

**Simulations**  
**Photos**  
**All Graphics (no plans)**

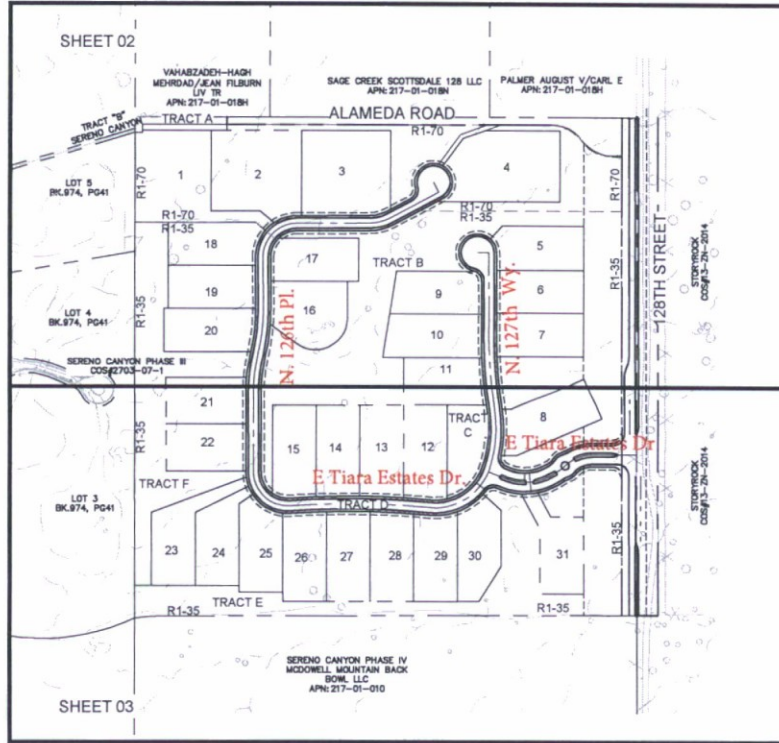
**LEGEND**

---	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	EA/E	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	CLUBIC FEET PER SECOND
---	PROPOSED CENTERLINE	±80.2	PAVEMENT SPOT ELEVATION AT FINISHED GRADE
---	BUILDING SETBACK	P	FLOW LINE
---	LIMITS OF DISTURBANCE (CONSTRUCTION ENVELOPE)	EG	EXISTING GRADE
---	NAOS LIMITS	0.95%	SLOPE AT FINISHED GRADE
---	NAOS REVEGETATED LIMITS	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**

PARCEL AREA TABLE		PARCEL AREA TABLE	
LOT/TRACT	AREA	LOT/TRACT	AREA
LOT 1	53329.71	LOT 22	26250.00
LOT 2	32501.86	LOT 23	26370.52
LOT 3	32500.14	LOT 24	26251.10
LOT 4	52506.15	LOT 25	26350.87
LOT 5	27164.78	LOT 26	26829.85
LOT 6	26267.18	LOT 27	27171.11
LOT 7	28273.43	LOT 28	28839.07
LOT 9	26661.05	LOT 29	28250.06
LOT 10	28878.00	LOT 30	26963.91
LOT 11	27886.78	LOT 31	26343.31
LOT 12	26492.95	TRACT A	3322.51
LOT 13	27759.23	TRACT B	311595.81
LOT 14	27589.47	TRACT C	22184.56
LOT 15	27865.66	TRACT D	131782.10
LOT 16	32402.15	TRACT E	140925.05
LOT 17	26273.47	TRACT F	98300.12
LOT 18	27217.83		
LOT 19	26360.02		
LOT 20	27232.29		
LOT 21	26296.27		

**PRELIMINARY PLAT  
FOR  
ASTERIA HIGHLANDS**  
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11,  
TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT  
MERIDIAN, MARICOPA COUNTY, ARIZONA



**PROJECT MAP**



**ENGINEER**

KIMLEY-HORN & ASSOCIATES  
7740 N. 18TH STREET, SUITE 300  
PHOENIX, ARIZONA 85020  
TELEPHONE: (602) 371-4533  
CONTACT: CURTIS BROWN, P.E.

**VICINITY MAP**

N.T.S.

**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

**SHEET INDEX**

SHEET NO.	TITLE
01	PRELIMINARY PLAT COVER
02-03	PRELIMINARY PLAT
04-08	PHASE I GRADING
09	PHASE II GRADING
10	PHASE III GRADING
11	PHASE IV GRADING
12	PHASE V GRADING
13	PHASE VI GRADING
14	PHASE VII GRADING
15	PHASE VIII GRADING
16	PHASE IX GRADING
17	PHASE X GRADING
18	PHASE XI GRADING
19	PHASE XII GRADING
20	PHASE XIII GRADING
21	PHASE XIV GRADING
22	PHASE XV GRADING
23	PHASE XVI GRADING
24	PHASE XVII GRADING
25	PHASE XVIII GRADING
26	PHASE XIX GRADING
27	PHASE XX GRADING
28	PHASE XXI GRADING
29	PHASE XXII GRADING
30	PHASE XXIII GRADING
31	PHASE XXIV GRADING

**SURVEYOR**

SURVEY INNOVATION GROUP INC.  
7301 EAST EVANS ROAD  
SCOTTSDALE, AZ 85260  
TELEPHONE: (480) 922-0780  
CONTACT: ERIC SOSTROM, P.L.S.

**OWNER/DEVELOPER**

SCOTTSDALE 128TH ST HOLDINGS LLC  
2375 E CAMELBACK ROAD  
PHOENIX, ARIZONA 85016  
TELEPHONE: (602) 385-4011  
CONTACT: BILLY CLANDIFF

**ZONING**

Existing Zoning: R1-130(ES)

**SITE DATA**

GROSS AREA	40.08 AC±
NET AREA	38.43 AC±
TOTAL NUMBER OF LOTS	31
GS	45-58
TYPICAL LOT SIZE	N/A
MINIMUM LOT AREA	26,250 S.F.
MAXIMUM LOT AREA	53,330 S.F.
DENSITY	0.77 DU/AC

Proposed Zoning	R1-70(ES)	R1-35	R1-30	R1-25	R1-20	R1-15	R1-10	R1-5
Lot Count	4	4	4	4	4	4	4	4
Density	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55
Overall Density	40.09	40.09	40.09	40.09	40.09	40.09	40.09	40.09

**BASIS OF BEARING**

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID LINE BEARS N00°04'54"W, A DISTANCE OF 2642.18'.

**BENCHMARK**

A GENERAL LAND OFFICE BRASS CAP, DATED 7/91, MARKING THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST. ELEVATION=2995.816 NAVD'83

**SETBACK TABLE**

FRONT	30 FT
REAR	26 FT
SIDE	15 FT

**NAOS DEDICATION**

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

REQUIRED NAOS: 14,078 AC.

PROPOSED NAOS: 14,698 AC.

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

**FLOOD INFORMATION**

MAP	DATE OF MAP	FIRM ZONE	BASE FLOOD ELEVATION
04013C1335M	11/03/2015	"D"	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 REVISION CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATIONS.

**FIRE DEPARTMENT NOTES**

- UNDERSHIRT VERTICAL CLEARANCE MIN. 13'6"
- KEY SWITCH/PRE-CAPTION SENSOR REQUIRED
- MIN. HYDRANT SPACING PER DSAPM 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.

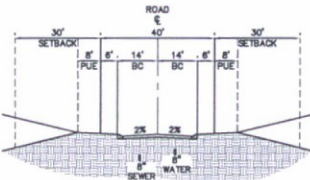
**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

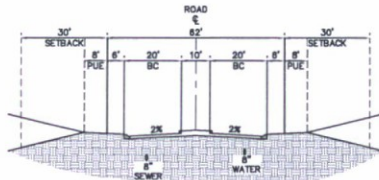
LOTS 1 THROUGH 13, INCLUSIVE, AND TRACTS A THROUGH G, INCLUSIVE, TIARA ESTATES, ACCORDING TO BOOK 1029 OF MAPS, PAGE 11 AND BOOK 1037 OF MAPS, PAGE 39 AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2008-00752778, RECORDS OF MARICOPA COUNTY, ARIZONA.

**COS RELATIVE CASE NUMBERS**

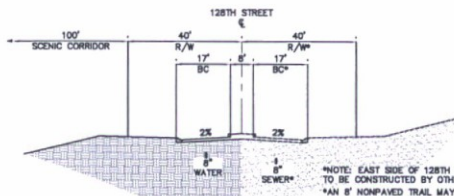
4938-07-2  
77-MP-2008  
178-SA-2003  
9-PP-2007



TYPICAL PRIVATE STREET SECTION (N.T.S.)



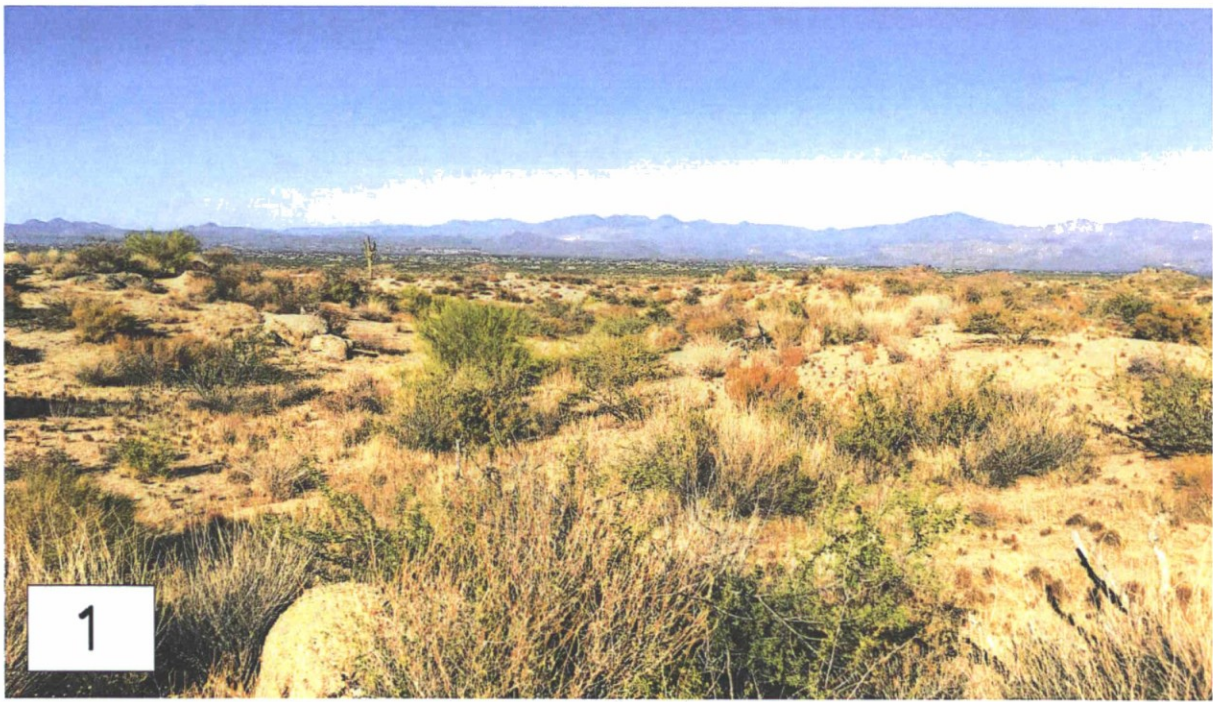
TYPICAL ENTRY STREET WITH MEDIAN SECTION (N.T.S.)



TYPICAL 128TH STREET SECTION (N.T.S.)

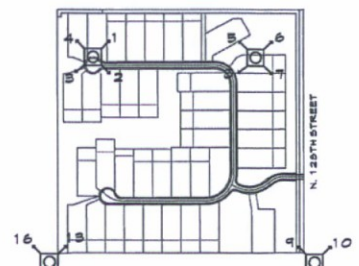
\*NOTE: EAST SIDE OF 128TH STREET TO BE CONSTRUCTED BY OTHERS  
\*AN 8' NONPAVED TRAIL MAY BE REQUIRED WITHIN THE 100' SCENIC CORRIDOR

Kimley-Horn & Associates  
SCALE 1/4" = 1'-0"  
SCALE 1/8" = 1'-0"  
ASTERIA HIGHLANDS



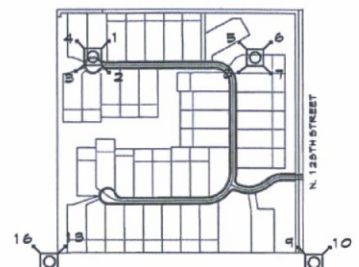
## ASTERIA HIGHLANDS

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NOVEMBER 9, 2016



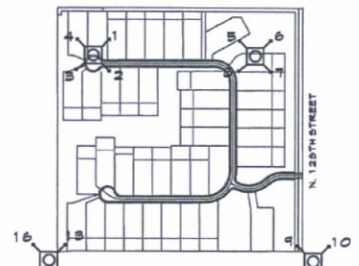


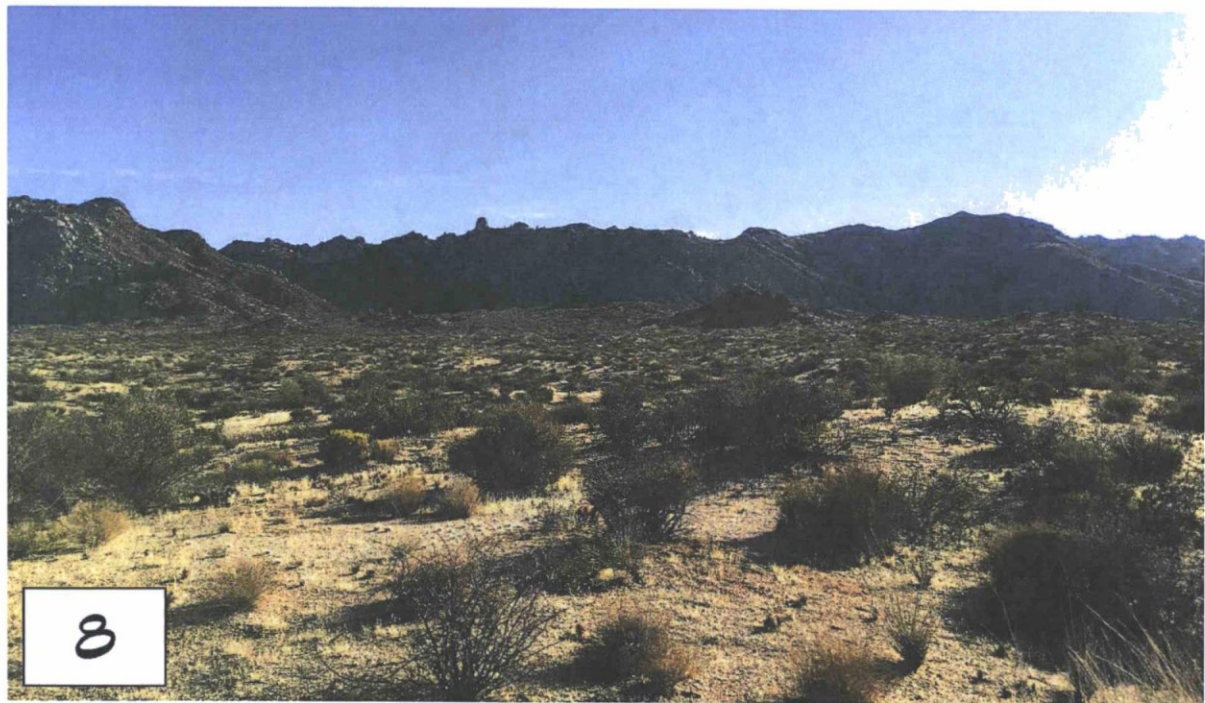
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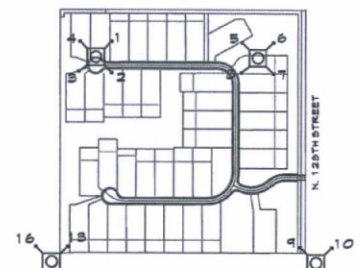


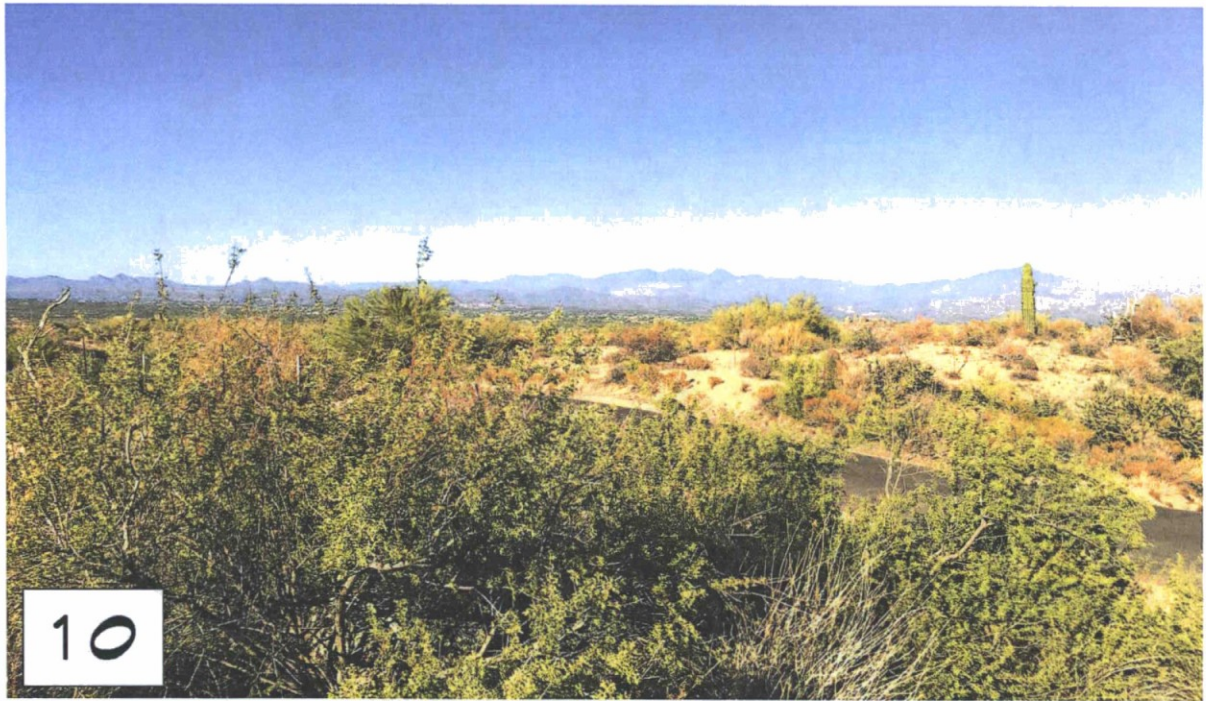
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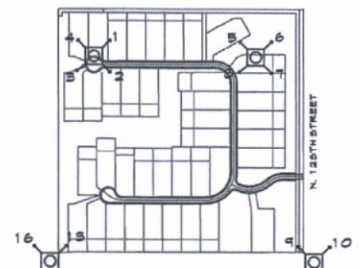


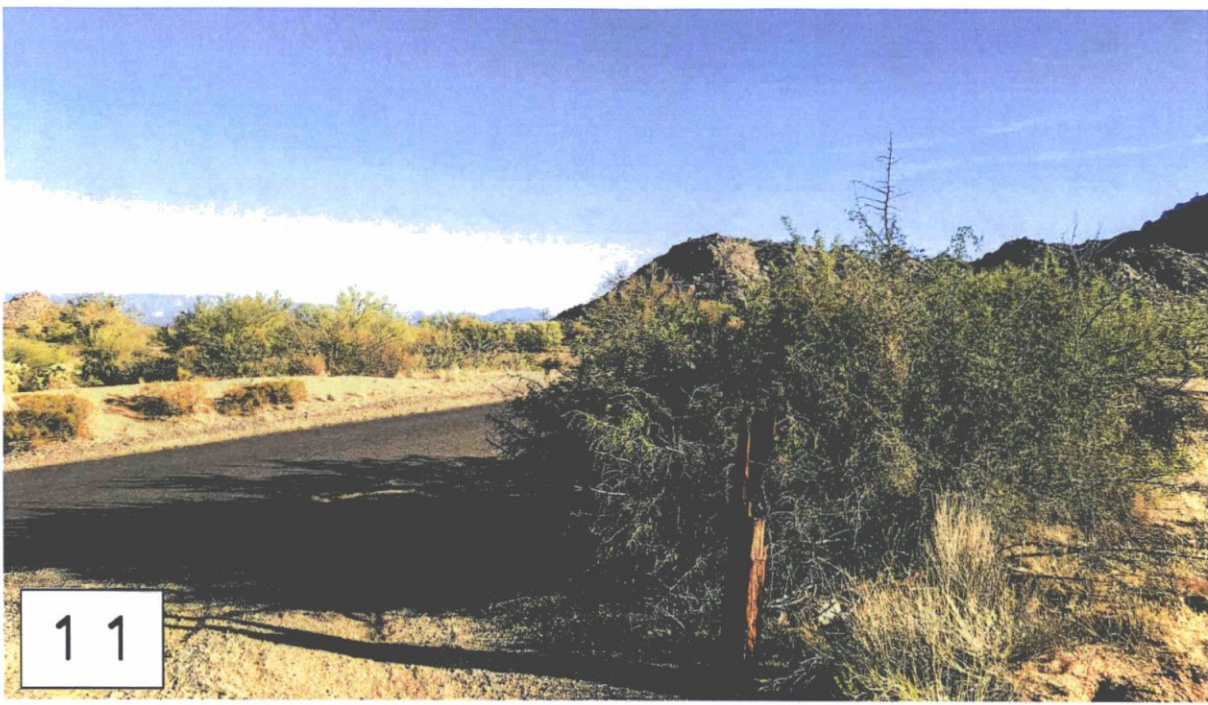
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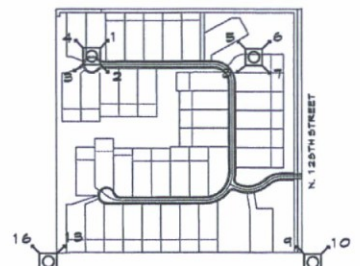


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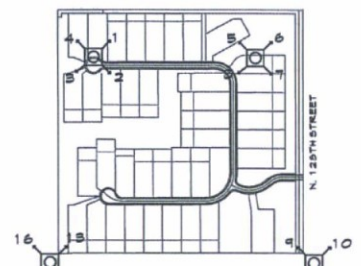
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