

Simulations
Photos
All Graphics (no plans)

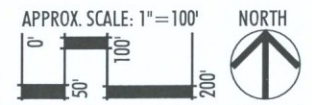


THE RESERVE at BLACK MOUNTAIN
CONTEXT AERIAL WITH SITE PLAN



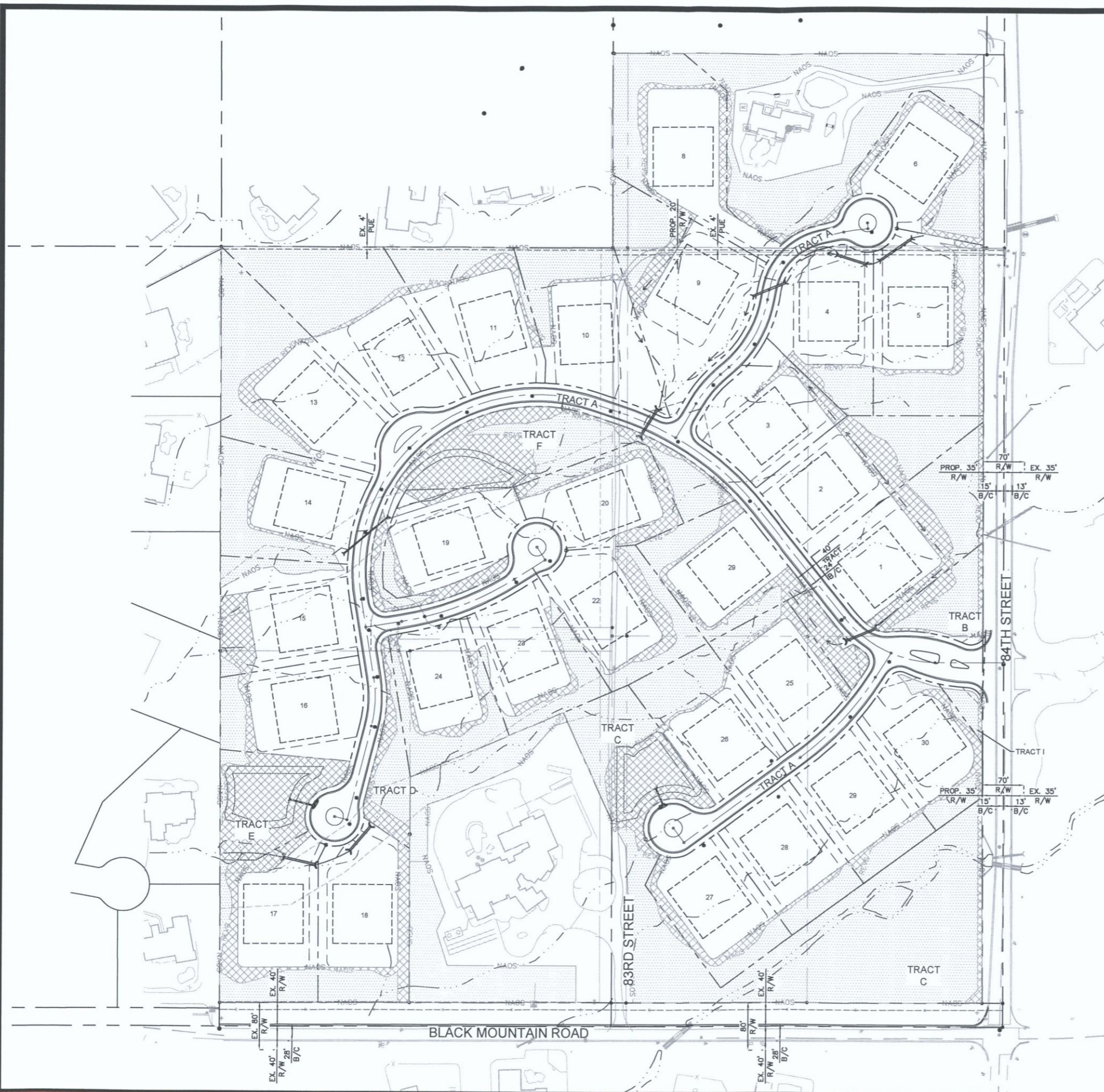
THE RESERVE at BLACK MOUNTAIN



DIMENSION PLAN



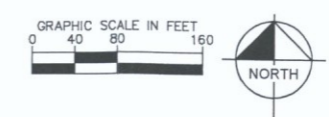
APPROX. SCALE: 1"=100'
 1622 DRAWN BY: PR 10/25/16

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NAOS SUMMARY		
	AREA (AC)	PERCENT OF TOTAL
	NAOS REVEG	4.91 30%
	NAOS UNDIST	11.47 70%
TOTAL NAOS*		16.38
REQUIRED NAOS		14.89
EXCESS NAOS		1.49 +10%

26-ZN-2016
11/02/2016

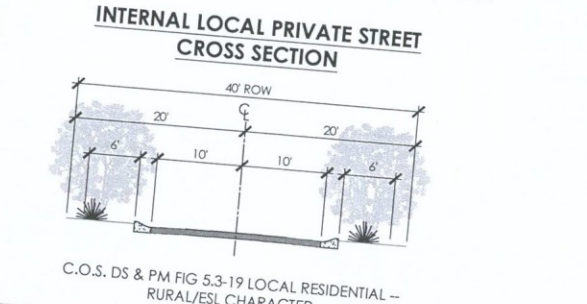
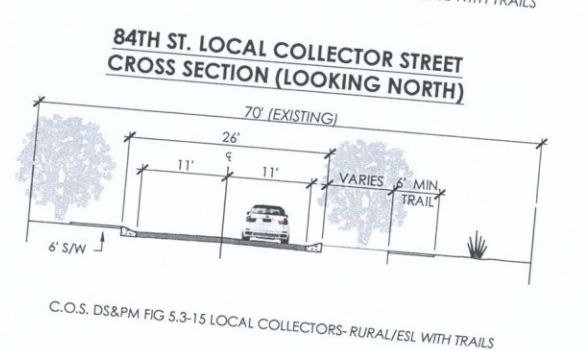
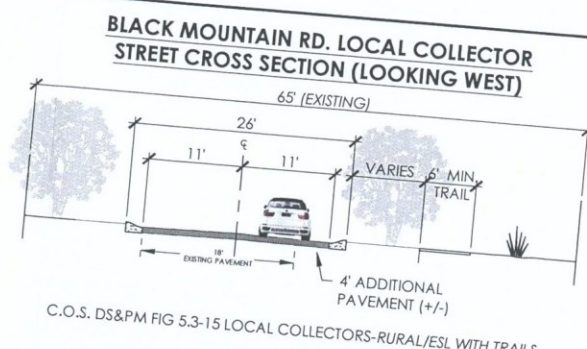


NAOS ANALYSIS
Kimley»Horn

November 2, 2016



- LEGEND:**
- SITE BOUNDARY
 - EXISTING 5' PUBLIC SIDEWALK
 - EXISTING 6' PUBLIC TRAIL
 - PROPOSED 6' PUBLIC SIDEWALK
 - PROPOSED 6' PUBLIC TRAIL
 - RESIDENTIAL TURNING RADII (16.5'-40.5')

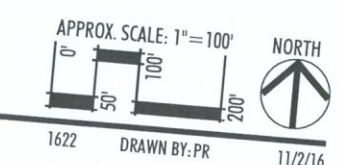


- EMERGENCY VEHICLE ACCESS CONFORMANCE INFORMATION**
- ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.
 - FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW
 - UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
 - KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES
 - GATE DETAIL CONSISTENT WITH DS&PM
 - ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS
 - PROJECT ENTRY MEETS C.O.S. DS&PM FIG. 2.1-3 & 2.1-802(2)
 - CUL-DE-SAC MEETS C.O.S. DS&PM 2-1.802(5)

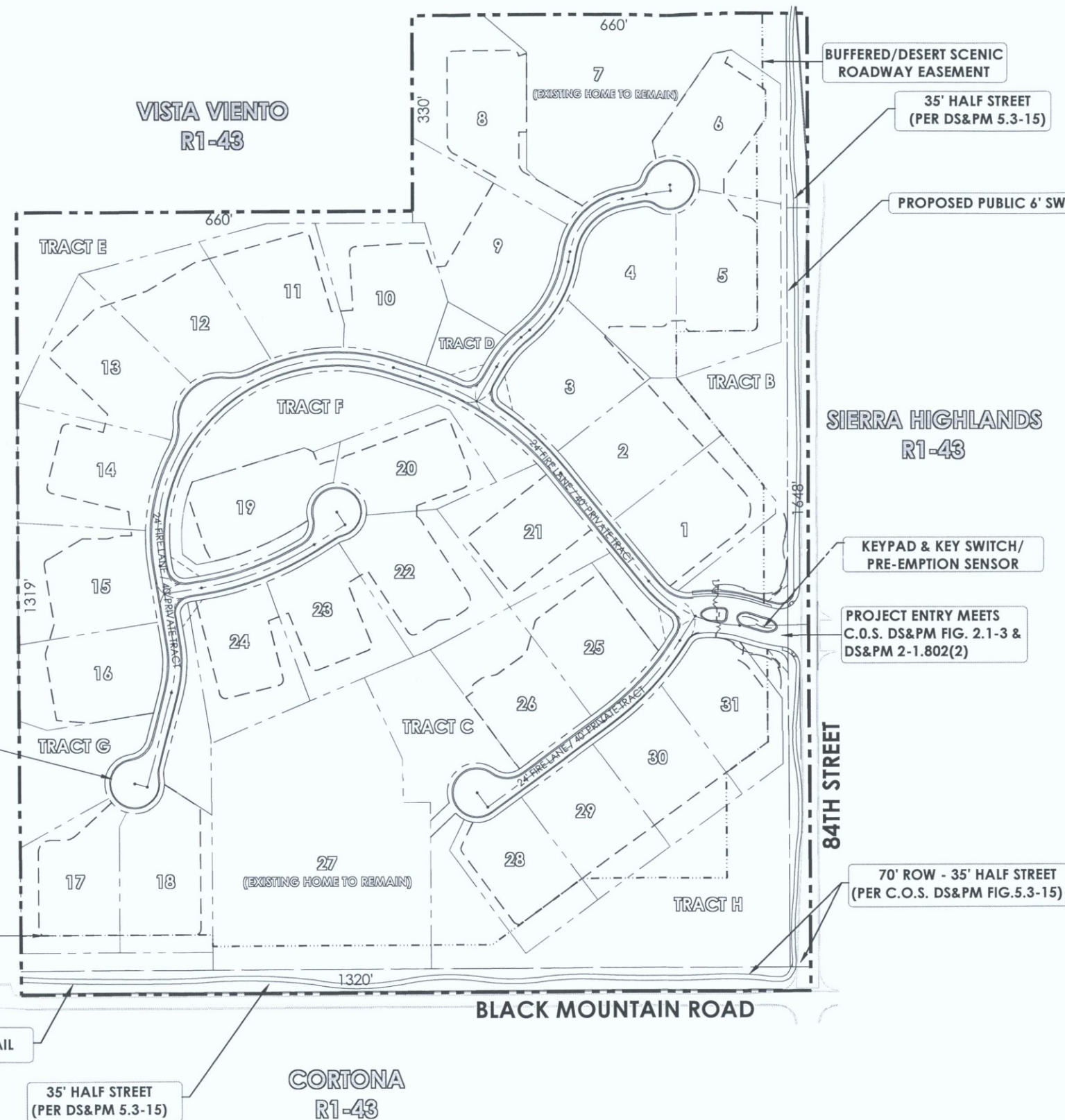
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**THE RESERVE at BLACK MOUNTAIN
 PEDESTRIAN AND VEHICULAR CIRCULATION PLAN**

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 U:\1622-84TH & BLACK MOUNTAIN RD\CAD\PLANNING\LVA-1622-PED & VEHICULAR PLAN.dwg Nov 2, 2016
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**26-ZN-2016
 11/02/2016**



LEGEND

- GROSS BOUNDARY
- LOT LINES
- DEVELOPMENT ENVELOPES
- BUFFERED/DESERT SCENIC ROADWAY EASEMENT SETBACK

SITE INFORMATION

LOCATION: NWC 84TH ST. & BLACK MOUNTAIN RD.

SITE AREA (GROSS): 45.0 AC (1,957,785 SQ. FT.)

SITE AREA (NET): 42.4 AC (1,852,093 SQ. FT.)

EXISTING G.P. LAND USE: RURAL NEIGHBORHOODS (0-1 DUA/C)

EXISTING ZONING: R1-190 ESL

PROPOSED ZONING: R1-43 ESL

NUMBER OF LOTS: 31

GROSS DENSITY: 0.69 DU/AC

REFUSE COLLECTION: INDIVIDUAL RESIDENTIAL REFUSE CONTAINERS

PROVIDED PARKING: 2 SPACES/UNIT TO BE PROVIDED IN GARAGE

NAOS REQUIRED: 15.76 AC (PER SLOPE ANALYSIS ON GROSS)

NAOS PROVIDED: 16.22 AC

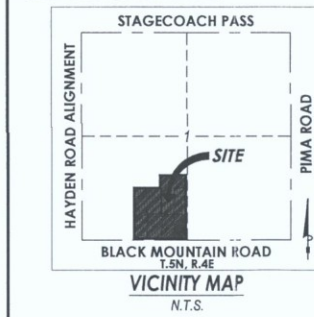
REVEG.: 4.71 AC (30%)

UNDISTURBED: 11.51 AC (73%)

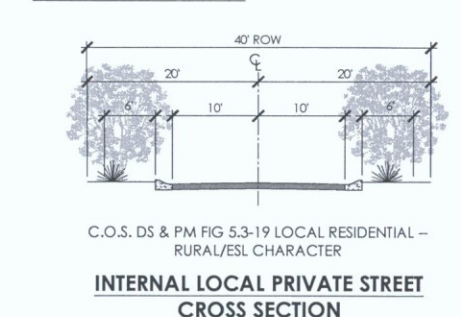
PROPOSED R1-43 AMENDED DEVELOPMENT STANDARDS

MIN. LOT AREA:	32,250 SF (25% REDUCTION PER E.S.L.)
MIN. LOT WIDTH:	113' (25% REDUCTION PER E.S.L.)
MAX. BUILDING HEIGHT:	24' (0% REDUCTION PER E.S.L.)
MIN. FRONT YARD SETBACK:	30' (25% REDUCTION PER E.S.L.)
MIN. SIDE YARD SETBACK:	15' (25% REDUCTION PER E.S.L.)
MIN. REAR YARD SETBACK:	26' (25% REDUCTION PER E.S.L.)

VICINITY MAP



CROSS-SECTION



EMERGENCY VEHICLE ACCESS CONFORMANCE INFORMATION

- ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.
- FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW
- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
- KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES
- GATE DETAIL CONSISTENT WITH DS&PM
- ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS
- PROJECT ENTRY MEETS C.O.S. DS&PM FIG. 2.1-3 & 2.1-802(2)
- CUL-DE-SAC MEETS C.O.S. DS&PM 2-1.802(5)



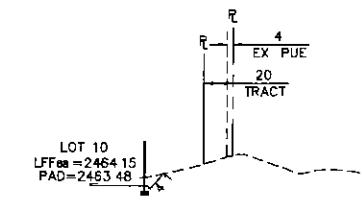
LEGEND

- LIMITS OF GRADING DISTURBANCE
- SITE BOUNDARY
- BUILDING PAD
- FRONT BLDG. SETBACK: 30'
- SIDE BLDG. SETBACK: 15'
- REAR BLDG. SETBACK: 26'

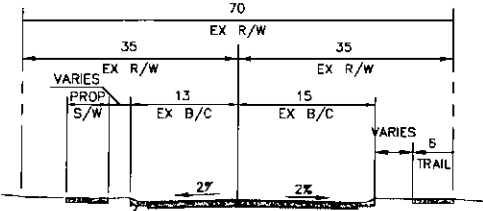
DEVELOPMENT ENVELOPE BOUNDARIES ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PRIOR TO FINAL PLAN APPROVAL.

THE RESERVE at BLACK MOUNTAIN

DEVELOPMENT ENVELOPE PLAN



SECTION B - NORTH BOUNDARY
H 1 = 60
V 1 = 12



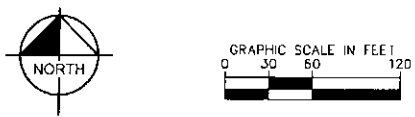
SECTION C - EAST BOUNDARY
H 1 = 60
V 1 = 12

PRELIMINARY GRADING NOTES

- ① PROPOSED DRAINAGE SWALE
- ② PROPOSED CULVERT/STORM DRAIN TO BE INSTALLED WITH SINGLE LOT
- ③ PROPOSED PRIVATE SEWER
- ④ PROPOSED RETAINING WALL
- ⑤ PROPOSED EROSION CUT-OFF WALL TO BE CONSTRUCTED JUST OUTSIDE OF 100-YEAR HIGHWATER LINE TO DECREASE EROSION SETBACK
- ⑥ AREA WITH GREATER THAN 8 OF CUT

LEGEND

- PROPERTY/LOT LINE
- PROPOSED EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED SWALE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- BUILDING SETBACK
- NAOS LIMITS
- NAOS REVEGETATED LIMITS
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- PROPOSED CUT-OFF WALL
- EROSION HAZARD SETBACK
- 100-YEAR UNFLOODATION LIMITS
- NAOS REVEGETATED EXTENTS
- NAOS UNDISTURBED EXTENTS
- AREA OF CUT IN EXCESS OF 8
- FILL HEIGHT AT PAD CORNER
- CUT HEIGHT AT PAD CORNER
- CONCEPTUAL PRODUCT LIMITS



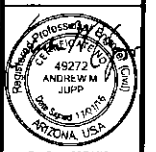
SEE SHEET 2

NOTE: THE FIRE LANE SURFACE SHALL BE SUITABLE FOR ALL-WEATHER USE WITH A MINIMUM LOADING DESIGN OF 83,000 LB GROSS VEHICLE WEIGHT INCLUDING ANY BRIDGE OR CULVERT

26-ZN-2016
01/10/2017

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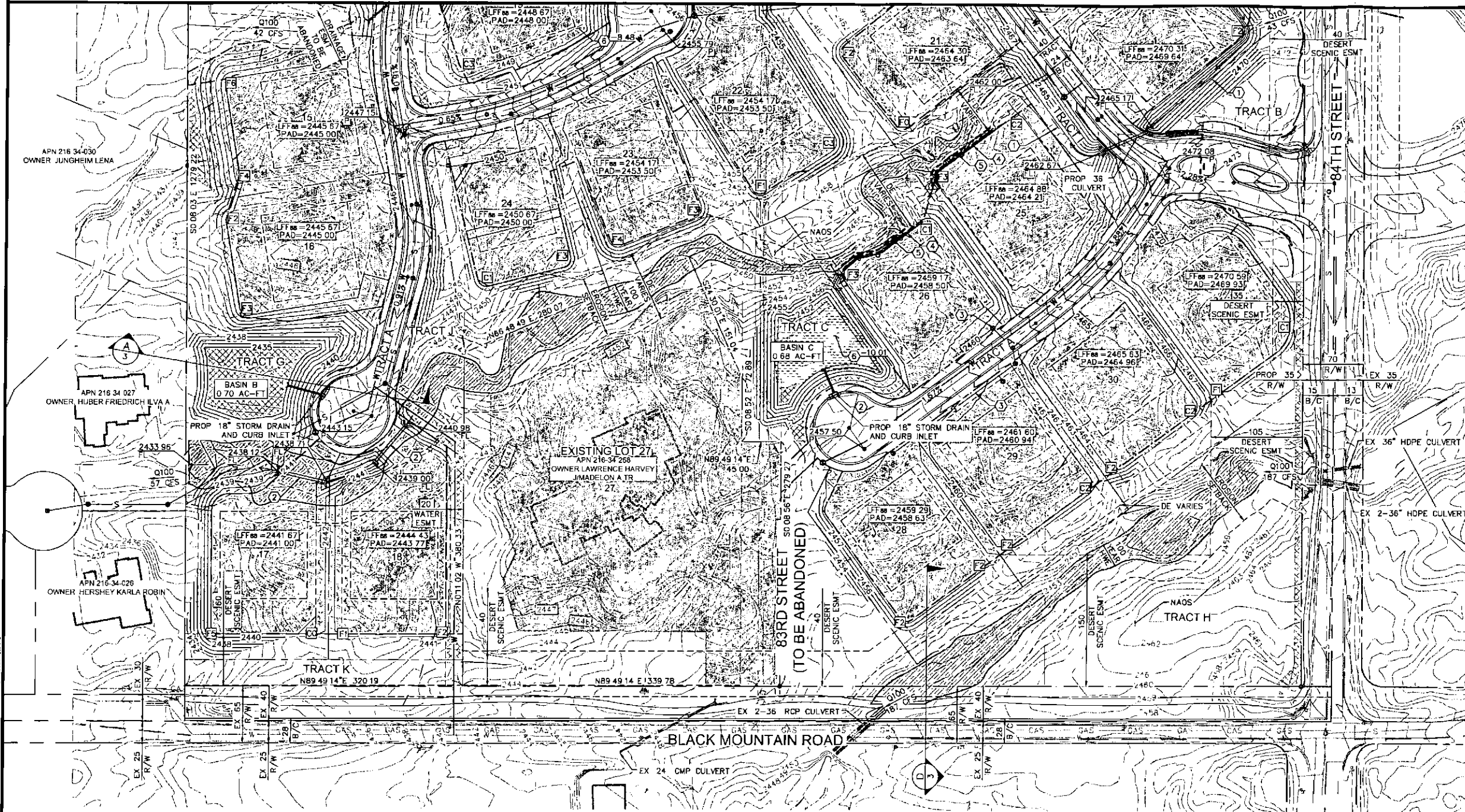
RESERVE AT BLACK MOUNTAIN
PRELIMINARY GRADING PLAN
SCOTTSDALE, ARIZONA



PROJECT NO
291015001
DRAWING NAME
5001GD-RZ DWG
1 of 2

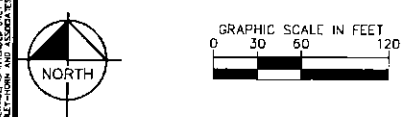
NO.	REVISION	BY	DATE	APPR.

SEE SHEET 1

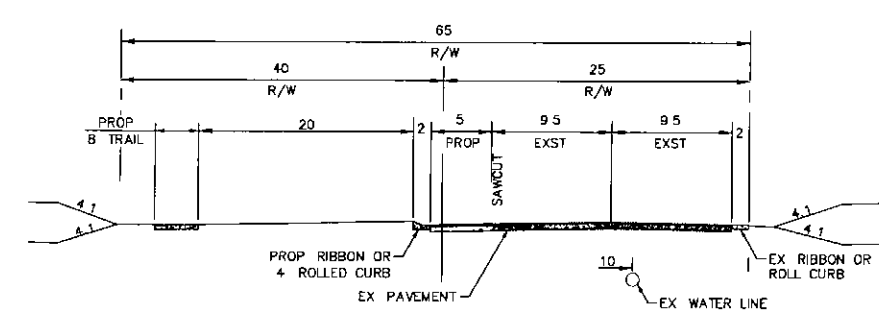


- PRELIMINARY GRADING NOTES**
- PROPOSED DRAINAGE SWALE
 - PROPOSED CULVERT/STORM DRAIN TO BE INSTALLED WITH SINGLE LOT
 - PROPOSED PRIVATE SEWER
 - PROPOSED RETAINING WALL
 - PROPOSED EROSION CUT-OFF WALL TO BE CONSTRUCTED JUST OUTSIDE OF 100-YEAR HIGH-WATER LINE TO DECREASE EROSION SETBACK
 - AREA WITH GREATER THAN 8' OF CUT

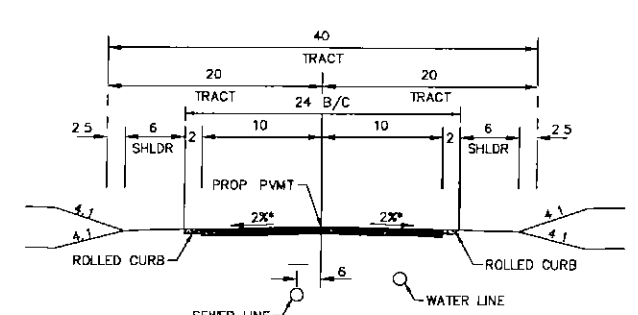
- LEGEND**
- PROPERTY/LOT LINE
 - PROPOSED EASEMENT
 - PROPOSED STORM DRAIN
 - PROPOSED SWALE
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED CENTERLINE
 - BUILDING SETBACK
 - NAOS LIMITS
 - NAOS REVEGETATED LIMITS
 - PROPOSED RETAINING WALL
 - PROPOSED FENCE
 - PROPOSED CUT-OFF WALL
 - EROSION HAZARD SETBACK
 - 100-YEAR INUNDATION LIMITS
 - NAOS REVEGETATED EXTENTS
 - NAOS UNDISTURBED EXTENTS
 - AREA OF CUT IN EXCESS OF 8'
 - FILL HEIGHT AT PAD CORNER
 - CUT HEIGHT AT PAD CORNER
 - CONCEPTUAL PRODUCT LIMITS



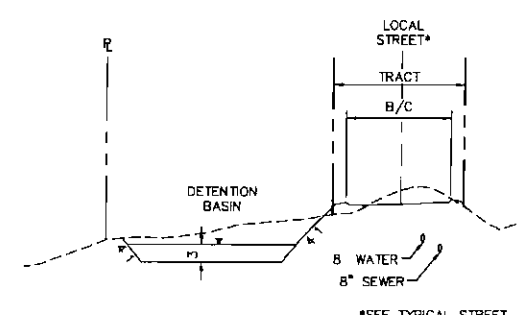
NOTE: THE FIRE LANE SURFACE SHALL BE SUITABLE FOR ALL-WEATHER USE WITH A MINIMUM LOADING DESIGN OF 83,000 LB GROSS VEHICLE WEIGHT INCLUDING ANY BRIDGE OR CULVERT



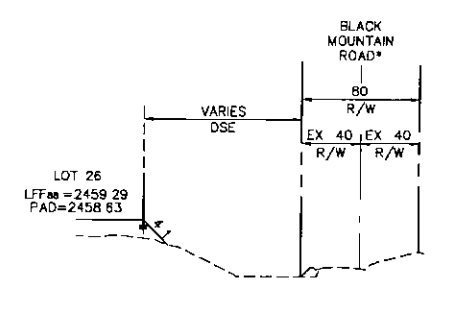
BLACK MOUNTAIN
NTS
LOOKING EAST



LOCAL RESIDENTIAL STREET
NTS
*NOTE: STREET MAY ALSO HAVE A ONE WAY CROWN



SECTION A - WEST BOUNDARY
H 1"=60
V 1"=12

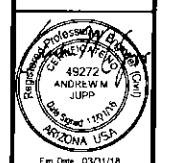


SECTION D - SOUTH BOUNDARY
H 1"=60
V 1"=12

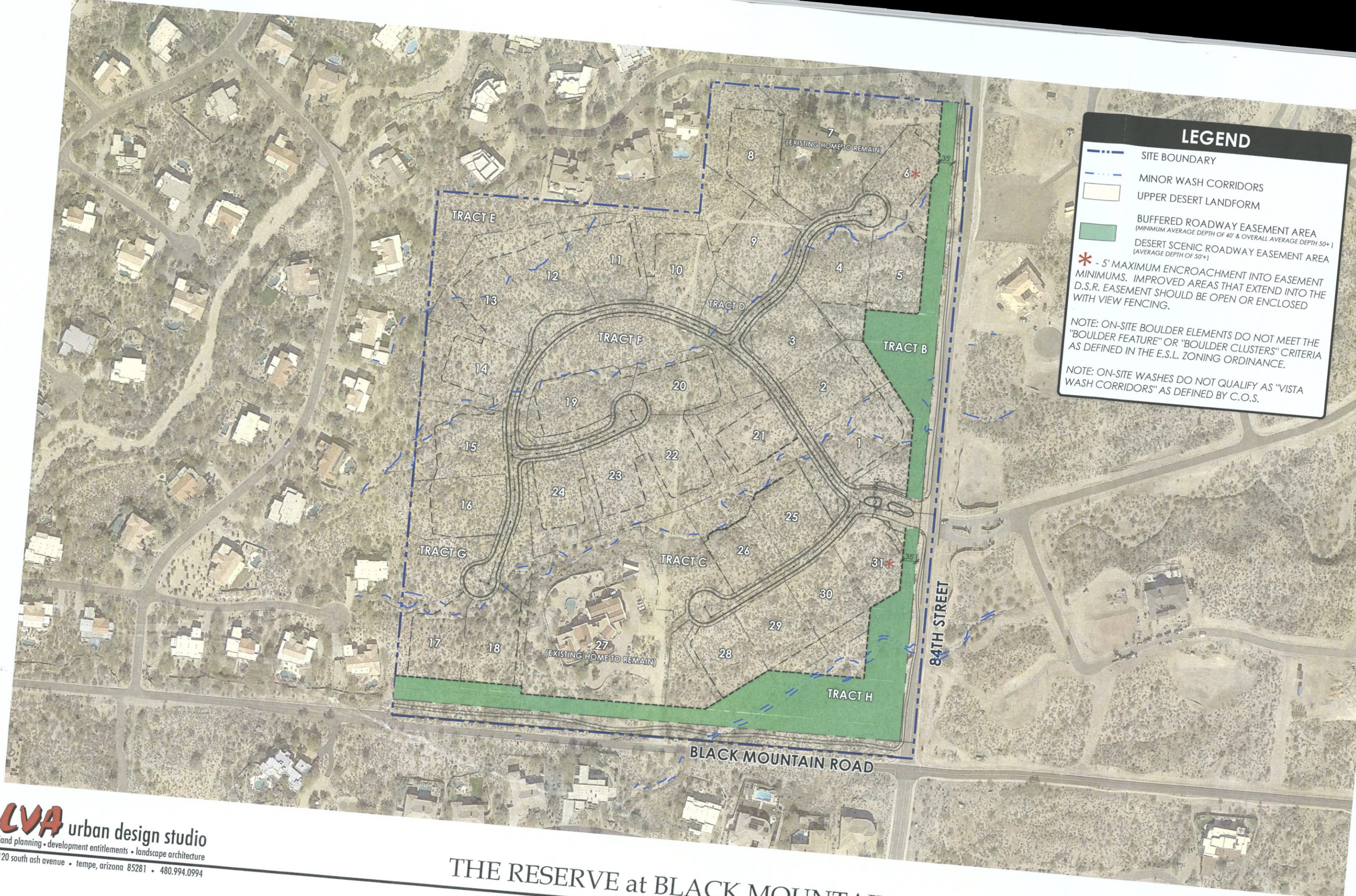
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RESERVE AT BLACK MOUNTAIN
PRELIMINARY GRADING PLAN
SCOTTSDALE, ARIZONA



PROJECT NO
291015001
DRAWING NAME
5001GD-RZ DWG



LEGEND

- SITE BOUNDARY
- MINOR WASH CORRIDORS
- UPPER DESERT LANDFORM
- BUFFERED ROADWAY EASEMENT AREA
(MINIMUM AVERAGE DEPTH OF 40' & OVERALL AVERAGE DEPTH 50'+)
- DESERT SCENIC ROADWAY EASEMENT AREA
(AVERAGE DEPTH OF 50'+)

***** - 5' MAXIMUM ENCROACHMENT INTO EASEMENT MINIMUMS. IMPROVED AREAS THAT EXTEND INTO THE D.S.R. EASEMENT SHOULD BE OPEN OR ENCLOSED WITH VIEW FENCING.

NOTE: ON-SITE BOULDER ELEMENTS DO NOT MEET THE "BOULDER FEATURE" OR "BOULDER CLUSTERS" CRITERIA AS DEFINED IN THE E.S.L. ZONING ORDINANCE.

NOTE: ON-SITE WASHES DO NOT QUALIFY AS "VISTA WASH CORRIDORS" AS DEFINED BY C.O.S.

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THE RESERVE at BLACK MOUNTAIN ENVIRONMENTAL FEATURES MAP

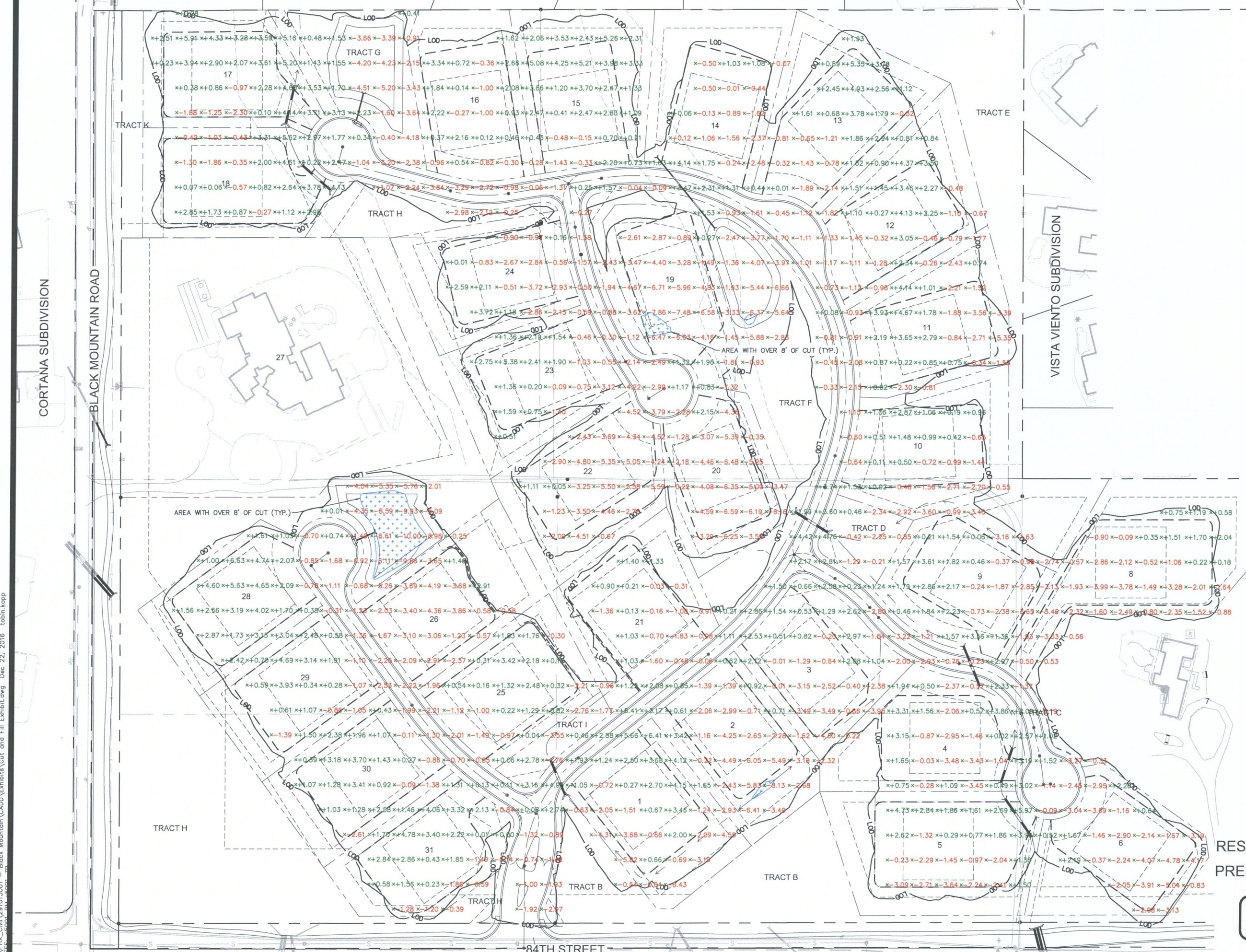
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 U:\1622-84TH & BLACK MOUNTAIN RD\CAD\PLANNING\LVA-1622-ENV FEATURES MAP.dwg Jan 6, 2017

APPROX. SCALE: 1" = 100'

1622 DRAWN BY: AC 1/6/17

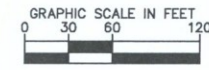
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SANDFLOWER SUBDIVISION



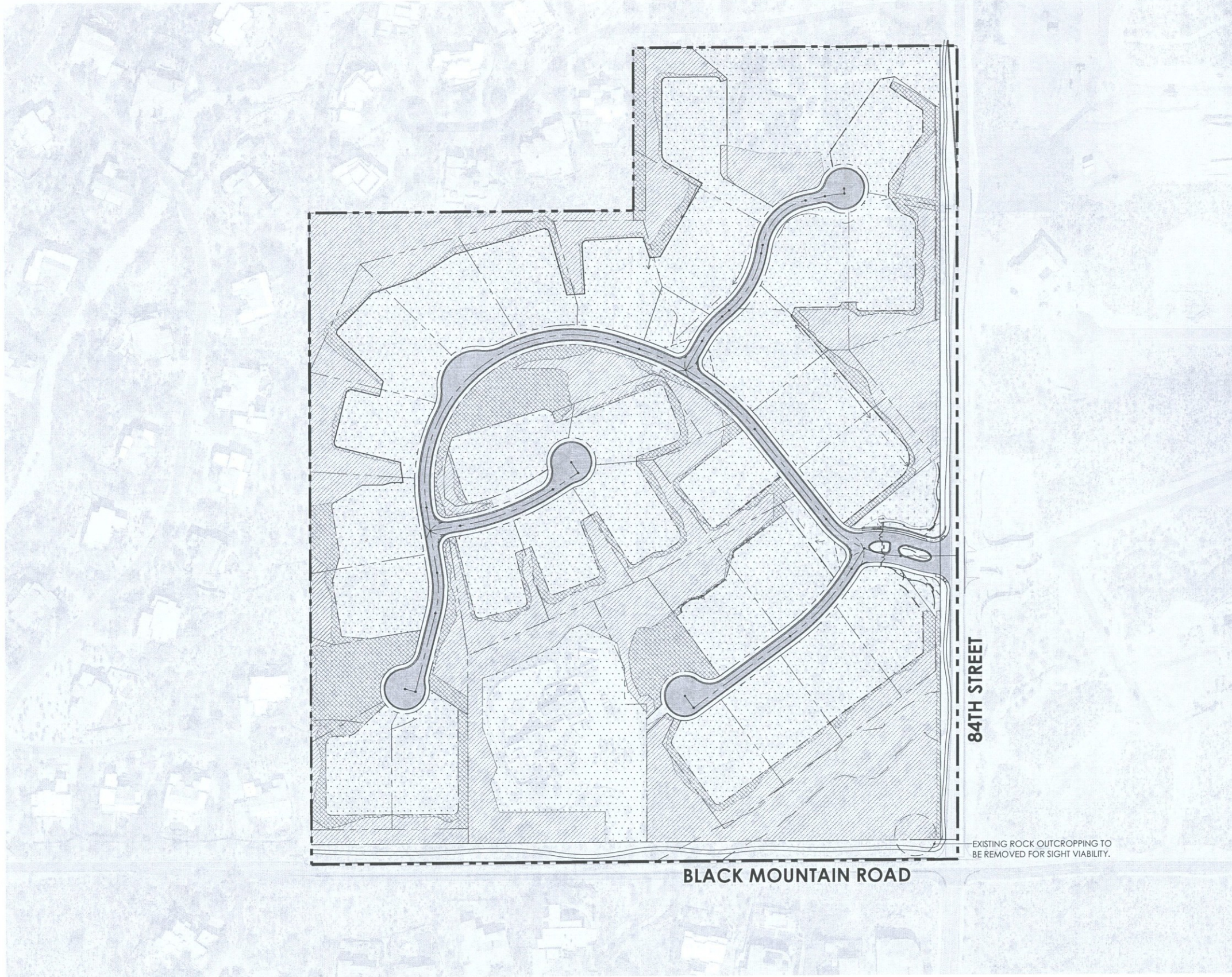
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26-ZN-2016
01/10/2017



RESERVE AT BLACK MOUNTAIN
PRELIMINARY CUT/FILL EXHIBIT
12/22/16





LEGEND:

- ZONE A: NATURAL VEGETATION**
 The identified areas depict undisturbed portions of the site which will remain in the current state. Areas to be designed as undisturbed N.A.O.S.
- ZONE B: ENHANCED PLANTING**
 The identified areas will bring character and theming to the community by including concentrated salvaged or nursery grown vegetation maintained by the HOA.
- ZONE C: NATIVE PLANTING**
 The identified areas are primarily N.A.O.S revegetated areas to mitigate development disturbance. Plant selection and density will match surrounding vegetation and may include salvaged materials.
- ZONE D: MAINTAINED LANDSCAPING**
 The identified areas are privately owned and maintained. These landscaped areas are located on lot adjacent to building envelopes.

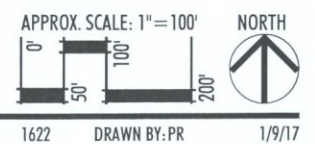
LANDSCAPE NOTES:

1. ALL DISTURBED AREAS ARE TO HAVE 'DESERT FLOOR' DECOMPOSED GRANITE. MATCH COLOR AND SIZE OF SURROUNDING AREAS.
2. ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
3. BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.
4. FIFTY PERCENT OF PROPOSED TREES SHALL BE MATURE, AS DEFINED IN ARTICLE III, DEFINITIONS, OF THE ZONING ORDINANCE. INDICATE BOTH THE COMPLIANT CALIPER AND INDUSTRY STANDARDS BOX SIZE FOR THAT CALIPER IN THE PLANT PALETTE.
5. ALL SPECIES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPT. OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST.
6. NO SHRUB OR GROUNDCOVER WITHIN SIGHT VISIBILITY TRIANGLE SHALL EXCEED 2'-0" IN HEIGHT AT MATURITY, TYP.
7. PLANTS INSTALLED IN DETENTION BASINS AND DRAINAGE CHANNELS TO CONFORM TO CITY OF SCOTTSDALE DS&PM, SECTION 2-1.903
8. CUL-DE-SAC LANDSCAPE SHALL BE PLANTED PER ZONING ORDINANCE SECTION 1-303 REFER TO PLAN AND REPORTS REQUIREMENTS FOR DEVELOPMENT APPLICATIONS.

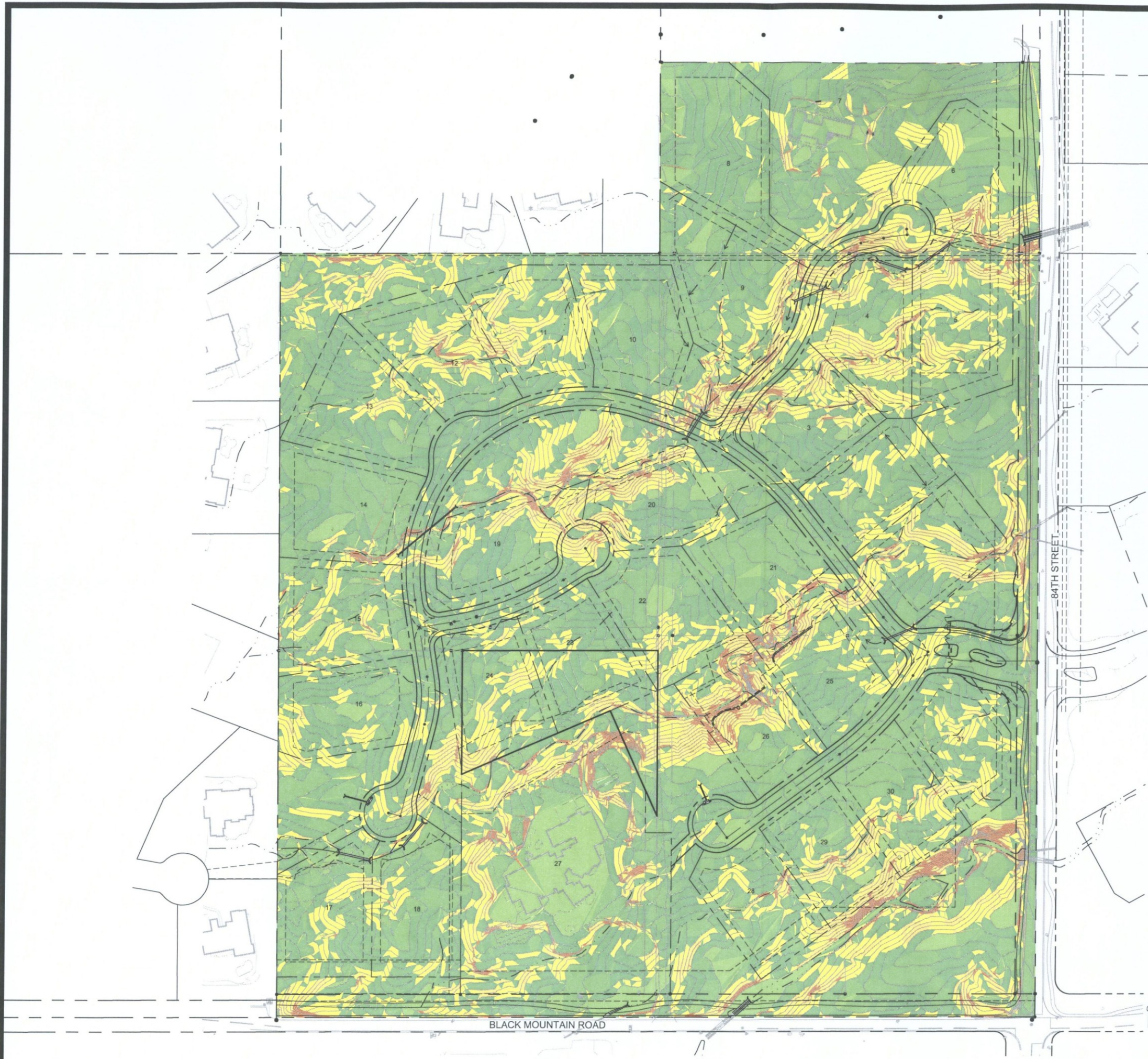
*NOTE: LIMITS OF PLANTING AREAS AS DEPICTED ON THIS EXHIBIT ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE

*PLANTS PROPOSED IN DRAINAGE BASINS SHALL BE IN CONFORMANCE WITH DESIGN STANDARDS AND POLICIES MANUAL SECTION 2-1.903 NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.

THE RESERVE at BLACK MOUNTAIN
 LANDSCAPE CHARACTER PLAN

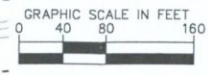


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NAOS Slope Analysis							
Number	Minimum Slope	Maximum Slope	Area	PERCENTAGE	Area (AC)	Color	Required Area
1	0.00%	2.00%	128466 SF	25%	2.95 AC	Light Green	0.74 AC
2	2.00%	5.00%	435800 SF	25%	10.00 AC	Medium Green	2.50 AC
3	5.00%	10.00%	815001 SF	35%	18.71 AC	Dark Green	6.55 AC
4	10.00%	15.00%	353608 SF	45%	8.12 AC	Yellow	3.65 AC
5	15.00%	25.00%	174767 SF	45%	4.01 AC	Orange	1.81 AC
6	25.00%	5000.00%	50110 SF	45%	1.15 AC	Red	.52 AC
					TOTAL REQUIRED:		15.76 AC

ENTIRE PROJECT: UPPER DESERT ESL LANDFORM AREA

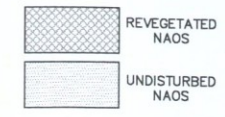
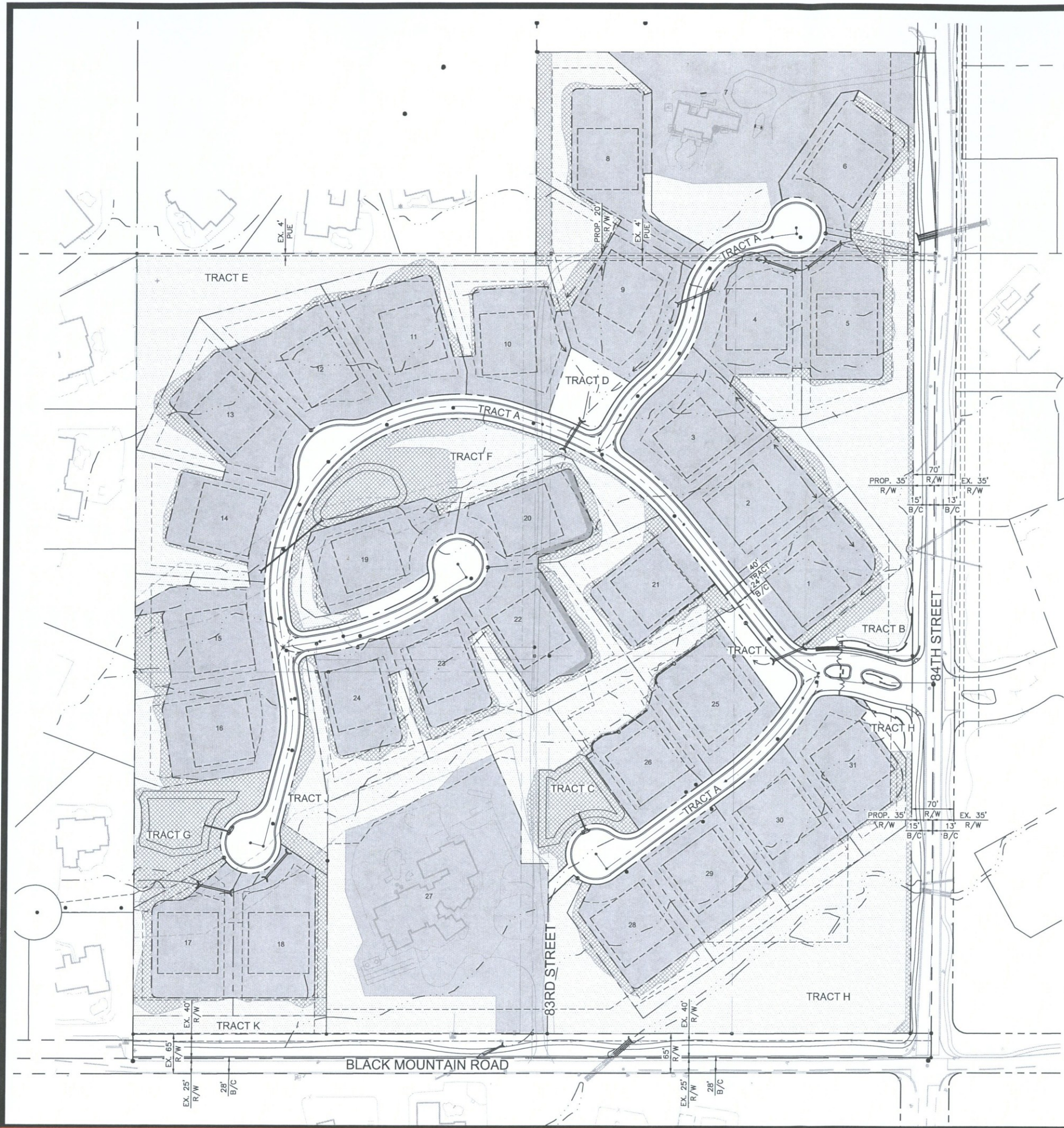


26-ZN-2016
01/10/2017
NAOS SLOPE ANALYSIS



January 3, 2017

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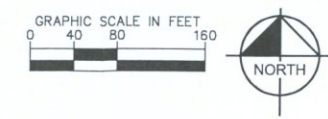


	Area (SF)	Area (AC)	Percent of Required
NAOS Revegetated	205,073	4.71	30%
NAOS Undisturbed	480,645	11.03	
NAOS Additional (Undisturbed)	20,950	0.48	73%
Provided Total NAOS	706,667	16.22	
Required Total NAOS	686,635	15.76	

LOT/TRACT	TOTAL AREA(SQFT)
1	36,790
NAOS Undisturbed	4,572
Non NAOS	28,071
NAOS Revegetated	4,147
2	34,133
NAOS Undisturbed	2,461
Non NAOS	28,434
NAOS Revegetated	3,238
3	33,049
NAOS Undisturbed	25
Non NAOS	32,346
NAOS Revegetated	679
4	37,799
NAOS Undisturbed	6,240
Non NAOS	30,108
NAOS Revegetated	1,451
5	49,870
NAOS Undisturbed	13,978
Non NAOS	28,639
NAOS Revegetated	7,253
6	39,449
NAOS Undisturbed	7,347
Non NAOS	24,641
NAOS Revegetated	7,461
7	88,894
NAOS Undisturbed	16,451
Non NAOS	72,444
NAOS Revegetated	45,961
8	11,686
NAOS Undisturbed	30,638
Non NAOS	3,637
9	45,705
NAOS Undisturbed	9,069
Non NAOS	32,811
NAOS Revegetated	3,825
10	38,656
NAOS Undisturbed	9,166
Non NAOS	27,824
NAOS Revegetated	1,666
11	36,239
NAOS Undisturbed	3,812
Non NAOS	28,912
NAOS Revegetated	3,514
12	39,175
NAOS Undisturbed	8,463
Non NAOS	29,494
NAOS Revegetated	1,218
13	42,354
NAOS Undisturbed	9,407
Non NAOS	28,970
NAOS Revegetated	3,978

14	41,764
NAOS Undisturbed	16,635
Non NAOS	23,114
NAOS Revegetated	2,015
15	40,018
NAOS Undisturbed	5,039
Non NAOS	28,550
NAOS Revegetated	6,428
16	35,311
NAOS Undisturbed	5,543
Non NAOS	27,257
NAOS Revegetated	2,512
17	37,766
NAOS Undisturbed	4,931
Non NAOS	24,545
NAOS Revegetated	8,290
18	38,305
NAOS Undisturbed	3,032
Non NAOS	29,642
NAOS Revegetated	5,631
19	32,175
NAOS Undisturbed	2,220
Non NAOS	28,252
NAOS Revegetated	1,704
20	32,439
NAOS Undisturbed	4,957
Non NAOS	22,840
NAOS Revegetated	4,642
21	36,906
NAOS Undisturbed	10,203
Non NAOS	20,615
NAOS Revegetated	6,088
22	39,900
NAOS Undisturbed	9,798
Non NAOS	25,040
NAOS Revegetated	5,063
23	35,434
NAOS Undisturbed	9,778
Non NAOS	21,476
NAOS Revegetated	4,180
24	35,421
NAOS Undisturbed	12,193
Non NAOS	19,761
NAOS Revegetated	3,467
26	35,886
NAOS Undisturbed	11,881
Non NAOS	23,099
NAOS Revegetated	907
27	152,265
NAOS Undisturbed	44,574
Non NAOS	107,690
28	33,265
NAOS Undisturbed	5,395

Non NAOS	23,203
NAOS Revegetated	4,668
29	32,250
NAOS Undisturbed	5,850
Non NAOS	25,500
NAOS Revegetated	900
30	32,700
NAOS Undisturbed	5,518
Non NAOS	25,950
NAOS Revegetated	1,232
31	32,999
NAOS Undisturbed	3,997
Non NAOS	26,513
NAOS Revegetated	2,489
A	160,486
Non NAOS	160,486
B	41,986
NAOS Undisturbed	31,991
Non NAOS	4,260
NAOS Revegetated	5,735
C	33,652
NAOS Undisturbed	15,923
Non NAOS	105
NAOS Revegetated	17,624
D	10,128
Non NAOS	10,128
E	55,192
NAOS Undisturbed	45,842
NAOS Revegetated	9,350
F	55,713
NAOS Undisturbed	21,214
Non NAOS	2,810
NAOS Revegetated	31,688
G	27,638
NAOS Undisturbed	1,284
Non NAOS	105
NAOS Revegetated	26,249
H	107,773
NAOS Undisturbed	99,472
Non NAOS	3,246
NAOS Revegetated	5,056
I	6,996
Non NAOS	6,996
25	32,765
NAOS Undisturbed	3,832
Non NAOS	27,619
NAOS Revegetated	1,314
K	9,599
NAOS Undisturbed	9,599
J	13,993
NAOS Undisturbed	8,219
NAOS Revegetated	5,774
Grand Total	1,848,802



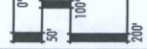
NAOS ANALYSIS
Kimley»Horn

January 3, 2017



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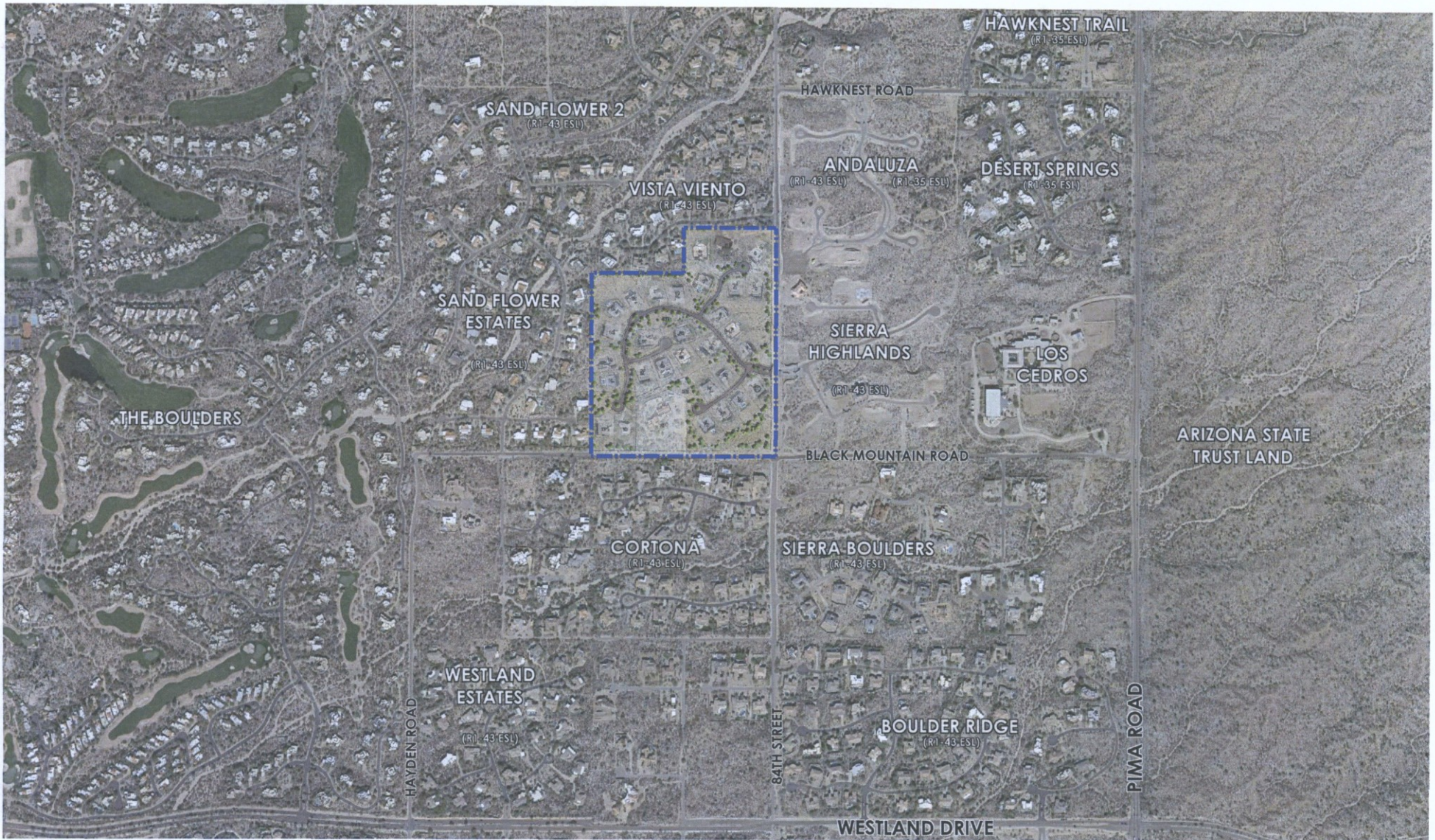
THE RESERVE at BLACK MOUNTAIN
 DIMENSION PLAN

APPROX. SCALE: 1"=100'

 NORTH
 1/622 DRAWN BY: PR 10/25/16

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 1614022-84TH & BLACK MOUNTAIN RD/CAD/PLANNING/LVA-DIMS PLAN.dwg Oct 25, 2016

26-ZN-2016
11/02/2016



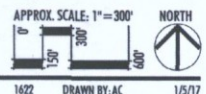
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THE RESERVE at BLACK MOUNTAIN

CONTEXT AERIAL WITH SITE PLAN

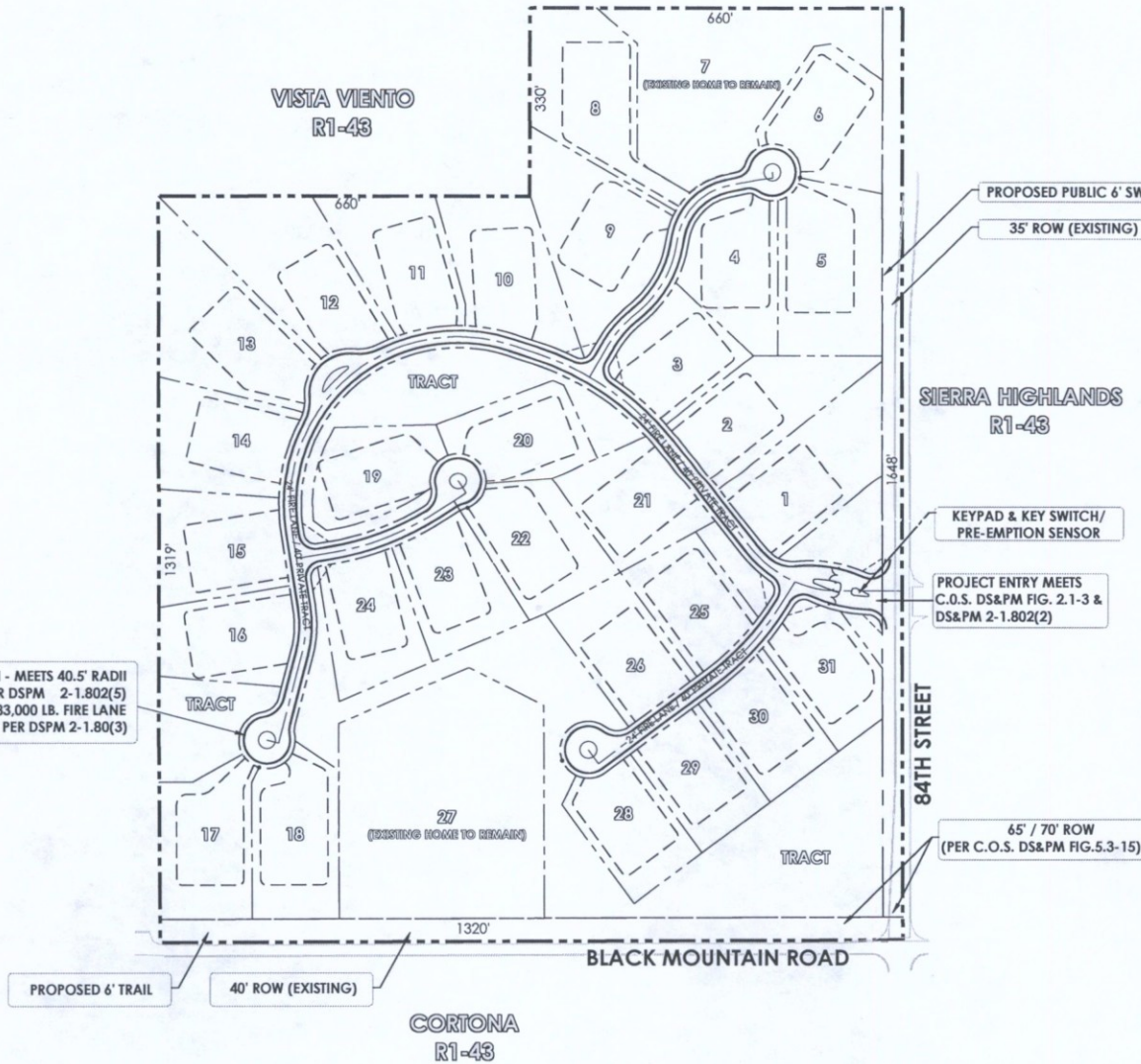
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1622 DRAWN BY: AC 1/5/17

26-ZN-2016
01/10/2017



LEGEND

--- GROSS BOUNDARY --- LOT LINES --- DEVELOPMENT ENVELOPES

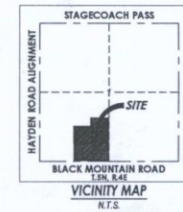
SITE INFORMATION

LOCATION: NWC 84TH ST. & BLACK MOUNTAIN RD.
 SITE AREA (GROSS): 45.0 AC (1,957,785 SQ. FT.)
 SITE AREA (NET): 42.4 AC (1,852,093 SQ. FT.)
 EXISTING G.P. LAND USE: RURAL NEIGHBORHOODS (0-1 DUA/C)
 EXISTING ZONING: R1-190 ESL
 PROPOSED ZONING: R1-43 ESL
 NUMBER OF LOTS: 31
 GROSS DENSITY: 0.69 DU/AC
 REFUSE COLLECTION: INDIVIDUAL RESIDENTIAL REFUSE CONTAINERS
 PROVIDED PARKING: 2 SPACES/UNIT TO BE PROVIDED IN GARAGE
 NAOS REQUIRED: 14.89 AC (PER SLOPE ANALYSIS)
 NAOS PROVIDED: 16.38 AC (+1.49 AC - 10% EXCESS)
 REVEG.: 4.91 AC (30%)
 UNDISTURBED: 11.47 AC (70%)

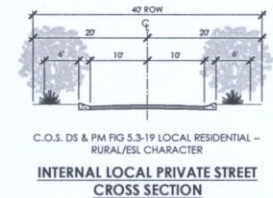
PROPOSED R1-43 AMENDED DEVELOPMENT STANDARDS

MIN. LOT AREA: 32,250 SF (25% REDUCTION PER E.S.L.)
 MIN. LOT WIDTH: 113' (25% REDUCTION PER E.S.L.)
 MAX. BUILDING HEIGHT: 24' (0% REDUCTION PER E.S.L.)
 MIN. FRONT YARD SETBACK: 30' (25% REDUCTION PER E.S.L.)
 MIN. SIDE YARD SETBACK: 15' (25% REDUCTION PER E.S.L.)
 MIN. REAR YARD SETBACK: 26' (25% REDUCTION PER E.S.L.)

VICINITY MAP



CROSS-SECTION



EMERGENCY VEHICLE ACCESS CONFORMANCE INFORMATION

- ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.
- FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW
- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
- KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES
- GATE DETAIL CONSISTENT WITH DS&PM
- ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS
- PROJECT ENTRY MEETS C.O.S. DS&PM FIG. 2.1-3 & 2.1-802(2)
- CUL-DE-SAC MEETS C.O.S. DS&PM 2-1.802(5)

THE RESERVE at BLACK MOUNTAIN
CONCEPTUAL SUBDIVISION PLAN

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 0:\1422 84TH & BLACK MOUNTAIN ROAD\PLANNING\LVA-1422 LOTTING PLAN.dwg Nov 2, 2016



LEGEND:

- SITE BOUNDARY
- EXISTING 5' PUBLIC SIDEWALK
- EXISTING 6' PUBLIC TRAIL
- PROPOSED 6' PUBLIC SIDEWALK
- PROPOSED 6' PUBLIC TRAIL
- RESIDENTIAL TURNING RADII (16.5'-40.5')

BLACK MOUNTAIN RD. LOCAL COLLECTOR STREET CROSS SECTION (LOOKING WEST)

C.O.S. DS&PM FIG 5.3-15 LOCAL COLLECTORS-RURAL/ESL WITH TRAILS

84TH ST. LOCAL COLLECTOR STREET CROSS SECTION (LOOKING NORTH)

C.O.S. DS&PM FIG 5.3-15 LOCAL COLLECTORS-RURAL/ESL WITH TRAILS

INTERNAL LOCAL PRIVATE STREET CROSS SECTION

C.O.S. DS & PM FIG 5.3-19 LOCAL RESIDENTIAL - RURAL/ESL CHARACTER

EMERGENCY VEHICLE ACCESS CONFORMANCE INFORMATION

- ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.
- FIRE LANE SURFACE TO SUPPORT 83,000 LB GYW
- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
- KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES
- GATE DETAIL CONSISTENT WITH DS&PM
- ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS
- PROJECT ENTRY MEETS C.O.S. DS&PM FIG. 2.1-3 & 2.1-802(2)
- CUL-DE-SAC MEETS C.O.S. DS&PM 2-1.802(5)

THE RESERVE at BLACK MOUNTAIN
PEDESTRIAN AND VEHICULAR CIRCULATION PLAN

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 U:\1622-84TH & BLACK MOUNTAIN RD\CAD\PLANNING\LVA-1622-PED & VEHICULAR PLAN.dwg Nov 2, 2016

BY DATE / APPR. REVISION

Kimley Horn
2017 KIMLEY-HORN AND ASSOCIATES, INC.
7740 North 185th Street, Suite 300
Phoenix, Arizona 85028 (602) 944-9300
DATE: 11/1/2016

RESERVE AT BLACK MOUNTAIN
PRELIMINARY GRADING PLAN
SCOTTSDALE, ARIZONA

PROJECT NO. 291015001
DRAWING NAME 5001GD-RZ.DWG
DATE: 11/1/2016

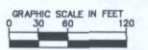
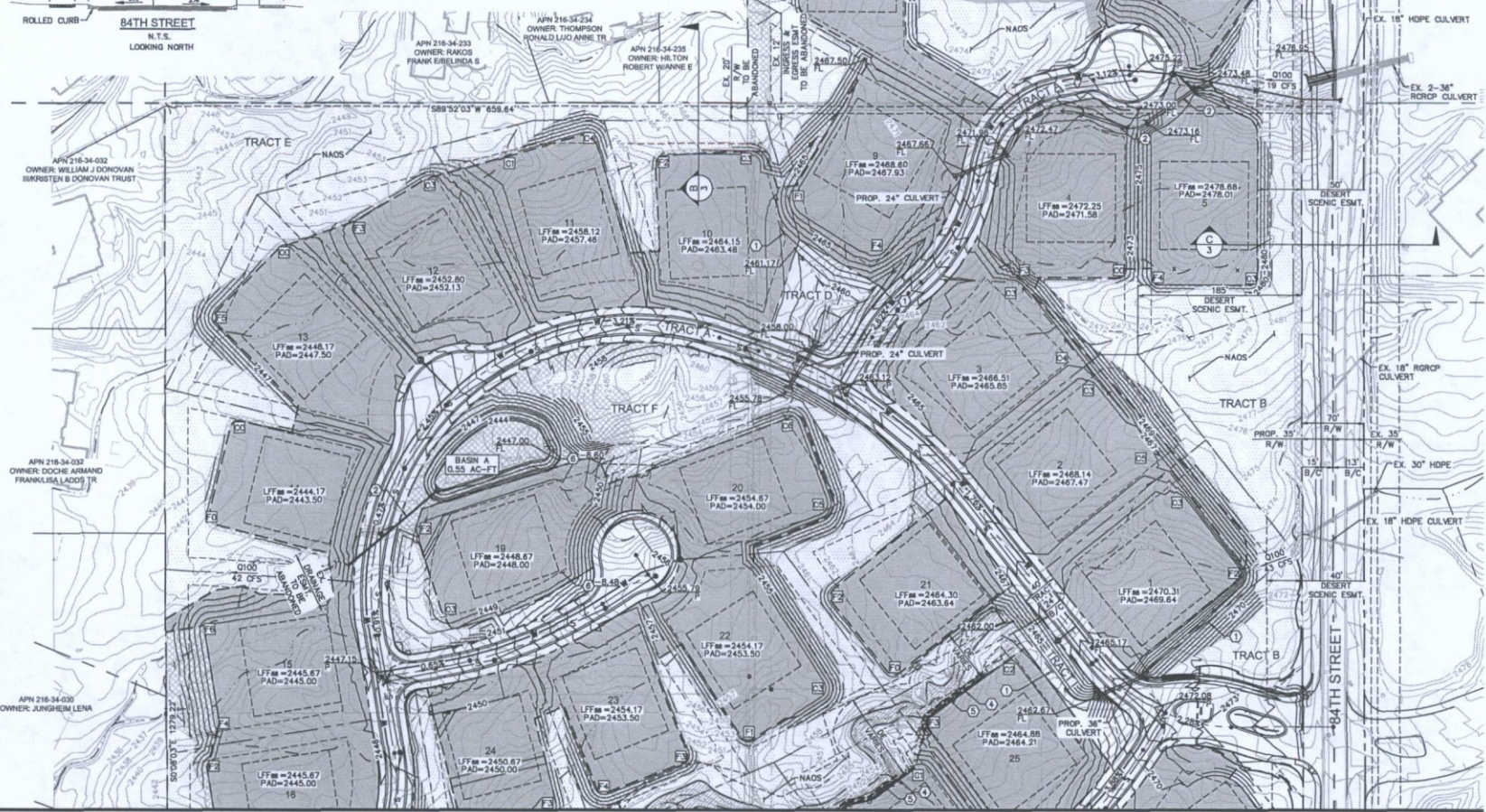
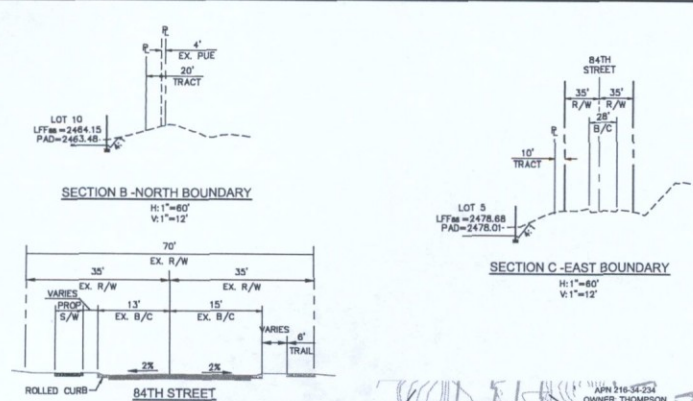
1 OF 2

PRELIMINARY GRADING NOTES

- ① PROPOSED DRAINAGE SWALE
- ② PROPOSED CULVERT/STORM DRAIN TO BE INSTALLED WITH SINGLE LOT
- ③ PROPOSED PRIVATE SEWER
- ④ PROPOSED RETAINING WALL
- ⑤ PROPOSED EROSION CUT-OFF WALL TO BE CONSTRUCTED JUST OUTSIDE OF 100-YEAR HIGHWATER LINE TO DECREASE EROSION SETBACK
- ⑥ AREA WITH GREATER THAN 8' OF CUT

LEGEND

- PROPERTY/LOT LINE
- PROPOSED EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED SWALE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- BUILDING SETBACK
- NAOS LIMITS
NAOS REVEGETATED LIMITS
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- PROPOSED CUT-OFF WALL
- EROSION HAZARD SETBACK
- 100-YEAR INUNDATION LIMITS
- NAOS REVEGETATED EXTENTS
- NAOS UNDISTURBED EXTENTS
- AREA OF CUT IN EXCESS OF 8'
- FILL HEIGHT AT PAD CORNER
- CUT HEIGHT AT PAD CORNER
- CONCEPTUAL PRODUCT LIMITS

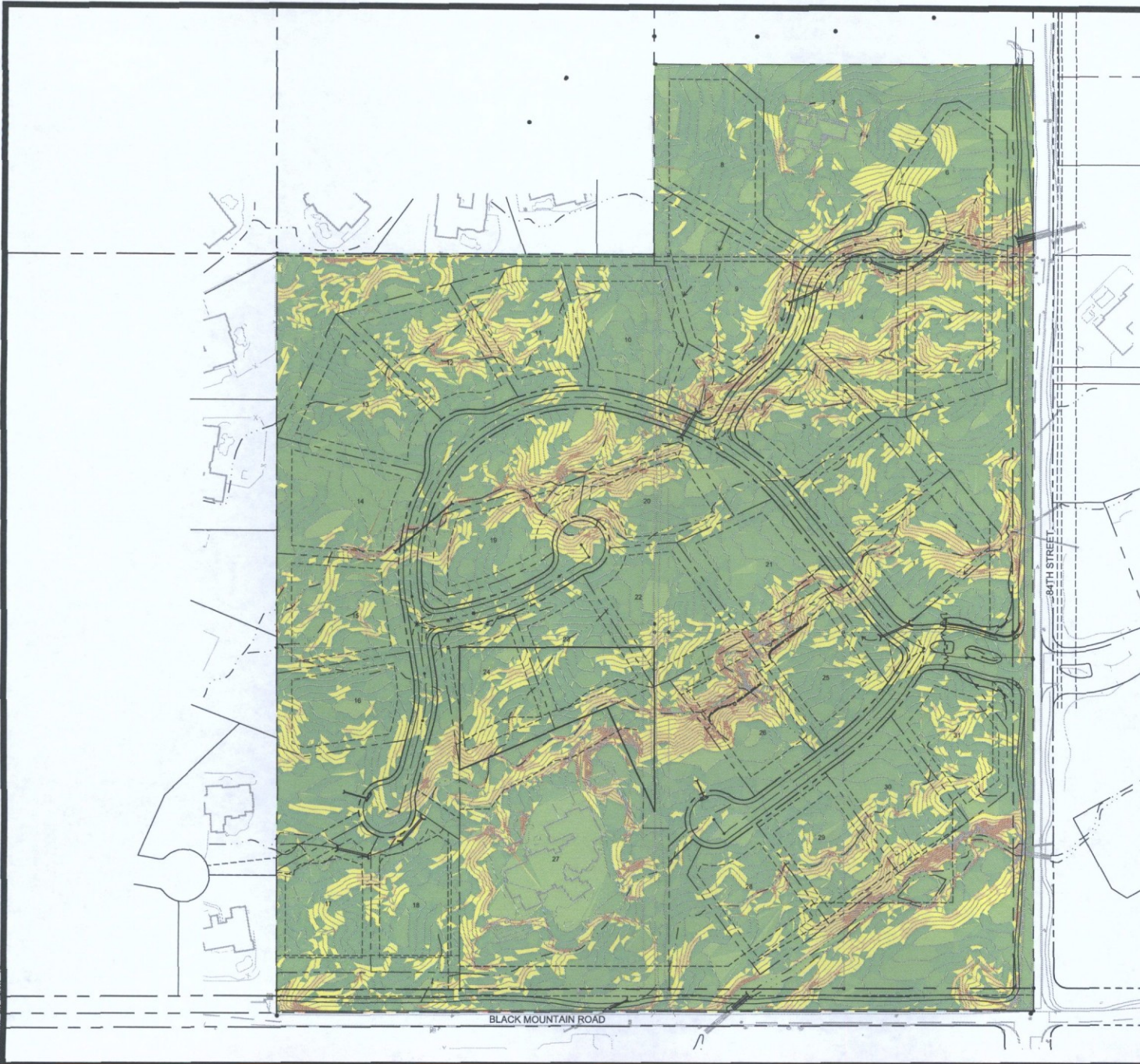


SEE SHEET 2

NOTE: THE FIRE LANE SURFACE SHALL BE SUITABLE FOR ALL-WEATHER USE, WITH A MINIMUM LOADING DESIGN OF 83,000 LB. GROSS VEHICLE WEIGHT INCLUDING ANY BRIDGE OR CULVERT.

2016 KIMLEY-HORN AND ASSOCIATES, INC. PREPARED FOR: RESERVE AT BLACK MOUNTAIN PROJECT. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC. PROJECT NO. 291015001. DATE: 11/1/2016. DRAWN BY: KAC. CHECKED BY: MAJ. SCALE: 1"=60' HORIZONTALLY, 1"=12' VERTICALLY. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND OCCUPANCY.

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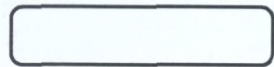


NAOS Slope Analysis						
Number	Minimum Slope	Maximum Slope	Area	PERCENTAGE	Area (AC)	Required Area
1	0.00%	2.00%	128466 SF	25%	2.95 AC	0.74 AC
2	2.00%	5.00%	435800 SF	25%	10.00 AC	2.50 AC
3	5.00%	10.00%	815001 SF	35%	18.71 AC	6.55 AC
4	10.00%	15.00%	353608 SF	45%	8.12 AC	3.65 AC
5	15.00%	25.00%	174767 SF	45%	4.01 AC	1.81 AC
6	25.00%	5000.00%	50110 SF	45%	1.15 AC	.52 AC
					TOTAL REQUIRED:	15.76 AC

ENTIRE PROJECT: UPPER DESERT ESL LANDFORM AREA



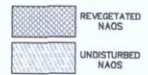
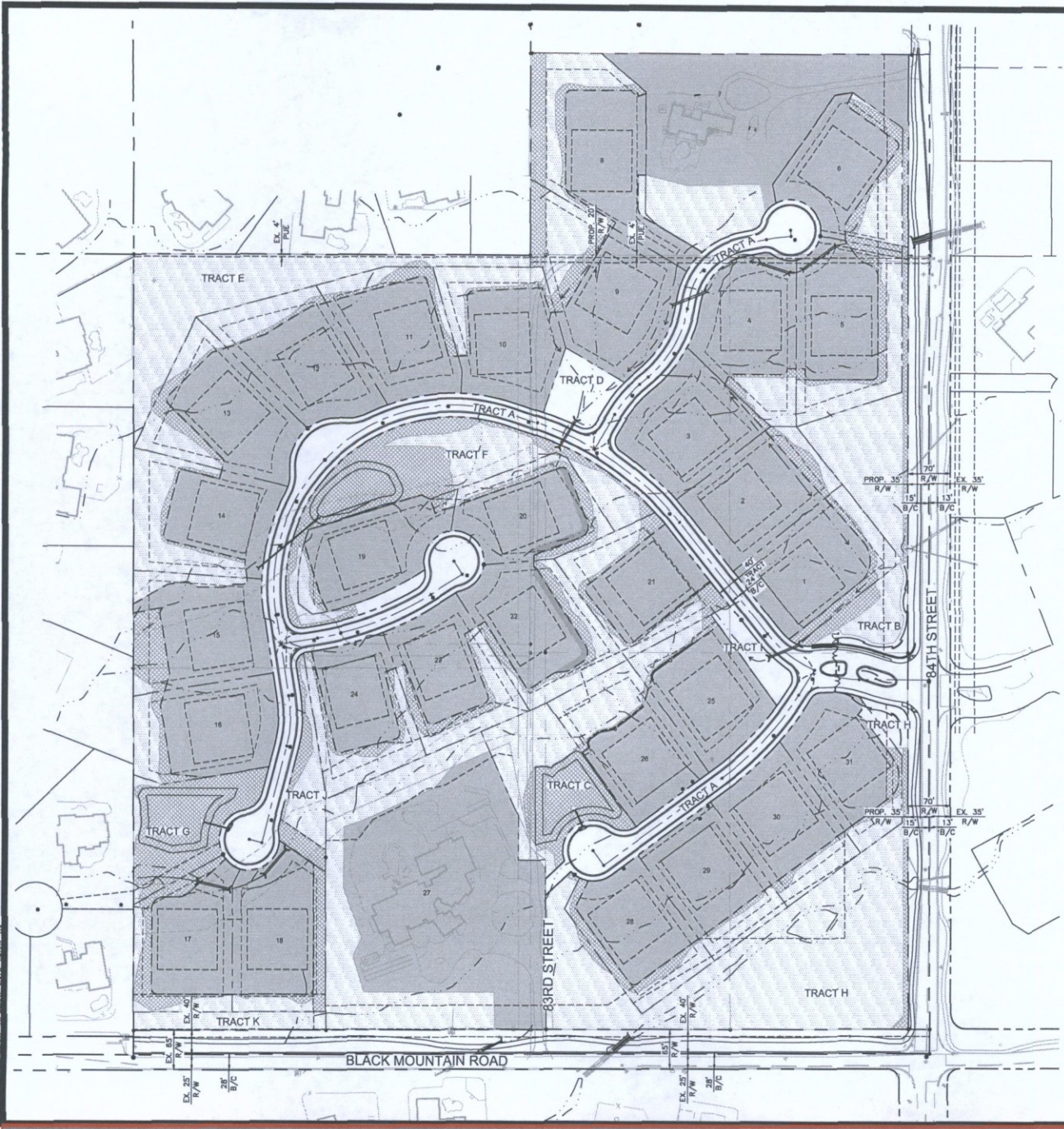
NAOS SLOPE ANALYSIS



January 3, 2017

26-ZN-2016
01/10/2017

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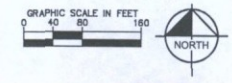


	Area (SF)	Area (AC)	Percent of Required
NAOS Revegetated	205,073	4.71	30%
NAOS Undisturbed	480,645	11.03	
NAOS Additional (Undisturbed)	20,950	0.48	73%
Provided Total NAOS	706,667	16.22	
Required Total NAOS	686,635	15.76	

LOT/TRACT	TOTAL AREA(SQFT)
1	36,790
NAOS Undisturbed	4,572
Non NAOS	28,071
NAOS Revegetated	4,147
2	34,133
NAOS Undisturbed	2,461
Non NAOS	28,434
NAOS Revegetated	3,238
3	33,049
NAOS Undisturbed	25
Non NAOS	32,346
NAOS Revegetated	679
4	37,799
NAOS Undisturbed	6,240
Non NAOS	30,108
NAOS Revegetated	1,451
5	49,870
NAOS Undisturbed	13,978
Non NAOS	28,639
NAOS Revegetated	7,253
6	39,449
NAOS Undisturbed	7,347
Non NAOS	24,641
NAOS Revegetated	7,461
7	88,894
NAOS Undisturbed	16,451
Non NAOS	72,444
8	45,961
NAOS Undisturbed	11,686
Non NAOS	30,638
NAOS Revegetated	3,637
9	45,705
NAOS Undisturbed	9,069
Non NAOS	32,811
NAOS Revegetated	3,825
10	38,656
NAOS Undisturbed	9,166
Non NAOS	27,824
NAOS Revegetated	1,666
11	36,239
NAOS Undisturbed	3,812
Non NAOS	28,912
NAOS Revegetated	3,514
12	39,175
NAOS Undisturbed	8,463
Non NAOS	29,494
NAOS Revegetated	1,238
13	42,354
NAOS Undisturbed	9,407
Non NAOS	38,970
NAOS Revegetated	3,978

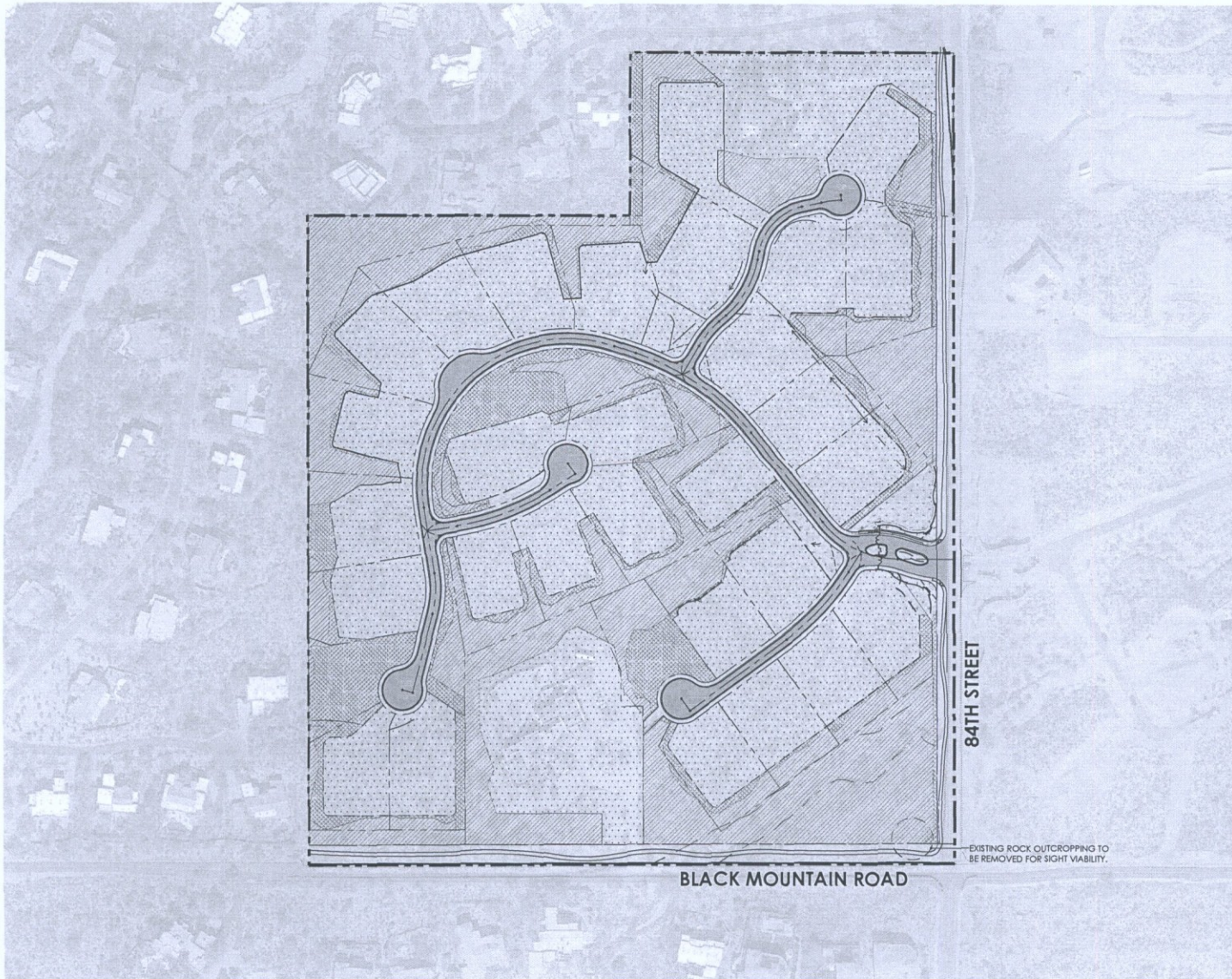
14	41,764
NAOS Undisturbed	16,635
Non NAOS	23,114
NAOS Revegetated	2,015
15	40,018
NAOS Undisturbed	5,039
Non NAOS	28,550
NAOS Revegetated	6,428
16	35,313
NAOS Undisturbed	5,543
Non NAOS	27,257
NAOS Revegetated	2,517
17	37,766
NAOS Undisturbed	4,931
Non NAOS	24,545
NAOS Revegetated	8,290
18	38,305
NAOS Undisturbed	3,032
Non NAOS	29,642
NAOS Revegetated	5,631
19	32,175
NAOS Undisturbed	2,220
Non NAOS	28,252
NAOS Revegetated	1,704
20	32,439
NAOS Undisturbed	4,957
Non NAOS	22,840
NAOS Revegetated	4,642
21	36,906
NAOS Undisturbed	10,203
Non NAOS	20,615
NAOS Revegetated	6,088
22	39,900
NAOS Undisturbed	9,798
Non NAOS	25,040
NAOS Revegetated	5,063
23	35,434
NAOS Undisturbed	9,778
Non NAOS	21,476
NAOS Revegetated	4,180
24	35,421
NAOS Undisturbed	12,193
Non NAOS	19,761
NAOS Revegetated	3,467
25	35,886
NAOS Undisturbed	11,881
Non NAOS	23,099
NAOS Revegetated	907
27	152,265
NAOS Undisturbed	44,574
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




NAOS ANALYSIS
Kimley»Horn

January 3, 2017



LEGEND:

- 
ZONE A: NATURAL VEGETATION
 The identified areas depict undisturbed portions of the site which will remain in the current state. Areas to be designed as undisturbed N.A.O.S.
- 
ZONE B: ENHANCED PLANTING
 The identified areas will bring character and theming to the community by including concentrated salvaged or nursery grown vegetation maintained by the HOA.
- 
ZONE C: NATIVE PLANTING
 The identified areas are primarily N.A.O.S revegetated areas to mitigate development disturbance. Plant selection and density will match surrounding vegetation and may include salvaged materials.
- 
ZONE D: MAINTAINED LANDSCAPING
 The identified areas are privately owned and maintained. These landscaped areas are located on lot adjacent to building envelopes.

LANDSCAPE NOTES:

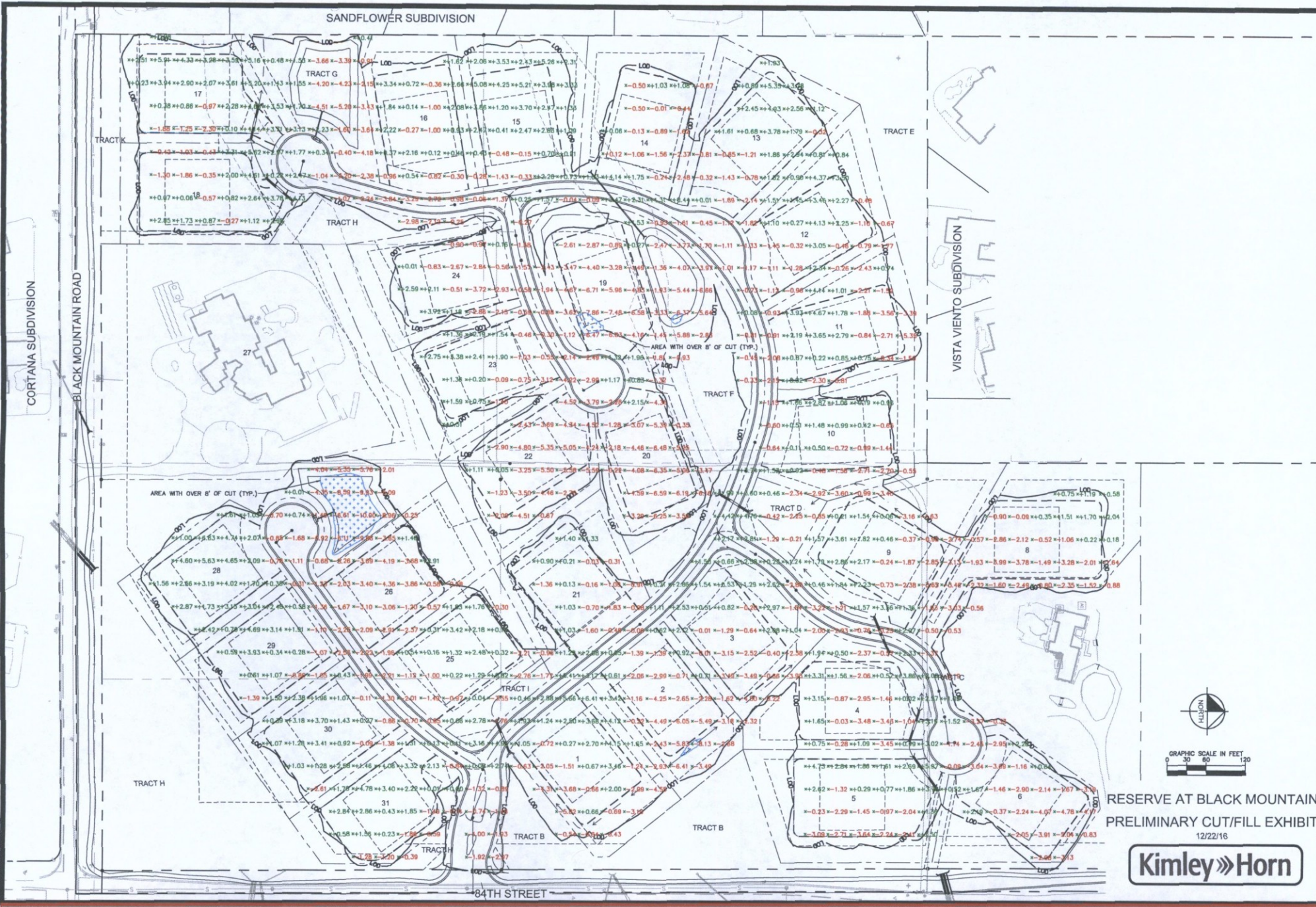
1. ALL DISTURBED AREAS ARE TO HAVE 'DESERT FLOOR' DECOMPOSED GRANITE. MATCH COLOR AND SIZE OF SURROUNDING AREAS.
2. ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
3. BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.
4. FIFTY PERCENT OF PROPOSED TREES SHALL BE MATURE, AS DEFINED IN ARTICLE III, DEFINITIONS, OF THE ZONING ORDINANCE. INDICATE BOTH THE COMPLIANT CALIPER AND INDUSTRY STANDARDS BOX SIZE FOR THAT CALIPER IN THE PLANT PALETTE.
5. ALL SPECIES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPT. OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST.
6. NO SHRUB OR GROUND COVER WITHIN SIGHT VISIBILITY TRIANGLE SHALL EXCEED 2'-0" IN HEIGHT AT MATURITY, TYP.
7. PLANTS INSTALLED IN DETENTION BASINS AND DRAINAGE CHANNELS TO CONFORM TO CITY OF SCOTTSDALE DS&PM, SECTION 2-1.903
8. CUL-DE-SAC LANDSCAPE SHALL BE PLANTED PER ZONING ORDINANCE SECTION 1-303 REFER TO PLAN AND REPORTS REQUIREMENTS FOR DEVELOPMENT APPLICATIONS.

*NOTE: LIMITS OF PLANTING AREAS AS DEPICTED ON THIS EXHIBIT ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE

*PLANTS PROPOSED IN DRAINAGE BASINS SHALL BE IN CONFORMANCE WITH DESIGN STANDARDS AND POLICIES MANUAL SECTION 2-1.903 NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.

THE RESERVE at BLACK MOUNTAIN
LANDSCAPE CHARACTER PLAN

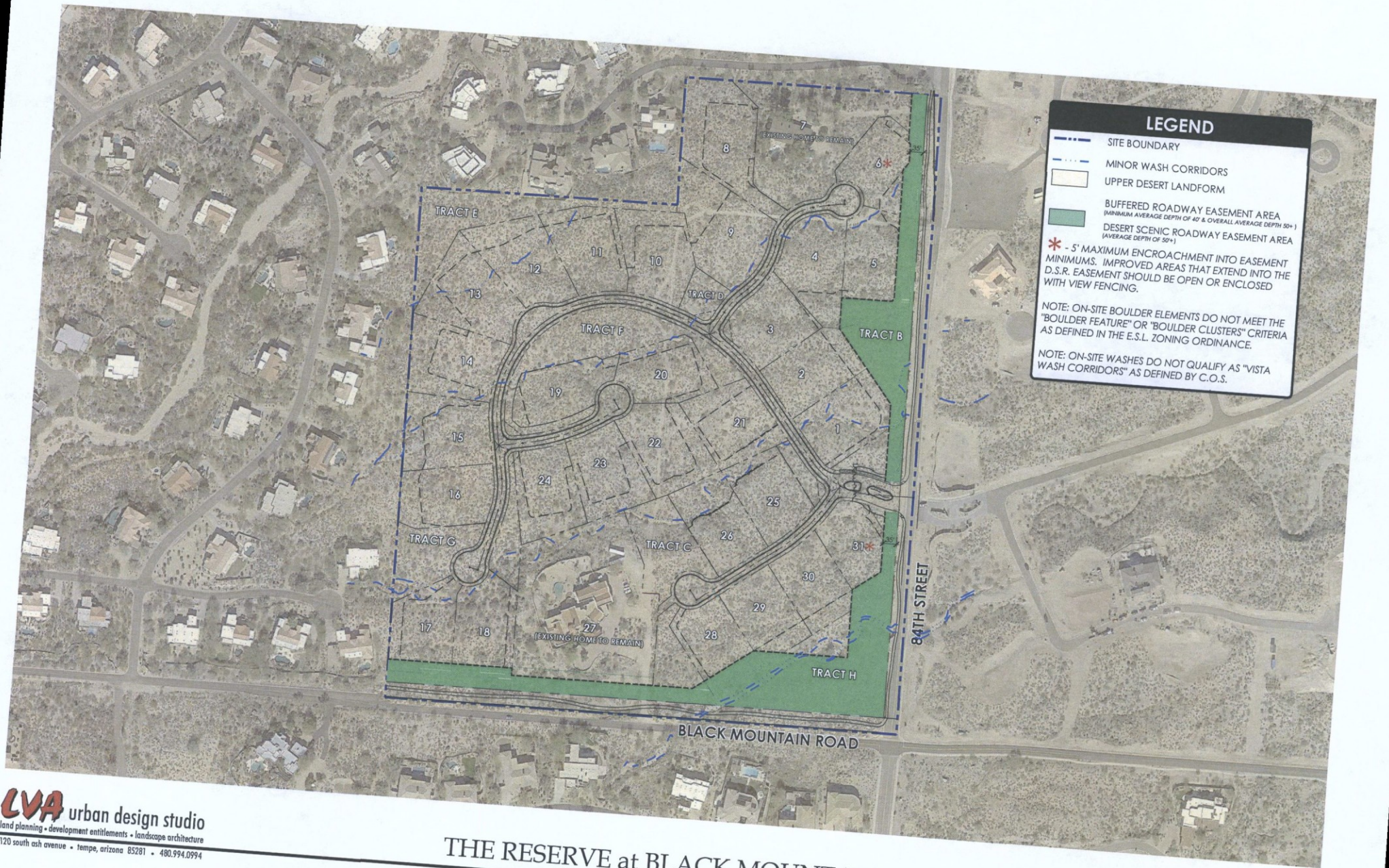
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RESERVE AT BLACK MOUNTAIN
 PRELIMINARY CUT/FILL EXHIBIT
 12/22/16



26-ZN-2016
 01/10/2017



LEGEND

- SITE BOUNDARY
- MINOR WASH CORRIDORS
- UPPER DESERT LANDFORM
- BUFFERED ROADWAY EASEMENT AREA
(MINIMUM AVERAGE DEPTH OF 40' & OVERALL AVERAGE DEPTH 50'+)
- DESERT SCENIC ROADWAY EASEMENT AREA
(AVERAGE DEPTH OF 50'+)
- * - 5' MAXIMUM ENCROACHMENT INTO EASEMENT MINIMUMS. IMPROVED AREAS THAT EXTEND INTO THE D.S.R. EASEMENT SHOULD BE OPEN OR ENCLOSED WITH VIEW FENCING.

NOTE: ON-SITE BOULDER ELEMENTS DO NOT MEET THE "BOULDER FEATURE" OR "BOULDER CLUSTERS" CRITERIA AS DEFINED IN THE E.S.L. ZONING ORDINANCE.

NOTE: ON-SITE WASHES DO NOT QUALIFY AS "VISTA WASH CORRIDORS" AS DEFINED BY C.O.S.

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 land planning • development entitlements • landscape architecture
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THE RESERVE at BLACK MOUNTAIN ENVIRONMENTAL FEATURES MAP

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 U:\1622 BATH & BLACK MOUNTAIN EDCAD\PLANNING\LVA-1622 ENV FEATURES MAP.dwg Jan 6, 2017
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APPROX. SCALE: 1"=100'

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26-ZN-2016



LEGEND

- LIMITS OF GRADING DISTURBANCE
- SITE BOUNDARY
- BUILDING PAD
- FRONT BLDG. SETBACK: 30'
- SIDE BLDG. SETBACK: 15'
- REAR BLDG. SETBACK: 26'

DEVELOPMENT ENVELOPE BOUNDARIES ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PRIOR TO FINAL PLAN APPROVAL.

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THE RESERVE at BLACK MOUNTAIN

DEVELOPMENT ENVELOPE PLAN

APPROX. SCALE: 1" = 100'
 0 50 100 200
 NORTH
 1622 DRAWN BY: PR 1/10/17

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THE RESERVE at BLACK MOUNTAIN

PHOTO CONTEXT MAP

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10/25/16



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26-ZN-2016
11/02/2016



PHOTO 01-LOOKING NORTH



PHOTO 02-LOOKING EAST



PHOTO 03-LOOKING SOUTH



PHOTO 04-LOOKING WEST

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PHOTO 05-LOOKING NORTH



PHOTO 06-LOOKING EAST



PHOTO 07-LOOKING SOUTH



PHOTO 08-LOOKING WEST

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PHOTO 09-LOOKING NORTH



PHOTO 10-LOOKING EAST



PHOTO 11-LOOKING SOUTH

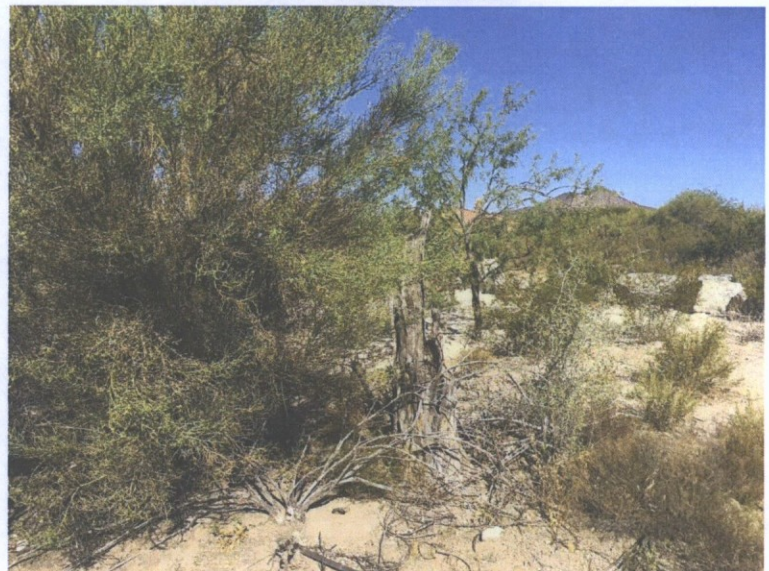


PHOTO 12-LOOKING WEST

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PHOTO 13-LOOKING NORTH



PHOTO 14-LOOKING EAST



PHOTO 15-LOOKING SOUTH



PHOTO 16-LOOKING WEST

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PHOTO 17-LOOKING NORTH



PHOTO 18-LOOKING EAST



PHOTO 19-LOOKING SOUTH



PHOTO 20-LOOKING WEST



PHOTO 21-LOOKING NORTH

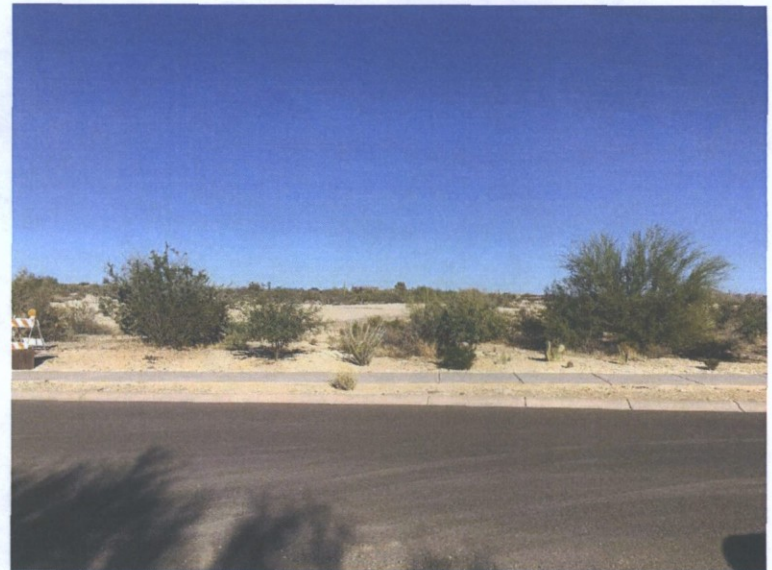


PHOTO 22-LOOKING EAST

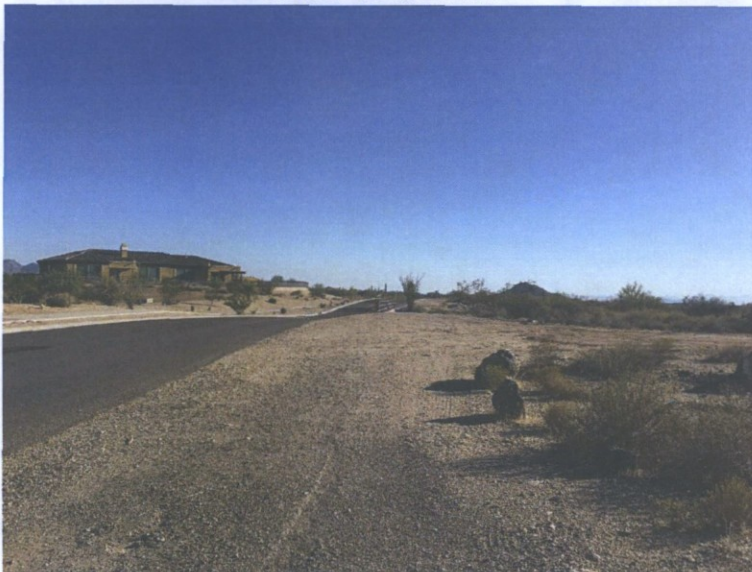


PHOTO 23-LOOKING SOUTH



PHOTO 24-LOOKING WEST

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PHOTO 25-LOOKING NORTH



PHOTO 26-LOOKING EAST



PHOTO 27-LOOKING SOUTH



PHOTO 28-LOOKING WEST

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PHOTO 29-LOOKING NORTH



PHOTO 30-LOOKING EAST



PHOTO 31-LOOKING SOUTH

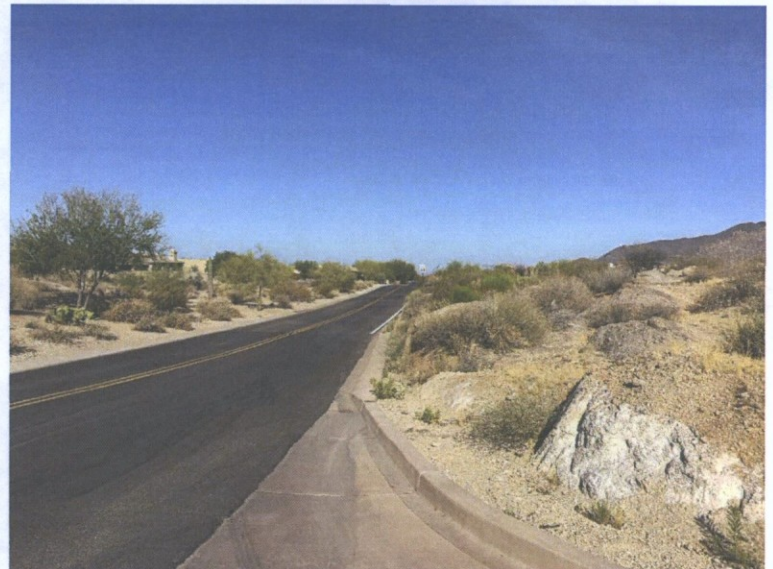


PHOTO 32-LOOKING WEST

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PHOTO 33-LOOKING NORTH



PHOTO 34-LOOKING EAST

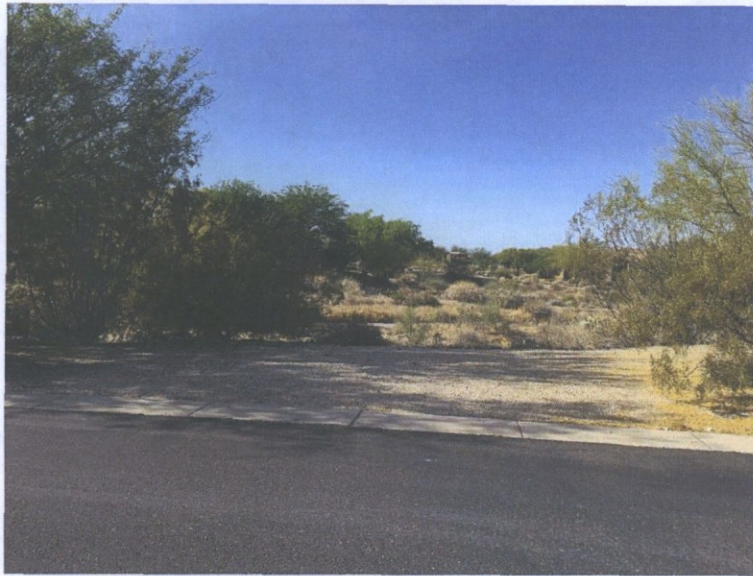


PHOTO 35-LOOKING SOUTH



PHOTO 36-LOOKING WEST

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