

**Marked Agendas
Approved Minutes
Approved Reports**

**The December 21, 2017
Development Review Board
Meeting Agenda and
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

**Stipulations for Case:
118th & Jomax
10-PP-2017
Amended removed Stipulation #5**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the improvement plans, and plat shall substantially conform to the following documents:
 - a. The Preliminary Plat submitted by Argus Consulting, with a city staff date of 10/25/17.
 - b. The Amended Development Standards submitted by andersonbaron, with a city staff date of 9/13/17.
 - c. The Natural Area Open Space (NAOS) analysis exhibit and plan submitted by Argus Consulting, with a city staff date of 10/25/17.
 - d. The setback plan submitted by andersonbaron, with a city staff date of 7/7/17.
 - e. The conceptual walls design submitted by andersonbaron, with a city staff date of 7/7/17.
 - f. The cut and fill exhibit submitted by Argus Consulting, with a city staff date of 7/7/17.
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 - h. Case Drainage Report for 118th & Jomax; submitted by Argus Consulting, accepted on November 13, 2017.
 - i. Case Grading and Drainage Plan for 118th & Jomax; submitted by Argus Consulting, accepted on November 13, 2017.
 - j. Water System Basis of Design Report for Sewer Basis of Design Report; submitted by Argus Consulting, accepted on 10/03/2017.
 - k. Wastewater System Basis of Design Report for Water Basis of Design Report; submitted by Argus Consulting, accepted on 10/03/2017.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case(s) for the site was: 25-ZN-2016.

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN

Ordinance

- B. On parcels 35,000 square feet or larger in size, individual lot or site walls shall be setback a minimum of fifteen (15) feet from a side or rear property line unless the parcel is adjacent to an Natural Area Open Space (NAOS) easement within a separate tract as part of the subdivision. Prior to the issuance of any on-site wall permits, the developer shall demonstrate conformance with this requirement.

DRB Stipulations

- 2. With the final plat, the owner shall dedicate minimum 29.25 acres NAOS area for this project.
- 3. All subdivision boundary monuments (exterior and interior) must be set before the plat is recorded. Closure calculations for the subdivision boundary and interior lots must be provided.
- 4. Before Final Plat recordation the owner shall provide documentation that all sewer or water paybacks against parcels APN 219-79-005 and 216-78-002 have been resolved.
- ~~5. Prior to any encroachment permit issuance, the owner shall provide documentation that the Desert Summit Subdivision Home Owners Association authorizes the construction of the sewer main that will tie into the existing sewer system located in the cul-de-sac of East Four Peaks Road and that the HOA agrees to the notification process, construction of and construction schedule for the construction of a sewer line connection.~~
- 6. At the time of improvement plan submittal, the owner shall show a hardened path within the water and sewer facilities easements outside of paved areas per DSPM Sections 6-1.419 and 7-1.419.
- 7. The final plat and final improvement plans shall identify the ownership, use and maintenance responsibilities of any land not used for residential lots.
- 8. The homeowner's association shall be responsible for the maintenance of the stormwater basins and drainage structures on lots and within tracts. The developer shall note this requirement on the final plat.

STREETS AND RELATED DEDICATIONS:

Ordinance

- C. The owner shall dedicate to the city or if private identify on the final plat the following right-of-way:

Street Name	Street Type	Dedications
East Jomax Road	Rural/ESL Local Collector	35-feet along frontage
North 118 th Street	Rural/ESL Minor Collector	45-feet along frontage
East Redbird Road	Rural/ESL Residential Collector	20-feet along frontage and southern half of cul-de-sac at termination
Internal Streets	Rural/ESL Local Collector	Minimum 40-feet Private Street Tracts

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- D. At the time of final plat, the owner shall dedicate to the City a sight distance easement over the sight distance triangle(s) in conformance with DSPM Section 5-3
- E. At the time of final plat, the owner shall have dedicated to the City a 1-foot-wide Vehicular Non-Access Easement residential lots which have double frontages in conformance with DSPM Section 2-1.
- F. Closure calculations for the dedicated easements must be provided.

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- 9. On the final plat, the owner shall dedicate an emergency and service vehicle access easement over the private street tract.
- 10. The Desert Scenic Roadway setback width along E. Jomax Road shall be a minimum of 35 feet, and 30-feet along North 118th Street, measured from edge of right-of-way and identified on the final plat. Unless otherwise approved by the Development Review Board, the Desert Scenic Roadway setback shall be left in or revegetated back to a natural condition.
- 11. On the final plat boulder easements shall be dedicated in conformance with the Boulder Plan submitted by andersonbaron with a city staff date of 9/13/17.
- 12. Lift station parcel shall be dedicated to City prior to lift station infrastructure acceptance by the City.

ARCHAEOLOGICAL RESOURCES:

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- 13. Walls within an Intersection & Driveway Sight Distance Triangle and/or a Traffic Safety Triangle shall conform to Section 5.3 of the DSPM.

NATURAL AREA OPEN SPACE (NAOS):

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- 14. NAOS that is dedicated over a Public Utility Easement shall be considered as revegetated NAOS.
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- H. Plant materials that are not indigenous to the area shall not exceed twenty (20) feet in height and shall be limited to yards enclosed by walls or solid fences that are a minimum three (3) feet in height.

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- I. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- J. All exterior luminaires mounted eight (8) feet or higher shall be directed downward and have an integral lighting shield.
- K. Any exterior luminaire with a total initial lumen output of greater than 1600 shall have an integral lighting shield.
- L. Any exterior luminaire with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

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- 17. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
- 18. Incorporate the following parking lot and site lighting into the project's design:

Parking Lot and Site Lighting:

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.0-foot-candles. All exterior luminaires shall be included in this calculation.
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- 19. Submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report (with exception of HEC-1 model for 2-year and 10-year events) accepted in concept by the Stormwater Manager, or designee.

20. Prepare and submit hydrologic (HEC-1) models for the 2-year, and 10-year storm frequencies (pre- and post-development conditions) with final plans submittal. These new models will replace pre- and post-development conditions models submitted with Case 10-PP-2017 prepared using Ratios to 100-Year Flood Hydrographs for the 2-year and 10-year recurrence interval floods. Results of new models (2-Year and 10-Year) may require enlargement of currently proposed and addition of new stormwater detention basins.

STREETS AND RELATED IMPROVEMENTS:

For any design that modifies the accepted master drainage report, the owner shall submit a site-specific addendum to the final drainage report and plan, subject to review and acceptance by the Stormwater Manager, or

- M. Prior to the issuance of an encroachment permit, the owner shall submit plans to construct the following street improvements:

Street Name	Street Type	Improvements	Notes and Requirements
East Jomax Road	Rural/ESL Local Collector	Curb and gutter, sidewalk, and pavement, 8-foot-wide trail	a.1., a.2
North 118 th Street	Rural/ESL Minor Corrector	Curb and gutter, bike lane, and pavement, 8-foot-wide trail	a.1., a.3.
East Redbird Road	Rural/ESL Local Residential Collector	Curb and gutter, pavement, shoulder back of curb	a.1., a.4., a.5.
Internal Streets	Rural/ESL Local Residential	curb/gutter, pavement, shoulder back of curb	a.1., a.6.

- a.1 All street improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, etc.) shall be constructed in accordance with the applicable City of Scottsdale’s Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, and Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction and the Design Standards and Policies Manual.
- a.2 Improve E. Jomax Road to the full Rural/ESL local collector street along the site frontage. Improvements shall match the existing improvements to the south, except for a sidewalk. The improvements shall be extended to the proposed subdivision entrance. The street cross section shall include the construction of an 8-foot wide non-paved multi-use trail within the right-of-way on the north side of the street and the continuation of the existing 6-foot-wide sidewalk along the south side of the street.
- a.3 Improve North 118th Street, from Jomax Road to Redbird Road, to match the existing street cross section immediately north of East Redbird Road, consisting of one lane each direction with bike lanes on both sides. The street cross section

shall include the construction of an 8-foot-wide non-paved multi-use trail within the right-of-way.

- a.4 Improve E. Redbird Road to the full Rural/ESL local residential street along the site frontage. The improvements shall be extended from North 118th Street east to the North 121st Street alignment.
 - a.5 Install a residential cul-de-sac at the east termination of East Redbird Road, per the Design Standards and Policies Manual.
 - a.6 The internal streets shall be to the Rural/ESL local residential street cross section, Fig. 5.3-19.
- N. Before any improvement plan approval, the owner shall submit an engineer's estimate for plan preparation, design and construction costs, subject to city staff approval.
- O. Before improvement plan submittal, the owner shall obtain the City's Transportation department approval for intersection improvements at East Jomax Road and North 118th Street. The intersection improvements shall better align lanes north-south and east-west through the intersection. Prior to final plans approval, the developer shall submit an off-site paving plan and a pavement marking and signing plan addressing the modifications required to be made at this intersection.

BRIDGES/WASH CROSSINGS AND HEAD WALLS:

DRB Stipulations

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

WATER AND WASTEWATER

DRB Stipulations

- 22. Before the improvement plans submittal to the City the owner shall provide documentation that the Desert Summit Home Owners Association has been notified with a construction schedule for the construction of the sewer force main from 118th Street connecting to the existing manhole in East Four Peaks Road.

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: December 21, 2017 Item No. 3
General Plan Element: *Character and Design*
General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

ACTION

**118th & Jomax
10-PP-2017**

Request to consider the following:

1. Request approval of the preliminary plat for a 51-lot single-family residential subdivision, with amended development standards, including reductions in lot area, lot width, front yard setback, side yard setback, and rear yard setback; cuts and fills plan; and the landscape, walls, lighting, and entry plan on a 77.58-acre site.

Related Policies, References:

25-ZN-2016, 2-AB-2017
Zoning Ordinance
Design Standards and Policy Manual

OWNER

Toll Brothers (216-78-002) and Lettville Park Partners LLC (216-79-005)

APPLICANT CONTACT

Alex Fish and Andy Baron
AndersonBaron
480-699-7956

LOCATION

Northeast corner of North 118th Street and East Jomax Road

BACKGROUND

Zoning

This site is zoned Single-family Residential, Environmentally Sensitive Lands (ESL) zoning districts (R1-130 ESL, R1-70 ESL and R1-43 ESL). The zoning is intended to promote residential development on large lots with single-family dwellings being the principal land use. The ESL zoning overlay district is intended to identify and protect environmentally sensitive features.

General Plan

The General Plan Land Use Element designates the majority of the site as Rural Neighborhoods, which typically includes areas of relatively large lot single-family neighborhoods or subdivisions. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land.

The southeast portion of the site is designated as Natural Open Space. This category applies to locations where significant environmental amenities or hazards may exist, including steep slopes, unstable soils, boulder features, flood hazard areas, lush desert vegetation, bedrock areas, mountain peaks and ridges, natural drainage channels needed to maintain riparian vegetation, migration routes, and historic water flows.

Character Area Plan

The subject property is within the 2000 Council-adopted Dynamite Foothills Character Area, which encourages large, continuous open spaces to better preserve the Rural Desert Character found within this area of the City.

Context

The property is bounded by North 118th Street on the west, East Jomax Road on the south, East Redbird Road on the north, and the McDowell Sonoran Preserve on the east.

Adjacent Uses and Zoning

- North Single-family residential properties, zoned Single-family Residential, Environmentally Sensitive Lands (R1-190 ESL and R1-130 ESL).
- South Single-family Cantabrica subdivision and vacant land owned by the Arizona State Land Department, zoned Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL).
- East McDowell Sonoran Preserve, zoned Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL).
- West Desert Summit subdivision, zoned Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL on the perimeter and R1-35 ESL on the interior).

Key Items for Consideration

- Significant environmental features preserved in NAOS
-

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's request is for approval of the preliminary plat for a 51-lot, single-family residential subdivision. As part of the preliminary plat approval, the applicant is requesting approval of amended development standards to reduce by 25 percent the lot area, lot width, front yard, side yard and rear yard setbacks, and approval of the cuts and fills over eight (8) feet. Lot 40 of the proposed subdivision is the only portion of the site with cuts and fills that will be eight (8) feet and greater.

Development Information

- Existing Use: Vacant land
- Proposed Use: Single-family residential subdivision
- Parcel Size: 80 gross acres / 77.58 net acres
- Building Height Allowed: 24 feet measured from natural grade
- NAOS Required: 27.63 acres
- NAOS Provided: 29.25 acres
- Density Allowed 25-ZN-2016:
 - R1-43 ESL: .80 dwelling units per acre (38 lots)
 - R1-70 ESL: .54 dwelling units per acre (7 lots)
 - R1-130 ESL: .31 dwelling units per acre (6 lots)
- Density Proposed:
 - Overall density .64 dwelling units per acre
 - R1-43 ESL: .80 dwelling units per acre (38 lots)
 - R1-70 ESL: .54 dwelling units per acre (7 lots)
 - R1-130 ESL: .31 dwelling units per acre (6 lots)
- Number of Lots Allowed: 51 lots
- Number of Lots Proposed: 51 lots

IMPACT ANALYSIS

Water/Sewer

The Basis of Design Reports for Water and Wastewater were reviewed and accepted by the Water Resources Division. The applicant will construct all water and sewer improvements needed to serve the proposed subdivision.

Public Safety

No impacts to existing service levels are anticipated. The nearest fire station is located at 2775 North Alma School Parkway, approximately 2.2 miles from the site.

Natural Area Open Space

The development is required to dedicate 27.63 acres of Natural Area Open Space. 29.25 acres of

APR 10 2017

Natural Area Open Space is provided in easements and tracts. A 30-foot-wide Desert Scenic landscape buffer is being proposed along North 118th Street and a 35-foot-wide Desert Scenic landscape buffer is proposed along East Jomax Road.

Policy Implications

The preliminary plat is consistent in density, street alignment, and open space in Zoning Ordinance Section 6.1010 and case 25-ZN-2016.

Community Involvement

Property owners within 750 feet of the site have been notified of the request and the site has been posted with the required signage. City staff hasn't received comments on this request at the time of this report.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends the Development Review Board approve the proposed preliminary plat for 118th and Jomax, per the attached stipulations, finding that the provisions of the Development Review Board criteria have been met.

RESPONSIBLE DEPARTMENT(S)

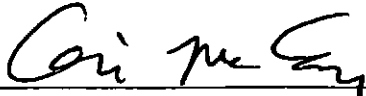
Planning and Development Services

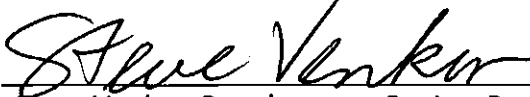
Current Planning Services

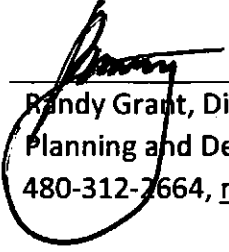
STAFF CONTACT

Doris McClay Senior Planner 480-312-4214 E-mail: dmcclay@ScottsdaleAZ.gov

APPROVED BY

	12/13/17
Doris McClay, Report Author	Date

	12/13/17
Steve Venker, Development Review Board Coordinator	Date
Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov	

	12/13/17
Randy Grant, Director	Date
Planning and Development Services	
480-312-2664, rgrant@scottsdaleaz.gov	

ATTACHMENTS

1. Stipulations
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Applicant's Narrative
5. Preliminary Plat
6. Amended Development Standards
7. NAOS plan
8. Cuts and fills exhibit
9. Setback plan
10. Landscape, walls, lighting and entry plan
11. City Notification Map

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- a.1 All street improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, etc.) shall be constructed in accordance with the applicable City of Scottsdale’s Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, and Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction and the Design Standards and Policies Manual.
- a.2 Improve E. Jomax Road to the full Rural/ESL local collector street along the site frontage. Improvements shall match the existing improvements to the south, except for a sidewalk. The improvements shall be extended to the proposed subdivision entrance. The street cross section shall include the construction of an 8-foot wide non-paved multi-use trail within the right-of-way on the north side of the street and the continuation of the existing 6-foot-wide sidewalk along the south side of the street.
- a.3 Improve North 118th Street, from Jomax Road to Redbird Road, to match the existing street cross section immediately north of East Redbird Road, consisting of one lane each direction with bike lanes on both sides. The street cross section

shall include the construction of an 8-foot-wide non-paved multi-use trail within the right-of-way.

- a.4 Improve E. Redbird Road to the full Rural/ESL local residential street along the site frontage. The improvements shall be extended from North 118th Street east to the North 121st Street alignment.
 - a.5 Install a residential cul-de-sac at the east termination of East Redbird Road, per the Design Standards and Policies Manual.
 - a.6 The internal streets shall be to the Rural/ESL local residential street cross section, Fig. 5.3-19.
- N. Before any improvement plan approval, the owner shall submit an engineer's estimate for plan preparation, design and construction costs, subject to city staff approval.
- O. Before improvement plan submittal, the owner shall obtain the City's Transportation department approval for intersection improvements at East Jomax Road and North 118th Street. The intersection improvements shall better align lanes north-south and east-west through the intersection. Prior to final plans approval, the developer shall submit an off-site paving plan and a pavement marking and signing plan addressing the modifications required to be made at this intersection.

BRIDGES/WASH CROSSINGS AND HEAD WALLS:

DRB Stipulations

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

WATER AND WASTEWATER

DRB Stipulations

22. Before the improvement plans submittal to the City the owner shall provide documentation that the Desert Summit Home Owners Association has been notified with a construction schedule for the construction of the sewer force main from 118th Street connecting to the existing manhole in East Four Peaks Road.

Golf Course

Golf Course

E. Dynamite Blvd.

E. Rio Verde Drive

**Single-Family Residential
Environmentally-Sensitive Land**

N. 120th Street

**McDowell
Sonoran
Preserve**

N. 128th Street

E. Red Bird Road

Site

E. Jomax Road

**Single-Family Residential
Environmentally-Sensitive Land**

N. 118th Street

**Single-Family Residential
Environmentally-Sensitive Land**

Q.S.

49-56

Google Earth Pro Imagery



118th & Jomax

10-PP-2017



Single-Family Residential
Environmentally-Sensitive Land

Single-Family Residential
Environmentally-Sensitive Land

McDowell
Sonoran
Preserve

N. 120th Street

N. 118th Street

E. Red Bird Road

Site

N. 119th Street

Single-Family Residential
Environmentally-Sensitive Land

Single-Family Residential
Environmentally-Sensitive Land

Q.S.
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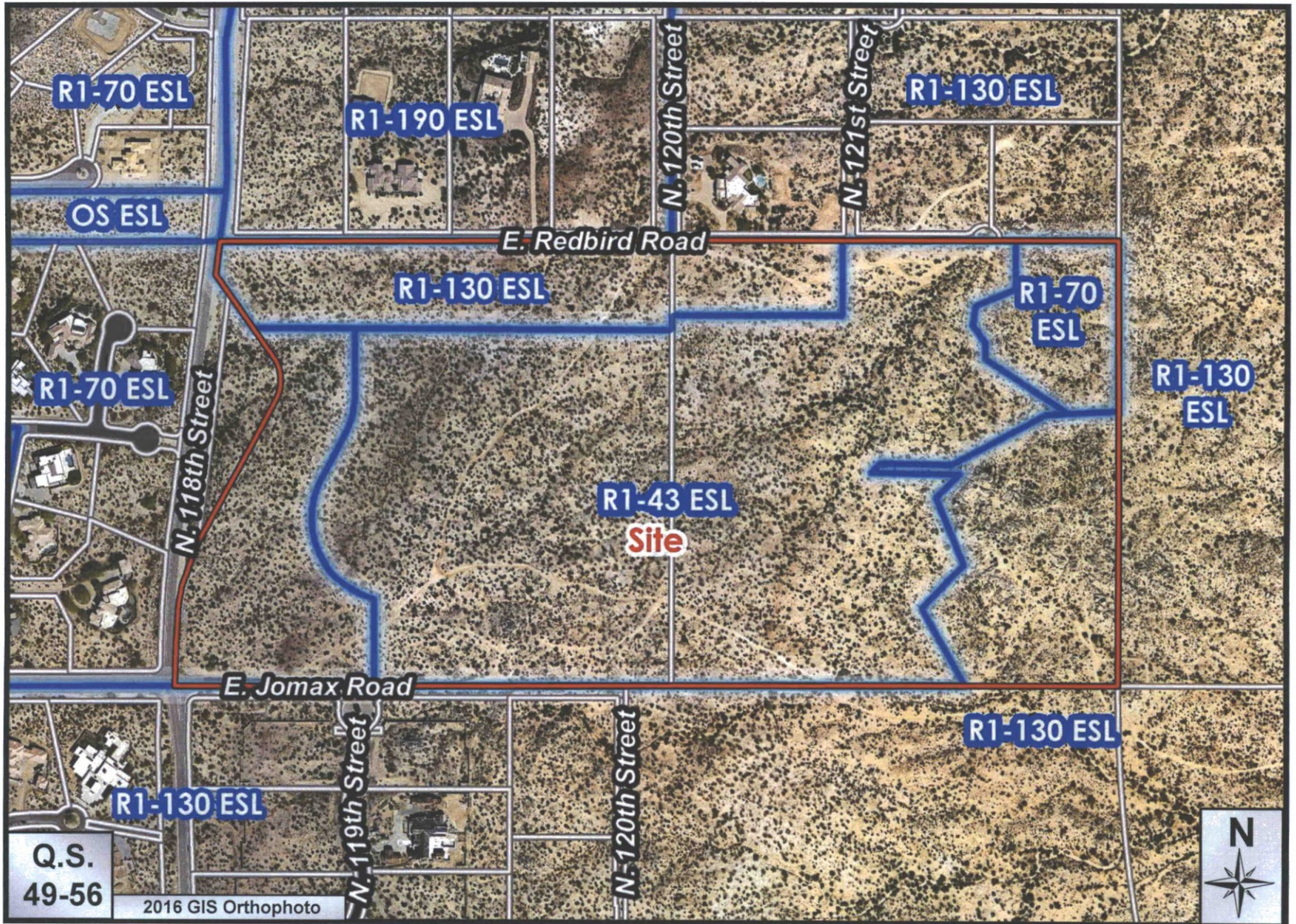
Google Earth Pro Imagery



118th & Jomax

10-PP-2017

ATTACHMENT 2A



Q.S.
49-56

2016 GIS Orthophoto

118th & Jomax

10-PP-2017

118TH STREET AND JOMAX ROAD

PRELIMINARY PLAT NARRATIVE

Prepared for: The City of Scottsdale
504A-PA-2016
September 2017



Toll Brothers

America's Luxury Home Builder®

Toll Brothers Inc. - Arizona
Mr. Oscar Dominguez
VP Land Development
8767 E Via de Ventura, Suite 390
Scottsdale, AZ 85258
P: (480) 951-0782
E: ODOMINGU@tollbrothers.com

PROJECT TEAM



andersonbaron

Andy Baron, ASLA, LEED AP
50 N McClintock Drive, Suite 1
Chandler, AZ 85226
P: (480) 699-7956
E: andy.baron@andersonbaron.com

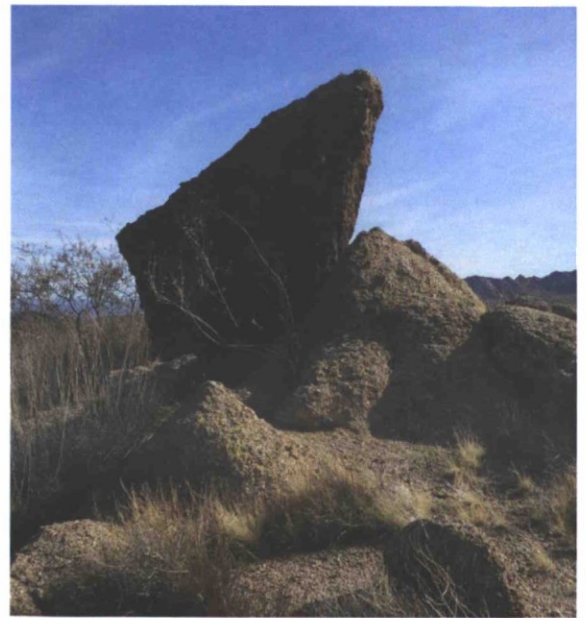


Argus

Jorge Garre, P.E., M.ASCE
10115 E Bell Road, Suite 107
Scottsdale, AZ 85206
P: (480) 596-1131
E: jgarre.argus@att.net

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I. Property Information

Location: Northeast corner of 118th Street and Jomax Road (see Exhibit A: Aerial Context map)

Property Size: 80+/- acre site

II. Property General Plan/Zoning

General Plan: Rural Neighborhoods and Natural Open Space

Zoning (25-ZN-2016): R1-130 ESL, R1-70 ESL, and R1-43 ESL (Single Family Residential, Environmentally Sensitive Lands) (see Exhibit B: Zoning Map).

III. Project Overview

The request is for Preliminary Plat on an 80+/- acre site located at the northeast corner of 118th Street and Jomax Road (the "Property"). The Property is currently zoned a combination of R1-130 ESL, R1-70 ESL, and R1-43 ESL zoning. Lots along the eastern boundary adjacent to the McDowell Sonoran Preserve are planned for R1-130 ESL and R1-70 ESL zoning to provide for additional buffer for existing and adjacent R1-70 and R1-130 properties. Proposed is a gated single-family residential community, with amended development standards, a total of 51 lots and an overall density of 0.64 dwelling units per acre ("du"). The site plan has been designed in an environmentally sensitive manner consistent with Environmentally Sensitive Lands Ordinance ("ESLO") requirements. Both the lot and street layouts have been planned to preserve natural features and vegetation on site as well as respect the existing terrain.

IV. Development Review Board Criteria

A. In considering any application for development, the Development Review Board shall be guided by the following criteria:

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

Response: This request is in conformance with the design and character components of the 2001 Scottsdale General Plan and other applicable guidelines, standards, master plans and character plans. The General Plan shows the property as being within the Rural Neighborhoods and Natural Area Open Space land use categories. The proposed development, at 0.64 units per acre, is within the density anticipated in the General Plan (up to 1.0 dwelling units per acre).

The Character and Design Element of the General Plan seeks to promote quality development and redevelopment that is sustainable and appropriate in striking a balance between natural desert settings, historically significant sites and structures and the surrounding area. This preliminary plat request is consistent with the following goals and approaches contained within the Character and Design Element.

The Character Types Map of the General Plan designates the Property as a "Rural/Rural Desert" character type. The General Plan identifies the Rural Desert character type as containing relatively low-density residential neighborhoods including horse privileged neighborhoods and low-density resorts. These areas provide a rural lifestyle that includes preservation of the natural desert character while maintaining vista corridors and meaningful open space. The proposed large-lot residential community is a low-density residential neighborhood (0.64 dwelling units/acre). The General Plan character type description states that "desert vegetation is to be maintained in either common open space or on individual lots, with natural buffers on the perimeter of developments." The proposed development provides buffers along perimeter streets and desert vegetation throughout, with Natural Area Open Space ("NAOS") provided that exceeds the amount required.

This property is within the Dynamite Foothills Character Area. This area has a Rural Desert character and acts as a low-density buffer from denser suburban development and the open desert. An important consideration when looking at development opportunities in the Dynamite Foothills area is flexibility. This development balances the needs of existing and future residents, land owners, and the community at large. The proposed site plan is intended to minimize visual impacts of development and promote Rural Desert Character by:

- Encouraging use of walls on individual lots that reflect the natural terrain and maintain an open character, as feasible.
- No perimeter walls are planned.
- Within the community, walls built on individual lots will use desert colors and be designed to protect vistas

and wildlife corridors. Wall alignment is planned to follow site topography.

- Building envelopes will be used to minimize site disturbance and create a sense of openness.
- Grading/construction envelopes will be designated at the time of platting.
- NAOS will be provided that exceeds that required by ESLO.
- ESLO guidelines will be respected in home design.
- This residential community will also promote the Scottsdale Sensitive Design Principles (further described below).

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

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

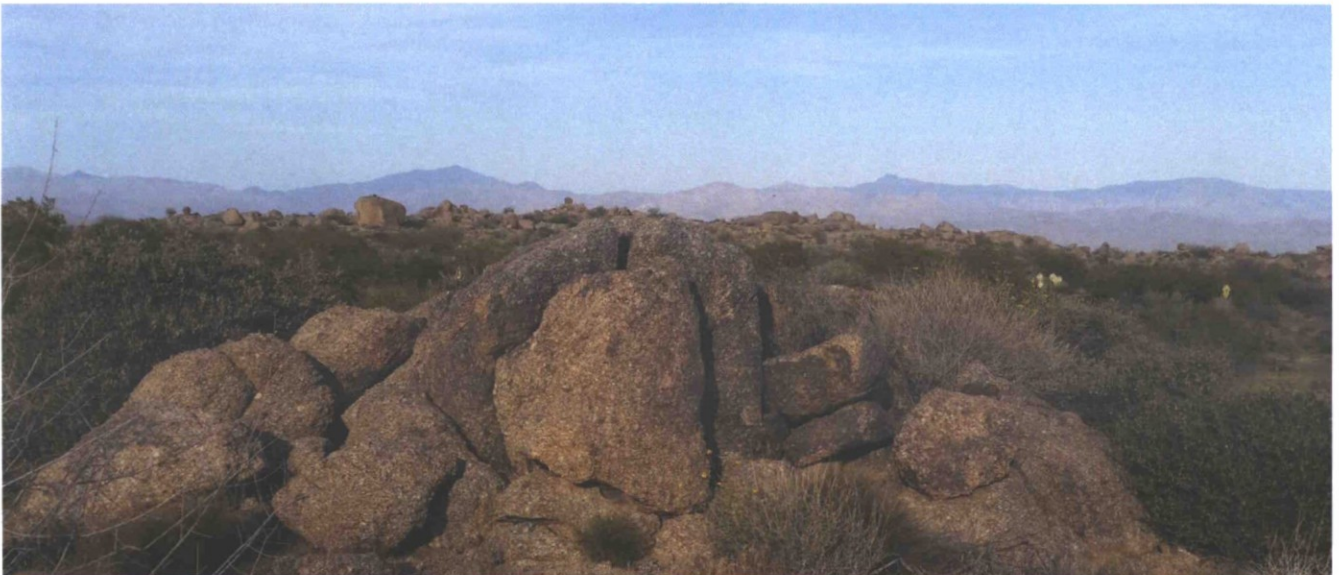
Response: The applicant's approach to the proposed development is in harmony with the built environment and densities of the surrounding communities. The proposed lot layout is respectful of neighboring communities, the natural topography, boulders and vegetation.

Lot sizing, placement and orientation was designed in a manner that respects the natural terrain and native plants. To help clarify front, side, and rear setback locations as agreed upon by staff and applicant during the rezoning stage, a rear setback exhibit has been included with this submittal (see **Exhibit C: Rear Setback Definition**).

Additionally, the proposed development contributes to the Southwestern character of its surrounds through density, open space and environmental sensitivity enriching the lives of Scottsdale citizens promoting a safe, attractive, and context compatible development. Low-level lighting and low-scale building profiles nestled within an open space setting will minimize visual impacts to neighboring properties.

Overall, over 40% of the property will be preserved as open space and integrated into the residential community (see **Exhibit D: Open Space Plan**). The proposed development provides opportunities for passive and active outdoor recreational activities through the preservation of NAOS and provision of trail connections for bicyclists and hikers to the Preserve and to the City's trail and bicycle facility system. This large amount of open space will have the additional benefit of preserving scenic views and mountain vistas that are well known in the area. Within the overall open space, over 37% of the site is designated as Natural Open Space (see **Exhibit E: Natural Open Space Plan**).

Visual and natural area open space will dominate views of the community. Used along roadways and throughout the property landscaping and homes will be sited to maximize a sense of openness and minimize impacts on views. NAOS easements will be designated as part of lots within the development. Natural flora and fauna resources will be sustained, as feasible, although flora systems were badly degraded in the Rio Fire. Building envelopes have been designed to reflect the terrain of individual lots. The homes will not be on a straight line, but rather will create a more informal street view appropriate to the desert.



b. Avoid excessive variety and monotonous repetition

Response: Architectural themes and design elements are in the early conceptual stage, but will include desert contemporary architecture and an emphasis on Southwest living with the implementation of context appropriate building elements, earth-tone palettes, indigenous materials, and desert shade trees. Design will be consistent with the Scottsdale Sensitive Design Principles.

Homes will be designed with building massing and articulation that promote a logical hierarchy with respect to the surrounding context and scale and massing of the nearby homes, similar to the homes at the adjacent Talon Ranch (also by Toll Brothers).

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

Response: The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design throughout the community. The applicant's approach to the proposed development is in harmony with the built environment and densities of the surrounding communities and will promote these Principles.

1. The design character of any area should be enhanced and strengthened by new development.

The design character of the area will be enhanced and strengthened by this development. The proposed lot layout is respectful of the natural topography, boulders and vegetation. The property was badly scarred by the Rio Fire and there are very few mature trees or masses of significant vegetation remaining. Building design will consider the distinctive qualities and character of the surrounding desert and development context and incorporate those qualities in its design. Building designs will achieve this in the following ways: desert contemporary architecture, low-scale structures (no more than 24 feet above natural grade), earth-tone paint and indigenous exterior accents in keeping with the ESLO and Scottsdale Sensitive Design Guidelines, shaded outdoor spaces, overhangs, building pads that integrate with the natural terrain, and preservation of view corridors and boulders.

2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.

Scenic views of the Sonoran Desert and mountains and archaeological and historical resources were accounted for during the planning stages of this project. There are no significant washes that traverse the Property. The east end of the property includes boulder features. Following fieldwork and consultation with City staff, the lot layout and NAOS areas have been revised to protect major boulder features. As a result, the major boulder features have been placed within easements as a means of protecting their current locations. Additionally, a single location on the site meets the ordinance requirements for a boulder preserve and has been designated on the boulder plan. Major vistas are of the McDowell Mountains, to the east. The goal will be to maintain the McDowell Mountains vista corridor, while preserving views of boulder features within the property and enhancing the views through revegetation of burned areas. Preservation of the vista corridor will comply with ESLO guidelines.



3. Development should be sensitive to existing topography and landscaping.

This development is sensitive to existing topography and landscaping. The Property has relatively gentle terrain. The site design and home placement will respond to the terrain of the site by blending with the natural shape and texture of the land. The site plan/lot layout complies with ESLO and references the Implementation Guidelines of the Dynamite Foothills Character Area Plan (see Exhibit F: Topography and Slope Analysis Plan, Exhibit G: Cut and Fill plan, and Exhibit H: Site Cross Sections:).

4. Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.

This development protects the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes. The developer proposes to set aside Natural Area Open Space exceeding ESLO requirements. The development will preserve and restore natural habitats and ecological processes by revegetation of burn areas and by including native vegetation and desert appropriate plant materials throughout the development (see Exhibit I: Revegetation Site Plan). The open space (both active and passive) will protect and enhance the existing wildlife habitat found in this area.

5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

Streetscapes will provide continuity through use of cohesive desert landscaping. Placement of residential lots and internal streets will complement the natural terrain. Minimum desert scenic buffers of 35' (thirty-five feet) have been provided along Jomax Road and 30' (thirty feet) along 118th.

6. Development should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.

The project will result in construction of bicycle lanes along 118th Street. There is no transit service to the area. Walking and biking will be encouraged through both internal walking paths and connections to The Preserve trails from Jomax. Public trail connections will be provided along Jomax Road and 118th Street for pedestrians, equestrians, and bicycles as required by the City, and shown on the submitted Trail Plan (see Exhibit J: Vehicular Circulation Plan and Exhibit L: Pedestrian Trail Circulation Plan).

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

Within the property, walking will be encouraged through provision of native vegetation such as mesquite or palo verde trees that can shade pathways and streets. Landscaping already on the site will be restored and enhanced.

8. Buildings should be designed with a logical hierarchy of masses.

Homes will be designed with building massing and articulation that promote a logical hierarchy with respect to the surrounding context and scale and massing of the nearby homes, similar to the homes at the adjacent Talon Ranch (also by Toll Brothers).

9. The design of the built environment should respond to the desert environment.

Homes will embrace the desert setting through the use of Sonoran Desert inspired building materials and architectural detailing with ample outdoor/patio spaces. Features such as shade structures and roof overhangs will be incorporated.

10. Development should strive to incorporate sustainable and healthy building practices and products.

This development will strive to incorporate sustainable and healthy building practices and products. Design strategies and building techniques which minimize environmental impact, reduce energy consumption, and endure over time, will be utilized including but not limited to, sustainable building materials and techniques, low-scale structures with overhangs, shaded outdoor spaces, indigenous exterior accents, windows with low-e glass, low-flow plumbing fixtures and the integration of low-water use native vegetation.

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

The character of the area will be enhanced through the careful selection of desert planting materials in terms of scale, density, and arrangement in conformance with the City's ESLO standards (see Exhibit N: Landscape Plan).

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

The community will consist of predominately low-water use desert appropriate plant and hardscape material and preservation of native plant materials.

13. The extent and quality of lighting should be integrally designed as part of the built environment.

Lighting will be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area consistent with the City's dark-skies policy. The selected lighting standards will be low-scale in terms of height. Landscape lighting, located at the entry of the project, is designed to accent the plant material and is designed to be low-intensity (see **Exhibit M: Entry Lighting Plan**).

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

Community signage will be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility (see **Exhibit O: Conceptual Wall Plan, Exhibit Q: Community Features, and Exhibit R: Entry Monument**).

Entry Perspectives



Response: The Environmentally Sensitive Lands Ordinance (ESLO) was established “to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands.” The project will be developed using ESLO standards and the Scottsdale Sensitive Design Principles to minimize impact on the natural environment and to create homes that blend with their desert setting (see Exhibit S: Construction Envelope Plan). The proposed development will:

- Preserve NAOS.
 - Sensitive placement of internal roadways and other improvements to complement the natural landscape.
 - Preserve undisturbed native vegetation and revegetation of areas with ESLO desert plantings where disturbed by construction.
 - Protect and preserve significant topographic features, washes, large boulder outcroppings and vista corridors (see Exhibit T: Boulder Plan).
 - Protect wildlife habitats through preservation of natural washes and connective NAOS.
 - Utilize desert appropriate architecture and materials through the integration of roof overhangs, indigenous building materials, and a context appropriate color palette, to name a few.
- e. ***Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.***

Response: Not Applicable.

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

Response: Streets bordering the property include Jomax Road, designated a Desert Scenic Roadway (page 124 of the 2001 General Plan), and 118th Street, a Buffered Roadway. Project residents will access the development off Jomax Road approximately one-quarter mile east of 118th Street. A scenic desert landscape buffer will be provided behind the right-of-way as a combination of a tract and an NAOS easement. A required multi-use trail will meander responding to existing site topography within the right-of-way and tract.

The proposed development will utilize the following circulation techniques:

- Minimize street width, where feasible, to protect boulder formations and enhance rural character.
- Street alignments will follow the natural terrain where possible, minimizing cuts and fills.
- Street lighting will be designed to City standards, maintaining a “dark sky” environment.
- Ribbon curbs will be used for the project arrival, roll curbs will be used on streets within the community for drainage purposes.
- Soft trails will be provided along 118th Street and Jomax Road, and connecting through State Trust Lands to Preserve trails (alignment TBD).
- Future trail connections to Preserve trails, through adjoining State Lands, will be accommodated.
- Sidewalks and/or trails, where feasible, may be separated from roadways by vegetation buffers.
- Bicycle lanes will be provided on 118th Street from Jomax to Dynamite Road, closing a major gap in the bicycle facilities system.
- Man-made elements within the community will use colors and textures that blend with the desert environment.

Streets and streetscapes bordering the Property will be designed to reflect Scottsdale’s high aesthetic values. They create a first impression of the Property and must reflect the quality and care that are the hallmark of Toll Brothers’ development ethos. Jomax Road and 118th Street will be designed to meet all criteria associated with their designation as Desert Scenic Roadway and Buffered Roadway. For lots adjacent to more than one frontage, a tract will be provided behind the right-of-way, with a minimum depth of five feet.

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

Response: All mechanical equipment and appurtenances will be fully screened and incorporated into building design in accordance with the zoning code and will be located to minimize any conflicts with street frontage open space, pedestrian amenities, resident amenities, landscape features or on-site circulation. To minimize impact, utility lines will be located in road and driveway corridors as much as possible. In cases where utility lines cannot follow a road or driveway corridor, they will be located in easements or separate tracts and where desert materials are damaged due to the installation, revegetation will be provided. Additionally, all mechanical equipment shall have an exterior treatment that complies with the maximum 35% LRV standard.

5. Within the Downtown Area, building and site design shall:

- a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
- b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
- c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
- d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and,
- e. Address building mass, height, materials, and intensity transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

Response: Not applicable.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:

- a. Accessibility to the public;
- b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
- c. Location near the primary pedestrian or vehicular entrance of a development;
- d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and,
- e. Location in conformance to standards for public safety.

Response: Not applicable.

V. Development Standards

Response: Scottsdale has established a set of guidelines for the design of public and private projects within the city. These guidelines are contained within the Design Standards and Policy Manual, commonly known as the DS&PM. The DS&PM is made up of 12 chapters all dealing with various areas of public and private development issues and is intended to provide direction during final design and preparation of the construction documents for development within the City of Scottsdale.

Design will conform to the standards and policies conveyed by the DS&PM, pursuant to following:

- Natural site features such as washes, boulder outcrops and native vegetation will be left in their natural state as much as possible. Improvements that are required to natural washes will complement their natural function and appearance.
- Roadway cross-sections will comply with ESL (Environmentally Sensitive Lands) standards as illustrated in the DS&PM.
- Decorative rock which blends with the native ground will be used if needed for erosion protection.
- Roadway and driveway alignments will be selected to minimize disruption to the natural topography and drainage patterns of the site. Where crossings are necessary, detailed analysis will be done to ensure that there are no adverse impacts downstream to flow patterns, flow rates, erosion and sediment transport.

- Cut & fill slopes will be graded to blend into the natural terrain. Where retaining walls are required heights will be kept to a minimum and terracing will be incorporated to avoid “tall” wall impacts.
- Emergency access will meet or exceed Scottsdale Fire Department requirements.
- Gated entrances will comply with the standards of figure 2.1-3 of the DS&PM.
- Storm water storage basins and drainage channels will comply with DS&PM standards. In addition, they will be shaped to be “free-form” so as to blend into the natural desert surroundings. Landscape material will generally be native plants capable of surviving periodic inundation such as the species identified in section 2-1.903 of the DS&PM.
- To minimize impact, utility lines will be located in road and driveway corridors as much as possible. In cases where utility lines cannot follow a road or driveway corridor, they will be located in easements or separate tracts and where desert materials are damaged due to the installation, revegetation will be provided.

Development Standards								
Standards	R1-43		R1-70		R1-130		Accessory Structure (R1-43 To R1-130)	
	Standard	25% Reduction Per 6.1083	Standard	25% Reduction Per 6.1083	★ Standard	25% Reduction Per 6.1083	Setbacks	
		From Main Building		10'				
Lot Size	43,000	32,250	70,000	52,500	130,000	97,500	Minimum Distance From Property Line for Structures Up To 10' in Height	2'
Lot Width	150'	113'	250'	188'	200'	150'	Additional Setback From Property Line For Every 1' In Height Over 10'	1'
Setbacks								
Front	40'	30'	60'	45'	60'	45'		
Side	20'	15'	30'	23'	30'	23'		
Rear	35'	27'	60'	45'	60'	45'		

The following property development standards shall apply to all land and buildings in the **R1-43 District** (except where otherwise noted on the Rear Setback Definition Exhibit):

A. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~forty-three thousand (43,000)~~ THIRTY TWO THOUSAND TWO HUNDRED AND FIFTY (32,250) square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimensions.

Width. All lots shall have a minimum lot width of ~~one hundred fifty (150)~~ ONE HUNDRED AND THIRTEEN (113) feet.

C. Density. There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. Building height. No building shall exceed ~~thirty (30)~~ TWENTY FOUR (24) feet in height, except as otherwise provided in article VII.

E. Yards.

1. Front Yard.

- a. There shall be a front yard having a depth of not less than ~~forty (40)~~ THIRTY (30) feet TO GARAGE, TEN (10) FEET TO MAIN BUILDING, TWO (2) FEET TO STRUCTURES UP TO 10' IN HEIGHT WITH AN ADDITIONAL ONE (1) FOOT SETBACK FROM PROPERTY LINE FOR EVERY 1' IN HEIGHT OVER TEN (10) FEET.
- b. Where lots have a double frontage on two (2) streets, the required front yard of forty (40) feet shall be provided on both streets.
- c. On a corner lot, the required front yard of forty (40) feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard of not less than ~~twenty (20) FIFTEEN (15)~~ feet on each side of a building.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty-five (35)~~ TWENTY SEVEN (27) feet.

The following property development standards shall apply to all land and buildings in the **R1-70 District** (except where otherwise noted on the Rear Setback Definition Exhibit):

A. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~seventy thousand (70,000)~~ FIFTY TWO THOUSAND FIVE HUNDRED (52,500) square feet.

2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

3. Specialized Residential Health Care Facility: the minimum lot area shall be five (5) gross acres.

B. Lot dimensions.

Width. All lots shall have a minimum width of ~~two hundred fifty (250)~~ ONE HUNDRED AND EIGHTY EIGHT (188) feet.

C. Density. There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. Building height. No building shall exceed ~~thirty (30)~~ TWENTY FOUR (24) feet in height, except as otherwise provided in article VII.

E. Yards.

1. Front Yard.

a. There shall be a front yard having a depth of not less than ~~sixty (60)~~ FORTY FIVE (45) feet TO GARAGE, TEN (10) FEET TO MAIN BUILDING, TWO (2) FEET TO STRUCTURES UP TO 10' IN HEIGHT WITH AN ADDITIONAL ONE (1) FOOT SETBACK FROM PROPERTY LINE FOR EVERY 1' IN HEIGHT OVER TEN (10) FEET.

b. Where lots have a double frontage on two (2) streets, the required front yard of sixty (60) feet shall be provided on both streets.

c. On a corner lot, the required front yard of sixty (60) feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard of not less than ~~thirty (30)~~ TWENTY TREE (23) feet on each side of a building.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~sixty (60)~~ FORTY FIVE (45) feet.

The following property development standards shall apply to all land and buildings in the **R1-130 District** (except where otherwise noted on the Rear Setback Definition Exhibit):

A. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~one hundred thirty thousand (130,000)~~ NINETY SEVEN THOUSAND FIVE HUNDRED (97,500) square feet.

2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimensions.

Width. All lots shall have a minimum width of ~~two hundred (200)~~ ONE HUNDRED AND FIFTY (150) feet.

C. Density. There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. Building height. No building shall exceed ~~thirty (30)~~ TWENTY FOUR (24) feet in height, except as otherwise provided in article VII.

E. Yards.

1. Front Yard.

a. There shall be a front yard having a depth of not less than ~~sixty (60)~~ FORTY FIVE (45) feet TO GARAGE, TEN (10) FEET TO MAIN BUILDING, TWO (2) FEET TO STRUCTURES UP TO 10' IN HEIGHT WITH AN ADDITIONAL ONE (1) FOOT SETBACK FROM PROPERTY LINE FOR EVERY 1' IN HEIGHT OVER TEN (10) FEET.

b. Where lots have a double frontage on two (2) streets, the required front yard of sixty (60) feet shall be provided on both streets.

c. On a corner lot, the required front yard of sixty (60) feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard of not less than ~~thirty (30)~~ TWENTY THREE (23) feet on each side of a building.

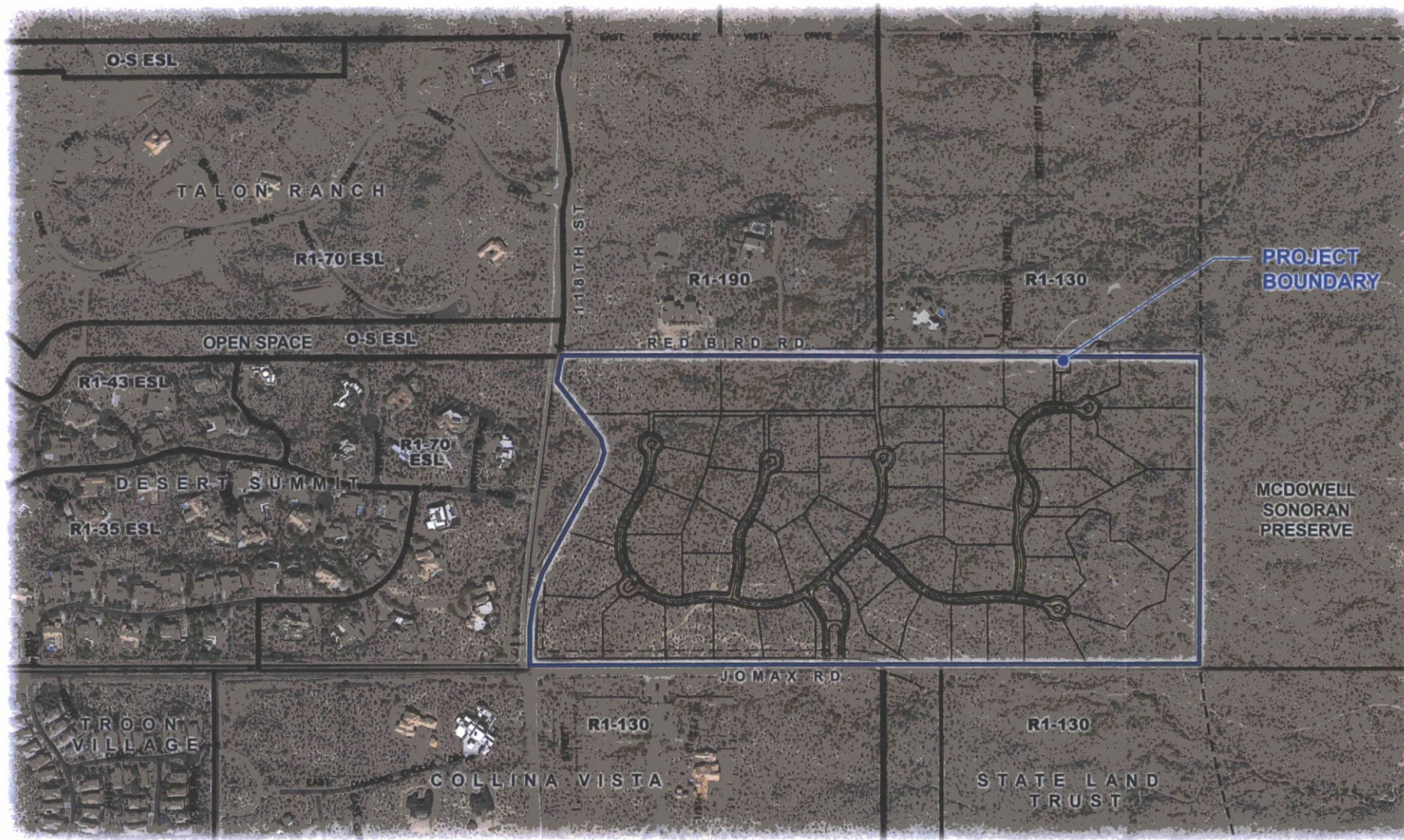
3. Rear Yard. There shall be a rear yard having a depth of not less than ~~sixty (60)~~ FORTY FIVE (45) feet.

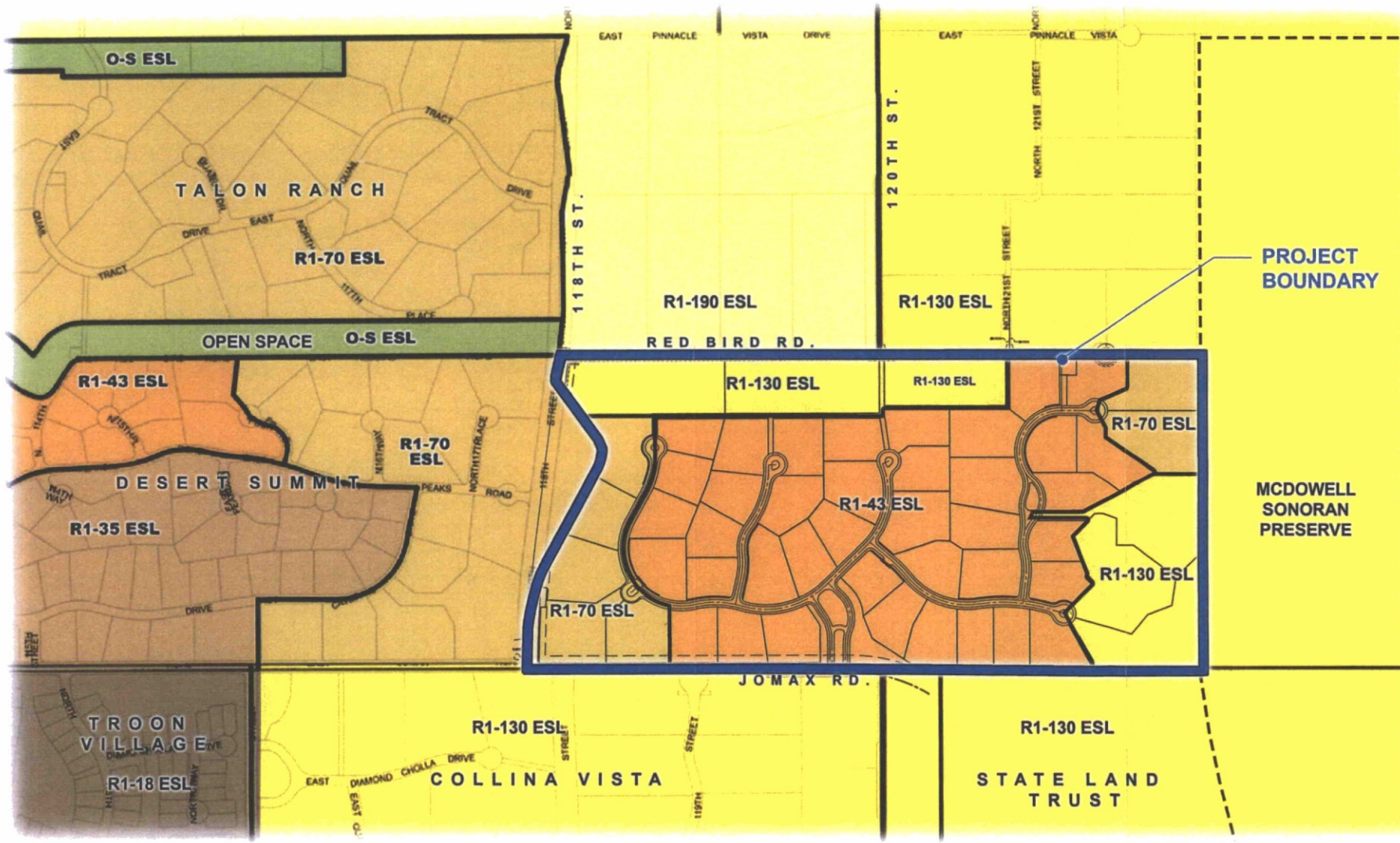
VI. Historic Property

Response: Not applicable.

Entry Screen Wall Perspectives







Standards	Development Standards				Accessory Structure (R3-48 To R3-300)	
	R1-70		R1-130		Setbacks	
	Standard	25% Reduction (Per 6.1083)	Standard	25% Reduction (Per 6.1083)	From Main Building	10'
Lot Size	43,000	32,250	70,000	52,500	Minimum Distance From	2'
Lot Width	130'	117'	200'	150'	Property Line for Structures Up To 50' in Height	
Setbacks					Additional Setback from Property Line For Every 1' in Height Over 10'	1'
	50'	30'	60'	40'		
	20'	15'	30'	20'		
	10'	7'	15'	10'		

ZONING ORDINANCE SEC. 3.100 - GENERAL YARD, REAR IS A YARD ON THE SAME LOT WITH A MAIN BUILDING BETWEEN THE REAR LINE OF THE BUILDING AND THE REAR LINE OF THE LOT EXTENDING THE FULL WIDTH OF THE LOT. THE REAR LOT LINE IS THAT LOT LINE OPPOSITE THE FRONT LOT LINE. WHERE THESE ARE NOT PARALLEL, THE REAR LOT LINE SHALL BE THAT LINE WHICH IS INTERSECTED BY A LINE DRAWN PERPENDICULAR THROUGH A TANGENT TO THE MIDPOINT OF THE FRONT LOT LINE. IF THE LINE DRAWN THROUGH THE TANGENT TO THE MIDPOINT OF THE FRONT LINE STRIKES A TEN-FOOT LONG LINE DRAWN PARALLEL TO THE TANGENT THEN THAT LINE SHALL BE CONSIDERED THE REAR LOT LINE FOR PURPOSES OF DETERMINING SETBACKS, AND ALL OTHER LOT LINES BETWEEN THAT AND THE FRONT LINE SHALL BE SIDE LOT LINES. IF THE LOT HAS FRONTAGE ON A CUL-DE-SAC, THE REAR LOT LINE SHALL BE THE LOT LINE WHICH MOST CLOSELY APPROXIMATES THE REAR LOT LINE OF ADJUTING LOTS.

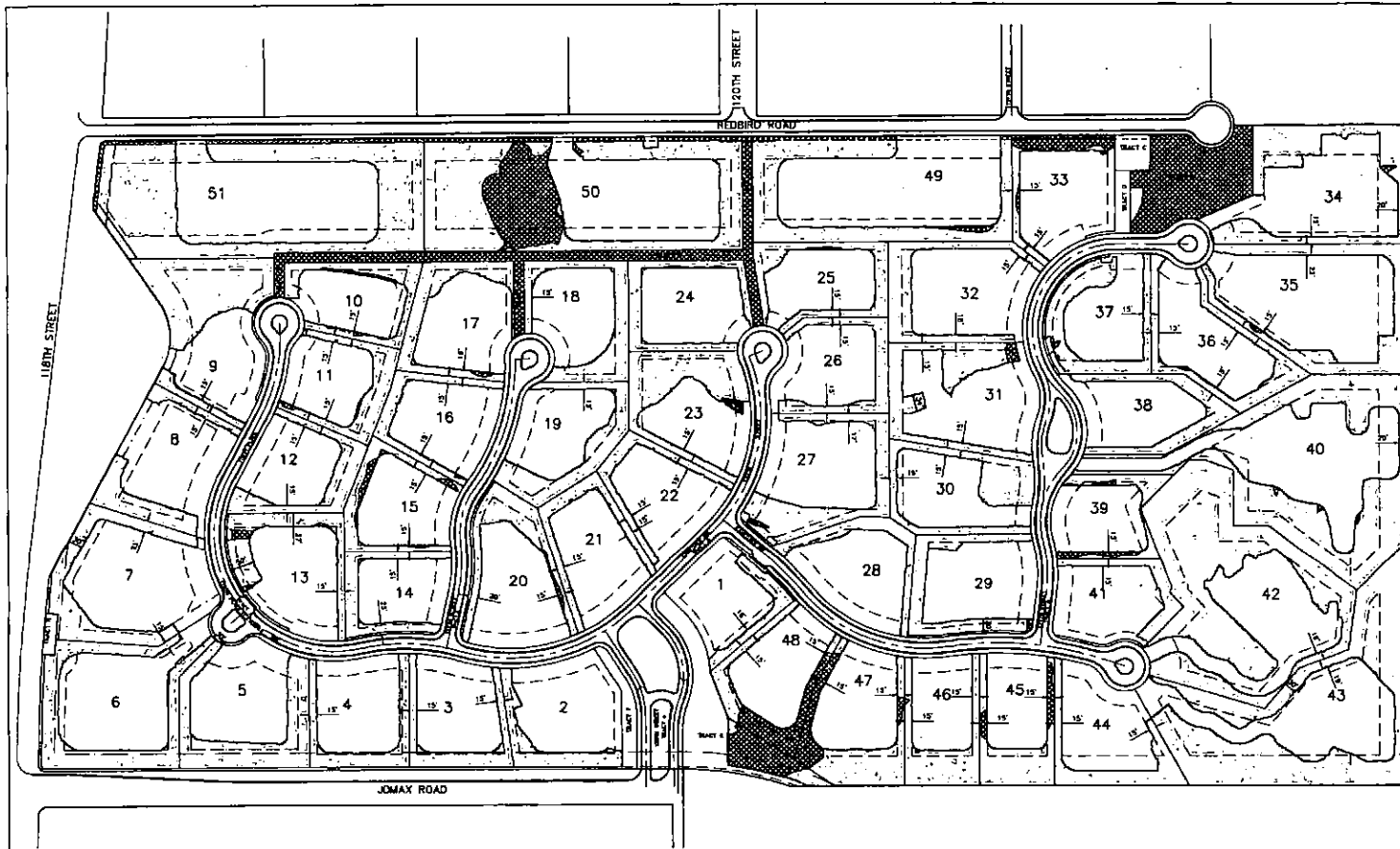
THE SETBACKS AND SUBSEQUENT DESIGNATION REPRESENTED ON THIS EXHIBIT SHALL PREVAIL WHERE A CONFLICT MAY EXIST WITH THE ZONING ORDINANCE. ALL LOTS SHOWN ON THE SITE PLAN WHICH HAVE FRONTAGE ON A CUL-DE-SAC OR KNUCKLE CONDITION SHALL BE EXEMPT FROM THE ZONING ORDINANCE.





LEGEND

	TOTAL ACREAGE	PERCENTAGE
NET ACREAGE	77.56	100%
<hr/>		
	TOTAL ACREAGE	PERCENTAGE
 NAOS	29.25	37.70%
 OPEN SPACE	1.38	1.78%
TOTAL	30.63	39.48%

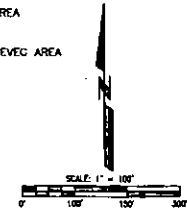


NAOS DATA TABLE

Parcel	Lot Area	Lot Area	Development	Prop. Bldgs	NAOS	NAOS REVEG
1	0.36	3779.26	7779.26	1	0.00	0.00
2	0.36	3779.26	7779.26	1	0.00	0.00
3	0.36	3779.26	7779.26	1	0.00	0.00
4	0.36	3779.26	7779.26	1	0.00	0.00
5	0.36	3779.26	7779.26	1	0.00	0.00
6	0.36	3779.26	7779.26	1	0.00	0.00
7	0.36	3779.26	7779.26	1	0.00	0.00
8	0.36	3779.26	7779.26	1	0.00	0.00
9	0.36	3779.26	7779.26	1	0.00	0.00
10	0.36	3779.26	7779.26	1	0.00	0.00
11	0.36	3779.26	7779.26	1	0.00	0.00
12	0.36	3779.26	7779.26	1	0.00	0.00
13	0.36	3779.26	7779.26	1	0.00	0.00
14	0.36	3779.26	7779.26	1	0.00	0.00
15	0.36	3779.26	7779.26	1	0.00	0.00
16	0.36	3779.26	7779.26	1	0.00	0.00
17	0.36	3779.26	7779.26	1	0.00	0.00
18	0.36	3779.26	7779.26	1	0.00	0.00
19	0.36	3779.26	7779.26	1	0.00	0.00
20	0.36	3779.26	7779.26	1	0.00	0.00
21	0.36	3779.26	7779.26	1	0.00	0.00
22	0.36	3779.26	7779.26	1	0.00	0.00
23	0.36	3779.26	7779.26	1	0.00	0.00
24	0.36	3779.26	7779.26	1	0.00	0.00
25	0.36	3779.26	7779.26	1	0.00	0.00
26	0.36	3779.26	7779.26	1	0.00	0.00
27	0.36	3779.26	7779.26	1	0.00	0.00
28	0.36	3779.26	7779.26	1	0.00	0.00
29	0.36	3779.26	7779.26	1	0.00	0.00
30	0.36	3779.26	7779.26	1	0.00	0.00
31	0.36	3779.26	7779.26	1	0.00	0.00
32	0.36	3779.26	7779.26	1	0.00	0.00
33	0.36	3779.26	7779.26	1	0.00	0.00
34	0.36	3779.26	7779.26	1	0.00	0.00
35	0.36	3779.26	7779.26	1	0.00	0.00
36	0.36	3779.26	7779.26	1	0.00	0.00
37	0.36	3779.26	7779.26	1	0.00	0.00
38	0.36	3779.26	7779.26	1	0.00	0.00
39	0.36	3779.26	7779.26	1	0.00	0.00
40	0.36	3779.26	7779.26	1	0.00	0.00
41	0.36	3779.26	7779.26	1	0.00	0.00
42	0.36	3779.26	7779.26	1	0.00	0.00
43	0.36	3779.26	7779.26	1	0.00	0.00
44	0.36	3779.26	7779.26	1	0.00	0.00
45	0.36	3779.26	7779.26	1	0.00	0.00
46	0.36	3779.26	7779.26	1	0.00	0.00
47	0.36	3779.26	7779.26	1	0.00	0.00
48	0.36	3779.26	7779.26	1	0.00	0.00
49	0.36	3779.26	7779.26	1	0.00	0.00
50	0.36	3779.26	7779.26	1	0.00	0.00
51	0.36	3779.26	7779.26	1	0.00	0.00
TOTAL	77.76	23779.48	157873.48	157873.48	157873.48	157873.48

LEGEND

- BUILDING SETBACK LINE
- NAOS LINE
- NAOS AREA
- NAOS REVEG AREA



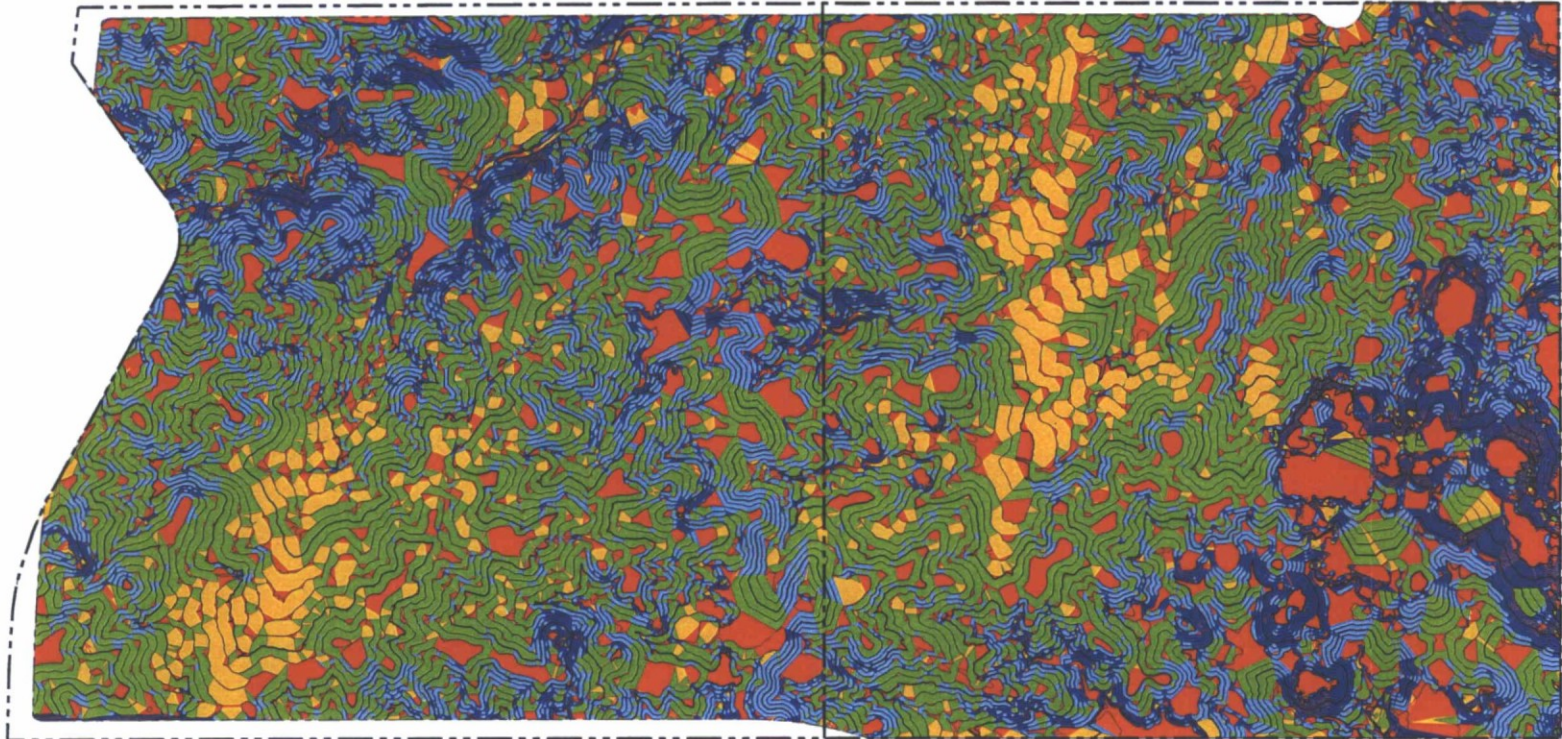
ARGUS CONSULTING
 A CIVIL ENGINEERING COMPANY, P.C.
 10115 E. Shell Road, Suite 107 - #104
 Scottsdale, Arizona 85250 480-536-1133

118TH & JOMAX

NAOS EXHIBIT
SCOTTSDALE - ARIZONA

Date: 08/11/17 Job No. Sheet: 1 of 1

118TH & JOMAX



SLOPE ANALYSIS CALCULATIONS

Upper Desert Landform Area				
Slope Category	Area (Sq.Ft.)	Area (Ac.)	Required NAOS (%)	Required NAOS (Ac.)
0 to 2%	590,666.98	13.56	25%	3.39
2 to 5%	305,513.34	7.01	25%	1.75
5 to 10%	1,376,714.27	31.61	35%	11.06
10 to 15%	754,790.98	17.33	45%	7.80
15 to 25%	286,727.60	6.58	45%	2.96
25 +	64,543.00	1.48	45%	0.67

TOTAL: 27.63

SCALE: 1" = 100'
0 100' 200'



ARGUS CONSULTING
A CIVIL ENGINEERING COMPANY
10115 E. Bell Road, Suite 107 - #104
Scottsdale, Arizona 85260 480-590-1111

118th & JOMAX
SLOPE ANALYSIS
SCOTTSDALE - ARIZONA

Date: 03/01/17 Job No. 305-18 Sheet 1

DATE PLOTTED

CUT AND FILL EXHIBIT
118TH STREET & JOMAX ROAD
 A PORTION OF THE SOUTH HALF OF SECTIONS 34 & 35, TOWNSHIP 5 RANGE 5 EAST,
 OF THE G.A.S.R.B.&M., MARICOPA COUNTY, ARIZONA

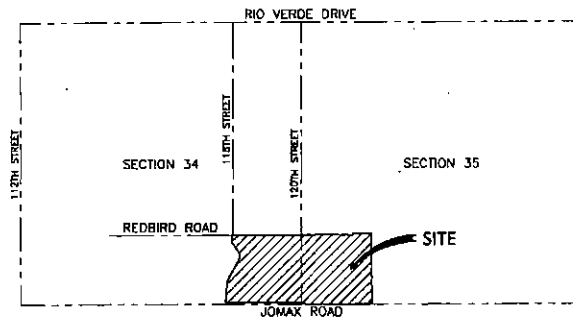
OWNER/DEVELOPER
 TOLL BROTHERS ARIZONA CONSTRUCTION COMPANY
 14320 N. 27TH STREET, SUITE 310
 SCOTTSDALE, ARIZONA 85260

ENGINEER
 ARGUS CONSULTING, P.C.
 10115 E. BELL ROAD, SUITE 107 - #104
 SCOTTSDALE, ARIZONA 85260
 (480) 598-1131

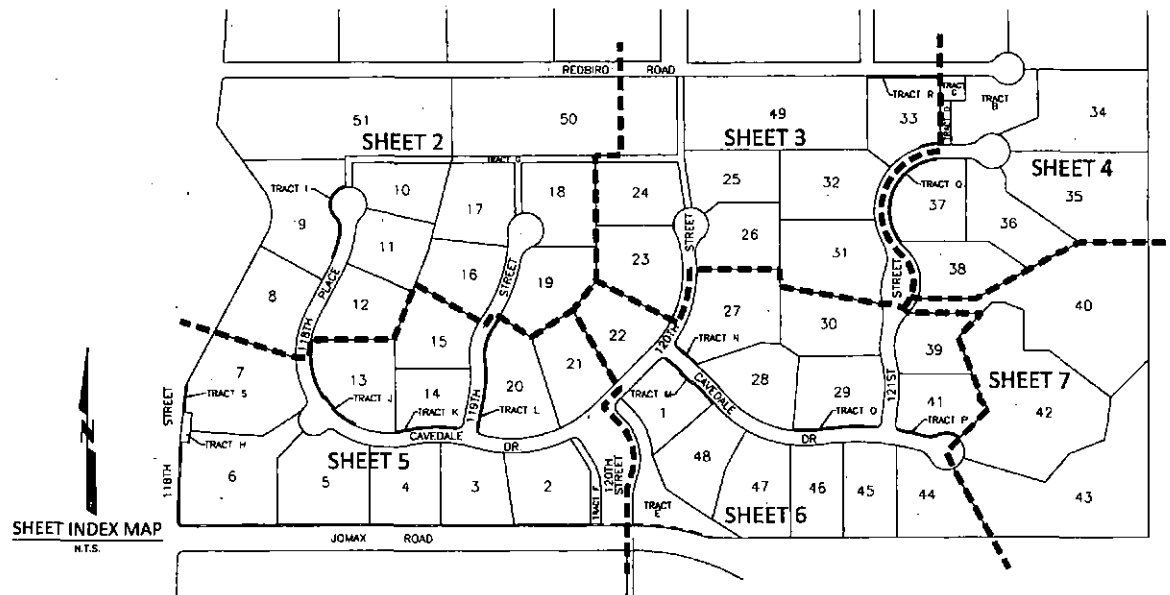
PROJECT INFO

AREA: 78 ACRES
 DR CASE NO.

BENCHMARK
 BRASS CAP IN HANDHOLE 4' NORTH OF PAVEMENT BEING 0.40' DOWN AT
 THE INTERSECTION OF JOMAX ROAD AND 112TH STREET ALONG WITH
 ELEVATION = 2641.08 PER THE CITY OF SCOTTSDALE DATUM (NAVD 88)



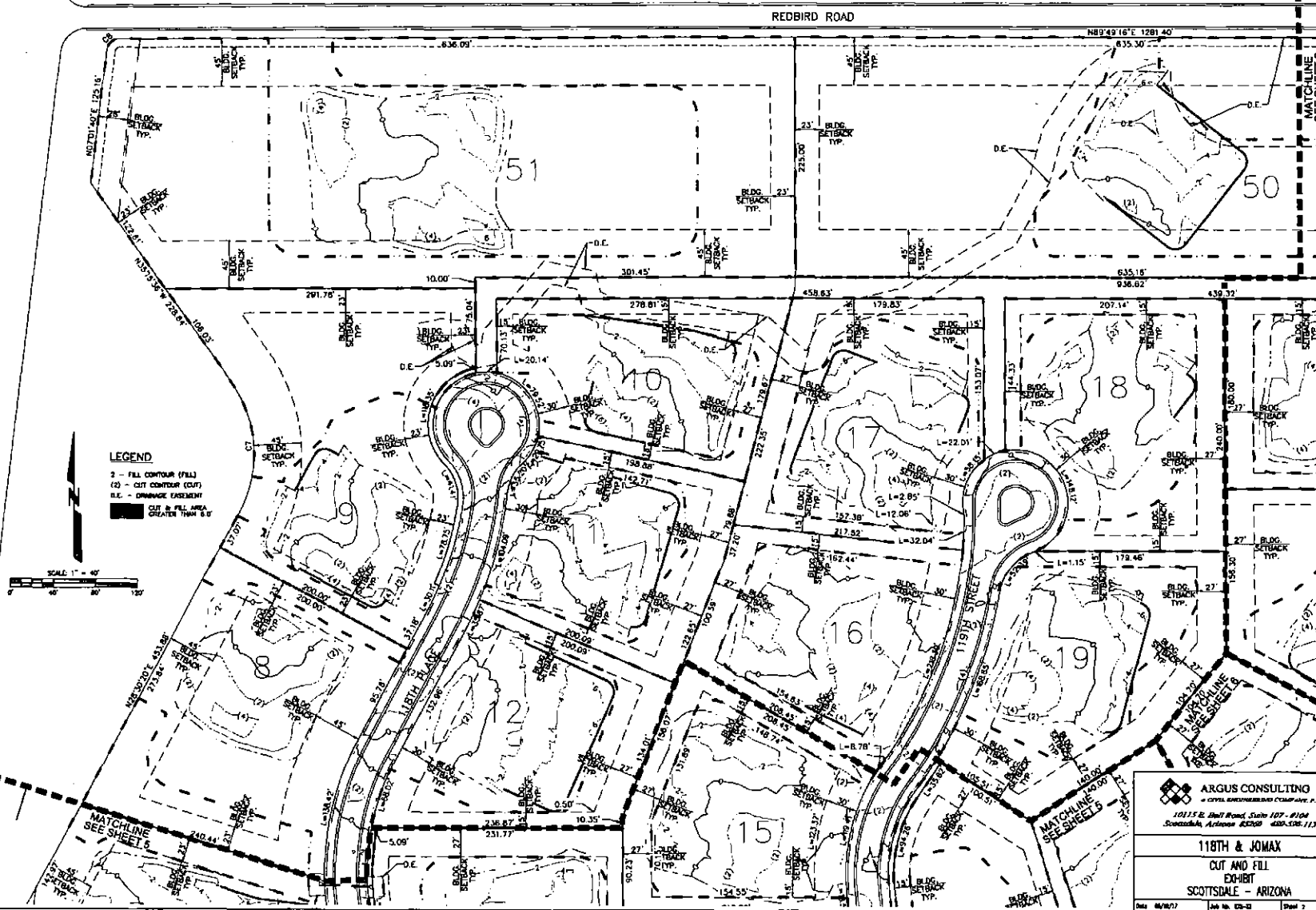
VICINITY MAP
 N.T.S.



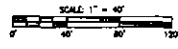
SHEET INDEX MAP
 N.T.S.

 **ARGUS CONSULTING**
 A CIVIL ENGINEERING COMPANY, P.C.
 10115 E. Bell Road, Suite 107 - #104
 Scottsdale, Arizona 85260 480-598-1131

118TH & JOMAX
 CUT AND FILL
 EXHIBIT
 SCOTTSDALE - ARIZONA



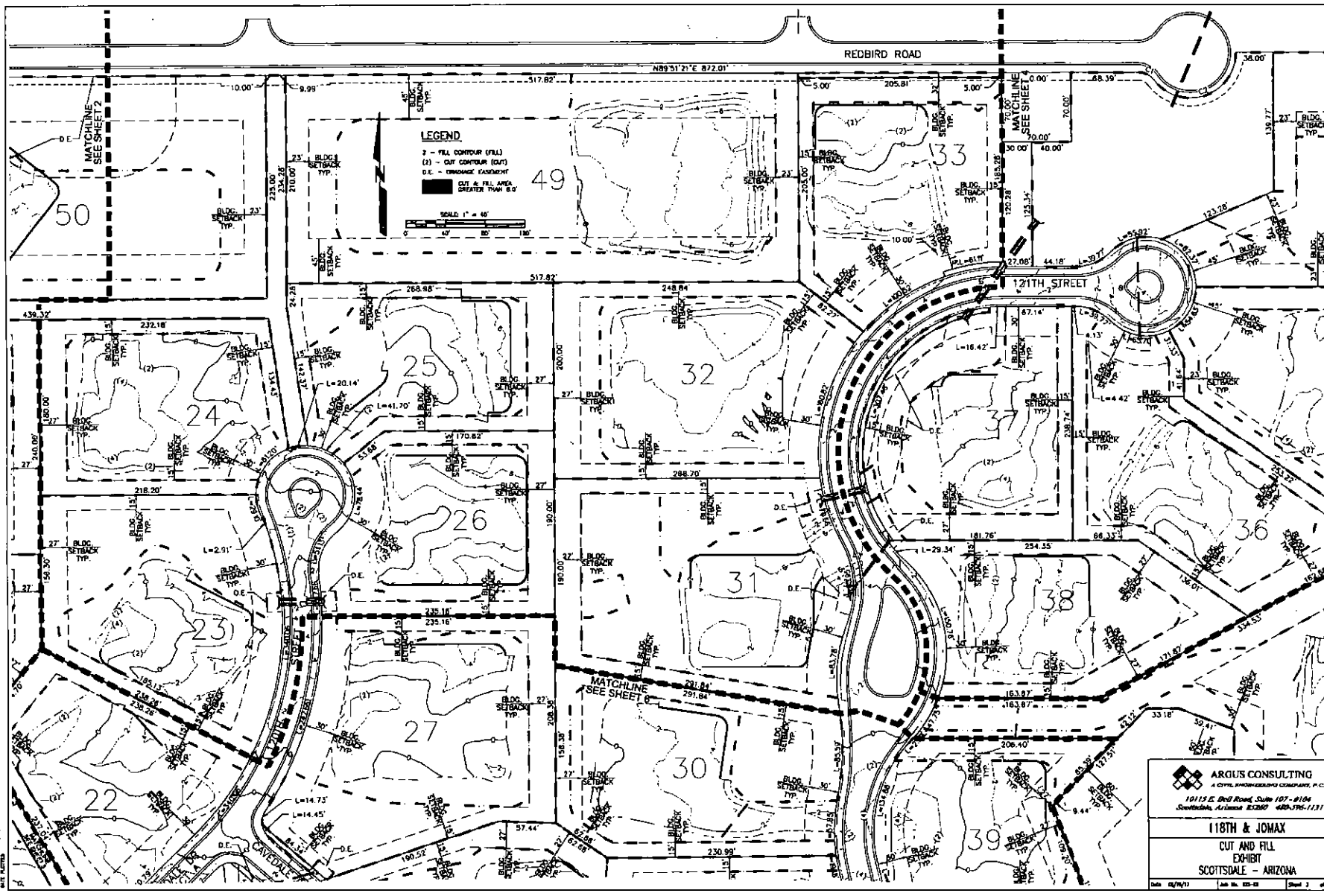
LEGEND
 2 - FILL CONTOUR (FILL)
 (2) - CUT CONTOUR (CUT)
 D.E. - DRAINAGE EASEMENT
 [Symbol] CUT & FILL AREA GREATER THAN 5'±



ARGUS CONSULTING
 a civil engineering company, p.c.
 10115 E. Bell Road, Suite 107 - #104
 Scottsdale, Arizona 85258 480-338-1171

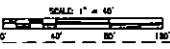
118TH & JOMAX
 CUT AND FILL
 EXHIBIT
 SCOTTSDALE - ARIZONA

Date: 04/06/17 Job No: 020-02 Sheet: 2 of 2



LEGEND

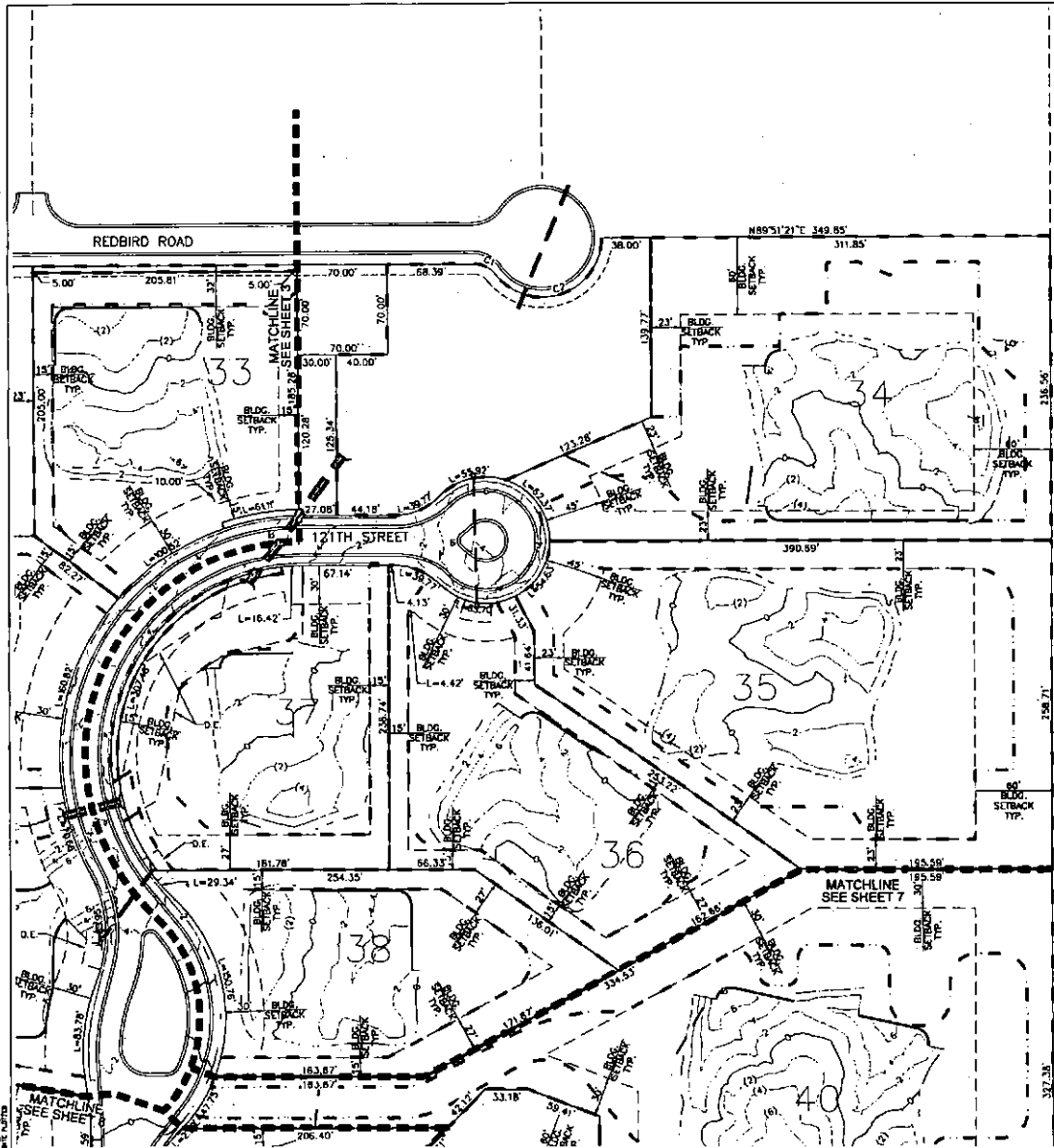
- (-)- FILL CONTOUR (FILL)
- (-)- CUT CONTOUR (CUT)
- D.E. - DRAINAGE EASEMENT
- (-)- CUT & FILL AREA GREATER THAN 8'-0"



ARGUS CONSULTING
 A CORP. PROFESSIONAL COMPANY, P.C.
 10115 E. Bell Road, Suite 101 - 818
 Scottsdale, Arizona 85259 (480) 776-1131


118TH & JOMAX
 CUT AND FILL
 EXHIBIT
 SCOTTSDALE - ARIZONA

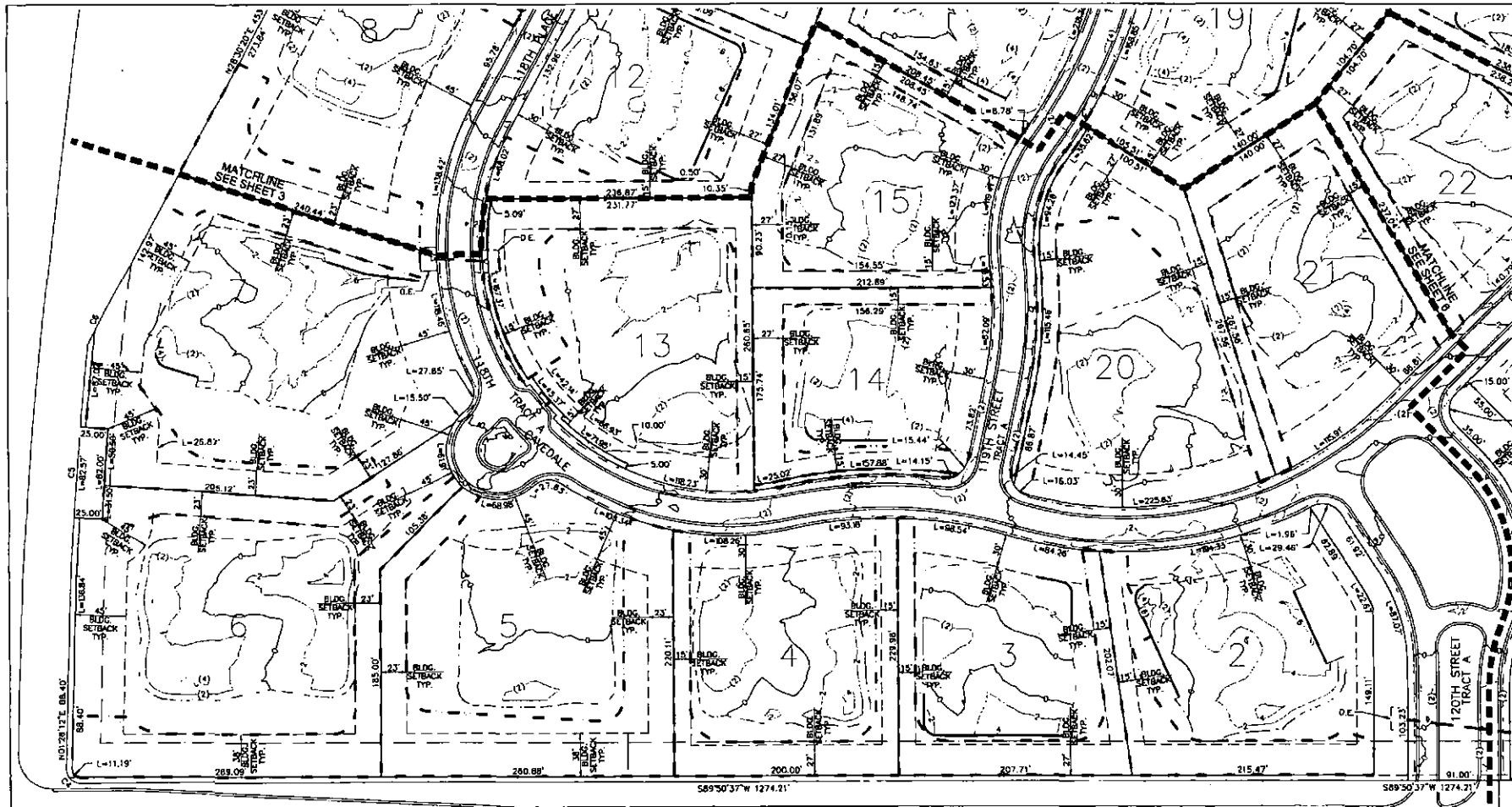
Date: 02/09/11 Job No.: 001-00 Sheet: 2 of 2



LEGEND

- 3 - FILL CONTOUR (FILL)
- (2) - CUT CONTOUR (CUT)
- D.E. - DRAINAGE EASEMENT
- [Symbol] - CUT & FILL AREA GREATER THAN 5.0'

 ARGUS CONSULTING <small>A CIVIL ENGINEERING COMPANY, P.C.</small>		
<small>10111 E. Bell Road, Suite 107 - #104 Scottsdale, Arizona 85260 480-396-1131</small>		
118TH & JOMAX CUT AND FILL EXHIBIT SCOTTSDALE - ARIZONA		
Date: 02/06/17	Scale: 1" = 40'	Sheet: 4 of 4



JOMAX ROAD

LEGEND

- 2 - FILL CONTOUR (FILL)
- (2) - CUT CONTOUR (CUT)
- O.E. - ORANGE EASEMENT
- [Solid black box] CUT & FILL AREA GREATER THAN 6.0'

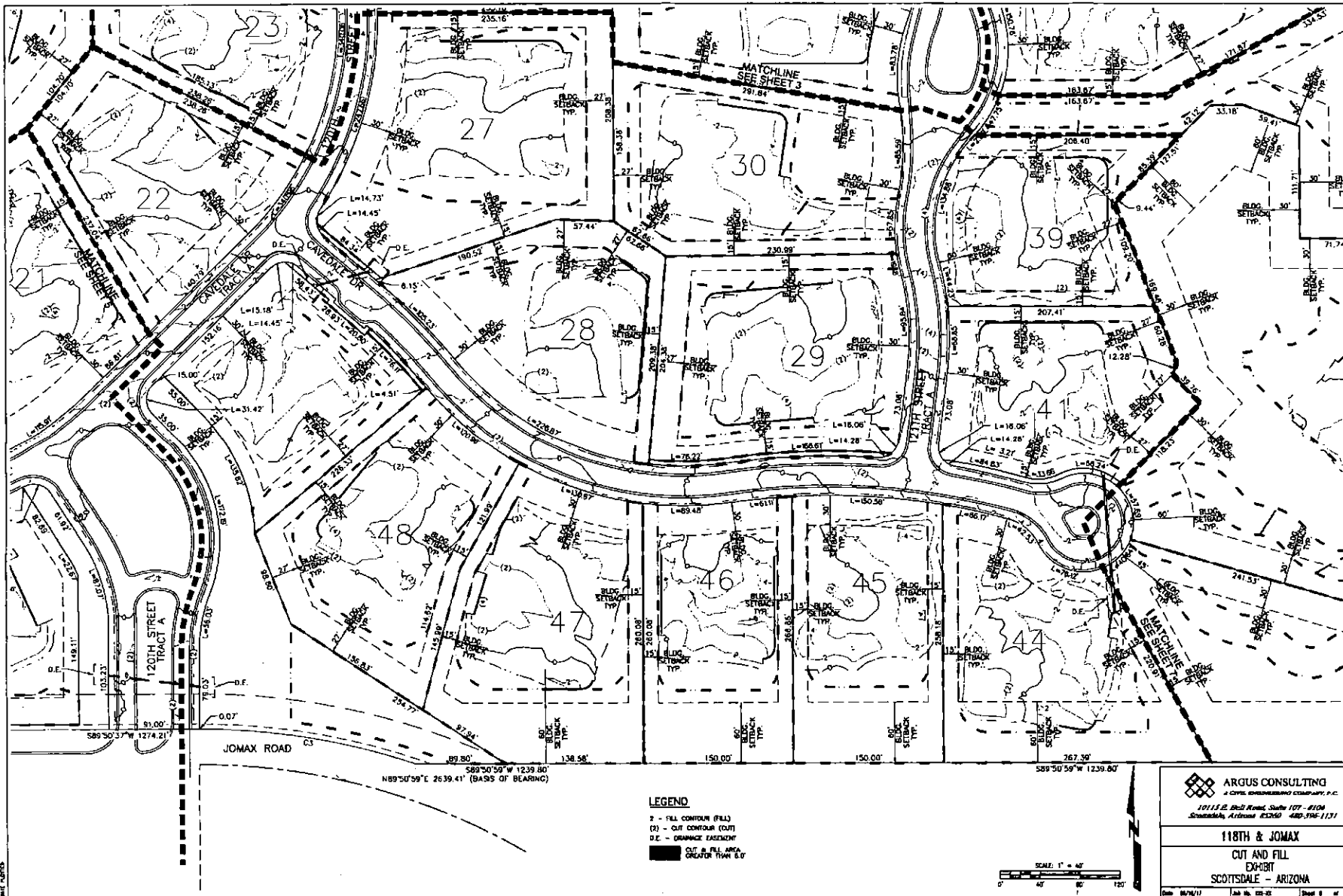
ARGUS CONSULTING
 A CIVIL ENGINEERING COMPANY, P.C.
 10113 E. Bell Road, Suite 107 - #104
 Scottsdale, Arizona 85258 480-516-1131

118TH & JOMAX
 CUT AND FILL
 EXHIBIT
 SCOTTSDALE - ARIZONA

Scale: 1" = 40'
 0 40 80 120

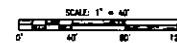
Date: 08/19/17 Job No: 223-02 Sheet: 3 of 4

DATE PLOTTED: 08/19/17



LEGEND

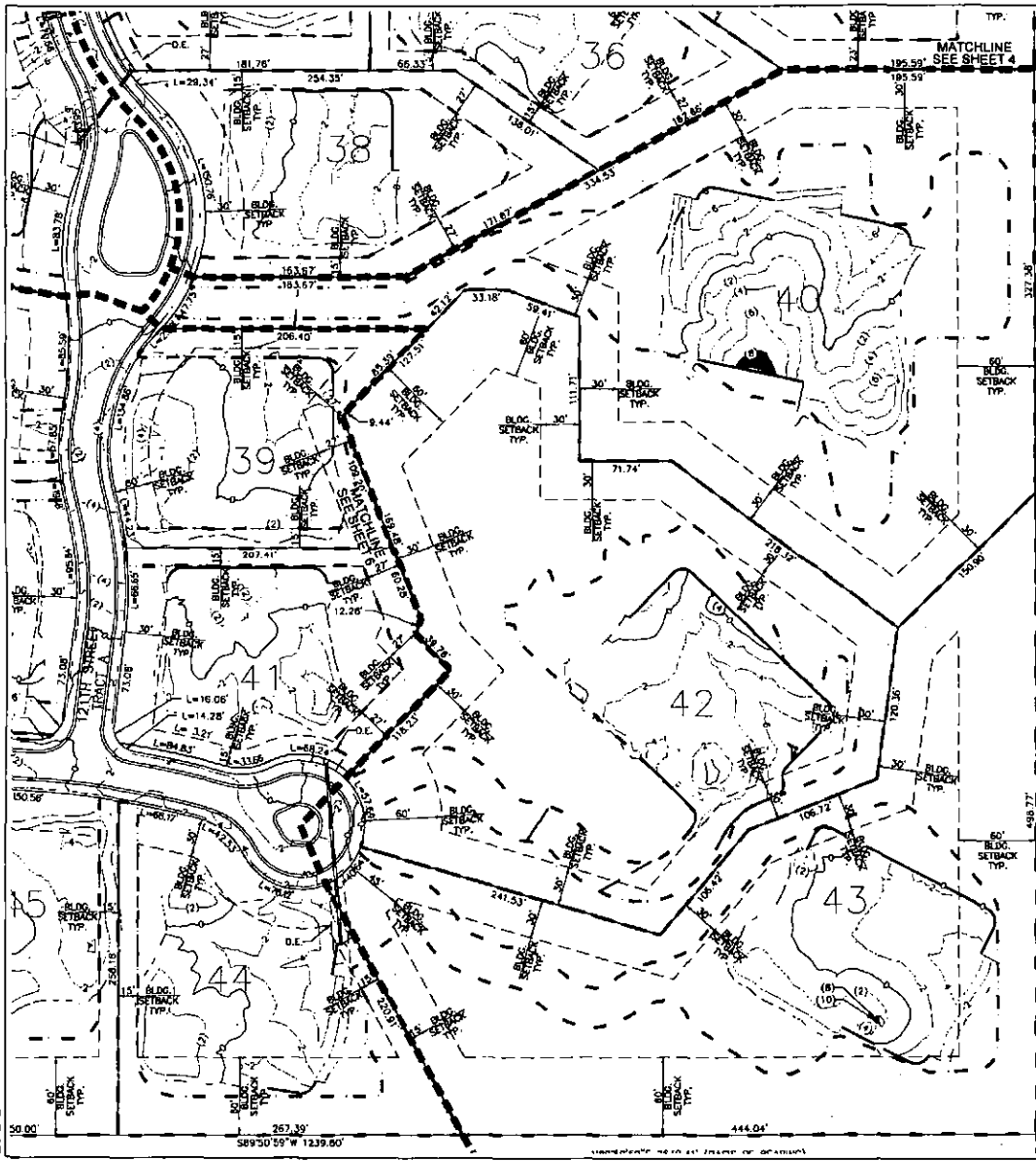
- = FILL CONTOUR (FILL)
- - - = CUT CONTOUR (CUT)
- - - = CLEARANCE EASEMENT
- = CUT & FILL AREA GREATER THAN 5.0'



ARGUS CONSULTING
 A CIVIL ENGINEERING COMPANY, P.C.
 10115 E. Bell Road, Suite 107 - #104
 Scottsdale, Arizona 85260 480-396-1131

118TH & JOMAX
 CUT AND FILL
 EXPORT
 SCOTTSDALE - ARIZONA

Date: 06/20/11 Job No.: 002-02 Sheet 8 of 11



LEGEND

- Z - FILL CONTOUR (FILL)
- (Z) - CUT CONTOUR (CUT)
- D.E. - DRAINAGE EASEMENT
- [Symbol] - CUT & FILL AREA GREATER THAN 10'



SCALE 1" = 40'

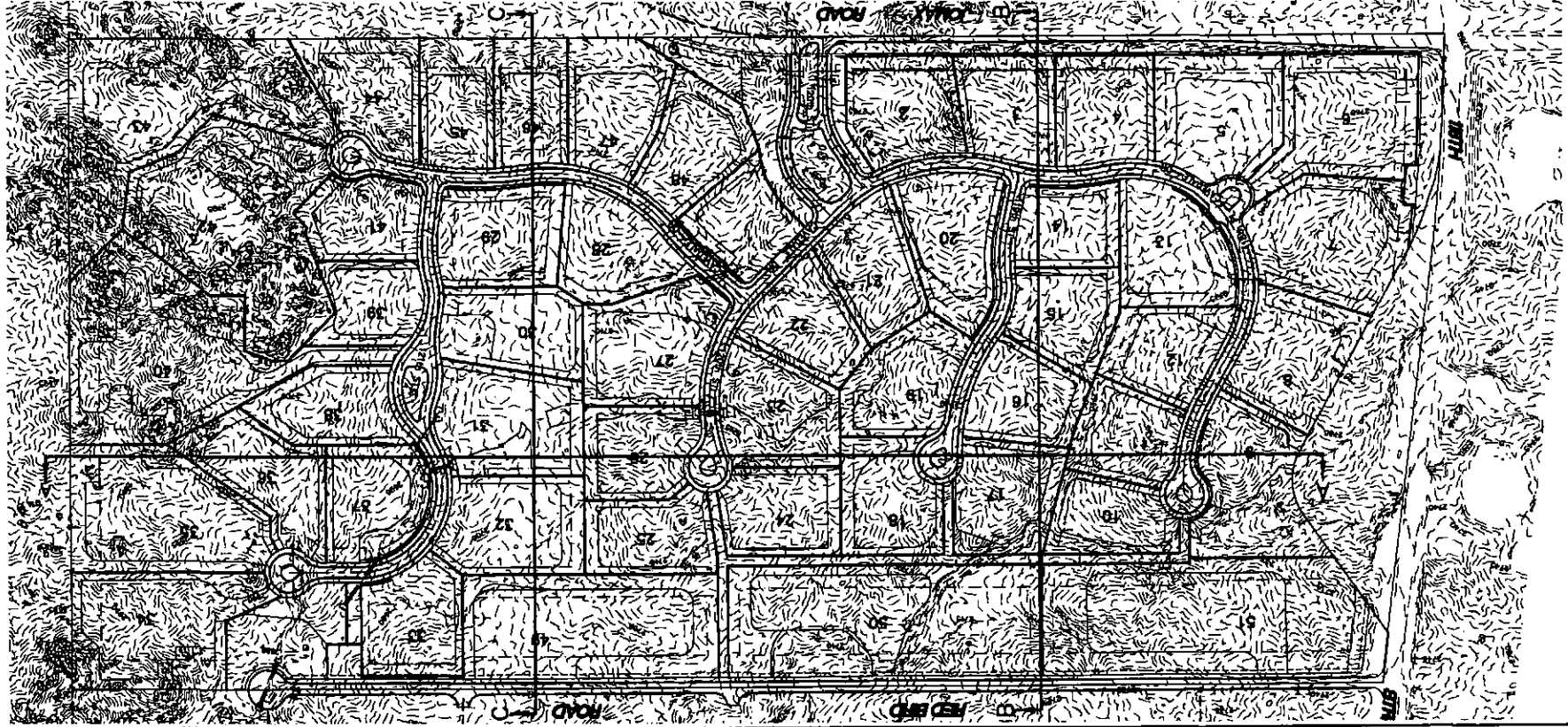
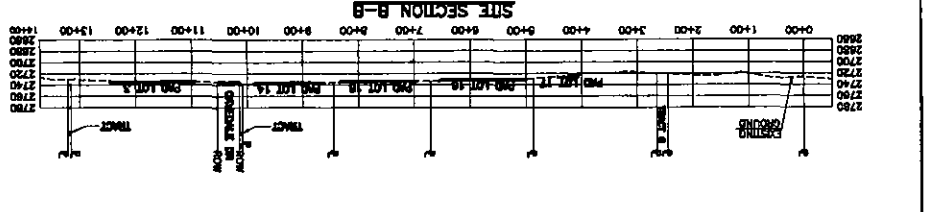
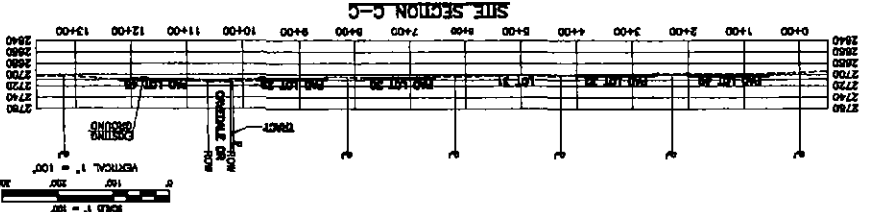
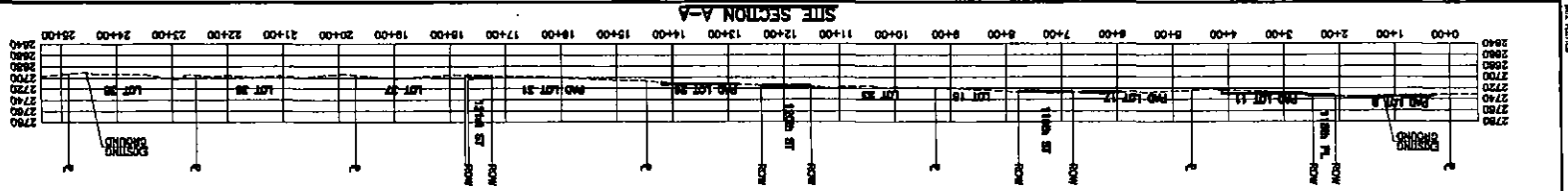
0 40 80 120

ARGUS CONSULTING
 A CIVIL PROFESSIONAL CORPORATION, P.C.
 10115 E. Bell Road, Suite 107 - #104
 Scottsdale, Arizona 85260 480-596-1131

118TH & JOMAX
 CUT AND FILL
 EXHIBIT
 SCOTTSDALE - ARIZONA

Sheet 7 of 7

ARGUS CONSULTING
 A CIVIL ENGINEERING COMPANY
 10152 Birch Road, Suite 107, #10
 Scottsdale, Arizona 85258 480-393-1111
 SITE CROSS SECTIONS EXHIBIT
 118TH STREET & JOHNS ROAD
 SCOTTSDALE - ARIZONA
 Job No. 04-13-07





- Hydroseed mix**
- Autumnal daisies
 - TRIFOLIUM LEAF BORAGE
 - Galium verum
 - DESIANT BARBICOLA
 - Calluna vulgaris
 - FERRY QUETTER
 - Erigeron annuus
 - WETTERLICH
 - Euphorbia maculata
 - MEXICAN GOLD POPPY
 - Justicia californica
 - CRUICKSHANK
 - Limonium tomentosum
 - CREOSOTE BUSH
 - Fuchsia
 - Flourensia cernua
 - PAVONIA
 - ARIZONA LUPINE
 - Gonolobus affinis
 - GLOUCE MALLOW
 - Abrus precatorius
 - SAND VERBENA

NOTE: THIS APPLICATION IS TO BE APPLIED ONLY FOLLOWING THE IDENTIFICATION OF SPECIFIC AREAS TO BE PLANTED ON ANNUAL BASIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF PLANTING MATERIALS. THE CONTRACTOR SHALL SUBMIT AN APPLICATION TO THE CITY OF TOLSON FOR THE ESTABLISHED USE PERIOD.

REVEGETATION NOTE: ALL DISTURBED AREAS SHALL BE REVEGETATED WITH ON-SITE NATURAL AND RESTORED AREAS TO MATCH THE SURROUNDING CORTEX.

DESIGNER'S NOTES:

1. ALL MATERIALS FOR DESIGN PURPOSES SHALL BE TAKEN ON-SITE TO VERIFY THE QUALITY OF THE MATERIALS.
2. DESIGN PURPOSES SHALL BE OBTAINED FROM ALL DESIGN PURPOSES IN THE PROJECT.
3. SIZE OF DESIGN PURPOSES MATERIAL SHALL INCLUDE DIMENSIONS, WEIGHT, OR DIMENSIONS AS SPECIFIED BY ARCHITECT. CONTACT THE ARCHITECT FOR MORE INFORMATION.
4. A TYPICAL MATERIAL SITE SURFACE AREA SHALL BE PLANNED TO BE SUBMITTED FOR REVIEW BY THE CITY PRIOR TO STARTING WORK.

DESIGNER'S NOTES:

1. ALL MATERIALS FOR DESIGN PURPOSES SHALL BE TAKEN ON-SITE TO VERIFY THE QUALITY OF THE MATERIALS.
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3. SIZE OF DESIGN PURPOSES MATERIAL SHALL INCLUDE DIMENSIONS, WEIGHT, OR DIMENSIONS AS SPECIFIED BY ARCHITECT. CONTACT THE ARCHITECT FOR MORE INFORMATION.
4. A TYPICAL MATERIAL SITE SURFACE AREA SHALL BE PLANNED TO BE SUBMITTED FOR REVIEW BY THE CITY PRIOR TO STARTING WORK.

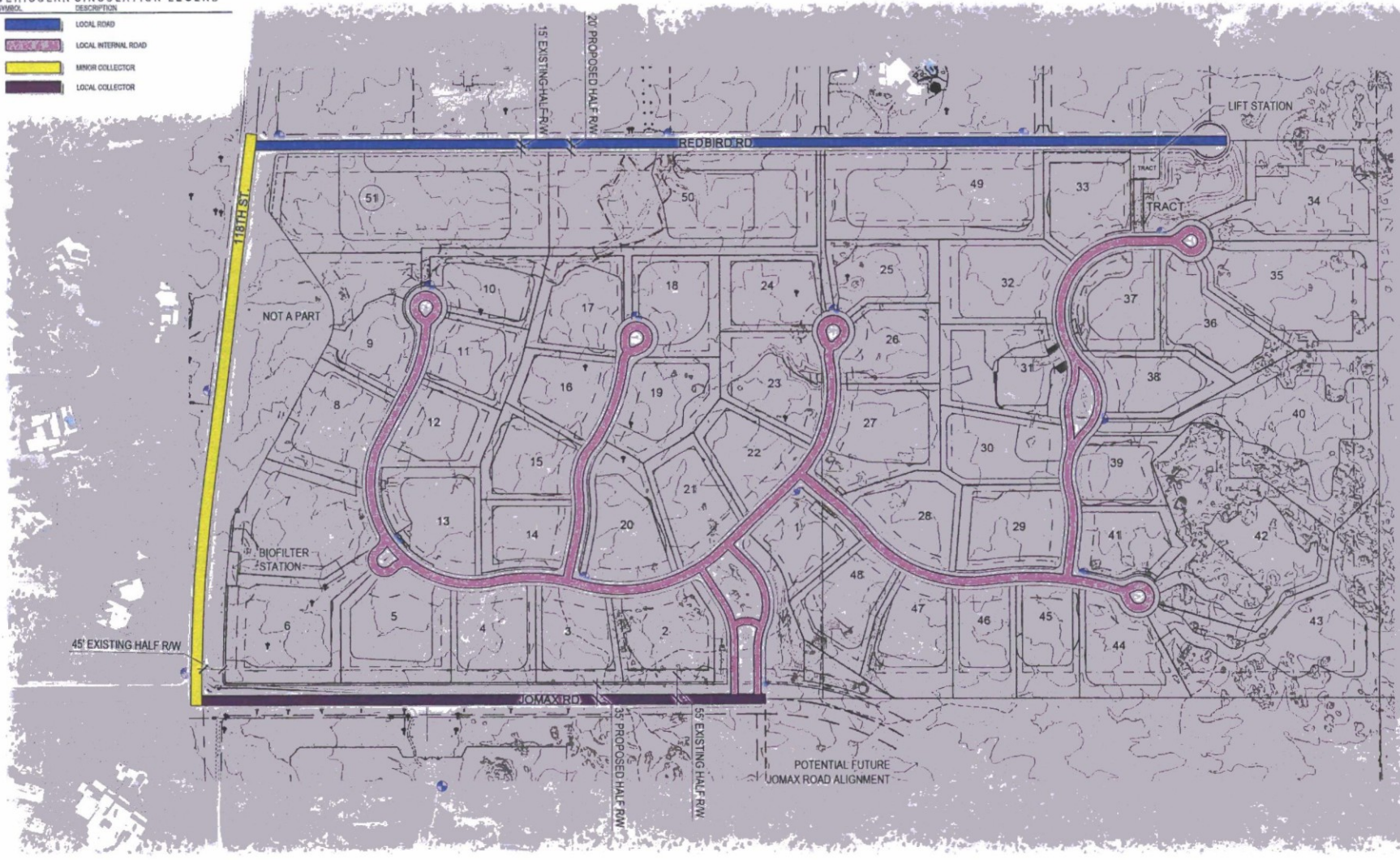
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date: 09.12.17
ph: 480.899

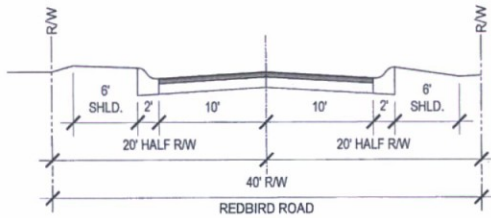
Revegetation Site Plan

118TH & JOMAX

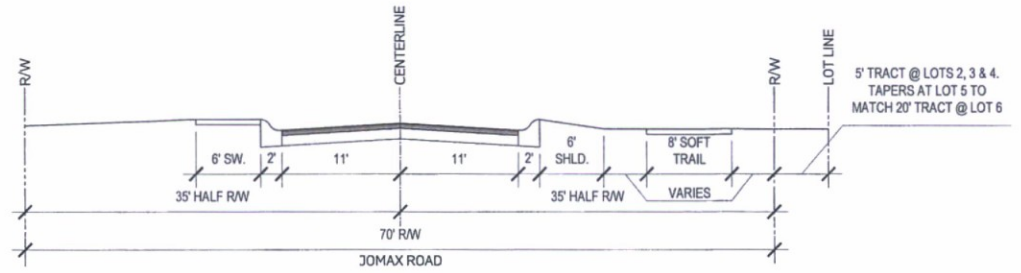
VEHICULAR CIRCULATION LEGEND

SYMBOL	DESCRIPTION
	LOCAL ROAD
	LOCAL INTERNAL ROAD
	MINOR COLLECTOR
	LOCAL COLLECTOR

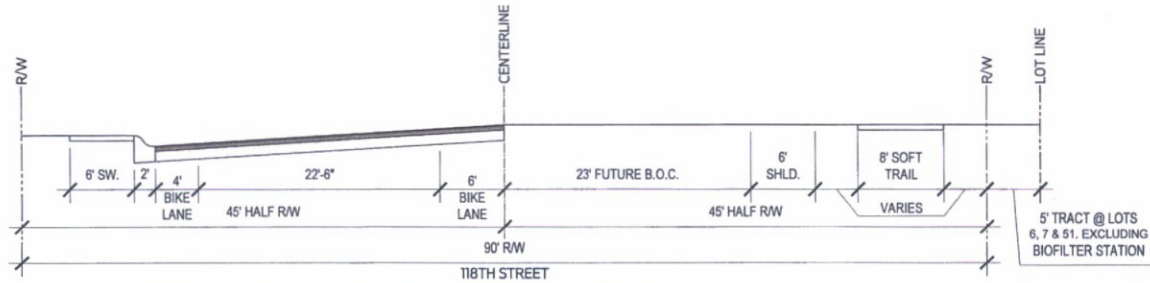




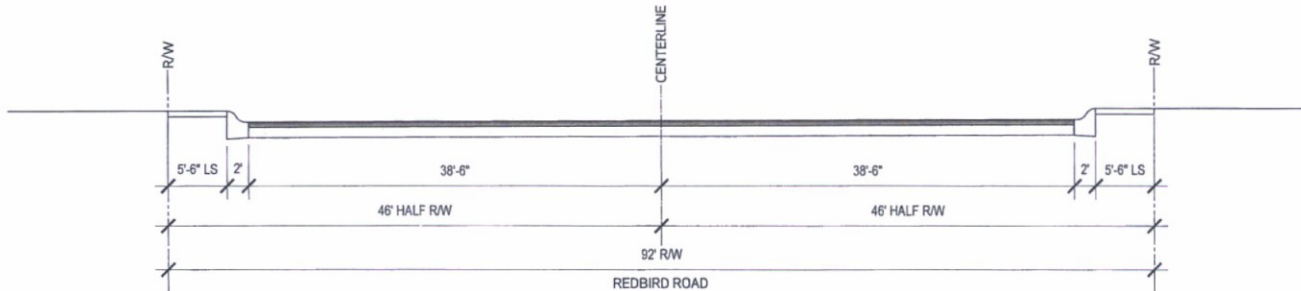
LOCAL RESIDENTIAL - RURAL/ESL CHARACTER
Redbird Road From 118th To 120th (Looking West)



LOCAL COLLECTORS - RURAL/ESL CHARACTER WITH TRAILS
(Jomax Road Looking West)



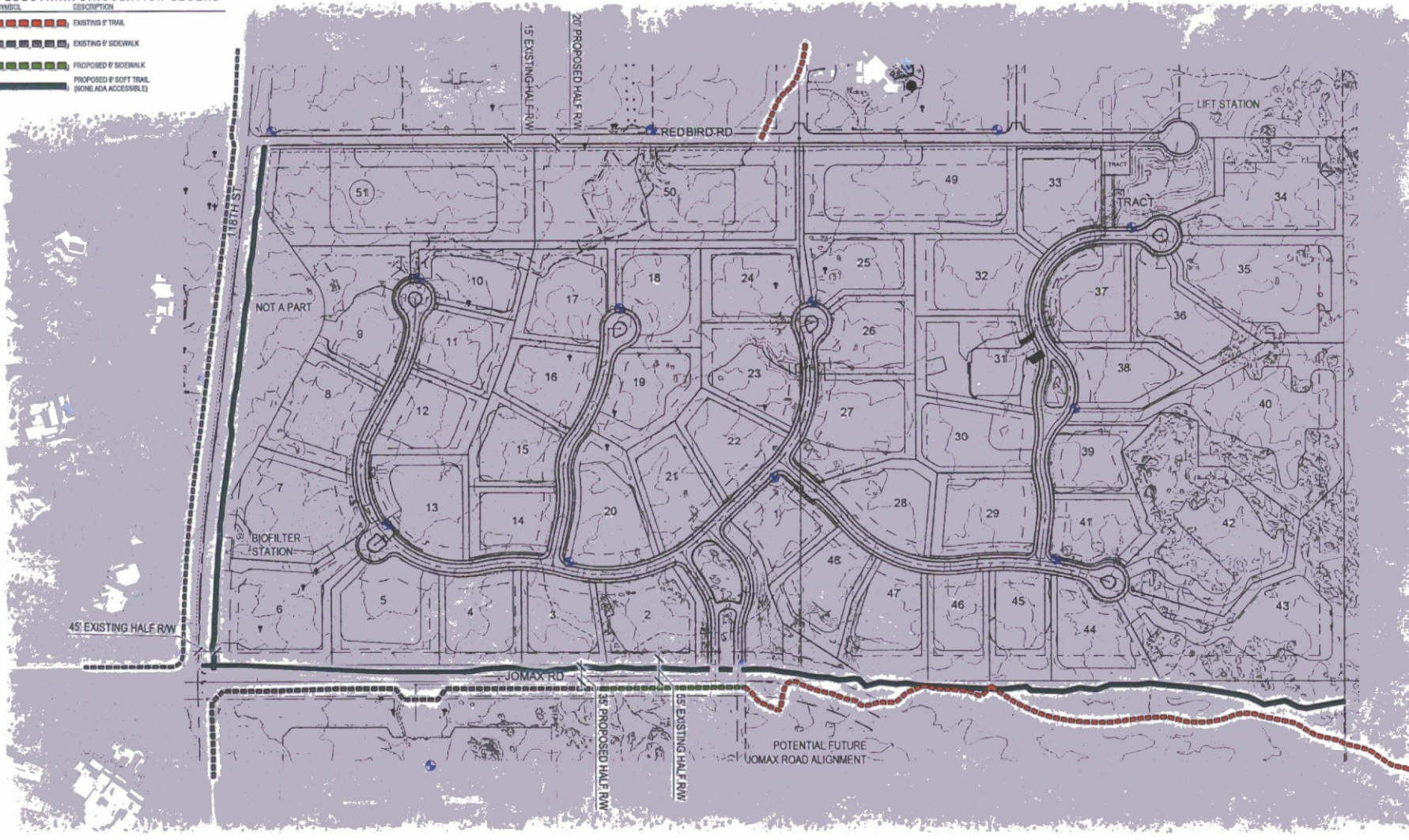
MINOR COLLECTORS - RURAL/ESL CHARACTER WITH TRAILS
(118th Proposed - Jomax to Redbird Looking North)

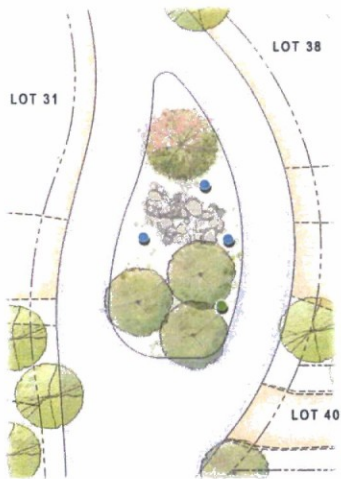


LOCAL CUL-DE-SAC - RURAL/ESL CHARACTER
Redbird Road (Looking West)

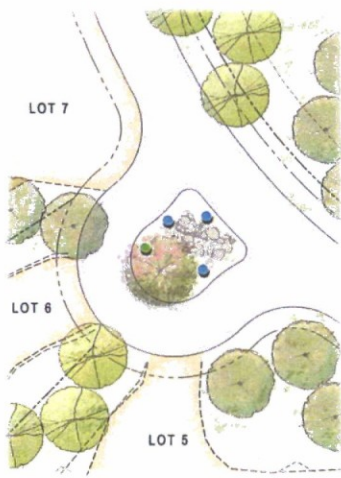
PEDESTRIAN CIRCULATION LEGEND

SYMBOL	DESCRIPTION
	EXISTING P TRAIL
	EXISTING P SIDEWALK
	PROPOSED P SIDEWALK
	PROPOSED P SOFT TRAIL (NONE ADA ACCESSIBLE)





EAST SIDE MEDIAN
1:20



WEST SIDE MEDIAN
1:20

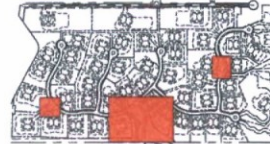


LIGHTING LEGEND

- (A) WALL LIGHT (JB) ●
- (B) VINE LIGHT (LE) ●
- (C) PATH LIGHT (FG) ●
- (D) TRANSFORMER ●

NOTES
 * LOW VOLTAGE FIXTURES TO BE FXL OR APPROVED EQUAL
 * INGROUND LOW VOLTAGE TRANSFORMER AT BOULDER LOCATION

KEYMAP



A FXLuminaire JOMAX RD

JB: Down Light

FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire
FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire
FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire
FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire
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FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire
FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire

B FXLuminaire JOMAX RD

LE: Down Light

FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire
FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire
FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire
FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire
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FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire
FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire

C FXLuminaire JOMAX RD

FG: Path Light

FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire
FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire
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FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire
FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire

D FXLuminaire JOMAX RD

LUXOR: Lighting Controller

FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire
FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire
FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire
FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire
FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire
FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire
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FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire
FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire	FXLuminaire

WALL LEGEND

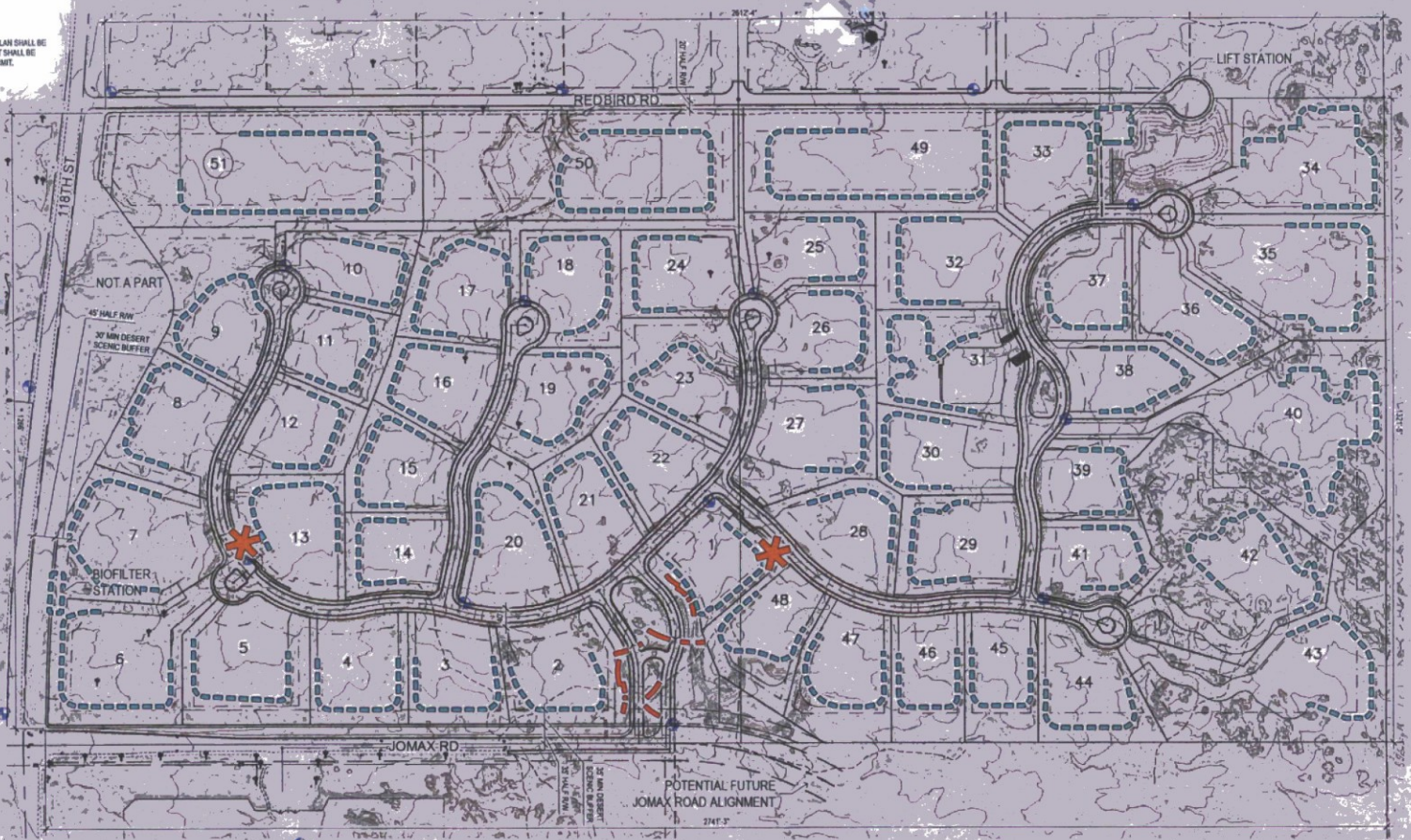
SYMBOL DESCRIPTION

 RESIDENTIAL WALL / LIFT STATION / BIOFILTER

 ACCENT ENTRY WALL

 MAILBOX KIOSK

WALL LOCATION FOR EACH LOT AS REPRESENTED ON THIS SITE PLAN SHALL BE CONSIDERED CONCEPTUAL. FINAL WALL LOCATION FOR EACH LOT SHALL BE DETERMINED AT THE TIME A LOT PLAN IS FILED FOR BUILDING PERMIT.





ELEVATION 1



ELEVATION 2

KEYNOTES

- A** BATTERED CMU WALL WITH STONE VENEER
- B** BOARD FORM CONCRETE BASE FOR VIEW FENCE
- C** VEHICULAR GATES. POWDERCOAT COLOR
- D** PEDESTRIAN GATE. POWDERCOAT COLOR
- E** STEEL VIEW FENCE. POWDERCOAT FINISH



STONE VENEER



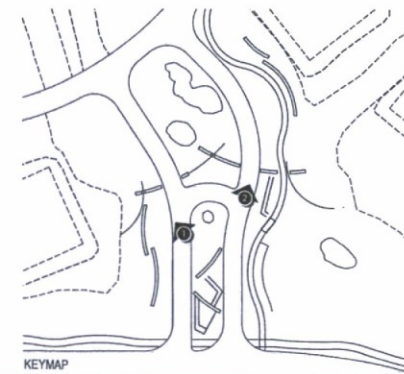
STEEL VIEW FENCE



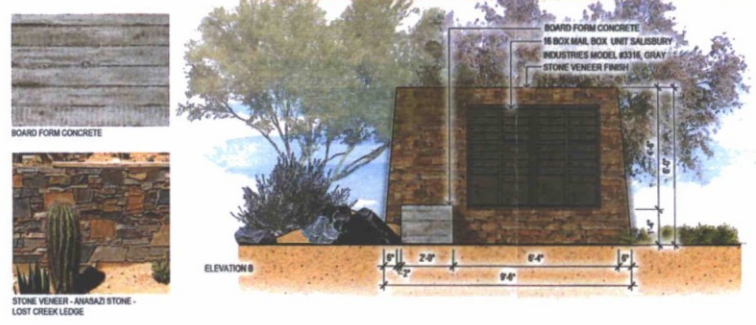
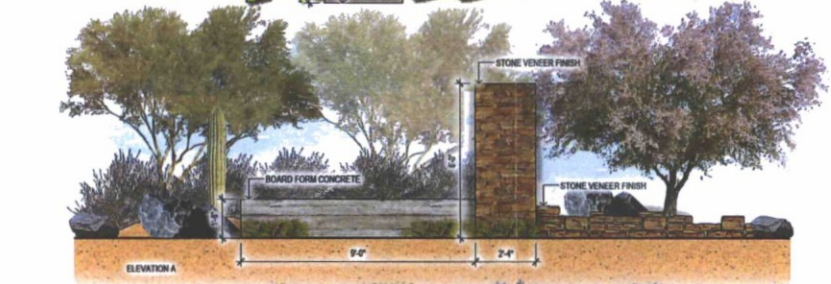
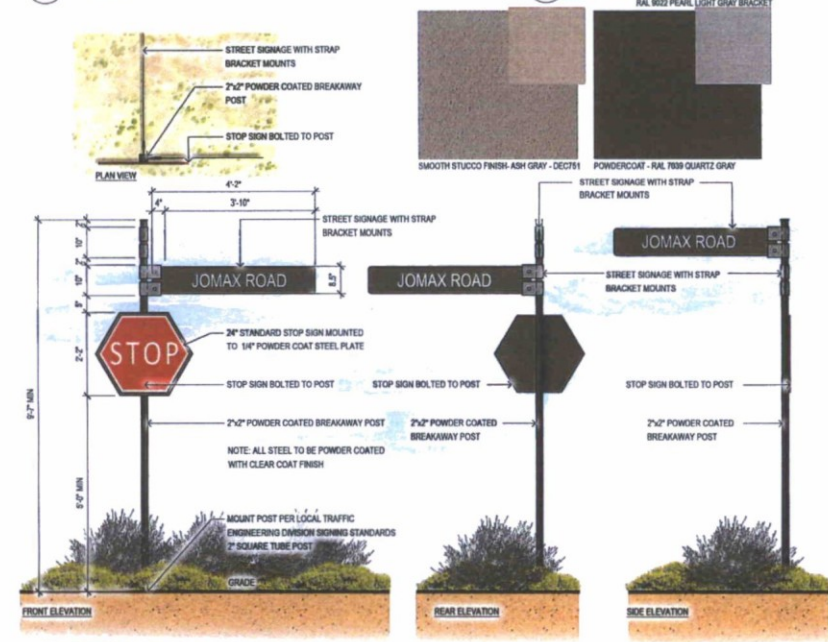
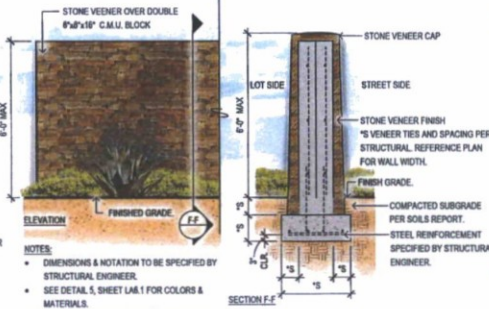
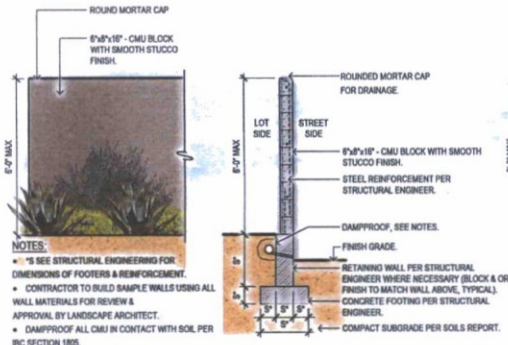
POWDERCOAT COLOR:
RAL 7039 QUARTZ GREY



BOARD FORM CONCRETE



KEYMAP



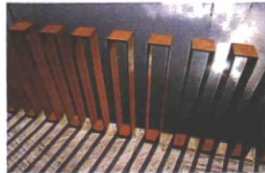
4 MAILBOX
SCALE: 1/2"=1'-0"



POWDER COATED STEEL - RAL 7039 QUARTZ GREY



STONE VENEER



STEEL VIEW FENCE



HANDSEEDED CONCRETE ACCENT PAVING



SPLIT FACE ACCENT PAVING



PLANT MATERIALS LEGEND

Plant Name	Size
Trees	
<i>Olneya tesota</i>	Salvage
<i>Desert Ironwood</i>	8' 24" box
<i>Parkinsonia florida</i>	24" box
<i>Blue Palo Verde</i>	
<i>Parkinsonia microphylla</i>	Salvage
<i>Foothills Palo Verde</i>	8' 24" box
<i>Prosopis velutina</i>	Salvage
<i>Velvet Mesquite</i>	8' 24" box
<i>Chilopsis linearis</i>	24" box
<i>Desert Willow</i>	

KEYNOTES

- A BATTERED CMU WALL WITH STONE VENEER
- B BOARD FORM CONCRETE BASE FOR VIEW FENCE
- C VEHICULAR GATES. POWDERCOAT COLOR
- D PEDESTRIAN GATE. POWDERCOAT COLOR
- E STEEL VIEW FENCE. POWDERCOAT FINISH
- F RESIDENTIAL MASONRY WALL STUCCO FINISH
- G HANDSEEDED CONCRETE ACCENT PAVING
- H SPLIT FACE ACCENT PAVING

BOULDER LEGEND

- 1 BOULDER OUTCROPPING SEE IMAGE EXHIBIT
- 2 BOULDER OUTCROPPING SEE IMAGE EXHIBIT
- 3 BOULDER OUTCROPPING SEE IMAGE EXHIBIT
- 4 BOULDER OUTCROPPING SEE IMAGE EXHIBIT

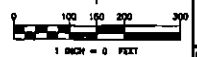


ENVELOPE DATA TABLE

Parcel	Lot Area	Envelope	Prpg. #4203
1	0.28	84,180.24	8971.84
2	1.28	47,688.97	18,951.97
3	0.96	44,028.67	24,642.67
4	1.00	44,028.64	21,134.64
5	1.40	63,920.88	25,982.25
6	1.76	78,852.88	48,881.88
7	1.04	72,018.41	30,511.41
8	1.21	50,234.71	14,820.24
9	1.45	60,791.37	27,978.37
10	0.58	34,659.86	24,488.87
11	0.87	37,727.81	27,981.19
12	0.92	40,008.44	25,648.11
13	1.17	51,888.36	19,248.13
14	0.77	37,727.81	27,981.19
15	0.91	39,924.51	27,981.19
16	0.97	39,924.51	27,981.19
17	1.09	46,409.97	30,511.41
18	1.08	46,409.97	30,511.41
19	1.06	46,409.97	30,511.41
20	1.38	57,818.26	18,458.17
21	0.89	43,074.08	24,488.87
22	0.51	47,688.97	27,981.19
23	1.34	50,714.32	24,488.87
24	0.58	42,872.77	20,471.79
25	0.91	40,008.44	27,981.19
26	0.94	41,118.14	27,981.19
27	1.17	50,234.71	17,981.17
28	1.01	47,688.97	18,458.17
29	1.11	47,688.97	18,458.17
30	1.00	44,028.64	27,981.19
31	1.40	63,920.88	40,881.41
32	1.79	78,852.88	48,881.41
33	1.07	47,688.97	27,981.19
34	1.08	46,409.97	30,511.41
35	2.04	85,718.94	41,118.14
36	1.34	49,684.41	24,488.87
37	1.47	49,684.41	24,488.87
38	0.94	40,008.44	27,981.19
39	0.74	35,409.47	27,981.19
40	1.12	47,688.97	27,981.19
41	0.88	37,649.07	27,981.19
42	0.03	1,307.15	4,821.15
43	3.25	130,234.58	48,881.41
44	1.07	47,688.97	27,981.19
45	0.81	39,924.51	27,981.19
46	0.05	1,307.15	4,821.15
47	1.05	47,688.97	27,981.19
48	1.01	47,688.97	27,981.19
49	1.00	44,028.64	27,981.19
50	1.35	50,714.32	24,488.87
51	1.40	63,920.88	48,881.41
TRACT A Road	4.28	170,234.58	48,881.41
TRACT B Retention	0.85	38,874.17	38,874.17
TRACT C Open Space	0.11	4,821.15	4,821.15
TRACT D Open Space	0.26	10,628.62	10,628.62
TRACT E Open Space	0.75	30,511.41	30,511.41
TRACT F Open Space	0.11	4,821.15	4,821.15
TRACT G Open Space	0.05	2,410.57	2,410.57
TRACT H Open Space	0.05	2,410.57	2,410.57
TRACT I Open Space	0.05	2,410.57	2,410.57
TRACT J Open Space	0.05	2,410.57	2,410.57
TRACT K Open Space	0.05	2,410.57	2,410.57
TRACT L Open Space	0.05	2,410.57	2,410.57
TRACT M Open Space	0.05	2,410.57	2,410.57
TRACT N Open Space	0.05	2,410.57	2,410.57
TRACT O Open Space	0.05	2,410.57	2,410.57
TRACT P Open Space	0.05	2,410.57	2,410.57
TRACT Q Open Space	0.05	2,410.57	2,410.57
TRACT R Open Space	0.05	2,410.57	2,410.57
TRACT S Open Space	0.05	2,410.57	2,410.57
TRACT T Open Space	0.05	2,410.57	2,410.57
TRACT U Open Space	0.05	2,410.57	2,410.57
TRACT V Open Space	0.05	2,410.57	2,410.57
TRACT W Open Space	0.05	2,410.57	2,410.57
TRACT X Open Space	0.05	2,410.57	2,410.57
TRACT Y Open Space	0.05	2,410.57	2,410.57
TRACT Z Open Space	0.05	2,410.57	2,410.57
TOTAL	77.58	317,845.44	171,845.77

LEGEND





- BUILDING SETBACK LINE
- BUILDING ENVELOPE



ARGUS CONSULTING
 A CIVIL ENGINEERING COMPANY, P.C.
 10115 E. Bell Road, Suite 107 - 8104
 Scottsdale, Arizona 85267 480-336-1131

118TH & JOMAX
BUILDING ENVELOPE
EXHIBIT
SCOTTSDALE - ARIZONA

Date: 05/20/77 Job #: Sheet: 1 of 1

			
*Boulder Easement	**Boulder Feature Construction Setback	Toll Construction Envelope	Approximate Boulder Height Label

NOTE:
 * EASEMENT OFFSET 3'-5" FROM EDGE OF BOULDER
 ** CONSTRUCTION SETBACK 20' FROM EDGE OF BOULDER

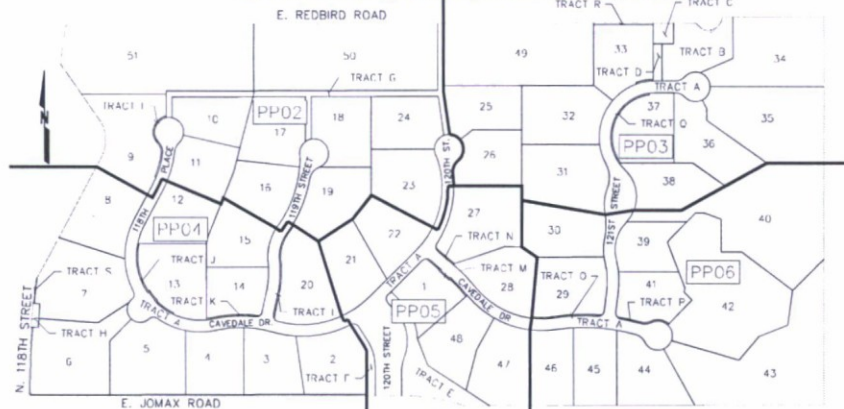


LEGEND & ABBREVIATIONS

- EXISTING BRASS CAP, AS NOTED
- SECTION LINE
- PARCEL BOUNDARY
- LOT/TRACT LINE
- WTR WATER LINE
- SNR SEWER LINE
- SFM SEWER FORCE MAIN LINE
- CENTER LINE
- EASEMENT LINE
- BOULDER EASEMENT LINE
- N.A. O.S. LINE
- LOT SETBACK LINE
- DESERT SCENIC BUFFER LINE
- ADJACENT PARCEL LINE
- EX. RIGHT-OF-WAY LINE
- EX. SEWER LINE (SIZE AS NOTED)
- EX. WATER LINE (SIZE AS NOTED)
- EX. WATER VALVE
- EX. WATER METER
- EX. SEWER MANHOLE
- EX. STREET LIGHT
- EX. ELECTRIC BOX
- EX. CABLE TV PEDESTAL
- EX. SIGN
- FIRE HYDRANT
- CATCH BASIN
- DRAINAGE FLOW PATH
- LINE TABLE NUMBER
- CURVE TABLE NUMBER
- RIGHT-OF-WAY
- MARIICOPA COUNTY RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.B.E. SCENIC BUFFER EASEMENT
- N.A.O.S. NATURAL AREA OPEN SPACE
- ESM.T. EASEMENT
- DRAINAGE PIPE

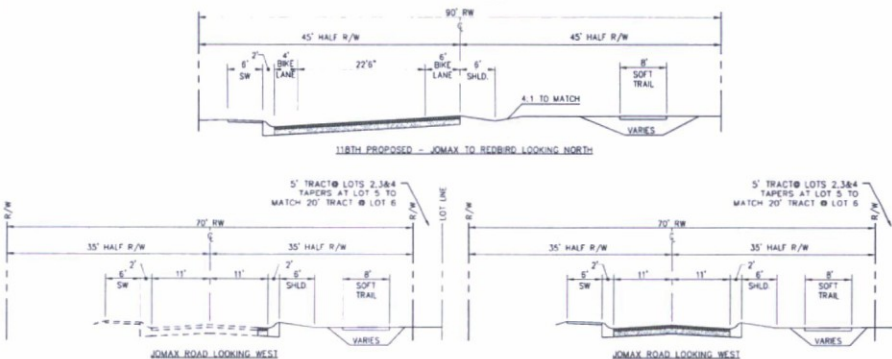
**PRELIMINARY PLAT
FOR
118th & JOMAX**

PARCEL 12 & 13 OF PARCEL MAP "THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT TWO PER BOOK 194, PAGE 26 PER MARICOPA COUNTY RECORDS, ALSO BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 34 AND THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



KEY MAP
NTS

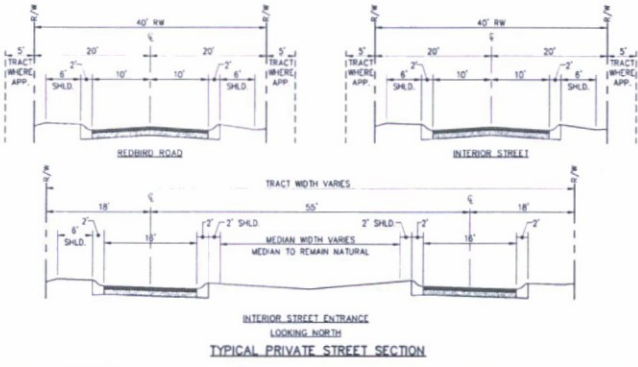
TRACT	AREA (SQ.FT.)	AREA (ACRES)	USE
TRACT A	265,024	6.08	PRIVATE STREETS & UTILITIES
TRACT B	36,834	0.85	DETENTION & UTILITIES
TRACT C	4,900	0.11	LEFT STATION
TRACT D	4,061	0.09	OPEN SPACE & UTILITIES
TRACT E	34,029	0.78	OPEN SPACE
TRACT F	13,583	0.31	OPEN SPACE
TRACT G	30,832	0.70	OPEN SPACE & UTILITIES
TRACT H	2,057	0.05	SEWER
TRACT I	1,178	0.03	OPEN SPACE
TRACT J	1,479	0.03	OPEN SPACE
TRACT K	892	0.02	OPEN SPACE
TRACT L	1,645	0.04	OPEN SPACE
TRACT M	965	0.02	OPEN SPACE
TRACT N	393	0.01	OPEN SPACE
TRACT O	1,194	0.03	OPEN SPACE
TRACT P	908	0.02	OPEN SPACE
TRACT Q	1,584	0.04	OPEN SPACE
TRACT R	1,029	0.02	OPEN SPACE
TRACT S	402	0.01	OPEN SPACE



LOT	AREA (SQ.FT.)	AREA (ACRES)
1	34,131	0.78
2	47,689	1.09
3	41,609	0.96
4	44,356	1.02
5	82,403	1.43
6	73,988	1.70
7	73,183	1.68
8	52,524	1.21
9	83,092	1.45
10	36,609	0.84
11	37,758	0.87
12	40,098	0.92
13	51,095	1.17
14	33,730	0.77
15	39,820	0.91
16	38,804	0.91
17	48,430	1.07

LOT	AREA (SQ.FT.)	AREA (ACRES)
18	44,909	1.03
19	45,981	1.06
20	52,185	1.20
21	42,975	0.99
22	40,245	0.92
23	50,738	1.16
24	42,833	0.98
25	40,890	0.93
26	41,159	0.94
27	59,834	1.37
28	44,145	1.01
29	49,413	1.13
30	47,233	1.08
31	81,871	1.42
32	55,980	1.29
33	44,323	1.02
34	80,564	1.85

LOT	AREA (SQ.FT.)	AREA (ACRES)
35	89,273	2.05
36	49,846	1.14
37	44,840	1.02
38	40,783	0.94
39	33,270	0.78
40	134,888	3.10
41	37,460	0.86
42	130,735	3.00
43	130,828	3.00
44	46,851	1.07
45	39,796	0.91
46	39,130	0.90
47	51,245	1.18
48	44,700	1.03
49	108,743	2.50
50	142,927	3.28
51	148,250	3.40



TYPICAL PRIVATE STREET SECTION
LOOKING NORTH

ENGINEER
ARGUS CONSULTING, P.C.
10115 E. BELL ROAD
SUITE 107 - #104
SCOTTSDALE, ARIZONA 85260
480-596-1131
CONTACT: JORGE GARRE, P.E., M.ASCE

DEVELOPER
TOLLS BROTHERS
14350 N. 87TH ST.
SUITE 310
SCOTTSDALE, AZ 85260

SHEET INDEX
PP01 COVER SHEET, NOTES, AREA TABLES, & LEGEND
PP02-PP06 PRELIMINARY PLAT

BASIS OF BEARING
THE SOUTH LINE OF "THE SOUTHWEST QUARTER OF SECTION 35 TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 194 OF MAPS, PAGE 26;

BENCHMARK
BRASS CAP IN HANDHOLE 4' NORTH OF PAVEMENT BEING 0.40' DOWN AT THE INTERSECTION OF JOMAX ROAD AND 112TH ST. ELEVATION = 2641.08 PER THE CITY OF SCOTTSDALE DATUM (NAVD 88)

LEGAL DESCRIPTION
PARCEL 12 PER TITLE COMMITMENT (39003392-039-PG):
PARCEL 12, OF GOLDIE BROWN PINNACLE PEAK RANCH UNIT TWO, ACCORDING TO BOOK 194 OF MAPS, PAGE 26, RECORD MARICOPA COUNTY, ARIZONA,
EXCEPT ALL MINERALS AS RESERVED UNTO THE UNITED STATES OF AMERICA IN THE PATENT TO SAID LAND.
APH: 216-79-005

PARCEL 13 PER TITLE COMMITMENT (39003393-039-PG):
PARCEL 13, OF GOLDIE BROWN PINNACLE PEAK RANCH UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 194 OF MAPS, PAGE 26;
EXCEPT ALL THE MINERAL AND EXCEPT ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE AS PER THE UNITED STATES OF AMERICA IN THE PATENT TO SAID LAND.
APH: 216-78-002

FLOOD ZONE
SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" AND ZONE "D", ON FLOOD INSURANCE RATE MAP, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NUMBER 045012, IN MARICOPA COUNTY, ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ZONE "X"
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1' DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "D"
AREA IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE.

NOTES

1. THE EXISTING ZONING OF PROJECT IS R1-43(ESL), R1-70(ESL), R1-130(ESL) AND R1-190(ESL).
2. TOTAL GROSS AREA OF THE DEVELOPMENT IS 3,379,195 SQUARE FEET OR 77.58 ACRES.
3. THE PROPOSED DEVELOPMENT CONSISTS OF 51 INDIVIDUAL LOTS.
4. THE MINIMUM LOT SIZE IS 33,270 SQUARE FEET OR 0.78 ACRES. THE AVERAGE LOT SIZE IS 58,360 SQUARE FEET OR 1.33 ACRES.
5. A PROPERTY OWNERS ASSOCIATION WILL BE FORMED AND AS OWNERS OF TRACTS IS RESPONSIBLE FOR THE OPERATION, AND LIABILITY OF THE TRACTS INCLUDING MAINTENANCE OF ALL APPURTENANCES I.E. STREETLIGHTS, SIGNS, LANDSCAPE, (LEFT STATION) AND TRACT "M" (90' FILTER) WILL BE DECEDED TO THE CITY OF SCOTTSDALE.
6. INTERIOR STREETS ARE PRIVATE AND WILL BE CONSTRUCTED WITHIN TRACT "A".
7. WATER AND SEWER DESIGN WILL COMPLY WITH APPROVED MASTER PLANS.
8. DRAINAGE EASEMENTS WILL BE DEDICATED OVER STORMWATER STORAGE AND CONVEYANCE FACILITIES AS REQUIRED BY THE CITY OF SCOTTSDALE RETAINS THE RIGHT TO ACCESS DRAINAGE EASEMENTS FOR INSPECTION AND MAINTENANCE.
9. MAINTENANCE OF DRAINAGE EASEMENTS AND TRACTS WILL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION.
10. SEE MASTER DRAINAGE PLAN FOR FLOWS.
11. SITE WALLS ON LOTS 35,000 SQUARE FEET AND LARGER REQUIRES A SETBACK OF AT LEAST 15 FEET FROM THE REAR PROPERTY LINES.

FIRE NOTES

1. UNOBSTRUCTED VERTICAL CLEARANCE SHALL BE A MINIMUM 13'6".
2. KEY SWITCH/PRE-EMPTION SENSOR, REQUIRED FOR COMMERCIAL, MULTIFAMILY/GATED COMMUNITIES.
3. FIRE LANE SURFACE WILL SUPPORT 83,000 LB. GVW TO INCLUDE ANY BRIDGE/CULVERT CROSSING.



VICINITY MAP
NTS

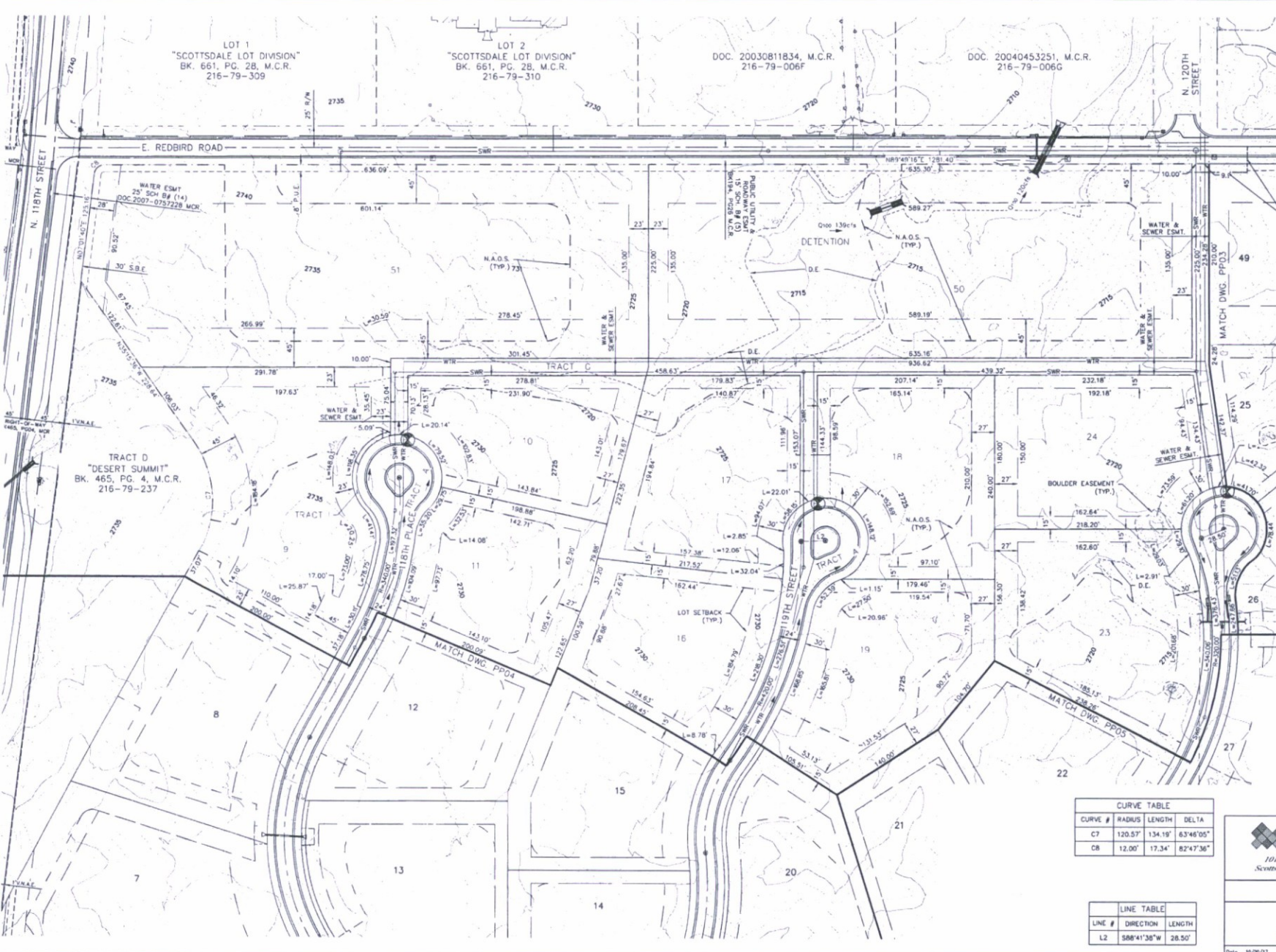
AREA SUMMARY

LOT AREA=	2,976,338.94 (S.F.)	68.33 (AC.)
TRACT AREA=	402,856.54 (S.F.)	9.25 (AC.)
GROSS AREA=	3,379,195.48 (S.F.)	77.58 (AC.)

ARGUS CONSULTING, P.C.
A CIVIL ENGINEERING FIRM
10115 E. Bell Road, Suite 107
Scottsdale, Arizona 85260

**PRELIMINARY PLAT
118th & JOMAX
SCOTTSDALE - ARIZONA**

Date: 10/26/17 Job No.:



CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C7	120.57'	134.19'	63°46'05"
C8	12.00'	17.34'	82°47'36"

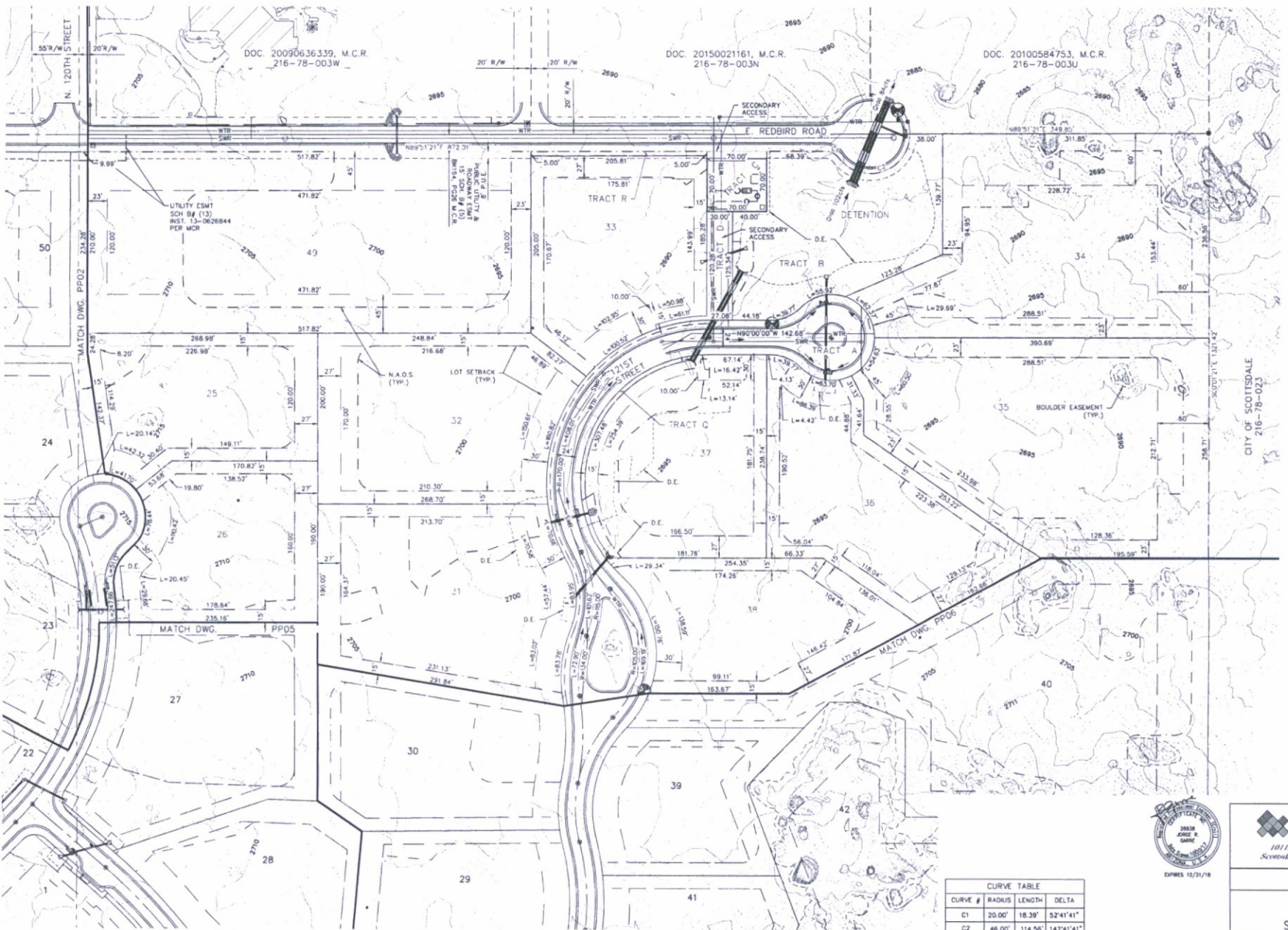
LINE TABLE		
LINE #	DIRECTION	LENGTH
L2	S88°41'38"W	28.50'

ARGUS CONSL
 A CIVIL ENGINEERING
 10115 E. Bell Road, Suite 1
 Scottsdale, Arizona 85260 4

PRELIMINARY PL
 118TH & JOMA
 SCOTTSDALE - ARIZ

Date: 10/26/17 Job No.:

10-PP-2017
10/25/17



DOC. 20090636339, M.C.R. 216-78-003W

DOC. 20150021161, M.C.R. 216-78-003N

DOC. 20100584753, M.C.R. 216-78-003U

CITY OF SCOTTSDALE 216-78-003



ARGUS CONSULTANTS
A CIVIL ENGINEERING FIRM
10115 E. Bell Road, Suite 100
Scottsdale, Arizona 85260

PRELIMINARY PL
118TH & JOMA
SCOTTSDALE - ARI

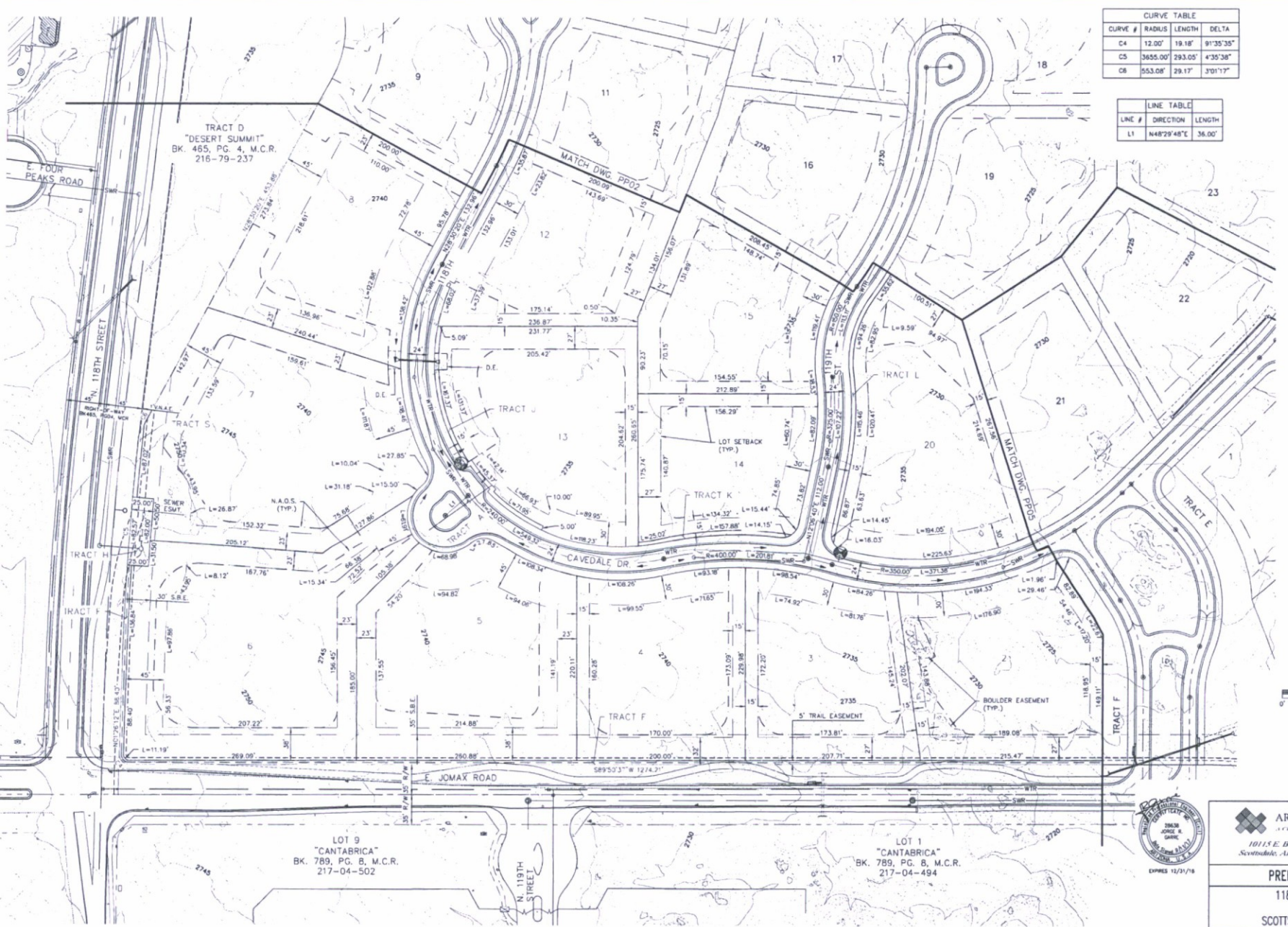
CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	20.00'	18.39'	52°41'41"
C2	46.00'	114.56'	142°41'41"

Date 10/20/17 Job No.

10-PP-2017
10/25/17

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C4	12.00'	19.18'	91°35'35"
C5	3655.00'	293.00'	4°35'38"
C6	553.08'	29.17'	3°01'17"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N48°29'48"E	36.00'

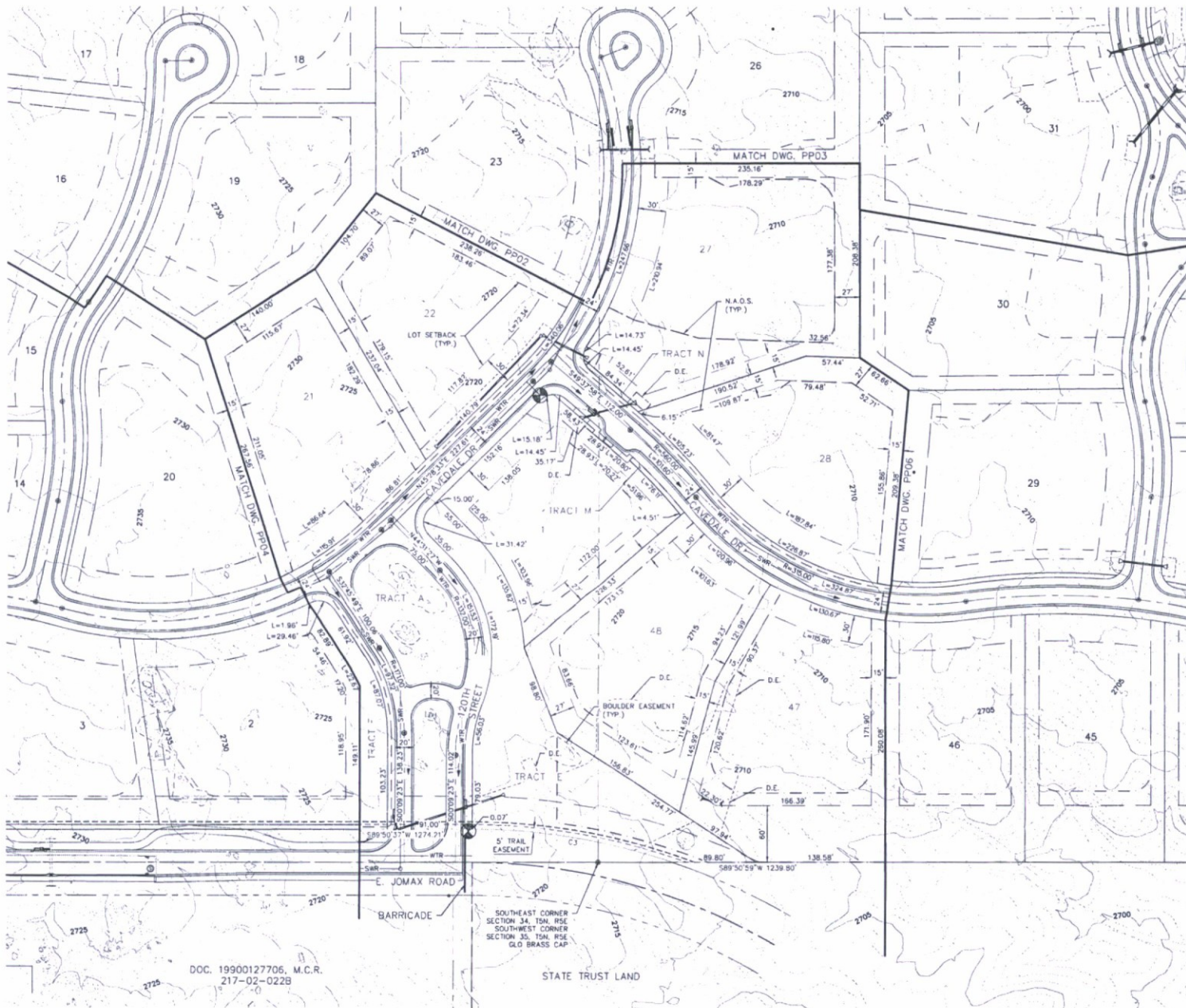


ARGUS CONSTRUCTION
 CIVIL ENGINEERING
 10115 E. Bell Road, Suite 1
 Scottsdale, Arizona 85260

PRELIMINARY PL
 118TH & JOMAX
 SCOTTSDALE - ARIZ

Date 9/11/17 Job No.

10-PP-2017
10/25/17



DOC. 19900127705, M.C.R.
217-02-022B

STATE TRUST LAND

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C3	685.00'	216.65'	18°17'18"



EXPIRES 12/31/18

ARGUS CONSULTANTS
A CIVIL ENGINEERING FIRM
10115 E. Bell Road, Suite 1
Scottsdale, Arizona 85260

PRELIMINARY PL
118TH & JOMAX

SCOTTSDALE - ARIZ

Date 10/26/17 Job No.

10-PP-2017
10/25/17



SOUTH QUARTER CORNER
SECTION 35, T8N, R5E
G.L.O BRASS CAP



ARGUS CONSULTANTS
A CIVIL ENGINEERING FIRM
10115 E. Bell Road, Suite 16
Scottsdale, Arizona 85260-4141

PRELIMINARY PLAN
118TH & JOMAX
SCOTTSDALE - ARIZONA

Date 10/26/17 Job No.

10-PP-2017
10/25/17

118th and Jomax – Development Standards

The following property development standards shall apply to all land and buildings in the **R1-43 District**:

A. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~forty three thousand (43,000)~~ THIRTY TWO THOUSAND TWO HUNDRED AND FIFTY (32,250) square feet.

2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimensions.

Width. All lots shall have a minimum lot width of ~~one hundred fifty (150)~~ ONE HUNDRED AND THIRTEEN (113) feet.

C. Density. There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. Building height. No building shall exceed ~~thirty (30)~~ TWENTY FOUR (24) feet in height, except as otherwise provided in article VII.

E. Yards.

1. Front Yard.

a. There shall be a front yard having a depth of not less than ~~forty (40)~~ THIRTY (30) feet.

b. Where lots have a double frontage on two (2) streets, the required front yard of forty (40) feet shall be provided on both streets.

c. On a corner lot, the required front yard of forty (40) feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard of not less than ~~twenty (20)~~ FIFTEEN (15) feet on each side of a building.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty five (35)~~ TWENTY SEVEN (27) feet.

The following property development standards shall apply to all land and buildings in the **R1-70 District**:

A. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~seventy thousand (70,000)~~ FIFTY TWO THOUSAND FIVE HUNDRED (52,500) square feet.

2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

3. Specialized Residential Health Care Facility: the minimum lot area shall be five (5) gross acres.

B. Lot dimensions.

Width. All lots shall have a minimum width of ~~two hundred fifty (250)~~ ONE HUNDRED AND EIGHTY EIGHT (188) feet.

C. Density. There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. Building height. No building shall exceed ~~thirty (30)~~ TWENTY FOUR (24) feet in height, except as otherwise provided in article VII.

E. Yards.

1. Front Yard.

a. There shall be a front yard having a depth of not less than ~~sixty (60)~~ FORTY FIVE (45) feet.

b. Where lots have a double frontage on two (2) streets, the required front yard of sixty (60) feet shall be provided on both streets.

c. On a corner lot, the required front yard of sixty (60) feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard of not less than ~~thirty (30)~~ TWENTY TREE (23) feet on each side of a building.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~sixty (60)~~ FORTY FIVE (45) feet.

The following property development standards shall apply to all land and buildings in the **R1-130 District**:

A. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~one hundred thirty thousand (130,000)~~ NINETY SEVEN THOUSAND FIVE HUNDRED (97,500) square feet.

2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimensions.

Width. All lots shall have a minimum width of ~~two hundred (200)~~ ONE HUNDRED AND FIFTY (150) feet.

C. Density. There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. Building height. No building shall exceed ~~thirty (30)~~ TWENTY FOUR (24) feet in height, except as otherwise provided in article VII.

E. Yards.

1. Front Yard.

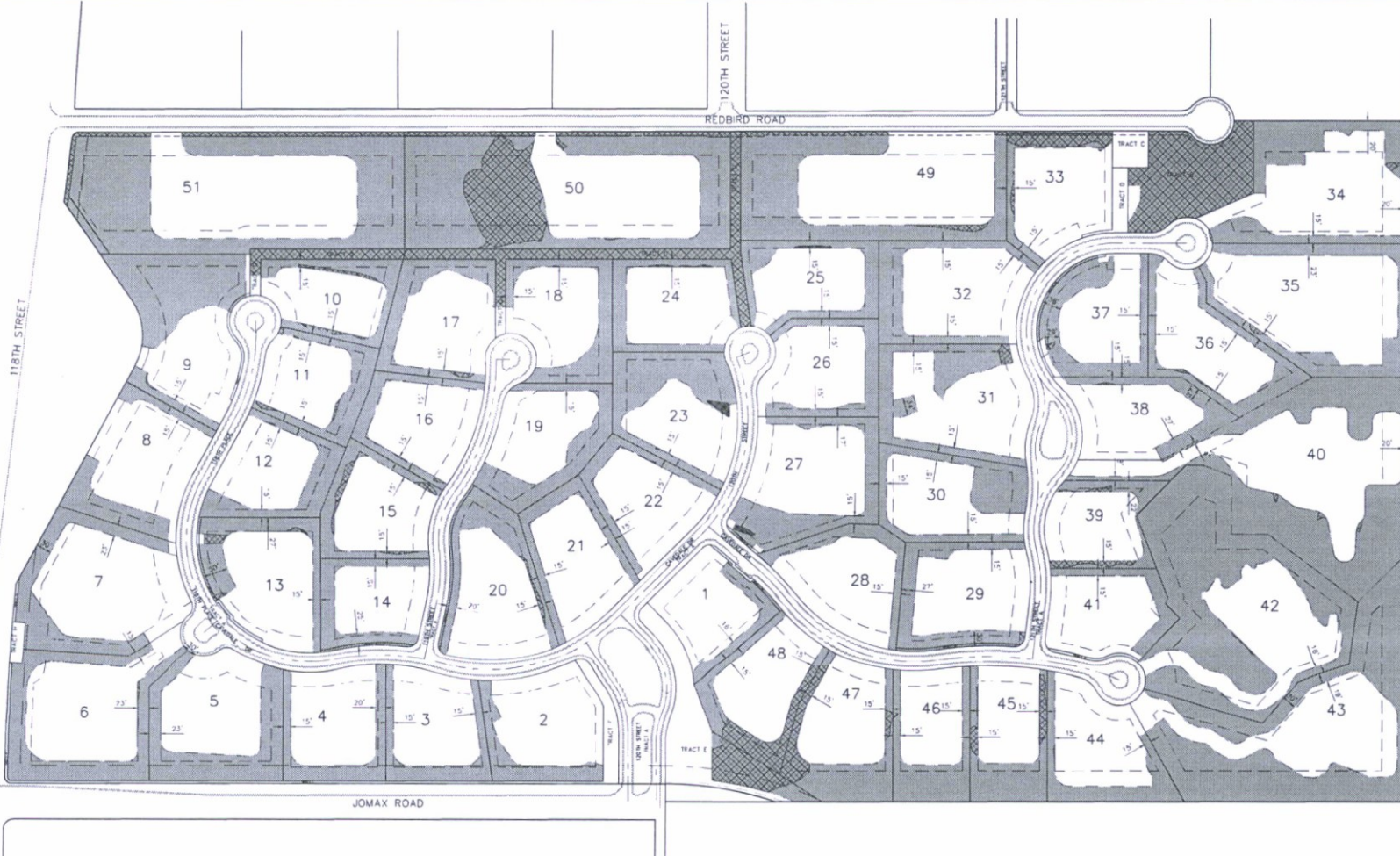
a. There shall be a front yard having a depth of not less than ~~sixty (60)~~ FORTY FIVE (45) feet.

b. Where lots have a double frontage on two (2) streets, the required front yard of sixty (60) feet shall be provided on both streets.

c. On a corner lot, the required front yard of sixty (60) feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard of not less than ~~thirty (30)~~ TWENTY THREE (23) feet on each side of a building.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~sixty (60)~~ FORTY FIVE (45) feet.

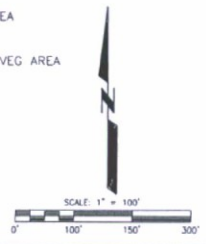


NAOS DATA TABLE

Parcel	Lot Ac.	Lot Area	Emendation	Prop
1	0.76	34193.70	27199.30	1
2	1.09	41688.92	28000.32	1
3	0.96	41809.42	29402.82	1
4	1.02	44393.54	31136.03	1
5	1.43	62423.88	33563.25	1
6	1.20	71981.87	46691.20	1
7	1.68	73183.41	50461.67	1
8	1.21	52234.21	35300.64	1
9	1.45	63391.80	27908.80	1
10	0.84	36028.86	23884.04	1
11	0.87	37171.64	23962.15	1
12	0.92	40098.44	25446.33	1
13	1.17	51095.36	35328.15	1
14	0.73	33229.52	22290.91	1
15	0.91	39820.15	27468.87	1
16	0.91	39804.40	30367.99	1
17	1.07	46429.97	31008.77	1
18	1.08	44008.13	28187.13	1
19	1.06	45960.51	27311.12	1
20	1.20	52185.29	34548.27	1
21	0.99	42975.09	32187.19	1
22	0.92	40244.93	30799.36	1
23	1.16	50796.32	32037.37	2
24	0.98	42832.72	30147.76	1
25	0.93	40090.25	29320.94	1
26	0.94	41199.45	29889.40	1
27	1.17	50813.50	31627.44	2
28	1.01	44145.34	34125.68	1
29	1.13	49412.78	34215.63	1
30	1.08	47333.29	27725.10	1
31	1.47	61818.80	40487.51	1
32	1.29	55980.11	39119.04	1
33	1.02	44322.59	35264.04	1
34	1.85	80554.35	48874.59	1
35	2.06	89272.98	61192.66	2
36	1.14	49446.46	33366.30	1
37	1.07	44643.30	26100.18	1
38	0.94	40782.69	30014.10	1
39	0.76	33209.82	23738.05	1
40	3.10	131887.97	60942.78	1
41	0.86	37460.07	29512.76	1
42	3.00	130795.37	45251.43	1
43	3.00	130824.09	48572.60	1
44	1.07	44661.29	33371.63	1
45	0.91	39795.27	27224.81	1
46	0.90	39129.94	22433.26	1
47	1.18	51245.10	29998.65	2
48	1.03	44706.47	29284.05	2
49	2.50	108742.65	67643.46	1
50	3.28	142977.41	53284.14	1
51	3.40	148249.79	64782.43	1
Tract A Road	6.08	269204.48		
Tract B Recreation	0.25	30294.27		
Tract C Lift Station	0.11	4900.00		
Tract D Utilities	0.09	4060.50		
Tract E Open Space	0.78	34028.58		
Tract F Open Space	0.03	1167.74		
Tract G Utilities	0.70	30633.23		
Tract H Bio Filter	0.05	205.07		
Tract I Open Space	0.03	1177.96		
Tract J Open Space	0.03	1167.74		
Tract K Open Space	0.07	309.33		
Tract L Open Space	0.04	1644.74		
Tract M Open Space	0.02	865.11		
Tract N Open Space	0.01	393.31		
Tract O Open Space	0.03	1193.73		
Tract P Open Space	0.07	305.54		
Tract Q Open Space	0.04	1554.29		
Tract R Open Space	0.02	1029.03		
Tract S Open Space	0.01	401.61		
TOTAL	77.58	3279195.46		17
Reveg Percentage				

LEGEND

- BUILDING SETBACK LINE
- - - NAOS LINE
- NAOS AREA
- ▨ NAOS REVEG AREA



ARGUS CONS.
A DIV. OF ARGUS INC.
 18115 E. Holly Road, Suite 101
 Scottsdale, Arizona 85260-4

118TH & JOMAX

NAOS EXHIBIT
SCOTTSDALE - ARIZ

Date: 10/18/17 Job No.:

CUT AND FILL EXHIBIT
118TH STREET & JOMAX ROAD
 A PORTION OF THE SOUTH HALF OF SECTIONS 34 & 35, TOWNSHIP 5 RANGE 5 EAST,
 OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

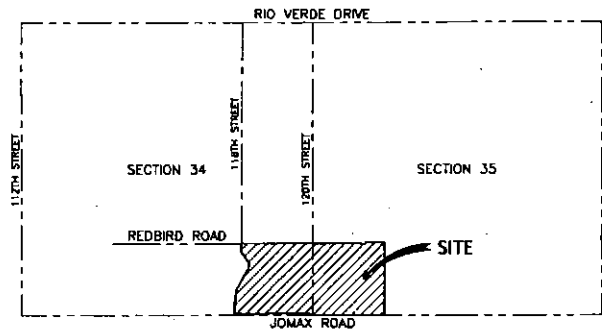
OWNER/DEVELOPER
 TOLL BROTHERS ARIZONA CONSTRUCTION COMPANY
 14350 N. 87TH STREET, SUITE 310
 SCOTTSDALE, ARIZONA 85260

ENGINEER
 ARGUS CONSULTING, P.C.
 10115 E. BELL ROAD, SUITE 107 - #104
 SCOTTSDALE, ARIZONA 85260
 (480) 586-1131

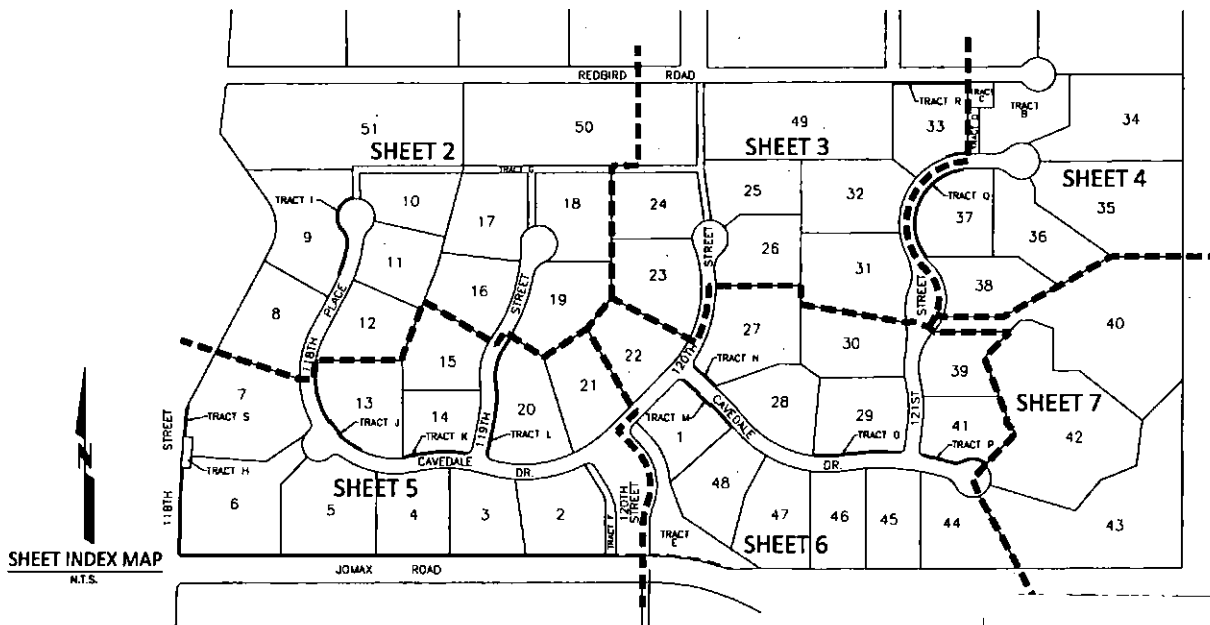
PROJECT INFO

AREA: 78 ACRES
 DR CASE NO.

BENCHMARK
 BRASS CAP IN HOLE 4' NORTH OF PAVEMENT BEING 0.40' DOWN AT
 THE INTERSECTION OF JOMAX ROAD AND 112TH STREET ALGOSHEM
 ELEVATION = 2041.08 FOR THE CITY OF SCOTTSDALE DATUM (NAVD 88)



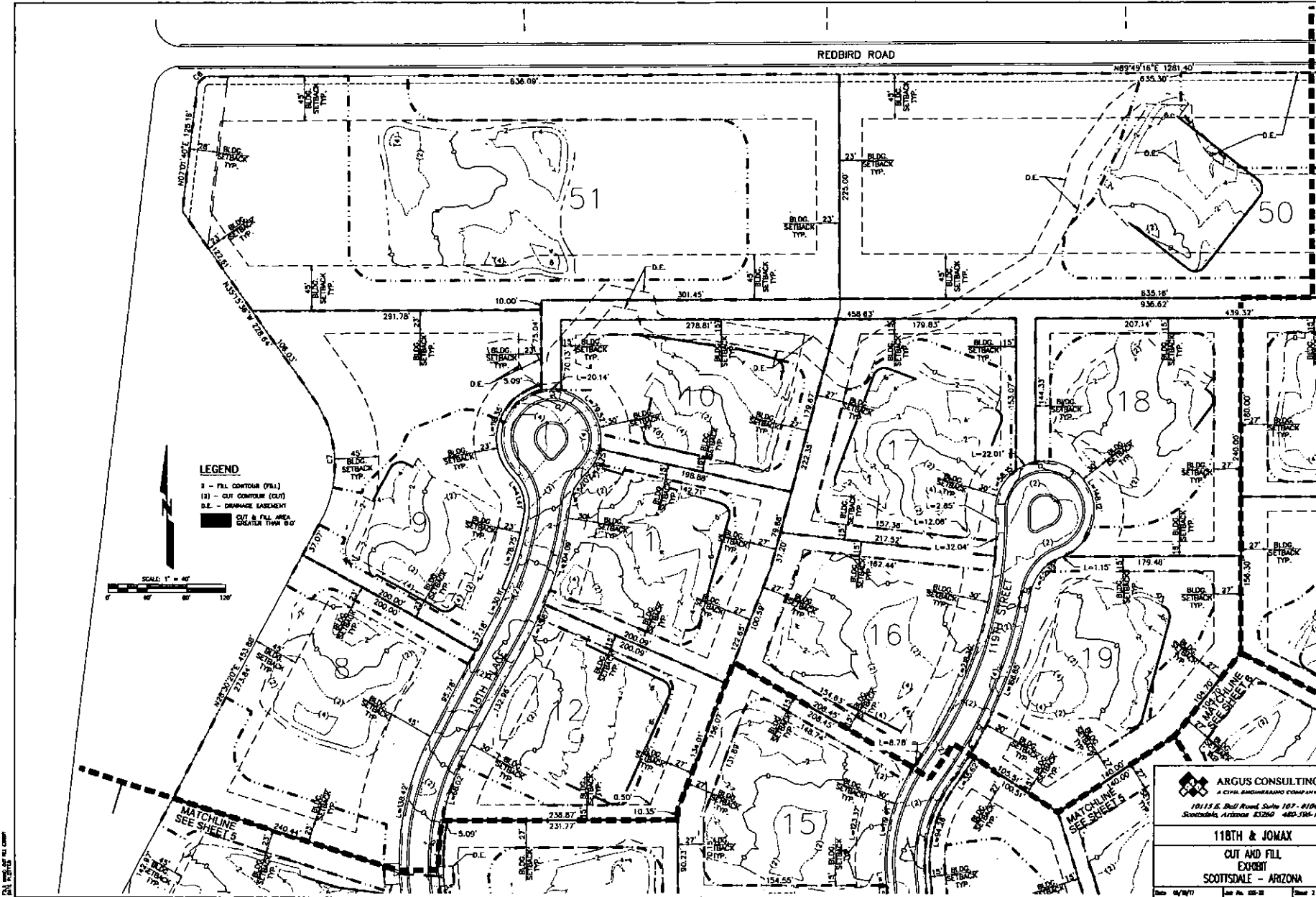
VICINITY MAP
 N.T.S.



SHEET INDEX MAP
 N.T.S.

ATTACHMENT 8

 ARGUS CONSULTING <small>A CIVIL ENGINEERING COMPANY, P.C.</small> 10115 E. Bell Road, Suite 107 - #104 Scottsdale, Arizona 85260 480-586-1131
118TH & JOMAX CUT AND FILL EXHIBIT SCOTTSDALE - ARIZONA
<small>Date: 09/18/17 Job No: 00-01</small>

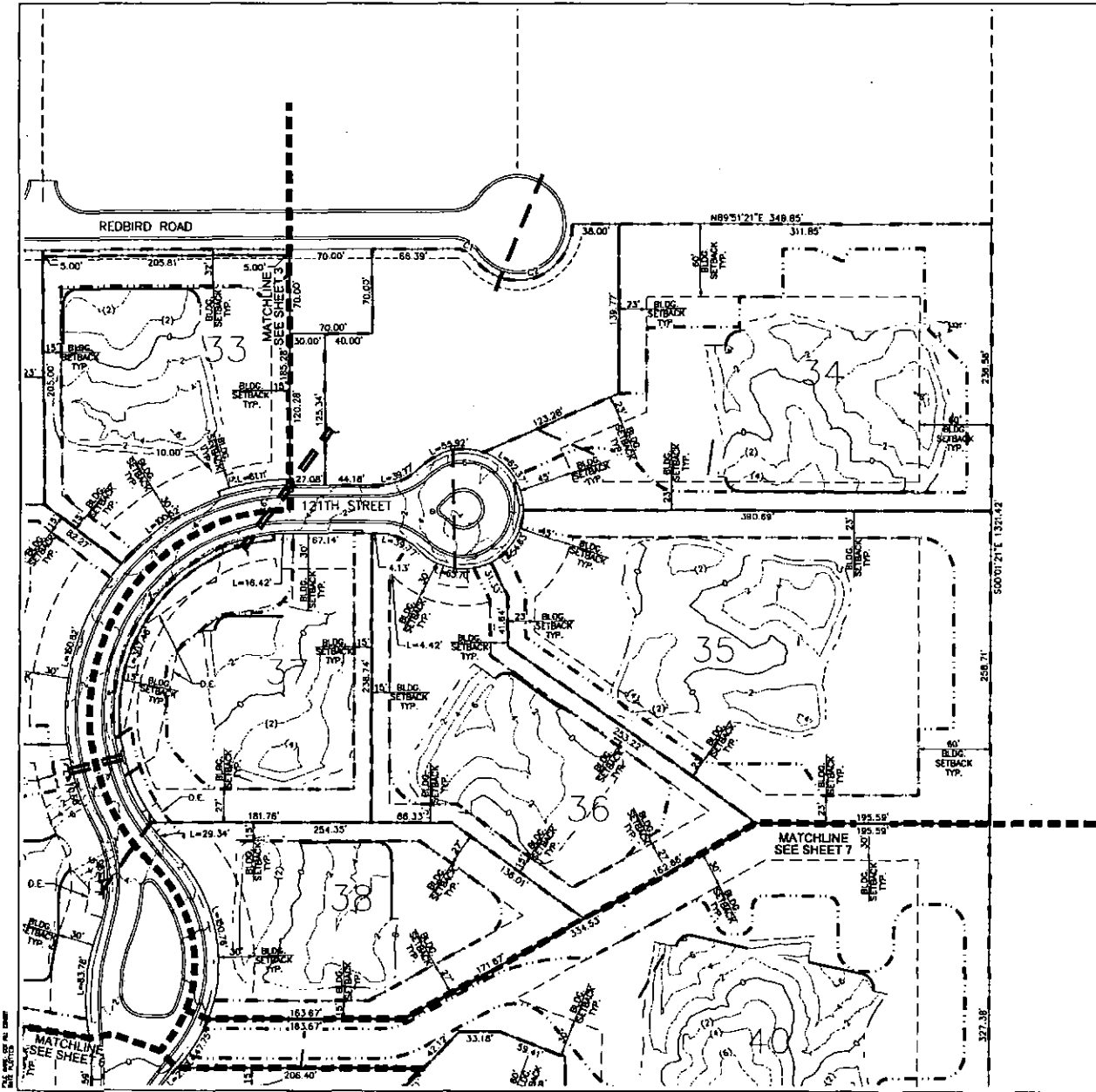


ARGUS CONSULTING
 A CIVIL ENGINEERING COMPANY
 10115 E. Bell Road, Suite 107 - 8106
 Scottsdale, Arizona 85260 480-384-1133

118TH & JOMAX
 CUT AND FILL
 EXPERT
 SCOTTSDALE - ARIZONA

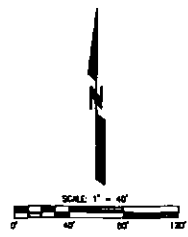
Date: 04/18/17 Job No: 202-21 Sheet: 2


241 118TH & JOMAX

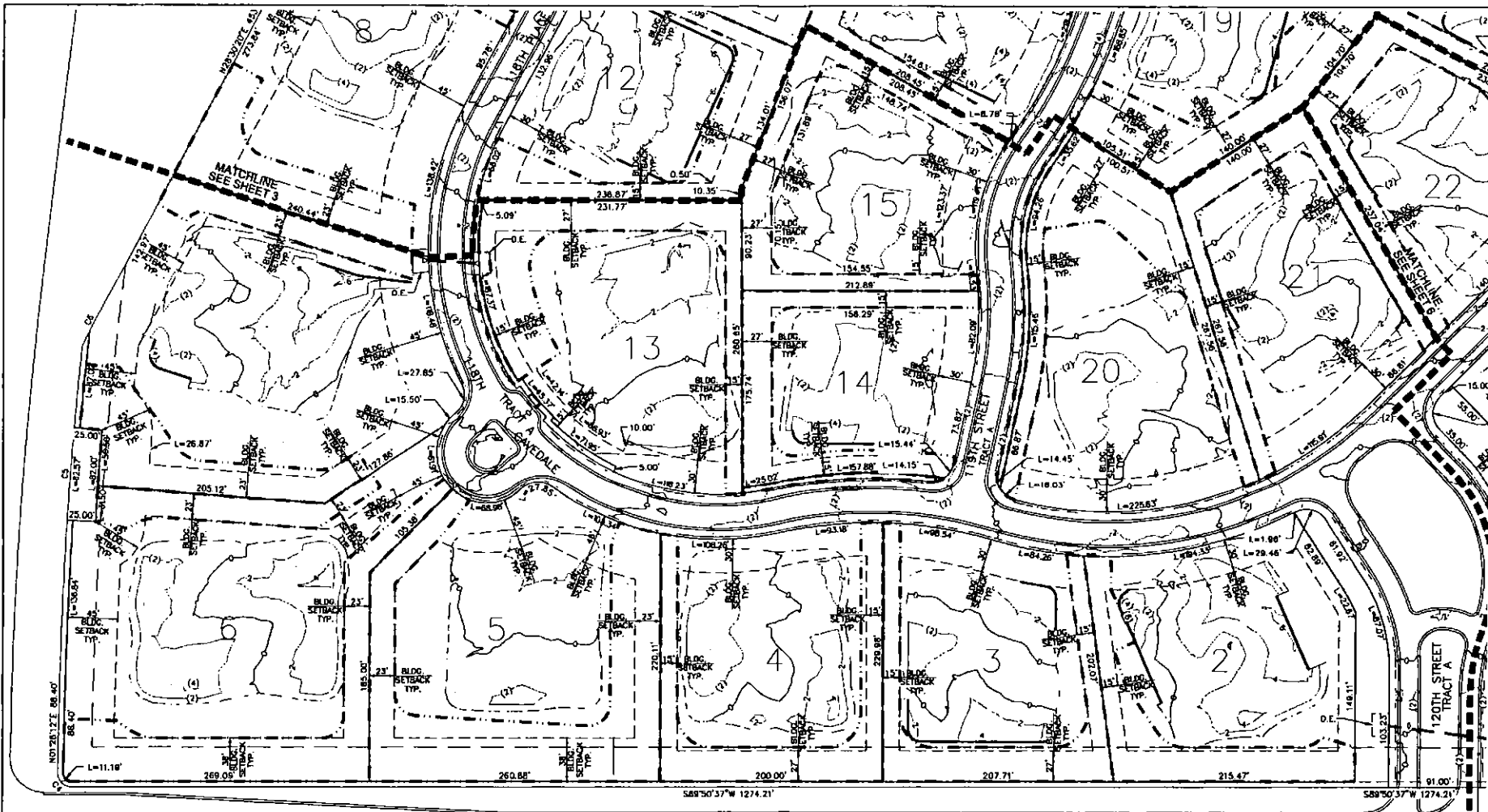


LEGEND

- FILL CONTOUR (FILL)
- (-) CUT CONTOUR (CUT)
- O.E. - DRAINAGE EASEMENT
- CUT & FILL AREA GREATER THAN 1/4"



 ARGUS CONSULTING A CIVIL ENGINEERING CONSULTING F.C.	
10115 E. Bull Road, Suite 107 - 8104 Scottsdale, Arizona 85260 480-556-1131	
118TH & JOMAX CUT AND FILL EXHIBIT SCOTTSDALE - ARIZONA	
Date: 02/07/13	Sheet: 4 of 4



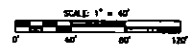
JOMAX ROAD

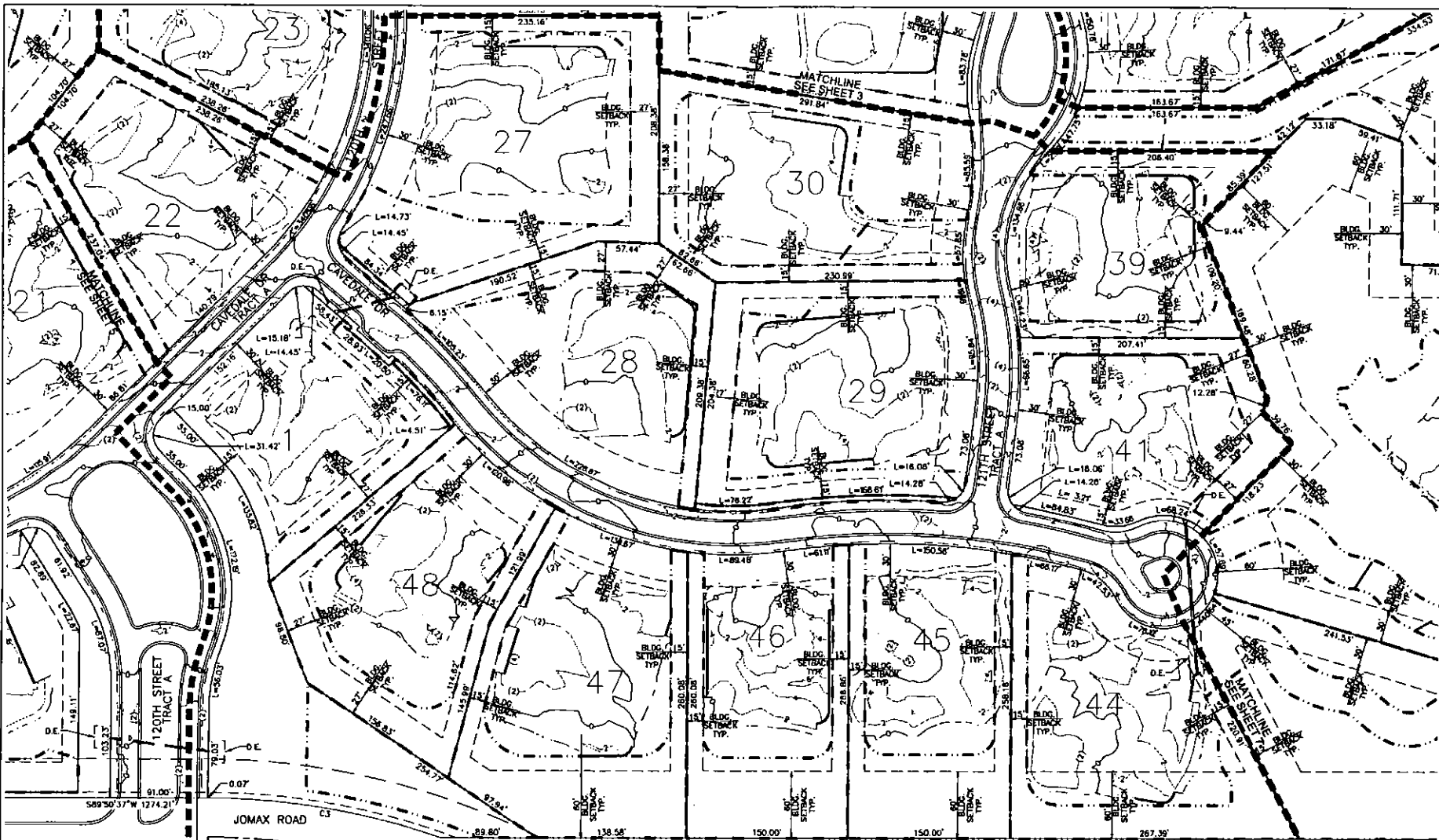
LEGEND

- 2 - FILL CONTOUR (FILL)
- (2) - CUT CONTOUR (CUT)
- D.E. - DRAINAGE EASEMENT
- CUT & FILL AREA GREATER THAN 5.0'

ARGUS CONSULTING
 A CIVIL ENGINEERING COMPANY, P.C.
 10115 E. Bell Road, Suite 107, #104
 Scottsdale, Arizona 85260 480-356-1131

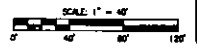
118TH & JOMAX
 CUT AND FILL
 EXHIBIT
 SCOTTSDALE - ARIZONA





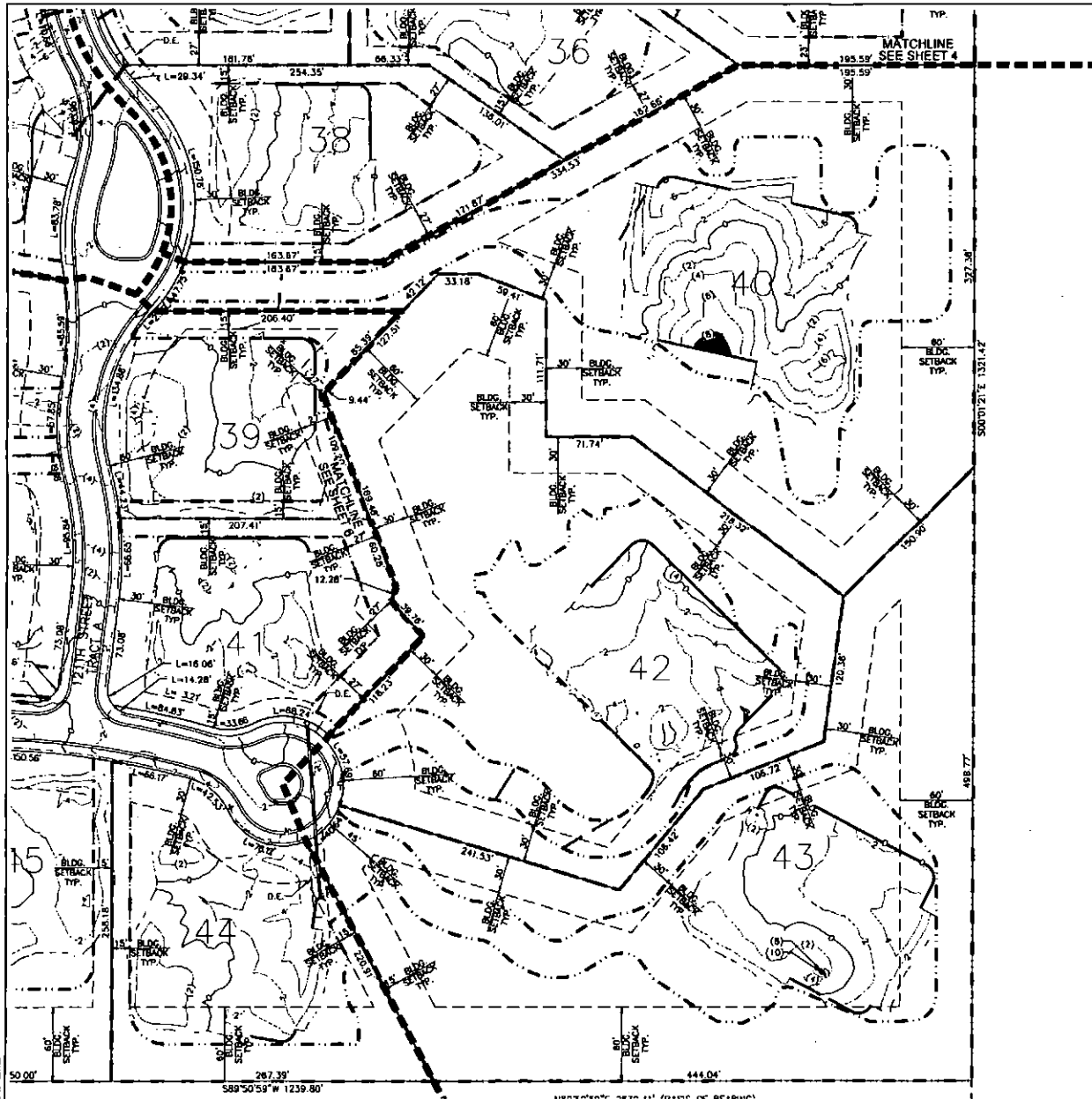
S89°50'59" W 1239.80'
 N89°50'59" E 2636.41' (BASIS OF BEARING)

LEGEND
 2 - FILL CONTOUR (FILL)
 (2) - CUT CONTOUR (CUT)
 D.E. - DRAINAGE EASEMENT
 [Symbol] - CUT & FILL AREA GREATER THAN 50'



ARGUS CONSULTING
 A CIVIL ENGINEERING COMPANY, P.C.
 18115 E. Bell Road, Suite 107 - 8100
 Scottsdale, Arizona 85260 480-596-1131

118TH & JOMAX
 CUT AND FILL
 EXHIBIT
 SCOTTSDALE - ARIZONA



LEGEND

- (1) - FILL CONTOUR (7LL)
- (2) - CUT CONTOUR (CUT)
- D.E. - DRAINAGE EASEMENT
- [Shaded Area] - CUT & FILL AREA GREATER THAN 0.5'

ARGUS CONSULTING
A CIVIL ENGINEERING COMPANY, P.C.

10115 E. Bell Road, Suite 107 - #104
Scottsdale, Arizona 85260 480-576-1111

118TH & JOMAX
CUT AND FILL
EXHIBIT
SCOTTSDALE - ARIZONA

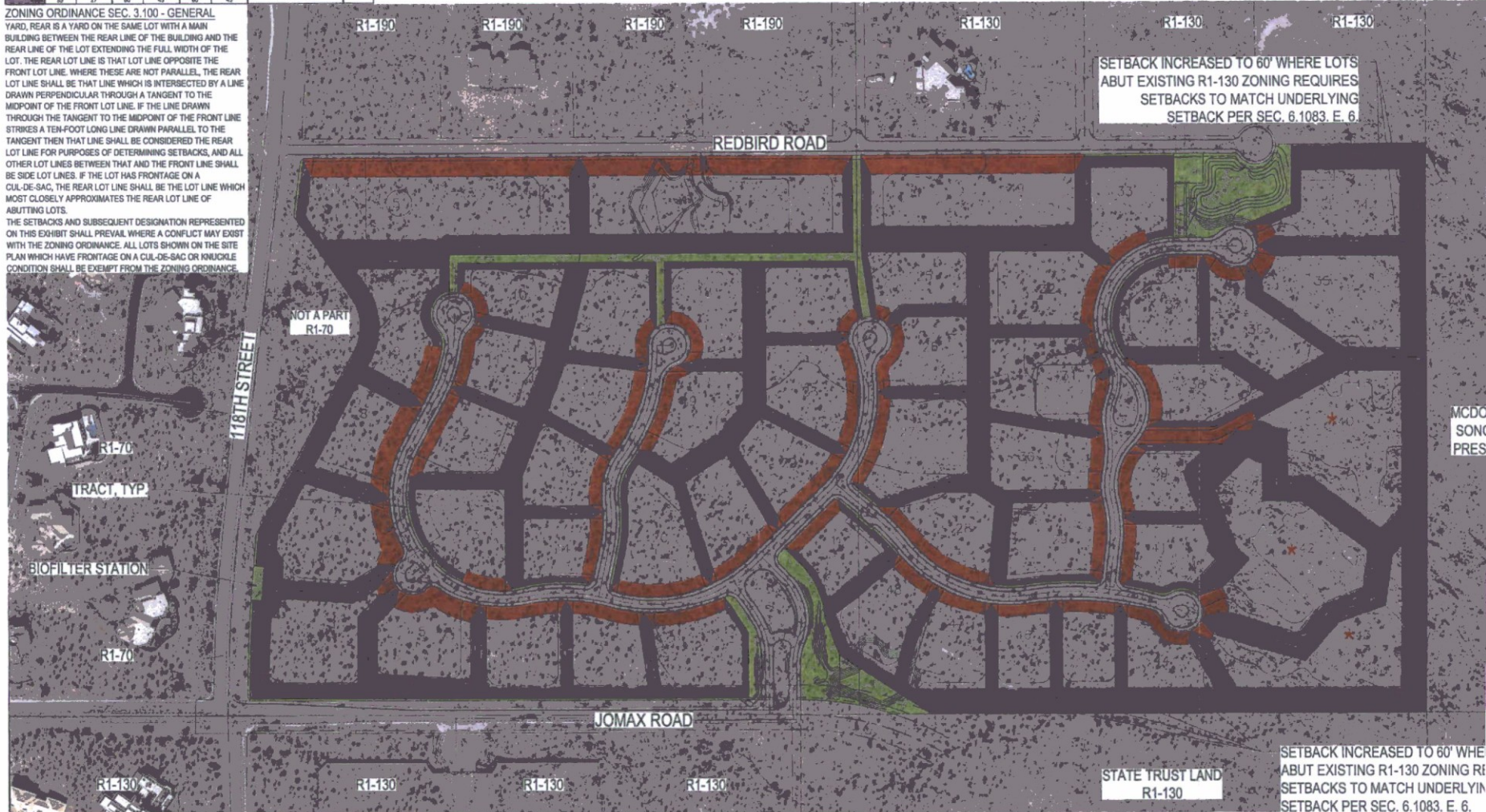
Date: 02/07/17 Job No: 23-03 Sheet: 7

Standards	Development Standards				Accessory Structure (R1-43 To R1-130)	
	R1-43	R1-70	R1-70	R1-130	Standard	25%
Standard	Standard	25% Reduction Per 6.1083	Standard	25% Reduction Per 6.1083	Standard	25% Reduction Per 6.1083
Lot Size	43,000	32,500	75,000	52,500	135,000	90,000
Lot Width	150'	117'	250'	180'	300'	150'
Setbacks						
Front	40'	30'	40'	40'	40'	40'
Side	30'	10'	30'	10'	30'	10'
Rear	30'	10'	40'	40'	60'	40'

ZONING ORDINANCE SEC. 3.100 - GENERAL

YARD, REAR IS A YARD ON THE SAME LOT WITH A MAIN BUILDING BETWEEN THE REAR LINE OF THE BUILDING AND THE REAR LINE OF THE LOT EXTENDING THE FULL WIDTH OF THE LOT. THE REAR LOT LINE IS THAT LOT LINE OPPOSITE THE FRONT LOT LINE. WHERE THESE ARE NOT PARALLEL, THE REAR LOT LINE SHALL BE THAT LINE WHICH IS INTERSECTED BY A LINE DRAWN PERPENDICULAR THROUGH A TANGENT TO THE MIDPOINT OF THE FRONT LOT LINE. IF THE LINE DRAWN THROUGH THE TANGENT TO THE MIDPOINT OF THE FRONT LINE STRIKES A TEN-FOOT LONG LINE DRAWN PARALLEL TO THE TANGENT THEN THAT LINE SHALL BE CONSIDERED THE REAR LOT LINE FOR PURPOSES OF DETERMINING SETBACKS, AND ALL OTHER LOT LINES BETWEEN THAT AND THE FRONT LINE SHALL BE SIDE LOT LINES. IF THE LOT HAS FRONTAGE ON A CUL-DE-SAC, THE REAR LOT LINE SHALL BE THE LOT LINE WHICH MOST CLOSELY APPROXIMATES THE REAR LOT LINE OF ADJUTING LOTS.

THE SETBACKS AND SUBSEQUENT DESIGNATION REPRESENTED ON THIS EXHIBIT SHALL PREVAIL WHERE A CONFLICT MAY EXIST WITH THE ZONING ORDINANCE. ALL LOTS SHOWN ON THE SITE PLAN WHICH HAVE FRONTAGE ON A CUL-DE-SAC OR KNUCKLE CONDITION SHALL BE EXEMPT FROM THE ZONING ORDINANCE.



SETBACK INCREASED TO 60' WHERE LOTS ABUT EXISTING R1-130 ZONING REQUIRES SETBACKS TO MATCH UNDERLYING SETBACK PER SEC. 6.1083. E. 6.

NOT A PART R1-70

SETBACK INCREASED TO 60' WHERE ABUT EXISTING R1-130 ZONING REQUIRES SETBACKS TO MATCH UNDERLYING SETBACK PER SEC. 6.1083. E. 6.

STATE TRUST LAND R1-130



118TH & JOMAX

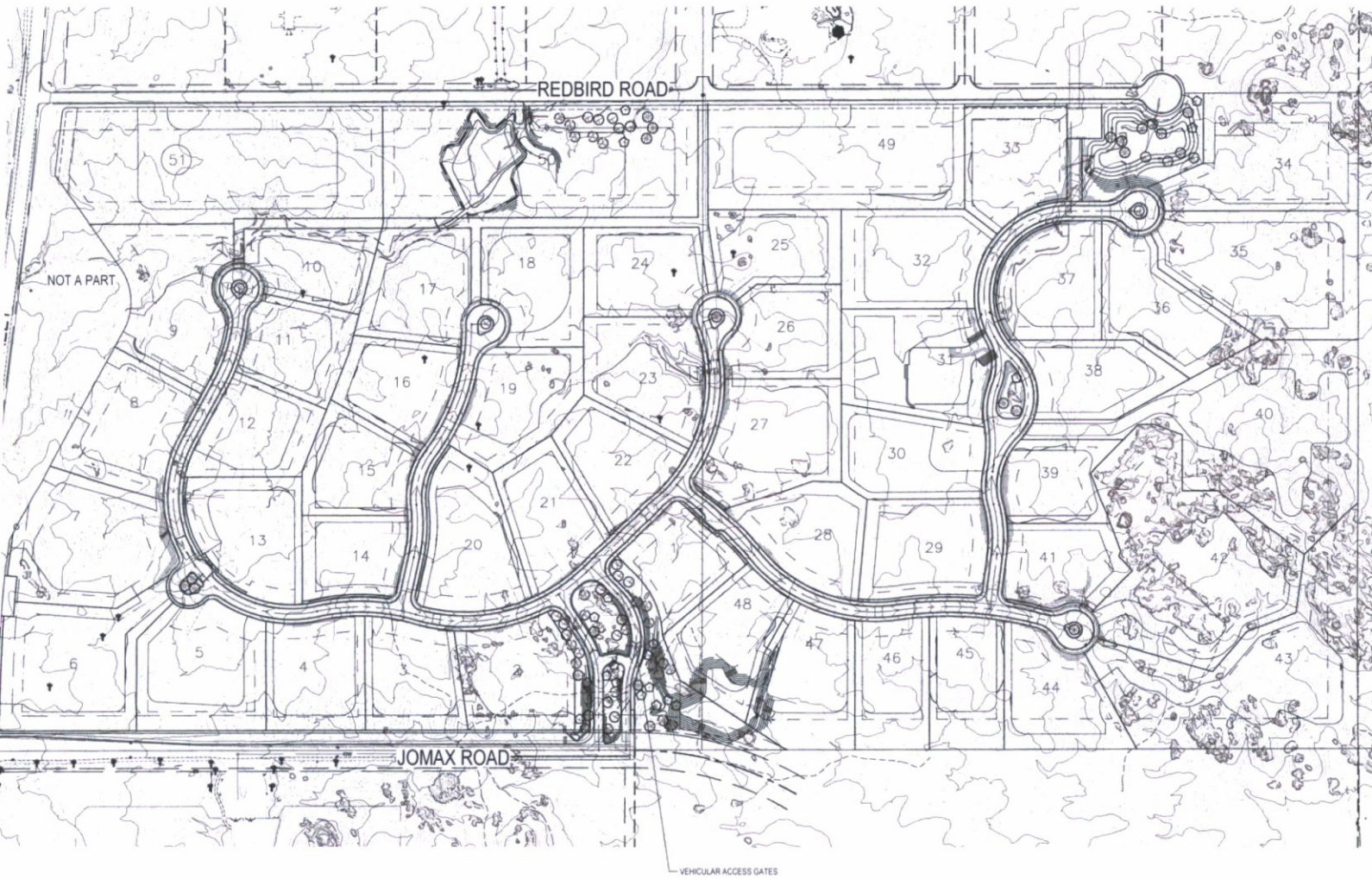
Rear Setback Definition Exhibit

plan scale 1:100' date: 09.12.17

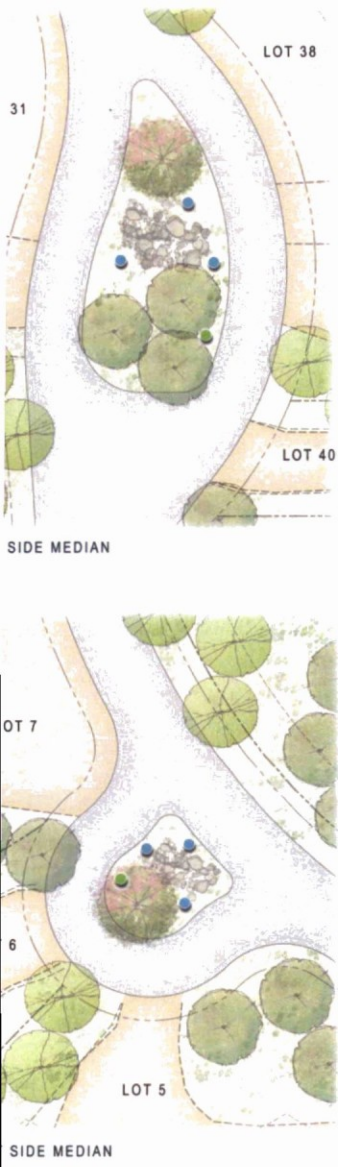


PLANT MATERIALS LEGEND

Plant Name	Size	Plant Name
Trees		Agave deserti
Olneya tesota	24" box	Desert Agave
Desert Ironwood		Agave murphyi
Parkinsonia florida	24" box	Murphy's Agave
Blue Palo Verde		Agave palmeri
Agave palmeri		Palmer's Agave
Agave parviflorus		Agave parviflorus
Parkinsonia microphylla	24" box	Palmer's Agave
Fouquieria Palo Verde		Agave parviflorus
Prosopis juliflora	24" box	Flamboyant Agave
Velvet Mesquite		Agave weberi
Agave weberi		Seal Agave
Large Shrubs		Agave deserti
Larrea tridentata	5 gal	Triangle Leaf
Cholla		Triangle Leaf
Cercocarpus		Triangle Leaf
Medium Shrubs		Agave deserti
Encarnacion sanctifolia	5 gal	Desert Spoon
Turpentine Bush		Desert Spoon
Eriogonum fasciculatum	5 gal	Echinococcus
Flat-top Buckwheat		Hedge Hog Cactus
Ground Cover		Ferocactus cylindricus
Balea multiflora		Compass Plant
Desert Mangrove	1 gal	Ferocactus wislizeni
Melantherum leucanthemum	1 gal	Famous Barrel
Blackfoot Daisy		Fouquieria splendens
Cacti / Succulents / Accents		Opuntia engelmannii
Agave schottii	5 gal	Elgin's Agave
Seal Agave		Opuntia fulgida
Anterosia setosifolia	1 gal	Chaparral Cholla
Triangle Leaf Bur sage		Opuntia planicaulis
Daylily wheelbarrow	5 gal	Sprinkling Prick
Desert Spoon		Opuntia versicolor
Fouquieria splendens	5 gal	Staghorn Cholla
Opuntia		Schott's Agave
Opuntia engelmannii	5 gal	Desert Gopher
Engelmann's Pricklypear		Yucca californica
Opuntia fulgida		Yucca
Opuntia cholla	1 gal	Yucca baccata
Opuntia versicolor		Banana Yucca
Staghorn Cholla	5 gal	Yucca elata
Yucca baccata	5 gal	Sagebrush Yucca
Yucca elata		Inhorts
Sagebrush Yucca		Desert Cobble



- NOTES:**
1. PLANTS THAT ARE INSTALLED IN TRACT D DETEN IN CONFORMANCE WITH THE DESIGN STANDARD MANUAL SECTION 2-1 903 NATIVE PLANTS IN DE DRAINAGE CHANNELS
 2. THORNY TREES, SHRUBS, AND CACTI SHALL BE THEIR MATURE SIZE/CANOPY SHALL BE A MINIMI FROM ANY PEDESTRIAN WALKWAYS OR PATHS. I DSPM SEC. 2-1.1001.13

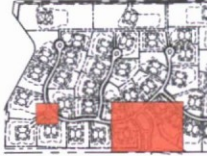


LIGHTING LEGEND


- A** WALL LIGHT (JB)
- B** VINE LIGHT (LE)
- C** PATH LIGHT (FG)
- D** TRANSFORMER

NOTES:
 * LOW VOLTAGE FIXTURES TO BE FXL OR APPROX
 * INGROUND LOW VOLTAGE TRANSFORMER AT

KEYMAP



A FXLuminaire



JB: Down Light

Model	Height	Beam Angle	Beam Diameter	Beam Area	Beam Length	Beam Diameter	Beam Area	Beam Length
JB-1	1000	15	150	1767	1000	150	1767	1000
JB-2	1000	30	300	7069	1000	300	7069	1000
JB-3	1000	45	450	15898	1000	450	15898	1000
JB-4	1000	60	600	28274	1000	600	28274	1000
JB-5	1000	75	750	39270	1000	750	39270	1000
JB-6	1000	90	900	47124	1000	900	47124	1000
JB-7	1000	105	1050	52998	1000	1050	52998	1000
JB-8	1000	120	1200	57960	1000	1200	57960	1000
JB-9	1000	135	1350	62010	1000	1350	62010	1000
JB-10	1000	150	1500	65150	1000	1500	65150	1000

B FXLuminaire



LE: Down Light

Model	Height	Beam Angle	Beam Diameter	Beam Area	Beam Length	Beam Diameter	Beam Area	Beam Length
LE-1	1000	15	150	1767	1000	150	1767	1000
LE-2	1000	30	300	7069	1000	300	7069	1000
LE-3	1000	45	450	15898	1000	450	15898	1000
LE-4	1000	60	600	28274	1000	600	28274	1000
LE-5	1000	75	750	39270	1000	750	39270	1000
LE-6	1000	90	900	47124	1000	900	47124	1000
LE-7	1000	105	1050	52998	1000	1050	52998	1000
LE-8	1000	120	1200	57960	1000	1200	57960	1000
LE-9	1000	135	1350	62010	1000	1350	62010	1000
LE-10	1000	150	1500	65150	1000	1500	65150	1000

C FXLuminaire



FG: Path Light

Model	Height	Beam Angle	Beam Diameter	Beam Area	Beam Length	Beam Diameter	Beam Area	Beam Length
FG-1	1000	15	150	1767	1000	150	1767	1000
FG-2	1000	30	300	7069	1000	300	7069	1000
FG-3	1000	45	450	15898	1000	450	15898	1000
FG-4	1000	60	600	28274	1000	600	28274	1000
FG-5	1000	75	750	39270	1000	750	39270	1000
FG-6	1000	90	900	47124	1000	900	47124	1000
FG-7	1000	105	1050	52998	1000	1050	52998	1000
FG-8	1000	120	1200	57960	1000	1200	57960	1000
FG-9	1000	135	1350	62010	1000	1350	62010	1000
FG-10	1000	150	1500	65150	1000	1500	65150	1000

D FXLuminaire



LUXOR: Lighting Controller

Model	Height	Beam Angle	Beam Diameter	Beam Area	Beam Length	Beam Diameter	Beam Area	Beam Length
LUXOR-1	1000	15	150	1767	1000	150	1767	1000
LUXOR-2	1000	30	300	7069	1000	300	7069	1000
LUXOR-3	1000	45	450	15898	1000	450	15898	1000
LUXOR-4	1000	60	600	28274	1000	600	28274	1000
LUXOR-5	1000	75	750	39270	1000	750	39270	1000
LUXOR-6	1000	90	900	47124	1000	900	47124	1000
LUXOR-7	1000	105	1050	52998	1000	1050	52998	1000
LUXOR-8	1000	120	1200	57960	1000	1200	57960	1000
LUXOR-9	1000	135	1350	62010	1000	1350	62010	1000
LUXOR-10	1000	150	1500	65150	1000	1500	65150	1000



ELEVATION 1



ELEVATION 2

KEYNOTES

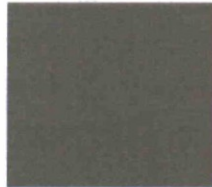
- A** BATTERED CMU WALL WITH STONE VENEER
- B** BOARD FORM CONCRETE BASE FOR VIEW FENCE
- C** VEHICULAR GATES. POWDERCOAT COLOR
- D** PEDESTRIAN GATE. POWDERCOAT COLOR
- E** STEEL VIEW FENCE. POWDERCOAT FINISH



STONE VENEER



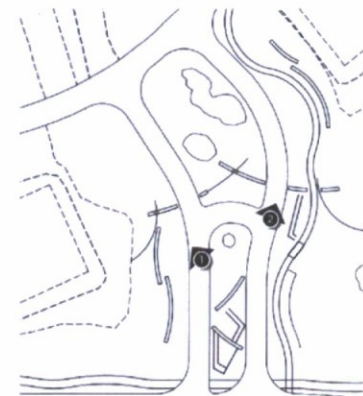
STEEL VIEW FENCE



POWDERCOAT COLOR:
RAL 7039 QUARTZ GREY













BOARD FORM CONCRETE



KEYMAP

PLANT MATERIALS LEGEND

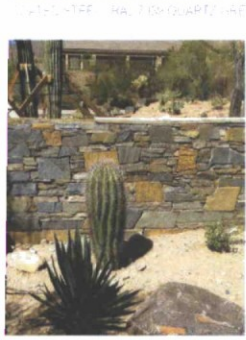
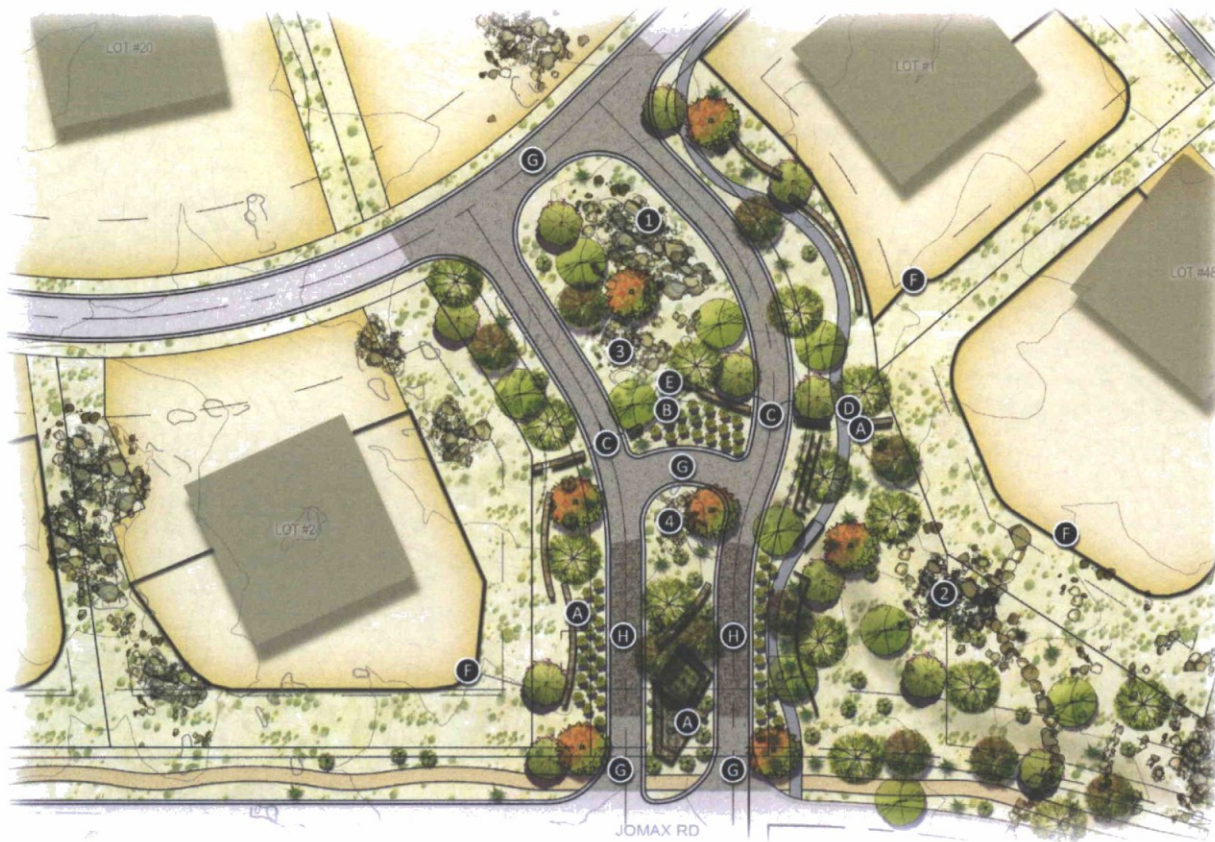
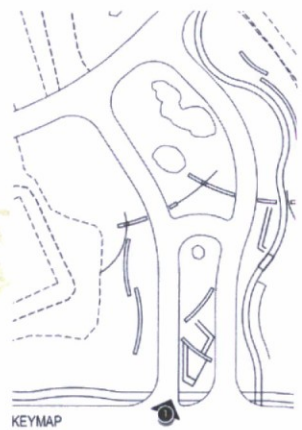
Plant Name	
Trees	
	Onyia lasota
	Desert Ironwood
	Parkinsonia florida
	Blue Palo Verde
	Parkinsonia microphylla
	Footfalls Palo Verde
	Prosopis velutina
	Velvet Mesquite
	Chilopsis linearis
	Desert Willow

KEYNOTES

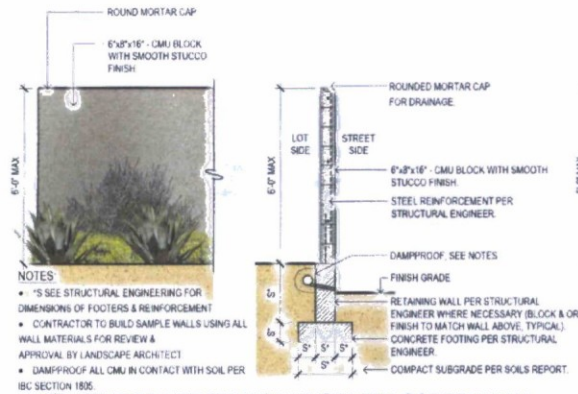
- A** BATTERED CMU WALL WITH STAINLESS STEEL FENCE
- B** BOARD FORM CONCRETE BASE
- C** VEHICULAR GATES. POWDER COATED
- D** PEDESTRIAN GATE. POWDER COATED
- E** STEEL VIEW FENCE. POWDER COATED
- F** RESIDENTIAL MASONRY WALL WITH STAINLESS STEEL FENCE
- G** HANDSEEDED CONCRETE ACCENT PAVING
- H** SPLIT FACE ACCENT PAVING

BOULDER LEGEND

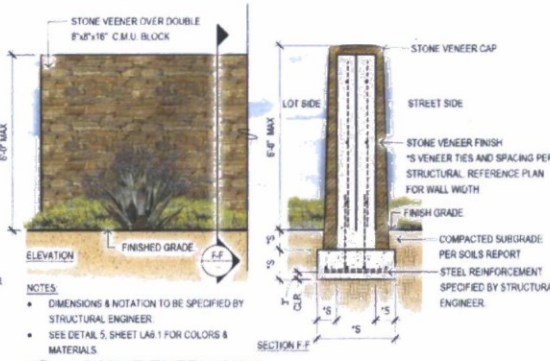
- 1** BOULDER OUTCROPPING SEE II
- 2** BOULDER OUTCROPPING SEE II
- 3** BOULDER OUTCROPPING SEE II
- 4** BOULDER OUTCROPPING SEE II



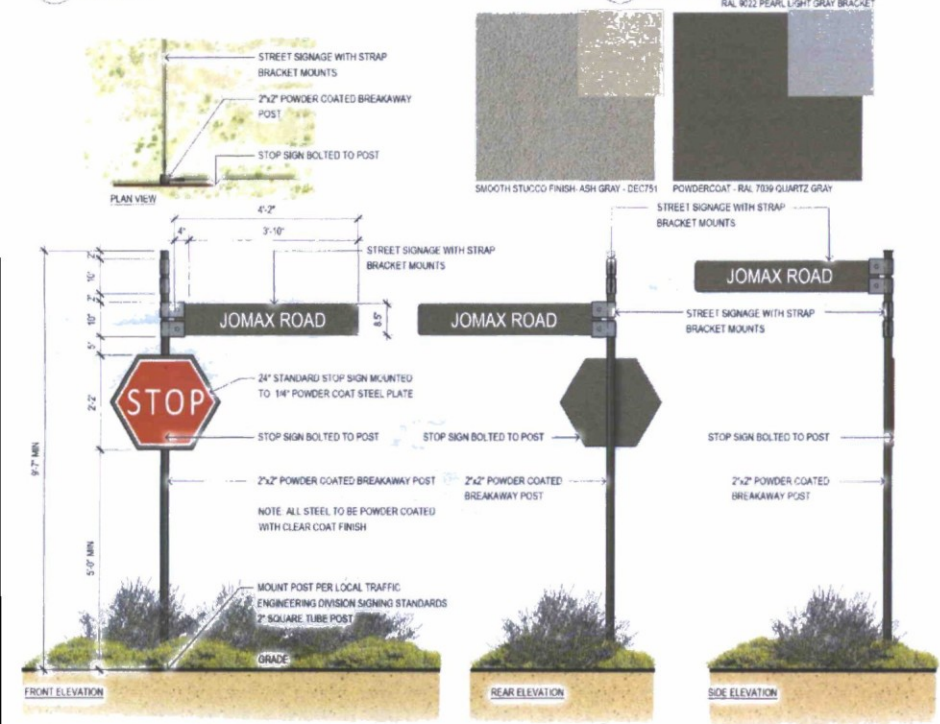
Handseeded concrete accent paving



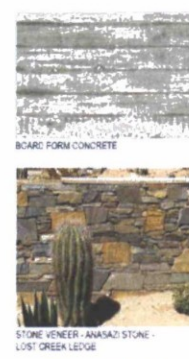
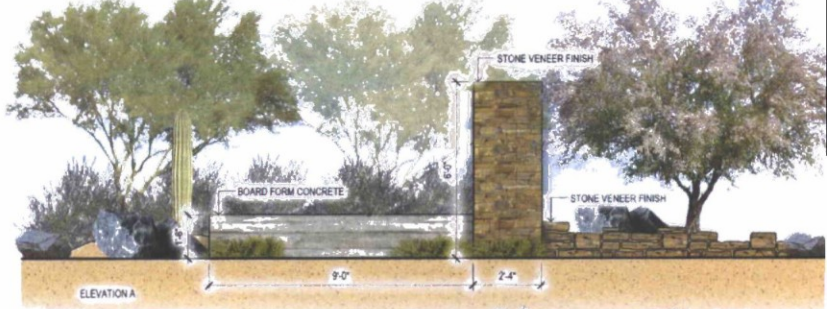
1 STUCCO LIFT STATION / BIOFILTER SCREEN WALL
SCALE: 1/2"=1'-0"



2 ACCENT ENTRY WALL
SCALE: 1/2"=1'-0"



3 TYPICAL STREET SIGNAGE
SCALE: 3/4"=1'-0"



4 MAILBOX
SCALE: 1/2"=1'-0"

LEGEND

DESCRIPTION

-  RESIDENTIAL WALL / LIFT STATION / BIOFILTER
-  ACCENT ENTRY WALL
-  MAILBOX KIOSK

ONLY FOR EACH LOT AS REPRESENTED ON THIS SITE PLAN SHALL BE CONCEPTUAL. FINAL WALL LOCATION FOR EACH LOT SHALL BE AT THE TIME A LOT PLAN IS FILED FOR BUILDING PERMIT

