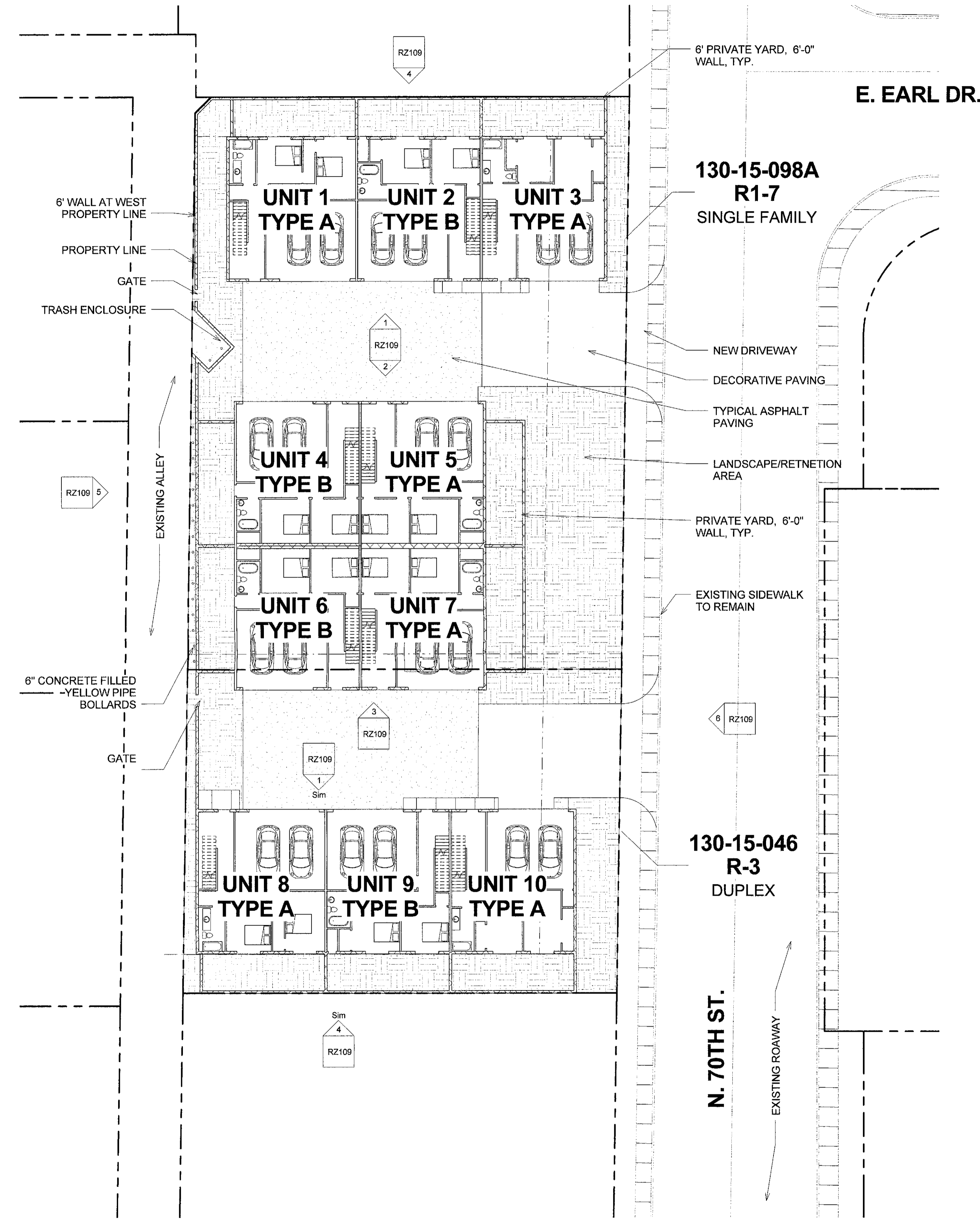


Full Size or Largest Size
(site plan, landscape, elevations)

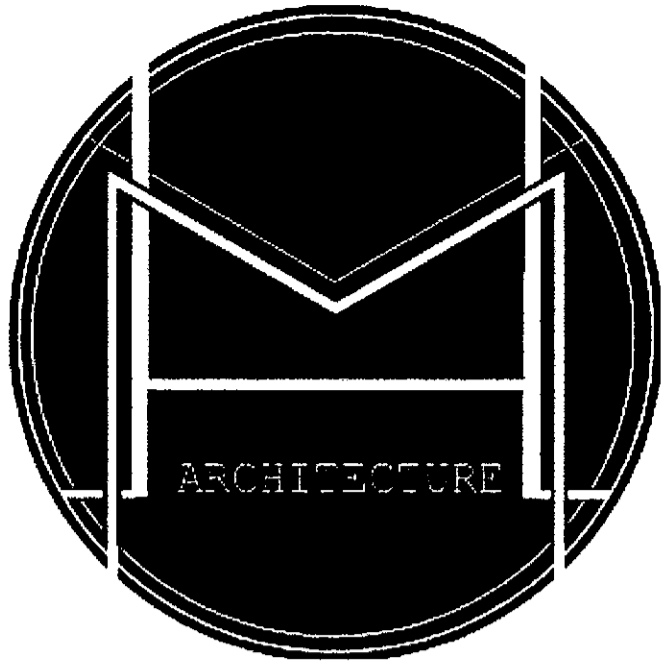
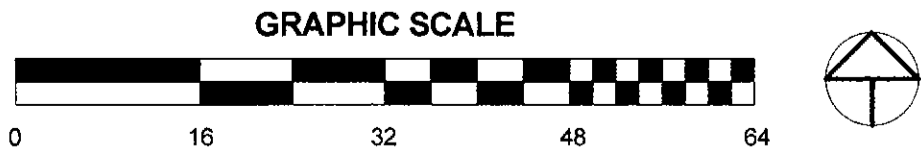
SCOTTSDALE TOWNHOMES

PARCEL NUMBER(S):
130-15-098A & 130-15-046

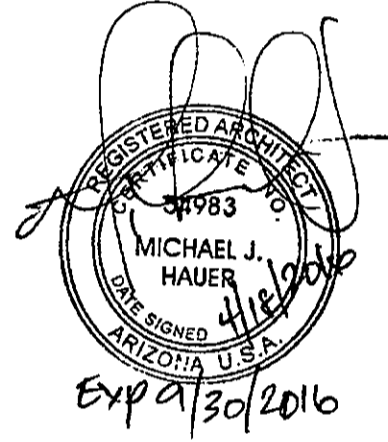
GROSS SITE SQUARE FOOTAGE (PROPERTY + 1/2 ROW STREET AND ALLEY):
 130-15-098A = 21,897 SF
 130-15-046 = 12,388 SF
 PROJECT TOTAL = 34,285 SF
NET SITE SQUARE FOOTAGE:
 130-15-098A = 18,319 SF
 130-15-046 = 9,237 SF
 PROJECT TOTAL = 25,556 SF



1 00 SITE PLAN RZ
1/16" = 1'-0"



FOR ILLUSTRATIVE PURPOSES, NOT FOR APPROVAL OR CONSTRUCTION



OWNER:
BRUCKAL DEVELOPMENTS
4500 N 32ND ST. #100F
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480.309.4183
STEBRUCKAL@GMAIL.COM

ARCHITECT:
MICHAEL HAUER ARCHITECTURE, LLC
37 W WILLETTA ST.
PHX, AZ 85003
480.510.0810
MHAUER2012@GMAIL.COM

No.	Description	Date

SCOTTSDALE TOWNHOMES
SITE PLAN

Project number	1502.00
Date	Issue Date
Drawn by	MJH
Checked by	MJH

RZ002

Scale 1/16" = 1'-0"



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APPROVAL OR
CONSTRUCTION



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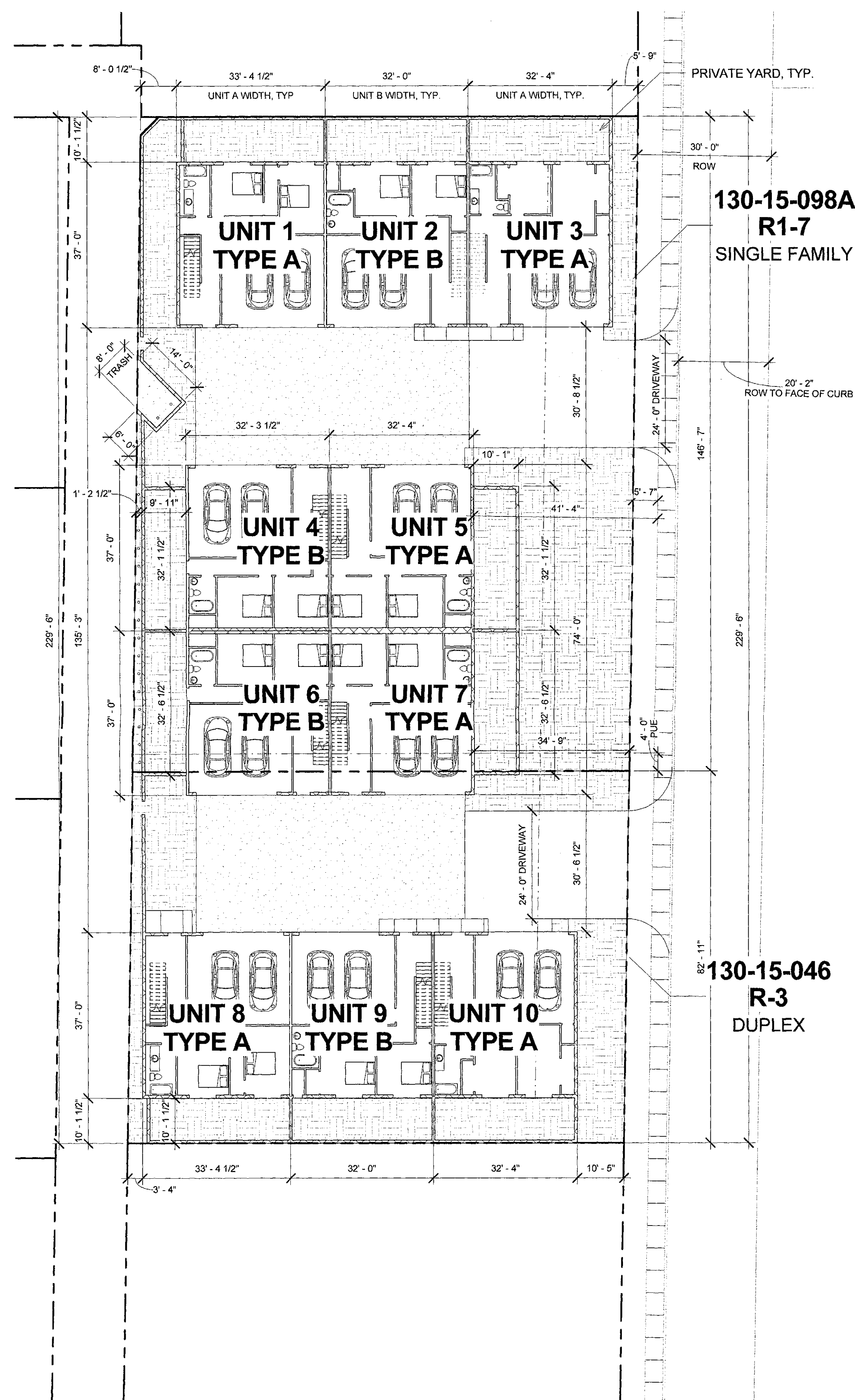
No.	Description	Date

SCOTTSDALE TOWNHOMES
DIMENSIONED SITE PLAN

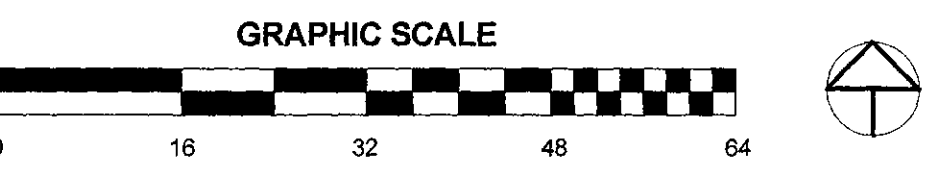
Project number	1502.00
Date	Issue Date
Drawn by	MJH
Checked by	MJH

RZ003

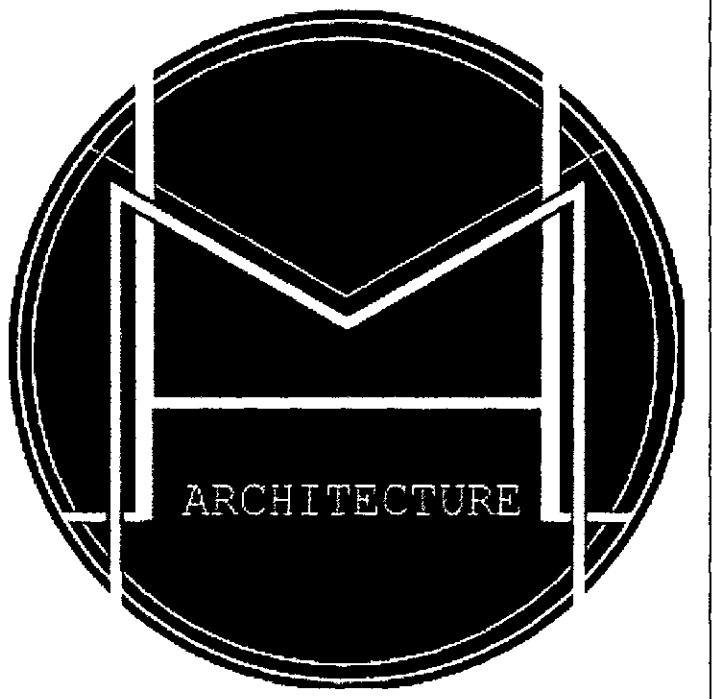
Scale	1/16" = 1'-0"
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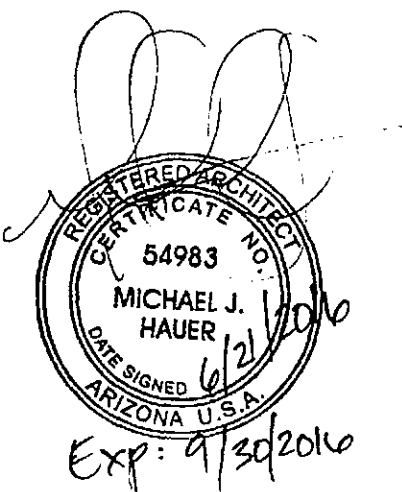
1 00 SITE PLAN DIMENSIONED
1/16" = 1'-0"



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APPROVAL OR
CONSTRUCTION



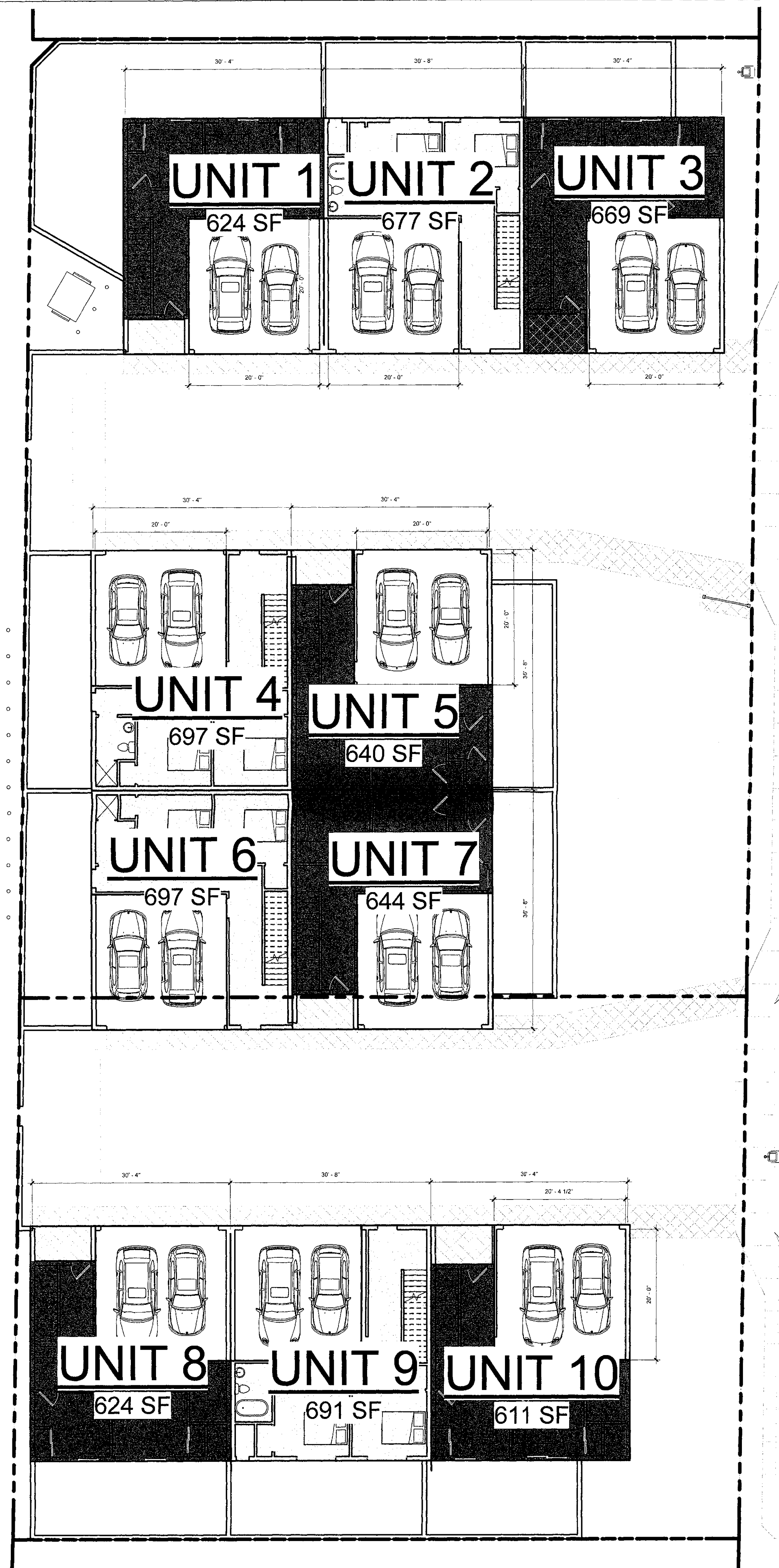
OWNER:
BRUCKAL DEVELOPMENTS
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ARCHITECT:
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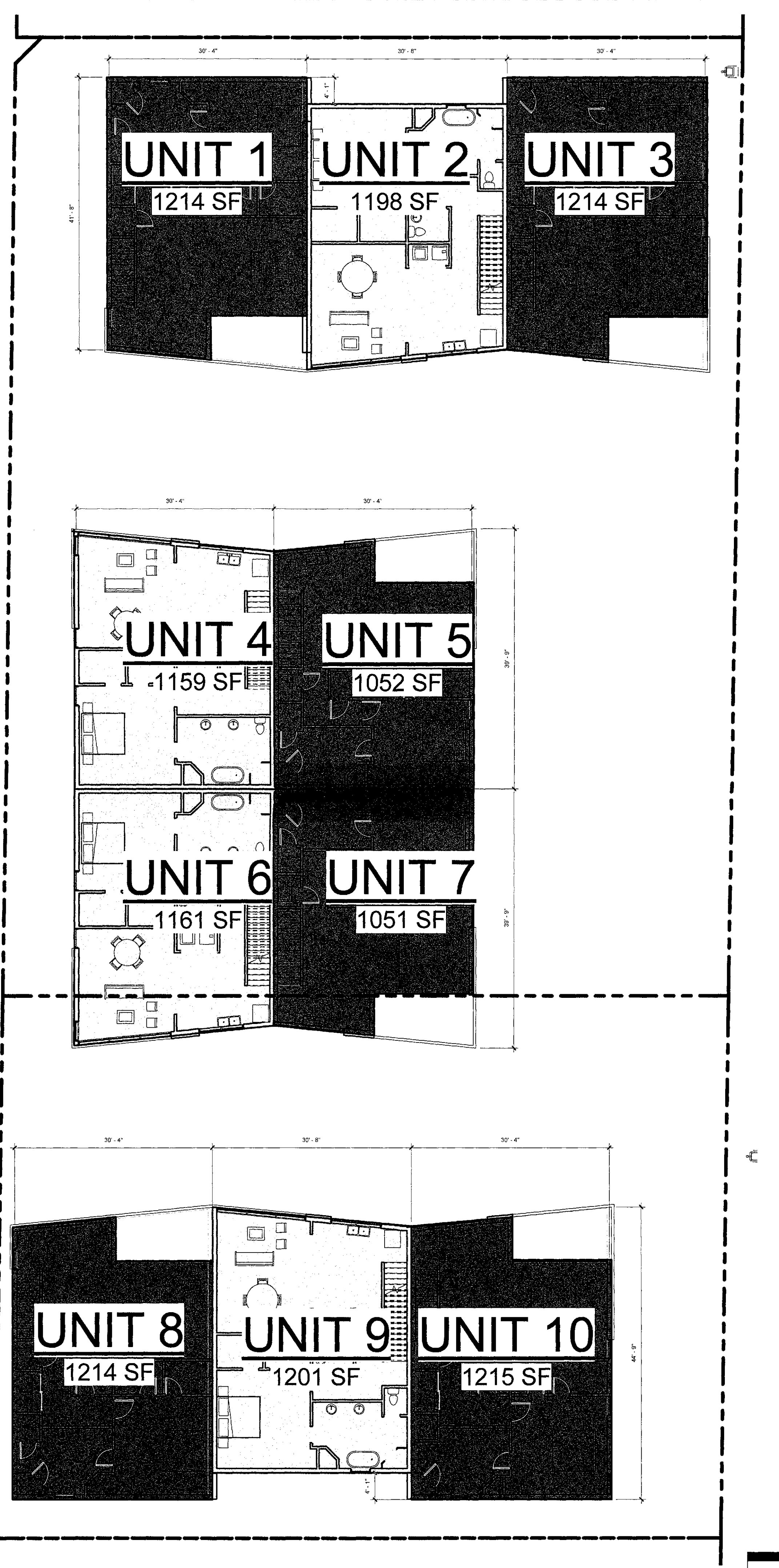
No.	Description	Date

**SCOTTSDALE
TOWNHOMES
FLOOR PLANS**

Project number	1502.00
Date	06/21/2016
Drawn by	MJH
Checked by	MJH
RZ101	
Scale	3/32" = 1'-0"



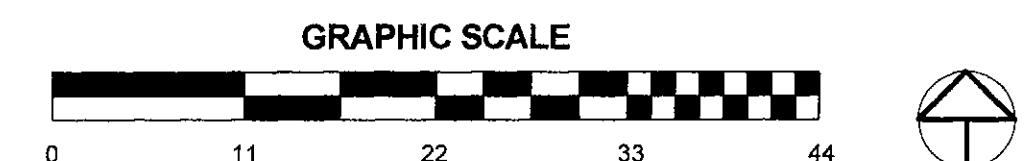
1 LEVEL 1 GROSS SF
3/32" = 1'-0"



2 LEVEL 2 GROSS SF
3/32" = 1'-0"

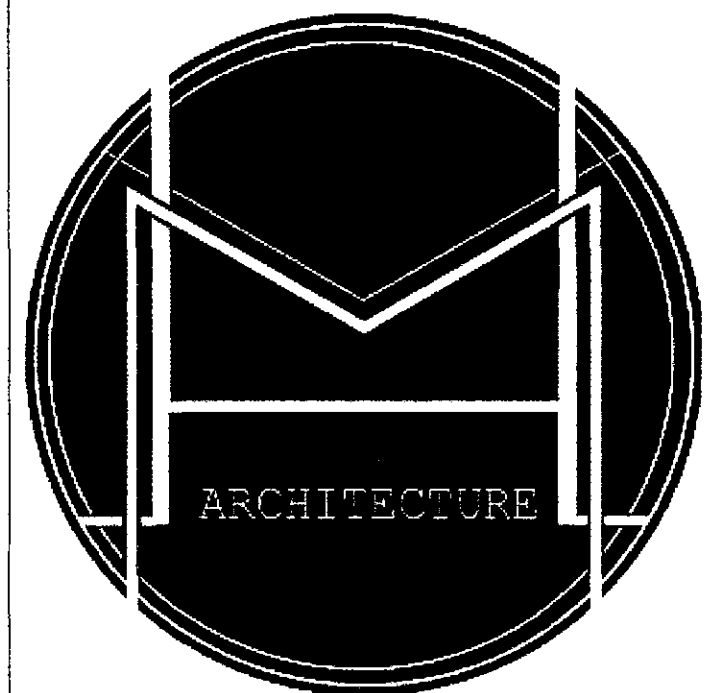
GROSS SQUARE FOOTAGE

Name	Unit Type	Area
00_LEVEL 1		
UNIT 1	TYPE A	624 SF
UNIT 2	TYPE B	677 SF
UNIT 3	TYPE A	669 SF
UNIT 4	TYPE B	697 SF
UNIT 5	TYPE A	640 SF
UNIT 6	TYPE B	697 SF
UNIT 7	TYPE A	644 SF
UNIT 8	TYPE A	624 SF
UNIT 9	TYPE B	691 SF
UNIT 10	TYPE A	611 SF
00_LEVEL 2		
UNIT 1	TYPE A	1214 SF
UNIT 2	TYPE B	1198 SF
UNIT 3	TYPE A	1214 SF
UNIT 4	TYPE B	1159 SF
UNIT 5	TYPE A	1052 SF
UNIT 6	TYPE B	1161 SF
UNIT 7	TYPE A	1051 SF
UNIT 8	TYPE A	1214 SF
UNIT 9	TYPE B	1201 SF
UNIT 10	TYPE A	1215 SF
Grand total:	20	18252 SF

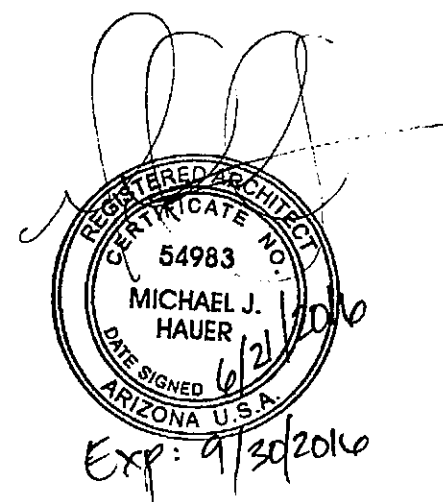


11-ZN-2016
6/23/16

6/21/2016 7:08:17 PM



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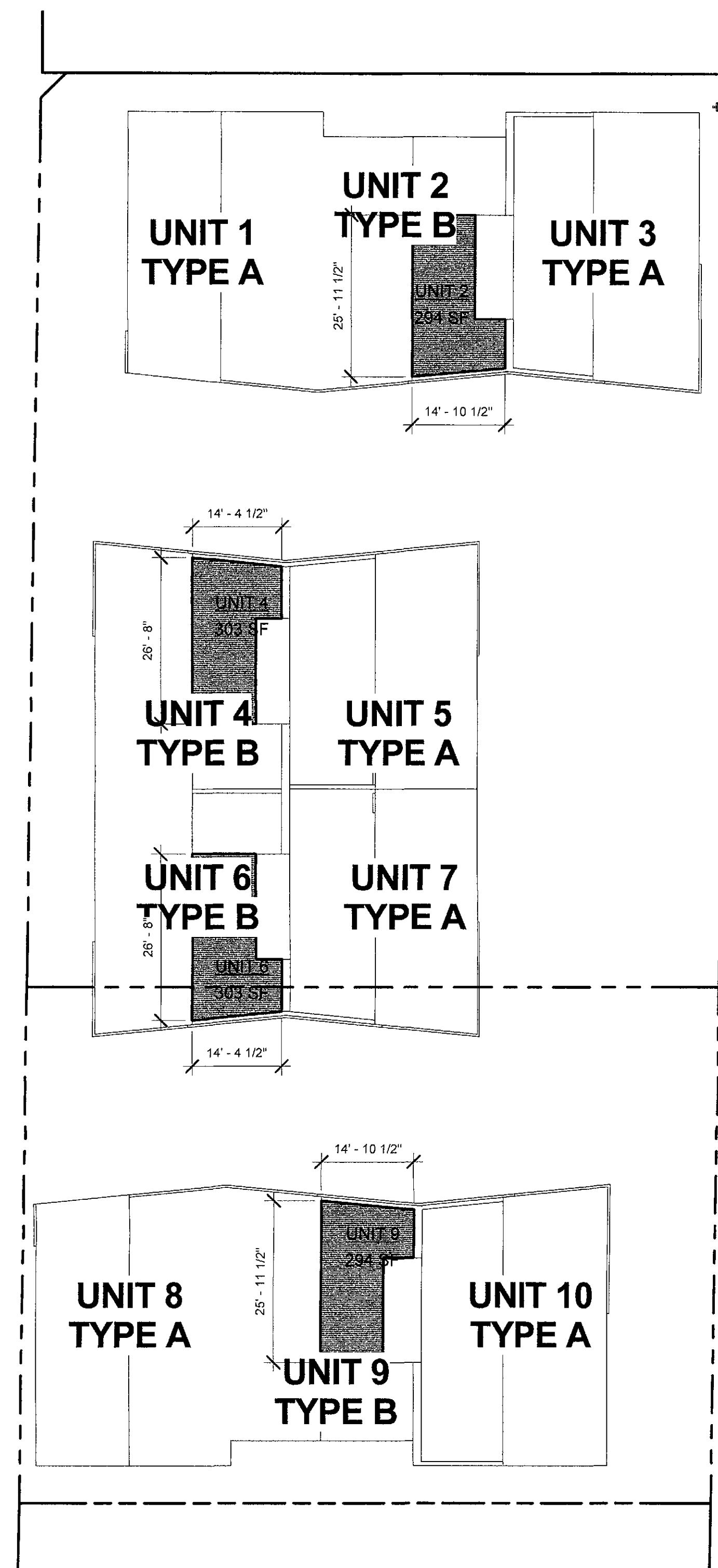
No.	Description	Date

SCOTTSDALE TOWNHOMES FLOOR PLANS - PRIVATE OPEN SPACE

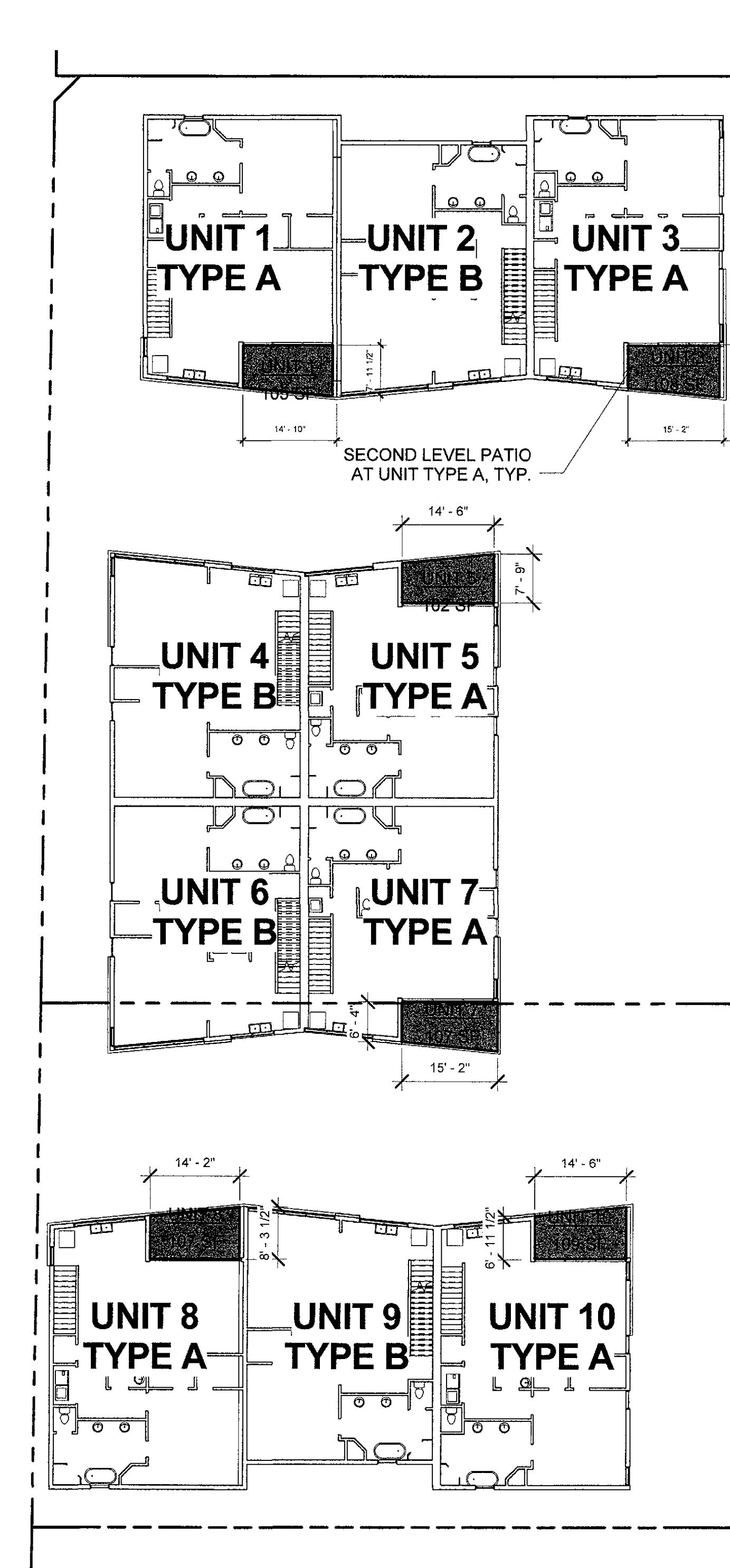
Project number: 1502.00
Date: 06/21/2016
Drawn by: MJH
Checked by: MJH

RZ106

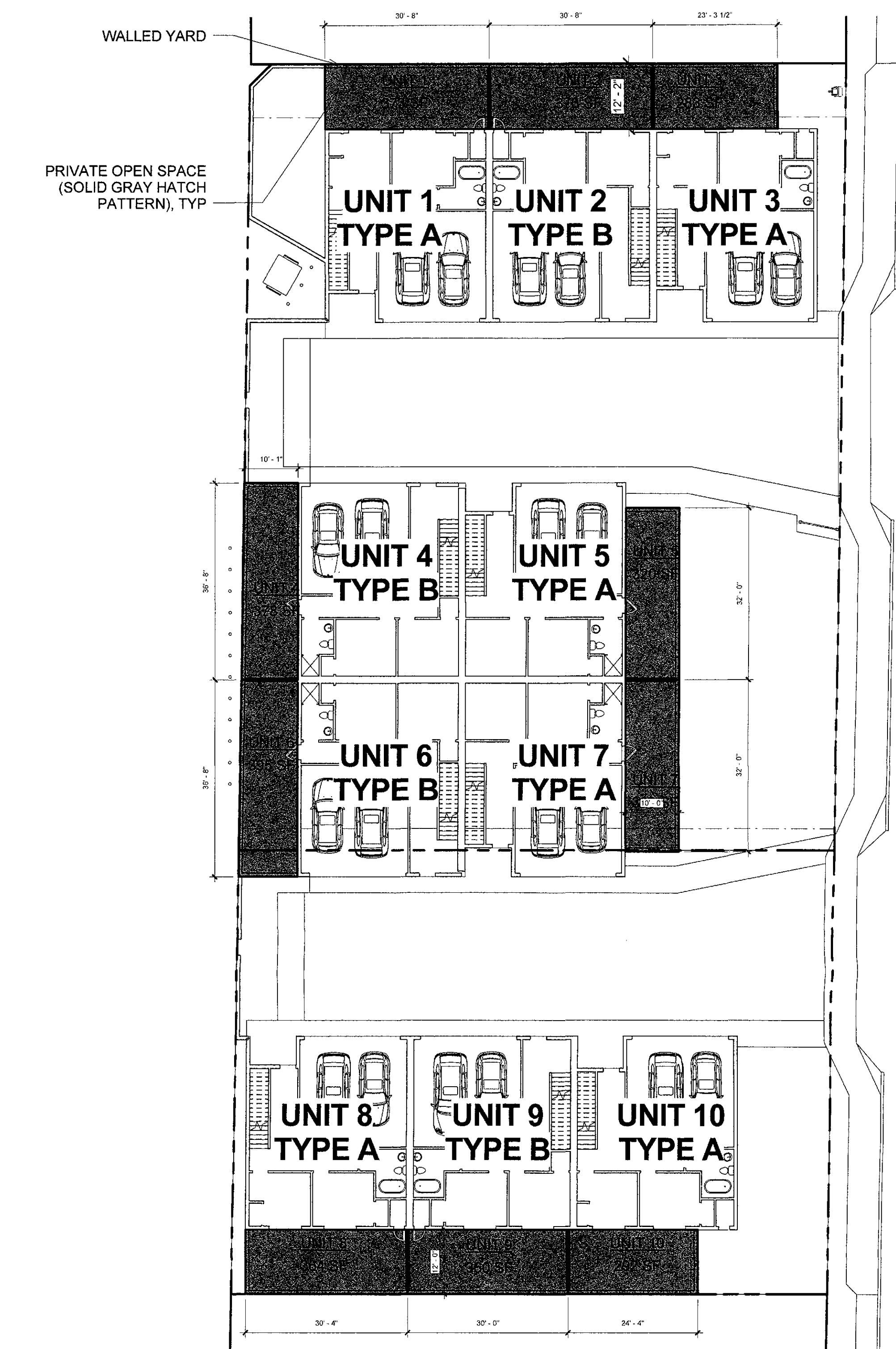
Scale: 1/16" = 1'-0"



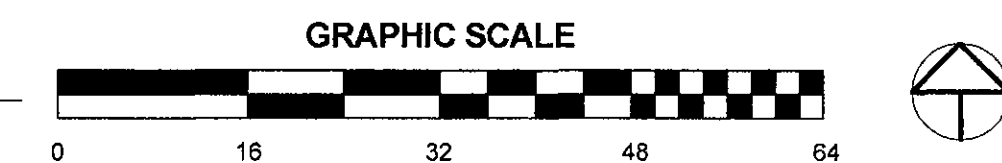
1 ROOFTOP DECK PRIVATE OPEN SPACE
1/16" = 1'-0"



3 LEVEL 2 PRIVATE OPEN SPACE
1/16" = 1'-0"



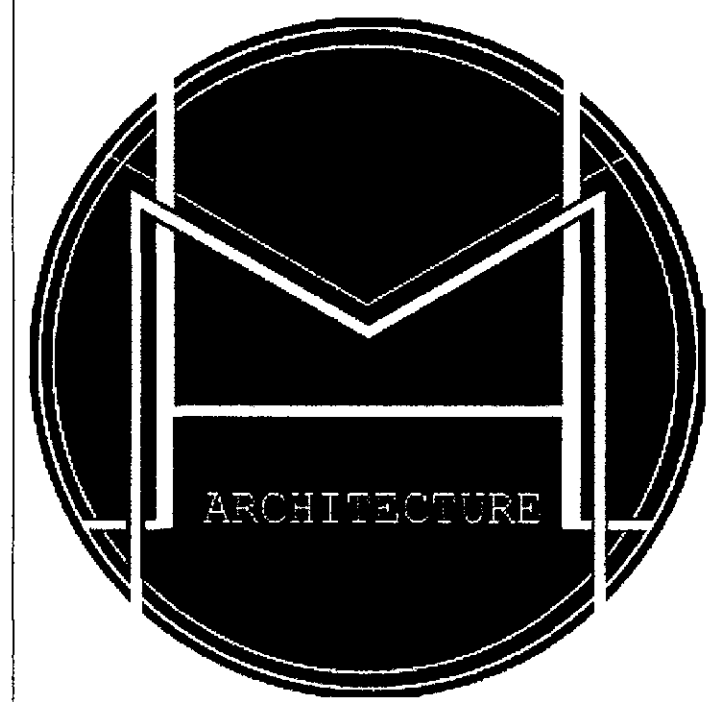
4 LEVEL 1 PRIVATE OPEN SPACE
1/16" = 1'-0"



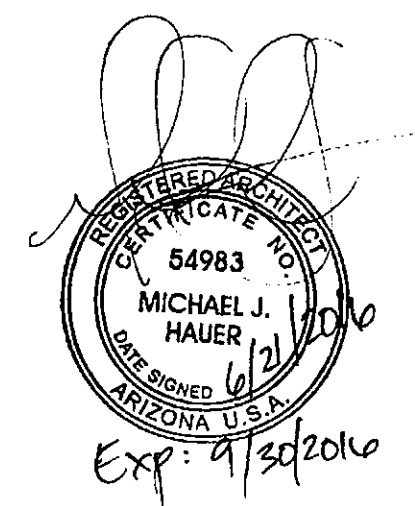
UNIT	AREA
00_LEVEL 1	
UNIT 1	373 SF
UNIT 2	373 SF
UNIT 3	283 SF
UNIT 4	378 SF
UNIT 5	320 SF
UNIT 6	395 SF
UNIT 7	320 SF
UNIT 8	364 SF
UNIT 9	360 SF
UNIT 10	292 SF

UNIT	AREA
00_LEVEL 2	
UNIT 1	105 SF
UNIT 3	108 SF
UNIT 5	102 SF
UNIT 7	107 SF
UNIT 8	107 SF
UNIT 10	109 SF
UNIT B PATIO	
UNIT 2	294 SF
UNIT 4	303 SF
UNIT 6	303 SF
UNIT 9	294 SF
Grand total: 20	5290 SF

PRIVATE OPEN SPACE CALC				
UNIT #	UNIT TYPE	TOTAL AREA	TOTAL PRIVATE OPEN SPACE	PERCENT OPEN SPACE
1	A	2108 SF	435 SF	20.6%
2	B	1984 SF	693 SF	34.9%
3	A	2071 SF	473 SF	22.8%
4	B	1942 SF	451 SF	23.2%
5	A	1894 SF	648 SF	34.2%
6	B	1933 SF	450 SF	23.2%
7	A	1886 SF	648 SF	34.4%
8	A	2109 SF	436 SF	20.7%
9	B	1985 SF	693 SF	35.0%
10	A	2084 SF	440 SF	21.1%



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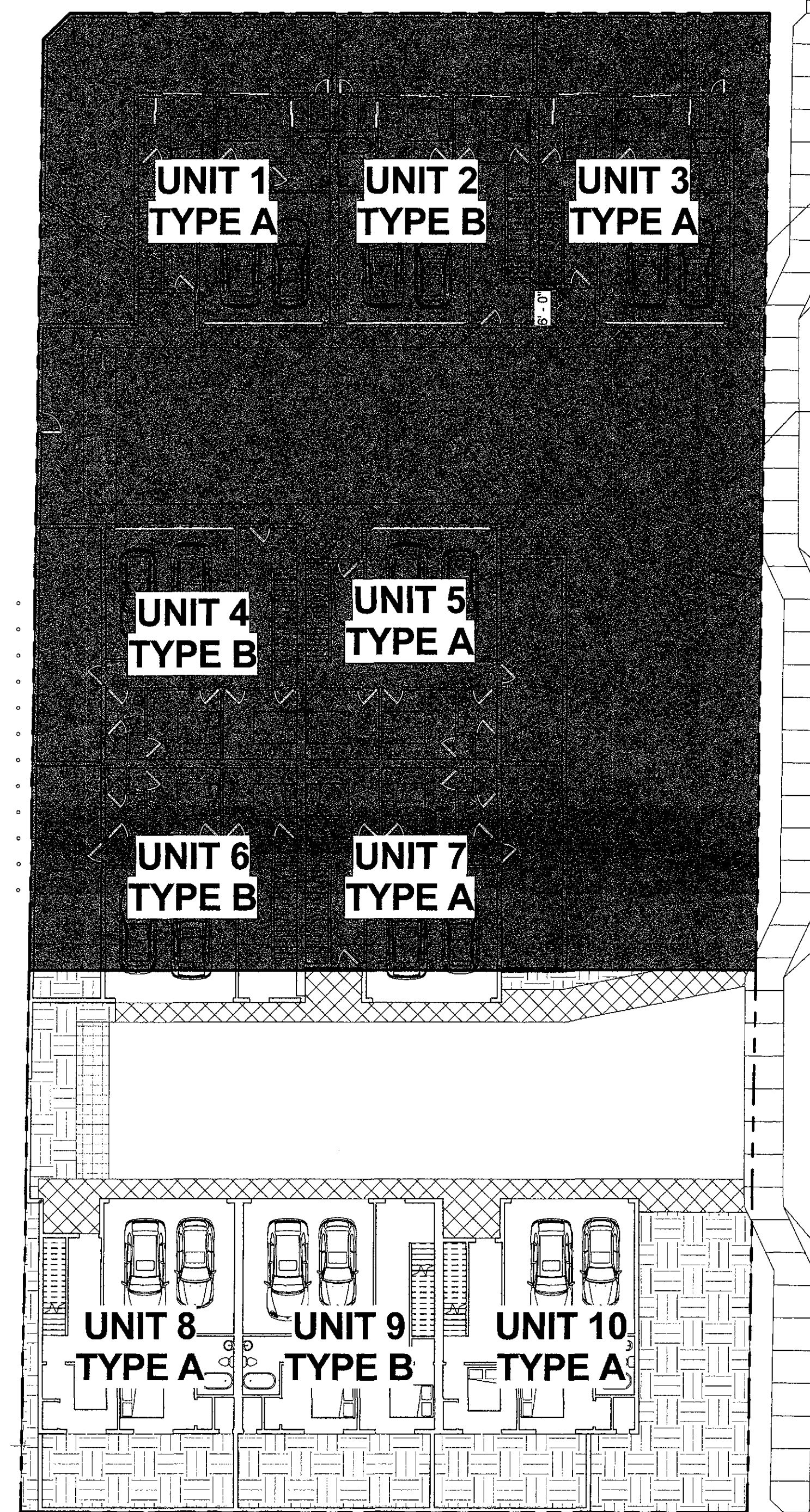
No.	Description	Date
1	REZONE COMMENTS 1	06/15/2016

SCOTTSDALE TOWNHOMES
SITE PLAN - OPEN SPACE CALC

Project number: 1502.00
Date: 06/21/2016
Drawn by: MJH
Checked by: MJH

RZ107

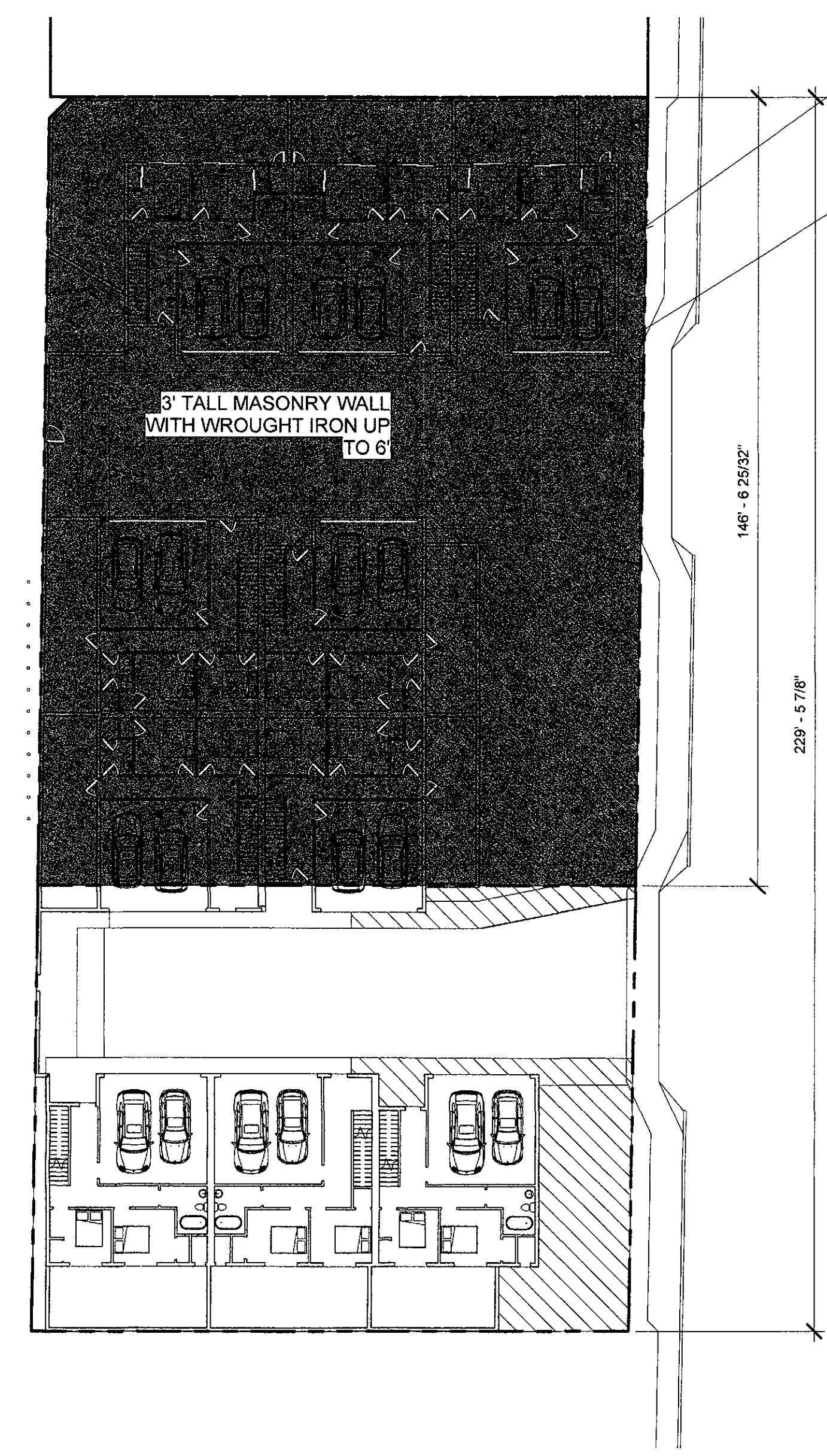
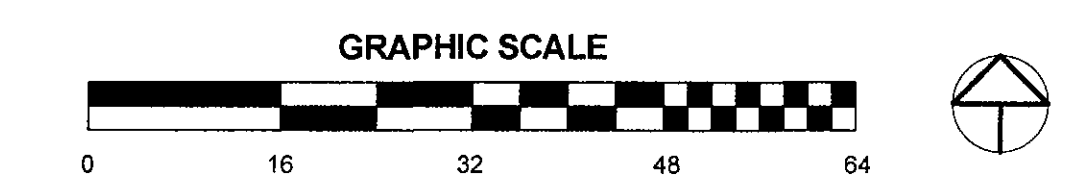
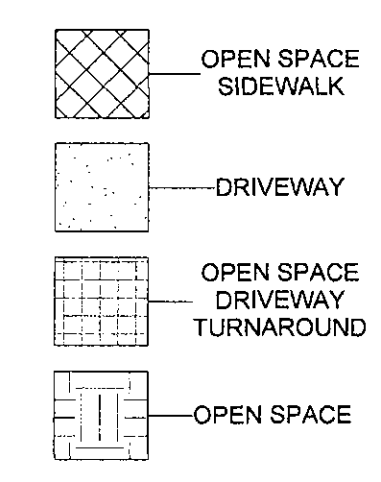
Scale: As indicated



**130-15-098A
R1-7
SINGLE FAMILY**

GRAY HATCHED AREA INDICATES
PROPERTY BEING REZONED

**130-15-046
R-3
DUPLEX**



FRONTAGE OPEN SPACE
(DIAGONAL HATCH PATTERN)

GRAY HATCHED AREA
INDICATES PROPERTY
BEING REZONED

OVERALL FRONTAGE OPEN SPACE

TOTAL REQUIRED FRONTAGE OPEN SPACE PER COS ZONING ORDINANCE 507.4 A

LINEAR FEET OF PUBLIC FRONTAGE = 229'-6"

REQUIRED FRONTAGE OPEN SPACE: 229'-6" X 20 SF = 4595 SF

TOTAL FRONTAGE SQUARE FOOTAGE PROVIDED = 4730 SF

REZONE FRONTAGE OPEN SPACE

TOTAL REQUIRED FRONTAGE OPEN SPACE PER COS ZONING ORDINANCE 507.4 A FOR PARCEL 130-15-098A

LINEAR FEET OF PUBLIC FRONTAGE = 146'-7"

REQUIRED FRONTAGE OPEN SPACE: 146'-7" X 20 SF = 2932 SF

TOTAL FRONTAGE SQUARE FOOTAGE PROVIDED = 3342 SF

2 00 SITE PLAN FRONTAGE OPEN SPACE
3/64" = 1'-0"



REZONE SITE SQUARE FOOTAGE	
Type	Area
OPEN SPACE REZONE	5270 SF
OPEN SPACE SIDEWALK	844 SF
Grand total: 2	6114 SF

PARCEL 130-15-098A OPEN SPACE REQUIRED:

TOTAL NET SQUARE FOOTAGE = 16,319

TOTAL REQUIRED OPEN SPACE: 16,319 X .36 = 5,874 SF

TOTAL PROVIDED OPEN SPACE = 6,114 SF

OPEN SPACE TOTAL	
Type	Area
OPEN SPACE	2330 SF
OPEN SPACE DRIVEWAY TURNAROUND	240 SF
OPEN SPACE REZONE	5270 SF
OPEN SPACE SIDEWALK	1717 SF
Grand total: 6	9557 SF

OVERALL PROJECT OPEN SPACE REQUIRED:

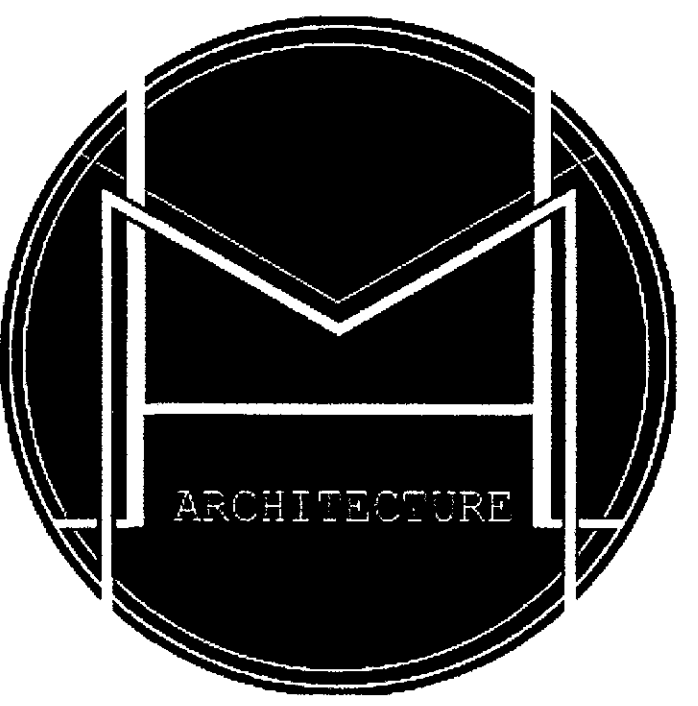
TOTAL NET SQUARE FOOTAGE = 16,319 + 9,237 = 25,556 SF

TOTAL REQUIRED OPEN SPACE: 25,556 X .36 = 9,201 SF

TOTAL PROVIDED OPEN SPACE = 9,557 SF

1 00 SITE PLAN NEW
1/16" = 1'-0"

6/21/2016 7:09:11 PM



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OWNER:
BRUCKAL DEVELOPMENTS
4500 N 32ND ST. #100F
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480.309.4183
STEVEBRUCKAL@GMAIL.COM

ARCHITECT:
MICHAEL HAUER ARCHITECTURE, LLC
37 W. WILLETTA ST.
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MHAUER2012@GMAIL.COM

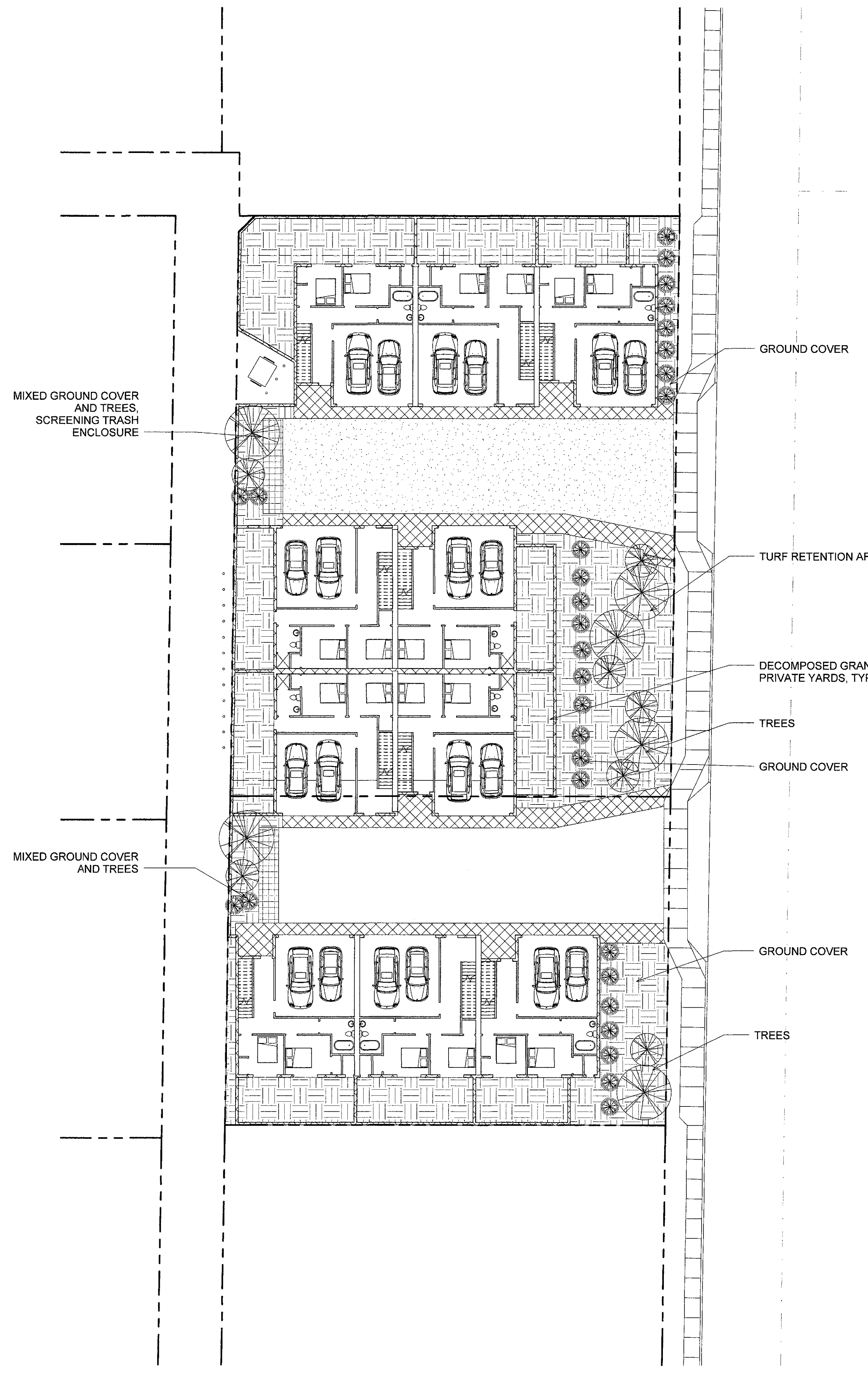
No.	Description	Date

SCOTTSDALE TOWNHOMES LANDSCAPE PLAN

Project number	1502.00
Date	06/21/2016
Drawn by	MJH
Checked by	MJH

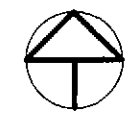
RZ108

Scale 1/16" = 1'-0"

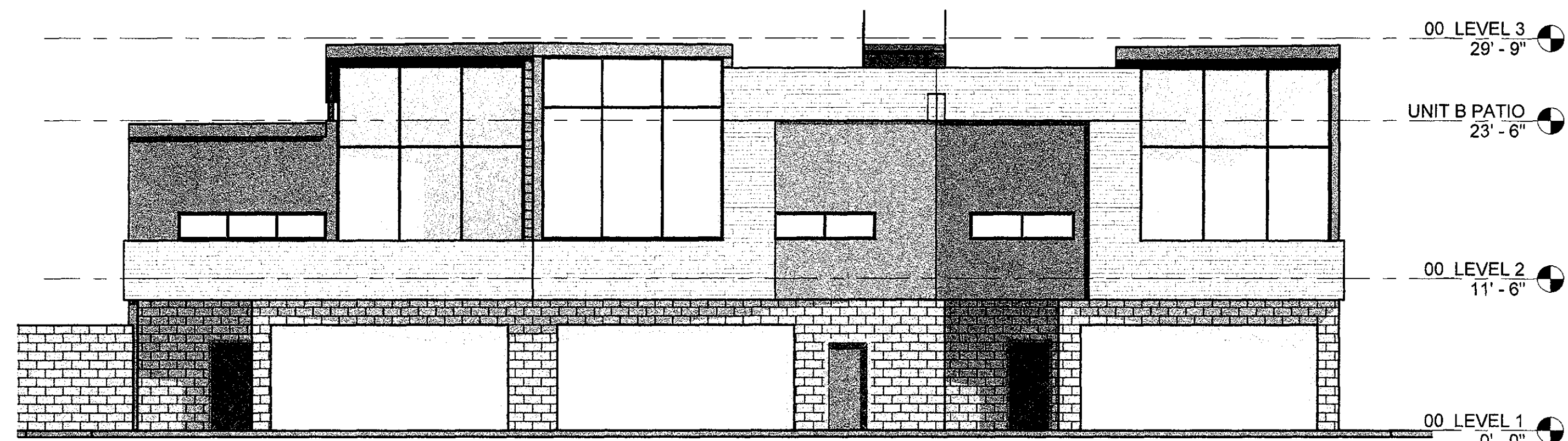
**GENERAL NOTES:**

1. PLANTING SHALL BE LOW WATER USE IN CORFORMOANCE WITH ARIZONA DEPARTMENT OF WATER RESOURCES PHOENIX ACTIVE MANAGEMENT PLANT LIST.

1 00 SITE PLAN LANDSCAPE
1/16" = 1'-0"



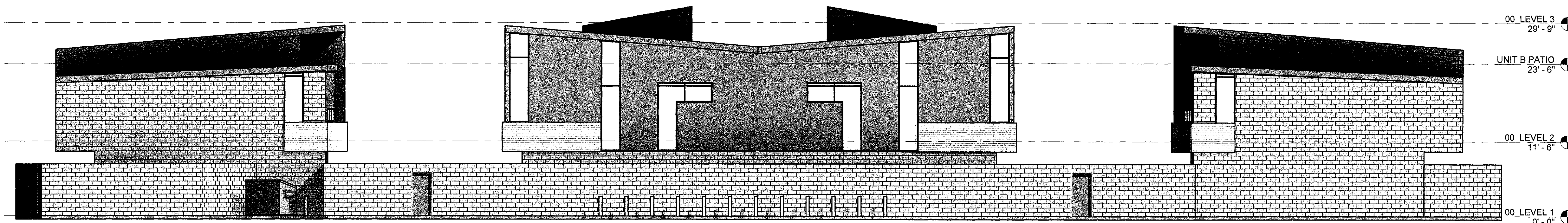
11-ZN-2016
6/23/16



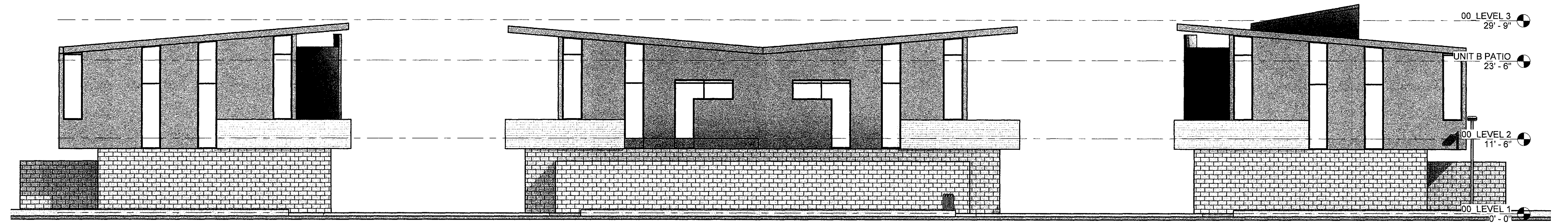
① NORTH BUILDING SOUTH ELEVATION
1/8" = 1'-0"



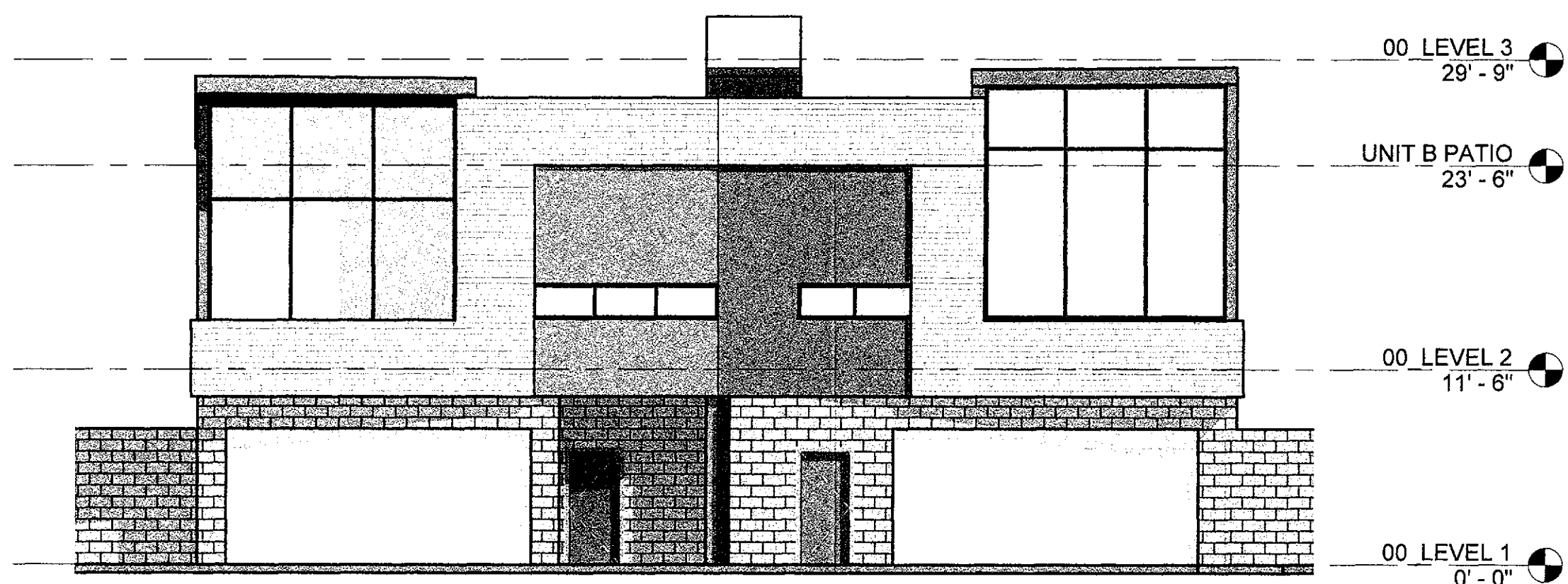
④ NORTH BUILDING NORTH
1/8" = 1'-0"



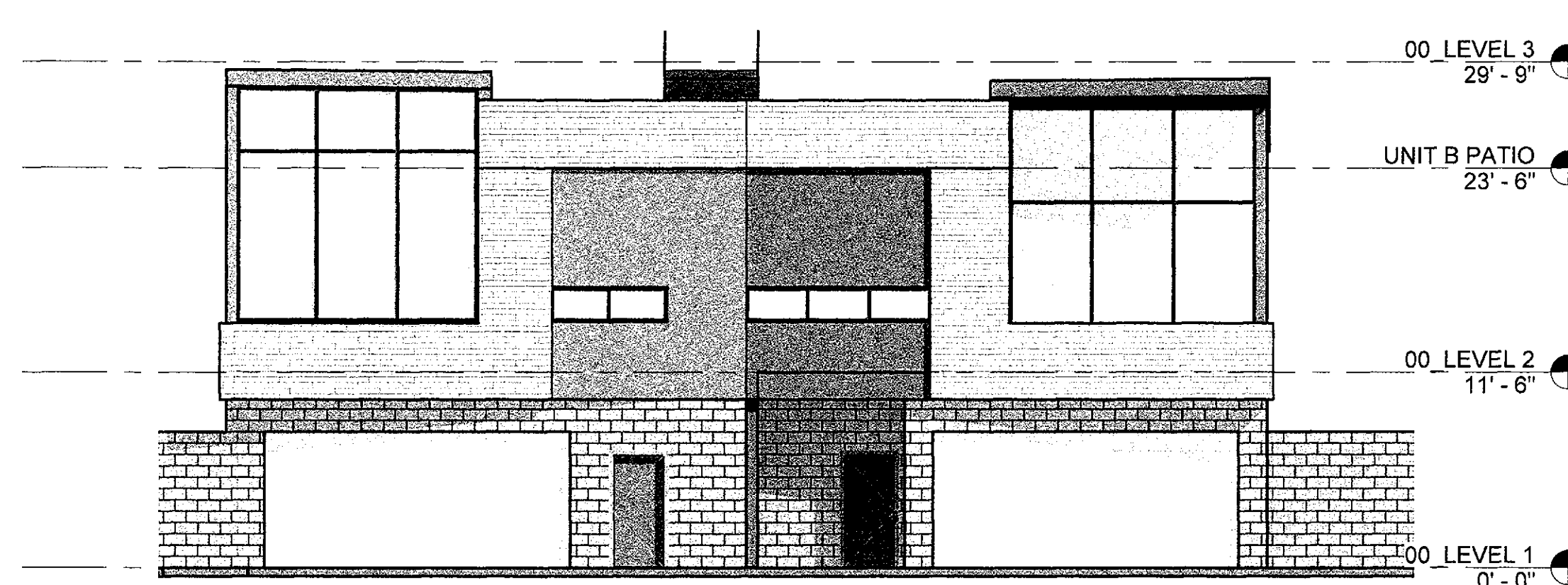
⑤ COMPLEX WEST ELEVATION
1/8" = 1'-0"



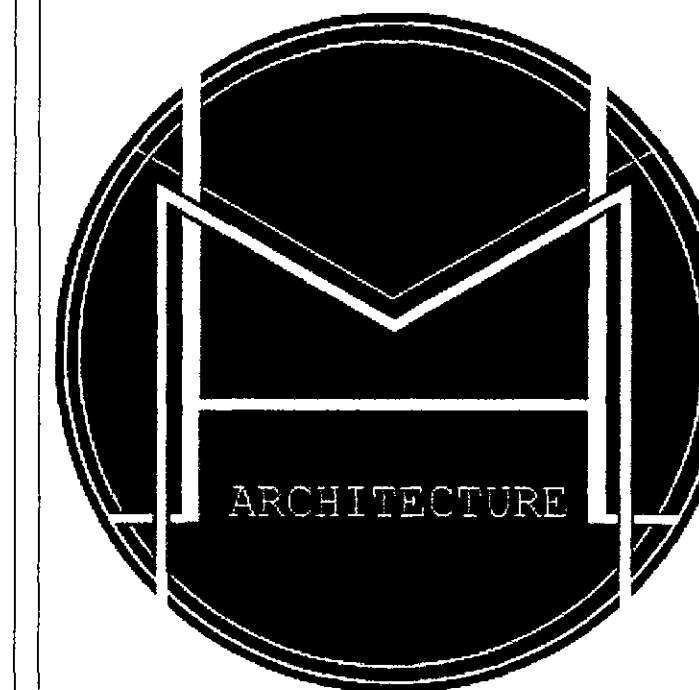
⑥ EAST COMPLEX ELEVATION
1/8" = 1'-0"



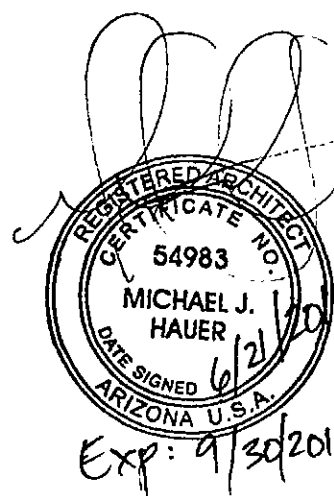
② SOUTH BUILDING NORTH ELEVATION
1/8" = 1'-0"



③ SOUTH BUILDING SOUTH ELEVATION
1/8" = 1'-0"



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480.510.0810
MHAUER2012@GMAIL.COM

No.	Description	Date
1	REZONE COMMENTS 1	06/15/2016

No.	Description	Date

SCOTTSDALE TOWNHOMES ELEVATIONS

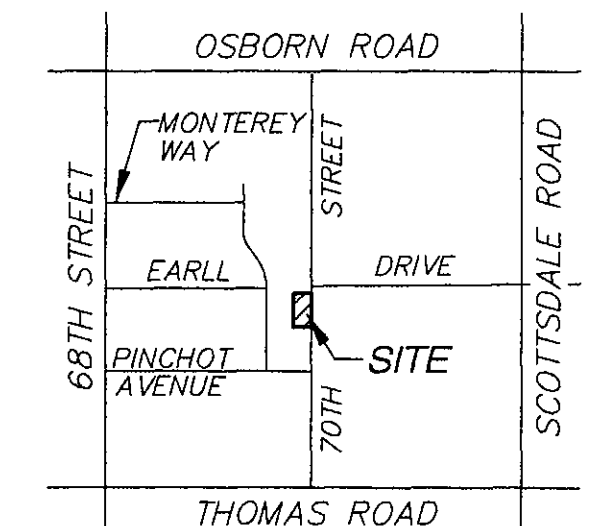
Project number _____
Date _____
Drawn by _____
Checked by _____
Scale 1/8" = 1'-0"
RZ

70th TOWNHOMES

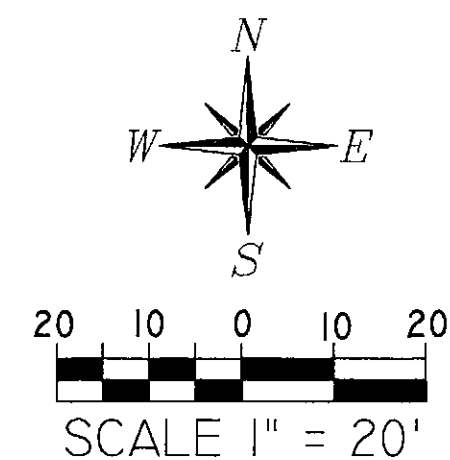
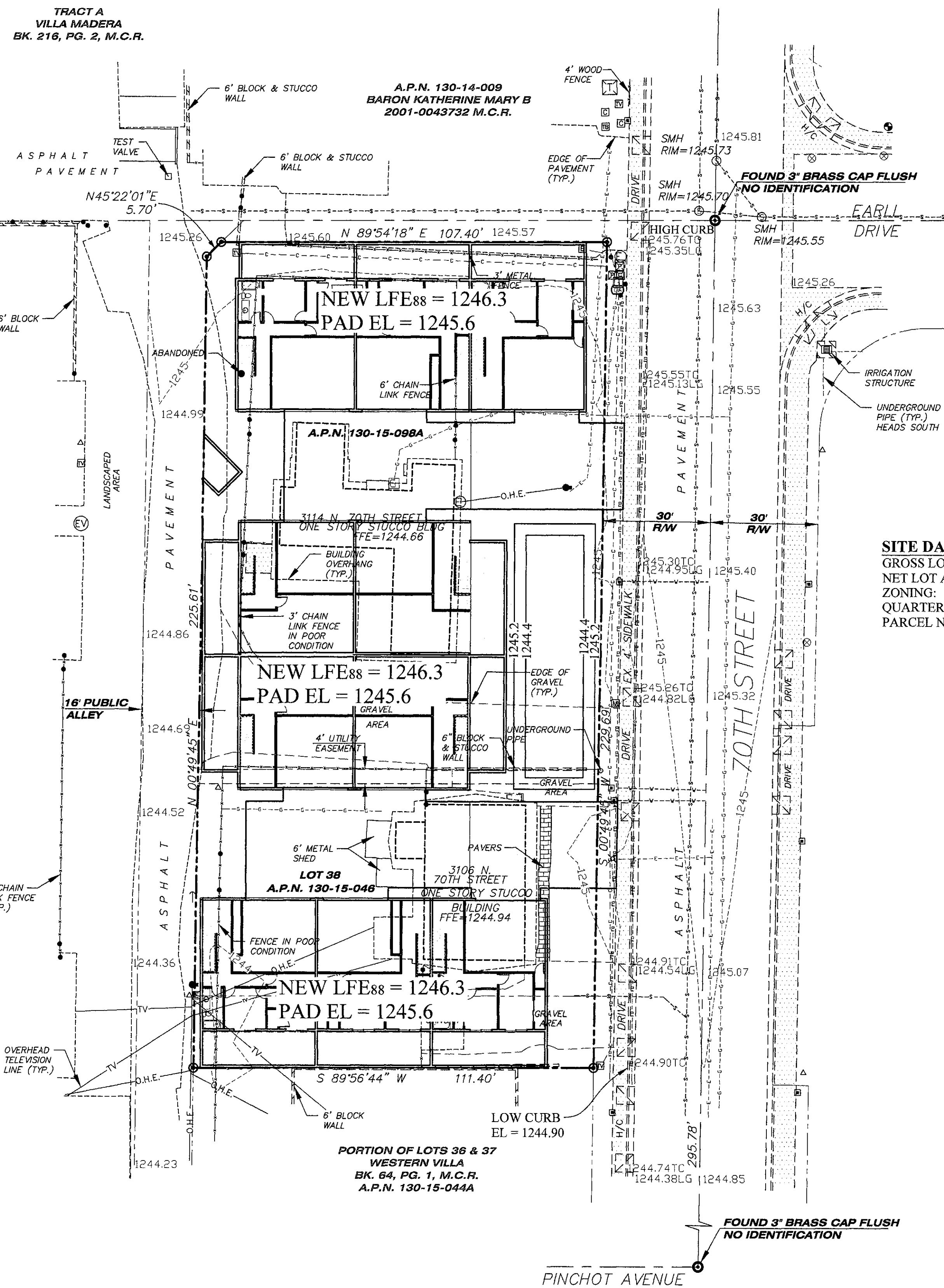
3106 N. 70TH STREET, SCOTTSDALE
PRELIMINARY DRAINAGE PLAN

OWNER / DEVELOPER
STEVE BRUCKAL
480.309.4163
BRUCKAL DEVELOPMENTS
4500 N. 32ND STREET SUITE 100F
PHOENIX, AZ

ARCHITECT / CONTACT
MICHAEL HAUER
REGISTERED ARCHITECT
CELL: 480.510.0810
MHAUER2012@GMAIL.COM



VICINITY MAP
PT. OF SE 1/4, SECTION 27, T2N, R4E
(NOT TO SCALE)



LEGEND

1244.82LG	EXIST. LIP OF GUTTER ELEV
-1244-	EXISTING CONTOUR
1244	NEW CONTOUR
---	PROPERTY LINE
---	CENTER LINE
---	ELECTRIC BLUESTAKE LINE
---	SEWER BLUESTAKE LINE
---	WATER BLUESTAKE LINE

PROPERTY DESCRIPTION

LOT THIRTY-EIGHT (38) AND THE NORTH 20 FEET OF LOT THIRTY-SEVEN, WESTERN VILLA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 64 OF MAPS, PAGE 1.

AND

The North 152.5 feet of the East 268.5 feet of the North half of the Southwest quarter of the Southeast quarter of Section 27, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa, County, Arizona;

EXCEPT the North 6 feet thereof; and

EXCEPT the East 30 feet thereof; and

EXCEPT the West 127.25 feet of the North 152.5 feet of the East 268.5 feet of the North half of the Southwest quarter of the Southeast quarter of said Section 27; and

EXCEPT the following described property:
BEGINNING at a point 131.25 feet West of the Northeast corner of the Southwest quarter of the Southeast quarter of Section 27, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa, County, Arizona;
THENCE West 10 feet;
THENCE South 10 feet;
THENCE North 45 degrees 00 minutes East, 14.14 feet to the PLACE OF BEGINNING.

BENCHMARK

SCOTTSDALE ROAD AND THOMAS ROAD
FND 3" CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, DOWN 0.6';
ELEV. = 1237.430 (N.A.V.D. '88, G.D.A.C.S. #24602-1)

SITE BENCHMARK

70TH STREET AND EARLL DRIVE
FOUND 3" BRASS CAP FLUSH AT INTERSECTION;
ELEV. = 1245.70 (N.A.V.D. '88)

DRAINAGE AND DETENTION STATEMENT

EXISTING SITE AND SURROUNDING AREA IS FULLY DEVELOPED. ASPHALT PAVEMENT EXISTS ON THREE SIDES OF THE DEVELOPMENT. 70TH STREET IS FULLY DEVELOPED WITH CURB, GUTTER, AND SIDEWALK. THE AREA IS NOT WITHIN A FLOODPLAIN. THE AREA TO THE NORTH GENERALLY DRAINS TO THE ALLEY AND THE ALLEY DRAINS SOUTHERLY. SIMILARLY, 70TH STREET DRAINS SOUTHERLY. FINISHED FLOORS ARE SET AT LEAST 14" ABOVE LOW CURB AND 6" ABOVE HIGH CURB.

DETENTION REQUIRED FOR THE PRE VS POST RUNOFF FROM A 100 YEAR, 2 HOUR STORM
VR = (P/12)AC = (2.15/12)(25,572)(0.86 - 0.66) = 916 CF

C, PRE RUNOFF:
[(0.95)(9,013 SF OF HARDSCAPE) + (0.5)(16,559)] / 25,572 = 0.66

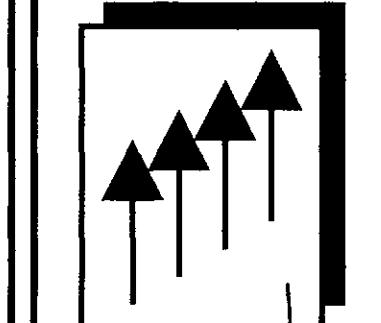
C, POST RUNOFF:
[(0.95)(20,362 SF OF HARDSCAPE, INCLUDES BACKYARDS) + (0.5)(5,210)] / 25,572 = 0.86
P (FROM ISOPLOUVIALS) = 2.15"
LOT AREA: 25,572 SF

VP (CENTRAL EAST BASIN) = (1/2)(1,086 SF + 1,662 SF)(0.8) = 1,099 CF

DRY-UP
PROPOSED BASIN HAS LESS THAN ONE FOOT OF PONDING; DRY UP THROUGH PERCOLATION

FOR THE STATE OF ARIZONA
CALL FOR THE BLUE STAKES
1-800 STAKE IT
Blue Stake Center
CALL COLLECT

GRADING & DRAINAGE ENGINEERS, INC
6440 WESTLINE DRIVE
GLENDALE, AZ 85310
Tel: (623) 581-3371
Fax: (623) 587-5707
design@engr.com
God is the builder of everything! 3:1



PROJECT
70TH STREET TOWNHOMES
3106 N. 70TH STREET, SCOTTSDALE,
PRELIM. DRAINAGE PLAN

04/06/16

JOB NO.
16-1225

SHEET
1 OF 1

ALTA / NSPS LAND TITLE SURVEY

OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTES

- 1) The basis of bearing is the monument line of 70TH Street, using a bearing of South 00 degrees 49 minutes 45 seconds West, per the Plat of WESTERN VILLA, recorded in Book 64 of Maps, Page 1, records of Maricopa County, Arizona.
- 2) All title information and the descriptions shown are based on two Amended Commitments for Title Insurance issued by Chicago Title Insurance Company, Order Number C1510624-322-JL3, dated April 12, 2016 and C1510623-322-JL3, dated April 12, 2016.
- 3) There are no striped parking spaces on the subject property.
- 4) The building lines and dimensions shown depict the exterior building footprint at ground level based on field measurements. This information is intended to depict the general configuration of the building at ground level and may or may not be the exact dimensions of the building foundation. The building square footage shown is based on the exterior building footprint and is not intended to reflect the interior or leasable area of any building. The building offset distances shown are to actual building corners. Building heights shown are the measurement between the adjacent natural ground to the highest point on the building visible from the ground.
- 5) This survey shows visible above ground evidence of underground utilities or facilities on the subject property. No guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. In the event this site is to be developed or improved this survey should not be used for design purposes. Please call an underground utility locator or "ARIZONA 811" at (602)263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- 6) There was no observable evidence of cemeteries, gravesites, or burial grounds on the subject property as disclosed by record documents provided to the surveyor, or observed in the process of conducting the survey.
- 7) The subject property has direct physical access to 70th Street, being an improved and open public right-of-way.
- 8) The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.
- 9) This ALTA / NSPS Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

SUBDIVISION OF "AVERY" RECORDED IN BOOK 38 OF MAPS, PAGE 1, MARICOPA COUNTY RECORDS

SUBDIVISION OF "WESTERN VILLA" RECORDED IN BOOK 64 OF MAPS, PAGE 1, MARICOPA COUNTY RECORDS

SUBDIVISION OF "WESTERN VILLA UNIT TWO" RECORDED IN BOOK 72 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS

SUBDIVISION OF "QUAIL POINT CLUB AND TOWNHOMES" RECORDED IN BOOK 213 OF MAPS, PAGE 5, MARICOPA COUNTY RECORDS

PLSS SUBDIVISION RECORD OF SURVEY - MARICOPA COUNTY "GDACS" IN BOOK 734 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS

ENCROACHMENTS

- | | |
|---|-------------------------------------------------------------------------------------------------|
| A | EVIDENCE OF POTENTIAL ENCROACHMENT OF WALL OVER SOUTH BOUNDARY LINE BY A MAXIMUM OF 0.18 FEET. |
| B | EVIDENCE OF POTENTIAL ENCROACHMENT OF FENCE OVER SOUTH BOUNDARY LINE BY A MAXIMUM OF 0.17 FEET. |
| C | EVIDENCE OF POTENTIAL ENCROACHMENT OF WALL OVER NORTH BOUNDARY LINE BY A MAXIMUM OF 0.87 FEET. |

THE ITEMS NOTED HERE ARE OBSERVATIONS OF POTENTIALLY ENCROACHING FACILITIES VISIBLE AT THE TIME OF THIS SURVEY. THIS IS NOT A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL ENCROACHMENT BUT MERELY AN INFORMATIVE NOTIFICATION OF THE POSSIBLE NEED FOR FURTHER CLARIFICATION AND/OR LEGAL ADVICE.

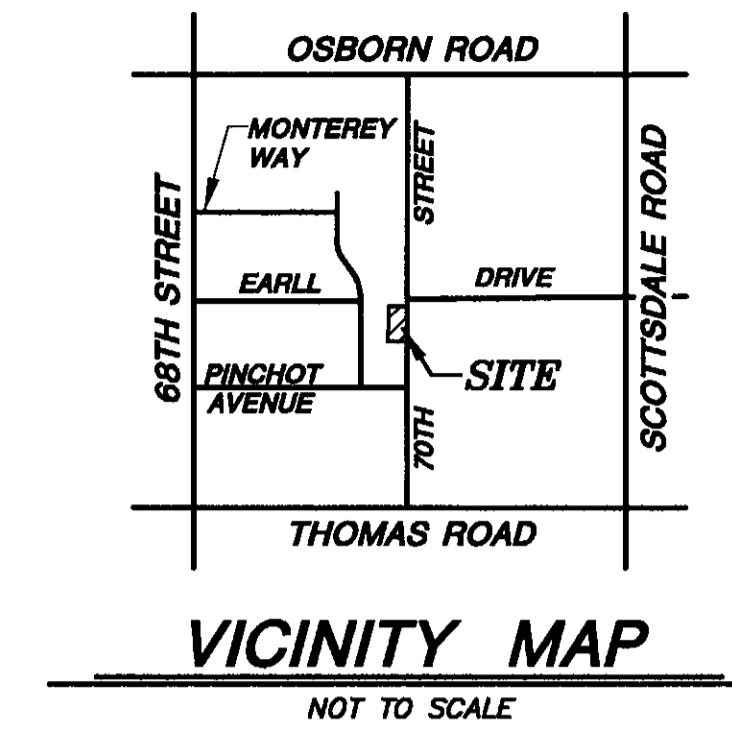
SCHEDULE "B" ITEMS

ORDER NUMBER C1510624-322-JL3

- 7 Easements, covenants, conditions and restrictions as set forth on the record plat of said subdivision.
(PLOTTED HEREON)
- 8 Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document.
Recording No.: Docket 1462, Page 512
Modification(s) of said covenants, conditions and restrictions
Recording No.: Docket 1811, Page 472
Modification(s) of said covenants, conditions and restrictions
Recording No.: Docket 2097, Page 494
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)

ORDER NUMBER C1510623-322-JL3

- 5 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Waste ditch
Recording Date: 04/16/1920
Recording No: Book 147 of Deeds, page 538
(EASEMENT LIES APPROXIMATELY 275' NORTH OF SUBJECT PROPERTY)
- 6 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Electric lines
Recording Date: 01/15/1940
Recording No: Book 339 of Deeds, page 146
(PERTAINS TO ELECTRIC LINES IN SECTION 27 - NO EXACT LOCATION DEFINED)
- 7 Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document.
Recording No.: Docket 1462, page 512
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- 8 Any action that may be taken by the Flood Control District of Maricopa County to acquire property or rights of way for flood control, as disclosed by document recorded in Recording No. 2008-1029204.
(AFFECTS SECTION 27 - NOT PLOTTABLE)



DESCRIPTION

ORDER NUMBER C1510624-322-JL3
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT THIRTY-EIGHT (38) AND THE NORTH 20 FEET OF LOT THIRTY-SEVEN, WESTERN VILLA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 64 OF MAPS, PAGE 1.

ORDER NUMBER C1510623-322-JL3
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

The North 152.5 feet of the East 268.5 feet of the North half of the Southwest quarter of the Southeast quarter of Section 27, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa, County, Arizona;

EXCEPT the North 6 feet thereof; and

EXCEPT the East 30 feet thereof; and

EXCEPT the West 127.25 feet of the North 152.5 feet of the East 268.5 feet of the North half of the Southwest quarter of the Southeast quarter of said Section 27; and

EXCEPT the following described property:
BEGINNING at a point 131.25 feet West of the Northeast corner of the Southwest quarter of the Southeast quarter of Section 27, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa, County, Arizona;
THENCE West 10 feet;
THENCE South 10 feet;
THENCE North 45 degrees 00 minutes East, 14.14 feet to the PLACE OF BEGINNING.

AREA = 0.587 ACRES

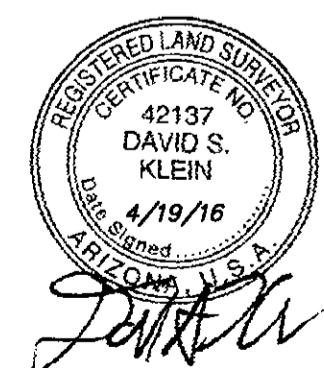
25,572 SQ. FT.

CERTIFICATION

To: BRUCKAL DEVELOPMENTS; AZ FINE ENTERPRISES, LLC; BONNIE BETH GRIFFING, a single woman; and CHICAGO TITLE AGENCY, INC. as issuing agent for CHICAGO TITLE INSURANCE COMPANY;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 4, 7(a), 7(b)(1), 7(c), 8, and 9 of Table A thereof. The field work was completed on March 1, 2016.

Date of Plat or Map: March 4, 2016
Last Revised: April 19, 2016
David S. Klein
R.L.S. 42137



DATE 4/19/16
REVISIONS
DESCRPTION
update per amended title reports

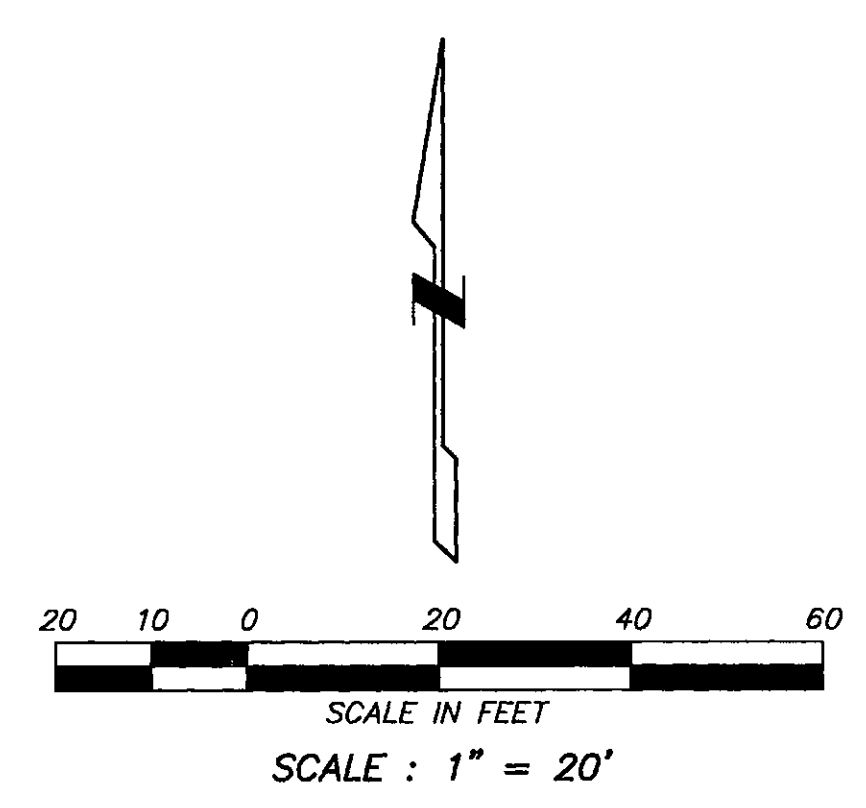
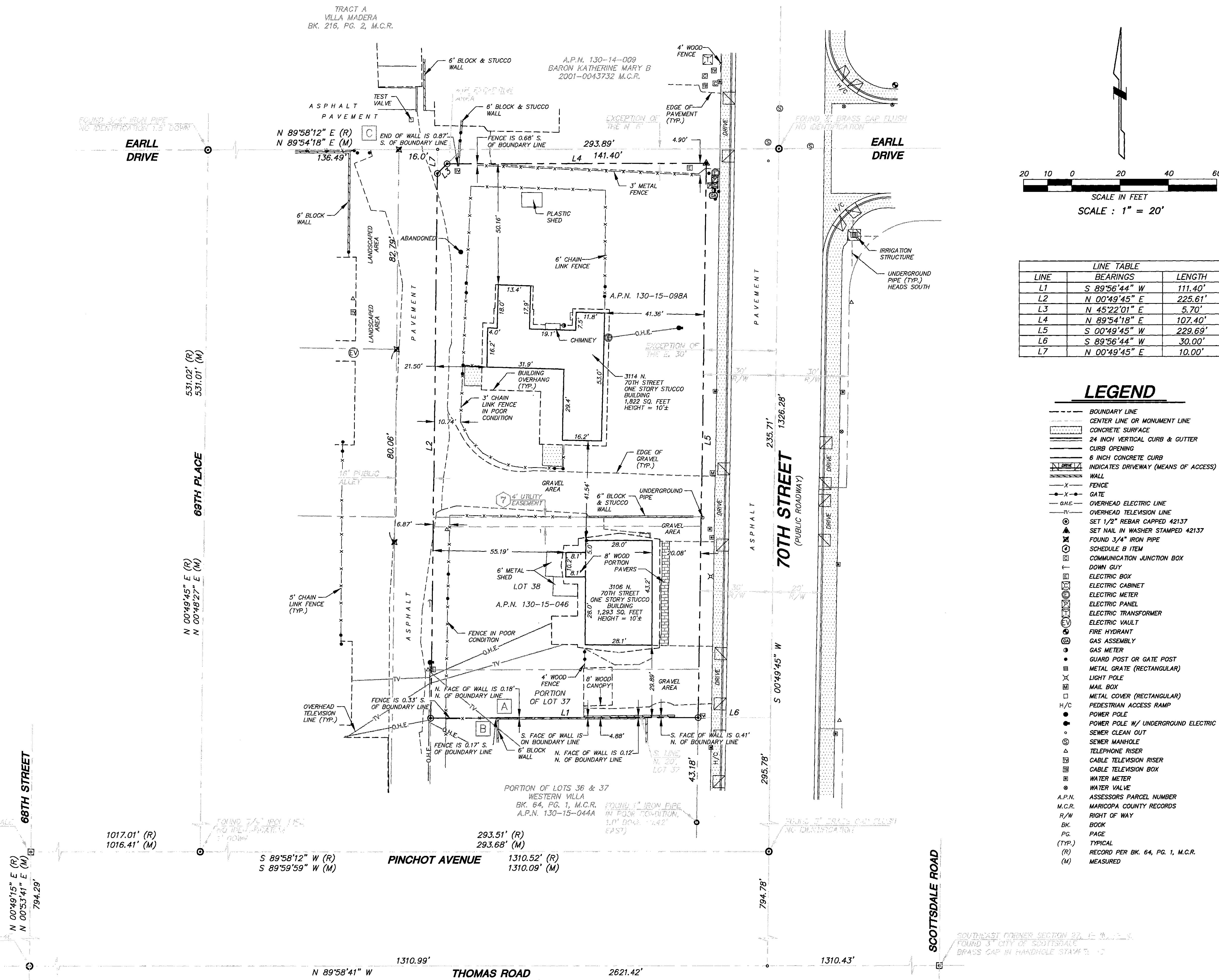
ALTA / NSPS LAND TITLE SURVEY
3106 & 3114 N. 70TH STREET
SCOTTSDALE, AZ 85251

21415 N. 23rd Avenue, Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWR: LE CHK: JW
SHEET 1 OF 2
DATE: 3/4/16
JOB NO.: 160240

11-ZN-2016
04/19/16



LINE	BEARINGS	LENGTH
L1	S 89°56'44" W	111.40'
L2	N 00°49'45" E	225.61'
L3	N 45°22'01" E	5.70'
L4	N 89°54'18" E	107.40'
L5	S 00°49'45" W	229.69'
L6	S 89°56'44" W	30.00'
L7	N 00°49'45" E	10.00'

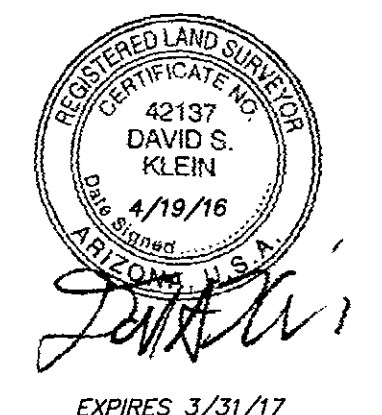
LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- CURB OPENING
- 6 INCH CONCRETE CURB
- INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- x- FENCE
- x-x- GATE
- O.H.E.- OVERHEAD ELECTRIC LINE
- T.V.- OVERHEAD TELEVISION LINE
- SET 1/2" REBAR CAPPED 42137
- SET NAIL IN WASHER STAMPED 42137
- FOUND 3/4" IRON PIPE
- SCHEDULE B ITEM
- COMMUNICATION JUNCTION BOX
- DOWN GUY
- ELECTRIC BOX
- ELECTRIC CABINET
- ELECTRIC METER
- ELECTRIC PANEL
- ELECTRIC TRANSFORMER
- ELECTRIC VAULT
- FIRE HYDRANT
- GAS ASSEMBLY
- GAS METER
- GUARD POST OR GATE POST
- METAL GRATE (RECTANGULAR)
- LIGHT POLE
- MAIL BOX
- METAL COVER (RECTANGULAR)
- PEDESTRIAN ACCESS RAMP
- POWER POLE
- POWER POLE W/ UNDERGROUND ELECTRIC
- SEWER CLEAN OUT
- SEWER MANHOLE
- TELEPHONE RISER
- CABLE TELEVISION RISER
- CABLE TELEVISION BOX
- WATER METER
- WATER VALVE
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK BOOK
- PG PAGE
- (TYP.) TYPICAL
- (R) RECORD PER BK. 64, PG. 1, M.C.R.
- (M) MEASURED

DATE	REVISIONS
4/19/16	update per amended title reports

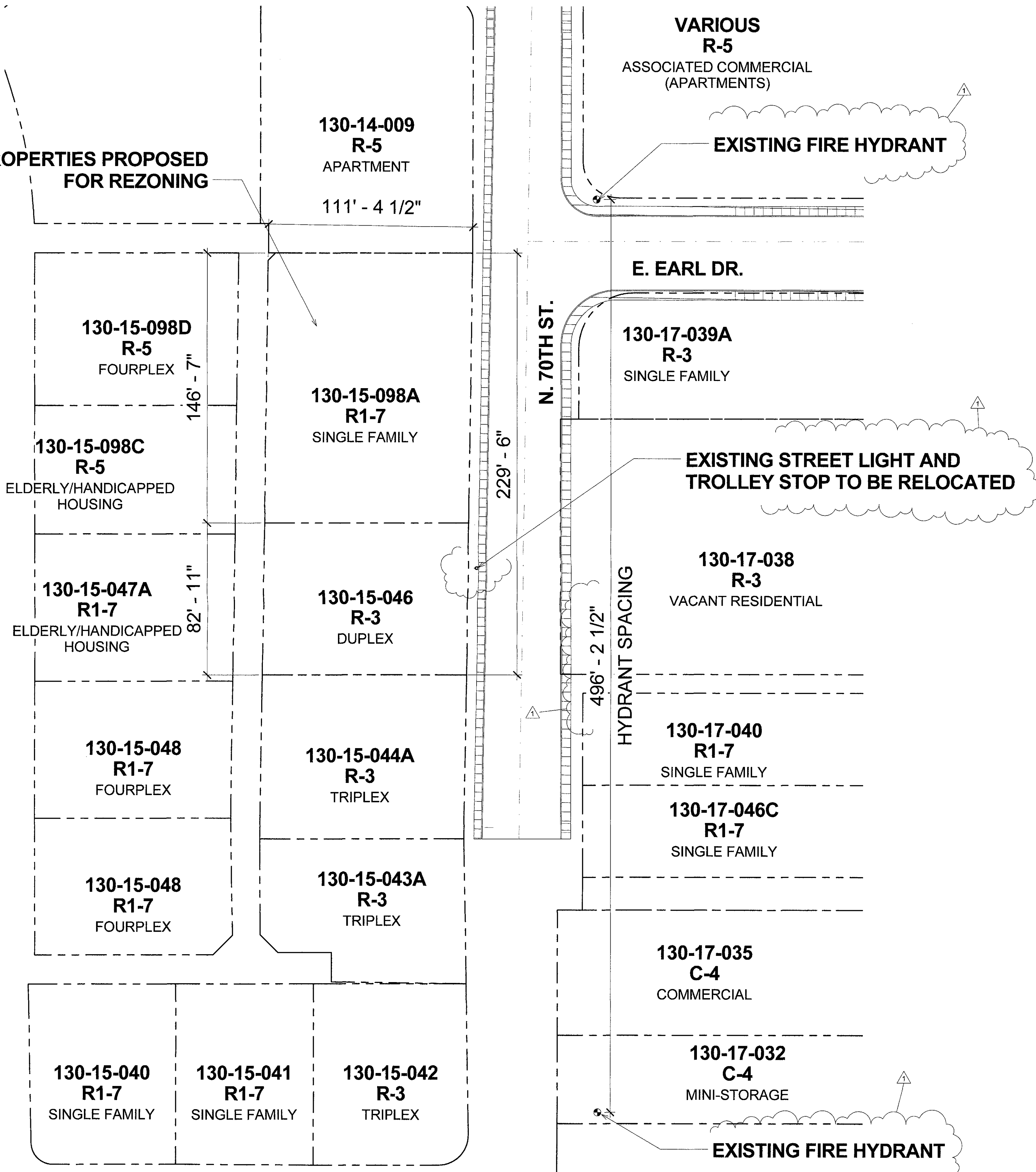
ALTA / NSPS LAND TITLE SURVEY
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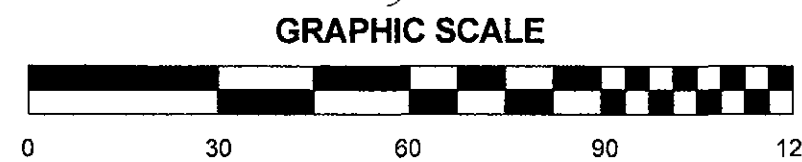


SUPERIOR
 SURVEYING SERVICES, INC.

PROPERTIES PROPOSED FOR REZONING



1 00 SITE PLAN EXISTING
1" = 30'-0"



VARIOUS R-5 ASSOCIATED COMMERCIAL (APARTMENTS)

EXISTING FIRE HYDRANT

E. EARL DR.

130-17-039A R-3 SINGLE FAMILY

EXISTING STREET LIGHT AND TROLLEY STOP TO BE RELOCATED

130-17-038 R-3 VACANT RESIDENTIAL

H Y D R A N T S P A C I N G

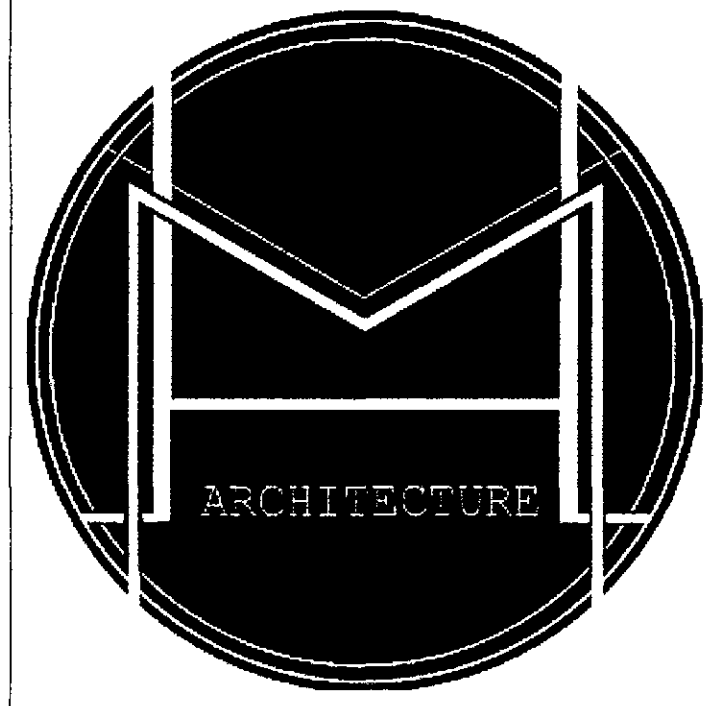
130-17-040 R1-7 SINGLE FAMILY

130-17-046C R1-7 SINGLE FAMILY

130-17-035 C-4 COMMERCIAL

130-17-032 C-4 MINI-STORAGE

EXISTING FIRE HYDRANT



FOR ILLUSTRATIVE PURPOSES. NOT FOR APPROVAL OR CONSTRUCTION



OWNER:
BRUCKAL DEVELOPMENTS
4500 N 32ND ST. #100F
PHX, AZ 85018
480.309.4163
STEVEBRUCKAL@GMAIL.COM

ARCHITECT:
MICHAEL HAUER ARCHITECTURE, LLC
37 W WILLETTA ST.
PHX, AZ 85003
480.510.0810
MHAUER2012@GMAIL.COM

No.	Description	Date
1	REZONE COMMENTS 1	06/16/2016

SCOTTSDALE TOWNHOMES EXISTING SITE

Project number 1502.00

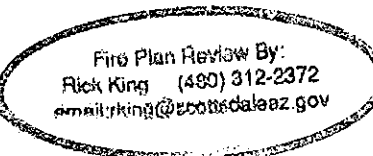
Date 06/21/2016

Drawn by M.JH

Checked by M.JH

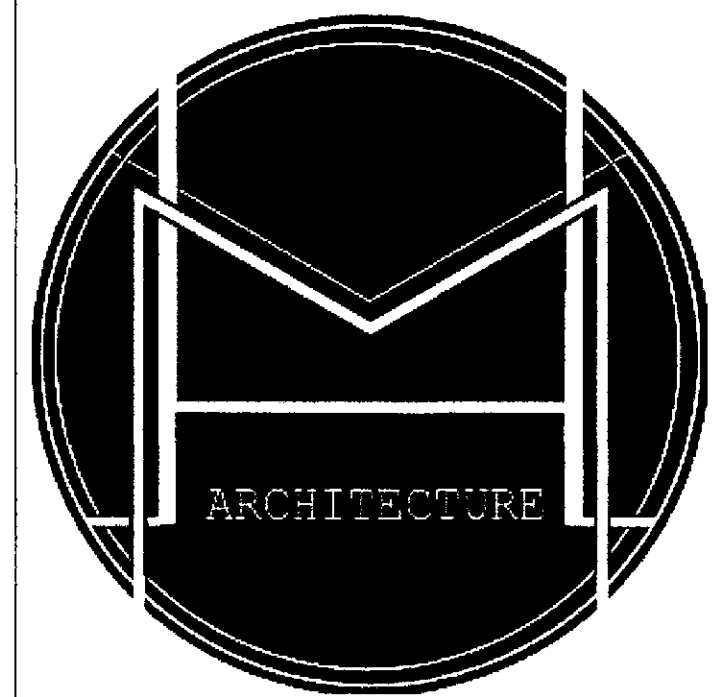
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6/23/16

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SCOTTSDALE TOWNHOMES

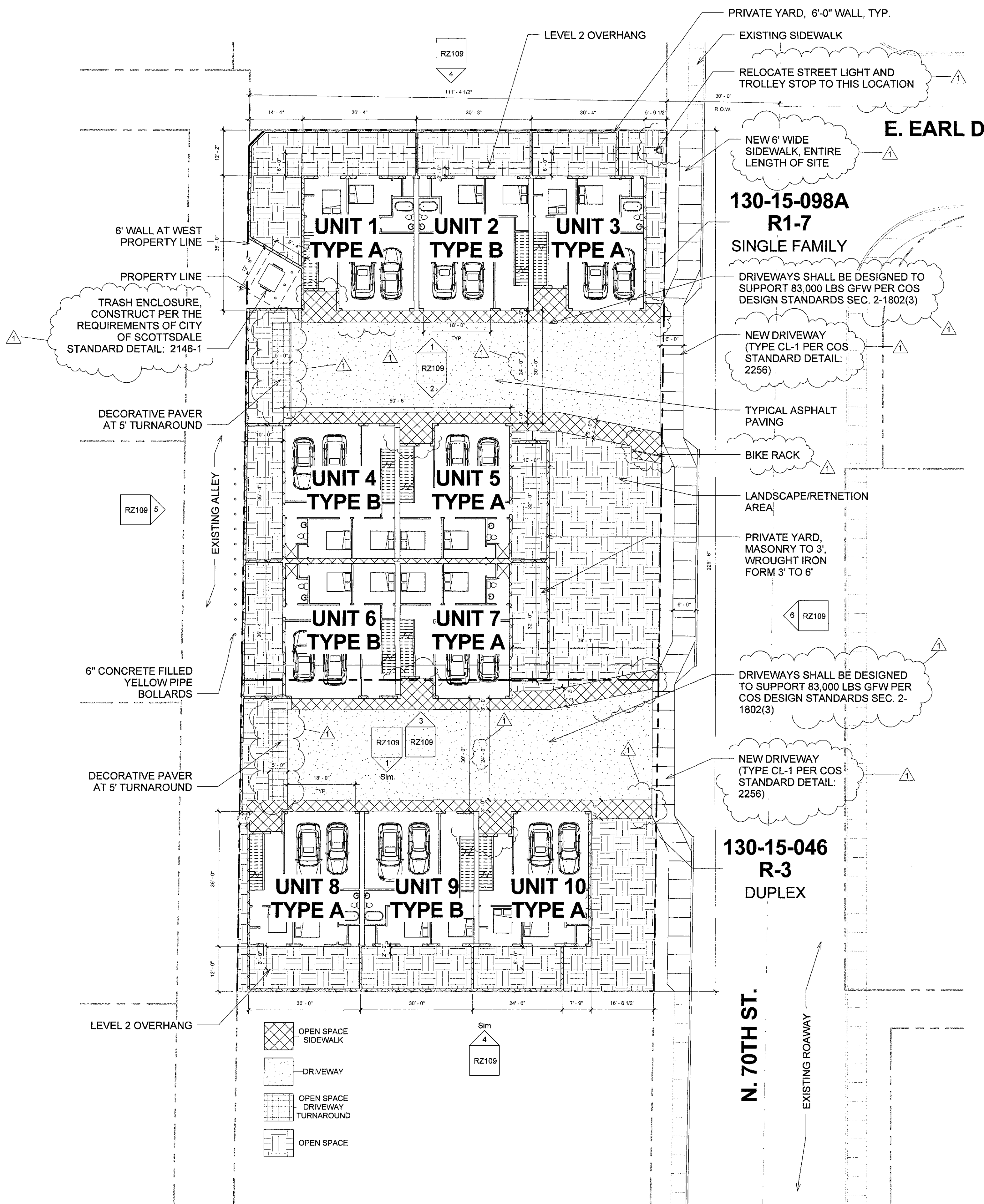
PARCEL NUMBER(S):
130-15-098A & 130-15-046

GROSS SITE SQUARE FOOTAGE (PROPERTY + 1/2 ROW STREET AND ALLEY):

130-15-098A = 21,897 SF
130-15-046 = 12,388 SF
PROJECT TOTAL = 34,285 SF

NET SITE SQUARE FOOTAGE:

130-15-098A = 16,319 SF
130-15-046 = 9,237 SF
PROJECT TOTAL = 25,556 SF



130-15-098A
R1-7
SINGLE FAMILY

DRIVEWAYS SHALL BE DESIGNED TO SUPPORT 83,000 LBS GFW PER COS DESIGN STANDARDS SEC. 2-1802(3)

NEW DRIVEWAY (TYPE CL-1 PER COS STANDARD DETAIL: 2256)

TYPICAL ASPHALT PAVING

BIKE RACK

LANDSCAPE/RETENTION AREA

PRIVATE YARD, MASONRY TO 3', WROUGHT IRON FORM 3' TO 6'

130-15-046
R-3
DUPLEX

NEW DRIVEWAY (TYPE CL-1 PER COS STANDARD DETAIL: 2256)

DRIVEWAYS SHALL BE DESIGNED TO SUPPORT 83,000 LBS GFW PER COS DESIGN STANDARDS SEC. 2-1802(3)

NEW DRIVEWAY (TYPE CL-1 PER COS STANDARD DETAIL: 2256)

GENERAL PROJECT NOTES

- 1 NO NEW FIRE HYDRANTS ARE PLANNED FOR THIS PROJECT. REFER TO EXISTING SITE PLAN FOR HYDRANT LOCATIONS
- 2 NO VISITOR PARKING IS PROVIDED ONSITE, STREET PARKING SHALL BE UTILIZED FOR GUEST PARKING
- 3
- 4

ZONING ANALYSIS

PARKING REQUIRED PER ZONING ORDINANCE TABLE 9.103.A:

2 SPACES PER UNIT

PARKING SPACES PROVIDED:

2 SPACES PER UNIT

REQUIRED OPEN SPACE, PRIVATE OPEN SPACE AND FRONTAGE OPEN SPACE: REFER TO SHEET RZ106 AND RZ107 FOR OPEN SPACE PROVIDED VS. REQUIRED

ALLOWABLE BUILDING HEIGHT PER ZONING ORDINANCE SEC. 5.704.B.1

30'-0"

MAX BUILDING HEIGHT PROVIDED:

29'-9"

REQUIRED PROJECT DENSITY PER SEC. 5.704.C.1:

3,370 SF GROSS LAND AREA PER UNIT

PROVIDED DENSITY:

GROSS LAND AREA = 34,285 SF / 10 UNITS = 3428 SF > 3,370 SF

BUILDING SETBACKS REQUIRED PER SEC. 5.704.D.2:

NO SETBACK AT PROPERTY LINE, IF ANY YARD IS TO BE MAINTAINED IT SHALL NOT BE LESS THAN 10' IN DEPTH

PROVIDED BUILDING SETBACKS:

NORTH AND SOUTH PROPERTY LINES ABUT R-5 AND R-3 DEVELOPMENT, YARD EXCEEDING 10' IN DEPTH HAS BEEN PROVIDED. WEST PROPERTY LINE ABUTS AN ALLEY, NO SETBACK REQUIRED. IF YARD HAS BEEN PROVIDED IT SHALL BE NO LESS THAN 10' IN DEPTH.

REQUIRED DISTANCE BETWEEN BUILDINGS PER SEC. 5.704.E.:

10' REQUIRED BETWEEN ACCESSORY BUILDINGS OR BETWEEN 2 MAIN BUILDINGS.

PROVIDED DISTANCE BETWEEN BUILDINGS:

NO ACCESSORY BUILDINGS PROVIDED ON THIS SITE. BUILDINGS ARE 30'-0" APART AT GROUND LEVEL AND 24'-0" CLR AT SECOND LEVEL.

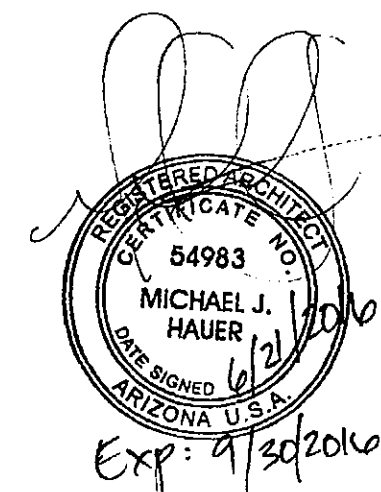
REQUIRED WALLS, FENCES AND REQUIRED SCREENING PER SEC. 5.704.F:

PROJECT SHALL COMPLY WITH THESE REQUIREMENTS.

REQUIRED ACCESS PER SEC. 5.704.G:

PROJECT COMPLIES WITH THIS REQUIREMENT.

FOR ILLUSTRATIVE PURPOSES. NOT FOR APPROVAL OR CONSTRUCTION



OWNER:
BRUCKAL DEVELOPMENTS
4500 N 32ND ST. #100F
PHX, AZ 85018
480.309.4163
STEVEBRUCKAL@GMAIL.COM

ARCHITECT:
MICHAEL HAUER ARCHITECTURE, LLC
37 W WILLET TA ST.
PHX, AZ 85003
480.510.0810
MHAUER2012@GMAIL.COM

Table with 3 columns: No., Description, Date. Entry 1: REZONE COMMENTS 1, 06/15/2016

SCOTTSDALE TOWNHOMES SITE PLAN

Project number 1502.00

Date 06/21/2016

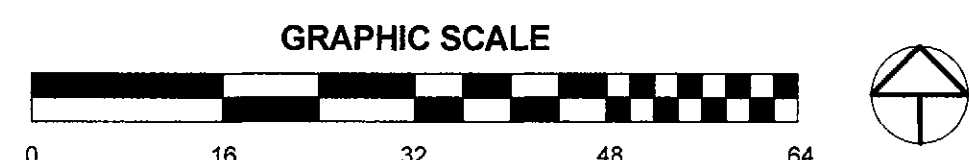
Drawn by MJH

Checked by MJH

RZ002

Scale 1/16" = 1'-0"

1 00 SITE PLAN RZ
1/16" = 1'-0"



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