

PLANNING COMMISSION REPORT



Meeting Date: December 13, 2023
General Plan Element: *Land Use*
General Plan Goal: *Coordinate Planning to Balance Infrastructure*

ACTION

Sereno Canyon Phase 2AA Phase 2AA Abandonment 4-AB-2018#2

Request to consider the following:

1. A recommendation to City Council regarding a request by owner to abandon the eastern 25-foot half-street fee-simple right-of-way located along N. 122nd Street, adjacent to parcels 217-01-512 and 217-01-513, with Single-family Residential, Environmentally Sensitive Lands (R1-130/ESL) zoning designation, in the general vicinity of the southeast corner of the E. Mariposa Grande Drive alignment and N. 122nd Street intersection, totaling approximately 12,682 square-feet of right-of-way.

Goal/Purpose of Request

This request is to abandon the existing 25-foot half-street located along N. 122nd Street, adjacent to parcels 217-01-512 and 217-01-513, consistent with the City's roadway requirements for internal private streets. The applicant is proposing to rededicate and realign N. 122nd Street through the Sereno Canyon development, via two associated preliminary plats (6-MD-2022 and 4-PP-2022).

Key Items for Consideration

- Abandonment shall require the approval of associated preliminary plat, case 6-MD-2022
- Abandonment shall require the approval of associated preliminary plat, case 4-PP-2022
- Abandonment shall require the approval of associated abandonment, case 8-AB-2022
- Access not impacted by this proposed abandonment
- Conformance with the Transportation Master Plan and Local Area Infrastructure Plan
- Staff has received public input regarding the proposed abandonment in support and opposition

OWNER

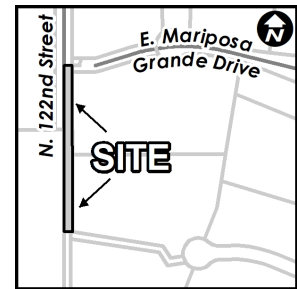
Toll Brothers
(480) 314-6711

APPLICANT CONTACT

Jorge Garre
Argus Consulting
(480) 596-1131

LOCATION

Generally located along eastern half of N. 122nd Street between E. Mariposa Grande Drive and E. Black Rock Road, within the Sereno Canyon, Phase 2A, resort community.



BACKGROUND

General Plan

The General Plan Land Use Element describes the Resort/Tourism land use designation as accommodating for a variety of hotel and resort uses that can be freestanding or part of a resort community or master-planned development.

The existing approvals allow 397 units on the 350-acre site to achieve a combination of estate lots and a resort/spa development (44 original estate lots, 54 resort villas, and 299 key units). The entire Sereno Canyon Resort and Spa project proposes various types of resort-style living units to meet the differing demands of consumers of resort-style units. The final resort/spa development will eventually include 296 units (299 approved) in a variety of dwelling types and products. The phasing of the subject site was approved by the Development Review Board on June 21, 2018.

Character Area Plan

The General Plan establishes Character Area Planning as a means of ensuring that the quality of development and consistency of character drive the Scottsdale General Plan within the context of community-wide goals. The property is located within the Dynamite Foothills Character Area boundary. Dynamite Foothills Character Area is designed 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.

Zoning

This portion of the Sereno Canyon Resort and Spa project site is zoned Single-family Residential District, Environmentally Sensitive Lands (R1-130/ESL) zoning. The City Council approved a General Plan and Zoning District Map Amendment to include the existing zoning district in December 2012.

Surrounding properties, also located within the Sereno Canyon project area, are zoned with two additional zoning districts: 132 acres of the Resort/Townhouse Residential District, Environmentally Sensitive Lands (R-4R/ESL) zoning district, 95 acres of the Single-family Residential Districts, Environmentally Sensitive Lands (R1-43/ESL) zoning district, and 123 acres of the Single-family Residential District, Environmentally Sensitive Lands (R1-130/ESL) zoning district. The Sereno Canyon subdivision is located at the northwest corner of the East Pinnacle Peak Road and North 128th Street, with the entire site stretching from East Pinnacle Peak Road, northward, to East Ranchgate Road.

Context

The subject 25-foot half-street is located along N. 122nd Street, adjacent to parcels 217-01-512 and 217-01-513, was dedicated in 2008 through docket number 974/40. The subject property is generally located along eastern half of N. 122nd Street between E. Mariposa Grande Drive and E. Black Rock Road. Please refer to context graphics attached.

Related Policies, References:

2008 Scottsdale Transportation Master Plan

36-ZN-1984, 113-ZN-1984, 11-TA-2000#3, 1-ZN-2005, 22-PP-2005#2, 2-PP-2008, 2-PP-2008#2, 1-ZN-2005#2, 10-GP-2011, 16-ZN-2011, 13-PP-2013, 51-DR-2017, 4-AB-2018, 16-PP-2017, 16-PP-2017#2, 16-PP-2017#8, 4-PP-2022, 8-AB-2022, and 6-MD-2022

1999 Dynamite Foothills Character Area Plan

2035 City of Scottsdale General Plan, as amended

2003 Scenic Corridor Design Guidelines

2004 Trails Master Plan

2004 Environmentally Sensitive Lands Ordinance

2014 Transportation Master Plan

APPLICANTS PROPOSAL

Development Information

The development proposal is to abandon the eastern 25-foot half-street fee-simple right-of-way located along N. 122nd Street, adjacent to parcels 217-01-512 and 217-01-513, with Single-family Residential, Environmentally Sensitive Lands (R1-130/ESL) zoning designation. The request is in conjunction with the proposed preliminary plat cases 6-MD-2022 and 4-PP-2022, and abandonment case number 8-AB-2022. This proposed abandonment, the associated preliminary plat, and abandonment cases will replat the proposed access tract (Tract "A") to realign N. 122nd Street to incorporate the proposed Preserve IV subdivision plat of the Sereno Canyon Tract community.

IMPACT ANALYSIS

Land Use

The City Council approved the twenty-two-lot single-family estate units as the Phase 2 "Estate" portion of the Sereno Canyon project in January of 2020 through final plat case number 16-PP-2017#8. The R1-130/ESL and R1-43/ESL portions of the Sereno Canyon development allowed a maximum of 98 units. The original Sereno Canyon approvals (1-ZN-2005#2, 10-GP-2011, 16-ZN-2011, 51-DR-2017, and 16-PP-2019) also identified a total of 397 units for the entire Sereno Canyon project. The proposed abandonment request and associated preliminary plat (6-MD-2022) will not change the number of lots nor the overall approved density.

The final resort/spa development will eventually include 296 units (299 approved) in a variety of dwelling types and products. The previous approvals allowed 397 units on the 350-acre site to achieve combination of estate lots and a resort/spa development (44 original estate lots, 54 resort villas, and 299 key units). The entire Sereno Canyon Resort and Spa project proposes various types of resort-style living units to meet the differing demands of consumers.

Traffic/Trails

Access to the development is currently provided, and will always be provided, by two entrances: East Ranch Gate Road and North 128th Street. Currently the site has access from East Alameda Road, to the west, and East Ranch Gate Road to the north, through private streets within the Sereno Canyon subdivision. The proposed phasing plat identifies the existing right-of-way tract that completes the internal street system. All internal-street improvements have been reviewed, permitted, and completed.

Access to the proposed development will continue to be provided from East Alameda Road, to the west, and East Ranch Gate Road to the north, through private streets, until such time that North 128th Street (Minor Collector street) to the east is constructed to a minimum 24-foot-wide paved standard. In the meantime, the resort/spa is proposed to be accessed from the existing East Ranchgate Road entrance by 125th Street (private).

The current phase of the project provides integrated trails and open space areas to complement the Tom's Thumb Trailhead within the McDowell Sonoran Preserve by connecting the internal portion of the community to the enhanced scenic corridor setback along North 128th Street. The proposed abandonment will not interrupt the established trail access and circulation.

Emergency/Municipal Services and Utilities

All existing emergency and municipal access will be provided to the properties surrounding the abandonment area and maintained through existing dedicated public right-of-way along N. 122nd Street and E. Mariposa Grande Drive. No access impacts are anticipated.

Public Utilities

The public utilities have been notified of the applicant's request. The utility companies have indicated that there are no conflicts with the proposed abandonment and support the abandonment. A public utility easement will be retained over the area of the abandonment.

Open Space

The previously approved General Plan amendment case (10-GP-2011), and zoning district map amendment cases (1-ZN-2005#2 and 16-ZN-2011), identified a total of 176.7 acres of Natural Area Open Space (NAOS) to be dedicated by the four phases of the Sereno Canyon final plat. This phase, Phase 4A, identified an updated master NAOS plan for the entire Sereno Canyon project. A refinement of the building envelopes has identified additional NAOS that shall be dedicated once the Sereno Canyon project has been completed. The overall NAOS dedicated by all four phases will eventually total 183.8 acres. This acreage is an increase of 7.1 acres of NAOS from the originally approved case.

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 abandonment case, 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 had 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. 122nd 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.

Policy Implications

The associated preliminary plat is consistent in density with the underlying zoning district. Approval of this request will enable the final plat to be recorded, establishing the lots.

The compensation amount has been compiled by City of Scottsdale staff in accordance with abandonment valuation procedure. The valuation methodology is prepared as if the land is vacant, assembled with the adjoining land, as having an equal zoning classification as the property to which it is proposed to be assembled, and as if available for development at its highest and best use. The owner has agreed to the proposed compensation amount.

The owner of the parcel has agreed to pay to City the total amount of \$65,946.40 as for the Abandonment Right-of-way, in addition to any application fees or other amounts related to this resolution and in addition to any other amounts payable to City. Additionally, the owner shall record the Sereno Canyon Phase 2AA final plat.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission make a recommendation to City Council for approval to abandon the eastern 25-foot half-street fee-simple right-of-way located along N. 122nd Street, adjacent to parcels 217-01-512 and 217-01-513, with Single-family Residential, Environmentally Sensitive Lands (R1-130/ESL) zoning designation, in the general vicinity of the southeast corner of the E. Mariposa Grande Drive alignment and N. 122nd Street intersection, finding that the proposal is consistent with and conforms to the adopted General Plan, subject to the following:

1. The property owner will record the Sereno Canyon Phase 2AA final plat.
2. The property owner pay to the city the combined total amount of \$65,946.40 as compensation to the city for the abandonment of right-of-way.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Jesus Murillo
Senior Planner
480-312-7849
E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY



Jesus Murillo, Report Author

11-29-2023

Date



Tim Curtis, AICP, Current Planning Director
Planning Commission Liaison
Phone: 480-312-7713 Email: tcurtis@scottsdaleaz.gov

12/1/2023

Date



Erin Perreault, AICP, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

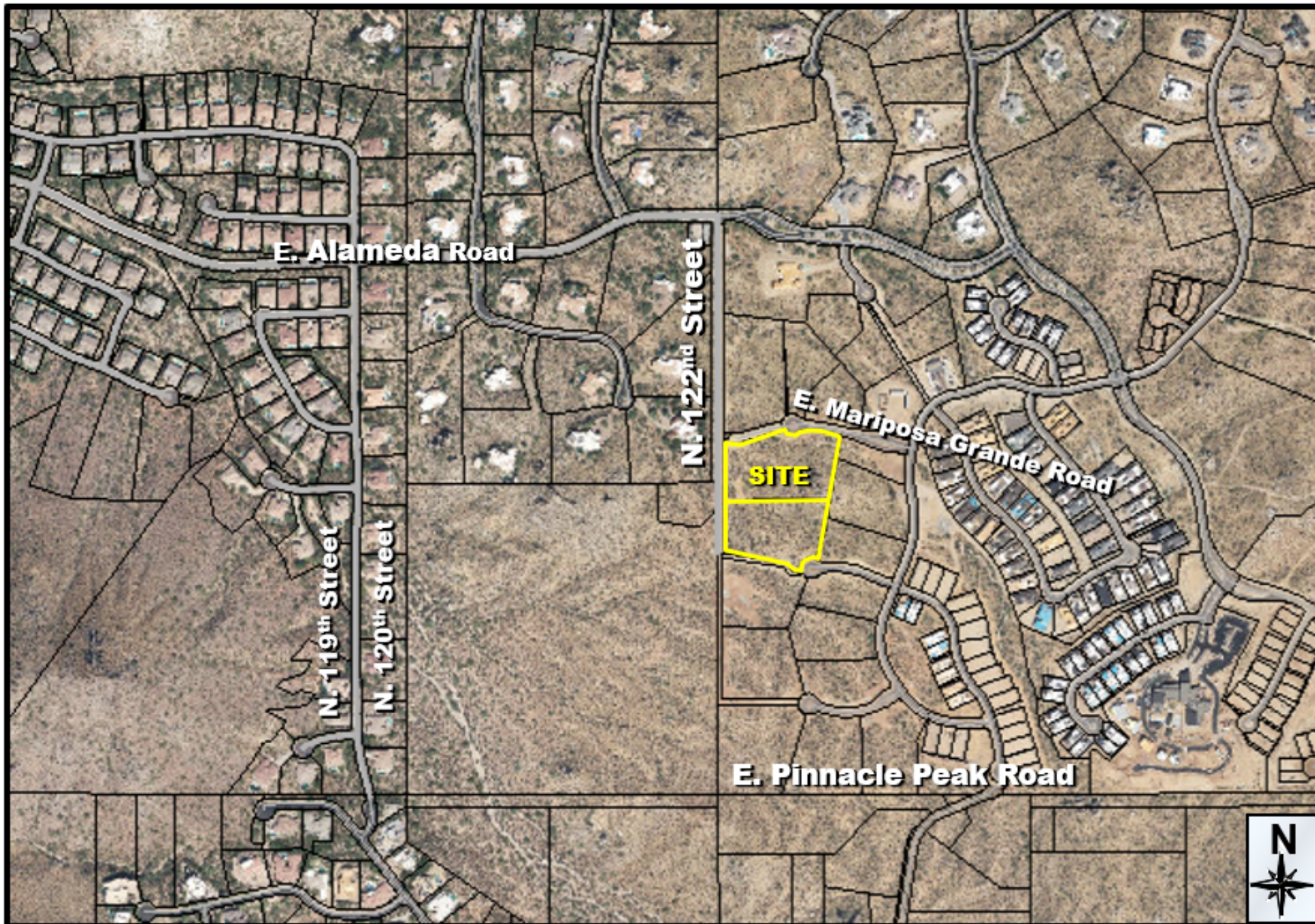
12/04/2023

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Applicant's Narrative
3. Resolution No. 13007 (DRAFT)
 - Exhibit A: Legal Graphic
 - Exhibit B: Legal Description
 - Exhibit C: Depiction of subject parcel
4. Proposed Abandonment Areas Map
5. Legal Description and Graphic of Proposed Abandonment Area (4-AB-2018#2)
6. Associated Sereno Canyon Phase 2AA Plat (6-MD-2022)
7. Proposed Site Plan Adjacent to Proposed Abandonment Areas
8. Associated Preserve IV Abandonment Legal Description and Graphic (8-AB-2022)
9. Associated Preserve IV Preliminary Plat (4-PP-2022)
10. Neighborhood Involvement Report

11. Neighborhood Correspondence
12. City Notification Map





Aerial Close-Up

ATTACHMENT #1A

4-AB-2018#2

Sereno Canyon

Abandonment Application

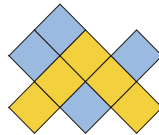
Project Narrative

Prepared for:

Toll Brothers Inc.

8767 E. Via de Ventura, Suite 390
Scottsdale, Arizona 85258
480 951 0782

prepared by:



ARGUS CONSULTING
A CIVIL ENGINEERING COMPANY, PC

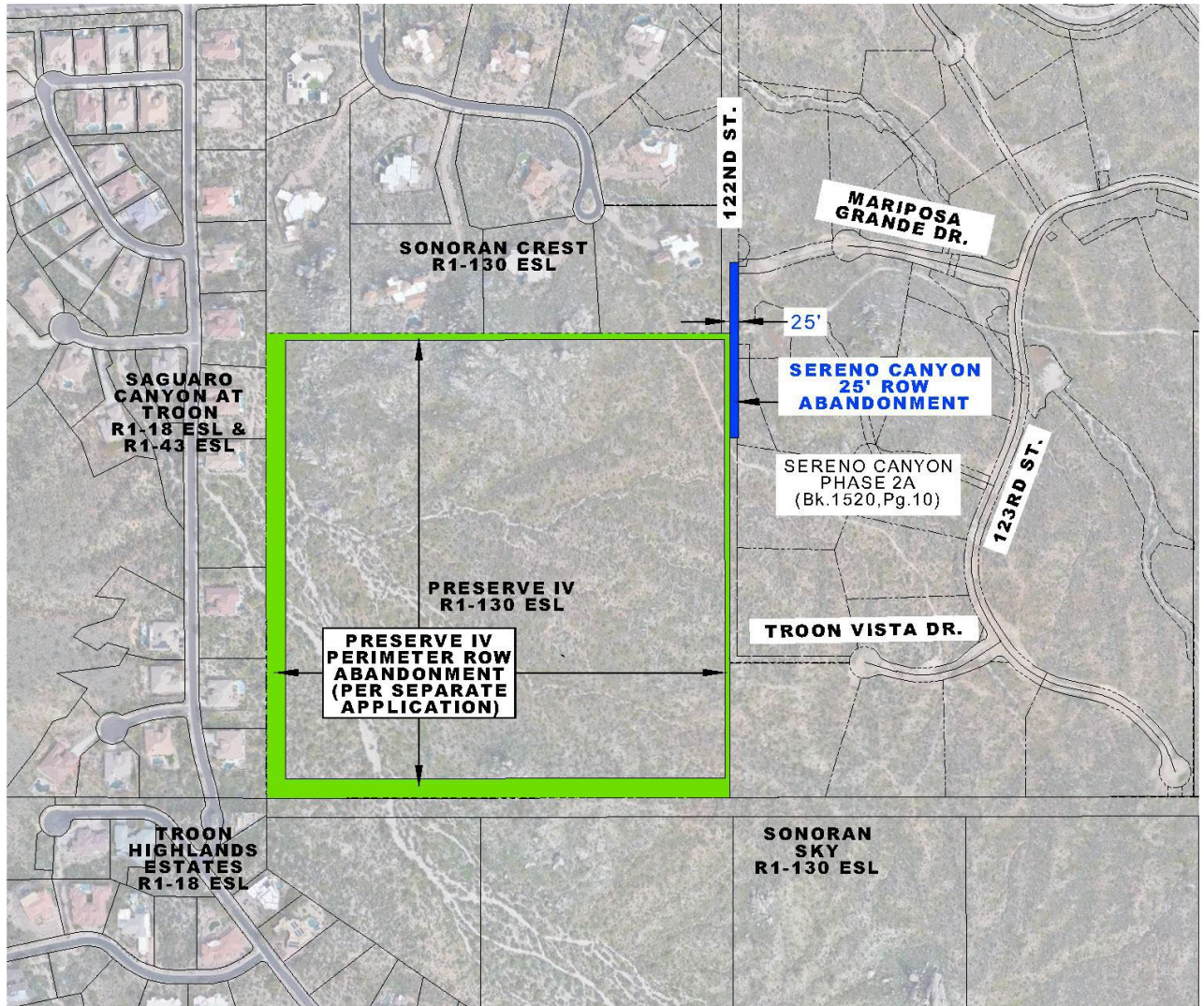
28150 N. Alma School Pkwy., Suite 103 - #193
Scottsdale, Arizona 85262
480 596 1131

January 2023

1.0 ABANDONMENT REQUEST

The request is for abandonment of right-of-way for the property located at the southeast corner of Alameda and 122nd Street (Sereno Canyon). The area to be abandoned is generally described below and legal description is provided with the application. Existing Public Non-Motorized Access Easement (PNMAE) will remain in place and will not be modified with this abandonment request.

- East 25' along 122nd Street alignment between Mariposa Grande Drive and Black Rock Road



As part of the companion application for Mariposa Grande Dr. Extension (6-MD-2022) and the Preserve IV application (568-PA-2021), it has been determined by City Staff that the subject portion of right-of-way described above is not needed per the proposed development plan for the Sereno Canyon and the Preserve IV properties.

Utility companies have been contacted regarding the proposed abandonment (APS, CenturyLink, Cox, SW Gas and City of Scottsdale). Any disturbed NAOS will be revegetated to an natural state.

2.0 CONSIDERATION FOR ABANDONMENT

An appraisal would be provided by the City of Scottsdale to the Sereno Canyon Owner (Toll Brothers) for the area to be abandoned. After an agreement between the City of Scottsdale and Toll Brothers is reached, owner will provide compensation to the City of Scottsdale.

RESOLUTION NO. 13007

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA ABANDONING, SUBJECT TO CONDITIONS AND RESERVATIONS, CERTAIN INTERESTS IN THE EASTERN 25-FOOT HALF-STREET FEE-SIMPLE RIGHT-OF-WAY LOCATED ALONG N. 122ND STREET, ADJACENT TO PARCELS 217-01-512 AND 217-01-513, IN THE GENERAL VICINITY OF THE SOUTHEAST CORNER OF THE E. MARIPOSA GRANDE DRIVE ALIGNMENT AND N. 122ND STREET INTERSECTION, TOTALING APPROXIMATELY 12,682 SQUARE-FEET OF RIGHT-OF-WAY.

(4-AB-2018#2)
(Sereno Canyon)

WHEREAS:

A. A.R.S. Sec. 28-7201, et seq. and A.R.S. §9-500.24 provide that a city may dispose of a public roadway or portion thereof that is no longer necessary for public use.

B. Scottsdale Revised Code §2-221 and other applicable laws provide that the City may dispose of other real property interests.

C. After notice to the public, the City of Scottsdale Planning Commission and City Council have held hearings on the proposed abandonment of a certain portion of the street right-of-way and other interests (collectively the "Abandonment Rights-of-way").

D. The Abandonment Rights-of-way are legally described on **Exhibit "A"** and depicted on **Exhibit "B"** attached hereto, and comprise an area of approximately 12,682 square-feet.

E. The Abandonment Rights-of-way fall within, serve, affect or are near parcels comprising approximately 45.45 acres ("Owner's Parcel"), as depicted on **Exhibit "C"** attached hereto.

F. The Council finds that, subject to the conditions, requirements, reservations and limitations of this resolution, the Abandonment Rights-of-way are no longer necessary for public use.

G. The Council has considered the City expenditure, if any, authorized by this resolution and the direct consideration that City will receive and finds that there is a clearly identified public purpose for City's expenditure, if any, and that City will receive direct consideration substantially equal to its expenditure.

H. The Council finds that consideration and other public benefit commensurate with the value of the interests in the Abandonment Right-of-way being abandoned, giving due

consideration to its degree of fragmentation and marketability, will be provided to City by the owners of the abutting property.

NOW, THEREFORE, BE IT RESOLVED by the city council of the City of Scottsdale, Arizona, as follows:

1. Abandonment. Subject to the reservations and conditions below, City's interests comprising the Abandonment Rights-of-way are hereby abandoned.

2. Reservations. City reserves to itself and excludes from this abandonment all of the following cumulative, perpetual interests:

2.1 Any and all interests in the Abandonment Rights-of-way that any related application, zoning case, plat, lot split, use permit, or other land use regulatory process or requirements may require to be dedicated to City.

2.2 Any of the following in favor of City that may already have been imposed on the Abandonment Rights-of-way prior to this resolution, if any:

2.2.1 Any V.N.A.E. or other vehicular non-access easement or covenant.

2.2.2 Any N.A.O.S. or other open space or similar easement or covenant.

2.2.3 Any drainage or flood control easement or similar easement or covenant.

2.2.4 Any public non-motorized access easement or trail easement or similar easement or covenant.

2.2.5 Any scenic corridor, setback or similar easement or covenant.

2.3 An easement for all existing utilities, if any.

2.4 Such rights and interests, if any, as are required to be reserved by A.R.S. Sec. 28-7210 and A.R.S. Sec. 28-7215.

3. Effective Date. This resolution shall not be recorded or become effective until the Zoning Administrator determines that all of the following conditions (the "Conditions") are satisfied

3.1 The owner of the parcel shall pay to City the total amount of Sixty-five Thousand Nine Hundred Forty-six Dollars and 40/100 (\$65,946.40) as compensation to the City for the Abandonment Right-of-way, in addition to any application fees or other amounts related to this resolution and in addition to any other amounts payable to City.

3.2 The owner shall record associated final plat, 6-MD-2022, Sereno Canyon Phase 2AA.

3.3 As proof of satisfaction of the conditions set forth in Section 3, The Zoning Administrator shall execute the certificate at the bottom of this resolution indicating that the Conditions have been satisfied.

4. Administration of Conditions. If the foregoing Conditions are not all satisfied prior to the second annual anniversary of this resolution, the Zoning Administrator shall report the same to

the City Clerk and then the City Clerk shall mark this resolution to indicate that this resolution is void.

5. Exhibit Labeling. The text of this resolution controls any conflict with the exhibits as to the nature of the interests created, reserved or otherwise affected by this resolution. For example, if the text of this resolution indicates that City is reserving a particular type of easement, but the exhibit text or labels indicate a different type of real estate interest, then the text controls.

PASSED AND ADOPTED by the City Council of the City of Scottsdale this _____ day of _____, 2022.

CITY OF SCOTTSDALE, an Arizona municipal corporation

David D. Ortega, Mayor

ATTEST:

By: _____
Ben Lane, City Clerk

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

Sherry R. Scott, City Attorney
By: Eric C. Anderson, Senior Asst. City Attorney

CERTIFICATE

I am the zoning administrator of the City of Scottsdale. I certify that I have confirmed that the conditions stated in paragraph 3 of the abandonment resolution above have been fulfilled and the resolution is ready to be recorded and become effective.

DATED this _____ day of _____, 20____.

Signature

name printed

**EXHIBIT A
LEGAL DESCRIPTION
RIGHT OF WAY
ABANDONMENT AND RELEASE**

A PORTION OF THAT CERTAIN RIGHT OF WAY AS SHOWN ON THE FINAL PLAT FOR SERENO CANYON PHASE 2 RECORDED IN BOOK 974, PAGE 40, MARICOPA COUNTY RECORDS, BEING PART OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST RIGHT OF WAY CORNER OF 122ND STREET PER SAID PLAT, BEING A COMMON PROPERTY CORNER BETWEEN THE SOUTHWEST CORNER OF LOT 60A OF SERENO CANYON PHASE 2A RECORDED IN BOOK 1520, PAGE 10 PER COUNTY RECORDS, WHOSE EAST RIGHT OF WAY LINE BEARS NORTH 0°01'09" WEST;

THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 0°01'09" WEST, 298.53 FEET;

THENCE CONTINUING ALONG THE EAST RIGHT OF WAY LINE OF SAID 122ND STREET, NORTH 0°03'45" WEST, 208.78 FEET;

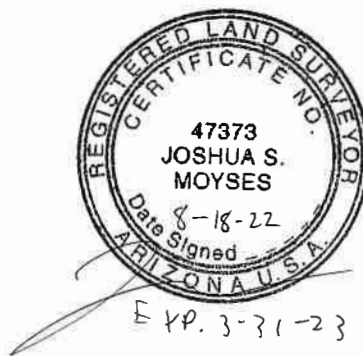
THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 89°55'07" WEST, 25.00 FEET, TO A POINT OF ON THE WEST RIGHT OF WAY LINE OF SAID 122ND STREET;

THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 0°03'45" EAST, 208.76 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 0°01'09" EAST, 298.52 FEET;

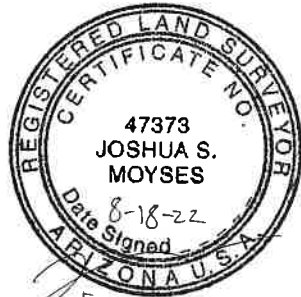
THENCE ALONG THE SOUTH RIGHT OF WAY LINE NORTH 89°58'51" EAST, 25.00 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 12,682 SQUARE FEET OR 0.29 ACRES OF LAND, MORE OR LESS.



FINAL PLAT FOR
SONORAN CREST
BOOK 527,
PAGE 15 M.C.R.
(NOT A PART)

25' R/W
BK. 974, PG 40
M.C.R.



OWNER: FREDERICK HANS
TRACI MOSKAL
APN: 217-01-054

62A
OWNER: TOLL BROTHERS AZ
CONSTRUCTION COMPANY
APN: 217-01-514
TRACT C
BK. 974,
PG. 40 M.C.R.

TRACT CC
BK. 1520, PG. 10 M.C.R.

61A
OWNER: TOLL BROTHERS AZ
CONSTRUCTION COMPANY
APN: 217-01-513

GOLDIE BROWN
PINNACLE PEAK UNIT 1
BOOK 191,
PAGE 26 M.C.R.
(NOT A PART)

25' R/W
ABANDONED AND
RELEASED

SERENO CANYON PHASE 2
BK. 1520, PAGE 10 M.C.R.
(NOT A PART)

| LINE TABLE | | |
|------------|--------|-------------|
| LINE# | LENGTH | BEARING |
| L1 | 25.00' | S89°55'07"W |
| L2 | 25.00' | N89°58'51"E |

122ND STREET
S0°03'45"E 208.76'
N0°03'45"W 208.78'
S0°01'09"E 298.52'
N0°01'09"W 298.53'

60A
OWNER: TOLL BROTHERS AZ
CONSTRUCTION COMPANY
APN: 217-01-512

TRACT GG
BK. 1520,
PG. 10 M.C.R.

TRACT E
BK. 974,
PG. 40 M.C.R.

P.O.B.

LEGEND

— R/W LINE PER SERENO CANYON PHASE 2
PER BK. 974, PG. 40 PER M.C.R.
R/W RIGHT OF WAY
P.O.B. POINT OF BEGINNING
M.C.R. MARICOPA COUNTY RECORDER

Resolution No. 13007
Exhibit "B"
Page 1 of 1



EASEMENT
RELEASE
R.O.W.



STRATEGIC
SURVEYING, LLC
2443 WEST 12TH STREET
SUITE 1
TEMPE, AZ 85281
PHONE: (480) 272-7634

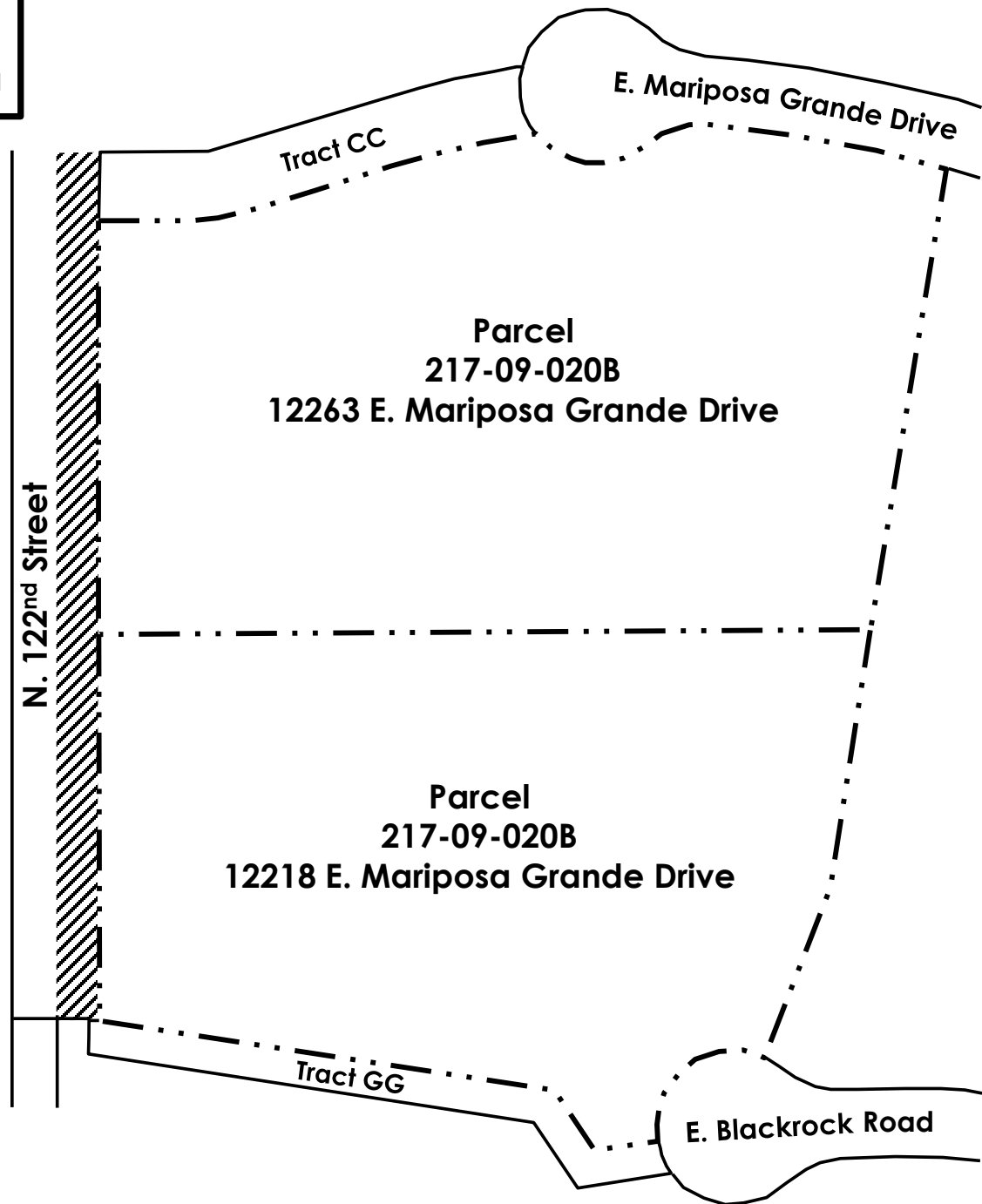
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|---------|---------|
| DRAWN | AV |
| CHECKED | JSM |
| SCALE | N.T.S. |
| DATE | 8/18/22 |
| PAGE | 2 OF 2 |

LEGEND



 Proposed Abandonment Area

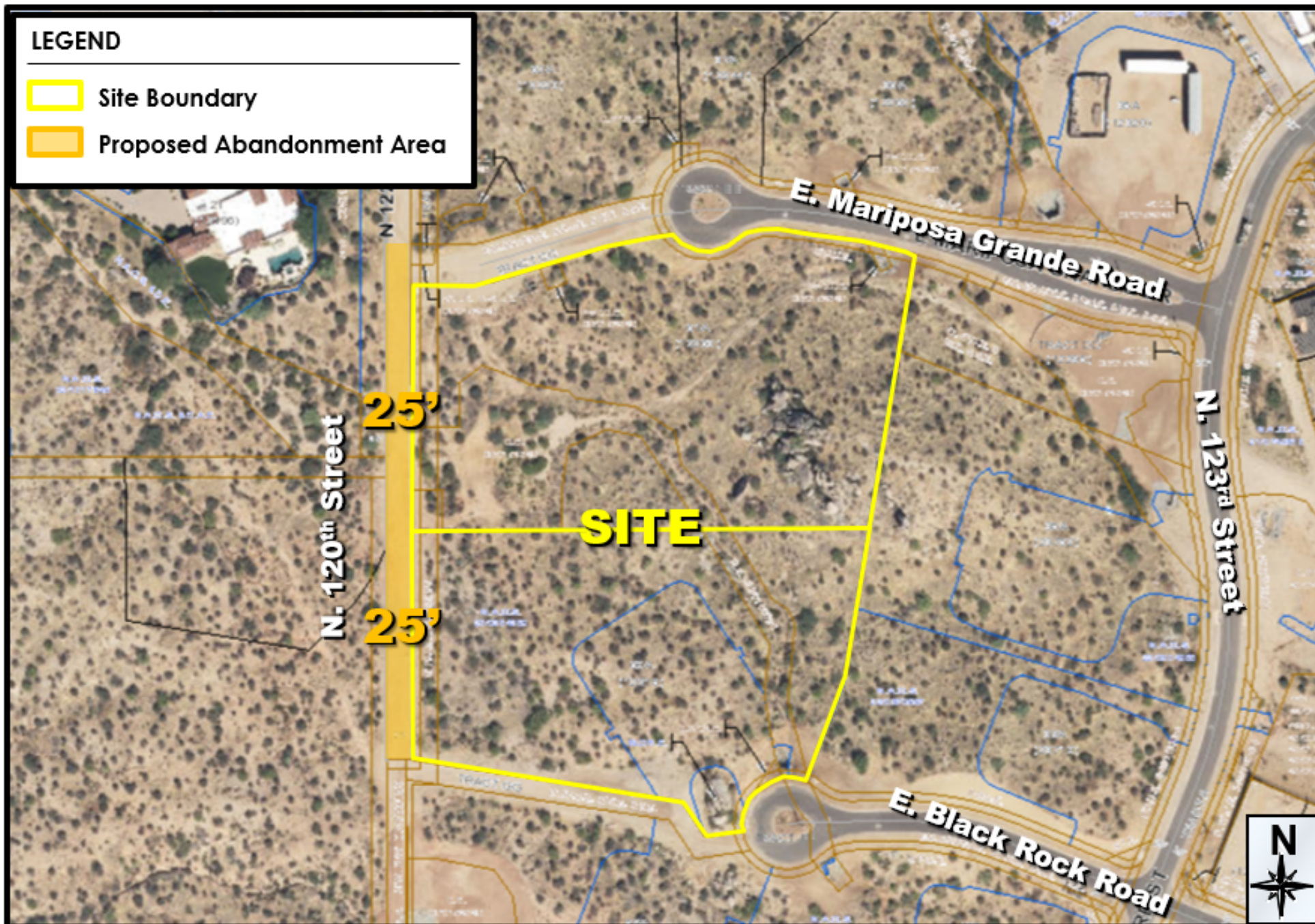


Resolution No. 13007
EXHIBIT "C"
Page 1 of 1



LEGEND

-  Site Boundary
-  Proposed Abandonment Area



Proposed Abandonment areas Map

4-AB-2018#2

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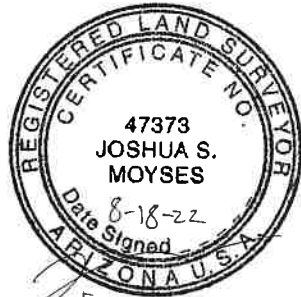
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SONORAN CREST
BOOK 527,
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BK. 974, PG 40
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OWNER: FREDERICK HANS
TRACI MOSKAL
APN: 217-01-054

62A
OWNER: TOLL BROTHERS AZ
CONSTRUCTION COMPANY
APN: 217-01-514
TRACT C
BK. 974,
PG. 40 M.C.R.

TRACT CC
BK. 1520, PG. 10 M.C.R.

61A
OWNER: TOLL BROTHERS AZ
CONSTRUCTION COMPANY
APN: 217-01-513

GOLDIE BROWN
PINNACLE PEAK UNIT 1
BOOK 191,
PAGE 26 M.C.R.
(NOT A PART)

25' R/W
ABANDONED AND
RELEASED

SERENO CANYON PHASE 2
BK. 1520, PAGE 10 M.C.R.
(NOT A PART)

| LINE TABLE | | |
|------------|--------|-------------|
| LINE# | LENGTH | BEARING |
| L1 | 25.00' | S89°55'07"W |
| L2 | 25.00' | N89°58'51"E |

122ND STREET
S0°03'45"E 208.76'
N0°03'45"W 208.78'
S0°01'09"E 298.52'
N0°01'09"W 298.53'

60A
OWNER: TOLL BROTHERS AZ
CONSTRUCTION COMPANY
APN: 217-01-512

TRACT GG
BK. 1520,
PG. 10 M.C.R.

TRACT E
BK. 974,
PG. 40 M.C.R.

P.O.B.

LEGEND

— R/W LINE PER SERENO CANYON PHASE 2
PER BK. 974, PG. 40 PER M.C.R.
R/W RIGHT OF WAY
P.O.B. POINT OF BEGINNING
M.C.R. MARICOPA COUNTY RECORDER



EASEMENT
RELEASE
R.O.W.



STRATEGIC
SURVEYING, LLC
2443 WEST 12TH STREET
SUITE 1
TEMPE, AZ 85281
PHONE: (480) 272-7634

| | |
|---------|---------|
| DRAWN | AV |
| CHECKED | JSM |
| SCALE | N.T.S. |
| DATE | 8/18/22 |
| PAGE | 2 OF 2 |

DEDICATION

STATE OF ARIZONA)
) S.S.

COUNTY OF MARICOPA)
)
KNOWN ALL MEN BY THESE PRESENTS:

THAT TOLL BROTHERS AZ CONSTRUCTION COMPANY, A DOMESTIC FOR-PROFIT CORPORATION, OWNER, HEREBY SUBDIVIDES A REPLAT OF LOTS 36A, 37A, 60A, 61A, 62A, & 63A, TRACTS CC & EE OF FINAL PLAT FOR SERENO CANYON PHASE 2A, RECORDED IN BOOK 1520 OF MAPS, PAGE 10 IN THE COUNTY RECORDER'S OFFICE, CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA AS SHOWN AND PLATTED HEREON, AND HEREBY PLATTED UNDER THE NAME "SERENO CANYON PHASE 2AA REPLAT" AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITION, STATED.

TRACTS "CCC", "DDD", "EEE", & "FFF" INCLUSIVE, ARE DECLARED AS COMMON AREAS AND SHALL BE OWNED, AND MAINTAINED BY THE SERENO CANYON COMMUNITY ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION, AND ITS SUCCESSORS AND ASSIGNS ("ASSOCIATION")

TOLL BROTHERS AZ CONSTRUCTION COMPANY, A DOMESTIC FOR-PROFIT CORPORATION, OWNER, GRANTOR, DECLARES THE PRIVATE STREET SHOWN HEREON AS TRACT "EEE" - AS PRIVATE ACCESS WAYS, NOT DEDICATED TO THE PUBLIC FOR ITS USE EXCEPT AS EXPRESSLY STATED HEREON. THE GRANTOR AND ITS SUCCESSORS SHALL MAINTAIN, REPAIR AND REPLACE THE PRIVATE STREETS. THE CITY HAS NO OBLIGATION TO MAINTAIN, REPAIR AND REPLACE THE PRIVATE STREETS ARISING FROM THIS PLAT.

EASEMENTS

TOLL BROTHERS AZ CONSTRUCTION COMPANY, A DOMESTIC FOR-PROFIT CORPORATION, OWNER GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE:

A. DRAINAGE AND FLOOD CONTROL (DFC): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DIKES, DAMS, STORMWATER STORAGE BASINS, STORMDRAINS (SD), CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING:

1. GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY. DRAINAGE FACILITIES ON THE PROPERTY MIGHT NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.

2. GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTOR'S PRIOR WRITTEN CONSENT.

3. A. GRANTOR'S EXPENSE. GRANTOR SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION, REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY; PREVENT EROSION; AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.

4. IF, IN GRANTEE'S OPINION, GRANTOR FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTOR'S EXPENSE. IN ADDITION TO GRANTEE'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTOR HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).

5. GRANTOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTOR'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

6. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF ALL SEDIMENT BUILD-UP FOR ALL DRAINAGE STRUCTURES AND CULTURTS.

B. EMERGENCY AND SERVICE ACCESS (ESA): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS TRACT "EEE" AND "CCC" ON THIS PLAT, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY, AND OTHER SERVICE PERSONNEL AND VEHICLES FOR THE RIGHT TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR AND REPLACE INFRASTRUCTURE AND UTILITIES AS CITY DEEMS NECESSARY FOR ACCESS PURPOSES.

C. PUBLIC NON-MOTORIZED ACCESS (PNMA): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ALL FORMS OF NON-MOTORIZED TRANSPORTATION TOGETHER WITH MOTORIZED EMERGENCY, LAW ENFORCEMENT, AND SERVICE VEHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THERETO. SEE SRC, CHAPTER 47, AS AMENDED, FOR MAINTENANCE OBLIGATIONS.

D. PUBLIC UTILITY (PU): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ELECTRICITY, TELECOMMUNICATIONS, DATA TRANSMISSION, AND ALL OTHER MANNER OF UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO UTILITIES, IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY (1) TREES, HEDGES, SHRUBS OR OTHER PLANTS WHICH CAN GROW LARGER THAN 18 INCHES TALL, OR (2) HARDSCAPE, SWIMMING POOLS, SHEDS OR OTHER VERTICAL OR HORIZONTAL STRUCTURES.

E. WATER AND SEWER FACILITIES (WSP): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT FOR WATER AND SEWER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES AND OTHER RELATED FACILITIES.

F. VEHICULAR NON-ACCESS (VNA): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PROHIBIT ALL USE OF MOTOR VEHICLES UPON THE EASEMENT. GRANTOR SHALL NOT INSTALL DRIVEWAYS OR OTHER MEANS OF VEHICULAR ACCESS UPON THE EASEMENT. GRANTOR SHALL MAINTAIN THE EASEMENT, INCLUDING ANY IMPROVEMENTS, IN A NEAT, SAFE AND CLEAN CONDITION. GRANTEE MAY ENJOY ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY; THAT GRANTOR HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSON. THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS _____ DAY OF _____, 20____

GRANTOR: TOLL BROTHERS AZ CONSTRUCTION COMPANY, A DOMESTIC FOR-PROFIT CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)

COUNTY OF MARICOPA) S.S.

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

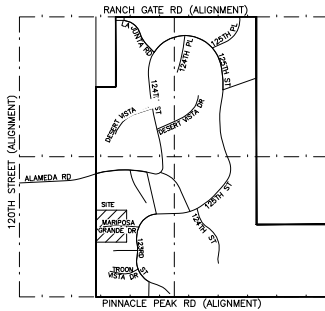
BY _____ FOR AND ON BEHALF OF TOLL BROTHERS AZ CONSTRUCTION COMPANY, A DOMESTIC FOR-PROFIT CORPORATION.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

FINAL PLAT FOR SERENO CANYON PHASE 2AA

A REPLAT OF LOTS 36A, 37A, 60A, 61A, 62A, AND 63A TRACTS CC & EE OF FINAL PLAT FOR SERENO CANYON PHASE 2A, RECORDED IN BOOK 1520 OF MAPS, PAGE 10 IN THE COUNTY RECORDER'S OFFICE, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

OWNER: TOLL BROTHERS AZ CONSTRUCTION COMPANY, A DOMESTIC FOR-PROFIT CORPORATION.



VICINITY MAP
SECTION 11, TOWNSHIP 4 NORTH,
RANGE 5 EAST

NOTES

- THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER AREA OF THE CITY OF SCOTTSDALE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.
- THE STREETS ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. AFTER THIS PLAT IS RECORDED, THE CITY OF SCOTTSDALE, WILL NOT ACCEPT DEDICATION OF THE STREETS TO THE PUBLIC TO RELIEVE THE PROPERTY OWNERS ASSOCIATION OF STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHT-OF-WAYS MEET CURRENT APPLICABLE CITY STANDARDS.
- CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE COAR'S AND DESIGN GUIDELINES.
- ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATE COMMISSION GENERAL ORDER U-48.
- SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
- COSTS FOR THE REMOVAL OF OBSTRUCTIONS AND/OR IMPEDIMENTS TO THE WATERCOURSES SHALL BE PAID BY THE PROPERTY OWNERS ASSOCIATION AND/OR PROPERTY OWNER.
- THE EXTERIOR OF THE PERIMETER WALLS, INTERIOR SITE WALLS, AND DRAINAGE WALLS SHALL BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION, ALL WALLS SHALL BE CONSISTENT WITH THE APPROVED MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN.
- ALL BEARINGS AND/OR DIMENSIONS SHOWN HEREON ARE CALCULATED UNLESS OTHERWISE NOTED.
- INTERIOR PROPERTY CORNERS AND STREETS SHALL BE MONUMENTED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. IF SUCH MONUMENTS SHOULD DIFFER FROM THE TYPE DESCRIBED ON THE FINAL, A RECORDS OF SURVEY PLAT SHALL BE RECORDED SHOWING THESE DIFFERENCES, ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTRANT SUBSEQUENT TO THE RECORDING OF THE FINAL PLAT, THE REPLACEMENT REGISTRANT SHALL SET THE MONUMENT WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY PLAT IN ACCORDANCE WITH THE CITY OF SCOTTSDALE DESIGN STANDARDS AND POLICY MANUAL.
- AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE PLAT DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ASSOCIATIONS OF PROPERTY OWNERS.
- ALL LOTS MUST CONNECT TO THE GRAVITY FLOW SEWER MAINS WITHIN THE PRIVATE STREETS. THIS CONNECTION SHALL BE ACCOMPLISHED THROUGH A GRAVITY FLOW SERVICE LINE OR AN INDIVIDUAL PUMP AND GRINDER FORCE MAIN. NO LOT SHALL BE ON SEPTIC SYSTEM.

RATIFICATION

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDING NUMBER 2018-0880567, THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMS THE RELEASE OF SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEFICIARY WARRANTY AND REPRESENTS THEY HAVE POSE AND AUTHORITY TO DO SO.

BY: MCDOWELL MOUNTAIN BACK BOWL LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

ITS: _____ TITLE OR POSITION DATE: _____

ACKNOWLEDGEMENT

STATE OF ILLINOIS)

COUNTY OF DUPAGE) S.S.

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ FOR AND ON BEHALF OF MCDOWELL MOUNTAIN BACK BOWL LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

SHEET INDEX

FP01 COVER SHEET, DEDICATION, NOTES
FP02 LOTS, TRACTS, & EXISTING EASEMENTS
FP03 LOTS, TRACTS, USE TABLES & EASEMENTS
FP04 TRAIL LOCATION

OWNER/DEVELOPER

TOLL BROTHERS AZ CONSTRUCTION COMPANY
8767 EAST WA DE VENTURA
SUITE 390
SCOTTSDALE, AZ 85258
PH: 480-951-0782

UTILITIES

UTILITY WATER, SEWER, FIRE PROVIDER CITY OF SCOTTSDALE
TELEPHONE CENTURY LINK
ELECTRICITY APS
CABLE TV COX COMMUNICATIONS
GAS SOUTHWEST GAS

SITE DATA

SITE AREA = 658,136 (S.F.) 15.10 (AC.)
LOT AREA = 817,129 (S.F.) 14.16 (AC.)
TRACT AREA = 15,789 (S.F.) 0.36 (AC.)
TOTAL LOTS = 6 LOTS
EXISTING ZONING = R1-43ESL

LEGEND & ABBREVIATIONS

| | |
|----------|---|
| ⊙ | SET BRASS CAP FLUSH PER MAG ST. DET. 120-1 "B" (UNLESS OTHERWISE NOTED) |
| △ | SET 1" REBAR WITH PLASTIC CAP "RLS 47373"(UNLESS OTHERWISE NOTED) |
| --- | PARCEL BOUNDARY |
| --- | R/W LINE |
| --- | LOT/TRACT LINE |
| --- | CENTER LINE |
| --- | EASEMENT LINE |
| --- | SECTION LINE |
| --- | ADJACENT PARCEL LINE |
| (R) | RECORD(BK-974, PG-40 M.C.R.) |
| (M) | MEASURED |
| (C) | CALCULATED |
| R/W | RIGHT-OF-WAY |
| M.C.R. | MARICOPA COUNTY RECORDS |
| PL | LINE TABLE NUMBER |
| CI | CURVE TABLE NUMBER |
| PG | PAGE |
| BK | BOOK |
| RLS | REGISTERED LAND SURVEYOR |
| P.U. | PUBLIC UTILITY |
| S.D. | SIGHT DISTANCE EASEMENT |
| P.S. | PRIVATE STREET |
| D.F.C. | DRAINAGE FLOOD CONTROL EASEMENT |
| E.S.A. | EMERGENCY AND SERVICE ACCESS |
| P.N.M.A. | PUBLIC NON MOTORIZED ACCESS EASEMENT |
| V.N.A. | VEHICULAR NON-ACCESS EASEMENT |
| N.A.O.S. | NATURAL AREA OPEN SPACE EASEMENT |
| W.S.F. | WATER SEWER FACILITY EASEMENT |

EASEMENT RELEASE AND ABANDONMENT LIST

PER INSTRUMENT NO. _____, BEING A RELEASE OF THE EXISTING P.U.D.E. AND D.E. AS RECORDED PER FINAL PLAT OF SERENO CANYON PHASE 2, BOOK 974, PAGE 40 AND EXISTING P.N.M.A., D.F.C., AND P.U., AS RECORDED PER FINAL PLAT OF SERENO CANYON PHASE 2A, BOOK 1520, PAGE 10 PER COUNTY RECORDS.

PER INSTRUMENT NO. _____, BEING A RELEASE OF THE EXISTING RIGHT OF WAY AS RECORDED PER FINAL PLAT OF SERENO CANYON PHASE 2, BOOK 974, PAGE 40 PER COUNTY RECORDS.

BASIS OF BEARING

THE SOUTH LINE OF SOUTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA. SAID LINE BEARS SOUTH 89 DEGREES 53 MINUTES 42 SECONDS WEST.

LEGAL DESCRIPTION (PARENT PARCEL)

A REPLAT OF LOTS 36A, 37A, 60A, 61A, AND 62A TRACTS CC & EE OF FINAL PLAT FOR SERENO CANYON PHASE 2A, ACCORDING TO BOOK 1520 OF MAPS, PAGE 10 MARICOPA COUNTY, ARIZONA, SITUATED IN SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS _____ DAY OF _____, 20____

BY: _____ MAYOR

ATTEST BY: _____ CITY CLERK

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S STANDARDS AND POLICY MANUAL SPECIFICATIONS.

BY: _____ CHIEF DEVELOPMENT OFFICER DATE _____

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S CASE NO. 6-MD-2022 AND ALL THE CASE RELATED STIPULATIONS.

BY: _____ DEVELOPMENT ENGINEERING MANAGER DATE _____

LAND SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MAY, 2019; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JOSHUA S. MOYES 6-05-23
REGISTERED LAND SURVEYOR DATE



STRATEGIC
SURVEYING, LLC



2443 WEST 12TH STREET
TEMPE, AZ 85281
PH: 480-272-7634

| DATE | BY | DATE | BY |
|----------|-----|----------|-----|
| 05-03-23 | JSM | 05-03-23 | JSM |

00539 - FP
DEED PROJECT NUMBER

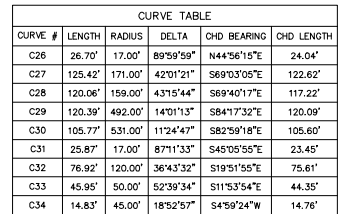
FINAL PLAT
"SERENO CANYON PHASE 2AA"
PORTIONS OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.&S.R.B.&M.
SCOTTSDALE, ARIZONA

SHEET 1 OF 7

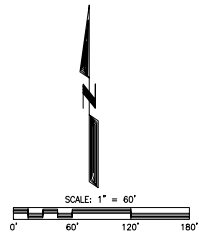
DRAWING NUMBER

DEDICATION & NOTES

FP-01



| LINE TABLE | | |
|------------|--------|-------------|
| LINE# | LENGTH | BEARING |
| L16 | 96.45' | S83°24'16"E |
| L22 | 8.19' | N89°56'14"E |
| L23 | 19.77' | S1°30'09"E |
| L24 | 46.19' | S38°13'41"E |



**STRATEGIC
SURVEYING, LLC**

2443 WEST 12TH STREET
STE 1
TEMPE, AZ 85281
PH 480-272-7634

LAND SURVEYOR
STRATEGIC SURVEYING, LLC
103 WEST SOUTHERN AVE.

SUITE 4
TEMPE, ARIZONA 85282
CONTACT: JOSHUA MOYES
PHONE: (480) 865-4399

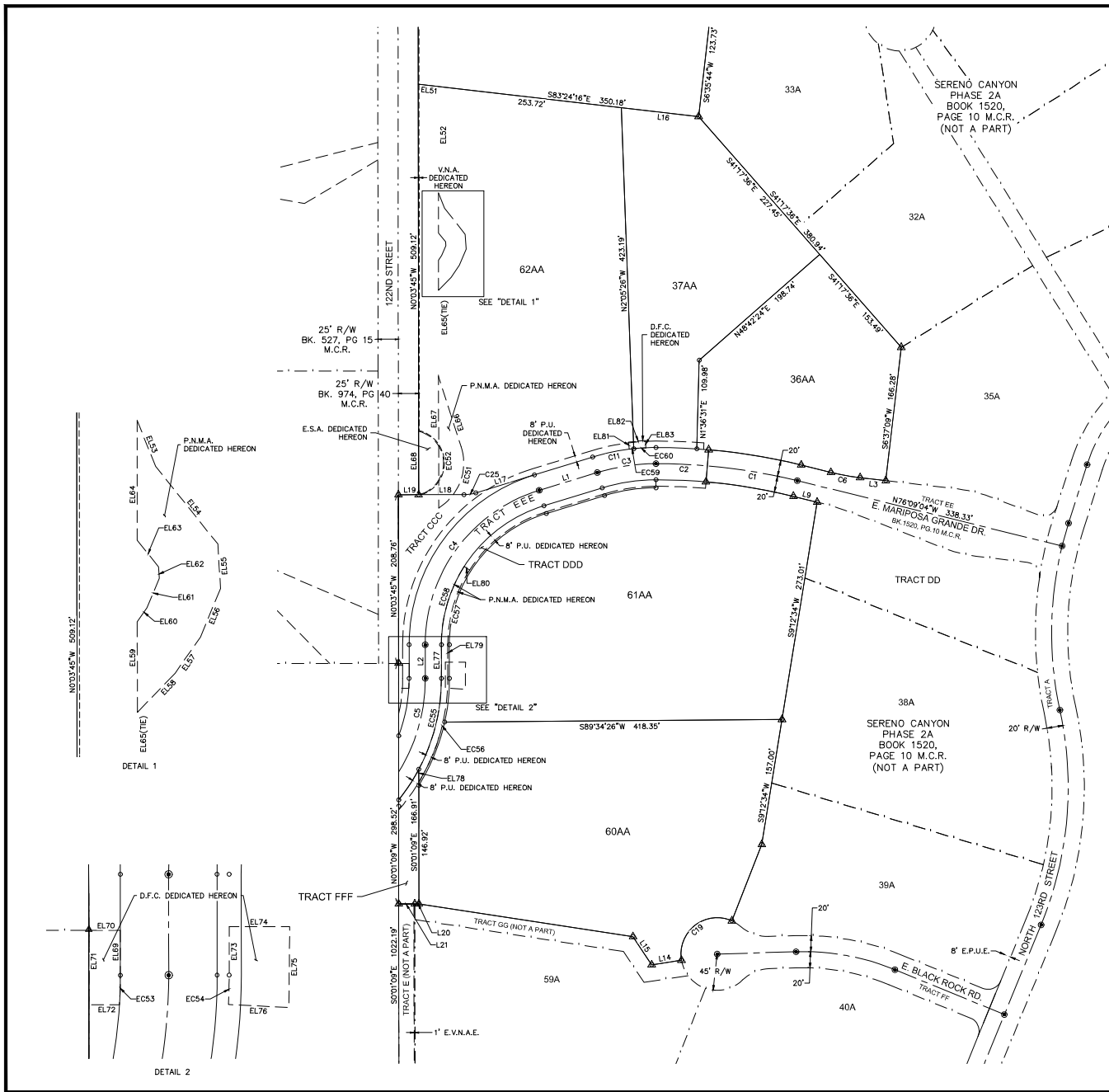
FINAL PLAT

"SERENO CANYON PHASE 2AA"
PORTIONS OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.S.R.B.&M.
SCOTTSDALE, ARIZONA

SHEET 3 OF 7

DRAWING NUMBER
LOTS, TRACTS, AND
EXISTING EASEMENTS

FP-03



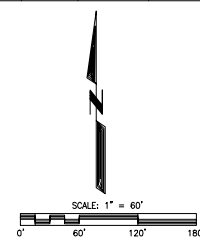
| TRACT AREA TABLE | | | | |
|------------------|----------------|------------------------------|-------------------------------|--|
| TRACT | AREA (SQ. FT.) | USE | OWNER | |
| TRACT CCC | 9,455 | W.S.F., P.U., D.E., P.M.N.A. | SERENO CANYON COMMUNITY ASSOC | |
| TRACT DDD | 5,352 | P.U., D.E., LANDSCAPE | SERENO CANYON COMMUNITY ASSOC | |
| TRACT EEE | 25,216 | P.U., E.S.A., W.S.F., P.S. | SERENO CANYON COMMUNITY ASSOC | |
| TRACT FFF | 3,666 | P.N.M.A., P.U., W.S.F. | SERENO CANYON COMMUNITY ASSOC | |

| LOT AREA TABLE | |
|----------------|----------------|
| LOT # | AREA (SQ. FT.) |
| 36AA | 48,470 |
| 37AA | 59,287 |
| 60AA | 106,891 |
| 61AA | 115,337 |
| 62AA | 122,392 |

| EASEMENT TABLE | | |
|----------------|--------|-------------|
| LINE # | LENGTH | BEARING |
| EL51 | 25.11 | S83°24'16"E |
| EL52 | 132.11 | S0°03'11"E |
| EL53 | 20.54 | S22°00'51"E |
| EL54 | 41.07 | S38°38'37"E |
| EL55 | 18.41 | S3°32'48"E |
| EL56 | 21.81 | S22°28'13"W |
| EL57 | 18.19 | S35°02'46"W |
| EL58 | 22.47 | S43°57'38"W |
| EL59 | 37.42 | N0°03'11"W |
| EL60 | 7.01 | N35°02'46"E |
| EL61 | 13.28 | N22°28'13"E |
| EL62 | 4.72 | N3°32'48"W |
| EL63 | 14.15 | N38°38'37"W |
| EL64 | 49.50 | N0°03'11"W |
| EL65 | 107.10 | S0°03'11"E |
| EL66 | 91.19 | S17°54'47"E |
| EL67 | 162.69 | N0°03'11"W |

| EASEMENT TABLE | | |
|----------------|--------|-------------|
| LINE # | LENGTH | BEARING |
| EL68 | 78.74 | S0°03'45"E |
| EL69 | 18.55 | N0°03'45"W |
| EL70 | 13.00 | S89°56'15"W |
| EL71 | 30.73 | S0°01'11"E |
| EL72 | 12.65 | N90°00'00"E |
| EL73 | 19.99 | N0°00'00"E |
| EL74 | 25.00 | N89°56'15"E |
| EL75 | 33.40 | S0°30'34"W |
| EL76 | 25.00 | N87°12'55"W |
| EL77 | 41.71 | S0°03'45"E |
| EL78 | 16.18 | S0°01'09"E |
| EL79 | 41.71 | N0°03'45"W |
| EL80 | 8.00 | N57°27'58"W |
| EL81 | 9.04 | N6°54'55"W |
| EL82 | 21.17 | N85°03'11"E |
| EL83 | 9.04 | S2°58'44"E |

| EASEMENT CURVE TABLE | | | | | |
|----------------------|--------|--------|------------|-------------|------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHD BEARING | CHD LENGTH |
| EC51 | 87.17 | 65.50 | 76°15'02" | S20°10'42"W | 80.88 |
| EC52 | 108.06 | 40.50 | 152°52'04" | N0°03'45"W | 78.74 |
| EC53 | 12.20 | 200.21 | 37°29'29" | N1°41'02"E | 12.20 |
| EC54 | 12.17 | 245.00 | 2°50'49" | N1°21'40"E | 12.17 |
| EC55 | 117.30 | 240.00 | 28°00'12" | S13°56'22"W | 116.14 |
| EC56 | 135.51 | 248.00 | 31°18'28" | N15°35'29"E | 133.83 |
| EC57 | 97.85 | 172.00 | 32°36'47" | N16°14'09"E | 96.54 |
| EC58 | 102.40 | 180.00 | 32°36'47" | S16°14'09"W | 101.03 |
| EC59 | 5.53 | 270.00 | 1°10'21" | N83°27'32"E | 5.53 |
| EC60 | 15.02 | 270.00 | 3°11'18" | N85°38'21"E | 15.02 |



STRATEGIC SURVEYING, LLC

2445 WEST 12TH STREET
TEMPE, ARIZONA 85282
PHONE: (480) 985-4399

LAND SURVEYOR

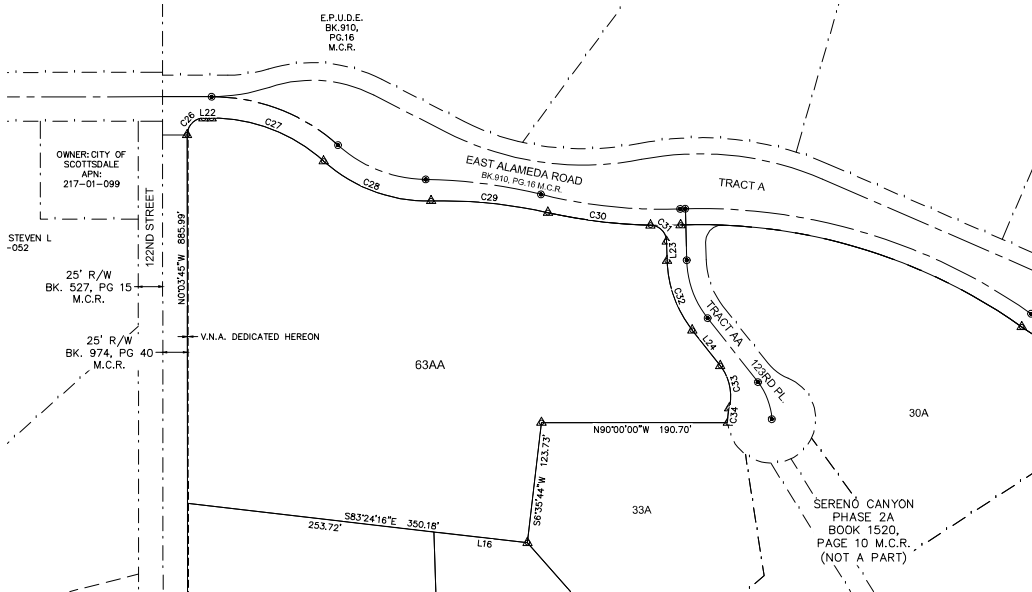
STRATEGIC SURVEYING, LLC
1102 WEST SOUTHERN AVE.
TEMPE, ARIZONA 85282
CONTACT: JOSHUA MOYES
PHONE: (480) 985-4399

FINAL PLAT

"SERENO CANYON PHASE 2AA"
PORTIONS OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.S.R.B.&M.
SCOTTSDALE, ARIZONA

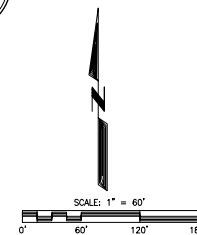
SHEET 4 OF 7

DRAWING NUMBER
DEDICATED EASEMENTS
FP-04



| LINE# | LENGTH | BEARING |
|-------|--------|--------------|
| L16 | 96.45' | S83°24'16\"E |
| L22 | 8.19' | N89°56'14\"E |
| L23 | 19.77' | S1°30'09\"E |
| L24 | 46.19' | S38°13'41\"E |

| CURVE # | LENGTH | RADIUS | DELTA | CHD BEARING | CHD LENGTH |
|---------|---------|---------|------------|--------------|------------|
| C26 | 26.70' | 17.00' | 89°59'59\" | N44°56'18\"E | 24.04' |
| C27 | 125.42' | 171.00' | 42°01'21\" | S69°03'05\"E | 122.62' |
| C28 | 120.06' | 159.00' | 43°15'44\" | S69°40'17\"E | 117.22' |
| C29 | 120.39' | 492.00' | 14°01'13\" | S84°17'32\"E | 120.09' |
| C30 | 105.77' | 531.00' | 11°24'47\" | S82°59'18\"E | 105.60' |
| C31 | 25.87' | 17.00' | 87°11'33\" | S45°05'55\"E | 23.45' |
| C32 | 76.92' | 120.00' | 36°43'32\" | S19°51'58\"E | 75.61' |
| C33 | 45.95' | 50.00' | 52°39'34\" | S11°53'54\"E | 44.35' |
| C34 | 14.83' | 45.00' | 18°52'57\" | S4°59'24\"W | 14.76' |



STRATEGIC SURVEYING, LLC
2445 WEST 12TH STREET
TEMPE, AZ 85281
PH: 480-272-7634

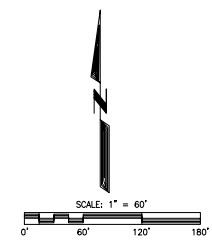
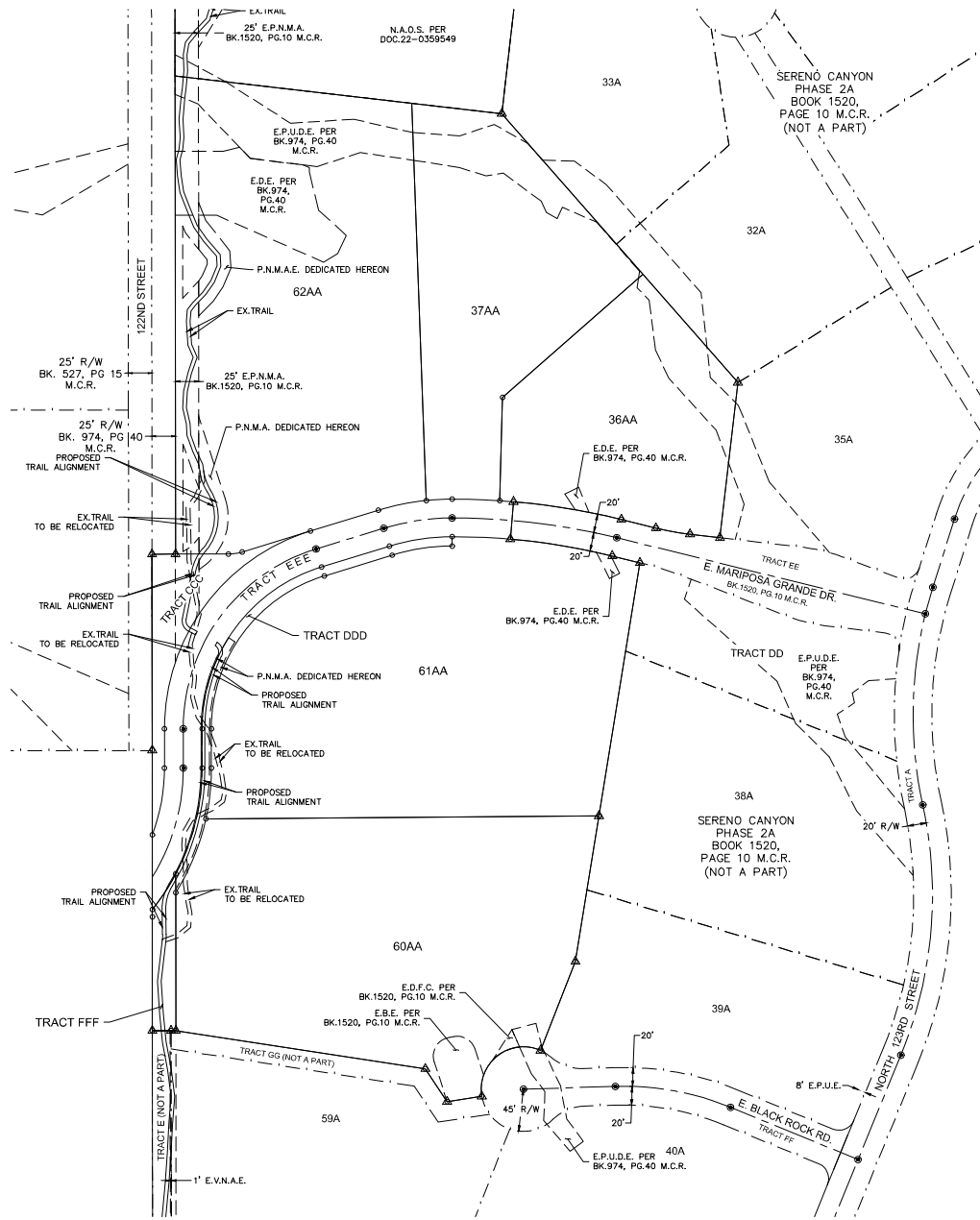
LAND SURVEYOR
STRATEGIC SURVEYING, LLC
1102 WEST SOUTHERN AVE.
TEMPE, ARIZONA 85282
CONTACT: JOSHUA MOYES
PHONE: (480) 865-4399

| | | |
|------|----|-------|
| DATE | BY | APP'D |
| DATE | BY | APP'D |

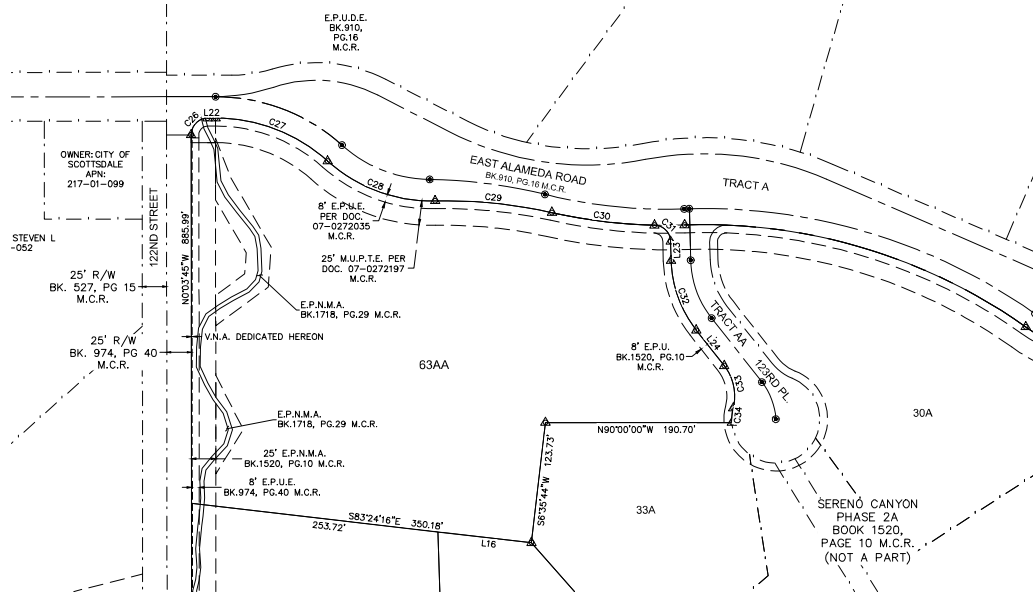
FINAL PLAT
"SERENO CANYON PHASE 2A"
PORTIONS OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.S.R.B.&M.
SCOTTSDALE, ARIZONA

SHEET 5 OF 7
DRAWING NUMBER
DEDICATED EASEMENTS

FP-05

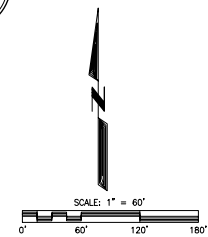


| | |
|---|---|
| STRATEGIC SURVEYING, LLC 2443 WEST 12TH STREET TEMPE, AZ 85281 PH: 480-272-7634 | |
| LAND SURVEYOR STRATEGIC SURVEYING, LLC 1102 WEST SOUTHERN AVE. TEMPE, ARIZONA 85282 CONTACT: JOSHUA MOYES PHONE: (480) 985-4399 | |
| DRAWN: JSM CHECKED: JSM DATE: 06-23-23 | PROJECT: 00539-FP CLIENT PROJECT NUMBER: |
| FINAL PLAT "SERENO CANYON PHASE 2A" PORTIONS OF SECTION 11 TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.S.R.B.&M. SCOTTSDALE, ARIZONA | |
| SHEET 6 OF 7 DRAWING NUMBER TRAIL LOCATION FP-06 | |



| LINE TABLE | | |
|------------|--------|-------------|
| LINE# | LENGTH | BEARING |
| L16 | 96.45' | S83°24'16"E |
| L22 | 8.19' | N89°56'14"E |
| L23 | 19.77' | S1°30'09"E |
| L24 | 46.19' | S38°13'41"E |

| CURVE TABLE | | | | | |
|-------------|---------|---------|-----------|-------------|------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHD BEARING | CHD LENGTH |
| C26 | 26.70 | 17.00 | 89°59'59" | N44°56'15"E | 24.04' |
| C27 | 125.42' | 171.00' | 42°01'21" | S69°03'05"E | 122.62' |
| C28 | 120.06' | 199.00' | 43°35'44" | S69°40'17"E | 117.22' |
| C29 | 120.39' | 452.00' | 14°01'13" | S84°17'32"E | 120.09' |
| C30 | 105.77' | 531.00' | 11°24'47" | S82°59'18"E | 105.60' |
| C31 | 25.88' | 17.00' | 87°11'33" | S45°05'55"E | 23.45' |
| C32 | 76.92' | 120.00' | 36°43'32" | S19°51'55"E | 75.61' |
| C33 | 45.85' | 50.00' | 52°39'34" | S11°53'54"E | 44.35' |
| C34 | 14.83' | 14.00' | 18°52'59" | S45°24'24" | 14.76' |



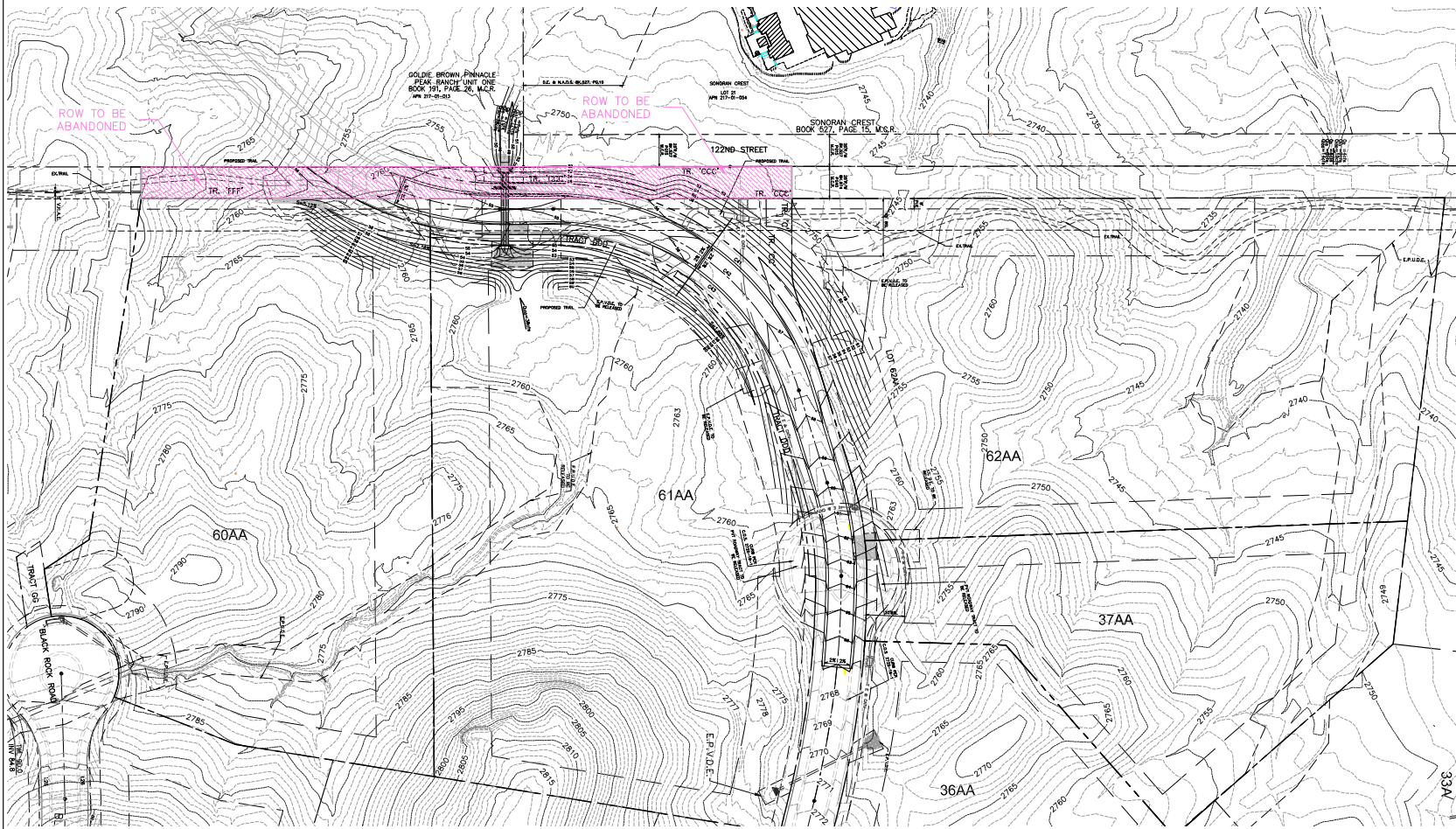
DEVELOPER
TOLL BROTHERS AZ CONSTRUCTION COMPANY
8767 E VIA DE VENTURA, SUITE 390
SCOTTSDALE, ARIZONA 85258
CONTACT: CHAD FISHER (480) 951-0782

ENGINEER
ARGUS CONSULTING, P.C.
28150 N ALMA SCHOOL PKWY, SUITE 103 - #193
SCOTTSDALE, ARIZONA 85262
CONTACT: JORGE GARRE (480) 596-1131

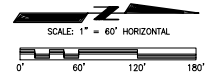
PROJECT INFO
EXISTING ZONING: R1-43 & R1-130
RELATED CASE NO.
6-MD-2022 19-PP-2013 16-ZN-2011
QUARTER SECTIONS
45-57

SITE PLAN SERENO CANYON, PHASE 2AA MARIPOSA GRANDE EXTENSION

A REPLAT OF LOTS 36A, 37A, 60A, 61A, 62A AND TRACT CC AND TRACT FF OF THE FINAL PLAT FOR SERENO CANYON PHASE 2A REPLAT, RECORDED IN BOOK 1520 OF MAPS, PAGE 10, IN THE RECORDS OF THE MARICOPA COUNTY RECORDER'S OFFICE, COUNTY OF MARICOPA, STATE OF ARIZONA. LOCATED WITHIN THE CITY OF SCOTTSDALE.



| LOT # | LOT AREA Sq. Ft. | ENVELOPE Sq. Ft. | PROPOSED |
|-------|---------------------|---------------------|-----------------|
| | | | NAOS Sq. Ft. |
| 36A | 48470 | 23262 | 25208 |
| 37A | 59287 | 27461 | 31826 |
| 60A | 107290 | 30670 | 76620 |
| 61A | 117624 | 43021 | 74603 |
| 62A | 122392 | 30138 | 92254 |



 ARGUS CONSULTING
A CIVIL ENGINEERING COMPANY, P.C.
28150 N. Alma School Pkwy, Suite 103 - #193
Scottsdale, Arizona 85262 480-596-1131

MARIPOSA GRANDE EXTENSION

SITE PLAN
SERENO CANYON PHASE 2AA
SCOTTSDALE - ARIZONA

Date 1/5/23 Job No. 385-17 Sheet 1 of 1

EXHIBIT A LEGAL DESCRIPTION ROW ABANDONMENT

THOSE PORTIONS OF PARCEL 4 OF THE "GOLDIE BROWN PINNACLE PEAK RANCH UNIT 1", ACCORDING TO BOOK 191 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS, AND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS::

THE WEST 55 FEET AND THE SOUTH 55 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11;

THE NORTH 20 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11;

EXCEPT THE EAST 257.51 FEET THEREOF;

THE EAST 15 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11;

EXCEPT THAT PORTION LYING NORTH OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 4;

THENCE SOUTH 00°01'12" EAST, A DISTANCE OF 90.13 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS BEARS NORTH 69°13'07" WEST, A DISTANCE OF 200.00 FEET AND THE BEGINNING OF THE HEREIN DESCRIBED LINE;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 9°54'09", AN ARC LENGTH OF 34.57 FEET TO THE TERMINUS OF SAID LINE.

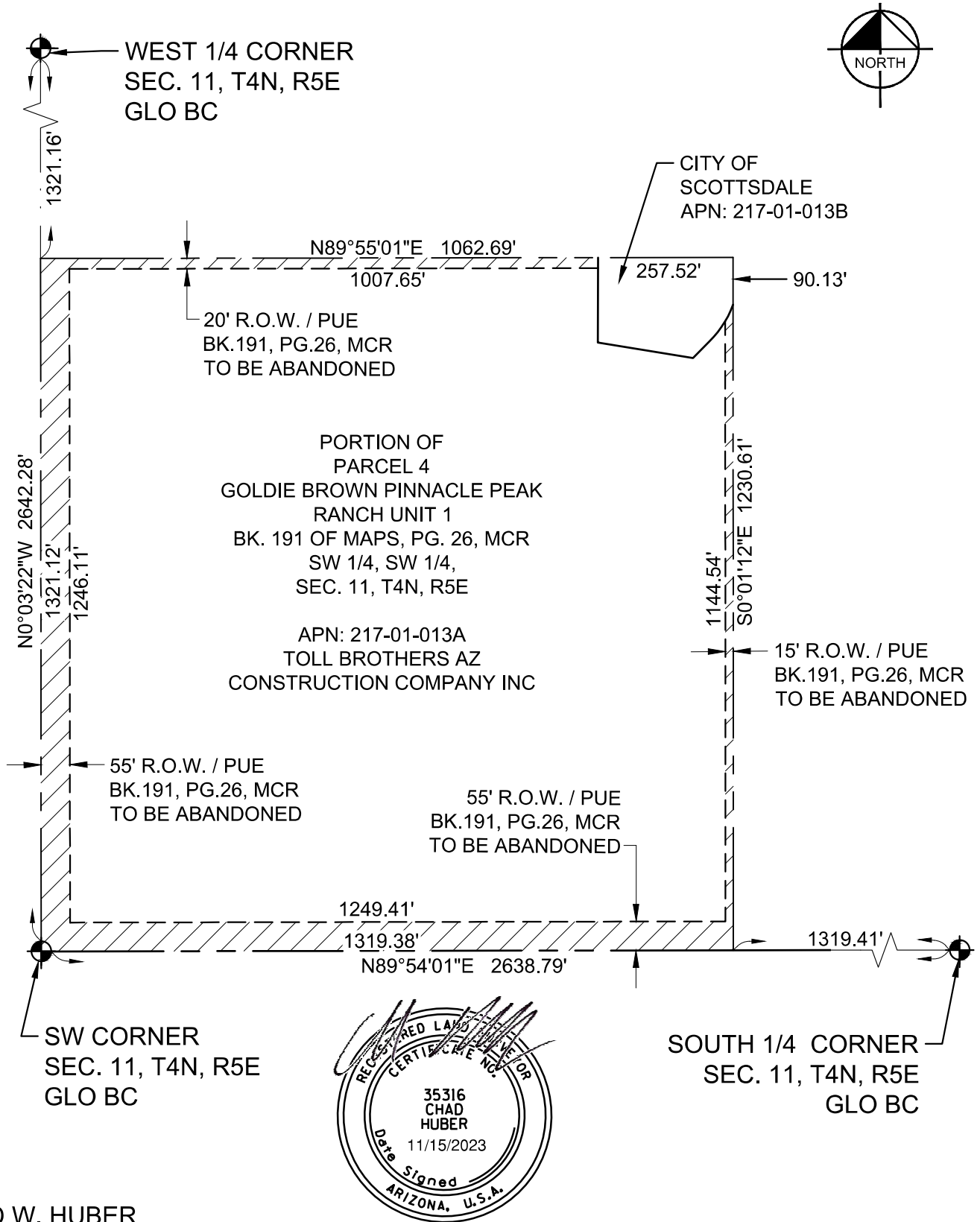
CONTAINS 179,742 SQUARE FEET OR 4.126 ACRES MORE OR LESS.



CHAD W. HUBER
RLS 35316
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH. 602-837-5511
chad.huber@kimley-horn.com

| | | | | | |
|---|-----------------|-------------------|-------------------------|--------------------|------------------|
| Kimley»Horn | | | | | |
| 7740 N. 16TH ST, Suite 300 PHOENIX, AZ 85020 | | | Tel. No. (602) 837-5511 | | |
| <u>Scale</u> | <u>Drawn by</u> | <u>Checked by</u> | <u>Date</u> | <u>Project No.</u> | <u>Sheet No.</u> |
| N/A | CWH | CWH | 11/15/2023 | 291245005 | 1 OF 2 |

EXHIBIT B



CHAD W. HUBER
RLS 35316
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH. 602-837-5511
chad.huber@kimley-horn.com

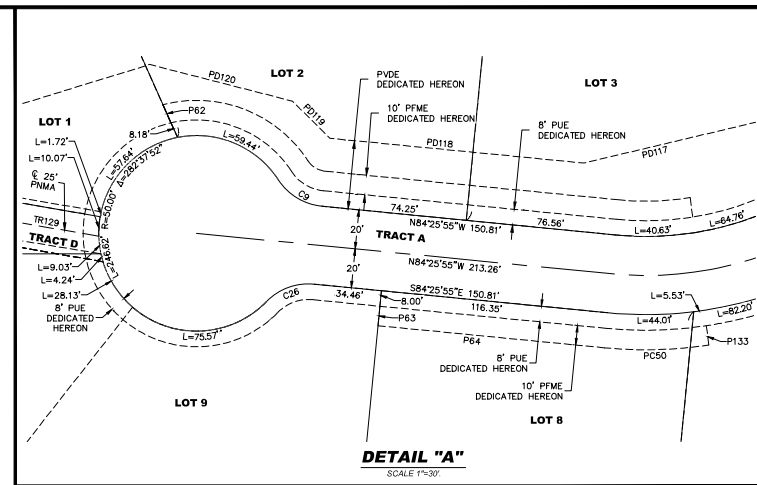
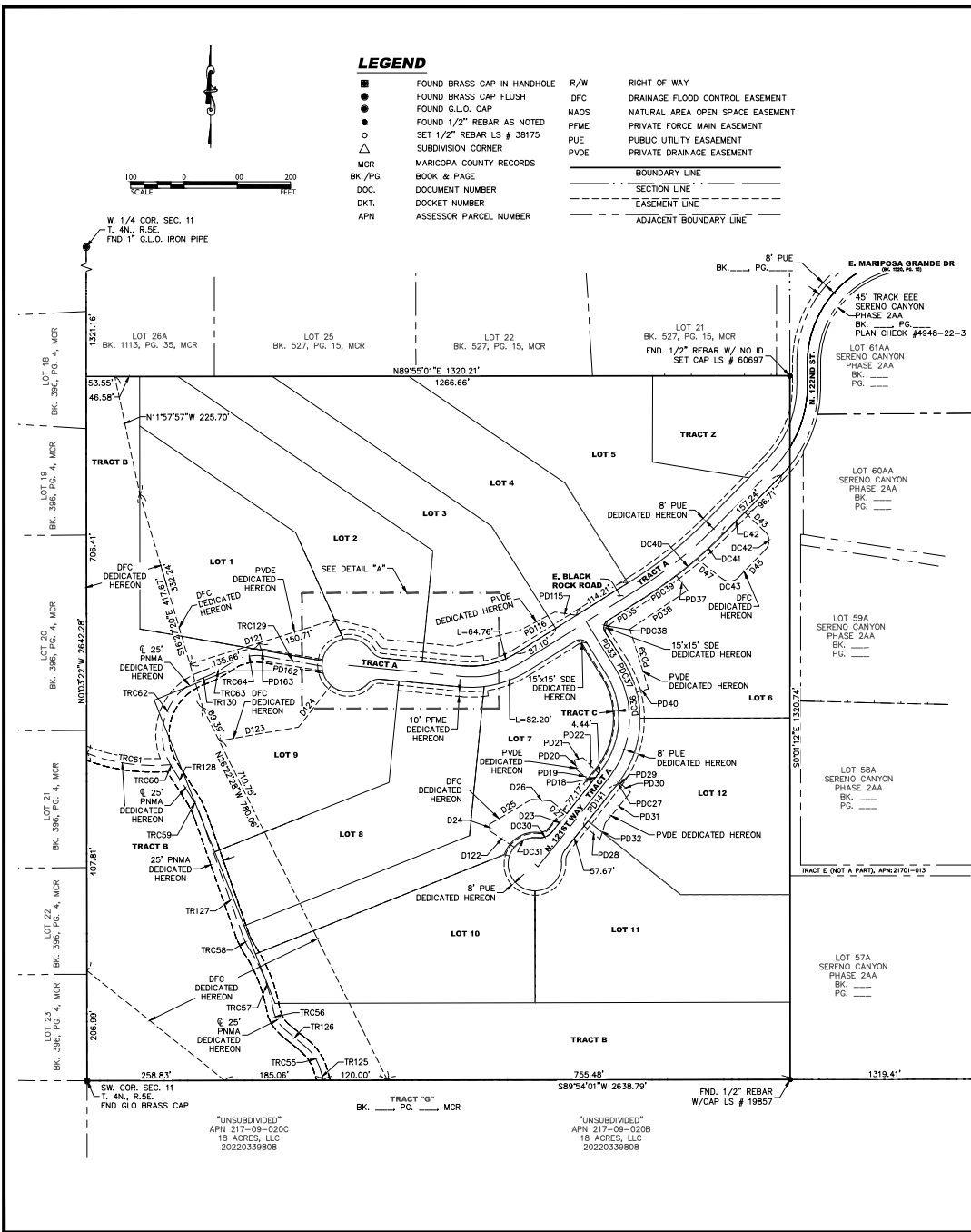
Kimley»Horn

7740 N. 16TH ST, Suite 300
PHOENIX, AZ 85020

Tel. No. (602) 837-5511

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|--------|----------|------------|------------|-------------|-----------|
| N.T.S. | CWH | CWH | 11/15/2023 | 291245005 | 2 OF 2 |

C:\Users\jmc\Documents\Projects\Preserve IV\Drawings\0209_Final_Plan.dwg - plotted by: c:\users\jmc\Documents\Projects\Preserve IV\Drawings\0209_Final_Plan.dwg - 07/20/23 - 07/20/23



| PNMA | | | | |
|-------------|-----------|---------|---------|---------------------|
| CURVE TABLE | | | | |
| CURVE | DELTA | RADIUS | LENGTH | CHORD |
| TRC55 | 34°06'50" | 92.50' | 55.07' | N33°28'00"W 54.26' |
| TRC56 | 37°40'29" | 67.50' | 44.38' | S31°41'10"E 43.59' |
| TRC57 | 23°47'35" | 297.27' | 123.44' | N21°15'41"W 122.56' |
| TRC58 | 13°53'08" | 137.50' | 33.35' | S26°12'34"E 33.27' |
| TRC59 | 13°38'08" | 162.50' | 38.67' | N26°04'44"W 38.58' |
| TRC60 | 2°58'08" | 112.50' | 5.83' | S31°24'44"E 5.83' |
| TRC61 | 26°32'42" | 345.44' | 160.04' | S82°14'34"E 158.61' |
| TRC62 | 98°08'58" | 112.50' | 192.72' | S19°08'49"W 170.00' |
| TRC63 | 13°41'16" | 200.00' | 47.78' | N61°22'40"E 47.67' |
| TRC64 | 44°21'34" | 88.71' | 68.68' | S76°42'49"W 66.98' |

| DFC | | | | |
|-------------|-----------|---------|--------|--------------------|
| CURVE TABLE | | | | |
| CURVE | DELTA | RADIUS | LENGTH | CHORD |
| DC30 | 57°52'58" | 30.00' | 30.31' | N67°27'27"E 29.03' |
| DC31 | 56°46'59" | 50.00' | 49.55' | N68°00'27"E 47.55' |
| DC36 | 14°16'00" | 200.00' | 49.80' | N77°42'17"W 49.67' |
| DC40 | 3°26'44" | 820.00' | 49.31' | N50°58'38"E 49.30' |
| DC41 | 4°33'39" | 821.97' | 65.43' | N46°58'07"E 65.41' |
| DC42 | 90°00'00" | 23.00' | 36.13' | S05°33'4"E 32.53' |
| DC43 | 83°32'55" | 23.00' | 33.54' | S85°52'53"W 30.65' |

| DFC | | |
|------------|-------------|---------|
| LINE TABLE | | |
| LINE | DIRECTION | LENGTH |
| D23 | N38°30'57"E | 44.14' |
| D24 | S1°58'20"E | 12.92' |
| D25 | S59°12'37"W | 91.59' |
| D26 | N84°21'07"W | 37.00' |
| D27 | N51°29'02"W | 37.29' |
| D42 | N44°40'50"E | 60.52' |
| D43 | S45°53'29"E | 53.37' |
| D45 | S44°06'26"W | 73.23' |
| D47 | N52°20'39"W | 60.20' |
| D121 | S72°54'42"W | 286.37' |
| D122 | S56°19'40"E | 55.09' |
| D123 | N80°04'52"E | 150.86' |
| D124 | N38°08'36"E | 99.33' |

| PNMA | | |
|------------|-------------|---------|
| LINE TABLE | | |
| LINE | DIRECTION | LENGTH |
| TR125 | S16°24'35"E | 20.40' |
| TR126 | S50°31'24"E | 46.08' |
| TR127 | S19°15'40"E | 233.39' |
| TR128 | S32°53'48"E | 68.23' |
| TR129 | S80°09'07"E | 110.80' |
| TR130 | S68°13'18"W | 13.32' |

| PFME | | |
|------------|-------------|---------|
| LINE TABLE | | |
| LINE | DIRECTION | LENGTH |
| P62 | N24°05'19"W | 10.16' |
| P63 | N5°34'05"E | 10.00' |
| P64 | N84°25'55"W | 116.35' |
| P133 | S71°12'29"E | 10.00' |

| PVDEC | | | | |
|-------------|-----------|---------|--------|--------------------|
| CURVE TABLE | | | | |
| CURVE | DELTA | RADIUS | LENGTH | CHORD |
| PD27 | 1°40'10" | 200.00' | 5.83' | N37°40'54"E 5.83' |
| PD37 | 17°48'04" | 200.00' | 62.14' | N23°16'23"W 61.89' |
| PD38 | 90°00'00" | 15.00' | 23.56' | N12°49'35"E 21.21' |
| PD39 | 51°2'40" | 806.76' | 73.38' | N55°15'48"E 73.35' |

| PFME | | | | |
|-------------|-----------|---------|--------|--------------------|
| CURVE TABLE | | | | |
| CURVE | DELTA | RADIUS | LENGTH | CHORD |
| PC50 | 14°04'25" | 218.00' | 53.55' | S88°31'52"W 53.41' |

22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024
480.922.0780

RICK
ENGINEERING COMPANY
San Diego • Albuquerque • Salt Lake City • Sacramento • Chicago • Tucson • Phoenix • Las Vegas • Denver

FINAL PLAN
FOR
PRESERVE IV
SCOTTSDALE, ARIZONA

PROJECT NO.
08/30/23
SHEET NO. 3 OF 4

07/20/23

07/20/23



Sereno Canyon – 122nd Street

Abandonment Application

Citizen & Neighborhood Involvement Report

4-AB-2018#2

This Citizen & Neighborhood Involvement Report is in association with the request, with the City of Scottsdale, for the approval of an abandonment application (4-AB-2018#2) associated with the Mariposa Grande Dr. Extension (6-MD-2022) and the approved Preserve IV preliminary plat application (4-PP-2022), as seen below in Exhibit A – Site Context. The abandonment area (shown in blue) consists of the +/-12,682 square feet or +/-0.29 acres of land made up of the east 25' along 122nd Street alignment between Mariposa Grande Drive and Black Rock Road. This area is vacant and currently used for utilities. The right-of-way is being abandoned, in concurrence with the Preserve IV abandonment application (8-AB-2022), to remove any potential for roadway access from Alameda Road along the 122nd Street alignment. Access to the Preserve IV residences will be through Sereno Canyon via Mariposa Grande Drive. As necessary, utility easements will be provided and all disturbed areas will be revegetated and preserved as open space.

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 these sites. 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.

Update: November 2022

Attachments:

Exhibit A- Site Context

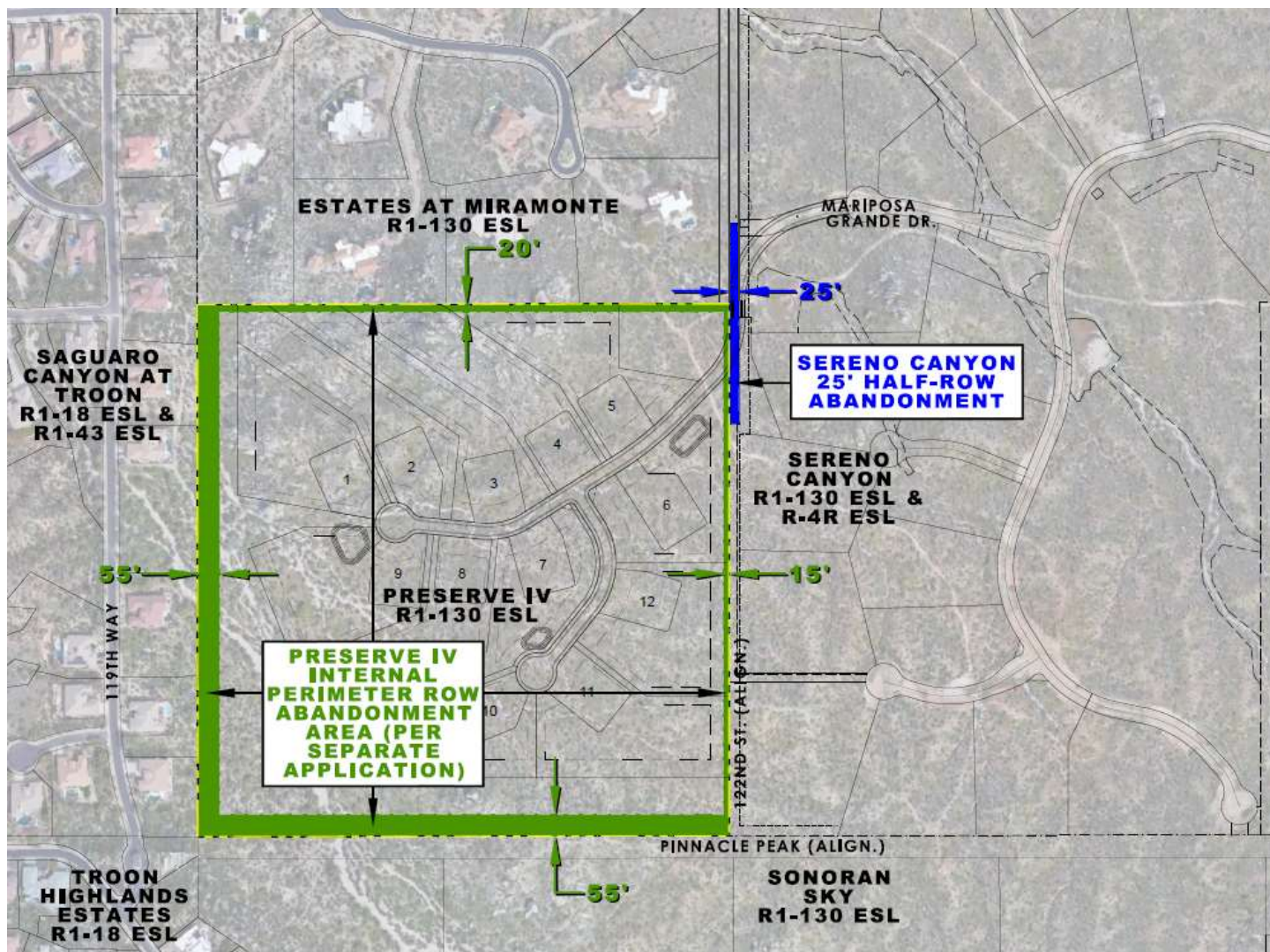
Neighborhood Letter

750' Notification List

Reference Only – Associated Preserve IV Neighborhood Letter

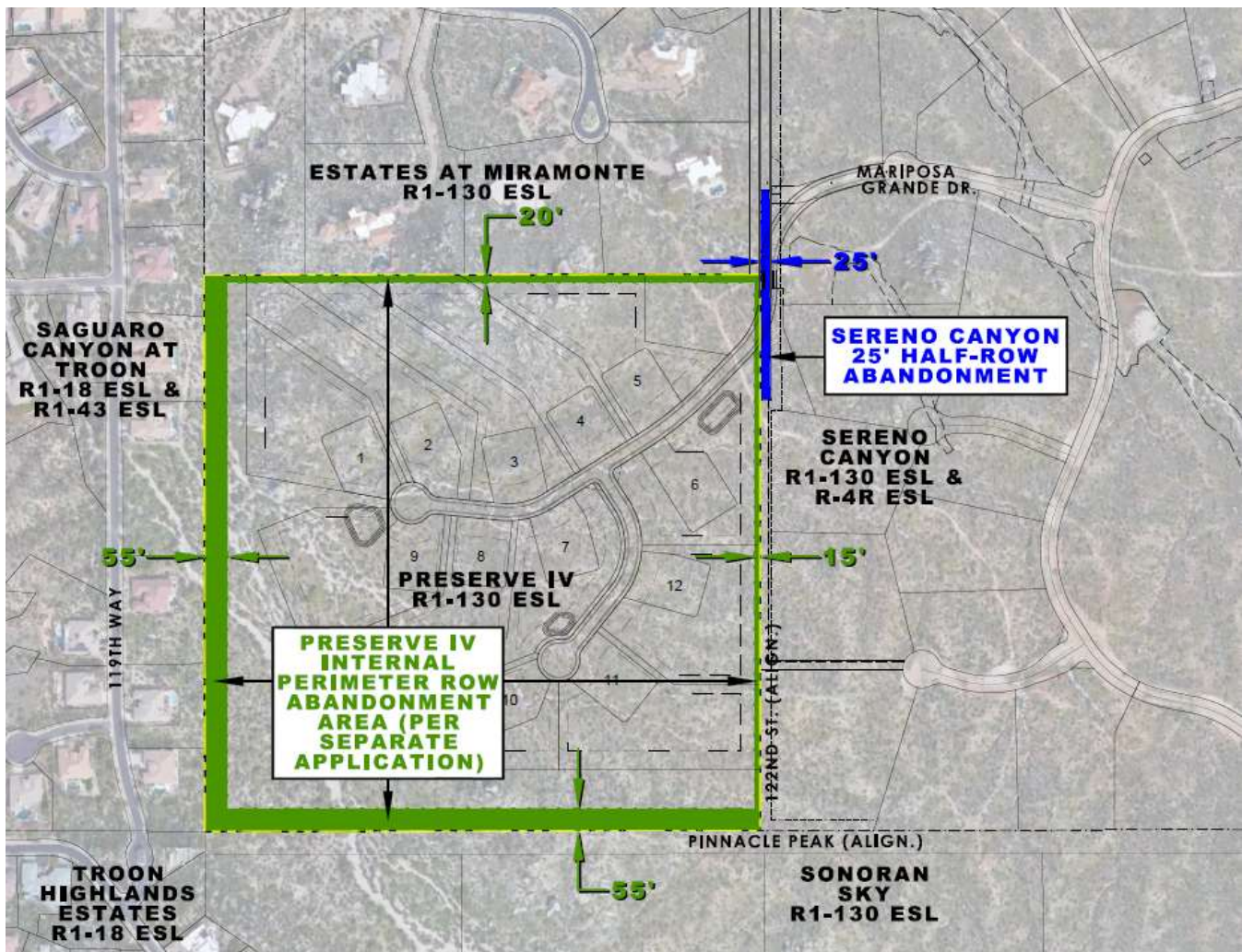
Reference Only – Associated Preserve IV 750' Notification List

Exhibit A – Site Context



Dear Neighbor:

On behalf of Toll Brothers, we are writing you this letter to inform you of an application (4-AB-2018#2), with the City of Scottsdale, to request approval of an abandonment application (4-AB-2018#2) associated with the Mariposa Grande Dr. Extension (6-MD-2022) and the approved Preserve IV preliminary plat application (4-PP-2022), as seen below. The abandonment area (shown in blue) consists of the +/-12,682 square feet or +/-0.29 acres of land made up of the east 25' along 122nd St. alignment between Mariposa Grande Dr. and Black Rock Rd. This area is vacant and currently used for utilities. The right-of-way is being abandoned, in concurrence with the Preserve IV abandonment application (8-AB-2022), to remove any potential for roadway access from Alameda Road along the 122nd St. alignment. Access to Preserve IV will be through Sereno Canyon via Mariposa Grande Dr. As necessary, utility easements will be provided, and all disturbed areas will be revegetated and preserved as open space.



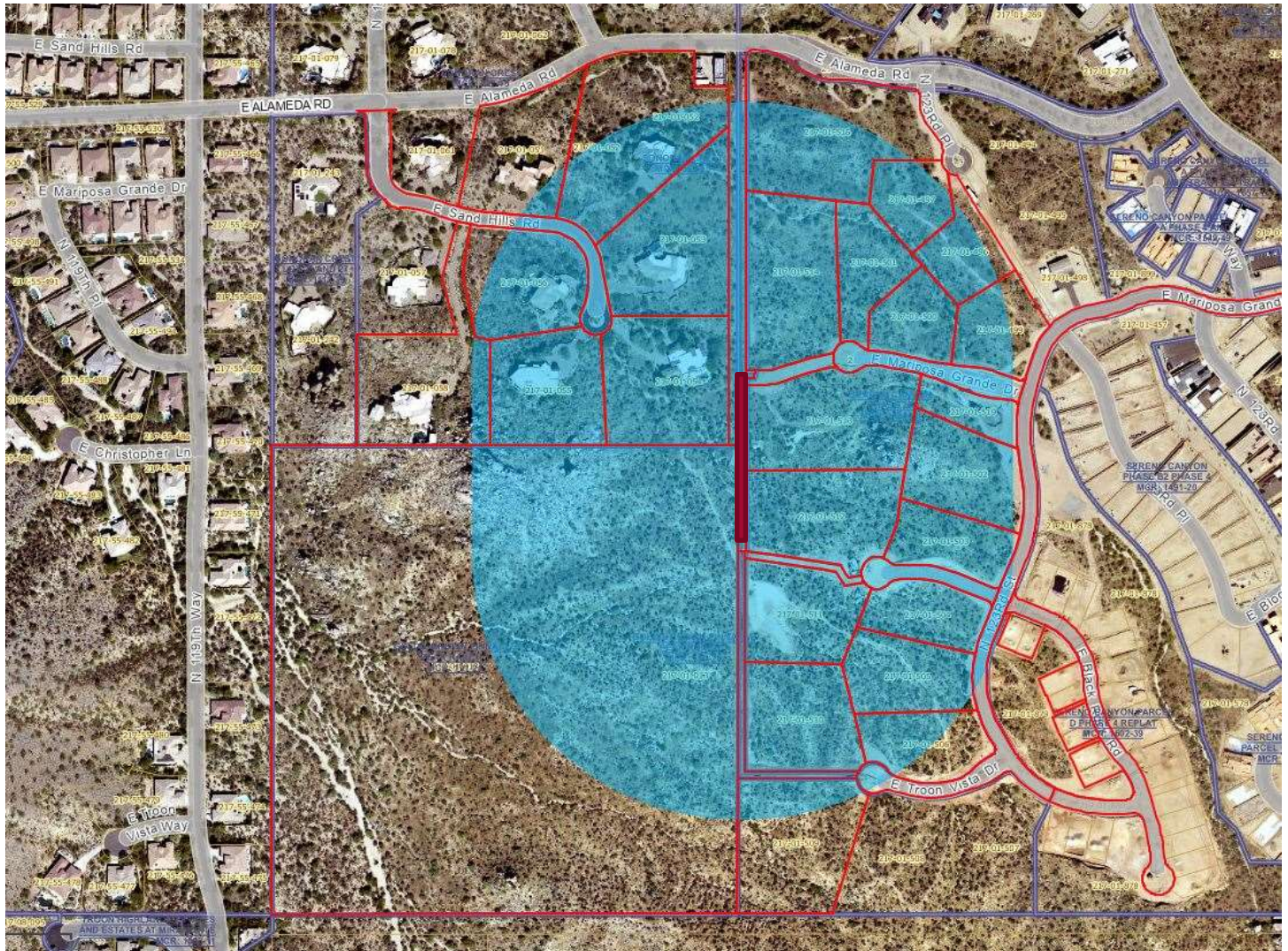
Context Aerial - Note: The blue area represents the subject abandonment (4-AB-2018#2). The green area, shown for reference, represents Preserve IV internal abandonment application (8-AB-2022).

If you have any questions about this application, please contact me at 602.313.7206 or keith.nichter@kimley-horn.com. The City of Scottsdale Project Coordinator for the project is Jesus Murillo, who can be reached at 480.312.7849 or jmurillo@scottsdaleaz.gov. Thank you.

Sincerely,

Keith Nichter

750' Buffer Notification Map



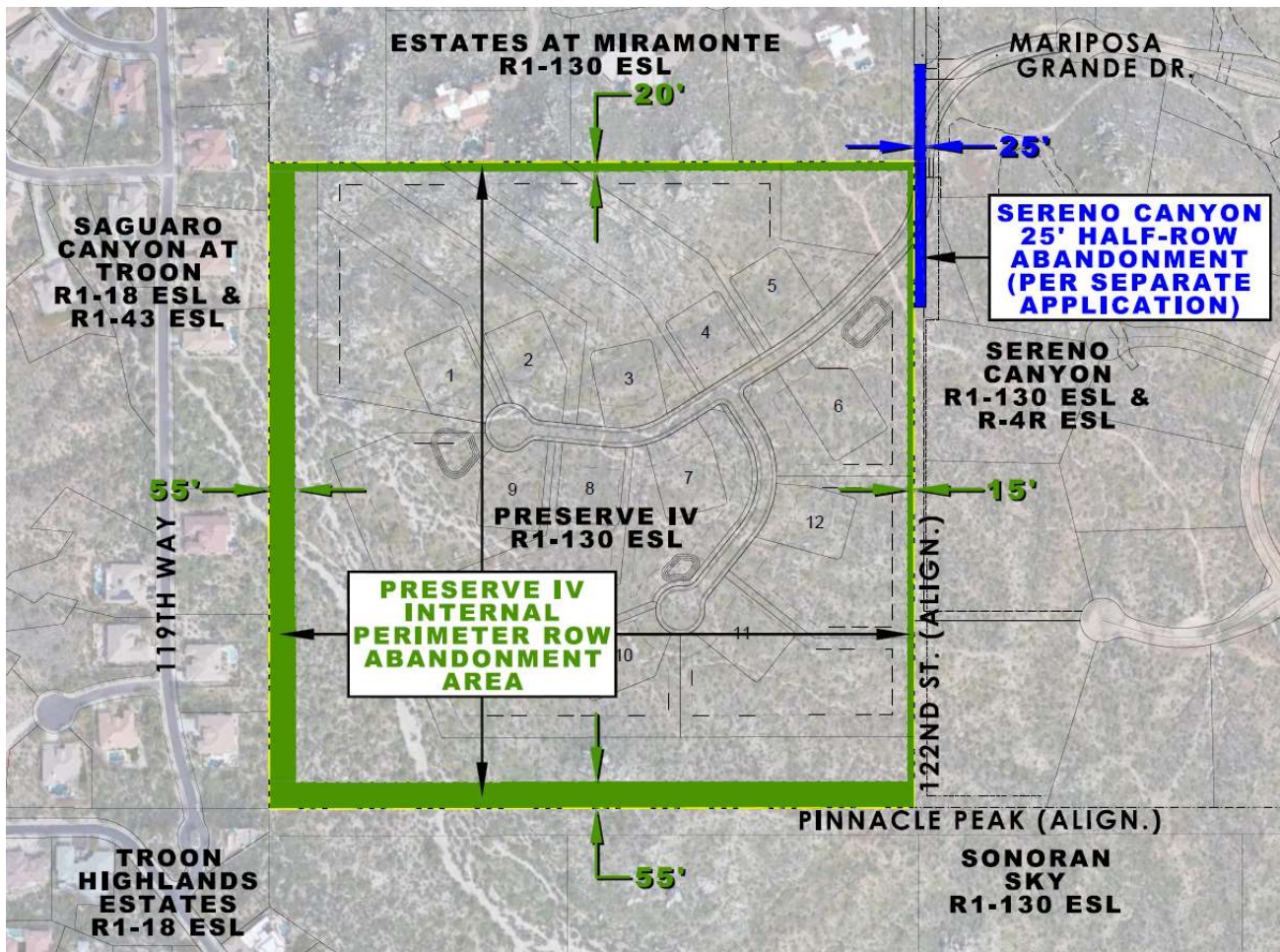
750' Buffer Notification List

| Parcel # | Owner | Mailing Address |
|-------------|--|---|
| 217-01-013 | PRESERVE INVESTMENTS IV LLC | 14555 N SCOTTSDALE RD STE 330 SCOTTSDALE AZ USA 85254 |
| 217-01-051 | LO PINTO GERALDINE/MADONIA JANET | 12124 E SAND HILLS RD SCOTTSDALE AZ USA 85255 |
| 217-01-052 | JORDISON STEVEN L | 2661 86TH ST URGANDALE IA USA 50322 |
| 217-01-053 | FINNEGAN FAMILY TRUST | 12172 E SAND HILLS RD SCOTTSDALE AZ USA 852553103 |
| 217-01-054 | FREDERICK HANS/TRACI MOSKAL | 12196 E SAND HILLS RD SCOTTSDALE AZ USA 85255 |
| 217-01-055 | SURVIVORS TRUST MICHAEL A HUSAR JR AND CAROLE J HUSAR | 12183 E SAND HILLS RD SCOTTSDALE AZ USA 85255 |
| 217-01-056 | REVOCAB | 12151 E SAND HILLS RD SCOTTSDALE AZ USA 85255 |
| 217-01-058 | JACOBSON DOUGLAS J/DAWN E | 222 DEEP FORK CIR ARCADIA OK USA 73007 |
| 217-01-092 | SONORAN CREST HOMEOWNERS ASSOCIATION | 5229 N 7TH AVE 103 PHOENIX AZ USA 85013 |
| 217-01-189B | SERENO CANYON HOMEOWNERS ASSOCIATION | 7255 E HAMPTON AVE STE 101 MESA AZ USA 85209 |
| 217-01-191 | SERENO CANYON HOMEOWNERS ASSOCIATION | 7255 E HAMPTON AVE STE 101 MESA AZ USA 85209 |
| 217-01-193 | SERENO CANYON HOMEOWNERS ASSOCIATION | 7255 E HAMPTON AVE STE 101 MESA AZ USA 85209 |
| 217-01-496 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ USA 85258 |
| 217-01-497 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ USA 85258 |
| 217-01-499 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ USA 85258 |
| 217-01-500 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ USA 85258 |
| 217-01-501 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ USA 85258 |
| 217-01-502 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ USA 85258 |
| 217-01-503 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ USA 85258 |
| 217-01-504 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ USA 85258 |
| 217-01-505 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ USA 85258 |
| 217-01-506 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ USA 85258 |
| 217-01-509 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ USA 85258 |
| 217-01-510 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ USA 85258 |
| 217-01-511 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ USA 85258 |
| 217-01-512 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ USA 85258 |
| 217-01-513 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ USA 85258 |
| 217-01-514 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ USA 85258 |
| 217-01-515 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ USA 85258 |
| 217-01-518 | SERENO CANYON HOMEOWNERS ASSOCIATION | 7255 E HAMPTON AVE STE 101 MESA AZ USA 85209 |
| 217-01-519 | SERENO CANYON HOMEOWNERS ASSOCIATION | 7255 E HAMPTON AVE STE 101 MESA AZ USA 85209 |
| 217-01-520 | SERENO CANYON HOMEOWNERS ASSOCIATION | 7255 E HAMPTON AVE STE 101 MESA AZ USA 85209 |
| 217-01-521 | SERENO CANYON HOMEOWNERS ASSOCIATION | 7255 E HAMPTON AVE STE 101 MESA AZ USA 85209 |
| 217-01-522 | SERENO CANYON HOMEOWNERS ASSOCIATION | 7255 E HAMPTON AVE STE 101 MESA AZ USA 85209 |
| 217-01-879 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ USA 85258 |
| 217-01-880 | TOLL BROTHERS AZ CONSTRUCTION COMPANY | 8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ USA 85258 |

Dear Neighbor:

On behalf of Toll Brothers, we are writing you this letter to inform you of an upcoming application (568-PA-2021), with the City of Scottsdale, to request approval for the Preserve IV right-of-way (ROW) abandonment associated with the +/-40-acre property (APN: 217-01-013) located at the northwest corner of the 122nd Street and Pinnacle Peak Parkway alignments.

Preserve IV (R1-130 ESL) is a proposed 12-lot large lot single-family residential subdivision, which is currently under review for a requested preliminary plat (4-PP-2022) approval. The proposed abandonment consists of approximately 4.27 acres of vacant ROW on the north (20'), east (15'), and west & south (55') boundaries of the proposed Preserve IV development. Currently, this area is vacant, provides no access and is located in areas that would be challenged by steep topography. Once abandoned, new access will be dedicated to the site through the adjacent Sereno Canyon community, via Mariposa Grande Drive.



If you have any questions about this application, please contact me at 602.313.7206 or keith.nichter@kimley-horn.com. The City of Scottsdale Project Coordinator for the project is Jesus Murillo, who can be reached at 480.312.7849 or jmurillo@scottsdaleaz.gov. Thank you.

Sincerely,

Keith Nichter

Reference Only – Associated Preserve IV 750' Notification List

| Owner | MAIL_ADDR1 | MAIL_CITY | MAIL_STATE | MAIL_ZIP |
|---|----------------------------------|--------------|------------|------------|
| PRESERVE INVESTMENTS IV LLC | 14555 N SCOTTSDALE RD STE 330 | SCOTTSDALE | AZ | 85254 |
| BRUESCHKE ERICH | 24247 N 121ST PL | SCOTTSDALE | AZ | 85255 |
| LO PINTO GERALDINE/MADONIA JANET | 12124 E SAND HILLS RD | SCOTTSDALE | AZ | 85255 |
| JORDISON STEVEN L | 2661 86TH ST | URGANDALE | IA | 50322 |
| FINNEGAN FAMILY TRUST | 12172 E SAND HILLS RD | SCOTTSDALE | AZ | 85255-3103 |
| FREDERICK HANS/TRACI MOSKAL | 12196 E SAND HILLS RD | SCOTTSDALE | AZ | 85255 |
| ROBERT S PASTORE AND ROXANNE T PASTORE TRUST | 12183 E SANDHILLS RD | SCOTTSDALE | AZ | 85255 |
| MICHAEL A HUSAR JR AND CAROLE J HUSAR REVOCAB | 12151 E SAND HILLS RD | SCOTTSDALE | AZ | 85255 |
| WANDA DWORMAN REVOCABLE TRUST | 12087 E SAND HILLS RD | SCOTTSDALE | AZ | 85255 |
| JACOBSON DOUGLAS J/DAWN E | 222 DEEP FORK CIR | ARCADIA | OK | 73007 |
| KOZIOL DONALD P JR/TRUDI S | 1715 POWELL RUN CV | COLLIERVILLE | TN | 38017 |
| PERRIN GEORGE M/DOMINIQUE M | 24231 N 120TH PL | SCOTTSDALE | AZ | 85255 |
| ARLAND PATRICK RAYMOND/DANETTE LEE TR | 24292 N 121ST PL | SCOTTSDALE | AZ | 85255 |
| MARTIN CORWIN/JULIE REID | 24293 N 120TH PL | SCOTTSDALE | AZ | 85225 |
| SIERRA PACIFIC RESOURCES LLC | 24231 N 120TH PL | SCOTTSDALE | AZ | 85255 |
| CHRISTIE GREGG/GERRI | 24218 N 120TH PL | SCOTTSDALE | AZ | 85255 |
| WOLFELT ALAN D/SUSAN J | 3735 BROKEN BOW RD | FORT COLLINS | CO | 80526 |
| STAHELI GLEN W/MARJORIE J TR | 11210 215TH ST EDMONTON | EDMONTON AB | CANADA | T5S2B5 |
| SONORAN CREST HOMEOWNERS ASSOCIATION | 5229 N 7TH AVE 103 | PHOENIX | AZ | 85013 |
| SCOTTSDALE CITY OF | 7447 E INDIAN SCHOOL RD STE 100 | SCOTTSDALE | AZ | 85251 |
| SERENO CANYON HOMEOWNERS ASSOCIATION | 7255 E HAMPTON AVE STE 101 | MESA | AZ | 85209 |
| CAVALLO FAMILY TRUST | 12055 E SAND HILLS RD | SCOTTSDALE | AZ | 85255 |
| SEMELBERGER KENNETH D/CLAUDIA | 13077 CHASE MOOR | STRONGSVILLE | OH | 44136 |
| TOLL BROTHERS AZ CONSTRUCTION COMPANY | 8767 E VIA DE VENTURA SUITE 390 | SCOTTSDALE | AZ | 85258 |
| MAYER DANIEL HALE | 7678 E QUILL LN | SCOTTSDALE | AZ | 85255 |
| SEMKE REVOCABLE TRUST | 11964 E CASITAS DEL RIO DR | SCOTTSDALE | AZ | 85255 |
| WILFINGER TRENT | 11976 E CASITAS DEL RIO DR | SCOTTSDALE | AZ | 85255 |
| MARK J DEMEO REVOCABLE TRUST | 12012 E CASITAS DEL RIO DR | SCOTTSDALE | AZ | 85255 |
| MELANIE EBERLE TRUST | 4957 LAKEMONT BLVD SE STE C-4344 | BELLEVUE | WA | 98006 |
| BRADLEY AND MELISSA CRIBBINS TRUST | 12048 E CASITAS DEL RIO DR | SCOTTSDALE | AZ | 85255 |
| KAISER PETER/TANYA | 12060 E CASITAS DEL RIO DR | SCOTTSDALE | AZ | 85255 |
| COLTELLI JOSEPH/SANDRA | 12072 E CASITAS DEL RIO DR | SCOTTSDALE | AZ | 85255 |
| LUTZ FAMILY TRUST | 12043 E CASITAS DEL RIO DR | SCOTTSDALE | AZ | 85255 |
| LEMIEUX FAMILY LIVING TRUST | 5929 W HARRISON ST | CHANDLER | AZ | 85226 |
| VILBERT MICHAEL J/KELLIE B | 11965 E CALLE DE VALLE DR | SCOTTSDALE | AZ | 85255 |
| LUCKY LAURA | 11953 E CALLE DE VALLE DR | SCOTTSDALE | AZ | 85255 |

| | | | | |
|---|-------------------------------|---------------|--------|------------|
| SCARDIFIELD FAMILY TRUST | 12019 E CASITAS DEL RIO DR | SCOTTSDALE | AZ | 85255 |
| CUTCHALL GREG S/MOLLY C | 13305 BIRCH DR STE 201 | OMAHA | NE | 68164 |
| WOLFF ROBERT W/DIANE P TR | 11943 E LA POSADA CIR | SCOTTSDALE | AZ | 85255 |
| CHUVA CHARLES | P O BOX 984 | CHANHASSEN | MN | 55317 |
| TIHAMA TRUST | 11842 E LA POSADA CIR | SCOTTSDALE | AZ | 85255 |
| KRAKOWIAK FRED A/DAVIS-KRAKOWIAK DIANE M TR | 11914 E LA POSADA CIR | SCOTTSDALE | AZ | 85255 |
| WEEKS CHARLES R/VICKIE R | 11926 E LA POSADA CIR | SCOTTSDALE | AZ | 85255 |
| BROMLEY FAMILY TRUST | 11938 E LA POSADA CIR | SCOTTSDALE | AZ | 85255 |
| JOANNE M AND KURT A KONRATH JOINT REVOCABLE TRUST | 11790 E MARIPOSA GRANDE DR | SCOTTSDALE | AZ | 85255 |
| STRODE ROGER JR/ERIN | 3462 N SHEPARD AVE | MILWAUKEE | WI | 53211 |
| HEGGE MATTHEW R/TRICIA D | 11935 E CASITAS DEL RIO DR | SCOTTSDALE | AZ | 85255 |
| BENT SIMON DAVID | 11923 E CASITAS DEL RIO DR | SCOTTSDALE | AZ | 85255 |
| BRANCH JEFFREY/DIANE J | 7766 FOREST HILL RD | BURR RIDGE | IL | 60527 |
| TROON HIGHLANDS ESTATES HOA INC | PO BOX 44298 | PHOENIX | AZ | 85064 |
| TROON HIGHLANDS ESTATES HOA INC | 21448 N 75TH AVE STE 6 | GLENDALE | AZ | 85308 |
| BELSHER ELIZABETH S TR ETAL | 4919 E GRANDVIEW LN | PHOENIX | AZ | 85018 |
| BELSHER JOHN ETAL | 4919 E GRANDVIEW LN | PHOENIX | AZ | 85018-1811 |
| HR INVESTMENT PROPERTIES LLC | 2000 CLASSEN BLVD | OKLAHOMA CITY | OK | 73106 |
| JSN TRUST | 21750 N 30TH WAY | PHOENIX | AZ | 85050 |
| TROON RIDGE COMMUNITY ASSOCIATION | 17787 N PERIMETER DR STE A111 | SCOTTSDALE | AZ | 85255 |
| SURVIVORS TRUST | 11968 E PARKVIEW LN | SCOTTSDALE | AZ | 85255 |
| ANDINO FAMILY LIVING TRUST | 24175 N 119TH WAY | SCOTTSDALE | AZ | 85255 |
| GOODE FAMILY TRUST | 24119 N 119TH WAY | SCOTTSDALE | AZ | 85255 |
| STRASSER JOHN F/JOHN J | 24055 N 119TH WY | SCOTTSDALE | AZ | 85255 |
| HOFF JAMES D/ROSE ANN TR | 23989 N 119TH WAY | SCOTTSDALE | AZ | 85255 |
| STEWART DAVID KENT/MARY KATHLEEN | 23925 N 119TH WAY | SCOTTSDALE | AZ | 85255 |
| SEHOF JOSHUA/KRISTA | 23861 N 119TH WAY | SCOTTSDALE | AZ | 85255 |
| COLLOPY R JOHN/SUKI PAK | 23797 N 119TH WAY | SCOTTSDALE | AZ | 85255 |
| HILLHURST ARIZONA LP | 23733 N 119TH WY | SCOTTSDALE | AZ | 85255 |
| OSTERMANN DANIEL/GAYLE | 23669 N 119TH WAY | SCOTTSDALE | AZ | 85255 |
| REYNOLDS NANCY C TR/ERIS RENE L TR | 23557 N 119TH WAY | SCOTTSDALE | AZ | 85255-5669 |
| ELLIOTT EILEEN A | 23493 N 119TH WY | SCOTTSDALE | AZ | 85255 |
| BINDER PROPERTY MANAGEMENT LLC | 23 OAK HILL DR | BASKING RIDGE | NJ | 7920 |
| CLINE SHARON G | 11983 E TROON VISTA WY | SCOTTSDALE | AZ | 85255 |
| CARTOLANO REVOCABLE TRUST | 9059 E BAHIA DR | SCOTTSDALE | AZ | 85260 |
| HAPPYJACK ONE LP | 155 ST CLAIR AVE W 1502 | TORONTO ON | CANADA | M4V0A1 |
| SMITH LIVING TRUST | 23516 N 119TH WY | SCOTTSDALE | AZ | 85255 |
| IRVINE MARILYN M | 23548 N 119TH WAY | SCOTTSDALE | AZ | 85255 |

| | | | | |
|---|-----------------------------------|-------------|----|------------|
| DATO LOUIS/MARY ELLEN | 11979 E CHRISTOPHER LN | SCOTTSDALE | AZ | 85255 |
| PAGE LIVING TRUST | 11943 E CHRISTOPHER LN | SCOTTSDALE | AZ | 85255 |
| TREADWELL FAMILY TRUST | 11931 E CHRISTOPHER LN | SCOTTSDALE | AZ | 85255 |
| EVANS KENNETH R/KATHLEEN M | 11907 CHRISTOPHER LN | SCOTTSDALE | AZ | 85255 |
| SOLTIS MICHAEL | 27000 N ALMA SCHOOL PKWY STE 1017 | SCOTTSDALE | AZ | 85262 |
| CYR LOPEZ TRUST | 23840 N 119TH PL | SCOTTSDALE | AZ | 85255 |
| BROWN JEFFREY R/DOROTHY H | 23856 N 119TH PL | SCOTTSDALE | AZ | 85255 |
| TESTANI MICHAEL A/CAROL R | 23872 N 119TH PL | SCOTTSDALE | AZ | 85255 |
| NIEDERER BILL | 23920 N 119TH PL | SCOTTSDALE | AZ | 85255 |
| CAMDEN FAMILY TRUST | 23936 N 119TH PL | SCOTTSDALE | AZ | 85255 |
| BOOTY KENNETH W/ NELLY G | 23952 N 119TH PL | SCOTTSDALE | AZ | 85255 |
| GALLAGHER DEBRA M | PO BOX 668 | BISMARCK | ND | 58502 |
| ESCHBACH DIETMAR/KAREN | 23911 N 119TH PL | SCOTTSDALE | AZ | 85255 |
| LETO LIVING TRUST | 23895 N 119TH PL | SCOTTSDALE | AZ | 85255 |
| RICH RENTALS LLC | 6842 E JOAN DE ARC AVE | SCOTTSDALE | AZ | 85254 |
| ORCAS REVOCABLE LIVING TRUST | 11929 E MARIPOSA GRANDE DR | SCOTTSDALE | AZ | 85255 |
| MARY ANN LEKANIDES LIVING TRUST | 11917 E MARIPOSA GRANDE DR | SCOTTSDALE | AZ | 85255-5673 |
| JOHNSON FAMILY TRUST | 23968 N 119TH PL | SCOTTSDALE | AZ | 85255 |
| SIEGEL FAMILY REVOCABLE TRUST | 23984 N 119TH PL | SCOTTSDALE | AZ | 85255 |
| SPROVIERO STEPHEN M/ALICE | 11906 E MARIPOSA GRANDE DR | SCOTTSDALE | AZ | 85255 |
| POTTER FAMILY TRUST | 120 EDGEWATER PL | BIG LAKE | MN | 55309 |
| SELINGER ALBERT E/LYNDY S | 11930 E MARIPOSA GRANDE DR | SCOTTSDALE | AZ | 85255 |
| DERSHOWITZ MARK S/HINDIE BECKER | 11942 E MARIPOSA GRANDE DR | SCOTTSDALE | AZ | 85255 |
| JOHNSON-CONGRESS FAMILY REVOCABLE TRUST | 11954 E MARIPOSA GRANDE DR | SCOTTSDALE | AZ | 85255 |
| SPERCO ANITA T/CONSTANT J TR | 11945 EAST SAND HILLS DR | SCOTTSDALE | AZ | 85255 |
| CARPENTER FAMILY LIVING TRUST | 11933 E SAND HILLS RD | SCOTTSDALE | AZ | 85255 |
| EISENBERG DAVID/MARY ELIZABETH | 11921 E SAND HILLS RD | SCOTTSDALE | AZ | 85255 |
| ELAINE WEINTRAUB TRUST | 11909 E SAND HILLS RD | SCOTTSDALE | AZ | 85255 |
| MIGDAL LLC | 7320 E BUTHERUS DR SUITE 204 | SCOTTSDALE | AZ | 85260 |
| DAVID AND KATHLEEN BIES LIVING TRUST | 12205 201ST CT NE | WOODINVILLE | WA | 98077 |
| RATHMAN RICHARD J/CHRISTAL T TR | 11958 E SAND HILLS RD | SCOTTSDALE | AZ | 85255 |

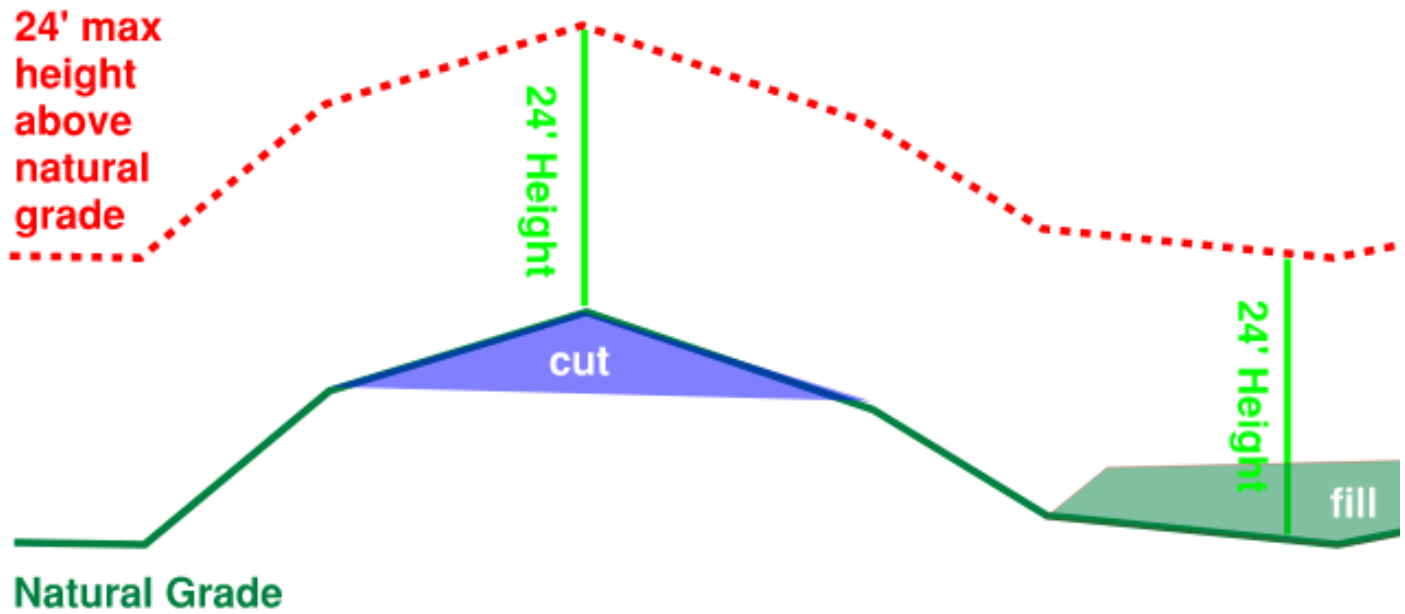
Community Correspondence

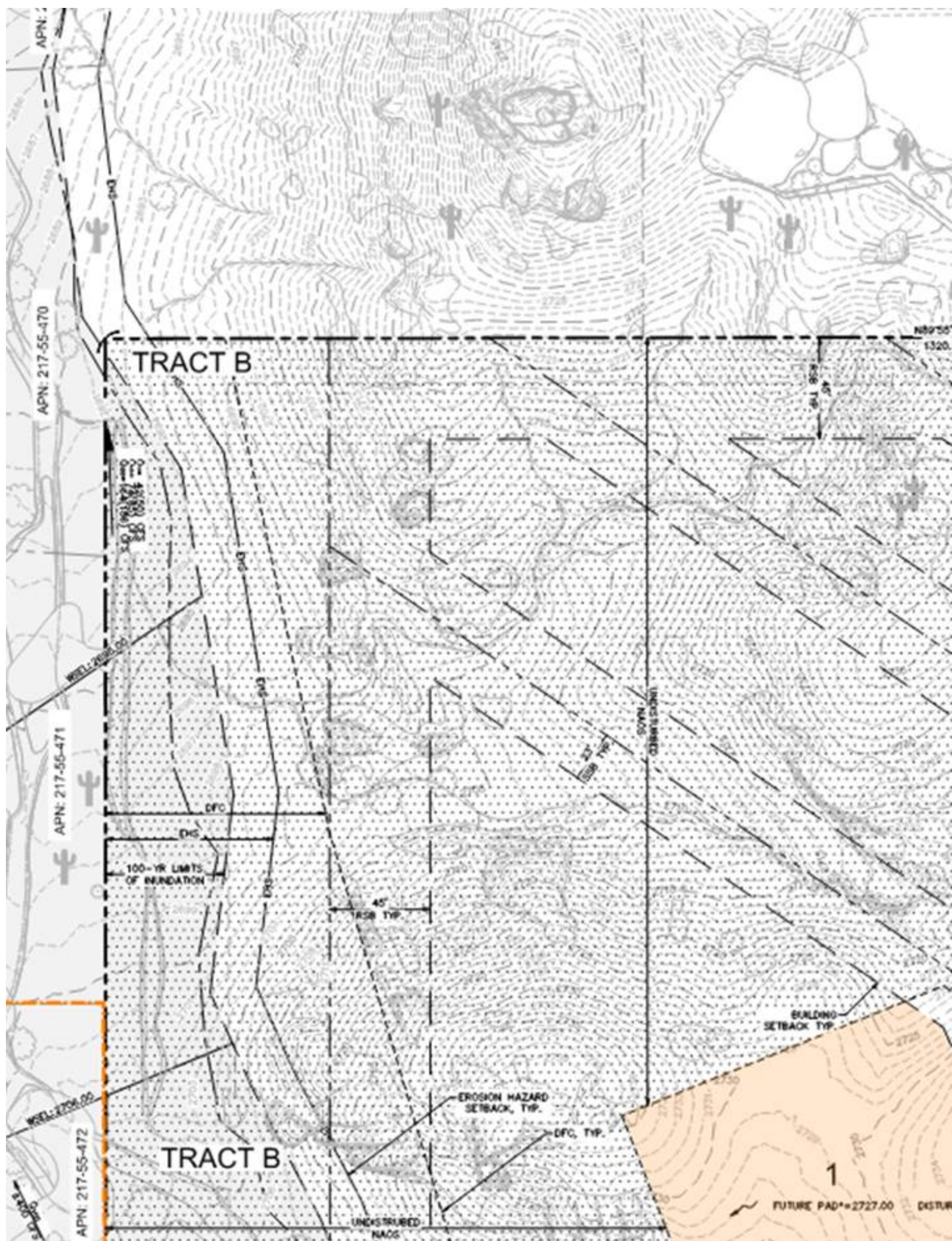
Murillo, Jesus

From: Murillo, Jesus
Sent: Monday, November 13, 2023 5:06 PM
To: Anderson, Richard; Daniel Ostermann
Subject: RE: Ostermann 119th Way

Hello Dan,

Please find below the images that I presented during our meeting:

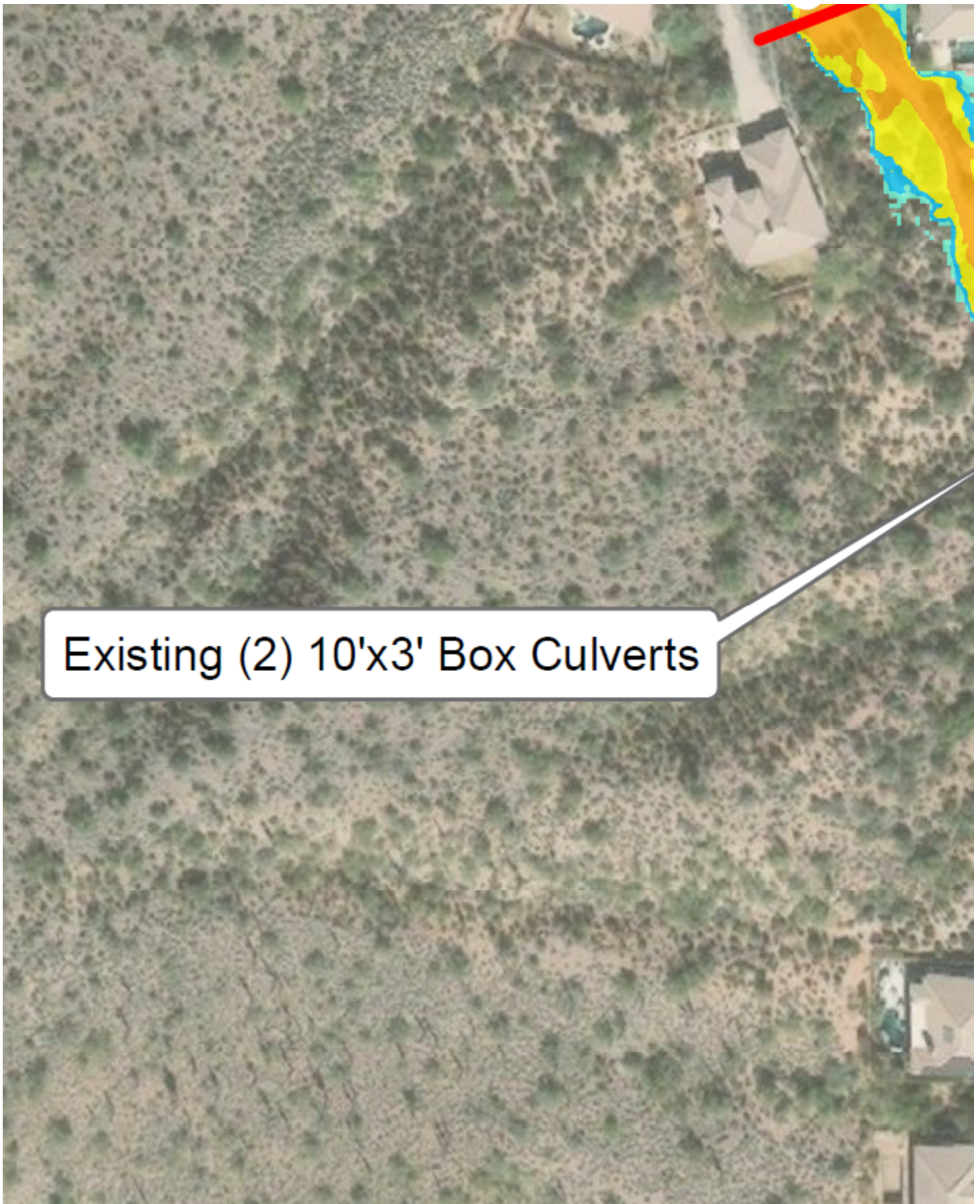




From: Anderson, Richard <Rianderson@scottsdaleaz.gov>
Sent: Monday, November 13, 2023 4:38 PM
To: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Cc: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Re: Ostermann 119th Way

Hi Dan,

I found our old email chain. Attached is a snip of the conceptual plan for the berm.



Existing (2) 10'x3' Box Culverts

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Monday, January 9, 2023 11:46 AM
To: Anderson, Richard <Rianderson@scottsdaleaz.gov>
Subject: Re: Ostermann 119th Way

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

Richard,

What updates do you have for us, since November 18?

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 Nov 18, 2022, at 9:51 AM, Anderson, Richard <Rianderson@scottsdaleaz.gov> wrote:

Dan,

I got this but couldn't do any work on it before leaving for vacation. Let's plan on discussing in a couple of weeks when I am back at work.

I will check to see if we have current topography of this area in the Preserve 4 plan and look for some example loose rock erosion protection details for you use. We will need to make sure planning is ok with what you propose to do. I will get a contact for planning when I get back.

Thanks.

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Tuesday, November 15, 2022 10:11 AM
To: Anderson, Richard <Rianderson@scottsdaleaz.gov>
Subject: Ostermann 119th Way

<image0.jpeg>

<image1.jpeg>

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

Hi Rich,

Thank your for the conversation yesterday. As we discussed, you will find attached pictures of the wash in question. This first picture is with my back towards the box culvert looking east. The second picture is looking west towards the culvert. Let me know if you would like a different picture perspective. Upon

your review, please share with me your thoughts.

Kind regards,

Dan O

Daniel Ostermann

Email: sq.daniel.ostermann@gmail.com

Phone: 715-495-7700

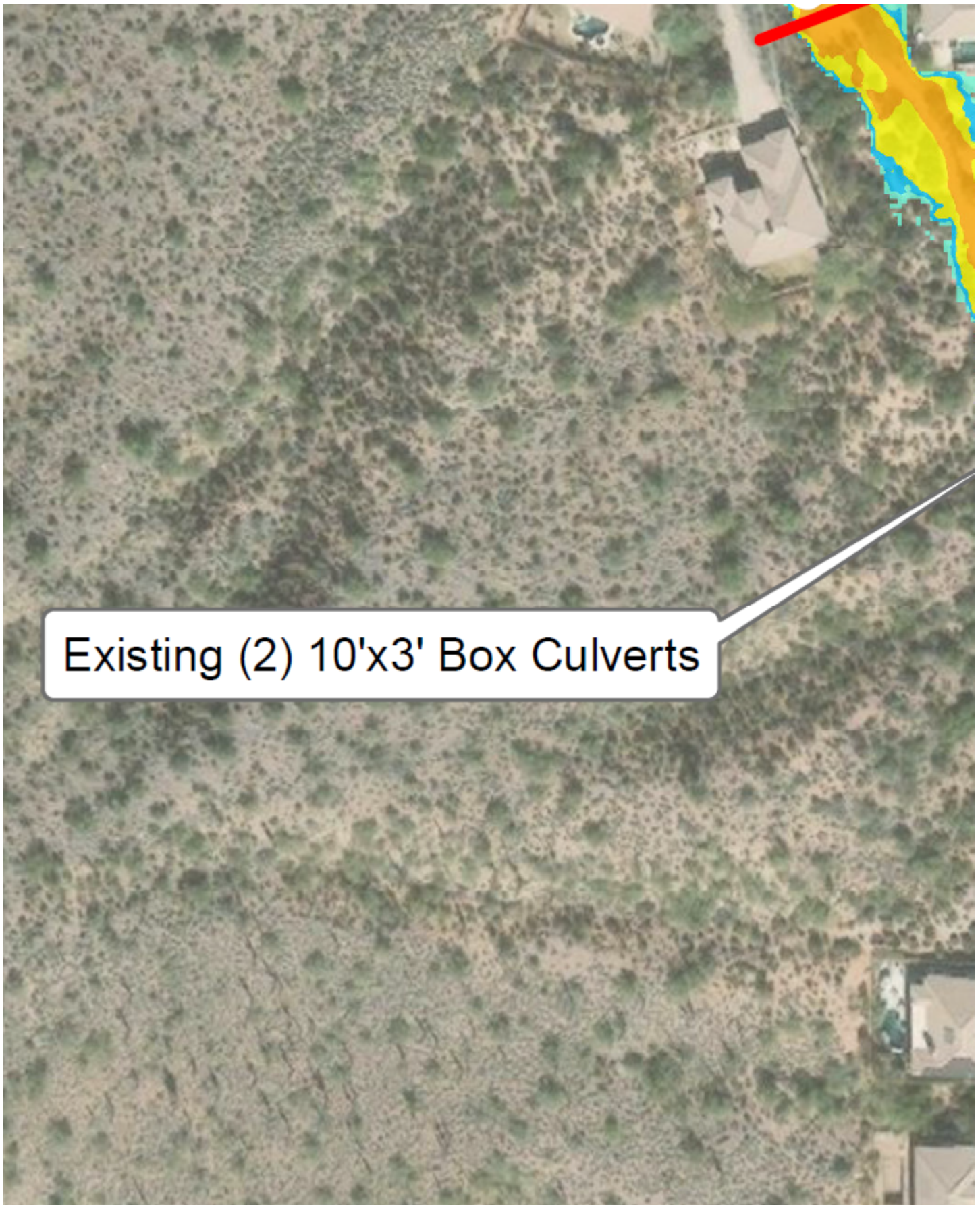
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Cc: Murillo, Jesus
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To: Anderson, Richard <Rianderson@scottsdaleaz.gov>
Subject: Ostermann 119th Way

<image0.jpeg>

<image1.jpeg>

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Kind regards,

Dan O

Daniel Ostermann

Email: sq.daniel.ostermann@gmail.com

Phone: 715-495-7700

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Murillo, Jesus

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Monday, November 13, 2023 4:34 PM
To: Murillo, Jesus
Subject: Ostermann

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

Jesus,

Can you please provide me with email images from todays discussion.

May Jack be with y'all,

Dan O

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

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Murillo, Jesus

From: Google Calendar <calendar-notification@google.com> on behalf of Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Sunday, November 5, 2023 9:30 AM
To: Murillo, Jesus
Subject: Accepted: Preserve IV Drainage Improvement Updates @ Mon Nov 13, 2023 5pm - 6pm (CST) (jmurillo@scottsdaleaz.gov)
Attachments: invite.ics

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

Daniel Ostermann has accepted this invitation.

Hello Gentlemen,

Please forgive me, I had to update the meeting since Friday, November 10, 2023 is a holiday (Veterans Day).

I moved it to the following Monday, as the Thursday was booked for Rich and myself. It will be a virtual meeting.

If you can not make this new day and time, please let me know and I will look for a new time.

Sincerely,

Jesús

Microsoft Teams meeting

Join on your computer, mobile app or room device

Click here to join the meeting

Meeting ID: 224 717 301 405

Passcode: zRHgGK

Download Teams | Join on the web

Or call in (audio only)

+1 480-378-2354,,862742056# United States, Phoenix

Phone Conference ID: 862 742 056#

Find a local number | Reset PIN

Learn More | Meeting options

When

Monday Nov 13, 2023 · 5pm – 6pm (Central Time - Chicago)

Location

Microsoft Teams Meeting

[View map](#)

Guests

jmurillo@scottsdaleaz.gov - organizer

Daniel Ostermann - creator

Anderson, Richard

[View all guest info](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are an attendee on the event. To stop receiving future updates for this event, decline this event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Murillo, Jesus

Subject: Preserve IV Drainage Improvement Updates
Location: Microsoft Teams Meeting

Start: Mon 11/13/2023 4:00 PM
End: Mon 11/13/2023 5:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Murillo, Jesus
Required Attendees: sq.daniel.ostermann@gmail.com; Anderson, Richard

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Microsoft Teams meeting

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[Click here to join the meeting](#)

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[+1 480-378-2354,862742056#](#) United States, Phoenix

Phone Conference ID: 862 742 056#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

Murillo, Jesus

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Friday, October 20, 2023 4:02 PM
To: Murillo, Jesus
Subject: Re: Preserve IV Drainage Improvement Updates

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

Jesus,

Thank you again for today's call. During our conversation, I understood we were trying to do a face-to-face call rather than virtual?

May Jack be with y'all,

Dan O

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

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On Oct 20, 2023, at 3:07 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 224 717 301 405

Passcode: zRHgGK

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 480-378-2354,,862742056#](#) United States, Phoenix

Phone Conference ID: 862 742 056#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

<mime-attachment.ics>

Murillo, Jesus

Subject: Preserve IV Drainage Improvement Updates
Location: Microsoft Teams Meeting

Start: Mon 11/13/2023 4:00 PM
End: Mon 11/13/2023 5:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Murillo, Jesus
Required Attendees: sq.daniel.ostermann@gmail.com; Anderson, Richard

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Phone Conference ID: 862 742 056#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

Murillo, Jesus

From: NoReply
Sent: Monday, September 4, 2023 1:27 PM
To: Murillo, Jesus
Subject: CASE 8-AB-2022 - PRESERVE IV- comment from homeowner



While it seems like I am powerless to stop Toll Brothers from destroying the desert and my view, I will not stand for above ground water tanks directly behind my property. The purpose of the "special gift" of land in exchange for the abandonment does NOT permit for building government structures directly behind my property. I am currently researching legal remedies to the situation. My property, the only one directly affected by this Preserve IV build, will not be impacted without compensation for the destruction of my home value...as well as the loss of peace in my backyard. -- sent by Hans Frederick (case# 8-AB-2022)



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Murillo, Jesus

From: MICHAEL HUSAR <mahusar@aol.com>
Sent: Wednesday, February 1, 2023 2:16 PM
To: Murillo, Jesus
Subject: 122nd Street Abandonment

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

Jesus,

Hope all is well. Just a note to you about Sereno Canyon Phase 4 development. I believe the abandonment of these 122nd street ROW's is a benefit for the community at large because the abandonments facilitate logical access and development of the property (vs potentially illogical and haphazard access and development along arbitrary quarter section lines). I can assure you that the members of the Sonoran Crest HOA support this as well.

Sincerely,

Mike Husar

Sonoran Crest HOA President

Murillo, Jesus

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Tuesday, November 8, 2022 4:30 PM
To: Murillo, Jesus
Subject: Re: Preserve IV

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

Jesus, thank you for the follow up. Sorry for the misunderstanding, from the distance I was, it looked like it could have been you. Please accept my apologies.

Thank you for reaching out to Rich Anderson. I look forward to your reply.

Dan O

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

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On Nov 8, 2022, at 4:16 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Hello Sir,

I am not sure what handsome-beau you came across today, but I don't think it was me. I have had back-to-back meetings all day today here at the office since 7:30 am. I was unaware that your property was visited today. I will contact Mr. Anderson and inquire about today's meeting and the comments that he made. I will then reach back out to you.

I do want to mention that anytime that I would be on your property, I would give you the courtesy of a notification. I also would not enter unless approved by you. I may just wave from off-site if I were on a neighboring property, but would not trespass on anyone's land.

Sincerely,

Jesús

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Tuesday, November 08, 2022 2:54 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Re: Preserve IV

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Good to see you today. Albeit would have been proper courtesy to make arrangements with me prior to your unannounced trespassing today.

I just played back our conversation from July 15th, during which you stated, there would be no impact, from the Toll Brothers proposed project, on my property or the area drainage, as “ the proposed Toll Brothers development would not have any drainage issues on my or the existing areas as their development would have its drainage self contained within their development”. Instead, today, your colleague, Rich Anderson, claims that their proposed development will have an impact on the surrounding drainage areas including my property.

What am I to believe is true and accurate? Please contact me for discussion with you regarding this reversal of positioning.

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

Sincerely,

Jesús

<image005.png>

<image006.png>

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.

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I will keep you updated,

Jesús

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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?

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To: "Murillo, Jesus" <JMurillo@scottsdaleaz.gov>
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Hello Dan,

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

<image007.png>

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!

<image008.png>

<image009.png>

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Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!

<image008.png>

<image009.png>

<image010.png>

Murillo, Jesus

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Thursday, October 27, 2022 7:39 AM
To: Murillo, Jesus
Subject: 23925 N 119th Way, Scottsdale
Attachments: E80D2BDF-F3BB-4060-A731-C021E625DFA9.L 1-Drainage Improvements Plan w_ Flo-Well.pdf

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

Jesus,

Dave Stewart here requesting clarification on proposed Landscape Plan submitted to you by Enchanted Gardens/ Donna Winter. If I eliminate the Dri-wells from the plan is a Slope and Drainage Engineering Study still required. The engineering study will add substantial cost and time to getting just putting in some boulders, trees (3), and natural riverbed rock which will be the same as existing on the property.

Your prompt attention is greatly appreciated as the plan submission was initiated last May.

Respectfully

Dave Stewart

612-743-7398

Get [Outlook for iOS](#)

Murillo, Jesus

From: Murillo, Jesus
Sent: Thursday, October 13, 2022 4:05 PM
To: Bernadette Martinez
Cc: Peggy Fehlman
Subject: RE: SERENO CANYON-MARIPOSA GRANDE DR EXTENSION 4-AB-2018#2 SEC MARIPOSA GRANDE DRIVE ALIGNMENT AND 122ND ST

Thank you Bernadette.

From: Bernadette Martinez <bmartinez@azdot.gov>
Sent: Thursday, October 13, 2022 12:38 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Cc: Peggy Fehlman <pfehlman@azdot.gov>
Subject: SERENO CANYON-MARIPOSA GRANDE DR EXTENSION 4-AB-2018#2 SEC MARIPOSA GRANDE DRIVE ALIGNMENT AND 122ND ST

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Thank you for the notification of the above-referenced proposed development.

ADOT is neutral on this matter. As such, ADOT has no comment.

ADOT traffic engineering may offer additional comments, it is recommended that the developer ascertain if a traffic study or permit will be necessary. We appreciate receiving the notice, and the opportunity to review and comment. I am happy to assist with any other questions or concerns.

Bernadette Martinez
Right of Way Coordinator Assistant
Central District
2140 W. Hilton Ave, MD 700
Phoenix, AZ 85009
602.712.2086



Murillo, Jesus

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Attachments: Scanned from a Xerox Multifunction Printer.pdf

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Right of Way Coordinator Assistant
Central District
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Phoenix, AZ 85009
602.712.2086

Infrastructure Delivery and Operations

Murillo, Jesus

From: Murillo, Jesus
Sent: Tuesday, October 11, 2022 7:12 PM
To: Hans Frederick
Subject: RE: Preserve IV follow up
Attachments: 8-AB-2022_First_Review_Letter_53782.doc

Hello Sir,

I will provide you with the way I understand abandonments (in no form legal advise). An owner (Toll in this case) is required to provide compensation to the governing body (in this case the City of Scottsdale) for consideration regarding abandonment areas to avoid a “gifting” violation. State statute A.R.S. § 28-7208 provides that public right-of-way may be abandoned “. . . subject to the giving of consideration from the owner of the abutting property to the governing body in an amount deemed by the governing body to be commensurate with the value of the abandoned roadway. The governing body shall give due consideration to *tis degree of fragmentation and marketability and any other public benefit received* by the governing body. . .” This statute applies to the sale or vacating of a road pursuant to A.R.S. § 28-7205 through 28-7207. This has been interpreted to mean that the City must receive compensation for right-of-way given back to the owner that dedicated that portion of right-of-way. To not do so would be violation of the State’s gifting clause.

The proposed abandonment areas were dedicated by the then Sereno Canyon property owner. None of the proposed abandonment area was dedicated by you, nor previous owners of your property, therefore you would not receive compensation for the abandonment of the right-of-way. As per the state statute above, you are not considered the abutting property to the subject right-of-way area. Therefore, you would not receive compensation or portions of land back. The consideration is not for the “affect” of the abandonment on the City or other properties. The consideration is for the returning of right-of-way (land area) to the owner that dedicated the right-of-way. Staff bases their analysis to support or recommend denial on a proposed abandonment on whether the right-of-way is required by the City to complete the public street system. It is ultimately up to the City Council to make the final decision.

If you feel that you have an argument that the proposed abandonment application negatively affects your property, you may voice your concerns throughout the abandonment process (which I will be including our correspondence in all staff’s reports to the Development Review Board, Planning Commission, and City Council), or seek legal advice and representation. The filing of a lawsuit is obviously within your purview, and staff can not advise in either direction.

The concern that you provide is different than the consideration required by the State Statutes identified above.

The abandonment application was recently submitted, and has not been scheduled for any hearings, nor has staff drafted any type of report. I will notify you once the application has been resubmitted, and any other steps in the process.

Please follow this link to the preliminary plat’s application (DRB hearing report): [DR 4 PP 2022.pdf \(scottsdaleaz.gov\)](#). You will also find that staff provided all the correspondence, up to that point, in the report to the Development Review Board that you provided staff. The preliminary plat will still need to be approved by the City Council as a final plat, and I will be sure to keep you updated on that process as well.

I have also included, as an attachment, the First Review Comment Letter that staff provided to the applicant in response to the review for the abandonment application.

I hope this provides some helpful information.

Sincerely,

Jesús

From: Hans Frederick <hfrederick@blockyardfund.com>

Sent: Tuesday, October 11, 2022 6:18 PM

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

Subject: RE: Preserve IV follow up

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

Hello Jesus, after some research into the project, I see the following language:

2.0 CONSIDERATION FOR ABANDONMENT An appraisal would be provided by the City of Scottsdale to the Sereno Canyon Owner (Toll Brothers) for the area to be abandoned. After an agreement between the City of Scottsdale and Toll Brothers is reached, owner will provide compensation to the City of Scottsdale.

Am I correct in asserting that Toll Brothers is going to pay Scottsdale (the guys in charge of approving the abandonment) to approve without any compensation to me, even though my property is most affected by this transaction?

I am sincerely hoping that I don't have to hire an attorney and file a lawsuit.

I am interested in your interpretation.

Best regards,

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

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

Sent: Tuesday, October 4, 2022 9:19 AM

To: Hans Frederick <hfrederick@blockyardfund.com>

Subject: RE: Preserve IV follow up

Hello Sir,

The DRB voted to approve the preliminary plat, and now the project will require final plat and improvement plans submittal. I will keep you posted on the process. I am having trouble with the link, but will send it to you shortly for staff's report to the DRB.

Sincerely,

Jesús

From: Hans Frederick <hfrederick@blockyardfund.com>

Sent: Monday, September 26, 2022 10:04 AM

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

Subject: Preserve IV follow up

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Jesus, I wanted to follow up on the public hearing from last week regarding Preserve IV. Is there any update as to the progress? I cannot find any new information.

Best regards,

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



August 24, 2022

Keith Nichter
Keith Nichter
1001 W Southern Avenue
Mesa, AZ 85210

RE: **8-AB-2022**
Preserve IV
955W2 (Key Code)

Dear Keith:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 7-25-2022. The following **1st Review Comments** represent the review performed by our team and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing and may affect the City Staff's recommendation. Please address the following:

Application:

1. Staff appreciates the submittal of the letters provided to the utility companies for consent of the proposed abandonment. With the resubmittal, please submit the utility company responses to the proposed abandonment request.
2. Abandonment shall require the recordation of associated final plat, Preserve IV, 4-PP-2022.
3. Staff will provide the compensation evaluation within fifteen (15) days of this letter.

Water and Wastewater:

4. The Water Resources Department support a majority of the abandonment request along the perimeter boundary of parcel 217-01-013: 55-foot Roadway and Public Utility Easement (RWDY. and PUE) along western boundary, 55-foot Roadway and Public Utility Easement (RWDY. and PUE) along southern boundary, and 20-foot Roadway and Public Utility Easement (RWDY. and PUE) along northern boundary. The Water Resources Department does not support the abandonment of the 15-foot Roadway and Public Utility Easement (RWDY. and PUE) located along the eastern boundary of the subject parcel.

Transportation:

5. Abandonment shall conform to rights-of-way approved and stipulated in associated case 4-PP-2022.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

The Planning & Development Services Division has had this application in review for 25 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-7849 or at jmurillo@scottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'J Murillo', with a stylized flourish extending to the right.

Jesus Murillo
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 8-AB-2022

Key Code: 955W2

Please follow the plan and document submittal requirements below. **All files shall be uploaded in PDF format.** Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11.

A digital submittal Key Code is required to upload your documents: **955W2**. Files should be uploaded **individually** and in **order** of how they are listed on this checklist.

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

Digital submittals shall include one copy of each identified below.

- ☒ COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- ☒ Revised Narrative for Project
- ☒ Preliminary Plat:

☒ Other Supplemental Materials:

Utility company consent letters

Murillo, Jesus

From: Hans Frederick <hfrederick@blockyardfund.com>
Sent: Tuesday, October 11, 2022 6:18 PM
To: Murillo, Jesus
Subject: RE: Preserve IV follow up

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

Hello Jesus, after some research into the project, I see the following language:

2.0 CONSIDERATION FOR ABANDONMENT An appraisal would be provided by the City of Scottsdale to the Sereno Canyon Owner (Toll Brothers) for the area to be abandoned. After an agreement between the City of Scottsdale and Toll Brothers is reached, owner will provide compensation to the City of Scottsdale.

Am I correct in asserting that Toll Brothers is going to pay Scottsdale (the guys in charge of approving the abandonment) to approve without any compensation to me, even though my property is most affected by this transaction?

I am sincerely hoping that I don't have to hire an attorney and file a lawsuit.

I am interested in your interpretation.

Best regards,

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

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Tuesday, October 4, 2022 9:19 AM
To: Hans Frederick <hfrederick@blockyardfund.com>
Subject: RE: Preserve IV follow up

Hello Sir,

The DRB voted to approve the preliminary plat, and now the project will require final plat and improvement plans submittal. I will keep you posted on the process. I am having trouble with the link, but will send it to you shortly for staff's report to the DRB.

Sincerely,

Jesús

From: Hans Frederick <hfrederick@blockyardfund.com>
Sent: Monday, September 26, 2022 10:04 AM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Preserve IV follow up

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

Jesus, I wanted to follow up on the public hearing from last week regarding Preserve IV. Is there any update as to the progress? I cannot find any new information.

Best regards,

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

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

Murillo, Jesus

From: Murillo, Jesus
Sent: Friday, September 9, 2022 6:20 PM
To: Murillo, Jesus
Cc: Kertis, Mark; Carr, Brad
Subject: Preserve IV - 4-PP-2022

Hello Everyone,

Below you will find the link to the hearing agenda and staff's report for the Preserve IV case report (4-PP-2022) to be heard at the Development Review Board meeting this next Thursday. The meeting is scheduled for next Thursday, September 15, 2022. The meeting will be at City Hall Kiva starting at 1:00 pm. The Kiva is located at 3939 N. Drinkwater Boulevard.

Link to agenda and report:

https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Boards/Development/agendas-minutes/2022-Agendas/09-15-22_Regular_Agenda.pdf

Sincerely,

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: Friday, September 9, 2022 1:43 PM
To: Hans Frederick
Subject: RE: follow up Preserve IV

Thank you Sir.

I will provide this email to the DRB on the day of the hearing (September 15, 2022). I did provide in the report your previous communication, and a brief description of our conversation.

I will be sending the link to the report later today.

Sincerely,

Jesús

From: Hans Frederick <hfrederick@blockyardfund.com>
Sent: Friday, September 09, 2022 1:23 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: follow up Preserve IV

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

Jesus, I received your voice mail on Tuesday and I was out of town this week. I know that this email is late for your Thursday report...but I don't think that I have much to add right now. Toll Brother is working on privacy measure for the proposed road and I have not had any communications with the city about the above ground water tanks.

My position hasn't changed. When I purchased this property, there were no disclosure on the Toll Brother's Sereno Canyon or the possibility of having above ground water tanks directly in my rear mountain view.

I am still advocating for NO direct access of Preserve IV to Sereno Canyon.

Best regards,

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

Murillo, Jesus

From: Hans Frederick <hfrederick@blockyardfund.com>
Sent: Friday, September 9, 2022 1:23 PM
To: Murillo, Jesus
Subject: follow up Preserve IV

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I am still advocating for NO direct access of Preserve IV to Sereno Canyon.

Best regards,

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

Murillo, Jesus

From: ggglenday75@aol.com
Sent: Thursday, September 8, 2022 11:21 AM
To: Murillo, Jesus
Subject: Fwd: Preserve IV Development

Follow Up Flag: Follow up
Flag Status: Flagged

 **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,
Dixie Glenday
24686 N. 120th Place

Murillo, Jesus

From: Roxie Pastore <bobroxp@aol.com>
Sent: Thursday, September 8, 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 8, 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 8, 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 8, 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 7, 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 7, 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).

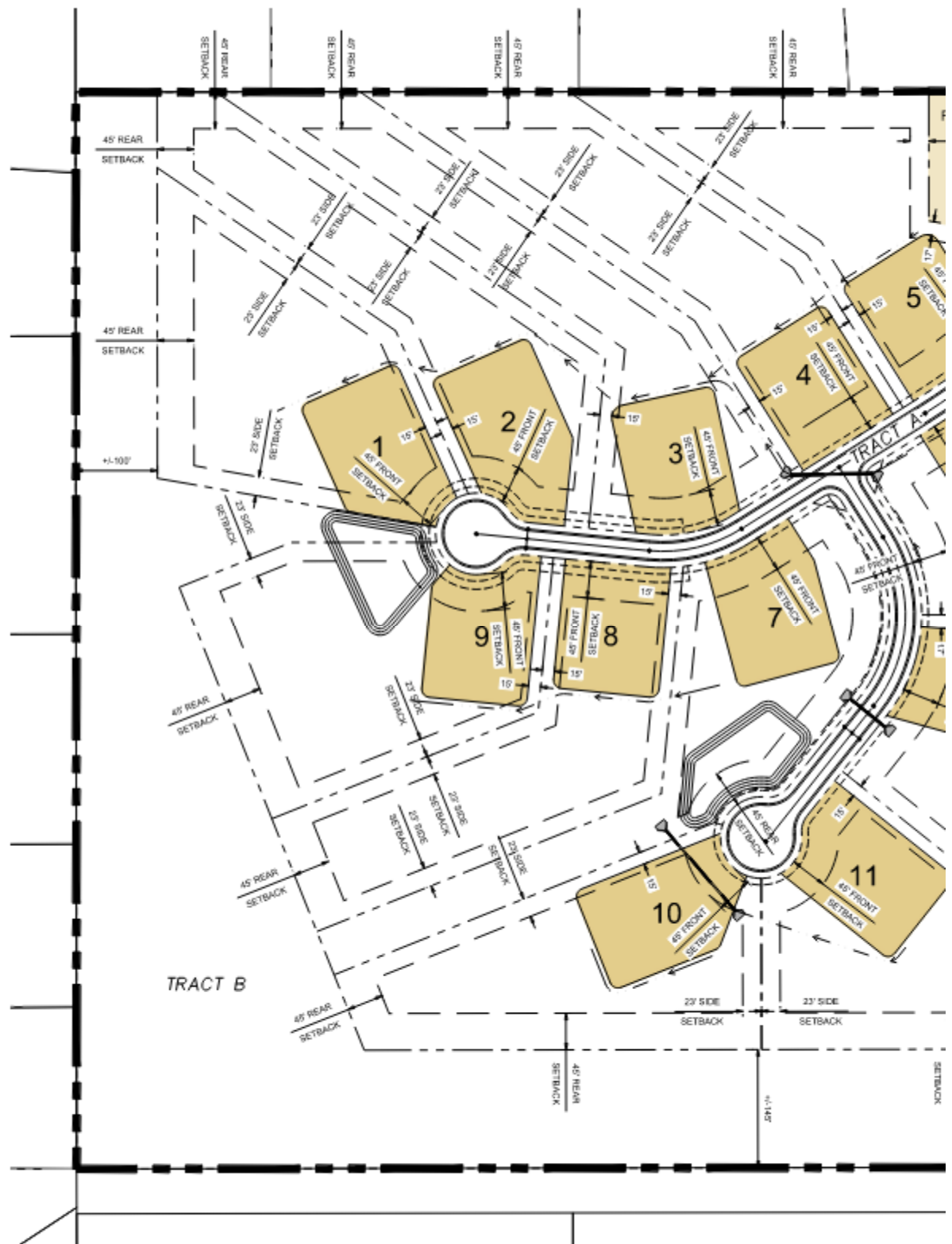
If the DRB votes to approve the preliminary plat, the project will still be required to go through two more steps. The project will be required to submit 100 percent completed final plans for review. Once the project's final plans submittal has been deemed complete and meeting all ordinances, codes, 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

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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

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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!



Murillo, Jesus

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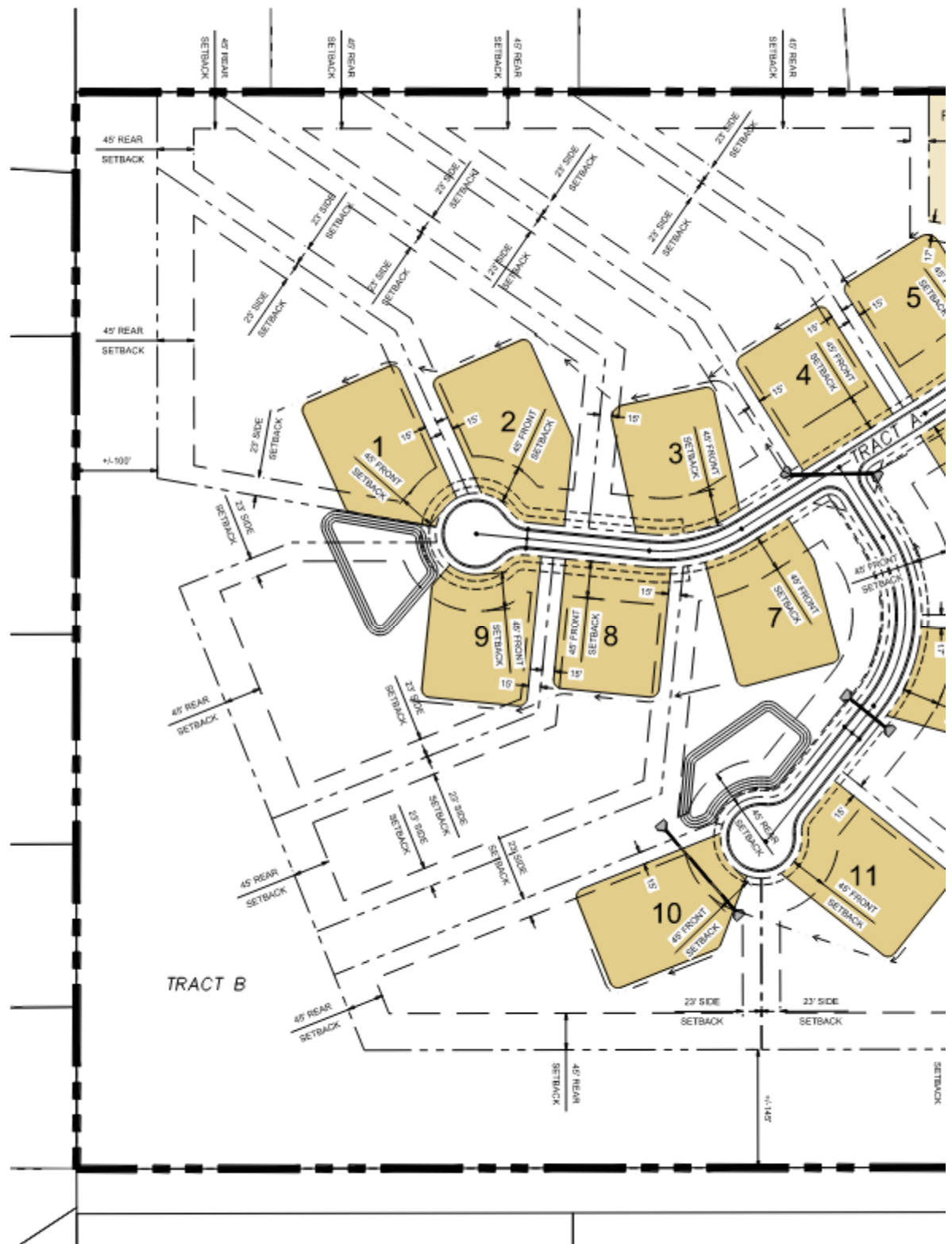
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Jesús

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

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(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: Beverly <beverly.effendi@gmail.com>
Sent: Wednesday, September 7, 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 7, 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 6, 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 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.

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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 5, 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

Get [Outlook for iOS](#)

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.

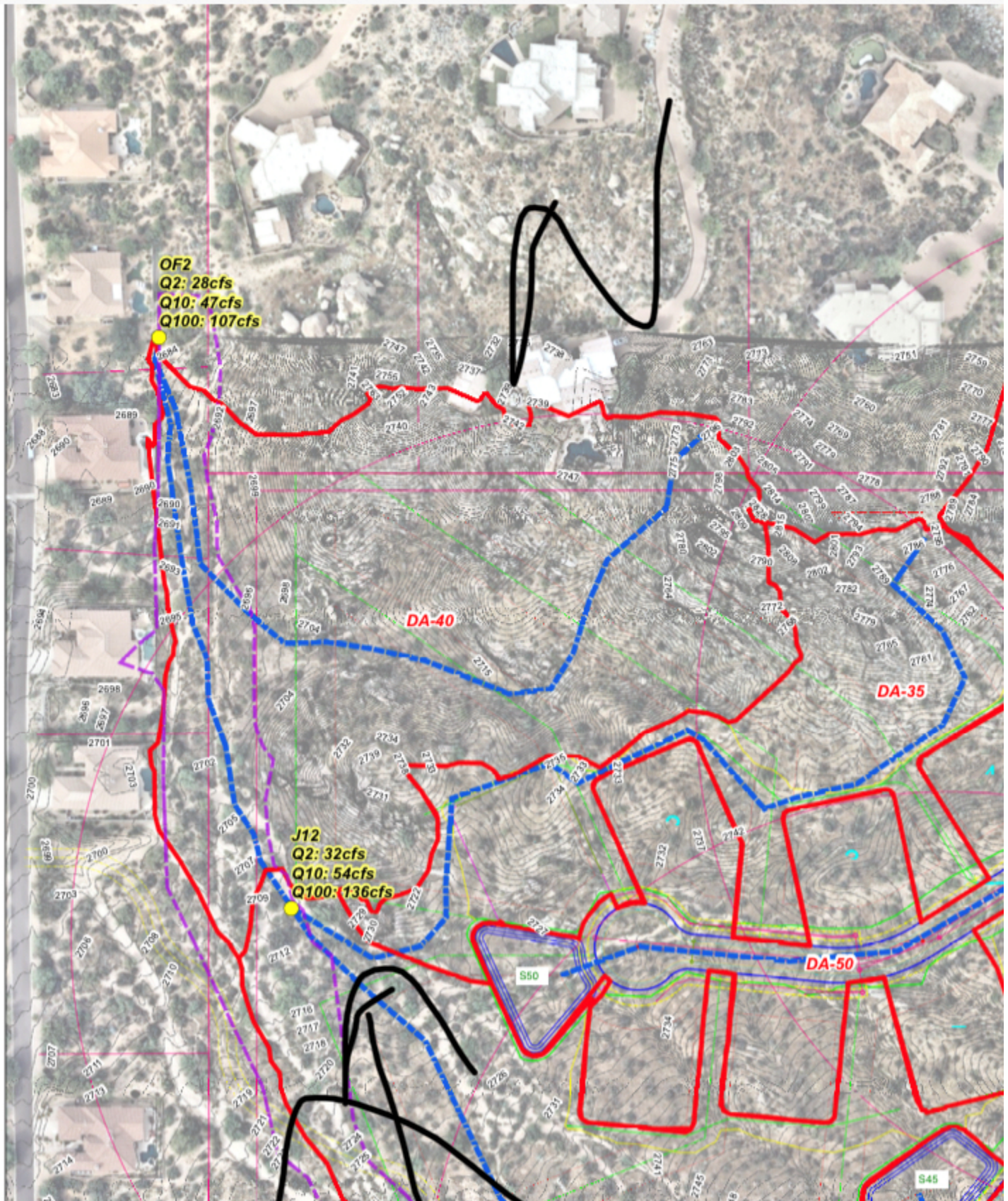
I then discussed a Criterium Kessler Engineers "Conceptual Drainage Study for Troon Ridge Community Association at Saquaro Canyon" that identified a substantial runoff flow shift that has occurred in the Reatta Wash due to significant siltation. Siltation has shifted the flow from it's historical westerly 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.

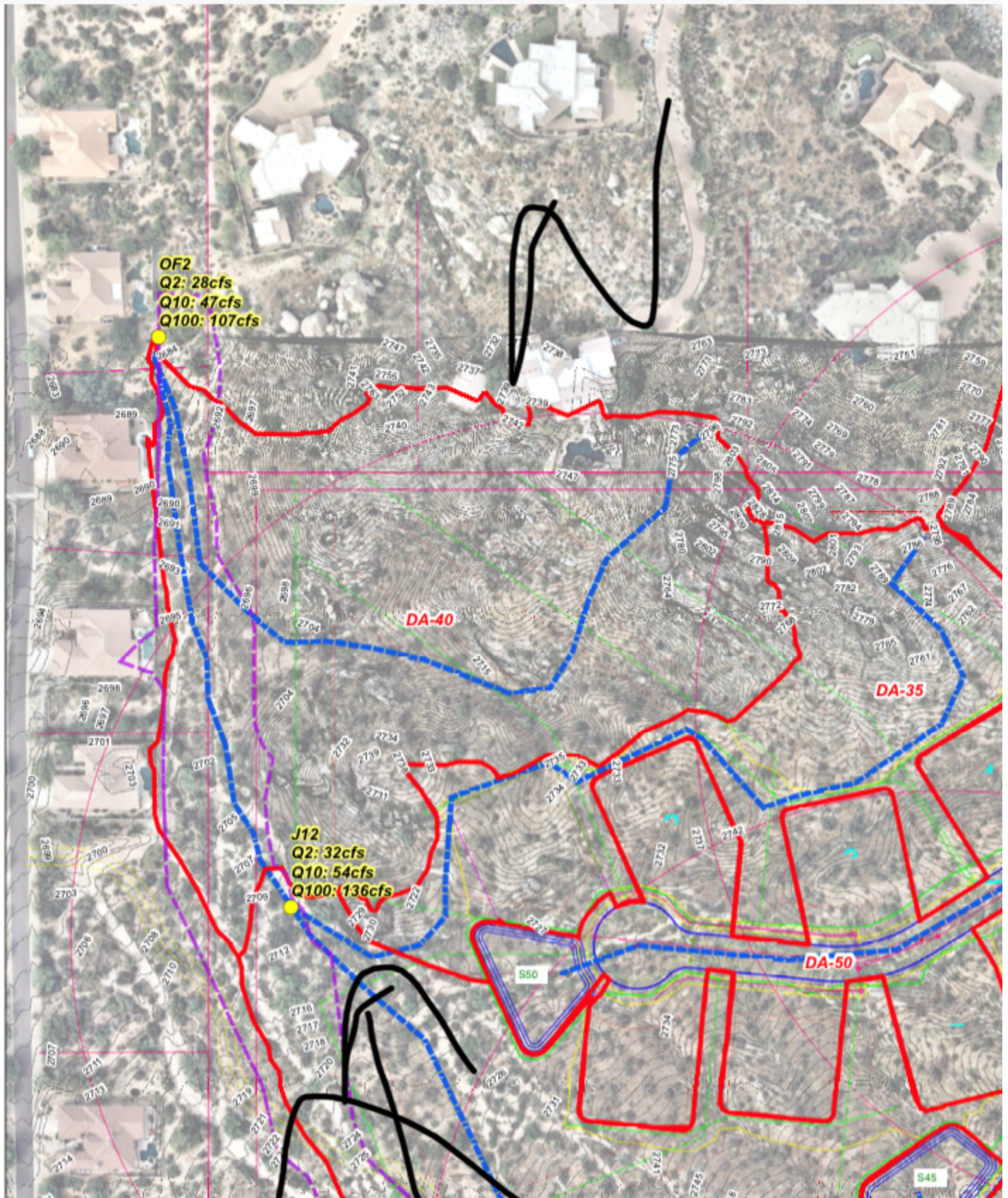
Respectfully,

Dave Stewart

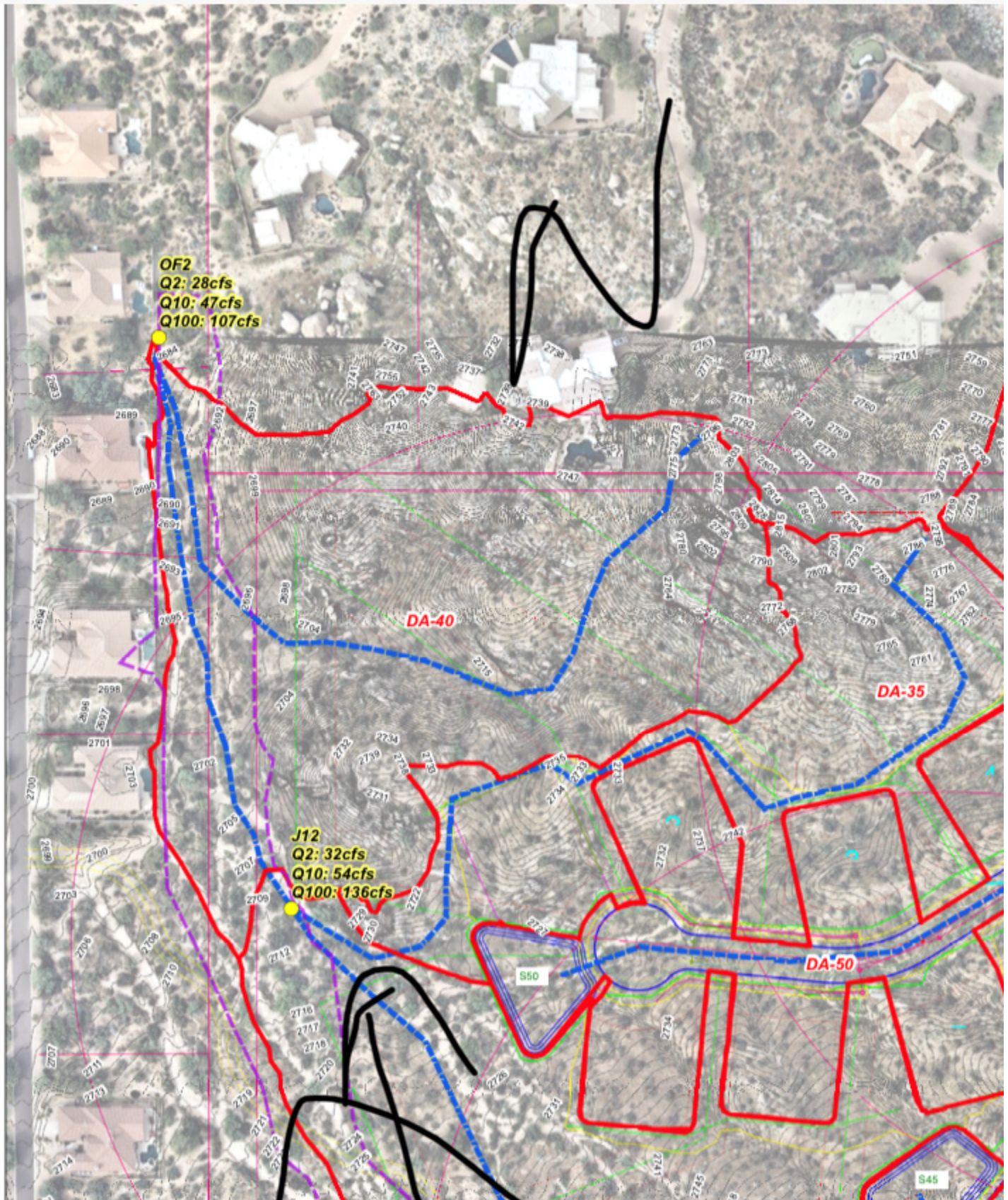
4:29



4:29



4:29



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Murillo, Jesus

From: Murillo, Jesus
Sent: Monday, September 5, 2022 11:37 AM
To: D. K. Stewart; Kathi
Cc: Anderson, Richard
Subject: RE: Toll Brothers Preserve IV Proposed Development

Hello Mr. Stewart,

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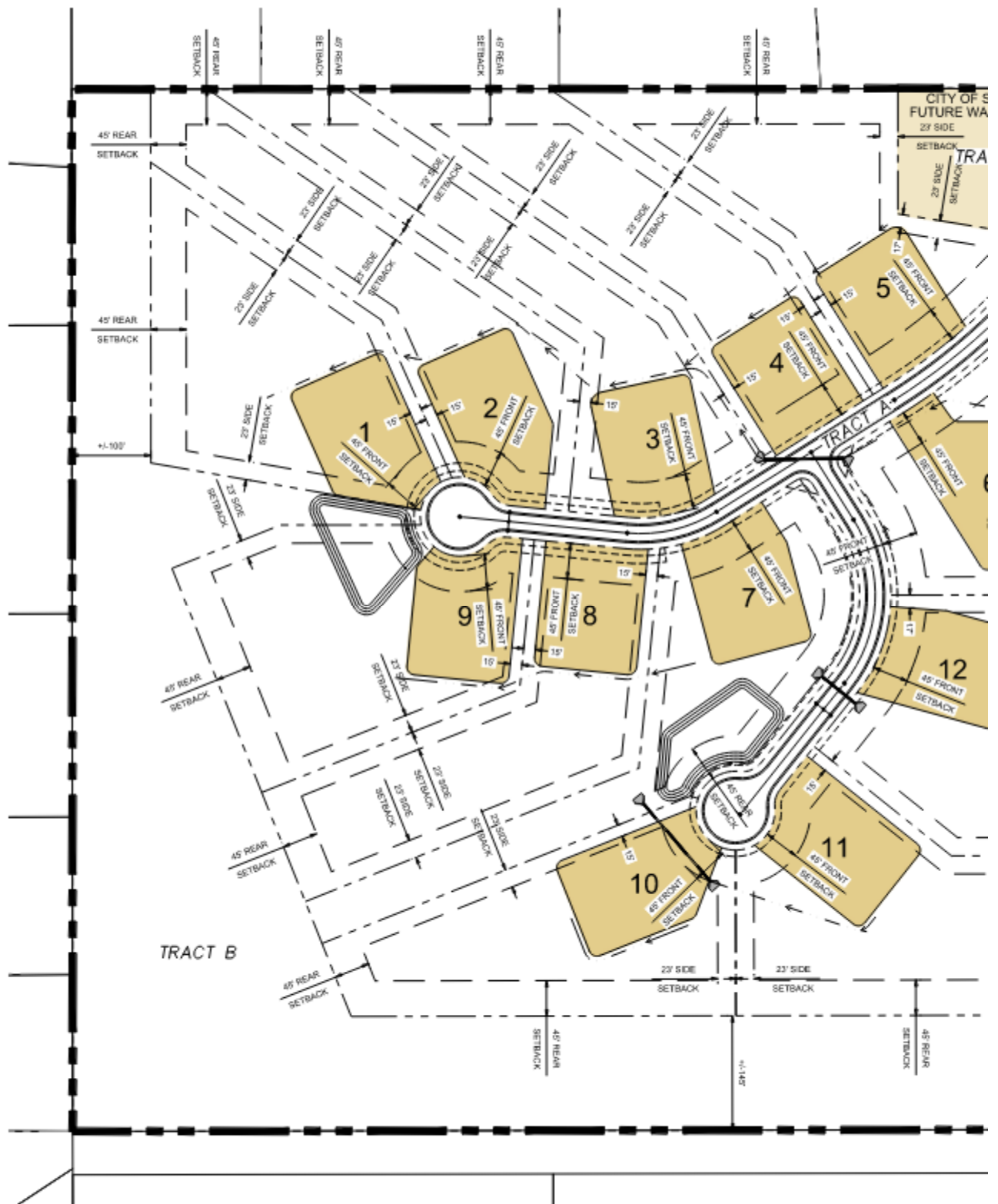
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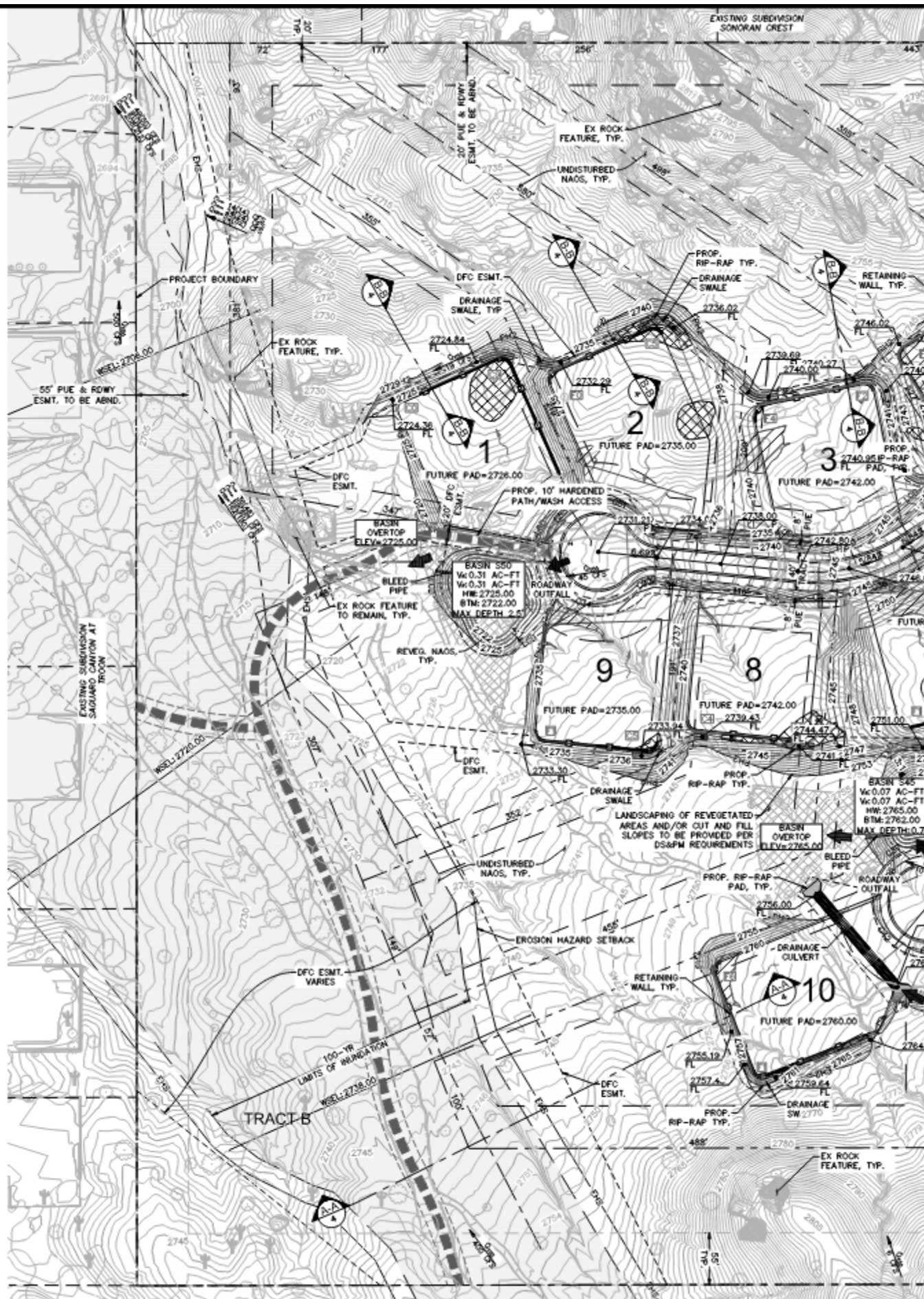
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Sincerely,

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

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This Dave Stewart 612-743-7398

23925 N 119th Way, Scottsdale 85255

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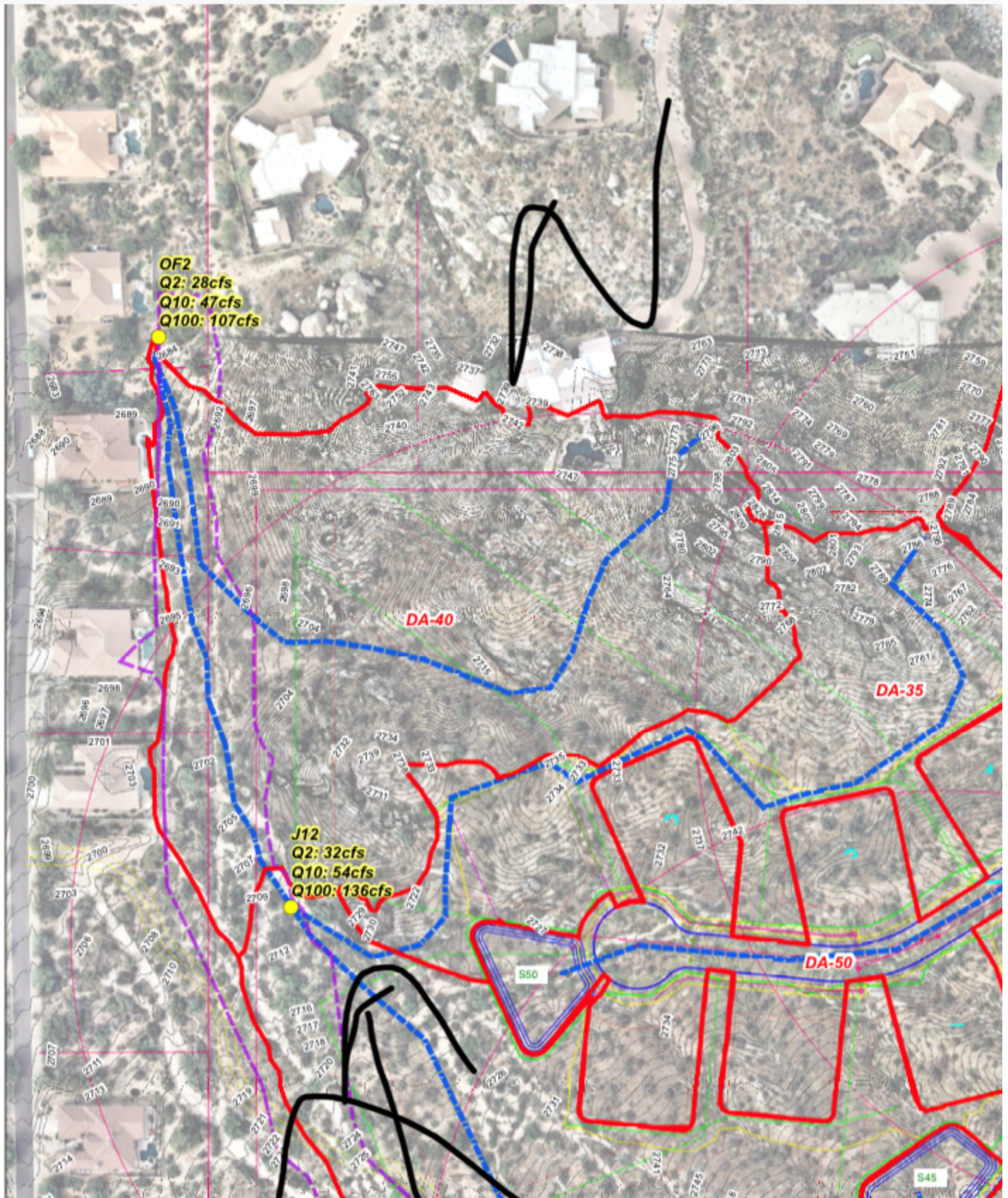
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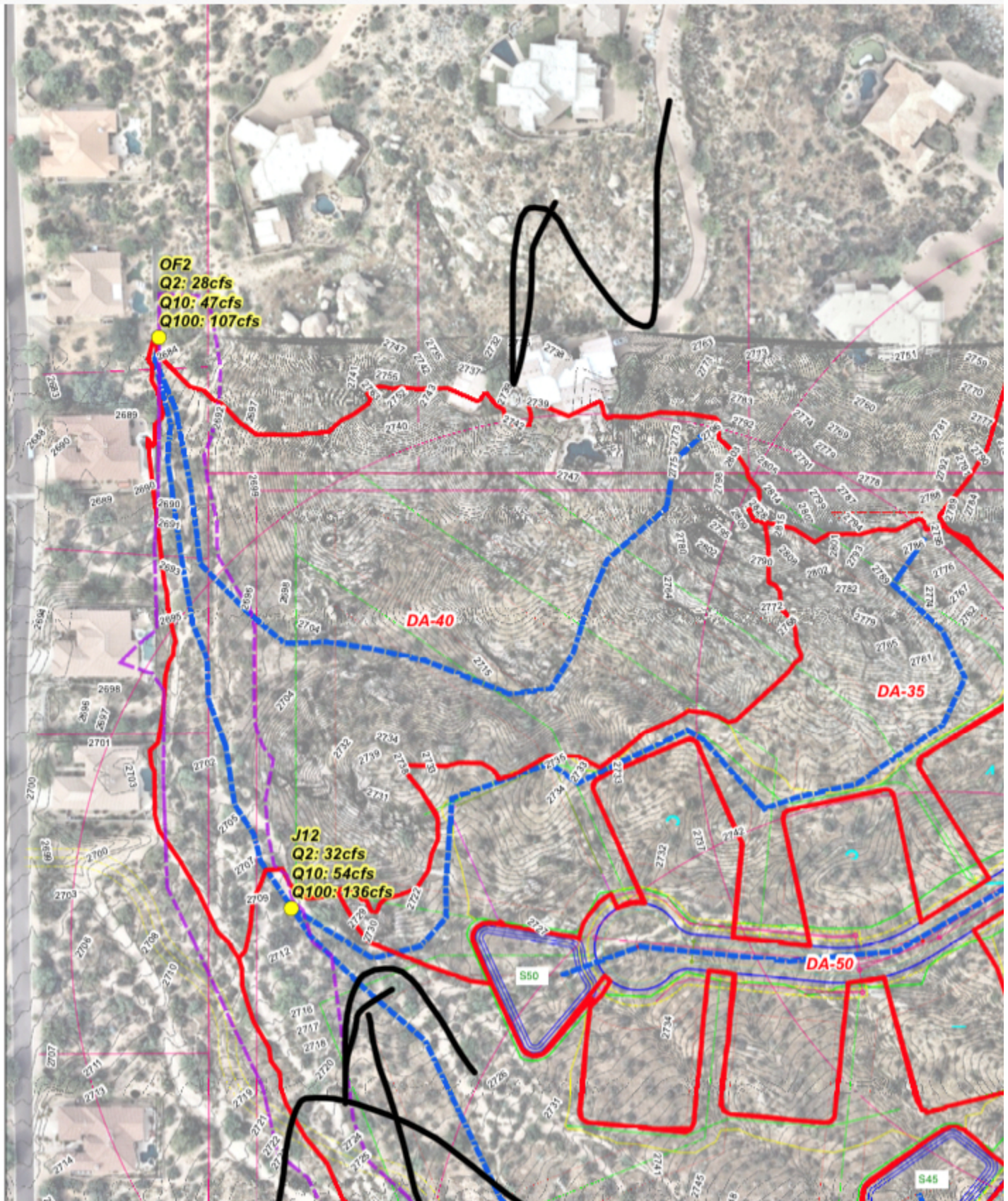
Respectfully,

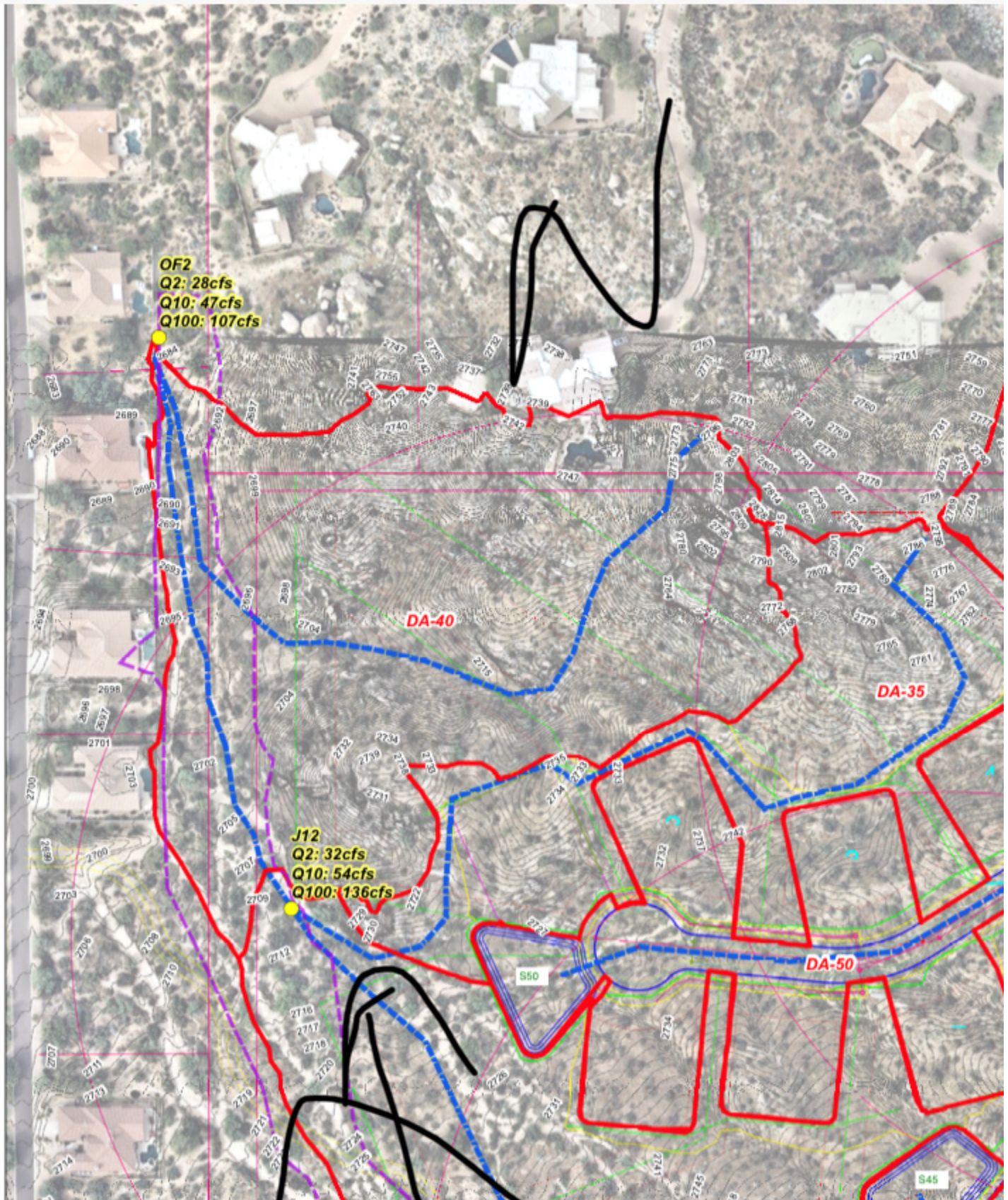
Dave Stewart

4:29



4:29





Get [Outlook for iOS](#)

Murillo, Jesus

From: Murillo, Jesus
Sent: Monday, September 5, 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 \(scottsdaleaz.gov\)](https://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: 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 \(scottsdaleaz.gov\)](https://www.scottsdaleaz.gov/cityinfo/cases/cases.asp?caseid=122nd%20St%20Abandonment)

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 \(scottsdaleaz.gov\)](#)

AB - [City of Scottsdale - Search \(scottsdaleaz.gov\)](#)

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

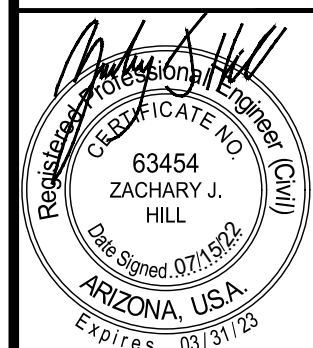
From: Doug Jorden
Sent: Wednesday, July 20, 2022 9:52 AM
To: Jesus Murillo <jmurillo@scottsdaleaz.gov>
Subject: Preserve !V--122nd St Abandonment

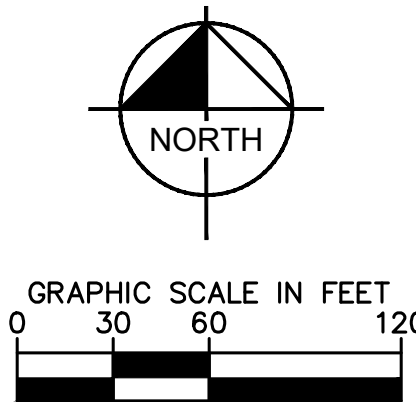
Welcome back. Please give me a call.

Thanks.

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

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Q₂ = 2(3) CFS
Q₁₀ = 4(6) CFS
Q₁₀₀ = 7(14) 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.

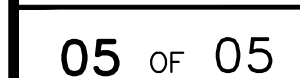
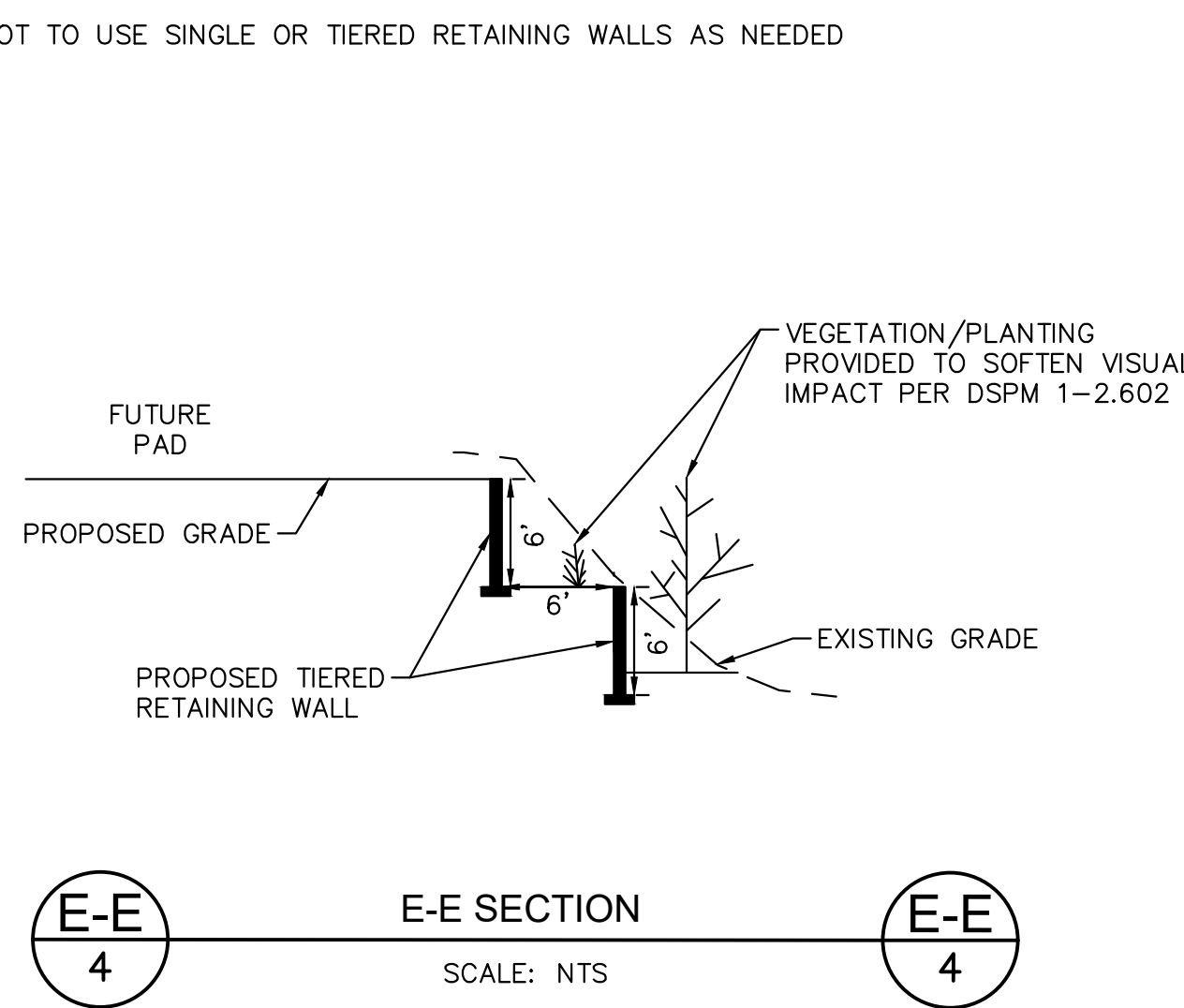
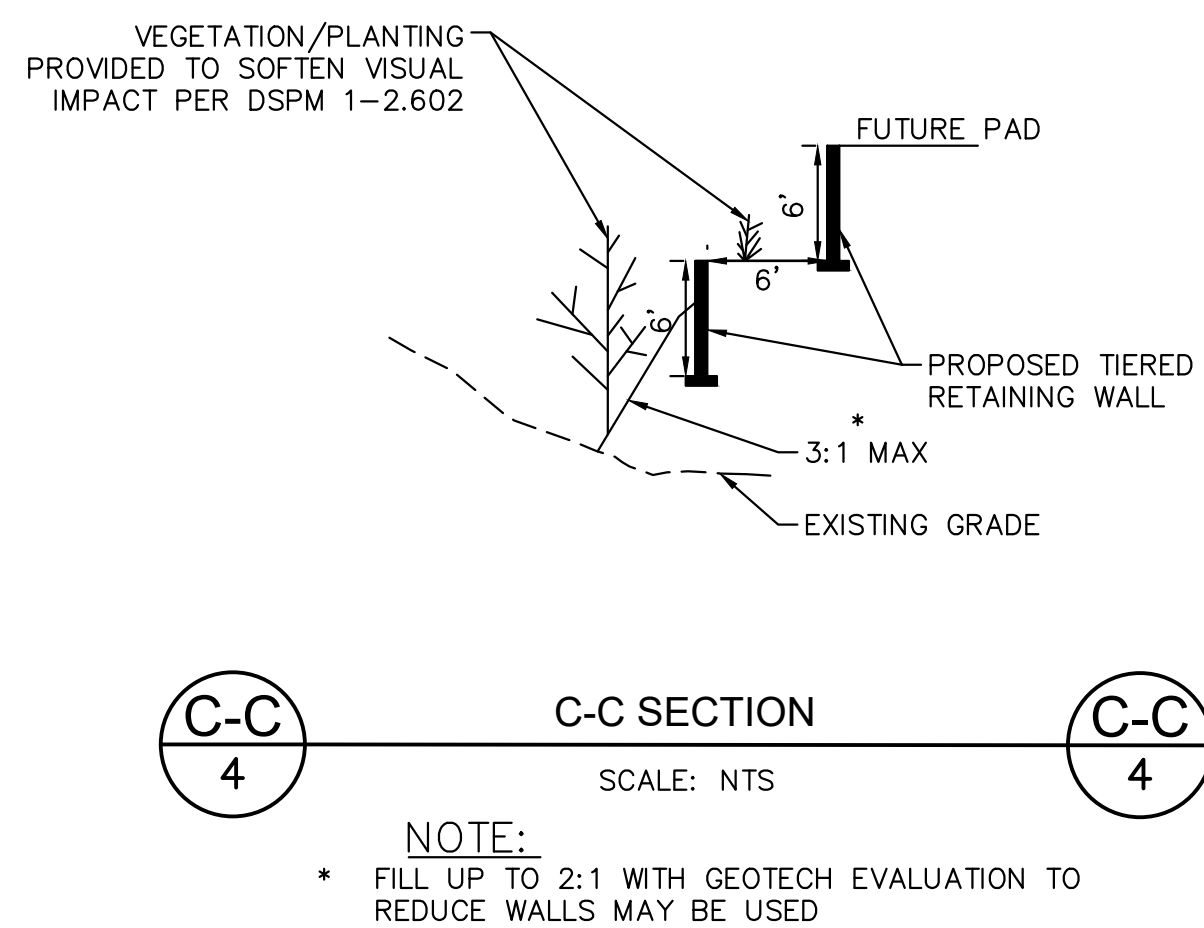
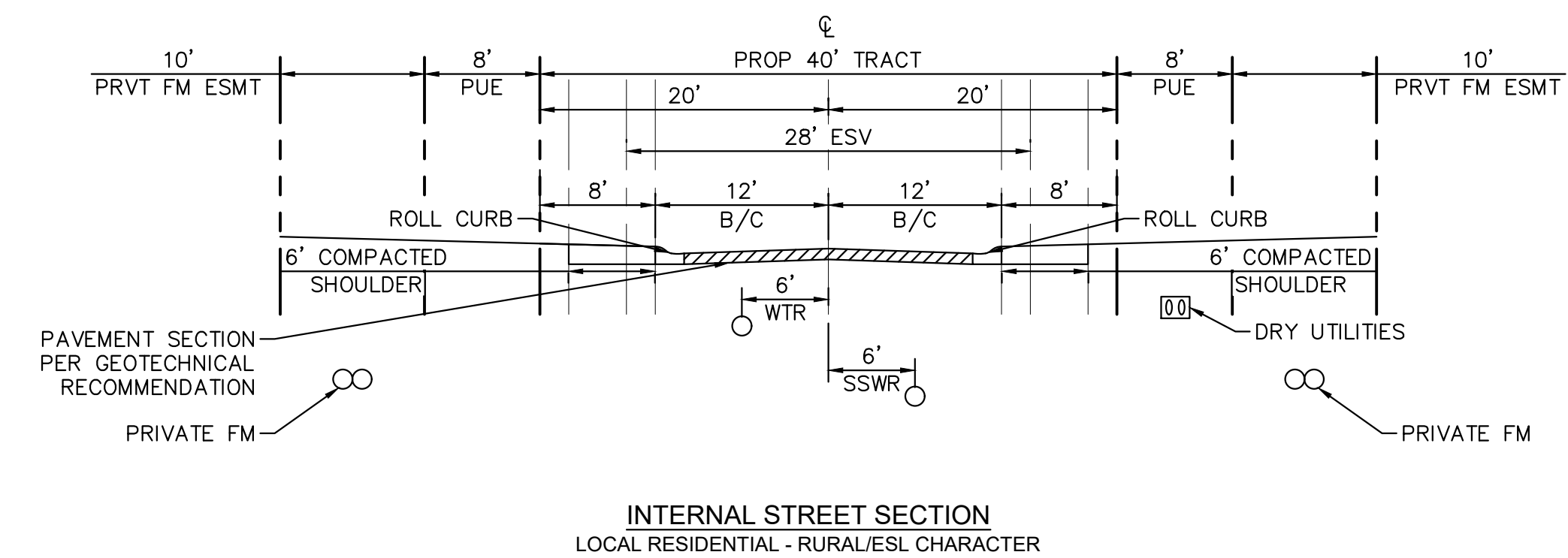
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1001 W SOUTHERN AVE, SUITE 131
MESA, ARIZONA 85210 (480) 207-2666

PROJECT NO.
291245005

DRAWING NAME
45005GD.DWG

03 OF **05**

[illegible]



Murillo, Jesus

From: Doug Jorden <Doug@jordenlaw.com>
Sent: Tuesday, August 9, 2022 8:43 AM
To: Murillo, Jesus
Subject: RE: Preserve !V--122nd St Abandonment

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Good morning sir. Any updates on links below?

Doug Jorden

From: Doug Jorden
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To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
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Sincerely,

Jesús

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AB - [City of Scottsdale - Search \(scottsdaleaz.gov\)](https://scottsdaleaz.gov/city-scottsdale/search)

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

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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

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

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Murillo, Jesus

From: Tia Kaufman <Tia.Kaufman@enchantedgardenaz.com>
Sent: Monday, August 1, 2022 11:39 AM
To: Murillo, Jesus
Cc: D. K. Stewart; Donna Winters; Cheryl Ternes; Tia Kaufman; Roger Booth; Austin Schroeder; Chris Rossi
Subject: Re: Dave Stewart Landscape Proposal Approval


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

Hello Jesus,

We paid for the review and permit of the plans and believe that we should be receiving the approved plans.

Could you provide clarification for better understanding, please and thank you?

PLAN DETAILS

| | |
|------------------|--|
| Plan Check # | 6546-22 (ACTIVE) |
| Plan Type | NAOS |
| Project Name | STEWART, DAVE & MARY KATHLEEN |
| Location | 23925 N 119TH WY  |
| Application Date | 7/12/2022 |
| Contact Name | TIA KAUFMAN |

Plan Reviews

| Type | Cycle | Status | Review Assigned | Review Completed | Review |
|----------------|-------|---------------------------|-----------------|------------------|-----------|
| ADMINISTRATIVE | A | ADMINISTRATIVELY ACCEPTED | 7/12/2022 | 7/12/2022 | 7/19/2022 |
| PLANNING | 1 | | 7/12/2022 | | 8/2/2022 |

Plans are not ready for download until you or your authorized contact person has been emailed.

PLEASE NOTE:

Plan Download Instructions - Once a plan review is complete, it is documented above with a status. Having a completion date does not in available for download. After a review is completed, an email will be sent to the authorized contact email on file.

For more information call **480-312-2356**

(The plan review history on this page is updated once every 20 minutes.)

Warmest Regards,
Tia Kaufman, Executive Assistant to Donna Winters
Enchanted Garden Landscape

21602 N. 21st Avenue Phoenix, AZ 85027
O: (480) 483 - 7289
C: (602) 376 – 2234
E: Tia.Kaufmam@enchantedgardenaz.com
www.enchantedgardenaz.com

From: "Murillo, Jesus" <JMurillo@ScottsdaleAz.Gov>
Subject: RE: Dave Stewart Landscape Proposal Approval
Date: August 1, 2022 at 1:11:23 AM MST
To: "D. K. Stewart" <d.k.stewart@hotmail.com>, Donna Winters
<donna.winters@enchantedgardenaz.com>, Cheryl Ternes
<cheryl.ternes@enchantedgardenaz.com>

Hello Sir,

Please forgive y delayed response. I thought it had been submitted as a plan, and was awaiting the review. I obviously lost track of the review, when a final plan was not created. I will focus on the plan when I get back in the office on Tuesday. I am sending this email so you know I have received your communication.

Sincerely,

Jesús

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Wednesday, July 27, 2022 5:24 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>; Donna Winters
<donna.winters@enchantedgardenaz.com>; Cheryl Ternes <cheryl.ternes@enchantedgardenaz.com>
Subject: Dave Stewart Landscape Proposal Approval

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

Hi Jesus, Dave Stewart at 23925 N 119th Way, 85255
Can you give me the status of your review of our requested Landscape plan that Donna Winter from Garden of Eden submitted to you several weeks ago?
An update is greatly appreciated.
Dave Stewart 612-743-7398

Get [Outlook for iOS](#)

Murillo, Jesus

From: Murillo, Jesus
Sent: Monday, August 1, 2022 1:11 AM
To: D. K. Stewart; Donna Winters; Cheryl Ternes
Subject: RE: Dave Stewart Landscape Proposal Approval

Hello Sir,

Please forgive my delayed response. I thought it had been submitted as a plan, and was awaiting the review. I obviously lost track of the review, when a final plan was not created. I will focus on the plan when I get back in the office on Tuesday. I am sending this email so you know I have received your communication.

Sincerely,

Jesús

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Wednesday, July 27, 2022 5:24 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>; Donna Winters <donna.winters@enchantedgardenaz.com>; Cheryl Ternes <cheryl.ternes@enchantedgardenaz.com>
Subject: Dave Stewart Landscape Proposal Approval

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

Hi Jesus, Dave Stewart at 23925 N 119th Way, 85255

Can you give me the status of your review of our requested Landscape plan that Donna Winter from Garden of Eden submitted to you several weeks ago?

An update is greatly appreciated.

Dave Stewart 612-743-7398

Get [Outlook for iOS](#)

Murillo, Jesus

From: Murillo, Jesus
Sent: Monday, August 1, 2022 12:56 AM
To: Doug Jorden
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 \(scottsdaleaz.gov\)](https://scottsdaleaz.gov/city-scottsdale/case-info-sheet)

AB - [City of Scottsdale - Search \(scottsdaleaz.gov\)](https://scottsdaleaz.gov/city-scottsdale/search)

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

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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 <hfederick@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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Managing Partner
Blockyard Digital Assets Fund, LP
312-316-1745

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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

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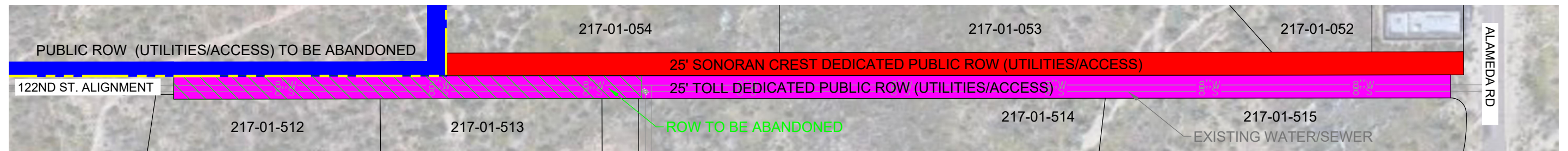
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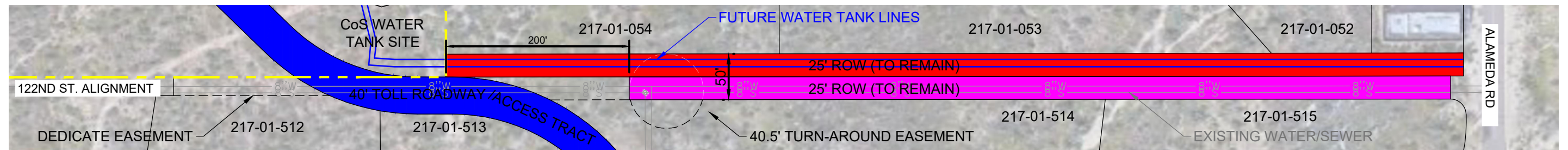
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Doug Jorden
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Direct: (480) 505-3909
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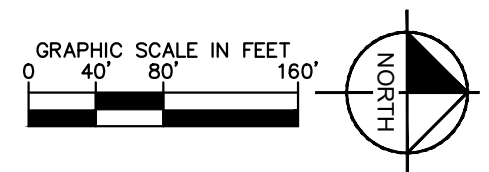


EXISTING



PROPOSED

122ND STREET ABANDONMENT OPTION



Murillo, Jesus

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Dave Stewart 612-743-7398

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Murillo, Jesus

From: Doug Jorden <Doug@jordenlaw.com>
Sent: Saturday, July 9, 2022 2:32 PM
To: Murillo, Jesus
Subject: RE: Article II

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

I'm impressed. You're working on a Saturday.

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Saturday, July 9, 2022 2:31 PM
To: Doug Jorden <Doug@jordenlaw.com>
Subject: RE: Article II

My Pleasure!

From: Doug Jorden <Doug@jordenlaw.com>
Sent: Saturday, July 09, 2022 2:30 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: RE: Article II

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From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Friday, July 8, 2022 2:26 PM
To: Doug Jorden <Doug@jordenlaw.com>
Subject: Article II

Hello Doug,

Here is that link Sir.

[ARTICLE II. - LAND DIVISION PROCEDURES | Code of Ordinances | Scottsdale, AZ | Municode Library](#)

[Mini TOC: ARTICLE V. - DISTRICT REGULATIONS | Code of Ordinances | Scottsdale, AZ | Municode Library](#)

Sincerely,

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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Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!



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

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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

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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 \(scottsdaleaz.gov\)](https://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: 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

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

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>
Subject: RE: Request: 568-PA-2021

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

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

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

Daniel Ostermann

Email: sq.daniel.ostermann@gmail.com

Phone: 715-495-7700

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On Jun 15, 2022, at 4:12 PM, Nichter, Keith <Keith.Nichter@kimley-horn.com> wrote:

Hello Dan,

Jesus passed along your request to meet out on site to discuss our Preserve IV preliminary plat proposal. We are working to make this happen on Friday, understanding that you will be leaving town here shortly for the summer. As we try to find some representatives on our team to make this work, would you be able to let us know what times you are available on Friday? Also, just so we can be efficient with everyone's time, and prepare the necessary materials, could you let us know your primary goals of the meeting? For example, are you just looking to see the location of the nearest homesites just east of your property (lots 1 and 9, below)?

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 Insco (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,

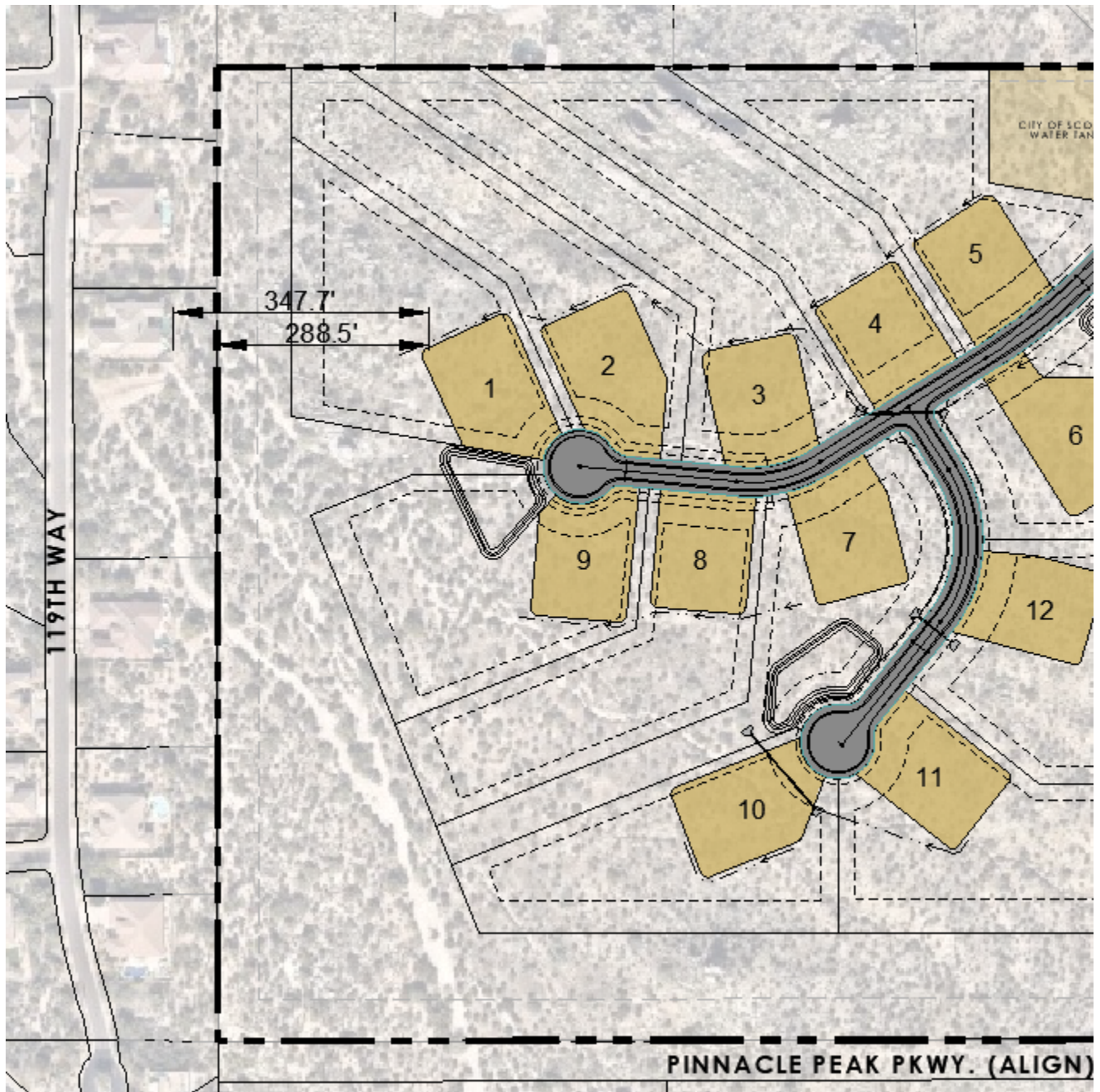
Kimley»Horn

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

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From: Daniel Ostermann <sq.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 sq.daniel.ostermann@gmail.com. [Learn why this is important](#)

Got it. Thanks

Dan O

Daniel Ostermann

Tennessee Squire

Email: sq.daniel.ostermann@gmail.com

Phone: 715-495-7700

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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,

Keith
602.313.7206



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

-----Original Message-----

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Tuesday, February 22, 2022 1:57 PM
To: Nichter, Keith <Keith.Nichter@kimley-horn.com>
Subject: Request: 568-PA-2021

[You don't often get email from sq.daniel.ostermann@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Keith,

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

Kind regards,

Dan O

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Tennessee Squire
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Phone: 715-495-7700

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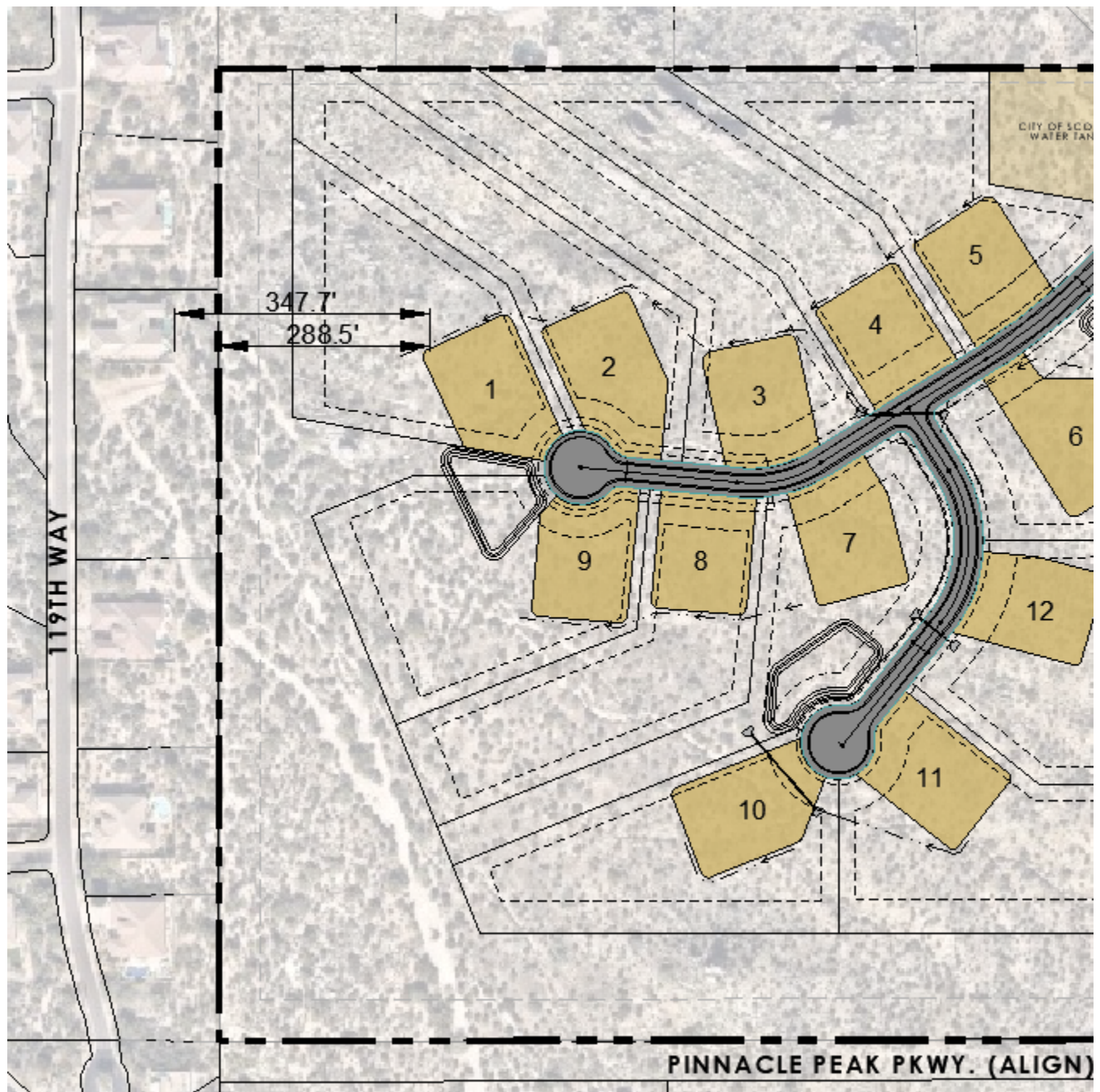
Thanks,

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 <sq.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 sq.daniel.ostermann@gmail.com. [Learn why this is important](#)

Got it. Thanks

Dan O

Daniel Ostermann

Tennessee Squire

Email: sq.daniel.ostermann@gmail.com

Phone: 715-495-7700

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Murillo, Jesus

From: Murillo, Jesus
Sent: Thursday, June 16, 2022 5:28 PM
To: Daniel Ostermann; Nichter, Keith
Cc: Daniel Benson; Aaron Insco
Subject: RE: Request: 568-PA-2021

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 Insco <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.

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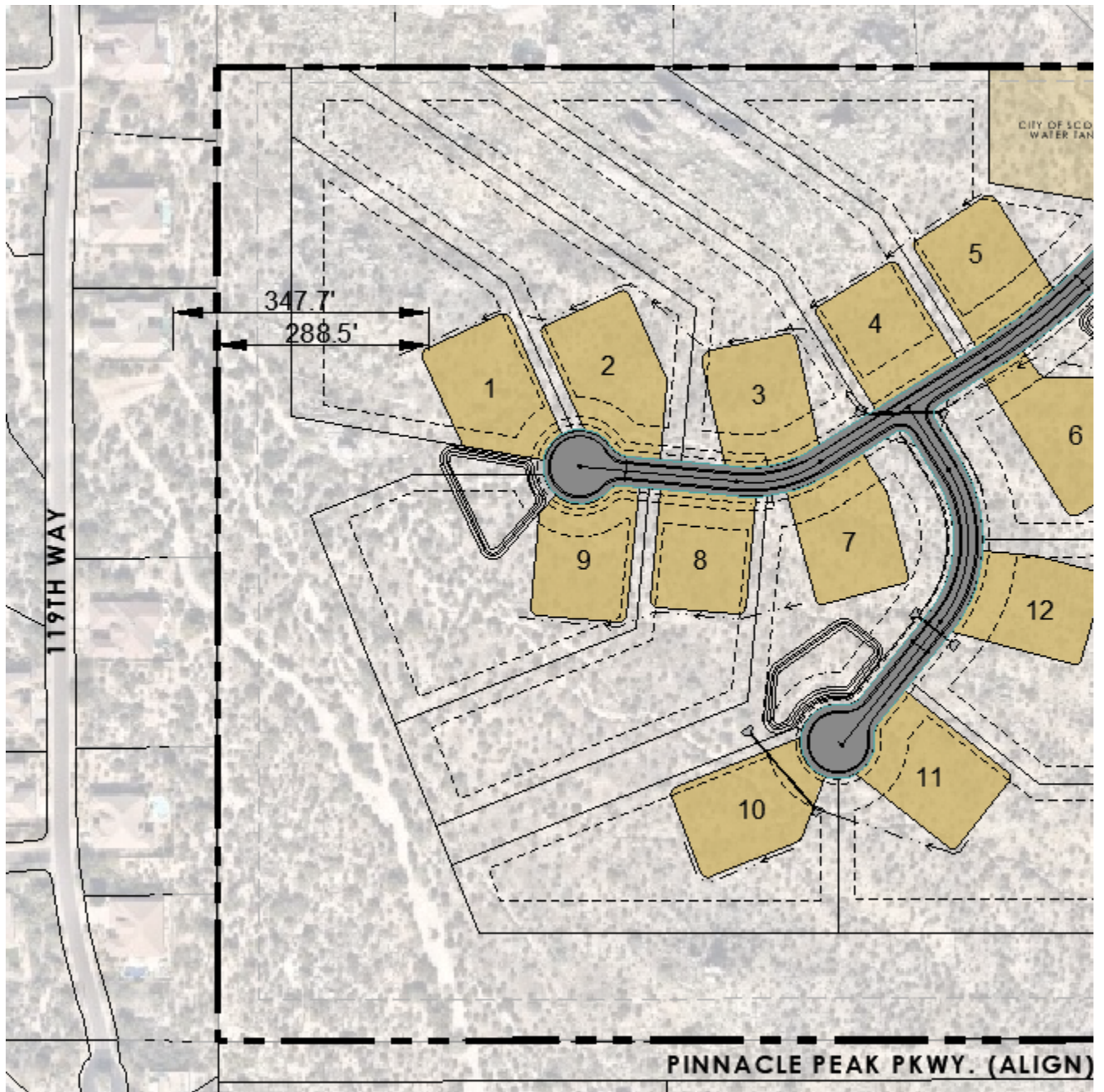
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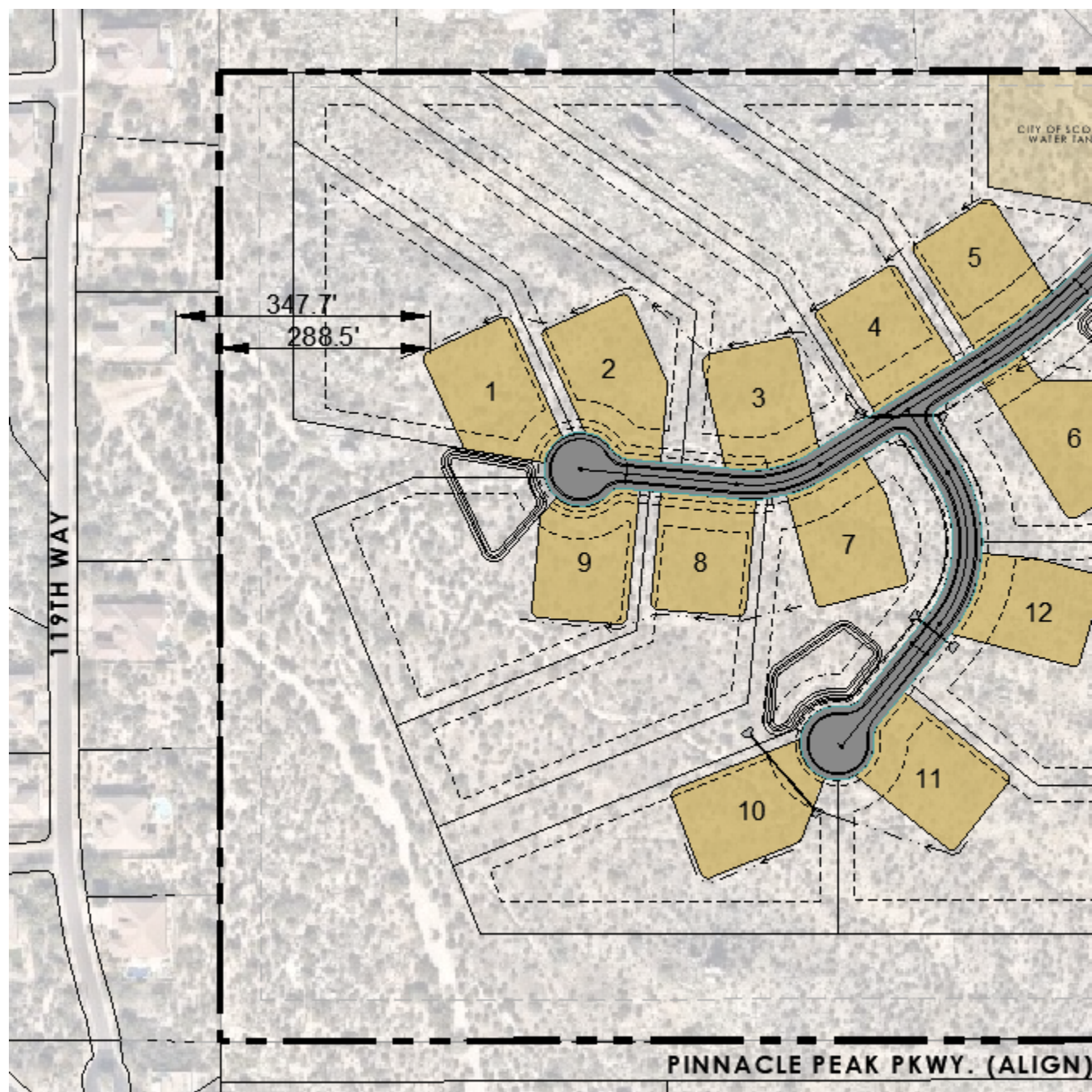
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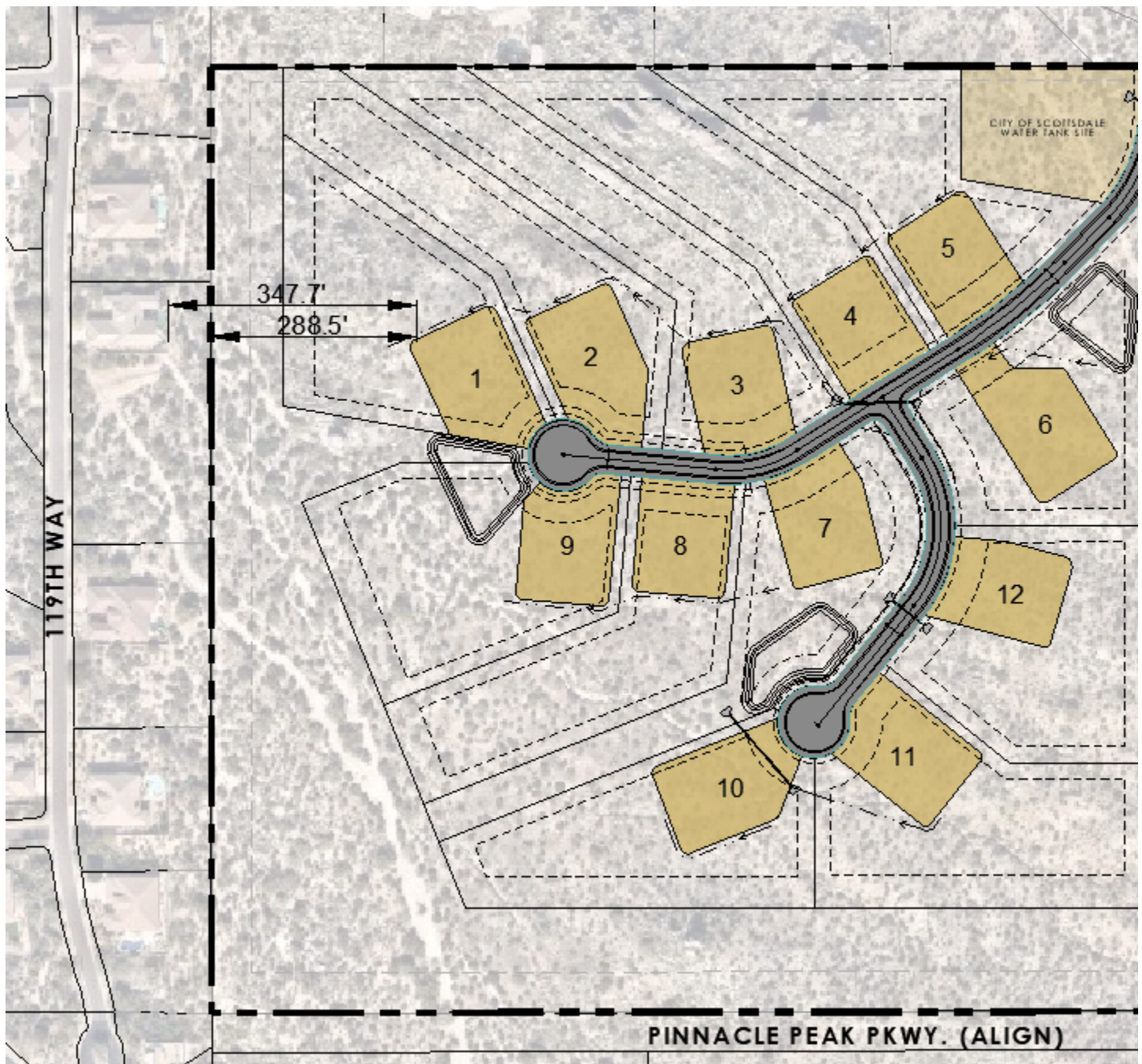
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Murillo, Jesus

From: Murillo, Jesus
Sent: Tuesday, June 14, 2022 6:09 PM
To: Daniel Ostermann
Subject: RE: Preserve IV

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

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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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Hello Dan,

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



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Attachments: 4PP2022_FirstReview.doc

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April 15, 2022

Keith Nichter
Keith Nichter
1001 W Southern Avenue
Mesa, AZ 85210

RE: **4-PP-2022**

Preserve IV Preliminary Plat
6C712 (Key Code)

Dear Mr. Nichter:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on March 1, 2022. The following **1st Review Comments** represent the review performed by our team and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. Several of the proposed construction envelopes for lots within the subdivision appear to conflict with the requirement for site walls to be a minimum of 15 feet from a side property line. Please revise the Construction Envelope Plan to ensure all construction envelopes respect the 15-foot setback requirement.
2. Please update the project narrative to describe the proposed Natural Area Open Space (NAOS) plan. There are areas of the site that are undisturbed, identified as sensitive areas by the ESL ordinance, and not included or protected by NAOS. Please include these areas within the NAOS plan (i.e., areas between lots "9" and "10," between lots "11" and "12," behind lots "3," and behind lots "4."
3. Please provide cuts and fills exhibit. Item was labeled as such, but was not provided.

Site Analysis:

4. Please identify Natural Area Open Space easements, and all other proposed easements to be dedicated by plat, on all preliminary plat, site plans, and associated case materials.

Engineering:

5. Proposed preliminary plat and Natural Area Open Space locations conflict with existing rights-of-way. Please submit abandonment case/s accordingly (SRC 47, ARTICLE V).

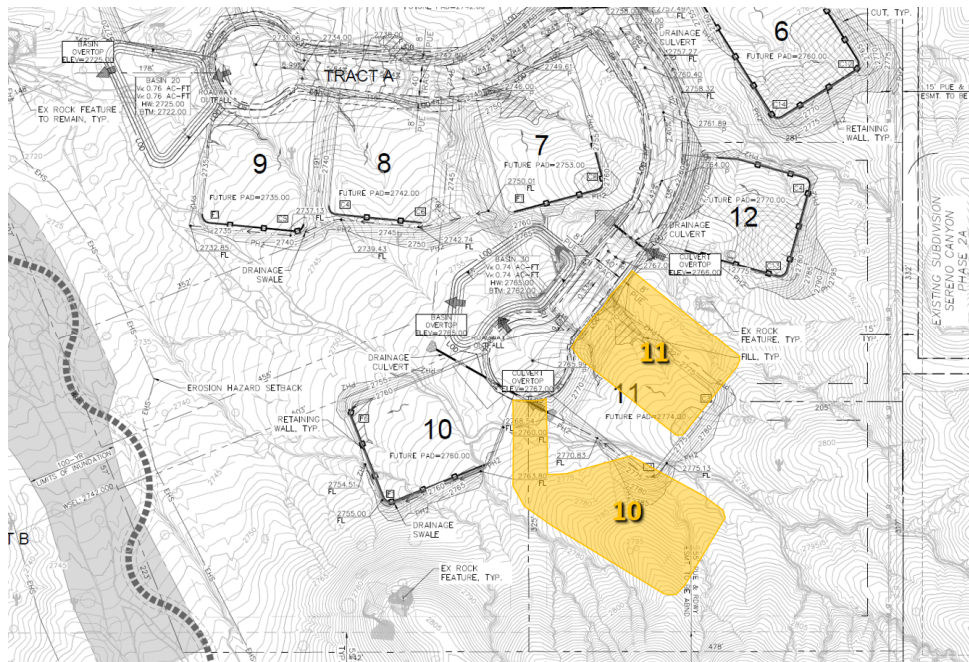
6. Covenant to construct and assurances for public infrastructure will be required prior to final plat recordation. Dollar value will be based on city costs to complete infrastructure. Applicant to acknowledge (SRC Chapter 48).
7. The recordation of this plat will be predicated by a replat of, impacted, portions of Sereno Canyon (SRC 48). Please submit replat preliminary plat case for review prior to this preliminary plat case approval. This replat should also include the cul-de-sac option as further described in DSPM related comment.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

8. Consider reducing the net lot area of some lots to increase the amount of NAOS in the proposed tract.
9. Please adjust proposed building envelopes and lot design for proposed lots "10" and "11" to better be nestle between the larger desert wash(es) as shown below. Proposed lot "11" has enough net lot area above requested amended development standard to be mor sensitive to the existing washes. This design would reduce the amount of disturbance to the second larger wash located within this site. Proposed locations did not reduce the area of either building envelope.



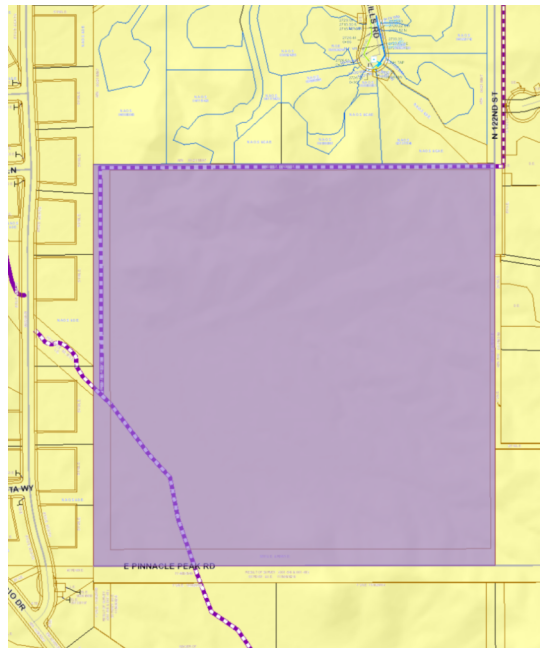
Landscape Design:

10. Please revise the landscape plans to ensure all shrubs are of a minimum 5-gallon size.
11. Please revise the landscape plans to provide details of proposed design, finishes and colors of any subdivision and community walls.

Engineering:

12. Existing N. 122nd Street may not terminate in a dead end nor at the entrance of a private street tract. If the northern portion of N. 122nd Street right-of-way is not abandoned prior to final plat recordation, this plat will be required to dedicate a cul-de-sac, within project boundaries, to accommodate a 50-foot radius cul-de-sac, ahead of private street tract designation (DSPM Section 2-1.309). If abandonment is being considered, please update the proposed preliminary plat with this option so that we may see the PP impacts in case abandonment does not go through.
13. Update proposed preliminary plat utility plans to include water and sewer construction along N. 122nd Street to E. Ranch Gate Road. If to be constructed under separate project, provide specific project reference. Final Plat recordation to be predicated on its construction (DSPM Chapter 3).
14. Maximum length of cul-de-sac street shall not exceed 1500' feet or serve more than 25 lots. Update site plan accordingly (DSPM Section 5-3.800).
15. Public water lines located outside of a public right-of-way, or street tract, must be placed within a minimum 20-foot-wide easement. Please update preliminary plat plans accordingly and as follows (DSPM Section 6-1.419):
 - a. Horizontally, a minimum of 6 feet is required between the water line and the edge of easement,
 - b. The easement will be free of obstructions, shall not be in a fenced area, and shall be accessible always to city service equipment such as trucks and backhoes,
 - c. Easements outside of paved areas shall have a 10' wide hardened patch with a cross-slope not greater than ten (10%) percent and a longitudinal slope not greater than twenty (20%) percent. Hardened paths shall consist of native soil compacted to ninety-five (95%) percent to a depth of 1 foot, and
 - d. Revegetation within the easement shall consist of low growing shrubs. Update site plan accordingly.
16. All public sewer service lines located outside the public right of way must be placed within a minimum 20-foot-wide easement/tract. Please update site plan accordingly, and address the following comments (DSPM 7-1.412):
 - a. SS line easements, located outside of paved areas, shall have a 10-foot-wide hardened patch with a cross-slope not greater than ten (10%) percent and a longitudinal slope not greater than twenty (20%) percent. Hardened paths shall consist of native soil compacted to ninety-five (95%) percent to a depth of 1 foot,
 - b. The sewer service lines shall be located a minimum of 6 feet from the edge of the easement.
 - c. The easement will be accessible from a public right-of-way, will be free of obstructions and will be accessible always to city service equipment, and
 - d. Any revegetation within the easement will consist of low growing shrubs. Trees may be located along the edge of the easement but not within 7 feet of the sewer service line as measured to the trunk of the tree.
17. Per Transportation Master Plan, please update submittal to provide city standard trail along north and west project boundaries and up along N. 122nd Street, to N. Alameda Road. If right-of-way along these corridors is to be abandoned with project, a trail easement will need to be provided along these corridors (DSPM Section 8-3.100). Adjustment to proposed Water Tank Location will

need to be made to accommodate required trail or, alternatively, provide trail along southern and eastern boundaries (which then better accommodates the required WSF easement hardened path along project eastern boundary). Please update submittal with trails accordingly.



18. Final Basis of Design Reports must be reviewed and accepted by the Water Resources Department prior to approval by the Development Review Board (DSPM Section 6-1.202 and 7-1.201). Update BODs accordingly.

Water and Wastewater:

19. Please submit the revised Water and Wastewater Design Reports to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.
20. Please update the BOD reports to provide the ejector sewer system to be designed according to Design Standards and Policies Manual Section 7-1.410.
21. Please update the BOD reports to provide a connection to the waterline located within in E. Mariposa Grande Drive to reduce the length of the dead-end pipe to the maximum of 1,200 feet (DSPM Section 6-1.403),
22. Please update the BOD reports to provide the data for the maximum day and fire flow scenario. These calculations are not currently included.

Circulation:

23. The preliminary plat is not consistent with the Transportation Plan's Vehicular, Pedestrian, and Trails Plan. The Vehicular, Pedestrian, and Trails Plan identifies a trail located within the wash area. Please provide a trail easement (PNMAE) located within the sand bottom portion of the wash located in the southwest portion of the site (2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails), Scottsdale Trails Master Plan (Trail Network), February 2004, DSPM Section 8-3.200. Municipal Code 48-6 (b)). Please also update the proposed "trail easement" as a Public Non-Motorized Access Easement.
24. Please update the preliminary plat, circulation plan, and all associated case materials, to provide a minimum 25-foot-wide trail easement over the wash in the southwest corner of the site (DSPM

Section 8-3.000; Ad Hoc Citizens Trails Task Force Final Report 2009; 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails).

25. Please update the preliminary plat, circulation plan, and all associated case materials, to provide a minimum 15-foot-wide trail easement (PNMAE) along the northern property boundary and along the western boundary, from the wash, to the north property line (DSPM Section 8-3.000; Ad Hoc Citizens Trails Task Force Final Report 2009; 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails).
26. Required trail improvements along the N. 122nd Street alignment are not to be in conflict with the proposed street connection located in the northeastern portion of the site. Trail improvements shall be updated to be located along the N. 122nd Street alignment if these portions of right-of-way are to be abandoned.

Drainage:

27. Please submit the revised Drainage Report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. Please update the case drainage report to address the following:
 - a. Cover Sheet (DSPM Chapter 1):
 - i. Missing City of Scottsdale General Note,
 - ii. Flood information – index data is incorrect (should be 7/20/21), FIRM Zone shall be zone “X”, incorrect information provided on the plan,
 - iii. Please update the zoning district designation to R1-130 ESL, versus the R-130 provided,
 - iv. Please provide consistent legal description (township), different in drainage report,
 - v. Complete/verify list of abbreviations used,
 - b. Sheets 3 and 4 (DSPM Chapter 4):
 - i. Please provide missing Top of Curb Elevation at the intersection of lot lines with the tract or right-of-way lines,
 - ii. Please provide missing street names,
 - iii. Four culverts/pipes missing INV Elevation, sizes, or slope information
 - iv. Provide NAOS boundaries,
 - v. “A-A” cross-sections missing on cover sheet,
 - vi. Cross-section B-B, C-C, D-D, E-E cross sections do not appear anywhere else.
 - c. Grading and Drainage Plan (Chapter 4):
 - i. Provide side slope ration for steeply re-graded spots (around retaining wall),
 - ii. Provide Cross-Section views as necessary (stability concerns,
 - iii. Please use call out to put elevation numbers away from dark/densely line areas for readability; prefer no overlapping with heavy lined area,
 - iv. Specify pipe gauge for 75-year design life,
 - i. Provide “grading contraction” notes with a list of related items,
 - ii. Provide pipe profile/section views,
 - i. Provide pipe end treatment/riprap as needed.

28. See case Drainage Reports for additional comments, and respond to the following comments as follows:

- a. Figure “5,” “Existing Condition Hydrology Map,” and Figure 6, “Post Development Hydrology Map,” shall have “Q” for all inflow from other communities shown. Several of “Q” number in Figure does not match the value from output from the appendix PCSWMM report. Identify whether the flow length for basin DA-10 and DA-05 area same. Please verify.
- b. Table “2” runoff summary, values do not match Figure “5,” “6,” and appendix on many entries. Please identify which is the correct value; Based on the topo info and lot elevation information, sizing of basin “20” shall be designed for runoff from some pavement area including proposed Lot “1-5” and “7-9.” As a rough estimation, using visual observation, it is around 9 acres in disturbed area contributing to DB20--- Volume of D20 should be sufficient. Please provide analysis of the disturbed area for each of the basin in the report and provided pipe at bottom of basins.
- c. Page 8—Line 17: Statement “Each of the detention basin discharge into the existing washes on the sites,” identifies DB-10 providing both inflow and discharge to the street. Appears as DB-10 can only collect onsite runoff from proposed lot “6.” This should be addressing the inflow from neighboring community into detention basin.
- d. Page 9, “Erosion Setback Analysis.” The provided language is not consistent with the actual condition for the current development. There appear lots are not close enough to the Erosion Hazard Setback as show on the plans.
- e. Page 11- page incomplete last sentence, missing a portion of a paragraph.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Site Design:

29. Staff has received comments from neighboring property expressing concerns related to placement of building envelopes and future structure heights. Please consider contacting neighbor and identifying height of possible building envelopes by floating a balloon identifying 24 feet above natural grade..

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Circulation:

30. The Pedestrian, Vehicular, and Trails plan submitted is for a different site and development plan. Please review the correct trails plan.
31. Please update the preliminary plat, circulation plan, and all associated case materials, to identify the proposed connection to the Sereno Canyon private street system. The location and alignment of this street extension need to be reviewed and approved as part of the preliminary plat approval process.

32. Please update the preliminary plat, circulation plan, and all associated case materials, to provide an unpaved trail connection from the northern cul-de-sac to the trail in the western portion of the site.
33. Please Provide documentation that the internal streets will be allowed to access the Sereno Canyon private street system and what agreements are in place for maintenance responsibility

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

The Planning & Development Services Division has had this application in review for 41 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-7849 or at jmurillo@scottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jesus Murillo', with a stylized flourish extending to the right.

Jesus Murillo
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 4-PP-2022

Key Code: 6C712

Please follow the plan and document submittal requirements below. **All files shall be uploaded in PDF format.** Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11.

A digital submittal Key Code is required to upload your documents: **6C712**. Files should be uploaded **individually** and in **order** of how they are listed on this checklist.

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

Digital submittals shall include one copy of each identified below.

- ☒ COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- ☒ Updated Revised Narrative for Project
- ☒ Updated Preliminary Plat:
- ☒ Updated NAOS Plan:
- ☒ Updated Building Envelope
- ☒ Cuts & Fills Site Plan

Technical Reports: Please submit one (1) digital copy of each report requested

- ☒ Revised Drainage Report:
- ☒ Revised Storm Water Waiver:
- ☒ Revised Wastewater Design Report:

Resubmit the revised Drainage Reports and Water and Wastewater Report application to your Project Coordinator.

•

Murillo, Jesus

From: Murillo, Jesus
Sent: Tuesday, June 7, 2022 9:40 AM
To: Doug Jorden
Subject: RE: Scottsdale P & Z Link Update

Was, but at a hearing, will call in a couple hours...

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

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

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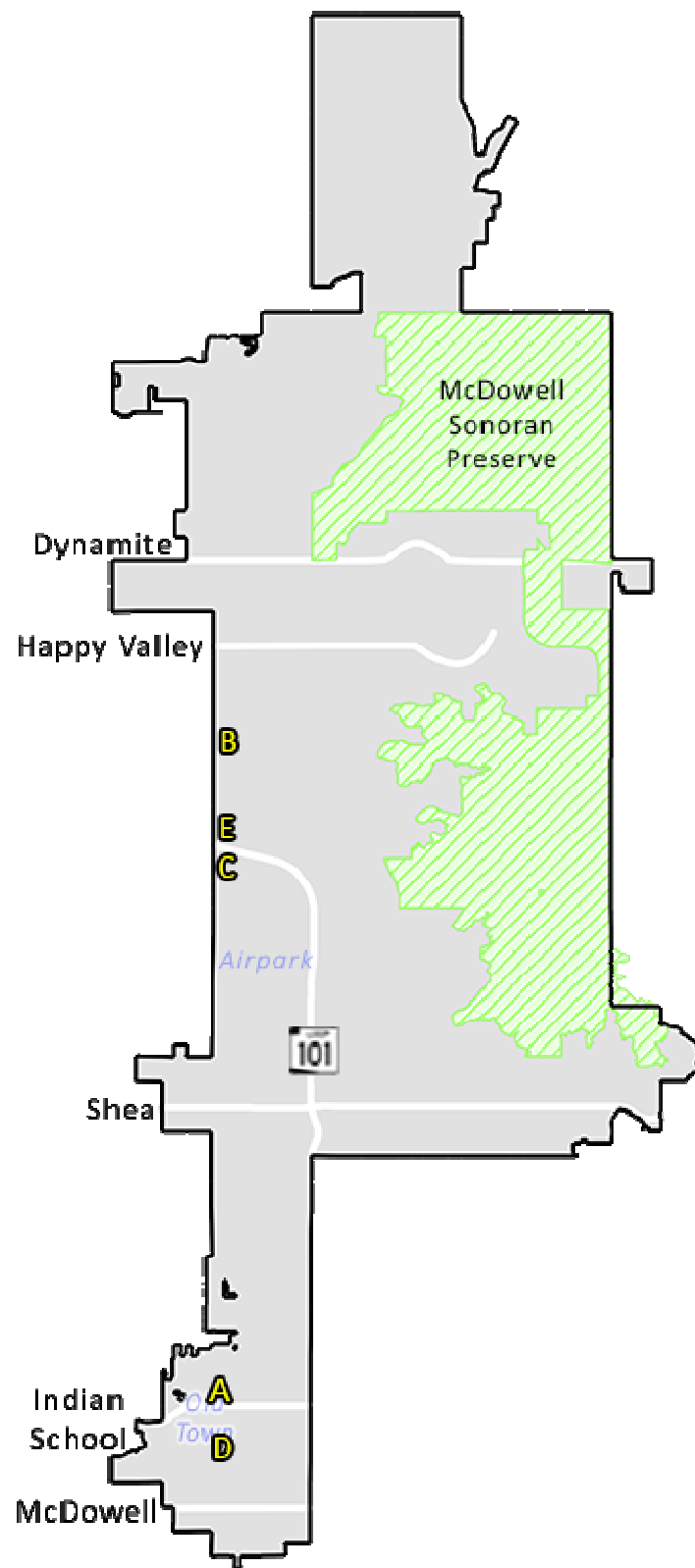
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Open Houses - City Hosted

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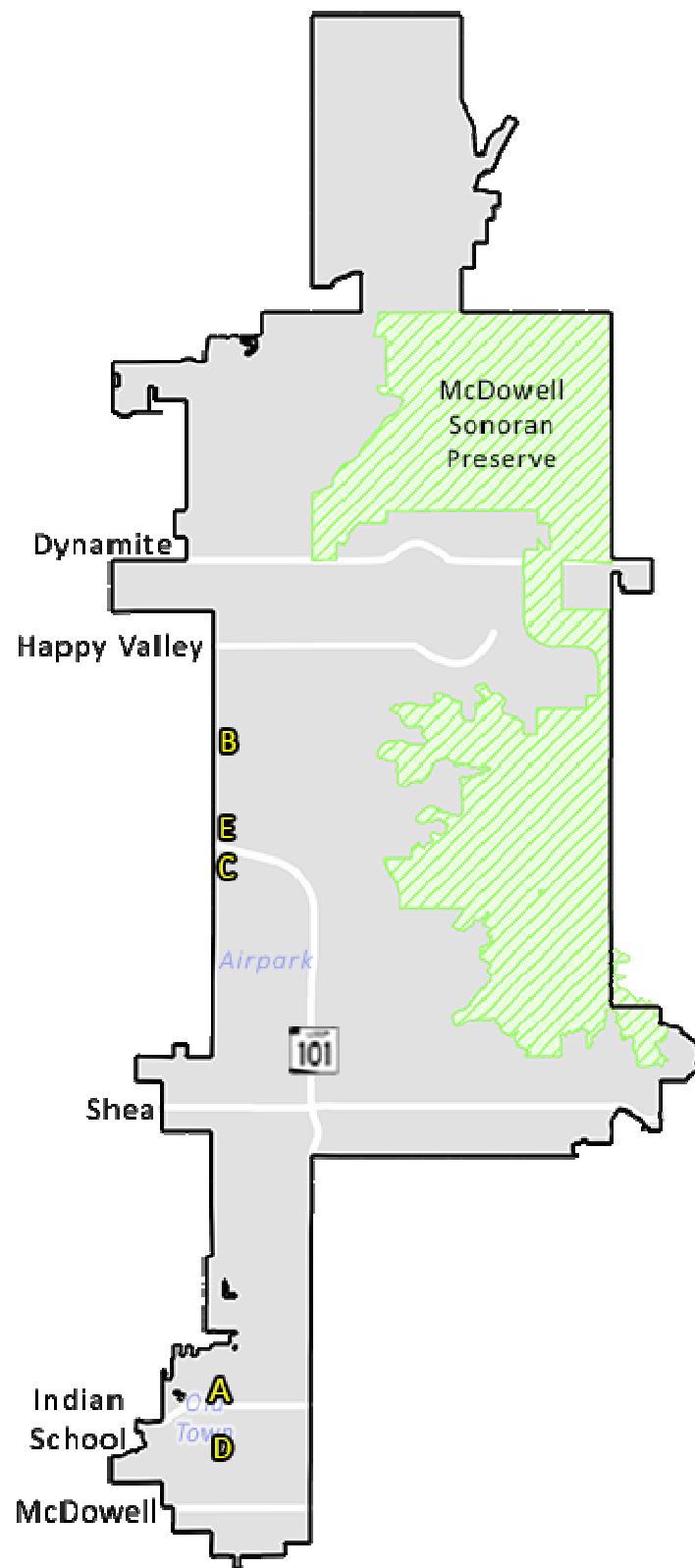
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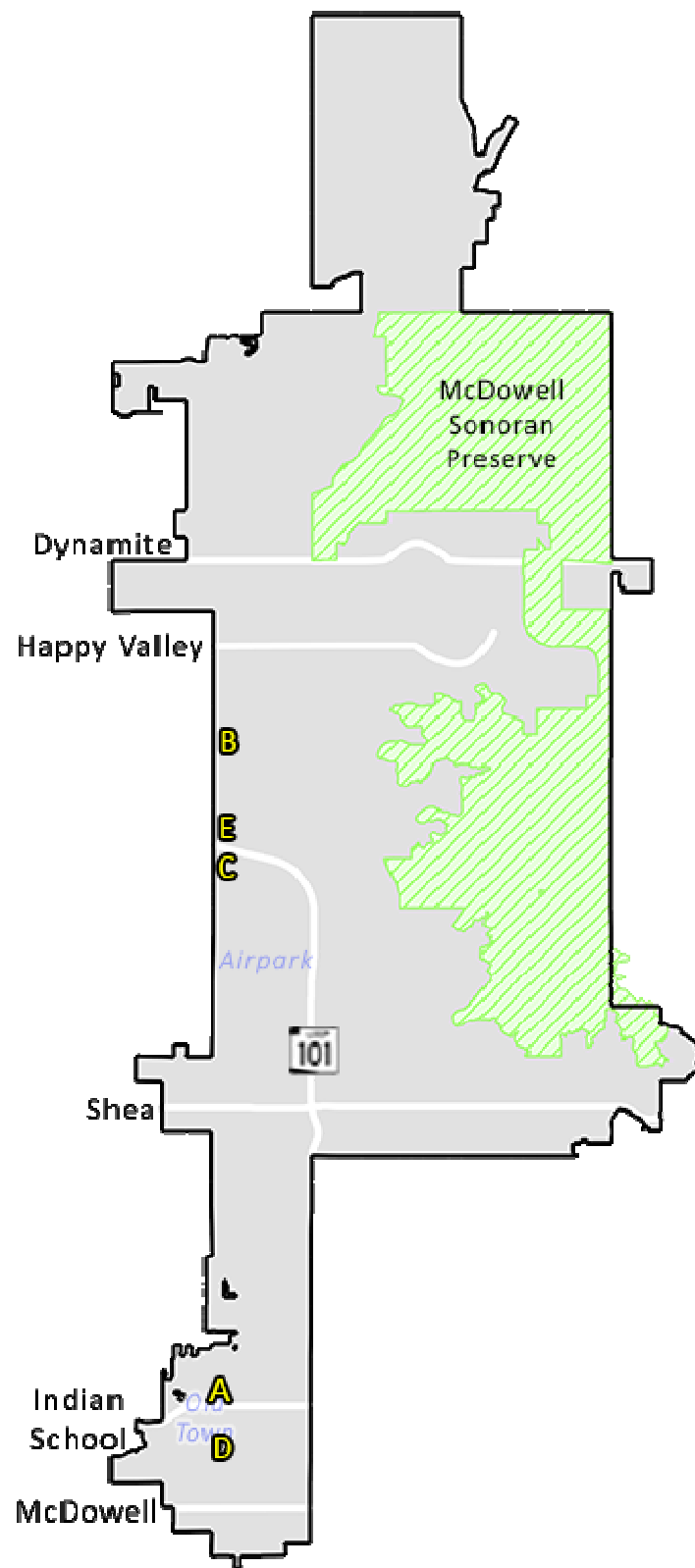
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New Construction

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

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|--|--|

Open Houses - City Hosted

| | |
|----------|---|
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Contact us

Reach P & Z Link at PlanningInfo@ScottsdaleAZ.gov.



You may also visit us at ScottsdaleAZ.gov. This email was sent to doug@jordenlaw.com.

Unsubscribe or manage your email subscriptions [here](#).

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

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Murillo, Jesus

From: Doug Jorden <Doug@jordenlaw.com>
Sent: Wednesday, June 1, 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 Jorden
Jorden Law Firm, P.C.
Direct: (480) 505-3909
Mobile: (602) 228-0151
E-Mail: doug@jordenlaw.com
www.jordenlaw.com

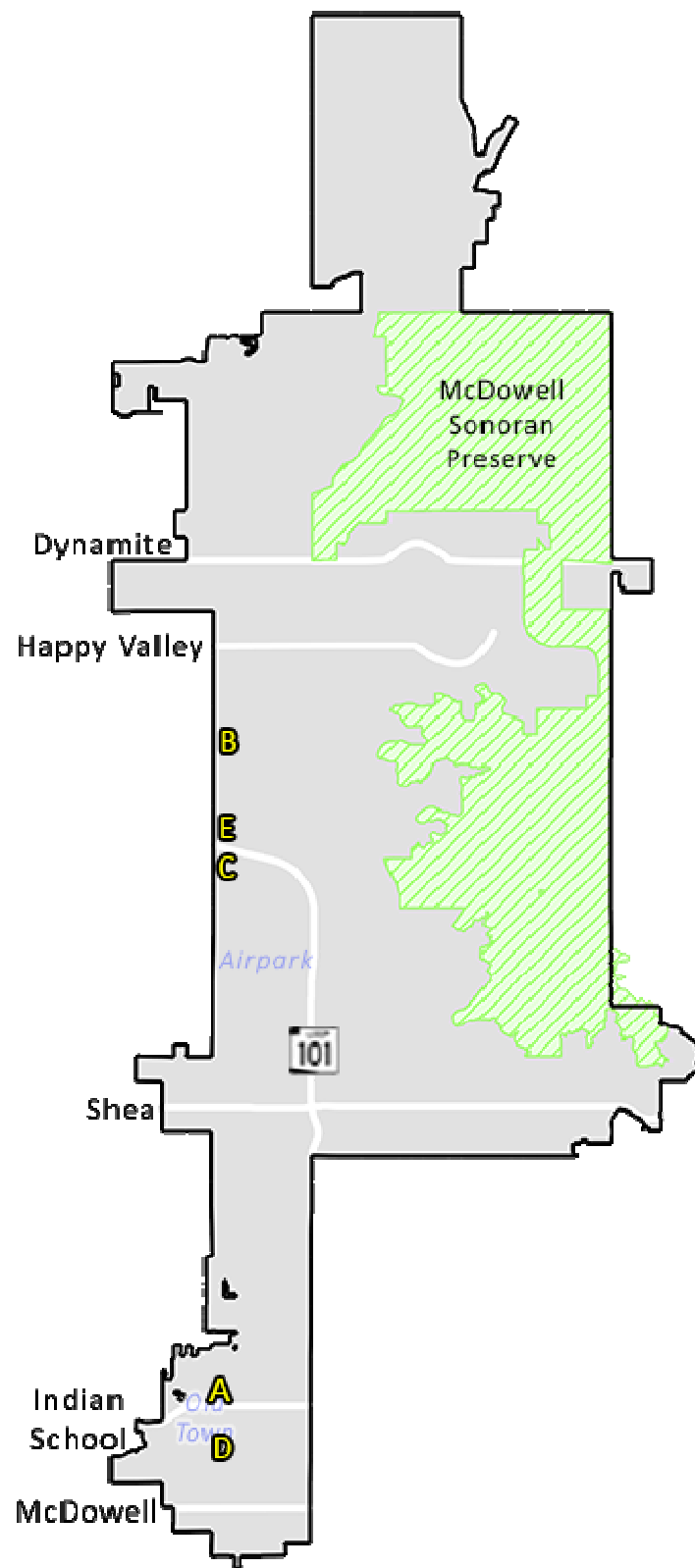
From: City of Scottsdale Subscriptions <subscriptions@scottsdaleaz.gov>
Sent: Friday, May 27, 2022 6:00 PM
To: Doug Jorden <Doug@jordenlaw.com>
Subject: Scottsdale P & Z Link Update



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)

| | |
|---|--|
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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.

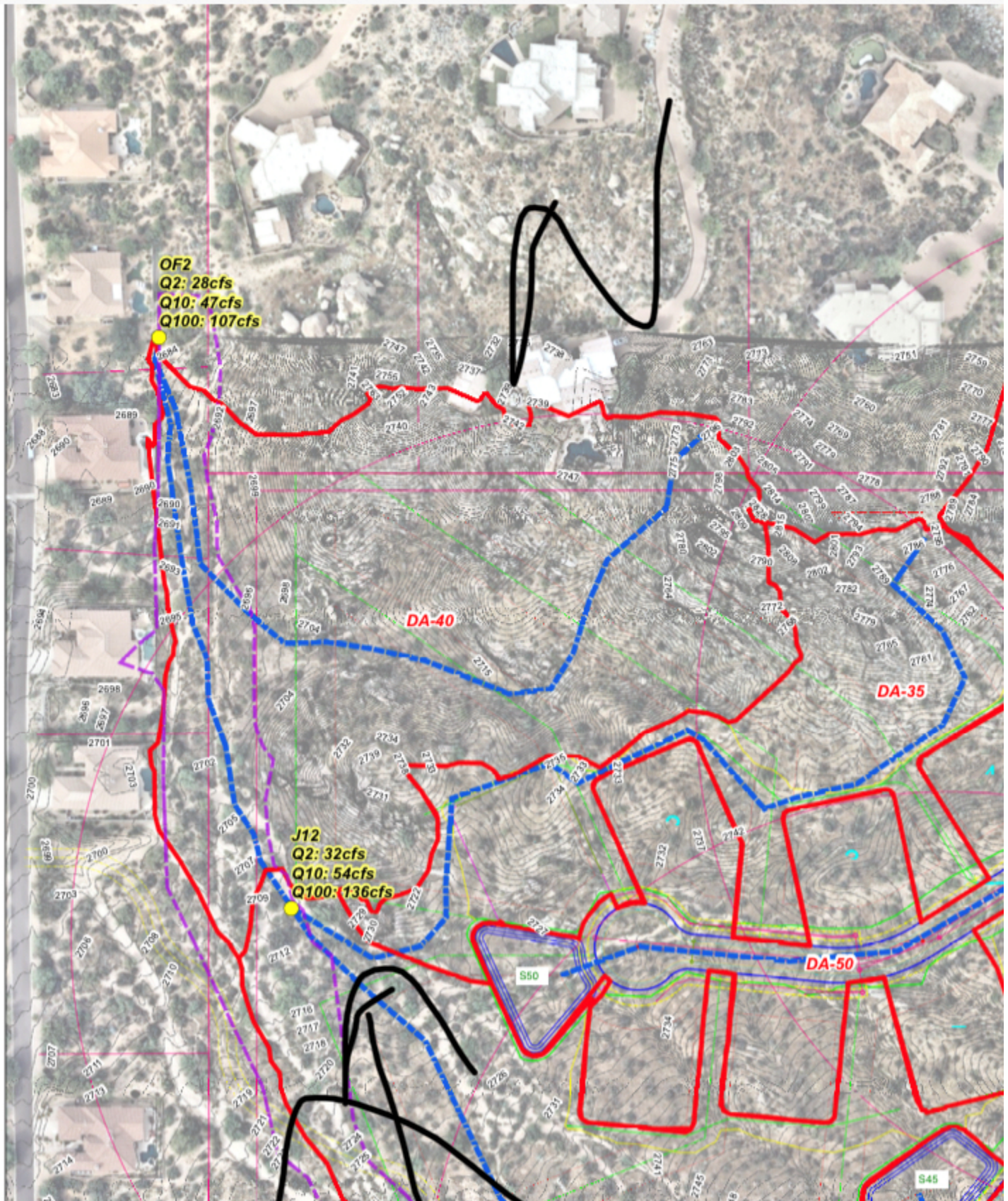
I then discussed a Criterium Kessler Engineers "Conceptual Drainage Study for Troon Ridge Community Association at Saquaro Canyon" that identified a substantial runoff flow shift that has occurred in the Reatta Wash due to significant siltation. Siltation has shifted the flow from it's historical westerly 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.

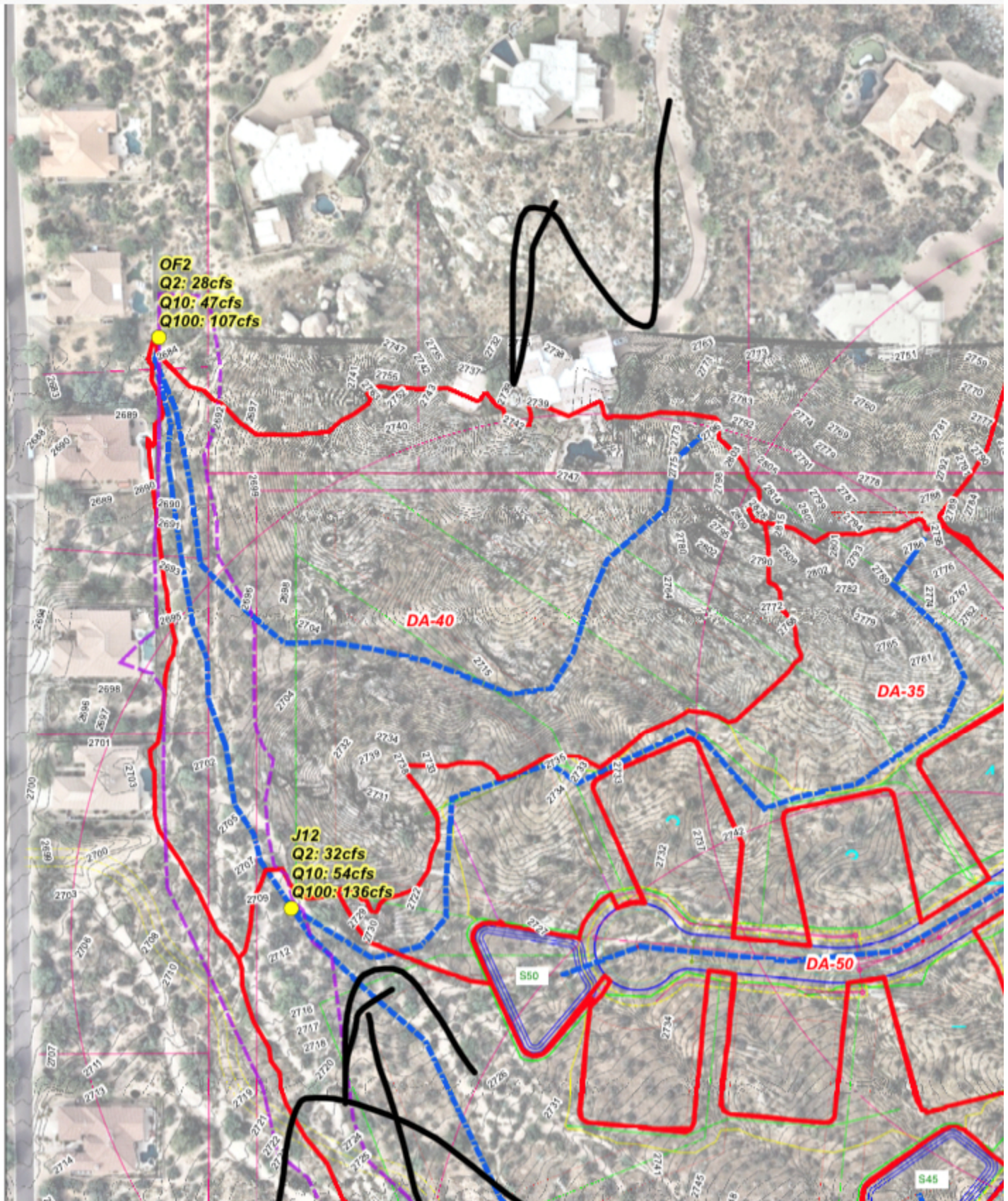
Curtis directed me to email you and ask for a call with you to discuss the status of any mitigation are being considered with the new owner Toll Brothers, as the is part of Reatta Wash is within Preserve IV's site boundary.

Respectfully,

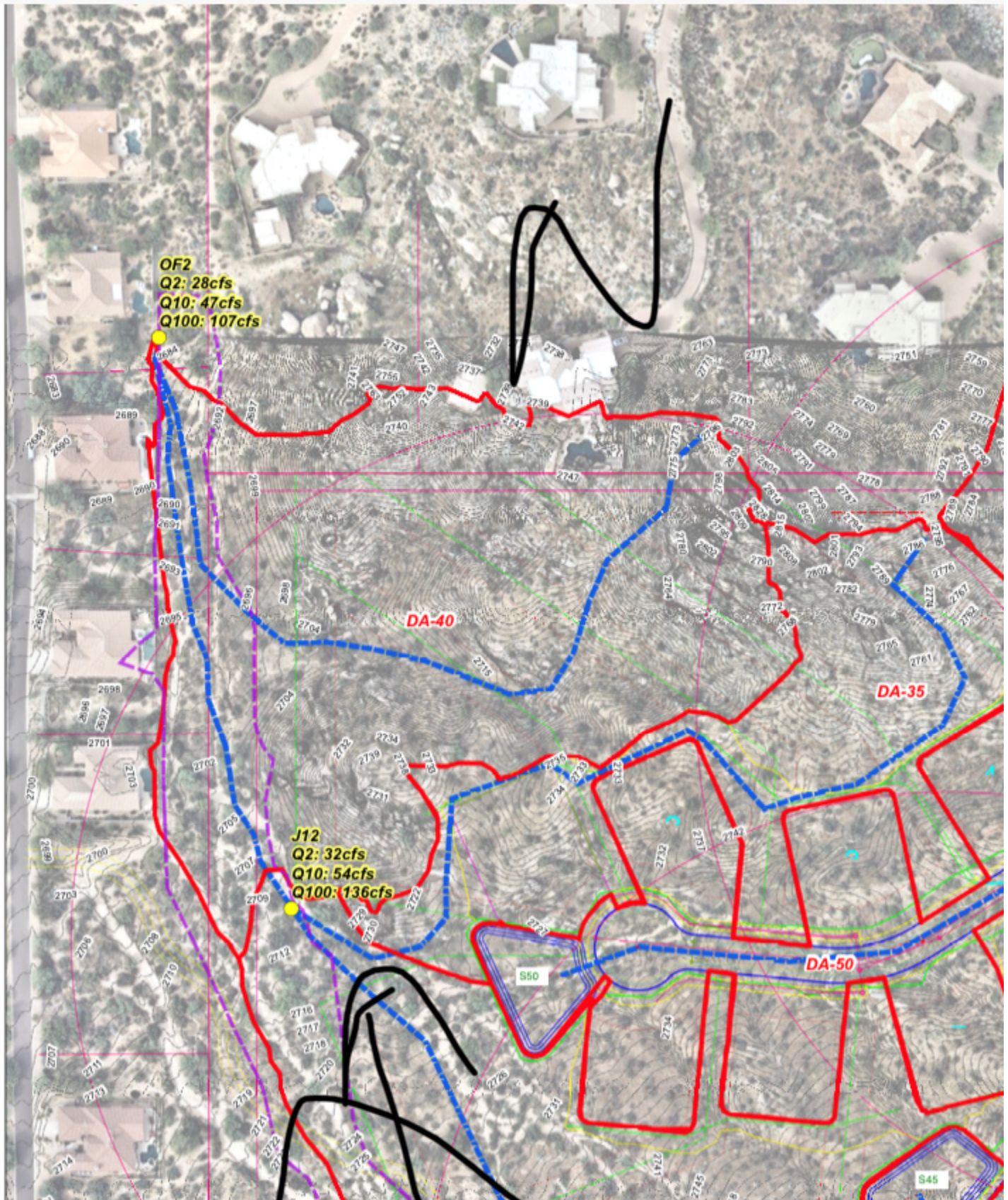
Dave Stewart

4:29





4:29



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

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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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Hi Jesus, anytime next Wednesday is best
Dave Stewart
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23925 N 119th Way, Scottsdale

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From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Wednesday, May 11, 2022 5:46:30 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Re: Preliminary Drainage Report for Preserve IV

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

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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
Dave Stewart
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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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To: D. K. Stewart <d.k.stewart@hotmail.com>
Subject: RE: Preliminary Drainage Report for Preserve IV

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.

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Monday, May 09, 2022 3:05 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Preliminary Drainage Report for Preserve IV

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Jesus,
Dave Stewart
23925 N 119TH Way
Scottsdale

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

Of course the City of Scottsdale should assess and require appropriate and effective runoff management solution

Your consideration and response is greatly appreciated

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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

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

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Hi Jesus, anytime next Wednesday is best
Dave Stewart
612-743-7398
23925 N 119th Way, Scottsdale

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From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Wednesday, May 11, 2022 5:46:30 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Re: Preliminary Drainage Report for Preserve IV

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>
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Murillo, Jesus

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Monday, May 9, 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://scottsdaleaz.gov/pre-application)



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!





April 15, 2022

Keith Nichter
Keith Nichter
1001 W Southern Avenue
Mesa, AZ 85210

RE: **4-PP-2022**

Preserve IV Preliminary Plat
6C712 (Key Code)

Dear Mr. Nichter:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on March 1, 2022. The following **1st Review Comments** represent the review performed by our team and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. Several of the proposed construction envelopes for lots within the subdivision appear to conflict with the requirement for site walls to be a minimum of 15 feet from a side property line. Please revise the Construction Envelope Plan to ensure all construction envelopes respect the 15-foot setback requirement.
2. Please update the project narrative to describe the proposed Natural Area Open Space (NAOS) plan. There are areas of the site that are undisturbed, identified as sensitive areas by the ESL ordinance, and not included or protected by NAOS. Please include these areas within the NAOS plan (i.e., areas between lots "9" and "10," between lots "11" and "12," behind lots "3," and behind lots "4."
3. Please provide cuts and fills exhibit. Item was labeled as such, but was not provided.

Site Analysis:

4. Please identify Natural Area Open Space easements, and all other proposed easements to be dedicated by plat, on all preliminary plat, site plans, and associated case materials.

Engineering:

5. Proposed preliminary plat and Natural Area Open Space locations conflict with existing rights-of-way. Please submit abandonment case/s accordingly (SRC 47, ARTICLE V).

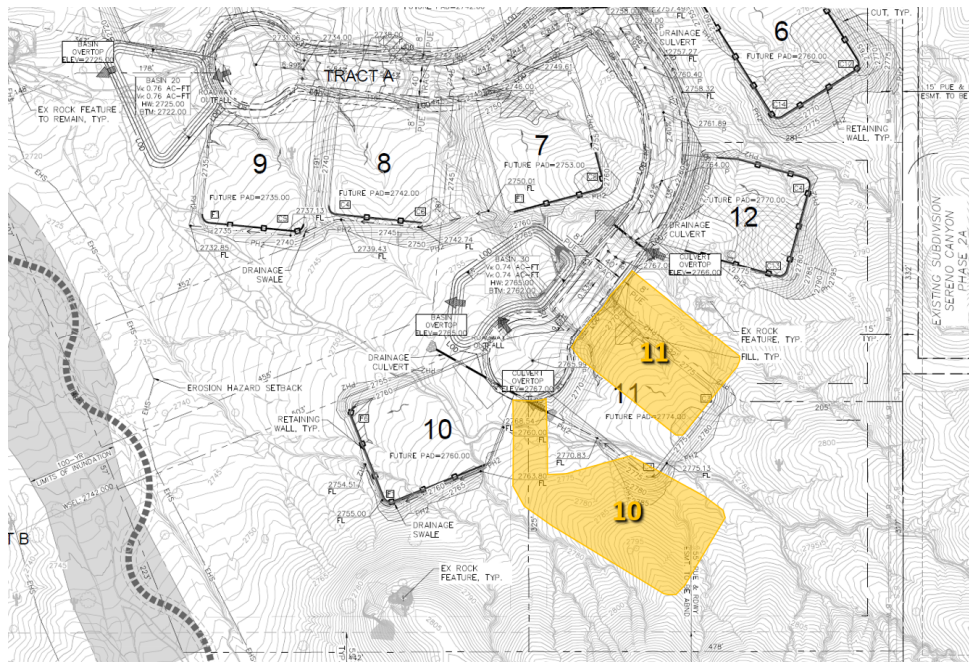
6. Covenant to construct and assurances for public infrastructure will be required prior to final plat recordation. Dollar value will be based on city costs to complete infrastructure. Applicant to acknowledge (SRC Chapter 48).
7. The recordation of this plat will be predicated by a replat of, impacted, portions of Sereno Canyon (SRC 48). Please submit replat preliminary plat case for review prior to this preliminary plat case approval. This replat should also include the cul-de-sac option as further described in DSPM related comment.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

8. Consider reducing the net lot area of some lots to increase the amount of NAOS in the proposed tract.
9. Please adjust proposed building envelopes and lot design for proposed lots "10" and "11" to better be nestle between the larger desert wash(es) as shown below. Proposed lot "11" has enough net lot area above requested amended development standard to be mor sensitive to the existing washes. This design would reduce the amount of disturbance to the second larger wash located within this site. Proposed locations did not reduce the area of either building envelope.



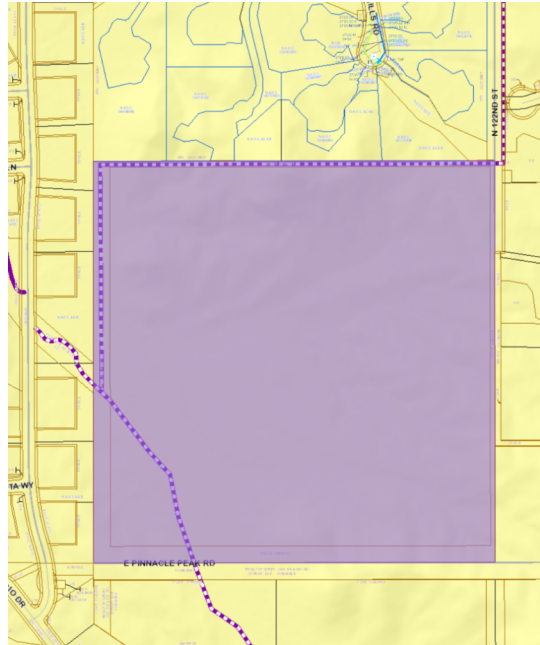
Landscape Design:

10. Please revise the landscape plans to ensure all shrubs are of a minimum 5-gallon size.
11. Please revise the landscape plans to provide details of proposed design, finishes and colors of any subdivision and community walls.

Engineering:

12. Existing N. 122nd Street may not terminate in a dead end nor at the entrance of a private street tract. If the northern portion of N. 122nd Street right-of-way is not abandoned prior to final plat recordation, this plat will be required to dedicate a cul-de-sac, within project boundaries, to accommodate a 50-foot radius cul-de-sac, ahead of private street tract designation (DSPM Section 2-1.309). If abandonment is being considered, please update the proposed preliminary plat with this option so that we may see the PP impacts in case abandonment does not go through.
13. Update proposed preliminary plat utility plans to include water and sewer construction along N. 122nd Street to E. Ranch Gate Road. If to be constructed under separate project, provide specific project reference. Final Plat recordation to be predicated on its construction (DSPM Chapter 3).
14. Maximum length of cul-de-sac street shall not exceed 1500' feet or serve more than 25 lots. Update site plan accordingly (DSPM Section 5-3.800).
15. Public water lines located outside of a public right-of-way, or street tract, must be placed within a minimum 20-foot-wide easement. Please update preliminary plat plans accordingly and as follows (DSPM Section 6-1.419):
 - a. Horizontally, a minimum of 6 feet is required between the water line and the edge of easement,
 - b. The easement will be free of obstructions, shall not be in a fenced area, and shall be accessible always to city service equipment such as trucks and backhoes,
 - c. Easements outside of paved areas shall have a 10' wide hardened patch with a cross-slope not greater than ten (10%) percent and a longitudinal slope not greater than twenty (20%) percent. Hardened paths shall consist of native soil compacted to ninety-five (95%) percent to a depth of 1 foot, and
 - d. Revegetation within the easement shall consist of low growing shrubs. Update site plan accordingly.
16. All public sewer service lines located outside the public right of way must be placed within a minimum 20-foot-wide easement/tract. Please update site plan accordingly, and address the following comments (DSPM 7-1.412):
 - a. SS line easements, located outside of paved areas, shall have a 10-foot-wide hardened patch with a cross-slope not greater than ten (10%) percent and a longitudinal slope not greater than twenty (20%) percent. Hardened paths shall consist of native soil compacted to ninety-five (95%) percent to a depth of 1 foot,
 - b. The sewer service lines shall be located a minimum of 6 feet from the edge of the easement.
 - c. The easement will be accessible from a public right-of-way, will be free of obstructions and will be accessible always to city service equipment, and
 - d. Any revegetation within the easement will consist of low growing shrubs. Trees may be located along the edge of the easement but not within 7 feet of the sewer service line as measured to the trunk of the tree.
17. Per Transportation Master Plan, please update submittal to provide city standard trail along north and west project boundaries and up along N. 122nd Street, to N. Alameda Road. If right-of-way along these corridors is to be abandoned with project, a trail easement will need to be provided along these corridors (DSPM Section 8-3.100). Adjustment to proposed Water Tank Location will

need to be made to accommodate required trail or, alternatively, provide trail along southern and eastern boundaries (which then better accommodates the required WSF easement hardened path along project eastern boundary). Please update submittal with trails accordingly.



18. Final Basis of Design Reports must be reviewed and accepted by the Water Resources Department prior to approval by the Development Review Board (DSPM Section 6-1.202 and 7-1.201). Update BODs accordingly.

Water and Wastewater:

19. Please submit the revised Water and Wastewater Design Reports to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.
20. Please update the BOD reports to provide the ejector sewer system to be designed according to Design Standards and Policies Manual Section 7-1.410.
21. Please update the BOD reports to provide a connection to the waterline located within in E. Mariposa Grande Drive to reduce the length of the dead-end pipe to the maximum of 1,200 feet (DSPM Section 6-1.403),
22. Please update the BOD reports to provide the data for the maximum day and fire flow scenario. These calculations are not currently included.

Circulation:

23. The preliminary plat is not consistent with the Transportation Plan's Vehicular, Pedestrian, and Trails Plan. The Vehicular, Pedestrian, and Trails Plan identifies a trail located within the wash area. Please provide a trail easement (PNMAE) located within the sand bottom portion of the wash located in the southwest portion of the site (2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails), Scottsdale Trails Master Plan (Trail Network), February 2004, DSPM Section 8-3.200. Municipal Code 48-6 (b)). Please also update the proposed "trail easement" as a Public Non-Motorized Access Easement.
24. Please update the preliminary plat, circulation plan, and all associated case materials, to provide a minimum 25-foot-wide trail easement over the wash in the southwest corner of the site (DSPM

Section 8-3.000; Ad Hoc Citizens Trails Task Force Final Report 2009; 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails).

25. Please update the preliminary plat, circulation plan, and all associated case materials, to provide a minimum 15-foot-wide trail easement (PNMAE) along the northern property boundary and along the western boundary, from the wash, to the north property line (DSPM Section 8-3.000; Ad Hoc Citizens Trails Task Force Final Report 2009; 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails).
26. Required trail improvements along the N. 122nd Street alignment are not to be in conflict with the proposed street connection located in the northeastern portion of the site. Trail improvements shall be updated to be located along the N. 122nd Street alignment if these portions of right-of-way are to be abandoned.

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27. Please submit the revised Drainage Report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. Please update the case drainage report to address the following:
 - a. Cover Sheet (DSPM Chapter 1):
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 - ii. Flood information – index data is incorrect (should be 7/20/21), FIRM Zone shall be zone “X”, incorrect information provided on the plan,
 - iii. Please update the zoning district designation to R1-130 ESL, versus the R-130 provided,
 - iv. Please provide consistent legal description (township), different in drainage report,
 - v. Complete/verify list of abbreviations used,
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 - i. Please provide missing Top of Curb Elevation at the intersection of lot lines with the tract or right-of-way lines,
 - ii. Please provide missing street names,
 - iii. Four culverts/pipes missing INV Elevation, sizes, or slope information
 - iv. Provide NAOS boundaries,
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 - i. Provide side slope ration for steeply re-graded spots (around retaining wall),
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- a. Figure “5,” “Existing Condition Hydrology Map,” and Figure 6, “Post Development Hydrology Map,” shall have “Q” for all inflow from other communities shown. Several of “Q” number in Figure does not match the value from output from the appendix PCSWMM report. Identify whether the flow length for basin DA-10 and DA-05 area same. Please verify.
- b. Table “2” runoff summary, values do not match Figure “5,” “6,” and appendix on many entries. Please identify which is the correct value; Based on the topo info and lot elevation information, sizing of basin “20” shall be designed for runoff from some pavement area including proposed Lot “1-5” and “7-9.” As a rough estimation, using visual observation, it is around 9 acres in disturbed area contributing to DB20--- Volume of D20 should be sufficient. Please provide analysis of the disturbed area for each of the basin in the report and provided pipe at bottom of basins.
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If you have any questions, or need further assistance please contact me at 480-312-7849 or at jmurillo@scottsdaleAZ.gov.

Sincerely,

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Jesus Murillo
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 4-PP-2022

Key Code: 6C712

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- ☒ Updated Preliminary Plat:
- ☒ Updated NAOS Plan:
- ☒ Updated Building Envelope
- ☒ Cuts & Fills Site Plan

Technical Reports: Please submit one (1) digital copy of each report requested

- ☒ Revised Drainage Report:
- ☒ Revised Storm Water Waiver:
- ☒ Revised Wastewater Design Report:

Resubmit the revised Drainage Reports and Water and Wastewater Report application to your Project Coordinator.

•

Murillo, Jesus

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Monday, May 9, 2022 3:05 PM
To: Murillo, Jesus
Subject: Preliminary Drainage Report for Preserve IV

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

Jesus,
Dave Stewart
23925 N 119TH Way
Scottsdale

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

Of course the City of Scottsdale should assess and require appropriate and effective runoff management solution

Your consideration and response is greatly appreciated

Get [Outlook for iOS](#)

Murillo, Jesus

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Friday, May 6, 2022 8:19 AM
To: Murillo, Jesus
Subject: 23925 N 119th Way site visit

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

Good morning, Jesus

Dave Stewart trying to confirm that you and Curtis Neal will be on site Monday May 9 or Tuesday May 10 next week as you proposed in an earlier email

Please confirm

Dave Stewart 612-743-7398

Thank you

Get [Outlook for iOS](#)

Murillo, Jesus

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Wednesday, May 4, 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

⚠ 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

Get [Outlook for iOS](#)

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.

To that effect I request to review this project's drainage plan to insure mitigation of potential storm water damage.

Dave Stewart

612-743-7398

Get [Outlook for iOS](#)



April 15, 2022

Keith Nichter
Keith Nichter
1001 W Southern Avenue
Mesa, AZ 85210

RE: **4-PP-2022**

Preserve IV Preliminary Plat
6C712 (Key Code)

Dear Mr. Nichter:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on March 1, 2022. The following **1st Review Comments** represent the review performed by our team and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. Several of the proposed construction envelopes for lots within the subdivision appear to conflict with the requirement for site walls to be a minimum of 15 feet from a side property line. Please revise the Construction Envelope Plan to ensure all construction envelopes respect the 15-foot setback requirement.
2. Please update the project narrative to describe the proposed Natural Area Open Space (NAOS) plan. There are areas of the site that are undisturbed, identified as sensitive areas by the ESL ordinance, and not included or protected by NAOS. Please include these areas within the NAOS plan (i.e., areas between lots "9" and "10," between lots "11" and "12," behind lots "3," and behind lots "4."
3. Please provide cuts and fills exhibit. Item was labeled as such, but was not provided.

Site Analysis:

4. Please identify Natural Area Open Space easements, and all other proposed easements to be dedicated by plat, on all preliminary plat, site plans, and associated case materials.

Engineering:

5. Proposed preliminary plat and Natural Area Open Space locations conflict with existing rights-of-way. Please submit abandonment case/s accordingly (SRC 47, ARTICLE V).

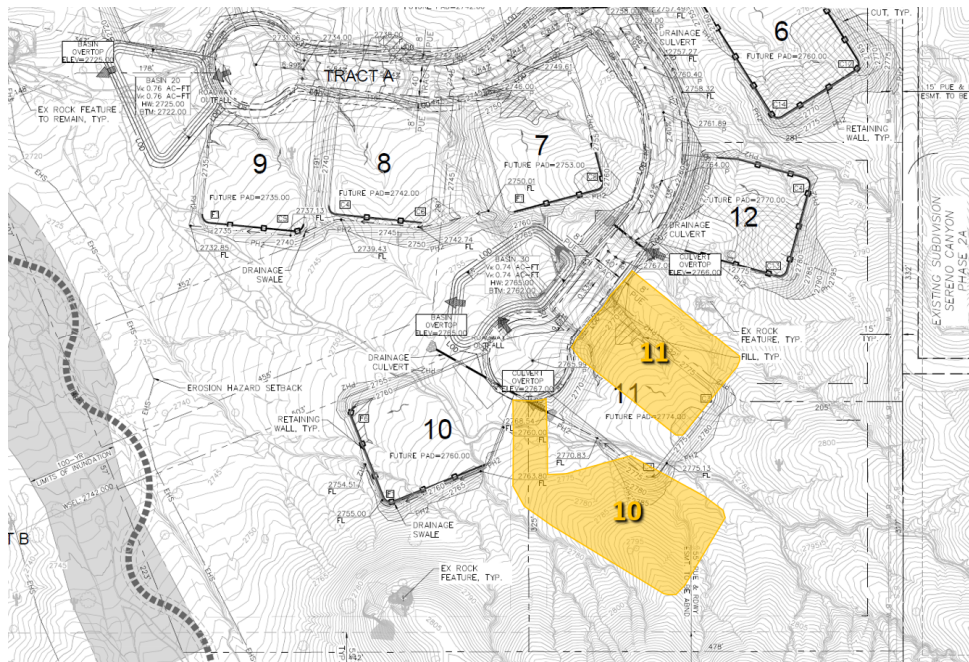
6. Covenant to construct and assurances for public infrastructure will be required prior to final plat recordation. Dollar value will be based on city costs to complete infrastructure. Applicant to acknowledge (SRC Chapter 48).
7. The recordation of this plat will be predicated by a replat of, impacted, portions of Sereno Canyon (SRC 48). Please submit replat preliminary plat case for review prior to this preliminary plat case approval. This replat should also include the cul-de-sac option as further described in DSPM related comment.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

8. Consider reducing the net lot area of some lots to increase the amount of NAOS in the proposed tract.
9. Please adjust proposed building envelopes and lot design for proposed lots "10" and "11" to better be nestle between the larger desert wash(es) as shown below. Proposed lot "11" has enough net lot area above requested amended development standard to be mor sensitive to the existing washes. This design would reduce the amount of disturbance to the second larger wash located within this site. Proposed locations did not reduce the area of either building envelope.



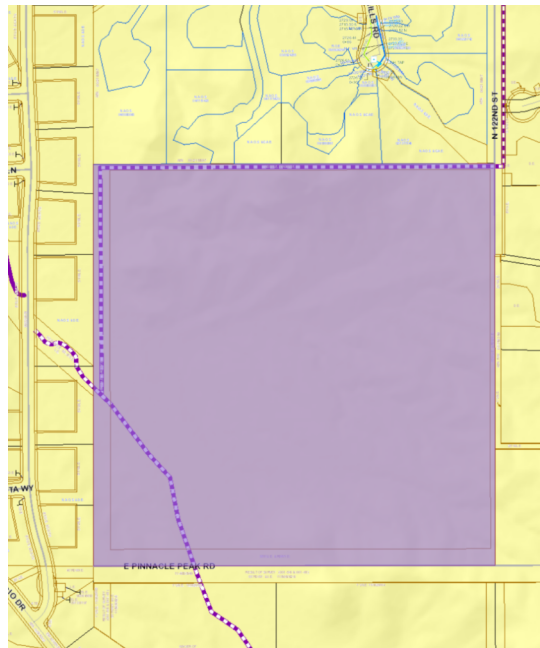
Landscape Design:

10. Please revise the landscape plans to ensure all shrubs are of a minimum 5-gallon size.
11. Please revise the landscape plans to provide details of proposed design, finishes and colors of any subdivision and community walls.

Engineering:

12. Existing N. 122nd Street may not terminate in a dead end nor at the entrance of a private street tract. If the northern portion of N. 122nd Street right-of-way is not abandoned prior to final plat recordation, this plat will be required to dedicate a cul-de-sac, within project boundaries, to accommodate a 50-foot radius cul-de-sac, ahead of private street tract designation (DSPM Section 2-1.309). If abandonment is being considered, please update the proposed preliminary plat with this option so that we may see the PP impacts in case abandonment does not go through.
13. Update proposed preliminary plat utility plans to include water and sewer construction along N. 122nd Street to E. Ranch Gate Road. If to be constructed under separate project, provide specific project reference. Final Plat recordation to be predicated on its construction (DSPM Chapter 3).
14. Maximum length of cul-de-sac street shall not exceed 1500' feet or serve more than 25 lots. Update site plan accordingly (DSPM Section 5-3.800).
15. Public water lines located outside of a public right-of-way, or street tract, must be placed within a minimum 20-foot-wide easement. Please update preliminary plat plans accordingly and as follows (DSPM Section 6-1.419):
 - a. Horizontally, a minimum of 6 feet is required between the water line and the edge of easement,
 - b. The easement will be free of obstructions, shall not be in a fenced area, and shall be accessible always to city service equipment such as trucks and backhoes,
 - c. Easements outside of paved areas shall have a 10' wide hardened patch with a cross-slope not greater than ten (10%) percent and a longitudinal slope not greater than twenty (20%) percent. Hardened paths shall consist of native soil compacted to ninety-five (95%) percent to a depth of 1 foot, and
 - d. Revegetation within the easement shall consist of low growing shrubs. Update site plan accordingly.
16. All public sewer service lines located outside the public right of way must be placed within a minimum 20-foot-wide easement/tract. Please update site plan accordingly, and address the following comments (DSPM 7-1.412):
 - a. SS line easements, located outside of paved areas, shall have a 10-foot-wide hardened patch with a cross-slope not greater than ten (10%) percent and a longitudinal slope not greater than twenty (20%) percent. Hardened paths shall consist of native soil compacted to ninety-five (95%) percent to a depth of 1 foot,
 - b. The sewer service lines shall be located a minimum of 6 feet from the edge of the easement.
 - c. The easement will be accessible from a public right-of-way, will be free of obstructions and will be accessible always to city service equipment, and
 - d. Any revegetation within the easement will consist of low growing shrubs. Trees may be located along the edge of the easement but not within 7 feet of the sewer service line as measured to the trunk of the tree.
17. Per Transportation Master Plan, please update submittal to provide city standard trail along north and west project boundaries and up along N. 122nd Street, to N. Alameda Road. If right-of-way along these corridors is to be abandoned with project, a trail easement will need to be provided along these corridors (DSPM Section 8-3.100). Adjustment to proposed Water Tank Location will

need to be made to accommodate required trail or, alternatively, provide trail along southern and eastern boundaries (which then better accommodates the required WSF easement hardened path along project eastern boundary). Please update submittal with trails accordingly.



18. Final Basis of Design Reports must be reviewed and accepted by the Water Resources Department prior to approval by the Development Review Board (DSPM Section 6-1.202 and 7-1.201). Update BODs accordingly.

Water and Wastewater:

19. Please submit the revised Water and Wastewater Design Reports to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.
20. Please update the BOD reports to provide the ejector sewer system to be designed according to Design Standards and Policies Manual Section 7-1.410.
21. Please update the BOD reports to provide a connection to the waterline located within in E. Mariposa Grande Drive to reduce the length of the dead-end pipe to the maximum of 1,200 feet (DSPM Section 6-1.403),
22. Please update the BOD reports to provide the data for the maximum day and fire flow scenario. These calculations are not currently included.

Circulation:

23. The preliminary plat is not consistent with the Transportation Plan's Vehicular, Pedestrian, and Trails Plan. The Vehicular, Pedestrian, and Trails Plan identifies a trail located within the wash area. Please provide a trail easement (PNMAE) located within the sand bottom portion of the wash located in the southwest portion of the site (2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails), Scottsdale Trails Master Plan (Trail Network), February 2004, DSPM Section 8-3.200. Municipal Code 48-6 (b)). Please also update the proposed "trail easement" as a Public Non-Motorized Access Easement.
24. Please update the preliminary plat, circulation plan, and all associated case materials, to provide a minimum 25-foot-wide trail easement over the wash in the southwest corner of the site (DSPM

Section 8-3.000; Ad Hoc Citizens Trails Task Force Final Report 2009; 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails).

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Jesus Murillo
Senior Planner

ATTACHMENT A
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Key Code: 6C712

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- ☒ Revised Storm Water Waiver:
- ☒ Revised Wastewater Design Report:

Resubmit the revised Drainage Reports and Water and Wastewater Report application to your Project Coordinator.

•

Murillo, Jesus

From: Nichter, Keith <Keith.Nichter@kimley-horn.com>
Sent: Tuesday, May 3, 2022 10:22 AM
To: D. K. Stewart; Murillo, Jesus
Cc: Hill, Zach
Subject: RE: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV

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

Mr. Stewart,

Thanks for reaching out. We are currently working on our second submittal but please see the link below for a copy of the 1st submittal drainage report.

<https://kimley-horn.securevdr.com/d-sc9bae1c1b4b0419b88c5009045a9981d>

Consistent with the City of Scottsdale pre vs. post requirements this project will not negatively impact the existing flows. We cannot make any claims about the impacts from the original designs or current conditions. But, our project will not change the characteristics of the existing wash or historic drainage patterns.

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: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Tuesday, April 26, 2022 12:15 PM
To: jmurillo@scottsdaleaz.gov; Nichter, Keith <Keith.Nichter@kimley-horn.com>
Subject: Fwd: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV

You don't often get email from d.k.stewart@hotmail.com. [Learn why this is important](#)

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

Get [Outlook for iOS](#)

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

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To that effect I request to review this project's drainage plan to insure mitigation of potential storm water damage.

Dave Stewart

612-743-7398

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Murillo, Jesus

From: Daniel Ostermann <sq.daniel.ostermann@gmail.com>
Sent: Thursday, April 28, 2022 2:18 PM
To: Murillo, Jesus
Subject: Re: Preserve IV
Attachments: 4PP2022_FirstReview.doc

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

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
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 12:59 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Hello Dan,

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





April 15, 2022

Keith Nichter
Keith Nichter
1001 W Southern Avenue
Mesa, AZ 85210

RE: **4-PP-2022**

Preserve IV Preliminary Plat
6C712 (Key Code)

Dear Mr. Nichter:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on March 1, 2022. The following **1st Review Comments** represent the review performed by our team and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. Several of the proposed construction envelopes for lots within the subdivision appear to conflict with the requirement for site walls to be a minimum of 15 feet from a side property line. Please revise the Construction Envelope Plan to ensure all construction envelopes respect the 15-foot setback requirement.
2. Please update the project narrative to describe the proposed Natural Area Open Space (NAOS) plan. There are areas of the site that are undisturbed, identified as sensitive areas by the ESL ordinance, and not included or protected by NAOS. Please include these areas within the NAOS plan (i.e., areas between lots "9" and "10," between lots "11" and "12," behind lots "3," and behind lots "4."
3. Please provide cuts and fills exhibit. Item was labeled as such, but was not provided.

Site Analysis:

4. Please identify Natural Area Open Space easements, and all other proposed easements to be dedicated by plat, on all preliminary plat, site plans, and associated case materials.

Engineering:

5. Proposed preliminary plat and Natural Area Open Space locations conflict with existing rights-of-way. Please submit abandonment case/s accordingly (SRC 47, ARTICLE V).

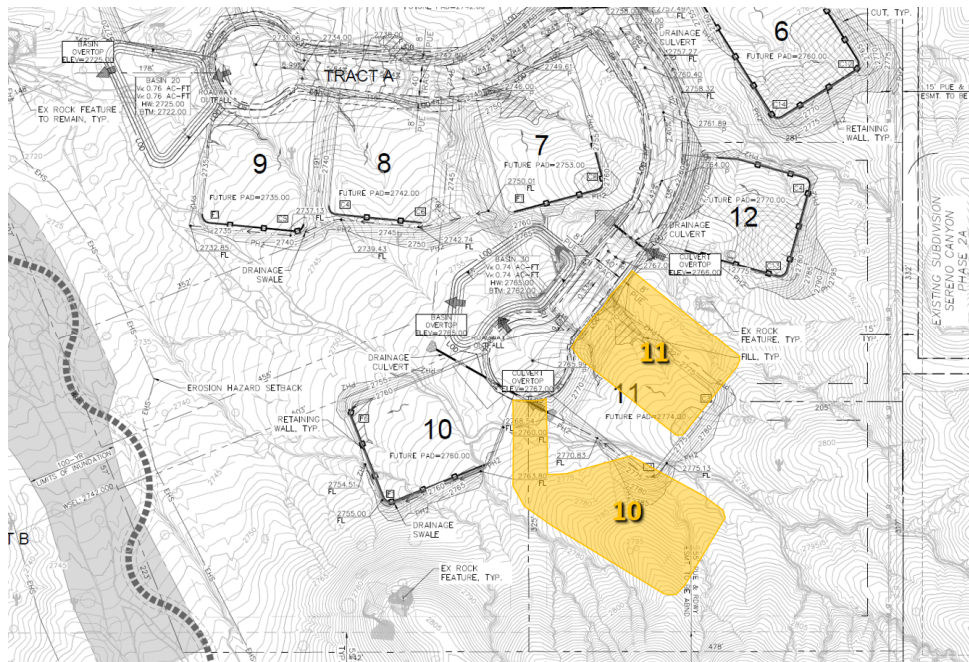
6. Covenant to construct and assurances for public infrastructure will be required prior to final plat recordation. Dollar value will be based on city costs to complete infrastructure. Applicant to acknowledge (SRC Chapter 48).
7. The recordation of this plat will be predicated by a replat of, impacted, portions of Sereno Canyon (SRC 48). Please submit replat preliminary plat case for review prior to this preliminary plat case approval. This replat should also include the cul-de-sac option as further described in DSPM related comment.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

8. Consider reducing the net lot area of some lots to increase the amount of NAOS in the proposed tract.
9. Please adjust proposed building envelopes and lot design for proposed lots "10" and "11" to better be nestle between the larger desert wash(es) as shown below. Proposed lot "11" has enough net lot area above requested amended development standard to be mor sensitive to the existing washes. This design would reduce the amount of disturbance to the second larger wash located within this site. Proposed locations did not reduce the area of either building envelope.



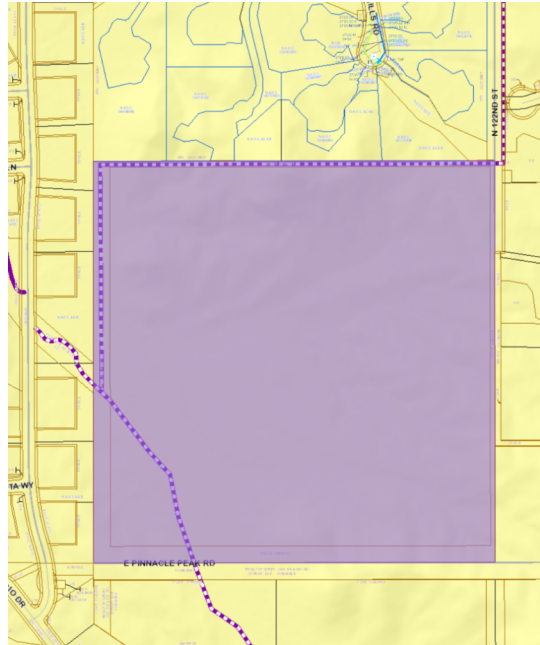
Landscape Design:

10. Please revise the landscape plans to ensure all shrubs are of a minimum 5-gallon size.
11. Please revise the landscape plans to provide details of proposed design, finishes and colors of any subdivision and community walls.

Engineering:

12. Existing N. 122nd Street may not terminate in a dead end nor at the entrance of a private street tract. If the northern portion of N. 122nd Street right-of-way is not abandoned prior to final plat recordation, this plat will be required to dedicate a cul-de-sac, within project boundaries, to accommodate a 50-foot radius cul-de-sac, ahead of private street tract designation (DSPM Section 2-1.309). If abandonment is being considered, please update the proposed preliminary plat with this option so that we may see the PP impacts in case abandonment does not go through.
13. Update proposed preliminary plat utility plans to include water and sewer construction along N. 122nd Street to E. Ranch Gate Road. If to be constructed under separate project, provide specific project reference. Final Plat recordation to be predicated on its construction (DSPM Chapter 3).
14. Maximum length of cul-de-sac street shall not exceed 1500' feet or serve more than 25 lots. Update site plan accordingly (DSPM Section 5-3.800).
15. Public water lines located outside of a public right-of-way, or street tract, must be placed within a minimum 20-foot-wide easement. Please update preliminary plat plans accordingly and as follows (DSPM Section 6-1.419):
 - a. Horizontally, a minimum of 6 feet is required between the water line and the edge of easement,
 - b. The easement will be free of obstructions, shall not be in a fenced area, and shall be accessible always to city service equipment such as trucks and backhoes,
 - c. Easements outside of paved areas shall have a 10' wide hardened patch with a cross-slope not greater than ten (10%) percent and a longitudinal slope not greater than twenty (20%) percent. Hardened paths shall consist of native soil compacted to ninety-five (95%) percent to a depth of 1 foot, and
 - d. Revegetation within the easement shall consist of low growing shrubs. Update site plan accordingly.
16. All public sewer service lines located outside the public right of way must be placed within a minimum 20-foot-wide easement/tract. Please update site plan accordingly, and address the following comments (DSPM 7-1.412):
 - a. SS line easements, located outside of paved areas, shall have a 10-foot-wide hardened patch with a cross-slope not greater than ten (10%) percent and a longitudinal slope not greater than twenty (20%) percent. Hardened paths shall consist of native soil compacted to ninety-five (95%) percent to a depth of 1 foot,
 - b. The sewer service lines shall be located a minimum of 6 feet from the edge of the easement.
 - c. The easement will be accessible from a public right-of-way, will be free of obstructions and will be accessible always to city service equipment, and
 - d. Any revegetation within the easement will consist of low growing shrubs. Trees may be located along the edge of the easement but not within 7 feet of the sewer service line as measured to the trunk of the tree.
17. Per Transportation Master Plan, please update submittal to provide city standard trail along north and west project boundaries and up along N. 122nd Street, to N. Alameda Road. If right-of-way along these corridors is to be abandoned with project, a trail easement will need to be provided along these corridors (DSPM Section 8-3.100). Adjustment to proposed Water Tank Location will

need to be made to accommodate required trail or, alternatively, provide trail along southern and eastern boundaries (which then better accommodates the required WSF easement hardened path along project eastern boundary). Please update submittal with trails accordingly.



18. Final Basis of Design Reports must be reviewed and accepted by the Water Resources Department prior to approval by the Development Review Board (DSPM Section 6-1.202 and 7-1.201). Update BODs accordingly.

Water and Wastewater:

19. Please submit the revised Water and Wastewater Design Reports to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.
20. Please update the BOD reports to provide the ejector sewer system to be designed according to Design Standards and Policies Manual Section 7-1.410.
21. Please update the BOD reports to provide a connection to the waterline located within in E. Mariposa Grande Drive to reduce the length of the dead-end pipe to the maximum of 1,200 feet (DSPM Section 6-1.403),
22. Please update the BOD reports to provide the data for the maximum day and fire flow scenario. These calculations are not currently included.

Circulation:

23. The preliminary plat is not consistent with the Transportation Plan's Vehicular, Pedestrian, and Trails Plan. The Vehicular, Pedestrian, and Trails Plan identifies a trail located within the wash area. Please provide a trail easement (PNMAE) located within the sand bottom portion of the wash located in the southwest portion of the site (2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails), Scottsdale Trails Master Plan (Trail Network), February 2004, DSPM Section 8-3.200. Municipal Code 48-6 (b)). Please also update the proposed "trail easement" as a Public Non-Motorized Access Easement.
24. Please update the preliminary plat, circulation plan, and all associated case materials, to provide a minimum 25-foot-wide trail easement over the wash in the southwest corner of the site (DSPM

Section 8-3.000; Ad Hoc Citizens Trails Task Force Final Report 2009; 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails).

25. Please update the preliminary plat, circulation plan, and all associated case materials, to provide a minimum 15-foot-wide trail easement (PNMAE) along the northern property boundary and along the western boundary, from the wash, to the north property line (DSPM Section 8-3.000; Ad Hoc Citizens Trails Task Force Final Report 2009; 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails).
26. Required trail improvements along the N. 122nd Street alignment are not to be in conflict with the proposed street connection located in the northeastern portion of the site. Trail improvements shall be updated to be located along the N. 122nd Street alignment if these portions of right-of-way are to be abandoned.

Drainage:

27. Please submit the revised Drainage Report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. Please update the case drainage report to address the following:
 - a. Cover Sheet (DSPM Chapter 1):
 - i. Missing City of Scottsdale General Note,
 - ii. Flood information – index data is incorrect (should be 7/20/21), FIRM Zone shall be zone “X”, incorrect information provided on the plan,
 - iii. Please update the zoning district designation to R1-130 ESL, versus the R-130 provided,
 - iv. Please provide consistent legal description (township), different in drainage report,
 - v. Complete/verify list of abbreviations used,
 - b. Sheets 3 and 4 (DSPM Chapter 4):
 - i. Please provide missing Top of Curb Elevation at the intersection of lot lines with the tract or right-of-way lines,
 - ii. Please provide missing street names,
 - iii. Four culverts/pipes missing INV Elevation, sizes, or slope information
 - iv. Provide NAOS boundaries,
 - v. “A-A” cross-sections missing on cover sheet,
 - vi. Cross-section B-B, C-C, D-D, E-E cross sections do not appear anywhere else.
 - c. Grading and Drainage Plan (Chapter 4):
 - i. Provide side slope ration for steeply re-graded spots (around retaining wall),
 - ii. Provide Cross-Section views as necessary (stability concerns,
 - iii. Please use call out to put elevation numbers away from dark/densely line areas for readability; prefer no overlapping with heavy lined area,
 - iv. Specify pipe gauge for 75-year design life,
 - i. Provide “grading contraction” notes with a list of related items,
 - ii. Provide pipe profile/section views,
 - i. Provide pipe end treatment/riprap as needed.

28. See case Drainage Reports for additional comments, and respond to the following comments as follows:

- a. Figure “5,” “Existing Condition Hydrology Map,” and Figure 6, “Post Development Hydrology Map,” shall have “Q” for all inflow from other communities shown. Several of “Q” number in Figure does not match the value from output from the appendix PCSWMM report. Identify whether the flow length for basin DA-10 and DA-05 area same. Please verify.
- b. Table “2” runoff summary, values do not match Figure “5,” “6,” and appendix on many entries. Please identify which is the correct value; Based on the topo info and lot elevation information, sizing of basin “20” shall be designed for runoff from some pavement area including proposed Lot “1-5” and “7-9.” As a rough estimation, using visual observation, it is around 9 acres in disturbed area contributing to DB20--- Volume of D20 should be sufficient. Please provide analysis of the disturbed area for each of the basin in the report and provided pipe at bottom of basins.
- c. Page 8—Line 17: Statement “Each of the detention basin discharge into the existing washes on the sites,” identifies DB-10 providing both inflow and discharge to the street. Appears as DB-10 can only collect onsite runoff from proposed lot “6.” This should be addressing the inflow from neighboring community into detention basin.
- d. Page 9, “Erosion Setback Analysis.” The provided language is not consistent with the actual condition for the current development. There appear lots are not close enough to the Erosion Hazard Setback as show on the plans.
- e. Page 11- page incomplete last sentence, missing a portion of a paragraph.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Site Design:

29. Staff has received comments from neighboring property expressing concerns related to placement of building envelopes and future structure heights. Please consider contacting neighbor and identifying height of possible building envelopes by floating a balloon identifying 24 feet above natural grade..

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Circulation:

30. The Pedestrian, Vehicular, and Trails plan submitted is for a different site and development plan. Please review the correct trails plan.
31. Please update the preliminary plat, circulation plan, and all associated case materials, to identify the proposed connection to the Sereno Canyon private street system. The location and alignment of this street extension need to be reviewed and approved as part of the preliminary plat approval process.

32. Please update the preliminary plat, circulation plan, and all associated case materials, to provide an unpaved trail connection from the northern cul-de-sac to the trail in the western portion of the site.
33. Please Provide documentation that the internal streets will be allowed to access the Sereno Canyon private street system and what agreements are in place for maintenance responsibility

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

The Planning & Development Services Division has had this application in review for 41 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-7849 or at jmurillo@scottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jesus Murillo', with a stylized flourish extending to the right.

Jesus Murillo
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 4-PP-2022

Key Code: 6C712

Please follow the plan and document submittal requirements below. **All files shall be uploaded in PDF format.** Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11.

A digital submittal Key Code is required to upload your documents: **6C712**. Files should be uploaded **individually** and in **order** of how they are listed on this checklist.

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

Digital submittals shall include one copy of each identified below.

- ☒ COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- ☒ Updated Revised Narrative for Project
- ☒ Updated Preliminary Plat:
- ☒ Updated NAOS Plan:
- ☒ Updated Building Envelope
- ☒ Cuts & Fills Site Plan

Technical Reports: Please submit one (1) digital copy of each report requested

- ☒ Revised Drainage Report:
- ☒ Revised Storm Water Waiver:
- ☒ Revised Wastewater Design Report:

Resubmit the revised Drainage Reports and Water and Wastewater Report application to your Project Coordinator.

•

Murillo, Jesus

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

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

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

Get [Outlook for iOS](#)

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Thursday, April 28, 2022 7:18:01 AM
To: D. K. Stewart <d.k.stewart@hotmail.com>
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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.

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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

Get [Outlook for iOS](#)

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.

To that effect I request to review this project's drainage plan to insure mitigation of potential storm water damage.

Dave Stewart
612-743-7398

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April 15, 2022

Keith Nichter
Keith Nichter
1001 W Southern Avenue
Mesa, AZ 85210

RE: **4-PP-2022**

Preserve IV Preliminary Plat
6C712 (Key Code)

Dear Mr. Nichter:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on March 1, 2022. The following **1st Review Comments** represent the review performed by our team and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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2. Please update the project narrative to describe the proposed Natural Area Open Space (NAOS) plan. There are areas of the site that are undisturbed, identified as sensitive areas by the ESL ordinance, and not included or protected by NAOS. Please include these areas within the NAOS plan (i.e., areas between lots "9" and "10," between lots "11" and "12," behind lots "3," and behind lots "4."
3. Please provide cuts and fills exhibit. Item was labeled as such, but was not provided.

Site Analysis:

4. Please identify Natural Area Open Space easements, and all other proposed easements to be dedicated by plat, on all preliminary plat, site plans, and associated case materials.

Engineering:

5. Proposed preliminary plat and Natural Area Open Space locations conflict with existing rights-of-way. Please submit abandonment case/s accordingly (SRC 47, ARTICLE V).

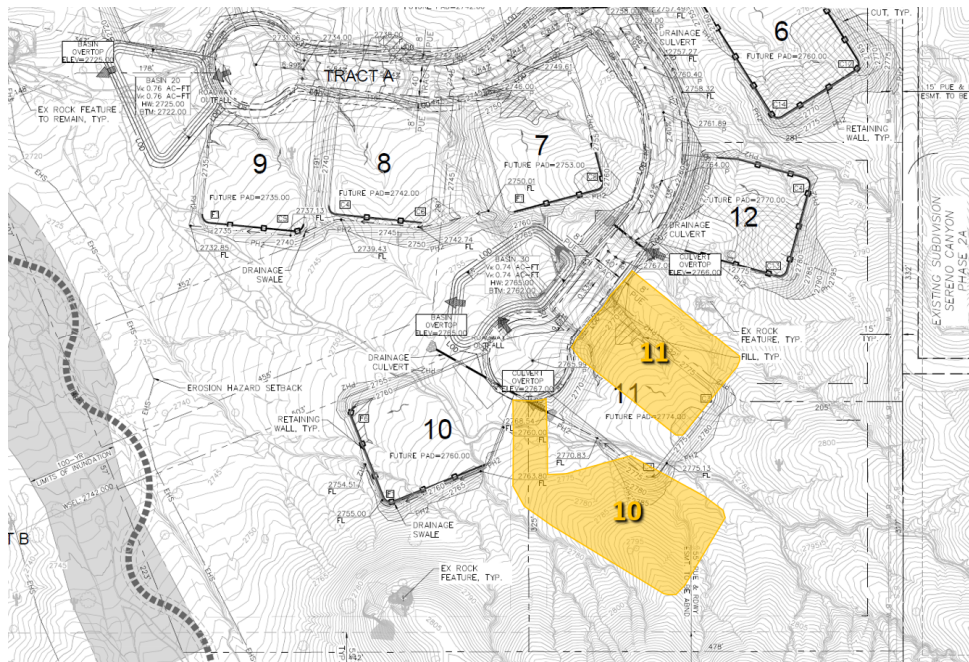
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8. Consider reducing the net lot area of some lots to increase the amount of NAOS in the proposed tract.
9. Please adjust proposed building envelopes and lot design for proposed lots "10" and "11" to better be nestle between the larger desert wash(es) as shown below. Proposed lot "11" has enough net lot area above requested amended development standard to be mor sensitive to the existing washes. This design would reduce the amount of disturbance to the second larger wash located within this site. Proposed locations did not reduce the area of either building envelope.



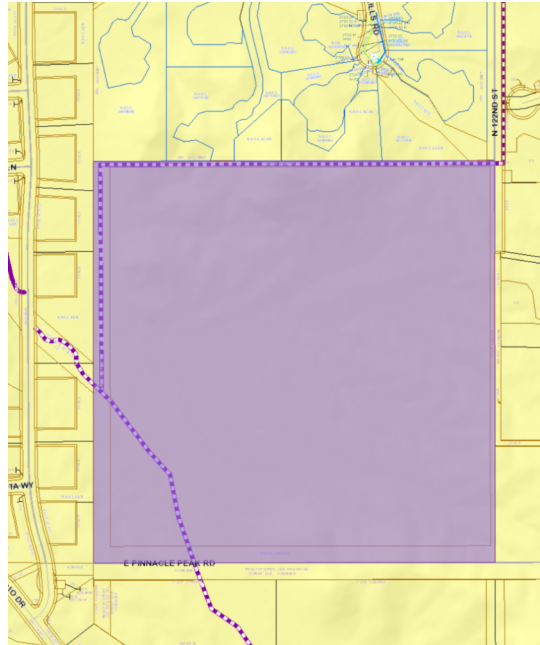
Landscape Design:

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11. Please revise the landscape plans to provide details of proposed design, finishes and colors of any subdivision and community walls.

Engineering:

12. Existing N. 122nd Street may not terminate in a dead end nor at the entrance of a private street tract. If the northern portion of N. 122nd Street right-of-way is not abandoned prior to final plat recordation, this plat will be required to dedicate a cul-de-sac, within project boundaries, to accommodate a 50-foot radius cul-de-sac, ahead of private street tract designation (DSPM Section 2-1.309). If abandonment is being considered, please update the proposed preliminary plat with this option so that we may see the PP impacts in case abandonment does not go through.
13. Update proposed preliminary plat utility plans to include water and sewer construction along N. 122nd Street to E. Ranch Gate Road. If to be constructed under separate project, provide specific project reference. Final Plat recordation to be predicated on its construction (DSPM Chapter 3).
14. Maximum length of cul-de-sac street shall not exceed 1500' feet or serve more than 25 lots. Update site plan accordingly (DSPM Section 5-3.800).
15. Public water lines located outside of a public right-of-way, or street tract, must be placed within a minimum 20-foot-wide easement. Please update preliminary plat plans accordingly and as follows (DSPM Section 6-1.419):
 - a. Horizontally, a minimum of 6 feet is required between the water line and the edge of easement,
 - b. The easement will be free of obstructions, shall not be in a fenced area, and shall be accessible always to city service equipment such as trucks and backhoes,
 - c. Easements outside of paved areas shall have a 10' wide hardened patch with a cross-slope not greater than ten (10%) percent and a longitudinal slope not greater than twenty (20%) percent. Hardened paths shall consist of native soil compacted to ninety-five (95%) percent to a depth of 1 foot, and
 - d. Revegetation within the easement shall consist of low growing shrubs. Update site plan accordingly.
16. All public sewer service lines located outside the public right of way must be placed within a minimum 20-foot-wide easement/tract. Please update site plan accordingly, and address the following comments (DSPM 7-1.412):
 - a. SS line easements, located outside of paved areas, shall have a 10-foot-wide hardened patch with a cross-slope not greater than ten (10%) percent and a longitudinal slope not greater than twenty (20%) percent. Hardened paths shall consist of native soil compacted to ninety-five (95%) percent to a depth of 1 foot,
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17. Per Transportation Master Plan, please update submittal to provide city standard trail along north and west project boundaries and up along N. 122nd Street, to N. Alameda Road. If right-of-way along these corridors is to be abandoned with project, a trail easement will need to be provided along these corridors (DSPM Section 8-3.100). Adjustment to proposed Water Tank Location will

need to be made to accommodate required trail or, alternatively, provide trail along southern and eastern boundaries (which then better accommodates the required WSF easement hardened path along project eastern boundary). Please update submittal with trails accordingly.



18. Final Basis of Design Reports must be reviewed and accepted by the Water Resources Department prior to approval by the Development Review Board (DSPM Section 6-1.202 and 7-1.201). Update BODs accordingly.

Water and Wastewater:

19. Please submit the revised Water and Wastewater Design Reports to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.
20. Please update the BOD reports to provide the ejector sewer system to be designed according to Design Standards and Policies Manual Section 7-1.410.
21. Please update the BOD reports to provide a connection to the waterline located within in E. Mariposa Grande Drive to reduce the length of the dead-end pipe to the maximum of 1,200 feet (DSPM Section 6-1.403),
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23. The preliminary plat is not consistent with the Transportation Plan's Vehicular, Pedestrian, and Trails Plan. The Vehicular, Pedestrian, and Trails Plan identifies a trail located within the wash area. Please provide a trail easement (PNMAE) located within the sand bottom portion of the wash located in the southwest portion of the site (2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails), Scottsdale Trails Master Plan (Trail Network), February 2004, DSPM Section 8-3.200. Municipal Code 48-6 (b)). Please also update the proposed "trail easement" as a Public Non-Motorized Access Easement.
24. Please update the preliminary plat, circulation plan, and all associated case materials, to provide a minimum 25-foot-wide trail easement over the wash in the southwest corner of the site (DSPM

Section 8-3.000; Ad Hoc Citizens Trails Task Force Final Report 2009; 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails).

25. Please update the preliminary plat, circulation plan, and all associated case materials, to provide a minimum 15-foot-wide trail easement (PNMAE) along the northern property boundary and along the western boundary, from the wash, to the north property line (DSPM Section 8-3.000; Ad Hoc Citizens Trails Task Force Final Report 2009; 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails).
26. Required trail improvements along the N. 122nd Street alignment are not to be in conflict with the proposed street connection located in the northeastern portion of the site. Trail improvements shall be updated to be located along the N. 122nd Street alignment if these portions of right-of-way are to be abandoned.

Drainage:

27. Please submit the revised Drainage Report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. Please update the case drainage report to address the following:
 - a. Cover Sheet (DSPM Chapter 1):
 - i. Missing City of Scottsdale General Note,
 - ii. Flood information – index data is incorrect (should be 7/20/21), FIRM Zone shall be zone “X”, incorrect information provided on the plan,
 - iii. Please update the zoning district designation to R1-130 ESL, versus the R-130 provided,
 - iv. Please provide consistent legal description (township), different in drainage report,
 - v. Complete/verify list of abbreviations used,
 - b. Sheets 3 and 4 (DSPM Chapter 4):
 - i. Please provide missing Top of Curb Elevation at the intersection of lot lines with the tract or right-of-way lines,
 - ii. Please provide missing street names,
 - iii. Four culverts/pipes missing INV Elevation, sizes, or slope information
 - iv. Provide NAOS boundaries,
 - v. “A-A” cross-sections missing on cover sheet,
 - vi. Cross-section B-B, C-C, D-D, E-E cross sections do not appear anywhere else.
 - c. Grading and Drainage Plan (Chapter 4):
 - i. Provide side slope ration for steeply re-graded spots (around retaining wall),
 - ii. Provide Cross-Section views as necessary (stability concerns,
 - iii. Please use call out to put elevation numbers away from dark/densely line areas for readability; prefer no overlapping with heavy lined area,
 - iv. Specify pipe gauge for 75-year design life,
 - i. Provide “grading contraction” notes with a list of related items,
 - ii. Provide pipe profile/section views,
 - i. Provide pipe end treatment/riprap as needed.

28. See case Drainage Reports for additional comments, and respond to the following comments as follows:

- a. Figure “5,” “Existing Condition Hydrology Map,” and Figure 6, “Post Development Hydrology Map,” shall have “Q” for all inflow from other communities shown. Several of “Q” number in Figure does not match the value from output from the appendix PCSWMM report. Identify whether the flow length for basin DA-10 and DA-05 area same. Please verify.
- b. Table “2” runoff summary, values do not match Figure “5,” “6,” and appendix on many entries. Please identify which is the correct value; Based on the topo info and lot elevation information, sizing of basin “20” shall be designed for runoff from some pavement area including proposed Lot “1-5” and “7-9.” As a rough estimation, using visual observation, it is around 9 acres in disturbed area contributing to DB20--- Volume of D20 should be sufficient. Please provide analysis of the disturbed area for each of the basin in the report and provided pipe at bottom of basins.
- c. Page 8—Line 17: Statement “Each of the detention basin discharge into the existing washes on the sites,” identifies DB-10 providing both inflow and discharge to the street. Appears as DB-10 can only collect onsite runoff from proposed lot “6.” This should be addressing the inflow from neighboring community into detention basin.
- d. Page 9, “Erosion Setback Analysis.” The provided language is not consistent with the actual condition for the current development. There appear lots are not close enough to the Erosion Hazard Setback as show on the plans.
- e. Page 11- page incomplete last sentence, missing a portion of a paragraph.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Site Design:

29. Staff has received comments from neighboring property expressing concerns related to placement of building envelopes and future structure heights. Please consider contacting neighbor and identifying height of possible building envelopes by floating a balloon identifying 24 feet above natural grade..

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Circulation:

30. The Pedestrian, Vehicular, and Trails plan submitted is for a different site and development plan. Please review the correct trails plan.
31. Please update the preliminary plat, circulation plan, and all associated case materials, to identify the proposed connection to the Sereno Canyon private street system. The location and alignment of this street extension need to be reviewed and approved as part of the preliminary plat approval process.

32. Please update the preliminary plat, circulation plan, and all associated case materials, to provide an unpaved trail connection from the northern cul-de-sac to the trail in the western portion of the site.
33. Please Provide documentation that the internal streets will be allowed to access the Sereno Canyon private street system and what agreements are in place for maintenance responsibility

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

The Planning & Development Services Division has had this application in review for 41 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-7849 or at jmurillo@scottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jesus Murillo', with a stylized flourish extending to the right.

Jesus Murillo
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 4-PP-2022

Key Code: 6C712

Please follow the plan and document submittal requirements below. **All files shall be uploaded in PDF format.** Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11.

A digital submittal Key Code is required to upload your documents: **6C712**. Files should be uploaded **individually** and in **order** of how they are listed on this checklist.

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

Digital submittals shall include one copy of each identified below.

- ☒ COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- ☒ Updated Revised Narrative for Project
- ☒ Updated Preliminary Plat:
- ☒ Updated NAOS Plan:
- ☒ Updated Building Envelope
- ☒ Cuts & Fills Site Plan

Technical Reports: Please submit one (1) digital copy of each report requested

- ☒ Revised Drainage Report:
- ☒ Revised Storm Water Waiver:
- ☒ Revised Wastewater Design Report:

Resubmit the revised Drainage Reports and Water and Wastewater Report application to your Project Coordinator.

•

Murillo, Jesus

From: D. K. Stewart <d.k.stewart@hotmail.com>
Sent: Tuesday, April 26, 2022 12:15 PM
To: Murillo, Jesus; 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.

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To that effect I request to review this project's drainage plan to insure mitigation of potential storm water damage.

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

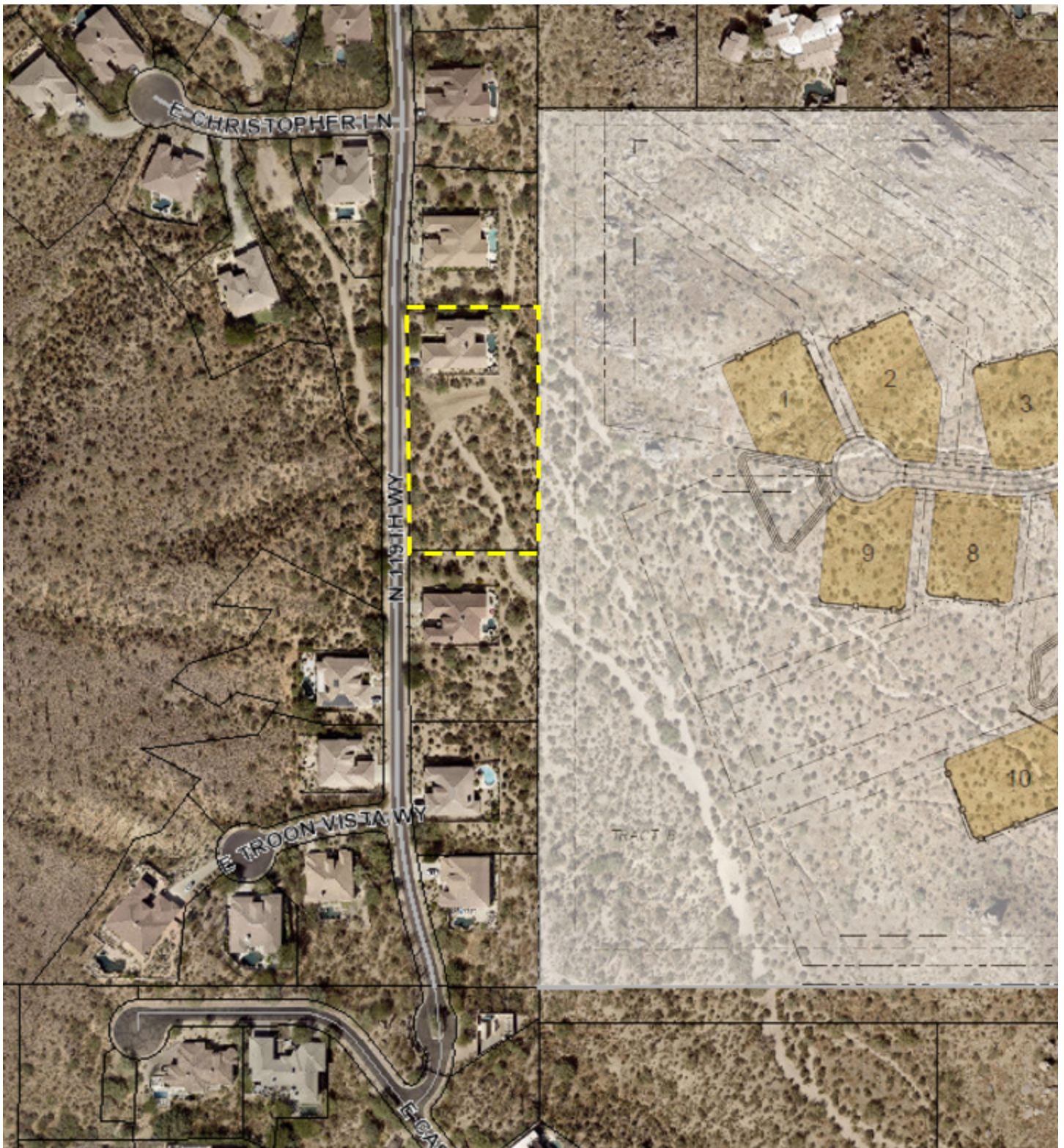
Daniel Ostermann
Tennessee Squire and DOBER
Email: sq.daniel.ostermann@gmail.com
Phone: 715-495-7700

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 12:59 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Hello Dan,

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





April 15, 2022

Keith Nichter
Keith Nichter
1001 W Southern Avenue
Mesa, AZ 85210

RE: **4-PP-2022**

Preserve IV Preliminary Plat
6C712 (Key Code)

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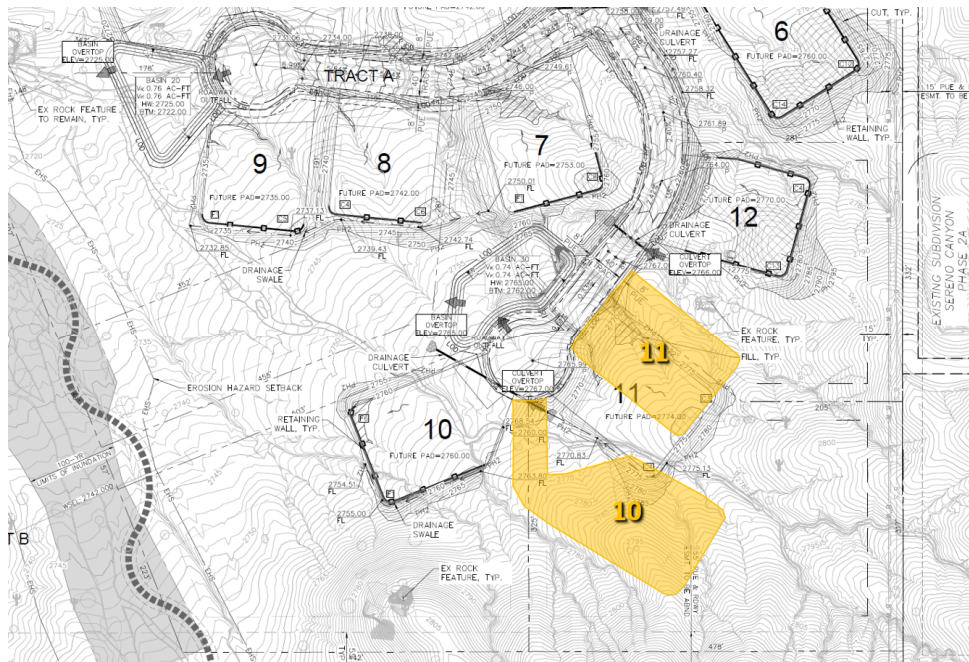
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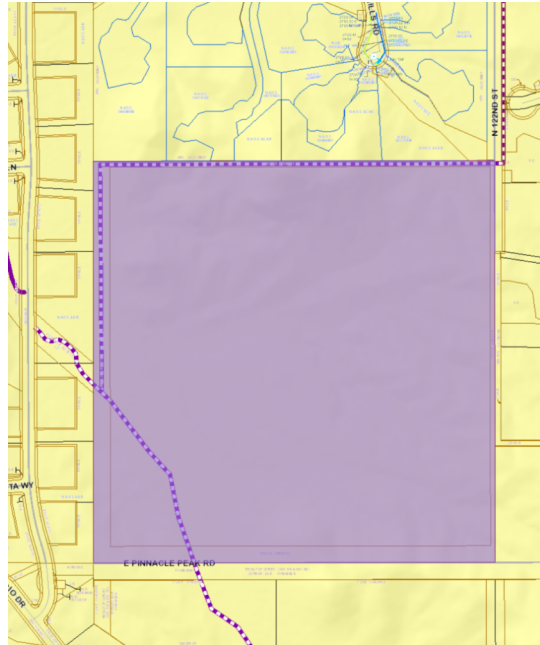
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25. Please update the preliminary plat, circulation plan, and all associated case materials, to provide a minimum 15-foot-wide trail easement (PNMAE) along the northern property boundary and along the western boundary, from the wash, to the north property line (DSPM Section 8-3.000; Ad Hoc Citizens Trails Task Force Final Report 2009; 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails).
26. Required trail improvements along the N. 122nd Street alignment are not to be in conflict with the proposed street connection located in the northeastern portion of the site. Trail improvements shall be updated to be located along the N. 122nd Street alignment if these portions of right-of-way are to be abandoned.

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27. Please submit the revised Drainage Report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. Please update the case drainage report to address the following:
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 - ii. Flood information – index data is incorrect (should be 7/20/21), FIRM Zone shall be zone “X”, incorrect information provided on the plan,
 - iii. Please update the zoning district designation to R1-130 ESL, versus the R-130 provided,
 - iv. Please provide consistent legal description (township), different in drainage report,
 - v. Complete/verify list of abbreviations used,
 - b. Sheets 3 and 4 (DSPM Chapter 4):
 - i. Please provide missing Top of Curb Elevation at the intersection of lot lines with the tract or right-of-way lines,
 - ii. Please provide missing street names,
 - iii. Four culverts/pipes missing INV Elevation, sizes, or slope information
 - iv. Provide NAOS boundaries,
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- a. Figure “5,” “Existing Condition Hydrology Map,” and Figure 6, “Post Development Hydrology Map,” shall have “Q” for all inflow from other communities shown. Several of “Q” number in Figure does not match the value from output from the appendix PCSWMM report. Identify whether the flow length for basin DA-10 and DA-05 area same. Please verify.
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- c. Page 8—Line 17: Statement “Each of the detention basin discharge into the existing washes on the sites,” identifies DB-10 providing both inflow and discharge to the street. Appears as DB-10 can only collect onsite runoff from proposed lot “6.” This should be addressing the inflow from neighboring community into detention basin.
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30. The Pedestrian, Vehicular, and Trails plan submitted is for a different site and development plan. Please review the correct trails plan.
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32. Please update the preliminary plat, circulation plan, and all associated case materials, to provide an unpaved trail connection from the northern cul-de-sac to the trail in the western portion of the site.
33. Please Provide documentation that the internal streets will be allowed to access the Sereno Canyon private street system and what agreements are in place for maintenance responsibility

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

The Planning & Development Services Division has had this application in review for 41 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-7849 or at jmurillo@scottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jesus Murillo', with a stylized flourish extending to the right.

Jesus Murillo
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 4-PP-2022

Key Code: 6C712

Please follow the plan and document submittal requirements below. **All files shall be uploaded in PDF format.** Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11.

A digital submittal Key Code is required to upload your documents: **6C712**. Files should be uploaded **individually** and in **order** of how they are listed on this checklist.

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

Digital submittals shall include one copy of each identified below.

- ☒ COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- ☒ Updated Revised Narrative for Project
- ☒ Updated Preliminary Plat:
- ☒ Updated NAOS Plan:
- ☒ Updated Building Envelope
- ☒ Cuts & Fills Site Plan

Technical Reports: Please submit one (1) digital copy of each report requested

- ☒ Revised Drainage Report:
- ☒ Revised Storm Water Waiver:
- ☒ Revised Wastewater Design Report:

Resubmit the revised Drainage Reports and Water and Wastewater Report application to your Project Coordinator.

•

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!





April 15, 2022

Keith Nichter
Keith Nichter
1001 W Southern Avenue
Mesa, AZ 85210

RE: **4-PP-2022**

Preserve IV Preliminary Plat
6C712 (Key Code)

Dear Mr. Nichter:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on March 1, 2022. The following **1st Review Comments** represent the review performed by our team and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. Several of the proposed construction envelopes for lots within the subdivision appear to conflict with the requirement for site walls to be a minimum of 15 feet from a side property line. Please revise the Construction Envelope Plan to ensure all construction envelopes respect the 15-foot setback requirement.
2. Please update the project narrative to describe the proposed Natural Area Open Space (NAOS) plan. There are areas of the site that are undisturbed, identified as sensitive areas by the ESL ordinance, and not included or protected by NAOS. Please include these areas within the NAOS plan (i.e., areas between lots "9" and "10," between lots "11" and "12," behind lots "3," and behind lots "4."
3. Please provide cuts and fills exhibit. Item was labeled as such, but was not provided.

Site Analysis:

4. Please identify Natural Area Open Space easements, and all other proposed easements to be dedicated by plat, on all preliminary plat, site plans, and associated case materials.

Engineering:

5. Proposed preliminary plat and Natural Area Open Space locations conflict with existing rights-of-way. Please submit abandonment case/s accordingly (SRC 47, ARTICLE V).

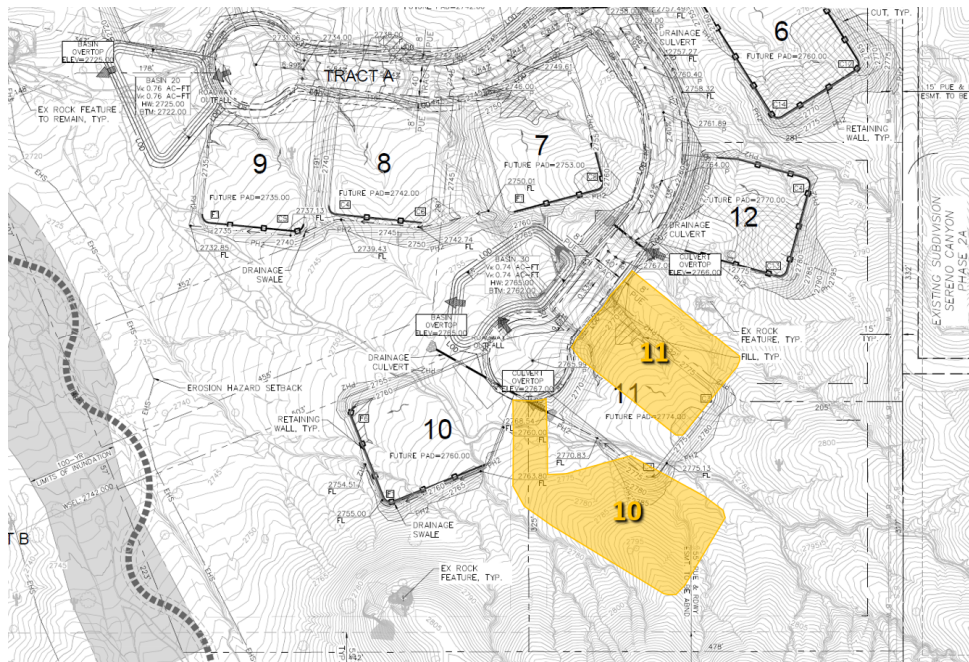
6. Covenant to construct and assurances for public infrastructure will be required prior to final plat recordation. Dollar value will be based on city costs to complete infrastructure. Applicant to acknowledge (SRC Chapter 48).
7. The recordation of this plat will be predicated by a replat of, impacted, portions of Sereno Canyon (SRC 48). Please submit replat preliminary plat case for review prior to this preliminary plat case approval. This replat should also include the cul-de-sac option as further described in DSPM related comment.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

8. Consider reducing the net lot area of some lots to increase the amount of NAOS in the proposed tract.
9. Please adjust proposed building envelopes and lot design for proposed lots "10" and "11" to better be nestle between the larger desert wash(es) as shown below. Proposed lot "11" has enough net lot area above requested amended development standard to be mor sensitive to the existing washes. This design would reduce the amount of disturbance to the second larger wash located within this site. Proposed locations did not reduce the area of either building envelope.



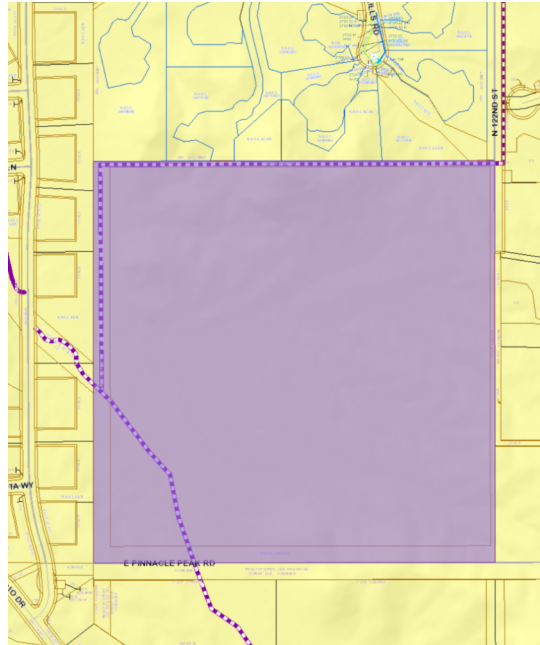
Landscape Design:

10. Please revise the landscape plans to ensure all shrubs are of a minimum 5-gallon size.
11. Please revise the landscape plans to provide details of proposed design, finishes and colors of any subdivision and community walls.

Engineering:

12. Existing N. 122nd Street may not terminate in a dead end nor at the entrance of a private street tract. If the northern portion of N. 122nd Street right-of-way is not abandoned prior to final plat recordation, this plat will be required to dedicate a cul-de-sac, within project boundaries, to accommodate a 50-foot radius cul-de-sac, ahead of private street tract designation (DSPM Section 2-1.309). If abandonment is being considered, please update the proposed preliminary plat with this option so that we may see the PP impacts in case abandonment does not go through.
13. Update proposed preliminary plat utility plans to include water and sewer construction along N. 122nd Street to E. Ranch Gate Road. If to be constructed under separate project, provide specific project reference. Final Plat recordation to be predicated on its construction (DSPM Chapter 3).
14. Maximum length of cul-de-sac street shall not exceed 1500' feet or serve more than 25 lots. Update site plan accordingly (DSPM Section 5-3.800).
15. Public water lines located outside of a public right-of-way, or street tract, must be placed within a minimum 20-foot-wide easement. Please update preliminary plat plans accordingly and as follows (DSPM Section 6-1.419):
 - a. Horizontally, a minimum of 6 feet is required between the water line and the edge of easement,
 - b. The easement will be free of obstructions, shall not be in a fenced area, and shall be accessible always to city service equipment such as trucks and backhoes,
 - c. Easements outside of paved areas shall have a 10' wide hardened patch with a cross-slope not greater than ten (10%) percent and a longitudinal slope not greater than twenty (20%) percent. Hardened paths shall consist of native soil compacted to ninety-five (95%) percent to a depth of 1 foot, and
 - d. Revegetation within the easement shall consist of low growing shrubs. Update site plan accordingly.
16. All public sewer service lines located outside the public right of way must be placed within a minimum 20-foot-wide easement/tract. Please update site plan accordingly, and address the following comments (DSPM 7-1.412):
 - a. SS line easements, located outside of paved areas, shall have a 10-foot-wide hardened patch with a cross-slope not greater than ten (10%) percent and a longitudinal slope not greater than twenty (20%) percent. Hardened paths shall consist of native soil compacted to ninety-five (95%) percent to a depth of 1 foot,
 - b. The sewer service lines shall be located a minimum of 6 feet from the edge of the easement.
 - c. The easement will be accessible from a public right-of-way, will be free of obstructions and will be accessible always to city service equipment, and
 - d. Any revegetation within the easement will consist of low growing shrubs. Trees may be located along the edge of the easement but not within 7 feet of the sewer service line as measured to the trunk of the tree.
17. Per Transportation Master Plan, please update submittal to provide city standard trail along north and west project boundaries and up along N. 122nd Street, to N. Alameda Road. If right-of-way along these corridors is to be abandoned with project, a trail easement will need to be provided along these corridors (DSPM Section 8-3.100). Adjustment to proposed Water Tank Location will

need to be made to accommodate required trail or, alternatively, provide trail along southern and eastern boundaries (which then better accommodates the required WSF easement hardened path along project eastern boundary). Please update submittal with trails accordingly.



18. Final Basis of Design Reports must be reviewed and accepted by the Water Resources Department prior to approval by the Development Review Board (DSPM Section 6-1.202 and 7-1.201). Update BODs accordingly.

Water and Wastewater:

19. Please submit the revised Water and Wastewater Design Reports to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.
20. Please update the BOD reports to provide the ejector sewer system to be designed according to Design Standards and Policies Manual Section 7-1.410.
21. Please update the BOD reports to provide a connection to the waterline located within in E. Mariposa Grande Drive to reduce the length of the dead-end pipe to the maximum of 1,200 feet (DSPM Section 6-1.403),
22. Please update the BOD reports to provide the data for the maximum day and fire flow scenario. These calculations are not currently included.

Circulation:

23. The preliminary plat is not consistent with the Transportation Plan's Vehicular, Pedestrian, and Trails Plan. The Vehicular, Pedestrian, and Trails Plan identifies a trail located within the wash area. Please provide a trail easement (PNMAE) located within the sand bottom portion of the wash located in the southwest portion of the site (2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails), Scottsdale Trails Master Plan (Trail Network), February 2004, DSPM Section 8-3.200. Municipal Code 48-6 (b)). Please also update the proposed "trail easement" as a Public Non-Motorized Access Easement.
24. Please update the preliminary plat, circulation plan, and all associated case materials, to provide a minimum 25-foot-wide trail easement over the wash in the southwest corner of the site (DSPM

Section 8-3.000; Ad Hoc Citizens Trails Task Force Final Report 2009; 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails).

25. Please update the preliminary plat, circulation plan, and all associated case materials, to provide a minimum 15-foot-wide trail easement (PNMAE) along the northern property boundary and along the western boundary, from the wash, to the north property line (DSPM Section 8-3.000; Ad Hoc Citizens Trails Task Force Final Report 2009; 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails).
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Jesus Murillo
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 4-PP-2022

Key Code: 6C712

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- ☒ Updated NAOS Plan:
- ☒ Updated Building Envelope
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- ☒ Revised Drainage Report:
- ☒ Revised Storm Water Waiver:
- ☒ Revised Wastewater Design Report:

Resubmit the revised Drainage Reports and Water and Wastewater Report application to your Project Coordinator.

•

Murillo, Jesus

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

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

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.

To that effect I request to review this project's drainage plan to insure mitigation of potential storm water damage.

Dave Stewart
612-743-7398

Get [Outlook for iOS](#)

Murillo, Jesus

From: Kathi <d.k.stewart@hotmail.com>
Sent: Friday, April 15, 2022 2:32 PM
To: Murillo, Jesus
Subject: Fwd: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV

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

See email below.

David K Stewart
Mary (Kathi) Stewart

Begin forwarded message:

From: "D. K. Stewart" <d.k.stewart@hotmail.com>
Date: April 15, 2022 at 11:26:20 AM MST
To: "keith.nichter@kimley-horn.com" <keith.nichter@kimley-horn.com>, "jmurillo@scottsdaleaz.com" <jmurillo@scottsdaleaz.com>
Subject: Toll Brothers request 568-PA-2021 Plat Application for Preserve IV

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To that effect I request to review this project's drainage plan to insure mitigation of potential storm water damage.

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)

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

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.
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602.313.7206

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Murillo, Jesus

From: Hayes, Eliana
Sent: Tuesday, April 12, 2022 3:07 PM
To: Doug Jorden; Keith Nichter (keith.nichter@kimley-horn.com); Murillo, Jesus; Anderson, Eric C.
Cc: Mike Husar; Mike Husar
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>
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Cc: Mike Husar <mahusar@aol.com>; Mike Husar <mahusar@aol.com>
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Attachments: 122nd ROW Abandonment Options-Preserve IV.PDF

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April 15, 2022

Keith Nichter
Keith Nichter
1001 W Southern Avenue
Mesa, AZ 85210

RE: **4-PP-2022**

Preserve IV Preliminary Plat
6C712 (Key Code)

Dear Mr. Nichter:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on March 1, 2022. The following **1st Review Comments** represent the review performed by our team and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. Several of the proposed construction envelopes for lots within the subdivision appear to conflict with the requirement for site walls to be a minimum of 15 feet from a side property line. Please revise the Construction Envelope Plan to ensure all construction envelopes respect the 15-foot setback requirement.
2. Please update the project narrative to describe the proposed Natural Area Open Space (NAOS) plan. There are areas of the site that are undisturbed, identified as sensitive areas by the ESL ordinance, and not included or protected by NAOS. Please include these areas within the NAOS plan (i.e., areas between lots "9" and "10," between lots "11" and "12," behind lots "3," and behind lots "4."
3. Please provide cuts and fills exhibit. Item was labeled as such, but was not provided.

Site Analysis:

4. Please identify Natural Area Open Space easements, and all other proposed easements to be dedicated by plat, on all preliminary plat, site plans, and associated case materials.

Engineering:

5. Proposed preliminary plat and Natural Area Open Space locations conflict with existing rights-of-way. Please submit abandonment case/s accordingly (SRC 47, ARTICLE V).

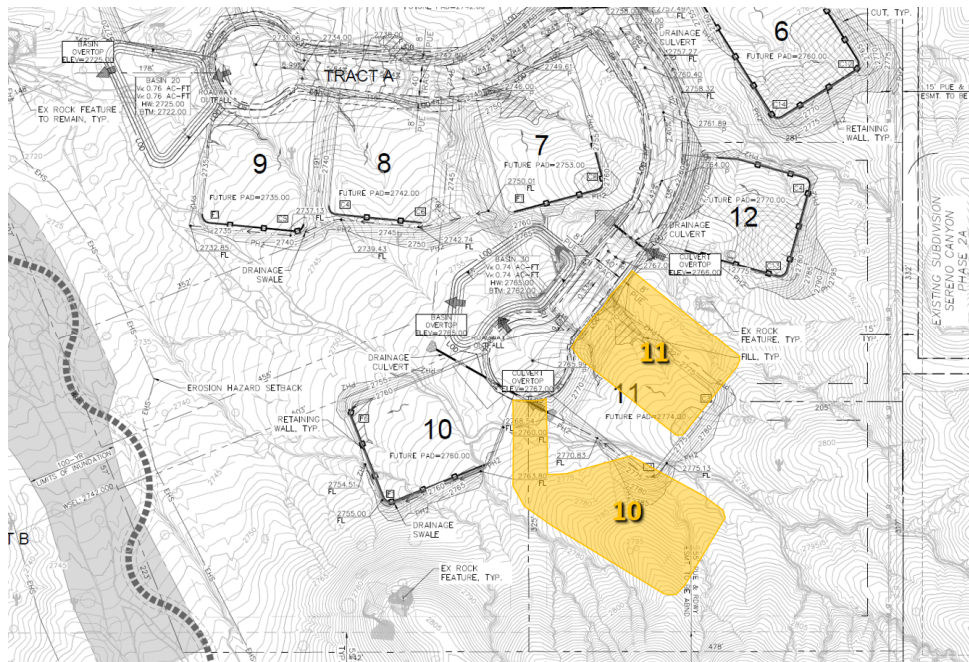
6. Covenant to construct and assurances for public infrastructure will be required prior to final plat recordation. Dollar value will be based on city costs to complete infrastructure. Applicant to acknowledge (SRC Chapter 48).
7. The recordation of this plat will be predicated by a replat of, impacted, portions of Sereno Canyon (SRC 48). Please submit replat preliminary plat case for review prior to this preliminary plat case approval. This replat should also include the cul-de-sac option as further described in DSPM related comment.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

8. Consider reducing the net lot area of some lots to increase the amount of NAOS in the proposed tract.
9. Please adjust proposed building envelopes and lot design for proposed lots "10" and "11" to better be nestle between the larger desert wash(es) as shown below. Proposed lot "11" has enough net lot area above requested amended development standard to be mor sensitive to the existing washes. This design would reduce the amount of disturbance to the second larger wash located within this site. Proposed locations did not reduce the area of either building envelope.



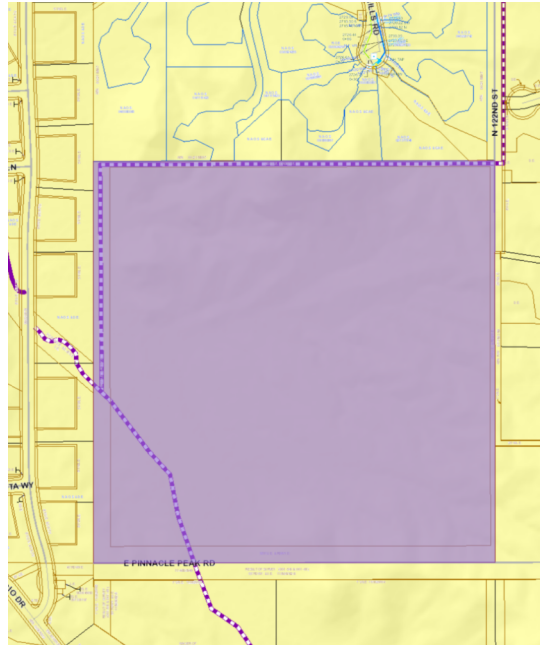
Landscape Design:

10. Please revise the landscape plans to ensure all shrubs are of a minimum 5-gallon size.
11. Please revise the landscape plans to provide details of proposed design, finishes and colors of any subdivision and community walls.

Engineering:

12. Existing N. 122nd Street may not terminate in a dead end nor at the entrance of a private street tract. If the northern portion of N. 122nd Street right-of-way is not abandoned prior to final plat recordation, this plat will be required to dedicate a cul-de-sac, within project boundaries, to accommodate a 50-foot radius cul-de-sac, ahead of private street tract designation (DSPM Section 2-1.309). If abandonment is being considered, please update the proposed preliminary plat with this option so that we may see the PP impacts in case abandonment does not go through.
13. Update proposed preliminary plat utility plans to include water and sewer construction along N. 122nd Street to E. Ranch Gate Road. If to be constructed under separate project, provide specific project reference. Final Plat recordation to be predicated on its construction (DSPM Chapter 3).
14. Maximum length of cul-de-sac street shall not exceed 1500' feet or serve more than 25 lots. Update site plan accordingly (DSPM Section 5-3.800).
15. Public water lines located outside of a public right-of-way, or street tract, must be placed within a minimum 20-foot-wide easement. Please update preliminary plat plans accordingly and as follows (DSPM Section 6-1.419):
 - a. Horizontally, a minimum of 6 feet is required between the water line and the edge of easement,
 - b. The easement will be free of obstructions, shall not be in a fenced area, and shall be accessible always to city service equipment such as trucks and backhoes,
 - c. Easements outside of paved areas shall have a 10' wide hardened patch with a cross-slope not greater than ten (10%) percent and a longitudinal slope not greater than twenty (20%) percent. Hardened paths shall consist of native soil compacted to ninety-five (95%) percent to a depth of 1 foot, and
 - d. Revegetation within the easement shall consist of low growing shrubs. Update site plan accordingly.
16. All public sewer service lines located outside the public right of way must be placed within a minimum 20-foot-wide easement/tract. Please update site plan accordingly, and address the following comments (DSPM 7-1.412):
 - a. SS line easements, located outside of paved areas, shall have a 10-foot-wide hardened patch with a cross-slope not greater than ten (10%) percent and a longitudinal slope not greater than twenty (20%) percent. Hardened paths shall consist of native soil compacted to ninety-five (95%) percent to a depth of 1 foot,
 - b. The sewer service lines shall be located a minimum of 6 feet from the edge of the easement.
 - c. The easement will be accessible from a public right-of-way, will be free of obstructions and will be accessible always to city service equipment, and
 - d. Any revegetation within the easement will consist of low growing shrubs. Trees may be located along the edge of the easement but not within 7 feet of the sewer service line as measured to the trunk of the tree.
17. Per Transportation Master Plan, please update submittal to provide city standard trail along north and west project boundaries and up along N. 122nd Street, to N. Alameda Road. If right-of-way along these corridors is to be abandoned with project, a trail easement will need to be provided along these corridors (DSPM Section 8-3.100). Adjustment to proposed Water Tank Location will

need to be made to accommodate required trail or, alternatively, provide trail along southern and eastern boundaries (which then better accommodates the required WSF easement hardened path along project eastern boundary). Please update submittal with trails accordingly.



18. Final Basis of Design Reports must be reviewed and accepted by the Water Resources Department prior to approval by the Development Review Board (DSPM Section 6-1.202 and 7-1.201). Update BODs accordingly.

Water and Wastewater:

19. Please submit the revised Water and Wastewater Design Reports to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.
20. Please update the BOD reports to provide the ejector sewer system to be designed according to Design Standards and Policies Manual Section 7-1.410.
21. Please update the BOD reports to provide a connection to the waterline located within in E. Mariposa Grande Drive to reduce the length of the dead-end pipe to the maximum of 1,200 feet (DSPM Section 6-1.403),
22. Please update the BOD reports to provide the data for the maximum day and fire flow scenario. These calculations are not currently included.

Circulation:

23. The preliminary plat is not consistent with the Transportation Plan's Vehicular, Pedestrian, and Trails Plan. The Vehicular, Pedestrian, and Trails Plan identifies a trail located within the wash area. Please provide a trail easement (PNMAE) located within the sand bottom portion of the wash located in the southwest portion of the site (2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails), Scottsdale Trails Master Plan (Trail Network), February 2004, DSPM Section 8-3.200. Municipal Code 48-6 (b)). Please also update the proposed "trail easement" as a Public Non-Motorized Access Easement.
24. Please update the preliminary plat, circulation plan, and all associated case materials, to provide a minimum 25-foot-wide trail easement over the wash in the southwest corner of the site (DSPM

Section 8-3.000; Ad Hoc Citizens Trails Task Force Final Report 2009; 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails).

25. Please update the preliminary plat, circulation plan, and all associated case materials, to provide a minimum 15-foot-wide trail easement (PNMAE) along the northern property boundary and along the western boundary, from the wash, to the north property line (DSPM Section 8-3.000; Ad Hoc Citizens Trails Task Force Final Report 2009; 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails).
26. Required trail improvements along the N. 122nd Street alignment are not to be in conflict with the proposed street connection located in the northeastern portion of the site. Trail improvements shall be updated to be located along the N. 122nd Street alignment if these portions of right-of-way are to be abandoned.

Drainage:

27. Please submit the revised Drainage Report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. Please update the case drainage report to address the following:
 - a. Cover Sheet (DSPM Chapter 1):
 - i. Missing City of Scottsdale General Note,
 - ii. Flood information – index data is incorrect (should be 7/20/21), FIRM Zone shall be zone “X”, incorrect information provided on the plan,
 - iii. Please update the zoning district designation to R1-130 ESL, versus the R-130 provided,
 - iv. Please provide consistent legal description (township), different in drainage report,
 - v. Complete/verify list of abbreviations used,
 - b. Sheets 3 and 4 (DSPM Chapter 4):
 - i. Please provide missing Top of Curb Elevation at the intersection of lot lines with the tract or right-of-way lines,
 - ii. Please provide missing street names,
 - iii. Four culverts/pipes missing INV Elevation, sizes, or slope information
 - iv. Provide NAOS boundaries,
 - v. “A-A” cross-sections missing on cover sheet,
 - vi. Cross-section B-B, C-C, D-D, E-E cross sections do not appear anywhere else.
 - c. Grading and Drainage Plan (Chapter 4):
 - i. Provide side slope ration for steeply re-graded spots (around retaining wall),
 - ii. Provide Cross-Section views as necessary (stability concerns,
 - iii. Please use call out to put elevation numbers away from dark/densely line areas for readability; prefer no overlapping with heavy lined area,
 - iv. Specify pipe gauge for 75-year design life,
 - i. Provide “grading contraction” notes with a list of related items,
 - ii. Provide pipe profile/section views,
 - i. Provide pipe end treatment/riprap as needed.

28. See case Drainage Reports for additional comments, and respond to the following comments as follows:

- a. Figure “5,” “Existing Condition Hydrology Map,” and Figure 6, “Post Development Hydrology Map,” shall have “Q” for all inflow from other communities shown. Several of “Q” number in Figure does not match the value from output from the appendix PCSWMM report. Identify whether the flow length for basin DA-10 and DA-05 area same. Please verify.
- b. Table “2” runoff summary, values do not match Figure “5,” “6,” and appendix on many entries. Please identify which is the correct value; Based on the topo info and lot elevation information, sizing of basin “20” shall be designed for runoff from some pavement area including proposed Lot “1-5” and “7-9.” As a rough estimation, using visual observation, it is around 9 acres in disturbed area contributing to DB20--- Volume of D20 should be sufficient. Please provide analysis of the disturbed area for each of the basin in the report and provided pipe at bottom of basins.
- c. Page 8—Line 17: Statement “Each of the detention basin discharge into the existing washes on the sites,” identifies DB-10 providing both inflow and discharge to the street. Appears as DB-10 can only collect onsite runoff from proposed lot “6.” This should be addressing the inflow from neighboring community into detention basin.
- d. Page 9, “Erosion Setback Analysis.” The provided language is not consistent with the actual condition for the current development. There appear lots are not close enough to the Erosion Hazard Setback as show on the plans.
- e. Page 11- page incomplete last sentence, missing a portion of a paragraph.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Site Design:

29. Staff has received comments from neighboring property expressing concerns related to placement of building envelopes and future structure heights. Please consider contacting neighbor and identifying height of possible building envelopes by floating a balloon identifying 24 feet above natural grade..

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Circulation:

30. The Pedestrian, Vehicular, and Trails plan submitted is for a different site and development plan. Please review the correct trails plan.
31. Please update the preliminary plat, circulation plan, and all associated case materials, to identify the proposed connection to the Sereno Canyon private street system. The location and alignment of this street extension need to be reviewed and approved as part of the preliminary plat approval process.

32. Please update the preliminary plat, circulation plan, and all associated case materials, to provide an unpaved trail connection from the northern cul-de-sac to the trail in the western portion of the site.
33. Please Provide documentation that the internal streets will be allowed to access the Sereno Canyon private street system and what agreements are in place for maintenance responsibility

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

The Planning & Development Services Division has had this application in review for 41 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-7849 or at jmurillo@scottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jesus Murillo', with a stylized flourish extending to the right.

Jesus Murillo
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 4-PP-2022

Key Code: 6C712

Please follow the plan and document submittal requirements below. **All files shall be uploaded in PDF format.** Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11.

A digital submittal Key Code is required to upload your documents: **6C712**. Files should be uploaded **individually** and in **order** of how they are listed on this checklist.

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

Digital submittals shall include one copy of each identified below.

- ☒ COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- ☒ Updated Revised Narrative for Project
- ☒ Updated Preliminary Plat:
- ☒ Updated NAOS Plan:
- ☒ Updated Building Envelope
- ☒ Cuts & Fills Site Plan

Technical Reports: Please submit one (1) digital copy of each report requested

- ☒ Revised Drainage Report:
- ☒ Revised Storm Water Waiver:
- ☒ Revised Wastewater Design Report:

Resubmit the revised Drainage Reports and Water and Wastewater Report application to your Project Coordinator.

•

Murillo, Jesus

From: Doug Jorden <Doug@jordenlaw.com>
Sent: Tuesday, March 1, 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

Follow Up Flag: Follow up
Flag Status: Flagged

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

Good afternoon Jesus. As you may recall, I have been helping Sonoran Crest. Please give me a call.

Appreciated.

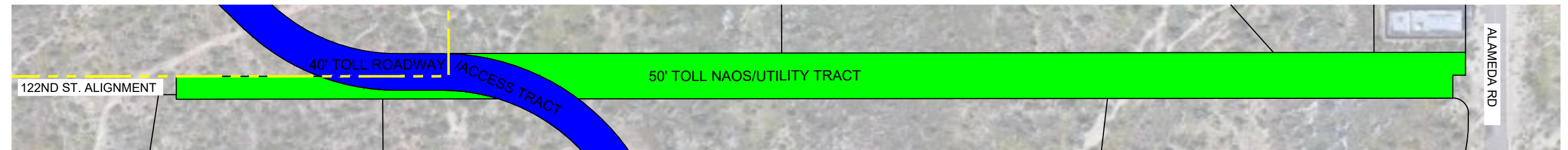
Doug Jorden
Jorden Law Firm, P.C.
Direct: (480) 505-3909
Mobile: (602) 228-0151
E-Mail: doug@jordenlaw.com
www.jordenlaw.com

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.

OPTION 1

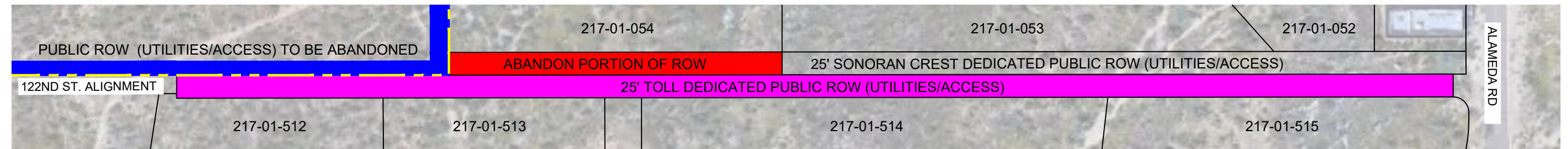


EXISTING

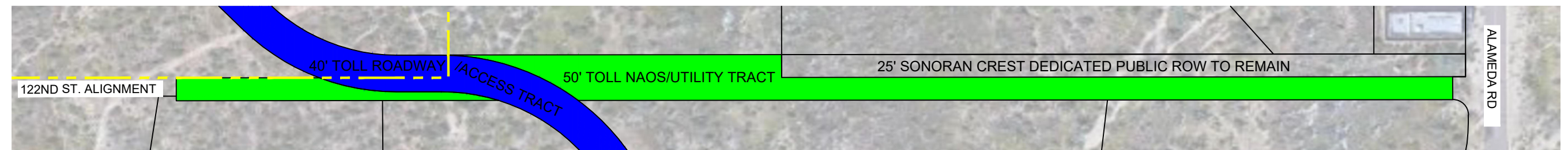


PROPOSED

OPTION 2

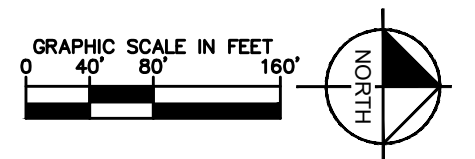


EXISTING



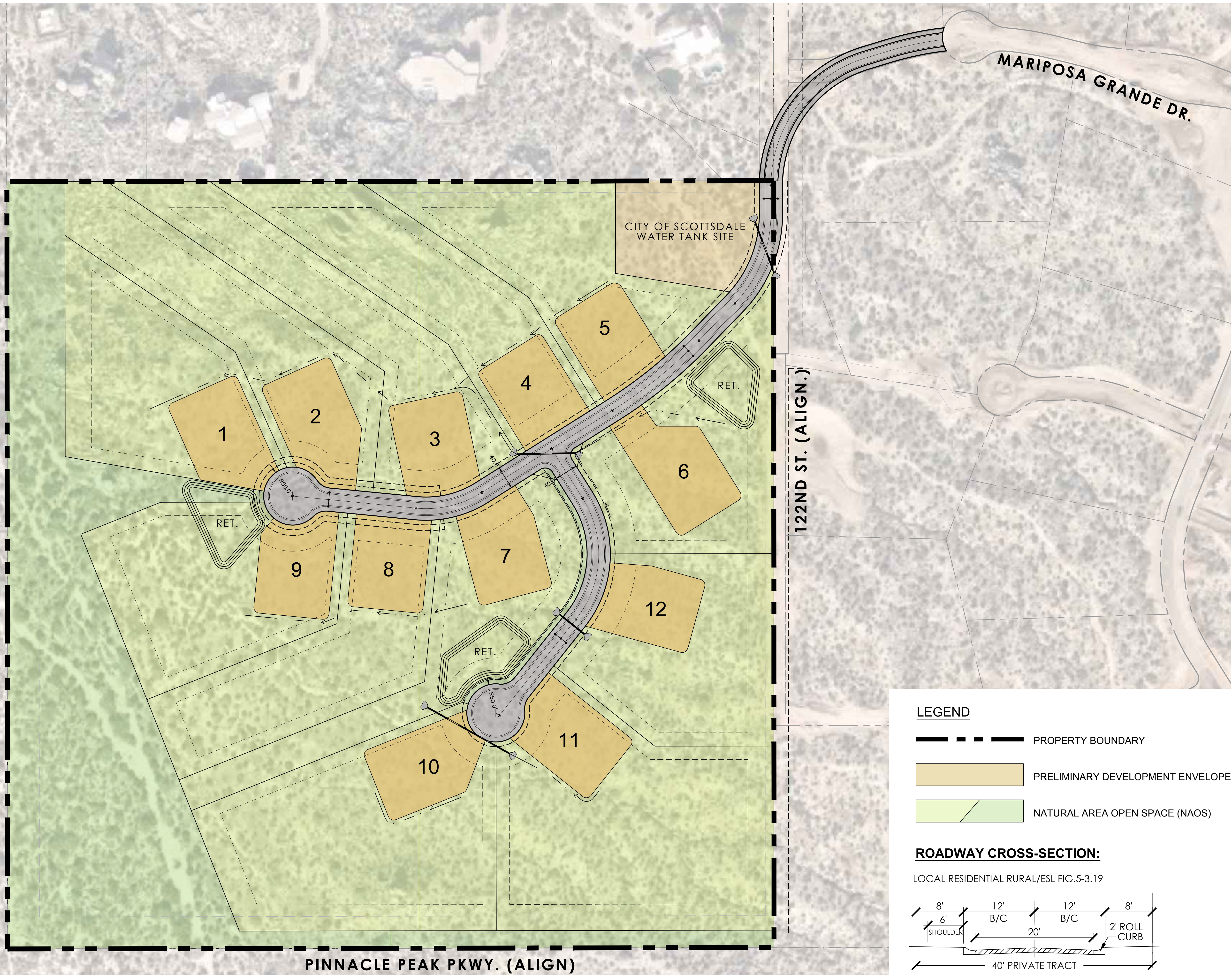
PROPOSED

122ND STREET ABANDONMENT OPTIONS





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119TH WAY



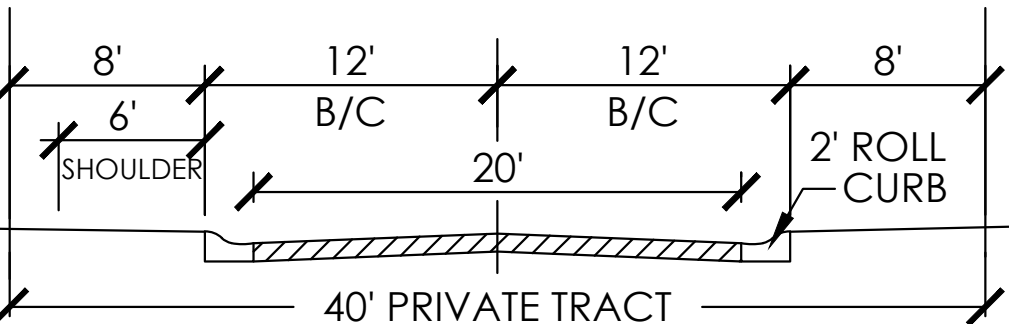
LEGEND

-

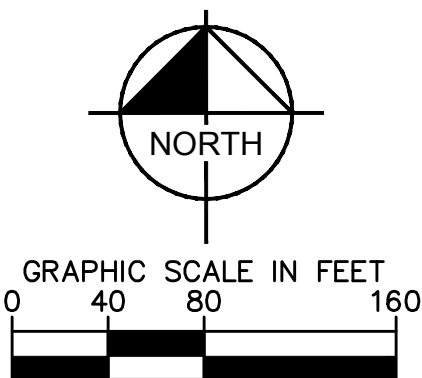
 PROPERTY BOUNDARY
- 
 PRELIMINARY DEVELOPMENT ENVELOPE
- 
 NATURAL AREA OPEN SPACE (NAOS)

ROADWAY CROSS-SECTION:

LOCAL RESIDENTIAL RURAL/ESL FIG.5-3.19



NOTE: THIS SITE PLAN IS FOR CONCEPTUAL PURPOSES ONLY & REQUIRES DETAILED SITE PLANNING, ENGINEERING & CITY APPROVALS.



PRESERVE IV CONCEPTUAL SITE PLAN

PRESERVE IV
CONCEPTUAL SITE PLAN
SCOTTSDALE, ARIZONA

| |
|---------------------------|
| PROJECT NO. 291245005 |
| DRAWING NAME SITE PLAN |

01 OF 01

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1001 W SOUTHERN AVE, SUITE 131
MESA, ARIZONA 85210 (480) 207-2666

SCALE (H): 1"=80'
SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: KLS
CHECKED BY: ZJH
DATE: JAN 2022

[illegible]

K:\EAV_Civil\281245005 - Preserve IV\CADD\Preliminary Plat\45005PP-CV.dwg Jan 31, 2022 Scott Beorchell
XREFS: 45005PP, 45005PL, 45005SM-SC, 45005TB-PP
OF AND UNLESS OTHERWISE NOTED, THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN PERMISSION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

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 |
| | PUBLIC UTILITY EASEMENT |
| | RIGHT-OF-WAY |
| | BACK OF CURB |
| | TYPICAL |
| | HIGHWAY EASEMENT |
| | ACCESS EASEMENT |
| | DRAINAGE EASEMENT |
| | SEWER EASEMENT |
| | DRAINAGE FLOOD CONTROL EASEMENT |
| | REAR YARD SETBACK |
| | TYPICAL |
| | TYPICAL |
| | TYPICAL |
| | PAVEMENT SPOT ELEVATION AT FINISHED GRADE |
| | FLOW LINE |
| | EXISTING GRADE |
| | SLOPE AT FINISHED GRADE |
| | PROPOSED LOT NUMBERS |

| | |
|--|--|
| | 100-YEAR INUNDATION LIMITS |
| | 100-YEAR BASE FLOOD ELEVATION AND CROSS SECTION LOCATION |

FILL AREA
GREATER THAN 6'

CUT AREA
GREATER THAN 6'

NAOS EXTENTS

APPROX. LIMITS OF 100 YEAR INUNDATION

PAD CONSTRUCTION ENVELOPE

NOTES

1. **C2** & **F2** INDICATE ANTICIPATED CUT AND FILL HEIGHTS AT THE LOCATION FROM PROPOSED PAD ELEVATION TO EXISTING GROUND.

SHEET INDEX

| SHEET NO. | TITLE |
|-----------|----------------------------|
| 1 | COVER SHEET |
| 2 | PRELIMINARY PLAT |
| 3 | PRELIMINARY GRADING PLAN |
| 4 | TYPICAL & GRADING SECTIONS |

LOT QUANTITIES

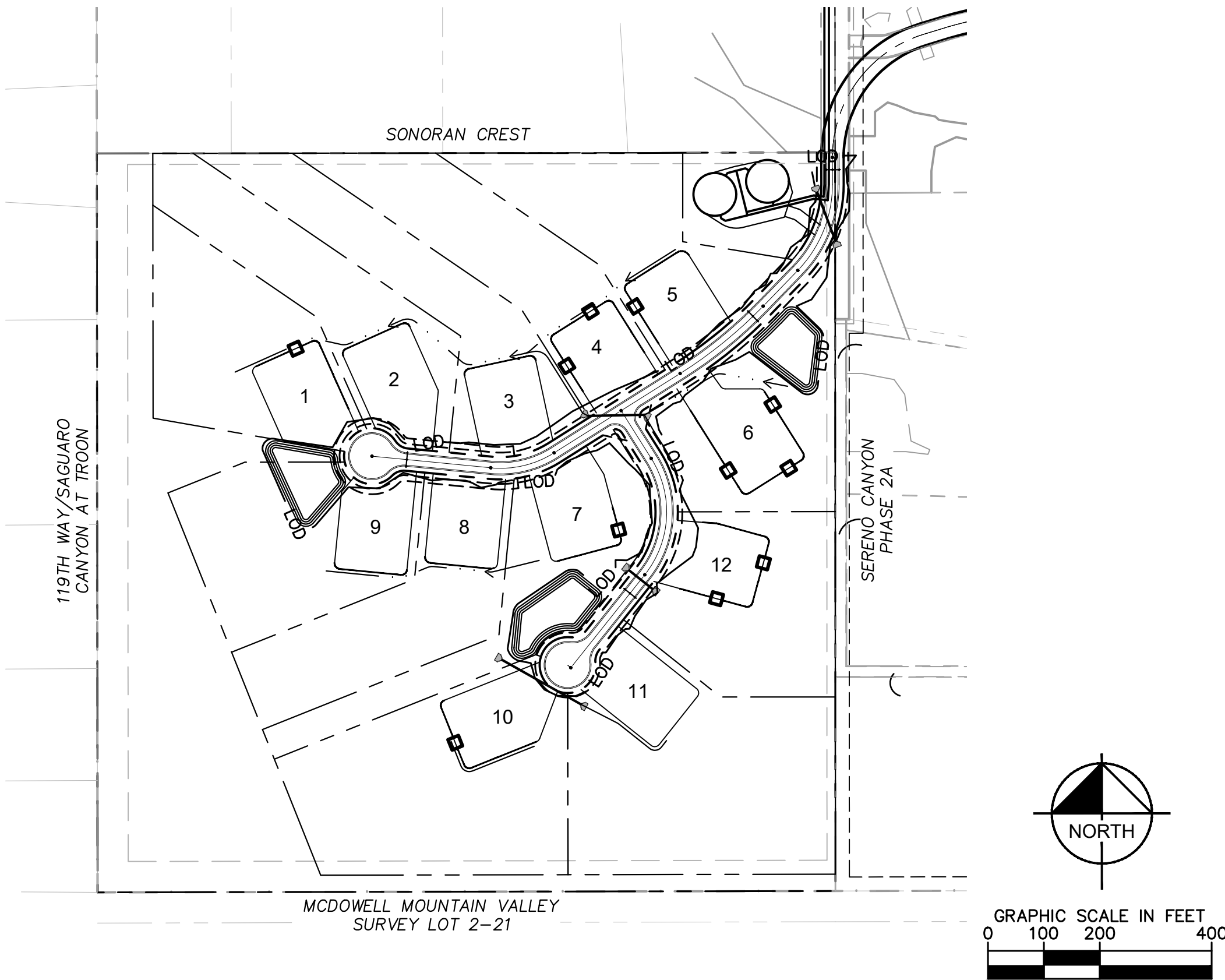
| LOT AREA TABLE | |
|----------------|--------------|
| LOT NO. | AREA (SQ FT) |
| 1 | 100804 |
| 2 | 98703 |
| 3 | 97986 |
| 4 | 97526 |
| 5 | 97815 |
| 6 | 100936 |
| 7 | 102731 |
| 8 | 97547 |
| 9 | 106833 |
| 10 | 151498 |
| 11 | 170000 |
| 12 | 101219 |

TRACT TABLE

| TRACT TABLE | | | |
|-------------|--------------------|---------------------|--------------|
| NAME | OWNERSHIP/MAINT. | TRACT USES | AREA (ACRES) |
| TRACT A | HOA | ROADWAY/UTILITIES | 1.77 |
| TRACT B | HOA | OPEN SPACE/DRAINAGE | 6.93 |
| TRACT Z | CITY OF SCOTTSDALE | WATER TANK STATION | 0.97 |

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.



PROJECT MAP

FLOOD INFORMATION

| COMMUNITY NUMBER | PANEL NUMBER | SUFFIX | DATE OF FIRM | INDEX DATE | FIRM ZONE | BASE FLOOD ELEVATION |
|------------------|--------------|--------|--------------|------------|-----------|----------------------|
| 045012 | 1330 | L | 10/16/2013 | 6/22/2021 | "D" | N/A |

ENGINEERS CERTIFICATION:

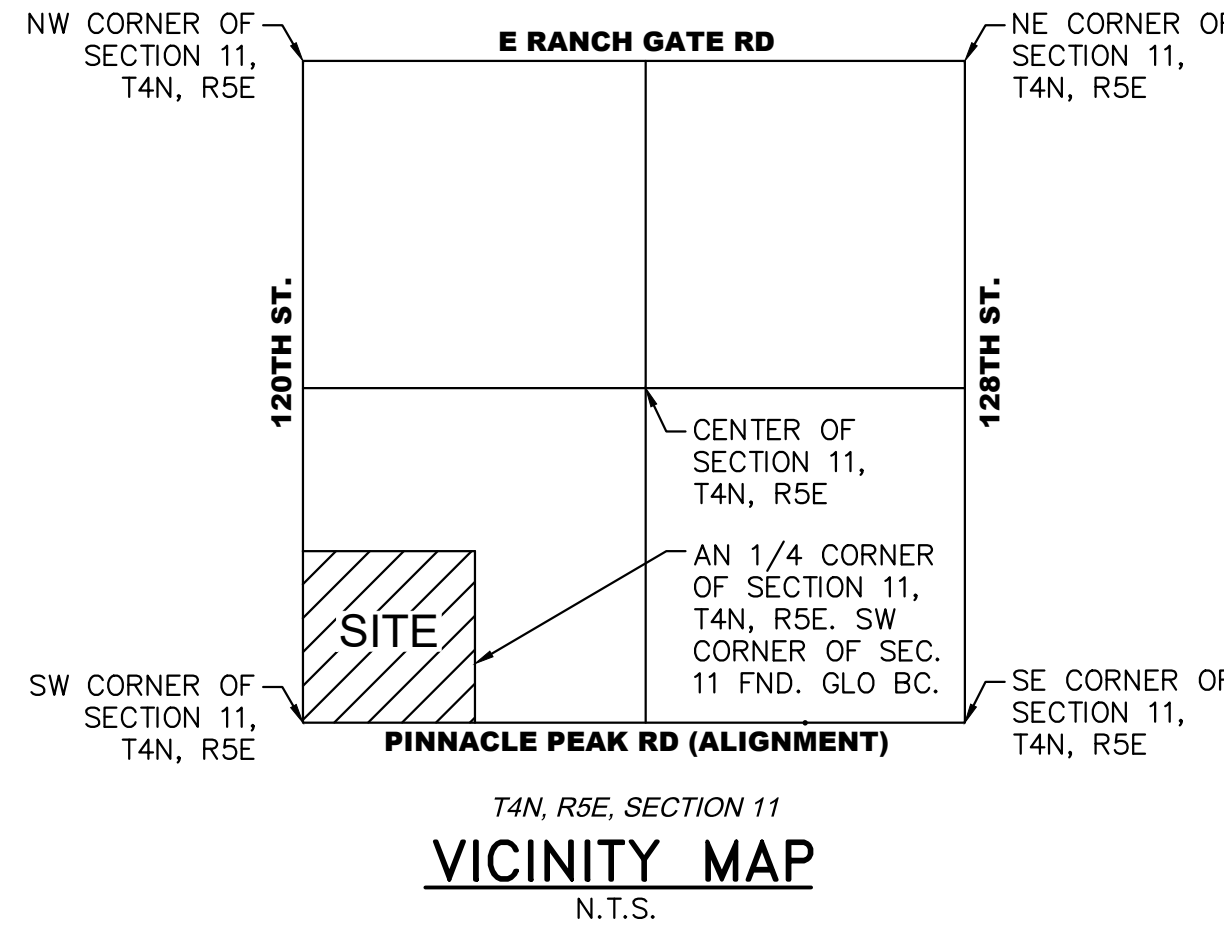
THE LOWEST FLOOR ELEVATIONS AND/OR FLOOD PROOFING ELEVATIONS ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATIONS.

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.



ENGINEER

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

OWNER/DEVELOPER

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

UTILITIES

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

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' |

SURVEYOR

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

BENCHMARK

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

BASIS OF BEARING

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

ZONING

CURRENT: R-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.

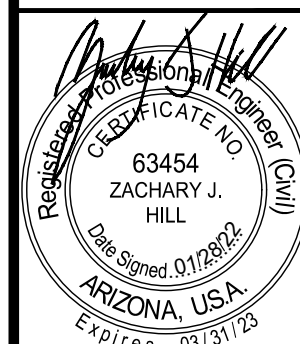
FIRE DEPARTMENT NOTES

- 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)

Kimley»Horn

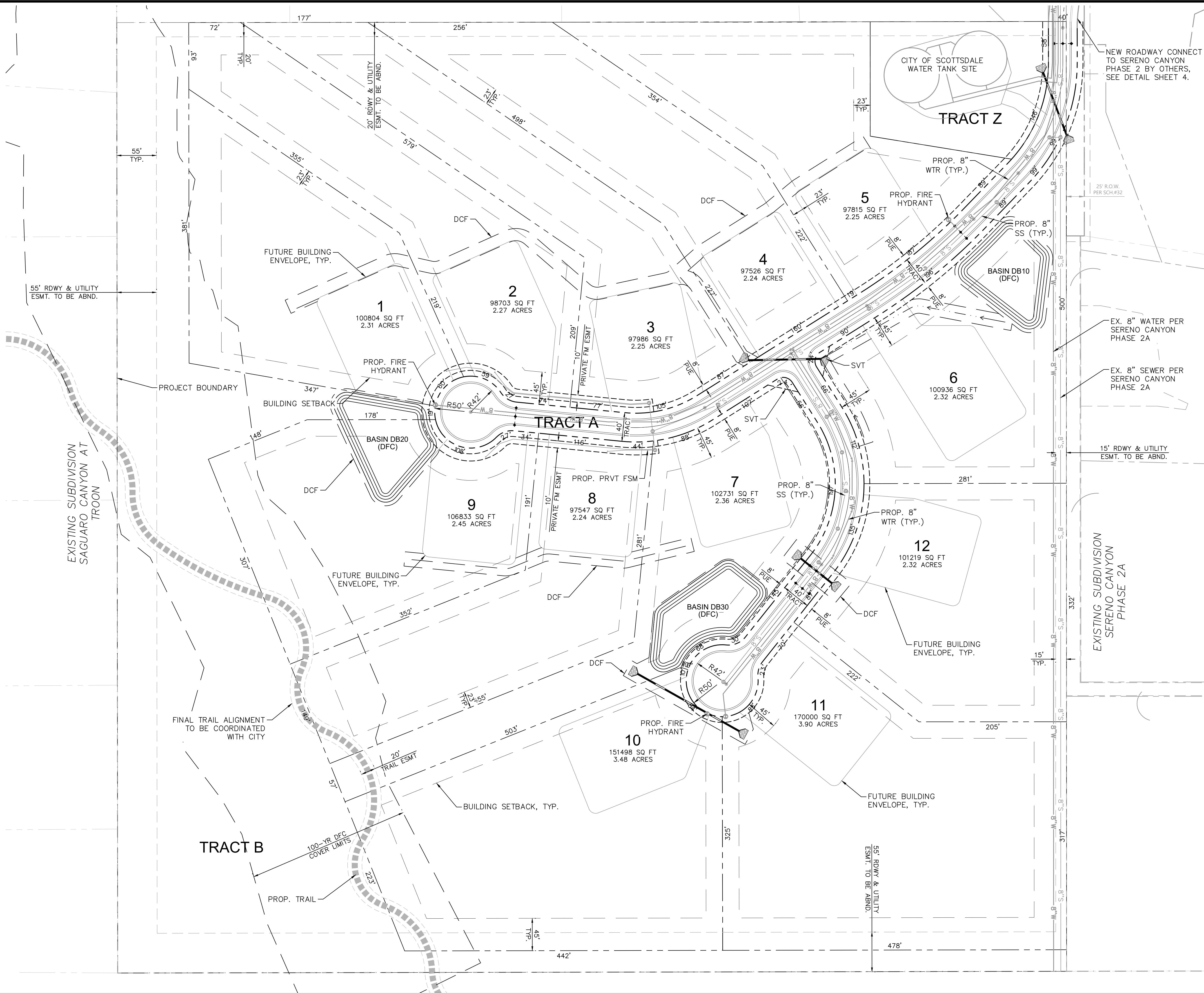
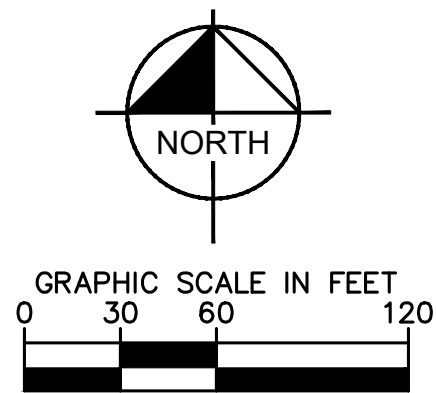
SCALE (H): NONE
SCALE (V): NONE
DESIGNED BY: ZJH
DRAWN BY: AJE
CHECKED BY: ZJH
DATE: JAN 2022

PRESERVE IV
PRELIMINARY PLAT
COVER SHEET
SCOTTSDALE, ARIZONA



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

K:\EAV_Civil\281245005 - Preserve IV\CADD\Preliminary Plat\45005PP.dwg Jan 31, 2022 Scott Beorchell
XREFS: x45004BM-PP x45004TB-PP x45004PL x45004VS x45004W-PP x45005BM-PP x45005PL x45005VS x45005W-PP x45005TB-PP
OF AND W/PROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



PROJECT NO.
291245005

DRAWING NAME
45005PP.DWG

02 OF 04

63454
ZACHARY J. HILL
One Signer 01/28/22
ARIZONA, USA
Expires 03/31/23

Professional Seal

PRELIMINARY PLAT
PRELIMINARY PLAT
PRELIMINARY PLAT
SCOTTSDALE, ARIZONA

PRESERVE IV

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

Kimley»Horn

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1001 W SOUTHERN AVE, SUITE 131
MESA, ARIZONA 85210 (480) 207-2866

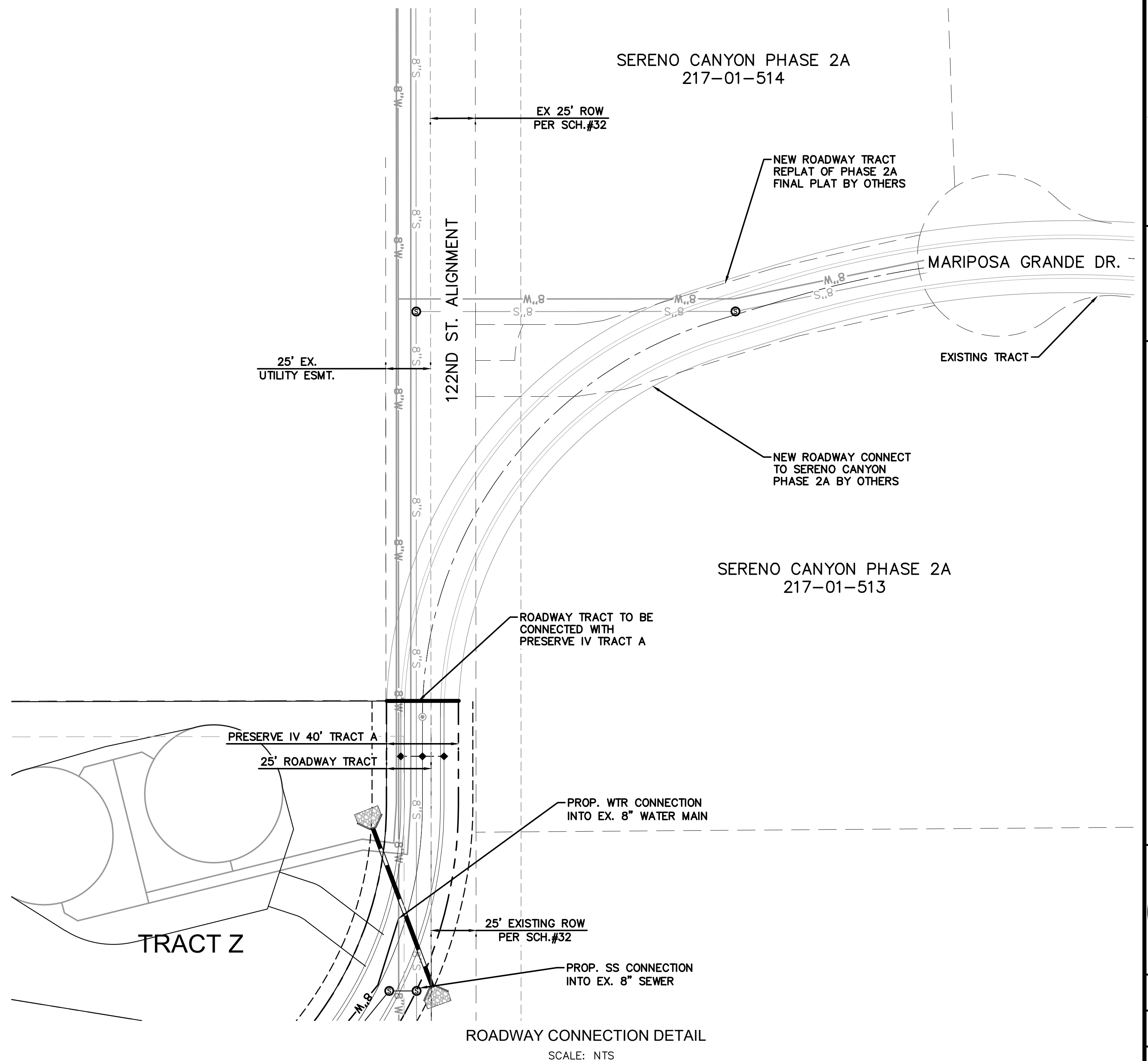
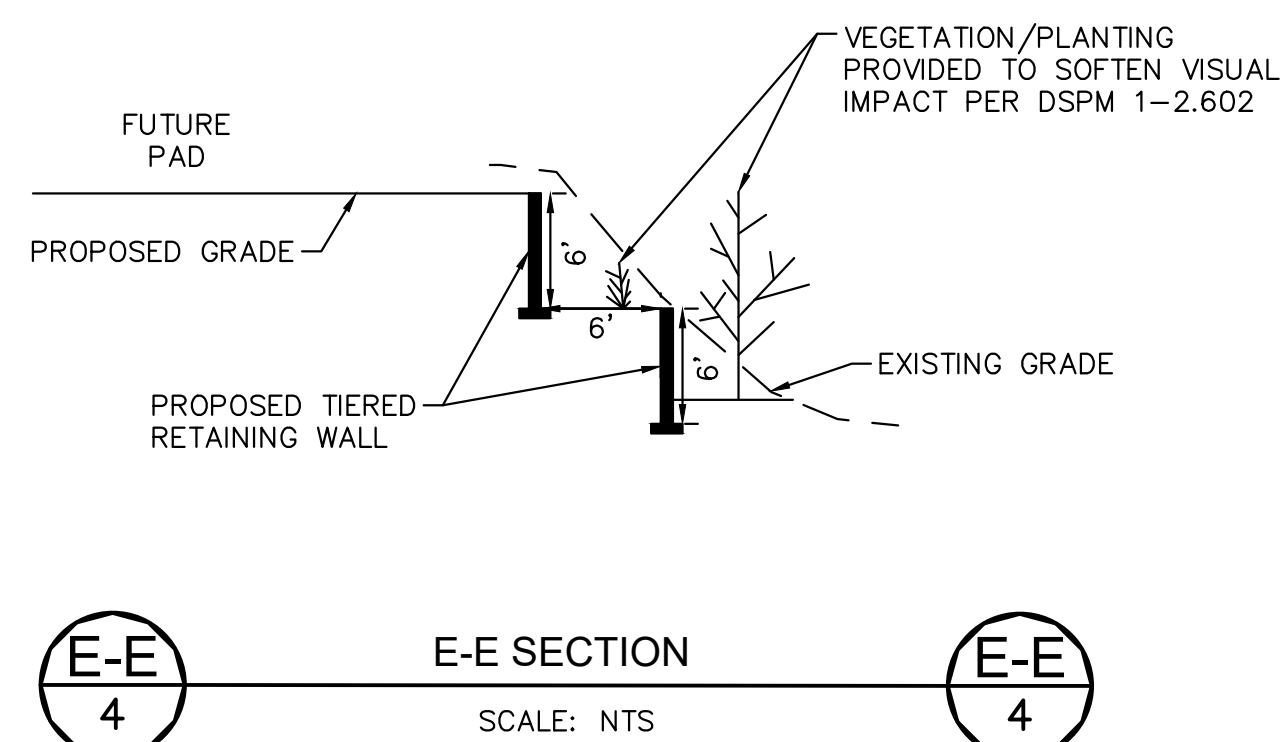
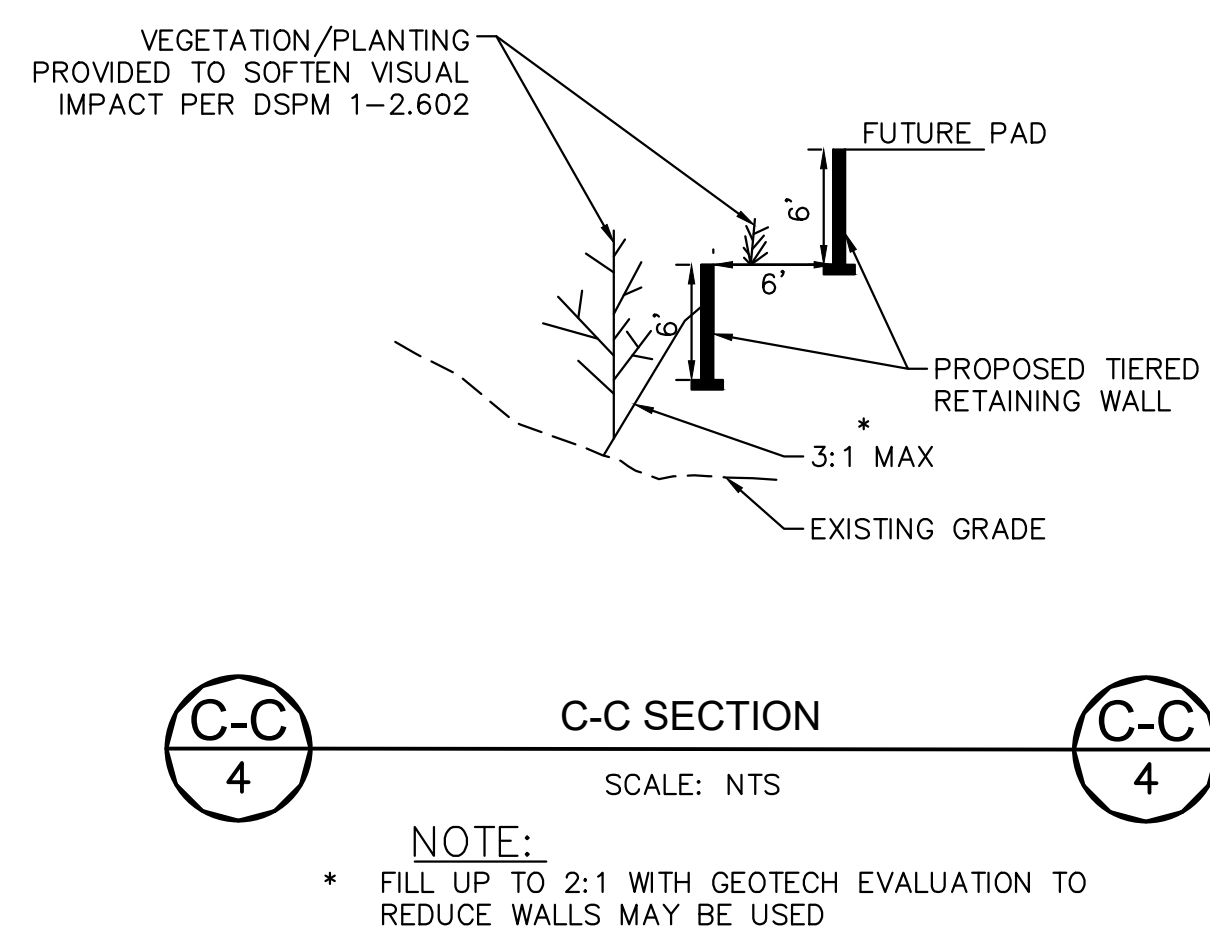
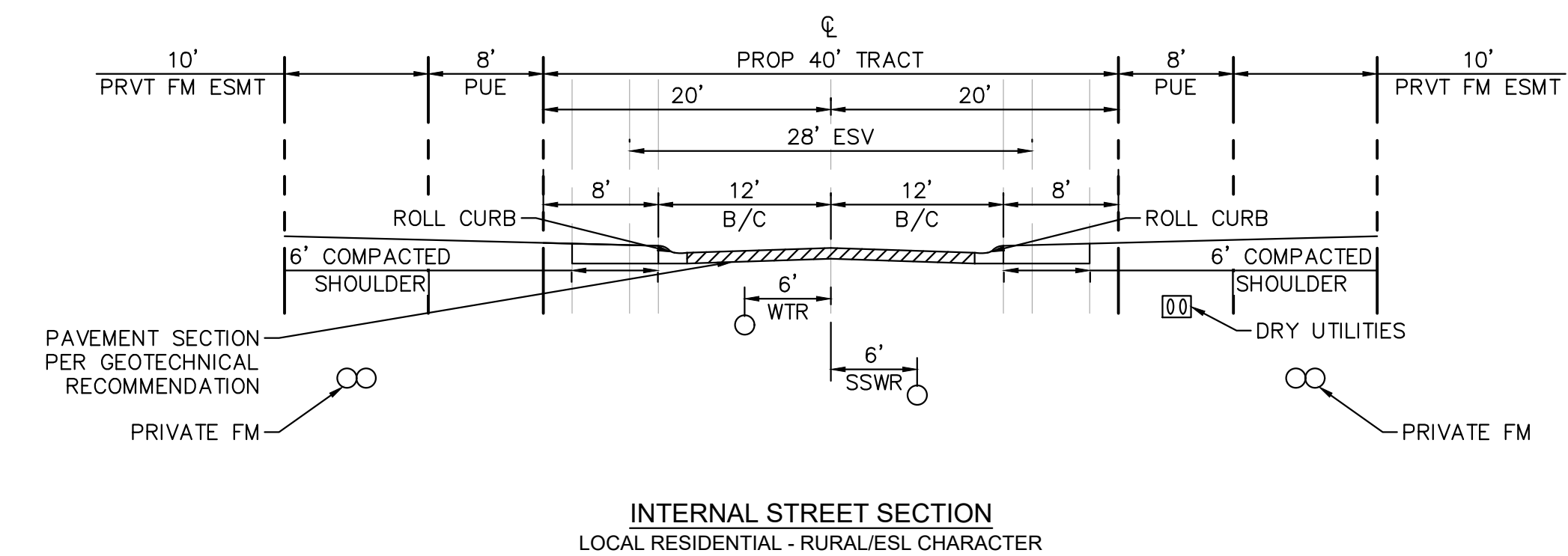
REVISION

NO.

BY

DATE

APPR.



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

PRESERVE IV
PRELIMINARY PLAT
CROSS SECTIONS
SCOTTSDALE, ARIZONA

| |
|-----------------------------|
| PROJECT NO. 291245005 |
| DRAWING NAME 45005GD.DWG |

04 OF 04

EXHIBIT A LEGAL DESCRIPTION ROW ABANDONMENT

THOSE PORTIONS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON BOOK 191 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 55 FEET AND THE SOUTH 55 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11;

THE NORTH 20 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11;

THE EAST 15 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11.

CONTAINS 186,195 SQUARE FEET OR 4.274 ACRES MORE OR LESS.



CHAD W. HUBER
RLS 35316
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH. 602-837-5511
chad.huber@kimley-horn.com

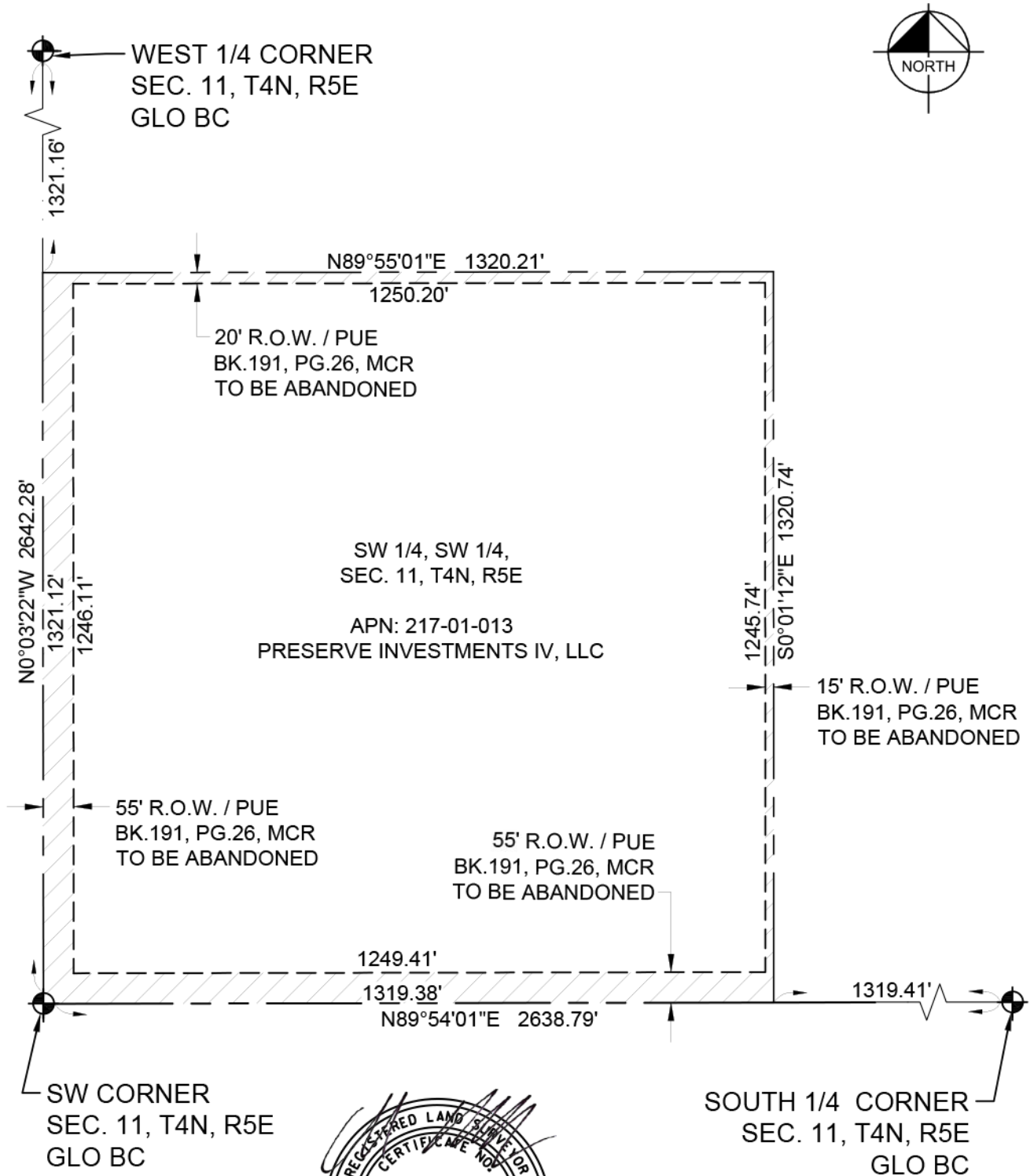
Kimley»Horn

7740 N. 16TH ST., Suite 300
PHOENIX, AZ 85020

Tel. No. (602) 837-5511

| | | | | | |
|-------|----------|------------|------------|-------------|-----------|
| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
| N/A | CWH | CWH | 01/26/2022 | 291245005 | 1 OF 2 |

EXHIBIT B



CHAD W. HUBER
RLS 35316
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH. 602-837-5511
chad.huber@kimley-horn.com



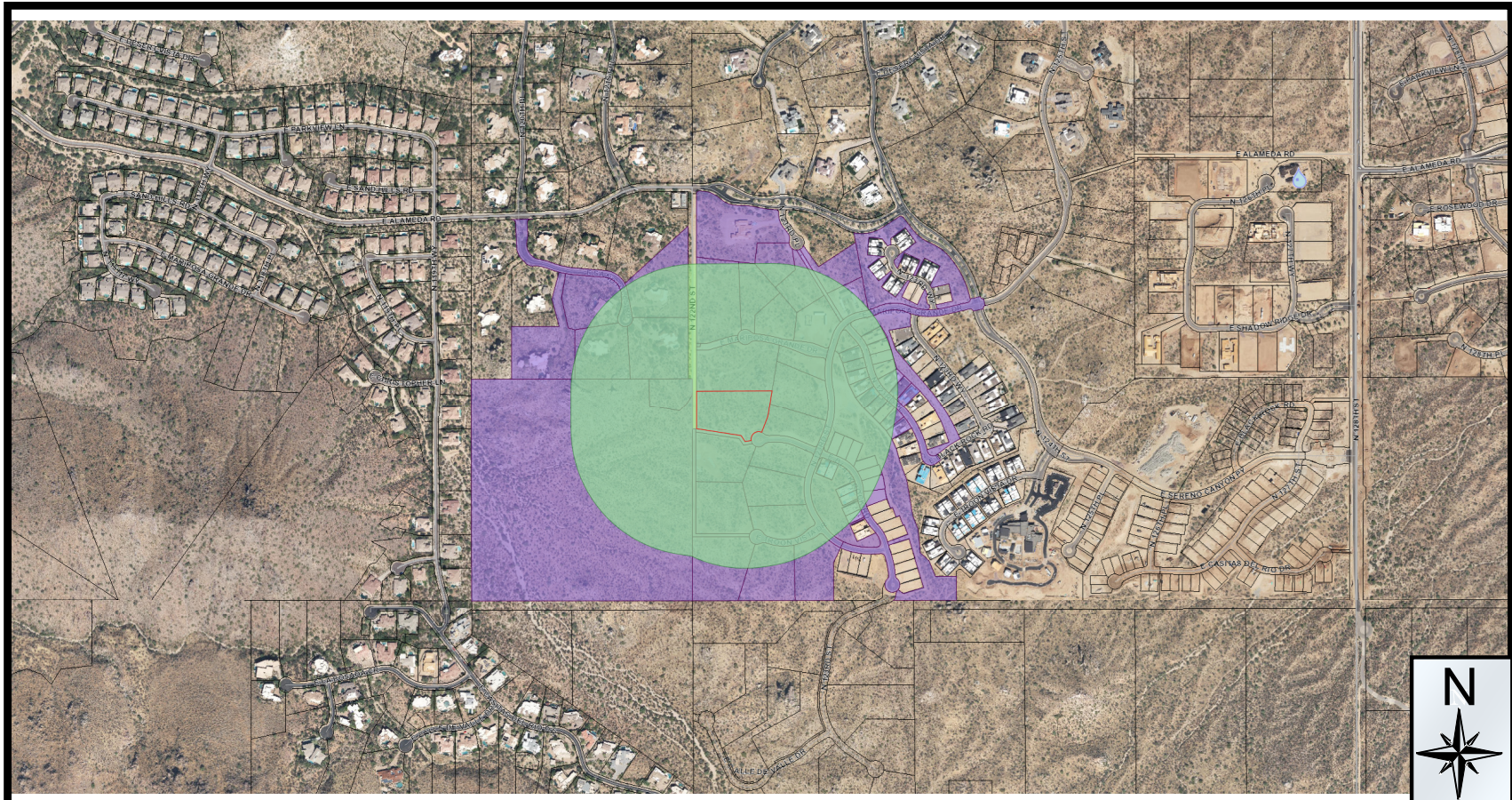
Kimley»Horn

7740 N. 16TH ST, Suite 300
PHOENIX, AZ 85020

Tel. No. (602) 837-5511

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|--------|----------|------------|------------|-------------|-----------|
| N.T.S. | CWH | CWH | 01/26/2022 | 291245005 | 2 OF 2 |

City Notifications – Sereno Canyon



Additional Notifications:

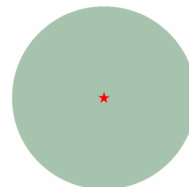
Interested Parties List
Adjacent HOA's
P&Z E-Newsletter
Facebook
Nextdoor.com
City Website-Projects in the hearing process

Pulled Labels
November 20, 2023

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 58

4-AB-2018#2