

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

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	19				
TOTAL GROSS/NET AREA	2,374,805	SQ.FT.	54.52	AC	
LAND USE					
LOT 1 NET AREA	166,669	SQ. FT.	3.83	AC	RESIDENTIAL/ NON-RESIDENTIAL
LOT 2 NET AREA	153,548	SQ.FT.	3.52	AC	RESIDENTIAL/ NON-RESIDENTIAL
LOT 3 NET AREA	150,074	SQ.FT.	3.45	AC	RESIDENTIAL/ NON-RESIDENTIAL
LOT 4 NET AREA	108,347	SQ.FT.	2.49	AC	RESIDENTIAL/ NON-RESIDENTIAL
LOT 5 NET AREA	247,925	SQ.FT.	5.69	AC	RESIDENTIAL/ NON-RESIDENTIAL
LOT 6 NET AREA	70,769	SQ.FT.	1.62	AC	RESIDENTIAL/ NON-RESIDENTIAL
LOT 7 NET AREA	103,220	SQ.FT.	2.37	AC	RESIDENTIAL/ NON-RESIDENTIAL
LOT 8 NET AREA	116,643	SQ.FT.	2.68	AC	RESIDENTIAL/ NON-RESIDENTIAL
LOT 9 NET AREA	72,125	SQ.FT.	1.66	AC	RESIDENTIAL/ NON-RESIDENTIAL
LOT 10 NET AREA	109,459	SQ.FT.	2.51	AC	RESIDENTIAL/ NON-RESIDENTIAL
LOT 11 NET AREA	123,806	SQ.FT.	2.84	AC	RESIDENTIAL/ NON-RESIDENTIAL
LOT 12 NET AREA	235,049	SQ.FT.	5.40	AC	RESIDENTIAL/ NON-RESIDENTIAL
LOT 13 NET AREA	72,841	SQ.FT.	1.67	AC	RESIDENTIAL/ NON-RESIDENTIAL
LOT 14 NET AREA	111,630	SQ.FT.	2.56	AC	RESIDENTIAL/ NON-RESIDENTIAL
LOT 15 NET AREA	168,108	SQ.FT.	3.86	AC	RESIDENTIAL/ NON-RESIDENTIAL
LOT 16 NET AREA	161,141	SQ.FT.	3.70	AC	RESIDENTIAL/ NON-RESIDENTIAL
LOT 17 NET AREA	104,794	SQ.FT.	2.41	AC	RESIDENTIAL/ NON-RESIDENTIAL
TRACT A NET AREA	98,657	SQ.FT.	2.26	AC	N/A

PARCEL DESCRIPTION

PARCEL ONE:
PARCEL 2 AND 4, OF 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.

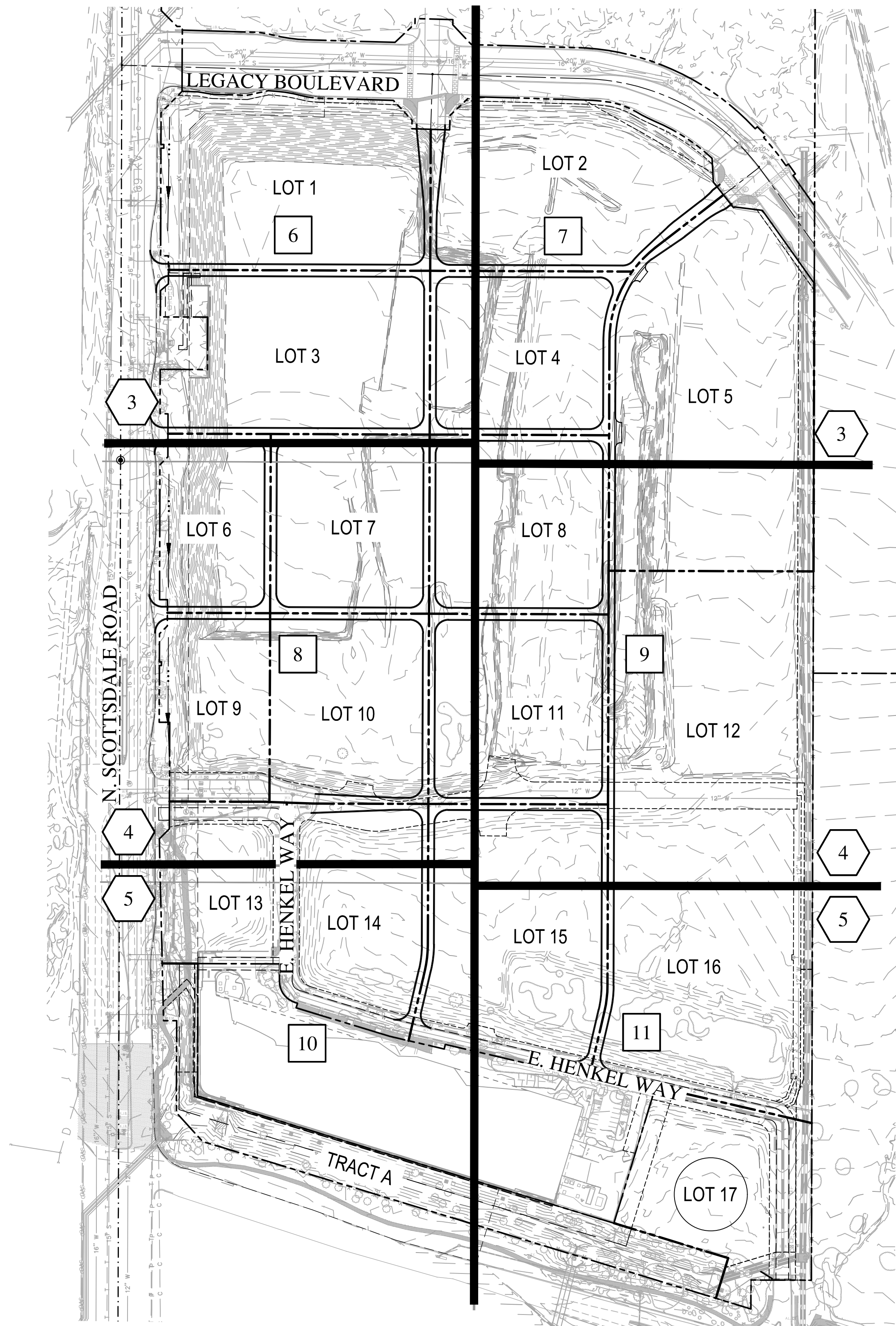
(NOTE: THE ABOVE DESCRIPTION INCLUDES LEGACY BOULEVARD DEDICATED IN MAP OF DEDICATION FILED JULY 13, 2009 IN BOOK 1034 PAGE 5, M.C.R.)

PARCEL TWO:
A NON-EXCLUSIVE EASEMENT FOR REASONABLE VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN "RECIPROCAL ACCESS EASEMENT AGREEMENT" RECORDED NOVEMBER 9, 2006 AS 2006-1482868 OF OFFICIAL RECORDS.

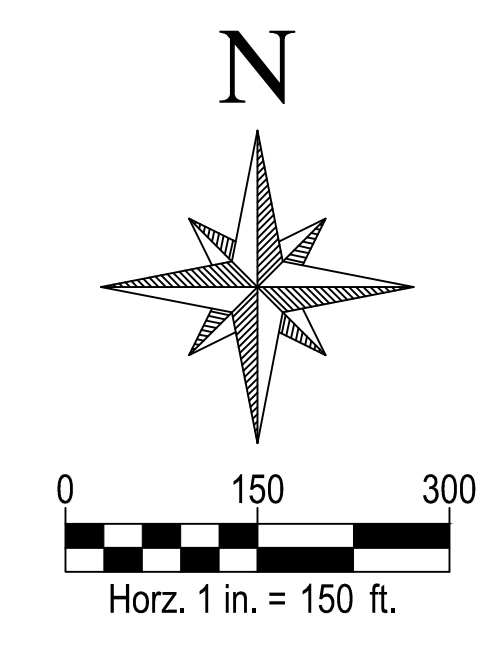
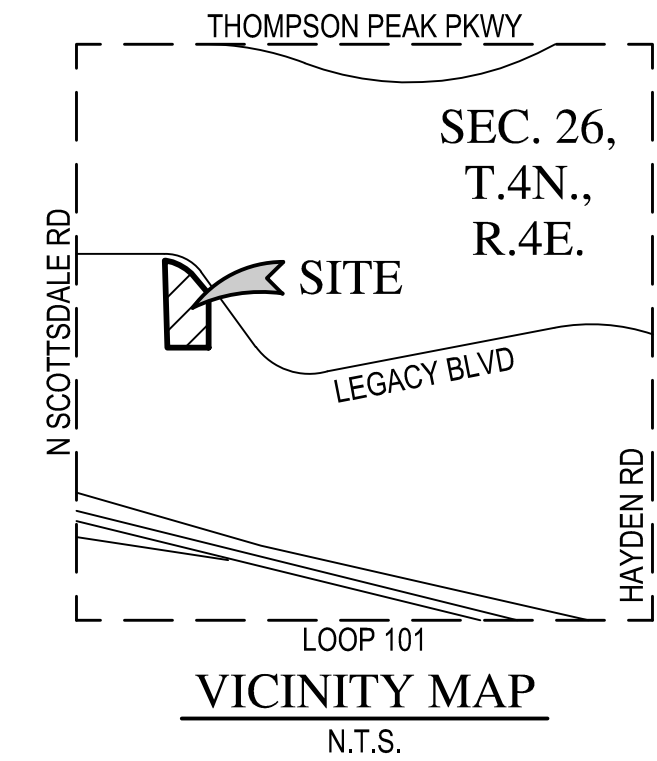
NOTE:

DECLARANT WILL ESTABLISH AND IMPOSE UPON EVERY PORTION OF THE DEVELOPMENT CERTAIN COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, RIGHTS, LIENS, DUTIES, OBLIGATIONS AND RESPONSIBILITIES, AS SET FORTH IN THE COREA, UNDER A GENERAL PLAN OF DEVELOPMENT AND OPERATION, IN ORDER TO PROVIDE FOR THE ORDERLY DEVELOPMENT, USE, OPERATION AND MAINTENANCE OF THE DEVELOPMENT AND TO ENHANCE, PROTECT AND MAINTAIN THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF THE DEVELOPMENT.

DECLARANT, ON BEHALF OF THEMSELVES AND ALL SUBSEQUENT OWNERS, WILL DECLARE THAT THE DEVELOPMENT AND ALL PORTIONS THEREOF WILL HEREAFTER BE ACQUIRED, HELD, CONVEYED, ENCUMBERED, LEASED, USED, OCCUPIED, MAINTAINED AND IMPROVED SUBJECT TO THE COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, RIGHTS, LIENS, DUTIES, OBLIGATIONS AND RESPONSIBILITIES UNDER THE TO BE RECORDED COREA, ALL OF WHICH ARE DECLARED TO BE IN FURTHERANCE OF A GENERAL PLAN OF DEVELOPMENT AND OPERATION, AND WHICH ARE ESTABLISHED FOR THE PURPOSE OF ENHANCING, PROTECTING AND MAINTAINING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF THE DEVELOPMENT.



ONE SCOTTSDALE BOUNDARY MAP / SHEET INDEX MAP



INDEX MAP LEGEND

- EXISTING CONDITIONS EXHIBIT
- PRELIMINARY PLAT SITE PLAN

CIVIL SHEET INDEX

- 1 - COVER SHEET
 - 2 - CROSS-SECTIONS
 - 3-5 - EXISTING CONDITIONS EXHIBIT
 - 6-11 - PRELIMINARY PLAT SITE PLAN
- TOTAL SHEETS - 11

OWNER / DEVELOPER

ONE SCOTTSDALE INVESTORS, LLC
6263 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 RITCHIE, 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 1622.878, 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 DENSIFICATION 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
GEOID MODEL: GEOID 03

CONTROL POINT: 1HH2
PID: AJ3694
LATITUDE: 33°41.03.58979"N
LONGITUDE: 111°56'4.12945"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: -0.60, E: -4.234
HORIZONTAL ROTATION: NONE

RESULTING IN A LOCAL COORDINATE ORIGIN OF (GROUND)
N:976520.864, E: 692042.198

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

DATE	DESCRIPTION	REV

EXPRES 6-30-24

SCALE (HORIZ.)	1" = 100'
SCALE (VERT.)	N/A
DATE	08/10/2021
JOB NUMBER	215234
SHEET	1 OF 11

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

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