

CITY COUNCIL REPORT



Meeting Date: June 12, 2018
 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

118th & Jomax (Boulder Ranch)
 10-PP-2017

Request to consider the following:

1. Approval of a final plat for a new residential subdivision, comprised of 51 lots and 19 tracts, on a 77.58-acre site located at northeast corner of North 118th Street and East Jomax Road, with Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL, R1-70 ESL and R1-43 ESL) zoning.

Key Items for Consideration

- Development Review Board heard this case on December 21, 2017 and recommended approval with a 6-0 vote.
- Significant environmental features preserved in NAOS

LOCATION

Northeast corner of North 118th Street and East Jomax Road

OWNER

Toll Brothers AZ Construction Company

APPLICANT CONTACT

Jorge Garre
 480-596-1131

118th & Jomax

BACKGROUND

General Plan

The General Plan Land Use Element designates the majority of the site as Rural Neighborhoods, which typically includes areas of relatively large lot single-family neighborhoods or subdivisions. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land.

The southeast portion of the site is designated as Natural Open Space. This category applies to locations where significant environmental amenities or hazards may exist, including steep slopes, unstable soils, boulder features, flood hazard areas, lush desert vegetation, bedrock areas, mountain peaks and ridges, natural drainage channels needed to maintain riparian vegetation, migration routes, and historic water flows.

Character Area Plan

The subject property is within the 2000 Council-adopted Dynamite Foothills Character Area, which encourages large, continuous open spaces to better preserve the Rural Desert Character found within this area of the City.

Zoning

This site is zoned Single-family Residential, Environmentally Sensitive Lands (ESL) zoning districts (R1-130 ESL, R1-70 ESL and R1-43 ESL). The zoning is intended to promote residential development on large lots with single-family dwellings being the principal land use. The ESL zoning overlay district is intended to identify and protect environmentally sensitive features.

Context

The property is bounded by North 118th Street on the west, East Jomax Road on the south, East Redbird Road on the north, and the McDowell Sonoran Preserve on the east. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Single-family residential properties, zoned Single-family Residential, Environmentally Sensitive Lands (R1-190 ESL and R1-130 ESL).
- South: Single-family Cantabrica subdivision and vacant land owned by the Arizona State Land Department, zoned Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL).
- East: McDowell Sonoran Preserve, zoned Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL).
- West: Desert Summit subdivision, zoned Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL on the perimeter and R1-35 ESL on the interior).

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
25-ZN-2016, 2-AB-2017
Zoning Ordinance
Design Standards and Policy Manual
Land Division Ordinance
2004 Trails Master Plan
2014 Transportation Master Plan

APPLICANT'S PROPOSAL

Goal/Purpose of Request

The applicant's request is for approval of a final plat for a 51-lot residential subdivision on an approximately 77.58-acre site located at northeast corner of North 118th Street and East Jomax Road, with Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL, R1-70 ESL and R1-43 ESL zoning.

- Existing Use: Vacant land
- Proposed Use: Single-family residential subdivision
- Parcel Size: 80 gross acres / 77.58 net acres
- Building Height Allowed: 24 feet measured from natural grade
- NAOS Required: 29.25 acres
- NAOS Provided: 29.64 acres
- Density Allowed 25-ZN-2016:
 - R1-43 ESL: .80 dwelling units per acre (38 lots)
 - R1-70 ESL: .54 dwelling units per acre (7 lots)
 - R1-130 ESL: .31 dwelling units per acre (6 lots)
- Density Proposed:
 - Overall density .64 dwelling units per acre
 - R1-43 ESL: .80 dwelling units per acre (38 lots)
 - R1-70 ESL: .54 dwelling units per acre (7 lots)
 - R1-130 ESL: .31 dwelling units per acre (6 lots)
- Number of Lots Allowed: 51 lots
- Number of Lots Proposed: 51 lots

IMPACT ANALYSIS

Plat

The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service. The subdivision has 51 lots, 19 tracts including the private street tract and stormwater is handled in tracts and on-lot.

Water/Sewer

The Water Resources Department has reviewed the applications and finds that there are adequate water and wastewater services for the proposed use.

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 development is required to dedicate 29.25 acres of Natural Area Open Space. The subdivision is providing 29.64 acres of NAOS in easements and tracts. A 30-foot-wide Desert Scenic landscape buffer is being proposed along North 118th Street and a 35-foot-wide Desert Scenic landscape buffer is proposed along East Jomax Road.

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.

OTHER BOARDS & COMMISSIONS

Development Review Board

Development Review Board heard this case as a preliminary plat request on December 21, 2017 and recommended approval with a 6-0 vote.

Staff Recommendation to Development Review Board

Staff recommended that the Development Review Board approve the 118th & Jomax (Boulder Ranch) preliminary plat per the stipulations, finding that the provisions of the Land Division Ordinance and the Development Review Board Criteria had been met.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the City Council approve the 118th & Jomax (Boulder Ranch) final plat.

RESPONSIBLE DEPARTMENT(S)

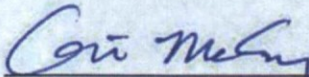
Planning and Development Services

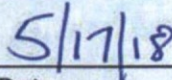
Current Planning Services

STAFF CONTACT(S)

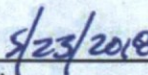
Doris McClay
Senior Planner
480-312-4214
E-mail: dmccclay@ScottsdaleAZ.gov


APPROVED BY

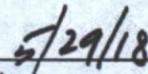

Doris McClay, Report Author


Date


Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

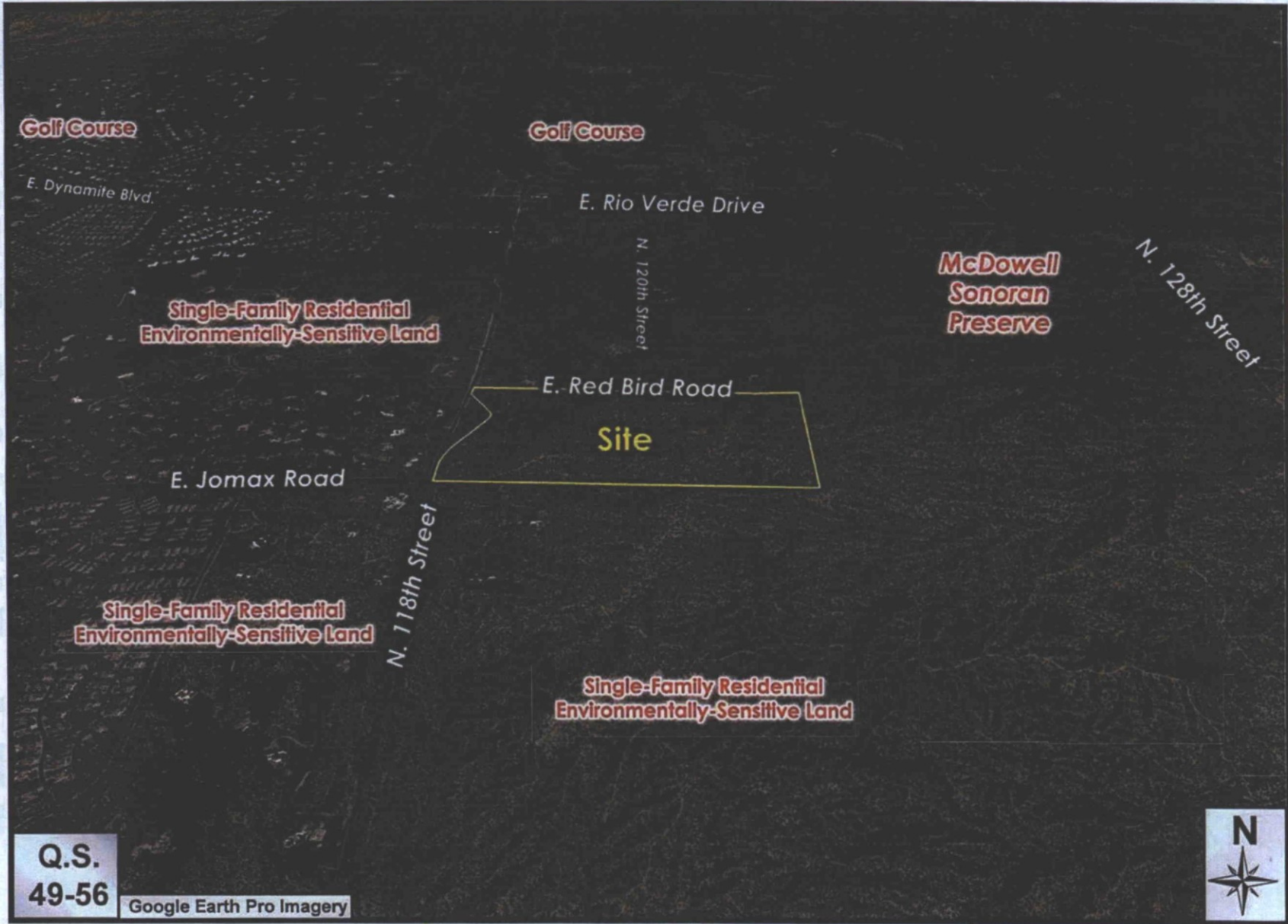

Date


Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov


Date

ATTACHMENTS

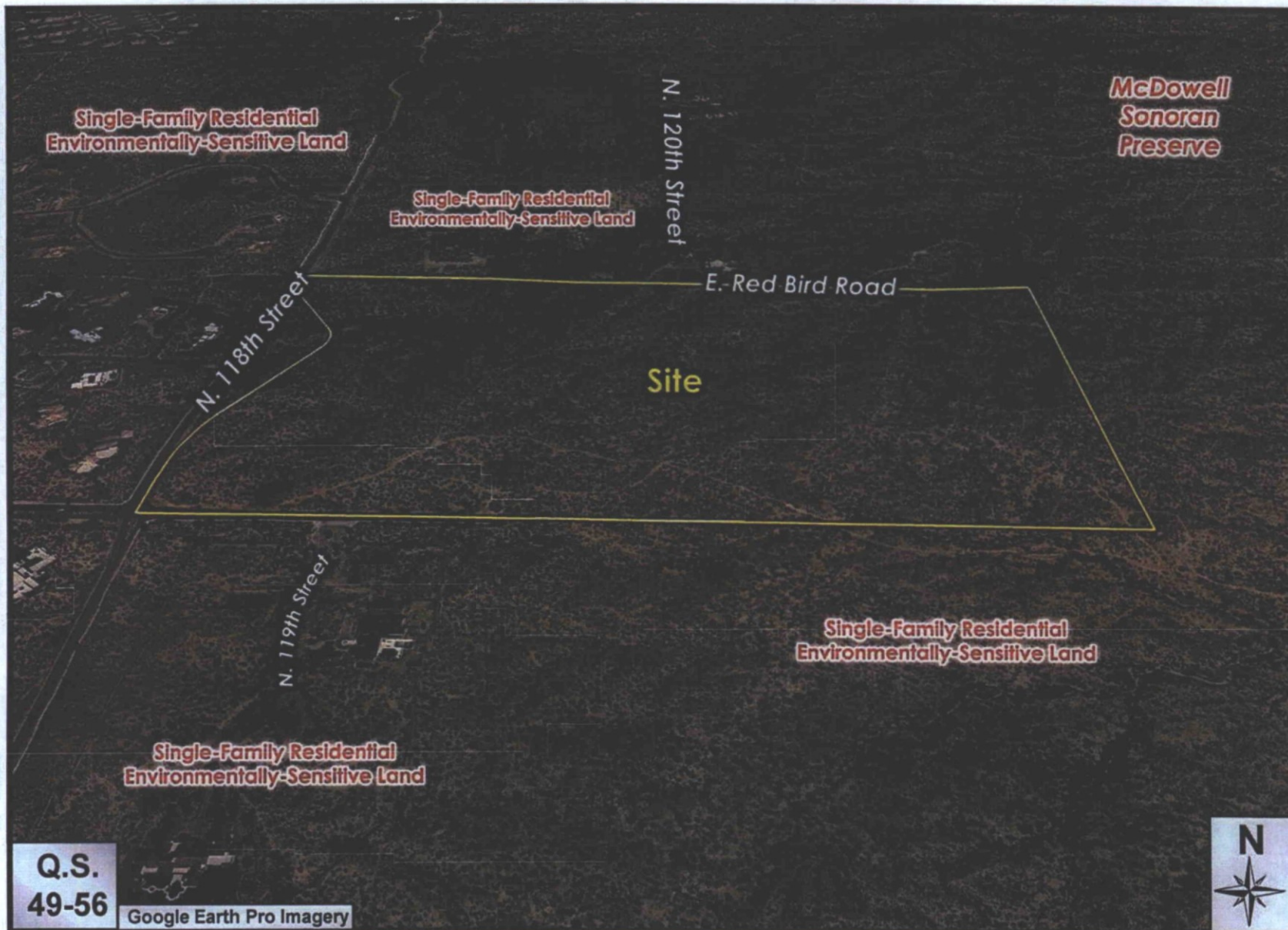
1. Context Aerial
- 1A. Aerial Close-Up
2. Zoning Map
3. Preliminary Plat
4. Final Plat
5. December 21, 2017 Development Review Board meeting minutes



118th & Jomax

ATTACHMENT 1

10-PP-2017



Q.S.
49-56

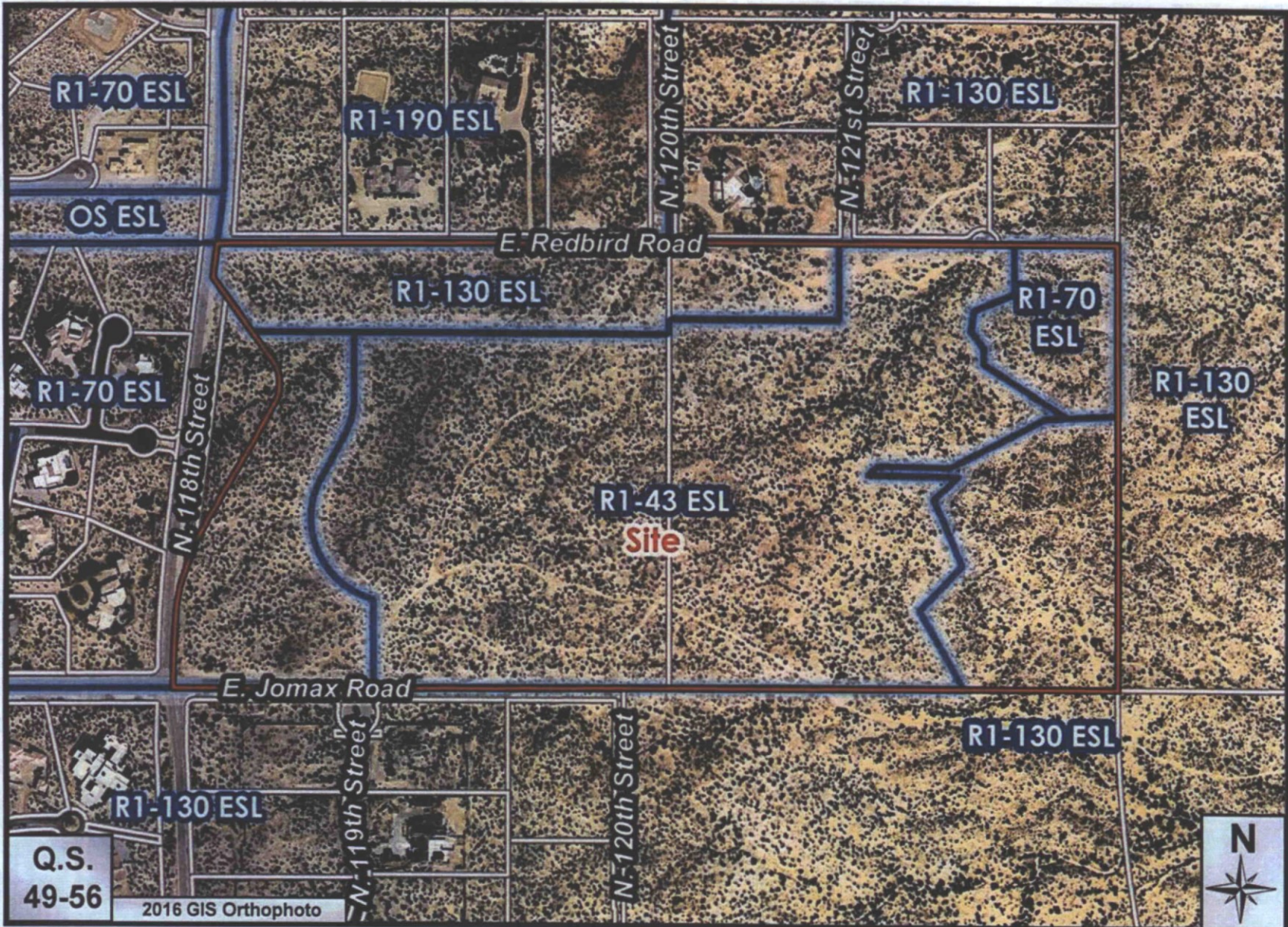
Google Earth Pro Imagery



118th & Jomax

10-PP-2017

ATTACHMENT 1A



118th & Jomax

ATTACHMENT 2

10-PP-2017

LEGEND & ABBREVIATIONS

- SECTION LMC
- PARTIAL BOUNDARY
- LOT/TRACT LMC
- WATER LINE
- SEWER LINE
- SEWER FORCE MAIN LINE
- EIGHTER LINE
- EASEMENT LINE
- SHOULDER EASEMENT LINE
- H.A.O.S. LINE
- LOT SETBACK LINE
- DESIGN SETBACK BUFFER LINE
- ADJACENT PARCEL LMC
- EX. RIGHT-OF-WAY LMC
- EX. SEWER LINE (SIZE AS NOTED)
- EX. WATER LINE (SIZE AS NOTED)
- EX. WATER VALVE
- EX. WATER METER
- EX. SEWER MANHOLE
- EX. STREET LIGHT
- EX. ELECTRIC BOX
- EX. CABLE TV PEDESTAL
- EX. SIGN
- EX. FIRE HYDRANT
- EX. GAZON BARN
- DRAINAGE FLOW PATH
- LINE TABLE NUMBER
- CURVE TABLE NUMBER
- RIGHT-OF-WAY
- MARICOPA COUNTY RECORDS
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- SCENIC BUFFER EASEMENT
- NATURAL AREA OPEN SPACE
- EASEMENT
- DRAINAGE TYP

PRELIMINARY PLAT

FOR 118th & JOMAX

PARCEL 13 OF 13 OF TRACT 101
194, PAGE 28 PER MARICOPA
COUNTY RECORDS
RANGE 3 EAST OF THE 6th E.
E. REDBIRD ROAD

IN PARCELS 1214 RANCH UNIT TWO PER BOOK
ALSO BEING A PORTION OF THE SOUTHWEST
QUARTER OF SECTION 35, TOWNSHIP 3 NORTH
AND MERIDIAN MARICOPA COUNTY, ARIZONA
TRACT R

ENGINEER
ARGUS CONSULTING P.C.
10115 E. HILL ROAD
SUITE 101 • P.O. BOX 1124
SCOTTSDALE, ARIZONA 85260
(602) 998-1111
CONTACT: JORGE GARCIA, P.E., W.A.S.C.E.

DATE OF JOB
SUBMITTED PROFESSIONAL SERVICES
4909 E. CANTONWAY PLAZA, SUITE 200
SCOTTSDALE, ARIZONA 85260
480-797-8238
CONTACT: SCOTT BARNHART & JEFF KYLE

DEVELOPER
TOL BROTHERS
11320 N. 87TH ST.
SUITE 310
SCOTTSDALE, AZ 85260

PARCEL ADDRESS
APN 318-79-003
APN 318-79-003
118th STREET & JOMAX ROAD
SCOTTSDALE, AZ

SHEET INDEX

- PP01 COVER SHEET, NOTES, AREA TABLES & LEGEND
- PP02-PP06 PRELIMINARY PLAT

BASIS OF PLATTING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE 6th E. AND SALT BENCH BARS
MERIDIAN, MARICOPA COUNTY, ARIZONA; BEARING: S89°30'19"W.

BEARS CAP IN MAXIMUM 4' NORTH OF PAVEMENT BOUND 24' DOWN AT THE INTERSECTION OF JOMAX ROAD AND 118TH STREET ALIGNMENT.
ELEVATION = 1841.81 FOR THE CITY OF SCOTTSDALE DRAIN (4440 88)

BENCHMARK

BEARS CAP IN MAXIMUM 4' NORTH OF PAVEMENT BOUND 24' DOWN AT THE INTERSECTION OF JOMAX ROAD AND 118TH STREET ALIGNMENT.
ELEVATION = 1841.81 FOR THE CITY OF SCOTTSDALE DRAIN (4440 88)

LEGAL DESCRIPTION

- PARCEL 13 PER 974 CONVEYANCE (1908113-013-PC)
- PARCEL 13 OF COLGIE BROWN PIONEER RANCH UNIT TWO, ACCORDING TO BOOK 184 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA
- EXCEPT ALL INTERESTS AS RESERVED UNTO THE UNITED STATES OF AMERICA IN THE PATENT TO SAID LAND.
- APN: 318-79-003
- PARCEL 13 PER 974 CONVEYANCE (1908113-013-PC)
- PARCEL 13 OF COLGIE BROWN PIONEER RANCH UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 184 OF MAPS, PAGE 26.
- EXCEPT ALL INTERESTS AND EXCEPT ALL UNPAID, UNPAID OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECUNIARLY ESSENTIAL TO THE PRODUCTION OF FISHWATER MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE AS RESERVED UNTO THE UNITED STATES OF AMERICA IN THE PATENT TO SAID LAND.
- APN: 318-79-003

FLOOD ZONE

SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" AND "X-1". ON FLOOD INSURANCE RATE MAP NO. 010210100A, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 1974, FOR COMMUNITY NUMBER 04075, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

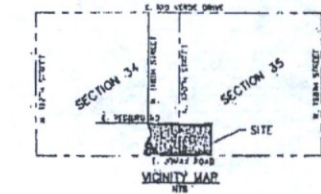
- ZONE "X": AREA OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR W/ DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVELS FROM 1% ANNUAL CHANCE FLOOD.
- ZONE "X-1": AREA IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE.

NOTES

1. THE EXISTING ZONING OF PROJECT IS R1-4(SUB), R1-70(SUB), R1-100(SUB) AND R1-100(SUB).
2. TOTAL GROSS AREA OF THE DEVELOPMENT IS 3,379,195 SQUARE FEET OR 77.58 ACRES.
3. THE PROPOSED DEVELOPMENT CONSISTS OF 31 INDIVIDUAL LOTS.
4. THE MINIMUM LOT SIZE IS 33,379 SQUARE FEET OR 0.76 ACRES. THE AVERAGE LOT SIZE IS 86,389 SQUARE FEET OR 1.94 ACRES.
5. A PROPERTY OWNERS ASSOCIATION WILL BE FORMED AND AS OWNERS OF TRACTS IS RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND LIABILITY OF THE TRACTS INCLUDING MAINTENANCE OF ALL APPURTENANCES (E.G. STREET LIGHTS, SIGNS, LANDSCAPING, ETC. TRACT "C", (BUT STATION) AND TRACT "H" (BUT FILTER) WILL BE DEEMED TO BE THE CITY OF SCOTTSDALE.
6. INTERIOR STREETS ARE PRIVATE AND WILL BE CONSTRUCTED WITHIN TRACTS.
7. WATER AND SEWER DESIGN WILL COMPLY WITH APPLICABLE MASTER PLANS.
8. DRAINAGE EASEMENTS WILL BE DEDICATED OVER SIBBOWATER STORAGE AND CONVEYANCE FACILITIES AS REQUIRED BY CITY CODE, THE CITY OF SCOTTSDALE BEYOND THE POINT TO ACCESS DRAINAGE EASEMENTS FOR INSPECTION AND MAINTENANCE.
9. MAINTENANCE OF DRAINAGE EASEMENTS AND TRACTS WILL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION.
10. SEE WATER DRAINAGE PLAN FOR FLOWS.
11. SITE WALLS ON LOTS 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

FIRE NOTES

1. UNSTRUCTURED VERTICAL CLEARANCE SHALL BE A MINIMUM 13'.
2. KEY SWITCH/TYPE EMPHON BEHIND, REQUIRED FOR COMMERCIAL/MULTI-FAMILY/DATED COMMUNITIES.
3. FIRE LANE SURFACE SHALL SUPPORT 83,000 LB. OVER TO INCLUDE ANY SPACE/COLLIER CROSSING.



ARGUS CONSULTING
A PROFESSIONAL CORPORATION
10115 E. HILL ROAD, SUITE 101 • P.O. BOX 1124
SCOTTSDALE, ARIZONA 85260 (602) 998-1111

PRELIMINARY PLAT
118th & JOMAX
SCOTTSDALE - ARIZONA

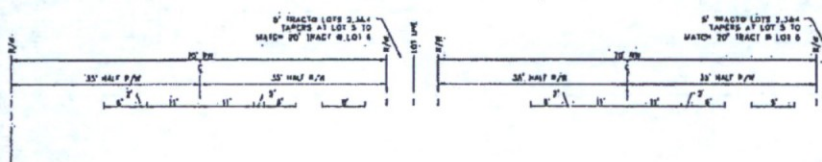
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TRACT	AREA (SQ.FT.)	AREA (ACRES)	USE
TRACT A	28,024	0.64	PRIVATE STREETS & UTILITIES
TRACT B	28,834	0.66	DETENTION & UTILITIES
TRACT C	4,900	0.11	LIFT STATION
TRACT D	4,581	0.10	OPEN SPACE & UTILITIES
TRACT E	34,928	0.79	OPEN SPACE
TRACT F	13,863	0.31	OPEN SPACE
TRACT G	30,533	0.70	OPEN SPACE & UTILITIES
TRACT H	3,857	0.08	SEWER
TRACT I	1,178	0.03	OPEN SPACE
TRACT J	1,478	0.03	OPEN SPACE
TRACT K	862	0.02	OPEN SPACE
TRACT L	1,648	0.04	OPEN SPACE
TRACT M	815	0.02	OPEN SPACE
TRACT N	393	0.01	OPEN SPACE
TRACT O	1,194	0.03	OPEN SPACE
TRACT P	908	0.02	OPEN SPACE
TRACT Q	1,664	0.04	OPEN SPACE
TRACT R	1,639	0.04	OPEN SPACE
TRACT S	402	0.01	OPEN SPACE

LOT	AREA (SQ.FT.)	AREA (ACRES)
1	34,131	0.78
2	49,883	1.09
3	41,809	0.96
4	44,358	1.02
5	68,403	1.57
6	73,983	1.70
7	79,183	1.81
8	82,824	1.91
9	83,882	1.92
10	38,809	0.89
11	37,758	0.87
12	49,998	1.14
13	35,083	0.80
14	32,730	0.75
15	28,820	0.66
16	38,804	0.89
17	44,430	1.02

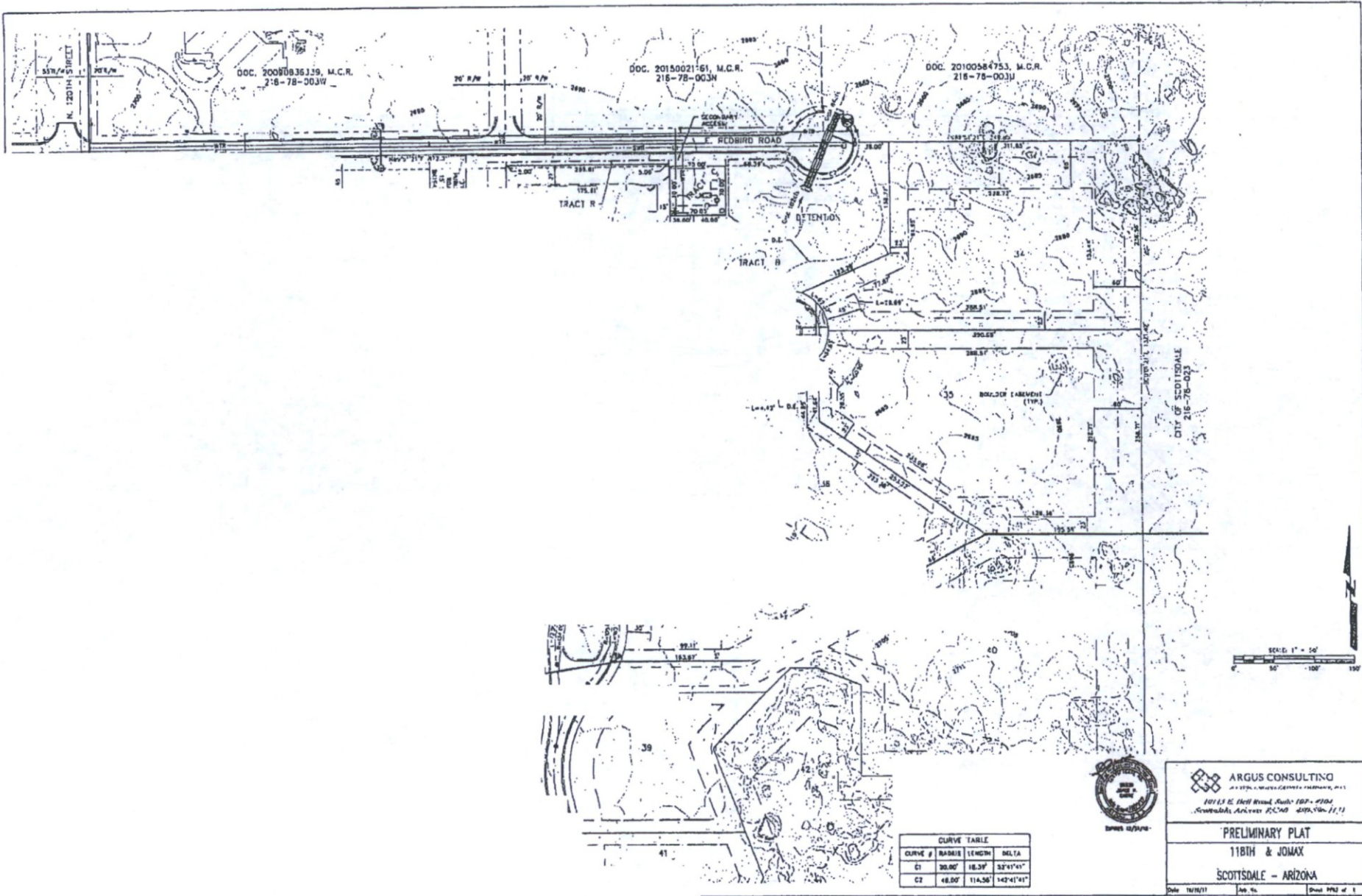
LOT	AREA (SQ.FT.)	AREA (ACRES)
18	44,809	1.03
19	45,841	1.05
20	32,183	0.74
21	45,976	1.05
22	40,243	0.92
23	50,738	1.16
24	47,833	1.09
25	40,890	0.93
26	41,159	0.94
27	38,834	0.89
28	44,148	1.01
29	48,412	1.11
30	47,823	1.09
31	81,071	1.85
32	59,880	1.37
33	44,323	1.02
34	88,884	2.02

LOT	AREA (SQ.FT.)	AREA (ACRES)
35	88,373	2.01
36	48,848	1.12
37	44,849	1.02
38	48,783	1.11
39	33,770	0.77
40	134,888	3.08
41	37,480	0.86
42	126,725	2.90
43	130,829	3.00
44	68,851	1.57
45	38,788	0.89
46	39,138	0.90
47	51,843	1.18
48	44,700	1.02
49	108,743	2.48
50	112,777	2.58
51	148,830	3.40



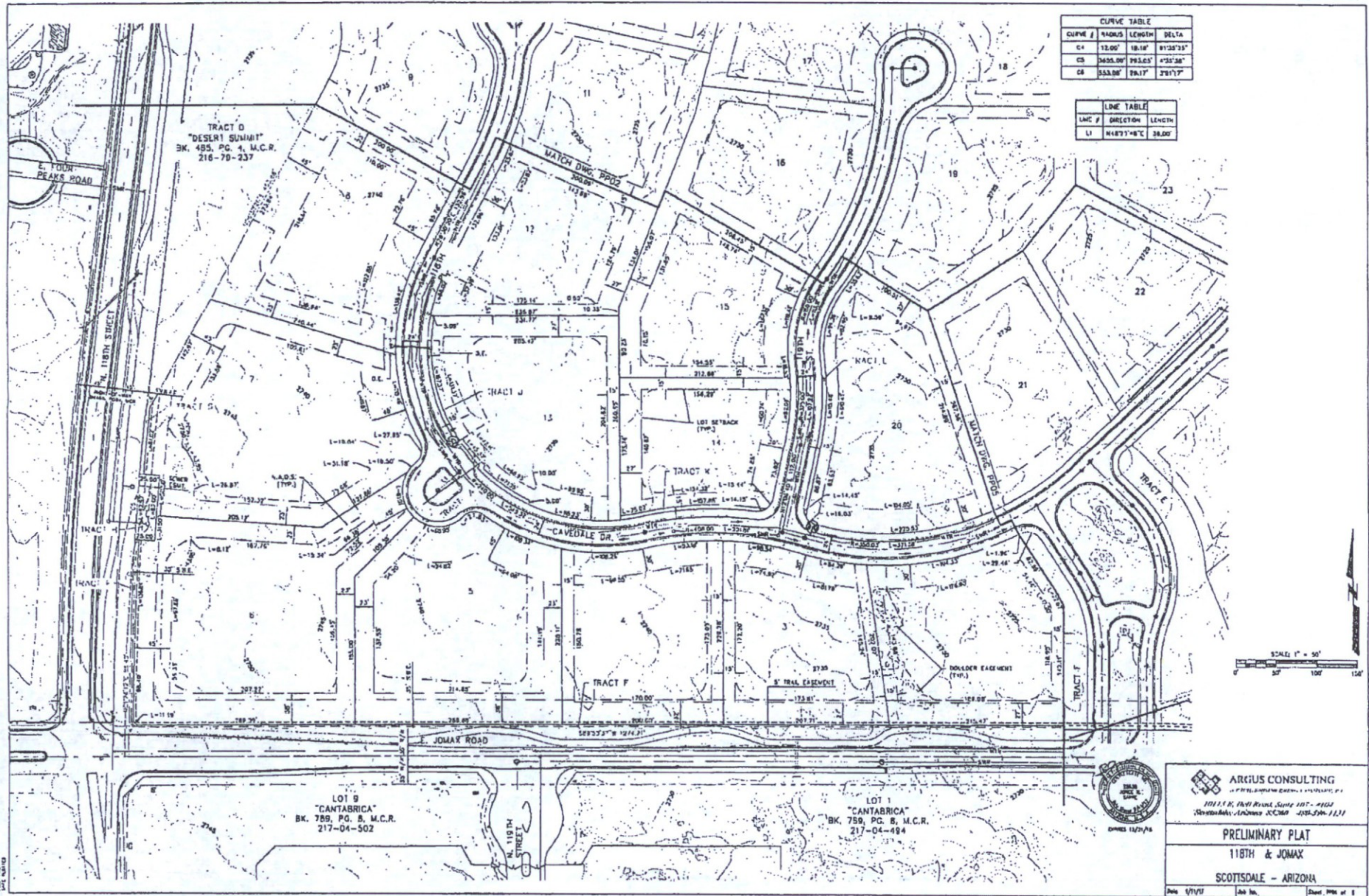
Looking NORTH
TYPICAL PRIVATE STREET SECTION

10-PP-2017



10-PP-2017

10-PP-2017
 10/25/17



CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	12.00'	18.14'	81°32'31"
C2	3455.00'	393.03'	4°31'38"
C3	553.00'	28.17'	2°51'17"

LINE TABLE		
LWC #	DIRECTION	LENGTH
L1	N14°57'48"E	38.00'


ARCUS CONSULTING
10715 N. 114TH AVENUE, SUITE 107 - #102
 SCOTTSDALE, ARIZONA 85258-3200-1121

PRELIMINARY PLAT
118TH & JOMAX
SCOTTSDALE - ARIZONA

Date: 10/15/17 Job No. Sheet: 1 of 1

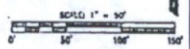
10-PP-2017
10/25/17

10-PP-2017

DATE PLOTTED
10/25/17



CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	885.00'	278.83'	181°37'18"



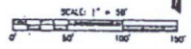
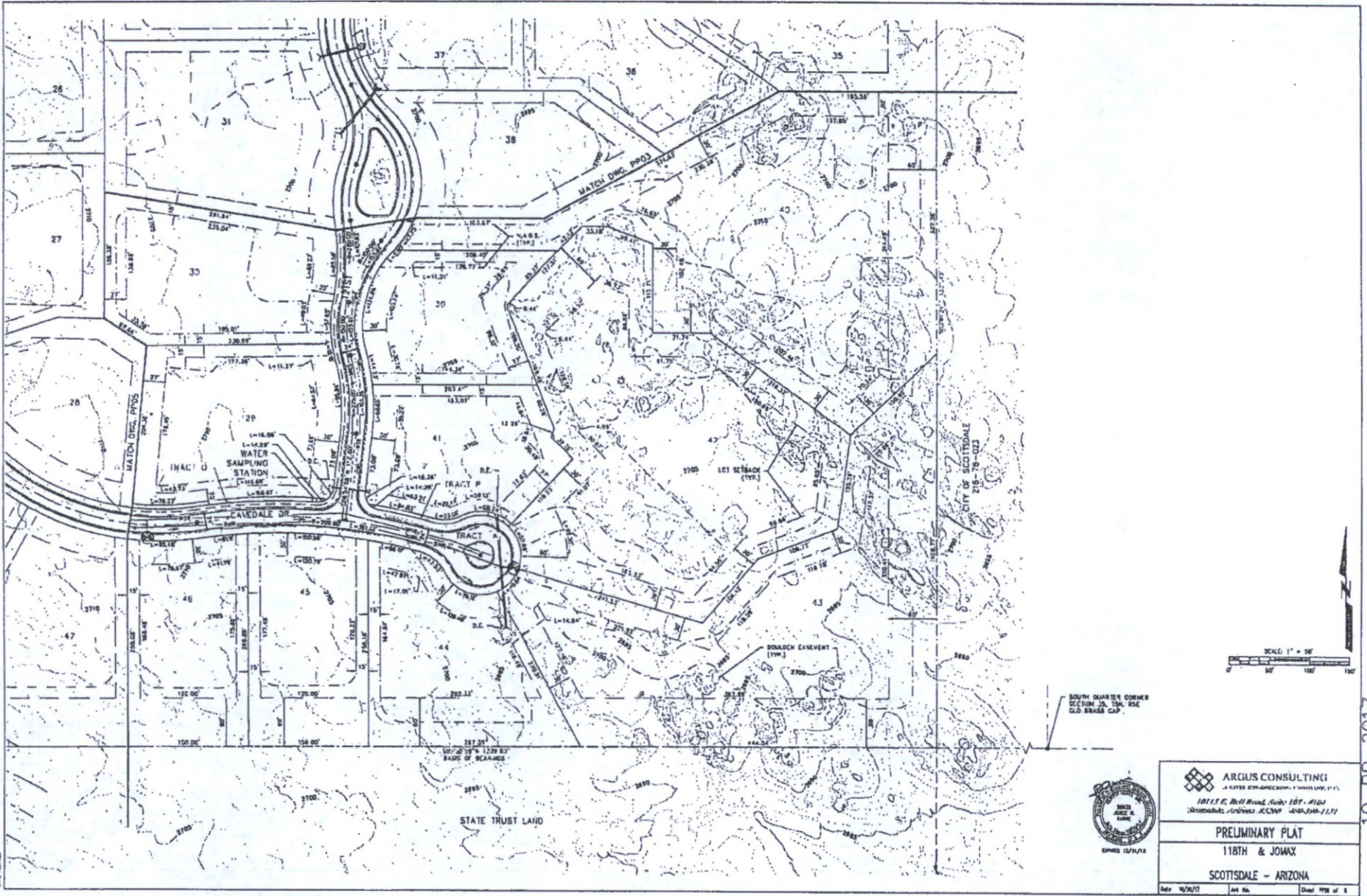
ARGUS CONSULTING
 A CIVIL ENGINEERING CONSULTING FIRM
 18115 E. Hall Road, Suite 107, #104
 Scottsdale, Arizona 85258-4600-2046-1121

PRELIMINARY PLAT
 118TH & JOMAX
 SCOTTSDALE - ARIZONA

Date: 10/25/17 Job No. Sheet 008 of 1

10-PP-2017

10-PP-2017
10/25/17



SOUTH QUARTER CORNER
SECTION 30, T4N, R5E
G.D. BRASS COP.



ARGUS CONSULTING
A CIVIL ENGINEERING COMPANY, P.C.
18115 E. Bell Road, Suite 187 - #104
Scottsdale, Arizona 85260 (480) 346-1177

PRELIMINARY PLAT
118TH & JOWAX
SCOTTSDALE - ARIZONA

Date: 10/25/17 Job No. Plat: 10-PP-17 of 8

10-PP-2017

10-PP-2017
10/25/17

DEDICATION

STATE OF ARIZONA)

) S.S.

COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT TOLL BROTHERS AZ CONSTRUCTION COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, HEREBY SUBDIVIDES A PORTION OF LAND LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 34, AND THE SOUTHWEST ONE-QUARTER OF SECTION 35 PER TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, UNDER THE NAME "BOULDER RANCH" 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 A, B, D, E, F, G, I, J, K, L, M, N, O, P, Q, R AND S, INCLUSIVE, ARE DECLARED AS COMMON AREAS AND SHALL BE OWNED, AND MAINTAINED BY THE BOULDER RANCH COMMUNITY ASSOCIATION, AN ARIZONA HOMEOWNERS' ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS ("ASSOCIATION").

TOLL BROTHERS AZ CONSTRUCTION COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DEDICATES TRACTS C & H, TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE.

TOLL BROTHERS AZ CONSTRUCTION COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DECLARES THE PRIVATE STREET SHOWN HEREON AS TRACT "A" - AS PRIVATE ACCESSWAYS, 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.

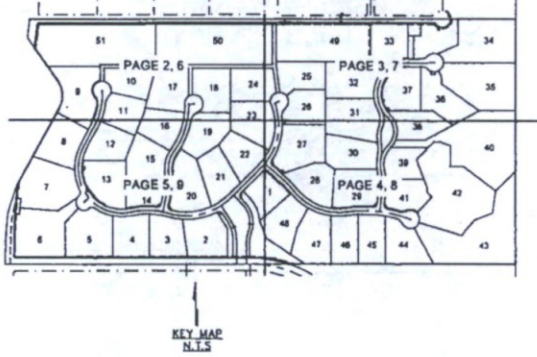
EASEMENTS

TOLL BROTHERS AZ CONSTRUCTION COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE:

- 1. DRAINAGE AND FLOOD CONTROL (DFC): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS TRACTS "B", "G", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R" AND "S" ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL, AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEAKS, DRAINS, DUMPS, STORAGE BASINS, STORM DRAINS (SD), CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING:
1. GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY. DRAINAGE FACILITIES ON THE PROPERTY MIGHT NOT BE SPECIFIC. LACK OF ABSENCE OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
2. GRANTOR 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, SCUM, 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. EMERGENCY AND SERVICE ACCESS (ESA): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS TRACT "A" ON THIS PLAT, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, 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.
7. NATURAL AREA OPEN SPACE, INCLUDING RESTORED DESERT (NADS): 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 MANNER INCONSISTENT WITH THE PRESERVATION OF THE SHOWN 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. GRANTEE SHALL NOT CONSTRUCT ANY STRUCTURE ON THIS EASEMENT.
3. GRANTEE SHALL RESTORE THE EASEMENT IN ACCORDANCE WITH PLANS APPROVED BY GRANTEE, IF THE EASEMENT IS DISTURBED. THE RESTORES DESERT SHALL BE PRESERVED AS DESERT OPEN SPACE.
4. 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.
5. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.
8. 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.
9. 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.
10. SCENIC CORRIDOR (SC): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE PERMANENT DESERT OPEN SPACE. HOWEVER, GRANTEE MAY INSTALL VEGETATION, DRIVEWAYS, STORAGE UNDERGROUND PRIVATE UTILITIES AND OTHER IMPROVEMENTS IN THE EASEMENT IN ACCORDANCE WITH PLANS APPROVED BY GRANTEE. GRANTEE SHALL MAINTAIN THE PROPERTY, INCLUDING ANY IMPROVEMENTS, FREE OF DEBRIS, IN A SAFE AND NATURAL 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.
11. SIGHT DISTANCE (SD): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PROVIDE AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY. IN THE EASEMENT GRANTEE SHALL NOT PLACE OR ALLOW ANY BUILDING, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 36 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET. HOWEVER, THE GRANTEE MAY ALLOW POLES OR TREE TRUNKS THAT GRANTEE DETERMINES, IN WRITING, DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.
12. MEDICINAL NON-ACCESS (MNA): 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.
13. 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.
DEEDITION
14. BOULDER EASEMENT (BE): AS SHOWN HEREON, PERMANENTLY PRESERVING MAJOR ROCK OUTCROPS AND BOULDER FIELDS IN ITS NATURAL DESERT STATE. THE BOULDER EASEMENT SHALL NOT BE USED FOR ANY PURPOSE INCONSISTENT WITH THE PRESERVATION OF SAID FEATURES IN ITS NATURAL STATE AND OR GRADING, GRUBBING, EXCAVATING, OR CONSTRUCTION OF ANY STRUCTURE OR DEVELOPMENT OF ANY KIND SHALL BE PROHIBITED ON OR WITHIN SAID EASEMENT EXCEPT AS ALLOWED UNDER THE CITY OF SCOTTSDALE ORDINANCE. GRANTEE WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTEE IS LAWFULLY SOLED AND POSSESSED OF THE PROPERTY; THAT GRANTEE HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREON; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS.
15. 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 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____
GRANTOR:
FOR:

FINAL PLAT FOR BOULDER RANCH PARCELS 12 & 13 OF PARCEL MAP "THE GOLDIE BROWN PINNACLE PEAK RANCH, UNIT TWO PER BOOK 194, PAGE 26 PER MARICOPA COUNTY RECORDS, ALSO BEING PORTIONS OF LAND LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 34 & SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER: TOLL BROTHERS AZ CONSTRUCTION COMPANY



ACKNOWLEDGEMENT

STATE OF ARIZONA) S.S. COUNTY OF MARICOPA) THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2018 BY _____ FOR AND ON BEHALF OF TOLL BROTHERS AZ CONSTRUCTION COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY. NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

EASEMENT RELEASE AND ABANDONMENT LIST

- 1. PER INSTRUMENT NO. _____ BEING A RELEASE OF THE NORTH 20 FEET OF AN EXISTING 35 FEET PUBLIC UTILITY & ROADWAY RIGHT-OF-WAY RECORDED PER BOOK 194, PAGE 26 PER MARICOPA COUNTY RECORDS.
2. PER INSTRUMENT NO. _____ BEING A RELEASE OF AN EXISTING 55 FEET PUBLIC UTILITY & ROADWAY RIGHT-OF-WAY RECORDED PER BOOK 194, PAGE 28 PER MARICOPA COUNTY RECORDS.
3. PER INSTRUMENT NO. _____ BEING A RELEASE OF AN EXISTING 35 FEET PUBLIC UTILITY & ROADWAY RIGHT-OF-WAY RECORDED PER BOOK 194, PAGE 28 PER MARICOPA COUNTY RECORDS.
4. PER INSTRUMENT NO. _____ BEING A RELEASE OF AN EXISTING 15 FEET PUBLIC UTILITY & ROADWAY RIGHT-OF-WAY RECORDED PER BOOK 194, PAGE 28 PER MARICOPA COUNTY RECORDS.

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 45-578.
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 OBLIGATIONS 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 COA'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 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. ARTIFACTS 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. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ASSOCIATIONS OF PROPERTY OWNERS.

LEGEND & ABBREVIATIONS

Table with 2 columns: Symbol/Line Style and Description. Includes symbols for existing brass cap monument, rebar with cap, rebar with plastic cap, set brass cap flush, parcel boundary, R/W line, lot/tract line, center line, easement line, section line, adjacent parcel line, measured, calculated, right-of-way, M.C.R., line table number, curve table number, N.A.O.S. line length, N.C.I., B.L.I., B.C.I., D.L.I., D.C.I., INST., DOCKET, PAGE, BOOK, REGISTERED LAND SURVEYOR, WATER EASEMENT, SCENIC CORRIDOR EASEMENT, PUBLIC UTILITY EASEMENT, NATURAL AREA OPEN SPACE, SIGHT DISTANCE EASEMENT, BOULDER EASEMENT, DRAINAGE FLOOD CONTROL EASEMENT, PUBLIC NON MOTORIZED ACCESS.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO THE PARCEL MAP OF GOLDIE BROWN PINNACLE PEAK RANCH, UNIT TWO RECORDED IN BOOK 194, PAGE 26 PER M.C.R. BEARS: N89°50'59"

LEGAL DESCRIPTION (PARENT PARCEL)

PARCEL 12 AND PARCEL 13 OF PARCEL MAP OF THE GOLDIE BROWN PINNACLE PEAK RANCH; UNIT TWO, RECORDED IN BOOK 194, PAGE 26 PER MARICOPA COUNTY RECORDS EXCEPT ALL MONUMENTS AS RESERVED UNTO THE UNITED STATES OF AMERICA IN THE PATENT TO SAID LAND

SHEET INDEX

- FP01 COVER SHEET, DEDICATION, NOTES
FP02-05 LOTS, TRACTS & N.A.O.S.
FP06-09 DRAINAGE & BOULDER EASEMENTS
FP10 LOT & TRACT LINE & CURVE TABLES
FP11 BOULDER LINE TABLES
FP12 DRAINAGE LINE & CURVE TABLES
FP13 N.A.O.S. LINE TABLES
FP14 N.A.O.S. CURVE TABLES
FP15 LOT, TRACT, N.A.O.S. AREA TABLES AND BOUNDARY ANALYSIS

OWNER/DEVELOPER
TOLL BROTHERS AZ CONSTRUCTION COMPANY
8787 EAST VA DE VENTURA
SUITE 300
SCOTTSDALE, AZ 85256
PH: 480-951-0782

AREA SUMMARY

Table with 2 columns: Description and Value. LOT AREA = 2,978.332 (S.F.) 88.33 (AC); TRACT AREA = 402.855 (S.F.) 9.25 (AC); NET AREA = 3,378.187 (S.F.) 77.58 (AC).

SITE DATA

Table with 2 columns: Description and Value. GROSS AREA = 3,496,734 (S.F.) 80.27 (AC); NET AREA = 3,378,187 (S.F.) 77.58 (AC); TOTAL LOTS = 51 LOTS; TYPICAL LOT SIZE = 1/4 AC; GROSS DENSITY = 1.57 DU/AC; EXISTING ZONING = R1-43 ESL, R1-130 ESL, R1-190 ESL.

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 _____

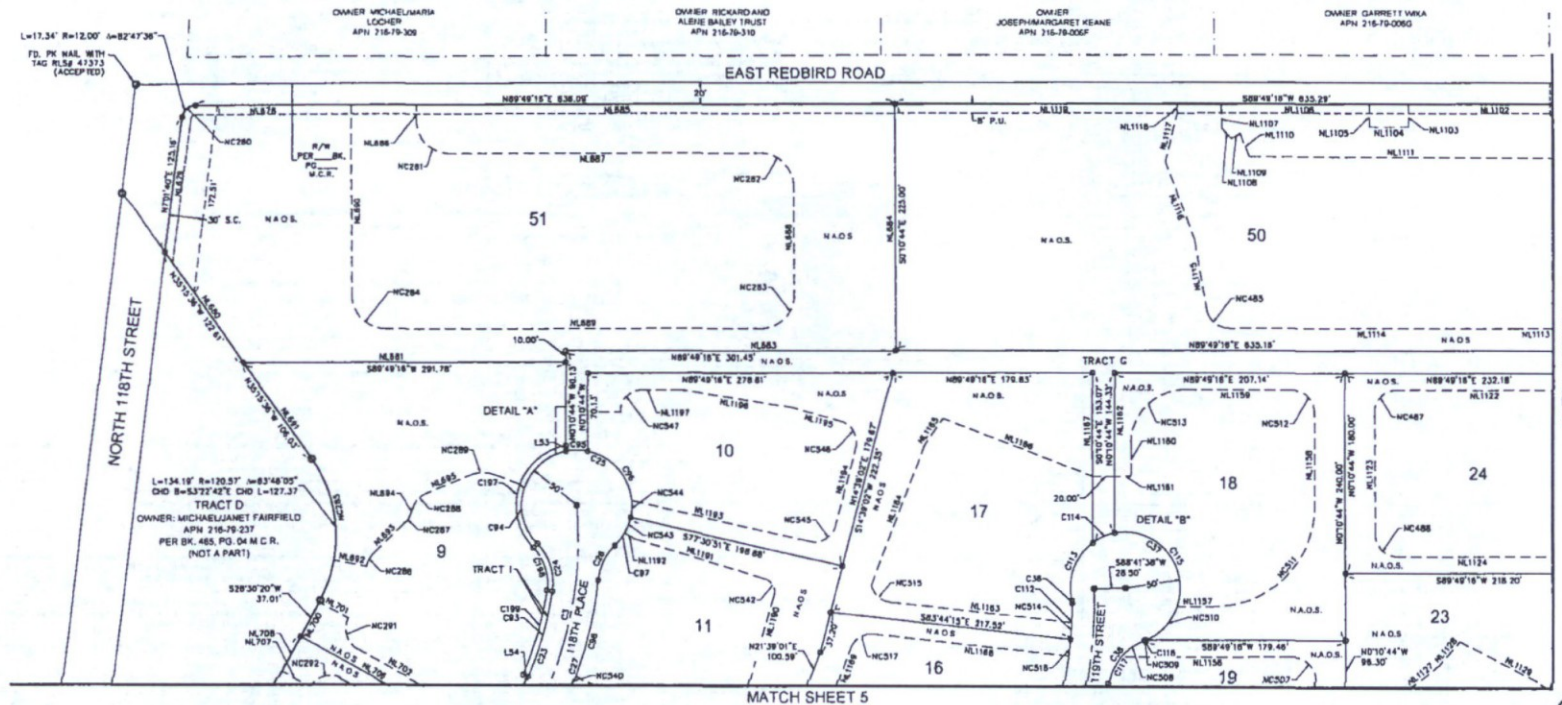
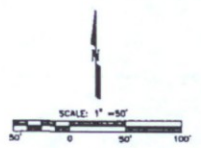
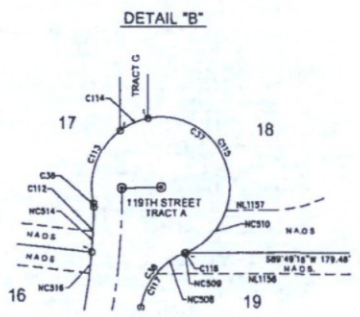
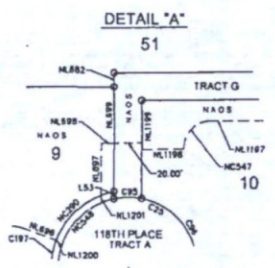
THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (D.R.B.) CASE NO. 10-PP-2017 AND ALL THE CASE RELATED STIPULATIONS. BY: _____ DEVELOPMENT ENGINEERING MANAGER DATE _____

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 FEBRUARY, 2018; 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. JOSEPH S. MOYSES 4-29-18 REGISTERED LAND SURVEYOR DATE



FINAL PLAT "BOULDER RANCH" PORTIONS OF SECTION 34 & 35 TOWNSHIP 5 NORTH, RANGE 5 EAST PER G.S.R.B.&M. SCOTTSDALE, ARIZONA SHEET 1 OF 15 DRAWING NUMBER FP-01



MATCH SHEET 3



STRATEGIC SURVEYING, LLC
100 W. BOWLING GREEN
SUITE 100
SCOTTSDALE, ARIZONA 85257
PHONE: (480) 951-4395

LAND SURVEYOR
STRATEGIC SURVEYING, LLC
100 W. BOWLING GREEN
SUITE 100
SCOTTSDALE, ARIZONA 85257
PHONE: (480) 951-4395

DATE: 01/15/2024
DRAWN BY: J. WILSON
CHECKED BY: M. JONES
PROJECT: 00235-FP
SUBJECT: 00235-FP

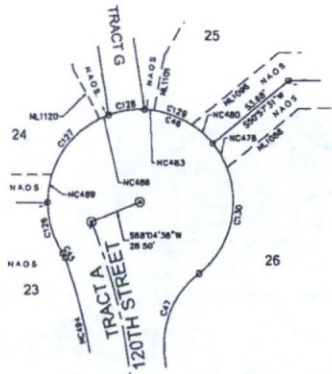
FINAL PLAT
"BOULDER RANCH"
PORTIONS OF SECTION 34 & 35
TOWNSHIP 5 NORTH, RANGE 5 EAST PER G.S.R.B.&M.
SCOTTSDALE, ARIZONA

SHEET 2 OF 15
DRAWING NUMBER

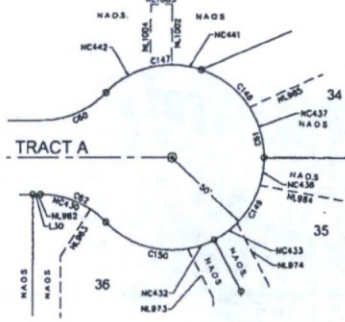
FP-02

235-18-7

DETAIL "C"

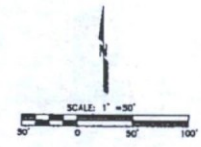


DETAIL "D"



STRATEGIC SURVEYING, LLC
 1102 W SOUTHERN AVE
 TULSA, AZ 85022
 PHONE: (480) 953-4399

LAND SURVEYOR
 1102 WEST SOUTHERN AVE
 TULSA, ARIZONA 85022
 CONTACT: JOSHUA NOTES
 PHONE: (480) 953-4399

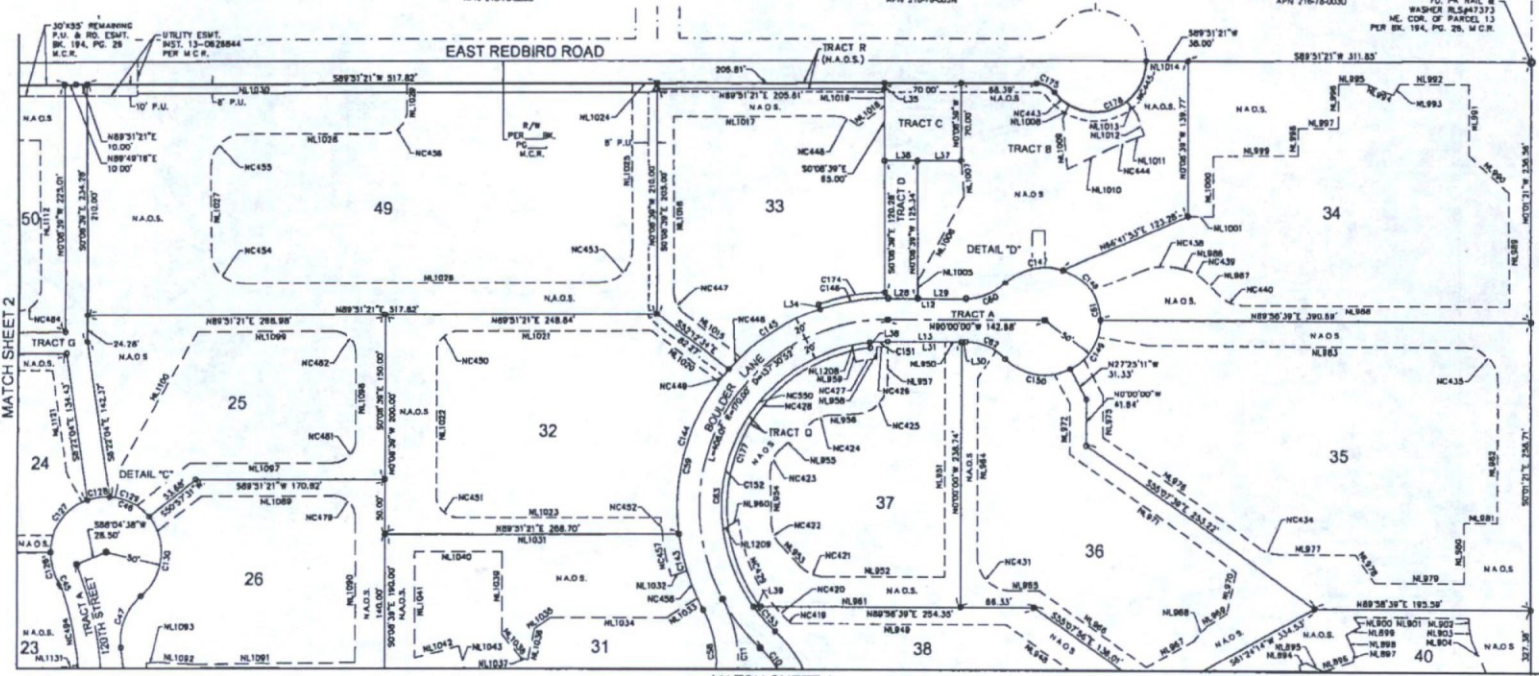


OWNER BRUNALISA
PL0550
APN 216-78-003J

OWNER GUY CONTE LIVING
TRUST
APN 216-78-003H

OWNER GENEPATRICIA
FELDMAN
APN 216-78-003J

FD, PK MAIL &
WASHER RL547373
ME. COR. OF PARCEL 13
PER BK. 194, PG. 26, M.C.R.



MATCH SHEET 2

MATCH SHEET 4

OWNER CITY OF
SCOTTSDALE
APN 216-78-003J

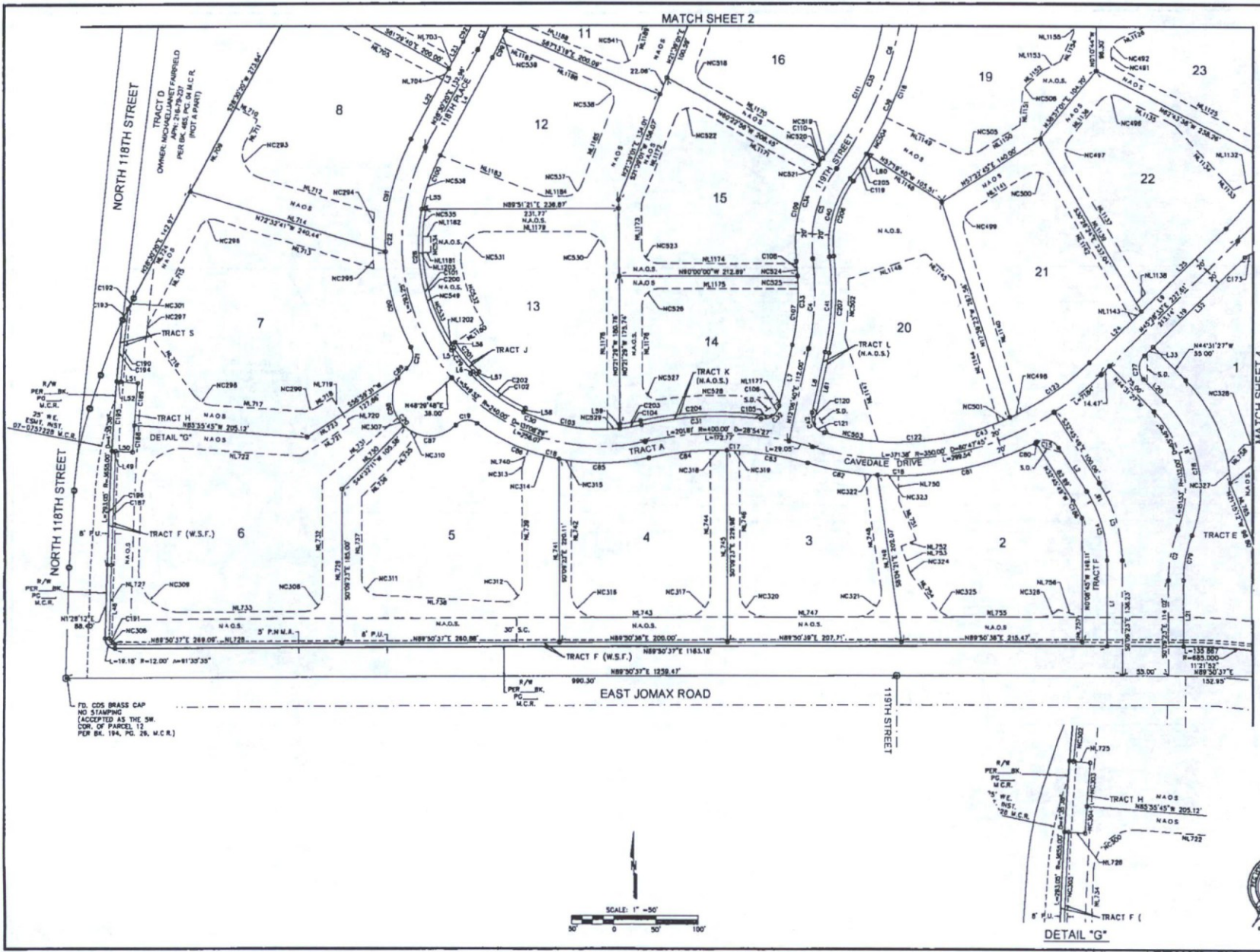


FINAL PLAT
 "BOULDER RANCH"
 PORTIONS OF SECTION 34 & 35
 TOWNSHIP 5 NORTH, RANGE 5 EAST PER G.S.R.B.&M.
 SCOTTSDALE, ARIZONA

SHEET 5 OF 15
 DRAWING NUMBER
 FP-03

235-18-17

MATCH SHEET 2



STRATEGIC SURVEYING, LLC
 1102 W. SOUTHVIEW AVE
 BEE BE, AZ 85822
 PH: 480-372-5204

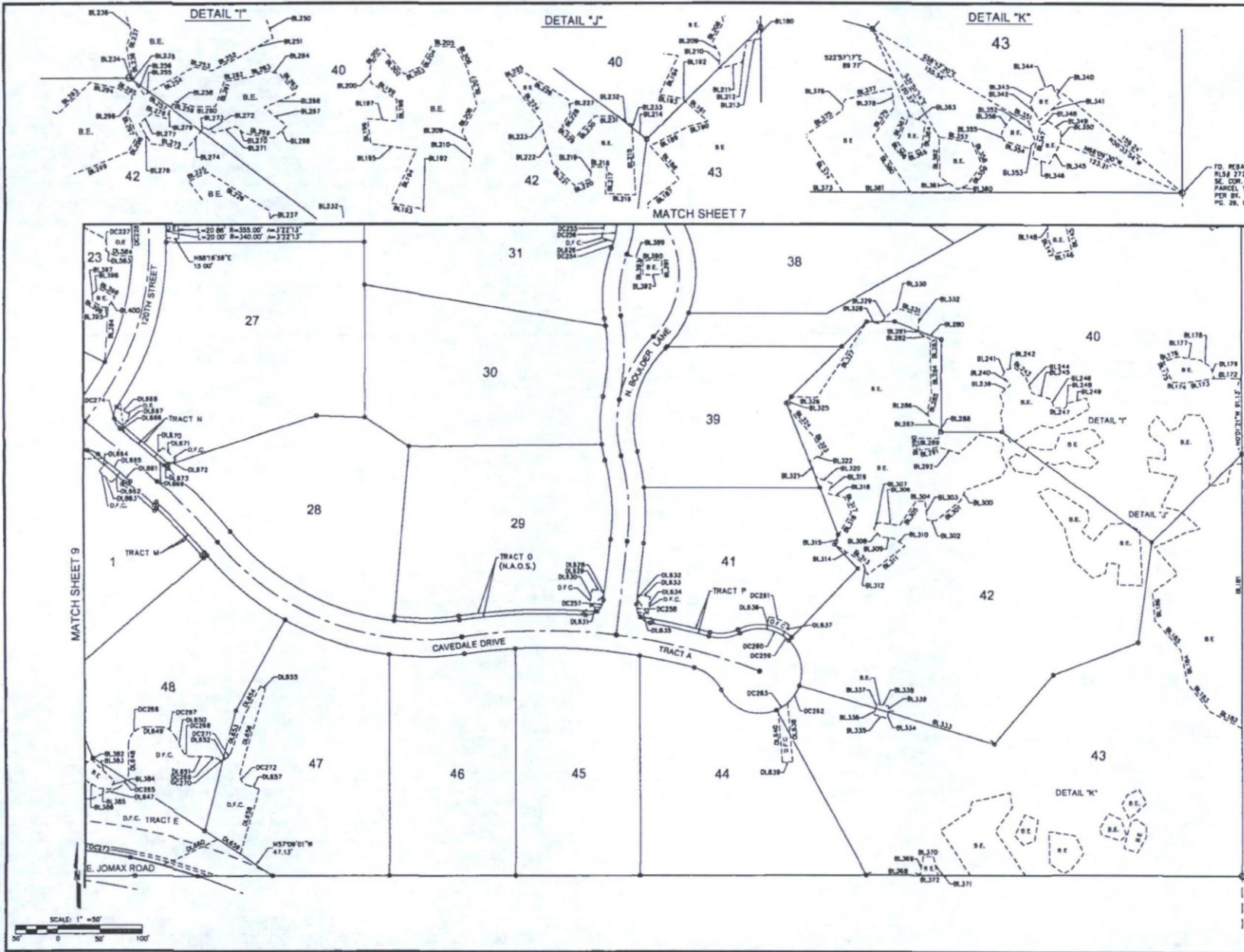
LAND SURVEYOR
 JOSHUA BESSER
 CONTRACT: JOSHUA BESSER
 PHONE: (480) 865-4399

00236-FP
 PLAT NUMBER

00236-FP
 PLAT NUMBER

FINAL PLAT
 "BOULDER RANCH"
 PORTIONS OF SECTION 34 & 35
 TOWNSHIP 5 NORTH, RANGE 5 EAST PER G.&S.R.B.&M.
 SCOTTSDALE, ARIZONA

SHEET 5 OF 15
 PLAT NUMBER
 FP-05



STRATEGIC SURVEYING, LLC
 1102 N. SOUTHERN AVE
 SUITE 4
 SCOTTSDALE, ARIZONA 85258
 PHONE: (480) 965-4389
 FAX: (480) 965-4390

LAND SURVEYOR
 STRATEGIC SURVEYING, LLC
 1102 N. WEST SOUTHERN AVE
 SUITE 4
 SCOTTSDALE, ARIZONA 85258
 PHONE: (480) 965-4389

NO.	DATE	REVISION
1	02/17/28	ISSUE

FINAL PLAT
 "BOULDER RANCH"
 PORTIONS OF SECTION 34 & 35
 TOWNSHIP 5 NORTH, RANGE 5 EAST PER G.&S.R.B.&M.
 SCOTTSDALE, ARIZONA

SHEET 8 OF 15
 DRAWING NUMBER
 FP-08

TO REBAR & CAP
 RLS# 27289
 SE. COR. OF
 PARCEL 13
 PER BK. 184,
 PG. 28, M.C.R.

TO REBAR & CAP
 RLS# 27289
 SE. COR. OF
 PARCEL 13
 PER BK. 184,
 PG. 28, M.C.R.

LOT AND TRACT
(LINE & CURVE TABLES)

LINE #	LENGTH	BEARING	AREA	BEARING	AREA	BEARING	AREA	BEARING	AREA
L1	103.22	N89°22'W	103.22	S89°22'W	103.22	N89°22'W	103.22	S89°22'W	103.22
L2	61.82	N42°04'W	61.82	S42°04'W	61.82	N42°04'W	61.82	S42°04'W	61.82
L3	123.64	N89°22'W	123.64	S89°22'W	123.64	N89°22'W	123.64	S89°22'W	123.64
L4	123.64	N89°22'W	123.64	S89°22'W	123.64	N89°22'W	123.64	S89°22'W	123.64
L5	4.00	N53°01'W	4.00	S53°01'W	4.00	N53°01'W	4.00	S53°01'W	4.00
L6	4.00	N53°01'W	4.00	S53°01'W	4.00	N53°01'W	4.00	S53°01'W	4.00
L7	73.82	N17°00'W	73.82	S17°00'W	73.82	N17°00'W	73.82	S17°00'W	73.82
L8	123.64	N89°22'W	123.64	S89°22'W	123.64	N89°22'W	123.64	S89°22'W	123.64
L9	23.63	N42°04'W	23.63	S42°04'W	23.63	N42°04'W	23.63	S42°04'W	23.63
L10	4.00	N89°22'W	4.00	S89°22'W	4.00	N89°22'W	4.00	S89°22'W	4.00
L11	73.82	N17°00'W	73.82	S17°00'W	73.82	N17°00'W	73.82	S17°00'W	73.82
L12	73.82	N17°00'W	73.82	S17°00'W	73.82	N17°00'W	73.82	S17°00'W	73.82
L13	71.27	N60°00'W	71.27	S60°00'W	71.27	N60°00'W	71.27	S60°00'W	71.27
L14	73.06	N54°00'W	73.06	S54°00'W	73.06	N54°00'W	73.06	S54°00'W	73.06
L15	3.98	N47°32'W	3.98	S47°32'W	3.98	N47°32'W	3.98	S47°32'W	3.98
L16	23.63	N42°04'W	23.63	S42°04'W	23.63	N42°04'W	23.63	S42°04'W	23.63
L17	4.00	N89°22'W	4.00	S89°22'W	4.00	N89°22'W	4.00	S89°22'W	4.00
L18	4.38	N69°24'W	4.38	S69°24'W	4.38	N69°24'W	4.38	S69°24'W	4.38
L19	4.18	N69°24'W	4.18	S69°24'W	4.18	N69°24'W	4.18	S69°24'W	4.18
L20	4.13	N69°24'W	4.13	S69°24'W	4.13	N69°24'W	4.13	S69°24'W	4.13
L21	87.14	N60°00'W	87.14	S60°00'W	87.14	N60°00'W	87.14	S60°00'W	87.14
L22	15.08	N42°04'W	15.08	S42°04'W	15.08	N42°04'W	15.08	S42°04'W	15.08
L23	15.00	N42°04'W	15.00	S42°04'W	15.00	N42°04'W	15.00	S42°04'W	15.00
L24	84.34	N47°32'W	84.34	S47°32'W	84.34	N47°32'W	84.34	S47°32'W	84.34
L25	4.00	N47°32'W	4.00	S47°32'W	4.00	N47°32'W	4.00	S47°32'W	4.00
L26	4.00	N47°32'W	4.00	S47°32'W	4.00	N47°32'W	4.00	S47°32'W	4.00
L27	4.00	N47°32'W	4.00	S47°32'W	4.00	N47°32'W	4.00	S47°32'W	4.00
L28	4.38	N69°24'W	4.38	S69°24'W	4.38	N69°24'W	4.38	S69°24'W	4.38
L29	4.18	N69°24'W	4.18	S69°24'W	4.18	N69°24'W	4.18	S69°24'W	4.18
L30	4.13	N69°24'W	4.13	S69°24'W	4.13	N69°24'W	4.13	S69°24'W	4.13
L31	86.87	N17°00'W	86.87	S17°00'W	86.87	N17°00'W	86.87	S17°00'W	86.87

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	103.22	103.22	180°	S89°22'W	103.22
C2	61.82	61.82	180°	S42°04'W	61.82
C3	123.64	123.64	180°	S89°22'W	123.64
C4	123.64	123.64	180°	S89°22'W	123.64
C5	4.00	4.00	180°	S53°01'W	4.00
C6	4.00	4.00	180°	S53°01'W	4.00
C7	73.82	73.82	180°	S17°00'W	73.82
C8	123.64	123.64	180°	S89°22'W	123.64
C9	23.63	23.63	180°	S42°04'W	23.63
C10	4.00	4.00	180°	S89°22'W	4.00
C11	73.82	73.82	180°	S17°00'W	73.82
C12	73.82	73.82	180°	S17°00'W	73.82
C13	71.27	71.27	180°	S60°00'W	71.27
C14	73.06	73.06	180°	S54°00'W	73.06
C15	3.98	3.98	180°	S47°32'W	3.98
C16	23.63	23.63	180°	S42°04'W	23.63
C17	4.00	4.00	180°	S89°22'W	4.00
C18	4.38	4.38	180°	S69°24'W	4.38
C19	4.18	4.18	180°	S69°24'W	4.18
C20	4.13	4.13	180°	S69°24'W	4.13
C21	87.14	87.14	180°	S60°00'W	87.14
C22	15.08	15.08	180°	S42°04'W	15.08
C23	15.00	15.00	180°	S42°04'W	15.00
C24	84.34	84.34	180°	S47°32'W	84.34
C25	4.00	4.00	180°	S47°32'W	4.00
C26	4.00	4.00	180°	S47°32'W	4.00
C27	4.00	4.00	180°	S47°32'W	4.00
C28	4.38	4.38	180°	S69°24'W	4.38
C29	4.18	4.18	180°	S69°24'W	4.18
C30	4.13	4.13	180°	S69°24'W	4.13
C31	86.87	86.87	180°	S17°00'W	86.87

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C31	103.22	103.22	180°	S89°22'W	103.22
C32	61.82	61.82	180°	S42°04'W	61.82
C33	123.64	123.64	180°	S89°22'W	123.64
C34	123.64	123.64	180°	S89°22'W	123.64
C35	4.00	4.00	180°	S53°01'W	4.00
C36	4.00	4.00	180°	S53°01'W	4.00
C37	73.82	73.82	180°	S17°00'W	73.82
C38	123.64	123.64	180°	S89°22'W	123.64
C39	23.63	23.63	180°	S42°04'W	23.63
C40	4.00	4.00	180°	S89°22'W	4.00
C41	73.82	73.82	180°	S17°00'W	73.82
C42	73.82	73.82	180°	S17°00'W	73.82
C43	71.27	71.27	180°	S60°00'W	71.27
C44	73.06	73.06	180°	S54°00'W	73.06
C45	3.98	3.98	180°	S47°32'W	3.98
C46	23.63	23.63	180°	S42°04'W	23.63
C47	4.00	4.00	180°	S89°22'W	4.00
C48	4.38	4.38	180°	S69°24'W	4.38
C49	4.18	4.18	180°	S69°24'W	4.18
C50	4.13	4.13	180°	S69°24'W	4.13
C51	87.14	87.14	180°	S60°00'W	87.14
C52	15.08	15.08	180°	S42°04'W	15.08
C53	15.00	15.00	180°	S42°04'W	15.00
C54	84.34	84.34	180°	S47°32'W	84.34
C55	4.00	4.00	180°	S47°32'W	4.00
C56	4.00	4.00	180°	S47°32'W	4.00
C57	4.00	4.00	180°	S47°32'W	4.00
C58	4.38	4.38	180°	S69°24'W	4.38
C59	4.18	4.18	180°	S69°24'W	4.18
C60	4.13	4.13	180°	S69°24'W	4.13
C61	86.87	86.87	180°	S17°00'W	86.87

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C61	103.22	103.22	180°	S89°22'W	103.22
C62	61.82	61.82	180°	S42°04'W	61.82
C63	123.64	123.64	180°	S89°22'W	123.64
C64	123.64	123.64	180°	S89°22'W	123.64
C65	4.00	4.00	180°	S53°01'W	4.00
C66	4.00	4.00	180°	S53°01'W	4.00
C67	73.82	73.82	180°	S17°00'W	73.82
C68	123.64	123.64	180°	S89°22'W	123.64
C69	23.63	23.63	180°	S42°04'W	23.63
C70	4.00	4.00	180°	S89°22'W	4.00
C71	73.82	73.82	180°	S17°00'W	73.82
C72	73.82	73.82	180°	S17°00'W	73.82
C73	71.27	71.27	180°	S60°00'W	71.27
C74	73.06	73.06	180°	S54°00'W	73.06
C75	3.98	3.98	180°	S47°32'W	3.98
C76	23.63	23.63	180°	S42°04'W	23.63
C77	4.00	4.00	180°	S89°22'W	4.00
C78	4.38	4.38	180°	S69°24'W	4.38
C79	4.18	4.18	180°	S69°24'W	4.18
C80	4.13	4.13	180°	S69°24'W	4.13
C81	87.14	87.14	180°	S60°00'W	87.14
C82	15.08	15.08	180°	S42°04'W	15.08
C83	15.00	15.00	180°	S42°04'W	15.00
C84	84.34	84.34	180°	S47°32'W	84.34
C85	4.00	4.00	180°	S47°32'W	4.00
C86	4.00	4.00	180°	S47°32'W	4.00
C87	4.00	4.00	180°	S47°32'W	4.00
C88	4.38	4.38	180°	S69°24'W	4.38
C89	4.18	4.18	180°	S69°24'W	4.18
C90	4.13	4.13	180°	S69°24'W	4.13
C91	86.87	86.87	180°	S17°00'W	86.87

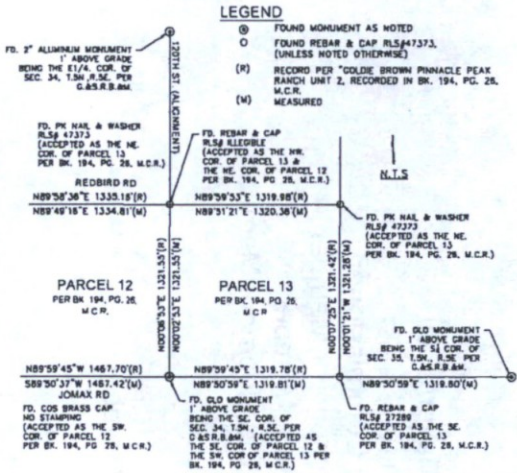
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C91	103.22	103.22	180°	S89°22'W	103.22
C92	61.82	61.82	180°	S42°04'W	61.82
C93	123.64	123.64	180°	S89°22'W	123.64
C94	123.64	123.64	180°	S89°22'W	123.64
C95	4.00	4.00	180°	S53°01'W	4.00
C96	4.00	4.00	180°	S53°01'W	4.00
C97	73.82	73.82	180°	S17°00'W	73.82
C98	123.64	123.64	180°	S89°22'W	123.64
C99	23.63	23.63	180°	S42°04'W	23.63
C100	4.00	4.00	180°	S89°22'W	4.00
C101	73.82	73.82	180°	S17°00'W	73.82
C102	73.82	73.82	180°	S17°00'W	73.82
C103	71.27	71.27	180°	S60°00'W	71.27
C104	73.06	73.06	180°	S54°00'W	73.06
C105	3.98	3.98	180°	S47°32'W	3.98
C106	23.63	23.63	180°	S42°04'W	23.63
C107	4.00	4.00	180°	S89°22'W	4.00
C108	4.38	4.38	180°	S69°24'W	4.38
C109	4.18	4.18	180°	S69°24'W	4.18
C110	4.13	4.13	180°	S69°24'W	4.13
C111	87.14	87.14	180°	S60°00'W	87.14
C112	15.08	15.08</			

NA.O.S. EASEMENT
(LINE TABLES)

LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE
M1201 140.43 889.47378	M1202 153.49 889.51367	M1203 157.11 889.55356	M1204 160.78 889.59345	M1205 164.45 889.63334	M1206 168.12 889.67323	M1207 171.79 889.71312	M1208 175.46 889.75301	M1209 179.13 889.79290	M1210 182.80 889.83279
M1211 186.47 889.87268	M1212 190.14 889.91257	M1213 193.81 889.95246	M1214 197.48 889.99235	M1215 201.15 890.03224	M1216 204.82 890.07213	M1217 208.49 890.11202	M1218 212.16 890.15191	M1219 215.83 890.19180	M1220 219.50 890.23169
M1221 223.17 890.27158	M1222 226.84 890.31147	M1223 230.51 890.35136	M1224 234.18 890.39125	M1225 237.85 890.43114	M1226 241.52 890.47103	M1227 245.19 890.51092	M1228 248.86 890.55081	M1229 252.53 890.59070	M1230 256.20 890.63059
M1231 260.29 890.67048	M1232 263.96 890.71037	M1233 267.63 890.75026	M1234 271.30 890.79015	M1235 274.97 890.82999	M1236 278.64 890.86988	M1237 282.31 890.90977	M1238 285.98 890.94966	M1239 289.65 890.98955	M1240 293.32 891.02944
M1241 297.00 891.06933	M1242 300.67 891.10922	M1243 304.34 891.14911	M1244 308.01 891.18900	M1245 311.68 891.22889	M1246 315.35 891.26878	M1247 319.02 891.30867	M1248 322.69 891.34856	M1249 326.36 891.38845	M1250 330.03 891.42834
M1251 333.70 891.46823	M1252 337.37 891.50812	M1253 341.04 891.54801	M1254 344.71 891.58790	M1255 348.38 891.62779	M1256 352.05 891.66768	M1257 355.72 891.70757	M1258 359.39 891.74746	M1259 363.06 891.78735	M1260 366.73 891.82724
M1261 370.40 891.86713	M1262 374.07 891.90702	M1263 377.74 891.94691	M1264 381.41 891.98680	M1265 385.08 892.02669	M1266 388.75 892.06658	M1267 392.42 892.10647	M1268 396.09 892.14636	M1269 399.76 892.18625	M1270 403.43 892.22614
M1271 407.10 892.26603	M1272 410.77 892.30592	M1273 414.44 892.34581	M1274 418.11 892.38570	M1275 421.78 892.42559	M1276 425.45 892.46548	M1277 429.12 892.50537	M1278 432.79 892.54526	M1279 436.46 892.58515	M1280 440.13 892.62504
M1281 443.80 892.66493	M1282 447.47 892.70482	M1283 451.14 892.74471	M1284 454.81 892.78460	M1285 458.48 892.82449	M1286 462.15 892.86438	M1287 465.82 892.90427	M1288 469.49 892.94416	M1289 473.16 892.98405	M1290 476.83 893.02394
M1291 480.50 893.06383	M1292 484.17 893.10372	M1293 487.84 893.14361	M1294 491.51 893.18350	M1295 495.18 893.22339	M1296 498.85 893.26328	M1297 502.52 893.30317	M1298 506.19 893.34306	M1299 509.86 893.38295	M1300 513.53 893.42284
M1301 517.20 893.46273	M1302 520.87 893.50262	M1303 524.54 893.54251	M1304 528.21 893.58240	M1305 531.88 893.62229	M1306 535.55 893.66218	M1307 539.22 893.70207	M1308 542.89 893.74196	M1309 546.56 893.78185	M1310 550.23 893.82174
M1311 553.90 893.86163	M1312 557.57 893.90152	M1313 561.24 893.94141	M1314 564.91 893.98130	M1315 568.58 894.02119	M1316 572.25 894.06108	M1317 575.92 894.10097	M1318 579.59 894.14086	M1319 583.26 894.18075	M1320 586.93 894.22064
M1321 590.60 894.26053	M1322 594.27 894.30042	M1323 597.94 894.34031	M1324 601.61 894.38020	M1325 605.28 894.42009	M1326 608.95 894.45998	M1327 612.62 894.49987	M1328 616.29 894.53976	M1329 619.96 894.57965	M1330 623.63 894.61954
M1331 627.30 894.65943	M1332 630.97 894.69932	M1333 634.64 894.73921	M1334 638.31 894.77910	M1335 641.98 894.81899	M1336 645.65 894.85888	M1337 649.32 894.89877	M1338 652.99 894.93866	M1339 656.66 894.97855	M1340 660.33 895.01844
M1341 664.00 895.05833	M1342 667.67 895.09822	M1343 671.34 895.13811	M1344 675.01 895.17800	M1345 678.68 895.21789	M1346 682.35 895.25778	M1347 686.02 895.29767	M1348 689.69 895.33756	M1349 693.36 895.37745	M1350 697.03 895.41734
M1351 700.70 895.45723	M1352 704.37 895.49712	M1353 708.04 895.53701	M1354 711.71 895.57690	M1355 715.38 895.61679	M1356 719.05 895.65668	M1357 722.72 895.69657	M1358 726.39 895.73646	M1359 730.06 895.77635	M1360 733.73 895.81624
M1361 737.40 895.85613	M1362 741.07 895.89602	M1363 744.74 895.93591	M1364 748.41 895.97580	M1365 752.08 896.01569	M1366 755.75 896.05558	M1367 759.42 896.09547	M1368 763.09 896.13536	M1369 766.76 896.17525	M1370 770.43 896.21514
M1371 774.10 896.25503	M1372 777.77 896.29492	M1373 781.44 896.33481	M1374 785.11 896.37470	M1375 788.78 896.41459	M1376 792.45 896.45448	M1377 796.12 896.49437	M1378 799.79 896.53426	M1379 803.46 896.57415	M1380 807.13 896.61404
M1381 810.80 896.65393	M1382 814.47 896.69382	M1383 818.14 896.73371	M1384 821.81 896.77360	M1385 825.48 896.81349	M1386 829.15 896.85338	M1387 832.82 896.89327	M1388 836.49 896.93316	M1389 840.16 896.97305	M1390 843.83 897.01294
M1391 847.50 897.05283	M1392 851.17 897.09272	M1393 854.84 897.13261	M1394 858.51 897.17250	M1395 862.18 897.21239	M1396 865.85 897.25228	M1397 869.52 897.29217	M1398 873.19 897.33206	M1399 876.86 897.37195	M1400 880.53 897.41184
M1401 884.20 897.45173	M1402 887.87 897.49162	M1403 891.54 897.53151	M1404 895.21 897.57140	M1405 898.88 897.61129	M1406 902.55 897.65118	M1407 906.22 897.69107	M1408 909.89 897.73096	M1409 913.56 897.77085	M1410 917.23 897.81074
M1411 920.90 897.85063	M1412 924.57 897.89052	M1413 928.24 897.93041	M1414 931.91 897.97030	M1415 935.58 898.01019	M1416 939.25 898.05008	M1417 942.92 898.08997	M1418 946.59 898.12986	M1419 950.26 898.16975	M1420 953.93 898.20964
M1421 957.60 898.24953	M1422 961.27 898.28942	M1423 964.94 898.32931	M1424 968.61 898.36920	M1425 972.28 898.40909	M1426 975.95 898.44898	M1427 979.62 898.48887	M1428 983.29 898.52876	M1429 986.96 898.56865	M1430 990.63 898.60854
M1431 994.30 898.64843	M1432 997.97 898.68832	M1433 1001.64 898.72821	M1434 1005.31 898.76810	M1435 1008.98 898.80799	M1436 1012.65 898.84788	M1437 1016.32 898.88777	M1438 1019.99 898.92766	M1439 1023.66 898.96755	M1440 1027.33 899.00744
M1441 1031.00 899.04733	M1442 1034.67 899.08722	M1443 1038.34 899.12711	M1444 1042.01 899.16700	M1445 1045.68 899.20689	M1446 1049.35 899.24678	M1447 1053.02 899.28667	M1448 1056.69 899.32656	M1449 1060.36 899.36645	M1450 1064.03 899.40634
M1451 1067.70 899.44623	M1452 1071.37 899.48612	M1453 1075.04 899.52601	M1454 1078.71 899.56590	M1455 1082.38 899.60579	M1456 1086.05 899.64568	M1457 1089.72 899.68557	M1458 1093.39 899.72546	M1459 1097.06 899.76535	M1460 1100.73 899.80524
M1461 1104.40 899.84513	M1462 1108.07 899.88502	M1463 1111.74 899.92491	M1464 1115.41 899.96480	M1465 1119.08 899.99469	M1466 1122.75 899.99458	M1467 1126.42 899.99447	M1468 1130.09 899.99436	M1469 1133.76 899.99425	M1470 1137.43 899.99414
M1471 1141.10 899.99403	M1472 1144.77 899.99392	M1473 1148.44 899.99381	M1474 1152.11 899.99370	M1475 1155.78 899.99359	M1476 1159.45 899.99348	M1477 1163.12 899.99337	M1478 1166.79 899.99326	M1479 1170.46 899.99315	M1480 1174.13 899.99304
M1481 1177.80 899.99293	M1482 1181.47 899.99282	M1483 1185.14 899.99271	M1484 1188.81 899.99260	M1485 1192.48 899.99249	M1486 1196.15 899.99238	M1487 1199.82 899.99227	M1488 1203.49 899.99216	M1489 1207.16 899.99205	M1490 1210.83 899.99194
M1491 1214.50 899.99183	M1492 1218.17 899.99172	M1493 1221.84 899.99161	M1494 1225.51 899.99150	M1495 1229.18 899.99139	M1496 1232.85 899.99128	M1497 1236.52 899.99117	M1498 1240.19 899.99106	M1499 1243.86 899.99095	M1500 1247.53 899.99084
M1501 1251.20 899.99073	M1502 1254.87 899.99062	M1503 1258.54 899.99051	M1504 1262.21 899.99040	M1505 1265.88 899.99029	M1506 1269.55 899.99018	M1507 1273.22 899.99007	M1508 1276.89 899.98996	M1509 1280.56 899.98985	M1510 1284.23 899.98974
M1511 1287.90 899.98963	M1512 1291.57 899.98952	M1513 1295.24 899.98941	M1514 1298.91 899.98930	M1515 1302.58 899.98919	M1516 1306.25 899.98908	M1517 1309.92 899.98897	M1518 1313.59 899.98886	M1519 1317.26 899.98875	M1520 1320.93 899.98864
M1521 1324.60 899.98853	M1522 1328.27 899.98842	M1523 1331.94 899.98831	M1524 1335.61 899.98820	M1525 1339.28 899.98809	M1526 1342.95 899.98798	M1527 1346.62 899.98787	M1528 1350.29 899.98776	M1529 1353.96 899.98765	M1530 1357.63 899.98754
M1531 1361.30 899.98743	M1532 1364.97 899.98732	M1533 1368.64 899.98721	M1534 1372.31 899.98710	M1535 1375.98 899.98699	M1536 1379.65 899.98688	M1537 1383.32 899.98677	M1538 1386.99 899.98666	M1539 1390.66 899.98655	M1540 1394.33 899.98644
M1541 1398.00 899.98633	M1542 1401.67 899.98622	M1543 1405.34 899.98611	M1544 1409.01 899.98600	M1545 1412.68 899.98589	M1546 1416.35 899.98578	M1547 1419.99 899.98567	M1548 1423.66 899.98556	M1549 1427.33 899.98545	M1550 1431.00 899.98534
M1551 1434.67 899.98523	M1552 1438.34 899.98512	M1553 1442.01 899.98501	M1554 1445.68 899.98490	M1555 1449.35 899.98479	M1556 1453.02 899.98468	M1557 1456.69 899.98457	M1558 1460.36 899.98446	M1559 1464.03 899.98435	M1560 1467.70 899.98424
M1561 1471.40 899.98413	M1562 1475.07 899.98402	M1563 1478.74 899.98391	M1564 1482.41 899.98380	M1565 1486.08 899.98369	M1566 1489.75 899.98358	M1567 1493.42 899.98347	M1568 1497.09 899.98336	M1569 1500.76 899.98325	M1570 1504.43 899.98314
M1571 1508.10 899.98303	M1572 1511.77 899.98292	M1573 1515.44 899.98281	M1574 1519.11 899.98270	M1575 1522.78 899.98259	M1576 1526.45 899.98248	M1577 1530.12 899.98237	M1578 1533.79 899.98226	M1579 1537.46 899.98215	M1580 1541.13 899.98204
M1581 1544.80 899.98193	M1582 1548.47 899.98182	M1583 1552.14 899.98171	M1584 1555.81 899.98160	M1585 1559.48 899.98149	M1586 1563.15 899.98138	M1587 1566.82 899.98127	M1588 1570.49 899.98116	M1589 1574.16 899.98105	M1590 1577.83 899.98094
M1591 1581.50 899.98083	M1592 1585.17 899.98072	M1593 1588.84 899.98061	M1594 1592.51 899.98050	M1595 1596.18 899.98039	M1596 1600.00 899.98028	M1597 1603.67 899.98017	M1598 1607.34 899.98006	M1599 1611.01 899.97995	M1600 1614.68 899.97984
M1601 1618.30 899.97973	M1602 1622.00 899.97962	M1603 1625.70 899.97951	M1604 1629.40 899.97940	M1605 1633.10 899.97929	M1606 1636.80 899.97918	M1607 1640.50 899.97907	M1608 1644.20 899.97896	M1609 1647.90 899.97885	M1610 1651.60 899.97874
M1611 1655.30 899.97863	M1612 1659.00 899.97852	M1613 1662.70 899.97841	M1614 1666.40 899.97830	M1615 1670.10 899.97819	M1616 1673.80 899.97808	M1617 1677.50 899.97797	M1618 1681.20 899.97786	M1619 1684.90 899.97775	M1620 1688.60 899.97764
M1621 1692.30 899.97753	M1622 1696.00 899.97742	M1623 1700.00 899.97731	M1624 1704.00 899.97720	M1625 1708.00 899.97709	M1626 1712.00 899.97698	M1627 1716.00 899.97687	M1628 1720.00 899.97676	M1629 1724.00 899.97665	M1630 1728.00 899.97654
M1631 1732.00 899.97643	M1632 1736.00 899.97632	M1633 1740.00 899.97621	M						

LOT AREA TABLE		
LOT	AREA (S.F.)	AREA (A.C.)
1	25,130	0.73
2	47,889	1.09
3	41,706	0.95
4	44,355	1.02
5	52,032	1.43
6	23,988	0.70
7	25,183	0.73
8	22,224	0.64
9	53,092	1.45
10	38,809	0.89
11	32,257	0.87
12	50,028	1.15
13	51,085	1.17
14	33,728	0.77
15	39,820	0.91
16	33,804	0.91
17	48,430	1.07
18	45,909	1.03
19	42,980	0.98
20	32,188	0.70
21	42,975	0.99
22	42,974	0.92
23	50,738	1.16
24	42,833	0.98
25	42,990	0.93
26	41,159	0.94
27	58,834	1.37
28	45,145	1.01
29	43,413	1.13
30	47,233	1.08
31	81,871	1.92
32	52,885	1.39
33	44,323	1.02
34	82,584	1.85
35	48,273	1.09
36	43,448	1.14
37	44,840	1.02
38	42,783	0.94
39	33,270	0.78
40	134,888	3.10
41	37,480	0.86
42	130,735	3.00
43	130,828	3.00
44	48,891	1.07
45	39,798	0.91
46	38,100	0.90
47	31,245	0.71
48	44,760	1.03
49	108,743	2.50
50	142,827	3.26
51	148,250	3.40

BOUNDARY ANALYSIS (PARCELS 12 & 13)



NAOS DATA TABLE

Parcel	Lot Area	Lot Area	Enclosure	Prop NAOS	Reorg NAOS
1	0.76	34,325.25	29827.25	8229.45	
2	1.09	47,889.00	29932.50	14,903.46	38.23
3	0.96	41,609.42	29402.82	12,206.45	108.14
4	1.02	44,355.54	31136.43	13,518.81	294.89
5	1.43	62,032.00	38932.31	24,613.63	
6	1.02	23,988.00	48811.25	29209.03	177.93
7	1.02	25,183.43	50931.63	21,246.46	
8	1.17	22,224.21	35700.54	14,865.43	
9	1.45	63,092.00	27908.00	34,113.13	282.28
10	0.84	36,608.86	21,866.04	17,294.81	129.79
11	0.87	37,714.64	22,976.26	15,700.88	136.34
12	0.91	40,009.44	23,844.56	16,613.94	275.57
13	1.15	51,085.00	30,328.52	18,942.46	1084.40
14	0.77	32,188.32	21,990.83	10,936.81	
15	0.91	39,820.15	22,989.87	12,130.28	190.58
16	0.91	33,804.48	20,282.96	10,366.43	114.08
17	1.07	44,229.57	25,479.49	20,794.26	240.71
18	1.03	44,908.53	28,937.13	16,771.40	96.71
19	1.06	40,980.51	22,811.12	14,829.40	178.99
20	1.06	32,188.36	24,913.01	13,872.46	218.53
21	0.99	42,975.09	27,881.16	10,782.81	893.47
22	0.92	42,974.13	28,751.51	11,911.40	837.78
23	1.16	50,738.32	24,513.11	20,992.23	1148.09
24	0.96	43,413.12	30,447.96	13,846.96	302.13
25	0.93	49,626.25	22,240.11	18,746.14	442.52
26	0.94	41,159.45	28,102.60	13,968.85	
27	1.13	58,834.56	33,813.88	26,617.42	348.41
28	1.01	48,434.34	34,515.88	10,019.46	
29	1.11	49,412.78	31,889.04	18,231.74	
30	1.08	47,233.26	22,723.26	17,938.78	
31	1.42	64,839.39	33,813.88	28,945.53	2140.28
32	1.29	59,866.11	29,148.45	16,840.47	
33	1.07	44,322.19	35,564.04	10,768.15	481.17
34	2.85	120,735.25	48,874.96	34,001.25	1874.87
35	2.85	120,828.00	61,832.68	29,889.36	232.80
36	1.14	49,646.48	33,846.10	16,380.13	429.48
37	1.50	64,840.29	28,863.26	28,726.96	117.87
38	0.94	42,783.04	20,514.50	10,258.24	111.05
39	0.78	33,269.82	23,388.60	9,511.17	2111.72
40	3.32	148,827.97	85,401.84	49,406.13	
41	0.84	37,480.00	29,112.24	7,947.11	461.18
42	1.05	120,735.17	43,511.41	42,948.84	746.50
43	3.00	130,828.09	68,172.60	62,733.48	146.49
44	1.87	66,631.29	30,917.51	15,773.24	381.34
45	0.91	39,798.14	22,724.81	1,920.28	2460.99
46	0.90	39,128.84	22,413.26	10,688.86	461.47
47	1.18	51,425.18	31,339.73	19,923.11	4666.80
48	1.03	44,760.41	24,274.47	19,470.09	829.80
49	1.94	108,743.45	60,641.60	48,948.96	746.43
50	1.28	142,827.41	56,954.05	49,773.38	2029.54
51	3.45	148,250.79	84,782.47	81,861.80	1737.66
Tract A	4.08	246,024.48			
Tract B	0.95	36,934.37	30,772.24	30,772.24	
Tract C	0.11	4,900.00			
Tract D	0.09	4,060.00			
Tract E	0.78	34,028.00			
Tract F	0.31	13,563.00			
Tract G	0.70	30,832.00			
Tract H	0.03	2,057.00			
Tract I	0.03	1,178.00			
Tract J	0.03	1,479.00			
Tract K	0.02	892.00			
Tract L	0.04	1,845.00			
Tract M	0.02	985.00			
Tract N	0.01	393.00			
Tract O	0.03	1,194.00			
Tract P	0.02	906.00			
Tract Q	0.04	1,554.00			
Tract R	0.02	1,029.00			
Tract S	0.01	401.00			
TOTAL	77.88	3,378,195.48	1,791,831.37	1,480,772.29	
Reorg Percentage			29.44	3.33	
				11.22%	



TRACT TABLE			
TRACT	AREA(SQ. FT.)	AREA (ACRES)	USE
TRACT A	265,024	6.08	PRIVATE STREET, W.S.F., E.S.A.
TRACT B	36,934	0.85	D.F.C., N.A.O.S.
TRACT C	4,900	0.11	LIFT STATION
TRACT D	4,060	0.09	W.S.F.
TRACT E	34,028	0.78	D.F.C., N.A.O.S.
TRACT F	13,563	0.31	LANDSCAPE, W.S.F.
TRACT G	30,832	0.70	N.A.O.S., W.S.F.
TRACT H	2,057	0.03	W.S.F.
TRACT I	1,178	0.03	LANDSCAPE, N.A.O.S.
TRACT J	1,479	0.03	LANDSCAPE, N.A.O.S.
TRACT K	892	0.02	N.A.O.S.
TRACT L	1,845	0.04	N.A.O.S.
TRACT M	985	0.02	LANDSCAPE, N.A.O.S.
TRACT N	393	0.01	LANDSCAPE, N.A.O.S.
TRACT O	1,194	0.03	N.A.O.S.
TRACT P	906	0.02	LANDSCAPE, N.A.O.S.
TRACT Q	1,554	0.04	LANDSCAPE, N.A.O.S.
TRACT R	1,029	0.02	N.A.O.S.
TRACT S	401	0.01	LANDSCAPE

NOTE: THE USES AND/OR EASEMENTS SHOWN IN THIS TRACT TABLE ARE BLANKET AND COVER THE ENTIRE TRACT. OTHER EASEMENTS MAY AFFECT ONLY PORTIONS OF THE ABOVE LISTED TRACTS AND ARE AS SHOWN ON THE VARIOUS PLAY SHEETS.

STRATEGIC SURVEYING, LLC
 1102 W. SOUTHERN AVE
 STE. 42
 SCOTTSDALE, ARIZONA 85262
 PHONE: (480) 955-4399



LAND SURVEYOR
 SAUL A. JORDAN, R.S.
 CONTACT: JORDAN@STRATEGIC-SURVEYING.COM
 PHONE: (480) 955-4399

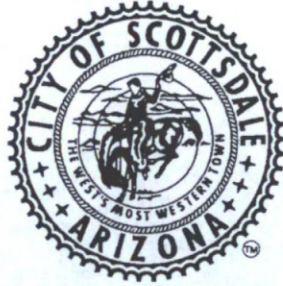
00236-PP
 PRELIMINARY SURVEY MAP
 N.E. 1/4 SEC. 34, T. 5N, R. 8E, S. 4

FINAL PLAT
 "BOULDER RANCH"
 PORTIONS OF SECTION 34 & 35
 TOWNSHIP 5 NORTH, RANGE 5 EAST PER G.S. & S.B. & M.
 SCOTTSDALE, ARIZONA



SHEET 18 OF 15
 DRAWING NUMBER

FP-15



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

Thursday, December 21, 2017

SUMMARIZED MEETING MINUTES

PRESENT:

Virginia Korte, Vice Mayor/Chair
Joe Young, Vice Chair
Larry Kush, Planning Commissioner
Tammy Caputi, Development Member
Shakir Gushgari, Design Member
William Scarbrough, Development Member

ABSENT:

Doug Craig, Design Member

STAFF:

Steve Venker
Joe Padilla
Greg Bloemberg
Brad Carr
Doris McClay

CALL TO ORDER

Vice Mayor Korte called the meeting of the Scottsdale Development Review Board to order at 1:00 P.M.

* 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

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to December 21, 2017 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the December 7, 2017 Development Review Board Meeting Minutes

VICE CHAIR YOUNG MOVED TO APPROVE THE DECEMBER 7, 2017 DEVELOPMENT REVIEW BOARD MEETING MINUTES SECONDED BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

3. 10-PP-2017 118th & Jomax

Request approval of the preliminary plat for a 51-lot single-family residential subdivision, with amended development standards, including reductions in lot area, lot width, front yard setback, side yard setback, and rear yard setback; cuts and fills; and the landscape, walls, lighting and entry plan on a 77.58-acre site.

VICE CHAIR YOUNG MOVED TO APPROVE 10-PP-2017 SECONDED BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0) WITH A DELETED STIPULATION.

4. 17-DR-2017 Desert Mountain 19 Clubhouse & Gatehouse

Request approval of the site plan, landscape plan, and building elevations for a new golf clubhouse, a cart barn, and a gatehouse, with approximately 11,000 square feet of building area, for a par-3, 18-hole golf course, all on a 92-acre site within the Desert Mountain Master Plan Community.

VICE CHAIR YOUNG MOVED TO APPROVE 17-DR-2017 SECONDED BY BOARD MEMBER SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

5. 22-DR-2017 WaterView Residential

Request approval of the site plan, landscape plan, and building elevations for a new four-story-tall, 240-unit residential development with two levels of below-grade parking, comprised of approximately 262,900 square feet of residential building area and approximately 194,500 square feet of parking garage building area, all on a 5.4-acre site.

COMMISSIONER KUSH MOVED TO APPROVE 22-DR-2017 SECONDED BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0) WITH VICE CHAIR YOUNG RECUSING HIMSELF.

REGULAR AGENDA

6. 13-ZN-2017 Wolff Scottsdale Senior Living

Pursuant to the requirements of the Planned Unit Development (PUD) zoning district Zoning Ordinance Section 5.5003.C, the applicant is requesting a recommendation from the Development Review Board to the Planning Commission regarding the proposed Development Plan, including Amended Development Standards, that is being requested as part of the proposed zoning district map amendment from Planned Community Center (PCC) zoning district to Planned Unit Development (PUD) zoning district for a 6.17-acre site.

VICE CHAIR YOUNG MOVED TO RECOMMEND APPROVAL TO THE PLANNING COMMISSION 13-ZN-2017 SECONDED BY BOARD MEMBER CAPUTI. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0) WITH COMMISSIONER KUSH RECUSING HIMSELF.

NON-ACTION AGENDA

7. Volcano Fountain Temporary Art Project

Staff will present information regarding a temporary public artwork that will be installed in the non-functioning "Volcano Fountains" at Scottsdale Civic Center Mall.

STAFF PRESENTED INFORMATION REGARDING THE PROJECT.

ADJOURNMENT

With no further business to discuss, the regular session of the Development Review Board adjourned at 1:20 P.M.