

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: February 17, 2022
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

One Scottsdale PU II Preliminary Plat 8-PP-2021 | Request for approval of a Preliminary Plat for a 14-lot subdivision, on approximately 54.5-acres.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- One Scottsdale Master Environmental Design Concept Plan (MEDCP)
- Development will be phased
- Scenic Corridor along N. Scottsdale Road frontage
- No community input received as of the date of this report

BACKGROUND

Location: 19701 N. Scottsdale Road

Zoning: Planned Community (P-C), with Planned Regional Center (PRC) comparable zoning

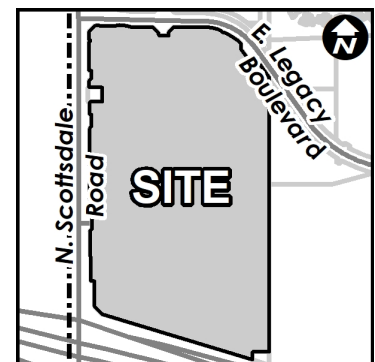
Adjacent Uses

North: Mixed commercial that is partially developed within One Scottsdale Planning Unit III

East: Vacant, undeveloped land owned by the Arizona State Land Department

South: Vacant, undeveloped land within One Scottsdale Planning Unit I

West: Vacant, undeveloped land within the City of Phoenix



Property Owner

Michael Burke, Mike Burke
602-452-2729

Applicant

Kurt Jones, Tiffany & Bosco, P.A.
(602) 452-2729

Engineer

Darin Moore, Wood Patel & Associate & Associates

602-336-7934

DEVELOPMENT PROPOSAL

The applicant is requesting preliminary plat approval to subdivide the 54.5-acre parcel into 14-lots for future commercial development. The proposed fourteen (14) parcels are situated along private drives to provide parking, access, and pedestrian connections between parcels. The preliminary plat includes a phasing plan for the final plat stage.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

PRELIMINARY PLAT IMPACT ANALYSIS

Preliminary Plat

The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service. The preliminary plat has fourteen (14) commercial lots and includes a Scenic Corridor Easement, Public Non-Motorized Access Easement, and a Drainage Flood Control Easement along North Scottsdale Road.

Airport Vicinity

The site is located approximately 2.5 miles north 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 or building permit approval.

Transportation/Trails

Access to the site is provided by the existing driveways off N. Scottsdale Road that was approved as part of the 2002 entitlements.

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. The nearest fire station is within 2.5 miles of the site and is located at 20355 N. Pima Road. The City's public safety division reviewed the site plan and determined the internal circulation accommodates fire truck access and maneuverability for emergency services. There are no anticipated impacts associated with this request.

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.

Policy Implications



This preliminary plat is consistent in density previously approved in the zoning district map amendment case. All stipulations and ordinance requirements have been addressed.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the One Scottsdale PU II Preliminary Plat, per the attached stipulations, finding that the Character and Design Element of the General Plan and the Greater Airpark Character Area Plan, and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS	STAFF CONTACTS
Planning and Development Services Current Planning Services	Meredith Tessier Senior Planner 480-312-4211 mtessier@ScottsdaleAZ.gov

APPROVED BY

 Meredith Tessier, Report Author	02/02/2022 Date
 Brad Carr, AICP, LEED-AP, Planning & Development Area Manager Development Review Board Liaison Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov	2/4/2022 Date
 Randy Grant, Executive Director Planning, Economic Development, and Tourism Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov	2/8/2022 Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant’s Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Preliminary Plat
8. Zoning Map



8-PP-2021

Context Aerial



Q.S.
40-45

HomeStore
Google Earth Pro Imagery

Close-up Aerial

8-PP-2021

ATTACHMENT #2



**One Scottsdale
Planning Unit II (PU II)
Preliminary Plat
Project Narrative
2/2/2022**

Background

One Scottsdale Core LLC, an Arizona limited liability company, the developer of One Scottsdale, requests City of Scottsdale (the "City") Council approval of a Preliminary Plat for Planning Unit II. One Scottsdale is located at the northeast corner of Scottsdale Road and the Loop 101 freeway (the "Property") within the City. One Scottsdale, at build-out, is anticipated to include a mixture of commercial, office and retail uses, residential and hotel units, all of which are in conformance with the zoning approved by the city in 2002 and amended in 2016. In addition, a development agreement was entered into, which is the governing document for development of the Property.

Planning Unit II is the area of One Scottsdale located south of Legacy Boulevard, east of Scottsdale Road and north of the Loop 101 freeway. This portion of One Scottsdale was previously platted as part of case # 6-PP-2007 and included lots 2, 3 and 4 of a four (4) lot final plat. The remainder of One Scottsdale, north of Legacy Blvd., was platted with case # 6-PP-2007#3. As part of case 6-PP-2007 #2, a proposed preliminary plat subdivided PU II into similar lotting as this submittal. As the case was being processed, an at-risk permit was granted to start digging the hole that would serve as the underground parking garage for a majority of PU II. The #2 case was never processed for approval and the hole on a major portion of PU II remains.

Preliminary Plat Request

The request is to subdivide PU II into fourteen (14) parcels for future development. The attached preliminary plat creates a lotting plan based on several linear block layers throughout the approximately 54.5 acres. The 4.7 +/- acre parcel at the south end of PU II (formerly Dial/Henkel building and parcel) is not a part of this proposed subdivision. Those parcel lines will remain unchanged.

As PU II is being planned, there is now an understanding of potential land uses and parcels needed to be created for the development. There are current curb cuts within the Scottsdale Road and Legacy Blvd. right-of-way ("ROW") approved under the zoning that can be used as the primary access points into the parcels. The central access point on the south side of Legacy Blvd. aligns with a private drive (73rd Street) into the northern portion of One



Scottsdale (PU III). The easternmost access point will provide a secondary north/south private drive through PU II. This drive will connect to the existing Henkel Way private drive (24-foot access easement) and curb cut on the Loop 101 frontage road on the southeast corner of PU II. Henkel Way is a 24-foot-wide private access easement. The road has been given the name of Henkel Way when the Henkel Company occupied the only existing building in PU II. This road will be dedicated as a private street tract with this preliminary plat.

The private streets off Scottsdale Road will be placed into private street tracts to provide east/west connections through the property. The existing (built) access easement at the southwest portion of the site is currently signalized and will provide for wider driveway designs to handle the traffic seeking to utilize the signalized intersection. These private drives will be utilized for the water and sewer lines needed to serve the property.

The proposed fourteen (14) parcels are situated along the private street tracts to provide parking, access, and pedestrian connections between parcels. Pursuant to the zoning entitlements, a thirty-foot (30) easement will be provided along the eastern boundary of PU II that will contain a pathway over the existing 30' drainage easement. Also, two additional 30' foot open space easements with sidewalks and pedestrian connections will connect through at two (2) points to the east to allow pedestrians from the mixed-use areas to access the east side open space and trail. Trails, sidewalks, and a scenic corridor will be provided along Scottsdale Road. A landscape and drainage tract will be designated along the south and west side of the out parcel (Henkel) for drainage purposes. Ownership has prepared a Common Operation and Reciprocal Easement Agreement to govern the maintenance and operations of the utilities and common areas providing access and utilities to the parcels.

Phasing

The proposed fourteen (14)-lot subdivision will be phased at the final plat stage. We will provide several phasing options to move forward as expeditiously as possible with initial projects in the northeast quadrant of PU II. We look forward to the city approving this preliminary plat to move into improvement plans and the first phase of the final platting process.

DEVELOPMENT REVIEW BOARD CRITERIA

The City is zoning ordinance states that the Development Review Board shall be guided by the following criteria when considering an application. They are as follows:



1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

One Scottsdale has an approved zoning case and development agreement, which sets for the zoning entitlements for the Property. Master plan requirements and amended development standards provide for a cohesive yet flexible construct for development on the Property. The Request is consistent with the approved One Scottsdale zoning entitlements.

2. The architectural character, landscaping and master plan design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

The design character of the area will be enhanced and strengthened by the new development through the continuation of a distinctive design quality of the surrounding context. The architectural character of the various buildings within the future parcels will be in conformance with the architectural styles approved in the Master Environmental Design Concept Plan ("MEDCP").

The project Master Plan provides an average scenic corridor setback along Scottsdale Road of 100' to help the natural flow of existing habitats.

- d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
- e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback, or architectural details, in the Historic Property Overlay District.

The Property is neither in the ESL nor in the Historic Property Overlay.



3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

One Scottsdale access points to the surrounding public roadways were pre-determined with the 2002 Entitlements. The existing driveways along Scottsdale Road were constructed when the widening of the roadway occurred in the mid-2000. The site is surrounded by access with Legacy Boulevard to the south, Scottsdale Road to the east, Thompson Peak Parkway to the north and a private road (73rd Street) to the east that serves the Property and the existing multi-family project to the east.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design. Ground mounted mechanical equipment will be screened either thru the use of architectural site walls, or if located on the roof thru the use of architectural screening compatible with the architecture of the building.

The future development within the parcels will adhere to these criteria.

5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.



The Property is not within the Downtown Area.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.

There is no proposed Cultural Improvement Program or Public Art Program.

Additional Project Narrative Development Review Board Criteria

The Development Review Board has specific criteria within the zoning ordinance, which serve as the basis for the review and approval of a DRB application. The following are the listed criteria and responses to each of the listed criteria.

- Describe how the proposed development is consistent with the Character and Design Chapter of the Scottsdale General Plan, the Zoning Ordinance, any pertinent master plan, scenic corridor guideline, or streetscape guideline.

Response: The zoning case was approved in 2002 in conformance with the City’s General Plan. The zoning also pre-dates the applicable Greater Airpark Character Area Plan (“GACAP”). The GACAP indicates this area as an Airpark Mixed Use – Residential (AMU-R) land use. With the residential project to the east, the proposed employment and support commercial uses implements the desired land uses indicated with the AMU-R goals and policies. The GACAP Conceptual Development Types map designates the Property as a mixture of higher scale (southern portion) and medium scale (norther portion). The proposed building heights and site design are consistent with this designation and the more restrictive height stipulations from



the zoning case. The amended development standards are a part of the zoning designation for the Property. The Request complies with and implements the MEDCP character and design. The zoning case stipulated an average 100' wide scenic corridor with a 60' wide minimum. This Request is consistent with this scenic corridor requirement and will implement a sidewalk and trail as part of the design.

- Explain how the proposed development will contribute to the general health, welfare, safety, and convenience of persons residing or working in the vicinity.

Response: The City's General Plan, GACAP, and existing zoning entitlements will allow the Property to develop as a part of a larger mixed-use core. The Request is a component of an overall One Scottsdale master plan that envisions a mixture of uses providing residents, employees, employers and tourists alike a place to live, work, play and shop. This type of development plan creates a sustainable environment to reduce vehicle trips and creates a mixture of uses in one development creating convenience of persons residing or working in the vicinity. The set of zoning restrictions and master plan requirements for the infrastructure of One Scottsdale ensures the City is allowing a development plan that contributes to the health, safety, and welfare of the community.

- Describe the spatial relationship that will exist between nearby structures and the proposed development, as well as open spaces, and topography, both within the project site and in the surrounding context.

Response: The proposed parcels create an urban block framework for Planning Unit II. This type of development is consistent with the approved development plan for One Scottsdale. There is no adjacent development to the east or west. One Scottsdale's Planning Unit III is to the north and the Loop 101 freeway is to the south.

- Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking areas, loading and service areas.

Response: The design of the subdivision allows for the implementation of the development plan. The private street tracts, pedestrian connections along the street tracts, pedestrian connection in the open space along the east and west sides of the property and multiple access points from Scottsdale Road, Loop 101, Legacy Boulevard and 73rd Street provides for safe and convenient access plan and fulfills this DRB criterion.



- Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context.

Response: One Scottsdale has four (4) architectural styles approved as part of the overall MEDCP. They include traditional, urban, contemporary and a mixture of traditional and contemporary or con-trad. These architectural styles will be implemented with each individual development review board submittal.

- Describe how the design features and details of the proposed development have been utilized to screen all mechanical equipment, appurtenances and utilities.

Response: Not applicable with the preliminary plat.

- Describe how the proposed development is consistent with the Sensitive Design Principles, pertinent Architectural Design Guidelines and other design guidelines.

Response: Not applicable with the preliminary plat.

- If the proposed development is located within the environmentally sensitive lands (ESL) district, explain how the proposed development complies with the recommendations and guidelines that are described in the environmentally sensitive lands (ESL) ordinance.

Response: The Property is not located within the City's ESL area.

- If the proposed development is located within the HP, historic property district, then describe how the proposed development has utilized any unique or characteristic architectural features throughout the design of the project.

Response: The Property is not located within a historic property designation.

- If the proposed development is located within the downtown district, then describe how the proposed development has incorporated urban character and pedestrian orientation throughout the design of the project.

Response: The Property is not located within the downtown district.

- If the proposed development is located within the downtown district, then describe how the proposed development has incorporated traditional or southwestern



design vernaculars, subdivided the building form into smaller character elements, emphasized fine-grain detailing, and utilized recessed fenestrations.

Response: The Property is not located within the downtown district.

- If the proposed development is located within the downtown district, then describe how the proposed development has incorporated the urban design and architectural design guidelines.

Response: The Property is not located within the downtown district.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - *One Scottsdale has an approved zoning case and development agreement, which sets for the zoning entitlements for the property. Master plan requirements and amended development standards provide for a cohesive yet flexible construct for development on the Property. The request is consistent with the approved One Scottsdale zoning entitlements.*
 - ***Staff finds that the General Plan land use designation for this site is Mixed-Use Neighborhoods. The property is planned to have a mix of office and commercial uses. The site is also located within the Greater Airpark Character Area Plan and is designated as Airpark Mixed Use-Residential (AMU-R). AMU-R allows the greatest variety of land uses within the Greater Airpark, including business, office, employment, retail, and hotel uses. The proposed development conforms to the General Plan and Character Areas Plan for a mixed-use medium to high scale project.***
2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - *The applicant states that the design character of the area will be enhance and strengthened by the new development through the continuation of a distinctive design quality of the surrounding context. The architectural character of the various buildings within the future parcels will be in conformance with the architectural styles approved in the Master Environmental Design Concept Plan (MEDCP). The project Master Plan provides an average scenic corridor setback along Scottsdale Road of 100 feet to help the natural flow of existing habits. The Property is neither in the ESL Overlay District nor in the Historic Property Overlay.*
 - ***Staff finds that the preliminary plat has been designed to meet all applicable city requirements, including access and utility service. The preliminary plat has fourteen (14) commercial lots which includes a Scenic Corridor, Public Non-Motorized Access Easement, Tracts for private streets and Open Space easements.***
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - *The applicant states, One Scottsdale access points to the surrounding public roadways were determined with the 2002 entitlements. The existing driveways along Scottsdale Road were constructed when the widening of the roadway occurred in the mid-2000. The site is*

surrounded by access with Legacy Boulevard to the south, Scottsdale Road to the east, Thompson Peak Parkway to the north and a private road (73rd Street) to the east that serves the Property and the existing multi-family project to the east.

- *Staff finds that Planning Unit II within One Scottsdale is bounded by E. Legacy Boulevard to the north, N. Scottsdale Road to the west and the Loop 101 Frontage Road to the south. Access to the site is provided by the existing driveways along N. Scottsdale Road, Loop 101 frontage Road and E. Legacy Boulevard.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *This criterion is not applicable.*
 5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
 - *This criterion is not applicable.*
 6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
 - *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Zoning History

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.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has not received any community input regarding the application.

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.

Project Data

- Existing Use: Vacant and partially developed commercial land
- Proposed Use: 14-lot commercial subdivision
- Parcel Size: 2,594,561 square feet / 59.56 acre (gross)
2,374,775 square feet / 54.52 acre (net)

**Stipulations for the
Development Review Board Application:
One Scottsdale Planning Unit II Preliminary Plat
Case Number: 8-PP-2021**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the civil construction documents and plat shall substantially conform to the following documents:
 - a. The Preliminary Plat prepared by Wood, Patel & Associates with a city staff date of 12/16/2021.
 - b. The Master Environment Design Concept Plan (MEDCP) for One Scottsdale, 1-MP-2006.
 - c. The Master Drainage Report by Wood Patel sealed 7/19/07 and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - d. The One Scottsdale Planning Unit 2 preliminary plat and grading and drainage plan by Wood Patel sealed 11/12/21 and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. Water and Wastewater System Basis of Design Report submitted by Wood Patel and approved by Water Resources.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning cases for the subject site were: 20-ZN-2002 & 20-ZN-2002#3.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN

DRB Stipulations

2. A final plat will be submitted in accordance with the DSPM 2018. This includes all boundary monuments set (subdivision perimeter and each lot) before the final plat will be approved for recording. The site benchmark must meet FEMA benchmark standards.

3. The final plat and final improvement plans shall identify the ownership, use and maintenance responsibilities of any land not used for residential lots.
4. The property association shall be responsible for the maintenance of the exterior perimeter walls, stormwater basins and tracts. The developer shall note this requirement on the final plat.
5. On the final subdivision plat, all tracts shall be defined in the dedication statement and land use summary table.
6. Phased final plats/replats may be submitted for review and approval per the scenarios within the preliminary plat and consistent with the development plan.

STREET DEDICATIONS:

DRB Stipulations

7. On the final subdivision plat, and prior to the issuance of a permit for the development project, the owner shall make fee simple right-of-way dedications to the City of Scottsdale in conformance with Preliminary Plat.
8. On the final subdivision plat, and prior to the issuance of a permit for the development project, the owner shall make Tracts B and C street tract dedications to the property owners association consisting of property owners within the subdivision of the development project in conformance with Preliminary Plat.
9. On any final subdivision plat, street tracts shall be continuous to other street tracts or city right-of-way.

EASEMENT DEDICATIONS:

Ordinance

- C. Pursuant to 20-ZN-2002, the scenic corridor width along N. Scottsdale Road shall be a minimum of sixty (60) feet wide, and an average of one hundred (100) feet wide, as measured from the back of curb.

DRB Stipulations

10. Prior to the issuance of a permit for the development project, the owner shall dedicate the following easements to the City of Scottsdale on the final subdivision plat:
 - a. A sight distance easement to the City of Scottsdale on the final subdivision plat where a sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM cross on to the property.
 - b. Within Phase 1 of the final plat, the developer shall dedicate a minimum sixty (60) foot wide Scenic Corridor easement measured from back of curb along the east side of Scottsdale Road. The remainder average requirements shall be dedicated during the final improvement plans for each site plan approval prior to building permit.
 - c. A Public Non-motorized Access easement shall be dedicated over and across the Scenic Corridor Easement along N. Scottsdale Road to accommodate a shared use path and unpaved trail.
 - d. A 15-foot-wide Emergency Vehicular Access Easement shall be dedicated along the entire length of the northern property line of Lot 2 to complete the full 30-foot-wide access easement.
 - e. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to the lot.

- f. Water and Sewer Facilities and Emergency and Services Access Easements to the City of Scottsdale per city requirements.
- g. An Avigation Easement across the property.

ADDITIONAL SUBDIVISION PLAT REQUIREMENTS ITEMS:

DRB Stipulations

- 11. Covenant to Construction Agreements and assurance for subdivision plat required infrastructure shall be executed prior to final plat recordation.

INFRASTRUCTURE AND IMPROVEMENT REQUIREMENTS

WALLS AND FENCES:

DRB Stipulations

- 12. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.
- 13. Walls within an Intersection & Driveway Sight Distance Triangle and/or a Traffic Safety Triangle shall conform to DSPM Section 5.3.
- 14. All walls and fence plans shall be reviewed by the Stormwater Management Division prior to issuance of a permit.

OPEN SPACE:

Ordinance

- D. Pursuant to 20-ZN-2002#3, A minimum of twenty (20) percent of the net P.R.C. site of Planning Unit II shall be provided as open space. The open space master plan shall be updated and provided to the Development Review Board with the first development application for Planning Unit II.
- E. Pursuant to 20-ZN-2002#3, prior to any final plan approval for developments within 350 feet of the eastern property line in Planning Unit II, the owner shall dedicate the following:
 - a. North-South Easement:
 - i. Dedicate of a 30-foot-wide open space easement including landscaping over the existing 30-foot-wide drainage easement along the east property line of Planning Unit II, running north-south to connect E. Legacy Boulevard (Center Drive) with the Loop 101 frontage road.
 - ii. Dedicate a public access easement over a minimum six-foot-wide concrete path within the above-mentioned 30- foot-wide open space and drainage easements running north-south to connect E. Legacy Boulevard (Center Drive) sidewalk with the Loop 101 frontage road sidewalk.
 - b. East-West Easement:
 - i. Dedicate two (2) 30-foot-wide open space easements with landscaping or alternative vehicular and pedestrian public access easements running east-west connecting the east property line of Planning Unit II with the easternmost internal north-south street of Planning Unit II, one a minimum of 300 feet south of Legacy Boulevard (Center Drive) and one a minimum of 600 feet north of the Loop 101 frontage road or in locations as otherwise approved by City staff.

- ii. Dedicate a public access easement over a minimum six-foot-wide concrete path within each of the above mentioned 30-foot open space easements running east-west to connect with the minimum six-foot wide concrete path located within the above-mentioned 30-foot north-south drainage and open space easement.

DRB Stipulation:

- 15. On the first phase of the final plat and prior to permit issuance, the developer shall dedicate the North-South and East-West open space and public access easements as stipulated in zoning case 20-ZN-2002#3.

LANDSCAPE DESIGN:

DRB Stipulations

- 16. Prior to the issuance of a permit, the owner shall submit landscape construction documents that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
- 17. All roadway tracts shall be landscaped and maintained by the developer and/or property association. At time of final plat, the applicant shall provide landscape plans for the Tracts within each phase.
- 18. Landscaping and any revegetation shall be consistent with the One Scottsdale Master Environmental Design Concept Plan (1-MP-2006).

EXTERIOR LIGHTING DESIGN:

Ordinance

- F. Any exterior luminaire with a total initial lumen output of greater than 1600 shall have an integral lighting shield.
- G. Any exterior luminaire with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

- 19. Exterior lighting design shall be consistent with the One Scottsdale Master Environmental Design Concept Plan (1-MP-2006).
- 20. All exterior luminaires for parking lot and site lighting shall comply with the IES requirements for full cutoff and shall be aimed downward and away from property line except for sign lighting.
 - a. Incorporate the following into the project's design:
 - i. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - ii. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
 - iii. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The total lumen per luminaire shall not exceed 24,000 lumens.

- c. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.

AIRPORT:

DRB stipulations

- 21. Pursuant to 20-ZN-2002#3, With the construction document submittal, the owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.
- 22. Pursuant to 20-ZN-2002#3, prior to permit issuance, the owner shall submit an aircraft noise and overflight disclosure notice that is to be provided occupants, potential homeowners, employees and/or students. Prior to the issuance of a permit, not including a native plant permit, the aircraft noise and overflight disclosure notice shall be in a form acceptable to the Scottsdale Aviation Director.

STREETS AND RELATED INFRASTRUCTURE IMPROVEMENTS:

Ordinance

- H. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

- 23. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct street, pedestrian, multi-use and tract infrastructure in conformance with city requirements, to include 6-foot-wide sidewalks along the southside of E. Legacy Boulevard, 8-foot-wide sidewalks along the eastern boundary from E. Legacy Boulevard to the Loop 101 frontage road, 5-foot-wide sidewalks within and along both sides of Tracts B and C, and along E. Henkel Way, a minimum 6-foot-wide sidewalks, unless mixed uses are provided in subsequent Development Review Board cases, whereby the minimum sidewalk width will be six (6) feet or larger depending on the location of the mixed-core planned for Planning Unit 2.
- 24. All public sidewalks shall be integral colored concrete and color shall match existing sidewalks.
- 25. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match Frazee Western Reserve (8617N) color, or Sherwin Williams (SW7055) Enduring Bronze (246-C7).

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 26. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.
- 27. At time of final plat, the developer shall submit a final drainage report that demonstrates consistency with the DSPM and the approved Master Drainage Report by Wood Patel sealed 7/19/07.

28. The off-site drainage memo and evaluation for the project provided by JE Fuller shall be approved by the City prior to the submission of final plans for the project.
29. In the event the infrastructure plans are phased, each phase of the plans will need to include a hydrologic and hydraulic analysis for the contributing watersheds for proposed phased drainage improvements and address interim flows from contributing undeveloped portions of the planning unit.
30. At time of final plat, the developer shall demonstrate consistency with the accepted master drainage plan and report.
 - a. For any design that modifies the accepted master drainage report, the owner shall submit a site-specific addendum to the final drainage report and plan, subject to review and acceptance by the Stormwater Manager, or designee.
 - b. An addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.

WATER AND WASTEWATER STIPULATIONS:

Ordinance

- I. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- J. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct water and wastewater infrastructure in conformance with preliminary plat and city requirements.

ADDITIONAL STIPULATIONS

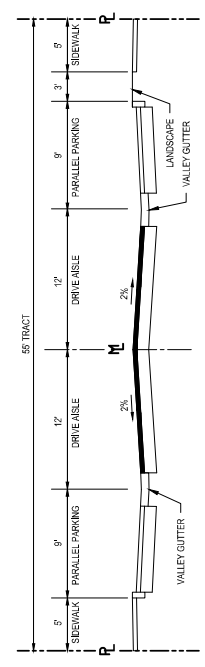
31. The final plat shall obtain City Council approval and shall be recorded prior to any issuance of permits within Planning Unit II.

ABBREVIATIONS

A	AREA LIGHT	RA	RAISED PAVED ELEVATION
ARV	AIR RELEASE VALVE	P.A.E.	PRIVATE ACCESS EASEMENT
A.E.	ACCESS EASEMENT	P.L.	PARKING LIGHT
A.F.E.	ARMS OF ENCROACHMENT EASEMENT	P.M.	PARKING METER
BC	BACKFLOW CHECK VALVE	P.P.	POWER POLE
BF	BOTTOM OF FOOTING ELEVATION	P.U.E.	PUBLIC UTILITY EASEMENT
BP	BARBER POST	RM	ROOM ELEVATION
BV	BOTTOM OF WALL ELEVATION	R/W	RIGHT-OF-WAY
C	CONCRETE ELEVATION	S	STORM DRAIN
C.B.	CURB BENCH	S.D.	STORM DRAIN EASEMENT
C.B.	CABLE TV JUNCTION BOX	S.D.M.H.	STORM DRAIN MANHOLE
CL	CENTERLINE	S.F.	SLOPE EASEMENT
C.O.	CURB OPENING	S.M.	SEWER MANHOLE
C.R.	CABLE TV RISER	S.L.	STREET LIGHT
DE	DOWNDRAFT EXHAUST	S.L.F.	SLOPE EASEMENT
DF	DOWNDRAFT FAN	S.M.H.	SEWER MANHOLE
DP	DUCTILE IRON PIPE	SS	SEWER SERVICE
D.W.	DRYWELL	ST	STATION
E	ELECTRICAL EASEMENT	S.T.	STREET LIGHT
E.C.	ELECTRICAL CABLE	S.V.L.	SIGHT VISIBILITY TRIANGLE
E.C.O.	ELECTRICAL OUTLET	S.W.E.	SUBWALK EASEMENT
E.S./A.E.	EMERGENCY VEHICLE ACCESS EASEMENT	T.C.	TOP OF CURB
F	FINISHED FLOOR	T.C.	TOP OF CURB
FG	FINISHED GROUND	T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
FF	FIRE FITTING	T.C.M.E.	TEMPORARY CONSTRUCTION & MAINTENANCE EASEMENT
FFT	FIRE FITTING	T.F.	TELEPHONE JUNCTION BOX
FL	FLOOD LINE ELEVATION	T.F.B.	TELEPHONE JUNCTION BOX
G	GUTTER ELEVATION	T.M.W.	TOP OF REMAINING WALL ELEVATION
GB	GRADE BREAK	T.U.E.	TEMPORARY UTILITY EASEMENT
G.S.	GAS SERVICE	U.E.	UTILITY EASEMENT
G.T.	GREASE TRAP	UG	UNDERGROUND
GV	GAS VALVE	U.P.	UTILITY POLE
H	HIGH WATER ELEVATION	V.G.	VALLEY GUTTER
HVE	HIGH WATER ELEVATION	V.G.	VALLEY GUTTER
HY	HIGH WATER ELEVATION	W.F.	WATER FITTING
I.V.B.	IRIGATION VALVE BOX	W.E.	WATER EASEMENT
L.F.	LANDSCAPE EASEMENT	W.F.	WATER FITTING
L.F.E.	LANDSCAPE ELEVATION	W.P.	WATER PILE
L.L.E.	LANDSCAPE ELEVATION	W.S.	WATER SERVICE
M.L.E.	MATERIAL ELEVATION	W.S.E.	WATER & SEWER EASEMENT
N.G.	NATURAL GROUND ELEVATION		

LEGEND

EXISTING SURVEY	PROPOSED GRADING, DRAINAGE & PAVING
SECTION LINE	MAJOR CONTOUR
PROPERTY LINE	SPOT ELEVATIONS
ROAD CENTERLINE	STORM DRAIN PIPE
STORM DRAIN	STORM DRAIN CATCH BASIN
PROPERTY MARKER	SLOPE ARROW
US ELECTRIC (BURIED CABLE)	GRADE BREAK/RIDGE
US ELECTRIC (CONDUIT)	RIP RAP
US ELECTRIC (DUCT BANK)	WALL ELEVATION
OVERHEAD ELECTRIC	ROOF DRAIN/DRAIN ARROW
O.H.T.	DRYWELL
UG TELEPHONE	SITE UTILITY OUTFALL
CABLE TELEVISION	LOCATION & ELEVATION
TELEPHONE DUCT BANK	WALL
TELEPHONE DUCT BANK	CONCRETE SIDEWALK
BARBER WIRE FENCE	CONCRETE PAVEMENT
CHAIN LINK FENCE	LIGHT DUTY ASPHALT PAVEMENT
WOOD FENCE	HEAVY DUTY ASPHALT PAVEMENT
BLOCK WALL	ASPHALT PAVEMENT
GAS LINE	STREET/PARKING LIGHT
SEWER LINE	PROPOSED WATER & SEWER
STORM DRAIN PIPE	WATER LINE
IRIGATION LINE	WATER FITTINGS
WATERLINE	RACKED OFF REGULATION DEVICE
CGS BANK	WATER VALVE
MAJOR CONTOUR	FIRE DEPARTMENT CONNECTION
MINOR CONTOUR	WATER METER
VEGETATION	PLUG
BUILDING	TAPPING SLEEVE & VALVE
SEWER MANHOLE	CURB STOP
STORM DRAIN MANHOLE	PRESSURE RELEASE VALVE
TELEPHONE MANHOLE	ARROW/JUNCTION RELEASE VALVE
SPOT ELEVATION	SEWER MANHOLE
SIGN	CLEANOUT
JUNCTION BOX/RISER	
FIRE HYDRANT	
STREET/PARKING LIGHT	
UTILITY POLE	
CATCH BASIN	



TRACT 'B' TYPICAL DRIVE AISLE SECTION

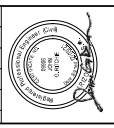
24' PRIVATE ROAD
 LOOKING NORTH AND EAST
 PER "TWO WAY TRAFFIC WITH PARKING ON BOTH SIDES" SECTION IN SCHEDULE F OF CASE 20-ZN-2002
 N.T.S.

WOOD PAUL
 Wood, Paul & Associates, Inc.
 Civil Engineers
 Water Resources
 Construction Management
 802.326.0300
 www.woodpaul.com

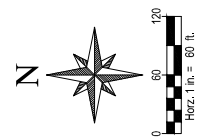
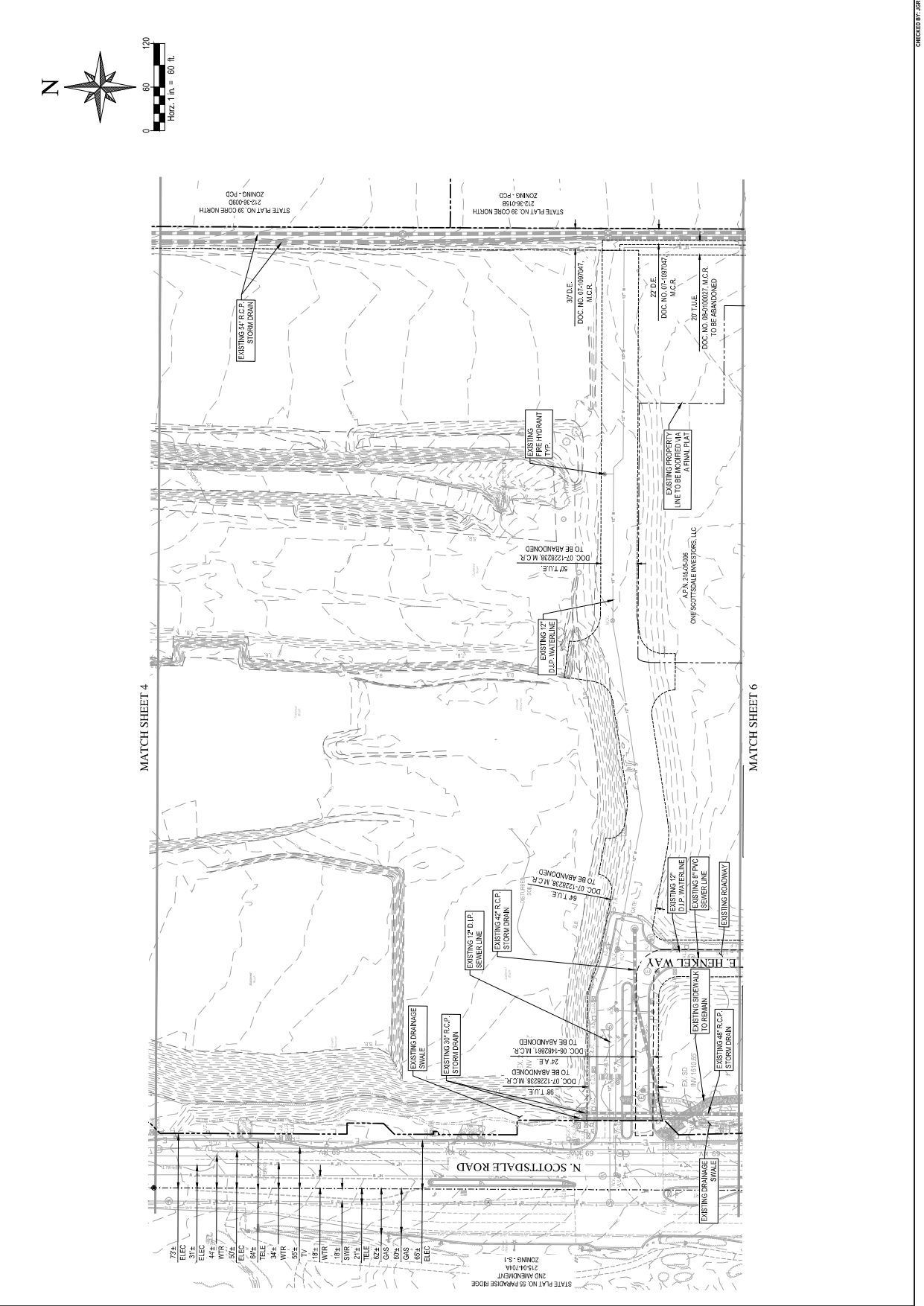


ONE SCOTTSDALE - PLANNING UNIT II
 PRELIMINARY PLAT
 SCOTTSDALE, ARIZONA
 EXISTING CONDITIONS EXHIBIT

REV	DESCRIPTION	DATE



SCALE (HORIZ.) 1" = 60'
 SCALE (VERT.) 1" = 10'
 DATE: 11/27/2017
 JOB NUMBER: 172524
 SHEET: 5 OF 15
 CHECKED BY: JAR. DESIGNED BY: JAR. DRAWN BY: JAR.



MATCH SHEET 4

MATCH SHEET 6

STATE PLAT NO. 05, PARADISE RIDGE
 2ND AMENDMENT
 215-04-704A
 ZONING - S-1

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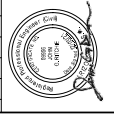
ONE SCOTSDALE - PLANNING UNIT II

PRELIMINARY PLAT

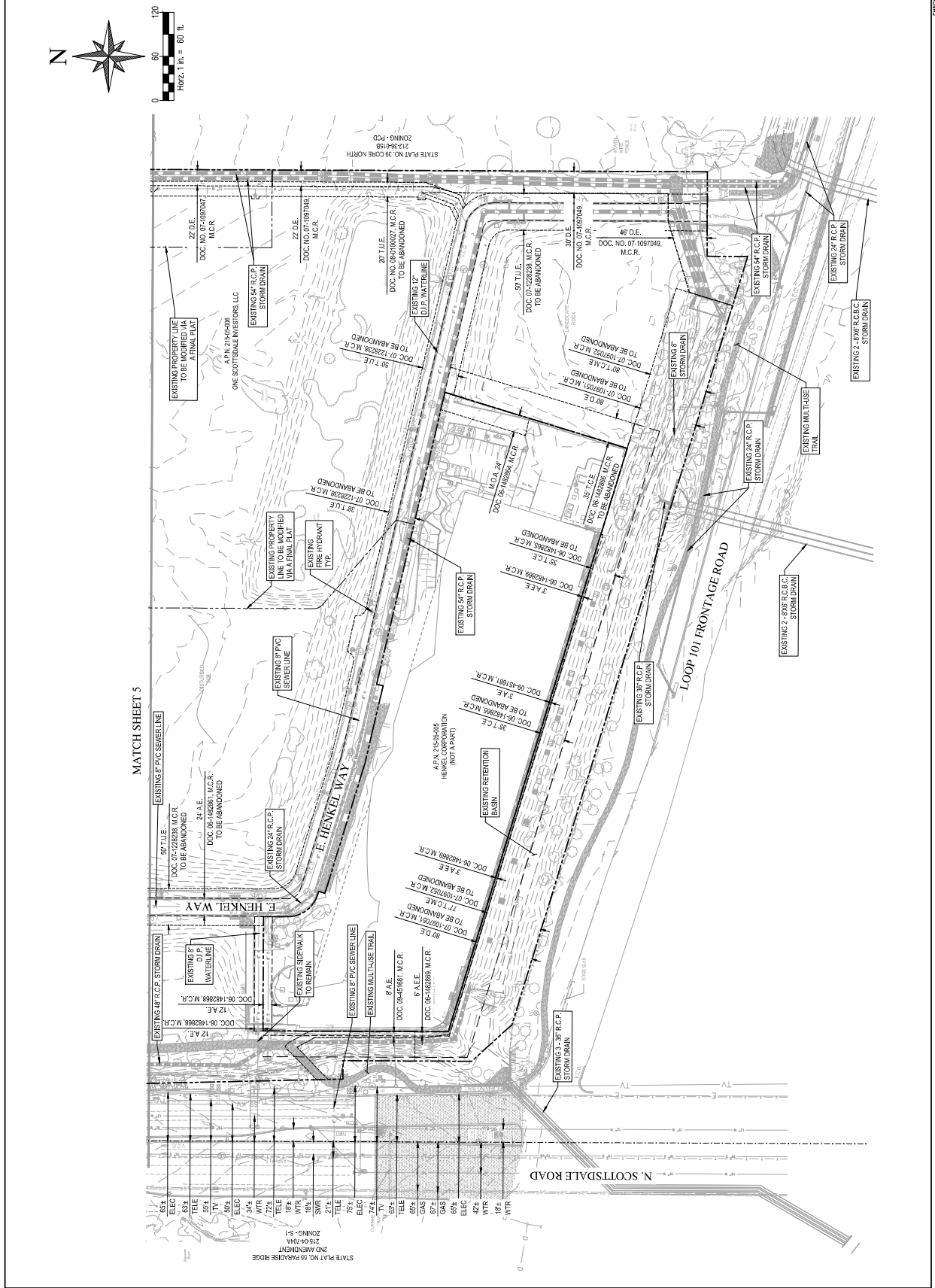
SCOTSDALE, ARIZONA

EXISTING CONDITIONS EXHIBIT

REV	DESCRIPTION	DATE



CHECKED BY: JAR. DESIGNED BY: JAR. DRAWN BY: JAR.



WOOD PATEL
 Wood, Patel & Associates, Inc.
 1000 North Central Avenue
 Suite 1000
 Phoenix, Arizona 85004
 602.258.0800
 www.wpa.com

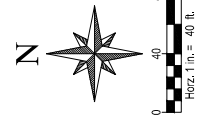
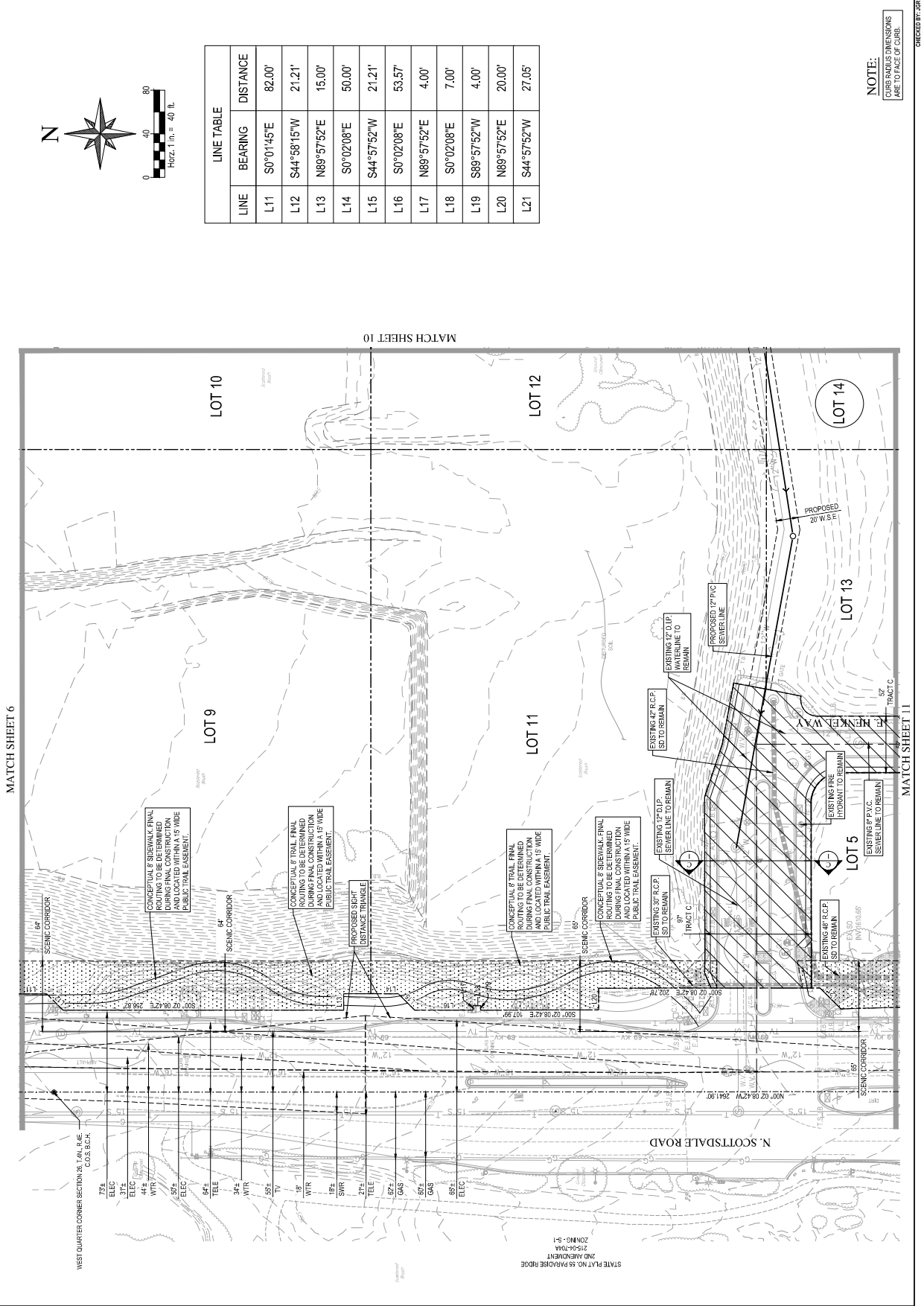
ARIZONA
 PROFESSIONAL ENGINEER
 No. 12345
 EXPIRES 12/31/2025

PRELIMINARY PLAT
 SCOTTSDALE, ARIZONA
 PRELIMINARY PLAT SITE PLAN

ONE SCOTTSDALE - PLANNING UNIT II

REV	DESCRIPTION	DATE

SCALE: HORIZONTAL 1" = 40'
 VERTICAL 1" = 20'
 DATE: 11/15/2024
 JOB NUMBER: 24523
 SHEET NUMBER: 9
 OF 15



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:
 CURVE RADIUS DIMENSIONS
 ARE TO FACE OF CURB.

CHECKED BY: JAS. DESIGNED BY: JAS. DRAWN BY: JAS.

MATCH SHEET 6

MATCH SHEET 10

MATCH SHEET 11

WEST QUARTER CORNER SECTION 27, T4N, R4E,
 COCONINO CO., AZ.

STATE PLAT NO. 55 ENRICHMENT
 200' MAG. - S4
 1/4" = 100' MAG.



Wood, Pavel & Associates, Inc.
 Civil & Survey
 Water Resources
 Construction Management
 402.326.0090
 www.woodpavel.com

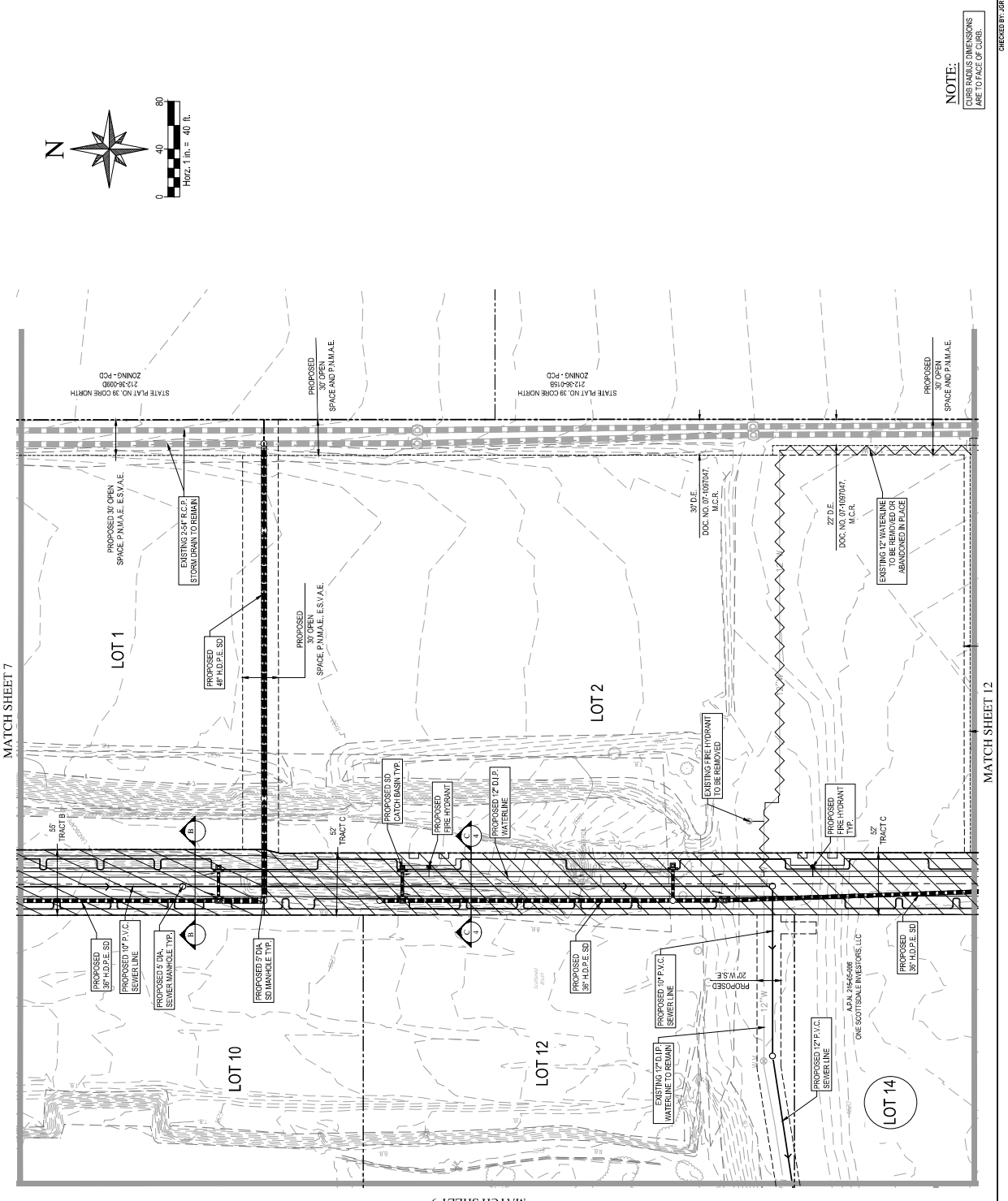
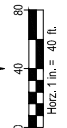


PRELIMINARY PLAT
 SCOTSDALE, ARIZONA
 ONE SCOTSDALE - PLANNING UNIT II

REV	DESCRIPTION	DATE



SCALE HORIZONTAL 1" = 40'
 SCALE VERTICAL 1/8" = 40'
 DATE 11/27/2017
 JOB NUMBER 170201
 SHEET 10 OF 15
 CHECKED BY: JAS. DESIGNED BY: JAS. DRAWN BY: JAS.



NOTE:
 CURB RADIUS DIMENSIONS
 ARE TO FACE OF CURB.

MATCH SHEET 7

MATCH SHEET 12

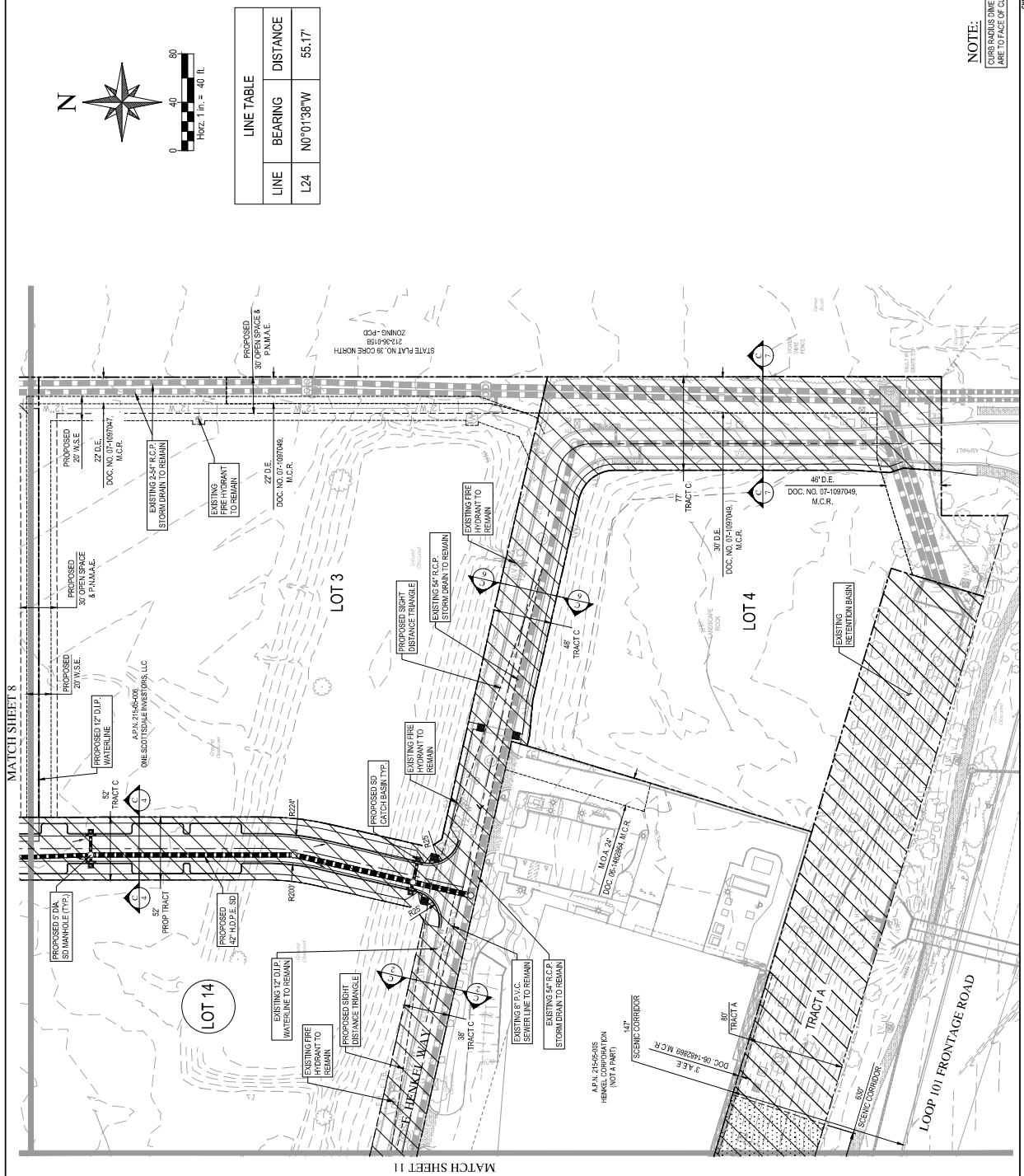
MATCH SHEET 9

REV	DESCRIPTION	DATE

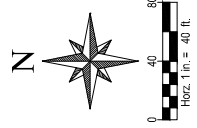


NOTE:
 CURVE RADIUS DIMENSIONS
 ARE TO FACE OF CURB.

CHECKED BY: JAR. DESIGNED BY: JAR. DRAWN BY: JAR.



LINE	BEARING	DISTANCE
L24	N0°01'38"W	55.17'



MATCH SHEET 8

MATCH SHEET 11



Wood, Paul & Associates, Inc.
 Civil Engineers
 Surveyors
 Construction Management
 602.256.0500
 www.woodpa.com

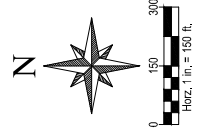


ONE SCOTTSDALE - PLANNING UNIT II
 PRELIMINARY PLAT
 SCOTTSDALE, ARIZONA
 PHASE PLAN

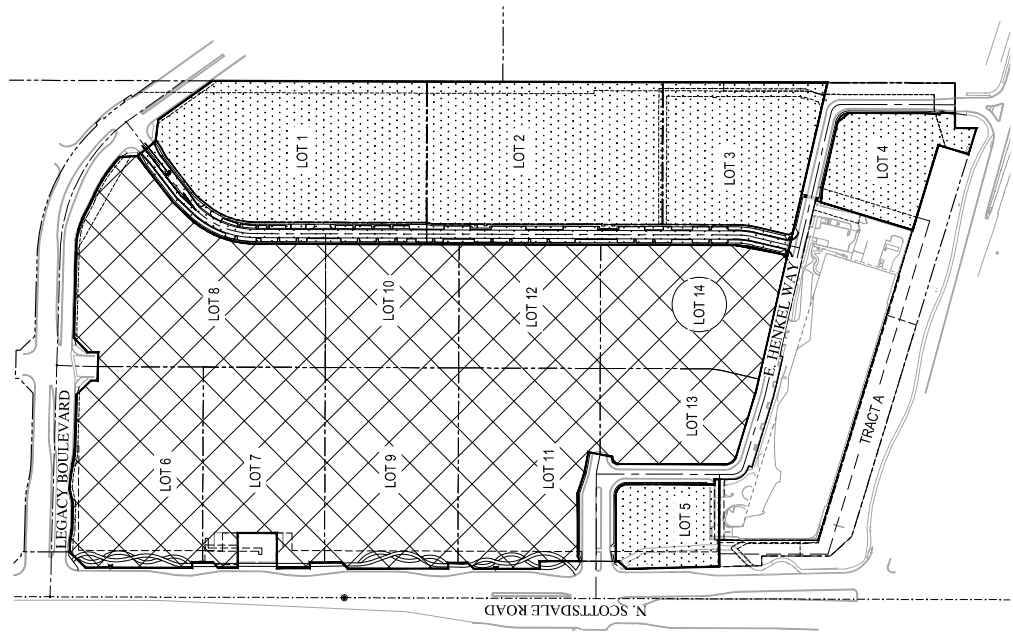
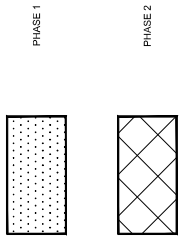
REV	DESCRIPTION	DATE



SCALE: HORIZONTAL 1" = 100'
 VERTICAL 1" = 100'
 DATE: 11/15/2011
 JOB NUMBER: 1102011
 SHEET: 13 OF 15
 CHECKED BY: JRS. DESIGNED BY: JRS. DRAWN BY: JRS.



LEGEND

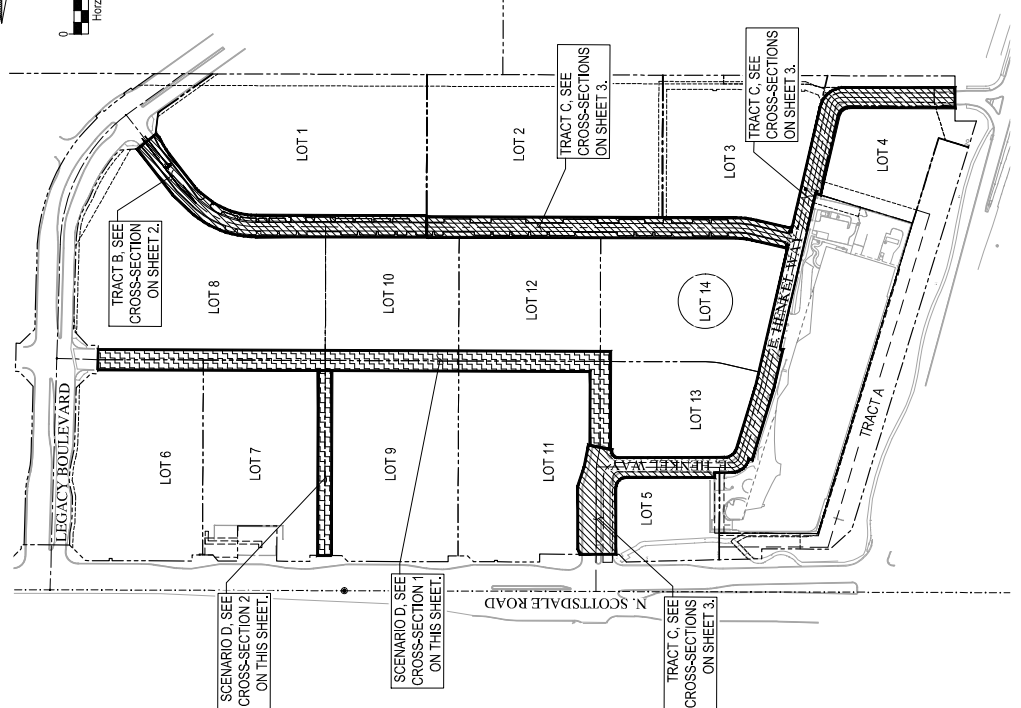
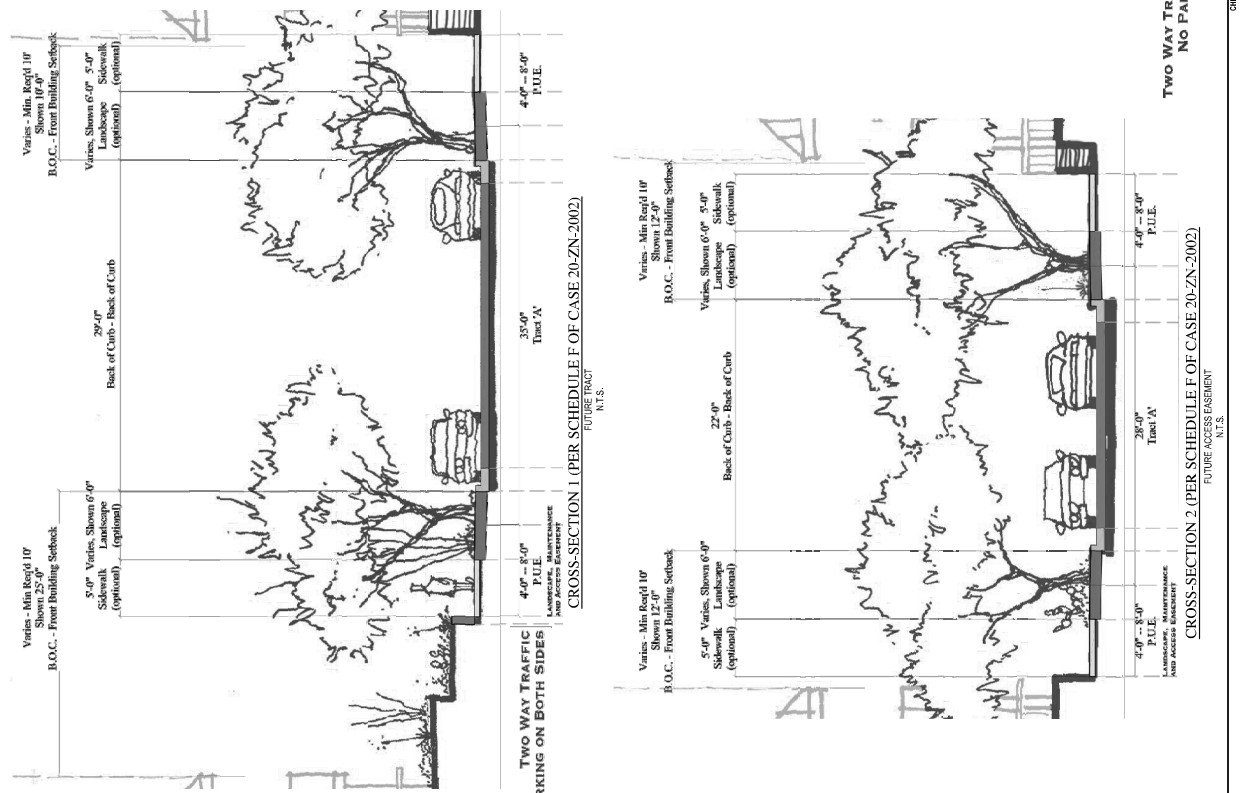


ONE SCOTTSDALE - PLANNING UNIT II

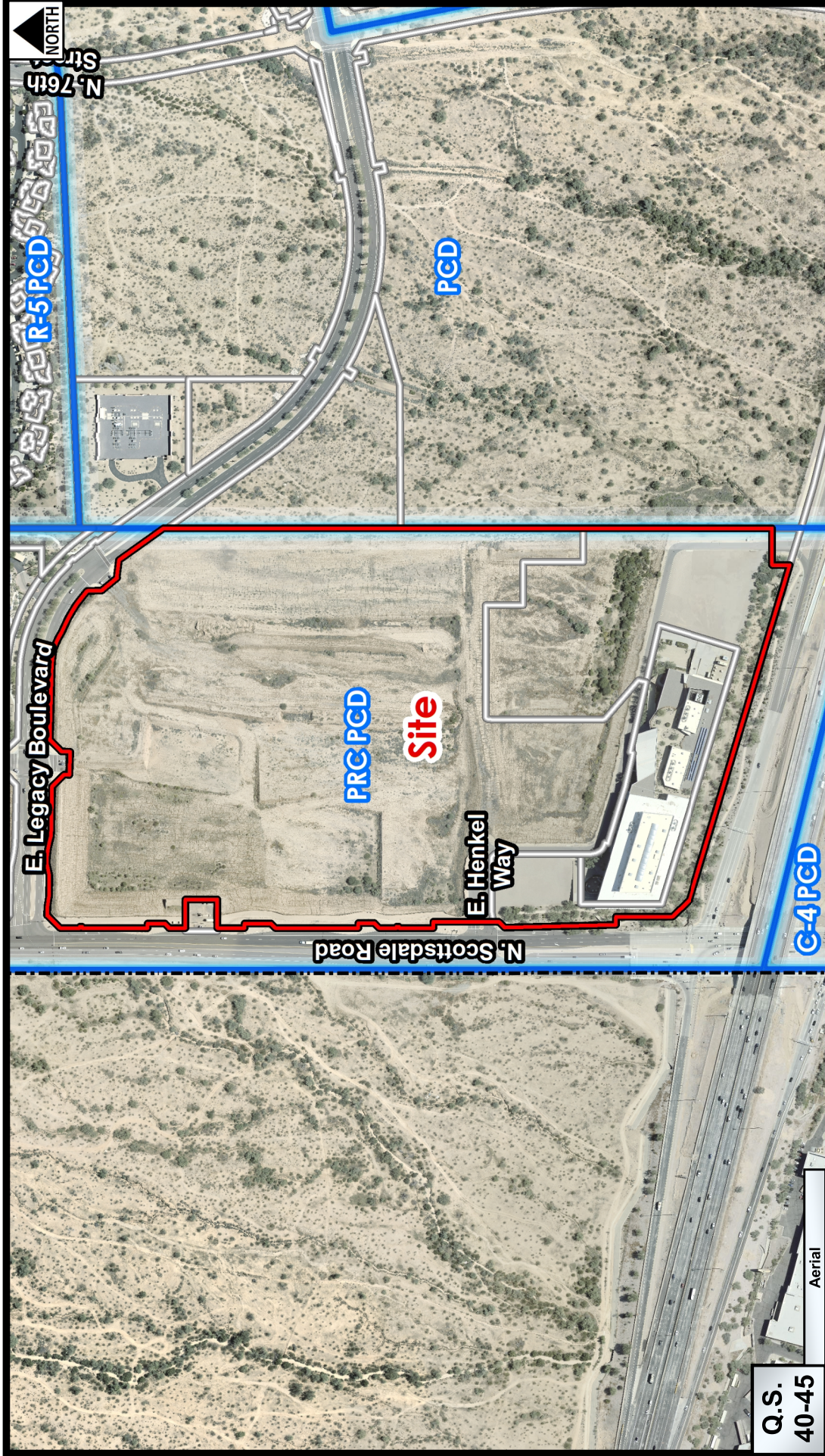
REV	DESCRIPTION	DATE



CHECKED BY: JCS, DESIGNED BY: JCS, DRAWN BY: JCS



NOTE:
THE SECTIONS SHOWN ARE LOCATIONS FOR TRACTS AS WELL AS SECTIONS THAT MAY BE UTILIZED IN A FUTURE FINAL PLAT FOR PHASE 2.



Q.S.
40-45
Aerial

Zoning Aerial

8-PP-2021

ATTACHMENT #8