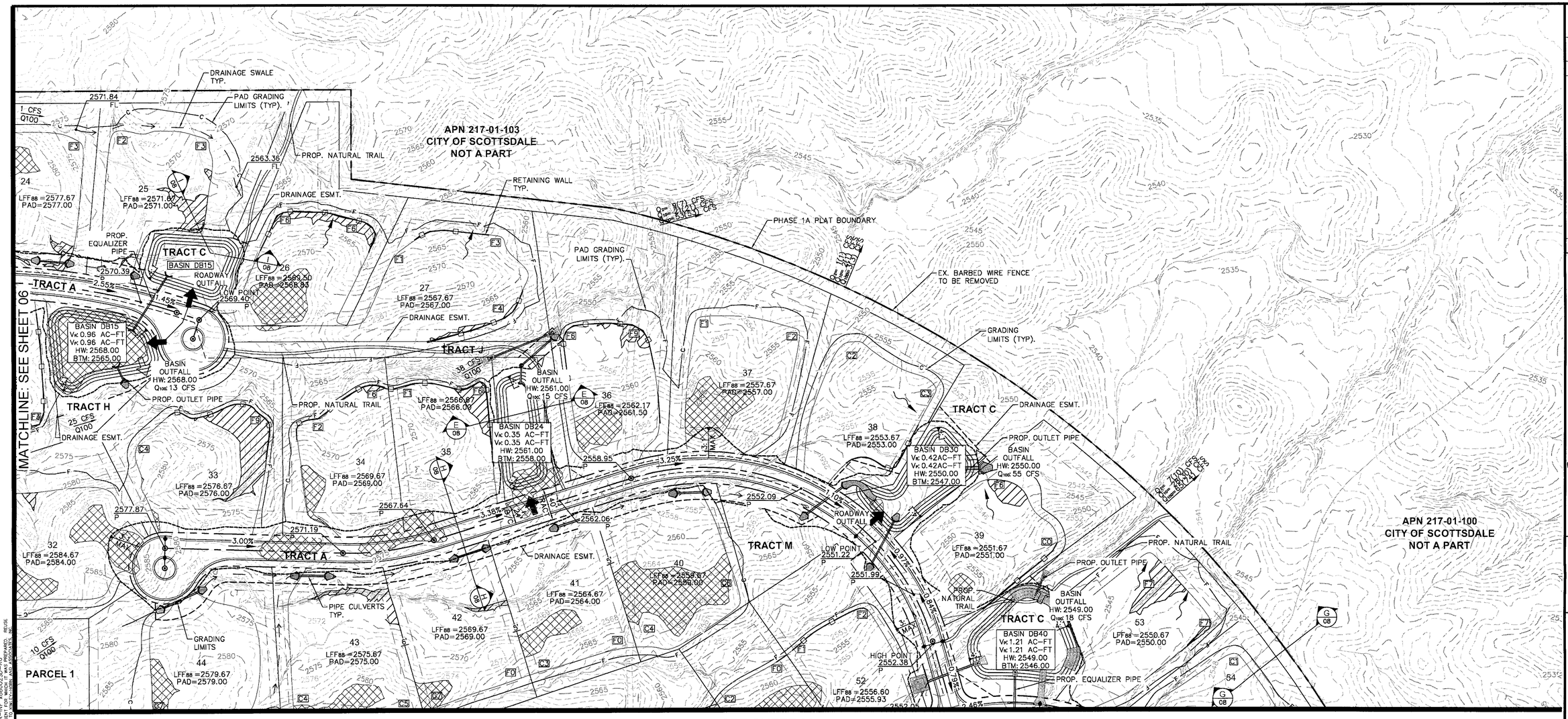
STORYROCK - PHASE 1A
PRELIMINARY PLAT
PRELIMINARY GRADING PLAN
SCOTTSDALE, ARIZONA

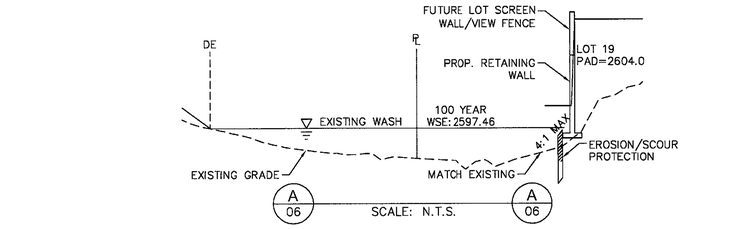
Registered Professional Engineer (Civil) CERTIFICATE NO. 52081 JASON M. BURM Date Signed 09/29/17 ARIZONA, USA Expires 06/30/19

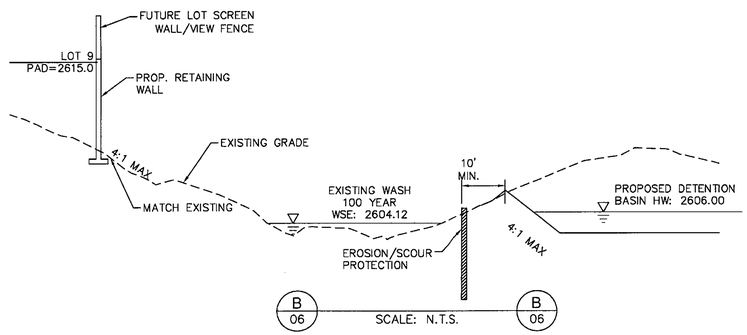
PROJECT NO. 191988002
DRAWING NAME 88002GD
06 OF 08

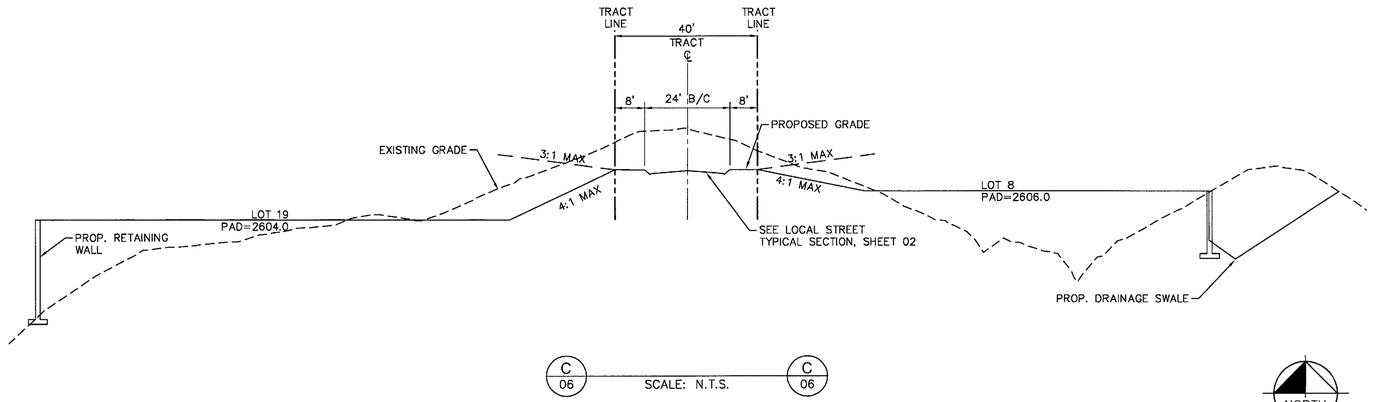
5-PP-2016
CASE NO.: 13-ZN-2014

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XREFS: -88002TB-PP, x88002XS, x88002BM-PH1A, x88002MS, x88002BM-128, x88002BM-RG, x88002BM-PH1A-INF, x88002MP, x88002BM-PH1A-INF, x88002SD-RG
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ZONING & GRADING SUMMARY
MASS GRADED
R1-18: LOTS 3-7
SINGLE LOT GRADING
R1-35: LOTS 8-12, 28-35, 40-52, 57-66
R1-43: LOTS 13-27, 36-39, 53-56
R1-70: LOTS 1-2

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

NO.	REVISION	BY	DATE	APPR.

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DRAWN BY: ZJH
CHECKED BY: JMB
DATE: SEP 2017

STORYROCK - PHASE 1A
PRELIMINARY PLAT
PRELIMINARY GRADING PLAN
SCOTTSDALE, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO.
52081
JASON M. BURM
Date Signed 09/11/17
ARIZONA, USA
Expires 06/30/19

PROJECT NO.
191988002

DRAWING NAME
88002GD

07 OF 08

5-PP-2016
CASE NO.: 13-ZN-2014

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SEE SHEET 07

MATCHLINE: SEE SHEET 06

PARCEL 1

PARCEL 2

TRACT A

TRACT C

TRACT D

TRACT E

TRACT F

TRACT G

TRACT H

TRACT I

PIPE CULVERTS TYP.

GRADING LIMITS

PAD GRADING LIMITS (TYP).

RETAINING WALL TYP.

DRAINAGE ESMT.

BASIN DB40
Vr: 1.21 AC-FT
Vx: 1.21 AC-FT
HW: 2549.00
BTM: 2546.00

BASIN DB61A
Vr: 0.34 AC-FT
Vx: 0.34 AC-FT
HW: 2583.00
BTM: 2580.00

BASIN OUTFALL
HW: 2583.00
Q100: 2 CFS

BASIN OUTFALL
HW: 2549.00
Q100: 18 CFS

ROADWAY OUTFALL

PROP. EQUALIZER PIPE

PROP. STORM DRAIN

DRAINAGE SWALE

RANCH GATE
GRADING AND DRAINAGE
PER SEPARATE PLAN

PROP. 2-3'X8' BOX CULVERT

PROP. 24" CULVERT

PROP. PIPE CULVERT

EROSION SETBACK TYP.

PHASE 1A PLAT BOUNDARY

EROSION/SCOUR PROTECTION

EX. 100-YR INUNDATION LIMITS (TYP.)

PROP. 100-YR INUNDATION LIMITS (TYP.)

EX. BARBED WIRE FENCE TO BE REMOVED

PROP. NATURAL TRAIL

NATURAL TRAIL

RETAINING WALL TYP.

ROADWAY OUTFALL

HIGH POINT 2552.38 P

HIGH POINT 2551.06 P

LOW POINT 2550.48 P

2552.05 P

2556.81 P

2565.62 P

2577.68 P

2581.43 P

2589.15 P

2585.66 P

2581.66 P

2582.20 P

2550.14 P

2549.36 P

APN 217-01-009J

APN 217-01-009K

APN 217-01-009T

	LFF88	PAD
42	2569.67	2569.00
43	2575.67	2575.00
44	2579.67	2579.00
45	2582.67	2582.00
46	2582.67	2582.00
47	2576.67	2576.00
48	2564.67	2564.00
49	2570.67	2570.00
50	2560.67	2560.00
51	2557.67	2557.00
52	2556.60	2555.93
53	2550.67	2550.00
54		
55	2547.67	2547.00
56	2546.67	2546.00
57	2554.67	2554.00
58	2555.67	2555.00
59	2559.67	2559.00
60	2561.65	2560.98
61	2566.65	2565.99
62	2572.67	2572.00
63	2574.67	2574.00
64	2578.65	2577.99
65	2583.67	2583.00
66	2584.67	2584.00

BFE: 2562.65

BFE: 2566.46

BFE: 2568.27

BFE: 2572.47

BFE: 2576.91

BFE: 2586.20

BFE: 2587.70

BFE: 2545.69

BFE: 2544.20

BFE: 2540.01

BFE: 2536.53

BFE: 2531.69

1.05%

0.99%

4.21%

0.78%

0.60%

0.61%

1.78%

2.19%

5.41%

2.43%

2.46%

0.57%

0.51%

0.51%

10 CFS Q100

12 CFS Q100

4 CFS Q100

1 CFS Q100

418 CFS Q100

2 CFS Q100

107 CFS Q100 (15)

59 CFS Q100 (15)

140 CFS Q100 (15)

128TH STREET
ROADWAY IMPROVEMENTS

128TH STREET
℄

35' ROW

℞

100' SCENIC CORRIDOR

SECTION LINE

MATCH EXISTING

EXISTING GRADE

4:1 MAX

LOT 13
PAD=2628.0

D
06
SCALE: N.T.S.
D
06

FUTURE LOT SCREEN WALL/VIEW FENCE

LOT 35
PAD=2666.0

PROP. RETAINING WALL (6' MAX)

PROPOSED GRADE

PROPOSED DETENTION BASIN HW: 2561.00

LOT 36
PAD=2661.50

EXISTING GRADE

4:1 MAX

E
07
SCALE: N.T.S.
E
07

LOT BOUNDARY/
℞

LOT 54
PAD=2548.0

EXISTING GRADE

G
08
SCALE: N.T.S.
G
08

LOT 25
PAD=2570.00

PROPOSED DETENTION BASIN HW: 2568.00

LOT 26
PAD=2568.83

PROPOSED GRADE

EXISTING GRADE

I
07
SCALE: N.T.S.
I
07

DE

LOT 61
PAD=2666.0

PROP. RETAINING WALL (6' MAX)

EXISTING WASH 100 YEAR WSE: 2564.24

EROSION/SCOUR PROTECTION

F
08
SCALE: N.T.S.
F
08

TRACT LINE

40' TRACT

20' D.E.

EXISTING GRADE

LOT 35
PAD=2566.00

10% MAX

3:1 MAX

LOT 42
PAD=2569.00

PROP. CULVERT

SEE LOCAL STREET TYPICAL SECTION, SHEET 02

H
07
SCALE: N.T.S.
H
07

ZONING & GRADING SUMMARY
MASS GRADED
R1-18: LOTS 3-7
SINGLE LOT GRADING
R1-35: LOTS 8-12, 28-35, 40-52, 57-66
R1-43: LOTS 13-27, 36-39, 53-56
R1-70: LOTS 1-2

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

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DATE: SEP 2017

STORYROCK – PHASE 1A
PRELIMINARY PLAT
PRELIMINARY GRADING PLAN
SCOTTSDALE, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO.
52081
JASON M. BURM
Date Signed 09/30/17
ARIZONA, U.S.A.
Expires 06/30/19

PROJECT NO.
191988002

DRAWING NAME
88002GD

08 OF 08

CASE NO.: 13-ZN-2014
5-PP-2016

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XREFS: x88002TB-PP x88002VS x88002BM-PH1A x88002WS x88002BM-RG x88002BM-PH1A-INF x88002SD-RG
x88002TP x88002WP x88002SM-PH1A x88002SM-RG x88002SM-INF x88002SM-PH1A-INF
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PRELIMINARY PLAT
FOR
STORYROCK PHASE 1A

PORTIONS OF SECTION 1 AND 12, TOWNSHIP 4 NORTH, RANGE 5 EAST THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

ENGINEER

KIMLEY-HORN & ASSOCIATES
7740 N. 16TH STREET, SUITE 200
MESA, ARIZONA 85202
TELEPHONE: (602) 944-5500
CONTACT: JASON BURM, P.E.

SURVEYOR

SURVEY INNOVATION GROUP, INC
7301 E EVANS ROAD
SCOTTSDALE, ARIZONA 85260
TELEPHONE: 480-922-0780
CONTACT: JASON SEGNERI

OWNER/DEVELOPER

CAVALLIERE RANCH, LLC.
14400 N. 76TH PLACE
SCOTTSDALE, AZ. 85260
TELEPHONE: 480-368-5205
CONTACT: CHASE EMMERSON

BENCHMARK

1" IRON PIPE AT THE NORTH ¼ CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SLAT RIVER BASE AND MERIDIAN.
GDAC POINT NAME: 43561-1
ELEVATION = 2716.331 (NAVD '88)

UTILITIES

WATER	CITY OF SCOTTSDALE
SEWER	CITY OF SCOTTSDALE
ELECTRIC	ARIZONA PUBLIC SERVICE CO
TELEPHONE	–
CABLE T.V.	–
GAS	–

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. SAID LINE BEARS N00°04'57"W.

ZONING

PLANNED COMMUNITY DISTRICT (P-C ESL):

- R1-18 ESL
- R1-35 ESL
- R1-43 ESL
- R1-70 ESL

SITE DATA

GROSS AREA	94.28 AC±
NET AREA	92.22 AC±
TOTAL NUMBER OF LOTS (EXCLUDING PARCEL 1)	66
TYPICAL LOT SIZE	CUSTOM
MINIMUM LOT AREA	
• R1-18 ESL	13,500 S.F.
• R1-35 ESL	26,250 S.F.
• R1-43 ESL	32,250 S.F.
• R1-70 ESL	52,500 S.F.
PHASE 1A DENSITY**	0.78 DU/AC

**DENSITY CALCULATION EXCLUDES PARCEL 1 AND TRACT K

SETBACK TABLE

R1-18 ESL	
FRONT	26.25 FT
REAR	22.50 FT
SIDE	7.50 FT
R1-35 ESL	
FRONT	30.00 FT
REAR	26.25 FT
SIDE	11.25 FT
R1-43 ESL	
FRONT	30.00 FT
REAR	26.25 FT
SIDE	15.00 FT
R1-70 ESL	
FRONT	45.00 FT
REAR	45.00 FT
SIDE	22.50 FT

SHEET INDEX

SHEET NO.	TITLE
01	COVER SHEET
02	LEGAL DESCRIPTION & SECTIONS
03-05	PRELIMINARY PLAT PLAN
06-08	PRELIMINARY GRADING PLAN

GRADING NOTES

1. C2 & F2 INDICATE ANTICIPATED CUT AND FILL HEIGHTS AT THE LOCATION FROM PROPOSED PAD ELEVATION TO EXISTING GROUND.
2. LOTS ZONING R1-35, R1-43 AND R1-70 SHALL NOT BE MASS GRADED AND REQUIRE AN INDIVIDUAL SINGLE LOT GRADING PLAN.

FIRE DEPARTMENT NOTES

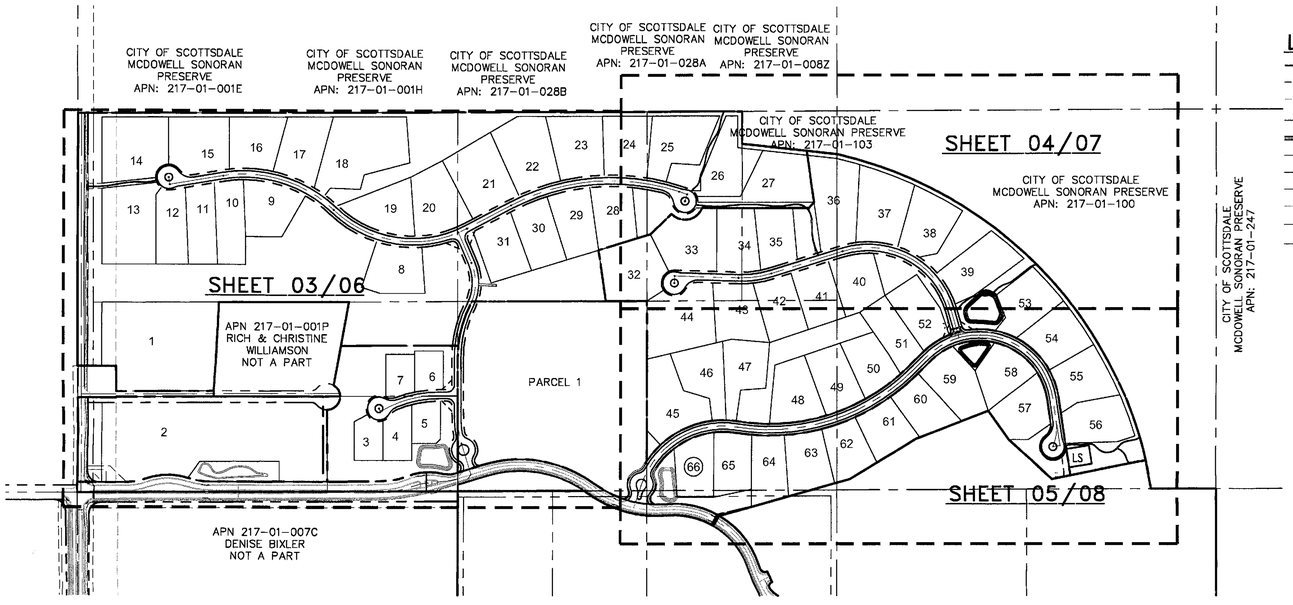
1. UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'6"
2. KEY SWITCH/PRE-EMPTION SENSOR REQUIRED
3. HYDRANT SPACING PER DS&PM 6-1.502.
5. FIRE LANE SURFACE WILL SUPPORT 83,000 LBS. (GVW)DEVELOPMENT PROVIDES RESIDENTIAL FIRE TURNING RADIUS (40.5' OUTSIDE).

LOT QUANTITIES

LOT AREA TABLE		
LOT NO.	AREA (SQ FT)	ZONING
1	119287	R1-70 PCD
2	190290	R1-70 PCD
3	14371	R1-18 PCD
4	17200	R1-18 PCD
5	14208	R1-18 PCD
6	14488	R1-18 PCD
7	13743	R1-18 PCD
8	31694	R1-35 PCD
9	32243	R1-35 PCD
10	29577	R1-35 PCD
11	28189	R1-35 PCD
12	27970	R1-35 PCD
13	51972	R1-43 PCD
14	48902	R1-43 PCD
15	39675	R1-43 PCD
16	32328	R1-43 PCD
17	33801	R1-43 PCD
18	62984	R1-43 PCD
19	32492	R1-43 PCD
20	37322	R1-43 PCD
21	43642	R1-43 PCD
22	43560	R1-43 PCD

LOT AREA TABLE		
LOT NO.	AREA (SQ FT)	ZONING
23	37458	R1-43 PCD
24	33660	R1-43 PCD
25	38888	R1-43 PCD
26	35329	R1-43 PCD
27	39406	R1-43 PCD
28	29243	R1-35 PCD
29	30637	R1-35 PCD
30	30099	R1-35 PCD
31	29880	R1-35 PCD
32	42983	R1-35 PCD
33	39397	R1-35 PCD
34	31465	R1-35 PCD
35	26251	R1-35 PCD
36	46691	R1-43 PCD
37	42385	R1-43 PCD
38	33684	R1-43 PCD
39	37081	R1-43 PCD
40	29039	R1-35 PCD
41	28065	R1-35 PCD
42	29003	R1-35 PCD
43	32666	R1-35 PCD
44	50228	R1-35 PCD

LOT AREA TABLE		
LOT NO.	AREA (SQ FT)	ZONING
45	42852	R1-35 PCD
46	31927	R1-35 PCD
47	30835	R1-35 PCD
48	33266	R1-35 PCD
49	30910	R1-35 PCD
50	26890	R1-35 PCD
51	26461	R1-35 PCD
52	29914	R1-35 PCD
53	32279	R1-43 PCD
54	32445	R1-43 PCD
55	32301	R1-43 PCD
56	32880	R1-43 PCD
57	30791	R1-35 PCD
58	28036	R1-35 PCD
59	34483	R1-35 PCD
60	27084	R1-35 PCD
61	26880	R1-35 PCD
62	26707	R1-35 PCD
63	29708	R1-35 PCD
64	27947	R1-35 PCD
65	27569	R1-35 PCD
66	27293	R1-35 PCD



PROJECT MAP

GRAPHIC SCALE IN FEET
0 125 250 500

NORTH

TRACT TABLE

TRACT TABLE			
NAME	OWNERSHIP/MAINT.	TRACT USES	AREA (ACRES)
PARCEL 1*	PRIVATE HOA	NOAS/OPEN SPACE/DRAINAGE	8.52
PARCEL 2	CITY OF SCOTTSDALE	LIFT STATION	0.12
TRACT A	PRIVATE HOA	PRIVATE STREET	7.44
TRACT B	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE	1.25
TRACT C	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE	14.13
TRACT D	PRIVATE HOA	NAOS/OPEN SPACE	0.06
TRACT E	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE	0.57
TRACT F	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE	1.02
TRACT G	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE	0.18
TRACT H	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE	0.44
TRACT I	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE	0.38
TRACT J	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE/ UTILITY EASEMENT	0.50
TRACT K*	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE	0.52
TRACT L	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE/ UTILITY EASEMENT/SCENIC CORRIDOR	0.31
TRACT M	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE/ UTILITY EASEMENT/SCENIC CORRIDOR	0.25
TRACT N	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE	0.48
TRACT O	PRIVATE HOA	NAOS/OPEN SPACE/DRAINAGE/ UTILITY EASEMENT	0.32

*PARCEL 1 TO CONSTRUCT A MAXIMUM OF 10 LOTS. PARCEL 1 TO DEDICATE A MINIMUM OF 3.92 ACRES OF NAOS WITH 70% MINIMUM UNDISTURBED. NAOS TO BE DEDICATED WITH TRACT K WILL CONTRIBUTE TO PARCEL 1 OVERALL NAOS REQUIREMENT.

CULVERT MAINTENANCE

HOA TO ENACT CULVERT AND STORM DRAIN MAINTENANCE PROGRAM. INSPECT AND CLEAN CULVERTS BI-ANNUALLY AND AFTER MAJOR STORM EVENTS.

SIGNATURE NOT SET SEE SHEET 02 FOR RECORDS
11/16/17
DATE

NAOS DEDICATION

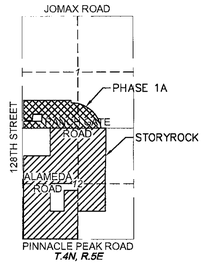
A MAJORITY OF THE AREAS OUTSIDE OF BUILDING ENVELOPES AND TRACTS WILL BE DEDICATED ON THE FINAL PLAT AS NATURAL AREA OPEN SPACE (NAOS) / DRAINAGE EASEMENTS.

REQUIRED NAOS PER MEDCP (EXCLUDING PARCEL 1 & TRACT K): 44.07± AC.

PROPOSED NAOS (EXCLUDING PARCEL 1 & TRACT K): 44.07± AC. (51.8%)

FUTURE PARCEL 1 & TRACT K NOAS: 3.92± AC.

PER LOT NAOS PROVIDED ON FINAL PLAT AND FINAL NAOS EXHIBIT, PER LOT NAOS FOR REFERENCE ONLY. NAOS REQUIRED IS FOR ENTIRE PROJECT NOT PER LOT BASIS.



VICINITY MAP

N.T.S

LEGEND

	PROPERTY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
W	PROPOSED WATER LINE
	PROPOSED STORM DRAIN
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED EDGE OF PAVEMENT
	EXISTING EDGE OF PAVEMENT
	PROPOSED CENTERLINE
	BUILDING SETBACK
	PROPOSED SURVEY MONUMENT
	PROPOSED FIRE HYDRANT
NMPAE	NON-MOTORIZED PUBLIC ACCESS EASEMENT
ROW	RIGHT-OF-WAY
B/C	BACK OF CURB
TYP.	TYPICAL
HE	HIGHWAY EASEMENT
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
SE	SEWER EASEMENT
RSB	REAR YARD SETBACK
SSB	SIDE YARD SETBACK
FSB	FRONT YARD SETBACK
CFS	CUBIC FEET PER SECOND
TBA	TO BE ABANDONED
80.2 P	PAVEMENT SPOT ELEVATION AT FINISHED GRADE
FL	FLOW LINE
EG	EXISTING GRADE
0.95%	SLOPE AT FINISHED GRADE
10	PROPOSED LOT NUMBERS
A 07	CROSS SECTION ID
Q_{2}= 5(5) CFS Q_{10}= 13(13) CFS Q_{100}= 27(30) CFS	PEAK FLOWS: 27 – POST DEVELOPMENT (30) – PRE DEVELOPMENT
	100-YEAR INUNDATION LIMITS
BFE = 2586.25'	100-YEAR BASE FLOOD ELEVATION AND CROSS SECTION LOCATION
	SCOUR/EROSION PROTECTION
	DRAINAGE SWALE
	RETAINING WALL
	PHASE 1 GRADING LIMITS (ROADWAY + R1-18 LOTS)
C	CUT GRADING LINE
F	FILL GRADING LINE
	REAR OR SIDE LOT DRAINAGE INDICATOR & DRAINAGE DIRECTION
	FILL AREA GREATER THAN 6'
	CUT AREA GREATER THAN 6'
	ROADWAY DISCHARGE TO DETENTION/ FIRST FLUSH BASIN
	PAD CONSTRUCTION ENVELOPE
	ROADWAY DISCHARGE TO SPILLWAY AND DISSIPATION BASIN (SEE SHEET 02 FOR DETAIL)
	APPROX. LIMITS OF 100 YEAR INUNDATION

FLOOD INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
045012	1335	L	10/16/2013	D	N/A

ENGINEERS CERTIFICATION:

THE LOWEST FLOOR ELEVATIONS AND/OR FLOOD PROOFING ELEVATIONS ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 – FLOODPLAIN AND STORMWATER REGULATIONS.

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=60'
SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB
DATE: SEP 2017

STORYROCK – PHASE 1A
PRELIMINARY PLAT
COVER SHEET
SCOTTSDALE, ARIZONA

Registered Professional Engineer (Civil) CERTIFICATE NO. 52081 JASON M. BURM Date Signed 09/13/17 ARIZONA, USA. Expires 06/30/19

PROJECT NO. 191988002

DRAWING NAME 88002PP-CV

01 OF 08

CASE NO.: 13-ZN-2014 5-PP-2016

5-PP-2016
9/13/17

K:\phx-civil\191988002 - storyrock\CAD\Phase 1A\Preliminary Plat\88002PP_CV.dwg, Sep 12, 2017, zach.hill
XREFS: ...88002TB.dwg, 88002XB.dwg, 88002TP.dwg, 88002PP-PH1A-INF.dwg, 88002PP-PH1A-NAOS.dwg, 88002PP-PH1A-PG.dwg, 88002PP-PH1A-PLAT.dwg, 88002PP-PH1A-TRACTS.dwg
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LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1 AND NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 1, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 1 BEARS NORTH 89 DEGREES 46 MINUTES 06 SECONDS EAST, A DISTANCE OF 2645.89 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 05 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 327.83 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 12 SECONDS EAST, LEAVING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 135.00 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 05 SECONDS WEST, A DISTANCE OF 2.12 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 12 SECONDS EAST, A DISTANCE OF 778.83 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 46.00 FEET AND BEING CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59 DEGREES 21 MINUTES 07 SECONDS, A DISTANCE OF 47.65 FEET, AND WHOSE LONG CHORD BEARS NORTH 29 DEGREES 54 MINUTES 10 SECONDS WEST, A DISTANCE OF 45.55 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 10 DEGREES 21 MINUTES 45 SECONDS EAST, A DISTANCE OF 295.39 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 16 SECONDS WEST, A DISTANCE OF 451.06 FEET;

THENCE SOUTH 03 DEGREES 24 MINUTES 12 SECONDS WEST, A DISTANCE OF 310.56 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 12 SECONDS WEST, A DISTANCE OF 339.78 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 04 SECONDS EAST, A DISTANCE OF 88.37 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 41 SECONDS WEST, A DISTANCE OF 135.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 03 MINUTES 05 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 881.07 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 25 SECONDS EAST, LEAVING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,314.33 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 23 SECONDS EAST, A DISTANCE OF 112.50 FEET;

THENCE SOUTH 83 DEGREES 45 MINUTES 11 SECONDS EAST, A DISTANCE OF 332.63 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 1,437.25 FEET AND BEING CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63 DEGREES 39 MINUTES 03 SECONDS, A DISTANCE OF 1,596.66 FEET, AND WHOSE LONG CHORD BEARS SOUTH 45 DEGREES 18 MINUTES 33 SECONDS EAST, A DISTANCE OF 1,515.82 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 78 DEGREES 34 MINUTES 06 SECONDS WEST, A DISTANCE OF 333.33 FEET;

THENCE NORTH 47 DEGREES 50 MINUTES 26 SECONDS WEST, A DISTANCE OF 203.24 FEET;

THENCE NORTH 35 DEGREES 19 MINUTES 14 SECONDS WEST, A DISTANCE OF 122.99 FEET;

THENCE SOUTH 68 DEGREES 50 MINUTES 14 SECONDS WEST, A DISTANCE OF 271.59 FEET;

THENCE SOUTH 58 DEGREES 49 MINUTES 45 SECONDS WEST, A DISTANCE OF 267.83 FEET;

THENCE SOUTH 74 DEGREES 18 MINUTES 01 SECONDS WEST, A DISTANCE OF 354.71 FEET;

THENCE SOUTH 76 DEGREES 50 MINUTES 47 SECONDS WEST, A DISTANCE OF 121.98 FEET;

THENCE SOUTH 29 DEGREES 15 MINUTES 08 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 270.00 FEET AND BEING CONCAVE SOUTHERLY;

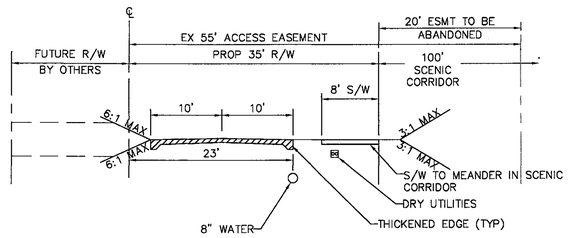
THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33 DEGREES 51 MINUTES 23 SECONDS, A DISTANCE OF 159.54 FEET, AND WHOSE LONG CHORD BEARS NORTH 78 DEGREES 08 MINUTES 10 SECONDS WEST, A DISTANCE OF 157.23 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 420.00 FEET AND BEING CONCAVE NORTHERLY;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40 DEGREES 55 MINUTES 08 SECONDS, A DISTANCE OF 299.95 FEET, AND WHOSE LONG CHORD BEARS NORTH 74 DEGREES 34 MINUTES 18 SECONDS WEST, A DISTANCE OF 293.62 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 400.00 FEET AND BEING CONCAVE SOUTHWESTERLY;

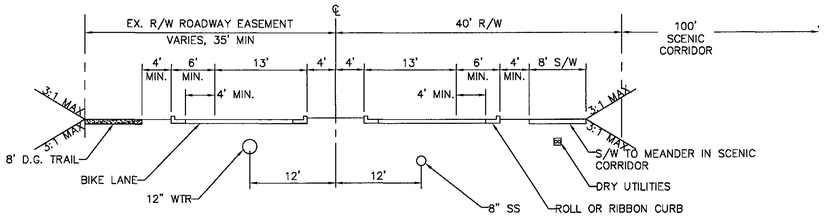
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 44 MINUTES 56 SECONDS, A DISTANCE OF 12.21 FEET, AND WHOSE LONG CHORD BEARS NORTH 54 DEGREES 59 MINUTES 12 SECONDS WEST, A DISTANCE OF 12.21 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE SOUTH 89 DEGREES 46 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1,763.97 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

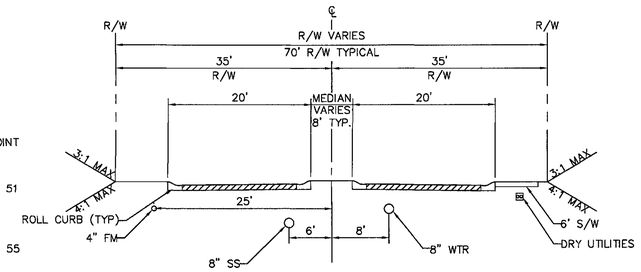
SAID PARCEL CONTAINS 4,100,242 SQ.FT. OR 94.1286 ACRES, MORE OR LESS.



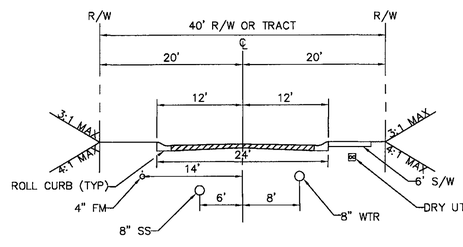
128TH STREET SECTION
NORTH OF RANCH GATE ROAD
(LOOKING NORTH)



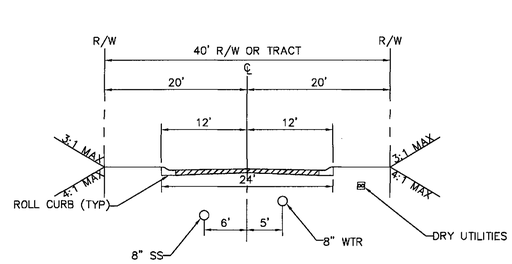
128TH STREET SECTION
SOUTH OF RANCH GATE
(LOOKING NORTH)
FIG 5.3-11 MINOR COLLECTORS - RURAL/ESL WITH TRAILS



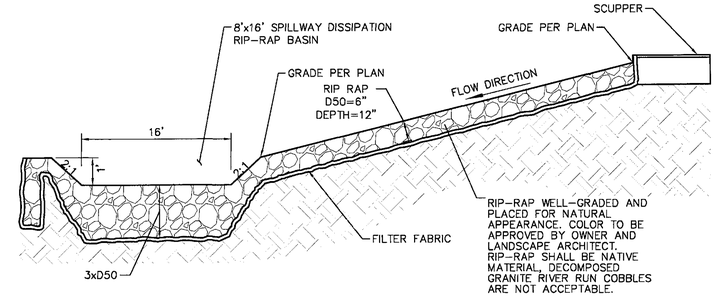
RANCHGATE
LOCAL PUBLIC STREET (BEFORE GATE)
MODIFIED FIG 5.3-19 LOCAL RESIDENTIAL - RURAL/ESL
CHARACTER W/ S/W ON ONE SIDE

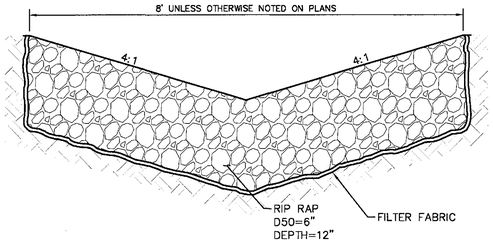


RANCHGATE
LOCAL PRIVATE STREET (AFTER GATE)
MODIFIED FIG 5.3-19 LOCAL RESIDENTIAL - RURAL/ESL
CHARACTER W/ S/W ON ONE SIDE

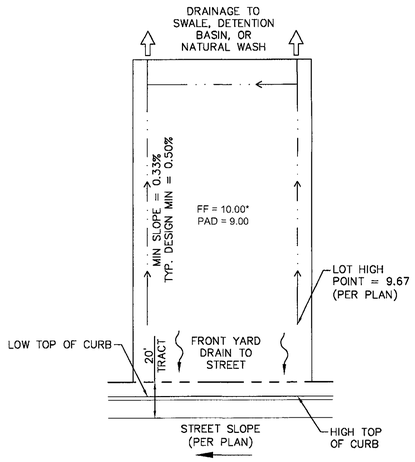


INTERNAL STREETS
FIG 5.3-19 LOCAL RESIDENTIAL - RURAL/ESL CHARACTER
FOR LOT WIDTHS GREATER THAN 90' WIDE MINIMUM

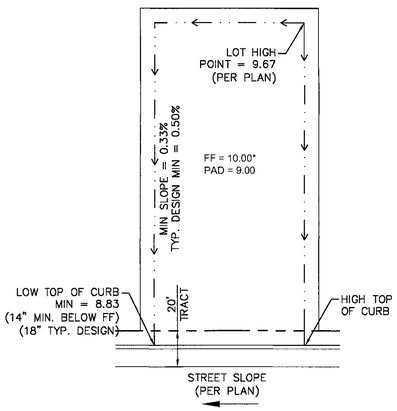




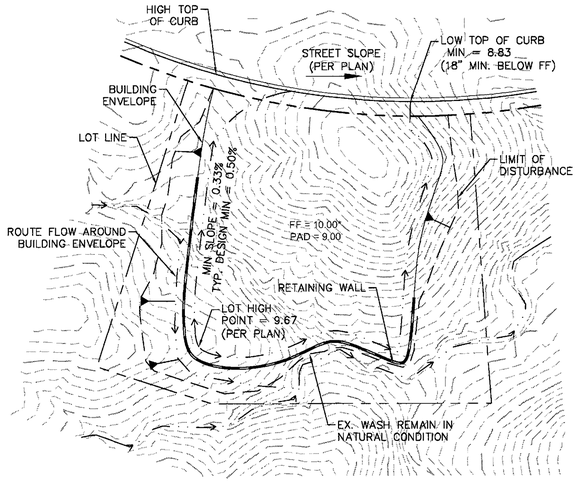
RIP-RAP SPILLWAY AND DISSIPATION BASIN DETAIL
SCALE: NTS



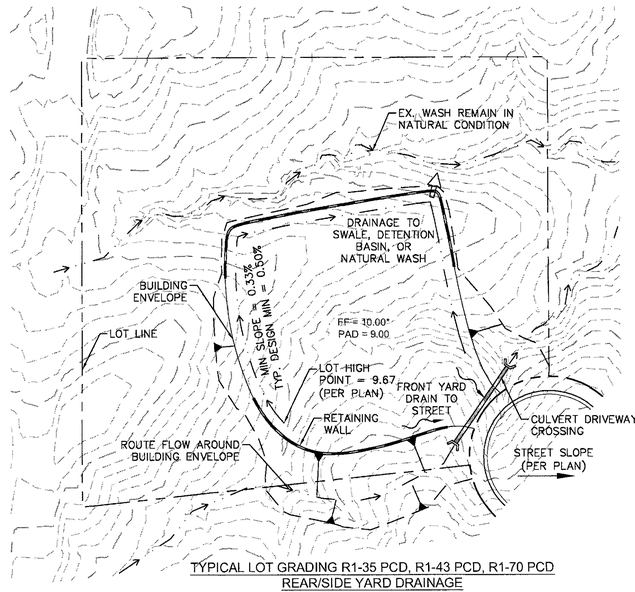
TYPICAL LOT GRADING R1-18 PCD
REAR LOT DRAINAGE
SCALE: NTS
*FF THICKNESS TO BE DETERMINED AT FINAL DESIGN



TYPICAL LOT GRADING R1-18 PCD
DRAINAGE TO STREET
SCALE: NTS
*FF THICKNESS TO BE DETERMINED AT FINAL DESIGN



TYPICAL LOT GRADING R1-35 PCD, R1-43 PCD, R1-70 PCD
DRAINAGE TO STREET
SCALE: NTS
*FF THICKNESS TO BE DETERMINED AT FINAL DESIGN



TYPICAL LOT GRADING R1-35 PCD, R1-43 PCD, R1-70 PCD
REAR/SIDE YARD DRAINAGE
SCALE: NTS
*FF THICKNESS TO BE DETERMINED AT FINAL DESIGN

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Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=60'
SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB
DATE: SEP 2017

STORYROCK – PHASE 1A
PRELIMINARY PLAT
LEGAL DESCRIPTION & SECTIONS
SCOTTSDALE, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO.
52081
JASON M. BURM
Date Signed 09/13/17
ARIZONA, U.S.A.
Expires 06/30/19

PROJECT NO.
191988002

DRAWING NAME
88002PP-CV

02 OF 08

CASE NO.: 13-ZN-2014 5-PP-2016

K:\scv_civil\191988002 - storyrock\CAD\Phase 1A\Preliminary Plat\88002PP-CV.dwg, Sep 12, 2017 zach.hill
XREFS: 88002TB-PP x88002XS x88002BM-PHI A x88002DIM-125 x88002BM-100 ob800ZParcels PHI A x88002ARP x88002BM-PHI A INF
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TRACT C
TRACT A
TRACT B
TRACT K
TRACT L
TRACT M
TRACT N
128TH STREET
RANCH GATE ROAD
SECTION LINE
FOUND 1/2" REBAR
EX. 20' INGRESS/EGRESS & PUE TBA
EX. 55' ROADWAY & UTILITY ESMT
20' EOP
EX. DIRT ROAD
N0°03'05"W 881.07'
N0°03'05"W 327.83'
DRAINAGE ESMT.
17' WATER ESMT.
EX. LIFT STATION
EX. 80' ELECTRIC ESMT
EX. WATER LINE ESMT
EX. DRAINAGE ESMT
PROP. 8" SEWER LINE
EX. 12" DIP WATER LINE
EX. 8" DIP SEWER LINE
CONSTRUCTION ℄
EX. BARBED WIRE FENCE TO BE REMOVED
EX. BARBED WIRE FENCE PROTECT IN PLACE
PHASE 1A PLAT/PROJECT BOUNDARY TYP.
PROJECT BOUNDARY
DEVELOPABLE ENVELOPE (TYP.)
BUILDING SETBACK (TYP.)
128TH STREET IMPROVEMENTS & DEDICATION PER SEPARATE INSTRUMENT
RANCH GATE ROAD RIGHT-OF-WAY PER SEPARATE INSTRUMENT.
RANCH GATE ROAD IMPROVEMENTS & DEDICATION PER SEPARATE INSTRUMENT
RANCH GATE ROAD RIGHT-OF-WAY SOUTH OF PROPERTY BOUNDARY PER SEPARATE INSTRUMENT.
PROPOSED GATE
PEDESTRIAN ACCESS PATH (6' WIDE CONCRETE)
BASIN TO BE CONSTRUCTED WITH RANCHGATE IMP.
BASIN DB10
BASIN DB58
BASIN DB60
PROP. 8" WATER LINE (TYP.)
PROP. 8" SEWER LINE (TYP.)
SVT (TYP.)
29880 SQ FT 0.69 ACRES
APN 217-01-001P RICH & CHRISTINE WILLIAMSON NOT A PART OF PROJECT
PARCEL 1
MATCHLINE: SEE SHEET 04
MATCHLINE: SEE SHEET 05
NOTE: REFER TO SHEET 05 FOR LINE AND CURVE TABLES.
NORTH
GRAPHIC SCALE IN FEET 30 60 120
1 119287 SQ FT 2.74 ACRES
2 190290 SQ FT 4.37 ACRES
3 14371 SQ FT 0.33 ACRES
4 17200 SQ FT 0.39 ACRES
5 14208 SQ FT 0.33 ACRES
6 14488 SQ FT 0.33 ACRES
7 13743 SQ FT 0.32 ACRES
8 31694 SQ FT 0.73 ACRES
9 32243 SQ FT 0.74 ACRES
10 29577 SQ FT 0.68 ACRES
11 28189 SQ FT 0.65 ACRES
12 27970 SQ FT 0.64 ACRES
13 51972 SQ FT 1.19 ACRES
14 48902 SQ FT 1.12 ACRES
15 39675 SQ FT 0.91 ACRES
16 32328 SQ FT 0.74 ACRES
17 33801 SQ FT 0.78 ACRES
18 62984 SQ FT 1.45 ACRES
19 32492 SQ FT 0.75 ACRES
20 37322 SQ FT 0.86 ACRES
21 43642 SQ FT 1.00 ACRES
22 43560 SQ FT 1.00 ACRES
23 37458 SQ FT 0.86 ACRES
28 29243 SQ FT 0.67 ACRES
29 30637 SQ FT 0.70 ACRES
30 30099 SQ FT 0.69 ACRES

NO.	REVISION	BY	DATE	APPR.

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SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB
DATE: SEP 2017

STORYROCK - PHASE 1A
PRELIMINARY PLAT
PRELIMINARY PLAT PLAN
SCOTTSDALE, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO.
52081
JASON M. BURM
ARIZONA, USA
Expires 06/30/17

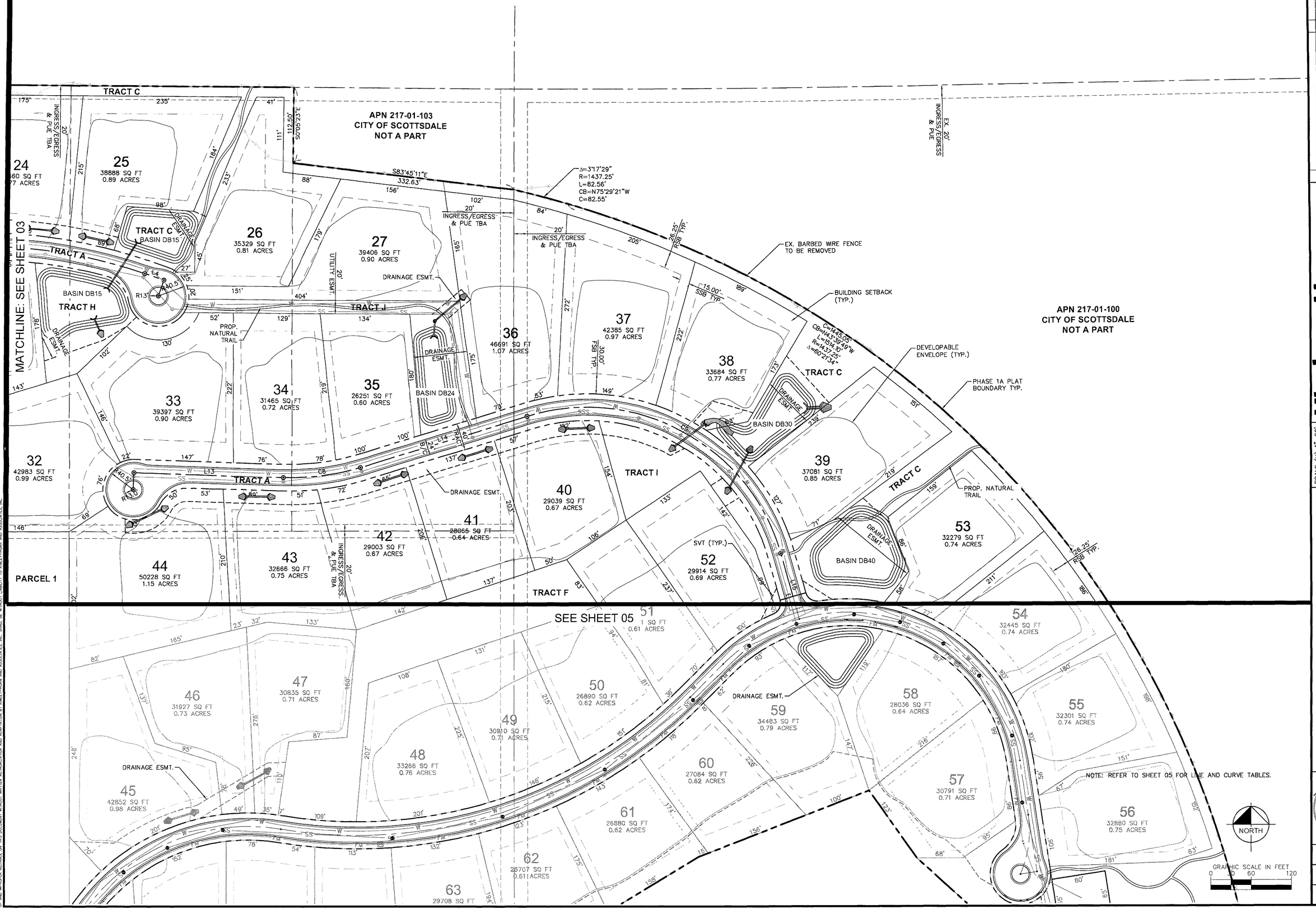
PROJECT NO.
191988002

DRAWING NAME
88002PP

03 OF 08

5-PP-2016
CASE NO.: 13-ZN-2014

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

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SCALE (V): NONE
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PRELIMINARY PLAT PLAN
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ARIZONA, USA
Expires 06/30/19

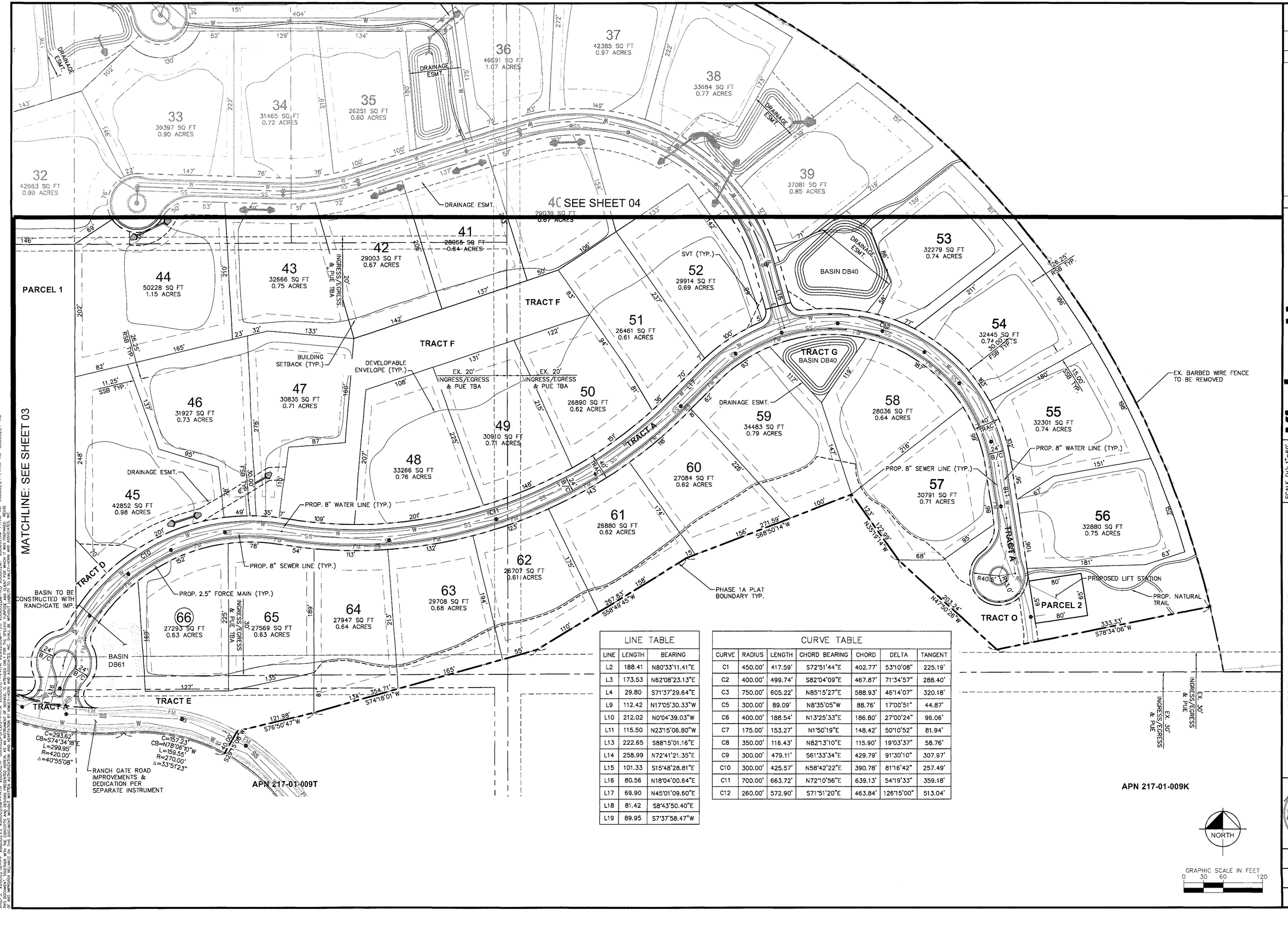
PROJECT NO.
191988002

DRAWING NAME
88002PP

04 OF 08

CASE NO.: 13-ZN-2014 5-PP-2016

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LINE TABLE		
LINE	LENGTH	BEARING
L2	188.41	N80°33'11.41"E
L3	173.53	N62°08'23.13"E
L4	29.80	S71°37'29.64"E
L9	112.42	N17°05'30.33"W
L10	212.02	N0°04'39.03"W
L11	115.50	N23°15'06.80"W
L13	222.65	S88°15'01.16"E
L14	258.99	N72°41'21.35"E
L15	101.33	S15°48'28.81"E
L16	80.56	N18°04'00.64"E
L17	69.90	N45°01'09.60"E
L18	81.42	S8°43'50.40"E
L19	89.95	S7°37'58.47"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	450.00'	417.59'	S72°51'44"E	402.77'	53°10'08"	225.19'
C2	400.00'	499.74'	S82°04'09"E	467.87'	71°34'57"	288.40'
C3	750.00'	605.22'	N85°15'27"E	588.93'	46°14'07"	320.18'
C5	300.00'	89.09'	N8°35'05"W	88.76'	17°00'51"	44.87'
C6	400.00'	188.54'	N13°25'33"E	186.80'	27°00'24"	96.06'
C7	175.00'	153.27'	N1°50'19"E	148.42'	50°10'52"	81.94'
C8	350.00'	116.43'	N82°13'10"E	115.90'	19°03'37"	58.76'
C9	300.00'	479.11'	S61°33'34"E	429.79'	91°30'10"	307.97'
C10	300.00'	425.57'	N58°42'22"E	390.78'	81°16'42"	257.49'
C11	700.00'	663.72'	N72°10'56"E	639.13'	54°19'33"	359.18'
C12	260.00'	572.90'	S71°51'20"E	463.84'	126°15'00"	513.04'

NO.	REVISION	BY	DATE	APPR.

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SCALE (H): 1"=60'
SCALE (V): NONE
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CHECKED BY: JMB
DATE: SEP 2017

STORYROCK – PHASE 1A
PRELIMINARY PLAT
PRELIMINARY PLAT PLAN
SCOTTSDALE, ARIZONA

Registered Professional Engineer
CERTIFICATE NO.
52081
JASON M. BURM
Date Signed 09/11/17
ARIZONA, U.S.A.
Expires 06/30/19

PROJECT NO.
191988002

DRAWING NAME
88002PP

05 OF 08

CASE NO.: 13-ZN-2014 5-PP-2016

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PAD GRADING LIMITS (TYP.)
RETAINING WALL TYP.
PROP. NATURAL TRAIL
55' ROADWAY & UTILITY ESMT
128TH STREET
PROJECT BOUNDARY
TRACT A
TRACT B
TRACT C
TRACT D
TRACT K
DRAINAGE ESMT.
PH1 GRADING LIMITS (TYP.)
HIGH POINT 2621.43
2615.18 FL
2619.27 P
2617.32 P
2610.62 P
2606.93 P
2622.09 FL
2623.02 FL
LFF88 =2628.67 PAD=2628.00
LFF88 =2625.67 PAD=2625.00
LFF88 =2622.67 PAD=2622.00
LFF88 =2620.67 PAD=2620.00
LFF88 =2615.67 PAD=2615.00
LFF88 =2621.67 PAD=2621.00
LFF88 =2624.67 PAD=2624.00
LFF88 =2618.67 PAD=2618.00
LFF88 =2613.67 PAD=2613.00
LFF88 =2607.67 PAD=2607.00
LFF88 =2607.17 PAD=2606.50
LFF88 =2600.67 PAD=2600.00
LFF88 =2594.67 PAD=2594.00
LFF88 =2587.67 PAD=2587.00
LFF88 =2581.17 PAD=2580.50
LFF88 =2584.67 PAD=2584.00
LFF88 =2588.67 PAD=2588.01
LFF88 =2592.67 PAD=2592.00
LFF88 =2607.17 PAD=2606.50
LFF88 =2580 PAD=2580.
PROP. 2x36" CULVERT
EX. BARBED WIRE FENCE TO BE REMOVED
EROSION SETBACK TYP.
SCOUR PROTECTION TYP.
PROP. 100-YR INUNDATION LIMITS (TYP.)
PIPE CULVERTS TYP.
PROP 18" CULVERT
GRADING LIMITS (TYP.)
BASIN OUTFALL HW: 2606.00 Q100: 2 CFS
LOW POINT 2606.45 P
ROADWAY OUTFALL
PROP. OUTLET PIPE
BASIN DB10 V100: 0.92 AC-FT V10: 0.92 AC-FT HW: 2606.00 BTM: 2603.00
BASIN DB20 V100: 0.42 AC-FT V10: 0.42 AC-FT HW: 2594.00 BTM: 2588.00
HIGH POINT 2607.44 P
LOW POINT 2597.00 P
2602.00 P
2602.30 P
2597.67 P
2594.00 FL
PROP. 18" CULVERT
BASIN OUTFALL HW: 2597.00 Q100: 23 CFS
ROADWAY OUTFALL
2598.43 P
2605.74 P
2606.42 FL
2607.42 P
2607.38 P
2606.24 P
2605.75 P
2606.55 P
2597.16 P
2592.96 P
2590.46 P
2591.02 P
2576.53 P
2613.35 FL
2607.60 FL
2607.70 P
2617.51 P
2627.13 P
2633.37 FL
2624.60 FL
2643.64 P
BFE: 2606.49
BFE: 2595.44
BFE: 2590.90
BFE: 2586.14
BFE: 2581.86
BFE: 2598.51
BFE: 2596.74
BFE: 2593.55
BFE: 2591.34
MATCHLINE: SEE SHEET 07
MATCHLINE: SEE SHEET 08
35' R/W
SECTION LINE
EX. BARBED WIRE FENCE PROTECT IN PLACE
EX. LIFT STATION
EX. DRAINAGE ESMT
EX. 18" PIPE CULVERT
EX. WATER LINE ESMT
EX. ROAD
EX. 18" PIPE CULVERT
EX. 18" PIPE CULVERT
EX. DRAINAGE ESMT
EX. DRAINAGE ESMT
EX. 20' R/W
PROP 20' R/W
APN 217-01-001P
RICH & CHRISTINE WILLIAMSON
NOT A PART OF PROJECT
APN 217-01-007C
DENISE BIXLER
NOT A PART
128TH STREET GRADING AND DRAINAGE PER SEPARATE PLAN
PHASE 1A PLAT BOUNDARY
RANCH GATE ROAD
PROP. OUTLET PIPE
BASIN OUTFALL HW: 2623.00 Q100: 1 CFS
BASIN DB58 V100: 0.14 AC-FT V10: 0.14 AC-FT HW: 2623.00 BTM: 2622.00
PROP. STORM DRAIN
RANCH GATE GRADING AND DRAINAGE PER SEPARATE PLAN
ROADWAY OUTFALL
DRAINAGE SWALE TYP.
RETAINING WALL TYP.
R1-18 SITE WALL TYP.
GRADING LIMITS (TYP.)
PROP. OUTLET STRUCTURE HW: 2605.00 Q100: 13 CFS
PROP. 18" PIPE CULVERT
RANCH GATE GRADING AND DRAINAGE PER SEPARATE PLAN
PROP. STORM DRAIN
PARCEL 1
NORTH
GRAPHIC SCALE IN FEET 0 30 60 120

ZONING & GRADING SUMMARY
MASS GRADED
R1-18: LOTS 3-7
SINGLE LOT GRADING
R1-35: LOTS 8-12, 28-35, 40-52, 57-66
R1-43: LOTS 13-27, 36-39, 53-56
R1-70: LOTS 1-2

NO.	REVISION	BY	DATE	APPR.

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

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SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB
DATE: SEP 2017

STORYROCK – PHASE 1A
PRELIMINARY PLAT
PRELIMINARY GRADING PLAN
SCOTTSDALE, ARIZONA

Registered Professional Engineer CERTIFICATE NO. 52081 JASON M. BURM Date Signed 09/13/17 ARIZONA, USA Expires 06/30/18

PROJECT NO. 191988002
DRAWING NAME 88002GD
06 OF 08

CASE NO.: 13-ZN-2014 5-PP-2016

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MATCHLINE: SEE SHEET 06

DRAINAGE SWALE TYP.

PAD GRADING LIMITS (TYP).

1 CFS Q100

2571.84 FL

APN 217-01-103
CITY OF SCOTTSDALE
NOT A PART

2563.36 FL

PROP. NATURAL TRAIL

RETAINING WALL TYP.

DRAINAGE ESMT.

PHASE 1A PLAT BOUNDARY

EX. BARBED WIRE FENCE TO BE REMOVED

GRADING LIMITS (TYP).

PROP. EQUALIZER PIPE

TRACT C

BASIN DB15

ROADWAY OUTFALL

LOW POINT 2569.40 P

TRACT A

TRACT J

TRACT H

TRACT M

TRACT C

BASIN DB15
Vx: 0.96 AC-FT
Vx: 0.96 AC-FT
HW: 2568.00
BTM: 2565.00

BASIN OUTFALL HW: 2568.00 Q100: 13 CFS

PROP. OUTLET PIPE

25 CFS Q100

BASIN OUTFALL HW: 2561.00 Q100: 15 CFS

38 CFS Q100

BASIN DB24
Vx: 0.35 AC-FT
Vx: 0.35 AC-FT
HW: 2561.00
BTM: 2558.00

BASIN DB30
Vx: 0.42AC-FT
Vx: 0.42AC-FT
HW: 2550.00
BTM: 2547.00

BASIN OUTFALL HW: 2550.00 Q100: 55 CFS

BASIN OUTFALL HW: 2549.00 Q100: 18 CFS

BASIN DB40
Vx: 1.21 AC-FT
Vx: 1.21 AC-FT
HW: 2549.00
BTM: 2546.00

LOW POINT 2551.22 P

HIGH POINT 2552.38 P

PROP. EQUALIZER PIPE

PROP. NATURAL TRAIL

PROP. OUTLET PIPE

PROP. NATURAL TRAIL

PROP. OUTLET PIPE

APN 217-01-100
CITY OF SCOTTSDALE
NOT A PART

PIPE CULVERTS TYP.

GRADING LIMITS

PARCEL 1

10 CFS Q100

	LFF88	PAD
24	=2577.67	=2577.00
25	=2571.67	=2571.00
26	=2569.50	=2568.83
27	=2567.67	=2567.00
32	=2584.67	=2584.00
33	=2576.67	=2576.00
34	=2569.67	=2569.00
35	=2560.87	=2560.00
36	=2562.17	=2561.50
37	=2557.67	=2557.00
38	=2553.67	=2553.00
39	=2551.67	=2551.00
40	=2558.67	=2558.00
41	=2564.67	=2564.00
42	=2569.67	=2569.00
43	=2575.67	=2575.00
44	=2579.67	=2579.00
52	=2556.60	=2555.93
53	=2550.67	=2550.00
54		

2577.87 P
2571.19 P
2567.64 P
2562.06 P
2558.95 P
2552.09 P
2551.99 P

3.00%
3.38%
3.25%
2.55%
4.45%
1.10%
0.97%
0.84%
2.46%

SEE SHEET 08

FUTURE LOT SCREEN WALL/VIEW FENCE
DE
RL
LOT 19 PAD=2604.0
PROP. RETAINING WALL
EXISTING WASH
100 YEAR WSE: 2597.46
4:1 MAX
EROSION/SCOUR PROTECTION
EXISTING GRADE
MATCH EXISTING
A 06 SCALE: N.T.S. A 06

FUTURE LOT SCREEN WALL/VIEW FENCE
LOT 9 PAD=2615.0
PROP. RETAINING WALL
4:1 MAX
EXISTING GRADE
MATCH EXISTING
EXISTING WASH 100 YEAR WSE: 2604.12
10' MIN.
4:1 MAX
EROSION/SCOUR PROTECTION
PROPOSED DETENTION BASIN HW: 2606.00
B 06 SCALE: N.T.S. B 06

TRACT LINE
40'
TRACT ℄
TRACT LINE
8'
24' B/C
8'
PROPOSED GRADE
EXISTING GRADE
3:1 MAX
3:1 MAX
4:1 MAX
LOT 19 PAD=2604.0
LOT 8 PAD=2606.0
PROP. RETAINING WALL
SEE LOCAL STREET TYPICAL SECTION, SHEET 02
PROP. DRAINAGE SWALE
C 06 SCALE: N.T.S. C 06

ZONING & GRADING SUMMARY
MASS GRADED
R1-18: LOTS 3-7
SINGLE LOT GRADING
R1-35: LOTS 8-12, 28-35, 40-52, 57-66
R1-43: LOTS 13-27, 36-39, 53-56
R1-70: LOTS 1-2

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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SCALE (V): NONE
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DRAWN BY: ZJH
CHECKED BY: JMB
DATE: SEP 2017

STORYROCK - PHASE 1A
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PRELIMINARY GRADING PLAN
SCOTTSDALE, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO.
52081
JASON M. BURM
Date Signed 09/12/17
ARIZONA, U.S.A.
Expires 06/30/19

PROJECT NO.
191988002

DRAWING NAME
B8002GD

07 OF 08

CASE NO.: 13-ZN-2014 5-PP-2016

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MATCHLINE: SEE SHEET 06

SEE SHEET 07

PARCEL 1

PARCEL 2

TRACT A

TRACT C

TRACT D

TRACT E

TRACT F

TRACT G

TRACT O

PIPE CULVERTS TYP.

GRADING LIMITS

PAD GRADING LIMITS (TYP.).

RETAINING WALL TYP.

DRAINAGE ESMT.

PROP. NATURAL TRAIL

BASIN OUTFALL HW: 2549.00 Q100: 18 CFS

BASIN DB40 Vx: 1.21 AC-FT Ve: 1.21 AC-FT HW: 2549.00 BTM: 2546.00

PROP. EQUALIZER PIPE

HIGH POINT 2552.38 P

HIGH POINT 2551.06 P

LOW POINT 2550.48 P

ROADWAY OUTFALL

EX. BARBED WIRE FENCE TO BE REMOVED

PROP. PIPE CULVERT

BASIN DB61A Vx: 0.34 AC-FT Ve: 0.34 AC-FT HW: 2583.00 BTM: 2580.00

PROP. STORM DRAIN

BASIN OUTFALL HW: 2583.00 Q100: 2 CFS

DRAINAGE SWALE

PROP. 2-3'X8' BOX CULVERT

PROP. 24" CULVERT

RANCH GATE GRADING AND DRAINAGE PER SEPARATE PLAN

EROSION SETBACK TYP.

PHASE 1A PLAT BOUNDARY

EROSION/SCOUR PROTECTION

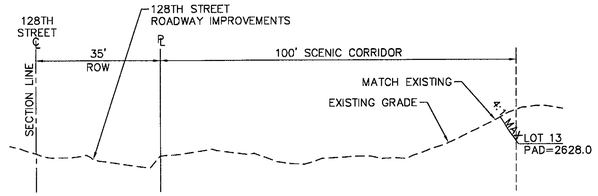
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PROP. 100-YR INUNDATION LIMITS (TYP.)

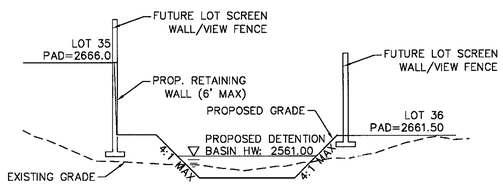
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APN 217-01-009K

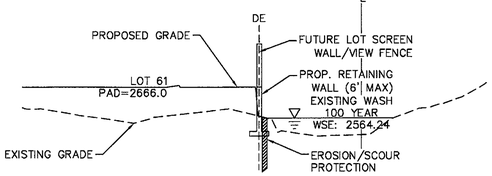
APN 217-01-009T



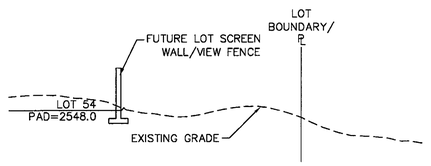
D 06 SCALE: N.T.S. D 06



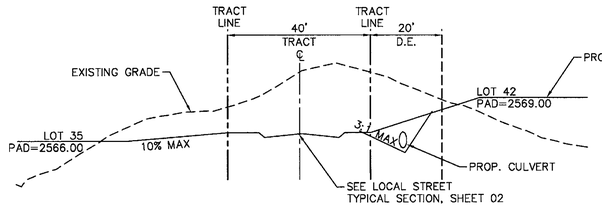
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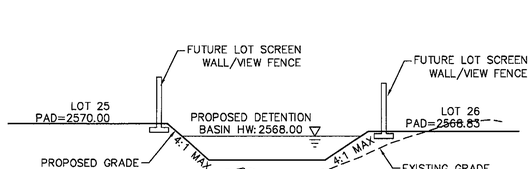
F 08 SCALE: N.T.S. F 08



G 08 SCALE: N.T.S. G 08



H 07 SCALE: N.T.S. H 07



I 07 SCALE: N.T.S. I 07

ZONING & GRADING SUMMARY
MASS GRADED
R1-18: LOTS 3-7
SINGLE LOT GRADING
R1-35: LOTS 8-12, 28-35, 40-52, 57-66
R1-43: LOTS 13-27, 36-39, 53-56
R1-70: LOTS 1-2

NORTH

GRAPHIC SCALE IN FEET 0 30 60 120

NO. | REVISION | BY: DATE | APPR.

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Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=60'
SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB
DATE: SEP 2017

STORYROCK - PHASE 1A
PRELIMINARY PLAT
PRELIMINARY GRADING PLAN
SCOTTSDALE, ARIZONA

Registered Professional Engineer (Civil) CERTIFICATE NO. 52081 JASON M. BURM Date Signed 09/29/17 ARIZONA, USA Expires 06/30/19

PROJECT NO. 191988002

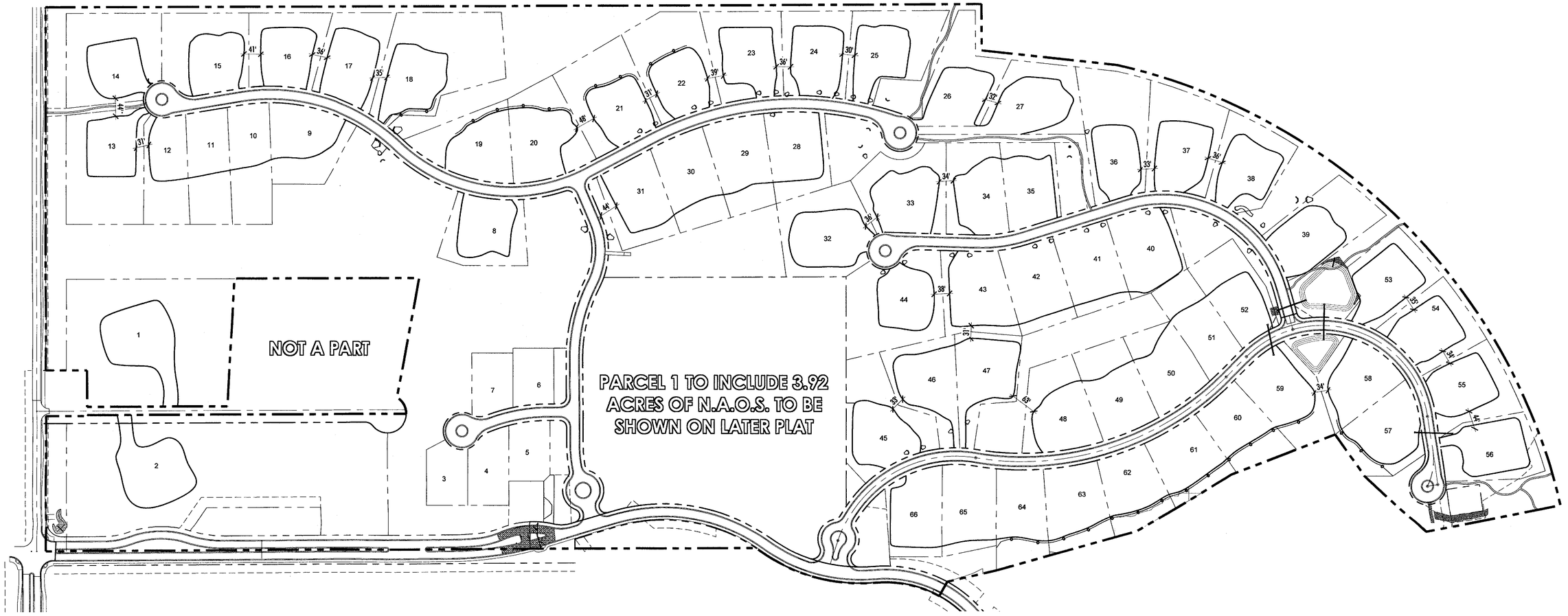
DRAWING NAME 88002GD

08 OF 08

5-PP-2016

CASE NO.: 13-ZN-2014

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XREF: XBASE_PLAN_PRELIM_PLAT.dwg XREF: XBASE_PLAN_PRELIM_PLAT_OVERALL.dwg XREF: XBASE_PLAN_PRELIM_PLAT_OVERALL_MAP.dwg XREF: XB8002SW-PH1A-INF.dwg XREF: XB8002SD-RC.dwg XREF: XB8002TB-RC.dwg XREF: XB8002GD-RC.dwg XREF: XB8002WS-RC.dwg XREF: XB8002SS-RC.dwg XREF: XB8002GR-RC.dwg XREF: XB8002PP-RC.dwg XREF: XB8002SW-PH1A-INF-RC.dwg
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LOT	UNDISTURBED	REVEGETATED	SCARRED X2	TOTAL	< 30' SEPARATION
1	81,944.08	9,930.27	0	91,874.35	
2	145,872.77	18,652.46	0	164,525.23	
8	8,062.97	5,529.62	0	13,592.59	
9	11,322.53	1,246.50	0	12,569.03	
10	13,772.55	523.16	0	14,295.71	
11	11,952.02	515.24	0	12,467.26	
12	12,101.49	2,206.64	0	14,308.13	X
13	27,287.35	7,031.41	0	34,318.76	X
14	26,220.90	5,785.48	0	32,006.38	
15	17,198.87	4,614.39	0	21,813.26	X
16	5,931.13	8,875.68	0	14,806.81	X
17	4,338.36	9,215.59	0	13,553.95	X
18	34,983.50	6,147.92	0	41,131.42	X
19	8,700.16	1,339.00	0	10,039.16	
20	11,168.83	1,623.08	0	12,791.91	X
21	18,805.10	5,293.95	0	24,099.05	X
22	18,276.15	6,407.42	0	24,683.57	X
23	7,087.99	11,213.23	0	18,301.22	X
24	4,833.50	9,077.78	0	13,911.28	X
25	8,716.88	11,457.43	0	20,174.31	X
26	11,660.78	5,024.40	0	16,685.18	X
27	8,235.92	6,536.44	0	14,772.36	X
28	4,928.29	2,623.62	0	7,551.91	
29	6,289.81	627.73	0	6,917.54	
30	6,868.31	1,287.94	0	8,156.25	
31	5,679.77	2,910.72	0	8,590.49	
32	10,975.42	8,290.06	0	19,265.48	X

LOT	UNDISTURBED	REVEGETATED	SCARRED X2	TOTAL	< 30' SEPARATION
33	12,985.16	4,474.64	0	17,459.80	X
34	7,215.52	4,758.80	0	11,974.32	X
35	4,098.29	2,283.19	0	6,381.48	
36	21,609.50	5,686.22	3389	30,685.20	X
37	15,117.68	6,755.76	0	21,873.44	X
38	8,354.34	6,741.11	0	15,095.45	X
39	12,098.23	4,548.18	0	16,646.41	
40	334.41	2,452.07	0	2,786.48	
41	2,046.03	1,253.91	561	3,861.12	
42	2,558.74	1,518.88	0	4,077.62	
43	919.44	6,202.84	0	7,122.28	X
44	19,390.38	11,940.14	0	31,330.52	X
45	16,820.97	1,456.67	0	18,277.64	
46	5,885.76	4,077.06	0	9,962.82	X
47	3,323.42	3,808.83	0	7,132.25	X
48	11,146.10	1,405.84	0	12,551.94	X
49	7,990.56	606.12	1701	10,297.76	
50	4,198.27	668.39	285	5,152.12	
51	7,160.33	535.29	0	7,695.62	
52	10,830.70	2,280.12	0	13,110.82	
53	3,677.43	8,578.35	0	12,255.78	X
54	7,892.04	4,482.45	3736	16,110.45	X
55	6,921.24	7,253.13	0	14,174.37	X
56	4,087.35	8,629.42	0	12,716.77	X
57	3,596.15	2,208.50	0	5,804.65	
58	1,043.12	4,218.72	617	5,879.24	X
59	6,033.83	4,447.81	2398	12,880.00	X

LOT	UNDISTURBED	REVEGETATED	SCARRED X2	TOTAL	< 30' SEPARATION
60	7,178.84	721.20	0	7,900.04	
61	-	-	0	-	
62	5,286.34	699.57	847	6,832.63	
63	4,120.03	792.71	1624	6,537.04	
64	3,739.22	666.33	5133	9,538.85	
65	542.53	923.97	3277	4,743.24	
66	442.15	1,971.81	5126	7,539.56	
LOT NAOS (S.F.)	**761,859.53**	**273,035.19**	**28696**	**1,063,590.30**	
LOT NAOS (AC.)	**17.49**	**6.27**	**1**	**24.42**	
TRACT NAOS (S.F.)	**634,935.54**	**196,122.04**	**16704**	**856,113.52**	
TRACT NAOS(AC.)	**14.58**	**4.50**	**0**	**19.65**	
PARCEL 1 (S.F)	**119,528.64**	**51,226.56**	**0**	**170,755.20**	
PARCEL 1 (AC.)	**2.74**	**1.18**	**0**	**3.92**	
TOTAL NAOS (S.F.)	**1,516,323.71**	**520,383.79**	**45400**	**2,090,459.02**	
TOTAL NAOS (AC.)	**34.81**	**11.95**	**1.04**	**47.99**	

NOTE: ON-LOT & TRACT NAOS CALCULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL ENGINEERING DESIGN AND POTENTIAL FUTURE PRODUCT DEVELOPMENT. THE SHIFTING OF NAOS, WHETHER IT BE FROM LOT TO LOT OR INTO COMMON TRACTS MAY BE ADJUSTED AT A LATER DATE IF NECESSARY AS LONG AS IT IS CONSISTENT WITH THE OVERALL NAOS REQUIREMENT.

NOTE: LOTS INDICATED IN TABLE WITH (X) ARE DEPENDENT OF SURROUNDING LOTS TO MEET MINIMUM 30' NAOS DIMENSION.

PHASE 1A - 3RD SUBMITTAL	
GROSS SITE AREA:	94.28 ACRES
NET SITE AREA:	93.15 ACRES
NUMBER OF LOTS:	76 LOTS
DENSITY:	0.82 DU/AC
NAOS REQ. PER MEDCP:	47.99 ACRES
MAX REVEGETATED AREA (30%)	14.40 ACRES
NAOS PROVIDED - TOTAL:	47.99 ACRES
MAOS PROVIDED - UNDISTURBED:	34.81 ACRES
NAOS PROVIDED - REVEGETATED:	11.95 ACRES
NAOS PROVIDED - SCARRED (2X):	1.04 ACRES
% OPEN SPACE:	52%
% NAOS IN TRACTS:	41%
ENHANCED DESERT OPEN SPACE:	0.96 ACRES

STORYROCK TOTAL NAOS					
	GROSS AC.	NAOS REQ. PER MEDCP	NAOS PROV.	% NAOS	% NAOS IN TRACTS
PHASE 1A	94.28 AC.	47.99 AC.	47.99 AC.	51%	41%
PHASE 1B	81.88 AC.	40.12 AC.	40.14 AC.	49%	76%
PHASE 1C	79.25 AC.	34.19 AC.	37.09 AC.	47%	91%
PHASE 2 A&B	80.19 AC.	35.38 AC.	35.38 AC.	44%	59%
PHASE 3A	96.11 AC.	52.17 AC.	52.28 AC.	54%	28%
PHASE 3B	30.02 AC.	19.75 AC.	19.75 AC.	66%	15%
TOTAL	**461.73 AC.**	**229.6 AC.**	**232.63 AC.**	**50%**	**53%**

LEGEND

- NET SITE BOUNDARY
- N.A.O.S. UNDISTURBED
- N.A.O.S. REVEGETATED
- N.A.O.S. SCARRED
- ENHANCED DESERT OPEN SPACE

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

STORYROCK

PHASE 1A - NAOS PLAN

11/16/17

APPROX. SCALE: 1"=120'

NORTH

1414.4 DRAWN BY: AV 11/17/16
REV. 02/22/17
REV. 09/13/17

5-PP-2016
9/13/17

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GENERAL 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. PROPOSED SCENIC CORRIDOR ALONG PINNACLE PEAK PKWY / JOMAX ROAD FOLLOWS NEW R.O.W. ALIGNMENT AND SHALL BE DEDICATED AT TIME OF FINAL PLAT APPROVAL. SCENIC CORRIDOR DIMENSIONS SHOULD BE 50' AVERAGE WIDTH. SEE PLAT FOR ADDITIONAL INFORMATION.
5. 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.
6. ALL SPECIES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPT. OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST.
7. NO SHRUB OR GROUNDCOVER WITHIN SIGHT VISIBILITY TRIANGLE SHALL EXCEED 2'-0" IN HEIGHT AT MATURITY, TYP.
8. MEDIANS LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE DS&PM.
9. EMERGENCY ACCESS TO BE KEPT CLEAR.
10. LANDSCAPING WITHIN SIGHT VISIBILITY TRIANGLES TO BE CONSISTENT WITH DS&PM SEC. 5-3.119.
11. PLANTS TO BE INSTALLED IN BASINS TO BE IN CONFORMANCE WITH DS&PM SEC. 2-1.903 NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.
12. CUL-DE-SAC PLANTING ISLANDS SHALL BE CONSISTENT WITH DS&PM SEC. 5-3.1100 AND PROVIDE PROPER CLEARANCES IN ACCORDANCE WITH ORD. 4045, 503.4 & 503.2.1.
13. ABOVE GROUND UTILITY EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH DS&PM SEC. 2.

RE-VEGETATION TECHNIQUES AND IRRIGATION METHOD:

1. PLANT SPECIES SELECTED FOR THIS PROJECT WILL BE CHOSEN FROM A NATIVE SONORAN DESERT PALETTE AS REFERENCED IN THE DESIGN GUIDELINES AND POLICIES FOR ENVIRONMENTALLY SENSITIVE LANDS MANUAL. FOR 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. HYDROSEED PLANTING AREAS MAY ALSO BE SUPPLEMENTED WITH CONTAINERIZED PLANTS TO ENHANCE VISUAL AESTHETICS.

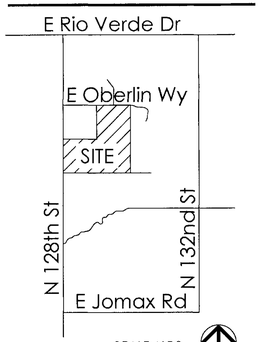
2. ALL RE-VEGETATED NAOS AREAS SHALL BE WATERED FOR THREE YEARS MAXIMUM. AT THE END OF THREE YEARS (OR THE PLANT MATERIAL LOCATED WITHIN THE NAOS AREAS HAVE BECOME ESTABLISHED), THE IRRIGATION SYSTEM TO THE NAOS AREA SHALL BE PERMANENTLY DISCONNECTED.

3. IRRIGATION METHODS WILL VARY DEPENDING UPON PLANT TYPES. CONTAINER-GROWN PLANT MATERIAL SHALL BE IRRIGATED WITH DRIP IRRIGATION. DEPENDING UPON THE SEASON AT TIME OF HYDROSEED INSTALLATION, EITHER TEMPORARY SPRAY HEADS MAY BE INSTALLED OR WATERING FROM WATER TRUCKS MAY BE USED TO ASSIST HYDROSEED GERMINATION.

PROJECT TEAM

Discipline	Company Contact Info.
Client	CAV-RANCH LLC Chase Emmerson 14400 N. 76th Place Scottsdale, AZ 85260 480.368.5205 Chase@finalplat.com
Landscape Architect	LVA Urban Design Studio Laura Thelen, RLA, LEED-AP 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 lthelen@lvadesign.com
Civil Engineer	Kimley-Horn Jason Burm P.E. 7740 N. 16th Street, Suite 300 Phoenix, Arizona 85020 602.216.1232 Jason.Burm@kimley-horn.com

VICINITY MAP

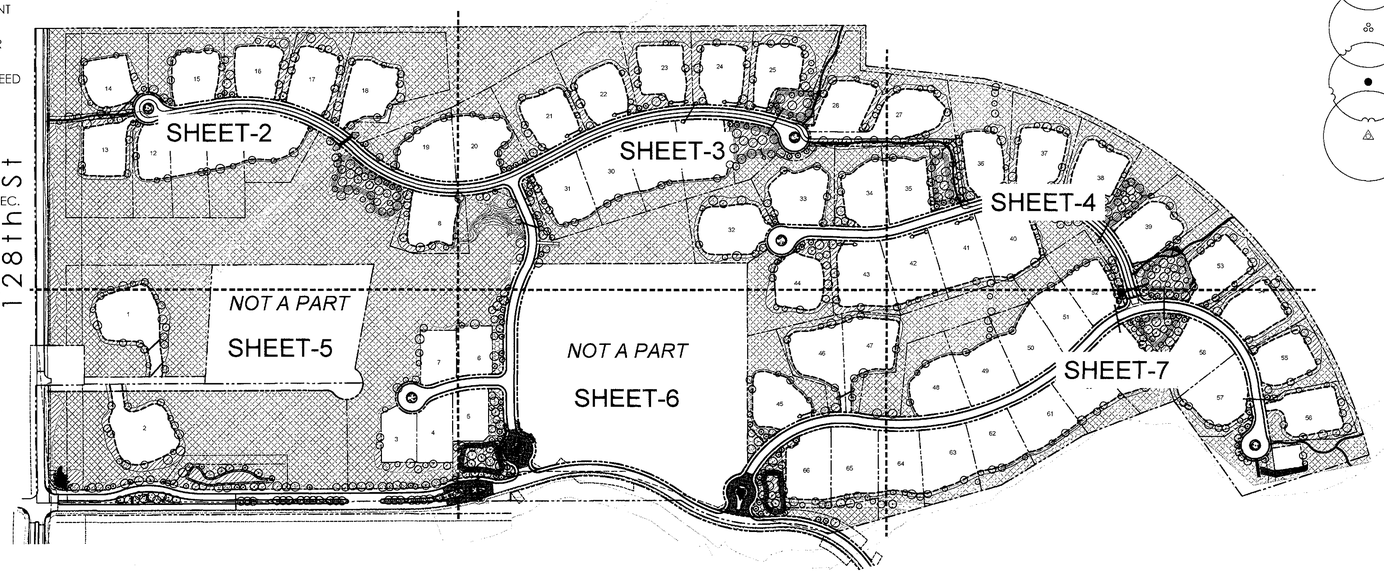


SCALE: N.T.S.

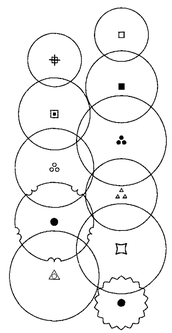
HYDROSEED MIX - APPLY AT RATE OF 17 PLS LBS/ACRE

		PLS LBS / ACRE
AMBROSIA DELTOIDEA	TRIANGLE-LEAF BURSAGE	3.0
ATRIPLEX CANESCENS	FOUR-WING SALTBUSH	3.0
ENCELIA FARINOSA	BRITTLEBUSH	2.0
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	1.0
LARREA TRIDENTATA	CREOSOTE BUSH	2.0
SENNA COVESII	DESERT SENNA	2.0
SPHAERALCEA AMBIGUA	GLOBEMALLOW	2.0

PLANTS INSTALLED IN DETENTION BASINS AND DRAINAGE CHANNELS TO CONFORM TO CITY OF SCOTTSDALE DS&PM, SECTION 2-1.903.



PLANTING LEGEND



TREES		MIN. SIZE
ACACIA ANEURA	WHITE THORN ACACIA	3/4" CALIPER
ACACIA GREGGII	CATCLAW ACACIA	3/4" CALIPER
ACACIA FARNESIANA	SWEET ACACIA	3/4" CALIPER
ACACIA STENOPHYLLA	SHOESTRING ACACIA	3/4" CALIPER
PARKINSONIA FLORIDA	BLUE PALO VERDE	3" CALIPER
PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	3" CALIPER
PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	1.5" CALIPER
CHILOPSIS LINEARIS	DESERT WILLOW	1.5" CALIPER
PITHECELLOBIUM FLEXICAULE	TEXAS EBONY	1.5" CALIPER
PROSOPIS VELUTINA	VELVET MESQUITE	1.5" CALIPER
SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	1.5" CALIPER

SHRUBS & ACCENTS		MIN. SIZE
AGAVE SP.	CENTURY PLANT	5 GAL.
ALOE SP.	ALOE	5 GAL.
AMBROSIA DELTOIDEA	BURSAGE	5 GAL.
ARTRIPLEX SP.	QUAIL BUSH	5 GAL.
CALLIANDRA ERIOPHYLLA	PINK FAIRY DUSTER	5 GAL.
CARNEGIEA GIGANTEA	SAGUARO	SPEAR
CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	5 GAL.
CHRYSACTINIA MEXICANA	DAMIANITA	1 GAL.
CORDIA SP.	TEXAS OLIVE	5 GAL.
DASYLIRION WHEELERI	DESERT SPOON	5 GAL.
EPHEDRA FASCICULATA	MORMON TEA	5 GAL.
FEROCACTUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL.
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL.
FEROCACTUS WISLIZENII	BARREL CACTUS	5 GAL.
HESPERALOE SP.	HESPERALOE	5 GAL.
JUSTICIA CALIFORNICA	CHUPAROSA	5 GAL.
LEUCOPHYLLUM SP.	TEXAS RANGER	5 GAL.
MUHLENBERGIA CAPILLARIS	'REGAL MIST'	5 GAL.
NOLINA MICROCARPA	BEAR GRASS	5 GAL.
OPUNTIA BIGELOVII	TEDDY BEAR CHOLLA	5 GAL.
OPUNTIA ENGELMANII	ENGELMANN'S PRICKLY PEAR	5 GAL.
OPUNTIA FULGIDA	CHAIN FRUIT CHOLLA	5 GAL.
OPUNTIA LEPTOCAULIS	CHRISTMAS CACTUS	5 GAL.
PENSTEMON SP.	PENSTEMON	1 GAL.
SALVIA SP.	SAGE	5 GAL.
SIMMONDSIA CHINENSIS	JOJOBA	5 GAL.
SPHAERALCEA SP.	GLOBEMALLOW	1 GAL.
VIGUIERA DELTOIDEA	GOLDENEYE	5 GAL.
YUCCA SP.	YUCCA	5 GAL.

GROUNDCOVERS		MIN. SIZE
BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GAL.
DALEA SP.	INDIGO BUSH	1 GAL.
DROSANTHEMUM SPECIOSUM	RED ICE PLANT	1 GAL.
EUPHORBIA ANTISYPHILITICA	CANDELILLA WAX	1 GAL.
GUARA LINDHEIMERI	GUARA	1 GAL.
HYMENOXYS ACAULIS	ANGELITA DAISY	1 GAL.
LANTANA CAMARA 'RADIATION'	BUSH LANTANA	1 GAL.
LANTANA MONTIVIDENSIS	TRAILING LANTANA	1 GAL.
MELAMPODIUM LEUCANTHUM	BLACKFOOT DAISY	1 GAL.
OENOTHERA SP.	EVENING PRIMROSE	1 GAL.
PSILOSTROPHE COOPERI	PAPERFLOWER	1 GAL.
TEUCRIUM FRUTICANS	BUSH GERMANDER	1 GAL.
VERBENA SP.	BUSH VERBENA	1 GAL.
ZINNIA GRANDIFLORA	PRAIRIE ZINNIA	1 GAL.

INERT MATERIALS	
SURFACE SELECT BOULDERS	TO MATCH ON-SITE ROCK COLOR
RAKED NATIVE SOIL	IN ALL PLANTING AREAS
NO SYMBOL — DECOMPOSED GRANITE	SIZE

11/16/17

N.A.O.S. LEGEND

- N.A.O.S. UNDISTURBED
- N.A.O.S. REVEGETATED
- N.A.O.S. SCARRED
- ENHANCED DESERT OPEN SPACE

REVEGETATED NAOS AND ENHANCED DESERT OPEN SPACE TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIALS, PLANT MATERIAL AS LISTED ABOVE AND HYDROSEED MIX. AREAS AND LOCATIONS TO BE DETERMINED AT FINAL PLAN SUBMITTAL.

Preliminary Not for Construction — 9/30/2017

APPROX. SCALE: 1"=200' — NORTH

1414.4A DRAWN BY: LT 9/12/17

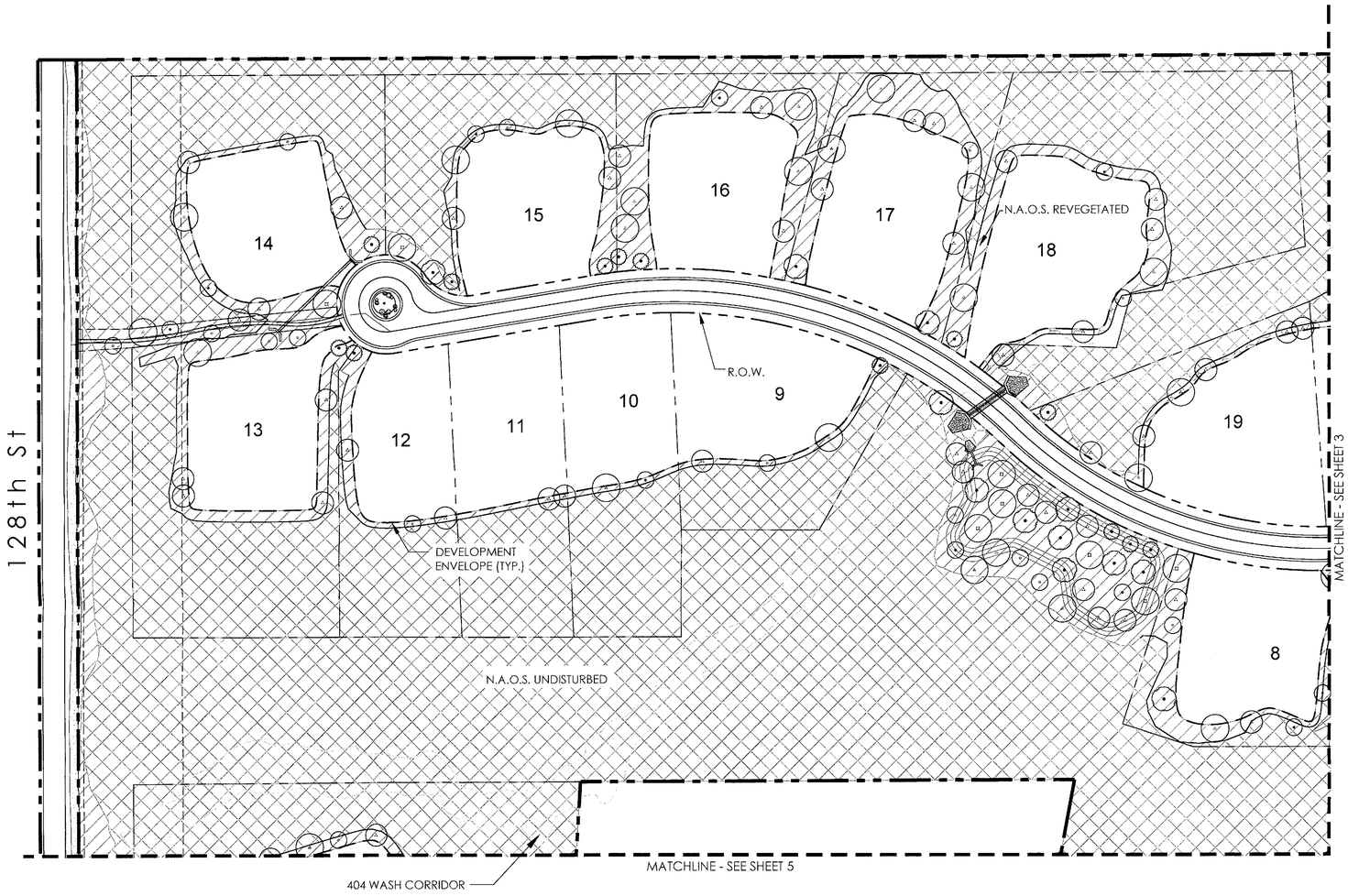
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STORYROCK

CONCEPTUAL LANDSCAPE PLAN-PHASE 1A
OVERALL LANDSCAPE - SHEET 1 of 14

5-PP-2016
9/13/17

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P:\2014\1414\1414.4-PHASE 1 A&B\PHASE 1A\CAD\LS\EXHIBITS\01-LVA-3RD-1414 CONCEPT LS PLAN-1A.dwg Sep 12, 2017



PLANTING LEGEND

TREES		MIN. SIZE
ACACIA ANEURA	WHITE THORN ACACIA	3/4" CALIPER
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EPHEDRA FASCICULATA	MORMON TEA	5 GAL.
FEROCACTUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL.
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL.
FEROCACTUS WISLIZENII	BARREL CACTUS	5 GAL.
HESPERALOE SP.	HESPERALOE	5 GAL.
JUSTICIA CALIFORNICA	CHUPAROSA	5 GAL.
LEUCOPHYLLUM SP.	TEXAS RANGER	5 GAL.
MUHLENBERGIA CAPILLARIS	'REGAL MIST'	5 GAL.
NOLINA MICROCARPA	BEAR GRASS	5 GAL.
OPUNTIA BIGELOVII	TEDDY BEAR CHOLLA	5 GAL.
OPUNTIA ENGELMANII	ENGELMANN'S PRICKLY PEAR	5 GAL.
OPUNTIA FULGIDA	CHAIN FRUIT CHOLLA	5 GAL.
OPUNTIA LEPTOCAULIS	CHRISTMAS CACTUS	5 GAL.
PENSTEMON SP.	PENSTEMON	1 GAL.
SALVIA SP.	SAGE	5 GAL.
SIMMONDSIA CHINENSIS	JOJOBA	5 GAL.
SPHAERALCEA SP.	GLOBEMALLOW	1 GAL.
VIGUIERA DELTOIDEA	GOLDENEYE	5 GAL.
YUCCA SP.	YUCCA	5 GAL.

GROUNDCOVERS		MIN. SIZE
BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GAL.
DALEA SP.	INDIGO BUSH	1 GAL.
DROSANTHEMUM SPECIOSUM	RED ICE PLANT	1 GAL.
EUPHORBIA ANTISYPHILITICA	CANDELILLA WAX	1 GAL.
GUARA LINDHEIMERI	GUARA	1 GAL.
HYMENOXYS ACAULIS	ANGELITA DAISY	1 GAL.
LANTANA CAMARA 'RADIATION'	BUSH LANTANA	1 GAL.
LANTANA MONTIVIDENSIS	TRAILING LANTANA	1 GAL.
MELAMPODIUM LEUCANTHUM	BLACKFOOT DAISY	1 GAL.
OENOTHERA SP.	EVENING PRIMROSE	1 GAL.
PSILOSTROPHE COOPERI	PAPERFLOWER	1 GAL.
TEUCRIUM FRUTICANS	BUSH GERMANDER	1 GAL.
VERBENA SP.	BUSH VERBENA	1 GAL.
ZINNIA GRANDIFLORA	PRAIRIE ZINNIA	1 GAL.

INERT MATERIALS	
SURFACE SELECT BOULDERS	TO MATCH ON-SITE ROCK COLOR
RAKED NATIVE SOIL	IN ALL PLANTING AREAS
NO SYMBOL — DECOMPOSED GRANITE	SIZE

REVEGETATED NAOS AND ENHANCED DESERT OPEN SPACE TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIALS, PLANT MATERIAL AS LISTED ABOVE AND HYDROSEED MIX. AREAS AND LOCATIONS TO BE DETERMINED AT FINAL PLAN SUBMITTAL.

N.A.O.S. LEGEND

- N.A.O.S. UNDISTURBED
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- N.A.O.S. SCARRED
- ENHANCED DESERT OPEN SPACE

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STORYROCK

Preliminary Not For Construction

APPROX. SCALE: 1" = 60'
0' 30' 60' 120'

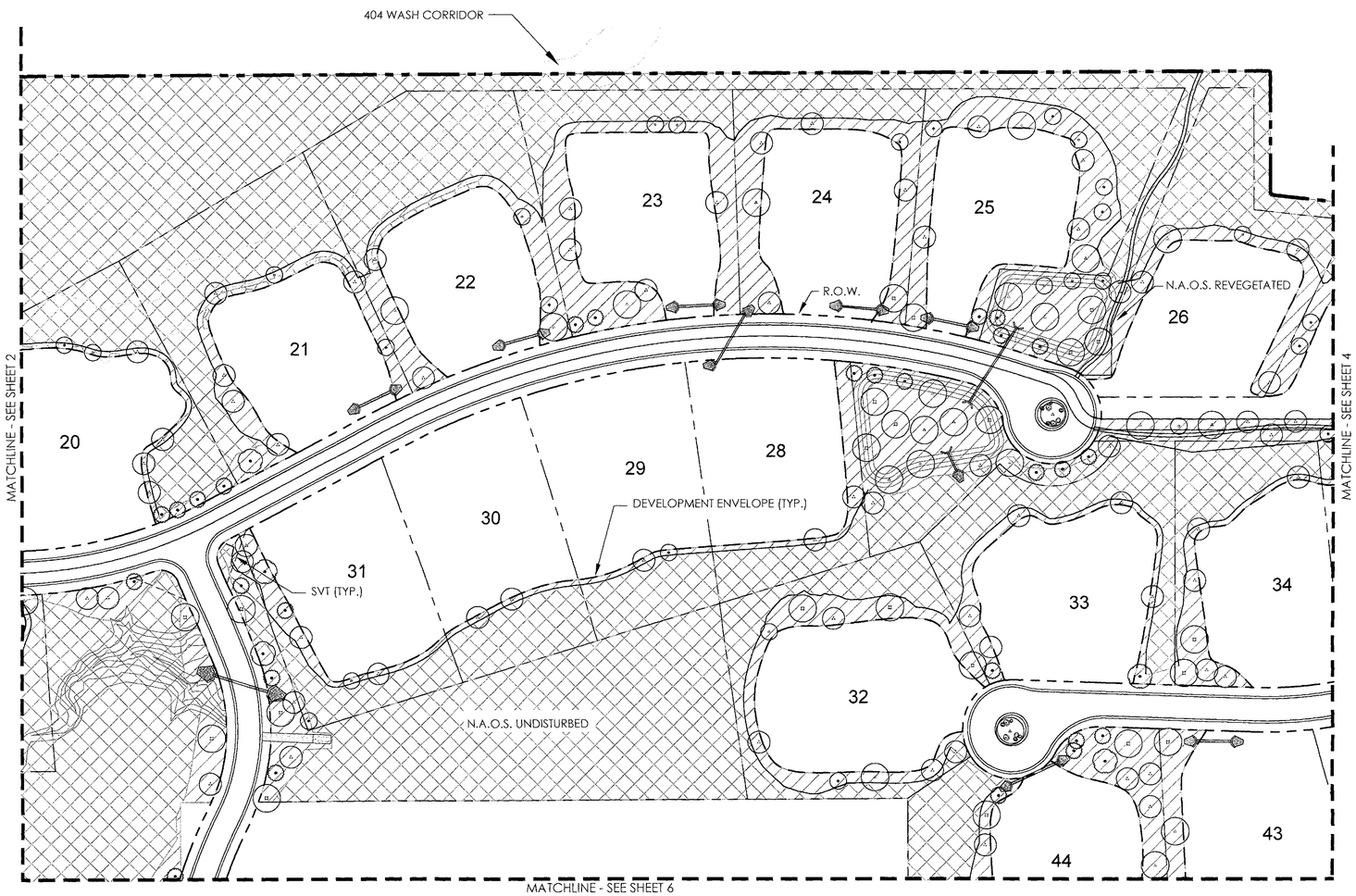
NORTH

CONCEPTUAL LANDSCAPE PLAN-PHASE 1A

SHEET 2 of 14

1414.4A DRAWN BY: LT 9/12/17

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PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	3" CALIPER
PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	1.5" CALIPER
CHILOPSIS LINEARIS	DESERT WILLOW	1.5" CALIPER
PITHECELLOBIUM FLEXICAULE	TEXAS EBONY	1.5" CALIPER
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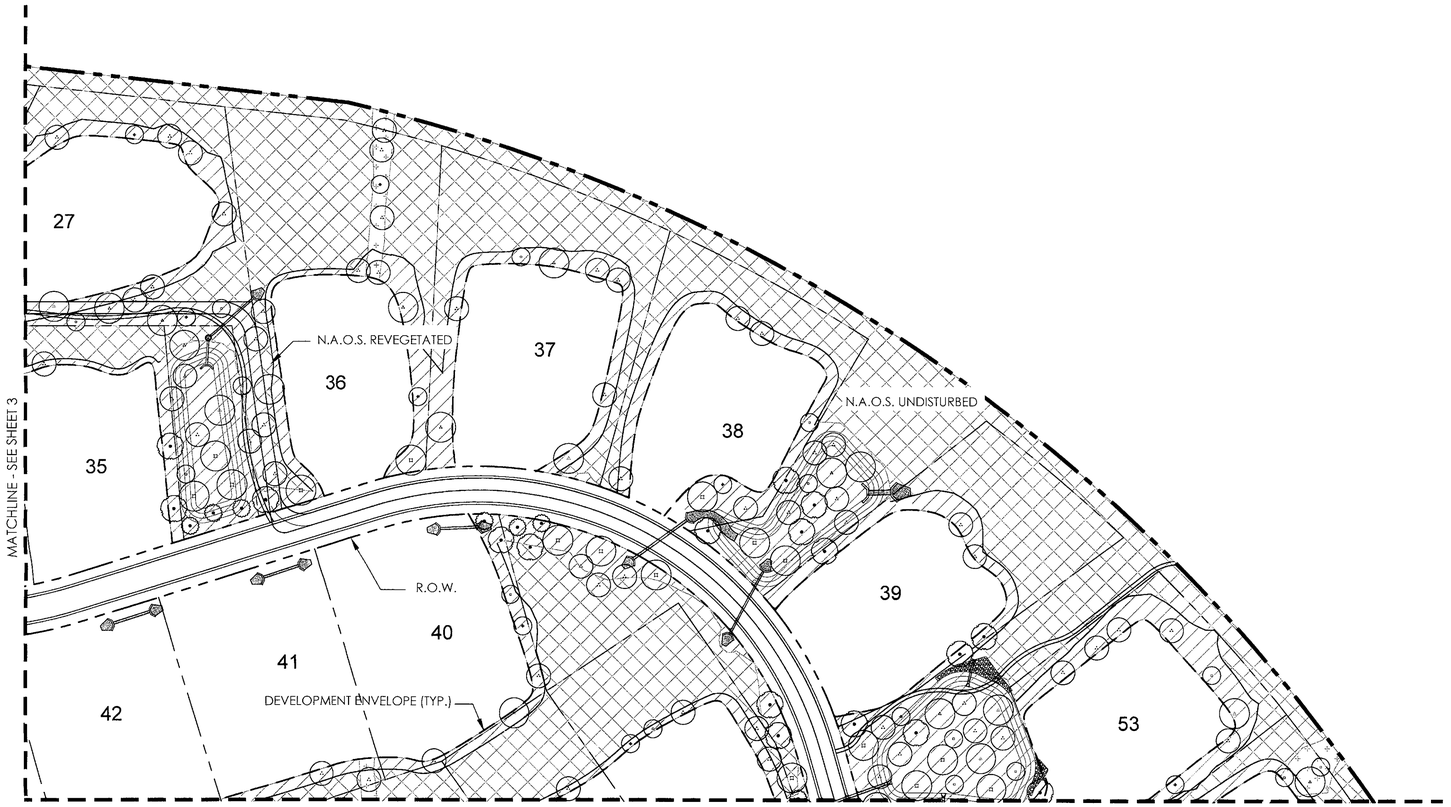
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STORYROCK

CONCEPTUAL LANDSCAPE PLAN-PHASE 1A
SHEET 3 of 14

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APPROX. SCALE: 1" = 60'

0 30' 60' 120'

NORTH

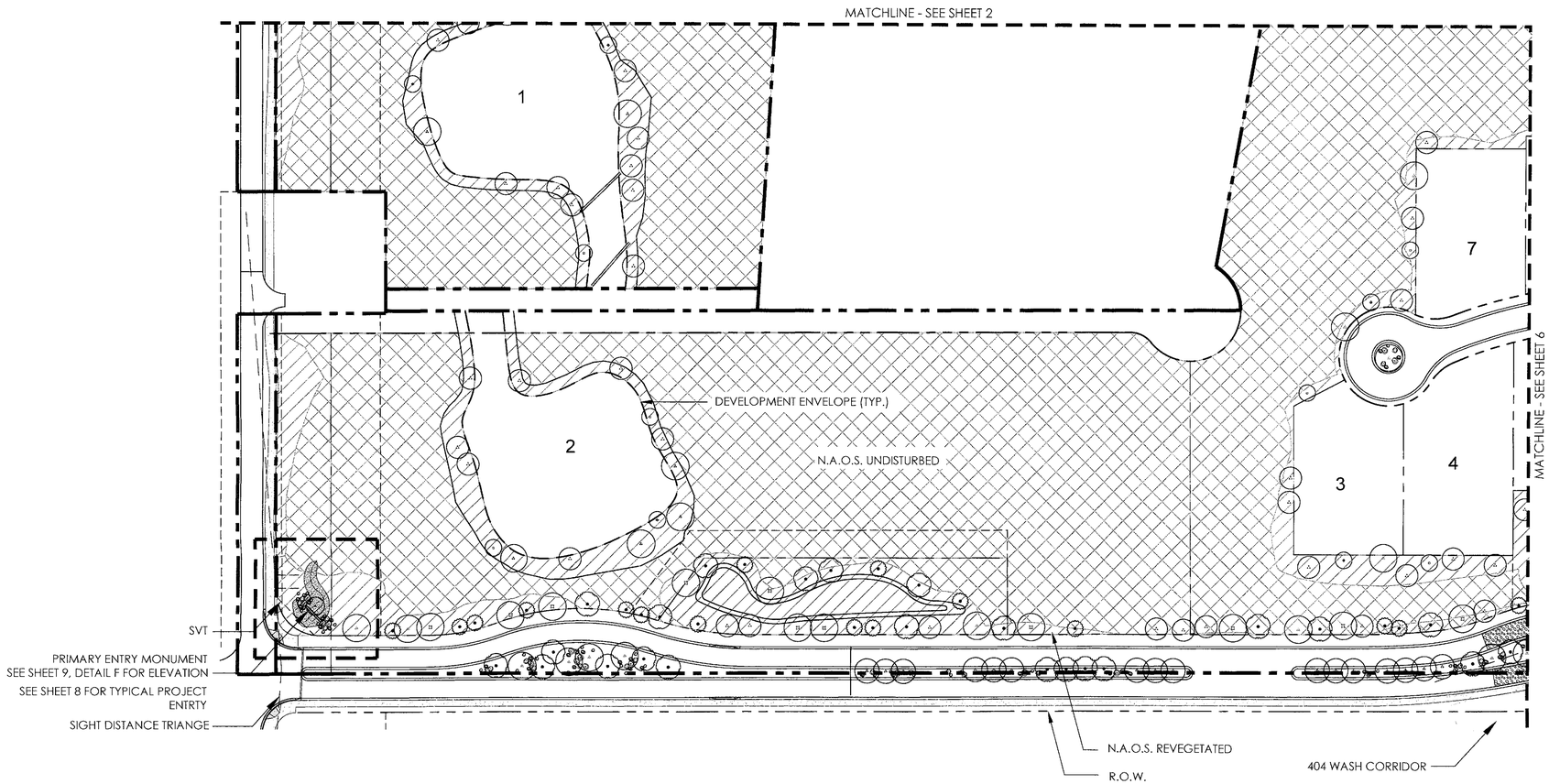
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STORYROCK

CONCEPTUAL LANDSCAPE PLAN-PHASE 1A
SHEET 4 of 14

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PLANTING LEGEND

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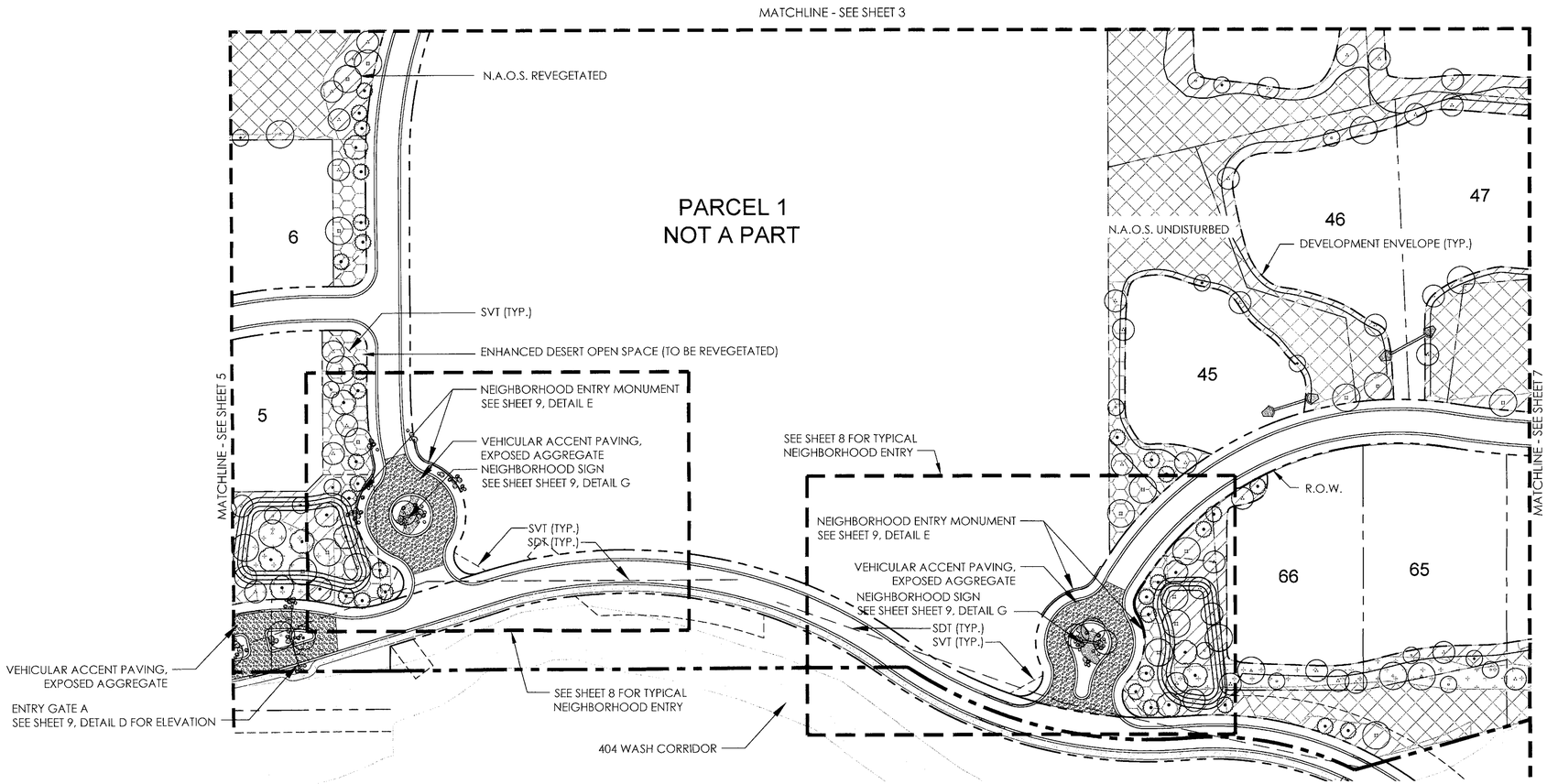
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GUARA LINDHEIMERI	GUARA	1 GAL.
HYMENOXYS ACAULIS	ANGELITA DAISY	1 GAL.
LANTANA CAMARA 'RADIATION'	BUSH LANTANA	1 GAL.
LANTANA MONTIVIDENSIS	TRAILING LANTANA	1 GAL.
MELAMPODIUM LEUCANTHUM	BLACKFOOT DAISY	1 GAL.
OENOTHERA SP.	EVENING PRIMROSE	1 GAL.
PSILOSTROPHE COOPERI	PAPERFLOWER	1 GAL.
TEUCRIUM FRUTICANS	BUSH GERMANDER	1 GAL.
VERBENA SP.	BUSH VERBENA	1 GAL.
ZINNIA GRANDIFLORA	PRAIRIE ZINNIA	1 GAL.
INERT MATERIALS		
SURFACE SELECT BOULDERS	TO MATCH ON-SITE ROCK COLOR	
RAKED NATIVE SOIL	IN ALL PLANTING AREAS	
NO SYMBOL — DECOMPOSED GRANITE	SIZE	

REVEGETATED NAOS AND ENHANCED DESERT OPEN SPACE TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIALS, PLANT MATERIAL AS LISTED ABOVE AND HYDROSEED MIX. AREAS AND LOCATIONS TO BE DETERMINED AT FINAL PLAN SUBMITTAL.

N.A.O.S. LEGEND

- N.A.O.S. UNDISTURBED
- N.A.O.S. REVEGETATED
- N.A.O.S. SCARRED
- ENHANCED DESERT OPEN SPACE

Preliminary Not For Construction 8/30/2017

APPROX. SCALE: 1"=80'

0' 40' 80' 160'

NORTH

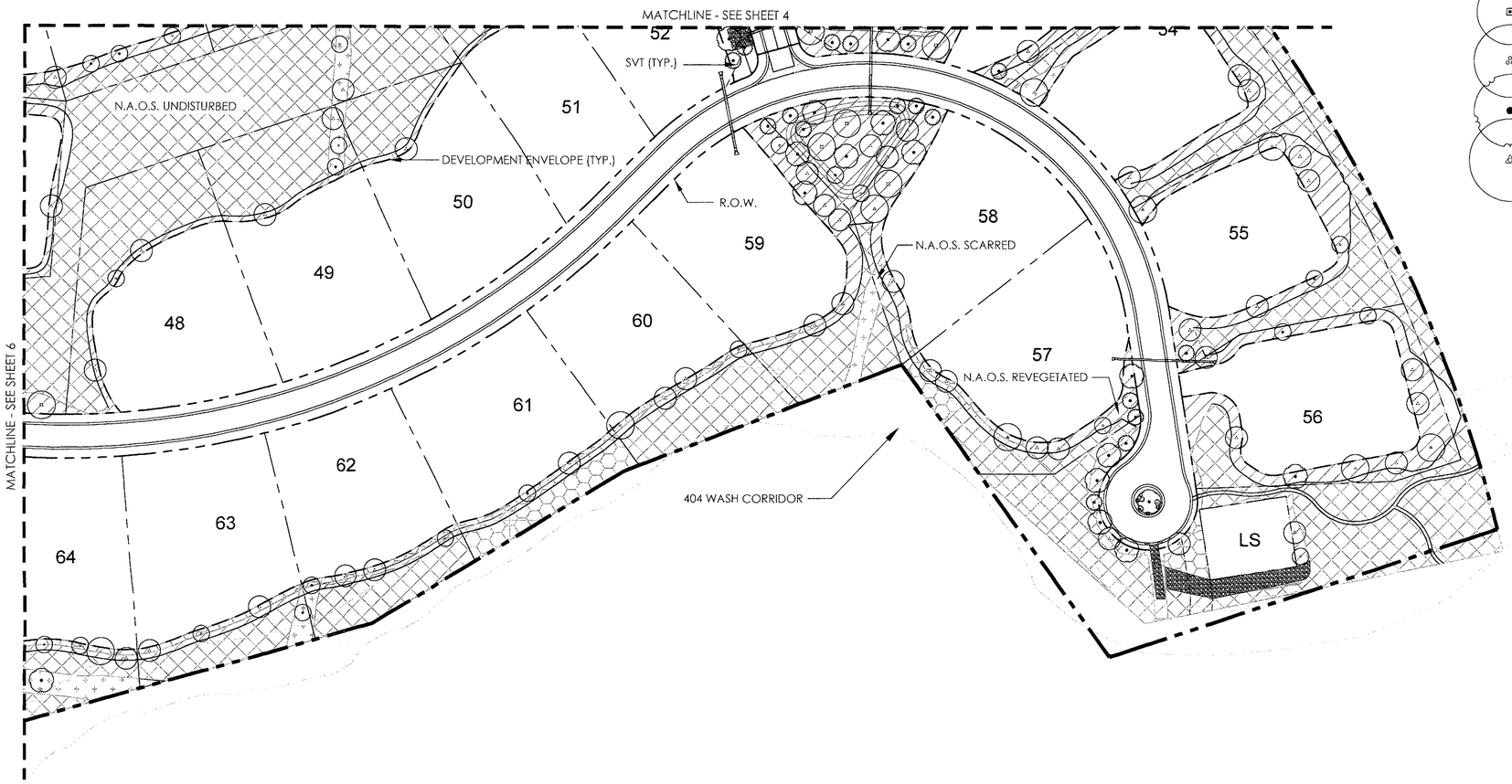
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STORYROCK

CONCEPTUAL LANDSCAPE PLAN-PHASE 1A
SHEET 6 of 14

1414.4A DRAWN BY: LT 9/12/17

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PLANTING LEGEND

TREES		MIN. SIZE
ACACIA ANEURA	WHITE THORN ACACIA	3/4" CALIPER
ACACIA GREGGII	CATCLAW ACACIA	3/4" CALIPER
ACACIA FARNESIANA	SWEET ACACIA	3/4" CALIPER
ACACIA STENOPHYLLA	SHOESTRING ACACIA	3/4" CALIPER
PARKINSONIA FLORIDA	BLUE PALO VERDE	3" CALIPER
PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	3" CALIPER
PARKINSONIA MICROPHYLLA	FOOTHILLS PALO VERDE	1.5" CALIPER
CHILOPSIS LINEARIS	DESERT WILLOW	1.5" CALIPER
PITHECELLOBIUM FLEXICAULE	TEXAS EBONY	1.5" CALIPER
PROSOPIS VELUTINA	VELVET MESQUITE	1.5" CALIPER
SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	1.5" CALIPER
SHRUBS & ACCENTS		MIN. SIZE
AGAVE SP.	CENTURY PLANT	5 GAL.
ALOE SP.	ALOE	5 GAL.
AMBROSIA DELTOIDEA	BURSAGE	5 GAL.
ARTRIPLEX SP.	QUAIL BUSH	5 GAL.
CALLIANDRA ERIOPHYLLA	PINK FAIRY DUSTER	5 GAL.
CARNEGIEA GIGANTEA	SAGUARO	SPEAR
CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	5 GAL.
CHRYSACTINIA MEXICANA	DAMIANITA	1 GAL.
CORDIA SP.	TEXAS OLIVE	5 GAL.
DASYLIRION WHEELERI	DESERT SPOON	5 GAL.
EPHEDRA FASCICULATA	MORMON TEA	5 GAL.
FEROCACTUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL.
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL.
FEROCACTUS WISLIZENII	BARREL CACTUS	5 GAL.
HESPERALOE SP.	HESPERALOE	5 GAL.
JUSTICIA CALIFORNICA	CHUPAROSA	5 GAL.
LEUCOPHYLLUM SP.	TEXAS RANGER	5 GAL.
MUHLENBERGIA CAPILLARIS	'REGAL MIST'	5 GAL.
NOLINA MICROCARPA	BEAR GRASS	5 GAL.
OPUNTIA BIGELOVII	TEDDY BEAR CHOLLA	5 GAL.
OPUNTIA ENGELMANII	ENGELMANN'S PRICKLY PEAR	5 GAL.
OPUNTIA FULGIDA	CHAIN FRUIT CHOLLA	5 GAL.
OPUNTIA LEPTOCAULIS	CHRISTMAS CACTUS	5 GAL.
PENSTEMON SP.	PENSTEMON	1 GAL.
SALVIA SP.	SAGE	5 GAL.
SIMMONDSIA CHINENSIS	JOJOBA	5 GAL.
SPHAERALCEA SP.	GLOBEMALLOW	1 GAL.
VIGUIERA DELTOIDEA	GOLDENEYE	5 GAL.
YUCCA SP.	YUCCA	5 GAL.
GROUNDCOVERS		MIN. SIZE
BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GAL.
DALEA SP.	INDIGO BUSH	1 GAL.
DROSANTHEMUM SPECIOSUM	RED ICE PLANT	1 GAL.
EUPHORBIA ANTISYPHILITICA	CANDELILLA WAX	1 GAL.
GUARA LINDHEIMERI	GUARA	1 GAL.
HYMENOXYS ACAULIS	ANGELITA DAISY	1 GAL.
LANTANA CAMARA 'RADIATION'	BUSH LANTANA	1 GAL.
LANTANA MONTIVIDENSIS	TRAILING LANTANA	1 GAL.
MELAMPODIUM LEUCANTHUM	BLACKFOOT DAISY	1 GAL.
OENOTHERA SP.	EVENING PRIMROSE	1 GAL.
PSILOSTROPHE COOPERI	PAPERFLOWER	1 GAL.
TEUCRIUM FRUTICANS	BUSH GERMANDER	1 GAL.
VERBENA SP.	BUSH VERBENA	1 GAL.
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N.A.O.S. LEGEND

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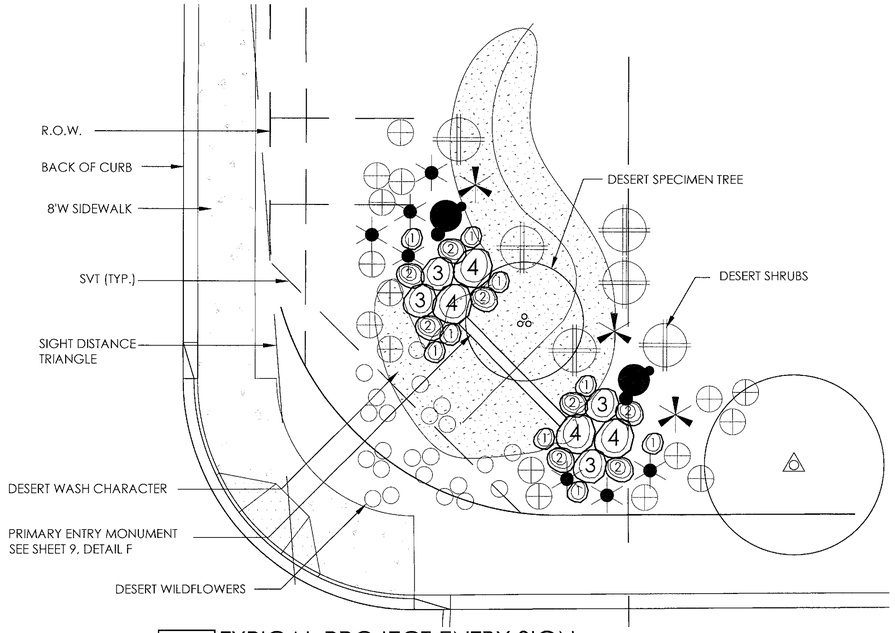
APPROX. SCALE: 1"=60'

NORTH

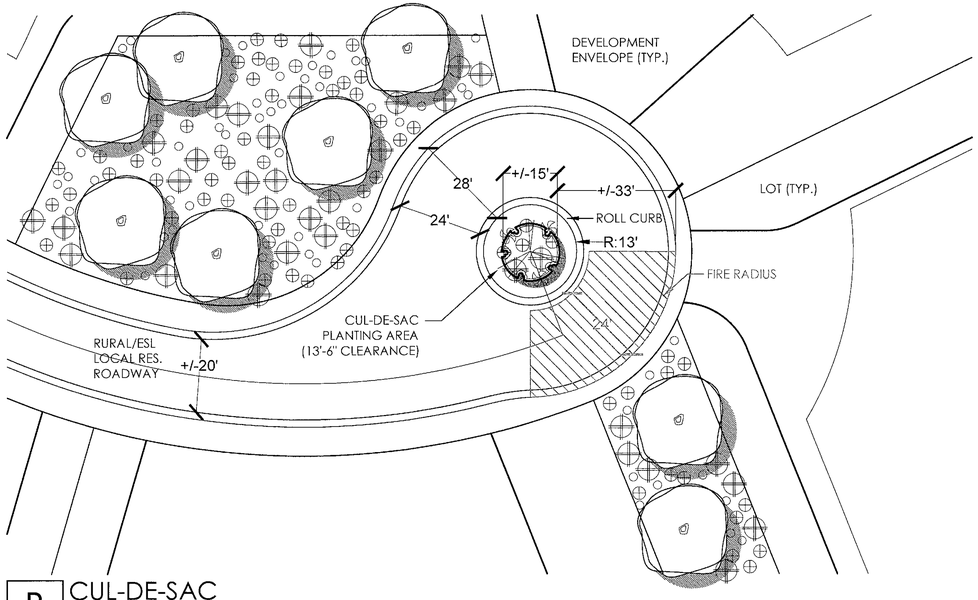
CONCEPTUAL LANDSCAPE PLAN-PHASE 1A
SHEET 7 of 14

1414.4A DRAWN BY: LT 9/12/17

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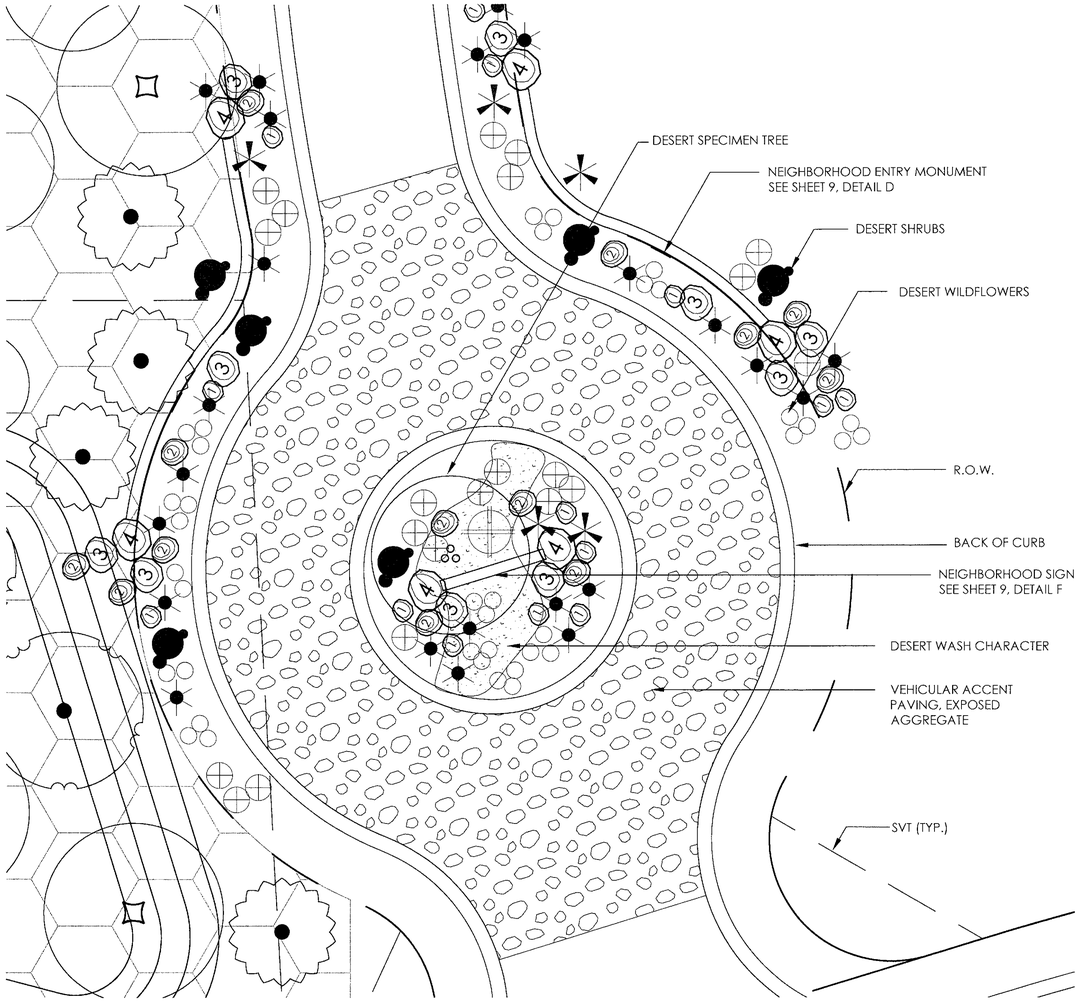


A TYPICAL PROJECT ENTRY SIGN
SCALE: N.T.S.



B CUL-DE-SAC
SCALE: N.T.S.

NOTES: -FIRE LANE ACCESS PER DSPM FIG. 2.1-2
-CUL-DE-SAC PLANTING ISLANDS SHALL BE CONSISTENT WITH DESIGN STANDARDS AND POLICIES MANUAL SECTION 5-3.1100 AND PROVIDE PROPER CLEARANCES IN ACCORDANCE WITH ORD. 4045, 503.4 & 503.2.1.



C TYPICAL NEIHGBORHOOD ENTRY
SCALE: N.T.S.

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STORYROCK

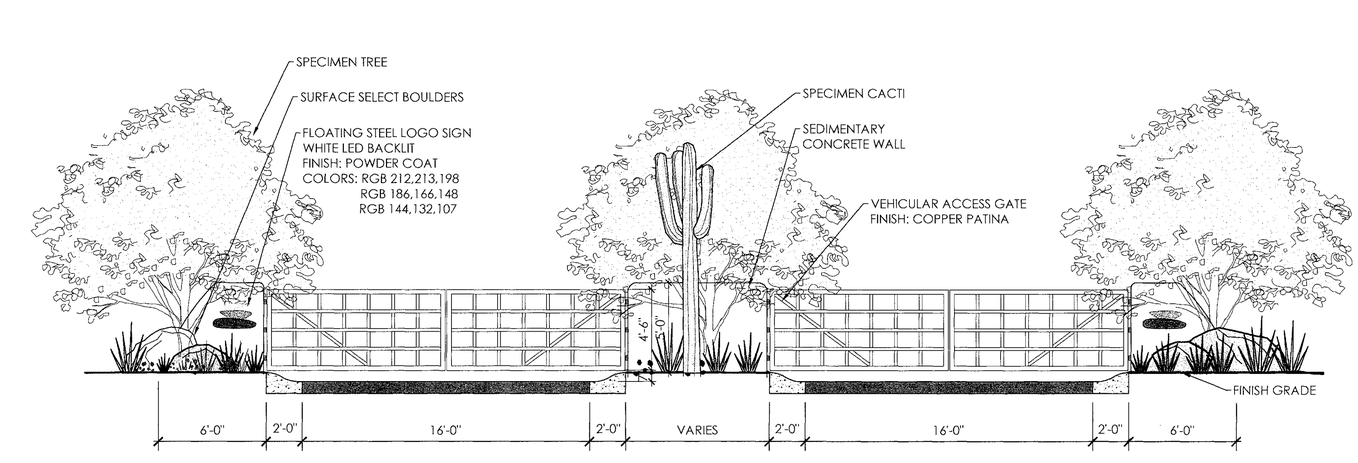
Preliminary Not for Construction

APPROX. SCALE: 1"=60'
0' 30' 60' 120'
NORTH

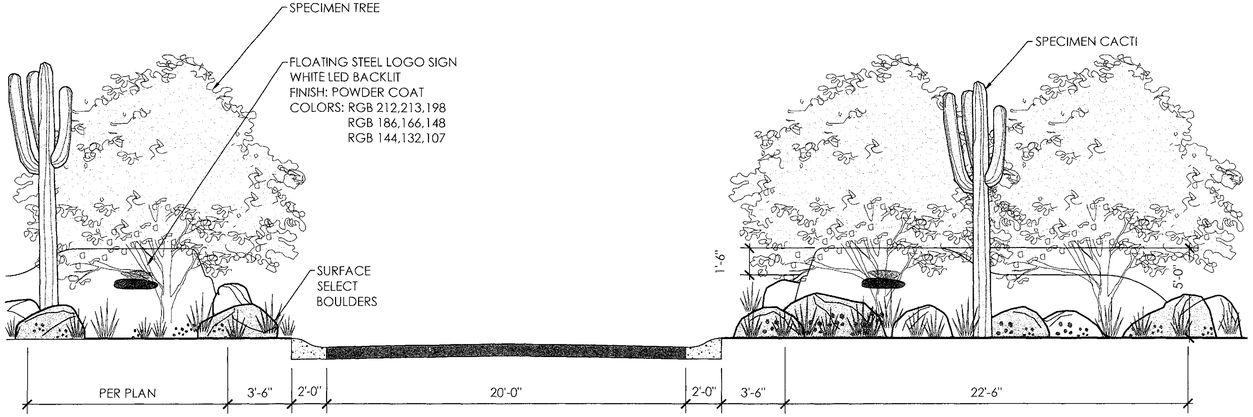
CONCEPTUAL LANDSCAPE PLAN-PHASE 1A
TYPICAL PLANS - SHEET 8 of 14

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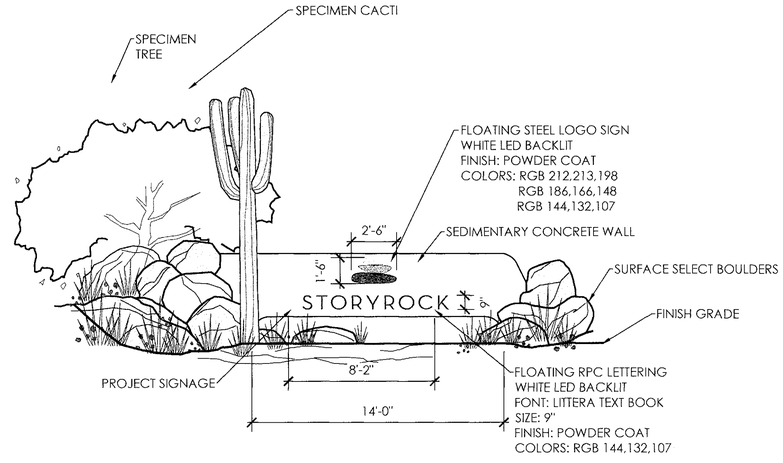
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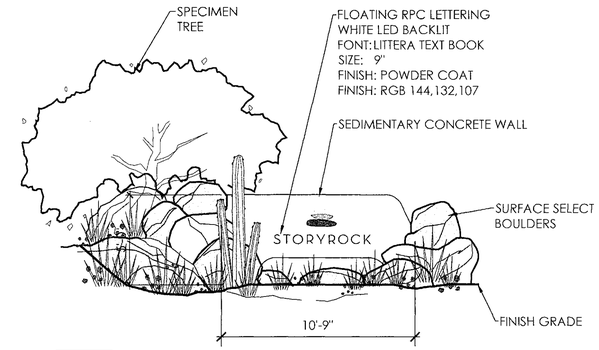
D ENTRY GATE A
SCALE: N.T.S.



E NEIGHBORHOOD ENTRY MONUMENT
SCALE: N.T.S.



F PRIMARY ENTRY MONUMENT
SCALE: N.T.S.



G NEIGHBORHOOD SIGN
SCALE: N.T.S.

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STORYROCK

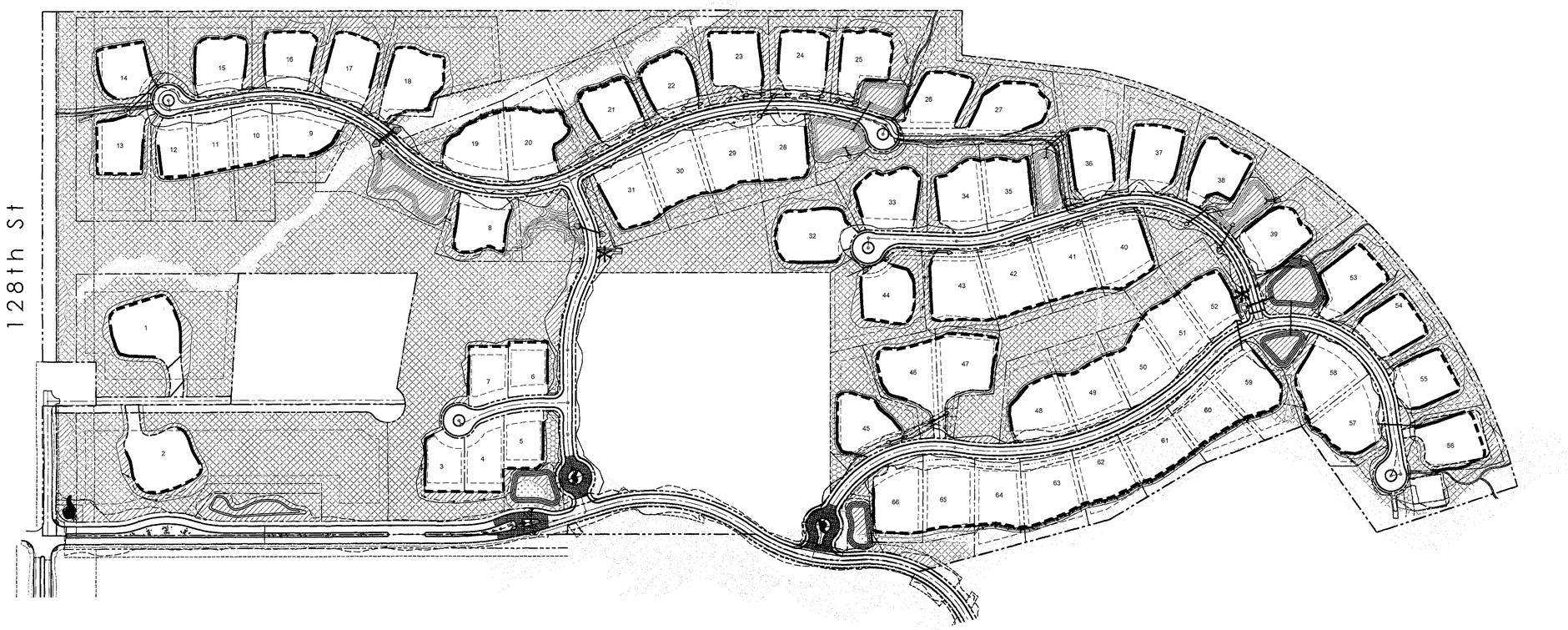
Preliminary Not For Construction
8/30/2017

APPROX. SCALE: NTS

CONCEPTUAL LANDSCAPE PLAN-PHASE 1A
CONCEPTUAL DETAILS - SHEET 9 OF 14

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WALL LEGEND

———	THEME WALL SEE DETAIL 1, SHEET 11	6,960 L.F.
- - - - -	VIEW FENCE SEE DETAIL 2, SHEET 11	11,161 L.F.
*	PROPOSED MAILBOX LOCATION SEE DETAIL 3, SHEET 11	2

11/6/17

NOTE: WALLS PLACED ADJACENT TO MEANINGFUL NAOS AREAS (E.G. WASHES, ETC.) SHOULD PROVIDE AT LEAST 50% OF THE WALL SURFACE AS VIEW FENCE.

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APPROX. SCALE: 1"=150'

0' 75' 150' 300'

NORTH

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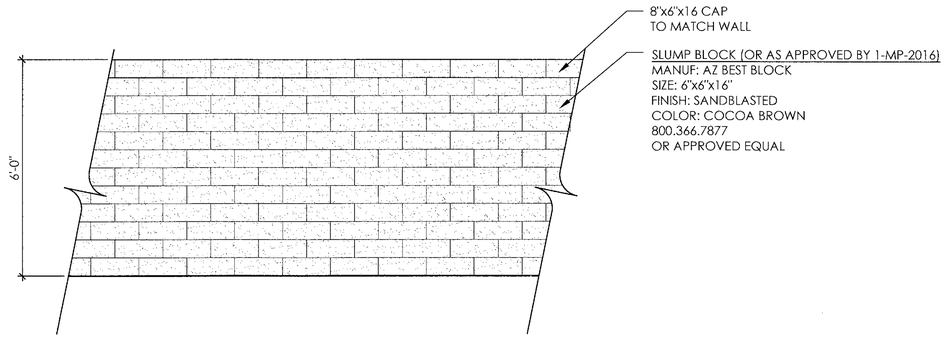
STORYROCK

CONCEPTUAL WALL PLAN-PHASE 1A

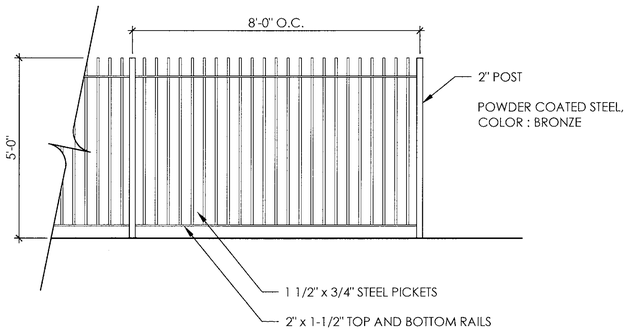
SHEET 10 OF 14

1414.4A DRAWN BY: LT 9/8/17

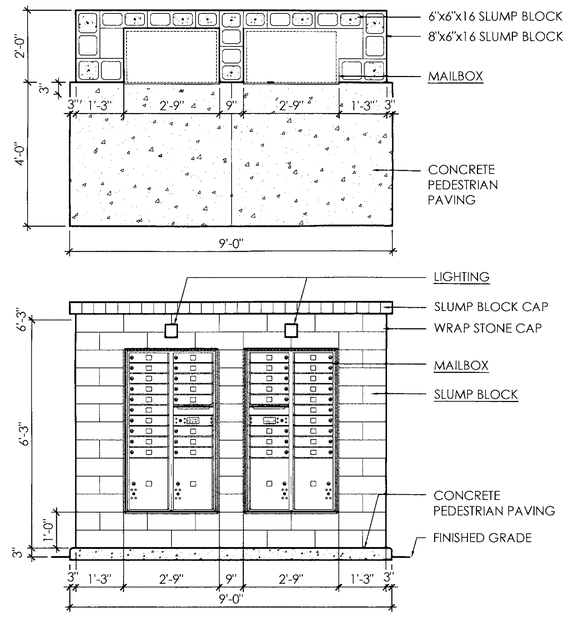
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1 THEME WALL
SCALE: 1/2" = 1'-0"



2 VIEW FENCE
SCALE: 1/2" = 1'-0"



SLUMP BLOCK
MANUF: SUPERLITE
FINISH: SANDBLASTED
COLOR: COCOA BROWN
800.366.7877

MAILBOX
MANUF: SALSBURY
TYPE: 4C HORIZONTAL MAILBOX
MAXIMUM HEIGHT UNIT (56 3/4 INCHES)
DOUBLE COLUMN - 19 MB1 DOORS
2 PL'S - ALUMINUM -
FRONT LOADING - USPS ACCESS
RECESSED
COLOR: BRONZE

LIGHTING
MANUF: WAC LIGHTING
TYPE: WS-W20506
COLOR: BRONZE
602-817-1918

3 MAILBOX
SCALE: 1/2" = 1'-0"

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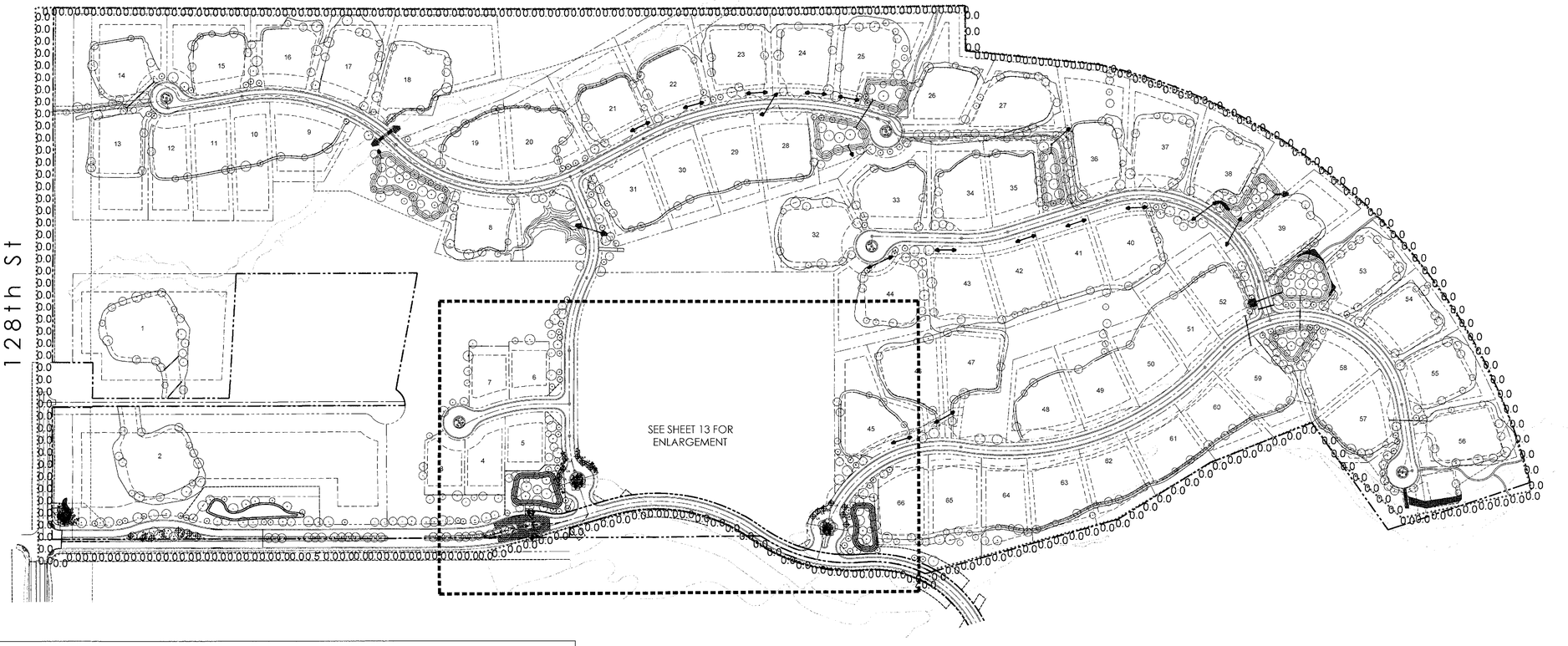
STORYROCK

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CONCEPTUAL LANDSCAPE PLAN-PHASE 1A
WALL DETAILS - SHEET 11 OF 14

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LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
⊕	LA	19	HK LIGHTING ZXL11-HP-CC(RUST)	HANGING LANDSCAPE FIXTURE RUST FINISH	3MR11G4/840NF30	3MR11G4840N F30.IES	Absolute	1.00	3.113
◆	SB	8	HK LIGHTING ZX11--A-12V-CC(RUST)	GROUND MOUNT LANDSCAPE FIXTURE RUST FINISH	3MR11G4/840NF30	3MR11G4840N F30.IES	Absolute	1.00	3.113

SEE SHEET 14 FOR CUT SHEETS ON FIXTURES

LIGHTING CONTACT: ERIC REGNIER, R.C. LURIE COMPANY, 602-817-1918

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STORYROCK

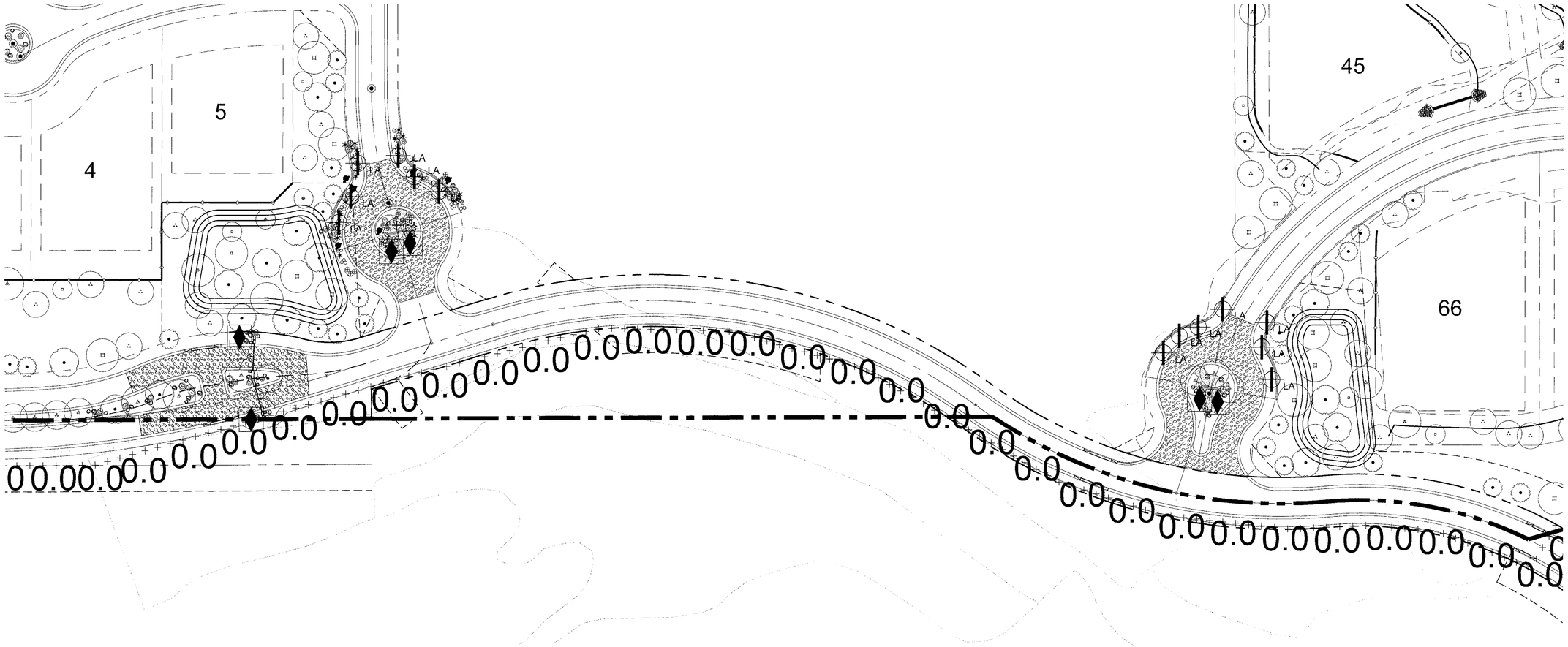
CONCEPTUAL LANDSCAPE PLAN-PHASE 1A
OVERALL LIGHTING-SHEET 12 of 14

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APPROX. SCALE: 1"=150' NORTH

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LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
⊕	LA	19	HK LIGHTING ZXL11-HP-CC(RUST)	HANGING LANDSCAPE FIXTURE RUST FINISH	3MR11G4/840NF30	3MR11G4840N F30.IES	Absolute	1.00	3.113
◆	SB	8	HK LIGHTING ZX11--A-12V-CC(RUST)	GROUND MOUNT LANDSCAPE FIXTURE RUST FINISH	3MR11G4/840NF30	3MR11G4840N F30.IES	Absolute	1.00	3.113

SEE SHEET 14 FOR CUT SHEETS ON FIXTURES

LIGHTING CONTACT: ERIC REGNIER, R.C. LURIE COMPANY, 602-817-1918

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STORYROCK

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APPROX. SCALE: 1"=40'

NORTH

CONCEPTUAL LANDSCAPE PLAN-PHASE 1A
SHEET 13 of 14 - LIGHTING ENLARGEMENT-B

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HK USA Lighting Group

ZXL11-HP

Hanging | ZX11-H Series



PROJECT

FIXTURE TYPE

Characteristics

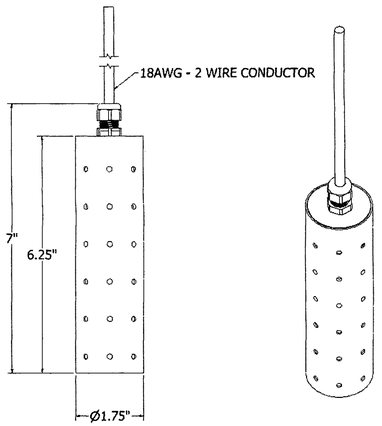
- Wet/Dry location rated.

Technical Data

Material	Housing/Cap/Stem - Machined silicone magnesium aluminum alloy (6061-T6) resistant to corrosion
Lamp	Halogen MR11
Socket	Bi-pin, G4, GX5.3, GY6.35
Voltage	12V
Wattage	20W

Ordering Guide

Series	ZXL11-HP
Voltage	12V
Wattage	20W
Lamp	Halogen MR11
Socket	Bi-pin G4 GX5.3 GY6.35
Finish	BK (black) BZ (bronze) ABK (anodized black) ACL (anodized clear) CC (custom)



HK USA Lighting Group 3529 Old Conejo Road #118 Newbury Park CA 91320 TEL 805 480 4881 FAX 805 480 4811 sales@hklightinggroup.com

1 HANGING LANDSCAPE FIXTURE

HK USA Lighting Group

ZX11

Area Accent | ZX11 Series



PROJECT

FIXTURE TYPE

Characteristics

Listed

IP67 Standard

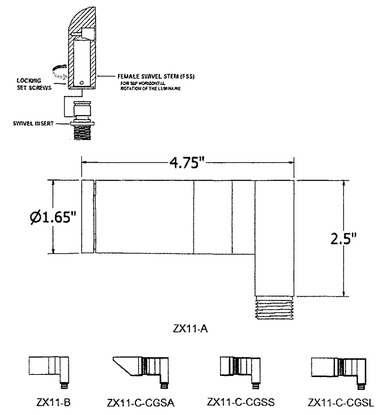
- Wet/Dry location rated. • Swivel Stem | facilitates 355° deg. rotation for aiming precision on any installation plane.

Technical Data

Material	Housing/Cap/Stem - Machined silicone magnesium aluminum alloy (6061-T6) resistant to corrosion Stainless steel (SS304) hardware
Lamp	Halogen MR11
Hoods	A, B, C
Socket	Bi-pin, G4, GX5.3, GY6.35
Voltage	12V
Wattage	35W

Ordering Guide

Series	ZX11		
Hoods	A	B	C
Glare Shields (optional)	GSL GSA GSS		CGSL CGSA CGSS
Voltage	12V		
Wattage	35W		
Lamp	Halogen MR11		
Socket	Bi-pin G4 GX5.3 GY6.35		
Stem (optional)	FSS		
Finish	BK (black) BZ (bronze) WT (white) ABK (anodized black) ACL (anodized clear) CC (custom)		



HK USA Lighting Group 3529 Old Conejo Road #118 Newbury Park CA 91320 TEL 805 480 4881 FAX 805 480 4811 sales@hklightinggroup.com

2 GROUND MOUNT FIXTURE

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STORYROCK

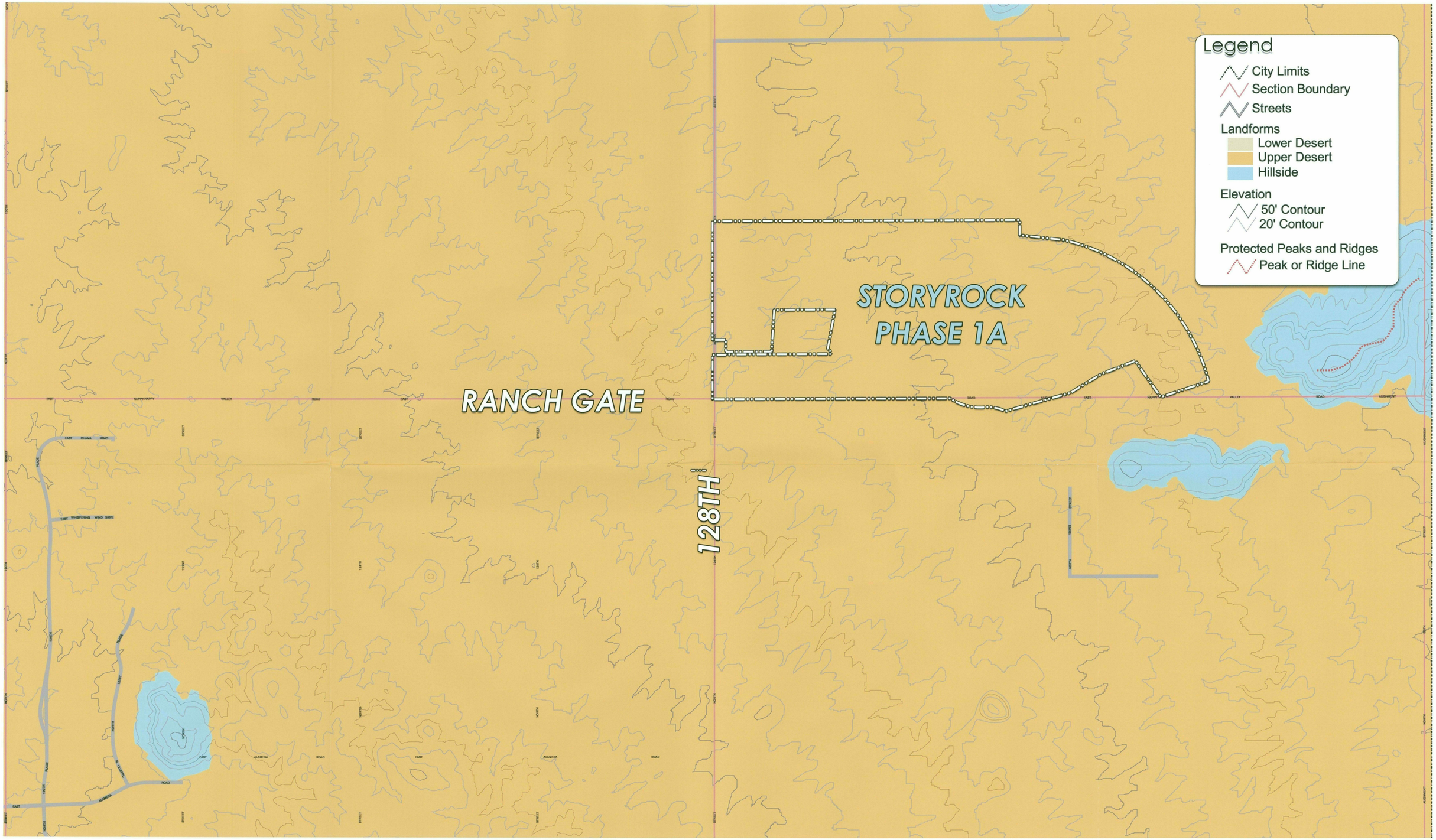
Preliminary Not For Construction

CONCEPTUAL LANDSCAPE PLAN-PHASE 1A
LIGHTING DETAILS-SHEET 14 of 14

1414.4A DRAWN BY: LT 9/12/17

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P:\2014\1414\1414.4-PHASE 1 A&B\PHASE 1A\CAD\LS\EXHIBITS\05-LVA-3RD-1414 CONCEPT LIGHTING PLAN-1A.dwg Sep 12, 2017



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STORYROCK

PHASE 1A - LANDFORM TYPES MAP

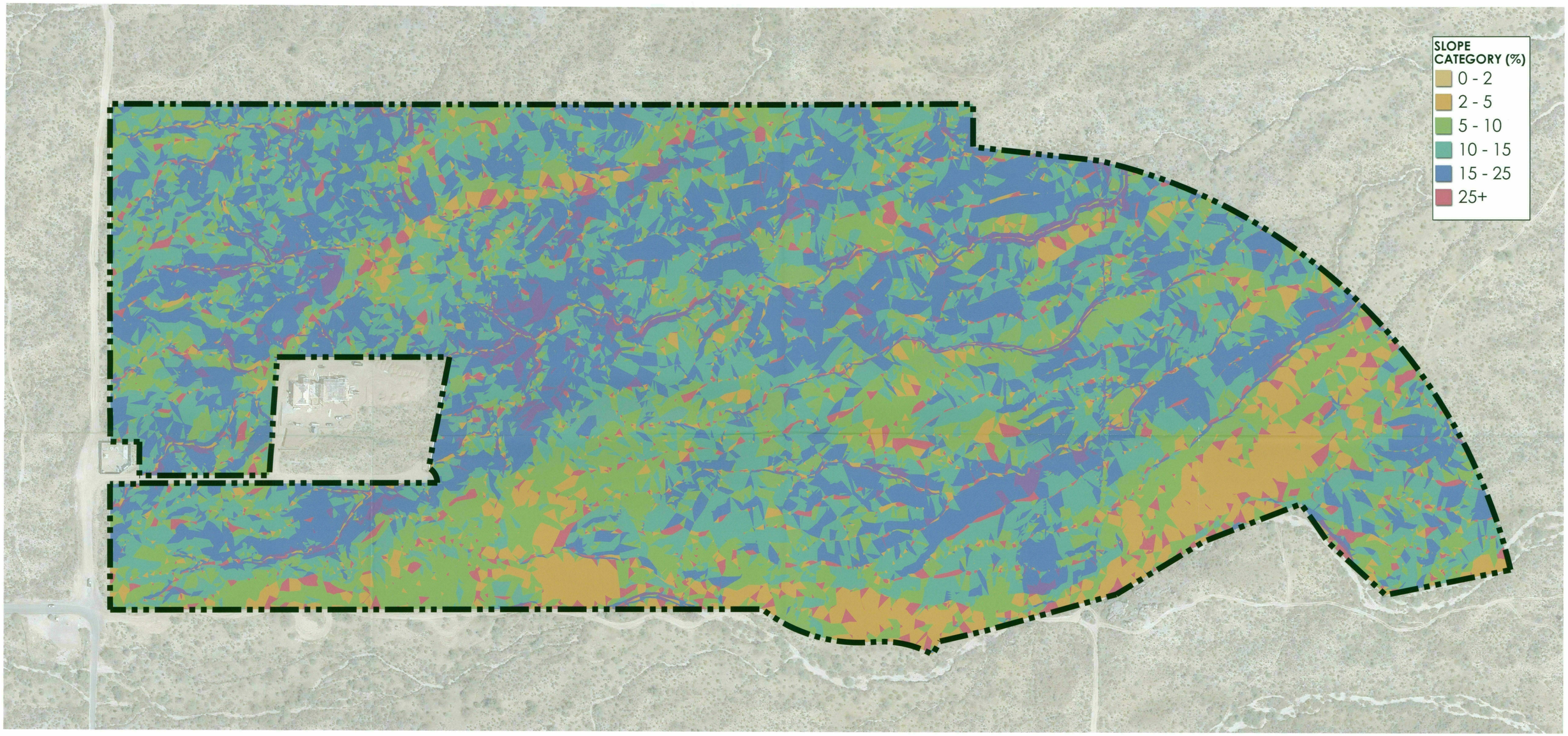
APPROX. SCALE: 1" = 120'

0' 60' 120' 240'

NORTH

1414.4 DRAWN BY: AV 03/18/16

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R:\1414\1414.6-PHASE 3 A\CAD\PLANNING\LVA-1414.6-PP-1ST-CONSTRUCTION ENVELOPE PLAN.dwg Oct 5, 2016



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STORYROCK

PHASE 1A - TOPOGRAPHY & SLOPE ANALYSIS PLAN

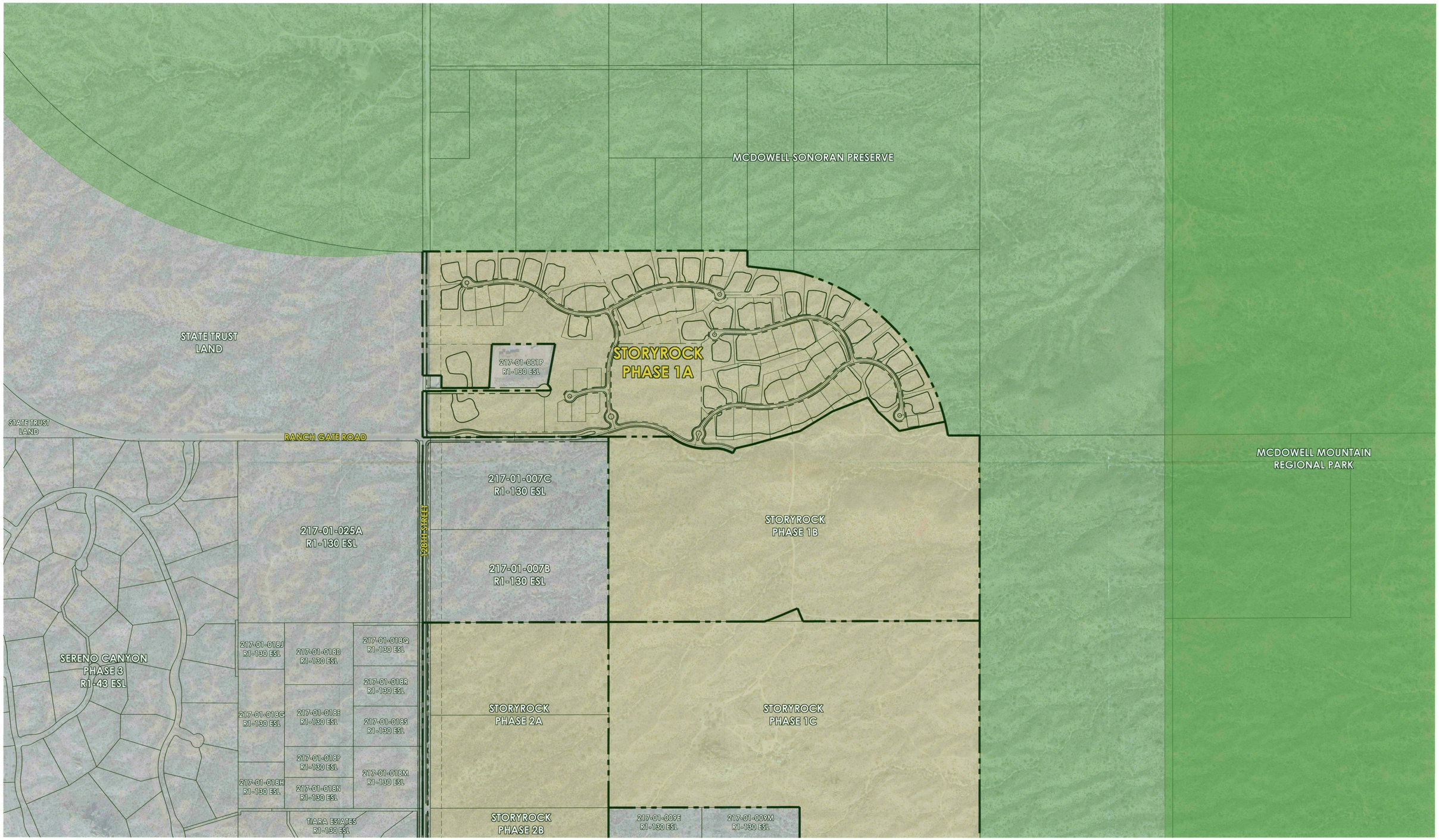
APPROX. SCALE: 1"=120' (0', 60', 120', 240')

NORTH

1414.4 DRAWN BY: AV 03/18/16

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R:\1414\1414.4-PHASE 1 A&B\PHASE 1A\CAD\PLANNING\LVA-1414.4-1A-1ST-TOPOGRAPHY & SLOPE ANALYSIS PLAN.dwg Oct 13, 2016

5-PP-2016
11/17/2016



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STORYROCK

PHASE 1A - CONTEXT AERIAL

APPROX. SCALE: 1"=300' NORTH

0' 150' 300' 600'

1414.4 DRAWN BY: AV 10/12/16

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R:\1414\1414.4-PHASE 1 A&B\PHASE 1A\CAD\PLANNING\LVA-1414.4-1A-CONTEXT AERIAL.dwg Oct 12, 2016

5-PP-2016
11/17/2016

RANCH GATE ROAD

128TH STREET

LEGEND

SITE BOUNDARY

UNDISTURBED AREA

BOULDER FORMATION

VEGETATION AND CACTUS GROUPINGS/SPECIMENS LOCATED FROM AERIAL PHOTOGRAPHY.

NOTE: A MORE DETAILED VEGETATION SURVEY WILL BE PERFORMED AT A LATER DATE TO IDENTIFY SIGNIFICANT VEGETATION TYPES AND SALVAGE OPPORTUNITIES ON SITE.

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STORYROCK

PHASE 1A - NATIVE VEGETATION & BOULDER ANALYSIS

APPROX. SCALE: 1"=120' (0', 60', 120', 240')

NORTH

1414.4 DRAWN BY: AV 03/18/16

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5-PP-2016
11/17/2016

SCENIC CORRIDOR

NOT A PART

PARCEL 1
10.02 ACRES
3.92 AC N.A.O.S.
10 LOTS TO BE PLATTED
AT A LATER DATE

L.S.

RANCH GATE ROAD

128TH STREET

LEGEND

- SITE BOUNDARY
- DEVELOPMENT ENVELOPE
- SCENIC CORRIDOR
- BOULDER FORMATION

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STORYROCK

PHASE 1A - CONSTRUCTION ENVELOPE EXHIBIT, BOUNDER ANALYSIS & SCENIC CORRIDOR PLAN

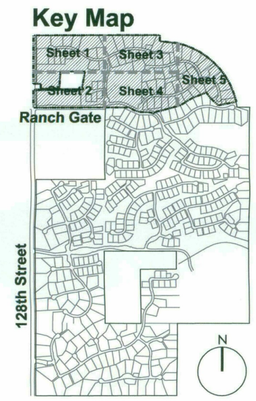
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0' 60' 120' 240'
NORTH

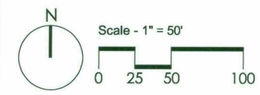
1414.4 DRAWN BY: AV 2/21/17

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P:\2014\1414\1414.4-PHASE 1 A&B\PHASE 1A\CAD\PLANNING\LVA-1414.4-1A-2ND-CONSTRUCTION ENVELOPE PLAN.dwg Feb 17, 2017

5-PP-2016
2/22/2017







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

Storyrock
Phase 1A
SEC of Ranchgate Road & 128th Street
Scottsdale, Arizona
Native Plant Inventory

DATE: 12/19/2016
REVISION:
SCALE: 1" = 50'
CHECKED:
DRAWN: KB
SHEET 1 OF 5

5-PP-2016
2/22/2017

Matchline - See Sheet 1

128th Street

Ranchgate Road

Matchline - See Sheet 4

Phase Line
(typ.)

NAOS - Undisturbed
(typ.)

Construction Fence
(typ.)

Key Map

N

Scale - 1" = 50'

0 25 50 100

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

Storyrock

Phase 1A

SEC of Ranchgate Road & 128th Street
Scottsdale, Arizona

Native Plant Inventory

DATE: 12/19/2016

REVISION:

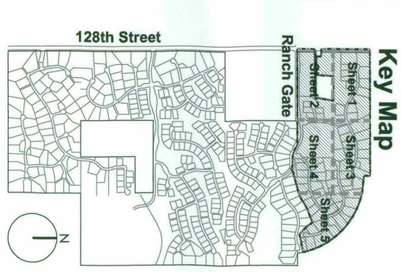
SCALE: 1" = 50'

CHECKED:

DRAWN: KB

SHEET 2 OF 5





0 25 50 100
Scale - 1" = 50'

DATE:	12/19/2016
REVISION:	
SCALE:	1" = 50'
CHECKED:	
DRAWN:	KB
SHEET	3 OF 5

Storyrock

Phase 1A

SEC of Ranchgate Road & 128th Street
Scottsdale, Arizona

Native Plant Inventory

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Phoenix, AZ. 85085
Phone (623) 869-6757
Fax (623) 869-6769

Native Resources INTERNATIONAL

Matchline - See Sheet 3

Matchline - See Sheet 2

Matchline - See Sheet 5

217-01-129

217-01-130

Phase Line
(typ.)

NAOS - Undisturbed
(typ.)

Construction Fence
(typ.)

Nursery
(typ.)

Key Map

N

Scale - 1" = 50'

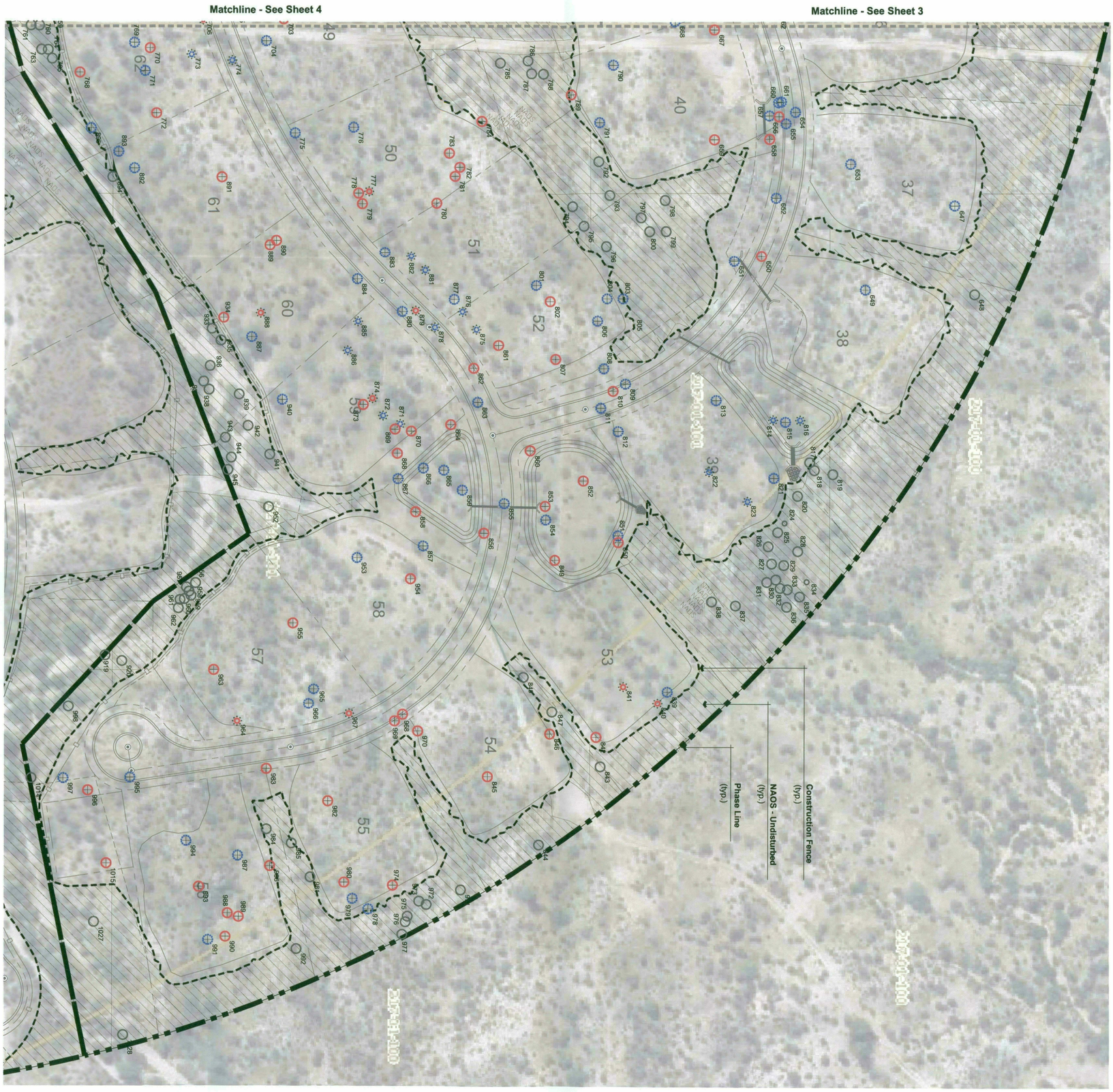
0 25 50 100

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Phoenix, AZ. 85085
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Native Resources
INTERNATIONAL

Storyrock
Phase 1A
SEC of Ranchgate Road & 128th Street
Scottsdale, Arizona
Native Plant Inventory

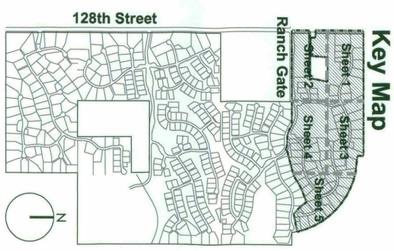
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REVISION:
SCALE: 1" = 50'
CHECKED:
DRAWN: KB
SHEET 4 OF 5



N

0 25 50 100

Scale - 1" = 50'



SHEET:	5 OF 5
DRAWN:	KB
CHECKED:	
SCALE:	1" = 50'
REVISION:	
DATE:	12/19/2016

Storyrock

Phase 1A

SEC of Ranchgate Road & 128th Street
Scottsdale, Arizona

Native Plant Inventory

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

Native Resources INTERNATIONAL

ALTA / NSPS LAND TITLE SURVEY

STORYROCK

A PORTION OF SECTIONS 1 AND 12 , TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION (AS SURVEYED)

A PARCEL OF LAND LOCATED THE SOUTH HALF OF SECTION 1 AND SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND BRASS CAP, LS TAG 33307, AT THE SOUTH QUARTER CORNER OF SAID SECTION 12, FROM WHICH A FOUND ½" REBAR, LS TAG 27239 AT THE SOUTHWEST CORNER OF SAID SECTION 12 BEARS SOUTH 89 DEGREES 44 MINUTES 02 SECONDS WEST, A DISTANCE OF 2644.14 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 02 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 2,589.13 FEET TO A POINT ON A LINE LYING 55.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 12;

THENCE NORTH 00 DEGREES 04 MINUTES 57 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 2,642.14 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 15 SECONDS WEST, CONTINUING ALONG SAID PARALLEL LINE, A DISTANCE OF 1,320.17 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12;

THENCE NORTH 89 DEGREES 46 MINUTES 24 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,267.89 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12;

THENCE NORTH 00 DEGREES 04 MINUTES 31 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,320.27 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12;

THENCE SOUTH 89 DEGREES 46 MINUTES 06 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,268.18 FEET TO A POINT ON A LINE LYING 55.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 03 MINUTES 05 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 327.83 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 12 SECONDS EAST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 80.00 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 05 SECONDS WEST, A DISTANCE OF 2.12 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE NORTH 89 DEGREES 46 MINUTES 12 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 778.83 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF MER 9.55 ACRES DIVISION ACCORDING TO BOOK 663 OF MAPS, PAGE 39, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 89 DEGREES 46 MINUTES 10 SECONDS WEST, A RADIAL DISTANCE OF 46.00 FEET;

THENCE ALONG THE WEST LINE OF SAID LOT 3, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59 DEGREES 21 MINUTES 07 SECONDS, A DISTANCE OF 47.65 FEET;

THENCE NORTH 10 DEGREES 21 MINUTES 45 SECONDS EAST, CONTINUING ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 295.39 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE SOUTH 89 DEGREES 46 MINUTES 16 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 451.06 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID MER 9.55 ACRE DIVISION;

THENCE SOUTH 03 DEGREES 24 MINUTES 12 SECONDS WEST, ALONG THE EAST LINE OF LOT 1 OF SAID MER 9.55 ACRE DIVISION, A DISTANCE OF 310.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 89 DEGREES 46 MINUTES 12 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 339.78 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2008-316293, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREES 03 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2008-316293, A DISTANCE OF 88.37 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;

THENCE SOUTH 89 DEGREES 56 MINUTES 41 SECONDS WEST, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 2008-316293, A DISTANCE OF 80.00 FEET TO A POINT ON A LINE LYING 55.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 03 MINUTES 05 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 881.24 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE NORTH 89 DEGREES 46 MINUTES 25 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,259.33 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE SOUTH 00 DEGREES 05 MINUTES 23 SECONDS EAST, ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 112.50 FEET;

THENCE SOUTH 83 DEGREES 45 MINUTES 11 SECONDS EAST, A DISTANCE OF 332.63 FEET TO A POINT ON THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2002-0039381, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS SOUTH 12 DEGREES 51 MINUTES 55 SECONDS WEST, A RADIAL DISTANCE OF 1,437.25 FEET;

THENCE ALONG THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2002-0039381, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67 DEGREES 40 MINUTES 47 SECONDS, A DISTANCE OF 1,697.73 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12;

THENCE NORTH 89 DEGREES 45 MINUTES 54 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 225.00 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 05 MINUTES 22 SECONDS EAST, ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 2,641.02 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 04 MINUTES 28 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,320.23 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12;

THENCE SOUTH 89 DEGREES 46 MINUTES 55 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,321.92 FEET THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, SAID POINT ALSO BEING ON THE NORTH/SOUTH MID-SECTION LINE OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 03 MINUTES 33 SECONDS EAST, ALONG THE NORTH/SOUTH MID-SECTION LINE OF SAID SECTION 12, A DISTANCE OF 1,320.07 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

EXCEPT THE FOLLOWING DESCRIBED PARCEL:
A PARCEL OF LAND LOCATED THE SOUTH HALF OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP, LS TAG 33307, AT THE SOUTH QUARTER CORNER OF SAID SECTION 12, FROM WHICH A FOUND ½" REBAR, LS TAG 27239 AT THE SOUTHWEST CORNER OF SAID SECTION 12 BEARS SOUTH 89 DEGREES 44 MINUTES 02 SECONDS WEST, A DISTANCE OF 2644.14 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 33 SECONDS WEST, ALONG THE NORTH/SOUTH MID-SECTION LINE, A DISTANCE OF 2,310.12 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12 AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH 89 DEGREES 46 MINUTES 21 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 661.27 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 03 MINUTES 54 SECONDS EAST, ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 990.24 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12;

THENCE SOUTH 89 DEGREES 45 MINUTES 22 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 661.17 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12;

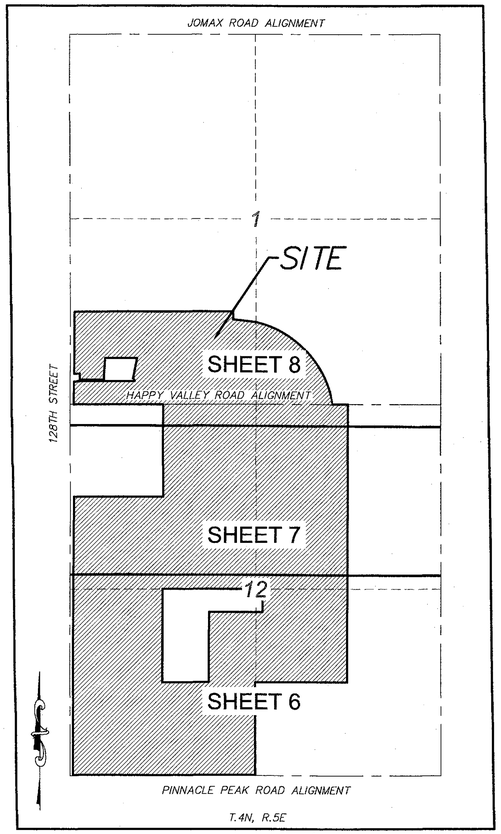
THENCE NORTH 00 DEGREES 04 MINUTES 15 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,320.58 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12;

THENCE NORTH 89 DEGREES 46 MINUTES 41 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,322.60 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12;

THENCE NORTH 89 DEGREES 46 MINUTES 30 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 33 SECONDS EAST, ALONG A LINE PARALLEL TO AND 40.00 FEET EAST OF THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 330.02 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 21 SECONDS WEST, LEAVING SAID LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.



VICINITY MAP / KEY MAP
N.T.S.

NOTES

1. THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

2. THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

3. THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NO. 26140293-026-NM2-SW, DATED 10/5/16, AMENDMENT DATE: OCTOBER 17, 2016, AMENDMENT NO.: 4, 2016.

4. PURSUANT TO TABLE "A" ITEM 15, THIS SURVEY USED ONE OR MORE OF THE FOLLOWING METHODS TO LOCATE CERTAIN PHYSICAL FEATURES NOT RELATED TO THE BOUNDARY: RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING OR LASER SCANNING. THIS DATA WAS PROVIDED TO SURVEYOR FROM VERTICAL MAPPING RESOURCES, ON MARCH 20, 2014.

PARKING

THERE IS NO DELINEATED PARKING ON SUBJECT PROPERTY

AREA

SUBJECT PROPERTY CONTAINS 20,257,455 SQUARE FEET OR 465.047 ACRES

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1335L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "D".

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. SAID LINE BEARS N00°04'57"W.

CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY, CAV-RANCH, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AS TO PARCEL NO'S. 1 THROUGH 34; AND GEORGE FAMOUS AND KRYSTYNA H. FAMOUS, HIS WIFE AS TO AN UNDIVIDED ONE HALF INTEREST AND J. TERRY SEWELL AND MARCIA HARRIS SEWELL, HIS WIFE AS TO AN UNDIVIDED ONE HALF INTEREST AS TO PARCEL NO. 35; AND HILTON HILLS PROPERTY, L.L.L.P., AN ARIZONA LIMITED LIABILITY PARTNERSHIP AS TO PARCEL NO'S. 36, 37 AND 38; AND GEORGE DITOLA, A SINGLE MAN AS TO PARCEL NO. 39.

THIS IS TO CERTIFY THAT THIS MAP 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 2, 3, 4, 8 AND 15 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED IN MAY 2014 AND FIELD VERIFIED IN OCTOBER, 2016.

10/25/16
DATE

JASON SEGNERI
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SIG
SURVEY INNOVATION GROUP, INC
Land Surveying Services

ALTA/NSPS LAND TITLE SURVEY
STORYROCK
SCOTTSDALE, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35833
JASON A. SEGNERI
10/25/16
Date Signed
ARIZONA U.S.A.
EXPIRES 3/31/2018

REVISIONS:
1
2
3

DRAWING NAME: 465 SR ALTA
JOB NO. 2014-001
DRAWN: RMH/JAS
CHECKED: JAS
DATE: 10/24/16
SCALE: N.T.S.
SHEET: 1 OF 8

LEGAL DESCRIPTION (PER TITLE REPORT)

PARCEL NO. 1:
THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE WEST 55 FEET THEREOF; AND
PARCEL NO. 2:
THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE WEST 55 FEET THEREOF; AND
EXCEPT THE FOLLOWING DESCRIBED PROPERTY:
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND BRASS CAP ACCEPTED AS THE SOUTHWEST CORNER OF SAID SECTION 1, FROM WHICH A FOUND BRASS CAP ACCEPTED AS THE WEST QUARTER CORNER OF SAID SECTION 1 BEARS NORTH 00 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE OF 2639.63 FEET;
THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, NORTH 00 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE OF 329.95 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1;
THENCE LEAVING SAID WEST LINE AND ALONG SAID NORTH LINE, NORTH 89 DEGREES 46 MINUTES 07 SECONDS EAST, A DISTANCE OF 55.00 FEET TO THE EAST LINE OF THE WEST 55.00 FEET OF SAID SECTION 1 AND THE POINT OF BEGINNING;
THENCE LEAVING SAID EAST LINE AND CONTINUING ALONG SAID NORTH LINE, NORTH 89 DEGREES 46 MINUTES 07 SECONDS EAST, A DISTANCE OF 80.00 FEET TO THE EAST LINE OF THE WEST 135.00 FEET OF SAID SECTION 1;
THENCE LEAVING SAID NORTH LINE AND ALONG LAST SAID EAST LINE, SOUTH 00 DEGREES 03 MINUTES 10 SECONDS EAST, A DISTANCE OF 1.62 FEET;
THENCE LEAVING LAST SAID EAST LINE, SOUTH 89 DEGREES 56 MINUTES 50 SECONDS WEST A DISTANCE OF 80.00 FEET TO SAID EAST LINE OF THE WEST 55.00 FEET OF SECTION 1;
THENCE ALONG LAST SAID EAST LINE, NORTH 00 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE OF 1.37 FEET TO THE POINT OF
BEGINNING; AND
EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND.
PARCEL NO. 3:
THAT PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1;
THENCE NORTH 00 DEGREES 07 MINUTES 45 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 659.88 FEET TO THE NORTHWEST CORNER OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1;
THENCE NORTH 89 DEGREES 57 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 55.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF THE MER 9.55 ACRES DIVISION AS RECORDED IN BOOK 663 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89 DEGREES 57 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 438.49 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH 03 DEGREES 35 MINUTES 02 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 310.55 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 419.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 00 DEGREES 07 MINUTES 45 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 309.94 FEET TO THE POINT OF BEGINNING;
EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, BY DEED RECORDED APRIL 10, 2008 AS 2008-0316293, DESCRIBED AS FOLLOWS:
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND BRASS CAP ACCEPTED AS THE SOUTHWEST CORNER OF SAID SECTION 1, FROM WHICH A FOUND BRASS CAP ACCEPTED AS THE WEST QUARTER CORNER OF SAID SECTION 1 BEARS NORTH 00 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE OF 2639.63 FEET;
THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, NORTH 00 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE OF 329.95 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1;
THENCE LEAVING SAID WEST LINE AND ALONG SAID NORTH LINE, NORTH 89 DEGREES 46 MINUTES 07 SECONDS EAST, A DISTANCE OF 55.00 FEET TO THE EAST LINE OF THE WEST 55.00 FEET OF SAID SECTION 1;
THENCE LEAVING SAID NORTH LINE AND ALONG SAID EAST LINE, NORTH 00 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID EAST LINE, NORTH 00 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE OF 88.63 FEET;
THENCE LEAVING SAID EAST LINE, NORTH 89 DEGREES 56 MINUTES 50 SECONDS EAST A DISTANCE OF 80.00 FEET TO THE EAST LINE OF THE WEST 135.00 FEET OF SAID SECTION 1;
THENCE ALONG LAST SAID EAST LINE, SOUTH 00 DEGREES 03 MINUTES 10 SECONDS EAST A DISTANCE OF 88.38 FEET TO A LINE THAT IS
PARALLEL WITH AND 20.00 FEET NORTH OF SAID NORTH LINE;
THENCE LEAVING LAST SAID EAST LINE AND ALONG SAID PARALLEL LINE, SOUTH 89 DEGREES 46 MINUTES 07 SECONDS WEST A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; AND
PARCEL NO. 4:
THAT PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1;
THENCE NORTH 00 DEGREES 07 MINUTES 45 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 659.88 FEET TO THE NORTHWEST CORNER OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1;
THENCE NORTH 89 DEGREES 57 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 55.00 FEET TO THE NORTHWEST CORNER OF LOT 3 OF THE MER 9.55 ACRES DIVISION AS RECORDED IN BOOK 663 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89 DEGREES 57 MINUTES 05 SECONDS EAST, A DISTANCE OF 378.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 3;
THENCE SOUTH 00 DEGREES 06 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 329.90 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3;
THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 408.97 FEET TO A POINT OF CURVATURE TO THE LEFT WHOSE CENTER BEARS SOUTH 89 DEGREES 57 MINUTES 00 SECONDS WEST, A RADIUS OF 46.00 FEET;
THENCE CONTINUING ALONG THE SOUTH LINE SAID LOT 2 AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 47.65 FEET, A CENTRAL ANGLE OF 59 DEGREES 20 MINUTES 54 SECONDS, A TANGENT DISTANCE OF 26.21 FEET, A CHORD DISTANCE OF 45.55 FEET AND A CHORD BEARING OF NORTH 29 DEGREES 43 MINUTES 27 SECONDS WEST TO THE WESTERN MOST CORNER SAID LOT 3;
THENCE NORTH 10 DEGREES 32 MINUTES 35 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 295.37 FEET TO THE POINT OF BEGINNING; AND
PARCEL NO. 5:
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE WEST 55 FEET THEREOF; AND
PARCEL NO. 6:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE WEST 55 FEET THEREOF; AND
PARCEL NO. 7:
THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
PARCEL NO. 8:
THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
PARCEL NO. 9:
THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
PARCEL NO. 10:
THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
PARCEL NO. 11:
THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
PARCEL NO. 12:
THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
PARCEL NO. 13:
THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
PARCEL NO. 14:
THE NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
PARCEL NO. 15:
THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
PARCEL NO. 16:
THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE WEST 55 FEET; AND
PARCEL NO. 17:
THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE WEST 55 FEET; AND
PARCEL NO. 18:
THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND.
PARCEL NO. 19:
THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND.
PARCEL NO. 20:
THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND.
PARCEL NO. 21:
THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND.
PARCEL NO. 22:
THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE NORTH HALF OF THE WEST 40 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND.
PARCEL NO. 23:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12;
THENCE SOUTH 89 DEGREES 57 MINUTES 13 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 215.00 FEET;
THENCE SOUTH 00 DEGREES 06 MINUTES 35 SECONDS WEST, A DISTANCE OF 272.76 FEET TO A POINT OF CURVATURE WHOSE CENTER BEARS SOUTH 25 DEGREES 39 MINUTES 42 SECONDS EAST, A RADIUS OF 46.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 116 DEGREES 55 MINUTES 24 SECONDS TO THE LEFT AN ARC DISTANCE OF 93.87 FEET, A TANGENT DISTANCE OF 74.95 FEET, A CHORD DISTANCE OF 78.41 FEET, AND A CHORD BEARING OF SOUTH 05 DEGREES 52 MINUTES 36 SECONDS WEST TO A POINT OF REVERSE CURVATURE WHOSE CENTER BEARS SOUTH 37 DEGREES 24 MINUTES 54 SECONDS WEST, A RADIUS OF 20.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 052 DEGREES 41 MINUTES 41 SECONDS TO THE RIGHT AN ARC DISTANCE OF 18.39 FEET, A TANGENT DISTANCE OF 9.91 FEET, A CHORD DISTANCE OF 17.75 FEET, AND A CHORD BEARING OF SOUTH 26 DEGREES 14 MINUTES 16 SECONDS EAST;
THENCE SOUTH 00 DEGREES 06 MINUTES 35 SECONDS WEST, A DISTANCE OF 253.61 FEET. TO A POINT OF CURVATURE WHOSE CENTER BEARS NORTH 89 DEGREES 53 MINUTES 25 SECONDS WEST, A RADIUS OF 20.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 50 MINUTES 43 SECONDS TO THE RIGHT AN ARC DISTANCE OF 31.36 FEET, A TANGENT DISTANCE OF 19.95 FEET, A CHORD DISTANCE OF 28.25 FEET, AND A CHORD BEARING OF SOUTH 45 DEGREES 01 MINUTES 56 SECONDS WEST;
THENCE SOUTH 89 DEGREES 57 MINUTES 18 SECONDS WEST, A DISTANCE OF 195.05 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12;
THENCE NORTH 00 DEGREES 06 MINUTES 35 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 640.23 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND.
PARCEL NO. 24:
THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND.
PARCEL NO. 25:
THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND.
PARCEL NO. 26:
THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND.
PARCEL NO. 27:
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS;
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12;
THENCE SOUTH 00 DEGREES 07 MINUTES 11 SECONDS WEST ALONG THE NORTH–SOUTH MIDSECTION LINE, A DISTANCE OF 660.22 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12;
THENCE NORTH 89 DEGREES 57 MINUTES 13 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89 DEGREES 57 MINUTES 13 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 640.53 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12;
THENCE SOUTH 00 DEGREES 06 MINUTES 35 SECONDS WEST ALONG THE EAST LINE OF THE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 213.42 FEET;
THENCE SOUTH 89 DEGREES 57 MINUTES 13 SECONDS WEST, A DISTANCE OF 640.57 FEET TO A POINT ON THE EAST LINE OF THE WEST 20.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12;
THENCE NORTH 00 DEGREES 07 MINUTES 11 SECONDS EAST PARALLEL WITH THE NORTH–SOUTH MIDSECTION LINE OF SAID SECTION 12, A DISTANCE OF 213.42 FEET TO THE POINT OF BEGINNING;
EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND.
PARCEL NO. 28:
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS;
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12;
THENCE SOUTH 00 DEGREES 07 MINUTES 11 SECONDS WEST ALONG THE NORTH–SOUTH MIDSECTION LINE, A DISTANCE OF 660.22 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12;
THENCE NORTH 89 DEGREES 57 MINUTES 13 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 00 DEGREES 07 MINUTES 11 SECONDS WEST PARALLEL WITH THE NORTH–SOUTH MIDSECTION LINE OF SAID SECTION 12, A DISTANCE OF 213.42 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 57 MINUTES 13 SECONDS EAST, A DISTANCE OF 320.27 FEET;
THENCE SOUTH 00 DEGREES 06 MINUTES 35 SECONDS WEST, A DISTANCE OF 426.80 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 20.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12;
THENCE SOUTH 89 DEGREES 57 MINUTES 18 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 320.35 FEET TO A POINT ON THE EAST LINE OF THE WEST 20.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12;
THENCE NORTH 00 DEGREES 07 MINUTES 11 SECONDS EAST PARALLEL WITH THE NORTH–SOUTH MIDSECTION LINE OF SAID SECTION 12, A DISTANCE OF 426.80 FEET TO THE POINT OF BEGINNING;
EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND.
PARCEL NO. 29:
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS;
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12;
THENCE SOUTH 00 DEGREES 07 MINUTES 11 SECONDS WEST ALONG THE NORTH–SOUTH MIDSECTION LINE, A DISTANCE OF 660.22 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12;
THENCE NORTH 89 DEGREES 57 MINUTES 13 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 00 DEGREES 07 MINUTES 11 SECONDS WEST PARALLEL WITH THE NORTH–SOUTH MIDSECTION LINE OF SAID SECTION 2, A DISTANCE OF 213.42 FEET;
THENCE NORTH 89 DEGREES 57 MINUTES 13 SECONDS EAST, A DISTANCE OF 320.27 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89 DEGREES 57 MINUTES 13 SECONDS EAST, A DISTANCE OF 320.30 FEET TO A POINT OF WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12;
THENCE SOUTH 00 DEGREES 06 MINUTES 35 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 426.81 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 20.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12;
THENCE SOUTH 89 DEGREES 57 MINUTES 18 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 320.30 FEET;
THENCE NORTH 00 DEGREES 06 MINUTES 35 SECONDS EAST, A DISTANCE OF 426.80 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND.
PARCEL NO. 30:
THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND.
PARCEL NO. 31:
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THAT PORTION CONVEYED TO CITY OF SCOTTSDALE RECORDED IN DOCUMENT NO. 2002-0039381, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1;
THENCE NORTH 89 DEGREES 46 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, 1321.18 FEET;
THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 04 MINUTES 38 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, 1319.55 FEET;
THENCE DEPARTING SAID EAST LINE, SOUTH 89 DEGREES 46 MINUTES 11 SECONDS WEST, ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, 225.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, THE CENTER OF WHICH LIES SOUTH 80 DEGREES 30 MINUTES 39 SECONDS WEST, 1437.25 FEET;
THENCE NORTHWESTERLY, ALONG SAID CURVE, 1697.07 FEET THROUGH A CENTRAL ANGLE OF 67 DEGREES 40 MINUTES 43 SECONDS TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER;
THENCE DEPARTING SAID CURVE, NORTH 00 DEGREES 05 MINUTES 36 SECONDS WEST, ALONG SAID WEST LINE, 150.00 FEET TO THE POINT OF BEGINNING.
EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND.
PARCEL NO. 32:
THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THAT PART DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST
QUARTER OF SAID SECTION 1;
THENCE NORTH 89 DEGREES 46 MINUTES 20 SECOND EAST ALONG THE NORTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER TO THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 330.62 FEET;
THENCE DEPARTING SAID NORTH LINE SOUTH 00 DEGREES 05 MINUTES 36 SECONDS EAST ALONG THE EAST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 150 FEET;
THENCE DEPARTING SAID EAST LINE NORTH 83 DEGREES 45 MINUTES 18 SECONDS WEST TO THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 332.65 FEET;
THENCE NORTH 00 DEGREES 04 MINUTES 59 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 112.50 FEET TO THE POINT OF BEGINNING.
EXCEPT ALL COAL AND OTHER MINERALS AS

SCHEDULE 'B' ITEMS

1. INTENTIONALLY OMITTED.
2. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES.
*BLANKET IN NATURE
3. THE RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS EXCEPTED FROM THE DESCRIPTION OF SAID LAND IN SCHEDULE A.
*BLANKET IN NATURE
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: INGRESS AND EGRESS RECORDING DATE: JANUARY 9, 1979 RECORDING NO: DOCKET 13371, PAGE 941
(AS TO PARCEL NO. 1)
*AS PLOTTED AND SHOWN ON THIS SURVEY
5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ROADWAY AND PUBLIC UTILITIES RECORDING DATE: MARCH 25, 1981 RECORDING NO: DOCKET 15111, PAGE 1059
(AS TO PARCEL NOS. 6, 11, 12, 13 AND 14) THEREAFTER PARTIALLY ABANDONED IN RECORDING NO. 20070780994.
*AS PLOTTED AND SHOWN ON THIS SURVEY
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: INGRESS, EGRESS AND PUBLIC UTILITIES RECORDING DATE: SEPTEMBER 15, 1982 RECORDING NO: DOCKET 16289, PAGE 1331 (AS TO PARCEL NO. 30 AND 39)
*AS PLOTTED AND SHOWN ON THIS SURVEY
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: INGRESS, EGRESS AND PUBLIC UTILITIES RECORDING DATE: SEPTEMBER 15, 1982 RECORDING NO: DOCKET 16289, PAGE 1332 (AS TO PARCEL NOS. 30, 32 AND 39)
*AS PLOTTED AND SHOWN ON THIS SURVEY
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: INGRESS, EGRESS AND PUBLIC UTILITIES RECORDING DATE: SEPTEMBER 15, 1982 RECORDING NO: DOCKET 16289, PAGE 1333 (AS TO PARCEL NO. 18, 19, 30 AND 32)
*AS PLOTTED AND SHOWN ON THIS SURVEY
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: INGRESS, EGRESS AND PUBLIC UTILITIES RECORDING DATE: SEPTEMBER 15, 1982 RECORDING NO: DOCKET 16289, PAGE 1334
(AS TO PARCEL NO. 25, 26 AND 27)
*AS PLOTTED AND SHOWN ON THIS SURVEY
10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: INGRESS, EGRESS AND PUBLIC UTILITIES RECORDING DATE: SEPTEMBER 15, 1982 RECORDING NO: DOCKET 16289, PAGE 1335 (AS TO PARCEL NO. 20, 21, 23, 27, 28, 29, 33 AND 34)
*AS PLOTTED AND SHOWN ON THIS SURVEY
11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: INGRESS, EGRESS AND PUBLIC UTILITIES RECORDING DATE: SEPTEMBER 15, 1982 RECORDING NO: DOCKET 16289, PAGE 1336 (AS TO PARCEL NO. 2)
*AS PLOTTED AND SHOWN ON THIS SURVEY
12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: INGRESS, EGRESS AND PUBLIC UTILITIES RECORDING DATE: MARCH 17, 1983 RECORDING NO: 83-095986
(AS TO PARCEL NO. 22)
*AS PLOTTED AND SHOWN ON THIS SURVEY
13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC ROADWAY, PUBLIC AND PRIVATE UTILITIES RECORDING DATE: MAY 18, 1983 RECORDING NO: 83-154887
(AS TO PARCEL NOS. 7 THROUGH 15, INCLUSIVE)
*AS PLOTTED AND SHOWN ON THIS SURVEY
14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC ROADWAY, PUBLIC AND PRIVATE UTILITIES RECORDING DATE: MAY 18, 1983 RECORDING NO: 83-187887
(AS TO PARCEL NOS. 7 THROUGH 10, INCLUSIVE)
*AS PLOTTED AND SHOWN ON THIS SURVEY
15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC ROADWAY, PUBLIC AND PRIVATE UTILITIES RECORDING DATE: MAY 18, 1983 RECORDING NO: 83-187889
(AS TO PARCEL NOS. 1, 2 AND 3)
*AS PLOTTED AND SHOWN ON THIS SURVEY
16. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: CITY OF SCOTTSDALE LOT SPLIT APPROVAL RECORDING DATE: JUNE 14, 2000 RECORDING NO: 00-0453236 (AS TO PARCEL NO'S. 27, 28 AND 29)
*BLANKET IN NATURE
17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ROAD OR HIGHWAY AND PUBLIC UTILITIES RECORDING DATE: JUNE 14, 2000 RECORDING NO: 00-0453237
(AS TO PARCEL NO. 27)
*AS PLOTTED AND SHOWN ON THIS SURVEY
18. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: CITY OF SCOTTSDALE LOT SPLIT APPROVAL RECORDING DATE: APRIL 16, 2001 RECORDING NO: 2001-0304919 (AS TO PARCEL NO'S. 23, 33 AND 34)
*BLANKET
19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ROAD OR HIGHWAY AND PUBLIC UTILITIES RECORDING DATE: APRIL 16, 2001 RECORDING NO: 2001-0304920
(AS TO PARCEL NO. 23)
*AS PLOTTED AND SHOWN ON THIS SURVEY
20. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: CITY OF SCOTTSDALE LOT SPLIT APPROVAL RECORDING DATE: APRIL 16, 2001 RECORDING NO: 2001-0304921
(AS TO PARCEL NO'S. 24, 25 AND 26)
*BLANKET
21. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ROAD OR HIGHWAY AND PUBLIC UTILITIES RECORDING DATE: APRIL 16, 2001 RECORDING NO: 2001-0304922
(AS TO PARCEL NO. 24)
*AS PLOTTED AND SHOWN ON THIS SURVEY
22. 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 IN RECORDING NO. 2001-0801097.
*BLANKET
23. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 632 OF MAPS, PAGE 18
24. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 633 OF MAPS, PAGE 1
25. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 639 OF MAPS, PAGE 50
26. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 642 OF MAPS, PAGE 21
27. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 642 OF MAPS, PAGE 22
28. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 663 OF MAPS, PAGE 39
29. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 679 OF MAPS, PAGE 29
30. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 682 OF MAPS, PAGE 11
31. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 682 OF MAPS, PAGE 12
32. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 682 OF MAPS, PAGE 14
33. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 696 OF MAPS, PAGE 35
34. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 700 OF MAPS, PAGE 12
35. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 754 OF MAPS, PAGE 42
36. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 831 OF MAPS, PAGE 44
37. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 831 OF MAPS, PAGE 45
38. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 831 OF MAPS, PAGE 46
39. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: FACILITY PAYBACK AGREEMENT FOR SEWER SYSTEM IMPROVEMENTS IN THE SERENO CANYON SERVICE AREA RECORDING DATE: DECEMBER 21, 2010 RECORDING NO: 20101110660 AND THEREAFTER FIRST AMENDED ON RECORDING DATE: DECEMBER 24, 2014 RECORDING NO: 20140849283
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
40. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: FACILITY PAYBACK AGREEMENT FOR WATER SYSTEM IMPROVEMENTS IN THE SERENO CANYON SERVICE AREA RECORDING DATE: DECEMBER 21, 2010 RECORDING NO: 20101110859 AND THEREAFTER FIRST AMENDED ON RECORDING DATE: DECEMBER 24, 2014 RECORDING NO: 20140849282
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
41. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: FEBRUARY 15, 2011 RECORDING NO: 20110136529
(AS TO PARCEL NO. 15) THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 9, 2015 RECORDING NO: 20150081597 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
42. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 18, 2011 RECORDING NO: 20110149049 (AS TO PARCEL NO. 15)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150105356
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
43. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 23, 2011 RECORDING NO: 20110159554 (AS TO PARCEL NO. 32)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150105418
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
44. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 23, 2011 RECORDING NO: 20110159555 (AS TO PARCEL NO. 16)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150105419
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
45. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 23, 2011 RECORDING NO: 20110159557 (AS TO PARCEL NO. 34)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150105416
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
46. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 23, 2011 RECORDING NO: 20110159558
(AS TO PARCEL NO. 5) THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150105422
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
47. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 23, 2011 RECORDING NO: 20110159559 (AS TO PARCEL NO. 33)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150105541
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
48. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161321 (AS TO PARCEL NO. 1)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150105425
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
49. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161322 (AS TO PARCEL NO. 2)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150105427
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
50. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161324 (AS TO PARCEL NO. 4)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150105432
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
51. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161326 (AS TO PARCEL NO. 3)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150105428
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
52. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161329 (AS TO PARCEL NO. 18)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 19, 2015 RECORDING NO: 20150107069
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
53. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161330 (AS TO PARCEL NO. 20) THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150105360
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
54. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161331 (AS TO PARCEL NO. 19)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 19, 2015 RECORDING NO: 20150107070
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
55. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161332 (AS TO PARCEL NO. 21)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150105359
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
56. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161333 (AS TO PARCEL NO. 224)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150105362
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
57. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161334 (AS TO PARCEL NO. 25)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150105363
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
58. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161335 (AS TO PARCEL NO. 27)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150105358
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
59. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161336 (AS TO PARCEL NO. 23)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150105358
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
60. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161337 (AS TO PARCEL NO. 26)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150105415
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
61. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161338 (AS TO PARCEL NO. 28)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150105357
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
62. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161339 (AS TO PARCEL NO. 29)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150105411
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
63. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161341 (AS TO PARCEL NO. 30)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 19, 2015 RECORDING NO: 20150107084
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
64. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161594 (AS TO PARCEL NO. 6)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150105421
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
65. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161595 (AS TO PARCEL NO. 7)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150103494
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
66. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161596 (AS TO PARCEL NO. 8)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150103498
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
67. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161597 (AS TO PARCEL NO. 9)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150103500
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
68. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161598 (AS TO PARCEL NO. 10)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150103499
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
69. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161599 (AS TO PARCEL NO. 11)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150103501
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
70. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161600 (AS TO PARCEL NO. 22)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 19, 2015 RECORDING NO: 20150107074
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
71. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161601 (AS TO PARCEL NO. 13)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150103503
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
72. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161602 (AS TO PARCEL NO. 12)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150103502
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
73. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161651 (AS TO PARCEL NO. 17)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150105420
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
74. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161653 (AS TO PARCEL NO. 13)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150105348
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
75. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161658 (AS TO PARCEL NO. 14)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150105368
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
76. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161741 (AS TO PARCEL NO. 32)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150103505
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
77. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: FEBRUARY 25, 2011 RECORDING NO: 20110170485 (AS TO PARCEL NO. 1)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 13, 2015 RECORDING NO: 20150095754
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
78. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: FEBRUARY 25, 2011 RECORDING NO: 20110170489 (AS TO PARCEL NO. 19)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 12, 2015 RECORDING NO: 20150092249
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
79. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: FEBRUARY 28, 2011 RECORDING NO: 20110172803 (AS TO PARCEL NO. 4)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 13, 2015 RECORDING NO: 20150095743
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
80. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: MARCH 2, 2011 RECORDING NO: 20110182191 (AS TO PARCEL NO. 18)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 12, 2015 RECORDING NO: 20150092244
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
81. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: MARCH 2, 2011 RECORDING NO: 20110182192 (AS TO PARCEL NO. 25)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 13, 2015 RECORDING NO: 20150095607
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
82. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: MARCH 2, 2011 RECORDING NO: 20110182972 (AS TO PARCEL NO. 24)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 13, 2015 RECORDING NO: 20150095606
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
83. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: MARCH 22, 2011 RECORDING NO: 20110241653 (AS TO PARCEL NO. 3)
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
84. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: MARCH 23, 2011 RECORDING NO: 20110246162 (AS TO PARCEL NO. 2)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 13, 2015 RECORDING NO: 20150095742
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
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85. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: MARCH 23, 2011 RECORDING NO: 20110246163 (AS TO PARCEL NO. 20)
THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 9, 2015 RECORDING NO: 20150082606
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
86. MATTERS CONTAINED IN THAT CERTAIN DO

SCHEDULE 'B' ITEMS CONT...

95. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: MARCH 24, 2011 RECORDING NO: 20110252821 (AS TO PARCEL NO. 28) THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 9, 2015 RECORDING NO: 20150081592 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
96. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: MARCH 24, 2011 RECORDING NO: 20110252822 (AS TO PARCEL NO. 16) THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: JANUARY 12, 2015 RECORDING NO: 20150092047 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
97. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: MARCH 24, 2011 RECORDING NO: 20110252823 (AS TO PARCEL NO. 17) THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 12, 2015 RECORDING NO: 20150092243 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
98. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: MARCH 24, 2011 RECORDING NO: 20110252825 (AS TO PARCEL NO. 22) THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 9, 2015 RECORDING NO: 20150082611 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
99. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: MARCH 24, 2011 RECORDING NO: 20110252852 (AS TO PARCEL NO. 28) THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 9, 2015 RECORDING NO: 20150081595 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
100. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: MARCH 24, 2011 RECORDING NO: 20110252854 (AS TO PARCEL NO. 5) THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 13, 2015 RECORDING NO: 20150095728 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
101. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: MARCH 30, 2011 RECORDING NO: 20110271758 (AS TO PARCEL NO. 34) THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 9, 2015 RECORDING NO: 20150081603 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
102. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 1093 OF MAPS, PAGE 4
103. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGREEMENT FOR EASEMENT RECORDING DATE: APRIL 13, 2012 RECORDING NO: 20120310552 (AS TO PARCEL NO. 24)
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*AS PLOTTED AND SHOWN ON THIS SURVEY
104. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 1123 OF MAPS, PAGE 32
105. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 1123 OF MAPS, PAGE 33
106. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 1123 OF MAPS, PAGE 35
107. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 1135 OF MAPS, PAGE 40
108. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 1135 OF MAPS, PAGE 41
109. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: WATER LINE AND TEMPORARY CONSTRUCTION RECORDING DATE: FEBRUARY 21, 2013 RECORDING NO: 20130164356 AND AMENDED ON RECORDING DATE: FEBRUARY 21, 2013 RECORDING NO: 20130164357 (AS TO PARCEL NO. 2)
*AS PLOTTED AND SHOWN ON THIS SURVEY
110. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: WATER LINE RECORDING DATE: MARCH 6, 2013 RECORDING NO: 20130206758 (AS TO PARCEL NO. 2)
*AS PLOTTED AND SHOWN ON THIS SURVEY
111. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: DRAINAGE AND FLOOD CONTROL WITH MAINTENANCE RECORDING DATE: APRIL 19, 2013 RECORDING NO: 20130035758 AND RE-RECORDING DATE: DECEMBER 3, 2014 RECORDING NO: 20140796756 (AS TO PARCEL NO. 2)
*AS PLOTTED AND SHOWN ON THIS SURVEY
112. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: DRAINAGE AND FLOOD CONTROL WITH MAINTENANCE RECORDING DATE: APRIL 19, 2013 RECORDING NO: 20130360613 (AS TO PARCEL NO'S. 3 AND 4)
*AS PLOTTED AND SHOWN ON THIS SURVEY
113. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER LINE EXTENSION RECORDING DATE: AUGUST 16, 2013 RECORDING NO: 20130747559 (AS TO PARCEL NO. 2)
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
114. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER LINE EXTENSION RECORDING DATE: AUGUST 16, 2013 RECORDING NO: 20130747560 (AS TO PARCEL NO. 4)
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
115. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: DEVELOPER WATER LINE PAYBACK AGREEMENT
RECORDING DATE: AUGUST 16, 2013 RECORDING NO: 20130747561 AND THEREAFTER ASSIGNMENT ON
RECORDING DATE: AUGUST 20, 2013 RECORDING NO: 20130757327 (AS TO PARCEL NO'S. 2, 3 AND 4)
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
116. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER LINE EXTENSION RECORDING DATE: AUGUST 16, 2013 RECORDING NO: 20130747562 (AS TO PARCEL NO. 3)
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
117. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: MEMORANDUM OF AGREEMENT
DATED: JUNE 25, 2014 EXECUTED BY: RICK A. WILLIAMSON AND CHRISTINE L. WILLIAMSON; DOCKS INVESTMENT GROUP, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY PRESERVE INVESTMENTS I, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY RANCH GATE PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY RECORDING DATE: JULY 16, 2014 RECORDING NO: 20140465307 (AS TO PARCEL NO'S 1, 2, 3 AND 4)
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
118. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110159562 (AS TO PARCEL NO. 36, 37 & 38) THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 19, 2015 RECORDING NO: 20150107073 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
119. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110159564 (AS TO PARCEL NO. 35) THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 19, 2015 RECORDING NO: 20150107072 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
120. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 24, 2011 RECORDING NO: 20110161340 (AS TO PARCEL NO. 39) THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150105414 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
121. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: MARCH 23, 2011 RECORDING NO: 20110246173 (AS TO PARCEL NO. 39) THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 9, 2015 RECORDING NO: 20150081596 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
122. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: MARCH 24, 2011 RECORDING NO: 20110252825 (AS TO PARCEL NO. 35) THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 9, 2015 RECORDING NO: 20150082611 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
123. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: MARCH 24, 2011 RECORDING NO: 20110252856 (AS TO PARCEL NO. 35) THEREAFTER AFFIDAVIT OF CORRECTION ON RECORDING DATE: FEBRUARY 9, 2015 RECORDING NO: 20150082605 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
124. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: FEBRUARY 25, 2015 RECORDING NO: 20150121980 (AS TO PARCEL NO. 8) REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
125. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: FEBRUARY 25, 2015 RECORDING NO: 20150121981 (AS TO PARCEL NO. 10) REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
126. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: FEBRUARY 25, 2015 RECORDING NO: 20150121982 (AS TO PARCEL NO. 11) REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
127. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: FEBRUARY 25, 2015 RECORDING NO: 20150121983 (AS TO PARCEL NO. 7) REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
128. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: FEBRUARY 25, 2015 RECORDING NO: 20150121984 (AS TO PARCEL NO. 12) REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
129. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: FEBRUARY 25, 2015 RECORDING NO: 20150121985 (AS TO PARCEL NO. 9) REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
130. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: FEBRUARY 25, 2015 RECORDING NO: 20150121993 (AS TO PARCEL NO. 14) REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
131. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: FEBRUARY 25, 2015 RECORDING NO: 20150121994 (AS TO PARCEL NO. 13) REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
132. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: FEBRUARY 25, 2015 RECORDING NO: 20150121995 (AS TO PARCEL NO. 13) REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET
133. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE SECOND INSTALLMENT OF 2016 TAXES.
*BLANKET

7301 EAST EVANS ROAD
SCOTTSDALE, AZ 85260
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM

SIG
SURVEY INNOVATION GROUP, INC
Land Surveying Services

ALTA/NSPS LAND TITLE SURVEY
STORYROCK
SCOTTSDALE, ARIZONA

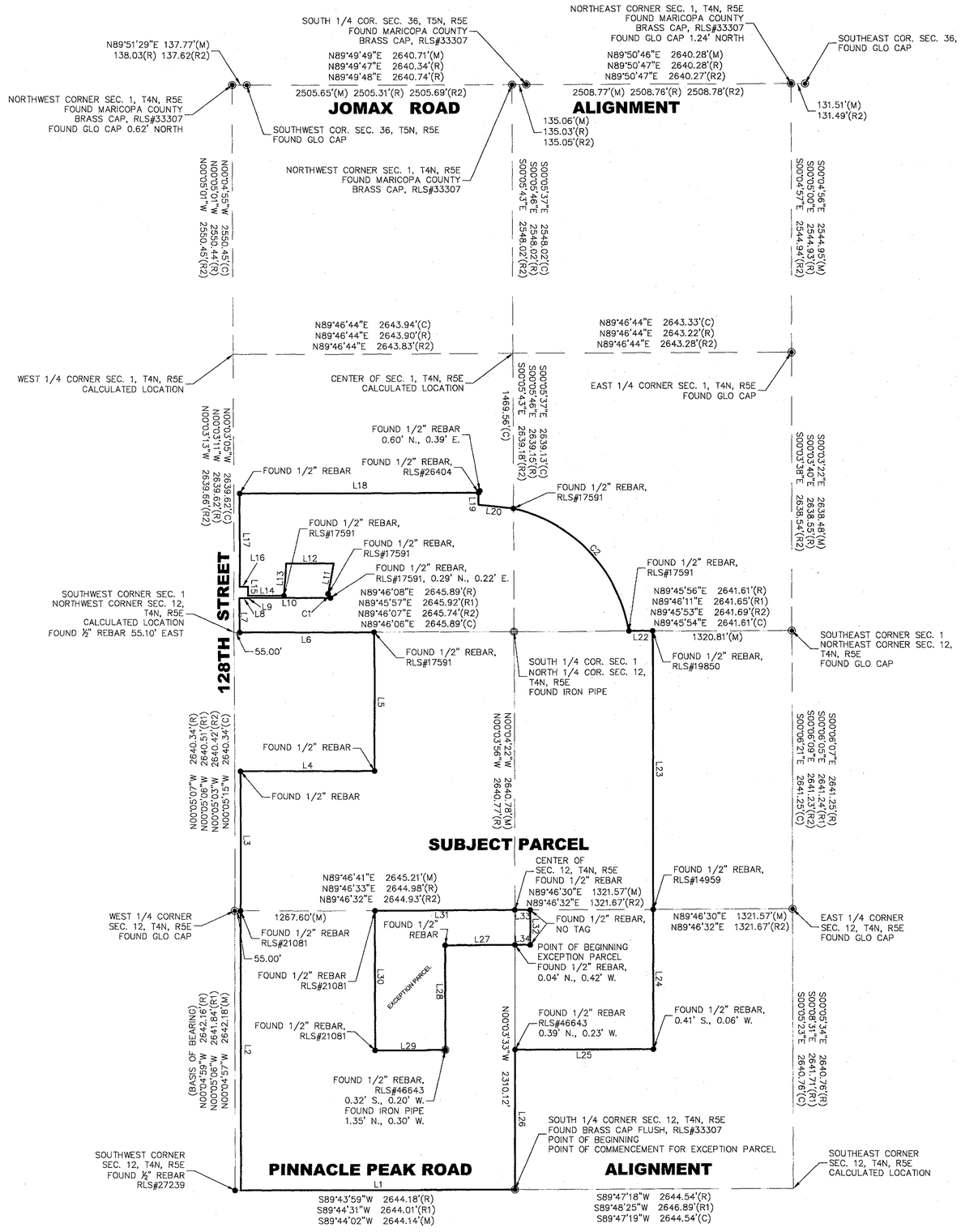
REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35833
JASON A. SEGNERI
10/25/16
ARIZONA U.S.A.
EXPIRES 3/31/2018

REVISIONS:
1
2
3

DRAWING NAME: 465 SR ALTA
JOB NO. 2014-001
DRAWN: RMH/JAS
CHECKED: JAS
DATE: 10/24/16
SCALE: N.T.S.
SHEET: 4 OF 8

BOUNDARY DETAIL

N.T.S.



LINE TABLE (C/M)		
LINE	BEARING	LENGTH
L1	S89°44'02"W	2589.13
L2	N00°04'57"W	2642.14
L3	N00°05'15"W	1320.17
L4	N89°46'24"E	1267.89
L5	N00°04'31"W	1320.28
L6	S89°46'06"W	1268.18
L7	N00°03'05"W	327.83
L8	N89°46'12"E	80.00
L9	N00°03'05"W	2.12
L10	N89°46'12"E	778.83
L11	N10°21'45"E	295.39
L12	S89°46'16"W	451.06
L13	S03°24'12"W	310.56
L14	S89°46'12"W	339.78
L15	N00°03'05"W	88.37
L16	S89°56'41"W	80.00
L17	N00°03'05"W	881.24
L18	N89°46'25"E	2259.33
L19	S00°05'23"E	112.50
L20	S83°45'11"E	332.63
L21	INTENTIONALLY OMITTED	
L22	N89°45'54"E	225.00
L23	S00°05'22"E	2641.02
L24	S00°04'28"E	1320.23
L25	S89°46'55"W	1321.92
L26	S00°03'33"E	1320.07
L27	S89°46'21"W	661.27
L28	S00°03'54"E	990.24
L29	S89°45'22"W	661.17
L30	N00°04'15"W	1320.58
L31	N89°46'41"E	1322.60
L32	S00°03'33"E	330.02
L33	N89°46'30"E	40.00
L34	S89°46'21"W	40.00

LINE TABLE (R2)		
LINE	BEARING	LENGTH
L1		
L2		
L3	N00°05'03"W	1320.21
L4	N89°46'20"E	1267.67
L5	N00°04'31"W	1320.29
L6	S89°46'07"W	1267.87
L7		
L8		
L9		
L10		
L11	N10°22'00"E	295.40
L12	S89°46'16"W	451.05
L13	S03°24'04"W	310.57
L14	S89°46'12"W	339.78
L15	N00°03'13"W	88.37
L16	S89°56'47"W	80.00
L17	N00°03'13"W	881.26
L18	N89°46'26"E	2259.19
L19	S00°05'24"E	
L20		
L21		
L22	N89°45'53"E	225.00
L23	S00°05'04"E	2640.99
L24		
L25		
L26		
L27		
L28		
L29		
L30		
L31		
L32		
L33		
L34		

CURVE TABLE(C/M)				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	59°21'07"	46.00	47.65	N29°54'10"W 45.55
C2	67°40'47"	1437.25	1697.73	N43°17'41"W 1600.73

CURVE TABLE (R2)				
CURVE	DELTA	RADIUS	ARC	CHORD
C1				
C2	67°40'58"	1437.25	1697.81	

LEGEND

- ◉ FOUND MONUMENT AS NOTED
- ● FOUND 1/2" REBAR NO I.D. UNLESS OTHERWISE NOTED
- (R) RECORD DATA PER BOOK 1093, PAGE 4
- (R1) RECORD DATA PER BOOK 639, PAGE 50
- (R2) RECORD DATA PER BOOK 1123, PAGE 35
- (C) CALCULATED DATA PER THIS SURVEY
- (M) MEASURED DATA PER THIS SURVEY

7301 EAST EVANS ROAD
SCOTTSDALE, AZ 85260
PHONE (480) 922-0780
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SIG
SURVEY INNOVATION GROUP, INC
Land Surveying Services

ALTA/NSPS LAND TITLE SURVEY
STORYROCK
SCOTTSDALE, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35833
JASON A. SEGNERI
10/24/16
DATE SIGNED
ARIZONA U.S.A.
EXPIRES 3/31/2019

REVISIONS:
1
2
3

DRAWING NAME: 465 SR ALTA
JOB NO. 2014-001
DRAWN: RMH/JAS
CHECKED: JAS
DATE: 10/24/16
SCALE: N.T.S.
SHEET: 5 OF 8

MATCH SHEET 4

PARCEL 16
APN 217-01-007F

30' INGRESS/EGRESS EASEMENT
DOCKET 14135, PAGE 249

BARBED WIRE FENCE
0.5'± WEST OF
PROPERTY LINE

APN 217-01-009M
SUMNER & EMILENE BROWN
NOT A PART

APN 217-01-009E
HOCHENG INVESTMENT CO.
NOT A PART

PARCEL 22
APN 217-01-009N

20' PERMANENT ROADWAY &
PUBLIC UTILITY EASEMENT
DOC. 1983-95986

EXCEPTION PARCEL

PARCEL 5
APN 217-01-004C

PARCEL 35
APN 217-01-009G

40' INGRESS/EGRESS EASEMENT
DOCKET 14135, PAGE 249

PARCEL 36/37/38
APN 217-01-009H

APN 217-01-247
CITY OF SCOTTSDAL
NOT A PART

128TH STREET

DIRT ROAD

BARBED WIRE FENCE
1.1'± WEST OF
PROPERTY LINE

BARBED WIRE FENCE

BARBED WIRE FENCE
0.8'± EAST OF
PROPERTY LINE

APN 217-01-026
CITY OF SCOTTSDALE
NOT A PART

PARCEL 7
APN 217-01-005C

20' RIGHT OF WAY
ABANDONMENT
DOC.2007-0780994

PARCEL 9
APN 217-01-005E

PARCEL 10
APN 217-01-005F

PARCEL 8
APN 217-01-005D

40' PERMANENT ROADWAY &
PUBLIC & PRIVATE
UTILITY EASEMENT
DOC.1983-0154887

40' RIGHT OF WAY
ABANDONMENT
DOC.2007-0780994

40' PERMANENT ROADWAY &
PUBLIC & PRIVATE
UTILITY EASEMENT
DOC.1983-0154887

SCALE: 1"=150'

0' 75' 150' 300' 450'

APN 217-01-026
CITY OF SCOTTSDALE
NOT A PART

PARCEL 6
APN 217-01-004D

40' RIGHT OF WAY
ABANDONMENT
DOC.2007-0780994

40' PERMANENT ROADWAY &
PUBLIC & PRIVATE
UTILITY EASEMENT
DOC.1983-0154887

PARCEL 14
APN 217-01-005M

40' RIGHT OF WAY
ABANDONMENT
DOC.2007-0780994

PARCEL 11
APN 217-01-005H

PARCEL 12
APN 217-01-005J

PARCEL 13
APN 217-01-005K

PARCEL 13
APN 217-01-005L

PARCEL 15
APN 217-01-005N

55' PERMANENT EASEMENT
ROADWAY AND PUBLIC UTILITIES
DOCKET 15111, PAGE 1059

55' RIGHT OF WAY
ABANDONMENT
DOC.2007-0780994

BARBED WIRE FENCE
0.9'± EAST OF
PROPERTY LINE

GATE

BARBED WIRE FENCE

PINNACLE PEAK ROAD ALIGNMENT

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR NO I.D. UNLESS OTHERWISE NOTED
- FOUND IRON PIPE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SECTION LINE
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- BARBED WIRE FENCE

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REVISIONS:
1
2
3

DRAWING NAME: 465 SR ALTA
JOB NO. 2014-001
DRAWN: RMH/JAS
CHECKED: JAS
DATE: 10/24/16
SCALE: 1"=150'
SHEET: 6 OF 8

MATCH SHEET 5

APN 217-01-007C
DENISE BIXLER
NOT A PART

APN 217-01-007B
DENISE BIXLER
NOT A PART

20' INGRESS/EGRESS & PUBLIC UTILITY EASEMENT DOCKET 16289, PAGE 1334

20' RIGHT OF WAY DOC.2001-0304922

20' INGRESS/EGRESS & PUBLIC UTILITY EASEMENT DOCKET 16289, PAGE 1334

20' RIGHT OF WAY DOC.2001-0304922

20' INGRESS/EGRESS & PUBLIC UTILITY EASEMENT DOCKET 16289, PAGE 1335

PARCEL 20
APN 217-01-009J

PARCEL 21
APN 217-01-009K

PARCEL 26
APN 217-01-009V

PARCEL 25
APN 217-01-009U

PARCEL 24
APN 217-01-009T

PARCEL 27
APN 217-01-009X

PARCEL 34
APN 217-01-108

DIRT ROAD

20' RIGHT OF WAY DOC.2000-0453237

20' ACCESS EASEMENT DOC.2012-0310552

PARCEL 28
APN 217-01-009Y

PARCEL 29
APN 217-01-009Z

PARCEL 23
APN 217-01-009R

PARCEL 33
APN 217-01-107

40' RIGHT OF WAY DOC.2001-0304920

BARBED WIRE FENCE
0.4'± EAST OF PROPERTY LINE
STEEL RAIL FENCE 1.4'±
EAST OF PROPERTY LINE

BARBED WIRE FENCE
0.6'± WEST OF PROPERTY LINE
STEEL RAIL FENCE 1.0'±
EAST OF PROPERTY LINE

128TH STREET

20' RIGHT OF WAY DOC.2001-0304922

20' INGRESS/EGRESS & PUBLIC UTILITY EASEMENT DOCKET 16289, PAGE 1334

20' RIGHT OF WAY DOC.2001-0304920

20' RIGHT OF WAY DOC.2000-0453237

20' INGRESS/EGRESS & PUBLIC UTILITY EASEMENT DOCKET 16289, PAGE 1335

APN 217-01-247
CITY OF SCOTTSDALE
NOT A PART

PARCEL 17
APN 217-01-007G

55' ROADWAY AND UTILITY EASEMENT DOCKET.11466, PAGE 1058

BARBED WIRE FENCE

PARCEL 16
APN 217-01-007F

PARCEL 36/37/38
APN 217-01-009H

EXISTING STRUCTURE (TYPICAL)

MATCH SHEET 3

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR NO I.D. UNLESS OTHERWISE NOTED
- FOUND IRON PIPE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SECTION LINE
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- BARBED WIRE FENCE

SCALE: 1"=150'

0' 75' 150' 300' 450'

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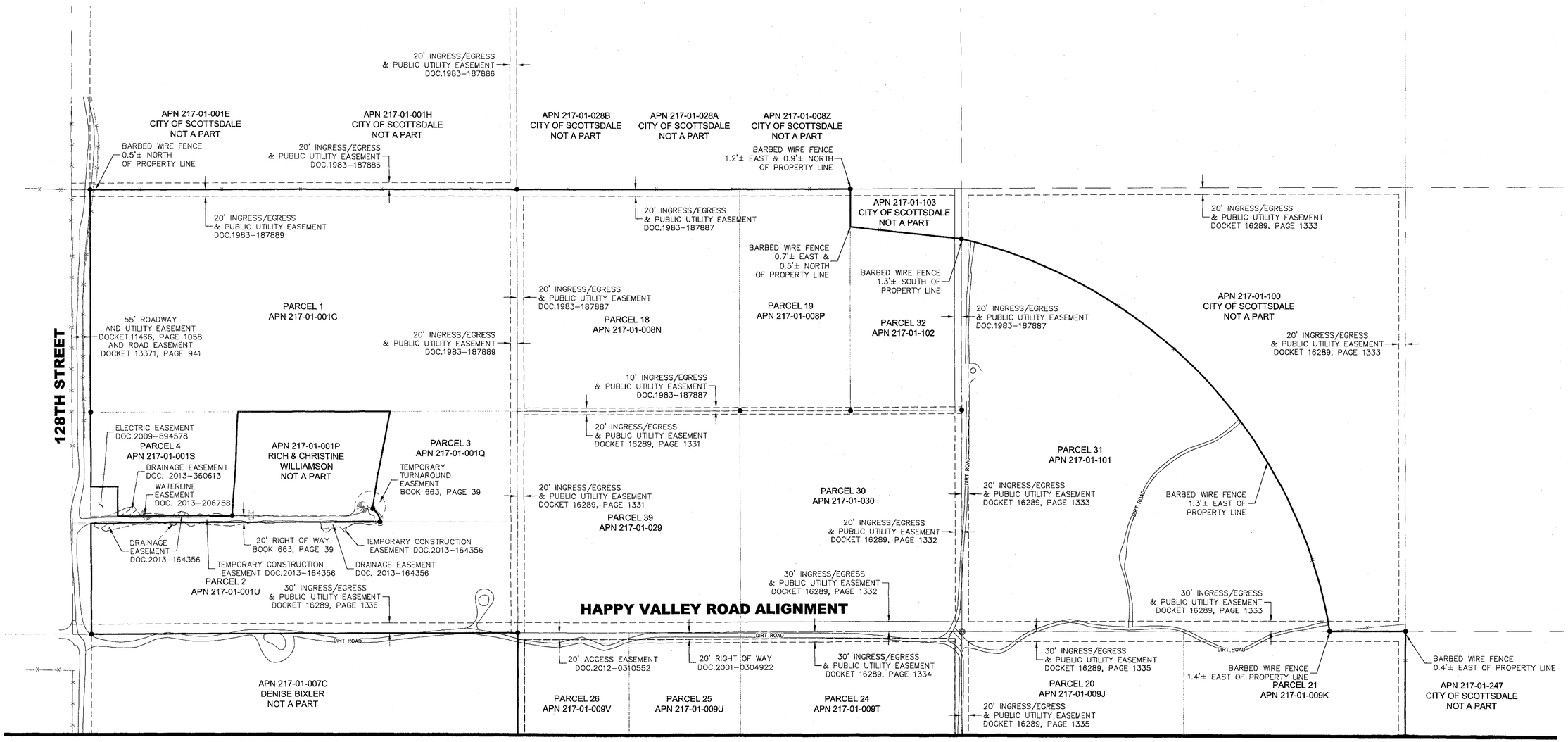
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REVISIONS:
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3

DRAWING NAME: 465 SR ALTA
JOB NO. 2014-001
DRAWN: RMH/JAS
CHECKED: JAS
DATE: 10/24/16
SCALE: 1"=150'
SHEET: 7 OF 8



MATCH SHEET 4

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR NO I.D. UNLESS OTHERWISE NOTED
- FOUND IRON PIPE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SECTION LINE
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- BARBED WIRE FENCE

SCALE: 1"=150'

0' 75' 150' 300' 450'

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REVISIONS:
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3

DRAWING NAME: 465 SR ALTA
JOB NO. 2014-001
DRAWN: RMH/JAS
CHECKED: JAS
DATE: 10/24/16
SCALE: 1"=150'
SHEET: 8 OF 8