

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: September 15, 2022
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Preserve IV Preliminary Plat 4-PP-2022 | Request for approval for a 12-lot subdivision on approximately 40 acres, generally located at northwest corner of E. Pinnacle Peak Road and N.122nd Street.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Key Issues

- Final Plat shall require the approval of associated abandonment case 8-AB-2022

Items for Consideration

- Conformance with Development Review Board Criteria
- Integration of Sensitive Design Principles
- Environmentally Sensitive Lands Ordinance
- Site is located within the Dynamite Foothills Character Area
- Staff received communication in opposition and support of the preliminary plat.

BACKGROUND

Location: Between the N. 120th Street and N. 122nd Street alignments; between E. Pinnacle Peak Rd. and E. Mariposa Grande Dr.

Zoning: Single-family Residential, Environmentally Sensitive Lands (R1-130/ESL)

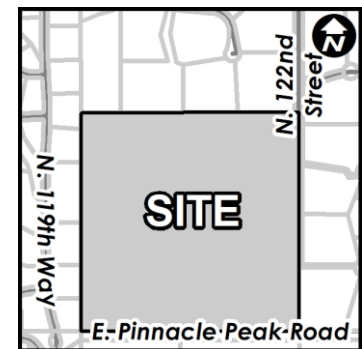
Adjacent Uses

North: Sonoran Crest Community, zoned R1-130/ESL

East: Sereno Canyon Resort Community, zoned R-4R/ESL and R1-130/ESL

South: vacant land and the Troon Highlands Estates subdivision, zoned R1-130/ESL and R1-18/ESL

West: Saguario Canyon at Troon, zoned R1-43/ESL



Property Owner

Preserve Investments IV, llc.
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Architect/Designer

Jeff Denzak
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(480) 367-2100

Applicant

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Engineer

Zach Hill
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(602) 313-7206

DEVELOPMENT PROPOSAL

The request includes the replat of a subdivision previously approved twice by the Development Review Board. The request will establish a thirteen-lot (13) subdivision community. The request is associated with a proposed abandonment application (4-AB-2022).

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. The request provides additional Natural Area Open space, and requests amended development standards for minimum lot width and net lot area – not for setback requirements. For a detailed analysis of the Criteria, please see Attachment #4.

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City’s goal of sustainability including preservation of Natural Area Open Space (NAOS), landscape of low water use plant species, and will further protect the large desert wash located in the southwest portion of the site.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Preserve IV development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

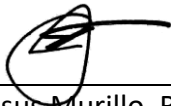
RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS

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APPROVED BY



Jesus Murillo, Report Author

September 5, 2022

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison

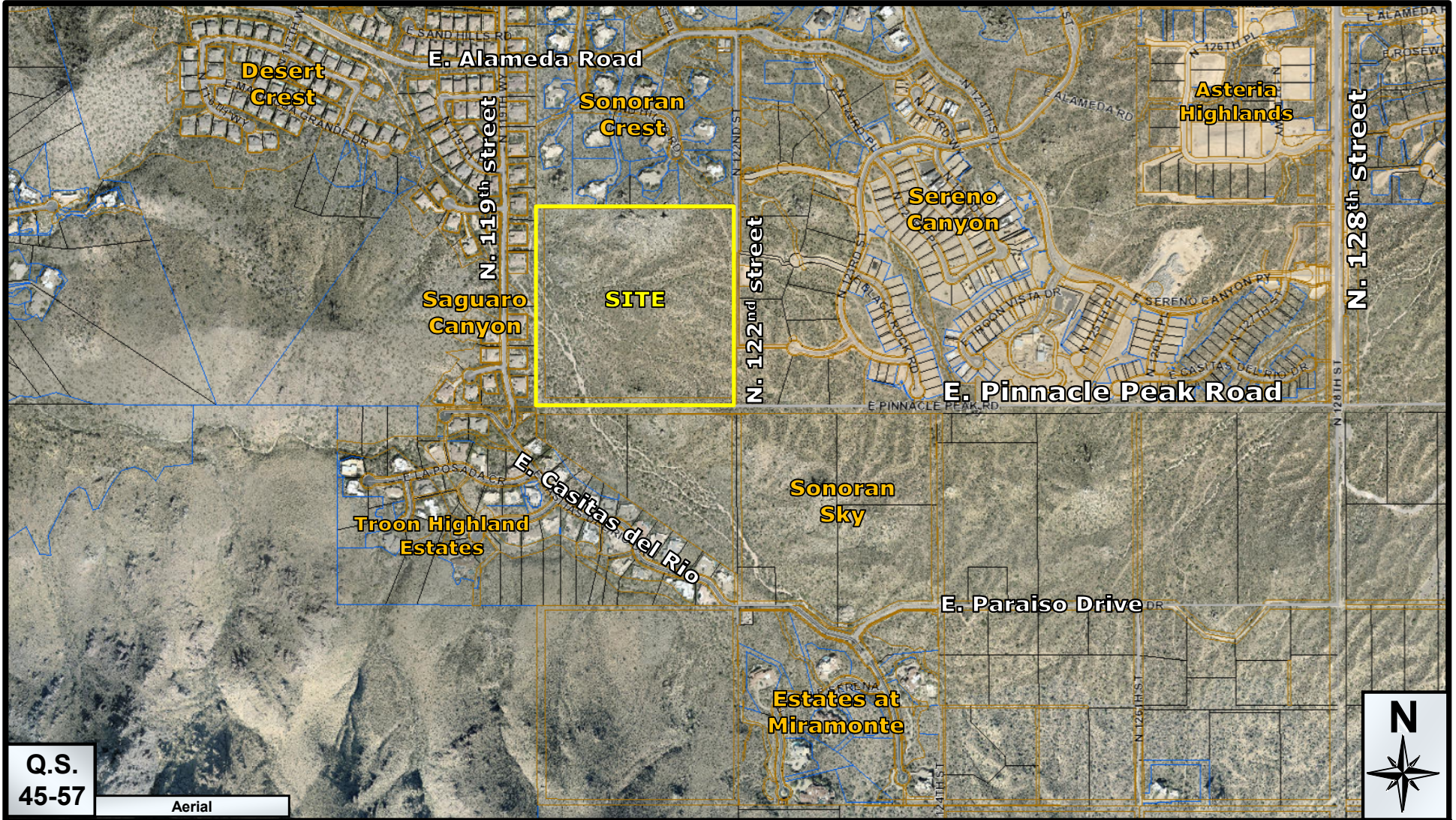
9/8/2022

Date

Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations
7. Combined Context Aerial and Site Plan
8. Preliminary Plat and Grading and Drainage Plans
9. Natural Area Open Space Plan (Black and White and Color) and ESL Landforms Map
10. Landscape Plan
11. Cuts and Fills Plan
12. Construction Envelope Plan
13. Circulation Plan
14. Zoning Aerial Map
15. Local Area Infrastructure Plan (LAIPs)
16. Neighborhood Involvement Report
17. Community Involvement

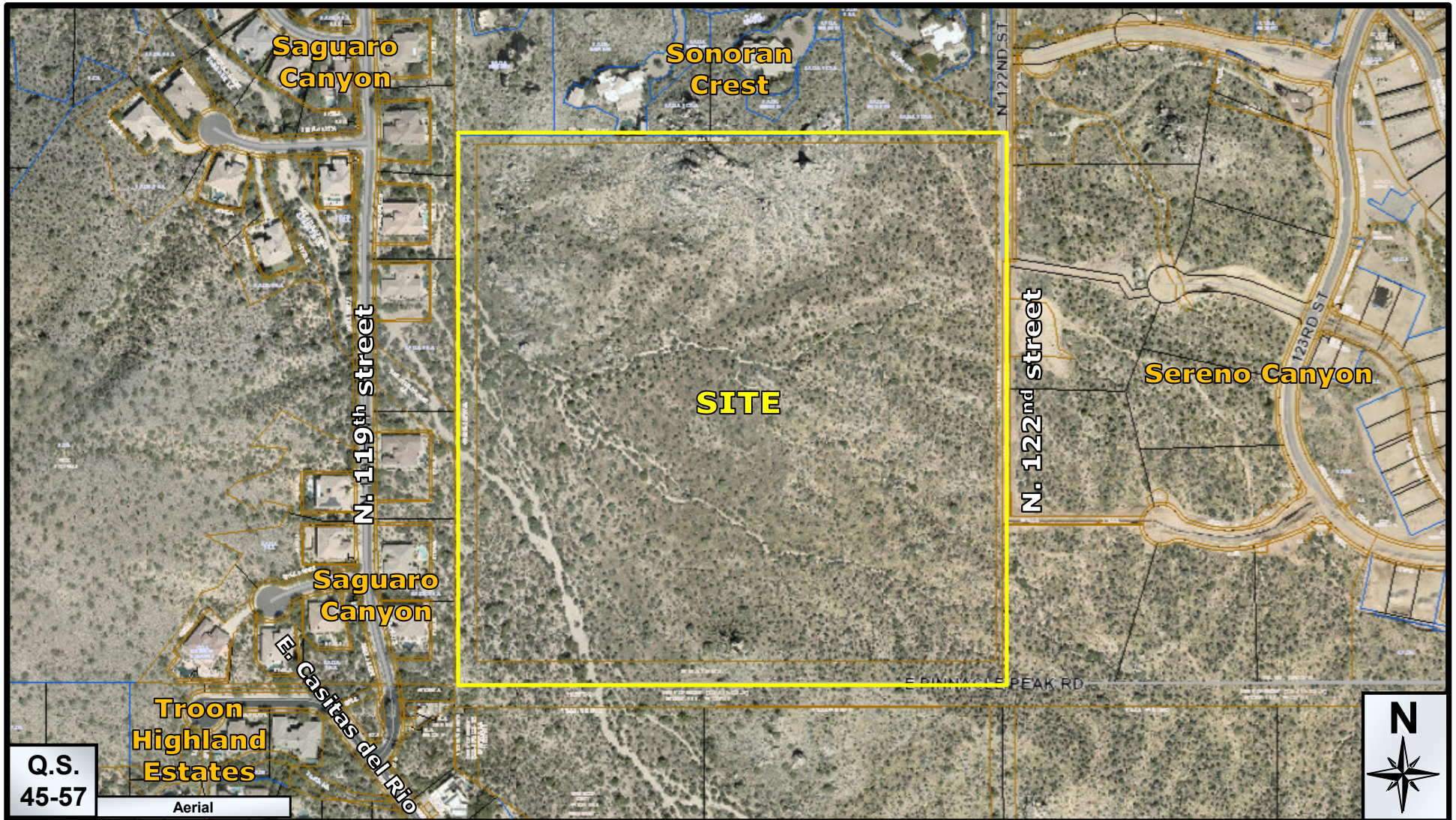


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Aerial

Context Aerial

4-PP-2022



Aerial Close-up

4-PP-2022

Preserve IV

Submitted by Kimley-Horn on behalf of Toll Brothers

1st Submittal – January 2022

2nd Submittal – May 2022

3rd Submittal – July 2022

Preliminary Plat Narrative

Introduction

On behalf of Toll Brothers, we are excited to submit this request (568-PA-2021), with the City of Scottsdale, for approval of the Preserve IV Preliminary Plat on a 40-acre (+/-) property (APN: 217-01-013) generally located at the northwest corner of the 122nd St. alignment and the Pinnacle Peak Rd. alignment. The entire property, currently zoned R1-130 ESL, is undeveloped and is surrounded by the Sonoran Crest residential community (R1-130 ESL) to the north, the Sereno Canyon residential community (R-4R ESL and R1-130 ESL) to the east, vacant property (R1-130 ESL) to the south and the Saguaro Canyon at Troon residential community (R1-18-ESL) to the to the west.

The City of Scottsdale General Plan Conceptual Land Use Map designates the subject property as Rural Neighborhoods. Within the Rural Neighborhoods category, land uses typically include areas of relatively large lot single-family neighborhoods or subdivisions. Proposed at a density of 0.30 dwelling units per acre (du/ac), this community is consistent with the densities in Rural Neighborhoods, which can be up to 1.00 du/ac.

This request for Preliminary Plat approval, with amended development standards, will allow Toll Brothers to develop a high-quality, upscale 12-lot single-family residential subdivision designed under the current R1-130 ESL zoning and consistent with the surrounding development. The proposed community will take access from Toll Brothers adjacent Sereno Canyon development, to the east, lessening the impact to the surrounding neighborhoods and wash corridors. Overall, this proposed community looks to take advantage of north Scottsdale's continued growth along with the amenities and viewsheds of the McDowell Sonoran Preserve and the surrounding Sonoran Desert.

Site characteristics

Located on the lower slopes of the McDowell Mountains, the site enjoys panoramic vistas to the north, Verde River Valley, Four Peaks and Troon Mountain. On-site, a series of prominent boulder features and a significant wash corridor add to the dramatic setting of the property, promoting the unique natural character of the area. The site generally slopes downward to the northwest with drainage flows being provided through the site via the large wash corridor. As a result, the property hosts a diversified palette of mature plant species, particularly within the wash corridor area.

Amended Development Standards

This preliminary plat request is accompanied by a request for amended development standards (ADS) subject to approval. As part of the Development Review Board application and preliminary plat process these ADS will need to be approved as stated in Section 6.1083 of the Environmentally Sensitive Lands ("ESL") ordinance. The proposed development plan outlined in the following section provides justification for the ADS, which are proposed to enhance & preserve the existing natural features on the site. The ADS will allow for the proposed lot area, lot width and setback reductions to accommodate appropriate building areas where steep natural slopes and existing washes bisect the site. The lot areas will be reduced in compliance with the amended development standards and proposed development envelopes will be intentionally placed to maximize the natural open space throughout the community. Overall, these strategically placed development envelopes will contribute to additional Natural Area Open Space ("NAOS"), throughout the site, which will be dedicated above that of the base requirement (16.4 ac.).

Development Plan

The applicant is proposing a site plan that emphasizes a sensitive design approach that began with the identification of sensitive and significant natural features using analysis tools such as aerial photography, topographic mapping, slope analysis and on-site visits. The conceptual site planning of the property began with outlining areas suitable for improvement and reducing encroachment into the most sensitive portions of the site. Site elements of highest sensitivity such as major boulder features, significant watercourses, areas of extreme slope, concentrated vegetation and ESLO hillside landform boundaries were taken into account and, to the best of our ability, avoided. Minor tributaries may be rerouted to ensure preservation of more impactful constraints. The

resulting proposed 12-lot subdivision sensitively integrates within the natural context of the site and protect the areas of highest environmental value.

The project team has worked diligently to establish local street alignments and development envelope locations in suitable locations that are sensitive to the existing terrain. Primary access will be taken through the Toll Brothers Sereno Canyon community ultimately providing access to through the gated entry on Ranch Gate Road. These streets will remain private, consistent with the surrounding Sereno Canyon approvals.

The slope analysis for the site requires an overall Natural Area Open Space (NAOS) requirement of 16.4 acres. Preserve IV has committed to a 22% increase in the NAOS requirement raising the minimum dedication to 20 acres of NAOS, or 50% of the site. A maximum of 30% of the total NAOS will be revegetated NAOS and will be located adjacent to disturbed areas such as development envelopes and infrastructure. The remaining +/-70% of the NAOS will be undisturbed.

Grading and Cuts and Fills

Grading will be done in a way that minimizes the disturbance of the natural desert and is in conformance with the City of Scottsdale Drainage Master Plan and Design Standards & Policy Manual. Areas that are disturbed will be revegetated using a native hydroseed mix and/or salvaged plant material, allowing for a seamless transition to the existing terrain. For the majority of the site, grading will establish roadways and building pads. Building sites are not to exceed 3:1 slopes with 1 as the rise factor. The building sites are likely to utilize retaining walls to accommodate grade changes without excessively disturbing unnecessary area. Due to the undulating terrain found at the site, single retaining walls will be a maximum of eight (8) feet in height and six (6) feet for side yard transitions. When double retaining walls are necessary, they should be separated by four (4) feet with no retaining walls or slopes being located within five (5) feet of a side of a building and fifteen (15) feet of the rear of the building. Toll has elected to use smaller developable building envelopes than typically accommodated by the R1-130 zoning which help reduce large cuts and fills and associated retaining walls. Although cuts and fills when establishing building sites and roadways will be minimized, due to the rugged terrain in isolated areas, greater than eight (8) feet of cut or fill will be required to meet building height requirements and minimize impacts to the adjacent native desert and environmental features. Building heights are measured from existing natural grade, with exception of natural anomalies. Where finish floor elevations are impacted by stormwater surface elevations the height is measured from the required finish floor, which is at least one (1) foot above the base flood elevation.

Scottsdale's Six Guiding Principles

Preserve IV recognizes and supports the six "guiding principles" of Scottsdale's General Plan listed below and recognizes their importance in Scottsdale development.

1. Preserve Meaningful Open Space
2. Enhance Neighborhoods
3. Seek Sustainability
4. Support economic Vitality
5. Advance Transportation
6. Value Scottsdale's Unique Lifestyle and Character

Approval of the Preserve IV Preliminary Plat, with proposed amended development standards, will conform to the guiding principles in the following ways:

1. **Preserve Meaningful Open Space**
The City of Scottsdale has demonstrated its commitment to open space through its adoption of the ESL ordinance, commitment to desert scenic roadway buffers, and preservation of the nearby McDowell Sonoran Preserve. The Preserve IV location will allow residents to be a direct benefactor of this commitment. Additionally, Preserve IV looks to continue the commitment Scottsdale has made to open space, through the proposal to incorporate generous native buffers while preserving a minimum of 50% of the site as Natural Area Open Space.
2. **Enhance Neighborhoods**
North Scottsdale has an exclusive neighborhood model of desert living. This model places residents in areas to take advantage of local recreational opportunities and viewsheds of beautiful surrounding mountain vistas while still being within convenient access to urban comforts & amenities. The plan complements existing land use pattern and will provide residents to enhance and build relationships with the surrounding community.
3. **Seek Sustainability**
Scottsdale's commitment to sustainability is demonstrated by Preserve IV low density, low impact proposal. The Project incorporates existing roadways for access and installed utility infrastructure along with added low water use landscaping to enhance the native desert vegetation, all contributing to a successful and sustainably beneficial development.

4. Support Economic Vitality

With the development of Preserve IV, the increase in residents along with the increasing demand in the area will allow residents to both explore new business and entrepreneurial opportunities and strengthen the local economy and local businesses through increased patronage.

5. Advance Transportation

Scottsdale's land patterns and priority on transportation corridors will continue to be supported through this development. Preserve IV will utilize and improve existing infrastructure from the adjacent Sereno Canyon development to create integrated transportation solution.

6. Values Scottsdale's Unique Lifestyle and Character

Preserve IV encourages a lifestyle that Scottsdale residents can appreciate and enjoy. Residents will be able to enjoy mountain views, take advantage of local outdoor recreation opportunities, and enjoy in nearby fine dining and shopping experiences. These traits are the foundation for Scottsdale's unique desert character and aspirational lifestyle.

Development Review Board Criteria

- 1) The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

Response: The Preserve IV development is in substantial conformance with Scottsdale's General plan Land Use designation of Rural Neighborhoods. By developing under the existing zoning (R1-130 ESL) and the Rural Neighborhoods designation, Preserve IV will be consistent with similar surrounding residential uses with emphasis on native Sonoran Desert settings and the preservation of view corridors enhanced by the required low building heights. The proposed overall 12-lot community will complement the surrounding developments by maintaining a low density of 0.30 dwelling units per acre (du/ac), less than a third of the allowed maximum 1 du/ac density allowed by the General Plan, while surrounding the proposed building envelopes with natural open space vegetation. The preservation and incorporation of natural washes and desert materials is consistent with the existing neighboring area's character.

2) The architectural character, landscaping and site design of the proposed development shall:

- a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;

Response: Preserve IV has been designed in a cohesive mindset and aesthetic as it becomes an extension of the existing Sereno Canyon master plan. Special care has been taken in the placement of development envelopes, natural area open space, and vegetation screening opportunities. The design selections enhance the relationships between homes, the native open spaces, and topography creating a desirable community that adds to the design characteristics of the surrounding neighborhoods.

- b. Avoid excessive variety and monotonous repetition;

Response: Toll Brothers is offering a unique new product line for this development that will build of the character and success of the Sereno Canyon community while complementing the surrounding Sonoran Desert. Additionally, the natural variation in landscaping and topography existing on site will provide for a one-of-a-kind character from lot to lot. The community will be related and united together through the blend of high-quality architectural character that will balance the neighboring desert environments and existing neighborhood.

- c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

Response: The design of the building envelopes, consistent with the R1-130 ESL zoning district, incorporates large front and rear setbacks that encourage residents to enjoy and interact with Arizona's unique year-round climate and environment. The landscaped areas will be representative of the Lower Sonoran biome and will blend effortlessly in with existing natural vegetation creating a cohesive outdoor character and shading opportunities through vegetation and hardscape materials.

3) Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: Preserve IV can be accessed through the existing Sereno Canyon community with its primary access being from N 124th street and E Mariposa Grande Dr. Utilizing these existing and previously planned gated entries will

provide the community with full and safe access. Additionally, the 12-lot community is not projected to significantly increase traffic on existing surrounding streets.

- 4) If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response: All mechanical equipment, appurtenances, & utilities will be screened by the quality architectural theme of the community. Trash receptacles will be maintained by the homeowner and only seen on the street during pick up hours.

Conclusion

Approval of this preliminary plat would promote a new sensitive high-end residential development that would be a benefit to the surrounding neighbors and community. Developed under the current R1-130 ESL zoning, Preserve IV maximizes the sites open space and limits impacts to the surrounding communities with a new access point, provided through the existing Sereno Canyon community.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

- *The applicant states that the Preserve IV development is in substantial conformance with Scottsdale's General plan Land Use designation of Rural Neighborhoods. By developing under the existing zoning (R1-130 ESL) and the Rural Neighborhoods designation, Preserve IV will be consistent with similar surrounding residential uses with emphasis on native Sonoran Desert settings and the preservation of view corridors enhanced by the required low building heights. The proposed overall 12-lot community will complement the surrounding developments by maintaining a low density of 0.30 dwelling units per acre (du/ac), less than a third of the allowed maximum 1 du/ac density allowed by the General Plan, while surrounding the proposed building envelopes with natural open space vegetation. The preservation and incorporation of natural washes and desert materials is consistent with the existing neighboring area's character.*

Approval of this preliminary plat would promote a new sensitive high-end residential development that would be a benefit to the surrounding neighbors and community. Developed under the current R1-130 ESL zoning, Preserve IV maximizes the sites open space and limits impacts to the surrounding communities with a new access point, provided through the existing Sereno Canyon community.

- *Staff finds Staff finds that the General Plan Land Use Element designates this 40-acre property as Rural Neighborhoods. This land use designation includes areas of relatively large-lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per acre, or more, of land. The proposal meets and is at the lower spectrum of the density expected for this Land Use Element designation.*

This property is located within the Dynamite Foothills Character Area boundary. The Dynamite Foothills Character Area is intended to preserve the natural and visual qualities of the Sonoran Desert by using design qualities, building materials, and construction techniques that are sensitive to the desert environment. Projects located within the Dynamite Foothills Character Area should preserve natural open space areas, scenic and vista corridors, and support trail links and connections. The proposal locates the provided NAOS over drainage ways and boulder outcroppings. Entrance to the project is proposed through the Sereno Canyon resort community. This new point of access eliminated traffic along the majority of the Sonoran Crest community located to the north.

The applicant is requesting a preliminary plat that meets the intent of the associated ordinances and policies. The applicant is requesting re-approval for a 12-lot subdivision on forty (40) acres. The proposal includes amendments to the R1-130 development standards (minimum lot width, minimum net lot area, and minimum setback requirements) per the maximum allowed by the ESL Ordinance. The applicant justifies amending the development standards due to the ruggedness and steepness of the terrain located on the property. Amending the standards will allow the building envelopes to be placed in a manner which reduces future cuts and fills.

The project, as per the Environmentally Sensitive Lands (ESL) Overlay, is required to provide sixteen-point-four (16.4) acres of Natural Area Open Space (NAOS). The applicant has proposed to provide three-point-six (3.6) acres of additional NAOS (totaling 20 acres of NAOS), as a justification for requesting amended development standards. The applicant is also providing an additional five (5) acres of NAOS due to the design and layout of the proposal. This will help reduce the impact of the development on the natural site. As a total, the applicant will provide approximately 8.6 acres of additional Natural Area Open Space (Attachment #9). Approximately nine-point-thirty-two (9.32) acres of the provided NAOS is proposed to be located and protected within tracts.

2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
- *The applicant states that the Preserve IV has been designed in a cohesive mindset and aesthetic as it becomes an extension of the existing Sereno Canyon master plan. Special care has been taken in the placement of development envelopes, natural area open space, and vegetation screening opportunities. The design selections enhance the relationships between homes, the native open spaces, and topography creating a desirable community that adds to the design characteristics of the surrounding neighborhoods.*

Toll Brothers is offering a unique new product line for this development that will build of the character and success of the Sereno Canyon community while complementing the surrounding Sonoran Desert. Additionally, the natural variation in landscaping and topography existing on site will provide for a one-of-a-kind character from lot to lot. The community will be related and united together through the blend of high-quality architectural character that will balance the neighboring desert environments and existing neighborhood.

The design of the building envelopes, consistent with the R1-130 ESL zoning district, incorporates large front and rear setbacks that encourage residents to enjoy and interact with Arizona's unique year-round climate and environment. The landscaped areas will be representative of the Lower Sonoran biome and will blend effortlessly in with existing natural vegetation creating a cohesive outdoor character and shading opportunities through vegetation and hardscape materials.

- *Staff finds that the applicant states that the proposed Preserve IV subdivision has been designed to become an extension of the existing Sereno Canyon master plan (Attachment #13). Sensitivity has been taken in the placement of development envelopes, natural area open space, and vegetation screening opportunities. The design selections enhance the relationships between homes, the native open spaces, and topography creating a desirable community that adds to the design characteristics of the surrounding neighborhoods. The design clusters proposed building envelopes in the central portion of the site. Three drainage basins have been placed to not negatively impact surrounding properties (Attachment #12).*

The developer states that they are offering a new product line for this development that will build off the character and success of the Sereno Canyon community while complementing the surrounding Sonoran Desert. Additionally, the natural variation in landscaping and topography existing on site will provide for a one-of-a-kind character from lot to lot. The community will be related and united together through the blend of high-quality architectural character that will balance the neighboring desert environments and existing neighborhood.

The design of the building envelopes, consistent with the R1-130 ESL zoning district, incorporates large front and rear setbacks that encourage residents to enjoy and interact with areas year-round climate and environment. The landscaped areas will be representative of the Lower Sonoran plant palette and will be designed to blend in with existing natural vegetation creating a cohesive outdoor character with shading opportunities through vegetation and hardscape materials.

The proposed site development intends to provide cuts over eight (8) feet in height (See Attachment #11). The cuts will allow portions of the proposed building envelopes to be lowered to not impose a structure over 24 feet in height. The cuts are located adjacent to the building envelopes and are proposed to be blended into the natural grade. The cuts will not be visible by way of an exposed, retained, cut. The cuts will be re-vegetated to a natural state.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.

- The applicant states that the Preserve IV can be accessed through the existing Sereno Canyon community with its primary access being from N 124th street and E Mariposa Grande Dr. Utilizing these existing and previously planned gated entries will provide the community with full and safe access (Attachment #13). Additionally, the 12-lot community is not projected to significantly increase traffic on existing surrounding streets.*

- Staff finds that the access point to the site has been relocated from the access point identified by the Local Area Infrastructure Plan (LAIPs). The LAIPs plan identified the access to this site from E. Alameda Road, south, through the N. 122nd Street alignment (Attachment #15). The primary, and only access for the site, will be provided from N. 123rd Street through the existing Sereno Canyon resort community. This subject property will no longer provide access to the proposed lots from the N. 122nd Street alignment. The majority of the Sonoran Crest community supports this redirection of traffic. A resident, located immediately north of the proposed site (southeast corner of the Sonoran Crest community), has stated that the property should continue to provide access through the N. 122nd Street alignment.*

Site and landscape improvements within the subdivision include private streets, a tract for the largest desert wash, and drainage basins. The lots are generally arranged in two main clusters: centrally located and to the northeast of the large desert wash. The corridor along the major desert wash, the southern boulder formation, and the primary ridgeline, will be retained as a large open space corridor. These lots will be accessed by a private road system that includes two cul-de-sacs. All proposed drainage basins shall be accessed from the provided street tract.

A trail will be located along the southern portion of the site, along the large wash corridor, that will connect the pedestrian path entering the site from the south to the regional trail located within the wash corridor that runs through the southwestern part of the site (Attachment #13). The internal street system will provide a trail easement so that the residents may connect the trail system at the southwest portion of the street system (Tract "A").

Associated abandonment case 4-AB-2022, will seek to abandon the Roadway and Utility Easements (RWDY & Utility EMNT) located along the northern, western, southern, and portions of the eastern boundary of the site. An associated preliminary plat case will replat the proposed access tract (Tract "A") to incorporate the tract into the approved Sereno Canyon final plat.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

- *The applicant states All mechanical equipment, appurtenances, & utilities will be screened by the quality architectural theme of the community. Trash receptacles will be maintained by the homeowner and only seen on the street during pick up hours.*

- *Staff finds the ordinance and codes will be implemented with each custom home constructed on each individual lot. Staff will continue to review each lot as per all ordinances and codes.*

The proposed preliminary plat labels a proposed parcel as Tract "Z," which has been identified as the possible location for a future City of Scottsdale water reservoir site. The parcel is being considered for a necessary water infrastructure project. The subject request has not triggered the requirements for the reservoir site. The reservoir site is necessary regardless of the proposed project's outcome. The proposed project has provided an opportunity for a possible location for the reservoir site. Staff is in communication with the current owner regarding the possible sale of the property.

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in October of 1983 (Ord. #1611) and zoned to the Single-family Residential District (R1-130) zoning designation. There has been no zoning activity on the site since annexation and the initial rezoning of the site.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. Staff received comments from surrounding residents regarding access into the site, possible loss of views, drainage concerns, the associated abandonment, the financial responsibility (payback agreement) of the existing booster pump station located on the Estates at Miramonte Subdivision, and the associated tract that will be the future site of a City of Scottsdale reservoir site.

Some of the Sonoran Crest community, through legal representation, were involved with staff regarding possible community support for the redirection of traffic from the N. 122nd Street alignment, into the Sereno Canyon community. Members of the Sonoran Crest community have historically provided communications requesting the N. 122nd Street connection between E. Alameda Road and E. Mariposa Grande Drive to be closed. The community has expressed general support of the associated abandonment case, 8-AB-2022, which would redirect traffic created from this subject site through the Sereno Canyon community. The N. 122nd Street connection between E. Alameda Road and E. Mariposa Grande Drive is no longer required if the site utilizes the Sereno Canyon community as access.

More recently, staff received additional communications from a Sonoran Crest resident located adjacent to the northeastern portion of the site. The owner has stated that they are opposed to the proposed access connection through the Sereno Canyon community, and the proposed location of the future water reservoir site. The resident has stated they feel that the site should continue to access the property along the N. 22nd Street alignment. They do not feel that the traffic should be redirected through Sereno Canyon. The resident has provided comments presenting concerns with the design of the possible water reservoir (See Attachment #17).

An adjacent resident provided concerns regarding the loss of views due to the development of the subject. The staff and the applicant met with the resident on the site for building envelope and height analysis. The applicant flew 24-foot high stringed balloons to provide height analysis for future single-family structures. The resident was supportive of the building envelope locations and the height analysis.

Another resident located along the same western boundary to the subject site provided concerns with existing drainage conditions. The resident expressed interest that the proposed project could increase their drainage concerns. Staff from the planning and drainage departments met with the residents, staff identified that the project would not be altering the existing conditions have existed outside the proposal. The proposal will adhere to the drainage ordinance and design standards.

Within the last couple of days, staff has received additional support for the Preserve IV subdivision design form Sonoran Crest resident. The communications discuss support for the proposed circulation to the Preserve IV site through Sereno Canyon. Please see Attachment #17 for the recent emails received by staff from the Sonoran Crest residents.

Context

This project is located along the northern end of the McDowell Mountains. The Sereno Canyon Resort Community is located to the east. The Sonoran Crest community is located immediately to the north, and the Saguaro Canton at Troon community is located immediately to the west. Troon Highlands Estates located to the farther south.

The McDowell Sonoran Preserve is located farther east and south of this site. The Preserve contains Hillside Conservation, Environmentally Sensitive Lands (HC/ESL), Single-family Residential, Environmentally Sensitive Lands (R1-130/ESL), and Conservation Open Space, Environmentally Sensitive Lands (COS/ESL) zoning designations within its boundary.

A large desert wash enters the property at the base of the southwester portion of the site, and then flows west-northwest across the site. Along the northern portion of the site there is a large boulder formation creating a “ridge” along the northern border. There are large boulder outcroppings located throughout the site, and along the western boundary of the site.

Project Data

- Existing Use: Undeveloped Lands
- Proposed Use: 12-lot subdivision
- Parcel Size: 40.0 acres
- Building Height Allowed: 24 feet
- Building Height Proposed: 24 feet
- NAOS Required: 16.40 acres (Per ESL Ordinance)
- NAOS Provided: 20.0 acres (Required NAOS for this request)
- Additional NAOS Provided: 25.0 acres
- Density Allowed: 0.31 dwelling units per acre
- Density Proposed: 0.31 dwelling units per acre
- Lots Allowed: 12 lots
- Lot Proposed: 12 lots

**Stipulations for the
Development Review Board Application:
Preserve IV Preliminary Plat
Case Number: 4-PP-2022**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the civil construction documents and plat shall substantially conform to the following documents:
 - a. The Preliminary Plat submitted by Kimley-Horn, with a city staff date of September 15, 2022.
 - b. The Amended Development Standards submitted by Kimley-Horn, with a city staff date of September 15, 2022.
 - c. The Natural Area Open Space (NAOS) analysis exhibit and plan submitted by Kimley-Horn, with a city staff date of September 15, 2022.
 - d. The construction envelope exhibit submitted by Kimley-Horn, with a city staff date of September 15, 2022.
 - e. The cut and fill exhibit submitted by Kimley-Horn, with a city staff date of September 15, 2022.
 - f. The conceptual landscape plan submitted by Kimley-Horn, with a city staff date of September 15, 2022.
 - g. Case Drainage Report for Preserve IV; submitted by Kimley-Horn, accepted on August 5, 2022.
 - h. Case Grading and Drainage Plan for Preserve IV; submitted by Kimley-Horne, accepted on August 5, 2022.
 - i. Water System Basis of Design Report for Preserve IV; submitted by Kimley-Horn, accepted on August 8, 2022.
 - j. Wastewater System Basis of Design Report for Preserve IV; submitted by Kimley-Horn, accepted on August 8, 2022.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- A. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN:

Ordinance

- B. Approval and recordation of final plat shall require the approval and recordation of associated abandonment case 8-AB-2022 resolution.

DRB Stipulations

- 2. With the final plat, the owner shall dedicate a minimum twenty (20) acres of Natural Area Open Space (NAOS) area for the development project.

STREET DEDICATIONS:

Ordinance

- C. With the final subdivision plat, and prior to the issuance of a permit for the development project, the owner shall record concurrently a final plat incorporating the Preserve IV "Tract "A" into the Sereno Canyon internal street system.
- D. On the final subdivision plat, and prior to the issuance of a permit for the development project, the owner shall make the following private street tract dedications to the property owners association consisting of property owners within the subdivision of the development project:
 - i. INTERNAL PRIVATE STREETS. All internal private street tracts shall have a minimum forty-foot-wide (40-ft) dedication. Wider private street tracts shall be dedicated in accordance with the above referenced preliminary plat.
- E. On the final subdivision plat, and prior to the issuance of a permit for the development project, the owner shall make the right of way dedications as called for within staff approved preliminary plat.

DRB Stipulations

- 3. On the final subdivision plat, and prior to the issuance of a permit for the development project, the owner shall make the following private street tract dedications to the property owners association consisting of property owners within the subdivision of the development project:
 - a. INTERNAL PRIVATE STREETS. All internal private street tracts shall have a minimum forty-foot-wide (40-ft) dedication. Wider private street tracts shall be dedicated in accordance with the above referenced preliminary plat.

EASEMENT DEDICATIONS:

DRB Stipulations

- 4. Prior to the issuance of a permit for the development project, the owner shall dedicate the following easements to the City of Scottsdale on the final subdivision plat:
 - a. A sight distance easement to the City of Scottsdale on the final subdivision plat where a sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM cross on to the property.
 - b. A continuous Vista Corridor Easement to cover any watercourse with a peak flow rate of 750 cubic feet per second or greater, based on the 100 year – 2 hour rain event. The minimum width of the easement(s) shall be one hundred feet. Each easement shall include, at a minimum, any

existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourse.

- c. A minimum twenty-five-foot wide public non-vehicle access easement, to accommodate a multi-use trail within the , as shown on the case grading and drainage plan, and Pedestrian, Vehicular, Trails, Circulation Plan with the city staff date of September 15, 2022. Public Non-motorized Easement shall be located over the drainage and flood control easement at this location of the site.
- d. Private, to the Home Owner's Association, and public easements, to the City of Scottsdale on the final subdivision plat as called for within staff approved preliminary plat.

INFRASTRUCTURE AND IMPROVEMENT REQUIREMENTS

WALLS AND FENCSE:

Ordinance

- F. Walls within an intersection and driveway sight distance triangle and/or a traffic safety triangle shall conform with Section 5.3 of the DSPM.

NATURAL AREA OPEN SPACE (NAOS):

DRB Stipulations

- 5. NAOS that is dedicated over a Public Utility Easement shall be considered as revegetated NAOS.

LANDSCAPE DESIGN:

Ordinance

- G. Prior to the issuance of permit, the owner shall submit landscape construction documents that require the utilization of the City of Scottsdale's Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the right-of-way medians.

DRB Stipulations

- 6. Prior to the issuance of a permit, the owner shall submit landscape construction documents that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

EXTERIOR LIGHTING DESIGN:

Ordinance

- H. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting)
- I. All exterior luminaires mounted eight (8) feet or higher shall be directed downward and have an integral lighting shield.
- J. The initial vertical luminance at 6-foot above grade, along the north, south, east, west, property line shall not exceed 0.1 foot-candles. All exterior luminaires shall be included in this calculation.

DRB Stipulations

- 7. All exterior luminaires for parking lot and site lighting shall comply with the IES requirements for full cutoff and shall be aimed downward and away from property line except for sign lighting.
 - a. Incorporate the following into the project’s design:
 - i. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - ii. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 4. foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
 - iii. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.1 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The total lumen per luminaire shall not exceed 24,000 lumens.

STREETS AND RELATED INFRASTRUCTURE IMPROVEMENTS:

Ordinance

- K. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- L. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - INTERNAL STREETS.
 - a. Construct full-street improvements (curb, pavement, etc.) in accordance with the Local Residential -- Rural/ESL Character figure of the DSPM.
- M. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct public streets as called for within staff approved preliminary plat.

MULTI-USE TRAILS AND PATHS:

DRB Stipulations

- 8. Prior to any building permit issuance for the development project, the owner shall submit and obtain approval of civil construction documents to construct a minimum ten-foot-wide multi-use trail located within the regional wash located at the southwest portion of the site. The alignment of the multi-use trail shall be subject to approval by the city's Transportation General Manager or designee, and shall be designed in conformance with the Design Standards and Policies Manual. The owner shall provide signs and markers for all trails as specified in the Design Standards and Policies Manual. The location and design of the signs and markers shall be shown on the civil construction documents.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 9. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

10. Submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager, or designee.
11. Demonstrate consistency with the accepted drainage plan and report.
 - a. Owner shall submit final drainage report for review with associated final plat and improvement plans submittal to the One-Stop-Shop.
 - b. For any design that modifies the accepted drainage report, the owner shall submit a site-specific addendum to the final drainage report and plan, subject to review and acceptance by the Stormwater Manager, or designee.
 - c. An addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.

WATER AND WASTEWATER STIPULATIONS:

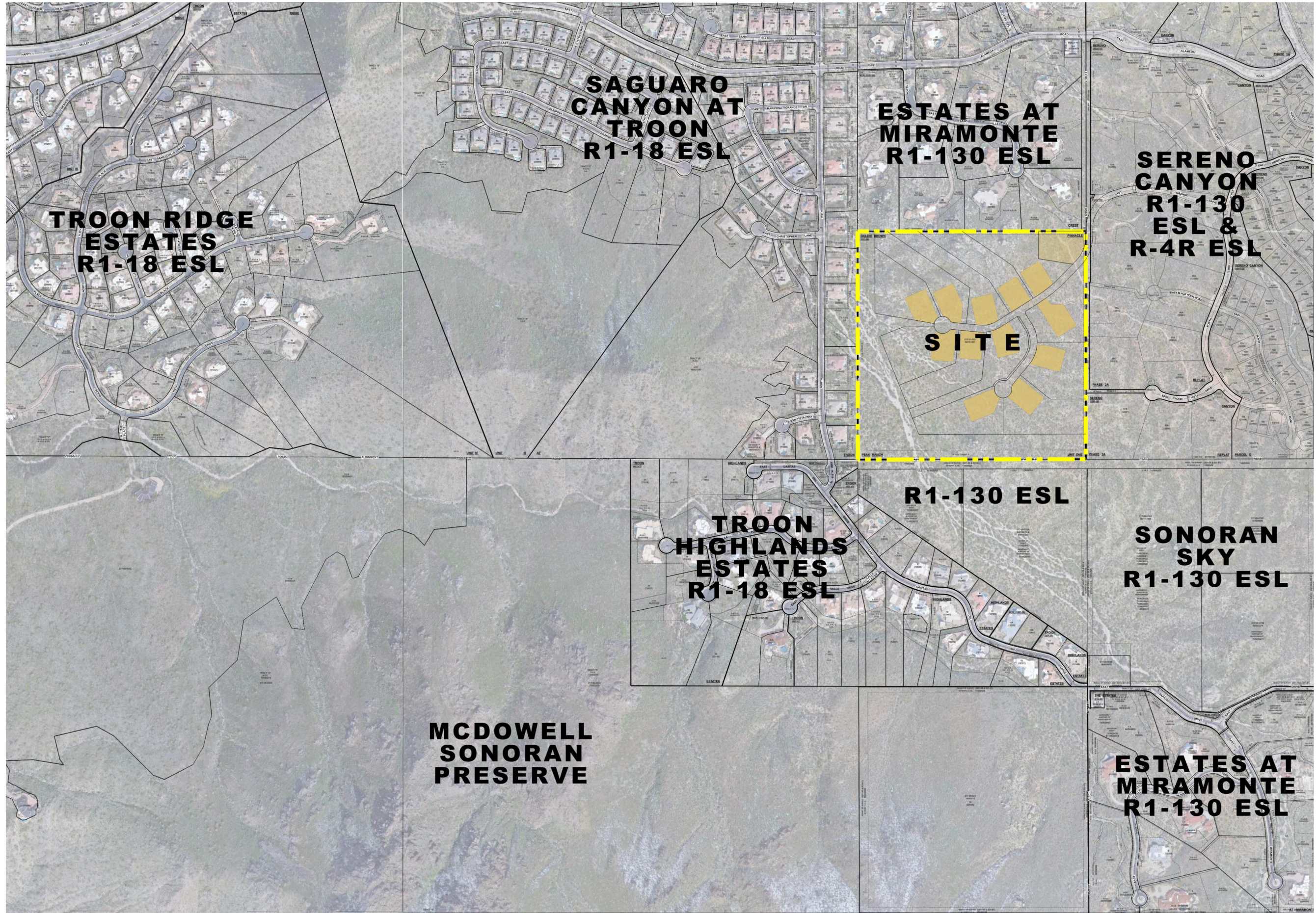
Ordinance

- N. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

12. The civil construction document submittal shall be consistent with the accepted water and wastewater reports. Any design that modifies the approved reports require the owner a site-specific addendum to the basis of design reports, subject to review and approval by City staff.

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ATTACHMENT #7

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
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 1001 W SOUTHERN AVE, SUITE 131
 MESA, ARIZONA 85210 (480) 207-2666

SCALE (H): 1"=800'
 SCALE (V): NONE
 DESIGNED BY: ZJH
 DRAWN BY: KLS
 CHECKED BY: ZJH
 DATE: JAN 2022

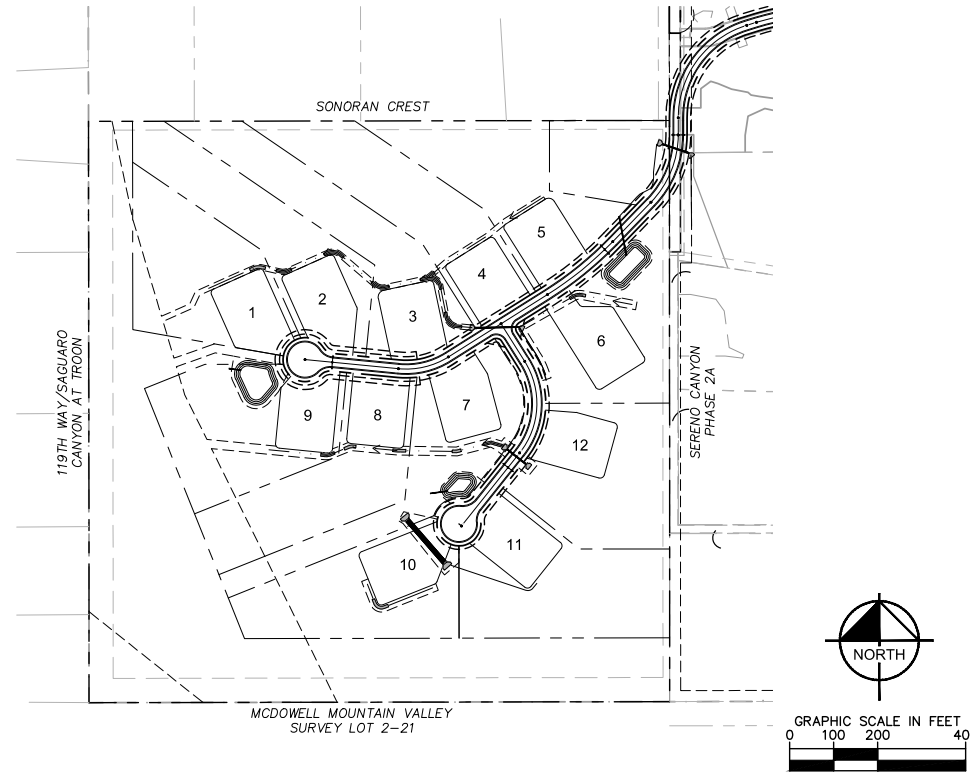
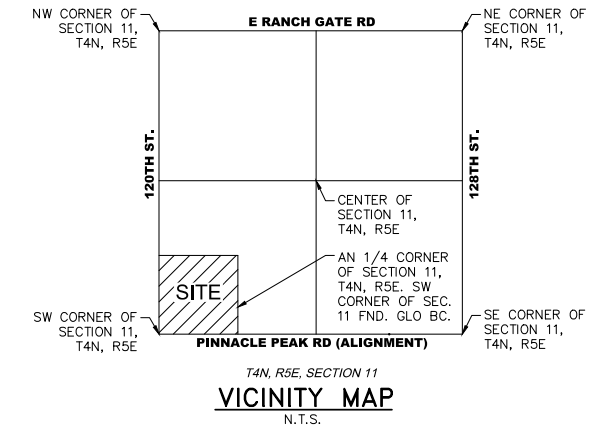
PRESERVE IV
 CONTEXT AERIAL
 SCOTTSDALE, ARIZONA

PROJECT NO.
291245005
 DRAWING NAME
CONTEXT AERIAL
 01 OF 01

ATTACHMENT #7

PRELIMINARY PLAT AND PRELIMINARY GRADING AND DRAINAGE FOR PRESERVE IV

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



FLOOD INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	INDEX DATE	FIRM ZONE	BASE FLOOD ELEVATION
045012	1330	L	10/16/2013	7/20/2021	"X"	N/A

ENGINEERS CERTIFICATION:

THE LOWEST FLOOR ELEVATIONS AND/OR FLOOD PROOFING ELEVATIONS ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATIONS.

ENGINEER

KIMLEY-HORN & ASSOCIATES
1001 W SOUTHERN AVE, SUITE 131
MESA, ARIZONA 85210
TELEPHONE: (480) 207-2666
CONTACT: ZACH HILL, P.E.

SURVEYOR

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

OWNER/DEVELOPER

TOLL BROTHERS
8767 E. VIA DE VENTURA SUITE #390
SCOTTSDALE, AZ. 85258
TELEPHONE: 480-332-8329
CONTACT: MEGAN NEAL

BENCHMARK

GLO BC, NORTHWEST CORNER SECTION 14, CITY OF SCOTTSDALE GPS POINT 200, NAVD 88, ELEV. 2741.69'

UTILITIES

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

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 11. SAID LINE BEARS N00°03'22"W.

SITE DATA

GROSS AREA 40.03 AC±
NET AREA 39.04 AC±
TOTAL NUMBER OF LOTS 12
TYPICAL LOT SIZE CUSTOM
MINIMUM LOT AREA 97,500 S.F.
DENSITY 0.30 DU/AC
MINIMUM LOT WIDTH 150'

ZONING

CURRENT: R1-130 ESL

SETBACK TABLE

FRONT 45 FT
REAR 45 FT
SIDE 23 FT

LEGAL DESCRIPTION

PARCEL 4, GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, ACCORDING TO THE PLAT RECORDED IN BOOK 191 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.

NAOS DEDICATION

A MAJORITY OF THE AREAS OUTSIDE OF BUILDING ENVELOPES AND TRACTS WILL BE DEDICATED ON THE FINAL PLAT AS NATURAL AREA OPEN SPACE (NAOS).

REQUIRED NAOS: 16.40± AC. (41.0%)
PROVIDED NAOS: 20.00± AC. (50.0%)

PER LOT NAOS PROVIDED ON FINAL PLAT AND FINAL NAOS EXHIBIT. PER LOT NAOS FOR REFERENCE ONLY. NAOS REQUIRED IS FOR WHOLE PROJECT NOT PER LOT BASIS.

FIRE DEPARTMENT NOTES

- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'6"
- KEY SWITCH/PRE-EMPTION SENSOR REQUIRED
- HYDRANT SPACING PER DS&PM 6-1.502.
- FIRE LANE SURFACE WILL SUPPORT 83,000 LBS. (GVW)

LEGEND

	PROPERTY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED WATER LINE
	PROPOSED STORM DRAIN
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED EDGE OF PAVEMENT
	EXISTING EDGE OF PAVEMENT
	PROPOSED CENTERLINE
	BUILDING SETBACK
	NAOS LIMITS
	EROSION HAZARD SETBACK
	PROPOSED SURVEY MONUMENT
	PROPOSED FIRE HYDRANT
	ABANDONED
	BACK OF CURB
	CITY OF SCOTTSDALE
	DRAINAGE FLOOD CONTROL EASEMENT
	EXISTING GRADE
	EROSION HAZARD SETBACK
	EASEMENT
	FLOW LINE
	FORCE MAIN
	HIGH WATER ELEVATION
	PROPOSED
	PRIVATE
	PUBLIC NON-MOTORIZED ACCESS EASEMENT
	PUBLIC UTILITY EASEMENT
	ROADWAY
	RIGHT-OF-WAY
	SANITARY SEWER
	SIGHT VISIBILITY TRIANGLE
	TYPICAL
	WATER SURFACE LEVEL
	WATER
	YEAR
	PAVEMENT SPOT ELEVATION AT FINISHED GRADE
	SLOPE AT FINISHED GRADE
	PROPOSED LOT NUMBERS
	100-YEAR INUNDATION LIMITS
	100-YEAR BASE FLOOD ELEVATION AND CROSS SECTION LOCATION
	FILL AREA GREATER THAN 6'
	CUT AREA GREATER THAN 6'
	NAOS EXTENTS
	APPROX. LIMITS OF 100 YEAR INUNDATION
	PAD CONSTRUCTION ENVELOPE

NOTES

- & INDICATE ANTICIPATED CUT AND FILL HEIGHTS AT THE LOCATION FROM PROPOSED PAD ELEVATION TO EXISTING GROUND.

LOT QUANTITIES

LOT NO.	AREA (SQ FT)
1	100804
2	98716
3	98031
4	97622
5	98011
6	100515
7	97604
8	97547
9	106833
10	98024
11	115004
12	101207

SHEET INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	PRELIMINARY PLAT
3	PRELIMINARY DRAINAGE PLAN
4	GRADING & DRAINAGE DETAIL
5	TYPICAL & GRADING SECTIONS

TRACT TABLE

TRACT TABLE			
NAME	OWNERSHIP/MAINT.	TRACT USES	AREA (ACRES)
TRACT A	ROADWAY/UTILITIES	HOA	1.66
TRACT B	OPEN SPACE/DRAINAGE	HOA	9.43
TRACT C	OPEN SPACE/LANDSCAPING	HOA	0.12
TRACT Z	WATER TANK STATION	CITY OF SCOTTSDALE	1.04

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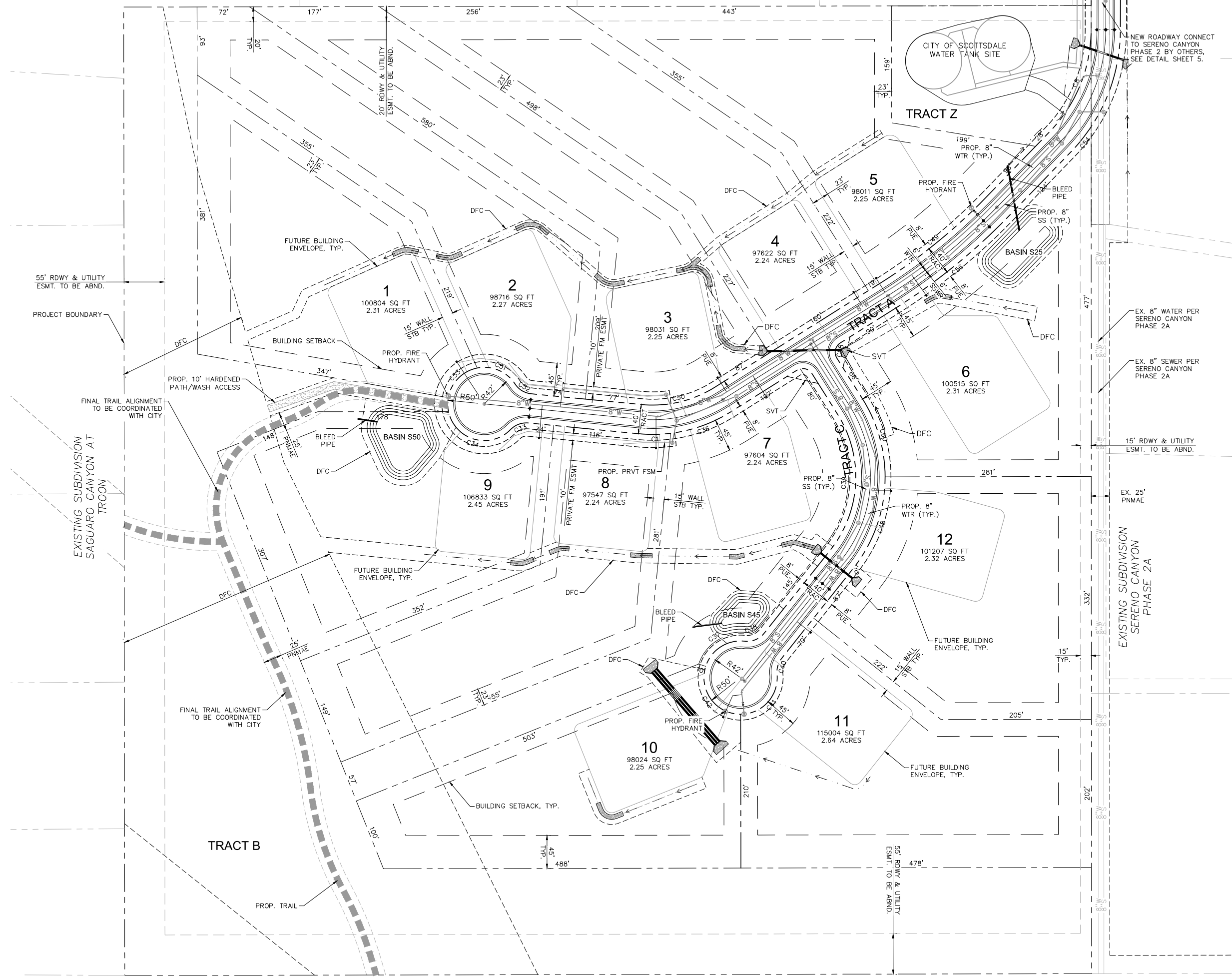
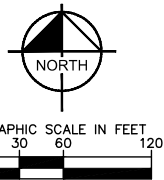
Kimley»Horn
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MESA, ARIZONA 85210 (480) 207-2666

PRESERVE IV
PRELIMINARY PLAT
COVER SHEET
SCOTTSDALE, ARIZONA



PROJECT NO.
291245005
DRAWING NAME
45005PP-CV.DWG

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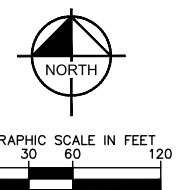
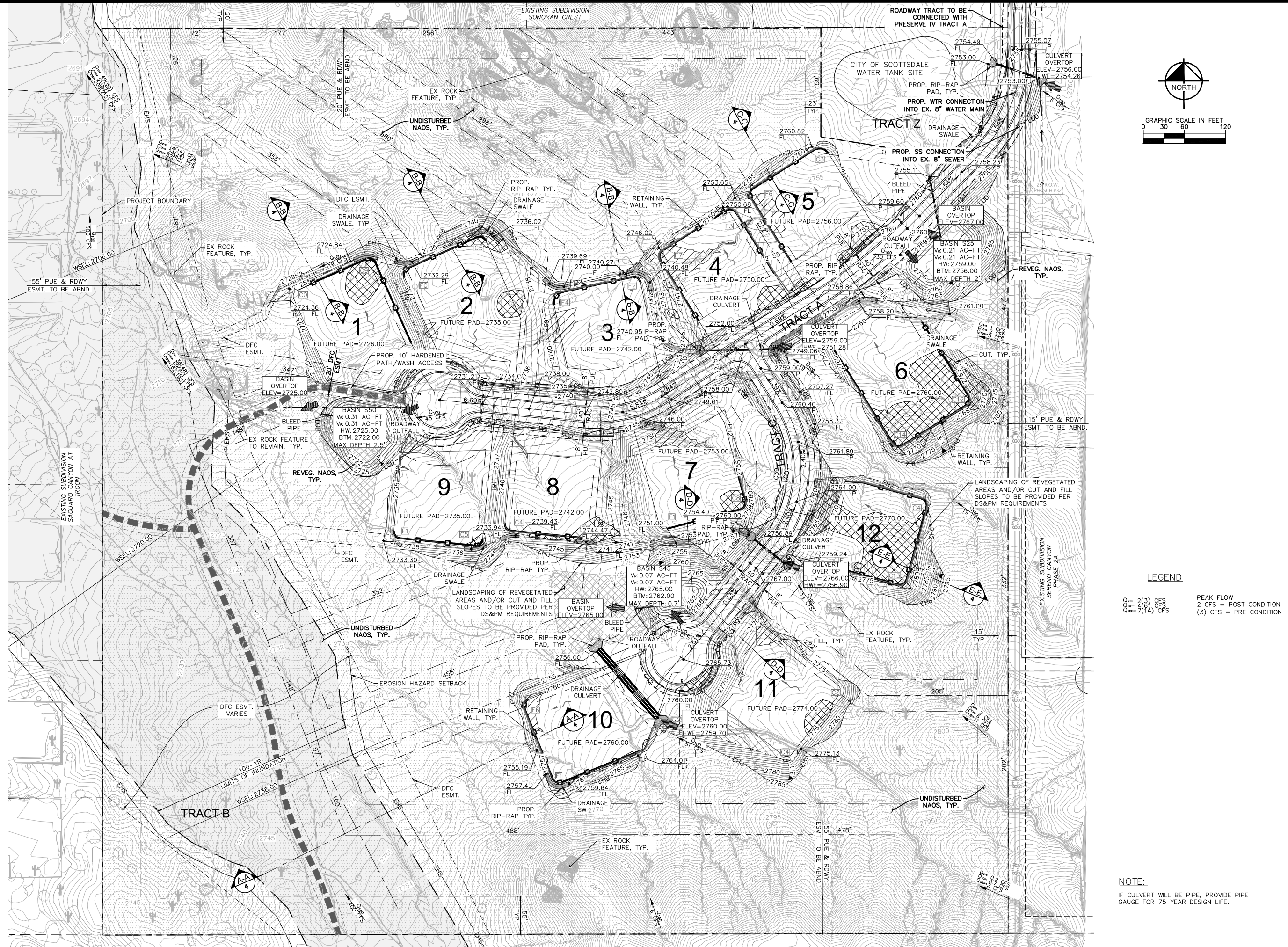
SCALE (H): 1"=60'
 SCALE (V): NONE
 DESIGNED BY: ZJH
 DRAWN BY: AJE
 CHECKED BY: ZJH
 DATE: JULY 2022

PRESERVE IV
PRELIMINARY PLAT
PRELIMINARY PLAT
 SCOTTSDALE, ARIZONA



PROJECT NO.
 291245005
 DRAWING NAME
 45005PP.DWG

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LEGEND

$Q_{100} = 2(3) \text{ CFS}$
 $Q_{10} = 4(8) \text{ CFS}$
 $Q_{1} = 7(14) \text{ CFS}$

PEAK FLOW
 2 CFS = POST CONDITION
 (3) CFS = PRE CONDITION

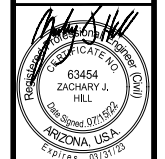
NOTE:
 IF CULVERT WILL BE PIPE, PROVIDE PIPE GAUGE FOR 75 YEAR DESIGN LIFE.

NO.	REVISION	BY	DATE	APPR.

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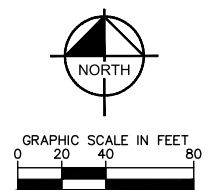
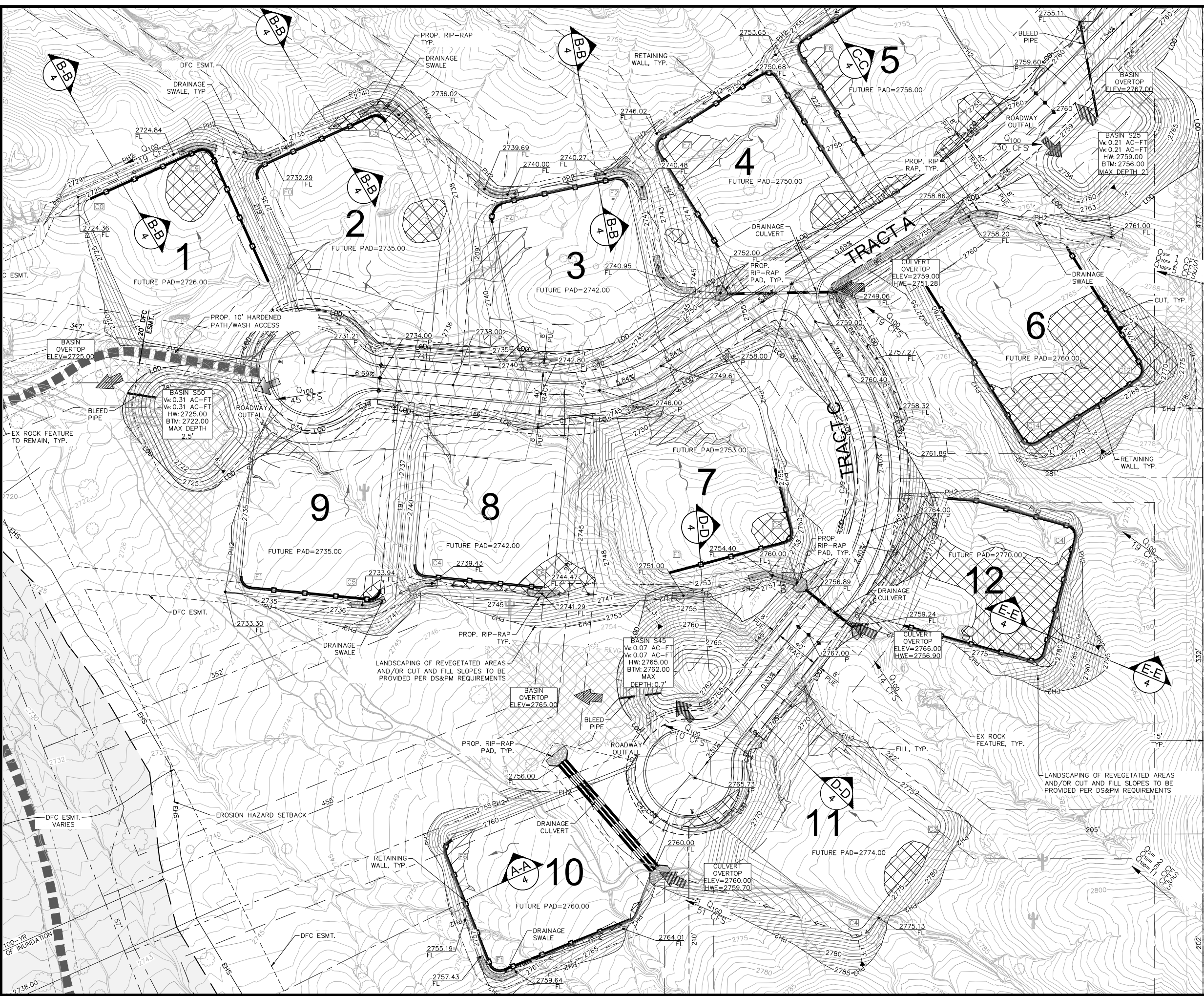
SCALE (H): 1"=60'
 SCALE (V): NONE
 DESIGNED BY: ZJH
 DRAWN BY: AJE
 CHECKED BY: ZJH
 DATE: JULY 2022

PRESERVE IV
 PRELIMINARY PLAN
 GRADING AND DRAINAGE
 SCOTTSDALE, ARIZONA



PROJECT NO.
 291245005
 DRAWING NAME
 45005GD.DWG
 03 OF 05

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LEGEND

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 $Q_{10} = 4(8)$ CFS
 $Q_{100} = 7(14)$ CFS

PEAK FLOW
 2 CFS = POST CONDITION
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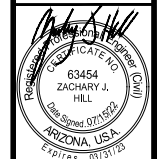
NOTE:
 IF CULVERT WILL BE PIPE, PROVIDE PIPE GAUGE FOR 75 YEAR DESIGN LIFE.

NO.	REVISION	BY	DATE	APPR.

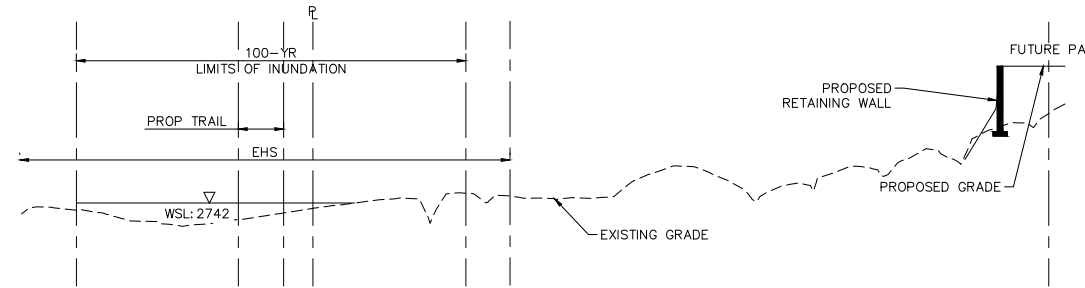
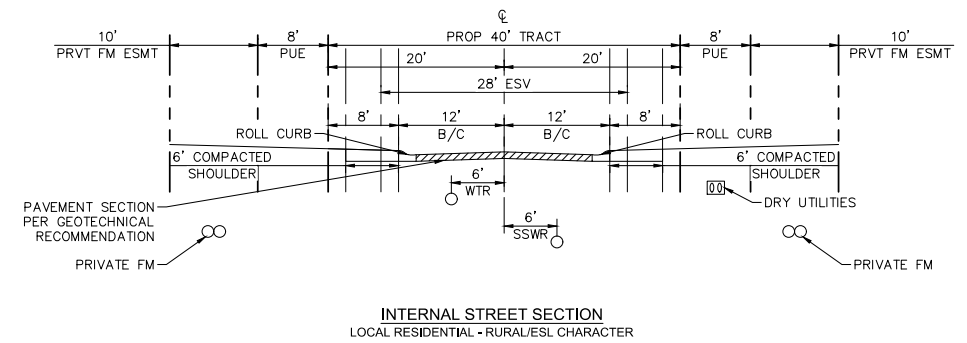
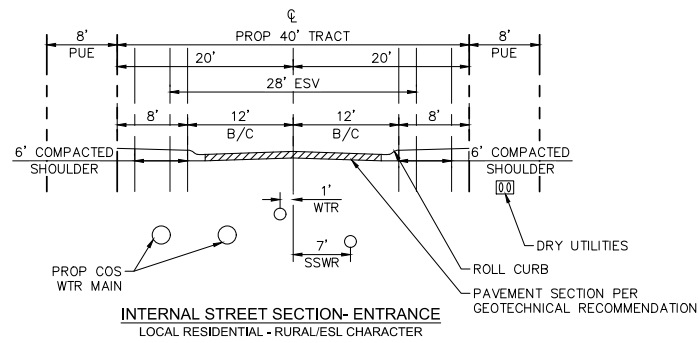
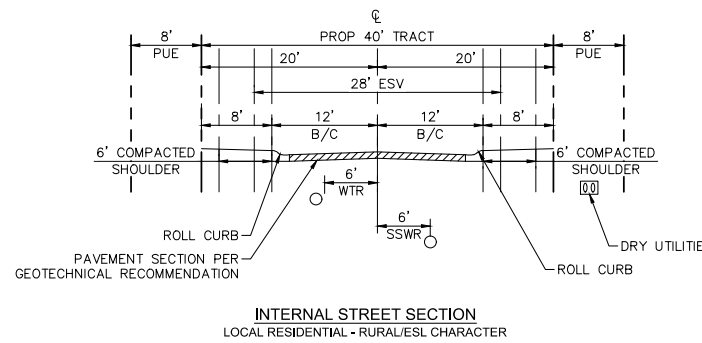
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SCALE (H): 1"=40'
 SCALE (V): NONE
 DESIGNED BY: ZJH
 DRAWN BY: AJE
 CHECKED BY: ZJH
 DATE: JULY 2022

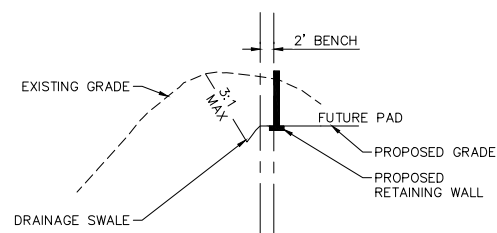
PRESERVE IV
 PRELIMINARY PLAN
 GRADING AND DRAINAGE DETAIL
 SCOTTSDALE, ARIZONA



PROJECT NO.
 291245005
 DRAWING NAME
 45005GD.DWG
 03 OF 05

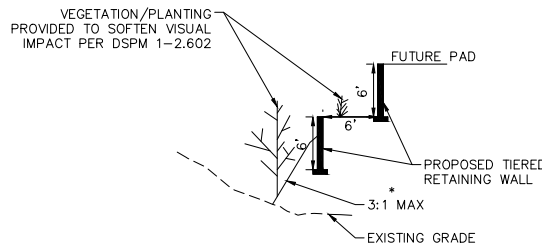


A-A SECTION SCALE: NTS



B-B SECTION SCALE: NTS

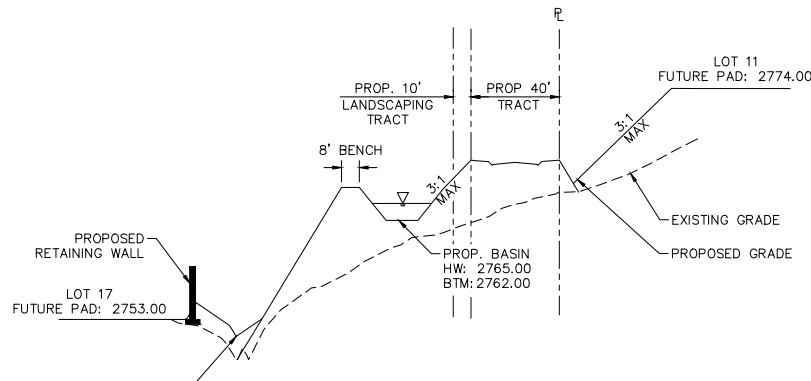
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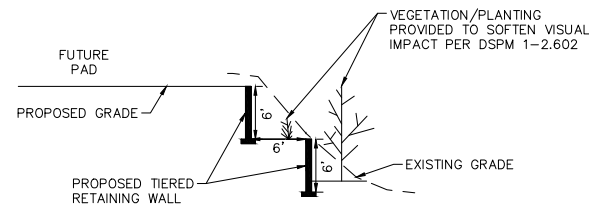
C-C SECTION SCALE: NTS

NOTE: * FILL UP TO 2:1 WITH GEOTECH EVALUATION TO REDUCE WALLS MAY BE USED

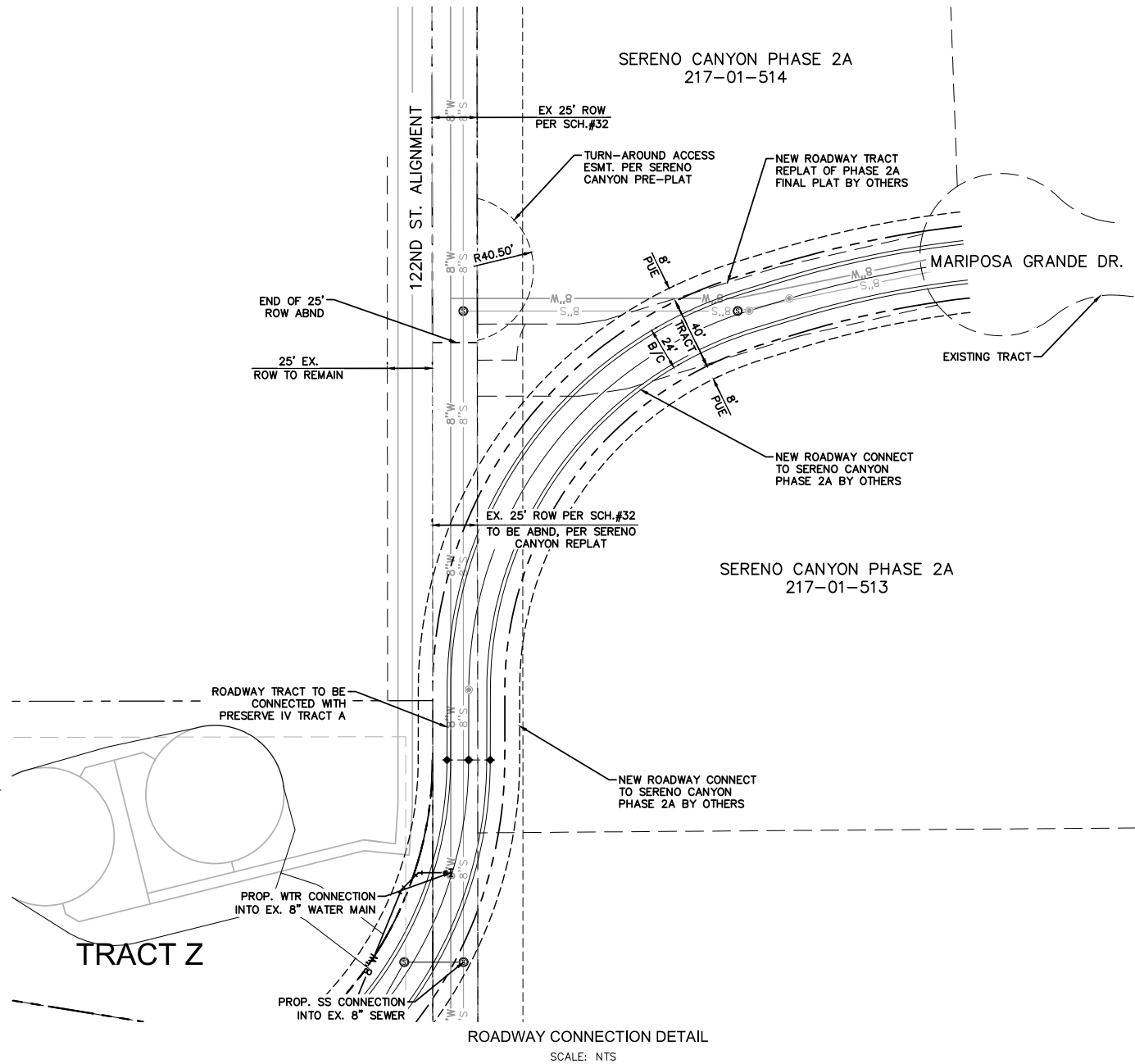
1. LOT TO USE SINGLE OR TIERED RETAINING WALLS AS NEEDED



D-D SECTION SCALE: NTS



E-E SECTION SCALE: NTS



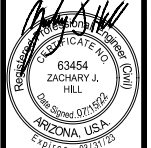
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Kimley»Horn

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 1001 W SOUTHERN AVE, SUITE 131
 MESA, ARIZONA 85210 (480) 207-2666

SCALE (H): 1"=60'
 SCALE (V): NONE
 DESIGNED BY: ZJH
 DRAWN BY: AJE
 CHECKED BY: ZJH
 DATE: JULY 2022

PRESERVE IV
 PRELIMINARY PLAT
 TYPICAL & GRADING SECTIONS
 SCOTTSDALE, ARIZONA

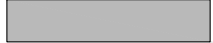

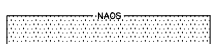





PROJECT NO.
 291245005
 DRAWING NAME
 45005GD.DWG
 05 OF 05

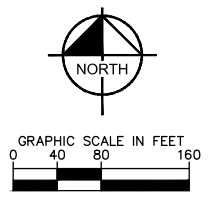
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LEGEND

-  DEVELOPMENT ENVELOPE
-  DESERT OPEN SPACE (TO MATCH REVEG CHARACTER)
-  UNDISTURBED NAOS
-  REVEGETATION NAOS
-  LIMITS OF NAOS
-  PROPERTY BOUNDARY

PRESERVE IV REQUIRED NAOS			
GROSS SITE AREA:	40.03	ACRES	
NET SITE AREA:	39.04	ACRES	
NET REQ. PER SLOPE ANALYSIS:	16.40	ACRES	(41.0% OF GROSS SITE AREA)
ADDITIONAL NAOS PROVIDED:	3.60	ACRES	(22.0% INCREASE)
(FOR AMENDED STANDARDS)			
TOTAL REQ. NAOS	20.00	ACRES	(50.0% OF GROSS SITE AREA)
MIN. REQ. UNDISTURBED AREA:	15.08	ACRES	
MAX. REVEGETATED AREA	4.92	ACRES	(30.0% OF REQ. per SLOPE ANALYSIS)
TOTAL NAOS PROVIDED:	25.00	ACRES	(62.5% OF GROSS SITE AREA)
NAOS PROVIDED - UNDISTURBED:	20.08	ACRES	
NAOS PROVIDED - REVEGETATED:	4.92	ACRES	
NAOS IN TRACTS:	9.32	ACRES	



<p>PRESERVE IV PRELIMINARY NAOS PLAN</p> <p>SCOTTSDALE, ARIZONA</p>	<p>Kimley»Horn</p> <p>© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1001 W SOUTHERN AVE, SUITE 131 MESA, ARIZONA 85210 (480) 207-2666</p>
SCALE (H): 1"=80' SCALE (V): NONE DESIGNED BY: ZJH DRAWN BY: KLS CHECKED BY: ZJH DATE: MAY 2022	NO. _____ REVISION _____ BY/DATE _____ APPR. _____
PROJECT NO. 291245005 DRAWING NAME PRELIM NAOS PLAN 01 OF 01	

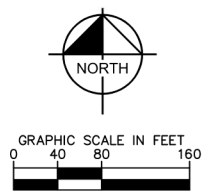
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LEGEND

- DEVELOPMENT ENVELOPE
- DESERT OPEN SPACE (TO MATCH REVEG CHARACTER)
- UNDISTURBED NAOS
- REVEGETATION NAOS
- LIMITS OF NAOS
- PROPERTY BOUNDARY

PRESERVE IV REQUIRED NAOS			
GROSS SITE AREA:	40.03	ACRES	
NET SITE AREA:	39.04	ACRES	
NET REQ. PER SLOPE ANALYSIS:	16.40	ACRES	(41.0% OF GROSS SITE AREA)
ADDITIONAL NAOS PROVIDED:	3.60	ACRES	(22.0% INCREASE)
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TOTAL NAOS PROVIDED:	25.00	ACRES	(62.5% OF GROSS SITE AREA)
NAOS PROVIDED - UNDISTURBED:	20.08	ACRES	
NAOS PROVIDED - REVEGETATED:	4.92	ACRES	
NAOS IN TRACTS:	9.32	ACRES	






<p>PRESERVE IV PRELIMINARY NAOS PLAN</p> <p>SCOTTSDALE, ARIZONA</p>	<p>Kimley»Horn</p> <p>© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1001 W SOUTHERN AVE, SUITE 131 MESA, ARIZONA 85210 (480) 207-2666</p>
SCALE (H): 1"=80' SCALE (V): NONE DESIGNED BY: ZJH DRAWN BY: KLS CHECKED BY: ZJH DATE: MAY 2022	NO. _____ REVISION _____ BY DATE APPR. _____
PROJECT NO. 291245005	DRAWING NAME PRELIM NAOS PLAN
01 OF 01	

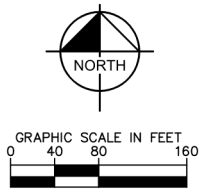
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119TH WAY



LEGEND

-  PRELIMINARY DEVELOPMENT ENVELOPE
-  ESLO - HILLSIDE LANDFORM
-  ESLO - UPPER DESERT LANDFORM
-  PROPERTY BOUNDARY



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<p>SCALE (H): 1"=80'</p> <p>SCALE (V): NONE</p> <p>DESIGNED BY: ZJH</p> <p>DRAWN BY: KLS</p> <p>CHECKED BY: ZJH</p> <p>DATE: JAN 2022</p>	
<p>PRESERVE IV ENVIRONMENTALLY SENSITIVE LAND SCOTTSDALE, ARIZONA</p>	
<p>PROJECT NO. 291245005</p> <p>DRAWING NAME CIRC. PLAN</p>	
<p>01 OF 01</p>	

CITY OF SCOTTSDALE LANDSCAPE NOTES

- Areas of salvaged desert surface soil without plant materials/groundcovers shall not exceed dimensions of more than 7 feet in any one direction, measured between plant canopies and/or coverage.
- A minimum of 50 percentage (unless otherwise stipulated by the Development Review Board, and/or the Zoning Ordinance requirements) of the provided trees shall be mature trees, pursuant to the City of Scottsdale's Zoning Ordinance Article X, Section 10.301, as defined in the City of Scottsdale's Zoning Ordinance Article III, Section 3.100.
- A single trunk tree's caliper size, that is to be equal to or less than 4-inches, shall be determined by utilizing the smallest diameter of the trunk 6-inches above finished grade adjacent to the trunk. A tree's caliper size, for single trunk trees that are to have a diameter greater than 4-inches, shall be determined by utilizing the smallest diameter of the trunk 12-inches above finished grade adjacent to the trunk. A multiple trunk tree's caliper size is measured at 6" above the location that the trunk splits originates, or 6" above finished grade if all trunks originate from the soil.
- Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy will be at least 4 feet away from any walkways or parking area curbing. Please refer to DSPM SEC. 2-1.1001.13.
- Area within the sight distance triangles is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 1.5 feet. Trees within the sight triangle shall have a single trunk and a canopy that begins at 8 feet in height upon installation. All heights are measured from nearest street line elevation.
- Retention/detention basins shall be constructed solely from the approved civil plans. Any alteration of the approved design (additional fill, boulders, etc.) shall require additional final plans staff review and approval.
- All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.
- Prior to the establishment of water service, non-residential projects with an estimated annual water demand of ten (10) acre-feet or more shall submit a conservation plan in conformance with Sections 49-245 through 49-248 of the City Code to the Water Conservation Office.
- Turf shall be limited to the maximum area specified in Sections 49-245 through 49-248 of the City Code and shall be shown on landscape plans submitted at the time of final plans.
- No lighting is approved with the submittal.
- The approval of these plans recognize the construction of a low voltage system and does not authorize any violation of the current City of Scottsdale adopted electrical code.
- The landscape specification section(s) of these plans have not reviewed and shall not be part of the City of Scottsdale's Approval.
- All signs require separate permits and approvals.
- New landscaping, including salvaged plant material, and landscaping indicated to remain, which is destroyed, damaged, or expires during construction shall be replaced with like size, kind, and quantity prior to the issuance of the Certificate of Occupancy / Letter of Acceptance to the satisfaction of the Inspection Services Staff.
- All revegetated NAOS shall be watered for 3 years. At the end of 3 years, the irrigation systems to the revegetated NAOS shall be permanently disconnected.
- No irrigation shall be provided to undisturbed Natural Area Open Space (NAOS) areas.
- Provide the Natural Area Open Space (NAOS) and Limits of Construction (LOC) Protection Program on the Plans:

NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM:

- No building, grading, or construction activity shall encroach into areas designated as NAOS, or outside the designated limits of construction envelope.
- All NAOS and area outside of the LOC shall be protected from damage prior to, and during construction by the follow methods:
 - A registered land surveyor shall stake all NAOS and LOC disturbance based on this exhibit.
 - ± Three (3) foot tall steel rebar, or City of Scottsdale Inspection Services approved similar, shall be set along the NAOS and LOC, and connected with gold roping by the contractor prior to any clearing or grading.
 - All cactus subject to the City of Scottsdale's native plant ordinance directly adjacent, within two feet, of the NAOS and LOC line shall be fenced with wire fencing to prevent damage.
 - The contractor shall maintain the staking, roping, and fencing intact during the duration of the construction activity.
 - The contractor shall remove staking, roping, and fencing after receipt of the Letter of Acceptance/Certificate of Occupancy from the City of Scottsdale for all construction work.

GENERAL NOTES:

- THE LANDSCAPE AND GENERAL CONTRACTORS SHALL REVIEW THIS PROJECT WITH THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES REGARDING THESE PLANS PRIOR TO PROCEEDING.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND TO CROSS-CHECK DETAILS AND DIMENSIONS SHOWN ON THE DRAWINGS WITH RELATED REQUIREMENTS ON THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL DRAWINGS. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO STARTING WORK. LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY CONSTRUCTION AND SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON THE SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS OR REGULATIONS PERTAINING TO THE PROJECT.
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LOCAL CODES.
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.
- ALL EXISTING VEGETATION, WEEDS, DEBRIS, ETC. SHALL BE REMOVED FROM THE PROJECT 'LIMITS OF CONSTRUCTION' AND PROPERLY DISPOSED OF OFFSITE AT THE CONTRACTOR'S EXPENSE.
- UNLESS OTHERWISE SPECIFIED ON THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING: DAMAGES TO UTILITIES CAUSED AS A RESULT OF CONSTRUCTION; DAMAGES TO EXISTING WALKS, WALLS, DRIVES, CURBS, ETC.; INSPECTION OF THE SITE IN ORDER TO BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO SUBMITTING THE BID; SITE SECURITY UNTIL PROJECT ACCEPTANCE
- IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THE DRAWINGS.
- WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT.
- CONTRACTOR SHALL REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS AND SHALL BE RESPONSIBLE FOR MAINTAINING THESE FLOWS FREE OF OBSTRUCTIONS.
- QUANTITIES ARE SHOWN FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS SHOWN ON PLANS.
- SLEEVES, VARIATIONS IN THE SLAB ELEVATIONS, DEPRESSED AREAS AND ALL OTHER ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.
- DETAILS NOTED AS TYPICAL SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE.
- NATIVE SEED MIX TO BE APPLIED TO NATIVE TREATMENT.
- ALL DISTURBED AREAS AS SHOWN TO BE TREATED WITH NATIVE, ENHANCED NATIVE, OR SPECIALTY TREATMENTS.
- ALL SALVAGED PLANT MATERIALS TO BE UTILIZED WITHIN DEFINED LANDSCAPE TREATMENTS.
- RIP-RAP SLOPES, PATH, WALKS, AND DRIVES PER CIVIL PLANS.

PRESERVE IV CONCEPTUAL LANDSCAPE PLAN

OWNER/ DEVELOPER

Toll Brothers
8767 E. Via de Ventura #390
Scottsdale, Arizona 85258
Tel: 480.314.6711
Contact: Oscar Dominguez

ARCHITECT & LANDSCAPE ARCHITECT

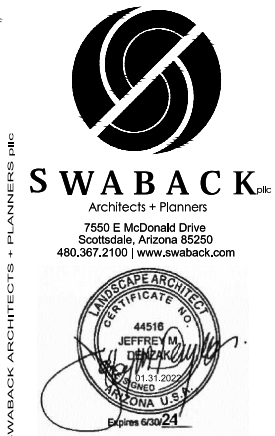
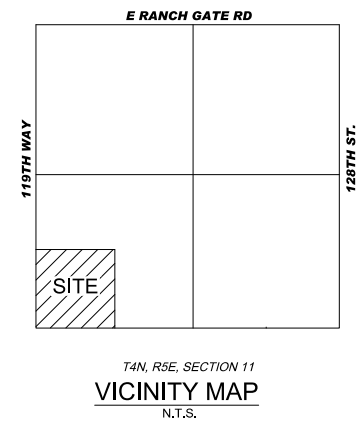
Swaback
7550 E. McDonald Drive
Scottsdale, AZ 85250
Tel: 480.367.2100
Contact: Jeffrey M. Denzak ASLA, APA

ENGINEER

Kimley-Horn & Associates
1001 W. Southern Ave., Suite 131
Mesa, Arizona 85210
Tel: 480.207.2665
Contact: Zach Hill, PE

SURVEYOR

Survey Innovation Group, Inc.
7301 E. Evans Road
Scottsdale, Arizona 85260
Tel: 480.922.0780
Contact: Jason Segneri



PROJECT PHASE	
<input checked="" type="radio"/>	PRELIMINARY PLAT 01.31.2022
<input type="radio"/>	CONSTRUCTION DOCUMENTS
<input type="radio"/>	ISSUE FOR BID SET
<input type="radio"/>	ISSUE FOR CONSTRUCTION

REVISIONS		
NO.	DESCRIPTION	DATE
▲	5,13,22	
▲		
▲		
▲		
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**PRELIMINARY-
NOT FOR
CONSTRUCTION**

PRESERVE IV
CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA
CONCEPTUAL LANDSCAPE PLAN
COVER SHEET

DRAWN	RP
CHECKED	JD
DATE	01/31/2022
SCALE	AS SHOWN
JOB NO.	2161
SHEET	CS-1
1 OF 9 SHEETS	



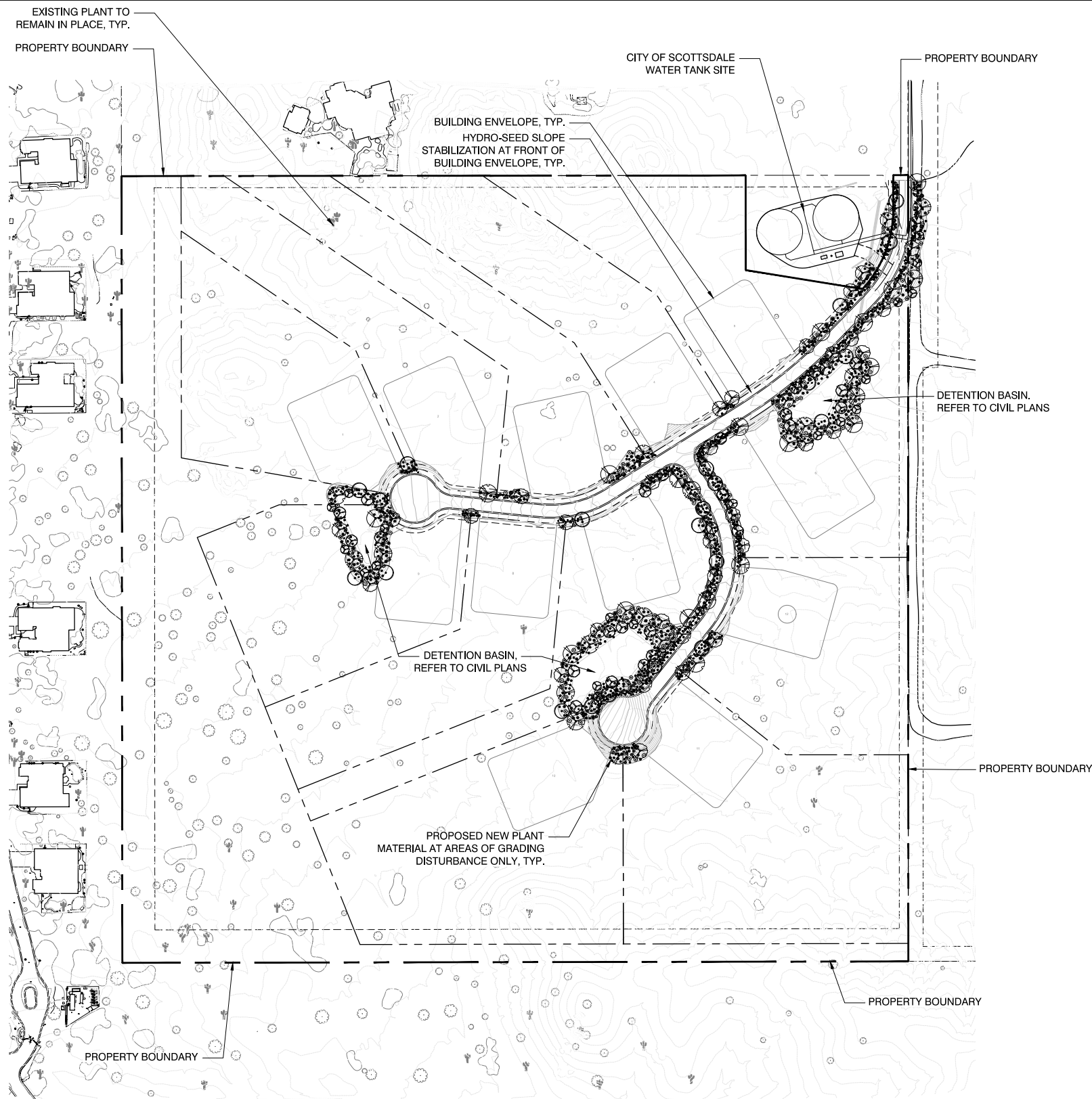
GENERAL LANDSCAPE NOTES

- Install 'Desert Pavement' D.G. rock mulch to a depth shown on plans in all planting bed areas unless otherwise noted on plans. Contractor to salvage, stockpile, haul and protect desert pavement material during construction for subsequent installation.
- If 'Desert Pavement' stockpile runs short, supplement with ¾" minus decomposed granite to match existing size and color and to be approved by landscape architect/owner using field mock-ups provided by the contractor.
- It shall be the responsibility of the contractor to verify quantities including trees, shrubs, groundcovers, desert pavement, mulch and other items shown on the plans. It shall be the contractor's responsibility to notify the landscape architect prior to construction of major discrepancies, in case of a discrepancy between the number of plants indicated on the plant list, the drawings shall be accepted as correct.
- No plant material shall be placed within seven (7') feet of a fire hydrant, light pole, electrical, or communication box.
- Landscape contractor to contact landscape architect or owner's representative before each application of pre-emergent for verification. All planting bed mulch areas shall receive pre-emergent herbicide as specified, the contractor shall provide the landscape architect with a letter certifying the chemical, date and rate of application for both weed killer and pre-emergent.
- All plant material and specifications to conform to Arizona Nurseryman Association standards and sizes.
- All right-of-way & city required plant material to be in compliance with the department of water resources low water use plant list.
- The landscape architect and/or owner's representative is to approve any or all substitutions before installation, substitutions shall not be allowed unless authorized in writing by the landscape architect.
- The landscape architect and/or owner's representative reserves the right to refuse any plant material deemed unacceptable. All plant material shall be inspected before installation, the contractor shall request inspection 24 hours in advance of planting. Upon such inspections if the rootball condition is unacceptable the contractor shall supply replacement plant at no cost.
- Coordinate salvage and relocation of existing native trees and cacti with salvage plans.
- The contractor shall maintain all existing utility cover, boxes, lids and manholes in an exposed condition.
- The landscape architect reserves the right to refuse any plant material deemed unacceptable.
- Locate plants away from sprinkler heads, light fixtures and other obstructions.
- Water test all tree planting holes prior to planting. If tree hole does not drain within a 24 hour period, refer to hardpan detail.
- See specifications and mag standard 430.5,6 for planting backfill mix.
- All top soil mixtures for plants shall be free of grass and noxious weeds. see section 795 of the m.a.g. specifications.
- Trees within sight visibility triangles shall have a clear trunk pruned to a height of 7 feet or greater upon installation. height shall be measured from edge of pavement.
- Shrubs and groundcovers planted within the sight visibility triangle shall have a mature height of not more than 18 inches. height shall be measured from the edge of pavement, and total height shall include the height of mounding.
- Maintain 3' clearance of cacti from all pedestrian routes unless otherwise directed by landscape architect.
- Finish grade in all areas shall be smooth, even and 1/2" below top of curbs, paving and adjacent walks.
- When boxed trees are installed, the bottom of the tree boxes shall not be removed upon planting. the soil line of the planted tree shall match the surrounding finish grade.
- Groundcover & desert pavement shall extend under shrubs unless otherwise noted on the plans.
- Lot driveway locations are unknown and will be determined by the builder. Proposed landscape material shown in landscape right-of-way at front of parcel lot, and in specific landscape tracts between/ around lots, to be installed as the adjacent lots are developed.
- Proposed tree locations are conceptual and may be field adjusted according to constructed improvements.

ATTACHMENT #10

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF SWABACK ARCHITECTS + PLANNERS, P.C.

ATTACHMENT #10



PLANT SCHEDULE

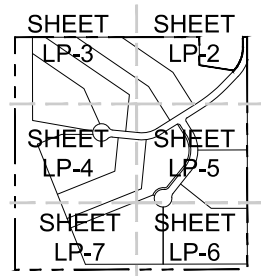
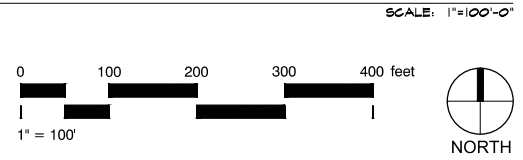
TREES	BOTANICAL / COMMON NAME	CONT.	QTY
	Acacia greggii / Catclaw Acacia	15 Gal.	22
	Cercidium floridum / Blue Palo Verde	48" Box or Salvaged	12
	Cercidium microphyllum / Foothill Palo Verde	Salvaged	23
	Chilopsis linearis / Desert Willow	24" Box	25
	Olneya tesota / Desert Ironwood	48" Box or Salvaged	34
	Parkinsonia florida / Palo Verde	48" Box or Salvaged	3
	Prosopis velutina / Velvet Mesquite	48" Box or Salvaged	21
SHRUBS	BOTANICAL / COMMON NAME	CONT.	QTY
	Ambrosia deltoidea / Triangleleaf Bursage	5 Gal.	171
	Encelia farinosa / Brittle Bush	5 Gal.	144
	Ericameria laricifolia / Turpentine Bush	5 Gal.	76
	Justicia californica / Chuparosa	5 Gal.	162
	Larrea tridentata / Creosote Bush	5 Gal.	83
	Simmondsia chinensis / Jojoba	5 Gal.	47
ACCENTS/SUCCULENTS	BOTANICAL / COMMON NAME	CONT.	QTY
	Agave murpheyi / Murphey's Century Plant	5 Gal.	35
	Agave parryi / Parry's Agave	5 Gal.	46
	Dasyliiron wheeleri / Desert Spoon	5 Gal.	14
	Fouquieria splendens / Ocotillo	Lg. Bare Root	46
	Yucca baccata / Banana Yucca	5 Gal.	82
ANNUALS/PERENNIALS/GRASSES	BOTANICAL / COMMON NAME	CONT.	QTY
	Aristida purpurea / Purple Threawn	5 Gal.	178
CACTUS	BOTANICAL / COMMON NAME	CONT.	QTY
	Carnegieia gigantea / Saguaro	10 HT. or Salvaged	18
	Cylindropuntia bigelovii / Teddybear Cholla	5 Gal.	87
	Echinocereus engelmannii / Engelmann's Hedgehog Cactus	5 Gal.	24
	Ferocactus wislizenii / Fish Hook Barrel Cactus	5 Gal.	40
	Opuntia engelmannii / Engelmann's prickly pear	5 Gal.	39

inert materials

	surface boulder 2'x4' or 1 ton minimum size
	rip-rap, refer to civil plans

OVERALL LANDSCAPE PLAN

- LEGEND**
- PROPERTY BOUNDARY
 - RIGHT OF WAY (R.O.W.)
 - SIGHT VISIBILITY EASEMENT, REFER CIVIL PLANS
 - EASEMENT, REFER CIVIL PLANS



KEY MAP scale: n.t.s. NORTH

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



PROJECT PHASE

<input checked="" type="checkbox"/>	PRELIMINARY PLAT 01.31.2022
<input type="checkbox"/>	CONSTRUCTION DOCUMENTS
<input type="checkbox"/>	ISSUE FOR BID SET
<input type="checkbox"/>	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
1	5.13.22	

PRELIMINARY - NOT FOR CONSTRUCTION

PRESERVE IV
 CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA
CONCEPTUAL LANDSCAPE PLAN
 OVERALL LANDSCAPE PLAN

DRAWN	RP
CHECKED	JD
DATE	01/31/2022
SCALE	AS SHOWN
JOB NO.	2161
SHEET	LP-1
2 OF 9 SHEETS	

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PROJECT PHASE	
●	PRELIMINARY PLAT 01.31.2022
○	CONSTRUCTION DOCUMENTS
○	ISSUE FOR BID SET
○	ISSUE FOR CONSTRUCTION

REVISIONS		
NO.	DESCRIPTION	DATE
▲	5.13.22	
▲		
▲		
▲		

PRELIMINARY - NOT FOR CONSTRUCTION

PRESERVE IV
 CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA
CONCEPTUAL LANDSCAPE PLAN
 LANDSCAPE PLAN

DRAWN	RP
CHECKED	JD
DATE	01/31/2022
SCALE	AS SHOWN
JOB NO.	2161
SHEET	LP-2
3 OF 9 SHEETS	

PLANT SCHEDULE

TREES



BOTANICAL / COMMON NAME

- Acacia greggii / Catclaw Acacia
- Cercidium floridum / Blue Palo Verde
- Cercidium microphyllum / Foothill Palo Verde
- Chilopsis linearis / Desert Willow
- Olneya tesota / Desert Ironwood
- Parkinsonia florida / Palo Verde
- Prosopis velutina / Velvet Mesquite

SHRUBS



BOTANICAL / COMMON NAME

- Ambrosia deltoidea / Triangleleaf Bursage
- Encelia farinosa / Brittle Bush
- Ericameria laricifolia / Turpentine Bush
- Justicia californica / Chuparosa
- Larrea tridentata / Creosote Bush
- Simmondsia chinensis / Jojoba

ACCENTS/SUCCULENTS



BOTANICAL / COMMON NAME

- Agave murpheyi / Murphey's Century Plant
- Agave parryi / Parry's Agave
- Dasyliion wheeleri / Desert Spoon
- Fouquieria splendens / Ocotillo
- Yucca baccata / Banana Yucca

ANNUALS/PERENNIALS/GRASSES



BOTANICAL / COMMON NAME

- Aristida purpurea / Purple Threeawn

CACTUS



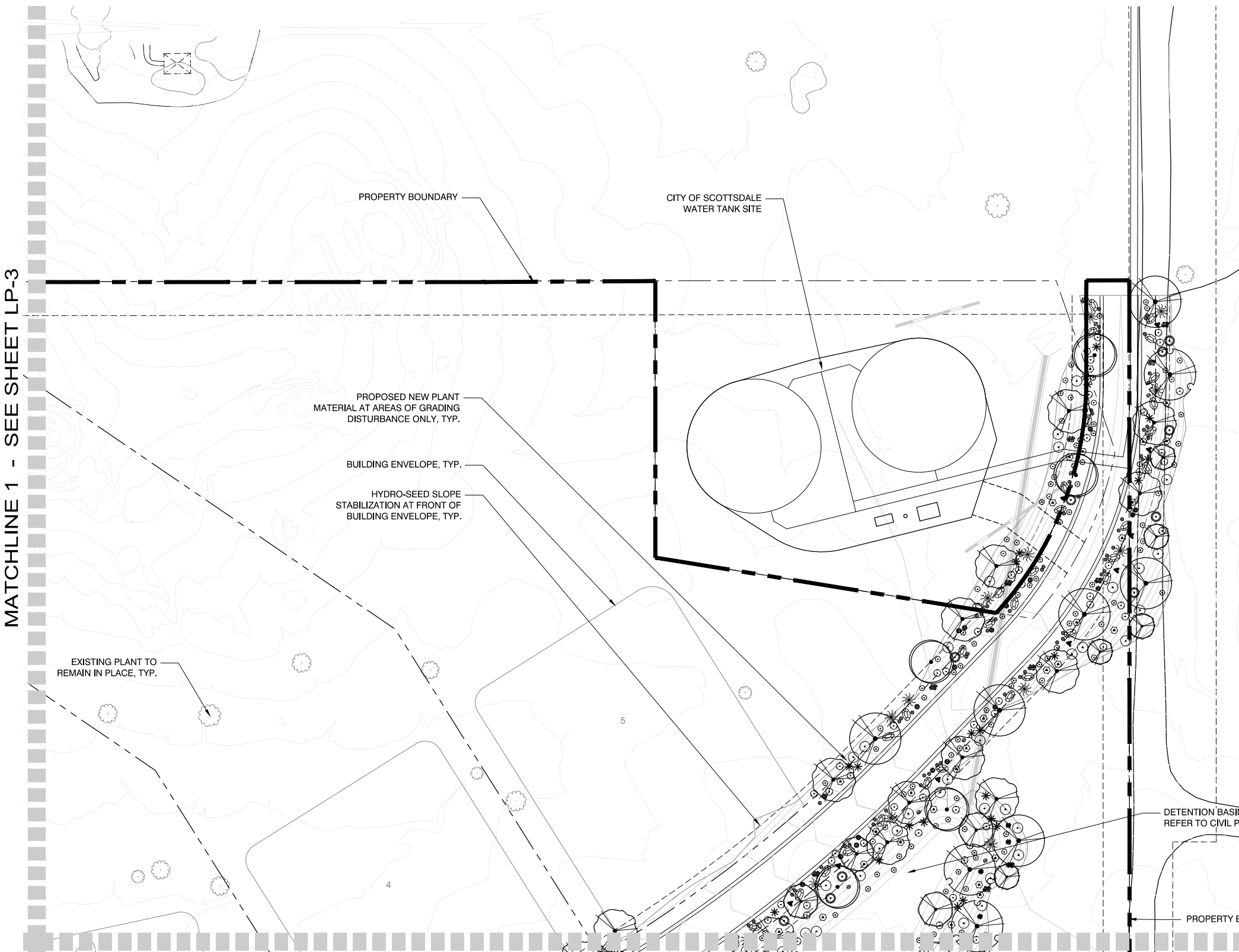
BOTANICAL / COMMON NAME

- Carnegiea gigantea / Saguaro
- Cylindropuntia bigelovii / Teddybear Cholla
- Echinocereus engelmannii / Engelmann's Hedgehog Cactus
- Ferocactus wislizenii / Fish Hook Barrel Cactus
- Opuntia engelmannii / Engelmann's prickly pear

inert materials

- surface boulder 2'x4' or 1 ton minimum size
- rip-rap, refer to civil plans

NOTE: REFER TO SHEET LP-1 FOR PLANT QUANTITIES AND PLANTING SIZES.



MATCHLINE 1 - SEE SHEET LP-3

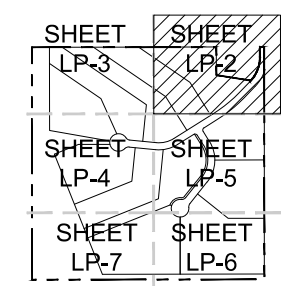
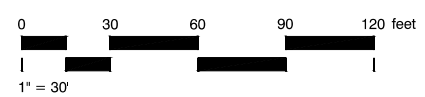
MATCHLINE 3 - SEE SHEET LP-5

LANDSCAPE PLAN

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY (R.O.W.)
- SIGHT VISIBILITY EASEMENT, REFER CIVIL PLANS
- EASEMENT, REFER CIVIL PLANS

SCALE: 1"=30'-0"



KEY MAP scale: n.t.s.



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PROJECT PHASE	
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REVISIONS		
NO.	DESCRIPTION	DATE
1	5.13.22	

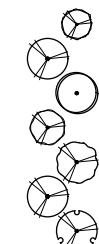
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PRESERVE IV
 CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA
CONCEPTUAL LANDSCAPE PLAN
 LANDSCAPE PLAN

DRAWN	RP
CHECKED	JD
DATE	01/31/2022
SCALE	AS SHOWN
JOB NO.	2161
SHEET	LP-3
4 OF 9 SHEETS	

PLANT SCHEDULE

TREES



BOTANICAL / COMMON NAME

- Acacia greggii / Catclaw Acacia
- Cercidium floridum / Blue Palo Verde
- Cercidium microphyllum / Foothill Palo Verde
- Chilopsis linearis / Desert Willow
- Olneya tesota / Desert Ironwood
- Parkinsonia florida / Palo Verde
- Prosopis velutina / Velvet Mesquite

SHRUBS



BOTANICAL / COMMON NAME

- Ambrosia deltoidea / Triangleleaf Bursage
- Encelia farinosa / Brittle Bush
- Ericameria laricifolia / Turpentine Bush
- Justicia californica / Chuparosa
- Larrea tridentata / Creosote Bush
- Simmondsia chinensis / Jojoba

ACCENTS/SUCCULENTS



BOTANICAL / COMMON NAME

- Agave murpheyi / Murphey's Century Plant
- Agave parryi / Parry's Agave
- Dasyliiron wheeleri / Desert Spoon
- Fouquieria splendens / Ocotillo
- Yucca baccata / Banana Yucca

ANNUALS/PERENNIALS/GRASSES



BOTANICAL / COMMON NAME

- Aristida purpurea / Purple Threeawn

CACTUS



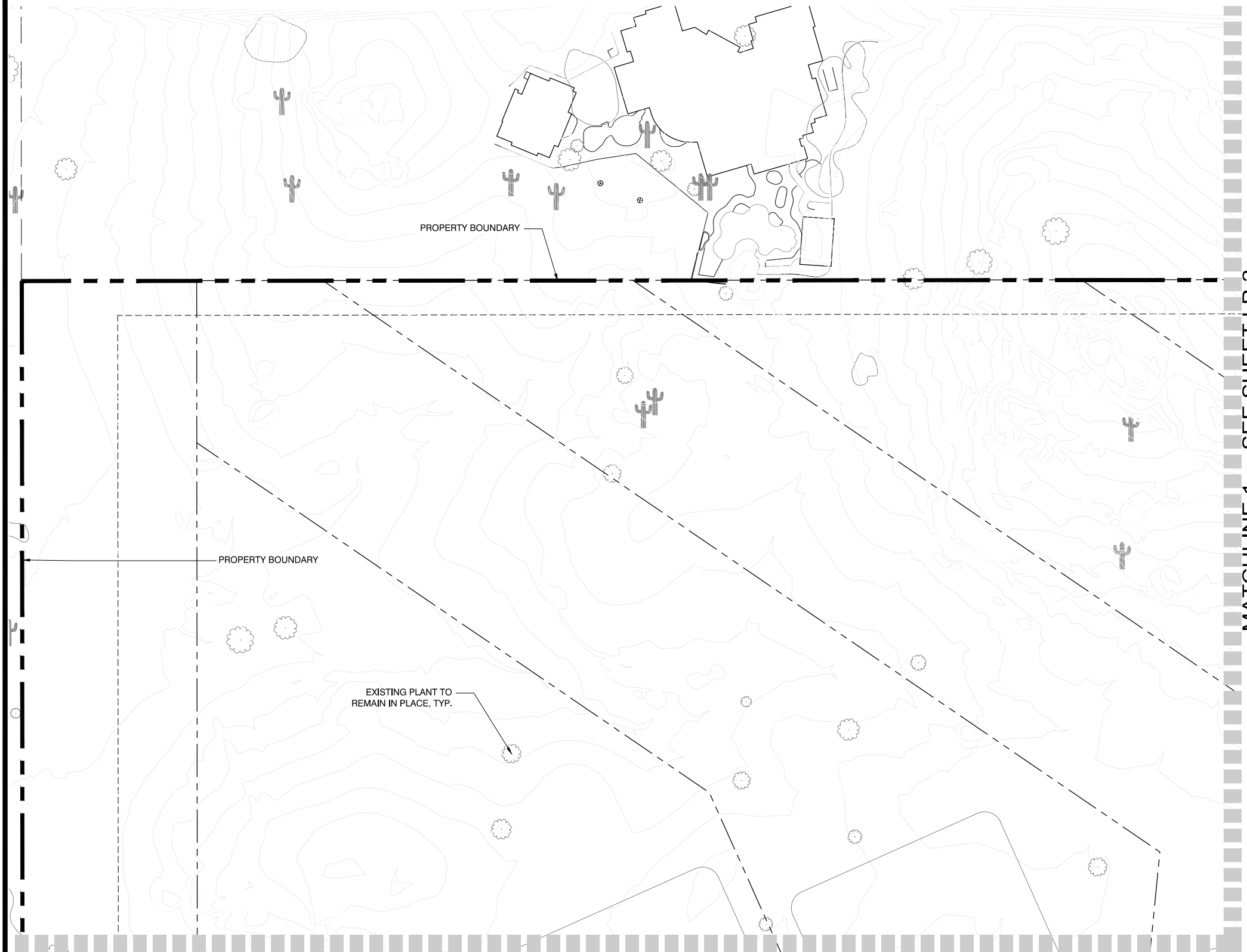
BOTANICAL / COMMON NAME

- Carnegiea gigantea / Saguaro
- Cylindropuntia bigelovii / Teddybear Cholla
- Echinocereus engelmannii / Engelmann's Hedgehog Cactus
- Ferocactus wislizenii / Fish Hook Barrel Cactus
- Opuntia engelmannii / Engelmann's prickly pear

inert materials

- surface boulder 2'x4' or 1 ton minimum size
- rip-rap, refer to civil plans

NOTE: REFER TO SHEET LP-1 FOR PLANT QUANTITIES AND PLANTING SIZES.
 NOTE: SHEETS LP-3 AND LP-7 SHOWN FOR REFERENCE, NO PROPOSED PLANT MATERIAL SHOWN.



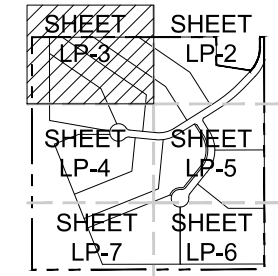
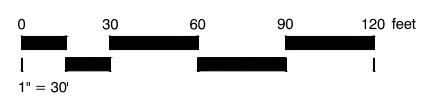
MATCHLINE 1 - SEE SHEET LP-2

MATCHLINE 2 - SEE SHEET LP-4

LANDSCAPE PLAN

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY (R.O.W.)
- SIGHT VISIBILITY EASEMENT, REFER CIVIL PLANS
- EASEMENT, REFER CIVIL PLANS



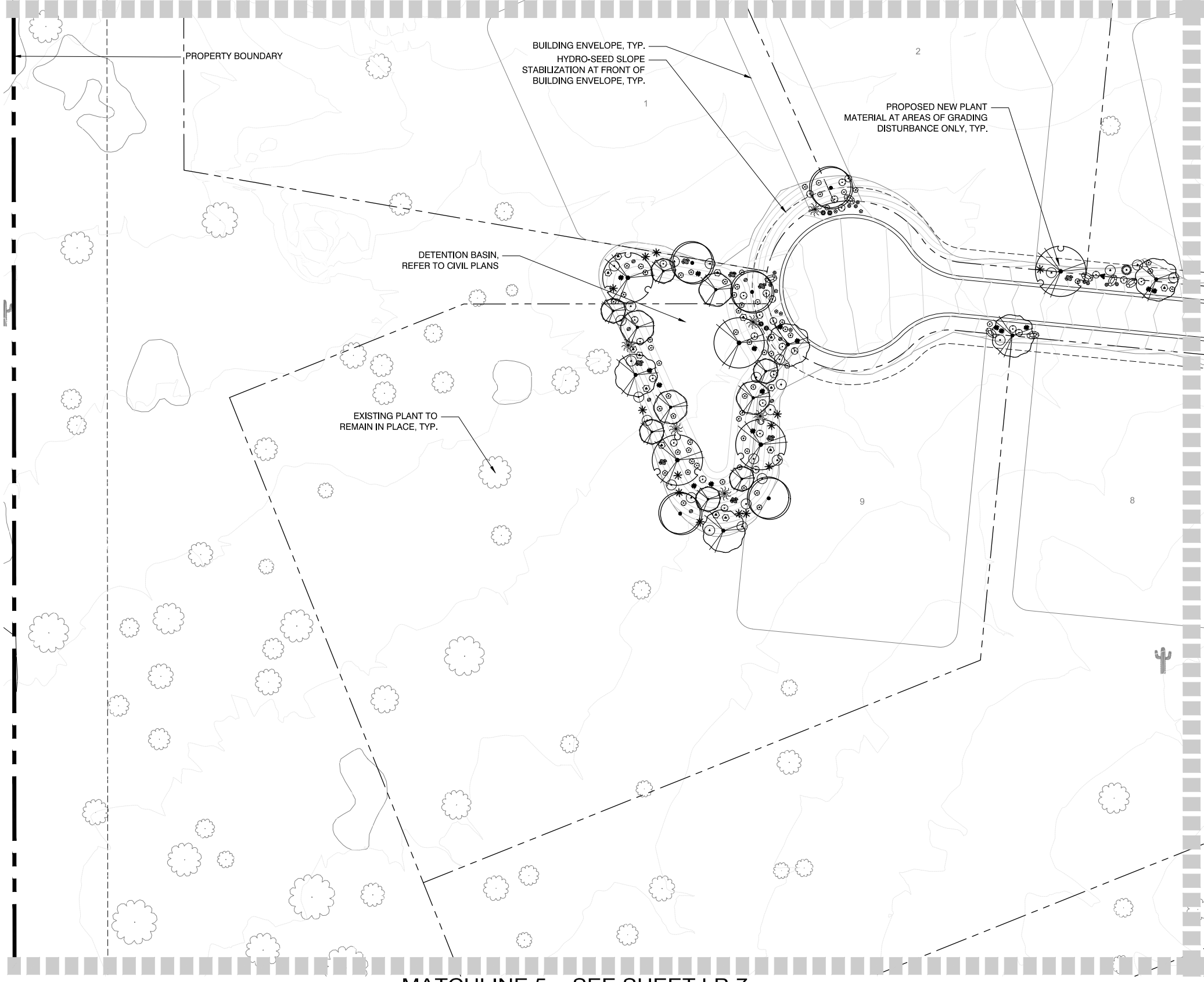
KEY MAP

scale: n.t.s.



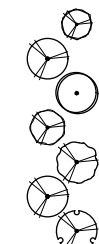
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MATCHLINE 2 - SEE SHEET LP-3



PLANT SCHEDULE

TREES



BOTANICAL / COMMON NAME

- Acacia greggii / Catclaw Acacia
- Cercidium floridum / Blue Palo Verde
- Cercidium microphyllum / Foothill Palo Verde
- Chilopsis linearis / Desert Willow
- Olneya tesota / Desert Ironwood
- Parkinsonia florida / Palo Verde
- Prosopis velutina / Velvet Mesquite

SHRUBS



BOTANICAL / COMMON NAME

- Ambrosia deltoidea / Triangleleaf Bursage
- Encelia farinosa / Brittle Bush
- Ericameria laricifolia / Turpentine Bush
- Justicia californica / Chuparosa
- Larrea tridentata / Creosote Bush
- Simmondsia chinensis / Jojoba

ACCENTS/SUCCULENTS



BOTANICAL / COMMON NAME

- Agave murpheyi / Murphey's Century Plant
- Agave parryi / Parry's Agave
- Dasyliiron wheeleri / Desert Spoon
- Fouquieria splendens / Ocotillo
- Yucca baccata / Banana Yucca

ANNUALS/PERENNIALS/GRASSES



BOTANICAL / COMMON NAME

- Aristida purpurea / Purple Threeawn

CACTUS



BOTANICAL / COMMON NAME

- Carnegiea gigantea / Saguaro
- Cylindropuntia bigelovii / Teddybear Cholla
- Echinocereus engelmannii / Engelmann's Hedgehog Cactus
- Ferocactus wislizenii / Fish Hook Barrel Cactus
- Opuntia engelmannii / Engelmann's prickly pear

inert materials

- surface boulder 2'x4' or 1 ton minimum size
- rip-rap, refer to civil plans

NOTE: REFER TO SHEET LP-1 FOR PLANT QUANTITIES AND PLANTING SIZES.

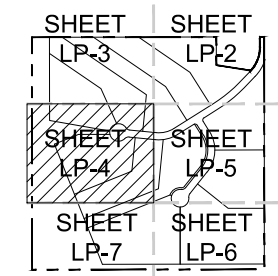
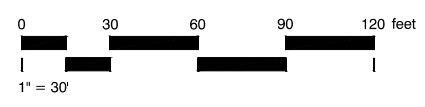
MATCHLINE 4 - SEE SHEET LP-5

MATCHLINE 5 - SEE SHEET LP-7

LANDSCAPE PLAN

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY (R.O.W.)
- SIGHT VISIBILITY EASEMENT, REFER CIVIL PLANS
- EASEMENT, REFER CIVIL PLANS



KEY MAP scale: n.t.s.

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1-800-STAKE-IT
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<input checked="" type="checkbox"/>	PRELIMINARY PLAT 01.31.2022
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<input type="checkbox"/>	ISSUE FOR BID SET
<input type="checkbox"/>	ISSUE FOR CONSTRUCTION

REVISIONS		
NO.	DESCRIPTION	DATE
1	5.13.22	

PRELIMINARY - NOT FOR CONSTRUCTION

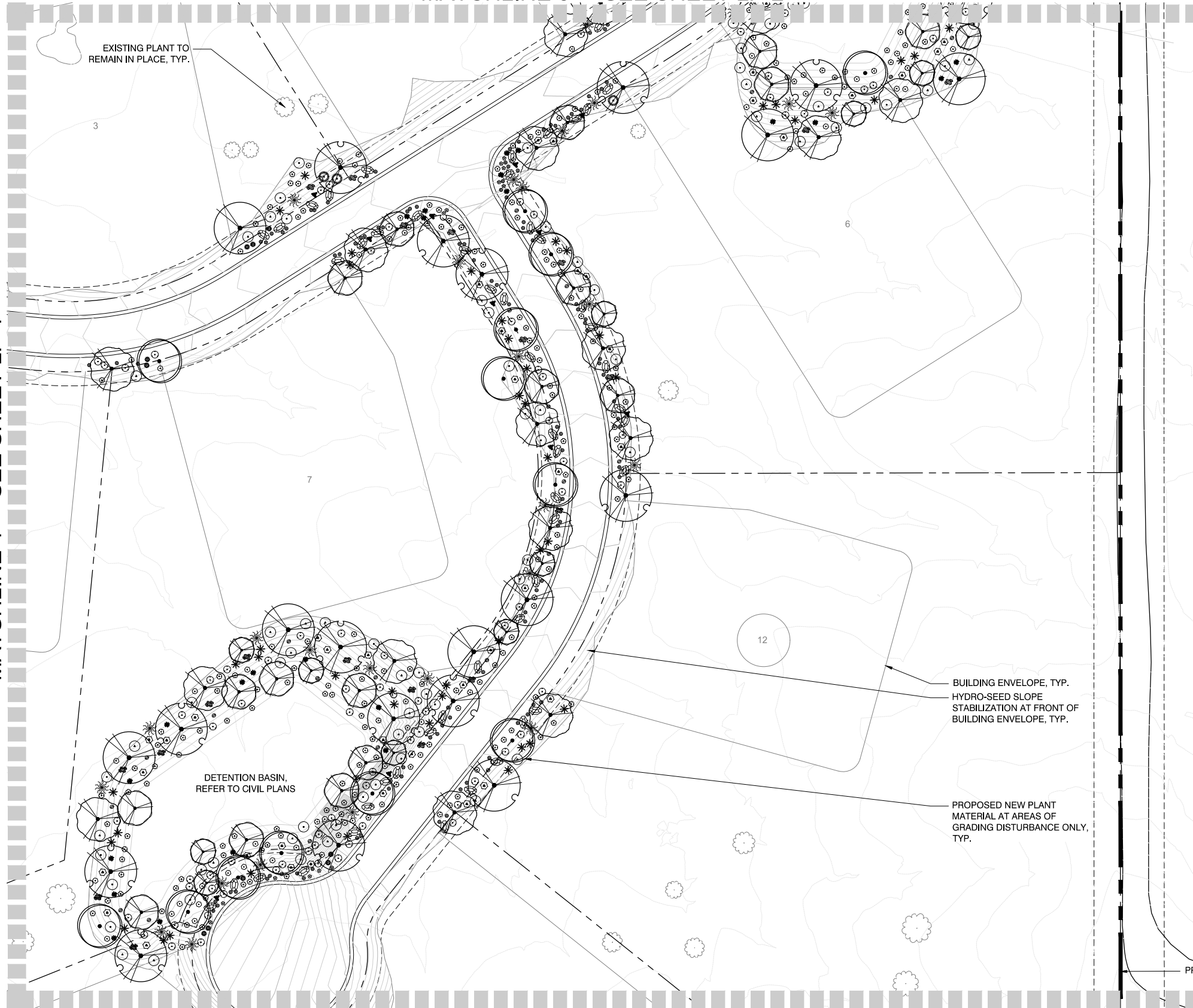
PRESERVE IV
CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA
CONCEPTUAL LANDSCAPE PLAN
LANDSCAPE PLAN

DRAWN	RP
CHECKED	JD
DATE	01/31/2022
SCALE	AS SHOWN
JOB NO.	2161
SHEET	LP-4
5 OF 9 SHEETS	

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MATCHLINE 3 - SEE SHEET LP-2

MATCHLINE 4 - SEE SHEET LP-4



PLANT SCHEDULE

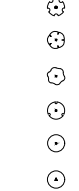
TREES



BOTANICAL / COMMON NAME

- Acacia greggii / Catclaw Acacia
- Cercidium floridum / Blue Palo Verde
- Cercidium microphyllum / Foothill Palo Verde
- Chilopsis linearis / Desert Willow
- Olneya tesota / Desert Ironwood
- Parkinsonia florida / Palo Verde
- Prosopis velutina / Velvet Mesquite

SHRUBS



BOTANICAL / COMMON NAME

- Ambrosia deltoidea / Triangleleaf Bursage
- Encelia farinosa / Brittle Bush
- Ericameria laricifolia / Turpentine Bush
- Justicia californica / Chuparosa
- Larrea tridentata / Creosote Bush
- Simmondsia chinensis / Jojoba

ACCENTS/SUCCULENTS



BOTANICAL / COMMON NAME

- Agave murpheyi / Murphey's Century Plant
- Agave parryi / Parry's Agave
- Dasyliiron wheeleri / Desert Spoon
- Fouquieria splendens / Ocotillo
- Yucca baccata / Banana Yucca

ANNUALS/PERENNIALS/GRASSES



BOTANICAL / COMMON NAME

- Aristida purpurea / Purple Threeawn

CACTUS



BOTANICAL / COMMON NAME

- Carnegiea gigantea / Saguaro
- Cylindropuntia bigelovii / Teddybear Cholla
- Echinocereus engelmannii / Engelmann's Hedgehog Cactus
- Ferocactus wislizenii / Fish Hook Barrel Cactus
- Opuntia engelmannii / Engelmann's prickly pear

inert materials

- surface boulder 2'x4' or 1 ton minimum size
- rip-rap, refer to civil plans

NOTE: REFER TO SHEET LP-1 FOR PLANT QUANTITIES AND PLANTING SIZES.

LANDSCAPE PLAN

LEGEND

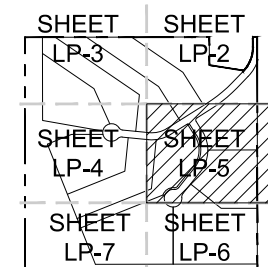
- PROPERTY BOUNDARY
- RIGHT OF WAY (R.O.W.)
- SIGHT VISIBILITY EASEMENT, REFER CIVIL PLANS
- EASEMENT, REFER CIVIL PLANS

MATCHLINE 6 - SEE SHEET LP-6

SCALE: 1"=30'-0"



NORTH



KEY MAP scale: n.t.s.



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PROJECT PHASE

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<input type="checkbox"/>	ISSUE FOR CONSTRUCTION	

REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		
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5		

PRELIMINARY - NOT FOR CONSTRUCTION

PRESERVE IV
CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA
CONCEPTUAL LANDSCAPE PLAN
LANDSCAPE PLAN

DRAWN	RP
CHECKED	JD
DATE	01/31/2022
SCALE	AS SHOWN
JOB NO.	2161
SHEET	LP-5
6 OF 9 SHEETS	

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<input type="checkbox"/>	ISSUE FOR CONSTRUCTION

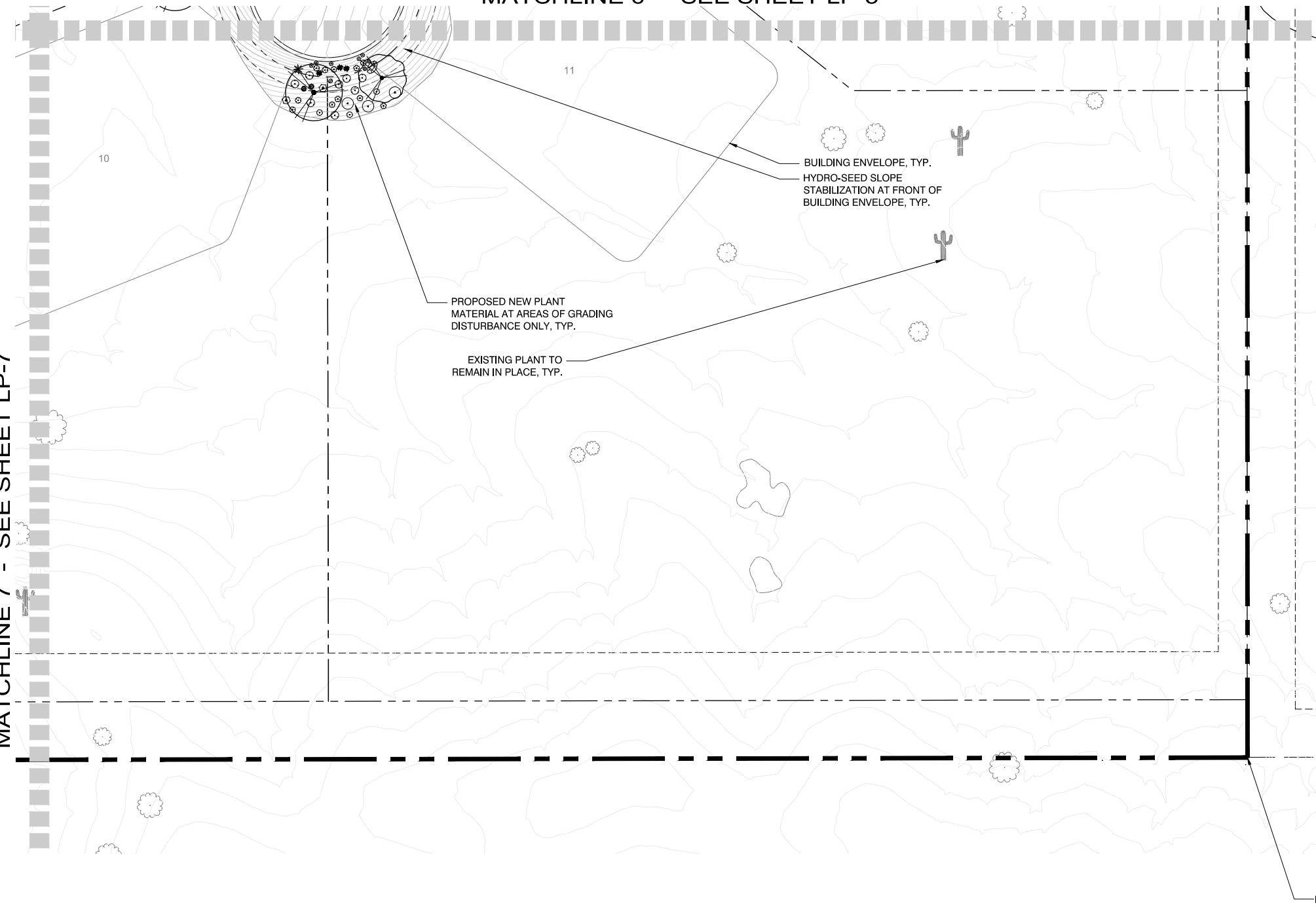
REVISIONS		
NO.	DESCRIPTION	DATE
1		
2		
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PRELIMINARY - NOT FOR CONSTRUCTION

PRESERVE IV
 CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA
CONCEPTUAL LANDSCAPE PLAN
 LANDSCAPE PLAN

DRAWN	RP
CHECKED	JD
DATE	01/31/2022
SCALE	AS SHOWN
JOB NO.	2161
SHEET	LP-6
7 OF 9 SHEETS	

MATCHLINE 6 - SEE SHEET LP-5



BUILDING ENVELOPE, TYP.
 HYDRO-SEED SLOPE STABILIZATION AT FRONT OF BUILDING ENVELOPE, TYP.

PROPOSED NEW PLANT MATERIAL AT AREAS OF GRADING DISTURBANCE ONLY, TYP.

EXISTING PLANT TO REMAIN IN PLACE, TYP.

PLANT SCHEDULE

TREES



BOTANICAL / COMMON NAME

- Acacia greggii / Catclaw Acacia
- Cercidium floridum / Blue Palo Verde
- Cercidium microphyllum / Foothill Palo Verde
- Chilopsis linearis / Desert Willow
- Olneya tesota / Desert Ironwood
- Parkinsonia florida / Palo Verde
- Prosopis velutina / Velvet Mesquite

SHRUBS



BOTANICAL / COMMON NAME

- Ambrosia deltoidea / Triangleleaf Bursage
- Encelia farinosa / Brittle Bush
- Ericameria laricifolia / Turpentine Bush
- Justicia californica / Chuparosa
- Larrea tridentata / Creosote Bush
- Simmondsia chinensis / Jojoba

ACCENTS/SUCCULENTS



BOTANICAL / COMMON NAME

- Agave murpheyi / Murphey's Century Plant
- Agave parryi / Parry's Agave
- Dasyliion wheeleri / Desert Spoon
- Fouquieria splendens / Ocotillo
- Yucca baccata / Banana Yucca

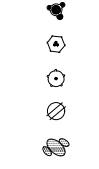
ANNUALS/PERENNIALS/GRASSES



BOTANICAL / COMMON NAME

- Aristida purpurea / Purple Threeawn

CACTUS



BOTANICAL / COMMON NAME

- Carnegiea gigantea / Saguaro
- Cylindropuntia bigelovii / Teddybear Cholla
- Echinocereus engelmannii / Engelmann's Hedgehog Cactus
- Ferocactus wislizenii / Fish Hook Barrel Cactus
- Opuntia engelmannii / Engelmann's prickly pear

inert materials

- surface boulder 2'x4' or 1 ton minimum size
- rip-rap, refer to civil plans

NOTE: REFER TO SHEET LP-1 FOR PLANT QUANTITIES AND PLANTING SIZES.

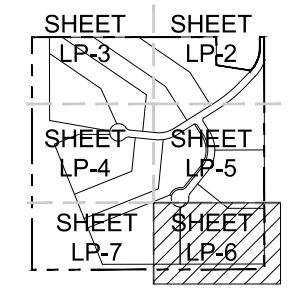
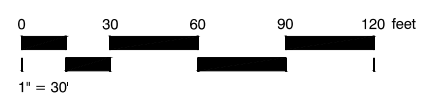
PROPERTY BOUNDARY

LANDSCAPE PLAN

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY (R.O.W.)
- SIGHT VISIBILITY EASEMENT, REFER CIVIL PLANS
- EASEMENT, REFER CIVIL PLANS

SCALE: 1"=30'-0"

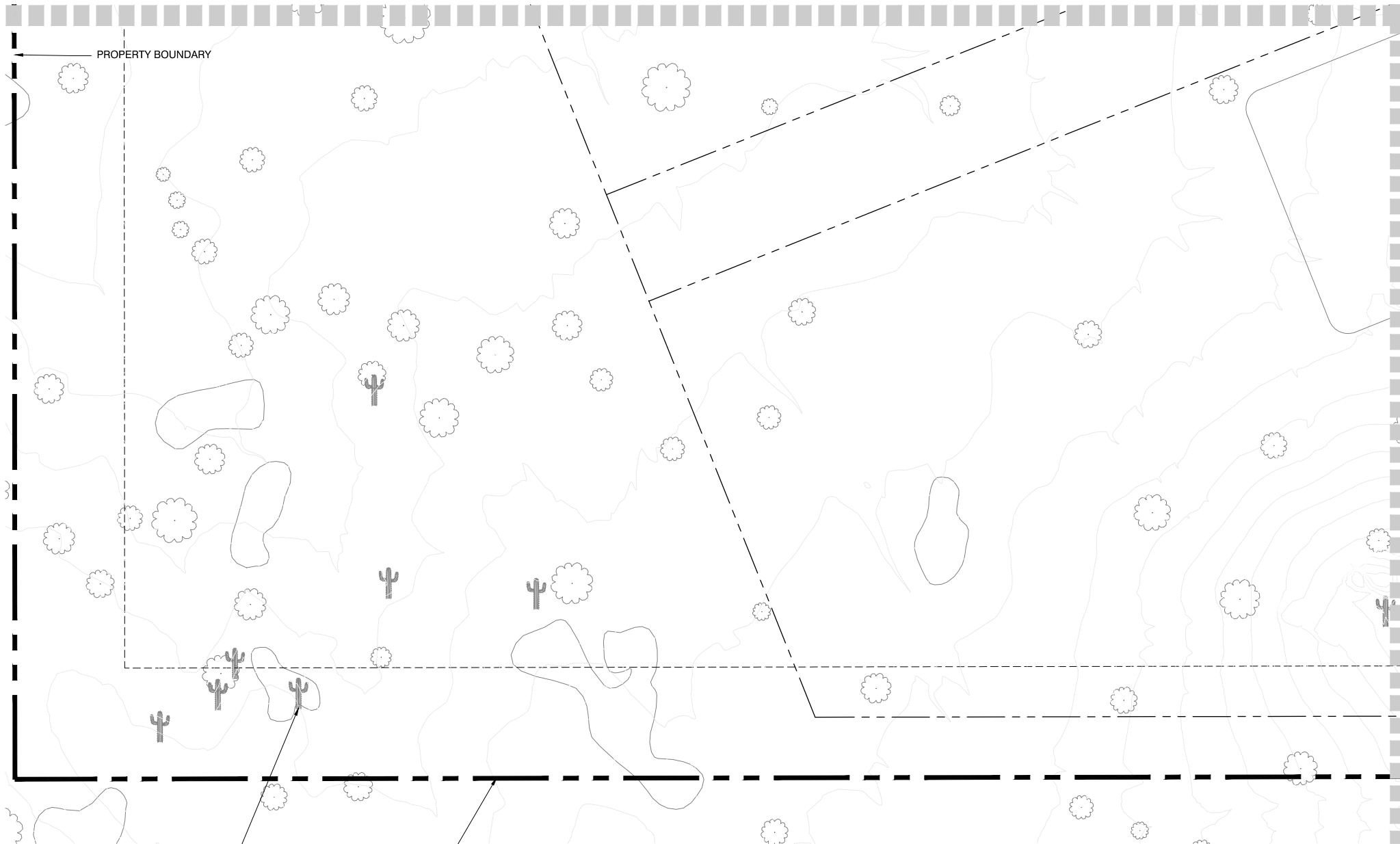


KEY MAP scale: n.t.s.



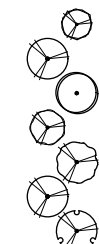
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MATCHLINE 5 - SEE SHEET LP-4



PLANT SCHEDULE

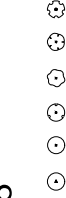
TREES



BOTANICAL / COMMON NAME

- Acacia greggii / Catclaw Acacia
- Cercidium floridum / Blue Palo Verde
- Cercidium microphyllum / Foothill Palo Verde
- Chilopsis linearis / Desert Willow
- Olneya tesota / Desert Ironwood
- Parkinsonia florida / Palo Verde
- Prosopis velutina / Velvet Mesquite

SHRUBS



BOTANICAL / COMMON NAME

- Ambrosia deltoidea / Triangleleaf Bursage
- Encelia farinosa / Brittle Bush
- Ericameria laricifolia / Turpentine Bush
- Justicia californica / Chuparosa
- Larrea tridentata / Creosote Bush
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ACCENTS/SUCCULENTS



BOTANICAL / COMMON NAME

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- Yucca baccata / Banana Yucca

ANNUALS/PERENNIALS/GRASSES



BOTANICAL / COMMON NAME

- Aristida purpurea / Purple Threeawn

CACTUS



BOTANICAL / COMMON NAME

- Carnegiea gigantea / Saguaro
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- Echinocereus engelmannii / Engelmann's Hedgehog Cactus
- Ferocactus wislizenii / Fish Hook Barrel Cactus
- Opuntia engelmannii / Engelmann's prickly pear

inert materials

- surface boulder 2'x4' or 1 ton minimum size
- rip-rap, refer to civil plans

NOTE: REFER TO SHEET LP-1 FOR PLANT QUANTITIES AND PLANTING SIZES.
NOTE: SHEETS LP-3 AND LP-7 SHOWN FOR REFERENCE, NO PROPOSED PLANT MATERIAL SHOWN.

MATCHLINE 7 - SEE SHEET LP-6

PROPERTY BOUNDARY

EXISTING PLANT TO REMAIN IN PLACE, TYP.

PROPERTY BOUNDARY

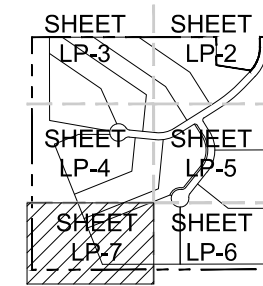
LANDSCAPE PLAN

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY (R.O.W.)
- SIGHT VISIBILITY EASEMENT, REFER CIVIL PLANS
- EASEMENT, REFER CIVIL PLANS



SCALE: 1"=30'-0"



KEY MAP scale: n.t.s.




PROJECT PHASE	
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<input type="checkbox"/>	ISSUE FOR CONSTRUCTION

REVISIONS		
NO.	DESCRIPTION	DATE
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2		
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PRELIMINARY - NOT FOR CONSTRUCTION

PRESERVE IV
 CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA
CONCEPTUAL LANDSCAPE PLAN
 LANDSCAPE PLAN

DRAWN	RP
CHECKED	JD
DATE	01/31/2022
SCALE	AS SHOWN
JOB NO.	2161
SHEET	LP-7
8 OF 9 SHEETS	

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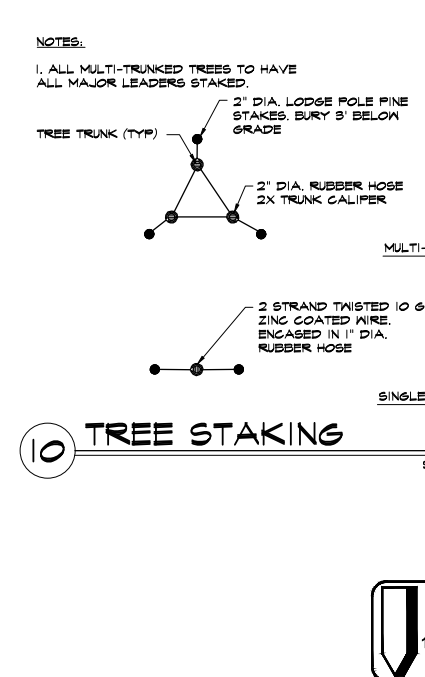
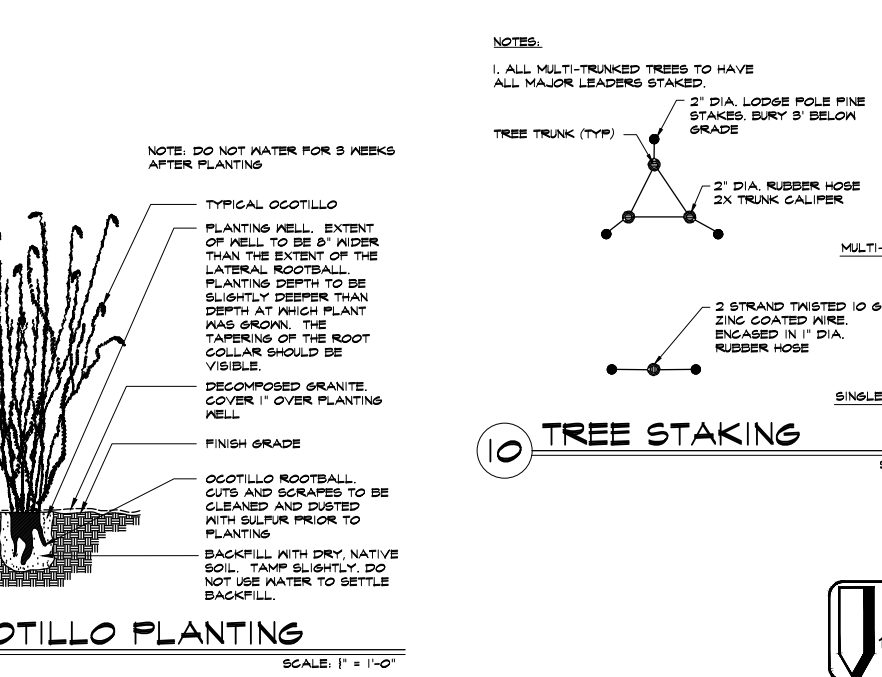
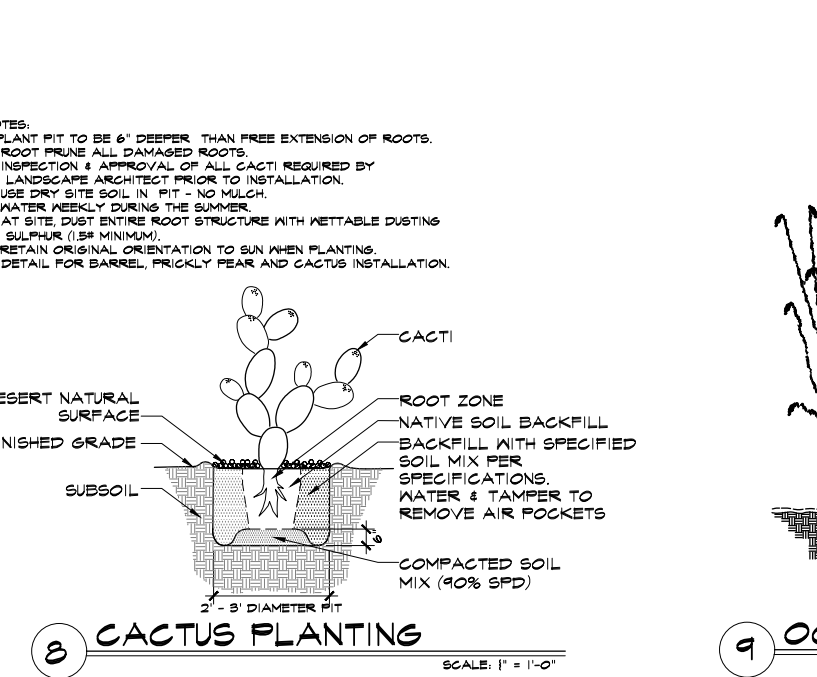
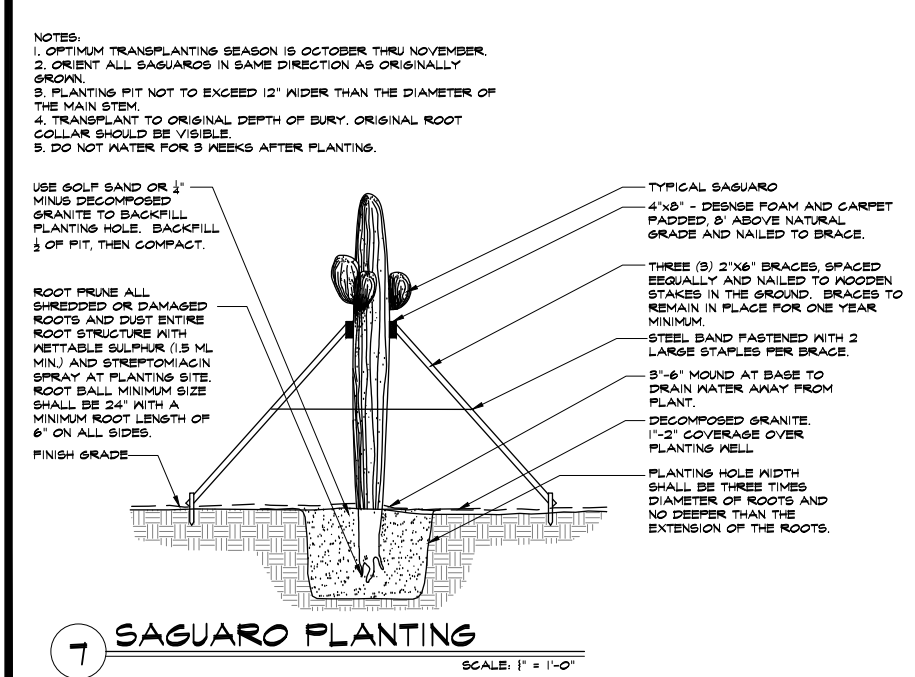
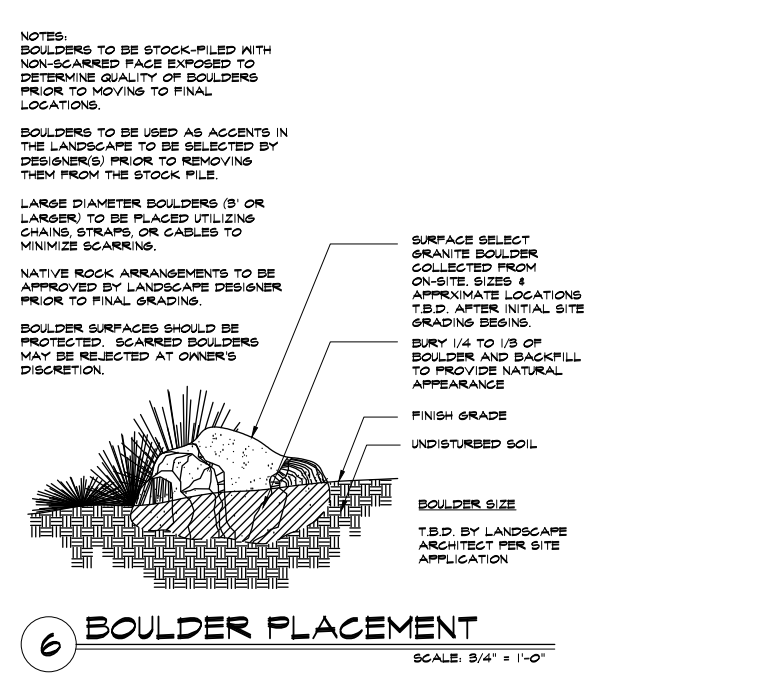
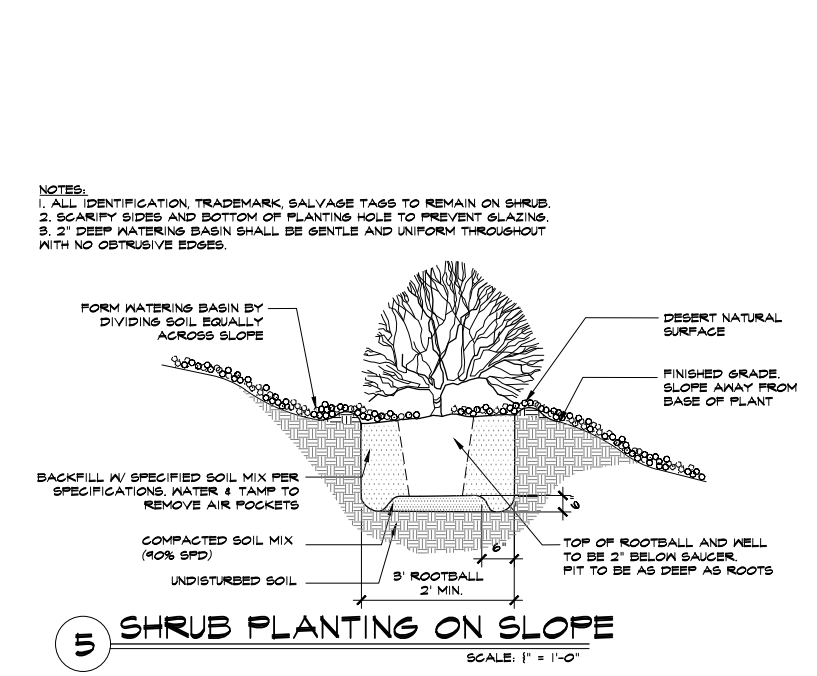
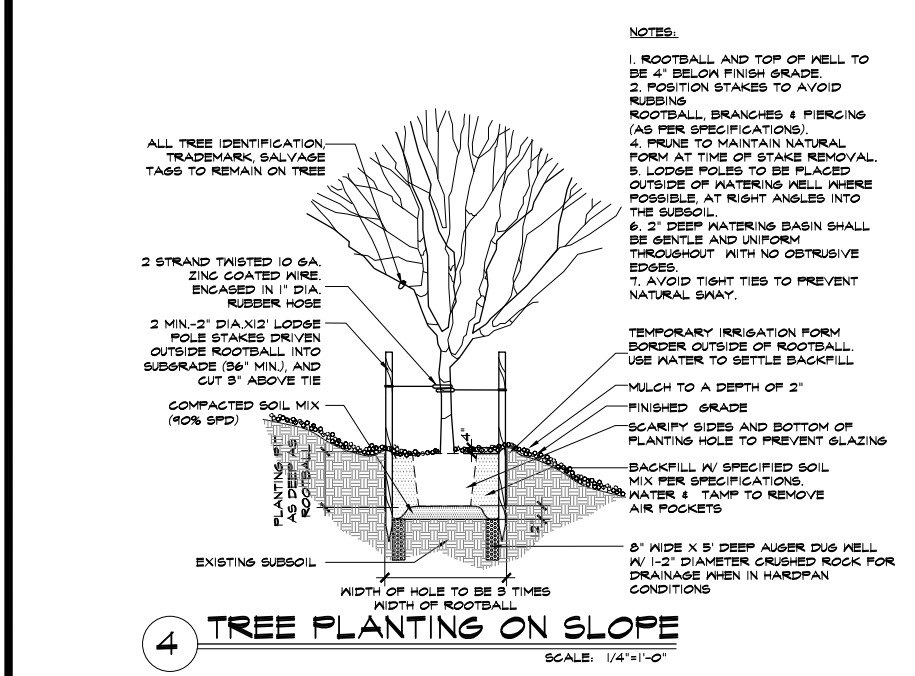
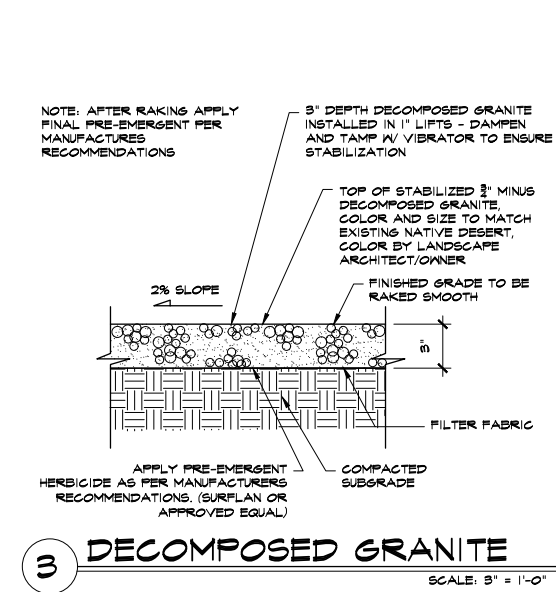
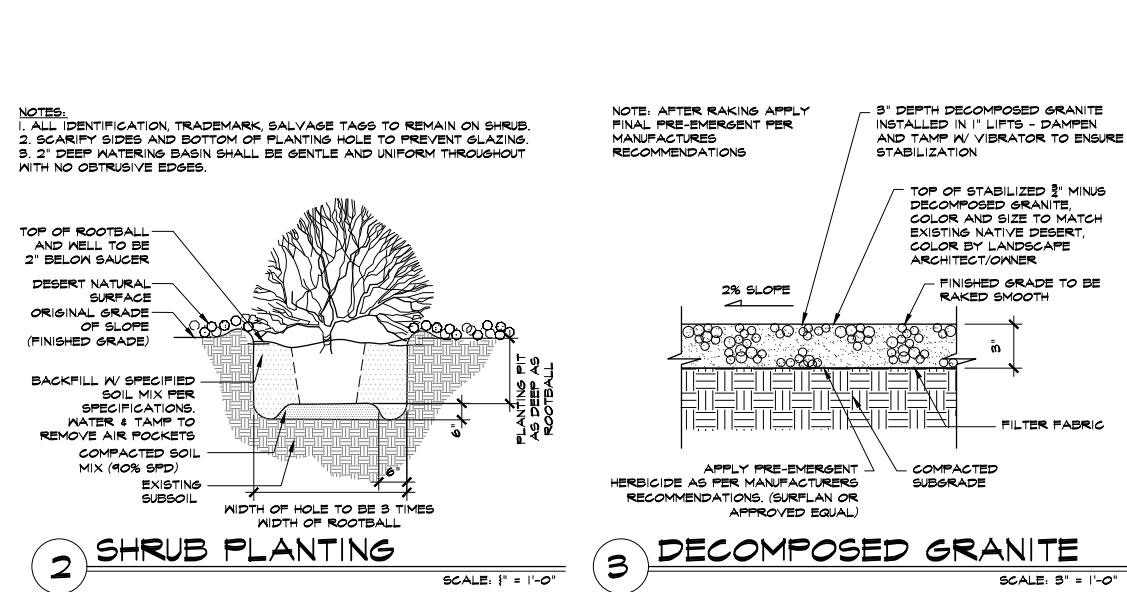
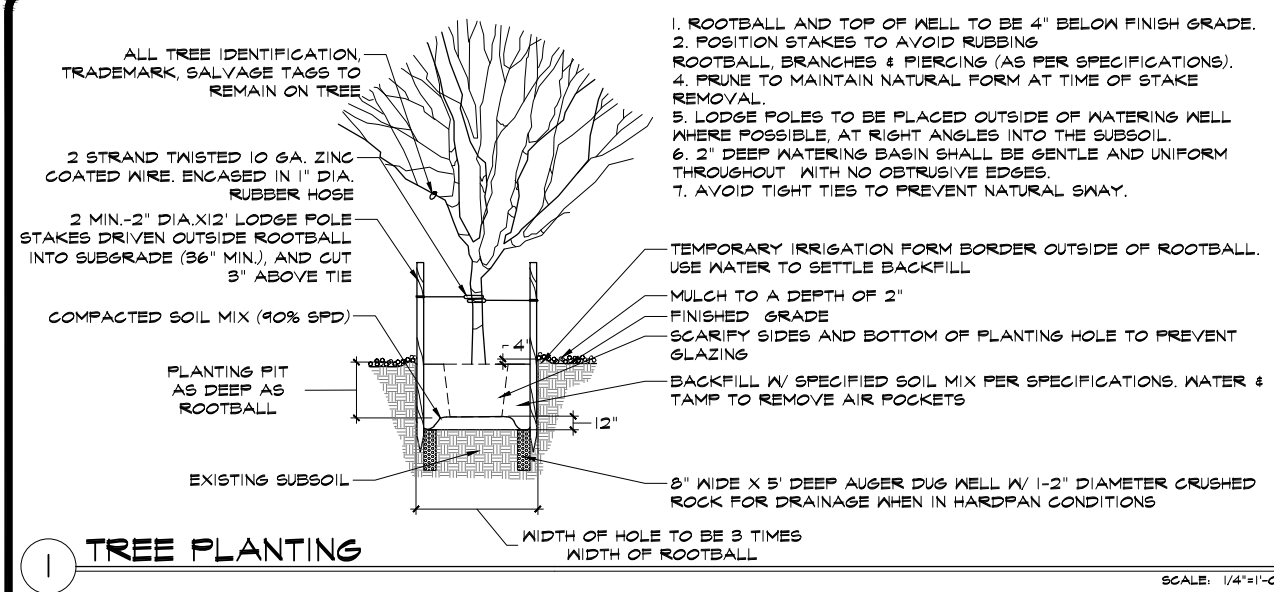


PROJECT PHASE	
●	PRELIMINARY PLAT 01.31.2022
○	CONSTRUCTION DOCUMENTS
○	ISSUE FOR BID SET
○	ISSUE FOR CONSTRUCTION

REVISIONS		
NO.	DESCRIPTION	DATE
▲	5.13.22	
▲		
▲		
▲		

PRELIMINARY - NOT FOR CONSTRUCTION

PRESERVE IV
 CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA
CONCEPTUAL LANDSCAPE PLAN
 PLANTING DETAILS



CALL TWO WORKING DAYS BEFORE YOU RAG
 602-263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)




DRAWN	RP
CHECKED	JD
DATE	01/31/2022
SCALE	AS SHOWN
JOB NO.	2161
SHEET	LD-1
1 OF 9 SHEETS	

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF SWABACK ARCHITECTS + PLANNERS, P.C.

K:\EAV_Civil\291245005 - Preserve IV\CADD\Preliminary Plat\45005 CUT FILL.dwg Jul 14, 2022 rosh.hill
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE, AND CLIENT FOR WHICH IT WAS PREPARED. REUSE
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LEGEND

-  PROPERTY BOUNDARY
-  FILL AREAS GREATER THAN 6'
-  CUT AREAS GREATER THAN 6'

ATTACHMENT #11

<p>PRELIMINARY PLAT CUT AND FILLS MAP</p> <p>SCOTTSDALE, ARIZONA</p>	<p>Kimley»Horn</p> <p>© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1001 W SOUTHERN AVE, SUITE 131 MESA, ARIZONA 85210 (480) 207-2666</p>
SCALE (H): 1"=60' SCALE (V): NONE DESIGNED BY: ZJH DRAWN BY: KLS CHECKED BY: ZJH DATE: JULY 2022	NO. _____ REVISION _____ BY/DATE _____ APPR. _____
PROJECT NO. 291245005 DRAWING NAME PRELIM NAOS PLAN 01 OF 01	

ATTACHMENT #11

K:\EAV_Civil\291245005 - Preserve IV CAD\00\Preliminary Plan\NAOS Plans\45005CONSTRUCTION ENVELOPE PLAN AND PED VEH TRAILS PLAN.dwg May 13, 2022 Keith.Nichter
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE
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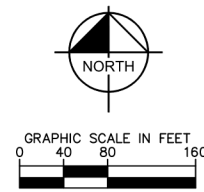
LEGEND

- PRELIMINARY DEVELOPMENT ENVELOPE WITH AVERAGE CONCEPTUAL ENVELOPE DIMENSIONS
- PROPERTY BOUNDARY

ALL DELINEATED NAOS AREAS AND SUBSEQUENT PRELIMINARY DEVELOPMENT ENVELOPE AREAS SHALL MEET OR EXCEED THE ESL REQUIREMENTS AS STATED IN SEC. 6.1060.F.1, CONCERNING MINIMUM WIDTHS AND AREA OF NAOS EASEMENTS. PRELIMINARY DEVELOPMENT ENVELOPES SHALL ALSO ADHERE TO THE AMENDED SETBACK STANDARDS FOR BUILDINGS AND APPLICABLE ON-LOT IMPROVEMENTS.

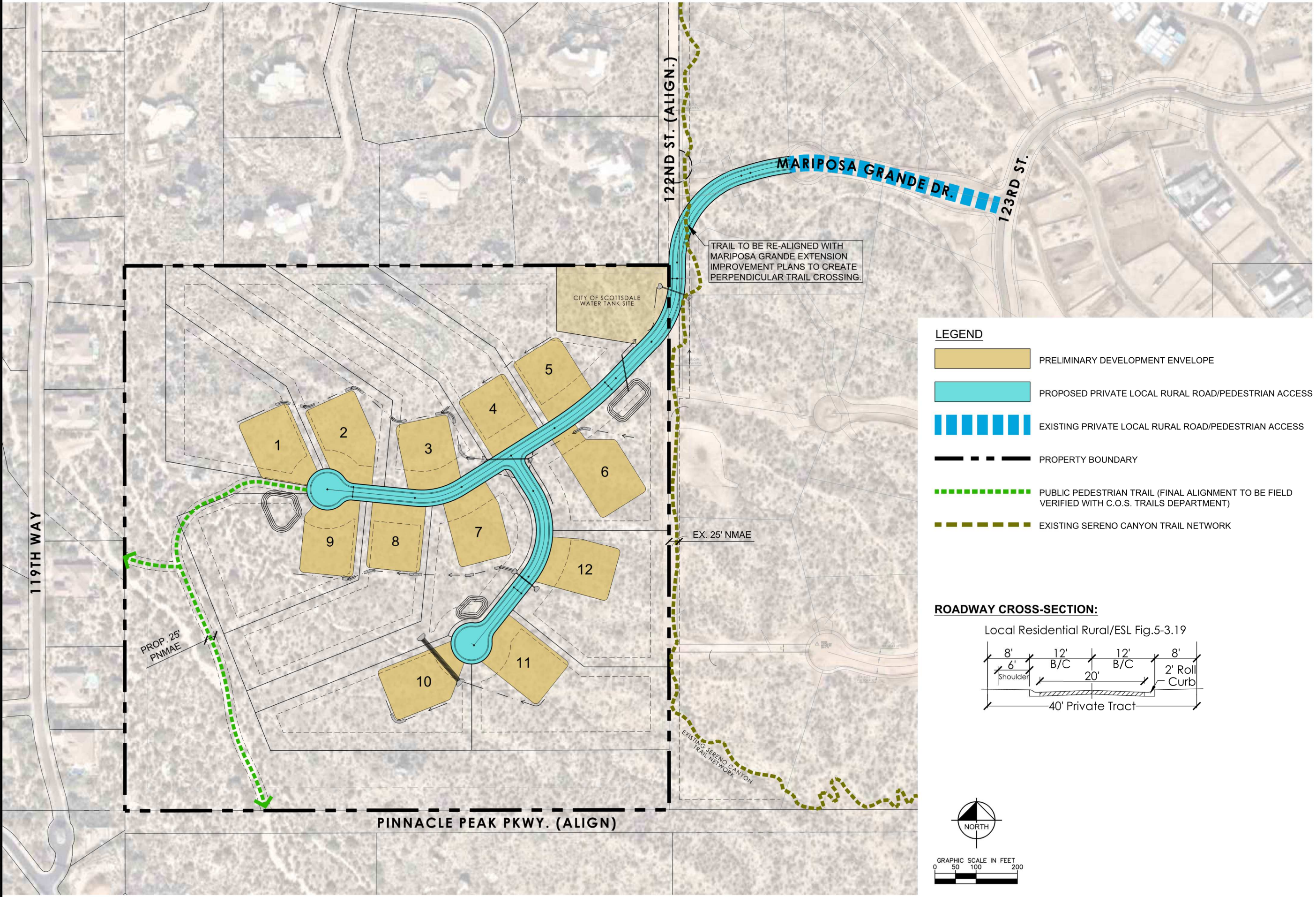
R1-130 ESL AMENDED DEVELOPMENT STANDARDS (25% REDUCTION):
 MIN. LOT WIDTH: **150'**
 MIN. LOT AREA: **97,500 S.F.**
 MIN. SETBACK'S: **FRONT: 45', REAR: 45', SIDES: 23'**

ALLOWED/PROPOSED BUILDING HEIGHT:
MAXIMUM 24' FROM NATURAL GRADE
 ALLOWED/PROPOSED WALL HEIGHT: **VARIES**



<p>PRESERVE IV CONSTRUCTION ENVELOPE PLAN</p> <p>SCOTTSDALE, ARIZONA</p>	<p>Kimley»Horn</p> <p>© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1001 W SOUTHERN AVE, SUITE 131 MESA, ARIZONA 85210 (480) 207-2666</p>
PROJECT NO. 291245005 DRAWING NAME CONST. ENV. PLAN 01 OF 01	SCALE (H): 1"=80' SCALE (V): NONE DESIGNED BY: ZJH DRAWN BY: KLS CHECKED BY: ZJH DATE: JAN 2022
LIST (COS) LIST REVIEW COMMENTS NO. REVISION BY DATE APPR.	JK 05/22

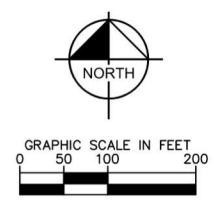
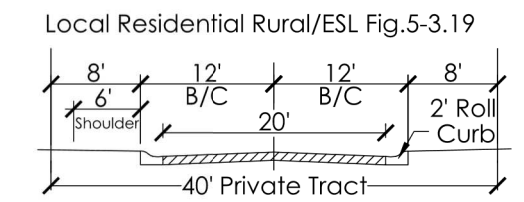
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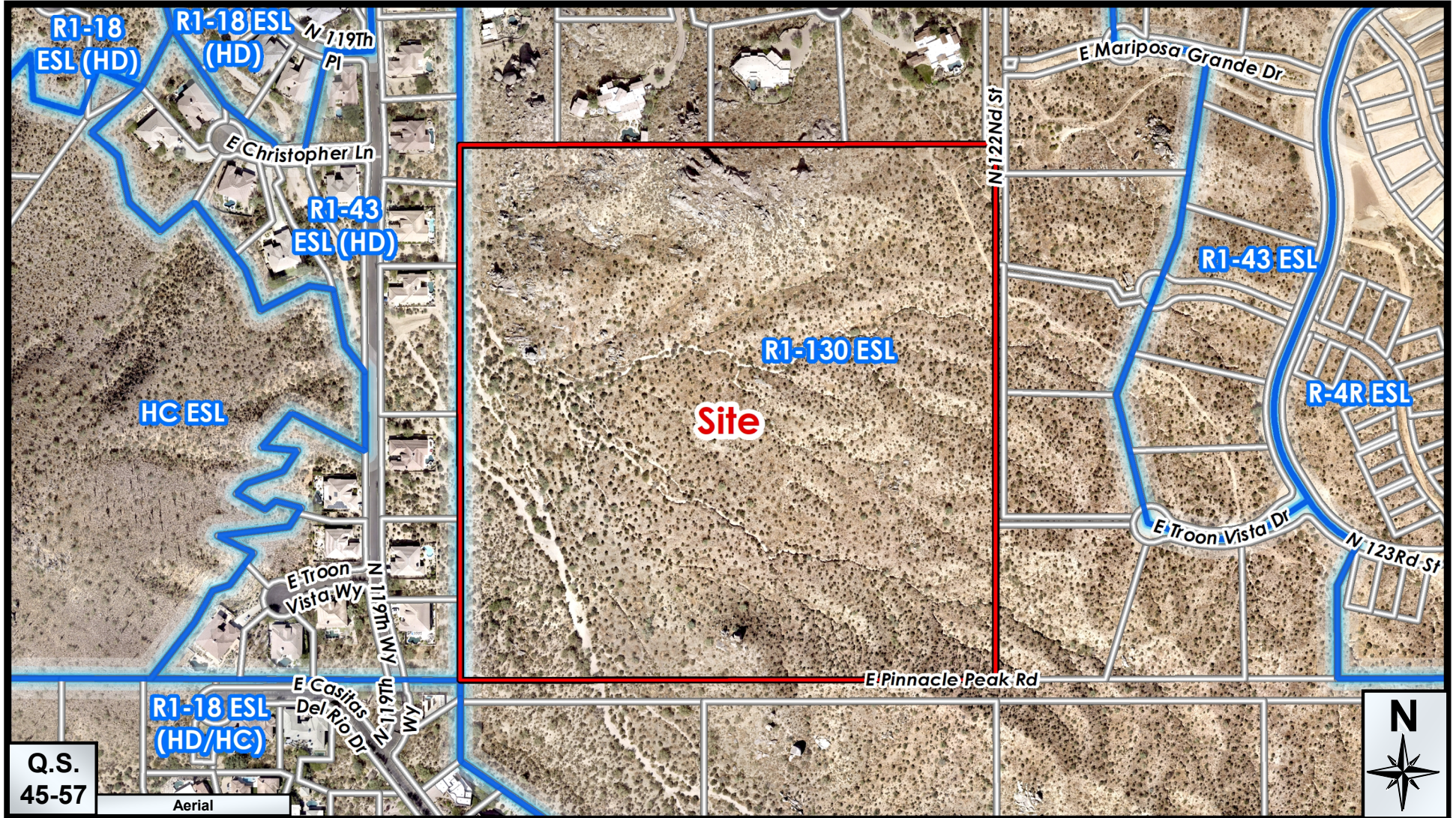
LEGEND

- PRELIMINARY DEVELOPMENT ENVELOPE
- PROPOSED PRIVATE LOCAL RURAL ROAD/PEDESTRIAN ACCESS
- EXISTING PRIVATE LOCAL RURAL ROAD/PEDESTRIAN ACCESS
- PROPERTY BOUNDARY
- PUBLIC PEDESTRIAN TRAIL (FINAL ALIGNMENT TO BE FIELD VERIFIED WITH C.O.S. TRAILS DEPARTMENT)
- EXISTING SERENO CANYON TRAIL NETWORK

ROADWAY CROSS-SECTION:



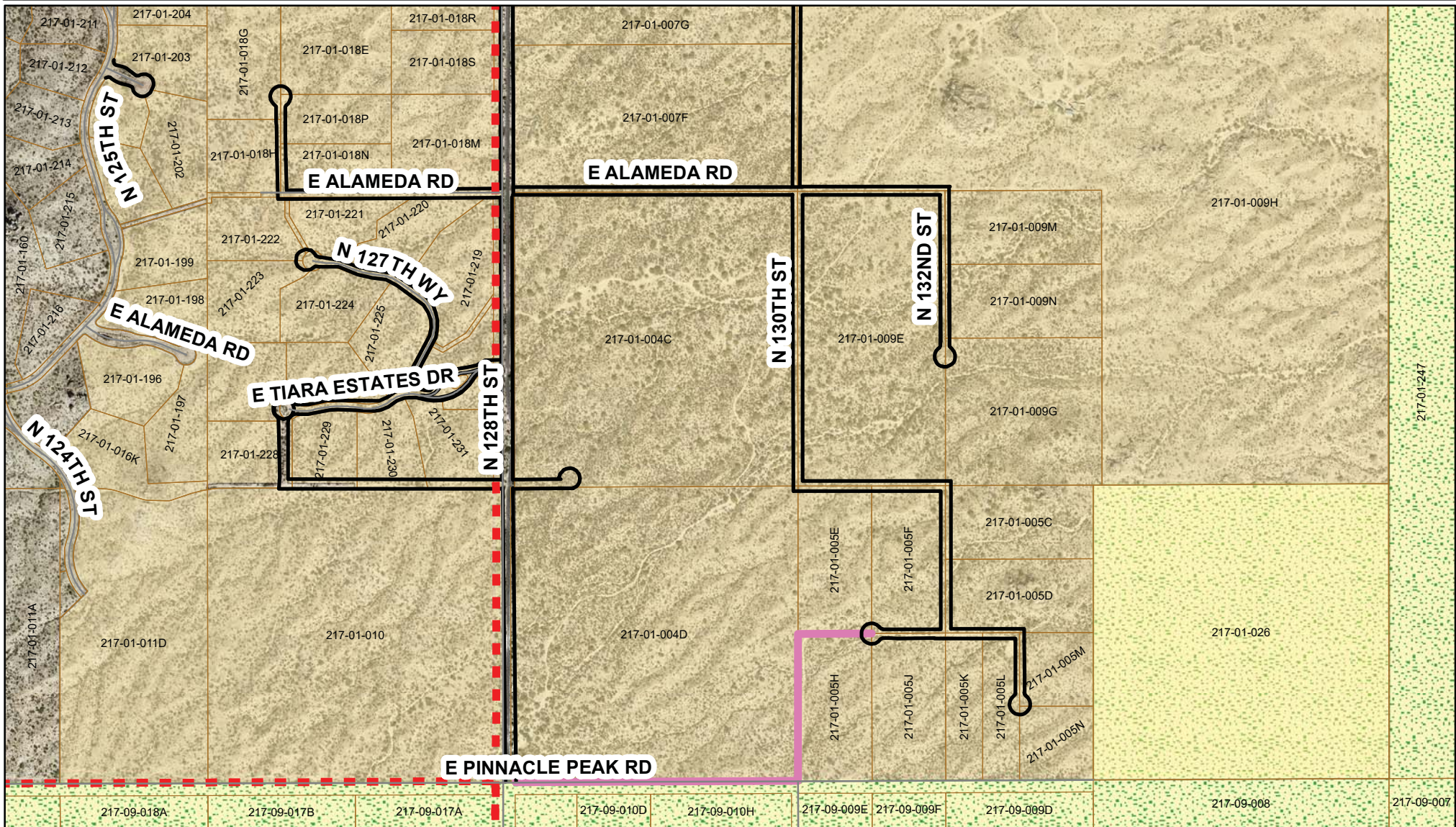
<p>Kimley»Horn</p> <p>© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1001 W SOUTHERN AVE, SUITE 131 MESA, ARIZONA 85210 (480) 207-2666</p>	<p>SCALE (H): 1"=80' SCALE (V): NONE DESIGNED BY: ZJH DRAWN BY: KLS CHECKED BY: ZJH DATE: JAN 2022</p>
<p>PRESERVE IV PED., VEH., TRAILS CIRCULATION PLAN</p> <p>SCOTTSDALE, ARIZONA</p>	<p>1ST COS. 1ST REVIEW COMMENTS 2ND COS. 1ST REVIEW COMMENTS</p>
<p>PROJECT NO. 291245005</p> <p>DRAWING NAME CIRC. PLAN</p> <p>01 OF 01</p>	<p>NO. _____ REVISION _____ BY DATE APPR. _____</p>



Zoning Aerial

4-PP-2022

Dynamite Foothills Area 5B Local Area Infrastructure Plan



	Parcels		City Boundary
	Preserve		Existing Trail
	Proposed Street		Planned Trail
			Water/Sewer ROW

0 260 520 1,040 Feet

Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification.



Last updated 10/2/2018

Preserve IV

CITIZEN & NEIGHBORHOOD INVOLVEMENT REPORT

This Citizen Participation Report is in association with the request (568-PA-2021) of the proposed preliminary plat application on a 40-acre (+/-) property (APN: 217-01-013) generally located at the northwest corner of the 122nd St. alignment and the Pinnacle Peak Rd. alignment. The entire property, currently zoned R1-130 ESL, is undeveloped and is surrounded by the Sonoran Crest residential community (R1-130 ESL) to the north, the Sereno Canyon residential community (R-4R ESL and R1-130 ESL) to the east, vacant property (R1-130 ESL) to the south and the Saguaro Canyon at Troon residential community (R1-18-ESL) to the to the west.

The City of Scottsdale General Plan 2001 Conceptual Land Use Map designates the subject property as Rural Neighborhoods. Within the Rural Neighborhoods category, land uses typically include areas of relatively large lot single-family neighborhoods or subdivisions. Proposed at a density of 0.30 dwelling units per acre (du/ac), this community is consistent with the densities in Rural Neighborhoods, which can be up to 1.00 du/ac.

This request for preliminary plat approval, with amended development standards, will allow Toll Brothers to develop a high-quality, upscale neighborhood consistent with the surrounding development. This proposed submittal will look for approval of a proposed 12-lot single-family residential subdivision that will take access from Toll Brothers adjacent Sereno Canyon development, to the east, lessening the impact to the surrounding neighborhoods and wash corridors.

In accordance with the requirements for this application, a notification letter has been sent to interested parties, neighbors and property owners within 750 feet of the site. The letter included information about the project and contact information for the project consultants and City staff to allow recipients the opportunity to directly express any questions and/or concerns.

The project team realizes the importance that all citizen outreach and input plays in the development process. We are committed to encouraging and allowing residents and neighbors to express their thoughts, help them understand the matters and attempt to address them in a professional and appropriate way.

01.31.2022

Attachments:

Neighborhood Letter

Notification List

Murillo, Jesus

From: Roxie Pastore <bobroxp@aol.com>
Sent: Thursday, September 08, 2022 8:23 AM
To: Murillo, Jesus
Subject: 122nd street access

⚠ External Email: Please use caution if opening links or attachments!

Good morning Mr. Murillo,

It has been brought to my attention that access to Sereno Canyon from 122nd street, off Alameda Rd, is being considered as another entrance and exit into Serenp Canyon. When the Sereno Canyon development was approved our first concern was the number of cars, trucks and service vehicles that would now be traveling up and down Alameda Rd. We had the developers secure the gate to stop unauthorized vehicles from taking this route as its purpose has been for emergency vehicles only.

The developers were aware that this gate on 122nd str was to be used ONLY as an emergency entrance and exit. Sereno Canyon development has their own gate which is off Ranch Gate Rd. This gate makes sense as it is a much safer road for all the additional traffic that will now be going in and out of the Sereno Canyon area. We already have a considerable amount of traffic using Alameda. For the sake of safety and peace of mind please keep this gate for emergency use only. This is being considered strictly for the convenience and sellability of the Sereno Canyon area. Will all of us that live off Alameda be able to use this access through Sereno Canyon to get to Tom's Thumb? I think not. They don't even want us walking through the area. Please keep our community safe for our families and outdoor activities. Sereno Canyon does not need two gates. I hope you will give careful consideration to this matter.

Sincerely,
Roxanne Pastore
bobroxp@aol.com
480-266-1507

Murillo, Jesus

From: Danette Arland <danette.arland@cox.net>
Sent: Thursday, September 08, 2022 6:28 AM
To: Murillo, Jesus
Subject: 122nd street

 **External Email: Please use caution if opening links or attachments!**

Mr.Murillo,

As a home owner in the Sonoran Crest Development and living near the Sereno Canyon development, I fully support their current plan for the Preserve IV development. I feel that the Preserve IV Preliminary Plot resolves a major concern of myself and other Sonoran Crest homeowners in that it includes the prevention of the 122nd Street being used to connect the land in question to Alameda Road. We have more than enough traffic on Alameda as it is and the construction traffic as well as the additional traffic required into and out of the new area will be an additional burden we do not want or need.

Regards
Danette Arland

Sent from my iPhone

Murillo, Jesus

From: Alan Wolfelt <drwolfelt@centerforloss.com>
Sent: Thursday, September 08, 2022 4:53 AM
To: Murillo, Jesus
Subject: Alameda and Sereno Canyon

⚠ External Email: Please use caution if opening links or attachments!

Mr Murillo,

I am homeowner in the Sonoran Crest Development (24270 North 120th Place). I'm aware that you are familiar with the continued growth of Sereno Canton.


I understand that the current plan for Preserve IV includes the prevention of 122nd Street being used to connect the land in current development to Alameda Road. We already have a heavy traffic pattern on Alameda and any additional access to this street would have a dramatic impact on our quality of life. Please be certain there is no access (other than an emergency) to Alameda.

Thank you,

Alan Wolfelt, Ph.D., C.T.
Center for Loss and Life Transition
drwolfelt@centerforloss.com
www.centerforloss.com
Direct: 970-217-7069 Office: 970-226-6050
3735 Broken Bow Road, Fort Collins, CO 80526

Murillo, Jesus

From: Cindy Van Dellen <cmcq12@gmail.com>
Sent: Thursday, September 08, 2022 2:05 AM
To: Murillo, Jesus
Cc: Casey Van Dellen
Subject: Serrano Canyon

 External Email: Please use caution if opening links or attachments!

Dear Mr. Murillo.

As a home owner in the Sonoran Crest Development and living near the Sereno Canyon development, we fully support their current plan for the Preserve IV development. We feel that the Preserve IV Preliminary Plot resolves a major concern of myself and other Sonoran Crest homeowners in that it includes the prevention of the 122nd Street being used to connect the land in question to Alameda Road. We have more than enough traffic on Alameda as it is and the construction traffic as well as the additional traffic required into and out of the new area will be an additional burden we do not want or need.

Regards,
Cornelius and Cindy Van Dellen

Sent from my iPad

Murillo, Jesus

From: JOHN FINNEGAN <jfinnegan1@cox.net>
Sent: Wednesday, September 07, 2022 4:06 PM
To: Murillo, Jesus
Subject: [No Subject]

⚠ External Email: Please use caution if opening links or attachments!

Dear Mr. Murillo,

We live in Sonoran Crest and fully support the current plan for the Preserve IV development. Without this plan the traffic on Alameda Road will be overwhelming.

Sincerely,

John and Sandra Finnegan

12172 E. Sand Hills Rd.

Scottsdale, AZ 85255

Phone 480 664 8295

Murillo, Jesus

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Wednesday, September 07, 2022 3:28 PM
To: Murillo, Jesus
Subject: Re: Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

Jesus,

Thanks for the updates. Please keep me in the loop as this proposal continues to be processed.

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

This email and its attachments are confidential. Any unauthorized use or disclosure is prohibited. If you receive this email in error, please notify me by reply email and permanently delete the original without making any copies or disclosing its contents.

On Sep 5, 2022, at 12:31 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Hello Mr. Ostermann,

I hope this email finds you doing well. I wanted to keep you updated on the Preserve IV project. Staff has reviewed the project's latest submittal, and has deemed the proposed preliminary plat to be ready to be heard by the Development Review Board (DRB). As you can see from the updated construction envelopes and grading and drainage plan (below in the email), and the locations of the proposed structure locations has not changed (as seen in the initial graphics I sent – further down in the email chain).

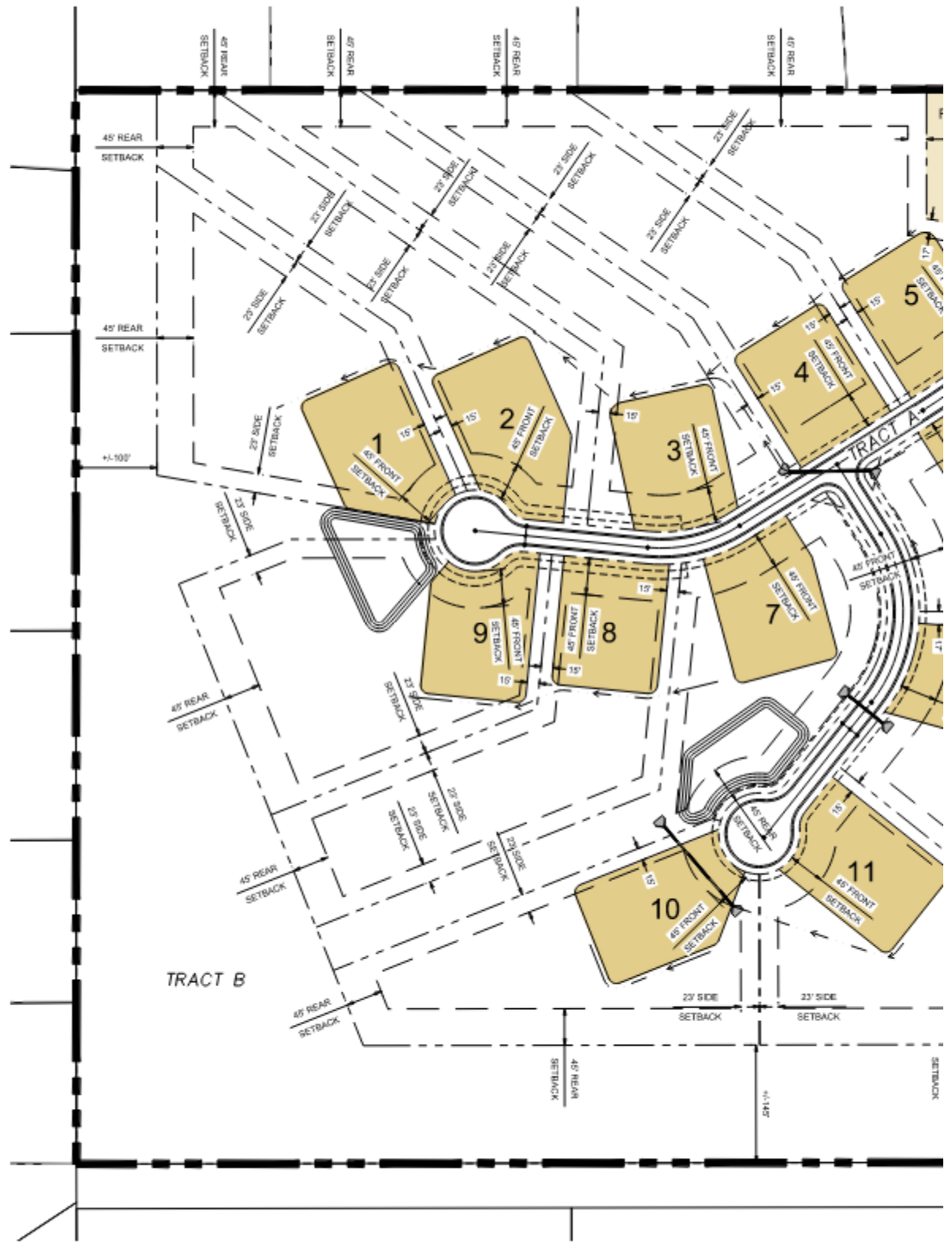
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The project is scheduled to be heard by the DRB at the September 15, 2022 hearing. I will provide a link to the report as soon as it has been completed, and the location of the hearing. All the correspondence that I have received will be included in staff's report to the DRB, and eventually to the City Council.

Please feel free to contact me with any further questions or comments.

Sincerely,

Jesús





From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>

Sent: Friday, June 17, 2022 8:17 AM

To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>

Subject: Re: Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

Jesus,

Thanks for making the arrangements for this morning's meeting with Toll Brothers. I trust you will have our best interest in mind as this proposal proceeds thru the City of Scottsdale's processes.

Nice to have met you and please keep me in the loop.

Dan O

Daniel Ostermann

Email: sq.daniel.ostermann@gmail.com

Phone: 715-495-7700

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On Jun 14, 2022, at 6:08 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

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He stated he will contact me tomorrow to see what they can do for Friday.

I will keep you updated,

Jesús

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>

Sent: Tuesday, June 14, 2022 5:49 PM

To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>

Subject: Fwd: Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

Jesus,

I have called and emailed you, as you requested, with now reply to date. How do we proceed?

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

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Begin forwarded message:

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Date: May 9, 2022 at 5:15:26 PM MST
To: "Murillo, Jesus" <JMurillo@scottsdaleaz.gov>
Subject: Re: Preserve IV

Hello Jesus,

I am now back home. Let me know when it could be best for me to contact you

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

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On Apr 25, 2022, at 9:59 AM, Murillo, Jesus
<JMurillo@scottsdaleaz.gov> wrote:

Hello Dan,

Pre-application: [Pre-Application Request](#)
(scottsdaleaz.gov)



Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!



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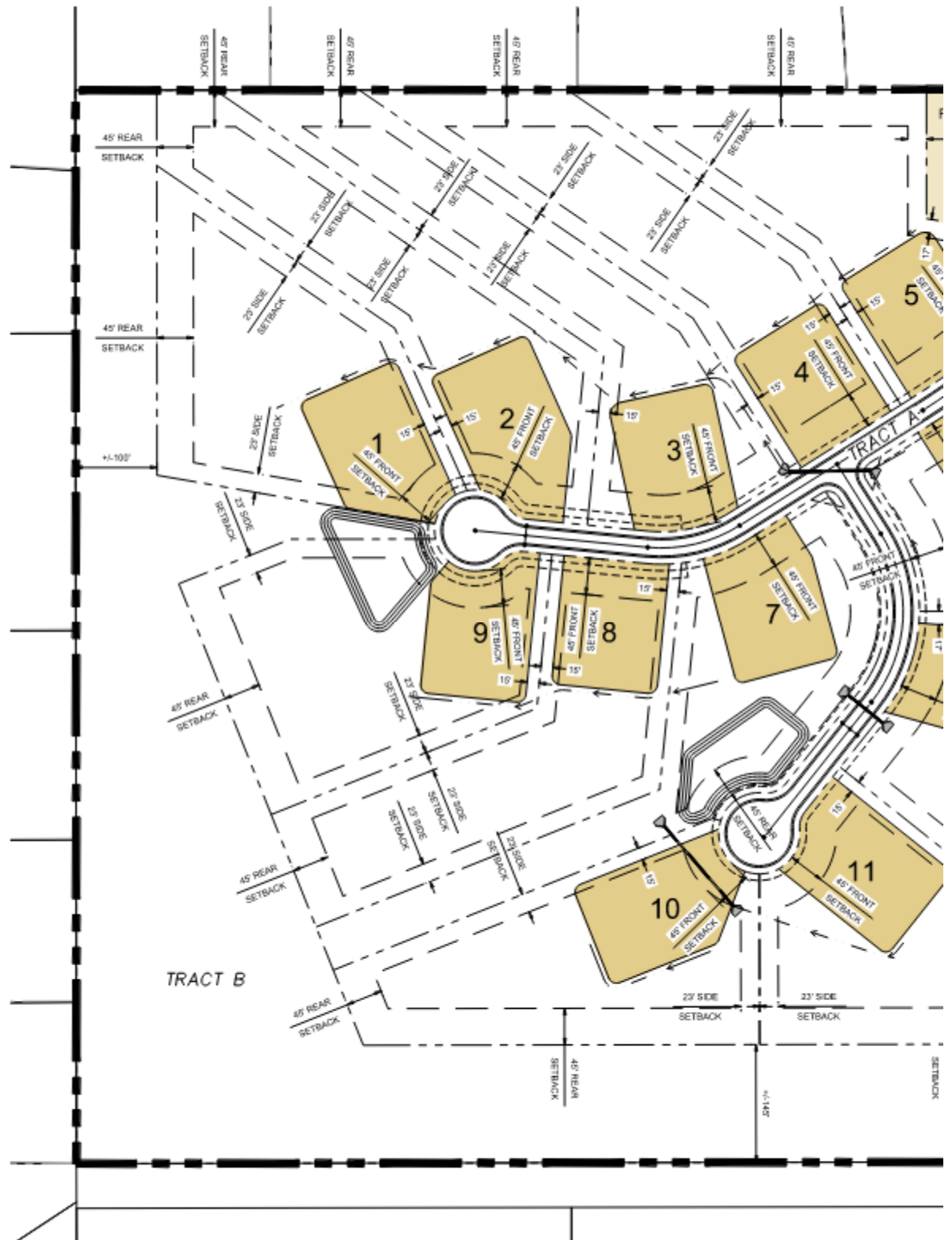
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Sincerely,

Jesús





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Dan O

Daniel Ostermann

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He stated he will contact me tomorrow to see what they can do for Friday.

I will keep you updated,

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Subject: Re: Preserve IV

Hello Jesus,

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Hello Dan,

Pre-application: [Pre-Application Request](#)
(scottsdaleaz.gov)



Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!



Murillo, Jesus

From: Murillo, Jesus
Sent: Wednesday, September 07, 2022 12:15 PM
To: Beverly
Subject: RE: Preserve IV Preliminary Plat

Hello Beverly,

Thank you for your comments. I will be sure that they are provided to the Development Review Board in staff's report.

Please feel free to contact me with any further questions or comments.

Sincerely,

Jesús

From: Beverly <beverly.effendi@gmail.com>
Sent: Wednesday, September 07, 2022 11:35 AM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Preserve IV Preliminary Plat

 **External Email: Please use caution if opening links or attachments!**

Mr. Murillo,

As a home owner in the Sonoran Crest Development and living near the Sereno Canyon development, I fully support their current plan for the Preserve IV development. I feel that the Preserve IV Preliminary Plot resolves a major concern of myself and other Sonoran Crest homeowners in that it includes the prevention of the 122nd Street being used to connect the land in question to Alameda Road. We have more than enough traffic on Alameda as it is and the construction traffic as well as the additional traffic required into and out of the new area will be an additional burden we do not want or need.

Regards,
Beverly Effendi

Murillo, Jesus

From: Beverly <beverly.effendi@gmail.com>
Sent: Wednesday, September 07, 2022 11:35 AM
To: Murillo, Jesus
Subject: Preserve IV Preliminary Plat

⚠ External Email: Please use caution if opening links or attachments!

Mr.Murillo,

As a home owner in the Sonoran Crest Development and living near the Sereno Canyon development, I fully support their current plan for the Preserve IV development. I feel that the Preserve IV Preliminary Plot resolves a major concern of myself and other Sonoran Crest homeowners in that it includes the prevention of the 122nd Street being used to connect the land in question to Alameda Road. We have more than enough traffic on Alameda as it is and the construction traffic as well as the additional traffic required into and out of the new area will be an additional burden we do not want or need.

Regards,
Beverly Effendi

Murillo, Jesus

From: Murillo, Jesus
Sent: Wednesday, September 07, 2022 10:57 AM
To: MICHAEL HUSAR
Subject: RE: Preserve IV Preliminary Plat, # 4-PP-2022

Hello Carole and Michael,

Thanks you for your comments, and they will provided to the Development Review Board in staff's report.

Please feel free to contact me with any further questions or comments.

Sincerely,

Jesús

From: MICHAEL HUSAR <mahusar@aol.com>
Sent: Tuesday, September 06, 2022 9:18 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Preserve IV Preliminary Plat, # 4-PP-2022

 **External Email: Please use caution if opening links or attachments!**

Mr.Murillo,

As a home owner in the Sonoran Crest Development and living near the Sereno Canyon development, I fully support their current plan for the Preserve !V development. I feel that the Preserve !V Preliminary Plot resolves a major concern of myself and other Sonoran Crest homeowners in that it includes the prevention of the 122nd Street being used to connect the land in question to Alameda Road. We have more than enough traffic on Alameda as it is and the construction traffic as well as the additional traffic required into and out of the new area will be an additional burden we do not want or need.

Sincerely,
Carole and Michael Husar
12151 E. Sand Hills Rd
Scottsdale, AZ 85255
cell phone 810-348-2712

Murillo, Jesus

From: MICHAEL HUSAR <mahusar@aol.com>
Sent: Tuesday, September 06, 2022 9:18 PM
To: Murillo, Jesus
Subject: Preserve IV Preliminary Plat, # 4-PP-2022

⚠ External Email: Please use caution if opening links or attachments!

Mr.Murillo,

As a home owner in the Sonoran Crest Development and living near the Sereno Canyon development, I fully support their current plan for the Preserve !V development. I feel that the Preserve !V Preliminary Plot resolves a major concern of myself and other Sonoran Crest homeowners in that it includes the prevention of the 122nd Street being used to connect the land in question to Alameda Road. We have more than enough traffic on Alameda as it is and the construction traffic as well as the additional traffic required into and out of the new area will be an additional burden we do not want or need.

Sincerely,
Carole and Michael Husar
12151 E. Sand Hills Rd
Scottsdale, AZ 85255
cell phone 810-348-2712

Murillo, Jesus

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Monday, September 05, 2022 12:51 PM
To: Murillo, Jesus
Cc: Anderson, Richard
Subject: Re: Toll Brothers Preserve IV Proposed Development

⚠ External Email: Please use caution if opening links or attachments!

Thanks so much for your ongoing updates to this project
Really appreciate it
Dave Stewart

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From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Monday, September 5, 2022 1:36:34 PM
To: D. K. Stewart <d.k.stewart@hotmail.com>; Kathi <d.k.stewart@hotmail.com>
Cc: Anderson, Richard <Rianderson@scottsdaleaz.gov>
Subject: RE: Toll Brothers Preserve IV Proposed Development

Hello Mr. Stewart,

I hope this email finds you doing well. I wanted to keep you updated on the Preserve IV project. Staff has reviewed the project's latest submittal, and has deemed the proposed preliminary plat to be ready to be heard by the Development Review Board (DRB). As you can see from the updated construction envelopes and grading and drainage plan (below in the email), the locations of the proposed structure locations, drainage impacts, and drainage basins, have not changed. The project will continue to leave the existing drainage conditions in the southwestern portion of the site untouched.

If the DRB votes to approve the preliminary plat, the project will still be required to go through two more steps. The project will be required to submit 100 percent completed final plans for review. Once the project's final plans submittal has been deemed complete and meeting all ordinances, codes, policies, and stipulations, the project will be scheduled for City Council approval. I will keep you notified of all these steps as they continue through the process.

The project is scheduled to be heard by the DRB at the September 15, 2022 hearing. I will provide a link to the report as soon as it has been completed, and the location of the hearing.

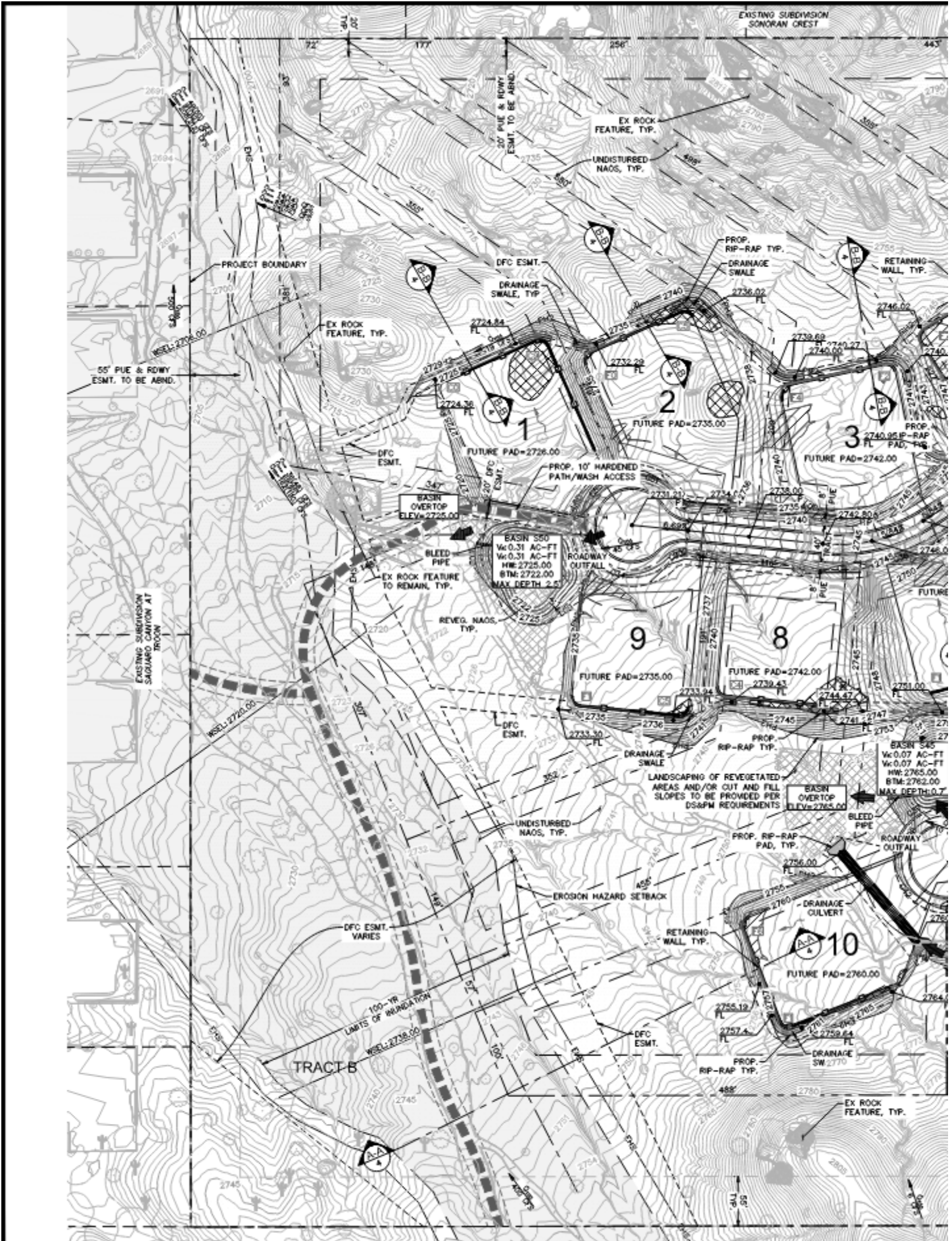
All the correspondence that I have received will be included in staff's report to the DRB, and eventually to the City Council.

Please feel free to contact me with any further questions or comments.

Sincerely,

Jesús





From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Wednesday, May 18, 2022 4:35 PM
To: Anderson, Richard <Rianderson@scottsdaleaz.gov>
Cc: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Toll Brothers Preserve IV Proposed Development

⚠ External Email: Please use caution if opening links or attachments!

Mr Anderson,

This Dave Stewart 612-743-7398

23925 N 119th Way, Scottsdale 85255

My wife and I met with Jesus Murillo, Curtis Neal, and Vivian from Stormwater Engineering.

We discussed our concerns about potential stormwater drainage downstream flow issues and KimbleyHorn's Preliminary Drainage Report.

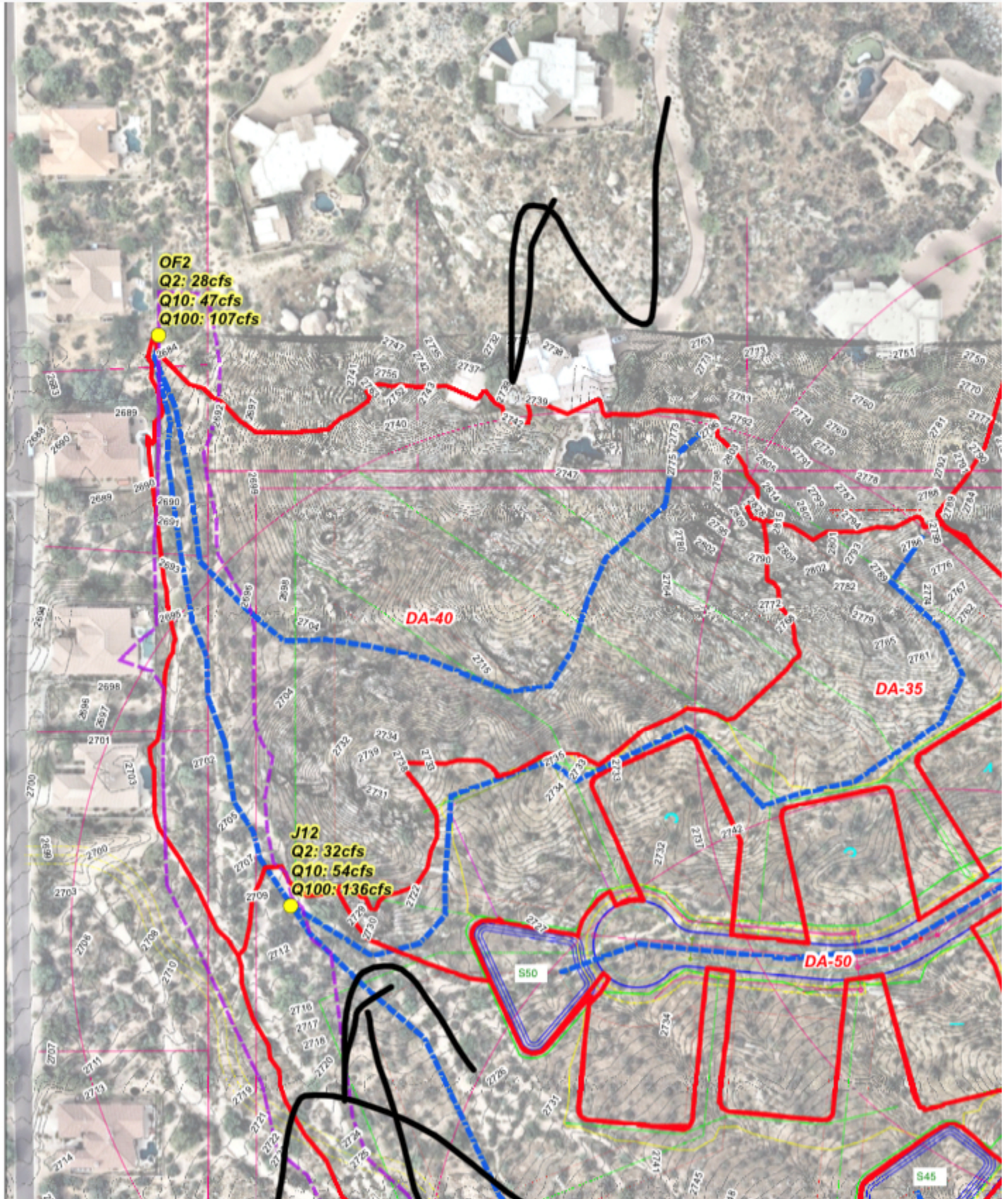
During the discussion, it was communicated that no infrastructure is being designed for runoff reaching the Reatta Wash.

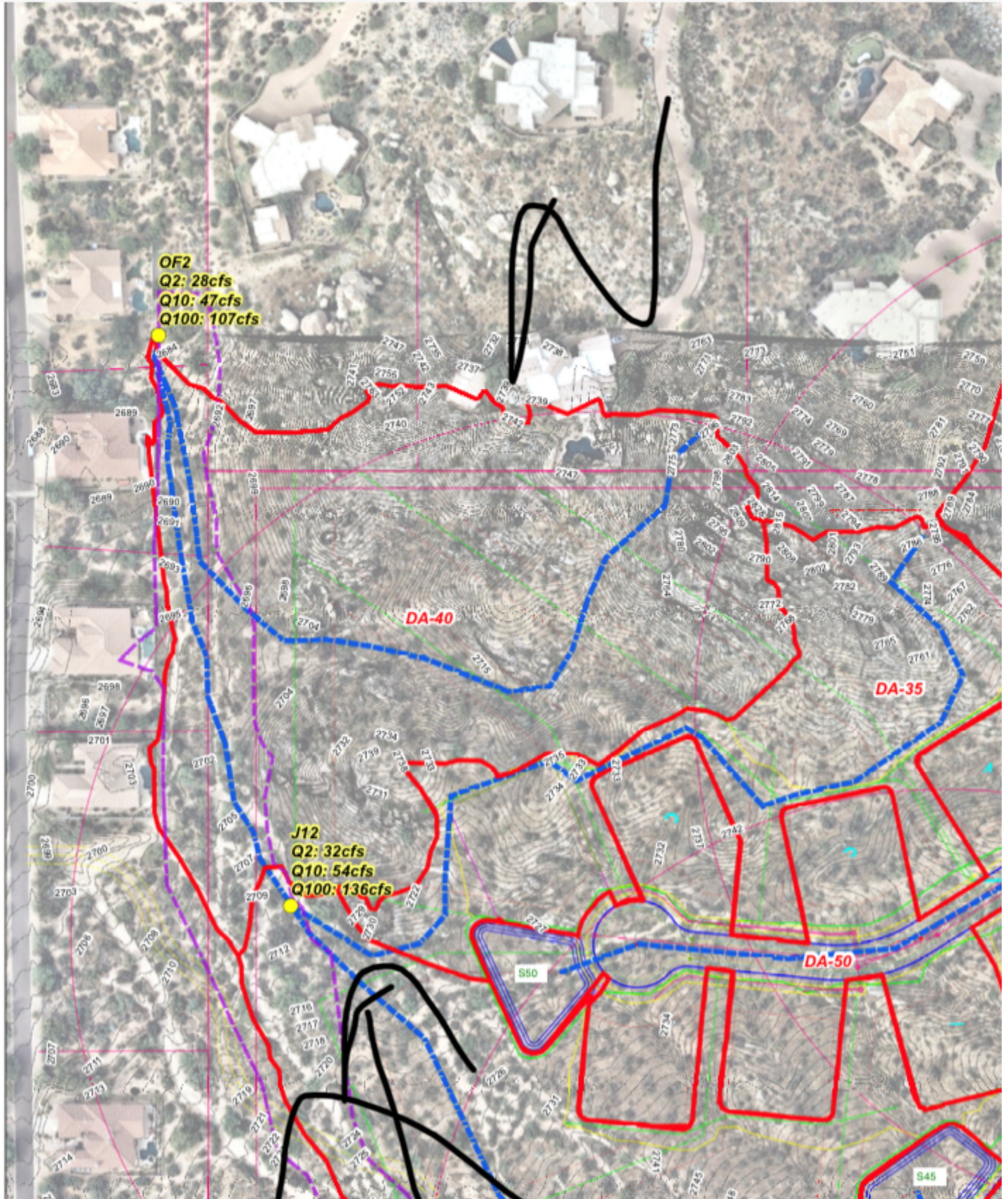
I then discussed a Criterium Kessler Engineers "Conceptual Drainage Study for Troon Ridge Community Association at Saquaro Canyon" that identified a substantial runoff flow shift that has occurred in the Reatta Wash due to significant siltation. Siltation has shifted the flow from it's historical westerly flow direction to an adjacent Wash that directs the majority of the flow to the north which is impacting the residences north of and including 23669 N 119th Way.

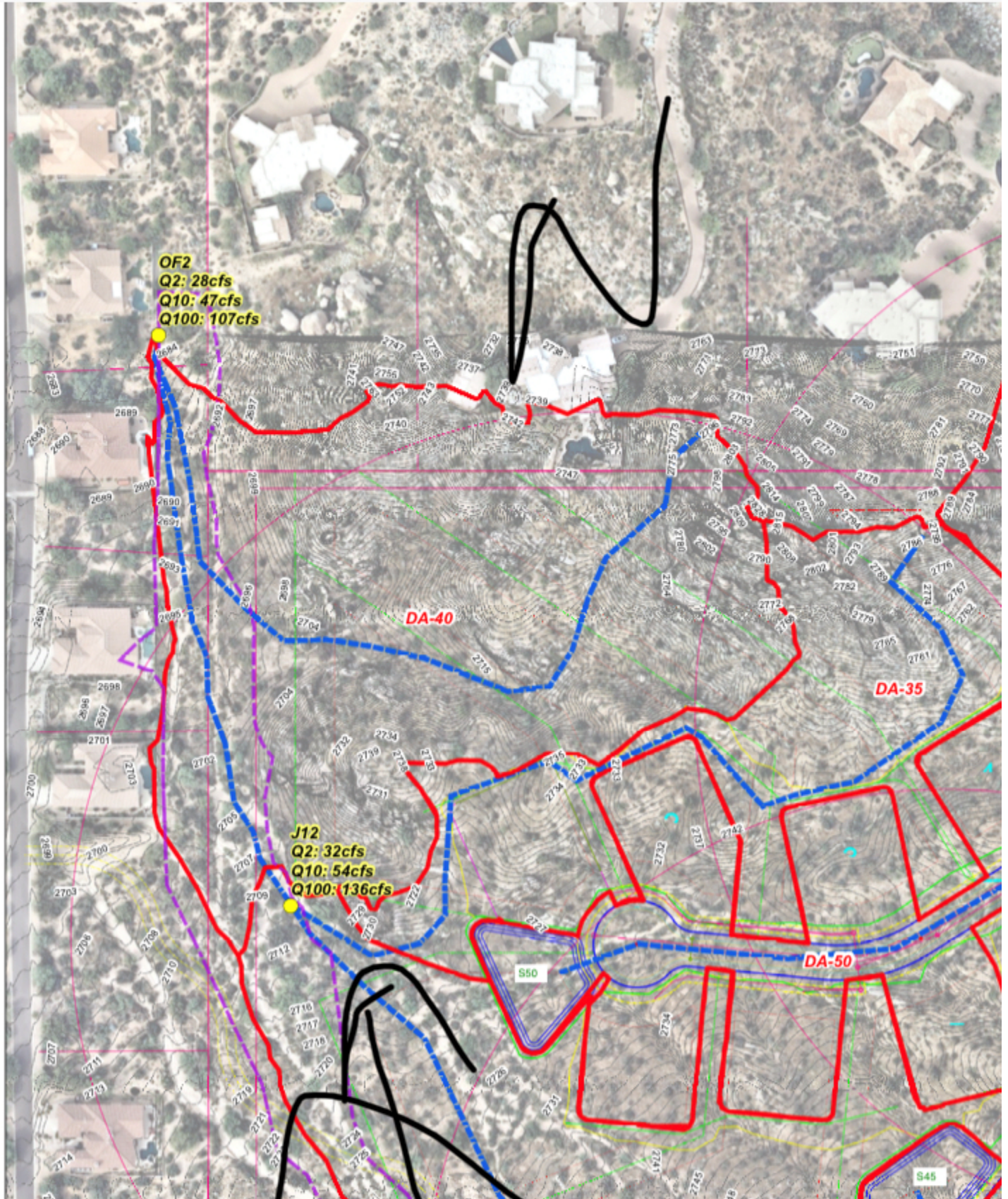
Curtis directed me to email you and ask for a call with you to discuss the status of any mitigation are being considered with the new owner Toll Brothers, as the is part of Reatta Wash is within Preserve IV's site boundary.

Respectfully,

Dave Stewart







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Murillo, Jesus

From: Murillo, Jesus
Sent: Monday, September 05, 2022 11:37 AM
To: D. K. Stewart; Kathi
Cc: Anderson, Richard
Subject: RE: Toll Brothers Preserve IV Proposed Development

Hello Mr. Stewart,

I hope this email finds you doing well. I wanted to keep you updated on the Preserve IV project. Staff has reviewed the project's latest submittal, and has deemed the proposed preliminary plat to be ready to be heard by the Development Review Board (DRB). As you can see from the updated construction envelopes and grading and drainage plan (below in the email), the locations of the proposed structure locations, drainage impacts, and drainage basins, have not changed. The project will continue to leave the existing drainage conditions in the southwestern portion of the site untouched.

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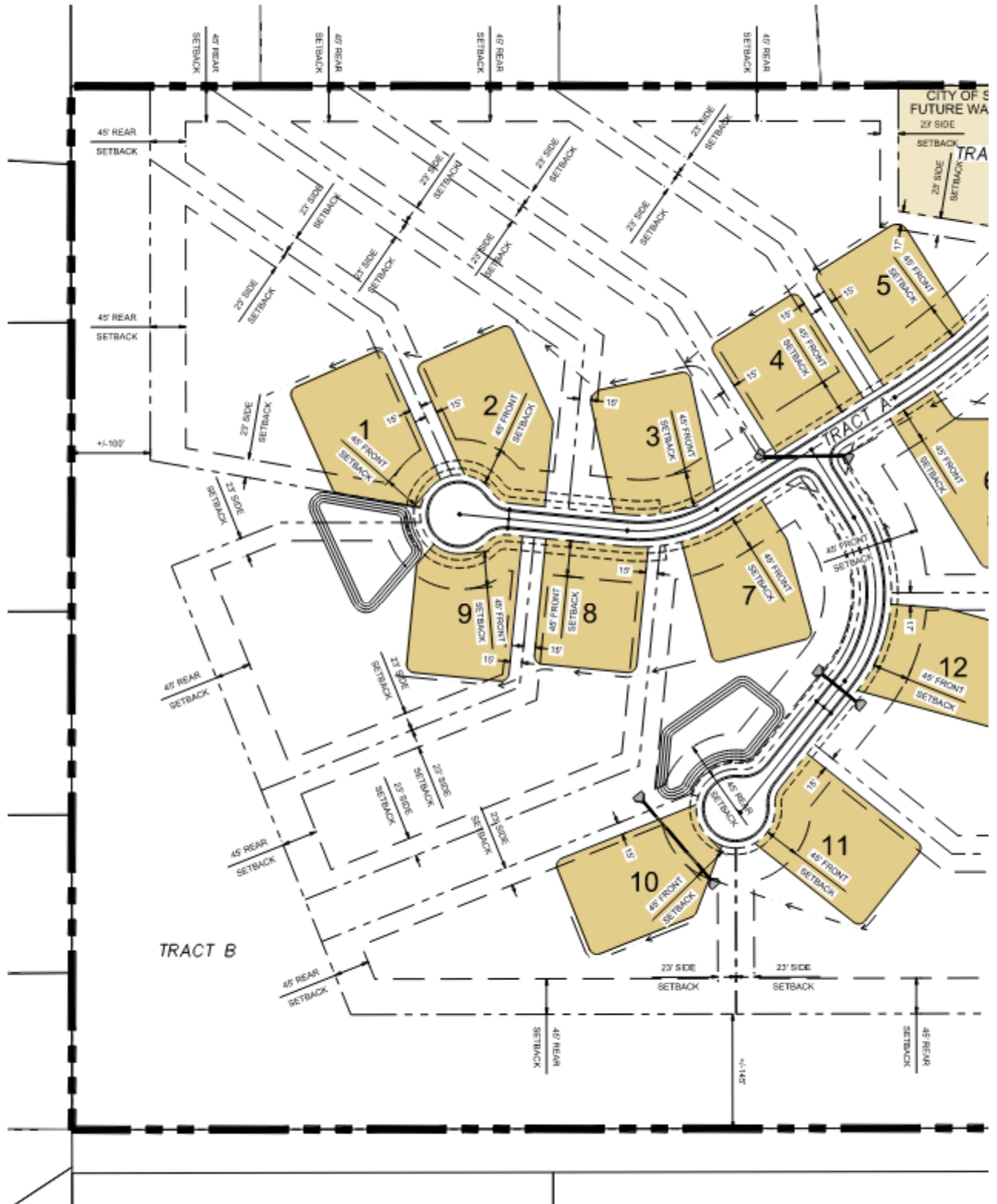
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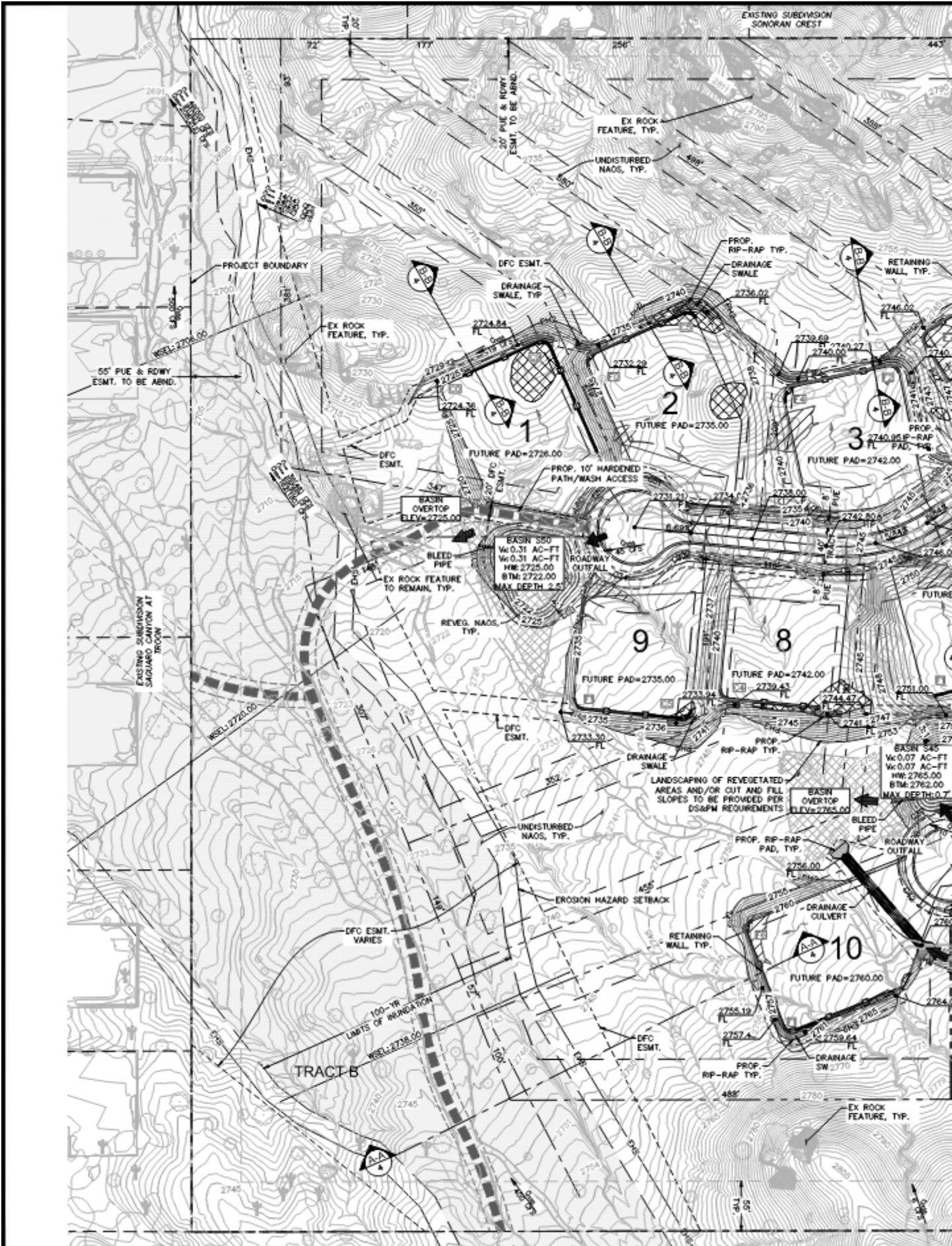
All the correspondence that I have received will be included in staff's report to the DRB, and eventually to the City Council.

Please feel free to contact me with any further questions or comments.

Sincerely,

Jesús





From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Wednesday, May 18, 2022 4:35 PM
To: Anderson, Richard <Rianderson@scottsdaleaz.gov>
Cc: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Toll Brothers Preserve IV Proposed Development

⚠ External Email: Please use caution if opening links or attachments!

Mr Anderson,

This Dave Stewart 612-743-7398

23925 N 119th Way, Scottsdale 85255

My wife and I met with Jesus Murillo, Curtis Neal, and Vivian from Stormwater Engineering.

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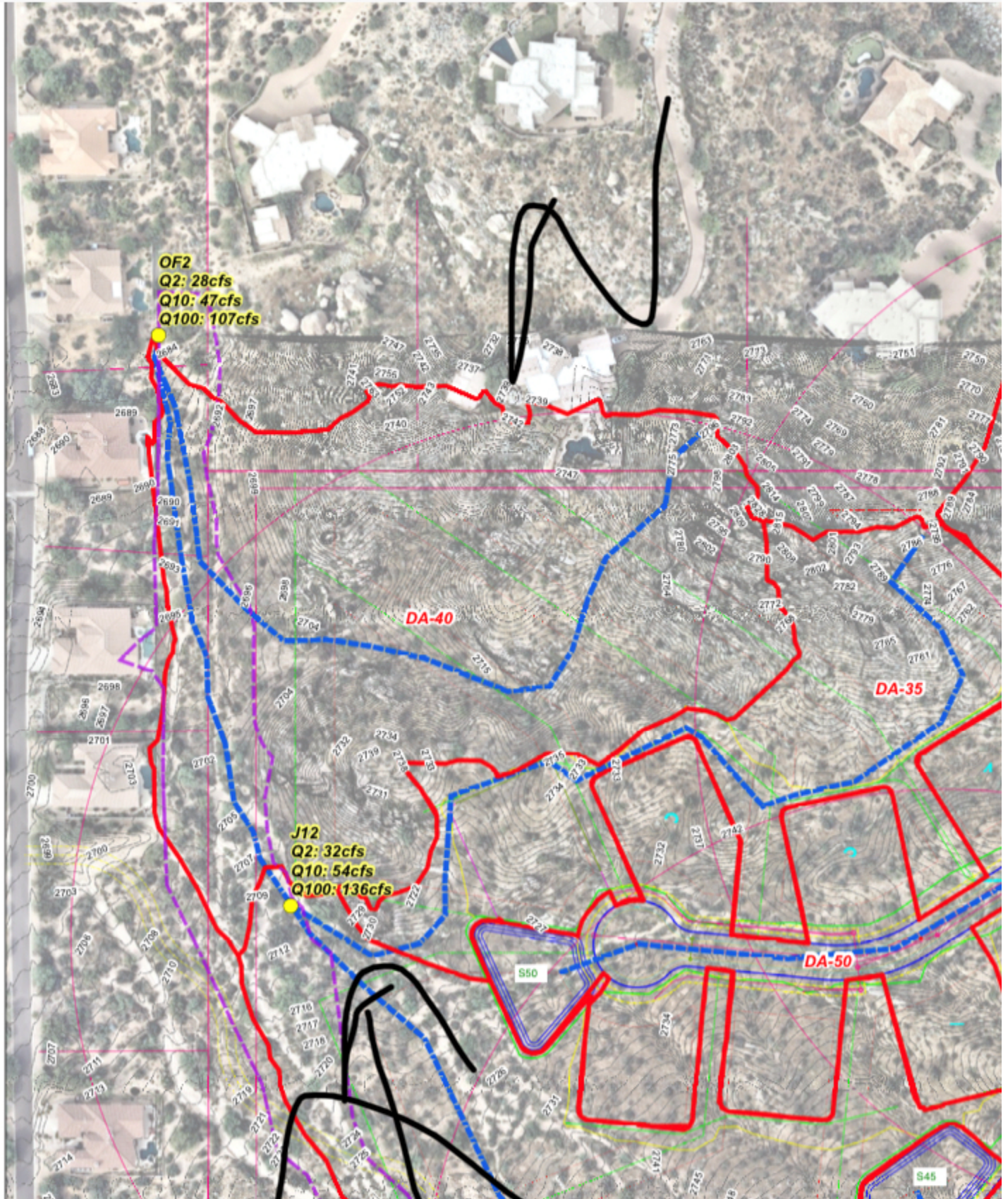
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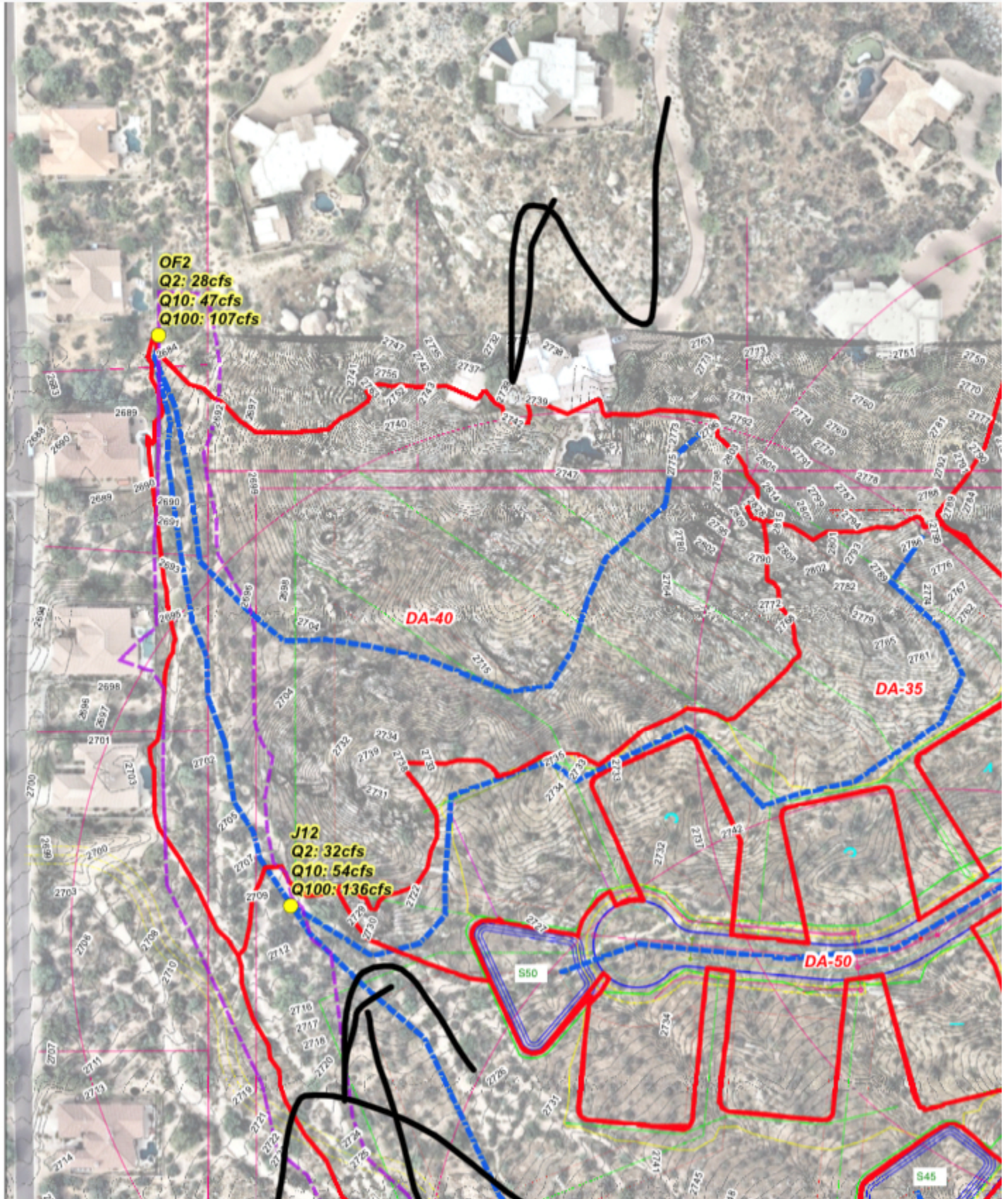
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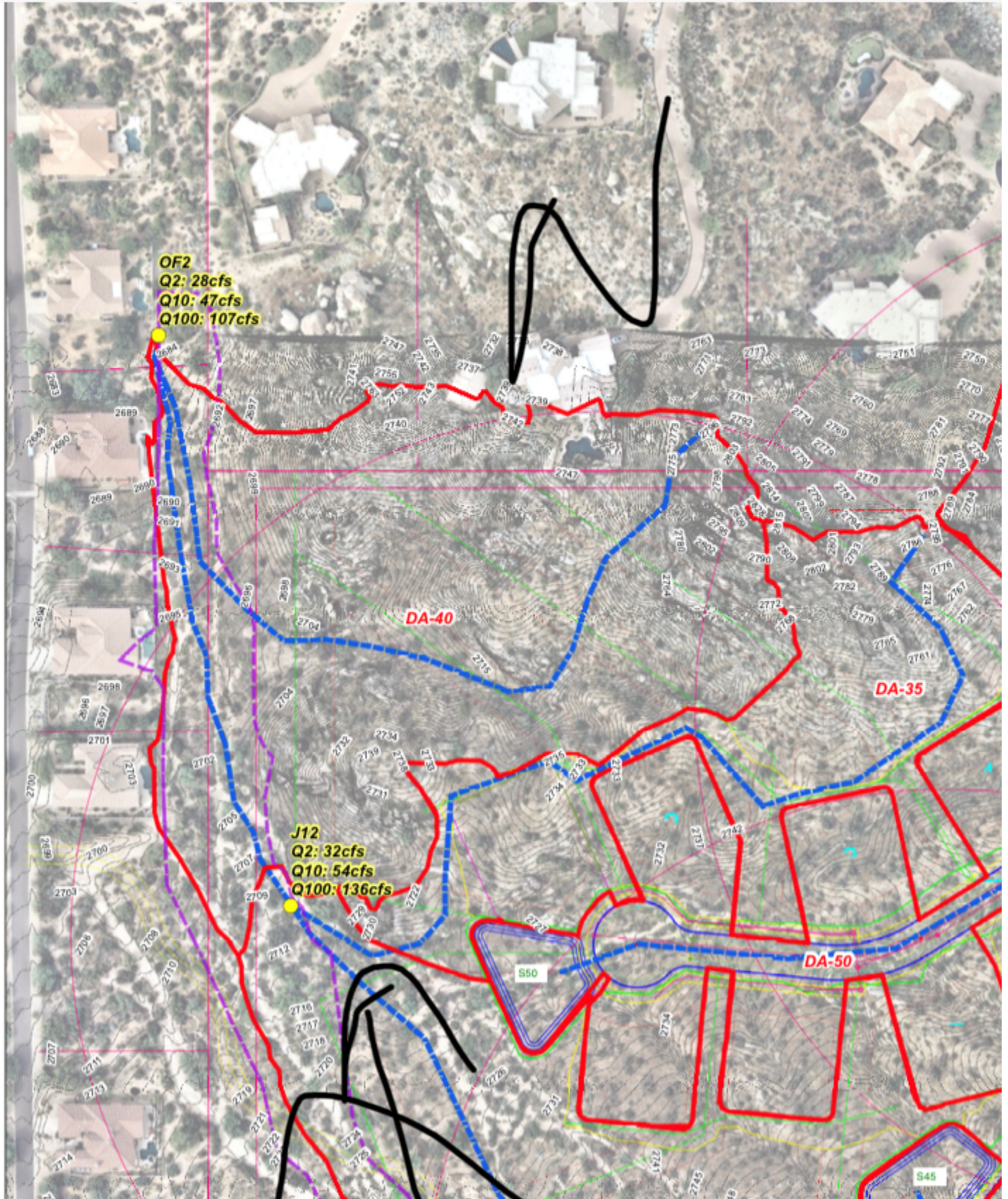
Curtis directed me to email you and ask for a call with you to discuss the status of any mitigation are being considered with the new owner Toll Brothers, as the is part of Reatta Wash is within Preserve IV's site boundary.

Respectfully,

Dave Stewart







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Murillo, Jesus

From: Murillo, Jesus
Sent: Monday, September 05, 2022 11:31 AM
To: Daniel Ostermann
Subject: RE: Preserve IV

Hello Mr. Ostermann,

I hope this email finds you doing well. I wanted to keep you updated on the Preserve IV project. Staff has reviewed the project's latest submittal, and has deemed the proposed preliminary plat to be ready to be heard by the Development Review Board (DRB). As you can see from the updated construction envelopes and grading and drainage plan (below in the email), and the locations of the proposed structure locations has not changed (as seen in the initial graphics I sent – further down in the email chain).

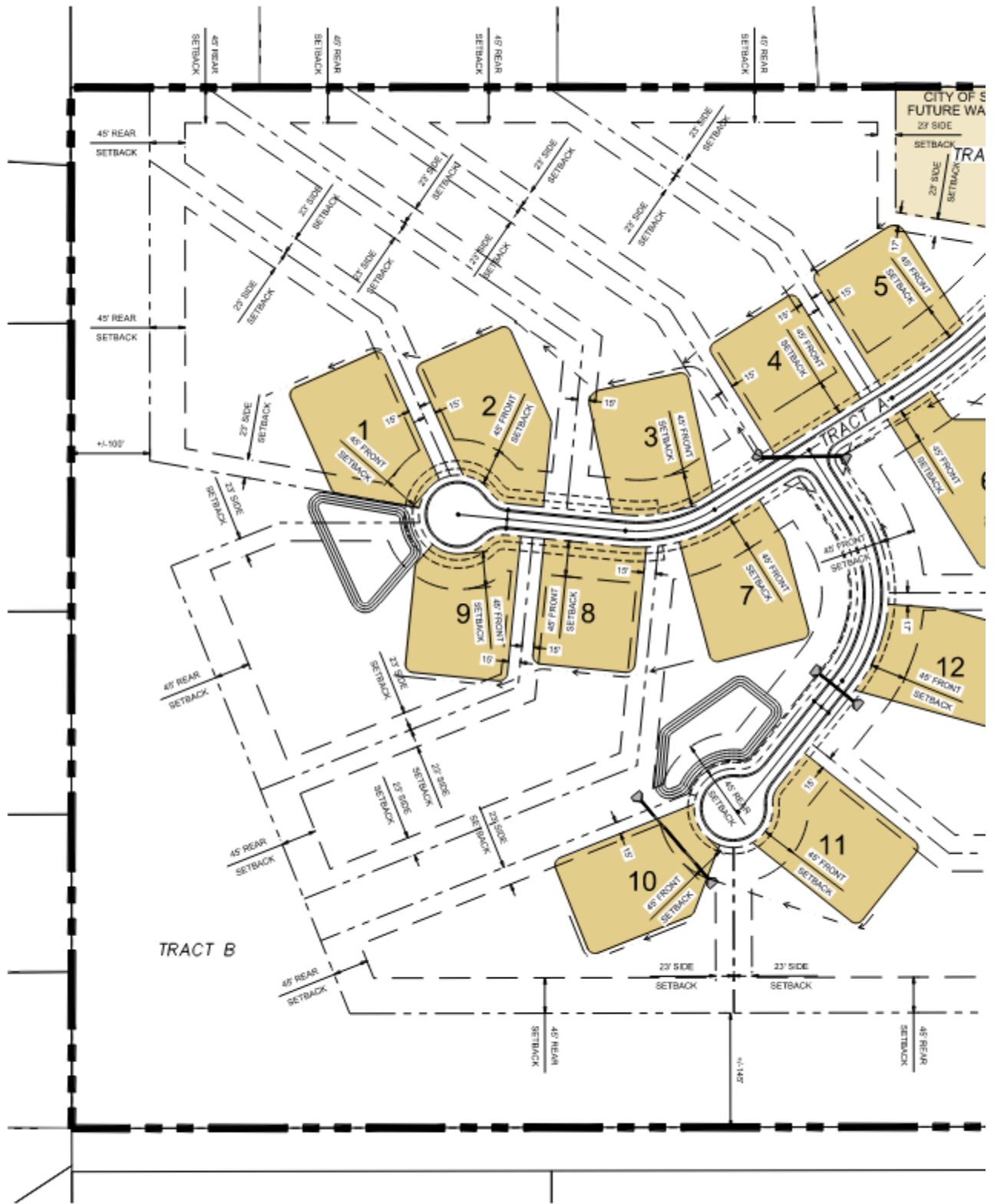
If the DRB votes to approve the preliminary plat, the project will still be required to go through two more steps. The project will be required to submit 100 percent completed final plans for review. Once the project's final plans submittal has been deemed complete and meeting all ordinances, codes, policies, and stipulations, the project will be scheduled for City Council approval. I will keep you notified of all these steps as they continue through the process.

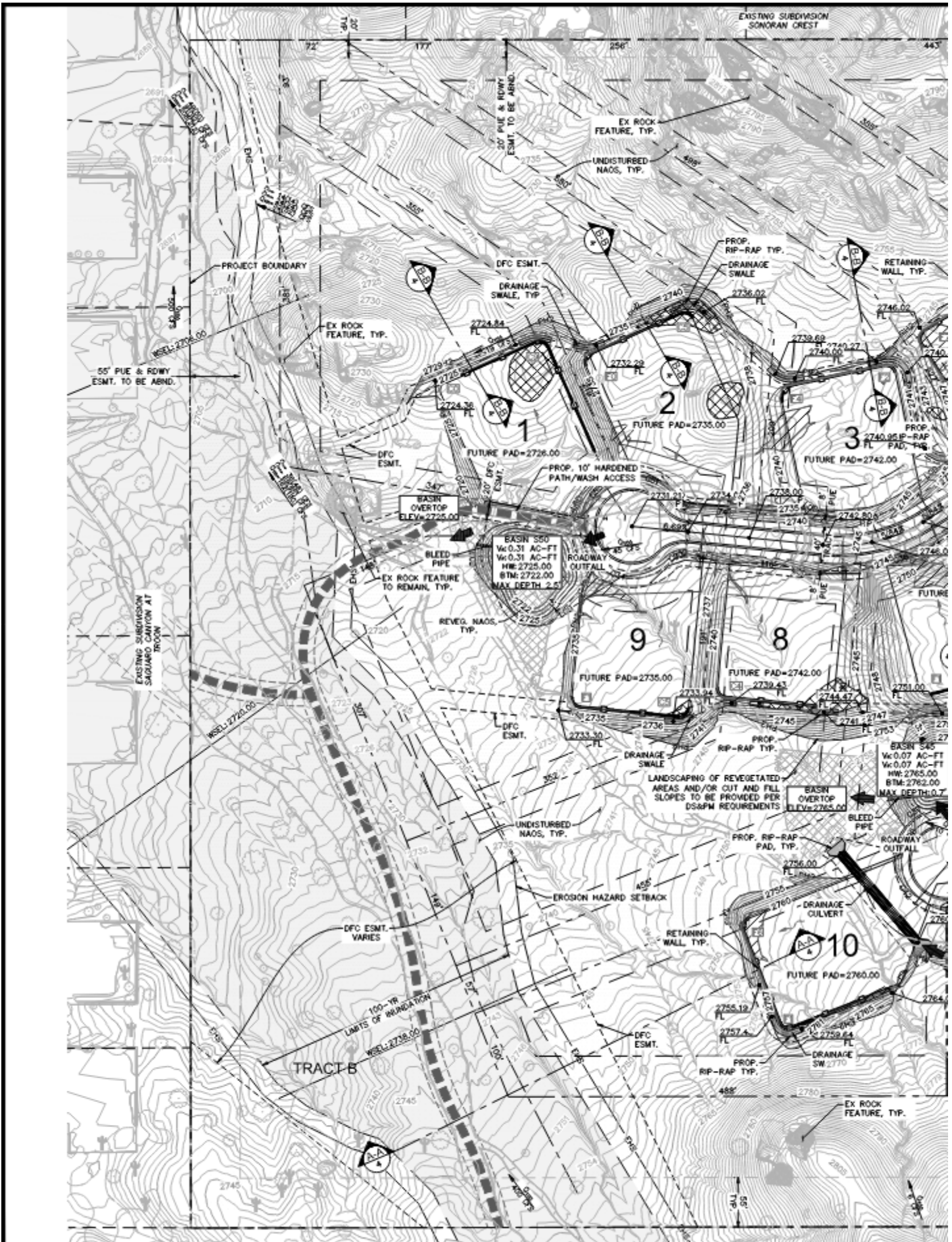
The project is scheduled to be heard by the DRB at the September 15, 2022 hearing. I will provide a link to the report as soon as it has been completed, and the location of the hearing. All the correspondence that I have received will be included in staff's report to the DRB, and eventually to the City Council.

Please feel free to contact me with any further questions or comments.

Sincerely,

Jesús





From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Friday, June 17, 2022 8:17 AM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Re: Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

Jesus,

Thanks for making the arrangements for this morning's meeting with Toll Brothers. I trust you will have our best interest in mind as this proposal proceeds thru the City of Scottsdale's processes.

Nice to have met you and please keep me in the loop.

Dan O

Daniel Ostermann

Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

This email and its attachments are confidential. Any unauthorized use or disclosure is prohibited. If you receive this email in error, please notify me by reply email and permanently delete the original without making any copies or disclosing its contents.

On Jun 14, 2022, at 6:08 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Hello Dan,

Thank you for taking my call. I reached out the project planner, and explained the situation. He stated he would go to his team tomorrow and share our conversation.

He stated he will contact me tomorrow to see what they can do for Friday.

I will keep you updated,

Jesús

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Tuesday, June 14, 2022 5:49 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Fwd: Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

Jesus,

I have called and emailed you, as you requested, with now reply to date. How do we proceed?

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

This email and its attachments are confidential. Any unauthorized use or disclosure is prohibited. If you receive this email in error, please notify me by reply email and permanently delete the original without making any copies or disclosing its contents.

Begin forwarded message:

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Date: May 9, 2022 at 5:15:26 PM MST
To: "Murillo, Jesus" <JMurillo@scottsdaleaz.gov>
Subject: Re: Preserve IV

Hello Jesus,

I am now back home. Let me know when it could be best for me to contact you

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

This email and its attachments are confidential. Any unauthorized use or disclosure is prohibited. If you receive this email in error, please notify me by reply email and permanently delete the original without making any copies or disclosing its contents.

On Apr 25, 2022, at 9:59 AM, Murillo, Jesus
<JMurillo@scottsdaleaz.gov> wrote:

Hello Dan,

Pre-application: [Pre-Application Request \(scottsdaleaz.gov\)](#)



Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!



Murillo, Jesus

From: Hans Frederick <hfrederick@blockyardfund.com>
Sent: Monday, August 22, 2022 9:20 AM
To: Murillo, Jesus
Subject: follow up- 12196 E Sand Hills Road-Preserve IV

Follow Up Flag: Follow up
Flag Status: Completed

⚠ External Email: Please use caution if opening links or attachments!

Jesus, I left you a message this morning. My home is 12196 E Sand Hills Rd in Scottsdale in the Sonoran Crest subdivision. My property is greatly affected by the Preserve IV development. I had a discussion with Collin from Toll Brothers last week and one of my major issues is the construction of two above ground holding tanks that are proposed to be built right behind my property. This will greatly affect my view....and my negatively affect my property value. Toll Brothers said that they have no control over the water tanks and suggested that I go directly to the city of Scottsdale.

Please help direct me to someone who can explain the process.

Best regards,

Hans Frederick
Managing Partner
Blockyard Digital Assets Fund, LP
312-316-1745

Murillo, Jesus

From: Murillo, Jesus
Sent: Thursday, August 11, 2022 2:03 PM
To: Doug Jorden
Subject: RE: Preserve !V--122nd St Abandonment
Attachments: 4-PP-2022_3-27-30-58-59-Preserve IV - Preliminary Plat and Grading and Drainage.pdf

Hello Sir,

I had the links updated, but I am not sure the PP link still has what I want it to show, so I attached the PP instead.

The AB should be good to go: [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](http://scottsdaleaz.gov)

Jesús

From: Doug Jorden <Doug@jordenlaw.com>
Sent: Tuesday, August 09, 2022 8:43 AM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: RE: Preserve !V--122nd St Abandonment

⚠ External Email: Please use caution if opening links or attachments!

Good morning sir. Any updates on links below?

Doug Jorden

From: Doug Jorden
Sent: Monday, August 1, 2022 2:30 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: RE: Preserve !V--122nd St Abandonment

Happy Monday.

1. The PP link below (and the City's P&Z link) only has the updated narrative. Can you send me the current plans, etc?
2. The AB link below only shows "Oops...cannot be found"). Is there something else you can send?

Thank you for your help.

Doug Jorden

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Monday, August 1, 2022 12:56 AM
To: Doug Jorden <Doug@jordenlaw.com>
Subject: RE: Preserve !V--122nd St Abandonment

Hello Sir,

The information had not been uploaded yet, and I had to wait for the links to be refreshed. Please follow these links for the PP and AB application materials.

Sincerely,

Jesús

PP - [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](http://scottsdaleaz.gov)

AB - [City of Scottsdale - Search \(scottsdaleaz.gov\)](http://scottsdaleaz.gov)

From: Doug Jorden <Doug@jordenlaw.com>
Sent: Thursday, July 28, 2022 8:56 AM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: RE: Preserve !V--122nd St Abandonment

⚠ External Email: Please use caution if opening links or attachments!

Morning. I received the attachment from Toll Bros. Please call. Appreciated.

Doug

From: Doug Jorden
Sent: Monday, July 25, 2022 9:40 AM
To: Jesus Murillo <jmurillo@scottsdaleaz.gov>
Subject: RE: Preserve !V--122nd St Abandonment

Hello sir. I'm still here.

Doug

From: Doug Jorden
Sent: Wednesday, July 20, 2022 9:52 AM
To: Jesus Murillo <jmurillo@scottsdaleaz.gov>
Subject: Preserve !V--122nd St Abandonment

Welcome back. Please give me a call.

Thanks.

Doug Jorden
Jorden Law Firm, P.C.
Direct: (480) 505-3909
Mobile: (602) 228-0151
E-Mail: doug@jordenlaw.com
www.jordenlaw.com

This email and attachments may be privileged and confidential. If you are not the intended recipient, any use, dissemination, distribution or copying of this email or attachments is prohibited. If you have received this email in error, please (i) notify us by replying to this email and (ii) permanently delete this email. Thank you.

Murillo, Jesus

From: Murillo, Jesus
Sent: Friday, July 29, 2022 12:42 PM
To: Hans Frederick
Subject: RE: Formal Complaint- Preserve IV

Hello Mr. Fredrick,

It was good speaking with you again.

I wanted to confirm with you that your comments will be included into staff's report if/when the project moves forward for a DRB hearing date. I will also contact you to keep you updated on any hearing dates. I will also contact the Preserve IV team on your communication.

I also wanted to share with you that any communications sent to staff are part of the public record.

Please feel free to contact me with any further questions or comments. Please also share with me if there are any updates based on your conversations with their team.

Sincerely,

Jesús

From: Hans Frederick <hfrederick@blockyardfund.com>
Sent: Friday, July 29, 2022 9:43 AM
To: Keith.Nichter@kimley-horn.com; Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Formal Complaint- Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

My name is Hans Frederick and I am owner of 12196 E Sand Hills Road in the Sonoran Crest development. I purchased this property in Feb 2021. When I purchased my property, Preserve IV was still for sale. At that time, the ONLY easement for that 40 acres was via 122nd, a street that had not been developed. When I purchased my property, I believed one of two things would happen. Either Preserve IV would sit vacant for long time due to the high price or it would become a "stand alone" development would go in with EXTREMELY high home values due to the high development cost with the high cost of land.

As the ONLY homeowner that is affected by this transaction, I will do whatever is necessary to fight against Toll Brothers turning Preserve IV into additional Sereno Canyon development. This development destroys my peace, view, and puts my property with safety concerns based on the additional traffic traversing past my property. I also believe this transaction destroys my property value. I was fully aware of the land rights around my house when I purchased and this is NOT a scenario that is acceptable to me.

If Toll Brothers wants to create a stand alone community, and finish the 122nd street spur, I would have to live with that scenario...but it is not right to connect Preserve IV to Sereno Canyon.

I can be reached at any time to discuss.

Best regards,

Hans Frederick
Managing Partner
Blockyard Digital Assets Fund, LP
312-316-1745

Murillo, Jesus

From: Hans Frederick <hfrederick@blockyardfund.com>
Sent: Friday, July 29, 2022 9:43 AM
To: Keith.Nichter@kimley-horn.com; Murillo, Jesus
Subject: Formal Complaint- Preserve IV

Follow Up Flag: Follow up
Flag Status: Completed

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I can be reached at any time to discuss.

Best regards,

Hans Frederick
Managing Partner
Blockyard Digital Assets Fund, LP
312-316-1745

Murillo, Jesus

From: Doug Jorden <Doug@jordenlaw.com>
Sent: Thursday, July 28, 2022 8:56 AM
To: Murillo, Jesus
Subject: RE: Preserve !V--122nd St Abandonment
Attachments: 122nd ROW Abandonment Proposal-ALT-Preserve IV-July 2022-CoS Coordinated.PDF

⚠ External Email: Please use caution if opening links or attachments!

Morning. I received the attachment from Toll Bros. Please call. Appreciated.

Doug

From: Doug Jorden
Sent: Monday, July 25, 2022 9:40 AM
To: Jesus Murillo <jmurillo@scottsdaleaz.gov>
Subject: RE: Preserve !V--122nd St Abandonment

Hello sir. I'm still here.

Doug

From: Doug Jorden
Sent: Wednesday, July 20, 2022 9:52 AM
To: Jesus Murillo <jmurillo@scottsdaleaz.gov>
Subject: Preserve !V--122nd St Abandonment

Welcome back. Please give me a call.

Thanks.

Doug Jorden
Jorden Law Firm, P.C.
Direct: (480) 505-3909
Mobile: (602) 228-0151
E-Mail: doug@jordenlaw.com
www.jordenlaw.com

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Murillo, Jesus

From: Aaron Insko <ainsco@tollbrothers.com>
Sent: Friday, June 17, 2022 9:55 AM
To: Murillo, Jesus; Daniel Benson; Nichter, Keith; Colin Phipps; Larry Wandel; Oscar Dominguez; Chad Fischer
Subject: Preserve IV - Meeting with Mr. Ostermann Summary
Attachments: IMG_3176.jpg; IMG_3178.jpg

⚠ External Email: Please use caution if opening links or attachments!

All,

This morning Toll set up visual representations of the proposed building heights for units 1,2, &9. In attendance was Jesus w/ COS, Mr. Ostermann, Chad Fisher, and me. Mr. Ostermann was showed the locations from his property, and was also walked onsite to the three locations. Overall, he seemed more comfortable with the view impairment, height, placement, and proximity of the future buildings. Also discussed was the drainage. Jesus explained to Mr. Ostermann that the existing wash was not to be impacted by this project, and three onsite basins are planned to address roadway drainage. Jesus also stated that Toll has no obligation for any existing drainage issues concerning his property. Mr. Ostermann was handed over a copy of the 2nd submittal preliminary plat per his request. Mr. Ostermann also inquired about any other comments made by the surrounding areas. Jesus stated that overall the surrounds areas didn't have many comments, but were pleased to hear that the access roadway from Alma School was being eliminated as the Preserve IV lots were being accessed through Sereno Canyon.

Jesus.....please add any additional feedback/comments from the meet up that you feel is necessary.

Aaron Insko
Vice President
Land Development - AZ

Toll Brothers
8767 E. Via de Ventura #390, Scottsdale, Arizona 85258
Cell: (602) 999-5684

ainsco@tollbrothers.com



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#1 HOME BUILDER

**FORTUNE WORLD'S MOST
ADMIRED COMPANIES
2022**

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Murillo, Jesus

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Friday, June 17, 2022 8:17 AM
To: Murillo, Jesus
Subject: Re: Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

Jesus,

Thanks for making the arrangements for this morning's meeting with Toll Brothers. I trust you will have our best interest in mind as this proposal proceeds thru the City of Scottsdale's processes.

Nice to have met you and please keep me in the loop.

Dan O

Daniel Ostermann

Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

This email and its attachments are confidential. Any unauthorized use or disclosure is prohibited. If you receive this email in error, please notify me by reply email and permanently delete the original without making any copies or disclosing its contents.

On Jun 14, 2022, at 6:08 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Hello Dan,

Thank you for taking my call. I reached out the project planner, and explained the situation. He stated he would go to his team tomorrow and share our conversation.

He stated he will contact me tomorrow to see what they can do for Friday.

I will keep you updated,

Jesús

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Tuesday, June 14, 2022 5:49 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Fwd: Preserve IV

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Jesus,

I have called and emailed you, as you requested, with now reply to date. How do we proceed?

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

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Begin forwarded message:

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Date: May 9, 2022 at 5:15:26 PM MST
To: "Murillo, Jesus" <JMurillo@scottsdaleaz.gov>
Subject: Re: Preserve IV

Hello Jesus,

I am now back home. Let me know when it could be best for me to contact you

Dan O

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On Apr 25, 2022, at 9:59 AM, Murillo, Jesus
<JMurillo@scottsdaleaz.gov> wrote:

Hello Dan,

Pre-application: [Pre-Application Request \(scottsdaleaz.gov\)](#)



Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!



Murillo, Jesus

From: Murillo, Jesus
Sent: Thursday, June 16, 2022 5:52 PM
To: Daniel Benson; Daniel Ostermann; Nichter, Keith
Cc: Aaron Insko; Chad Fischer
Subject: RE: Request: 568-PA-2021

Sounds good. I will be at Mr. Osterman's residence at 7:00 am.

From: Daniel Benson <dbenson@tollbrothers.com>
Sent: Thursday, June 16, 2022 5:34 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>; Daniel Ostermann <sq.daniel.ostermann@gmail.com>; Nichter, Keith <Keith.Nichter@kimley-horn.com>
Cc: Aaron Insko <ainsco@tollbrothers.com>; Chad Fischer <cfischer@tollbrothers.com>
Subject: RE: Request: 568-PA-2021

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Aaron confirmed 7am with Mr. Ostermann.

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Thursday, June 16, 2022 5:28 PM
To: Daniel Ostermann <sq.daniel.ostermann@gmail.com>; Nichter, Keith <Keith.Nichter@kimley-horn.com>
Cc: Daniel Benson <dbenson@tollbrothers.com>; Aaron Insko <ainsco@tollbrothers.com>
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Hello Everyone,

Did we confirm a time?

Jesús

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Thursday, June 16, 2022 8:12 AM
To: Nichter, Keith <Keith.Nichter@kimley-horn.com>
Cc: Daniel Benson <dbenson@tollbrothers.com>; Aaron Insko <ainsco@tollbrothers.com>; Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Re: Request: 568-PA-2021

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Hi guys,

Friday morning, anytime after daybreak, would work best. It should be cooler and calmer.

Some of our concerns include; drainage, view impairment, height, placement, and proximity of proposed structures.

Dan O

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Email: sq.daniel.ostermann@gmail.com

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We look forward to meeting you and answering any questions you may have.

Note that I will be unable to attend Friday but we are working to get representatives, based on your availability, from Toll Brothers to meet you out there. This will include Aaron Insko (602.999.5684), Tolls VP of Land Development, who is CC'd if you need to directly contact him at any time. Also, I am always available by phone or email if you have any other questions specific to our submittal.

Thanks,

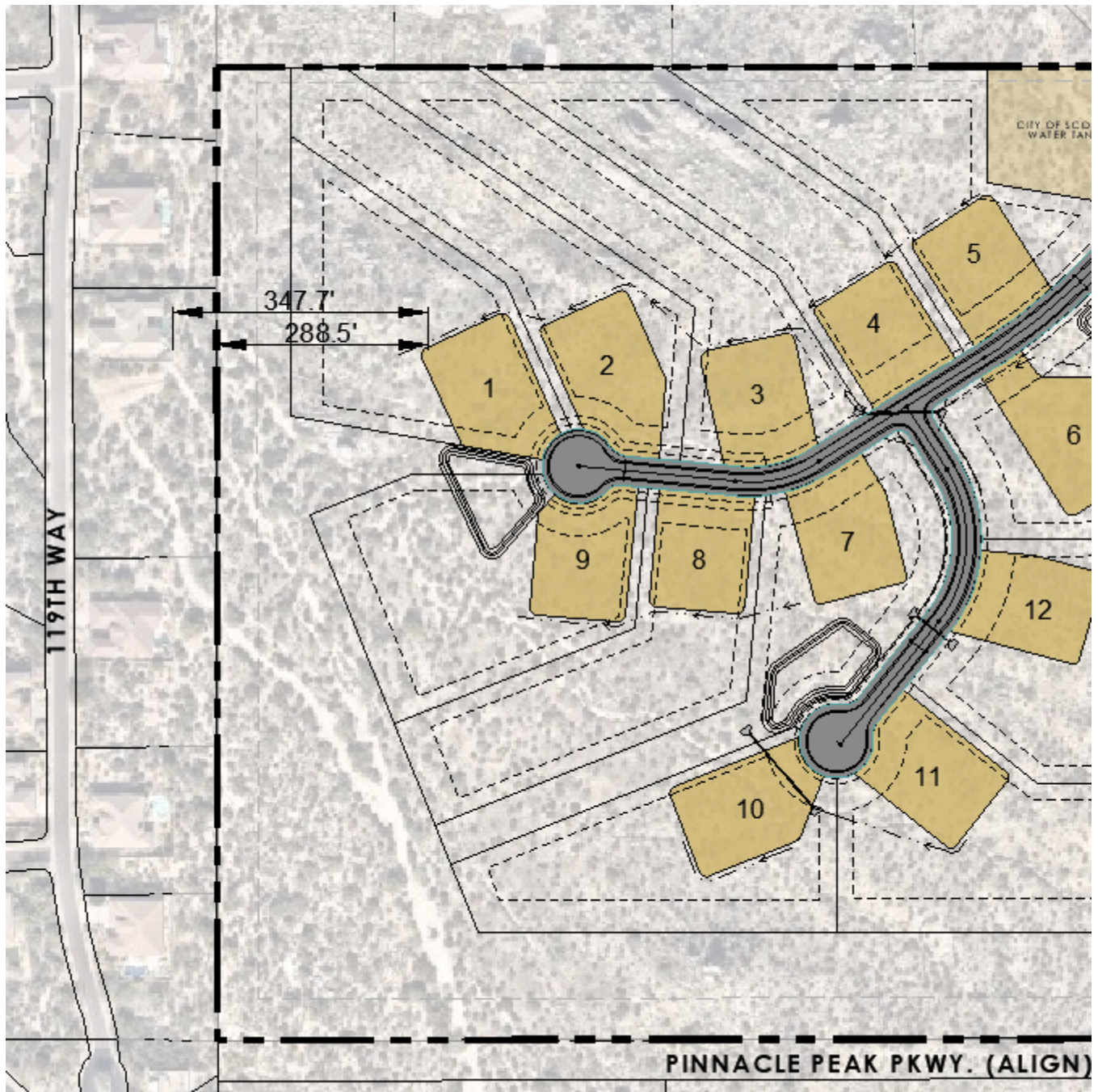
Kimley»Horn

Keith Nichter

Kimley-Horn | 1001 W. Southern Avenue, Suite 131 Mesa, Arizona 85210

Direct: 602.313.7206 | Mobile: 480.980.7042 | Main: 480.207.2666

Proud to be one of FORTUNE magazine's 100 Best Companies to Work For



From: Daniel Ostermann <sg.daniel.ostermann@gmail.com>
Sent: Tuesday, March 1, 2022 12:00 PM
To: Nichter, Keith <Keith.Nichter@kimley-horn.com>
Subject: Re: Request: 568-PA-2021

You don't often get email from sg.daniel.ostermann@gmail.com. [Learn why this is important](#)

Got it. Thanks

Dan O

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On Feb 28, 2022, at 10:09 AM, Nichter, Keith <Keith.Nichter@kimley-horn.com> wrote:

Hello Dan,
See attached for the conceptual site plan and preliminary plat. Let me know if there is anything else I can help with or if you have any specific questions. Happy to be of assistance.
Thanks,

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Subject: Request: 568-PA-2021

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Keith,

Could you please provide detailed image(s) of proposed plan request 568-PA-2021.

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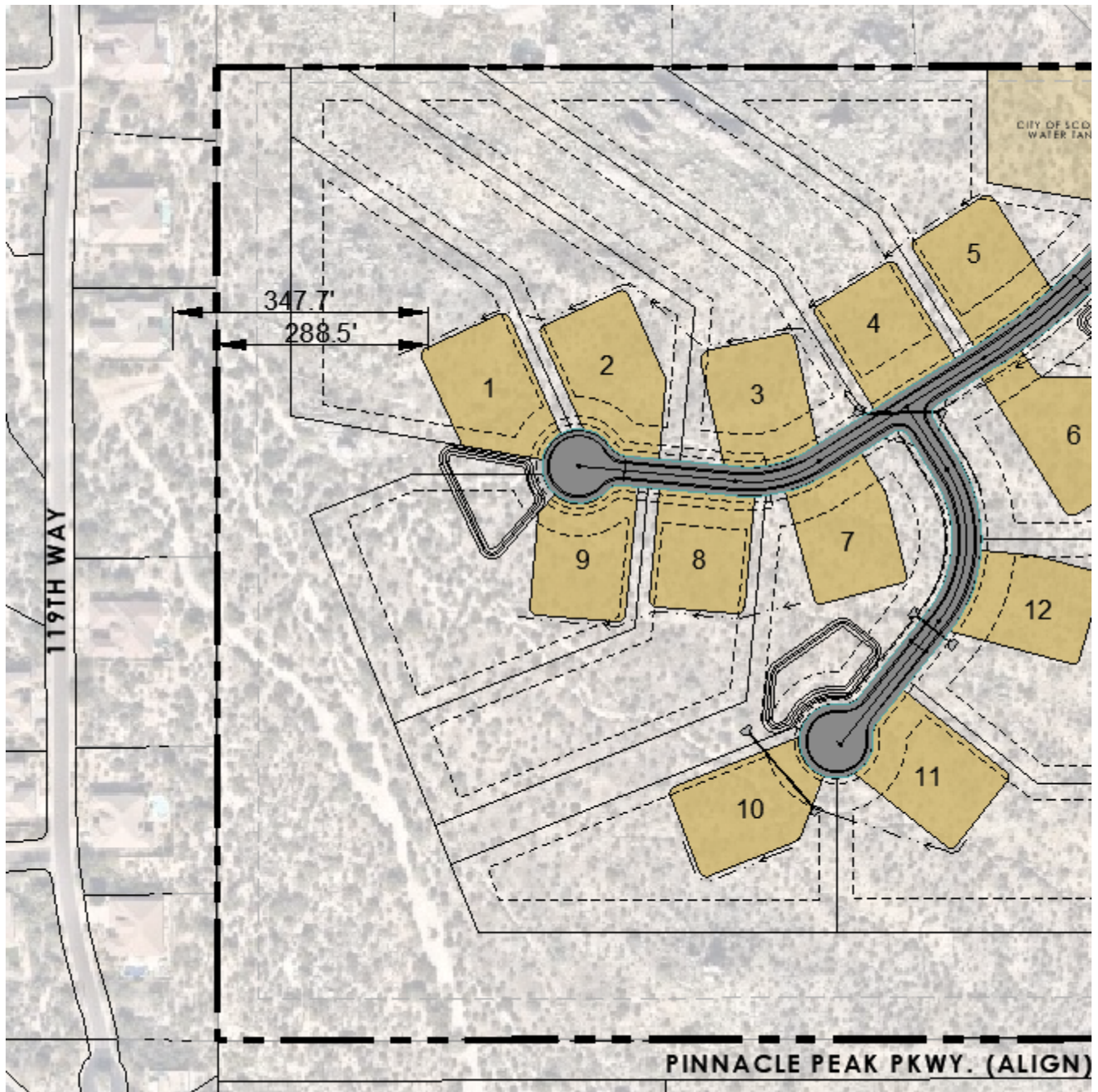
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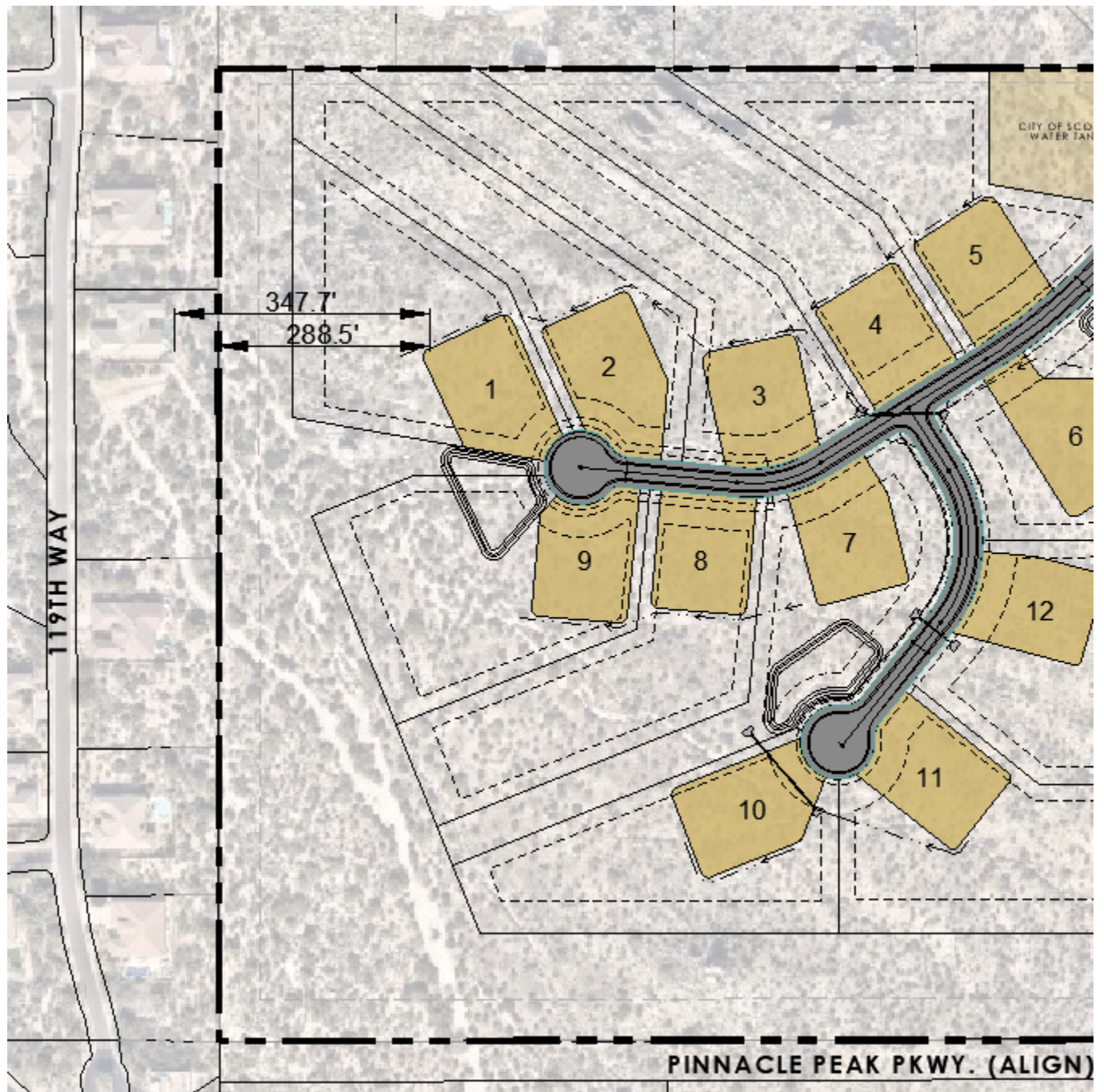
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Senior Planner
City of Scottsdale
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Get informed!



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Attachments: 4PP2022_FirstReview.doc

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City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!





Murillo, Jesus

From: Murillo, Jesus
Sent: Monday, June 13, 2022 2:56 PM
To: Current Planning Mtgs
Subject: Accepted: 4-PP-2022 Preserve IV Drainage Comments

Murillo, Jesus

From: Doug Jorden <Doug@jordenlaw.com>
Sent: Monday, June 06, 2022 6:38 PM
To: Murillo, Jesus
Subject: RE: Scottsdale P & Z Link Update

⚠ External Email: Please use caution if opening links or attachments!

Hope you're not still working—it's 6:40. Tomorrow?

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Monday, June 6, 2022 10:05 AM
To: Doug Jorden <Doug@jordenlaw.com>
Subject: RE: Scottsdale P & Z Link Update

Will be calling you today...

From: Doug Jorden <Doug@jordenlaw.com>
Sent: Wednesday, June 01, 2022 3:43 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Scottsdale P & Z Link Update

⚠ External Email: Please use caution if opening links or attachments!

Good day, sir. Please give me a call re Preserve IV prel plat.

Appreciated.

Doug Jorden
Jorden Law Firm, P.C.
Direct: (480) 505-3909
Mobile: (602) 228-0151
E-Mail: doug@jordenlaw.com
www.jordenlaw.com

From: City of Scottsdale Subscriptions <subscriptions@scottsdaleaz.gov>
Sent: Friday, May 27, 2022 6:00 PM
To: Doug Jorden <Doug@jordenlaw.com>
Subject: Scottsdale P & Z Link Update

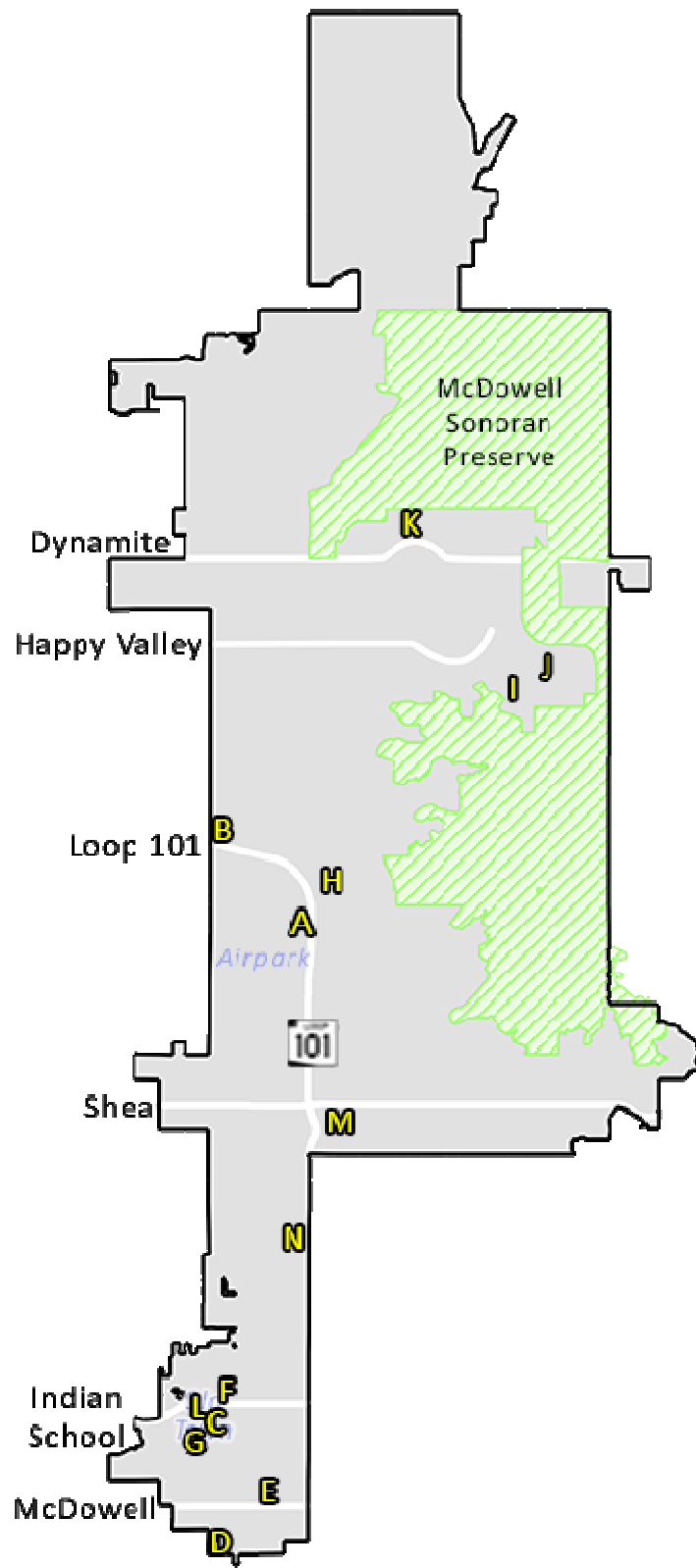
P & Z LINK



Keeping you informed about new development applications submitted to the city for review.
Forward this address to a friend: subscriptions.ScottsdaleAZ.gov

Friday, May 27

New Case and Project Updates



New Cases

No cases this week.

Case Project Updates (Resubmitted)

<p>A</p>	<p>CASE 4-PP-2022 - PRESERVE IV PRELIMINARY PLAT Northwest corner of Pinnacle Peak Road and 122nd St. (Dynamite Foothills) map it Request for approval for a 12-lot subdivision on approximately 40 acres, with Single-Family Residential, Environmentally Sensitive Lands (R1-130/ESL) zoning.</p> <div data-bbox="748 401 989 577" data-label="Image"> </div> <p>View the short video introduction (1:11)</p>
<p>B</p>	<p>CASE 38-DR-2021 - FIESTA BAR & RESTAURANT 7343 E. Camelback Road map it Near Camelback Road and Scottsdale Road (Old Town) Request for approval of a site plan, landscape plan and building elevations for a new three-story commercial building on a +/- 0.37-acre (net) site with Downtown/Downtown Multiple-Use, Type 3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO) zoning.</p> <div data-bbox="748 947 989 1123" data-label="Image"> </div> <p>View the short video introduction (1:10)</p>
<p>C</p>	<p>CASE 42-DR-2021 - GAWLEY CENTER 16990 N. 91st St. map it Near 91st Street and Bell Road (Greater Airpark Area) Request for approval of the site plan, landscape plan and building elevations for two new medical office buildings, with approximately 30,000 square feet of building area, on a 3.2-acre site with Central Business Planned Community Development (C-2 PCD) zoning.</p> <div data-bbox="748 1457 989 1633" data-label="Image"> </div> <p>View the short video introduction (1:33)</p>

New Construction

<p>D</p>	<p>CASE 46-DR-2019 - STORAGE AT MCDOWELL 7025 E. McDowell Road map it</p>
-----------------	---

	<p>Near McDowell Road and Scottsdale Road (Southern Scottsdale) A new storage facility is under development. Permit issued May 23.</p>
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Open Houses - City Hosted

<p>E</p>	<p>CITY SEEKS INPUT ON OLD TOWN SCOTTSDALE CHARACTER AREA PLAN & ZONING ORDINANCE UPDATES</p> <p>The city is in the process of updating the Old Town Scottsdale Character Area Plan as well as sections of the city's Zoning Ordinance specific to the downtown area, The city is offering an online, self-guided, open house series that will enable you – as participant – to provide input on topics such as the Old Town Plan Vision and Values, quality development, mixed-use development, building height, bonus provisions, and public open space in Old Town. Each self-guided, online, open house session includes a presentation and questions for participants to answer that are specific to each topic. To participate in the update process, please visit scottsdaleaz.gov, keyword "Old Town Updates."</p> <p>As the Old Town Plan and Zoning Ordinance updates progress through the public participation and hearing processes, additional participation events will be offered, and draft content will be made available for public review. Please continue to stay engaged in the process using the Old Town Updates website.</p>
	<p>PROPOSED CARE HOMES TEXT AMENDMENT (CASE 1-TA-2022)</p> <p>The city of Scottsdale seeks to amend the Zoning Ordinance (Ord. No. 455), Section 1.806 (Disability Accommodation), Section 1.920 (Request for Disability Accommodation), Section 3.100 (Definitions), and any other applicable sections to clarify what constitutes a care home and modify the process and criteria for a Disability Accommodation.</p> <p>5:30 p.m. Thursday, June 9 Granite Reef Senior Center 1700 N Granite Reef Road</p> <p>5:30 p.m. Thursday, June 16 Via Linda Senior Center 10440 E. Via Linda</p> <p>For more information, please contact: Greg Bloemberg 480-312-4306 gblo@ScottsdaleAZ.gov</p>

Open Houses - Applicant Hosted

<p>F</p>	<p>PROPOSED FURNITURE RETAIL CENTER</p>
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6 p.m. Tuesday, May 24

[323-676-6192](tel:323-676-6192)

Meeting ID: 554 284 652#

For more information, please contact:

Tim Rasnake

[602-222-4266](tel:602-222-4266)

timr@archicon.com

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If this message was forwarded to you, you can [subscribe here](#).

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Murillo, Jesus

From: Doug Jordan <Doug@jordenlaw.com>
Sent: Wednesday, June 01, 2022 3:43 PM
To: Murillo, Jesus
Subject: Scottsdale P & Z Link Update

⚠ External Email: Please use caution if opening links or attachments!

Good day, sir. Please give me a call re Preserve IV prel plat.

Appreciated.

Doug Jordan
Jorden Law Firm, P.C.
Direct: (480) 505-3909
Mobile: (602) 228-0151
E-Mail: doug@jordenlaw.com
www.jordenlaw.com

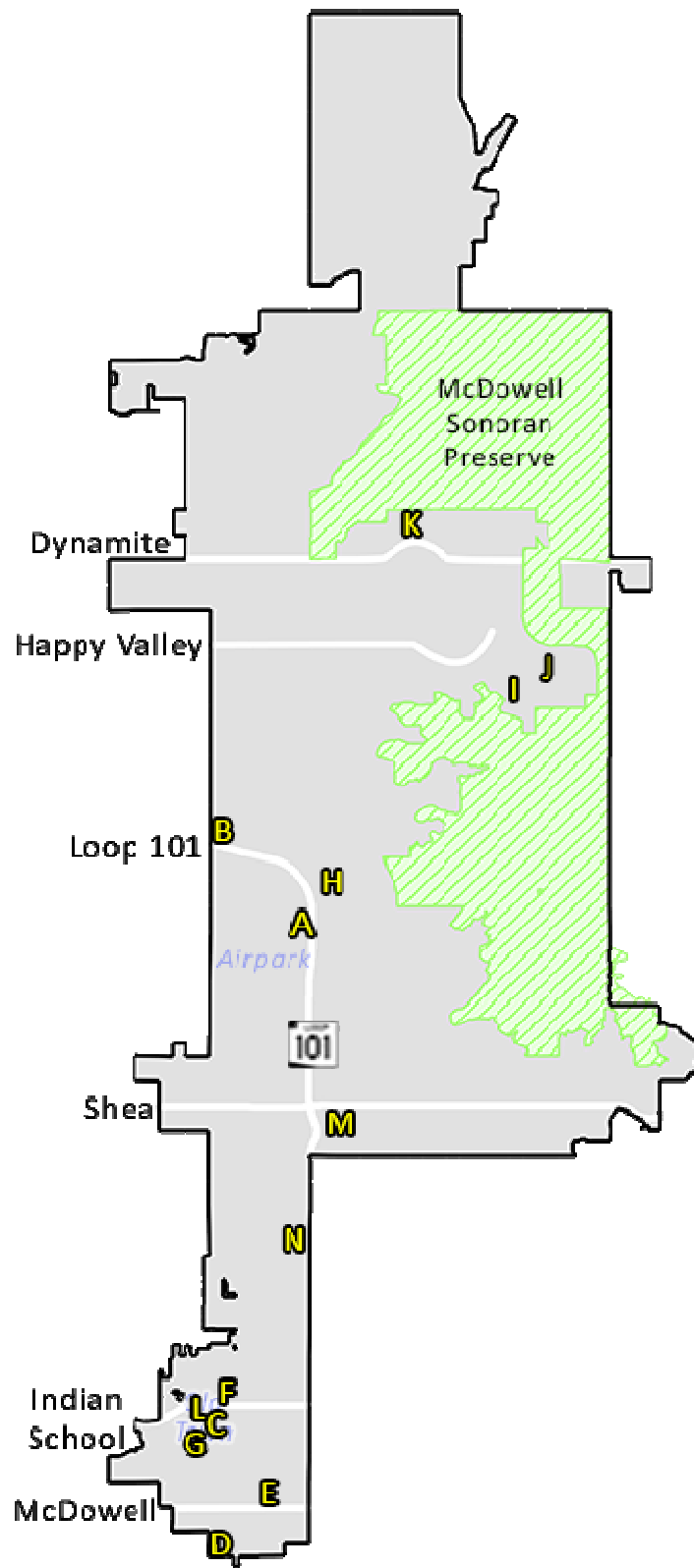
From: City of Scottsdale Subscriptions <subscriptions@scottsdaleaz.gov>
Sent: Friday, May 27, 2022 6:00 PM
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Subject: Scottsdale P & Z Link Update



Keeping you informed about new development applications submitted to the city for review.
Forward this address to a friend: subscriptions.ScottsdaleAZ.gov

Friday, May 27

New Case and Project Updates



New Cases

No cases this week.

Case Project Updates (Resubmitted)

<p>A</p>	<p>CASE 4-PP-2022 - PRESERVE IV PRELIMINARY PLAT Northwest corner of Pinnacle Peak Road and 122nd St. (Dynamite Foothills) map it Request for approval for a 12-lot subdivision on approximately 40 acres, with Single-Family Residential, Environmentally Sensitive Lands (R1-130/ESL) zoning.</p> <div data-bbox="748 401 989 579" data-label="Image"> </div> <p>View the short video introduction (1:11)</p>
<p>B</p>	<p>CASE 38-DR-2021 - FIESTA BAR & RESTAURANT 7343 E. Camelback Road map it Near Camelback Road and Scottsdale Road (Old Town) Request for approval of a site plan, landscape plan and building elevations for a new three-story commercial building on a +/- 0.37-acre (net) site with Downtown/Downtown Multiple-Use, Type 3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO) zoning.</p> <div data-bbox="748 947 989 1125" data-label="Image"> </div> <p>View the short video introduction (1:10)</p>
<p>C</p>	<p>CASE 42-DR-2021 - GAWLEY CENTER 16990 N. 91st St. map it Near 91st Street and Bell Road (Greater Airpark Area) Request for approval of the site plan, landscape plan and building elevations for two new medical office buildings, with approximately 30,000 square feet of building area, on a 3.2-acre site with Central Business Planned Community Development (C-2 PCD) zoning.</p> <div data-bbox="748 1457 989 1635" data-label="Image"> </div> <p>View the short video introduction (1:33)</p>

New Construction

<p>D</p>	<p>CASE 46-DR-2019 - STORAGE AT MCDOWELL 7025 E. McDowell Road map it</p>
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	<p>Near McDowell Road and Scottsdale Road (Southern Scottsdale) A new storage facility is under development. Permit issued May 23.</p>
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Open Houses - City Hosted

<p>E</p>	<p>CITY SEEKS INPUT ON OLD TOWN SCOTTSDALE CHARACTER AREA PLAN & ZONING ORDINANCE UPDATES</p> <p>The city is in the process of updating the Old Town Scottsdale Character Area Plan as well as sections of the city's Zoning Ordinance specific to the downtown area, The city is offering an online, self-guided, open house series that will enable you – as participant – to provide input on topics such as the Old Town Plan Vision and Values, quality development, mixed-use development, building height, bonus provisions, and public open space in Old Town. Each self-guided, online, open house session includes a presentation and questions for participants to answer that are specific to each topic. To participate in the update process, please visit scottsdaleaz.gov, keyword "Old Town Updates."</p> <p>As the Old Town Plan and Zoning Ordinance updates progress through the public participation and hearing processes, additional participation events will be offered, and draft content will be made available for public review. Please continue to stay engaged in the process using the Old Town Updates website.</p>
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If this message was forwarded to you, you can [subscribe here](#).

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Murillo, Jesus

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Wednesday, May 18, 2022 4:35 PM
To: Anderson, Richard
Cc: Murillo, Jesus
Subject: Toll Brothers Preserve IV Proposed Development

⚠ External Email: Please use caution if opening links or attachments!

Mr Anderson,

This Dave Stewart 612-743-7398

23925 N 119th Way, Scottsdale 85255

My wife and I met with Jesus Murillo, Curtis Neal, and Vivian from Stormwater Engineering.

We discussed our concerns about potential stormwater drainage downstream flow issues and KimbleyHorn's Preliminary Drainage Report.

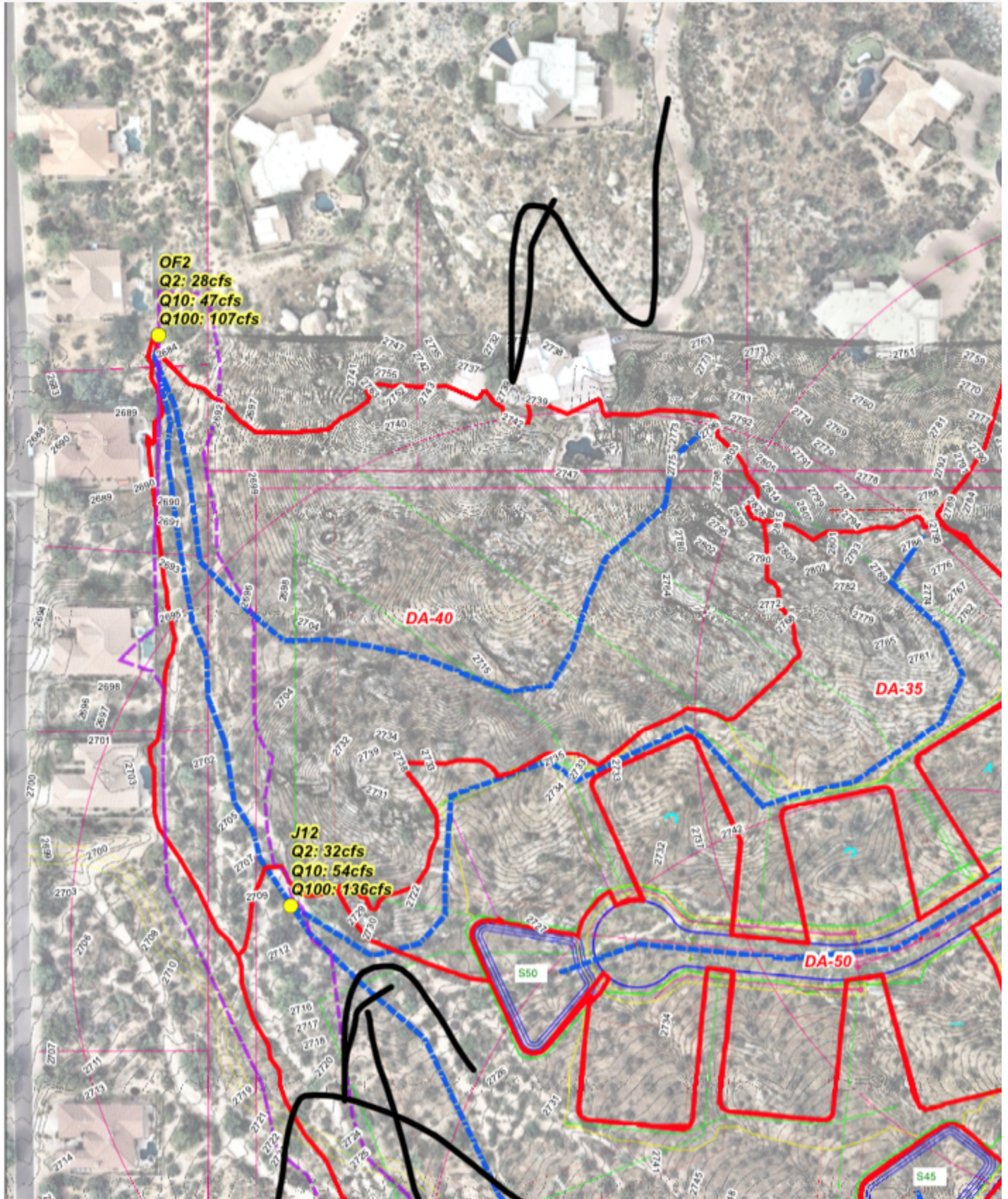
During the discussion, it was communicated that no infrastructure is being designed for runoff reaching the Reatta Wash.

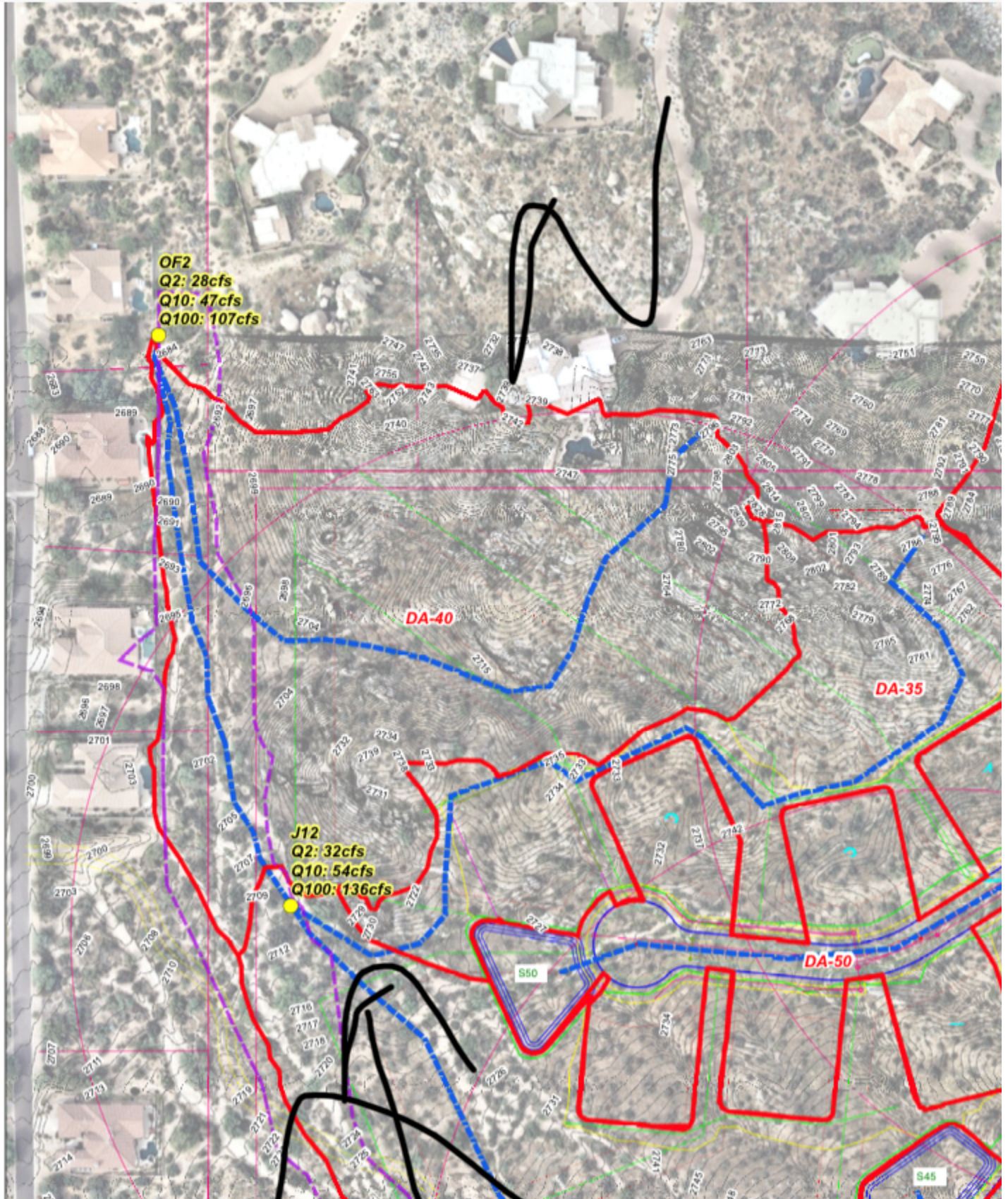
I then discussed a Criterium Kessler Engineers "Conceptual Drainage Study for Troon Ridge Community Association at Saquaro Canyon" that identified a substantial runoff flow shift that has occurred in the Reatta Wash due to significant siltation. Siltation has shifted the flow from it's historical westerly flow direction to an adjacent Wash that directs the majority of the flow to the north which is impacting the residences north of and including 23669 N 119th Way.

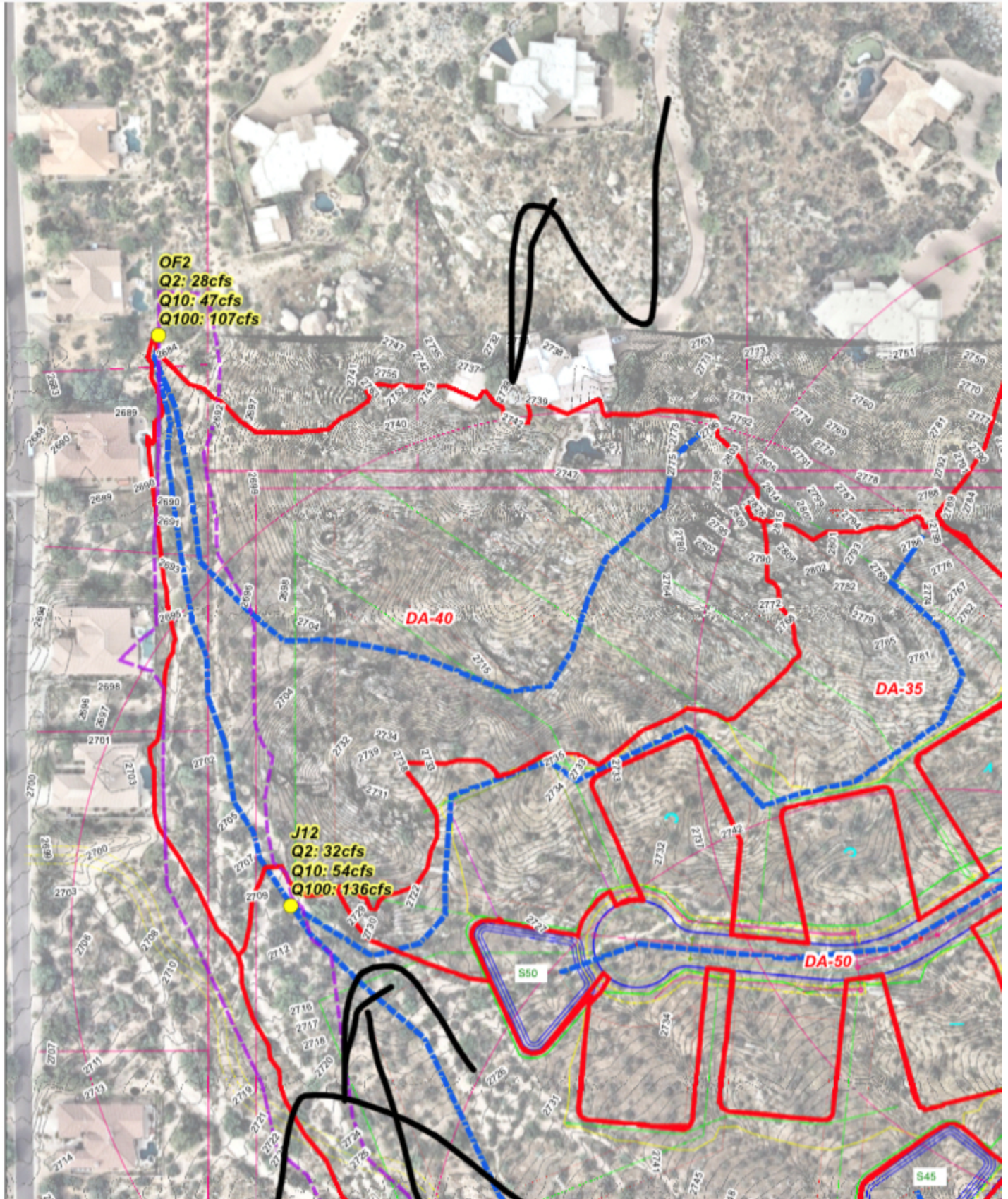
Curtis directed me to email you and ask for a call with you to discuss the status of any mitigation are being considered with the new owner Toll Brothers, as the is part of Reatta Wash is within Preserve IV's site boundary.

Respectfully,

Dave Stewart







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Murillo, Jesus

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Monday, May 16, 2022 4:55 PM
To: Murillo, Jesus
Subject: Re: Preliminary Drainage Report for Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

Excellent, thank you
Dave Stewart
612-743-7398

Get [Outlook for iOS](#)

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Monday, May 16, 2022 3:08:09 PM
To: D. K. Stewart <d.k.stewart@hotmail.com>
Subject: RE: Preliminary Drainage Report for Preserve IV

Hello Sir,

Just heard back from Mr. Neal. Let's say this Wednesday at 1:00 pm.

Jesús

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Friday, May 13, 2022 5:27 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Re: Preliminary Drainage Report for Preserve IV

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To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
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Hi Jesus
Dave Stewart 23925 n 119th way
612-743/7398

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From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Wednesday, May 11, 2022 5:42:28 PM
To: D. K. Stewart <d.k.stewart@hotmail.com>
Subject: RE: Preliminary Drainage Report for Preserve IV

Dave,

Could you please provide me with your phone number again.

Thank You,

Jesús

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Sent: Wednesday, May 11, 2022 8:18 AM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
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Good morning Jesus
Do you have other available times to meet?
I'm trying to get my drainage landscape firm to join but they are not available Friday at 8am
Let me know
Thank you very much
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Hi Jesus
Thanks so much for getting back to me
Yes I am available to meet
On-site I assume?
In any event wherever you want to meet I will be there
Thanks again, really appreciate your time
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Subject: RE: Preliminary Drainage Report for Preserve IV

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Jesus,
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23925 N 119TH Way
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I have reviewed the Subject report provided to me by Keith Nichter at Kimley Horn

What is concerning to me is Figure 6 that shows Proposed Flow Paths identified by the blue lines into small washes behind N 119TH Way homes that already have significant stormwater drainage during significant rainfall

It also shows significant stormwater drainage concentration points, ie OF2 and J12, created by proposed drainage flows (blue lines)

Once again, these concentration points are in areas that are currently concentration locations from the Reatta Wash branch flowing north rather than northwest to exit under the high-capacity flow culvert at southern N 119TH Way and is creating substantial runoff to 23669-23925 N 119TH Way homes retention basins

It would be negligent to route additional runoff flow west and north towards these N 119TH Way homes

It seems it necessary that multiple retention/catch basins to the west and south of Preserve IV be a required design by the developer

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To: D. K. Stewart
Subject: RE: Preliminary Drainage Report for Preserve IV

I have a call into <r. Curtis, and waiting to hear cack from him. I can still make it, but as we discussed, it would be beneficial for him to make it.

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Hi Jesus
Dave Stewart 23925 n 119th way
612-743/7398

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From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Wednesday, May 11, 2022 5:42:28 PM
To: D. K. Stewart <d.k.stewart@hotmail.com>
Subject: RE: Preliminary Drainage Report for Preserve IV

Dave,

Could you please provide me with your phone number again.

Thank You,

Jesús

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Wednesday, May 11, 2022 8:18 AM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Re: Preliminary Drainage Report for Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

Good morning Jesus
Do you have other available times to meet?
I'm trying to get my drainage landscape firm to join but they are not available Friday at 8am
Let me know
Thank you very much

Dave Stewart
23925 N 119th Way

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From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Tuesday, May 10, 2022 6:00:34 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Re: Preliminary Drainage Report for Preserve IV

Hi Jesus
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Yes I am available to meet
On-site I assume?
In any event wherever you want to meet I will be there
Thanks again, really appreciate your time
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To: D. K. Stewart <d.k.stewart@hotmail.com>
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Hello Mr. Stewart,

I am available to meet out on your site this Friday morning. I can be there by 8:00. Please let me know if this time will work for you.

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From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Wednesday, May 11, 2022 5:47 PM
To: Murillo, Jesus
Subject: Re: Preliminary Drainage Report for Preserve IV

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Hi Jesus
Dave Stewart 23925 n 119th way
612-743/7398

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Murillo, Jesus

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Monday, May 09, 2022 5:15 PM
To: Murillo, Jesus
Subject: Re: Preserve IV
Attachments: 4PP2022_FirstReview.doc

⚠ External Email: Please use caution if opening links or attachments!

Hello Jesus,

I am now back home. Let me know when it could be best for me to contact you

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

This email and its attachments are confidential. Any unauthorized use or disclosure is prohibited. If you receive this email in error, please notify me by reply email and permanently delete the original without making any copies or disclosing its contents.

On Apr 25, 2022, at 9:59 AM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Hello Dan,

Pre-application: [Pre-Application Request \(scottsdaleaz.gov\)](https://www.scottsdaleaz.gov/pre-application-request)



Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!



Murillo, Jesus

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Murillo, Jesus

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Wednesday, May 04, 2022 3:06 PM
To: Murillo, Jesus
Subject: Fwd: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV
Attachments: 4PP2022_FirstReview.doc

⚠ External Email: Please use caution if opening links or attachments!

Jesus
Have you been able to coordinate a site visit with Curtis Neal for may 9 or 10 next week?
The 10th would work best but I will make myself available to meet either day.
I look forward to your visit
Dave Stewart 612-743-7398
I appreciate your efforts
Get [Outlook for iOS](#)

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Thursday, April 28, 2022 7:20 AM
To: D. K. Stewart <d.k.stewart@hotmail.com>
Cc: Neal, Curtis <CNeal@Scottsdaleaz.gov>
Subject: RE: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV

Hello Mr. Stewart,

Thank you for your patience, I hope this email finds you well. I was out sick for a week, and am now catching up on all my communications.

I have attached the First Review Comment Letter for your reference. The letter encompasses all of staff's comments from the first review of the project. As you know, Staff reviews each project to confirm that all aspects of the drainage conforms to ordinance requirements and does not negatively impact the surrounding properties. The drainage report is 67.2 megabits, so I am, trying to find a way to send you this large file.

I would love to meet you out on the site. I will try to see what fits into Mr. Neal's schedule as well. I will be out of the office tomorrow, and Wednesday, Thursday and Friday of next week, but I will be sure we either visit the site before then, or have a date and tie scheduled.

Sincerely,

Jesús

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Tuesday, April 26, 2022 12:15 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>; keith.nichter@kimley-horn.com
Subject: Fwd: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV

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Second request
Dear Jesus and Keith,

I respectfully request the proposed comprehensive stormwater drainage plan presented to the City of Scottsdale that ensures that there will be no potential negative stormwater runoff nor catastrophic impact to the property owners residing on N 119th Way in Saquaro Canyon at Troon R1-18 ESL.

Jesus, I'm certain you, Richard Andersen, and Curtis Neal are aware of the recent history of stormwater drainage issues that were identified after the July 2018 monsoon storm.

I welcome a call/ response to my request.

I think it would be very productive if we could meet with you on-site Jesus. It would also be of great value if Curtis Neal attends the on-site.

I look forward to you response.

Dave Stewart

23925 N 119th Way, Scottsdale 85255

612-743-7398

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From: D. K. Stewart <d.k.stewart@hotmail.com>

Sent: Friday, April 15, 2022 2:38:24 PM

To: jmurillo@scottsdaleaz.gov <jmurillo@scottsdaleaz.gov>; keith.nichter@kimley-horn.com <keith.nichter@kimley-horn.com>

Cc: Kathi <d.k.stewart@hotmail.com>

Subject: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV

Dear sirs,

I reside at 23925 N 119th Way, Scottsdale AZ

I have major concerns with the potential change/alterations to historical alluvial flow drainage patterns. Specifically, the N 119th Way homeowners are concerned that the drainage flow will be shifted from its historical southerly direction to the majority being directed to flow to north via an adjacent wash which will impact the residences north of and including 23669 N 119th Way.

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Hi Jesus,

Again, thanks for the information.

I still have an open question with you: what are the some of issues the other neighboring property have risen?

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
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Fax: 480-312-9037

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From: Murillo, Jesus
Sent: Thursday, April 28, 2022 7:31 AM
To: D. K. Stewart
Cc: Neal, Curtis
Subject: RE: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV

My pleasure. I was able to look at schedules in the meantime, and it seems that it might turn out to be Monday, May 9th. I also forgot to mention that I had a conversation with the applicant, and they might be willing to provide a balloon or pipe reference as an indicator of the 24-foot height analysis. I will confirm if this date works with Mr. Neal and then confirm with you.

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Thursday, April 28, 2022 7:26 AM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Cc: Neal, Curtis <CNeal@Scottsdaleaz.gov>
Subject: Re: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV

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I look forward to the on-site visit.
I greatly appreciate you getting back to me.
Get well

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Sent: Thursday, April 28, 2022 7:18:01 AM
To: D. K. Stewart <d.k.stewart@hotmail.com>
Cc: Neal, Curtis <CNeal@Scottsdaleaz.gov>
Subject: RE: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV

Hello Mr. Stewart,

Thank you for your patience, I hope this email finds you well. I was out sick for a week, and am now catching up on all my communications.

I have attached the First Review Comment Letter for your reference. The letter encompasses all of staff's comments from the first review of the project. As you know, Staff reviews each project to confirm that all aspects of the drainage conforms to ordinance requirements and does not negatively impact the surrounding properties. The drainage report is 67.2 megabits, so I am, trying to find a way to send you this large file.

I would love to meet you out on the site. I will try to see what fits into Mr. Neal's schedule as well. I will be out of the office tomorrow, and Wednesday, Thursday and Friday of next week, but I will be sure we either visit the site before then, or have a date and tie scheduled.

Sincerely,

Jesús

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Tuesday, April 26, 2022 12:15 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>; keith.nichter@kimley-horn.com
Subject: Fwd: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV

⚠ External Email: Please use caution if opening links or attachments!

Second request

Dear Jesus and Keith,

I respectfully request the proposed comprehensive stormwater drainage plan presented to the City of Scottsdale that ensures that there will be no potential negative stormwater runoff nor catastrophic impact to the property owners residing on N 119th Way in Saquaro Canyon at Troon R1-18 ESL.

Jesus, I'm certain you, Richard Andersen, and Curtis Neal are aware of the recent history of stormwater drainage issues that were identified after the July 2018 monsoon storm.

I welcome a call/ response to my request.

I think it would be very productive if we could meet with you on-site Jesus. It would also be of great value if Curtis Neal attends the on-site.

I look forward to you response.

Dave Stewart

23925 N 119th Way, Scottsdale 85255

612-743-7398

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From: D. K. Stewart <d.k.stewart@hotmail.com>

Sent: Friday, April 15, 2022 2:38:24 PM

To: jmurillo@scottsdaleaz.gov <jmurillo@scottsdaleaz.gov>; keith.nichter@kimley-horn.com <keith.nichter@kimley-horn.com>

Cc: Kathi <d.k.stewart@hotmail.com>

Subject: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV

Dear sirs,

I reside at 23925 N 119th Way, Scottsdale AZ

I have major concerns with the potential change/alterations to historical alluvial flow drainage patterns. Specifically, the N 119th Way homeowners are concerned that the drainage flow will be shifted from its historical southerly direction to the majority being directed to flow to north via an adjacent wash which will impact the residences north of and including 23669 N 119th Way.

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Dave Stewart

612-743-7398

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Murillo, Jesus

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Monday, April 25, 2022 11:26 AM
To: Murillo, Jesus
Subject: Re: Preserve IV
Attachments: 4PP2022_FirstReview.doc

⚠ External Email: Please use caution if opening links or attachments!

Got it. Thank You. I will follow up with you.

What kind of feedback are you receiving from some of my neighbors?

Dan O

Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

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On Apr 25, 2022, at 12:59 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Hello Dan,

Pre-application: [Pre-Application Request \(scottsdaleaz.gov\)](https://www.scottsdaleaz.gov/Pre-Application-Request)



Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849

Fax: 480-312-9037

Get informed!



Murillo, Jesus

From: Murillo, Jesus
Sent: Monday, April 25, 2022 10:00 AM
To: sq.daniel.ostermann@gmail.com
Subject: Preserve IV
Attachments: 4PP2022_FirstReview.doc

Hello Dan,

Pre-application: [Pre-Application Request \(scottsdaleaz.gov\)](https://scottsdaleaz.gov)



Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!



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From: Kathi <d.k.stewart@hotmail.com>
Sent: Friday, April 15, 2022 2:38 PM
To: Murillo, Jesus; keith.nichter@kimley-horn.com
Cc: Kathi
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Dave Stewart
612-743-7398

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Murillo, Jesus

From: Doug Jorden <Doug@jordenlaw.com>
Sent: Tuesday, April 12, 2022 3:38 PM
To: Hayes, Eliana; Keith Nichter (keith.nichter@kimley-horn.com); Murillo, Jesus; Anderson, Eric C.
Cc: Mike Husar
Subject: RE: 122nd Street Abandonment (Preserve IV-Sonoran Crest-Sereno Canyon)

⚠ External Email: Please use caution if opening links or attachments!

Eliana, thank you for the input. Sonoran Crest looks forward to working with City and Toll Bros to make this happen, one way or the other!

Doug Jorden

From: Hayes, Eliana <EHayes@Scottsdaleaz.gov>
Sent: Tuesday, April 12, 2022 3:07 PM
To: Doug Jorden <Doug@jordenlaw.com>; Keith Nichter (keith.nichter@kimley-horn.com) <keith.nichter@kimley-horn.com>; Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>; Anderson, Eric C. <EcAnderson@Scottsdaleaz.gov>
Cc: Mike Husar <mahusar@aol.com>; Mike Husar <mahusar@aol.com>
Subject: RE: 122nd Street Abandonment (Preserve IV-Sonoran Crest-Sereno Canyon)

Hello Doug –

To clarify, I've not stated that the abandoned ROW has to go to the HOA.

What does need to occur is that the entirety of 122nd St. ROW needs to be abandoned or a 50' radius cul de sac ROW will need to be dedicated at the terminus of remaining 122nd St ROW. I'm thinking to the HOA would be the path of least resistance.

Please let me know if you have any further questions.

Thank you - Eliana

From: Doug Jorden <Doug@jordenlaw.com>
Sent: Tuesday, April 12, 2022 2:51 PM
To: Keith Nichter (keith.nichter@kimley-horn.com) <keith.nichter@kimley-horn.com>; Hayes, Eliana <EHayes@Scottsdaleaz.gov>; Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>; Anderson, Eric C. <EcAnderson@Scottsdaleaz.gov>
Cc: Mike Husar <mahusar@aol.com>; Mike Husar <mahusar@aol.com>
Subject: FW: 122nd Street Abandonment (Preserve IV-Sonoran Crest-Sereno Canyon)

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Keith, thank you for the update re the abandonment. For efficiency, I thought it might be useful to add a few folks to this email string. I have spoken with Jesus and Eric on this general topic. Eliana, nice to meet you. Mike Husar is the president of the Sonoran Crest HOA.

1. Sonoran Crest continues to support Toll Bros overall concept for 122nd St.

2. Abandonment of the west ½ of 122nd St to the Sonoran Crest HOA is a good idea, but there may be some practical/timing issues. If I correctly read ARS 28-7206 below, 2/3 of the Sonoran Crest homeowners would have to approve of the abandonment directly to the HOA. Under the HOA rules, a 70% vote would be required. While Mike Husar thinks it might be possible to get a 70% vote, there is no guarantee and it could take months.
3. Sonoran Crest prefers something along the lines of Option 2 as shown on the attachment Keith prepared. Option 2 could include (1) APN 217-01-054 or (2) APN 217-01-054 and 217-01-053. APN 217-01-052 was excluded because that owner is seldom in town and Mike Husar is concerned about delay. Sonoran Crest is not opposed to including APN 217-01-052 if the logistics/delays can be worked out.
4. Let's assume the west ½ of 122nd St is abandoned directly to APN 217-01-054 and APN 217-01-053. My assumption is that the City could reserve whatever utility easements, access easements for maintenance of the water lines, etc. are needed by the City
5. I am confident that the logistics of transferring title to the ROW (1) from the two Sonoran Crest homeowners to the Sonoran Crest HOA to Toll Bros or (2) from the two Sonoran Crest homeowners directly to Toll Bros, could be easily worked out.

We are certainly open to other suggestions.

Doug Jorden

Jorden Law Firm, P.C.

Direct: (480) 505-3909

Mobile: (602) 228-0151

E-Mail: doug@jordenlaw.com

www.jordenlaw.com

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From: Nichter, Keith <Keith.Nichter@kimley-horn.com>

Sent: Tuesday, April 12, 2022 8:52 AM

To: Doug Jorden <Doug@jordenlaw.com>

Subject: FW: 122nd Street Abandonment (Preserve IV-Sonoran Crest-Sereno Canyon)

Doug,

See attached exhibit and emails below. It seems we can abandon it to the HOA and they would be able to deed it over from there. If this works we can start processing the abandonment application. I would like to circle back around with you and Toll to make sure any necessary agreements are understood. Do you have availability this week?

Thanks,

Keith

602.313.7206

From: Hayes, Eliana <EHayes@Scottsdaleaz.gov>

Sent: Tuesday, April 5, 2022 4:09 PM

To: Nichter, Keith <Keith.Nichter@kimley-horn.com>; Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>

Subject: RE: 122nd Street Abandonment (Preserve IV-Sonoran Crest-Sereno Canyon)

Hello Keith –

Let's proceed with abandoning all of 122nd Street, to Alameda, as provided for and per ARS 28-7206. The HOA can then determine how it wants to divvy out their portion of vacated ROW.

Otherwise, your project would need to dedicate ROW to terminate the remaining 122nd Street in a cul de sac, 50' radius.

Thank you – Eliana

28-7206. Planned development roadway vacated

Notwithstanding section 28-7205, if the roadway is a city, town or county roadway in a planned development be vacated and that title to the vacated roadway or portion of the roadway vests in the owners association if:

1. The owners association includes the owners of the land abutting the roadway or portion of the roadway to
2. The owners association has rights and remedies under covenants, conditions or restrictions of title to main maintenance of the roadway.
3. Two-thirds of the members of the owners association and a majority of the owners of commercial property vesting of title to the roadway or portion of the roadway in the association.

From: Nichter, Keith <Keith.Nichter@kimley-horn.com>

Sent: Tuesday, April 5, 2022 9:00 AM

To: Hayes, Eliana <EHayes@Scottsdaleaz.gov>; Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>

Subject: 122nd Street Abandonment (Preserve IV-Sonoran Crest-Sereno Canyon)

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Eliana,

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The HOA is willing to deed over the abandoned ROW to Sereno Canyon to be re-platted into a tract. This would avoid us having to do a re-plat of Sonoran Crest.

The main question is if we abandon this whole strip of ROW can we have it go back to the HOA so they can deed it OR does it go to the individual adjacent lot owners and they would have to deed it over?

Because, at this time, they don't know if parcels 217-01-053 and -052 would deed it over. They are telling us 217-01-054 would.

So, the two options we'd like to vet is either abandoning it all, having it go to the HOA and then they deed it over OR we only abandon a portion of the ROW adjacent to 217-01-054 and he would deed it over.

This would address their concern about future access going through on 122nd Street in the same way abandoning all of the ROW would.

Thanks,

Kimley»Horn

Keith Nichter

Kimley-Horn | 1001 W. Southern Avenue, Suite 131 Mesa, Arizona 85210
Direct: 602.313.7206 | Mobile: 480.980.7042 | Main: 480.207.2666

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Murillo, Jesus

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Attachments: 122nd ROW Abandonment Options-Preserve IV.PDF

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Murillo, Jesus

From: Doug Jorden <Doug@jordenlaw.com>
Sent: Tuesday, March 01, 2022 2:41 PM
To: Murillo, Jesus
Subject: Preserve IV/Sonoran Crest
Attachments: PRESERVE IV-CONCEPTUAL SITE PLAN.pdf; PRESERVE IV-PRELIMINARY PLAT.pdf; 7-Legal Description.pdf

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