

**Full Size or Largest Size**  
**(site plan, landscape, elevations)**



20-ZN-2016  
 STIPULATION SET  
 RETAIN FOR RECORDS  
 APPROVED  
 1/29/17  
 DATE INITIALS

QUAIL TRACK RD.

132ND ST.



ALL LIGHTING AT SITE ENTRY TO BE DARK SKY COMPLIANT AND IN LINE WITH CITY OF SCOTTSDALE DSPM & ESL STANDARDS.

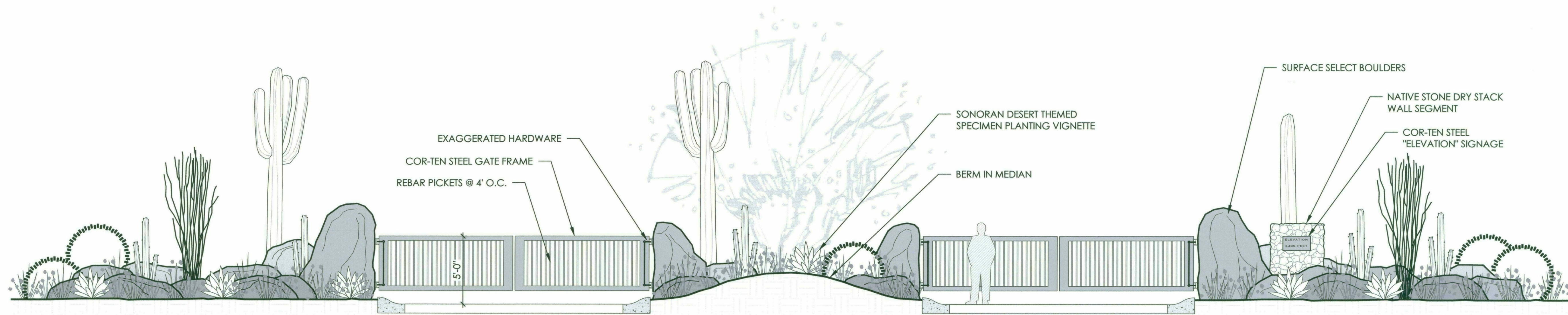
**LEGEND**

-  SITE BOUNDARY
-  NET SITE BOUNDARY
-  ENTRY MONUMENT

-  **ZONE A: NATURAL VEGETATION**  
The identified areas are intended to depict the undisturbed portion of the property which will remain in the current natural state.
-  **ZONE B: ENHANCED PLANTING**  
Concentrated at the project entry and throughout the project's common areas, this zone will be irrigated and planted with nursery grown landscape plant material. Plant selections will be designed to complement the naturally occurring vegetation, but will be planted more densely. Salvaged plant material from onsite may be used in this zone.
-  **ZONE C: REVEGETATED NATIVE PLANTING**  
The identified areas will be revegetated to visually mitigate the disturbance caused by construction. The plant selection and density will be designed to appear similar to the Natural Vegetation Zone. Salvaged plant material from onsite may be used in this zone.

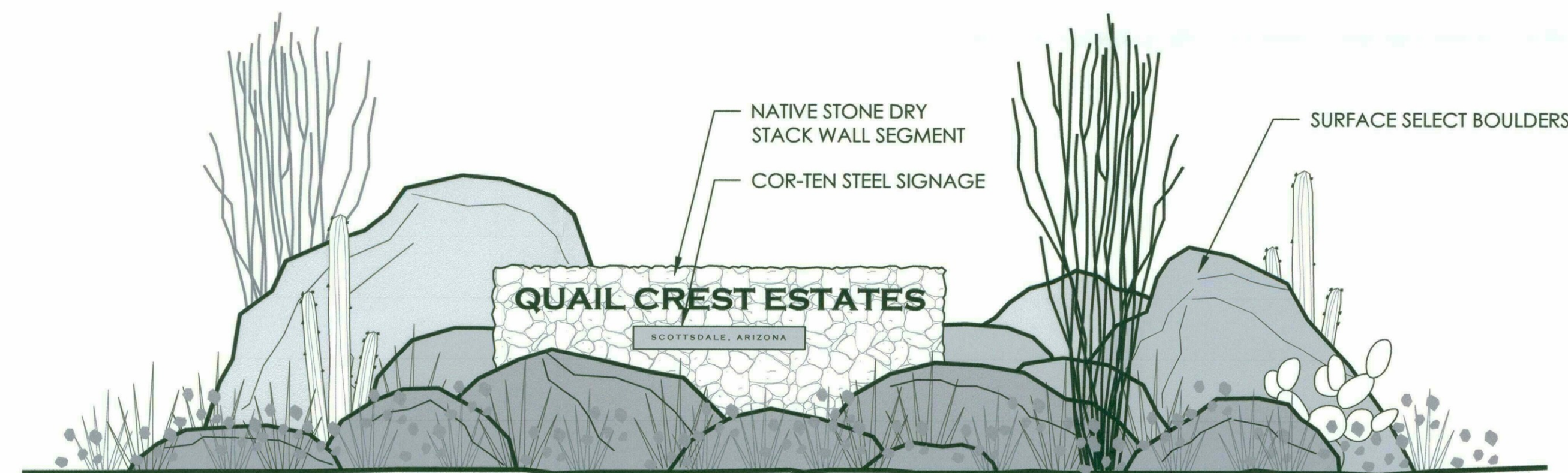
**LANDSCAPE NOTES:**

1. ALL PLANT MATERIAL TO COMPLY WITH CITY OF SCOTTSDALE ESL PLANT LIST.
2. ALL DISTURBED AREAS TO BE TOP DRESSED WITH 'DESERT FLOOR' DECOMPOSED GRANITE TO MATCH COLOR AND SIZE OF ADJACENT INERT MATERIAL.
3. ALL BERMS TO HAVE MAXIMUM 4:1 SIDE SLOPES.
4. BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.
5. TREES LOCATED IN MEDIANS AND NEAR ROUNDABOUTS SHALL IN BE CONFORMANCE WITH SECTION 201.901 OF THE DS&PM.
6. PLANTS ARE TO BE INSTALLED IN DETENTION BASIN A, B, AND C PER DSPM SECTION 2-1.903.
7. SITE LIGHTING TO BE DARK SKY COMPLIANT AND IN LINE WITH CITY OF SCOTTSDALE DSPM & ESL STANDARDS.
8. NO STREETLIGHTS ARE PROPOSED INTERNAL TO THIS COMMUNITY.



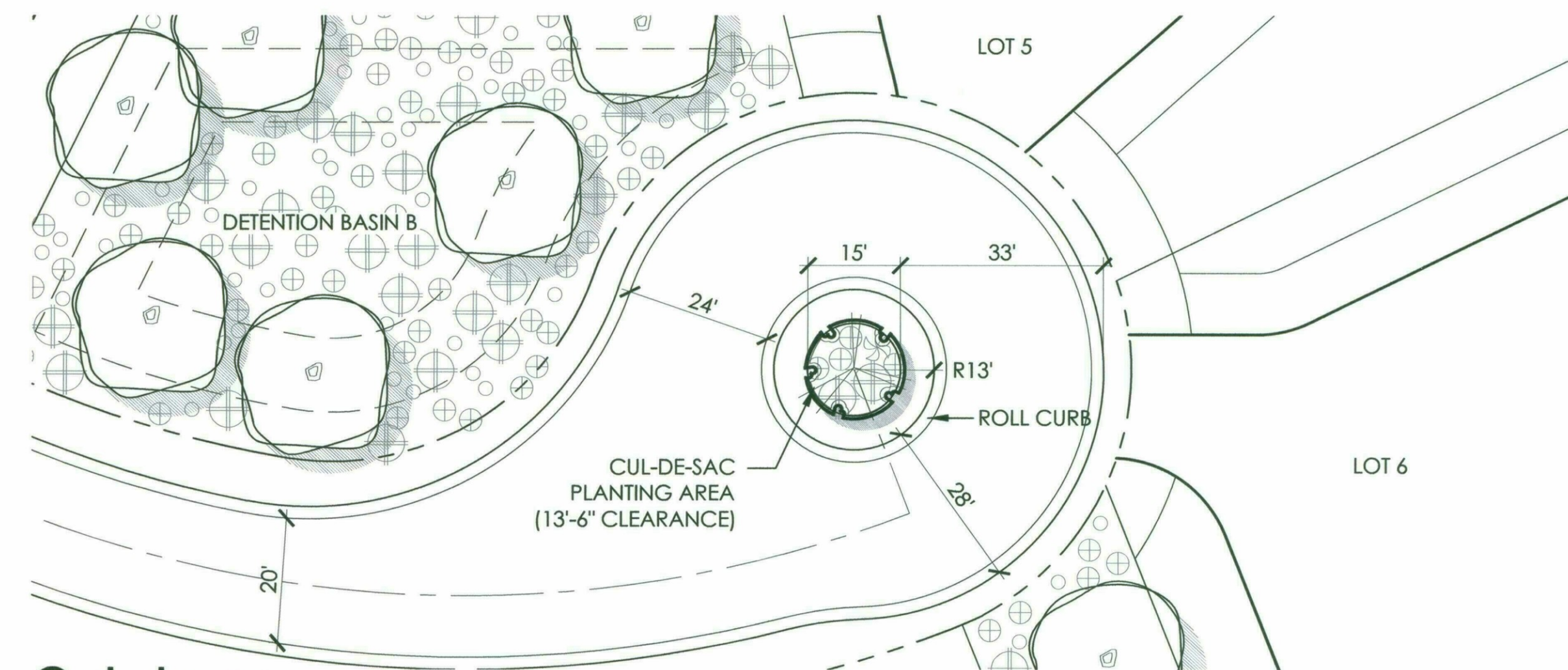
**Vehicular Entry Gate Elevation**

SCALE: 1/4" = 1'-0"



**Entry Monumentation**

SCALE: 3/8" = 1'-0"

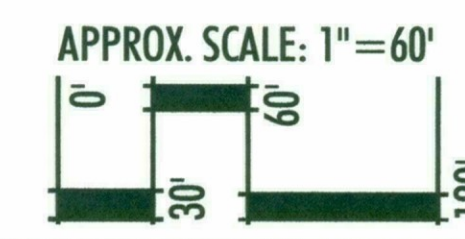
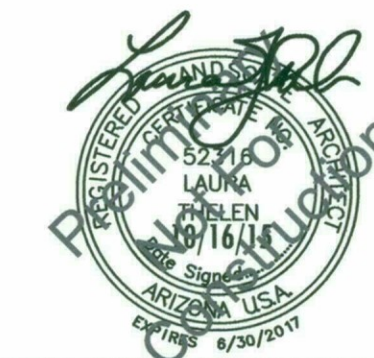


**Cul-de-sac**

SCALE: 1" = 20'-0"






NOTES: FIRE LANE ACCESS PER DSPM FIG. 2.1-2  
CUL-DE-SAC PER DSPM FIG. 5.3-50

**NOTE:** LOCATIONS, QUANTITY AND DESIGN OF VEHICULAR GATES AND MONUMENTATION ARE CONCEPTUAL AND INTENDED TO REPRESENT THE GENERAL CHARACTER OF THE COMMUNITY. FURTHER DETAIL WILL BE PROVIDED WITHIN THE SUBSEQUENT PRELIMINARY LANDSCAPE PLAN PROVIDED AT THE PRELIMINARY PLAT LEVEL FOR STAFF AND DRB APPROVAL.



20-ZN-2017  
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**LEGEND**

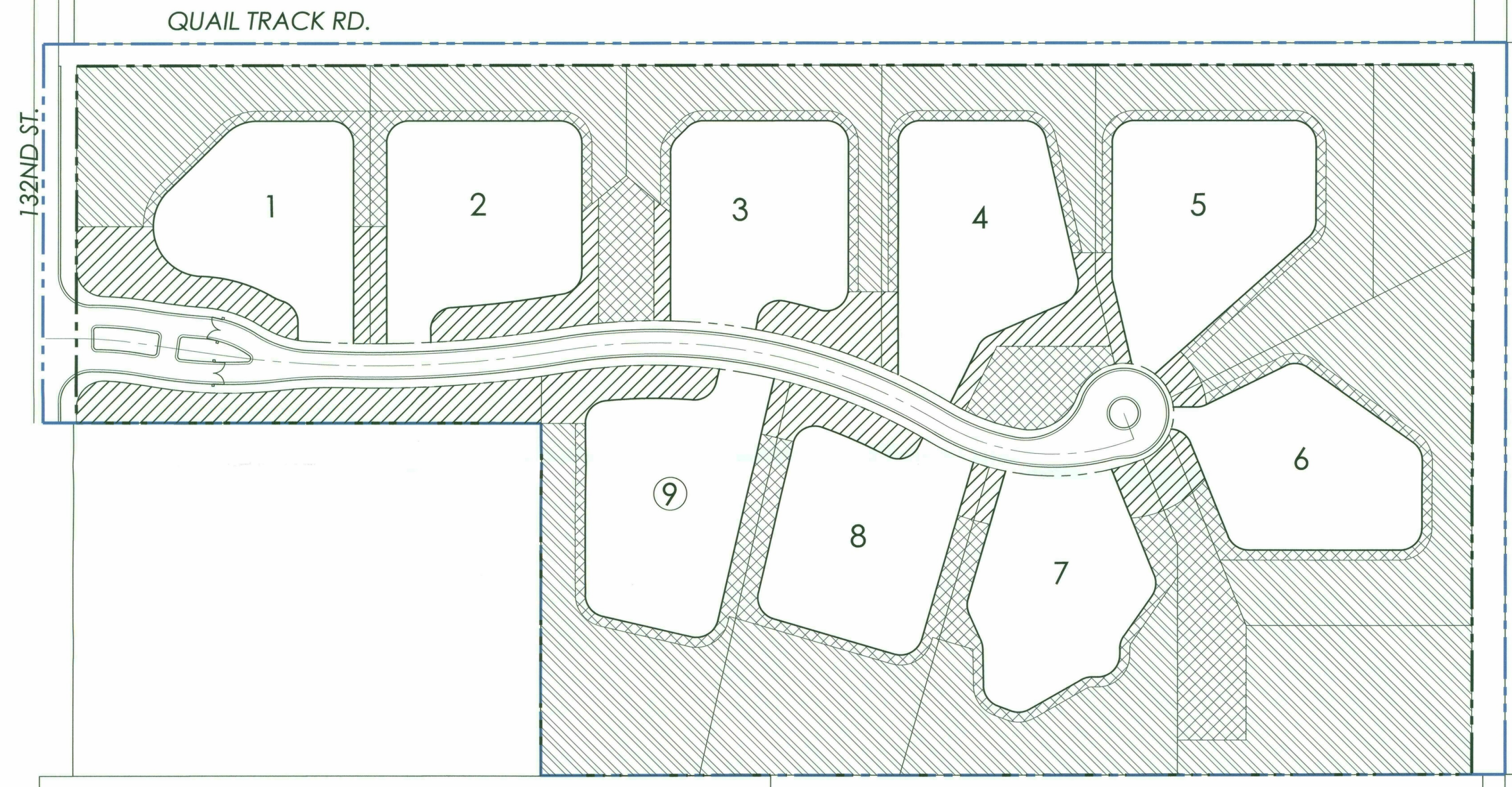
-  GROSS SITE BOUNDARY
-  NET SITE BOUNDARY
-  N.A.O.S. UNDISTURBED
-  N.A.O.S. REVEGETATED
-  ENHANCED DESERT OPEN SPACE

SLOPE ANALYSIS				
SLOPE CATEGORY	AREA (ACRES)	UPPER DESERT FACTOR	REQ. N.A.O.S. (ACRES)	
0%	2%	1.7	25%	0.42
2%	5%	4.1	25%	1.02
5%	10%	6.3	35%	2.20
10%	15%	2.3	45%	1.02
15%	25%	0.8	45%	0.36
25%	+	0.3	45%	0.15
<b>TOTAL</b>		<b>15.40</b>		5.17

SITE DATA	
GROSS SITE AREA:	16.7 ACRES
NET SITE AREA:	15.4 ACRES

N.A.O.S. REQUIREMENTS	
N.A.O.S. REQ. PER SLOPE ANALYSIS:	5.17 AC.
MIN. REQ. UNDISTURBED AREA (70%)	3.62 AC.
MAX. REVEGETATED AREA (30%)	1.55 AC.

OPEN SPACE PROVIDED	
N.A.O.S. PROVIDED - TOTAL:	6.96 ACRES
N.A.O.S. PROVIDED - UNDISTURBED:	5.41 ACRES (78% OF N.A.O.S.)
N.A.O.S. PROVIDED - REVEGETATED:	1.55 ACRES (22% OF N.A.O.S.)
ENHANCED DESERT OPEN SPACE:	1.37 ACRES
TRACT N.A.O.S.	1.61 ACRES (10% OF NET SITE)
TOTAL PROJECT OPEN SPACE:	8.36 ACRES (54% OF NET SITE)



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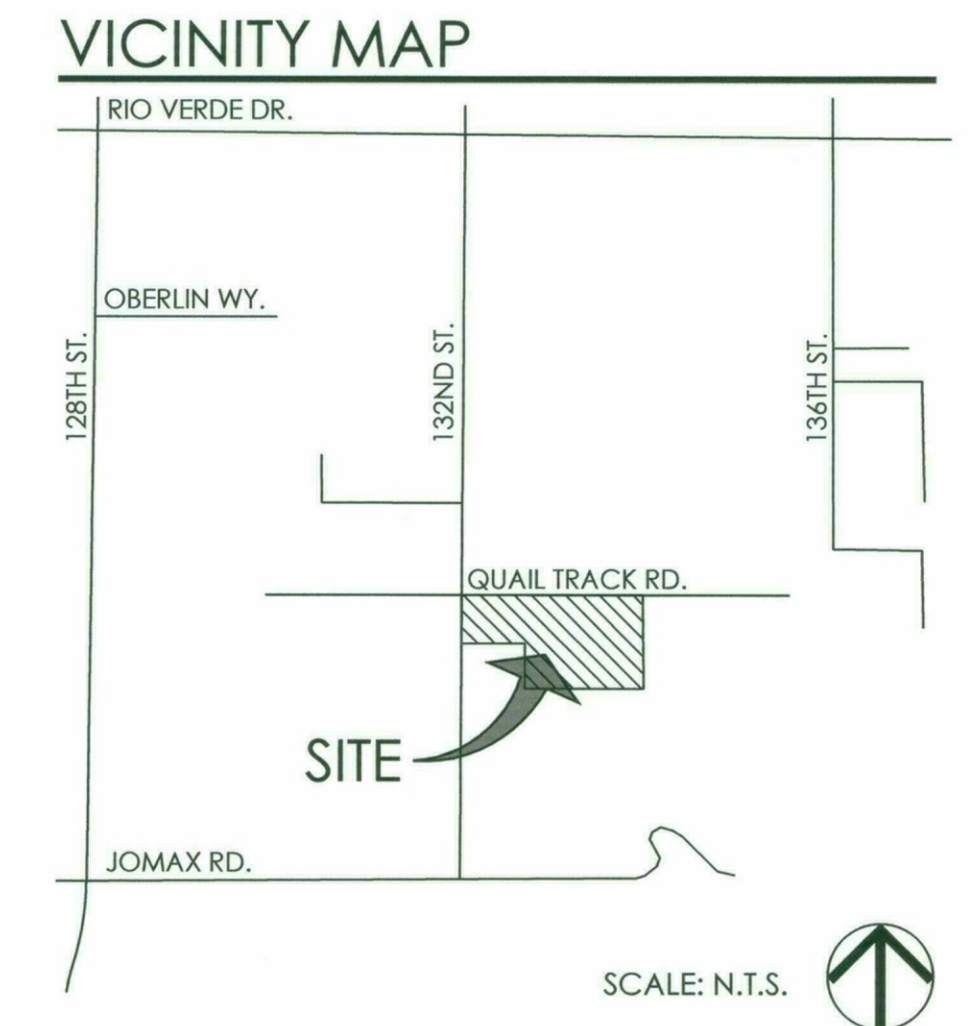
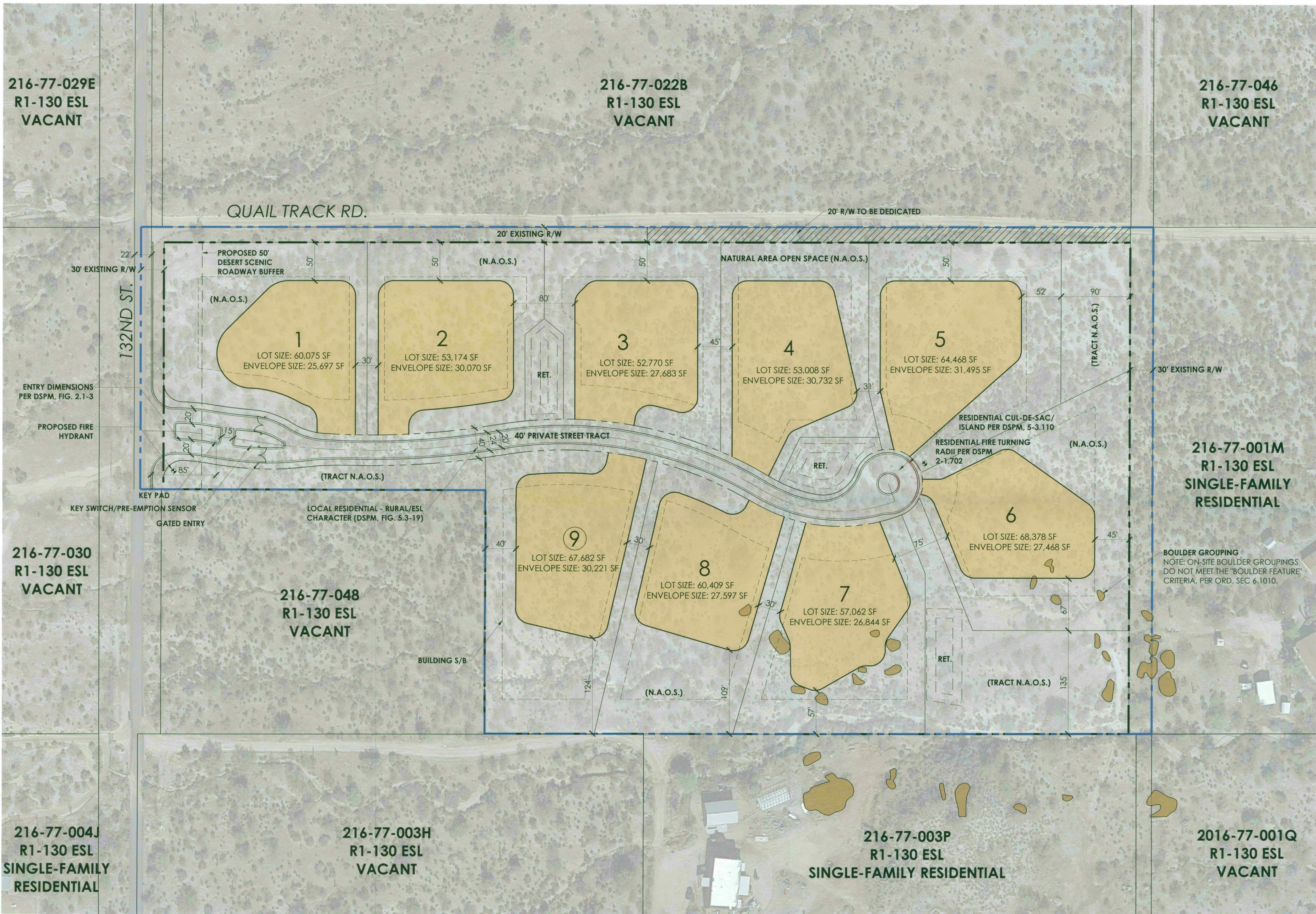
QUAIL TRACK RD.

132ND ST.

**LEGEND**

-  SITE BOUNDARY
-  NET SITE BOUNDARY
-  DEVELOPMENT ENVELOPE





### PROJECT TEAM

Discipline	Company Contact Info.
Client	Quail Track Holdings, LLC Chase Emmerson Craig Emmerson 14400 N. 76th Place, Scottsdale, AZ 85260 602.315.9988 chase@finalplat.com
Planner/ Landscape Architect	LVA Urban Design Studio Keith Nichter Laura Thelen 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 knichter@lvadesign.com
Civil Engineer	Kimley-Horn Jason Burm, PE 1855 W Baseline Rd. Ste. 200 Mesa, Arizona 85202 602.207.2667 jason.burm@kimley-horn.com

### SITE DATA

LOCATION: SEC OF 132ND ST & QUAIL TRACK RD.  
 ADDRESS: 27077 N 132ND ST  
 PARCEL #: 216-77-047, 216-77-049, & 216-77-022A  
 EXISTING ZONING: R1-130 ESL  
 PROPOSED ZONING: R1-70 ESL  
 CURRENT USE: VACANT  
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL  
 GROSS ACRES: +/- 16.7 ACRES (+/- 727,452 S.F.)  
 NET ACRES: +/- 15.4 ACRES (+/- 672,271 S.F.)  
 TOTAL LOTS: 9  
 EXISTING DU/AC: 0.31 DU/AC  
 PROPOSED DU/AC: 0.53 DU/AC (R1-70 ESL: 0.55 DU/AC)  
 ALLOWED HEIGHT: 24' FROM NATURAL GRADE  
 PROPOSED HEIGHT: 24' FROM NATURAL GRADE  
 ALLOWED WALL HEIGHT: VARIES (8' MAX)  
 PROPOSED WALL HEIGHT: VARIES (8' MAX)  
 PROPOSED DESERT SCENIC ROADWAY BUFFER: 50'  
 REQUIRED N.A.O.S. PER SLOPE ANALYSIS: 5.01 AC. (30%)  
 PROVIDED N.A.O.S.: 6.96 AC  
 MINIMUM LOT WIDTH: 188'  
 MINIMUM LOT SIZE: 52,250 SF

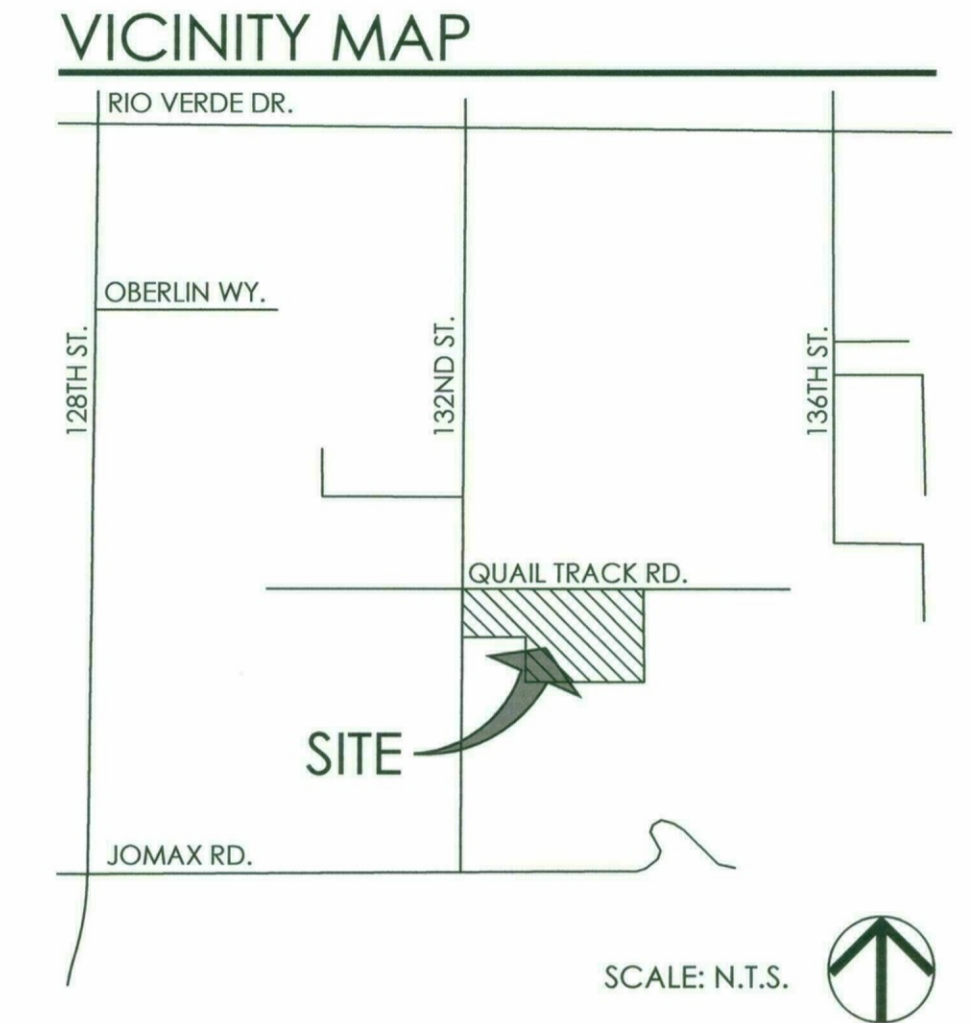
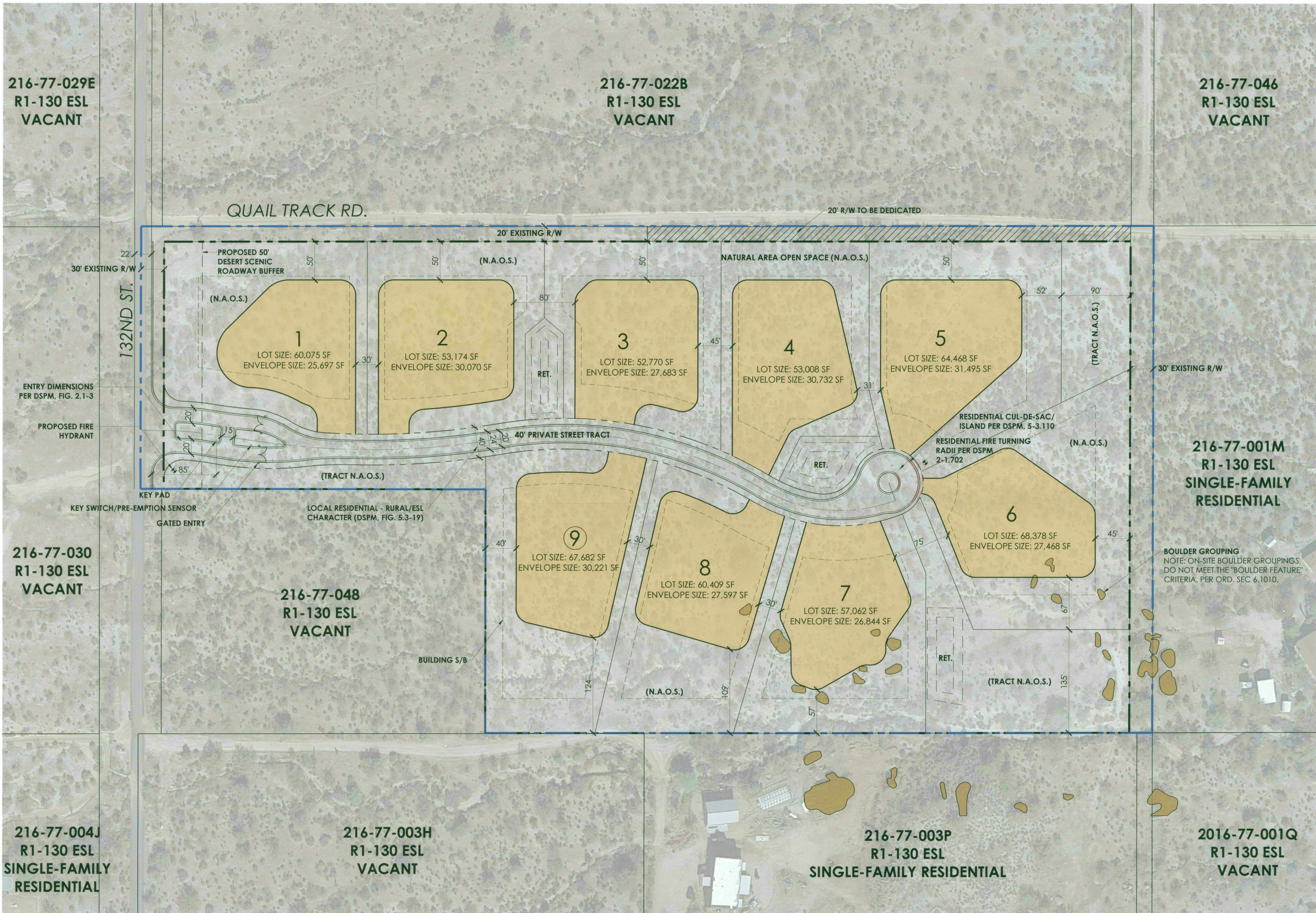
PROPOSED AMENDED DEVELOPMENT STANDARDS SET

FRONT: 45'  
 SIDE: 23'  
 REAR: 45'

20-21-2016  
 STANDARDS SET  
 RETAIN FOR RECORDS  
 APPROVED  
 1/21/17  
 DATE INITIALS

### NOTES

- ALL INTERNAL STREETS TO BE DESIGNATED FIRE LANES
- ALL STREETS TO SUPPORT 83,000 LBS GROSS VEHICLE WEIGHT
- UNOBSTRUCTED VEHICLE CLEARANCE TO BE 13'-6" MIN.
- HYDRANTS WILL BE PROVIDED AT MAX. SPACING OF 1,200'
- RESIDENTIAL TURNING RADII OF 40.5' IS PROVIDED
- SITE, LOT AND RETAINING WALLS TO BE CONSISTENT WITH THE DSPM, ORD. SEC. 5.030, 6.1010 &/OR AS APPROVED BY STAFF.
- ALL ON-LOT SITE WALLS TO BE DESIGNED TO SCOTTSDALE STANDARDS AND TO BE REVIEWED WITH THE ARCHITECTURAL SUBMITTAL.



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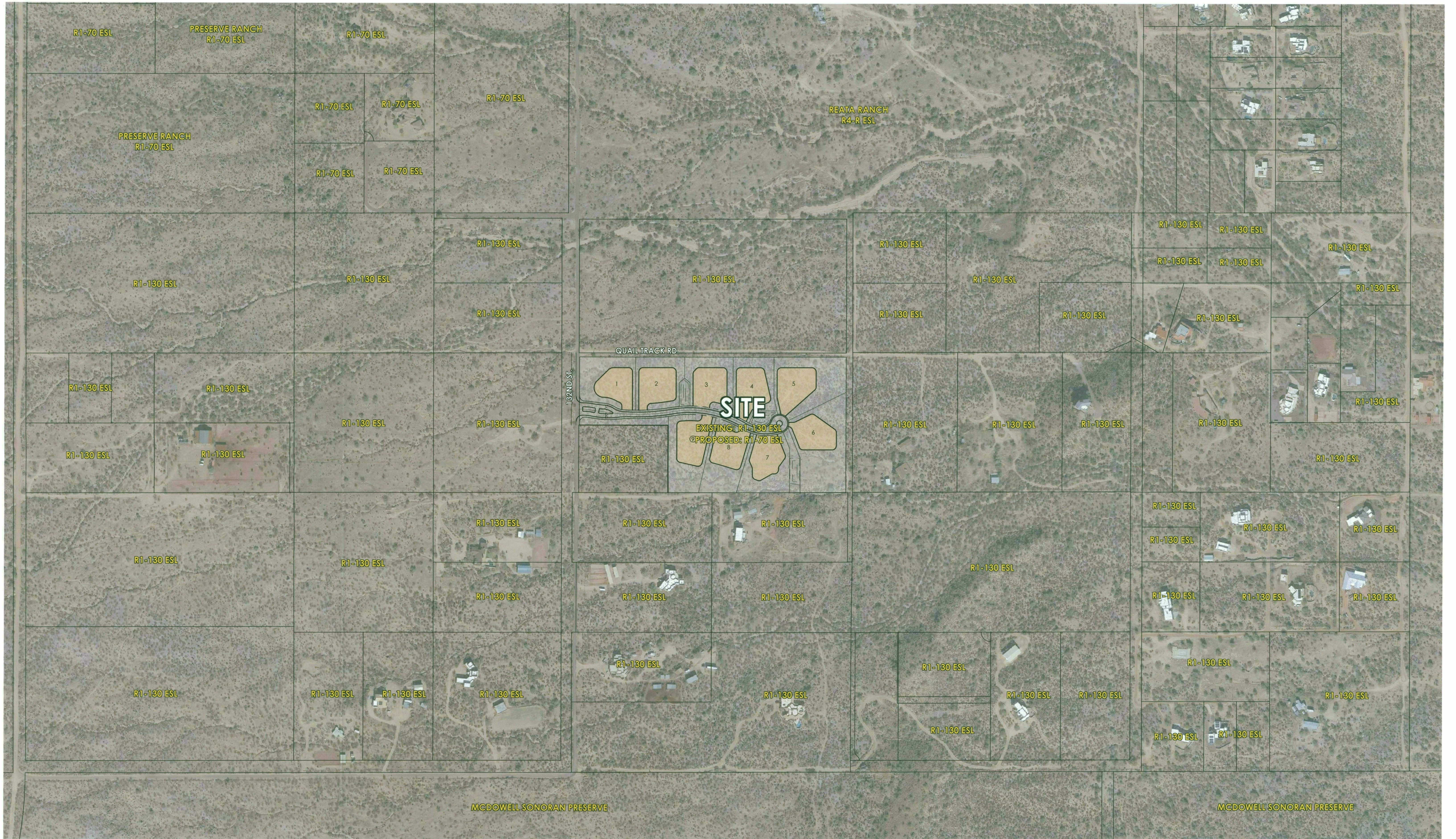
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**LEGEND**

-  SITE BOUNDARY
-  WASH CORRIDOR
-  UPPER DESERT LANDFORM
-  DESERT SCENIC ROADWAY BUFFER
-  BOULDER GROUPINGS  
NOTE: ON-SITE BOULDER GROUPINGS DO NOT MEET THE "BOULDER FEATURE" OR "BOULDER CLUSTERS" CRITERIA AS DEFINED IN THE ZONING ORDINANCE.



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