

CITY COUNCIL REPORT



Meeting Date: January 9, 2024
 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

4-PP-2022

Preserve IV Subdivision

Request to consider the following:

1. Approval of a final plat for a new residential subdivision, comprised of 12 lots and 3 tracts, on a 40-acre site located between the N. 120th Street and N. 122nd Street alignments; between E. Pinnacle Peak Rd. and E. Mariposa Grande Dr, with Single-family Residential, Environmentally Sensitive Lands (R1-130/ESL) zoning.

Goal/Purpose of Request

The request includes the platting of a 40-acre site to establish a twelve-lot (12) subdivision community. The request is associated with a proposed abandonment application (4-AB-2022).

Key Items for Consideration

- Conformance with Development Review Board Criteria
- Integration of Sensitive Design Principles
- Environmentally Sensitive Lands Ordinance
- Site is located within the Dynamite Foothills Character Area
- Staff received communication in opposition and support of the preliminary plat
- Final Plat shall require the approval of associated abandonment case 8-AB-2022

LOCATION

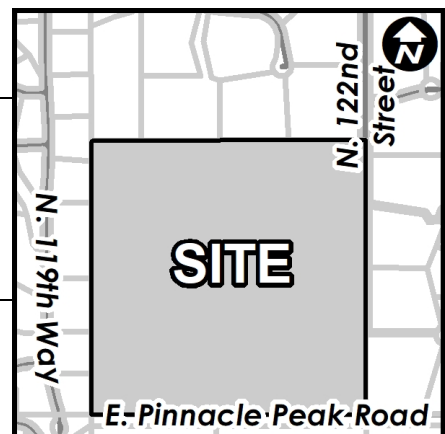
Generally located between the N. 120th Street and N. 122nd Street alignments; between E. Pinnacle Peak Rd. and E. Mariposa Grande Drive

OWNER

Aaron Insko
 Toll Brothers
 (480) 314-6711

APPLICANT CONTACT

Daniel Benson
 Toll Brothers
 (602) 568-1704



BACKGROUND

General Plan

The General Plan Land Use Element designates this 40-acre property as Rural Neighborhoods. This land use designation includes areas of relatively large-lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per acre, or more, of land. The proposal meets and is at the lower end of the density spectrum expected for this Land Use designation.

Character Area Plan

This property is located within the Dynamite Foothills Character Area boundary. The Dynamite Foothills Character Area is intended to preserve the natural and visual qualities of the Sonoran Desert by using design qualities, building materials, and construction techniques that are sensitive to the desert environment. Projects located within the Dynamite Foothills Character Area should preserve natural open space areas, scenic and vista corridors, and support trail links and connections. The proposal locates the provided NAOS over drainage ways and boulder outcroppings. Entrance to the project is proposed through the Sereno Canyon resort community. This new point of access eliminated traffic along the majority of the Sonoran Crest community located to the north.

Zoning

The site was annexed into the City in October of 1983 (Ord. #1611) and zoned to the Single-family Residential District (R1-130) zoning designation. There has been no zoning activity on the site since annexation and the initial rezoning of the site.

Context

This project is located along the northern end of the McDowell Mountains. The Sereno Canyon Resort Community is located to the east. The Sonoran Crest community is located immediately to the north, and the Saguaro Canton at Troon community is located immediately to the west. Troon Highlands Estates is located farther south.

The McDowell Sonoran Preserve is located farther east and south of this site. The Preserve contains Hillside Conservation, Environmentally Sensitive Lands (HC/ESL), Single-family Residential, Environmentally Sensitive Lands (R1-130/ESL), and Conservation Open Space, Environmentally Sensitive Lands (COS/ESL) zoning designations within its boundary.

A large desert wash enters the property at the base of the southwestern portion of the site, and then flows west-northwest across the site. Along the northern portion of the site there is a large boulder formation creating a “ridge” along the northern border. There are large boulder outcroppings located throughout the site, and along the western boundary of the site. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Sonoran Crest Community, zoned R1-130/ESL
- South: Vacant land and the Troon Highlands Estates subdivision, zoned R1-130/ESL and R1-18/ESL
- East: Sereno Canyon Resort Community, zoned R-4R/ESL and R1-130/ESL
- West: Saguaro Canyon at Troon, zoned R1-43/ESL)

Other Related Policies, References:

Scottsdale General Plan 2035, as amended

Dynamite Foothills Character Area Plan

Zoning Ordinance

Land Division Ordinance

2004 Trails Master Plan

2014 Transportation Master Plan

36-ZN-1984, 113-ZN-1984, 6-ZN-1991, 8-AB-2022, 6-MD-2022, and 4-AB-2018#2

APPLICANT’S PROPOSAL

Development Information

The request includes the platting of a 40-acre site to establish a twelve (12) lot subdivision community. This 12-lot subdivision is proposed to be incorporated into the existing Sereno Canyon Resort community. The subdivision plat will be incorporated through the concurrently requested abandonment application (8-AB-2022), and the associated replat and abandonment of portions of the Sereno Canyon Phase 2A subdivision (6-MD-2022 and 4-AB-2018#2).

As stated before, the development proposal also includes the associated abandonment of 55 feet of the N. 120th Street alignment, 15 feet of the N. 122nd Street alignment, 20 feet of the E. Mariposa Grande Drive alignment, and 55 feet of the E. Pinnacle Peak Road alignment adjacent to parcel no. 217-01-013. The associated Preserve IV plat, 4-PP-2022, will also require the approval of an additional associated plat, 6-MD-2022 (Sereno Canyon Phase 2AA), and associated abandonment case, 4-AB-2018#2 (Sereno Canyon Phase 2AA). These mentioned cases will allow for the proposed Preserve IV community to be blended into the existing Sereno Canyon resort community, via the N. 125th Street main entrance into Sereno Canyon.

- Existing Use: Undeveloped Lands
- Proposed Use: 12-lot subdivision
- Parcel Size: 40.0 acres
- Building Height Allowed: 24 feet
- Building Height Proposed: 24 feet
- NAOS Required: 16.40 acres (Per ESL Ordinance)
- NAOS Provided: 20.0 acres (Required NAOS for this request)
- Additional NAOS Provided: 25.0 acres
- Density Allowed: 0.31 dwelling units per acre
- Density Proposed: 0.31 dwelling units per acre
- Lots Allowed: 12 lots
- Lot Proposed: 12 lots

IMPACT ANALYSIS

Plat

The General Plan Land Use Element designates this 40-acre property as Rural Neighborhoods. This land use designation includes areas of relatively large-lot single-family neighborhoods. Densities in

Rural Neighborhoods are usually one house per acre, or more, of land. The proposal meets and is at the lower spectrum of the density expected for this Land Use Element designation.

This property is located within the Dynamite Foothills Character Area boundary. The Dynamite Foothills Character Area is intended to preserve the natural and visual qualities of the Sonoran Desert by using design qualities, building materials, and construction techniques that are sensitive to the desert environment. Projects located within the Dynamite Foothills Character Area should preserve natural open space areas, scenic and vista corridors, and support trail links and connections. The proposal locates the provided NAOS over drainage ways and boulder outcroppings. Entrance to the project is proposed through the Sereno Canyon resort community. This new point of access eliminated traffic along the majority of the Sonoran Crest community located to the north.

The applicant is requesting a preliminary plat that meets the intent of the associated ordinances and policies. The applicant is requesting approval for a 12-lot subdivision on forty (40) acres. The proposal includes amendments to the R1-130 development standards (minimum lot width, minimum net lot area, and minimum setback requirements) per the maximum allowed by the ESL Ordinance. The applicant justifies amending the development standards due to the ruggedness and steepness of the terrain located on the property. Amending the standards will allow the building envelopes to be placed in a manner which reduces future cuts and fills.

The project, as per the Environmentally Sensitive Lands (ESL) Overlay, is required to provide sixteen-point-four (16.4) acres of Natural Area Open Space (NAOS). The applicant has proposed to provide three-point-six (3.6) acres of additional NAOS (totaling 20 acres of NAOS), as a justification for requesting amended development standards. The applicant is also providing an additional five (5) acres of NAOS due to the design and layout of the proposal. This will help reduce the impact of the development on the natural site. As a total, the applicant will provide approximately 8.6 acres of additional Natural Area Open Space (Attachment #7). Approximately nine-point-thirty-two (9.32) acres of the provided NAOS is proposed to be located and protected within tracts.

Transportation/Trails

The access point to the site has been relocated from the access point identified by the Local Area Infrastructure Plan (LAIPs). The LAIPs plan identified the access to this site from E. Alameda Road, south, through the N. 122nd Street alignment. Access to the Preserve IV site, will be provided from N. 123rd Street through the existing Sereno Canyon resort community. This subject property will no longer provide access to the proposed lots from the N. 122nd Street alignment. The majority of the Sonoran Crest community supports this redirection of traffic. This case is associated with abandonment case 4-AB-2018#2. This associated case requests the abandonment of the portion of N. 122nd Street that would assist in redirecting the circulation from N. 122nd Street, from E. Alameda Road, through the Sereno Canton development. The associated abandonment case, 4-AB-2018#2, will help realign E. Mariposa Grande Drive and N. 122nd Street now provide access from the Sereno Canyon development into the proposed Preserve IV community.

A resident, located immediately north of the proposed site (southeast corner of the Sonoran Crest community), has stated that the property should continue to provide access through the N. 122nd

Street alignment. The resident also expressed concerns with the proposed water reservoir site that will eventually be located at the northeastern portion of the overall site.

A trail will be located along the southwestern portion of the site, along the large wash corridor, that will connect the pedestrian path entering the site from the south to the regional trail located within the wash corridor that runs through the southwestern part of the site. The internal street system will provide a trail easement so that the residents may connect the trail system at the southwest portion of the site (Tract "A").

This abandonment case, 4-AB-2022, seeks to abandon the Roadway and Utility Easements located along the northern, western, southern, and portions of the eastern boundary of the site. The associated preliminary plat cases, 4-PP-2022 and 6-MD-2022, will provide the appropriate street dedications required to create access to the Preserve IV subdivision plat, through the existing Sereno Canyon development. The associated Sereno Canyon Phase 2AA preliminary plat case, 6-MD-2022, will replat the associated N. 122nd Street abandonment area, case 4-AB-2018#2, that will modify Sereno Canyon tract (Tract "A") to blend the two communities together.

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.

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.

Open Space/NAOS

The project, as per the Environmentally Sensitive Lands (ESL) Overlay, is required to provide sixteen-16.4 acres of Natural Area Open Space (NAOS). The applicant has proposed to provide 3.6 acres of additional NAOS (totaling 20 acres of NAOS), as a justification for requesting amended development standards. The applicant is also providing an additional 6.39 acres of NAOS due to the design and layout of the proposal. This will help reduce the impact of the development on the natural site. As a total, the applicant will provide approximately 10.0 acres of additional Natural Area Open Space. Approximately ten (9.32) acres of the provided NAOS is proposed to be located and protected within Tract "B."

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. Staff received comments from surrounding residents regarding access into the site, possible loss of views, drainage concerns, the associated abandonment, the financial responsibility (payback

agreement) of the existing booster pump station located on the Estates at Miramonte Subdivision, and the associated tract that will be the future site of a City of Scottsdale reservoir site.

Some of the Sonoran Crest community, through legal representation, were involved with staff regarding possible community support for the redirection of traffic from the N. 122nd Street alignment, into the Sereno Canyon community. Members of the Sonoran Crest community have historically provided communications requesting the N. 122nd Street connection between E. Alameda Road and E. Mariposa Grande Drive to be closed. The community has expressed general support of the abandonment case, which would redirect traffic created from this subject site through the Sereno Canyon community. The N. 122nd Street connection between E. Alameda Road and E. Mariposa Grande Drive is no longer required if the site utilizes the Sereno Canyon community as access.

More recently, staff received additional communications from a Sonoran Crest resident located adjacent to the northeastern portion of the site. The owner has stated that they are opposed to the proposed access connection through the Sereno Canyon community, and the proposed location of the future water reservoir site. The resident has stated they feel that the site should continue to access the property along the N. 122nd Street alignment. They do not feel that the traffic should be redirected through Sereno Canyon. The resident has provided comments presenting concerns with the design of the possible water reservoir.

An adjacent resident provided concerns regarding the loss of views due to the development of the subject site. The staff and the applicant met with the resident on the site for building envelope and height analysis. The applicant flew 24-foot-high stringed balloons to provide height analysis for future single-family structures. The resident was supportive of the building envelope locations and the height analysis.

Another resident located along the same western boundary to the subject site provided concerns with existing drainage conditions. The resident expressed interest that the proposed project could increase their drainage concerns. Staff from the planning and drainage departments met with the residents, staff identified that the project would not be altering the existing conditions that have existed regardless of the proposal. The proposal will adhere to the drainage ordinance and design standards.

Since the submittal of the above-mentioned cases, staff has received additional support for the Preserve IV subdivision design from Sonoran Crest residents. The communications discuss support for the proposed circulation to the Preserve IV site through Sereno Canyon. Please see Attachment #17 for the most recent emails received by staff from the Sonoran Crest residents.

Policy Implications

This final plat is consistent in density previously approved in the zoning district map amendment case. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing the lots.

With the abandonment, the compensation amount has been compiled by City of Scottsdale staff in accordance with abandonment valuation procedure. The valuation methodology is prepared as if the land is vacant, assembled with the adjoining land, as having an equal zoning classification as the

property to which it is proposed to be assembled, and as if available for development at its highest and best use. The owner has agreed to the proposed compensation amount.

The owner of the parcel has agreed to pay to City the total amount of \$499,682.76 as compensation to the City for the Abandonment Right-of-Way, in addition to any application fees or other amounts related to this resolution and in addition to any other amounts payable to City. Additionally, the owner shall record the Preserve IV final plat

OTHER BOARDS & COMMISSIONS

Development Review Board

Development Review Board heard this case as a preliminary plat request on September 15, 2022, and voted to approve with a 5-0 vote.

Staff Recommendation to Development Review Board

Staff recommended that the Development Review Board approve the Preserve IV preliminary plat per the stipulations, finding that the provisions of the Land Division Ordinance and the Development Review Board Criteria had been met.

Planning Commission

Planning Commission heard the associated abandonment case (8-AB-2022) on December 13, 2023, and recommended approval with a 7-0 vote.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the City Council approve the Preserve IV final plat.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Jesus Murillo

Senior Planner

(480) 312-7849

E-mail: jmurillo@scottsdaleaz.gov

480-312-7849

E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY



Jesus Murillo, Report Author

December 18, 2023

Date



Tim Curtis, AICP, Current Planning Director
Planning Commission Liaison
Phone: 480-312-7713 Email: tcurtis@scottsdaleaz.gov

12/20/2023

Date



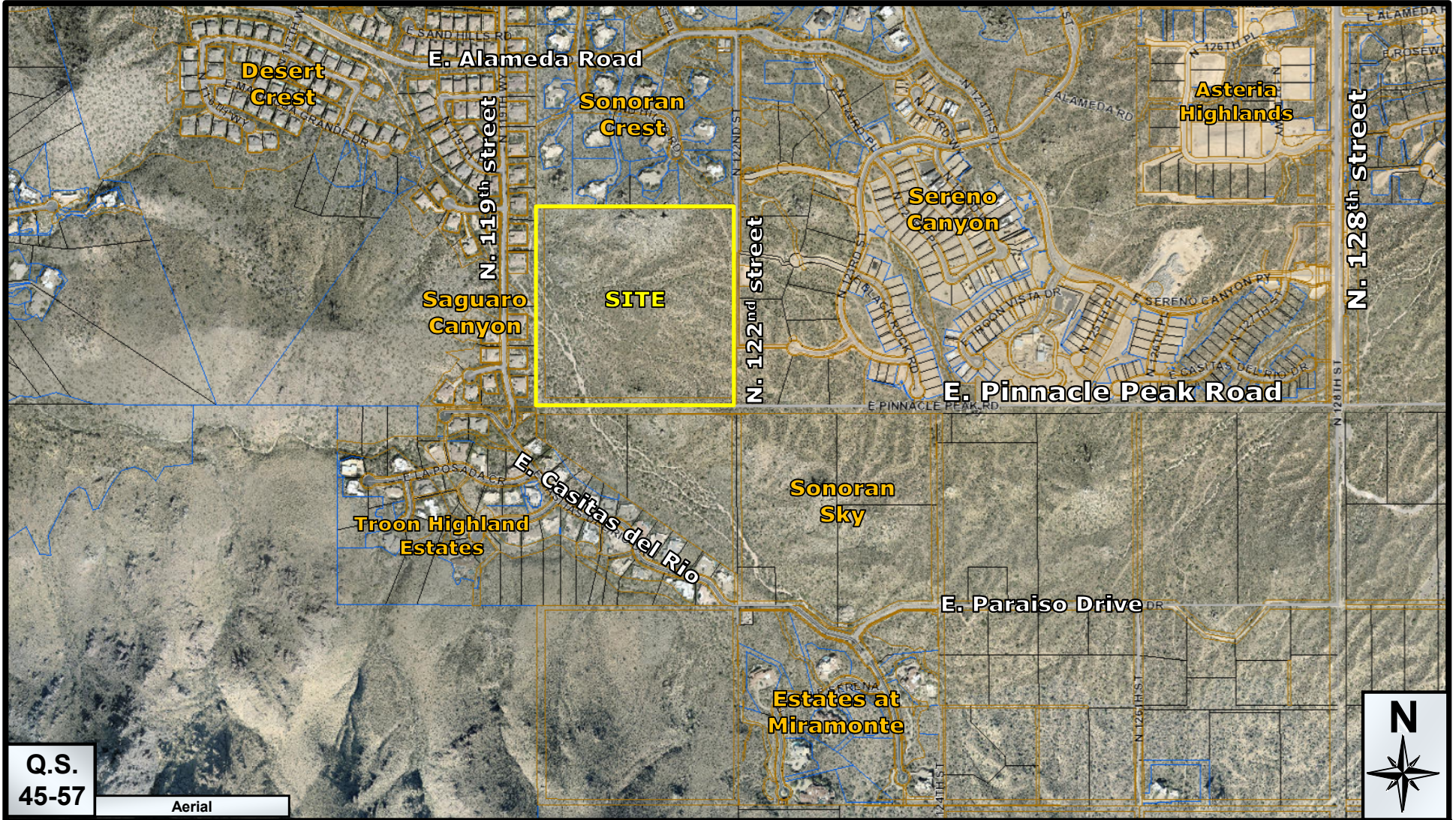
Erin Perreault, AICP, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

12/20/2023

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Applicant's Narrative
3. Combined Context Aerial and Site Plan
4. Preliminary Plat
5. Final Plat
6. DRB Approved Natural Area Open Space Plan
7. Final Natural Area Open Space Plan
8. ESL Landforms Map
9. Landscape Plan
10. Cuts and Fills Plan
11. Construction Envelope Plan
12. Circulation Plan
13. Zoning Aerial Map
14. Local Area Infrastructure Plan (LAIPs)
15. Associated Sereno Canyon Phase 2AA Final Plat
16. Neighborhood Involvement Report
17. Community Correspondence
18. September 15, 2022 Development Review Board Meeting Minutes

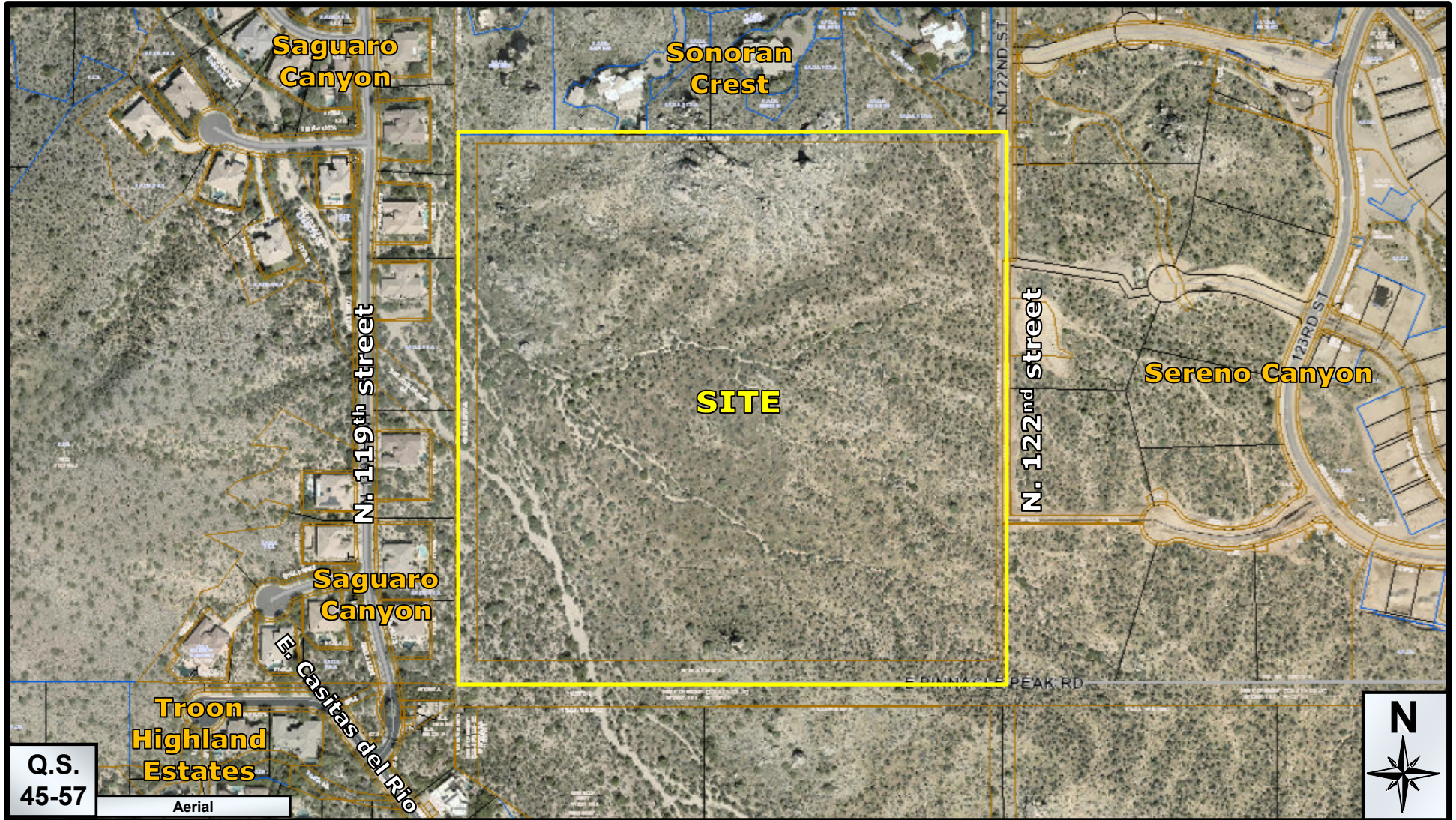


Q.S.
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Aerial

Context Aerial

4-PP-2022



Aerial Close-up

4-PP-2022

Preserve IV

Submitted by Kimley-Horn on behalf of Toll Brothers

1st Submittal – January 2022

2nd Submittal – May 2022

3rd Submittal – July 2022

Preliminary Plat Narrative

Introduction

On behalf of Toll Brothers, we are excited to submit this request (568-PA-2021), with the City of Scottsdale, for approval of the Preserve IV Preliminary Plat on a 40-acre (+/-) property (APN: 217-01-013) generally located at the northwest corner of the 122nd St. alignment and the Pinnacle Peak Rd. alignment. The entire property, currently zoned R1-130 ESL, is undeveloped and is surrounded by the Sonoran Crest residential community (R1-130 ESL) to the north, the Sereno Canyon residential community (R-4R ESL and R1-130 ESL) to the east, vacant property (R1-130 ESL) to the south and the Saguaro Canyon at Troon residential community (R1-18-ESL) to the to the west.

The City of Scottsdale General Plan Conceptual Land Use Map designates the subject property as Rural Neighborhoods. Within the Rural Neighborhoods category, land uses typically include areas of relatively large lot single-family neighborhoods or subdivisions. Proposed at a density of 0.30 dwelling units per acre (du/ac), this community is consistent with the densities in Rural Neighborhoods, which can be up to 1.00 du/ac.

This request for Preliminary Plat approval, with amended development standards, will allow Toll Brothers to develop a high-quality, upscale 12-lot single-family residential subdivision designed under the current R1-130 ESL zoning and consistent with the surrounding development. The proposed community will take access from Toll Brothers adjacent Sereno Canyon development, to the east, lessening the impact to the surrounding neighborhoods and wash corridors. Overall, this proposed community looks to take advantage of north Scottsdale's continued growth along with the amenities and viewsheds of the McDowell Sonoran Preserve and the surrounding Sonoran Desert.

Site characteristics

Located on the lower slopes of the McDowell Mountains, the site enjoys panoramic vistas to the north, Verde River Valley, Four Peaks and Troon Mountain. On-site, a series of prominent boulder features and a significant wash corridor add to the dramatic setting of the property, promoting the unique natural character of the area. The site generally slopes downward to the northwest with drainage flows being provided through the site via the large wash corridor. As a result, the property hosts a diversified palette of mature plant species, particularly within the wash corridor area.

Amended Development Standards

This preliminary plat request is accompanied by a request for amended development standards (ADS) subject to approval. As part of the Development Review Board application and preliminary plat process these ADS will need to be approved as stated in Section 6.1083 of the Environmentally Sensitive Lands ("ESL") ordinance. The proposed development plan outlined in the following section provides justification for the ADS, which are proposed to enhance & preserve the existing natural features on the site. The ADS will allow for the proposed lot area, lot width and setback reductions to accommodate appropriate building areas where steep natural slopes and existing washes bisect the site. The lot areas will be reduced in compliance with the amended development standards and proposed development envelopes will be intentionally placed to maximize the natural open space throughout the community. Overall, these strategically placed development envelopes will contribute to additional Natural Area Open Space ("NAOS"), throughout the site, which will be dedicated above that of the base requirement (16.4 ac.).

Development Plan

The applicant is proposing a site plan that emphasizes a sensitive design approach that began with the identification of sensitive and significant natural features using analysis tools such as aerial photography, topographic mapping, slope analysis and on-site visits. The conceptual site planning of the property began with outlining areas suitable for improvement and reducing encroachment into the most sensitive portions of the site. Site elements of highest sensitivity such as major boulder features, significant watercourses, areas of extreme slope, concentrated vegetation and ESLO hillside landform boundaries were taken into account and, to the best of our ability, avoided. Minor tributaries may be rerouted to ensure preservation of more impactful constraints. The

resulting proposed 12-lot subdivision sensitively integrates within the natural context of the site and protect the areas of highest environmental value.

The project team has worked diligently to establish local street alignments and development envelope locations in suitable locations that are sensitive to the existing terrain. Primary access will be taken through the Toll Brothers Sereno Canyon community ultimately providing access to through the gated entry on Ranch Gate Road. These streets will remain private, consistent with the surrounding Sereno Canyon approvals.

The slope analysis for the site requires an overall Natural Area Open Space (NAOS) requirement of 16.4 acres. Preserve IV has committed to a 22% increase in the NAOS requirement raising the minimum dedication to 20 acres of NAOS, or 50% of the site. A maximum of 30% of the total NAOS will be revegetated NAOS and will be located adjacent to disturbed areas such as development envelopes and infrastructure. The remaining +/-70% of the NAOS will be undisturbed.

Grading and Cuts and Fills

Grading will be done in a way that minimizes the disturbance of the natural desert and is in conformance with the City of Scottsdale Drainage Master Plan and Design Standards & Policy Manual. Areas that are disturbed will be revegetated using a native hydroseed mix and/or salvaged plant material, allowing for a seamless transition to the existing terrain. For the majority of the site, grading will establish roadways and building pads. Building sites are not to exceed 3:1 slopes with 1 as the rise factor. The building sites are likely to utilize retaining walls to accommodate grade changes without excessively disturbing unnecessary area. Due to the undulating terrain found at the site, single retaining walls will be a maximum of eight (8) feet in height and six (6) feet for side yard transitions. When double retaining walls are necessary, they should be separated by four (4) feet with no retaining walls or slopes being located within five (5) feet of a side of a building and fifteen (15) feet of the rear of the building. Toll has elected to use smaller developable building envelopes than typically accommodated by the R1-130 zoning which help reduce large cuts and fills and associated retaining walls. Although cuts and fills when establishing building sites and roadways will be minimized, due to the rugged terrain in isolated areas, greater than eight (8) feet of cut or fill will be required to meet building height requirements and minimize impacts to the adjacent native desert and environmental features. Building heights are measured from existing natural grade, with exception of natural anomalies. Where finish floor elevations are impacted by stormwater surface elevations the height is measured from the required finish floor, which is at least one (1) foot above the base flood elevation.

Scottsdale's Six Guiding Principles

Preserve IV recognizes and supports the six "guiding principles" of Scottsdale's General Plan listed below and recognizes their importance in Scottsdale development.

1. Preserve Meaningful Open Space
2. Enhance Neighborhoods
3. Seek Sustainability
4. Support economic Vitality
5. Advance Transportation
6. Value Scottsdale's Unique Lifestyle and Character

Approval of the Preserve IV Preliminary Plat, with proposed amended development standards, will conform to the guiding principles in the following ways:

1. Preserve Meaningful Open Space
The City of Scottsdale has demonstrated its commitment to open space through its adoption of the ESL ordinance, commitment to desert scenic roadway buffers, and preservation of the nearby McDowell Sonoran Preserve. The Preserve IV location will allow residents to be a direct benefactor of this commitment. Additionally, Preserve IV looks to continue the commitment Scottsdale has made to open space, through the proposal to incorporate generous native buffers while preserving a minimum of 50% of the site as Natural Area Open Space.
2. Enhance Neighborhoods
North Scottsdale has an exclusive neighborhood model of desert living. This model places residents in areas to take advantage of local recreational opportunities and viewsheds of beautiful surrounding mountain vistas while still being within convenient access to urban comforts & amenities. The plan complements existing land use pattern and will provide residents to enhance and build relationships with the surrounding community.
3. Seek Sustainability
Scottsdale's commitment to sustainability is demonstrated by Preserve IV low density, low impact proposal. The Project incorporates existing roadways for access and installed utility infrastructure along with added low water use landscaping to enhance the native desert vegetation, all contributing to a successful and sustainably beneficial development.

4. Support Economic Vitality

With the development of Preserve IV, the increase in residents along with the increasing demand in the area will allow residents to both explore new business and entrepreneurial opportunities and strengthen the local economy and local businesses through increased patronage.

5. Advance Transportation

Scottsdale's land patterns and priority on transportation corridors will continue to be supported through this development. Preserve IV will utilize and improve existing infrastructure from the adjacent Sereno Canyon development to create integrated transportation solution.

6. Values Scottsdale's Unique Lifestyle and Character

Preserve IV encourages a lifestyle that Scottsdale residents can appreciate and enjoy. Residents will be able to enjoy mountain views, take advantage of local outdoor recreation opportunities, and enjoy in nearby fine dining and shopping experiences. These traits are the foundation for Scottsdale's unique desert character and aspirational lifestyle.

Development Review Board 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.

Response: The Preserve IV development is in substantial conformance with Scottsdale's General plan Land Use designation of Rural Neighborhoods. By developing under the existing zoning (R1-130 ESL) and the Rural Neighborhoods designation, Preserve IV will be consistent with similar surrounding residential uses with emphasis on native Sonoran Desert settings and the preservation of view corridors enhanced by the required low building heights. The proposed overall 12-lot community will complement the surrounding developments by maintaining a low density of 0.30 dwelling units per acre (du/ac), less than a third of the allowed maximum 1 du/ac density allowed by the General Plan, while surrounding the proposed building envelopes with natural open space vegetation. The preservation and incorporation of natural washes and desert materials is consistent with the existing neighboring area's character.

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;

Response: Preserve IV has been designed in a cohesive mindset and aesthetic as it becomes an extension of the existing Sereno Canyon master plan. Special care has been taken in the placement of development envelopes, natural area open space, and vegetation screening opportunities. The design selections enhance the relationships between homes, the native open spaces, and topography creating a desirable community that adds to the design characteristics of the surrounding neighborhoods.

- b. Avoid excessive variety and monotonous repetition;

Response: Toll Brothers is offering a unique new product line for this development that will build of the character and success of the Sereno Canyon community while complementing the surrounding Sonoran Desert. Additionally, the natural variation in landscaping and topography existing on site will provide for a one-of-a-kind character from lot to lot. The community will be related and united together through the blend of high-quality architectural character that will balance the neighboring desert environments and existing neighborhood.

- 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;

Response: The design of the building envelopes, consistent with the R1-130 ESL zoning district, incorporates large front and rear setbacks that encourage residents to enjoy and interact with Arizona's unique year-round climate and environment. The landscaped areas will be representative of the Lower Sonoran biome and will blend effortlessly in with existing natural vegetation creating a cohesive outdoor character and shading opportunities through vegetation and hardscape materials.

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.

Response: Preserve IV can be accessed through the existing Sereno Canyon community with its primary access being from N 124th street and E Mariposa Grande Dr. Utilizing these existing and previously planned gated entries will

provide the community with full and safe access. Additionally, the 12-lot community is not projected to significantly increase traffic on existing surrounding streets.

- 4) If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response: All mechanical equipment, appurtenances, & utilities will be screened by the quality architectural theme of the community. Trash receptacles will be maintained by the homeowner and only seen on the street during pick up hours.

Conclusion

Approval of this preliminary plat would promote a new sensitive high-end residential development that would be a benefit to the surrounding neighbors and community. Developed under the current R1-130 ESL zoning, Preserve IV maximizes the sites open space and limits impacts to the surrounding communities with a new access point, provided through the existing Sereno Canyon community.

LEGEND

	PROPERTY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED WATER LINE
	PROPOSED STORM DRAIN
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED EDGE OF PAVEMENT
	EXISTING EDGE OF PAVEMENT
	PROPOSED CENTERLINE
	BUILDING SETBACK
	NAOS LIMITS
	EROSION HAZARD SETBACK
	PROPOSED SURVEY MONUMENT
	PROPOSED FIRE HYDRANT
	ABANDONED
	BACK OF CURB
	CITY OF SCOTTSDALE
	DRAINAGE FLOOD CONTROL EASEMENT
	EXISTING GRADE
	EROSION HAZARD SETBACK
	EASEMENT
	FLOW LINE
	FORCE MAIN
	HIGH WATER ELEVATION
	PROPOSED
	PRIVATE
	PUBLIC NON-MOTORIZED ACCESS EASEMENT
	PUBLIC UTILITY EASEMENT
	ROADWAY
	RIGHT-OF-WAY
	SANITARY SEWER
	SIGHT VISIBILITY TRIANGLE
	TYPICAL
	WATER SURFACE LEVEL
	WATER
	YEAR
	PAVEMENT SPOT ELEVATION AT FINISHED GRADE
	SLOPE AT FINISHED GRADE
	PROPOSED LOT NUMBERS
	100-YEAR INUNDATION LIMITS
	100-YEAR BASE FLOOD ELEVATION AND CROSS SECTION LOCATION
	FILL AREA GREATER THAN 6'
	CUT AREA GREATER THAN 6'
	NAOS EXTENTS
	APPROX. LIMITS OF 100 YEAR INUNDATION
	PAD CONSTRUCTION ENVELOPE

NOTES

1. & INDICATE ANTICIPATED CUT AND FILL HEIGHTS AT THE LOCATION FROM PROPOSED PAD ELEVATION TO EXISTING GROUND.

LOT QUANTITIES

LOT NO.	AREA (SQ FT)
1	100804
2	98716
3	98031
4	97622
5	98011
6	100515
7	97604
8	97547
9	106833
10	98024
11	115004
12	101207

SHEET INDEX

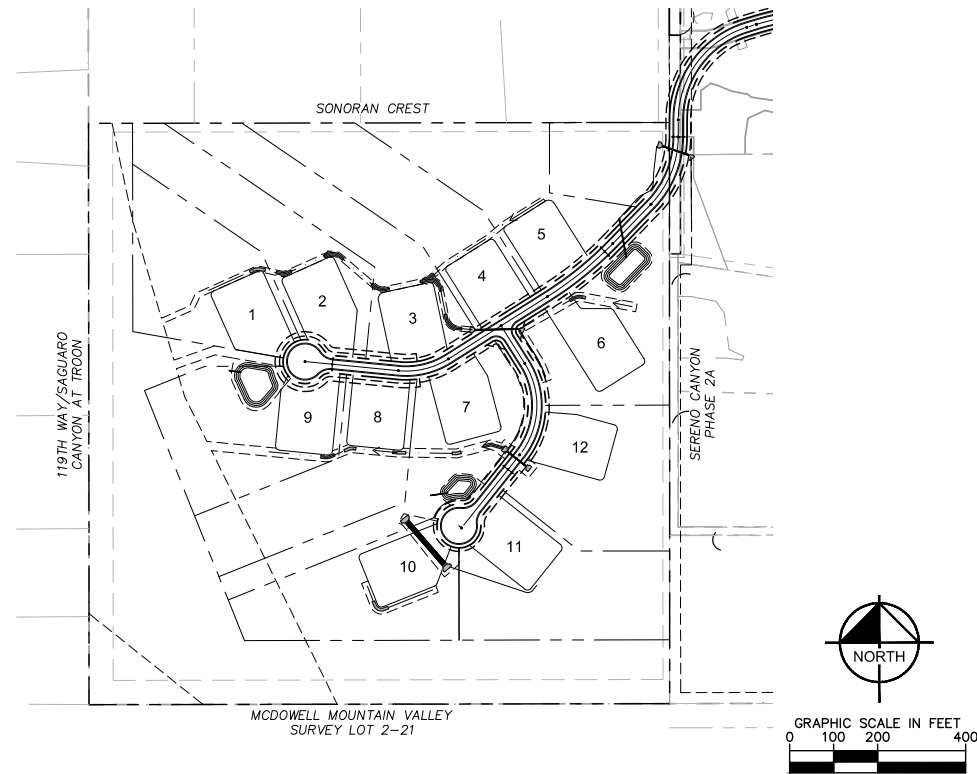
SHEET NO.	TITLE
1	COVER SHEET
2	PRELIMINARY PLAT
3	PRELIMINARY DRAINAGE PLAN
4	GRADING & DRAINAGE DETAIL
5	TYPICAL & GRADING SECTIONS

TRACT TABLE

TRACT TABLE			
NAME	OWNERSHIP/MAINT.	TRACT USES	AREA (ACRES)
TRACT A	ROADWAY/UTILITIES	HOA	1.66
TRACT B	OPEN SPACE/DRAINAGE	HOA	9.43
TRACT C	OPEN SPACE/LANDSCAPING	HOA	0.12
TRACT Z	WATER TANK STATION	CITY OF SCOTTSDALE	1.04

**PRELIMINARY PLAT
AND
PRELIMINARY GRADING AND DRAINAGE
FOR
PRESERVE IV**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



PROJECT MAP

FLOOD INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	INDEX DATE	FIRM ZONE	BASE FLOOD ELEVATION
045012	1330	L	10/16/2013	7/20/2021	"X"	N/A

ENGINEERS CERTIFICATION:

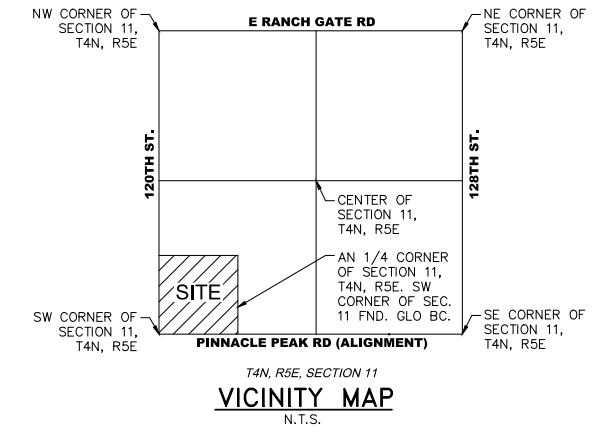
THE LOWEST FLOOR ELEVATIONS AND/OR FLOOD PROOFING ELEVATIONS ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATIONS.

NAOS DEDICATION

A MAJORITY OF THE AREAS OUTSIDE OF BUILDING ENVELOPES AND TRACTS WILL BE DEDICATED ON THE FINAL PLAT AS NATURAL AREA OPEN SPACE (NAOS).

REQUIRED NAOS: 16.40± AC. (41.0%)
PROVIDED NAOS: 20.00± AC. (50.0%)

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



ENGINEER

KIMLEY-HORN & ASSOCIATES
1001 W SOUTHERN AVE, SUITE 131
MESA, ARIZONA 85210
TELEPHONE: (480) 207-2666
CONTACT: ZACH HILL, P.E.

SURVEYOR

SURVEY INNOVATION GROUP, INC
7301 E. EVANS ROAD
SCOTTSDALE, ARIZONA 85260
TELEPHONE: 480-922-0780
CONTACT: JASON SEGNERI

OWNER/DEVELOPER

TOLL BROTHERS
8767 E. VIA DE VENTURA SUITE #390
SCOTTSDALE, AZ. 85258
TELEPHONE: 480-332-8329
CONTACT: MEGAN NEAL

BENCHMARK

GLO BC, NORTHWEST CORNER SECTION 14, CITY OF SCOTTSDALE GPS POINT 200, NAVD 88, ELEV. 2741.69'

UTILITIES

WATER CITY OF SCOTTSDALE
SEWER CITY OF SCOTTSDALE (SEPTIC)
ELECTRIC ARIZONA PUBLIC SERVICE CO
TELEPHONE -
CABLE T.V. -
GAS -

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 11. SAID LINE BEARS N00°03'22"W.

SITE DATA

GROSS AREA 40.03 AC±
NET AREA 39.04 AC±
TOTAL NUMBER OF LOTS 12
TYPICAL LOT SIZE CUSTOM
MINIMUM LOT AREA 97,500 S.F.
DENSITY 0.30 DU/AC
MINIMUM LOT WIDTH 150'

ZONING

CURRENT: R1-130 ESL

SETBACK TABLE

FRONT 45 FT
REAR 45 FT
SIDE 23 FT

LEGAL DESCRIPTION

PARCEL 4, GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, ACCORDING TO THE PLAT RECORDED IN BOOK 191 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.

FIRE DEPARTMENT NOTES

1. UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'6"
2. KEY SWITCH/PRE-EMPTION SENSOR REQUIRED
3. HYDRANT SPACING PER DS&PM 6-1.502.
4. FIRE LANE SURFACE WILL SUPPORT 83,000 LBS. (GVW)

K:\EAV_Civil\291245005 - Preserve IV\CADD\Preliminary\Plat_V45005FP-CV.dwg Jul 15, 2022 Scott.Bearchell
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

Kimley»Horn							
© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1001 W SOUTHERN AVE, SUITE 131 MESA, ARIZONA 85210 (480) 207-2666							
SCALE (H): NONE	SCALE (V): NONE	DESIGNED BY: ZJH	DRAWN BY: AJE	CHECKED BY: ZJH	DATE: JULY 2022	PRESERVE IV PRELIMINARY PLAT COVER SHEET SCOTTSDALE, ARIZONA	
PROJECT NO. 291245005							
DRAWING NAME 45005FP-CV.DWG							
01 OF 05							

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS: TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, (GRANTOR), OWNER, HEREBY SUBDIVIDES THAT PORTION OF PARCEL 4, GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, ACCORDING TO THE PLAT RECORDED IN BOOK 191 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, UNDER THE NAME "PRESERVE IV" 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 STREETS
TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, OWNER, GRANTOR, DECLARES THE PRIVATE STREETS SHOWN HEREON AS TRACT A, AS PRIVATE ACCESS WAYS, 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 STREETS. THE CITY HAS NO OBLIGATION TO MAINTAIN, REPAIR AND REPLACE THE PRIVATE STREETS ARISING FROM THIS PLAT.

TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, OWNER, GRANTOR, DOES HEREBY DEDICATE TO THE SERENO CANYON HOME OWNERS ASSOCIATION.
1. TRACTS A, B, AND C INCLUSIVE, ARE DECLARED AS COMMON AREA AND SHALL BE OWNED, LANDSCAPED AND MAINTAINED BY THE SERENO CANYON HOME OWNERS ASSOCIATION.

2. THE PRIVATE STREETS SHOWN HEREON AS TRACT A, IS DECLARED 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 STREETS. THE CITY HAS NO OBLIGATION TO MAINTAIN, REPAIR AND REPLACE THE PRIVATE STREETS ARISING FROM THIS PLAT.

PRIVATE EASEMENTS:
TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, OWNER, GRANTOR, DECLARES THE PRIVATE EASEMENTS SHOWN HEREON, NOT DEDICATED TO THE PUBLIC FOR THEIR USE EXCEPT AS EXPRESSLY STATED HEREON. THE GRANTOR AND ITS SUCCESSORS SHALL MAINTAIN, REPAIR AND REPLACE THE PRIVATE EASEMENT. THE CITY HAS NO OBLIGATION TO MAINTAIN, REPAIR AND REPLACE THE PRIVATE EASEMENTS ARISING FROM THIS PLAT.

PRIVATE DRAINAGE EASEMENT:
A PERPETUAL, NON-EXCLUSIVE EASEMENT, OVER UPON AND ACROSS THE LOTS 1, 2, 3, 4, 6, 7, 11, AND 12, AREAS DESIGNATED ON THE PLAT AS "PRIVATE DRAINAGE EASEMENT" OR "POD" FOR PURPOSE OF WATER DRAINAGE, RETENTION AND DISCHARGE TO, ON, ACROSS AND FROM THE LAND, TO THE OWNER, ITS SUCCESSORS AND ASSIGNS OF TRACT A, OF PRESERVE IV, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND REPAIRING THE PIPES, CHANNELS, CULVERTS, RETENTION AREAS AND OTHER DRAINAGE FACILITIES NOW OR HEREAFTER LOCATED HEREON.

PRIVATE FORCE MAIN EASEMENT:
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT FOR A FORCEMAIN WATER LINE AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES AND OTHER RELATED FACILITIES. IT SHALL BE THE RESPONSIBILITY OF A BENEFITED LOT TO OPERATE AND MAINTAIN ITS PRIVATE SEWER FORCE MAIN WITHIN THE PRIVATE SEWER FORCE MAIN EASEMENT. THE COST OF RESTORING AN ENCUMBERED LOT TO ITS EXISTING CONDITION AS THE RESULT OF OPERATION AND MAINTENANCE SHALL BE BORNE BY THE BENEFITED LOT.
LOT 2 DEDICATE A PRIVATE SEWER FORCE MAIN EASEMENT BENEFITING LOT 1.
LOT 3 DEDICATE A PRIVATE SEWER FORCE MAIN EASEMENT BENEFITING LOT 1.
LOT 4 DEDICATE A PRIVATE SEWER FORCE MAIN EASEMENT BENEFITING LOT 9.
LOT 7 DEDICATE A PRIVATE SEWER FORCE MAIN EASEMENT BENEFITING LOT 8 AND LOT 9.

EASEMENTS
TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE EASEMENTS AS SHOWN HEREON SUBJECT TO THE CONDITIONS STATED HEREON.

A. 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 LEVES, DIKES, DAMS, STORMWATER STORAGE BASINS, STORM DRAINS (SD), CHANNELS, 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.
2. GRANTEE SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.
3. DRAINAGE FACILITIES ON THE PROPERTY MUST NOT BE OBVIOUS, LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
4. 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.
5. IF, 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 LIEN THAT GRANTEE HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
6. GRANTEE SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTEE'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

B. EMERGENCY AND SERVICE ACCESS (ESA):
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT "A", 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.

C. PUBLIC UTILITY:
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ELECTRICITY, TELECOMMUNICATIONS, DATA TRANSMISSION, AND ALL OTHER UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO UTILITIES. IN THE EASEMENT, GRANTEE SHALL NOT PLACE OR ALLOW ANY (1) TREES, HEDGES, SHRUBS OR OTHER PLANTS WHICH CAN GROW LARGER THAN 18 INCHES TALL, OR (2) HARDSCAPE, SWIMMING POOLS, SHEDS OR OTHER VERTICAL OR HORIZONTAL STRUCTURES.

D. SIGHT DISTANCE:
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY. IN THE EASEMENT, GRANTEE SHALL NOT PLACE OR ALLOW ANY BUILDINGS, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 96 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET. HOWEVER, THE GRANTEE MAY ALLOW POLES OR TREE TRUNKS THAT GRANTEE DETERMINES DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.

E. 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.

F. 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.

- G. NATURAL AREA OPEN SPACE (N.A.O.S.):
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR NATURAL DESERT OPEN SPACE PRESERVATION AS FOLLOWS:
1. GRANTEE SHALL NOT USE THE PROPERTY IN ANY WAY INCONSISTENT WITH THE PRESERVATION OF THE EASEMENT IN ITS UNDISTURBED CONDITION AS PERMANENT NATURAL DESERT OPEN SPACE.
2. GRANTEE SHALL NOT GRADE, GRUB OR EXCAVATE THE EASEMENT, OR CONSTRUCT ANY STRUCTURE ON THE EASEMENT, EXCEPT AS APPROVED BY GRANTEE IN WRITING, SPECIFICALLY REFERRING TO THIS EASEMENT.
3. GRANTEE SHALL RESTORE THE EASEMENT IN ACCORDANCE WITH PLANS APPROVED BY GRANTEE, IF THE EASEMENT IS DISTURBED, THE RESTORED DESERT SHALL BE PRESERVED AS DESERT OPEN SPACE.
4. GRANTEE MAY ENJOIN 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.
5. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

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 COVENANTS DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE THE 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 DOCUMENTS 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 _____, 2023.

GRANTOR: PRESERVE INVESTMENTS IV LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION

BY: _____

BY: _____

FINAL PLAT FOR PRESERVE IV

THAT PORTION OF PARCEL 4, GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, ACCORDING TO THE PLAT RECORDED IN BOOK 191 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER: TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, 1140 VIRGINIA DRIVE, FORT WASHINGTON, PA 19034
OWNER: (TRACT Z) CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, 7447 E. INDIAN SCHOOL RD, STE 205, SCOTTSDALE, AZ 85251
ENGINEER: KIMLEY-HORN AND ASSOCIATES, 7740 N 16TH STREET, STE 300, PHOENIX, ARIZONA 85020, CONTACT: ZACH HILL, P.E., 602.906.1115

PARENT PARCEL LEGAL DESCRIPTION

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

THAT PORTION OF PARCEL 4, GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, ACCORDING TO THE PLAT RECORDED IN BOOK 191 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 11, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 11 BEARS NORTH 89°53'39" EAST, A DISTANCE OF 2638.79 FEET;
THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 11, NORTH 00°03'41" WEST, A DISTANCE OF 1320.26 FEET;
THENCE LEAVING SAID WEST LINE, NORTH 89°55'01" EAST, A DISTANCE OF 1062.70 FEET;
THENCE SOUTH 00°04'09" WEST, A DISTANCE OF 161.92 FEET;
THENCE SOUTH 80°46'01" EAST, A DISTANCE OF 183.62 FEET;
THENCE NORTH 44°47'53" EAST, A DISTANCE OF 44.61 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 200.00 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24°01'00", AN ARC LENGTH OF 63.83 FEET;
THENCE SOUTH 00°01'12" EAST, A DISTANCE OF 1230.61 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 11;
THENCE ALONG SAID SOUTH LINE, SOUTH 89°53'39" WEST, A DISTANCE OF 1319.26 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THAT PORTION OF PARCEL 4, GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, ACCORDING TO THE PLAT RECORDED IN BOOK 191 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 4;
THENCE SOUTH 00 DEGREES 01 MINUTE 12 SECONDS EAST, ALONG THE EAST LINE OF SAID PARCEL 4, A DISTANCE OF 89.64 FEET, TO A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, WHOSE RADIUS BEARS NORTH 69 DEGREES 14 MINUTES 19 SECONDS WEST, A RADIAL DISTANCE OF 200.00 FEET;
THENCE DEPARTING SAID EAST LINE, SOUTHWESTERLY 83.50 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23 DEGREES 55 MINUTES 11 SECONDS;
THENCE SOUTH 44 DEGREES 40 MINUTES 56 SECONDS WEST, A DISTANCE OF 45.47 FEET;
THENCE NORTH 80 DEGREES 46 MINUTES 01 SECOND WEST, A DISTANCE OF 183.34 FEET;
THENCE NORTH 00 DEGREES 04 MINUTES 9 SECONDS EAST, A DISTANCE OF 161.92 FEET, TO THE NORTH LINE OF SAID PARCEL 4;
THENCE NORTH 89 DEGREES 55 MINUTES 16 SECONDS EAST, ALONG THE NORTH LINE OF SAID PARCEL 4, A DISTANCE OF 257.51 FEET, TO THE POINT OF BEGINNING.

NAOS

SEE SHEET 4 FOR ALL NAOS INFORMATION.

TRACT USE TABLE with columns: TRACT, AREA (SF), AREA (AC), USE, OWNERSHIP. Rows include Tract A (Private HOA), Tract B (Open Space, DFC, PU, NAOS, PNMA & Landscape), Tract C (PU, SDE & Landscape), Tract Z (Water Tank Site).

LOT AREA TABLE with columns: LOT #, AREA (SF), AREA (AC). Rows 1-12 showing lot areas.

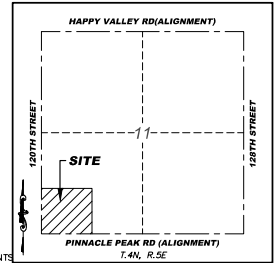
ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023.

BY: TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, FOR TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, AND ON BEHALF OF PRESERVE INVESTMENTS IV, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____



ZONING APN
R1-130 APN 217-01-013

SHEET INDEX

SHEET 1 COVER SHEET INFO.
SHEET 2 LOTS & TRACTS
SHEET 3 PUE, DFC & PNMA EASEMENTS
SHEET 4 NAOS DEFINITIONS & TABLE

NOTES

- 1. CONSTRUCTION WITHIN PUBLIC EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE, OR REMOVAL SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CC&R'S AND DESIGN GUIDELINES.
2. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48.
3. AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
4. THIS PROPERTY DIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
5. SUBJECT PROPERTY WITHIN A 6 MILE VICINITY OF THE SCOTTSDALE AIRPORT: 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, THUNDERBOLD ROAD ON THE SOUTH AND SCOTTSDALE ROAD ON THE WEST. THE AIRPORT IS A GENERAL AVIATION RELIEVER/COMMERCIAL SERVICE AIRPORT FOR SCOTTSDALE/PHOENIX AREA.
6. ALL MONUMENTS SET, SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTRANT OF RECORD. IF FOR ANY REASON THE REGISTRANT OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS, SUBSEQUENT TO THE RECORDING OF THE FINAL PLAT, THE REPLACEMENT REGISTRANT SHALL SET MONUMENTS WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY SHALL BE RECORDED IN ACCORDANCE WITH THE STATE STATUTES.

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 11, SAID LINE BEARS NORTH 00 DEGREES 03 MINUTES 22 SECONDS WEST.

REFERENCE DOCUMENTS

GOLDIE BROWN PINNACLE RANCH: UNIT ONE, BOOK 191 PAGE 26, MARICOPA COUNTY RECORDS
ALTA SURVEY OF PARCEL 4 GOLDIE BROWN, BOOK 652 PAGE 34, MARICOPA COUNTY RECORDS
SPECIAL WARRANTY DEED 2022-0728705, MARICOPA COUNTY RECORDS
SPECIAL WARRANTY DEED 2022-0902869, MARICOPA COUNTY RECORDS

CERTIFICATION

THIS IS TO CERTIFY THAT 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 2023.
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.

MICHAEL A. BANTA
22425 N. 16TH STREET, SUITE 1
PHOENIX, AZ 85024
480-922-0760 PHONE
480-922-0781 FAX
MBANT@RICKENGINEERING.COM
REGISTERED LAND SURVEYOR #38175



TRACT Z APN217-01-013B, IS CONFIRMED BY THE CITY OF SCOTTSDALE. BY EXECUTION OF THIS PLAT, THE CITY SIGNIFIES ITS CONSENT TO TRACT Z BEING INCLUDED IN THIS PLAT, BUT OWNERSHIP AND LEGAL RIGHTS OF THE CITY SHALL NOT OTHERWISE BE AFFECTED.

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS _____ DAY

OF _____, 20____.

BY: MAYOR _____

ATTEST BY: CITY CLERK _____

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

BY: CHIEF DEVELOPMENT OFFICER _____ DATE _____

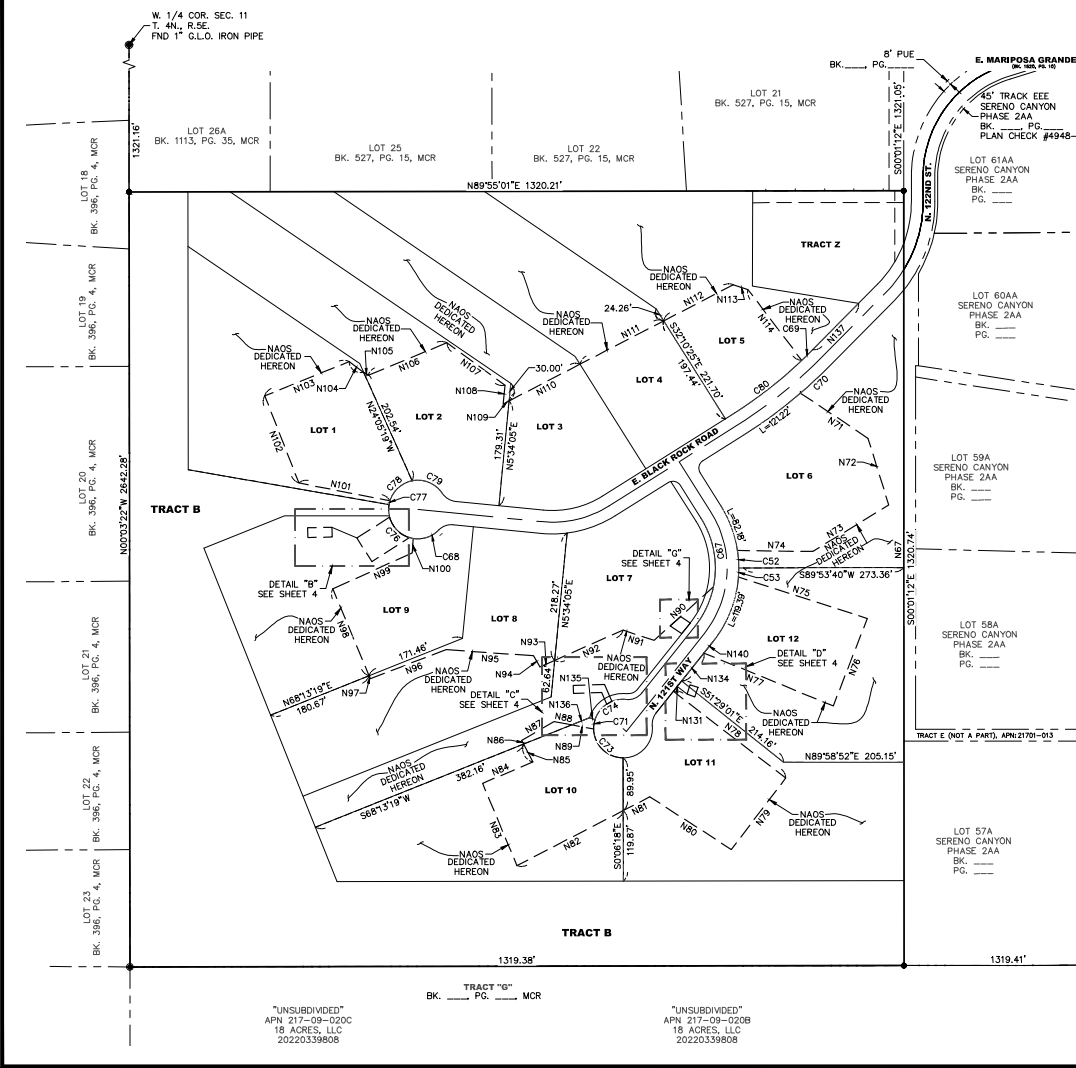
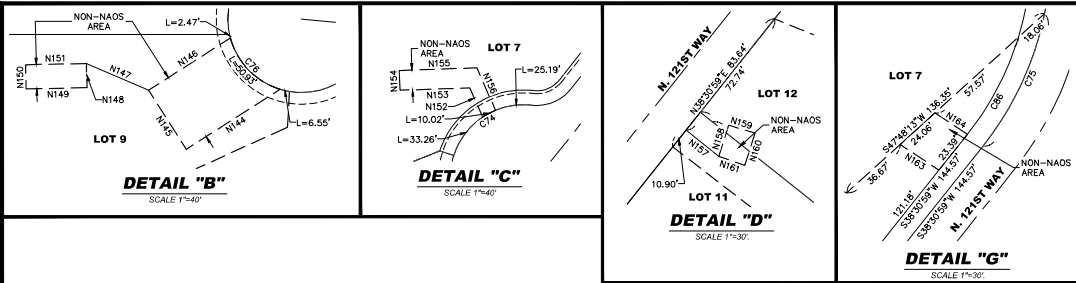
THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 4-PP-2022, AND ALL CASE RELATED STIPULATIONS.

BY: DEVELOPMENT ENGINEERING MANAGER _____ DATE _____

Vertical sidebar containing project information: PROJECT NO. 6029, SHEET NO. 1 OF 4, and contact details for Rick Engineering Company.

Final Plat for Preserve IV, Scottsdale, Arizona. Includes Rick Engineering Company logo and project details.

C:\RICK\Projects\20220339808_PreserveFor\Survey\Drawings\0209_Final_Plan.dwg - plotted by: cauffman DN 2023-12-15 @ 09:39 - c:\users\cauffman - © 2023 Rick Engineering Company



NAOS

LINE	DIRECTION	LENGTH
N67	S00°01'12"E	473.21'
N71	S56°12'37"E	138.48'
N72	N17°07'42"E	118.82'
N73	S58°27'09"W	151.75'
N74	N89°15'59"W	128.35'
N75	S72°09'03"E	230.88'
N76	S21°20'39"W	159.96'
N77	N67°48'03"W	238.22'
N78	S52°23'22"E	242.10'
N79	S37°16'44"W	153.02'
N80	N57°13'16"W	165.40'
N81	S62°40'32"W	51.10'
N82	S62°40'32"W	203.75'
N83	N22°45'25"W	152.06'
N84	N67°03'11"E	93.17'
N85	N27°09'42"W	34.30'
N86	N27°09'42"W	7.19'
N87	S59°45'11"E	63.84'
N88	S79°11'22"E	30.74'
N89	S79°11'22"E	38.06'
N90	S47°48'13"W	136.35'
N91	N71°14'00"W	55.93'
N92	S66°04'58"W	127.53'
N93	S66°04'58"W	27.13'
N94	N30°40'05"W	22.10'
N95	N85°56'11"W	149.03'
N96	S69°03'00"W	138.67'
N97	N22°36'37"W	5.41'
N98	N22°36'37"W	160.49'
N99	N65°38'27"E	148.76'
N100	N03°17'29"E	24.48'
N101	N78°55'55"W	158.11'
N102	N21°22'53"W	159.63'
N103	N68°00'40"E	155.13'
N104	S53°49'32"E	30.73'
N105	S53°49'32"E	9.07'
N106	N67°29'47"E	145.56'
N107	S53°30'00"E	122.57'
N108	S05°34'34"W	32.35'
N109	N62°35'52"E	11.41'

NAOS

LINE	DIRECTION	LENGTH
N110	N62°35'52"E	136.29'
N111	N62°35'52"E	160.56'
N112	N62°35'52"E	133.69'
N113	S72°05'45"E	26.19'
N114	S37°12'21"E	151.82'
N131	N38°30'59"E	22.66'
N134	N38°30'59"E	60.97'
N135	S72°03'45"E	10.00'
N136	N68°13'19"E	32.62'
N137	N44°40'56"E	111.77'
N140	S38°30'59"W	25.71'
N144	S57°23'10"W	75.90'
N145	N32°36'50"W	47.79'
N146	N57°23'10"E	66.23'
N147	N66°39'56"W	46.14'
N148	S01°21'18"E	16.53'
N149	S88°47'42"W	41.47'
N150	N01°12'18"W	16.53'
N151	N88°47'42"E	41.47'
N152	N23°40'04"W	21.82'
N153	S88°01'40"W	47.62'
N154	N01°58'20"W	13.48'
N155	N88°01'40"E	52.99'
N156	S23°40'04"E	31.57'
N157	S51°29'01"E	21.51'
N158	N17°28'49"E	16.77'
N159	S72°55'01"E	14.01'
N160	S17°31'38"W	17.31'
N161	N70°41'25"W	14.00'
N163	N56°42'48"W	23.72'
N164	S56°42'48"E	19.82'

NAOS

CURVE	DELTA	RADIUS	LENGTH	CHORD
C52	8°31'30"	200.00'	29.76'	N4°22'05"W 29.73'
C53	4°25'08"	200.00'	15.42'	N2°06'13"E 15.42'
C67	43°36'48"	160.00'	121.79'	N10°22'01"W 118.87'
C68	55°00'48"	50.00'	48.00'	S71°45'33"W 46.18'
C69	1°53'21"	780.00'	25.72'	N45°37'36"E 25.72'
C70	4°40'26"	820.00'	66.89'	N47°01'11"E 66.87'
C71	18°48'41"	50.00'	16.42'	S83°15'4"W 16.34'
C73	89°13'52"	50.00'	77.87'	S45°29'22"E 70.23'
C74	78°27'41"	50.00'	68.47'	N57°10'06"E 63.24'
C75	27°04'35"	160.00'	75.61'	S24°58'41"W 74.91'
C76	68°41'51"	50.00'	59.95'	N46°23'08"W 56.42'
C77	7°35'56"	50.00'	6.63'	S1°38'50"W 6.63'
C78	61°19'00"	50.00'	53.50'	S48°06'18"W 50.99'
C79	68°07'12"	50.00'	59.44'	S67°10'35"E 56.00'
C80	11°45'57"	746.25'	153.24'	S52°11'56"W 152.97'
C86	21°30'48"	150.00'	56.32'	S27°45'34"W 55.99'

PRESERVE IV REQUIRED NAOS

GROSS SITE AREA:	40.63 ACRES
NET SITE AREA:	39.64 ACRES
NET REG. PER SLOPE ANALYSIS:	16.40 ACRES (41.0% OF GROSS SITE AREA)
ADDITIONAL NAOS PROVIDED:	3.60 ACRES (22.0% INCREASE)
TOTAL REG. NAOS:	20.00 ACRES (50.0% OF GROSS SITE AREA)
MIN. REG. UNDEVELOPED AREA:	15.08 ACRES
MAX. REVEGETATED AREA:	4.92 ACRES (30.0% OF REG. PER SLOPE ANALYSIS)
NAOS PROVIDED BY FINAL PLAN	
UNDISTURBED:	25.16 ACRES
REVEGETATED:	3.05 ACRES
TOTAL NAOS:	26.21 ACRES
PERCENT REVEG:	129%
PRESERVE IV NAOS	
TOTAL NAOS PROVIDED:	26.21 ACRES (62.85% OF GROSS SITE AREA)
EXTRA NAOS DEDICATED TO SERENO CANYON MASTER BANK:	6.21 ACRES
TOTAL NAOS:	6.21 ACRES

Lot #	Lot Area	NAOS Dedicated With Final Plan		Proposed Remaining NAOS with lot		Total Dedicated NAOS (sq-ft)	Recording Document
		Revegetated (sq-ft)	Undisturbed (sq-ft)	Revegetated (sq-ft)	Undisturbed (sq-ft)		
3	100,906	995.0	63,004	-	-	64,000	
2	98,715	-	53,567	-	-	53,567	
3	98,001	-	56,519	-	-	56,519	
4	97,622	-	66,963	-	-	64,963	
5	100,965	3,357	67,964	-	-	71,321	
6	100,040	1,177	33,047	-	-	44,224	
7	102,731	6,429	39,895	-	-	42,825	
8	97,547	-	62,184	-	-	62,184	
9	106,833	9,922	55,681	-	-	65,603	
10	98,102	-	62,701	-	-	62,701	
11	125,967	638	73,000	-	-	73,638	
12	101,219	3,432	63,490	-	-	66,922	
Tracts	-	-	406,910	-	-	406,910	
Total	-	45,790	1,295,976	0.00	0.00	1,341,726	

LEGEND

- FOUND BRASS CAP IN HANDHOLE
- FOUND BRASS CAP FLUSH
- FOUND G.L.D. CAP
- FOUND 1/2" REBAR AS NOTED
- SET 1/2" REBAR LS # 38175
- △ SUBDIVISION CORNER
- MCR MARIPOSA COUNTY RECORDS
- BK./PG. BOOK & PAGE
- DOC. DOCUMENT NUMBER
- DKT. DOCKET NUMBER
- APN ASSESSOR PARCEL NUMBER
- R/W RIGHT OF WAY
- DFC DRAINAGE FLOOD CONTROL EASEMENT
- NAOS NATURAL FORCE MAIN EASEMENT
- P/NE PRIVATE FORCE MAIN EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- P/VE PRIVATE DRAINAGE EASEMENT
- BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- ADJACENT BOUNDARY LINE



PROJECT NO. 09/11/23
 SHEET NO. 4 OF 4
 2401 W PEORIA AVENUE, SUITE 130
 PHOENIX, AZ 85029
 RICK ENGINEERING COMPANY
 602.957.3350
 Rick Engineering Company
 12/14/23
 CHECKED BY: MAB DATE: 12/14/23
 DRAWN BY: CSE/P/SCALE: 1"=100'
 MAB DATE: 12/14/23

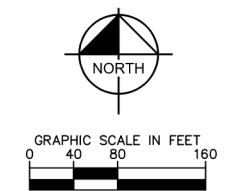
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 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREON, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE, AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY PART OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND

- DEVELOPMENT ENVELOPE
- DESERT OPEN SPACE (TO MATCH REVEG CHARACTER)
- UNDISTURBED NAOS
- REVEGETATION NAOS
- LIMITS OF NAOS
- PROPERTY BOUNDARY

PRESERVE IV REQUIRED NAOS			
GROSS SITE AREA:	40.03	ACRES	
NET SITE AREA:	39.04	ACRES	
NET REQ. PER SLOPE ANALYSIS:	16.40	ACRES	(41.0% OF GROSS SITE AREA)
ADDITIONAL NAOS PROVIDED:	3.60	ACRES	(22.0% INCREASE)
(FOR AMENDED STANDARDS)			
TOTAL REQ. NAOS	20.00	ACRES	(50.0% OF GROSS SITE AREA)
MIN. REQ. UNDISTURBED AREA:	15.08	ACRES	
MAX. REVEGETATED AREA	4.92	ACRES	(30.0% OF REQ. per SLOPE ANALYSIS)
TOTAL NAOS PROVIDED:	25.00	ACRES	(62.5% OF GROSS SITE AREA)
NAOS PROVIDED - UNDISTURBED:	20.08	ACRES	
NAOS PROVIDED - REVEGETATED:	4.92	ACRES	
NAOS IN TRACTS:	9.32	ACRES	



ATTACHMENT #6

SCALE (H): 1"=80'
 SCALE (V): NONE
 DESIGNED BY: ZJH
 DRAWN BY: KLS
 CHECKED BY: ZJH
 DATE: MAY 2022

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 1001 W SOUTHERN AVE, SUITE 131
 MESA, ARIZONA 85210 (480) 207-2666

NO. _____ REVISION _____ BY DATE APPR. _____

PRESERVE IV
 PRELIMINARY NAOS PLAN

SCOTTSDALE, ARIZONA

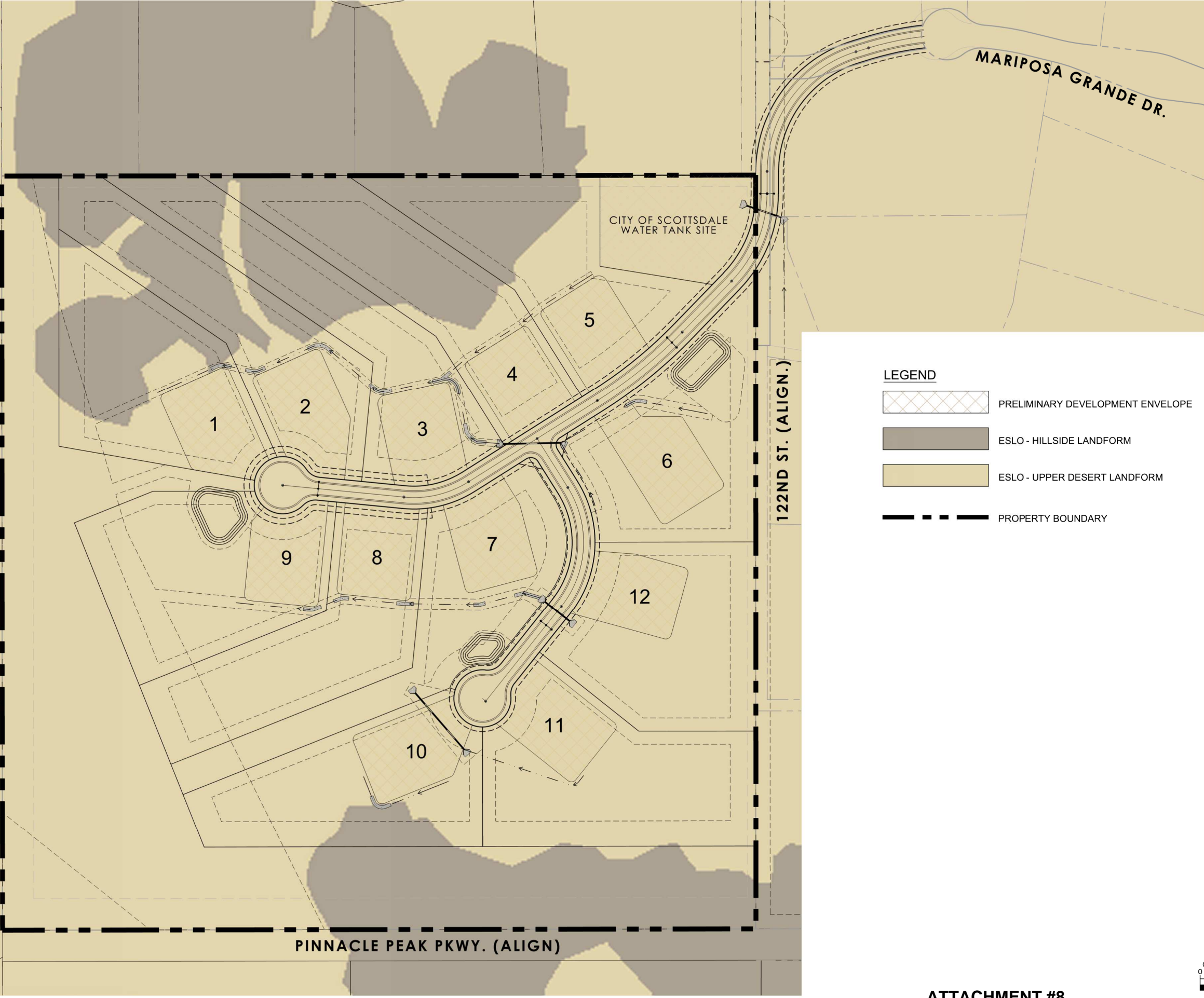
PROJECT NO.
291245005

DRAWING NAME
NAOS PLAN




OF 01

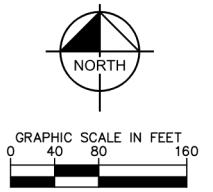
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119TH WAY



LEGEND

-  PRELIMINARY DEVELOPMENT ENVELOPE
-  ESLO - HILLSIDE LANDFORM
-  ESLO - UPPER DESERT LANDFORM
-  PROPERTY BOUNDARY



ATTACHMENT #8

<p>Kimley»Horn</p> <p>© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1001 W SOUTHERN AVE, SUITE 131 MESA, ARIZONA 85210 (480) 207-2666</p>	<p>NO. _____ BY DATE _____ APPR. _____</p> <p>REVISION _____</p>
<p>SCALE (H): 1"=80' SCALE (V): NONE DESIGNED BY: ZJH DRAWN BY: KLS CHECKED BY: ZJH DATE: JAN 2022</p>	<p>PRESERVE IV ENVIRONMENTALLY SENSITIVE LAND</p> <p>SCOTTSDALE, ARIZONA</p>
<p>PROJECT NO. 291245005</p> <p>DRAWING NAME CIRC. PLAN</p> <p>01 OF 01</p>	

CITY OF SCOTTSDALE LANDSCAPE NOTES

- Areas of salvaged desert surface soil without plant materials/groundcovers shall not exceed dimensions of more than 7 feet in any one direction, measured between plant canopies and/or coverage.
- A minimum of 50 percentage (unless otherwise stipulated by the Development Review Board, and/or the Zoning Ordinance requirements) of the provided trees shall be mature trees, pursuant to the City of Scottsdale's Zoning Ordinance Article X, Section 10.301, as defined in the City of Scottsdale's Zoning Ordinance Article III, Section 3.100.
- A single trunk tree's caliper size, that is to be equal to or less than 4-inches, shall be determined by utilizing the smallest diameter of the trunk 6-inches above finished grade adjacent to the trunk. A tree's caliper size, for single trunk trees that are to have a diameter greater than 4-inches, shall be determined by utilizing the smallest diameter of the trunk 12-inches above finished grade adjacent to the trunk. A multiple trunk tree's caliper size is measured at 6" above the location that the trunk splits originates, or 6" above finished grade if all trunks originate from the soil.
- Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy will be at least 4 feet away from any walkways or parking area curbing. Please refer to DSPM SEC. 2-1.1001.13.
- Area within the sight distance triangles is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 1.5 feet. Trees within the sight triangle shall have a single trunk and a canopy that begins at 8 feet in height upon installation. All heights are measured from nearest street line elevation.
- Retention/detention basins shall be constructed solely from the approved civil plans. Any alteration of the approved design (additional fill, boulders, etc.) shall require additional final plans staff review and approval. All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.
- Prior to the establishment of water service, non-residential projects with an estimated annual water demand of ten (10) acre-feet or more shall submit a conservation plan in conformance with Sections 49-245 through 49-248 of the City Code to the Water Conservation Office.
- Turf shall be limited to the maximum area specified in Sections 49-245 through 49-248 of the City Code and shall be shown on landscape plans submitted at the time of final plans.
- No lighting is approved with the submittal.
- The approval of these plans recognize the construction of a low voltage system and does not authorize any violation of the current City of Scottsdale adopted electrical code.
- The landscape specification section(s) of these plans have not reviewed and shall not be part of the City of Scottsdale's Approval.
- All signs require separate permits and approvals.
- New landscaping, including salvaged plant material, and landscaping indicated to remain, which is destroyed, damaged, or expires during construction shall be replaced with like size, kind, and quantity prior to the issuance of the Certificate of Occupancy / Letter of Acceptance to the satisfaction of the Inspection Services Staff.
- All revegetated NAOS shall be watered for 3 years. At the end of 3 years, the irrigation systems to the revegetated NAOS shall be permanently disconnected.
- No irrigation shall be provided to undisturbed Natural Area Open Space (NAOS) areas.
- Provide the Natural Area Open Space (NAOS) and Limits of Construction (LOC) Protection Program on the Plans:

- NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM:**
- No building, grading, or construction activity shall encroach into areas designated as NAOS, or outside the designated limits of construction envelope.
 - All NAOS and area outside of the LOC shall be protected from damage prior to, and during construction by the follow methods:
 - A registered land surveyor shall stake all NAOS and LOC disturbance based on this exhibit.
 - ± Three (3) foot tall steel rebar, or City of Scottsdale Inspection Services approved similar, shall be set along the NAOS and LOC, and connected with gold roping by the contractor prior to any clearing or grading.
 - All cactus subject to the City of Scottsdale's native plant ordinance directly adjacent, within two feet, of the NAOS and LOC line shall be fenced with wire fencing to prevent damage.
 - The contractor shall maintain the staking, roping, and fencing intact during the duration of the construction activity.
 - The contractor shall remove staking, roping, and fencing after receipt of the Letter of Acceptance/Certificate of Occupancy from the City of Scottsdale for all construction work.

GENERAL NOTES:

- The landscape and general contractors shall review this project with the landscape architect prior to starting work. The landscape architect shall be notified in writing of any discrepancies regarding these plans prior to proceeding.
- It shall be the contractor's responsibility to verify all dimensions and conditions at the job site and to cross-check details and dimensions shown on the drawings with related requirements on the architectural, mechanical, electrical, plumbing and civil drawings. Contractor shall verify all site conditions prior to starting work, locations and depths of all underground utilities that may be affected by construction and shall be responsible for damages to such utilities caused as a result of construction.
- Contractor shall be responsible for securing all necessary permits and shall notify all utility companies with utilities on the site prior to the construction of the project. Contractor shall adhere to all applicable local, state and federal laws or regulations pertaining to the project.
- All workmanship and materials shall conform to local codes.
- Contractor shall take all necessary precautionary measures to protect the public and adjacent properties from damage throughout construction.
- All existing vegetation, weeds, debris, etc. Shall be removed from the project 'limits of construction' and properly disposed of offsite at the contractor's expense.
- Unless otherwise specified on the plans, the contractor shall be responsible for the following: damages to utilities caused as a result of construction; damages to existing walks, walls, drives, curbs, etc.; inspection of the site in order to be fully aware of existing conditions prior to submitting the bid; site security until project acceptance
- In no case shall working dimensions be scaled from plans, sections or details on the drawings.
- Where no specific detail is shown, the construction shall be identical or similar to that indicated for like cases of construction on this project.
- Contractor shall reference civil engineering drawings for grading and drainage flows and shall be responsible for maintaining these flows free of obstructions.
- Quantities are shown for reference only. The contractor shall be responsible for providing all materials shown on plans.
- Sleeves, variations in the slab elevations, depressed areas and all other architectural, mechanical, electrical and plumbing requirements must be coordinated before the contractor proceeds with construction.
- Details noted as typical shall apply in all cases unless specifically shown or noted otherwise.
- Native seed mix to be applied to native treatment.
- All disturbed areas as shown to be treated with native, enhanced native, or specialty treatments.
- All salvaged plant materials to be utilized within defined landscape treatments.
- Rip-rap slopes, path, walks, and drives per civil plans.

PRESERVE IV LANDSCAPE PLAN

OWNER/ DEVELOPER

Toll Brothers
8767 E. Via de Ventura #390
Scottsdale, Arizona 85258
Tel: 480.314.6711
Contact: Oscar Dominguez

ENGINEER

Kimley-Horn & Associates
1001 W. Southern Ave., Suite 131
Mesa, Arizona 85210
Tel: 480.207.2665
Contact: Zach Hill, PE

ARCHITECT & LANDSCAPE ARCHITECT

Swaback
7550 E. McDonald Drive
Scottsdale, AZ 85250
Tel: 480.367.2100
Contact: Jeffrey M. Denzak ASLA, APA

SURVEYOR

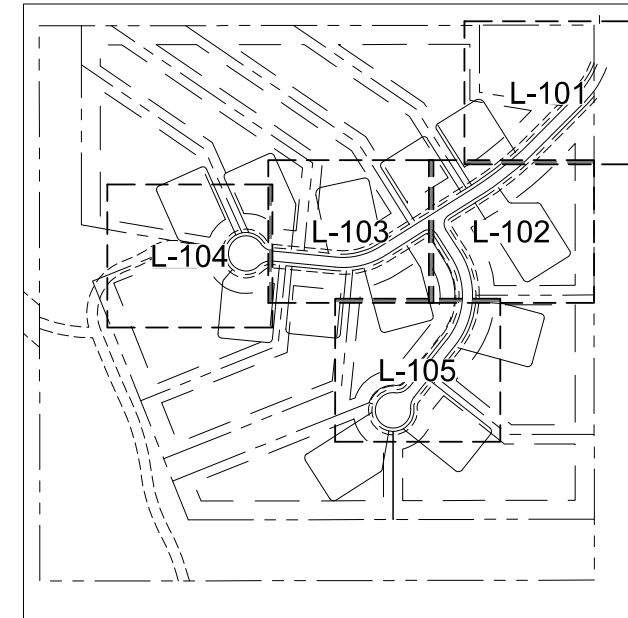
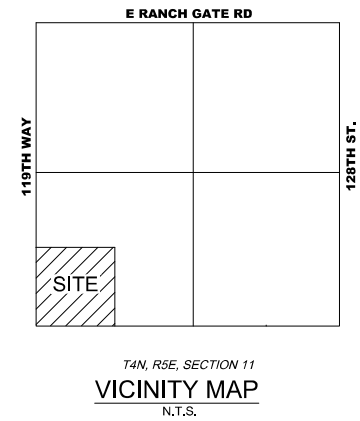
Survey Innovation Group, Inc.
7301 E. Evans Road
Scottsdale, Arizona 85260
Tel: 480.922.0780
Contact: Jason Segneri

SHEET INDEX

C-100	COVER SHEET AND GENERAL NOTES
LP-100	OVERALL LANDSCAPE PLAN
LP-101 - LP-105	LANDSCAPE PLAN
LD-501	LANDSCAPE DETAILS

GENERAL LANDSCAPE NOTES

- Install 'Desert Pavement' D.G. rock mulch to a depth shown on plans in all planting bed areas unless otherwise noted on plans. Contractor to salvage, stockpile, haul and protect desert pavement material during construction for subsequent installation.
- If 'Desert Pavement' stockpile runs short, supplement with ¾" minus decomposed granite to match existing size and color and to be approved by landscape architect/owner using field mock-ups provided by the contractor.
- It shall be the responsibility of the contractor to verify quantities including trees, shrubs, groundcovers, desert pavement, mulch and other items shown on the plans. It shall be the contractor's responsibility to notify the landscape architect prior to construction of major discrepancies. In case of a discrepancy between the number of plants indicated on the plant list, the drawings shall be accepted as correct. No plant material shall be placed within seven (7') feet of a fire hydrant, light pole, electrical, or communication box.
- Landscape contractor to contact landscape architect or owner's representative before each application of pre-emergent for verification. All planting bed mulch areas shall receive pre-emergent herbicide as specified, the contractor shall provide the landscape architect with a letter certifying the chemical, date and rate of application for both weed killer and pre-emergent.
- All plant material and specifications to conform to Arizona Nurseryman Association standards and sizes.
- All right-of-way & city required plant material to be in compliance with the department of water resources low water use plant list.
- The landscape architect and/or owner's representative is to approve any or all substitutions before installation. Substitutions shall not be allowed unless authorized in writing by the landscape architect.
- The landscape architect and/or owner's representative reserves the right to refuse any plant material deemed unacceptable. All plant material shall be inspected before installation. The contractor shall request inspection 24 hours in advance of planting. Upon such inspections if the rootball condition is unacceptable the contractor shall supply replacement plant at no cost.
- Coordinate salvage and relocation of existing native trees and cacti with salvage plans.
- The contractor shall maintain all existing utility cover, boxes, lids and manholes in an exposed condition.
- The landscape architect reserves the right to refuse any plant material deemed unacceptable.
- Locate plants away from sprinkler heads, light fixtures and other obstructions.
- Water test all tree planting holes prior to planting. If tree hole does not drain within a 24 hour period, refer to hardpan detail.
- See specifications and mag standard 430.5.6 for planting backfill mix.
- All top soil mixtures for plants shall be free of grass and noxious weeds. See section 795 of the m.a.g. specifications.
- Trees within sight visibility triangles shall have a clear trunk pruned to a height of 7 feet or greater upon installation. Height shall be measured from edge of pavement.
- Shrubs and groundcovers planted within the sight visibility triangle shall have a mature height of not more than 18 inches. Height shall be measured from the edge of pavement, and total height shall include the height of mounding.
- Maintain 3' clearance of cacti from all pedestrian routes unless otherwise directed by landscape architect.
- Finish grade in all areas shall be smooth, even and 1/2" below top of curbs, paving and adjacent walks.
- When boxed trees are installed, the bottom of the tree boxes shall not be removed upon planting. The soil line of the planted tree shall match the surrounding finish grade.
- Groundcover & desert pavement shall extend under shrubs unless otherwise noted on the plans.
- Lot driveway locations are unknown and will be determined by the builder. Proposed landscape material shown in landscape right-of-way at front of parcel lot, and in specific landscape tracts between/ around lots, to be installed as the adjacent lots are developed.
- Proposed tree locations are conceptual and may be field adjusted according to constructed improvements.



PROJECT PHASE

<input type="radio"/>	PRELIMINARY PLAT
<input type="radio"/>	CONSTRUCTION DOCUMENTS
<input type="radio"/>	ISSUE FOR BID SET
<input type="radio"/>	ISSUE FOR CONSTRUCTION

REVISIONS

























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
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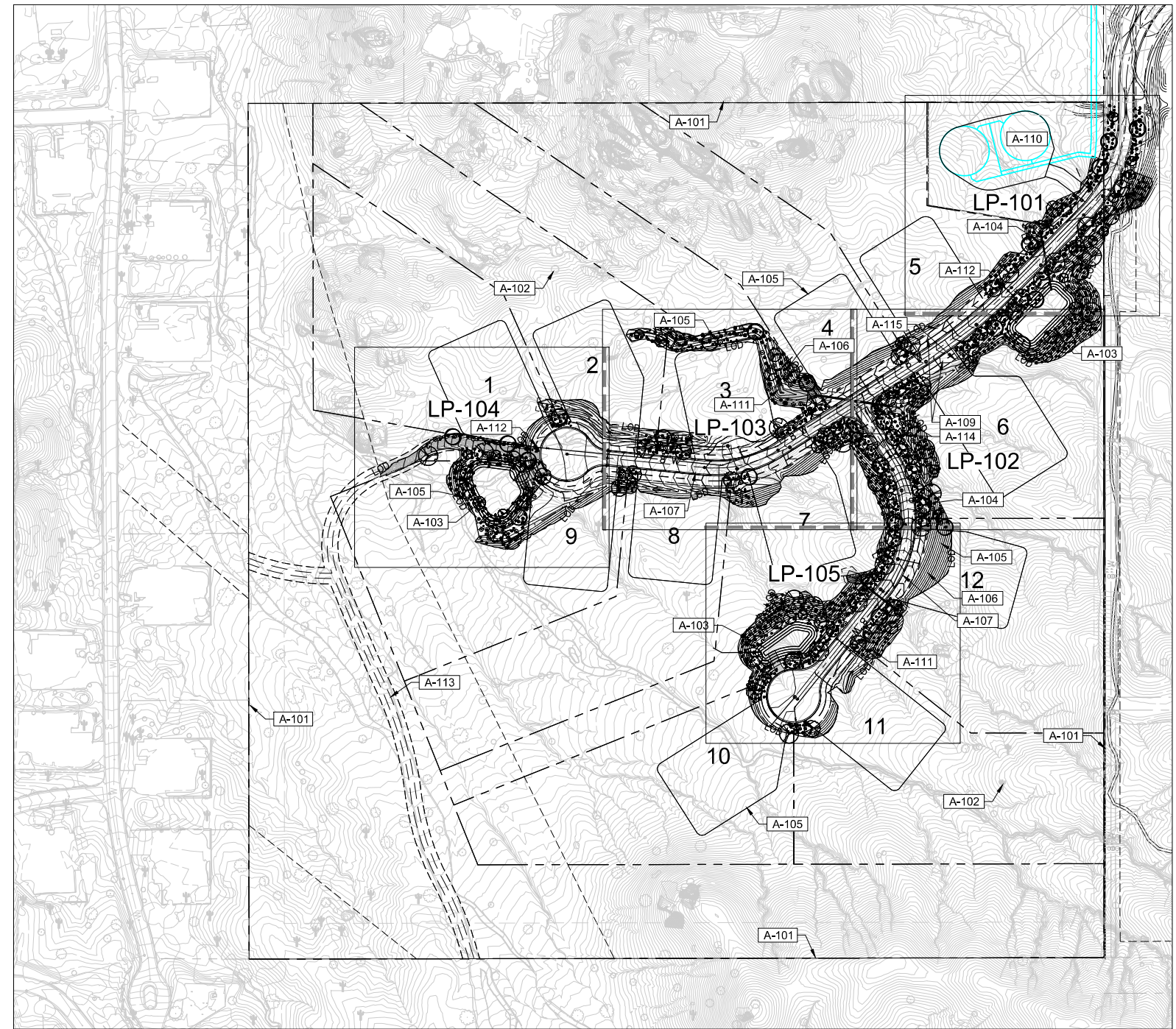
**PRESERVE IV
SCOTTSDALE, ARIZONA
100% SUBMITTAL SET
COVER SHEET**

DRAWN	C. MUNSON
CHECKED	C. MCKIBBEN
DATE	9/21/2022
SCALE	N.T.S.
JOB NO.	2161
SHEET	C-100
	1 OF 8 SHEETS





PLANT SCHEDULE			
TREES	BOTANICAL / COMMON NAME	CONT.	QTY
	Acacia greggii / Catclaw Acacia	15 Gal.	24
	Cercidium floridum / Blue Palo Verde	48" Box or Salvaged	11
	Cercidium microphyllum / Foothill Palo Verde	Salvaged	26
	Chilopsis linearis / Desert Willow	24" Box	26
	Olneya tesota / Desert Ironwood	48" Box or Salvaged	34
	Parkinsonia florida / Palo Verde	48" Box or Salvaged	3
	Prosopis velutina / Velvet Mesquite	48" Box or Salvaged	20
SHRUBS	BOTANICAL / COMMON NAME	CONT.	QTY
	Ambrosia deltoidea / Triangleleaf Bursage	1 Gal.	256
	Encelia farinosa / Brittle Bush	1 Gal.	230
	Ericameria laricifolia / Turpentine Bush	1 Gal.	93
	Justicia californica / Chuparosa	5 Gal.	247
	Larrea tridentata / Creosote Bush	5 Gal.	137
	Simmondsia chinensis / Jojoba	5 Gal.	78
CACTUS	BOTANICAL / COMMON NAME	CONT.	QTY
	Carnegiea gigantea / Saguaro	10 HT. or Salvaged	22
	Cylindropuntia bigelovii / Teddybear Cholla	5 Gal.	149
	Echinocereus engelmannii / Engelmann's Hedgehog Cactus	5 Gal.	30
	Ferocactus wislizenii / Fish Hook Barrel Cactus	5 Gal.	76
	Opuntia engelmannii / Engelmann's prickly pear	5 Gal.	55
ACCENTS/SUCCULENTS	BOTANICAL / COMMON NAME	CONT.	QTY
	Agave murpheyi / Murphey's Century Plant	5 Gal.	43
	Agave parryi / Parry's Agave	5 Gal.	62
	Dasyliiron wheeleri / Desert Spoon	5 Gal.	11
	Fouquieria splendens / Ocotillo	Lg. Bare Root	47
	Yucca baccata / Banana Yucca	5 Gal.	125
ANNUALS/PERENNIALS/GRASSES	BOTANICAL / COMMON NAME	CONT.	QTY
	Aristida purpurea / Purple Threawn	1 Gal.	277

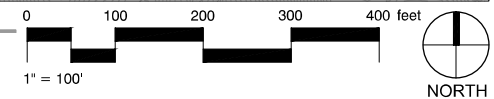
CONCEPT PLANT SCHEDULE	
	NATIVE SEED MIX 14 POUNDS PER ACRE 69,003 sf Seed, 3 lb/ac Ambrosia deltoidea / Triangle Bur Ragweed Seed, 0.5 lb/ac Baileya multiradiata / Desert Marigold Seed, 0.5 lb/ac Calliandra eriophylla / Fairy Duster Seed, 0.5 lb/ac Ericameria laricifolia / Turpentine Bush Seed, 1.5 lb/ac Eriogonum fasciculatum / California Buckwheat Seed, 5 lb/ac Eschscholzia mexicana / Mexican Gold Poppy Seed, 0.5 lb/ac Lupinus sparsiflorus / Coulter's Lupine Seed, 0.5 lb/ac Phacelia campanularia / Desert Bluebells Seed, 0.5 lb/ac Simmondsia chinensis / Jojoba Seed, 1 lb/ac Viguiera deltoidea / Goldeneye Seed, 1 lb/ac



1 OVERALL LANDSCAPE PLAN
1"=100'-0"

GENERAL NOTES	
SYMBOL	DESCRIPTION
A-101	PROPERTY BOUNDARY
A-102	EXISTING PLANT TO REMAIN IN PLACE, TYP.
A-103	DETENTION BASIN, REFER TO CIVIL PLANS
A-104	PROPOSED NEW PLANT MATERIAL AT AREAS OF GRADING DISTURBANCE ONLY, TYP.
A-105	BUILDING ENVELOPE, TYP.
A-106	HYDRO-SEED SLOPE STABILIZATION AT FRONT OF BUILDING ENVELOPE, TYP.
A-107	CURB - REF. CIVIL
A-108	GRADING - REF. CIVIL
A-109	RIGHT-OF-WAY - SEE CIVIL
A-110	CITY OF SCOTTSDALE WATER TANK SITE
A-111	RIP RAP DRAINAGE - REF. CIVIL
A-112	FIRE HYDRANT - REF. CIVIL
A-113	TRAIL SYSTEM
A-114	SIGHT VISIBILITY TRIANGLE - REF. CIVIL
A-115	PUBLIC UTILITY EASEMENT - REF. CIVIL
A-116	WATER METER & SLEEVE LOCATION

INERT MATERIALS			
SYMBOL	DESCRIPTION	QTY	DETAIL
	SURFACE-SELECT BOULDER PLACEMENT: 25% 500 lb - 1,000 lb 50% 1,000 lb - 2,000 lb 25% 2,000 lb - 3,000 lb	91	2/LD-501
INERT MATERIALS			
SYMBOL	DESCRIPTION	QTY	DETAIL
	DESERT PAVEMENT - To be salvaged/stockpiled from site prior to mass grading and reapplied to all disturbed areas. If insufficient material is salvaged imported desert pavement to match surrounding native desert.	177,149 sf	1/LD-501



PROJECT PHASE	
<input type="radio"/>	PRELIMINARY PLAT
<input type="radio"/>	CONSTRUCTION DOCUMENTS
<input type="radio"/>	ISSUE FOR BID SET
<input type="radio"/>	ISSUE FOR CONSTRUCTION

REVISIONS		
NO.	DESCRIPTION	DATE

PRESERVE IV
 SCOTTSDALE, ARIZONA
 100% SUBMITTAL SET
OVERALL LANDSCAPE PLAN

DRAWN	C. MUNSON
CHECKED	C. MCKIBBEN
DATE	9/21/2022
SCALE	1"=100'-0"
JOB NO.	2161
SHEET	LP-100
	2 OF 8 SHEETS



DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF SWABACK ARCHITECTS + PLANNERS, P.C.

PLANT SCHEDULE	
TREES	BOTANICAL / COMMON NAME
	Acacia greggii / Catclaw Acacia
	Cercidium floridum / Blue Palo Verde
	Cercidium microphyllum / Foothill Palo Verde
	Chilopsis linearis / Desert Willow
	Olneya tesota / Desert Ironwood
	Parkinsonia florida / Palo Verde
	Prosopis velutina / Velvet Mesquite
SHRUBS	BOTANICAL / COMMON NAME
	Ambrosia deltoidea / Triangleleaf Bursage
	Encelia farinosa / Brittle Bush
	Ericameria laricifolia / Turpentine Bush
	Justicia californica / Chuparosa
	Larrea tridentata / Creosote Bush
	Simmondsia chinensis / Jojoba
CACTUS	BOTANICAL / COMMON NAME
	Carnegiea gigantea / Saguaro
	Cylindropuntia bigelovii / Teddybear Cholla
	Echinocereus engelmannii / Engelmann's Hedgehog Cactus
	Ferocactus wislizenii / Fish Hook Barrel Cactus
	Opuntia engelmannii / Engelmann's prickly pear
ACCENTS/SUCCULENTS	BOTANICAL / COMMON NAME
	Agave murpheyi / Murphey's Century Plant
	Agave parryi / Parry's Agave
	Dasyliiron wheeleri / Desert Spoon
	Fouquieria splendens / Ocotillo
	Yucca baccata / Banana Yucca
ANNUALS/PERENNIALS/GRASSES	BOTANICAL / COMMON NAME
	Aristida purpurea / Purple Threawn

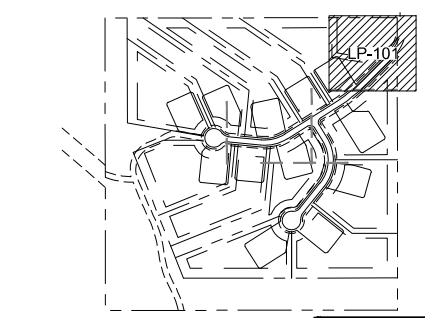
CONCEPT PLANT SCHEDULE	
	NATIVE SEED MIX 14 POUNDS PER ACRE 69,003 sf
	Ambrosia deltoidea / Triangle Bur Ragweed Seed, 3 lb/ac
	Baileya multiradiata / Desert Marigold Seed, 0.5 lb/ac
	Calliandra eriophylla / Fairy Duster Seed, 0.5 lb/ac
	Ericameria laricifolia / Turpentine Bush Seed, 1.5 lb/ac
	Eriogonum fasciculatum / California Buckwheat Seed, 5 lb/ac
	Eschscholzia mexicana / Mexican Gold Poppy Seed, 0.5 lb/ac
	Lupinus sparsiflorus / Coulter's Lupine Seed, 0.5 lb/ac
	Phacelia campanularia / Desert Bluebells Seed, 0.5 lb/ac
	Simmondsia chinensis / Jojoba Seed, 1 lb/ac
	Viguiera deltoidea / Goldeneye Seed, 1 lb/ac



2 LANDSCAPE PLAN
1"=20'-0"

REFERENCE NOTES SCHEDULE	
SYMBOL	DESCRIPTION
	PROPERTY BOUNDARY
	EXISTING PLANT TO REMAIN IN PLACE, TYP.
	DETENTION BASIN, REFER TO CIVIL PLANS
	PROPOSED NEW PLANT MATERIAL AT AREAS OF GRADING DISTURBANCE ONLY, TYP.
	BUILDING ENVELOPE, TYP.
	HYDRO-SEED SLOPE STABILIZATION AT FRONT OF BUILDING ENVELOPE, TYP.
	CURB - REF. CIVIL
	GRADING - REF. CIVIL
	RIGHT-OF-WAY - SEE CIVIL
	CITY OF SCOTTSDALE WATER TANK SITE
	RIP RAP DRAINAGE - REF. CIVIL
	FIRE HYDRANT - REF. CIVIL

	TRAIL SYSTEM
	SIGHT VISIBILITY TRIANGLE - REF. CIVIL
	PUBLIC UTILITY EASEMENT - REF. CIVIL
	WATER METER & SLEEVE LOCATION
INERT MATERIALS	
SYMBOL	DESCRIPTION
	SURFACE-SELECT BOULDER PLACEMENT: 25% 500 lb - 1,000 lb 50% 1,000 lb - 2,000 lb 25% 2,000 lb - 3,000 lb
INERT MATERIALS	
SYMBOL	DESCRIPTION
	DESERT PAVEMENT - To be salvaged/stockpiled from site prior to mass grading and reapplied to all disturbed areas. If insufficient material is salvaged imported desert pavement to match surrounding native desert.



KEY MAP scale: n.t.s.
CALL TWO WORKING DAYS BEFORE YOU BID
602-263-1100
1-800-STAKE-4T
(OUTSIDE MARICOPA COUNTY)



PROJECT PHASE	
<input type="radio"/>	PRELIMINARY PLAT
<input type="radio"/>	CONSTRUCTION DOCUMENTS
<input type="radio"/>	ISSUE FOR BID SET
<input type="radio"/>	ISSUE FOR CONSTRUCTION

REVISIONS		
NO.	DESCRIPTION	DATE

PRESERVE IV
SCOTTSDALE, ARIZONA
100% SUBMITTAL SET
LANDSCAPE PLAN

DRAWN	C. MUNSON
CHECKED	C. MCKIBBEN
DATE	9/21/2022
SCALE	1"=20'-0"
JOB NO.	2161
SHEET	LP-101
3 OF 8 SHEETS	

PLANT SCHEDULE	
TREES	BOTANICAL / COMMON NAME
	Acacia greggii / Catclaw Acacia
	Cercidium floridum / Blue Palo Verde
	Cercidium microphyllum / Foothill Palo Verde
	Chilopsis linearis / Desert Willow
	Olneya tesota / Desert Ironwood
	Parkinsonia florida / Palo Verde
	Prosopis velutina / Velvet Mesquite
SHRUBS	BOTANICAL / COMMON NAME
	Ambrosia deltoidea / Triangleleaf Bursage
	Encelia farinosa / Brittle Bush
	Ericameria laricifolia / Turpentine Bush
	Justicia californica / Chuparosa
	Larrea tridentata / Creosote Bush
	Simmondsia chinensis / Jojoba
CACTUS	BOTANICAL / COMMON NAME
	Carnegiea gigantea / Saguaro
	Cylindropuntia bigelovii / Teddybear Cholla
	Echinocereus engelmannii / Engelmann's Hedgehog Cactus
	Ferocactus wislizenii / Fish Hook Barrel Cactus
	Opuntia engelmannii / Engelmann's prickly pear
ACCENTS/SUCCULENTS	BOTANICAL / COMMON NAME
	Agave murpheyi / Murphey's Century Plant
	Agave parryi / Parry's Agave
	Dasyliirion wheeleri / Desert Spoon
	Fouquieria splendens / Ocotillo
	Yucca baccata / Banana Yucca
ANNUALS/PERENNIALS/GRASSES	BOTANICAL / COMMON NAME
	Aristida purpurea / Purple Threawn

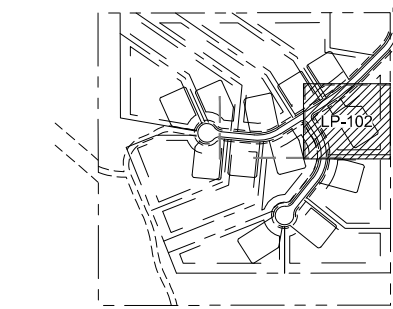
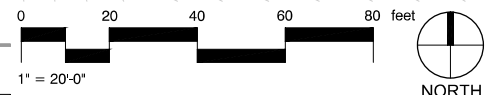
CONCEPT PLANT SCHEDULE	
	NATIVE SEED MIX 14 POUNDS PER ACRE 69,003 sf
	Ambrosia deltoidea / Triangle Bur Ragweed Seed, 3 lb/ac
	Baileya multiradiata / Desert Marigold Seed, 0.5 lb/ac
	Calliandra eriophylla / Fairy Duster Seed, 0.5 lb/ac
	Ericameria laricifolia / Turpentine Bush Seed, 1.5 lb/ac
	Eriogonum fasciculatum / California Buckwheat Seed, 5 lb/ac
	Eschscholzia mexicana / Mexican Gold Poppy Seed, 0.5 lb/ac
	Lupinus sparsiflorus / Coulter's Lupine Seed, 0.5 lb/ac
	Phacelia campanularia / Desert Bluebells Seed, 0.5 lb/ac
	Simmondsia chinensis / Jojoba Seed, 1 lb/ac
	Viguiera deltoidea / Goldeneye Seed, 1 lb/ac



2 LANDSCAPE PLAN
1"=20'-0"

REFERENCE NOTES SCHEDULE	
SYMBOL	DESCRIPTION
[A-101]	PROPERTY BOUNDARY
[A-102]	EXISTING PLANT TO REMAIN IN PLACE, TYP.
[A-103]	DETENTION BASIN, REFER TO CIVIL PLANS
[A-104]	PROPOSED NEW PLANT MATERIAL AT AREAS OF GRADING DISTURBANCE ONLY, TYP.
[A-105]	BUILDING ENVELOPE, TYP.
[A-106]	HYDRO-SEED SLOPE STABILIZATION AT FRONT OF BUILDING ENVELOPE, TYP.
[A-107]	CURB - REF. CIVIL
[A-108]	GRADING - REF. CIVIL
[A-109]	RIGHT-OF-WAY - SEE CIVIL
[A-110]	CITY OF SCOTTSDALE WATER TANK SITE
[A-111]	RIP RAP DRAINAGE - REF. CIVIL
[A-112]	FIRE HYDRANT - REF. CIVIL

[A-113]	TRAIL SYSTEM
[A-114]	SIGHT VISIBILITY TRIANGLE - REF. CIVIL
[A-115]	PUBLIC UTILITY EASEMENT - REF. CIVIL
[A-116]	WATER METER & SLEEVE LOCATION
INERT MATERIALS	
SYMBOL	DESCRIPTION
	SURFACE-SELECT BOULDER PLACEMENT: 25% 500 lb - 1,000 lb 50% 1,000 lb - 2,000 lb 25% 2,000 lb - 3,000 lb
INERT MATERIALS	
SYMBOL	DESCRIPTION
	DESERT PAVEMENT - To be salvaged/stockpiled from site prior to mass grading and reapplied to all disturbed areas. If insufficient material is salvaged imported desert pavement to match surrounding native desert.



CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
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(OUTSIDE MARICOPA COUNTY)



PROJECT PHASE	
<input type="radio"/>	PRELIMINARY PLAT
<input type="radio"/>	CONSTRUCTION DOCUMENTS
<input type="radio"/>	ISSUE FOR BID SET
<input type="radio"/>	ISSUE FOR CONSTRUCTION

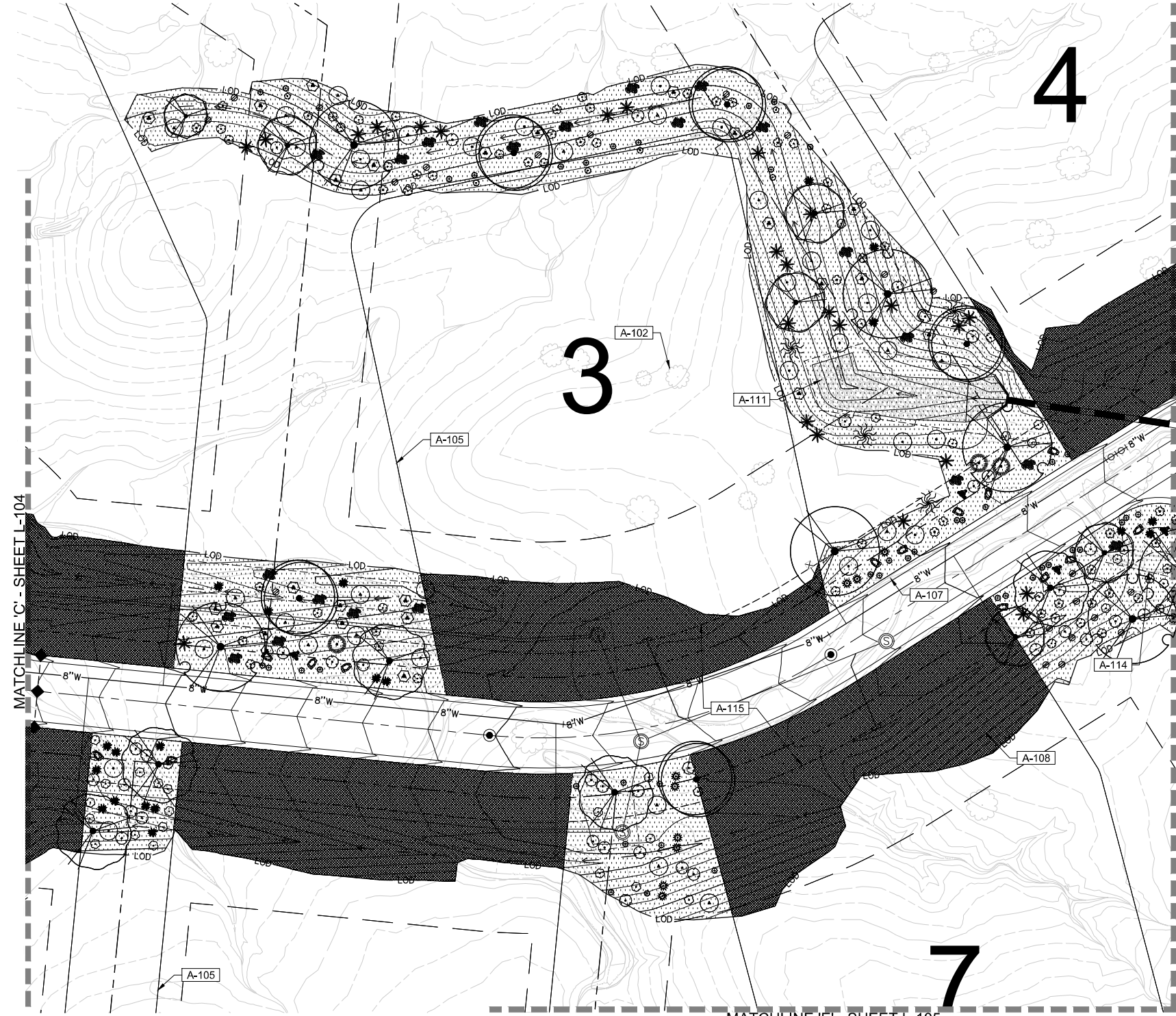
REVISIONS		
NO.	DESCRIPTION	DATE

PRESERVE IV
 SCOTTSDALE, ARIZONA
 100% SUBMITTAL SET
 LANDSCAPE PLAN

DRAWN	C. MUNSON
CHECKED	C. MCKIBBEN
DATE	9/21/2022
SCALE	1"=20'-0"
JOB NO.	2161
SHEET	LP-102
4 OF 8 SHEETS	

PLANT SCHEDULE	
TREES	BOTANICAL / COMMON NAME
	Acacia greggii / Catclaw Acacia
	Cercidium floridum / Blue Palo Verde
	Cercidium microphyllum / Foothill Palo Verde
	Chilopsis linearis / Desert Willow
	Olneya tesota / Desert Ironwood
	Parkinsonia florida / Palo Verde
	Prosopis velutina / Velvet Mesquite
SHRUBS	BOTANICAL / COMMON NAME
	Ambrosia deltoidea / Triangleleaf Bursage
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	Ericameria laricifolia / Turpentine Bush
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	Cylindropuntia bigelovii / Teddybear Cholla
	Echinocereus engelmannii / Engelmann's Hedgehog Cactus
	Ferocactus wislizenii / Fish Hook Barrel Cactus
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	Fouquieria splendens / Ocotillo
	Yucca baccata / Banana Yucca
ANNUALS/PERENNIALS/GRASSES	BOTANICAL / COMMON NAME
	Aristida purpurea / Purple Threawn

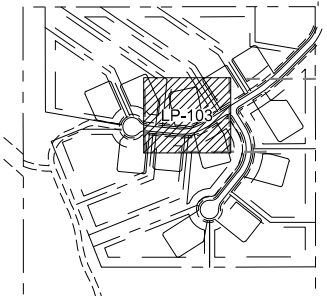
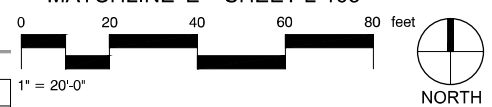
CONCEPT PLANT SCHEDULE	
	NATIVE SEED MIX 14 POUNDS PER ACRE 69,003 sf
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	Lupinus sparsiflorus / Coulter's Lupine Seed, 0.5 lb/ac
	Phacelia campanularia / Desert Bluebells Seed, 0.5 lb/ac
	Simmondsia chinensis / Jojoba Seed, 1 lb/ac
	Viguiera deltoidea / Goldeneye Seed, 1 lb/ac



2 LANDSCAPE PLAN
1" = 20'-0"

REFERENCE NOTES SCHEDULE	
SYMBOL	DESCRIPTION
A-101	PROPERTY BOUNDARY
A-102	EXISTING PLANT TO REMAIN IN PLACE, TYP.
A-103	DETENTION BASIN, REFER TO CIVIL PLANS
A-104	PROPOSED NEW PLANT MATERIAL AT AREAS OF GRADING DISTURBANCE ONLY, TYP.
A-105	BUILDING ENVELOPE, TYP.
A-106	HYDRO-SEED SLOPE STABILIZATION AT FRONT OF BUILDING ENVELOPE, TYP.
A-107	CURB - REF. CIVIL
A-108	GRADING - REF. CIVIL
A-109	RIGHT-OF-WAY - SEE CIVIL
A-110	CITY OF SCOTTSDALE WATER TANK SITE
A-111	RIP RAP DRAINAGE - REF. CIVIL
A-112	FIRE HYDRANT - REF. CIVIL

A-113	TRAIL SYSTEM
A-114	SIGHT VISIBILITY TRIANGLE - REF. CIVIL
A-115	PUBLIC UTILITY EASEMENT - REF. CIVIL
A-116	WATER METER & SLEEVE LOCATION
INERT MATERIALS	
SYMBOL	DESCRIPTION
	SURFACE-SELECT BOULDER PLACEMENT: 25% 500 lb - 1,000 lb 50% 1,000 lb - 2,000 lb 25% 2,000 lb - 3,000 lb
INERT MATERIALS	
SYMBOL	DESCRIPTION
	DESERT PAVEMENT - To be salvaged/stockpiled from site prior to mass grading and reapplied to all disturbed areas. If insufficient material is salvaged imported desert pavement to match surrounding native desert.



KEY MAP scale: n.t.s.
CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-4T
(OUTSIDE MARICOPA COUNTY)



PROJECT PHASE	
<input type="radio"/>	PRELIMINARY PLAT
<input type="radio"/>	CONSTRUCTION DOCUMENTS
<input type="radio"/>	ISSUE FOR BID SET
<input type="radio"/>	ISSUE FOR CONSTRUCTION

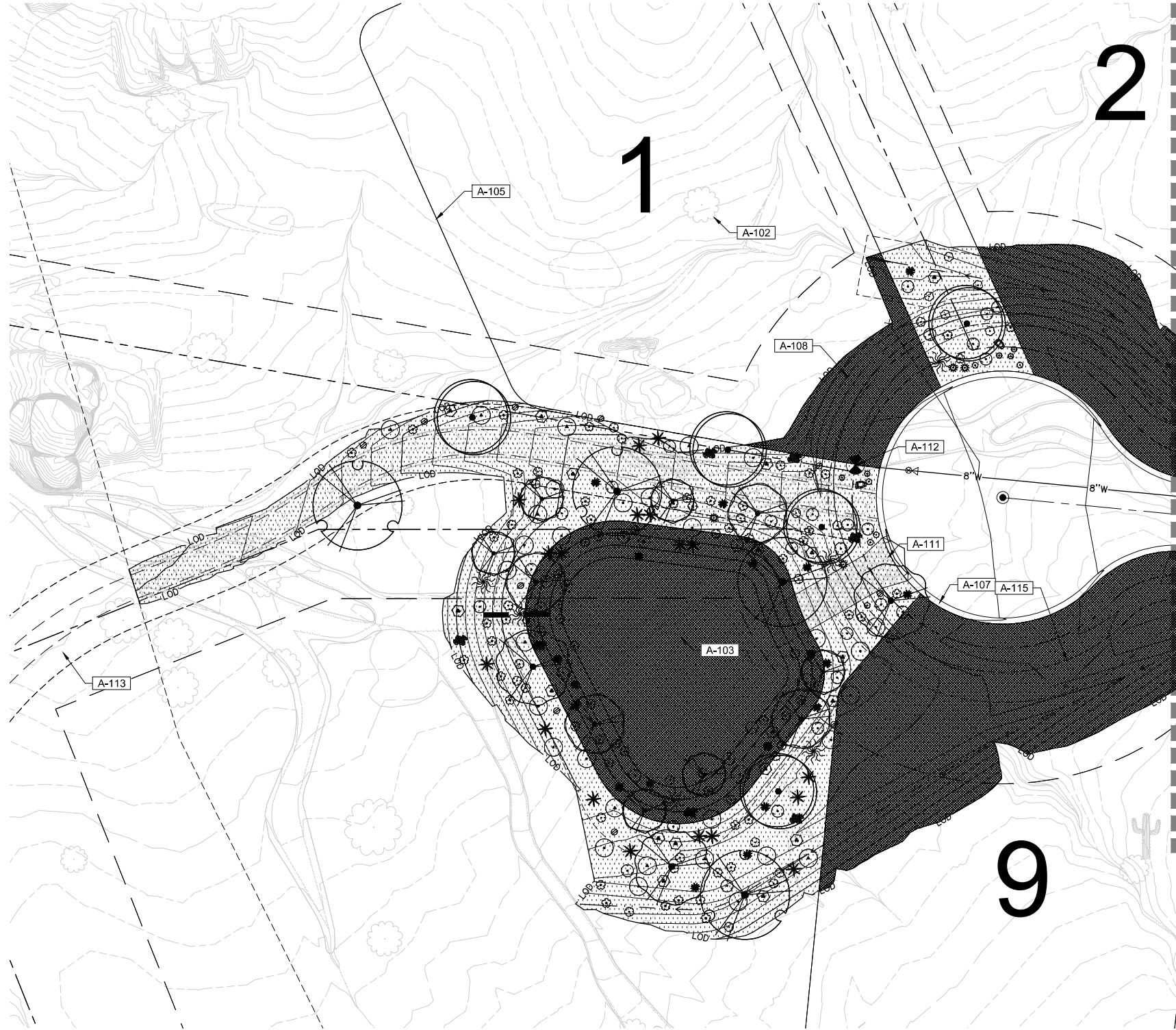
REVISIONS		
NO.	DESCRIPTION	DATE

PRESERVE IV
SCOTTSDALE, ARIZONA
100% SUBMITTAL SET
LANDSCAPE PLAN

DRAWN	C. MUNSON
CHECKED	C. MCKIBBEN
DATE	9/21/2022
SCALE	1"=20'-0"
JOB NO.	2161
SHEET	LP-103
5 OF 8 SHEETS	

PLANT SCHEDULE	
TREES	BOTANICAL / COMMON NAME
	Acacia greggii / Catclaw Acacia
	Cercidium floridum / Blue Palo Verde
	Cercidium microphyllum / Foothill Palo Verde
	Chilopsis linearis / Desert Willow
	Olneya tesota / Desert Ironwood
	Parkinsonia florida / Palo Verde
	Prosopis velutina / Velvet Mesquite
SHRUBS	BOTANICAL / COMMON NAME
	Ambrosia deltoidea / Triangleleaf Bursage
	Encelia farinosa / Brittle Bush
	Ericameria laricifolia / Turpentine Bush
	Justicia californica / Chuparosa
	Larrea tridentata / Creosote Bush
	Simmondsia chinensis / Jojoba
CACTUS	BOTANICAL / COMMON NAME
	Carnegiea gigantea / Saguaro
	Cylindropuntia bigelovii / Teddybear Cholla
	Echinocereus engelmannii / Engelmann's Hedgehog Cactus
	Ferocactus wislizenii / Fish Hook Barrel Cactus
	Opuntia engelmannii / Engelmann's prickly pear
ACCENTS/SUCCULENTS	BOTANICAL / COMMON NAME
	Agave murpheyi / Murphey's Century Plant
	Agave parryi / Parry's Agave
	Dasylirion wheeleri / Desert Spoon
	Fouquieria splendens / Ocotillo
	Yucca baccata / Banana Yucca
ANNUALS/PERENNIALS/GRASSES	BOTANICAL / COMMON NAME
	Aristida purpurea / Purple Threawn

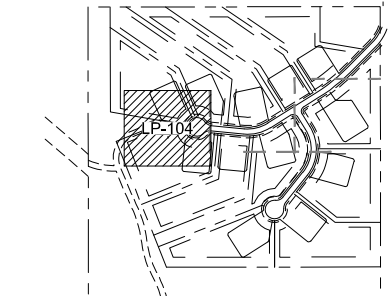
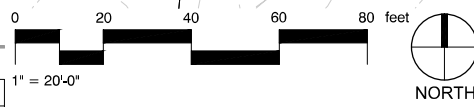
CONCEPT PLANT SCHEDULE	
	NATIVE SEED MIX 14 POUNDS PER ACRE 69,003 sf
	Ambrosia deltoidea / Triangle Bur Ragweed Seed, 3 lb/ac
	Baileya multiradiata / Desert Marigold Seed, 0.5 lb/ac
	Calliandra eriophylla / Fairy Duster Seed, 0.5 lb/ac
	Ericameria laricifolia / Turpentine Bush Seed, 1.5 lb/ac
	Eriogonum fasciculatum / California Buckwheat Seed, 5 lb/ac
	Eschscholzia mexicana / Mexican Gold Poppy Seed, 0.5 lb/ac
	Lupinus sparsiflorus / Coulter's Lupine Seed, 0.5 lb/ac
	Phacelia campanularia / Desert Bluebells Seed, 0.5 lb/ac
	Simmondsia chinensis / Jojoba Seed, 1 lb/ac
	Viguiera deltoidea / Goldeneye Seed, 1 lb/ac



2 LANDSCAPE PLAN
1"=20'-0"

REFERENCE NOTES SCHEDULE	
SYMBOL	DESCRIPTION
[A-101]	PROPERTY BOUNDARY
[A-102]	EXISTING PLANT TO REMAIN IN PLACE, TYP.
[A-103]	DETENTION BASIN, REFER TO CIVIL PLANS
[A-104]	PROPOSED NEW PLANT MATERIAL AT AREAS OF GRADING DISTURBANCE ONLY, TYP.
[A-105]	BUILDING ENVELOPE, TYP.
[A-106]	HYDRO-SEED SLOPE STABILIZATION AT FRONT OF BUILDING ENVELOPE, TYP.
[A-107]	CURB - REF. CIVIL
[A-108]	GRADING - REF. CIVIL
[A-109]	RIGHT-OF-WAY - SEE CIVIL
[A-110]	CITY OF SCOTTSDALE WATER TANK SITE
[A-111]	RIP RAP DRAINAGE - REF. CIVIL
[A-112]	FIRE HYDRANT - REF. CIVIL

SYMBOL	DESCRIPTION
[A-113]	TRAIL SYSTEM
[A-114]	SIGHT VISIBILITY TRIANGLE - REF. CIVIL
[A-115]	PUBLIC UTILITY EASEMENT - REF. CIVIL
[A-116]	WATER METER & SLEEVE LOCATION
INERT MATERIALS	
SYMBOL	DESCRIPTION
[Symbol]	SURFACE-SELECT BOULDER PLACEMENT: 25% 500 lb - 1,000 lb 50% 1,000 lb - 2,000 lb 25% 2,000 lb - 3,000 lb
INERT MATERIALS	
SYMBOL	DESCRIPTION
[Symbol]	DESERT PAVEMENT - To be salvaged/stockpiled from site prior to mass grading and reapplied to all disturbed areas. If insufficient material is salvaged imported desert pavement to match surrounding native desert.



KEY MAP scale: n.t.s.
CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-4T
(OUTSIDE MARICOPA COUNTY)



PROJECT PHASE	
<input type="checkbox"/>	PRELIMINARY PLAT
<input type="checkbox"/>	CONSTRUCTION DOCUMENTS
<input type="checkbox"/>	ISSUE FOR BID SET
<input type="checkbox"/>	ISSUE FOR CONSTRUCTION

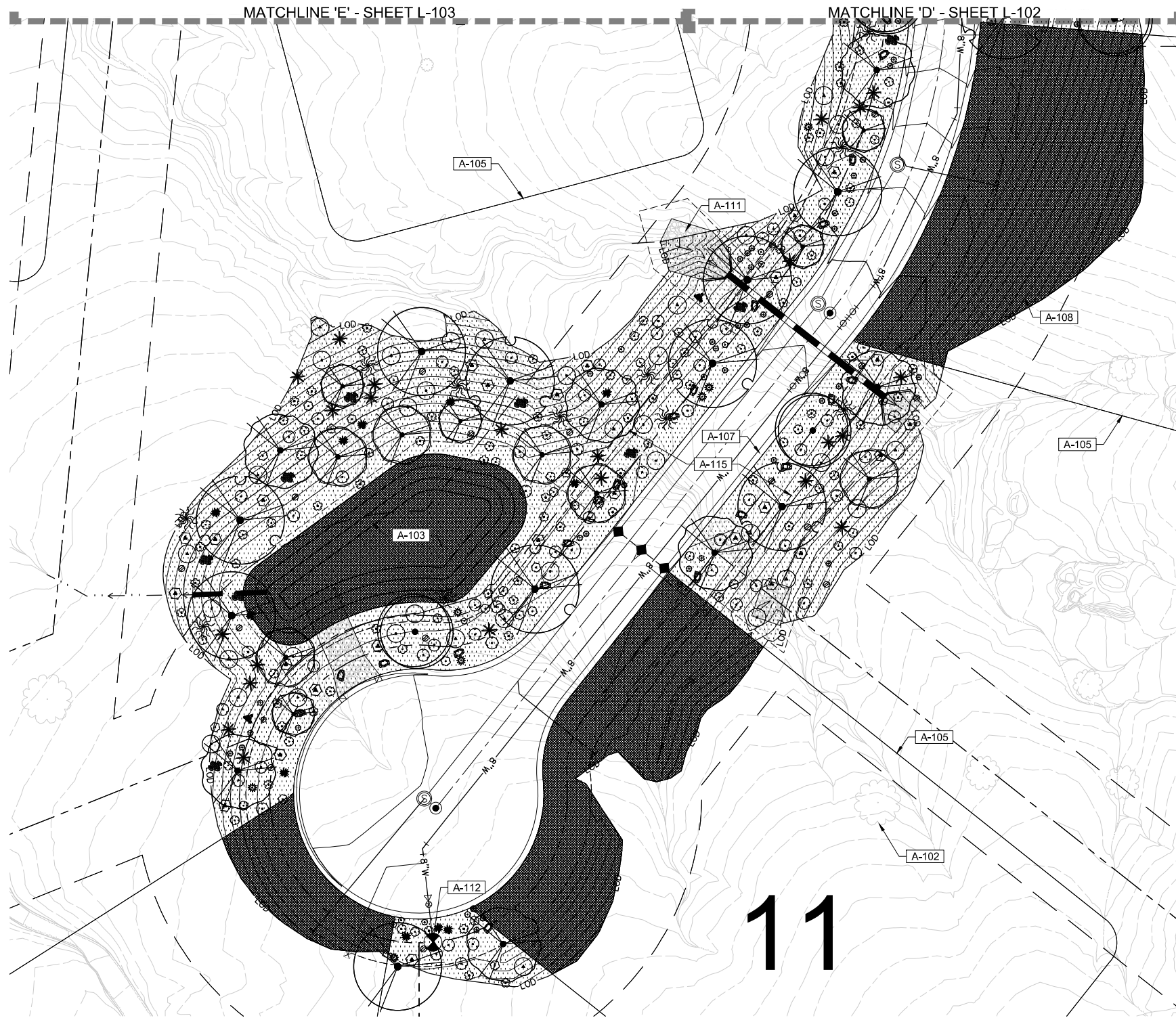
REVISIONS		
NO.	DESCRIPTION	DATE

PRESERVE IV
 SCOTTSDALE, ARIZONA
 100% SUBMITTAL SET
 LANDSCAPE PLAN

DRAWN	C. MUNSON
CHECKED	C. MCKIBBEN
DATE	9/21/2022
SCALE	1"=20'-0"
JOB NO.	2161
SHEET	LP-104
6 OF 8 SHEETS	

PLANT SCHEDULE	
TREES	BOTANICAL / COMMON NAME
	Acacia greggii / Catclaw Acacia
	Cercidium floridum / Blue Palo Verde
	Cercidium microphyllum / Foothill Palo Verde
	Chilopsis linearis / Desert Willow
	Olneya tesota / Desert Ironwood
	Parkinsonia florida / Palo Verde
	Prosopis velutina / Velvet Mesquite
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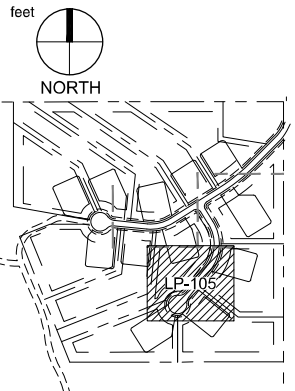
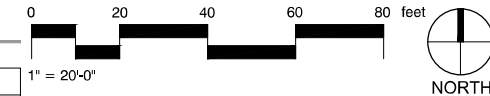
CONCEPT PLANT SCHEDULE	
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	Phacelia campanularia / Desert Bluebells Seed, 0.5 lb/ac
	Simmondsia chinensis / Jojoba Seed, 1 lb/ac
	Viguiera deltoidea / Goldeneye Seed, 1 lb/ac



2 LANDSCAPE PLAN
1"=20'-0"

REFERENCE NOTES SCHEDULE	
SYMBOL	DESCRIPTION
	GENERAL NOTES
A-101	PROPERTY BOUNDARY
A-102	EXISTING PLANT TO REMAIN IN PLACE, TYP.
A-103	DETENTION BASIN, REFER TO CIVIL PLANS
A-104	PROPOSED NEW PLANT MATERIAL AT AREAS OF GRADING DISTURBANCE ONLY, TYP.
A-105	BUILDING ENVELOPE, TYP.
A-106	HYDRO-SEED SLOPE STABILIZATION AT FRONT OF BUILDING ENVELOPE, TYP.
A-107	CURB - REF. CIVIL
A-108	GRADING - REF. CIVIL
A-109	RIGHT-OF-WAY - SEE CIVIL
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A-112	FIRE HYDRANT - REF. CIVIL

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A-114	SIGHT VISIBILITY TRIANGLE - REF. CIVIL
A-115	PUBLIC UTILITY EASEMENT - REF. CIVIL
A-116	WATER METER & SLEEVE LOCATION
	INERT MATERIALS
SYMBOL	DESCRIPTION
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	INERT MATERIALS
SYMBOL	DESCRIPTION
	DESERT PAVEMENT - To be salvaged/stockpiled from site prior to mass grading and reapplied to all disturbed areas. If insufficient material is salvaged imported desert pavement to match surrounding native desert.



PROJECT PHASE	
<input type="radio"/>	PRELIMINARY PLANS
<input type="radio"/>	CONSTRUCTION DOCUMENTS
<input type="radio"/>	ISSUE FOR BID SET
<input type="radio"/>	ISSUE FOR CONSTRUCTION

REVISIONS		
NO.	DESCRIPTION	DATE

PRESERVE IV
 SCOTTSDALE, ARIZONA
 100% SUBMITTAL SET
 LANDSCAPE PLAN

DRAWN	C. MUNSON
CHECKED	C. MCKIBBEN
DATE	9/21/2022
SCALE	1"=20'-0"
JOB NO.	2161
SHEET	LP-105
	7 OF 8 SHEETS

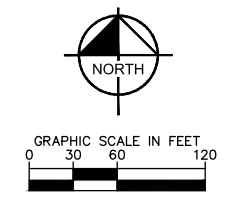
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 (OUTSIDE MARICOPA COUNTY)

K:\EAV_Civil\291245005 - Preserve IV\CADD\Preliminary Plat\45005 CUT FILL.dwg Jul 14, 2022 roch.hill
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE, AND CLIENT FOR WHICH IT WAS PREPARED. REUSE
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- LEGEND**
- PROPERTY BOUNDARY
 - FILL AREAS GREATER THAN 6'
 - CUT AREAS GREATER THAN 6'



ATTACHMENT #10

<p>PRELIMINARY PLAT CUT AND FILLS MAP SCOTTSDALE, ARIZONA</p>	<p>Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1001 W SOUTHERN AVE, SUITE 131 MESA, ARIZONA 85210 (480) 207-2666</p>
SCALE (H): 1"=60' SCALE (V): NONE DESIGNED BY: ZJH DRAWN BY: KLS CHECKED BY: ZJH DATE: JULY 2022	NO. _____ REVISION _____ BY/DATE _____ APPR. _____
PROJECT NO. 291245005	
DRAWING NAME PRELIM NAOS PLAN	
01 OF 01	

K:\EAV_Civil\291245005 - Preserve IV CAD\00\Preliminary Plat\NAOS Plans\45005CONSTRUCTION ENVELOPE PLAN AND PED VEH TRAILS PLAN.dwg May 13, 2022 Keith.Nichter
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 OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND

- PRELIMINARY DEVELOPMENT ENVELOPE WITH AVERAGE CONCEPTUAL ENVELOPE DIMENSIONS
- PROPERTY BOUNDARY

ALL DELINEATED NAOS AREAS AND SUBSEQUENT PRELIMINARY DEVELOPMENT ENVELOPE AREAS SHALL MEET OR EXCEED THE ESL REQUIREMENTS AS STATED IN SEC. 6.1060.F.1, CONCERNING MINIMUM WIDTHS AND AREA OF NAOS EASEMENTS. PRELIMINARY DEVELOPMENT ENVELOPES SHALL ALSO ADHERE TO THE AMENDED SETBACK STANDARDS FOR BUILDINGS AND APPLICABLE ON-LOT IMPROVEMENTS.

R1-130 ESL AMENDED DEVELOPMENT STANDARDS (25% REDUCTION):
 MIN. LOT WIDTH: **150'**
 MIN. LOT AREA: **97,500 S.F.**
 MIN. SETBACK'S: **FRONT: 45', REAR: 45', SIDES: 23'**

ALLOWED/PROPOSED BUILDING HEIGHT:
MAXIMUM 24' FROM NATURAL GRADE
ALLOWED/PROPOSED WALL HEIGHT: VARIES

NO.	REVISION	BY	DATE	APPR.

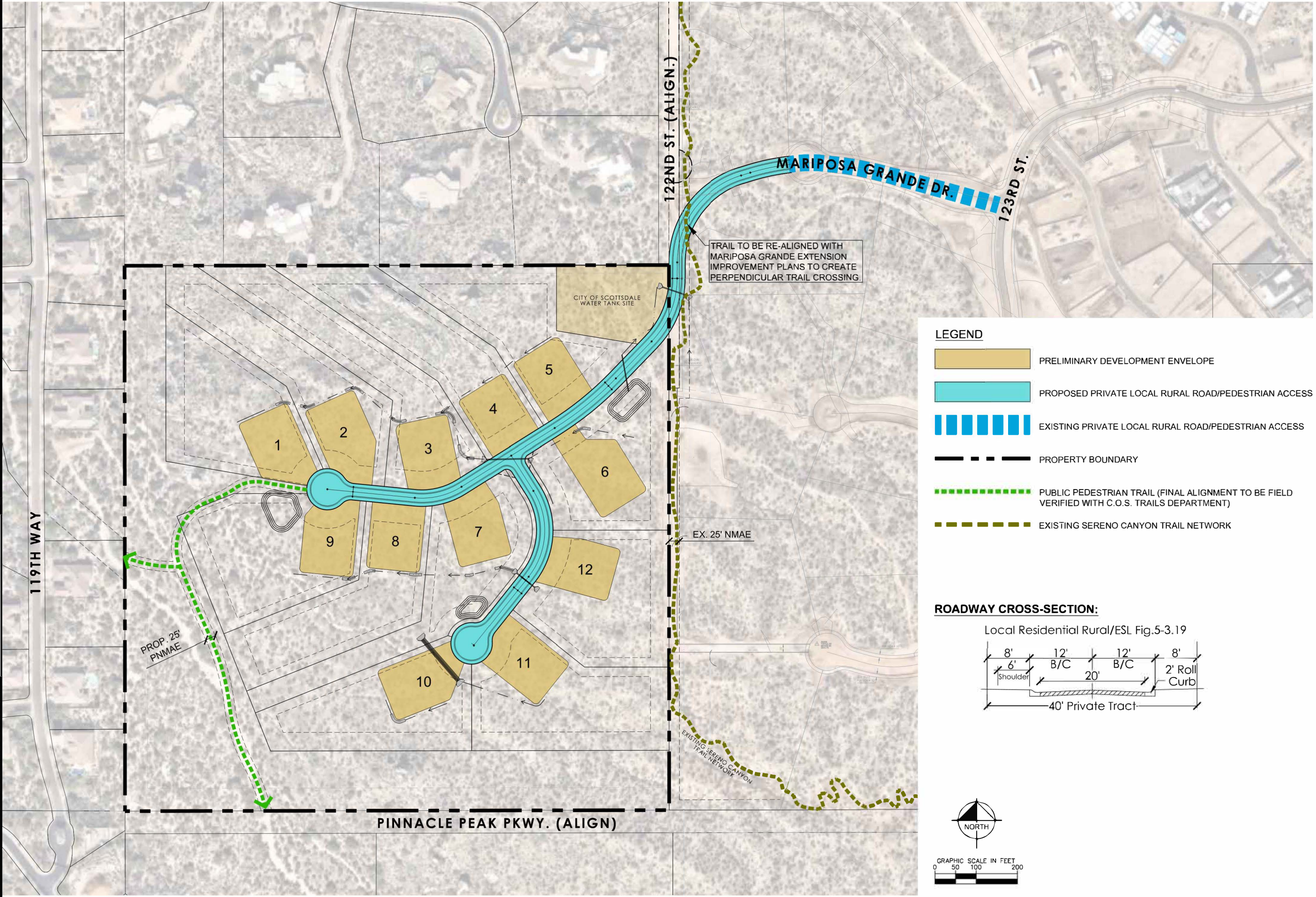
Kimley»Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 1001 W SOUTHERN AVE, SUITE 131
 MESA, ARIZONA 85210 (480) 207-2666

SCALE (H): 1"=80'
 SCALE (V): NONE
 DESIGNED BY: ZJH
 DRAWN BY: KLS
 CHECKED BY: ZJH
 DATE: JAN 2022

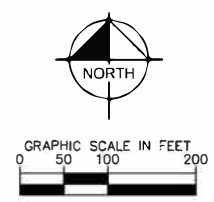
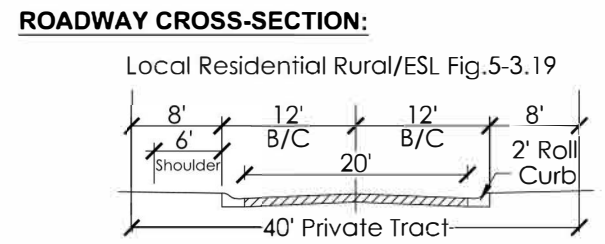
**PRESERVE IV
 CONSTRUCTION ENVELOPE PLAN**
 SCOTTSDALE, ARIZONA

PROJECT NO.
 291245005
 DRAWING NAME
 CONST. ENV. PLAN
 01 OF 01

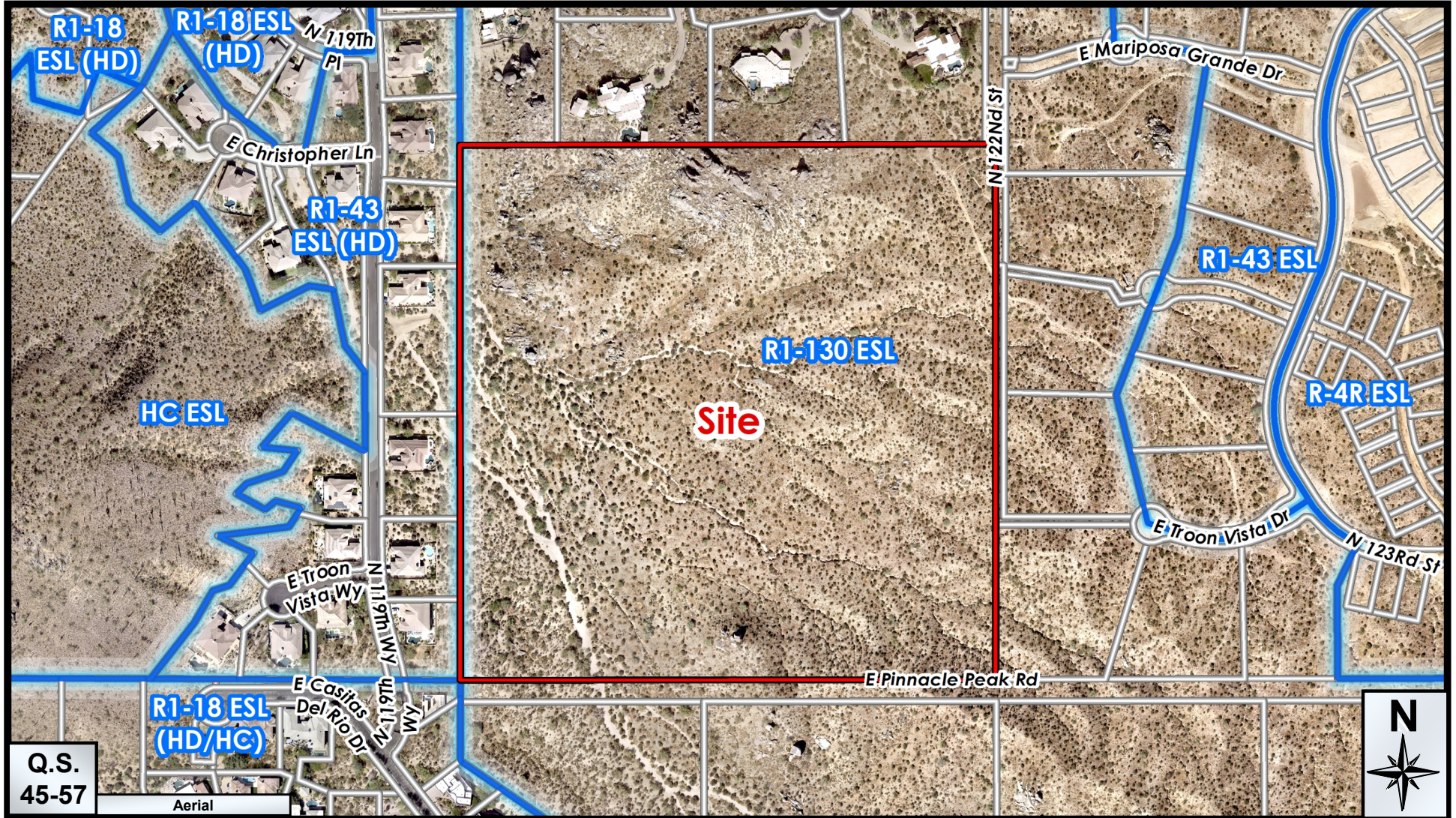
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- LEGEND**
- PRELIMINARY DEVELOPMENT ENVELOPE
 - PROPOSED PRIVATE LOCAL RURAL ROAD/PEDESTRIAN ACCESS
 - EXISTING PRIVATE LOCAL RURAL ROAD/PEDESTRIAN ACCESS
 - PROPERTY BOUNDARY
 - PUBLIC PEDESTRIAN TRAIL (FINAL ALIGNMENT TO BE FIELD VERIFIED WITH C.O.S. TRAILS DEPARTMENT)
 - EXISTING SERENO CANYON TRAIL NETWORK



<p>Kimley»Horn</p> <p>© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1001 W SOUTHERN AVE, SUITE 131 MESA, ARIZONA 85210 (480) 207-2666</p>	<p>SCALE (H): 1"=80' SCALE (V): NONE DESIGNED BY: ZJH DRAWN BY: KLS CHECKED BY: ZJH DATE: JAN 2022</p>
<p>PRESERVE IV PED., VEH., TRAILS CIRCULATION PLAN</p> <p>SCOTTSDALE, ARIZONA</p>	<p>1ST COS 1ST REVIEW COMMENTS JK 10/5/22 2ND COS 1ST REVIEW COMMENTS JK 10/7/22</p>
<p>PROJECT NO. 291245005</p>	<p>NO. REVISION BY DATE APPR.</p>
<p>DRAWING NAME CIRC. PLAN</p>	
<p>01 OF 01</p>	



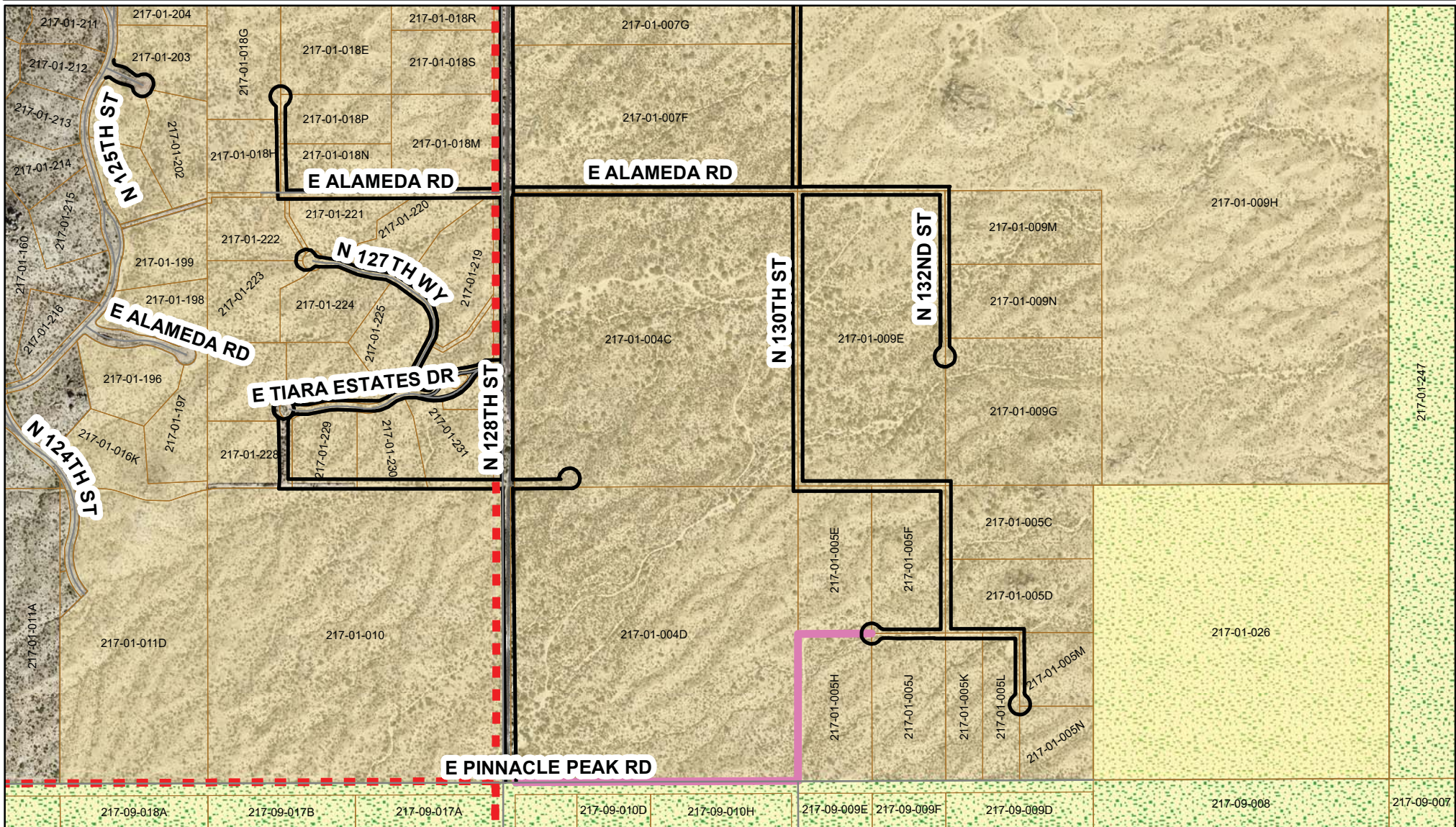
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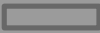

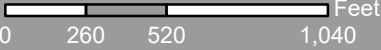


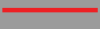



Aerial

Zoning Aerial

4-PP-2022

Dynamite Foothills Area 5B Local Area Infrastructure Plan



	Parcels		City Boundary	 Feet 0 260 520 1,040	
	Preserve		Existing Trail		
	Proposed Street		Planned Trail		
			Water/Sewer ROW		

Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification.



Last updated 10/2/2018

DEDICATION

STATE OF ARIZONA)

) S.S.

COUNTY OF MARICOPA)

KNOWN ALL MEN BY THESE PRESENTS:

THAT TOLL BROTHERS AZ CONSTRUCTION COMPANY, A DOMESTIC FOR-PROFIT CORPORATION, OWNER, HEREBY SUBDIVIDES A REPLAT OF LOTS 36A, 37A, 60A, 61A, 62A, & 63A, TRACTS CC AND EE OF FINAL PLAT FOR SERENO CANYON PHASE 2A, RECORDED IN BOOK 1520 OF MAPS, PAGE 10 IN THE COUNTY RECORDER'S OFFICE, CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA AS SHOWN AND PLATTED HEREON, AND HEREBY PLATTED UNDER THE NAME "SERENO CANYON PHASE 2AA REPLAT" 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 CONDITION, STATED.

TRACTS "CCC", "DDD", "EEE", & "FFF" INCLUSIVE, ARE DECLARED AS COMMON AREAS AND SHALL BE OWNED, AND MAINTAINED BY THE SERENO CANYON COMMUNITY ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION, AND ITS SUCCESSORS AND ASSIGNS ("ASSOCIATION")

TOLL BROTHERS AZ CONSTRUCTION COMPANY, A DOMESTIC FOR-PROFIT CORPORATION, OWNER, GRANTOR, DECLARES THE PRIVATE STREET SHOWN HEREON AS TRACT "EEE" - AS PRIVATE ACCESS WAYS, 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 STREETS. THE CITY HAS NO OBLIGATION TO MAINTAIN, REPAIR AND REPLACE THE PRIVATE STREETS ARISING FROM THIS PLAT.

EASEMENTS

TOLL BROTHERS AZ CONSTRUCTION COMPANY, A DOMESTIC FOR-PROFIT CORPORATION, OWNER GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE:

- A. DRAINAGE AND FLOOD CONTROL (DFC): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DIKES, DAMS, STORMWATER STORAGE BASINS, STORMDRAINS (SD), CHANNELS, 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. IF, 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 LIEN THAT GRANTEE HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
5. GRANTEE SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTEE'S FAILURE TO PERFORM UNDER THIS DOCUMENT.
6. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF ALL SEDIMENT BUILD-UP FOR ALL DRAINAGE STRUCTURES AND CULVERTS.
B. EMERGENCY AND SERVICE ACCESS (ESA): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS TRACT "EEE" AND "CCC" 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.
C. 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.
D. PUBLIC UTILITY (PU): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ELECTRICITY, TELECOMMUNICATIONS, DATA TRANSMISSION, AND ALL OTHER MANNER OF UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO UTILITIES. IN THE EASEMENT, GRANTEE SHALL NOT PLACE OR ALLOW ANY (1) TREES, HEDGES, SHRUBS OR OTHER PLANTS WHICH CAN GROW LARGER THAN 18 INCHES TALL, OR (2) HARDSCAPE, SWIMMING POOLS, SHEDS OR OTHER VERTICAL OR HORIZONTAL STRUCTURES.
E. 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.
F. VEHICULAR NON-ACCESS (VNA): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PROHIBIT ALL USE OF MOTOR VEHICLES UPON THE EASEMENT. GRANTEE SHALL NOT INSTALL DRIVEWAYS OR OTHER MEANS OF VEHICULAR ACCESS UPON THE EASEMENT. GRANTEE SHALL MAINTAIN THE EASEMENT, INCLUDING ANY IMPROVEMENTS, IN A NEAT, SAFE AND CLEAN 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. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.
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 PERSON. THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO 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____, GRANTEE: TOLL BROTHERS AZ CONSTRUCTION COMPANY, A DOMESTIC FOR-PROFIT CORPORATION

BY: _____ ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)

) S.S.

COUNTY OF MARICOPA)

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

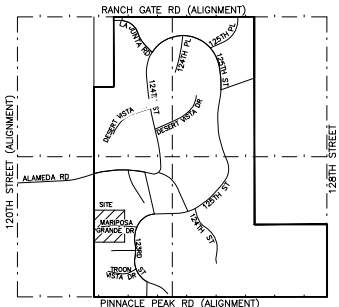
BY _____ FOR AND ON BEHALF OF TOLL BROTHERS AZ CONSTRUCTION COMPANY, A DOMESTIC FOR-PROFIT CORPORATION.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

FINAL PLAT FOR SERENO CANYON PHASE 2AA

A REPLAT OF LOTS 36A, 37A, 60A, 61A, 62A, AND 63A TRACTS CC & EE OF FINAL PLAT FOR SERENO CANYON PHASE 2A, RECORDED IN BOOK 1520 OF MAPS, PAGE 10 IN THE COUNTY RECORDER'S OFFICE, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

OWNER: TOLL BROTHERS AZ CONSTRUCTION COMPANY, A DOMESTIC FOR-PROFIT CORPORATION.



VICINITY MAP SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST

NOTES

- 1. THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER AREA OF THE CITY OF SCOTTSDALE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.
2. THE STREETS ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. AFTER THIS PLAT IS RECORDED, THE CITY OF SCOTTSDALE, WILL NOT ACCEPT DEDICATION OF THE STREETS TO THE PUBLIC TO RELIEVE THE PROPERTY OWNERS ASSOCIATION OF STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHT-OF-WAYS MEET CURRENT APPLICABLE CITY STANDARDS.
3. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS; EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE COAR'S AND DESIGN GUIDELINES.
4. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATE COMMISSION GENERAL ORDER U-48.
5. SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
6. COSTS FOR THE REMOVAL OF OBSTRUCTIONS AND/OR IMPEDIMENTS TO THE WATERCOURSES SHALL BE PAID BY THE PROPERTY OWNERS ASSOCIATION AND/OR PROPERTY OWNER.
7. THE EXTERIOR OF THE PERIMETER WALLS, INTERIOR SITE WALLS, AND DRAINAGE WALLS SHALL BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION, ALL WALLS SHALL BE CONSISTENT WITH THE APPROVED MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN.
8. ALL BEARINGS AND/OR DIMENSIONS SHOWN HEREON ARE CALCULATED UNLESS OTHERWISE NOTED.
9. INTERIOR PROPERTY CORNERS AND STREETS SHALL BE MONUMENTED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. IF SUCH MONUMENTS SHOULD DIFFER FROM THE TYPE DESCRIBED ON THE FINAL, A RECORDS OF SURVEY PLAT SHALL BE RECORDED SHOWING THESE DIFFERENCES, ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTRANT SUBSEQUENT TO THE RECORDING OF THE FINAL PLAT, THE REPLACEMENT REGISTRANT SHALL SET THE MONUMENT WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY PLAT IN ACCORDANCE WITH THE CITY OF SCOTTSDALE DESIGN STANDARDS AND POLICY MANUAL.
10. AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE PLAT DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
11. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ASSOCIATIONS OF PROPERTY OWNERS.
12. ALL LOTS MUST CONNECT TO THE GRAVITY FLOW SEWER MAINS WITHIN THE PRIVATE STREETS. THIS CONNECTION SHALL BE ACCOMPLISHED THROUGH A GRAVITY FLOW SERVICE LINE OR AN INDIVIDUAL PUMP AN GRINDER FORCE MAIN. NO LOT SHALL BE ON SEPTIC SYSTEM.

RATIFICATION

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDING NUMBER 2018-0880567, THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMS IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED, THE PERSON SIGNING FOR BENEFICIARY WARRANTY AND REPRESENTS THEY HAVE POSE AND AUTHORITY TO DO SO.

BY: MCDOWELL MOUNTAIN BACK BOWL LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

ITS: _____ TITLE OR POSITION DATE: _____

ACKNOWLEDGEMENT

STATE OF ILLINOIS)

) S.S.

COUNTY OF DUPAGE)

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ FOR AND ON BEHALF OF MCDOWELL MOUNTAIN BACK BOWL LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

SITE DATA

SITE AREA = 698,136 (S.F.) 15.10 (AC.)
LOT AREA = 617,129 (S.F.) 14.16 (AC.)
TRACT AREA = 15,789 (S.F.) 0.36 (AC.)
TOTAL LOTS = 6 LOTS
EXISTING ZONING = R1-43ESL

LEGEND & ABBREVIATIONS

- Symbol for SET BRASS CAP FLUSH PER MAG ST. DET. 120-1 "B" (UNLESS OTHERWISE NOTED)
Symbol for SET 1" REBAR WITH PLASTIC CAP "RLS 47373"(UNLESS OTHERWISE NOTED)
Symbol for PARCEL BOUNDARY
Symbol for R/W LINE
Symbol for LOT/TRACT LINE
Symbol for CENTER LINE
Symbol for EASEMENT LINE
Symbol for SECTION LINE
Symbol for ADJACENT PARCEL LINE
Symbol for RECORD(BK.974, PG.40 M.C.R.)
Symbol for MEASURED
Symbol for CALCULATED
Symbol for RIGHT-OF-WAY
Symbol for M.C.R.
Symbol for LINE TABLE NUMBER
Symbol for CURVE TABLE NUMBER
Symbol for PAGE
Symbol for BOOK
Symbol for REGISTERED LAND SURVEYOR
Symbol for PUBLIC UTILITY
Symbol for SIGHT DISTANCE EASEMENT
Symbol for PRIVATE STREET
Symbol for DRAINAGE FLOOD CONTROL EASEMENT
Symbol for EMERGENCY AND SERVICE ACCESS
Symbol for PUBLIC NON MOTORIZED ACCESS EASEMENT
Symbol for VEHICULAR NON-ACCESS EASEMENT
Symbol for NATURAL AREA OPEN SPACE EASEMENT
Symbol for WATER SEWER FACILITIES EASEMENT

EASEMENT RELEASE AND ABANDONMENT LIST

- PER INSTRUMENT NO. _____ BEING A RELEASE OF THE EXISTING P.U.D.E. AND D.E. AS RECORDED PER FINAL PLAT OF SERENO CANYON PHASE 2, BOOK 974, PAGE 40 AND EXISTING P.N.M.A., D.F.C., AND P.U., AS RECORDED PER FINAL PLAT OF SERENO CANYON PHASE 2A, BOOK 1520, PAGE 10 PER COUNTY RECORDS.
PER INSTRUMENT NO. _____ BEING A RELEASE OF THE EXISTING RIGHT OF WAY AS RECORDED PER FINAL PLAT OF SERENO CANYON PHASE 2, BOOK 974, PAGE 40 PER COUNTY RECORDS.

BASIS OF BEARING

THE SOUTH LINE OF SOUTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA. SAID LINE BEARS SOUTH 89 DEGREES 53 MINUTES 42 SECONDS WEST.

LEGAL DESCRIPTION (PARENT PARCEL)

A REPLAT OF LOTS 36A, 37A, 60A, 61A, AND 62A TRACTS CC & EE OF FINAL PLAT FOR SERENO CANYON PHASE 2A, ACCORDING TO BOOK 1520 OF MAPS, PAGE 10 MARICOPA COUNTY, ARIZONA, SITUATED IN SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS _____ DAY OF _____, 20____

BY: _____ MAYOR

ATTEST BY: _____ CITY CLERK

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

BY: _____ CHIEF DEVELOPMENT OFFICER DATE _____

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S CASE NO. 6-MD-2022 AND ALL THE CASE RELATED STIPULATIONS.

BY: _____ DEVELOPMENT ENGINEERING MANAGER DATE _____

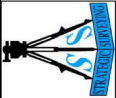
LAND SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MAY, 2019; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JOSHUA S. MOYES 6-05-23
REGISTERED LAND SURVEYOR DATE



STRATEGIC SURVEYING, LLC
2443 WEST 17TH STREET
TEMPE, AZ 85281
PH: 480-947-7684



OWNER/DEVELOPER
TOLL BROTHERS AZ CONSTRUCTION COMPANY
8767 EAST WA DE VENTURA
SUITE 390
SCOTTSDALE, AZ 85258
PH: 480-941-0782

UTILITIES PROVIDER
WATER, SEWER, FIRE CITY OF SCOTTSDALE
TELEPHONE CENTURY LINK
ELECTRICITY APS
CABLE TV COX COMMUNICATIONS
GAS SOUTHWEST GAS

Table with columns: DATE, TIME, DRAWN, CHECKED, DATE, TIME, DRAWN, CHECKED. Includes entry for 00539 - FP.

PER INSTRUMENT NO. _____ BEING A RELEASE OF THE EXISTING RIGHT OF WAY AS RECORDED PER FINAL PLAT OF SERENO CANYON PHASE 2, BOOK 974, PAGE 40 PER COUNTY RECORDS.

BY: _____ MAYOR

ATTEST BY: _____ CITY CLERK

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

BY: _____ CHIEF DEVELOPMENT OFFICER DATE _____

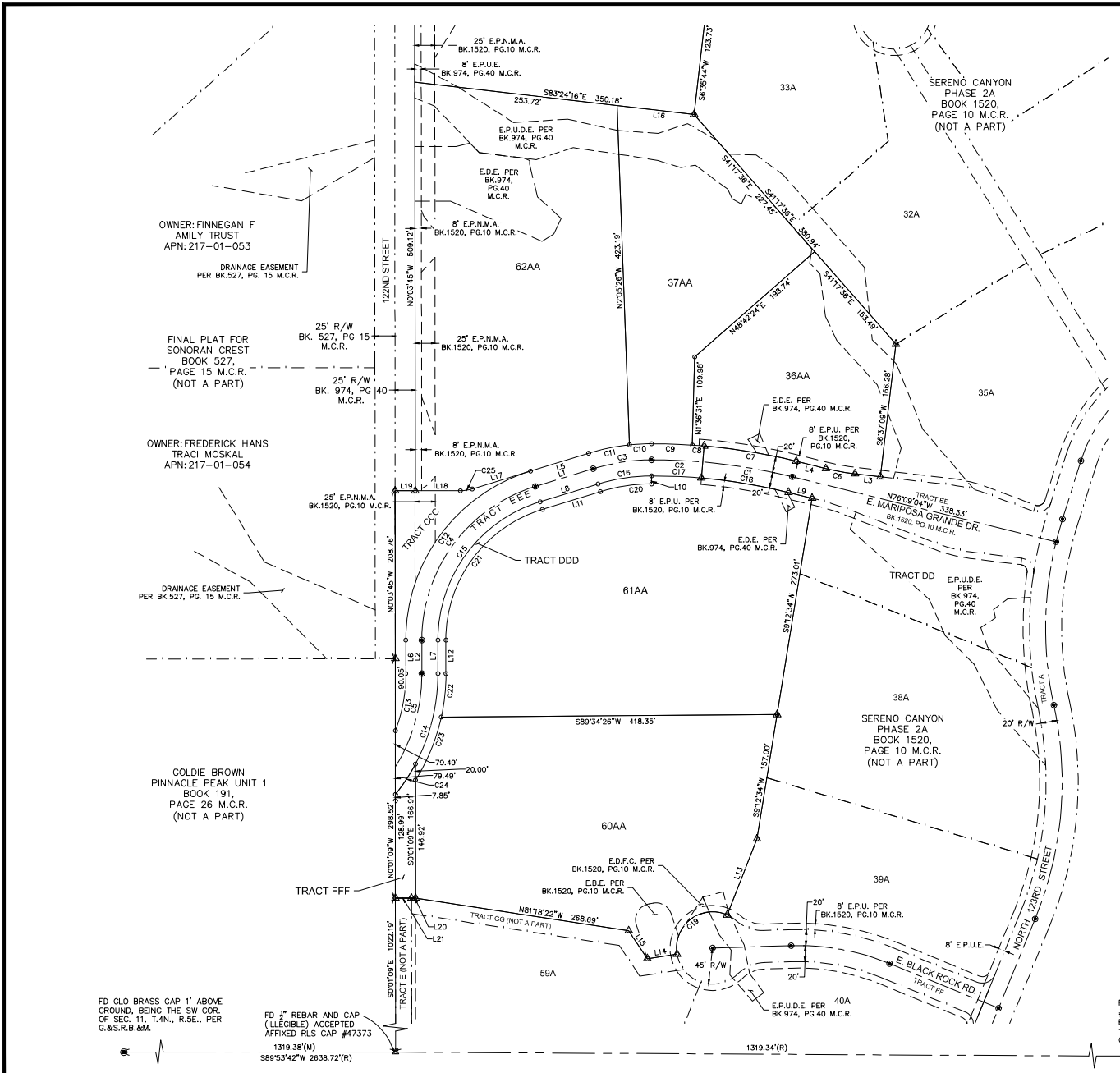
THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S CASE NO. 6-MD-2022 AND ALL THE CASE RELATED STIPULATIONS.

BY: _____ DEVELOPMENT ENGINEERING MANAGER DATE _____

FINAL PLAT
SERENO CANYON PHASE 2AA
PORTIONS OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.&S.R.B.&M.
SCOTTSDALE, ARIZONA

SHEET 1 OF 7
DRAWING NUMBER
DEDICATION & NOTES

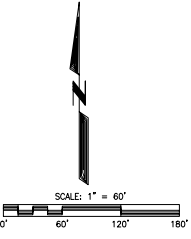
FP-01



LINE#	LENGTH	BEARING
L1	75.40'	S72°57'30"W
L2	41.71'	S0°3'45"E
L3	32.11'	N83°22'51"W
L4	38.05'	N78°09'04"W
L5	75.40'	S72°57'30"W
L6	41.71'	S0°3'45"E
L7	41.71'	N0°3'45"W
L8	75.40'	N72°57'30"E
L9	30.40'	N78°09'04"W
L10	10.00'	S0°08'38"E
L11	75.40'	S72°57'30"W
L12	41.71'	S0°3'45"E

LINE#	LENGTH	BEARING
L13	101.65'	S21°23'04"W
L14	37.37'	S81°27'27"W
L15	41.92'	N33°32'33"W
L16	96.45'	S83°24'16"E
L17	76.13'	S72°57'30"W
L18	56.34'	S89°56'15"W
L19	25.00'	S89°55'07"W
L20	5.00'	S89°54'16"W
L21	20.00'	S89°58'34"W

CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C1	113.24'	725.00'	85°56"	N80°37'32"W	113.12'
C2	63.82'	725.00'	5°02'38"	N87°37'19"W	63.80'
C3	73.73'	250.00'	16°53'52"	S81°24'26"W	73.46'
C4	254.89'	200.00'	73°01'14"	S36°26'53"W	237.99'
C5	122.25'	220.00'	31°50'19"	S15°51'25"W	120.68'
C6	36.84'	290.76'	71°5'38"	N79°45'58"W	36.82'
C7	116.36'	744.76'	85°7'07"	N80°37'32"W	116.24'
C8	14.82'	746.92'	1°08'12"	N85°40'12"W	14.82'
C9	50.77'	745.00'	3°54'15"	N88°11'30"W	50.76'
C10	27.38'	270.00'	5°48'39"	S86°57'02"W	27.37'
C11	52.25'	270.00'	11°05'13"	S78°30'06"W	52.16'
C12	280.38'	220.00'	73°01'14"	S36°26'53"W	261.79'
C13	72.70'	200.00'	2°04'35"	S10°21'03"W	72.30'
C14	162.79'	240.00'	38°51'52"	N19°22'11"E	159.69'
C15	229.40'	180.00'	73°01'14"	N36°26'53"E	214.19'
C16	67.83'	230.00'	16°53'52"	N81°24'26"E	67.59'
C17	62.08'	705.00'	5°02'38"	S87°37'19"E	62.04'
C18	110.11'	705.00'	85°56'56"	S80°37'32"E	110.00'
C19	97.15'	45.00'	123°41'51"	S51°55'21"W	79.35'
C20	64.88'	220.00'	16°53'52"	S81°24'26"W	64.65'
C21	216.66'	170.00'	73°01'14"	S36°26'53"W	202.29'
C22	54.61'	250.00'	12°31'01"	S61°14'6"W	54.51'
C23	85.25'	250.00'	19°32'16"	S221°3'24"W	84.84'
C24	45.49'	240.28'	10°50'52"	N33°22'07"E	45.42'
C25	14.82'	50.00'	16°58'46"	S81°26'53"W	14.76'



FD GLO BRASS CAP 1" ABOVE GROUND, BEING THE SW COR. OF SEC. 11, T.4N., R.5E., PER G.&S.R.B.&M.

FD 3" REBAR AND CAP (ILLEGIBLE) ACCEPTED AFFIXED RLS CAP #47373

1319.38'(W)

1319.34'(R)

S89°53'42"W 2638.72'(R)

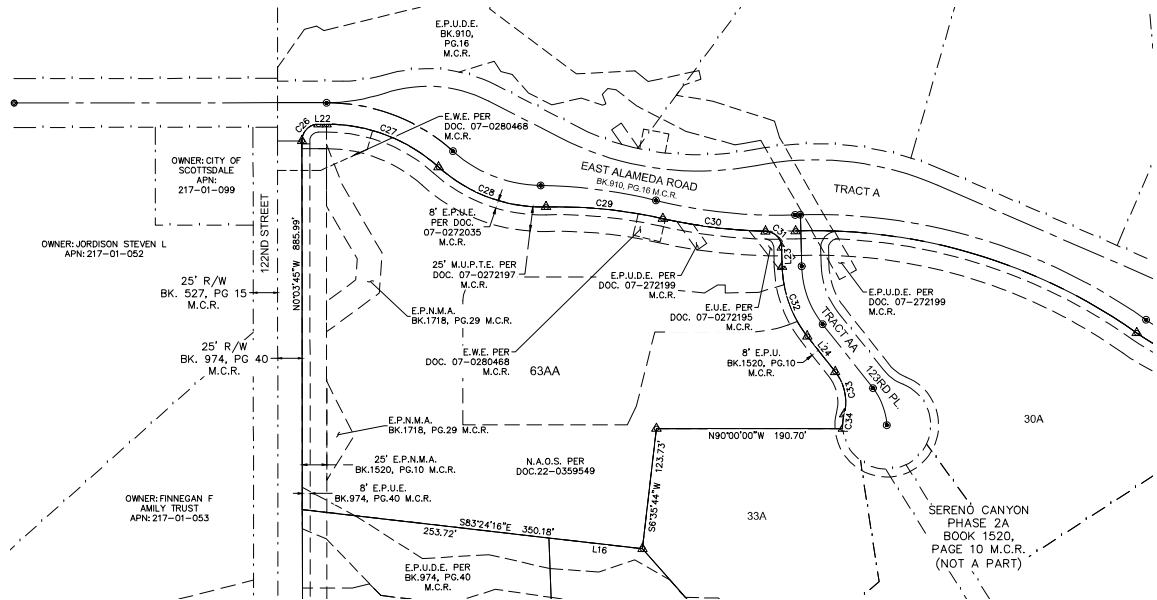
FD GLO BRASS CAP STAMPED 1/4" ABOVE NATURAL GROUND BEING THE S1/4 COR. OF SEC. 11, T.4N., R.5E., PER G.&S.R.B.&M.

STRATEGIC SURVEYING, LLC
2414 WEST 12TH STREET
PHOENIX, AZ 85021
PH: 480-272-9534

LAND SURVEYOR
STRATEGIC SURVEYING, LLC
1102 WEST SOUTHERN AVE.
TEMPE, ARIZONA 85282
CONTACT: GOSHUA MOYSES
PHONE: (480) 985-4999

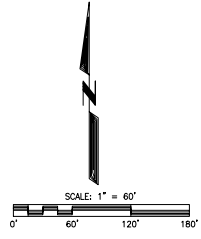
FINAL PLAT
"SERENO CANYON PHASE 2A"
PORTIONS OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.&S.R.B.&M.
SCOTTSDALE, ARIZONA

SHEET 2 OF 7
DRAWING NUMBER
LOTS, TRACTS, AND EXISTING EASEMENTS
FP-02

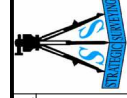


LINE#	LENGTH	BEARING
L16	96.45'	S83°24'16"E
L22	8.19'	N89°56'14"E
L23	19.77'	S1°30'09"E
L24	46.19'	S36°13'41"E

CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C26	26.70'	17.00'	89°59'59"	N44°56'18"E	24.04'
C27	125.42'	171.00'	42°01'21"	S69°03'05"E	122.62'
C28	120.06'	159.00'	43°15'44"	S69°40'17"E	117.22'
C29	120.39'	492.00'	14°01'13"	S84°17'32"E	120.09'
C30	105.77'	531.00'	11°24'47"	S82°59'18"E	105.60'
C31	25.87'	17.00'	87°11'33"	S45°05'55"E	23.45'
C32	76.92'	120.00'	36°43'32"	S19°51'55"E	75.61'
C33	45.95'	50.00'	52°39'34"	S11°53'54"E	44.35'
C34	14.83'	45.00'	18°52'57"	S4°59'24"W	14.76'



STRATEGIC SURVEYING, LLC
 2445 WEST 12TH STREET
 TEMPE, AZ 85281
 PH: 480-272-9334



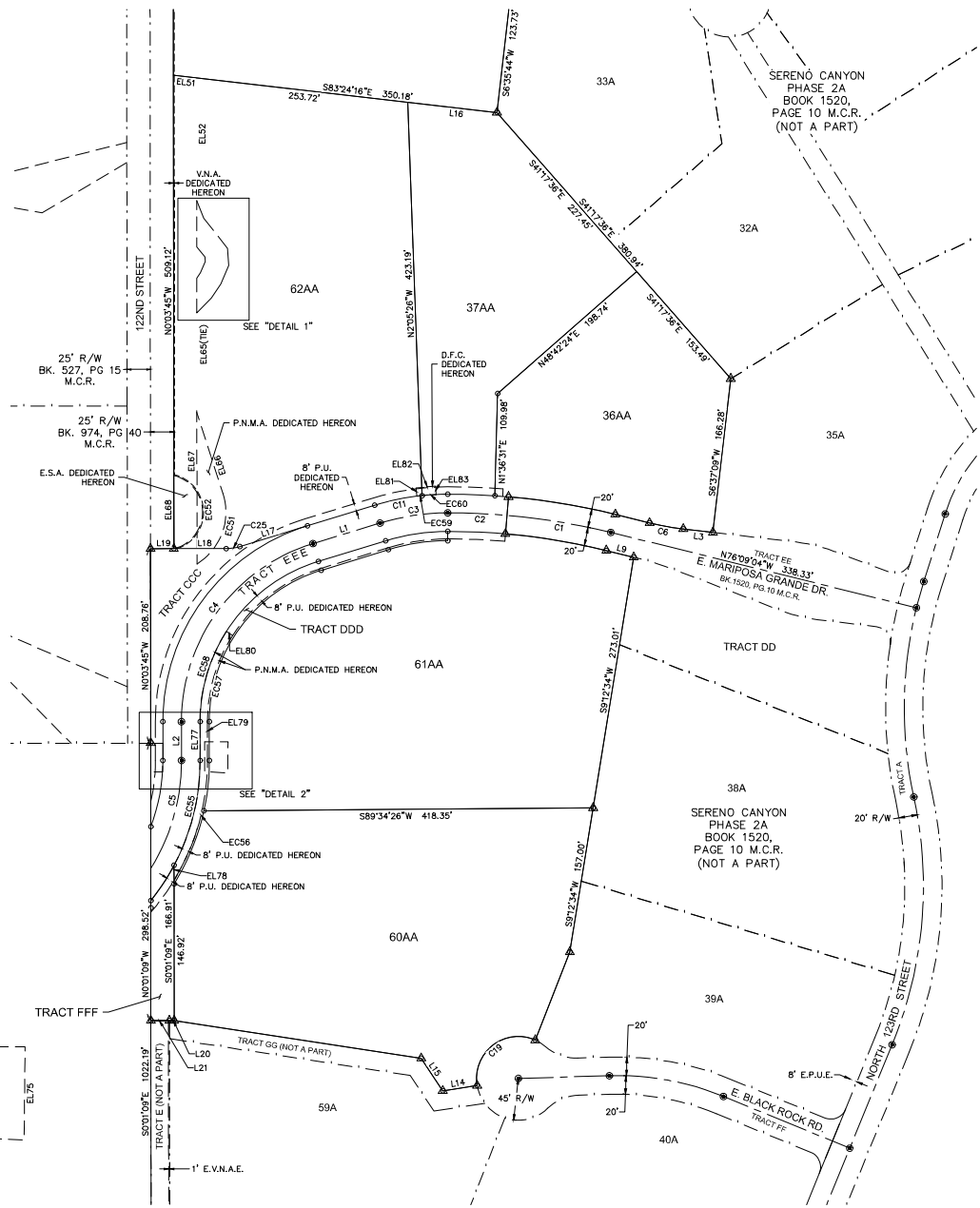
LAND SURVEYOR
 STRATEGIC SURVEYING, LLC
 1102 WEST SOUTHERN AVE.
 TEMPE, ARIZONA 85282
 CONTACT: JOGHUA MOYSES
 PHONE: (480) 865-4999

DATE	BY	APP'D	FOR
11-23	JSM		LS
00539			STRATEGIC SURVEY PROJECT #
			CLEAR PROJECT NUMBER

FINAL PLAT
 "SERENO CANYON PHASE 2AA"
 PORTIONS OF SECTION 11
 TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.S.R.B.&M.
 SCOTTSDALE, ARIZONA

SHEET 3 OF 7
 DRAWING NUMBER
 LOTS, TRACTS, AND
 EXISTING EASEMENTS

FP-03



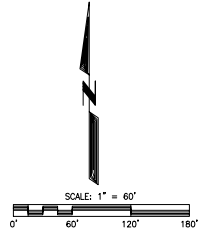
TRACT AREA TABLE			
TRACT	AREA (SQ. FT.)	USE	OWNER
TRACT CCC	9,455	W.S.F., P.U., D.E., P.M.N.A.	SERENO CANYON COMMUNITY ASSOC
TRACT DDD	5,352	P.U., D.E., LANDSCAPE	SERENO CANYON COMMUNITY ASSOC
TRACT EEE	25,216	P.U., E.S.A., W.S.F., P.S.	SERENO CANYON COMMUNITY ASSOC
TRACT FFF	3,666	P.N.M.A., P.U., W.S.F.	SERENO CANYON COMMUNITY ASSOC

LOT AREA TABLE	
LOT #	AREA (SQ. FT.)
36AA	48,470
37AA	59,287
60AA	106,891
61AA	115,337
62AA	122,392

EASEMENT TABLE		
LINE #	LENGTH	BEARING
EL51	25.11	S83°24'16"E
EL52	132.11	S0°03'11"E
EL53	20.54	S22°00'51"E
EL54	41.07	S38°38'37"E
EL55	18.41	S3°32'48"E
EL56	21.81	S22°28'13"W
EL57	18.19	S35°02'46"W
EL58	22.47	S43°57'38"W
EL59	37.42	N0°03'11"W
EL60	7.01	N35°02'46"E
EL61	13.28	N22°28'13"E
EL62	4.72	N3°32'48"W
EL63	14.15	N38°38'37"W
EL64	49.50	N0°03'11"W
EL65	107.10	S0°03'11"E
EL66	91.19	S17°54'47"E
EL67	162.69	N0°03'11"W

EASEMENT TABLE		
LINE #	LENGTH	BEARING
EL68	78.74	S0°03'45"E
EL69	18.55	N0°03'45"W
EL70	13.00	S89°56'15"W
EL71	30.73	S0°01'11"E
EL72	12.65	N90°00'00"E
EL73	19.99	N0°00'00"E
EL74	25.00	N89°56'16"E
EL75	33.40	S0°30'34"W
EL76	25.00	N87°12'55"W
EL77	41.71	S0°03'45"E
EL78	16.18	S0°01'09"E
EL79	41.71	N0°03'45"W
EL80	8.00	N57°27'58"W
EL81	9.04	N6°54'58"W
EL82	21.17	N85°03'11"E
EL83	9.04	S2°58'44"E

EASEMENT CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH	
EC51	87.17	65.50	76°15'02"	S20°10'42"W	80.88	
EC52	108.06	40.50	152°52'04"	N0°03'45"W	78.74	
EC53	12.20	200.21	37°29'29"	N1°41'02"E	12.20	
EC54	12.17	245.00	25°0'49"	N12°1'40"E	12.17	
EC55	117.30	240.00	28°00'12"	S13°56'22"W	116.14	
EC56	135.51	248.00	31°18'28"	N15°35'29"E	133.83	
EC57	97.85	172.00	32°35'47"	N16°14'09"E	96.54	
EC58	102.40	180.00	32°35'47"	S16°14'09"W	101.03	
EC59	5.53	270.00	11°0'21"	N83°27'32"E	5.53	
EC60	15.02	270.00	3°11'18"	N85°38'21"E	15.02	



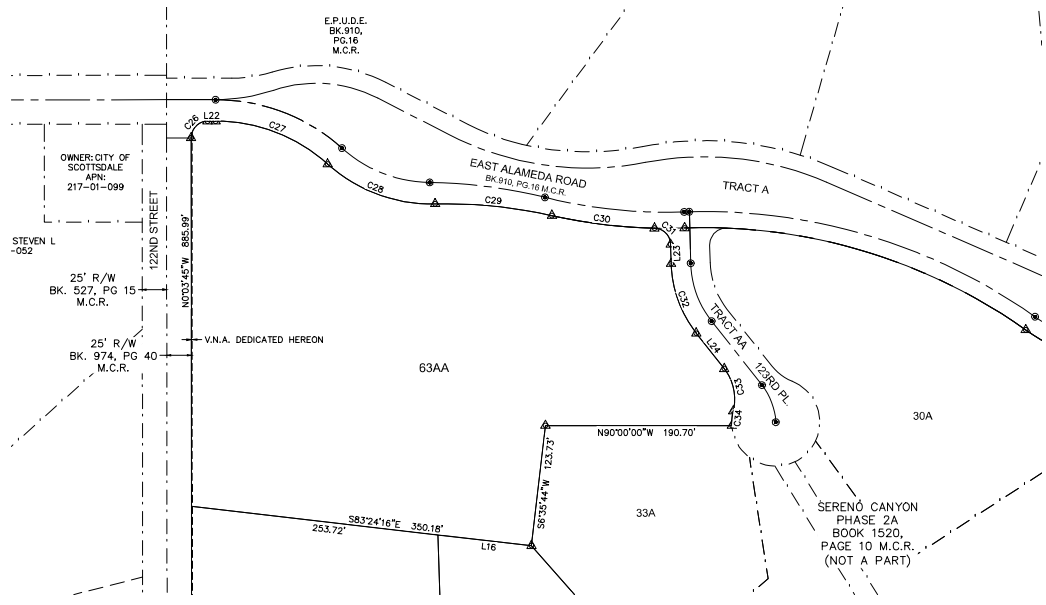
STRATEGIC SURVEYING, LLC
 2448 WEST 12TH STREET
 TEMPE, ARIZONA 85282
 PHONE: (480) 985-4999
 FAX: (480) 985-2763

LAND SURVEYOR
 STRATEGIC SURVEYING, LLC
 1102 WEST SOUTHERN AVE.
 TEMPE, ARIZONA 85282
 CONTACT: JOSHUA MOYSES
 PHONE: (480) 985-4999

DATE	BY	CHECKED
01-11-23	JSM	JSM
DATE	BY	CHECKED
00539-FP	JSM	JSM

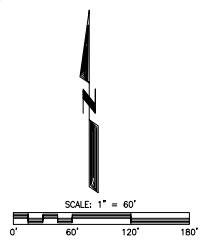
FINAL PLAT
 "SERENO CANYON PHASE 2A"
 PORTIONS OF SECTION 11
 TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.S.R.B.&M.
 SCOTTSDALE, ARIZONA

SHEET 4 OF 7
 DRAWING NUMBER
 DEDICATED EASEMENTS
FP-04



LINE#	LENGTH	BEARING
L16	96.45'	S83°24'16\"E
L22	8.19'	N89°56'14\"E
L23	19.77'	S1°30'09\"E
L24	46.19'	S36°13'41\"E

CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C26	26.70'	17.00'	89°59'59\"	N44°56'18\"E	24.04'
C27	125.42'	171.00'	42°01'21\"	S69°03'05\"E	122.62'
C28	120.06'	159.00'	43°15'44\"	S69°40'17\"E	117.22'
C29	120.39'	492.00'	14°01'13\"	S84°17'32\"E	120.09'
C30	105.77'	531.00'	11°24'47\"	S82°59'18\"E	105.60'
C31	25.87'	17.00'	87°11'33\"	S45°05'55\"E	23.45'
C32	76.92'	120.00'	36°43'32\"	S19°51'55\"E	75.61'
C33	45.95'	50.00'	52°39'34\"	S11°53'54\"E	44.35'
C34	14.83'	45.00'	18°52'57\"	S4°59'24\"W	14.76'



STRATEGIC SURVEYING, LLC
 2445 WEST 12TH STREET
 TEMPE, AZ 85281
 PH: 480-272-7634

LAND SURVEYOR
 STRATEGIC SURVEYING, LLC
 1102 WEST SOUTHERN AVE.
 TEMPE, ARIZONA 85282
 CONTACT: JOSHUA MOYSES
 PHONE: (480) 985-4999

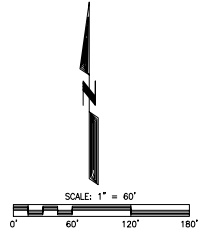
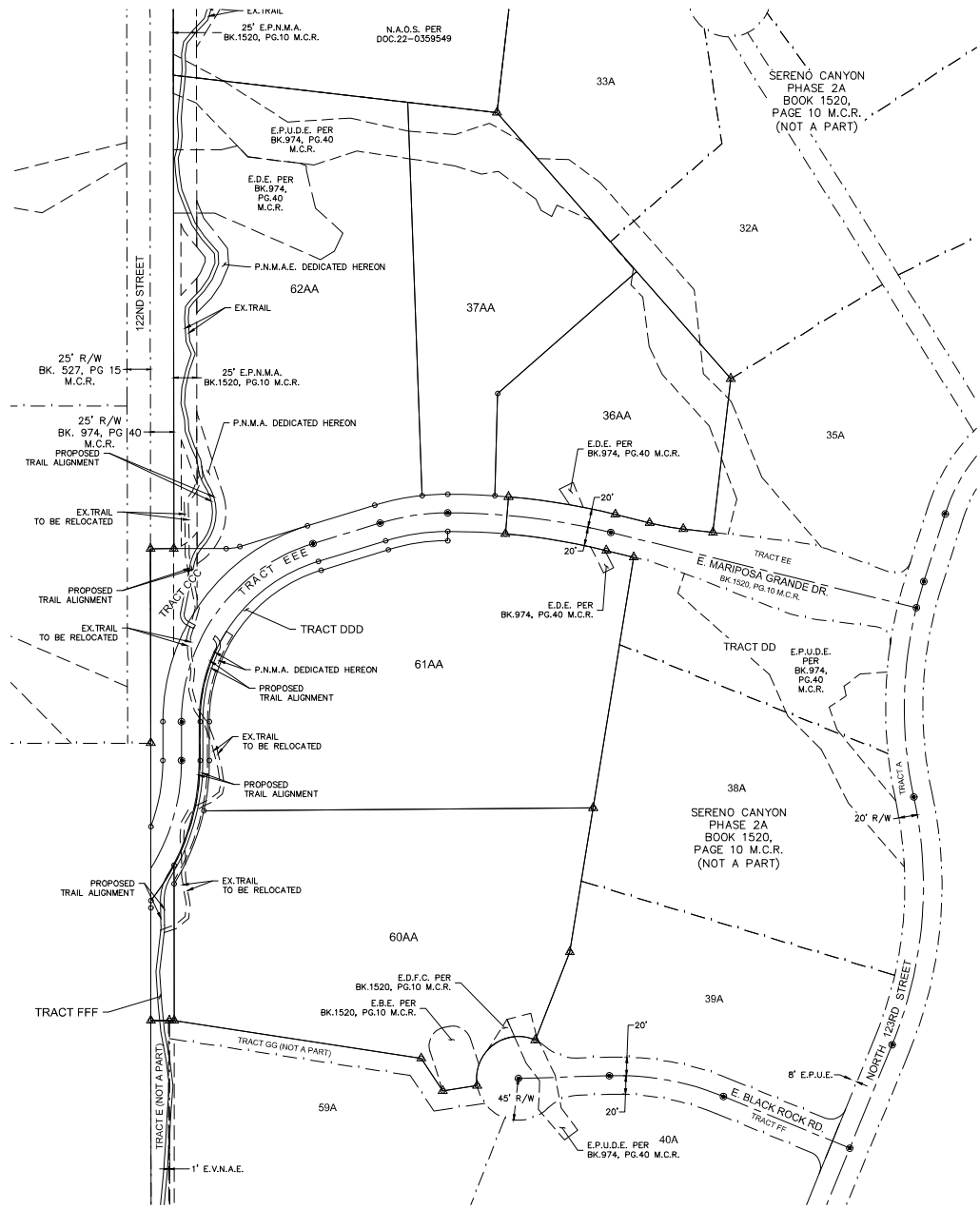
DATE	BY
DATE	BY
DATE	BY
DATE	BY

FINAL PLAT
 "SERENO CANYON PHASE 2AA"
 PORTIONS OF SECTION 11
 TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.S.R.B.&M.
 SCOTTSDALE, ARIZONA

SHEET 5 OF 7

DRAWING NUMBER
 DEDICATED
 EASEMENTS

FP-05



STRATEGIC SURVEYING, LLC
 2440 WEST 12TH STREET
 TEMPE, AZ 85281
 PH: 480-272-7634



LAND SURVEYOR
 STRATEGIC SURVEYING, LLC
 1102 WEST SOUTHERN AVE.
 TEMPE, ARIZONA 85282
 CONTACT: JOSHUA MOYSES
 PHONE: (480) 985-4999

DATE	BY	FOR	PROJECT
11-23	JSM	FP	00539-FP
DATE	BY	FOR	PROJECT

FINAL PLAT
 "SERENO CANYON PHASE 2A"
 PORTIONS OF SECTION 11
 TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.&S.R.B.&M.
 SCOTTSDALE, ARIZONA

SHEET 6 OF 7
 DRAWING NUMBER
 TRAIL LOCATION

FP-06

Preserve IV

CITIZEN & NEIGHBORHOOD INVOLVEMENT REPORT

This Citizen Participation Report is in association with the request (568-PA-2021) of the proposed preliminary plat application on a 40-acre (+/-) property (APN: 217-01-013) generally located at the northwest corner of the 122nd St. alignment and the Pinnacle Peak Rd. alignment. The entire property, currently zoned R1-130 ESL, is undeveloped and is surrounded by the Sonoran Crest residential community (R1-130 ESL) to the north, the Sereno Canyon residential community (R-4R ESL and R1-130 ESL) to the east, vacant property (R1-130 ESL) to the south and the Saguaro Canyon at Troon residential community (R1-18-ESL) to the to the west.

The City of Scottsdale General Plan 2001 Conceptual Land Use Map designates the subject property as Rural Neighborhoods. Within the Rural Neighborhoods category, land uses typically include areas of relatively large lot single-family neighborhoods or subdivisions. Proposed at a density of 0.30 dwelling units per acre (du/ac), this community is consistent with the densities in Rural Neighborhoods, which can be up to 1.00 du/ac.

This request for preliminary plat approval, with amended development standards, will allow Toll Brothers to develop a high-quality, upscale neighborhood consistent with the surrounding development. This proposed submittal will look for approval of a proposed 12-lot single-family residential subdivision that will take access from Toll Brothers adjacent Sereno Canyon development, to the east, lessening the impact to the surrounding neighborhoods and wash corridors.

In accordance with the requirements for this application, a notification letter has been sent to interested parties, neighbors and property owners within 750 feet of the site. The letter included information about the project and contact information for the project consultants and City staff to allow recipients the opportunity to directly express any questions and/or concerns.

The project team realizes the importance that all citizen outreach and input plays in the development process. We are committed to encouraging and allowing residents and neighbors to express their thoughts, help them understand the matters and attempt to address them in a professional and appropriate way.

01.31.2022

Attachments:

Neighborhood Letter

Notification List

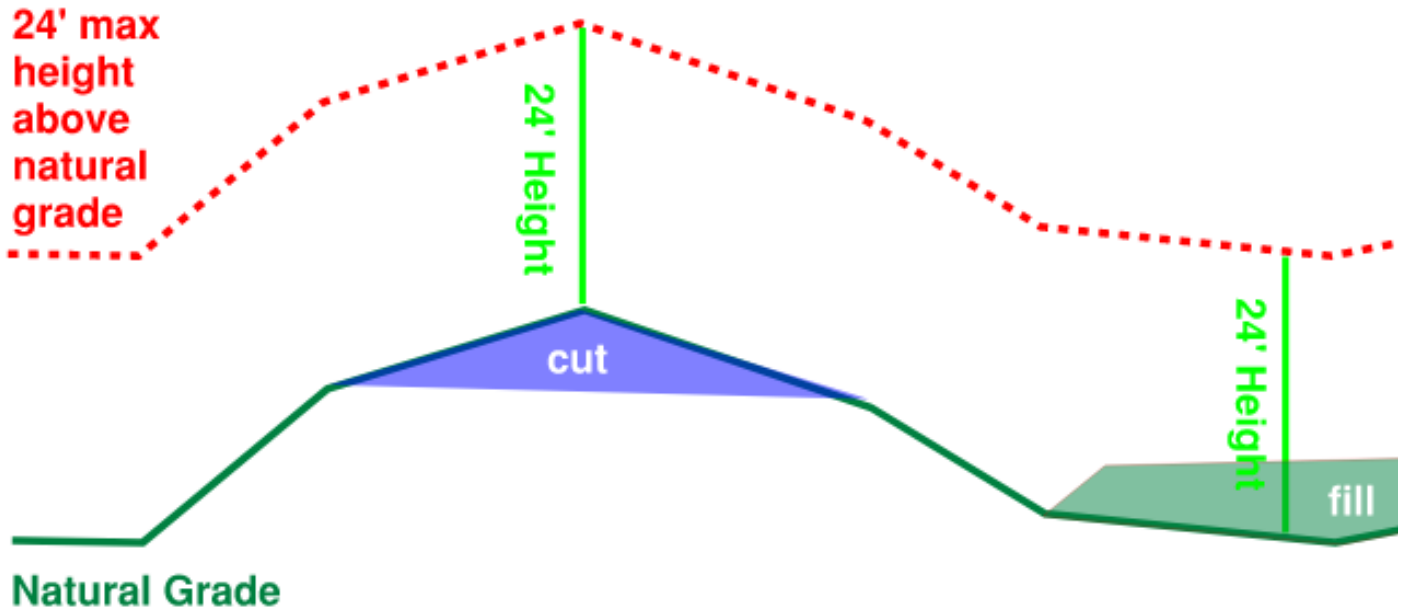
Neighborhood Correspondence

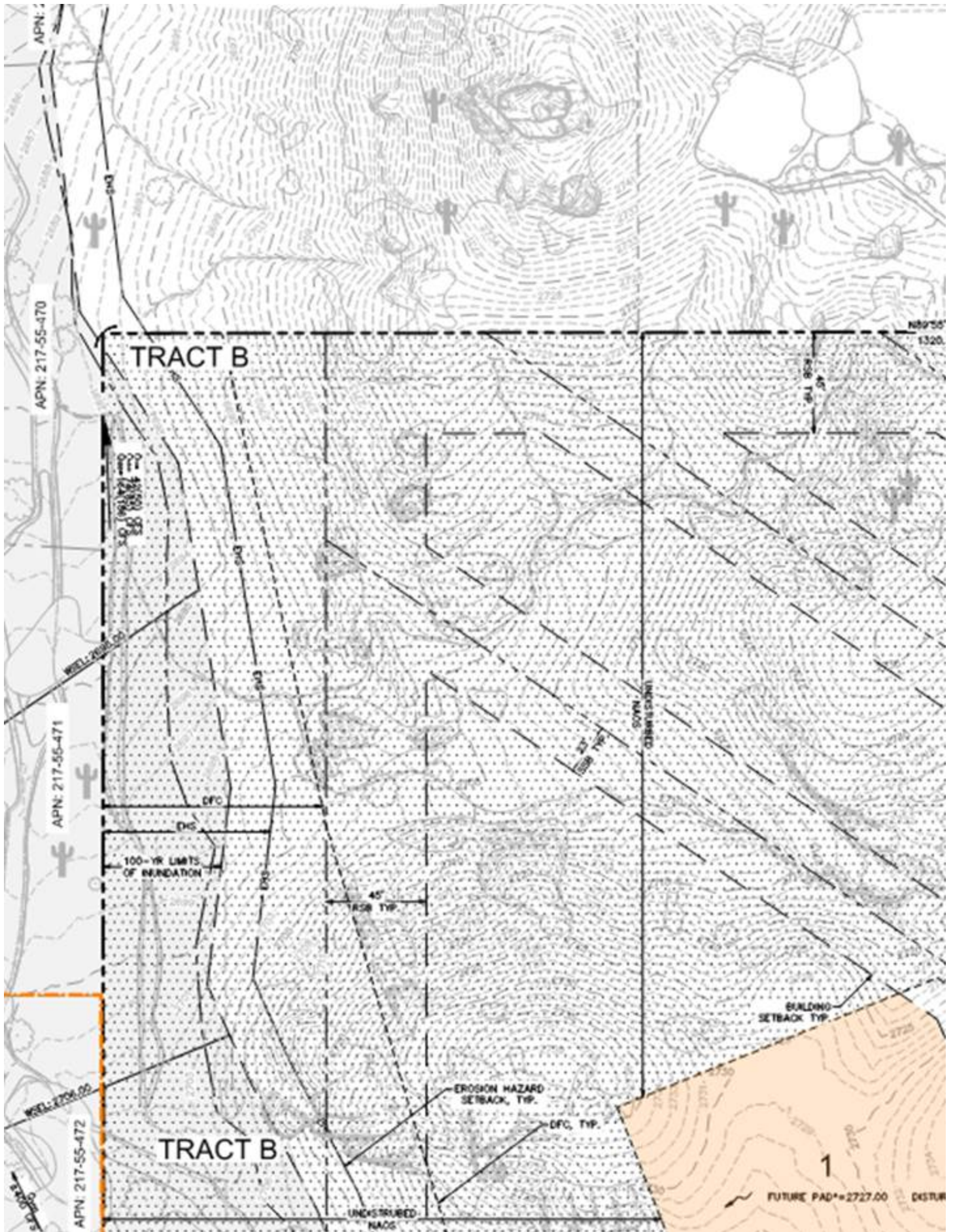
Murillo, Jesus

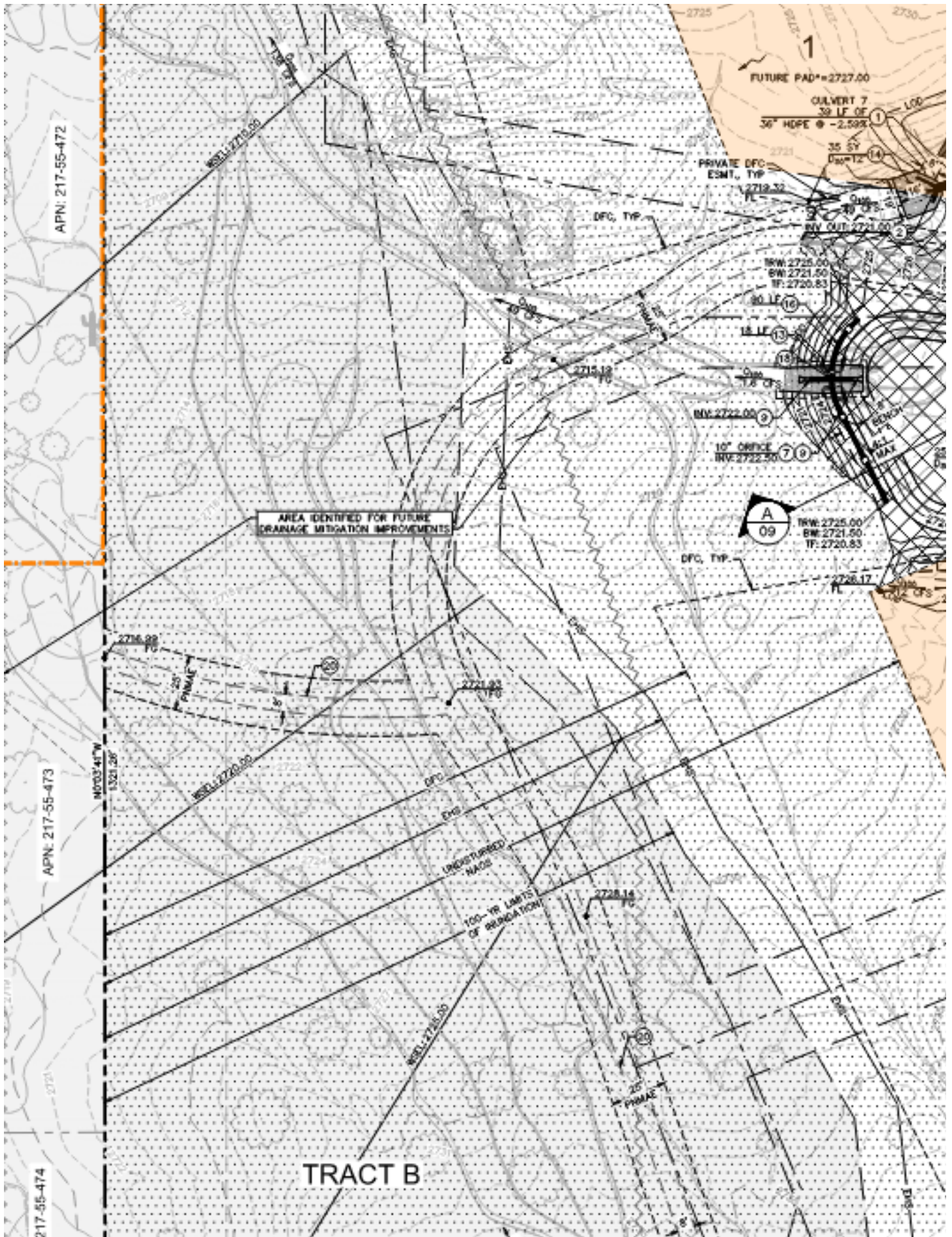
From: Murillo, Jesus
Sent: Monday, November 13, 2023 5:06 PM
To: Anderson, Richard; Daniel Ostermann
Subject: RE: Ostermann 119th Way

Hello Dan,

Please find below the images that I presented during our meeting:



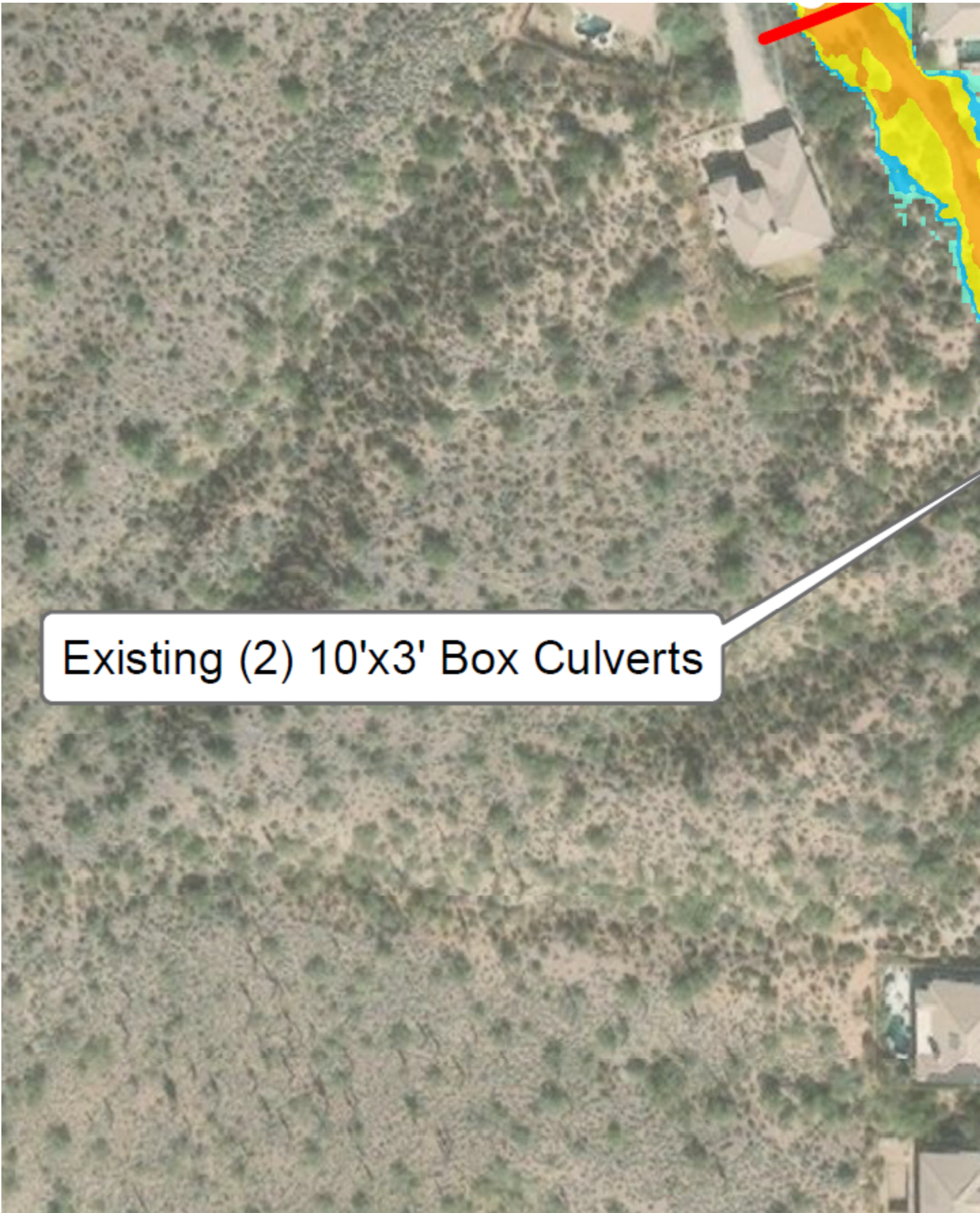




From: Anderson, Richard <Rianderson@scottsdaleaz.gov>
Sent: Monday, November 13, 2023 4:38 PM
To: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Cc: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Re: Ostermann 119th Way

Hi Dan,

I found our old email chain. Attached is a snip of the conceptual plan for the berm.



Existing (2) 10'x3' Box Culverts

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>

Sent: Monday, January 9, 2023 11:46 AM

To: Anderson, Richard <Rianderson@scottsdaleaz.gov>

Subject: Re: Ostermann 119th Way

⚠ External Email: Please use caution if opening links or attachments!

Richard,

What updates do you have for us, since November 18?

Dan O

Daniel Ostermann

Tennessee Squire and DOBER

Email: sq.daniel.ostermann@gmail.com

Phone: 715-495-7700

This email and its attachments are confidential. Any unauthorized use or disclosure is prohibited. If you receive this email in error, please notify me by reply email and permanently delete the original without making any copies or disclosing its contents.

On Nov 18, 2022, at 9:51 AM, Anderson, Richard <Rianderson@scottsdaleaz.gov> wrote:

Dan,

I got this but couldn't do any work on it before leaving for vacation. Let's plan on discussing in a couple of weeks when I am back at work.

I will check to see if we have current topography of this area in the Preserve 4 plan and look for some example loose rock erosion protection details for you use. We will need to make sure planning is ok with what you propose to do. I will get a contact for planning when I get back.

Thanks.

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>

Sent: Tuesday, November 15, 2022 10:11 AM

To: Anderson, Richard <Rianderson@scottsdaleaz.gov>

Subject: Ostermann 119th Way

<image0.jpeg>

<image1.jpeg>

⚠ External Email: Please use caution if opening links or attachments!

Hi Rich,

Thank your for the conversation yesterday. As we discussed, you will find attached pictures of the wash in question. This first picture is with my back towards the box culvert looking east. The second picture is looking west towards the culvert. Let me know if you would like a different picture perspective. Upon

your review, please share with me your thoughts.

Kind regards,

Dan O

Daniel Ostermann

Email: sg.daniel.ostermann@gmail.com

Phone: 715-495-7700

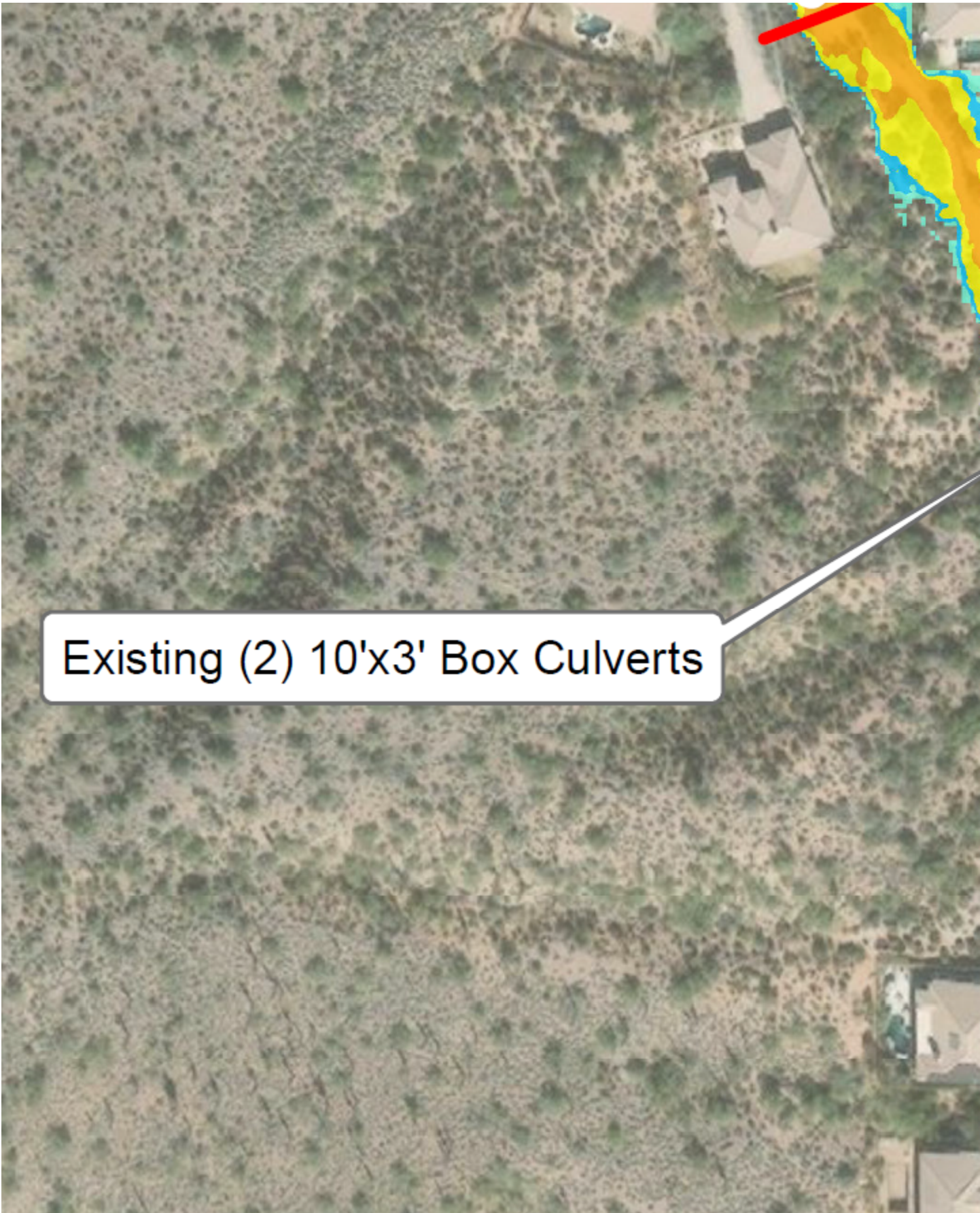
This email and its attachments are confidential. Any unauthorized use or disclosure is prohibited. If you receive this email in error, please notify me by reply email and permanently delete the original without making any copies or disclosing its contents.

Murillo, Jesus

From: Anderson, Richard
Sent: Monday, November 13, 2023 4:38 PM
To: Daniel Ostermann
Cc: Murillo, Jesus
Subject: Re: Ostermann 119th Way

Hi Dan,

I found our old email chain. Attached is a snip of the conceptual plan for the berm.



From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Monday, January 9, 2023 11:46 AM
To: Anderson, Richard <Rianderson@scottsdaleaz.gov>
Subject: Re: Ostermann 119th Way

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What updates do you have for us, since November 18?

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

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Sent: Tuesday, November 15, 2022 10:11 AM
To: Anderson, Richard <Rianderson@scottsdaleaz.gov>
Subject: Ostermann 119th Way

<image0.jpeg>

<image1.jpeg>

⚠ External Email: Please use caution if opening links or attachments!

Hi Rich,

Thank your for the conversation yesterday. As we discussed, you will find attached pictures of the wash in question. This first picture is with my back towards the box culvert looking east. The second picture is

looking west towards the culvert. Let me know if you would like a different picture perspective. Upon your review, please share with me your thoughts.

Kind regards,

Dan O

Daniel Ostermann


Email: sq.daniel.ostermann@gmail.com

Phone: 715-495-7700

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Murillo, Jesus

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Monday, November 13, 2023 4:34 PM
To: Murillo, Jesus
Subject: Ostermann

 External Email: Please use caution if opening links or attachments!

Jesus,

Can you please provide me with email images from todays discussion.

May Jack be with y'all,

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

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Murillo, Jesus

From: Google Calendar <calendar-notification@google.com> on behalf of Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Sunday, November 5, 2023 9:30 AM
To: Murillo, Jesus
Subject: Accepted: Preserve IV Drainage Improvement Updates @ Mon Nov 13, 2023 5pm - 6pm (CST) (jmurillo@scottsdaleaz.gov)
Attachments: invite.ics

⚠ External Email: Please use caution if opening links or attachments!

Daniel Ostermann has accepted this invitation.

Hello Gentlemen,

Please forgive me, I had to update the meeting since Friday, November 10, 2023 is a holiday (Veterans Day).

I moved it to the following Monday, as the Thursday was booked for Rich and myself. It will be a virtual meeting.

If you can not make this new day and time, please let me know and I will look for a new time.

Sincerely,

Jesús

Microsoft Teams meeting

Join on your computer, mobile app or room device

Click here to join the meeting

Meeting ID: 224 717 301 405

Passcode: zRHgGK

Download Teams | Join on the web

Or call in (audio only)

+1 480-378-2354,,862742056# United States, Phoenix

Phone Conference ID: 862 742 056#

Find a local number | Reset PIN

Learn More | Meeting options

When

Monday Nov 13, 2023 · 5pm – 6pm (Central Time - Chicago)

Location

Microsoft Teams Meeting

[View map](#)

Guests

jmurillo@scottsdaleaz.gov - organizer

Daniel Ostermann - creator

Anderson, Richard

[View all guest info](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are an attendee on the event. To stop receiving future updates for this event, decline this event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Murillo, Jesus

Subject: Preserve IV Drainage Improvement Updates
Location: Microsoft Teams Meeting

Start: Mon 11/13/2023 4:00 PM
End: Mon 11/13/2023 5:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Murillo, Jesus
Required Attendees: sq.daniel.ostermann@gmail.com; Anderson, Richard

Hello Gentlemen,

Please forgive me, I had to update the meeting since Friday, November 10, 2023 is a holiday (Veterans Day).

I moved it to the following Monday, as the Thursday was booked for Rich and myself. It will be a virtual meeting.

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Jesús

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Join on your computer, mobile app or room device

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Or call in (audio only)

[+1 480-378-2354,862742056#](#) United States, Phoenix

Phone Conference ID: 862 742 056#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

Murillo, Jesus

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Friday, October 20, 2023 4:02 PM
To: Murillo, Jesus
Subject: Re: Preserve IV Drainage Improvement Updates

⚠ External Email: Please use caution if opening links or attachments!

Jesus,

Thank you again for today's call. During our conversation, I understood we were trying to do a face-to-face call rather than virtual?

May Jack be with y'all,

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

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On Oct 20, 2023, at 3:07 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 224 717 301 405

Passcode: zRHgGK

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 480-378-2354,862742056#](#) United States, Phoenix

Phone Conference ID: 862 742 056#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

<mime-attachment.ics>

Murillo, Jesus

Subject: Preserve IV Drainage Improvement Updates
Location: Microsoft Teams Meeting

Start: Mon 11/13/2023 4:00 PM
End: Mon 11/13/2023 5:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Murillo, Jesus
Required Attendees: sq.daniel.ostermann@gmail.com; Anderson, Richard

Hello Gentlemen,

Please forgive me, I had to update the meeting since Friday, November 10, 2023 is a holiday (Veterans Day).

I moved it to the following Monday, as the Thursday was booked for Rich and myself. It will be a virtual meeting.

If you can not make this new day and time, please let me know and I will look for a new time.

Sincerely,

Jesús

Microsoft Teams meeting

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Meeting ID: 224 717 301 405

Passcode: zRHgGK

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 480-378-2354,862742056#](#) United States, Phoenix

Phone Conference ID: 862 742 056#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

Murillo, Jesus

From: NoReply
Sent: Monday, September 4, 2023 1:27 PM
To: Murillo, Jesus
Subject: CASE 8-AB-2022 - PRESERVE IV- comment from homeowner



While it seems like I am powerless to stop Toll Brothers from destroying the desert and my view, I will not stand for above ground water tanks directly behind my property. The purpose of the "special gift" of land in exchange for the abandonment does NOT permit for building government structures directly behind my property. I am currently researching legal remedies to the situation. My property, the only one directly affected by this Preserve IV build, will not be impacted without compensation for the destruction of my home value...as well as the loss of peace in my backyard. -- sent by Hans Frederick (case# 8-AB-2022)



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Murillo, Jesus

From: MICHAEL HUSAR <mahusar@aol.com>
Sent: Wednesday, February 1, 2023 2:16 PM
To: Murillo, Jesus
Subject: 122nd Street Abandonment

⚠ External Email: Please use caution if opening links or attachments!

Jesus,

Hope all is well. Just a note to you about Sereno Canyon Phase 4 development. I believe the abandonment of these 122nd street ROW's is a benefit for the community at large because the abandonments facilitate logical access and development of the property (vs potentially illogical and haphazard access and development along arbitrary quarter section lines). I can assure you that the members of the Sonoran Crest HOA support this as well.

Sincerely,

Mike Husar

Sonoran Crest HOA President

Murillo, Jesus

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Tuesday, November 8, 2022 4:30 PM
To: Murillo, Jesus
Subject: Re: Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

Jesus, thank you for the follow up. Sorry for the misunderstanding, from the distance I was, it looked like it could have been you. Please accept my apologies.

Thank you for reaching out to Rich Anderson. I look forward to your reply.

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

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On Nov 8, 2022, at 4:16 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Hello Sir,

I am not sure what handsome-beau you came across today, but I don't think it was me. I have had back-to-back meetings all day today here at the office since 7:30 am. I was unaware that your property was visited today. I will contact Mr. Anderson and inquire about today's meeting and the comments that he made. I will then reach back out to you.

I do want to mention that anytime that I would be on your property, I would give you the courtesy of a notification. I also would not enter unless approved by you. I may just wave from off-site if I were on a neighboring property, but would not trespass on anyone's land.

Sincerely,

Jesús

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Tuesday, November 08, 2022 2:54 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Re: Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

Jesus,

Good to see you today. Albeit would have been proper courtesy to make arrangements with me prior to your unannounced trespassing today.

I just played back our conversation from July 15th, during which you stated, there would be no impact, from the Toll Brothers proposed project, on my property or the area drainage, as “ the proposed Toll Brothers development would not have any drainage issues on my or the existing areas as their development would have its drainage self contained within their development”. Instead, today, your colleague, Rich Anderson, claims that their proposed development will have an impact on the surrounding drainage areas including my property.

What am I to believe is true and accurate? Please contact me for discussion with you regarding this reversal of positioning.

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sg.daniel.ostermann@gmail.com
Phone: 715-495-7700

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On Sep 5, 2022, at 11:31 AM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Hello Mr. Ostermann,

I hope this email finds you doing well. I wanted to keep you updated on the Preserve IV project. Staff has reviewed the project’s latest submittal, and has deemed the proposed preliminary plat to be ready to be heard by the Development Review Board (DRB). As you can see from the updated construction envelopes and grading and drainage plan (below in the email), and the locations of the proposed structure locations has not changed (as seen in the initial graphics I sent – further down in the email chain).

If the DRB votes to approve the preliminary plat, the project will still be required to go through two more steps. The project will be required to submit 100 percent completed final plans for review. Once the project’s final plans submittal has been deemed complete and meeting all ordinances, codes, policies, and stipulations, the project will be scheduled for City Council approval. I will keep you notified of all these steps as they continue through the process.

The project is scheduled to be heard by the DRB at the September 15, 2022 hearing. I will provide a link to the report as soon as it has been completed, and the location of the

hearing. All the correspondence that I have received will be included in staff's report to the DRB, and eventually to the City Council.

Please feel free to contact me with any further questions or comments.

Sincerely,

Jesús

<image005.png>

<image006.png>

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>

Sent: Friday, June 17, 2022 8:17 AM

To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>

Subject: Re: Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

Jesus,

Thanks for making the arrangements for this morning's meeting with Toll Brothers. I trust you will have our best interest in mind as this proposal proceeds thru the City of Scottsdale's processes.

Nice to have met you and please keep me in the loop.

Dan O

Daniel Ostermann

Email: sq.daniel.ostermann@gmail.com

Phone: 715-495-7700

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On Jun 14, 2022, at 6:08 PM, Murillo, Jesus
<JMurillo@scottsdaleaz.gov> wrote:

Hello Dan,

Thank you for taking my call. I reached out the project planner, and explained the situation. He stated he would go to his team tomorrow and share our conversation.

He stated he will contact me tomorrow to see what they can do for Friday.

I will keep you updated,

Jesús

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Tuesday, June 14, 2022 5:49 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Fwd: Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

Jesus,

I have called and emailed you, as you requested, with now reply to date. How do we proceed?

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

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Begin forwarded message:

From: Daniel Ostermann
<sq.daniel.ostermann@gmail.com>
Date: May 9, 2022 at 5:15:26 PM MST
To: "Murillo, Jesus" <JMurillo@scottsdaleaz.gov>
Subject: Re: Preserve IV

Hello Jesus,

I am now back home. Let me know when it could be best for me to contact you

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

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On Apr 25, 2022, at 9:59 AM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Hello Dan,

Pre-application: [Pre-Application Request \(scottsdaleaz.gov\)](#)

<image007.png>

Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!

<image008.png>

<image009.png>

<image010.png>

Murillo, Jesus

From: Murillo, Jesus
Sent: Tuesday, November 8, 2022 4:17 PM
To: Daniel Ostermann
Subject: RE: Preserve IV

Hello Sir,

I am not sure what handsome-beau you came across today, but I don't think it was me. I have had back-to-back meetings all day today here at the office since 7:30 am. I was unaware that your property was visited today. I will contact Mr. Anderson and inquire about today's meeting and the comments that he made. I will then reach back out to you.

I do want to mention that anytime that I would be on your property, I would give you the courtesy of a notification. I also would not enter unless approved by you. I may just wave from off-site if I were on a neighboring property, but would not trespass on anyone's land.

Sincerely,

Jesús

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Tuesday, November 08, 2022 2:54 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Re: Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

Jesus,

Good to see you today. Albeit would have been proper courtesy to make arrangements with me prior to your unannounced trespassing today.

I just played back our conversation from July 15th, during which you stated, there would be no impact, from the Toll Brothers proposed project, on my property or the area drainage, as "the proposed Toll Brothers development would not have any drainage issues on my or the existing areas as their development would have its drainage self contained within their development". Instead, today, your colleague, Rich Anderson, claims that their proposed development will have an impact on the surrounding drainage areas including my property.

What am I to believe is true and accurate? Please contact me for discussion with you regarding this reversal of positioning.

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

This email and its attachments are confidential. Any unauthorized use or disclosure is prohibited. If you receive this email in error, please notify me by reply email and permanently delete the original without making any copies or disclosing its contents.

On Sep 5, 2022, at 11:31 AM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Hello Mr. Ostermann,

I hope this email finds you doing well. I wanted to keep you updated on the Preserve IV project. Staff has reviewed the project's latest submittal, and has deemed the proposed preliminary plat to be ready to be heard by the Development Review Board (DRB). As you can see from the updated construction envelopes and grading and drainage plan (below in the email), and the locations of the proposed structure locations has not changed (as seen in the initial graphics I sent – further down in the email chain).

If the DRB votes to approve the preliminary plat, the project will still be required to go through two more steps. The project will be required to submit 100 percent completed final plans for review. Once the project's final plans submittal has been deemed complete and meeting all ordinances, codes, policies, and stipulations, the project will be scheduled for City Council approval. I will keep you notified of all these steps as they continue through the process.

The project is scheduled to be heard by the DRB at the September 15, 2022 hearing. I will provide a link to the report as soon as it has been completed, and the location of the hearing. All the correspondence that I have received will be included in staff's report to the DRB, and eventually to the City Council.

Please feel free to contact me with any further questions or comments.

Sincerely,

Jesús

<image005.png>

<image006.png>

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>

Sent: Friday, June 17, 2022 8:17 AM

To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>

Subject: Re: Preserve IV

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Jesus,

Thanks for making the arrangements for this morning's meeting with Toll Brothers. I trust you will have our best interest in mind as this proposal proceeds thru the City of Scottsdale's processes.

Nice to have met you and please keep me in the loop.

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He stated he will contact me tomorrow to see what they can do for Friday.

I will keep you updated,

Jesús

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>

Sent: Tuesday, June 14, 2022 5:49 PM

To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>

Subject: Fwd: Preserve IV

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Jesus,

I have called and emailed you, as you requested, with now reply to date. How do we proceed?

Dan O

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Tennessee Squire and DOBER

Email: sq.daniel.ostermann@gmail.com

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Begin forwarded message:

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Date: May 9, 2022 at 5:15:26 PM MST
To: "Murillo, Jesus" <JMurillo@scottsdaleaz.gov>
Subject: Re: Preserve IV

Hello Jesus,

I am now back home. Let me know when it could be best for me to contact you

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On Apr 25, 2022, at 9:59 AM, Murillo, Jesus
<JMurillo@scottsdaleaz.gov> wrote:

Hello Dan,

Pre-application: [Pre-Application Request](#)
(scottsdaleaz.gov)

<image007.png>

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Murillo, Jesus

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Thursday, October 27, 2022 7:39 AM
To: Murillo, Jesus
Subject: 23925 N 119th Way, Scottsdale
Attachments: E80D2BDF-F3BB-4060-A731-C021E625DFA9.L 1-Drainage Improvements Plan w_ Flo-Well.pdf

⚠ External Email: Please use caution if opening links or attachments!

Jesus,

Dave Stewart here requesting clarification on proposed Landscape Plan submitted to you by Enchanted Gardens/ Donna Winter. If I eliminate the Dri-wells from the plan is a Slope and Drainage Engineering Study still required. The engineering study will add substantial cost and time to getting just putting in some boulders, trees (3), and natural riverbed rock which will be the same as existing on the property.

Your prompt attention is greatly appreciated as the plan submission was initiated last May.

Respectfully

Dave Stewart

612-743-7398

Get [Outlook for iOS](#)

2004 ESLO Building and Development Notes and Site and Structure Development Design Standards:

- 1. Mirrored surfaces or any treatments which change ordinary glass into a mirrored surface are prohibited.
2. Reflective building and roofing materials (other than windows) including materials with high gloss finishes and bright, untarnished copper, aluminum, galvanized steel or other metallic surfaces, shall be textured or have a matte or non-reflective surface treatment to reduce the reflections of sunlight onto other property.
3. Materials used for exterior surfaces of all structures shall blend in color, hue, and tone with the surrounding natural desert setting to avoid high contrast.
4. Surface materials of walls, retaining walls or fences shall be similar to and compatible with those of the adjacent main buildings.
5. Development design and construction techniques should blend scale, form and visual character into the natural landscape and minimize exposed scars.
6. Exterior lighting should be directed downward, recessed or shielded so that the light source is not visible from residential development in the area or from a public viewpoint.
7. No paint colors with a LRV greater than thirty-five (35) percent shall be used within any landscape.
8. Exterior paint and material colors shall not exceed a value of six (6) and a chroma of six (6) as indicated in the Munsell Book of Color on file in the City of Scottsdale's Planning and Development Services Department. (Samples may be required).
9. Plant materials that are not indigenous to the ESL area shall be limited to enclosed yard areas and non-indigenous plants that have the potential of exceeding twenty (20) feet in height are prohibited. A list of indigenous plants is attached at the end of this Plan.
10. Turf shall be limited to enclosed areas not visible offsite from lower elevation. Outdoor recreation facilities, including parks and golf courses, shall be exempt from this standard.
11. All equipment and materials used at underground facilities, such as surface mounted utility transformers, pull boxes, pedestal cabinets, service terminals or other similar on-the-ground facilities, shall have an exterior treatment that has a LRV of less than thirty-five (35) percent or otherwise screened from view from the adjoining properties.
12. Any proposed modifications to natural watercourses and all walls and fences crossing natural watercourses shall be designed in accordance with the standards and policies specified in chapter 37 (drainage and floodplain ordinance) of the City of Scottsdale Revised Code.

C.O.S. E.S.L.O. Revegetation Notes

- Minor modification to the approved revegetation plan may be approved or required by the Planning Inspection Services Staff.
All salvage plant relocation and revegetation shall be completed prior to the issuance of the Certificate of Occupancy.
Boulders and salvaged surface material shall be provided in a disturb area to match and blend with surrounding desert character.
Non-native decomposed granite shall not be provided in N.A.O.S. area or unenclosed areas.
Area within the eight distance triangles (SDT) is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line elevation.
Retention/detention basins shall be constructed solely from the approved civil plans. Any alteration of the approved design (additional fill, boulders, etc.) shall require additional final plans staff review and approval.
All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.
No landscape lighting is allowed in the N.A.O.S. area.
All signs require separate permits and approvals.
New landscaping, including salvaged plant material, and landscaping indicated to remain, which is destroyed, damaged, or expires during construction shall be replaced with like size, kind, and quantity prior to the issuance of the Certificate of Occupancy / Letter of Acceptance to the satisfaction of the Inspection Services Staff.
All revegetated N.A.O.S. shall be watered for 3 years. At the end of 3 years or once plant material has become established, the irrigation systems to the revegetated N.A.O.S. shall be permanently disconnected.
All landscape irrigation systems shall separate from the domestic water supply by a backflow preventer in accordance with the City of Scottsdale MFG Supplement Standards Detail number 2354.
No irrigation shall be provided to unclassified Natural Area Open Spaces (NAOS) areas.
Plants that are not indigenous to the ESL area shall be limited to enclosed yard areas, non-indigenous trees shall only be located in the rear yards, plant material that have the potential of exceeding twenty (20) feet in height is prohibited. Turf shall be limited to enclosed areas not visible from an offsite lower elevation.
A registered surveyor shall stake and rope the construction envelope and NAOS easement in accordance with the site plan. The construction envelope and NAOS area staked must be the most restrictive in accordance with the Zoning Ordinance.

REVEGETATION PLANT MIXES

The following is a general recommendation for basic groundcover revegetation with one-gallon and larger containerized plant material. When used in conjunction with specimen indigenous trees, cacti and large shrubs, as well as with a revegetation seed mix, this should provide a revegetation area that is natural in appearance upon maturity. The dominant groundcover species vary within different areas of City Of Scottsdale. In general, there are three (3) dominant ground-cover areas:
-Turpentine Dominant
-Bursage Dominant
-Desert Buckwheat Dominant
The Revegetation Plant Mixes listed below should be selected based on the dominant groundcover that naturally exists on the lot. This mix should then be adjusted based on the plant species and density of the immediately adjacent undisturbed desert in order to better blend seamlessly with the natural environment.

Revegetation Plant List table with columns: Symbols, Botanical Name, Common Name, Plants Per 1,000 sq. ft., Reveq Area (sq. ft.), Size. Lists plants like Turpentine Bush, Bursage, Desert Buckwheat, Yucca, etc.

Recommended quantity of Revegetation plants per 1,000 sq. ft. depending on natural dominant groundcover of the Area. Table with columns: Botanical Name, Common Name, Turpentine Dominant, Bursage Dominant, Desert Buckwheat Dominant.

Recommended Distribution: Revegetation plants should be placed in natural formations that duplicate the adjacent undisturbed desert. Natural clustering and distribution patterns should be duplicated. Strict adherence to the recommended distribution is not encouraged. The goal should be to match the appearance of the adjacent undisturbed desert.

Planting / Revegetation Notes: Salvage Desert Paving (the existing Native Rocky Surface) from Areas of Site where Construction will occur. Stockpile on Site for Redistribution over Disturbed Areas and Where Revegetation is Indicated. Use Decomposed Granite in contained Planting Beds only (no Granite under Annual Beds).

Areas Disturbed by Construction - Restore Areas with Revegetation Mix and Desert Paving. Hand Grade edges of Disturbed Area to Blend into Existing Native Surface.

Space Randomly with one shrub per 20 square feet. Native Seeding (HydroSeed Mix) Provide Native Seeding over All Disturbed Natural and Transition Areas as per requirements outlined in the City Of Scottsdale Guidelines.

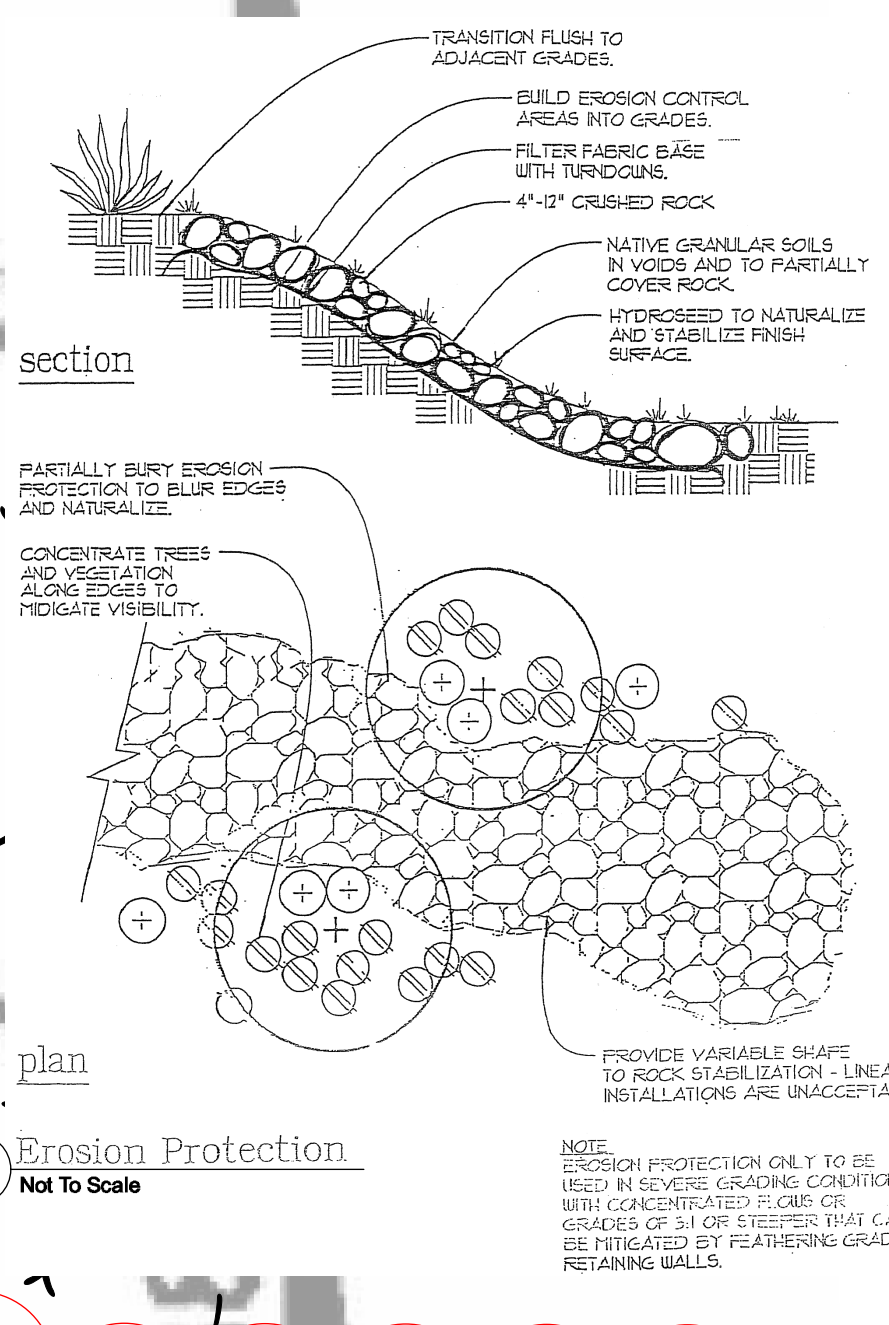
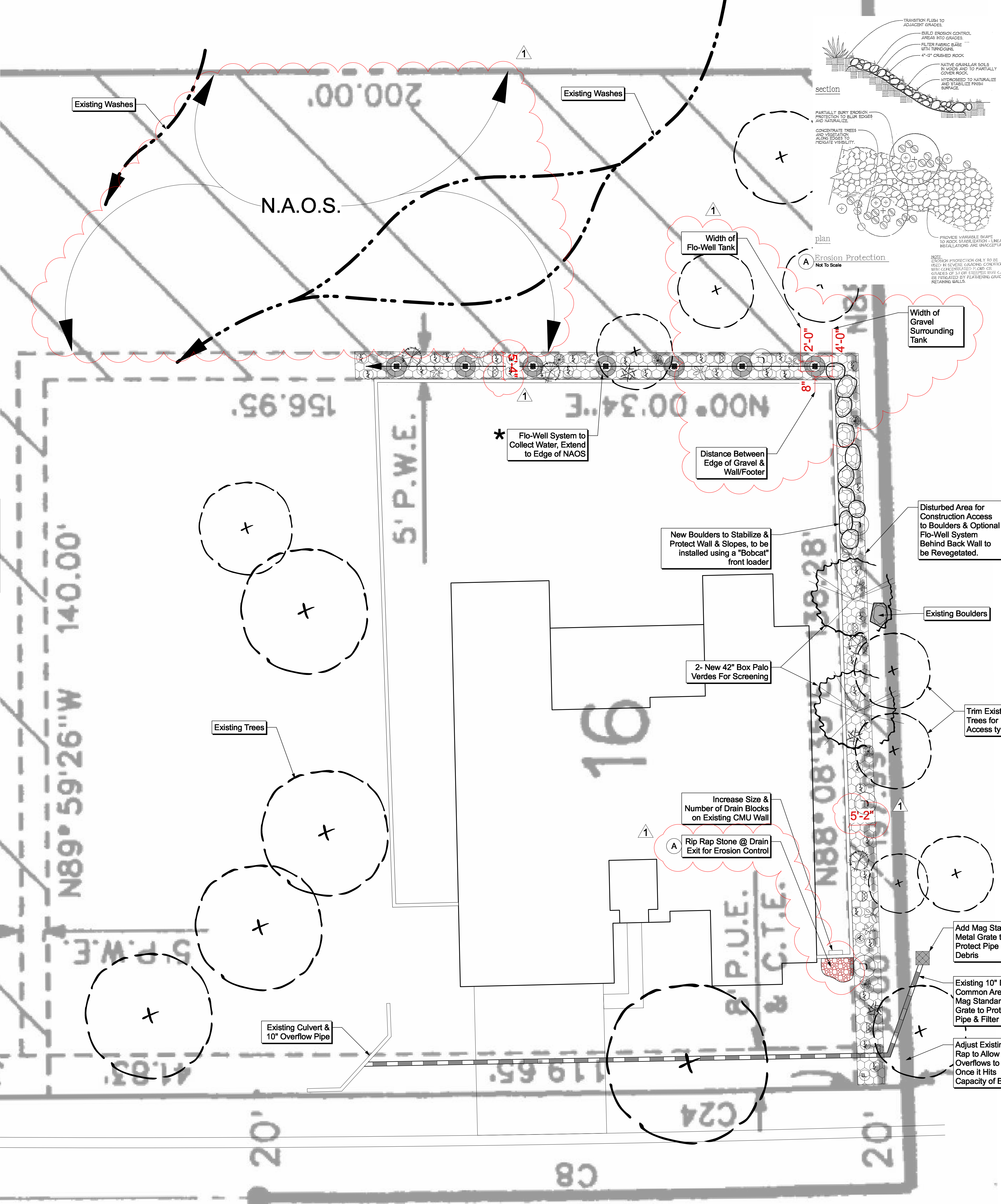
Table with columns: Botanical Name, Common Name, LB./ACRE, LB./1000 sq. ft., OZ./ACRE, OZ./1000 sq. ft. Lists plants like Desert Buckwheat, Catclaw Acacia, etc.

Recommended Application Method for Revegetation: 1. Install all boxed plants in the areas being revegetated. 2. Rip or scarify areas to be seeded to a minimum depth of 4". 3. Cover areas that have hard granite (hardpan), with 6" of friable topsoil. 4. Complete installation of smaller containerized plants. 5. Using either mechanical or hand seeding, broadcast seed revegetation uniformly at the recommended application rate. 6. Rake or mechanically drag seeded areas.

NOTE: All plants utilized in the right-of-way shall be listed on the Arizona Department of Water Resources's (ADWR) Phoenix Active Management Area and the ESLO plant list.

NOTE: New Landscaping shall be located so that there are no conflicts with public utilities. Trees and saguaros shall not be planted in the Public Utility Easements(s) or within 7'-0" of a public water line and/or public sewer line.

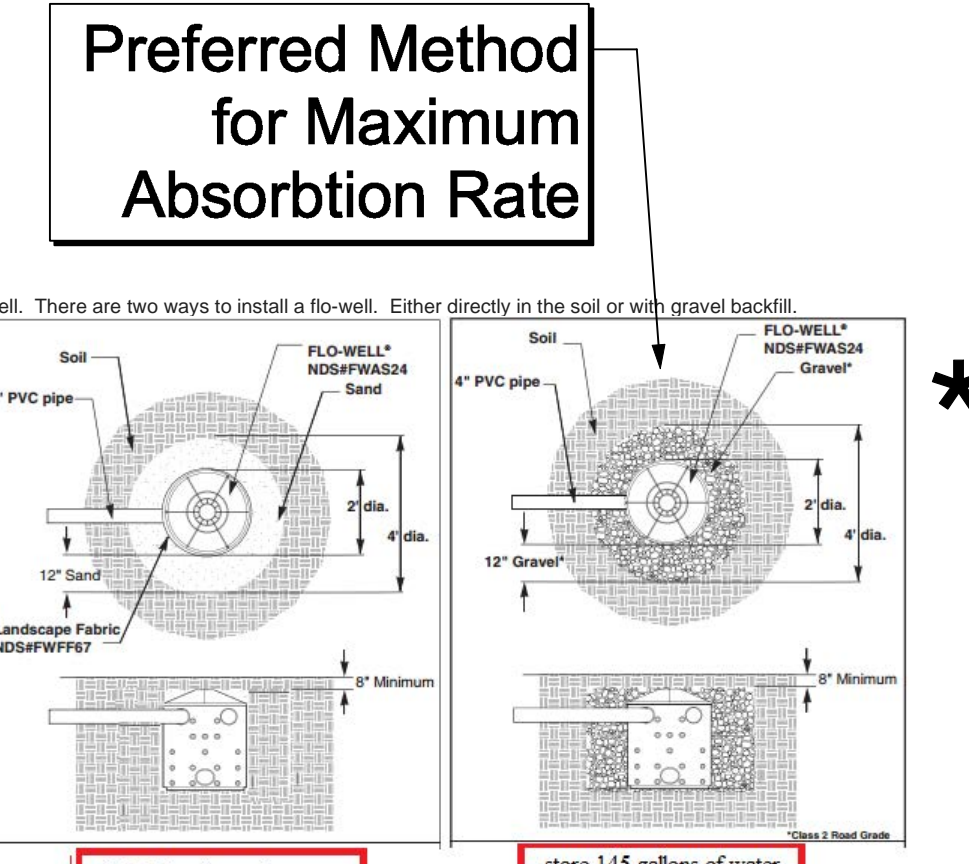
Construction Notes: 1. Restore, revegetate & reseed all areas impacted by construction @ 1,212' sq.ft. 2. All plant materials must be small enough to be carried in & installed by hand. 3. Revegetation & restoration enhancements of the disturbed areas are due to drainage improvements. 4. Boulder installations shall be handled with a "Bobcat" front loader.



Enchanted Garden Landscape, Inc.
NDS - Flo-Well Calculations
Calculate the Size of Rainwater Storage System
Post navigation
One of the most important elements of designing a proper drainage system is determining how much rainwater is falling on your property and what to do with this volume of water.

- Here is a list of a few things that you will need:
Paper
A pen or pencil
A tape measure
A calculator.
Other pollutants that are located on the ground.
pesticide
fertilizers

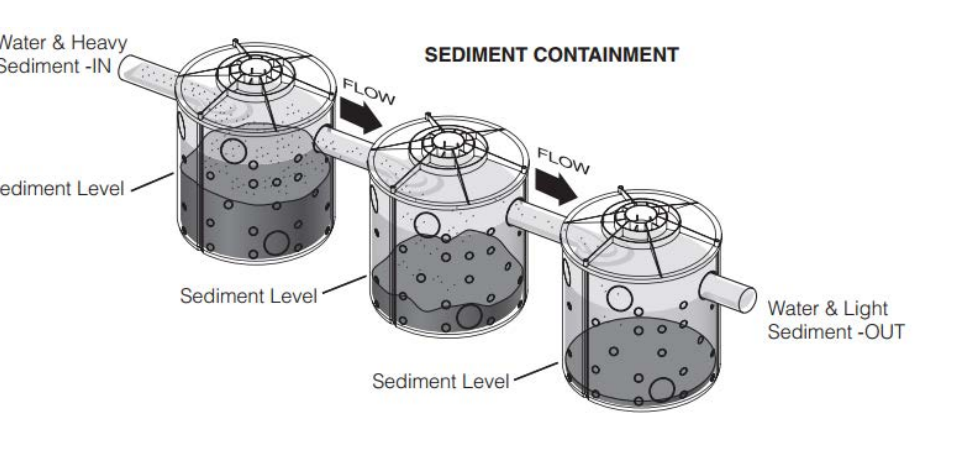
By capturing and storing this water on-site, these chemicals are not washed into the public rain water system.
To figure out how to store the water. The flo-well and easy drain are two products often recommended for storing water run-off. A flo-well is a sub-surface manufactured dry well used to temporarily store run-off water as it percolates into the ground. The flo-well is a gravel free alternative to a traditional dry well. There are two ways to install a flo-well. Either directly in the soil or with gravel backfill.



A flo-well installed without any backfill can hold 50 gallons of water. If you choose to install to a flo-well with 1 foot of gravel backfill, it can hold 145 gallons of water.
Easy drain is a gravel free alternative to a traditional gravel French-Drain.

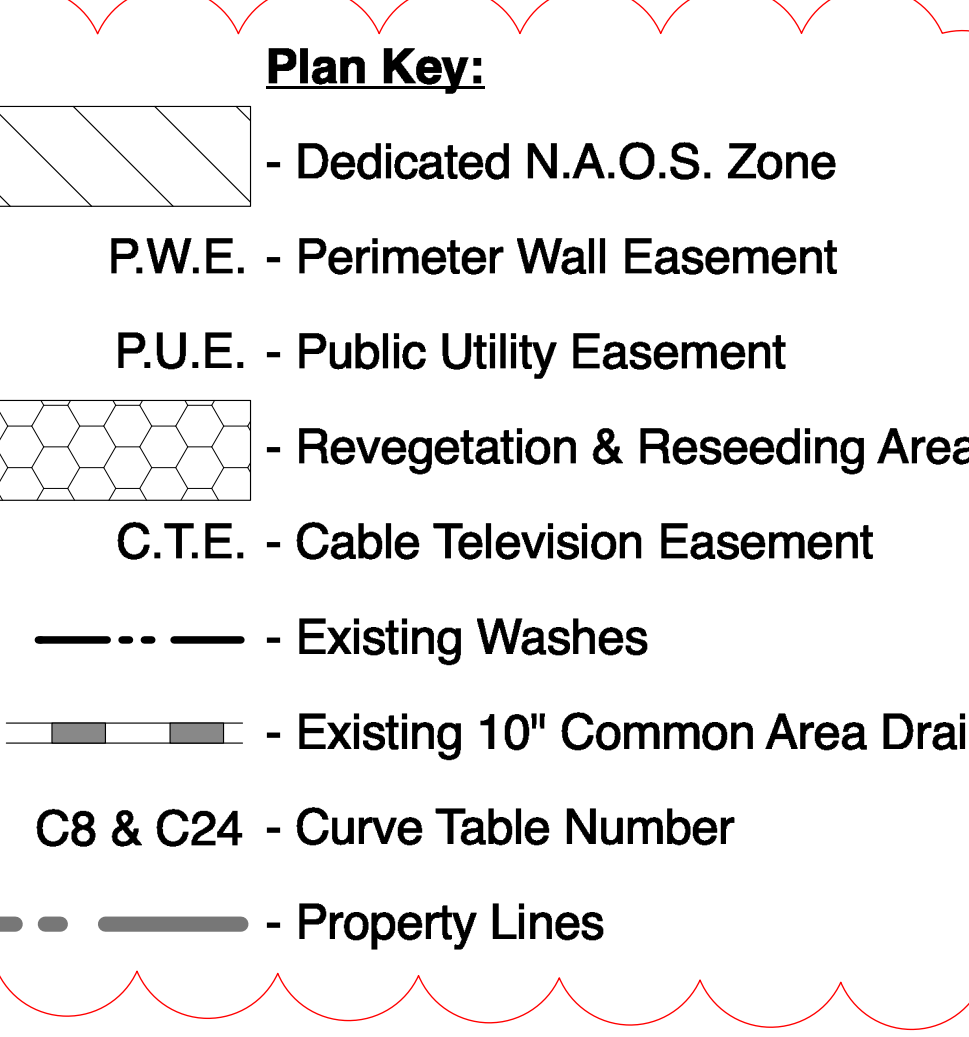


Easy drain can be used to drain pipe away or even store excess rain run-off. Easy drain is available in two sizes: 7-inch or 8-inch total diameter. The 7-inch diameter is primarily available in California and 8-inch everywhere else. The 7-inch size hold 11 gallons of water per 10-foot section. If you wanted to store all 360 gallons of water using just 7-inch easy drain you would need 32 sections of 10 foot. The 8-inch diameter easy drain can hold 14 gallons of water per 10-foot section. It would take 23 sections of 10 foot to store 360 gallons of water.



Easy drain and flo-wells have been designed to work together to create a complete drainage system. Here are two different ways to store 359 gallons of water using flo-wells and easy drain together. Five flo-wells installed without backfill can store 250 gallons, 9 sections of 7 inch easy drain can store 103 gallons of water. Together they hold 353 gallons of water.

OR
If we use flo-wells installed with one foot of gravel backfill an 8 inch easy drain, 3 flo-wells can store 200 gallons and 4 sections of easy drain can store 63 gallons. Together this system can also store 353 gallons of water.



Revegetation/Restoration Drainage Improvements Plan
Scale: 1/8" = 1'-0"
CALL THE WORKING DAYS 802-259-1100 OR 1-800-STAKE-IT

DATE: 6-10-22
REVISION: 1 8-17-22

This drawing is an instrument of service and the property of D.M. Winters Assoc., LLC. this drawing may not be reproduced, or reproductions hereof used, without their written permission.

Stewart Residence
Troon Village Lot 16
Scottsdale, Arizona

Donna M. Winters & Associates, LLC
Landscape Design and Planning
21802 N. 21st Ave.
Phoenix, AZ 85027 480-468-7269

L.1

Murillo, Jesus

From: Murillo, Jesus
Sent: Thursday, October 13, 2022 4:05 PM
To: Bernadette Martinez
Cc: Peggy Fehlman
Subject: RE: SERENO CANYON-MARIPOSA GRANDE DR EXTENSION 4-AB-2018#2 SEC MARIPOSA GRANDE DRIVE ALIGNMENT AND 122ND ST

Thank you Bernadette.

From: Bernadette Martinez <bmartinez@azdot.gov>
Sent: Thursday, October 13, 2022 12:38 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Cc: Peggy Fehlman <pfehlman@azdot.gov>
Subject: SERENO CANYON-MARIPOSA GRANDE DR EXTENSION 4-AB-2018#2 SEC MARIPOSA GRANDE DRIVE ALIGNMENT AND 122ND ST

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Thank you for the notification of the above-referenced proposed development.

ADOT is neutral on this matter. As such, ADOT has no comment.

ADOT traffic engineering may offer additional comments, it is recommended that the developer ascertain if a traffic study or permit will be necessary. We appreciate receiving the notice, and the opportunity to review and comment. I am happy to assist with any other questions or concerns.

Bernadette Martinez
Right of Way Coordinator Assistant
Central District
2140 W. Hilton Ave, MD 700
Phoenix, AZ 85009
602.712.2086



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ADOT

Infrastructure Delivery and Operations

Murillo, Jesus

From: Murillo, Jesus
Sent: Tuesday, October 11, 2022 7:12 PM
To: Hans Frederick
Subject: RE: Preserve IV follow up
Attachments: 8-AB-2022_First_Review_Letter_53782.doc

Hello Sir,

I will provide you with the way I understand abandonments (in no form legal advise). An owner (Toll in this case) is required to provide compensation to the governing body (in this case the City of Scottsdale) for consideration regarding abandonment areas to avoid a “gifting” violation. State statute A.R.S. § 28-7208 provides that public right-of-way may be abandoned “. . . subject to the giving of consideration from the owner of the abutting property to the governing body in an amount deemed by the governing body to be commensurate with the value of the abandoned roadway. The governing body shall give due consideration to *tis degree of fragmentation and marketability and any other public benefit received* by the governing body. . .” This statute applies to the sale or vacating of a road pursuant to A.R.S. § 28-7205 through 28-7207. This has been interpreted to mean that the City must receive compensation for right-of-way given back to the owner that dedicated that portion of right-of-way. To not do so would be violation of the State’s gifting clause.

The proposed abandonment areas were dedicated by the then Sereno Canyon property owner. None of the proposed abandonment area was dedicated by you, nor previous owners of your property, therefore you would not receive compensation for the abandonment of the right-of-way. As per the state statute above, you are not considered the abutting property to the subject right-of-way area. Therefore, you would not receive compensation or portions of land back. The consideration is not for the “affect” of the abandonment on the City or other properties. The consideration is for the returning of right-of-way (land area) to the owner that dedicated the right-of-way. Staff bases their analysis to support or recommend denial on a proposed abandonment on whether the right-of-way is required by the City to complete the public street system. It is ultimately up to the City Council to make the final decision.

If you feel that you have an argument that the proposed abandonment application negatively affects your property, you may voice your concerns throughout the abandonment process (which I will be including our correspondence in all staff’s reports to the Development Review Bard, Planning Commission, and City Council), or seek legal advice and representation. The filing of a lawsuit is obviously within your purview, and staff can not advise in either direction.

The concern that you provide is different than the consideration required by the State Statutes identified above.

The abandonment application was recently submitted, and has not been scheduled for any hearings, nor has staff drafted any type of report. I will notify you once the application has been resubmitted, and any other steps in the process.

Please follow this link to the preliminary plat’s application (DRB hearing report): [DR_4_PP_2022.pdf](#) ([scottsdaleaz.gov](#)). You will also find that staff provided all the correspondence, up to that point, in the report to the Development Review Board that you provided staff. The preliminary plat will still need to be approved by the City Council as a final plat, and I will be sure to keep you updated on that process as well.

I have also included, as an attachment, the First Review Comment Letter that staff provided to the applicant in response to the review for the abandonment application.

I hope this provides some helpful information.

Sincerely,

Jesús

From: Hans Frederick <hfrederick@blockyardfund.com>
Sent: Tuesday, October 11, 2022 6:18 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: RE: Preserve IV follow up

⚠ External Email: Please use caution if opening links or attachments!

Hello Jesus, after some research into the project, I see the following language:

2.0 CONSIDERATION FOR ABANDONMENT An appraisal would be provided by the City of Scottsdale to the Sereno Canyon Owner (Toll Brothers) for the area to be abandoned. After an agreement between the City of Scottsdale and Toll Brothers is reached, owner will provide compensation to the City of Scottsdale.

Am I correct in asserting that Toll Brothers is going to pay Scottsdale (the guys in charge of approving the abandonment) to approve without any compensation to me, even though my property is most affected by this transaction?

I am sincerely hoping that I don't have to hire an attorney and file a lawsuit.

I am interested in your interpretation.

Best regards,

Hans Frederick
Managing Partner
Blockyard Digital Assets Fund, LP
312-316-1745

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Tuesday, October 4, 2022 9:19 AM
To: Hans Frederick <hfrederick@blockyardfund.com>
Subject: RE: Preserve IV follow up

Hello Sir,

The DRB voted to approve the preliminary plat, and now the project will require final plat and improvement plans submittal. I will keep you posted on the process. I am having trouble with the link, but will send it to you shortly for staff's report to the DRB.

Sincerely,

Jesús

From: Hans Frederick <hfrederick@blockyardfund.com>

Sent: Monday, September 26, 2022 10:04 AM

To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>

Subject: Preserve IV follow up

⚠ External Email: Please use caution if opening links or attachments!

Jesus, I wanted to follow up on the public hearing from last week regarding Preserve IV. Is there any update as to the progress? I cannot find any new information.

Best regards,

Hans Frederick
Managing Partner
Blockyard Digital Assets Fund, LP
312-316-1745



August 24, 2022

Keith Nichter
Keith Nichter
1001 W Southern Avenue
Mesa, AZ 85210

RE: **8-AB-2022**
Preserve IV
955W2 (Key Code)

Dear Keith:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 7-25-2022. The following **1st Review Comments** represent the review performed by our team and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing and may affect the City Staff's recommendation. Please address the following:

Application:

1. Staff appreciates the submittal of the letters provided to the utility companies for consent of the proposed abandonment. With the resubmittal, please submit the utility company responses to the proposed abandonment request.
2. Abandonment shall require the recordation of associated final plat, Preserve IV, 4-PP-2022.
3. Staff will provide the compensation evaluation within fifteen (15) days of this letter.

Water and Wastewater:

4. The Water Resources Department support a majority of the abandonment request along the perimeter boundary of parcel 217-01-013: 55-foot Roadway and Public Utility Easement (RWDY. and PUE) along western boundary, 55-foot Roadway and Public Utility Easement (RWDY. and PUE) along southern boundary, and 20-foot Roadway and Public Utility Easement (RWDY. and PUE) along northern boundary. The Water Resources Department does not support the abandonment of the 15-foot Roadway and Public Utility Easement (RWDY. and PUE) located along the eastern boundary of the subject parcel.

Transportation:

5. Abandonment shall conform to rights-of-way approved and stipulated in associated case 4-PP-2022.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

The Planning & Development Services Division has had this application in review for 25 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-7849 or at jmurillo@scottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'J Murillo', with a stylized flourish extending to the right.

Jesus Murillo
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 8-AB-2022

Key Code: 955W2

Please follow the plan and document submittal requirements below. **All files shall be uploaded in PDF format.** Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11.

A digital submittal Key Code is required to upload your documents: **955W2**. Files should be uploaded **individually** and in **order** of how they are listed on this checklist.

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

Digital submittals shall include one copy of each identified below.

COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter

Revised Narrative for Project

Preliminary Plat:

Other Supplemental Materials:

Utility company consent letters

Murillo, Jesus

From: Hans Frederick <hfrederick@blockyardfund.com>
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Managing Partner
Blockyard Digital Assets Fund, LP
312-316-1745

Murillo, Jesus

From: Murillo, Jesus
Sent: Friday, September 9, 2022 6:20 PM
To: Murillo, Jesus
Cc: Kertis, Mark; Carr, Brad
Subject: Preserve IV - 4-PP-2022

Hello Everyone,

Below you will find the link to the hearing agenda and staff's report for the Preserve IV case report (4-PP-2022) to be heard at the Development Review Board meeting this next Thursday. The meeting is scheduled for next Thursday, September 15, 2022. The meeting will be at City Hall Kiva starting at 1:00 pm. The Kiva is located at 3939 N. Drinkwater Boulevard.

Link to agenda and report:

https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Boards/Development/agendas-minutes/2022-Agendas/09-15-22_Regular_Agenda.pdf

Sincerely,

Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!



Murillo, Jesus

From: Murillo, Jesus
Sent: Friday, September 9, 2022 1:43 PM
To: Hans Frederick
Subject: RE: follow up Preserve IV

Thank you Sir.

I will provide this email to the DRB on the day of the hearing (September 15, 2022). I did provide in the report your previous communication, and a brief description of our conversation.

I will be sending the link to the report later today.

Sincerely,

Jesús

From: Hans Frederick <hfrederick@blockyardfund.com>
Sent: Friday, September 09, 2022 1:23 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: follow up Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

Jesus, I received your voice mail on Tuesday and I was out of town this week. I know that this email is late for your Thursday report...but I don't think that I have much to add right now. Toll Brother is working on privacy measure for the proposed road and I have not had any communications with the city about the above ground water tanks.

My position hasn't changed. When I purchased this property, there were no disclosure on the Toll Brother's Sereno Canyon or the possibility of having above ground water tanks directly in my rear mountain view.

I am still advocating for NO direct access of Preserve IV to Sereno Canyon.

Best regards,

Hans Frederick
Managing Partner
Blockyard Digital Assets Fund, LP
312-316-1745

Murillo, Jesus

From: Hans Frederick <hfrederick@blockyardfund.com>
Sent: Friday, September 9, 2022 1:23 PM
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Subject: follow up Preserve IV

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Hans Frederick
Managing Partner
Blockyard Digital Assets Fund, LP
312-316-1745

Murillo, Jesus

From: gglenday75@aol.com
Sent: Thursday, September 8, 2022 11:21 AM
To: Murillo, Jesus
Subject: Fwd: Preserve IV Development

Follow Up Flag: Follow up
Flag Status: Flagged

⚠ External Email: Please use caution if opening links or attachments!

Mr.Murillo,

As a home owner in the Sonoran Crest Development and living near the Sereno Canyon development, I fully support their current plan for the Preserve IV development. I feel that the Preserve IV Preliminary Plot resolves a major concern of myself and other Sonoran Crest homeowners in that it includes the prevention of the 122nd Street being used to connect the land in question to Alameda Road. We have more than enough traffic on Alameda as it is and the construction traffic as well as the additional traffic required into and out of the new area will be an additional burden we do not want or need.

Regards,
Dixie Glenday
24686 N. 120th Place

Murillo, Jesus

From: Roxie Pastore <bobroxp@aol.com>
Sent: Thursday, September 8, 2022 8:23 AM
To: Murillo, Jesus
Subject: 122nd street access

⚠ External Email: Please use caution if opening links or attachments!

Good morning Mr. Murillo,

It has been brought to my attention that access to Sereno Canyon from 122nd street, off Alameda Rd, is being considered as another entrance and exit into Serenp Canyon. When the Sereno Canyon development was approved our first concern was the number of cars, trucks and service vehicles that would now be traveling up and down Alameda Rd. We had the developers secure the gate to stop unauthorized vehicles from taking this route as its purpose has been for emergency vehicles only.

The developers were aware that this gate on 122nd str was to be used ONLY as an emergency entrance and exit. Sereno Canyon development has their own gate which is off Ranch Gate Rd. This gate makes sense as it is a much safer road for all the additional traffic that will now be going in and out of the Sereno Canyon area. We already have a considerable amount of traffic using Alameda. For the sake of safety and peace of mind please keep this gate for emergency use only. This is being considered strictly for the convenience and sellability of the Sereno Canyon area. Will all of us that live off Alameda be able to use this access through Sereno Canyon to get to Tom's Thumb? I think not. They don't even want us walking through the area. Please keep our community safe for our families and outdoor activities. Sereno Canyon does not need two gates. I hope you will give careful consideration to this matter.

Sincerely,
Roxanne Pastore
bobroxp@aol.com
480-266-1507

Murillo, Jesus

From: Danette Arland <danette.arland@cox.net>
Sent: Thursday, September 8, 2022 6:28 AM
To: Murillo, Jesus
Subject: 122nd street

⚠ External Email: Please use caution if opening links or attachments!

Mr.Murillo,

As a home owner in the Sonoran Crest Development and living near the Sereno Canyon development, I fully support their current plan for the Preserve IV development. I feel that the Preserve IV Preliminary Plot resolves a major concern of myself and other Sonoran Crest homeowners in that it includes the prevention of the 122nd Street being used to connect the land in question to Alameda Road. We have more than enough traffic on Alameda as it is and the construction traffic as well as the additional traffic required into and out of the new area will be an additional burden we do not want or need.

Regards
Danette Arland

Sent from my iPhone

Murillo, Jesus

From: Alan Wolfelt <drwolfelt@centerforloss.com>
Sent: Thursday, September 8, 2022 4:53 AM
To: Murillo, Jesus
Subject: Alameda and Sereno Canyon

⚠ External Email: Please use caution if opening links or attachments!

Mr Murillo,

I am homeowner in the Sonoran Crest Development (24270 North 120th Place). I'm aware that you are familiar with the continued growth of Sereno Canton.


I understand that the current plan for Preserve IV includes the prevention of 122nd Street being used to connect the land in current development to Alameda Road. We already have a heavy traffic pattern on Alameda and any additional access to this street would have a dramatic impact on our quality of life. Please be certain there is no access (other than an emergency) to Alameda.

Thank you,

Alan Wolfelt, Ph.D., C.T.
Center for Loss and Life Transition
drwolfelt@centerforloss.com
www.centerforloss.com
Direct: 970-217-7069 Office: 970-226-6050
3735 Broken Bow Road, Fort Collins, CO 80526

Murillo, Jesus

From: Cindy Van Dellen <cmcq12@gmail.com>
Sent: Thursday, September 8, 2022 2:05 AM
To: Murillo, Jesus
Cc: Casey Van Dellen
Subject: Serrano Canyon

 External Email: Please use caution if opening links or attachments!

Dear Mr. Murillo.

As a home owner in the Sonoran Crest Development and living near the Sereno Canyon development, we fully support their current plan for the Preserve IV development. We feel that the Preserve IV Preliminary Plot resolves a major concern of myself and other Sonoran Crest homeowners in that it includes the prevention of the 122nd Street being used to connect the land in question to Alameda Road. We have more than enough traffic on Alameda as it is and the construction traffic as well as the additional traffic required into and out of the new area will be an additional burden we do not want or need.

Regards,
Cornelius and Cindy Van Dellen

Sent from my iPad

Murillo, Jesus

From: JOHN FINNEGAN <jfinnegan1@cox.net>
Sent: Wednesday, September 7, 2022 4:06 PM
To: Murillo, Jesus
Subject: [No Subject]

⚠ External Email: Please use caution if opening links or attachments!

Dear Mr. Murillo,

We live in Sonoran Crest and fully support the current plan for the Preserve IV development. Without this plan the traffic on Alameda Road will be overwhelming.

Sincerely,

John and Sandra Finnegan

12172 E. Sand Hills Rd.

Scottsdale, AZ 85255

Phone 480 664 8295

Murillo, Jesus

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Wednesday, September 7, 2022 3:28 PM
To: Murillo, Jesus
Subject: Re: Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

Jesus,

Thanks for the updates. Please keep me in the loop as this proposal continues to be processed.

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

This email and its attachments are confidential. Any unauthorized use or disclosure is prohibited. If you receive this email in error, please notify me by reply email and permanently delete the original without making any copies or disclosing its contents.

On Sep 5, 2022, at 12:31 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Hello Mr. Ostermann,

I hope this email finds you doing well. I wanted to keep you updated on the Preserve IV project. Staff has reviewed the project's latest submittal, and has deemed the proposed preliminary plat to be ready to be heard by the Development Review Board (DRB). As you can see from the updated construction envelopes and grading and drainage plan (below in the email), and the locations of the proposed structure locations has not changed (as seen in the initial graphics I sent – further down in the email chain).

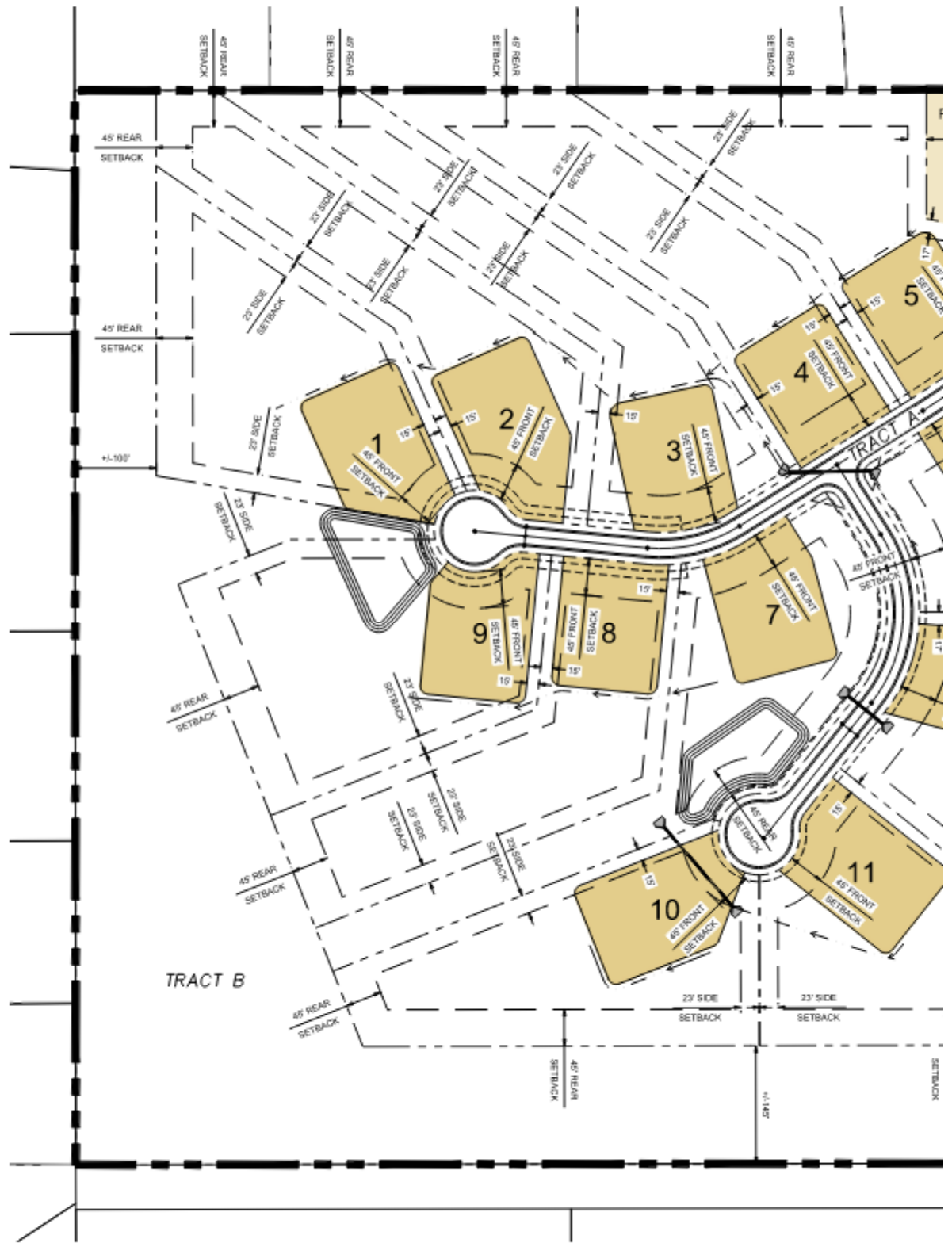
If the DRB votes to approve the preliminary plat, the project will still be required to go through two more steps. The project will be required to submit 100 percent completed final plans for review. Once the project's final plans submittal has been deemed complete and meeting all ordinances, codes, policies, and stipulations, the project will be scheduled for City Council approval. I will keep you notified of all these steps as they continue through the process.

The project is scheduled to be heard by the DRB at the September 15, 2022 hearing. I will provide a link to the report as soon as it has been completed, and the location of the hearing. All the correspondence that I have received will be included in staff's report to the DRB, and eventually to the City Council.

Please feel free to contact me with any further questions or comments.

Sincerely,

Jesús





From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>

Sent: Friday, June 17, 2022 8:17 AM

To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>

Subject: Re: Preserve IV

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Jesus,

Thanks for making the arrangements for this morning's meeting with Toll Brothers. I trust you will have our best interest in mind as this proposal proceeds thru the City of Scottsdale's processes.

Nice to have met you and please keep me in the loop.

Dan O

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Email: sq.daniel.ostermann@gmail.com

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On Jun 14, 2022, at 6:08 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

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Thank you for taking my call. I reached out the project planner, and explained the situation. He stated he would go to his team tomorrow and share our conversation.

He stated he will contact me tomorrow to see what they can do for Friday.

I will keep you updated,

Jesús

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>

Sent: Tuesday, June 14, 2022 5:49 PM

To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>

Subject: Fwd: Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

Jesus,

I have called and emailed you, as you requested, with now reply to date. How do we proceed?

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

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Begin forwarded message:

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Date: May 9, 2022 at 5:15:26 PM MST
To: "Murillo, Jesus" <JMurillo@scottsdaleaz.gov>
Subject: Re: Preserve IV

Hello Jesus,

I am now back home. Let me know when it could be best for me to contact you

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

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On Apr 25, 2022, at 9:59 AM, Murillo, Jesus
<JMurillo@scottsdaleaz.gov> wrote:

Hello Dan,

Pre-application: [Pre-Application Request](#)
(scottsdaleaz.gov)



Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!



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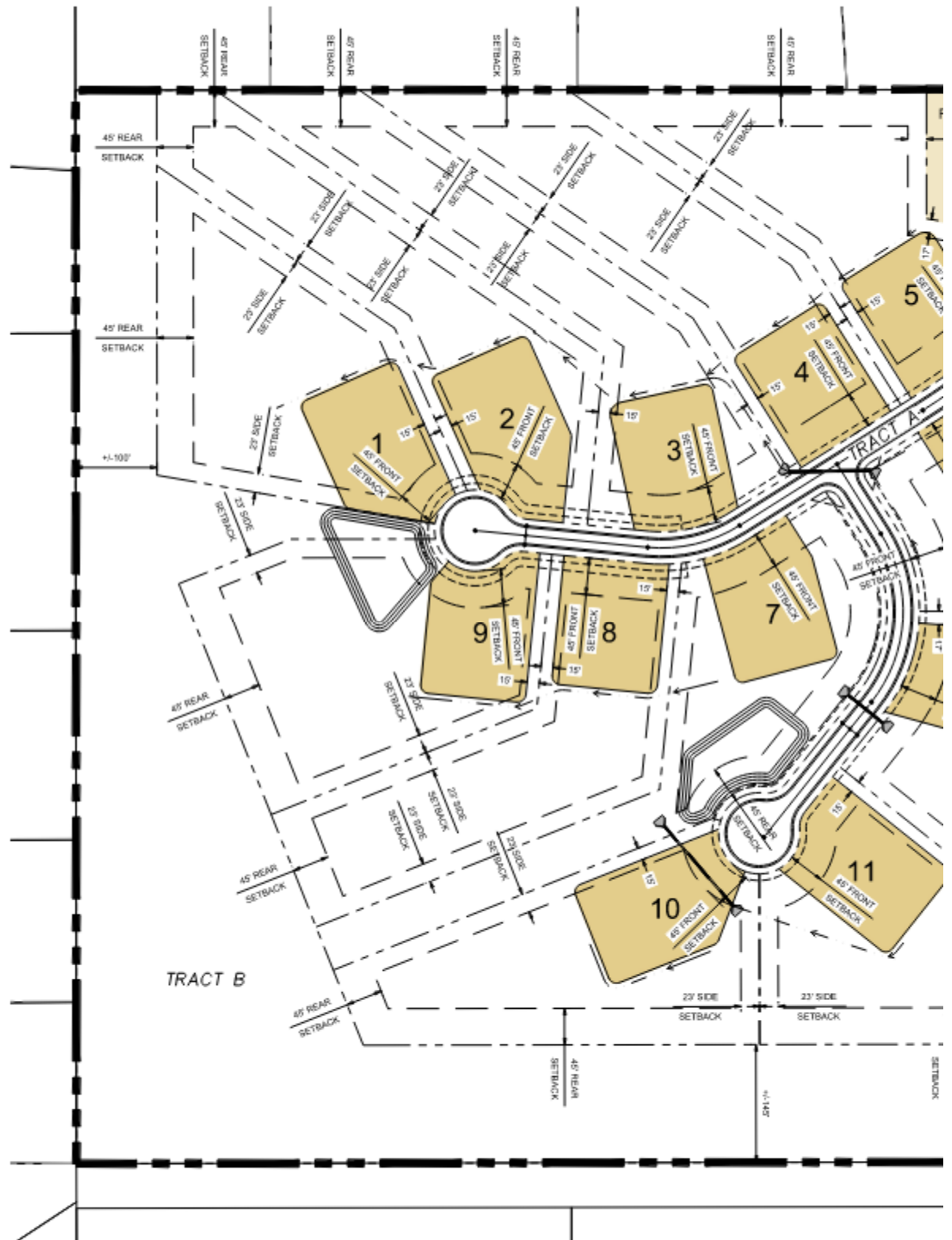
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From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Date: May 9, 2022 at 5:15:26 PM MST
To: "Murillo, Jesus" <JMurillo@scottsdaleaz.gov>
Subject: Re: Preserve IV

Hello Jesus,

I am now back home. Let me know when it could be best for me to contact you

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

This email and its attachments are confidential. Any unauthorized use or disclosure is prohibited. If you receive this email in error, please notify me by reply email and permanently delete the original without making any copies or disclosing its contents.

On Apr 25, 2022, at 9:59 AM, Murillo, Jesus
<JMurillo@scottsdaleaz.gov> wrote:

Hello Dan,

Pre-application: [Pre-Application Request](#)
(scottsdaleaz.gov)



Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!



Murillo, Jesus

From: Beverly <beverly.effendi@gmail.com>
Sent: Wednesday, September 7, 2022 11:35 AM
To: Murillo, Jesus
Subject: Preserve IV Preliminary Plat

⚠ External Email: Please use caution if opening links or attachments!

Mr.Murillo,

As a home owner in the Sonoran Crest Development and living near the Sereno Canyon development, I fully support their current plan for the Preserve IV development. I feel that the Preserve IV Preliminary Plot resolves a major concern of myself and other Sonoran Crest homeowners in that it includes the prevention of the 122nd Street being used to connect the land in question to Alameda Road. We have more than enough traffic on Alameda as it is and the construction traffic as well as the additional traffic required into and out of the new area will be an additional burden we do not want or need.

Regards,
Beverly Effendi

Murillo, Jesus

From: Murillo, Jesus
Sent: Wednesday, September 7, 2022 10:57 AM
To: MICHAEL HUSAR
Subject: RE: Preserve IV Preliminary Plat, # 4-PP-2022

Hello Carole and Michael,

Thanks you for your comments, and they will provided to the Development Review Board in staff's report.

Please feel free to contact me with any further questions or comments.

Sincerely,

Jesús

From: MICHAEL HUSAR <mahusar@aol.com>
Sent: Tuesday, September 06, 2022 9:18 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Preserve IV Preliminary Plat, # 4-PP-2022

⚠ External Email: Please use caution if opening links or attachments!

Mr.Murillo,

As a home owner in the Sonoran Crest Development and living near the Sereno Canyon development, I fully support their current plan for the Preserve !V development. I feel that the Preserve !V Preliminary Plot resolves a major concern of myself and other Sonoran Crest homeowners in that it includes the prevention of the 122nd Street being used to connect the land in question to Alameda Road. We have more than enough traffic on Alameda as it is and the construction traffic as well as the additional traffic required into and out of the new area will be an additional burden we do not want or need.

Sincerely,
Carole and Michael Husar
12151 E. Sand Hills Rd
Scottsdale, AZ 85255
cell phone 810-348-2712

Murillo, Jesus

From: MICHAEL HUSAR <mahusar@aol.com>
Sent: Tuesday, September 6, 2022 9:18 PM
To: Murillo, Jesus
Subject: Preserve IV Preliminary Plat, # 4-PP-2022

⚠ External Email: Please use caution if opening links or attachments!

Mr. Murillo,

As a home owner in the Sonoran Crest Development and living near the Sereno Canyon development, I fully support their current plan for the Preserve IV development. I feel that the Preserve IV Preliminary Plot resolves a major concern of myself and other Sonoran Crest homeowners in that it includes the prevention of the 122nd Street being used to connect the land in question to Alameda Road. We have more than enough traffic on Alameda as it is and the construction traffic as well as the additional traffic required into and out of the new area will be an additional burden we do not want or need.

Sincerely,
Carole and Michael Husar
12151 E. Sand Hills Rd
Scottsdale, AZ 85255
cell phone 810-348-2712

Murillo, Jesus

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Monday, September 5, 2022 12:51 PM
To: Murillo, Jesus
Cc: Anderson, Richard
Subject: Re: Toll Brothers Preserve IV Proposed Development

⚠ External Email: Please use caution if opening links or attachments!

Thanks so much for your ongoing updates to this project
Really appreciate it
Dave Stewart

Get [Outlook for iOS](#)

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Monday, September 5, 2022 1:36:34 PM
To: D. K. Stewart <d.k.stewart@hotmail.com>; Kathi <d.k.stewart@hotmail.com>
Cc: Anderson, Richard <Rianderson@scottsdaleaz.gov>
Subject: RE: Toll Brothers Preserve IV Proposed Development

Hello Mr. Stewart,

I hope this email finds you doing well. I wanted to keep you updated on the Preserve IV project. Staff has reviewed the project's latest submittal, and has deemed the proposed preliminary plat to be ready to be heard by the Development Review Board (DRB). As you can see from the updated construction envelopes and grading and drainage plan (below in the email), the locations of the proposed structure locations, drainage impacts, and drainage basins, have not changed. The project will continue to leave the existing drainage conditions in the southwestern portion of the site untouched.

If the DRB votes to approve the preliminary plat, the project will still be required to go through two more steps. The project will be required to submit 100 percent completed final plans for review. Once the project's final plans submittal has been deemed complete and meeting all ordinances, codes, policies, and stipulations, the project will be scheduled for City Council approval. I will keep you notified of all these steps as they continue through the process.

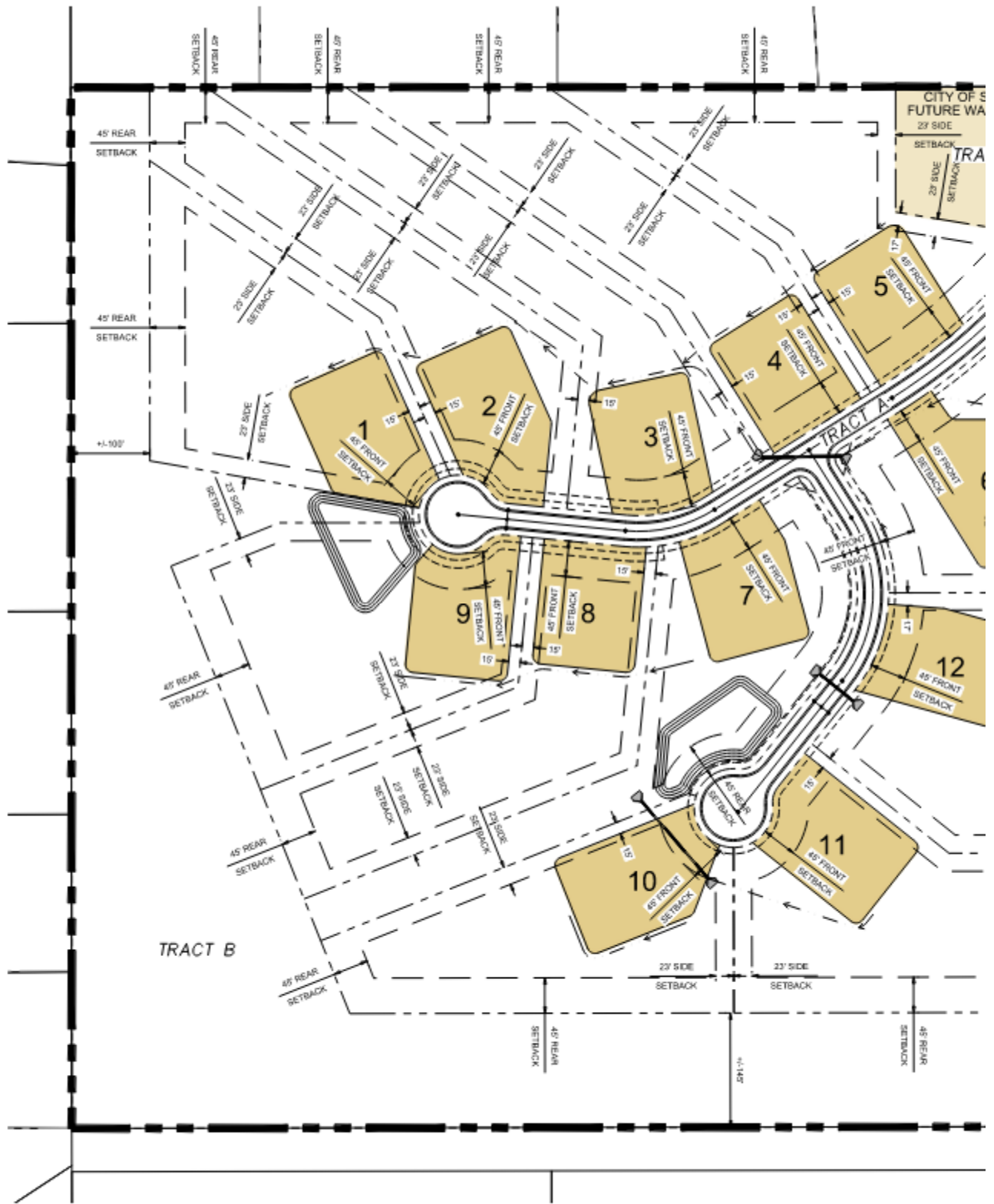
The project is scheduled to be heard by the DRB at the September 15, 2022 hearing. I will provide a link to the report as soon as it has been completed, and the location of the hearing.

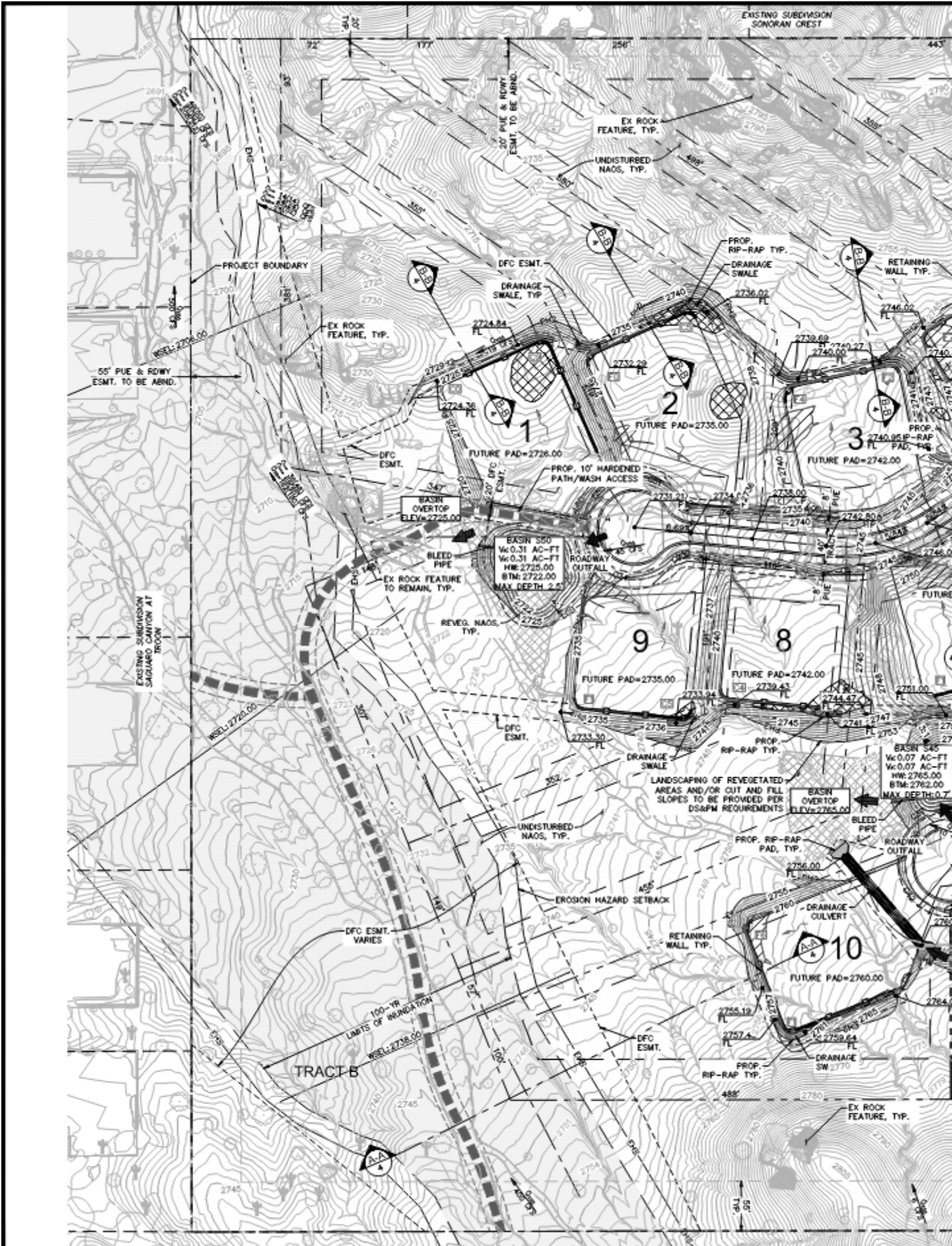
All the correspondence that I have received will be included in staff's report to the DRB, and eventually to the City Council.

Please feel free to contact me with any further questions or comments.

Sincerely,

Jesús





From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Wednesday, May 18, 2022 4:35 PM
To: Anderson, Richard <Rianderson@scottsdaleaz.gov>
Cc: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Toll Brothers Preserve IV Proposed Development

⚠ External Email: Please use caution if opening links or attachments!

Mr Anderson,

This Dave Stewart 612-743-7398

23925 N 119th Way, Scottsdale 85255

My wife and I met with Jesus Murillo, Curtis Neal, and Vivian from Stormwater Engineering.

We discussed our concerns about potential stormwater drainage downstream flow issues and KimbleyHorn's Preliminary Drainage Report.

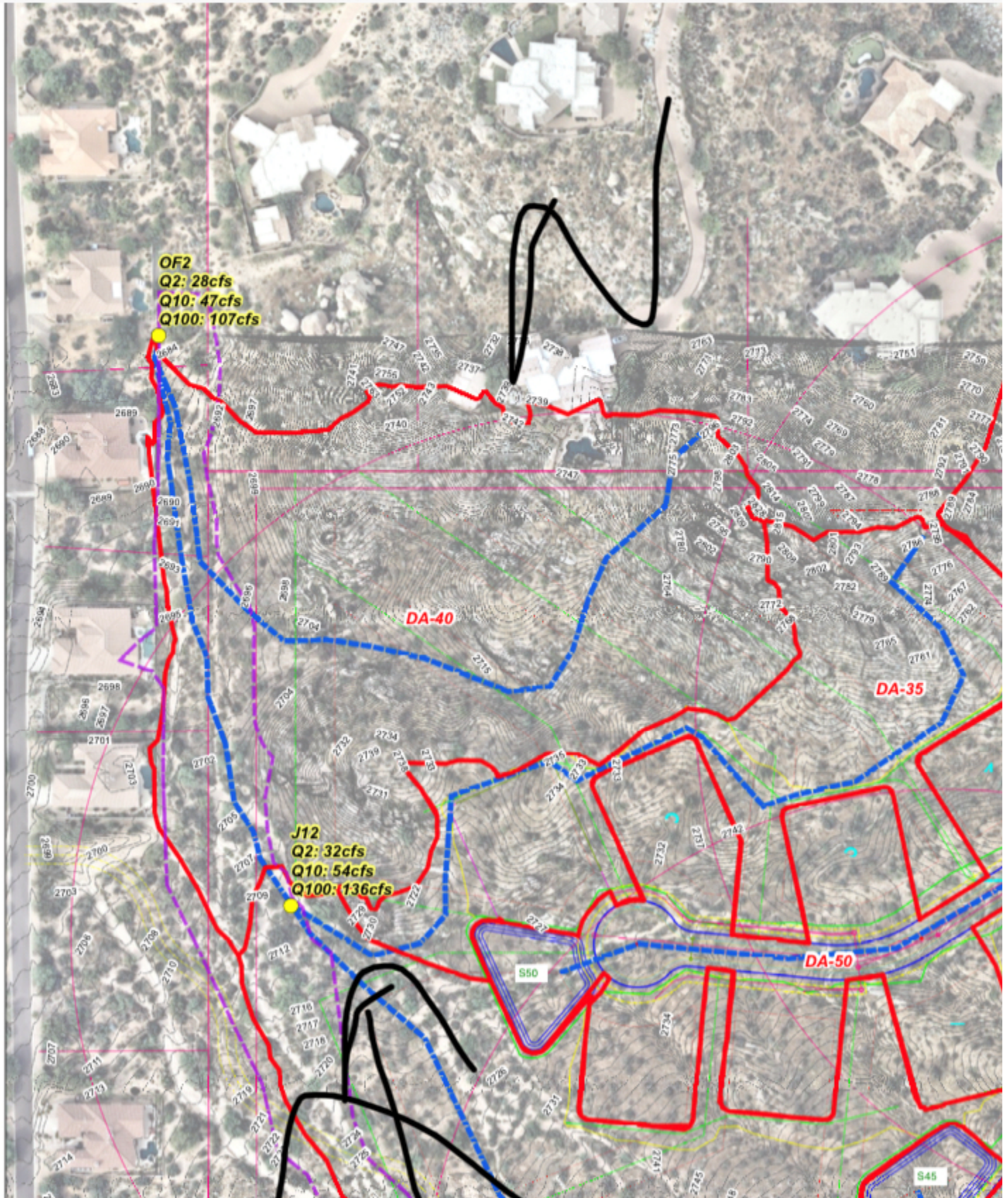
During the discussion, it was communicated that no infrastructure is being designed for runoff reaching the Reatta Wash.

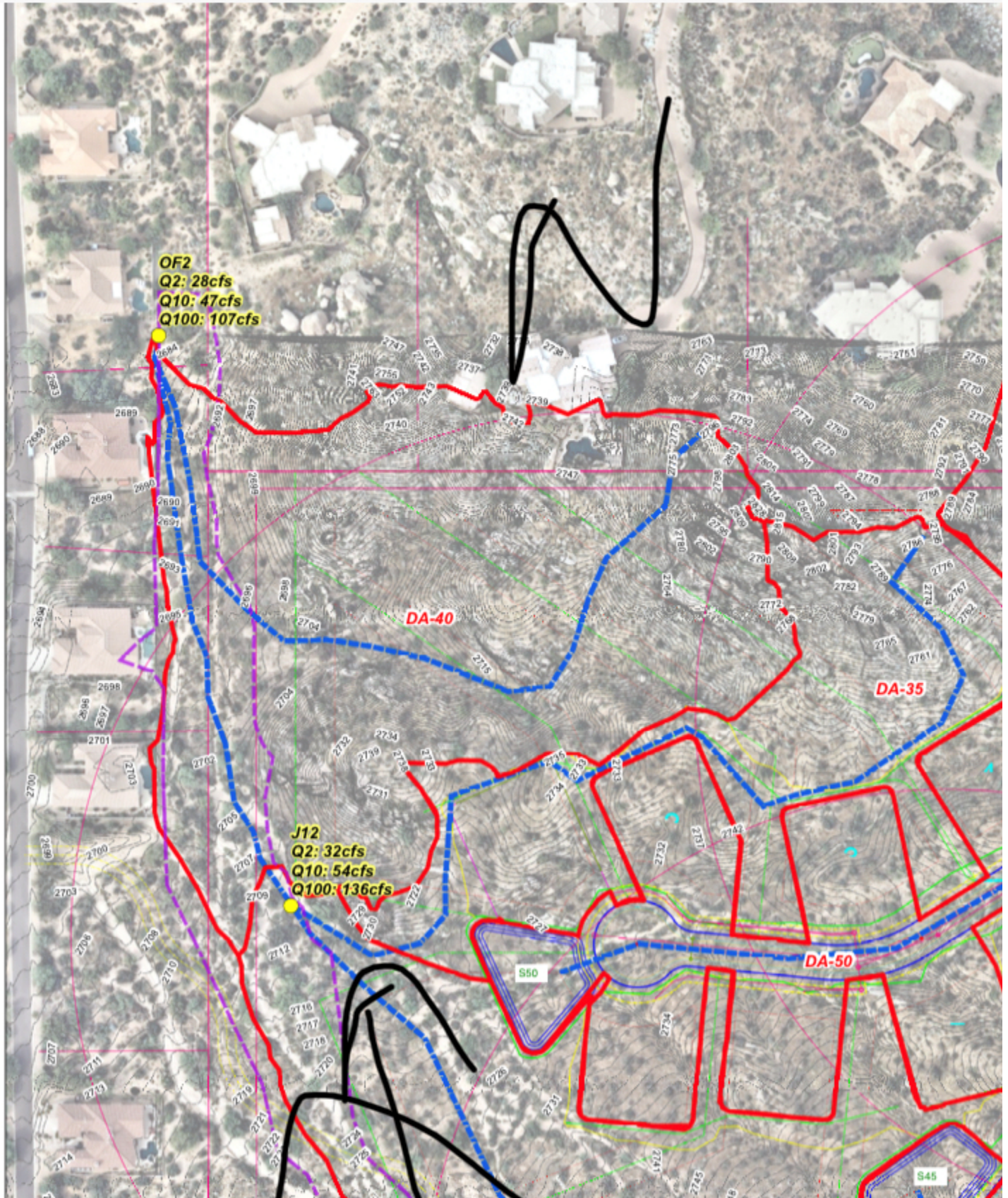
I then discussed a Criterium Kessler Engineers "Conceptual Drainage Study for Troon Ridge Community Association at Saquaro Canyon" that identified a substantial runoff flow shift that has occurred in the Reatta Wash due to significant siltation. Siltation has shifted the flow from it's historical westerly flow direction to an adjacent Wash that directs the majority of the flow to the north which is impacting the residences north of and including 23669 N 119th Way.

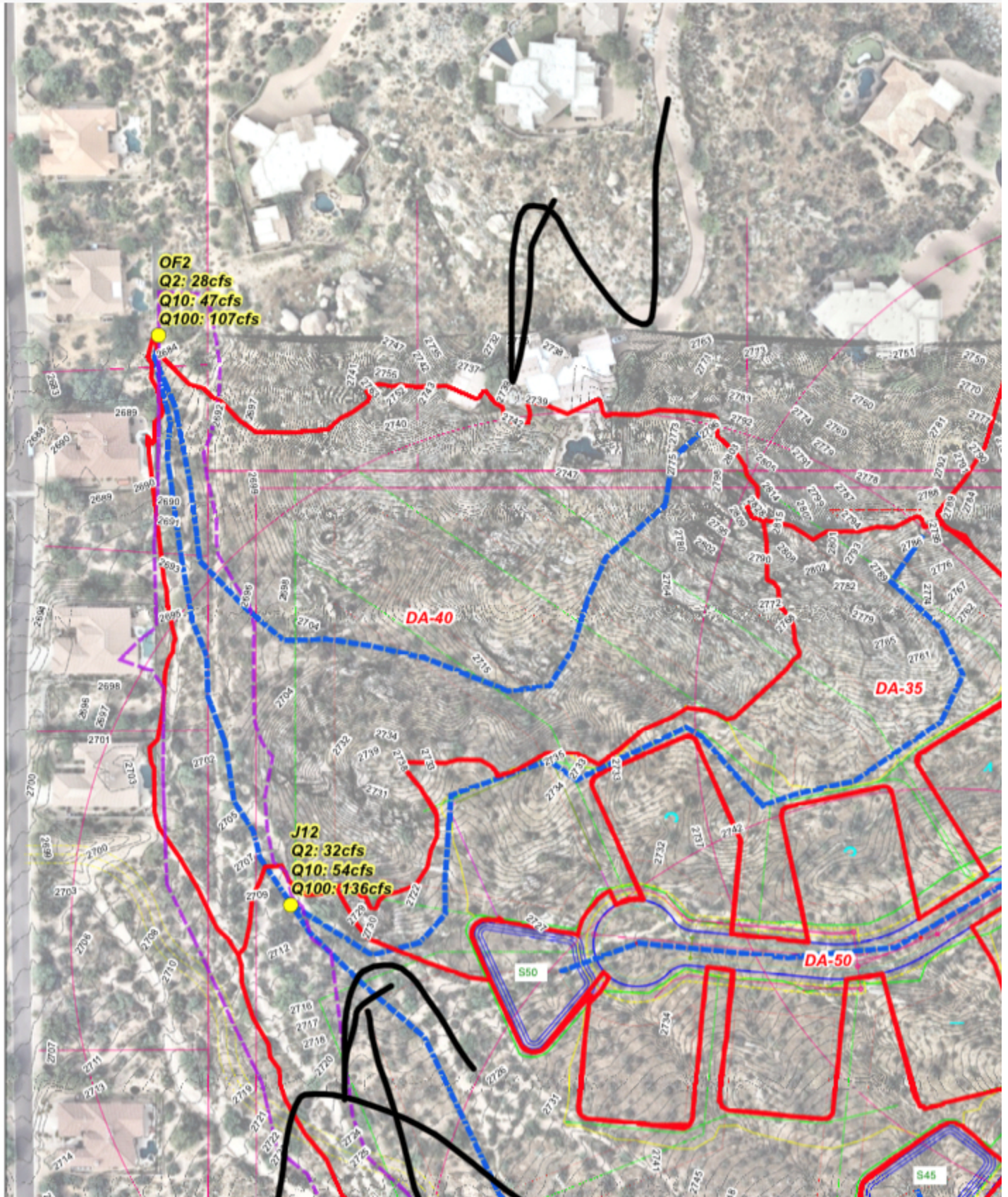
Curtis directed me to email you and ask for a call with you to discuss the status of any mitigation are being considered with the new owner Toll Brothers, as the is part of Reatta Wash is within Preserve IV's site boundary.

Respectfully,

Dave Stewart







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Murillo, Jesus

From: Murillo, Jesus
Sent: Monday, September 5, 2022 11:37 AM
To: D. K. Stewart; Kathi
Cc: Anderson, Richard
Subject: RE: Toll Brothers Preserve IV Proposed Development

Hello Mr. Stewart,

I hope this email finds you doing well. I wanted to keep you updated on the Preserve IV project. Staff has reviewed the project's latest submittal, and has deemed the proposed preliminary plat to be ready to be heard by the Development Review Board (DRB). As you can see from the updated construction envelopes and grading and drainage plan (below in the email), the locations of the proposed structure locations, drainage impacts, and drainage basins, have not changed. The project will continue to leave the existing drainage conditions in the southwestern portion of the site untouched.

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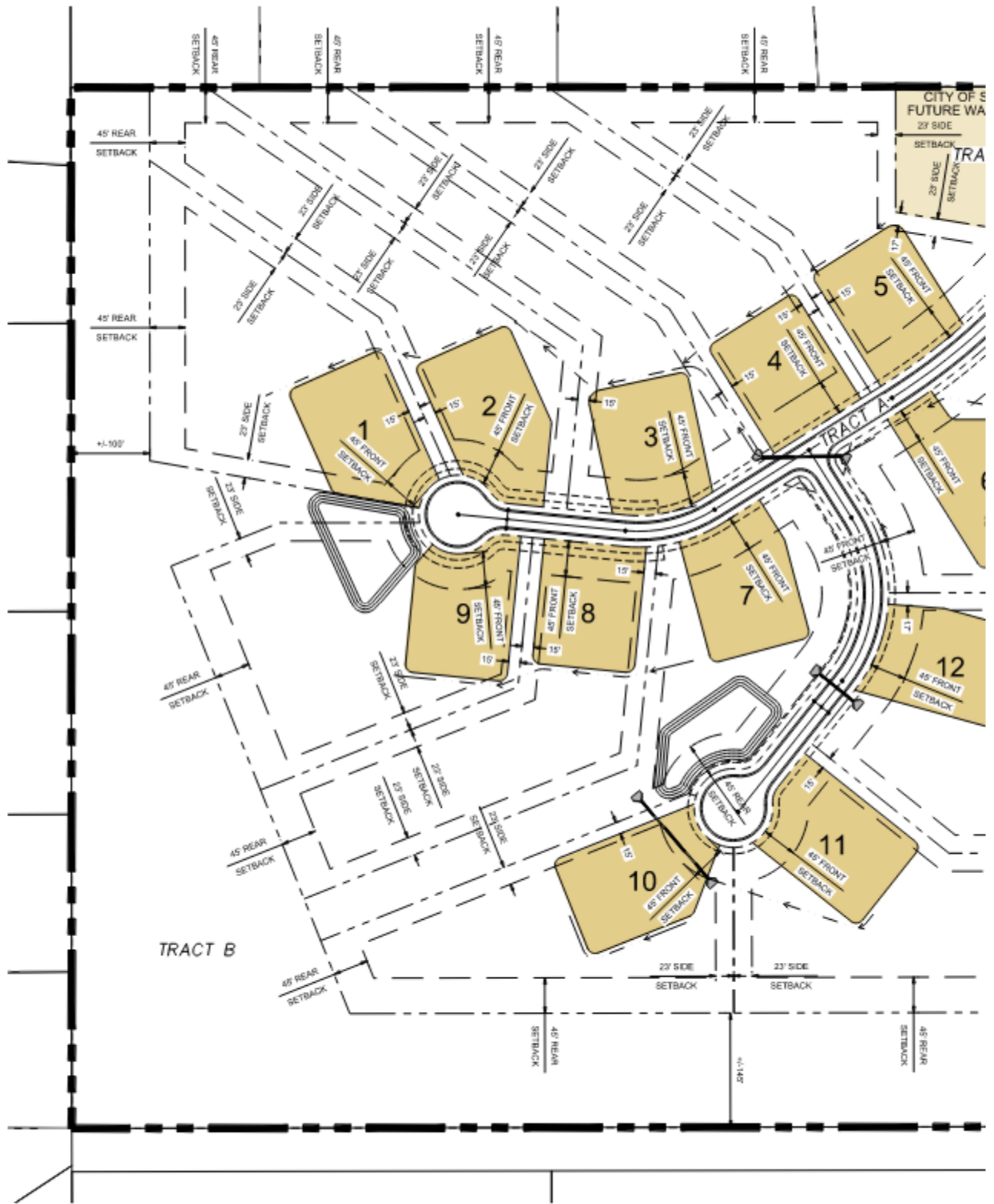
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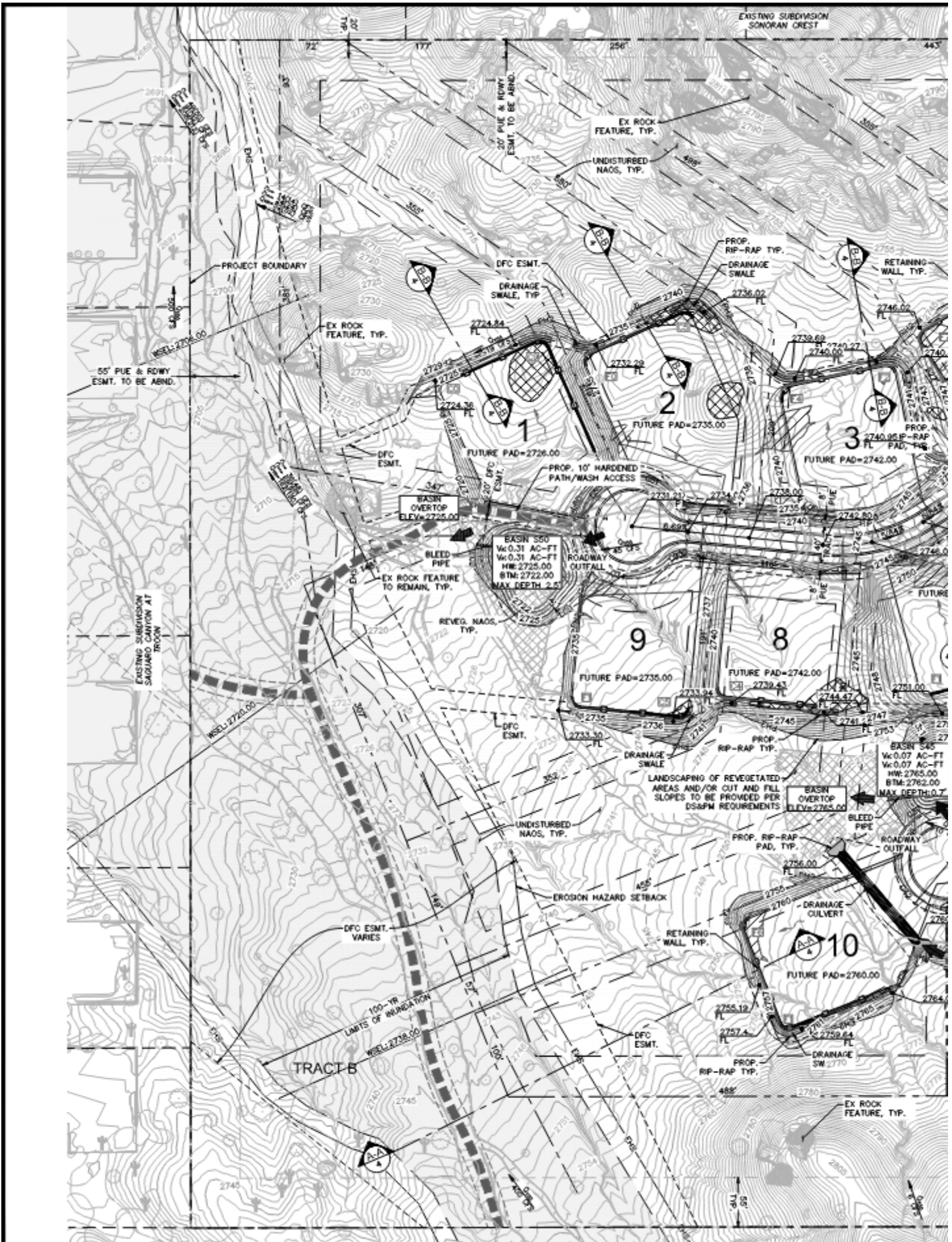
All the correspondence that I have received will be included in staff's report to the DRB, and eventually to the City Council.

Please feel free to contact me with any further questions or comments.

Sincerely,

Jesús





From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Wednesday, May 18, 2022 4:35 PM
To: Anderson, Richard <Rianderson@scottsdaleaz.gov>
Cc: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Toll Brothers Preserve IV Proposed Development

⚠ External Email: Please use caution if opening links or attachments!

Mr Anderson,

This Dave Stewart 612-743-7398

23925 N 119th Way, Scottsdale 85255

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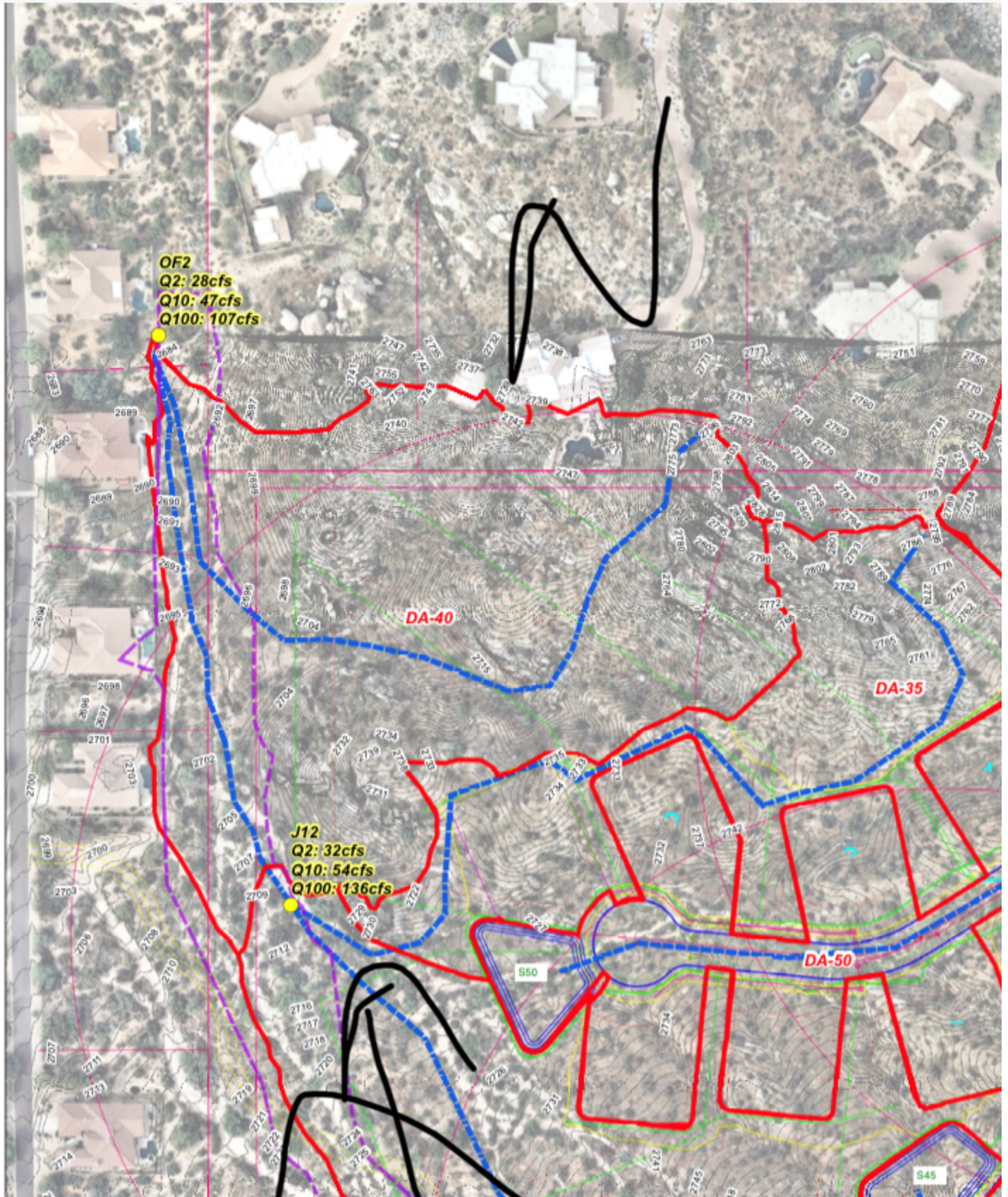
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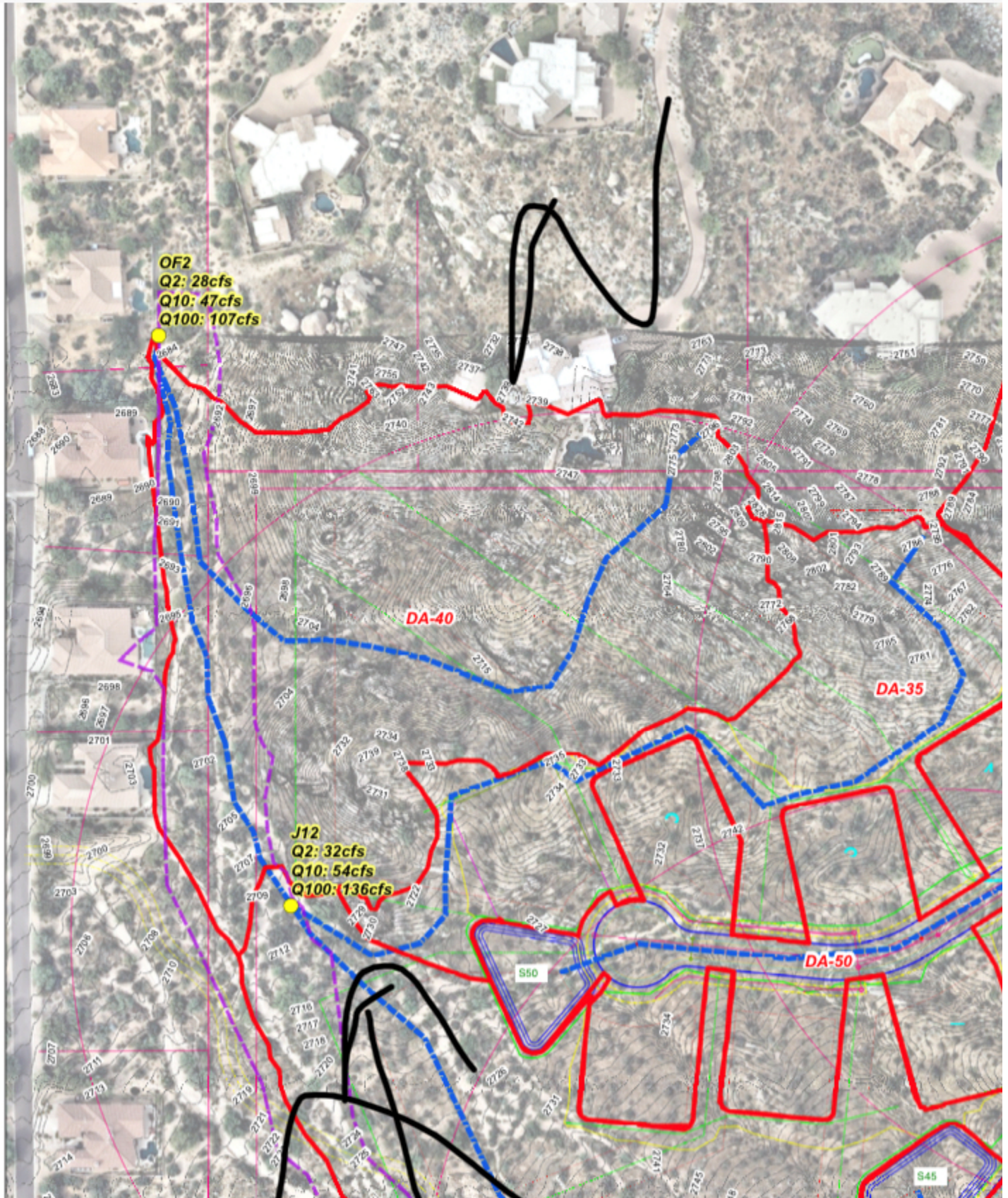
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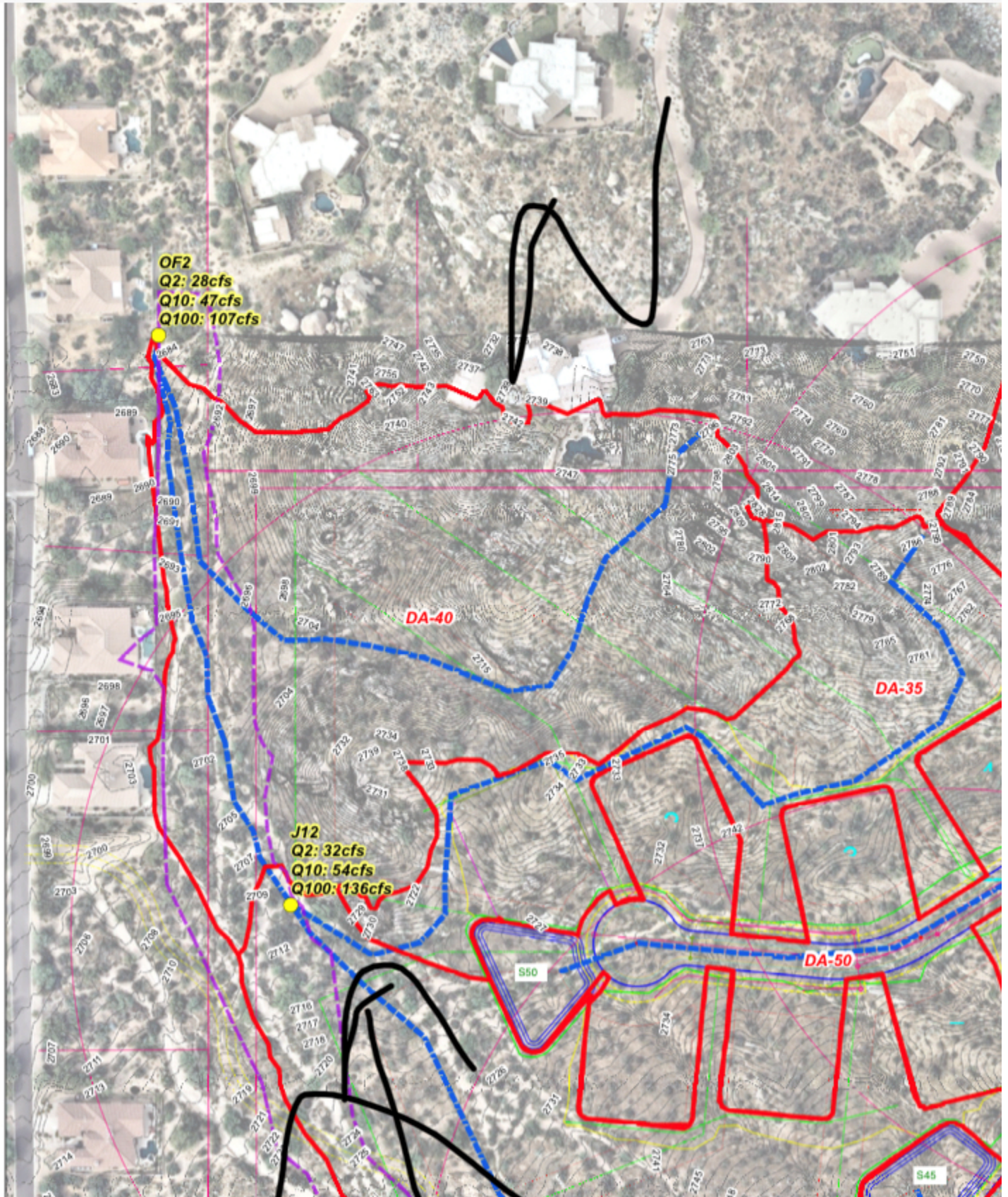
Curtis directed me to email you and ask for a call with you to discuss the status of any mitigation are being considered with the new owner Toll Brothers, as the is part of Reatta Wash is within Preserve IV's site boundary.

Respectfully,

Dave Stewart







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Murillo, Jesus

From: Murillo, Jesus
Sent: Monday, September 5, 2022 11:31 AM
To: Daniel Ostermann
Subject: RE: Preserve IV

Hello Mr. Ostermann,

I hope this email finds you doing well. I wanted to keep you updated on the Preserve IV project. Staff has reviewed the project's latest submittal, and has deemed the proposed preliminary plat to be ready to be heard by the Development Review Board (DRB). As you can see from the updated construction envelopes and grading and drainage plan (below in the email), and the locations of the proposed structure locations has not changed (as seen in the initial graphics I sent – further down in the email chain).

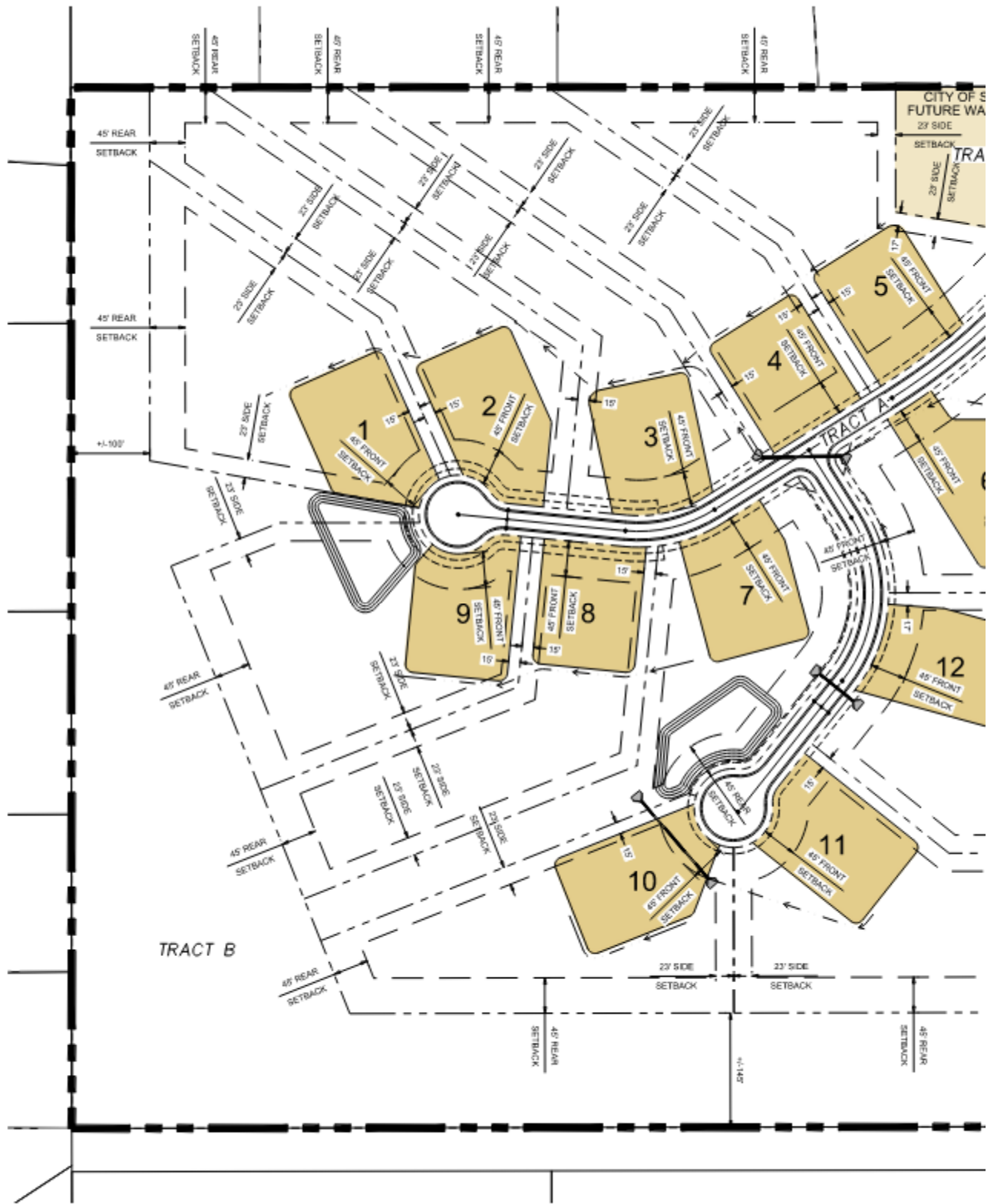
If the DRB votes to approve the preliminary plat, the project will still be required to go through two more steps. The project will be required to submit 100 percent completed final plans for review. Once the project's final plans submittal has been deemed complete and meeting all ordinances, codes, policies, and stipulations, the project will be scheduled for City Council approval. I will keep you notified of all these steps as they continue through the process.

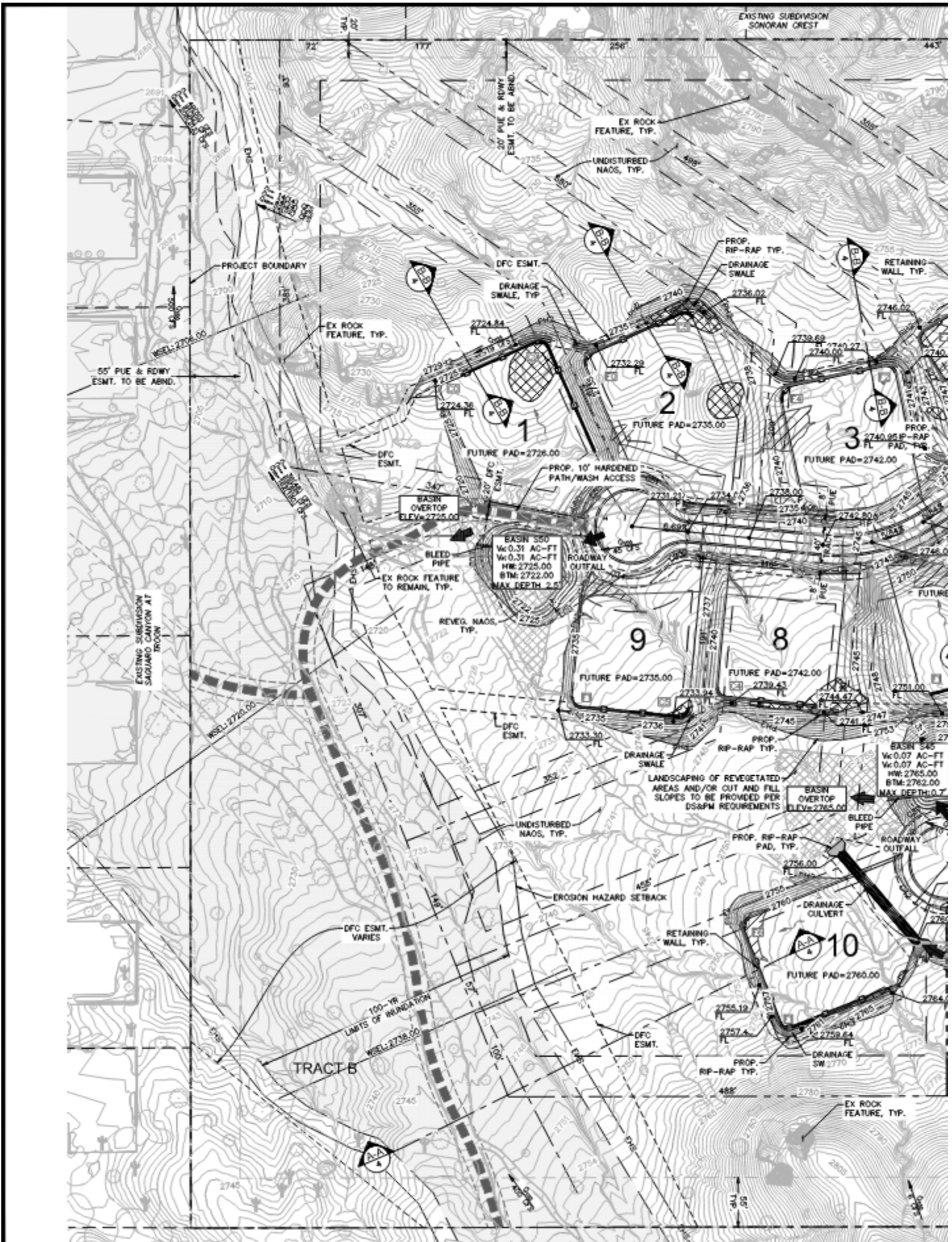
The project is scheduled to be heard by the DRB at the September 15, 2022 hearing. I will provide a link to the report as soon as it has been completed, and the location of the hearing. All the correspondence that I have received will be included in staff's report to the DRB, and eventually to the City Council.

Please feel free to contact me with any further questions or comments.

Sincerely,

Jesús





From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Friday, June 17, 2022 8:17 AM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Re: Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

Jesus,

Thanks for making the arrangements for this morning's meeting with Toll Brothers. I trust you will have our best interest in mind as this proposal proceeds thru the City of Scottsdale's processes.

Nice to have met you and please keep me in the loop.

Dan O

Daniel Ostermann

Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

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On Jun 14, 2022, at 6:08 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Hello Dan,

Thank you for taking my call. I reached out the project planner, and explained the situation. He stated he would go to his team tomorrow and share our conversation.

He stated he will contact me tomorrow to see what they can do for Friday.

I will keep you updated,

Jesús

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Tuesday, June 14, 2022 5:49 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Fwd: Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

Jesus,

I have called and emailed you, as you requested, with now reply to date. How do we proceed?

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

This email and its attachments are confidential. Any unauthorized use or disclosure is prohibited. If you receive this email in error, please notify me by reply email and permanently delete the original without making any copies or disclosing its contents.

Begin forwarded message:

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Date: May 9, 2022 at 5:15:26 PM MST
To: "Murillo, Jesus" <JMurillo@scottsdaleaz.gov>
Subject: Re: Preserve IV

Hello Jesus,

I am now back home. Let me know when it could be best for me to contact you

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

This email and its attachments are confidential. Any unauthorized use or disclosure is prohibited. If you receive this email in error, please notify me by reply email and permanently delete the original without making any copies or disclosing its contents.

On Apr 25, 2022, at 9:59 AM, Murillo, Jesus
<JMurillo@scottsdaleaz.gov> wrote:

Hello Dan,

Pre-application: [Pre-Application Request \(scottsdaleaz.gov\)](#)



Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!



Murillo, Jesus

From: Hans Frederick <hfrederick@blockyardfund.com>
Sent: Monday, August 22, 2022 9:20 AM
To: Murillo, Jesus
Subject: follow up- 12196 E Sand Hills Road-Preserve IV

Follow Up Flag: Follow up
Flag Status: Completed

⚠ External Email: Please use caution if opening links or attachments!

Jesus, I left you a message this morning. My home is 12196 E Sand Hills Rd in Scottsdale in the Sonoran Crest subdivision. My property is greatly affected by the Preserve IV development. I had a discussion with Collin from Toll Brothers last week and one of my major issues is the construction of two above ground holding tanks that are proposed to be built right behind my property. This will greatly affect my view....and my negatively affect my property value. Toll Brothers said that they have no control over the water tanks and suggested that I go directly to the city of Scottsdale.

Please help direct me to someone who can explain the process.

Best regards,

Hans Frederick
Managing Partner
Blockyard Digital Assets Fund, LP
312-316-1745

Murillo, Jesus

From: Murillo, Jesus
Sent: Thursday, August 11, 2022 2:03 PM
To: Doug Jordan
Subject: RE: Preserve !V--122nd St Abandonment
Attachments: 4-PP-2022_3-27-30-58-59-Preserve IV - Preliminary Plat and Grading and Drainage.pdf

Hello Sir,

I had the links updated, but I am not sure the PP link still has what I want it to show, so I attached the PP instead.

The AB should be good to go: [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](https://www.scottsdaleaz.gov/CaseInfoSheet)

Jesús

From: Doug Jordan <Doug@jordenlaw.com>
Sent: Tuesday, August 09, 2022 8:43 AM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: RE: Preserve !V--122nd St Abandonment

⚠ External Email: Please use caution if opening links or attachments!

Good morning sir. Any updates on links below?

Doug Jordan

From: Doug Jordan
Sent: Monday, August 1, 2022 2:30 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: RE: Preserve !V--122nd St Abandonment

Happy Monday.

1. The PP link below (and the City's P&Z link) only has the updated narrative. Can you send me the current plans, etc?
2. The AB link below only shows "Oops...cannot be found"). Is there something else you can send?

Thank you for your help.

Doug Jordan

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Monday, August 1, 2022 12:56 AM
To: Doug Jordan <Doug@jordenlaw.com>
Subject: RE: Preserve !V--122nd St Abandonment

Hello Sir,

The information had not been uploaded yet, and I had to wait for the links to be refreshed. Please follow these links for the PP and AB application materials.

Sincerely,

Jesús

PP - [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](#)

AB - [City of Scottsdale - Search \(scottsdaleaz.gov\)](#)

From: Doug Jorden <Doug@jordenlaw.com>
Sent: Thursday, July 28, 2022 8:56 AM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: RE: Preserve !V--122nd St Abandonment

⚠ External Email: Please use caution if opening links or attachments!

Morning. I received the attachment from Toll Bros. Please call. Appreciated.

Doug

From: Doug Jorden
Sent: Monday, July 25, 2022 9:40 AM
To: Jesus Murillo <jmurillo@scottsdaleaz.gov>
Subject: RE: Preserve !V--122nd St Abandonment

Hello sir. I'm still here.

Doug

From: Doug Jorden
Sent: Wednesday, July 20, 2022 9:52 AM
To: Jesus Murillo <jmurillo@scottsdaleaz.gov>
Subject: Preserve !V--122nd St Abandonment

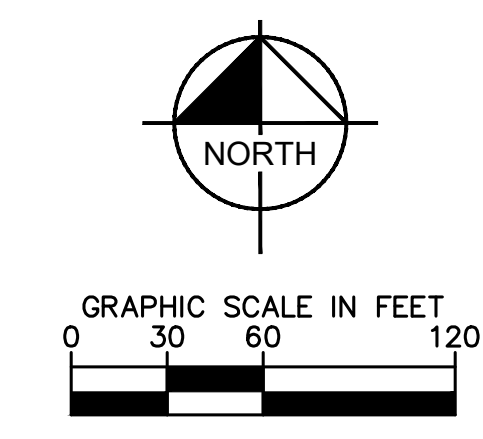
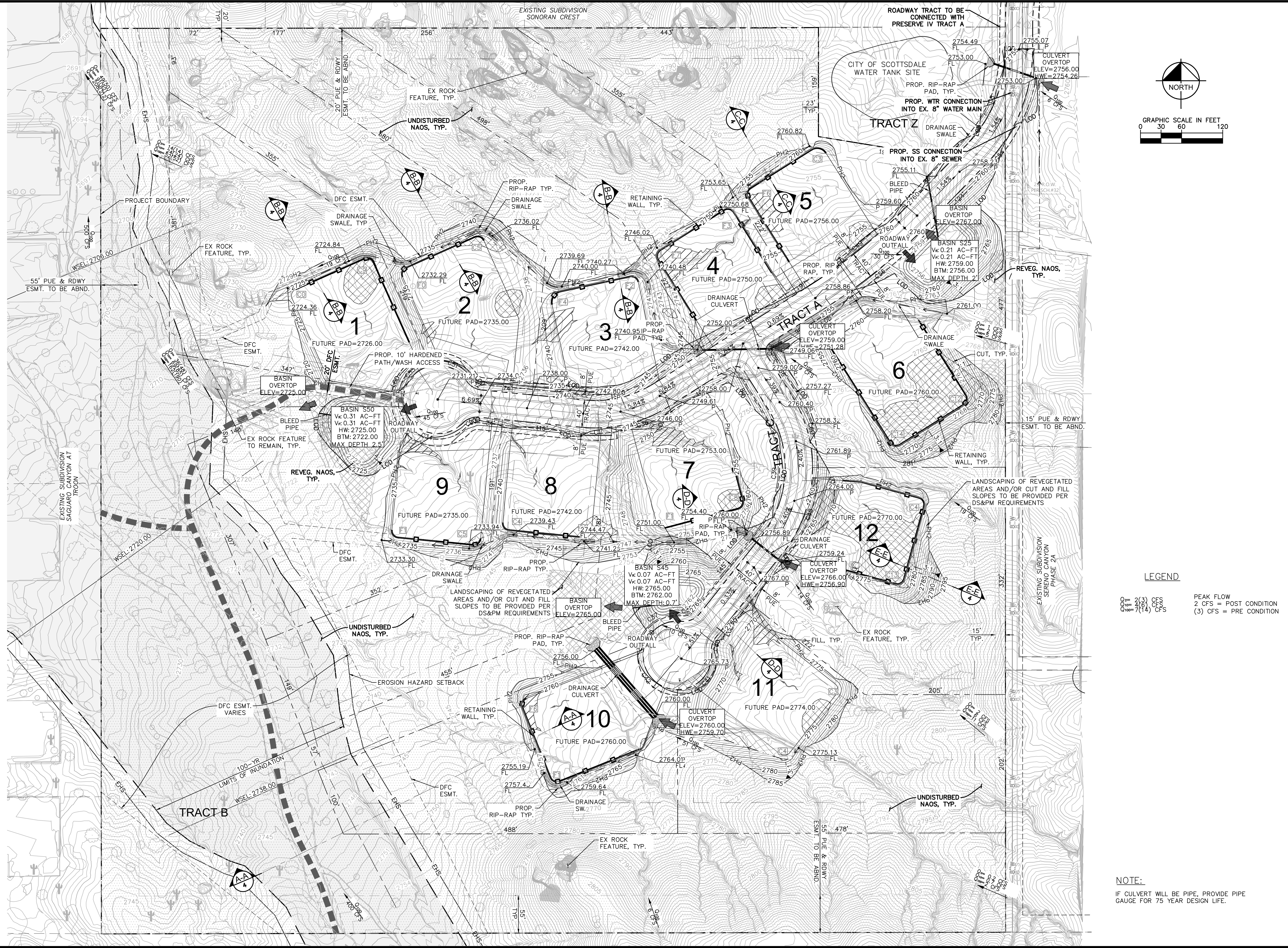
Welcome back. Please give me a call.

Thanks.

Doug Jorden
Jorden Law Firm, P.C.
Direct: (480) 505-3909
Mobile: (602) 228-0151
E-Mail: doug@jordenlaw.com
www.jordenlaw.com

This email and attachments may be privileged and confidential. If you are not the intended recipient, any use, dissemination, distribution or copying of this email or attachments is prohibited. If you have received this email in error, please (i) notify us by replying to this email and (ii) permanently delete this email. Thank you.

K:\EAV_Civil\291245005 - Preserve IV\CADD\Preliminary\Plot\45005GD.dwg Jul 15, 2022 Scoti.Berchell
 XREFS: 45004B-PP 45005BM-PP 45005VS 45005TP 45005TS-SC 45005WS 45005R-PP 45005R-SC 45005R-PP 45005R-SC
 OF AND W/PROPER REFERENCE TO THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND

0 cfs = 2 (3) CFS
 1 cfs = 3 (3) CFS
 2 cfs = 7 (14) CFS

PEAK FLOW
 2 CFS = POST CONDITION
 (3) CFS = PRE CONDITION

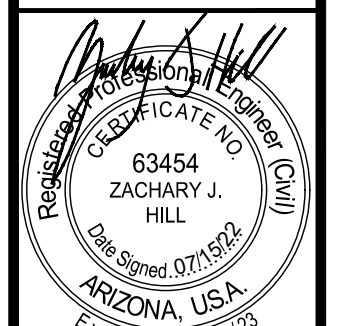
NOTE:
 IF CULVERT WILL BE PIPE, PROVIDE PIPE GAUGE FOR 75 YEAR DESIGN LIFE.

NO.	REVISION	BY	DATE	APPR.

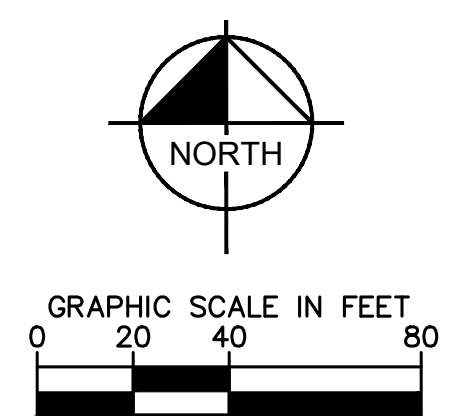
Kimley»Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 1001 W. SOUTHERN AVE., SUITE 131
 MESA, ARIZONA 85210 (480) 207-2666

SCALE (H): 1"=60'
 SCALE (V): NONE
 DESIGNED BY: ZJH
 DRAWN BY: AJE
 CHECKED BY: ZJH
 DATE: JULY 2022

PRESERVE IV
 PRELIMINARY PLAT
 GRADING AND DRAINAGE
 SCOTTSDALE, ARIZONA



PROJECT NO.
291245005
 DRAWING NAME
45005GD.DWG
03 OF **05**



LEGEND

- $Q_{10} = 2(3)$ CFS
- $Q_{5} = 2(3)$ CFS
- $Q_{1} = 7(14)$ CFS
- PEAK FLOW
- 2 CFS = POST CONDITION
- (3) CFS = PRE CONDITION

NOTE:
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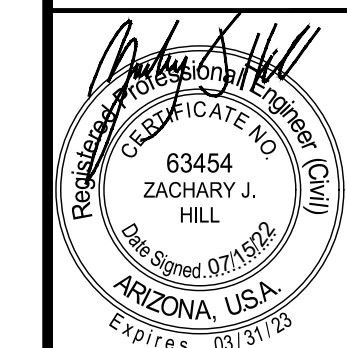
K:\EAV_Civil\291245005 - Preserve IV\CADD\Preliminary\Plot\45005GD.dwg Jul 15, 2022 Scoti.Borchell
 XREFS: 45004B-PP 45005BM-PP 45005WS 45005T-PP 45005T-PP 45005R-PP 45005R-PP 45005R-PP 45005R-PP
 OF AND UNLESS OTHERWISE NOTED, ALL DIMENSIONS AND LOCATIONS ARE TO BE SHOWN WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

NO.	REVISION	BY DATE	APPR.

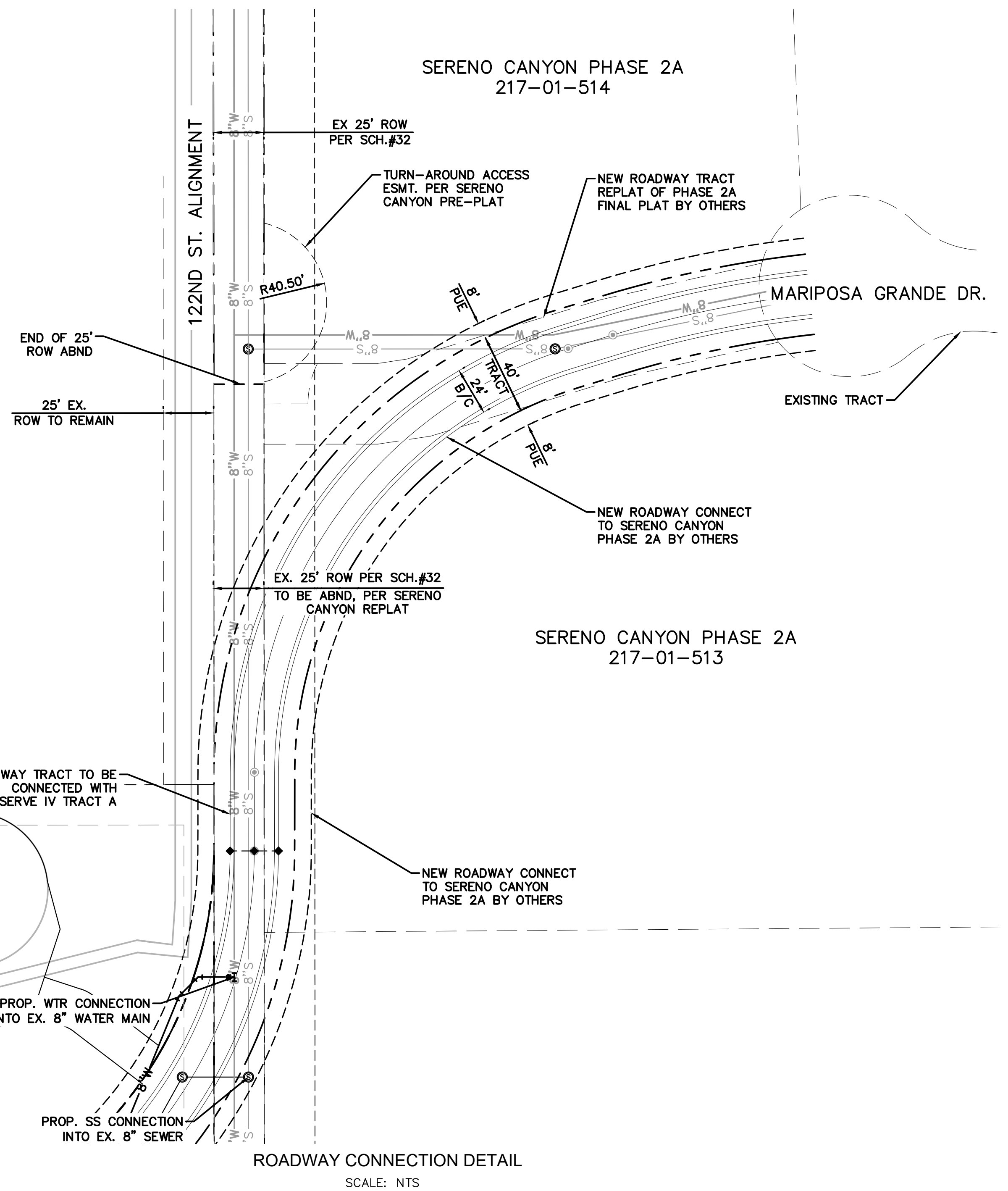
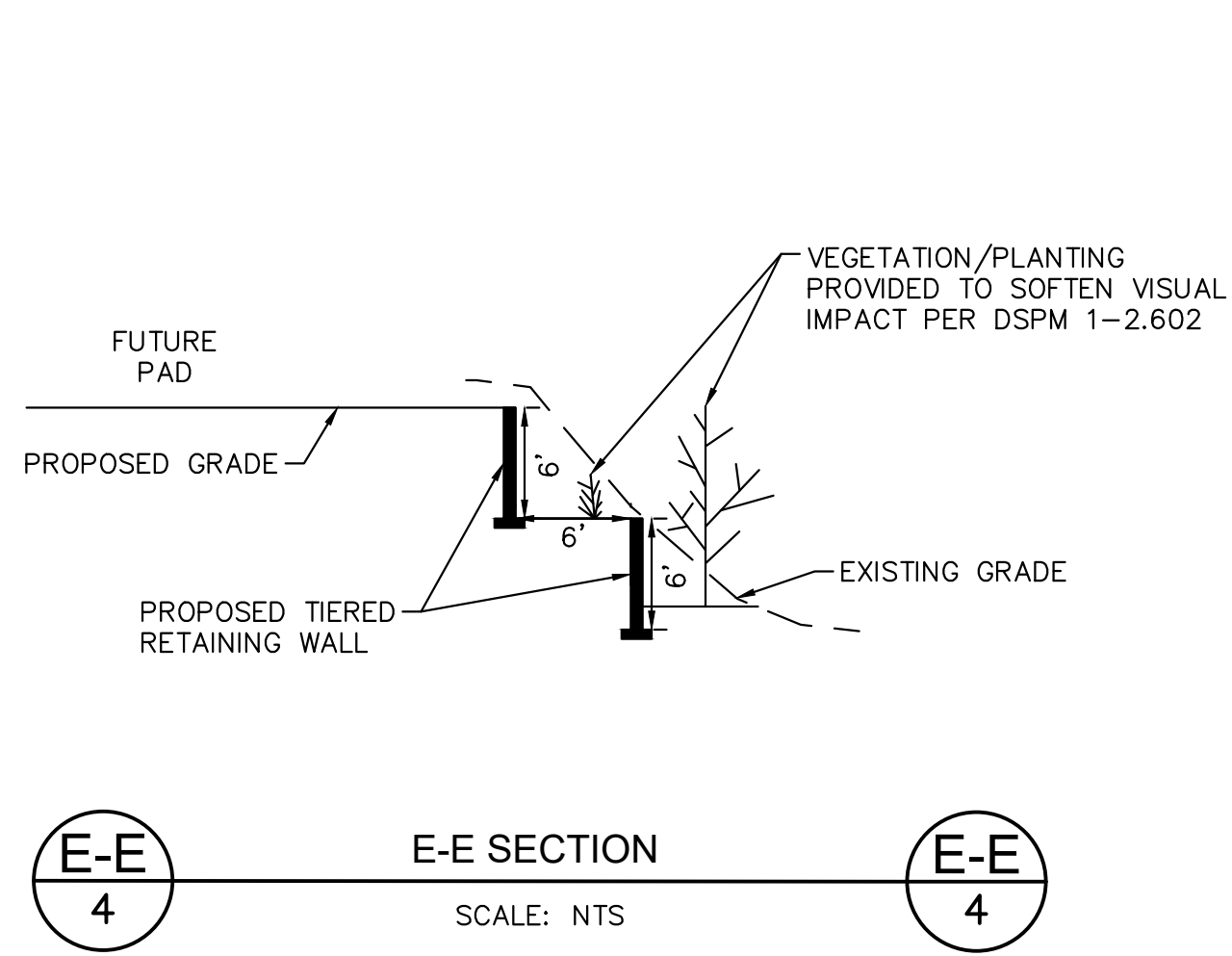
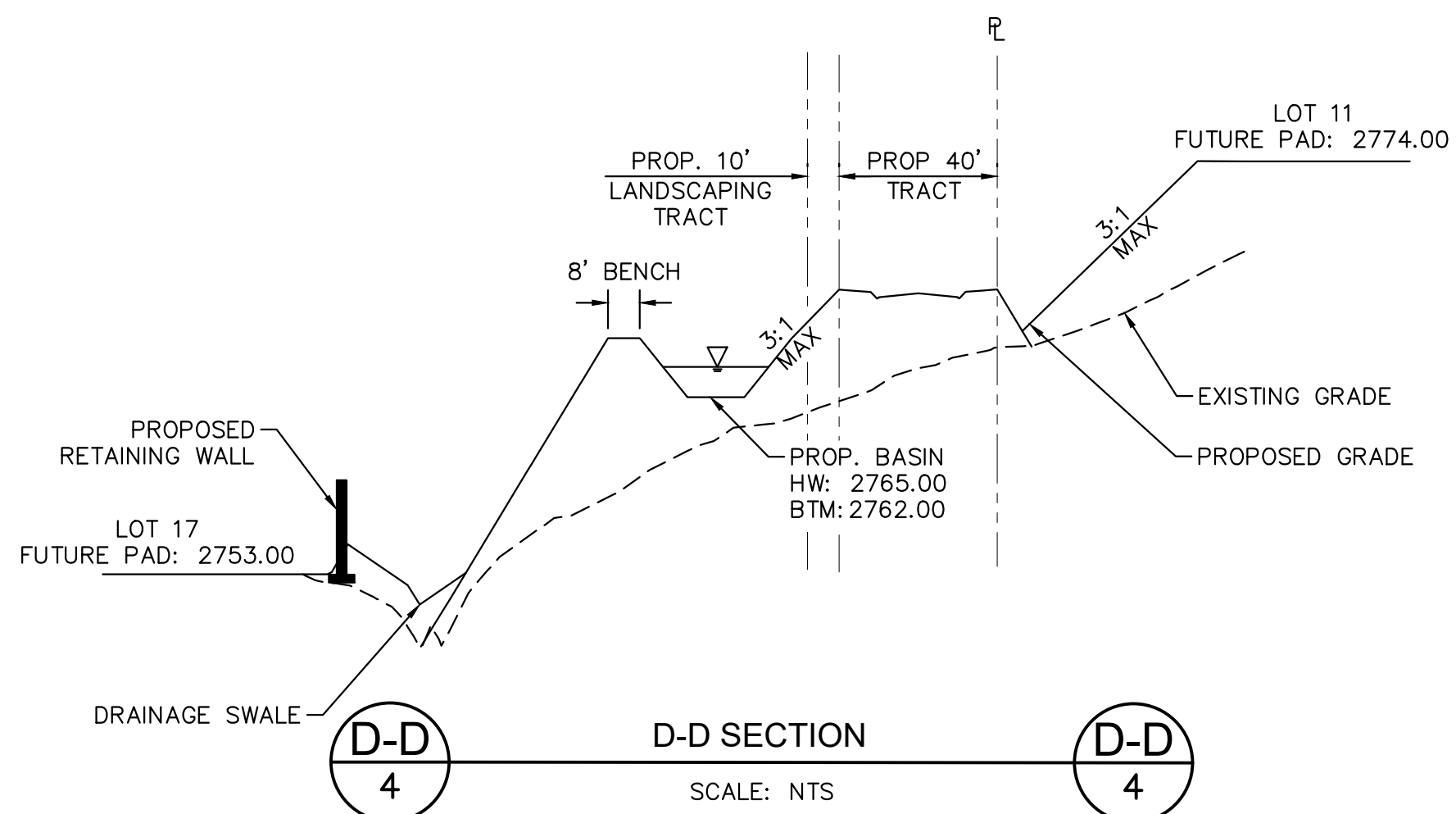
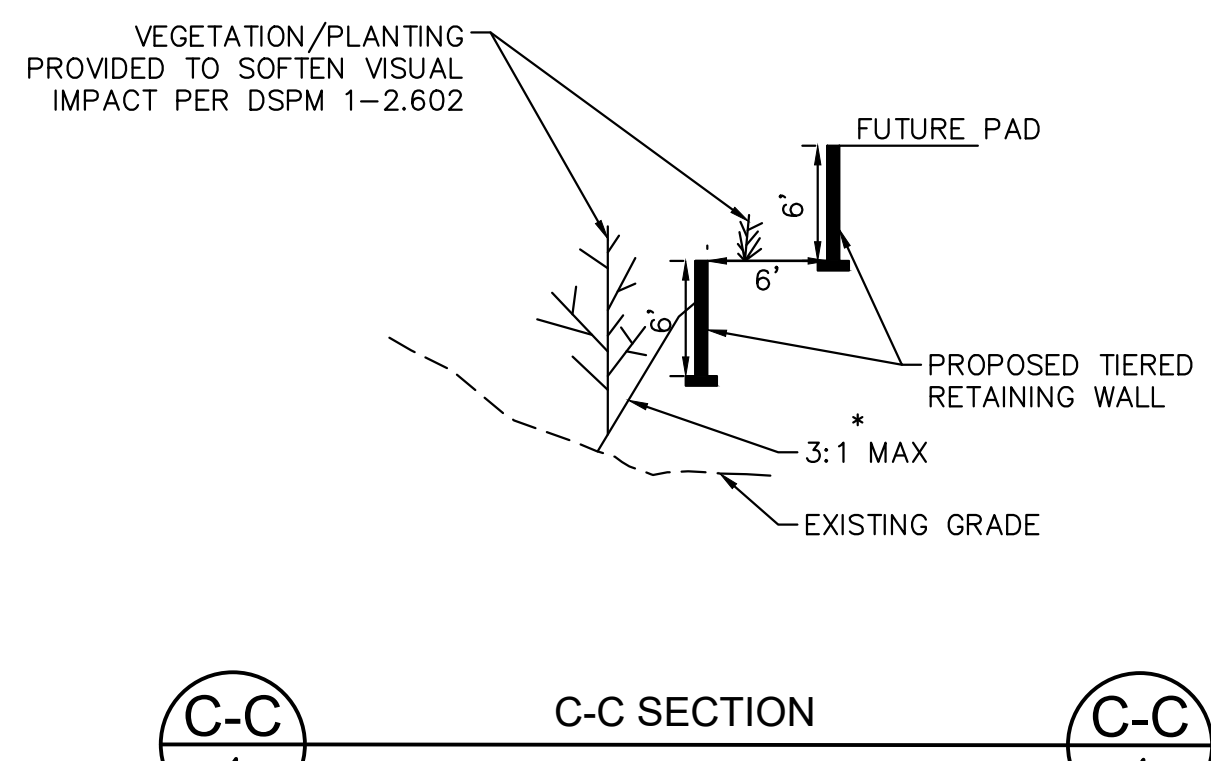
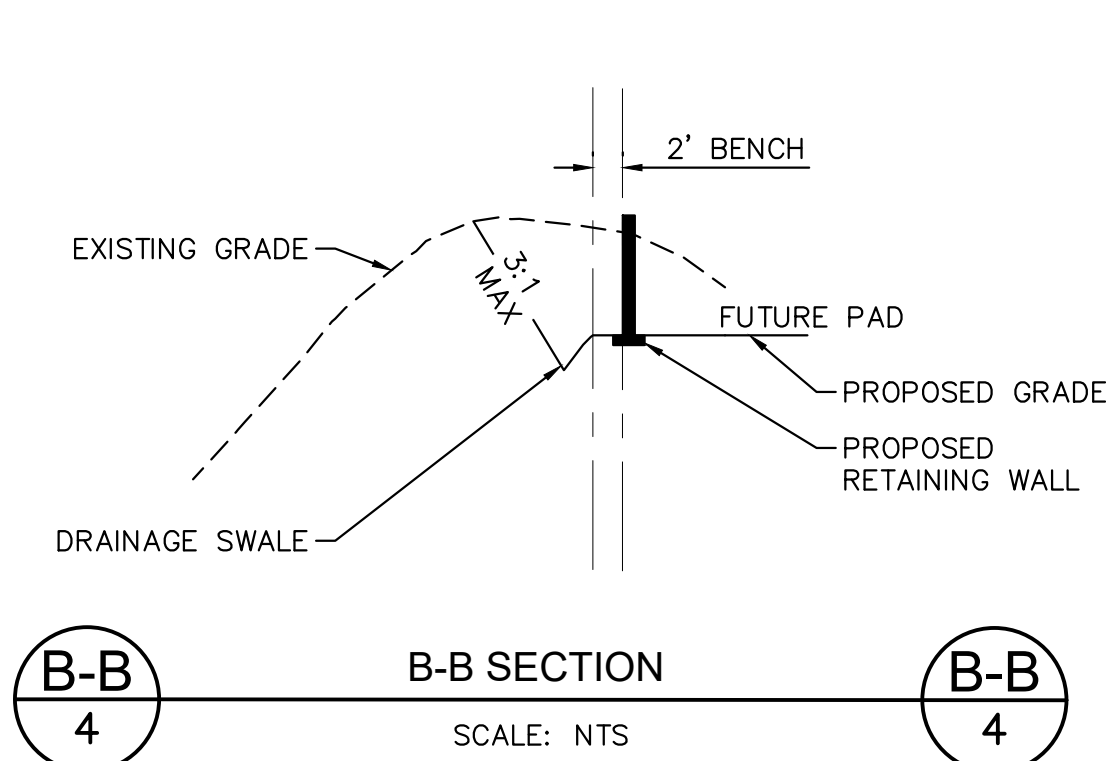
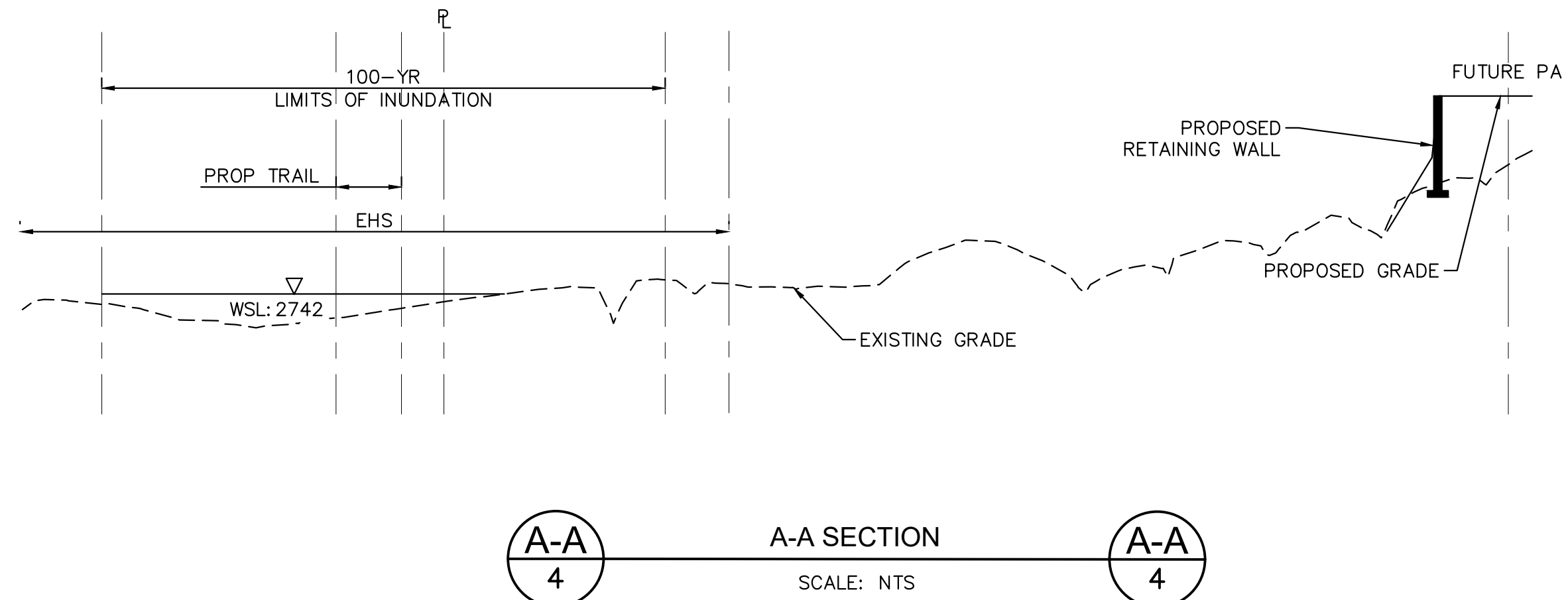
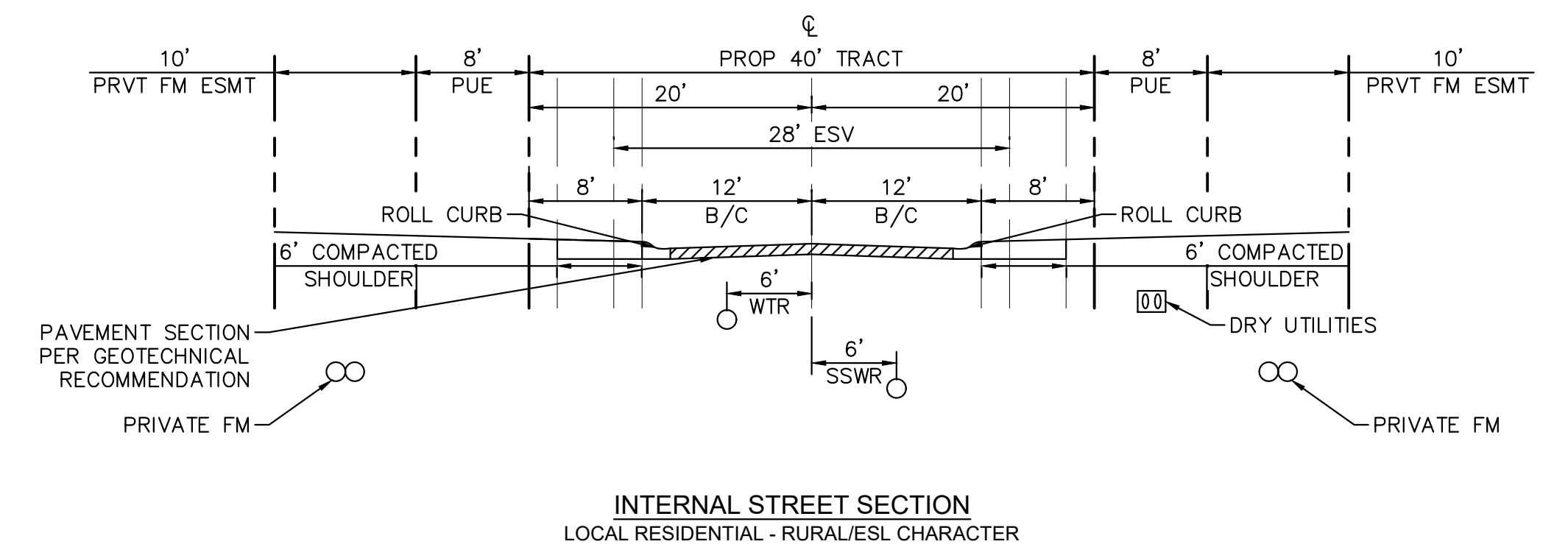
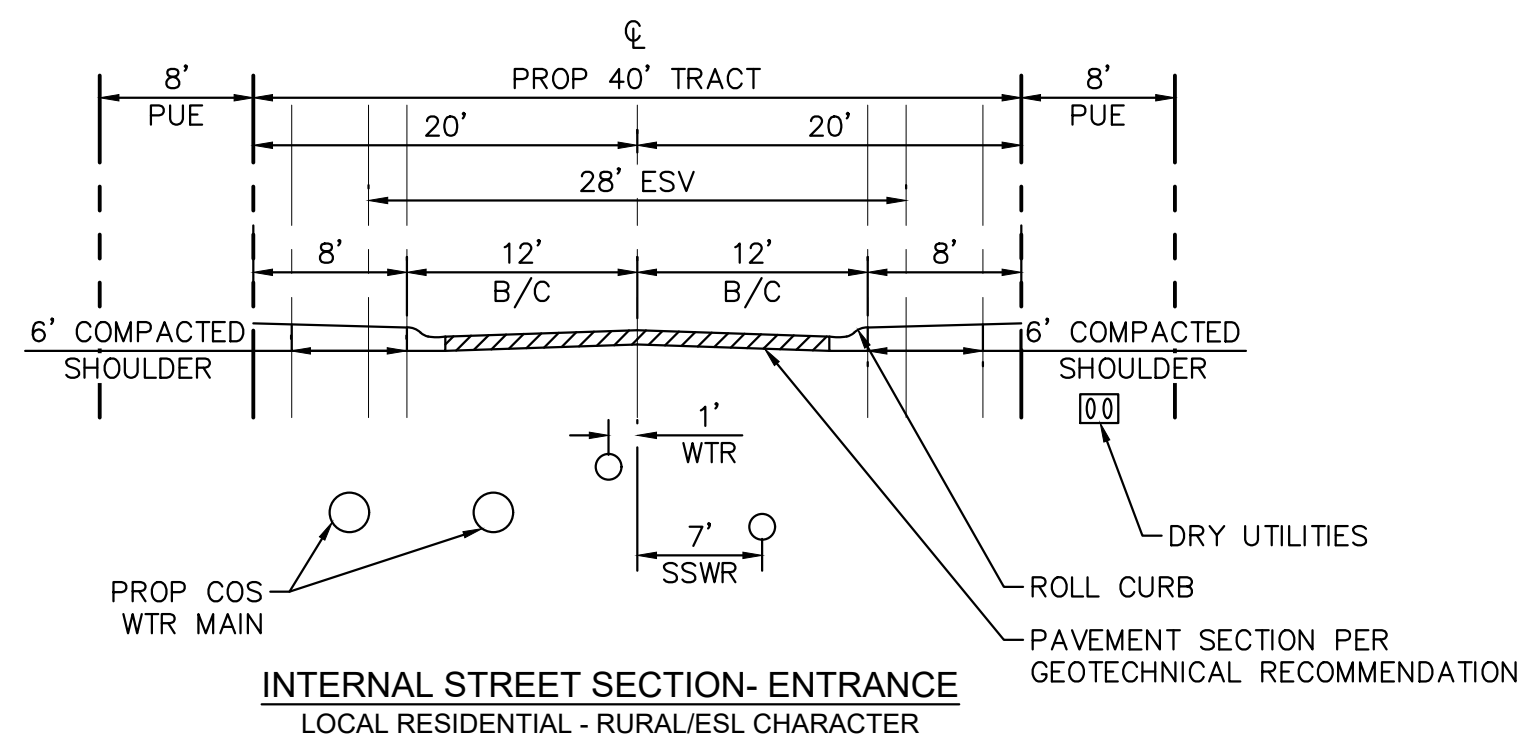
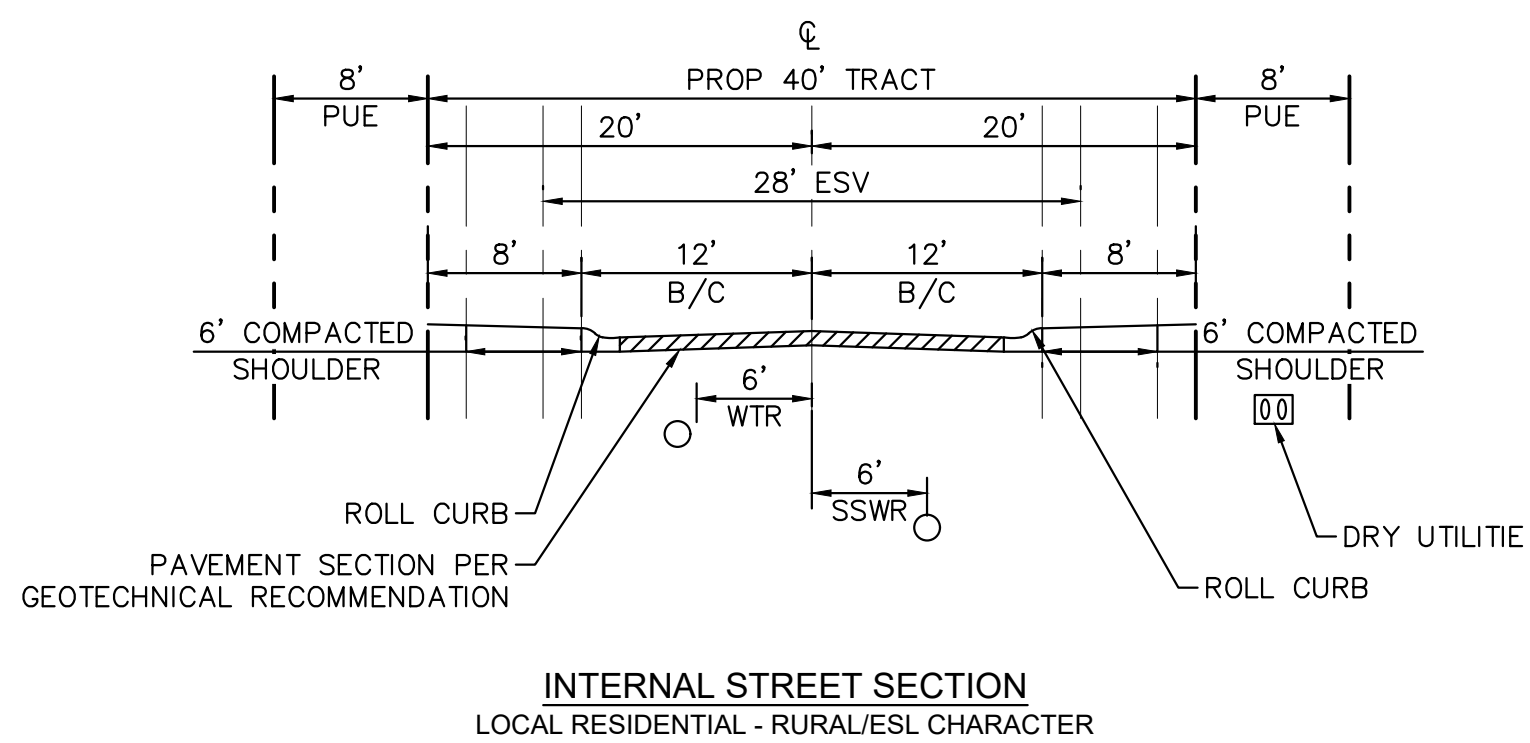
Kimley»Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 1001 W. SOUTHERN AVE., SUITE 131
 MESA, ARIZONA 85210 (480) 207-2666

SCALE (H): 1"=40'
 SCALE (V): NONE
 DESIGNED BY: ZJH
 DRAWN BY: AJE
 CHECKED BY: ZJH
 DATE: JULY 2022


**PRESERVE IV
 PRELIMINARY PLAT
 GRADING AND DRAINAGE DETAIL
 SCOTTSDALE, ARIZONA**



PROJECT NO.
291245005
 DRAWING NAME
45005GD.DWG
03 of 05



K:\EAV_Civil\281245005 - Preserve IV\CADD\Preliminary\Plot\45005050.dwg, Jul 15, 2022, Scot.Berchell
 XREFS: 450041B-PP, 4500505B-PP, 4500505S, 4500505P, 4500505M-SC, 4500505W, 4500505B-PP, 4500505R, 4500505T, 4500505A2E
 OF AND W/PERMITS RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

<h1 style="margin: 0;">Kimley»Horn</h1> <p style="font-size: 8px; margin: 0;">© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1001 W SOUTHERN AVE, SUITE 131 MESA, ARIZONA 85210 (480) 207-2666</p>	<p style="font-size: 8px; margin: 0;">BY DATE: APRR</p> <p style="font-size: 8px; margin: 0;">REVISION</p> <p style="font-size: 8px; margin: 0;">NO.</p>
<p style="font-size: 10px; margin: 0;">PRESERVE IV</p> <h2 style="margin: 0;">PRELIMINARY PLAT</h2> <h2 style="margin: 0;">TYPICAL & GRADING SECTIONS</h2> <p style="margin: 0;">SCOTTSDALE, ARIZONA</p>	<p style="font-size: 8px; margin: 0;">SCALE (H): 1"=60'</p> <p style="font-size: 8px; margin: 0;">SCALE (V): NONE</p> <p style="font-size: 8px; margin: 0;">DESIGNED BY: ZJH</p> <p style="font-size: 8px; margin: 0;">DRAWN BY: AJE</p> <p style="font-size: 8px; margin: 0;">CHECKED BY: ZJH</p> <p style="font-size: 8px; margin: 0;">DATE: JULY 2022</p>
<p style="font-size: 8px; margin: 0;">PROJECT NO. 291245005</p> <p style="font-size: 8px; margin: 0;">DRAWING NAME 4500505D.DWG</p> <p style="font-size: 12px; font-weight: bold; margin: 0;">05 OF 05</p>	 <p style="font-size: 8px; margin: 0;">PROJECT NO. 291245005</p> <p style="font-size: 8px; margin: 0;">DRAWING NAME 4500505D.DWG</p> <p style="font-size: 12px; font-weight: bold; margin: 0;">05 OF 05</p>

Murillo, Jesus

From: Doug Jorden <Doug@jordenlaw.com>
Sent: Tuesday, August 9, 2022 8:43 AM
To: Murillo, Jesus
Subject: RE: Preserve !V--122nd St Abandonment

⚠ External Email: Please use caution if opening links or attachments!

Good morning sir. Any updates on links below?

Doug Jorden

From: Doug Jorden
Sent: Monday, August 1, 2022 2:30 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: RE: Preserve !V--122nd St Abandonment

Happy Monday.

1. The PP link below (and the City's P&Z link) only has the updated narrative. Can you send me the current plans, etc?
2. The AB link below only shows "Oops...cannot be found"). Is there something else you can send?

Thank you for your help.

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Subject: RE: Preserve !V--122nd St Abandonment

Hello Sir,

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Sincerely,

Jesús

PP - [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](#)

AB - [City of Scottsdale - Search \(scottsdaleaz.gov\)](#)

From: Doug Jorden <Doug@jordenlaw.com>
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To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
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Morning. I received the attachment from Toll Bros. Please call. Appreciated.

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Welcome back. Please give me a call.

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Direct: (480) 505-3909
Mobile: (602) 228-0151
E-Mail: doug@jordenlaw.com
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Murillo, Jesus

From: Tia Kaufman <Tia.Kaufman@enchantedgardenaz.com>
Sent: Monday, August 1, 2022 11:39 AM
To: Murillo, Jesus
Cc: D. K. Stewart; Donna Winters; Cheryl Ternes; Tia Kaufman; Roger Booth; Austin Schroeder; Chris Rossi
Subject: Re: Dave Stewart Landscape Proposal Approval


⚠ External Email: Please use caution if opening links or attachments!

Hello Jesus,

We paid for the review and permit of the plans and believe that we should be receiving the approved plans.

Could you provide clarification for better understanding, please and thank you?

PLAN DETAILS

Plan Check #	6546-22 (ACTIVE)
Plan Type	NAOS
Project Name	STEWART, DAVE & MARY KATHLEEN
Location	23925 N 119TH WY 
Application Date	7/12/2022
Contact Name	TIA KAUFMAN

Plan Reviews

Type	Cycle	Status	Review Assigned	Review Completed	Review
ADMINISTRATIVE	A	ADMINISTRATIVELY ACCEPTED	7/12/2022	7/12/2022	7/19/20
PLANNING	1		7/12/2022		8/2/202

Plans are not ready for download until you or your authorized contact person has been emailed.

PLEASE NOTE:

Plan Download Instructions - Once a plan review is complete, it is documented above with a status. Having a completion date does not in available for download. After a review is completed, an email will be sent to the authorized contact email on file.

For more information call [480-312-2356](tel:480-312-2356)

(The plan review history on this page is updated once every 20 minutes.)

Warmest Regards,
Tia Kaufman, Executive Assistant to Donna Winters
Enchanted Garden Landscape

21602 N. 21st Avenue Phoenix, AZ 85027

O: (480) 483 - 7289

C: (602) 376 – 2234

E: Tia.Kaufmam@enchantedgardenaz.com

www.enchantedgardenaz.com

From: "Murillo, Jesus" <JMurillo@ScottsdaleAz.Gov>

Subject: RE: Dave Stewart Landscape Proposal Approval

Date: August 1, 2022 at 1:11:23 AM MST

To: "D. K. Stewart" <d.k.stewart@hotmail.com>, Donna Winters <donna.winters@enchantedgardenaz.com>, Cheryl Ternes <cheryl.ternes@enchantedgardenaz.com>

Hello Sir,

Please forgive y delayed response. I thought it had been submitted as a plan, and was awaiting the review. I obviously lost track of the review, when a final plan was not created. I will focus on the plan when I get back in the office on Tuesday. I am sending this email so you know I have received your communication.

Sincerely,

Jesús

From: D. K. Stewart <d.k.stewart@hotmail.com>

Sent: Wednesday, July 27, 2022 5:24 PM

To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>; Donna Winters <donna.winters@enchantedgardenaz.com>; Cheryl Ternes <cheryl.ternes@enchantedgardenaz.com>

Subject: Dave Stewart Landscape Proposal Approval

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Hi Jesus, Dave Stewart at 23925 N 119th Way, 85255

Can you give me the status of your review of our requested Landscape plan that Donna Winter from Garden of Eden submitted to you several weeks ago?

An update is greatly appreciated.

Dave Stewart 612-743-7398

Get [Outlook for iOS](#)

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Mobile: (602) 228-0151

E-Mail: doug@jordenlaw.com

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Murillo, Jesus

From: Murillo, Jesus
Sent: Friday, July 29, 2022 12:42 PM
To: Hans Frederick
Subject: RE: Formal Complaint- Preserve IV

Hello Mr. Fredrick,

It was good speaking with you again.

I wanted to confirm with you that your comments will be included into staff's report if/when the project moves forward for a DRB hearing date. I will also contact you to keep you updated on any hearing dates. I will also contact the Preserve IV team on your communication.

I also wanted to share with you that any communications sent to staff are part of the public record.

Please feel free to contact me with any further questions or comments. Please also share with me if there are any updates based on your conversations with their team.

Sincerely,

Jesús

From: Hans Frederick <hfederick@blockyardfund.com>
Sent: Friday, July 29, 2022 9:43 AM
To: Keith.Nichter@kimley-horn.com; Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Formal Complaint- Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

My name is Hans Frederick and I am owner of 12196 E Sand Hills Road in the Sonoran Crest development. I purchased this property in Feb 2021. When I purchased my property, Preserve IV was still for sale. At that time, the ONLY easement for that 40 acres was via 122nd, a street that had not been developed. When I purchased my property, I believed one of two things would happen. Either Preserve IV would sit vacant for long time due to the high price or it would become a "stand alone" development would go in with EXTREMELY high home values due to the high development cost with the high cost of land.

As the ONLY homeowner that is affected by this transaction, I will do whatever is necessary to fight against Toll Brothers turning Preserve IV into additional Sereno Canyon development. This development destroys my peace, view, and puts my property with safety concerns based on the additional traffic traversing past my property. I also believe this transaction destroys my property value. I was fully aware of the land rights around my house when I purchased and this is NOT a scenario that is acceptable to me.

If Toll Brothers wants to create a stand alone community, and finish the 122nd street spur, I would have to live with that scenario...but it is not right to connect Preserve IV to Sereno Canyon.

I can be reached at any time to discuss.

Best regards,

Hans Frederick
Managing Partner
Blockyard Digital Assets Fund, LP
312-316-1745

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Sent: Friday, July 29, 2022 9:43 AM
To: Keith.Nichter@kimley-horn.com; Murillo, Jesus
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Follow Up Flag: Follow up
Flag Status: Completed

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Managing Partner
Blockyard Digital Assets Fund, LP
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Sent: Thursday, July 28, 2022 8:56 AM
To: Murillo, Jesus
Subject: RE: Preserve !V--122nd St Abandonment
Attachments: 122nd ROW Abandonment Proposal-ALT-Preserve IV-July 2022-CoS Coordinated.PDF

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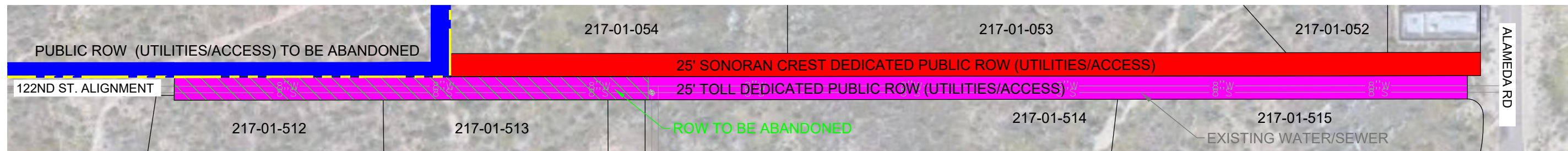
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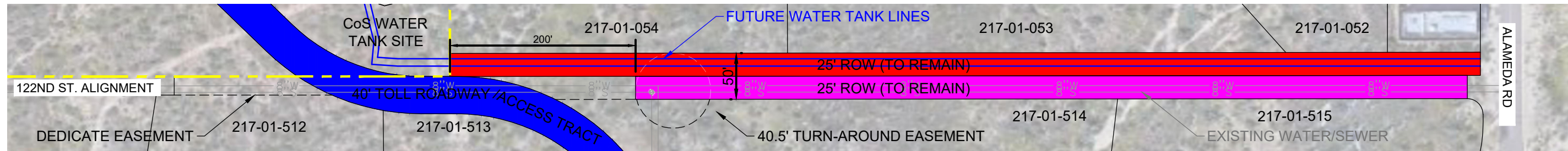
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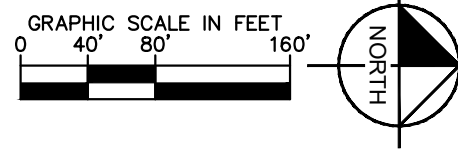


EXISTING



PROPOSED

122ND STREET ABANDONMENT OPTION



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From: Doug Jorden <Doug@jordenlaw.com>
Sent: Saturday, July 9, 2022 2:32 PM
To: Murillo, Jesus
Subject: RE: Article II

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I'm impressed. You're working on a Saturday.

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
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From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Friday, July 8, 2022 2:26 PM
To: Doug Jorden <Doug@jordenlaw.com>
Subject: Article II

Hello Doug,

Here is that link Sir.

[ARTICLE II. - LAND DIVISION PROCEDURES | Code of Ordinances | Scottsdale, AZ | Municode Library](#)

[Mini TOC: ARTICLE V. - DISTRICT REGULATIONS | Code of Ordinances | Scottsdale, AZ | Municode Library](#)

Sincerely,

Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!



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Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!



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From: Murillo, Jesus
Sent: Saturday, July 9, 2022 2:31 PM
To: Doug Jordan
Subject: RE: Article II

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Sent: Saturday, July 09, 2022 2:30 PM
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Direct: (480) 505-3909
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Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105

Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!



Murillo, Jesus

From: Murillo, Jesus
Sent: Friday, July 8, 2022 2:26 PM
To: Doug Jordan
Subject: Article II

Hello Doug,

Here is that link Sir.

[ARTICLE II. - LAND DIVISION PROCEDURES | Code of Ordinances | Scottsdale, AZ | Municode Library](#)

[Mini TOC: ARTICLE V. - DISTRICT REGULATIONS | Code of Ordinances | Scottsdale, AZ | Municode Library](#)

Sincerely,

Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!



Murillo, Jesus

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Friday, June 17, 2022 8:17 AM
To: Murillo, Jesus
Subject: Re: Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

Jesus,

Thanks for making the arrangements for this morning's meeting with Toll Brothers. I trust you will have our best interest in mind as this proposal proceeds thru the City of Scottsdale's processes.

Nice to have met you and please keep me in the loop.

Dan O

Daniel Ostermann

Email: sq.daniel.ostermann@gmail.com

Phone: 715-495-7700

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On Jun 14, 2022, at 6:08 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Hello Dan,

Thank you for taking my call. I reached out the project planner, and explained the situation. He stated he would go to his team tomorrow and share our conversation.

He stated he will contact me tomorrow to see what they can do for Friday.

I will keep you updated,

Jesús

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Tuesday, June 14, 2022 5:49 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Fwd: Preserve IV

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Jesus,

I have called and emailed you, as you requested, with now reply to date. How do we proceed?

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

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Begin forwarded message:

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Date: May 9, 2022 at 5:15:26 PM MST
To: "Murillo, Jesus" <JMurillo@scottsdaleaz.gov>
Subject: Re: Preserve IV

Hello Jesus,

I am now back home. Let me know when it could be best for me to contact you

Dan O

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Phone: 715-495-7700

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On Apr 25, 2022, at 9:59 AM, Murillo, Jesus
<JMurillo@scottsdaleaz.gov> wrote:

Hello Dan,

Pre-application: [Pre-Application Request \(scottsdaleaz.gov\)](#)



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Murillo, Jesus

From: Murillo, Jesus
Sent: Thursday, June 16, 2022 5:52 PM
To: Daniel Benson; Daniel Ostermann; Nichter, Keith
Cc: Aaron Insko; Chad Fischer
Subject: RE: Request: 568-PA-2021

Sounds good. I will be at Mr. Osterman's residence at 7:00 am.

From: Daniel Benson <dbenson@tollbrothers.com>
Sent: Thursday, June 16, 2022 5:34 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>; Daniel Ostermann <sq.daniel.ostermann@gmail.com>; Nichter, Keith <Keith.Nichter@kimley-horn.com>
Cc: Aaron Insko <ainsco@tollbrothers.com>; Chad Fischer <cfischer@tollbrothers.com>
Subject: RE: Request: 568-PA-2021

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Aaron confirmed 7am with Mr. Ostermann.

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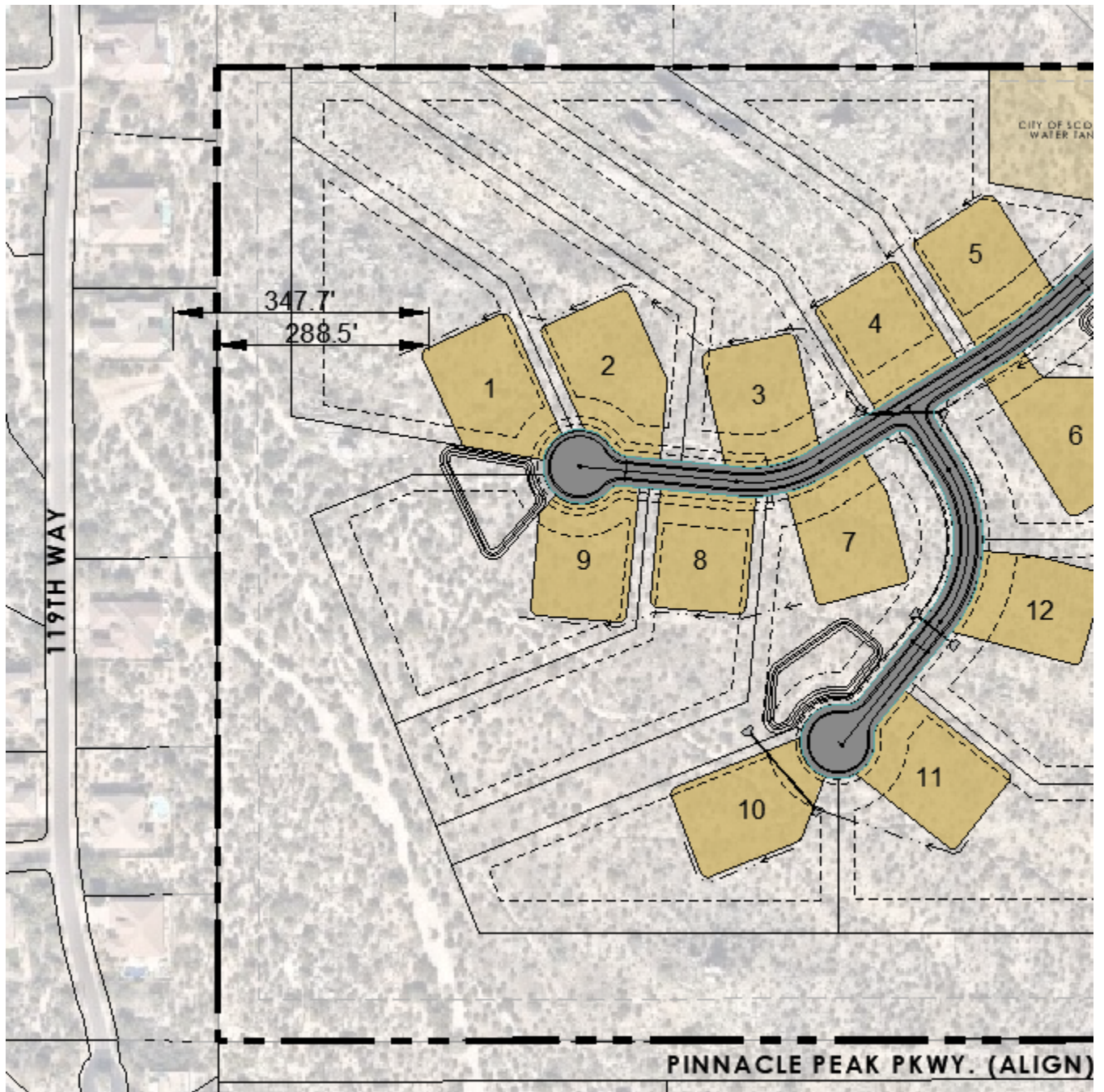
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Direct: 602.313.7206 | Mobile: 480.980.7042 | Main: 480.207.2666

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From: Daniel Ostermann <sg.daniel.ostermann@gmail.com>
Sent: Tuesday, March 1, 2022 12:00 PM
To: Nichter, Keith <Keith.Nichter@kimley-horn.com>
Subject: Re: Request: 568-PA-2021

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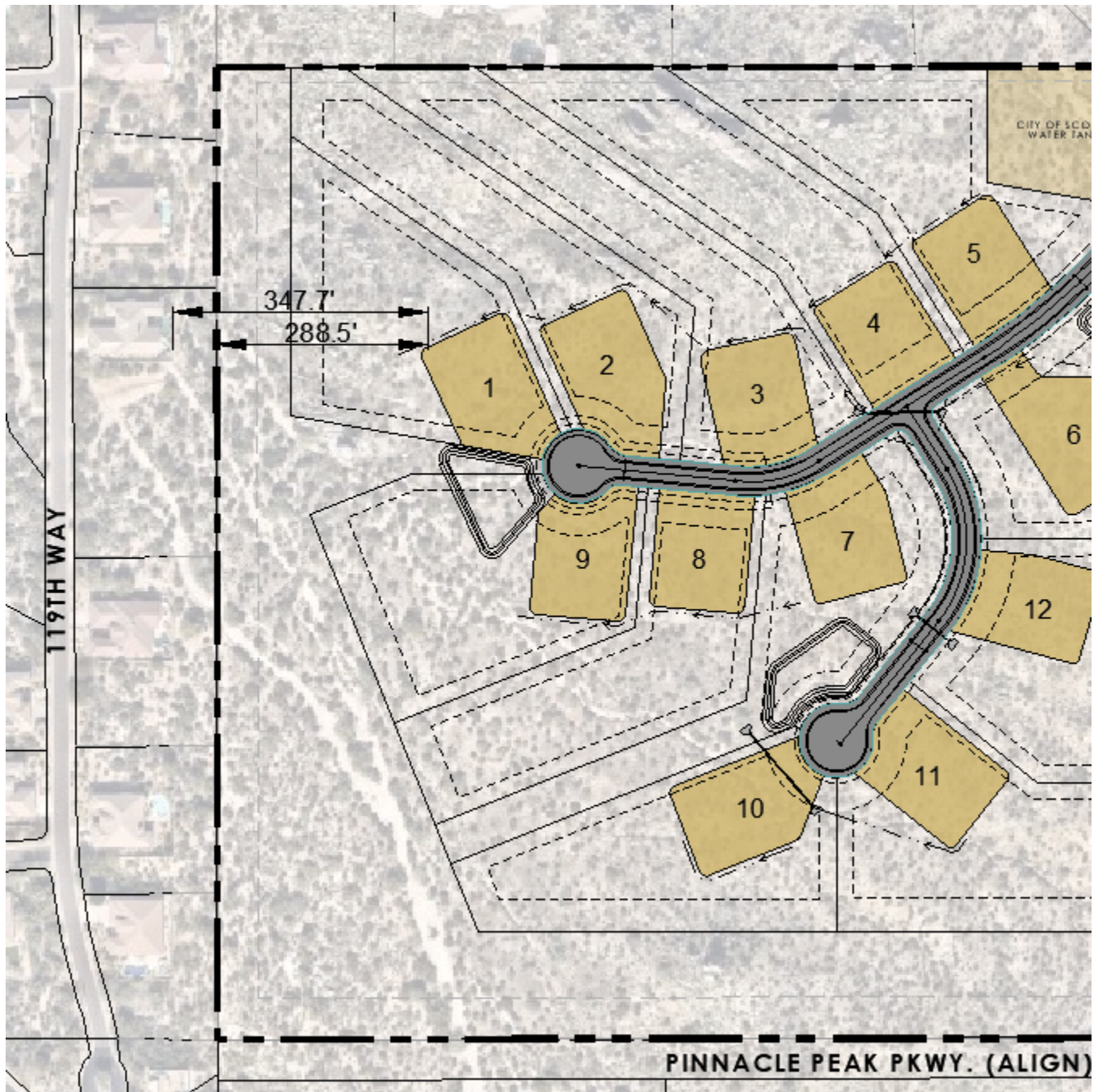
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Sent: Tuesday, March 1, 2022 12:00 PM

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Subject: Re: Request: 568-PA-2021

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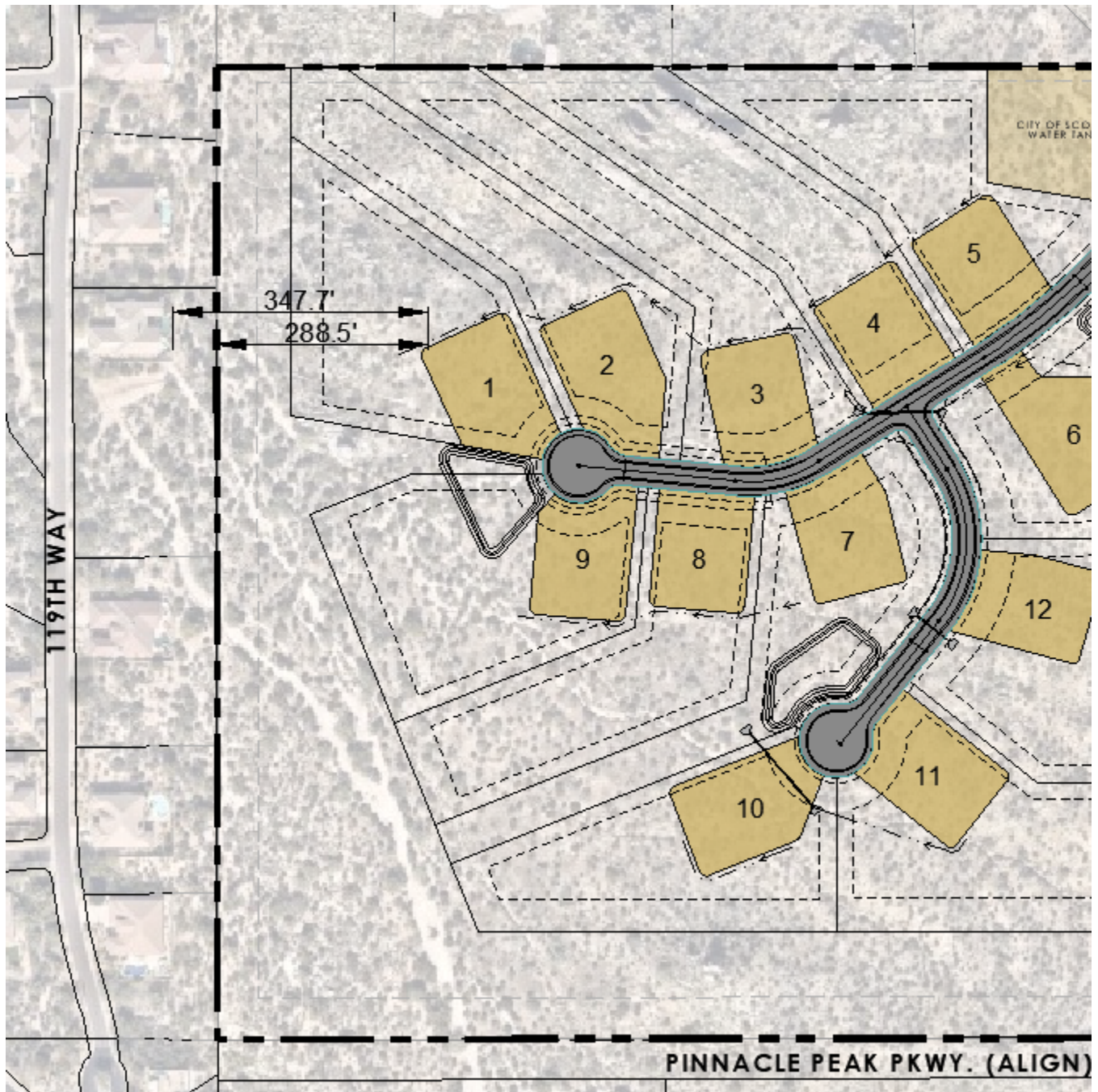
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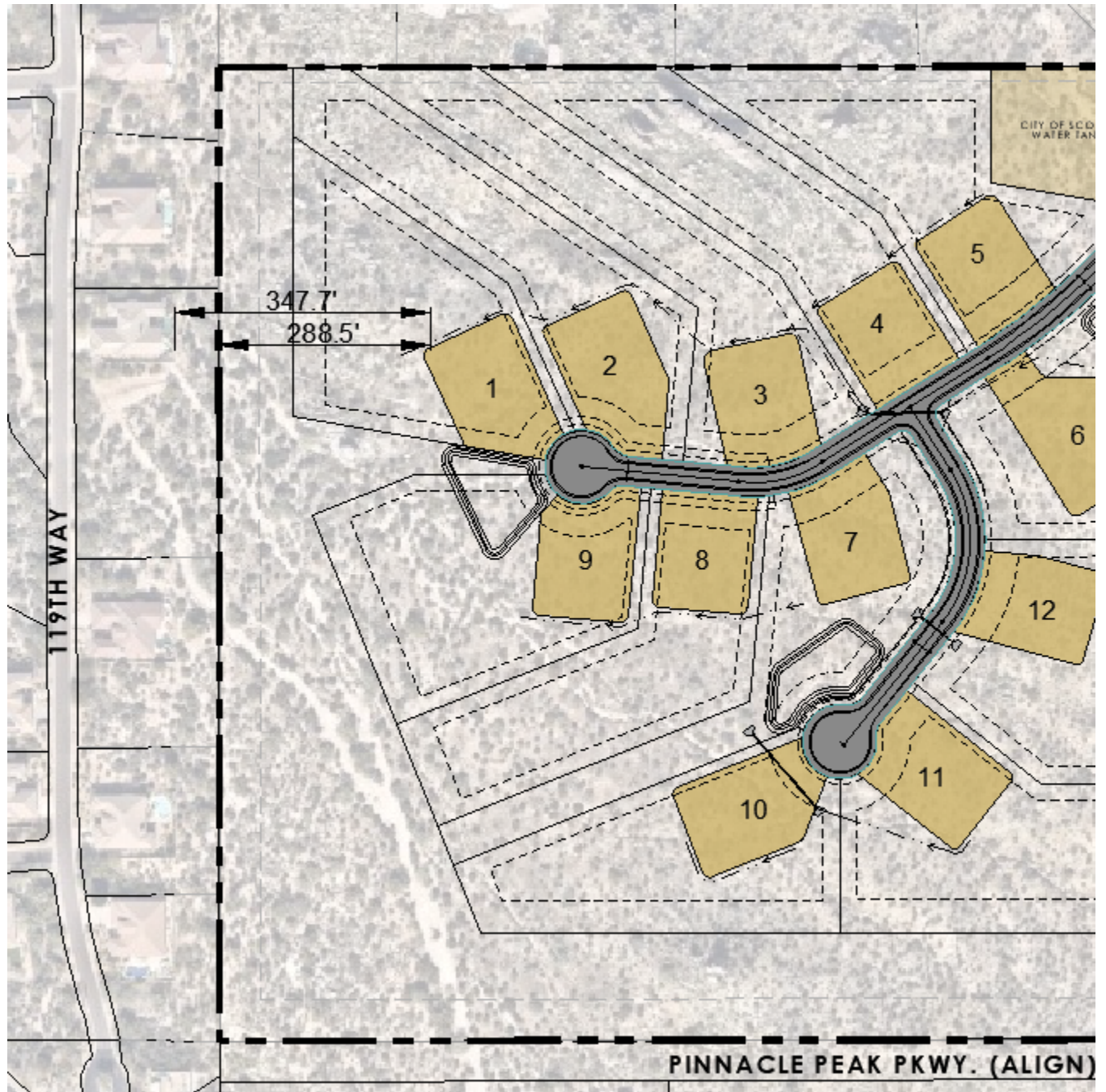
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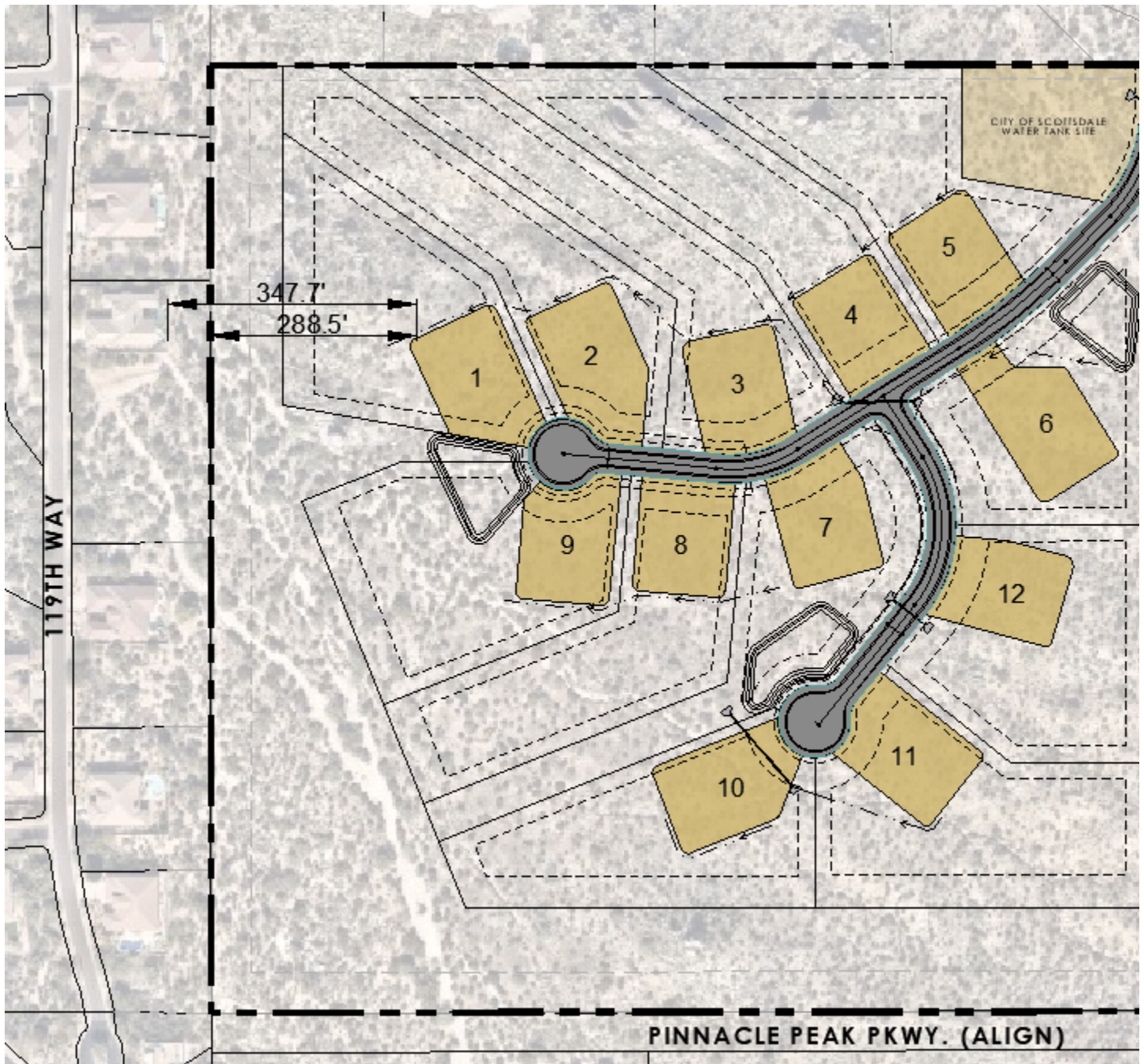
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To: Nichter, Keith <Keith.Nichter@kimley-horn.com>
Subject: Request: 568-PA-2021

[You don't often get email from sq.daniel.ostermann@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Keith,

Could you please provide detailed image(s) of proposed plan request 568-PA-2021.

Kind regards,

Dan O

Daniel Ostermann
Tennessee Squire
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

This email and its attachments are confidential. Any unauthorized use or disclosure is prohibited. If you receive this email in error, please notify me by reply email and permanently delete the original without making any copies or disclosing its contents.

Murillo, Jesus

From: Murillo, Jesus
Sent: Tuesday, June 14, 2022 6:09 PM
To: Daniel Ostermann
Subject: RE: Preserve IV

Hello Dan,

Thank you for taking my call. I reached out the project planner, and explained the situation. He stated he would go to his team tomorrow and share our conversation.

He stated he will contact me tomorrow to see what they can do for Friday.

I will keep you updated,

Jesús

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Tuesday, June 14, 2022 5:49 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Fwd: Preserve IV

 **External Email: Please use caution if opening links or attachments!**

Jesus,

I have called and emailed you, as you requested, with now reply to date. How do we proceed?

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

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Begin forwarded message:

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Date: May 9, 2022 at 5:15:26 PM MST
To: "Murillo, Jesus" <JMurillo@scottsdaleaz.gov>
Subject: Re: Preserve IV

Hello Jesus,

I am now back home. Let me know when it could be best for me to contact you

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

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On Apr 25, 2022, at 9:59 AM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Hello Dan,

Pre-application: [Pre-Application Request \(scottsdaleaz.gov\)](https://scottsdaleaz.gov)



Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services

7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!



Murillo, Jesus

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Tuesday, June 14, 2022 5:49 PM
To: Murillo, Jesus
Subject: Fwd: Preserve IV
Attachments: 4PP2022_FirstReview.doc

⚠ External Email: Please use caution if opening links or attachments!

Jesus,

I have called and emailed you, as you requested, with now reply to date. How do we proceed?

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

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Pre-application: [Pre-Application Request \(scottsdaleaz.gov\)](https://www.scottsdaleaz.gov/Pre-Application-Request)



Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!





April 15, 2022

Keith Nichter
Keith Nichter
1001 W Southern Avenue
Mesa, AZ 85210

RE: **4-PP-2022**
Preserve IV Preliminary Plat
6C712 (Key Code)

Dear Mr. Nichter:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on March 1, 2022. The following **1st Review Comments** represent the review performed by our team and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. Several of the proposed construction envelopes for lots within the subdivision appear to conflict with the requirement for site walls to be a minimum of 15 feet from a side property line. Please revise the Construction Envelope Plan to ensure all construction envelopes respect the 15-foot setback requirement.
2. Please update the project narrative to describe the proposed Natural Area Open Space (NAOS) plan. There are areas of the site that are undisturbed, identified as sensitive areas by the ESL ordinance, and not included or protected by NAOS. Please include these areas within the NAOS plan (i.e., areas between lots "9" and "10," between lots "11" and "12," behind lots "3," and behind lots "4.")
3. Please provide cuts and fills exhibit. Item was labeled as such, but was not provided.

Site Analysis:

4. Please identify Natural Area Open Space easements, and all other proposed easements to be dedicated by plat, on all preliminary plat, site plans, and associated case materials.

Engineering:

5. Proposed preliminary plat and Natural Area Open Space locations conflict with existing rights-of-way. Please submit abandonment case/s accordingly (SRC 47, ARTICLE V).

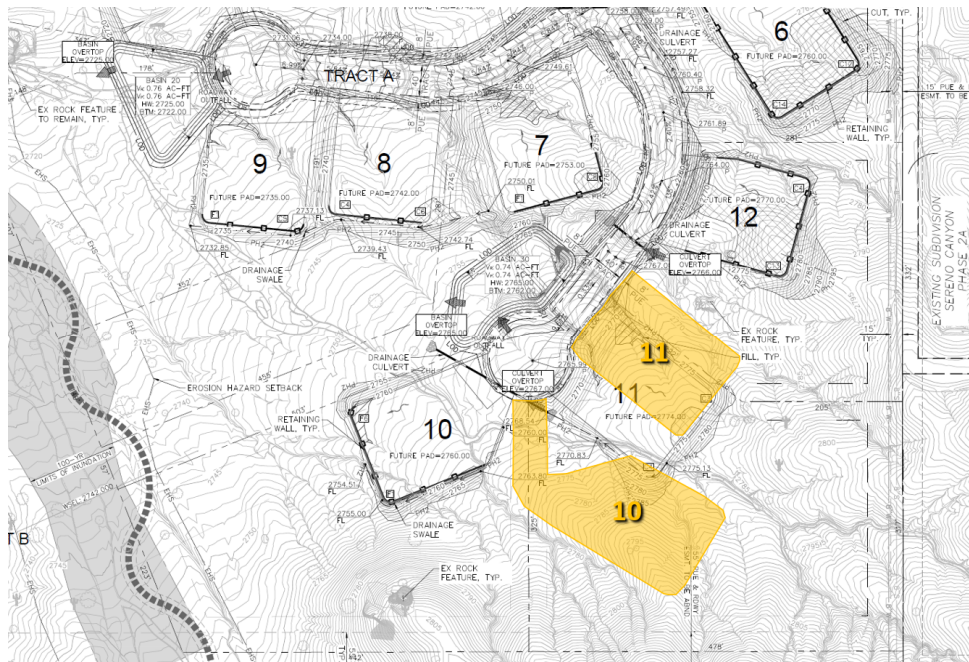
6. Covenant to construct and assurances for public infrastructure will be required prior to final plat recordation. Dollar value will be based on city costs to complete infrastructure. Applicant to acknowledge (SRC Chapter 48).
7. The recordation of this plat will be predicated by a replat of, impacted, portions of Sereno Canyon (SRC 48). Please submit replat preliminary plat case for review prior to this preliminary plat case approval. This replat should also include the cul-de-sac option as further described in DSPM related comment.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff’s recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

8. Consider reducing the net lot area of some lots to increase the amount of NAOS in the proposed tract.
9. Please adjust proposed building envelopes and lot design for proposed lots “10” and “11” to better be nestle between the larger desert wash(es) as shown below. Proposed lot “11” has enough net lot area above requested amended development standard to be mor sensitive to the existing washes. This design would reduce the amount of disturbance to the second larger wash located within this site. Proposed locations did not reduce the area of either building envelope.



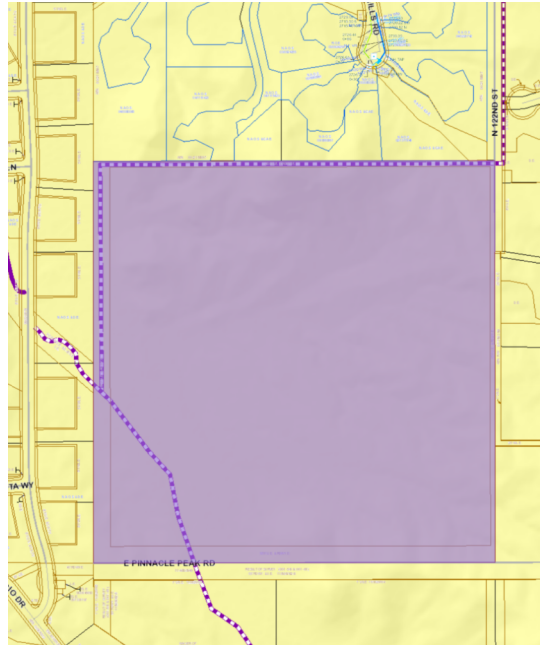
Landscape Design:

10. Please revise the landscape plans to ensure all shrubs are of a minimum 5-gallon size.
11. Please revise the landscape plans to provide details of proposed design, finishes and colors of any subdivision and community walls.

Engineering:

12. Existing N. 122nd Street may not terminate in a dead end nor at the entrance of a private street tract. If the northern portion of N. 122nd Street right-of-way is not abandoned prior to final plat recordation, this plat will be required to dedicate a cul-de-sac, within project boundaries, to accommodate a 50-foot radius cul-de-sac, ahead of private street tract designation (DSPM Section 2-1.309). If abandonment is being considered, please update the proposed preliminary plat with this option so that we may see the PP impacts in case abandonment does not go through.
13. Update proposed preliminary plat utility plans to include water and sewer construction along N. 122nd Street to E. Ranch Gate Road. If to be constructed under separate project, provide specific project reference. Final Plat recordation to be predicated on its construction (DSPM Chapter 3).
14. Maximum length of cul-de-sac street shall not exceed 1500' feet or serve more than 25 lots. Update site plan accordingly (DSPM Section 5-3.800).
15. Public water lines located outside of a public right-of-way, or street tract, must be placed within a minimum 20-foot-wide easement. Please update preliminary plat plans accordingly and as follows (DSPM Section 6-1.419):
 - a. Horizontally, a minimum of 6 feet is required between the water line and the edge of easement,
 - b. The easement will be free of obstructions, shall not be in a fenced area, and shall be accessible always to city service equipment such as trucks and backhoes,
 - c. Easements outside of paved areas shall have a 10' wide hardened patch with a cross-slope not greater than ten (10%) percent and a longitudinal slope not greater than twenty (20%) percent. Hardened paths shall consist of native soil compacted to ninety-five (95%) percent to a depth of 1 foot, and
 - d. Revegetation within the easement shall consist of low growing shrubs. Update site plan accordingly.
16. All public sewer service lines located outside the public right of way must be placed within a minimum 20-foot-wide easement/tract. Please update site plan accordingly, and address the following comments (DSPM 7-1.412):
 - a. SS line easements, located outside of paved areas, shall have a 10-foot-wide hardened patch with a cross-slope not greater than ten (10%) percent and a longitudinal slope not greater than twenty (20%) percent. Hardened paths shall consist of native soil compacted to ninety-five (95%) percent to a depth of 1 foot,
 - b. The sewer service lines shall be located a minimum of 6 feet from the edge of the easement.
 - c. The easement will be accessible from a public right-of-way, will be free of obstructions and will be accessible always to city service equipment, and
 - d. Any revegetation within the easement will consist of low growing shrubs. Trees may be located along the edge of the easement but not within 7 feet of the sewer service line as measured to the trunk of the tree.
17. Per Transportation Master Plan, please update submittal to provide city standard trail along north and west project boundaries and up along N. 122nd Street, to N. Alameda Road. If right-of-way along these corridors is to be abandoned with project, a trail easement will need to be provided along these corridors (DSPM Section 8-3.100). Adjustment to proposed Water Tank Location will

need to be made to accommodate required trail or, alternatively, provide trail along southern and eastern boundaries (which then better accommodates the required WSF easement hardened path along project eastern boundary). Please update submittal with trails accordingly.



18. Final Basis of Design Reports must be reviewed and accepted by the Water Resources Department prior to approval by the Development Review Board (DSPM Section 6-1.202 and 7-1.201). Update BODs accordingly.

Water and Wastewater:

19. Please submit the revised Water and Wastewater Design Reports to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.
20. Please update the BOD reports to provide the ejector sewer system to be designed according to Design Standards and Policies Manual Section 7-1.410.
21. Please update the BOD reports to provide a connection to the waterline located within in E. Mariposa Grande Drive to reduce the length of the dead-end pipe to the maximum of 1,200 feet (DSPM Section 6-1.403),
22. Please update the BOD reports to provide the data for the maximum day and fire flow scenario. These calculations are not currently included.

Circulation:

23. The preliminary plat is not consistent with the Transportation Plan's Vehicular, Pedestrian, and Trails Plan. The Vehicular, Pedestrian, and Trails Plan identifies a trail located within the wash area. Please provide a trail easement (PNMAE) located within the sand bottom portion of the wash located in the southwest portion of the site (2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails), Scottsdale Trails Master Plan (Trail Network), February 2004, DSPM Section 8-3.200. Municipal Code 48-6 (b)). Please also update the proposed "trail easement" as a Public Non-Motorized Access Easement.
24. Please update the preliminary plat, circulation plan, and all associated case materials, to provide a minimum 25-foot-wide trail easement over the wash in the southwest corner of the site (DSPM

Section 8-3.000; Ad Hoc Citizens Trails Task Force Final Report 2009; 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails).

25. Please update the preliminary plat, circulation plan, and all associated case materials, to provide a minimum 15-foot-wide trail easement (PNMAE) along the northern property boundary and along the western boundary, from the wash, to the north property line (DSPM Section 8-3.000; Ad Hoc Citizens Trails Task Force Final Report 2009; 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails).
26. Required trail improvements along the N. 122nd Street alignment are not to be in conflict with the proposed street connection located in the northeastern portion of the site. Trail improvements shall be updated to be located along the N. 122nd Street alignment if these portions of right-of-way are to be abandoned.

Drainage:

27. Please submit the revised Drainage Report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. Please update the case drainage report to address the following:
 - a. Cover Sheet (DSPM Chapter 1):
 - i. Missing City of Scottsdale General Note,
 - ii. Flood information – index data is incorrect (should be 7/20/21), FIRM Zone shall be zone “X”, incorrect information provided on the plan,
 - iii. Please update the zoning district designation to R1-130 ESL, versus the R-130 provided,
 - iv. Please provide consistent legal description (township), different in drainage report,
 - v. Complete/verify list of abbreviations used,
 - b. Sheets 3 and 4 (DSPM Chapter 4):
 - i. Please provide missing Top of Curb Elevation at the intersection of lot lines with the tract or right-of-way lines,
 - ii. Please provide missing street names,
 - iii. Four culverts/pipes missing INV Elevation, sizes, or slope information
 - iv. Provide NAOS boundaries,
 - v. “A-A” cross-sections missing on cover sheet,
 - vi. Cross-section B-B, C-C, D-D, E-E cross sections do not appear anywhere else.
 - c. Grading and Drainage Plan (Chapter 4):
 - i. Provide side slope ration for steeply re-graded spots (around retaining wall),
 - ii. Provide Cross-Section views as necessary (stability concerns,
 - iii. Please use call out to put elevation numbers away from dark/densely line areas for readability; prefer no overlapping with heavy lined area,
 - iv. Specify pipe gauge for 75-year design life,
 - i. Provide “grading contraction” notes with a list of related items,
 - ii. Provide pipe profile/section views,
 - i. Provide pipe end treatment/riprap as needed.

28. See case Drainage Reports for additional comments, and respond to the following comments as follows:
- a. Figure “5,” “Existing Condition Hydrology Map,” and Figure 6, “Post Development Hydrology Map,” shall have “Q” for all inflow from other communities shown. Several of “Q” number in Figure does not match the value from output from the appendix PCSWMM report. Identify whether the flow length for basin DA-10 and DA-05 area same. Please verify.
 - b. Table “2” runoff summary, values do not match Figure “5,” “6,” and appendix on many entries. Please identify which is the correct value; Based on the topo info and lot elevation information, sizing of basin “20” shall be designed for runoff from some pavement area including proposed Lot “1-5” and “7-9.” As a rough estimation, using visual observation, it is around 9 acres in disturbed area contributing to DB20--- Volume of D20 should be sufficient. Please provide analysis of the disturbed area for each of the basin in the report and provided pipe at bottom of basins.
 - c. Page 8—Line 17: Statement “Each of the detention basin discharge into the existing washes on the sites,” identifies DB-10 providing both inflow and discharge to the street. Appears as DB-10 can only collect onsite runoff from proposed lot “6.” This should be addressing the inflow from neighboring community into detention basin.
 - d. Page 9, “Erosion Setback Analysis.” The provided language is not consistent with the actual condition for the current development. There appear lots are not close enough to the Erosion Hazard Setback as show on the plans.
 - e. Page 11- page incomplete last sentence, missing a portion of a paragraph.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Site Design:

29. Staff has received comments from neighboring property expressing concerns related to placement of building envelopes and future structure heights. Please consider contacting neighbor and identifying height of possible building envelopes by floating a balloon identifying 24 feet above natural grade..

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Circulation:

30. The Pedestrian, Vehicular, and Trails plan submitted is for a different site and development plan. Please review the correct trails plan.
31. Please update the preliminary plat, circulation plan, and all associated case materials, to identify the proposed connection to the Sereno Canyon private street system. The location and alignment of this street extension need to be reviewed and approved as part of the preliminary plat approval process.

32. Please update the preliminary plat, circulation plan, and all associated case materials, to provide an unpaved trail connection from the northern cul-de-sac to the trail in the western portion of the site.
33. Please Provide documentation that the internal streets will be allowed to access the Sereno Canyon private street system and what agreements are in place for maintenance responsibility

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

The Planning & Development Services Division has had this application in review for 41 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-7849 or at jmurillo@scottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jesus Murillo', written in a cursive style.

Jesus Murillo
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 4-PP-2022

Key Code: 6C712

Please follow the plan and document submittal requirements below. **All files shall be uploaded in PDF format.** Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11.

A digital submittal Key Code is required to upload your documents: **6C712**. Files should be uploaded **individually** and in **order** of how they are listed on this checklist.

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

Digital submittals shall include one copy of each identified below.

- COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- Updated Revised Narrative for Project
- Updated Preliminary Plat:
- Updated NAOS Plan:
- Updated Building Envelope
- Cuts & Fills Site Plan

Technical Reports: Please submit one (1) digital copy of each report requested

- Revised Drainage Report:
- Revised Storm Water Waiver:
- Revised Wastewater Design Report:

Resubmit the revised Drainage Reports and Water and Wastewater Report application to your Project Coordinator.

.

Murillo, Jesus

From: Murillo, Jesus
Sent: Tuesday, June 7, 2022 9:40 AM
To: Doug Jordan
Subject: RE: Scottsdale P & Z Link Update

Was, but at a hearing, will call in a couple hours...

From: Doug Jordan <Doug@jordenlaw.com>
Sent: Monday, June 06, 2022 6:38 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: RE: Scottsdale P & Z Link Update

⚠ External Email: Please use caution if opening links or attachments!

Hope you're not still working—it's 6:40. Tomorrow?

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Monday, June 6, 2022 10:05 AM
To: Doug Jordan <Doug@jordenlaw.com>
Subject: RE: Scottsdale P & Z Link Update

Will be calling you today...

From: Doug Jordan <Doug@jordenlaw.com>
Sent: Wednesday, June 01, 2022 3:43 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Scottsdale P & Z Link Update

⚠ External Email: Please use caution if opening links or attachments!

Good day, sir. Please give me a call re Preserve IV prel plat.

Appreciated.

Doug Jordan
Jorden Law Firm, P.C.
Direct: (480) 505-3909
Mobile: (602) 228-0151
E-Mail: doug@jordenlaw.com
www.jordenlaw.com

From: City of Scottsdale Subscriptions <subscriptions@scottsdaleaz.gov>
Sent: Friday, May 27, 2022 6:00 PM
To: Doug Jordan <Doug@jordenlaw.com>
Subject: Scottsdale P & Z Link Update

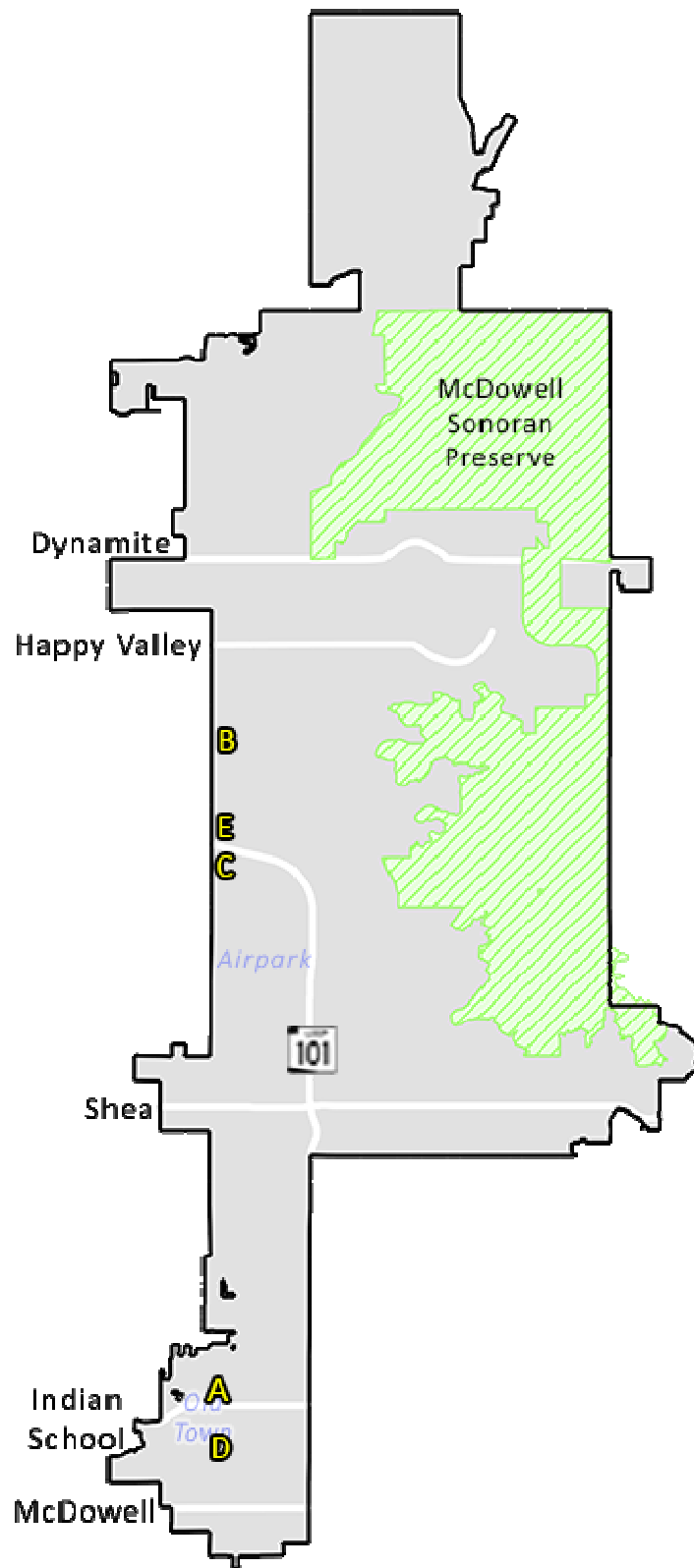
P & Z LINK



Keeping you informed about new development applications submitted to the city for review.
Forward this address to a friend: subscriptions.ScottsdaleAZ.gov

Friday, May 27

New Case and Project Updates



New Cases

No cases this week.

Case Project Updates (Resubmitted)

<p>A</p>	<p>CASE 4-PP-2022 - PRESERVE IV PRELIMINARY PLAT Northwest corner of Pinnacle Peak Road and 122nd St. (Dynamite Foothills) map it Request for approval for a 12-lot subdivision on approximately 40 acres, with Single-Family Residential, Environmentally Sensitive Lands (R1-130/ESL) zoning.</p> <div data-bbox="748 396 989 577" data-label="Image"> </div> <p>View the short video introduction (1:11)</p>
<p>B</p>	<p>CASE 38-DR-2021 - FIESTA BAR & RESTAURANT 7343 E. Camelback Road map it Near Camelback Road and Scottsdale Road (Old Town) Request for approval of a site plan, landscape plan and building elevations for a new three-story commercial building on a +/- 0.37-acre (net) site with Downtown/Downtown Multiple-Use, Type 3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO) zoning.</p> <div data-bbox="748 945 989 1125" data-label="Image"> </div> <p>View the short video introduction (1:10)</p>
<p>C</p>	<p>CASE 42-DR-2021 - GAWLEY CENTER 16990 N. 91st St. map it Near 91st Street and Bell Road (Greater Airpark Area) Request for approval of the site plan, landscape plan and building elevations for two new medical office buildings, with approximately 30,000 square feet of building area, on a 3.2-acre site with Central Business Planned Community Development (C-2 PCD) zoning.</p> <div data-bbox="748 1455 989 1635" data-label="Image"> </div> <p>View the short video introduction (1:33)</p>

New Construction

<p>D</p>	<p>CASE 46-DR-2019 - STORAGE AT MCDOWELL 7025 E. McDowell Road map it</p>
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	<p>Near McDowell Road and Scottsdale Road (Southern Scottsdale) A new storage facility is under development. Permit issued May 23.</p>
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Open Houses - City Hosted

<p>E</p>	<p>CITY SEEKS INPUT ON OLD TOWN SCOTTSDALE CHARACTER AREA PLAN & ZONING ORDINANCE UPDATES</p> <p>The city is in the process of updating the Old Town Scottsdale Character Area Plan as well as sections of the city's Zoning Ordinance specific to the downtown area, The city is offering an online, self-guided, open house series that will enable you – as participant – to provide input on topics such as the Old Town Plan Vision and Values, quality development, mixed-use development, building height, bonus provisions, and public open space in Old Town. Each self-guided, online, open house session includes a presentation and questions for participants to answer that are specific to each topic. To participate in the update process, please visit scottsdaleaz.gov, keyword "Old Town Updates."</p> <p>As the Old Town Plan and Zoning Ordinance updates progress through the public participation and hearing processes, additional participation events will be offered, and draft content will be made available for public review. Please continue to stay engaged in the process using the Old Town Updates website.</p>
	<p>PROPOSED CARE HOMES TEXT AMENDMENT (CASE 1-TA-2022)</p> <p>The city of Scottsdale seeks to amend the Zoning Ordinance (Ord. No. 455), Section 1.806 (Disability Accommodation), Section 1.920 (Request for Disability Accommodation), Section 3.100 (Definitions), and any other applicable sections to clarify what constitutes a care home and modify the process and criteria for a Disability Accommodation.</p> <p>5:30 p.m. Thursday, June 9 Granite Reef Senior Center 1700 N Granite Reef Road</p> <p>5:30 p.m. Thursday, June 16 Via Linda Senior Center 10440 E. Via Linda</p> <p>For more information, please contact: Greg Bloemberg 480-312-4306 gblo@ScottsdaleAZ.gov</p>

Open Houses - Applicant Hosted

<p>F</p>	<p>PROPOSED FURNITURE RETAIL CENTER</p>
-----------------	--

A virtual open house is being held regarding a proposed furniture retail center located at [14415 N. Scottsdale Road](#).

6 p.m. Tuesday, May 24

[323-676-6192](tel:323-676-6192)

Meeting ID: 554 284 652#

For more information, please contact:

Tim Rasnake

[602-222-4266](tel:602-222-4266)

timr@archicon.com

Planning Cases & Permits Interactive Map

The [Active Cases and Permits Interactive Map](#) shows projects **awaiting public hearings** and shows **construction projects**. Watch this short [video](#) to learn how to use the map.

[Planning & Development YouTube Playlist](#)

See all the Planning and Development videos in one place.

Meeting Agendas & Minutes

Please review the agenda to the board/commission you are interested in for details.

- [Development Review Board](#) (Meets next week! 1 p.m. Thursday, June 2)
- [Historic Preservation Commission](#) (Meets next week! 6 p.m. Thursday, June 2)
- [Planning Commission](#)
- [City Council](#)
- [Scottsdale Environmental Advisory Commission](#)
- [Board of Adjustment](#)
- [Neighborhood Advisory Commission](#)

Resources

New! Before & After 2022 Publication

New video highlights recently completed projects in Scottsdale. The [Scottsdale Before and After \(5:49\)](#) video illustrates before and after photographs to display private investment recently completed in Scottsdale. This publication is part of a series updated periodically by the Scottsdale Planning Department in order to visually track reinvestment occurring in

Scottsdale. View previous Before & After [publications](#), underneath the Active Cases and Permits Interactive Map.

Scottsdale 360 is back! The Scottsdale 360 series continues with “Human Trafficking” 11 a.m.-noon June 9. Join the Scottsdale Police Human Exploitation and Trafficking Unit (HEaT), and the Arizona Anti-Trafficking Network as they educate and create awareness of labor and sex trafficking. An informed community can effectively combat the cycle of exploitation and violence in labor and sex trafficking. Find out how local leaders are dedicating resources to educate City of Scottsdale employees and residents. Sign up for one session – or the entire series. All classes take place from 11 a.m.-noon every other Thursday, starting April 28. [Learn more and register.](#)

Grants available to spruce up neighborhoods. The Neighborhood Enhancement Grant Program is live and ready to provide assistance in maintaining and revitalizing Scottsdale’s mature, non-HOA neighborhoods. Eligible projects include landscape maintenance, landscape enhancement, perimeter wall maintenance, limited alley improvements and neighborhood signage. Scottsdale’s Neighborhood Advisory Commission will review and consider NEGP applications for possible funding. [Learn more and submit an application.](#)

Property Information

View the [instructional video](#) online for the [customer service tool](#) that allows users to immediately obtain property information 24/7. Users can immediately access zoning information, access an interactive map, connect with the County Assessor and search for associated development cases, plan reviews and permits for a property. Further, the app allows users to request more custom information, such as site-specific setbacks, land uses and information regarding signage.

ScottsdaleAZ.gov Website Links

- [Scottsdale General Plan](#)
- [Character Area Plans](#)
- [Overview of Scottsdale's planning process](#)

Case Search Tools

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Murillo, Jesus

From: Doug Jordan <Doug@jordenlaw.com>
Sent: Monday, June 6, 2022 6:38 PM
To: Murillo, Jesus
Subject: RE: Scottsdale P & Z Link Update

⚠ External Email: Please use caution if opening links or attachments!

Hope you're not still working—it's 6:40. Tomorrow?

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Monday, June 6, 2022 10:05 AM
To: Doug Jordan <Doug@jordenlaw.com>
Subject: RE: Scottsdale P & Z Link Update

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From: Doug Jordan <Doug@jordenlaw.com>
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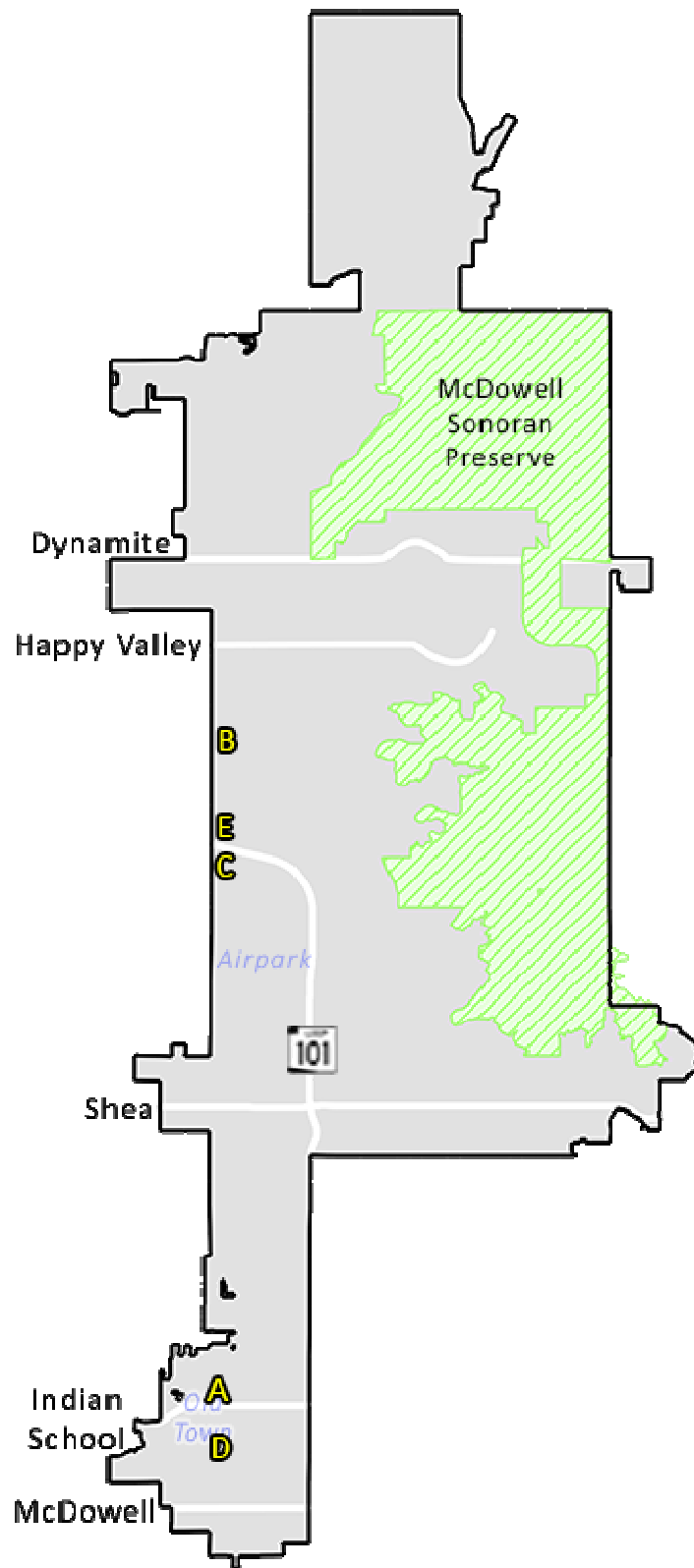
P & Z LINK



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6 p.m. Tuesday, May 24

[323-676-6192](tel:323-676-6192)

Meeting ID: 554 284 652#

For more information, please contact:

Tim Rasnake

[602-222-4266](tel:602-222-4266)

timr@archicon.com

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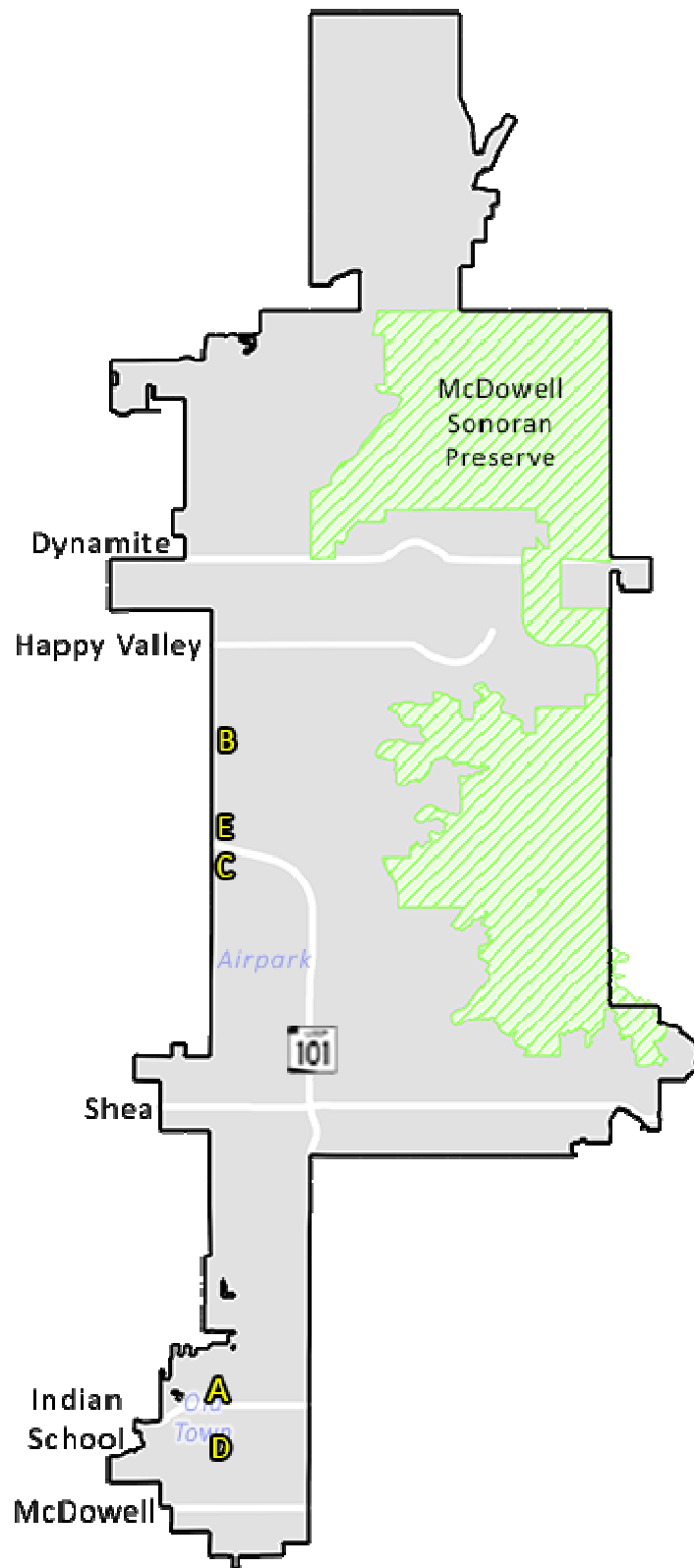
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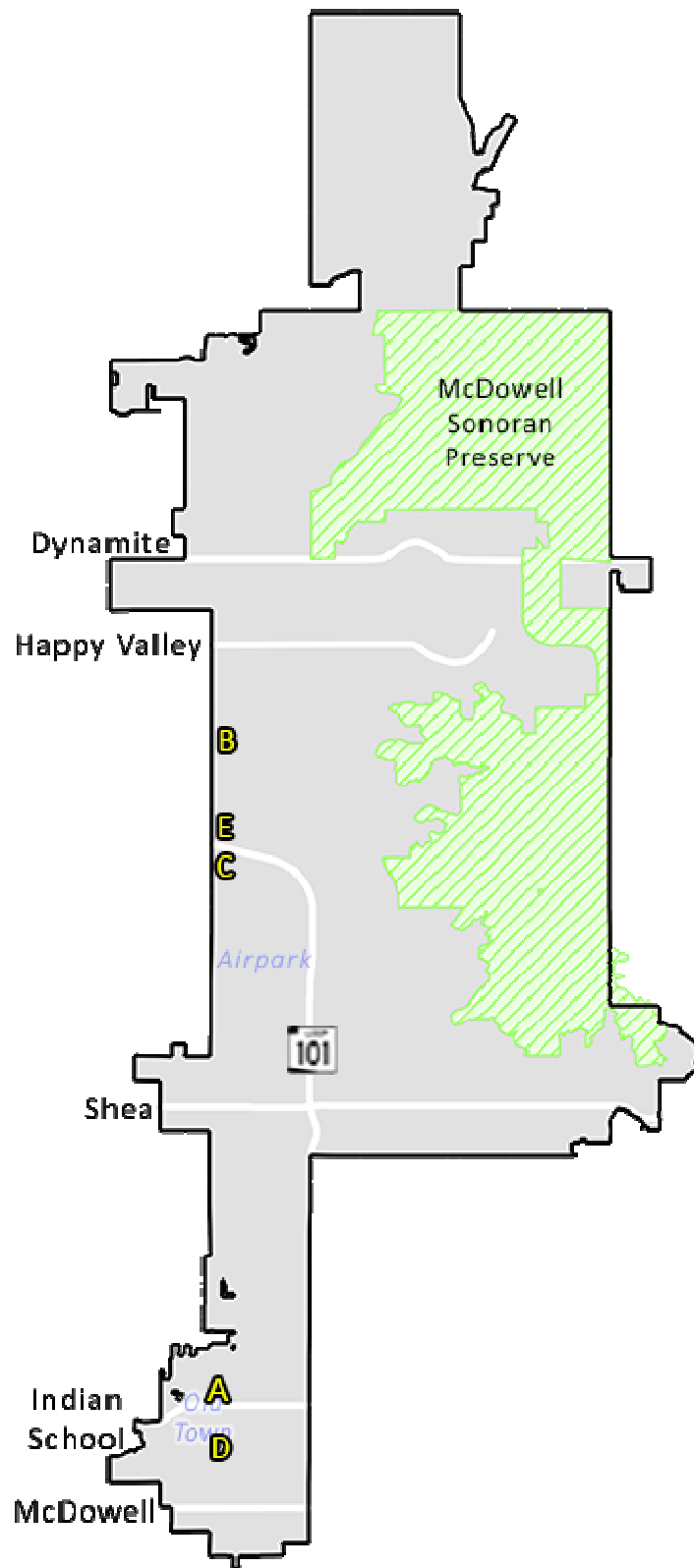
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Sent: Wednesday, May 18, 2022 4:35 PM
To: Anderson, Richard
Cc: Murillo, Jesus
Subject: Toll Brothers Preserve IV Proposed Development

⚠ External Email: Please use caution if opening links or attachments!

Mr Anderson,

This Dave Stewart 612-743-7398

23925 N 119th Way, Scottsdale 85255

My wife and I met with Jesus Murillo, Curtis Neal, and Vivian from Stormwater Engineering.

We discussed our concerns about potential stormwater drainage downstream flow issues and KimbleyHorn's Preliminary Drainage Report.

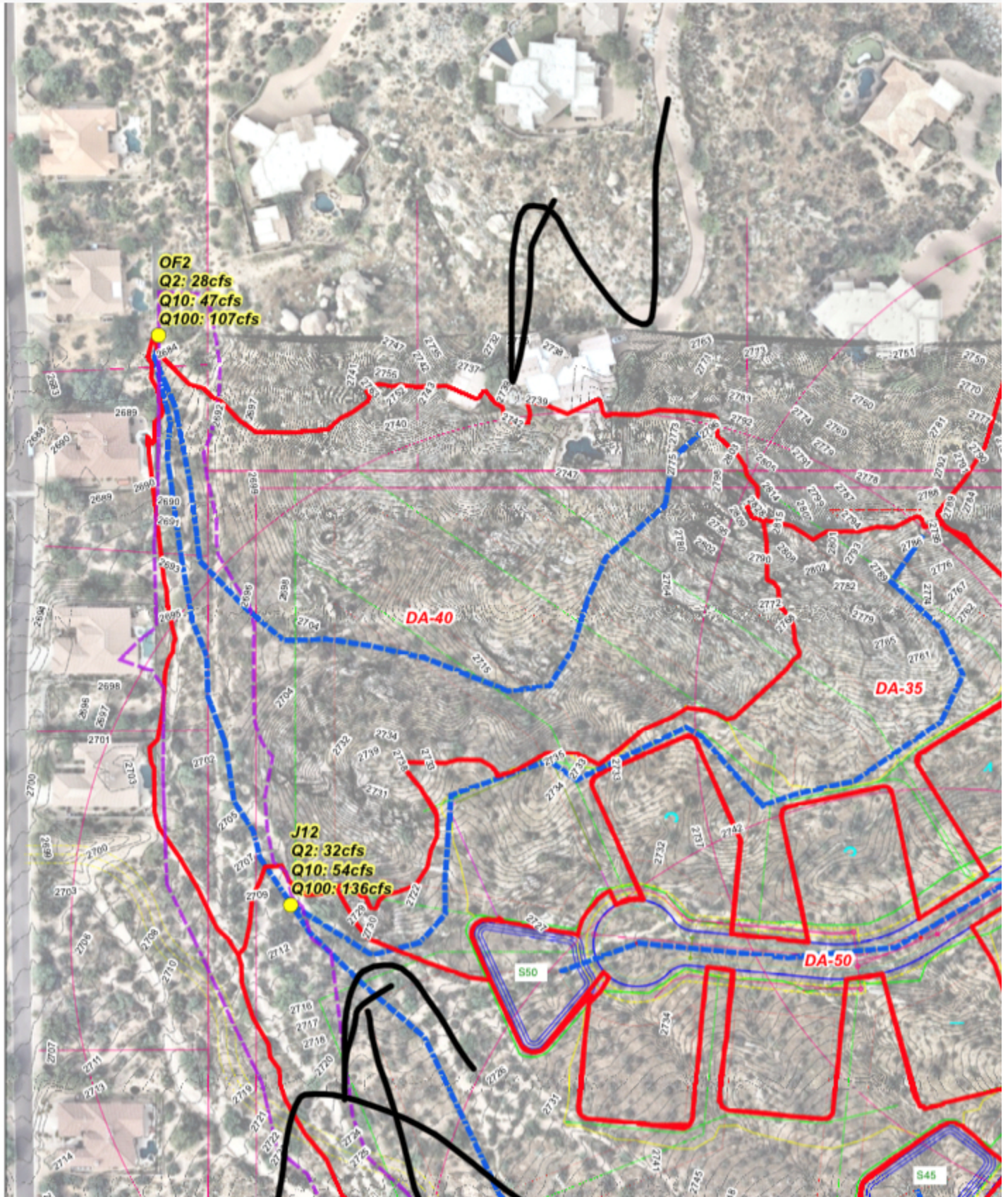
During the discussion, it was communicated that no infrastructure is being designed for runoff reaching the Reatta Wash.

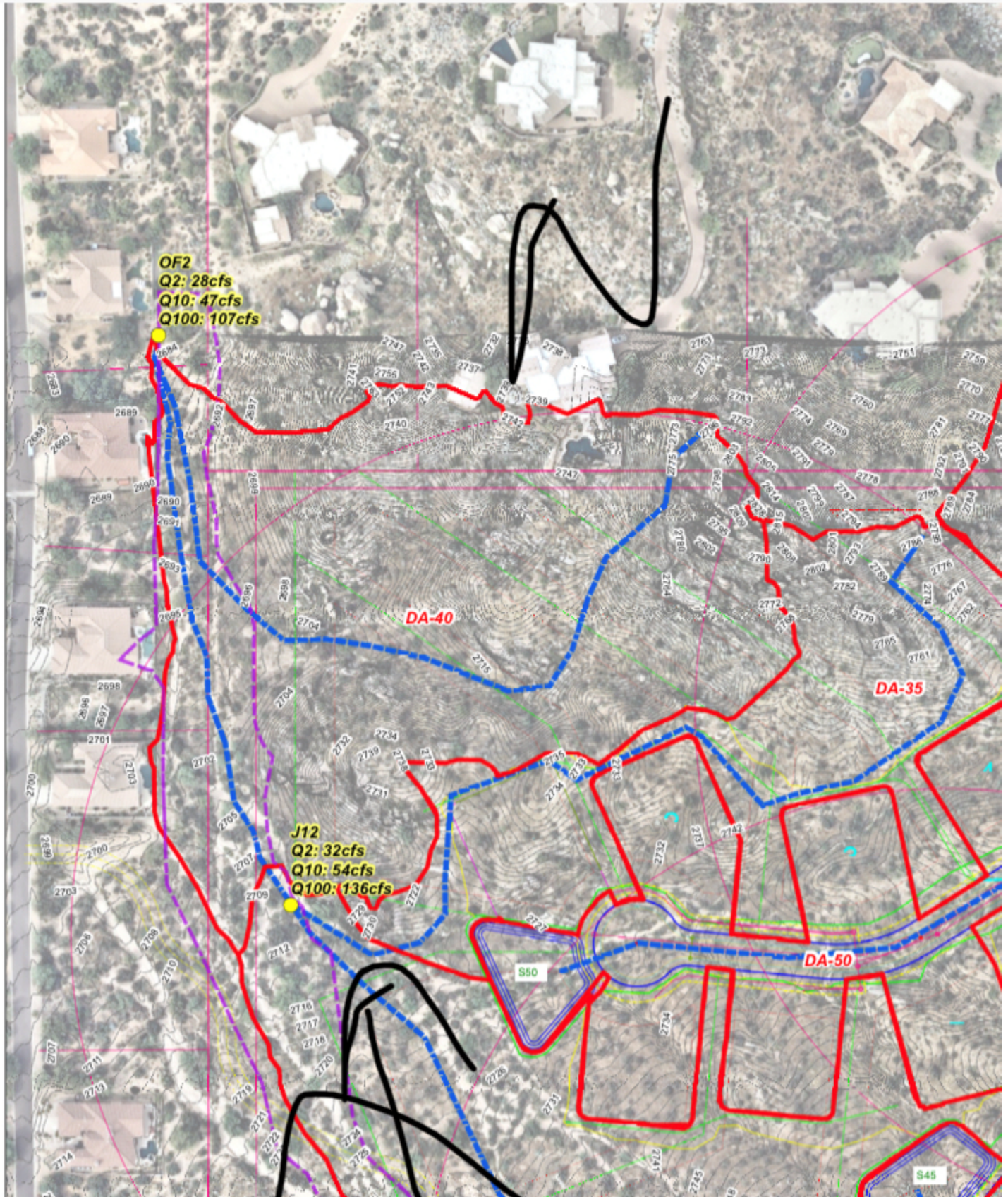
I then discussed a Criterium Kessler Engineers "Conceptual Drainage Study for Troon Ridge Community Association at Saquaro Canyon" that identified a substantial runoff flow shift that has occurred in the Reatta Wash due to significant siltation. Siltation has shifted the flow from it's historical westerly flow direction to an adjacent Wash that directs the majority of the flow to the north which is impacting the residences north of and including 23669 N 119th Way.

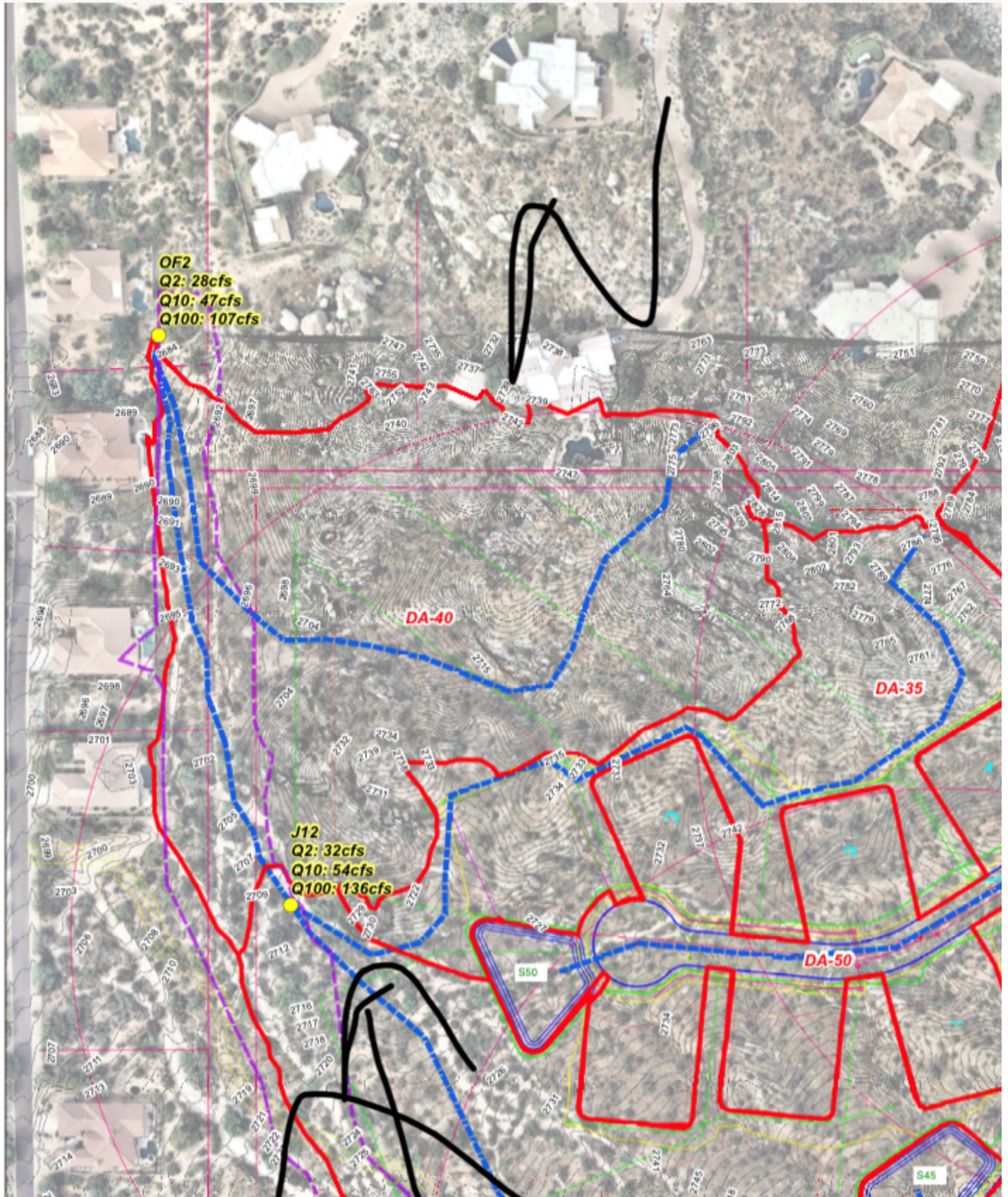
Curtis directed me to email you and ask for a call with you to discuss the status of any mitigation are being considered with the new owner Toll Brothers, as the is part of Reatta Wash is within Preserve IV's site boundary.

Respectfully,

Dave Stewart







Murillo, Jesus

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Monday, May 16, 2022 4:55 PM
To: Murillo, Jesus
Subject: Re: Preliminary Drainage Report for Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

Excellent, thank you
Dave Stewart
612-743-7398

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From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Monday, May 16, 2022 3:08:09 PM
To: D. K. Stewart <d.k.stewart@hotmail.com>
Subject: RE: Preliminary Drainage Report for Preserve IV

Hello Sir,

Just heard back from Mr. Neal. Let's say this Wednesday at 1:00 pm.

Jesús

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Friday, May 13, 2022 5:27 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
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23925 N 119th Way, Scottsdale

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Hi Jesus
Dave Stewart 23925 n 119th way
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I have a call into <r. Curtis, and waiting to hear cack from him. I can still make it, but as we discussed, it would be beneficial for him to make it.

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Dave Stewart 23925 n 119th way
612-743/7398

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It would be negligent to route additional runoff flow west and north towards these N 119TH Way homes
It seems it necessary that multiple retention/catch basins to the west and south of Preserve IV be a required design by the developer

Of course the City of Scottsdale should assess and require appropriate and effective runoff management solution
Your consideration and response is greatly appreciated

Get [Outlook for iOS](#)

Murillo, Jesus

From: Murillo, Jesus
Sent: Tuesday, May 10, 2022 5:21 PM
To: D. K. Stewart
Subject: RE: Preliminary Drainage Report for Preserve IV

Hello Mr. Stewart,

I am available to meet out on your site this Friday morning. I can be there by 8:00. Please let me know if this time will work for you.

Jesús

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Monday, May 09, 2022 3:05 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Preliminary Drainage Report for Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

Jesus,
Dave Stewart
23925 N 119TH Way
Scottsdale

I have reviewed the Subject report provided to me by Keith Nichter at Kimley Horn

What is concerning to me is Figure 6 that shows Proposed Flow Paths identified by the blue lines into small washes behind N 119TH Way homes that already have significant stormwater drainage during significant rainfall

It also shows significant stormwater drainage concentration points, ie OF2 and J12, created by proposed drainage flows (blue lines)

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Get [Outlook for iOS](#)

Murillo, Jesus

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Monday, May 9, 2022 5:15 PM
To: Murillo, Jesus
Subject: Re: Preserve IV
Attachments: 4PP2022_FirstReview.doc

⚠ External Email: Please use caution if opening links or attachments!

Hello Jesus,

I am now back home. Let me know when it could be best for me to contact you

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

This email and its attachments are confidential. Any unauthorized use or disclosure is prohibited. If you receive this email in error, please notify me by reply email and permanently delete the original without making any copies or disclosing its contents.

On Apr 25, 2022, at 9:59 AM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Hello Dan,

Pre-application: [Pre-Application Request \(scottsdaleaz.gov\)](https://www.scottsdaleaz.gov/Pre-Application-Request)



Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!





April 15, 2022

Keith Nichter
Keith Nichter
1001 W Southern Avenue
Mesa, AZ 85210

RE: **4-PP-2022**
Preserve IV Preliminary Plat
6C712 (Key Code)

Dear Mr. Nichter:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on March 1, 2022. The following **1st Review Comments** represent the review performed by our team and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing and may affect the City Staff's recommendation. Please address the following:

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1. Several of the proposed construction envelopes for lots within the subdivision appear to conflict with the requirement for site walls to be a minimum of 15 feet from a side property line. Please revise the Construction Envelope Plan to ensure all construction envelopes respect the 15-foot setback requirement.
2. Please update the project narrative to describe the proposed Natural Area Open Space (NAOS) plan. There are areas of the site that are undisturbed, identified as sensitive areas by the ESL ordinance, and not included or protected by NAOS. Please include these areas within the NAOS plan (i.e., areas between lots "9" and "10," between lots "11" and "12," behind lots "3," and behind lots "4.")
3. Please provide cuts and fills exhibit. Item was labeled as such, but was not provided.

Site Analysis:

4. Please identify Natural Area Open Space easements, and all other proposed easements to be dedicated by plat, on all preliminary plat, site plans, and associated case materials.

Engineering:

5. Proposed preliminary plat and Natural Area Open Space locations conflict with existing rights-of-way. Please submit abandonment case/s accordingly (SRC 47, ARTICLE V).

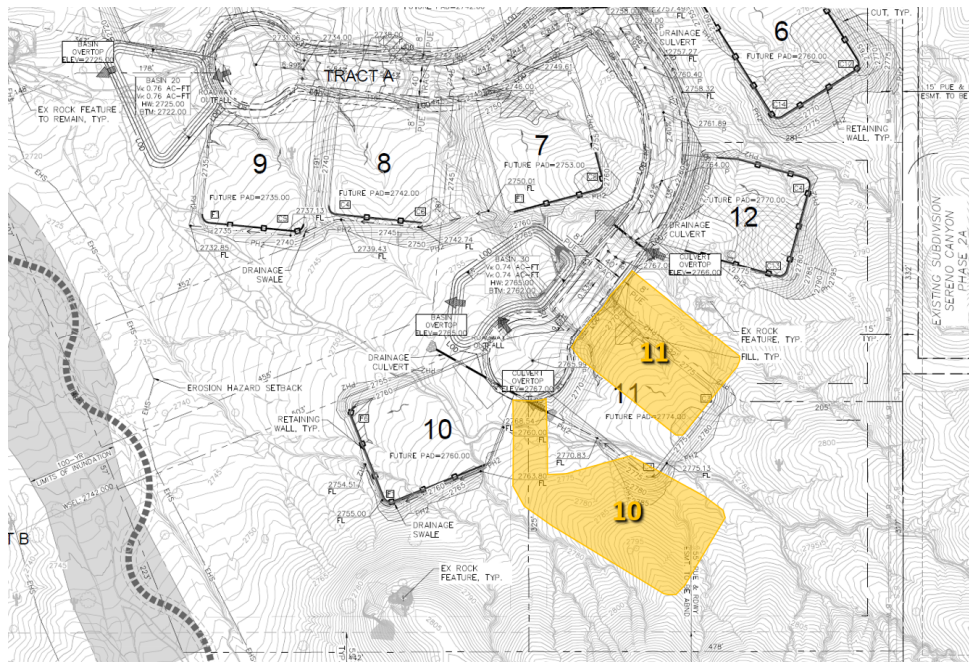
6. Covenant to construct and assurances for public infrastructure will be required prior to final plat recordation. Dollar value will be based on city costs to complete infrastructure. Applicant to acknowledge (SRC Chapter 48).
7. The recordation of this plat will be predicated by a replat of, impacted, portions of Sereno Canyon (SRC 48). Please submit replat preliminary plat case for review prior to this preliminary plat case approval. This replat should also include the cul-de-sac option as further described in DSPM related comment.

Significant Policy Related Issues

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Site Design:

8. Consider reducing the net lot area of some lots to increase the amount of NAOS in the proposed tract.
9. Please adjust proposed building envelopes and lot design for proposed lots “10” and “11” to better be nestle between the larger desert wash(es) as shown below. Proposed lot “11” has enough net lot area above requested amended development standard to be mor sensitive to the existing washes. This design would reduce the amount of disturbance to the second larger wash located within this site. Proposed locations did not reduce the area of either building envelope.



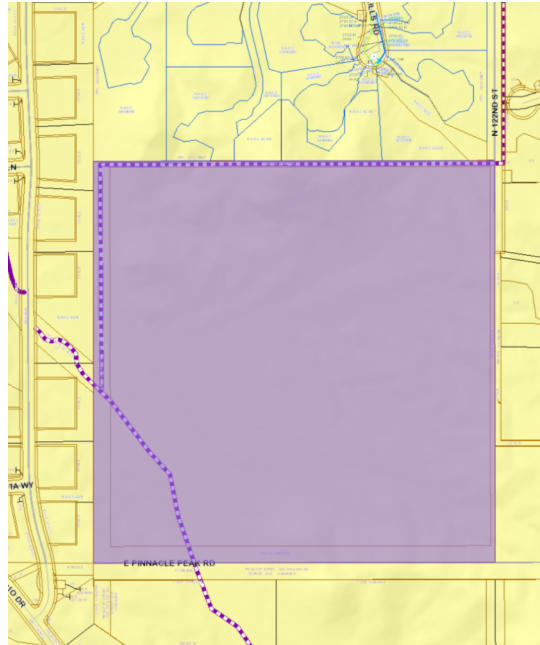
Landscape Design:

10. Please revise the landscape plans to ensure all shrubs are of a minimum 5-gallon size.
11. Please revise the landscape plans to provide details of proposed design, finishes and colors of any subdivision and community walls.

Engineering:

12. Existing N. 122nd Street may not terminate in a dead end nor at the entrance of a private street tract. If the northern portion of N. 122nd Street right-of-way is not abandoned prior to final plat recordation, this plat will be required to dedicate a cul-de-sac, within project boundaries, to accommodate a 50-foot radius cul-de-sac, ahead of private street tract designation (DSPM Section 2-1.309). If abandonment is being considered, please update the proposed preliminary plat with this option so that we may see the PP impacts in case abandonment does not go through.
13. Update proposed preliminary plat utility plans to include water and sewer construction along N. 122nd Street to E. Ranch Gate Road. If to be constructed under separate project, provide specific project reference. Final Plat recordation to be predicated on its construction (DSPM Chapter 3).
14. Maximum length of cul-de-sac street shall not exceed 1500' feet or serve more than 25 lots. Update site plan accordingly (DSPM Section 5-3.800).
15. Public water lines located outside of a public right-of-way, or street tract, must be placed within a minimum 20-foot-wide easement. Please update preliminary plat plans accordingly and as follows (DSPM Section 6-1.419):
 - a. Horizontally, a minimum of 6 feet is required between the water line and the edge of easement,
 - b. The easement will be free of obstructions, shall not be in a fenced area, and shall be accessible always to city service equipment such as trucks and backhoes,
 - c. Easements outside of paved areas shall have a 10' wide hardened patch with a cross-slope not greater than ten (10%) percent and a longitudinal slope not greater than twenty (20%) percent. Hardened paths shall consist of native soil compacted to ninety-five (95%) percent to a depth of 1 foot, and
 - d. Revegetation within the easement shall consist of low growing shrubs. Update site plan accordingly.
16. All public sewer service lines located outside the public right of way must be placed within a minimum 20-foot-wide easement/tract. Please update site plan accordingly, and address the following comments (DSPM 7-1.412):
 - a. SS line easements, located outside of paved areas, shall have a 10-foot-wide hardened patch with a cross-slope not greater than ten (10%) percent and a longitudinal slope not greater than twenty (20%) percent. Hardened paths shall consist of native soil compacted to ninety-five (95%) percent to a depth of 1 foot,
 - b. The sewer service lines shall be located a minimum of 6 feet from the edge of the easement.
 - c. The easement will be accessible from a public right-of-way, will be free of obstructions and will be accessible always to city service equipment, and
 - d. Any revegetation within the easement will consist of low growing shrubs. Trees may be located along the edge of the easement but not within 7 feet of the sewer service line as measured to the trunk of the tree.
17. Per Transportation Master Plan, please update submittal to provide city standard trail along north and west project boundaries and up along N. 122nd Street, to N. Alameda Road. If right-of-way along these corridors is to be abandoned with project, a trail easement will need to be provided along these corridors (DSPM Section 8-3.100). Adjustment to proposed Water Tank Location will

need to be made to accommodate required trail or, alternatively, provide trail along southern and eastern boundaries (which then better accommodates the required WSF easement hardened path along project eastern boundary). Please update submittal with trails accordingly.



18. Final Basis of Design Reports must be reviewed and accepted by the Water Resources Department prior to approval by the Development Review Board (DSPM Section 6-1.202 and 7-1.201). Update BODs accordingly.

Water and Wastewater:

19. Please submit the revised Water and Wastewater Design Reports to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.
20. Please update the BOD reports to provide the ejector sewer system to be designed according to Design Standards and Policies Manual Section 7-1.410.
21. Please update the BOD reports to provide a connection to the waterline located within in E. Mariposa Grande Drive to reduce the length of the dead-end pipe to the maximum of 1,200 feet (DSPM Section 6-1.403),
22. Please update the BOD reports to provide the data for the maximum day and fire flow scenario. These calculations are not currently included.

Circulation:

23. The preliminary plat is not consistent with the Transportation Plan's Vehicular, Pedestrian, and Trails Plan. The Vehicular, Pedestrian, and Trails Plan identifies a trail located within the wash area. Please provide a trail easement (PNMAE) located within the sand bottom portion of the wash located in the southwest portion of the site (2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails), Scottsdale Trails Master Plan (Trail Network), February 2004, DSPM Section 8-3.200. Municipal Code 48-6 (b)). Please also update the proposed "trail easement" as a Public Non-Motorized Access Easement.
24. Please update the preliminary plat, circulation plan, and all associated case materials, to provide a minimum 25-foot-wide trail easement over the wash in the southwest corner of the site (DSPM

Section 8-3.000; Ad Hoc Citizens Trails Task Force Final Report 2009; 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails).

25. Please update the preliminary plat, circulation plan, and all associated case materials, to provide a minimum 15-foot-wide trail easement (PNMAE) along the northern property boundary and along the western boundary, from the wash, to the north property line (DSPM Section 8-3.000; Ad Hoc Citizens Trails Task Force Final Report 2009; 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails).
26. Required trail improvements along the N. 122nd Street alignment are not to be in conflict with the proposed street connection located in the northeastern portion of the site. Trail improvements shall be updated to be located along the N. 122nd Street alignment if these portions of right-of-way are to be abandoned.

Drainage:

27. Please submit the revised Drainage Report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. Please update the case drainage report to address the following:
 - a. Cover Sheet (DSPM Chapter 1):
 - i. Missing City of Scottsdale General Note,
 - ii. Flood information – index data is incorrect (should be 7/20/21), FIRM Zone shall be zone “X”, incorrect information provided on the plan,
 - iii. Please update the zoning district designation to R1-130 ESL, versus the R-130 provided,
 - iv. Please provide consistent legal description (township), different in drainage report,
 - v. Complete/verify list of abbreviations used,
 - b. Sheets 3 and 4 (DSPM Chapter 4):
 - i. Please provide missing Top of Curb Elevation at the intersection of lot lines with the tract or right-of-way lines,
 - ii. Please provide missing street names,
 - iii. Four culverts/pipes missing INV Elevation, sizes, or slope information
 - iv. Provide NAOS boundaries,
 - v. “A-A” cross-sections missing on cover sheet,
 - vi. Cross-section B-B, C-C, D-D, E-E cross sections do not appear anywhere else.
 - c. Grading and Drainage Plan (Chapter 4):
 - i. Provide side slope ration for steeply re-graded spots (around retaining wall),
 - ii. Provide Cross-Section views as necessary (stability concerns,
 - iii. Please use call out to put elevation numbers away from dark/densely line areas for readability; prefer no overlapping with heavy lined area,
 - iv. Specify pipe gauge for 75-year design life,
 - i. Provide “grading contraction” notes with a list of related items,
 - ii. Provide pipe profile/section views,
 - i. Provide pipe end treatment/riprap as needed.

28. See case Drainage Reports for additional comments, and respond to the following comments as follows:
- a. Figure “5,” “Existing Condition Hydrology Map,” and Figure 6, “Post Development Hydrology Map,” shall have “Q” for all inflow from other communities shown. Several of “Q” number in Figure does not match the value from output from the appendix PCSWMM report. Identify whether the flow length for basin DA-10 and DA-05 area same. Please verify.
 - b. Table “2” runoff summary, values do not match Figure “5,” “6,” and appendix on many entries. Please identify which is the correct value; Based on the topo info and lot elevation information, sizing of basin “20” shall be designed for runoff from some pavement area including proposed Lot “1-5” and “7-9.” As a rough estimation, using visual observation, it is around 9 acres in disturbed area contributing to DB20--- Volume of D20 should be sufficient. Please provide analysis of the disturbed area for each of the basin in the report and provided pipe at bottom of basins.
 - c. Page 8—Line 17: Statement “Each of the detention basin discharge into the existing washes on the sites,” identifies DB-10 providing both inflow and discharge to the street. Appears as DB-10 can only collect onsite runoff from proposed lot “6.” This should be addressing the inflow from neighboring community into detention basin.
 - d. Page 9, “Erosion Setback Analysis.” The provided language is not consistent with the actual condition for the current development. There appear lots are not close enough to the Erosion Hazard Setback as show on the plans.
 - e. Page 11- page incomplete last sentence, missing a portion of a paragraph.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Site Design:

29. Staff has received comments from neighboring property expressing concerns related to placement of building envelopes and future structure heights. Please consider contacting neighbor and identifying height of possible building envelopes by floating a balloon identifying 24 feet above natural grade..

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Circulation:

30. The Pedestrian, Vehicular, and Trails plan submitted is for a different site and development plan. Please review the correct trails plan.
31. Please update the preliminary plat, circulation plan, and all associated case materials, to identify the proposed connection to the Sereno Canyon private street system. The location and alignment of this street extension need to be reviewed and approved as part of the preliminary plat approval process.

32. Please update the preliminary plat, circulation plan, and all associated case materials, to provide an unpaved trail connection from the northern cul-de-sac to the trail in the western portion of the site.
33. Please Provide documentation that the internal streets will be allowed to access the Sereno Canyon private street system and what agreements are in place for maintenance responsibility

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

The Planning & Development Services Division has had this application in review for 41 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-7849 or at jmurillo@scottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jesus Murillo', written in a cursive style.

Jesus Murillo
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 4-PP-2022

Key Code: 6C712

Please follow the plan and document submittal requirements below. **All files shall be uploaded in PDF format.** Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11.

A digital submittal Key Code is required to upload your documents: **6C712**. Files should be uploaded **individually** and in **order** of how they are listed on this checklist.

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

Digital submittals shall include one copy of each identified below.

- COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- Updated Revised Narrative for Project
- Updated Preliminary Plat:
- Updated NAOS Plan:
- Updated Building Envelope
- Cuts & Fills Site Plan

Technical Reports: Please submit one (1) digital copy of each report requested

- Revised Drainage Report:
- Revised Storm Water Waiver:
- Revised Wastewater Design Report:

Resubmit the revised Drainage Reports and Water and Wastewater Report application to your Project Coordinator.

.

Murillo, Jesus

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Monday, May 9, 2022 3:05 PM
To: Murillo, Jesus
Subject: Preliminary Drainage Report for Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

Jesus,
Dave Stewart
23925 N 119TH Way
Scottsdale

I have reviewed the Subject report provided to me by Keith Nichter at Kimley Horn

What is concerning to me is Figure 6 that shows Proposed Flow Paths identified by the blue lines into small washes behind N 119TH Way homes that already have significant stormwater drainage during significant rainfall

It also shows significant stormwater drainage concentration points, ie OF2 and J12, created by proposed drainage flows (blue lines)

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Of course the City of Scottsdale should assess and require appropriate and effective runoff management solution

Your consideration and response is greatly appreciated

Get [Outlook for iOS](#)

Murillo, Jesus

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Friday, May 6, 2022 8:19 AM
To: Murillo, Jesus
Subject: 23925 N 119th Way site visit

⚠ External Email: Please use caution if opening links or attachments!

Good morning, Jesus

Dave Stewart trying to confirm that you and Curtis Neal will be on site Monday May 9 or Tuesday May 10 next week as you proposed in an earlier email

Please confirm

Dave Stewart 612-743-7398

Thank you

Get [Outlook for iOS](#)

Murillo, Jesus

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Wednesday, May 4, 2022 3:06 PM
To: Murillo, Jesus
Subject: Fwd: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV
Attachments: 4PP2022_FirstReview.doc

⚠ External Email: Please use caution if opening links or attachments!

Jesus

Have you been able to coordinate a site visit with Curtis Neal for may 9 or 10 next week?

The 10th would work best but I will make myself available to meet either day.

I look forward to your visit

Dave Stewart 612-743-7398

I appreciate your efforts

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From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Thursday, April 28, 2022 7:20 AM
To: D. K. Stewart <d.k.stewart@hotmail.com>
Cc: Neal, Curtis <CNeal@Scottsdaleaz.gov>
Subject: RE: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV

Hello Mr. Stewart,

Thank you for your patience, I hope this email finds you well. I was out sick for a week, and am now catching up on all my communications.

I have attached the First Review Comment Letter for your reference. The letter encompasses all of staff's comments from the first review of the project. As you know, Staff reviews each project to confirm that all aspects of the drainage conforms to ordinance requirements and does not negatively impact the surrounding properties. The drainage report is 67.2 megabits, so I am, trying to find a way to send you this large file.

I would love to meet you out on the site. I will try to see what fits into Mr. Neal's schedule as well. I will be out of the office tomorrow, and Wednesday, Thursday and Friday of next week, but I will be sure we either visit the site before then, or have a date and tie scheduled.

Sincerely,

Jesús

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Tuesday, April 26, 2022 12:15 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>; keith.nichter@kimley-horn.com
Subject: Fwd: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

Second request

Dear Jesus and Keith,

I respectfully request the proposed comprehensive stormwater drainage plan presented to the City of Scottsdale that ensures that there will be no potential negative stormwater runoff nor catastrophic impact to the property owners residing on N 119th Way in Saquaro Canyon at Troon R1-18 ESL.

Jesus, I'm certain you, Richard Andersen, and Curtis Neal are aware of the recent history of stormwater drainage issues that were identified after the July 2018 monsoon storm.

I welcome a call/ response to my request.

I think it would be very productive if we could meet with you on-site Jesus. It would also be of great value if Curtis Neal attends the on-site.

I look forward to you response.

Dave Stewart

23925 N 119th Way, Scottsdale 85255

612-743-7398

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From: D. K. Stewart <d.k.stewart@hotmail.com>

Sent: Friday, April 15, 2022 2:38:24 PM

To: jmurillo@scottsdaleaz.gov <jmurillo@scottsdaleaz.gov>; keith.nichter@kimley-horn.com <keith.nichter@kimley-horn.com>

Cc: Kathi <d.k.stewart@hotmail.com>

Subject: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV

Dear sirs,

I reside at 23925 N 119th Way, Scottsdale AZ

I have major concerns with the potential change/alterations to historical alluvial flow drainage patterns. Specifically, the N 119th Way homeowners are concerned that the drainage flow will be shifted from its historical southerly direction to the majority being directed to flow to north via an adjacent wash which will impact the residences north of and including 23669 N 119th Way.

To that effect I request to review this project's drainage plan to insure mitigation of potential storm water damage.

Dave Stewart

612-743-7398

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April 15, 2022

Keith Nichter
Keith Nichter
1001 W Southern Avenue
Mesa, AZ 85210

RE: **4-PP-2022**
Preserve IV Preliminary Plat
6C712 (Key Code)

Dear Mr. Nichter:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on March 1, 2022. The following **1st Review Comments** represent the review performed by our team and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

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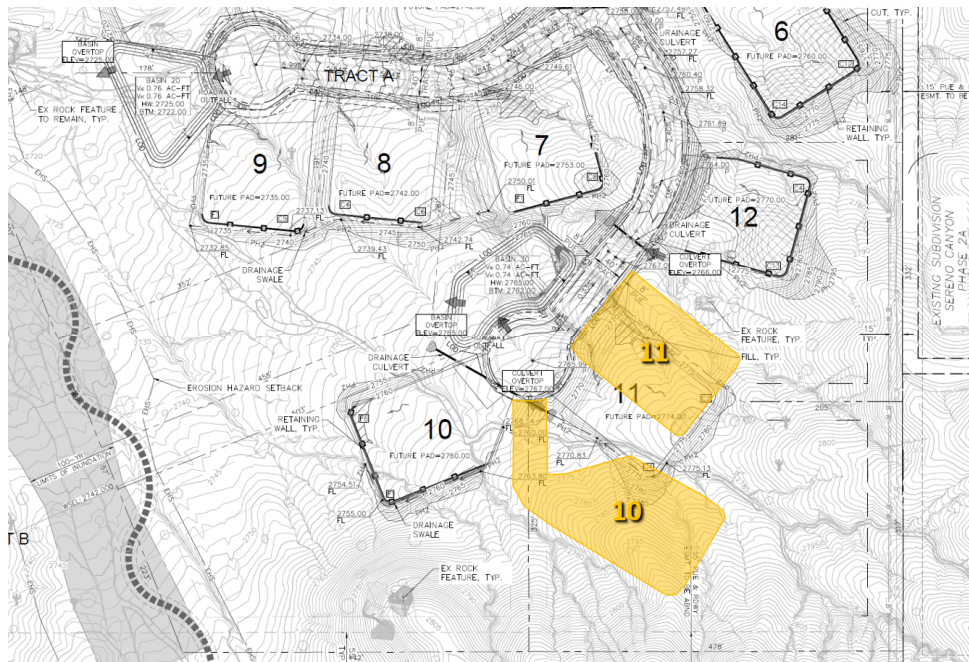
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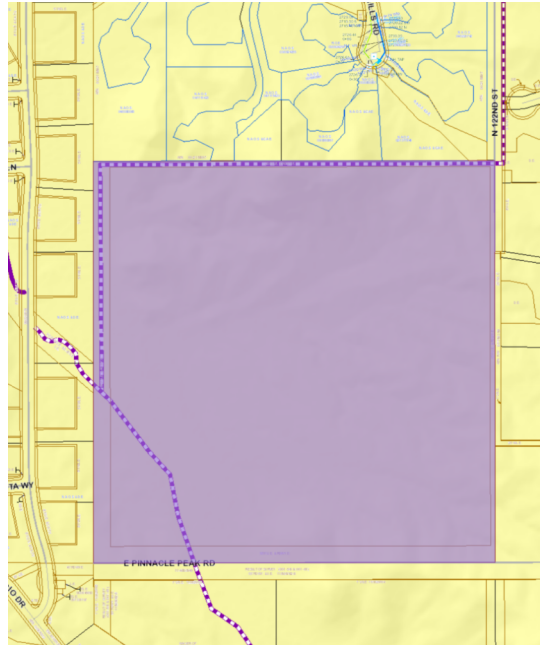
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 - c. Easements outside of paved areas shall have a 10' wide hardened patch with a cross-slope not greater than ten (10%) percent and a longitudinal slope not greater than twenty (20%) percent. Hardened paths shall consist of native soil compacted to ninety-five (95%) percent to a depth of 1 foot, and
 - d. Revegetation within the easement shall consist of low growing shrubs. Update site plan accordingly.
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 - a. SS line easements, located outside of paved areas, shall have a 10-foot-wide hardened patch with a cross-slope not greater than ten (10%) percent and a longitudinal slope not greater than twenty (20%) percent. Hardened paths shall consist of native soil compacted to ninety-five (95%) percent to a depth of 1 foot,
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Section 8-3.000; Ad Hoc Citizens Trails Task Force Final Report 2009; 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails).

25. Please update the preliminary plat, circulation plan, and all associated case materials, to provide a minimum 15-foot-wide trail easement (PNMAE) along the northern property boundary and along the western boundary, from the wash, to the north property line (DSPM Section 8-3.000; Ad Hoc Citizens Trails Task Force Final Report 2009; 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails).
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27. Please submit the revised Drainage Report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. Please update the case drainage report to address the following:
 - a. Cover Sheet (DSPM Chapter 1):
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 - ii. Flood information – index data is incorrect (should be 7/20/21), FIRM Zone shall be zone “X”, incorrect information provided on the plan,
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 - iv. Please provide consistent legal description (township), different in drainage report,
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 - b. Sheets 3 and 4 (DSPM Chapter 4):
 - i. Please provide missing Top of Curb Elevation at the intersection of lot lines with the tract or right-of-way lines,
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- a. Figure “5,” “Existing Condition Hydrology Map,” and Figure 6, “Post Development Hydrology Map,” shall have “Q” for all inflow from other communities shown. Several of “Q” number in Figure does not match the value from output from the appendix PCSWMM report. Identify whether the flow length for basin DA-10 and DA-05 area same. Please verify.
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30. The Pedestrian, Vehicular, and Trails plan submitted is for a different site and development plan. Please review the correct trails plan.
31. Please update the preliminary plat, circulation plan, and all associated case materials, to identify the proposed connection to the Sereno Canyon private street system. The location and alignment of this street extension need to be reviewed and approved as part of the preliminary plat approval process.

32. Please update the preliminary plat, circulation plan, and all associated case materials, to provide an unpaved trail connection from the northern cul-de-sac to the trail in the western portion of the site.
33. Please Provide documentation that the internal streets will be allowed to access the Sereno Canyon private street system and what agreements are in place for maintenance responsibility

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

The Planning & Development Services Division has had this application in review for 41 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-7849 or at jmurillo@scottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jesus Murillo', written in a cursive style.

Jesus Murillo
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 4-PP-2022

Key Code: 6C712

Please follow the plan and document submittal requirements below. **All files shall be uploaded in PDF format.** Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11.

A digital submittal Key Code is required to upload your documents: **6C712**. Files should be uploaded **individually** and in **order** of how they are listed on this checklist.

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

Digital submittals shall include one copy of each identified below.

- COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- Updated Revised Narrative for Project
- Updated Preliminary Plat:
- Updated NAOS Plan:
- Updated Building Envelope
- Cuts & Fills Site Plan

Technical Reports: Please submit one (1) digital copy of each report requested

- Revised Drainage Report:
- Revised Storm Water Waiver:
- Revised Wastewater Design Report:

Resubmit the revised Drainage Reports and Water and Wastewater Report application to your Project Coordinator.

.

Murillo, Jesus

From: Nichter, Keith <Keith.Nichter@kimley-horn.com>
Sent: Tuesday, May 3, 2022 10:22 AM
To: D. K. Stewart; Murillo, Jesus
Cc: Hill, Zach
Subject: RE: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

Mr. Stewart,

Thanks for reaching out. We are currently working on our second submittal but please see the link below for a copy of the 1st submittal drainage report.

<https://kimley-horn.securevdr.com/d-sc9bae1c1b4b0419b88c5009045a9981d>

Consistent with the City of Scottsdale pre vs. post requirements this project will not negatively impact the existing flows. We cannot make any claims about the impacts from the original designs or current conditions. But, our project will not change the characteristics of the existing wash or historic drainage patterns.

Thanks,

Kimley»Horn

Keith Nichter

Kimley-Horn | 1001 W. Southern Avenue, Suite 131 Mesa, Arizona 85210

Direct: 602.313.7206 | Mobile: 480.980.7042 | Main: 480.207.2666

Proud to be one of FORTUNE magazine's 100 Best Companies to Work For

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Tuesday, April 26, 2022 12:15 PM
To: jmurillo@scottsdaleaz.gov; Nichter, Keith <Keith.Nichter@kimley-horn.com>
Subject: Fwd: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV

You don't often get email from d.k.stewart@hotmail.com. [Learn why this is important](#)

Second request

Dear Jesus and Keith,

I respectfully request the proposed comprehensive stormwater drainage plan presented to the City of Scottsdale that ensures that there will be no potential negative stormwater runoff nor catastrophic impact to the property owners residing on N 119th Way in Saquaro Canyon at Troon R1-18 ESL.

Jesus, I'm certain you, Richard Andersen, and Curtis Neal are aware of the recent history of stormwater drainage issues that were identified after the July 2018 monsoon storm.

I welcome a call/ response to my request.

I think it would be very productive if we could meet with you on-site Jesus. It would also be of great value if Curtis Neal attends the on-site.

I look forward to you response.

Dave Stewart

23925 N 119th Way, Scottsdale 85255

612-743-7398

Get [Outlook for iOS](#)

From: D. K. Stewart <d.k.stewart@hotmail.com>

Sent: Friday, April 15, 2022 2:38:24 PM

To: jmurillo@scottsdaleaz.gov <jmurillo@scottsdaleaz.gov>; keith.nichter@kimley-horn.com <keith.nichter@kimley-horn.com>

Cc: Kathi <d.k.stewart@hotmail.com>

Subject: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV

Dear sirs,

I reside at 23925 N 119th Way, Scottsdale AZ

I have major concerns with the potential change/alterations to historical alluvial flow drainage patterns. Specifically, the N 119th Way homeowners are concerned that the drainage flow will be shifted from its historical southerly direction to the majority being directed to flow to north via an adjacent wash which will impact the residences north of and including 23669 N 119th Way.

To that effect I request to review this project's drainage plan to insure mitigation of potential storm water damage.

Dave Stewart
612-743-7398

Get [Outlook for iOS](#)

Murillo, Jesus

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Thursday, April 28, 2022 2:18 PM
To: Murillo, Jesus
Subject: Re: Preserve IV
Attachments: 4PP2022_FirstReview.doc

⚠ External Email: Please use caution if opening links or attachments!

Hi Jesus,

Again, thanks for the information.

I still have an open question with you: what are the some of issues the other neighboring property have risen?

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

This email and its attachments are confidential. Any unauthorized use or disclosure is prohibited. If you receive this email in error, please notify me by reply email and permanently delete the original without making any copies or disclosing its contents.

On Apr 25, 2022, at 12:59 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Hello Dan,

Pre-application: [Pre-Application Request \(scottsdaleaz.gov\)](https://www.scottsdaleaz.gov/pre-application-request)



Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!





April 15, 2022

Keith Nichter
Keith Nichter
1001 W Southern Avenue
Mesa, AZ 85210

RE: **4-PP-2022**
Preserve IV Preliminary Plat
6C712 (Key Code)

Dear Mr. Nichter:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on March 1, 2022. The following **1st Review Comments** represent the review performed by our team and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. Several of the proposed construction envelopes for lots within the subdivision appear to conflict with the requirement for site walls to be a minimum of 15 feet from a side property line. Please revise the Construction Envelope Plan to ensure all construction envelopes respect the 15-foot setback requirement.
2. Please update the project narrative to describe the proposed Natural Area Open Space (NAOS) plan. There are areas of the site that are undisturbed, identified as sensitive areas by the ESL ordinance, and not included or protected by NAOS. Please include these areas within the NAOS plan (i.e., areas between lots "9" and "10," between lots "11" and "12," behind lots "3," and behind lots "4.")
3. Please provide cuts and fills exhibit. Item was labeled as such, but was not provided.

Site Analysis:

4. Please identify Natural Area Open Space easements, and all other proposed easements to be dedicated by plat, on all preliminary plat, site plans, and associated case materials.

Engineering:

5. Proposed preliminary plat and Natural Area Open Space locations conflict with existing rights-of-way. Please submit abandonment case/s accordingly (SRC 47, ARTICLE V).

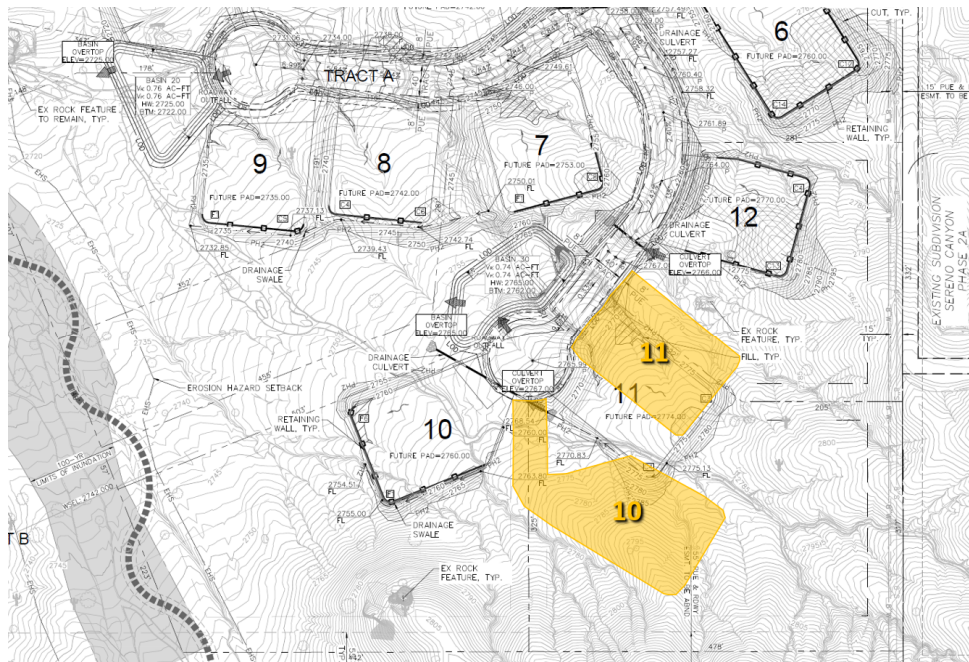
6. Covenant to construct and assurances for public infrastructure will be required prior to final plat recordation. Dollar value will be based on city costs to complete infrastructure. Applicant to acknowledge (SRC Chapter 48).
7. The recordation of this plat will be predicated by a replat of, impacted, portions of Sereno Canyon (SRC 48). Please submit replat preliminary plat case for review prior to this preliminary plat case approval. This replat should also include the cul-de-sac option as further described in DSPM related comment.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff’s recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

8. Consider reducing the net lot area of some lots to increase the amount of NAOS in the proposed tract.
9. Please adjust proposed building envelopes and lot design for proposed lots “10” and “11” to better be nestle between the larger desert wash(es) as shown below. Proposed lot “11” has enough net lot area above requested amended development standard to be mor sensitive to the existing washes. This design would reduce the amount of disturbance to the second larger wash located within this site. Proposed locations did not reduce the area of either building envelope.



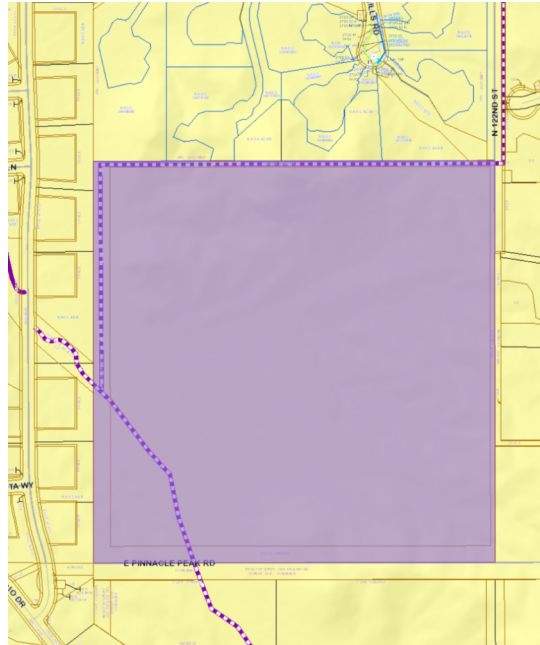
Landscape Design:

10. Please revise the landscape plans to ensure all shrubs are of a minimum 5-gallon size.
11. Please revise the landscape plans to provide details of proposed design, finishes and colors of any subdivision and community walls.

Engineering:

12. Existing N. 122nd Street may not terminate in a dead end nor at the entrance of a private street tract. If the northern portion of N. 122nd Street right-of-way is not abandoned prior to final plat recordation, this plat will be required to dedicate a cul-de-sac, within project boundaries, to accommodate a 50-foot radius cul-de-sac, ahead of private street tract designation (DSPM Section 2-1.309). If abandonment is being considered, please update the proposed preliminary plat with this option so that we may see the PP impacts in case abandonment does not go through.
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32. Please update the preliminary plat, circulation plan, and all associated case materials, to provide an unpaved trail connection from the northern cul-de-sac to the trail in the western portion of the site.
33. Please Provide documentation that the internal streets will be allowed to access the Sereno Canyon private street system and what agreements are in place for maintenance responsibility

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

The Planning & Development Services Division has had this application in review for 41 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-7849 or at jmurillo@scottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jesus Murillo', written in a cursive style.

Jesus Murillo
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 4-PP-2022

Key Code: 6C712

Please follow the plan and document submittal requirements below. **All files shall be uploaded in PDF format.** Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11.

A digital submittal Key Code is required to upload your documents: **6C712**. Files should be uploaded **individually** and in **order** of how they are listed on this checklist.

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Digital submittals shall include one copy of each identified below.

- COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
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- Updated Preliminary Plat:
- Updated NAOS Plan:
- Updated Building Envelope
- Cuts & Fills Site Plan

Technical Reports: Please submit one (1) digital copy of each report requested

- Revised Drainage Report:
- Revised Storm Water Waiver:
- Revised Wastewater Design Report:

Resubmit the revised Drainage Reports and Water and Wastewater Report application to your Project Coordinator.

.

Murillo, Jesus

From: Murillo, Jesus
Sent: Thursday, April 28, 2022 7:31 AM
To: D. K. Stewart
Cc: Neal, Curtis
Subject: RE: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV

My pleasure. I was able to look at schedules in the meantime, and it seems that it might turn out to be Monday, May 9th. I also forgot to mention that I had a conversation with the applicant, and they might be willing to provide a balloon or pipe reference as an indicator of the 24-foot height analysis. I will confirm if this date works with Mr. Neal and then confirm with you.

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Thursday, April 28, 2022 7:26 AM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Cc: Neal, Curtis <CNeal@Scottsdaleaz.gov>
Subject: Re: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

I look forward to the on-site visit.
I greatly appreciate you getting back to me.
Get well

Get [Outlook for iOS](#)

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Thursday, April 28, 2022 7:18:01 AM
To: D. K. Stewart <d.k.stewart@hotmail.com>
Cc: Neal, Curtis <CNeal@Scottsdaleaz.gov>
Subject: RE: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV

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I would love to meet you out on the site. I will try to see what fits into Mr. Neal's schedule as well. I will be out of the office tomorrow, and Wednesday, Thursday and Friday of next week, but I will be sure we either visit the site before then, or have a date and tie scheduled.

Sincerely,

Jesús

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Tuesday, April 26, 2022 12:15 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>; keith.nichter@kimley-horn.com
Subject: Fwd: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV

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Second request

Dear Jesus and Keith,

I respectfully request the proposed comprehensive stormwater drainage plan presented to the City of Scottsdale that ensures that there will be no potential negative stormwater runoff nor catastrophic impact to the property owners residing on N 119th Way in Saquaro Canyon at Troon R1-18 ESL.

Jesus, I'm certain you, Richard Andersen, and Curtis Neal are aware of the recent history of stormwater drainage issues that were identified after the July 2018 monsoon storm.

I welcome a call/ response to my request.

I think it would be very productive if we could meet with you on-site Jesus. It would also be of great value if Curtis Neal attends the on-site.

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Dave Stewart

23925 N 119th Way, Scottsdale 85255
612-743-7398

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From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Friday, April 15, 2022 2:38:24 PM
To: jmurillo@scottsdaleaz.gov <jmurillo@scottsdaleaz.gov>; keith.nichter@kimley-horn.com <keith.nichter@kimley-horn.com>
Cc: Kathi <d.k.stewart@hotmail.com>
Subject: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV

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Attachments: 4PP2022_FirstReview.doc

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Dave Stewart
612-743-7398

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April 15, 2022

Keith Nichter
Keith Nichter
1001 W Southern Avenue
Mesa, AZ 85210

RE: **4-PP-2022**
Preserve IV Preliminary Plat
6C712 (Key Code)

Dear Mr. Nichter:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on March 1, 2022. The following **1st Review Comments** represent the review performed by our team and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. Several of the proposed construction envelopes for lots within the subdivision appear to conflict with the requirement for site walls to be a minimum of 15 feet from a side property line. Please revise the Construction Envelope Plan to ensure all construction envelopes respect the 15-foot setback requirement.
2. Please update the project narrative to describe the proposed Natural Area Open Space (NAOS) plan. There are areas of the site that are undisturbed, identified as sensitive areas by the ESL ordinance, and not included or protected by NAOS. Please include these areas within the NAOS plan (i.e., areas between lots "9" and "10," between lots "11" and "12," behind lots "3," and behind lots "4.")
3. Please provide cuts and fills exhibit. Item was labeled as such, but was not provided.

Site Analysis:

4. Please identify Natural Area Open Space easements, and all other proposed easements to be dedicated by plat, on all preliminary plat, site plans, and associated case materials.

Engineering:

5. Proposed preliminary plat and Natural Area Open Space locations conflict with existing rights-of-way. Please submit abandonment case/s accordingly (SRC 47, ARTICLE V).

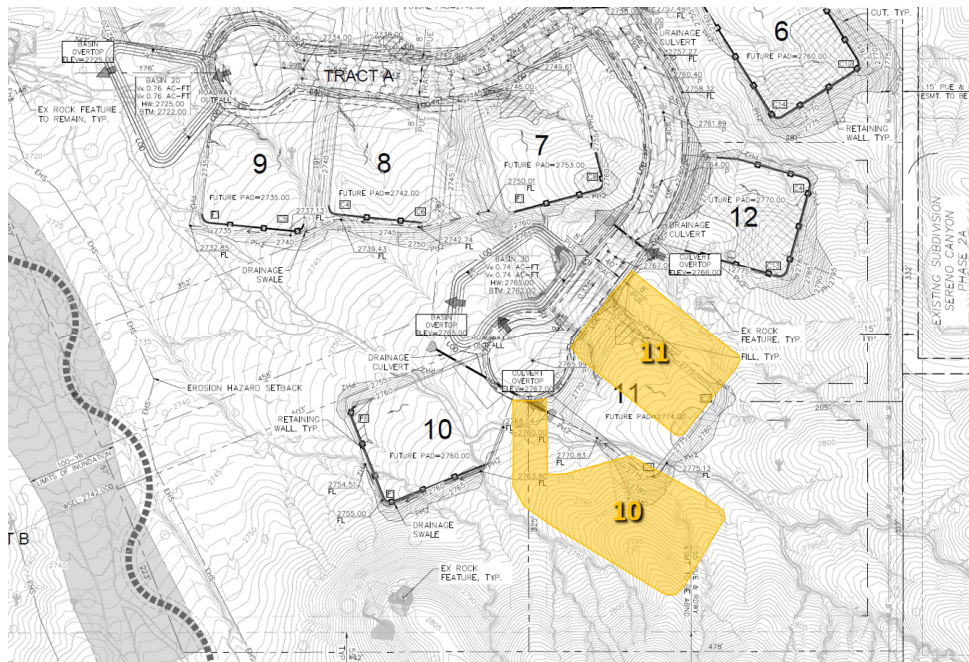
6. Covenant to construct and assurances for public infrastructure will be required prior to final plat recordation. Dollar value will be based on city costs to complete infrastructure. Applicant to acknowledge (SRC Chapter 48).
7. The recordation of this plat will be predicated by a replat of, impacted, portions of Sereno Canyon (SRC 48). Please submit replat preliminary plat case for review prior to this preliminary plat case approval. This replat should also include the cul-de-sac option as further described in DSPM related comment.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff’s recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

8. Consider reducing the net lot area of some lots to increase the amount of NAOS in the proposed tract.
9. Please adjust proposed building envelopes and lot design for proposed lots “10” and “11” to better be nestle between the larger desert wash(es) as shown below. Proposed lot “11” has enough net lot area above requested amended development standard to be mor sensitive to the existing washes. This design would reduce the amount of disturbance to the second larger wash located within this site. Proposed locations did not reduce the area of either building envelope.



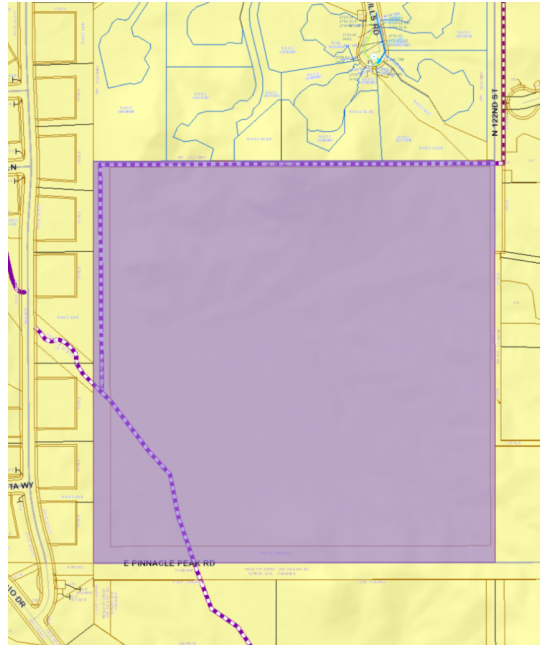
Landscape Design:

10. Please revise the landscape plans to ensure all shrubs are of a minimum 5-gallon size.
11. Please revise the landscape plans to provide details of proposed design, finishes and colors of any subdivision and community walls.

Engineering:

12. Existing N. 122nd Street may not terminate in a dead end nor at the entrance of a private street tract. If the northern portion of N. 122nd Street right-of-way is not abandoned prior to final plat recordation, this plat will be required to dedicate a cul-de-sac, within project boundaries, to accommodate a 50-foot radius cul-de-sac, ahead of private street tract designation (DSPM Section 2-1.309). If abandonment is being considered, please update the proposed preliminary plat with this option so that we may see the PP impacts in case abandonment does not go through.
13. Update proposed preliminary plat utility plans to include water and sewer construction along N. 122nd Street to E. Ranch Gate Road. If to be constructed under separate project, provide specific project reference. Final Plat recordation to be predicated on its construction (DSPM Chapter 3).
14. Maximum length of cul-de-sac street shall not exceed 1500' feet or serve more than 25 lots. Update site plan accordingly (DSPM Section 5-3.800).
15. Public water lines located outside of a public right-of-way, or street tract, must be placed within a minimum 20-foot-wide easement. Please update preliminary plat plans accordingly and as follows (DSPM Section 6-1.419):
 - a. Horizontally, a minimum of 6 feet is required between the water line and the edge of easement,
 - b. The easement will be free of obstructions, shall not be in a fenced area, and shall be accessible always to city service equipment such as trucks and backhoes,
 - c. Easements outside of paved areas shall have a 10' wide hardened patch with a cross-slope not greater than ten (10%) percent and a longitudinal slope not greater than twenty (20%) percent. Hardened paths shall consist of native soil compacted to ninety-five (95%) percent to a depth of 1 foot, and
 - d. Revegetation within the easement shall consist of low growing shrubs. Update site plan accordingly.
16. All public sewer service lines located outside the public right of way must be placed within a minimum 20-foot-wide easement/tract. Please update site plan accordingly, and address the following comments (DSPM 7-1.412):
 - a. SS line easements, located outside of paved areas, shall have a 10-foot-wide hardened patch with a cross-slope not greater than ten (10%) percent and a longitudinal slope not greater than twenty (20%) percent. Hardened paths shall consist of native soil compacted to ninety-five (95%) percent to a depth of 1 foot,
 - b. The sewer service lines shall be located a minimum of 6 feet from the edge of the easement.
 - c. The easement will be accessible from a public right-of-way, will be free of obstructions and will be accessible always to city service equipment, and
 - d. Any revegetation within the easement will consist of low growing shrubs. Trees may be located along the edge of the easement but not within 7 feet of the sewer service line as measured to the trunk of the tree.
17. Per Transportation Master Plan, please update submittal to provide city standard trail along north and west project boundaries and up along N. 122nd Street, to N. Alameda Road. If right-of-way along these corridors is to be abandoned with project, a trail easement will need to be provided along these corridors (DSPM Section 8-3.100). Adjustment to proposed Water Tank Location will

need to be made to accommodate required trail or, alternatively, provide trail along southern and eastern boundaries (which then better accommodates the required WSF easement hardened path along project eastern boundary). Please update submittal with trails accordingly.



18. Final Basis of Design Reports must be reviewed and accepted by the Water Resources Department prior to approval by the Development Review Board (DSPM Section 6-1.202 and 7-1.201). Update BODs accordingly.

Water and Wastewater:

19. Please submit the revised Water and Wastewater Design Reports to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.
20. Please update the BOD reports to provide the ejector sewer system to be designed according to Design Standards and Policies Manual Section 7-1.410.
21. Please update the BOD reports to provide a connection to the waterline located within in E. Mariposa Grande Drive to reduce the length of the dead-end pipe to the maximum of 1,200 feet (DSPM Section 6-1.403),
22. Please update the BOD reports to provide the data for the maximum day and fire flow scenario. These calculations are not currently included.

Circulation:

23. The preliminary plat is not consistent with the Transportation Plan's Vehicular, Pedestrian, and Trails Plan. The Vehicular, Pedestrian, and Trails Plan identifies a trail located within the wash area. Please provide a trail easement (PNMAE) located within the sand bottom portion of the wash located in the southwest portion of the site (2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails), Scottsdale Trails Master Plan (Trail Network), February 2004, DSPM Section 8-3.200. Municipal Code 48-6 (b)). Please also update the proposed "trail easement" as a Public Non-Motorized Access Easement.
24. Please update the preliminary plat, circulation plan, and all associated case materials, to provide a minimum 25-foot-wide trail easement over the wash in the southwest corner of the site (DSPM

Section 8-3.000; Ad Hoc Citizens Trails Task Force Final Report 2009; 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails).

25. Please update the preliminary plat, circulation plan, and all associated case materials, to provide a minimum 15-foot-wide trail easement (PNMAE) along the northern property boundary and along the western boundary, from the wash, to the north property line (DSPM Section 8-3.000; Ad Hoc Citizens Trails Task Force Final Report 2009; 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails).
26. Required trail improvements along the N. 122nd Street alignment are not to be in conflict with the proposed street connection located in the northeastern portion of the site. Trail improvements shall be updated to be located along the N. 122nd Street alignment if these portions of right-of-way are to be abandoned.

Drainage:

27. Please submit the revised Drainage Report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. Please update the case drainage report to address the following:
 - a. Cover Sheet (DSPM Chapter 1):
 - i. Missing City of Scottsdale General Note,
 - ii. Flood information – index data is incorrect (should be 7/20/21), FIRM Zone shall be zone “X”, incorrect information provided on the plan,
 - iii. Please update the zoning district designation to R1-130 ESL, versus the R-130 provided,
 - iv. Please provide consistent legal description (township), different in drainage report,
 - v. Complete/verify list of abbreviations used,
 - b. Sheets 3 and 4 (DSPM Chapter 4):
 - i. Please provide missing Top of Curb Elevation at the intersection of lot lines with the tract or right-of-way lines,
 - ii. Please provide missing street names,
 - iii. Four culverts/pipes missing INV Elevation, sizes, or slope information
 - iv. Provide NAOS boundaries,
 - v. “A-A” cross-sections missing on cover sheet,
 - vi. Cross-section B-B, C-C, D-D, E-E cross sections do not appear anywhere else.
 - c. Grading and Drainage Plan (Chapter 4):
 - i. Provide side slope ration for steeply re-graded spots (around retaining wall),
 - ii. Provide Cross-Section views as necessary (stability concerns,
 - iii. Please use call out to put elevation numbers away from dark/densely line areas for readability; prefer no overlapping with heavy lined area,
 - iv. Specify pipe gauge for 75-year design life,
 - i. Provide “grading contraction” notes with a list of related items,
 - ii. Provide pipe profile/section views,
 - i. Provide pipe end treatment/riprap as needed.

28. See case Drainage Reports for additional comments, and respond to the following comments as follows:
- a. Figure “5,” “Existing Condition Hydrology Map,” and Figure 6, “Post Development Hydrology Map,” shall have “Q” for all inflow from other communities shown. Several of “Q” number in Figure does not match the value from output from the appendix PCSWMM report. Identify whether the flow length for basin DA-10 and DA-05 area same. Please verify.
 - b. Table “2” runoff summary, values do not match Figure “5,” “6,” and appendix on many entries. Please identify which is the correct value; Based on the topo info and lot elevation information, sizing of basin “20” shall be designed for runoff from some pavement area including proposed Lot “1-5” and “7-9.” As a rough estimation, using visual observation, it is around 9 acres in disturbed area contributing to DB20--- Volume of D20 should be sufficient. Please provide analysis of the disturbed area for each of the basin in the report and provided pipe at bottom of basins.
 - c. Page 8—Line 17: Statement “Each of the detention basin discharge into the existing washes on the sites,” identifies DB-10 providing both inflow and discharge to the street. Appears as DB-10 can only collect onsite runoff from proposed lot “6.” This should be addressing the inflow from neighboring community into detention basin.
 - d. Page 9, “Erosion Setback Analysis.” The provided language is not consistent with the actual condition for the current development. There appear lots are not close enough to the Erosion Hazard Setback as show on the plans.
 - e. Page 11- page incomplete last sentence, missing a portion of a paragraph.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Site Design:

29. Staff has received comments from neighboring property expressing concerns related to placement of building envelopes and future structure heights. Please consider contacting neighbor and identifying height of possible building envelopes by floating a balloon identifying 24 feet above natural grade..

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

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Senior Planner

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Key Code: 6C712

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.

Murillo, Jesus

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Tuesday, April 26, 2022 12:15 PM
To: Murillo, Jesus; keith.nichter@kimley-horn.com
Subject: Fwd: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

Second request

Dear Jesus and Keith,

I respectfully request the proposed comprehensive stormwater drainage plan presented to the City of Scottsdale that ensures that there will be no potential negative stormwater runoff nor catastrophic impact to the property owners residing on N 119th Way in Saquaro Canyon at Troon R1-18 ESL.

Jesus, I'm certain you, Richard Andersen, and Curtis Neal are aware of the recent history of stormwater drainage issues that were identified after the July 2018 monsoon storm.

I welcome a call/ response to my request.

I think it would be very productive if we could meet with you on-site Jesus. It would also be of great value if Curtis Neal attends the on-site.

I look forward to your response.

Dave Stewart

23925 N 119th Way, Scottsdale 85255

612-743-7398

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From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Friday, April 15, 2022 2:38:24 PM
To: jmurillo@scottsdaleaz.gov <jmurillo@scottsdaleaz.gov>; keith.nichter@kimley-horn.com <keith.nichter@kimley-horn.com>
Cc: Kathi <d.k.stewart@hotmail.com>
Subject: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV

Dear sirs,

I reside at 23925 N 119th Way, Scottsdale AZ

I have major concerns with the potential change/alterations to historical alluvial flow drainage patterns. Specifically, the N 119th Way homeowners are concerned that the drainage flow will be shifted from its historical southerly direction to the majority being directed to flow to north via an adjacent wash which will impact the residences north of and including 23669 N 119th Way.

To that effect I request to review this project's drainage plan to insure mitigation of potential storm water damage.

Dave Stewart

612-743-7398

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Murillo, Jesus

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Monday, April 25, 2022 11:26 AM
To: Murillo, Jesus
Subject: Re: Preserve IV
Attachments: 4PP2022_FirstReview.doc

⚠ External Email: Please use caution if opening links or attachments!

Got it. Thank You. I will follow up with you.

What kind of feedback are you receiving from some of my neighbors?

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

This email and its attachments are confidential. Any unauthorized use or disclosure is prohibited. If you receive this email in error, please notify me by reply email and permanently delete the original without making any copies or disclosing its contents.

On Apr 25, 2022, at 12:59 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Hello Dan,

Pre-application: [Pre-Application Request \(scottsdaleaz.gov\)](https://www.scottsdaleaz.gov/Pre-Application-Request)



Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849

Fax: 480-312-9037

Get informed!





April 15, 2022

Keith Nichter
Keith Nichter
1001 W Southern Avenue
Mesa, AZ 85210

RE: **4-PP-2022**
Preserve IV Preliminary Plat
6C712 (Key Code)

Dear Mr. Nichter:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on March 1, 2022. The following **1st Review Comments** represent the review performed by our team and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. Several of the proposed construction envelopes for lots within the subdivision appear to conflict with the requirement for site walls to be a minimum of 15 feet from a side property line. Please revise the Construction Envelope Plan to ensure all construction envelopes respect the 15-foot setback requirement.
2. Please update the project narrative to describe the proposed Natural Area Open Space (NAOS) plan. There are areas of the site that are undisturbed, identified as sensitive areas by the ESL ordinance, and not included or protected by NAOS. Please include these areas within the NAOS plan (i.e., areas between lots "9" and "10," between lots "11" and "12," behind lots "3," and behind lots "4.")
3. Please provide cuts and fills exhibit. Item was labeled as such, but was not provided.

Site Analysis:

4. Please identify Natural Area Open Space easements, and all other proposed easements to be dedicated by plat, on all preliminary plat, site plans, and associated case materials.

Engineering:

5. Proposed preliminary plat and Natural Area Open Space locations conflict with existing rights-of-way. Please submit abandonment case/s accordingly (SRC 47, ARTICLE V).

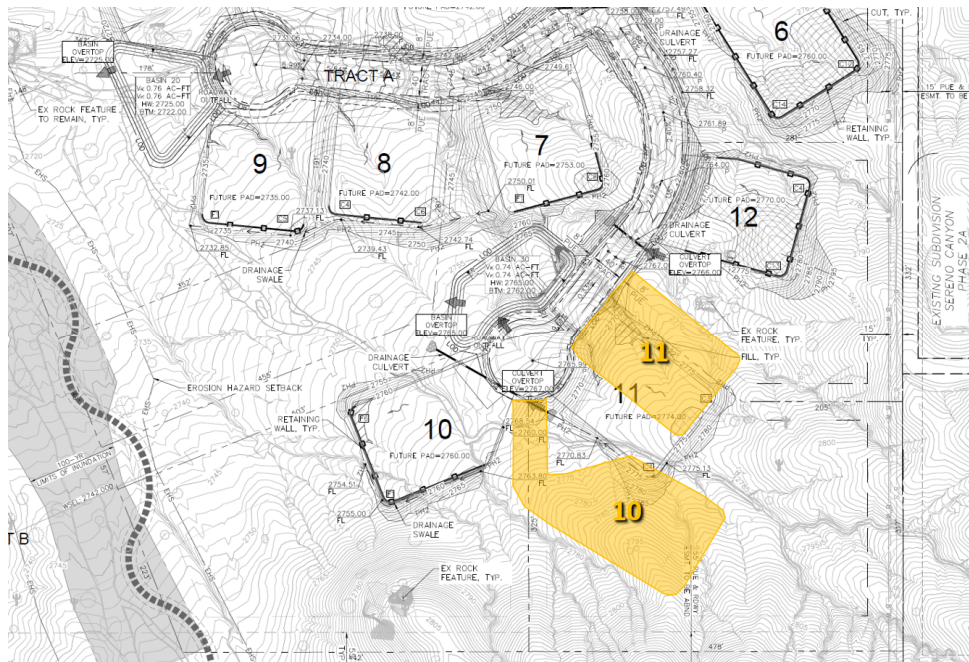
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Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff’s recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

8. Consider reducing the net lot area of some lots to increase the amount of NAOS in the proposed tract.
9. Please adjust proposed building envelopes and lot design for proposed lots “10” and “11” to better be nestle between the larger desert wash(es) as shown below. Proposed lot “11” has enough net lot area above requested amended development standard to be mor sensitive to the existing washes. This design would reduce the amount of disturbance to the second larger wash located within this site. Proposed locations did not reduce the area of either building envelope.



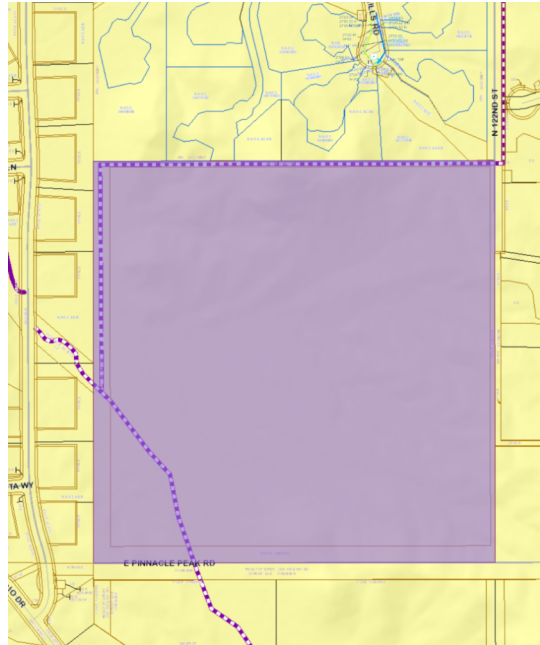
Landscape Design:

10. Please revise the landscape plans to ensure all shrubs are of a minimum 5-gallon size.
11. Please revise the landscape plans to provide details of proposed design, finishes and colors of any subdivision and community walls.

Engineering:

12. Existing N. 122nd Street may not terminate in a dead end nor at the entrance of a private street tract. If the northern portion of N. 122nd Street right-of-way is not abandoned prior to final plat recordation, this plat will be required to dedicate a cul-de-sac, within project boundaries, to accommodate a 50-foot radius cul-de-sac, ahead of private street tract designation (DSPM Section 2-1.309). If abandonment is being considered, please update the proposed preliminary plat with this option so that we may see the PP impacts in case abandonment does not go through.
13. Update proposed preliminary plat utility plans to include water and sewer construction along N. 122nd Street to E. Ranch Gate Road. If to be constructed under separate project, provide specific project reference. Final Plat recordation to be predicated on its construction (DSPM Chapter 3).
14. Maximum length of cul-de-sac street shall not exceed 1500' feet or serve more than 25 lots. Update site plan accordingly (DSPM Section 5-3.800).
15. Public water lines located outside of a public right-of-way, or street tract, must be placed within a minimum 20-foot-wide easement. Please update preliminary plat plans accordingly and as follows (DSPM Section 6-1.419):
 - a. Horizontally, a minimum of 6 feet is required between the water line and the edge of easement,
 - b. The easement will be free of obstructions, shall not be in a fenced area, and shall be accessible always to city service equipment such as trucks and backhoes,
 - c. Easements outside of paved areas shall have a 10' wide hardened patch with a cross-slope not greater than ten (10%) percent and a longitudinal slope not greater than twenty (20%) percent. Hardened paths shall consist of native soil compacted to ninety-five (95%) percent to a depth of 1 foot, and
 - d. Revegetation within the easement shall consist of low growing shrubs. Update site plan accordingly.
16. All public sewer service lines located outside the public right of way must be placed within a minimum 20-foot-wide easement/tract. Please update site plan accordingly, and address the following comments (DSPM 7-1.412):
 - a. SS line easements, located outside of paved areas, shall have a 10-foot-wide hardened patch with a cross-slope not greater than ten (10%) percent and a longitudinal slope not greater than twenty (20%) percent. Hardened paths shall consist of native soil compacted to ninety-five (95%) percent to a depth of 1 foot,
 - b. The sewer service lines shall be located a minimum of 6 feet from the edge of the easement.
 - c. The easement will be accessible from a public right-of-way, will be free of obstructions and will be accessible always to city service equipment, and
 - d. Any revegetation within the easement will consist of low growing shrubs. Trees may be located along the edge of the easement but not within 7 feet of the sewer service line as measured to the trunk of the tree.
17. Per Transportation Master Plan, please update submittal to provide city standard trail along north and west project boundaries and up along N. 122nd Street, to N. Alameda Road. If right-of-way along these corridors is to be abandoned with project, a trail easement will need to be provided along these corridors (DSPM Section 8-3.100). Adjustment to proposed Water Tank Location will

need to be made to accommodate required trail or, alternatively, provide trail along southern and eastern boundaries (which then better accommodates the required WSF easement hardened path along project eastern boundary). Please update submittal with trails accordingly.



18. Final Basis of Design Reports must be reviewed and accepted by the Water Resources Department prior to approval by the Development Review Board (DSPM Section 6-1.202 and 7-1.201). Update BODs accordingly.

Water and Wastewater:

19. Please submit the revised Water and Wastewater Design Reports to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.
20. Please update the BOD reports to provide the ejector sewer system to be designed according to Design Standards and Policies Manual Section 7-1.410.
21. Please update the BOD reports to provide a connection to the waterline located within in E. Mariposa Grande Drive to reduce the length of the dead-end pipe to the maximum of 1,200 feet (DSPM Section 6-1.403),
22. Please update the BOD reports to provide the data for the maximum day and fire flow scenario. These calculations are not currently included.

Circulation:

23. The preliminary plat is not consistent with the Transportation Plan's Vehicular, Pedestrian, and Trails Plan. The Vehicular, Pedestrian, and Trails Plan identifies a trail located within the wash area. Please provide a trail easement (PNMAE) located within the sand bottom portion of the wash located in the southwest portion of the site (2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails), Scottsdale Trails Master Plan (Trail Network), February 2004, DSPM Section 8-3.200. Municipal Code 48-6 (b)). Please also update the proposed "trail easement" as a Public Non-Motorized Access Easement.
24. Please update the preliminary plat, circulation plan, and all associated case materials, to provide a minimum 25-foot-wide trail easement over the wash in the southwest corner of the site (DSPM

Section 8-3.000; Ad Hoc Citizens Trails Task Force Final Report 2009; 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails).

25. Please update the preliminary plat, circulation plan, and all associated case materials, to provide a minimum 15-foot-wide trail easement (PNMAE) along the northern property boundary and along the western boundary, from the wash, to the north property line (DSPM Section 8-3.000; Ad Hoc Citizens Trails Task Force Final Report 2009; 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails).
26. Required trail improvements along the N. 122nd Street alignment are not to be in conflict with the proposed street connection located in the northeastern portion of the site. Trail improvements shall be updated to be located along the N. 122nd Street alignment if these portions of right-of-way are to be abandoned.

Drainage:

27. Please submit the revised Drainage Report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. Please update the case drainage report to address the following:
 - a. Cover Sheet (DSPM Chapter 1):
 - i. Missing City of Scottsdale General Note,
 - ii. Flood information – index data is incorrect (should be 7/20/21), FIRM Zone shall be zone “X”, incorrect information provided on the plan,
 - iii. Please update the zoning district designation to R1-130 ESL, versus the R-130 provided,
 - iv. Please provide consistent legal description (township), different in drainage report,
 - v. Complete/verify list of abbreviations used,
 - b. Sheets 3 and 4 (DSPM Chapter 4):
 - i. Please provide missing Top of Curb Elevation at the intersection of lot lines with the tract or right-of-way lines,
 - ii. Please provide missing street names,
 - iii. Four culverts/pipes missing INV Elevation, sizes, or slope information
 - iv. Provide NAOS boundaries,
 - v. “A-A” cross-sections missing on cover sheet,
 - vi. Cross-section B-B, C-C, D-D, E-E cross sections do not appear anywhere else.
 - c. Grading and Drainage Plan (Chapter 4):
 - i. Provide side slope ration for steeply re-graded spots (around retaining wall),
 - ii. Provide Cross-Section views as necessary (stability concerns,
 - iii. Please use call out to put elevation numbers away from dark/densely line areas for readability; prefer no overlapping with heavy lined area,
 - iv. Specify pipe gauge for 75-year design life,
 - i. Provide “grading contraction” notes with a list of related items,
 - ii. Provide pipe profile/section views,
 - i. Provide pipe end treatment/riprap as needed.

28. See case Drainage Reports for additional comments, and respond to the following comments as follows:
- a. Figure “5,” “Existing Condition Hydrology Map,” and Figure 6, “Post Development Hydrology Map,” shall have “Q” for all inflow from other communities shown. Several of “Q” number in Figure does not match the value from output from the appendix PCSWMM report. Identify whether the flow length for basin DA-10 and DA-05 area same. Please verify.
 - b. Table “2” runoff summary, values do not match Figure “5,” “6,” and appendix on many entries. Please identify which is the correct value; Based on the topo info and lot elevation information, sizing of basin “20” shall be designed for runoff from some pavement area including proposed Lot “1-5” and “7-9.” As a rough estimation, using visual observation, it is around 9 acres in disturbed area contributing to DB20--- Volume of D20 should be sufficient. Please provide analysis of the disturbed area for each of the basin in the report and provided pipe at bottom of basins.
 - c. Page 8—Line 17: Statement “Each of the detention basin discharge into the existing washes on the sites,” identifies DB-10 providing both inflow and discharge to the street. Appears as DB-10 can only collect onsite runoff from proposed lot “6.” This should be addressing the inflow from neighboring community into detention basin.
 - d. Page 9, “Erosion Setback Analysis.” The provided language is not consistent with the actual condition for the current development. There appear lots are not close enough to the Erosion Hazard Setback as show on the plans.
 - e. Page 11- page incomplete last sentence, missing a portion of a paragraph.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Site Design:

29. Staff has received comments from neighboring property expressing concerns related to placement of building envelopes and future structure heights. Please consider contacting neighbor and identifying height of possible building envelopes by floating a balloon identifying 24 feet above natural grade..

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Circulation:

30. The Pedestrian, Vehicular, and Trails plan submitted is for a different site and development plan. Please review the correct trails plan.
31. Please update the preliminary plat, circulation plan, and all associated case materials, to identify the proposed connection to the Sereno Canyon private street system. The location and alignment of this street extension need to be reviewed and approved as part of the preliminary plat approval process.

32. Please update the preliminary plat, circulation plan, and all associated case materials, to provide an unpaved trail connection from the northern cul-de-sac to the trail in the western portion of the site.
33. Please Provide documentation that the internal streets will be allowed to access the Sereno Canyon private street system and what agreements are in place for maintenance responsibility

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

The Planning & Development Services Division has had this application in review for 41 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-7849 or at jmurillo@scottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jesus Murillo', written in a cursive style.

Jesus Murillo
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 4-PP-2022

Key Code: 6C712

Please follow the plan and document submittal requirements below. **All files shall be uploaded in PDF format.** Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11.

A digital submittal Key Code is required to upload your documents: **6C712**. Files should be uploaded **individually** and in **order** of how they are listed on this checklist.

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

Digital submittals shall include one copy of each identified below.

- COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- Updated Revised Narrative for Project
- Updated Preliminary Plat:
- Updated NAOS Plan:
- Updated Building Envelope
- Cuts & Fills Site Plan

Technical Reports: Please submit one (1) digital copy of each report requested

- Revised Drainage Report:
- Revised Storm Water Waiver:
- Revised Wastewater Design Report:

Resubmit the revised Drainage Reports and Water and Wastewater Report application to your Project Coordinator.

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Murillo, Jesus

From: Murillo, Jesus
Sent: Monday, April 25, 2022 10:00 AM
To: sq.daniel.ostermann@gmail.com
Subject: Preserve IV
Attachments: 4PP2022_FirstReview.doc

Hello Dan,

Pre-application: [Pre-Application Request \(scottsdaleaz.gov\)](https://scottsdaleaz.gov)



Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!





April 15, 2022

Keith Nichter
Keith Nichter
1001 W Southern Avenue
Mesa, AZ 85210

RE: **4-PP-2022**
Preserve IV Preliminary Plat
6C712 (Key Code)

Dear Mr. Nichter:

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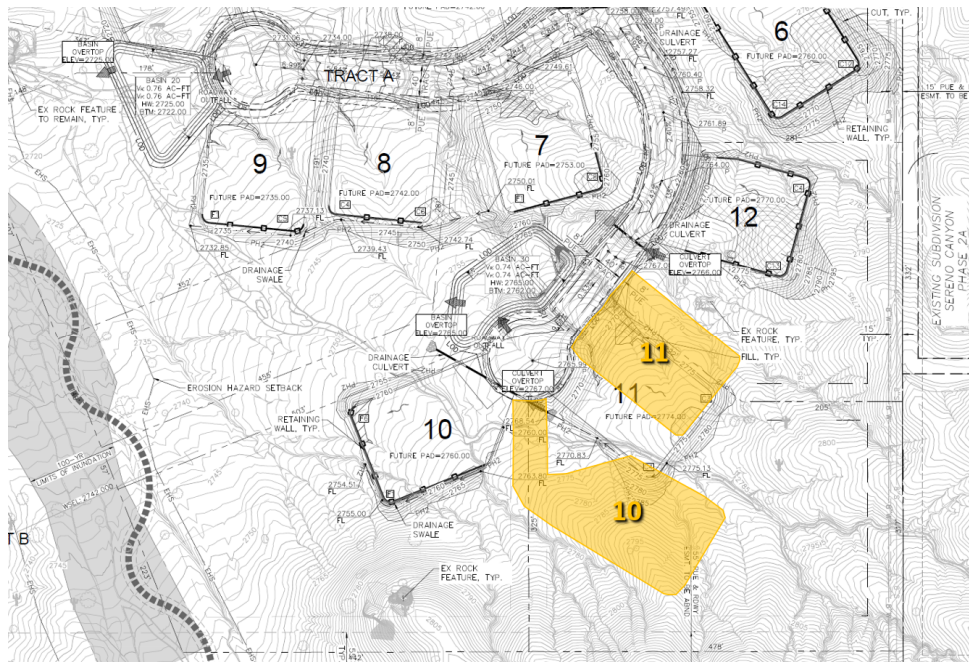
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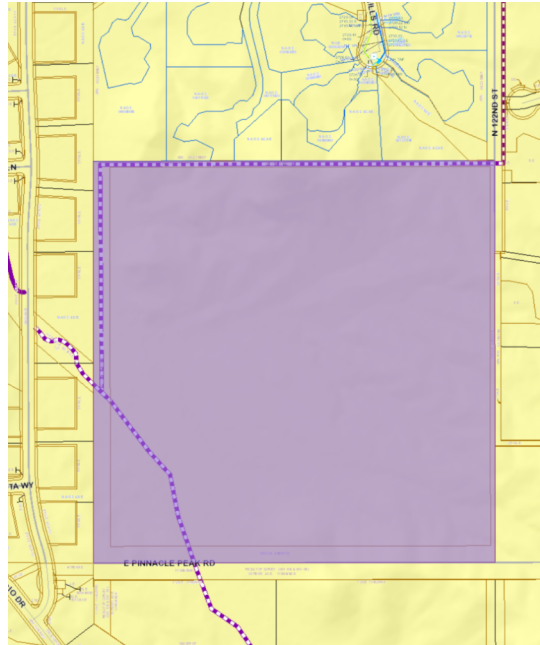
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Section 8-3.000; Ad Hoc Citizens Trails Task Force Final Report 2009; 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails).

25. Please update the preliminary plat, circulation plan, and all associated case materials, to provide a minimum 15-foot-wide trail easement (PNMAE) along the northern property boundary and along the western boundary, from the wash, to the north property line (DSPM Section 8-3.000; Ad Hoc Citizens Trails Task Force Final Report 2009; 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails).
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 - iv. Provide NAOS boundaries,
 - v. “A-A” cross-sections missing on cover sheet,
 - vi. Cross-section B-B, C-C, D-D, E-E cross sections do not appear anywhere else.
 - c. Grading and Drainage Plan (Chapter 4):
 - i. Provide side slope ration for steeply re-graded spots (around retaining wall),
 - ii. Provide Cross-Section views as necessary (stability concerns,
 - iii. Please use call out to put elevation numbers away from dark/densely line areas for readability; prefer no overlapping with heavy lined area,
 - iv. Specify pipe gauge for 75-year design life,
 - i. Provide “grading contraction” notes with a list of related items,
 - ii. Provide pipe profile/section views,
 - i. Provide pipe end treatment/riprap as needed.

28. See case Drainage Reports for additional comments, and respond to the following comments as follows:
- a. Figure “5,” “Existing Condition Hydrology Map,” and Figure 6, “Post Development Hydrology Map,” shall have “Q” for all inflow from other communities shown. Several of “Q” number in Figure does not match the value from output from the appendix PCSWMM report. Identify whether the flow length for basin DA-10 and DA-05 area same. Please verify.
 - b. Table “2” runoff summary, values do not match Figure “5,” “6,” and appendix on many entries. Please identify which is the correct value; Based on the topo info and lot elevation information, sizing of basin “20” shall be designed for runoff from some pavement area including proposed Lot “1-5” and “7-9.” As a rough estimation, using visual observation, it is around 9 acres in disturbed area contributing to DB20--- Volume of D20 should be sufficient. Please provide analysis of the disturbed area for each of the basin in the report and provided pipe at bottom of basins.
 - c. Page 8—Line 17: Statement “Each of the detention basin discharge into the existing washes on the sites,” identifies DB-10 providing both inflow and discharge to the street. Appears as DB-10 can only collect onsite runoff from proposed lot “6.” This should be addressing the inflow from neighboring community into detention basin.
 - d. Page 9, “Erosion Setback Analysis.” The provided language is not consistent with the actual condition for the current development. There appear lots are not close enough to the Erosion Hazard Setback as show on the plans.
 - e. Page 11- page incomplete last sentence, missing a portion of a paragraph.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Site Design:

29. Staff has received comments from neighboring property expressing concerns related to placement of building envelopes and future structure heights. Please consider contacting neighbor and identifying height of possible building envelopes by floating a balloon identifying 24 feet above natural grade..

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Circulation:

30. The Pedestrian, Vehicular, and Trails plan submitted is for a different site and development plan. Please review the correct trails plan.
31. Please update the preliminary plat, circulation plan, and all associated case materials, to identify the proposed connection to the Sereno Canyon private street system. The location and alignment of this street extension need to be reviewed and approved as part of the preliminary plat approval process.

32. Please update the preliminary plat, circulation plan, and all associated case materials, to provide an unpaved trail connection from the northern cul-de-sac to the trail in the western portion of the site.
33. Please Provide documentation that the internal streets will be allowed to access the Sereno Canyon private street system and what agreements are in place for maintenance responsibility

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

The Planning & Development Services Division has had this application in review for 41 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-7849 or at jmurillo@scottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jesus Murillo', written in a cursive style.

Jesus Murillo
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 4-PP-2022

Key Code: 6C712

Please follow the plan and document submittal requirements below. **All files shall be uploaded in PDF format.** Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11.

A digital submittal Key Code is required to upload your documents: **6C712**. Files should be uploaded **individually** and in **order** of how they are listed on this checklist.

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

Digital submittals shall include one copy of each identified below.

- COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- Updated Revised Narrative for Project
- Updated Preliminary Plat:
- Updated NAOS Plan:
- Updated Building Envelope
- Cuts & Fills Site Plan

Technical Reports: Please submit one (1) digital copy of each report requested

- Revised Drainage Report:
- Revised Storm Water Waiver:
- Revised Wastewater Design Report:

Resubmit the revised Drainage Reports and Water and Wastewater Report application to your Project Coordinator.

.

Murillo, Jesus

From: Kathi <d.k.stewart@hotmail.com>
Sent: Friday, April 15, 2022 2:38 PM
To: Murillo, Jesus; keith.nichter@kimley-horn.com
Cc: Kathi
Subject: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

Dear sirs,

I reside at 23925 N 119th Way, Scottsdale AZ

I have major concerns with the potential change/alterations to historical alluvial flow drainage patterns. Specifically, the N 119th Way homeowners are concerned that the drainage flow will be shifted from its historical southerly direction to the majority being directed to flow to north via an adjacent wash which will impact the residences north of and including 23669 N 119th Way.

To that effect I request to review this project's drainage plan to insure mitigation of potential storm water damage.

Dave Stewart
612-743-7398

Get [Outlook for iOS](#)

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From: Kathi <d.k.stewart@hotmail.com>
Sent: Friday, April 15, 2022 2:32 PM
To: Murillo, Jesus
Subject: Fwd: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV

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See email below.

David K Stewart
Mary (Kathi) Stewart

Begin forwarded message:

From: "D. K. Stewart" <d.k.stewart@hotmail.com>
Date: April 15, 2022 at 11:26:20 AM MST
To: "keith.nichter@kimley-horn.com" <keith.nichter@kimley-horn.com>, "jmurillo@scottsdaleaz.com" <jmurillo@scottsdaleaz.com>
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Eliana, thank you for the input. Sonoran Crest looks forward to working with City and Toll Bros to make this happen, one way or the other!

Doug Jorden

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Sent: Tuesday, April 12, 2022 3:07 PM
To: Doug Jorden <Doug@jordenlaw.com>; Keith Nichter (keith.nichter@kimley-horn.com) <keith.nichter@kimley-horn.com>; Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>; Anderson, Eric C. <EcAnderson@Scottsdaleaz.gov>
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Kimley»Horn

Keith Nichter

Kimley-Horn | 1001 W. Southern Avenue, Suite 131 Mesa, Arizona 85210

Direct: 602.313.7206 | Mobile: 480.980.7042 | Main: 480.207.2666

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Attachments: 122nd ROW Abandonment Options-Preserve IV.PDF

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Kimley»Horn

Keith Nichter

Kimley-Horn | 1001 W. Southern Avenue, Suite 131 Mesa, Arizona 85210

Direct: 602.313.7206 | Mobile: 480.980.7042 | Main: 480.207.2666

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April 15, 2022

Keith Nichter
Keith Nichter
1001 W Southern Avenue
Mesa, AZ 85210

RE: **4-PP-2022**
Preserve IV Preliminary Plat
6C712 (Key Code)

Dear Mr. Nichter:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on March 1, 2022. The following **1st Review Comments** represent the review performed by our team and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. Several of the proposed construction envelopes for lots within the subdivision appear to conflict with the requirement for site walls to be a minimum of 15 feet from a side property line. Please revise the Construction Envelope Plan to ensure all construction envelopes respect the 15-foot setback requirement.
2. Please update the project narrative to describe the proposed Natural Area Open Space (NAOS) plan. There are areas of the site that are undisturbed, identified as sensitive areas by the ESL ordinance, and not included or protected by NAOS. Please include these areas within the NAOS plan (i.e., areas between lots "9" and "10," between lots "11" and "12," behind lots "3," and behind lots "4.")
3. Please provide cuts and fills exhibit. Item was labeled as such, but was not provided.

Site Analysis:

4. Please identify Natural Area Open Space easements, and all other proposed easements to be dedicated by plat, on all preliminary plat, site plans, and associated case materials.

Engineering:

5. Proposed preliminary plat and Natural Area Open Space locations conflict with existing rights-of-way. Please submit abandonment case/s accordingly (SRC 47, ARTICLE V).

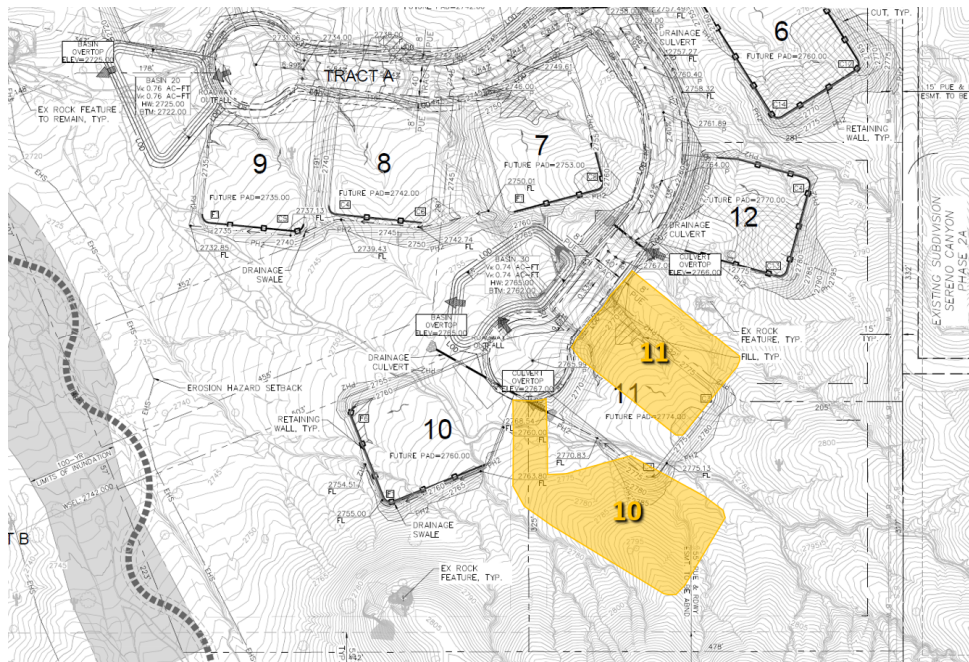
6. Covenant to construct and assurances for public infrastructure will be required prior to final plat recordation. Dollar value will be based on city costs to complete infrastructure. Applicant to acknowledge (SRC Chapter 48).
7. The recordation of this plat will be predicated by a replat of, impacted, portions of Sereno Canyon (SRC 48). Please submit replat preliminary plat case for review prior to this preliminary plat case approval. This replat should also include the cul-de-sac option as further described in DSPM related comment.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff’s recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

8. Consider reducing the net lot area of some lots to increase the amount of NAOS in the proposed tract.
9. Please adjust proposed building envelopes and lot design for proposed lots “10” and “11” to better be nestle between the larger desert wash(es) as shown below. Proposed lot “11” has enough net lot area above requested amended development standard to be mor sensitive to the existing washes. This design would reduce the amount of disturbance to the second larger wash located within this site. Proposed locations did not reduce the area of either building envelope.



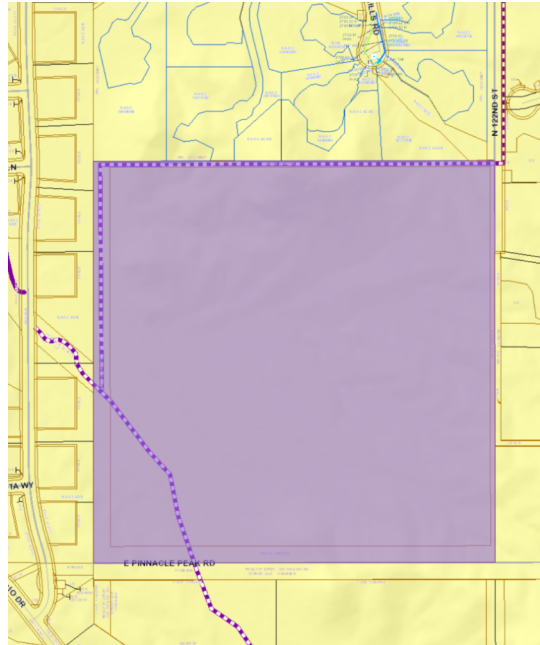
Landscape Design:

10. Please revise the landscape plans to ensure all shrubs are of a minimum 5-gallon size.
11. Please revise the landscape plans to provide details of proposed design, finishes and colors of any subdivision and community walls.

Engineering:

12. Existing N. 122nd Street may not terminate in a dead end nor at the entrance of a private street tract. If the northern portion of N. 122nd Street right-of-way is not abandoned prior to final plat recordation, this plat will be required to dedicate a cul-de-sac, within project boundaries, to accommodate a 50-foot radius cul-de-sac, ahead of private street tract designation (DSPM Section 2-1.309). If abandonment is being considered, please update the proposed preliminary plat with this option so that we may see the PP impacts in case abandonment does not go through.
13. Update proposed preliminary plat utility plans to include water and sewer construction along N. 122nd Street to E. Ranch Gate Road. If to be constructed under separate project, provide specific project reference. Final Plat recordation to be predicated on its construction (DSPM Chapter 3).
14. Maximum length of cul-de-sac street shall not exceed 1500' feet or serve more than 25 lots. Update site plan accordingly (DSPM Section 5-3.800).
15. Public water lines located outside of a public right-of-way, or street tract, must be placed within a minimum 20-foot-wide easement. Please update preliminary plat plans accordingly and as follows (DSPM Section 6-1.419):
 - a. Horizontally, a minimum of 6 feet is required between the water line and the edge of easement,
 - b. The easement will be free of obstructions, shall not be in a fenced area, and shall be accessible always to city service equipment such as trucks and backhoes,
 - c. Easements outside of paved areas shall have a 10' wide hardened patch with a cross-slope not greater than ten (10%) percent and a longitudinal slope not greater than twenty (20%) percent. Hardened paths shall consist of native soil compacted to ninety-five (95%) percent to a depth of 1 foot, and
 - d. Revegetation within the easement shall consist of low growing shrubs. Update site plan accordingly.
16. All public sewer service lines located outside the public right of way must be placed within a minimum 20-foot-wide easement/tract. Please update site plan accordingly, and address the following comments (DSPM 7-1.412):
 - a. SS line easements, located outside of paved areas, shall have a 10-foot-wide hardened patch with a cross-slope not greater than ten (10%) percent and a longitudinal slope not greater than twenty (20%) percent. Hardened paths shall consist of native soil compacted to ninety-five (95%) percent to a depth of 1 foot,
 - b. The sewer service lines shall be located a minimum of 6 feet from the edge of the easement.
 - c. The easement will be accessible from a public right-of-way, will be free of obstructions and will be accessible always to city service equipment, and
 - d. Any revegetation within the easement will consist of low growing shrubs. Trees may be located along the edge of the easement but not within 7 feet of the sewer service line as measured to the trunk of the tree.
17. Per Transportation Master Plan, please update submittal to provide city standard trail along north and west project boundaries and up along N. 122nd Street, to N. Alameda Road. If right-of-way along these corridors is to be abandoned with project, a trail easement will need to be provided along these corridors (DSPM Section 8-3.100). Adjustment to proposed Water Tank Location will

need to be made to accommodate required trail or, alternatively, provide trail along southern and eastern boundaries (which then better accommodates the required WSF easement hardened path along project eastern boundary). Please update submittal with trails accordingly.



18. Final Basis of Design Reports must be reviewed and accepted by the Water Resources Department prior to approval by the Development Review Board (DSPM Section 6-1.202 and 7-1.201). Update BODs accordingly.

Water and Wastewater:

19. Please submit the revised Water and Wastewater Design Reports to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.
20. Please update the BOD reports to provide the ejector sewer system to be designed according to Design Standards and Policies Manual Section 7-1.410.
21. Please update the BOD reports to provide a connection to the waterline located within in E. Mariposa Grande Drive to reduce the length of the dead-end pipe to the maximum of 1,200 feet (DSPM Section 6-1.403),
22. Please update the BOD reports to provide the data for the maximum day and fire flow scenario. These calculations are not currently included.

Circulation:

23. The preliminary plat is not consistent with the Transportation Plan's Vehicular, Pedestrian, and Trails Plan. The Vehicular, Pedestrian, and Trails Plan identifies a trail located within the wash area. Please provide a trail easement (PNMAE) located within the sand bottom portion of the wash located in the southwest portion of the site (2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails), Scottsdale Trails Master Plan (Trail Network), February 2004, DSPM Section 8-3.200. Municipal Code 48-6 (b)). Please also update the proposed "trail easement" as a Public Non-Motorized Access Easement.
24. Please update the preliminary plat, circulation plan, and all associated case materials, to provide a minimum 25-foot-wide trail easement over the wash in the southwest corner of the site (DSPM

Section 8-3.000; Ad Hoc Citizens Trails Task Force Final Report 2009; 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails).

25. Please update the preliminary plat, circulation plan, and all associated case materials, to provide a minimum 15-foot-wide trail easement (PNMAE) along the northern property boundary and along the western boundary, from the wash, to the north property line (DSPM Section 8-3.000; Ad Hoc Citizens Trails Task Force Final Report 2009; 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails).
26. Required trail improvements along the N. 122nd Street alignment are not to be in conflict with the proposed street connection located in the northeastern portion of the site. Trail improvements shall be updated to be located along the N. 122nd Street alignment if these portions of right-of-way are to be abandoned.

Drainage:

27. Please submit the revised Drainage Report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. Please update the case drainage report to address the following:
 - a. Cover Sheet (DSPM Chapter 1):
 - i. Missing City of Scottsdale General Note,
 - ii. Flood information – index data is incorrect (should be 7/20/21), FIRM Zone shall be zone “X”, incorrect information provided on the plan,
 - iii. Please update the zoning district designation to R1-130 ESL, versus the R-130 provided,
 - iv. Please provide consistent legal description (township), different in drainage report,
 - v. Complete/verify list of abbreviations used,
 - b. Sheets 3 and 4 (DSPM Chapter 4):
 - i. Please provide missing Top of Curb Elevation at the intersection of lot lines with the tract or right-of-way lines,
 - ii. Please provide missing street names,
 - iii. Four culverts/pipes missing INV Elevation, sizes, or slope information
 - iv. Provide NAOS boundaries,
 - v. “A-A” cross-sections missing on cover sheet,
 - vi. Cross-section B-B, C-C, D-D, E-E cross sections do not appear anywhere else.
 - c. Grading and Drainage Plan (Chapter 4):
 - i. Provide side slope ration for steeply re-graded spots (around retaining wall),
 - ii. Provide Cross-Section views as necessary (stability concerns,
 - iii. Please use call out to put elevation numbers away from dark/densely line areas for readability; prefer no overlapping with heavy lined area,
 - iv. Specify pipe gauge for 75-year design life,
 - i. Provide “grading contraction” notes with a list of related items,
 - ii. Provide pipe profile/section views,
 - i. Provide pipe end treatment/riprap as needed.

28. See case Drainage Reports for additional comments, and respond to the following comments as follows:
- a. Figure “5,” “Existing Condition Hydrology Map,” and Figure 6, “Post Development Hydrology Map,” shall have “Q” for all inflow from other communities shown. Several of “Q” number in Figure does not match the value from output from the appendix PCSWMM report. Identify whether the flow length for basin DA-10 and DA-05 area same. Please verify.
 - b. Table “2” runoff summary, values do not match Figure “5,” “6,” and appendix on many entries. Please identify which is the correct value; Based on the topo info and lot elevation information, sizing of basin “20” shall be designed for runoff from some pavement area including proposed Lot “1-5” and “7-9.” As a rough estimation, using visual observation, it is around 9 acres in disturbed area contributing to DB20--- Volume of D20 should be sufficient. Please provide analysis of the disturbed area for each of the basin in the report and provided pipe at bottom of basins.
 - c. Page 8—Line 17: Statement “Each of the detention basin discharge into the existing washes on the sites,” identifies DB-10 providing both inflow and discharge to the street. Appears as DB-10 can only collect onsite runoff from proposed lot “6.” This should be addressing the inflow from neighboring community into detention basin.
 - d. Page 9, “Erosion Setback Analysis.” The provided language is not consistent with the actual condition for the current development. There appear lots are not close enough to the Erosion Hazard Setback as show on the plans.
 - e. Page 11- page incomplete last sentence, missing a portion of a paragraph.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Site Design:

29. Staff has received comments from neighboring property expressing concerns related to placement of building envelopes and future structure heights. Please consider contacting neighbor and identifying height of possible building envelopes by floating a balloon identifying 24 feet above natural grade..

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Circulation:

30. The Pedestrian, Vehicular, and Trails plan submitted is for a different site and development plan. Please review the correct trails plan.
31. Please update the preliminary plat, circulation plan, and all associated case materials, to identify the proposed connection to the Sereno Canyon private street system. The location and alignment of this street extension need to be reviewed and approved as part of the preliminary plat approval process.

32. Please update the preliminary plat, circulation plan, and all associated case materials, to provide an unpaved trail connection from the northern cul-de-sac to the trail in the western portion of the site.
33. Please Provide documentation that the internal streets will be allowed to access the Sereno Canyon private street system and what agreements are in place for maintenance responsibility

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

The Planning & Development Services Division has had this application in review for 41 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-7849 or at jmurillo@scottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jesus Murillo', written in a cursive style.

Jesus Murillo
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 4-PP-2022

Key Code: 6C712

Please follow the plan and document submittal requirements below. **All files shall be uploaded in PDF format.** Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11.

A digital submittal Key Code is required to upload your documents: **6C712**. Files should be uploaded **individually** and in **order** of how they are listed on this checklist.

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

Digital submittals shall include one copy of each identified below.

- COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- Updated Revised Narrative for Project
- Updated Preliminary Plat:
- Updated NAOS Plan:
- Updated Building Envelope
- Cuts & Fills Site Plan

Technical Reports: Please submit one (1) digital copy of each report requested

- Revised Drainage Report:
- Revised Storm Water Waiver:
- Revised Wastewater Design Report:

Resubmit the revised Drainage Reports and Water and Wastewater Report application to your Project Coordinator.

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Murillo, Jesus

From: Doug Jorden <Doug@jordenlaw.com>
Sent: Tuesday, March 1, 2022 2:41 PM
To: Murillo, Jesus
Subject: Preserve IV/Sonoran Crest
Attachments: PRESERVE IV-CONCEPTUAL SITE PLAN.pdf; PRESERVE IV-PRELIMINARY PLAT.pdf; 7-Legal Description.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

⚠ External Email: Please use caution if opening links or attachments!

Good afternoon Jesus. As you may recall, I have been helping Sonoran Crest. Please give me a call.

Appreciated.

Doug Jorden
Jorden Law Firm, P.C.
Direct: (480) 505-3909
Mobile: (602) 228-0151
E-Mail: doug@jordenlaw.com
www.jordenlaw.com

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**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, September 15, 2022**

***AMENDED SUMMARIZED MEETING MINUTES*
*Added Public Comments to Item No. 3**

PRESENT: Solange Whitehead, Councilwoman / Chair
Doug Craig, Vice Chair, Design Member
Shakir Gushgari, Design Member
Ali Fakh, Development Member – attended telephonically
Jeff Brand, Design Member

ABSENT: Christian Serena, Planning Commissioner
Michal Ann Joyner, Development Member

STAFF: Brad Carr
Eric Anderson
Mark Kertis
Ryan Garofalo
Greg Bloemberg
Jeff Barnes
Jesús Murillo
Wayland Barton

CALL TO ORDER

Councilwoman Whitehead called the meeting of the Development Review Board to order at 1:03 PM.

ROLL CALL

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

PUBLIC COMMENT – NON-AGENDIZED ITEMS

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

1. Identify supplemental information, if any, related to September 15, 2022, Development Review Board agenda items, and other correspondence.

* Note: These are summary action minutes only. A complete copy of the 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 September 1, 2022 Development Review Board Meeting Minutes.

BOARD MEMBER BRAND MOVED TO APPROVE THE SEPTEMBER 1, 2022 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY VICE CHAIR CRAIG. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI, FAKIH, AND BRAND WITH A VOTE OF FIVE (5) TO ZERO (0).

CONTINUANCE AGENDA

3. 38-DR-2021 (Fiesta Bar & Restaurant)

Request by owner for approval of a site plan, landscape plan and building elevations for a new three-story commercial building on a +/- 0.37-acre (net) site with Downtown/Downtown Multiple-Use, Type 3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO) zoning, located at 7343 E. Camelback Road.

Staff Contact is Greg Bloemberg, 480-312-4306

Applicant Contact is Jason Rieke, 602-903-4822

COUNCILWOMAN WHITEHEAD MOVED TO CONTINUE CASE 38-DR-2021 TO THE OCTOBER 6, 2022 DEVELOPMENT REVIEW BOARD HEARING, 2ND BY BOARD MEMBER BRAND. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI AND BRAND WITH A VOTE OF FOUR (4) TO ZERO (0), WITH BOARD MEMBER FAKIH RECUSING.

WRITTEN COMMENTS CARD:

JUDE NAU, MICHAEL HUSAN BEVERLY EFFENDI

CONSENT AGENDA

4. 19-DR-2021 (Scottsdale Auto Storage)

Request by owner for approval of a site plan, landscape plan, and building elevations for new enclosed vehicle storage facility on a +/- 1.34-acre site with Industrial Park Planned Community District (I-1 PCD) zoning, located at 9271 E Hidden Spur Trail.

Staff Contact is Jeff Barnes, 480-312-2376

Applicant Contact is Jim Elson, 602-903-5311

5. 4-PP-2022 (Preserve IV Preliminary Plat)

Request for approval for a 12-lot subdivision on approximately 40 acres, generally located at northwest corner of E. Pinnacle Peak Road and N.122nd Street (between the Saguaro Canyon and Sereno Canyon communities), with Single-family Residential, Environmentally Sensitive Lands (R1-130/ESL) zoning designation (parcel 217-01-013).

Staff Contact is Jesús Murillo, 480-312-7849

Applicant Contact is Keith Nichter, 602-313-7206

VICE CHAIR CRAIG MOVED TO APPROVE CASES 19-DR-2021 AND 4-PP-2022 ON THE CONSENT AGENDA, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI, FAKIH, AND BRAND WITH A VOTE OF FIVE (5) TO ZERO (0).

- MEETING MINUTES CONTINUED ON NEXT PAGE -

REGULAR AGENDA

6. 19-DR-2022 (K2H Butherus Repaint)
Request by applicant for an exterior repaint to an existing office building located at 8355 E Butherus Drive with General Commercial (C-4) zoning.
Staff Contact is Wayland Barton, 480-312-2817
Applicant Contact is Kyle Matheson, 480-290-3681

THIS APPLICATION WAS WITHDRAWN BY THE APPLICANT PRIOR TO DEVELOPMENT REVIEW BOARD HEARING. NO ACTION WAS TAKEN BY THE DEVELOPMENT REVIEW BOARD ON THIS ITEM.

ADJOURNMENT

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



Preserve IV Abandonment (Sereno Canyon 2AA)

8-AB-2022 (4-AB-2022)

(4-PP-2022)

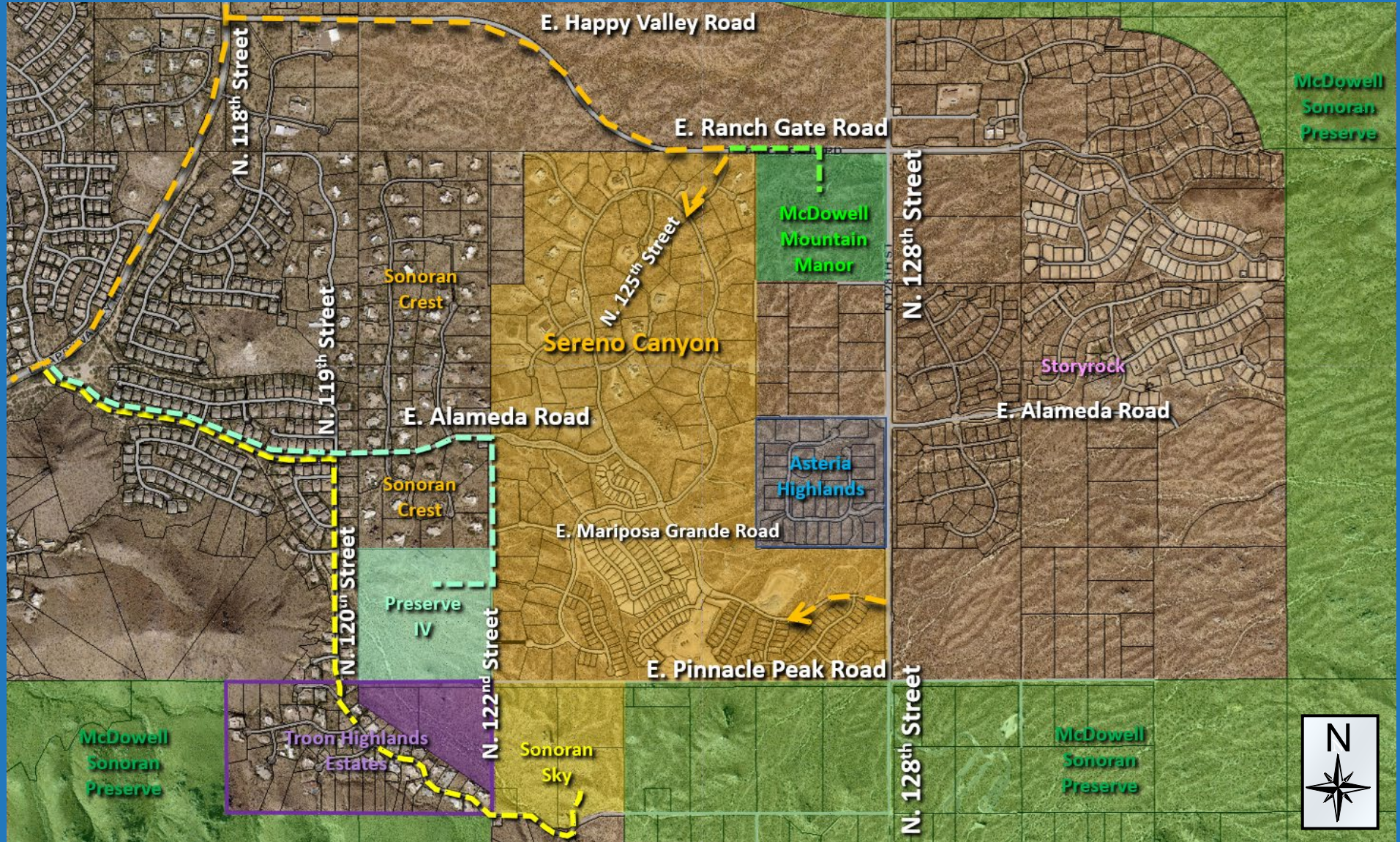
(6-MD-2022)

City Council

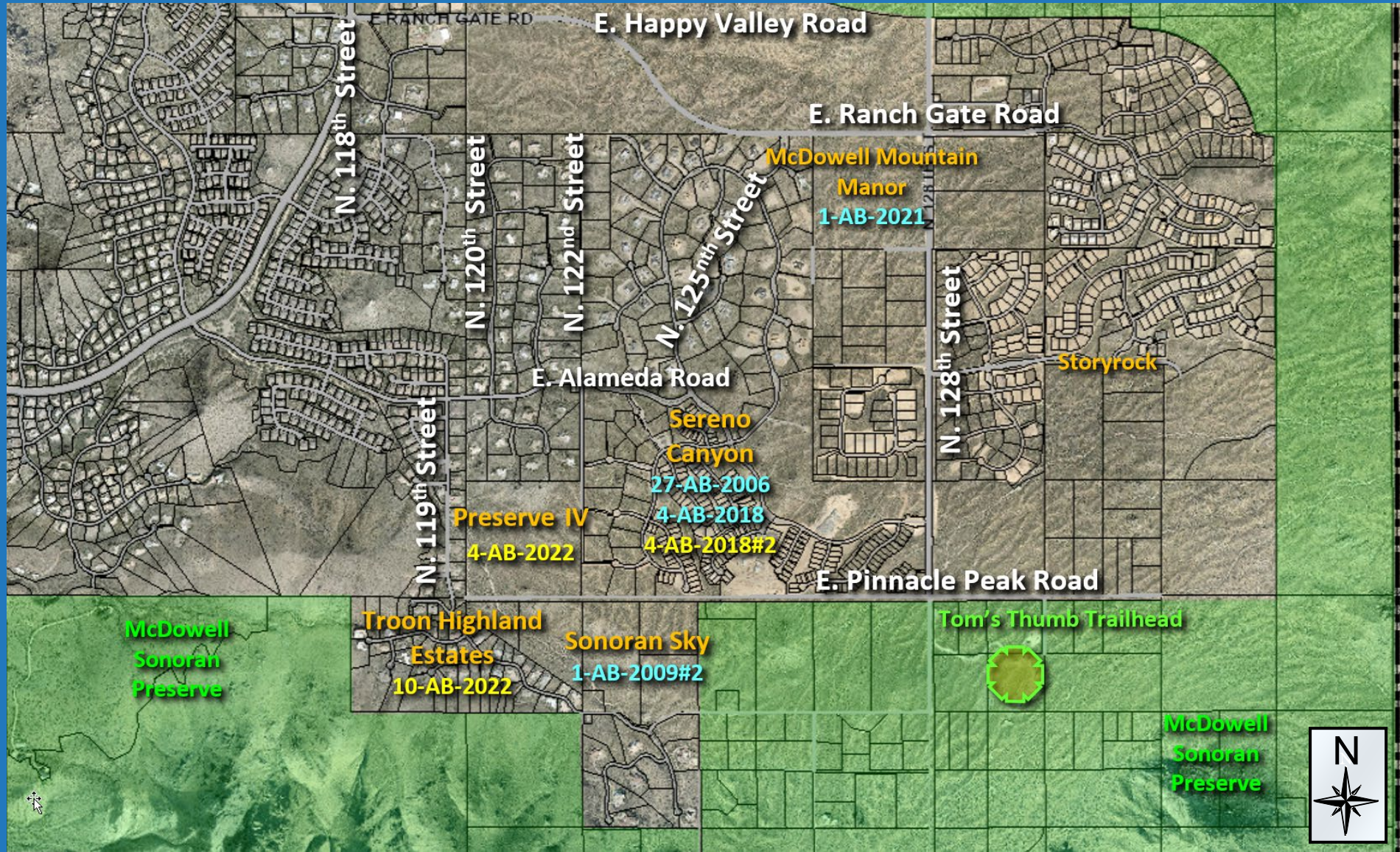
January 9, 2024

Coordinator: Jesús Murillo

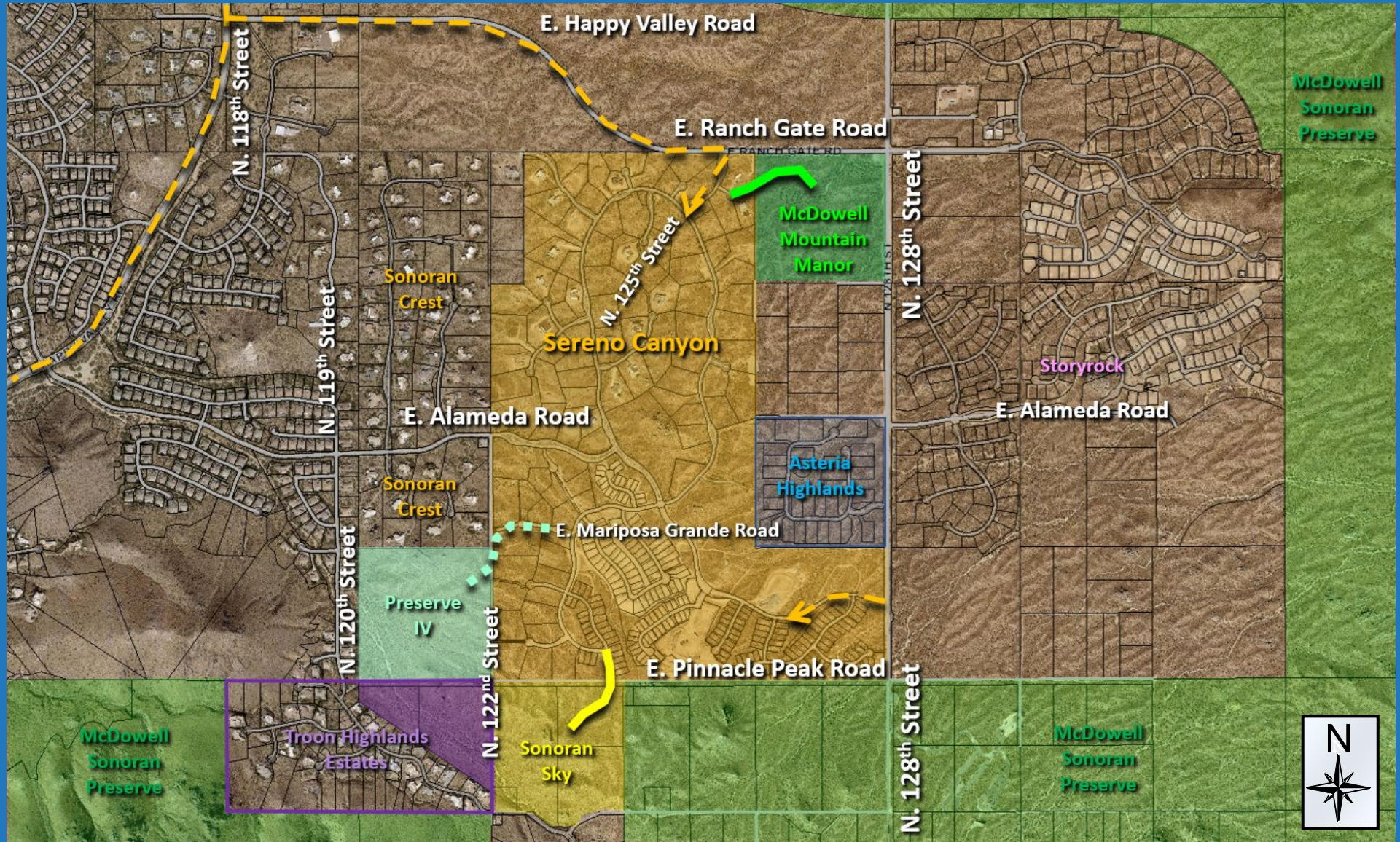
Context Aerial - Access Routes

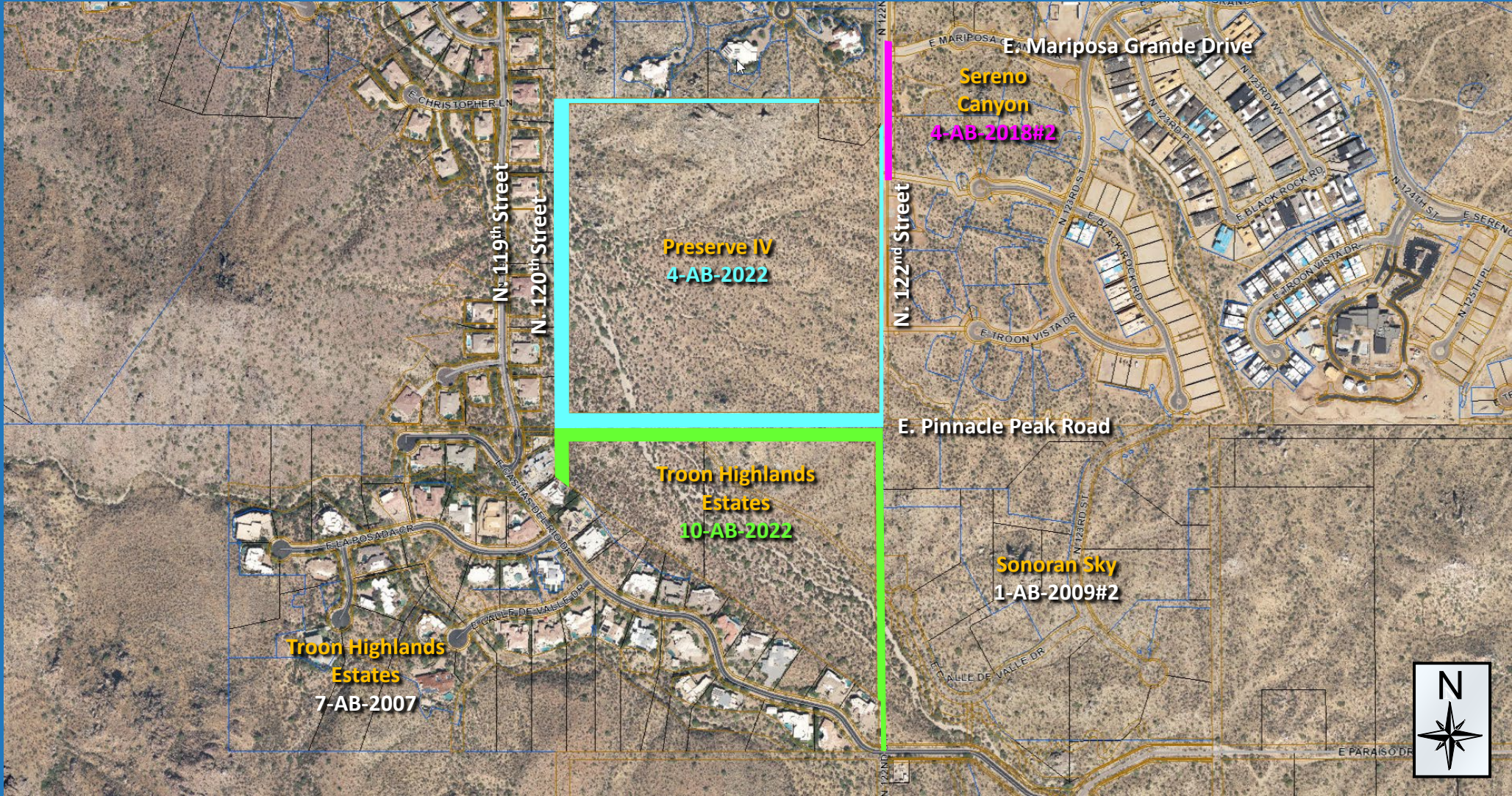


Abandonments – Approved and Proposed



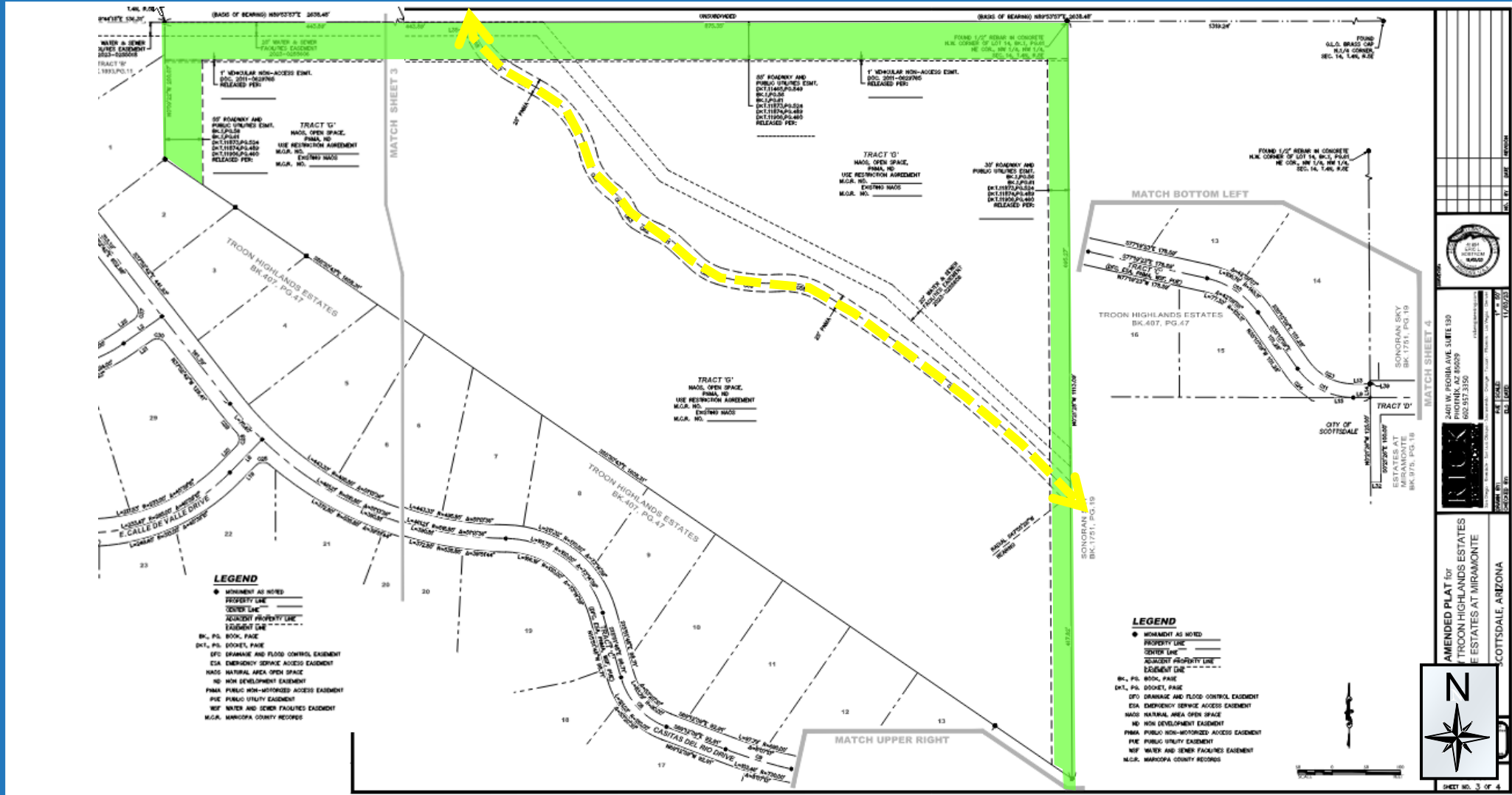
Context Aerial - Access Routes





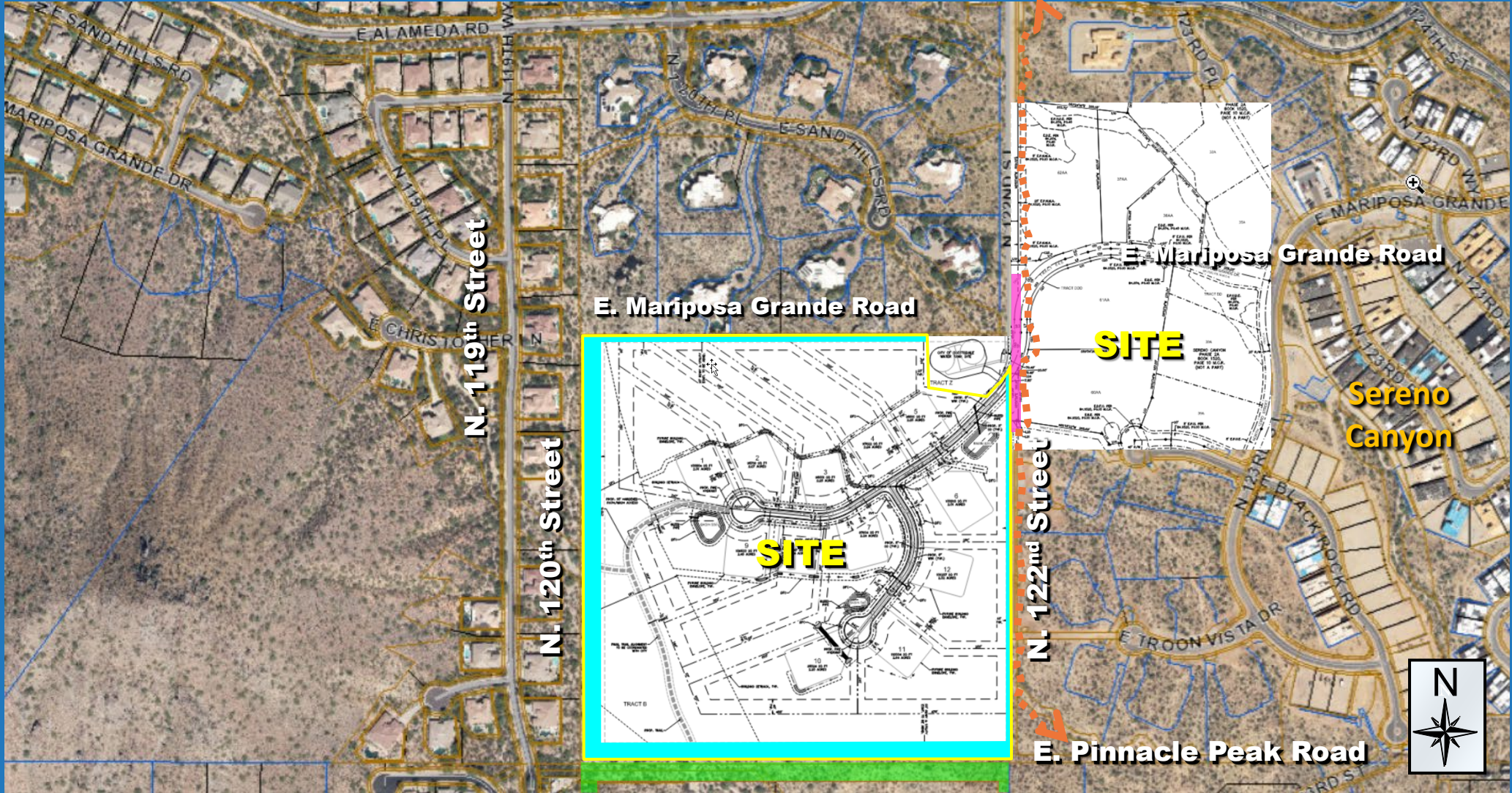
Aerial Close-Up

8-AB-2022, 4-AB-2018#2, and 10-AB-2022



Troon Highlands Estates Preliminary Plat

10-AB-2022 (9-MD-2022)



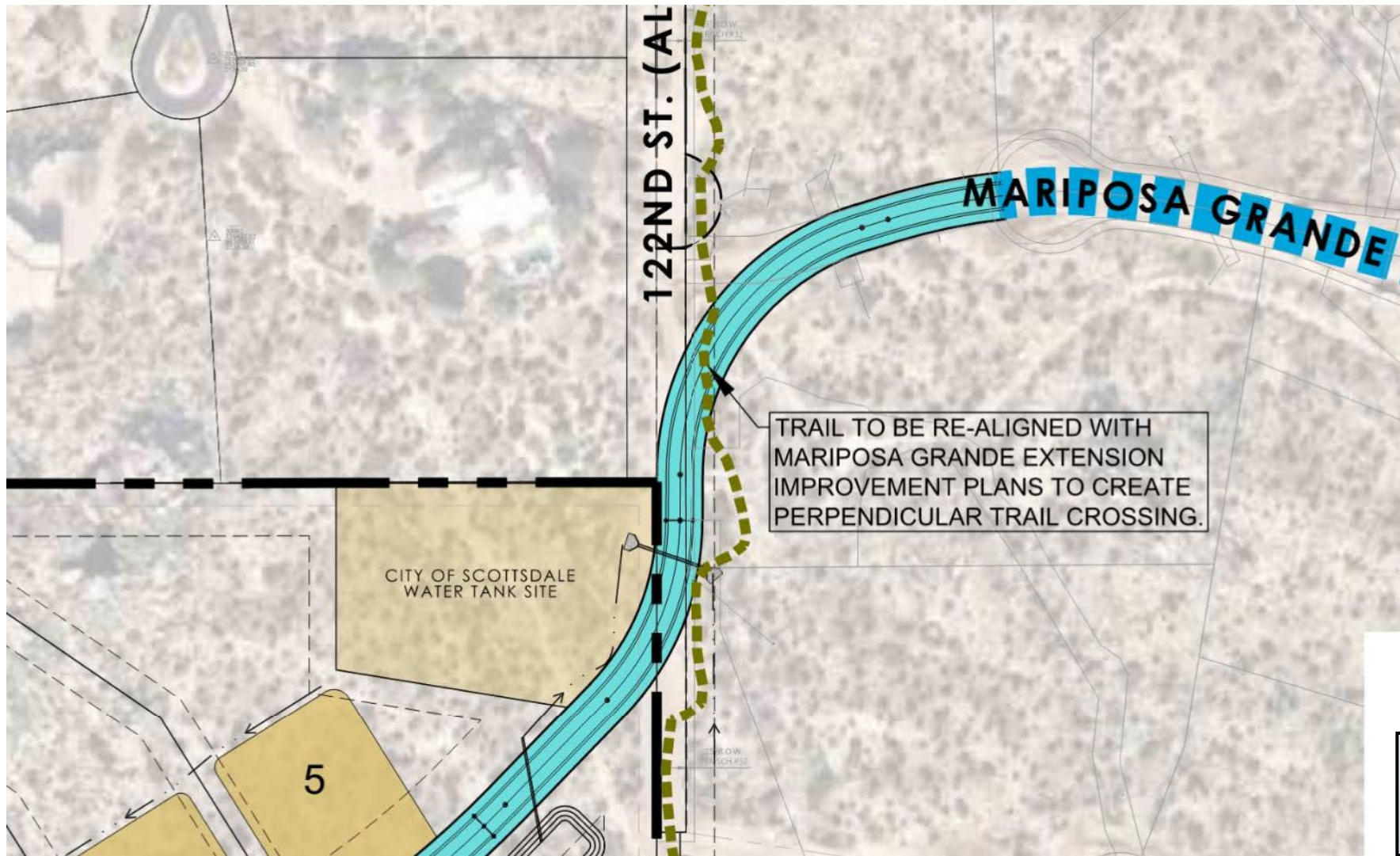
Associated Preliminary Plats and Abandonment Areas

8-AB-2022 and 4-AB-2018#2



Associated Preliminary Plats and Abandonment Areas

8-AB-2022 and 4-AB-2018#2



4-PP-2022 and 6-MD-2022

Key Items For Consideration

- Final Plat (4-PP-2022) associate with proposed abandonment case (8-AB-2022).
- Preliminary Plat (6-MD-2022) associate with proposed abandonment case (4-AB-2018#2).
- Staff received communications in support and opposition to the requested applications.

Action Requested (4-PP-2022)

- Development Review Board heard this case as a preliminary plat request on September 15, 2022, and voted to approve with a 5-0 vote.
- Staff recommends that the City Council approve the Preserve IV final plat:
 1. Recordation of Resolution No. 13004 (8-AB-2022)

Action Requested (4-AB-2018#2)

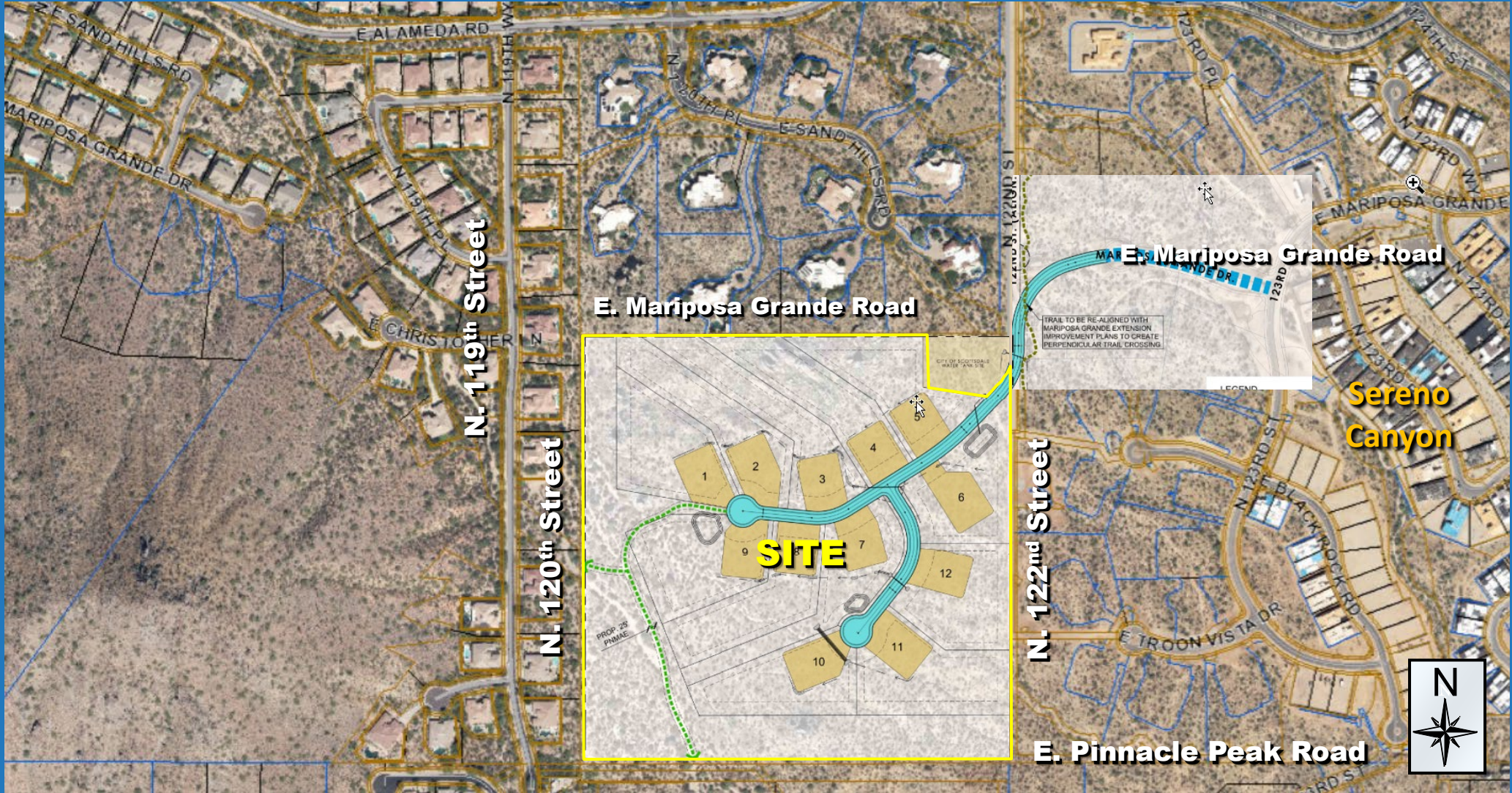
- Planning Commission heard this case on December 13, 2023, and recommended approval with a 7-0 vote.
- Adopt Resolution No. 13004 to abandon the portions of the N. 120th Street alignment, N. 122nd Street alignment, E. Mariposa Grande Drive alignment, and E, Pinnacle Peak Road alignment adjacent to parcel no. 217-01-013, located at the northwest corner of the E. Pinnacle Peak Road alignment and the N. 122nd Street alignment, totaling approximately 179,742 square-feet of right-of-way:
 1. The property owner will record the Sereno Canyon Phase 2AA final plat.
 2. The property owner pay to the city the combined total amount of \$65,946.40 as compensation to the city for the abandonment of right-of-way.

Action Requested (8-AB-2022)

- Planning Commission heard this case on December 13, 2023, and recommended approval with a 7-0 vote.
- Adopt Resolution No. 13005 to abandon the portions of the N. 120^{*'^} Street alignment, E. Pinnacle Peak Road alignment, and the N, 122nd Street alignment adjacent to parcel numbers 217-09-020B, 217-09-020C, and 217-08-059, located at the southwest corner of the E. Pinnacle Peak Road alignment and the N. 122nd Street alignment, totaling approximately 116,747 square-feet of right-of-way:
 1. The property owner will record the Preserve IV final plat.
 2. The property owner shall pay to the City \$499,682.76 as compensation to the City for the abandonment of rights-of-way.

Action Requested (10-AB-2022)

- Planning Commission heard this case on December 13, 2023, and recommended approval with a 7-0 vote.
- Adopt Resolution No. 13005 to abandon the portions of the N. 120th Street alignment, E. Pinnacle Peak Road alignment, and the N. 122nd Street alignment adjacent to parcel numbers 217-09-020B, 217-09-020C, and 217-08-059, located at the southwest corner of the E. Pinnacle Peak Road alignment and the N. 122nd Street alignment:
 1. The property owner shall pay to the City an amount to be determined as compensation to the City for the abandonment of the subject right-of-way (\$26,100).
 2. The property owner shall record a replat combining the existing Troon Highlands Estates final plat and the two of the three subject parcels, case 9-MD-2022. The third parcel is already described in the existing Troon Highlands Estates final plat.
 3. The property owner shall record a Use Restriction Agreement.
- Adopt Resolution No. 13006 authorizing a "Use Restriction Agreement" No. 2024-001-COS.



Associated Preliminary Plats and Abandonment Areas

8-AB-2022 and 4-AB-2018#2



Preserve IV Abandonment (Sereno Canyon 2AA)

8-AB-2022 (4-AB-2022)

(4-PP-2022)

(6-MD-2022)

City Council

January 9, 2024

Coordinator: Jesús Murillo

Project Data

- Existing Use: Undeveloped Lands
- Proposed Use: 12-lot subdivision
- Parcel Size: 40.0 acres
- Building Height Allowed: 24 feet
- Building Height Proposed: 24 feet
- NAOS Required: 16.40 acres (Per ESL Ordinance)
- NAOS Provided: 20.0 acres (Required NAOS for this request)
- Additional NAOS Provided: 5.0 acres (25.0 acres total)
- Density Allowed: 0.31 dwelling units per acre
- Density Proposed: 0.31 dwelling units per acre
- Lots Allowed: 12 lots
- Lot Proposed: 12 lots

Project Data

- **Net Lot Area:** 130,000 square-feet
- **DRB Approved Net Lot Area:** 97,500 square-feet

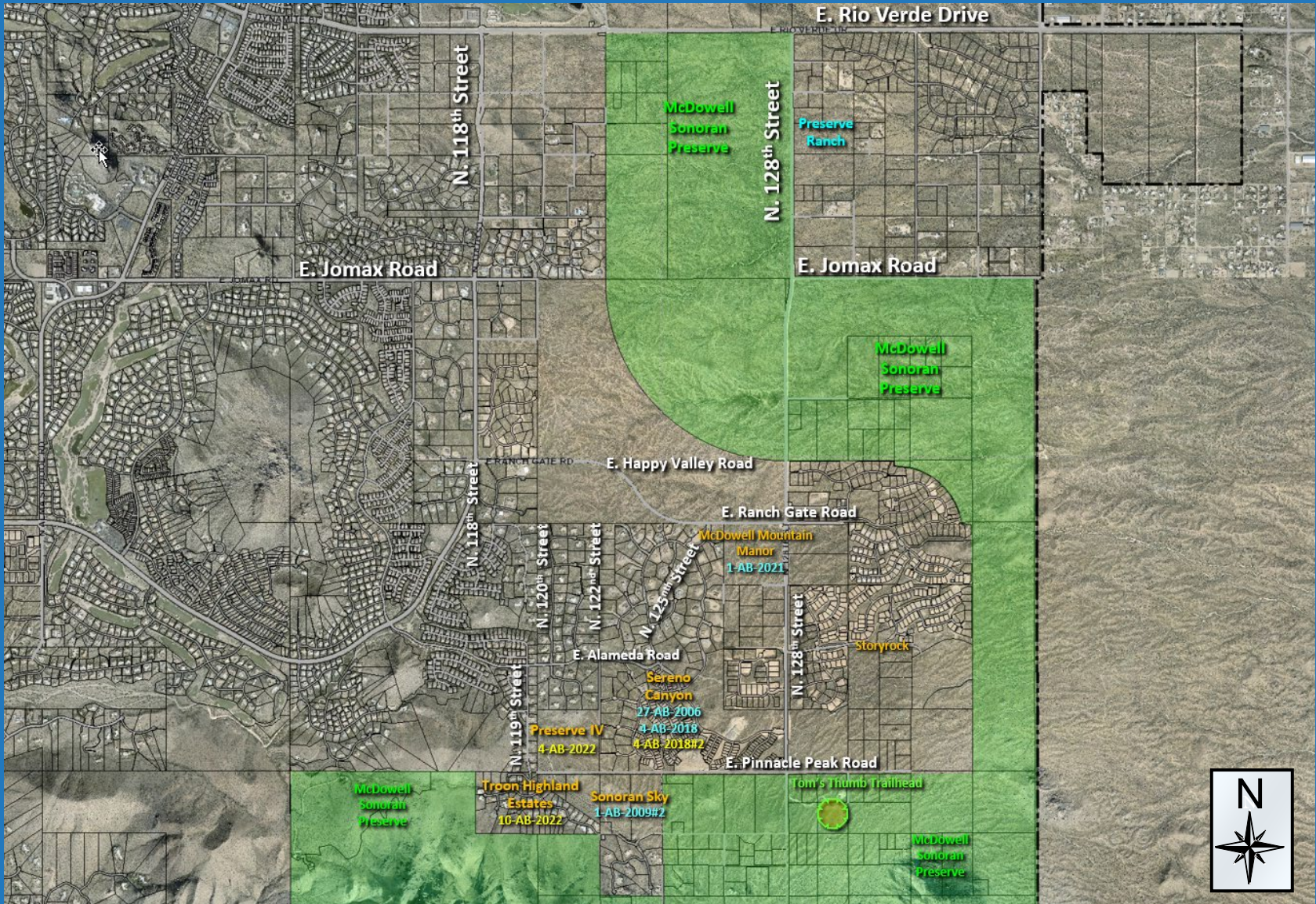
- **Lot Width:** 200 feet
- **DRB Approved Lot Width:** 150 feet

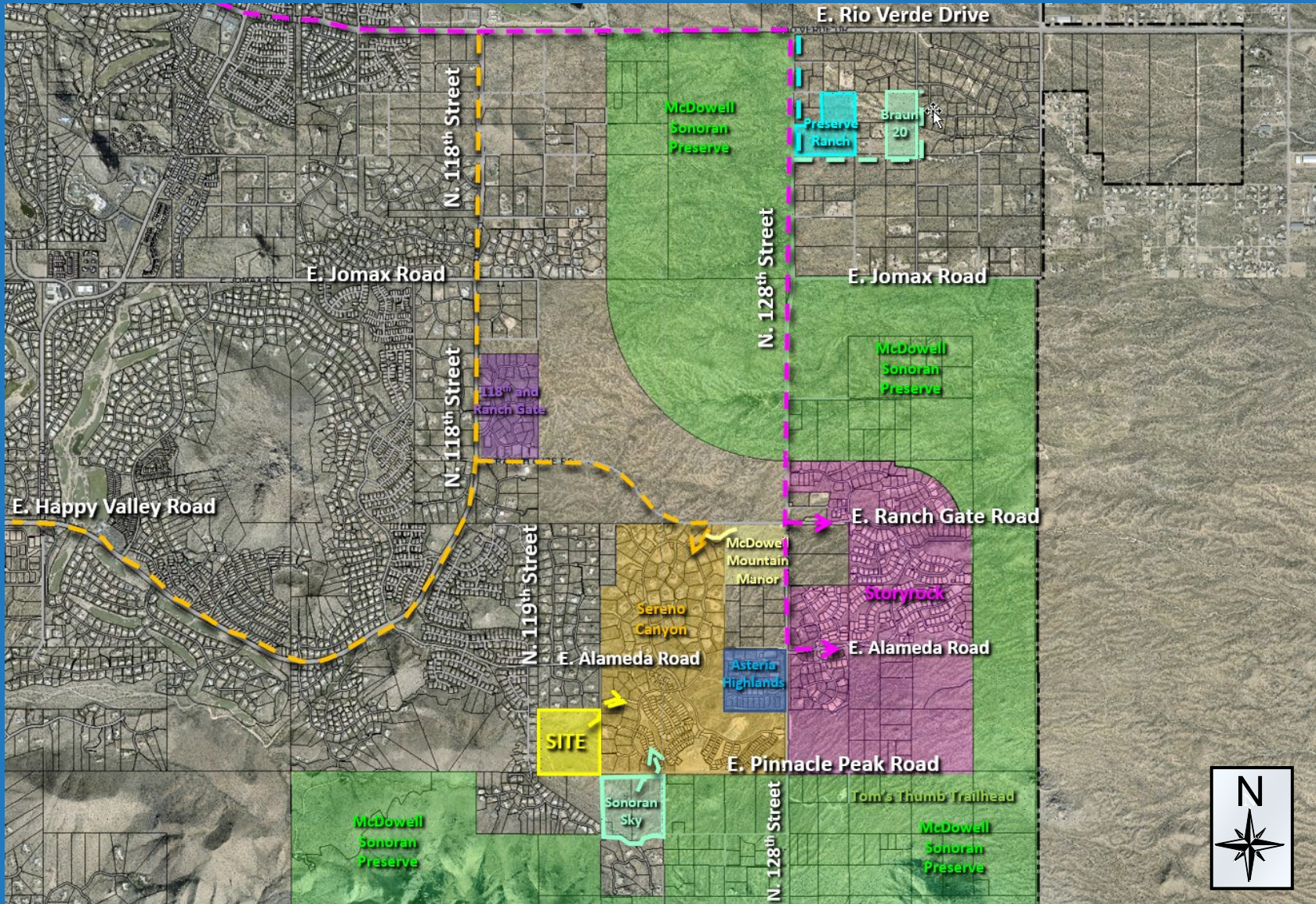
- **Front Yard Setback:** 60 feet
- **DRB Approved Front Yard Setback:** 45 feet

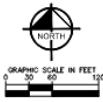
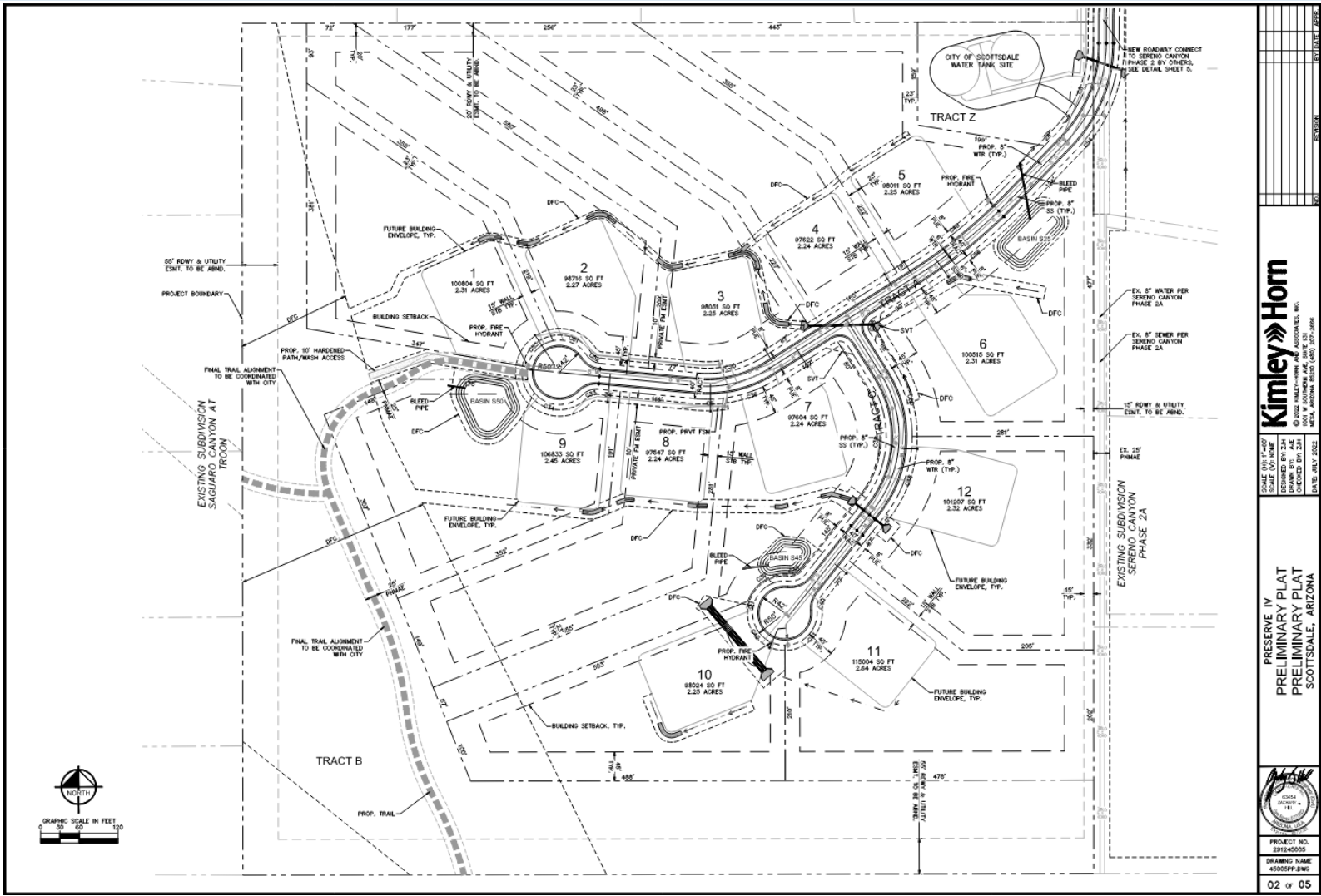
- **Side Yard Setback:** 30 feet
- **DRB Approved Side Yard Setback:** 23 feet

- **Rear Yard Setback:** 60 lots
- **DRB Approved Rear Yard Setback:** 45 lots

(Amended Development Standards 25 % Maximum Allowed)







Kimley-Horn	
© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1001 W. WASHINGTON, SUITE 1000, TULSA, OK 74103 DATE: JULY 2022	
SCALE: 1" = 40'	DATE: JULY 2022
DESIGNED BY: JAH	CHECKED BY: JAH
PRESERVE IV PRELIMINARY PLAT PRELIMINARY PLAT SCOTTSDALE, ARIZONA	
PROJECT NO.: 201440001	DRAWING NAME: 45000PP-02
02 of 05	



Proposed Preliminary Plat

4-PP-2022



LEGEND

- DEVELOPMENT ENVELOPE
- DESERT OPEN SPACE
(TO MATCH REVEG CHARACTER)
- UNDISTURBED NAOS
- REVEGETATION NAOS
- LIMITS OF NAOS
- PROPERTY BOUNDARY

PRESERVE IV REQUIRED NAOS			
GROSS SITE AREA:	40.03	ACRES	
NET SITE AREA:	39.04	ACRES	
NET REQ. PER SLOPE ANALYSIS:	16.40	ACRES	(41.0% OF GROSS SITE AREA)
ADDITIONAL NAOS PROVIDED:	3.60	ACRES	(22.0% INCREASE)
(FOR AMENDED STANDARDS)			
TOTAL REQ. NAOS	20.00	ACRES	(50.0% OF GROSS SITE AREA)
MIN. REQ. UNDISTURBED AREA:	15.08	ACRES	
MAX. REVEGETATED AREA	4.92	ACRES	(30.0% of REQ per SLOPE ANALYSIS)
TOTAL NAOS PROVIDED:	25.00	ACRES	(62.5% OF GROSS SITE AREA)
NAOS PROVIDED - UNDISTURBED:	20.08	ACRES	
NAOS PROVIDED - REVEGETATED:	4.92	ACRES	
NAOS IN TRACTS:	9.32	ACRES	





LEGEND

- PRELIMINARY DEVELOPMENT ENVELOPE WITH AVERAGE CONCEPTUAL ENVELOPE DIMENSIONS
- PROPERTY BOUNDARY

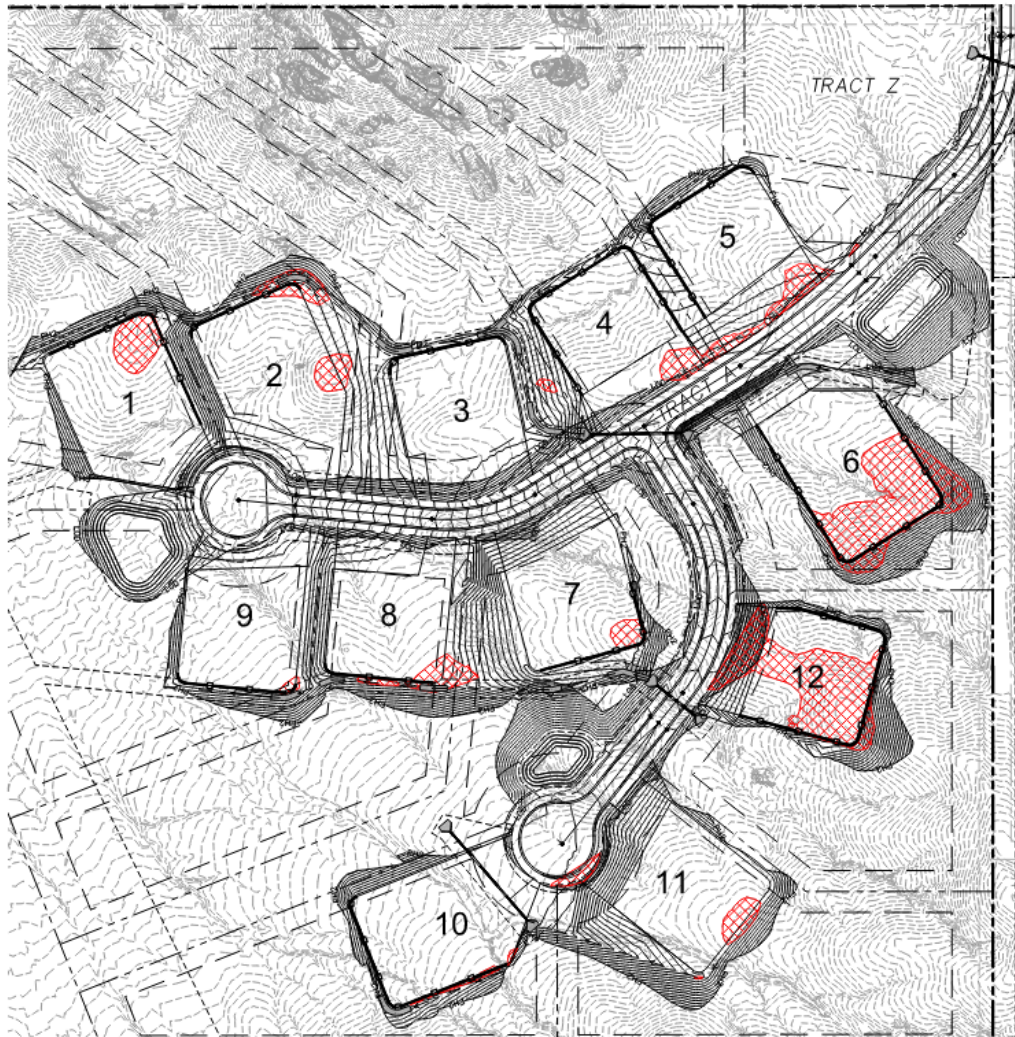
ALL DELINEATED NAOS AREAS AND SUBSEQUENT PRELIMINARY DEVELOPMENT ENVELOPE AREAS SHALL MEET OR EXCEED THE ESL REQUIREMENTS AS STATED IN SEC. 6.1060.F.1, CONCERNING MINIMUM WIDTHS AND AREA OF NAOS EASEMENTS. PRELIMINARY DEVELOPMENT ENVELOPES SHALL ALSO ADHERE TO THE AMENDED SETBACK STANDARDS FOR BUILDINGS AND APPLICABLE ON-LOT IMPROVEMENTS.

R1-130 ESL AMENDED DEVELOPMENT STANDARDS (25% REDUCTION):

- MIN. LOT WIDTH: **150'**
- MIN. LOT AREA: **97,500 S.F.**
- MIN. SETBACK'S: **FRONT: 45', REAR: 45', SIDES: 23'**

ALLOWED/PROPOSED BUILDING HEIGHT:
MAXIMUM 24' FROM NATURAL GRADE
 ALLOWED/PROPOSED WALL HEIGHT: **VARIES**





LEGEND



PROPERTY BOUNDARY



FILL AREAS GREATER THAN 6'

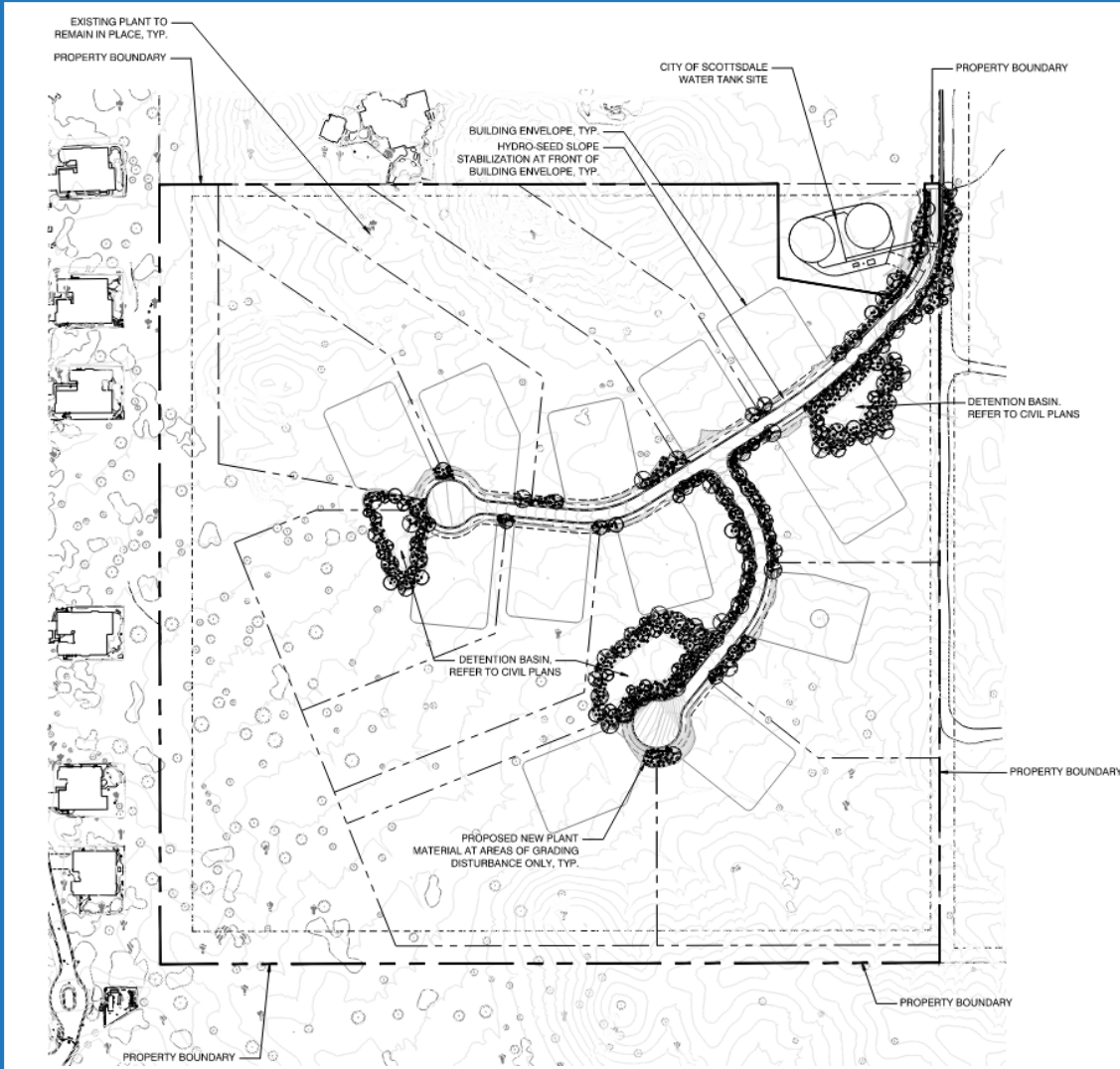


CUT AREAS GREATER THAN 6'



Cuts and Fills Plan

3-PP-2006#3



PLANT SCHEDULE

TREES



BOTANICAL / COMMON NAME	CONT.	QTY
Acacia greggii / Catclaw Acacia	15 Gal.	22
Cercidium floridum / Blue Palo Verde	48" Box or Salvaged	12
Cercidium microphyllum / Foothill Palo Verde	Salvaged	23
Chilopsis linearis / Desert Willow	24" Box	25
Olneya tesota / Desert Ironwood	48" Box or Salvaged	34
Parkinsonia florida / Palo Verde	48" Box or Salvaged	3
Prosopis velutina / Velvet Mesquite	48" Box or Salvaged	21

SHRUBS



BOTANICAL / COMMON NAME	CONT.	QTY
Ambrosia deltoidea / Triangleleaf Bursage	5 Gal.	171
Encelia farinosa / Brittle Bush	5 Gal.	144
Ericameria laricifolia / Turpentine Bush	5 Gal.	76
Justicia californica / Chuparosa	5 Gal.	162
Larrea tridentata / Creosote Bush	5 Gal.	83
Simmondsia chinensis / Jojoba	5 Gal.	47

ACCENTS/SUCCULENTS



BOTANICAL / COMMON NAME	CONT.	QTY
Agave murpheyi / Murphey's Century Plant	5 Gal.	35
Agave parryi / Parry's Agave	5 Gal.	46
Dasyliion wheeleri / Desert Spoon	5 Gal.	14
Fouquieria splendens / Ocotillo	Lg. Bare Root	46
Yucca baccata / Banana Yucca	5 Gal.	82

ANNUALS/PERENNIALS/GRASSES



BOTANICAL / COMMON NAME	CONT.	QTY
Aristida purpurea / Purple Threeawn	5 Gal.	178

CACTUS



BOTANICAL / COMMON NAME	CONT.	QTY
Carnegiea gigantea / Saguaro	10 HT. or Salvaged	18
Cylindropuntia bigelovii / Teddybear Cholla	5 Gal.	87
Echinocereus engelmannii / Engelmann's Hedgehog Cactus	5 Gal.	24
Ferocactus wislizenii / Fish Hook Barrel Cactus	5 Gal.	40
Opuntia engelmannii / Engelmann's prickly pear	5 Gal.	39





Preserve IV

4-PP-2022

(8-AB-2022)

**Development Review Board
September 15, 2022**

Coordinator: Jesús Murillo





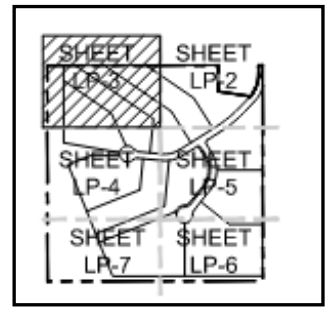
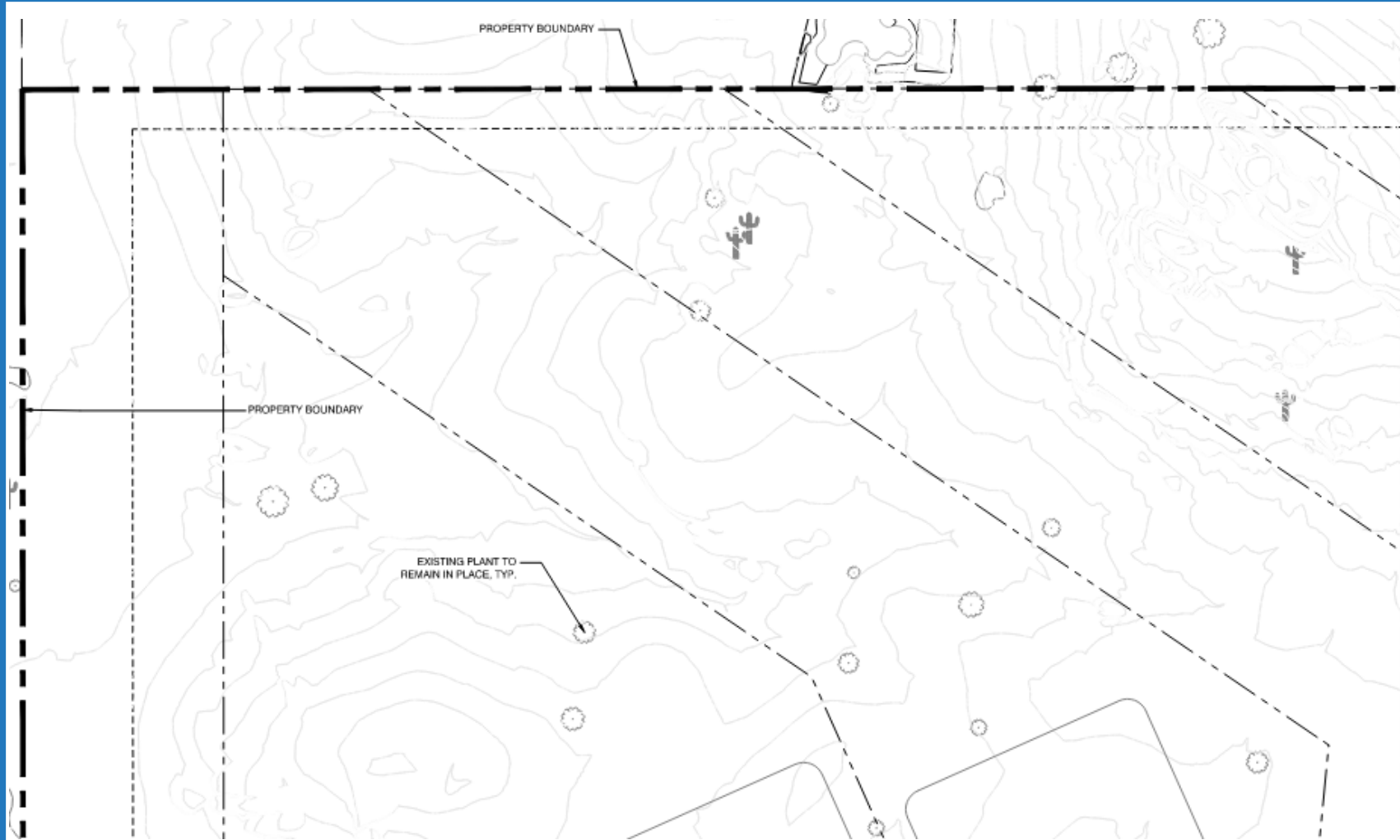
LEGEND

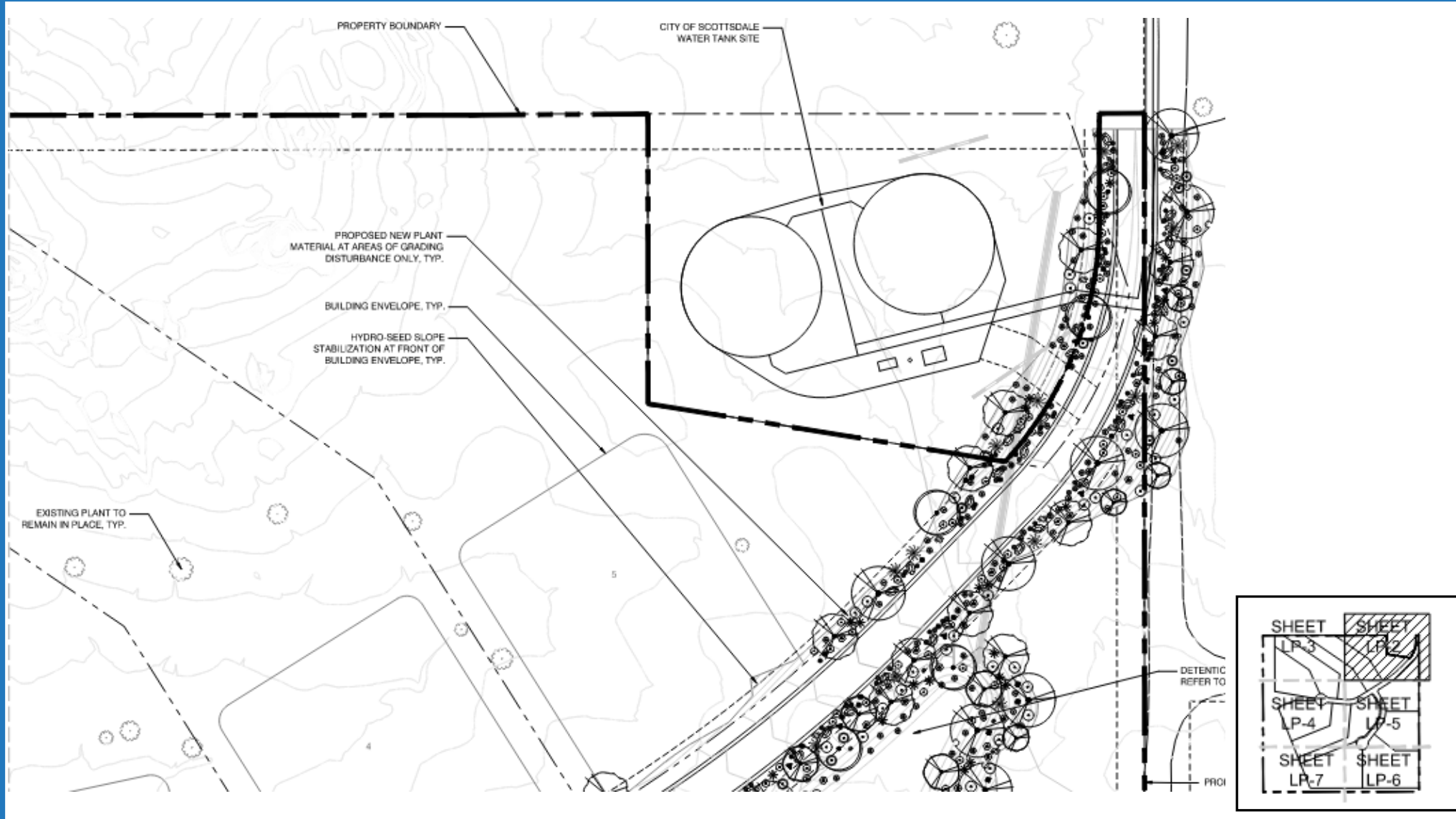
-  PRELIMINARY DEVELOPMENT ENVELOPE
-  ESLO - HILLSIDE LANDFORM
-  ESLO - UPPER DESERT LANDFORM
-  PROPERTY BOUNDARY

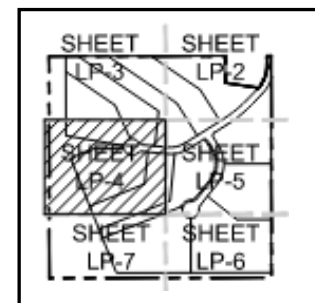
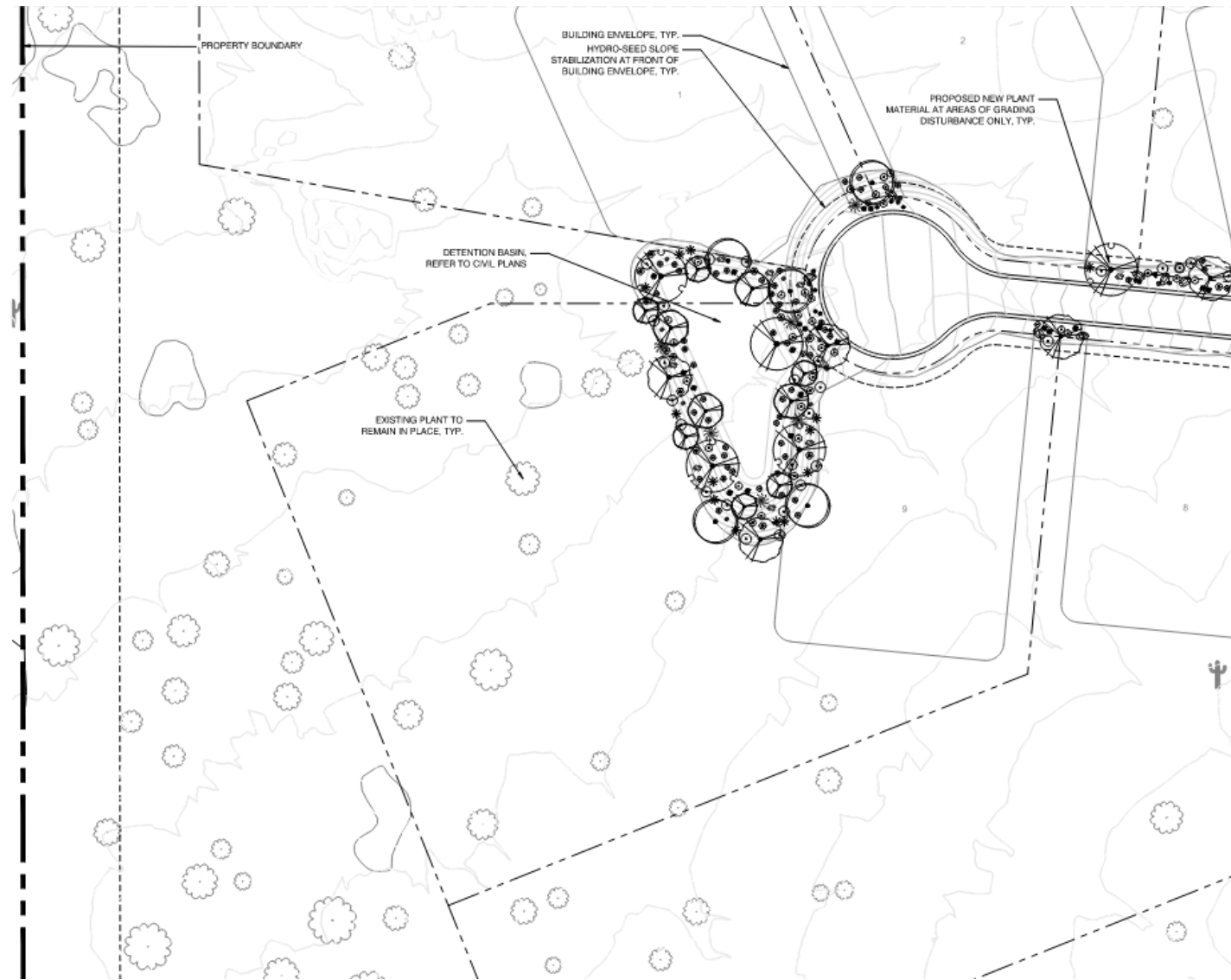


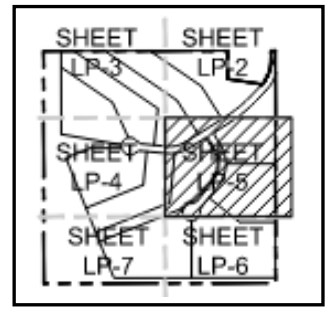
Hillside and Upper Desert Map

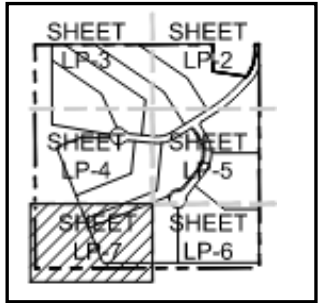
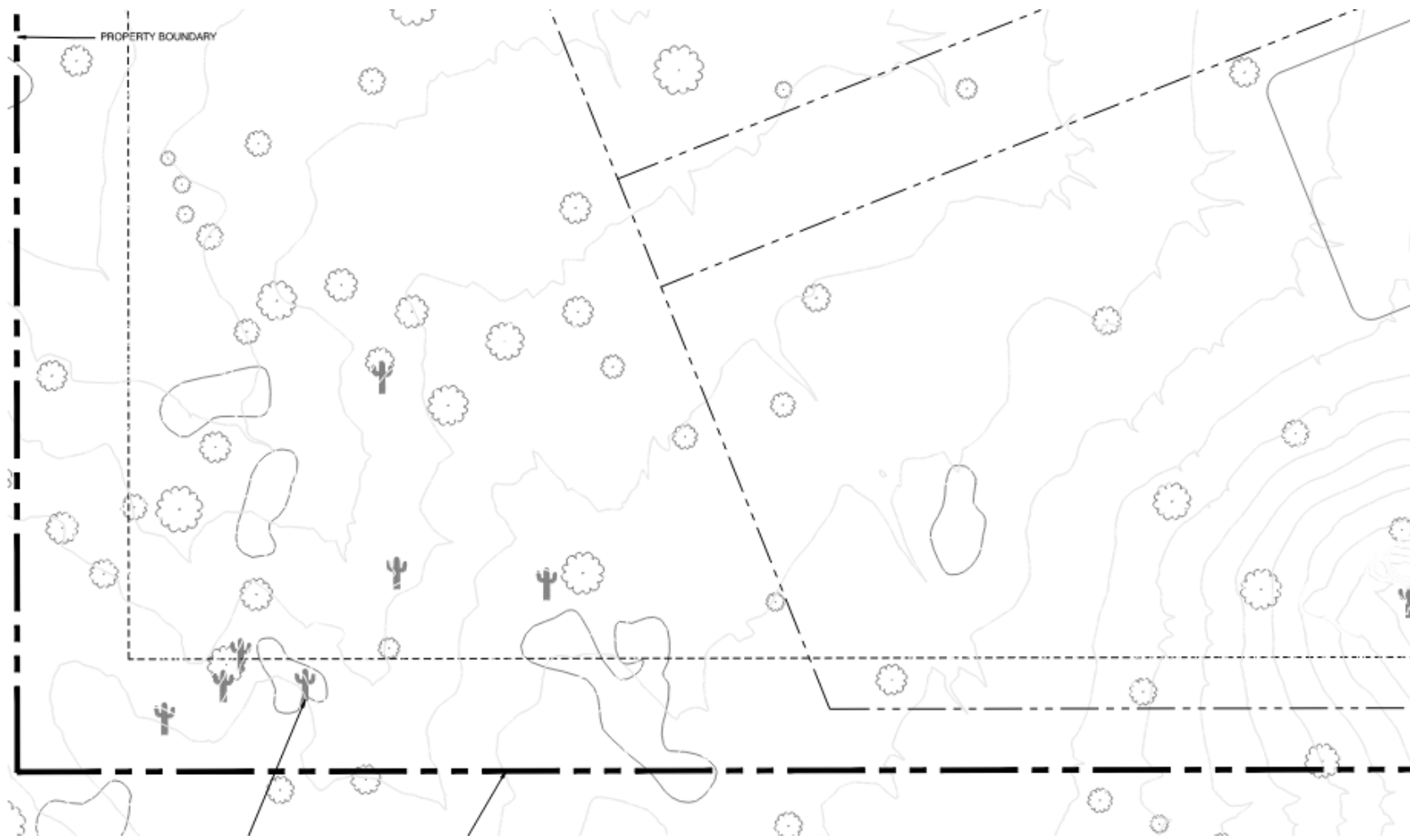
4-PP-2022

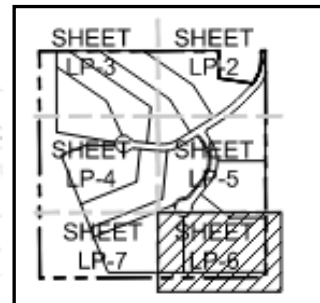
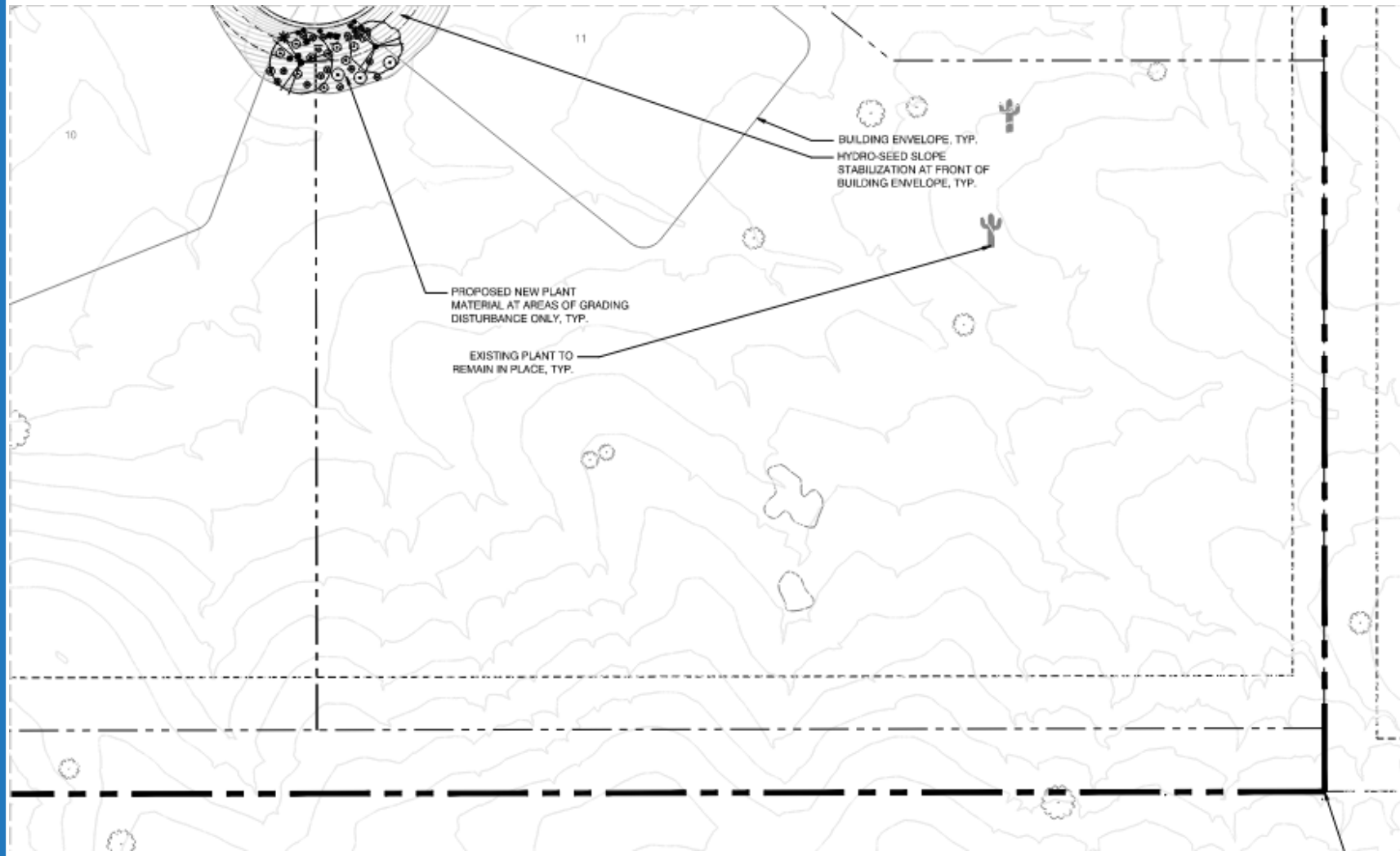






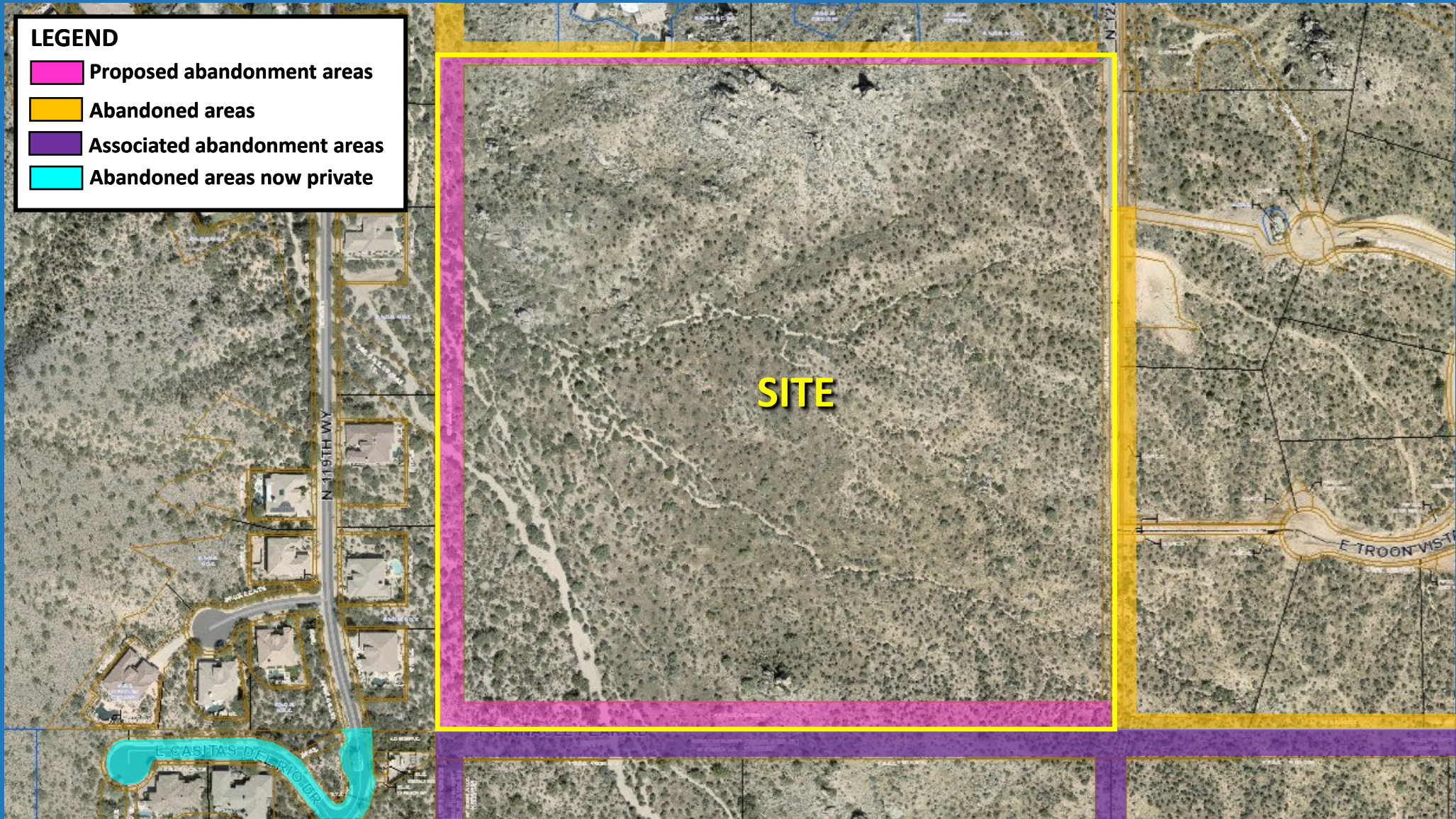






LEGEND

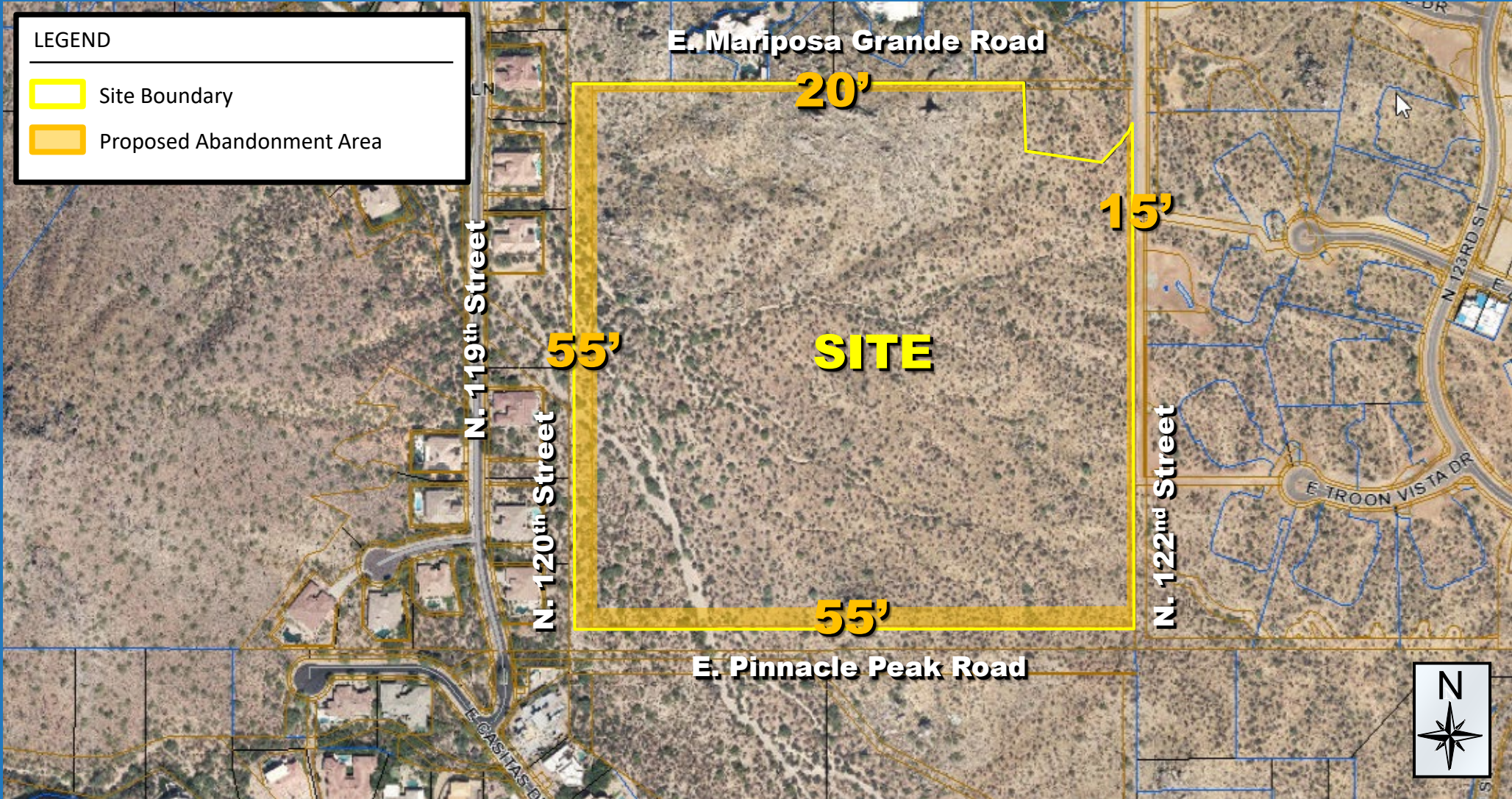
- Proposed abandonment areas
- Abandoned areas
- Associated abandonment areas
- Abandoned areas now private





Aerial Close-up

4-PP-2022



Aerial Close-up

4-PP-2022

