

CITY COUNCIL REPORT



Meeting Date: June 21, 2022
General Plan Element: *Character and Design*
General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

ACTION

One Scottsdale Planning Unit II Preliminary Plat 8-PP-2021

Request to consider the following:

1. Approval of a final plat for a new 6-lot mixed-use subdivision, on approximately 54.5-acres located at 19701 N. Scottsdale Road, with Planned Community (P-C), with Planned Regional Center (PRC) comparable zoning

Goal/Purpose of Request

The applicant is requesting final plat approval to subdivide the 54.5-acre parcel into 6 lots for future commercial development. The 6 lots are situated along private drives to provide parking, access, and pedestrian connections between parcels.

Key Items for Consideration

- Development will be phased
- Scenic Corridor along N. Scottsdale Road frontage
- Development Review Board approved the preliminary plat
- No community input received as of the date of this report

LOCATION

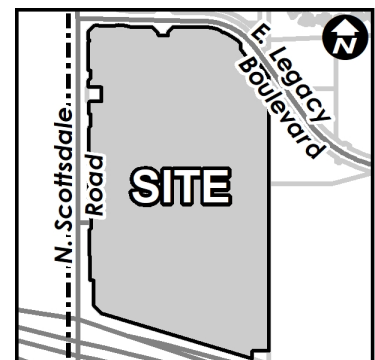
19701 N Scottsdale Rd

OWNER

Mike Burke
(602) 452-2729

APPLICANT CONTACT

Kurt Jones
(602) 452-2729



BACKGROUND

General Plan

The City of Scottsdale General Plan 2001 Land Use Element designates the property as Mixed-Use Neighborhoods, which are typically located in areas with strong access to multiple modes of transportation and major regional access and services. These areas support higher density housing combined with complementary office and/or retail uses or mixed-use structures with residential above commercial or office. Furthermore, the subject site is within the Regional Use District, which can provide flexibility for land uses that serve the regional market. Regional uses include, but are not limited to, corporate office, region serving retail, major medical, educational campus, community service facilities, tourism, and destination attraction uses. Finally, the subject site is located within the Greater Airpark Growth Area. Growth Areas are areas of the community that accommodate future growth through transportation system and infrastructure improvements and are intended to discourage sprawl by focusing new development into these targeted areas as they are most appropriate for integrating open spaces, natural resources, accommodating a variety of land uses, and oriented to multi-modal activity.

Character Area Plan

The General Plan establishes Character Area Planning as a means to ensure quality of development and consistency of character within the context of community-wide goals. The subject site is located within the Greater Airpark Character Area Plan and is designated as Airpark Mixed Use-Residential (AMU-R). AMU-R allows for the greatest variety of land uses within the Greater Airpark, including business, office, employment, retail, institutional, and hotel uses.

Zoning

This site is zoned Planned Community (P-C), with Planned Regional Center (PRC) comparable zoning. This zoning was established with case 20-ZN-2002. The One Scottsdale P-C zoning and land use budget allows a mix of commercial, service, office, hotel, and residential uses.

Context

The property is located on the east side of N. Scottsdale Road between E. Legacy Boulevard on the north, and Loop 101 Frontage Road on the south. Surrounding uses include existing commercial, and vacant land owned by the City of Phoenix.

Adjacent Uses and Zoning

- North: Mixed commercial that is partially developed within One Scottsdale Planning Unit III
- South: Vacant, undeveloped land within One Scottsdale Planning Unit I
- East: Vacant, undeveloped land owned by the Arizona State Land Department
- West: Vacant, undeveloped land within the City of Phoenix

Other Related Policies, References:

Scottsdale General Plan 2035
Greater Airport Character Area Plan
Scottsdale Zoning Ordinance

APPLICANT'S PROPOSAL

Development Information

The 6-lot development is comprised of multi-family residential (Lots 1 and 2) and commercial (former Henkel building) land uses. The remainder of the site depicts future mixed-use development.

- Existing Use: Vacant and partially developed mixed-use land
- Proposed Use: 6-lot mixed-use subdivision (multi-family residential and commercial pads)
- Parcel Size: 2,594,561 square feet / 59.56 acre (gross)
2,374,775 square feet / 54.52 acre (net)

IMPACT ANALYSIS

Plat

The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service. The original 14-lot preliminary plat included phasing for the final plat stage. As such, the first phase is comprised of 6-lots that includes Scenic Corridor Easement, Public Non-Motorized Access Easements, and a Drainage Flood Control Easement along North Scottsdale Road.

Scenic Corridor

Based on the 2002 entitlement the development is required to dedicate a minimum 60-foot wide with an average 100-foot-wide Scenic Corridor easement along N. Scottsdale Road. This request is consistent with this scenic corridor requirement and will implement a sidewalk and trail as part of the design.

Airport Vicinity

The site is located approximately 2.25 miles northwest of the Scottsdale Airport terminal and within the AC-1 Airport Influence Zone, which allows for hotel and residential uses provided a fair disclosure statement and Avigation Easement is recorded as a condition of development of building permit approval.

Transportation/Trails

Access to the site is provided by the three existing driveways of N. Scottsdale Road, two driveways along E. Legacy Boulevard and one driveway along the Loop 101

frontage road. Internal access is provided with a new roadway Tract that runs north/south from E. Legacy Boulevard to E. Henkel Way.

Water/Sewer

The applicant provided Basis of Design reports for water and sewer, which have been accepted by the Water Resources Division. The City of Scottsdale is an Arizona Department of Water Resources designated provider with a 100 years Assured Water Supply and will supply water in accordance with City codes, ordinances, and the City’s Drought Management Plan. All infrastructure upgrades necessary to serve this project will be completed by the applicant.

Drainage

A drainage report was reviewed and approved by the Stormwater Management Department. The developer is stipulated to dedicate drainage easement as determined by stormwater staff within each phase of the final plat.

Public Safety

The Public Safety Department has reviewed the applications and finds that there is adequate ability to provide fire and police services for the proposed use. Overall, emergency and non-emergency activities in Scottsdale are continually monitored and tracked to evaluate the effectiveness of our service delivery and to identify any potential for future public safety resource needs for the community.

Policy Implications

This final plat is consistent with the previously approved preliminary plat case. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing the lots and easements.

OTHER BOARDS & COMMISSIONS

Development Review Board

Development Review Board heard this case as a preliminary plat request on February 17, 2022 and recommended approval with a 7-0 vote.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the City Council approve the One Scottsdale Planning Unit II final plat.

RESPONSIBLE DEPARTMENTS

Planning and Development Services

Current Planning Services

City Council Report |

Water and Wastewater Resources
Plan Review
Fire and Life Safety Services
Traffic Engineering
Stormwater Management

STAFF CONTACT

Meredith Tessier
Senior Planner
480-312-4211
E-mail: mtessier@ScottsdaleAZ.gov

APPROVED BY



Meredith Tessier, Report Author

06/01/2022

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

6/1/2022

Date



Erin Perreault, AICP, Acting Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

June 03, 2022

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Zoning Map
3. Preliminary Plat
4. Final Plat
5. February 17, 2022 Development Review Board meeting minutes



Context Aerial

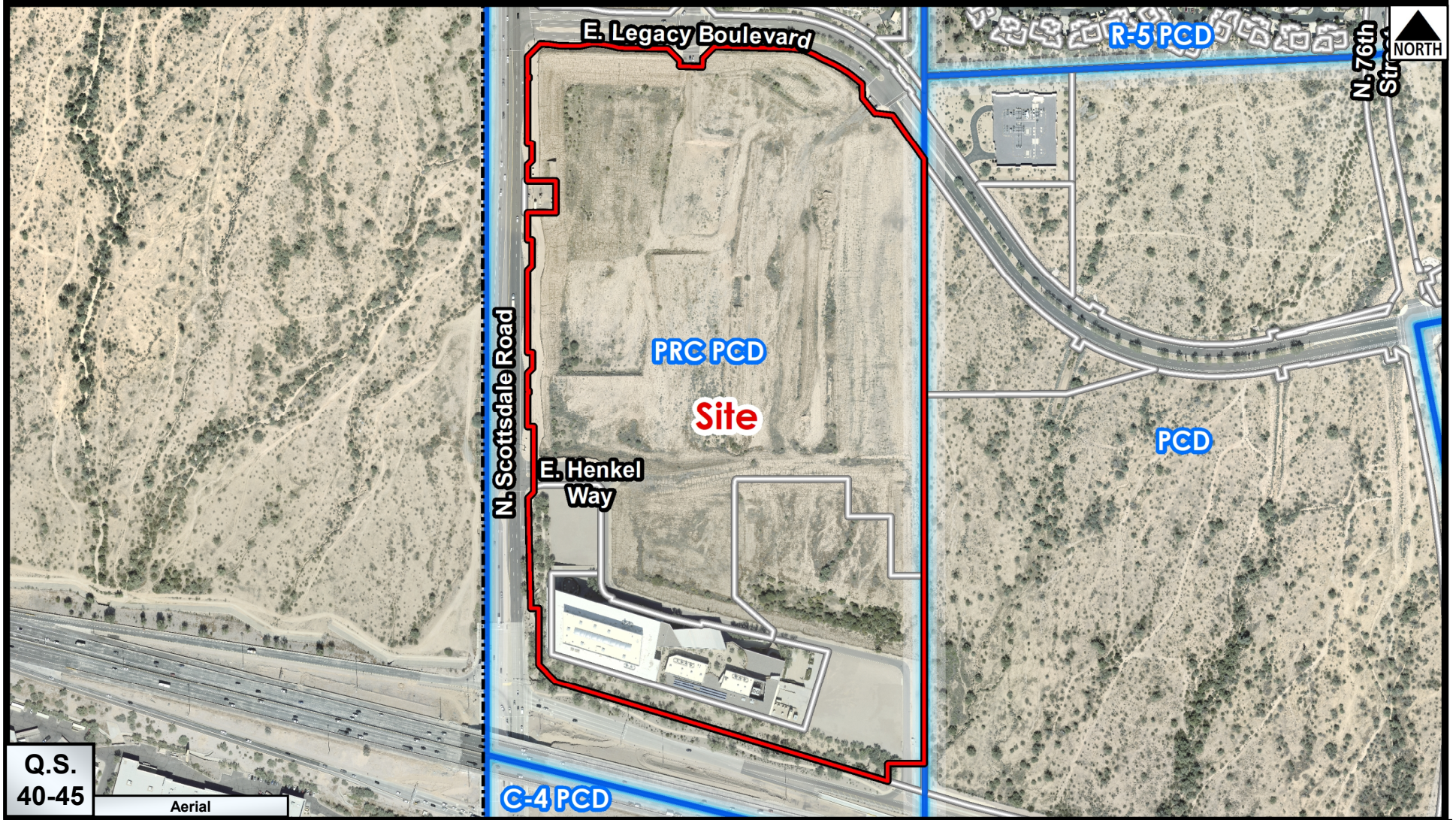
8-PP-2021

ATTACHMENT 1



Q.S. HomeStore
40-45
Google Earth Pro Imagery

Close-up Aerial



Q.S.
40-45

Aerial

Zoning Aerial

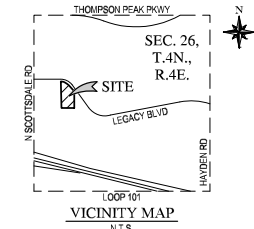
8-PP-2021

ATTACHMENT 2

ONE SCOTTSDALE - PLANNING UNIT II

PRELIMINARY PLAT SCOTTSDALE, ARIZONA

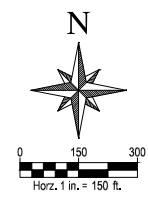
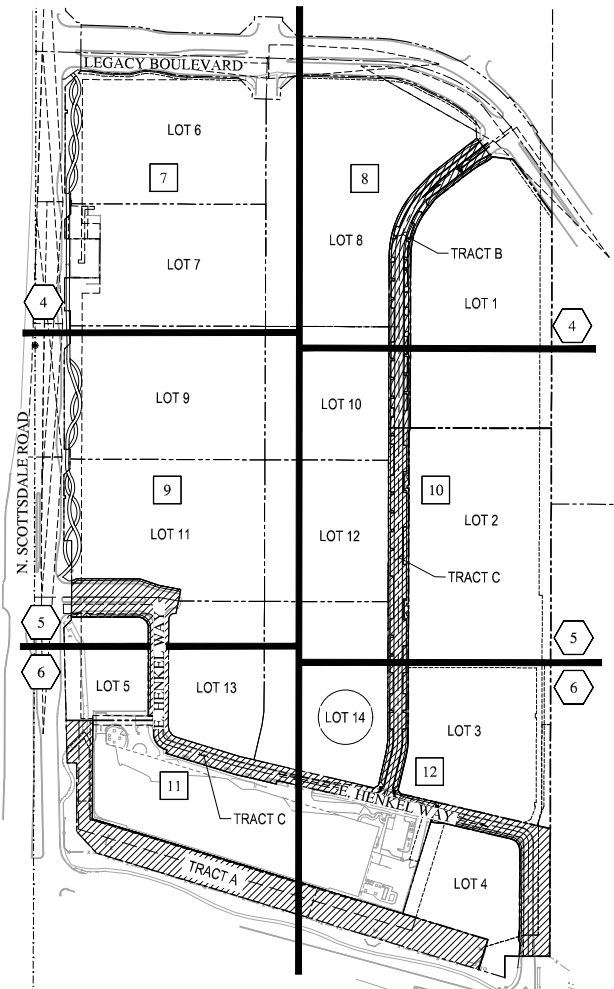
A PORTION OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



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| ONE SCOTTSDALE LAND USE SUMMARY TABLE | | | | | | | | | |
|--|-----------|---|-----------|-------|-----------|------------|-----------|-------|-----------|
| CURRENT ZONING | | PRC | | | | | | | |
| GENERAL PLAN CLASSIFICATION | | MIXED-USE DISTRICT WITH A REGIONAL USE DISTRICT OVERLAY | | | | | | | |
| TOTAL NUMBER OF LOTS | | 14 | | | | | | | |
| | | NET AREA | | | | GROSS AREA | | | |
| | | AC | SQ.FT. | AC | SQ.FT. | AC | SQ.FT. | AC | SQ.FT. |
| TOTAL SITE AREA | 2,374,775 | 54.52 | 2,374,775 | 56.36 | 2,594,561 | 59.56 | 2,594,561 | 59.56 | 2,594,561 |
| LOT 1 | 225,309 | 5.17 | 225,309 | 5.85 | 258,974 | 5.85 | 258,974 | 5.85 | 258,974 |
| LOT 2 | 219,350 | 5.04 | 219,350 | 5.40 | 235,050 | 5.40 | 235,050 | 5.40 | 235,050 |
| LOT 3 | 139,705 | 3.20 | 139,705 | 3.70 | 161,068 | 3.70 | 161,068 | 3.70 | 161,068 |
| LOT 4 | 75,717 | 1.74 | 75,717 | 2.41 | 104,831 | 2.41 | 104,831 | 2.41 | 104,831 |
| LOT 5 | 56,119 | 1.29 | 56,119 | 2.25 | 98,169 | 2.25 | 98,169 | 2.25 | 98,169 |
| LOT 6 | 166,670 | 3.83 | 166,670 | 5.16 | 224,981 | 5.16 | 224,981 | 5.16 | 224,981 |
| LOT 7 | 150,075 | 3.45 | 150,075 | 4.21 | 183,521 | 4.21 | 183,521 | 4.21 | 183,521 |
| LOT 8 | 246,495 | 5.66 | 246,495 | 6.80 | 298,327 | 6.80 | 298,327 | 6.80 | 298,327 |
| LOT 9 | 173,888 | 3.99 | 173,888 | 4.81 | 200,720 | 4.81 | 200,720 | 4.81 | 200,720 |
| LOT 10 | 107,776 | 2.47 | 107,776 | 2.88 | 116,644 | 2.88 | 116,644 | 2.88 | 116,644 |
| LOT 11 | 168,171 | 3.86 | 168,171 | 4.87 | 212,057 | 4.87 | 212,057 | 4.87 | 212,057 |
| LOT 12 | 114,410 | 2.63 | 114,410 | 2.84 | 123,806 | 2.84 | 123,806 | 2.84 | 123,806 |
| LOT 13 | 90,017 | 2.07 | 90,017 | 2.56 | 111,630 | 2.56 | 111,630 | 2.56 | 111,630 |
| LOT 14 | 141,527 | 3.25 | 141,527 | 3.86 | 168,105 | 3.86 | 168,105 | 3.86 | 168,105 |
| TRACT A | 98,657 | 2.26 | 98,657 | 2.26 | 98,657 | 2.26 | 98,657 | 2.26 | 98,657 |
| TRACT B | 44,724 | 1.03 | 44,724 | N/A | N/A | N/A | N/A | N/A | N/A |
| TRACT C | 156,066 | 3.58 | 156,066 | N/A | N/A | N/A | N/A | N/A | N/A |



- INDEX MAP LEGEND**
- EXISTING CONDITIONS EXHIBIT
 - PRELIMINARY PLAT SITE PLAN

CIVIL SHEET INDEX

| | |
|-------------------|-----------------------------|
| 1 | COVER SHEET |
| 2-3 | CROSS-SECTIONS |
| 4-6 | EXISTING CONDITIONS EXHIBIT |
| 7-12 | PRELIMINARY PLAT SITE PLAN |
| 13 | PHASE PLAN |
| 14-15 | SITE ACCESS SCENARIO PLAN |
| TOTAL SHEETS - 15 | |

OWNER

ONE SCOTTSDALE INVESTORS, LLC
6883 NORTH SCOTTSDALE ROAD, SUITE 330
SCOTTSDALE, ARIZONA 85250
PHONE: (480) 367-7000
CONTACT: MICHAEL BURKE

ENGINEER

WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
CONTACT: JOHN REICHE, P.E.
PHONE: (602) 335-8500
FAX: (602) 335-8580

BENCHMARK

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE, SCOTTSDALE GPS POINT 2272, LOCATED AT THE INTERSECTION OF SCOTTSDALE ROAD AND THOMPSON PEAK PARKWAY, HAVING AN ELEVATION OF 1622.876, CITY OF SCOTTSDALE NAVD 88 DATUM.

BASIS OF BEARING

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) GEODETIC CONSTRUCTION AND CADASTRAL SURVEY (GCACS) WEBSITE "WWW.MCDOT.MARICOPA.GOV", UNDER THE SURVEY INFORMATION LINK ON MARCH 29, 2008.

PROJECTION: ARIZONA CENTRAL ZONE, NAD 83, (EPOCH 92)
DATUM: GRS-80
UNITS: INTERNATIONAL FEET
GEOID MODEL: GEOID 03

CONTROL POINT: 11H2
PID: A13684
LATITUDE: 33°11'03.56879"N
LONGITUDE: 111°56'41.2945"W
ELLIPSOID HEIGHT: 489.76M
DESCRIPTION: STAINLESS STEEL ROD

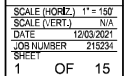
MODIFIED TO GROUND AT (GRID) N: 976521.464, E: 692046.432,
USING A SCALE FACTOR OF 1.0001766565.

HORIZONTAL ADJUSTMENT: N: -0.80, E: -4.234
HORIZONTAL ROTATION: NONE

RESULTING IN A LOCAL COORDINATE ORIGIN OF (GROUND)
N: 976520.864, E: 692042.196

**ONE SCOTTSDALE - PLANNING UNIT II
PRELIMINARY PLAT
SCOTTSDALE, ARIZONA
COVER SHEET**

| DATE | DESCRIPTION | REV |
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| | | |



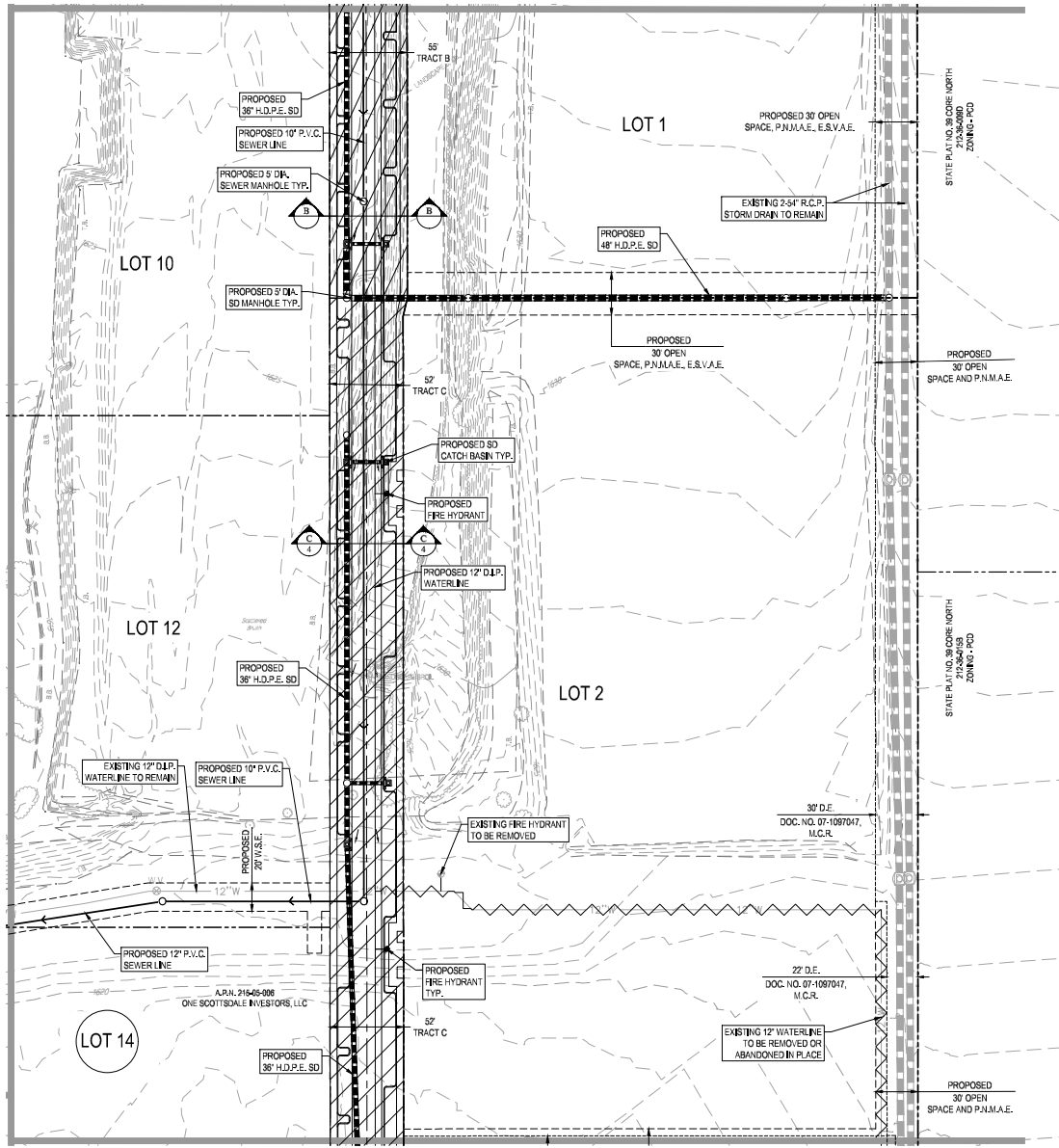
| | |
|----------------|------------|
| SCALE (HORIZ.) | 1" = 150' |
| SCALE (VERT.) | N/A |
| DATE | 12/03/2021 |
| JOB NUMBER | 215231 |
| SHEET | 1 |
| OF 15 | |

CHECKED BY: JGR DESIGNED BY: JGR DRAFTED BY: JRS

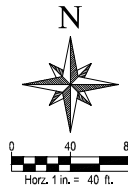
12-16-2021

MATCH SHEET 7

MATCH SHEET 9



MATCH SHEET 12



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ONE SCOTTSDALE - PLANNING UNIT II
PRELIMINARY PLAT
 SCOTTSDALE, ARIZONA
 PRELIMINARY PLAT SITE PLAN

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
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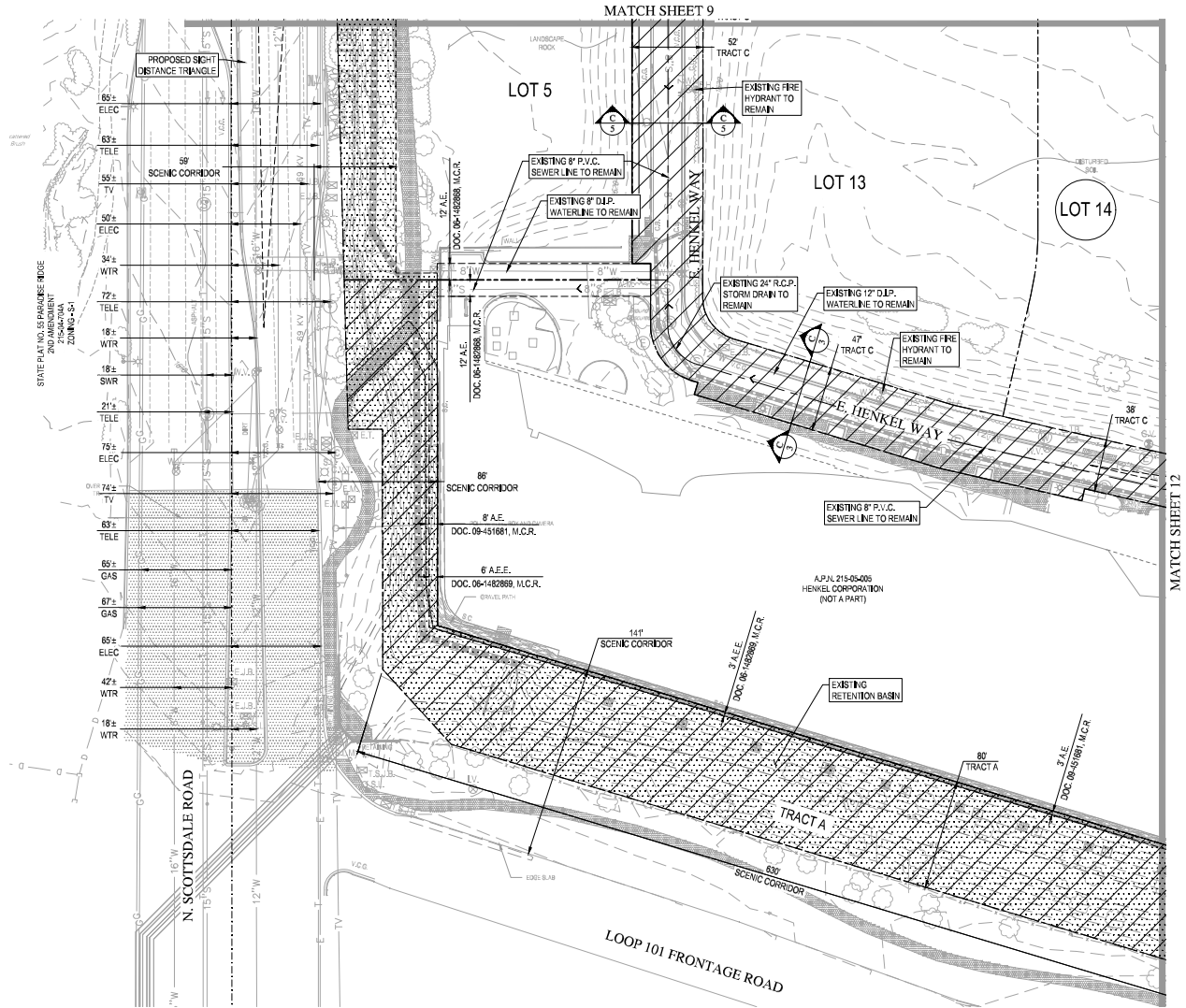
SCALE (HORIZ.) 1" = 40'
 SCALE (VERT.) 1" = 10'
 DATE 12/03/2021
 JOB NUMBER 215231
 SHEET 10 OF 15

NOTE:
 CURB RADII DIMENSIONS
 ARE TO FACE OF CURB.

CHECKED BY: JGR DESIGNED BY: JGR DRAFTED BY: JGR

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Z:\03\1155140\03\1155140.dwg



LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L22 | N89°57'52"E | 25.00' |
| L23 | S42°30'43"E | 74.00' |

NOTE:
CURB RADIUS DIMENSIONS
ARE TO FACE OF CURB.

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ONE SCOTTSDALE - PLANNING UNIT II
PRELIMINARY PLAT
SCOTTSDALE, ARIZONA
PRELIMINARY PLAT SITE PLAN

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
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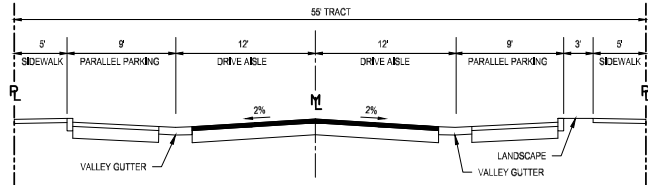


SCALE (HORIZ) 1" = 40'
SCALE (VERT) 1/4" = 10'
DATE 12/03/2021
JOB NUMBER 215231
SHEET 11 OF 15

CHECKED BY: JGR DESIGNED BY: JGR DRAFTED BY: JGR

| LEGEND | |
|--|--|
| EXISTING SURVEY | PROPOSED GRADING, DRAINAGE & PAVING |
| --- SECTION LINE | 1300 MAJOR CONTOUR |
| --- RIGHT OF WAY | 1200 MINOR CONTOUR |
| --- PROPERTY LINE | SPOT ELEVATIONS |
| --- ROAD CENTERLINE | STORM DRAIN PIPE |
| --- EASEMENT | STORM DRAIN CATCH BASIN |
| ○ SURVEY MARKER | GRADE BREAK/RIDGE |
| --- E (CONDUIT) UG ELECTRIC (BURIED CABLE) | RP RAP |
| --- E (DUCT BANK) UG ELECTRIC (CONDUIT) | WALL ELEVATION |
| --- OHE OVERHEAD ELECTRIC | ROOF DRAIN/RAIN ARROW |
| --- OHT OVERHEAD TELEPHONE | DRYWELL |
| --- T UG TELEPHONE | SITE ULTIMATE OUTFALL LOCATION & ELEVATION |
| --- TV CABLE TELEVISION | WALL |
| --- OHTV OVERHEAD CABLE TELEVISION | CONCRETE SIDEWALK |
| --- T (DUCT BANK) TELEPHONE DUCT BANK | CONCRETE PAVEMENT |
| --- BARBED WIRE FENCE | LIGHT DUTY ASPHALT PAVEMENT |
| --- CHAIN LINK FENCE | HEAVY DUTY ASPHALT PAVEMENT |
| --- WOOD FENCE | STREET/PARKING LIGHT |
| --- 4" G (MATERIAL) GAS LINE | |
| --- 8" S (MATERIAL) SEWER LINE | |
| --- 4" IRR (MATERIAL) IRRIGATION LINE | |
| --- 8" W (MATERIAL) WATER LINE | |
| --- CURB | |
| --- SIDEWALK | |
| --- MAJOR CONTOUR | |
| --- MINOR CONTOUR | |
| --- VEGETATION | |
| --- BUILDING | |
| --- SEWER MANHOLE | |
| --- STORM DRAIN MANHOLE | |
| --- TELEPHONE MANHOLE | |
| --- SPOT ELEVATION | |
| --- SIGN | |
| --- JUNCTION BOX/RISER | |
| --- FIRE HYDRANT | |
| --- WATER VALVE | |
| --- STREET/PARKING LIGHT | |
| --- UTILITY POLE | |
| --- CATCH BASIN | |
| | PROPOSED WATER & SEWER |
| | --- WATER LINE |
| | --- WATER LINE FITTINGS |
| | --- BACKFLOW PREVENTION DEVICE |
| | --- WATER VALVE |
| | --- FIRE DEPARTMENT CONNECTION |
| | --- FIRE HYDRANT |
| | --- WATER METER |
| | --- PLUG |
| | --- REDUCER |
| | --- TAPPING SLEEVE & VALVE |
| | --- CURB STOP |
| | --- PRESSURE RELEASE VALVE |
| | --- AIR/VACUUM RELEASE VALVE |
| | --- SEWER LINE |
| | --- SEWER MANHOLE |
| | --- CLEANOUT |

| ABBREVIATIONS | |
|----------------|---|
| AL | AREA LIGHT |
| ARV | AIR RELEASE VALVE |
| A.E. | ACCESS EASEMENT |
| A.E.F. | AIRSPACE ENCROACHMENT EASEMENT |
| BS | BOTTOM OF BANK |
| BC | BACK OF CURB |
| BF | BOTTOM OF FOOTING ELEVATION |
| B.P. | BARRIER POST |
| B.S.L. | BUILDING SETBACK LINE |
| BW | BOTTOM OF WALL ELEVATION |
| C | CONCRETE ELEVATION |
| C.B. | CATCH BASIN |
| CF | CUBIC FEET |
| C.J.B. | CABLE TV JUNCTION BOX |
| CL | CENTER LINE |
| C.O. | CLEAN OUT |
| CO | CURB OPENING |
| C.T.R. | CABLE TV RISER |
| DE | DRAINAGE EASEMENT |
| DO | DECOMPOSED GRANITE |
| DP | DUCTILE IRON PIPE |
| D.W. | DRYWELL |
| EE | ELECTRICAL EASEMENT |
| E.M. | ELECTRICAL METER |
| E.O. | ELECTRICAL OUTLET |
| E.S.V.A.E. | EMERGENCY VEHICLE ACCESS EASEMENT |
| F.C. | FACE OF CURB |
| FF | FINISHED FLOOR |
| FG | FINISHED GROUND |
| FH | FIRE HYDRANT |
| FFIT | FOOT PER FOOT |
| FL | FLOW LINE ELEVATION |
| G | GUTTER ELEVATION |
| GB | GRADE BREAK |
| G.M. | GAS METER |
| G.S. | GAS SERVICE |
| G.T. | GREASE TRAP |
| GV | GAS VALVE |
| HDP | HIGH DENSITY POLYETHYLENE |
| HWE | HIGH WATER ELEVATION |
| INV | INVERT ELEVATION |
| IV | IRRIGATION VALVE |
| I.V.B. | IRRIGATION VALVE BOX |
| L.E. | LANDSCAPE EASEMENT |
| LF | LINEAR FEET |
| LF | LOWEST FINISHED FLOOR ELEVATION |
| LLUE | LANDSCAPE EASEMENT |
| NG | NATURAL GROUND ELEVATION |
| IP | PAVEMENT ELEVATION |
| IPAD | FINISHED PAD ELEVATION |
| P.A.E. | PRIVATE ACCESS EASEMENT |
| P.L. | PARKING LIGHT |
| P.M. | PROPERTY LINE |
| P.J.L. | PARKING METER |
| P.P. | POWER POLE |
| PUE | PUBLIC UTILITY EASEMENT |
| R.D. | ROOF DRAIN |
| R.M. | RIM ELEVATION |
| R.W. | RIGHT-OF-WAY |
| S | SLOPE |
| SD | STORM DRAIN |
| S.D.E. | STORM DRAIN EASEMENT |
| SDMH | STORM DRAIN MANHOLE |
| SE | SEWER EASEMENT |
| S.J.B. | STREET LIGHT JUNCTION BOX |
| S.L. | STREET LIGHT |
| S.L.E. | SLOPE EASEMENT |
| S.L.M. | STREET LIGHT MAST ARM |
| SM | SEWER MANHOLE |
| SS | SEWER SERVICE |
| STA | STATION |
| S.V.E. | SIGHT VISIBILITY EASEMENT |
| S.V.T. | SIGHT VISIBILITY TRIANGLE |
| S.W.E. | SIDEWALK EASEMENT |
| TB | TOP OF BANK |
| TC | TOP OF CURB |
| T.C.E. | TEMPORARY CONSTRUCTION EASEMENT |
| T.C.M.E. | TEMPORARY CONSTRUCTION & MAINTENANCE EASEMENT |
| TF | TOP OF FOOTING ELEVATION |
| T.J.B. | TELEPHONE JUNCTION BOX |
| TRW | TOP OF RETAINING WALL ELEVATION |
| T.J.E. | TEMPORARY UTILITY EASEMENT |
| T.W. | TOP OF WALL ELEVATION |
| U.E. | UTILITY EASEMENT |
| UG | UNDERGROUND |
| U.P. | UTILITY POLE |
| VCP | VITRIFIED CLAY PIPE |
| V _o | VOLUME PROVIDED |
| V _r | VOLUME REQUIRED |
| W.B.O. | WATER LOW OFF |
| WE | WATER EASEMENT |
| WF | WATER FAUCET |
| WO | WALL OPENING |
| WS | WATER SERVICE |
| W.S.E. | WATER & SEWER EASEMENT |



TRACT 'B' TYPICAL DRIVE AISLE SECTION
 24' PRIVATE ROAD
 LOOKING NORTH AND EAST
 PER "TWO WAY TRAFFIC WITH PARKING ON BOTH SIDES" SECTION IN SCHEDULE F OF CASE 20-ZN-2002
 N.T.S.



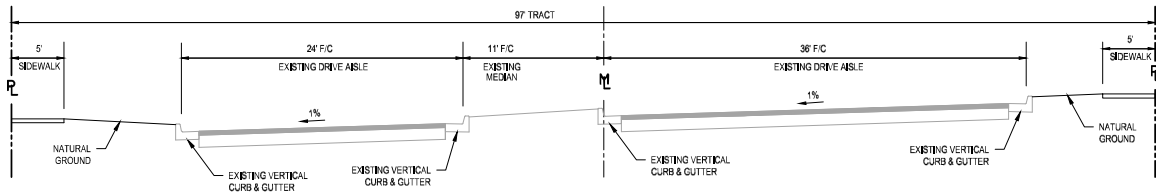
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ONE SCOTTSDALE - PLANNING UNIT II
PRELIMINARY PLAN
 SCOTTSDALE, ARIZONA
 CROSS-SECTIONS

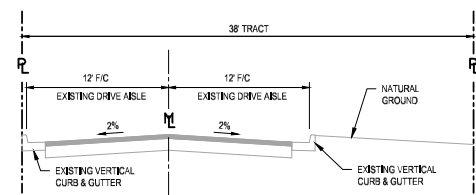
| REV | DATE | DESCRIPTION |
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SCALE (HORIZ.) N/A
 SCALE (VERT.) N/A
 DATE 12/03/2021
 JOB NUMBER 215231
 SHEET 2 OF 15



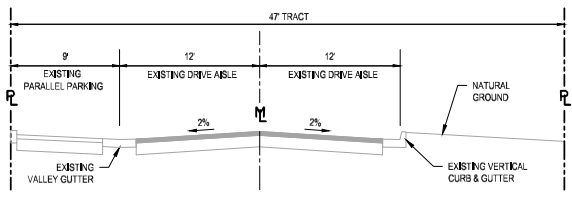
TRACT 'C' DRIVE AISLE SECTION - 1

EXISTING 71' PRIVATE ROAD
LOOKING WEST
PER "CENTER DRIVE" SECTION IN SCHEDULE F OF CASE 20-ZN-2002
N.T.S.



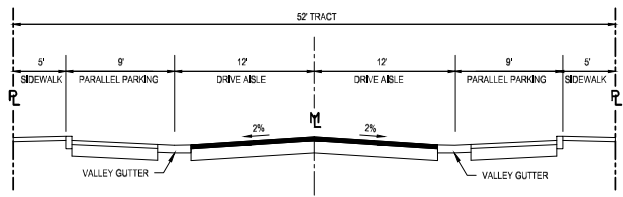
TRACT 'C' DRIVE AISLE SECTION - 2

EXISTING 24' PRIVATE ROAD
LOOKING NORTH AND WEST
PER "TWO WAY TRAFFIC WITH NO PARKING" SECTION IN
SCHEDULE F OF CASE 20-ZN-2002
N.T.S.



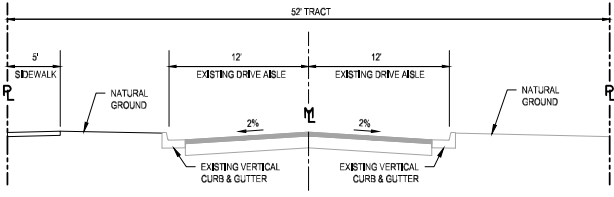
TRACT 'C' DRIVE AISLE SECTION - 3

EXISTING 24' PRIVATE ROAD
LOOKING WEST
PER "TWO WAY TRAFFIC WITH PARKING ON ONE SIDE" SECTION IN SCHEDULE F OF CASE 20-ZN-2002
N.T.S.



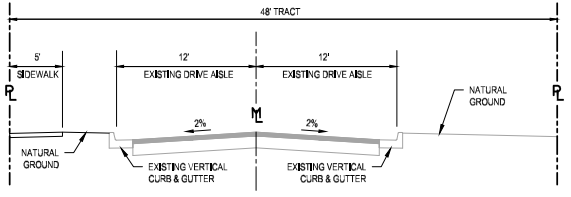
TRACT 'C' DRIVE AISLE SECTION - 4

24' PRIVATE ROAD
LOOKING NORTH AND WEST
PER "TWO WAY TRAFFIC WITH PARKING ON BOTH SIDES" SECTION IN SCHEDULE F OF CASE 20-ZN-2002
N.T.S.



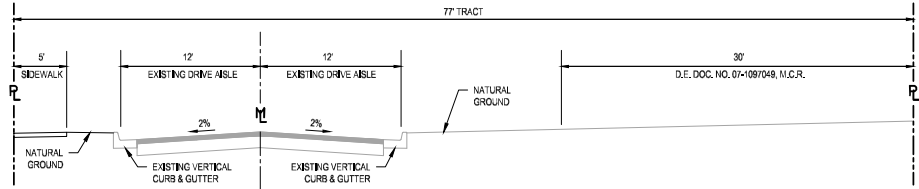
TRACT 'C' DRIVE AISLE SECTION - 5

EXISTING 24' PRIVATE ROAD
LOOKING NORTH
PER "TWO WAY TRAFFIC WITH NO PARKING" SECTION IN SCHEDULE F OF CASE 20-ZN-2002
N.T.S.



TRACT 'C' DRIVE AISLE SECTION - 6

EXISTING 24' PRIVATE ROAD
LOOKING WEST
PER "TWO WAY TRAFFIC WITH NO PARKING" SECTION IN SCHEDULE F OF CASE 20-ZN-2002
N.T.S.



TRACT 'C' DRIVE AISLE SECTION - 7

EXISTING 24' PRIVATE ROAD
LOOKING NORTH
PER "TWO WAY TRAFFIC WITH NO PARKING" SECTION IN SCHEDULE F OF CASE 20-ZN-2002
N.T.S.



ONE SCOTTSDALE - PLANNING UNIT II
PRELIMINARY PLAT
 SCOTTSDALE, ARIZONA
 CROSS-SECTIONS

| DATE | DESCRIPTION | REV |
|------|-------------|-----|
| | | |
| | | |
| | | |
| | | |

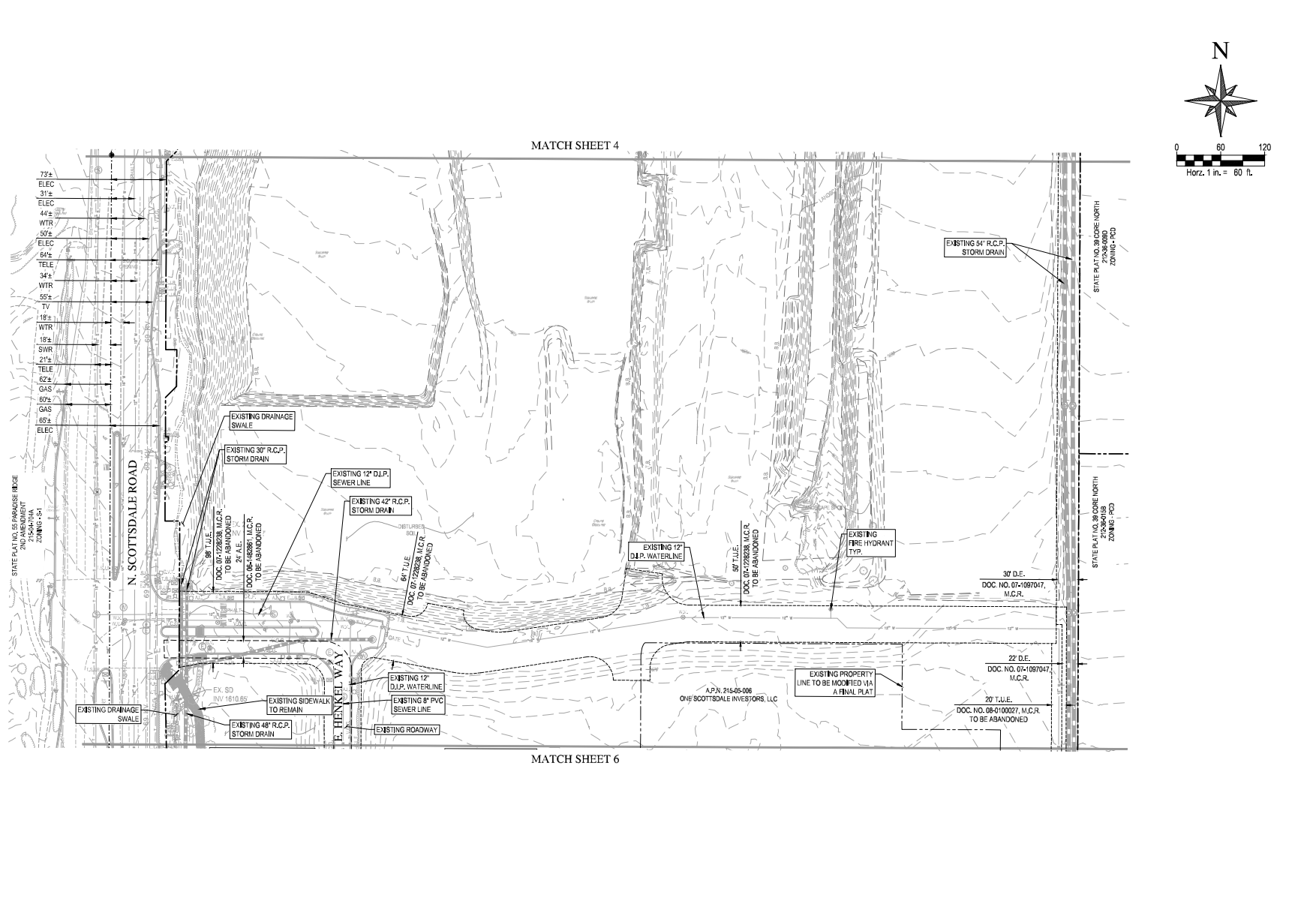


| | |
|----------------|------------|
| SCALE (HORIZ.) | N/A |
| SCALE (VERT.) | N/A |
| DATE | 12/03/2021 |
| JOB NUMBER | 215291 |
| SHEET | 3 OF 15 |

CHECKED BY: JGR DESIGNED BY: JGR DRAFTED BY: JRS

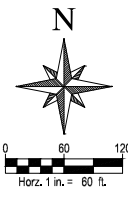
Z:\03\215291\03\215291_Plan_Plot\15291-03-CV.dwg

C:\Users\250404\OneDrive\Documents\215231\215231.dwg



MATCH SHEET 4

MATCH SHEET 6



ONE SCOTTSDALE - PLANNING UNIT II
PRELIMINARY PLAT
 SCOTTSDALE, ARIZONA
 EXISTING CONDITIONS EXHIBIT

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |



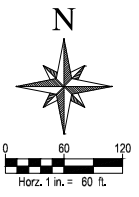
SCALE (HORZ.) 1" = 60'
 SCALE (VERT.) N/A
 DATE 12/03/2021
 JOB NUMBER 215231
 SHEET 5 OF 15

CHECKED BY: JGR DESIGNED BY: JGR DRAFTED BY: JRS

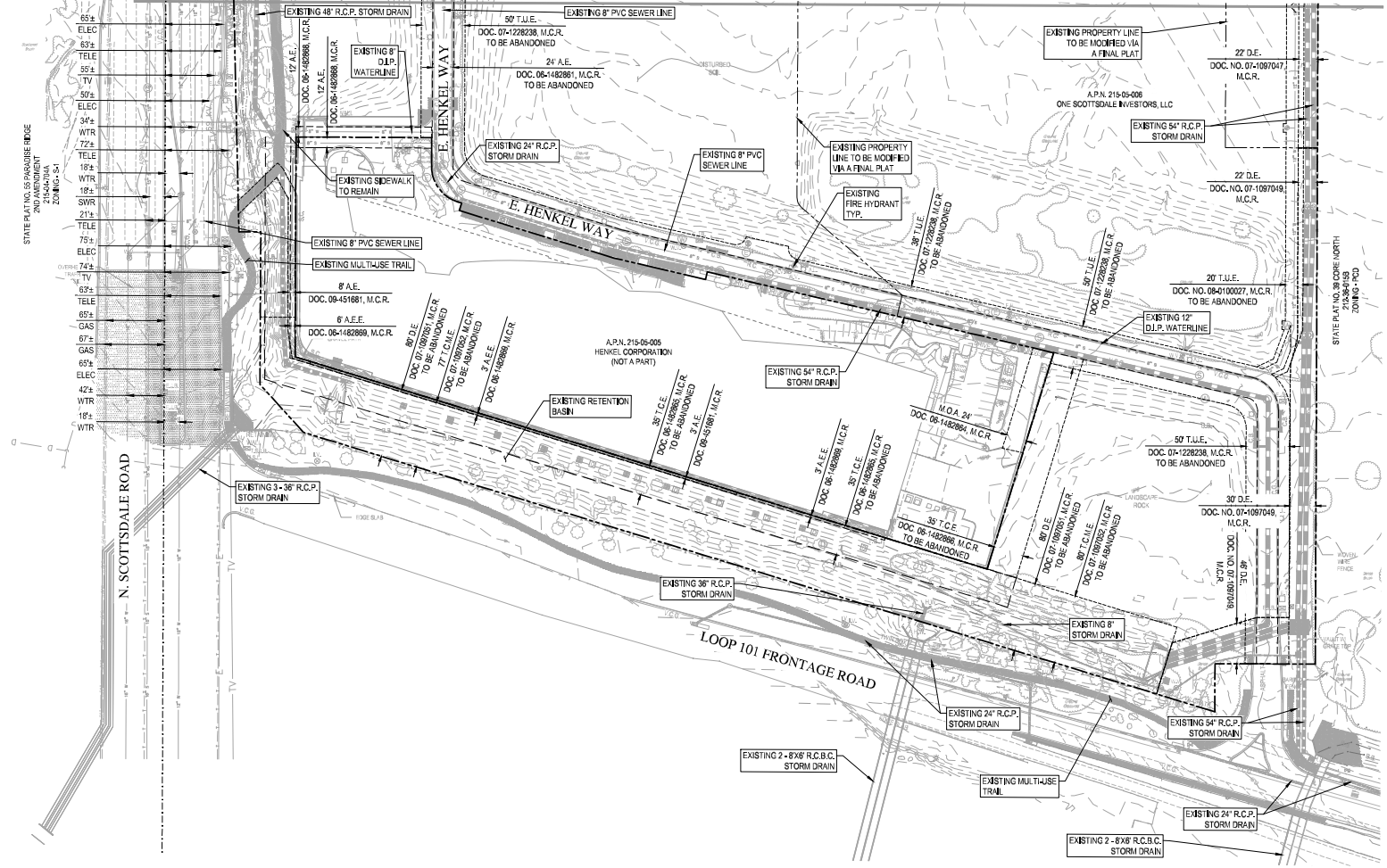
ONE SCOTTSDALE - PLANNING UNIT II
PRELIMINARY PLAT
 SCOTTSDALE, ARIZONA
 EXISTING CONDITIONS EXHIBIT

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

SCALE (HORIZ.) 1" = 40'
 SCALE (VERT.) 1" = 10'
 DATE 12/03/2021
 JOB NUMBER 215231
 SHEET 6 OF 15

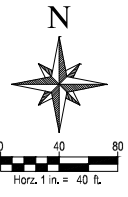
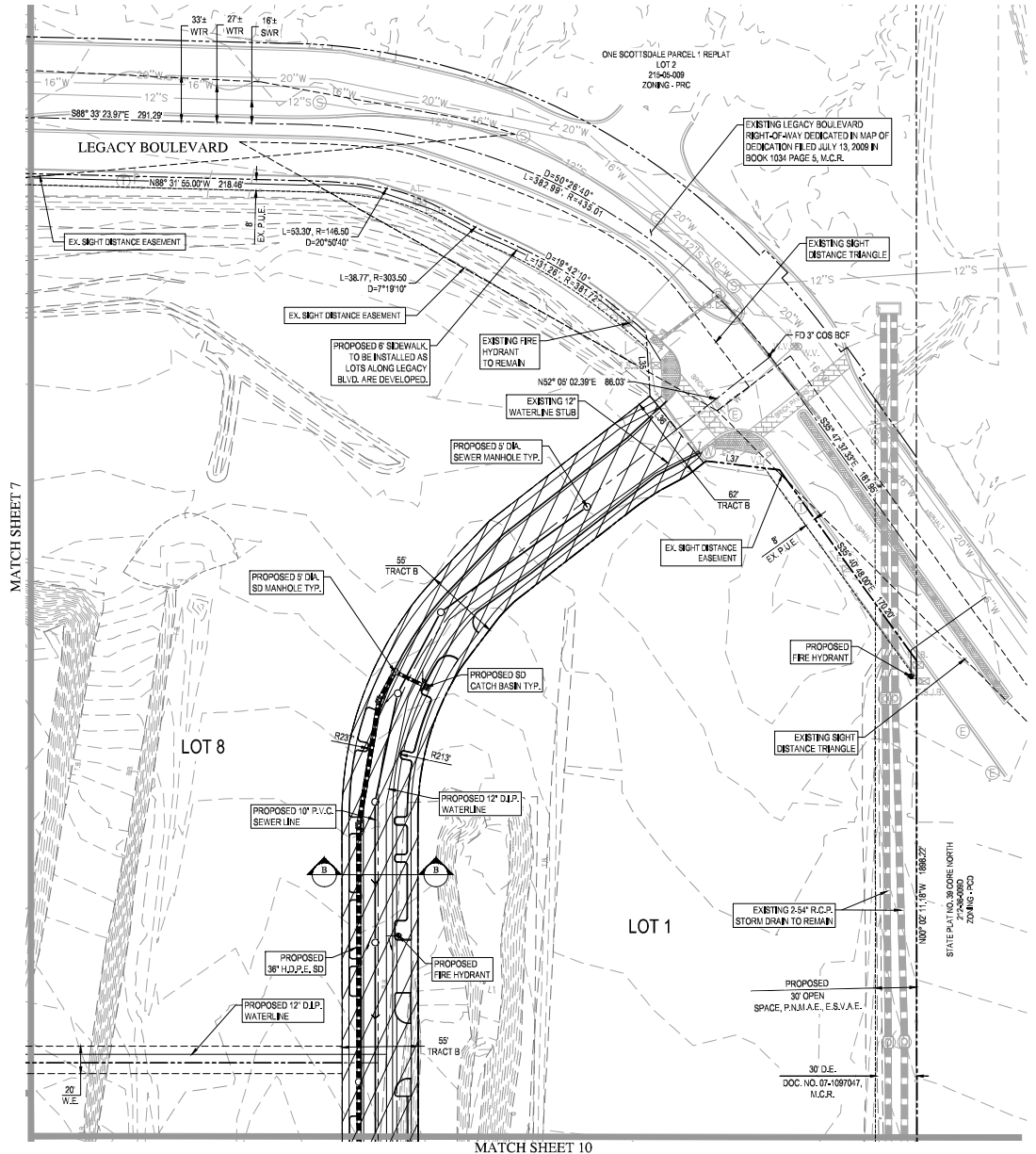


MATCH SHEET 5



C:\Users\250404\OneDrive\Documents\215231\215231-06-00-00-00-00.dwg

Z:\2023\1254060\Plan_Site\1254060.dwg



| LINE TABLE | | |
|------------|--------------|----------|
| LINE | BEARING | DISTANCE |
| L35 | N3°31'46\"W | 45.72' |
| L36 | N38°32'46\"W | 30.99' |
| L37 | S83°04'53\"E | 53.53' |

NOTE:
CURB RADII DIMENSIONS
ARE TO FACE OF CURB.



Wood, Paul & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.338.8000
www.woodpaul.com



ONE SCOTTSDALE - PLANNING UNIT II
PRELIMINARY PLAT
SCOTTSDALE, ARIZONA
PRELIMINARY PLAT SITE PLAN

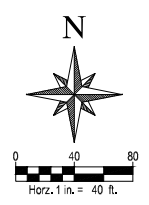
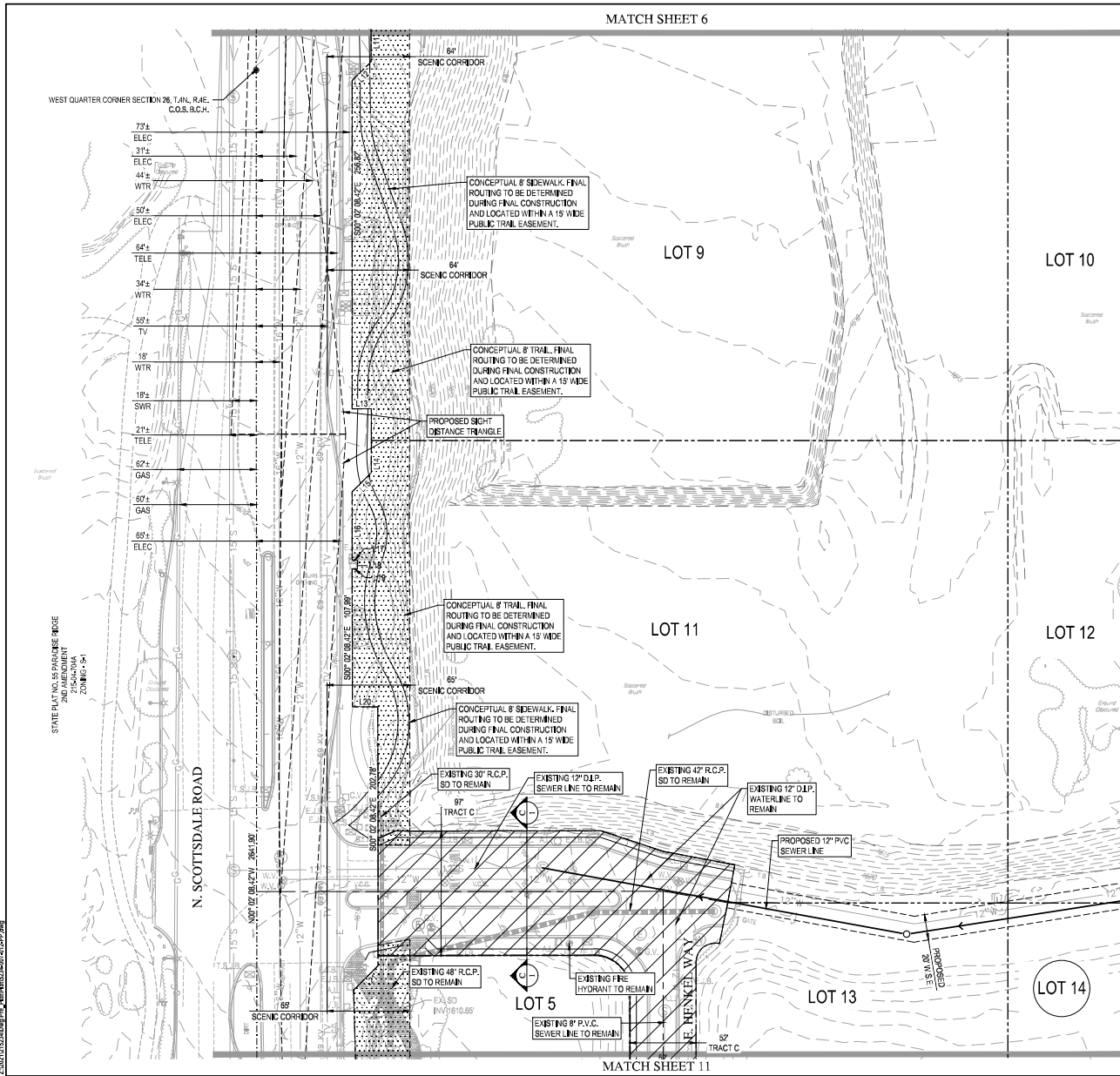
| REV | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |



SCALE (HORIZ) 1" = 40'
SCALE (VERT) 1/4" = 10'
DATE 12/03/2021
JOB NUMBER 215231
SHEET 8 OF 15

CHECKED BY: JGR DESIGNED BY: JGR DRAFTED BY: JGR

MATCH SHEET 6



| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L11 | S0°01'45"E | 82.00' |
| L12 | S44°58'15"W | 21.21' |
| L13 | N89°57'52"E | 15.00' |
| L14 | S0°02'08"E | 50.00' |
| L15 | S44°57'52"W | 21.21' |
| L16 | S0°02'08"E | 53.57' |
| L17 | N89°57'52"E | 4.00' |
| L18 | S0°02'08"E | 7.00' |
| L19 | S89°57'52"W | 4.00' |
| L20 | N89°57'52"E | 20.00' |
| L21 | S44°57'52"W | 27.05' |

NOTE:
CURB RADII DIMENSIONS ARE TO FACE OF CURB.



ONE SCOTTSDALE - PLANNING UNIT II
PRELIMINARY PLAT
SCOTTSDALE, ARIZONA
PRELIMINARY PLAT SITE PLAN

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

SCALE (HORZ.) 1" = 40'
SCALE (VERT.) 1/4" = 10'
DATE 12/03/2021
JOB NUMBER 215231
SHEET 9 OF 15

CHECKED BY: JGR DESIGNED BY: JGR DRAFTED BY: JGR

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DEDICATION

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

ONE SCOTTSDALE INVESTORS LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER, HEREBY SUBDIVIDES PARCEL 2 AND 4 OF THE FINAL PLAT FOR ONE SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 971 OF MAPS, PAGE 6; EXCEPTING THEREFROM ANY PORTION LYING WITHIN LEGACY BOULEVARD AS DEDICATED ON THE MAP OF DEDICATION FOR LEGACY BOULEVARD RECORDED IN BOOK 1034 OF MAPS, PAGE 5, MARICOPA COUNTY RECORDS, UNDER THE NAME "ONE SCOTTSDALE - PLANNING UNIT II" AS SHOWN ON THIS FINAL PLAT, THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SUBDIVISION, EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT, THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS, STATED.

PRIVATE STREET
ONE SCOTTSDALE INVESTORS LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DECLARES THE PRIVATE STREET SHOWN HEREON AS TRACT B, A PRIVATE ACCESS WAY, NOT DEDICATED TO THE PUBLIC FOR ITS USE EXCEPT AS EXPRESSLY STATED HEREON, THE GRANTOR AND ITS SUCCESSORS SHALL MAINTAIN, REPAIR AND REPLACE THE PRIVATE STREET, THE CITY HAS NO OBLIGATION TO MAINTAIN, REPAIR AND REPLACE THE PRIVATE STREET ARISING FROM THIS PLAT.

EASEMENTS
ONE SCOTTSDALE INVESTORS LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRantee:

- A. AVIATION:
1. A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER AND ACROSS THE PROPERTY ON THIS PLAT, FOR THE RIGHT OF FLIGHT FOR AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY.
1. "AIRCRAFT" MEANS ANY MANNED OR UNMANNED DEVICE THAT FLIES.
2. WITHOUT LIMITATION, THE RIGHT OF FLIGHT INCLUDES THE RIGHT TO OPERATE AIRCRAFT OVER AND NEAR THE PROPERTY, AND CAUSE ANY NOISE, VIBRATION, FUMES, LIGHT, EXHAUST, ODORS, FUEL VAPOR PARTICLES, ELECTRONIC INTERFERENCE, DUST, ANNOYANCES, NUISANCES, EMISSIONS, AND ANY OTHER EFFECTS RELATING TO OPERATING AIRCRAFT (COLLECTIVELY "AIRCRAFT EFFECTS").
3. ALL AIRCRAFT EFFECTS ARE INCLUDED WITHIN THE SCOPE OF THE EASEMENT, INCLUDING WITHOUT LIMITATION THOSE THAT REACH OR AFFECT THE PROPERTY OR IMPROVEMENTS TO THE PROPERTY, INTERFERE WITH OTHER USES OF THE PROPERTY, ANNOY USERS OF THE PROPERTY, AND ARE CAUSED OR MADE WORSE BY ANY CHANGES IN THE FOLLOWING:
A. THE SIZE, NUMBER, METHOD OF PROPULSION, WEIGHT, NOISINESS, DESIGN, FUEL, CATEGORY, TYPE OR OTHER CHARACTERISTICS OF AIRCRAFT, AND IN ANY AIRCRAFT PRACTICES, LAWS, RULES, POLICIES, CIRCUMSTANCES, CUSTOMS, PROTOCOLS OR PROCEDURES.
B. THE AIRPORT SIZE, ORIENTATION, CONFIGURATION, LOCATION, RUNWAY LENGTH, IMPROVEMENTS OR OTHER CHARACTERISTICS, AND IN ANY AIRPORT PRACTICES, LAWS, RULES, POLICIES, CIRCUMSTANCES, CUSTOMS, PROTOCOLS OR PROCEDURES.
C. THE FLIGHT PATHS, FLIGHT FREQUENCY, FLIGHT TIMING, AIRPORT OPERATIONS, CLIMBING AND DESCENDING, ALTITUDES, TAKEOFF AND LANDING, AIR TRAFFIC CONTROL, AND IN ANY RELATED AIRCRAFT AND AIRPORT PRACTICES, LAWS, RULES, POLICIES, CIRCUMSTANCES, CUSTOMS, PROTOCOLS OR PROCEDURES.
D. GRANTEE'S OR OTHERS' PERSONAL PERCEPTIONS OF AIRCRAFT EFFECTS OR SENSITIVITY TO AIRCRAFT EFFECTS.
4. GRANTOR SHALL NOT CAUSE OR ALLOW THE PROPERTY TO BE USED TO DISCHARGE FUMES, SMOKE, DUST, OR ELECTRONIC LIGHT, LASER OR OTHER EMISSIONS WHICH MAY OBSTRUCT VISIBILITY OR ADVERSELY AFFECT OR INTERFERE WITH THE OPERATION OF AIRCRAFT OR ANY NAVIGATIONAL FACILITIES, NO BUILDING, MAST, TREE, VEGETATION, OR OTHER THING UPON THE PROPERTY SHALL EXCEED FEDERAL AVIATION ADMINISTRATION APPROVED HEIGHT RESTRICTIONS.
5. GRANTOR HAS BEEN ADVISED AND UNDERSTANDS THAT:
A. ALL OR A PORTION OF THE PROPERTY IS LOCATED IN A NOISE-INFLUENCE AREA.
B. AIRCRAFT EFFECTS MIGHT BE ANNOYING TO USERS OF THE PROPERTY AND MIGHT INTERFERE WITH THE UNRESTRICTED USE AND ENJOYMENT OF THE PROPERTY.
C. AIRCRAFT EFFECTS WILL LIKELY INCREASE OVER TIME.
6. GRANTOR WAIVES ALL RIGHTS AND CLAIMS THAT GRANTOR MAY EVER HAVE AGAINST, AND AGREES NOT TO SUE, GRANTOR REGARDING AIRCRAFT EFFECTS. GRANTOR MAKES ITS WAIVERS AND AGREEMENTS FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, IN FAVOR OF GRANTEE, AND ALL GRANTEE'S OFFICERS, OFFICIALS, EMPLOYEES, AGENTS, LESSEES

- B. DRAINAGE AND FLOOD CONTROL (DFC):
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVELS, DIKES, DAMS, STORAGE BASINS, STORM DRAINAGE (S/D), CHANNELS, S, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING:
1. GRANTEE IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY, DRAINAGE FACILITIES ON THE PROPERTY MIGHT NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
2. GRANTEE SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.
3. AT GRANTEE'S EXPENSE, GRANTEE SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION; REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY; PREVENT EROSION; AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.
4. IN GRANTEE'S OPINION, GRANTEE FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTEE'S EXPENSE. IN ADDITION TO GRANTEE'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LEM THAT GRANTEE HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
5. GRANTEE SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS AGAINST GRANTEE'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

- C. EMERGENCY AND SERVICE ACCESS (ESA):
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY, AND OTHER SERVICE PERSONNEL AND VEHICLES AND FOR THE RIGHT TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR AND REPLACE IMPROVEMENTS RELATED TO ACCESS AS CITY DEEMS NECESSARY FOR ACCESS PURPOSES.

- D. PUBLIC NON-MOTORIZED ACCESS (PNMA):
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ALL FORMS OF NON-MOTORIZED TRANSPORTATION TOGETHER WITH MOTORIZED EMERGENCY, LAW ENFORCEMENT, AND SERVICE VEHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THERETO, SEE SRC, CHAPTER 47, AS AMENDED, FOR MAINTENANCE OBLIGATIONS.

- E. SCENIC CORRIDOR (SC):
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE PERMANENT DESERT OPEN SPACE, HOWEVER, GRANTEE MAY INSTALL VEGETATION, DRIVEWAYS, SIGNAGE, UNDERGROUND PRIVATE UTILITIES AND OTHER IMPROVEMENTS IN THE EASEMENT IN ACCORDANCE WITH PLANS APPROVED BY GRANTEE. GRANTEE SHALL MAINTAIN THE PROPERTY, INCLUDING ANY IMPROVEMENTS, FREE OF DEBRIS, IN A SAFE AND NATURAL CONDITION.
GRANTEE MAY ENJOY ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONED REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

- F. WATER AND SEWER FACILITIES (WSF):
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT FOR WATER AND SEWER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES AND OTHER RELATED FACILITIES.

GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTEE IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY, THAT GRANTEE HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN, AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTEE HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTEE'S SUCCESSORS AND ASSIGNS.

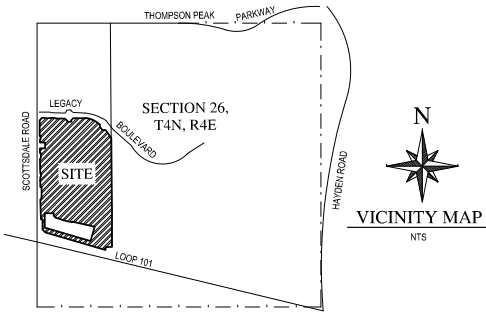
DATED THIS _____ DAY OF _____ 20__

GRANTOR: ONE SCOTTSDALE INVESTORS LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: ONE SCOTTSDALE CORE LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS MEMBER
BY: ONE SCOTTSDALE HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS SOLE MEMBER
BY: DMB ASSOCIATES, INC., AN ARIZONA CORPORATION, ITS MANAGER

BY: _____
ITS: _____

FINAL PLAT
FOR
ONE SCOTTSDALE - PLANNING UNIT II

A REPLAT OF PARCEL 2 AND 4 OF THE FINAL PLAT FOR ONE SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 971 OF MAPS, PAGE 6; EXCEPTING THEREFROM ANY PORTION LYING WITHIN LEGACY BOULEVARD AS DEDICATED ON THE MAP OF DEDICATION FOR LEGACY BOULEVARD RECORDED IN BOOK 1034 OF MAPS, PAGE 5, MARICOPA COUNTY RECORDS, LYING WITHIN SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER
ONE SCOTTSDALE INVESTORS LLC
6263 NORTH SCOTTSDALE ROAD, SUITE 330
SCOTTSDALE, ARIZONA 85250
PHONE: (480) 367-7000
CONTACT: MICHAEL BURKE

ENGINEER/SURVEYOR
WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE - SUITE 100
PHOENIX, ARIZONA 85021
PHONE: (602) 333-8500
CONTACT: JOHN RITCHIE, PE

SHEET INDEX
SHEET 1 DEDICATIONS, ACKNOWLEDGMENTS, CERTIFICATIONS AND NOTES
SHEET 2 SHEET INDEX, LEGAL DESCRIPTION, PERTINENT DOCUMENTS LIST AND TABLES
SHEET 3&4 PLAN SHEETS

ACKNOWLEDGMENT
STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 20__

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

APPROVALS
APPROVED BY THE CITY COUNCIL, SCOTTSDALE, ARIZONA, THIS THE ____ DAY OF ____ 20__
BY: _____ MAYOR
ATTEST BY: _____

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. S-PP-2021, AND ZONING CASE NO. 20-2N-2002#2, AND ALL CASES RELATED STIPULATIONS.

LEGEND table with columns: SYMBOL, DESCRIPTION, and DATE. Includes symbols for subdivision corner, monument found, aluminum cap, flush, access easement, public service, brass cap, book, city of Scottsdale, drainage easement, flood control, emergency and service access, existing, found, Maricopa County Records, and memorandum of agreement.

NOTES

- 1. THIS DEVELOPMENT IS ON THE CITY WATER SYSTEM WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.
2. THIS PROPERTY LIES WITHIN CLOSE PROXIMITY TO THE SCOTTSDALE AIRPORT ("THE AIRPORT"), WHICH IS LOCATED BETWEEN FRANK LLOYD WRIGHT BOULEVARD ON THE NORTH, PIMA ROAD ON THE EAST, THUNDERBIRD ROAD ON THE SOUTH AND SCOTTSDALE ROAD ON THE WEST. THE AIRPORT IS A GENERAL AVIATION RELIEVER/COMMERCIAL SERVICE AIRPORT FOR SCOTTSDALE/PHOENIX AREA.
3. CONSTRUCTION WITHIN WATER AND SEWER FACILITIES EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS. IN EASEMENTS FOR THE EXCLUSIVE USE OF PUBLIC WATER, SANITARY SEWER OR BOTH: ENHANCED GROUND SURFACE SUCH AS PAVERS, LARGE BOULDERS, GABIONS, ETC. INSTALLED WITHIN EASEMENT BOUNDARIES SHALL BE AT THE SOLE EXPENSE AND RISK OF PROPERTY OWNER. THE CITY WILL NOT BE RESPONSIBLE FOR REPLACING IN-WARD ENHANCED GROUND COVER WHEN EXERCISING EASEMENT RIGHT OF OWNERSHIP AND MAINTENANCE OF INFRASTRUCTURE CONTAINED WITHIN EASEMENT.
4. THESE PRIVATE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP.
5. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER.
6. ALL LANDSCAPING AND ABOVE GROUND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF SCOTTSDALE AND ASHITO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
7. AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT DEVELOPMENT ENGINEERING MANAGERS APPROVAL.
8. SUBJECT PROPERTY IS ZONED PD (PRC) WITH AMENDED STANDARDS.
9. ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER U-24.

BASIS OF BEARING

NATIONAL GEODETIC SURVEY (NAD 83) GEODETIC NORTH BASED ON:
THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) GEODETIC IDENTIFICATION AND CADASTRAL SURVEY (GDACS) WEBSITE "WWW.MCDOT.MARICOPA.GOV", UNDER THE SURVEY INFORMATION LINK ON MARCH 29, 2006.

PROJECTION: ARIZONA CENTRAL ZONE, NAD 83, (EPOCH 92)
DATUM: GRS-80
UNITS: INTERNATIONAL FEET
GEOD MODEL: GEOID 03

CONTROL POINT: 1H2
PID: A3694
LATITUDE: 33°41.03.58979"N
LONGITUDE: 111°56'4.12945"W
ELLIPSOID HEIGHT: 495.784'
DESCRIPTION: STAINLESS STEEL ROD

MODIFIED TO GROUND AT (GRD) N: 975214.464, E: 692046.432, USING A SCALE FACTOR OF 1.000176666.
HORIZONTAL ADJUSTMENT: N=0.60, E=-4.234
HORIZONTAL ROTATION: NONE
RESULTING IN A LOCAL COORDINATE ORIGIN OF (GROUND) N:976250.864, E: 692042.198

AREA TABLE

Table with columns: AREA SQUARE FEET, AREA ACRES. Rows: OVERALL (2,374,804 sq ft / 54.5180 acres), LOTS (2,074,858 sq ft / 47.8345 acres), TRACTS (299,846 sq ft / 6.8835 acres).

CERTIFICATION

- THIS IS TO CERTIFY THAT:
1. I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA
2. THIS PLAT WAS MADE UNDER MY DIRECTION
3. THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS"
4. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF FEBRUARY, 2022
5. THE SURVEY IS TRUE AND COMPLETE AS SHOWN
6. ALL MONUMENTS AS SHOWN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRIAN J. DIEHL
REGISTERED LAND SURVEYOR #29945
WOOD, PATEL & ASSOCIATES, INC.
2051 W. NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
SURVEYOR@WOODPATEL.COM



Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
and Survey
Construction Management
602.333.8500
www.oneosdall.com

A REPLAT OF PARCEL 2 AND 4 OF THE FINAL PLAT FOR ONE SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 971 OF MAPS, PAGE 6; EXCEPTING THEREFROM ANY PORTION LYING WITHIN LEGACY BOULEVARD AS DEDICATED ON THE MAP OF DEDICATION FOR LEGACY BOULEVARD RECORDED IN BOOK 1034 OF MAPS, PAGE 5, MARICOPA COUNTY RECORDS, LYING WITHIN SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

ONE SCOTTSDALE - PLANNING UNIT II



Checked by: TRG/BD
CAD Technician: JRP/WSB
Scale: NTS
Date: 4/29/2022
Job Number: WPP 215234
Sheet: 1 OF 4

Plan Check # 2328-22-1
10/12/2022 10:56 AM 10/12/2022 10:56 AM

S-PP-2021, 20-ZN-2002#2, 20-ZN-2002#2, 20-ZN-2002#3



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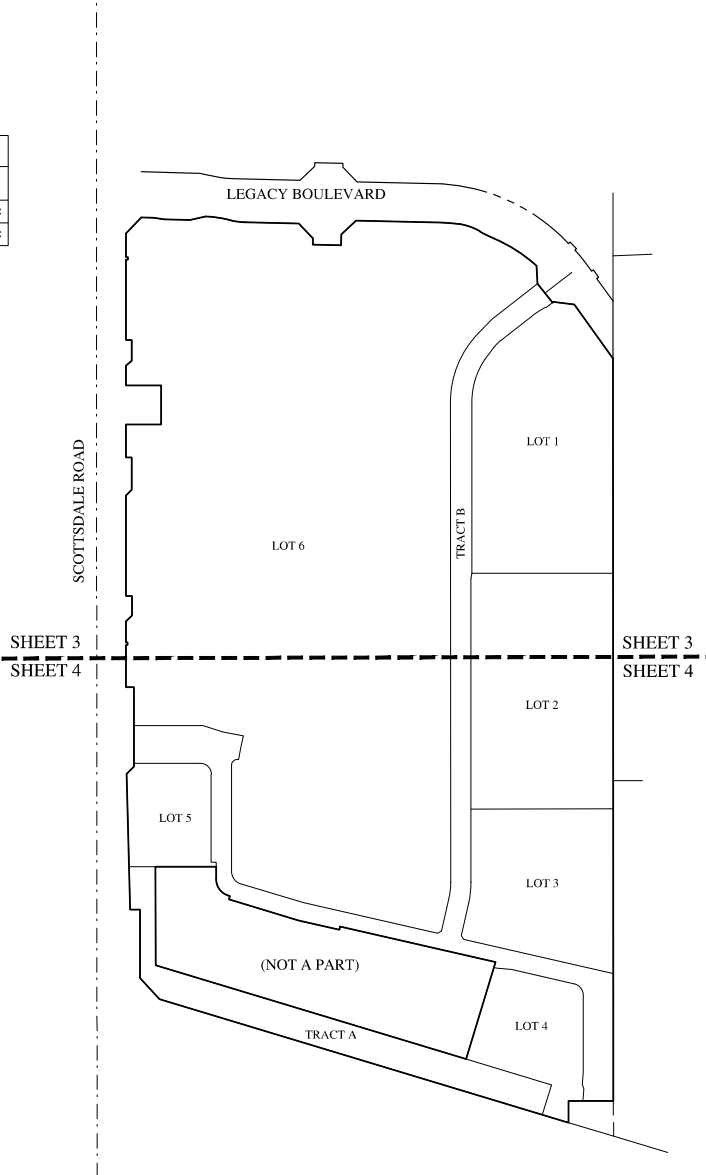
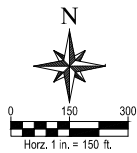
| TRACT AREA TABLE | | | | |
|------------------|------------------------|------------------|--|------------------------------|
| TRACT NO. | TRACT AREA SQUARE FEET | TRACT AREA ACRES | USE | OWNERSHIP/MAINTENANCE |
| TRACT A | 98,657 | 2.2648 | LANDSCAPE, SCENIC CORRIDOR AND TRAIL | ONE SCOTTSDALE INVESTORS LLC |
| TRACT B | 201,189 | 4.6187 | PRIVATE STREETS, LANDSCAPE, DFC, ESA AND WSF | ONE SCOTTSDALE INVESTORS LLC |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N88°31'55"W | 30.36' |
| L2 | N80°24'07"W | 28.33' |
| L3 | N88°31'55"W | 65.58' |
| L4 | S77°26'33"W | 41.22' |
| L5 | N43°31'55"W | 52.08' |
| L6 | N01°20'05"E | 16.17' |
| L7 | N88°31'55"W | 72.00' |
| L8 | S01°28'05"W | 27.67' |
| L9 | S46°28'05"W | 52.08' |
| L10 | N03°31'46"W | 45.72' |
| L11 | N38°32'46"W | 61.99' |
| L12 | N51°50'07"E | 2.35' |
| L13 | S83°04'53"E | 53.53' |
| L14 | S00°01'38"E | 55.17' |
| L15 | N42°30'43"W | 74.00' |
| L16 | N89°57'52"E | 25.00' |
| L17 | S44°57'52"W | 27.05' |
| L18 | N89°57'52"E | 20.00' |
| L19 | S00°02'08"E | 107.99' |
| L20 | S89°57'52"W | 4.00' |
| L21 | S00°02'08"E | 7.00' |
| L22 | N89°57'52"E | 4.00' |
| L23 | S00°02'08"E | 53.57' |
| L24 | S44°57'52"W | 21.21' |
| L25 | S00°02'08"E | 50.00' |
| L26 | N89°57'52"E | 15.00' |
| L27 | S44°58'15"W | 21.21' |
| L28 | S00°01'45"E | 82.00' |
| L29 | N89°58'15"E | 15.00' |
| L30 | S00°01'45"E | 50.19' |
| L31 | S49°58'15"W | 19.58' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L32 | S00°01'45"E | 53.82' |
| L33 | N89°58'15"E | 15.00' |
| L34 | S89°58'15"W | 5.40' |
| L35 | S00°01'45"E | 7.00' |
| L36 | N89°58'15"E | 5.40' |
| L37 | S00°01'45"E | 60.81' |
| L38 | S44°26'05"W | 57.11' |
| L60 | N52°05'02"E | 10.89' |
| L61 | N37°25'51"E | 38.06' |
| L62 | N12°58'33"E | 13.32' |
| L63 | N43°45'35"E | 48.07' |
| L64 | N32°05'41"W | 11.31' |
| L65 | S57°54'19"W | 11.31' |
| L66 | N79°38'06"W | 0.39' |
| L67 | N11°28'56"E | 31.77' |
| L68 | N10°43'41"E | 30.24' |
| L69 | N79°38'06"W | 53.00' |
| L70 | N71°38'27"W | 53.86' |
| L71 | S90°00'00"E | 13.50' |
| L72 | N00°01'11"E | 44.80' |
| L73 | N73°13'12"W | 4.50' |
| L74 | N16°46'48"E | 9.00' |
| L75 | S12°54'19"W | 9.00' |
| L76 | N77°05'41"W | 8.00' |
| L77 | N84°45'52"W | 37.46' |
| L78 | N03°50'13"E | 30.29' |
| L79 | N18°39'47"W | 11.76' |
| L80 | N03°50'13"E | 31.52' |

| EASEMENT LINE TABLE | | |
|---------------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| EL39 | N79°40'28"W | 34.96' |
| EL40 | N80°09'06"W | 66.85' |
| EL41 | N80°45'11"W | 71.15' |
| EL42 | N79°38'09"W | 83.05' |
| EL43 | S89°57'49"W | 47.79' |
| EL44 | N67°32'11"W | 13.94' |
| EL45 | S89°57'49"W | 128.36' |
| EL46 | N00°02'11"W | 12.00' |
| EL47 | N89°57'49"E | 131.70' |
| EL48 | S67°32'11"E | 13.94' |
| EL49 | N89°57'59"E | 45.37' |
| EL50 | N89°49'48"E | 3.03' |
| EL51 | N00°10'12"W | 10.00' |
| EL52 | S89°49'48"W | 3.01' |
| EL53 | N89°54'00"E | 4.00' |
| EL54 | N00°02'11"W | 10.00' |
| EL55 | S89°54'00"W | 2.98' |
| EL56 | N20°15'25"E | 35.99' |
| EL57 | N63°53'20"E | 19.11' |
| EL58 | N63°53'20"E | 2.42' |
| EL59 | N20°15'25"E | 50.59' |

| LOT AREA TABLE | | |
|----------------|----------------------|----------------|
| LOT NO. | LOT AREA SQUARE FEET | LOT AREA ACRES |
| LOT 1 | 225,308 | 5.1724 |
| LOT 2 | 219,352 | 5.0356 |
| LOT 3 | 139,701 | 3.2071 |
| LOT 4 | 75,657 | 1.7388 |
| LOT 5 | 56,136 | 1.2887 |
| LOT 6 | 1,358,806 | 31.1939 |



DESCRIPTION

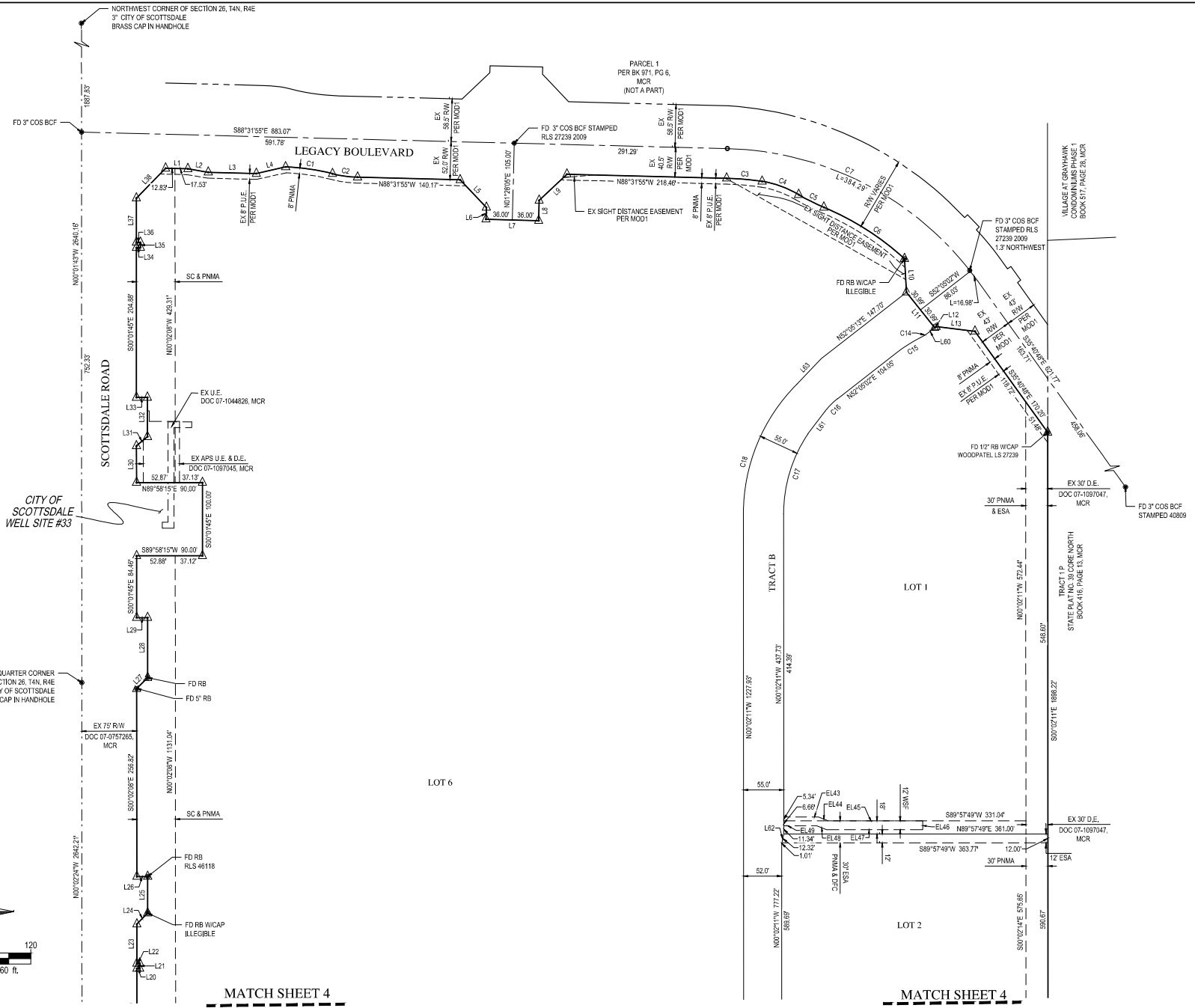
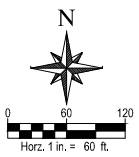
PARCEL 2 AND 4 OF THE FINAL PLAT FOR ONE SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 971 OF MPPS, PAGE 6; EXCEPTING THEREFROM ANY PORTION LYING WITHIN LEGACY BOULEVARD AS DEDICATED ON THE MAP OF DEDICATION FOR LEGACY BOULEVARD RECORDED IN BOOK 1034 OF MAPS, PAGE 5.

| CURVE TABLE | | | | | |
|-------------|------------|---------|---------|---------------|---------|
| CURVE | DELTA | RADIUS | ARC | CHORD BEARING | CHORD |
| C1 | 12°29'31" | 296.50' | 64.64' | N81°47'49"W | 64.52' |
| C2 | 12°58'52" | 153.50' | 34.78' | S82°02'29"E | 34.70' |
| C3 | 7°09'03" | 394.50' | 48.78' | N84°59'24"W | 48.75' |
| C4 | 20°50'39" | 146.50' | 53.30' | N70°03'55"W | 53.00' |
| C5 | 7°19'08" | 303.50' | 38.77' | S63°18'09"E | 38.74' |
| C6 | 19°42'09" | 381.72' | 131.26' | S57°25'36"W | 130.62' |
| C7 | 50°36'57" | 435.00' | 384.29' | N63°13'28"W | 371.91' |
| C8 | 77°03'56" | 30.00' | 40.35' | N38°33'43"W | 37.38' |
| C9 | 73°14'23" | 42.50' | 54.33' | S36°36'01"E | 50.70' |
| C10 | 90°03'20" | 28.00' | 44.01' | N45°00'29"W | 39.62' |
| C11 | 100°20'42" | 15.00' | 26.27' | S50°11'33"W | 23.04' |
| C12 | 73°14'24" | 32.00' | 40.90' | S36°36'01"E | 38.18' |
| C13 | 12°58'30" | 186.00' | 42.01' | N08°26'04"E | 41.92' |
| C14 | 11°28'12" | 58.00' | 11.61' | N57°49'08"E | 11.59' |
| C15 | 11°28'12" | 192.00' | 38.44' | S57°49'08"W | 38.37' |
| C16 | 14°57'45" | 95.00' | 24.81' | S44°39'10"W | 24.74' |
| C17 | 33°52'47" | 196.00' | 115.90' | S16°54'12"W | 114.22' |
| C18 | 44°57'22" | 251.00' | 196.94' | S22°29'30"W | 191.59' |
| C19 | 12°58'30" | 238.00' | 53.78' | N08°26'04"E | 53.64' |

ONE SCOTTSDALE - PLANNING UNIT II
 FINAL PLAT
 A REPLAT OF PARCEL 2 AND 4 OF THE FINAL PLAT FOR ONE SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 971 OF MPPS, PAGE 6; EXCEPTING THEREFROM ANY PORTION LYING WITHIN LEGACY BOULEVARD AS DEDICATED ON THE MAP OF DEDICATION FOR LEGACY BOULEVARD RECORDED IN BOOK 1034 OF MAPS, PAGE 5.



CHECKED BY: TRG/BJD
 CAD TECHNICIAN: JRP/WSB
 SCALE: 1" = 150'
 DATE: 4/29/2024
 JOB NUMBER: WPF 215234
 SHEET: 2 OF 4



CITY OF SCOTTSDALE
WELL SITE #33

MATCH SHEET 4

MATCH SHEET 4



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ONE SCOTTSDALE - PLANNING UNIT II

FINAL PLAT

A REPEAT OF PARCELS 2 AND 4 OF THE FINAL PLAT FOR ONE SCOTTSDALE, ACCORDING TO THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 416, PAGE 13, MCR. A REPEAT OF PARCELS 1, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



CHECKED BY TRG/BJD
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DATE 4/29/2022
JOB NUMBER WPH 215234
SHEET 3 OF 4

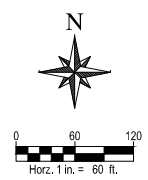
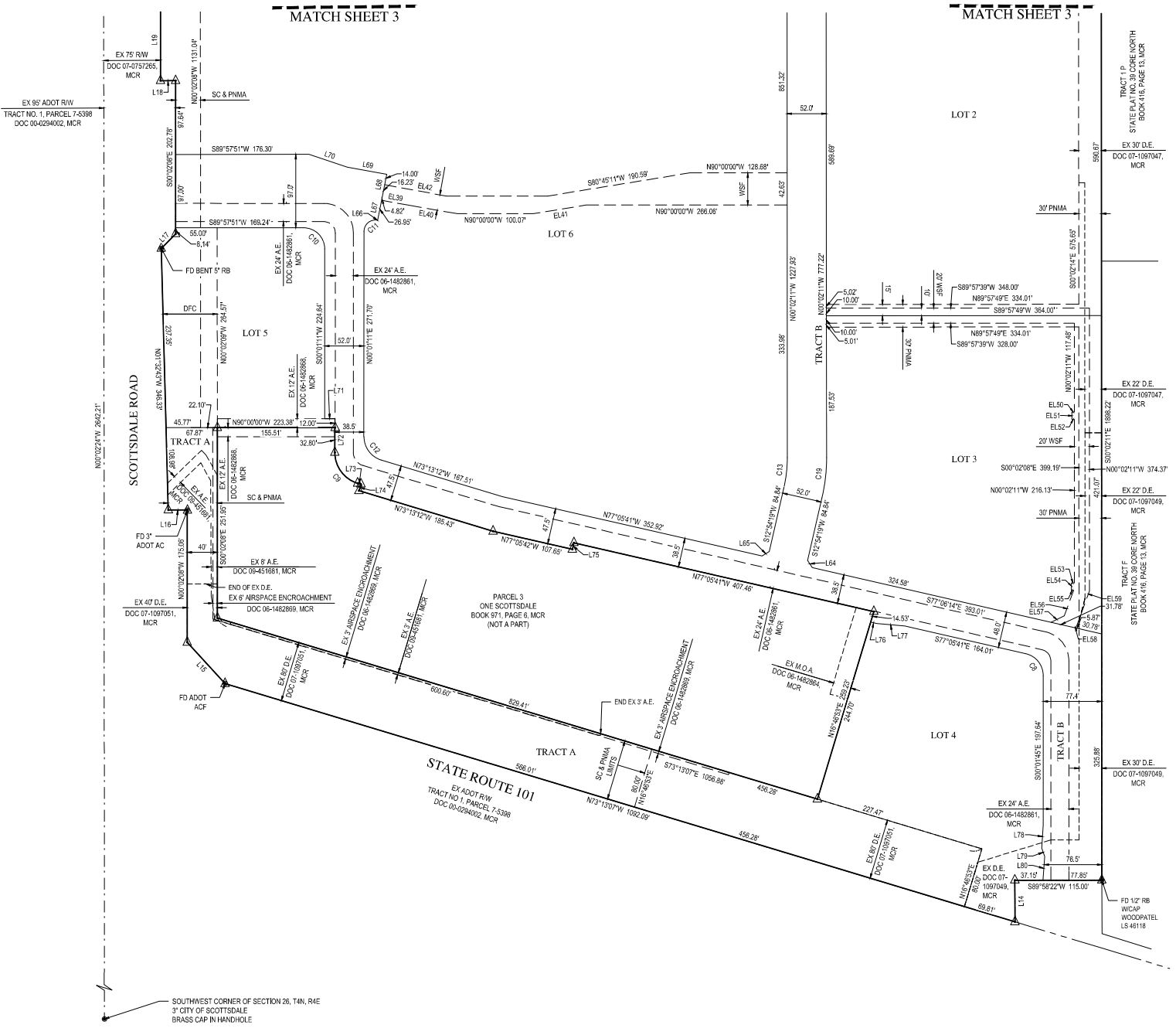


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FINAL PLAT
 A REPEAT OF PARCELS 2 AND 4 OF THE FINAL PLAT FOR ONE SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 06-1482864, MCR, PAGE 13, AND PARCELS 1 AND 3 OF THE FINAL PLAT FOR ONE SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 06-1482864, MCR, PAGE 13, AND PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 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CHECKED BY TRG/BJD
 CAD TECHNICIAN JKP/WSB
 SCALE 1" = 60'
 DATE 4/29/2022
 JOB NUMBER W/P# 215234
 SHEET 4 OF 4



SOUTHWEST CORNER OF SECTION 26, T4N, R4E
 3' CITY OF SCOTTSDALE
 BRASS CAP IN HANDHOLE



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
THURSDAY, FEBRUARY 17, 2022
*SUMMARIZED MEETING MINUTES***

PRESENT: Tammy Caputi, Vice Mayor/Chair
Doug Craig, Vice Chair
George Ertel, Planning Commissioner
Shakir Gushgari, Design Member
Michal Ann Joyner, Development Member
Ali Fakhri, Development Member
Jeff Brand, Design Member – attended telephonically

STAFF: Brad Carr
Joe Padilla
Meredith Tessier
Lorraine Castro
Mark Kertis
Mercedes McPherson
Ryan Garofalo
Alexis Hartley

CALL TO ORDER

Vice Mayor Caputi called the meeting of the Development Review Board to order at 1:00 PM.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

PUBLIC COMMENT

Public Comment time is reserved for citizens to comment on non-agendized items that are within the Development review Board's jurisdiction. No official Development Review Board action can be taken on the items.

NO SPOKEN OR WRITTEN PUBLIC COMMENT RECEIVED AT HEARING FOR NON-AGENDIZED ITEMS.

ADMINISTRATIVE REPORT – Brad Carr, AICP, LEED-AP

1. Identify supplemental information, if any, related to the February 17, 2022 Development Review Board agenda items, and other correspondence.

ATTACHMENT 5

* Note: These are summary action minutes only. Full meeting audio/video is available on the Development Review Board website at: http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

MINUTES

2. Approval of the February 3, 2022 Development Review Board Regular Meeting Minutes.

BOARD MEMBER JOYNER MOVED TO APPROVE THE FEBRUARY 3, 2022 DEVELOPMENT REVIEW BOARD MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE MAYOR CAPUTI, VICE CHAIR CRAIG, COMMISSIONER ERTEL, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

3. 8-PP-2021 (One Scottsdale Planning Unit II Preliminary Plat)

Request for approval of a Preliminary Plat for a 14-lot subdivision, on approximately 54.5 acres located at 19701 N. Scottsdale Road, with Planned Community Development, Planned Regional Center (P-C PRC) comparable zoning.

Staff contact is Meredith Tessier, 480-312-4211

Applicant contact is Kurt Jones, 602-452-2729

VICE CHAIR CRAIG MOVED TO APPROVE 8-PP-2021, 2ND BY VICE MAYOR CAPUTI. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE MAYOR CAPUTI, VICE CHAIR CRAIG, COMMISSIONER ERTEL, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).

4. 30-DR-2021 (One Scottsdale PU II by Streetlights Residential)

Request for approval of the site plan, landscape plan, and building elevations for a new 3 to 4-story multi-family residential development consisting of 314 units on a +/- 5.7-acre site located at 19701 N. Scottsdale Road, with Planned Community Development, Planned Regional Center (P-C PRC) comparable zoning.

Staff contact is Meredith Tessier, 480-312-4211

Applicant contact is Benjamin Graff, Quarles & Brady, LLP, 602-229-5683

COMMISSIONER ERTEL MOVED TO APPROVE 30-DR-2021 WITH AN ADDITIONAL STIPULATION FOR THE APPLICANT TO SUBMIT TO STAFF FOR REVIEW AND APPROVAL AN ADDITIONAL ENHANCED MATERIAL TO BE LOCATED AT THE BASE OF COLUMNS OF THE AMENITY BUILDING, 2ND BY VICE CHAIR CRAIG. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE MAYOR CAPUTI, VICE CHAIR CRAIG, COMMISSIONER ERTEL, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 1:11 PM.