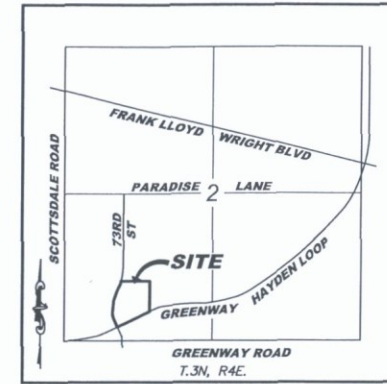


Simulations
Photos
All Graphics (no plans)

DISTRICT AT THE QUARTER

A REPLAT OF LOTS 4 AND 5 OF SCOTTSDALE AIRPARK NORTH, A SUBDIVISION RECORDED IN BOOK 390 OF MAPS, PAGE 33, RECORDS OR MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

**OWNER: KAPLAN ACQUISITIONS, LLC,
A TEXAS LIMITED LIABILITY COMPANY**



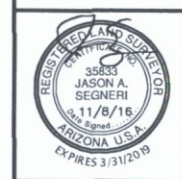
VICINITY MAP
N.T.S.

7301 EAST EVANS ROAD
SCOTTSDALE, AZ 85260
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM



SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

**MINOR SUBDIVISION PLAT
DISTRICT AT THE QUARTER
SCOTTSDALE, ARIZONA**



DRAWING NAME:
15-101 PLAT
JOB NO. 2015-101
DRAWN: JAS
CHECKED: RMH
DATE: 7-27-2016
SCALE: N.T.S.
SHEET: 1 OF 2

PLAN CHECK NO. _____

DEDICATION

STATE OF _____ }
COUNTY OF _____ } SS

KNOW ALL MEN BY THESE PRESENTS: KAPLAN ACQUISITIONS, LLC., A TEXAS LIMITED LIABILITY COMPANY, AS OWNER, HAS HAS REPLATED LOTS 4 AND 5 OF SCOTTSDALE AIRPARK NORTH, ACCORDING TO BOOK 390 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT FOR "DISTRICT AT THE QUARTER" IN THE CITY OF SCOTTSDALE AND DECLARES THAT SAID PLAT SETS FORTH AND GIVES THE DIMENSIONS OF THE LOTS, STREET AND EASEMENTS AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER GIVEN ON SAID PLAT OF THE ABOVE DESCRIBED PREMISES.

KAPLAN ACQUISITIONS, LLC., A TEXAS LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY GRANT TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION:

1. A PERPETUAL NON-EXCLUSIVE, EMERGENCY AND SERVICE-TYPE VEHICLES ACCESS EASEMENT (ESVAE) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS TO PROVIDE ACCESS AND INCLUDES REFUSE COLLECTION VEHICLES.

2. A VEHICULAR NON-ACCESS EASEMENT (VNAE) IS HEREBY DEDICATED TO THE CITY OF THE AREAS SHOWN.

THE OWNER WARRANTS THAT THIS MAP IS IN COMPLIANCE WITH CITY OF SCOTTSDALE'S LAND DIVISIONS ORDINANCE, AND THE DESIGN STANDARDS AND POLICIES MANUAL SPECIFICATIONS.

OWNERS WARRANT AND REPRESENT TO THE CITY OF SCOTTSDALE THAT THEY ARE THE SOLE OWNERS OF THE PROPERTY COVERED HEREBY AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON, OR ENTITY, HAVING AN INTEREST IN THE LAND ADVERSE TO OR INCONSISTENT WITH THE DECLARATIONS, CONVEYANCES, OR OTHER REAL PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS MAP HAS CONSENTED TO, OR JOINED IN THIS MAP, AS EVIDENCE BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OR WHICH OWNERS WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS MAP IS RECORDED.

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

IN WITNESS WHEREOF:

KAPLAN ACQUISITIONS, LLC., A TEXAS LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

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

BY _____ AS _____ FOR AND ON BEHALF OF KAPLAN ACQUISITIONS, LLC., A TEXAS LIMITED LIABILITY COMPANY

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

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. 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.

4. AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE PLAT COORDINATOR'S APPROVAL.

PARENT LEGAL DESCRIPTION

LOTS FOUR (4) AND FIVE (5), SCOTTSDALE AIRPARK NORTH, A SUBDIVISION RECORDED IN BOOK 390 OF MAPS, PAGE 33 RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT 1/16TH OF ALL OIL, GASSES AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS AND FERTILIZERS OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.

AREA

LOT 1 CONTAINS 213,611 SQUARE FEET OR 4.90 ACRES MORE OR LESS (NET)
LOT 2 CONTAINS 171,117 SQUARE FEET OR 3.93 ACRES MORE OR LESS (NET)

ZONING

PUD

BASIS OF BEARING

THE MONUMENT LINE OF TIERRA BUENA LANE BETWEEN 73RD STREET AND 76TH STREET.

SAID LINE BEARS NORTH 89 DEGREES 38 MINUTES 01 SECONDS WEST.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1760 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (HATCHED).

REFERENCE DOCUMENTS

FINAL PLAT OF SCOTTSDALE AIRPARK NORTH, BOOK 390, PAGE 33 M.C.R.

RELEASE OF EASEMENTS

EXISTING VEHICULAR NON ACCESS EASEMENT PER BOOK 390 OF MAPS, PAGE 33 M.C.R. HAS BEEN RELEASED PER DOCUMENT NO. 2016-_____

EXISTING GRADING AND SLOPE EASEMENT PER 1985-166842 M.C.R. HAS BEEN RELEASED PER DOCUMENT NO. 2016-_____

APPROVALS

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

BY: _____ DATE _____
CHIEF DEVELOPMENT OFFICER

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

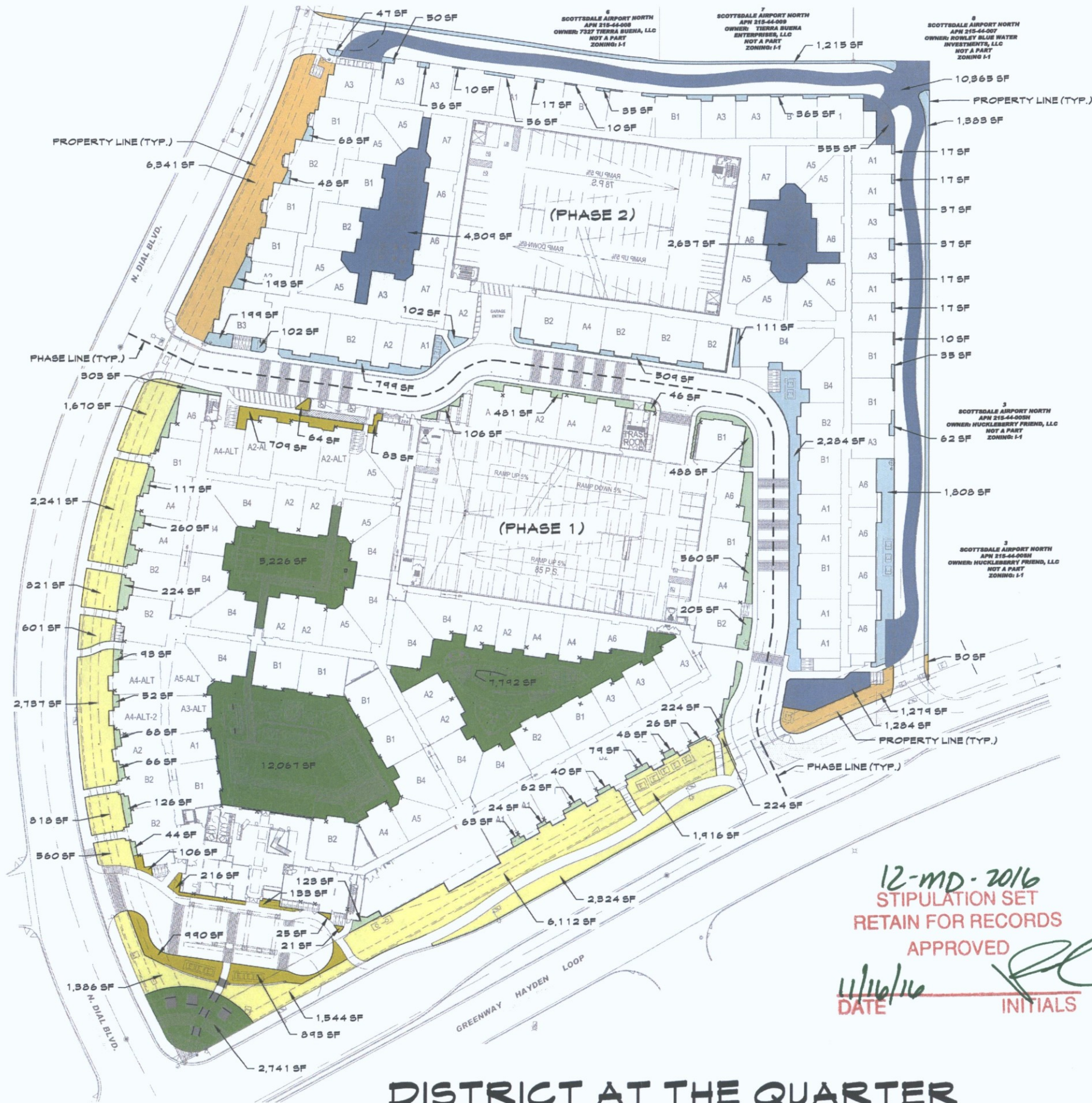
BY: _____ DATE _____
PROJECT COORDINATOR

CERTIFICATION

THIS IS TO CERTIFY THAT
1. I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA;
2. THIS PLAT WAS MADE UNDER MY DIRECTION;
3. THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS";
4. THE SURVEY OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF SEPTEMBER 2016;
5. THE SURVEY IS TRUE AND COMPLETE AS SHOWN;
6. MONUMENTS SHOWN ACTUALLY EXIST;
7. THEIR POSITIONS ARE CORRECTLY SHOWN; AND
8. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.


JASON SEGNERI
REGISTERED LAND SURVEYOR # 35833
DATE 11/8/16

12-MD-2016
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
11/16/16
DATE INITIALS



SITE DATA

GROSS SITE AREA: 448,295 SQ.FT
 NET SITE AREA: 334,727 SQ.FT
 ZONING: I-1
 PROPOSED ZONING: PUD

COMMON OPEN SPACE

GROSS SITE AREA: 448,299 SQ.FT
 PHASE I SITE AREA: 261,086.80 SQ.FT
 OPEN SPACE FACTOR: 0.10
 PHASE I REQUIRED OPEN SPACE: 26,108.7 SQ.FT
 PHASE II SITE AREA: 187,213.49 SQ.FT
 OPEN SPACE FACTOR: 0.10
 PHASE II REQUIRED OPEN SPACE: 18,721.3 SQ.FT

PHASE I - COMMON OPEN SPACE LEGEND

	COMMON AREA OPEN SPACE - 27,827 SQ.FT
	OTHER OPEN SPACE AREA - 4,016 SQ.FT
	STREET FRONTAGE OPEN SPACE - 22,954 SQ.FT
	PARKING LOT LANDSCAPING - 3,240 SQ.FT

PHASE II - COMMON OPEN SPACE LEGEND

	COMMON AREA OPEN SPACE - 19,149 SQ.FT
	OTHER OPEN SPACE AREA - 9,642 SQ.FT
	STREET FRONTAGE OPEN SPACE - 7,670 SQ.FT
	NO PARKING LOT AREA IN PHASE II

OVERALL TOTAL OPEN SPACE FOR BOTH PHASES

COMMON OPEN SPACE PROVIDED:
 - 46,976 SQ.FT (10.48% OF GROSS SQ.FT)
 (NOT INCLUDING OTHER OPEN SPACE AREA, STREET FRONTAGE AREA OR PARKING LOT LANDSCAPING AREA).

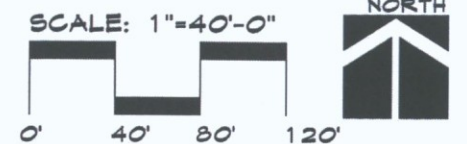
TOTAL OPEN SPACE AREA PROVIDED:
 - 94,548 SQ.FT (21.10% OF GROSS SQ.FT)
 (INCLUDES ALL OPEN SPACE AREAS, STREET FRONTAGE & PARKING LANDSCAPE AREAS).

12-MD-2016
 STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 11/16/16 DATE
 [Signature] INITIALS

**DISTRICT AT THE QUARTER
 COMMON OPEN SPACE PLAN**

15501 N. DIAL BLVD. SCOTTSDALE, AZ 85260
 OCTOBER 27, 2016

SHEET L.1.1



EXISTING STREET LIGHTING TO BE RELOCATED

EXISTING FIRE HYDRANT

POSSIBLE UTILITY EQUIPMENT LOCATION, FULLY SCREENED PER SCOTTSDALE PLANNING DEPARTMENT'S REQUIREMENTS

FIRE APPARATUS RADIUS (BASED ON FIGURE 2.1-1 OF 2009 DSPM - CITY OF SCOTTSDALE)

NEW PROPOSED FIRE HYDRANT
BICYCLE PARKING

17' GRADE & SLOPE EASEMENT TO BE ABANDONED

8' CONCRETE SIDEWALK

EXISTING FIRE HYDRANT

FDC CONNECTION

FIRE RISER ROOM

BIKE PARKING

NEW FIRE HYDRANT

EXISTING STREET LIGHTING TO BE RELOCATED

CL-1 DRIVEWAY

COVERED ADA VAN PARKING

REMOTE FDC LOCATION

8' SIDEWALK

LIVE/WORK ENTRY TYPICAL (SEE A2.7)

PRIVATE PATIO TYPICAL (SEE A2.5)

WALKWAY TO LIVE/WORK (TYP)

EXISTING FIRE HYDRANT

17' GRADE & SLOPE EASEMENT TO BE ABANDONED

EXISTING STREET LIGHTING TO BE RELOCATED

8' CONCRETE SIDEWALK

EXISTING FIRE HYDRANT TO BE RELOCATED

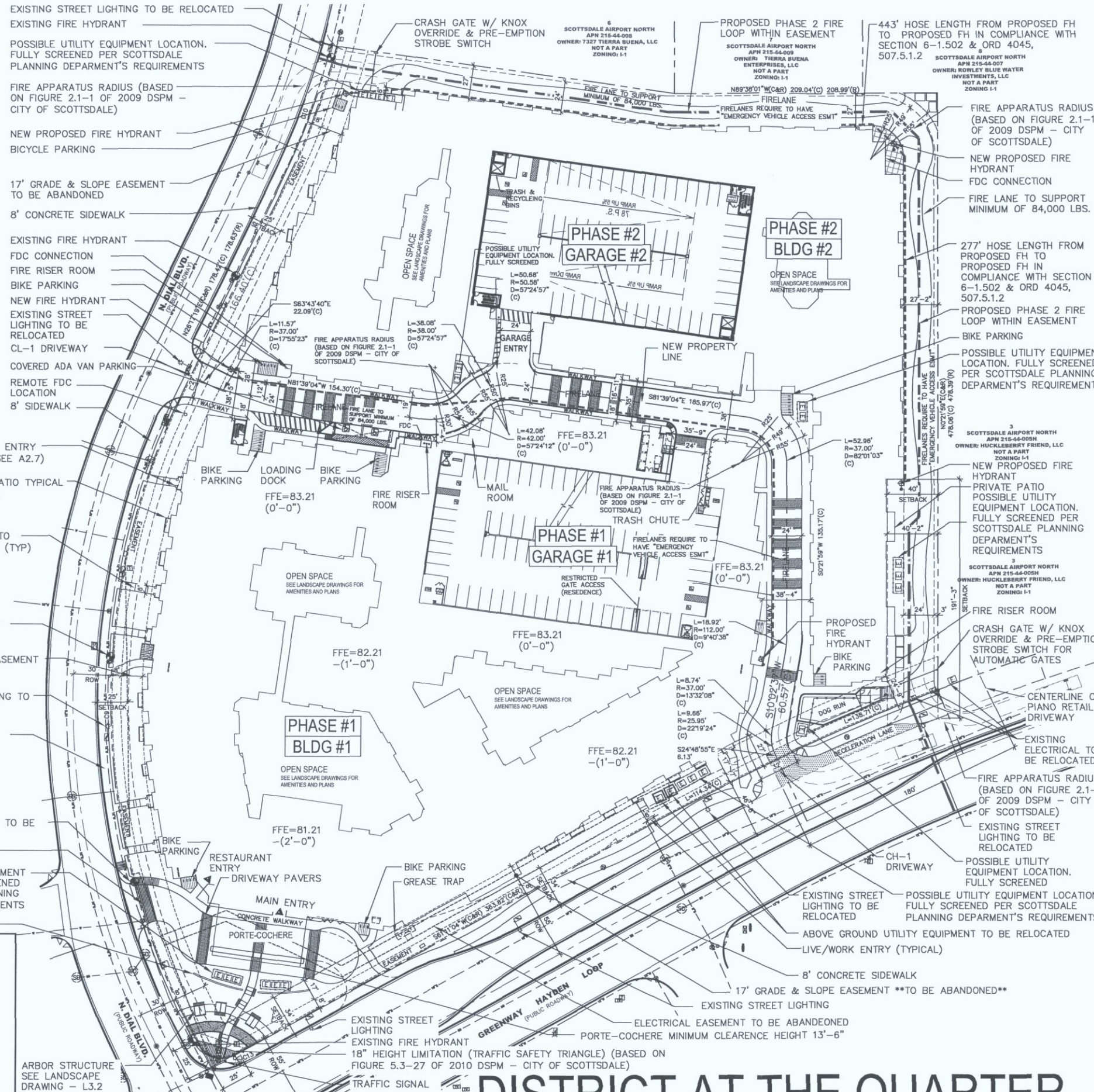
CL-1 DRIVEWAY

POSSIBLE UTILITY EQUIPMENT LOCATION, FULLY SCREENED PER SCOTTSDALE PLANNING DEPARTMENT'S REQUIREMENTS

42" SCREEN SITEWALL

ARBOR STRUCTURE SEE LANDSCAPE DRAWING - L3.2

billform architecture



PROJECT DATA: PHASE 1

OVERALL SITE DATA:

SITE AREA: ±4.91 NET ACRES / ±6.00 GROSS ACRES
ZONING: EXISTING: I-1 / PROPOSED: PUD
APN NO'S.: 215-44-006 / 215-44-007
PROPOSED USE: MULTI-FAMILY
MAXIMUM DENSITY ALLOWED: N/A
DENSITY: 332 D.U./6.00 AC = 55.3 D.U. PER ACERS
BUILDING FOOTPRINT + GARAGE: 136,390 S.F.
TOTAL LOT COVERAGE: 6.00 AC (261,360 S.F.) / 136,390 S.F. = 53%

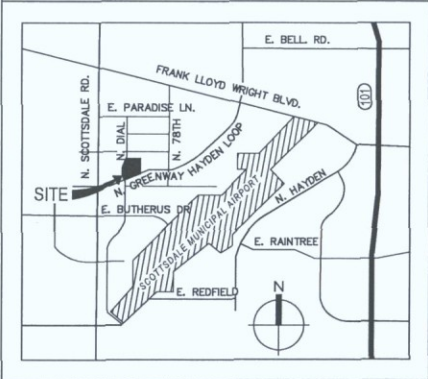
MAXIMUM BUILDING HEIGHT: 48 FEET/58 FEET TO MECH.
PROPOSED BUILDING HEIGHT: 48 FEET(4 STORIES)/58 FEET TO MECH.
OPEN SPACE: REQUIRED 10% .600 ACRES = 26,108 S.F.
OPEN SPACE: PROVIDED 27,827 S.F.

Table with columns: UNIT TYPE, AREA, OPEN SPACE, UNITS, GROSS AREA. Lists unit mixes for PHASE 1 including 1 BED/1 BA, 2 BED/2 BA, and 2 BED/2 BA (CLUB) configurations.

TOTAL: 332 D.U. 307,119 S.F. 925 P.S.
(PHASE 1) TOTAL PARKING: REQUIRED: TABLE 9.103 192 X 1.3 = 250 1 BEDROOM OR LESS 140 X 1.7 = 238 TOTAL REQUIRED: 488 P.S.
PROVIDED: GARAGE PARKING (COVERED) 520 P.S. GARAGE PARKING (UNCOVERED) 525 P.S. TOTAL PROVIDED: 1,045 P.S.

RESTAURANT 1 SPACE PER 325 S.F. 7,035/325 = 22 OFFICE/FLEX 1 SPACE PER 325 S.F. 1,781/325 = 5 FITNESS CENTER (30X) 1 SPACE PER 325 S.F. 1,606/325 = 5 TOTAL REQUIRED: 32
PROVIDED: GARAGE PARKING (COVERED) 520 P.S. GARAGE PARKING (UNCOVERED) 525 P.S. TOTAL PROVIDED: 1,045 P.S.
ACCESSIBLE PARKING REQUIRED: 4% X 525 P.S. = 21 P.S. COVERED = 21 P.S.
BICYCLE PARKING: (1) SPACES PER 10 VEHICLE SPACES; SEC.9.103 (488*0.1=48.8) 49 SPACES PROVIDED

VICINITY MAP



CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD. Lists curve data for various segments of the site plan.



ARCHITECTURAL SITE PLAN 1"=40'-0"

PROJECT DATA: PHASE 2

OVERALL SITE DATA:

SITE AREA: ±3.93 NET ACRES / ±4.29 GROSS ACRES
ZONING: EXISTING: I-1 / PROPOSED: PUD
APN NO'S.: 215-44-006 / 215-44-007
PROPOSED USE: MULTI-FAMILY
MAXIMUM DENSITY ALLOWED: N/A
DENSITY: 290 D.U./4.29 AC = 67.6 D.U. PER ACERS
BUILDING FOOTPRINT + GARAGE: 108,937 S.F.
TOTAL LOT COVERAGE: 4.29 AC (186,872 S.F.) / 108,937 S.F. = 58%

MAXIMUM BUILDING HEIGHT: 48 FEET/58 FEET TO MECH.
PROPOSED BUILDING HEIGHT: 48 FEET(4 STORIES)/58 FEET TO MECH.
OPEN SPACE: REQUIRED 10% 0.429 ACRES = 18,721 S.F.
OPEN SPACE: PROVIDED 19,149 S.F.

Table with columns: UNIT TYPE, AREA, OPEN SPACE, UNITS, GROSS AREA. Lists unit mixes for PHASE 2 including 1 BED/1 BA, 2 BED/2 BA, and 2 BED/2 BA (CLUB) configurations.

TOTAL: 290 D.U. 252,365 S.F. 870 S.F.
(PHASE 2) TOTAL PARKING: REQUIRED: TABLE 9.103 187 X 1.3 = 243 2 BEDROOMS OR MORE 103 X 1.7 = 176 TOTAL REQUIRED: 419 P.S.
PROVIDED: GARAGE PARKING (COVERED) 477 P.S. GARAGE PARKING (UNCOVERED) 477 P.S. TOTAL PROVIDED: 954 P.S.

ACCESSIBLE PARKING REQUIRED: 4% X 477 P.S. = 19 P.S. COVERED = 19 P.S.
BICYCLE PARKING: (1) SPACES PER 10 VEHICLE SPACES; SEC.9.103 (418*0.1=41.8) 42 SPACES PROVIDED

PROJECT DATA: PHASE 1 AND 2

OVERALL SITE DATA:
SITE AREA: ±8.84 NET ACRES / ±10.29 GROSS ACRES
ZONING: EXISTING: I-1 / PROPOSED: PUD
APN NO'S.: 215-44-006 / 215-44-007
PROPOSED USE: MULTI-FAMILY
MAXIMUM DENSITY ALLOWED: N/A
PROPOSED DENSITY: 622 D.U./10.29 AC = 60.4 D.U. PER ACERS
MAXIMUM BUILDING HEIGHT: 48 FEET/58 FEET TO MECH.
PROPOSED BUILDING HEIGHT: 48 FEET(4 STORIES)/58 FEET TO MECH.
COMMON OPEN SPACE: PROVIDED 46,976 S.F./10.48X
TOTAL OPEN SPACE: PROVIDED 94,548 S.F./21.10X

TOTAL AREA: 332 D.U. 307,119 S.F. PHASE 1 UNITS: 290 D.U. 252,365 S.F. TOTAL UNITS: 622 D.U. 559,331 S.F.
TOTAL GROSS COMMERCIAL AREA - (CLUBHOUSE, RESTAURANT, OFFICE, FITNESS CLUB): 22,025 SQ. FT. = 7.1% OF LIVABLE AREA
TOTAL GROSS GARAGE AREA: 166,662 SQ. FT.
TOTAL PARKING: REQUIRED: 938 P.S. GARAGE PARKING: 1,002 P.S. TOTAL PROVIDED: 1,940 P.S.

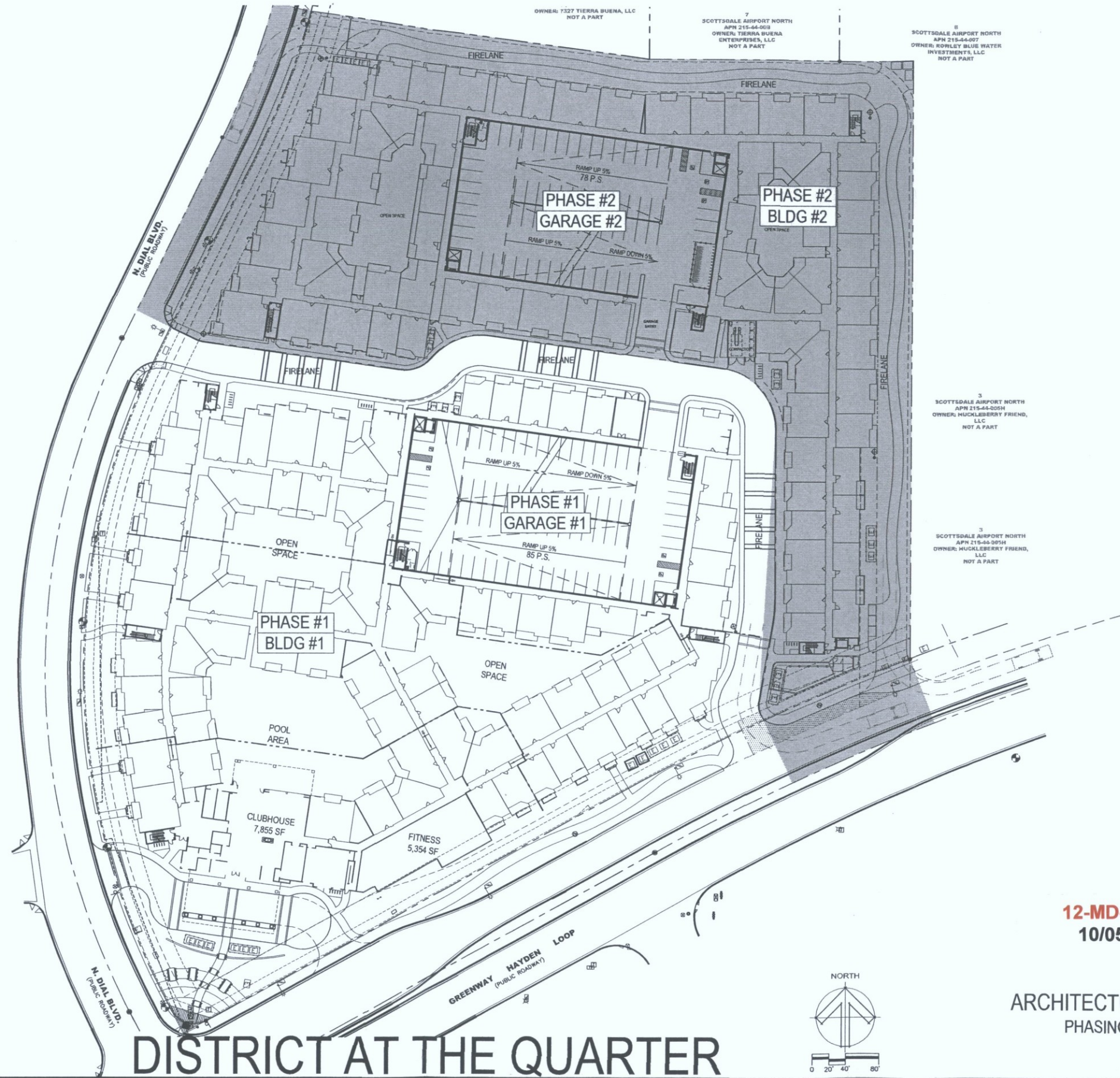
SHEET NOTES:
(a) UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6". (ORD. 4045, 503.2.1)
(b) KEY SWITCH/PRE-EMPTION SENSOR REQUIRED. (ORD. 4045, 503.6.1)
(c) FIRE LANE SURFACE WILL SUPPORT 83,000 LBS GVW. (DS&PM, 2-1.802(3))
(d) NO FENCE/WALL OVER 6" IN HEIGHT.

STIPULATION SET RETAIN FOR RECORDS APPROVED
11/16/16
INITIALS 12-MD-2016

DISTRICT AT THE QUARTER KAPLAN ACQUISITIONS, LLC

A1.1

10-31-16



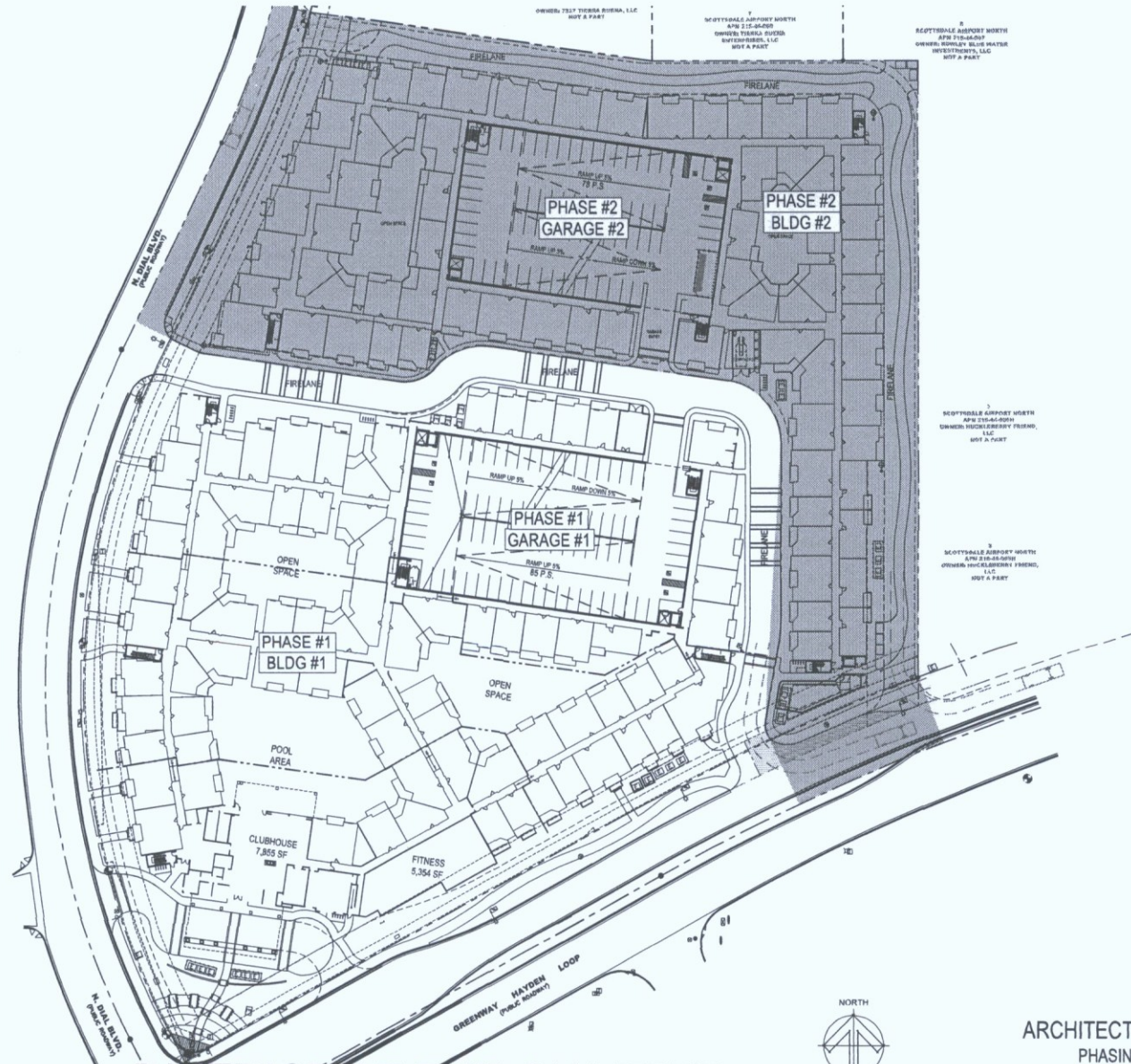
DISTRICT AT THE QUARTER
KAPLAN ACQUISITIONS, LLC

12-MD-2016
10/05/16



ARCHITECTURAL PHASING PLAN **A1.3**
1" = 40'-0"

9-15-16



DISTRICT AT THE QUARTER
KAPLAN ACQUISITIONS, LLC



ARCHITECTURAL PHASING PLAN **A1.3**

1" = 40'-0"

9-15-16

12-MD-2016
10/05/16