

**Full Size or Largest Size
(site plan, landscape, elevations)**

LEGEND

	PROPERTY/LOT LINE	PUE	PUBLIC UTILITY EASEMENT
	PROPOSED EASEMENT	R/W	RIGHT-OF-WAY
	EXISTING EASEMENT	BC	BACK OF CURB
	PROPOSED WATER LINE	TYP.	TYPICAL
	EXISTING WATER LINE	EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
	PROPOSED STORM DRAIN	AE	ACCESS EASEMENT
	PROPOSED SWALE	DE	DRAINAGE EASEMENT
	PROPOSED RIGHT-OF-WAY	SE	SEWER EASEMENT
	PROPOSED SEWER LINE	BSB	BUILDING SETBACK
	EXISTING SEWER LINE	CFS	CUBIC FEET PER SECOND
	PROPOSED CENTERLINE	80.2 P	PAVEMENT SPOT ELEVATION AT FINISHED GRADE
	BUILDING SETBACK	FL	FLOW LINE
	LIMITS OF DISTURBANCE (CONSTRUCTION ENVELOPE)	EG	EXISTING GRADE
	NAOS	0.95%	SLOPE AT FINISHED GRADE
	NAOS REVG	10	PROPOSED LOT NUMBERS
	PROPOSED RETAINING WALL		
	PROPOSED FENCE		
	PROPOSED CUT-OFF WALL		
	PROPOSED RETAINING WALL		
	EROSION HAZARD SETBACK		
	100-YEAR INUNDATION LIMITS		
	100-YEAR BASE FLOOD ELEVATION AND CROSS SECTION LOCATION		
	NAOS REVEGETATED EXTENTS		
	NAOS UNDISTURBED EXTENTS		
	PROPOSED SURVEY MONUMENT		
	PROPOSED FIRE HYDRANT		

LOT AND TRACT AREAS

LOT/TRACT	AREA (SF)
LOT 1	10,319
LOT 2	9,100
LOT 3	9,100
LOT 4	9,294
LOT 5	9,380
LOT 6	11,369
LOT 7	9,576
LOT 8	9,934
LOT 9	9,618
LOT 10	9,249
LOT 11	9,120
LOT 12	9,124
LOT 13	9,128
LOT 14	9,131
LOT 15	9,381
LOT 16	10,453
TRACT A	45,088
TRACT B	64,566
TRACT C	6,404
TRACT D	62,509

SETBACK TABLE

	Zoning Standards	Amended Standards
Lot Area	10000sqft	7500sqft
Lot Width	80 ft	60 ft
Building Height	24 ft	24 ft
Front Setback	30 ft	23 ft
Side Yard	7 ft	5 ft
Rear Yard	25 ft	19 ft
Distance Between Buildings	14 ft	10 ft

SITE DATA

GROSS AREA	7.62 AC±
NET AREA	7.62 AC±
TOTAL NUMBER OF LOTS	16
QS	29-57
TYPICAL LOT SIZE	N/A
MINIMUM LOT AREA	9,100 S.F.
MAXIMUM LOT AREA	11,369 S.F.
DENSITY	2.10 DU/AC

LEGAL DESCRIPTION

LOT 29, SECTION 23, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS, AS RESERVED BY THE UNITED STATES OF AMERICA IN PATENT RECORDED OCTOBER 6, 1959 IN DOCKET .3015, PAGE 273, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPTING THAT PORTION CONVEYED TO THE UNITED STATES OF AMERICA IN WARRANTY DEED RECORDED JULY 15, 1974 IN DOCKET 10739, PAGE 1285, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 29 THAT BEARS NORTH 89 DEGREES 26 MINUTES 40 SECONDS EAST, 988.92 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 23;

THENCE FROM SAID POINT OF BEGINNING AND ALONG THE WEST BOUNDARY OF SAID LOT 29 NORTH 00 DEGREES 02 MINUTES 01 SECONDS WEST, 301.97 FEET;

THENCE LEAVING SAID WEST BOUNDARY SOUTH 72 DEGREES 32 MINUTES 08 SECONDS EAST, .345. 63 FEET TO A POINT IN THE EAST BOUNDARY OF SAID LOT 29;

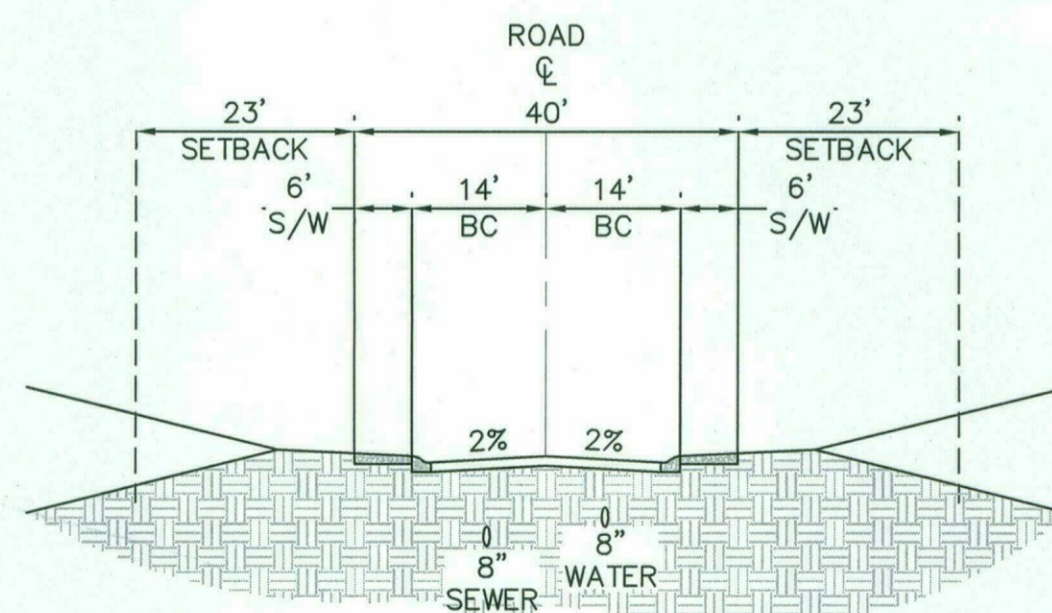
THENCE ALONG SAID EAST BOUNDARY SOUTH 00 DEGREES 01 MINUTES 46 SECONDS EAST, 195.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 29;

THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 29 SOUTH 89 DEGREES 26 MINUTES 40 SECONDS WEST, 329.64 FEET TO THE POINT OF BEGINNING.

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS, AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA; AND EXCEPT ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM THE UNITED STATE OF AMERICA; AND

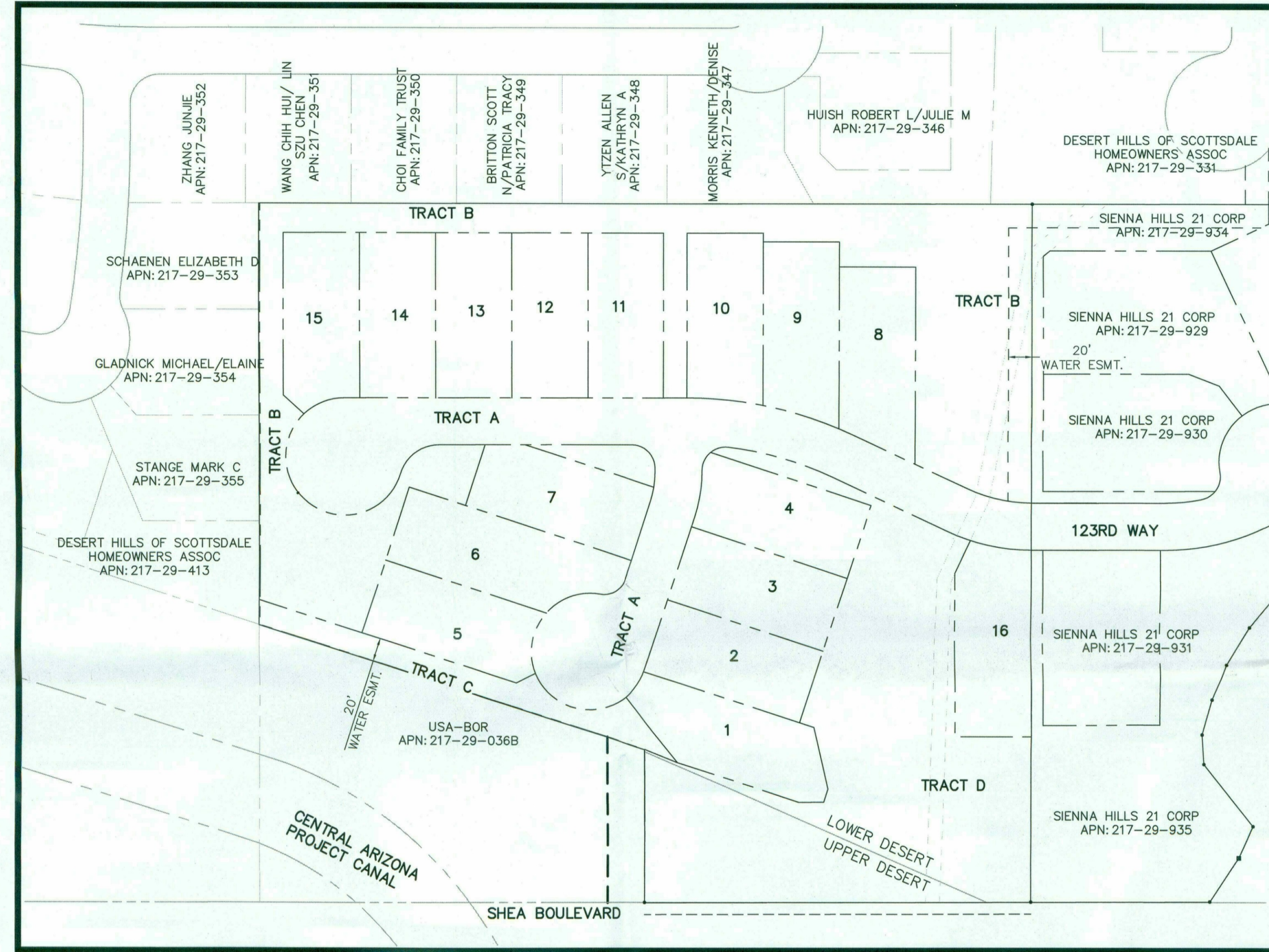
EXCEPT THE SOUTH 55 FEET FOR ROADWAY.



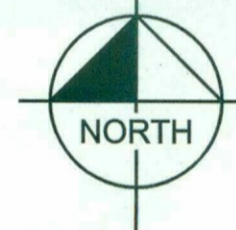
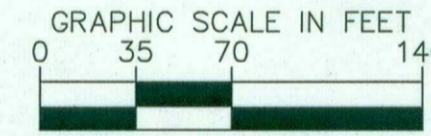
TYPICAL STREET SECTION
(N.T.S.)

PRELIMINARY PLAT FOR SIENNA HILLS 2

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT MERIDIAN, MARICOPA COUNTY, ARIZONA



PROJECT MAP



FIRE DEPARTMENT NOTES

- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'6"
- KEY SWITCH/PRE-EMPTION SENSOR REQUIRED
- MIN. HYDRANT SPACING PER DS&PM 6-1.502.
- THE FIRE LANE SURFACE SHALL BE SUITABLE FOR ALL-WEATHER USE, WITH A MINIMUM LOADING DESIGN OF 83,000 LB. GROSS VEHICLE WEIGHT INCLUDING ANY BRIDGE OR CULVERT.

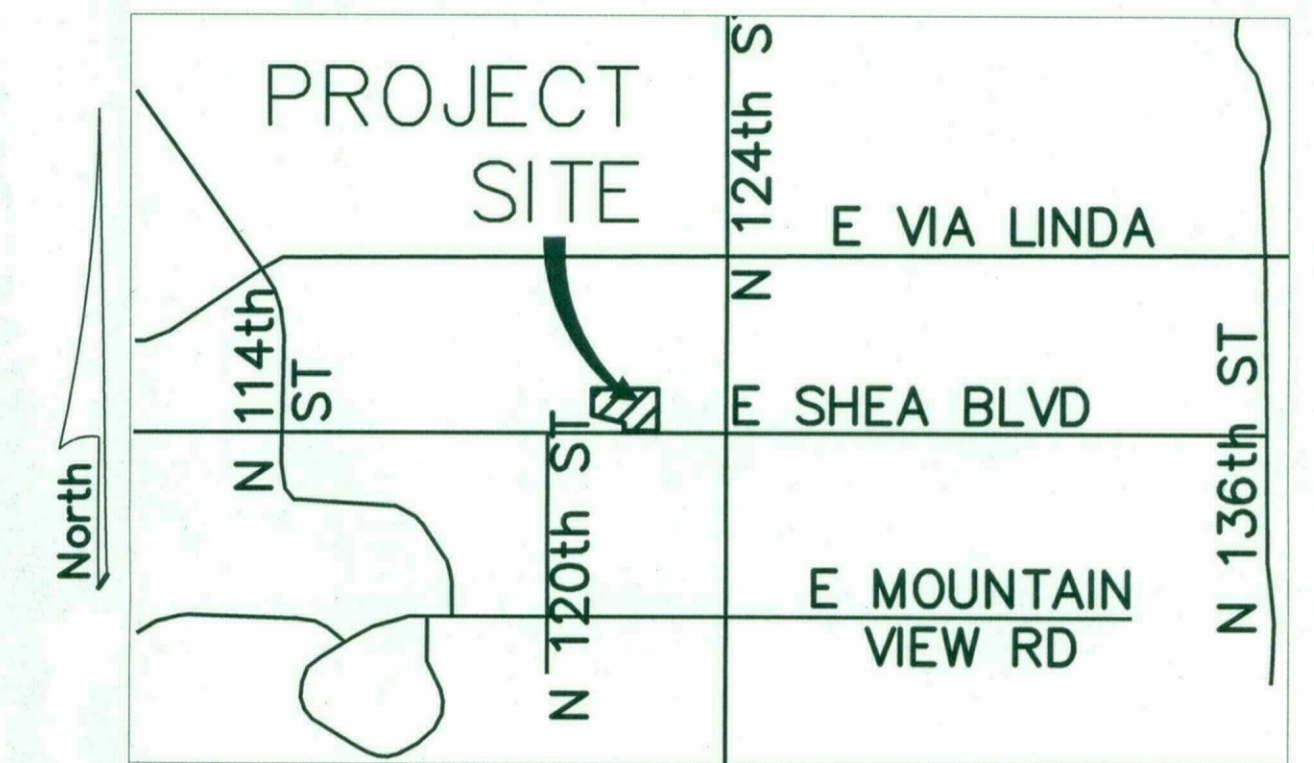
FLOOD INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	DATE OF MAP	FIRM ZONE	BASE FLOOD ELEVATION
045012	1780	OCT 16, 2013	"X" (SHADED)	N/A

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.

COS RELATIVE CASE NUMBERS

ITEM DESCRIPTION	QUANTITY	UNIT
CUT (RAW)	18,117	CY
FILL (RAW)	21,855	CY
3,738 NET FILL		



VICINITY MAP
N.T.S.

ENGINEER

KIMLEY-HORN & ASSOCIATES
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
TELEPHONE: (602) 371-4533
CONTACT: CURTIS BROWN, P.E.

SHEET INDEX

- 01 COVER SHEET
- 02 PRELIMINARY PLAT
- 03 PRELIMINARY GRADING
- 04 CROSS SECTIONS

UTILITIES

WATER CITY OF SCOTTSDALE
SEWER CITY OF SCOTTSDALE
ELECTRIC ARIZONA PUBLIC SERVICE CO
TELEPHONE CENTURY LINK
CABLE T.V. COX COMMUNICATIONS
GAS SOUTHWEST GAS

OWNER/DEVELOPER

LAND HOLDINGS INVESTMENT CO, LLC
3321 EAST BASELINE ROAD B
GILBERT, ARIZONA 85324
TELEPHONE: (480) 892-4492
CONTACT: PAUL DUGAS

SURVEYOR

EPS GROUP INC.
2045 S VINEYARD
MESA, ARIZONA 85210
TELEPHONE: (480) 503-2250

ZONING

EXISTING ZONING R1-43 ESL
PROPOSED ZONING R1-10 ESL

BENCHMARK

GPS POINT 8262, UNDESIGNATED BRASS CAP IN HANDHOLE, IN SMALL MEDIAN AT INTERSECTION OF SHEA BOULEVARD AND 128TH STREET - CITY OF SCOTTSDALE
NAVD 88 DATUM ELEVATION OF 1568.169 FEET.

BASIS OF BEARING

WEST LINE OF THE NW 1/4 OF SECTION 25, T3N, R5E HAS A BEARING OF N00°05'29"W

NAOS DEDICATION

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

REQUIRED NAOS: 2.09± AC.
PROPOSED NAOS: 2.25± AC.

NAOS TABLES

Provided NAOS			
Description	sqft	ac	%
Total NAOS	107,750	2.47	NA
Scarred area credit(1)	39,204	0.90	NA
Total Required NAOS	68,546	1.57	NA
Required Undisturbed NAOS	47,982	1.10	70%
Maximum Revegetated NAOS	20,564	0.47	30%
Provided Undisturbed NAOS	58,729	1.35	17.68%
Provided Revegetated NAOS	20,564	0.47	6.19%
Totals	79,293	1.82	23.87%

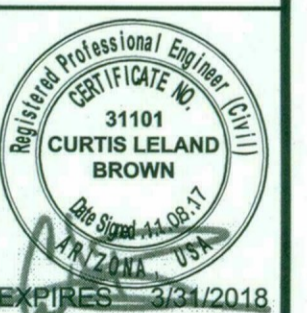
(1) Area scarred is 19,602 sqft; 2:1 credit allows for 39,204 sqft deduction

Required NAOS Upper Desert					
Zone	Range	S.F.	Acres	% Required NAOS	Required NAOS Area
1	0%-2%	25,042	0.57	25%	0.14 ac
2	2%-5%	124,672	2.86	25%	0.72 ac
3	5%-10%	131,405	3.02	35%	1.06 ac
4	10%-15%	17,995	0.41	45%	0.19 ac
5	15%-20%	8,715	0.20	45%	0.09 ac
6	20%-25%	5,648	0.13	45%	0.06 ac
7	25%-100%	11,837	0.27	45%	0.12 ac
		325,314	7.47		2.37 ac

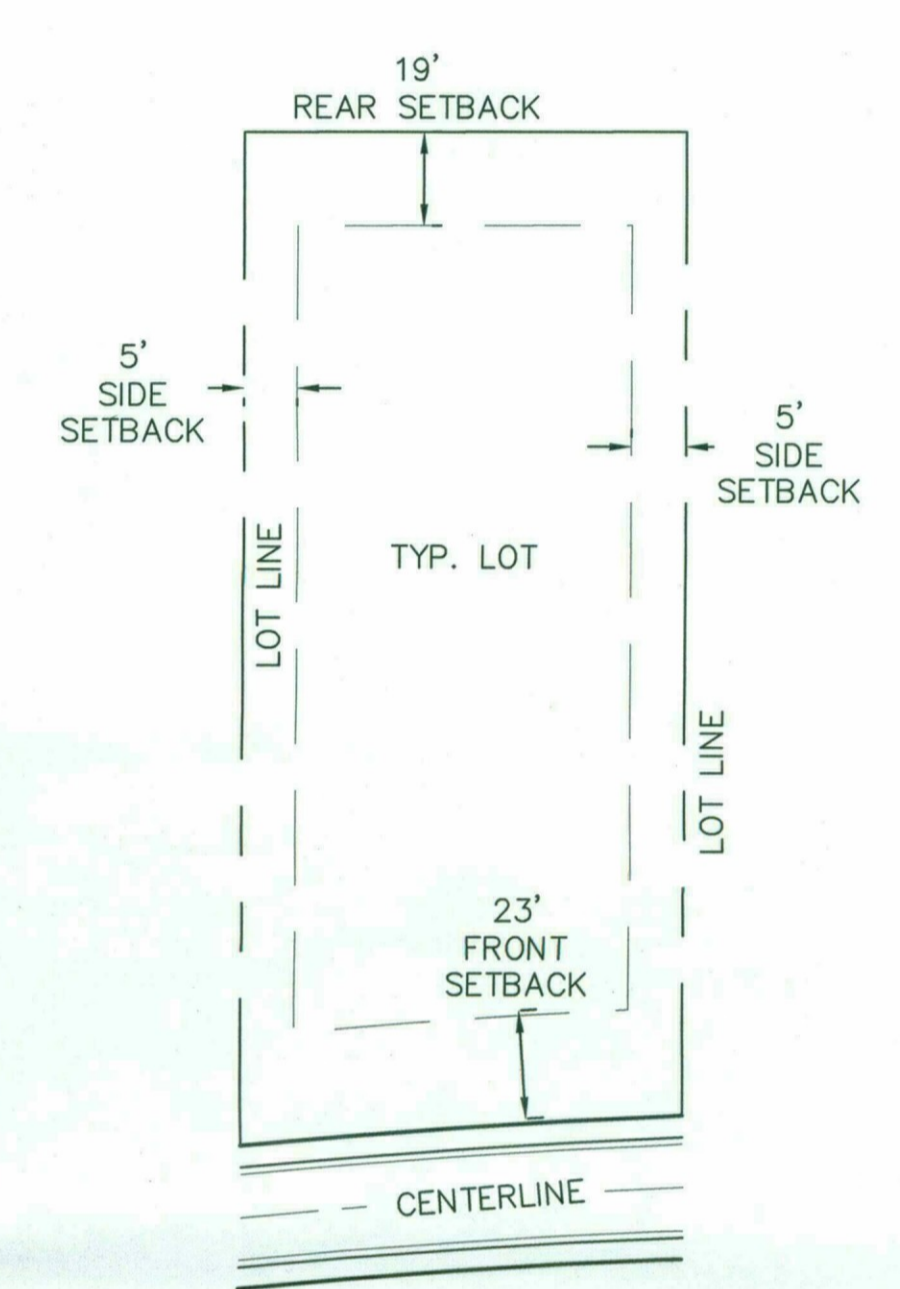
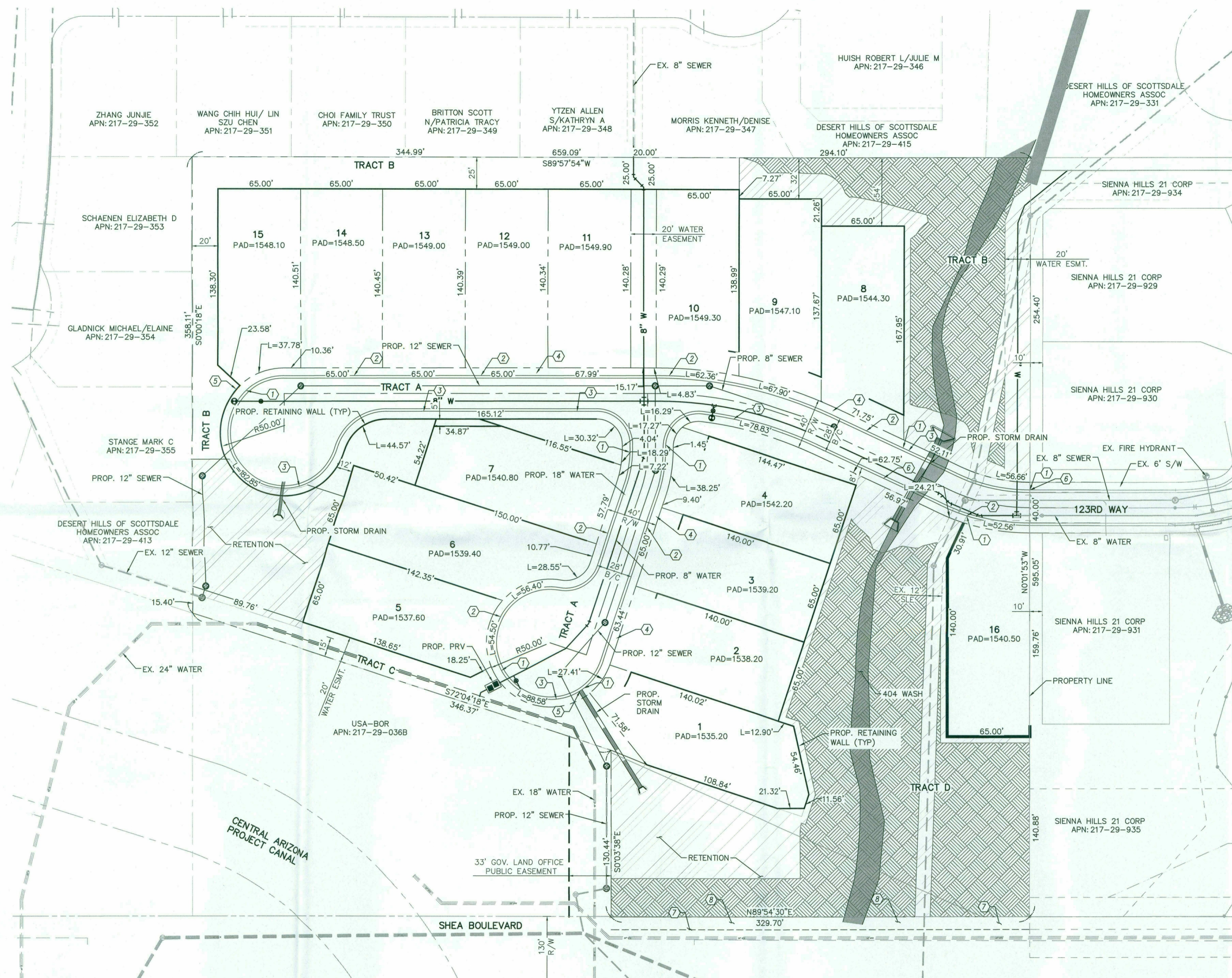
Required NAOS Lower Desert					
Zone	Range	S.F.	Acres	% Required NAOS	Required NAOS Area
1	0%-2%	8,514	0.20	20%	0.04 ac
2	2%-5%	6,824	0.16	25%	0.04 ac
3	5%-10%	1,865	0.04	30%	0.01 ac
4	10%-15%	476	0.01	30%	0.00 ac
5	15%-20%	398	0.01	30%	0.00 ac
6	20%-25%	453	0.01	30%	0.00 ac
7	25%-100%	252	0.01	30%	0.00 ac
		18,782	0.43		0.16 ac

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

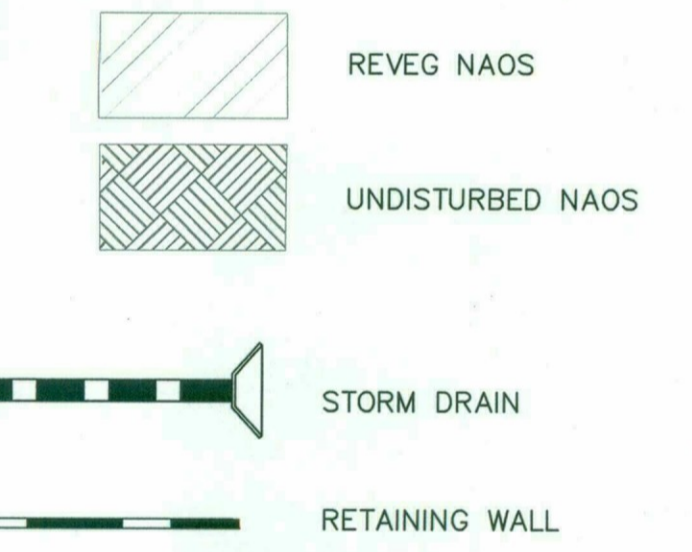
SIENNA HILLS 2
PRELIMINARY PLAT
COVER SHEET
SCOTTSDALE, AZ



PROJECT NO. 291109002
DRAWING NAME PP-CV



TYPICAL LOT DETAIL



CONSTRUCTION NOTES

- 1 5' CURB TRANSITION PER MAG STD DET 221.
- 2 INSTALL 4" ROLL CURB PER MAG STD DET 220-1 (TYPE C).
- 3 INSTALL 6" VERTICAL CURB PER MAG STD DET 2201 (TYPE A).
- 4 INSTALL 6" SIDEWALK PER MAG STD DET 230.
- 5 END 6' SIDEWALK.
- 6 TIE INTO EXISTING 6' SIDEWALK.
- 7 CONSTRUCT 10' CONCRETE MULTI-USE TRAIL PER MAG STD DTL 230. INTEGRALLY COLORED CONCRETE. LOCATED WITHIN SHEA BLVD ROW.
- 8 EXISTING 10' ROADWAY EASEMENT TO BE DEDICATED TO CITY FOR FEE TITLE ROW.



NOTES:
 1. THE FIRE LANE SURFACE SHALL BE SUITABLE FOR ALL-WEATHER USE, WITH A MINIMUM LOADING DESIGN OF 83,000 LB. GROSS VEHICLE WEIGHT INCLUDING ANY BRIDGE OR CULVERT.
 2. ALL EXISTING EASEMENTS AND LOTS TO BE ABANDONED WITH ACCEPTANCE OF FINAL PLAT.

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): 1/4"=10'
 SCALE (V): NONE
 DESIGNED BY: KAC
 DRAWN BY: JPW
 CHECKED BY: CLB
 DATE: 11/08/2017

SIENNA HILLS 2
 PRELIMINARY PLAT
 PRELIMINARY PLAT
 SCOTTSDALE, AZ



PROJECT NO.
291109002
 DRAWING NAME
PP-PP
 02 of 04

ZHANG JUNJIE
APN: 217-29-352

WANG CHIH HUI/ LIN
SZU CHEN
APN: 217-29-351

CHOI FAMILY TRUST
APN: 217-29-350

BRITTON SCOTT
N/PATRICIA TRACY
APN: 217-29-349

YTZEN ALLEN
S/KATHRYN A
APN: 217-29-348

MORRIS KENNETH/DENISE
APN: 217-29-347

DESERT HILLS OF SCOTTSDALE
HOMEOWNERS ASSOC
APN: 217-29-415

DESERT HILLS OF SCOTTSDALE
HOMEOWNERS ASSOC
APN: 217-29-331

SIENNA HILLS 21-CORP
APN: 217-29-934

SIENNA HILLS 21 CORP
APN: 217-29-929

SIENNA HILLS 21 CORP
APN: 217-29-930

SIENNA HILLS 21 CORP
APN: 217-29-931

SIENNA HILLS 21 CORP
APN: 217-29-935

SCHAENEN ELIZABETH D
APN: 217-29-353

GLADNICK MICHAEL/ELAINE
APN: 217-29-354

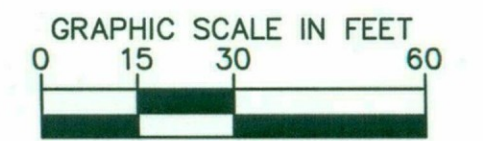
STANGE MARK C
APN: 217-29-355

DESERT HILLS OF SCOTTSDALE
HOMEOWNERS ASSOC
APN: 217-29-413

USA-BOR
APN: 217-29-036B

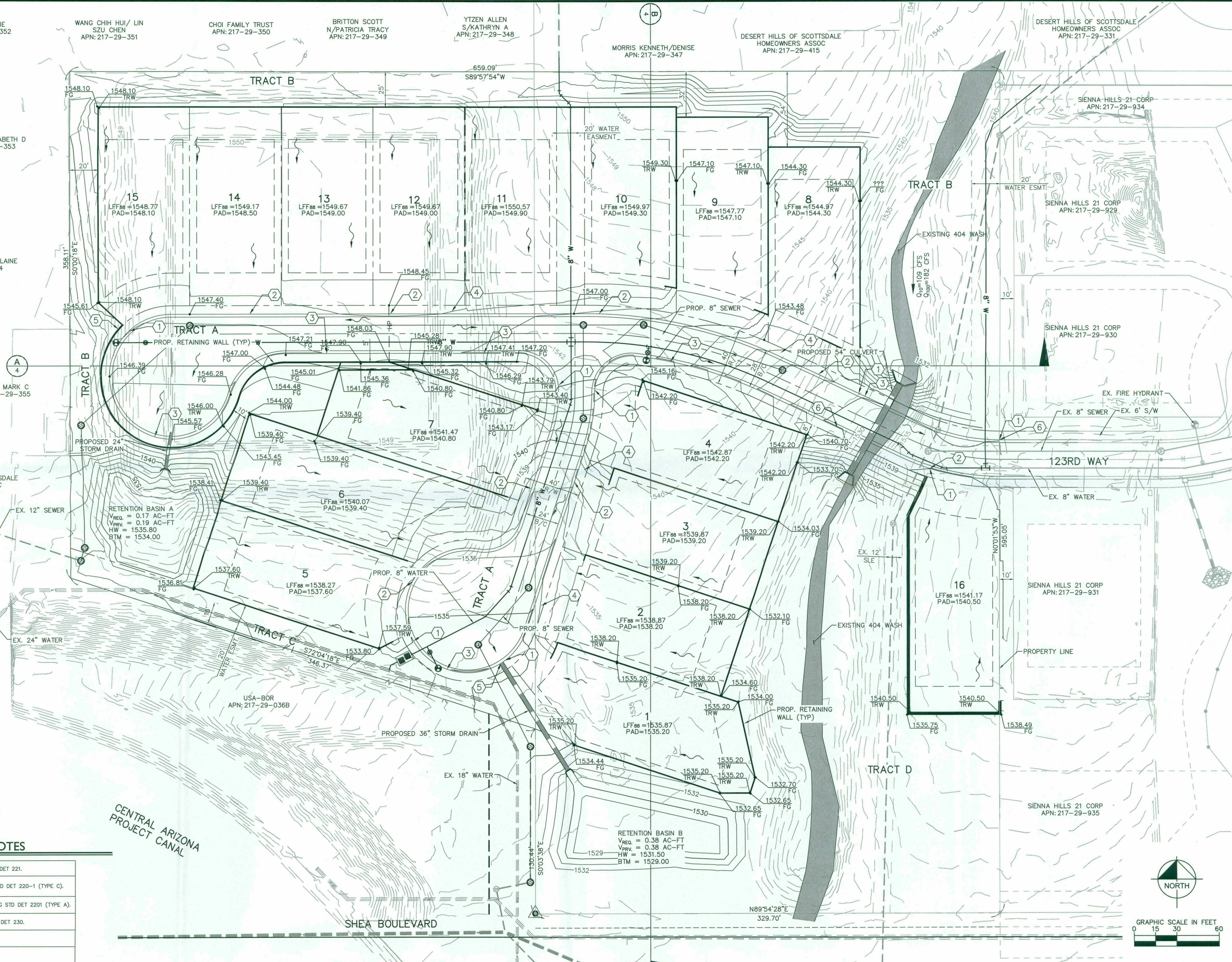
CENTRAL ARIZONA
PROJECT CANAL

SHEA BOULEVARD



CONSTRUCTION NOTES

- ① 5' CURB TRANSITION PER MAG STD DET 221.
- ② INSTALL 4" ROLL CURB PER MAG STD DET 220-1 (TYPE C).
- ③ INSTALL 6" VERTICAL CURB PER MAG STD DET 2201 (TYPE A).
- ④ INSTALL 6" SIDEWALK PER MAG STD DET 230.
- ⑤ END 6' SIDEWALK.
- ⑥ TIE INTO EXISTING 6' SIDEWALK.



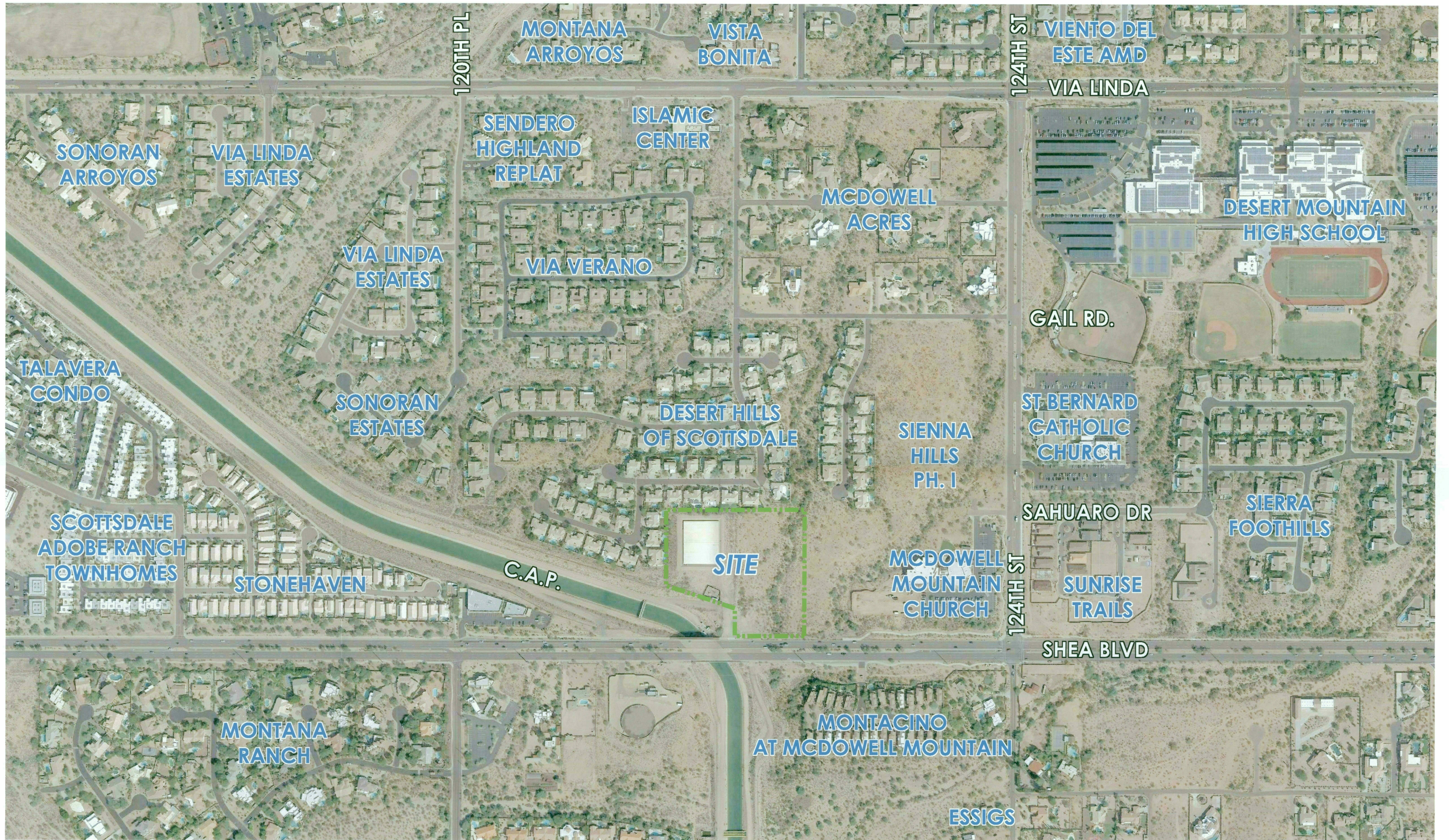
NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
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 7740 North 16th Street, Suite 300
 Phoenix, Arizona 85020 (602) 944-5500
 SCALE (H): 1"=30'
 SCALE (V): NONE
 DESIGNED BY: KAC
 DRAWN BY: JPW
 CHECKED BY: CLB
 DATE: 11/08/2017

SIENNA HILLS 2
 PRELIMINARY PLAT
 PRELIMINARY GRADING
 SCOTTSDALE, AZ



PROJECT NO.
291109002
 DRAWING NAME
PP-GD



SIENNA HILLS PH. II

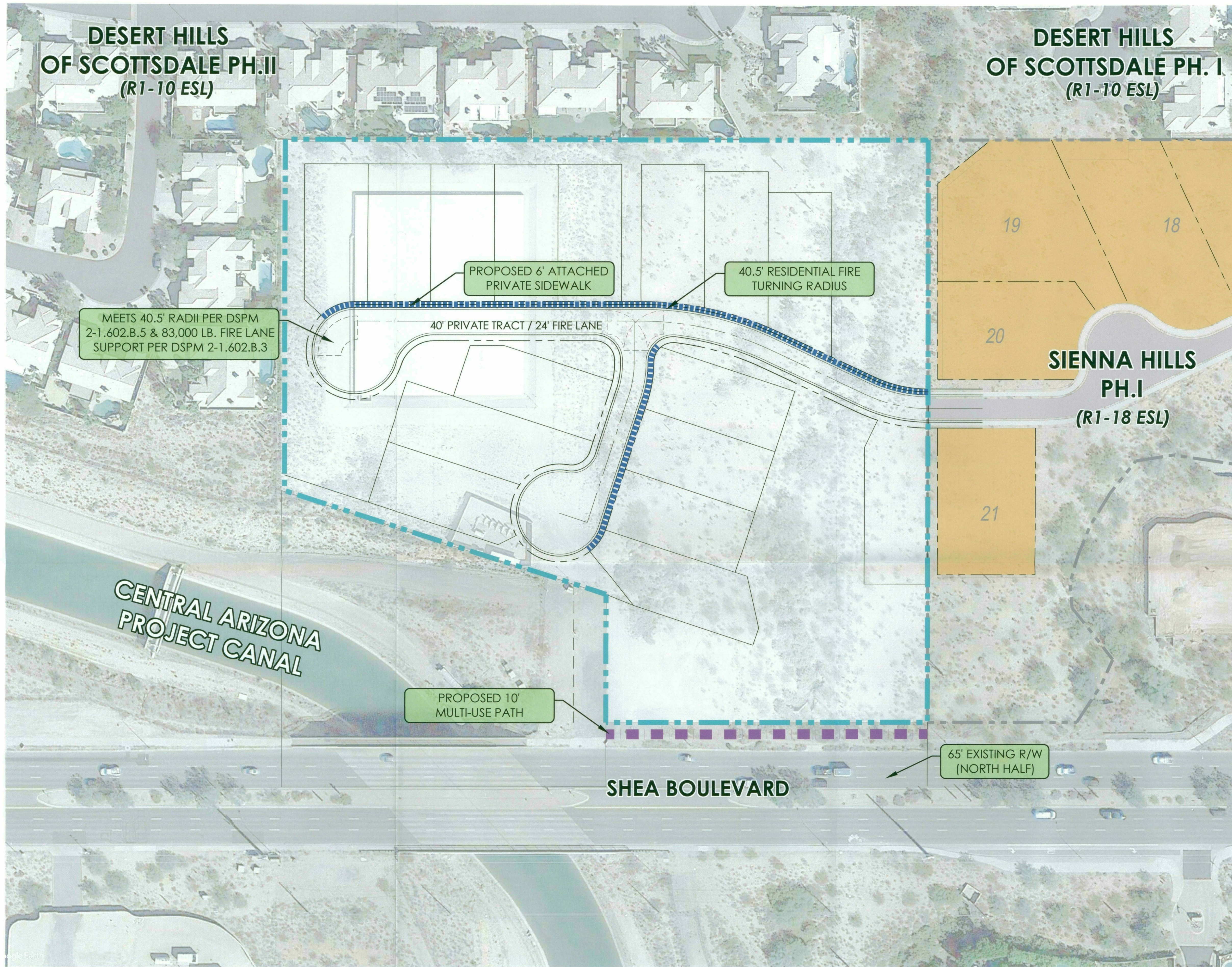
CONTEXT AERIAL



LEGEND	
	SITE BOUNDARY
SITE DATA	
SITE AREA (GROSS):	8.2 AC (+/-)
SITE AREA (NET):	7.7 AC (+/-)
EXISTING ZONING:	R1-43 E.S.L.
PROPOSED ZONING:	R1-10
TOTAL LOTS:	16
GROSS DENSITY:	1.95 DU/AC
TYPICAL LOT SIZE:	65' x 140'
R1-10 W/ AMENDED DEV. STANDARDS	
MIN LOT AREA:	9,100 SQ. FT.
MIN LOT WIDTH:	65'
FRONT S/B:	23'
SIDE S/B:	5'
REAR S/B:	23'

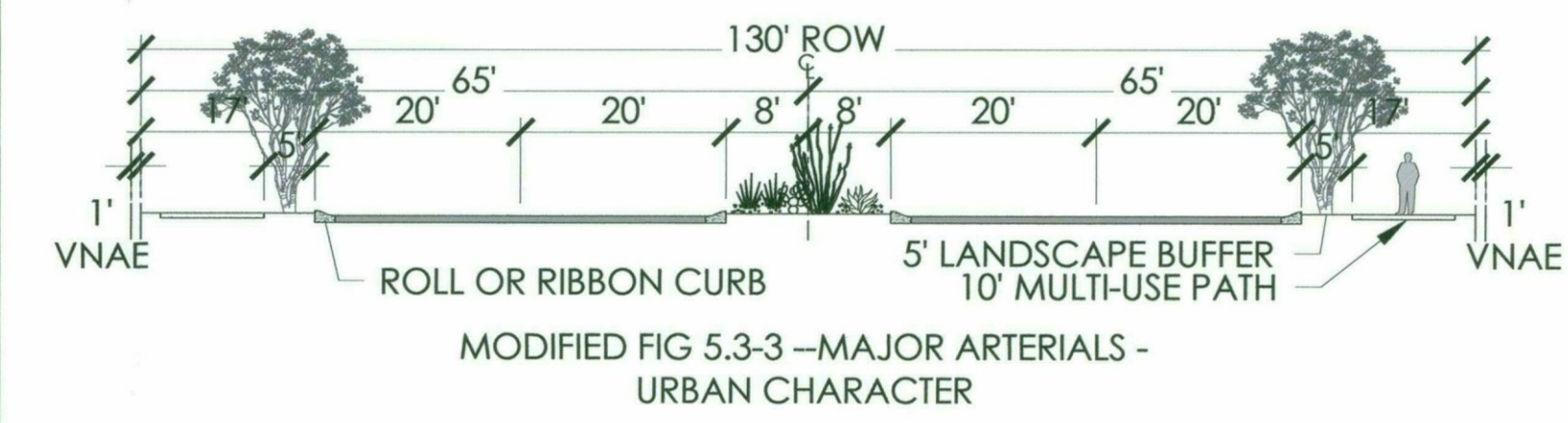
SIENNA HILLS PH. II

CONCEPTUAL SITE PLAN

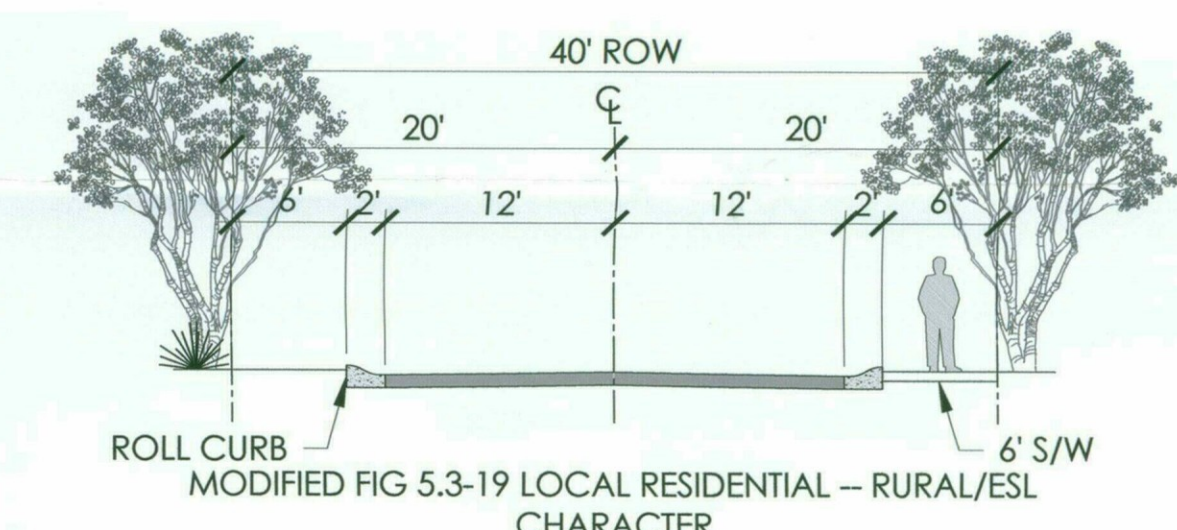


LEGEND:

- - - SITE BOUNDARY
- - - - - PROPOSED 6' ATTACHED PRIVATE SIDEWALK
- - - - - 10' MULTI-USE PATH ADJACENT TO SHEA BLVD



SHEA BOULEVARD CROSS SECTION



TYPICAL INTERNAL LOCAL PRIVATE STREET CROSS SECTION

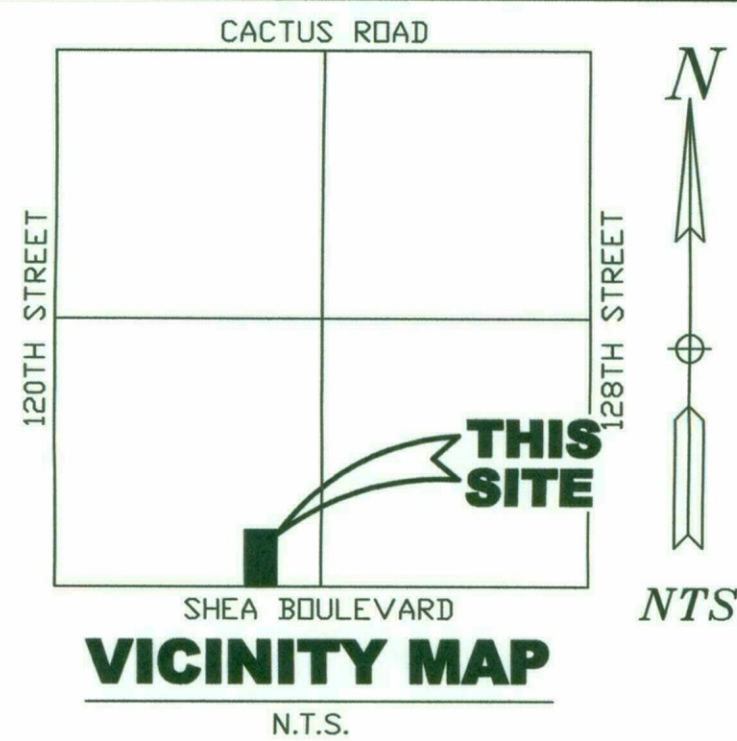
EMERGENCY VEHICLE ACCESS CONFORMANCE INFORMATION

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

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

APN #217-29-035



NOTES

- THIS SURVEY IS BASED ON FIDELITY NATIONAL AGENCY, INC. ORDER NO. 55000233-055, DATED APRIL 25, 2017.
- THIS SITE LIES IN FLOOD ZONE "X" AS STATED IN FEMA MAP NO. 04013C1780L, DATED OCTOBER 16, 2013.
- NO CURB CUTS OR DRIVE WAYS EXIST ON THE SUBJECT PROPERTY FOR ACCESS TO PUBLIC STREETS.

NOTED:

- IT IS THE OPINION OF THE UNDERSIGNED THAT THE FOUND MONUMENTS NOT ACCEPTED, DO NOT BEST REPRESENT THE DEED CORNER (OR RIGHT-OF-WAY/EASEMENT) LOCATIONS.
- FOR COMPUTATION PURPOSES, THE PARCEL AREA LISTED HEREON WAS COMPUTED WITHOUT REGARD TO THE POSSIBLE ENCROACHMENTS OR FENCE LOCATIONS SHOWN.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO EVIDENCE OBSERVED OR RECORDED THAT THE SITE WAS PREVIOUSLY A CEMETERY.
- BUILDING SETBACKS ARE PROVIDED MUST BE VERIFIED BY THE ARCHITECT AND/OR DESIGN PROFESSIONAL PRIOR TO SITE DESIGN.

ENCROACHMENTS:

(A) NONE OBSERVED

SITE DATA

APN 217-29-035
ZONING R1-43
SETBACKS:
FRONT = 40'
REAR = 35'
SIDE = 20'

BENCHMARK

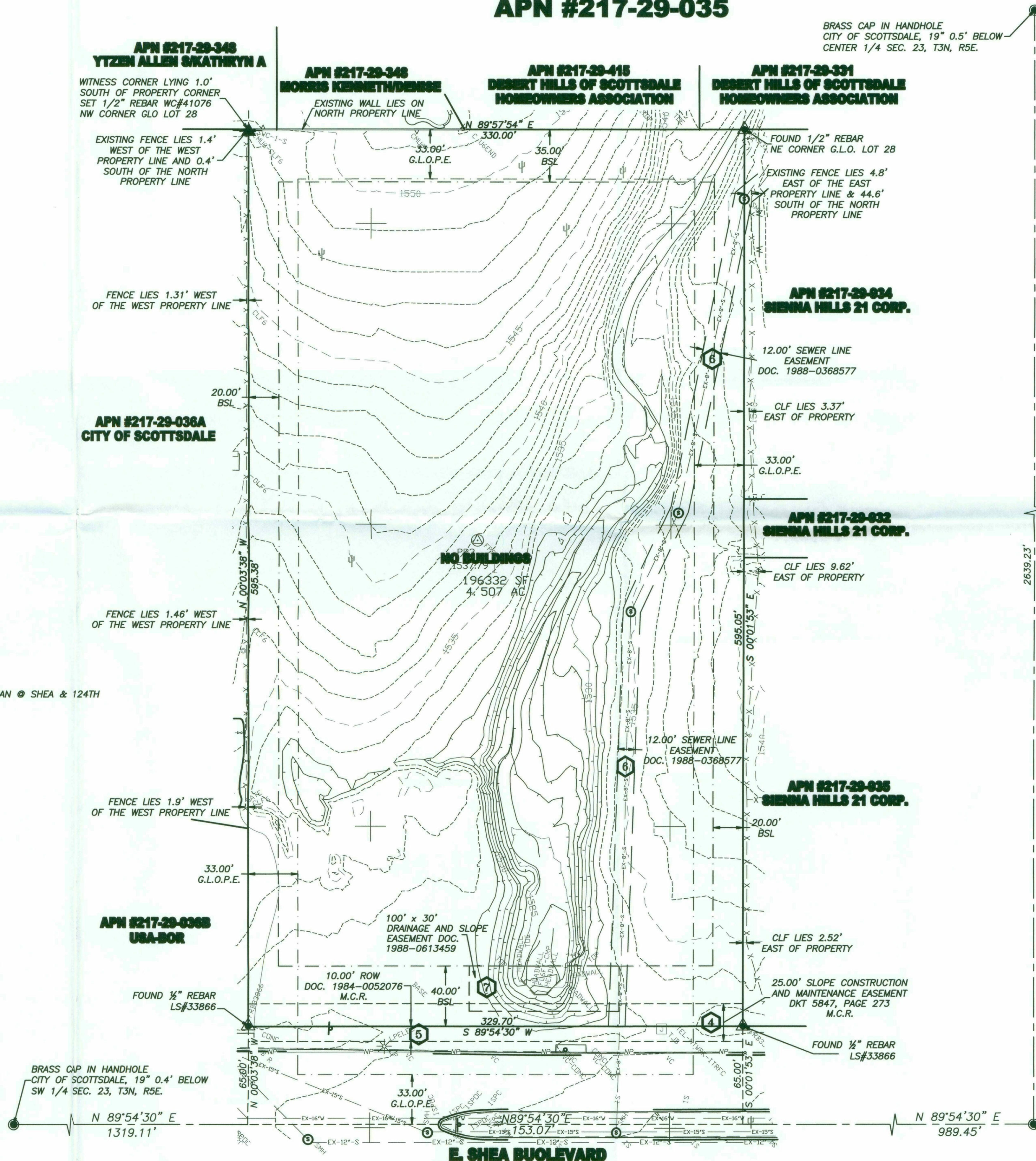
CITY OF SCOTTSDALE CORNER 8261
COS BRASS CAP IN HAND HOLE IN MEDIAN @ SHEA & 124TH
(DOWN 0.40')
ELEVATION = 1543.07 (NAVD88)

BASIS OF BEARINGS:

THE SOUTH LINE OF SECTION 23 BEARS S89°54'30"W AS SHOWN ON BOOK 1282, PAGE 13 M.C.R.

LEGEND

- ▲ FOUND 1/2" REBAR
- ⊙ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊙ SEWER MANHOLE
- EXISTING WALL
- ⊔ TELECOM JUNCT. BOX
- PUE PUBLIC UTILITY EASEMENT
- PUFE PUBLIC UTILITY FACILITY EASEMENT
- ROW RIGHT OF WAY
- BSL BUILDING SETBACK LINE
- EX-12"-S — EXISTING 12" SEWERLINE
- EX-15" — EXISTING 15" SEWERLINE
- NP — NON-POTABLE WATER MAIN
- EX-16"W — EXISTING 16" WATERLINE
- · · · · CHAIN LINK FENCE
- +40.17 EXISTING GRADE
- G.L.O.P.E. GOVERNMENT LAND OFFICE PUBLIC EASEMENT



LEGAL DESCRIPTION:

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS, AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA; AND EXCEPT ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA; AND EXCEPT THE SOUTH 55 FEET FOR ROADWAY.

SCHEDULE B NOTES:

- SLOPE CONSTRUCTION AND MAINTENANCE EASEMENT DOCKET 5847, PAGE 273, AFFECTS THE PROPERTY AND IS PLOTTED HEREON.
- ROAD OR HIGHWAY EASEMENT DOCUMENT No. 84-052076, AFFECTS THE PROPERTY AND IS PLOTTED HEREON.
- SEWER LINE EASEMENT DOCUMENT No. 88-368577, AFFECTS THE PROPERTY AND IS PLOTTED HEREON.
- WATER AND IRRIGATION SYSTEMS EASEMENT DOCUMENT No. 88-0613459, AFFECTS THE PROPERTY AND IS PLOTTED HEREON.

TO SIENNA HILLS 21 CORP., AN ARIZONA CORPORATION; CHRISTINE AND JALMER BERG FOUNDATION; FIDELITY NATIONAL TITLE AGENCY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-6, 8, 11, 13, 16-18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 23, 2016.

DATE OF MAP: 05/11/17

Anthony N. Jaugg
SIGNATURE REGISTRATION NO. 41076

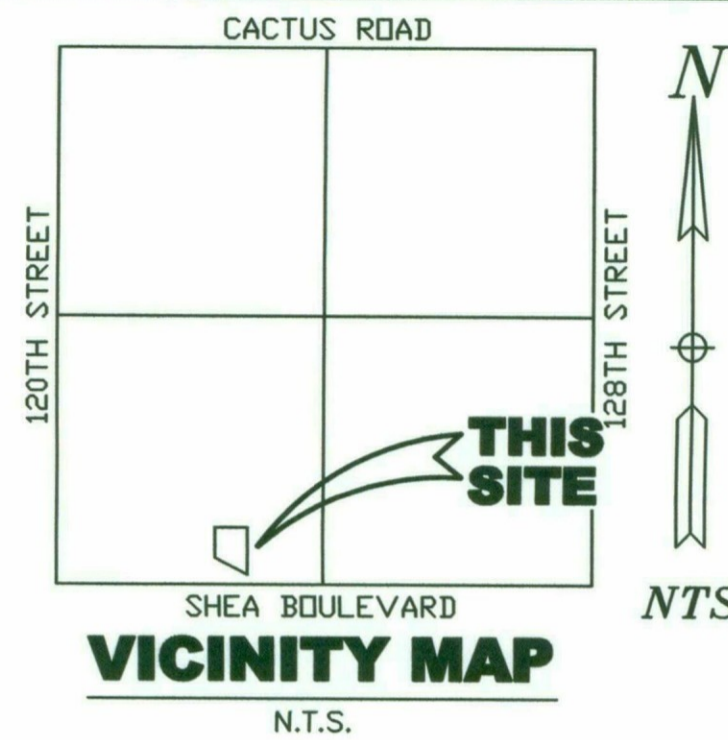
BRASS CAP IN HANDHOLE
CITY OF SCOTTSDALE, 19" 0.4" BELOW
S 1/4 SEC. 23, T3N, R5E.



15-ZN-2017
09/07/17

EXPIRES 03-31-19

	DATE
	REVISION
	<div style="display: flex; justify-content: space-between;"> PHONE (480)844-1666 EMAIL: ace@allenconsultingr.com </div>
	<div style="display: flex; justify-content: space-between;"> 3921 E. BASELINE ROAD #112 GILBERT, ARIZONA 85234 </div>
	<div style="display: flex; justify-content: space-between;"> APN #217-29-035 A PORTION OF THE SW 1/4 SEC 23, T-3-N, R-5-E </div>
	<div style="display: flex; justify-content: space-between;"> SHEA BOULEVARD & 124TH STREET ALTA SURVEY </div>
ALLEN CONSULTING ENGINEERS, INC.	SHEET 1 OF 1
JOB NUMBER 95739	DATE 05-11-17
DRAWING ALTA	CHECKED BY
DRAFTSMAN	



ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

APN #217-29-036A



LEGEND

- SET 1/2" REBAR LS#41076
- ▲ WITNESS CORNER - SET 1/2" REBAR WC#41076
- BRASS CAP
- ▲ FOUND 1/2" REBAR
- NOTHING FOUND/NOTHING SET
- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊙ WATER MANHOLE
- ⊖ SEWER MANHOLE
- EXISTING WALL
- PUE PUBLIC UTILITY EASEMENT
- PUFE PUBLIC UTILITY FACILITY EASEMENT
- ROW RIGHT OF WAY
- BSL BUILDING SETBACK LINE
- EX-12"-S — EXISTING 12" SEWERLINE
- NP-EX-15" — EXISTING 15" SEWERLINE
- NP — NON-POTABLE WATER MAIN
- EX-16"W — EXISTING 16" WATERLINE
- x x x x x CHAIN LINK FENCE
- + 40.17 EXISTING GRADE
- G.L.O.P.E. GOVERNMENT LAND OFFICE PUBLIC EASEMENT
- ☪ CACTUS
- ☼ PALM TREE
- ☼ LIGHT POST
- ⊖ BUSH
- ⊖ WATER TANK

NOTES

1. THIS SURVEY IS BASED ON FIDELITY NATIONAL AGENCY, INC. ORDER NO. 55000233-055, DATED APRIL 25, 2017.
2. THIS SITE LIES IN FLOOD ZONE "X" AS STATED IN FEMA MAP NO. 04013C1780L, DATED OCTOBER 16, 2013.
3. NO CURB CUTS OR DRIVE WAYS EXIST ON THE SUBJECT PROPERTY FOR ACCESS TO PUBLIC STREETS.

NOTED:

1. IT IS THE OPINION OF THE UNDERSIGNED THAT THE FOUND MONUMENTS NOT ACCEPTED, DO NOT BEST REPRESENT THE DEED CORNER (OR RIGHT-OF-WAY/EASEMENT) LOCATIONS.
2. FOR COMPUTATION PURPOSES, THE PARCEL AREA LISTED HEREON WAS COMPUTED WITHOUT REGARD TO THE POSSIBLE ENCROACHMENTS OR FENCE LOCATIONS SHOWN.
3. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
4. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
5. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
6. THERE IS NO EVIDENCE OBSERVED OR RECORDED THAT THE SITE WAS PREVIOUSLY A CEMETERY.
7. BUILDING SETBACKS ARE PROVIDED MUST BE VERIFIED BY THE ARCHITECT AND/OR DESIGN PROFESSIONAL PRIOR TO SITE DESIGN.

ENCROACHMENTS:

(A) NONE OBSERVED

OWNER

CITY OF SCOTTSDALE
7447 E INDIAN SCHOOL RD STE 205
SCOTTSDALE, AZ 85251

SITE DATA

APN 217-29-036A
ZONING: R1-43
SETBACKS:
FRONT = 40'
REAR = 35'
SIDE = 20'
GROSS AREA:
135,504 SF
3,1107 AC

BENCHMARK

CITY OF SCOTTSDALE CORNER 8261
COS BRASS CAP IN HAND HOLE IN MEDIAN @ SHEA & 124TH
(DOWN 0.40')

ELEVATION = 1543.07 (NAVD88)

BASIS OF BEARINGS:

THE SOUTH LINE OF SECTION 23 BEARS S89°54'30"W AS SHOWN ON BOOK 1282, PAGE 13 M.C.R.

LEGAL DESCRIPTION:

LOT 29, SECTION 23, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS, AS RESERVED BY THE UNITED STATES OF AMERICA IN PATENT RECORDED OCTOBER 6, 1959 IN DOCKET 3015, PAGE 273, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPTING THAT PORTION CONVEYED TO THE UNITED STATES OF AMERICA IN WARRANTY DEED RECORDED JULY 15, 1974 IN DOCKET 10739, PAGE 1285, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

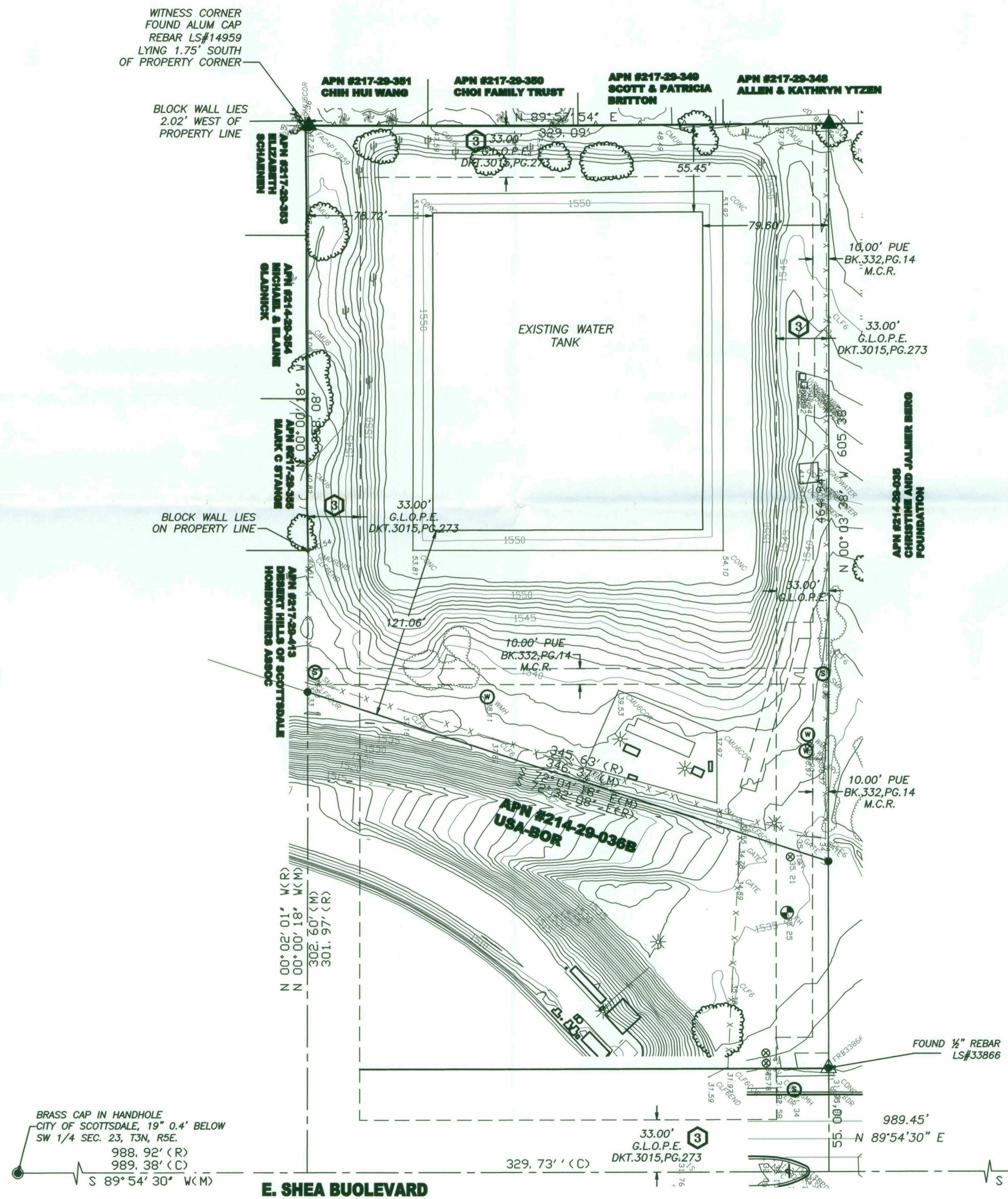
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 29 THAT BEARS NORTH 89 DEGREES 26 MINUTES 40 SECONDS EAST, 988.92 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 23;

THENCE FROM SAID POINT OF BEGINNING AND ALONG THE WEST BOUNDARY OF SAID LOT 29 NORTH 00 DEGREES 02 MINUTES 01 SECONDS WEST, 301.97 FEET;

THENCE LEAVING SAID WEST BOUNDARY SOUTH 72 DEGREES 32 MINUTES 08 SECONDS EAST, 345.63 FEET TO A POINT IN THE EAST BOUNDARY OF SAID LOT 29;

THENCE ALONG SAID EAST BOUNDARY SOUTH 00 DEGREES 01 MINUTES 46 SECONDS EAST, 195.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 29;

THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 29 SOUTH 89 DEGREES 26 MINUTES 40 SECONDS WEST, 329.64 FEET TO THE POINT OF BEGINNING.



SCHEDULE B NOTES:

- ③ ROADWAY AND PUBLIC UTILITY EASEMENT RECORDED IN DOCKET 3015, PAGE 273, IS SHOWN HEREON.

TO CITY OF SCOTTSDALE; CHICAGO TITLE AGENCY, INC:

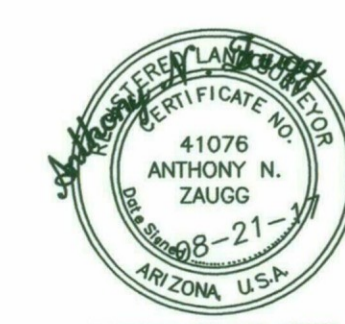
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-6, 8, 11, 13, 16-18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 23, 2016.

DATE OF MAP: 08/21/17

Anthony N. Faugg
SIGNATURE

REGISTRATION NO. 41076



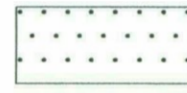
15-ZN-2017
09/07/17



DATE		REVISION		PHONE (480)844-1666		EMAIL: ace@allenconsultingengr.com	
JOB NUMBER	95739	SHEET	1	OF	1	DATE	08-21-17
DRAWING	ALTA	CHECKED BY					
DRAFTSMAN	ALLEN CONSULTING ENGINEERS, INC. 3921 E. BASELINE ROAD #112 GILBERT, ARIZONA 85234						
A PORTION OF THE SW 1/4 SEC 23, T-3-N, R-5-E SHEA BOULEVARD & 124TH STREET ALTA SURVEY							



LEGEND:

- 
ZONE A: NATURAL VEGETATION
 The identified areas depict undisturbed portions of the site which will remain in the current state. Areas to be designed as undisturbed N.A.O.S.
- 
ZONE B: NATIVE PLANTING
 The identified areas are primarily N.A.O.S revegetated areas to mitigate development disturbance. Plant selection and density will match surrounding vegetation and may include salvaged materials.
- 
ZONE C: MAINTAINED LANDSCAPING
 The identified areas are privately owned and maintained. These landscaped areas are located on lot adjacent to building envelopes.

LANDSCAPE NOTES:

1. ALL DISTURBED AREAS ARE TO HAVE 'DESERT FLOOR' DECOMPOSED GRANITE. MATCH COLOR AND SIZE OF SURROUNDING AREAS.
2. ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
3. BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.
4. FIFTY PERCENT OF PROPOSED TREES SHALL BE MATURE, AS DEFINED IN ARTICLE III, DEFINITIONS, OF THE ZONING ORDINANCE. INDICATE BOTH THE COMPLIANT CALIPER AND INDUSTRY STANDARDS BOX SIZE FOR THAT CALIPER IN THE PLANT PALETTE.
5. ALL SPECIES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPT. OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST.
6. NO SHRUB OR GROUND COVER WITHIN SIGHT VISIBILITY TRIANGLE SHALL EXCEED 2'-0" IN HEIGHT AT MATURITY, TYP.
7. PLANTS PROPOSED IN DRAINAGE BASINS SHALL BE IN CONFORMANCE WITH DESIGN STANDARDS AND POLICIES MANUAL SECTION 2-1.903 NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.
8. CUL-DE-SAC LANDSCAPE SHALL BE PLANTED PER ZONING ORDINANCE SECTION 1-303 REFER TO PLAN AND REPORTS REQUIREMENTS FOR DEVELOPMENT APPLICATIONS.

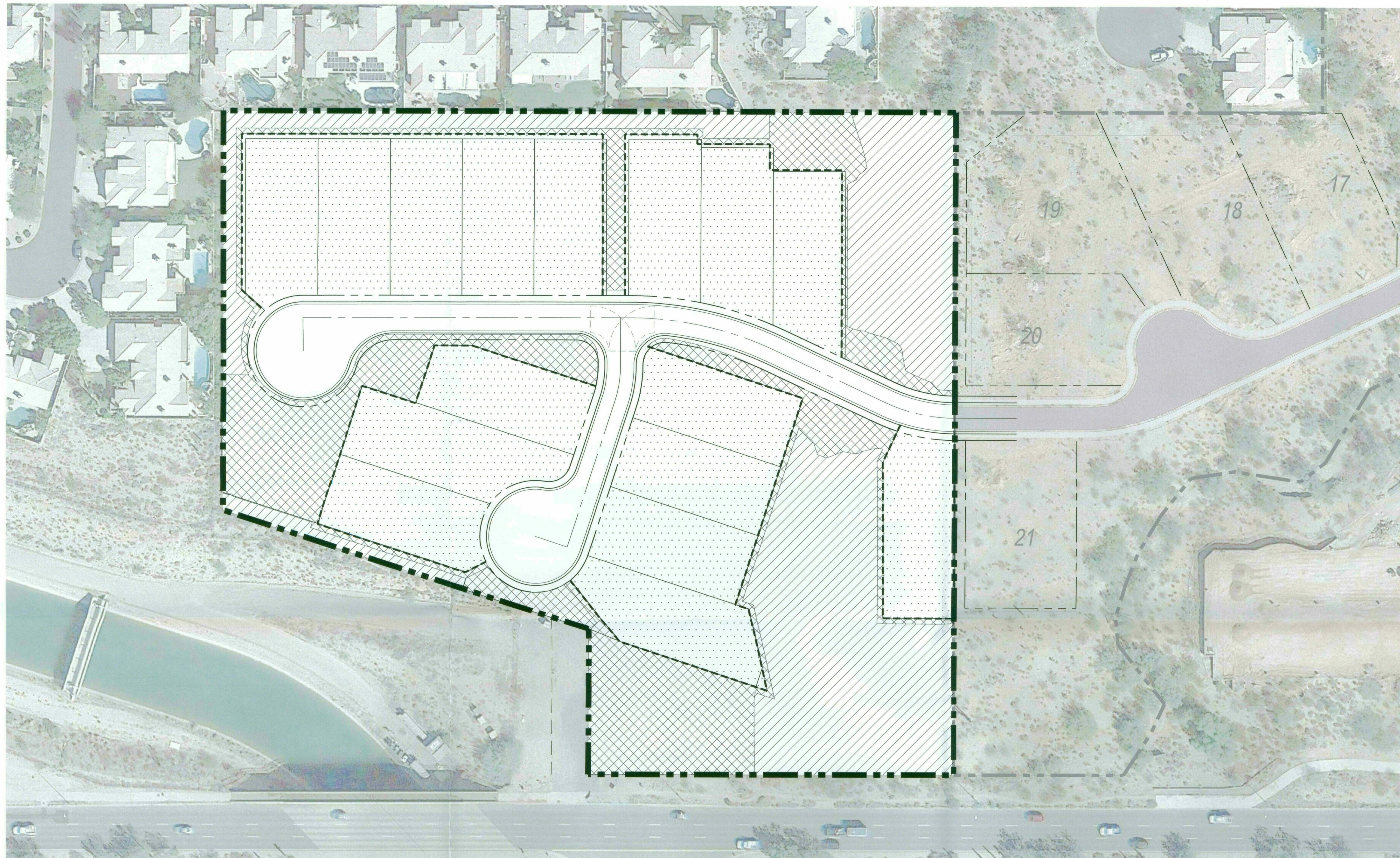
*NOTE: LIMITS OF PLANTING AREAS AS DEPICTED ON THIS EXHIBIT ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE

SALVAGE & REVEGETATION TECHNIQUES:


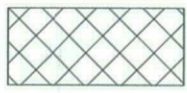
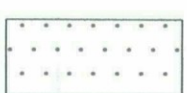
1. Re-vegetated portions of the site, a hydroseed mix will be used to allow quick, efficient re-growth of plant material within disturbed landscape areas.
2. All re-vegetated areas shall be watered for three years maximum.
3. Container-grown plant material shall be irrigated with drip irrigation.
4. The selection, placement and alignment (rotation) of all on-site nursery salvage trees shall be approved by owner, or the landscape architect, prior to digging and planting.

LIGHTING

ALL LIGHTING TO ADHERE TO SECTION 7.600 - OUTDOOR LIGHTING OF THE SCOTTSDALE ZONING ORDINANCE, AS WELL AS SPECIFICATIONS OUTLINED FOR ESL AREAS.



LEGEND:

-  **ZONE A: NATURAL VEGETATION**
The identified areas depict undisturbed portions of the site which will remain in the current state.
-  **ZONE B: NATIVE PLANTING**
The identified areas will be revegetated to visually mitigate the disturbance caused by construction. The plant selection and density will be designed to appear similar to the Natural Vegetation Zone. Salvaged plant material from onsite may be used in this zone.
-  **ZONE C: MAINTAINED LANDSCAPING**
The identified areas are privately owned and maintained. These landscaped areas are located on lot adjacent to building envelopes.

PLANT PALETTE

ZONE A: NATURAL VEGETATION

No disturbance will occur in this zone. Existing landscaping shall remain natural state.

ZONE B: NATIVE PLANTING

This area adheres to the "Indigenous Plants" list found in the Scottsdale Indigenous/Desert Appropriate Plant for ESL. Plantings may include, but are not limited to:

TREES

- Acacia constricta
- Berberis haematocarpa
- Canotia holacantha
- Celtis pallida
- Cercidium (Parkinsonia) floridum
- Chilopsis linearis
- SUCCULENTS / CACTI
- Agave palmeri
- Carnegiea gigantea
- Dasyliirion wheeleri
- Echinocereus engelmannii cactus
- Ferocactus cylindraceus Barrel

- ANNUALS / PERENNIALS / VINES**
- Abronia villosa Sand Verbena
- Amsinckia intermedia Fiddleneck
- Baileya multiradiata Desert Marigold
- Cucurbita digitata Coyote Gourd
- Dyssodia pentachaeta Dogweed/Golden

- GRASSES**
- Aristida purpurea Purple Threeawn
- Bouteloua aristoides Needle Grama
- Bouteloua curtipendula Sideoats Grama
- Eriogonum pulchellum Fluffgrass
- Hilaria belangeri Curly Mesquite

SHRUBS / BUSHES

- Ambrosia ambrosioides
- Canyon Ragweed
- Ambrosia deltoidea Triangl-leaf Bursage
- Ambrosia dumosa White Bursage
- Anisacanthus therberi Desert Honeysuckle

ZONE C: MAINTAINED LANDSCAPING

This area adheres to the "Recommended Plant for Enclosed Areas" list found in the Scottsdale Indigenous/Desert Appropriate Plant for ESL. Plantings may include, but are not limited to:

TREES

- Acacia aneura Mulga
- Acacia willardiana Palo Blanco
- Bauhinia lunarioides Chihuahuan Orchid Tree
- Callistemon rigidus Stiff Bottlebrush
- Cercidium (Parkinsonia) Praecox Palo Brea
- SUCCULENTS/CACTI/FOCAL PLANTS
- Agave Americana Century Plant
- Aloe vera Aloe Vera
- Brahia armata Mexican Blue Palm
- Creus peruvianus Peruvian Apple Cactus
- Hesperaloe parviflora Red Yucca

GROUNDCOVER

- Acacia redolens Prostrate Acacia
- Asteriscus Mediterranean Beach Daisy
- Atriplex semibaccata Australian Saltbush
- Baccharis pilularis Chaparral Broom
- Bulbine frutescens Bulbine

SHRUBS/BUSHES/VINES

- Acacia craspedocarpa Waxleaf Acacia
- Antigonon leptopus Coral Vine
- Atriplex nummularia Chamisa
- Bauhinia lunarioides Chihuahuan Orchid Shrub
- Caesalpinia gilliesii Yellow Bird-of-Paradise

LANDSCAPE NOTES:

1. All disturbed areas are to have 'desert floor' decomposed granite. match color and size of surrounding areas.
2. All berms are to have maximum 4:1 side slopes.
3. Boulders are to be surface select site boulders, 1/3 buried in soil, typ.
4. Fifty percent of proposed trees shall be mature, as defined in article iii, definitions, of the zoning ordinance. indicate both the compliant caliper and industry standards box size for that caliper in the plant palette.
5. All species shall be selected solely from the arizona dept. of water resources low water use / drought tolerant plant list.
6. No shrub or groundcover within sight visibility triangle shall exceed 2'-0" in height at maturity, typ.
7. Plants proposed in drainage basins shall be in conformance with design standards and policies manual section 2-1.903 native plants in detention basins and drainage channels.
8. All landscaped areas shall adhere to Zoning Ordinance Sections 10.100, 10.200, 10.401, 10.402, 10.501, 10.502.

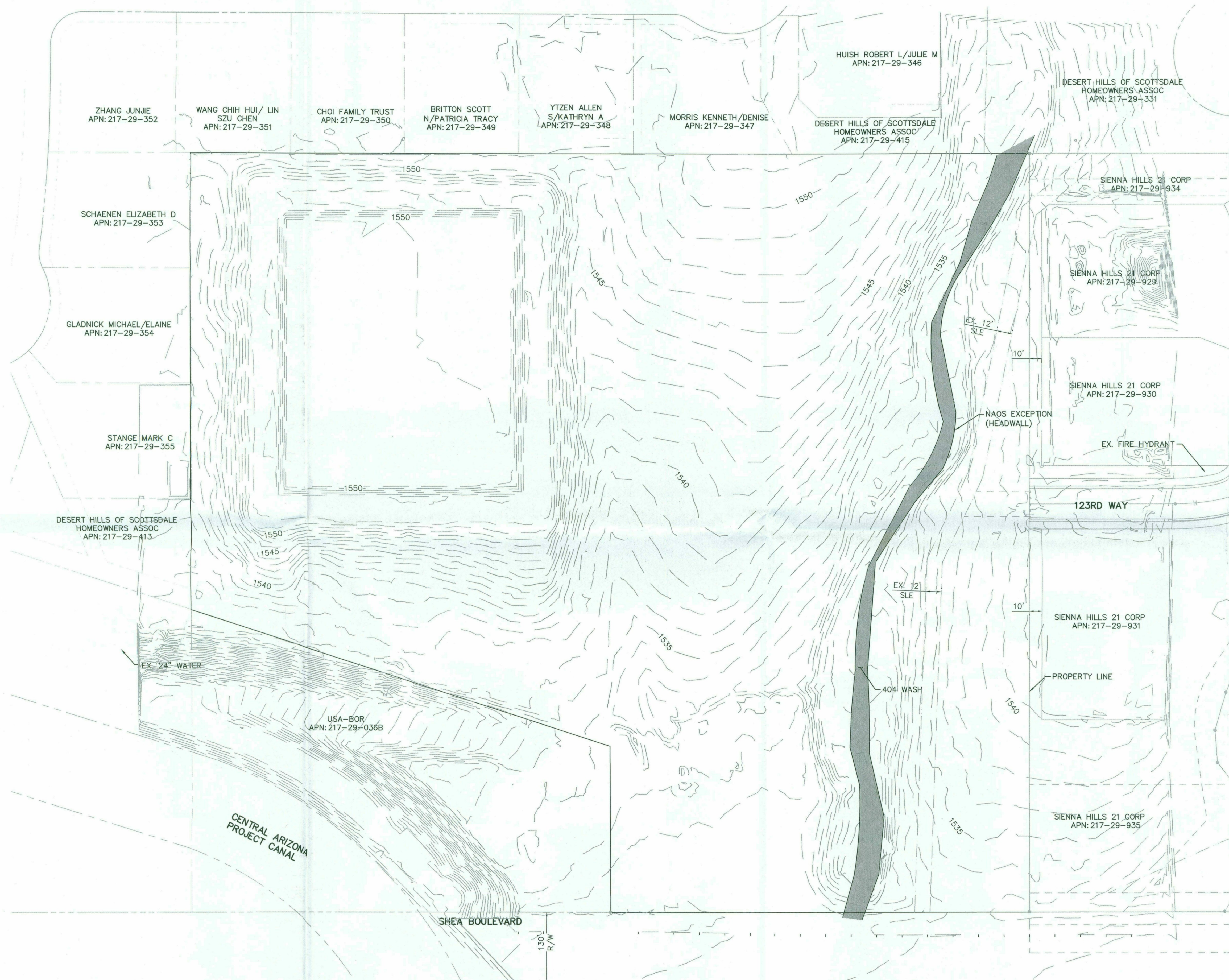
*NOTE: Limits of planting areas and material as depicted on this exhibit are conceptual and may be subject to change

SALVAGE & REVEGETATION TECHNIQUES:

1. Re-vegetated portions of the site, a hydroseed mix will be used to allow quick, efficient re-growth of plant material within disturbed landscape areas.
2. All re-vegetated naos areas shall be watered for three years maximum.
3. Container-grown plant material shall be irrigated with drip irrigation.
4. The selection, placement and alignment (rotation) of all on-site nursery salvage trees shall be approved by owner, or the landscape architect, prior to digging and planting.

LIGHTING

ALL LIGHTING TO ADHERE TO SECTION 7.600 - OUTDOOR LIGHTING OF THE SCOTTSDALE ZONING ORDINANCE, AS WELL AS SPECIFICATIONS OUTLINED FOR ESL AREAS.



ZHANG JUNJIE APN: 217-29-352

WANG CHIH HUI/ LIN SZU CHEN APN: 217-29-351

CHOI FAMILY TRUST APN: 217-29-350

BRITTON SCOTT N/PATRICIA TRACY APN: 217-29-349

YTZEN ALLEN S/KATHRYN A APN: 217-29-348

MORRIS KENNETH/DENISE APN: 217-29-347

HUIH ROBERT L/JULIE M APN: 217-29-346

DESERT HILLS OF SCOTTSDALE HOMEOWNERS ASSOC APN: 217-29-415

DESERT HILLS OF SCOTTSDALE HOMEOWNERS ASSOC APN: 217-29-331

SCHAENEN ELIZABETH D APN: 217-29-353

GLADNICK MICHAEL/ELAINE APN: 217-29-354

STANGE MARK C APN: 217-29-355

DESERT HILLS OF SCOTTSDALE HOMEOWNERS ASSOC APN: 217-29-413

USA-BOR APN: 217-29-036B

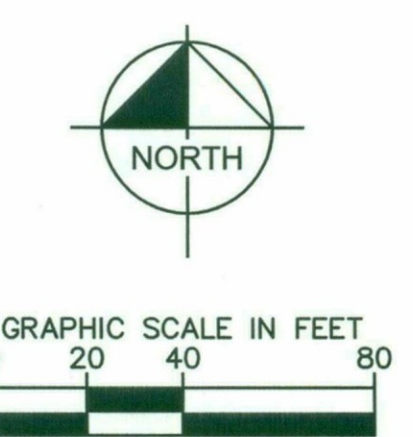
SIENNA HILLS 21 CORP APN: 217-29-934

SIENNA HILLS 21 CORP APN: 217-29-929

SIENNA HILLS 21 CORP APN: 217-29-930

SIENNA HILLS 21 CORP APN: 217-29-931

SIENNA HILLS 21 CORP APN: 217-29-935



15-ZN-2017
09/07/17

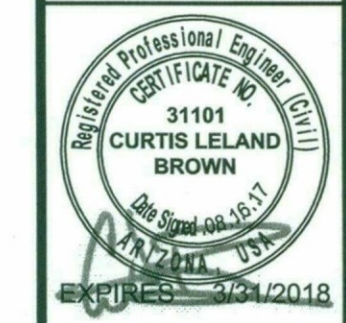
NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=50'
SCALE (V): N/A
DESIGNED BY: KAC
DRAWN BY: SCJM
CHECKED BY: CLB
DATE: 09/07/17

SIENNA HILLS 2
PRELIMINARY PLAT
TOPOGRAPHY
SCOTTSDALE, AZ



PROJECT NO.
291109002
DRAWING NAME
TOPO.DWG

GENERAL NOTES

1. THE SALVAGING CONTRACTOR SHALL REVIEW THIS PROJECT WITH THE CITY ENGINEER PRIOR TO STARTING WORK.
2. ALL SALVAGING OPERATIONS WORK SHALL CONFORM TO M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND THE CITY OF SCOTTSDALE M.A.G. SUPPLEMENTAL SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS.
3. SHOULD THE SALVAGING CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE PLANS AND SPECIFICATIONS OR SHOULD THERE BE ANY DISCREPANCIES, THE CONTRACTOR SHALL CONTACT THE CITY ENGINEER FOR CLARIFICATION BEFORE PROCEEDING FURTHER WITH ANY OTHER WORK.
4. THE SALVAGING CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH THE UNDERGROUND UTILITIES, PIPES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
5. THE SALVAGING CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.
6. THE SALVAGING CONTRACTOR SHALL VERIFY AND ACCEPT ALL SITE CONDITIONS AND ROUGH GRADES PRIOR TO STARTING ANY WORK.
7. THE SALVAGE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON THESE PLANS.



SALVAGE OPERATIONS NOTES

1. THE CONTRACTOR SHALL SUBMIT A SALVAGE OPERATIONS PLAN FOR REVIEW AND APPROVAL BY THE CITY ENGINEER AND LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY GROUND BREAKING WORK BY THE CONTRACTOR. THE SALVAGE OPERATIONS PLAN SHALL BE CONTAINED IN A THREE RING BINDER(S) AND SHALL BE TYPED ON 8 INCH x 11 INCH SHEETS. THE CONTRACTOR SHALL SUBMIT FOUR (4) COPIES OF THE SALVAGE OPERATIONS PLAN TO THE CITY ENGINEER AT THE PRE-CONSTRUCTION MEETING.
2. THE SALVAGE OPERATIONS PLAN SHALL CONTAIN AS A MINIMUM THE FOLLOWING ITEMS AND THE PLAN SHALL CONFORM TO THE DETAILS SHOWN ON THE PROJECT PLANS.
 - A. THE SALVAGE OPERATIONS PLAN SHALL CLEARLY DEMONSTRATE TO THE CITY HOW THE CONTRACTOR'S SALVAGE OPERATIONS METHODS AND APPROACH WILL BE ACCOMPLISHED FROM MARCH 1 THROUGH SEPTEMBER 30.
 - B. METHODS FOR THE COORDINATING THE SALVAGE AND SALVAGE PLANTING OF ALL LOCAL STOCK WITH ANTICIPATED PHASING AND SEQUENCING OF CONSTRUCTION PER STATIONING LIMITS AND THE DEVELOPMENT OF TEMPORARY NURSERY.
 - C. EXISTING AND FINAL LOCATION OF EACH LOCAL STOCK (IF DIFFERENT THAN SHOWN ON THE PLANS).
 - D. IDENTIFICATION NUMBERS OF EACH LOCAL STOCK ITEM (IF DIFFERENT THAN SHOWN ON THE PLANS).
 - E. SOURCES OF COLLECTED/OPEN STOCK (IF REQUIRED) TO SUPPLY REPLACEMENTS OF THE MATERIALS THAT ARE LOST DUE TO EXCESSIVE MORTALITY ON THE PROJECT).
 - F. A SECTION THAT IDENTIFIES ALL PROPOSED NURSERY LOCATIONS. THIS SECTION SHALL INCLUDE A PHOTO INVENTORY OF THE EXISTING CONDITIONS OF THE NURSERY LOCATION AND THE CONTRACTORS PROPOSED RE-ESTABLISHMENT OF THE AREAS DISTURBED AS PART OF THE NURSERY DEVELOPMENT.
 - G. A LIST OF ALL MATERIALS AND EQUIPMENT PROPOSED FOR INCORPORATION INTO THE WORK. THE CONTRACTOR SHALL HAVE MATERIALS AND EQUIPMENT CORRECTLY MARKED ON EACH COPY OF THE LIST. THE LIST SHALL SHOW THE CATALOGUE NUMBERS, MANUFACTURER'S NAMES MODEL NUMBERS, SIZES, CAPACITY, COMPLETE SPECIFICATIONS, INSTRUCTIONS, DESIGN DATA AND/OR DRAWINGS TO DETERMINE WHETHER OR NOT EACH PIECE OF MATERIAL OR EQUIPMENT IS ACCEPTABLE.
3. THE CITY ENGINEER WILL BE THE SOLE JUDGE OF THE ACCEPTABILITY OF THE RECOMMENDATIONS WITHIN THE SALVAGE OPERATIONS PLAN AND WILL NOTIFY THE CONTRACTOR WITHIN 21 DAYS OF THE ACCEPTABILITY OF THE PLAN.
4. THE CITY RESERVES THE RIGHT TO REJECT AT ANY TIME THE CONTRACTORS SALVAGE OPERATIONS PLAN BASED ON THE REVIEW OF THE QUALIFICATIONS STATEMENT AND/OR PERFORMANCE OF THE WORK HEREIN.
5. THE WORK SHALL ALSO INCLUDE:
 - A. THE MACHINERY, EQUIPMENT, LABOR AND MATERIALS REQUIRED TO PROVIDE AND SUPPLY ALL BOXING MATERIALS, IRRIGATION WATER, CONSTRUCT AND MAINTAIN THE NURSERY.
 - B. TRANSPORTING THE LOCAL STOCK TO THE NURSERY.
 - C. DISTRIBUTING WATER TO THE PLANTS FROM THE INITIATION OF THE SALVAGING OPERATIONS AND/OR FROM THE TIME OF PLACEMENT OF THE PLANTS IN THE NURSERY AS APPLICABLE.
 - D. PREPARATION OF PLANTING PITS IN THE NURSERY AND AT THE FINAL PLANTING LOCATION, INCLUDING EXCAVATING AND BACK FILLING.
 - E. THE DOCUMENTATION, MEASUREMENT, AND INSPECTION OF LOCAL STOCK AS IDENTIFIED HEREIN.
 - F. THE PREPARATION, MODIFICATIONS AND REPRODUCTION OF A SALVAGE OPERATIONS PLAN.
 - G. SUPPLY AND INSTALLATION OF ANY REQUIRED CHEMICAL SOLUTIONS, FERTILIZERS AND AMENDMENTS.

NATIVE PLANT INVENTORY

PLANT #	COMMON NAME	CALIPER (in)/ HEIGHT (ft)	STATUS	COMMENTS
1	BARREL	6	S	
2	BARREL	6	S	
3	SAGUARO	11	S	
4	BARREL	6	S	
5	FOOTHILLS PALO VERDE	10	S	
6	FOOTHILLS PALO VERDE	7	NS	BRANCH DIEBACK
7	FOOTHILLS PALO VERDE	20	NS	EXPOSED ROOTS
8	FOOTHILLS PALO VERDE	6	NS	EXPOSED ROOTS
9	FOOTHILLS PALO VERDE	10	NS	EXPOSED ROOTS / ON SLOPE
10	BARREL	5	S	
11	SAGUARO	38	S	6 ARMS
12	FOOTHILLS PALO VERDE	8	NS	ROCK SOIL / LEANING
13	BARREL	4	S	
14	SAGUARO	34	S	7 ARMS
15	BARREL	4	NS	DAMAGED
16	OCOTILLO	7	S	
17	SAGUARO	4	S	
18	BLUE PALO VERDE	8	NS	ROCKY SOIL / LEANING
19	SAGUARO	19	S	4 ARMS
20	BARREL	6	S	
21	MESQUITE	18	NS	EXPOSED ROOTS
22	BLUE PALO VERDE	4	NS	TRUNK FORM / LEANING
23	HYBRID PALO VERDE	4	NS	TRUNK FORM
24	BARREL	6	S	
25	SAGUARO	13	S	
26	SAGUARO	15	S	
27	BLUE PALO VERDE	5	NS	TRUNK FORM / LEANING
28	BARREL	4	S	

NATIVE PLANT STATUS LEGEND	TREE	CACTI
S = SALVAGE	1	16
NS = NON-SALVAGE	10	1
PIP = PROTECT-IN-PLACE	0	0

SYMBOL LEGEND	
 #	TREE
 #	CACTI

J2 Engineering and Environmental Design
 4649 East Cotton Gin Loop, Suite B2
 Phoenix, Arizona 85040
 Phone: 602-438-2221
 www.j2design.us

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



DATE	REVISION	BY
SUBMITTAL		PUBLIC WORKS
60%		WATER RESOURCES DEPARTMENT
PRELIMINARY NOT FOR CONSTRUCTION		8388 E. SAN SALVADOR DR. SCOTTSDALE, AZ 85268
SHEET TITLE NATIVE PLANT INVENTORY SUMMARY & NOTES		
PROJECT TITLE BPS 36		
PROJECT TITLE ZONE 2 WATER SYSTEM PACKAGE 1		
SCALE	DESIGNED	DATE
HORIZAS	RC	MAY 2016
VERT. NOTED	DRAWN	AS-BUILT
	AF	
BIC NO.	SHT.	
WC05B	LS01	
PROJECT NO.	36 OF 52	
WC05B		

PLAN REVIEW NO.

Native Plant

NATIVE PLANT PRESERVATION PLAN

BERG PROPERTY E. SHEA BLVD. & N.122nd ST. ALIGNMENT SCOTTSDALE, ARIZONA.

NATIVE PLANT LIST

Berg Property - APN 217-29-035
Native Plant Inventory / Survey
Prepared By: Black Eagle Nurseries and Maintenance, Inc. Job # 121247
For: Pinnacle Ridge Holdings, LLC/Blandford Homes
Date: 8/10/2017



Tag #	Plant Abbv.	Condition	Inventory Designation	Salvageability Comments	Caliper Inches	Tree Height	Tree Width	Saguaro Trunk (s)	# of Arms	L.F. of Arms	L.F. of Saguaro Height	Other Cacti H	Box Size - in
1	BAR	Good	Salvage									3	
2	IWD	Poor	Destroy	Trunk Structure	18	12	10						
3	SAG	Good	Salvage					5	0	0	5		
4	BAR	Good	Salvage									3	
5	FPV	Good	Salvage		6	9	9						42
6	BAR	Good	Salvage	Multi 5+2+1+1+1								10	
7	FPV	Poor	Destroy	Dying	10	12	9						
8	SAG	Good	Salvage					3	0	0	3		
9	SAG	Good	Salvage					3	0	0	3		
10	SAG	Good	Salvage					5+5	0	0	10		
11	FPV	Good	Salvage		8	13	10						48
12	BAR	Good	Salvage									3.5	
13	FPV	Good	Salvage		18	18	25						78
14	IWD	Fair	Destroy	Trunk Structure/Wide Base	36	22	35						
15	BAR	Good	Salvage									3	
16	IWD	Good	Salvage		21	22	30						84
17	FPV	Good	Salvage		18	20	25						78
18	IWD	Fair	Destroy	Angled Trunk	14	17	22						
19	FPV	Poor	Destroy	Angled Trunk	13	16	20						
20	FPV	Fair	Destroy	Angled Trunk	12	13	12						
21	IWD	Fair	Destroy	Branch Structure	8	11	9						
22	IWD	Poor	Destroy	Mistletoe	26	22	28						
23	FPV	Poor	Destroy	Angled Trunk	7	9	8						
24	HCK	Poor	Destroy	Trunk Structure	5	8	6						
25	FPV	Poor	Destroy	Exposed Roots	5	8	8						
26	FPV	Poor	Destroy	Angled Trunk	8	9	8						
27	FPV	Good	Destroy	Exp. Roots/Edge of Wash	16	14	20						
28	HCK	Poor	Destroy	Trunk Structure/Wide Base	8	8	15						
29	FPV	Poor	Destroy	Mistletoe	14	15	20						
30	FPV	Poor	Destroy	Exp. Roots/Edge of Wash	16	17	22						
31	FPV	Poor	Destroy	Exp. Roots/Edge of Wash	19	15	20						
32	FPV	Poor	Destroy	Angled Trunk	6	8	7						
33	FPV	Poor	Destroy	Exp. Roots/Edge of Wash	9	10	10						
34	FPV	Poor	Destroy	Angled Trunk	7	8	8						
35	FPV	Fair	Destroy	Exposed Roots	9	9	8						
36	FPV	Fair	Destroy	Mistletoe	18	20	25						
37	BAR	Good	Salvage									3	
38	FPV	Poor	Destroy	Exp. Roots/Edge of Wash	17	14	18						
39	BAR	Good	Salvage									4	
40	BAR	Good	Salvage									3	
41	BAR	Good	Salvage									3	
42	BAR	Good	Salvage									3	
43	IWD	Poor	Destroy	Trunk Structure/Wide Base	19	15	20						
44	BAR	Good	Salvage	Multi 5+3								8	
45	FPV	Fair	Destroy	Exposed Roots	12	11	15						
46	IWD	Good	Salvage		26	30	35						84
47	FPV	Good	Salvage		14	15	24						66
48	HCK	Poor	Destroy	Trunk Structure/Wide Base	12	10	18						
49	FPV	Poor	Destroy	Trunk Structure	18	20	22						
50	IWD	Good	Salvage		17	16	22						72
51	FPV	Fair	Destroy	Trunk Structure	18	19	25						
52	FPV	Poor	Destroy	Branch Structure	8	10	9						
53	FPV	Fair	Destroy	Exposed Roots	12	12	15						
54	FPV	Good	Salvage		18	20	28						72
55	FPV	Poor	Destroy	Trunk Structure	13	13	12						
56	BAR	Good	Salvage									5	
57	FPV	Fair	Destroy	Exposed Roots	5	9	8						
58	FPV	Fair	Destroy	Angled Trunk	7	8	7						
59	FPV	Good	Salvage		20	22	30						84
60	IWD	Poor	Destroy	Trunk Structure	9	12	10						
61	SAG	Good	Salvage					3	0	0	3		
62	FPV	Good	Salvage		19	20	28						78
63	SAG	Fair	Destroy	Holes/Trunk Damage				30	6	24	54		
64	SAG	Poor	Destroy	Unhealthy/Dehydrated				24	4	13	37		
65	SAG	Good	Salvage					3	0	0	3		
66	FPV	Fair	Destroy	Angled Trunk	16	20	26						
67	SAG	Good	Salvage					6	0	0	6		
68	SAG	Good	Salvage					5	0	0	5		
69	SAG	Good	Salvage					3	0	0	3		
70	IWD	Fair	Salvage		19	16	25						78
71	FPV	Good	Salvage		15	15	22						66
72	FPV	Good	Salvage		14	16	24						66
73	FPV	Poor	Destroy	Trunk Structure	18	17	28						
74	FPV	Good	Salvage		10	12	15						54
75	BAR	Good	Salvage	Multi 5+4								9	
76	SAG	Good	Salvage					9	0	0	9		
77	FPV	Poor	Destroy	Trunk Structure	17	12	16						
78	BAR	Good	Salvage									3	
79	FPV	Good	Salvage		6	8	8						42
80	FPV	Good	Salvage		7	9	8						48
81	FPV	Good	Salvage		14	13	18						66
82	FPV	Poor	Destroy	Exp. Roots/Edge of Wash	18	16	22						
83	FPV	Good	Salvage		6	7	7						42
84	FPV	Good	Salvage		7	8	6						48

Summary

Salvage Plants	
20	Trees on this site to salvage totaling 283.0 caliper inches
10	Saguaro Cacti on this site to salvage totaling 50.0 linear feet
14	Barrel Cacti on this site to salvage totaling 63.5 linear feet
44	Total Plants to Salvage
Unsalvageable Plants	
38	Trees on this site that are not salvageable totaling 503.0 caliper inches
2	Saguaro Cacti on this site that are not salvageable totaling 91.0 linear feet
40	Total Plants to Destroy (Unsalvageable)

Abbreviation Legend

Abb	Botanical Name	Common Name
BAR	Ferocactus spp.	Barrel Cactus
FPV	Cercidium microphyllum	Foothill Palo Verde
HCK	Celtis pallida	Desert Hackberry
IWD	Olneya tesota	Ironwood
SAG	Carnegiea gigantea	Saguaro

OWNER/DEVELOPER

SIENNA HILLS 21 CORP.
3321 E. BASELINE ROAD
GILBERT, AZ. 85234
PHONE 480-892-4492

LAND PLANNER

LVA URBAN DESIGN STUDIO
120 S. ASH AVENUE
TEMPE, AZ. 85281
PHONE 480-994-0994

INVENTORY CONTRACTOR

BLACK EAGLE NURSERIES AND
MAINTENANCE, INC.
P.O. BOX 27849
TEMPE, AZ. 85285
PHONE 602-323-1558

SALVAGE NOTES

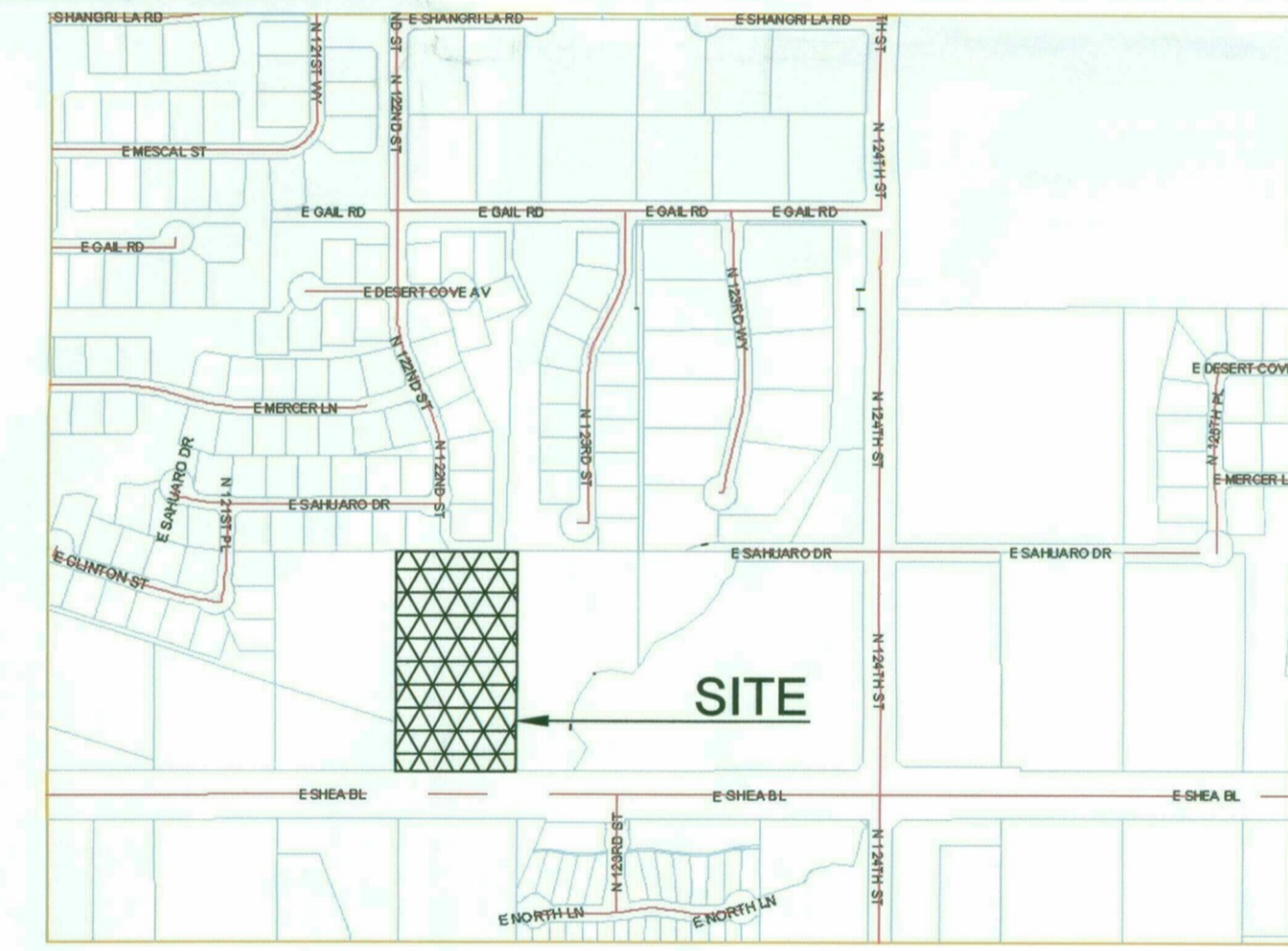
- All native plant material on this site to be clearly flagged with reflective tape or weatherproof tags visible from all directions. Color Code as follows:
Red = Salvage and relocate
Blue = Destroy, not salvageable, can not remain in place
White = Remain in place
- Weatherproof tags or reflective tape shall be numbered to correspond with Native Plant Inventory list and Site Plan.
- All salvaged plants will be stored at an onsite holding yard and will be re-planted at a later date.
- All miscellaneous cacti under 3' in height will be salvaged and stored in the nursery if they are within the building envelope and affected by construction.
- Upon removal of salvageable native plants the salvage contractor shall submit a list identifying the tag number of the plants surviving salvage operations to the city's landscape inspector prior to issuance of the certificate of occupancy.
- All requirements of the State of Arizona, including the "Notice of Intent to Clear Land" shall be met notwithstanding any approvals by the City of Scottsdale.
- Contractor is responsible for verifying all project property lines prior to salvage. Any plant material that is labeled salvageable or non-salvageable outside of final staking boundaries is to remain in place unless otherwise directed by owner.
- Contractor to verify with owner all plant material labeled salvageable or non-salvageable adjacent to N.A.O.S. boundaries and/or drainage ways.

LEGEND

PLANT SYMBOL LEGEND	
	BARREL CACTUS
	BLUE PALO VERDE
	CRUCIFIXION THORN
	FOOTHILL PALO VERDE
	HACKBERRY
	IRONWOOD
	NATIVE MESQUITE
	SAGUARO

VICINITY MAP

NOT TO SCALE



PLANT INVENTORY APPROVAL, CITY OF SCOTTSDALE
Plan Approval good for 90 Days

DATE

15-ZN-2017
09/07/17



NATIVE PLANT PRESERVATION PLAN






BERG PROPERTY
E. SHEA BLVD & N. 122nd ST ALIGNMENT
SCOTTSDALE, ARIZONA

FILE NAME: X
DATE PLOTTED: X



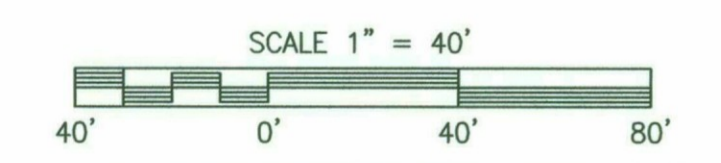
LEGEND

PLANT SYMBOL LEGEND

-  BARREL CACTUS
-  BLUE PALO VERDE
-  CRUCIFIXION THORN
-  FOOTHILL PALO VERDE
-  HACKBERRY
-  IRONWOOD
-  NATIVE MESQUITE
-  SAGUARO

TAG # COLOR CODE

- RED = SALVAGE
- BLUE = UNSALVAGEABLE (DESTROY)



BLACK EAGLE Nurseries and Maintenance, Inc. P.O. Box 27849
 Tempe, AZ 85285
 602 / 323-1558

NATIVE PLANT PRESERVATION PLAN

BERG PROPERTY
 E. SHEA BLVD & N. 122 nd ST ALIGNMENT
 SCOTTSDALE, ARIZONA