K:\EAV_Civil\191988002 – Storyrock\Reports\Phase 1B\Sewer BOD\Exhibit\Phase 1B Sewer System.dwg Oct 28, 2016 zach.hill
XREFS: x88002VS x88002TP x88002SM–PH1B x88002MP x88002UT–12B x88002UT–RG x590208M–12B x88002BM–RG x88002UT–PH1A x88002BM–PH1A x88002UT–PH1B
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128TH STREET

EX. GRAVITY SEWER

EX. LIFT STATION

CONNECT FORCE MAIN TO PROPOSED GRAVITY SEWER

RANCH GATE ROAD

FUTURE STORYROCK PHASE 2

NOT A PART

NOT A PART

STORYROCK PHASE 1B BOUNDARY

STORYROCK PHASE 1A

STORYROCK PHASE 1C

STORYROCK PHASE 1B BOUNDARY

CONNECT TO PHASE 1A LIFT STATION

TO BE FUTURE PHASE CONNECTION

LEGEND

PROP. SEWER LINE

PROP. FORCEMAIN

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

1 OF 1	PROJECT NO. 191988002	STORYROCK PHASE 1B PRELIMINARY SEWER BOD FIGURE 2 - SEWER SYSTEM LAYOUT SCOTTSDALE, ARIZONA	SCALE (H): 1"=150' SCALE (V): NONE DESIGNED BY: ZJH DRAWN BY: ZJH CHECKED BY: ZJH DATE: APR 2016

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LEGEND

- P21 — EX. 8" WATERLINE AND WATERCAD LABEL
- P21 — PROP. 8" WATERLINE AND WATERCAD LABEL
- P21 — PROP. PHASE 1A 8" WATERLINE AND WATERCAD LABEL
- P21 — EX. 12" WATERLINE AND WATERCAD LABEL
- P21 — PROP. 12" WATERLINE AND WATERCAD LABEL
- J–17 — WATERCAD JUNCTION AND LABEL
- T–1 — EX. ZONE 13 PS 145 STORAGE TANK (SIZE PER SERENO CANYON WATER MODEL)
- PS–145 — EX. ZONE 13 PS 145 PUMP (PUMP CURVE PROVIDED SEE REPORT)
- FF TEST — WATER MODEL CALIBRATION PUMP (PUMP CURVE PER FIRE FLOW TEST)
- R–1 — WATER MODEL CALIBRATION RESERVOIR
- PRV–1 — PROP/EX PRESSURE REDUCING VALVE AND WATERCAD LABEL

NORTH

GRAPHIC SCALE IN FEET
0 150 300 600

R–FH
FF TEST 1
TEST HYDRANT #1
EX. PRV (PRV–1)
P–15
P–16
SC–8
RANCH GATE ROAD
CONNECTION POINT #1 (J–1)
P–22
BUCKSKIN TRAIL
PHASE 1A
J–3
P–23
P–32
J–12
J–4
P–31
P–24
J–5
P–27
J–8
J–11
P–25
J–6
PHASE 1B
P–30
P–26
P–28
J–7
P–29
J–10
J–9
ZONE 11
ZONE 12
NOT A PART
128TH STREET
P–17
P–13
P–14
SC–1
SC–2
P–18
SERENO CANYON
P–12
ZONE 13
ZONE 12
ZONE 13
FUTURE PHASE 2
PRV ZONE 12
PHASE 1C
CONNECTION POINT #2 (SC–9)
P.S. 145
T–1
P–1
SC–7
P–1
P–2
P–3
P–4
P–5
P–6
P–7
P–8
ALAMEDA ROAD
SC–6
P–9
SC–3
P–10
P–11
SC–4
SC–5
P–19
ALAMEDA ROAD ALIGNMENT
P–20
P–21
J–2
ZONE 13
TIARA ESTATES
FUTURE PHASE 2
NOT A PART
FUTURE PHASE 3B
ZONE 12
ZONE 13
FUTURE PHASE 3A

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CHECKED BY: JMB
DATE: SEP 2016

STORYROCK PHASE 1B
WATER BASIS OF DESIGN
FIGURE 2 - WATER SYSTEM LAYOUT
SCOTTSDALE, ARIZONA

PROJECT NO.
191069020

DRAWING NAME
FIG 2

1 OF 1

K:\EAV_Civil\191069020 - Storyrock\Reports\Phase 1B\Water BOD\Exhibits\Phase 1B Water System Layout.dwg Sep 16, 2016 eric.hopkins
XREFS: x88002V5 x88002UT-PH1B x88002BM-PH1B x88002BM-RG x88002UT-RG x88002BM-128 x88002UT-128 x89029BM-128 x88002UT-PH1A x88002BM-PH1A x88002UT-PH1A x88002MP
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NORTH

GRAPHIC SCALE IN FEET
0 125 250 500

STORYROCK PHASE 1B

ON60
CP1
Q2=39 CFS
Q10=113 CFS
Q100=289 CFS
OFF45
CP2
Q2=12 CFS
Q10=36 CFS
Q100=96 CFS
CP3
Q2=1 CFS
Q10=4 CFS
Q100=8 CFS
OFF65
CP4
Q2=17 CFS
Q10=48 CFS
Q100=124 CFS
OFF40
OFF35
OFF60
OFF70
OFF30
OFF55
CP5
Q2=3 CFS
Q10=8 CFS
Q100=20 CFS
ON120
ON115
ON130
ON125
ON135
OFF85
OFF50
OFF90
OFF80
ON140
ON145
ON150
OFF100
OFF95
CP6
Q2=20 CFS
Q10=61 CFS
Q100=153 CFS
ON165
ON155
CP7
Q2=2 CFS
Q10=6 CFS
Q100=15 CFS
CP8
Q2=10 CFS
Q10=32 CFS
Q100=81 CFS
ON170
ON160

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STORYROCK PHASE 1B

FIGURE 2
OFFSITE DRAINAGE MAP

SCOTTSDALE, ARIZONA

PROJECT NO.
191988002

DRAWING NAME

1 OF 1

LEGEND

- OFFSITE SUBBASIN BOUNDARY
- ONSITE SUBBASIN BOUNDARY
- PHASE BOUNDARY
- FLOWPATH
- ROUTING REACH
- ROUTING REACH CROSS SECTION
- SIGNIFICANT WASH (>50 CFS)
- 100-YR EXISTING WATER SURFACE LIMITS
- HEC-RAS CROSS SECTION (1400)

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

CP1
Q2=39 CFS
Q10=113 CFS
Q100=289 CFS

CP2
Q2=12 CFS
Q10=36 CFS
Q100=96 CFS

CP3
Q2=1 CFS
Q10=4 CFS
Q100=8 CFS

CP4
Q2=17 CFS
Q10=48 CFS
Q100=124 CFS

CP5
Q2=3 CFS
Q10=8 CFS
Q100=20 CFS

CP6
Q2=20 CFS
Q10=61 CFS
Q100=153 CFS

CP7
Q2=2 CFS
Q10=6 CFS
Q100=15 CFS

CP8
Q2=10 CFS
Q10=32 CFS
Q100=81 CFS

CP9
Q2=0 CFS
Q10=0 CFS
Q100=11 CFS

CP10
Q2=57 CFS
Q10=173 CFS
Q100=437 CFS

CP11
Q2=<1 CFS
Q10=<1 CFS
Q100=<1 CFS

CP12
Q2=46 CFS
Q10=141 CFS
Q100=361 CFS

CP13
Q2=8 CFS
Q10=24 CFS
Q100=58 CFS

CP14
Q2=1 CFS
Q10=2 CFS
Q100=5 CFS

CP15
Q2=11 CFS
Q10=34 CFS
Q100=89 CFS

ON60 ON65 ON70 ON75 ON76 ON77 ON80 ON85 ON90 ON95 ON100 ON105 ON165 ON170

OFF65

WASH60 WASH65 WASH70 WASH80 WASH85 WASH90 WASH160

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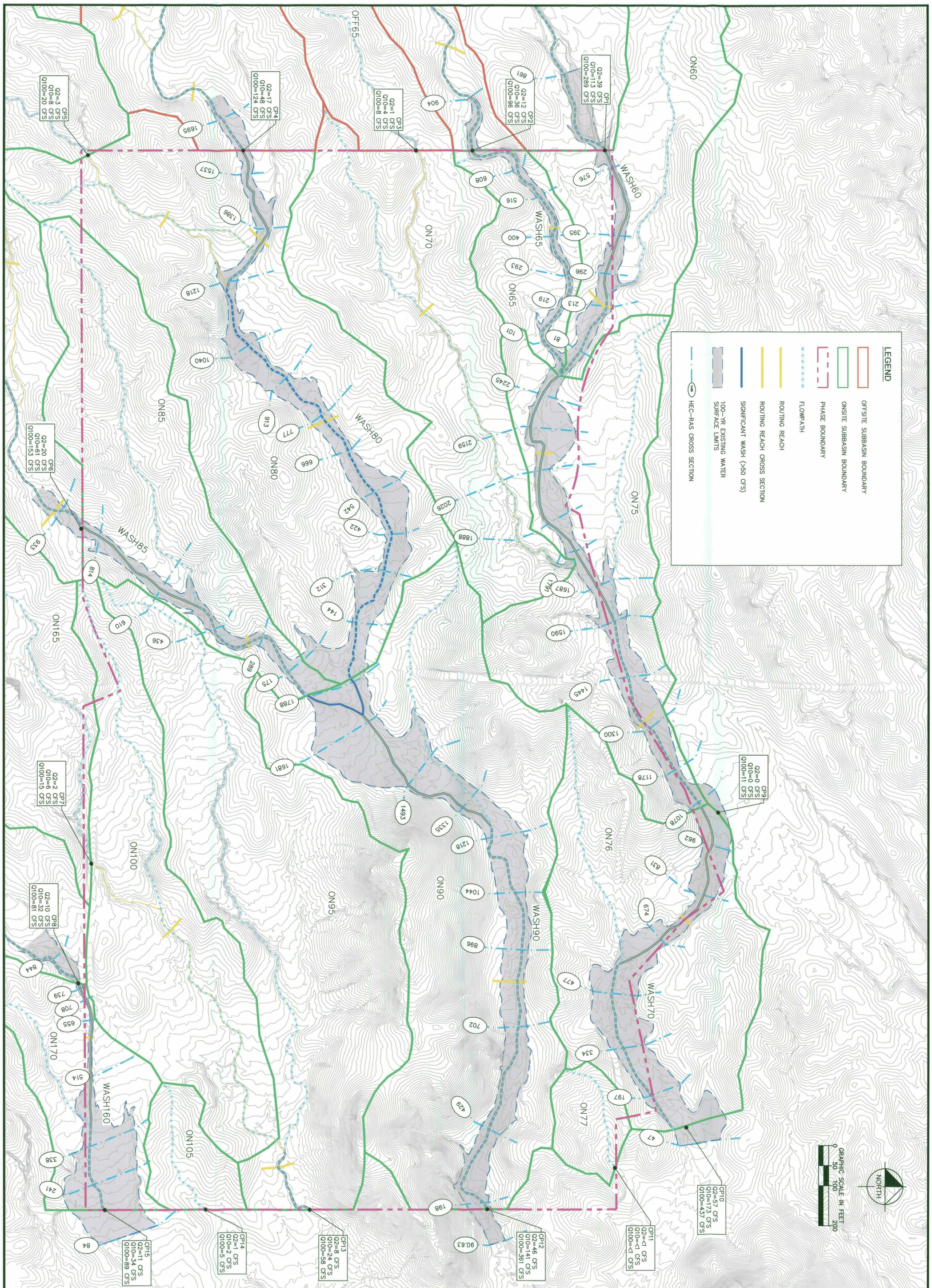
STORYROCK PHASE 1B

FIGURE 3A-AERIAL
EXISTING DRAINAGE CONDITION

SCOTTSDALE, ARIZONA

PROJECT NO.
191988002

DRAWING NAME



STORYROCK PHASE 1B

FIGURE 3B

EXISTING DRAINAGE CONDITION

SCOTTSDALE, ARIZONA

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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
- 1400 HEC-RAS CROSS SECTION
- CP9 Q2=0 CFS Q10=0 CFS Q100=11 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 50 100 200

BASIN TO BE CONSTRUCTED WITH RANCH GATE ROAD IMPROVEMENTS

CP1 Q2=39(39) CFS Q10=113(113) CFS Q100=289(289) CFS

CP2 Q2=12(12) CFS Q10=36(36) CFS Q100=96(96) CFS

CP3 Q2=1(1) CFS Q10=4(4) CFS Q100=8(8) CFS

CP4 Q2=17(17) CFS Q10=48(48) CFS Q100=124(124) CFS

CP5 Q2=3(3) CFS Q10=8(8) CFS Q100=20(20) CFS

CP6 Q2=20(20) CFS Q10=61(61) CFS Q100=153(153) CFS

CP7 Q2=2(2) CFS Q10=6(6) CFS Q100=15(15) CFS

CP8 Q2=10(10) CFS Q10=32(32) CFS Q100=81(81) CFS

CP9 Q2=0(0) CFS Q10=0(0) CFS Q100=9(11) CFS

CP10 Q2=58(57) CFS Q10=168(173) CFS Q100=421(437) CFS

CP11 Q2=<1(<1) CFS Q10=<1(<1) CFS Q100=<1(<1) CFS

CP12 Q2=48(46) CFS Q10=141(141) CFS Q100=358(361) CFS

CP13 Q2=9(8) CFS Q10=19(24) CFS Q100=49(58) CFS

CP14 Q2=1(1) CFS Q10=1(2) CFS Q100=2(5) CFS

CP15 Q2=11(11) CFS Q10=34(34) CFS Q100=88(89) CFS

ON60 ON61 ON65 ON70 ON71 ON75 ON76 ON77 ON80 ON85 ON90 ON95 ON100 ON101 ON102 ON105 ON165 ON170

DB60 DB65 DB70 DB101 DB102

WASH60 WASH65 WASH75 WASH80 WASH85 WASH90 WASH160

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STORYROCK PHASE 1B

FIGURE 4
PROPOSED DRAINAGE CONDITION

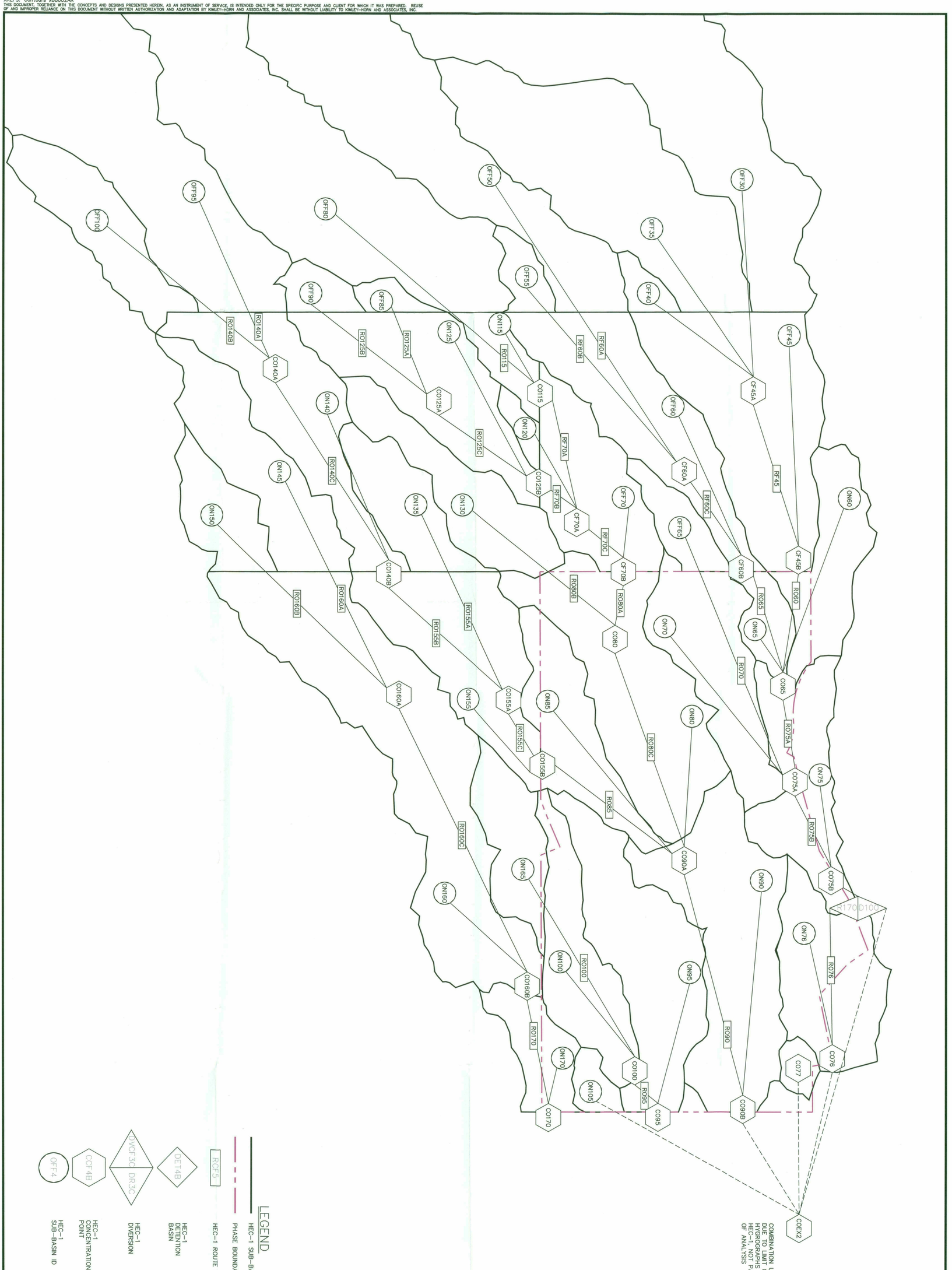
SCOTTSDALE, ARIZONA

PROJECT NO.
191988002

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STORYROCK PHASE 1B
EXISTING CONDITION HEC-1 MAP
SCOTTSDALE, ARIZONA

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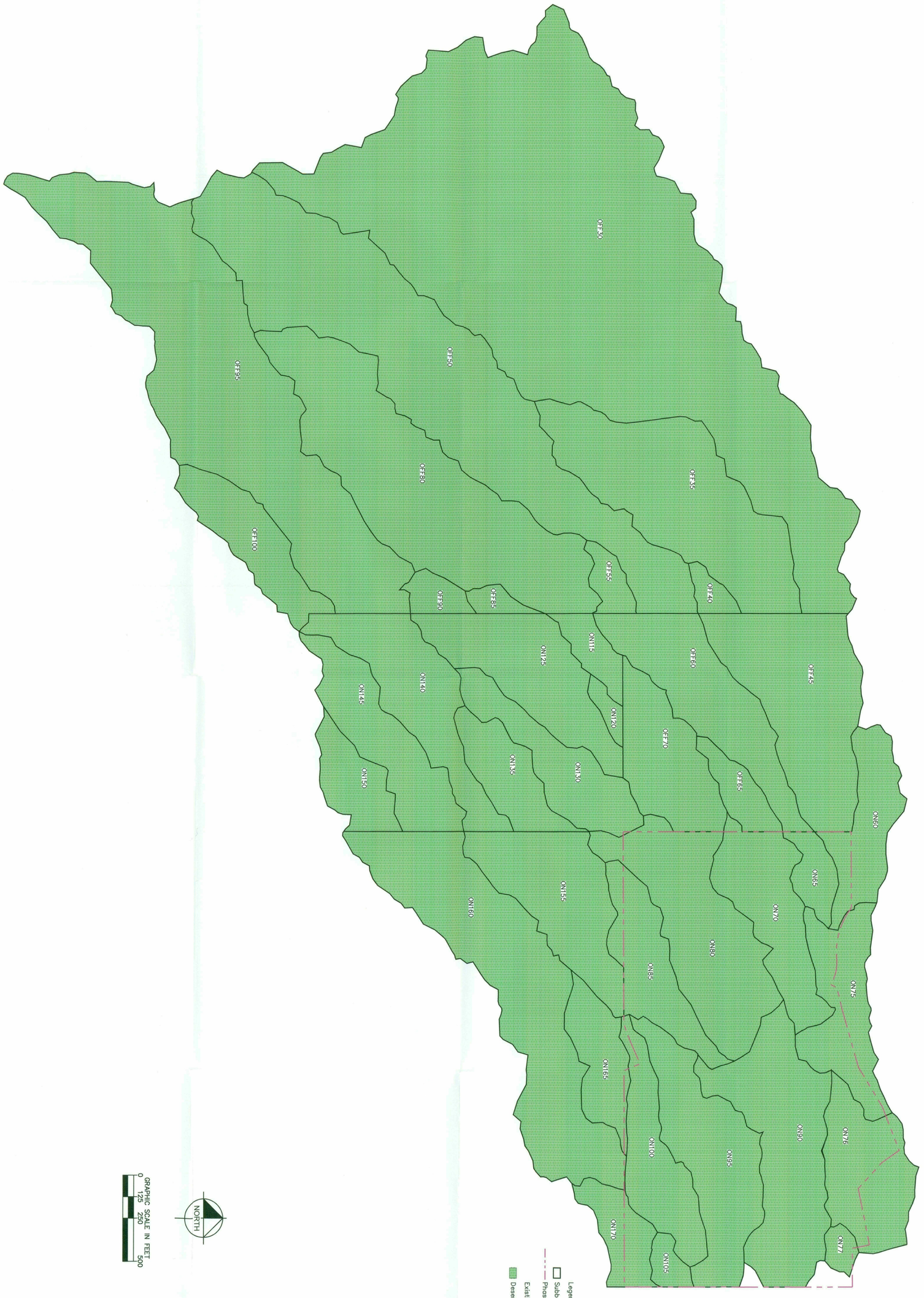
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1 OF 1

PROJECT NO. 191988002

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STORYROCK PHASE 1B
EXISTING CONDITION LAND USE MAP
SCOTTSDALE, ARIZONA

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SCALE (V): NONE
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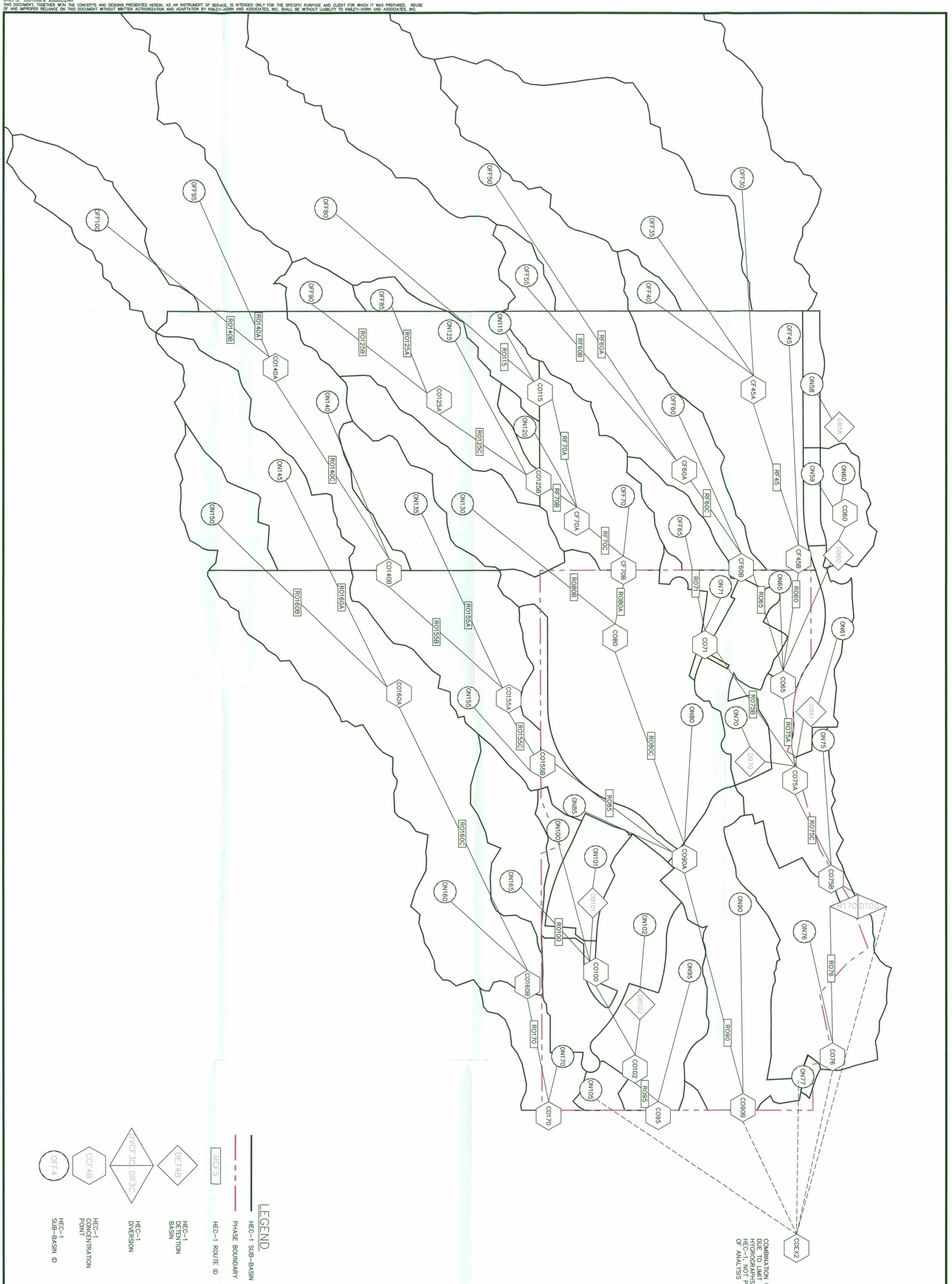
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COMBINATION USED DUE TO LIMIT OF HYDROGRAPHS IN HEC-1. NOT PART OF ANALYSIS

LEGEND

- HEC-1 SUB-BASIN
- PHASE BOUNDARY
- HEC-1 ROUTE ID (RG75)
- HEC-1 DETENTION BASIN (DET4B)
- HEC-1 DIVERSION (DVCF3C / DR3C)
- HEC-1 CONCENTRATION POINT (CCF4B)
- HEC-1 SUB-BASIN ID (OFF4)

1 OF 1	PROJECT NO. 191988002 DRAWING NAME	STORYROCK PHASE 1B **PROPOSED 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 © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 7740 North 16th Street, Suite 300 Phoenix, Arizona 85020 (602) 944-5500	NO.	REVISION	BY / DATE / APPR.

ON60
ON61
ON75
ON58
ON59
ON76
ON77
ON65
OFF45
ON70
ON90
ON71
ON95
OFF65
ON80
ON102
OFF40
OFF35
OFF60
ON105
OFF70
DB102
ON101
ON100
ON85
ON120
ON170
OFF55
ON165
ON115
ON130
ON155
ON125
ON135
OFF85
ON160
OFF50
OFF90
OFF80
ON140
ON145
ON150
OFF100
OFF95

Legend

- Subbasin Boundary
- Phase Boundary

Proposed Land Use

- Desert
- Residential R1 18
- Residential R1 35
- Residential R1 43
- Road

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

PROJECT NO.
191988002

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LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1 AND NORTH 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 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 89 DEGREES 46 MINUTES 06 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1,323.17 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 89 DEGREES 46 MINUTES 06 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 440.80 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 400.00 FEET AND BEING CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY 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 SOUTH 54 DEGREES 59 MINUTES 12 SECONDS EAST, A DISTANCE OF 12.21 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 420.00 FEET AND BEING CONCAVE NORTHERLY;

THENCE EASTERLY 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 SOUTH 74 DEGREES 34 MINUTES 18 SECONDS EAST, A DISTANCE OF 293.62 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 270.00 FEET AND BEING CONCAVE SOUTHERLY;

THENCE EASTERLY 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 SOUTH 78 DEGREES 06 MINUTES 10 SECONDS EAST, A DISTANCE OF 157.23 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 29 DEGREES 15 MINUTES 08 SECONDS EAST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 76 DEGREES 50 MINUTES 47 SECONDS EAST, A DISTANCE OF 121.98 FEET;

THENCE NORTH 74 DEGREES 18 MINUTES 01 SECONDS EAST, A DISTANCE OF 354.71 FEET;

THENCE NORTH 58 DEGREES 49 MINUTES 45 SECONDS EAST, A DISTANCE OF 267.83 FEET;

THENCE NORTH 68 DEGREES 50 MINUTES 14 SECONDS EAST, A DISTANCE OF 271.59 FEET;

THENCE SOUTH 35 DEGREES 19 MINUTES 14 SECONDS EAST, A DISTANCE OF 122.99 FEET;

THENCE SOUTH 47 DEGREES 50 MINUTES 26 SECONDS EAST, A DISTANCE OF 203.24 FEET;

THENCE NORTH 78 DEGREES 34 MINUTES 06 SECONDS EAST, A DISTANCE OF 333.33 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 1,437.25 FEET AND BEING CONCAVE WESTERLY;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 01 MINUTES 44 SECONDS, A DISTANCE OF 101.06 FEET, AND WHOSE LONG CHORD BEARS SOUTH 11 DEGREES 28 MINUTES 10 SECONDS EAST, A DISTANCE OF 101.04 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1;

THENCE, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, NORTH 89 DEGREES 45 MINUTES 54 SECONDS EAST, A DISTANCE OF 225.00 FEET;

THENCE, LEAVING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, SOUTH 00 DEGREES 05 MINUTES 22 SECONDS EAST, A DISTANCE OF 1,320.51 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 12 SECONDS WEST, A DISTANCE OF 1,256.59 FEET;

THENCE NORTH 22 DEGREES 43 MINUTES 42 SECONDS WEST, A DISTANCE OF 100.37 FEET;

THENCE SOUTH 66 DEGREES 57 MINUTES 55 SECONDS WEST, A DISTANCE OF 136.00 FEET TO A POINT OF CURVATURE, SAID CURVE HAVING A RADIUS OF 1,210.00 FEET AND BEING CONCAVE NORTHWESTERLY;

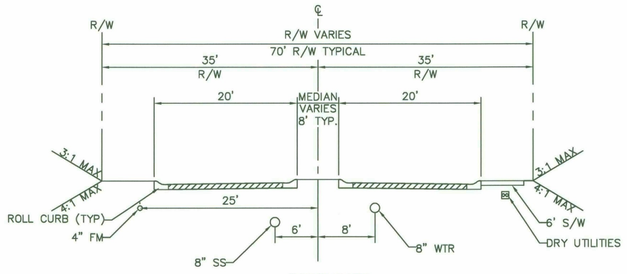
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 31 MINUTES 49 SECONDS, A DISTANCE OF 116.79 FEET, AND WHOSE LONG CHORD BEARS SOUTH 69 DEGREES 43 MINUTES 50 SECONDS WEST, A DISTANCE OF 116.75 FEET TO A POINT OF NON-TANGENCY,

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 31 MINUTES 49 SECONDS, A DISTANCE OF 116.79 FEET, AND WHOSE LONG CHORD BEARS SOUTH 69 DEGREES 43 MINUTES 50 SECONDS WEST, A DISTANCE OF 116.75 FEET TO A POINT OF NON-TANGENCY,

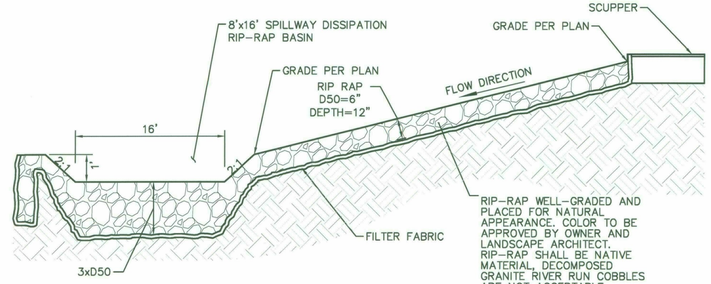
THENCE SOUTH 89 DEGREES 46 MINUTES 24 SECONDS WEST, A DISTANCE OF 1,113.80 FEET;

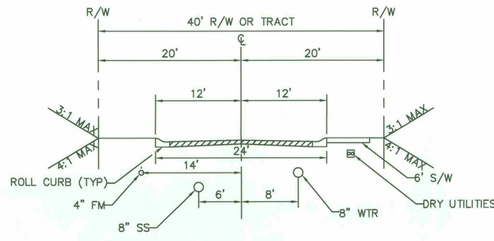
THENCE NORTH 00 DEGREES 04 MINUTES 31 SECONDS WEST, A DISTANCE OF 1,320.27 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

SAID PARCEL CONTAINS 3,566,732 SQ.FT. OR 81.8809 ACRES, MORE OR LESS.

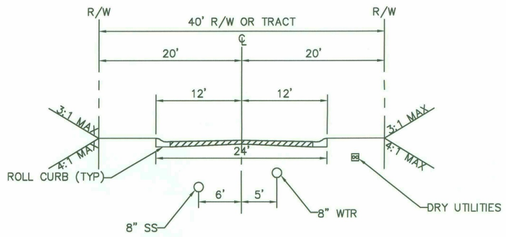


RANCHGATE
LOCAL PUBLIC STREET (BEFORE GATE)
MODIFIED FIG 5.3-19 LOCAL RESIDENTIAL - RURAL/ESL
CHARACTER W/ S/W ON ONE SIDE

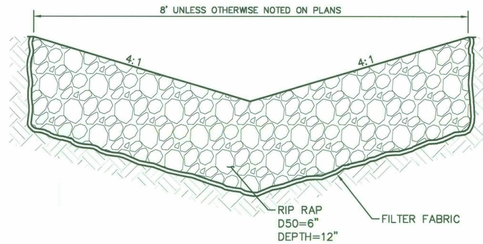




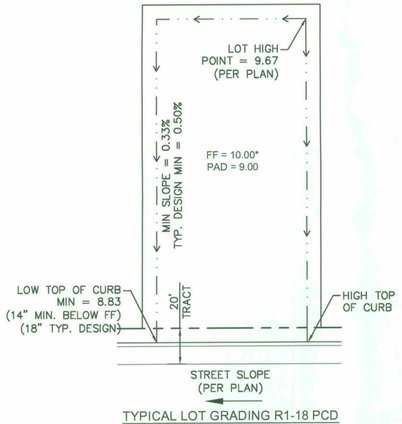
RANCHGATE
LOCAL PRIVATE STREET (AFTER GATE)
MODIFIED FIG 5.3-19 LOCAL RESIDENTIAL - RURAL/ESL
CHARACTER W/ S/W ON ONE SIDE



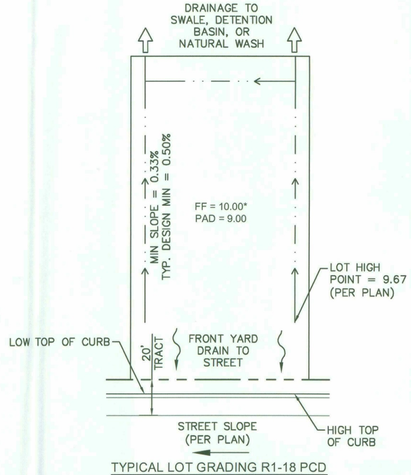
INTERNAL STREETS
FIG 5.3-19 LOCAL RESIDENTIAL - RURAL/ESL CHARACTER
FOR LOT WIDTHS GREATER THAN 90' WIDE MINIMUM



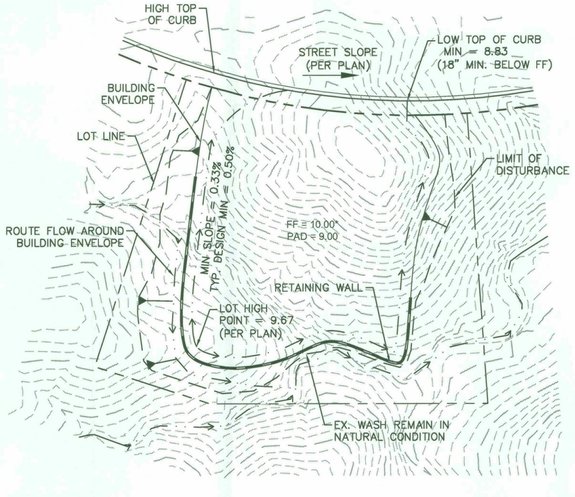
RIP-RAP SPILLWAY AND DISSIPATION BASIN DETAIL
SCALE: NTS



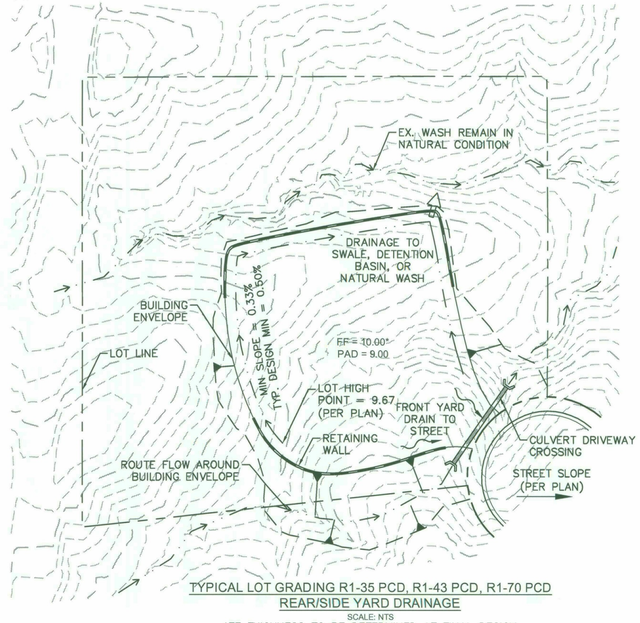
TYPICAL LOT GRADING R1-18 PCD
DRAINAGE TO STREET
SCALE: NTS
*FF THICKNESS TO BE DETERMINED AT FINAL DESIGN



TYPICAL LOT GRADING R1-18 PCD
REAR LOT DRAINAGE
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): NONE
SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB
DATE: MAY 2017

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

Registered Professional Engineer (Civil)
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-CV

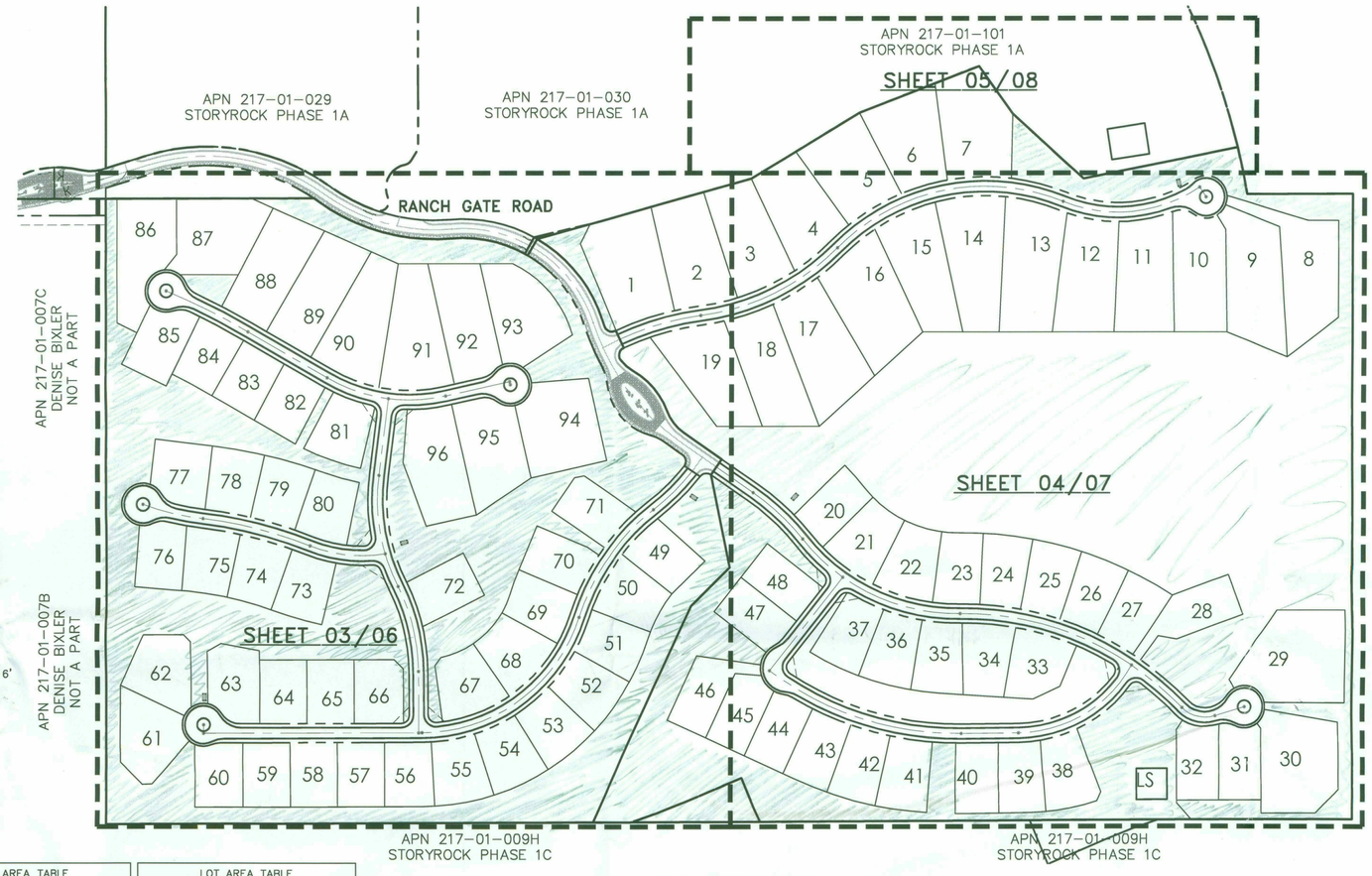
02 OF 08

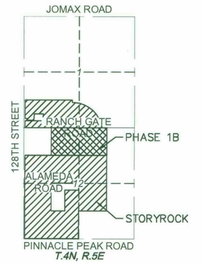
CASE NO.: 13-ZN-2014 5-PP-2016#2

K:\esv_civil\191988002 - storyrock\CADD\Phase 1B\Preliminary Plat\88002PP-CV.dwg Sep 12, 2017 zach.hill
XREFS: x88002TB-PP x88002VS x88002BM-PH1B x88002BM-PH1B x88002BM-PH2 x88002MP
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PRELIMINARY PLAT
FOR
STORYROCK PHASE 1B

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





VICINITY MAP
N.T.S

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

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
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
	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
Q_{2}= 5(5) CFS Q_{100}= 13(13) CFS Q_{100}=27(30) CFS	PEAK FLOWS: 27 – POST DEVELOPMENT (30) – PRE DEVELOPMENT

FILL AREA GREATER THAN 6'

CUT AREA GREATER THAN 6'

APPROX. LIMITS OF 100 YEAR INUNDATION

PAD CONSTRUCTION ENVELOPE

ROADWAY DISCHARGE TO DETENTION/ FIRST FLUSH BASIN

ROADWAY DISCHARGE TO SPILLWAY AND DISSIPATION BASIN (SEE SHEET 02 FOR DETAIL)

SHEET INDEX

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

SITE DATA

GROSS AREA	81.88 AC±
NET AREA	81.88 AC±
TOTAL NUMBER OF LOTS	96
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.
PHASE 1B DENSITY	1.17 DU/AC

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.
4. FIRE LANE SURFACE WILL SUPPORT 83,000 LBS. (GVW)
5. DEVELOPMENT PROVIDES RESIDENTIAL FIRE TURNING RADIUS (40.5' OUTSIDE).

LOT QUANTITIES

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT NO.	AREA (SQ FT)	ZONING	LOT NO.	AREA (SQ FT)	ZONING	LOT NO.	AREA (SQ FT)	ZONING	LOT NO.	AREA (SQ FT)	ZONING
1	33350	R1-35 PCD	25	14489	R1-18 PCD	49	13932	R1-18 PCD	73	14055	R1-18 PCD
2	29134	R1-35 PCD	26	14489	R1-18 PCD	50	15392	R1-18 PCD	74	14292	R1-18 PCD
3	27053	R1-35 PCD	27	14489	R1-18 PCD	51	14314	R1-18 PCD	75	14309	R1-18 PCD
4	26409	R1-35 PCD	28	16541	R1-18 PCD	52	14955	R1-18 PCD	76	13761	R1-18 PCD
5	27034	R1-35 PCD	29	38866	R1-43 PCD	53	14955	R1-18 PCD	77	15207	R1-18 PCD
6	26458	R1-35 PCD	30	32471	R1-43 PCD	54	14955	R1-18 PCD	78	14099	R1-18 PCD
7	30602	R1-35 PCD	31	14050	R1-18 PCD	55	14955	R1-18 PCD	79	14099	R1-18 PCD
8	32859	R1-43 PCD	32	14298	R1-18 PCD	56	13797	R1-18 PCD	80	14384	R1-18 PCD
9	32829	R1-43 PCD	33	16092	R1-18 PCD	57	13500	R1-18 PCD	81	14944	R1-18 PCD
10	27740	R1-35 PCD	34	15176	R1-18 PCD	58	13500	R1-18 PCD	82	13507	R1-18 PCD
11	28869	R1-35 PCD	35	14849	R1-18 PCD	59	13500	R1-18 PCD	83	13578	R1-18 PCD
12	29135	R1-35 PCD	36	14943	R1-18 PCD	60	13546	R1-18 PCD	84	13636	R1-18 PCD
13	33400	R1-35 PCD	37	14938	R1-18 PCD	61	19943	R1-18 PCD	85	15506	R1-18 PCD
14	32367	R1-35 PCD	38	15940	R1-18 PCD	62	18452	R1-18 PCD	86	26671	R1-35 PCD
15	29028	R1-35 PCD	39	14290	R1-18 PCD	63	16647	R1-18 PCD	87	27794	R1-35 PCD
16	34524	R1-35 PCD	40	13696	R1-18 PCD	64	13500	R1-18 PCD	88	27127	R1-35 PCD
17	33274	R1-35 PCD	41	15033	R1-18 PCD	65	13500	R1-18 PCD	89	27139	R1-35 PCD
18	28168	R1-35 PCD	42	14442	R1-18 PCD	66	13929	R1-18 PCD	90	28896	R1-35 PCD
19	28331	R1-35 PCD	43	14186	R1-18 PCD	67	16289	R1-18 PCD	91	29752	R1-35 PCD
20	13614	R1-18 PCD	44	13684	R1-18 PCD	68	16402	R1-18 PCD	92	26481	R1-35 PCD
21	16145	R1-18 PCD	45	14209	R1-18 PCD	69	14178	R1-18 PCD	93	26933	R1-35 PCD
22	16145	R1-18 PCD	46	15896	R1-18 PCD	70	13768	R1-18 PCD	94	29779	R1-35 PCD
23	14164	R1-18 PCD	47	13576	R1-18 PCD	71	13954	R1-18 PCD	95	26797	R1-35 PCD
24	14489	R1-18 PCD	48	13500	R1-18 PCD	72	13900	R1-18 PCD	96	27983	R1-35 PCD

TRACT TABLE

TRACT TABLE			
NAME	OWNERSHIP/MAINT.	TRACT USES	AREA (ACRES)
PARCEL 3	CITY OF SCOTTSDALE	LIFT STATION	0.10
TRACT A	PRIVATE/HOA	PRIVATE STREET	7.84
TRACT B	PRIVATE/HOA	NOAS/OPEN SPACE/DRAINAGE	0.20
TRACT C	PRIVATE/HOA	NAOS/OPEN SPACE/DRAINAGE	3.38
TRACT D	PRIVATE/HOA	NAOS/OPEN SPACE/DRAINAGE WATER EASEMENT/SEWER EASEMENT	10.67
TRACT E	PRIVATE/HOA	NAOS/OPEN SPACE/DRAINAGE WATER EASEMENT/SEWER EASEMENT	15.19
TRACT F	PRIVATE/HOA	NAOS/OPEN SPACE/DRAINAGE	1.10
TRACT G	PRIVATE/HOA	NAOS/OPEN SPACE/DRAINAGE	0.11

PROJECT MAP

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.

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: 40.12± AC.
PROPOSED NAOS: 40.14± AC. (49%)

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

ENGINEER

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

OWNER/DEVELOPER

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

UTILITIES

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

SURVEYOR

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

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.

ZONING

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

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

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.

Plan #
Case # 5-PP-2016#2
Q-S #
[V] Accepted
[ ] Corrections
N.Bronnas 10-3-17
Reviewed By Date

5-PP-2016#2
09/13/17

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"=150'
SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB
DATE: MAY 2017

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

5-PP-2016#2
CASE NO.: 13-ZN-2014

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

K:\env_civil\191988002 - storyrock\CADD\Phase 1B\Preliminary Plat\88002PP-Cv.dwg Sep 12, 2017 zach.hill
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FOUND 1/2" REBAR, RLS#17591

440.80'
N89°46'05"E

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

PHASE 1B PLAT BOUNDARY TYP

EX. 20' INGRESS/EGRESS & PUE TBA

EX. 20' R/W TBA

1320.27'
N0°04'31"W

PHASE 1B PLAT BOUNDARY

DRAINAGE ESMT.

PHASE 1B PLAT BOUNDARY TYP

FOUND 1/2" REBAR

S89°46'24"W
1113.80'

RANCH GATE ROAD

TRACT A

TRACT B

TRACT C

TRACT D

TRACT E

TRACT G

DRAINAGE ESMT.

ACCESS ESMT.

EX. 20' R/W TBA

EX. 30' INGRESS/EGRESS & PUE TBA

PHASE 1B PLAT BOUNDARY TYP

UTILITY ESMT.

SSB TYP.

RSB TYP.

FSB TYP.

PROP. 8" WRT

PROP. 8" SS

PROP. 8" WATER LINE

PROP. 8" SEWER LINE

PROP. 8" WATER LINE (TYP.)

BASIN DB70

UTILITY EASEMENT

RANCH GATE ROAD IMPROVEMENTS & DEDICATION PER SEPARATE INSTRUMENT

BUILDING SETBACK (TYP.)

DEVELOPABLE ENVELOPE (TYP.)

SVT (TYP.)

1	33350 SQ FT	0.77 ACRES
2	29134 SQ FT	0.67 ACRES
3	27053 SQ FT	0.62 ACRES
4	26409 SQ FT	0.61 ACRES
15	29028 SQ FT	0.67 ACRES
16	34524 SQ FT	0.79 ACRES
17	33274 SQ FT	0.76 ACRES
18	28168 SQ FT	0.65 ACRES
19	28331 SQ FT	0.65 ACRES
20	13614 SQ FT	0.31 ACRES
21	16145 SQ FT	0.37 ACRES
22	16145 SQ FT	0.37 ACRES
23	14164 SQ FT	0.33 ACRES
37	14938 SQ FT	0.34 ACRES
36	14943 SQ FT	0.34 ACRES
35	14849 SQ FT	0.34 ACRES
41	15033 SQ FT	0.35 ACRES
42	14442 SQ FT	0.33 ACRES
43	14186 SQ FT	0.33 ACRES
44	13644 SQ FT	0.31 ACRES
45	14209 SQ FT	0.33 ACRES
46	15896 SQ FT	0.36 ACRES
47	13576 SQ FT	0.31 ACRES
48	13500 SQ FT	0.31 ACRES
49	13932 SQ FT	0.32 ACRES
50	15392 SQ FT	0.35 ACRES
51	14314 SQ FT	0.33 ACRES
52	14955 SQ FT	0.34 ACRES
53	14955 SQ FT	0.34 ACRES
54	14955 SQ FT	0.34 ACRES
55	14955 SQ FT	0.34 ACRES
56	13797 SQ FT	0.32 ACRES
57	13500 SQ FT	0.31 ACRES
58	13500 SQ FT	0.31 ACRES
59	13500 SQ FT	0.31 ACRES
60	13546 SQ FT	0.31 ACRES
61	19943 SQ FT	0.46 ACRES
62	18452 SQ FT	0.42 ACRES
63	16647 SQ FT	0.38 ACRES
64	13500 SQ FT	0.31 ACRES
65	13500 SQ FT	0.31 ACRES
66	22929 SQ FT	0.52 ACRES
67	16289 SQ FT	0.37 ACRES
68	16402 SQ FT	0.38 ACRES
69	14178 SQ FT	0.33 ACRES
70	13768 SQ FT	0.32 ACRES
71	13954 SQ FT	0.32 ACRES
72	13900 SQ FT	0.32 ACRES
73	14055 SQ FT	0.32 ACRES
74	14292 SQ FT	0.33 ACRES
75	14309 SQ FT	0.33 ACRES
76	13761 SQ FT	0.32 ACRES
77	15207 SQ FT	0.35 ACRES
78	14099 SQ FT	0.32 ACRES
79	14099 SQ FT	0.32 ACRES
80	14384 SQ FT	0.33 ACRES
81	14944 SQ FT	0.34 ACRES
82	13507 SQ FT	0.31 ACRES
83	13578 SQ FT	0.31 ACRES
84	13636 SQ FT	0.31 ACRES
85	15506 SQ FT	0.36 ACRES
86	26671 SQ FT	0.61 ACRES
87	27794 SQ FT	0.64 ACRES
88	27127 SQ FT	0.62 ACRES
89	27139 SQ FT	0.62 ACRES
90	28896 SQ FT	0.66 ACRES
91	29752 SQ FT	0.68 ACRES
92	26481 SQ FT	0.61 ACRES
93	26933 SQ FT	0.62 ACRES
94	29779 SQ FT	0.68 ACRES
95	26797 SQ FT	0.62 ACRES
96	27983 SQ FT	0.64 ACRES

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

SEE SHEET 04

(SEE PHASE 1C)

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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: MAY 2017

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

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

PROJECT NO.
191988002

DRAWING NAME
88002PP

5-PP-2016#2

CASE NO.: 13-ZN-2014

03 OF 08

K:\pev_civil\191988002 - storyrock\CADD\Phase 1B\Preliminary Plat\88002PP.dwg Sep 12, 2017 zach.hill
XREFS: x88002TB-PP x88002VS x88002UT-PH1B x88002BM-PH1B x88002TP x88002BM-RG x88002PP x88002PP-RG x88002SD-RG x88002BM-PH1A-INF x88002MP x88002BM-PH1A x88002SD x88002BM-PH1B x88002BM-RG x88002PP x88002BM-RG x88002SD-RG x88002BM-PH1A-INF x88002MP x88002BM-PH1A x88002SD
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SEE SHEET 05

SEE SHEET 03

(SEE PHASE 1C)

TRACT A

TRACT D

TRACT E

TRACT F

PARCEL 3

1 — 33350 SQ FT — 0.77 ACRES
2 — 29135 SQ FT — 0.67 ACRES
3 — 27053 SQ FT — 0.62 ACRES
4 — 26409 SQ FT — 0.61 ACRES
8 — 32859 SQ FT — 0.75 ACRES
9 — 32829 SQ FT — 0.75 ACRES
10 — 27740 SQ FT — 0.64 ACRES
11 — 28869 SQ FT — 0.66 ACRES
12 — 29135 SQ FT — 0.67 ACRES
13 — 33400 SQ FT — 0.77 ACRES
14 — 32367 SQ FT — 0.74 ACRES
15 — 29028 SQ FT — 0.67 ACRES
16 — 34524 SQ FT — 0.79 ACRES
17 — 33274 SQ FT — 0.76 ACRES
18 — 28168 SQ FT — 0.65 ACRES
19 — 28331 SQ FT — 0.65 ACRES
20 — 13614 SQ FT — 0.31 ACRES
21 — 16145 SQ FT — 0.37 ACRES
22 — 16145 SQ FT — 0.37 ACRES
23 — 14164 SQ FT — 0.33 ACRES
24 — 14489 SQ FT — 0.33 ACRES
25 — 14489 SQ FT — 0.33 ACRES
26 — 14489 SQ FT — 0.33 ACRES
27 — 14489 SQ FT — 0.33 ACRES
28 — 16541 SQ FT — 0.38 ACRES
29 — 38866 SQ FT — 0.89 ACRES
30 — 32471 SQ FT — 0.75 ACRES
31 — 14050 SQ FT — 0.32 ACRES
32 — 14298 SQ FT — 0.33 ACRES
33 — 16092 SQ FT — 0.37 ACRES
34 — 15176 SQ FT — 0.35 ACRES
35 — 14849 SQ FT — 0.34 ACRES
36 — 14943 SQ FT — 0.34 ACRES
37 — 14938 SQ FT — 0.34 ACRES
38 — 15940 SQ FT — 0.37 ACRES
39 — 14290 SQ FT — 0.33 ACRES
40 — 13696 SQ FT — 0.31 ACRES
41 — 15033 SQ FT — 0.35 ACRES
42 — 14442 SQ FT — 0.33 ACRES
43 — 14186 SQ FT — 0.33 ACRES
44 — 13684 SQ FT — 0.31 ACRES
45 — 14209 SQ FT — 0.33 ACRES
46 — 15896 SQ FT — 0.36 ACRES
47 — 13576 SQ FT — 0.31 ACRES
48 — 13500 SQ FT — 0.31 ACRES
49 — 13932 SQ FT — 0.32 ACRES
50 — 15392 SQ FT — 0.35 ACRES
51 — 14314 SQ FT — 0.33 ACRES
52 — 14955 SQ FT — 0.34 ACRES
53 — 14955 SQ FT — 0.34 ACRES
54 — 15 SQ FT — ACRES
68 — 102 SQ FT — 38 ACRES
69 — 14178 SQ FT — 0.33 ACRES
70 — 13768 SQ FT — 0.32 ACRES
71 — 13954 SQ FT — 0.32 ACRES
93 — 26933 SQ FT — 0.62 ACRES
94 — 29779 SQ FT — 0.68 ACRES

27034 SQ FT 0.62 ACRES

PROP. 8" WATER LINE
PROP. 8" SS
PROP. 3" FORCED MAIN (TYP.)
PROP. 8" WATER LINE (TYP.)
PROP. 8" SEWER LINE
PROP. DRAINAGE ESMT.
PROP. LIFT STATION
PROP. NATURAL TRAIL
PROP. 20' INGRESS/EGRESS & PUE TBA
EX. 30' INGRESS/EGRESS & PUE TBA
EX. 20' INGRESS/EGRESS & PUE TBA
EX. 20' R/W TBA
EX. 40' R/W TBA
EX. BARBED WIRE FENCE TO BE REMOVED
DEVELOPABLE ENVELOPE (TYP.)
BUILDING SETBACK (TYP.)
PHASE 1B PLAT BOUNDARY TYP
UTILITY EASEMENT
UTILITY CONNECTION TO PHASE 1A
UTILITY CONNECTION TO PHASE 1C
DRAINAGE ESMT.
ACCESS ESMT.
BASIN DB101
BASIN DB102
SVT (TYP.)
FSB TYP.
RSB TYP.
SSB TYP.
SS

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

S89°46'12"W 1256.59'
S00°05'22"E 1320.51'
N89°45'54"E 225.00'
S66°57'55"W 136.00'
N22°45'42"W 100.37'

GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

NO.	REVISION	BY	DATE	APPR.

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Phoenix, Arizona 85020 (602) 944-5500

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

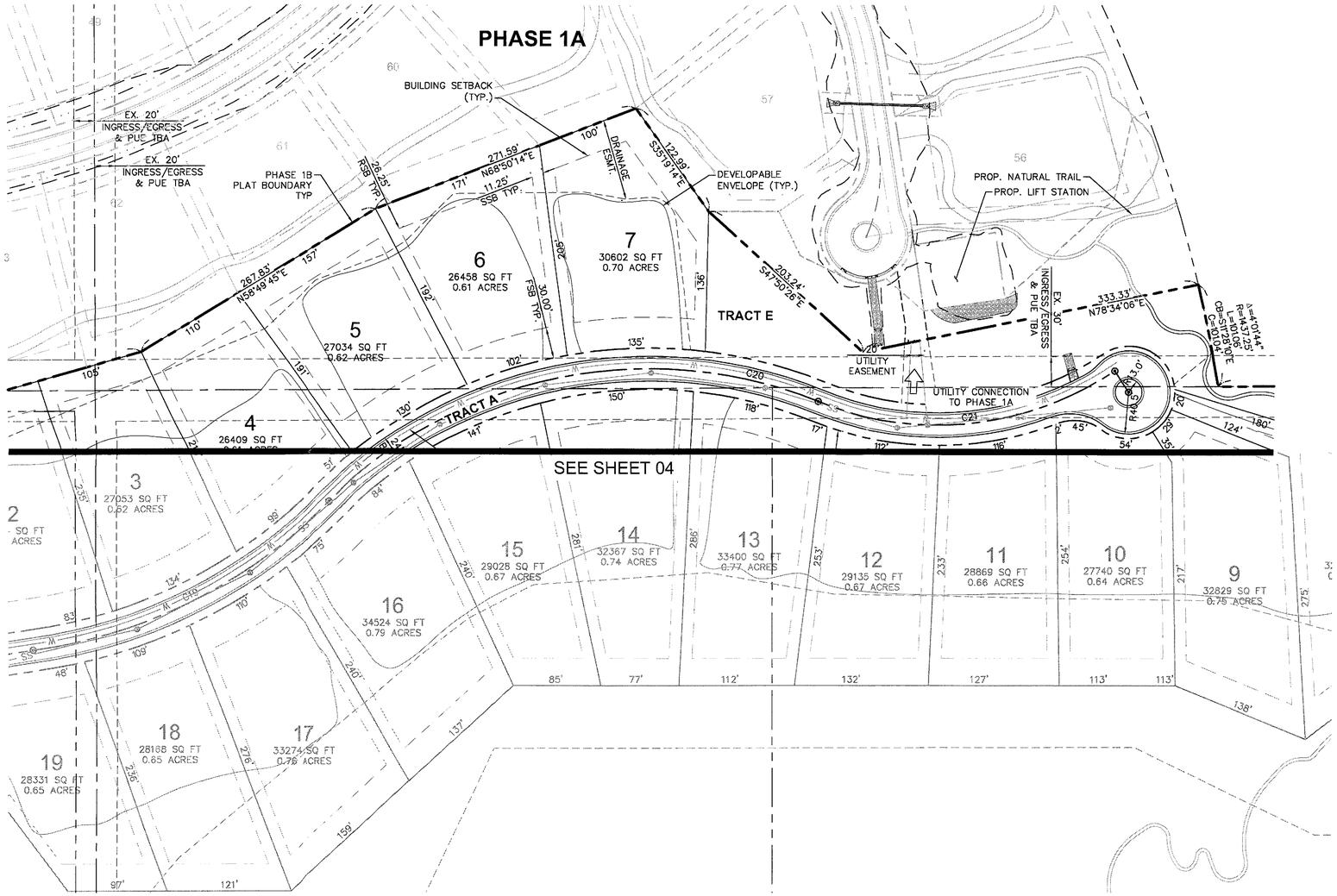
Registered Professional Engineer (Civil)
CERTIFICATE NO. 52081
JASON M. BURM
Date Signed 09/30/17
ARIZONA, USA
Expires 06/30/19

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

PROJECT NO. 191988002
DRAWING NAME 88002PP
04 OF 08

CASE NO.: 13-ZN-2014 5-PP-2016#2

K:\sev_civil\191988002 - storyrock\CADD\Phase 1B\Preliminary Plat\88002PP.dwg Sep 12, 2017 zach.hill
XREFS: x88002TB-PP x88002VS x88002UT-PH1B x88002BM-PH1B x85027P x88002BM-RG x88002Prcnls-PH1B x85029P x88002BM-PH1A x85029NP x88002BM-PH1A-INF x88002SD-RG
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LINE TABLE		
LINE	LENGTH	BEARING
L1	182.42	S55°17'46.28"E
L2	64.23	N73°22'49.15"E
L3	192.92	S60°00'00.00"E
L4	138.82	N77°27'24.08"E
L5	462.84	N89°46'34.68"E
L6	129.62	N0°13'25.32"W
L7	163.38	N7°23'23.18"E
L8	251.31	N37°55'47.80"E
L9	121.18	N89°12'35.20"E
L10	10.48	S55°02'16.25"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	400.00'	285.67'	S74°34'18"E	279.63'	40°55'08"	149.23'
C2	290.00'	388.64'	S56°38'20"E	360.20'	76°47'05"	229.79'
C3	500.00'	323.32'	S36°46'17"E	317.72'	37°02'59"	167.54'
C4	500.00'	144.03'	S47°02'37"E	143.53'	16°30'18"	72.52'
C5	420.00'	382.19'	S64°51'38"E	369.14'	52°08'18"	205.48'
C6	630.00'	524.92'	S67°03'36"E	509.87'	47°44'21"	278.78'
C7	70.00'	77.49'	S74°54'18"E	73.60'	63°25'45"	43.26'
C8	1500.00'	193.53'	S63°41'46"E	193.40'	7°23'33"	96.90'
C9	350.00'	259.88'	S81°16'18"E	253.95'	42°32'36"	136.26'
C10	550.00'	130.49'	S76°35'46"E	130.18'	13°35'37"	65.55'
C11	900.00'	233.96'	S75°56'45"E	233.30'	14°53'39"	117.64'
C12	300.00'	161.99'	S83°58'03"E	160.03'	30°56'15"	83.02'
C13	350.00'	441.48'	N53°38'25"E	412.79'	72°16'18"	255.56'
C14	460.00'	281.47'	N35°02'02"E	277.10'	35°03'31"	145.30'
C15	450.00'	152.15'	N42°52'38"E	151.42'	19°22'19"	76.81'
C16	400.00'	188.03'	N13°41'26"W	186.31'	26°56'01"	95.79'
C17	400.00'	241.18'	N9°53'02"W	237.55'	34°32'49"	124.38'
C18	600.00'	219.62'	N71°58'34"E	218.40'	20°58'21"	111.05'
C19	500.00'	328.75'	N63°37'35"E	322.86'	37°40'19"	170.56'
C20	440.00'	516.47'	N78°25'02"E	487.33'	67°15'14"	292.63'
C21	310.00'	302.83'	N84°03'33"E	290.93'	55°58'12"	164.73'
C22	660.00'	434.61'	S71°55'32"E	426.80'	37°43'45"	225.51'
C23	280.00'	236.58'	N65°00'14"E	229.61'	48°24'43"	125.87'
C24	280.00'	56.82'	N34°59'04"E	56.72'	11°37'36"	28.51'

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: MAY 2017

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

Registered Professional Engineer (Civil)
CERTIFICATE NO.
52081
JASON M. BURM
Date Signed 5/01/2017
ARIZONA, USA
Expires 06/30/17

PROJECT NO.
191988002

DRAWING NAME
8800 2PP

05 OF 08

CASE NO.: 13-ZN-2014 5-PP-2016#2

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XREFS: x88002TB-PP x88002VS x88002UT-PH1B x88002BM-PH1B x88002GTP x88002BM-RG x88002DWS x88002SM-PH1A x88002MP x88002BM-PH1A-INF x88002SD-RG
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SEE SHEET 07

ZONING & GRADING SUMMARY
MASS GRADING:
R1-18: LOTS 20-28, 31-85
SINGLE LOT GRADING
R1-35: LOTS 1-7, 10-19, 86-96
R1-43: LOTS 8, 9, 29, 30

GRAPHIC SCALE IN FEET

NORTH

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

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

Kimley»Horn

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Phoenix, Arizona 85020 (602) 944-5500

NO.	REVISION	BY	DATE	APPR.

Registered Professional Engineer
JASON M. BURR
32081
ARIZONA, USA
Expires 09/30/17

PROJECT NO. 191988002
DRAWING NAME 880020D

06 OF 08

CASE NO.: 13-ZN-2014 5-PP-2016#2

K:\env_civil\191988002 - storyrock\CADD\Phase 1B\Preliminary Plat\88002GD.dwg Sep 12, 2017 zach.hill
XREFS: x88002TB-PP x88002VS x88002JT-PH1B x88002BM-PH1B x88002TP x88002BM-RG x88002WS x88002BM-PH1A x88002MP x88002BM-PH1A-INF x88002SD-RG
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ZONING & GRADING SUMMARY
MASS GRADED
R1-18: LOTS 20-28, 31-85
SINGLE LOT GRADING
R1-35: LOTS 1-7, 10-19, 86-96
R1-43: LOTS 8, 9, 29, 30

SEE SHEET 06

SEE SHEET 08

TRACT D
TRACT B
TRACT F
TRACT E
TRACT G
PARCEL 3
DRAINAGE ESMT.
PROP. DRAINAGE ESMT.
PROP. 6'X10' BOX CULVERT
PROP. 24" CULVERT
PROP. OUTLET PIPE
PROP. NATURAL TRAIL
PROP. RETAINING WALL TYP.
PROP. LIFT STATION
BASIN OUTFALL
BASIN DB102
Vc 0.88 AC-FT
HW 2554.00
BTM 2551.00
Qwo 22 CFS
BASIN DB101
Vc 0.40 AC-FT
HW 2566.00
BTM 2563.00
Qwo 3 CFS
ROADWAY OUTFALL
GRADING LIMITS, TYP.
RETAINING WALL TYP.
PAD GRADING LIMITS (TYP.)
EROSION SETBACK TYP.
SCOUR PROTECTION
EX. 100-YR INUNDATION LIMITS TYP.
PHASE 1B PLAT BOUNDARY TYP.
EX. BARBED WIRE FENCE TO BE REMOVED
UTILITY EASEMENT
HIGH POINT
LOW POINT
APN 217-01-247
CITY OF SCOTTSDALE
NOT A PART OF PROJECT

GRAPHIC SCALE IN FEET
0 30 60 120

07 OF 08	DRAWING NAME 88002GD	PROJECT NO. 191988002	

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

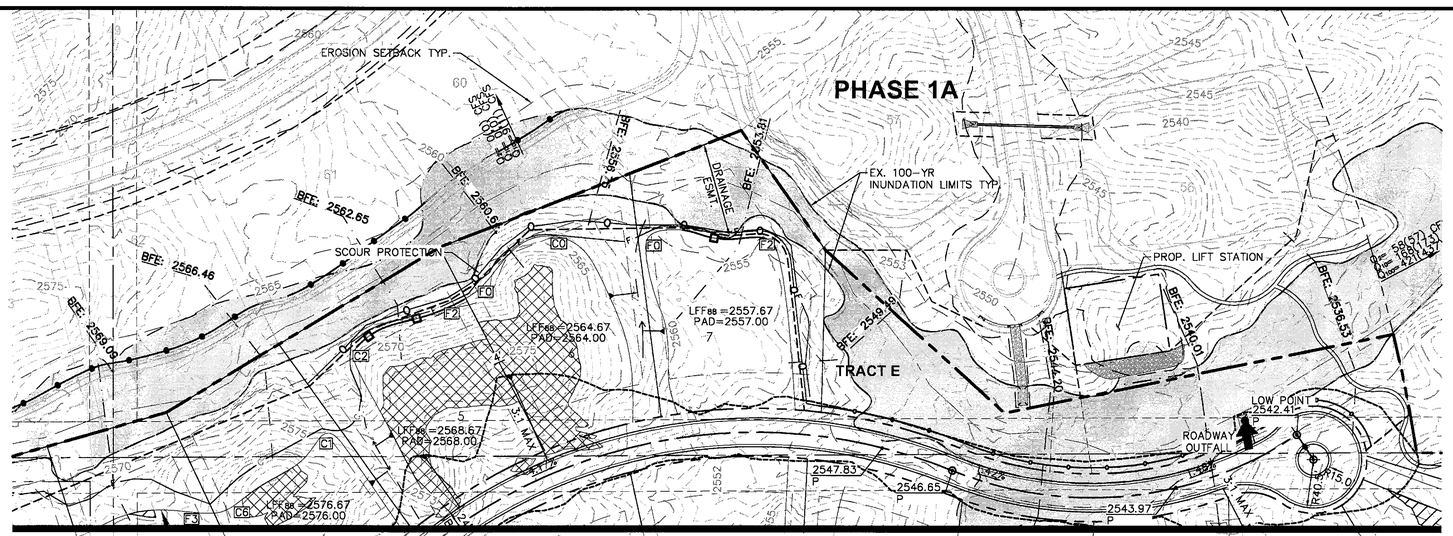
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SCALE (V): NONE	
DESIGNED BY: ZJH	
DRAWN BY: ZJH	
CHECKED BY: JMB	
DATE: MAY 2017	

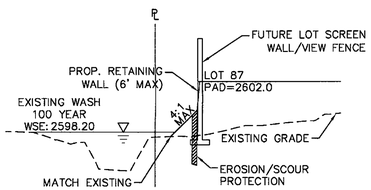
Kimley»Horn

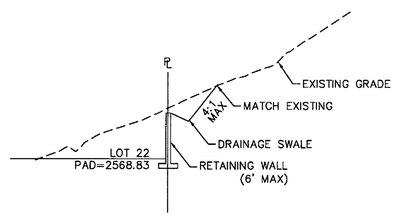
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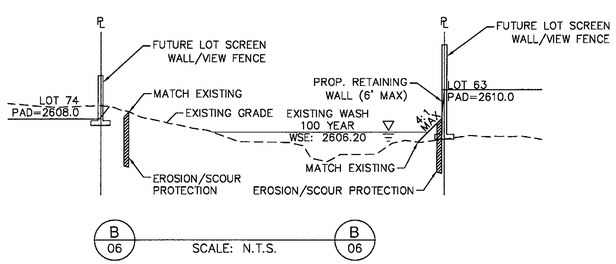
NO.	REVISION	BY	DATE	APPR.

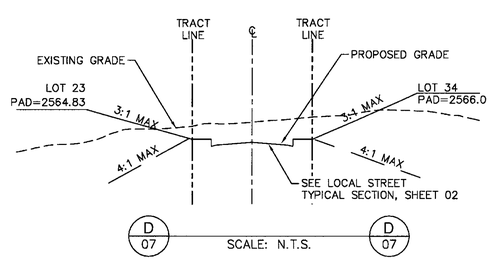
CASE NO.: 13-ZN-2014 5-PP-2016#2











ZONING & GRADING SUMMARY
MASS GRADED
R1-18: LOTS 20-28, 31-85
SINGLE LOT GRADING
R1-35: LOTS 1-7, 10-19, 86-96
R1-43: LOTS 8, 9, 29, 30

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: MAY 2017

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

Registered Professional Engineer (Civil)
CERTIFICATE NO.
52081
JASON M. BURM
Date Signed 09/01/17
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#2

K:\eov_civil\191988002 - storyrock\C4D\Phase 1B\Preliminary Plat\88002SD.dwg Sep 12, 2017 zach.hill
XREFS: x88002TB-PP x88002VS x88002UT-PH1B x88002BM-PH1B x88002IF x88002BM-RG x88002WS x88002BM-PH1A x88002MP x88002BM-PH1A-INF x88002SD-RG
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PRELIMINARY PLAT
FOR
STORYROCK PHASE 1B

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

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
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
	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

$Q_{25} = 5(5)$ CFS
$Q_{100} = 13(13)$ CFS
$Q_{100} = 27(30)$ CFS

PEAK FLOWS:
27 – POST DEVELOPMENT
(30) – PRE DEVELOPMENT

FILL AREA GREATER THAN 6'

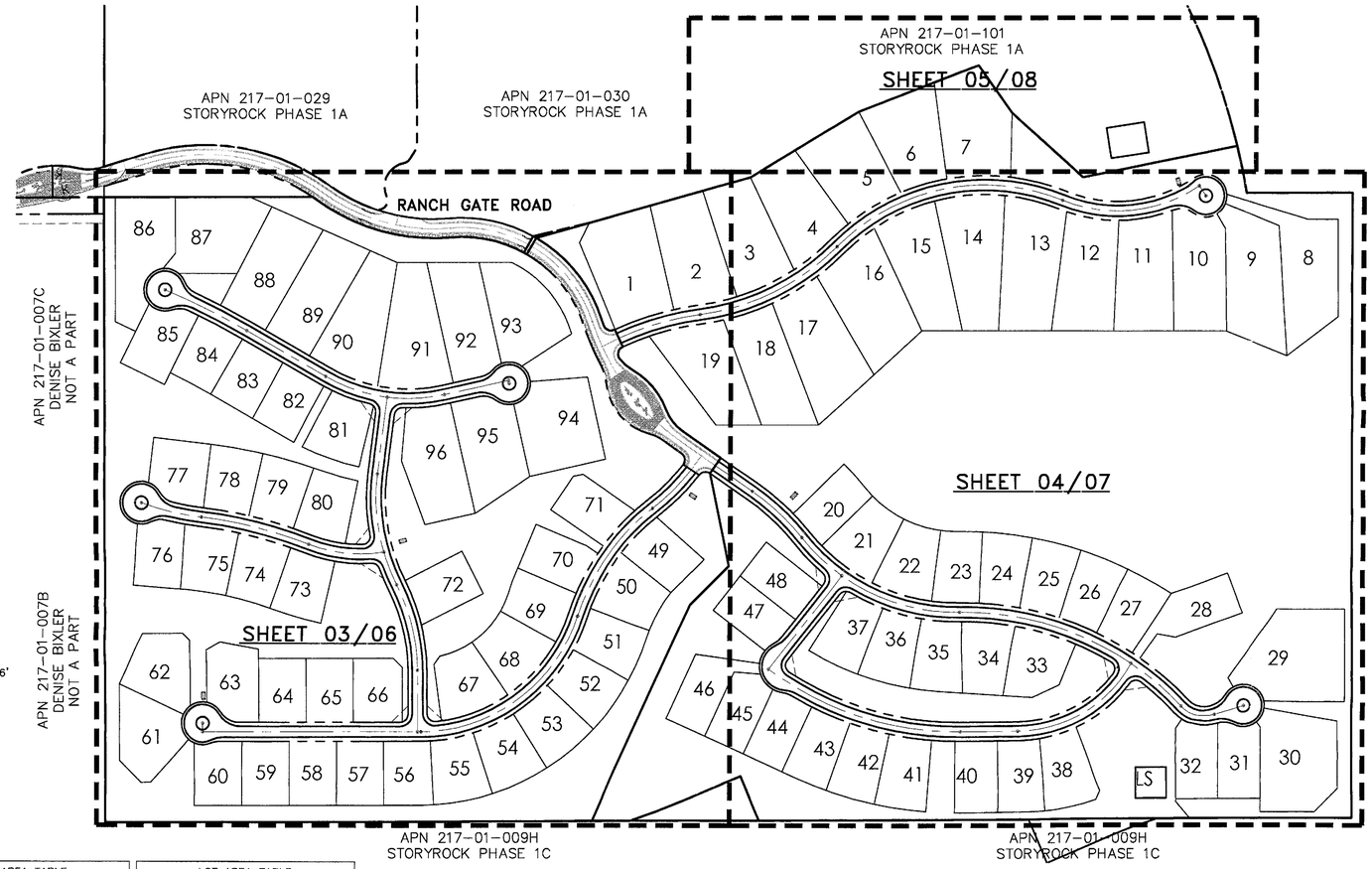
CUT AREA GREATER THAN 6'

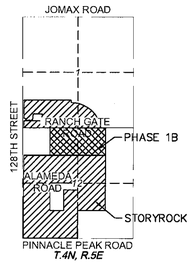
APPROX. LIMITS OF 100 YEAR INUNDATION

PAD CONSTRUCTION ENVELOPE

ROADWAY DISCHARGE TO DETENTION/ FIRST FLUSH BASIN

ROADWAY DISCHARGE TO SPILLWAY AND DISSIPATION BASIN (SEE SHEET 02 FOR DETAIL)





VICINITY MAP
N.T.S

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

SHEET INDEX

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

SITE DATA

GROSS AREA	81.88 AC±
NET AREA	81.88 AC±
TOTAL NUMBER OF LOTS	96
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.
PHASE 1B DENSITY	1.17 DU/AC

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.
4. FIRE LANE SURFACE WILL SUPPORT 83,000 LBS. (GVW)
5. DEVELOPMENT PROVIDES RESIDENTIAL FIRE TURNING RADIUS (40.5' OUTSIDE).

LOT QUANTITIES

LOT AREA TABLE		
LOT NO.	AREA (SQ FT)	ZONING
1	33350	R1-35 PCD
2	29134	R1-35 PCD
3	27053	R1-35 PCD
4	26409	R1-35 PCD
5	27034	R1-35 PCD
6	26458	R1-35 PCD
7	30602	R1-35 PCD
8	32859	R1-43 PCD
9	32829	R1-43 PCD
10	27740	R1-35 PCD
11	28869	R1-35 PCD
12	29135	R1-35 PCD
13	33400	R1-35 PCD
14	32367	R1-35 PCD
15	29028	R1-35 PCD
16	34524	R1-35 PCD
17	33274	R1-35 PCD
18	28168	R1-35 PCD
19	28331	R1-35 PCD
20	13614	R1-18 PCD
21	16145	R1-18 PCD
22	16145	R1-18 PCD
23	14164	R1-18 PCD
24	14489	R1-18 PCD

LOT AREA TABLE		
LOT NO.	AREA (SQ FT)	ZONING
25	14489	R1-18 PCD
26	14489	R1-18 PCD
27	14489	R1-18 PCD
28	16541	R1-18 PCD
29	38866	R1-43 PCD
30	32471	R1-43 PCD
31	14050	R1-18 PCD
32	14298	R1-18 PCD
33	16092	R1-18 PCD
34	15176	R1-18 PCD
35	14849	R1-18 PCD
36	14943	R1-18 PCD
37	14938	R1-18 PCD
38	15940	R1-18 PCD
39	14290	R1-18 PCD
40	13696	R1-18 PCD
41	15033	R1-18 PCD
42	14442	R1-18 PCD
43	14186	R1-18 PCD
44	13684	R1-18 PCD
45	14209	R1-18 PCD
46	15896	R1-18 PCD
47	13576	R1-18 PCD
48	13500	R1-18 PCD

LOT AREA TABLE		
LOT NO.	AREA (SQ FT)	ZONING
49	13932	R1-18 PCD
50	15392	R1-18 PCD
51	14314	R1-18 PCD
52	14955	R1-18 PCD
53	14955	R1-18 PCD
54	14955	R1-18 PCD
55	14955	R1-18 PCD
56	13797	R1-18 PCD
57	13500	R1-18 PCD
58	13500	R1-18 PCD
59	13500	R1-18 PCD
60	13546	R1-18 PCD
61	19943	R1-18 PCD
62	18452	R1-18 PCD
63	16647	R1-18 PCD
64	13500	R1-18 PCD
65	13500	R1-18 PCD
66	13929	R1-18 PCD
67	16289	R1-18 PCD
68	16402	R1-18 PCD
69	14178	R1-18 PCD
70	13768	R1-18 PCD
71	13954	R1-18 PCD
72	13900	R1-18 PCD

LOT AREA TABLE		
LOT NO.	AREA (SQ FT)	ZONING
73	14055	R1-18 PCD
74	14292	R1-18 PCD
75	14309	R1-18 PCD
76	13761	R1-18 PCD
77	15207	R1-18 PCD
78	14099	R1-18 PCD
79	14099	R1-18 PCD
80	14384	R1-18 PCD
81	14944	R1-18 PCD
82	13507	R1-18 PCD
83	13578	R1-18 PCD
84	13636	R1-18 PCD
85	15506	R1-18 PCD
86	26671	R1-35 PCD
87	27794	R1-35 PCD
88	27127	R1-35 PCD
89	27139	R1-35 PCD
90	28896	R1-35 PCD
91	29752	R1-35 PCD
92	26481	R1-35 PCD
93	26933	R1-35 PCD
94	29779	R1-35 PCD
95	26797	R1-35 PCD
96	27983	R1-35 PCD

PROJECT MAP

TRACT TABLE

TRACT TABLE			
NAME	OWNERSHIP/MAINT.	TRACT USES	AREA (ACRES)
PARCEL 3	CITY OF SCOTTSDALE	LIFT STATION	0.10
TRACT A	PRIVATE/HOA	PRIVATE STREET	7.84
TRACT B	PRIVATE/HOA	NOAS/OPEN SPACE/DRAINAGE	0.20
TRACT C	PRIVATE/HOA	NAOS/OPEN SPACE/DRAINAGE	3.38
TRACT D	PRIVATE/HOA	NAOS/OPEN SPACE/DRAINAGE WATER EASEMENT/SEWER EASEMENT	10.67
TRACT E	PRIVATE/HOA	NAOS/OPEN SPACE/DRAINAGE WATER EASEMENT/SEWER EASEMENT	15.19
TRACT F	PRIVATE/HOA	NAOS/OPEN SPACE/DRAINAGE	1.10
TRACT G	PRIVATE/HOA	NAOS/OPEN SPACE/DRAINAGE	0.11

GRADING NOTES

1. F2 & 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.

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: 40.12± AC.
PROPOSED NAOS: 40.14± AC. (49%)

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

ENGINEER

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

OWNER/DEVELOPER

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

UTILITIES

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

SURVEYOR

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

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.

ZONING

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

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

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"=150'
SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB
DATE: MAY 2017

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

5-PP-2016#2
5-ZN-2014
CASE NO.: 13-ZN-2014

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#2
09/13/17

K:\esv_civil\191988002 - storyrock\CAD\Phase 1B\Preliminary Plat\88002PP-CV.dwg Sep 12, 2017 zach.hill
XREFS: x88002TB-PP x88002VS x88002M-Ph1B x88002Parcels-Ph1B x88002BM-RC x88002MP
ANY REUSE OF THESE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. AND APPROVAL BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL NOT BE GRANTED ON TERMS THAT DISCLAIM OR LIMIT THE PROFESSIONAL LIABILITY OF KIMLEY-HORN AND ASSOCIATES, INC. ARISING OUT OF THE UNAUTHORIZED USE OR MODIFICATION OF THESE PLANS OR ANY PORTION THEREOF AND MAKE ANY AND ALL CLAIMS AGAINST, AND INDEMNIFY AND HOLD HARMLESS, KIMLEY-HORN AND ASSOCIATES, INC. FOR ANY AND ALL LOSS, DAMAGE, OR EXPENSE, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE, ARISING OUT OF OR RESULTING THEREFROM. ANY AND ALL MODIFICATIONS OF THESE PLANS AND/OR ANY DEVIATION FROM THESE PLANS AND SPECIFICATIONS MUST BE REQUESTED IN WRITING AND APPROVED IN WRITING BY KIMLEY-HORN AND ASSOCIATES, INC. BEFORE SUCH WORK COMMENCES. IT IS THE OWNER'S RESPONSIBILITY TO NOTIFY KIMLEY-HORN AND ASSOCIATES, INC. OF ANY PROPOSED MODIFICATIONS AND OBTAIN WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. BEFORE PROCEEDING WITH THE MODIFICATIONS. IT IS UNLAWFUL TO COPY OR REPRODUCE THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION BY KIMLEY-HORN AND ASSOCIATES, INC.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1 AND NORTH 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 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 89 DEGREES 46 MINUTES 06 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1,323.17 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 89 DEGREES 46 MINUTES 06 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 440.80 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 400.00 FEET AND BEING CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY 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 SOUTH 54 DEGREES 59 MINUTES 12 SECONDS EAST, A DISTANCE OF 12.21 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 420.00 FEET AND BEING CONCAVE NORTHERLY;

THENCE EASTERLY 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 SOUTH 74 DEGREES 34 MINUTES 18 SECONDS EAST, A DISTANCE OF 293.62 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 270.00 FEET AND BEING CONCAVE SOUTHERLY;

THENCE EASTERLY 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 SOUTH 78 DEGREES 06 MINUTES 10 SECONDS EAST, A DISTANCE OF 157.23 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 29 DEGREES 15 MINUTES 08 SECONDS EAST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 76 DEGREES 50 MINUTES 47 SECONDS EAST, A DISTANCE OF 121.98 FEET;

THENCE NORTH 74 DEGREES 18 MINUTES 01 SECONDS EAST, A DISTANCE OF 354.71 FEET;

THENCE NORTH 58 DEGREES 49 MINUTES 45 SECONDS EAST, A DISTANCE OF 267.83 FEET;

THENCE NORTH 68 DEGREES 50 MINUTES 14 SECONDS EAST, A DISTANCE OF 271.59 FEET;

THENCE SOUTH 35 DEGREES 19 MINUTES 14 SECONDS EAST, A DISTANCE OF 122.99 FEET;

THENCE SOUTH 47 DEGREES 50 MINUTES 26 SECONDS EAST, A DISTANCE OF 203.24 FEET;

THENCE NORTH 78 DEGREES 34 MINUTES 06 SECONDS EAST, A DISTANCE OF 333.33 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 1,437.25 FEET AND BEING CONCAVE WESTERLY;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 01 MINUTES 44 SECONDS, A DISTANCE OF 101.06 FEET, AND WHOSE LONG CHORD BEARS SOUTH 11 DEGREES 28 MINUTES 10 SECONDS EAST, A DISTANCE OF 101.04 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1;

THENCE, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, NORTH 89 DEGREES 45 MINUTES 54 SECONDS EAST, A DISTANCE OF 225.00 FEET;

THENCE, LEAVING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, SOUTH 00 DEGREES 05 MINUTES 22 SECONDS EAST, A DISTANCE OF 1,320.51 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 12 SECONDS WEST, A DISTANCE OF 1,256.59 FEET;

THENCE NORTH 22 DEGREES 43 MINUTES 42 SECONDS WEST, A DISTANCE OF 100.37 FEET;

THENCE SOUTH 66 DEGREES 57 MINUTES 55 SECONDS WEST, A DISTANCE OF 136.00 FEET TO A POINT OF CURVATURE, SAID CURVE HAVING A RADIUS OF 1,210.00 FEET AND BEING CONCAVE NORTHWESTERLY;

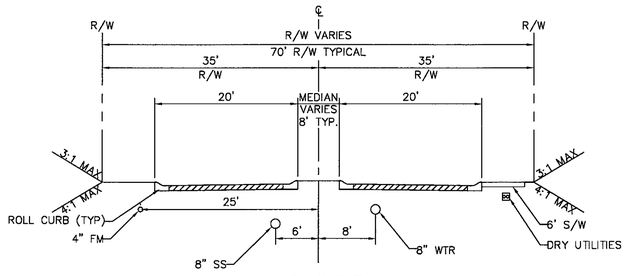
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 31 MINUTES 49 SECONDS, A DISTANCE OF 116.79 FEET, AND WHOSE LONG CHORD BEARS SOUTH 69 DEGREES 43 MINUTES 50 SECONDS WEST, A DISTANCE OF 116.75 FEET TO A POINT OF NON-TANGENCY,

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 31 MINUTES 49 SECONDS, A DISTANCE OF 116.79 FEET, AND WHOSE LONG CHORD BEARS SOUTH 69 DEGREES 43 MINUTES 50 SECONDS WEST, A DISTANCE OF 116.75 FEET TO A POINT OF NON-TANGENCY,

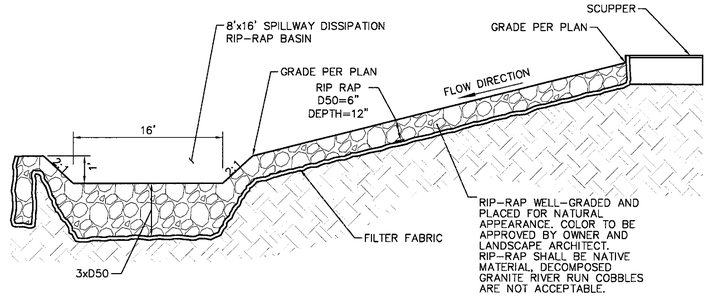
THENCE SOUTH 89 DEGREES 46 MINUTES 24 SECONDS WEST, A DISTANCE OF 1,113.80 FEET;

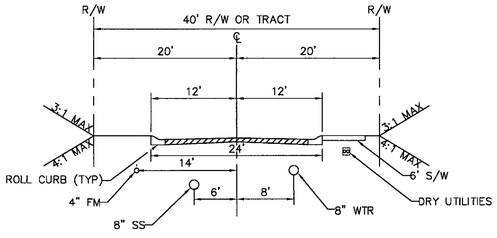
THENCE NORTH 00 DEGREES 04 MINUTES 31 SECONDS WEST, A DISTANCE OF 1,320.27 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

SAID PARCEL CONTAINS 3,566,732 SQ.FT. OR 81.8809 ACRES, MORE OR LESS.

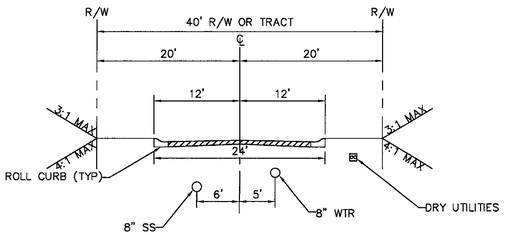


RANCHGATE
LOCAL PUBLIC STREET (BEFORE GATE)
MODIFIED FIG 5.3-19 LOCAL RESIDENTIAL - RURAL/ESL CHARACTER W/ S/W ON ONE SIDE

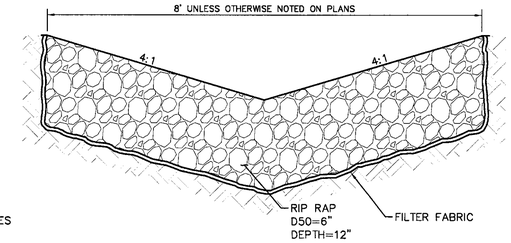




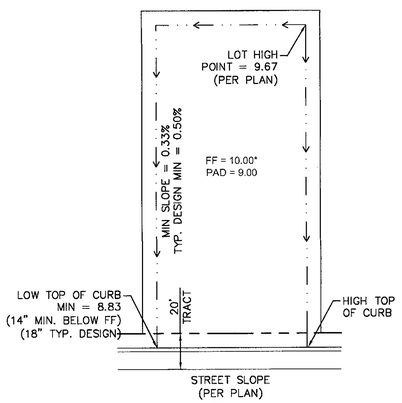
RANCHGATE
LOCAL PRIVATE STREET (AFTER GATE)
MODIFIED FIG 5.3-19 LOCAL RESIDENTIAL - RURAL/ESL CHARACTER W/ S/W ON ONE SIDE



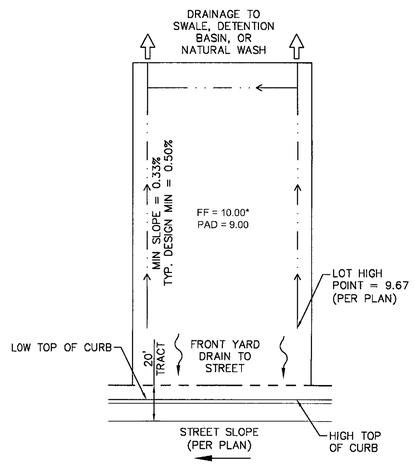
INTERNAL STREETS
FIG 5.3-19 LOCAL RESIDENTIAL - RURAL/ESL CHARACTER FOR LOT WIDTHS GREATER THAN 90' WIDE MINIMUM



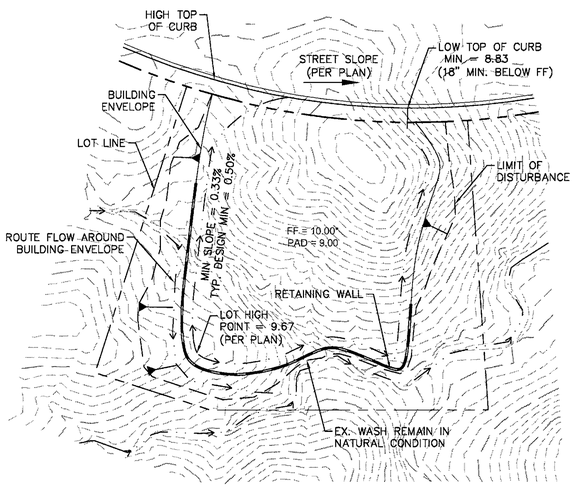
RIP-RAP SPILLWAY AND DISSIPATION BASIN DETAIL
SCALE: NTS



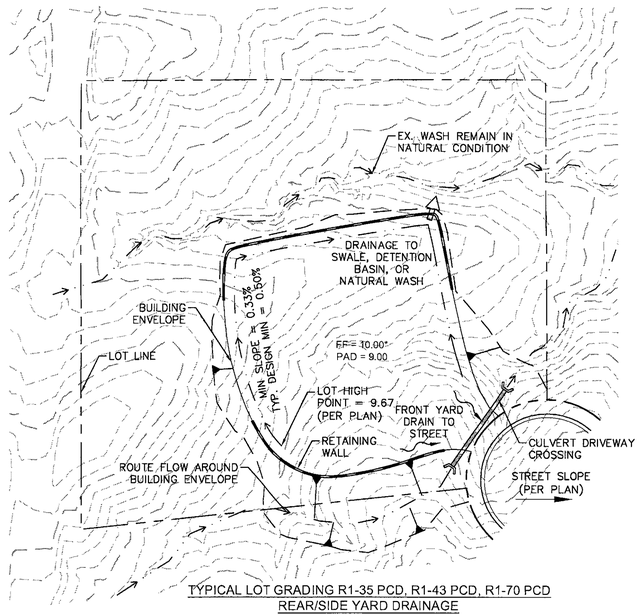
TYPICAL LOT GRADING R1-18 PCD
DRAINAGE TO STREET
SCALE: NTS
*FF THICKNESS TO BE DETERMINED AT FINAL DESIGN



TYPICAL LOT GRADING R1-18 PCD
REAR LOT DRAINAGE
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): NONE
SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB
DATE: MAY 2017

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

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

PROJECT NO.
191988002

DRAWING NAME
88002PP-CV

02 OF 08

CASE NO.: 13-ZN-2014 5-PP-2016#2

K:\phx_civil\191988002 - storyrock\CADD\Phase 1B\Preliminary Plat\88002PP-CV.dwg Sep 12, 2017 zach.hill
XREFS: x88002TB-PP x88002VS x88002BM-PH1B x88002Parcels-PH1B x88002PM-KG x88002MP
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FOUND 1/2" REBAR, RLS#17591

440.80'
N89°46'05"E

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

1320.27'
N00°04'31"W

PHASE 1B PLAT BOUNDARY TYP

EX. 20' INGRESS/EGRESS & PUE TBA

EX. 20' R/W TBA

PHASE 1B PLAT BOUNDARY

FOUND 1/2" REBAR

S89°46'24"W
1113.80'

RANCH GATE ROAD

TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
TRACT G

DRAINAGE ESMT.

UTILITY ESMT.

ACCESS ESMT. TBA

EX. 30' INGRESS/EGRESS & PUE TBA

EX. 20' R/W TBA

PHASE 1B PLAT BOUNDARY TYP

Δ=42°00'33"
R=375.00'
L=274.91'
CB=S73°44'13"E
C=268.73'

Δ=33°24'39"
R=273.50'
L=159.48'
CB=S78°06'10"E
C=157.23'

N75°50'47"E 121.98'

N29°19'30"E 70.00'

N74°18'01"E 354.71'

BASIN DB70

PROP. 8" WRT

PROP. 8" SS

PROP. 8" WATER LINE

PROP. 8" SEWER LINE

PROP. 8" WATER LINE (TYP.)

PROP. 8" WRT

RANCH GATE ROAD IMPROVEMENTS & DEDICATION PER SEPARATE INSTRUMENT

BUILDING SETBACK (TYP.)

DEVELOPABLE ENVELOPE (TYP.)

SVT (TYP.)

Δ=5°31'49"
R=1210.00'
L=116.79'
CB=S69°43'50"W
C=116.75'

S66°57'55"W
136.90'

N22°43'42"W
100.37'

(SEE PHASE 1C)

1	33350 SQ FT	0.77 ACRES
2	29134 SQ FT	0.67 ACRES
3	27053 SQ FT	0.62 ACRES
4	26409 SQ FT	0.61 ACRES
15	29028 SQ FT	0.67 ACRES
16	34524 SQ FT	0.79 ACRES
17	33274 SQ FT	0.76 ACRES
18	28168 SQ FT	0.65 ACRES
19	28331 SQ FT	0.65 ACRES
20	13614 SQ FT	0.31 ACRES
21	16145 SQ FT	0.37 ACRES
22	16145 SQ FT	0.37 ACRES
23	14164 SQ FT	0.33 ACRES
37	14938 SQ FT	0.34 ACRES
36	14943 SQ FT	0.34 ACRES
35	14849 SQ FT	0.34 ACRES
41	15033 SQ FT	0.35 ACRES
42	14442 SQ FT	0.33 ACRES
43	14186 SQ FT	0.33 ACRES
44	13644 SQ FT	0.3 ACRES
45	14209 SQ FT	0.33 ACRES
46	15896 SQ FT	0.36 ACRES
47	13576 SQ FT	0.31 ACRES
48	13900 SQ FT	0.32 ACRES
49	13932 SQ FT	0.32 ACRES
50	15392 SQ FT	0.35 ACRES
51	14314 SQ FT	0.33 ACRES
52	14955 SQ FT	0.34 ACRES
53	14955 SQ FT	0.34 ACRES
54	14955 SQ FT	0.34 ACRES
55	14955 SQ FT	0.34 ACRES
56	13797 SQ FT	0.32 ACRES
57	13500 SQ FT	0.31 ACRES
58	13500 SQ FT	0.31 ACRES
59	13500 SQ FT	0.31 ACRES
60	13546 SQ FT	0.31 ACRES
61	19943 SQ FT	0.46 ACRES
62	18452 SQ FT	0.42 ACRES
63	16647 SQ FT	0.38 ACRES
64	13500 SQ FT	0.31 ACRES
65	13500 SQ FT	0.31 ACRES
66	12929 SQ FT	0.32 ACRES
67	16289 SQ FT	0.37 ACRES
68	16402 SQ FT	0.38 ACRES
69	14178 SQ FT	0.33 ACRES
70	13768 SQ FT	0.32 ACRES
71	13954 SQ FT	0.32 ACRES
72	13900 SQ FT	0.32 ACRES
73	14055 SQ FT	0.32 ACRES
74	14292 SQ FT	0.33 ACRES
75	14309 SQ FT	0.33 ACRES
76	13761 SQ FT	0.32 ACRES
77	15207 SQ FT	0.35 ACRES
78	14099 SQ FT	0.32 ACRES
79	14099 SQ FT	0.32 ACRES
80	14384 SQ FT	0.33 ACRES
81	14944 SQ FT	0.34 ACRES
82	13507 SQ FT	0.31 ACRES
83	13578 SQ FT	0.31 ACRES
84	13636 SQ FT	0.31 ACRES
85	15506 SQ FT	0.36 ACRES
86	26671 SQ FT	0.61 ACRES
87	27794 SQ FT	0.64 ACRES
88	27127 SQ FT	0.62 ACRES
89	27139 SQ FT	0.62 ACRES
90	28896 SQ FT	0.66 ACRES
91	29752 SQ FT	0.68 ACRES
92	26481 SQ FT	0.61 ACRES
93	26933 SQ FT	0.62 ACRES
94	29779 SQ FT	0.68 ACRES
95	26797 SQ FT	0.62 ACRES
96	27983 SQ FT	0.64 ACRES

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

SEE SHEET 04

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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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: MAY 2017

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

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

PROJECT NO.
191988002

DRAWING NAME
88002PP

03 OF 08

CASE NO.: 13-ZN-2014 5-PP-2016#2

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XREFS: x88002TB-PP x88002S x88002UT-PH1B x88002UT-PH1B x88002P x88002BM-RG x88002BM-PH1B x88002PP-PH1A x88002MP x88002BM-PH1A x88002MP x88002BM-PH1A x88002MP x88002BM

SEE SHEET 05

SEE SHEET 03

(SEE PHASE 1C)

TRACT A

TRACT D

TRACT E

TRACT F

PARCEL 3

1 33350 SQ FT 0.77 ACRES
2 29135 SQ FT 0.67 ACRES
3 27053 SQ FT 0.62 ACRES
4 26409 SQ FT 0.61 ACRES
8 32859 SQ FT 0.75 ACRES
9 32829 SQ FT 0.75 ACRES
10 27740 SQ FT 0.64 ACRES
11 28869 SQ FT 0.66 ACRES
12 29135 SQ FT 0.67 ACRES
13 33400 SQ FT 0.77 ACRES
14 32367 SQ FT 0.74 ACRES
15 29028 SQ FT 0.67 ACRES
16 34524 SQ FT 0.79 ACRES
17 33274 SQ FT 0.76 ACRES
18 28168 SQ FT 0.65 ACRES
19 28331 SQ FT 0.65 ACRES
20 13614 SQ FT 0.31 ACRES
21 16145 SQ FT 0.37 ACRES
22 16145 SQ FT 0.37 ACRES
23 14164 SQ FT 0.33 ACRES
24 14489 SQ FT 0.33 ACRES
25 14489 SQ FT 0.33 ACRES
26 14489 SQ FT 0.33 ACRES
27 14489 SQ FT 0.33 ACRES
28 16541 SQ FT 0.38 ACRES
29 38866 SQ FT 0.89 ACRES
30 32471 SQ FT 0.75 ACRES
31 14050 SQ FT 0.32 ACRES
32 14298 SQ FT 0.33 ACRES
33 16092 SQ FT 0.37 ACRES
34 15176 SQ FT 0.35 ACRES
35 14849 SQ FT 0.34 ACRES
36 14943 SQ FT 0.34 ACRES
37 14938 SQ FT 0.34 ACRES
38 15940 SQ FT 0.37 ACRES
39 14290 SQ FT 0.33 ACRES
40 13696 SQ FT 0.31 ACRES
41 15033 SQ FT 0.35 ACRES
42 14442 SQ FT 0.33 ACRES
43 14186 SQ FT 0.33 ACRES
44 13684 SQ FT 0.31 ACRES
45 14209 SQ FT 0.33 ACRES
46 15896 SQ FT 0.36 ACRES
47 13576 SQ FT 0.31 ACRES
48 13500 SQ FT 0.31 ACRES
49 13932 SQ FT 0.32 ACRES
50 15392 SQ FT 0.35 ACRES
51 14314 SQ FT 0.33 ACRES
52 14955 SQ FT 0.34 ACRES
53 14955 SQ FT 0.34 ACRES
54 [illegible] SQ FT [illegible] ACRES
68 [illegible] SQ FT 0.38 ACRES
69 14178 SQ FT 0.33 ACRES
70 13768 SQ FT 0.32 ACRES
71 13954 SQ FT 0.32 ACRES
93 26933 SQ FT 0.62 ACRES
94 29779 SQ FT 0.68 ACRES

27034 SQ FT 0.62 ACRES

PROP. 8" WATER LINE
PROP. 8" SS
PROP. 3" FORCED MAIN (TYP.)
PROP. 8" WATER LINE (TYP.)
PROP. 8" SEWER LINE
PROP. DRAINAGE ESMT.
PROP. LIFT STATION
PROP. NATURAL TRAIL
SVT (TYP.)
BASIN DB101
BASIN DB102

UTILITY EASEMENT
UTILITY CONNECTION TO PHASE 1A
UTILITY CONNECTION TO PHASE 1C
DEVELOPABLE ENVELOPE (TYP.)
BUILDING SETBACK (TYP.)
DRAINAGE ESMT.
EX. 20' INGRESS/EGRESS & PUE TBA
EX. 30' INGRESS/EGRESS & PUE TBA
EX. 20' R/W TBA
EX. 40' R/W TBA
EX. BARBED WIRE FENCE TO BE REMOVED
PHASE 1B PLAT BOUNDARY TYP
11.25' SSB TYP.
26.25' RSB TYP.
30.00' FSB TYP.
7.50' SSB TYP.
15.00' SSB TYP.
22.50' SSB TYP.

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

S0°05'22"E 1,320.51'
N89°45'54"E 225.00'
S89°46'12"W 1256.59'
S66°57'55"W 156.00'
N22°45'42"W 100.37'

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

NO.	REVISION	BY	DATE	APPR.

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

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

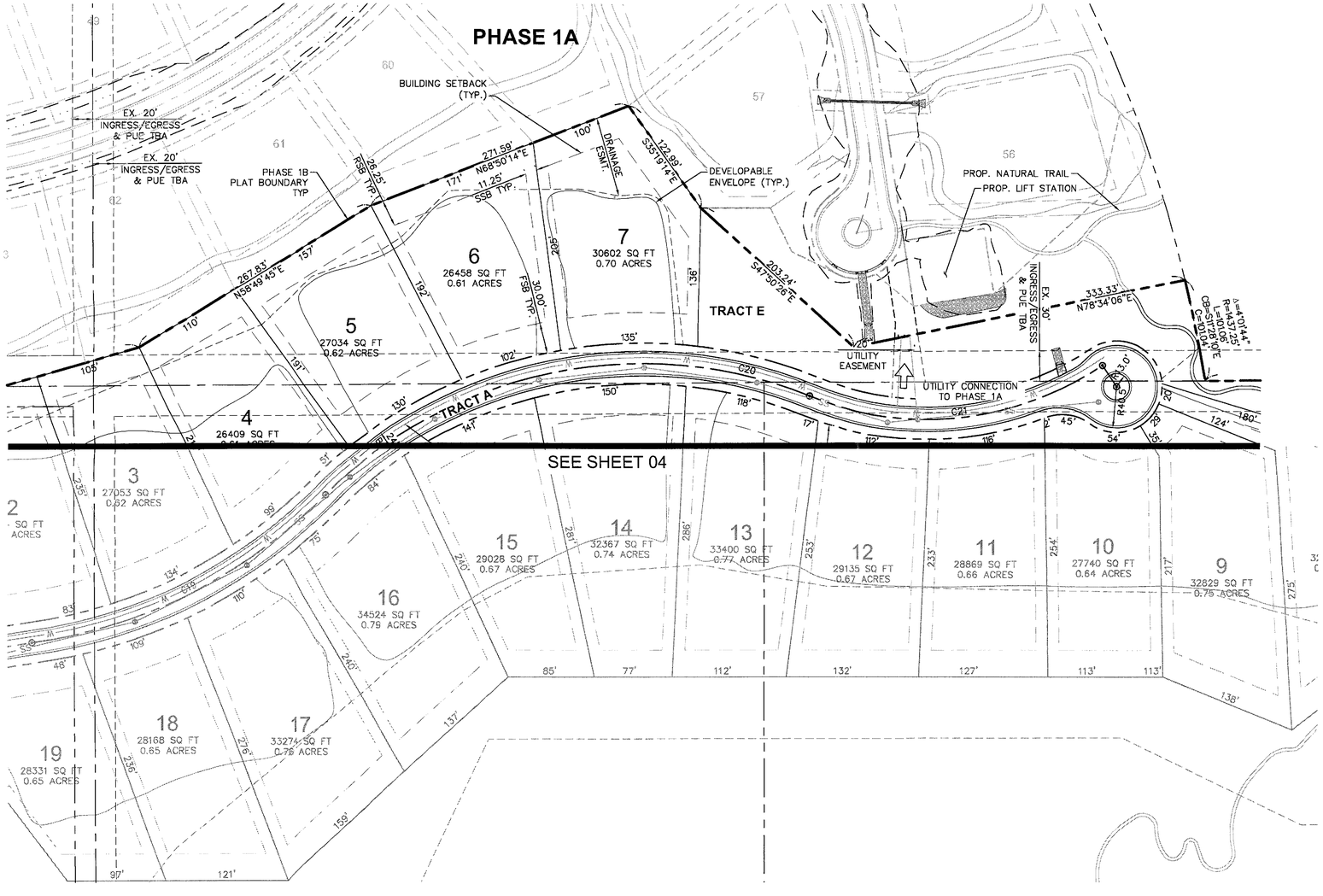
Registered Professional Engineer (Civil)
CERTIFICATE NO.
52081
JASON M. BURM
Date Signed 09/19/17
ARIZONA, USA
Expires 06/30/19

PROJECT NO. 191988002
DRAWING NAME 88002PP
04 OF 08

CASE NO.: 13-ZN-2014
5-PP-2016#2

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XREF: x88002BM-PH1A-INF x88002UT-RG x88002SD-RG x88002PP-PH1A-GRD x88002PP-PH1A-LOT x88002PP-PH1A-TRACT x88002PP-PH1A-LBL x88002PP-PH1A-MISC x88002PP-PH1A-LINE x88002PP-PH1A-CURV x88002PP-PH1A-TEXT x88002PP-PH1A-TB x88002PP-PH1A-INF x88002UT-RG x88002SD-RG



LINE TABLE		
LINE	LENGTH	BEARING
L1	182.42	S55°17'46.28"E
L2	64.23	N73°22'49.15"E
L3	192.92	S60°00'00.00"E
L4	138.82	N77°27'24.08"E
L5	462.84	N89°46'34.68"E
L6	129.62	N0°13'25.32"W
L7	163.38	N7°23'23.18"E
L8	251.31	N37°55'47.80"E
L9	121.18	N89°12'35.20"E
L10	10.48	S55°02'16.25"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	400.00'	285.67'	S74°34'18"E	279.63'	40°55'08"	149.23'
C2	290.00'	388.64'	S56°38'20"E	360.20'	76°47'05"	229.79'
C3	500.00'	323.32'	S36°46'17"E	317.72'	37°02'59"	167.54'
C4	500.00'	144.03'	S47°02'37"E	143.53'	16°30'18"	72.52'
C5	420.00'	382.19'	S64°51'38"E	369.14'	52°08'18"	205.48'
C6	630.00'	524.92'	S67°03'36"E	509.87'	47°44'21"	278.78'
C7	70.00'	77.49'	S74°54'18"E	73.60'	63°25'45"	43.26'
C8	1500.00'	193.53'	S63°41'46"E	193.40'	7°23'33"	96.90'
C9	350.00'	259.88'	S81°16'18"E	253.95'	42°32'36"	136.26'
C10	550.00'	130.49'	S76°35'46"E	130.18'	13°35'37"	65.55'
C11	900.00'	233.96'	S75°56'45"E	233.30'	14°53'39"	117.64'
C12	300.00'	161.99'	S83°58'03"E	160.03'	30°56'15"	83.02'
C13	350.00'	441.48'	N53°38'25"E	412.79'	72°16'18"	255.56'
C14	460.00'	281.47'	N35°02'02"E	277.10'	35°03'31"	145.30'
C15	450.00'	152.15'	N42°52'38"E	151.42'	19°22'19"	76.81'
C16	400.00'	188.03'	N13°41'26"W	186.31'	26°56'01"	95.79'
C17	400.00'	241.18'	N9°53'02"W	237.55'	34°32'49"	124.38'
C18	600.00'	219.62'	N71°58'34"E	218.40'	20°58'21"	111.05'
C19	500.00'	328.75'	N63°37'35"E	322.86'	37°40'19"	170.56'
C20	440.00'	516.47'	N78°25'02"E	487.33'	67°15'14"	292.63'
C21	310.00'	302.83'	N84°03'33"E	290.93'	55°58'12"	164.73'
C22	660.00'	434.61'	S71°55'32"E	426.80'	37°43'45"	225.51'
C23	280.00'	236.58'	N65°00'14"E	229.61'	48°24'43"	125.87'
C24	280.00'	56.82'	N34°59'04"E	56.72'	11°37'36"	28.51'

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: MAY 2017

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

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

PROJECT NO.
191988002

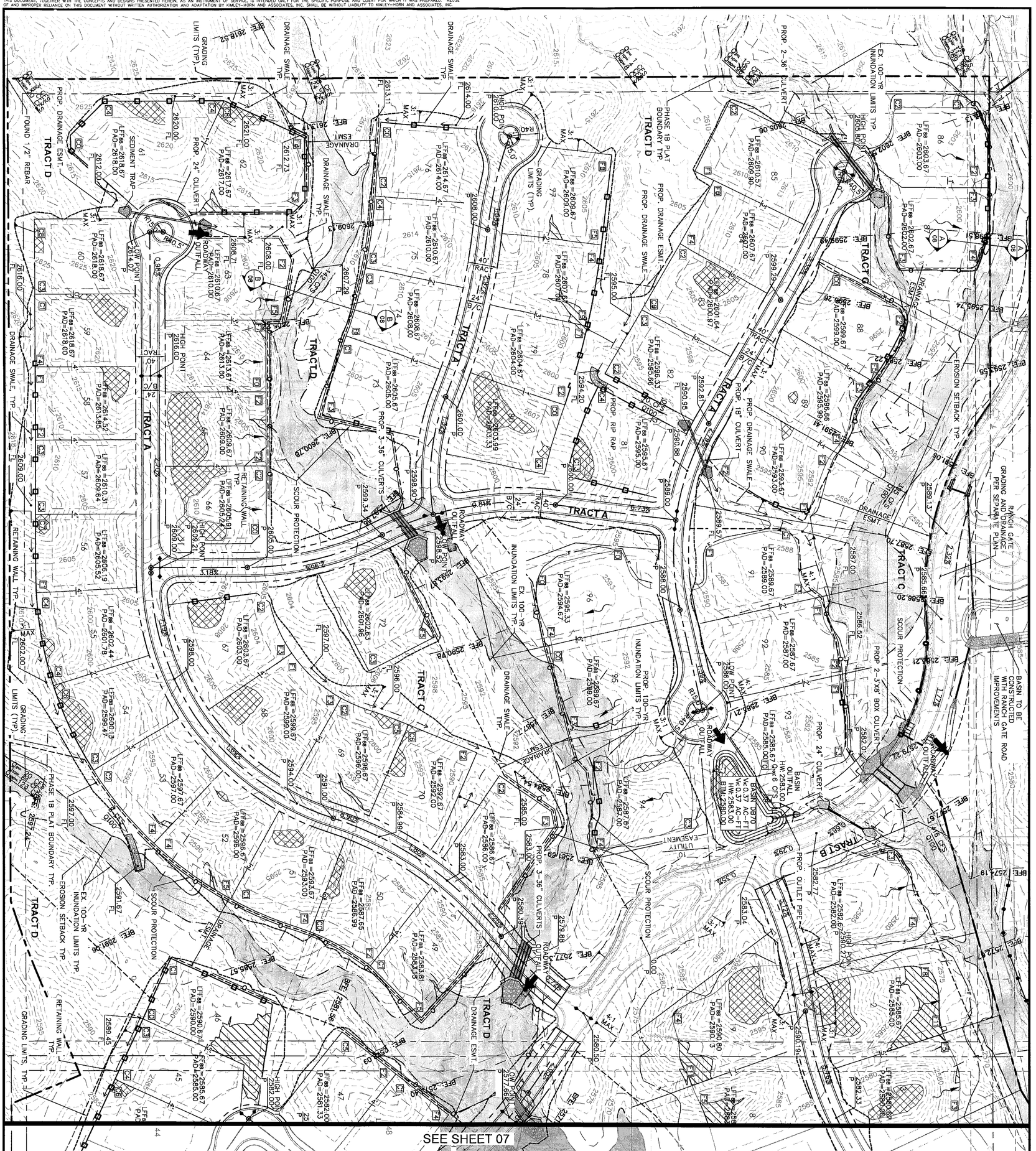
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88002PP

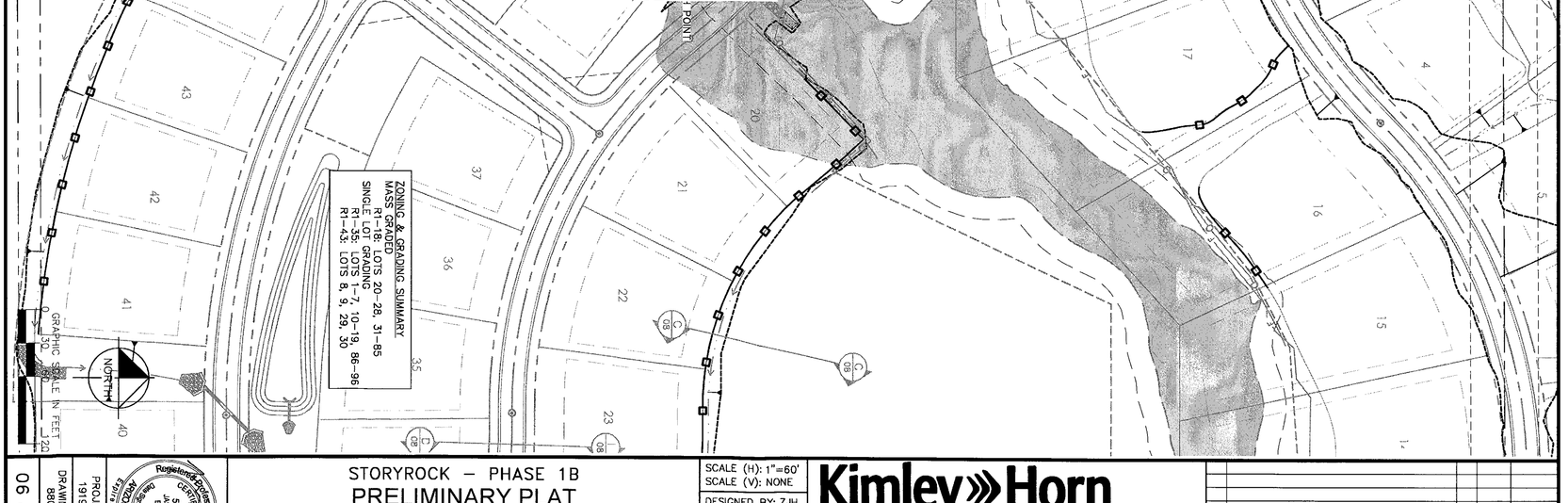
05 OF 08

CASE NO.: 13-ZN-2014 5-PP-2016#2

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XREFS: x88002TB-PP x88002V5 x88002UT-PHIB x88002BM-PH1B x88021P x88002BM-RC x88002Parcels-PH1B x69020BM-128 x88002BM-PH1A x88002MP x88002BM-PH1A-INF x88002UT-RG x88002SD-RG
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K:\sav_civil\191988002 - storyrock\CADD\Phase 1B\Preliminary Plat\88002GD.dwg Sep 12, 2017 zach.hill
XREFS: x88002TB-PP x88002VS x88002UT-PH1B x88002BM-PH1B x88002TP x88002BM-RG x88002WS x88002BM-PH1A x88002MP x88002BM-PH1A-INF x88002SD-RG
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06 OF 08	PROJECT NO. 191988002	DRAWING NAME 88002GD	STORYROCK – PHASE 1B PRELIMINARY PLAT PRELIMINARY GRADING PLAN SCOTTSDALE, ARIZONA	SCALE (H): 1"=60' SCALE (V): NONE DESIGNED BY: ZJH DRAWN BY: ZJH CHECKED BY: JMB DATE: MAY 2017

Kimley»Horn

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Phoenix, Arizona 85020 (602) 944-5500

NO.	REVISION	BY	DATE	APPR.

CASE NO.: 13-ZN-2014 5-PP-2016#2

K:\eav_civil\191988002 - storyrock\CADD\Phase 1B\Preliminary Plat\88002GD.dwg Sep 12, 2017 zach.hill
XREFS: x88002TB-PP x88002VS x88002UT-PH1B x88002BM-PH1B x88002TP x88002BM-RG x88002WS x88002BM-PH1A x88002MP x88002BM-PH1A-INF x88002SD-RG
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ZONING & GRADING SUMMARY
MAX. R1-18 LOTS 20-28, 31-85
SINGLE LOT GRADING
R1-35: LOTS 1-7, 10-19, 86-96
R1-43: LOTS 8, 9, 29, 30

SEE SHEET 06

SEE SHEET 08

TRACT D
TRACT B
TRACT F
TRACT E
TRACT G
PARCEL 3
PROP. DRAINAGE ESMT.
PROP. 6'X10' BOX CULVERT
PROP. 24" CULVERT
PROP. OUTLET PIPE
PROP. LIFT STATION
PROP. NATURAL TRAIL
PROP. RETAINING WALL TYP.
GRADING LIMITS, TYP.
RETAINING WALL TYP.
DRAINAGE SWALE
EROSION SETBACK TYP.
SCOUR PROTECTION
PAD GRADING LIMITS (TYP.)
EX. 100-YR INUNDATION LIMITS TYP.
PHASE 1B PLAT BOUNDARY TYP.
EX. BARBED WIRE FENCE TO BE REMOVED
UTILITY EASEMENT
DRAINAGE ESMT.
BASIN D8T01
Vc 0.40 AC-FT
Vr 0.25 AC-FT
BTM: 2563.00
HW: 2566.00
Qmax 3 CFS
BASIN D8T02
Vc 0.88 AC-FT
Vr 0.56 AC-FT
HW: 2554.00
BTM: 2551.00
Qmax 22 CFS
BASIN OUTFALL
ROADWAY OUTFALL
HIGH POINT
LOW POINT
APN 217-01-247
CITY OF SCOTTSDALE
NOT A PART OF PROJECT

GRAPHIC SCALE IN FEET
30 0 60 120

07 OF 08	DRAWING NAME 88002GD	PROJECT NO. 191988002	

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

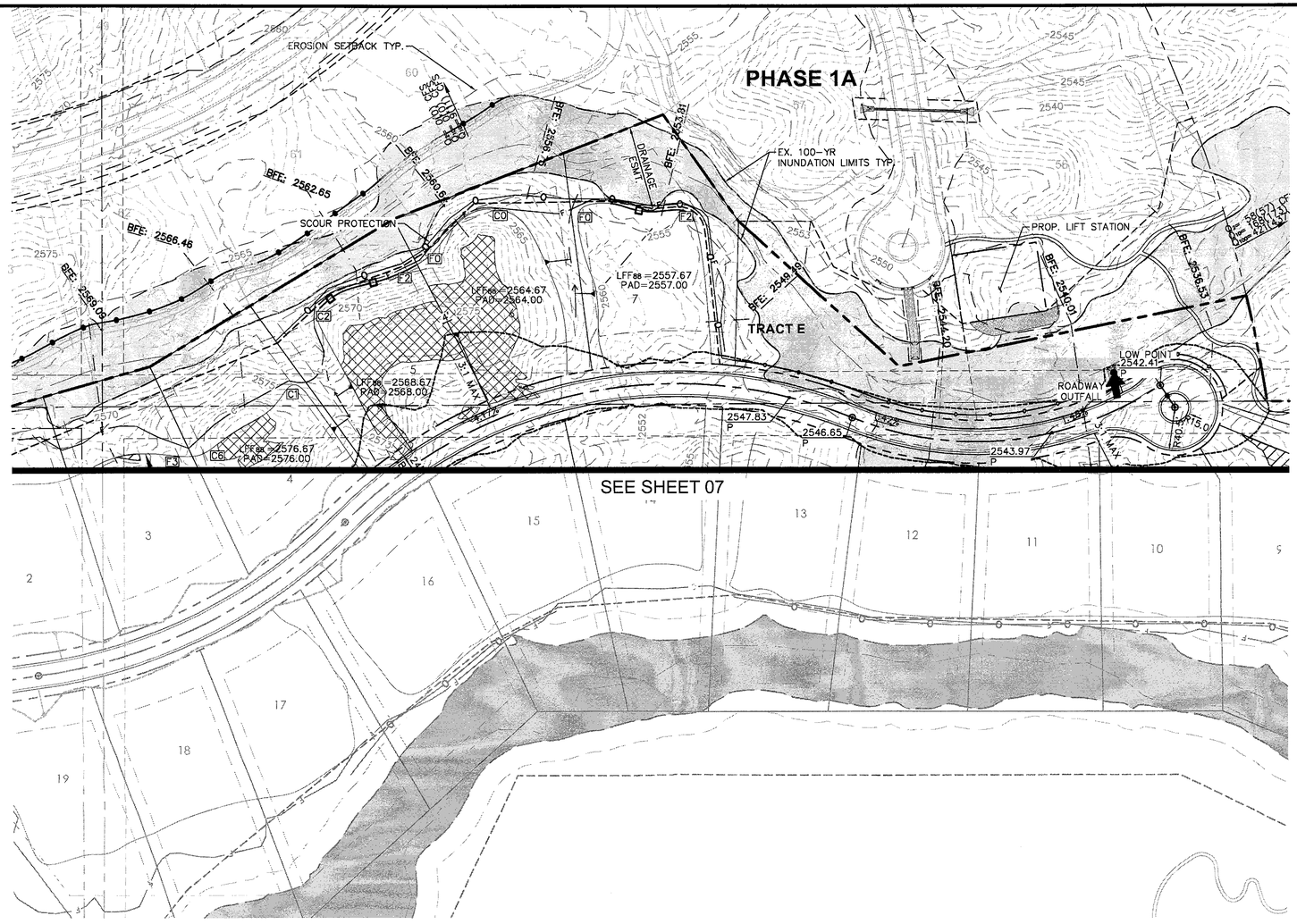
SCALE (H): 1"=60'	
SCALE (V): NONE	
DESIGNED BY: ZJH	
DRAWN BY: ZJH	
CHECKED BY: JMB	
DATE: MAY 2017	

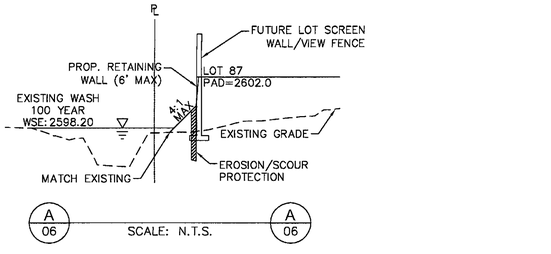
Kimley»Horn

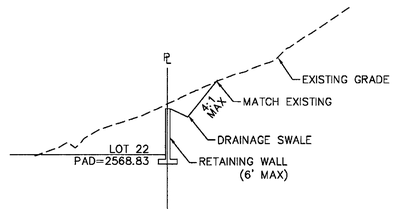
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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

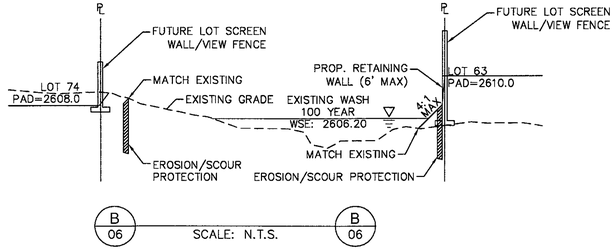
NO.	REVISION	BY	DATE	APPR.

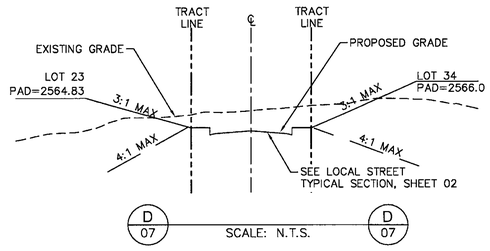
CASE NO.: 13-ZN-2014 5-PP-2016#2











ZONING & GRADING SUMMARY
MASS GRADED
R1-1B: LOTS 20-28, 31-85
SINGLE LOT GRADING
R1-35: LOTS 1-7, 10-19, 86-96
R1-43: LOTS 8, 9, 29, 30

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: MAY 2017

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

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

PROJECT NO. 191988002
DRAWING NAME 88002GD
08 OF 08

CASE NO.: 13-ZN-2014 5-PP-2016#2

K:\pev_civil\191988002 - storyrock\C4DD\Phase 1B\Preliminary Plat\88002GD.dwg Sep 12, 2017 zach.hill
XREFS: x88002TB-PP x88002VS x88002UT-PH1B x88002BM-PH1B x88002TP x88002BM-RG x88002VS x88002BM-PH1A x88002MP x88002BM-PH1A-INF x88002SD-RG x88002TB-PP x88002VS x88002UT-PH1B x88002BM-PH1B x88002TP x88002BM-RG x88002VS x88002BM-PH1A x88002MP x88002BM-PH1A-INF x88002SD-RG
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PRELIMINARY PLAT
FOR
STORYROCK PHASE 1B

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

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
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
	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

PEAK FLOWS:
Q_{2}= 5(5) CFS
Q_{100}= 13(13) CFS
Q_{100}=27(30) CFS
27 – POST DEVELOPMENT
(30) – PRE DEVELOPMENT

FILL AREA GREATER THAN 6'

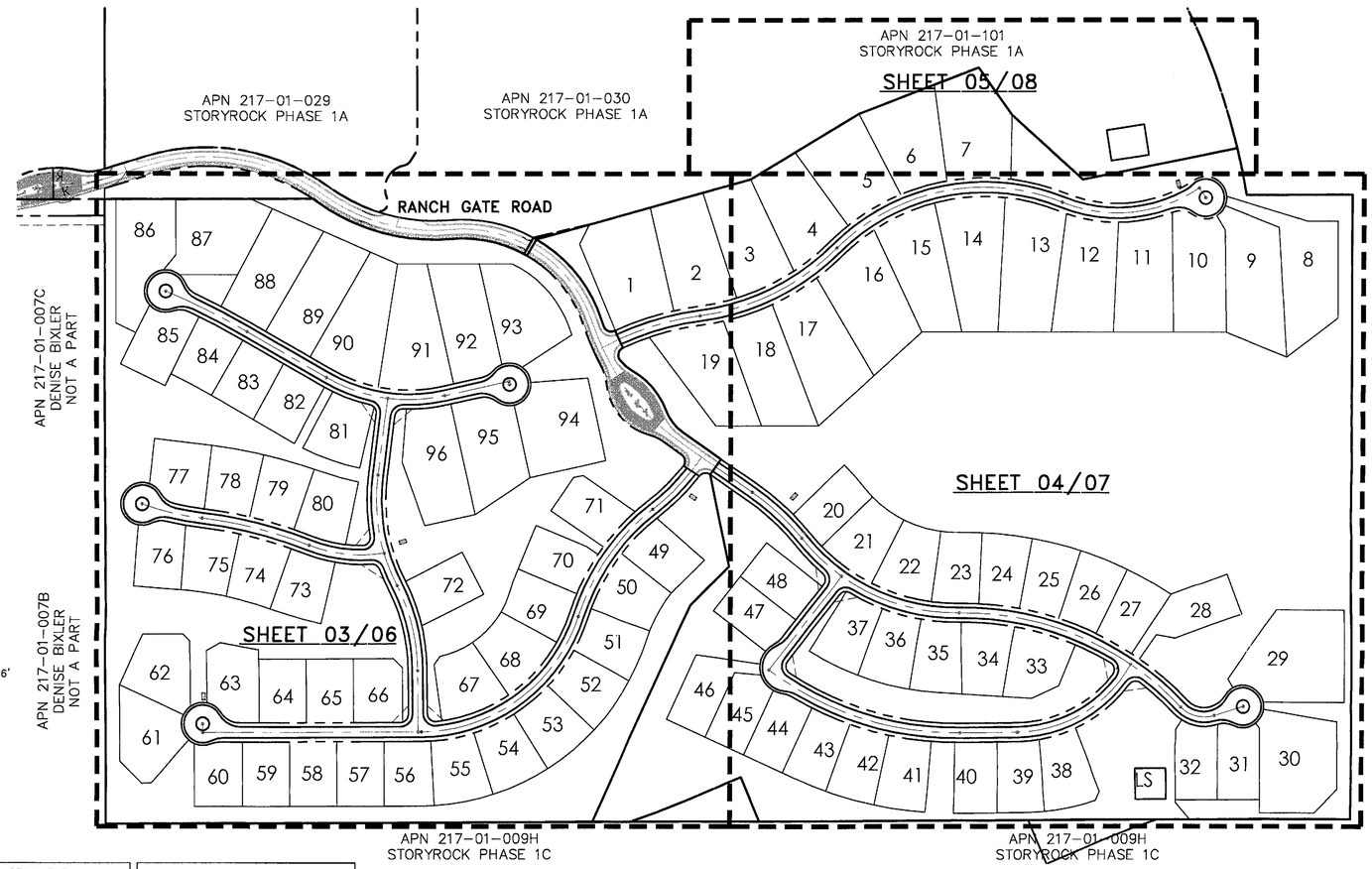
CUT AREA GREATER THAN 6'

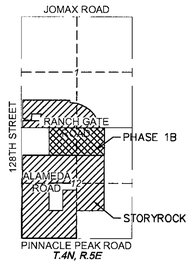
APPROX. LIMITS OF 100 YEAR INUNDATION

PAD CONSTRUCTION ENVELOPE

ROADWAY DISCHARGE TO DETENTION/ FIRST FLUSH BASIN

ROADWAY DISCHARGE TO SPILLWAY AND DISSIPATION BASIN (SEE SHEET 02 FOR DETAIL)





VICINITY MAP
N.T.S

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

SHEET INDEX

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

SITE DATA

GROSS AREA	81.88 AC±
NET AREA	81.88 AC±
TOTAL NUMBER OF LOTS	96
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.
PHASE 1B DENSITY	1.17 DU/AC

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.
4. FIRE LANE SURFACE WILL SUPPORT 83,000 LBS. (GVW)
5. DEVELOPMENT PROVIDES RESIDENTIAL FIRE TURNING RADIUS (40.5' OUTSIDE).

LOT QUANTITIES

LOT AREA TABLE		
LOT NO.	AREA (SQ FT)	ZONING
1	33350	R1-35 PCD
2	29134	R1-35 PCD
3	27053	R1-35 PCD
4	26409	R1-35 PCD
5	27034	R1-35 PCD
6	26458	R1-35 PCD
7	30602	R1-35 PCD
8	32859	R1-43 PCD
9	32829	R1-43 PCD
10	27740	R1-35 PCD
11	28869	R1-35 PCD
12	29135	R1-35 PCD
13	33400	R1-35 PCD
14	32367	R1-35 PCD
15	29028	R1-35 PCD
16	34524	R1-35 PCD
17	33274	R1-35 PCD
18	28168	R1-35 PCD
19	28331	R1-35 PCD
20	13614	R1-18 PCD
21	16145	R1-18 PCD
22	16145	R1-18 PCD
23	14164	R1-18 PCD
24	14489	R1-18 PCD

LOT AREA TABLE		
LOT NO.	AREA (SQ FT)	ZONING
25	14489	R1-18 PCD
26	14489	R1-18 PCD
27	14489	R1-18 PCD
28	16541	R1-18 PCD
29	38866	R1-43 PCD
30	32471	R1-43 PCD
31	14050	R1-18 PCD
32	14298	R1-18 PCD
33	16092	R1-18 PCD
34	15176	R1-18 PCD
35	14849	R1-18 PCD
36	14943	R1-18 PCD
37	14938	R1-18 PCD
38	15940	R1-18 PCD
39	14290	R1-18 PCD
40	13696	R1-18 PCD
41	15033	R1-18 PCD
42	14442	R1-18 PCD
43	14186	R1-18 PCD
44	13684	R1-18 PCD
45	14209	R1-18 PCD
46	15896	R1-18 PCD
47	13576	R1-18 PCD
48	13500	R1-18 PCD

LOT AREA TABLE		
LOT NO.	AREA (SQ FT)	ZONING
49	13932	R1-18 PCD
50	15392	R1-18 PCD
51	14314	R1-18 PCD
52	14955	R1-18 PCD
53	14955	R1-18 PCD
54	14955	R1-18 PCD
55	14955	R1-18 PCD
56	13797	R1-18 PCD
57	13500	R1-18 PCD
58	13500	R1-18 PCD
59	13500	R1-18 PCD
60	13546	R1-18 PCD
61	19943	R1-18 PCD
62	18452	R1-18 PCD
63	16647	R1-18 PCD
64	13500	R1-18 PCD
65	13500	R1-18 PCD
66	13929	R1-18 PCD
67	16289	R1-18 PCD
68	16402	R1-18 PCD
69	14178	R1-18 PCD
70	13768	R1-18 PCD
71	13954	R1-18 PCD
72	13900	R1-18 PCD

LOT AREA TABLE		
LOT NO.	AREA (SQ FT)	ZONING
73	14055	R1-18 PCD
74	14292	R1-18 PCD
75	14309	R1-18 PCD
76	13761	R1-18 PCD
77	15207	R1-18 PCD
78	14099	R1-18 PCD
79	14099	R1-18 PCD
80	14384	R1-18 PCD
81	14944	R1-18 PCD
82	13507	R1-18 PCD
83	13578	R1-18 PCD
84	13636	R1-18 PCD
85	15506	R1-18 PCD
86	26671	R1-35 PCD
87	27794	R1-35 PCD
88	27127	R1-35 PCD
89	27139	R1-35 PCD
90	28896	R1-35 PCD
91	29752	R1-35 PCD
92	26481	R1-35 PCD
93	26933	R1-35 PCD
94	29779	R1-35 PCD
95	26797	R1-35 PCD
96	27983	R1-35 PCD

PROJECT MAP

TRACT TABLE

TRACT TABLE			
NAME	OWNERSHIP/MAINT.	TRACT USES	AREA (ACRES)
PARCEL 3	CITY OF SCOTTSDALE	LIFT STATION	0.10
TRACT A	PRIVATE/HOA	PRIVATE STREET	7.84
TRACT B	PRIVATE/HOA	NOAS/OPEN SPACE/DRAINAGE	0.20
TRACT C	PRIVATE/HOA	NAOS/OPEN SPACE/DRAINAGE	3.38
TRACT D	PRIVATE/HOA	NAOS/OPEN SPACE/DRAINAGE WATER EASEMENT/SEWER EASEMENT	10.67
TRACT E	PRIVATE/HOA	NAOS/OPEN SPACE/DRAINAGE WATER EASEMENT/SEWER EASEMENT	15.19
TRACT F	PRIVATE/HOA	NAOS/OPEN SPACE/DRAINAGE	1.10
TRACT G	PRIVATE/HOA	NAOS/OPEN SPACE/DRAINAGE	0.11

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

ZONING

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

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)

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

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.

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.

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: 40.12± AC.
PROPOSED NAOS: 40.14± AC. (49%)

PER LOT NAOS PROVIDED ON FINAL PLAT AND FINAL NAOS EXHIBIT, PER LOT NAOS FOR REFERENCE ONLY. NAOS REQUIRED IS FOR WHOLE 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.

11/16/17

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"=150'
SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB
DATE: MAY 2017

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

5-PP-2016#2

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
88002PP-CV

CASE NO.: 13-ZN-2014

01 OF 08

THE CONTENTS OF THIS PLAN ARE 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.

K:\esv_civil\191988002 – storyrock\CADD\Phase 1B\Preliminary Plat\88002PP-CV.dwg Sep 12, 2017 zach.hill
XREFS: x88002TB-PP x88002VS x88002BM-PRELIM x88002Parcels-PH1B x88002BM-RG x88002MP

5-PP-2016#2
09/13/17

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1 AND NORTH 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 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 89 DEGREES 46 MINUTES 06 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1,323.17 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 89 DEGREES 46 MINUTES 06 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 440.80 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 400.00 FEET AND BEING CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY 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 SOUTH 54 DEGREES 59 MINUTES 12 SECONDS EAST, A DISTANCE OF 12.21 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 420.00 FEET AND BEING CONCAVE NORTHERLY;

THENCE EASTERLY 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 SOUTH 74 DEGREES 34 MINUTES 18 SECONDS EAST, A DISTANCE OF 293.62 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 270.00 FEET AND BEING CONCAVE SOUTHERLY;

THENCE EASTERLY 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 SOUTH 78 DEGREES 06 MINUTES 10 SECONDS EAST, A DISTANCE OF 157.23 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 29 DEGREES 15 MINUTES 08 SECONDS EAST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 76 DEGREES 50 MINUTES 47 SECONDS EAST, A DISTANCE OF 121.98 FEET;

THENCE NORTH 74 DEGREES 18 MINUTES 01 SECONDS EAST, A DISTANCE OF 354.71 FEET;

THENCE NORTH 58 DEGREES 49 MINUTES 45 SECONDS EAST, A DISTANCE OF 267.83 FEET;

THENCE NORTH 68 DEGREES 50 MINUTES 14 SECONDS EAST, A DISTANCE OF 271.59 FEET;

THENCE SOUTH 35 DEGREES 19 MINUTES 14 SECONDS EAST, A DISTANCE OF 122.99 FEET;

THENCE SOUTH 47 DEGREES 50 MINUTES 26 SECONDS EAST, A DISTANCE OF 203.24 FEET;

THENCE NORTH 78 DEGREES 34 MINUTES 06 SECONDS EAST, A DISTANCE OF 333.33 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 1,437.25 FEET AND BEING CONCAVE WESTERLY;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 01 MINUTES 44 SECONDS, A DISTANCE OF 101.06 FEET, AND WHOSE LONG CHORD BEARS SOUTH 11 DEGREES 28 MINUTES 10 SECONDS EAST, A DISTANCE OF 101.04 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1;

THENCE, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, NORTH 89 DEGREES 45 MINUTES 54 SECONDS EAST, A DISTANCE OF 225.00 FEET;

THENCE, LEAVING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, SOUTH 00 DEGREES 05 MINUTES 22 SECONDS EAST, A DISTANCE OF 1,320.51 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 12 SECONDS WEST, A DISTANCE OF 1,256.59 FEET;

THENCE NORTH 22 DEGREES 43 MINUTES 42 SECONDS WEST, A DISTANCE OF 100.37 FEET;

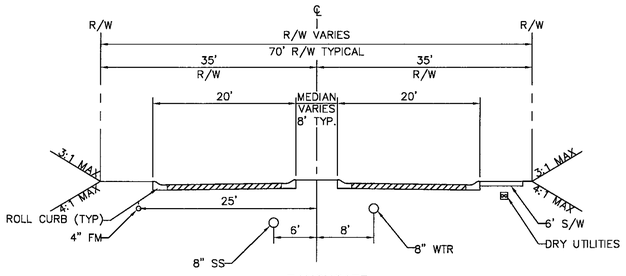
THENCE SOUTH 66 DEGREES 57 MINUTES 55 SECONDS WEST, A DISTANCE OF 136.00 FEET TO A POINT OF CURVATURE, SAID CURVE HAVING A RADIUS OF 1,210.00 FEET AND BEING CONCAVE NORTHWESTERLY;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 31 MINUTES 49 SECONDS, A DISTANCE OF 116.79 FEET, AND WHOSE LONG CHORD BEARS SOUTH 69 DEGREES 43 MINUTES 50 SECONDS WEST, A DISTANCE OF 116.75 FEET TO A POINT OF NON-TANGENCY,

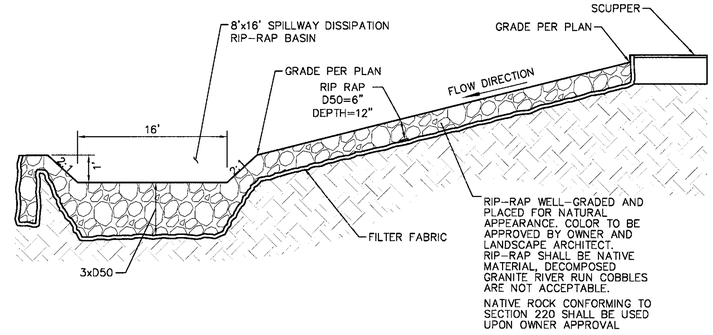
THENCE SOUTH 89 DEGREES 46 MINUTES 24 SECONDS WEST, A DISTANCE OF 1,113.80 FEET;

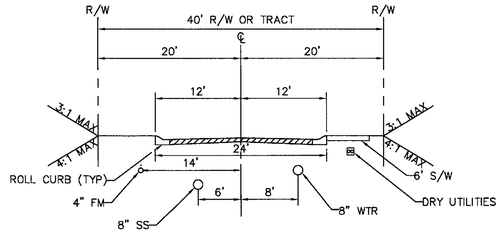
THENCE NORTH 00 DEGREES 04 MINUTES 31 SECONDS WEST, A DISTANCE OF 1,320.27 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

SAID PARCEL CONTAINS 3,566,732 SQ.FT. OR 81.8809 ACRES, MORE OR LESS.

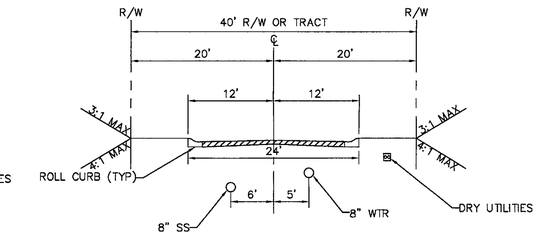


RANCHGATE
LOCAL PUBLIC STREET (BEFORE GATE)
MODIFIED FIG 5.3-19 LOCAL RESIDENTIAL - RURAL/ESL
CHARACTER W/ S/W ON ONE SIDE

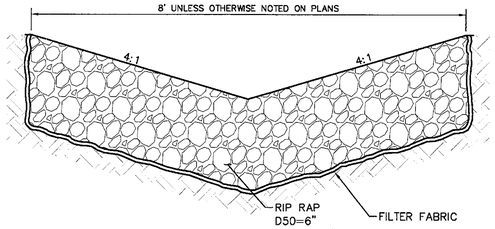




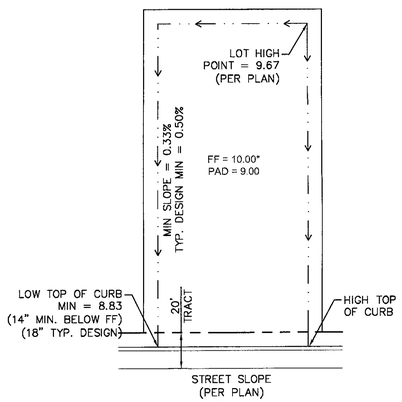
RANCHGATE
LOCAL PRIVATE STREET (AFTER GATE)
MODIFIED FIG 5.3-19 LOCAL RESIDENTIAL - RURAL/ESL
CHARACTER W/ S/W ON ONE SIDE



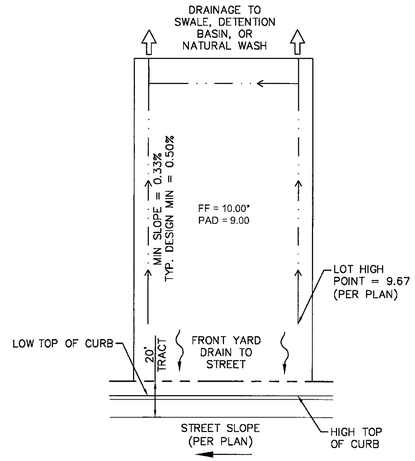
INTERNAL STREETS
FIG 5.3-19 LOCAL RESIDENTIAL - RURAL/ESL CHARACTER
FOR LOT WIDTHS GREATER THAN 90' WIDE MINIMUM



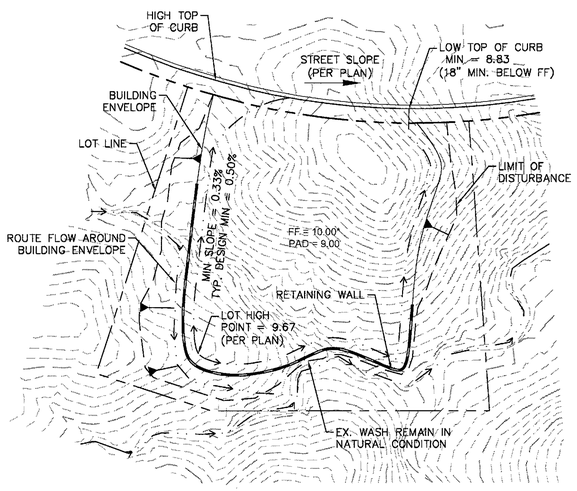
RIP-RAP SPILLWAY AND DISSIPATION BASIN DETAIL
SCALE: NTS



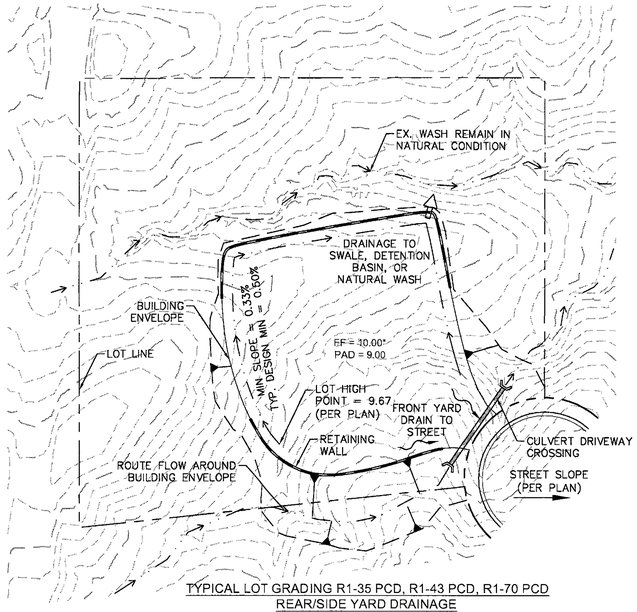
TYPICAL LOT GRADING R1-18 PCD
DRAINAGE TO STREET
SCALE: NTS
*FF THICKNESS TO BE DETERMINED AT FINAL DESIGN



TYPICAL LOT GRADING R1-18 PCD
REAR LOT DRAINAGE
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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SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB
DATE: MAY 2017

STORYROCK – PHASE 1B
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

5-PP-2016#2
CASE NO.: 13-ZN-2014

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FOUND 1/2" REBAR, RLS#17591

440.80'
N89°46'05"E

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

PHASE 1B PLAT BOUNDARY TYP

EX. 20' INGRESS/EGRESS & PUE TBA

EX. 20' R/W TBA

1320.27'
N0°04'31"W

PHASE 1B PLAT BOUNDARY

DRAINAGE ESMT.

S89°46'24"W
1113.80'

FOUND 1/2" REBAR

RANCH GATE ROAD

TRACT A

TRACT B

TRACT C

TRACT D

TRACT E

TRACT G

DRAINAGE ESMT.

UTILITY ESMT.

ACCESS ESMT TBA

INGRESS/EGRESS & PUE TBA

PHASE 1B PLAT BOUNDARY TYP

PROP. 8" WRT

PROP. 8" SS

PROP. 8" WATER LINE

PROP. 8" SEWER LINE

BASIN DB70

RANCH GATE ROAD IMPROVEMENTS & DEDICATION PER SEPARATE INSTRUMENT

BUILDING SETBACK (TYP.)

DEVELOPABLE ENVELOPE (TYP.)

SVT (TYP.)

SSB TYP.

RSB TYP.

FSB TYP.

1	33350 SQ FT	0.77 ACRES
2	29134 SQ FT	0.67 ACRES
3	27053 SQ FT	0.62 ACRES
4	26409 SQ FT	0.61 ACRES
15	29028 SQ FT	0.67 ACRES
16	34524 SQ FT	0.79 ACRES
17	33274 SQ FT	0.76 ACRES
18	28168 SQ FT	0.65 ACRES
19	28331 SQ FT	0.65 ACRES
20	13614 SQ FT	0.31 ACRES
21	16145 SQ FT	0.37 ACRES
22	16145 SQ FT	0.37 ACRES
23	14164 SQ FT	0.33 ACRES
37	14938 SQ FT	0.34 ACRES
36	14943 SQ FT	0.34 ACRES
35	14849 SQ FT	0.34 ACRES
41	15033 SQ FT	0.35 ACRES
42	14442 SQ FT	0.33 ACRES
43	14186 SQ FT	0.33 ACRES
44	13644 SQ FT	0.31 ACRES
45	14209 SQ FT	0.33 ACRES
46	15896 SQ FT	0.36 ACRES
47	13576 SQ FT	0.31 ACRES
48	13700 SQ FT	0.31 ACRES
49	13932 SQ FT	0.32 ACRES
50	15392 SQ FT	0.35 ACRES
51	14314 SQ FT	0.33 ACRES
52	14955 SQ FT	0.34 ACRES
53	14955 SQ FT	0.34 ACRES
54	14955 SQ FT	0.34 ACRES
55	14955 SQ FT	0.34 ACRES
56	13797 SQ FT	0.32 ACRES
57	13500 SQ FT	0.31 ACRES
58	13500 SQ FT	0.31 ACRES
59	13500 SQ FT	0.31 ACRES
60	13546 SQ FT	0.31 ACRES
61	19943 SQ FT	0.46 ACRES
62	18452 SQ FT	0.42 ACRES
63	16647 SQ FT	0.38 ACRES
64	13500 SQ FT	0.31 ACRES
65	13500 SQ FT	0.31 ACRES
66	21929 SQ FT	0.32 ACRES
67	16289 SQ FT	0.37 ACRES
68	16402 SQ FT	0.38 ACRES
69	14178 SQ FT	0.33 ACRES
70	13768 SQ FT	0.32 ACRES
71	13954 SQ FT	0.32 ACRES
72	13900 SQ FT	0.32 ACRES
73	14055 SQ FT	0.32 ACRES
74	14292 SQ FT	0.33 ACRES
75	14309 SQ FT	0.33 ACRES
76	13761 SQ FT	0.32 ACRES
77	15207 SQ FT	0.35 ACRES
78	14099 SQ FT	0.32 ACRES
79	14099 SQ FT	0.32 ACRES
80	14384 SQ FT	0.33 ACRES
81	14944 SQ FT	0.34 ACRES
82	13507 SQ FT	0.31 ACRES
83	13578 SQ FT	0.31 ACRES
84	13636 SQ FT	0.31 ACRES
85	15506 SQ FT	0.36 ACRES
86	26671 SQ FT	0.61 ACRES
87	27794 SQ FT	0.64 ACRES
88	27127 SQ FT	0.62 ACRES
89	27139 SQ FT	0.62 ACRES
90	28896 SQ FT	0.66 ACRES
91	29752 SQ FT	0.68 ACRES
92	26481 SQ FT	0.61 ACRES
93	26933 SQ FT	0.62 ACRES
94	29779 SQ FT	0.68 ACRES
95	26797 SQ FT	0.62 ACRES
96	27983 SQ FT	0.64 ACRES

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

SEE SHEET 04

(SEE PHASE 1C)

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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

STORYROCK – PHASE 1B
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

CASE NO.: 13-ZN-2014 5-PP-2016#2

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SEE SHEET 05

SEE SHEET 03

(SEE PHASE 1C)

TRACT A

TRACT D

TRACT E

TRACT F

PARCEL 3

1 33350 SQ FT 0.77 ACRES
2 29135 SQ FT 0.67 ACRES
3 27053 SQ FT 0.62 ACRES
4 26409 SQ FT 0.61 ACRES
8 32859 SQ FT 0.75 ACRES
9 32829 SQ FT 0.75 ACRES
10 27740 SQ FT 0.64 ACRES
11 28869 SQ FT 0.66 ACRES
12 29135 SQ FT 0.67 ACRES
13 33400 SQ FT 0.77 ACRES
14 32367 SQ FT 0.74 ACRES
15 29028 SQ FT 0.67 ACRES
16 34524 SQ FT 0.79 ACRES
17 33274 SQ FT 0.76 ACRES
18 28168 SQ FT 0.65 ACRES
19 28331 SQ FT 0.65 ACRES
20 13614 SQ FT 0.31 ACRES
21 16145 SQ FT 0.37 ACRES
22 16145 SQ FT 0.37 ACRES
23 14164 SQ FT 0.33 ACRES
24 14489 SQ FT 0.33 ACRES
25 14489 SQ FT 0.33 ACRES
26 14489 SQ FT 0.33 ACRES
27 14489 SQ FT 0.33 ACRES
28 16541 SQ FT 0.38 ACRES
29 38866 SQ FT 0.89 ACRES
30 32471 SQ FT 0.75 ACRES
31 14050 SQ FT 0.32 ACRES
32 14298 SQ FT 0.33 ACRES
33 16092 SQ FT 0.37 ACRES
34 15176 SQ FT 0.35 ACRES
35 14849 SQ FT 0.34 ACRES
36 14943 SQ FT 0.34 ACRES
37 14938 SQ FT 0.34 ACRES
38 15940 SQ FT 0.37 ACRES
39 14290 SQ FT 0.33 ACRES
40 13696 SQ FT 0.31 ACRES
41 15033 SQ FT 0.35 ACRES
42 14442 SQ FT 0.33 ACRES
43 14186 SQ FT 0.33 ACRES
44 13684 SQ FT 0.31 ACRES
45 14209 SQ FT 0.33 ACRES
46 13896 SQ FT 0.36 ACRES
47 13576 SQ FT 0.31 ACRES
48 13500 SQ FT 0.31 ACRES
49 13932 SQ FT 0.32 ACRES
50 15392 SQ FT 0.35 ACRES
51 14314 SQ FT 0.33 ACRES
52 14955 SQ FT 0.34 ACRES
53 14955 SQ FT 0.34 ACRES
68 102 SQ FT 38 ACRES
69 14178 SQ FT 0.33 ACRES
70 13768 SQ FT 0.32 ACRES
71 13954 SQ FT 0.32 ACRES
93 26933 SQ FT 0.62 ACRES
94 29779 SQ FT 0.68 ACRES

PROP. 8" WATER LINE
PROP. 8" SS
PROP. 3" FORCED MAIN (TYP.)
PROP. 8" WATER LINE (TYP.)
PROP. 8" SEWER LINE
PROP. DRAINAGE ESMT.
PROP. LIFT STATION
PROP. NATURAL TRAIL
PROP. 8" WATER LINE (TYP.)
SVT (TYP.)
BASIN DB101
BASIN DB102
DRAINAGE ESMT.
UTILITY ESMT.
UTILITY EASEMENT
UTILITY CONNECTION TO PHASE 1A
UTILITY CONNECTION TO PHASE 1C
INGRESS/EGRESS & PUE TBA
EX. 20' INGRESS/EGRESS & PUE TBA
EX. 30' INGRESS/EGRESS & PUE TBA
EX. 20' R/W TBA
EX. 40' R/W TBA
DEVELOPABLE ENVELOPE (TYP.)
BUILDING SETBACK (TYP.)
PHASE 1B PLAT BOUNDARY TYP
EX. BARBED WIRE FENCE TO BE REMOVED
11.25' SSB TYP.
26.25' RSB TYP.
30.00' FSB TYP.
7.50' SSB TYP.
15.00' SSB TYP.
225.00' N89°45'54"E
S0°05'22"E 1320.51'
S89°46'12"W 1256.59'
S66°57'55"W 136.00'
N22°43'42"W 100.37'

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

NO.	REVISION	BY	DATE	APPR.

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DESIGNED BY: ZJH
DRAWN BY: ZJH
CHECKED BY: JMB
DATE: MAY 2017

STORYROCK – PHASE 1B
PRELIMINARY PLAT
PRELIMINARY PLAT PLAN
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

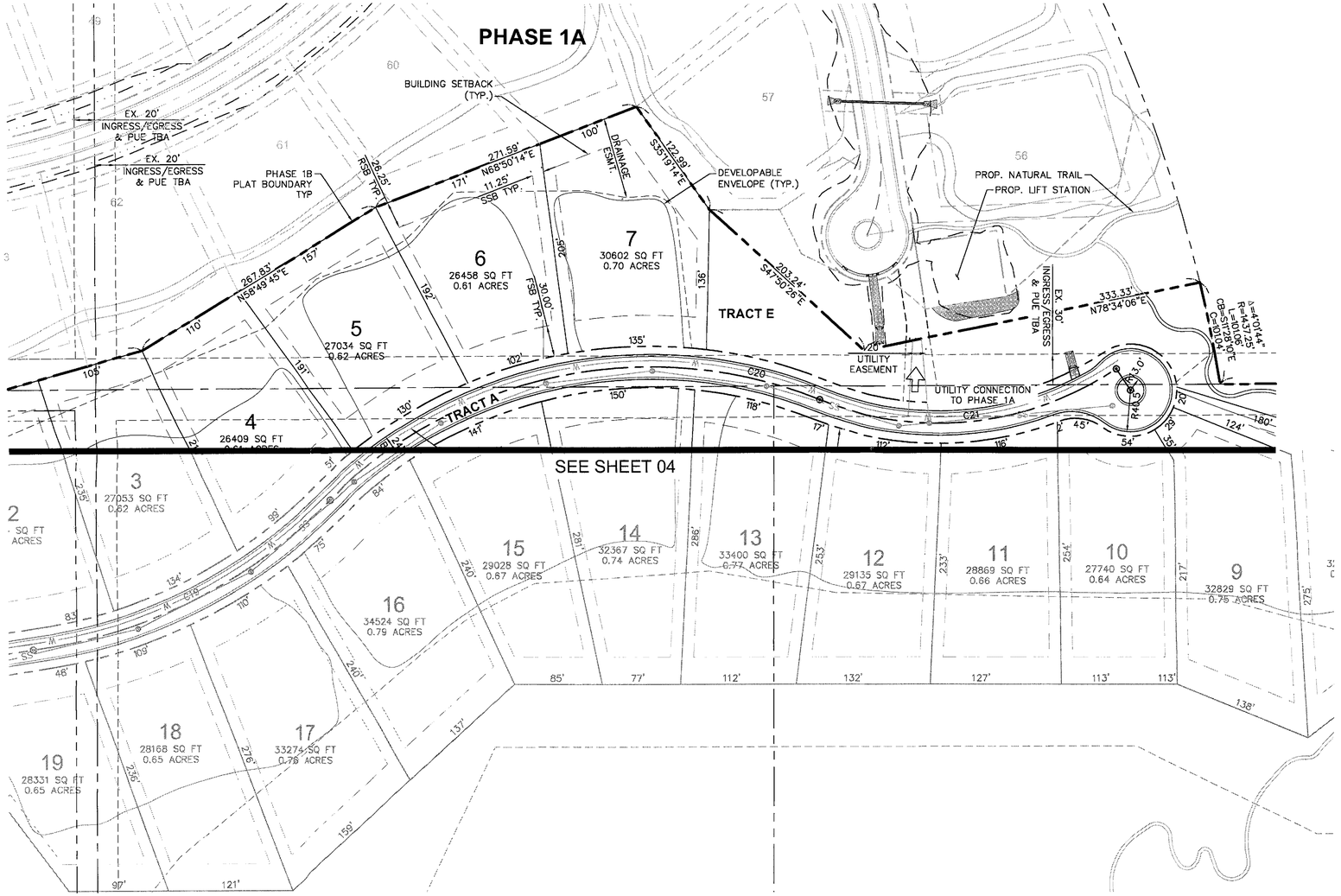
04 OF 08

CASE NO.: 13-ZN-2014 5-PP-2016#2

NORTH

GRAPHIC SCALE IN FEET
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LINE TABLE		
LINE	LENGTH	BEARING
L1	182.42	S55°17'46.28"E
L2	64.23	N73°22'49.15"E
L3	192.92	S60°00'00.00"E
L4	138.82	N77°27'24.08"E
L5	462.84	N89°46'34.68"E
L6	129.62	N0°13'25.32"W
L7	163.38	N7°23'23.18"E
L8	251.31	N37°55'47.80"E
L9	121.18	N89°12'35.20"E
L10	10.48	S55°02'16.25"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	400.00'	285.67'	S74°34'18"E	279.63'	40°55'08"	149.23'
C2	290.00'	388.64'	S56°38'20"E	360.20'	76°47'05"	229.79'
C3	500.00'	323.32'	S36°46'17"E	317.72'	37°02'59"	167.54'
C4	500.00'	144.03'	S47°02'37"E	143.53'	16°30'18"	72.52'
C5	420.00'	382.19'	S64°51'38"E	369.14'	52°08'18"	205.48'
C6	630.00'	524.92'	S67°03'36"E	509.87'	47°44'21"	278.78'
C7	70.00'	77.49'	S74°54'18"E	73.60'	63°25'45"	43.26'
C8	1500.00'	193.53'	S63°41'46"E	193.40'	7°23'33"	96.90'
C9	350.00'	259.88'	S81°16'18"E	253.95'	42°32'36"	136.26'
C10	550.00'	130.49'	S76°35'46"E	130.18'	13°35'37"	65.55'
C11	900.00'	233.96'	S75°56'45"E	233.30'	14°53'39"	117.64'
C12	300.00'	161.99'	S83°58'03"E	160.03'	30°56'15"	83.02'
C13	350.00'	441.48'	N53°38'25"E	412.79'	72°16'18"	255.56'
C14	460.00'	281.47'	N35°02'02"E	277.10'	35°03'31"	145.30'
C15	450.00'	152.15'	N42°52'38"E	151.42'	19°22'19"	76.81'
C16	400.00'	188.03'	N13°41'26"W	186.31'	26°56'01"	95.79'
C17	400.00'	241.18'	N9°53'02"W	237.55'	34°32'49"	124.38'
C18	600.00'	219.62'	N71°58'34"E	218.40'	20°58'21"	111.05'
C19	500.00'	328.75'	N63°37'35"E	322.86'	37°40'19"	170.56'
C20	440.00'	516.47'	N78°25'02"E	487.33'	67°15'14"	292.63'
C21	310.00'	302.83'	N84°03'33"E	290.93'	55°58'12"	164.73'
C22	660.00'	434.61'	S71°55'32"E	426.80'	37°43'45"	225.51'
C23	280.00'	236.58'	N65°00'14"E	229.61'	48°24'43"	125.87'
C24	280.00'	56.82'	N34°59'04"E	56.72'	11°37'36"	28.51'

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: MAY 2017

STORYROCK – PHASE 1B
PRELIMINARY PLAT
PRELIMINARY PLAT 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
88002PP

05 OF 08

CASE NO.: 13-ZN-2014 5-PP-2016#2

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XREFS: x88002TB-PP x88002VS x88002UT-PH1B x88002BM-PH1B x88002TP x88002BM-RG x88002Porcels-PH1B x69200BM-128 x88002BM-PH1A x88002MP x88002BM-PH2MP x88002SD-RG
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SEE SHEET 07

ZONING & GRADING SUMMARY
MASS GRADED LOTS 20-28, 31-85
R1-4: LOTS GRADING
SINGLE LOT: LOTS 1-7, 10-19, 86-96
R1-35: LOTS 8, 9, 29, 30
R1-43:

NORTH

GRAPHIC SCALE IN FEET

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

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

Kimley»Horn

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NO.	REVISION	BY	DATE	APPR.

Registered Professional Engineer
JASON M. BURK
Expires 9/30/18
CIVIL

06 OF 08

DRAWING NAME
88002GD

PROJECT NO.
191988002

CASE NO.: 13-ZN-2014 5-PP-2016#2

K:\esv_civil\191988002 - storyrock\CADD\Phase 1B\Preliminary Plat\88002GD.dwg Sep 12, 2017 zach.hill
XREFS: x88002TB-PP x88002V5 x88002UT-PH1B x88002BM-PH1B x88002TP x88002BM-RG x88002WS x88002BM-PH1A x88002MP x88002BM-PH1A-INF x88002SD-RG
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ZONING & GRADING SUMMARY
MASS GRADING: LOTS 20-28, 31-85
SINGLE LOT GRADING
R1-18: LOTS 1-19, 86-96
R1-43: LOTS 8, 9, 29, 30

SEE SHEET 06

SEE SHEET 08

TRACT D
TRACT B
TRACT F
TRACT G
TRACT E
TRACT D1
PARCEL 3
DRAINAGE ESMT.
PROP. DRAINAGE ESMT.
UTILITY EASEMENT
PROP. 6'X10' BOX CULVERT
PROP. 24" CULVERT
PROP. OUTLET PIPE
PROP. LIFT STATION
PROP. NATURAL TRAIL
PROP. RETAINING WALL TYP.
RETAINING WALL TYP.
GRADING LIMITS TYP.
PAD GRADING LIMITS (TYP.)
EROSION SETBACK TYP.
SCOUR PROTECTION
EX. 100-YR INUNDATION LIMITS TYP.
PHASE 1B PLAT BOUNDARY TYP.
EX. BARBED WIRE FENCE TO BE REMOVED
DRAINAGE SWALE
BASIN OUTFALL
ROADWAY OUTFALL
APN 217-01-247
CITY OF SCOTTSDALE
NOT A PART OF PROJECT

GRAPHIC SCALE 0 30 60 120 FEET

07 OF 08	DRAWING NAME 88002GD	PROJECT NO. 191988002	STORYROCK – PHASE 1B PRELIMINARY PLAT PRELIMINARY GRADING PLAN SCOTTSDALE, ARIZONA

Registered Professional Engineer (Civil) JASON M. BURR 24261 ARIZONA U.S.A.

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

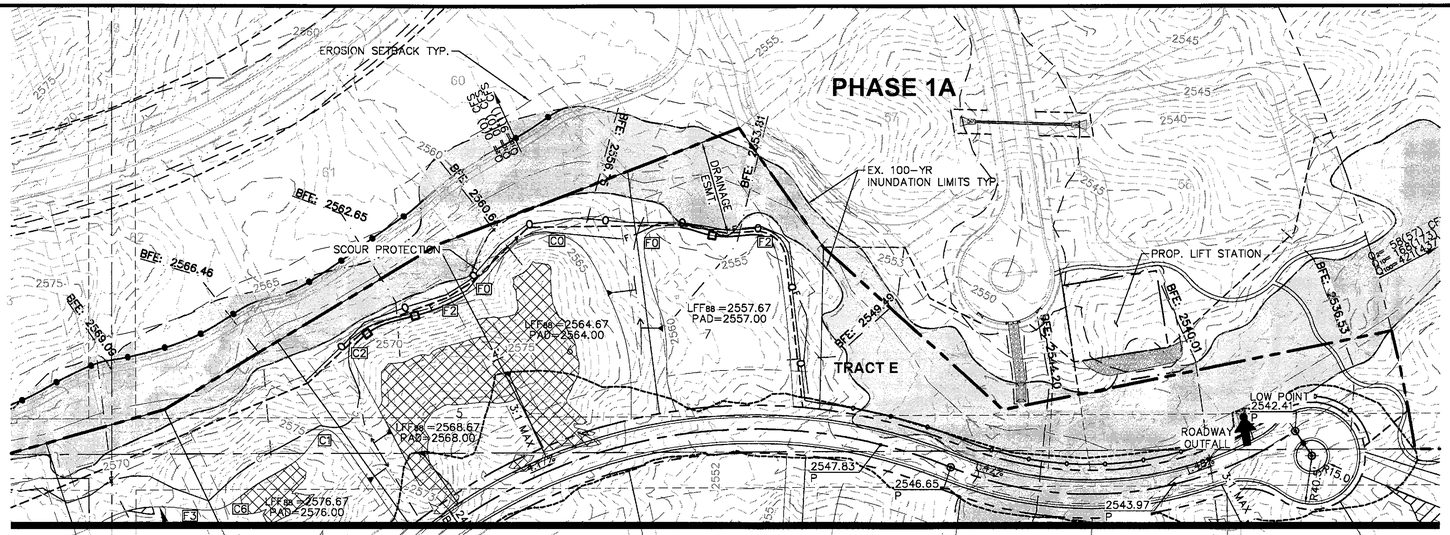
Kimley»Horn

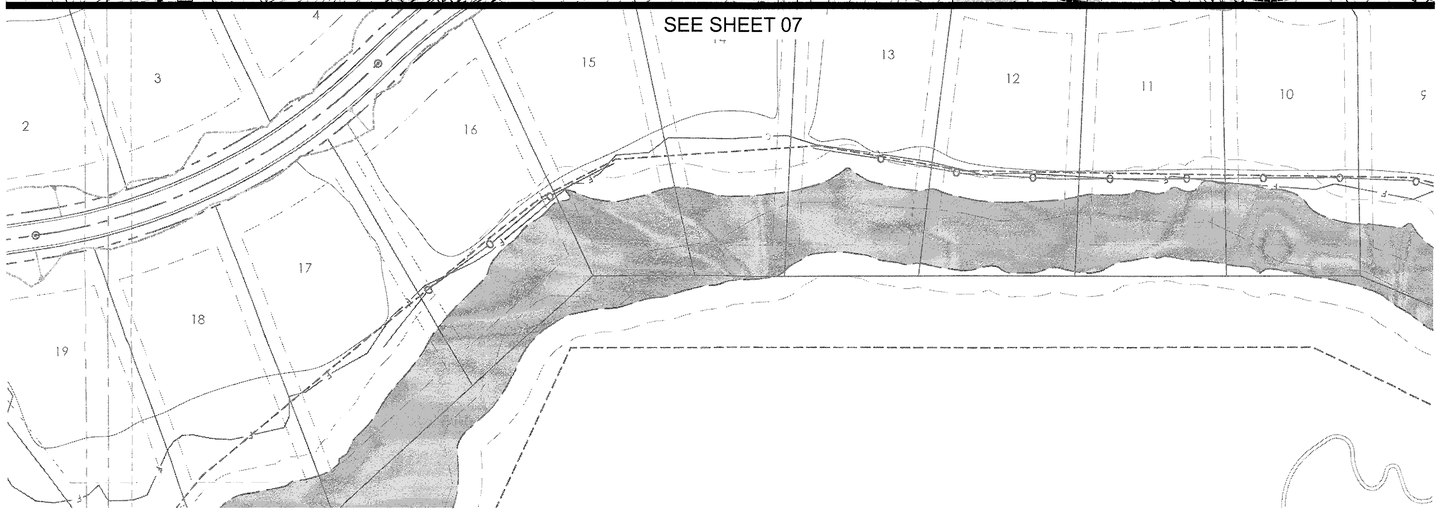
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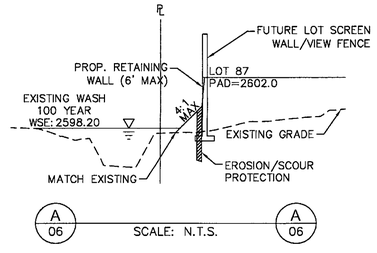
7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

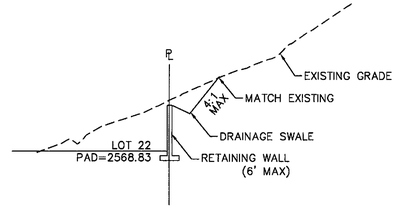
NO.	REVISION	BY	DATE	APPR.

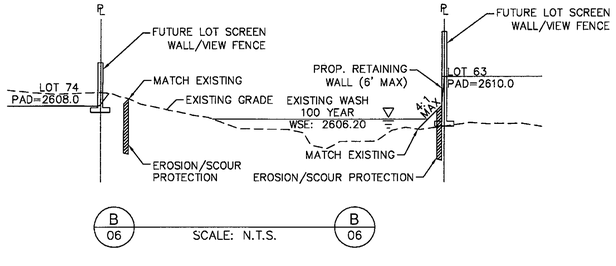
CASE NO.: 13-ZN-2014 5-PP-2016#2

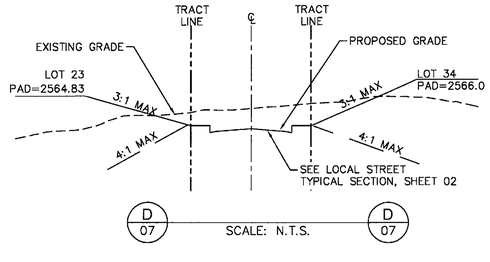












ZONING & GRADING SUMMARY
MASS GRADED
R1-18: LOTS 20-28, 31-85
SINGLE LOT GRADING
R1-35: LOTS 1-7, 10-19, 86-96
R1-43: LOTS 8, 9, 29, 30

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

NO.	REVISION	BY	DATE	APPR.

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

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

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

Registered Professional Engineer
CERTIFICATE NO.
52081
JASON M. BURM
Date Signed 09/18/17
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#2

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XREFS: x88002TB-PP x88002VS x88002GD-PH1B x88002BM-PH1B x88002P1 x88002BM-PH1A x88002VP1 x88002MP1 x88002GM-PH1A x88002GP1 x88002GD
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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.

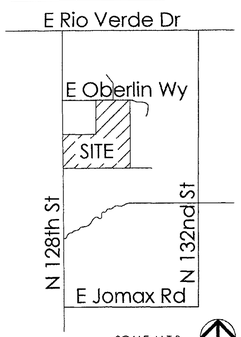
2. ALL RE-VEGETATED NAOS AREAS SHALL BE WATERED FOR THREE YEARS MAXIMUM. AT THE END OF THREE YEARS (OR THE PLANT MATERIAL LOCATED WITHIN THE NAOS AREAS HAVE BECOME ESTABLISHED), THE IRRIGATION SYSTEM TO THE NAOS AREA SHALL BE PERMANENTLY DISCONNECTED.

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	StoryRock 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

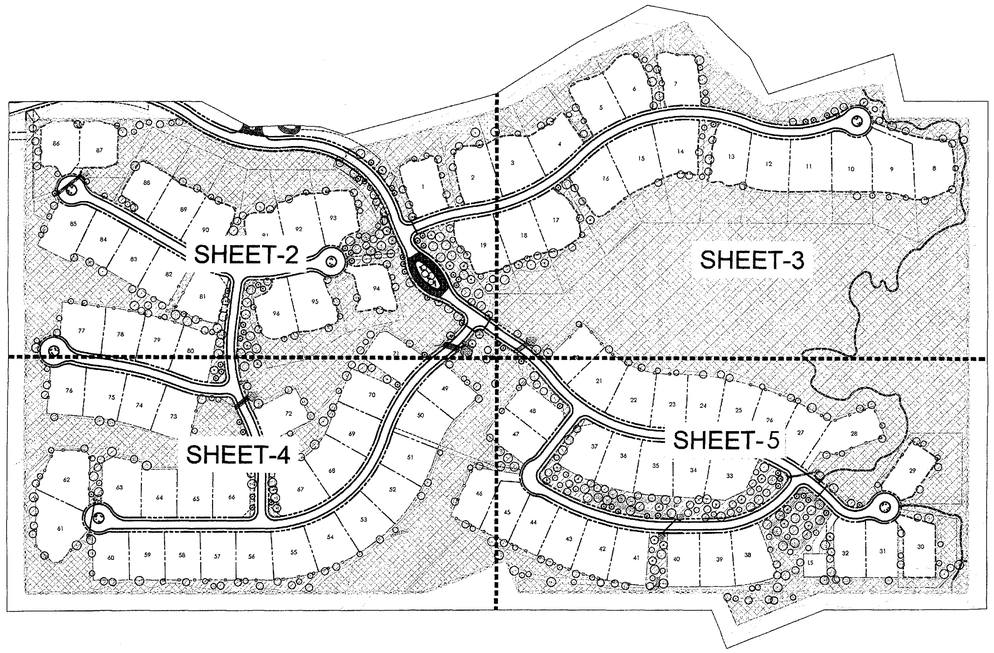


SCALE: N.T.S.

HYDROSEED MIX - APPLY AT RATE OF 15 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

		MIN. SIZE
TREES		
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	

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

APPROX. SCALE: 1"=200'

0 100' 200' 400'

NORTH

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

STORYROCK

CONCEPTUAL LANDSCAPE PLAN-PHASE 1B
OVERALL LANDSCAPE - SHEET 1 OF 11

1414.4A DRAWN BY: LT 9/12/17

11/16/17

5-PP-2016#2
09/13/17

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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
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PITHECELLOBIUM FLEXICAULE	TEXAS EBONY	1.5" CALIPER
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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.
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N.A.O.S. LEGEND

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

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

STORYROCK

Preliminary Not For Construction — 8/30/2017

APPROX. SCALE: 1" = 60' — NORTH

CONCEPTUAL LANDSCAPE PLAN-PHASE 1B

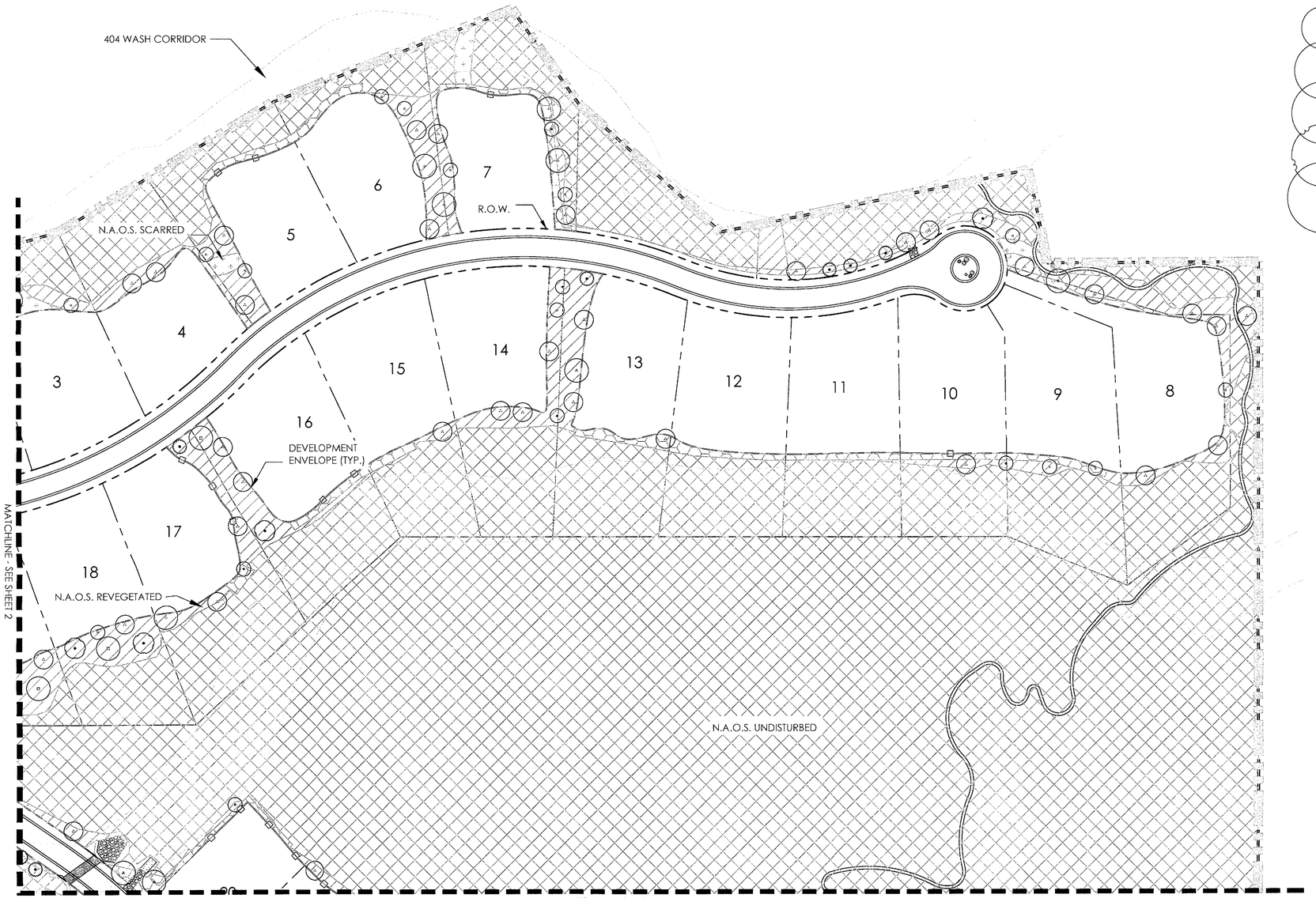
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1414.4A DRAWN BY: LT 9/12/17

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5-PP-2016#2
09/13/17



PLANTING LEGEND

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

Preliminary Not for Construction

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

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STORYROCK

CONCEPTUAL LANDSCAPE PLAN-PHASE 1B
SHEET 3 OF 11

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09/13/17



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.
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OPUNTIA BIGELOVII	TEDDY BEAR CHOLLA	5 GAL.
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OPUNTIA FULGIDA	CHAIN FRUIT CHOLLA	5 GAL.
OPUNTIA LEPTOCAULIS	CHRISTMAS CACTUS	5 GAL.
PENSTEMON SP.	PENSTEMON	1 GAL.
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SIMMONDSIA CHINENSIS	JOJOBA	5 GAL.
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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.
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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

APPROX. SCALE: 1" = 200'

0 100' 200' 400'

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CONCEPTUAL LANDSCAPE PLAN-PHASE 1B
SHEET 4 OF 11

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09/13/17



PLANTING LEGEND

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INERT MATERIALS	
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N.A.O.S. LEGEND

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

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STORYROCK

Preliminary Not for Construction

APPROX. SCALE: 1"=200'
0' 100' 200' 400'

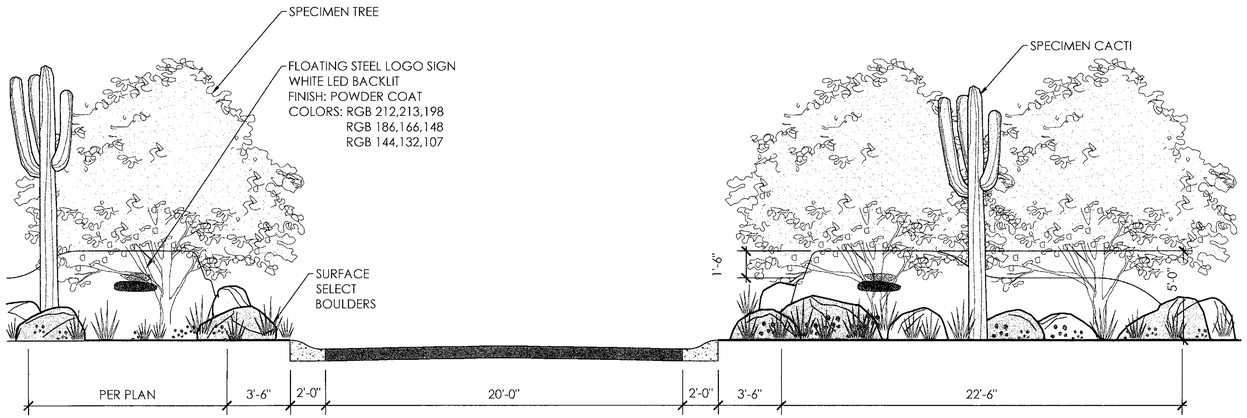
NORTH

CONCEPTUAL LANDSCAPE PLAN-PHASE 1B
SHEET 5 OF 11

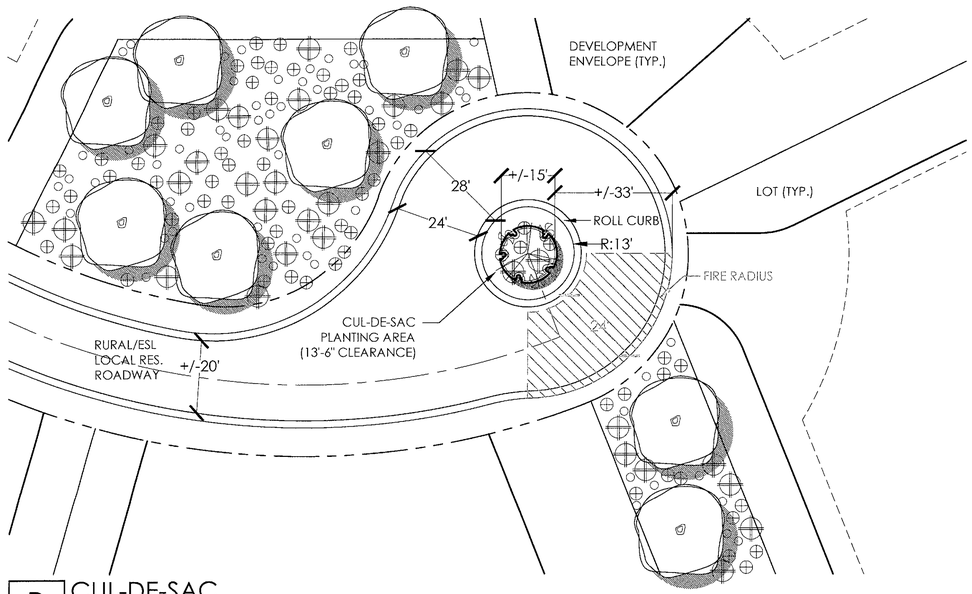
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09/13/17

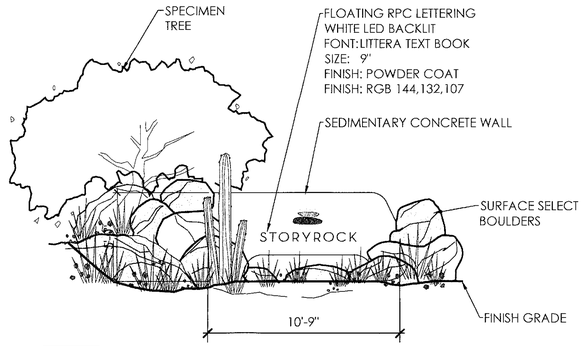


A NEIGHBORHOOD ENTRY MONUMENT
SCALE: N.T.S.



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 NEIGHBORHOOD SIGN
SCALE: N.T.S.

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APPROX. SCALE: NTS

CONCEPTUAL LANDSCAPE PLAN-PHASE 1B
CONCEPTUAL DETAILS - SHEET 6 OF 11

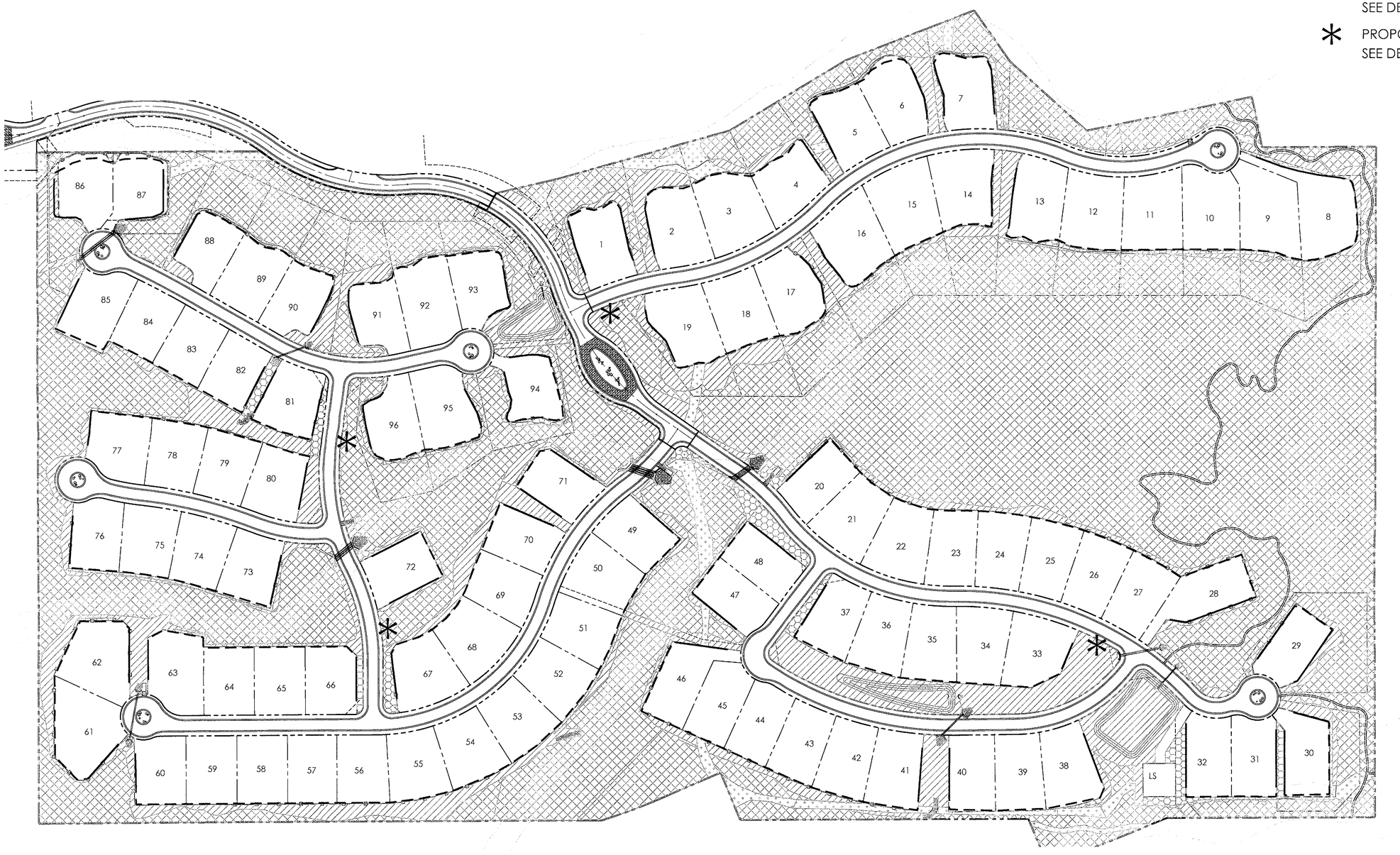
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09/13/17

WALL LEGEND

———	THEME WALL SEE DETAIL 1, SHEET 7	5,279 L.F.
- - - - -	VIEW FENCE SEE DETAIL 2, SHEET 7	12,651 L.F.
*	PROPOSED MAILBOX LOCATION SEE DETAIL 3, SHEET 8	QTY. 4



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

Preliminary Not For Construction

APPROX. SCALE: 1"=100' (0', 50', 100', 200')

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STORYROCK

CONCEPTUAL WALL PLAN - PHASE 1B

SHEET 7 OF 11

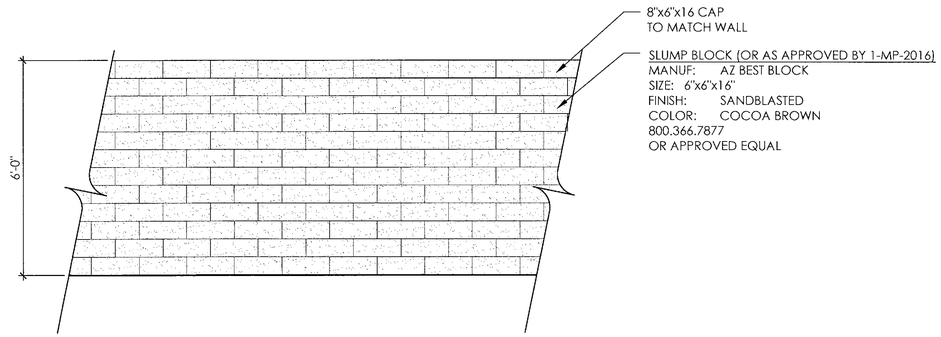
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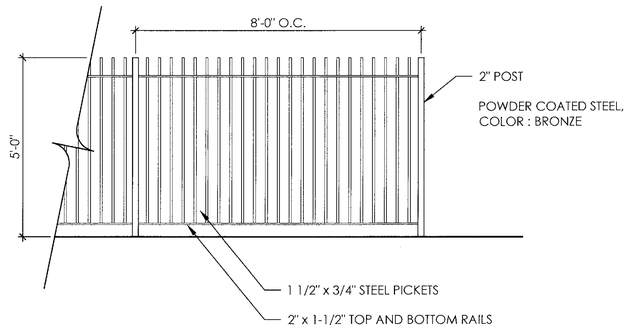
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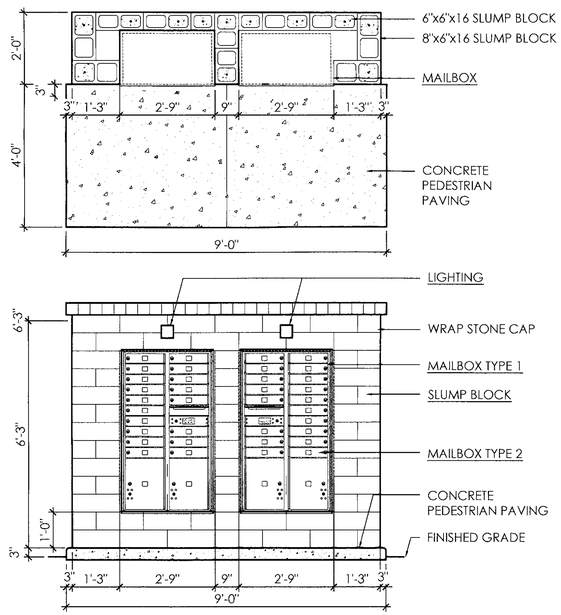
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09/13/17



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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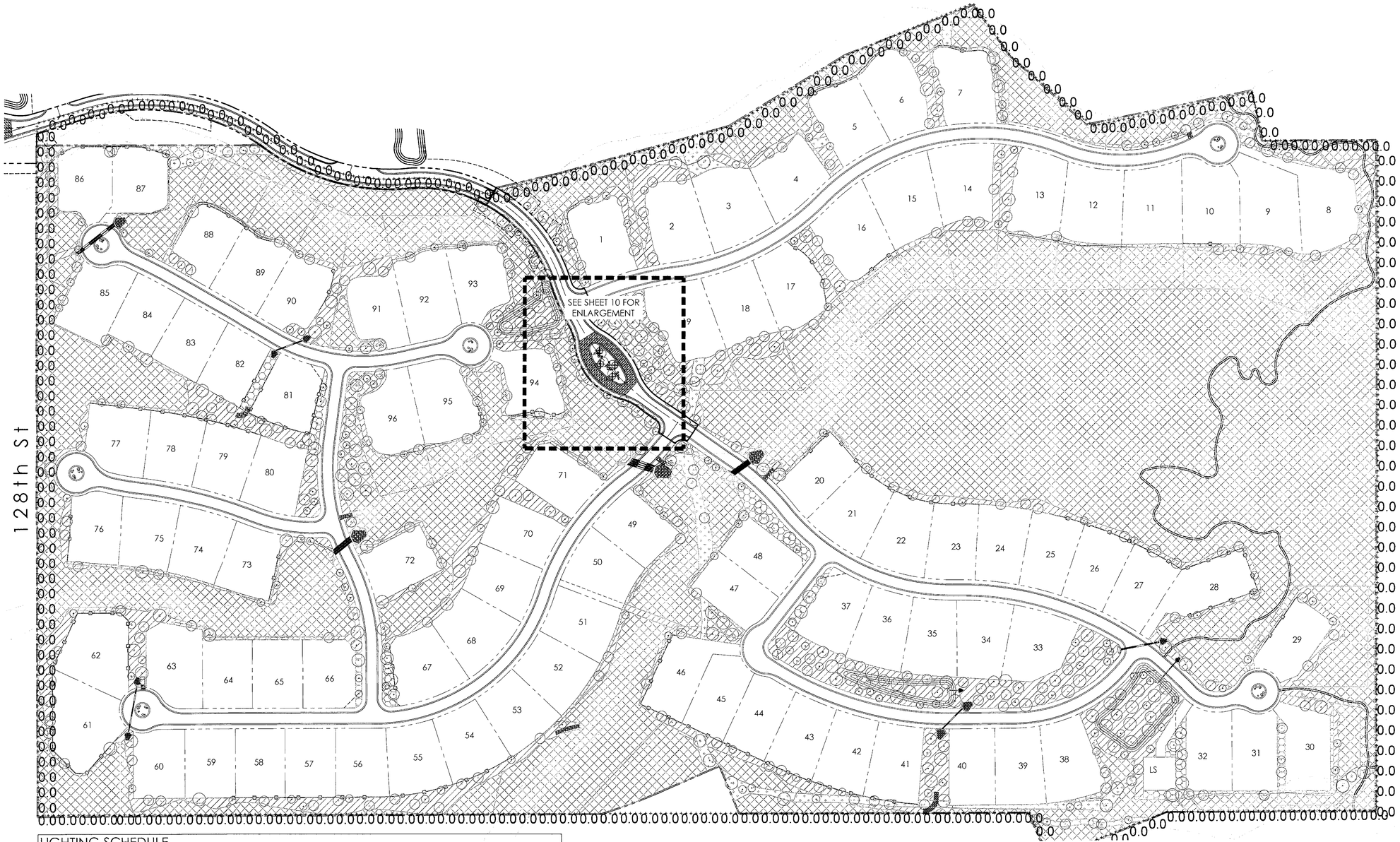
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CONCEPTUAL WALL DETAILS-PHASE 1B
SHEET 08 OF 11

1414 DRAWN BY: PR 9/12/17

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09/13/17



LIGHTING SCHEDULE								
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
⊕	LA	4	WAC LIGHTING 5031 30 BBR 5030 GRD BBR	INGRADE UPLIGHT WITH REMOTE TRANSFORMER PROVIDED BY ELECTRICAL CONTRACTOR	3000K LED	248	0.90	15.5

SEE SHEET 11 FOR CUT SHEETS ON FIXTURES

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

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STORYROCK

CONCEPTUAL LANDSCAPE PLAN-PHASE 1B
OVERALL LIGHTING-SHEET 9 OF 11

Preliminary Not for Construction 6/30/2017

APPROX. SCALE: 1"=100'

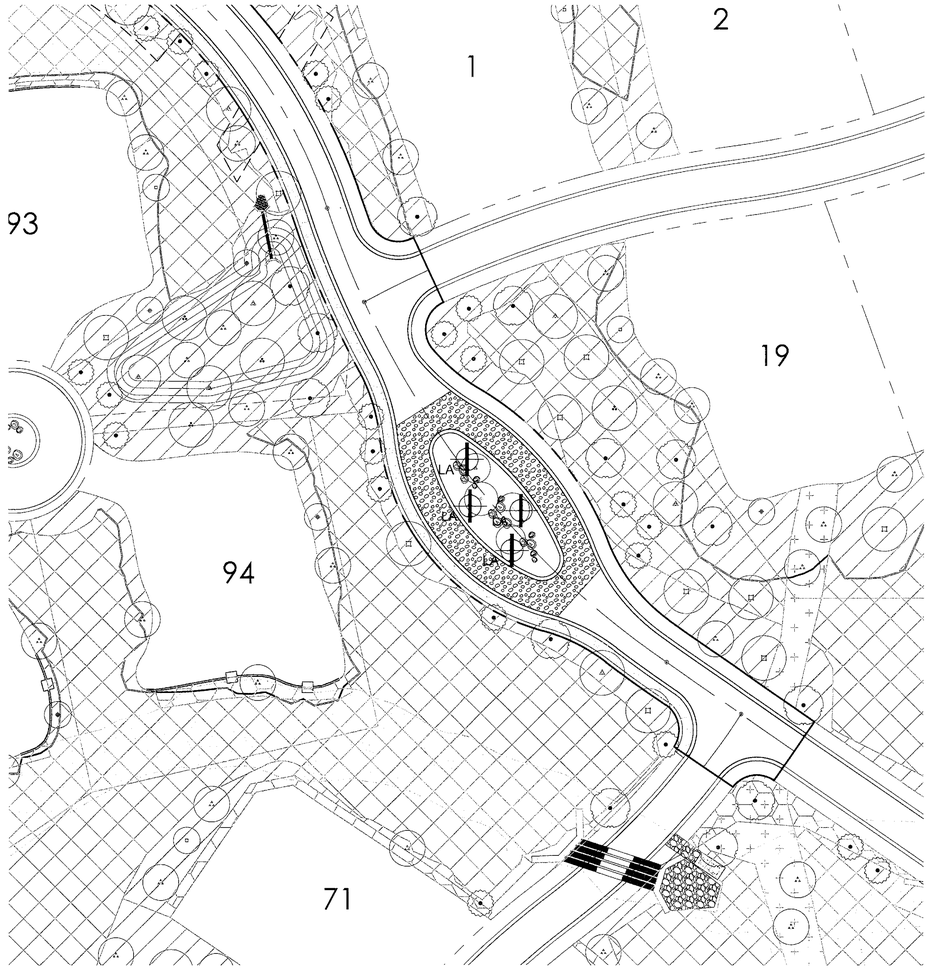
NORTH

1414.4A DRAWN BY:LT 9/11/17

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5-PP-2016#2
09/13/17



LIGHTING SCHEDULE								
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
⊕	LA	4	HK LIGHTING ZXL11-HP-CC(RUST)	HANGING LANDSCAPE FIXTURE RUST FINISH	3MR11G4/840NF30	Absolute	1.00	15.5

SEE SHEET 11 FOR CUT SHEETS ON FIXTURES

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

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STORYROCK

CONCEPTUAL LANDSCAPE PLAN-PHASE 1B
LIGHTING ENLARGEMENT A - SHEET 10 OF 11

Preliminary Not for Construction

APPROX. SCALE: 1" = 100'
0' 50' 100' 200'

NORTH

1414.4A DRAWN BY: LT 9/11/17

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P:\2014\1414\1414.4-PHASE 1 A&B\PHASE 1B\CAD\LS\EXHIBITS\05-LVA-1414 CONCEPT LIGHTING PLAN-1B.dwg Sep 11, 2017

5-PP-2016#2
09/13/17

HK USA Lighting Group

ZXL11-HP

Hanging ZX11-H Series



PROJECT

FIXTURE TYPE

Characteristics

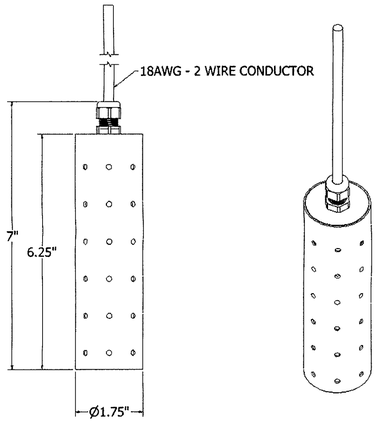
- Wet/Dry location rated.

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 LA

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

STORYROCK

Preliminary Not for Construction

APPROX. SCALE: 1"=100'

NORTH

CONCEPTUAL LANDSCAPE PLAN-PHASE 1B
LIGHTING DETAILS-SHEET 11 OF 11

1414.4A DRAWN BY:LT 9/11/17

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P:\2014\1414\1414.4-PHASE 1 A&B\PHASE 1B\CAD\LS\EXHIBITS\05-LVA-1414 CONCEPT LIGHTING PLAN-1B.dwg Sep 11, 2017

5-PP-2016#2
09/13/17

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 1,897.73 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 NORTHEAST 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;

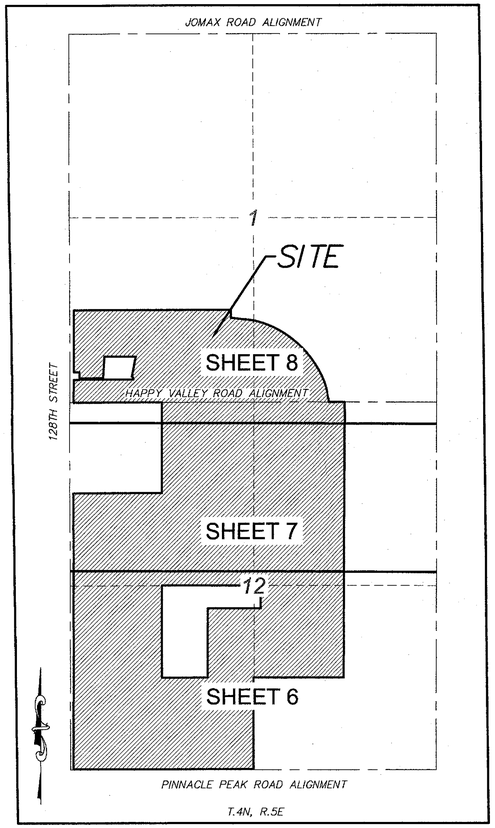
THENCE NORTH 00 DEGREES 04 MINUTES 15 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,320.58 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12;

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 NOS. 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

JASON SEGNERI — DATE
7301 EAST EVANS ROAD
SCOTTSDALE, ARIZONA, 85260
PHONE: 480-922-0780
JASONS@SIGSURVEYAZ.COM

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
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

5-PP-2016#2
11/17/2016

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 1.82 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 944.54 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 PORTIONS 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 320.25 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 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 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 AL

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 NO'S. 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 NO'S. 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 NO'S. 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 NO'S. 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.
*BLANKET
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 CERTA

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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 REQUIREMEN" 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.
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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.
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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.
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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.
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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.
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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.
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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.
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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.
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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.
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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.
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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.
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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.
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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.
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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

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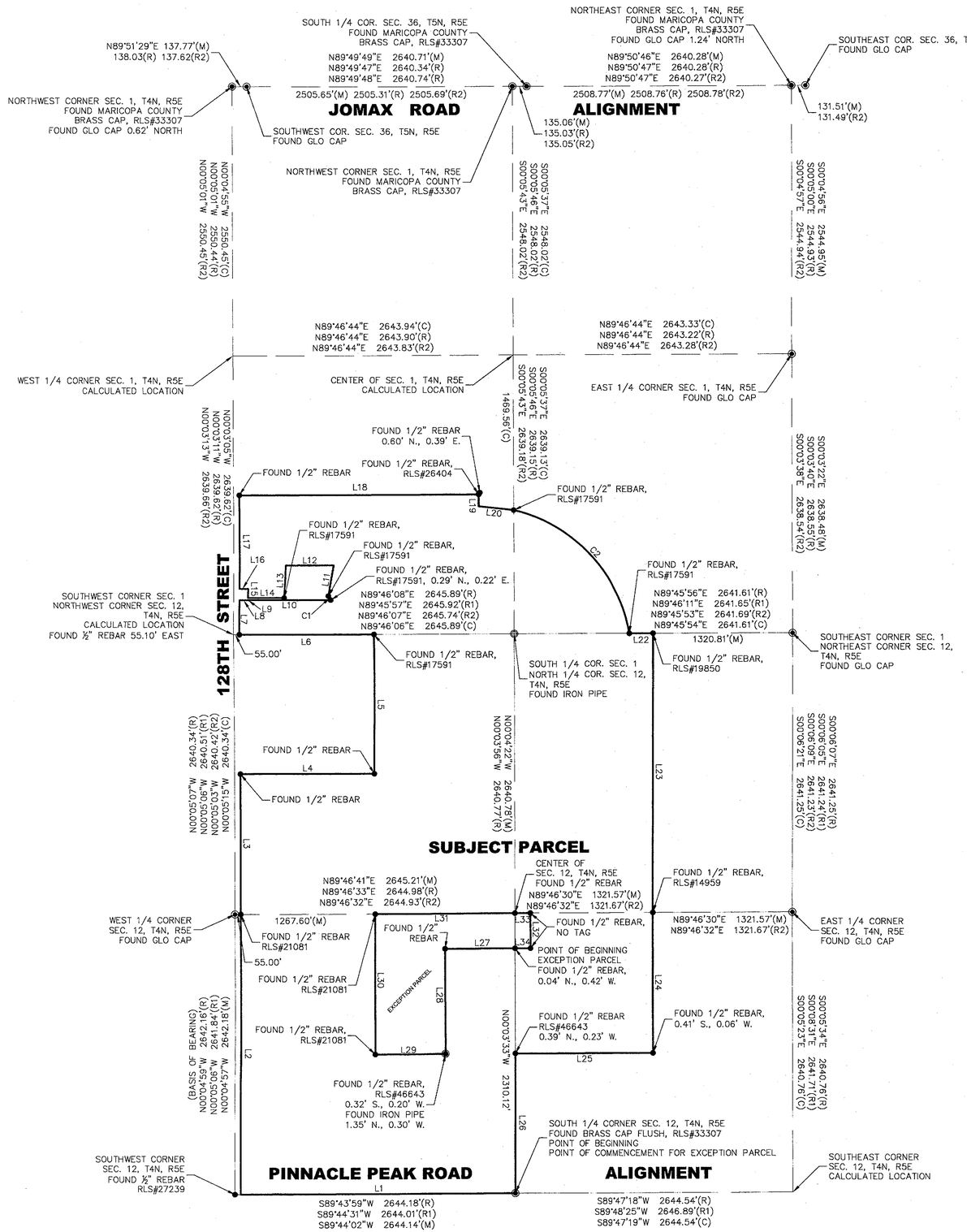
REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35833
JASON A. SEGNERI
10/25/16
Signed
ARIZONA U.S.A.
EXPIRES 3/31/2019

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: 4 OF 8

BOUNDARY DETAIL

N.T.S.



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

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SCOTTSDALE, AZ 85260
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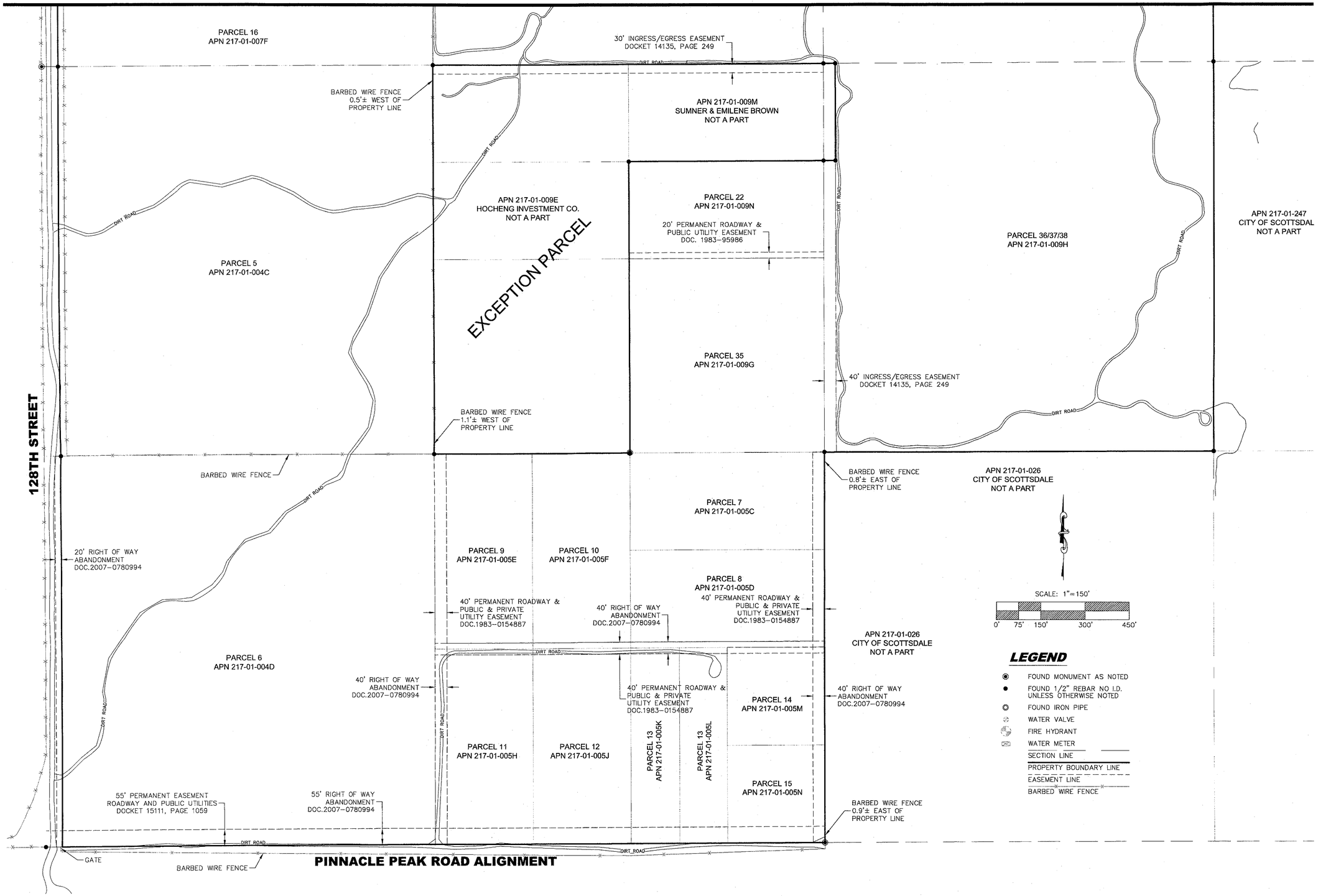
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STORYROCK
SCOTTSDALE, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35833
JASON A.
SEGNERI
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: 5 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

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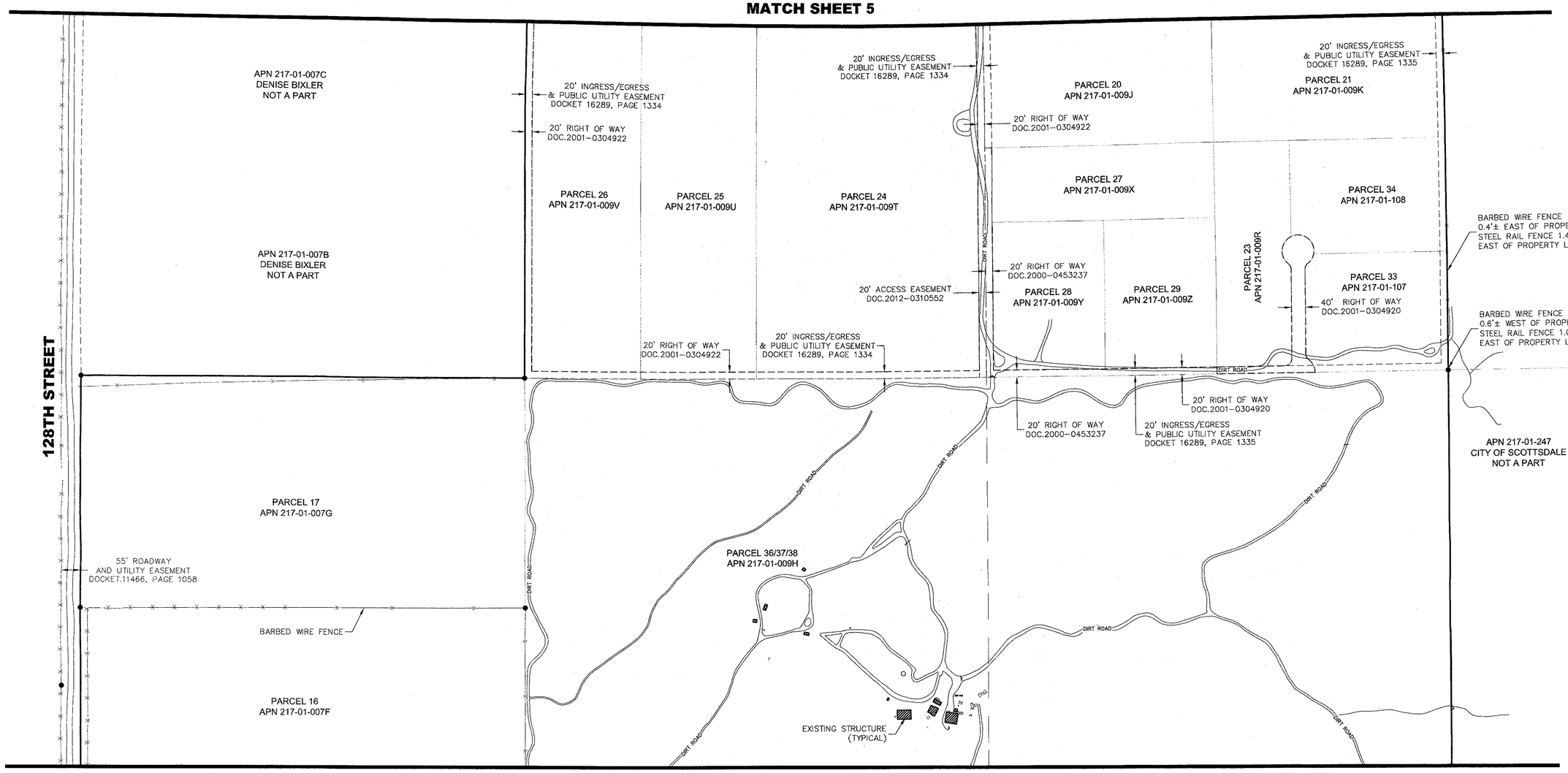
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CERTIFICATE NO.
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SEGNERI
10/25/16
Date Signed
ARIZONA U.S.A.
EXPIRES 3/31/2019

REVISIONS:
1
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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: 6 OF 8

MATCH SHEET 5



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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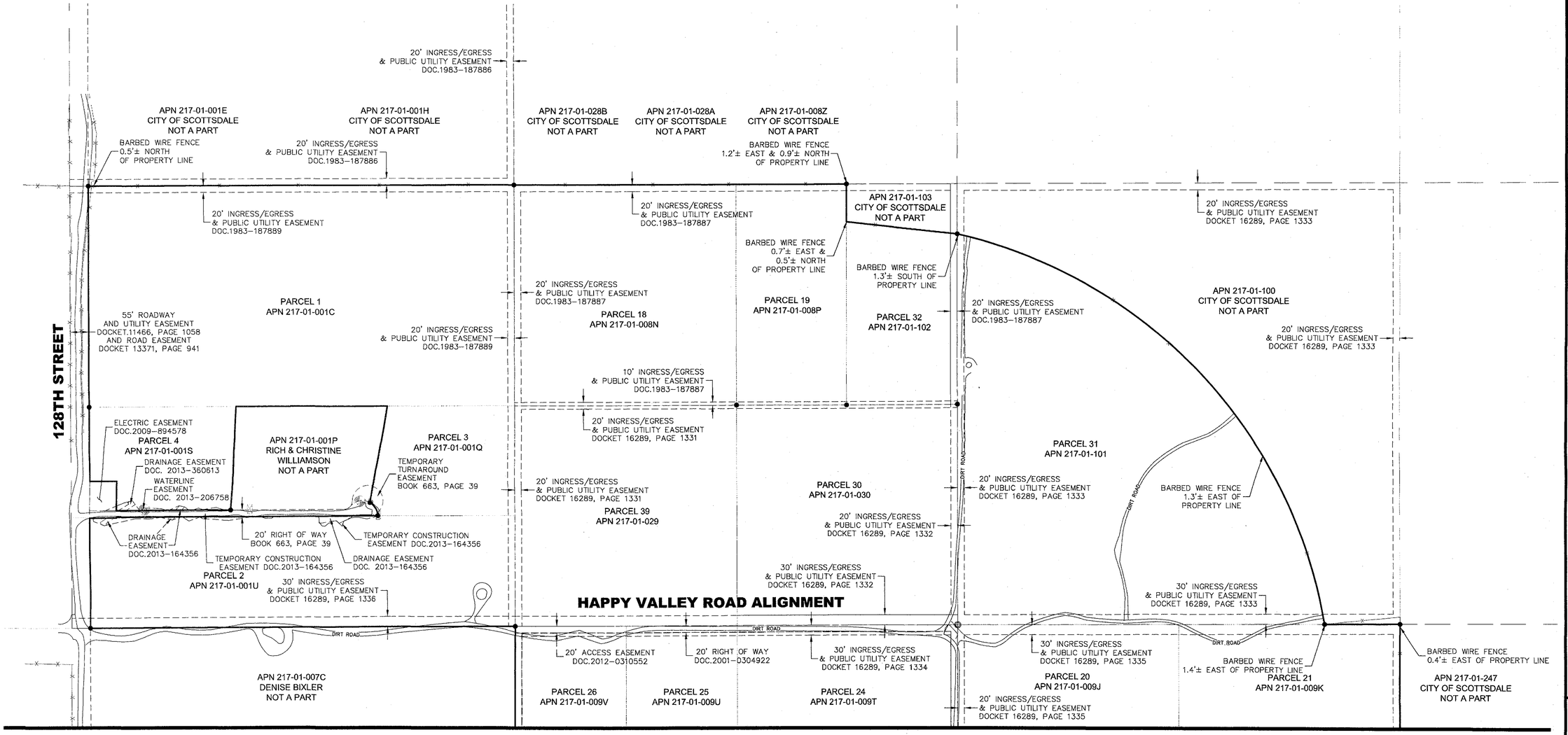
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JASON A. SEGNERI
10/25/16
ARIZONA U.S.A.
EXPIRES 3/31/2019

REVISIONS:
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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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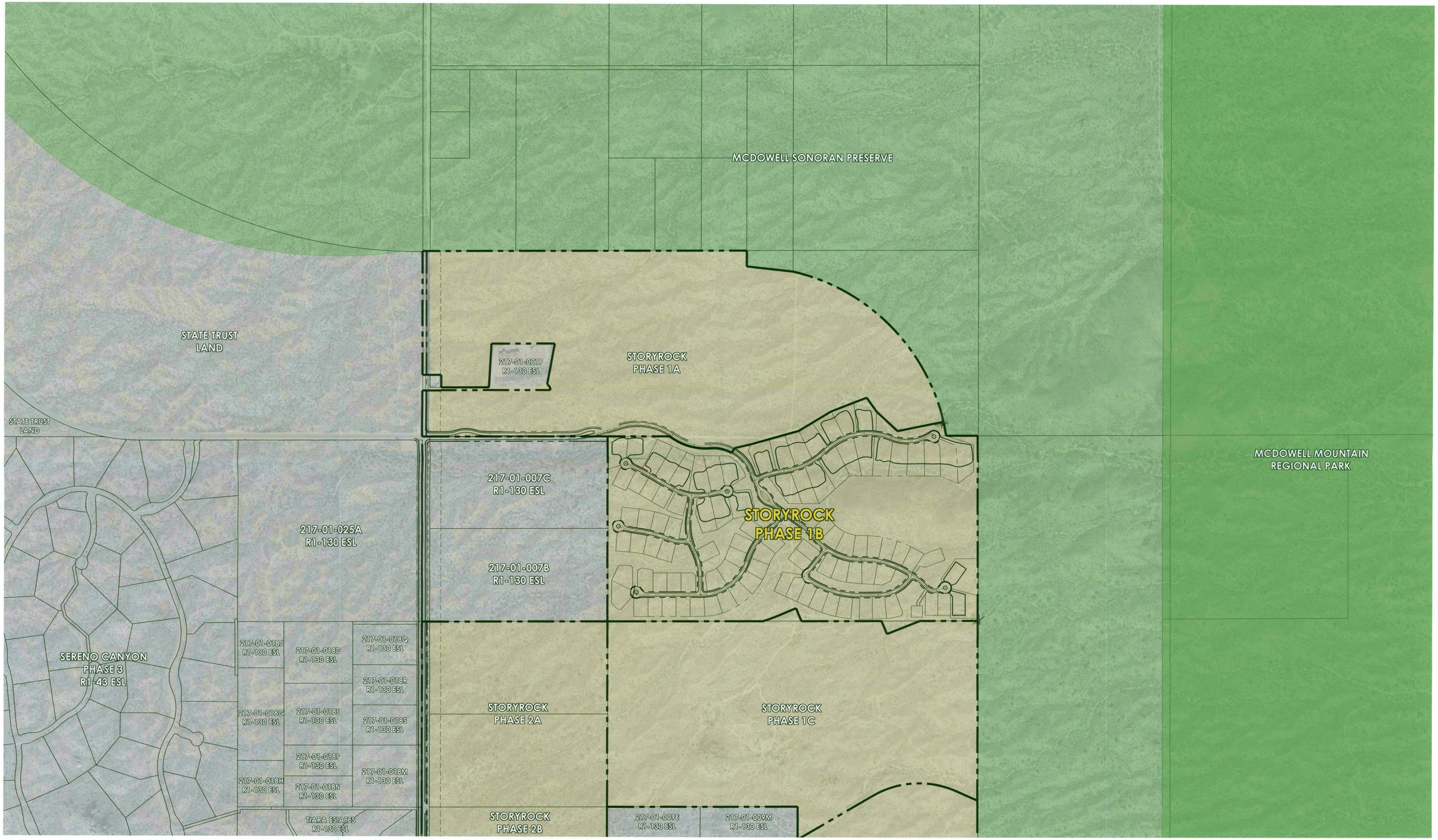
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SCOTTSDALE, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35533
JASON A. SEGNERI
Date Signed 10/25/16
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: 1"=150'
SHEET: 8 OF 8



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PHASE 1B - CONTEXT AERIAL

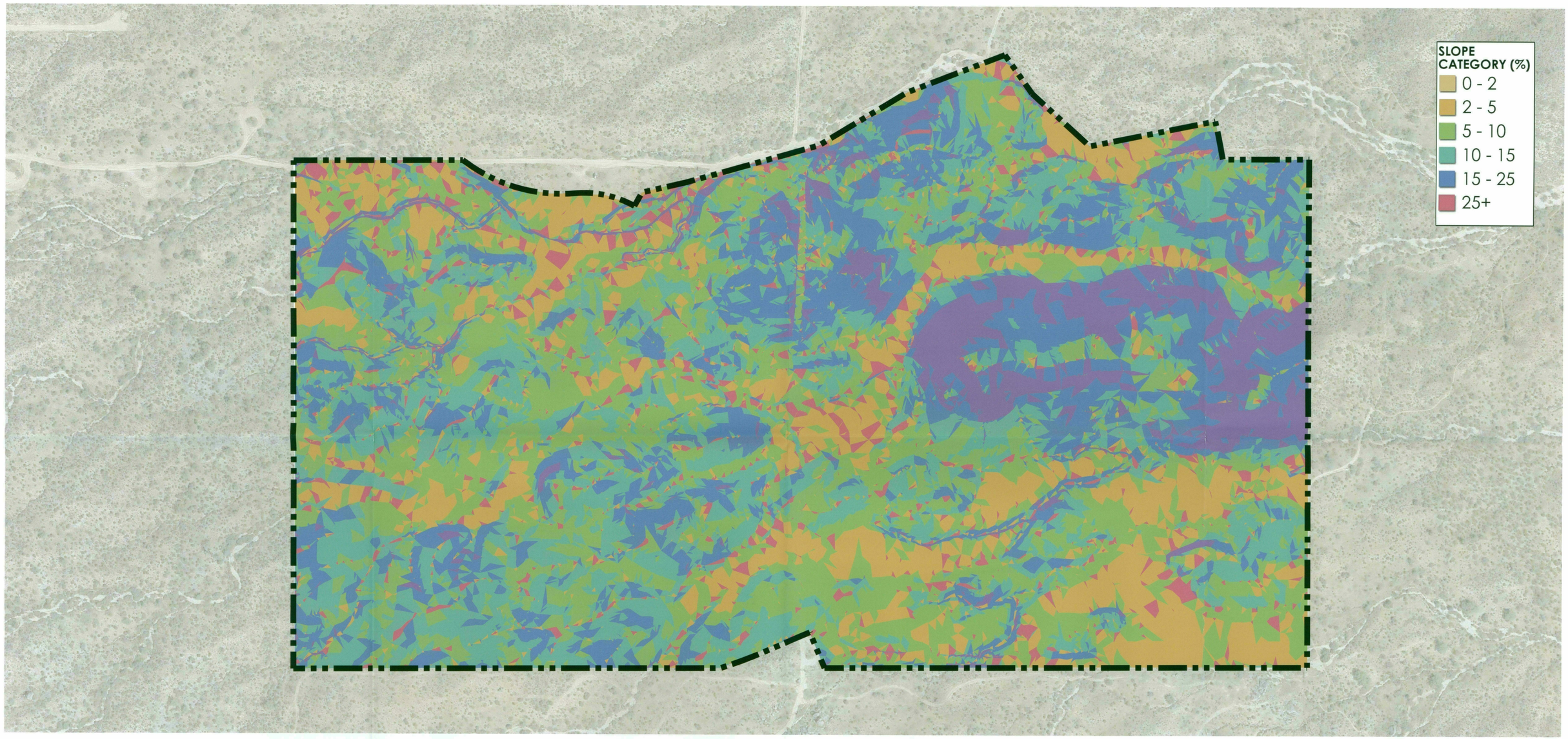
APPROX. SCALE: 1"=300'

NORTH

1414.4 DRAWN BY: AV 10/12/16

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11/17/2016

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PHASE 1B - 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 1B\CAD\PLANNING\LVA-1414.4-1B-1ST-TOPOGRAPHY & SLOPE ANALYSIS PLAN.dwg Oct 12, 2016



LEGEND

NET 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 1B - NATIVE VEGETATION & BOULDER ANALYSIS

APPROX. SCALE: 1"=120'

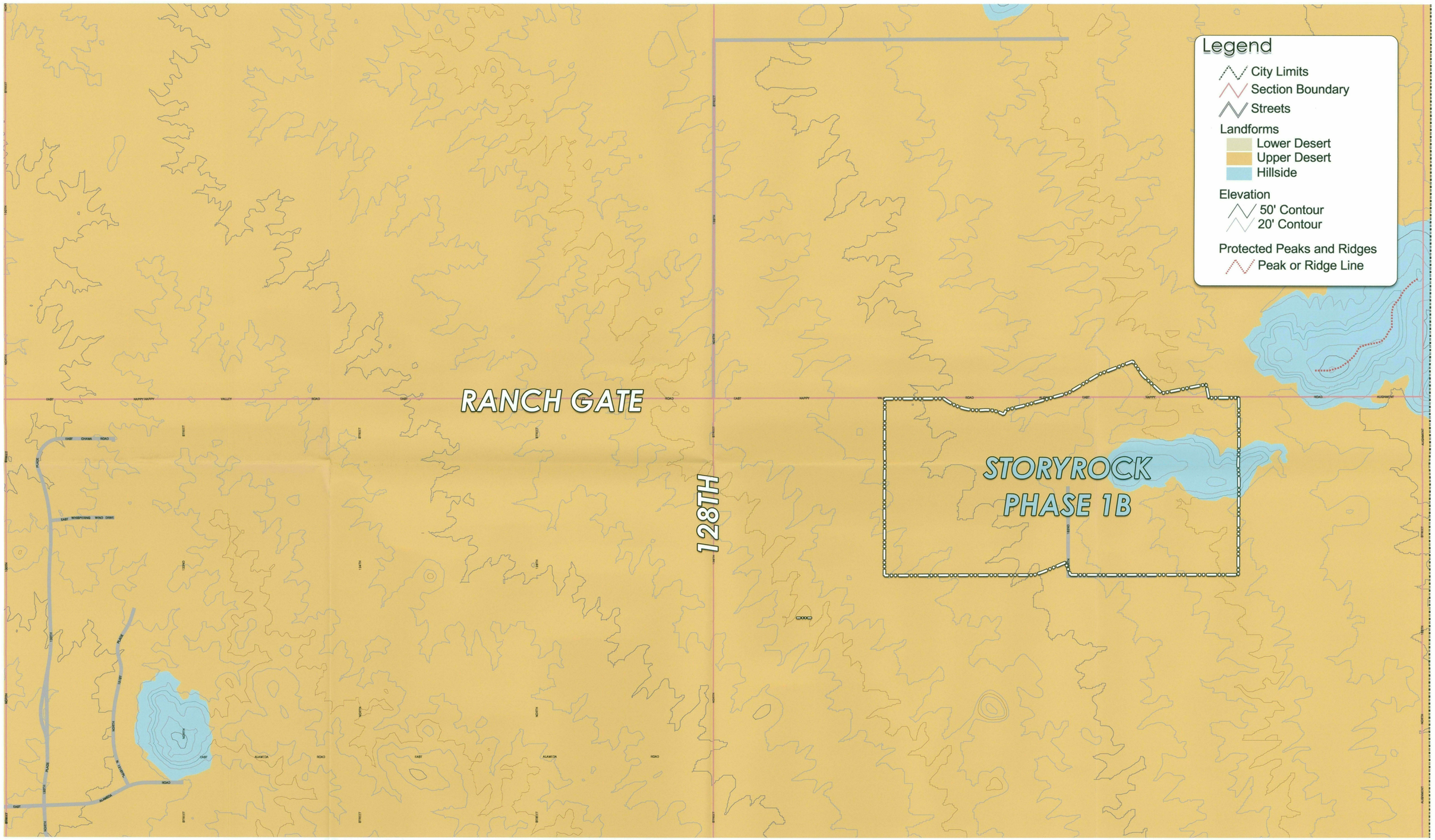
0' 60' 120' 240'

NORTH

1414.4 DRAWN BY: AV 03/18/16

5-PP-2016#2
11/17/2016

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STORYROCK

PHASE 1B - LANDFORM TYPES MAP

APPROX. SCALE: 1"=120'
0' 60' 120' 240'
NORTH

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5-PP-2016 #2
2/22/17

CONST. ENV. EX.



LEGEND

- NET SITE BOUNDARY
- DEVELOPMENT ENVELOPE
- BOULDER FORMATION

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STORYROCK

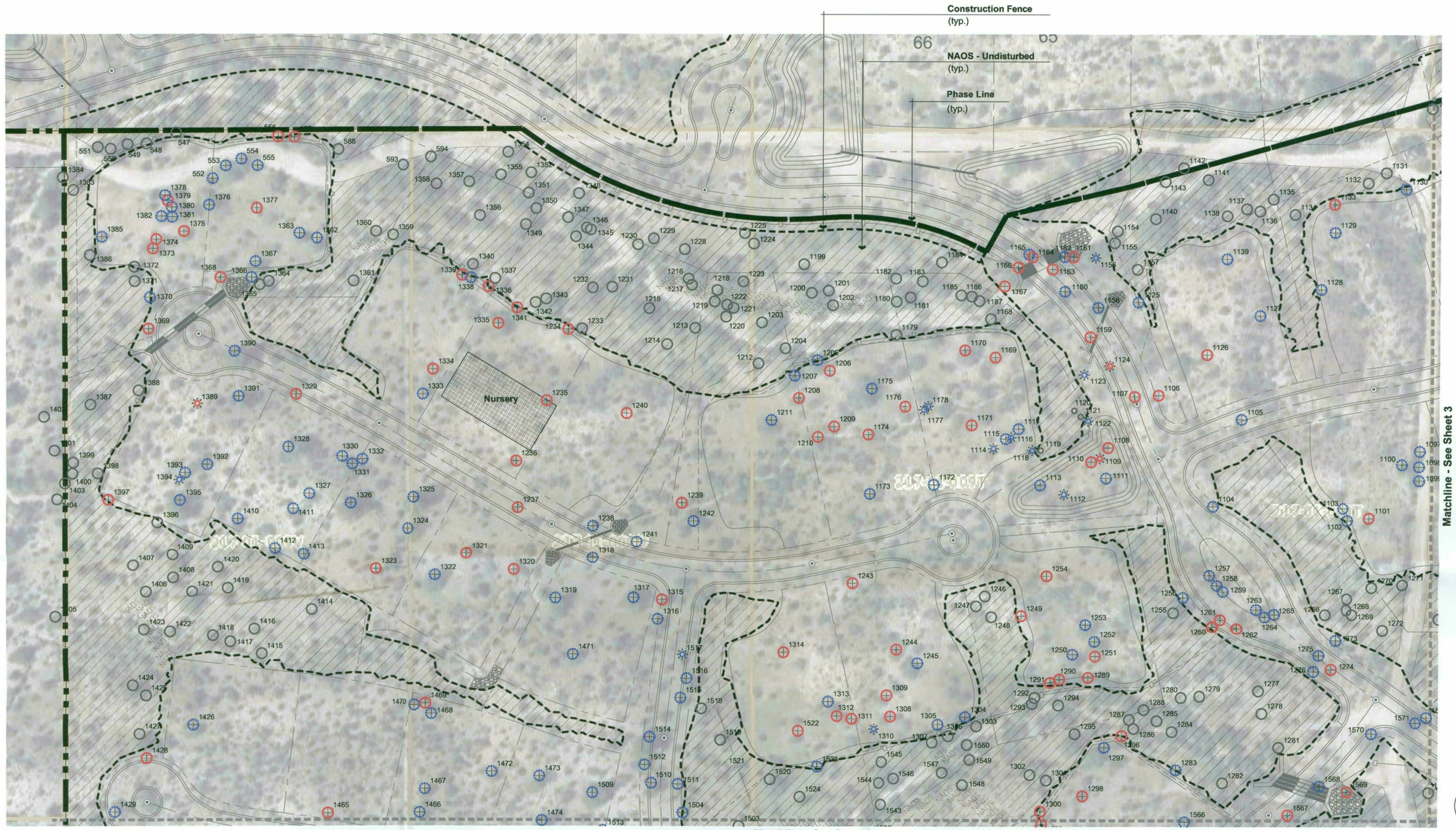
PHASE 1B - CONSTRUCTION ENVELOPE EXHIBIT

APPROX. SCALE: 1"=120'
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NORTH

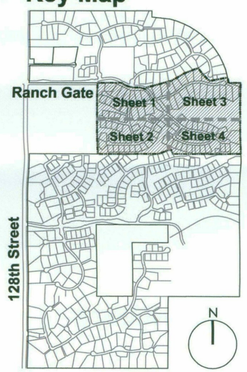
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P:\2014\1414\1414.4-PHASE 1 A&B\PHASE 1B\CAD\PLANNING\LVA-1414.4-1B-2ND-CONSTRUCTION ENVELOPE PLAN.dwg Feb 21, 2017



Key Map



N

Scale - 1" = 50'

0 25 50 100

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

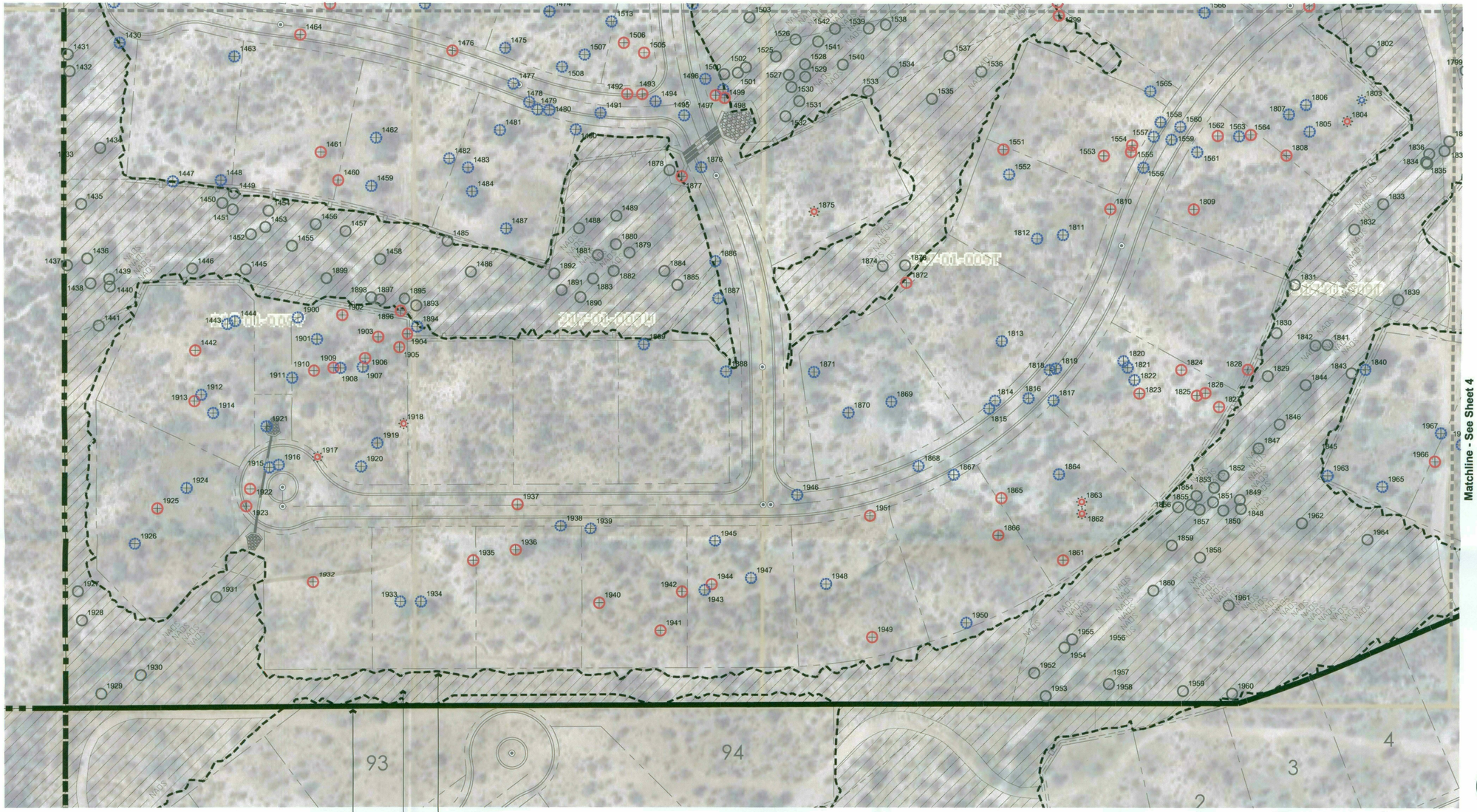
Native Resources INTERNATIONAL

Storyrock
Phase 1B
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 4

5-PP-2016 #2

Matchline - See Sheet 1

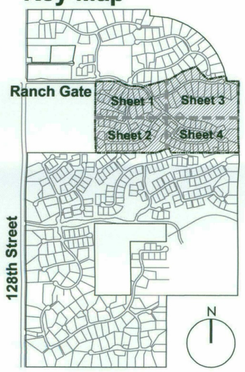


Phase Line
(typ.)

NAOS - Undisturbed
(typ.)

Construction Fence
(typ.)

Key Map



N

Scale - 1" = 50'

0 25 50 100

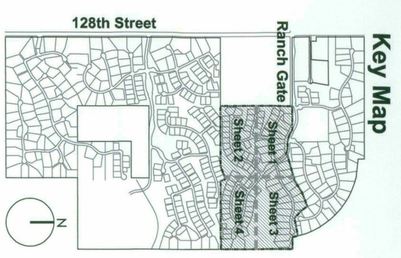
Native Resources Intl.
1540 W Happy Valley Rd.
Phoenix, Az. 85085
Phone (623) 869-6757
Fax (623) 869-6769

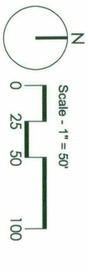
Native Resources
INTERNATIONAL

Storyrock
Phase 1B
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 4







Storyrock

Phase 1B

SEC of Ranchgate Road & 128th Street
Scottsdale, Arizona

Native Plant Inventory

DATE:	12/19/2016
REVISION:	
SCALE:	1" = 50'
CHECKED:	
DRAWN:	KB
SHEET	3 OF 4

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

Native Resources INTERNATIONAL

Matchline - See Sheet 3

Matchline - See Sheet 2

Phase Line
(typ.)

NAOS - Undisturbed
(typ.)

Construction Fence
(typ.)

Key Map

N

Scale - 1" = 50'

0 25 50 100

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Phoenix, AZ. 85085
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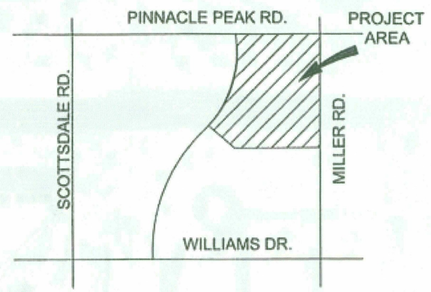
Storyrock
Phase 1B
SEC of Ranchgate Road & 128th Street
Scottsdale, Arizona
Native Plant Inventory

DATE: 12/19/2016
REVISION:
SCALE: 1" = 50'
CHECKED:
DRAWN: KB
SHEET 4 OF 4

Silverstone Parcel G
At Pinnacle Peak

Silverstone Site Data			
Gross Area		1,033,098 SF	23.72 AC
Open Space Area		304801 SF	7.00 AC
APN / Zoning		212-03-599	R-5 / PCD
Total Lot Area		490,940 SF	11.27 AC
Lot Mix	42'-6" X 107'		
	43'-6" X 107'		
	42'-6" X 107'		
	43'-6" X 107'		60 DU
	23'-6" X 67'		
	26'-0" X 67'		
	27'-6" X 67'		122 DU
Density			7.67 DU / AC





VICINITY MAP

OWNER CONTACT

K-HOVNANIAN HOMES
CHUCK CHISHOLM
20830 N. TATUM BLVD, SUITE 250
SCOTTSDALE, ARIZONA 85050
(480) 824-4175
CCHISHOLM@KHOV.COM

LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN (HP+D)
3116 S. MILL AVENUE, SUITE 305
TEMPE, ARIZONA 85282
JASON HARRINGTON, RLA, ASLA, ASIC, APWA
(480) 250-0116
JASON@HARRINGTONPLANNINGDESIGN.COM

PROJECT INFORMATION

SILVERSTONE - PARCEL G
ZONING: R-5 / PCD
PROJECT NO. 9-PP-2017

SITE PLAN

Harrington Planning + Design
landscape architecture | environmental planning | urban design

SILVERSTONE - PARCEL G
K-Hovnanian Homes

PP 1.0

9-PP-2017
APPROVED
12-7-17
DATE

9-PP-2017
10/13/2017