

ENGINEER

KIMLEY-HORN & ASSOCIATES
1855 W BASELINE ROAD, SUITE 200
MESA, ARIZONA 85202
TELEPHONE: (602) 944-5500
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BENCHMARK

1" IRON PIPE AT THE NORTH 1/2 CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. GDA POINT NAME: 43561-1 ELEVATION = 2716.331 (NAVD '88)

UTILITIES

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

SITE DATA

GROSS AREA 109.27 AC±
NET AREA 107.57 AC±
TOTAL PHASE 1C LOTS 96
(EXCLUDING TRACT O)
TYPICAL LOT SIZE CUSTOM
MINIMUM LOT AREA:
• R1-18 ESL 13,500 S.F.
• R1-43 ESL 32,250 S.F.

PHASE 1C DENSITY*** 1.21 DU/AC

***DENSITY CALCULATIONS EXCLUDE TRACT O (FUTURE PHASE 3B)

LOT QUANTITIES

Table with 3 columns: LOT #, AREA (SF), ZONING. Lists lots 1 through 48 with their respective areas and zoning codes (R1-18 PCD, R1-43 PCD).

SURVEYOR

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

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. SAID LINE BEARS N00°04'57"W.

ZONING

PLANNED COMMUNITY DISTRICT (P-C ESL):
• R1-18 ESL
• R1-43 ESL

SETBACK TABLE

R1-18 ESL:
FRONT 26.25 FT
REAR 22.50 FT
SIDE 7.50 FT
R1-43 ESL:
FRONT 30.00 FT
REAR 26.25 FT
SIDE 15.00 FT

OWNER/DEVELOPER

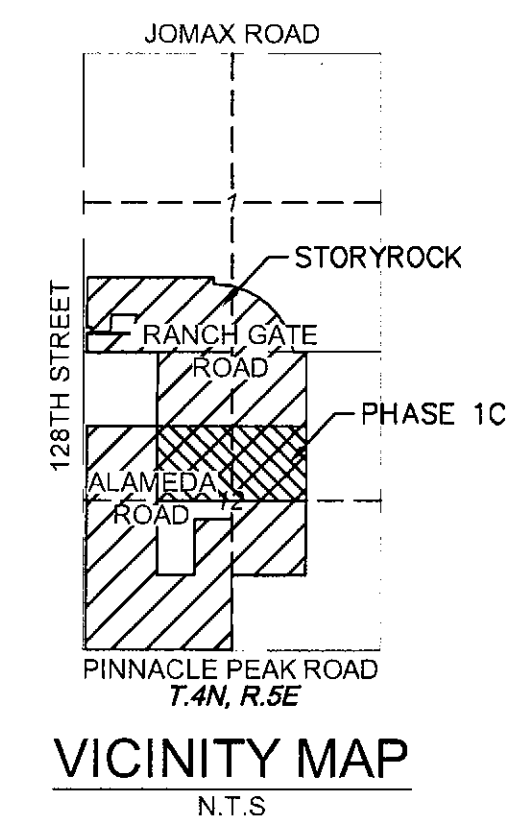
TAYLOR MORRISON/ARIZONA INC.
9000 E. PIMA CENTER PARKWAY
SUITE 350
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 344-7000
FAX: (480) 344-7001
CONTACT: STEVE KUNZWEILER

PRELIMINARY PLAT FOR STORYROCK PHASE 1C

PORTIONS OF SECTION 1 AND 12, TOWNSHIP 4 NORTH, RANGE 5 EAST THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SHEET INDEX

Table with 2 columns: SHEET NO., TITLE. Lists sheets 01 through 09 including COVER SHEET, LEGAL DESCRIPTION & SECTIONS, PRELIMINARY PLAT PLAN, PRELIMINARY GRADING PLAN, and CROSS SECTIONS.

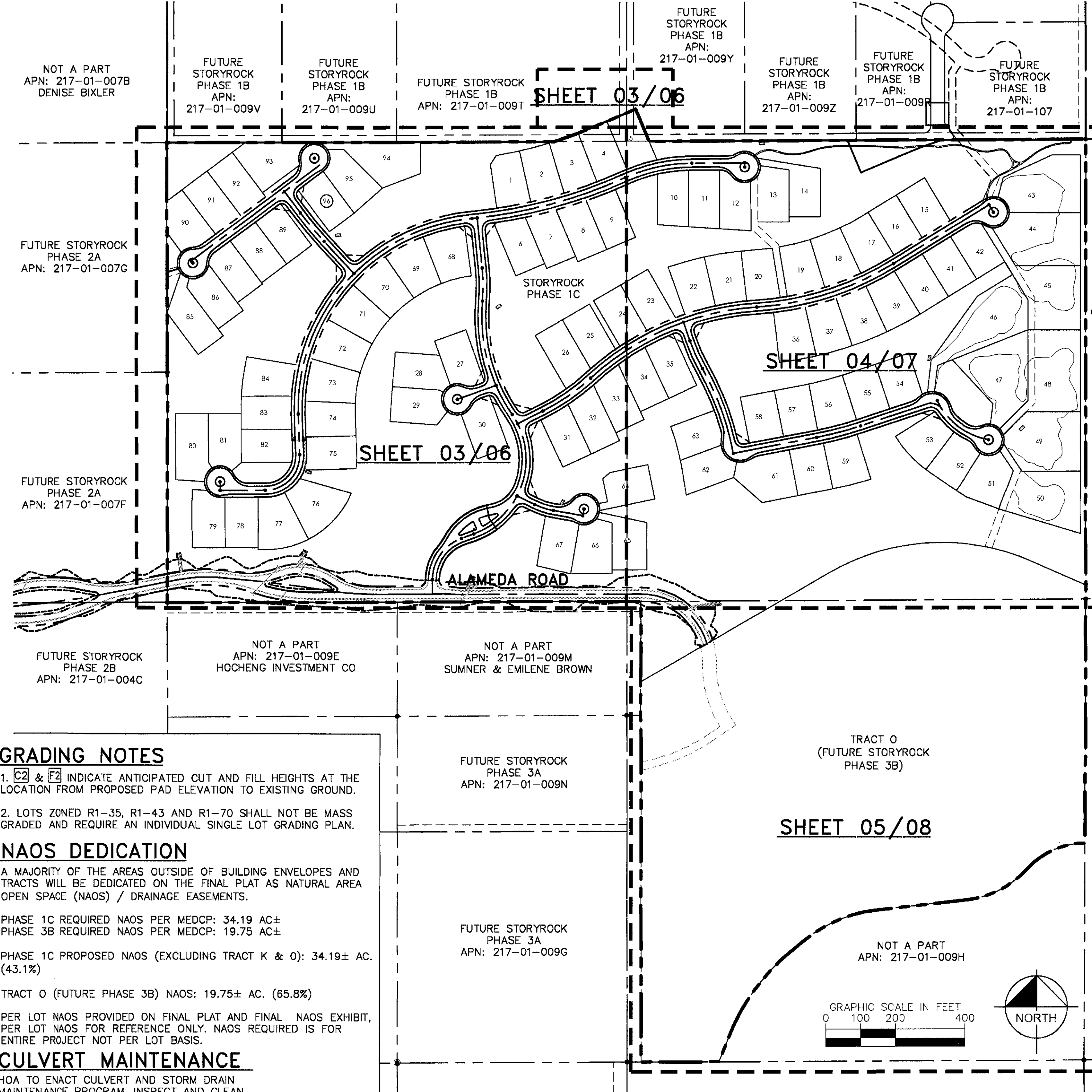


FIRE DEPARTMENT NOTES

- 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. (GW)
- 5. DEVELOPMENT PROVIDES RESIDENTIAL FIRE TURNING RADIUS (40.5' OUTSIDE).

LEGEND

Legend defining symbols for 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, PROPOSED SURVEY MONUMENT, PROPOSED FIRE HYDRANT, PUBLIC UTILITY EASEMENT, RIGHT-OF-WAY, BACK OF CURB, TYPICAL, HIGHWAY EASEMENT, ACCESS EASEMENT, DRAINAGE EASEMENT, SEWER EASEMENT, REAR YARD SETBACK, SIDE YARD SETBACK, FRONT YARD SETBACK, CUBIC FEET PER SECOND, PAVEMENT SPOT ELEVATION AT FINISHED GRADE, FLOW LINE, EXISTING GRADE, SLOPE AT FINISHED GRADE, PROPOSED LOT NUMBERS, 100-YEAR INUNDATION LIMITS, 100-YEAR BASE FLOOD ELEVATION AND CROSS SECTION LOCATION, SCOUR/EROSION PROTECTION, DRAINAGE SWALE, RETAINING WALL, GRADING LIMITS (R1-18 ZONING AND ROADWAY IMPROVEMENTS ONLY), CUT GRADING LINE, FILL GRADING LINE, REAR OR SIDE LOT DRAINAGE INDICATOR & DRAINAGE DIRECTION, PEAK FLOWS: 27 - POST DEVELOPMENT, (30) - PRE DEVELOPMENT, FILL AREA GREATER THAN 6', CUT AREA GREATER THAN 6', APPROX. LIMITS OF 100 YEAR INUNDATION, PAD CONSTRUCTION ENVELOPE, ROADWAY DISCHARGE TO DETENTION/FIRST FLUSH BASIN, ROADWAY DISCHARGE TO SPILLWAY AND DISSIPATION BASIN (SEE SHEET 02 FOR DETAIL).



GRADING NOTES

- 1. [Symbol] & [Symbol] INDICATE ANTICIPATED CUT AND FILL HEIGHTS AT THE LOCATION FROM PROPOSED PAD ELEVATION TO EXISTING GROUND.
- 2. LOTS ZONED R1-35, R1-43 AND R1-70 SHALL NOT BE MASS GRADED AND REQUIRE AN INDIVIDUAL SINGLE LOT GRADING PLAN.

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) / DRAINAGE EASEMENTS.
PHASE 1C REQUIRED NAOS PER MEDCP: 34.19 AC±
PHASE 3B REQUIRED NAOS PER MEDCP: 19.75 AC±
PHASE 1C PROPOSED NAOS (EXCLUDING TRACT K & O): 34.19± AC. (43.1%)
TRACT O (FUTURE PHASE 3B) NAOS: 19.75± AC. (65.8%)
PER LOT NAOS PROVIDED ON FINAL PLAT AND FINAL NAOS EXHIBIT, PER LOT NAOS FOR REFERENCE ONLY. NAOS REQUIRED IS FOR ENTIRE PROJECT NOT PER LOT BASIS.

CULVERT MAINTENANCE

HOA TO ENACT CULVERT AND STORM DRAIN MAINTENANCE PROGRAM. INSPECT AND CLEAN CULVERTS BI-ANNUALLY AND AFTER MAJOR STORM EVENTS.

TRACT TABLE

Two tables side-by-side listing tract information. Each table has columns: NAME, OWNERSHIP/MAINT., USES WITHIN TRACT, AREA (ACRES). Tracts include A through P, with details on ownership (Private/HOA) and uses (Private Street, Open Space, NAOS/Open Space/Drainage, etc.).

*TRACT K TO BE DEDICATED AS UNDISTURBED NAOS FOR STORYROCK PHASE 1B AND NOT INCLUDED IN PHASE 1C OVERALL NAOS CALCULATIONS.
**TRACT O TO CONSTRUCT A MAXIMUM OF 19 LOTS. TRACT O TO DEDICATE A MINIMUM OF 19.75 ACRES OF NAOS WITH MINIMUM 70% UNDISTURBED.

FLOOD INFORMATION

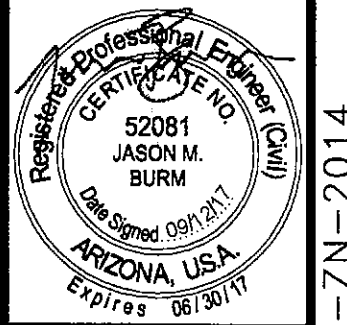
Table with 6 columns: COMMUNITY NUMBER, PANEL NUMBER, SUFFIX, DATE OF FIRM, FIRM ZONE, BASE FLOOD ELEVATION. Row 1: 045012, 1335, L, 10/16/2013, D, N/A.

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.

5-PP-2016#3
09/13/17

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STORYROCK - PHASE 1C
PRELIMINARY PLAT
COVER SHEET
SCOTTSDALE, ARIZONA



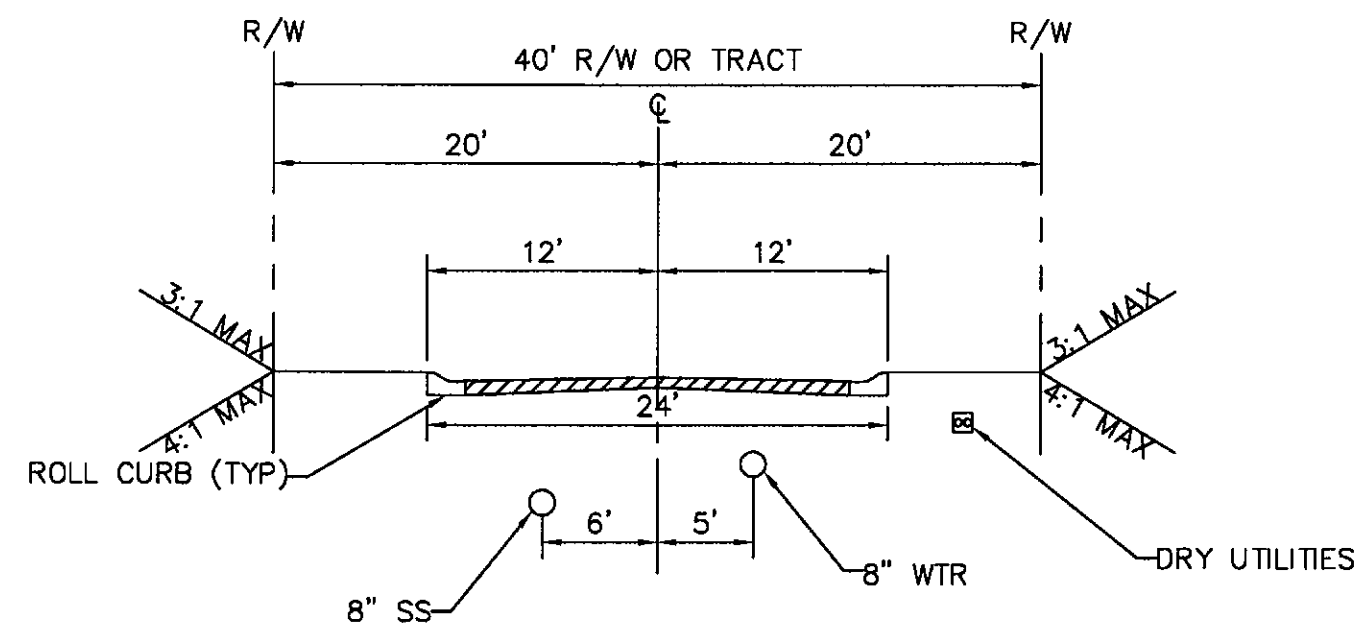
PROJECT NO. 191069020
DRAWING NAME 88002PP-CV
01 OF 09

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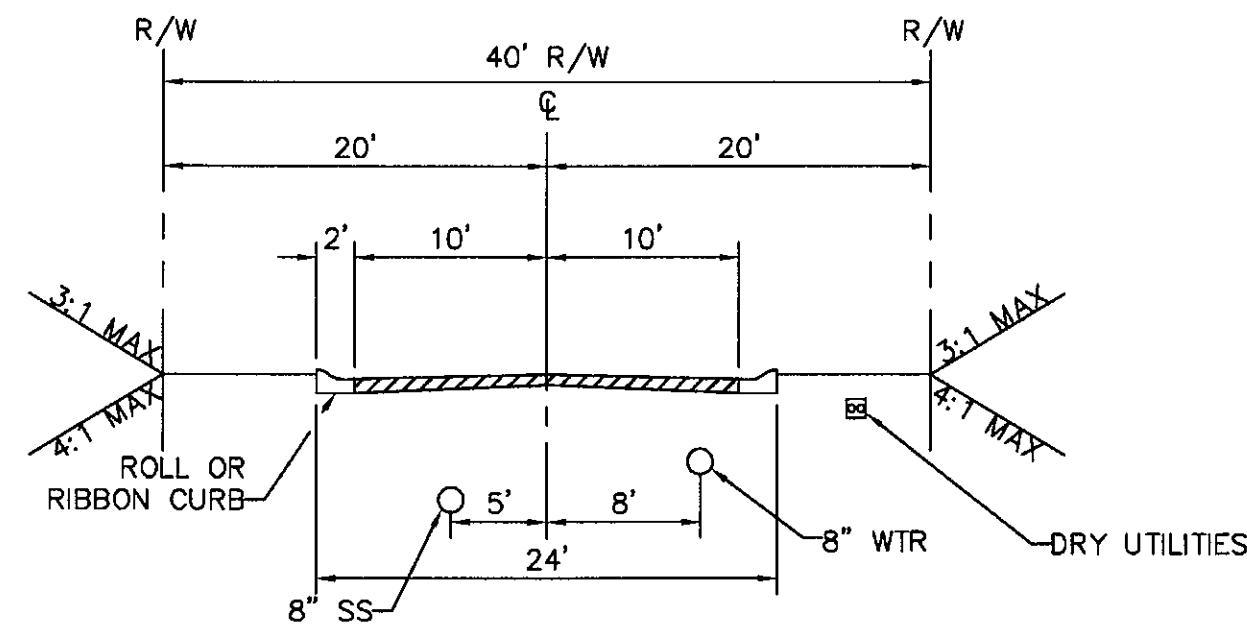
CASE NO.: 13-ZN-2014 5-PP-2016#3

LEGAL DESCRIPTION

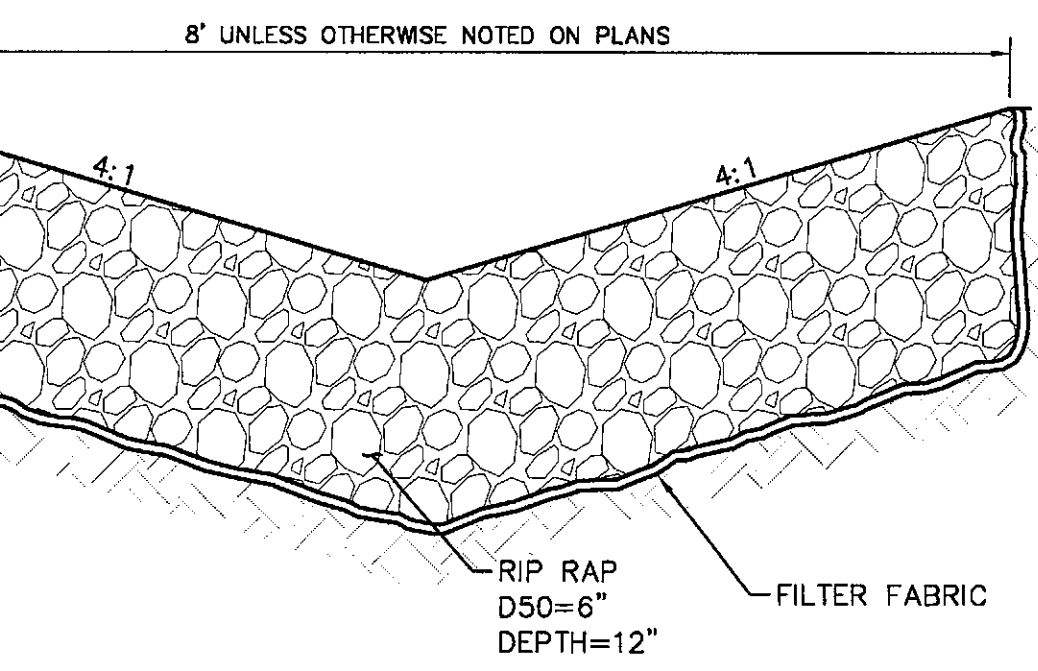
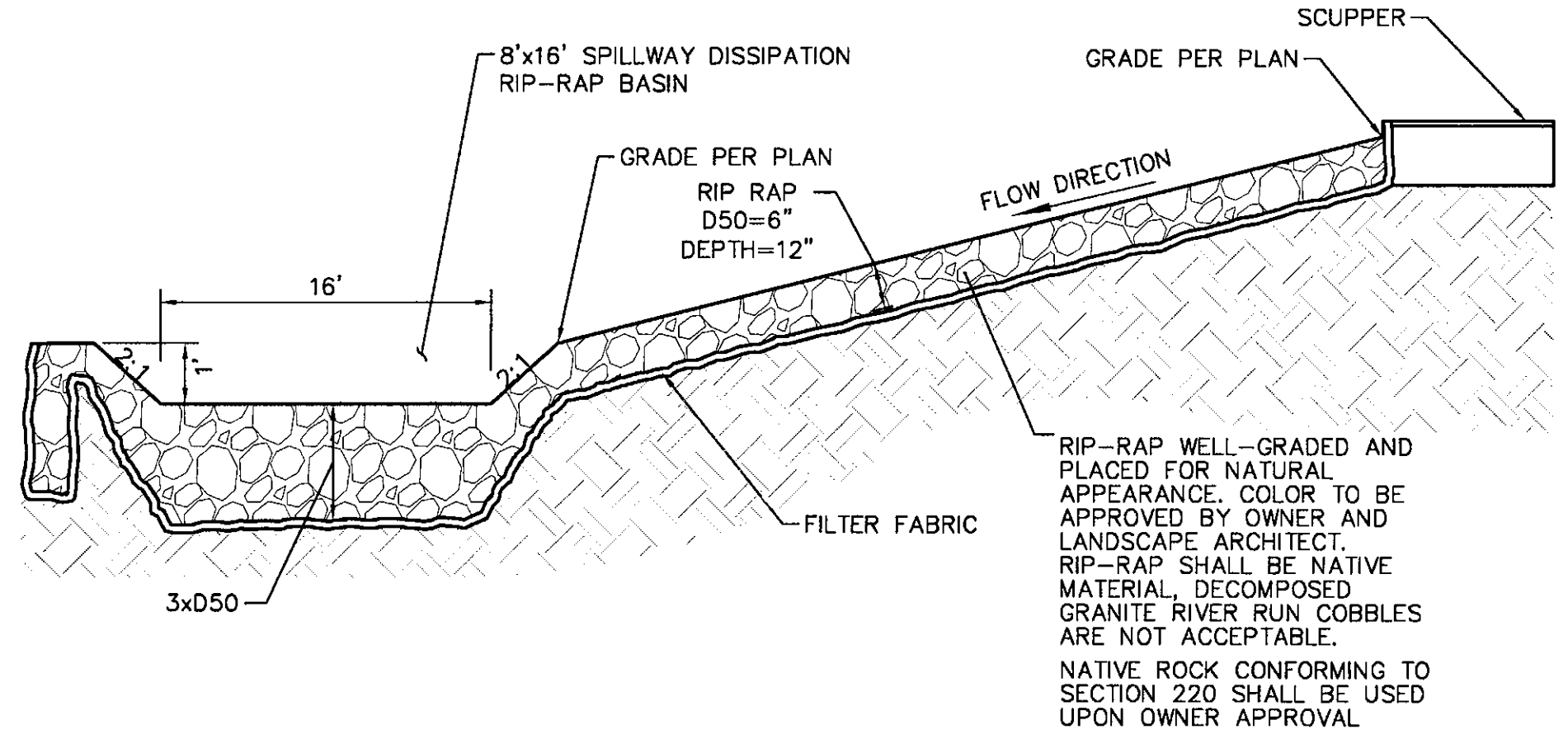
A PARCEL OF LAND LOCATED IN SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 12 BEARS NORTH 89 DEGREES 46 MINUTES 06 SECONDS EAST, A DISTANCE OF 2645.89 FEET;
 THENCE NORTH 89 DEGREES 46 MINUTES 06 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,323.17 FEET;
 THENCE SOUTH 00 DEGREES 04 MINUTES 31 SECONDS EAST, A DISTANCE OF 1,320.27 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;
 THENCE NORTH 89 DEGREES 46 MINUTES 24 SECONDS EAST, A DISTANCE OF 1,113.80 FEET A POINT OF CURVATURE OF A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 1,210.00 FEET AND BEING CONCAVE NORTHWESTERLY;
 THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 31 MINUTES 49 SECONDS, A DISTANCE OF 116.79 FEET, AND WHOSE LONG CHORD BEARS NORTH 69 DEGREES 43 MINUTES 50 SECONDS EAST, A DISTANCE OF 116.75 FEET TO A POINT OF TANGENCY;
 THENCE NORTH 66 DEGREES 57 MINUTES 55 SECONDS EAST, A DISTANCE OF 136.00 FEET TO
 THENCE SOUTH 22 DEGREES 43 MINUTES 42 SECONDS EAST, A DISTANCE OF 100.37 FEET;
 THENCE NORTH 89 DEGREES 46 MINUTES 12 SECONDS EAST, A DISTANCE OF 1,256.59 FEET;
 THENCE SOUTH 00 DEGREES 05 MINUTES 22 SECONDS EAST, A DISTANCE OF 1,320.51 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 223.84 FEET AND BEING CONCAVE SOUTHEASTERLY;
 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47 DEGREES 32 MINUTES 42 SECONDS, A DISTANCE OF 185.75 FEET, AND WHOSE LONG CHORD BEARS SOUTH 66 DEGREES 09 MINUTES 11 SECONDS WEST, A DISTANCE OF 180.46 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 275.00 FEET AND BEING CONCAVE NORTHWESTERLY;
 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41 DEGREES 14 MINUTES 06 SECONDS, A DISTANCE OF 197.91 FEET, AND WHOSE LONG CHORD BEARS SOUTH 62 DEGREES 59 MINUTES 53 SECONDS WEST, A DISTANCE OF 193.67 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 83 DEGREES 36 MINUTES 55 SECONDS WEST, A DISTANCE OF 263.89 FEET TO A POINT OF CURVATURE, SAID CURVE HAVING A RADIUS OF 400.00 FEET AND BEING CONCAVE SOUTHEASTERLY
 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33 DEGREES 24 MINUTES 25 SECONDS, A DISTANCE OF 233.22 FEET, AND WHOSE LONG CHORD BEARS SOUTH 66 DEGREES 54 MINUTES 43 SECONDS WEST, A DISTANCE OF 229.93 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 50 DEGREES 12 MINUTES 31 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE, SAID CURVE HAVING A RADIUS OF 600.00 FEET AND BEING CONCAVE SOUTHEASTERLY
 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28 DEGREES 44 MINUTES 05 SECONDS, A DISTANCE OF 300.91 FEET, AND WHOSE LONG CHORD BEARS SOUTH 35 DEGREES 50 MINUTES 28 SECONDS WEST, A DISTANCE OF 297.77 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 21 DEGREES 28 MINUTES 25 SECONDS WEST, A DISTANCE OF 75.43 FEET TO
 THENCE SOUTH 89 DEGREES 47 MINUTES 03 SECONDS WEST, A DISTANCE OF 229.33 FEET;
 THENCE NORTH 00 DEGREES 03 MINUTES 33 SECONDS WEST, A DISTANCE OF 1,320.07 FEET;
 THENCE SOUTH 89 DEGREES 46 MINUTES 41 SECONDS WEST, A DISTANCE OF 1,322.60 FEET;
 THENCE NORTH 00 DEGREES 04 MINUTES 31 SECONDS WEST, A DISTANCE OF 1,320.28 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;
 SAID PARCEL CONTAINS 4,759,795 SQ.FT. OR 109.2698 ACRES, MORE OR LESS.



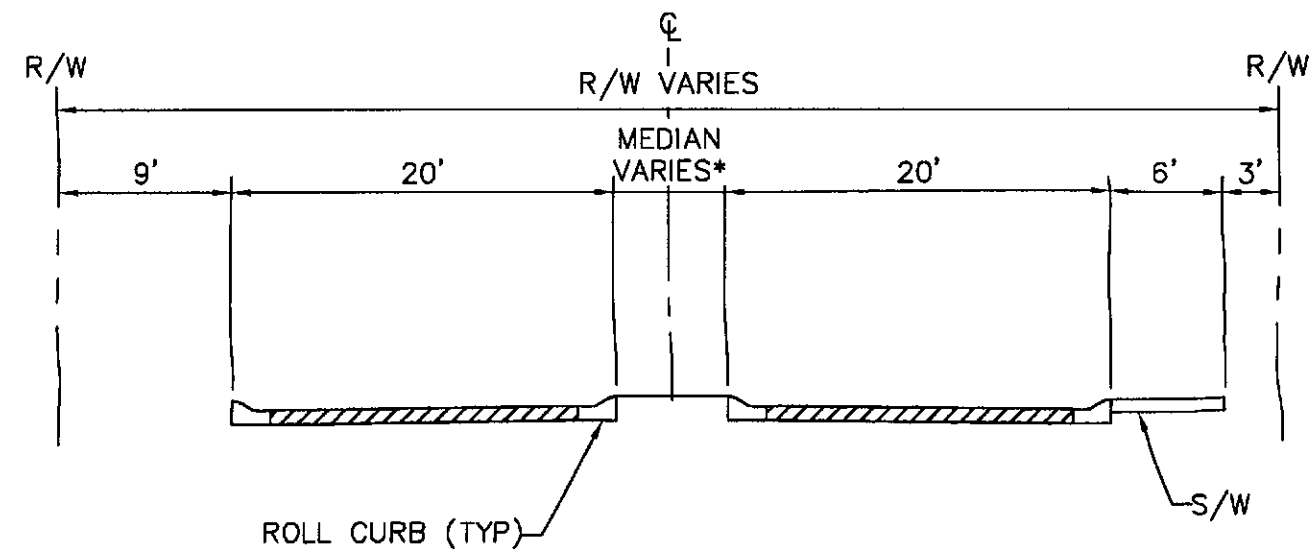
INTERNAL STREETS
 FIG 5.3-19 LOCAL RESIDENTIAL - RURAL/ESL CHARACTER
 FOR LOT WIDTHS GREATER THAN 90' WIDE MINIMUM



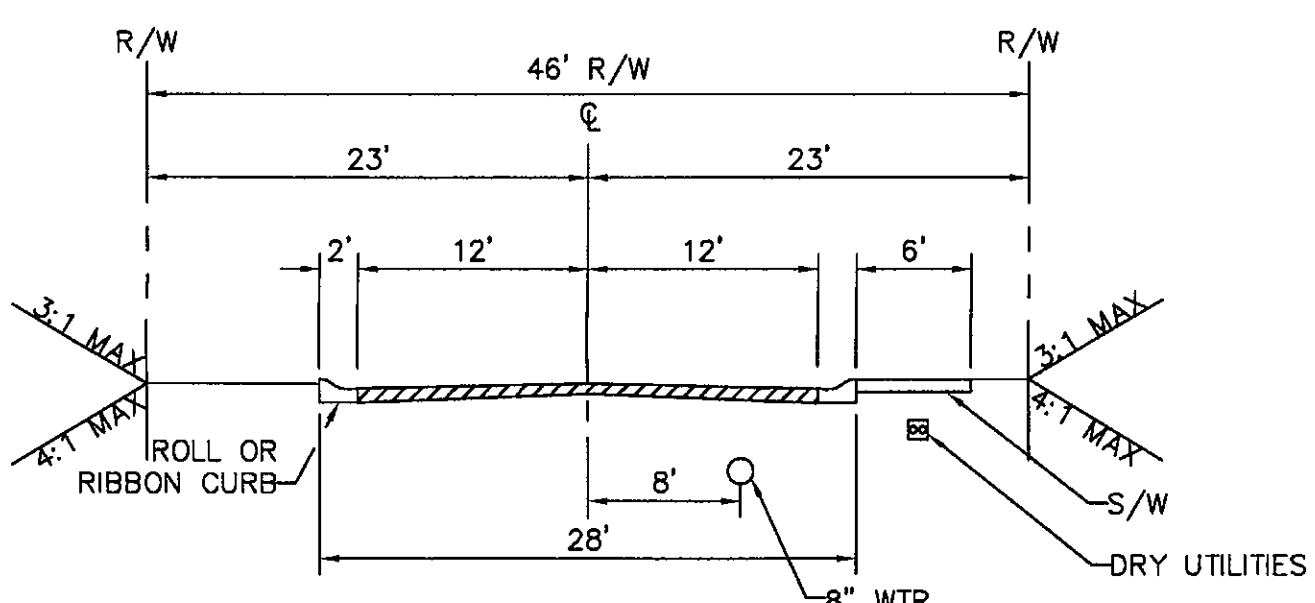
ALAMEDA LOCAL PUBLIC/PRIVATE STREET
 EAST OF ENTRY GATE
 MODIFIED FIG 5.3-20 LOCAL RESIDENTIAL - RURAL CHARACTER



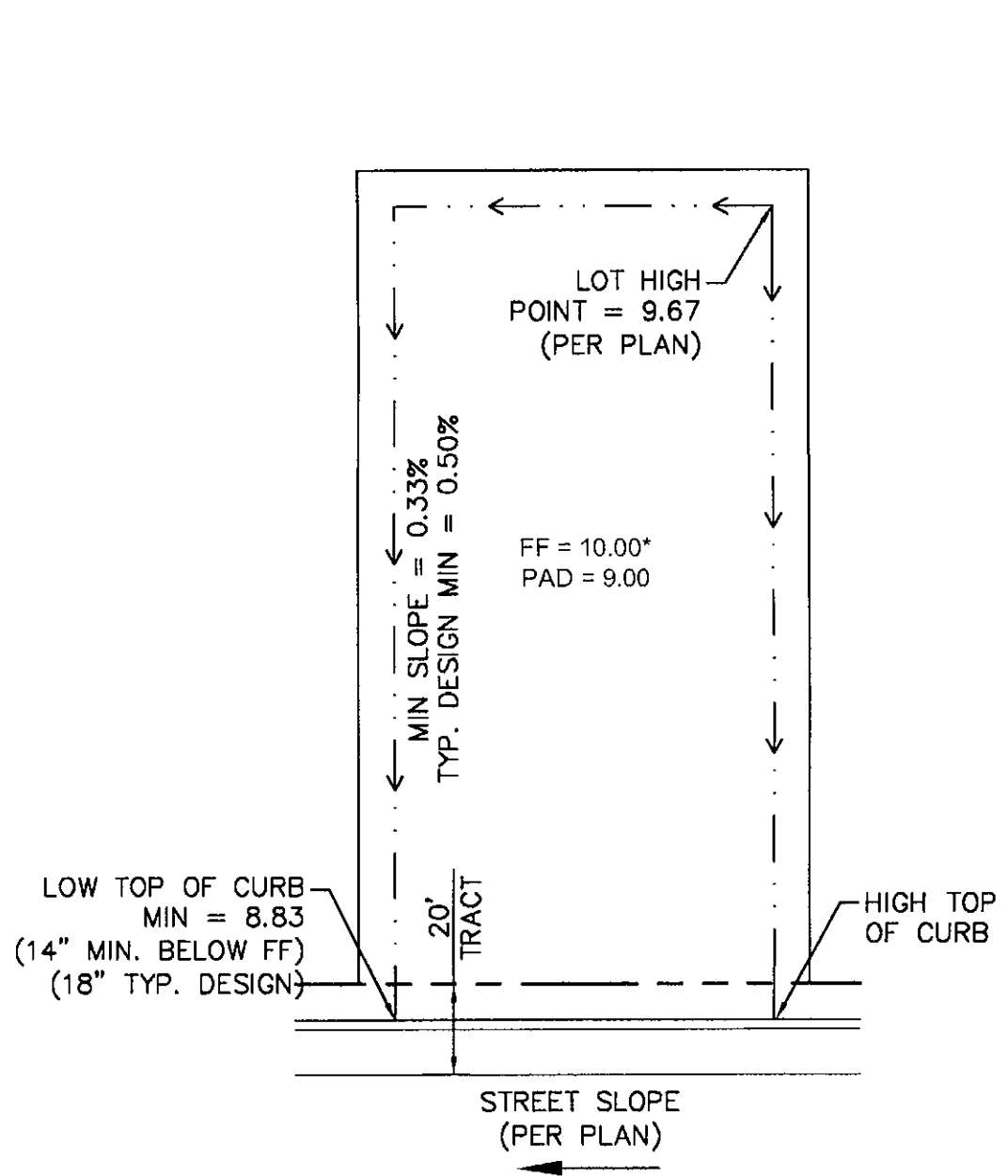
RIP-RAP SPILLWAY AND DISSIPATION BASIN DETAIL
 SCALE: NTS



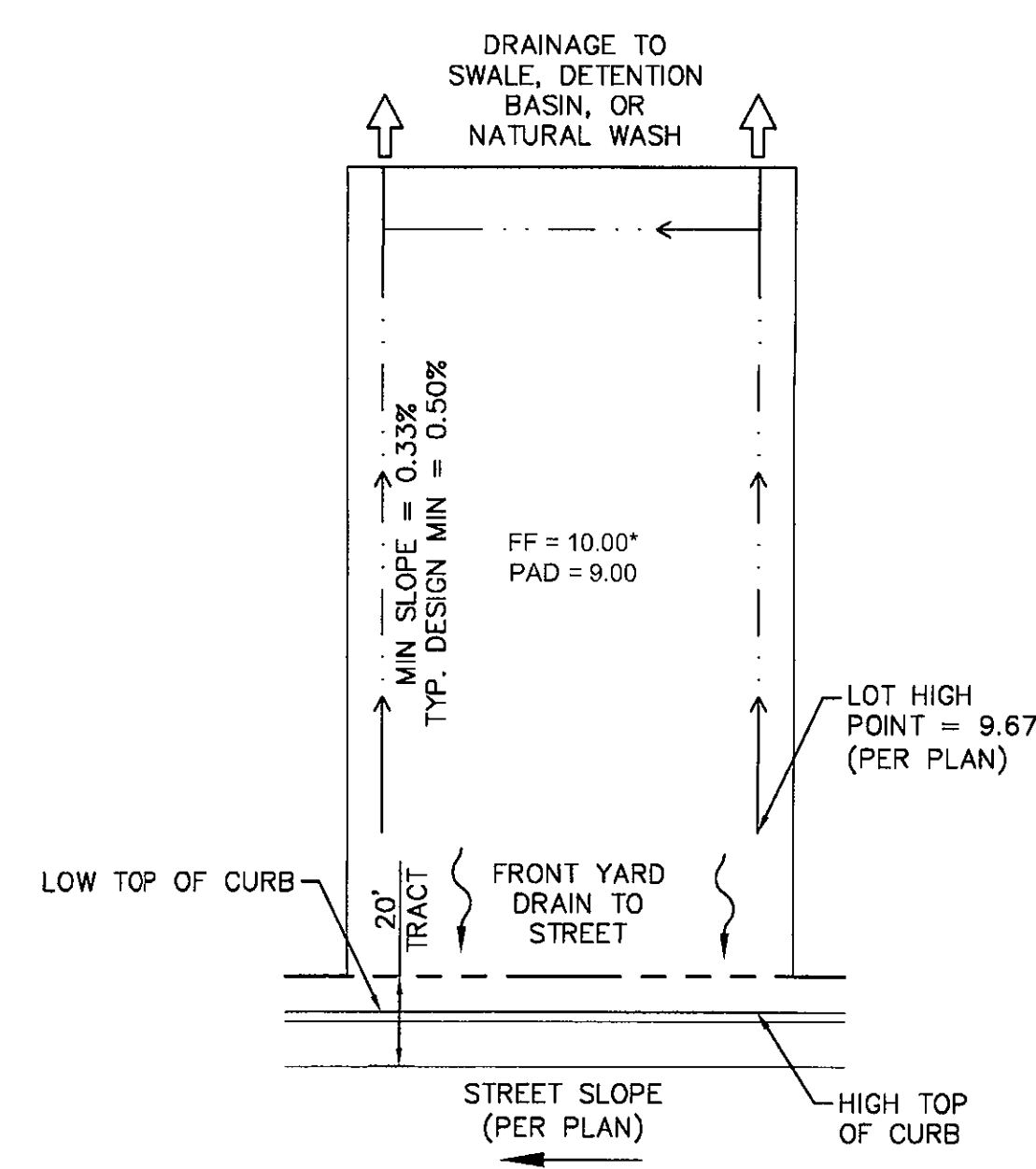
ALAMEDA W/ MEDIAN LOCAL PUBLIC/PRIVATE STREET
 MODIFIED FIG 5.3-20 LOCAL RESIDENTIAL - SUBURBAN CHARACTER
 *MEDIAN VARIES TO PRESERVE BOULDER FEATURES
 MEDIAN WILL BE A TRACT WITH NADS FOR ADJACENT PHASES



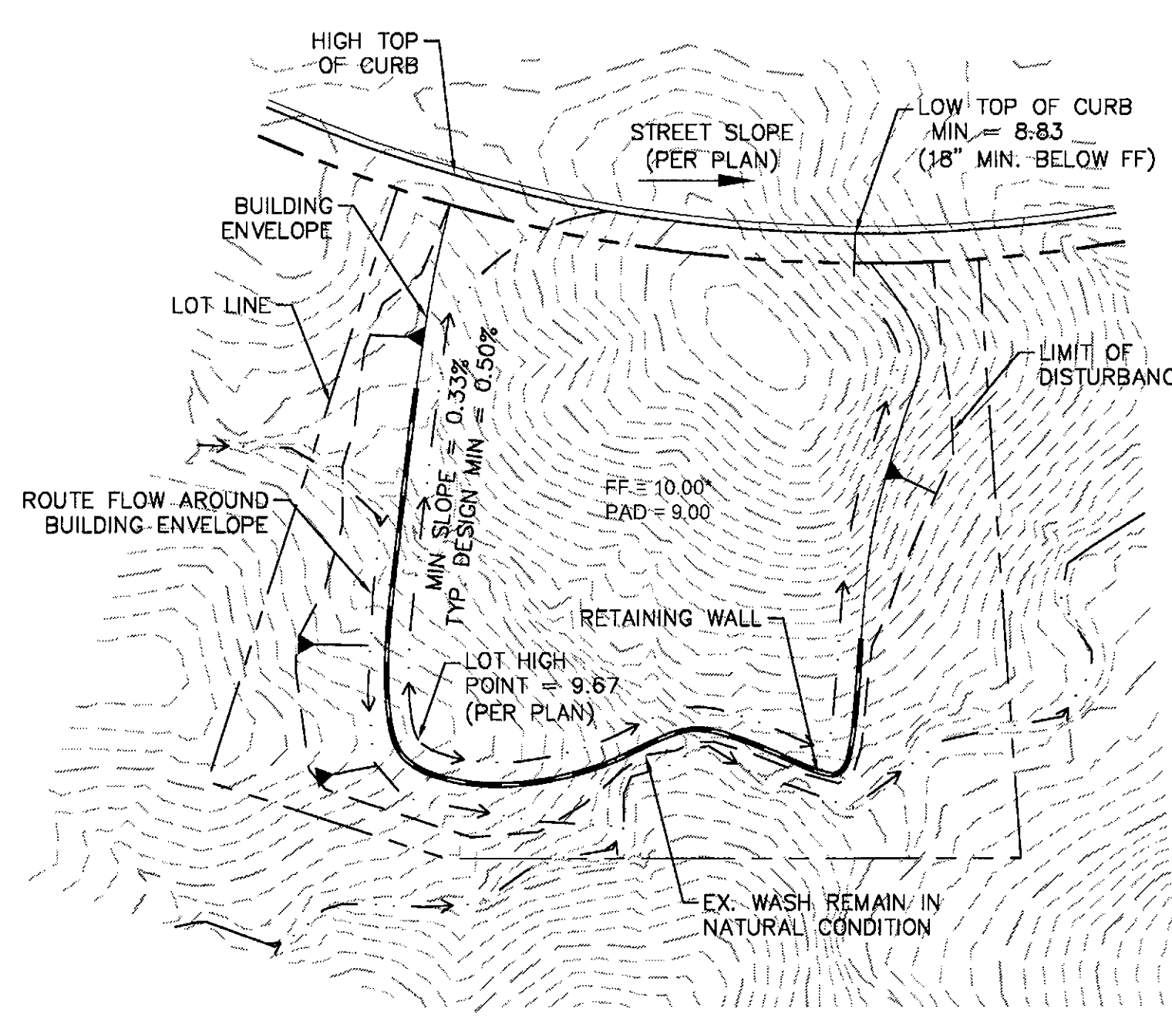
ALAMEDA LOCAL PUBLIC/PRIVATE STREET
 WEST OF ENTRY GATE
 MODIFIED FIG 5.3-20 LOCAL RESIDENTIAL - SUBURBAN CHARACTER



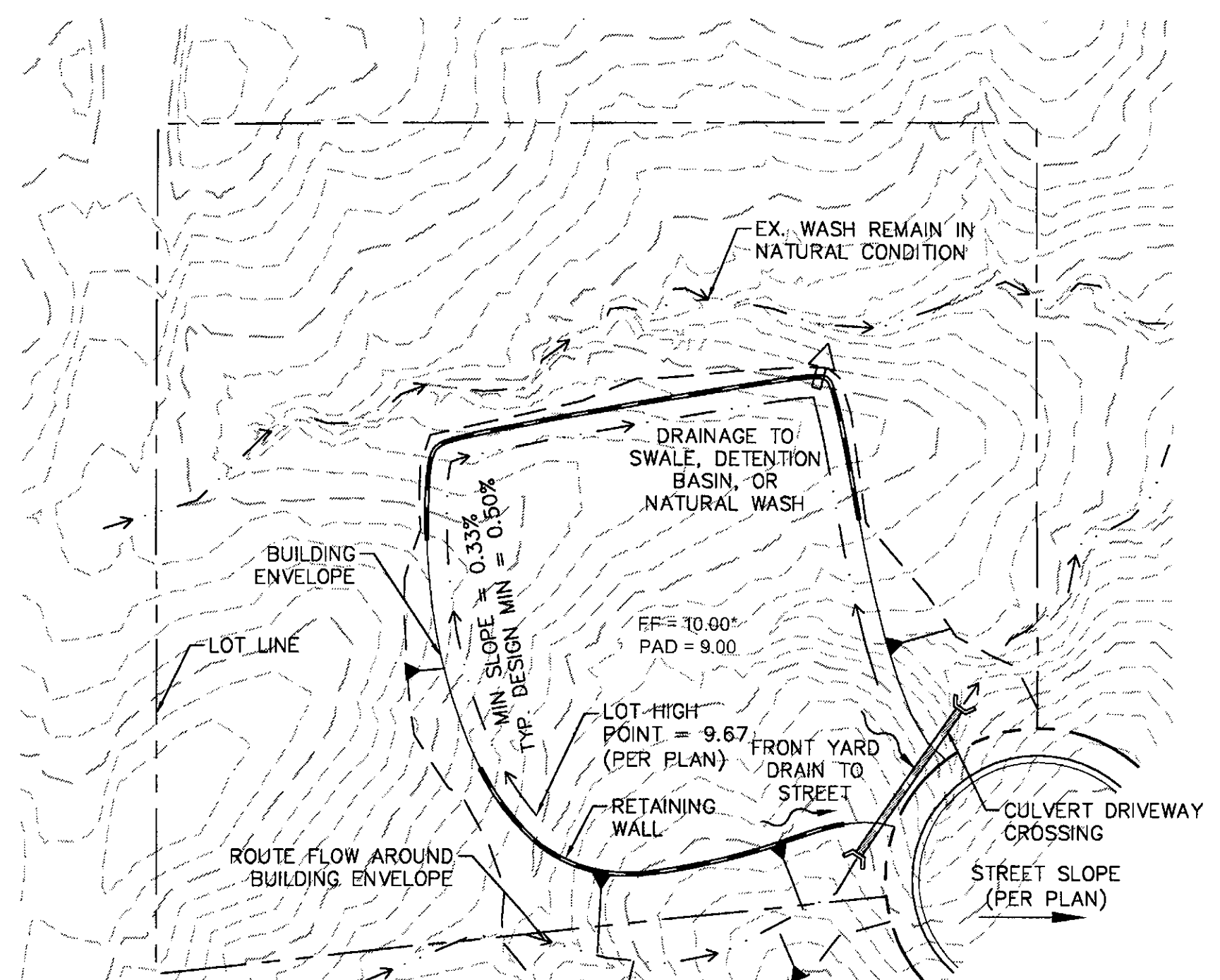
TYPICAL LOT GRADING R1-18 PCD DRAINAGE TO STREET
 SCALE: NTS
 *FF THICKNESS TO BE DETERMINED AT FINAL DESIGN



TYPICAL LOT GRADING R1-18 PCD REAR LOT DRAINAGE
 SCALE: NTS
 *FF THICKNESS TO BE DETERMINED AT FINAL DESIGN



TYPICAL LOT GRADING R1-35 PCD, R1-43 PCD, R1-70 PCD DRAINAGE TO STREET
 SCALE: NTS
 *FF THICKNESS TO BE DETERMINED AT FINAL DESIGN



TYPICAL LOT GRADING R1-35 PCD, R1-43 PCD, R1-70 PCD REAR/SIDE YARD DRAINAGE
 SCALE: NTS
 *FF THICKNESS TO BE DETERMINED AT FINAL DESIGN

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 SCALE (V): NONE
 DESIGNED BY: ZJH
 DRAWN BY: ZJH
 CHECKED BY: JMB
 DATE: SEP 2017

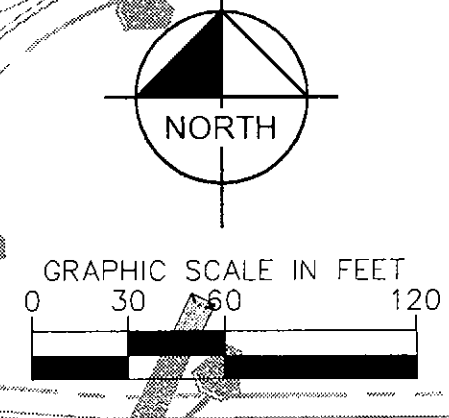
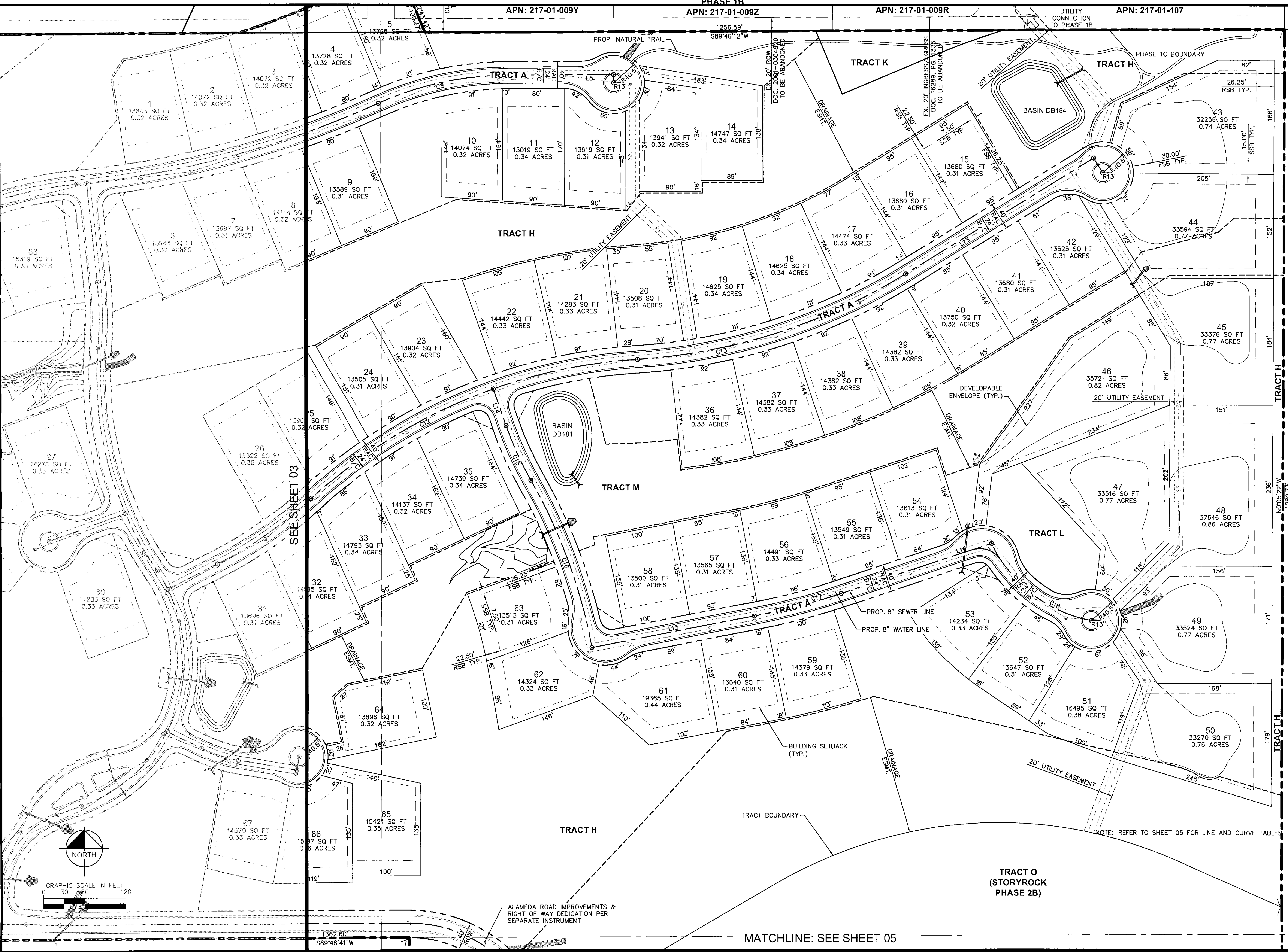
STORYROCK - PHASE 1C
 PRELIMINARY PLAN
 LEGAL DESCRIPTION & SECTIONS
 SCOTTSDALE, ARIZONA

Professional Engineer
 CERTIFICATE NO. 52081
 JASON M. BURM
 ARIZONA
 EXPIRES 06/30/17

PROJECT NO. 191069020
 DRAWING NAME 88002PP-CV
 02 of 09

CASE NO.: 13-ZN-2014 5-PP-2016#3

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SEE SHEET 03

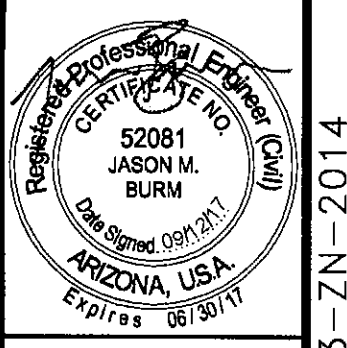
MATCHLINE: SEE SHEET 05

TRACT O
(STORYROCK
PHASE 2B)

NOTE: REFER TO SHEET 05 FOR LINE AND CURVE TABLES

APN: 217-01-247

STORYROCK - PHASE 1C
 PRELIMINARY PLAT
 PRELIMINARY PLAT PLAN
 SCOTTSDALE, ARIZONA



PROJECT NO.
191069020
DRAWING NAME
69020PP

04 OF 09

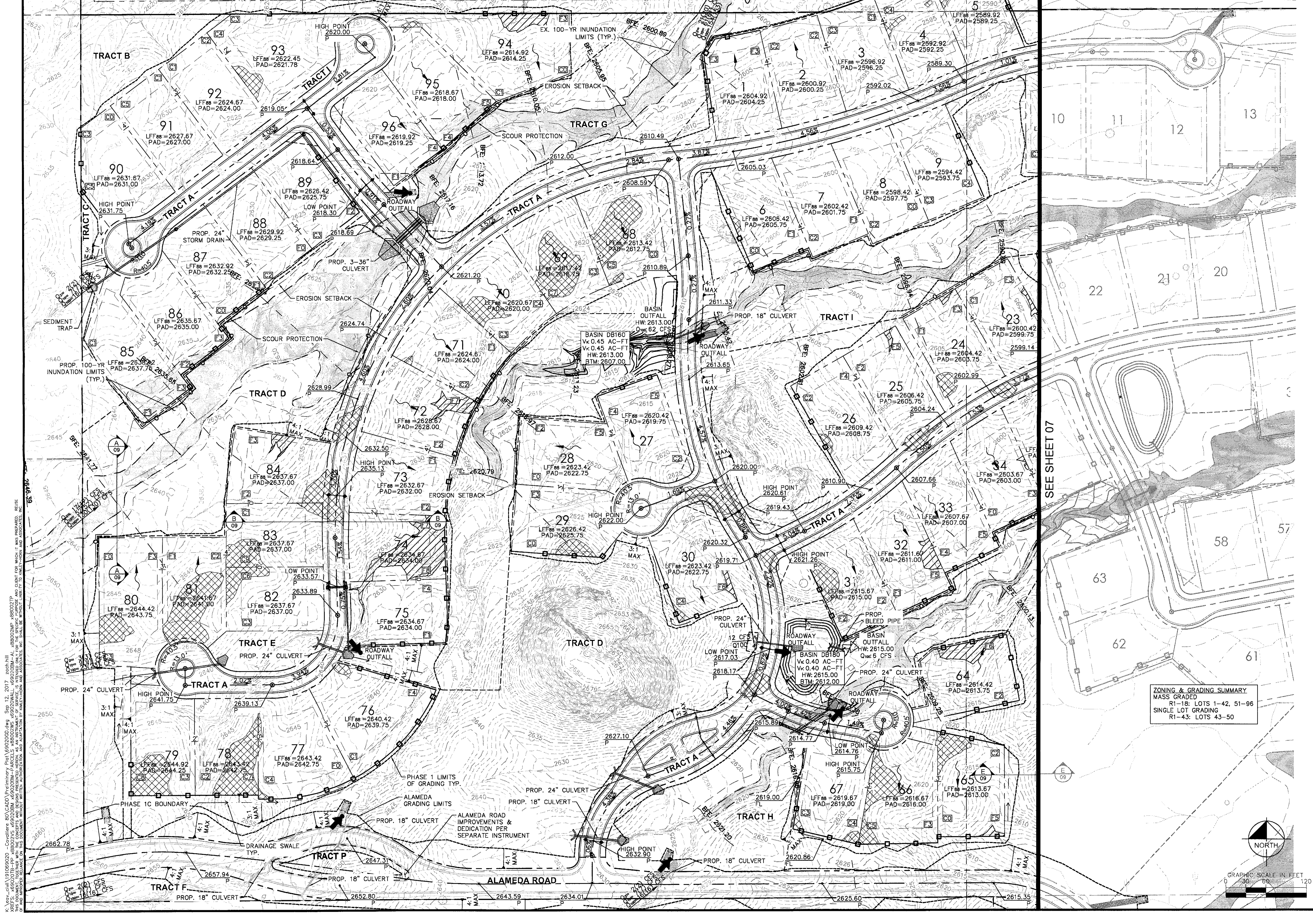
CASE NO.: 13-ZN-2014 5-PP-2016#3



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 CHECKED BY: JMB
 DATE: SEP 2017

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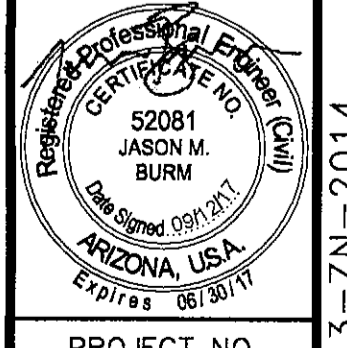


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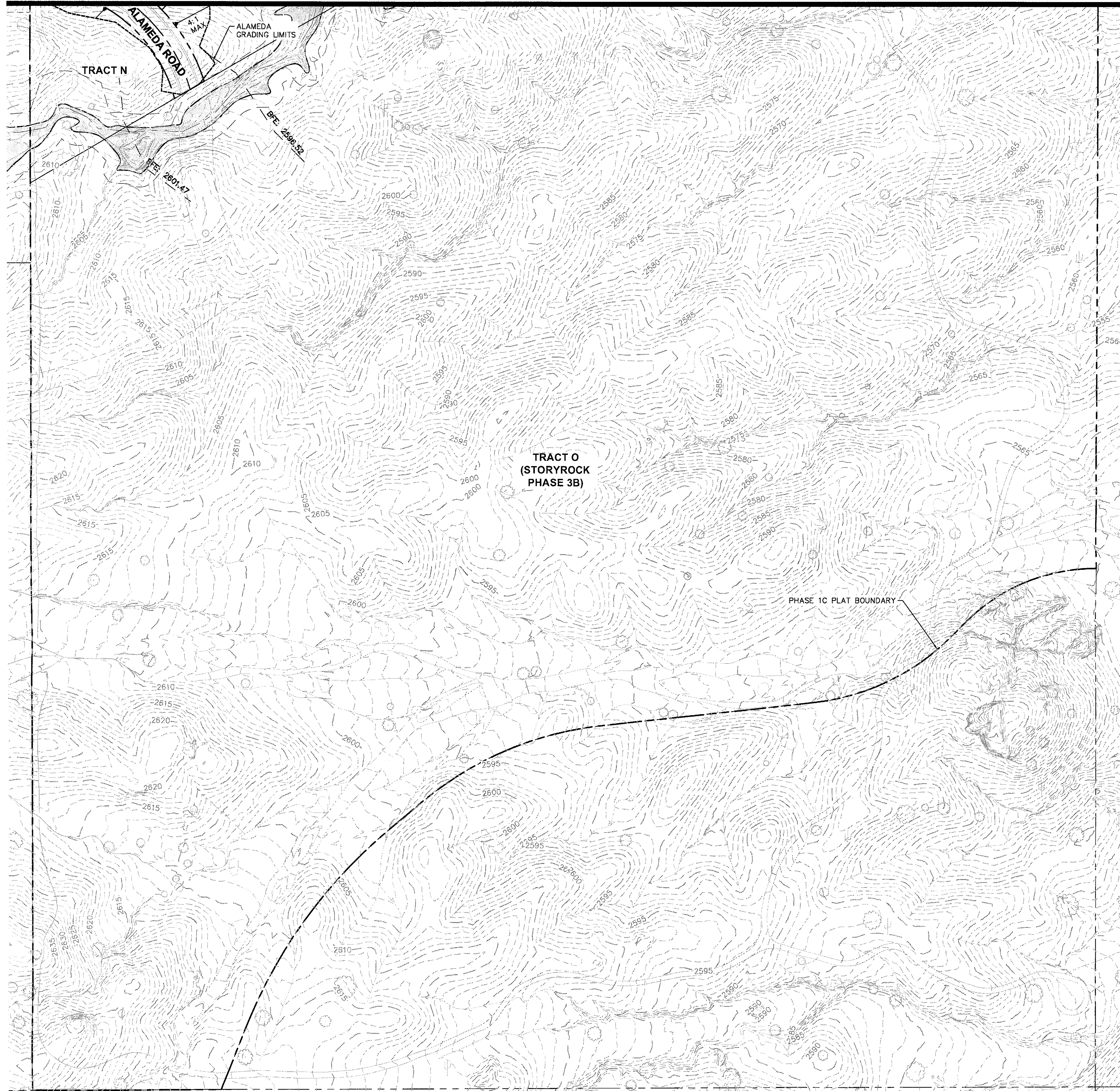
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STORYROCK - PHASE 1C
 PRELIMINARY PLAT
 PRELIMINARY GRADING PLAN
 SCOTTSDALE, ARIZONA



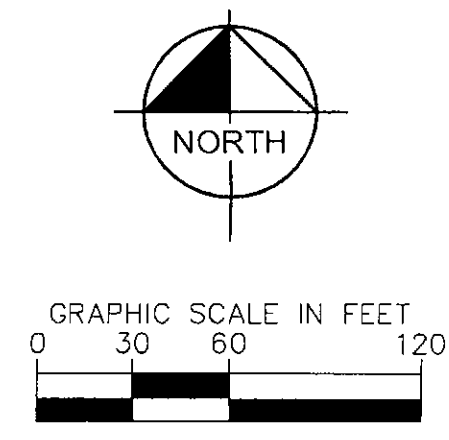
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CASE NO.: 13-ZN-2014 5-PP-2016#3
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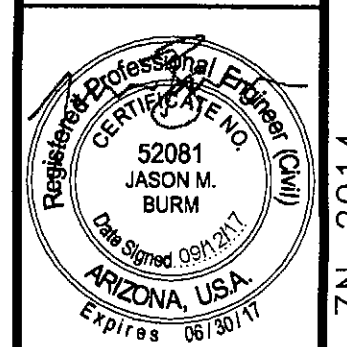


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ZONING & GRADING SUMMARY
 MASS GRADED
 R1-18: LOTS 1-42, 51-96
 SINGLE LOT GRADING
 R1-43: LOTS 43-50



STORYROCK - PHASE 1C
 PRELIMINARY PLAT
 PRELIMINARY GRADING PLAN
 SCOTTSDALE, ARIZONA



PROJECT NO.
 191069020
 DRAWING NAME
 69020GD
 08 of 09

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NO.	REVISION	BY	DATE	APPR.

