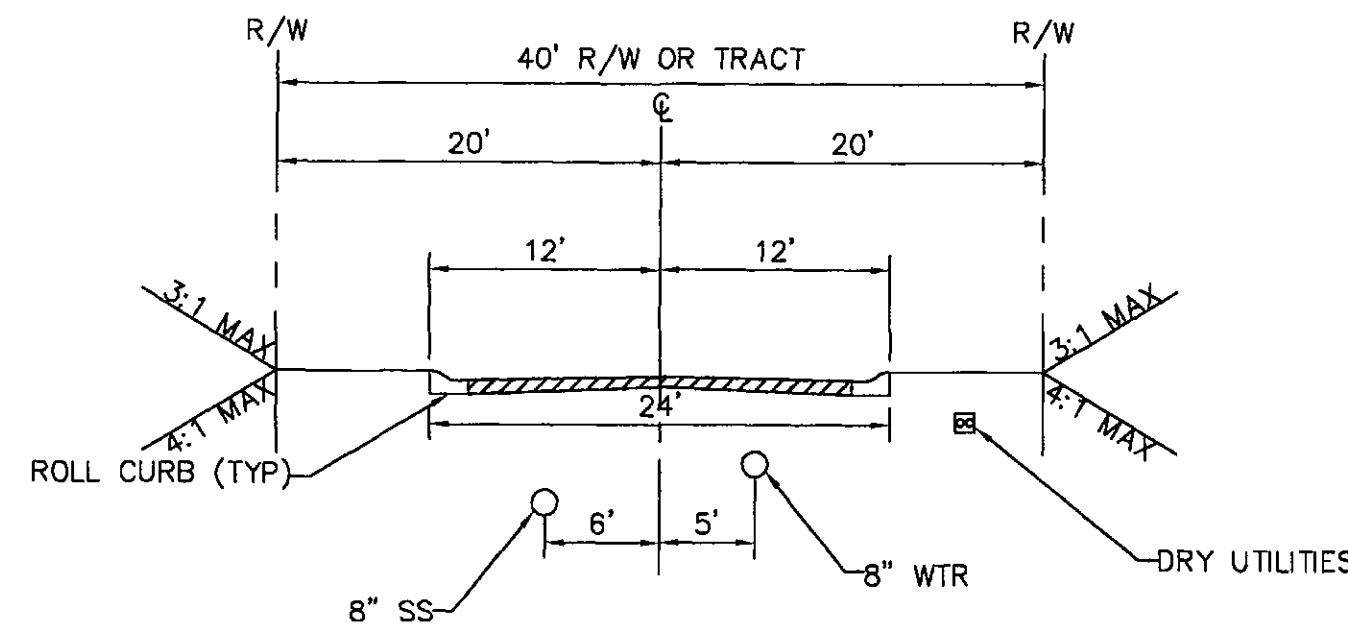
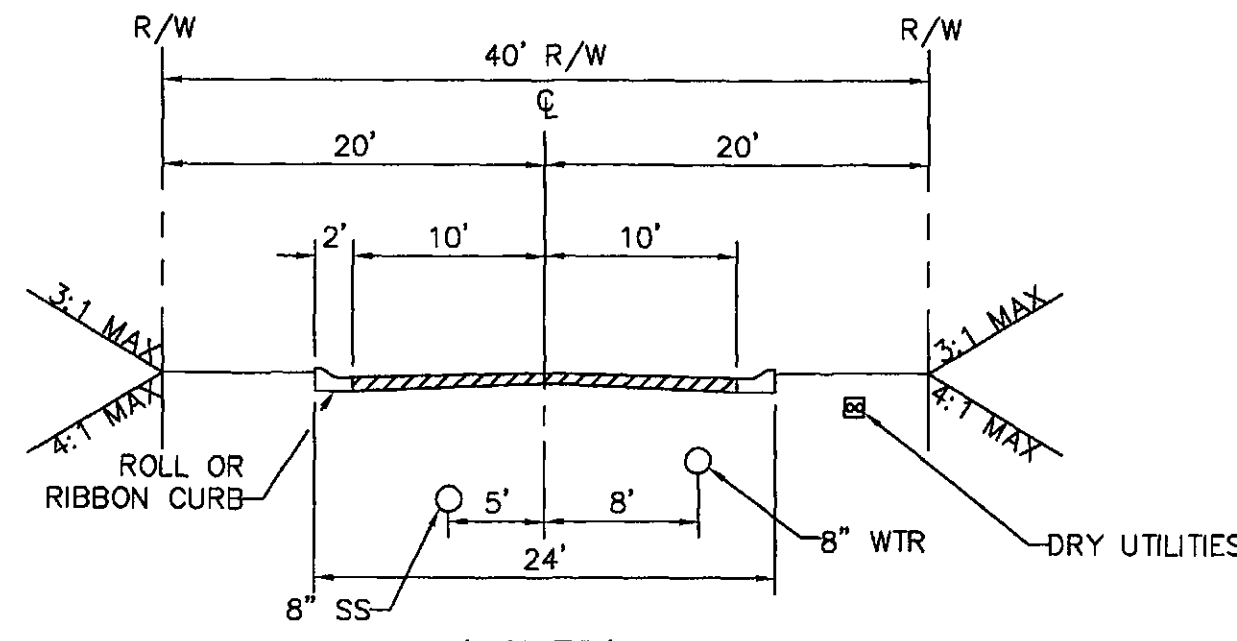


LEGAL DESCRIPTION

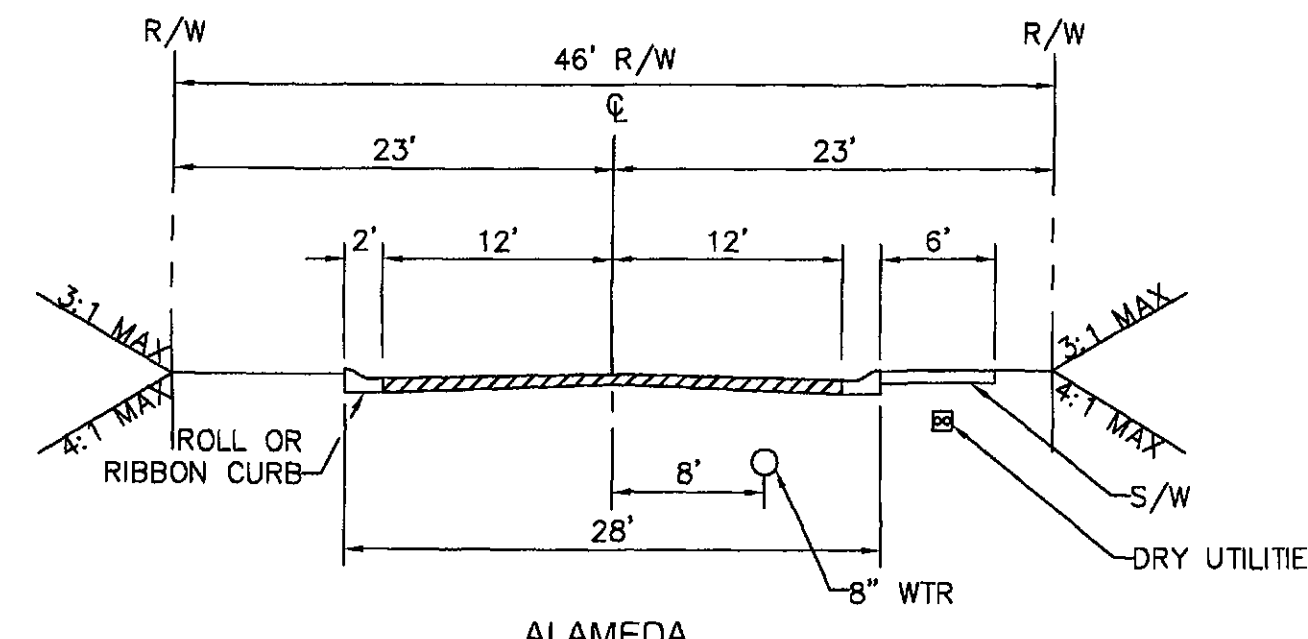
A PARCEL OF LAND LOCATED IN SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 12 BEARS NORTH 89 DEGREES 46 MINUTES 06 SECONDS EAST, A DISTANCE OF 2845.89 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.



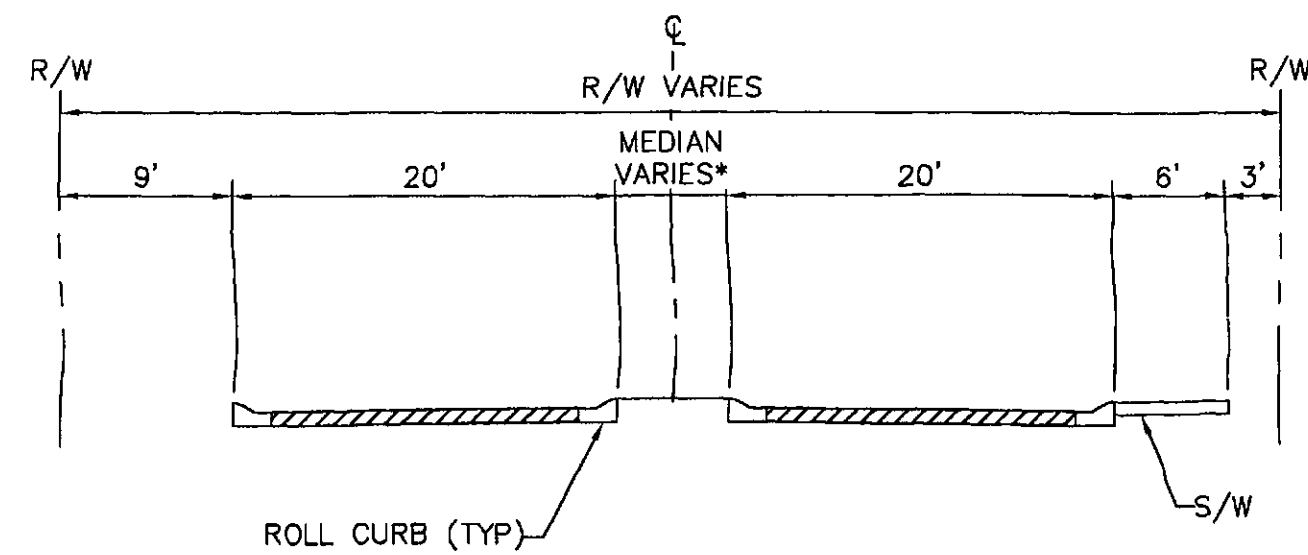
INTERNAL STREETS
 FIG 5.3-19 LOCAL RESIDENTIAL - RURAL/ESL CHARACTER
 FOR LOT WIDTHS GREATER THAN 90' WIDE MINIMUM



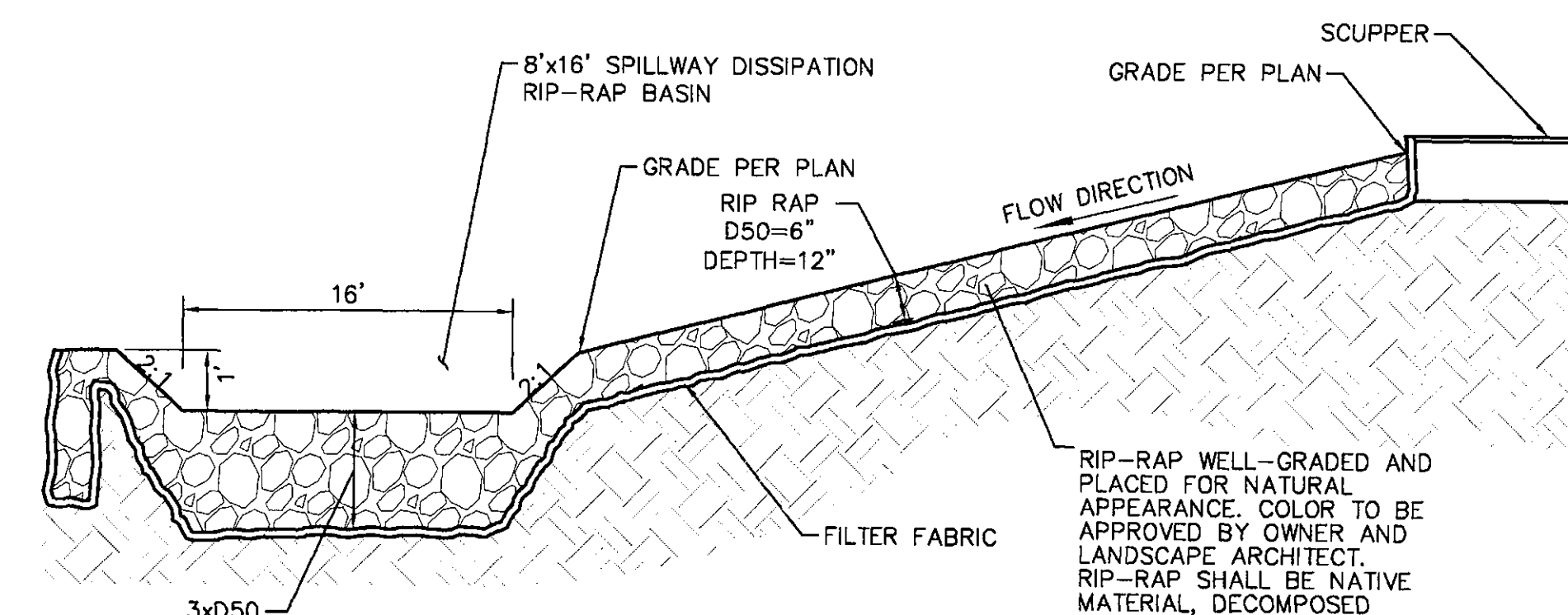
ALAMEDA
 LOCAL PUBLIC/PRIVATE STREET
 EAST OF ENTRY GATE
 MODIFIED FIG 5.3-20 LOCAL RESIDENTIAL - RURAL CHARACTER



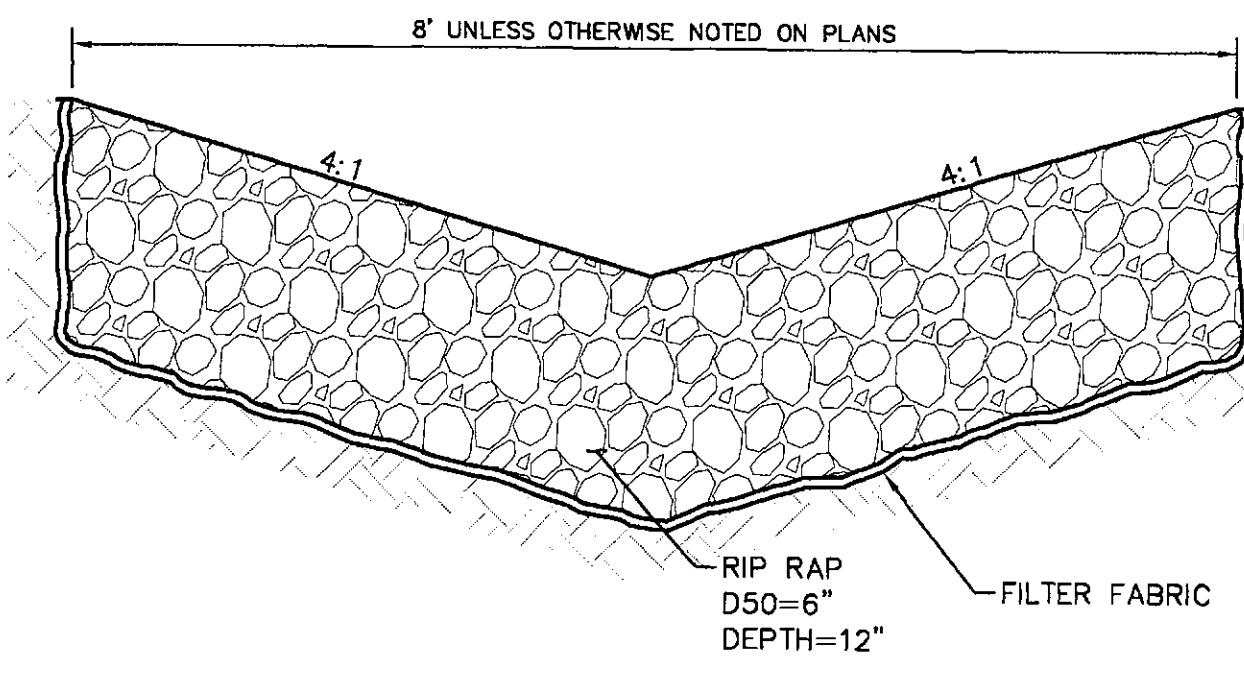
ALAMEDA
 LOCAL PUBLIC/PRIVATE STREET
 WEST OF ENTRY GATE
 MODIFIED FIG 5.3-20 LOCAL RESIDENTIAL - SUBURBAN CHARACTER



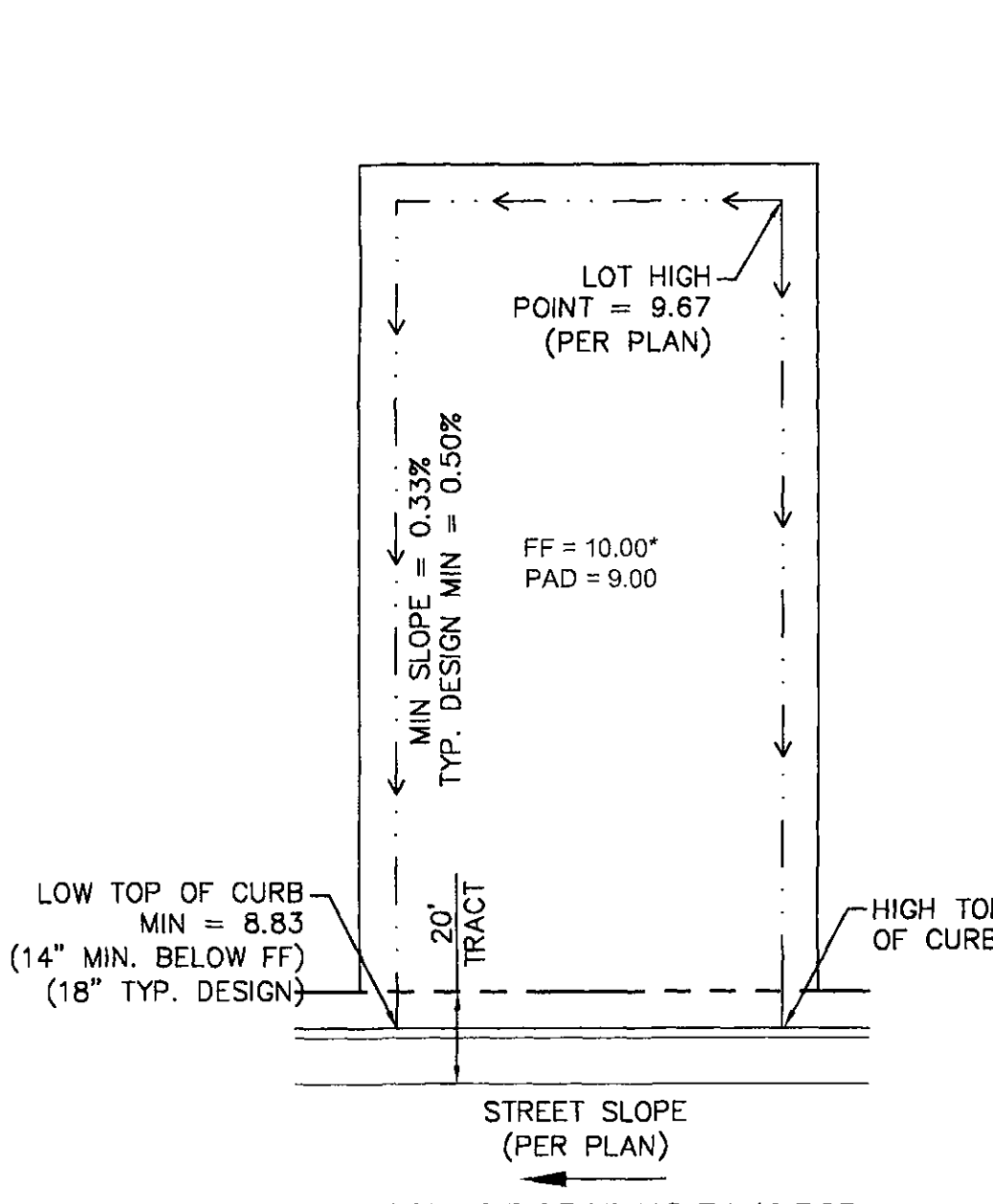
ALAMEDA W/ MEDIAN
 LOCAL PUBLIC/PRIVATE STREET
 MODIFIED FIG 5.3-20 LOCAL RESIDENTIAL - SUBURBAN CHARACTER
 *MEDIAN VARIES TO PRESERVE BOULDER FEATURES
 MEDIAN WILL BE A TRACT WITH NAOS FOR ADJACENT PHASES



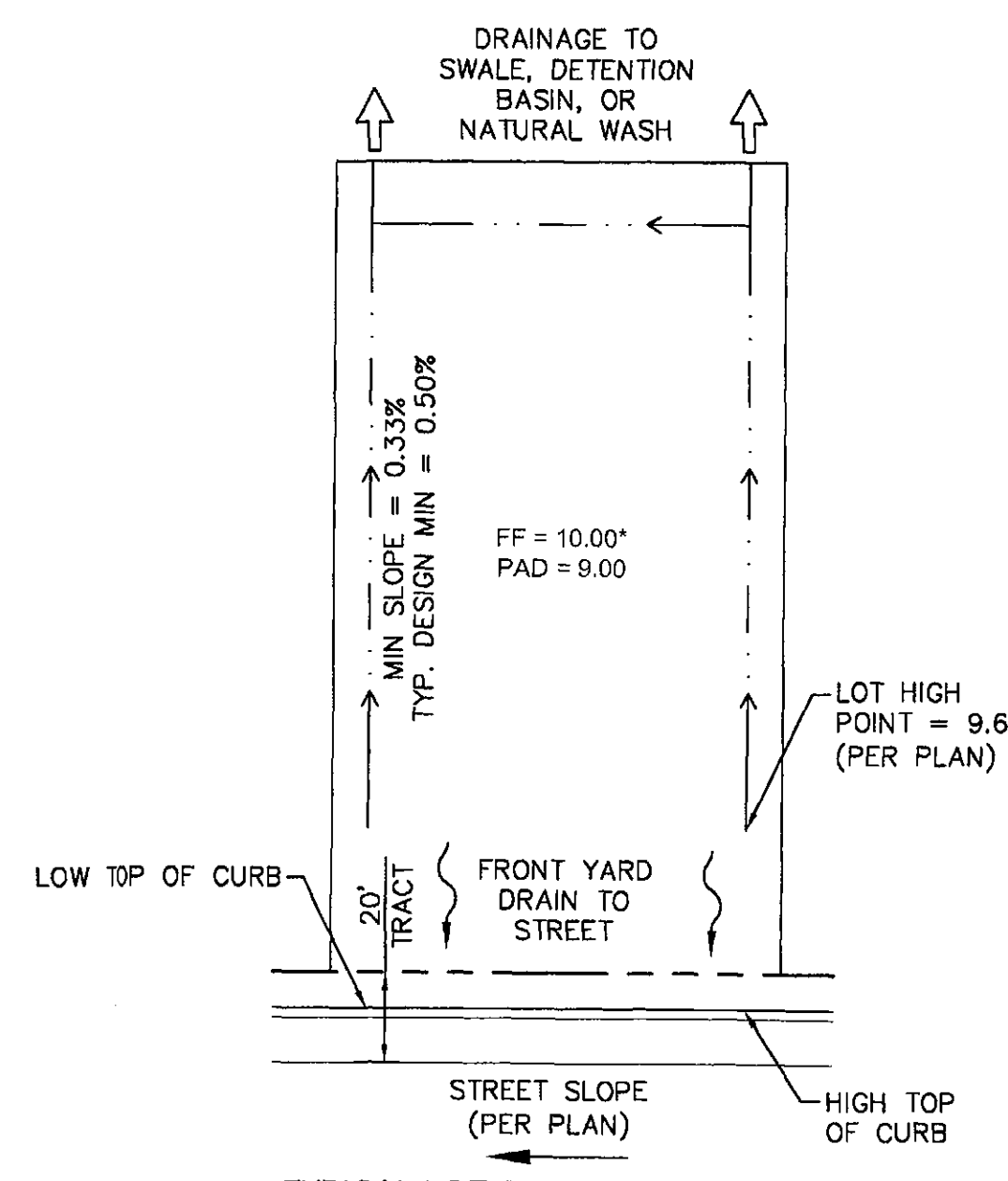
8'x16' SPILLWAY DISSIPATION
 RIP-RAP BASIN
 GRADE PER PLAN
 RIP RAP
 D50=6"
 DEPTH=12"
 FILTER FABRIC
 RIP-RAP WELL-GRADED AND PLACED FOR NATURAL APPEARANCE. COLOR TO BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT. RIP-RAP SHALL BE NATIVE MATERIAL. DECOMPOSED GRANITE RIVER RUN COBBLES ARE NOT ACCEPTABLE. NATIVE ROCK CONFORMING TO SECTION 220 SHALL BE USED UPON OWNER APPROVAL.



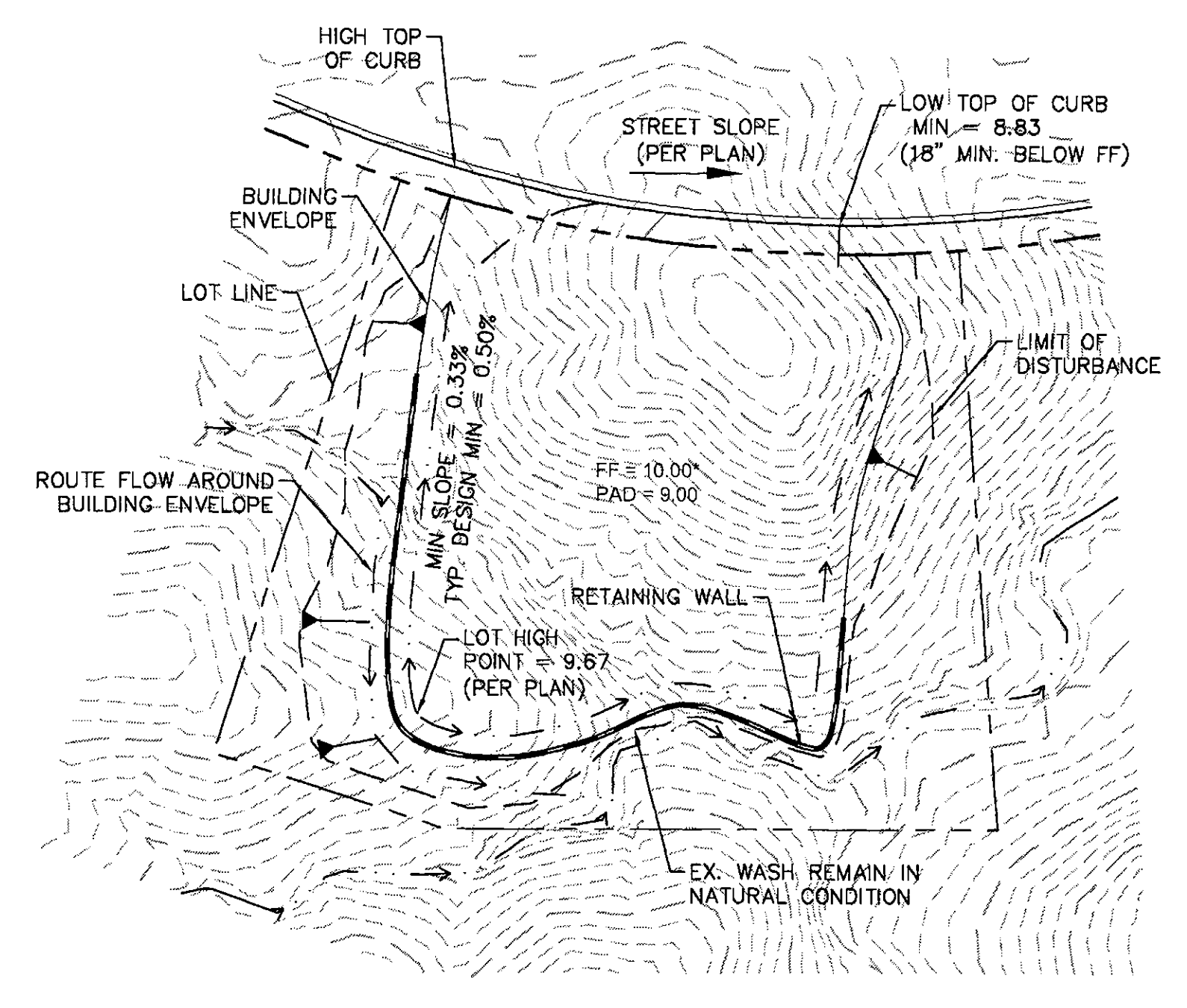
RIP-RAP SPILLWAY AND DISSIPATION BASIN DETAIL
 SCALE: NTS



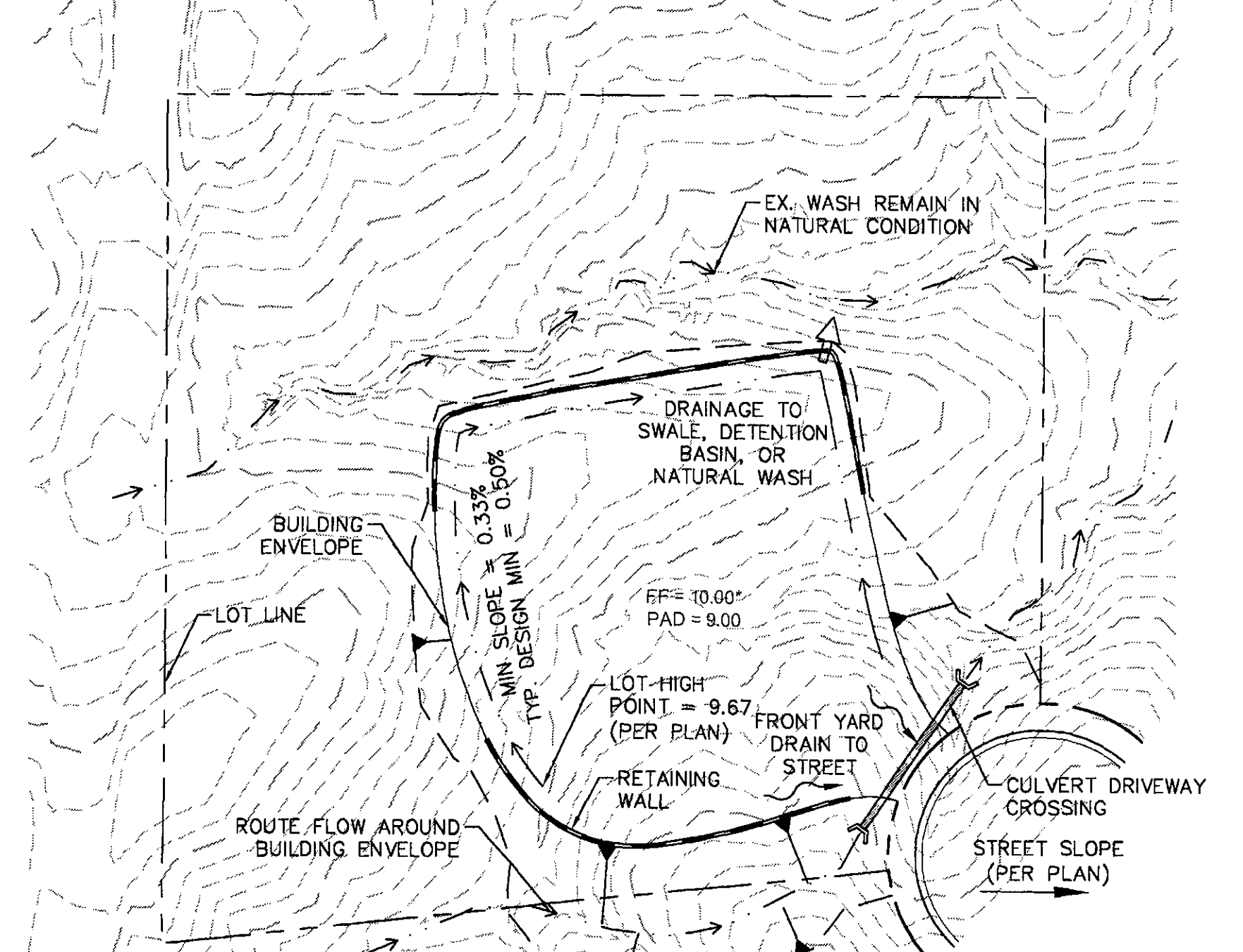
TYPICAL LOT GRADING R1-18 PCD
 DRAINAGE TO STREET
 SCALE: NTS
 *FF THICKNESS TO BE DETERMINED AT FINAL DESIGN



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

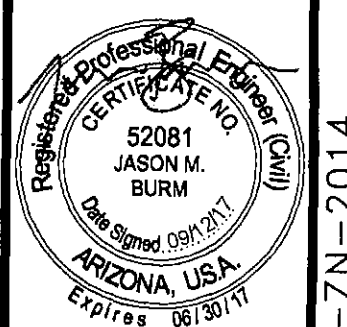
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 DRAWN BY: ZJH
 CHECKED BY: JMB
 DATE: SEP 2017

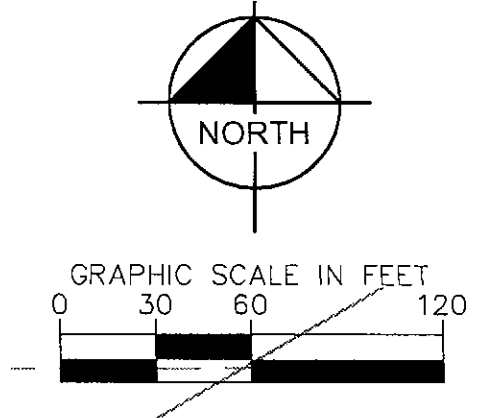
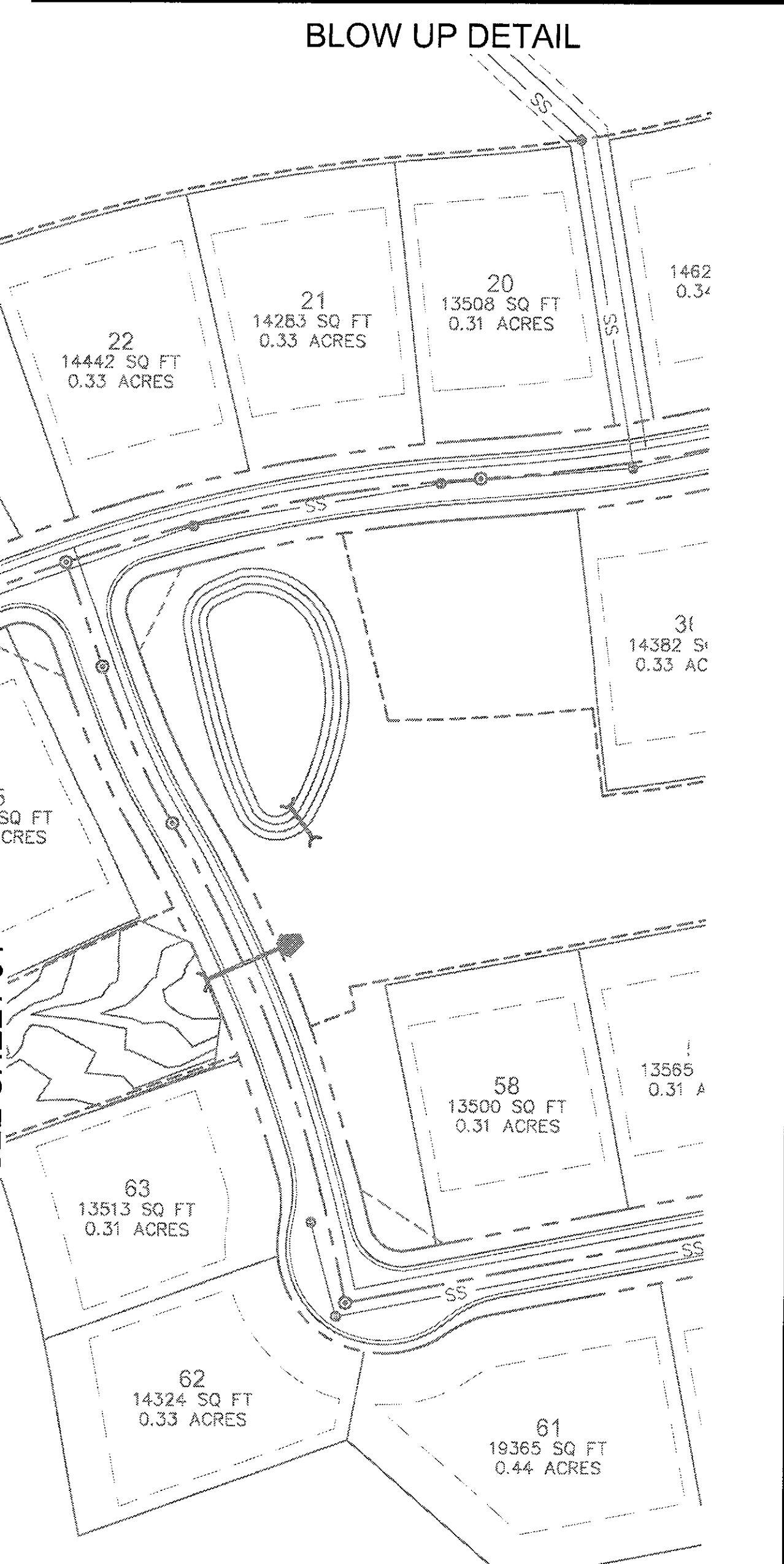
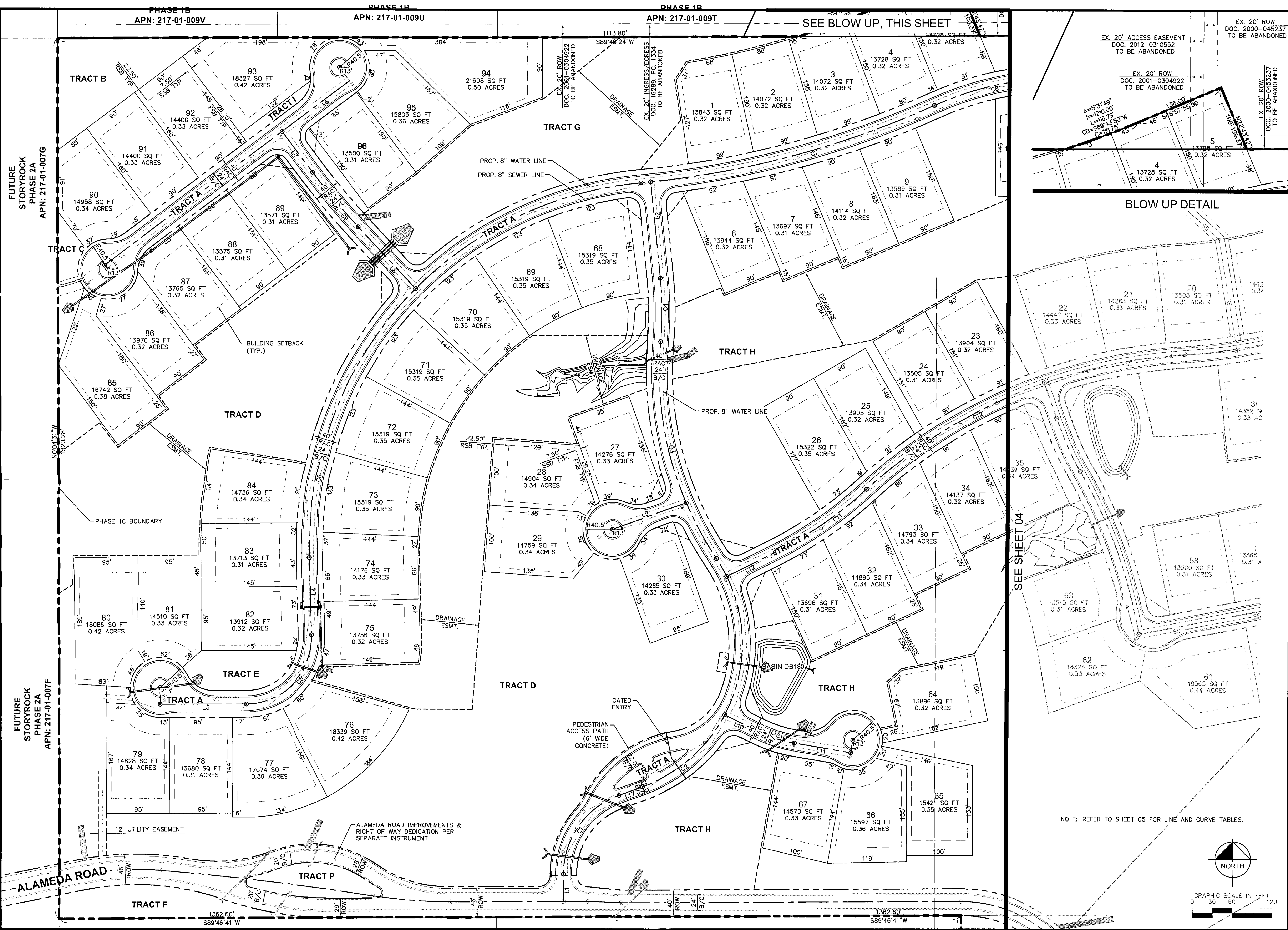
STORYROCK - PHASE 1C
 PRELIMINARY PLAN
 LEGAL DESCRIPTION & SECTIONS
 SCOTTSDALE, ARIZONA



PROJECT NO.
 191069020
 DRAWING NAME
 88002PP-CV

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

K:\New_civil\19108020 - Covalliere 800 CADW Preliminary Plan 69020PP.dwg Sep 12, 2017 10:58:11 AM
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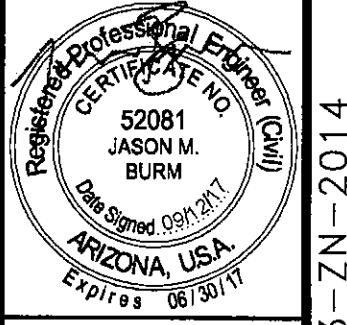
NOTE: REFER TO SHEET 05 FOR LINE AND CURVE TABLES.

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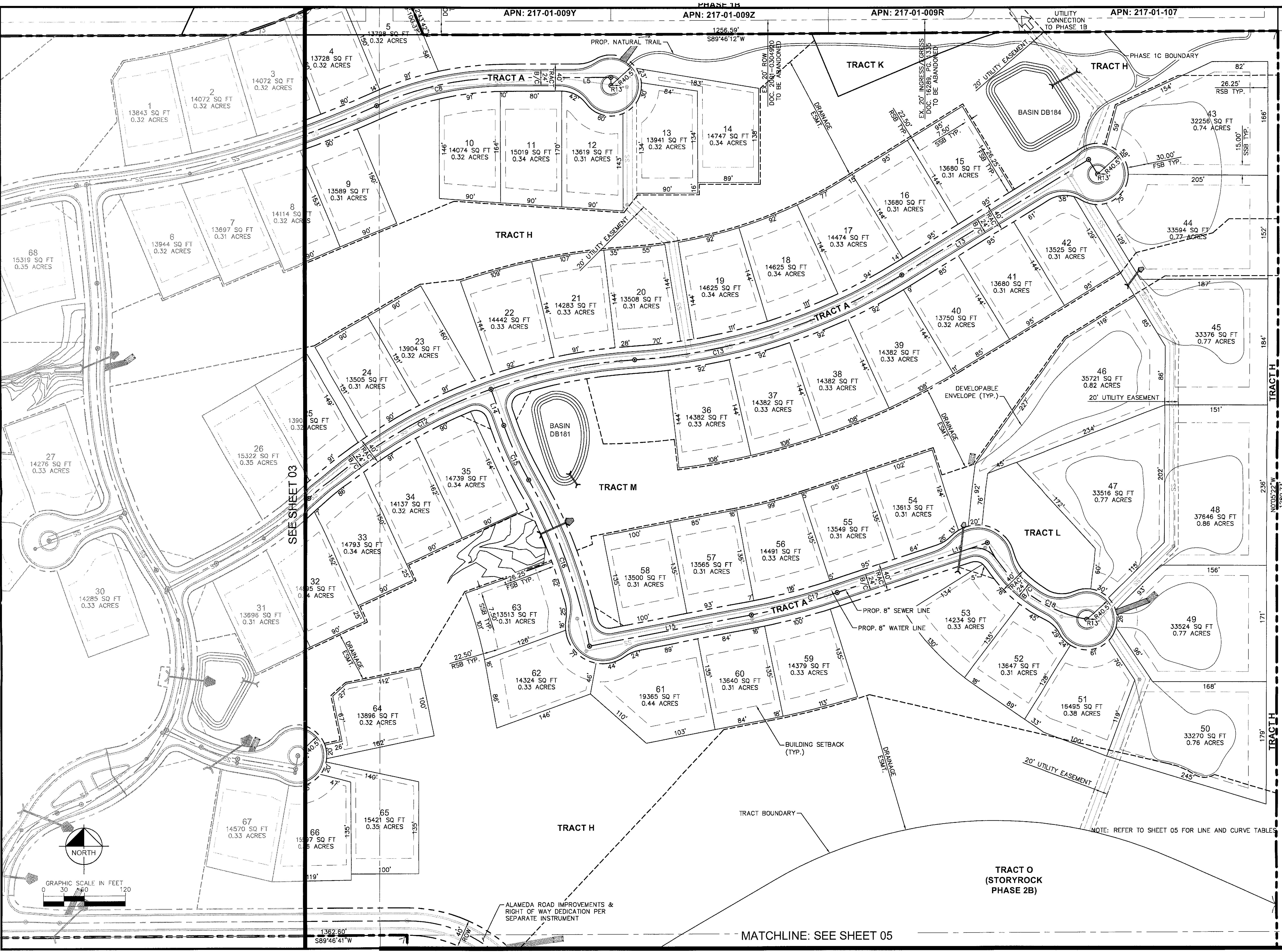
STORYROCK - PHASE 1C
 PRELIMINARY PLAT
 PRELIMINARY PLAT PLAN
 SCOTTSDALE, ARIZONA



PROJECT NO. 191069020
 DRAWING NAME 69020PP
 03 of 09

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

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SEE SHEET 03

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12860.73

179'

171'

156'

151'

184'

184'

152'

166'

152'

152'

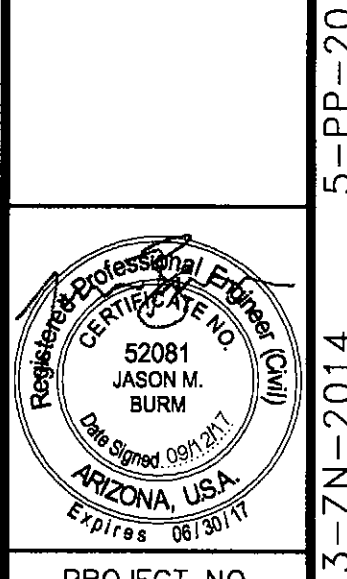
152'

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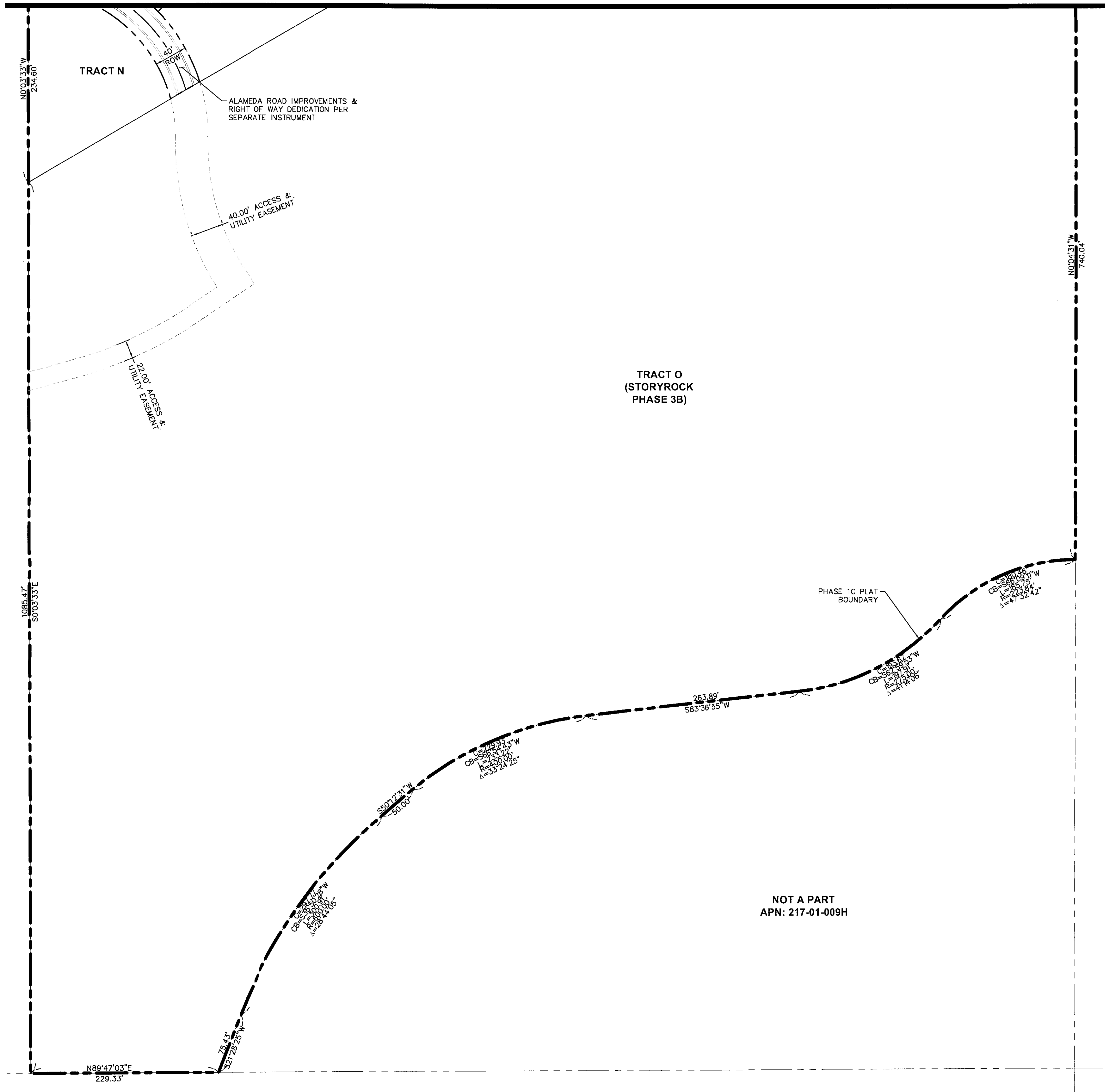
STORYROCK - PHASE 1C
 PRELIMINARY PLAT
 PRELIMINARY PLAT PLAN
 SCOTTSDALE, ARIZONA



PROJECT NO.
191069020
 DRAWING NAME
69020PP
 04 of 09

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

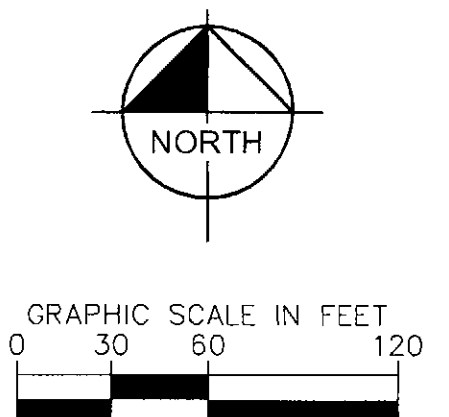
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CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	125.00'	154.24'	S35°07'42"W	144.64'	70°42'01"	88.67'
C2	227.00'	415.43'	S18°03'01"W	359.84'	104°51'22"	295.06'
C3	500.00'	343.74'	S14°40'59"E	337.01'	39°23'21"	178.97'
C4	500.00'	95.30'	S0°26'55"E	95.15'	10°55'13"	47.79'
C5	100.00'	159.98'	S44°06'29"W	143.45'	91°39'34"	102.94'
C6	550.00'	829.44'	S41°28'54"W	753.05'	86°24'24"	516.54'
C7	1380.00'	458.55'	S75°09'57"W	456.44'	19°02'18"	231.41'
C8	470.00'	197.89'	S77°42'30"W	196.43'	24°07'24"	100.43'
C9	1000.00'	107.04'	N40°00'33"W	106.99'	6°07'59"	53.57'
C10	200.00'	57.16'	N72°03'33"W	56.97'	16°22'35"	28.78'
C11	600.00'	167.37'	S55°25'59"W	166.83'	15°58'59"	84.23'
C12	780.00'	530.70'	S66°55'59"W	520.52'	38°58'59"	276.08'
C13	850.00'	416.40'	S72°23'26"W	412.25'	28°04'05"	212.47'
C14	500.00'	87.81'	N24°29'21"W	87.70'	10°03'44"	44.02'
C15	800.00'	261.45'	N20°09'28"W	260.29'	18°43'30"	131.90'
C16	1023.00'	130.74'	N75°26'20"E	130.65'	7°19'20"	65.46'
C17	203.40'	192.32'	S52°42'37"E	185.23'	54°10'27"	104.03'
C18						

LINE TABLE		
LINE	LENGTH	BEARING
L1	41.39	S0°13'18.74"E
L2	145.34	S5°54'31.96"E
L3	129.45	S89°56'16.04"W
L4	115.42	S1°43'18.10"E
L5	152.32	S89°46'12.08"W
L6	460.58	S53°03'26.67"W
L7	76.64	N36°56'33.33"W
L8	126.47	N43°04'32.77"W
L9	118.28	N70°10'13.90"E
L10	56.45	N63°52'15.86"W
L11	86.10	N80°14'50.57"W
L12	81.24	S63°25'28.83"W
L13	322.57	S58°21'23.39"W
L14	56.47	N19°27'29.38"W
L15	243.83	N79°05'59.93"E
L16	232.00	N71°46'39.93"E
L17	37.56	S70°28'42.20"W

NOT A PART
APN: 217-01-009H



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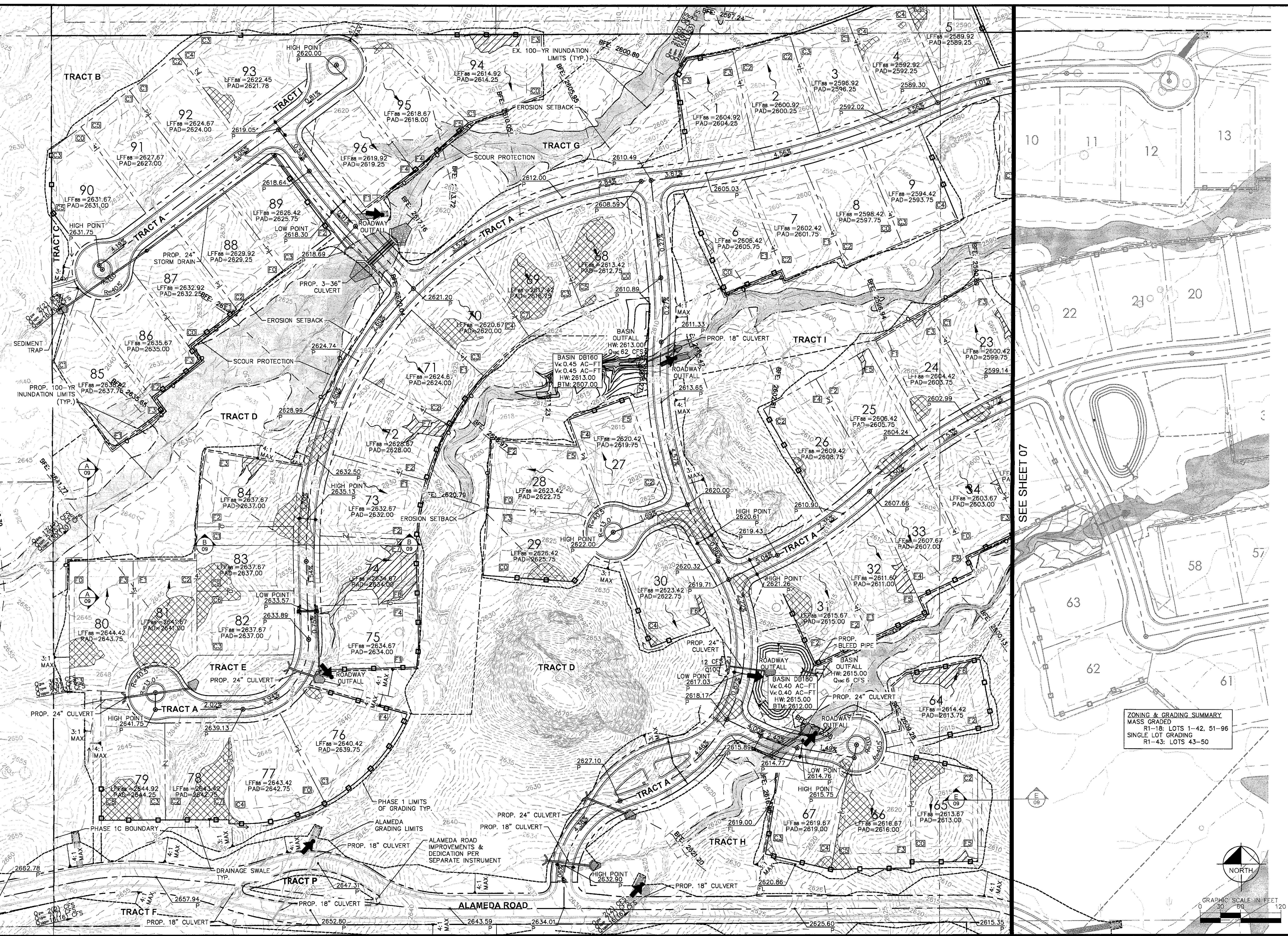
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DATE: SEP 2017

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

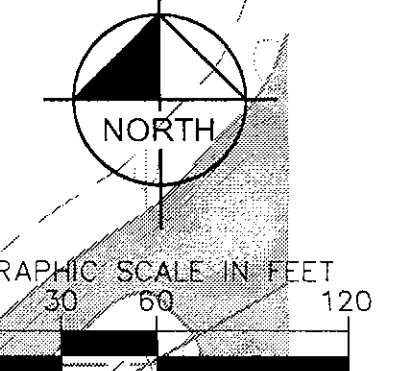
PROJECT NO.
191069020
DRAWING NAME
69020PP

05 OF 09
CASE NO.: 13-ZN-2014

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



SEE SHEET 07

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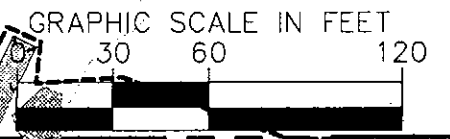
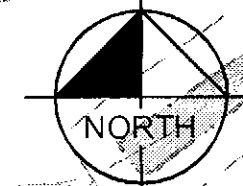
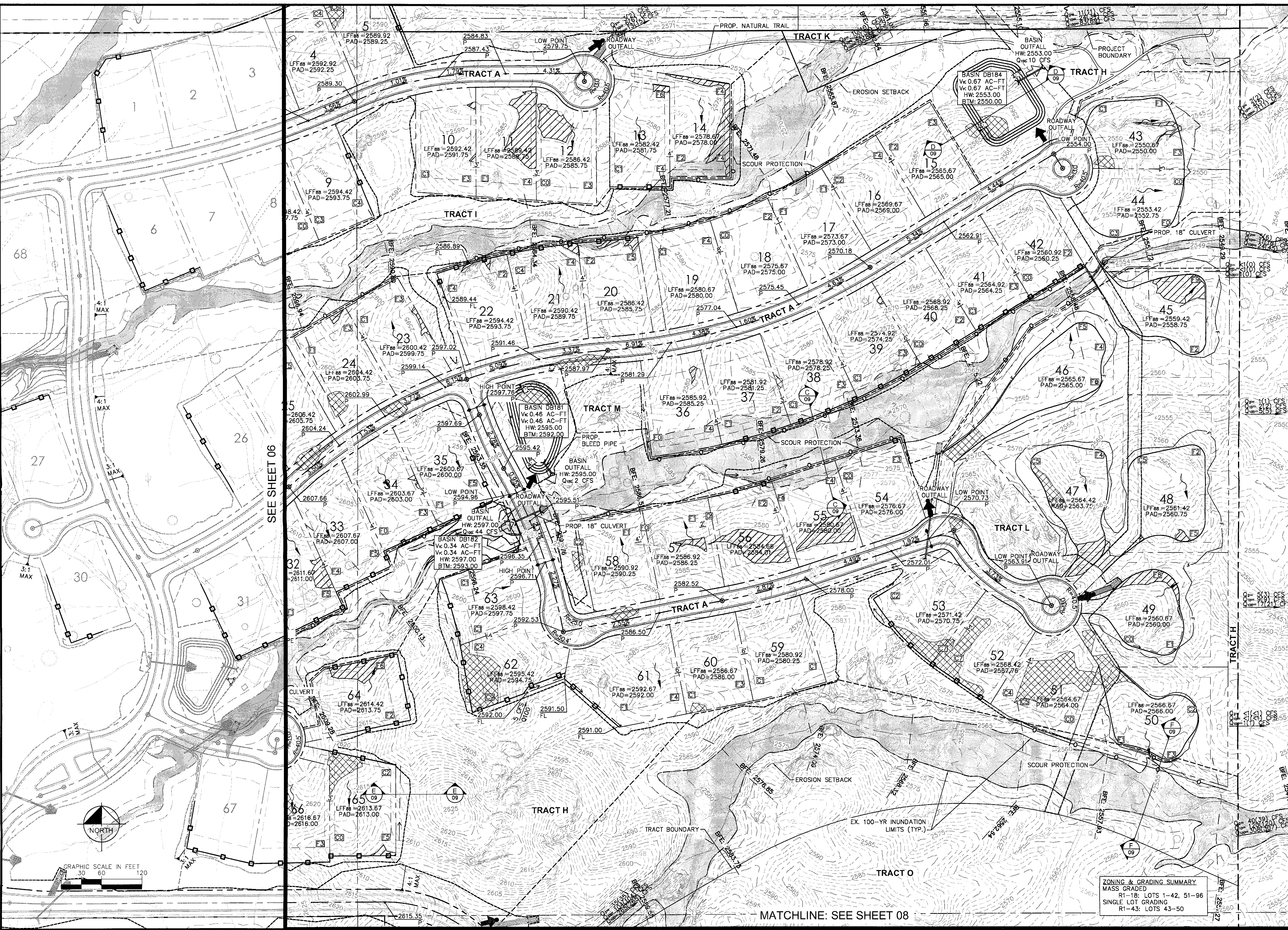
STORYROCK - PHASE 1C
 PRELIMINARY PLAN
 PRELIMINARY GRADING PLAN
 SCOTTSDALE, ARIZONA

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PROJECT NO.
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 DRAWING NAME
69020GD
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CASE NO.: 13-ZN-2014 5-PP-2016#75

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MATCHLINE: SEE SHEET 08

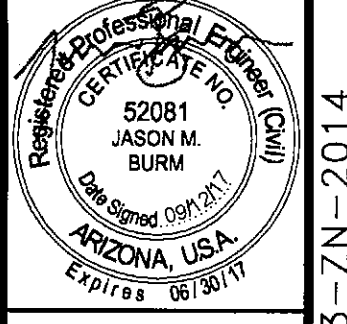
ZONING & GRADING SUMMARY
 MASS GRADED
 R1-18: LOTS 1-42, 51-96
 SINGLE LOT GRADING
 R1-43: LOTS 43-50

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
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 7740 North 16th Street, Suite 300
 Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=60'
 SCALE (V): NONE
 DESIGNED BY: ZJH
 DRAWN BY: ZJH
 CHECKED BY: JMB
 DATE: SEP 2017

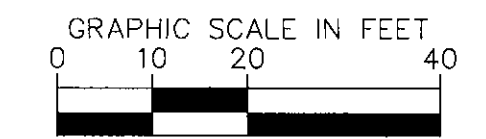
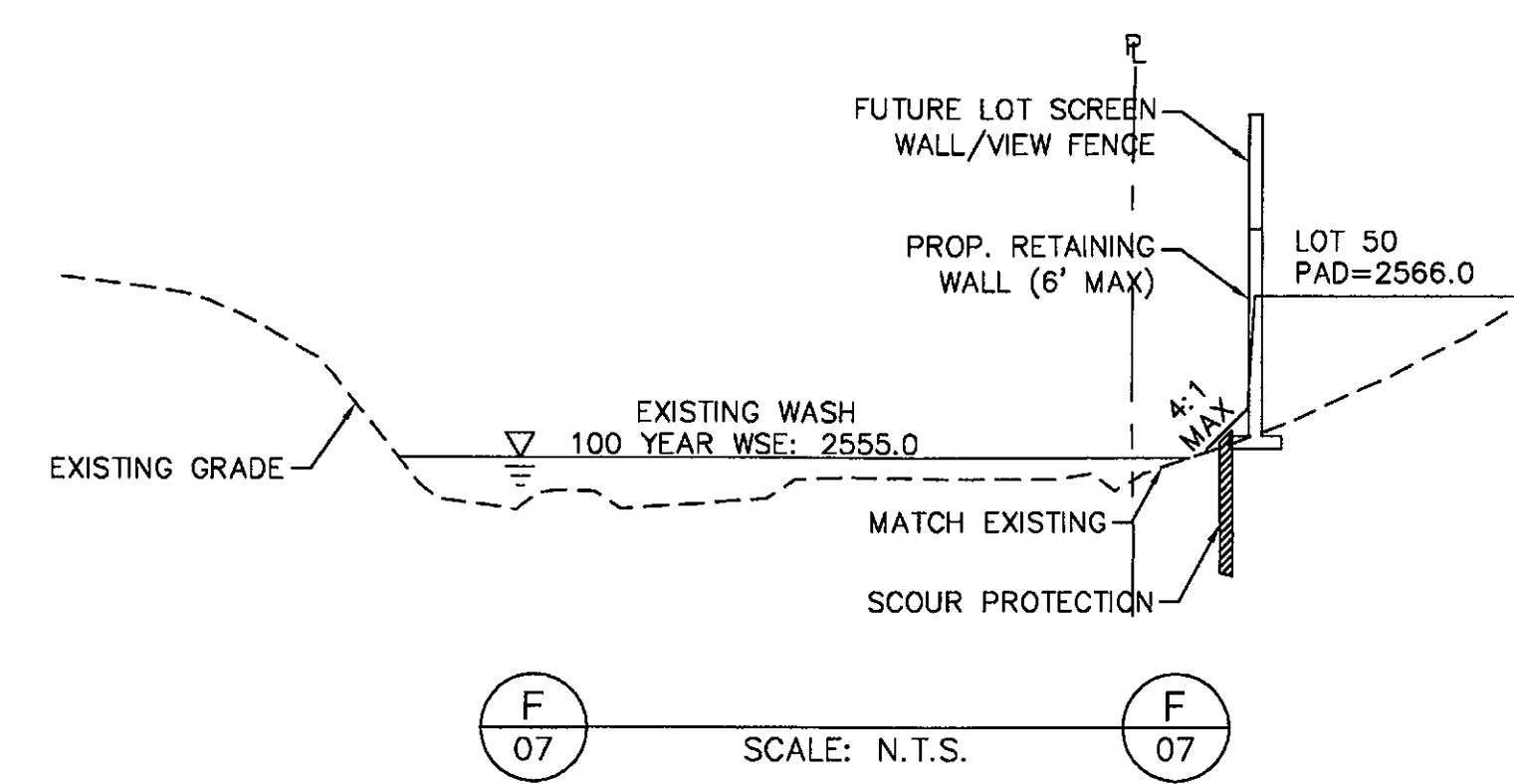
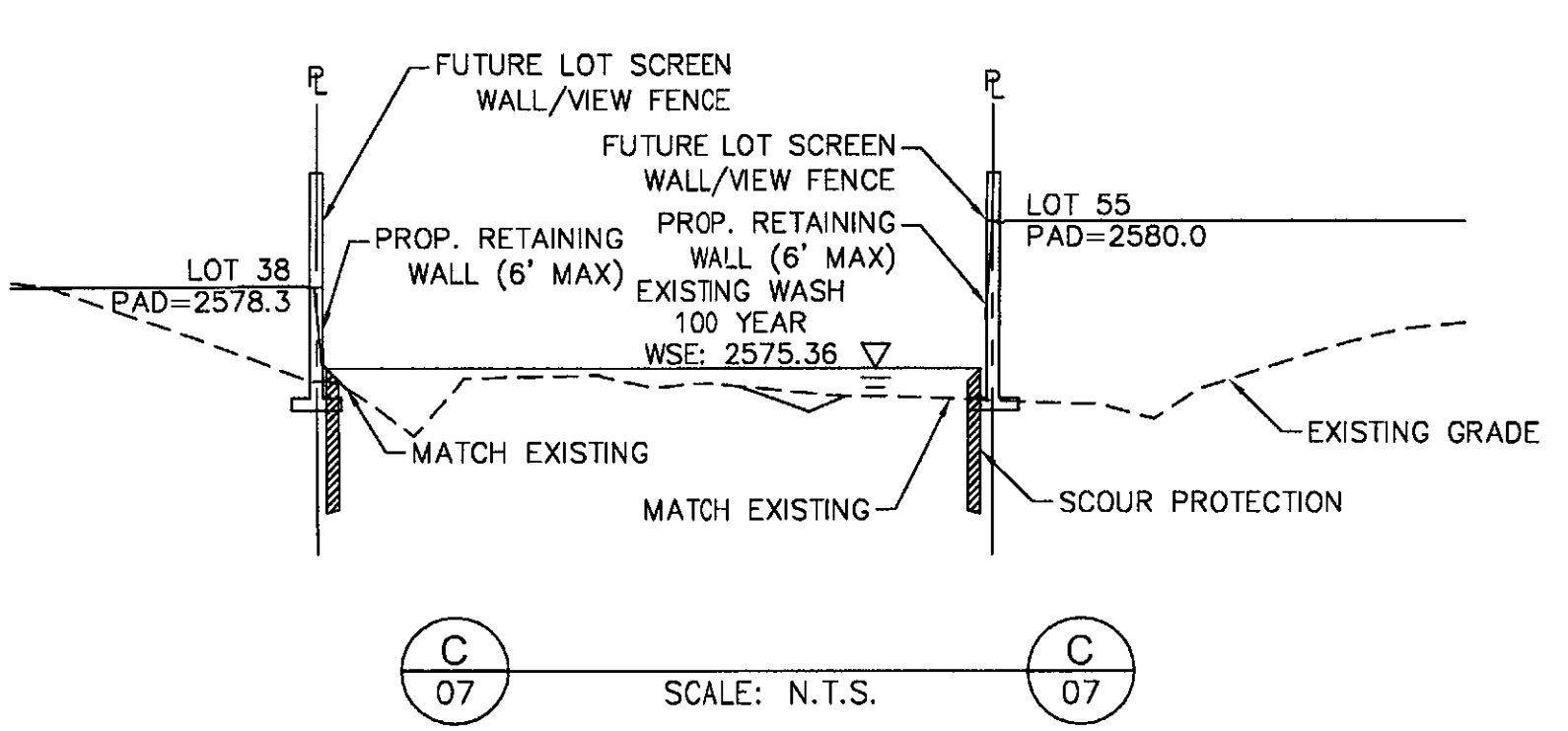
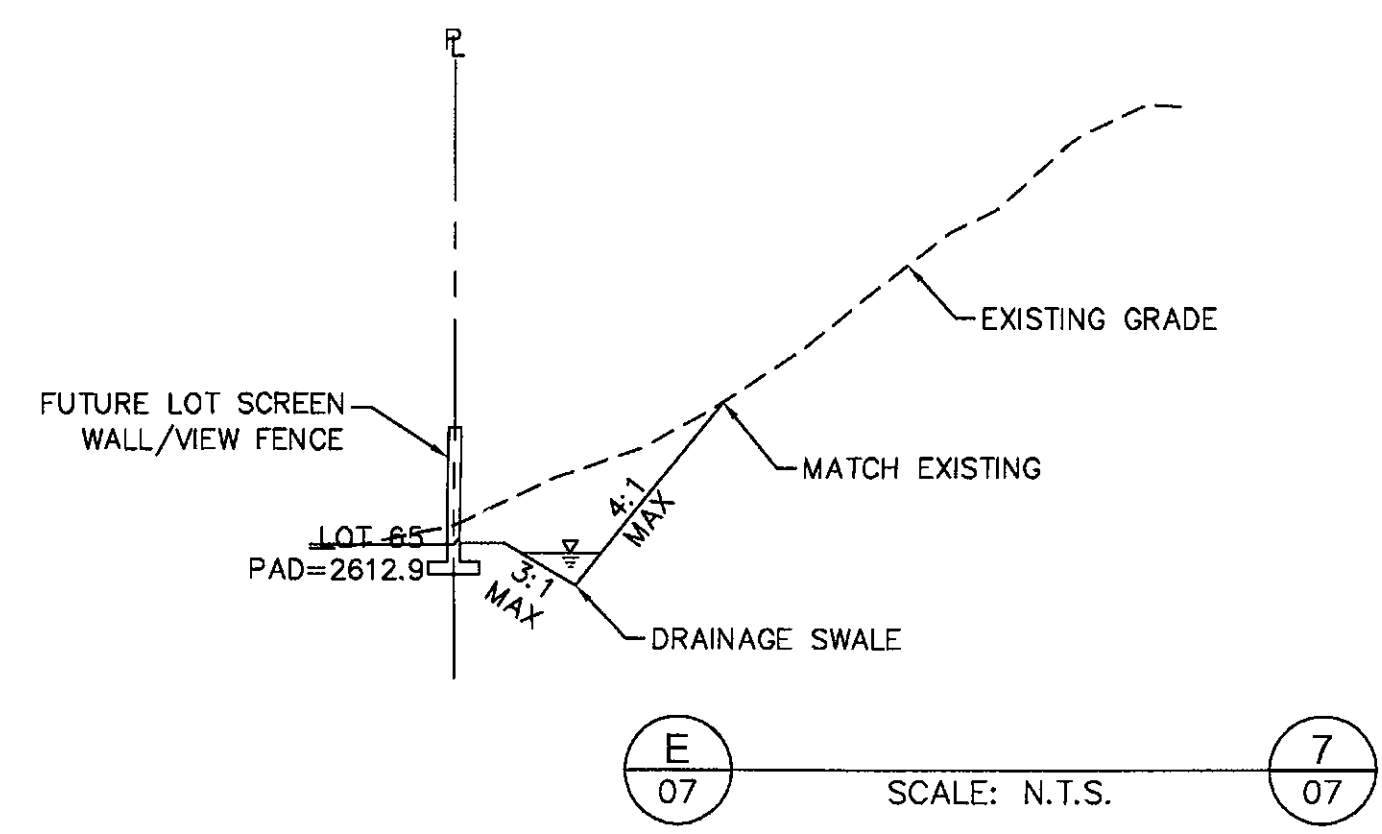
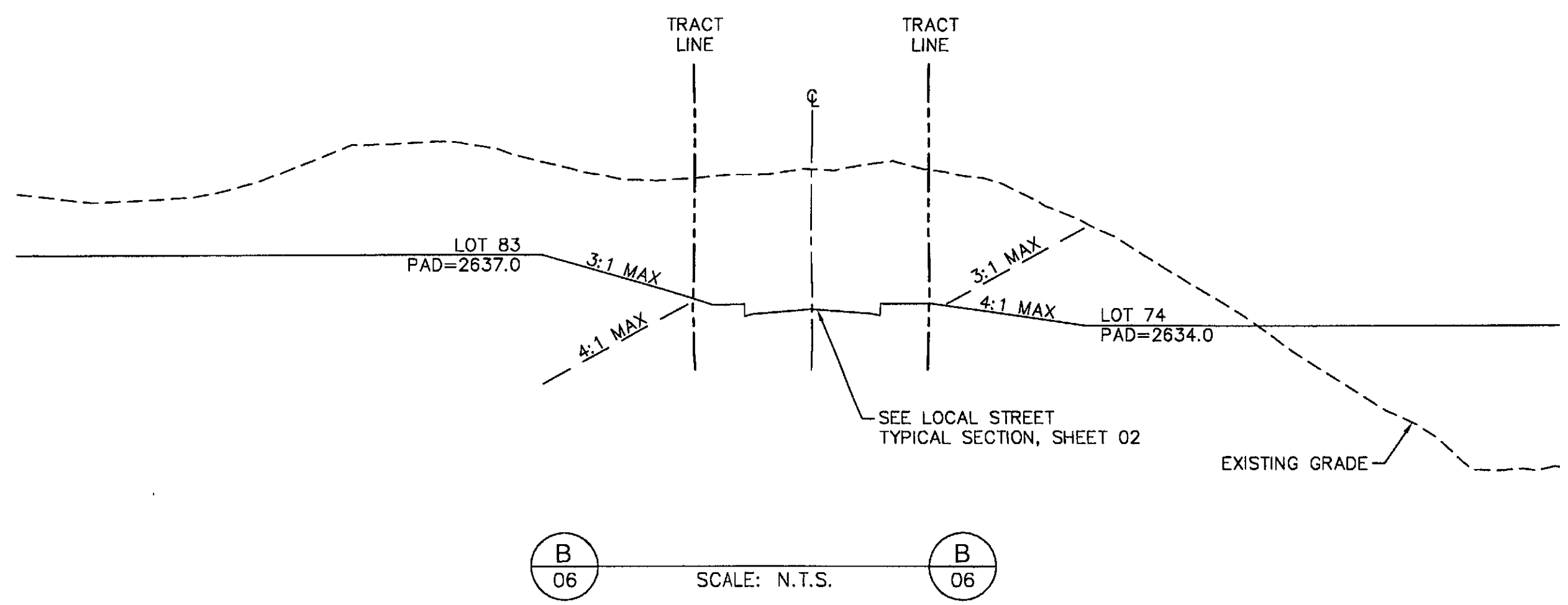
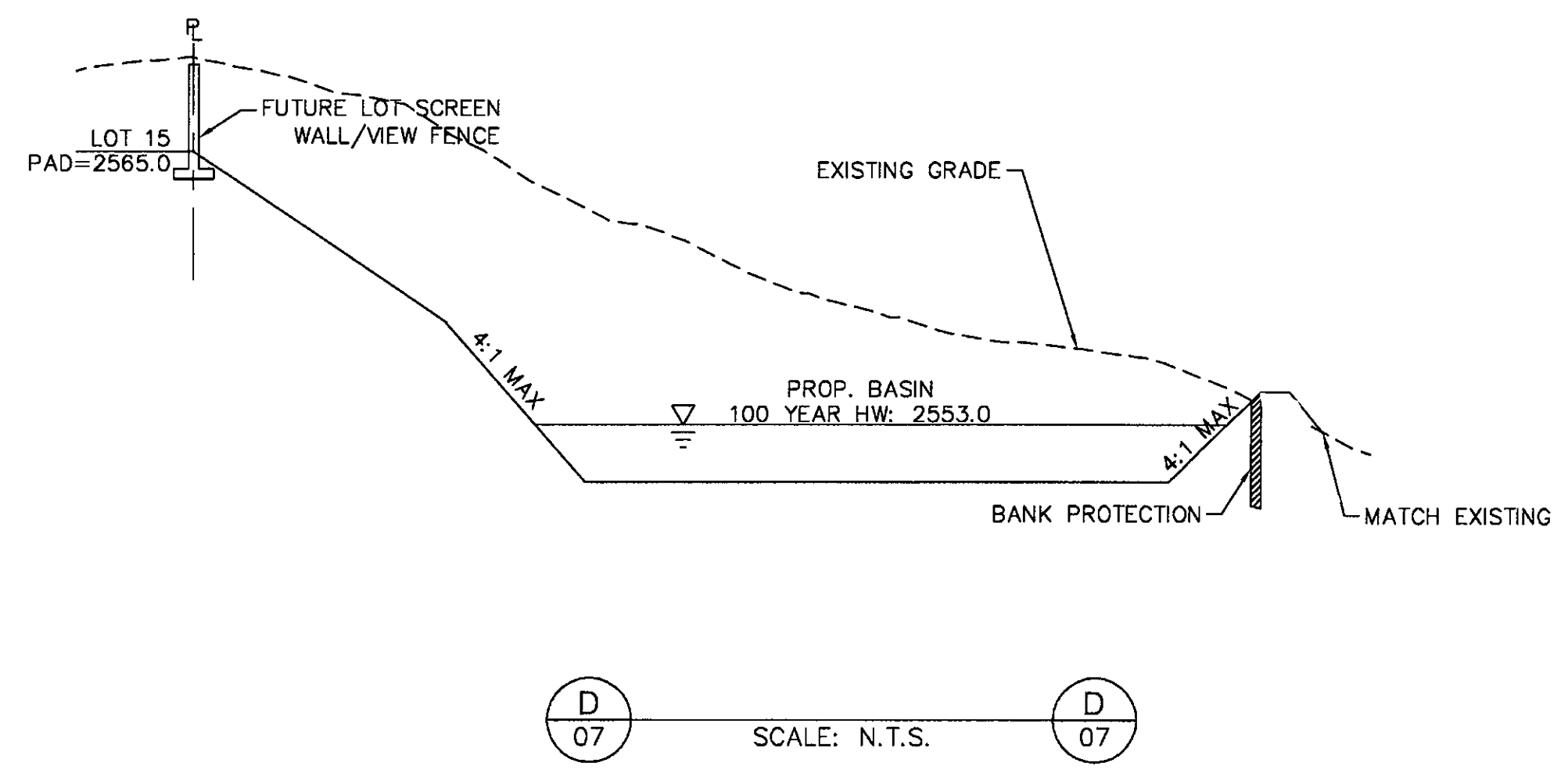
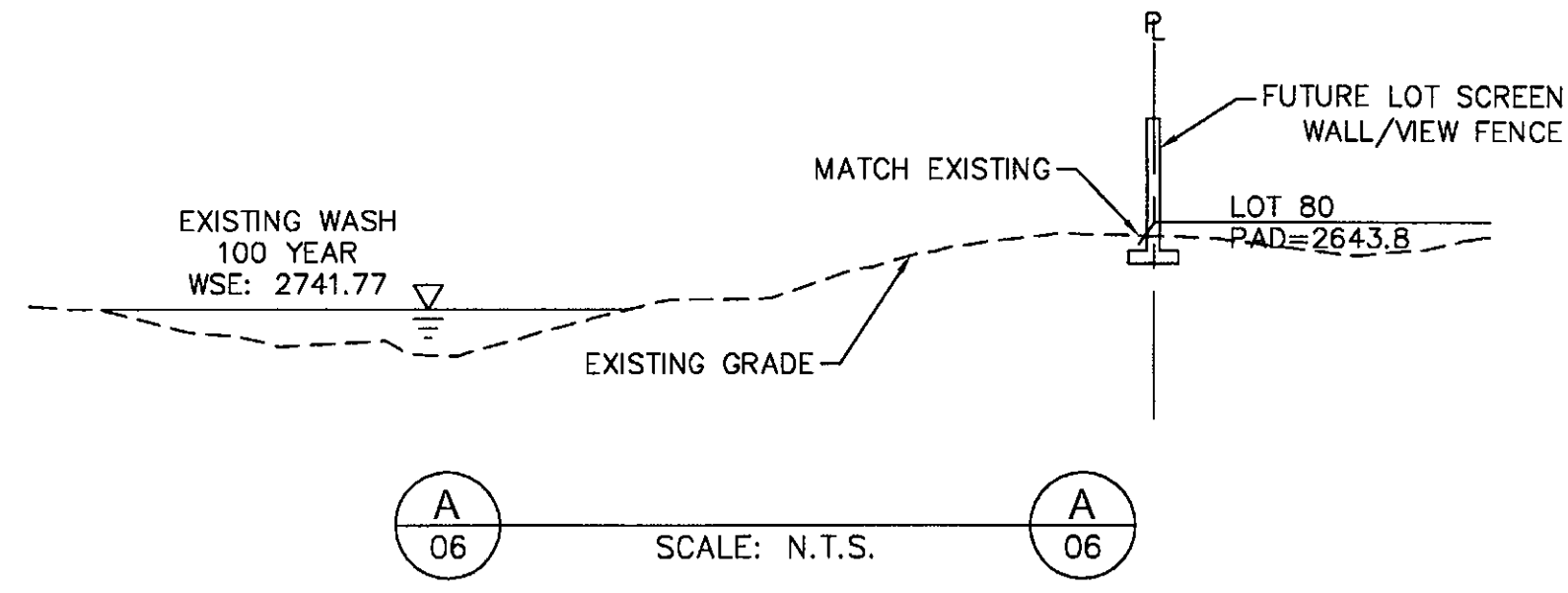
STORYROCK - PHASE 1C
 PRELIMINARY PLAN
 PRELIMINARY GRADING PLAN
 SCOTTSDALE, ARIZONA



PROJECT NO.
191069020
 DRAWING NAME
69020GD
 07 OF 09

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

K:\vay_civil\191069020 -Covalliere_B0\CADD\Preliminary\Plot\69020GD.dwg Sep 12, 2017 zochhill 08:05pm 1:48:05pm
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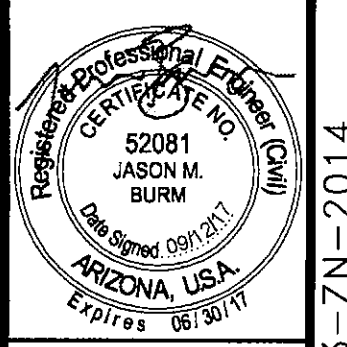


Kimley»Horn

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 7140 North 16th Street, Suite 300
 Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=20'
 SCALE (V): NONE
 DESIGNED BY: ZJH
 DRAWN BY: ZJH
 CHECKED BY: JMB
 DATE: SEP 2017

STORYROCK - PHASE 1C
 PRELIMINARY PLAT
 CROSS SECTIONS
 SCOTTSDALE, ARIZONA



PROJECT NO.
191069020

DRAWING NAME
69020GD

NO.	REVISION	BY	DATE	APPR.