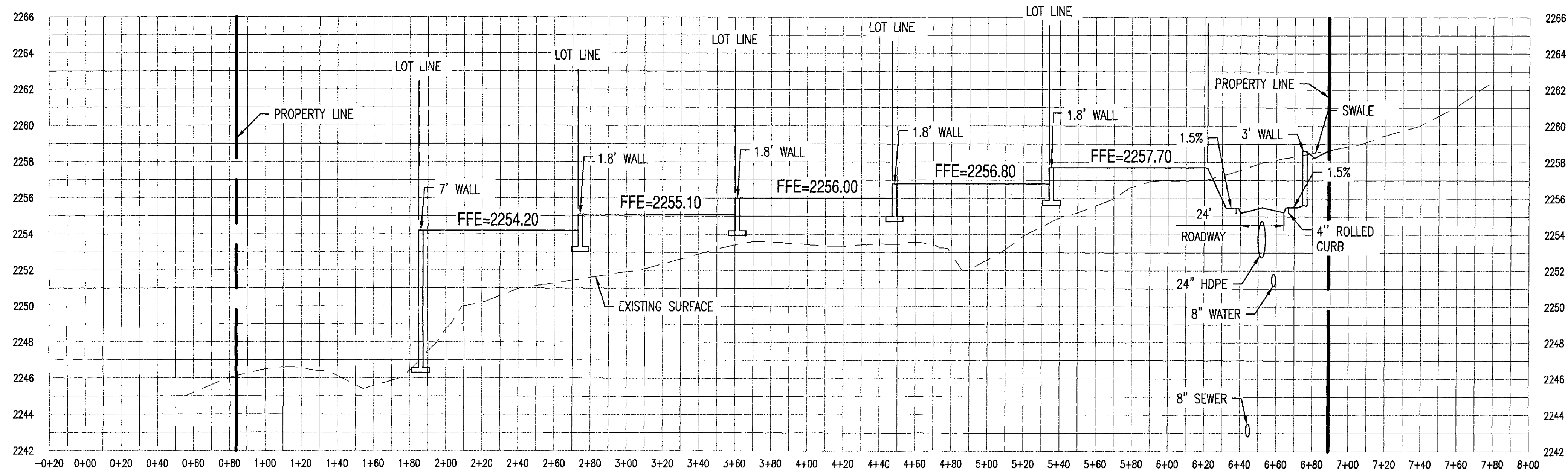
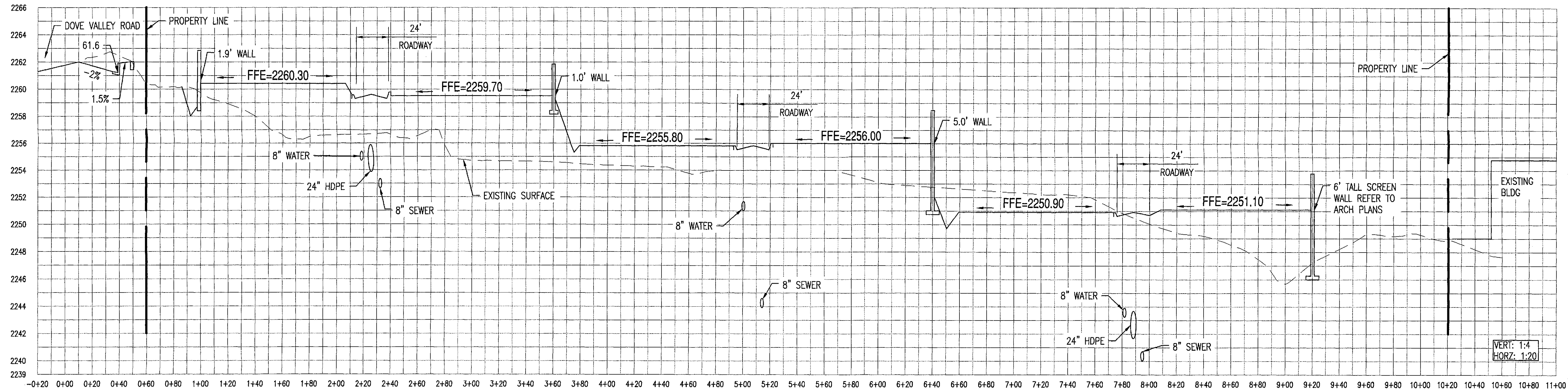


X:\PROJECTS\HOMAN\SCOTTSDALE HEIGHTS DOVE VALLEY SCOTTSDALE 171113\11 CAD (SEG)\11.2 ENTITLEMENT-PLANNING\C3.10.DWG

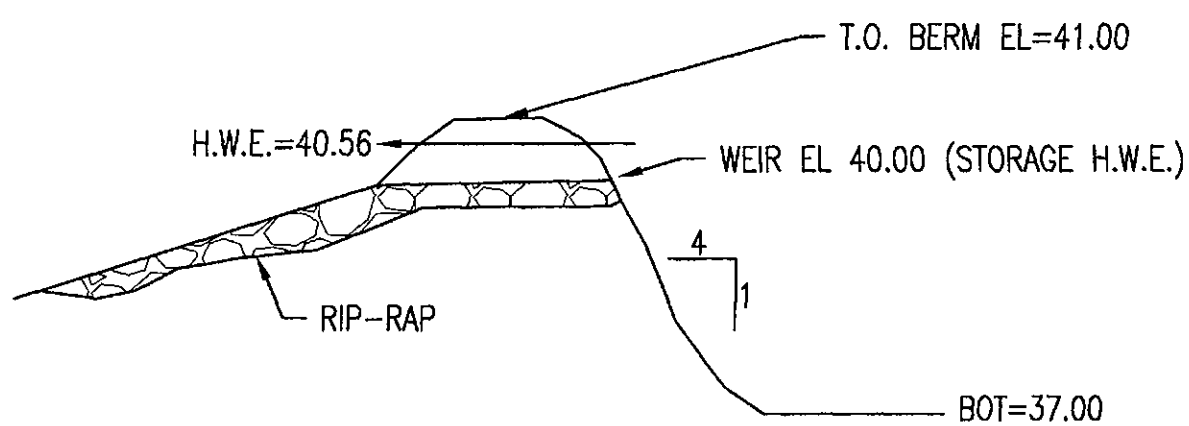


SECTION A-A

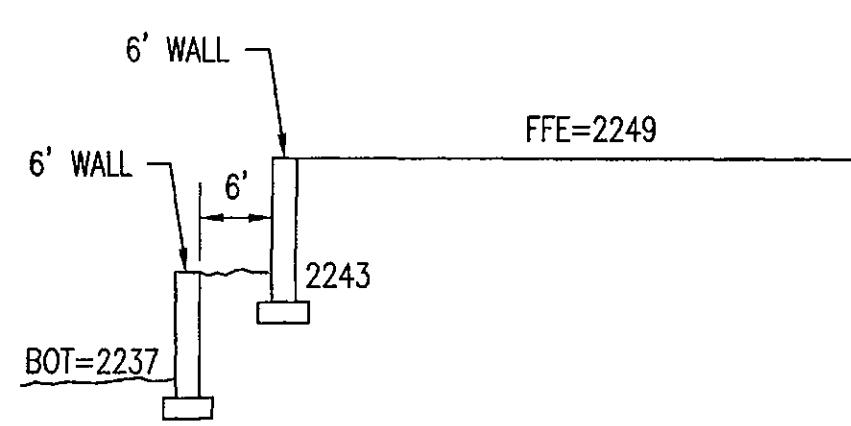
VERT: 1:4
HORZ: 1:40



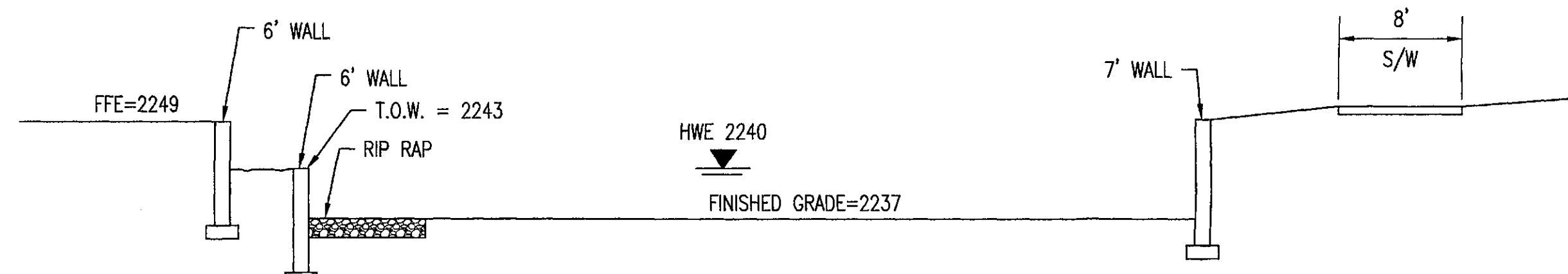
VERT: 1:4
HORZ: 1:20



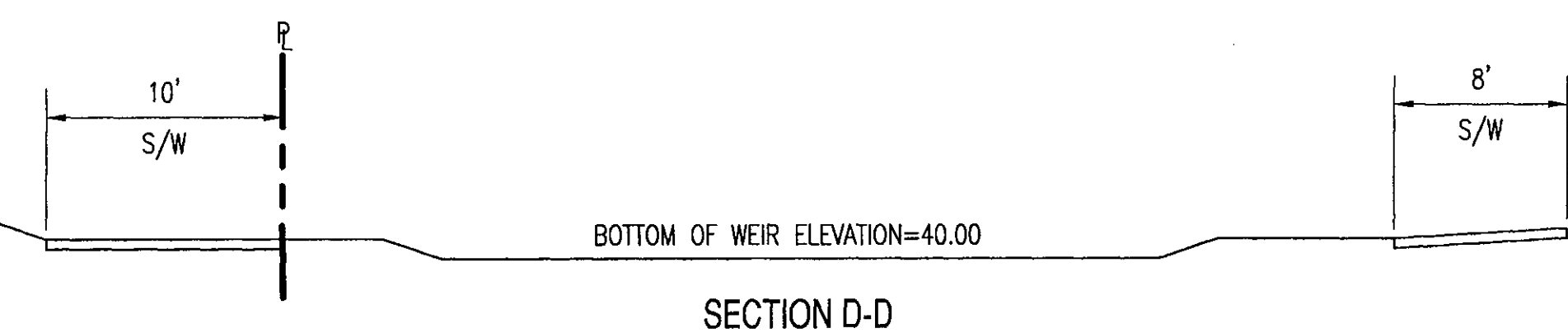
SECTION C-C



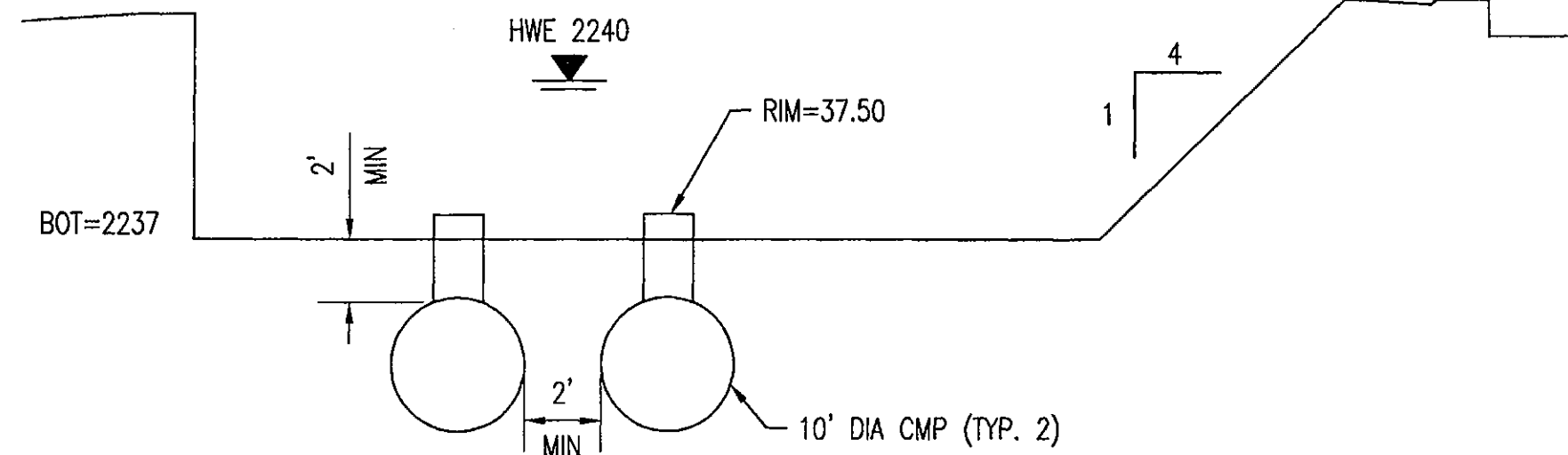
SECTION E-E



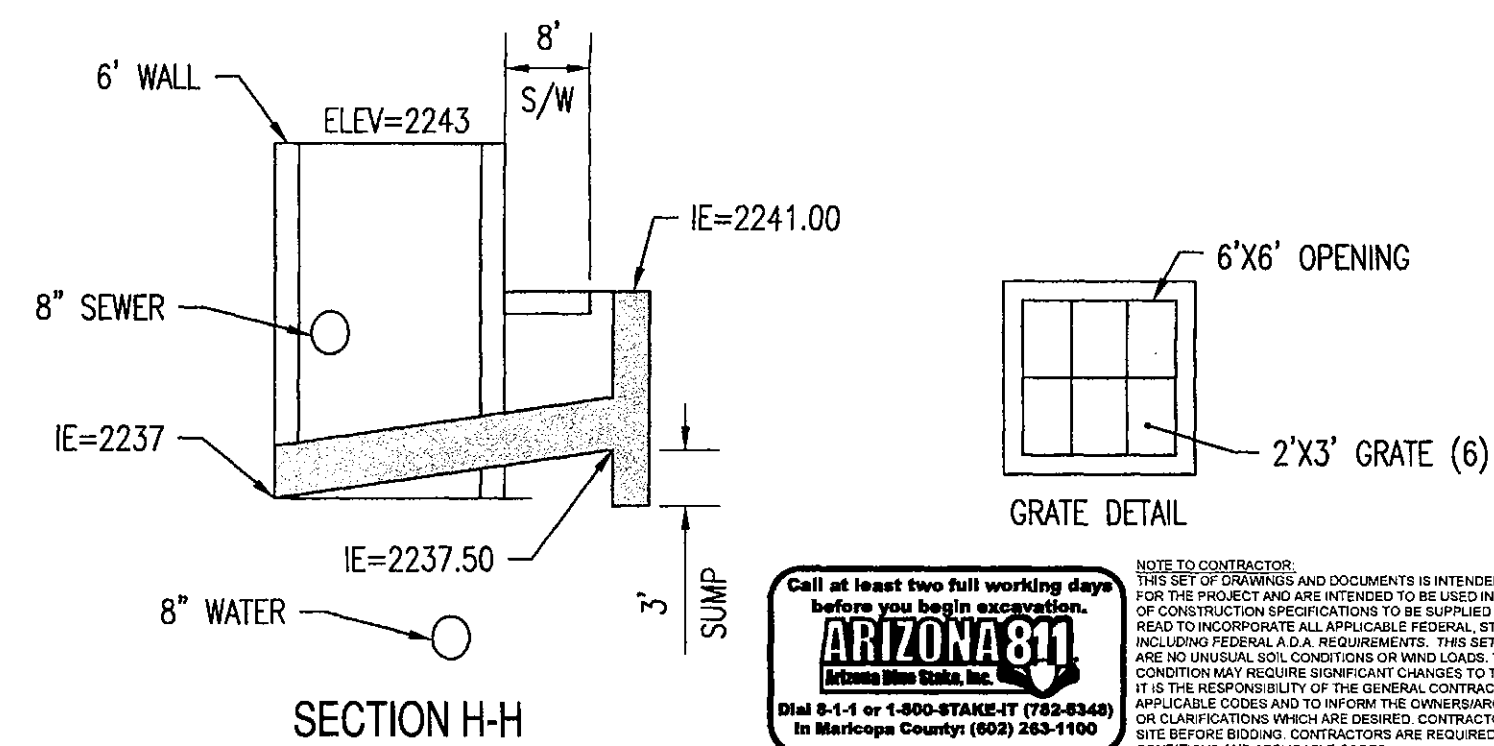
SECTION F-F



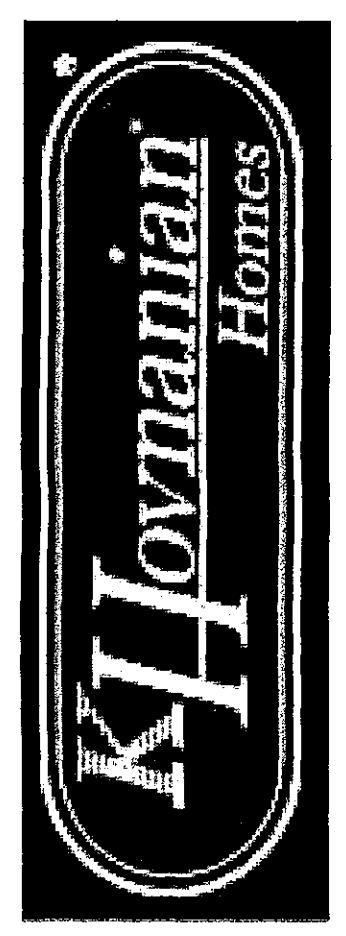
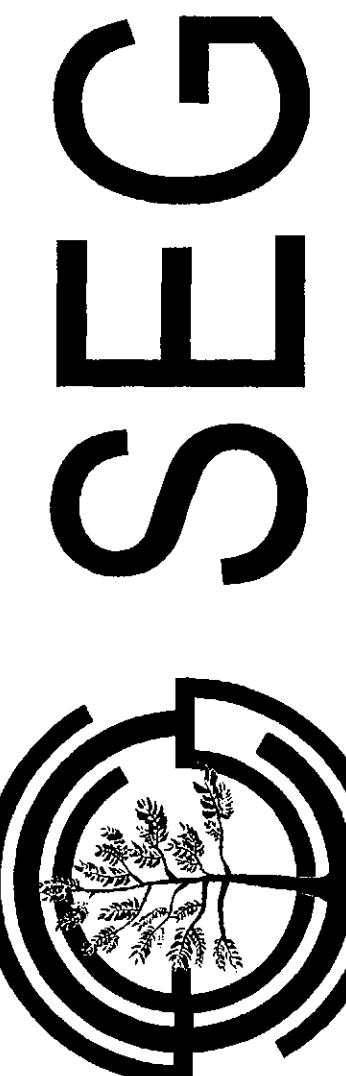
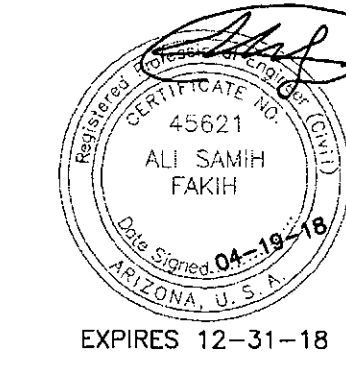
SECTION D-D



SECTION G-G



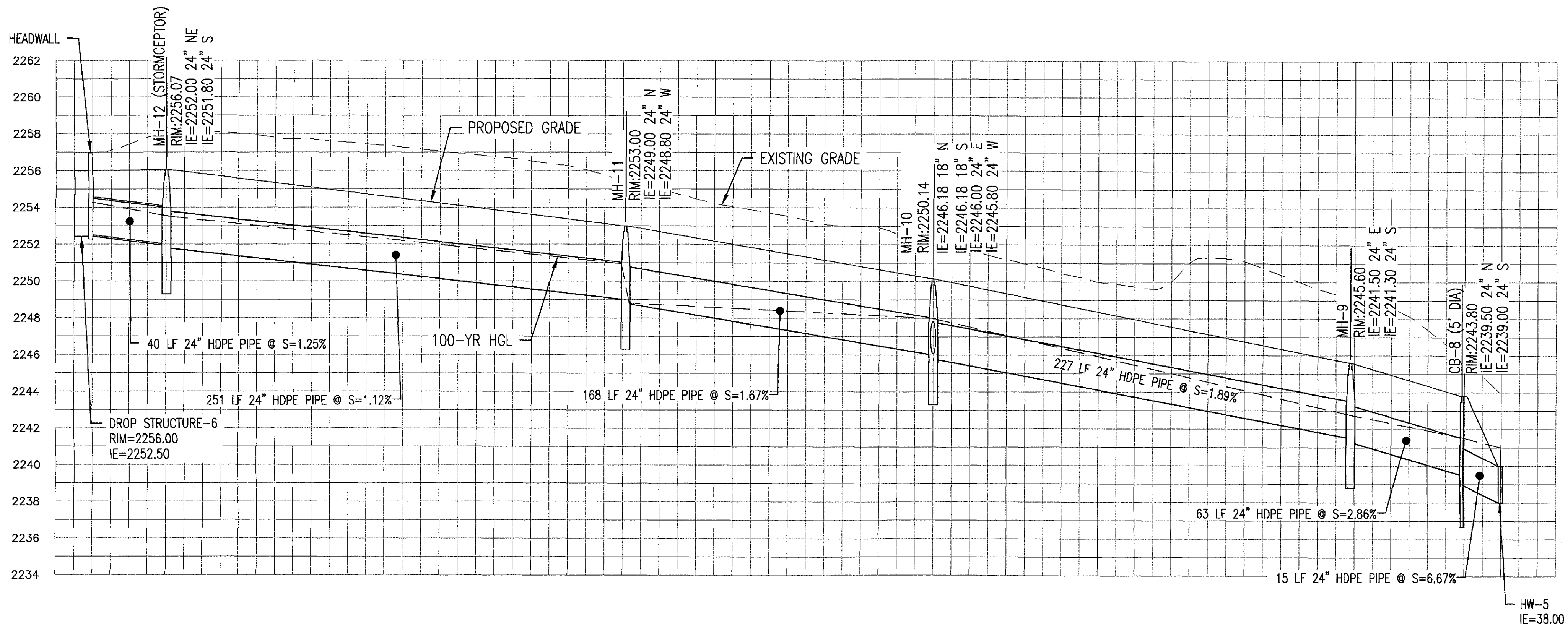
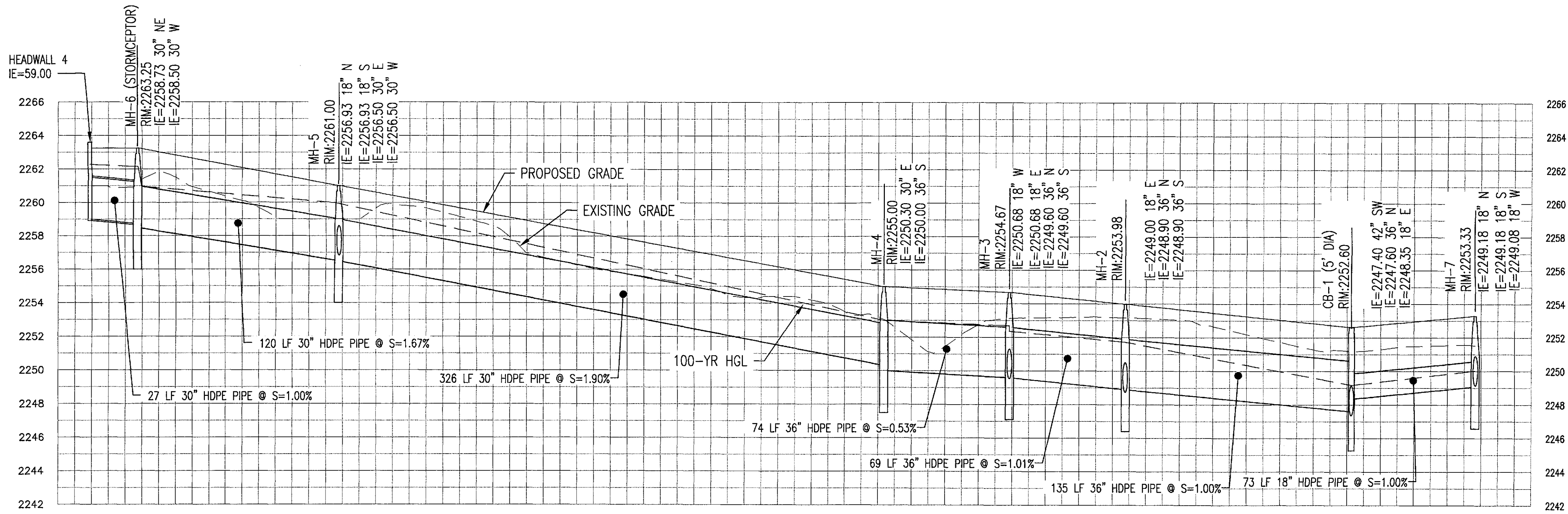
SECTION H-H



PROJECT: SCOTTSDALE HEIGHTS	
LOCATION: SEC SCOTTSDALE AND DOVE VALLEY ROAD	
DRAWN: SANTIAGO	CHECKED: CULVER
DESIGNED: COUNSELL	PROJ. MGR.: FAKIH
DATE: 04/18/18	
ISSUED FOR: DRB / PP	
REVISION NO.:	DATE:
JOB NO.: 150701	
SHEET TITLE: SITE CROSS SECTIONS	
SHEET NO.: C3.10	

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

X:\PROJECTS\KHOVAN\SCOTTSDALE HEIGHTS DOVE VALLEY SCOTTSDALE 171113\11 CAD (SEG)\11.2 ENTITLEMENT-PLANNING\C3.00.DWG



Call at least two full working days before you begin excavation.

ARIZONA811

Arizona 811

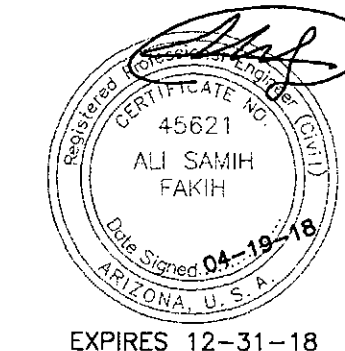
800-488-8340

800-488-8340

800-488-8340

NOTE TO CONTRACTOR:

THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF OTHER DOCUMENTS TO BE PROVIDED BY THE OWNER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE OWNER AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE OWNER AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE OWNER.



SEG



Kijonnanian Homes

PROJECT
SCOTTSDALE HEIGHTS

LOCATION
SEC SCOTTSDALE AND
DOVE VALLEY ROAD

DRAWN: SANTIAGO
DESIGNED: CULVER
CHECKED: COUNSELL
PROJ. MGR: FAKHRI

DATE: 04/18/18
ISSUED FOR: DRB / PP

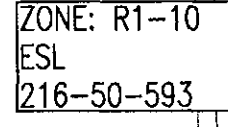
REVISION NO.: DATE:

JOB NO.: 150701

SHEET TITLE: STORM PROFILES

SHEET NO.: C3.20

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.



CIVIL ENGINEER
SUSTAINABILITY ENGINEERING GROUP
8280 E. GELDING DR., SUITE 101
SCOTTSDALE, ARIZONA 85260
PHONE: 480-588-7226
ATTN: ALI FAKIH

DEVELOPER
K HOVNANIAN GREAT WESTERN HOMES, LLC
20830 N. TATUM BLVD., SUITE 250
PHOENIX, AZ 85050
480-824-4188
ATTN: CHUCK CHISHOLM

ELEVATION 2252.243' NAVD 88

OWNER
SHEA 124 INVESTMENT, LLC/HV & CCANAL LLC, ET
11811 N. TATUM BLVD., SUITE 1051
PHOENIX, AZ 85028

DEVELOPER
K HOVNANIAN GREAT WESTERN HOMES, LLC
20830 N. TATUM BLVD., SUITE 250
PHOENIX, AZ 85050
480-824-4188
ATTN: CHUCK CHISHOLM

APN:
SITE AREA:

RESIDENT PARKING:
EXISTING ZONING:
PROPOSED ZONING:
NO. OF LOTS:

216-51-298
±579,934.3 S.F. OR ±13.31 AC. (GROSS)
±551,469.1 S.F. OR ±12.66 AC. (NET)
2 GARAGE SPACES/UNIT
R-3 ESL, C-2 ESL
UNCHANGED
54 LOTS

FRONT:
REAR:
SIDE:
STREET SIDE:
BETWEEN BUILDINGS:

216-51-298
±579,934.3 S.F. OR ±13.31 AC. (GROSS)
±551,469.1 S.F. OR ±12.66 AC. (NET)
2 GARAGE SPACES/UNIT
R-3 ESL, C-2 ESL
UNCHANGED
54 LOTS

4,653 SF

LEGAL DESCRIPTION
PARCEL 1 OF LAND DIVISION MAP FOR DOVE VALLEY AND SCOTTSDALE ROAD
ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY
RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 983, PAGE
8.

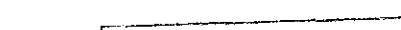
MIN. BLDG SETBACK:	0' (ADJACENT TO C-2)
MIN. YARD SETBACK:	10' (ADJACENT TO C-2)
MIN. DISTANCE BETWEEN BLDG:	10' (ADJACENT TO C-2)
MIN. BLDG SETBACK:	15' (ADJACENT TO R-1 TO R-4)
MAX. BLDG HEIGHT:	1-STORY
MIN. GARAGE DOOR SETBACK:	FACE OF GARAGE SHALL BE SETBACK FROM CURB, SIDEWALK OR TRAVEL LANE EITHER 3' OR 6' OR AT LEAST 18'

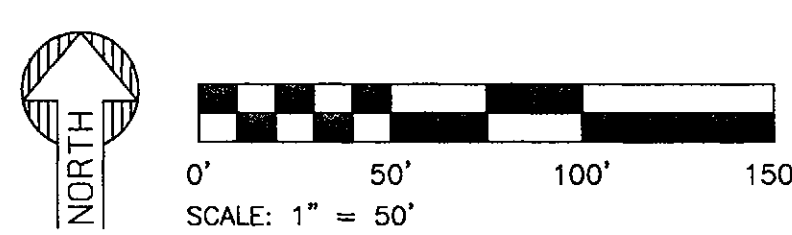
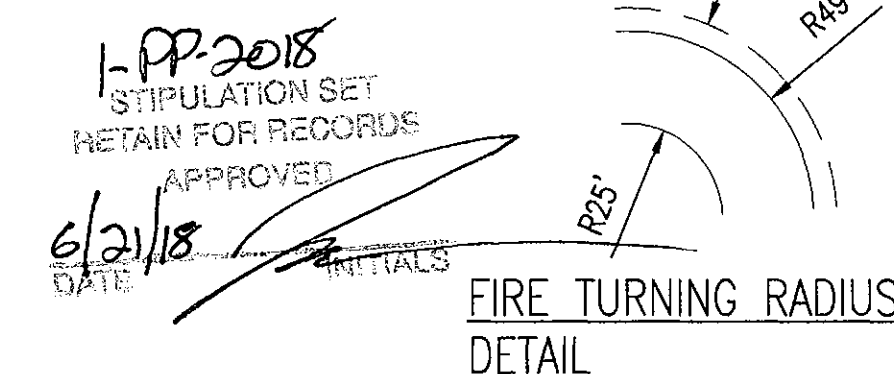
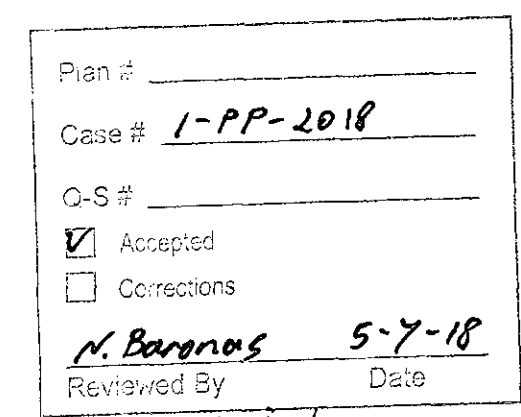
THIS SITE IS LOCATED IN FLOOD ZONE 'X' AS SHOWN FIRM ON
MAP NUMBEER 04013C0895L DATED OCTOBER 16, 2013.

1. THERE WILL BE DEDICATED TO THE CITY OF SCOTTSDALE AND OTHER PUBLIC UTILITY PROVIDERS AN EASEMENT UPON, ACROSS, OVER AND UNDER THE SHOWN RIGHT OF WAY FOR PUBLIC ACCESS INCLUDING EMERGENCY SERVICE TYPE VEHICLES AND PUBLIC UTILITIES ACCESS WHICH INCLUDE BUT ARE NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, WATER, SANITARY SEWER AND REFUSE COLLECTION.
2. THE PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR OPERATION, MAINTENANCE, AND LIABILITY OF THE TRACTS, INCLUDING MAINTENANCE OF ALL APPURTENANCES, I.E. STREETLIGHTS, SIGNS, LANDSCAPE, ETC.
3. A KEY SWITCH/ PRE-EMPTION SENSOR WILL BE PROVIDED AT ALL GATED ENTRY LOCATIONS PER FIRE ORDINANCE 4283-503.6.1.
4. EXISTING WATER AND FIRELINES NOT USED SHALL BE ABANDONED AT THE MAIN BY THE CONTRACTOR.
5. EXISTING SEWER LINES OR SERVICES NOT USED WILL BE REMOVED TO THE MAIN/MH.
6. ALL ACCESSIBLE FACILITIES SHALL BE CONSTRUCTED IN CONFORMANCE WITH ADA STANDARDS.
7. VERTICAL DROPS GREATER THAN 24" WILL REQUIRE HANDRAIL INSTALLATION. BASINS DEEPER THAN 3' WILL REQUIRE GUARD RAIL FOR ACCESS PROTECTION.

FIRE HYDRANT SPACING SHALL BE LESS THAN 700 FT AS A
FIRE HOSE WOULD BE LAID PER DSPM SECTION 6-1.502.



	SANITARY SEWER
	WATER MAIN
	BOX METER
	SEWER MANHOLE
	CLEAN OUT
	FIRE HYDRANT
	CATCH BASIN
	TSVB&C
	GATE VALVE
	STORM MANHOLE
	STORM PIPE
	DRYWELL
	RIP-RAP
	WEIR INLETS
	LOT LINE
	TRACT LINE
	GRADE BREAK
	FLOW ARROW
	RIDGE LINE

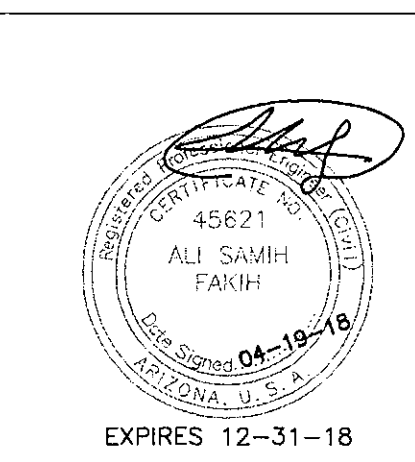


Call at least two full working days
before you begin excavation.

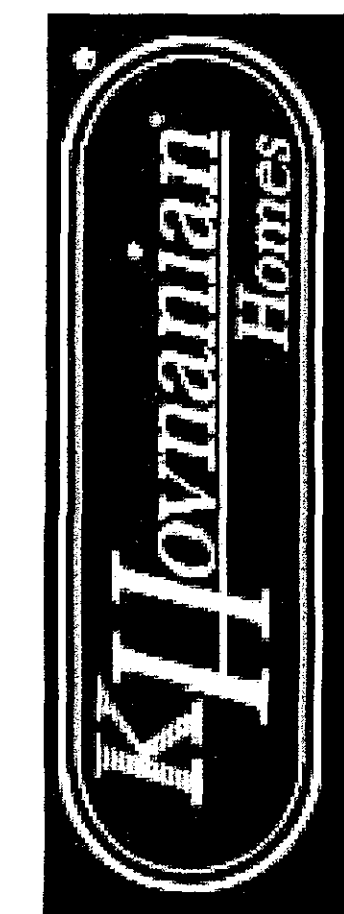
ARIZONA 811
Arizona One Stop, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-6348)
In Maricopa County: (602) 263-1100

NOTE TO CONTRACTOR:
THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF SPECIFICATIONS AND CONDITIONS TO BE PROVIDED BY THE CONTRACTOR. IT MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING FEDERAL, STATE, AND LOCAL REQUIREMENTS. THIS SET ASSUMES THAT THERE ARE NO UNUSUAL SOIL CONDITIONS OR WIND LOADS. THE FAILURE OF THIS CONVICTION MAY REQUIRE SIGNIFICANT CHANGES TO THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFORM TO ALL APPLICABLE CODES AND TO INFORM THE ARCHITECT OF ANY QUESTIONS OR CLARIFICATIONS WHICH ARE DESIRED. CONTRACTORS SHALL ALSO VISIT THE SITE BEFORE BIDDING. CONTRACTORS ARE REQUIRED TO KNOW ALL OBSERVABLE



WYSS



PROJECT	LOCATION
SCOTTSDALE HEIGHTS	SEC SCOTTSDALE AND DOVE VALLEY ROAD

DRAWN	_____	SANTIA
DESIGNED	_____	CULVE
CHECKED	_____	COUN
PROJ. MGR.	_____	FAKIH

DATE: 04/18/18

DRB / PP

REVISION NO.: _____ DATE: _____

1		
2		
3		
4		

JOB NO.: 150701

SHEET TITLE:

PRELIMINARY PLAT

SHEET NO.:

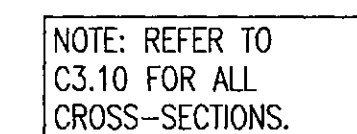
PP-1

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

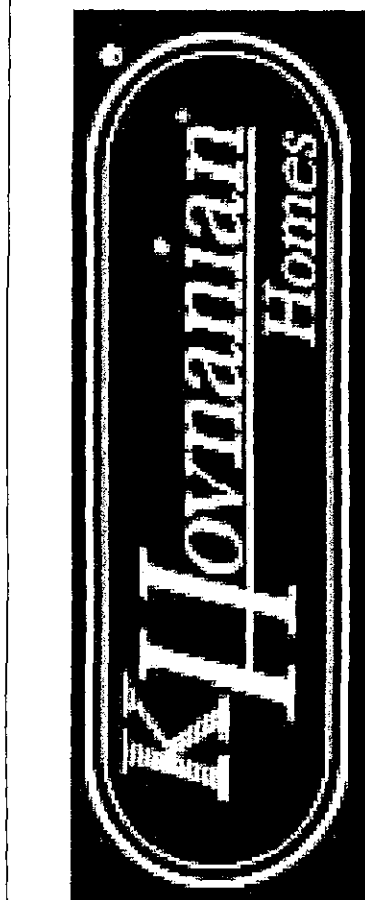


LEGEND:

→	RIDGE LINE
	DRAINAGE FLOW ARROW
G=XX.XX	GUTTER ELEVATION
P=XX.XX	PAVEMENT ELEVATION
FG=XX.XX	FINISH GRADE ELEVATION
T.R.W.	TOP OF RETAINING WALL
BG	BOTTOM GRADE
●	DRYWELL
BW	BACK OF WALK
FFE	FINISHED FLOOR ELEVATION
HW	HEADWALL
CB	CATCH BASIN
FG	FINISHED GRADE
MH	MANHOLE
	RIPRAP



NOTE TO CONTRACTORS: THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF CONSTRUCTION SPECIFICATIONS TO BE SUPPLIED BY OWNER. THEY MUST BE READ TO INCORPORATE ALL FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES, FEDERAL AND STATE REQUIREMENTS, AND ALL OTHER APPLICABLE LAWS. THERE ARE NO UNUSUAL SOIL CONDITIONS OR WIND LOADS. THE FAILURE OF THIS CONDITION MAY REQUIRE SIGNIFICANT CHANGES TO THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFORM TO ALL CITY, STATE, AND FEDERAL CODES AND TO INFORM THE OWNER OF ANY QUESTIONS OR CLARIFICATIONS WHICH ARE DESIRED. CONTRACTORS MUST VISIT THE SITE BEFORE BIDDING. CONTRACTORS ARE REQUIRED TO KNOW ALL OBSERVATIONS



PROJECT	SCOTTSDALE HEIGHTS
LOCATION	SEC SCOTTSDALE AND SWEET HILL RD.

DRAWN _____ SANTI
DESIGNED _____ CULVI
CHECKED _____ COUN
PROJ. MGR. _____ FAKH

DATE: 04/18/18
ISSUED FOR: DRB / PP

REVISION NO.: 0

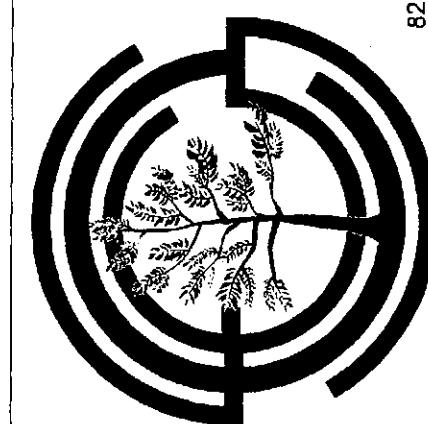
1		
2		
3		
4		

JOB NO.: 150701

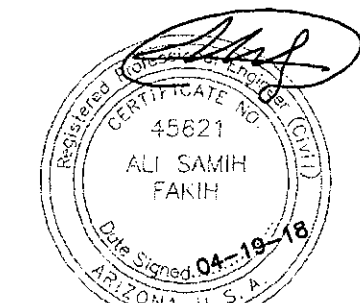
SHEET NO.:

PRELIMINARY GRADING
DRAINAGE PLAN

SHEET NO.: C3.00



GES

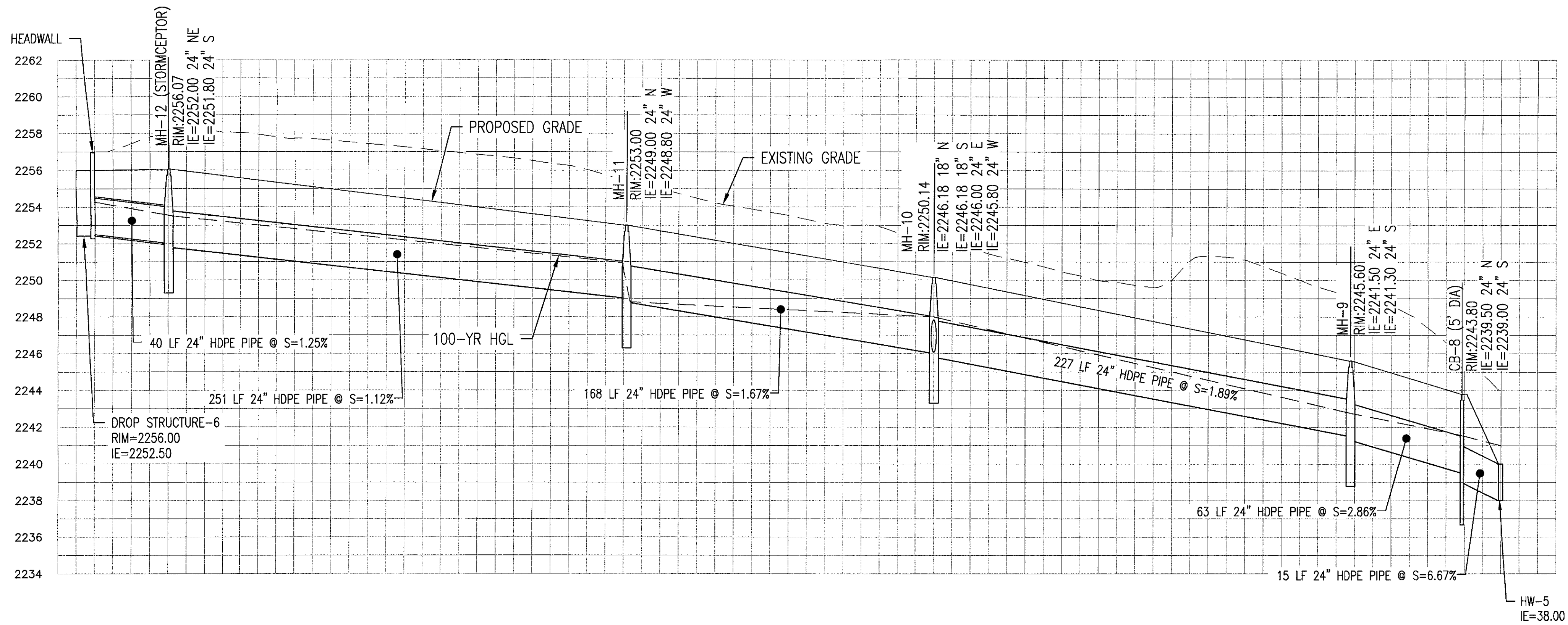
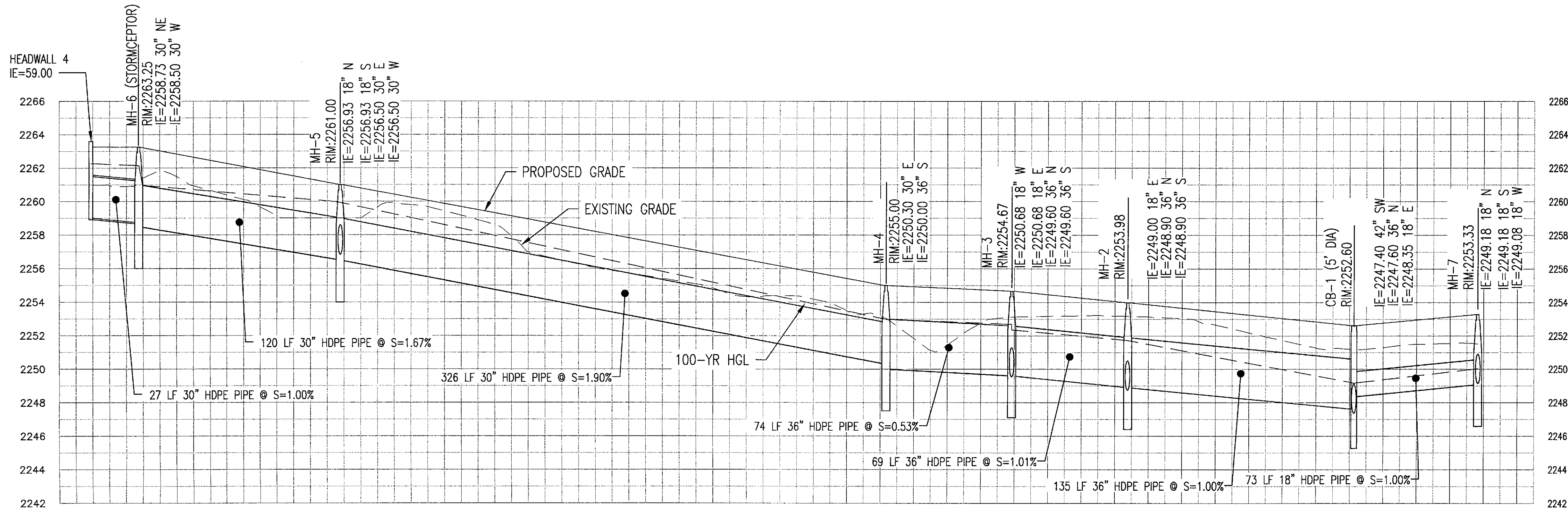


EXPIRES 12-31-1

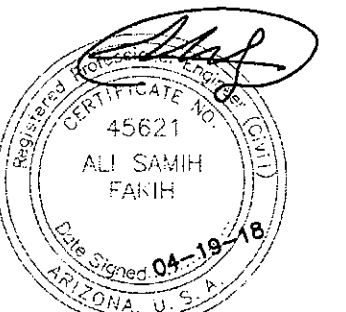
280 E GELDING DR #101, SCOTTSDALE, ARIZONA 85260
WWW.AZSEG.COM TEL 480.588.7326

280 E GELDING DR #101, SCOTTSDALE, ARIZONA 85260
WWW.AZSEG.COM TEL 480.588.7326

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP. AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

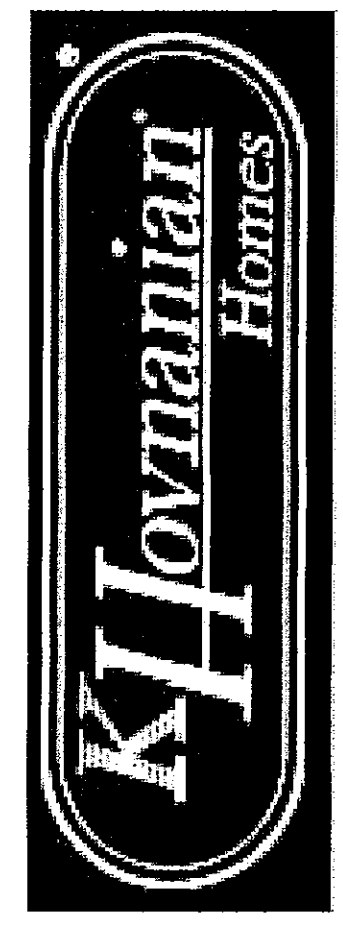
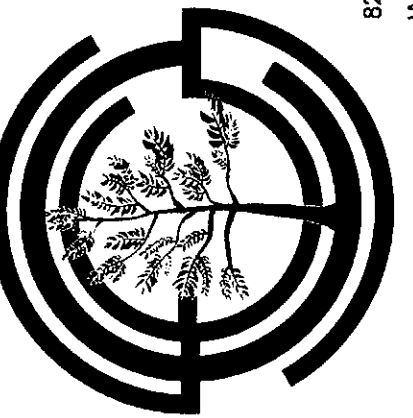


NOTE TO CONTRACTOR:
THE SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF CONSTRUCTION SPECIFICATIONS TO BE SUPPLIED BY OWNER. THEY MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, REGULATORY AGENCIES, AND REQUIREMENTS. THE USER ASSUMES THAT THERE ARE NO UNUSUAL SOIL CONDITIONS OR WIND LOADS. THE FAILURE OF THIS DOCUMENT OR ANY REQUIREMENT CHANGES TO THESE DOCUMENTS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFORM TO ALL APPLICABLE CODES AND TO AVOID THE CONSEQUENCES OF ANY QUESTIONS OR CLARIFICATIONS WHOSE DESIRED CONTRACTORS SHALL ALSO VISIT THE SITE BEFORE BIDDING. CONTRACTORS ARE REQUIRED TO KNOW ALL OBSERVABLE CONDITIONS AND APPLICABLE CODES.



SEG

8280 E GELDING DR #101, SCOTTSDALE, ARIZONA 85260
WWW.AZSEG.COM TEL 480.588.7228

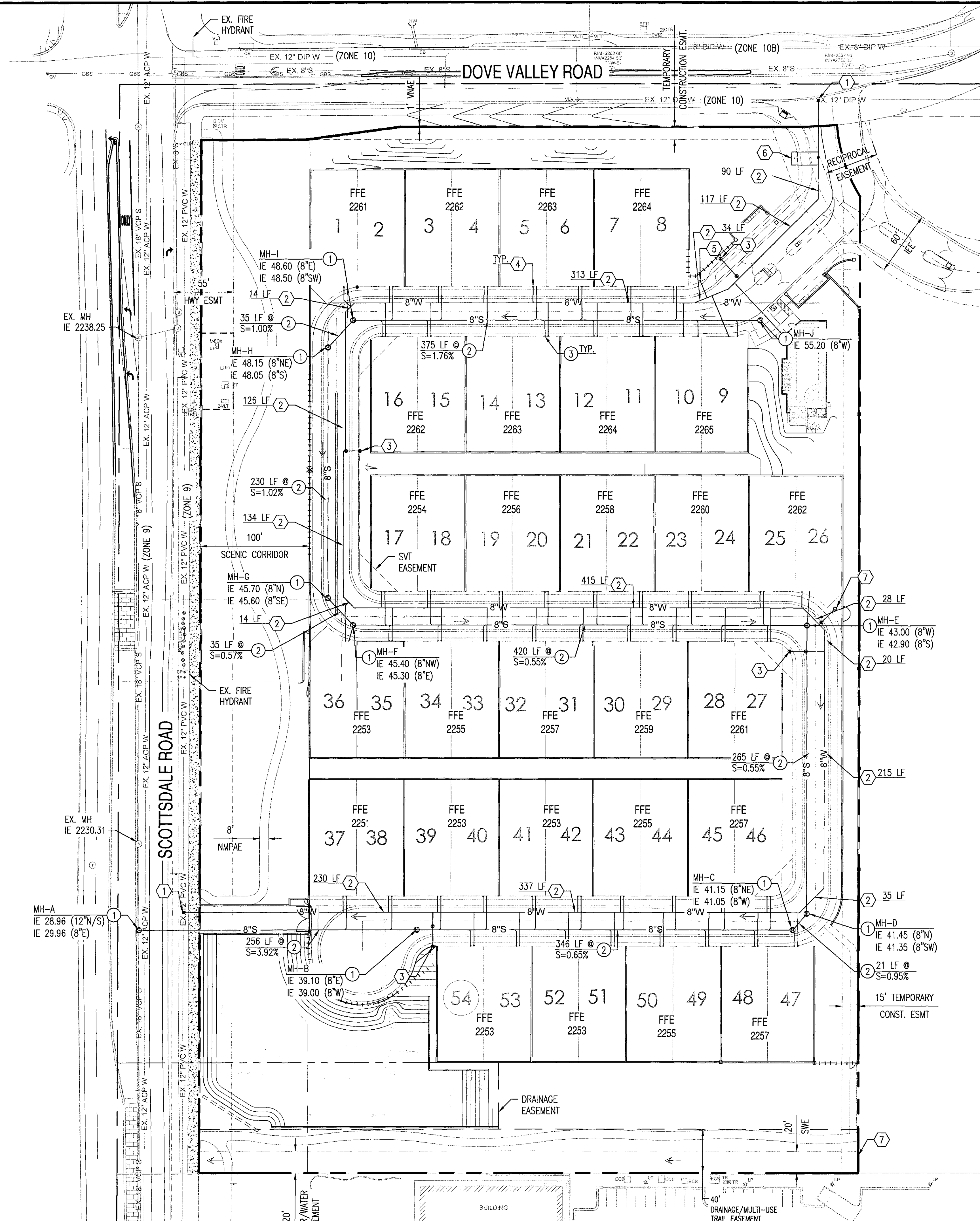


PROJECT: SCOTTSDALE HEIGHTS
LOCATION: SEC SCOTTSDALE AND DOVE VALLEY ROAD
DRAWN: SANTIAGO
DESIGNED: CULVER
CHECKED: COUNSELL
PROJ. MGR: FAKHI

DATE: 04/18/18
ISSUED FOR: DRB / PP

REVISION NO.:
JOB NO.: 150701
SHEET TITLE:

STORM PROFILES
SHEET NO.: C3.20



PRELIMINARY UTILITY PLAN

SCOTTSDALE HEIGHTS

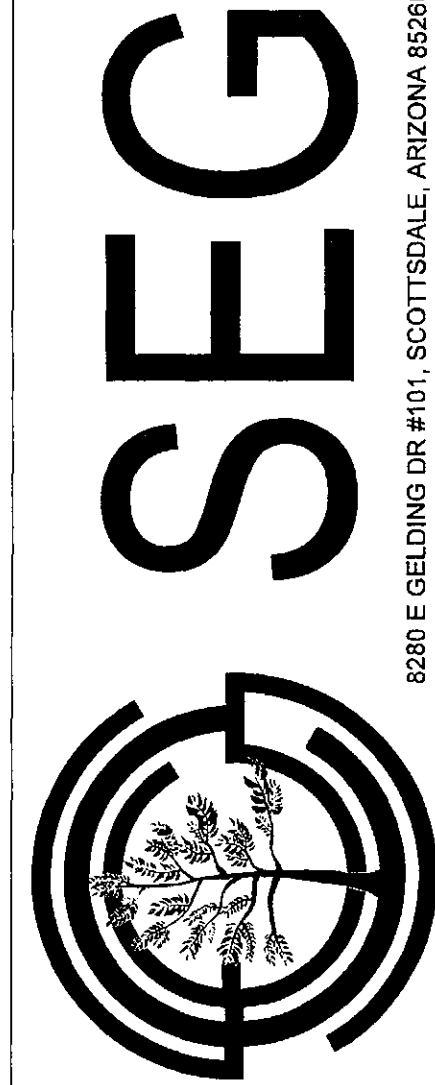
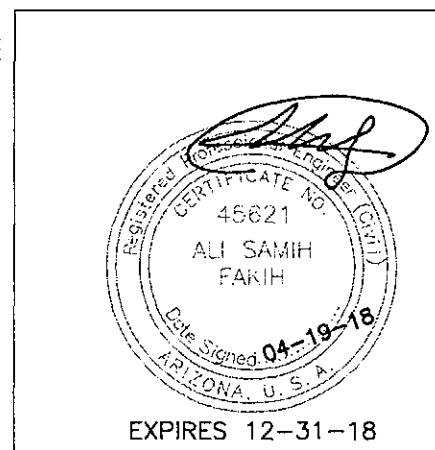
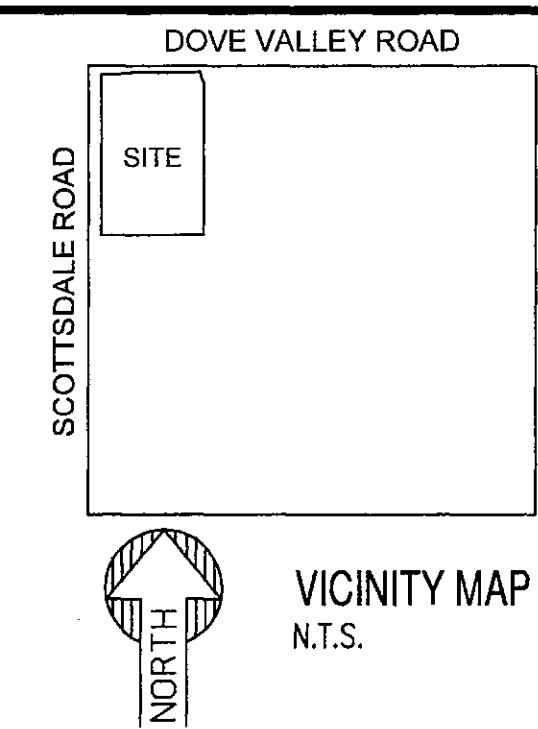
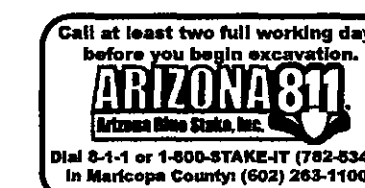
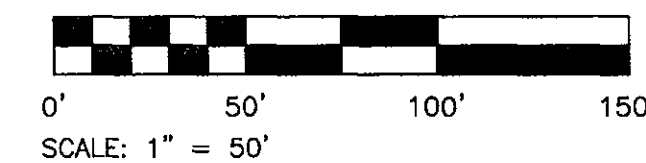
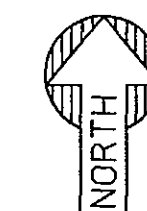
SEC DOVE VALLEY RD. AND SCOTTSDALE RD.

- ### PROPOSED LEGEND
- PROPERTY LINE
 - 8"W — WATER LINE
 - 8"S — SEWER LINE
 - WATER METER
 - FIRE HYDRANT
 - SEWER CLEANOUT
 - SEWER MANHOLE

- ### WATER KEY NOTES:
- 12" X 8" T.S. & V., B.&C.
 - 8" D.I.P. WITH POLYWRAP
 - FIRE HYDRANT
 - 1" DOMESTIC SERVICE CONNECTION, INCLUDING BFP/ PRV (IRRIGATION TAP ON PRIVATE SIDE WITH BFP)
 - 1" IRRIGATION SERVICE FOR COMMON AREAS (WITH BFP)
 - PRESSURE REDUCING VALVE AND VAULT PER COS STD DET. 2342-1.
 - WATER SAMPLING STATION

- ### SEWER KEY NOTES:
- 5' DIAMETER SEWER MANHOLE
 - 8" SDR-35 PVC
 - 4" PVC SEWER SERVICE CONNECTION
 - PLUG AND BLOCK

NOTE 1: FIRE HYDRANT SPACING REQUIREMENTS ARE BEING MET PER DSPM, SECTION 6-1.502.



PROJECT	SCOTTSDALE HEIGHTS	LOCATION	SEC SCOTTSDALE AND DOVE VALLEY ROAD
DRAWN	SANTIAGO	CHECKED	CULVER
DESIGNED	CULVER	PROJ. MGR.	COUNSELL
			FAKIH
DATE:	04/18/18	ISSUED FOR:	DRB / PP
REVISION NO.:		DATE:	
1			
2			
3			
4			
JOB NO.:	150701	SHEET TITLE:	PRELIMINARY UTILITY PLAN
SHEET NO.:	C4.00		



LEGEND	
	HISTORICALLY SCARRED, TO BE RESTORED AS N.A.O.S.
	N.A.O.S. UNDISTURBED
	N.A.O.S. REVEGETATED
*SPECIFIC N.A.O.S. AREAS ARE CONCEPTUAL AND SUBJECT TO CHANGE SO LONG AS TOTALS REMAIN CONSTANT	

SITE DATA				
GROSS SITE AREA (2 PARCELS):		15.5 ACRES		
NET SITE AREA (2 PARCELS):		13.3 ACRES		

SLOPE ANALYSIS				
SLOPE CATEGORY		AREA (ACRES)	UPPER DESERT FACTOR	REQ. N.A.O.S. (ACRES)
0%	2%	3.30	20%	0.66
2%	5%	4.40	25%	1.10
5%	10%	4.03	30%	1.21
10%	15%	1.15	30%	0.35
15%	25%	0.36	30%	0.11
25%	+	0.06	30%	0.02
TOTAL		13.3		3.45

N.A.O.S. REQUIREMENTS	
N.A.O.S. REQUIRED PER SLOPE ANALYSIS:	3.45 AC
MAX. ALLOWED REVEGETATED AREA (30%):	1.03 AC
MIN. ALLOWED UNDISTURBED AREA (70%):	2.42 AC

N.A.O.S. REQUIRED AFTER SCARRED AREA CREDIT:	2.77 AC
(E.S.L. ALLOWS 2:1 CREDIT FOR RESTORED AREA SCARRED PRIOR TO 1990)	
(SCARRED CREDIT TO BE REDUCED FROM UNDISTURBED N.A.O.S. REQUIREMENT)	
MAX. ALLOWED REVEGETATED AREA (1.03 AC):	1.03 AC
MIN. REQUIRED UNDISTURBED AREA (2.42 AC - 0.68 AC):	1.74 AC

N.A.O.S. PROVIDED	
N.A.O.S. - REVEGETATED:	0.92 AC
N.A.O.S. - UNDISTURBED:	1.85 AC
N.A.O.S. - SCARRED/TO BE RESTORED CREDIT:	.68 AC
ACTUAL SCARRED AREA BEFORE 2:1 CREDIT - 0.34 AC	
TOTAL N.A.O.S. PROVIDED:	2.77 AC
(AFTER SCARRED CREDIT)	

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

1-PP-2018
04/19/18

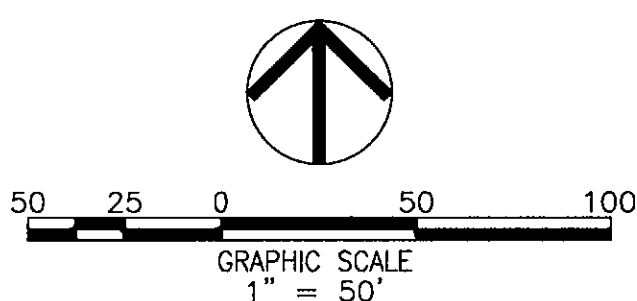
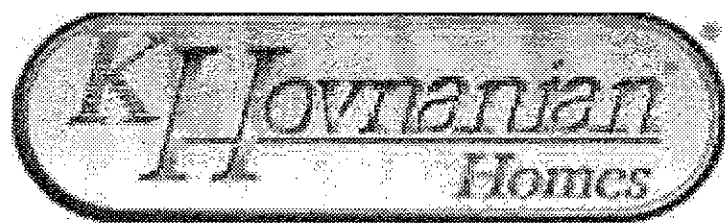
1-PP-2018
STIPULATION SET
RETAIN FOR RECORDS

APPROVED
DATE: 6/21/18
BY: [Signature]



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

SCOTTSDALE HEIGHTS N.A.O.S. PLAN



1791 DRAWN BY: PR 4/19/18

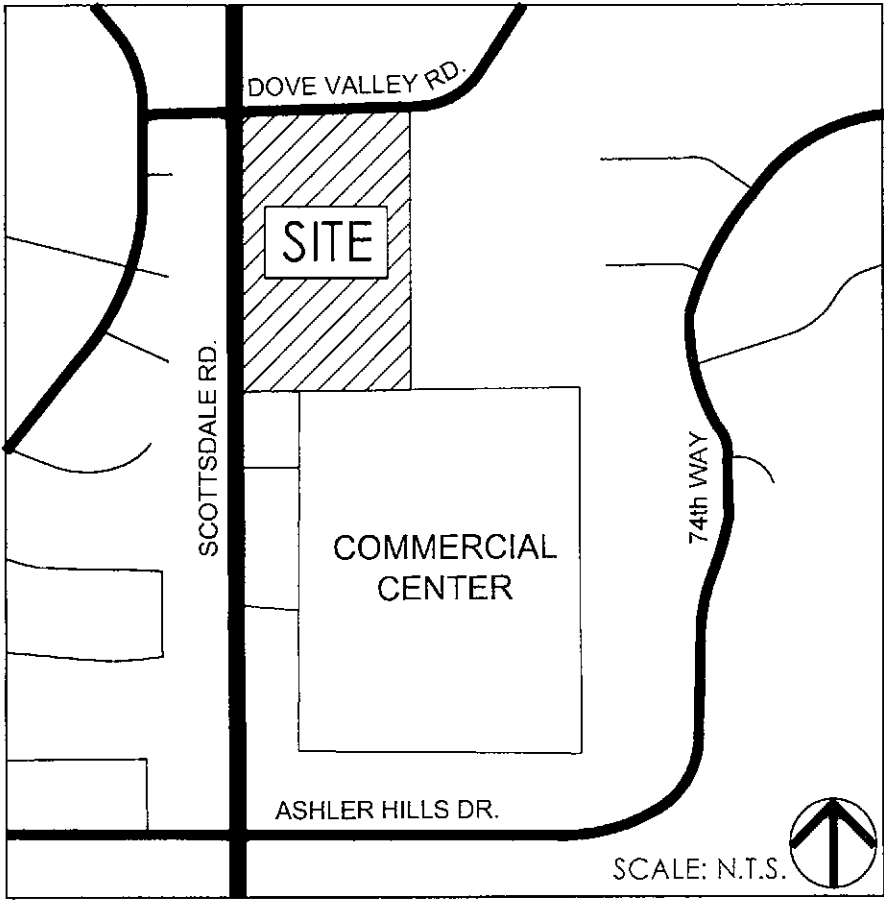
PROJECT TEAM

Client:
K. Hovnanian Homes
20830 N. Tatum Blvd, Suite 250
Phoenix, AZ, 85050
480-824-4175
Contact: Chuck Chisholm
cchisholm@khov.com

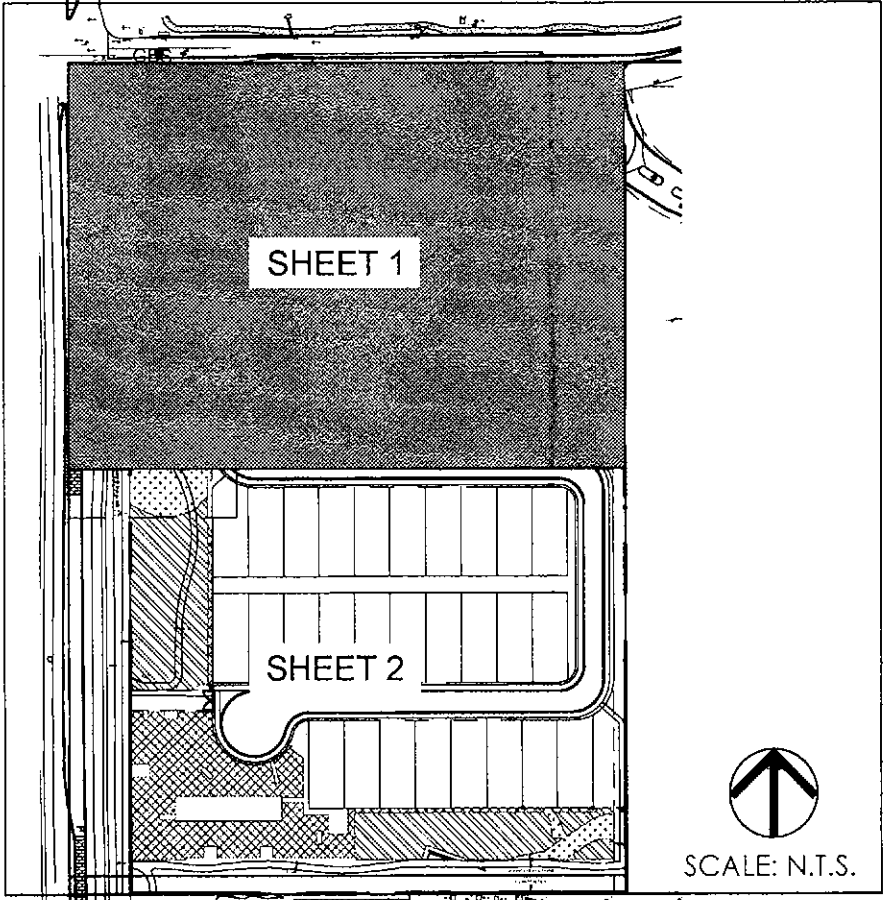
Landscape Architect:
LVA Urban Design Studio
120 S. Ash Ave.
Tempe, AZ 85281
480-994-0994
Contact: Laura Thelen, RLA
lthelen@lvadesign.com

Civil Engineer:
SEG
8280 E. Gelding Dr., Suite 101
Scottsdale, AZ 85260
480-588-7226
Contact: Steve Counsell
Steve@azseg.com

VICINITY MAP



KEY MAP



PLANT LEGEND

TREES	
	ACACIA GREGGII
	CELTIS RETICULATA
	CERCIDIUM FLORIDUM
	CERCIDIUM MICROPHYLLA
	CHILOPSIS LINEARIS
	OLNEYA TESOTA
	PROSOPIS VELUTINA
SHRUBS	
	AMBROSIA AMBROSIOIDES
	AMBROSIA DELTOIDEA
	ERICAMERIA LARCIFOLIA
	HOLACANTHA EMORYI
	HYPTIS EMORYI
	JUSTICIA CALIFORNICA
	LARREA TRIDENTATA
	SIMMONDSIA CHINENSIS
	VIGUIERA DELTOIDEA
ACCENTS	
	AGAVE AMERICANA
	CARNEGIEA GIGANTEA
	CYLINDROPUNTIA FULGIDA
	DASYLIRION WHEELERI
	FEROACTUS WISLIZENI
	FOQUIERIA SPLENDENS
	OPUNTIA ENGELMANNII
	YUCCA BACCATA
	YUCCA ELATA
GROUNDCOVERS	
	BAILEYA MULTIRADIATA
	MELAMPodium LEUCANTHUM
	PENSTEMON PARRYI
	PSILOSTROPHE COOPERI
	SPHAERALCEA AMBIGUA
	VERBENA PULCHELLA
HYDROSEED MIX	
	AMBROSIA DELTOIDEA
	ATRIPLEX CANESCENS
	ENCELIA FARINOSA
	ERICAMERIA LARCIFOLIA
	LARREA TRIDENTATA
	SENNA COVESII
	SPHAERALCEA AMBIGUA
	CATCLAW ACACIA
	DESERT HACKBERRY
	BLUE PALO VERDE
	FOOTHILLS PALO VERDE
	DESERT WILLOW
	IRONWOOD
	MESQUITE
	GIANT BURSAGE
	BURSAGE
	TURPENTINE BUSH
	CRUCIFIXION THORN
	DESERT LAVENDER
	CHUPAROSA
	CREOSOTE
	JOJOBA
	GOLDENEYE
	CENTURY PLANT
	SAGUARO
	CHOLLA
	DESERT SPOON
	BARREL CACTUS
	OCOTILLO
	PRICKLY PEAR
	BANANA YUCCA
	SOAP TREE YUCCA
	DESERT MARIGOLD
	BLACKFOOT DAISY
	PARRY'S PENSTEMON
	PAPERFLOWER
	DESERT GLOBEMALLOW
	MOSS VERBENA
	TRIANGLE-LEAF BURSAGE
	FOUR-WING SALT BUSH
	BRITTLEBUSH
	TURPENTINE BUSH
	CREOSOTE BUSH
	DESERT SENNA
	GLOBEMALLOW

	N.A.O.S. Undisturbed Areas
	N.A.O.S. Revegetated Areas. Plant selection and density will match surrounding vegetation and may include salvaged material, selections from the plant list, and hydroseed mix for stabilization of slope areas.
	Non N.A.O.S. Area

NOTE: See sheet 2 for Re-vegetation and Irrigation method

GENERAL NOTES

- ALL DISTURBED AREAS ARE TO HAVE 'DESERT FLOOR' DECOMPOSED GRANITE. MATCH COLOR AND SIZE OF SURROUNDING AREAS.
- ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
- BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.
- FIFTY PERCENT OF PROPOSED TREES SHALL BE MATURE, AS DEFINED IN ARTICLE III, DEFINITIONS, OF THE ZONING ORDINANCE. INDICATE BOTH THE COMPLIANT CALIPER AND INDUSTRY STANDARDS BOX SIZE FOR THAT CALIPER IN THE PLANT PALETTE.
- ALL SPECIES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPT. OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST.
- NO SHRUB OR GROUND COVER WITHIN SIGHT VISIBILITY TRIANGLE SHALL EXCEED 2'-0" IN HEIGHT AT MATURITY, TYP.
- PLANTS PROPOSED IN DRAINAGE BASINS SHALL BE IN CONFORMANCE WITH DESIGN STANDARDS AND POLICIES MANUAL SECTION 2-1.903 NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.
- THORNY TREES, SHRUBS, AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING

NOTE: Concepts are preliminary and for illustrative purposes only. Design may be subject to change prior to final approval.

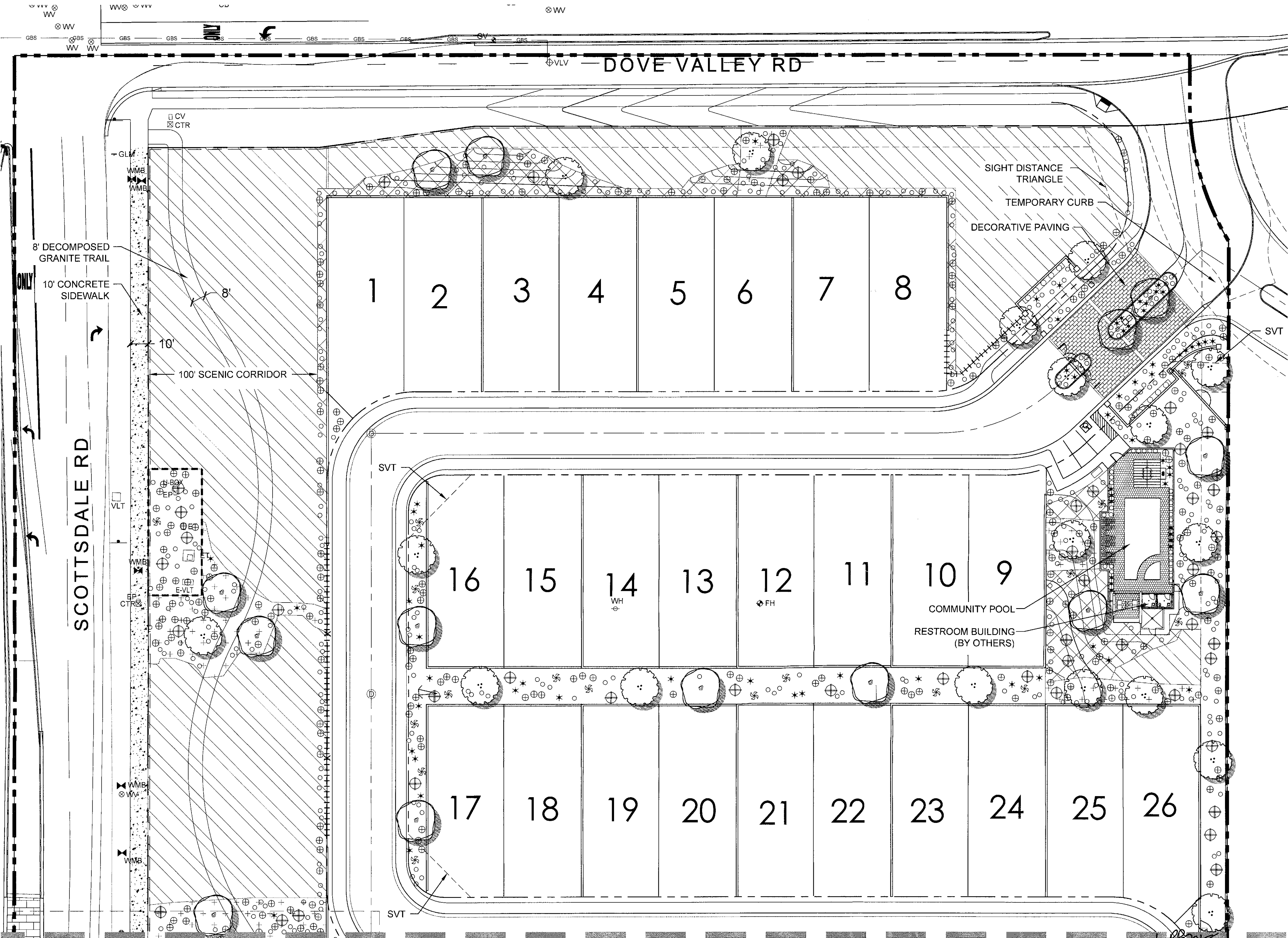
LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

SCOTTSDALE HEIGHTS

CONCEPTUAL LANDSCAPE AND HARDSCAPE PLAN
SHEET 1 OF 8

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

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
P:\2017\1791-SCOTTSDALE HEIGHTS-PP\CAD\LS\EXHIBITS\01 CONCEPTUAL LS PLAN.dwg Apr 19, 2018

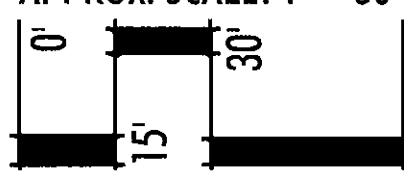


STABILIZATION SET
RETAIN FOR RECORDS
APPROVED

6/2/18
DATE INITIALS



APPROX. SCALE: 1"=30'



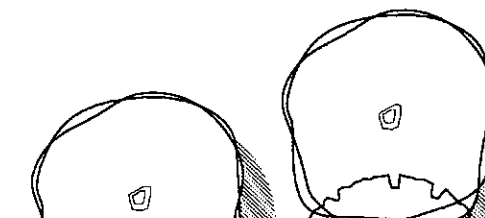
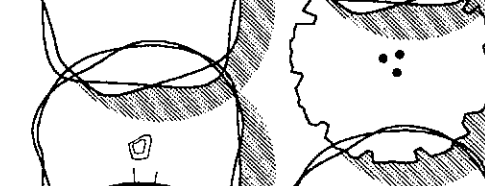
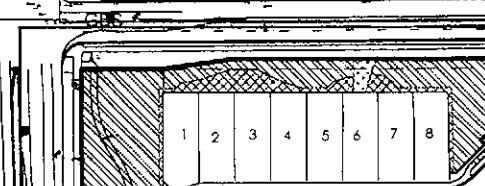
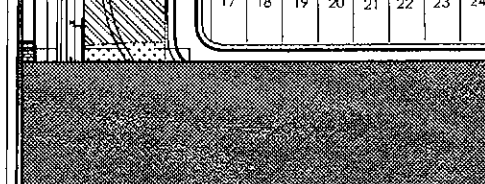
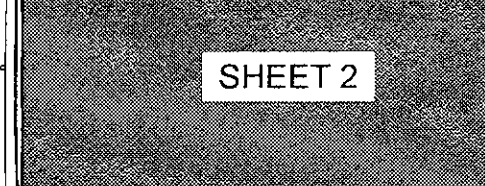
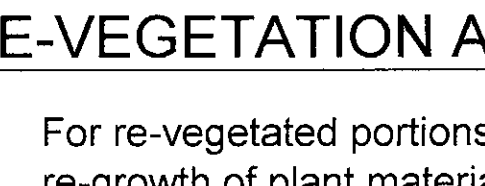
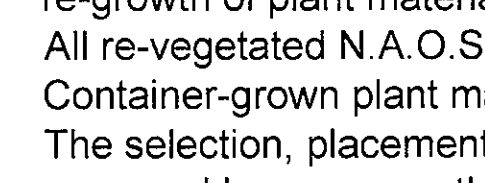
1791 DRAWN BY:SK



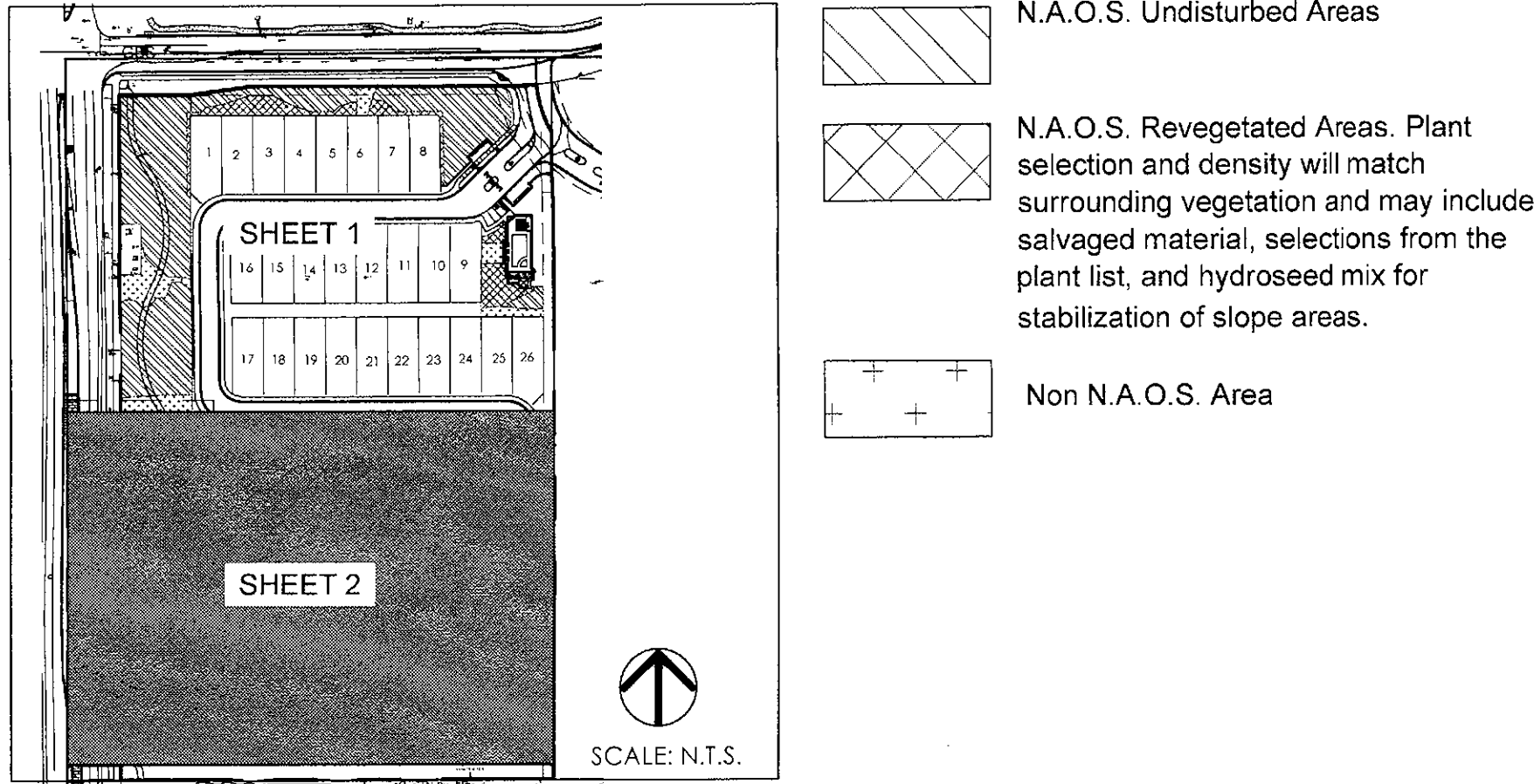
4/19/18

1-PP-2018
04/19/18

PLANT LEGEND

TREES		
	ACACIA GREGGII	CATCLAW ACACIA
	CELTIS RETICULATA	DESERT HACKBERRY
	CERCIDIUM FLORIDUM	BLUE PALO VERDE
	CERCIDIUM MICROPHYLLA	FOOTHILLS PALO VERDE
	CHILOPSIS LINEARIS	DESERT WILLOW
	OLNEYA TESOTA	IRONWOOD
	PROSOPIS VELUTINA	MESQUITE
SHRUBS		
	AMBROSIA AMBROSIOIDES	GIANT BURSAE
	AMBROSIA DELTOIDEA	BURSAE
	ERICAMERIA LARCIFOLIA	TURPENTINE BUSH
	HOLACANTHA EMORYI	CRUCIFIXION THORN
	HYPTIS EMORYI	DESERT LAVENDER
	JUSTICIA CALIFORNICA	CHUPAROSA
	LARREA TRIDENTATA	CREOSOTE
	SIMMONDSIA CHINENSIS	JOJOBA
	VIGUIERA DELTOIDEA	GOLDENEYE
ACCENTS		
	AGAVE AMERICANA	CENTURY PLANT
	CARNEGIEA GIGANTEA	SAGUARO
	CYLINDROPUNTIA FULGIDA	CHOLLA
	DASYLIRION WHEELERI	DESERT SPOON
	FEROACTUS WISLIZENI	BARREL CACTUS
	FOUQUIERIA SPLENDENS	OCOTILLO
	OPUNTIA ENGELMANNII	PRICKLY PEAR
	YUCCA BACCATA	BANANA YUCCA
	YUCCA ELATA	SOAP TREE YUCCA
GROUNDCOVERS		
	BAILEYA MULTIRADIATA	DESERT MARIGOLD
	MELAMPODIUM LEUCANTHUM	BLACKFOOD DAISY
	PENSTEMON PARRYI	PARRY'S PENSTEMON
	PSILOSTROPHE COOPERI	PAPERFLOWER
	SPHAERALCEA AMBIGUA	DESERT GLOBEMALLOW
	VERBENA PULCHELLA	MOSS VERBENA
HYDROSEED MIX		
	AMBROSIA DELTOIDEA	TRIANGLE-LEAF BURSAE
	ATRIPLEX CANESCENS	FOUR-WING SALT BUSH
	ENCELIA FARINOSA	BRITTLEBUSH
	ERICAMERIA LARICIFOLIA	TURPENTINE BUSH
	LARREA TRIDENTATA	CREOSOTE BUSH
	SENNA COVESII	DESERT SENNA
	SPHAERALCEA AMBIGUA	GLOBEMALLOW

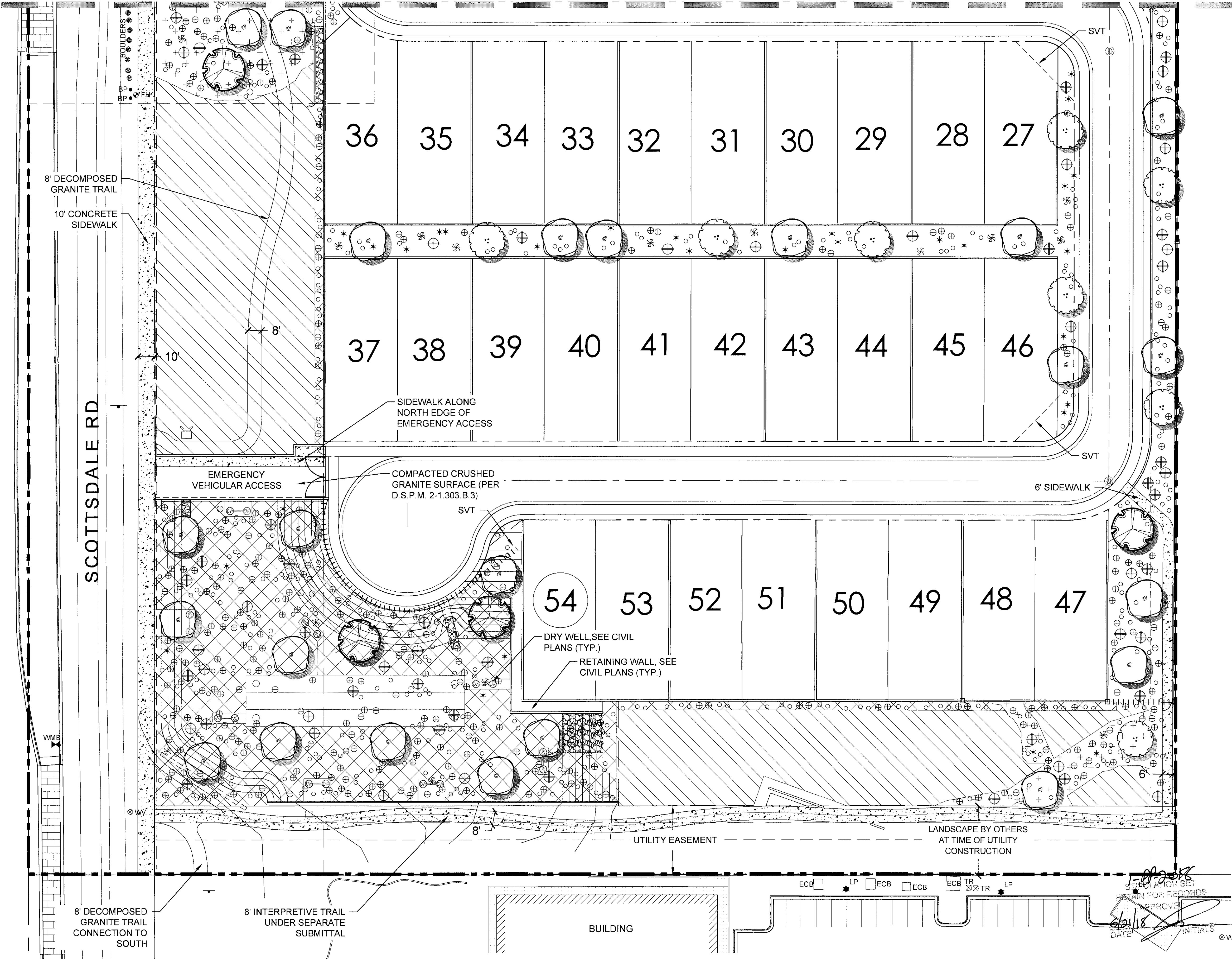
KEY MAP



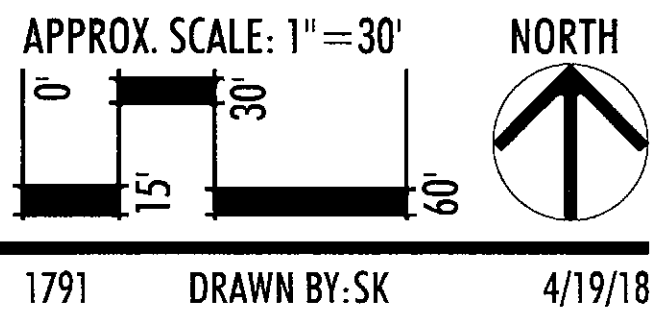
RE-VEGETATION AND IRRIGATION METHOD

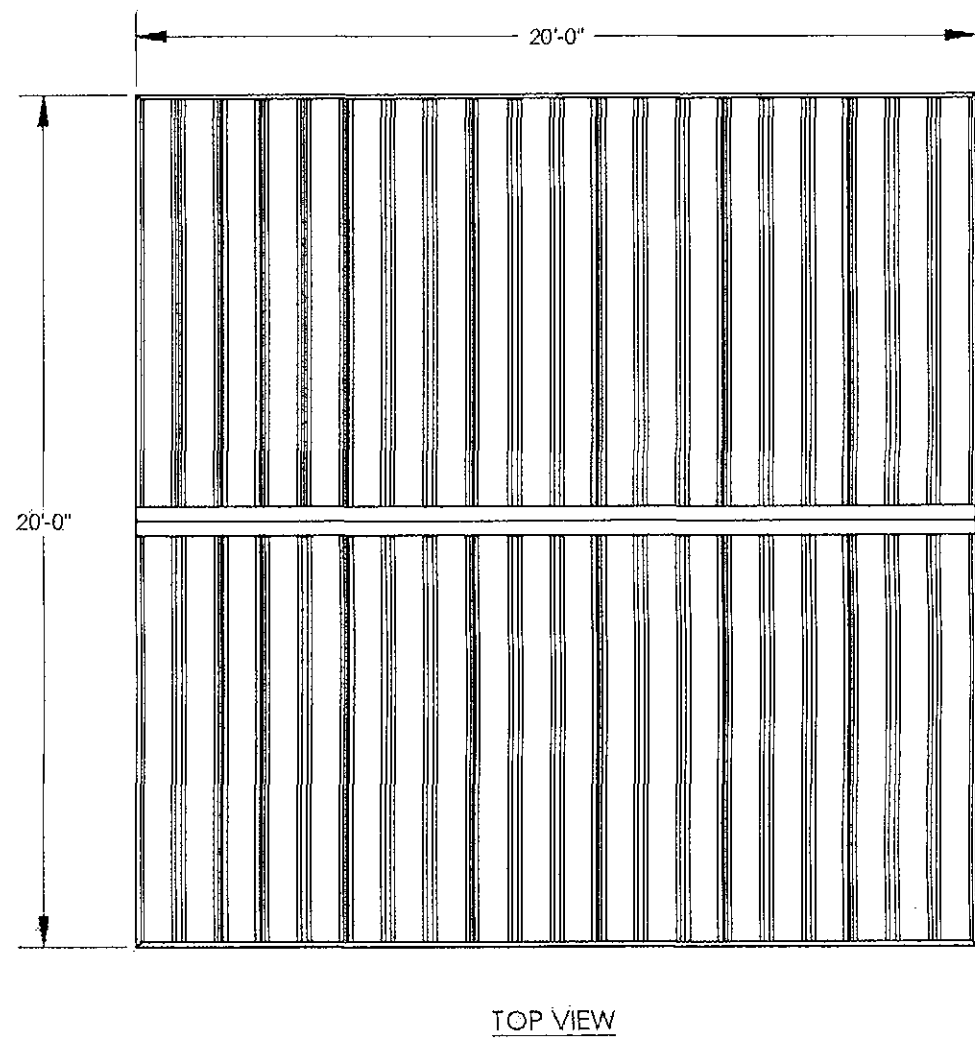
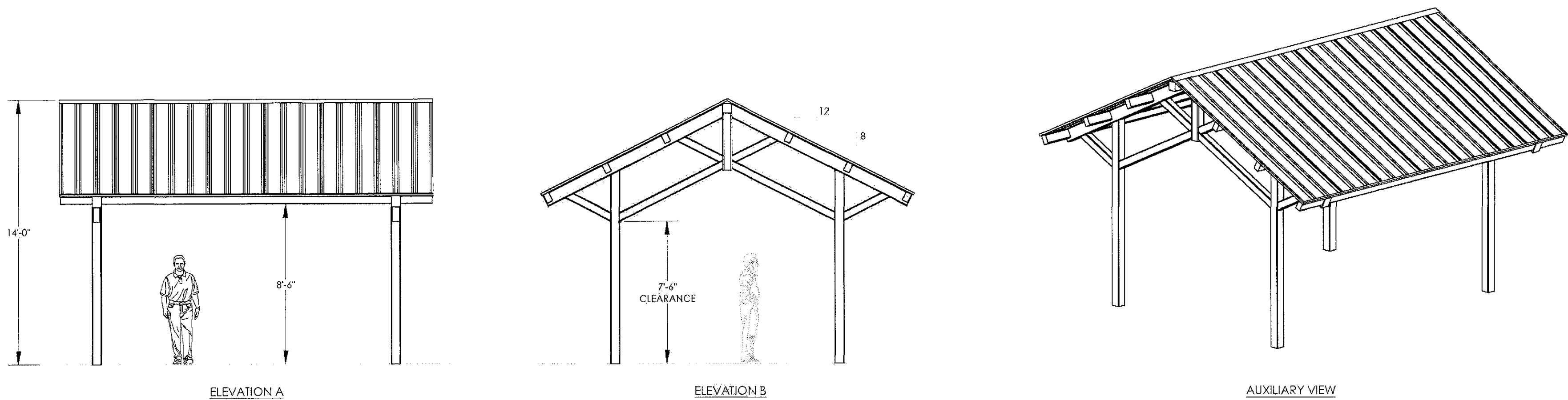
- For re-vegetated portions of the site, a hydroseed mix will be used to allow quick, efficient re-growth of plant material within disturbed landscape areas.
- All re-vegetated N.A.O.S. areas shall be watered for three years maximum.
- Container-grown plant material shall be irrigated with drip irrigation.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

MATCHLINE: SEE SHEET 1

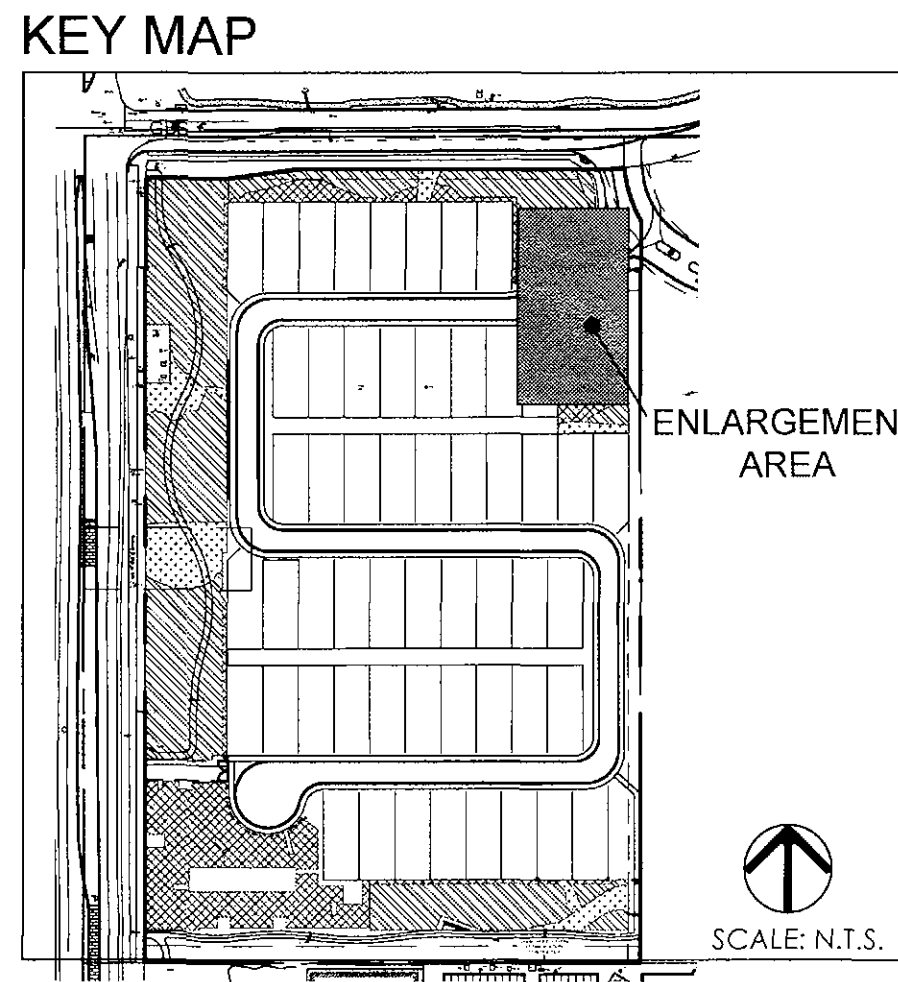


NOTE: Concepts are preliminary and for illustrative purposes only. Design may be subject to change prior to final approval.

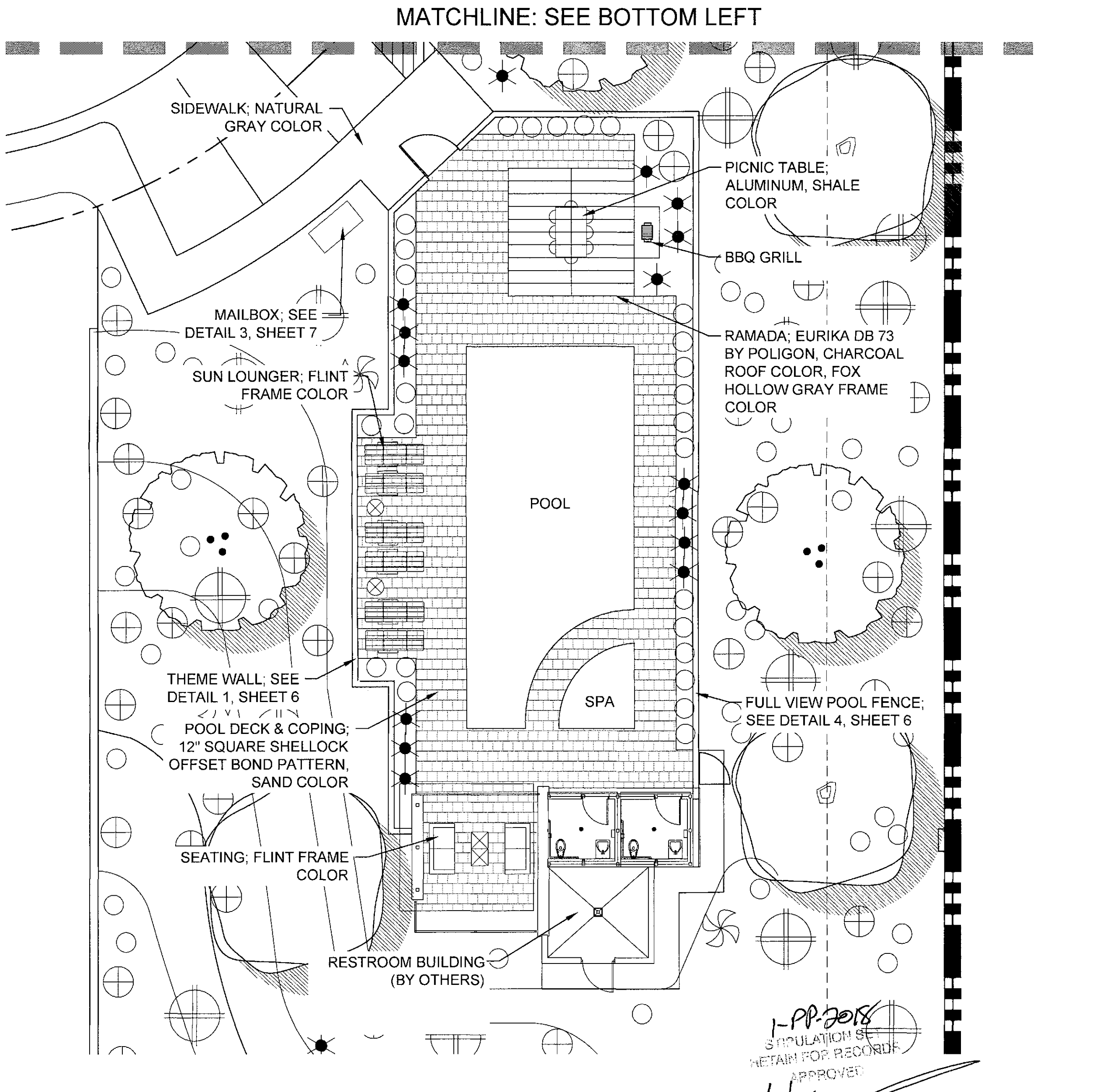
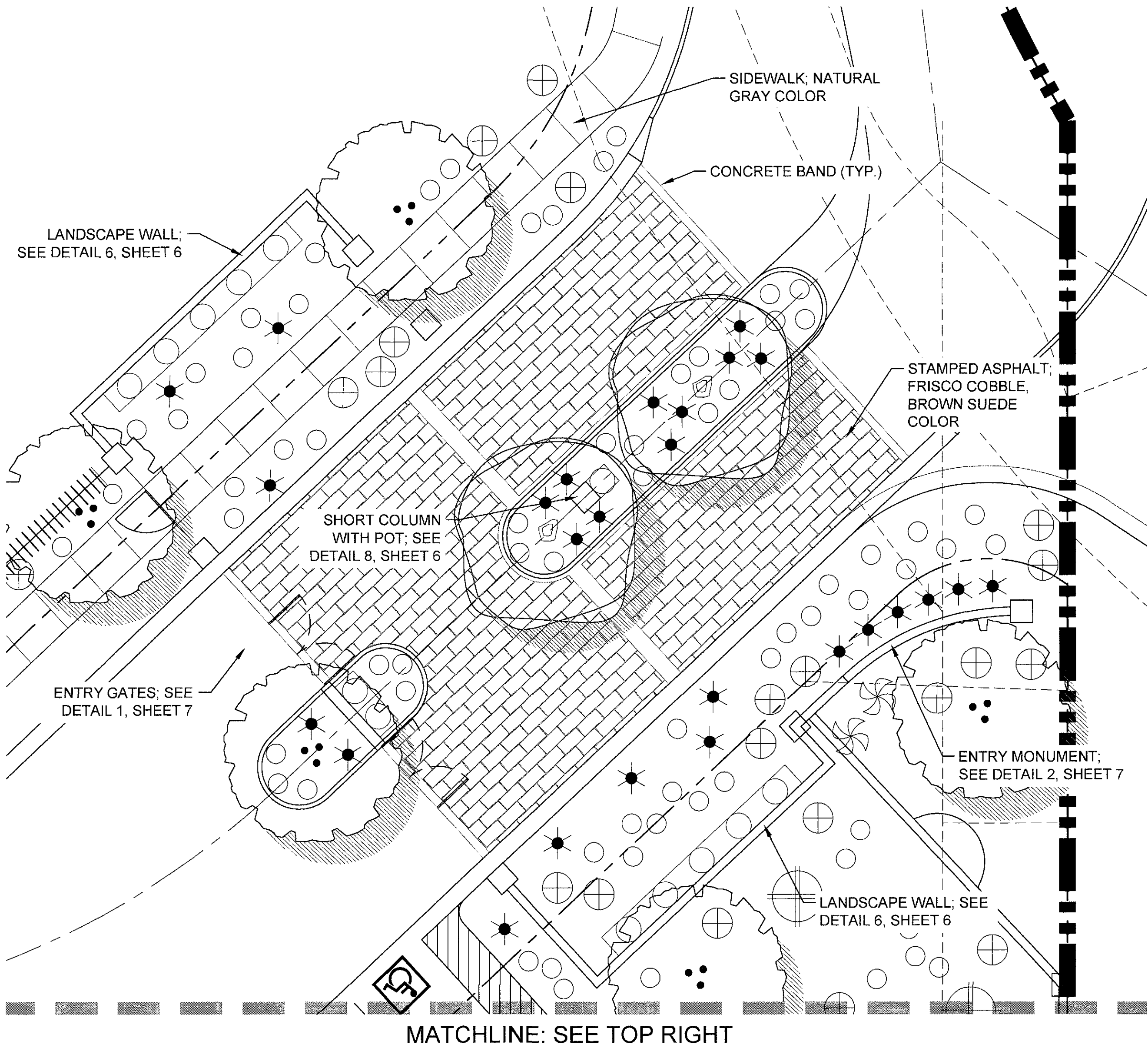




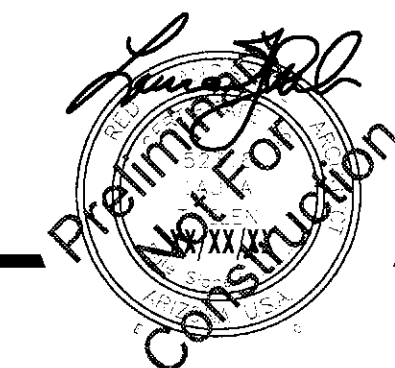
RAMADA DETAILS



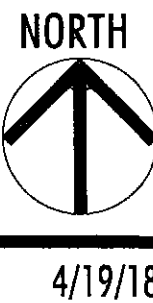
LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994



NOTE: Concepts are preliminary and for illustrative purposes only. Design may be subject to change prior to final approval.



APPROX. SCALE: 1"=10'
1791 DRAWN BY:SK



4/19/18

SCOTTSDALE HEIGHTS

CONCEPTUAL ENTRY AND AMENITY AREA
SHEET 3 OF 8

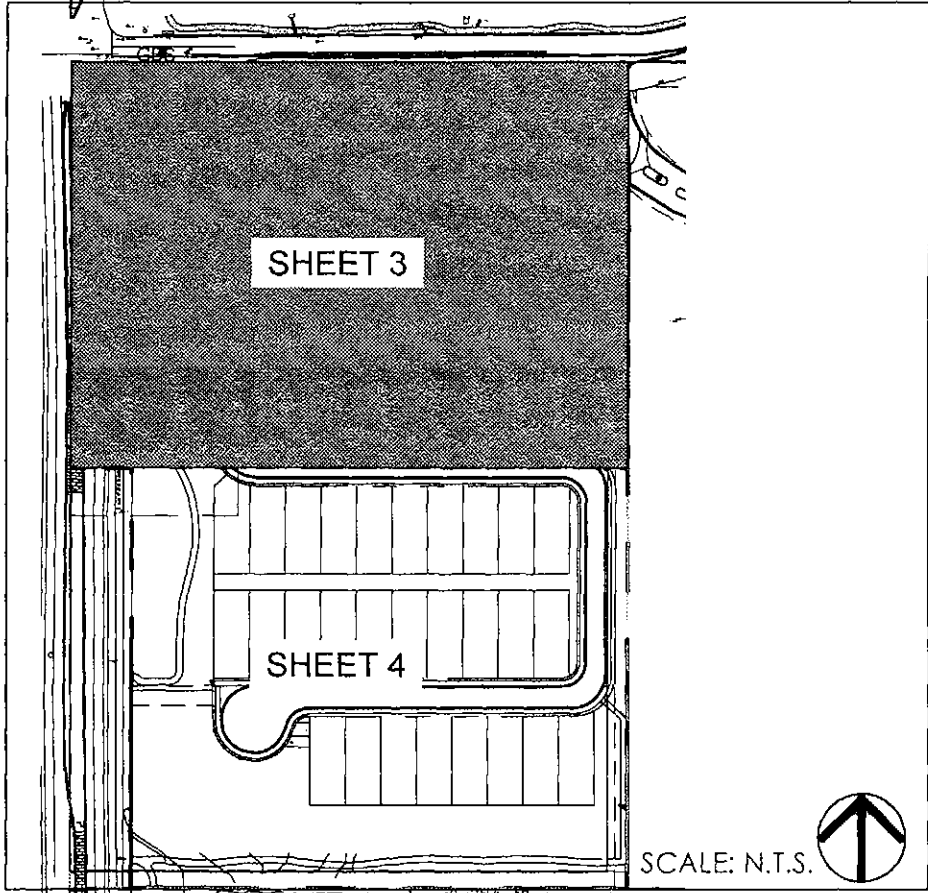
PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
P:\2017\1791-SCOTTSDALE HEIGHTS-PP\CAD\LS\EXHIBITS\01 CONCEPTUAL LS PLAN.dwg Apr 19, 2018

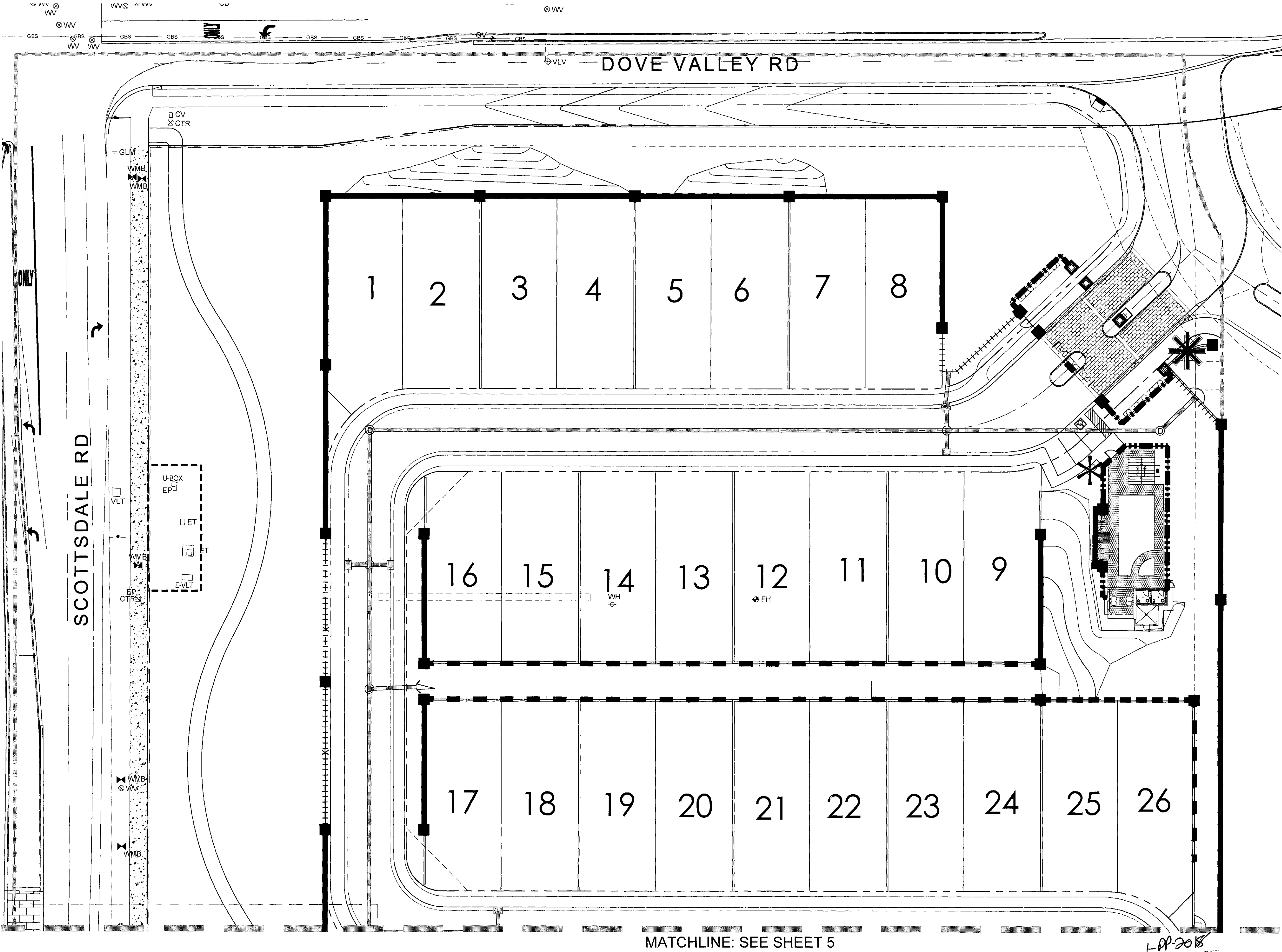
WALL LEGEND

- THEME WALL
SEE DETAIL 1, SHEET 6
- PARTIAL VIEW FENCE
SEE DETAIL 2, SHEET 6
- FULL VIEW FENCE
SEE DETAIL 3, SHEET 6
- FULL VIEW POOL FENCE
SEE DETAIL 4, SHEET 6
- BUILDER WALL
BY OTHERS
- GUARD RAIL
MAG DETAIL 145
- LANDSCAPE WALL
SEE DETAIL 6, SHEET 6
- COLUMN
SEE DETAIL 5, SHEET 6
- SHORT COLUMN
SEE DETAIL 7, SHEET 6
- SHORT COLUMN WITH POT
SEE DETAIL 8, SHEET 6
- ENTRY MONUMENT LOCATION
SEE DETAIL 2, SHEET 7
- PROPOSED MAILBOX LOCATION
SEE DETAIL 3, SHEET 7
- VEHICULAR ACCESS GATES
SEE DETAIL 1, SHEET 7
- PEDESTRIAN GATE
SEE DETAIL 1, SHEET 7

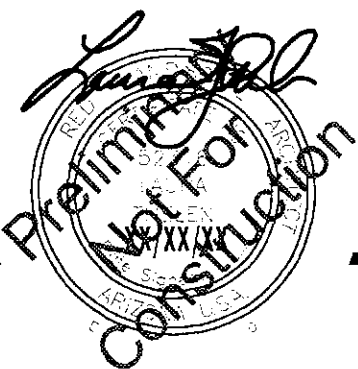
KEY MAP



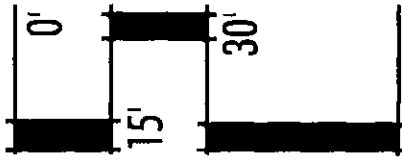
LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994



NOTE: Concepts are preliminary and for illustrative purposes only. Design may be subject to change prior to final approval.



APPROX. SCALE: 1"=30'



1791 DRAWN BY:SK

4/18/18

SCOTTSDALE HEIGHTS

CONCEPTUAL WALL PLAN
SHEET 4 OF 8

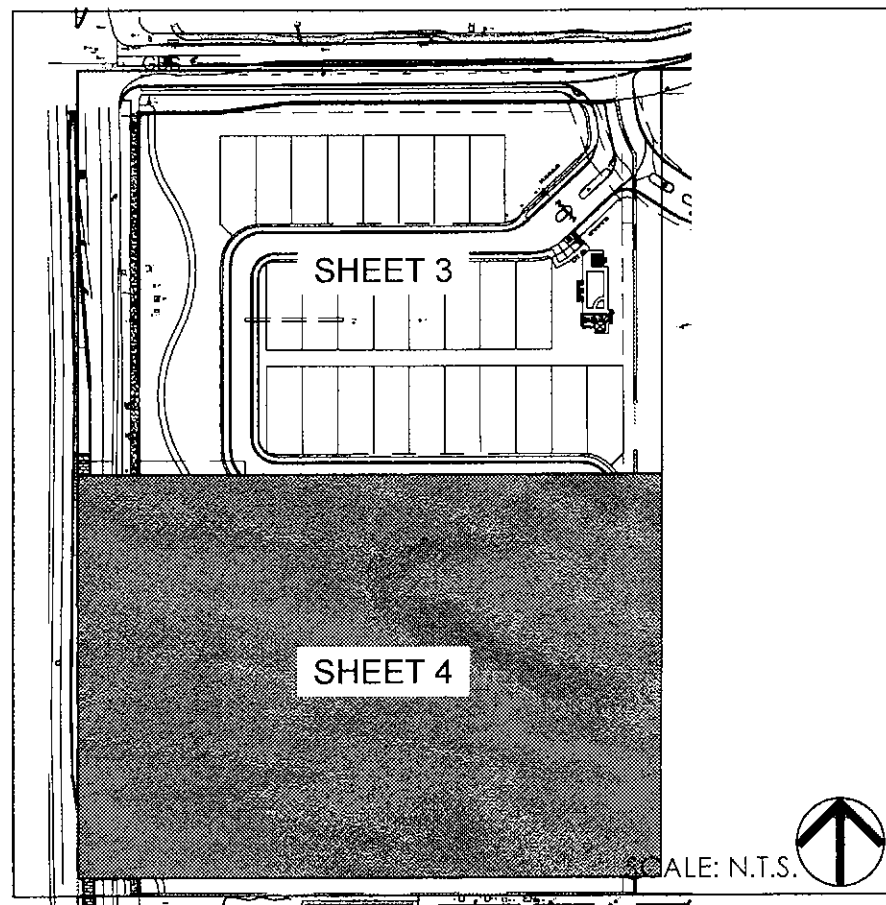
PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
P:\2017\1791-SCOTTSDALE HEIGHTS-PP\CAD\LS\EXHIBITS\02 CONCEPTUAL WALL PLAN.dwg Apr 18, 2018

WALL LEGEND

- THEME WALL
SEE DETAIL 1, SHEET 6
- PARTIAL VIEW FENCE
SEE DETAIL 2, SHEET 6
- FULL VIEW FENCE
SEE DETAIL 3, SHEET 6
- FULL VIEW POOL FENCE
SEE DETAIL 4, SHEET 6
- BUILDER WALL
BY OTHERS
- GUARD RAIL
MAG DETAIL 145
- LANDSCAPE WALL
SEE DETAIL 6, SHEET 6
- COLUMN
SEE DETAIL 5, SHEET 6
- SHORT COLUMN
SEE DETAIL 7, SHEET 6
- SHORT COLUMN WITH POT
SEE DETAIL 8, SHEET 6
- ENTRY MONUMENT LOCATION
SEE DETAIL 2, SHEET 7
- PROPOSED MAILBOX LOCATION
SEE DETAIL 3, SHEET 7
- VEHICULAR ACCESS GATES
SEE DETAIL 1, SHEET 7
- PEDESTRIAN GATE
SEE DETAIL 1, SHEET 7

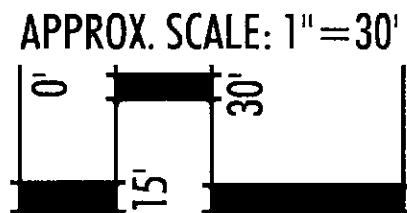
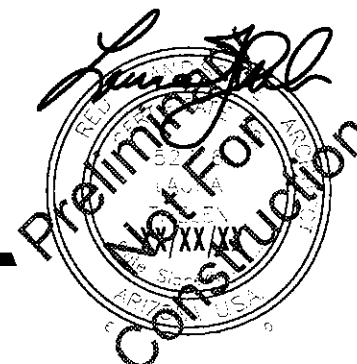
KEY MAP



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



NOTE: Concepts are preliminary and for illustrative purposes only. Design may be subject to change prior to final approval.



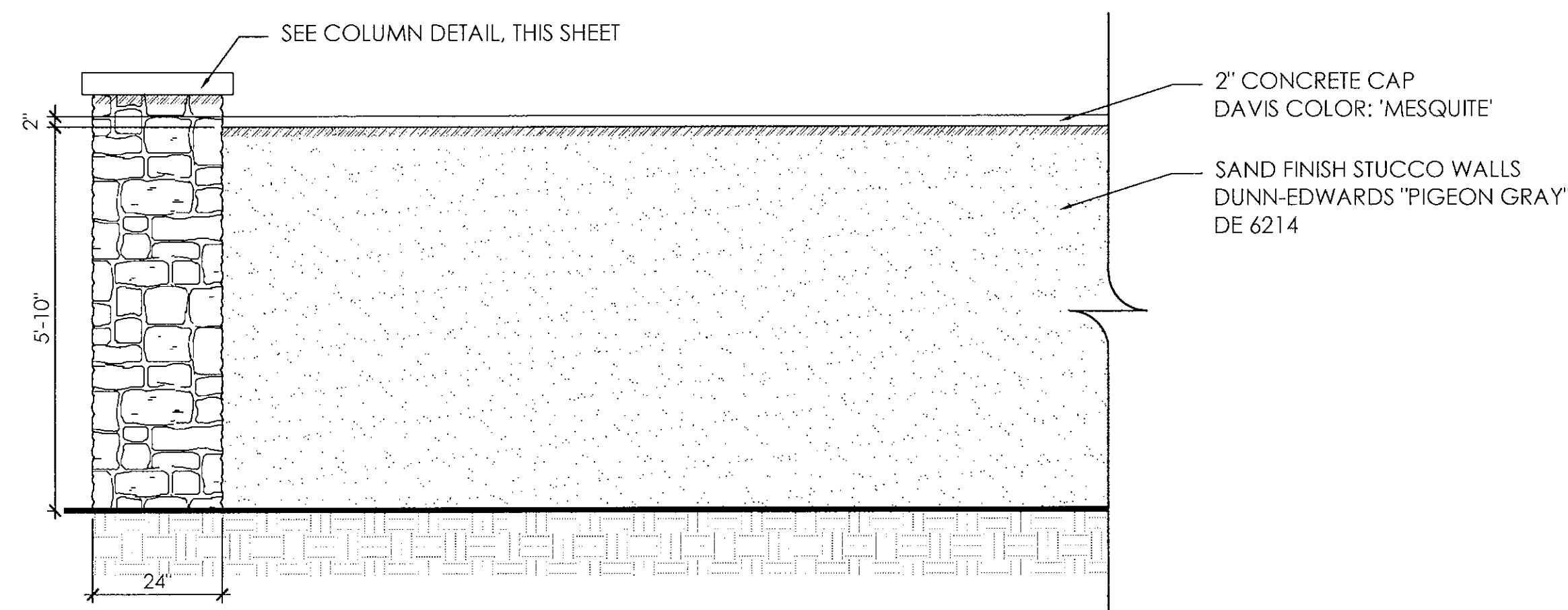
1791 DRAWN BY:SK 4/18/18

SCOTTSDALE HEIGHTS

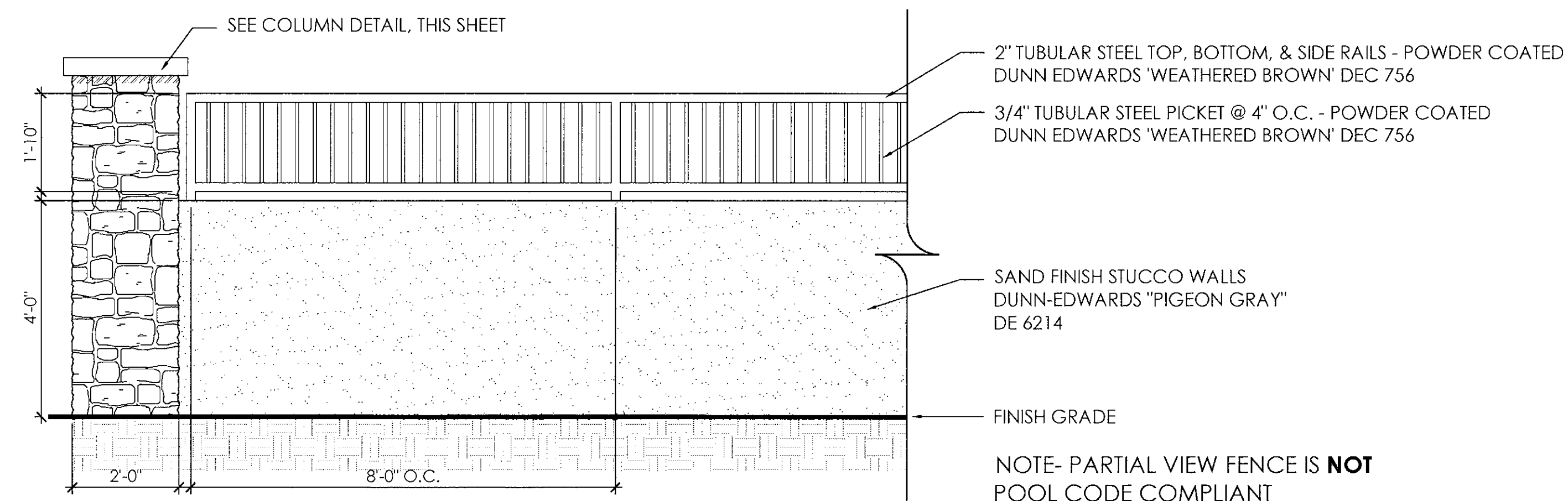
CONCEPTUAL WALL PLAN
SHEET 5 OF 8

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

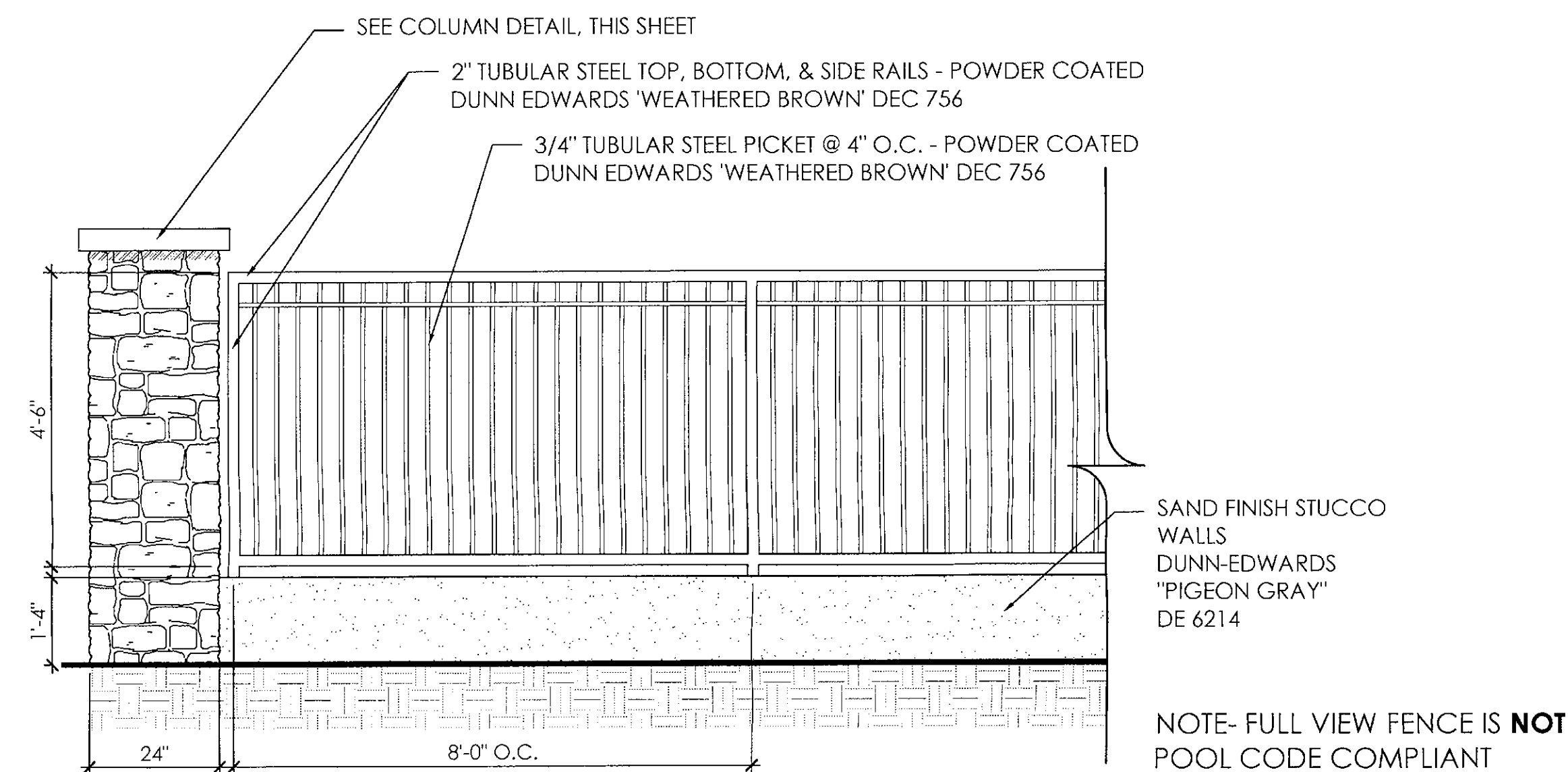
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
P:\2017\1791-SCOTTSDALE HEIGHTS-PP\CAD\LS\EXHIBITS\02 CONCEPTUAL WALL PLAN.dwg Apr 18, 2018



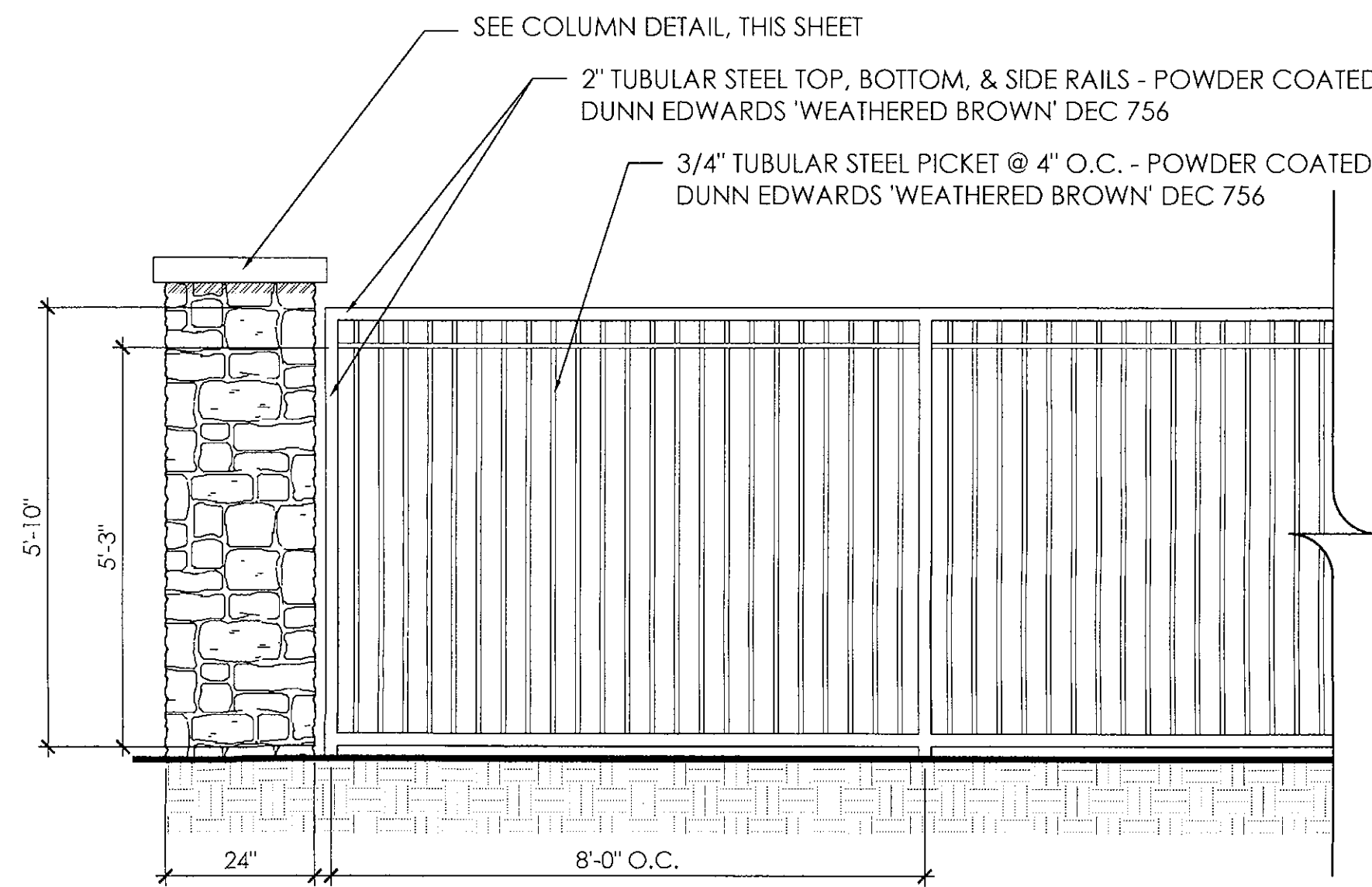
1 Theme Wall
SCALE: 1/2"=1'-0"



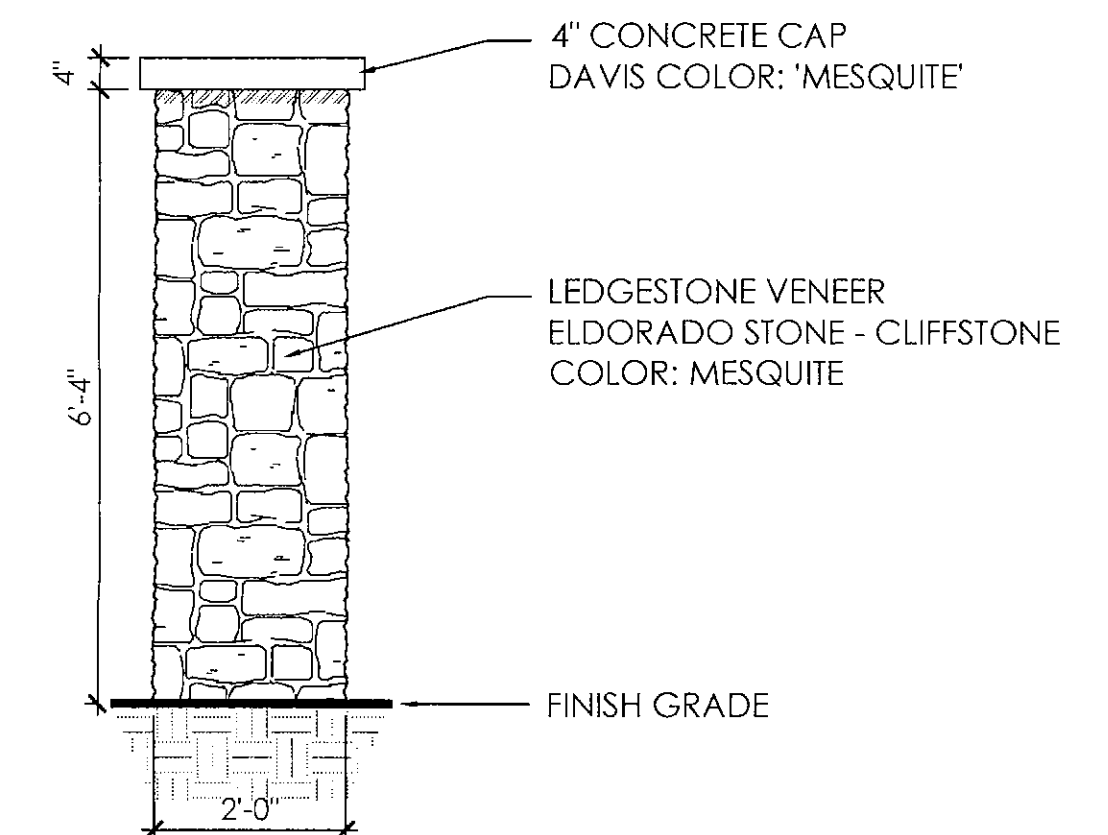
2 Partial View Fence
SCALE: 1/2"=1'-0"



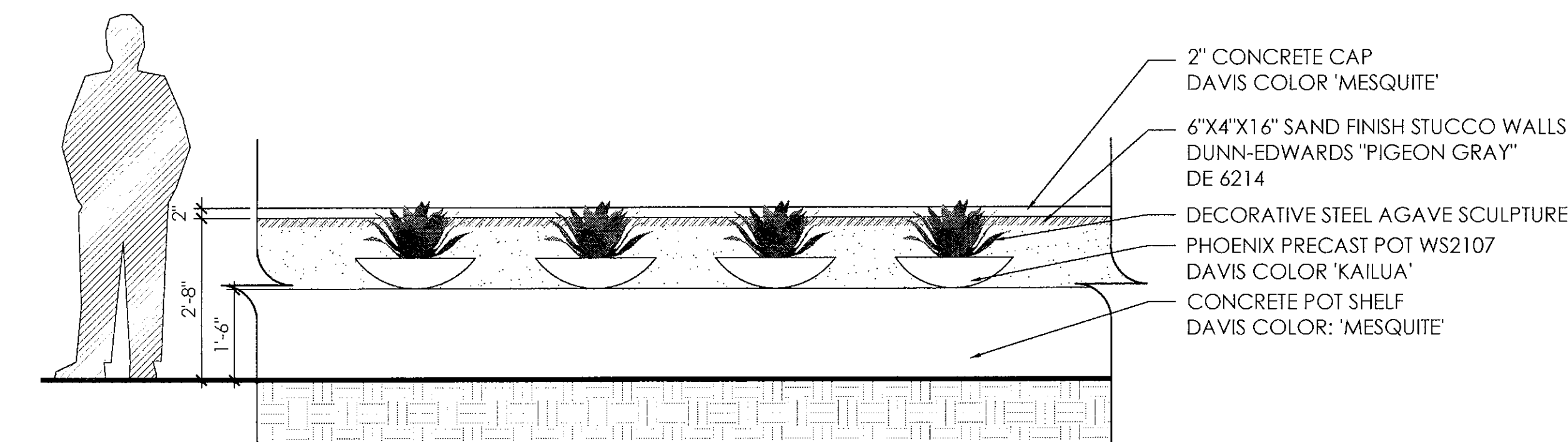
3 Full View Fence
SCALE: 1/2"=1'-0"



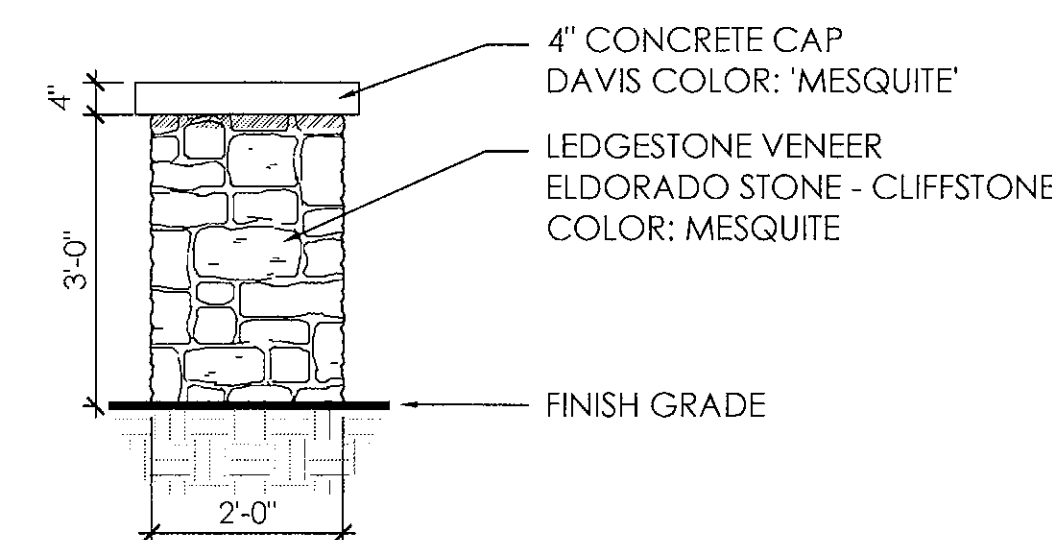
4 Full View Pool Fence
SCALE: 1/2"=1'-0"



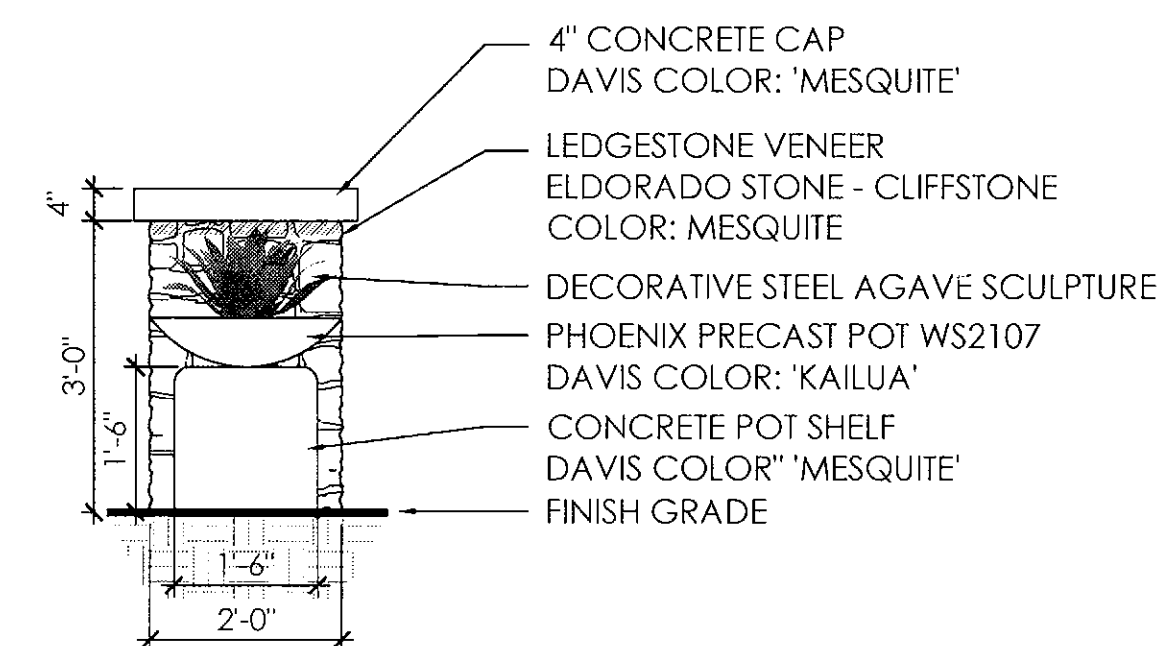
5 Column
SCALE: 1/2"=1'-0"



6 Landscape Wall
SCALE: 1/2"=1'-0"

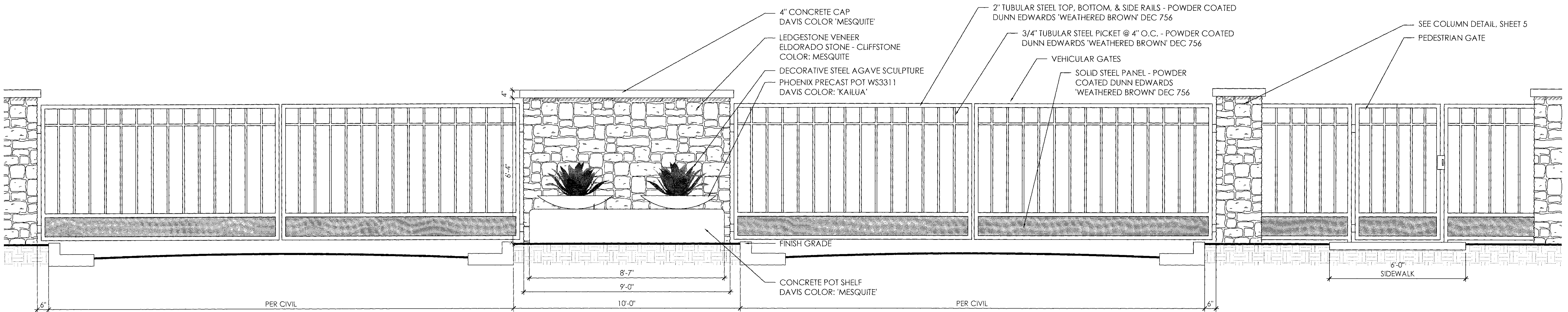


7 Short Column
SCALE: 1/2"=1'-0"

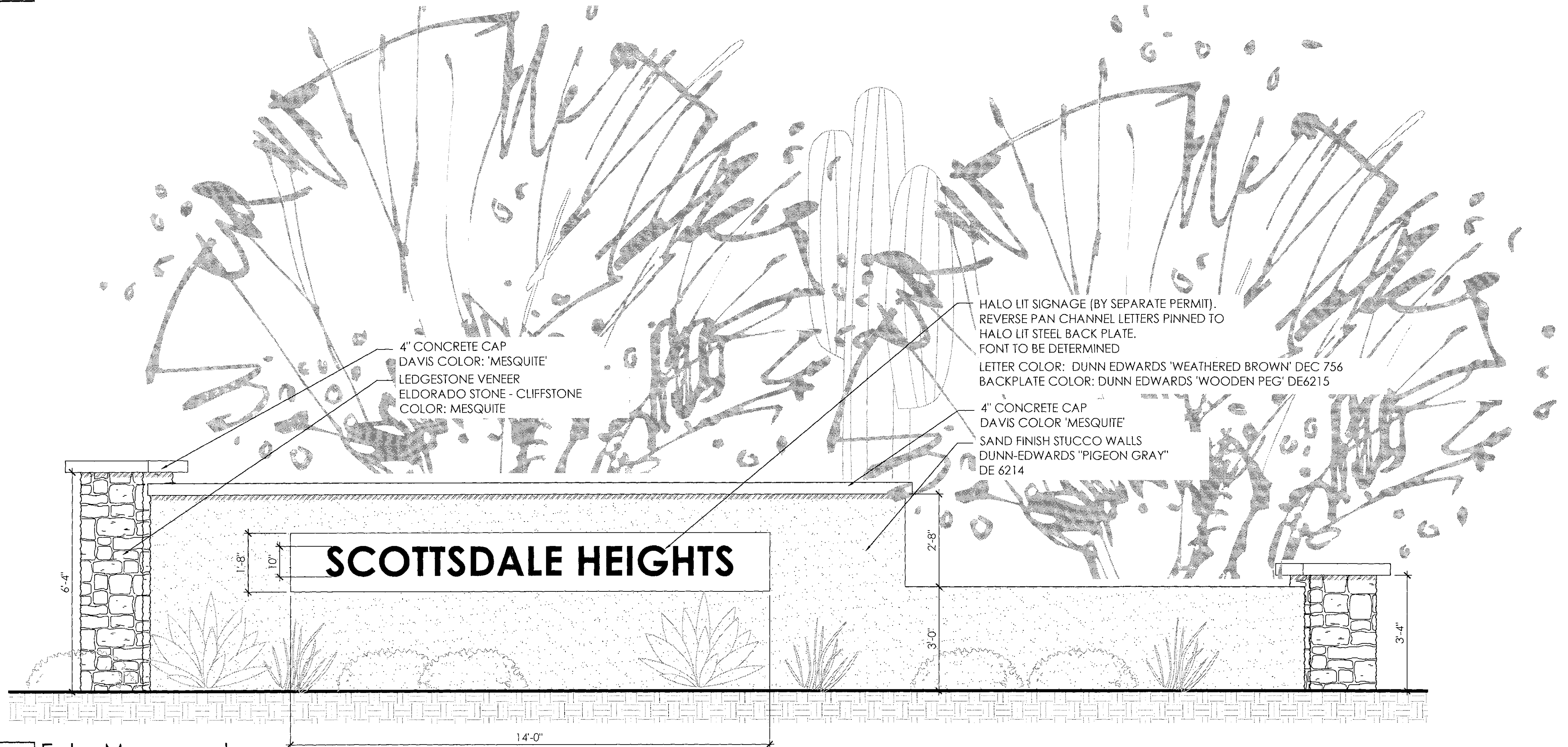


8 Short Column with Pot
SCALE: 1/2"=1'-0"

1. CONTRACTOR TO PROVIDE ALL STRUCTURAL DETAILS FOR ALL WALL, COLUMN, & FENCE COMPONENTS AND CONNECTIONS.
2. CONTRACTOR WILL BE RESPONSIBLE TO PAY FOR ALL NECESSARY PERMITS AND FEES TO CONSTRUCT WALLS & COLUMNS.

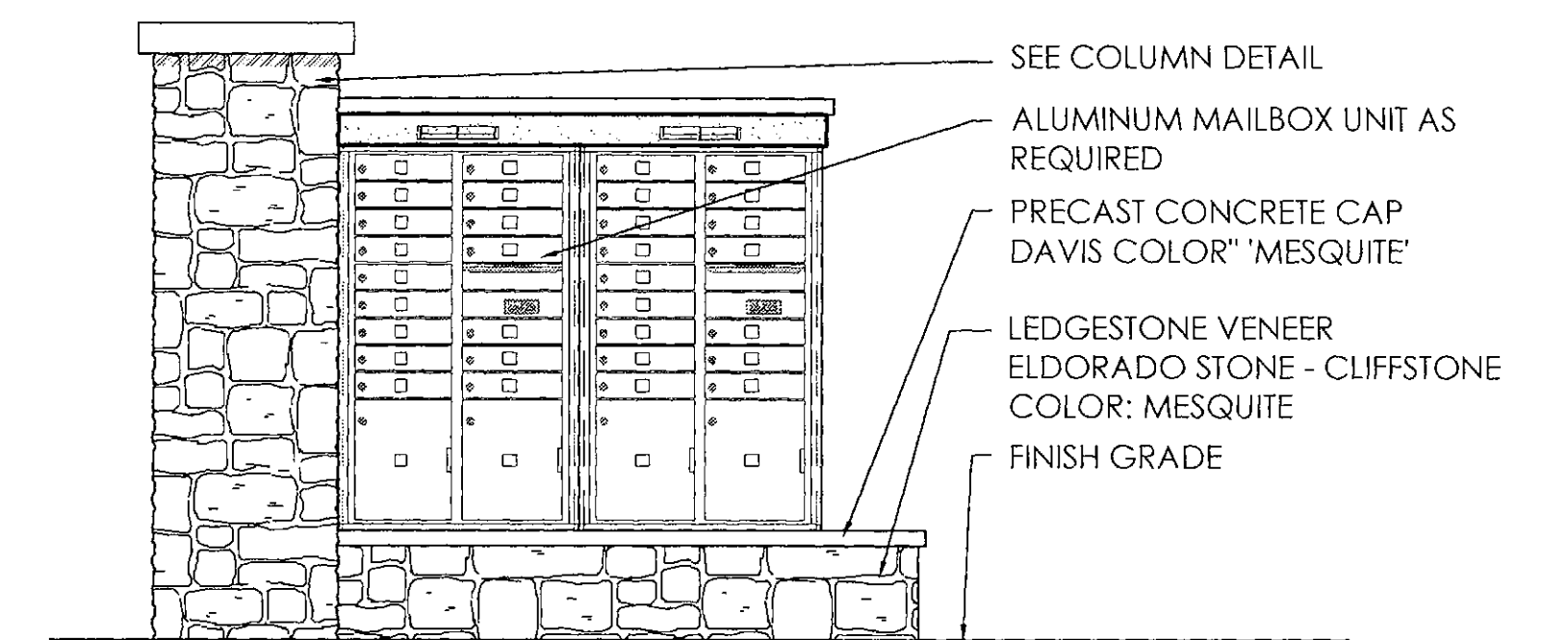


1 Vehicular Access Gates / Pedestrian Gate
SCALE: 1/2"=1'-0"

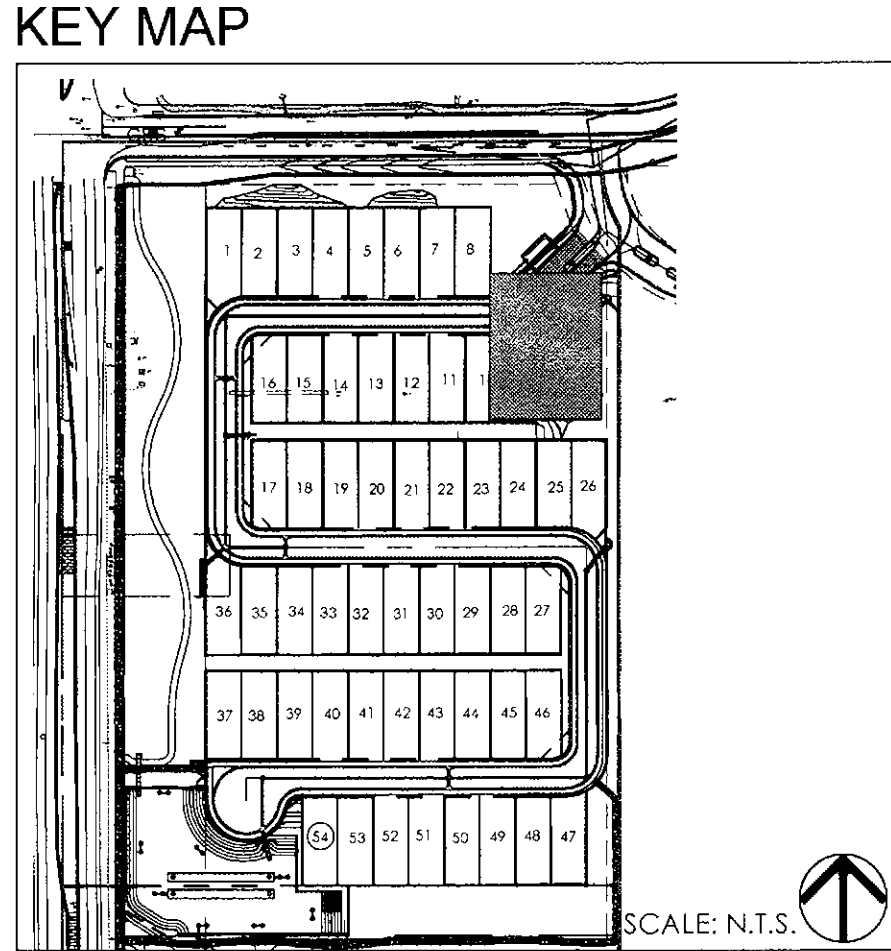
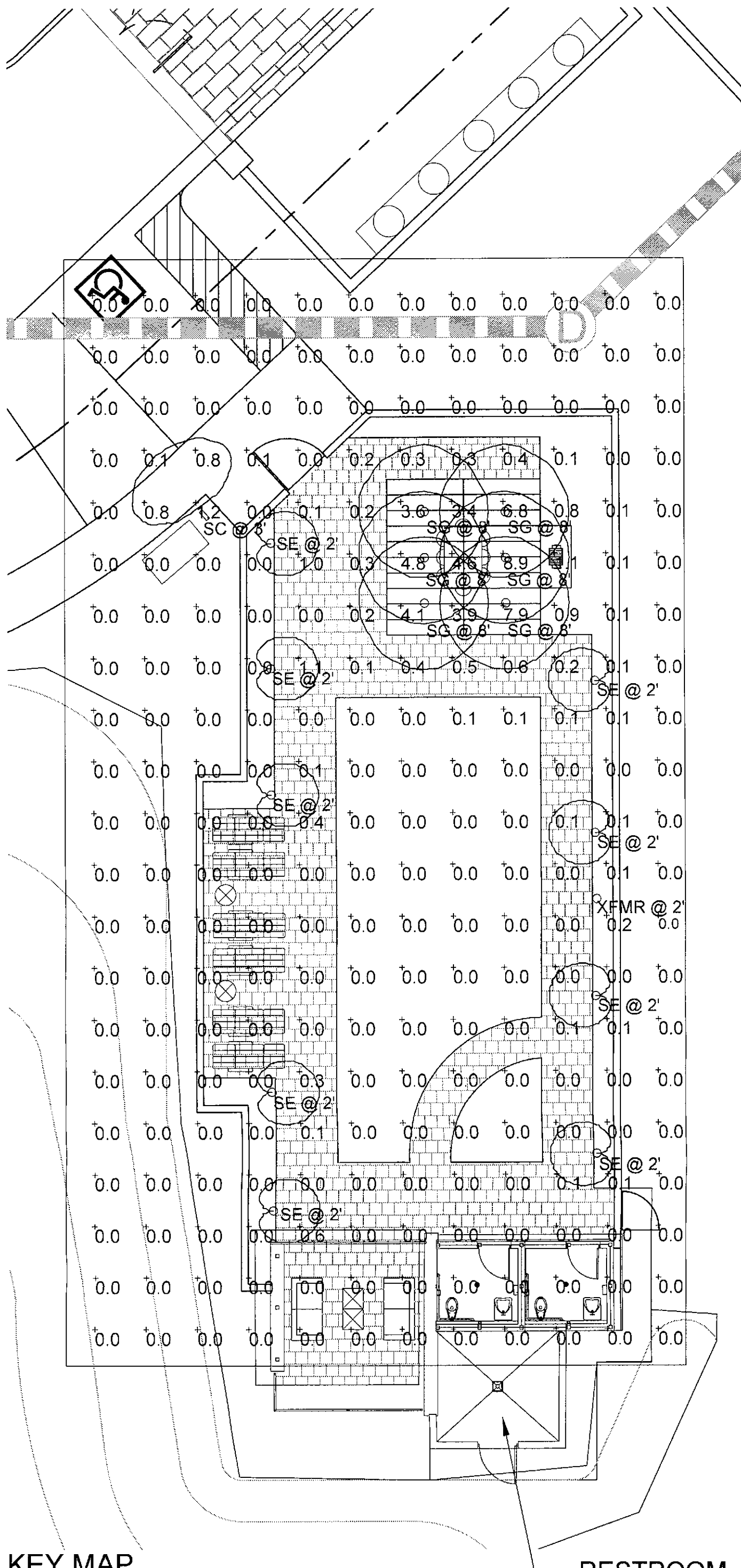


2 Entry Monument
SCALE: 1/2"=1'-0"

1. CONTRACTOR TO PROVIDE ALL STRUCTURAL DETAILS FOR ALL WALL, COLUMN, & FENCE COMPONENTS AND CONNECTIONS.
2. CONTRACTOR WILL BE RESPONSIBLE TO PAY FOR ALL NECESSARY PERMITS AND FEES TO CONSTRUCT WALLS & COLUMNS.



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



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

RUSTY 80 SLOT
rectangular, bollard light, steel rusted, ETL listed, E26

Item number	229411U
Family	RUSTY
Name	RUSTY 80 SLOT, rectangular, bollard light, steel rusted, ETL listed, E26
Shortname	Rusty 80 Slot
Description	The direct radiating floor lamps of the RUSTY SLOT series impress with their exceptional rust optics. Due to the FeCSi steel used, the weather conditions create a controlled rust layer on the surface which protects the actual substance from further corrosion. This makes the luminaires unique and unique in every installation. With protection class IP55, they are suitable for outdoor use. Optionally a ground spike as well as a connection box for safe, electrical connection in the light shall is available. The electrical connections of the available versions are made at 120 power supply.
Light Source	Conventional
Lamp	LED E26
Lampholder / Socket	E26
Number of lamps	1
Lamp Included	No
Length	4.72 in
Width	4.72 in
Height	31.5 in
Net Weight	40.8 lbs
Gross Weight	42.1 lbs
Voltage	120 Volts
Material	FeCSi-Steel/PC
Color	Steel Rusted

SC

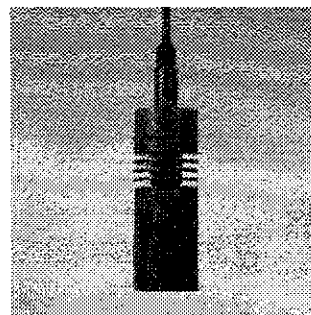
SLV

ZXL16-H



HK USA Lighting Group

Hanging ZXL16-H Series



Characteristics

ETL Listed

IP51 Standard

- Wet/Dry location rated.
- Fixture comes with 5 ft whip
- For 4W IES data, use factor 0.5 to derate the 8W IES data.
- For 6W IES data, use factor 0.67 to derate the 8W IES data.

Technical Data

Material	Housing/Cap/Stem - Machined silicone magnesium aluminum alloy (6061-T6) resistant to corrosion Stainless steel (SS304) hardware
Lamp	HK LED
Dimmability	MLV, ELV
Hoods	B
Voltage	12V
Wattage	4W, 6W, 8W
Reflector	20°, 33°, 42°, 57°
Color Temp	2.7K, 3K, 4K
Power Supply	Requires remote step down transformer

Ordering Guide

Series	ZXL16-H
Hoods	B
Glare Shields (optional)	GSL GSA GSS
Voltage	12V
Wattage	4W 6W 8W
Lamp	HK LED
Reflector	20° 33° 42° 57°
Color Temp	2.7K 3K 4K
Finish	BK (black) BZ (bronze) WT (white) ABK (anodized black) ACL (anodized clear) CC (custom)

LED garden and pathway bollard

Post construction: One piece extruded aluminum. All aluminum in the construction is marine grade and copper free.

Lamp Enclosure: One piece die cast aluminum housing attached to post by two (2) stainless steel set screws. Safety glass lens with optical pattern. Fully gasketed using a one piece molded silicone gasket.

Electrical: 3.4W LED luminaire, 5 total system watts, -30°C start temperature. Integral 12V AC driver provided must be operated using remote magnetic transformer. Standard LED color temperature is 3000K with a >80 CRI.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Anchor base: Anchor post provided made of galvanized steel. Bollards are secured to post using two (2) stainless steel set screws.

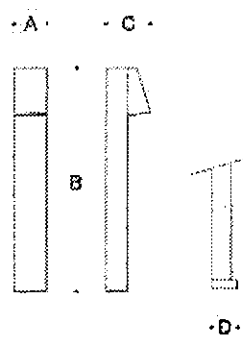
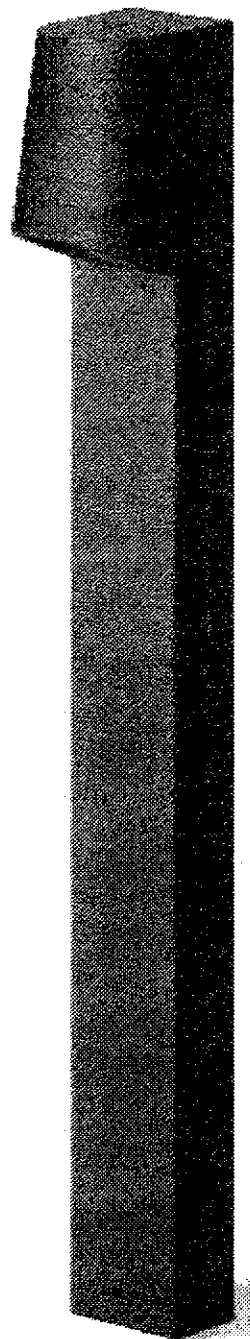
Finish: Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

Please note: BEGA's approach to product design is to innovate, not follow. With a steadfast commitment to quality, each product is conceived to satisfy a general or specific lighting task as defined by its architectural or exterior surroundings. The Home and Garden Collection is designed specifically for use in Residential and Light Commercial applications. Please reference our standard BEGA portfolio when mounting provisions for the rigorous demands of high-use commercial and/or vandal prone settings are required.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 6.0 lbs.

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



Lamp	A	B	C	D
77239 with direct burial anchorage 3.4 W LED	3	27 1/2	5	-

SE

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
SC	SC	1		SLV 4751283U/231230U	BOLLARD MOUNTED AT 31.5 INCHES RUST FINISH	LED	1	8963LED.ies	136.9366	0.81	9
SE	SE	9		BEGA 7239BLK	PATHWAY LIGHT	3000K LED	1	7239LED.IES	124.1826	0.81	5
SG	SG	6		HKLIGHTING ZXL16-H-B-12V 8W 30 3K	HANGING LANDSCAPE FIXTURE IN BLACK FINISH WITH REMOTE TRANSFORMER	GREEN CREATIVE 4MR16G4830FL36	1	7MR16G4DIM84 0FL36_IESNA20 02.IES	270	0.81	4
XFMR	XFMR	1		AS SELECTED BY ELECTRICAL CONTRACTOR	INGRADE REMOTE TRANSFORMER, SIZE AS REQUIRED FOR FIXTURES AS SHOWN	NA	1	Soraa SM16-07-36D-927-03.ies	412	0.1	0

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FC AT GRADE	+	0.2 fc	8.9 fc	0.0 fc	N/A	N/A

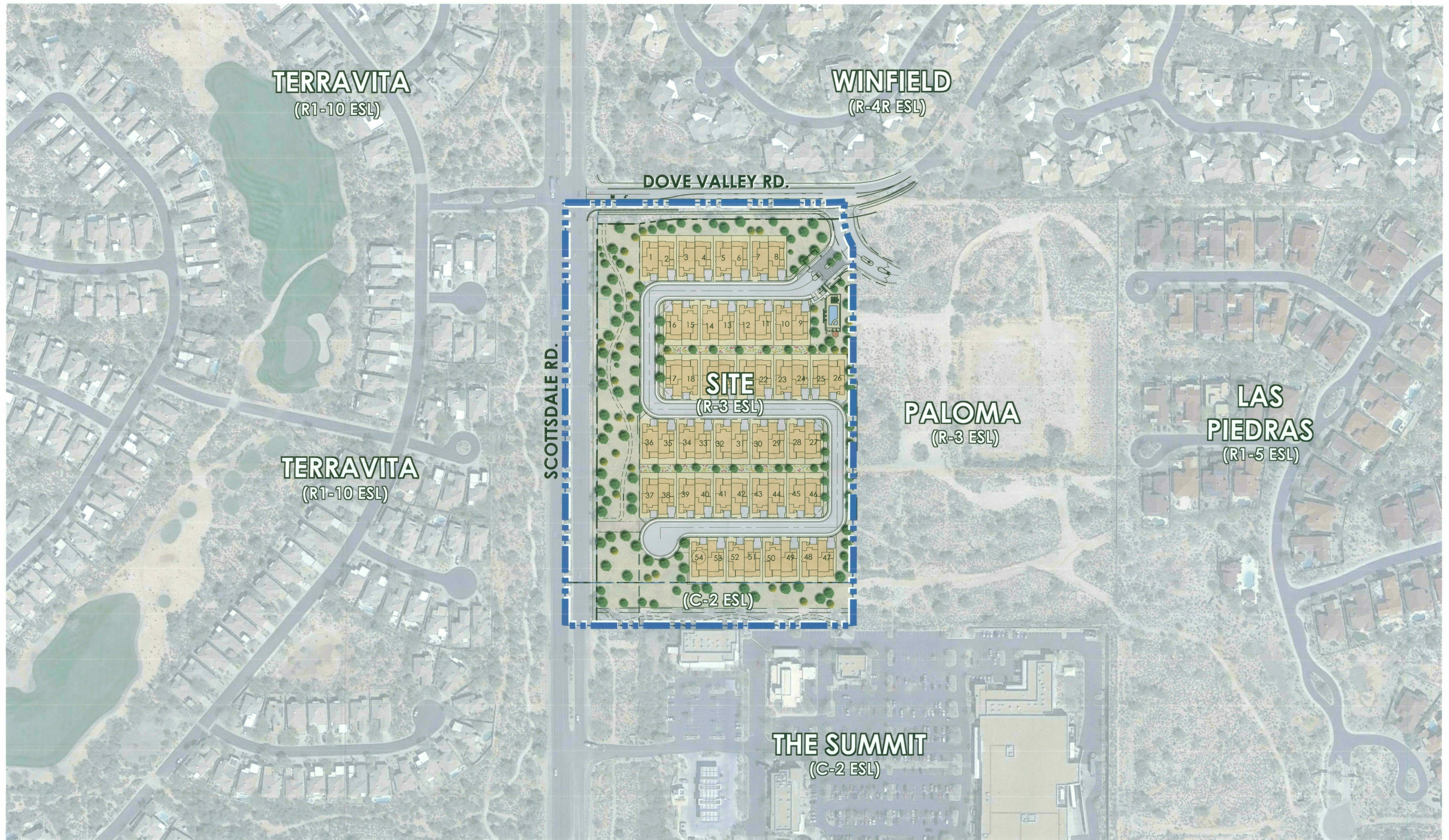
SCOTTSDALE HEIGHTS

CONCEPTUAL LIGHTING PLAN
SHEET 8 OF 8

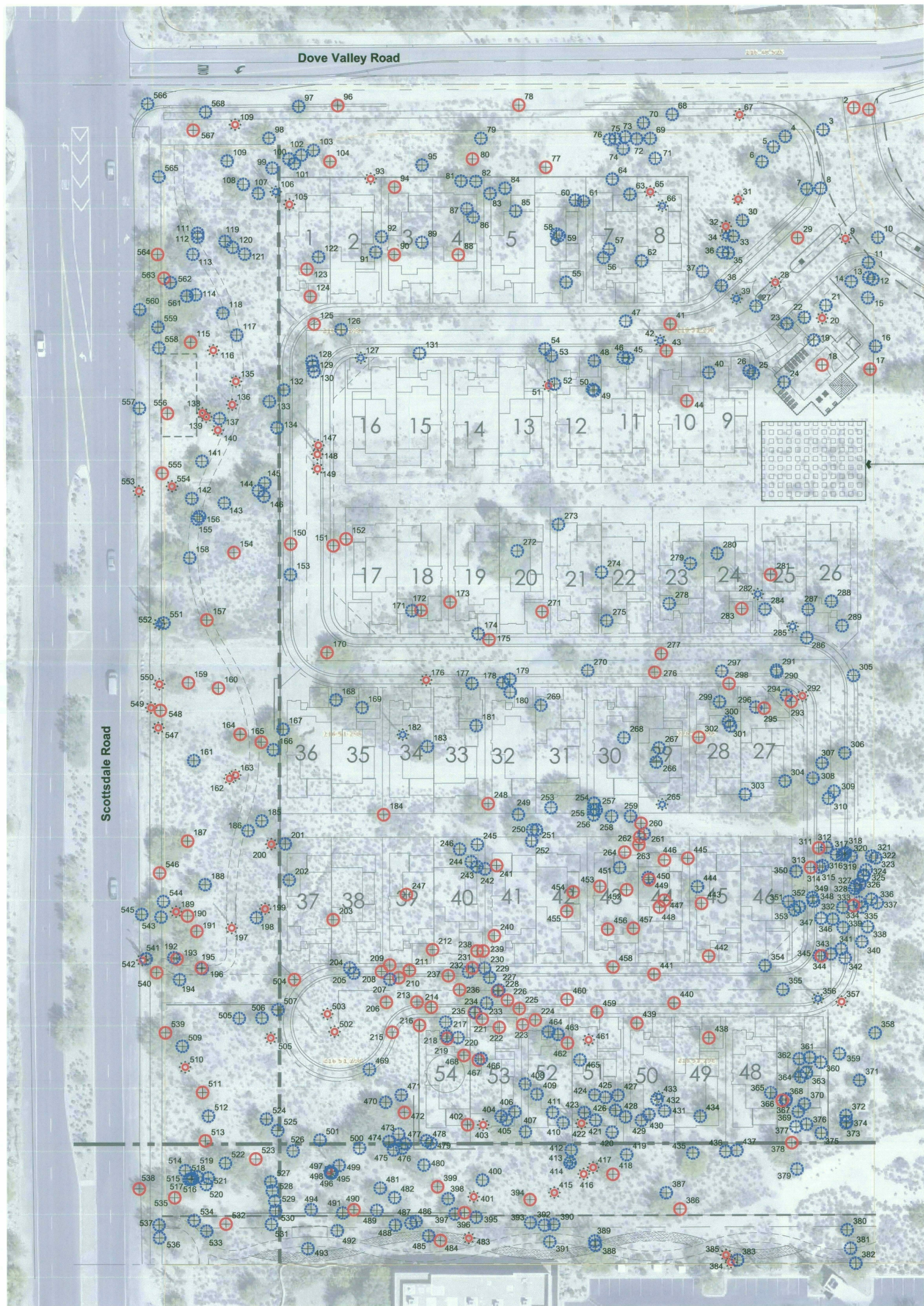
PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
P:\2017\1791-SCOTTSDALE HEIGHTS-PP\CAD\LS\EXHIBITS\03 CONCEPTUAL LIGHTING PLAN.dwg Apr 18, 2018

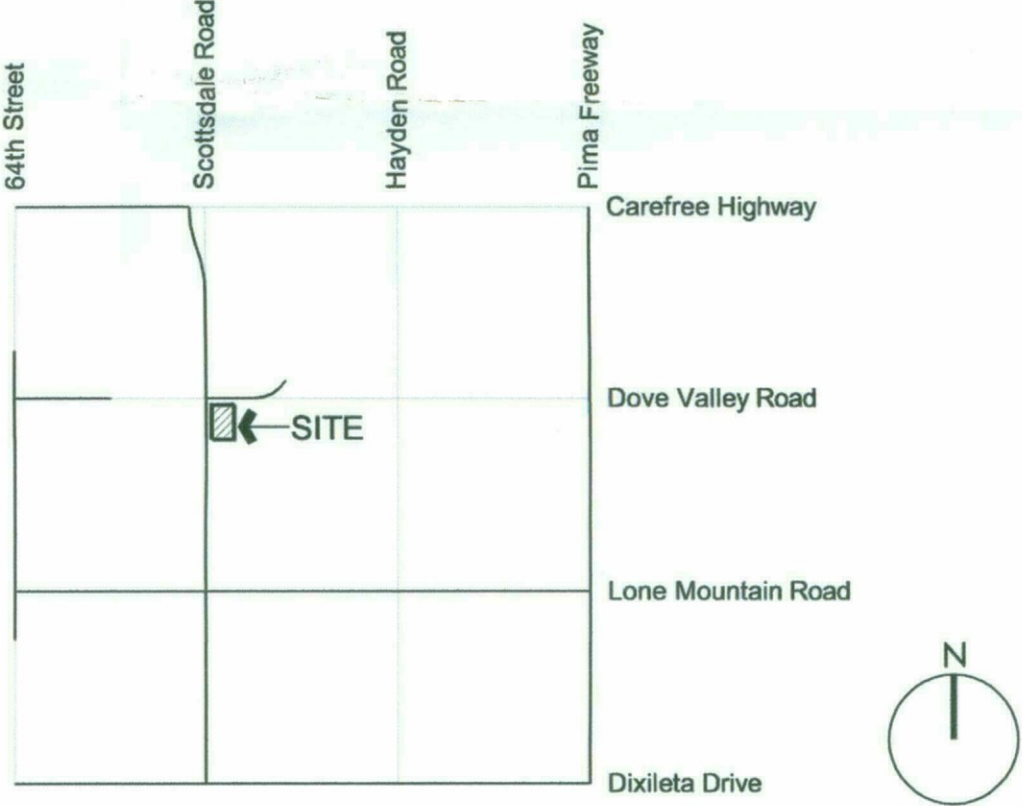
1-PP-2018
STIPULATION SE
RETAIN FOR RECORD
APPROVED
6/2/18
DATE
NORTH
APPROX. SCALE: 1"=10'
1791 DRAWN BY:SK 4/18/18



SCOTTSDALE HEIGHTS CONTEXT AERIAL WITH SITE PLAN



Vicinity Map



Project Consultants

Inventory Provider **Native Resources International**
1540 West Happy Valley Road
Phoenix, Arizona 85085
623-869-6757 (p) • 623-869-6769 (f)
Contact: Kevin Brenda

Landscape Architect **LVA**
120 South Ash Avenue
Tempe, Arizona 85281
480-994-0994 (p)
Contact: Alex Stedman

Plant Legend

- | | |
|--------------------------|---------------------------|
| ⊕ Tree - Salvageable | ⊕ Cacti - Salvageable |
| ⊕ Tree - Non-Salvageable | ⊕ Cacti - Non-Salvageable |
| ○ Tree - Remain In Place | ⊕ Cacti - Remain In Place |



Scale: 1" = 50'



Native Resources Intl.
1540 W Happy Valley Rd.
Phoenix, AZ. 85027
Phone (623) 869-6757
Fax (623) 869-6769

Scottsdale Heights
SEC of Scottsdale Road & Dove Valley Road
Scottsdale, Arizona
Native Plant Inventory

PC #:

NPC #:

DATE: 1/10/2018

REVISION:

SCALE: 1" = 50'

CHECKED:

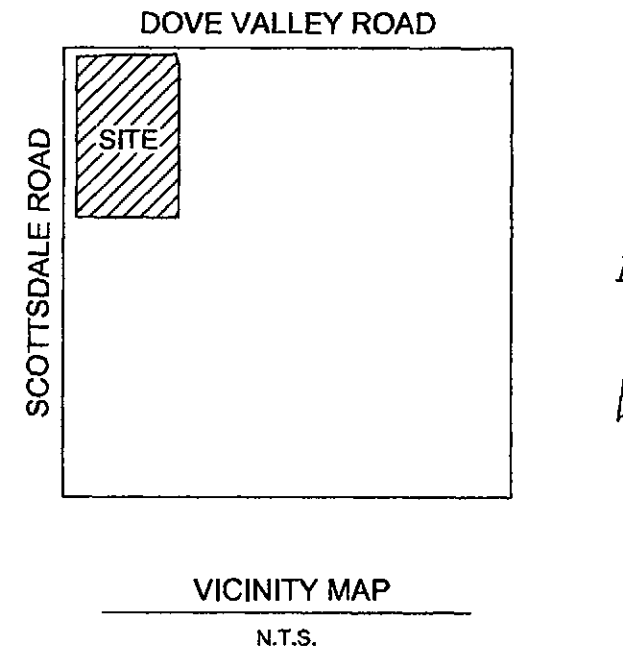
DRAWN: KB

SHEET 1 OF 1

ALTA/NSPS LAND TITLE SURVEY

OF
PARCEL 1
LAND DIVISION MAP FOR
DOVE VALLEY AND SCOTTSDALE ROAD
BOOK 983, PAGE 8, MARICOPA COUNTY RECORDS

BEING
A PORTION OF THE NORTHWEST QUARTER OF
SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



PARCEL DESCRIPTION

PARCEL 1 OF LAND DIVISION MAP FOR DOVE VALLEY AND SCOTTSDALE ROAD,
ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF
MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 983 OF MAPS, PAGE 8.

NOTES: (Table "A" Items")

1. SET A 1/2" REBAR W/CAP "AWLS 45377" AT PROPERTY CORNERS AS SHOWN HEREON UNLESS OTHERWISE NOTED.

2. SUBJECT PROPERTY ADDRESS: 7225 E DOVE VALLEY ROAD, SCOTTSDALE, 85266.

3. PARCEL 1 (GROSS) AREA:
579,934.3 SQUARE FEET OR 13.313 ACRES, MORE OR LESS.

NET AREA = GROSS AREA MINUS
EASEMENT FOR ROAD/HIGHWAY RECORDED IN DOCKET 7132, PAGE 539
551,489.1 SQUARE FEET OR 12.660 ACRES, MORE OR LESS.

4. THIS SURVEY SHOWS ABOVE GROUND UTILITIES. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITY LINES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION MADE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CLIENT IS HEREBY ADVISED THAT EXCAVATION MAY BE NECESSARY TO EXPOSE UNDERGROUND UTILITIES TO CONFIRM EXACT LOCATION.

5. ADJOINER INFORMATION IS PER MARICOPA COUNTY ASSESSOR WEBSITE.

SCHEDULE "B" ITEMS

1. Reservations contained in the Patent from the United States of America recorded in Docket 1238, Page 565, reading as follows:
Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States of America.

2. Water rights, claims or title to water, whether or not shown by the public records.

3. Second installment of 2017 taxes, a lien, payable on or before March 1, 2018, and delinquent May 1, 2018.

4. An easement for road or highway and incidental purposes, recorded as Docket 7132, Page 539.

5. An easement for underground electric lines and incidental purposes, recorded as Docket 7326, Page 507.

6. An easement for ingress and egress and incidental purposes, recorded as Docket 9137, Page 603.

7. Covenants, conditions and restrictions in the document recorded as 99-0807249, re-recorded as 99-1027318 and Amendment recorded as 2007-0989776, and Second Amendment recorded as 2015-0775626, all of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes.

8. An easement for utilities and slope and incidental purposes, recorded as 2002-1233781, of Official Records.

9. Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded as Book 983 of Maps, Page 08, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

10. All matters as set forth in Reciprocal Easement Agreement, recorded October 28, 2015 as 2015-0775628 of Official Records.

11. All matters as set forth in Sanitary Sewer Easement Agreement, recorded October 28, 2015 as 2015-0775629 of Official Records.

12. All matters as set forth in Landscape, Irrigation, Slope and Temporary Construction Easement Agreement, recorded October 28, 2015 as 2015-0775630 of Official Records.

13. All matters as set forth in Memorandum of Agreement, recorded October 28, 2015 as 2015-0775631 of Official Records.

14. All matters as set forth in Agreement for the Waiver of Claims for Diminution in Value of Property, recorded March 28, 2017 as 2017-0214746 of Official Records.

15. The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property.
NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement(s) set forth herein.

16. The following matters disclosed by an ALTA/ACSM survey made by ___ on ___, designated Job No. ___:

BASIS OF BEARING

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST, USING A BEARING OF NORTH 00°01'33" EAST AS SHOWN ON THE LAND DIVISION MAP, RECORDED IN BOOK 983, PAGE 8, MARICOPA COUNTY RECORDS.

BENCHMARK

BENCHMARK IS A GLO BRASS CAP IN HANDHOLE, LOCATED AT THE INTERSECTION OF SCOTTSDALE ROAD AND DOVE VALLEY ROAD, BEING THE NORTHWEST CORNER OF SECTION 14, T.5N., R.4E.
ELEVATION = 2252.243' NAVD 88.

FLOOD ZONE DESIGNATION

SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (DOTTED) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 04013C0895L, DATED OCTOBER 16, 2013. ZONE "X" IS DEFINED AS AREAS OF 0.2% ANNUAL FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

GENERAL NOTES

- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY CLEAR TITLE AGENCY OF ARIZONA, LLC, NO. 10-530292, WITH AN EFFECTIVE DATE OF NOVEMBER 6, 2017.
- A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE SUBJECT TO THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE.
- SURVEY FIELD WORK WAS COMPLETED ON MAY 20, 2016.
- THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- SUBJECT PROPERTY CONTAINS VEGETATION, TRAILS AND WASHES CONSISTENT WITH DESERT TERRAIN.
- SCHEDULE "B" ITEM #8, UTILITY AND SLOPE EASEMENT RECORDED IN DOCUMENT NO. 2002-1233781, DOES NOT AFFECT SUBJECT PROPERTY.

CERTIFICATION

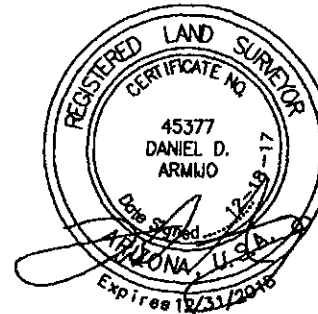
TO: Shea 124 Investments, LLC, an Arizona limited liability company as to an undivided 72.95% interest and HV & Canal, LLC, a Delaware limited liability company as to an undivided 27.05% interest

K. Hovnanian Great Western Homes, LLC, an Arizona limited liability company

The City of Scottsdale

Clear Title Agency of Arizona, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 8, 11, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 20, 2016.



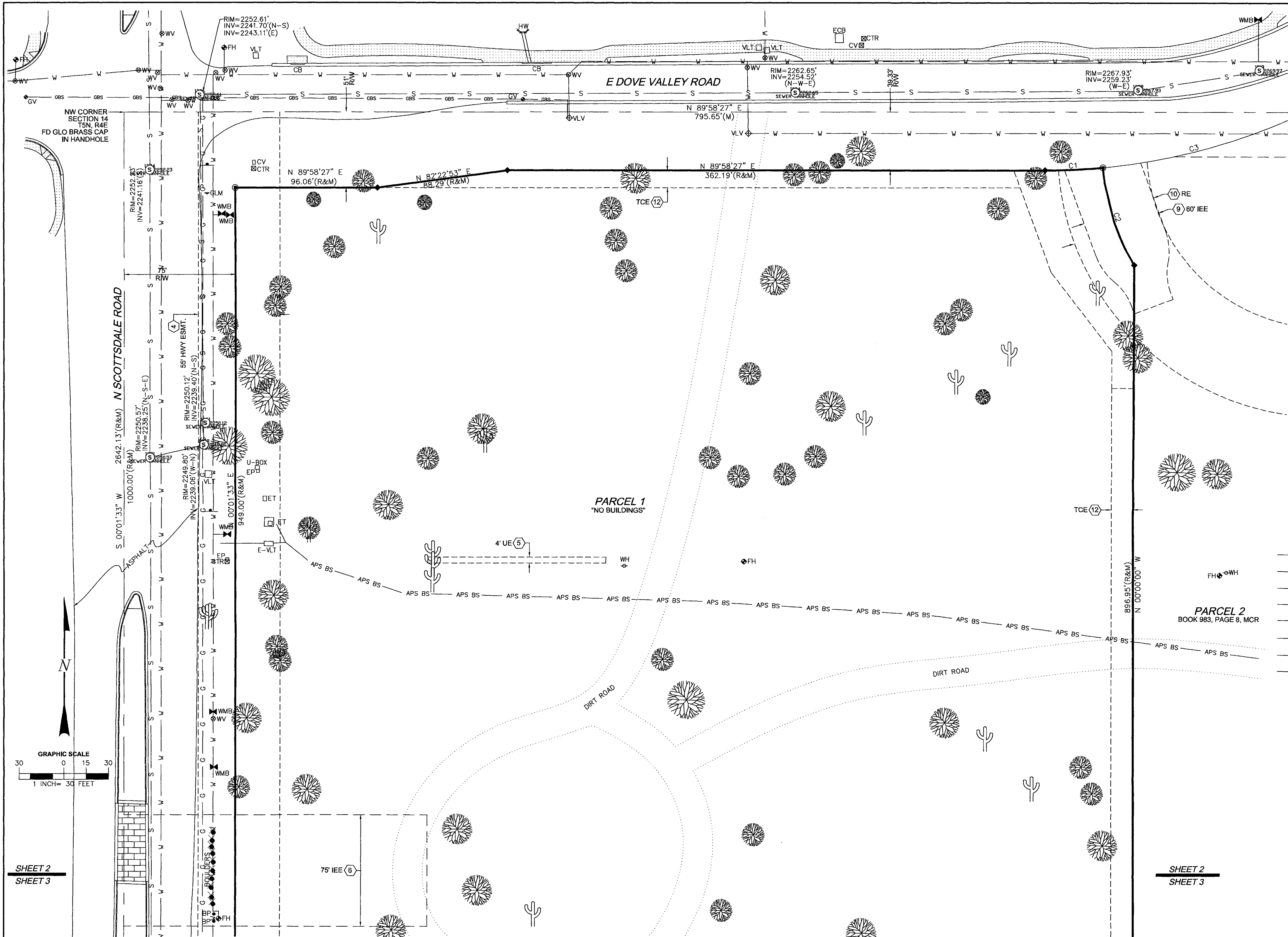
1-PP-2018
1/12/18

© COPYRIGHT 2017
ALL RIGHTS RESERVED

ALTA/NSPS LAND TITLE SURVEY
SECTION 14
TOWNSHIP 5 NORTH, RANGE 4 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

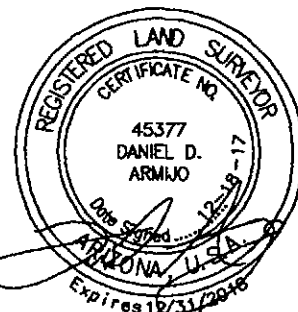
AW
LAND
SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 (480) 243-4287

DRAWN BY: DDA CHECKED BY: DDA DATE: 12/18/17 JOB NO.: 16-062 SHEET NO. 1 OF 3



LEGEND

- MCR MARICOPA COUNTY RECORDS
R/W RIGHT OF WAY
SE SEWER EASEMENT
UE UTILITY EASEMENT
RE RECIPROCAL EASEMENT
IEE INGRESS/EGRESS EASEMENT
TCE TEMPORARY CONSTRUCTION EASEMENT
HWY ESMT. HIGHWAY EASEMENT
- CTR CABLE TV RISER
CV CABLE J-BOX
ECB ELECTRIC CABINET
VLT VAULT (UTILITY UNKNOWN)
WV WATER VALVE
CB CATCH BASIN
GV GAS VALVE
HW HEADWALL
VLV VALVE
FH FIRE HYDRANT
U-BOX UTILITY BOX
EP ELECTRIC PANEL
ET ELECTRIC TRANSFORMER
E-VLT ELECTRIC VAULT
WMB WATER METER BOX
BP BARRIER POST
TR TELEPHONE RISER
LP LIGHT POLE
- (M) MEASURED DATA
(R) RECORD DATA
(BOOK 983, PAGE 8)
- ⊙ SEWER MANHOLE
⊕ UTILITY MANHOLE
● FOUND 1/2" REBAR
W/CAP 22762
◆ FOUND 1/2" REBAR
W/CAP ILLEGIBLE
SET CAP "AWLS 45377"
- CONCRETE
BRICK PAVERS
TREE OR BUSH
SAGUARO CACTUS
- PROPERTY LINE
ADJOINER LINE
CENTER LINE
S SEWER LINE
W WATER LINE
G GAS LINE
GBS GAS BLUESTAKE
APS APS BLUESTAKE



ALTA/NSPS LAND TITLE SURVEY
SECTION 14
TOWNSHIP 5 NORTH, RANGE 4 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

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

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	407.00'	38.96'	5°29'07"
C2	150.00'	69.55'	26°33'53"
C3	407.00'	141.82'	19°57'52"

SHEET 2
SHEET 3

SHEET 2
SHEET 3

LEGEND

MCR	MARICOPA COUNTY RECORDS
R/W	RIGHT OF WAY
SE	SEWER EASEMENT
UE	UTILITY EASEMENT
RE	RECIPROCAL EASEMENT
IEE	INGRESS/EGRESS EASEMENT
TCE	TEMPORARY CONSTRUCTION EASEMENT
HWY ESMT.	HIGHWAY EASEMENT
CTR	CABLE TV RISER
CV	CABLE J-BOX
ECB	ELECTRIC CABINET
VLT	VAULT (UTILITY UNKNOWN)
WV	WATER VALVE
CB	CATCH BASIN
GV	GAS VALVE
HW	HEADWALL
VLV	VALVE
FH	FIRE HYDRANT
U-BOX	UTILITY BOX
EP	ELECTRIC PANEL
ET	ELECTRIC TRANSFORMER
E-VLT	ELECTRIC VAULT
WMB	WATER METER BOX
BP	BARRIER POST
TR	TELEPHONE RISER
LP	LIGHT POLE
(M)	MEASURED DATA
(R)	RECORD DATA (BOOK 983, PAGE 8)
(S)	SEWER MANHOLE
(U)	UTILITY MANHOLE
●	FOUND 1/2" REBAR W/CAP 22762
◆	FOUND 1/2" REBAR W/CAP ILLEGIBLE SET CAP "AWLS 45377"
	CONCRETE
	BRICK PAVERS
	TREE OR BUSH
	SAGUARO CACTUS
---	PROPERTY LINE
---	ADJOINER LINE
---	CENTER LINE
S---	SEWER LINE
W---	WATER LINE
G---	GAS LINE
GBS---	GAS BLUESTAKE
APS---	APS BLUESTAKE

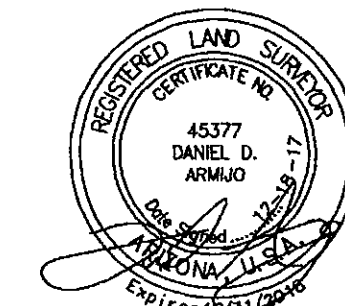
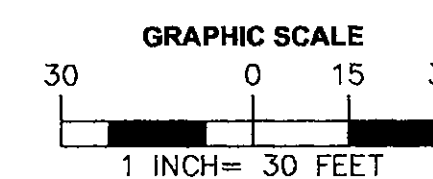
PARCEL 2
BOOK 983, PAGE 8, MCR

PARCEL 1
"NO BUILDINGS"

N SCOTTSDALE ROAD

W 1/4 CORNER
SECTION 14
T5N, R4E
FD GLO BRASS CAP IN HANDHOLE

BUILDING



ALTA/NSPS LAND TITLE SURVEY
SECTION 14
TOWNSHIP 5 NORTH, RANGE 4 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

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

DRAWN BY: DDA CHECKED BY: DDA DATE: 12/18/17 JOB NO.: 16-062 SHEET NO. 3 OF 3

6' PUBLIC S/W PER
2008 T.M.P. CH.7 SEC. 8 &
SEC. 2-1.808 OF THE D.S.P.M.

PROJECT ENTRY MEETS
REQUIREMENTS PER
C.O.S. DS&PM FIG 2.1-3
AND DS&PM 2-1.802(2)

KEY SWITCH/
PRE-EMPTION
SENSOR

8' NATURAL
SURFACE PATH

SCOTTSDALE ROAD

24' EMERGENCY
ACCESS

40.5' OUTSIDE EDGE RADIUS
PER C.O.S. DS&PM 2-1.801(5)
AND DSPM SEC. 2-1.802

10' MULTI-USE PATH PER
COS CODE SEC. 47-21 & 47-22, &
Sec. 5-7.200 & 5-7.202 & 8-3.200
OF COS D.S.P.M. & 2004 T.M.P.

8' PUBLIC MULTI-USE PATH

DOVE VALLEY ROAD

EXISTING 40' ROW

30' UTILITY
ESMT

EXISTING 75' ROW

100' SCENIC
CORRIDOR

46' STREET TRACT / 24' FIRE LANE

PEDESTRIAN GATE

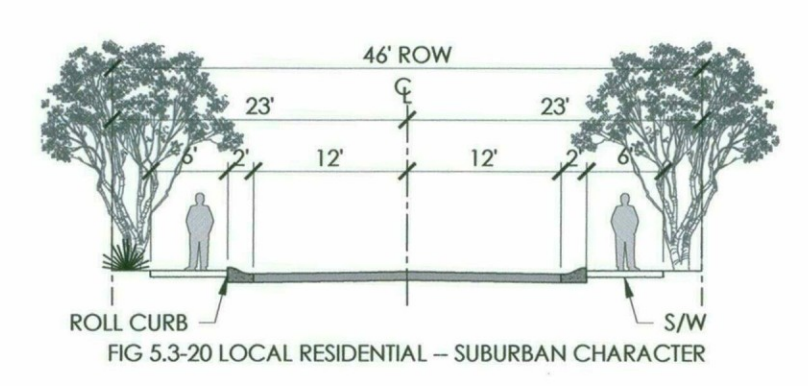
6' CONCRETE S/W PER
2008 T.M.P. CH.7 SEC. 8 &
SEC. 2-1.808 OF THE D.S.P.M.

LEGEND:

- 6'/8'/10' SIDEWALK OR PATH (PUBLIC)
- 6' SIDEWALK (PRIVATE)
- 8' NATURAL SURFACE TRAIL (PUBLIC)
- RESIDENTIAL TURNING RADII (16.5'-40.5')

- * ON-SITE STREET TRACTS ARE DESIGNATED 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.

INTERNAL CROSS SECTION

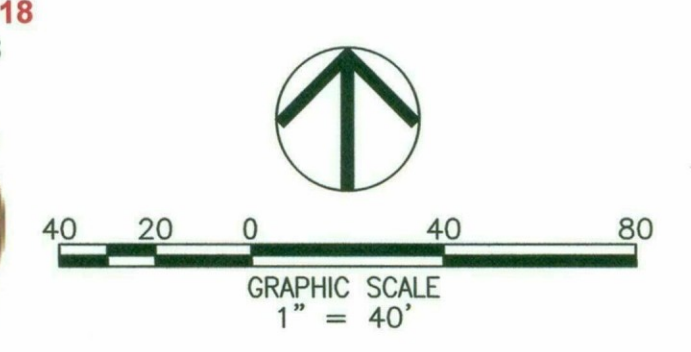


land planning
development entitlements
landscape architecture
120 south ash avenue
tempe, arizona 85281
480.994.0994

SCOTTSDALE HEIGHTS
PEDESTRIAN & VEHICULAR CIRCULATION



1-PP-2018
3/7/18



1791 DRAWN BY: PR 3/6/18