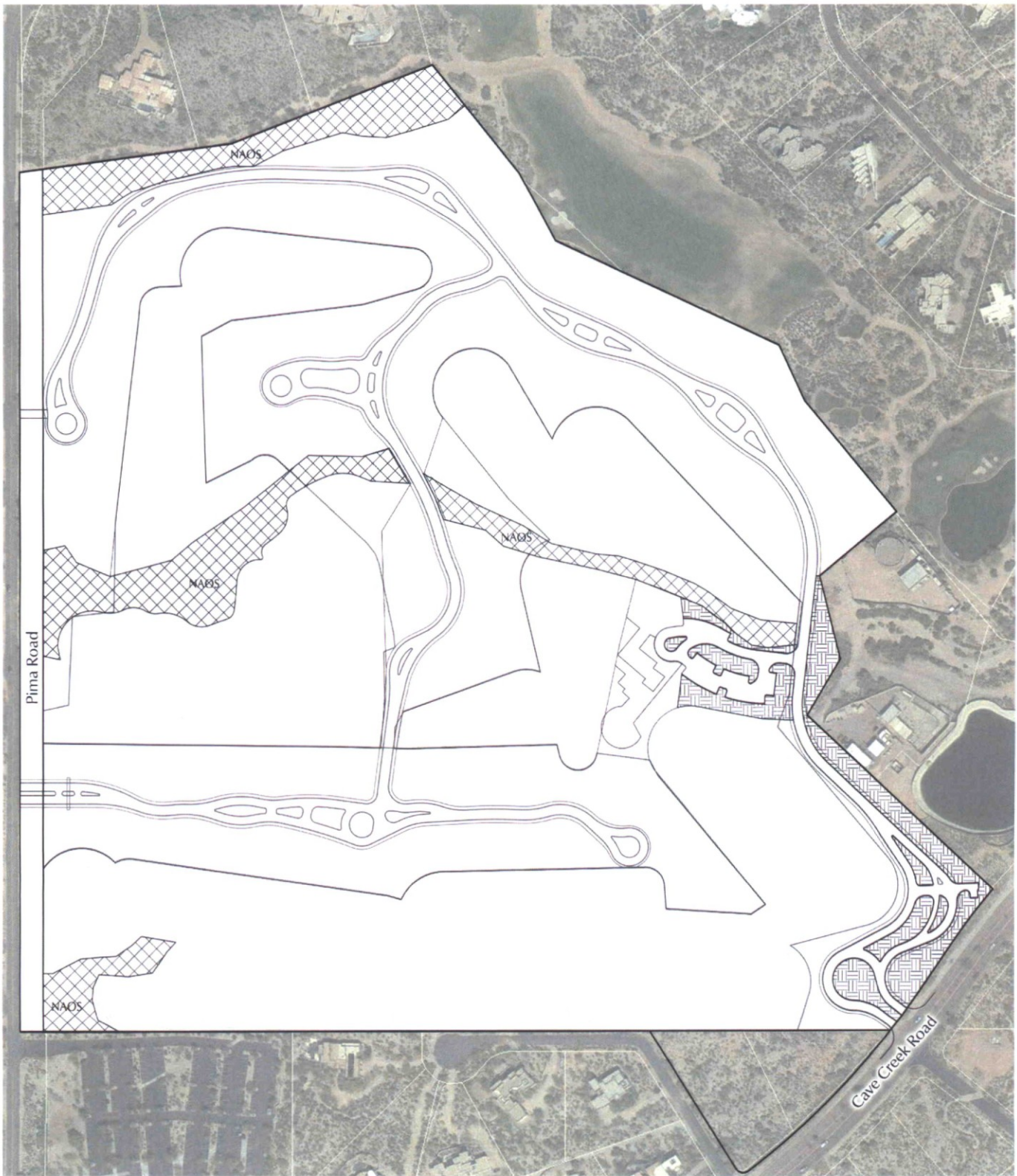


**Simulations**  
**Photos**  
**All Graphics (no plans)**



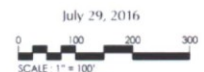
**NAOS ZONES**

	Undisturbed NAOS -	6.1 Acres = 6.7% of Property
	Revegetated NAOS -	2.8 Acres = 3.0% of Property
	Desert Mountain NAOS Pool -	25.3 Acres = 27.6% of Property
	NAOS Provided -	34.2 Acres = 37.3% of Property
	Required NAOS per Slope Analysis -	34.2 Acres = 37.3% of Property
	Gross Property Acreage -	91.7 Acres

Desert Mountain Parcel 19 - NAOS Calculation

Land Slope	Upper Desert	Area (Acres)	Percent Area	NAOS Required (Acres)
0-2%	25%	10.46	11.76%	2.62
2-5%	25%	10.13	11.38%	2.53
5-10%	35%	17.57	19.75%	6.15
10-15%	45%	20.78	23.35%	9.35
15-25%	45%	24.55	27.59%	11.05
Over 25%	45%	5.49	6.17%	2.47
		88.98	100.00%	34.17

TOTAL SLOPE AREA 88.98 AC  
 TOTAL NAOS REQUIRED 34.17 AC  
 UNDISTURBED REQUIRED 23.82 AC  
 REVEGETATED ALLOWED (30% OF REQ'D) 10.28 AC



**DESERT MOUNTAIN**  
 Parcel 19  
 NAOS Plan

**5-GP, 17-ZN & 6-UP-2016**  
**8/9/16**

July 29, 2016  
  
 GREY|PICKETT



Site Data:  
 92 Gross Acres  
 190 Proposed Units  
 2.06 du/acre

Proposed Zoning: R-4 ESL  
 +/- 56 Acres, 3.39 du/acres  
 Required R-4 ESL Open Space: 243,936 sf.  
 Provided R-4 ESL Open Space: 311,797 sf

Proposed Zoning: O-S ESL  
 +/- 36 Acres

**LANDSCAPE ZONES**

-  Undisturbed NAOS - 6.1 Acres = 6.7% of Property
-  Revegetated NAOS - 2.8 Acres = 3.0% of Property
-  Golf Course Landscape - 19.0 Acres = 20.7% of Property
-  Golf Course Turf/Bunker Areas - 18.1 Acres = 19.7% of Property
- Landscape Area Total - 46.0 Acres = 50.2% of Property
- Gross Property Acreage - 91.7 Acres

Desert Mountain Parcel 19 - NAOS Calculation

Land Slope	Upper Desert	Area (Acres)	Percent Area	NAOS Required (Acres)
0-2%	25%	10.46	11.76%	2.62
2-5%	25%	10.13	11.38%	2.53
5-10%	35%	17.57	19.75%	6.15
10-15%	45%	20.78	23.35%	9.35
15-25%	45%	24.55	27.59%	11.05
Over 25%	45%	5.49	6.17%	2.47
		88.98	100.00%	34.17

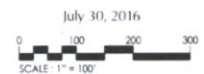
TOTAL SLOPE AREA - 88.98 AC  
 TOTAL NAOS REQUIRED - 34.17 AC  
 UNDISTURBED REQUIRED - 23.92 AC  
 REVEGETATED ALLOWED (30% OF REQD) - 10.25 AC

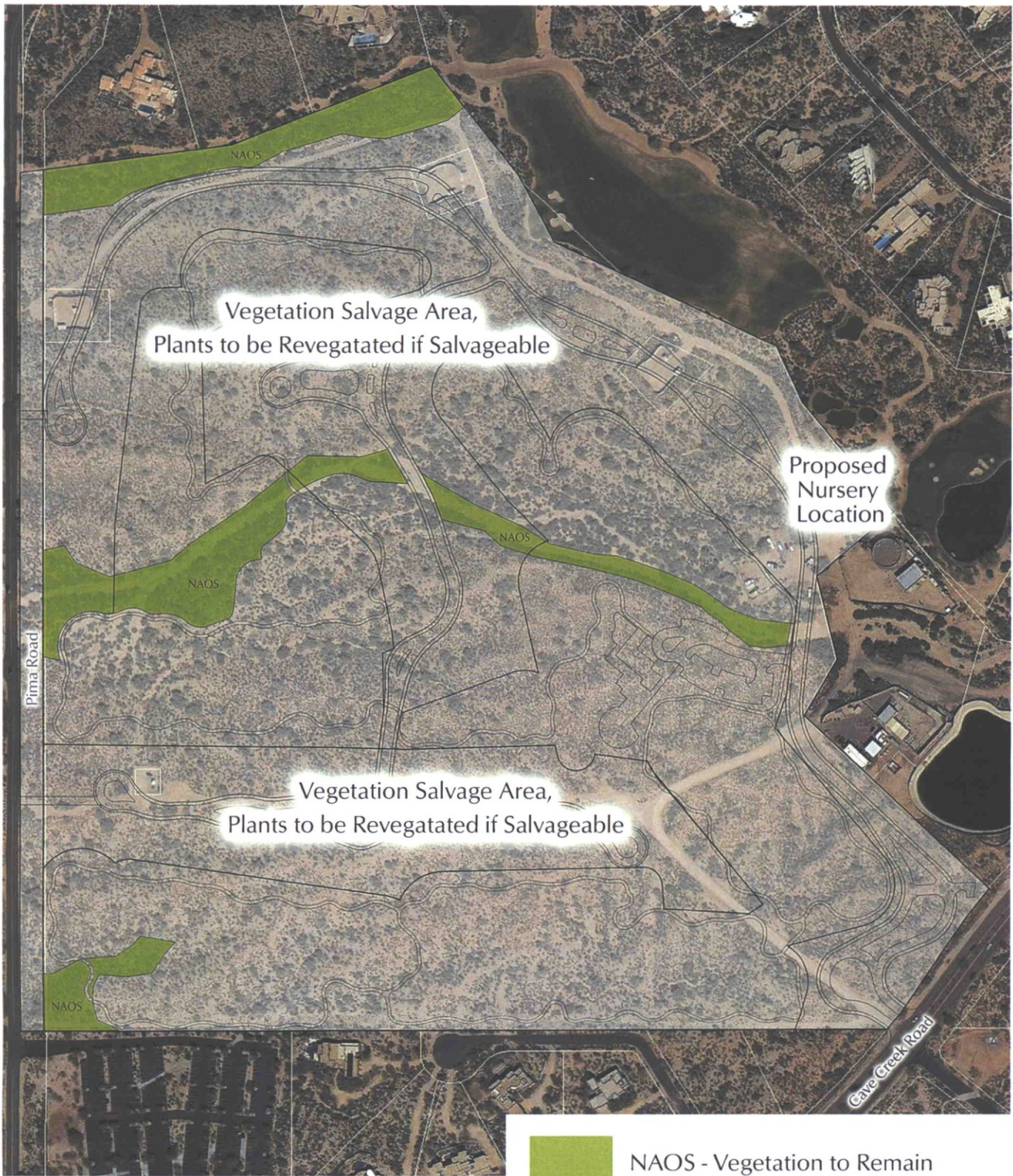


Parcel 19

Open Space Plan

5-GP, 17-ZN & 6-UP-2016  
 8/9/16





Note: Location of salvage plant material to be finalized during construction and based on survivability of plant salvage process.



NAOS - Vegetation to Remain



Moderate Vegetation Salvage Area, Plants to be Revegetated if Salvageable



Sparse Vegetation Salvage Area, Plants to be Revegetated if Salvageable



Parcel 19



# Revegetation Site Plan

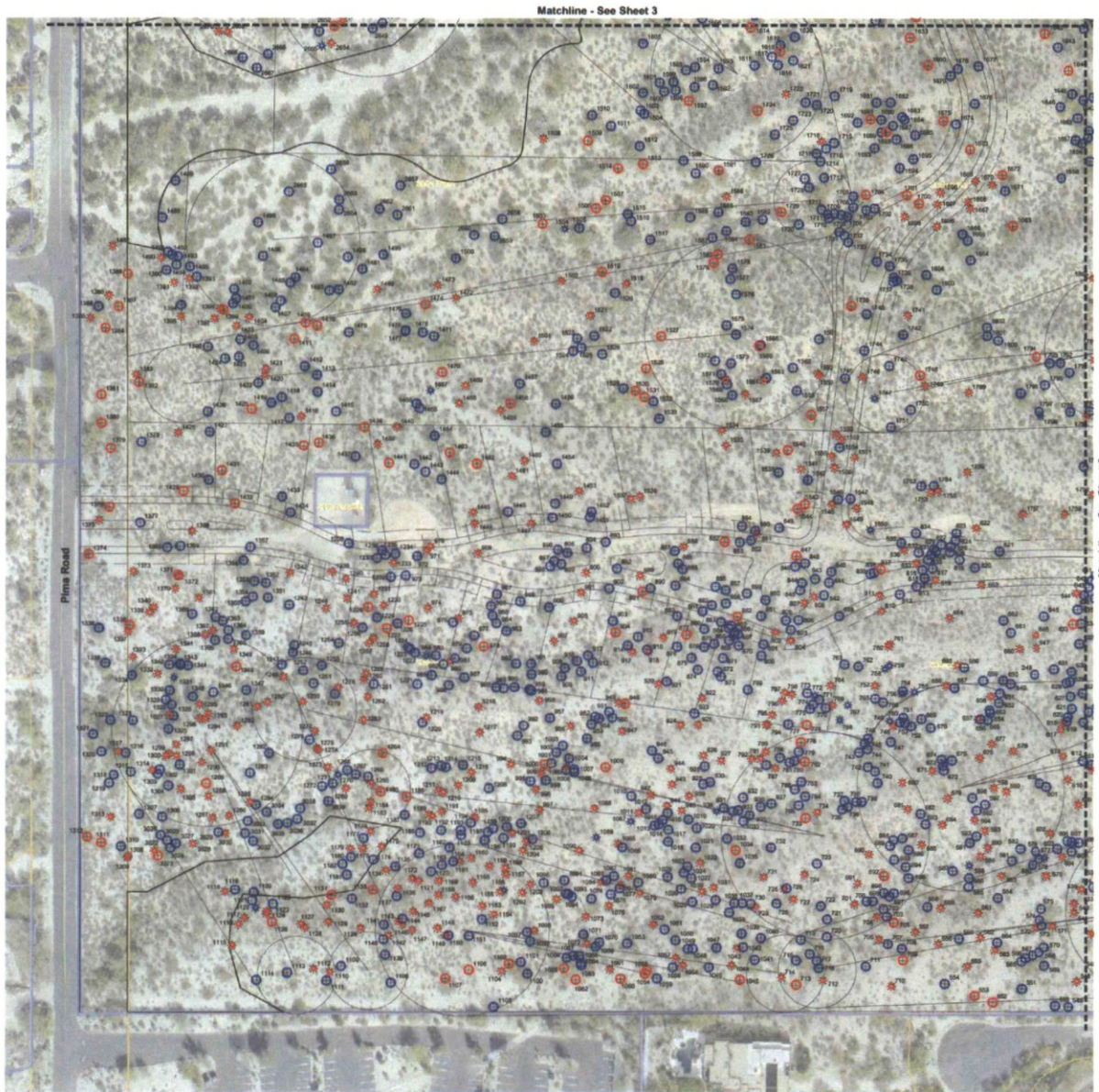
5-GP, 17-ZN & 6-UP-2016  
8/9/16



DATE	6/26/2016
REVISION	
SCALE	1" = 60'
CHECKED	
DRAWN	MS
SHEET	2 OF 4

**Desert Mountain - Parcel 19**  
 37080 N. Cave Creek Road  
 Scottsdale, Arizona 85262  
**Native Plant Inventory**

**Native Resources Intl.**  
 1540 W Happy Valley Rd.  
 Phoenix, AZ. 85085  
 Phone (623) 869-6757  
 Fax (623) 869-6769

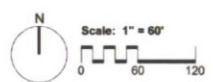


**Plant Legend**

- ⊕ Tree - Salvageable
- ⊖ Tree - Non-Salvageable
- Tree - Remain In Place
- ⊕ Cacti - Salvageable
- ⊖ Cacti - Non-Salvageable
- Cacti - Remain In Place

**Project Consultants**

Salvage Contractor: **Native Resources International**  
 1540 West Happy Valley Road  
 Phoenix, Arizona 85085  
 623-869-6757 (p) • 623-869-6769 (f)  
 Contact: Kevin Brenda - kevin@nrresources.com



**Native Resources Intl.**  
 1540 W Happy Valley Rd.  
 Phoenix, AZ 85085  
 Phone (623) 869-6757  
 Fax (623) 869-6769

**Desert Mountain - Parcel 19**

37980 N. Cave Creek Road  
 Scottsdale, Arizona 85262

**Native Plant Inventory**

DATE:	8/26/2016
REVISION:	
SCALE:	1" = 60"
CHECKED:	
DRAWN:	KB
SHEET:	1 OF 4



DATE	8/26/2018
REVISION	
SCALE	1" = 60'
CHECKED	
DRAWN	MS
SHEET	3 OF 4

**Desert Mountain - Parcel 19**  
 37080 N. Cave Creek Road  
 Scottsdale, Arizona 85262  
**Native Plant Inventory**

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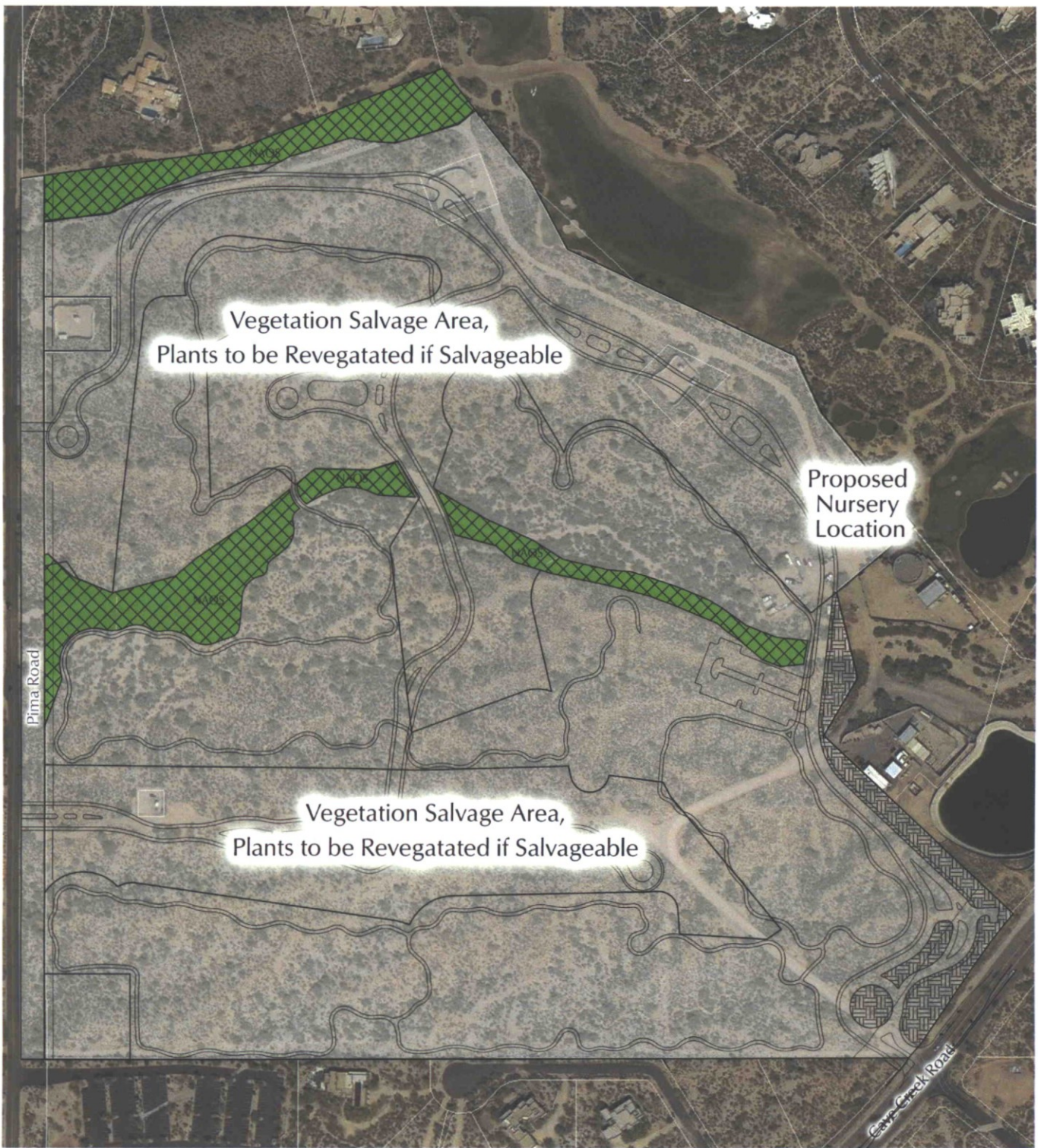


DATE	8/26/2016
REVISION	
SCALE	1" = 60'
CHECKED	
DRAWN	MB
SHEET	4 OF 4

**Desert Mountain - Parcel 19**  
 37080 N. Cave Creek Road  
 Scottsdale, Arizona 85262  
**Native Plant Inventory**

Native Resources Intl.  
 1540 W Happy Valley Rd.  
 Phoenix, AZ. 85085  
 Phone (623) 869-6757  
 Fax (623) 869-6769





Note: Location of salvage plant material to be finalized during construction and based on survivability of plant salvage process.



**PROTECTED NATIVE PLANTS**

Specific native plants are protected as described in the city's Native Plant Ordinance. Photos of indigenous plants, including the protected native plants listed below, are available at: [www.Scottsdale2.gov/codes/nativeplants](http://www Scottsdale2.gov/codes/nativeplants)

**A. TREES**

BOTANICAL NAME	COMMON NAME
<i>Acacia conchota</i>	Whitethorn Acacia
<i>Acacia greggii</i>	Catclaw Acacia
<i>Berberis haematocarpa</i>	Red Barberry
<i>Cercocarpus holosericeus</i>	Crookhorn Thorn
<i>Celtis pallida</i>	Desert Hackberry
<i>Cercidium fontium</i> ( <i>Parkinsonia fontia</i> )	Blue Palo Verde
<i>Cercidium monophyllum</i> ( <i>Parkinsonia microphyllum</i> )	Foothills Palo Verde
<i>Chilopsis linearis</i>	Desert Willow
<i>Juniperus monosperma</i>	1-Seeded Juniper
<i>Olneya tesota</i>	Ironwood
<i>Populus fremontii</i>	Cottonwood
<i>Prosopis</i> spp.	Mesquite
<i>Quercus</i> spp.	Scrub Oak
<i>Rhus ovata</i>	Sage Sumac
<i>Vauquelinia californica</i>	Arizona Rosewood

**B. CACTI**

Botanical Name	Common Name
<i>Carnegiea gigantea</i>	Saguaro
<i>Ferocactus</i> spp.	Cholla
<i>Fouquieria splendens</i>	Cholla
<i>Panicum greggii</i>	Desert Night-Blooming Cereus
<i>Yucca elata</i>	Sawtooth Yucca



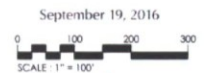
NAOS - Vegetation to Remain



Moderate Vegetation Salvage Area, Plants to be Revegetated if Salvageable



Sparse Vegetation Salvage Area, Plants to be Revegetated if Salvageable





Site Data:  
 92 Gross Acres  
 190 Proposed Units  
 2.06 du/acre

**R-4 ESL**  
 Proposed Zoning: R-4 ESL  
 +/- 56 Acres, 3.39 du/acre  
 Required R-4 ESL Open Space: 243,936 sf.  
 Provided R-4 ESL Open Space: 279,825 sf  
 Max. Building Height: 30'

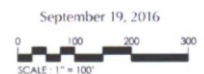
**O-S ESL**  
 Proposed Zoning: O-S ESL  
 +/- 36 Acres  
 Max. Building Height: 24'

Existing Zoning:  
 I-1 ESL, C-2 ESL, C-0 ESL,  
 R1-7 ESL, R1-35 ESL.

Resident Parking:  
 2 Garage Spaces per unit

Guest Parking:  
 On lot driveway parking provided,  
 Additional Parking Zones provided only  
 if parking requirement not met.

Golf Club Parking will meet City Standards.



September 19, 2016



Parcel 19  
 Site Plan

**17-ZN-2016**  
**09/19/16**





Site Data:  
 92 Gross Acres  
 190 Proposed Units  
 2.06 du/acre

**R-4 ESL** Proposed Zoning: R-4 ESL  
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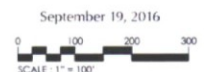
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Golf Club Parking will meet City Standards.



Parcel 19  
 Site Plan

17-ZN-2016  
 09/19/16





**Site Data:**  
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**Proposed Zoning: O-S ESL**  
 +/- 36 Acres

**OPEN SPACE ZONES**

-  Undisturbed NAOS - 5.3 Acres = 5.8% of Property
-  Regenerated NAOS - 1.8 Acres = 2.0% of Property
-  Golf Course Landscape - 19.0 Acres = 20.7% of Property
-  Golf Course Turf/Bunker Areas - 18.0 Acres = 19.7% of Property
- Landscape Area Total - 44.1 Acres = 48.1% of Property
- Gross Property Acreage - 91.7 Acres

**Desert Mountain Parcel 19 - NAOS Calculation**

Land Slope	Upper Desert	Area (Acres)	Percent	NAOS Required (Acres)
0-2%	25%	10.46	11.76%	2.62
2-5%	25%	10.13	11.38%	2.53
5-10%	35%	17.57	19.75%	6.15
10-15%	45%	20.78	23.35%	9.35
15-25%	45%	24.55	27.59%	11.05
Over 25%	45%	5.49	6.17%	2.47
		88.98	100.00%	34.17

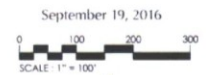
TOTAL SLOPE AREA: 88.98 AC  
 TOTAL NAOS REQUIRED: 34.17 AC  
 UNDISTURBED REQUIRED: 23.92 AC  
 REVEGETATED ALLOWED (30% OF REQ'D): 10.25 AC

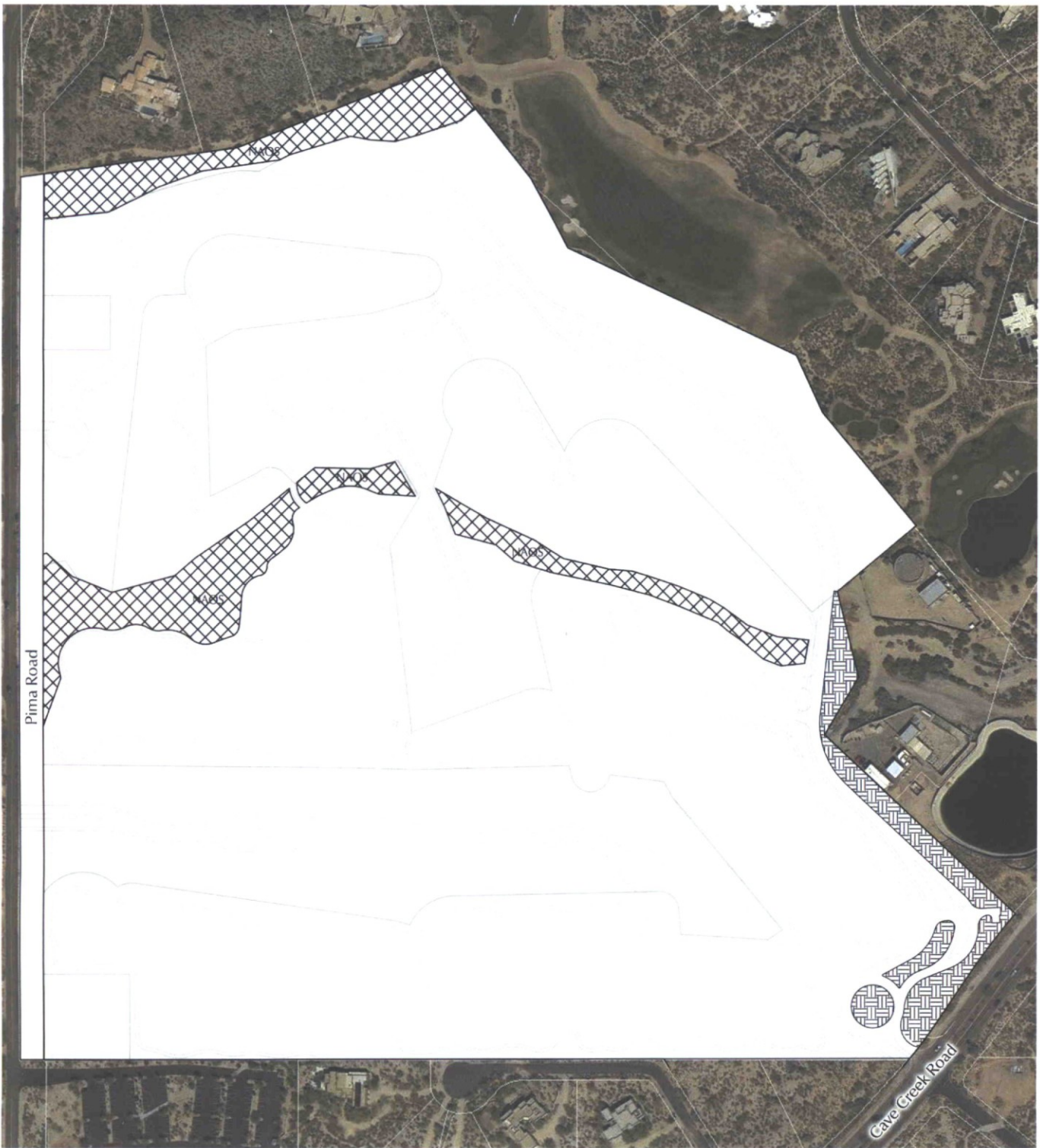


Parcel 19


Open Space Plan

**17-ZN-2016**  
**09/19/16**





**NAOS ZONES**

	Undisturbed NAOS -	5.3 Acres = 5.8% of Property
	Revegetated NAOS -	1.8 Acres = 2.0% of Property
	Desert Mountain NAOS Pool -	27.1 Acres = 29.5% of Property
	NAOS Provided -	34.2 Acres = 37.3% of Property
	Required NAOS per Slope Analysis -	34.2 Acres = 37.3% of Property
	Gross Property Acreage -	91.7 Acres

Desert Mountain Parcel 19 - NAOS Calculation

Land Slope	Upper Desert	Area (Acres)	Percent Area	NAOS Required (Acres)
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		88.98	100.00%	34.17

TOTAL SLOPE AREA 88.98 AC  
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 UNDISTURBED REQUIRED 23.92 AC  
 REVEGETATED ALLOWED (30% OF REQD) 10.25 AC

**DESERT MOUNTAIN**  
 Parcel 19  
 NAOS Plan

September 19, 2016



**17-ZN-2016**  
**09/19/16**

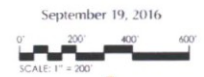
**m3companies**  
 GREEY|PICKETT

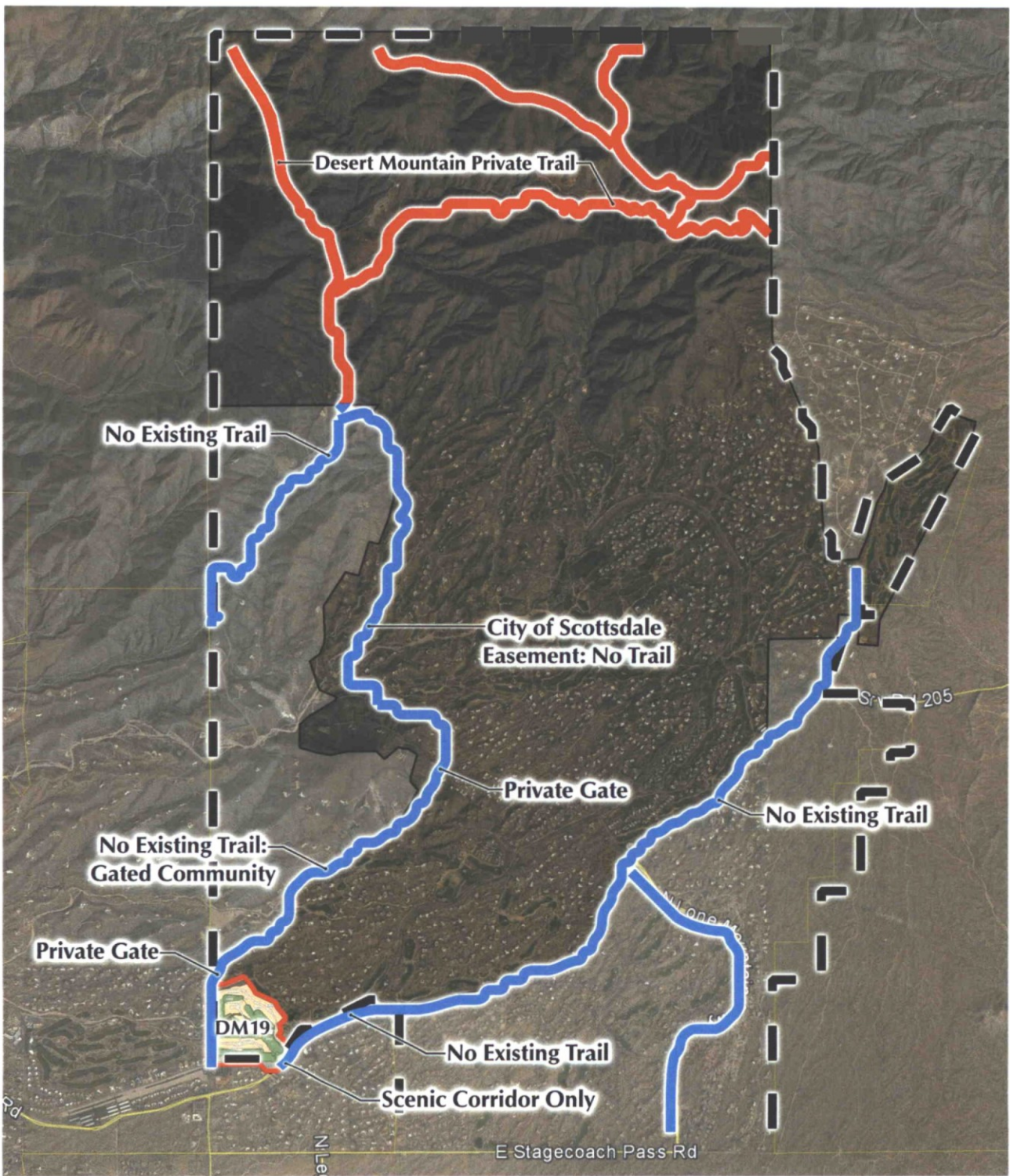


Parcel 19

Scenic Corridor Plan

17-ZN-2016  
09/19/16



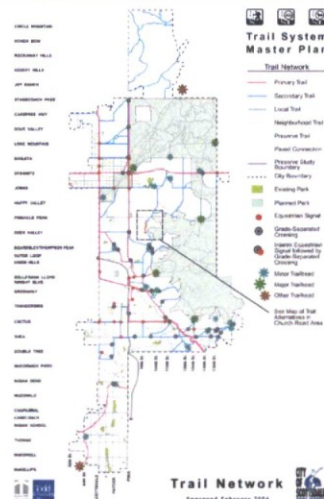


Parcel 19

Trail & Connectivity Plan



Trail System Master Plan



17-ZN-2016  
09/19/16

September 19, 2016





**B. Rural/ESL Character**

- Auxiliary turn lanes may be required at intersections with additional ROW requirements.
- Cross-sections may vary to fit surrounding topography.
- ADT: 1,500 vpd Max.
- Design Speed: 20 m.p.h.
- Maximum Grade: 19.0%
- Minimum Grade: 0.4%

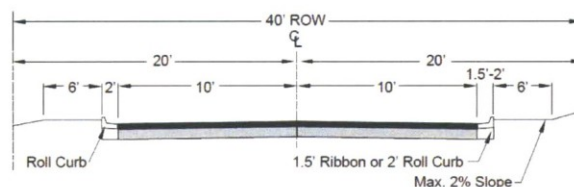
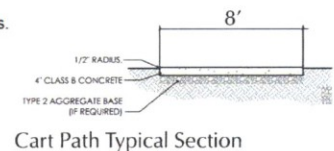


FIGURE 5.3-19 LOCAL RESIDENTIAL - RURAL/ESL CHARACTER



Parcel 19

Hardscape Plan

17-ZN-2016  
09/19/16

September 19, 2016  
SCALE: 1" = 100'







Circulation Legend

-  Vehicular
-  Golf Cart
-  Pedestrian

**Resident Parking:**  
2 Garage Spaces per unit

**Guest Parking:**  
On lot driveway parking provided,  
Additional Parking Zones provided only  
if parking requirement not met.

**Golf Club Parking will meet City Standards  
per Zoning Ordinance Section 10**

**17-ZN-2016**  
**09/19/16**

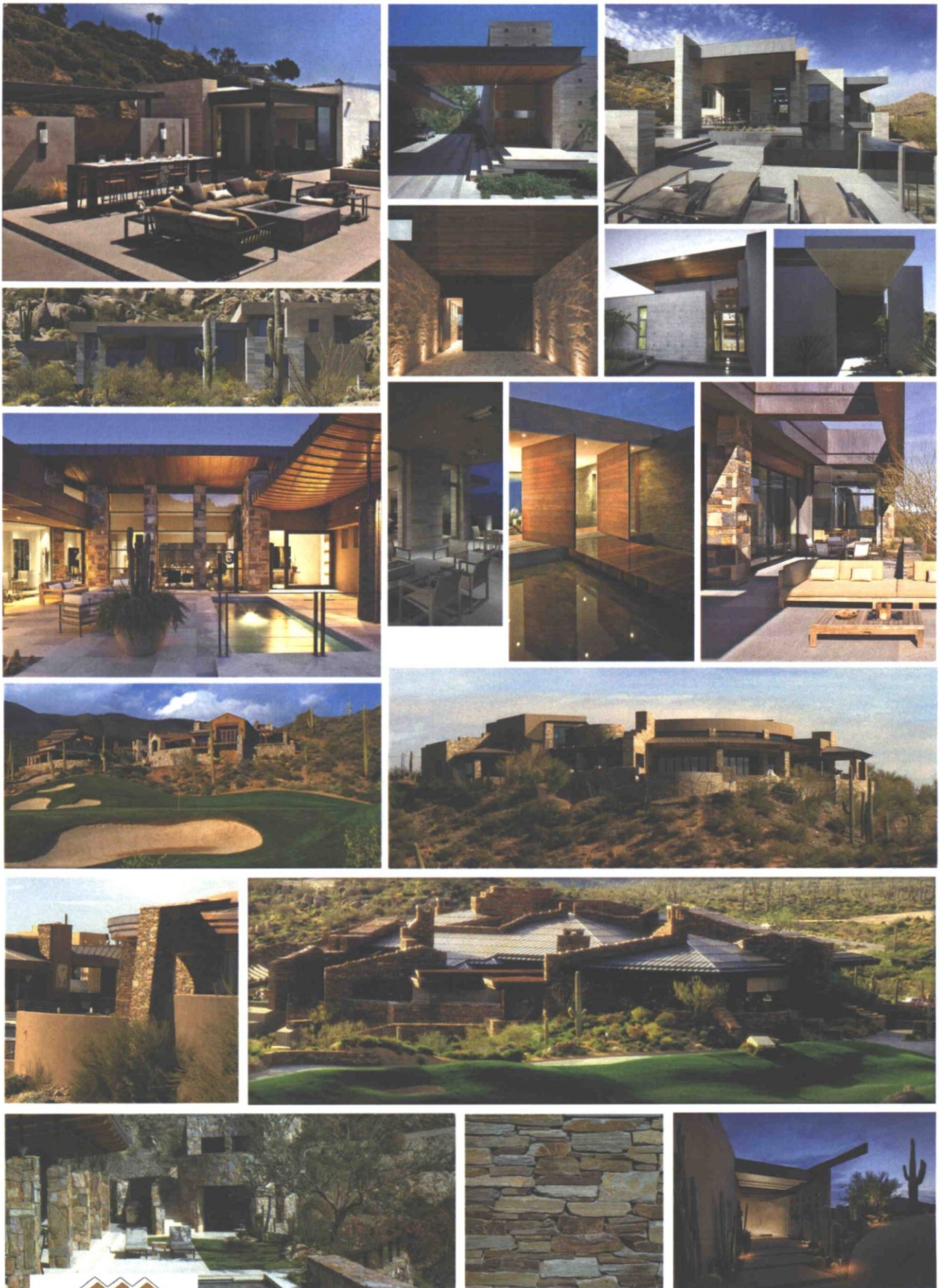
September 19, 2016  
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SCALE 1" = 100'



Parcel 19

**Circulation Plan**

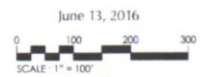




Parcel 19

Architectural Theming

17-ZN-2016  
09/19/16



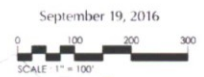
DESIGN PARTNERS GREENE|PICKETT

"Desert Contemporary" Architectural Character

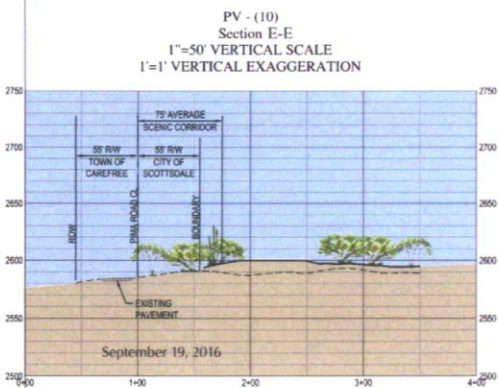
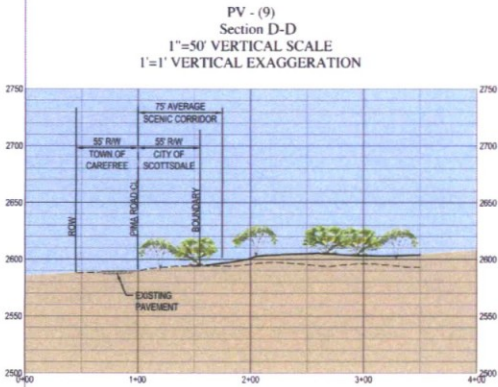
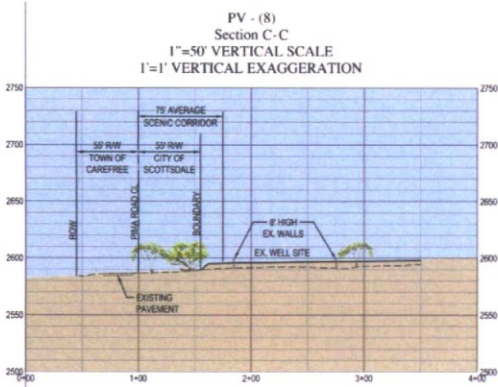
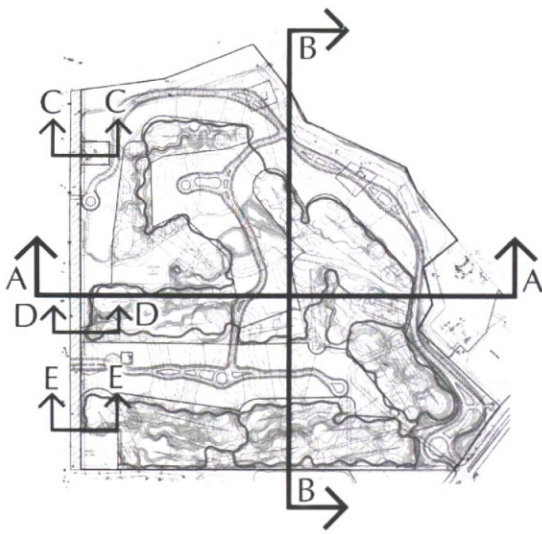


Parcel 19

Golf Course Prototype



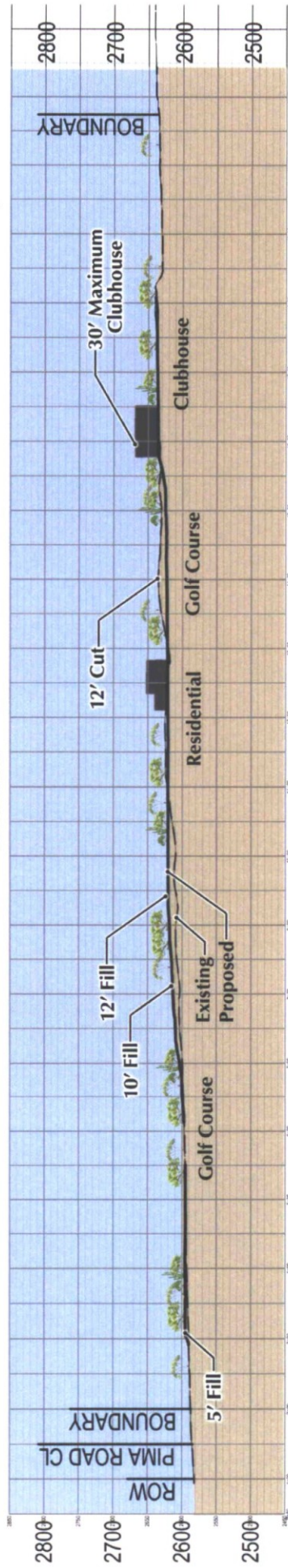
17-ZN-2016  
09/19/16



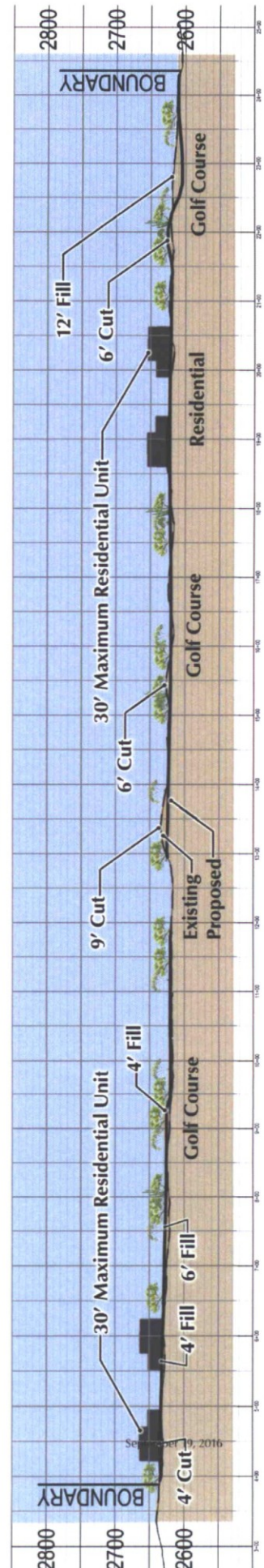
Parcel 19

Site Cross Sections

SECTION A-A



SECTION B-B





Clubhouse "Desert Contemporary" Concept

  
**DESERT  
MOUNTAIN**  
Parcel 19

**17-ZN-2016**  
**09/19/16**

  
m3companies GREY/PICKETT



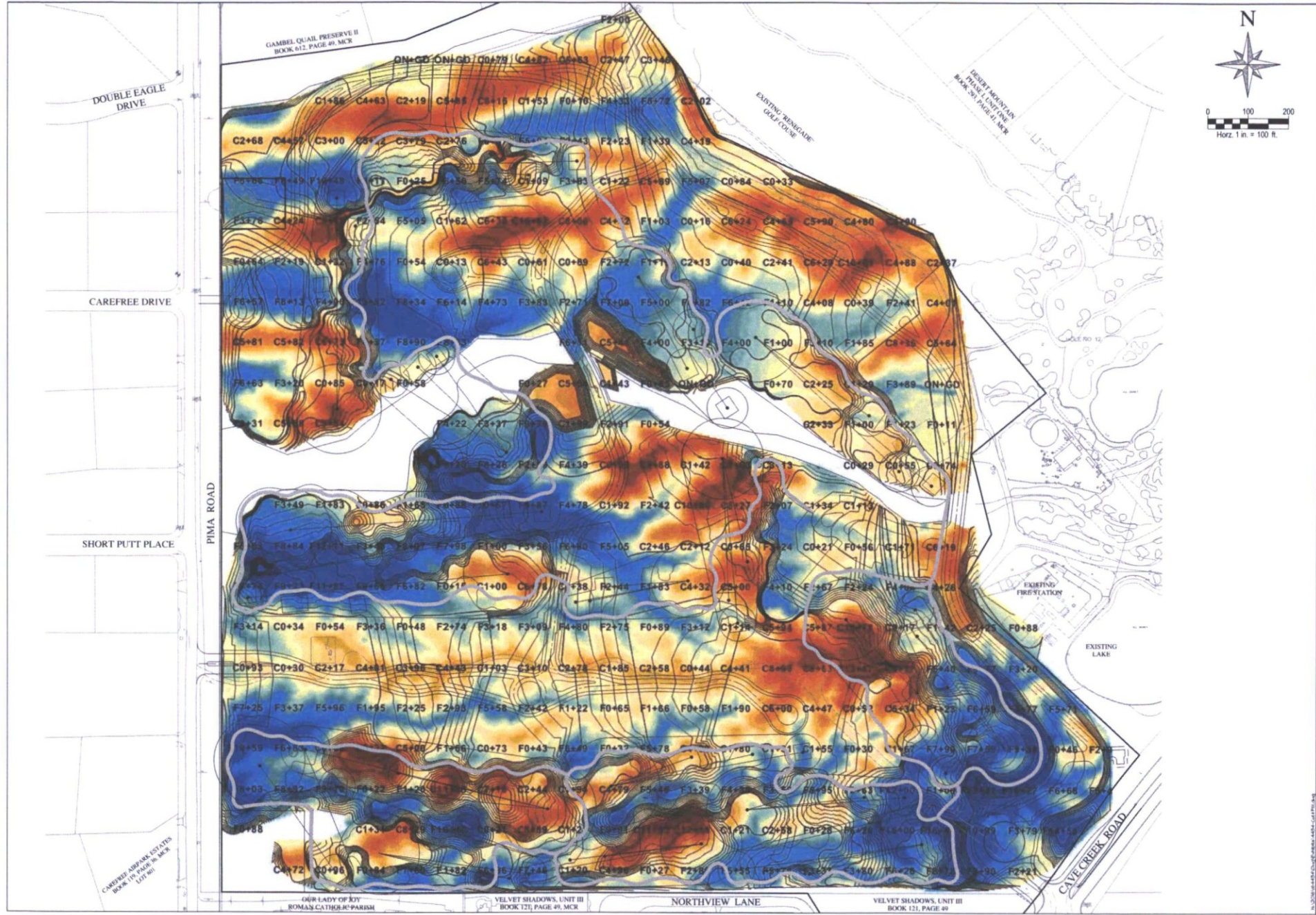
Parcel 19

Architectural Theming

"Desert Contemporary" Architectural Character



17-ZN-2016  
09/19/16



**DESERT MOUNTAIN PARCEL 19**  
**CUT / FILL MAP**



PRELIMINARY  
 NOT  
 FOR  
 CONSTRUCTION  
 OR RECORDING

**WOOD/PATEL**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 CONSTRUCTION MANAGERS  
 3051 W Northern Ave  
 Suite 100  
 Phoenix, AZ 85021  
 (602) 336-8600  
 www.woodpatel.com

ENGINEER	DEW
DESIGNER	DJC
CAD TECHNICIAN	BCT
SCALE (HORIZONTAL)	1" = 100'
SCALE (VERTICAL)	N/A
DATE	09/16/2016
JOB NUMBER	164434
SHEET	1 OF 1

17-ZN-2016  
 09/19/16



December 2, 2016

John Berry  
Berry Riddell, LLC  
6750 E Camelback Rd Ste 100  
Scottsdale, AZ 85251

Re: 5-GP-2016, 17-ZN-2016, 6-UP-2016  
Desert Mountain Parcel 19

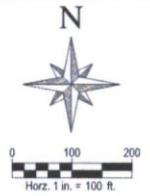
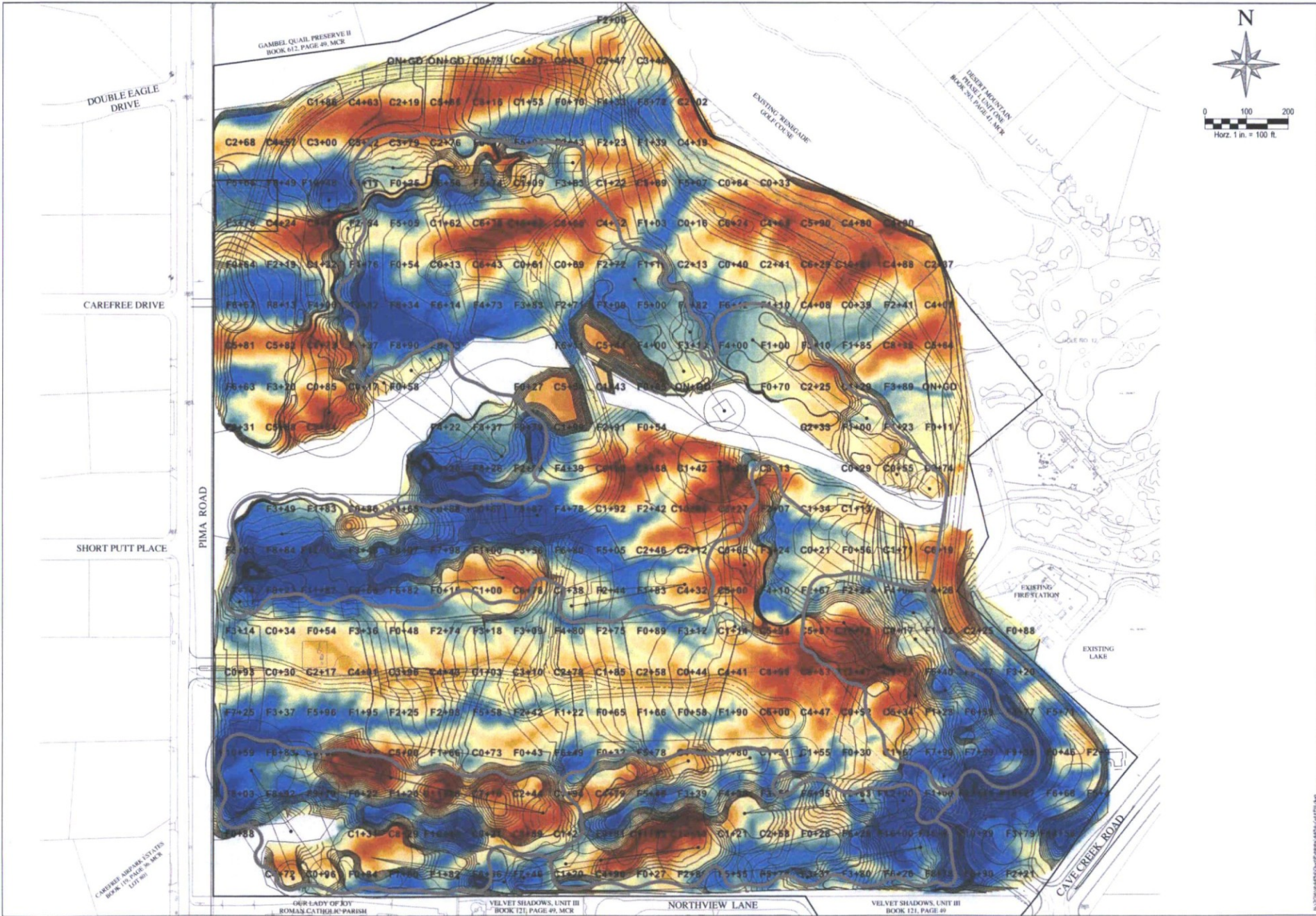
Dear John Berry,

This is to advise you that the case referenced above was approved at the December 1, 2016 City Council meeting. The ordinance and resolutions may be obtained from the City Clerk's office or city website @ <https://eservices.scottsdaleaz.gov/eServices/ClerkDocs/Default.aspx>. Please remove the red hearing sign as soon as possible. If you have any questions, please contact me at 480-312-7849.

Sincerely,

Jesus Murillo  
Senior Planner





DESERT MOUNTAIN PARCEL 19  
CUT / FILL MAP



PRELIMINARY  
NOT  
FOR  
CONSTRUCTION  
OR RECORDING

**WOOD/PATEL**  
CIVIL ENGINEERS  
REGISTERED PROFESSIONAL ENGINEERS  
LAND SURVEYORS  
CONSTRUCTION MANAGERS  
2051 W Northern Ave  
Suite 100  
Phoenix, AZ 85021  
(602) 335-8500  
www.woodpatel.com

ENGINEER	DWC
DESIGNER	DWC
CAD TECHNICIAN	BCT
SCALE (HORIZONTAL)	1" = 100'
SCALE (VERTICAL)	N/A
DATE	8/5/16
JOB NUMBER	164434
SHEET	1 OF 1