



Full Size or Largest Size Plans

Site Plan

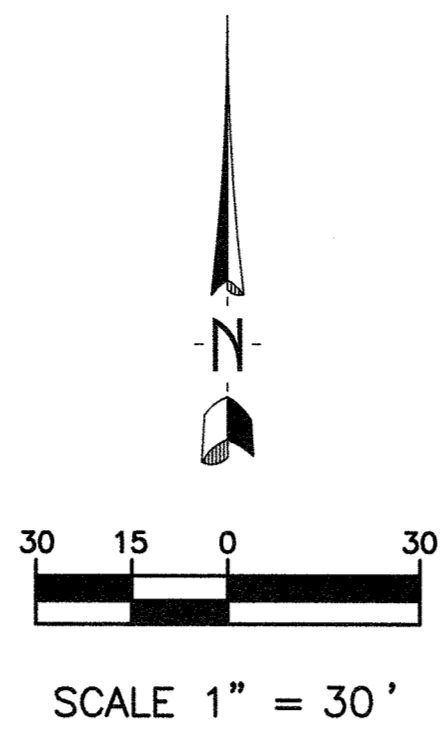
Landscape Plan

Elevations



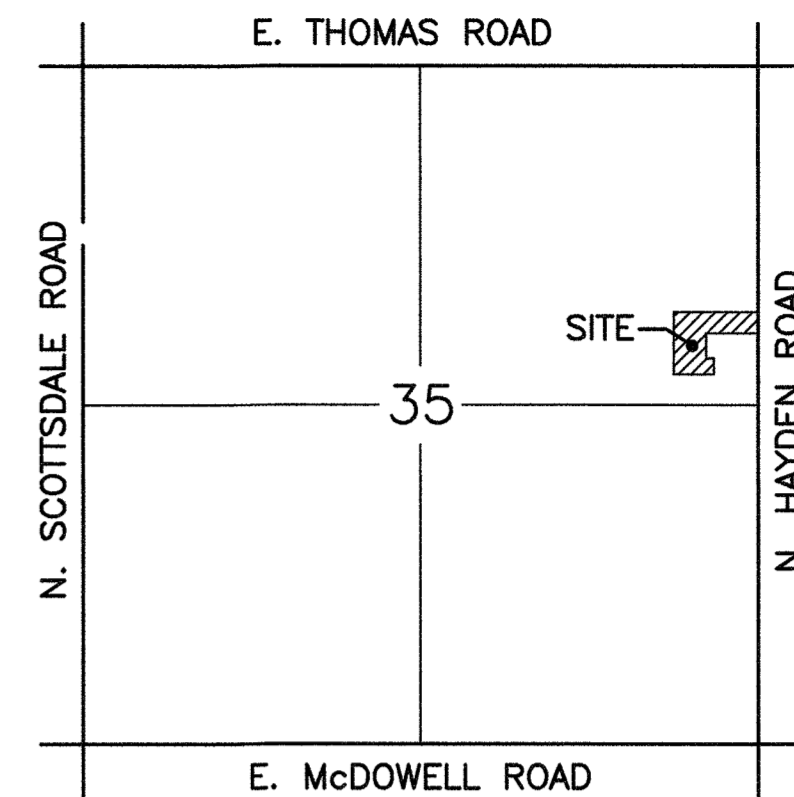
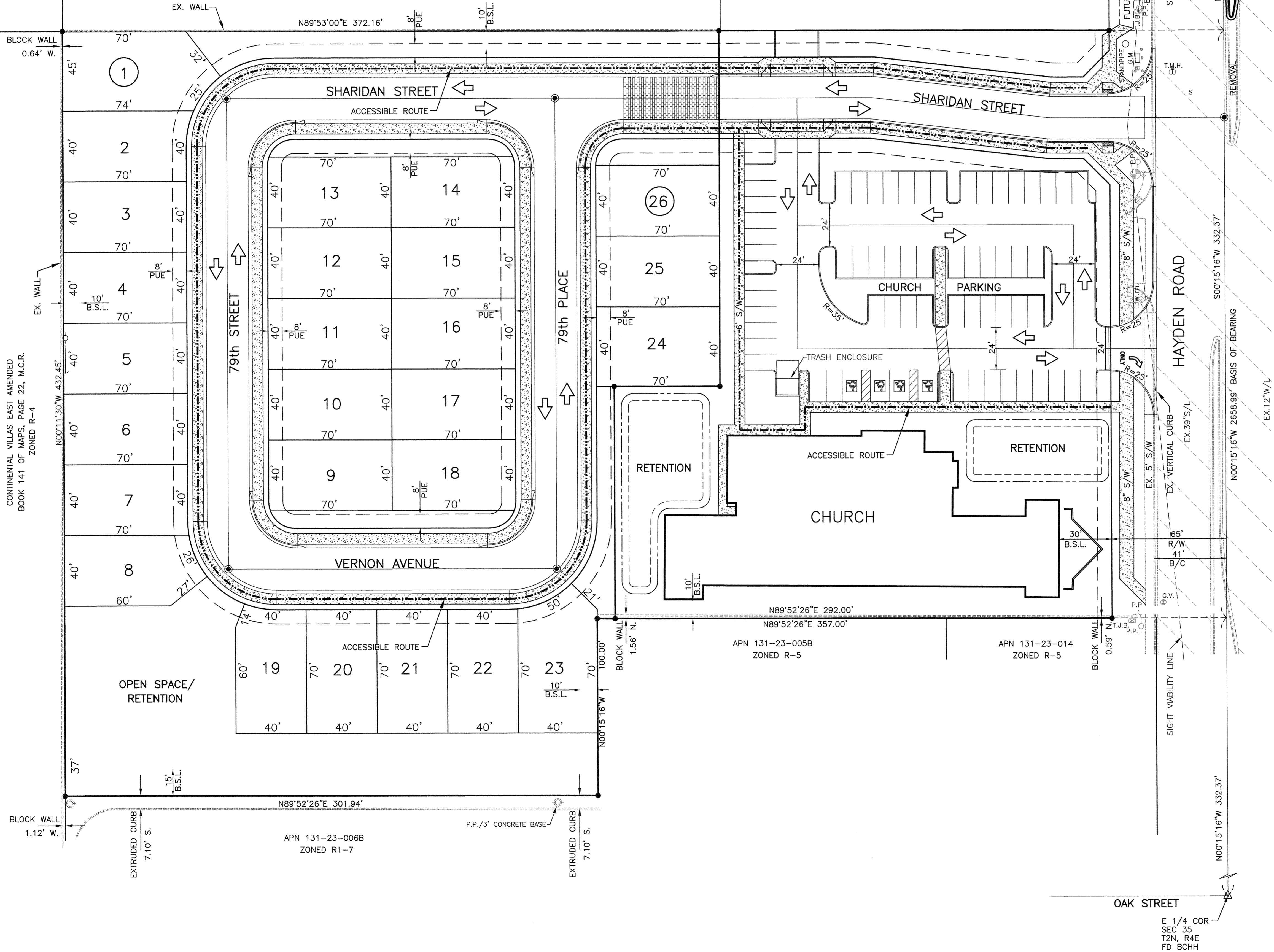




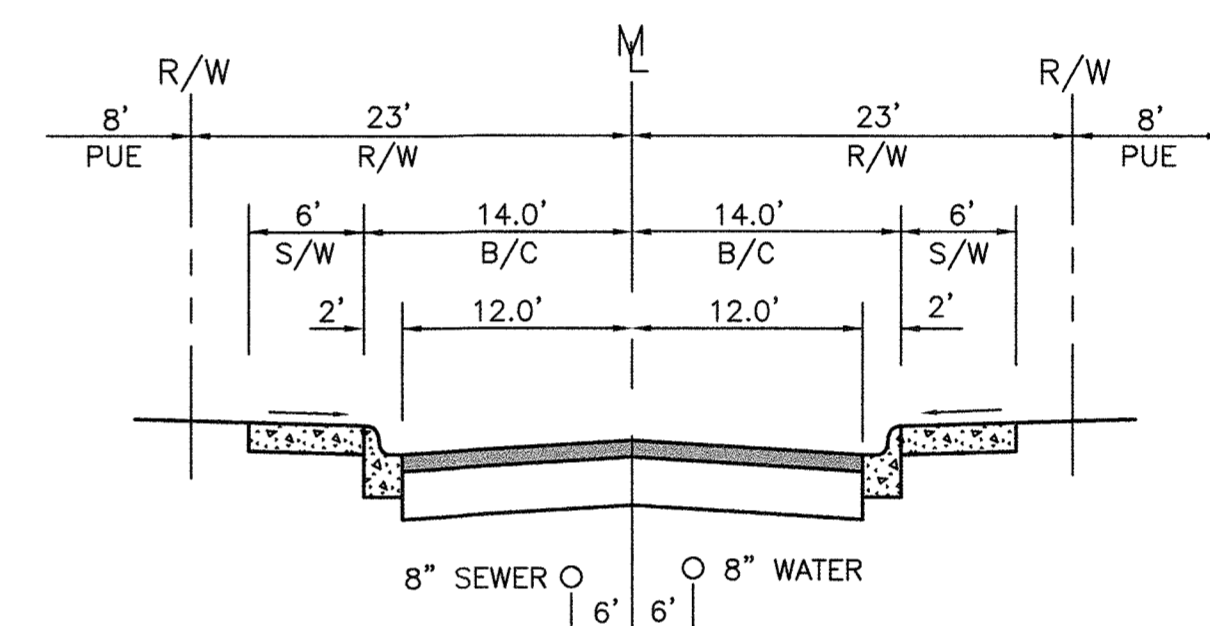


COLONIA VERDE  
BOOK 215 OF MAPS, PAGE 13, M.C.R.  
ZONED R-4

APN 131-23-003C  
ZONED R-5



VICINITY MAP  
SECTION 35, T. 2 N., R. 4 E.



TYPICAL INTERIOR STREET

- LEGEND**
- INDICATES PROPERTY CORNER
  - INDICATES FIRE HYDRANT
  - B.S.L. INDICATES BASIC SETBACK LINE
  - R/W INDICATES RIGHT-OF-WAY
  - S/L INDICATES PUBLIC SEWER LINE
  - W/L INDICATES PUBLIC WATER LINE
  - M INDICATES MONUMENT LINE
  - INDICATES SEWER MANHOLE
  - INDICATES PUBLIC UTILITY EASEMENT
  - INDICATES VEHICULAR ACCESS DIRECTION
  - INDICATES PEDESTRIAN ACCESS ROUTE

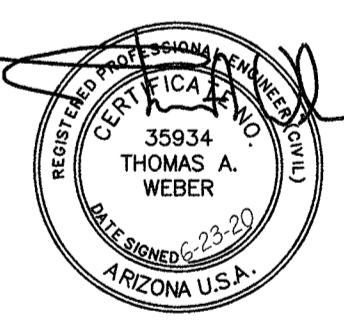
**ENGINEER**  
CLOUSE ENGINEERING INC.  
5010 E. SHEA BLVD SUITE 110  
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CONTACT: JEFF GILES  
E-MAIL: jgiles@clouseaz.com  
PHONE: (602) 395-9300  
FAX: (602) 395-9310

**DEVELOPER**  
RESIDENTIAL PURSUITS INVESTMENTS, LLC  
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SCOTTSDALE, AZ 85258  
CONTACT: CHRIS BROWN  
E-MAIL: cbrown@arcadicapitalllc.com  
PHONE: 602-478-0662

Date  
10-31-19  
As-Built  
Job No.  
190303

**Clouse Engineering, Inc.**  
ENGINEERS • SURVEYORS  
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Tel 602-395-9300 Fax 602-395-9310

**PEDESTRIAN AND VEHICULAR PLAN**  
**SOUTH SCOTTSDALE**  
**2340 N. HAYDEN ROAD**

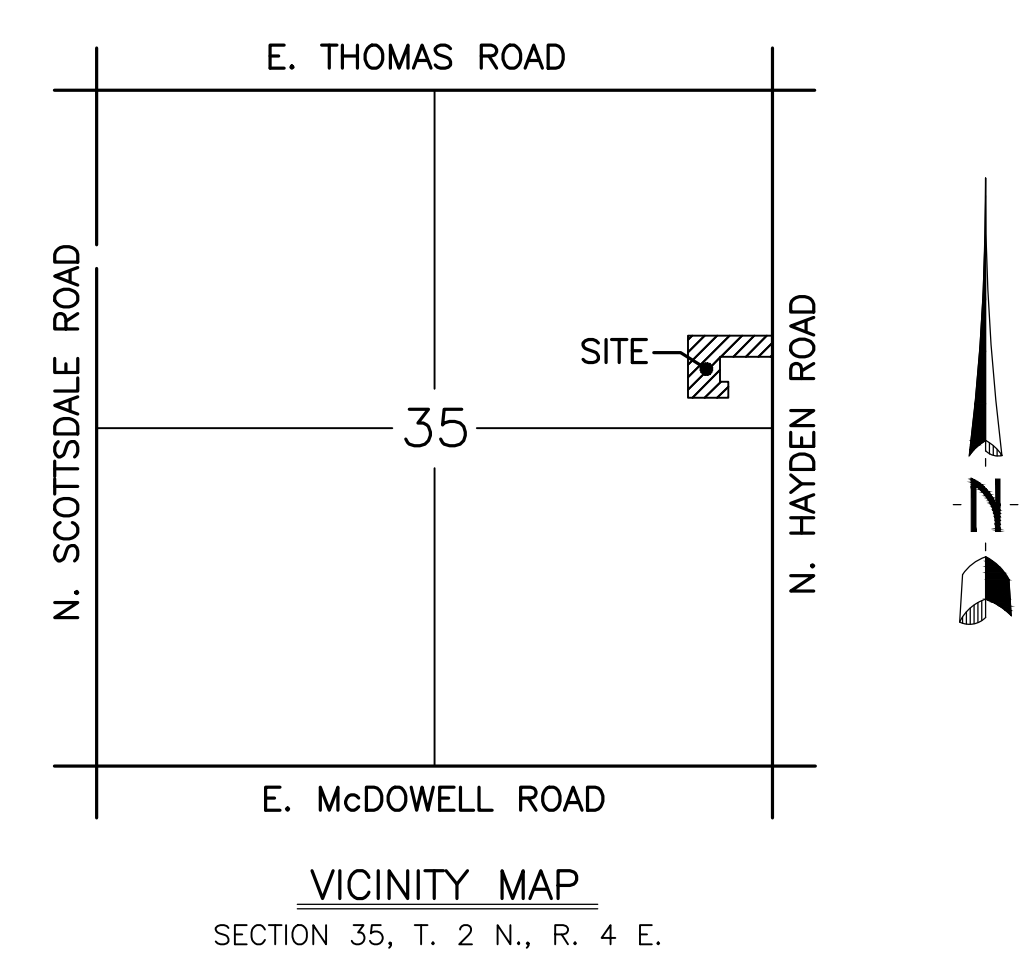
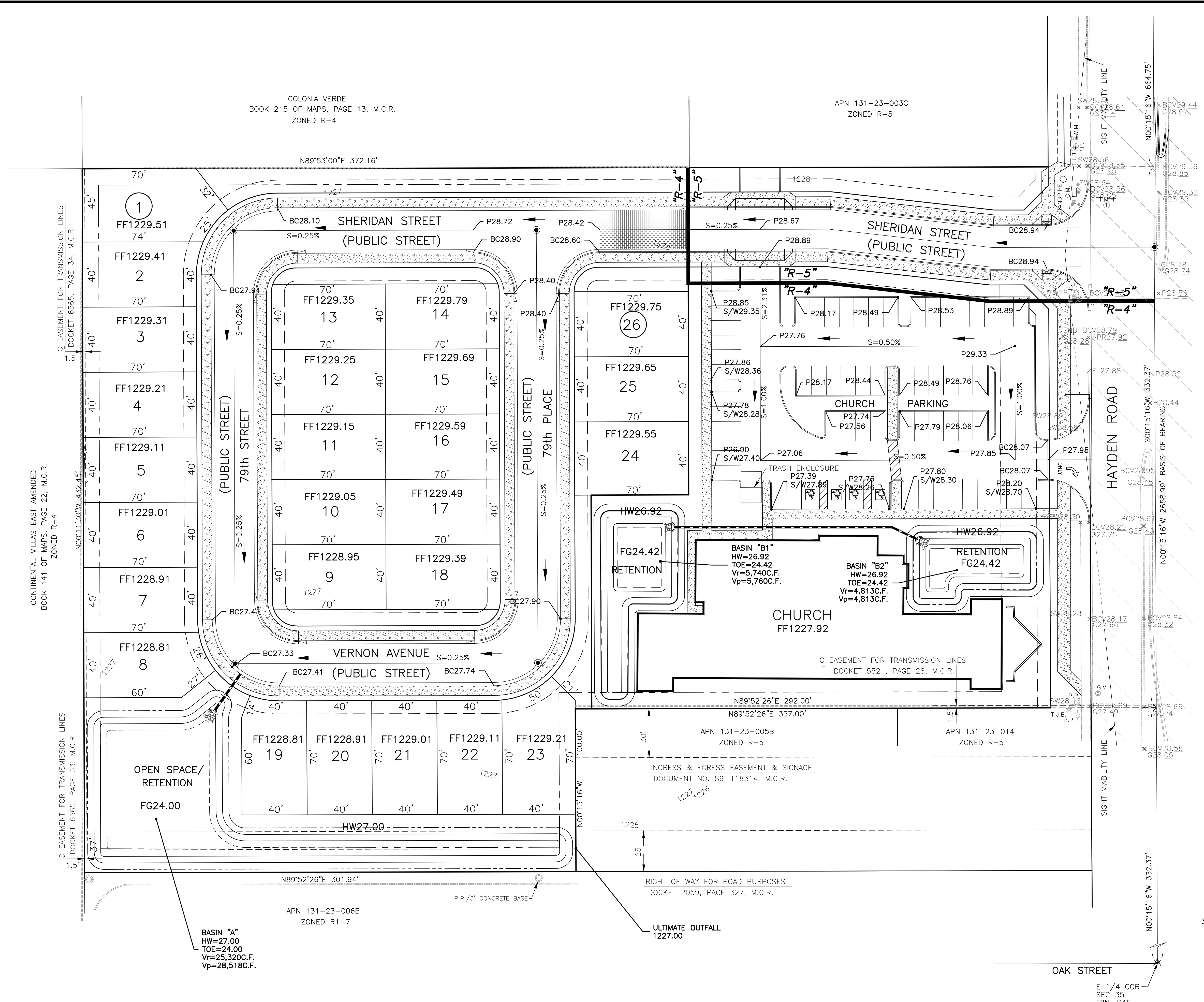


Revised  
07-01-20

Date  
10-31-19

As-Built

Job No.  
190303

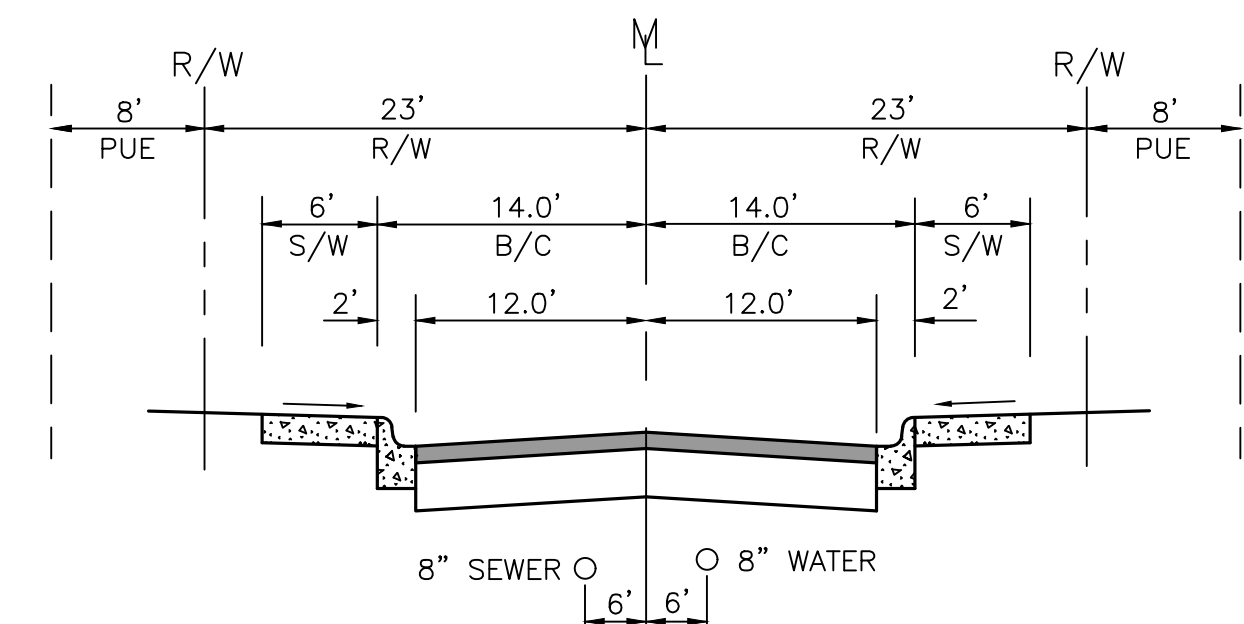


**RESIDENTIAL SITE SUMMARY**

EXISTING ZONING: R-5 & R1-7  
 PROPOSED ZONING: R-4  
 GROSS ACRES: 3.89 ACRES  
 OPEN SPACE: 0.61 ACRES (15.7%)  
 TOTAL NUMBER OF LOTS: 27  
 TYPICAL LOT SIZE: 40' X 70'  
 DENSITY: 6.94 LOTS/ACRE  
 ASSESSOR PARCEL NO: 131-23-005A & A  
 PORTION OF 131-23-008

**BENCHMARK**

CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE  
 AT THE INTERSECTION OF HAYDEN ROAD AND  
 OAK STREET. NAVD 88 DATUM, ELEVATION  
 1226.907



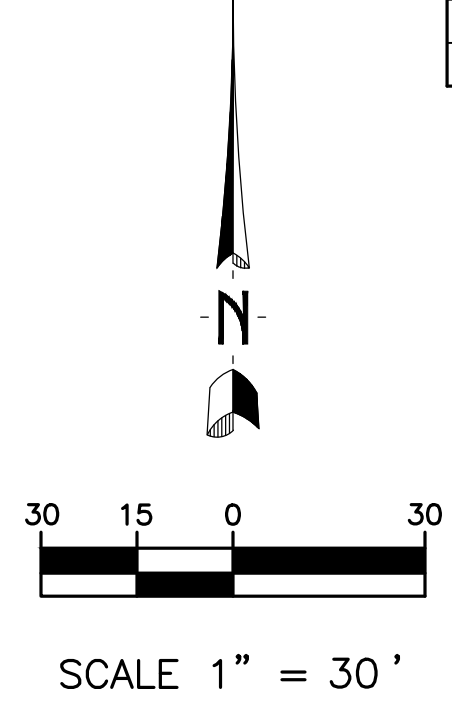
TYPICAL INTERIOR STREET

**RETENTION CALCULATIONS**

RETENTION VOLUME REQUIRED = A X C X (2.2/12)

RETENTION VOLUME REQUIRED			
SUB-BASIN	AREA (SF)	RUNOFF COEFF.	VOLUME REQUIRED (CF)
A	160,591	0.86	25,320
B	66,935	0.86	10,553
<b>TOTAL</b>	<b>227,526</b>		<b>35,873</b>

RETENTION VOLUME PROVIDED			
BASIN	AVG. AREA (SF)	DEPTH/LENGTH (FT)	VOLUME PROVIDED (CF)
A	9,506	3.0	28,518
B1	2,304	2.5	5,760
B2	1,925	2.5	4,813
<b>TOTAL</b>			<b>39,091</b>

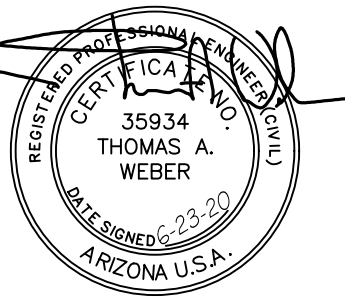


ENGINEER'S CERTIFICATION: THE LOWEST FLOOR ELEVATIONS AND/OR FLOOR FINISH ELEVATIONS ON THIS PLAN, ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE-HUNDRED YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE, FLOODWAYS & FLOODPLAIN ORDINANCE (CHAPTER 37, S.R.C.).

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
045012	2235	L	10-16-13	X	N/A

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**PRELIMINARY GRADING AND DRAINAGE PLAN**  
**SOUTH SCOTTSDALE**  
**2340 N. HAYDEN ROAD**



Revised 6-23-20

Date 11-4-19  
 As-Built  
 Job No. 190303

**ENGINEER**  
 CLOUSE ENGINEERING INC.  
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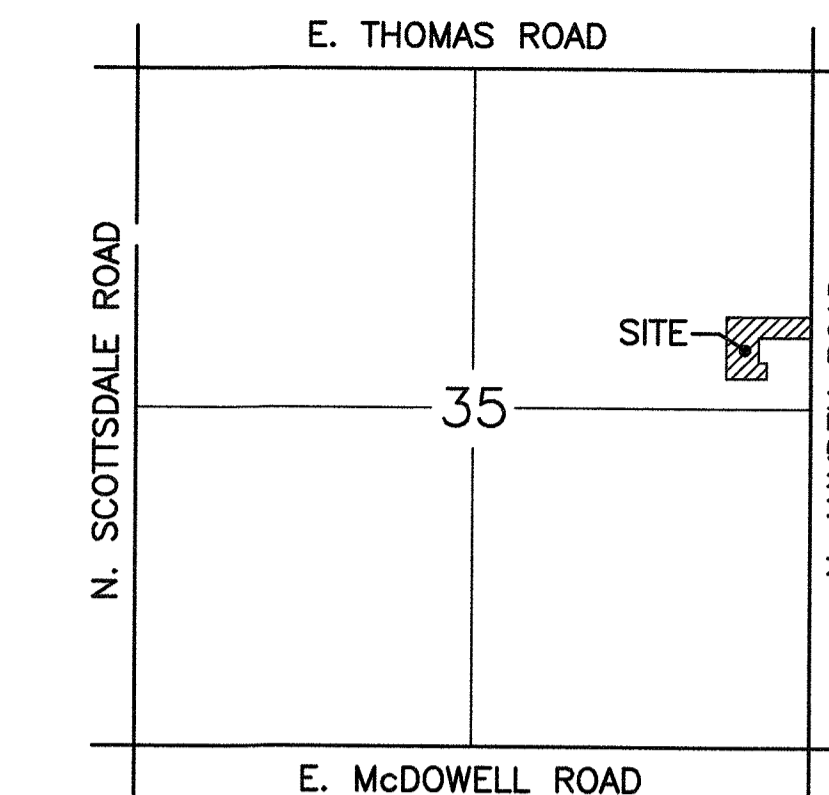
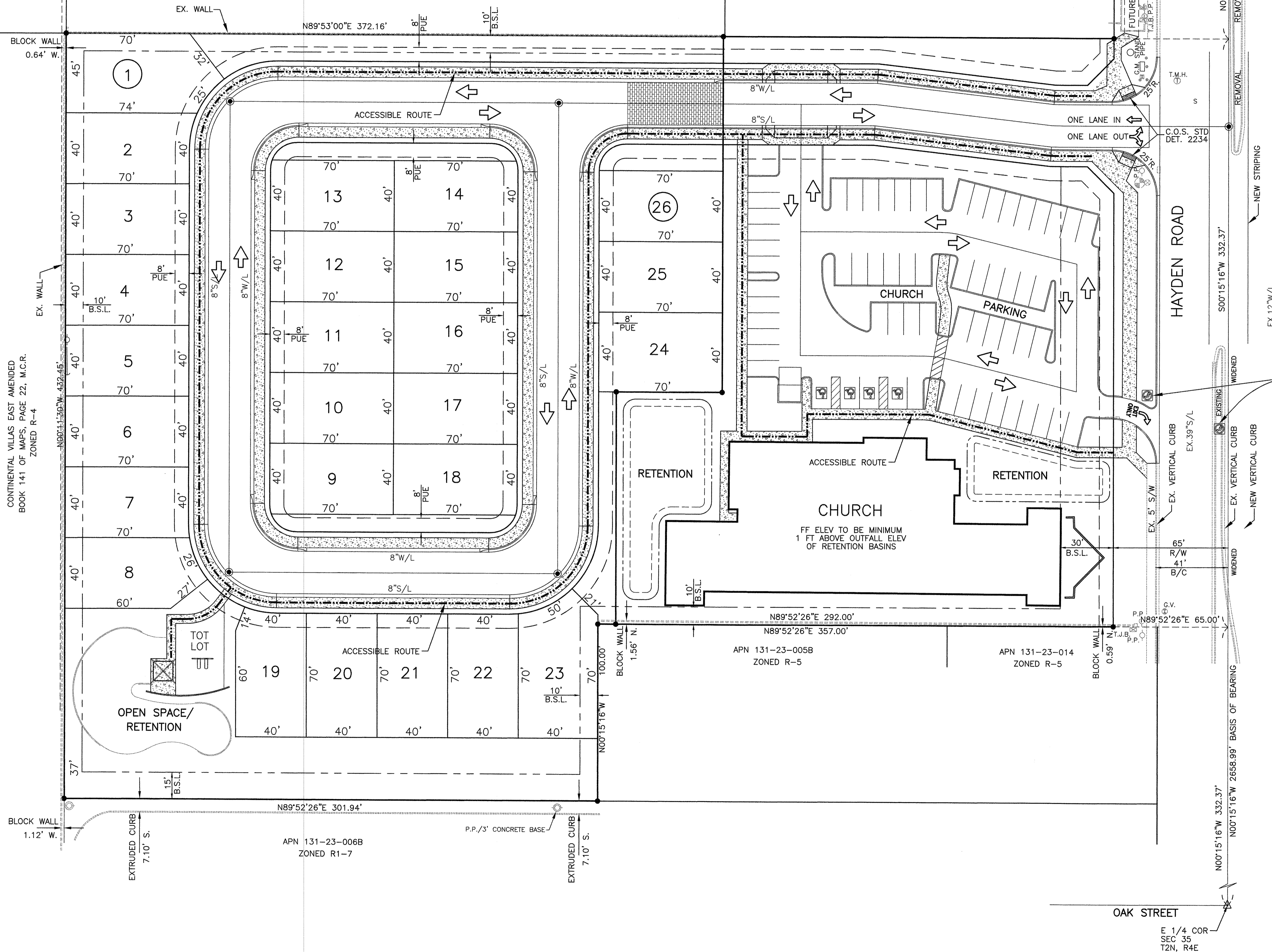
**DEVELOPER**  
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 7600 E. DOUBLETREE RANCH ROAD, STE #130  
 SCOTTSDALE, AZ 85258  
 CONTACT: CHRIS BROWN  
 E-MAIL: cbrown@arcadiacapitalllc.com  
 PHONE: 602-478-0662



CONTINENTAL VILLAS EAST AMENDED  
BOOK 141 OF MAPS, PAGE 22, M.C.R.  
ZONED R-4

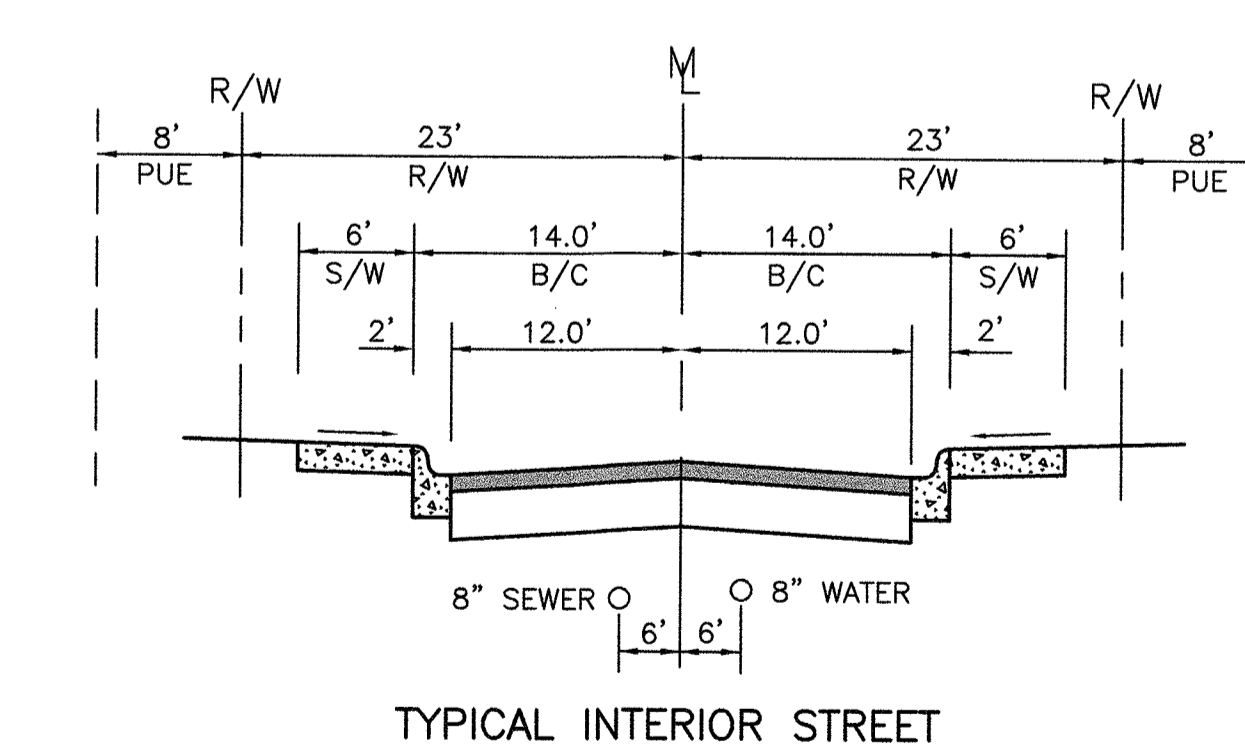
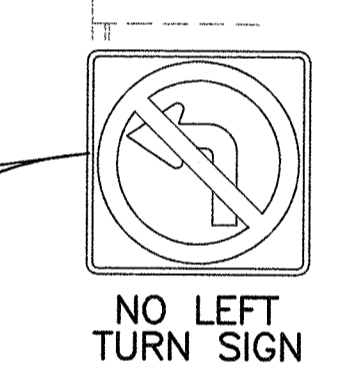
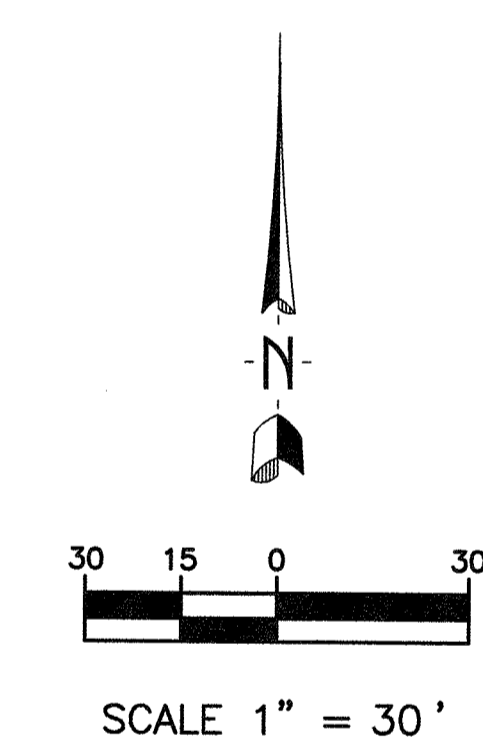
COLONIA VERDE  
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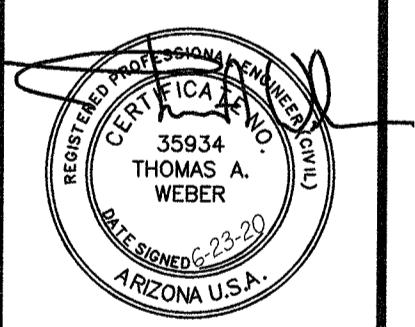


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ARIZONA

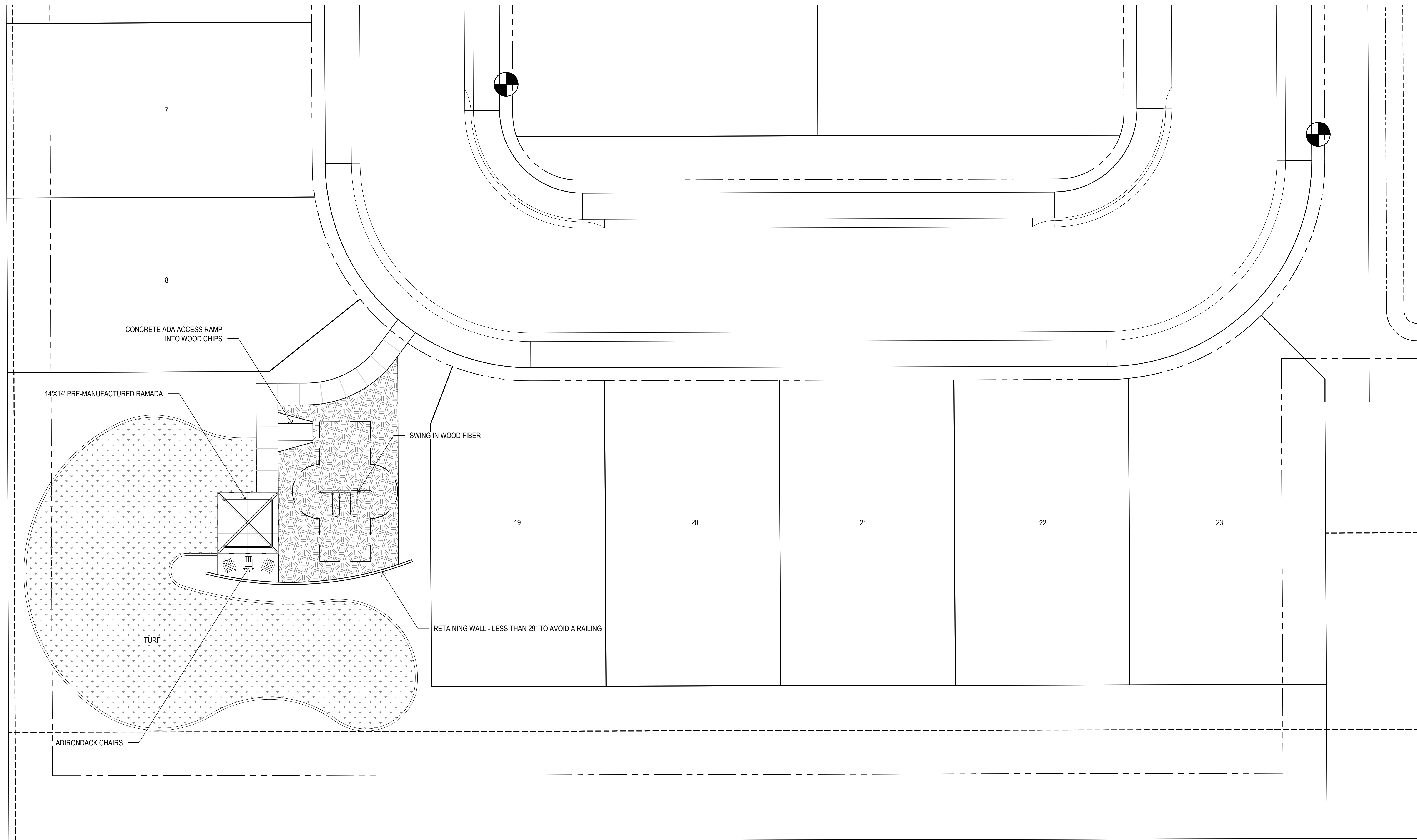
**PEDESTRIAN AND VEHICULAR PLAN  
SOUTH SCOTTSDALE  
2340 N. HAYDEN ROAD**



Revised  
07-01-20  
08-28-20

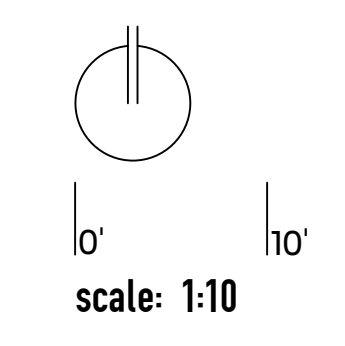
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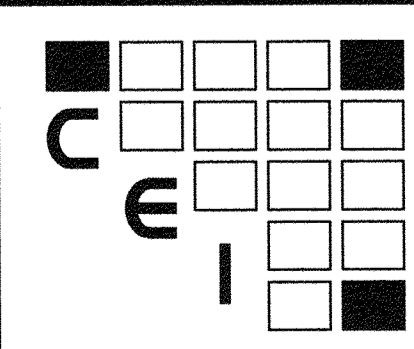
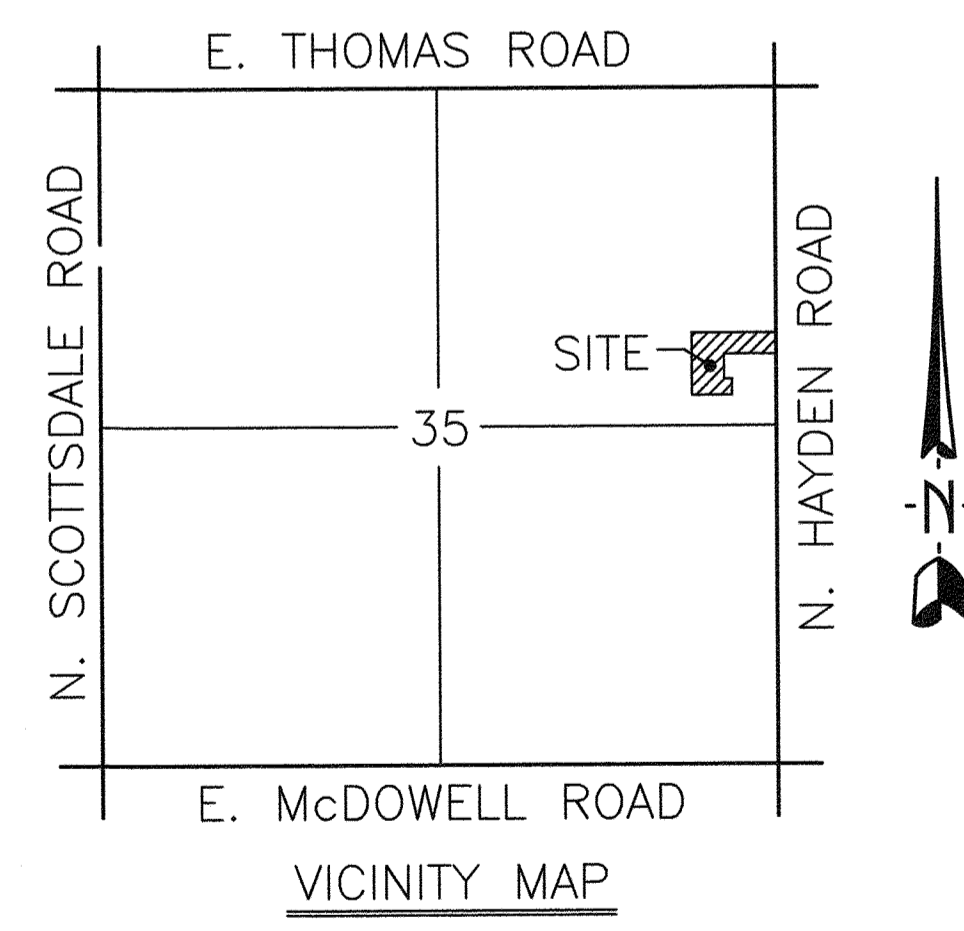
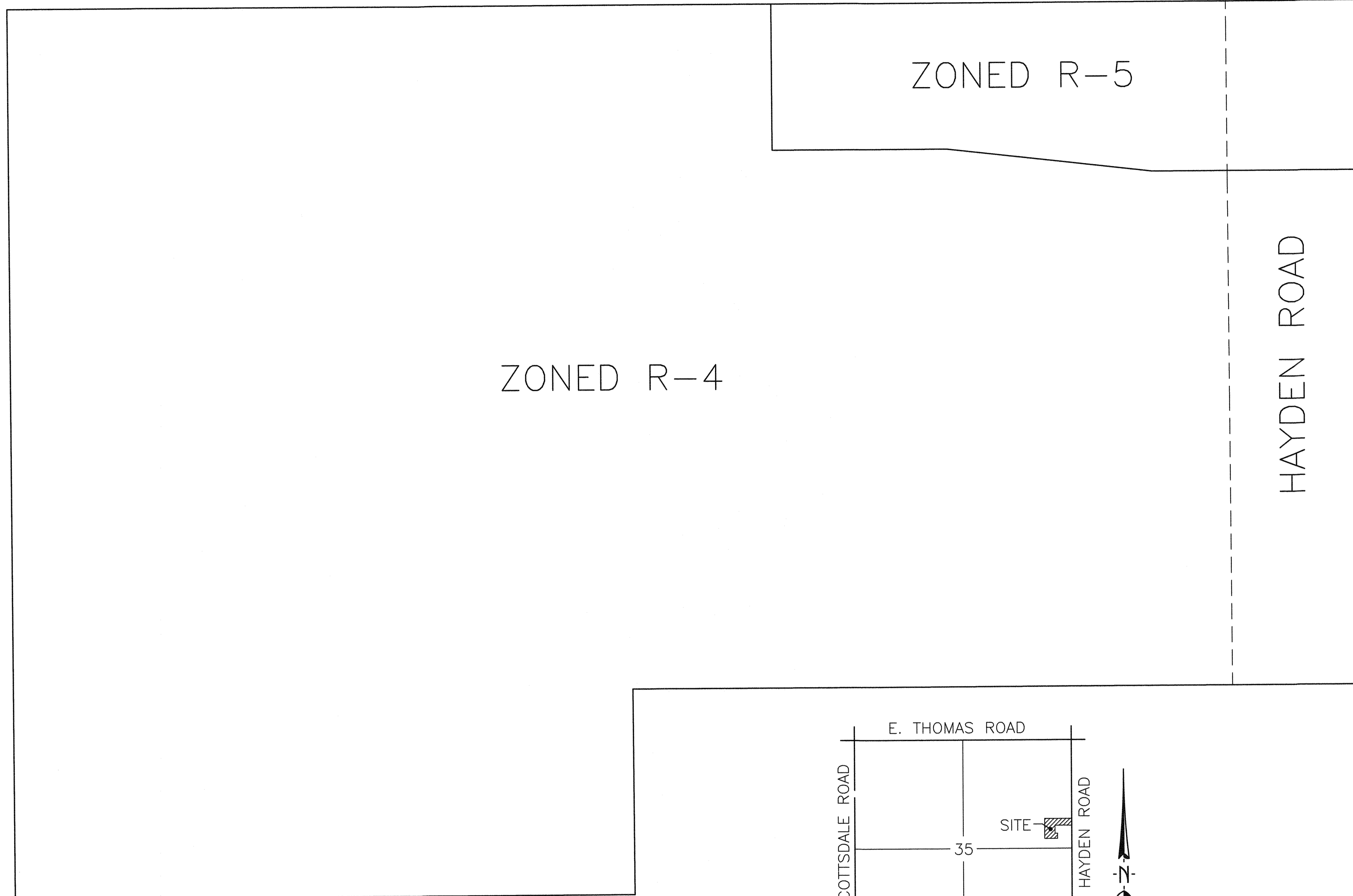
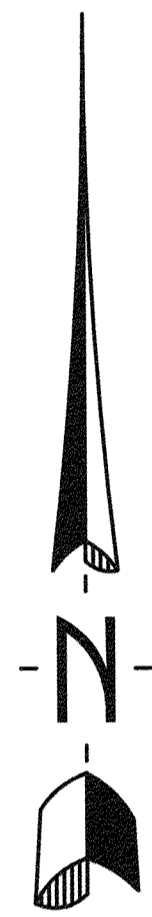
Amenity

# Hayden and Oak



date: 05.26.20

**anderson**  
 815 n. 1st avenue, suite 3  
 phoenix, az 85003



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**ENGINEERS ■ SURVEYORS**  
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SCOTTSDALE ARIZONA

ZONING EXHIBIT  
 FOR  
 SOUTH SCOTTSDALE

Revisions	Date	SH. 1
	06-19-20	
	Job No.	OF 1
	190303	

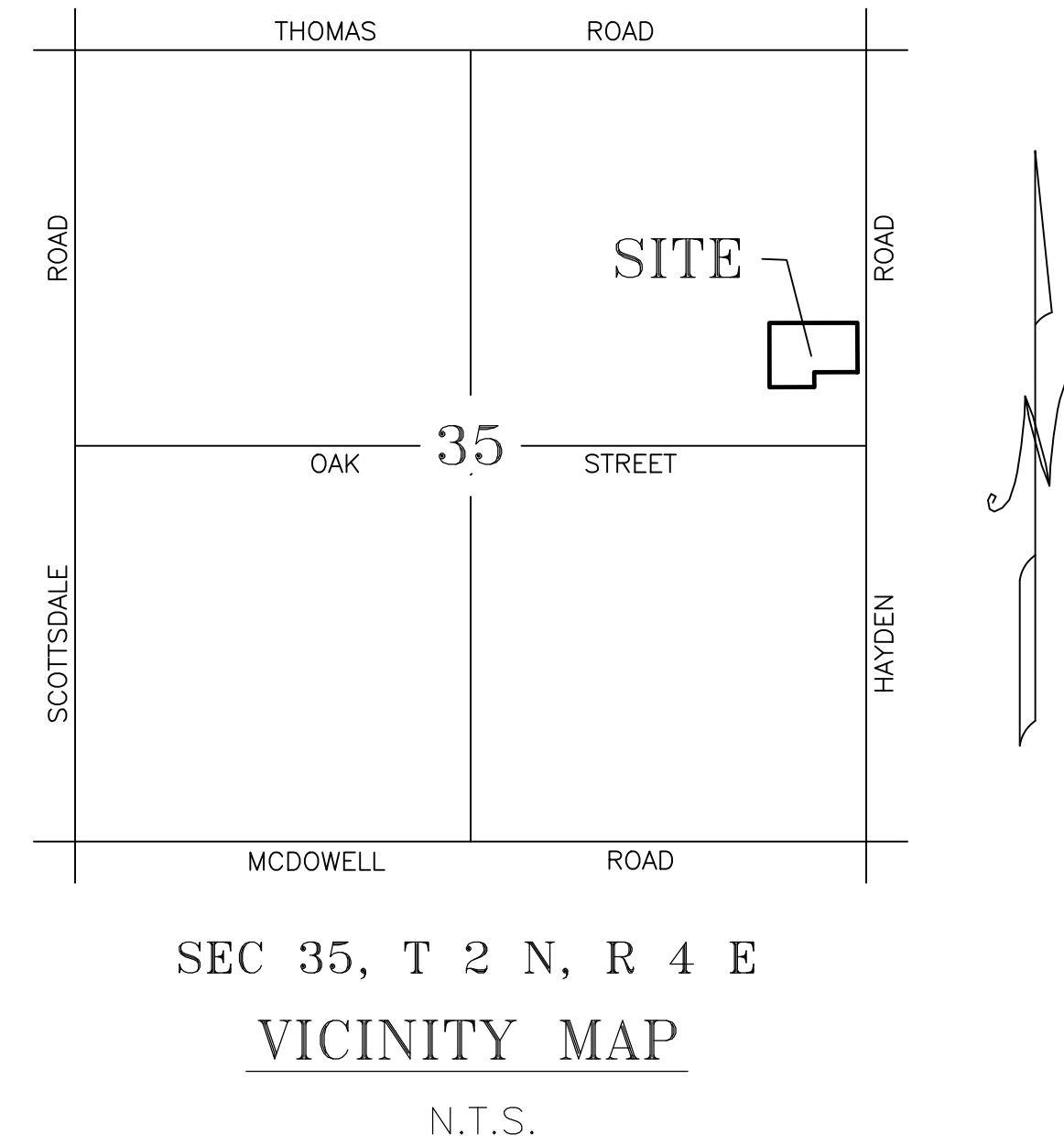


# ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, T.2 N., R.4 E.  
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

## LEGAL DESCRIPTION

- PARCEL 1:**  
THE SOUTH 66 FEET OF THE NORTH 198 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.  
EXCEPT THE EAST 40 FEET THEREOF.
- PARCEL 2:**  
THE NORTH 132 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.  
EXCEPT THE EAST 40 FEET THEREOF.
- PARCEL 3:**  
THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.  
EXCEPT THE NORTH 198 FEET THEREOF; AND  
EXCEPT THE EAST 40 FEET THEREOF.
- PARCEL 4:**  
THE NORTH 100 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.  
EXCEPT THE EAST 357 FEET THEREOF.
- PARCEL 5:**  
AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 30 FEET OF THE NORTH 100 FEET OF THE EAST 357 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.  
EXCEPT THE EAST 40 FEET THEREOF, AS CONVEYED BY WARRANTY DEED RECORDED IN DOCUMENT NO. 89-189667.



## NOTES

- 1) THIS SURVEY WAS PERFORMED BASED ON INFORMATION CONTAINED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY EMPIRE WEST TITLE AGENCY LLC, FILE NO. 97372EW, AS TO PARCEL NO.S 1, 2 & 3 DATED FEBRUARY 4, 2019, AND COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-974150-PHX1, AS TO PARCEL NO. 4, DATED AUGUST 7, 2019.
- 2) NET AREA OF PARCEL NO. 1 IS 39,181 SQ. FT. OR 0.8995 ACRES. NET AREA OF PARCEL NO. 2 IS 78,347 SQ. FT. OR 1.7986 ACRES. NET AREA OF PARCEL NO. 3 IS 79,807 SQ. FT. OR 1.8321 ACRES. NET AREA OF PARCEL NO. 4 IS 30,188 SQ. FT. OR 0.6930 ACRES. TOTAL NET AREA IS 227,523 SQ. FT. OR 5.2232 ACRES.
- 3) UNDERGROUND UTILITIES SHOWN ARE FROM FURNISHED INFORMATION FROM UTILITY COMPANY. NO UNDERGROUND INVESTIGATION WAS PERFORMED.
- 4) THE ZONING CLASSIFICATION OF THE PROPERTY IS CITY OF SCOTTSDALE R1-7 (MULTI-FAMILY RESIDENTIAL DISTRICT) NO ZONING INFORMATION PROVIDED TO SURVEYOR
- 5) ACCORDING TO FIRM FLOOD INSURANCE RATE MAP NO. 04013C2235L DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE X. "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD." THE PROPERTY DESCRIBED IN THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY FEMA
- 6) THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY NOR ANY EVIDENCE THAT SITE HAS OR IS BEING USED AS A WASTE DUMP OR SANITARY LANDFILL.
- 7) THERE IS NO OBSERVABLE EVIDENCE OF A CEMETERY
- 8) THERE IS NO EVIDENCE OF WETLAND MARKERS ON THE PROPERTY
- 9) THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY
- 10) THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY
- 11) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO HAYDEN ROAD, A CITY OF SCOTTSDALE PUBLIC RIGHT OF WAY.

## BASIS OF BEARINGS

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST, USING A BEARING OF N00°15'16"W, SAID LINE ALSO BEING THE CENTER LINE OF HAYDEN ROAD

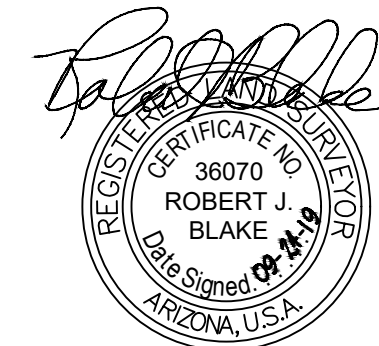
## CERTIFICATION

TO: RESIDENTIAL PURSUITS INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
FIRST AMERICAN TITLE INSURANCE COMPANY  
EMPIRE WEST TITLE AGENCY, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6b, 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 16, 2019.

ROBERT J. BLAKE

DATE OF MAP: JULY 2, 2019  
REGISTERED SURVEYOR STATE OF ARIZONA  
REGISTRATION NO. 36070  
UPDATED: SEPTEMBER 19, 2019



## SCHEDULE "B" ITEMS TITLE COMMITMENT FILE NO. 97372EW AFFECTS PARCEL NO.S 1, 2 & 3

- 1 ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM OR OTHER MATTER THAT APPEARS AFTER THE SCHEDULE B REQUIREMENTS ARE MET. (NOT A SURVEY MATTER)
- 2 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
- 3 RESERVATIONS, EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF (NOT A SURVEY MATTER)
- 4 LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF: INCLUSION WITHIN THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT MEMBERSHIP IN THE SALT RIVER VALLEY WATER USER'S ASSOCIATION, AN ARIZONA CORPORATION THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES
- 5 PROPERTY TAXES FOR THE FULL TAX YEAR 2019 (NOT A SURVEY MATTER)
- 6 ANY ACTION BY THE COUNTY ASSESSOR AND/OR TREASURER ALTERING THE CURRENT OR PRIOR TAX ASSESSMENT (NOT A SURVEY MATTER)
- 7 RESERVATIONS CONTAINED IN PATENT TO THE LAND BOOK 26 OF DEEDS, PAGE 171, M.C.R. (AFFECTS PROPERTY-NOT PLOTTED)
- 8 EASEMENT FOR IRRIGATION AND DRAINAGE AND INCIDENTAL PURPOSES BOOK 7 OF AGREEMENTS, PAGE 425, M.C.R. (PLOTTED)
- 9 EASEMENT FOR TRANSMISSION LINES AND INCIDENTAL PURPOSES DOCKET 5521, PAGE 28, M.C.R. (PLOTTED)
- 10 EASEMENT FOR TRANSMISSION LINES AND INCIDENTAL PURPOSES DOCKET 6565, PAGE 34, M.C.R. (PLOTTED)
- 11 EASEMENT FOR HIGHWAY AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES DOCKET 9125, PAGE 738, M.C.R. (PLOTTED)
- 12 TERMS AND CONDITIONS CONTAINED IN "MEMORANDUM OF THE OPTION AND SITE LEASE AGREEMENT" DOCUMENT NO. 2002-427933, M.C.R. (AFFECTS PROPERTY-NOT PLOTTED)
- 13 TERMS AND CONDITIONS CONTAINED IN "MEMORANDUM OF PCS SITE AGREEMENT" DOCUMENT NO. 2002-849903, M.C.R. (AFFECTS PROPERTY-NOT PLOTTED)
- 14 ANY FACTS, RIGHTS, INTEREST OR CLAIMS DISCLOSED BY A CORRECT ALTA/NSPS SURVEY
- 15 RIGHTS OF PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS
- 16 ANY FACTS ABOUT THE LAND THAT AN INSPECTION OR INQUIRY OF PARTIES IN POSSESSION SATISFACTORY TO THE COMP WOULD DISCLOSE

## SCHEDULE "B" ITEMS TITLE COMMITMENT FILE NO. NCS-974150-PHX1 AFFECTS PARCEL NO.S 4 & 5

- 1 PROPERTY TAXES FOR THE FULL TAX YEAR 2019 (NOT A SURVEY MATTER)
- 2 LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF: INCLUSION WITHIN THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT MEMBERSHIP IN THE SALT RIVER VALLEY WATER USER'S ASSOCIATION, AN ARIZONA CORPORATION THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES
- 3 RESERVATIONS, EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF (NOT A SURVEY MATTER)
- 4 EASEMENT FOR ROAD AND INCIDENTAL PURPOSES DOCKET 2059, PAGE 327, M.C.R. (PLOTTED)
- 5 EASEMENT FOR ELECTRICAL FACILITIES AND INCIDENTAL PURPOSES DOCKET 6565, PAGE 33, M.C.R. (PLOTTED)
- 6 ALL MATTERS SET FORTH IN CITY OF SCOTTSDALE REQUEST FOR LOT SPLIT DOCUMENT NO. 89-118314, M.C.R. (PLOTTED)
- 7 ALL MATTERS SET FORTH IN RECORD OF SURVEY BOOK 886 OF MAPS, PAGE 40, M.C.R. (PLOTTED)
- 8 ANY FACTS, RIGHTS, INTEREST OR CLAIMS DISCLOSED BY A CORRECT ALTA/NSPS SURVEY
- 9 RIGHTS OF PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS
- 10 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)

## LEGEND

- |        |  |
|--------|--|
| #      | SCHEDULE "B" ITEM  |
| ┌───┐  | INDICATES A CORNER OF SURVEY. SET A 1/2" BAR. UNLESS NOTED OTHERWISE |
| RW     | RIGHT-OF-WAY   |
| BCF    | BRASS CAP FLUSH  |
| S/W    | SIDEWALK   |
| BCHH   | BRASS CAP IN HANDHOLE  |
| M.C.R. | MARICOPA COUNTY RECORDER SIGN  |
| E.T.   | ELECTRIC TRANSFORMER   |
| P.P.   | POWER POLE   |
| A.L.   | AREA LIGHT   |
| S.M.H. | SEWER MANHOLE  |
| T.M.H. | TELEPHONE MANHOLE  |
| W.V.   | WATER VALVE  |
| C.L.F. | CHAIN LINK FENCE   |
| W.M.   | WATER METER  |
| F.H.   | FIRE HYDRANT   |
| C.B.   | CATCH BASIN  |
| T.J.B. | TELEPHONE JUNCTION BOX   |
| S.C.O. | SEWER CLEAN OUT  |
| G.M.   | GAS METER  |
| B.P.   | BARRIER POST   |
| ♿      | HANDICAPPED PARKING SPACE  |
| (R)    | RECORD DATA  |
| (M)    | MEASURED DATA  |
| ▨      | PAVEMENT   |
| ▩      | CONCRETE   |



**ALTA/NSPS LAND TITLE SURVEY**  
**HAYDEN AND OAK**

Revised  
 09-24-19

Date  
 07-02-19

As-Built

Job No.  
 190303

