

**Application  
Narrative  
Cash Transmittal  
Pre-Application  
Pre-App Narrative  
Pre-App Cash Transmittal  
Development Standards**



# Development Application

### Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input checked="" type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input checked="" type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: 118th & Jomax

Property's Address: Portion of SE 1/4 of Sec.34 and SW 1/4 of Sec.35 (T5N, R5E) of the G&SRBM

Property's Current Zoning District Designation: R1-190 ESL & R1-130 ESL

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

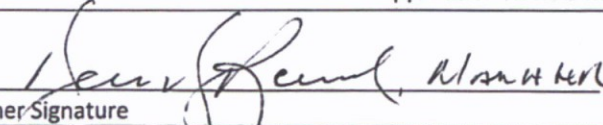
Owner: David Rauch	Agent/Applicant: Jeff Nielsen
Company: Lettville Park Partners	Company: Toll Brothers AZ Construction
Address: 10801 East Happy Valley Road, Scottsdale, AZ 85255	Address: 8767 E. Via de Ventura, Suite 390
Phone: 480-585-9207 Fax:	Phone: 480-596-5815 Fax:
E-mail: davidrauch@live.com	E-mail: jnielsen@tollbrothersinc.com
Designer:	Engineer: Jorge Garre, P.E.
Company:	Company: Argus Consulting, P.C.
Address:	Address: 10115 E. Bell Road, Suite 107 - #104
Phone: Fax:	Phone: 480-596-1131 Fax:
E-mail:	E-mail: jgarre.argus@att.net


Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications<sup>1</sup> will be reviewed in a format similar to the Enhanced Application Review methodology.

**Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

**Standard Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature: 

Agent/Applicant Signature: 

Official Use Only Submittal Date: Development Application No.:

### Planning, Neighborhood & Transportation

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov



# 111406

111406  
1 01039040  
7/7/2017 PLN-1STOP  
CRIV HPTC600512  
7/7/2017 2:51 PM  
\$3,318.00

Received From :

TOLL BROTHERS  
8767 E VIA DE VENTURA STE 390  
SCOTTSDALE, AZ 85258  
(480) 951-0782

Bill To :

Berry Riddell  
6750 E CAMELBACK RD STE 100  
SCOTTSDALE, AZ 85251  
480-385-2727

Reference #	504-PA-2016	Issued Date	7/7/2017
Address	N 118TH ST	Paid Date	7/7/2017
Subdivision	GOLDIE BROWN PINNACLE PEAK RANCH UNIT TWO	Payment Type	CHECK
Marketing Name		Lot Number	12
MCR	194-26	Metes/Bounds	No
APN	216-79-005	Gross Lot Area	0
Owner Information		NAOS Lot Area	0
Jeff Nielsen - Toll Brothers (Developer)		Net Lot Area	0
8767 E. Via De Ventura, Suite		Number of Units	1
Scottsdale, AZ 85258		Density	
480-596-5815		Cost Center	
		Jurisdiction	SCOTTSDALE
		Water Zone	
		Water Type	
		Sewer Type	
		Meter Size	
		QS	49-56

Code	Description	Additional	Qty	Amount	Account Number
3150	PRELIMINARY PLAT FEES		1	\$3,318.00	100-21300-44221

CITY OF SCOTTSDALE

7447 E. Indian School Rd.  
Scottsdale, AZ 85251  
(480) 312-2500  
One Stop Shop

Date: 7/7/2017 Cashier: CRIV  
Office: PLN-1STOP Mach ID: HPTC6005125  
Tran #: 1 Batch #: 61293

Receipt: 01039040 Date: 7/7/2017 2:51 PM  
111406  
3150 PRELIMINARY PLAT \$3,318.00

TENDERED AMOUNTS:

Check Tendered: \$3,318.00  
Chk #: 8730 TOLL BROS., INC.

Transaction Total: \$3,318.00

Thank you for your payment.  
Have a nice day!

SIGNED BY SPENCER MCNAB ON 7/7/2017

Total Amount

\$3,318.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction permit if additional funds are due. Payment will be due within

10-PP-2017

# Preiminary Plat (PP)

## Development Application Checklist Subdivision, and Master Planned Property



### Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements For Preliminary Plat Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 10 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

### PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
✓	<input checked="" type="checkbox"/>	1. Preliminary Plat Application Checklist (this list)
✓	<input checked="" type="checkbox"/>	2. Application Fee \$ <u>3,318.00</u> (subject to change every July)
✓	<input checked="" type="checkbox"/>	3. Completed Development Application Form (form provided) <ul style="list-style-type: none"> <li>• The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review).</li> <li>• If a review methodology is not selected, the application will be review under the Standard Application Review methodology.</li> </ul>
	<input checked="" type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
	<input checked="" type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

### Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

10-PP-2017

✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. <b>Affidavit of Authorization to Act for Property Owner</b> (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner (form provided))
✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. <b>Appeals of Required Dedications or Exactions</b> (form provided)
✓	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8. <b>Commitment for Title Insurance – No older than 30 days from the submittal date</b> (requirements form provided) <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 1 copy</li> <li>• Include complete Schedule A and Schedule B.</li> </ul> <p><i>OK KEITH</i></p> <p><i>need from Toll</i></p>
✓	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9. <b>Legal Description:</b> (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 2 copies</li> </ul> <p><i>OK</i></p>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. <b>Results of ALTA Survey (24" x 36") FOLDED</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded (The ALTA Survey shall not be more than 30 days old)</li> </ul> <p><i>OK</i></p>
✓	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. <b>Preliminary Plat Notification Affidavit</b> (form provided) <p><i>OK</i></p>
✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. <b>Request for Site Visits and/or Inspections Form</b> (form provided)
				13. <b>Addressing Requirements</b> (form provided)
				14. <b>Design Guidelines</b> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> <b>Design Standards and Policies Manual</b>      <input type="checkbox"/> <b>Environmentally Sensitive Land Ordinance</b> (see Zoning Ordinance)</li> <li><input checked="" type="checkbox"/> <b>MAG Supplements</b></li> <li>• The above reference design guidelines, standards, policies, and additional information may be found on the City's website at: <a href="http://www.scottsdaleaz.gov/design">http://www.scottsdaleaz.gov/design</a></li> </ul>
✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. <b>Neighborhood Notification Process Requirements:</b> (form provided) <ul style="list-style-type: none"> <li>• Provide one copy of the Neighborhood Notification Report</li> <li>• Provide one copy of the Community Input Certification attached to the Neighborhood Notification Report</li> <li>• If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Neighborhood Notification Report addendum.</li> </ul>
				16. <b>Request for Neighborhood Group Contact information</b> (form provided)
✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. <b>Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper</b> (example provided) <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 1 copy of the set of prints</li> <li>• <u>See the attached Photo Exhibit of Existing Conditions</u> graphic showing required photograph locations and numbers.</li> <li>• 8-1/2" x 11" - 11 copies of the set of prints (<b>Delayed submittal</b>). At the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.</li> </ul>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18. <b>Archaeological Resources</b> (information sheets provided) <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Certificate of No Effect / Approval Application (form provided)</li> <li><input type="checkbox"/> Archaeology Survey and Report - 3 copies</li> <li><input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies</li> <li><input type="checkbox"/> Copies of Previous Archeological Research - 1 copy</li> </ul> <p><i>EMAIL KEITH OK</i></p>

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<input type="checkbox"/>	<input type="checkbox"/>	<b>19. Completed Airport Vicinity Development Checklist</b> – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided. Short form)
<input type="checkbox"/>	<input type="checkbox"/>	<b>20. ESLO Wash Modifications Development Application</b> (application provided) The ESLO Wash Modifications Development Application is to be submitted concurrently with this Preliminary Plat Application.

**PART II -- REQUIRED PLANS & RELATED DATA**

Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
		<b>21. Plan &amp; Report Requirements For Preliminary Plat Applications Checklist</b> (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>22. Application Narrative</b> <ul style="list-style-type: none"> <li>8 ½" x 11" – 11 copies <span style="float: right;"><i>→ reprint</i></span></li> <li>The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided)</li> <li>The application narrative shall provide an explanation and justification for any proposed amended development standard(s) <i>→ remove from narrative (sep. legislative drafts)</i></li> <li>Historic Property. If the property is an existing or potential historic property, describing how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>23. Proposed Development Standards / Amended Development Standards</b> (Example provided) (Must adhere to the Maricopa County Recorder requirements) <ul style="list-style-type: none"> <li>8 ½" x 11" – 2 copies (quality suitable for reproduction) <span style="float: right;"><input checked="" type="checkbox"/> <i>Amend</i></span></li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>24. Proposed Covenants, Conditions, and Restrictions (CC&amp;R'S)</b> <ul style="list-style-type: none"> <li>8-1/2" x 11" – 1 copy</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>25. Proposed Development Agreement</b> (shared facilities, etc.) (Must adhere to the Maricopa County Recorder requirements) <ul style="list-style-type: none"> <li>8-1/2" x 11" – 1 copy</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>26. Context Aerial with the proposed site improvements superimposed</b> <ul style="list-style-type: none"> <li>24" x 36" – 2 color copies, folded</li> <li>11" x 17" – 1 color copy</li> <li>8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul> <p>Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <p>_____ 750 foot radius from site</p> <p><input checked="" type="checkbox"/> 1/4 mile radius from site</p> <p>_____ Other: _____</p>

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>27. Preliminary Plat</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 11 copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul> <p style="text-align: right;"><u>Print</u></p>
<input type="checkbox"/>	<input type="checkbox"/>	<b>28. Site Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 12 copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul> <p style="text-align: right;"><u>Print</u></p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>29. Open Space Plan (Site Plan Worksheet) (Example Provided)</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>30. Site Cross Sections</b> <ul style="list-style-type: none"> <li>• 24" x 36" 1 – copy, folded</li> <li>• 11" x 17" 1 – copy, folded</li> </ul> <p style="text-align: right;"><u>Print.</u></p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>31. Construction Envelope Plan (ESL Areas)</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul> <p style="text-align: right;"><u>Print</u></p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>32. Natural Area Open Space Plan (ESL Areas)</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul> <p style="text-align: right;"><u>Print</u></p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>33. Topography and slope analysis plan (ESL Areas)</b> <ul style="list-style-type: none"> <li>• 24" x 36" 1 – copy, folded</li> </ul> <p style="text-align: right;"><u>Print</u></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>34. Phasing Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul> <p style="text-align: right;"><u>Print</u></p>

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NA

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>35. Landscape Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.)</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> <li>• Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>36. Hardscape Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded of black and white line drawings (a grayscale copy of the color Landscape Plan will not be accept.)</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>37. Parking Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>38. Parking Master Plan</b> See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits. <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 2 copies</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>39. Pedestrian and Vehicular Circulation</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>40. Bikeways &amp; Trails Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>41. Wall Elevations and Details and/or Entry Feature Elevations and Details</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>42. Community Features (mail kiosk, private street signs, etc) Elevations and Details</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 2 copies, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>43. Exterior Lighting Site Plan (including exterior building mounted fixtures)</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>

**Planning and Development Services**



		<ul style="list-style-type: none"> <li>8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>44. Exterior Lighting Photometric Analysis</b> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>45. Manufacturer Cut Sheets of All Proposed Lighting</b> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>8 ½" x 11" – 1 copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/> NA	<input type="checkbox"/>	<b>46. Sensitive Design Concept Plan and Proposed Design Guidelines</b> (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) <ul style="list-style-type: none"> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> <li>8 ½" x 11" – 1 color copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>47. Drainage Report</b> (information provided) See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for drainage report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> <li>8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>48. Master Drainage Plan</b> See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> <li>8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>49. Preliminary Basis of Design Report for Water and Wastewater</b> See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound and must include all required exhibits and plans. <ul style="list-style-type: none"> <li>8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>50. Preliminary Basis of Design Report for Wastewater</b> See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound and must include all required exhibits and plans. <ul style="list-style-type: none"> <li>8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets</li> </ul>

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>51. Water Sampling Station</b></p> <ul style="list-style-type: none"> <li>Show location of sample stations on the preliminary plat.</li> <li>Fax 8 ½" x 11" copy of the preliminary plat with sampling stations to Water Resources 480-312-5650</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>52. Water Of Approval For Fountains Or Water Features from the Water Conservation Office</b></p> <p>Please contact Elisa Klien at 480-312-5670</p> <ul style="list-style-type: none"> <li>1 copy of the approval from the Water Conservation Office</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>53. Transportation Impact &amp; Mitigation Analysis (TIMA) (information provided)</b></p> <p>Please review the City's Design Standards &amp; Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Category 1 Study</li> <li><input type="checkbox"/> Category 2 Study</li> <li><input type="checkbox"/> Category 3 Study</li> <li>8-1/2" x 11" - 3 copies of the Transportation Impact &amp; Mitigation Analysis including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>54. Native Plant Submittal: (information provided)</b></p> <ul style="list-style-type: none"> <li>24" x 36" 1 – copy, folded.</li> </ul> <p>(Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)</p> <ul style="list-style-type: none"> <li>See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.</li> </ul> <p style="text-align: right;"><i>Print</i></p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>55. Revegetation Site Plan, including Methodology and Techniques</b></p> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>56. Landform Types Maps</b></p> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>57. Cuts and Fills Site Plan</b></p> <ul style="list-style-type: none"> <li>24" x 36" – 1 copy, folded</li> <li>11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul> <p style="text-align: right;"><i>Print</i></p>

**Planning and Development Services**

<input type="checkbox"/>	<input type="checkbox"/>	<b>58. Cuts and Fills Site Cross Sections</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>59. Composite Factors Map</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>60. Unstable Slopes / Boulders Rolling Map</b> <i>(Boulder Exhibit)</i> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>61. Bedrock &amp; Soils Map</b> <i>Print</i> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>62. Conservation Area, Scenic Corridor, Vista Corridor Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – 1 copy, folded</li> <li>• 11" x 17" – 1 copy, folded (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>63. Other:</b> <hr/> <ul style="list-style-type: none"> <li><input type="checkbox"/> 24" x 36" – _____ copy(ies), folded</li> <li><input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction)</li> <li><input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction)</li> <li><input type="checkbox"/> Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)</li> </ul>

### PART III – SAMPLES & MODELS

Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
<input type="checkbox"/>	<input type="checkbox"/>	<b>64. Paint Color Drawdowns</b> <ul style="list-style-type: none"> <li>• 1 set of 5" x 7" (minimum size) of each paint color and material identification names and numbers.</li> </ul>

<input type="checkbox"/>	<input type="checkbox"/>	65. Other: <hr/> <hr/> <hr/> <hr/>
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**PART IV – SUBMITTAL OF THE DEVELOPMENT APPLICATION**

Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	66. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7667. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>50A</u> -PA- <u>2016</u> .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	67. Submit all items indicated on this checklist pursuant to the submittal requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	68. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon
<input checked="" type="checkbox"/>	<input type="checkbox"/>	69. <b>Delayed Submittal.</b> Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.



If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.

This application need a:  New Project Number, or

A New Phase to an old Project Number: \_\_\_\_\_

#### Required Notice

Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning and Development Services, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning and Development Services Director. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning and Development Services' One Stop Shop, or from the city's website:

<http://www.scottsdaleaz.gov/bldgresources/forms>.

Planning and Development Services

One Stop Shop

Planning and Development Services Director

7447 E. Indian School Rd, Suite 105

Scottsdale, AZ 85251

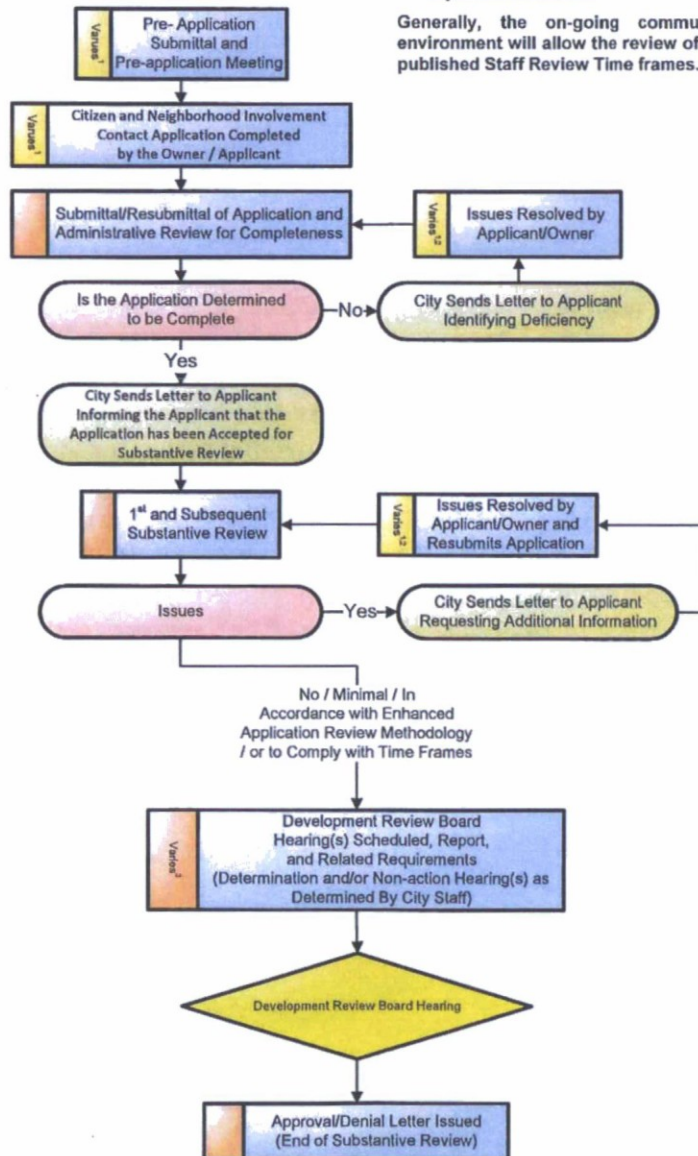
Phone: (480) 312-7000

#### Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.



**Note:**

1. Time period determined by owner/applicant.
2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/ applicant.
3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
4. Owner/applicant may agree to extend the time frame by 50 percent

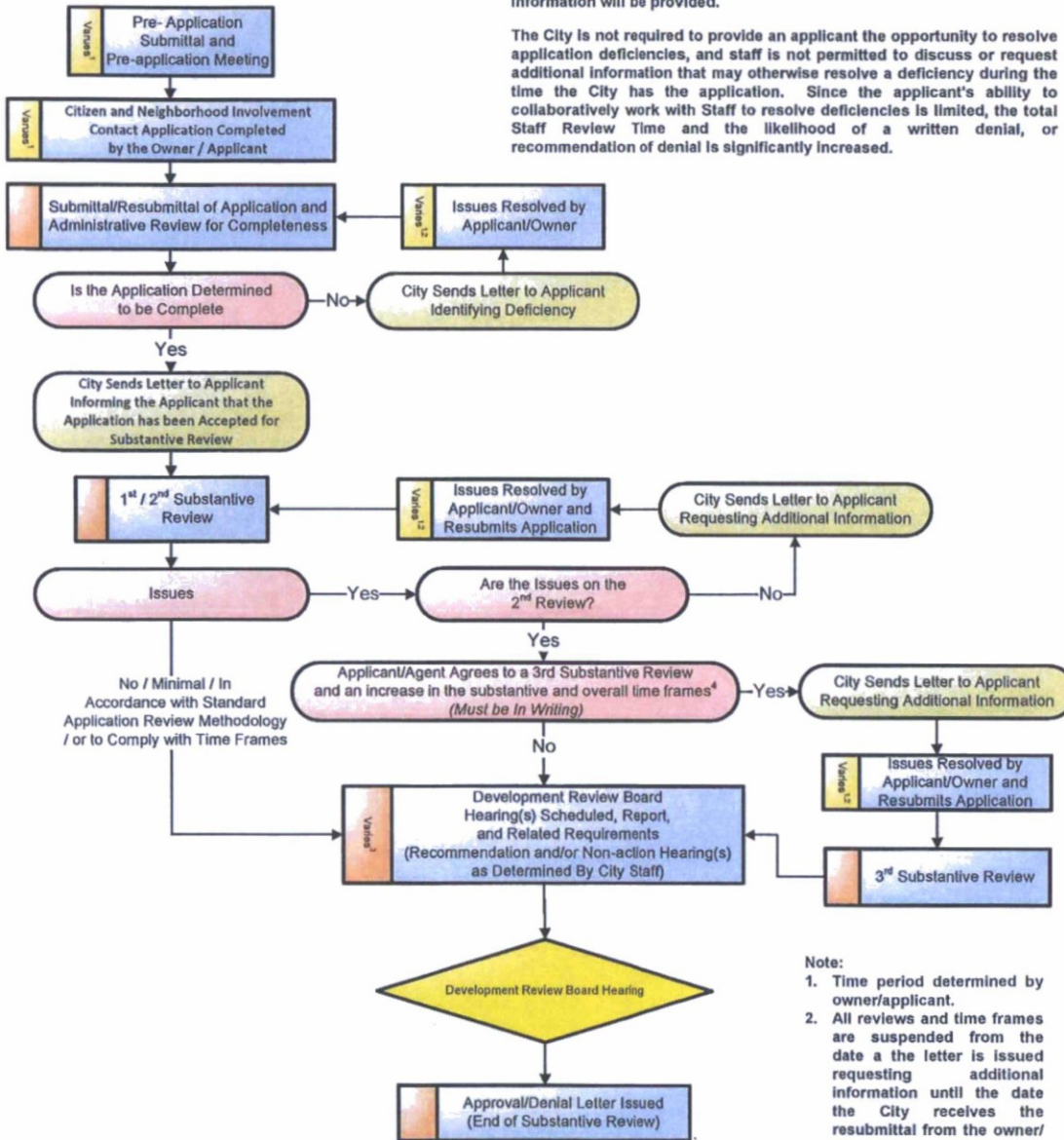
#### Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial Letter Issued
15 Staff Working Days Per Review	95 Total Staff Working Days, Multiple Reviews in This Time Frame <sup>2,3,4</sup>	Time Frames Vary <sup>3</sup>	

**Standard Application Review Methodology:**

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion of the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.



- Note:**
1. Time period determined by owner/applicant.
  2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/ applicant.
  3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
  4. Owner/applicant may agree to extend the time frame by 50 percent

**Time Line**

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial
15 Staff Working Days Per Review	95 Total Staff Working Days, Two Reviews in This Time Frame <sup>2,3,4</sup>	Time Frames Vary <sup>3</sup>	Letter Issued





## Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 504 - PA - 2016

Project Name: 118th & Jomax

Project Address: Portion of SE 1/4 of Sec.34 and SW 1/4 of Sec.35 (T5N, R5E) of the G&SRBM

### STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

### STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: Jeff Nielsen

Print Name

Signature

City Use Only:

Submittal Date: \_\_\_\_\_ Case number: \_\_\_\_\_

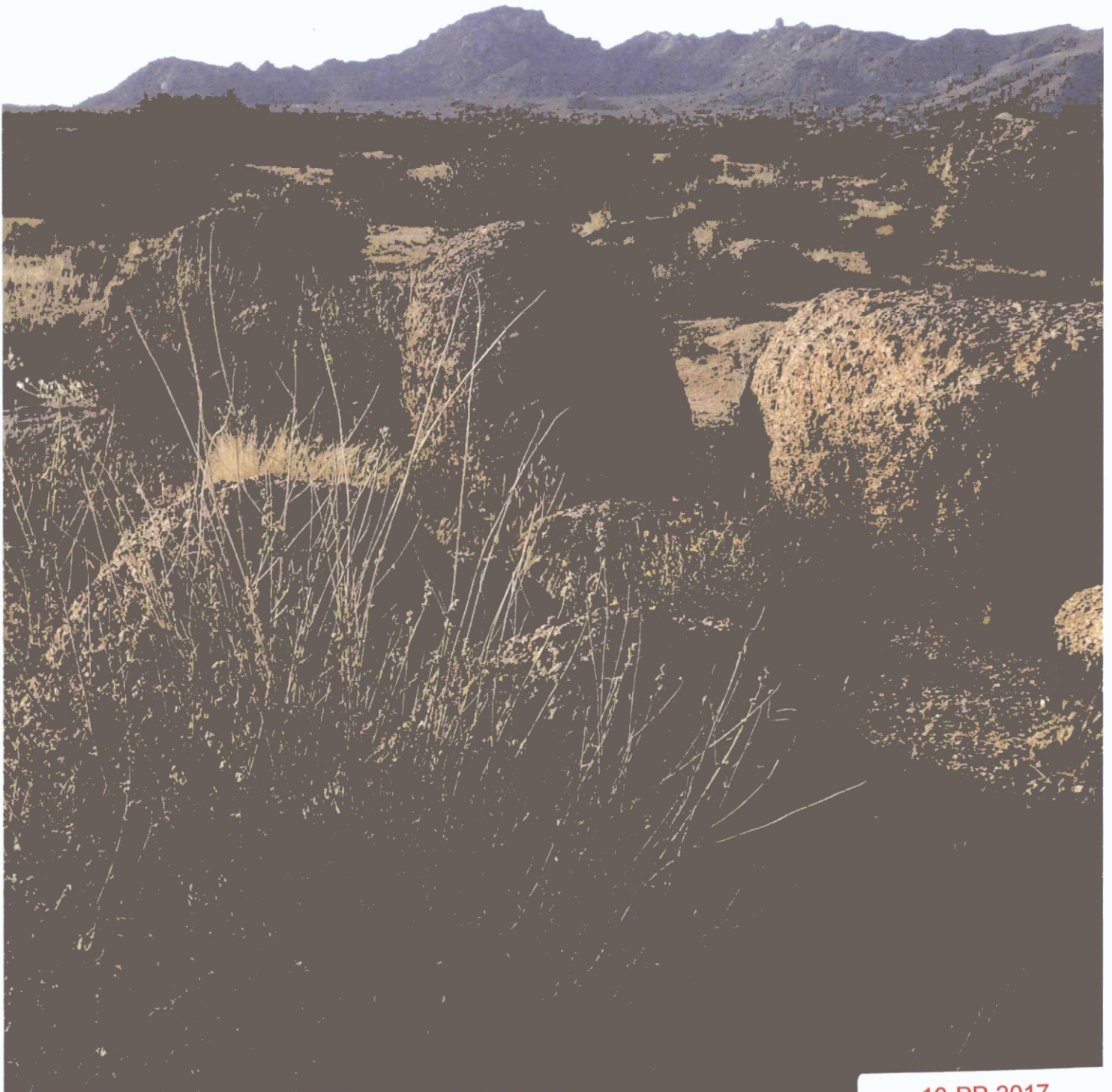
Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

# 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®

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## PROJECT TEAM



andersonbaron

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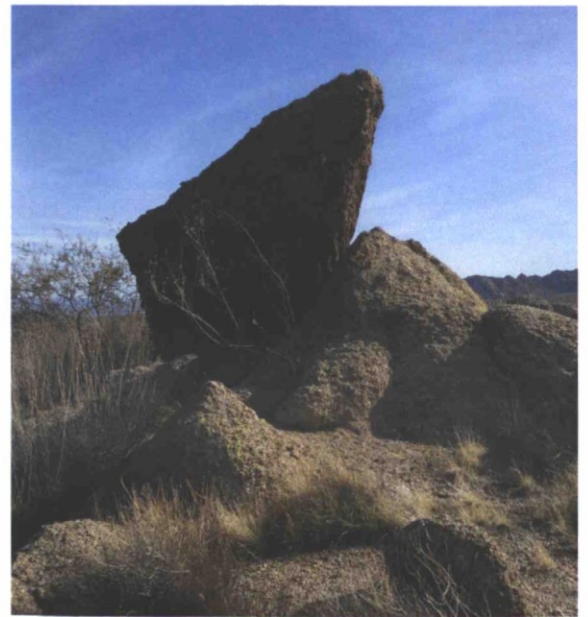


Argus

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E: jgarre.argus@att.net

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## **I. Property Information**

**Location:** Northeast corner of 118<sup>th</sup> 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.*

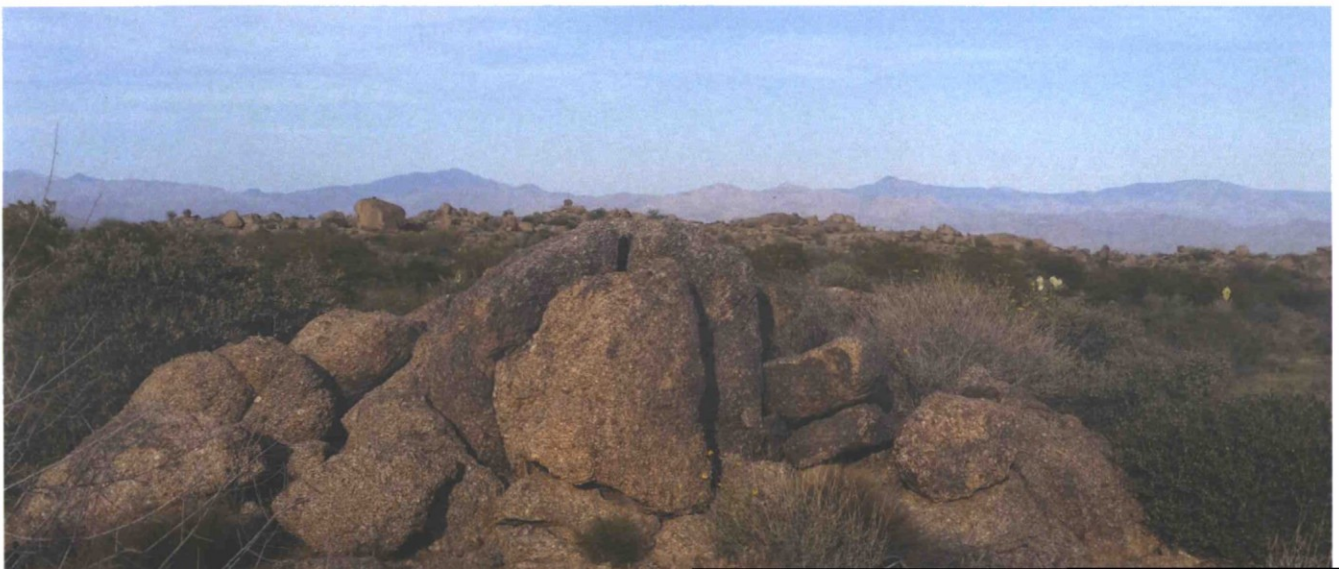
**Response:** The applicant's approach to the proposed development is in harmony with the built environment and densities of the surrounding communities. The proposed lot layout is respectful of neighboring communities, the natural topography, boulders and vegetation.

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 of Scottsdale 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



**d. Conformance to the recommendations and guidelines in the ESL Overlay District.**

**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 118<sup>th</sup> 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 118<sup>th</sup> 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, there are...

- Cut & fill slopes will be graded to blend back 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
Lot Size	43,000	32,250	70,000	52,500	130,000	97,500	From Main Building
Lot Width	150'	113'	250'	188'	200'	150'	10'
Setbacks							Minimum Distance From Property Line for Structures Up To 10' in Height
Front	40'	30'	60'	45'	60'	45'	Additional Setback From Property Line For Every 1' In Height Over 10'
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 have a front yard, accessory buildings shall be permitted on the key lot, accessory buildings shall be permitted on the key lot, accessory buildings shall be permitted on the key lot.

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.

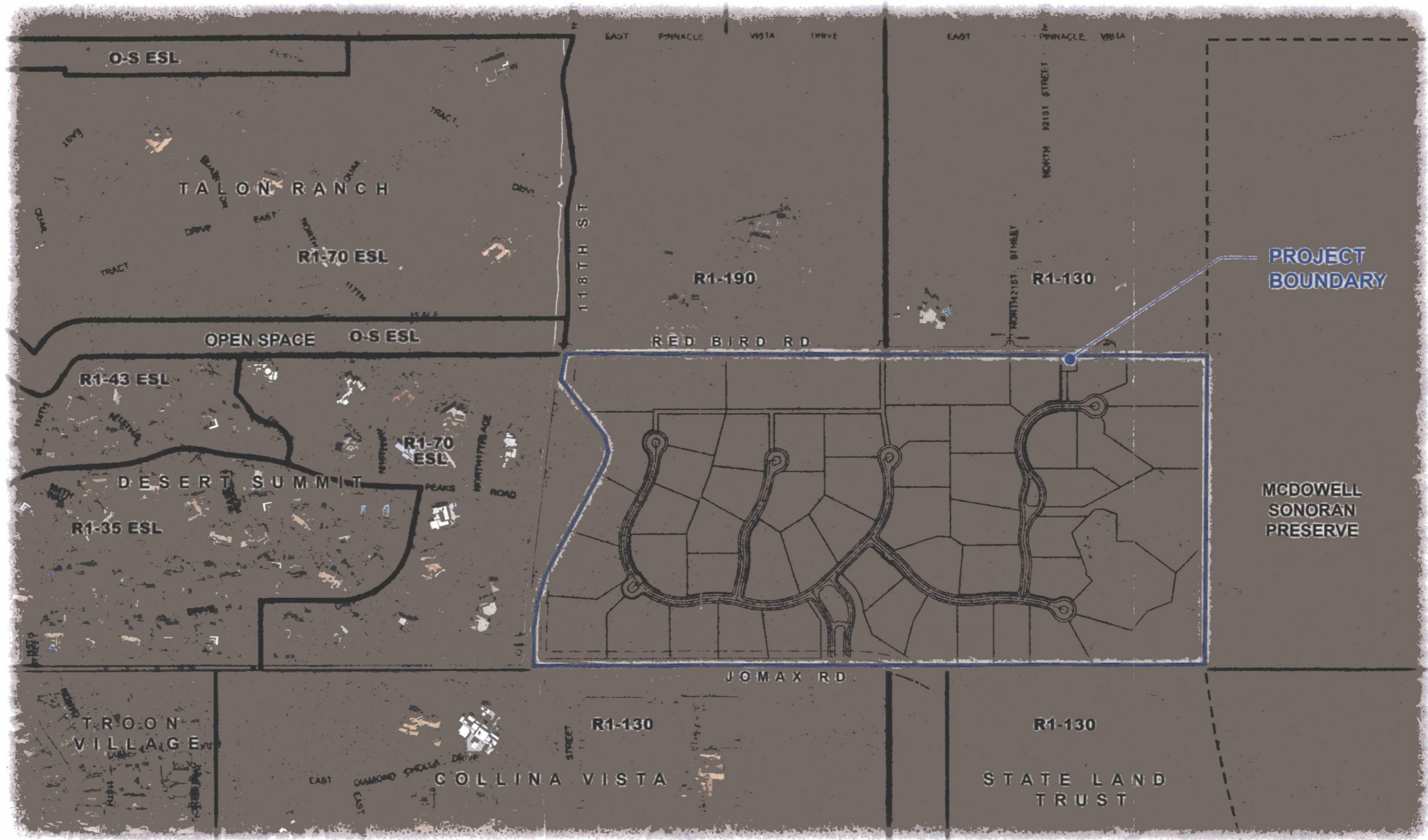
3. Rear Yard. There shall be a rear yard having a depth of not less than ~~sixty (60)~~ FORTY FIVE (45) feet.

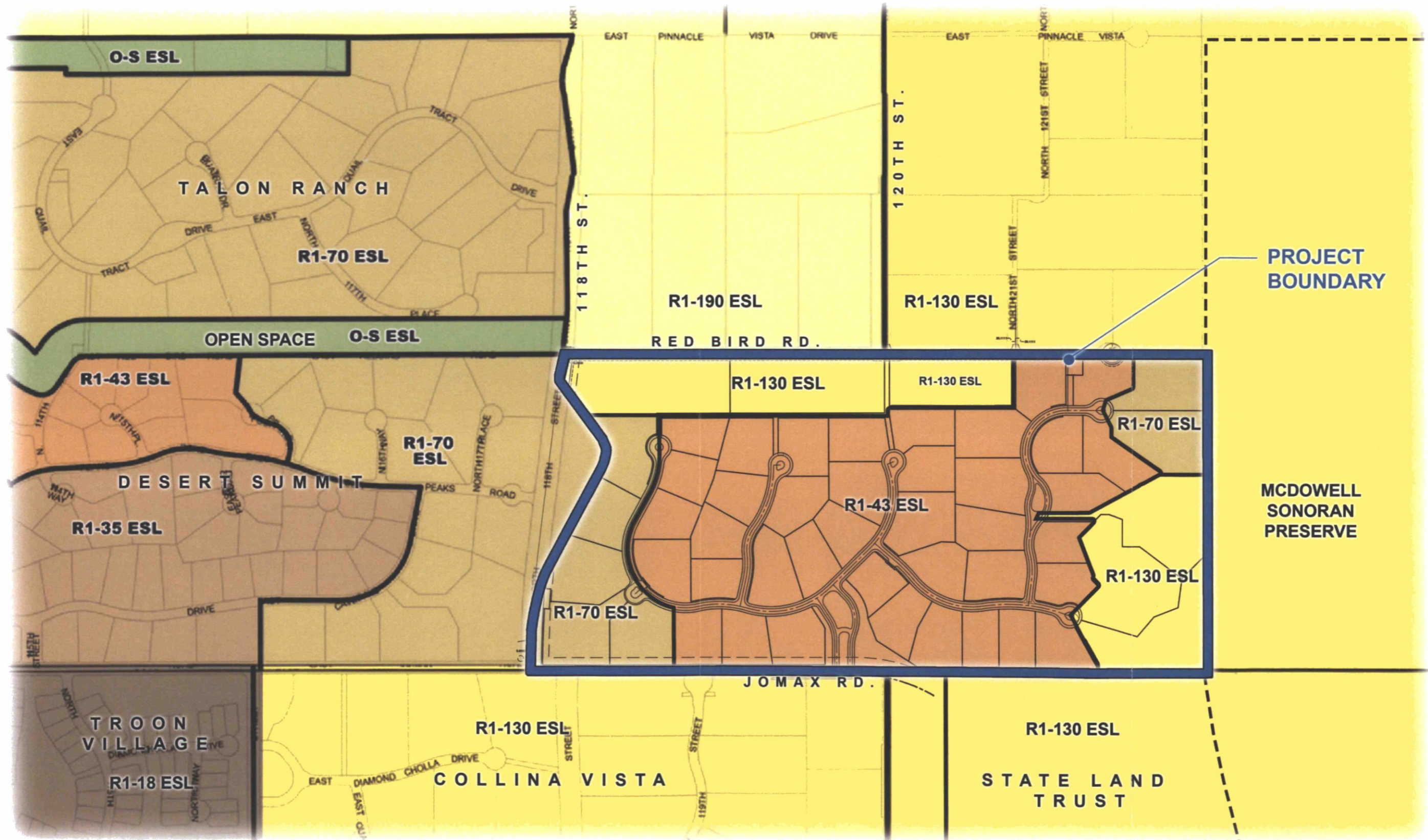
## VI. Historic Property

**Response:** Not applicable.

### Entry Screen Wall Perspectives



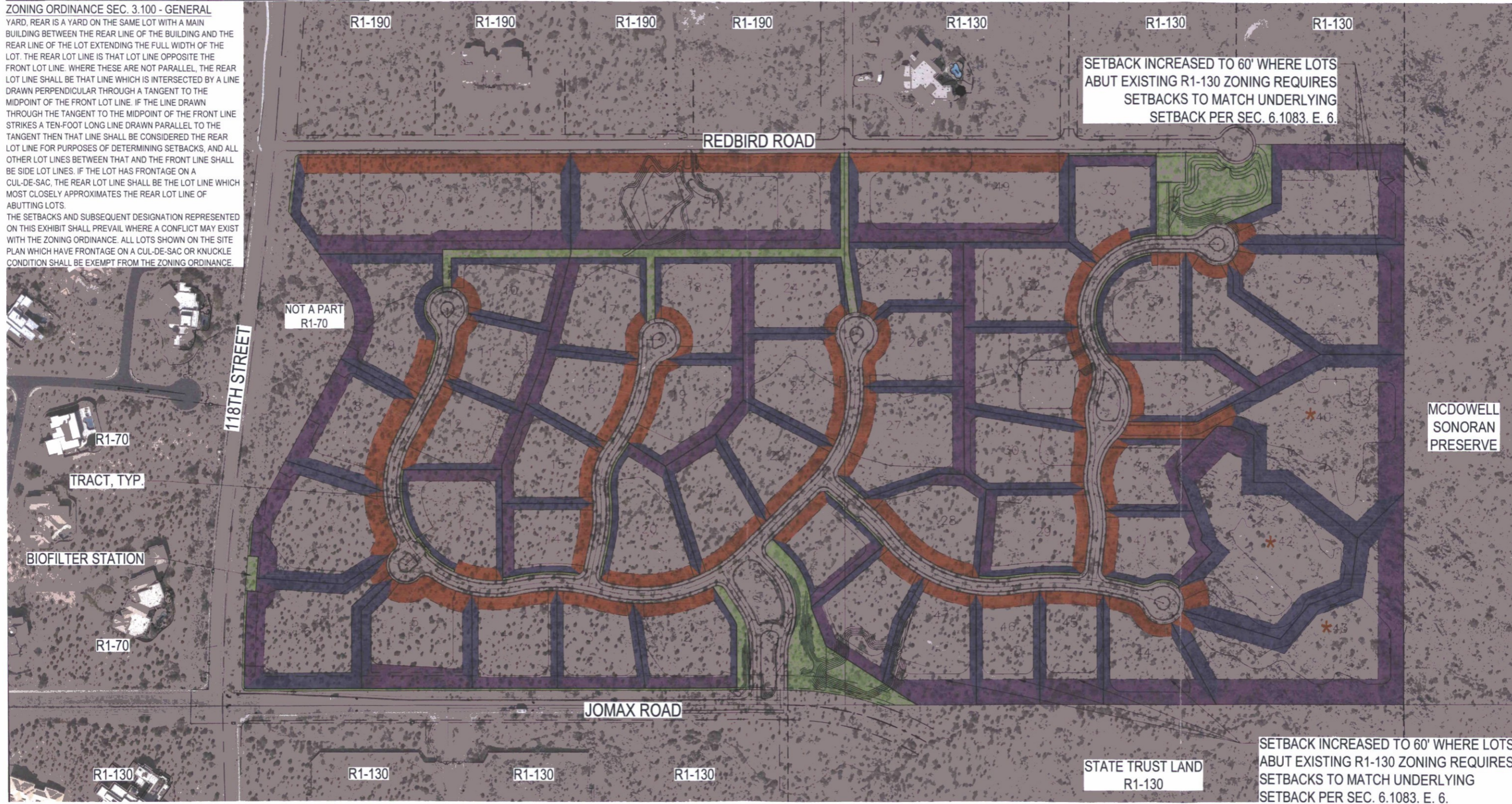






Standards	25% Reduction Per 6.1083		25% Reduction Per 6.1083		25% Reduction Per 6.1083	
	Standard	Reduction	Standard	Reduction	Standard	Reduction
Lot Size	43,000	32,250	70,000	52,500	130,000	97,500
Lot Width	150'	113'	250'	188'	200'	150'
Setbacks	From Main Building					
	Minimum Distance From Property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

**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 ABUTTING 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.

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

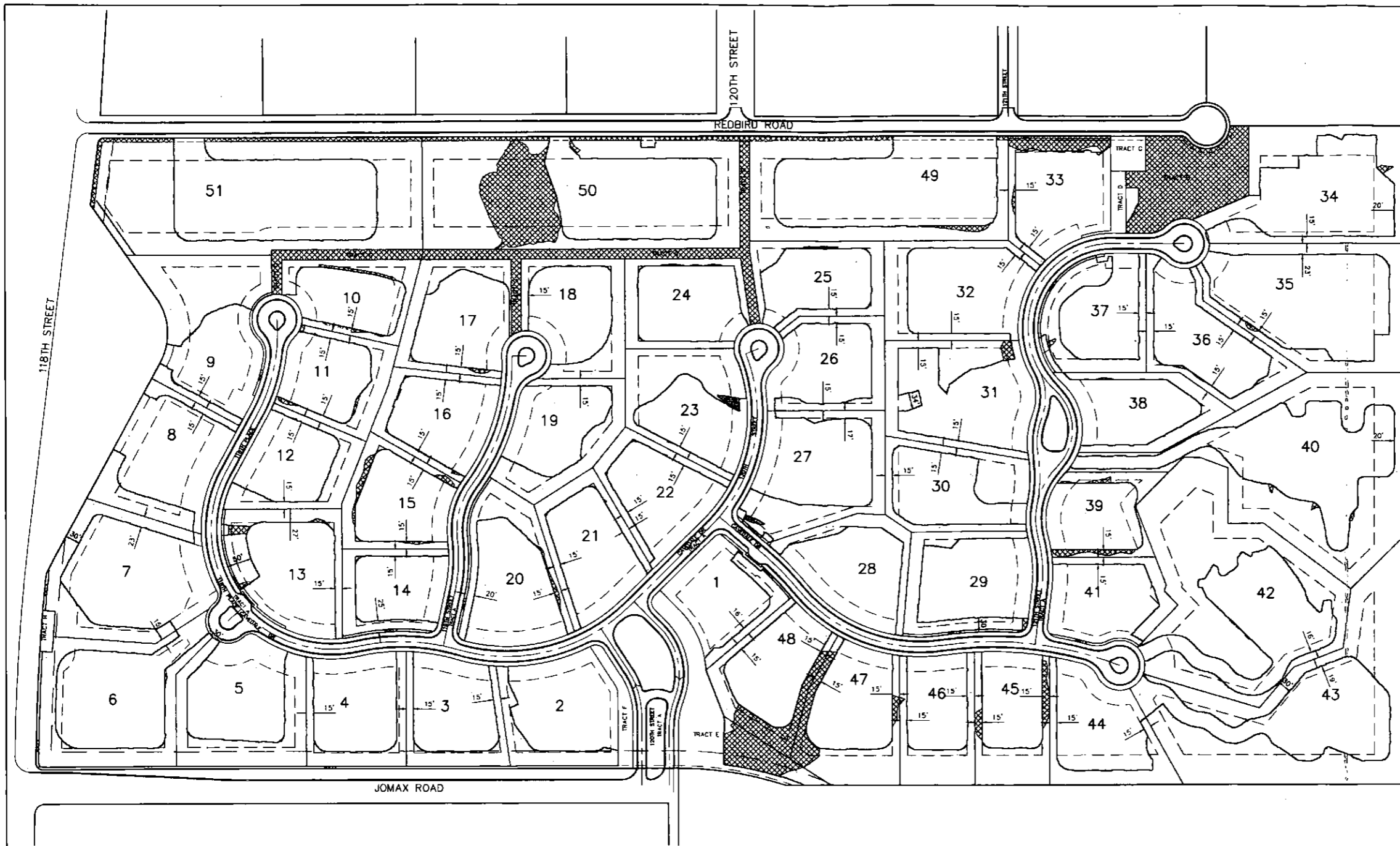


LEGEND

	NET ACREAGE	TOTAL ACREAGE	PERCENTAGE
		77.56	100%
		TOTAL ACREAGE	PERCENTAGE
<span style="color: brown;">■</span>	NAOS	29.25	37.70%
<span style="color: green;">■</span>	OPEN SPACE	1.38	1.78%
	TOTAL	30.63	39.48%

NAOS DATA TABLE

Parcel	Lot Ac.	Lot Area	Envelope	Prop NAOS	Reveg NAOS
1	0.78	34130.70	27199.35	6931.34	
2	1.09	47688.92	28500.32	11489.46	88.23
3	0.96	41829.42	29402.82	12206.60	
4	1.02	44356.94	31136.63	13218.91	
5	1.43	62402.88	35592.25	26810.63	
6	1.70	73987.96	46891.20	29009.02	177.39
7	1.08	73183.41	50451.67	21745.46	
8	1.21	52524.21	35350.64	14663.43	
9	1.45	63091.80	27908.89	34546.87	100.51
10	0.84	36628.86	22828.67	13780.16	1253.79
11	0.87	37757.64	23652.15	13865.49	588.95
12	0.92	40098.44	25546.33	14552.10	30.42
13	1.17	51095.36	26328.15	15767.20	1038.34
14	0.77	33729.52	22790.91	10938.61	
15	0.91	39820.15	27689.87	12130.28	1906.58
16	0.91	39804.40	30367.99	9436.42	174.10
17	1.07	46429.97	30397.99	15731.98	296.53
18	1.03	44908.53	27426.34	17482.19	28.14
19	1.05	45960.51	17331.17	18629.40	
20	1.20	52185.29	36458.27	15727.02	715.53
21	0.99	42975.09	21187.19	10787.91	27.73
22	0.92	40244.93	30799.36	9445.57	41.44
23	1.16	50736.32	25037.37	25698.94	36.93
24	0.96	42832.72	30147.76	12684.96	310.13
25	0.93	40690.25	29220.94	14769.81	345.40
26	0.94	41139.45	28889.40	12170.05	
27	1.37	59833.50	37527.44	22306.06	348.41
28	1.01	44145.34	34125.68	10019.66	
29	1.13	49412.78	34215.63	15197.15	
30	1.08	47233.39	27725.10	19508.19	
31	1.42	61870.85	40487.51	21383.34	7.92
32	1.29	55990.11	39139.45	16840.67	
33	1.07	44322.59	35264.04	9058.56	4852.38
34	1.85	80564.25	48974.59	31689.78	298.33
35	2.05	89272.98	61192.68	28080.90	223.23
36	1.14	49646.48	33266.30	16380.18	287.18
37	1.02	44640.20	26100.18	18540.02	143.42
38	0.94	40782.69	27569.16	13113.52	111.06
39	0.76	33259.82	23738.05	9531.17	1900.41
40	3.10	134887.97	63638.82	71249.14	370.16
41	0.86	37480.07	29512.76	7947.31	
42	3.00	130736.37	85251.43	85483.94	180.64
43	3.00	130826.09	48572.60	82233.48	131.64
44	1.07	46651.25	32371.63	14279.62	126.76
45	0.91	39796.57	22724.81	17070.76	2460.90
46	0.80	36129.94	22433.26	16696.68	69.29
47	1.18	51246.10	29998.65	21246.45	6876.00
48	1.03	44700.47	29284.65	15415.82	6109.60
49	2.50	108742.65	68778.46	39864.19	3645.89
50	3.28	142927.41	53374.18	89553.23	28825.56
51	3.40	148249.79	66862.43	81347.96	7781.86
Tract A Roads	6.08	266024.48			
Tract B Retention	0.85	36934.27		35678.90	35678.90
Tract C Lift Station	0.11	4900.00			
Tract D Util Ities	0.09	4060.50			
Tract E Open Space	0.78	34028.58		10881.15	8511.16
Tract F Open Space	0.31	13582.74			
Tract G Util Ities	0.70	30632.23		30632.22	
Tract H Bio Filter	0.05	2057.07			
Tract I Open Space	0.03	1177.96		273.35	
Tract J Open Space	0.03	1478.95		745.23	
Tract K Open Space	0.02	892.33		892.41	
Tract L Open Space	0.04	1644.74		1642.18	
Tract M Open Space	0.02	966.11		448.59	
Tract N Open Space	0.01	393.31		254.25	
Tract O Open Space	0.05	1159.73		1193.71	
Tract P Open Space	0.02	905.58		812.75	
Tract Q Open Space	0.04	1554.29		1095.83	
Tract R Open Space	0.02	1029.03		1029.03	
Tract S Open Space	0.01	401.61			
TOTAL	77.58	3379195.48		1274032.49	117980.85
				29.25	2.71
Reveg Percentage					9.25%



**LEGEND**

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

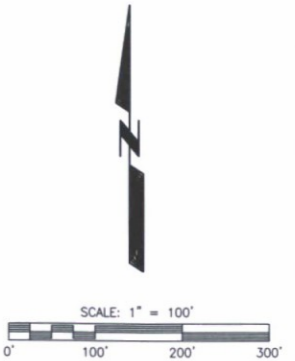
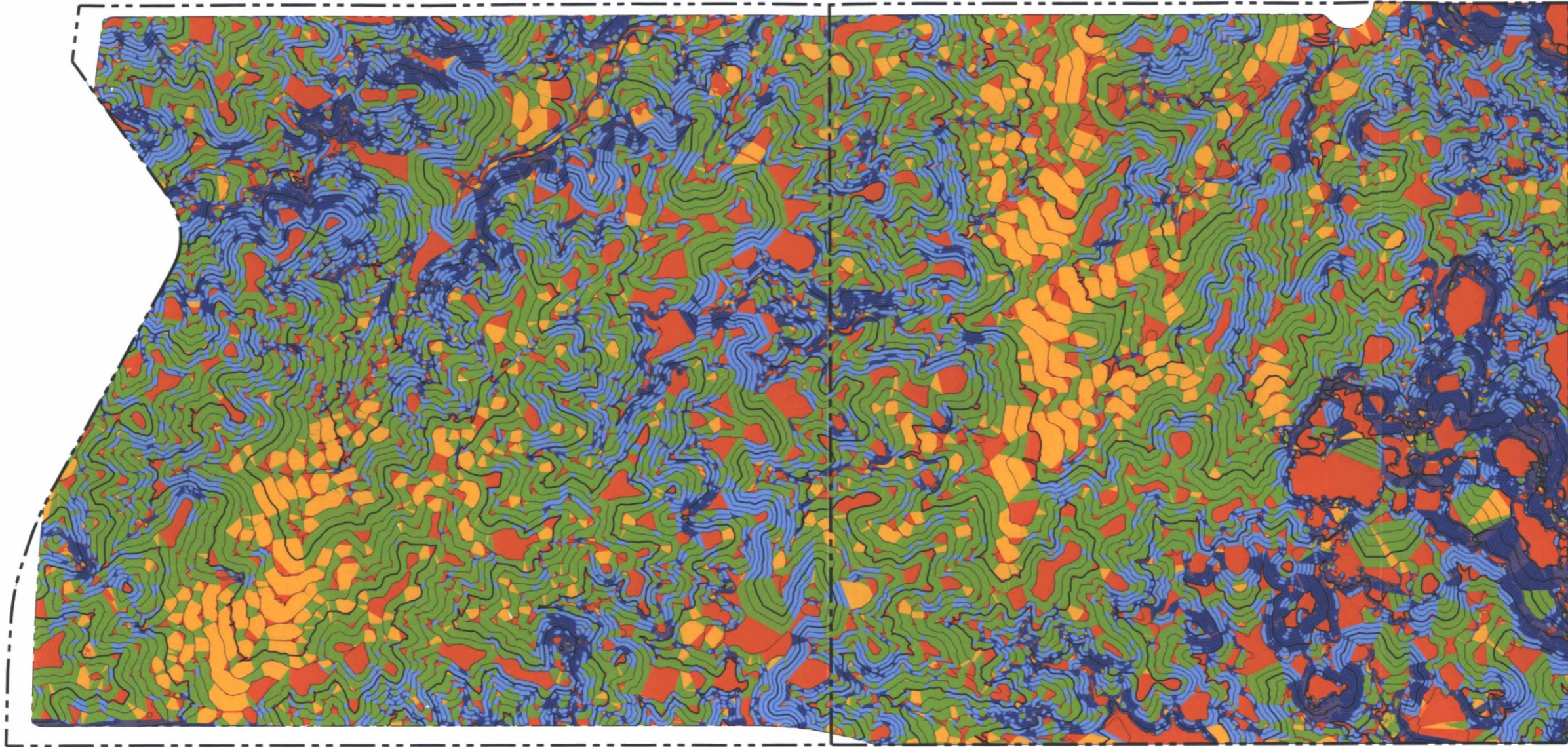
SCALE: 1" = 100'

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



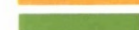



**118TH & JOMAX**

**NAOS EXHIBIT**  
 SCOTTSDALE - ARIZONA

Date 09/11/17 Job No. Sheet 1 of 1



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

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 Scottsdale, Arizona 85260 480-596-1131

**118th & JOMAX**

SLOPE ANALYSIS

SCOTTSDALE - ARIZONA

**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

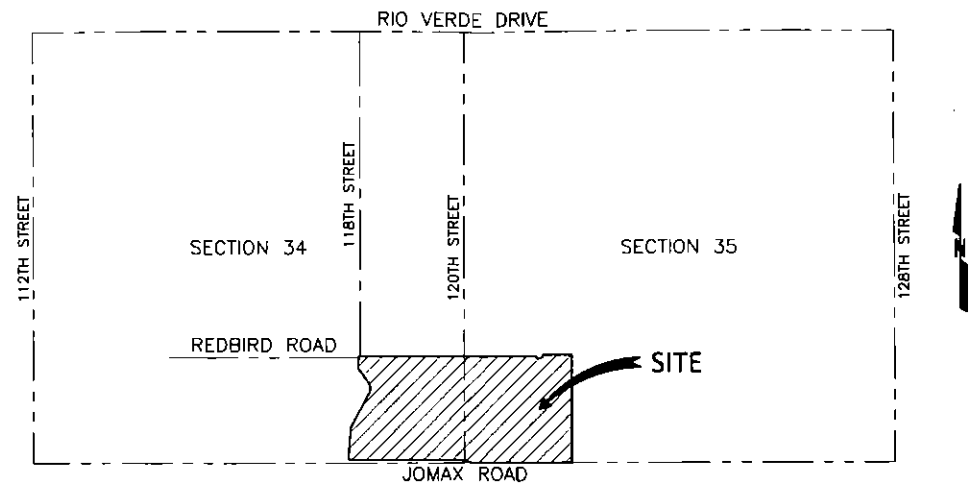
**OWNER/DEVELOPER**  
 TOLL BROTHERS ARIZONA CONSTRUCTION COMPANY  
 14350 N. 87TH STREET, SUITE 310  
 SCOTTSDALE, ARIZONA 85260

**ENGINEER**  
 ARGUS CONSULTING, P.C.  
 10115 E. BELL ROAD, SUITE 107 - #104  
 SCOTTSDALE, ARIZONA 85260  
 (480) 596-1131

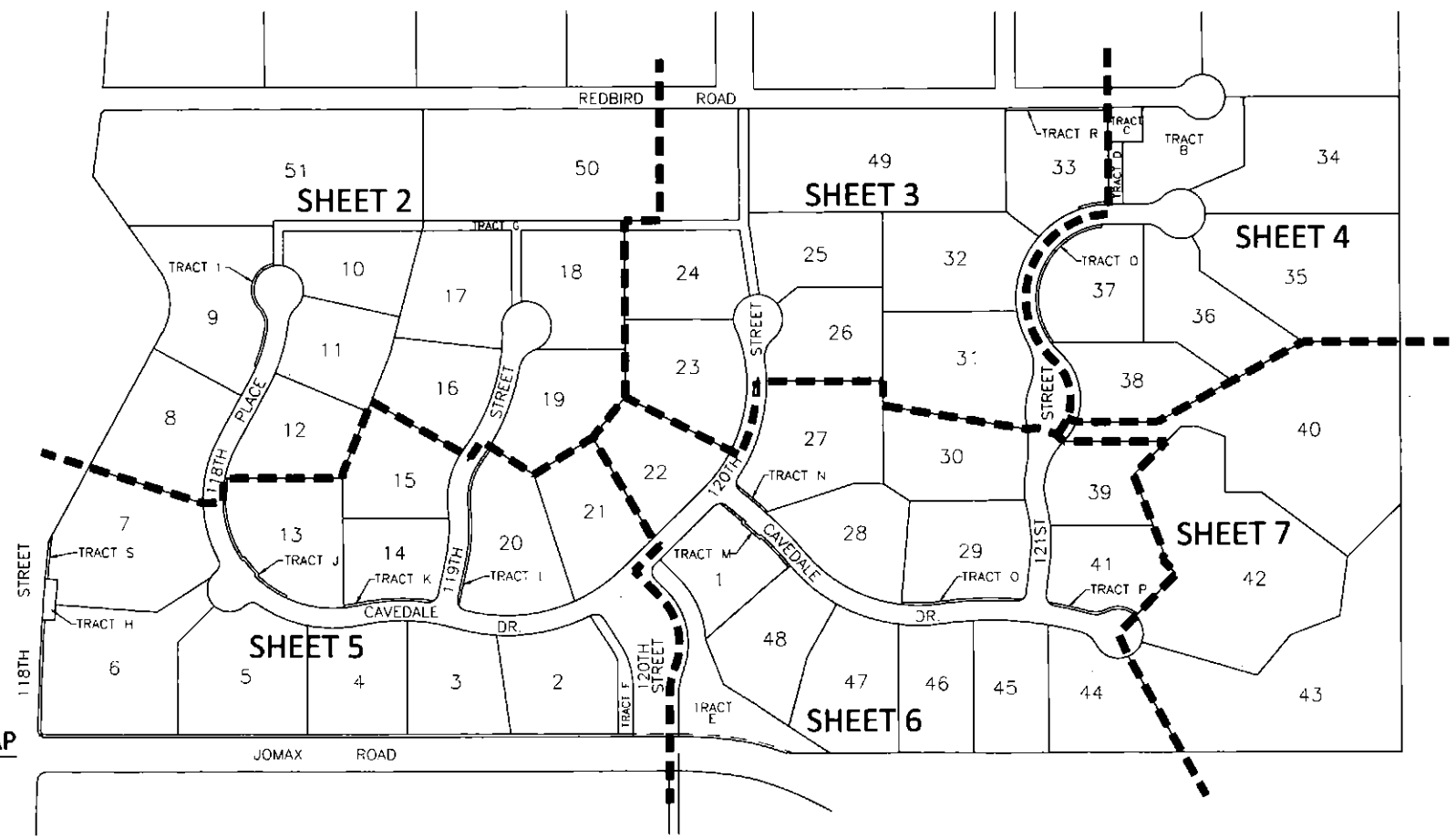
**PROJECT INFO**

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 ALIGNMENT  
 ELEVATION = 2641.08 PER THE CITY OF SCOTTSDALE DATUM (NAVD 88)



**VICINITY MAP**  
 N.T.S.



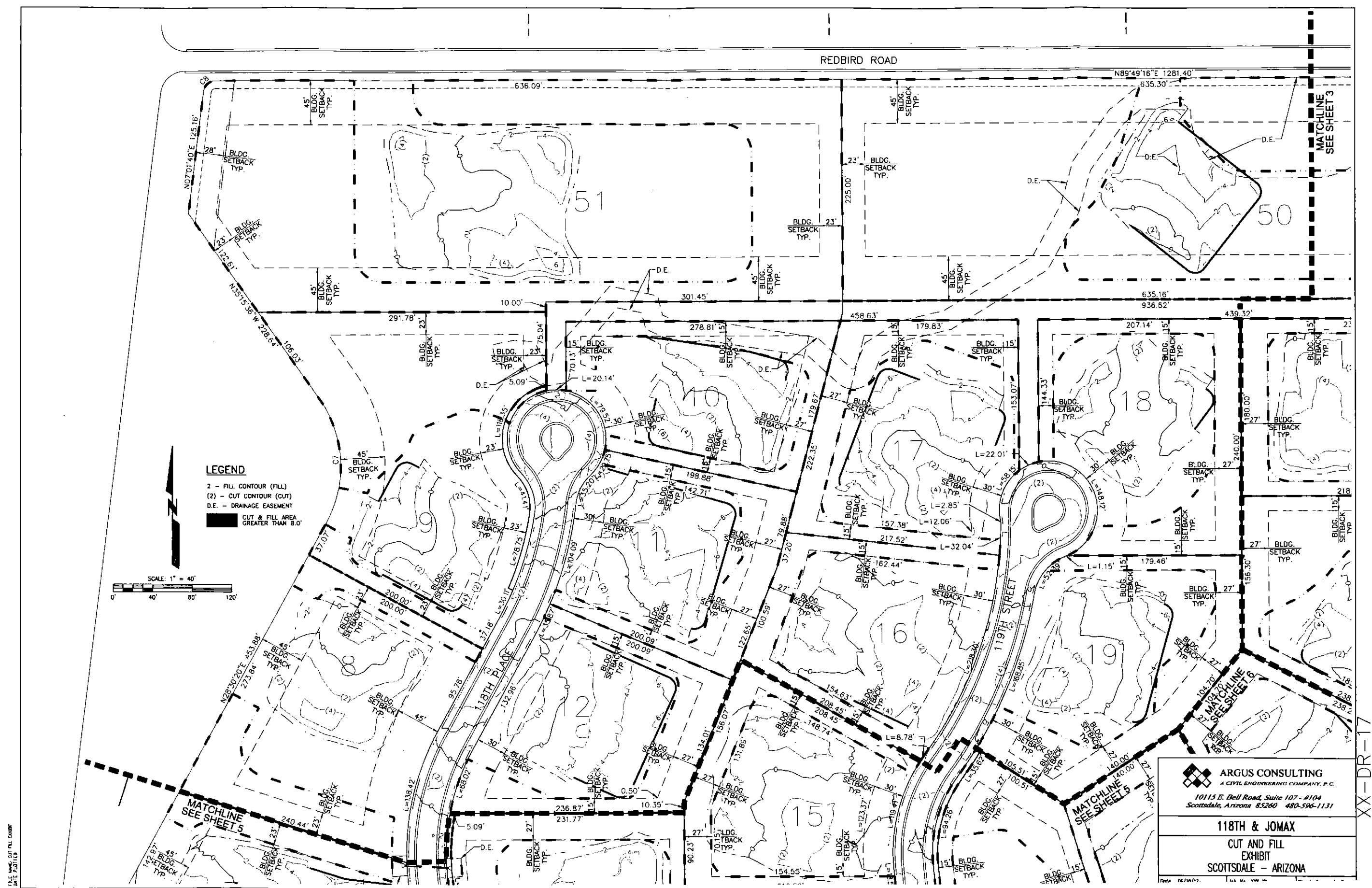
**SHEET INDEX MAP**  
 N.T.S.

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

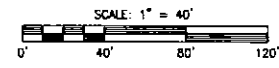
**118TH & JOMAX**  
 CUT AND FILL  
 EXHIBIT  
 SCOTTSDALE - ARIZONA

FILE NAME: CUT AND FILL EXHIBIT  
 DATE PLOTTED:

XX-DR-17



**LEGEND**  
 2 - FILL CONTOUR (FILL)  
 (2) - CUT CONTOUR (CUT)  
 D.E. - DRAINAGE EASEMENT  
 [Shaded Area] CUT & FILL AREA GREATER THAN 8.0'

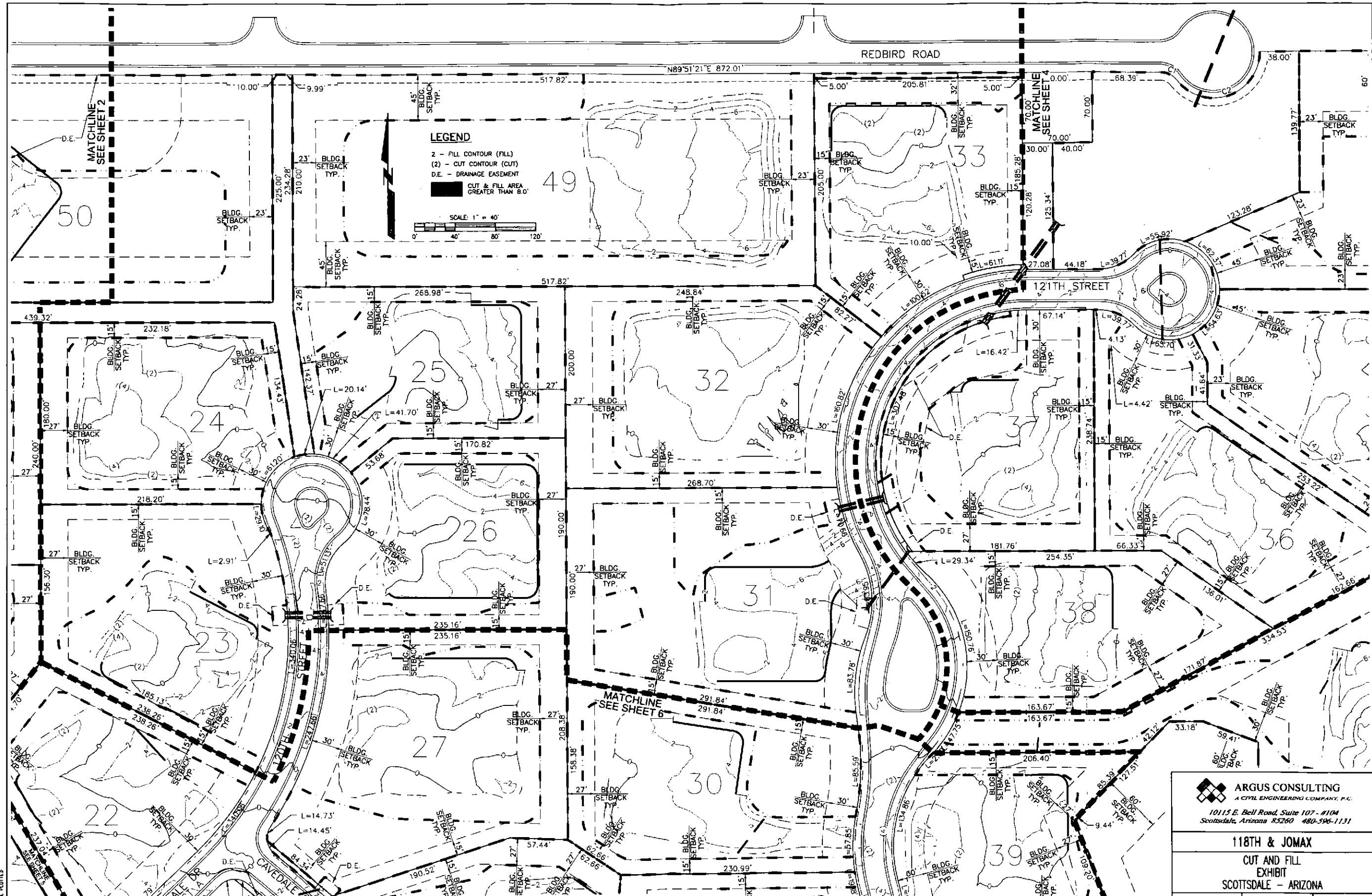


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 10115 E. Bell Road, Suite 107 - #104  
 Scottsdale, Arizona 85260 480-596-1131

**118TH & JOMAX**  
 CUT AND FILL  
 EXHIBIT  
 SCOTTSDALE - ARIZONA

FILE NAME: CUT AND FILL EXHIBIT  
 DATE: 06/10/15

XX-DR-1



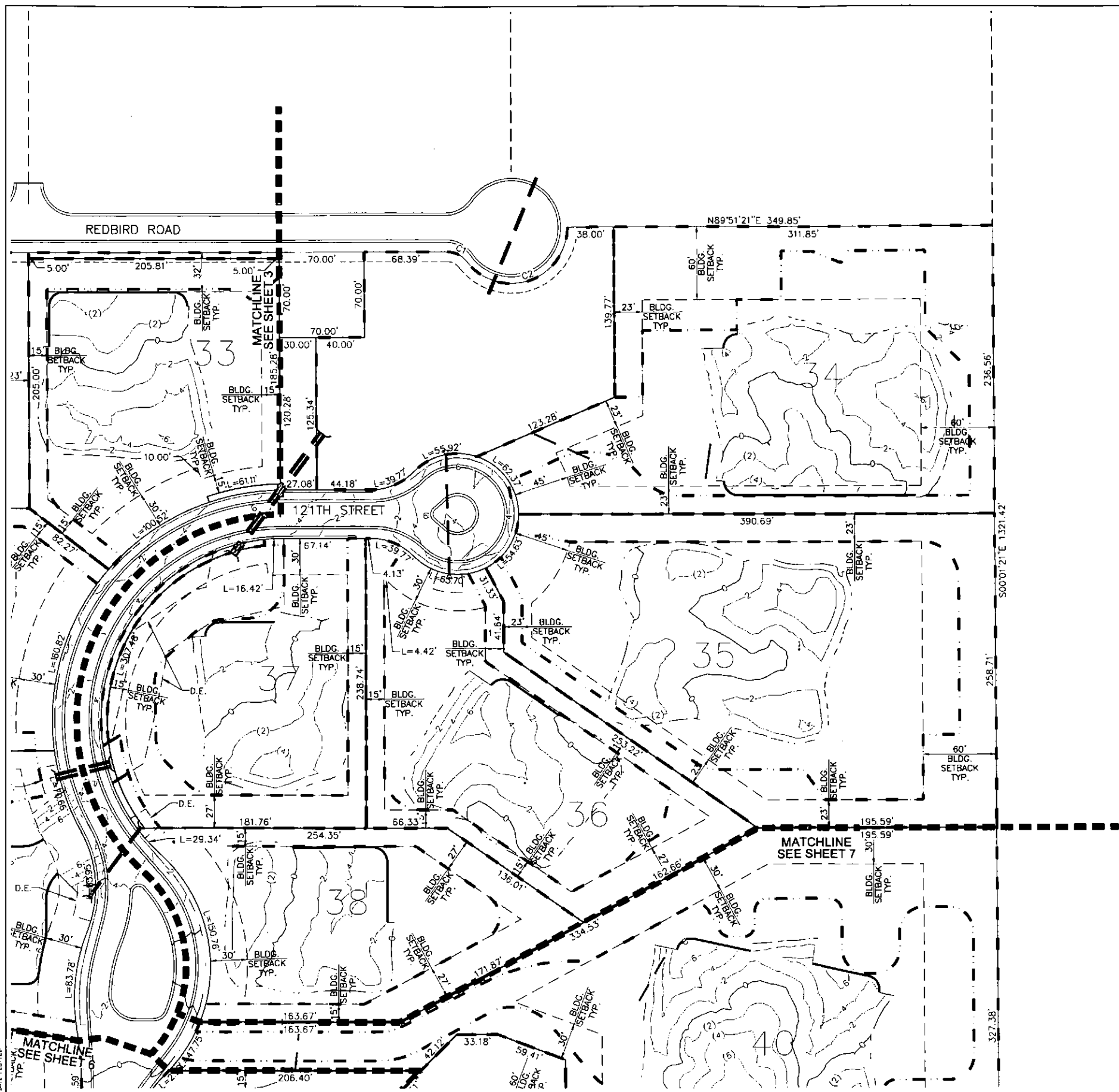
**ARGUS CONSULTING**  
 A CIVIL ENGINEERING COMPANY, P.C.  
 10115 E. Bell Road, Suite 107 - #104  
 Scottsdale, Arizona 85260 480-596-1131

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**118TH & JOMAX**  
 CUT AND FILL  
 EXHIBIT  
 SCOTTSDALE - ARIZONA

FILE NAME: CUT AND FILL.DWG  
DATE PLOTTED:

XX-DR-11



**LEGEND**  
 2 - FILL CONTOUR (FILL)  
 (2) - CUT CONTOUR (CUT)  
 D.E. - DRAINAGE EASEMENT  
 [Symbol] CUT & FILL AREA GREATER THAN 8.0'

FILE NAME: CUT AND FILL EXHIBIT  
 DATE PLOTTED:

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

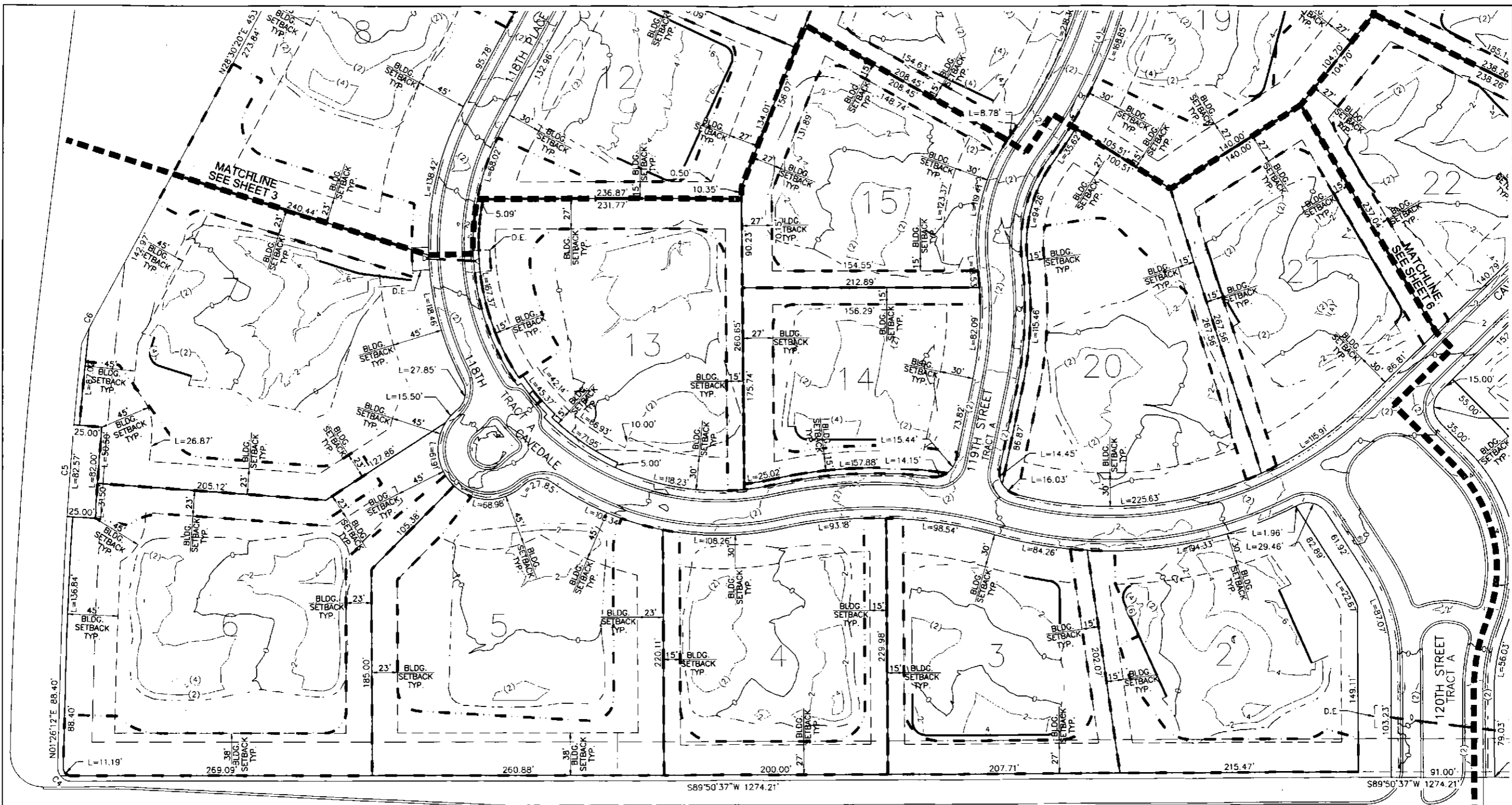
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**118TH & JOMAX**  
 CUT AND FILL  
 EXHIBIT  
 SCOTTSDALE - ARIZONA

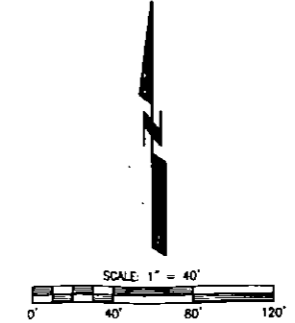
XX-DR-17



EXHIBIT G: CUT AND FILL PLAN



**LEGEND**  
 2 - FILL CONTOUR (FILL)  
 (2) - CUT CONTOUR (CUT)  
 D.E. - DRAINAGE EASEMENT  
 [Thick dashed line symbol] CUT & FILL AREA GREATER THAN 8.0'



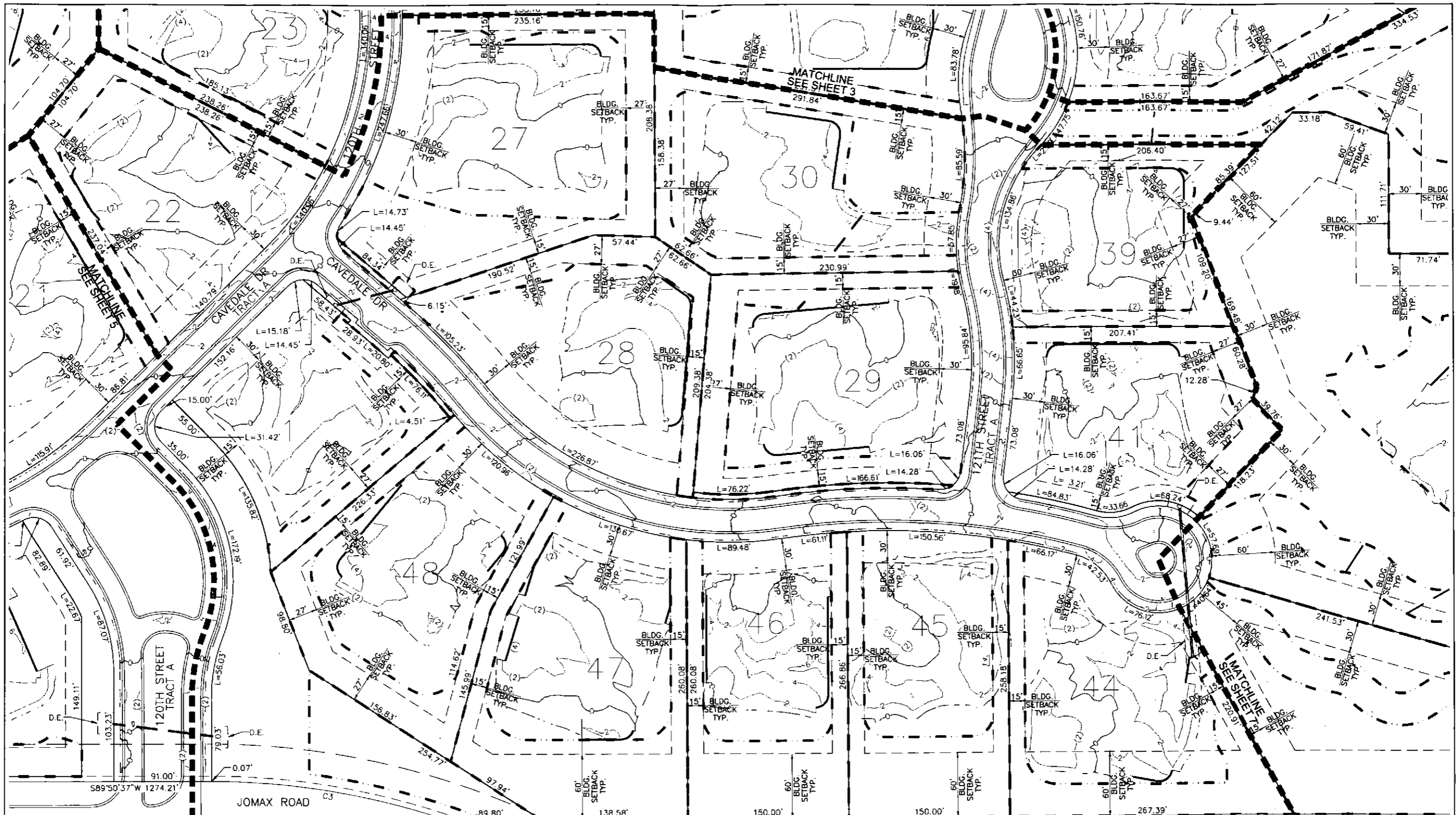
**ARGUS CONSULTING**  
 A CIVIL ENGINEERING COMPANY, P.C.  
 10115 E. Bell Road, Suite 107 - #104  
 Scottsdale, Arizona 85260 480-596-1131

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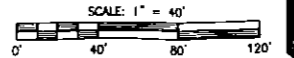
**118TH & JOMAX**  
 CUT AND FILL  
 EXHIBIT  
 SCOTTSDALE - ARIZONA

FILE NAME: CUT AND FILL EXHIBIT  
 DATE: 05/11/17

XX-DR-17



**LEGEND**  
 2 - FILL CONTOUR (FILL)  
 (2) - CUT CONTOUR (CUT)  
 D.E. - DRAINAGE EASEMENT  
 [Symbol] CUT & FILL AREA GREATER THAN 8.0'



**ARGUS CONSULTING**  
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 10115 E. Bell Road, Suite 107 - #104  
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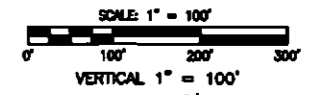
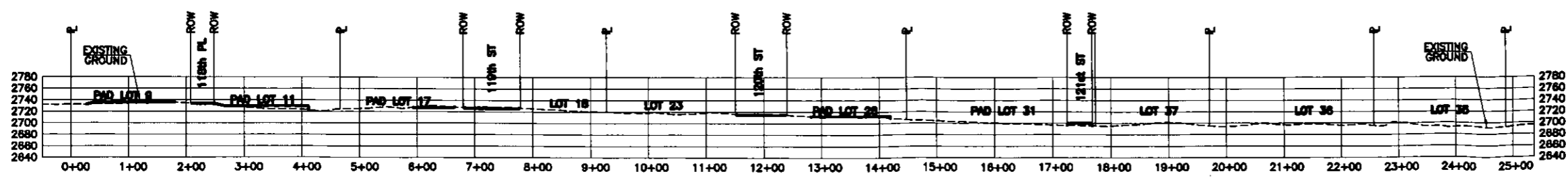
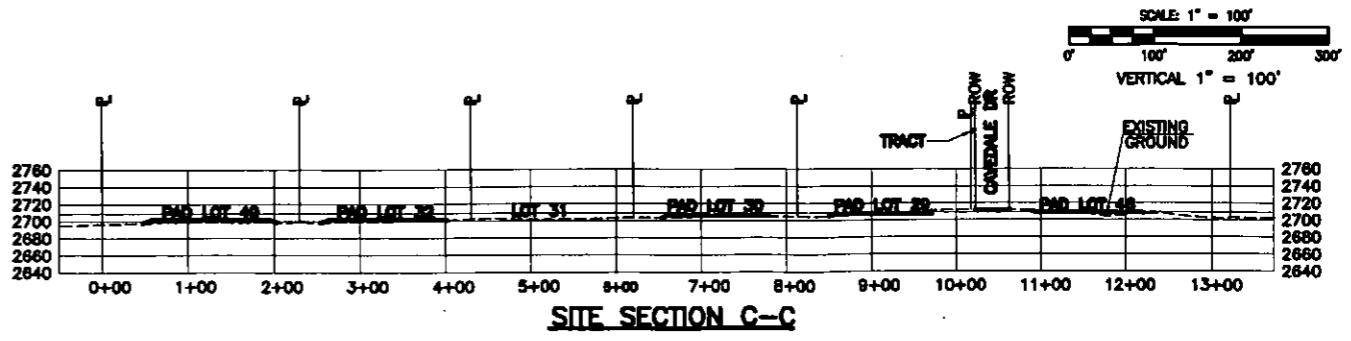
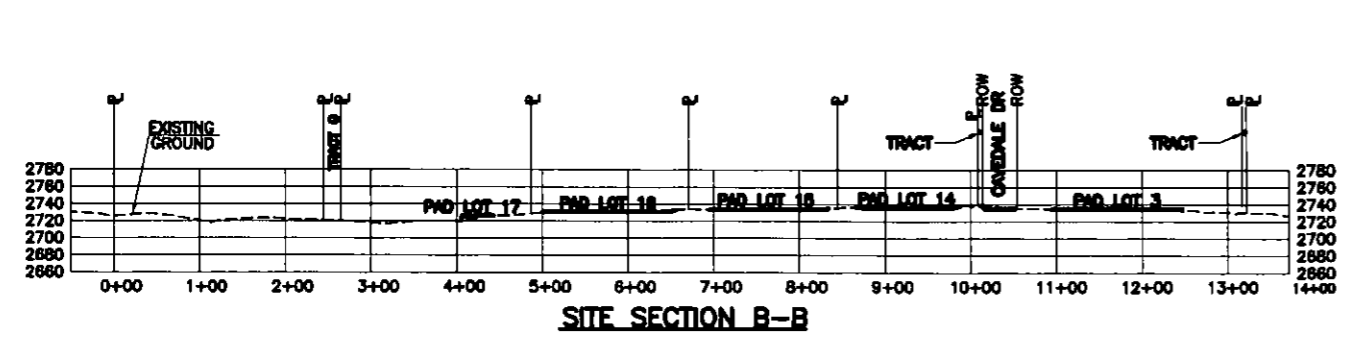
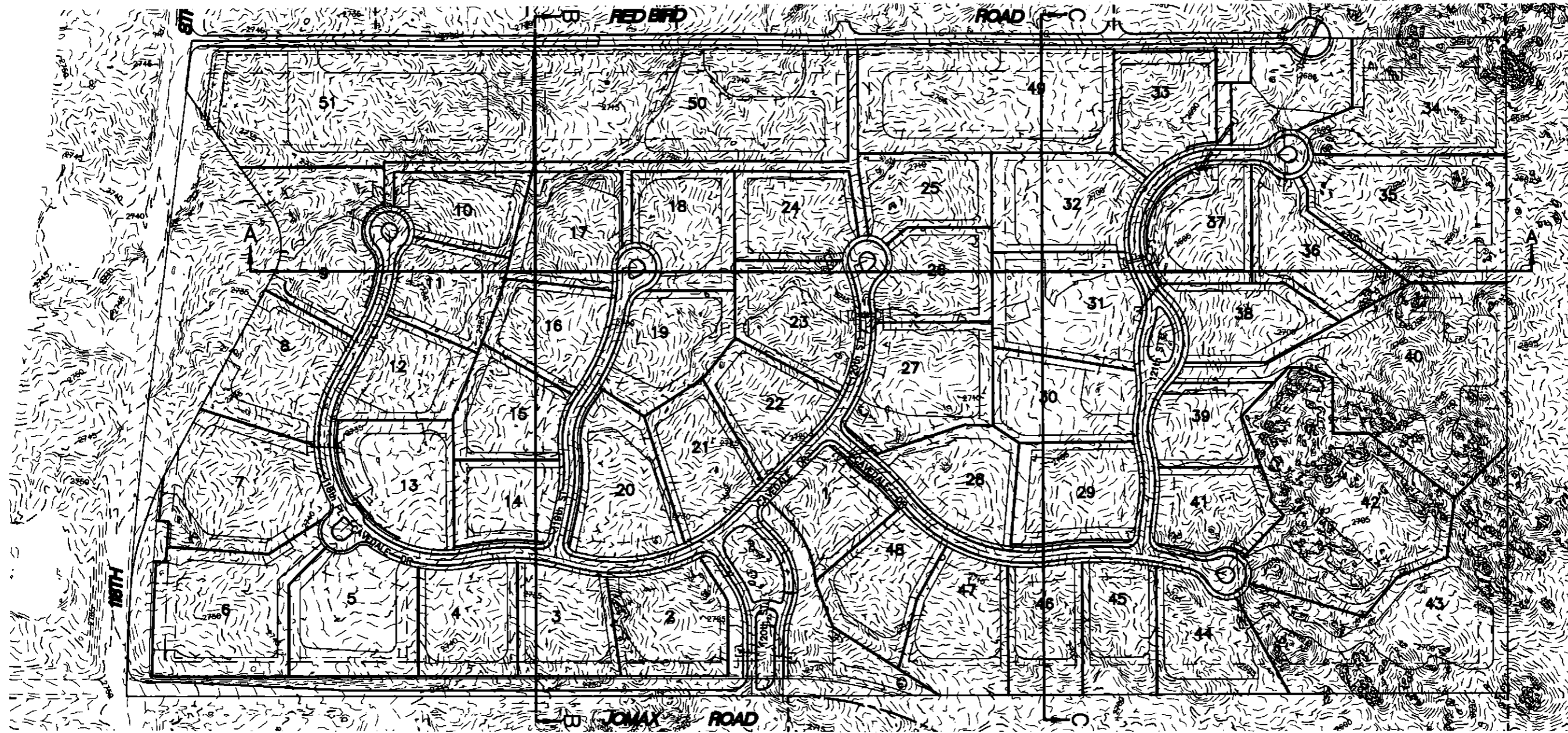
**118TH & JOMAX**  
 CUT AND FILL  
 EXHIBIT  
 SCOTTSDALE - ARIZONA

FILE NAME: CUT AND FILL EXHIBIT  
 DATE PLOTTED:

XX-DR-17



EXHIBIT H: SITE CROSS SECTIONS



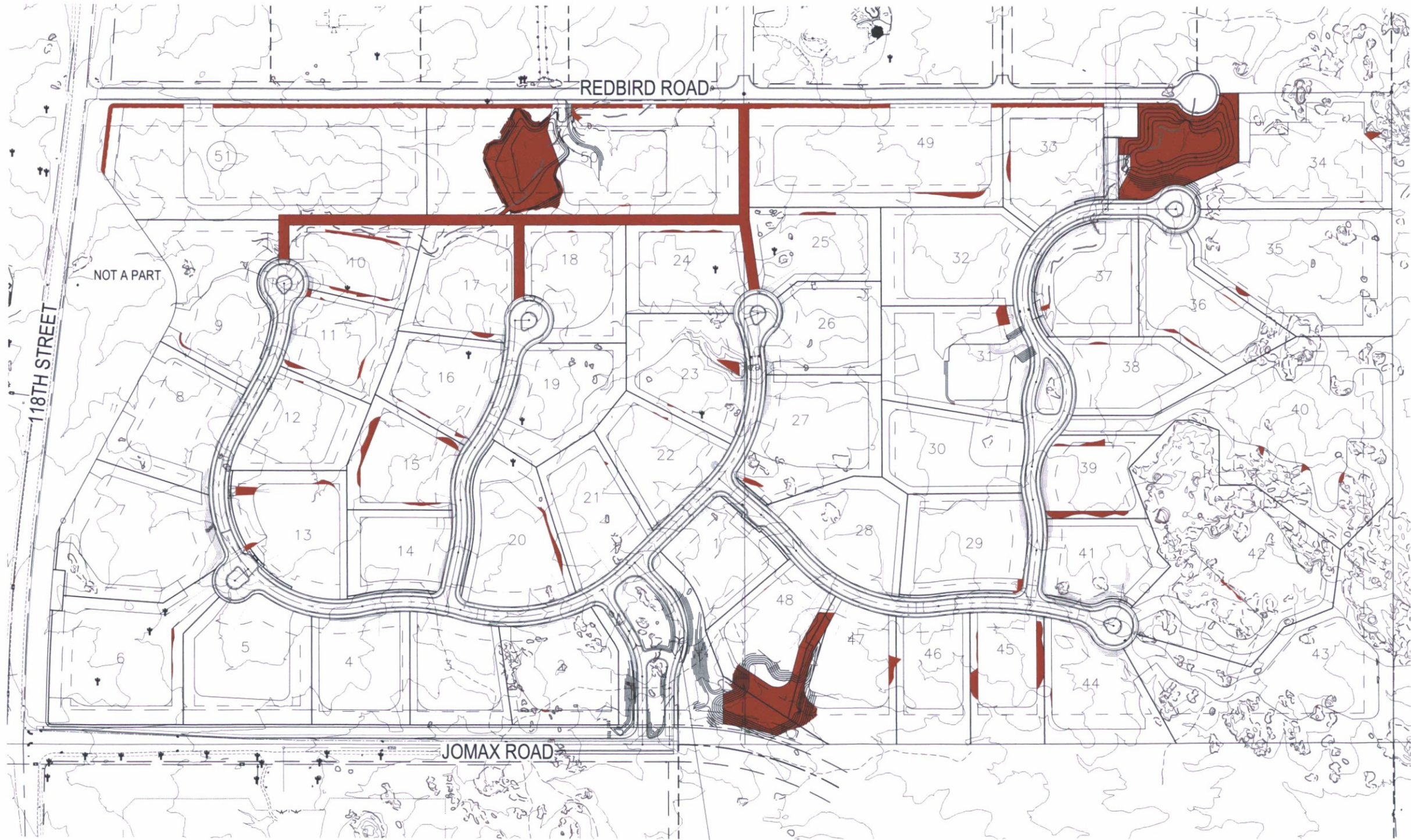
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**SITE CROSS SECTIONS EXHIBIT**

**118TH STREET & JOMAX ROAD**  
 SCOTTSDALE - ARIZONA

E. RING  
 11/11/10

EXHIBIT I: REVEGETATION SITE PLAN



Hydressed mix	lbs/acre
Ambrosia deltoidea	2
TRIANGLE LEAF BURSAGE	2
Baleya multiradiata	2
DESERT MARIGOLD	15
Calliandra enophylla	3
FAIRY DUSTER	3
Eriolaia fatiiosa	3
BRITTLEBUSH	1
Eschschotzia mexicana	1
MEXICAN GOLD POPPY	1
Justicia californica	1
CHUPAROSA	3
Larrea tridentata	3
CREOSOTE BUSH	5
Penstemon Parryi	5
PARRY'S PENSTEMON	5
Lupinus arizonicus	5
ARIZONA LUPINE	2
Sphaeralcea ambigua 'L. Hamilton'	2
GLOBE MALLOW	1
Abronia villosa	1
SAND VERBENA	1

NOTE: THIS APPLICATION IS TO BE APPLIED ONLY DURING THE MONTHS OF SEPTEMBER-DECEMBER TO RELY SOLELY ON NATURAL RAIN FALL. NO IRRIGATION TO BE USED. IF THE PERIOD OF PLANTING IS MISSED THE CONTRACTOR WILL SCHEDULE AN APPLICATION THE FOLLOWING YEAR AT THE STIPULATED TIME PERIOD.




REVEGETATION NOTE:  
ALL DISTURBED AREAS WILL BE REVEGETATED WITH ON SITE SALVAGE MATERIAL AND REVEGETATION TREATMENT TO MATCH SURROUNDING CONTEXT.

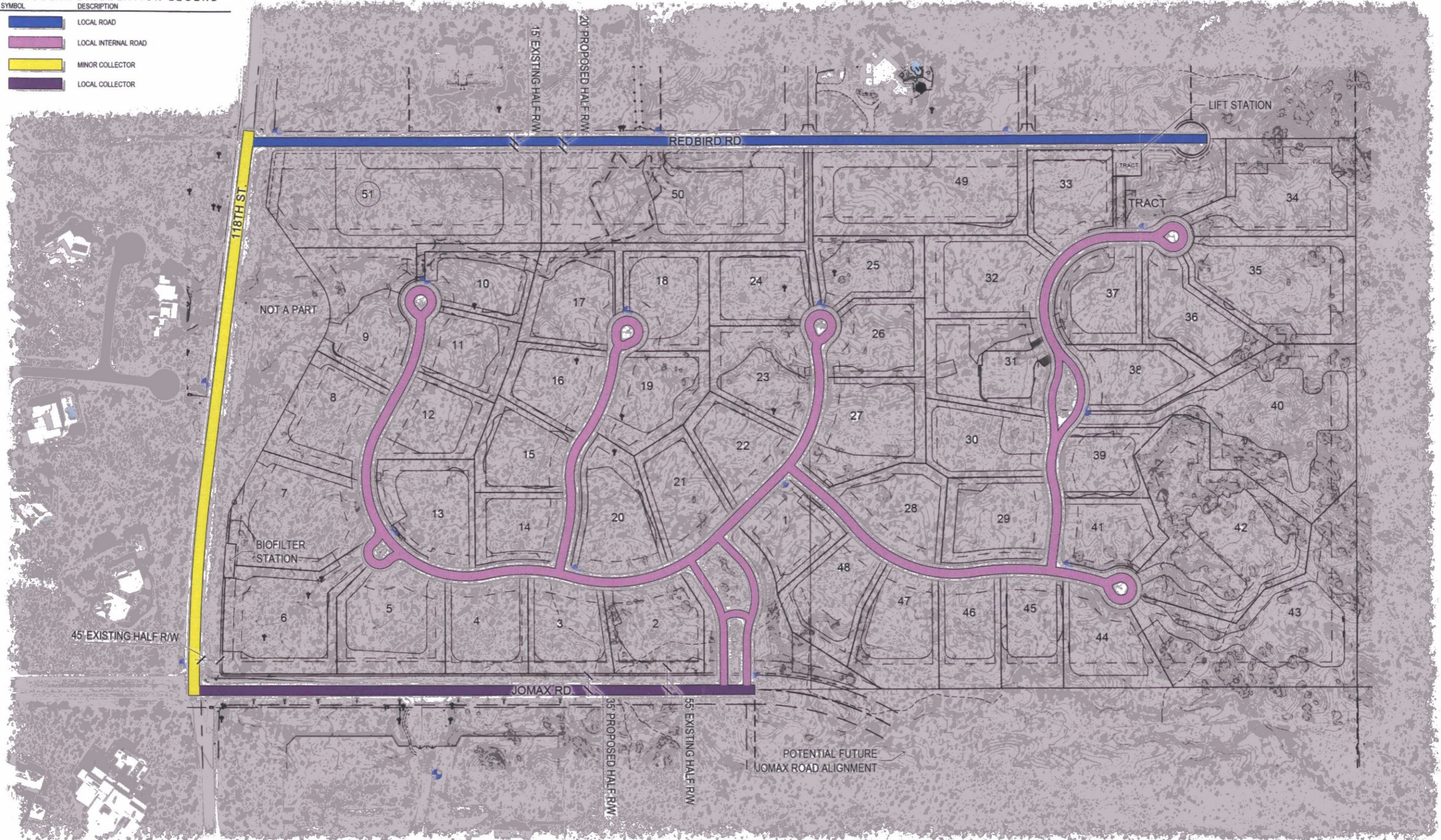
DESERT PAVING NOTES:  
1. ALL MATERIALS FOR DESERT PAVING SHALL BE TAKEN FROM ON-SITE STOCKPILE AREAS AS DIRECTED BY LANDSCAPE ARCHITECT.  
2. DESERT PAVING SHALL BE SCATTERED OVER ALL DISTURBED SOIL SURFACES IN AN UNEVEN LAYER REPRESENTATIVE OF EXISTING SITE CONDITIONS.  
3. SIZE OF DESERT PAVEMENT MATERIAL SHALL INCLUDE A MIX OF GRANULAR STONES, 6" OR SMALLER AS DEFINED BY LANDSCAPE ARCHITECT. CONTRACT TO PROVIDE SAMPLE AS PER SPECIFICATIONS.  
4. A TYPICAL NATURAL SOIL SURFACE AREA SHALL BE FLAGGED BY THE OWNER'S REPRESENTATIVE FOR REVIEW BY THE CONTRACTOR PRIOR TO STARTING WORK.

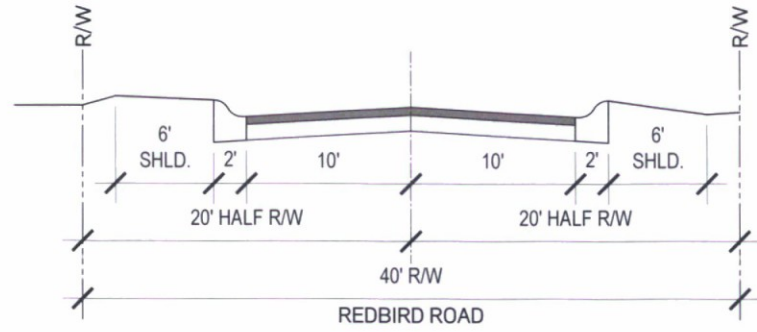
SALVAGE NOTE:  
SALVAGED MATERIAL FROM ON-SITE NURSERY WILL BE USED TO THE FULLEST EXTENT FOR THE PLANTING ON-SITE. TREES AND SAGUAROS WILL BE IDENTIFIED BY SALVAGE TAG AND SHOWN ON THE FINAL LANDSCAPE PLANS.

VEHICULAR ACCESS GATES

VEHICULAR CIRCULATION LEGEND

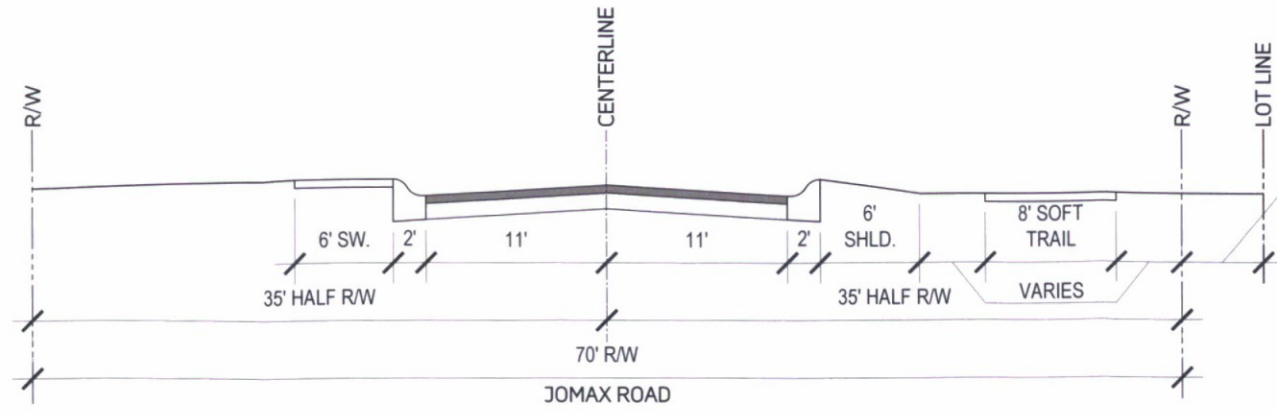
SYMBOL	DESCRIPTION
	LOCAL ROAD
	LOCAL INTERNAL ROAD
	MINOR COLLECTOR
	LOCAL COLLECTOR





**LOCAL RESIDENTIAL - RURAL/ESL CHARACTER**

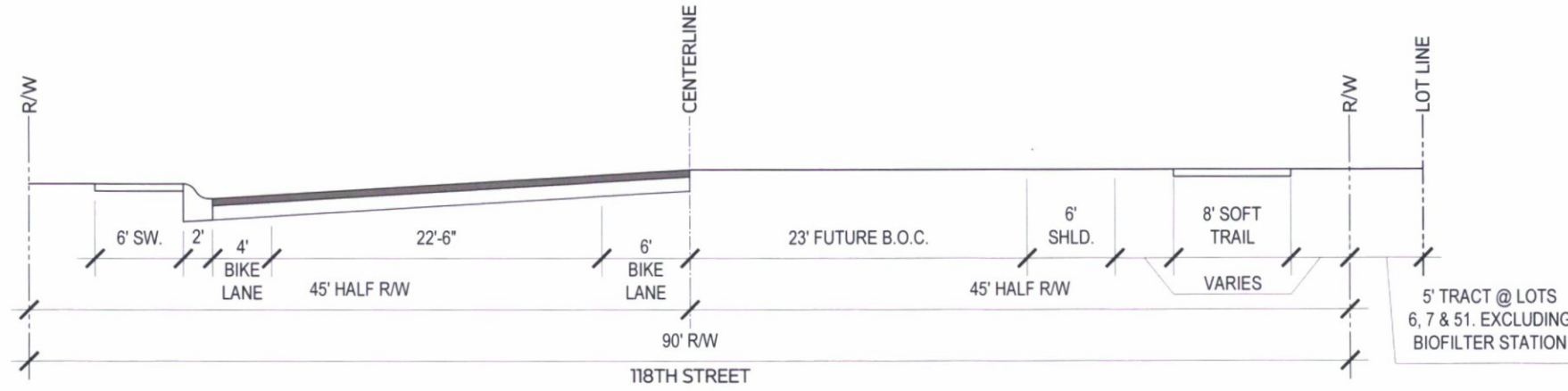
Redbird Road From 118th To 120th (Looking West)



**LOCAL COLLECTORS - RURAL/ESL CHARACTER WITH TRAILS**

(Jomax Road Looking West)

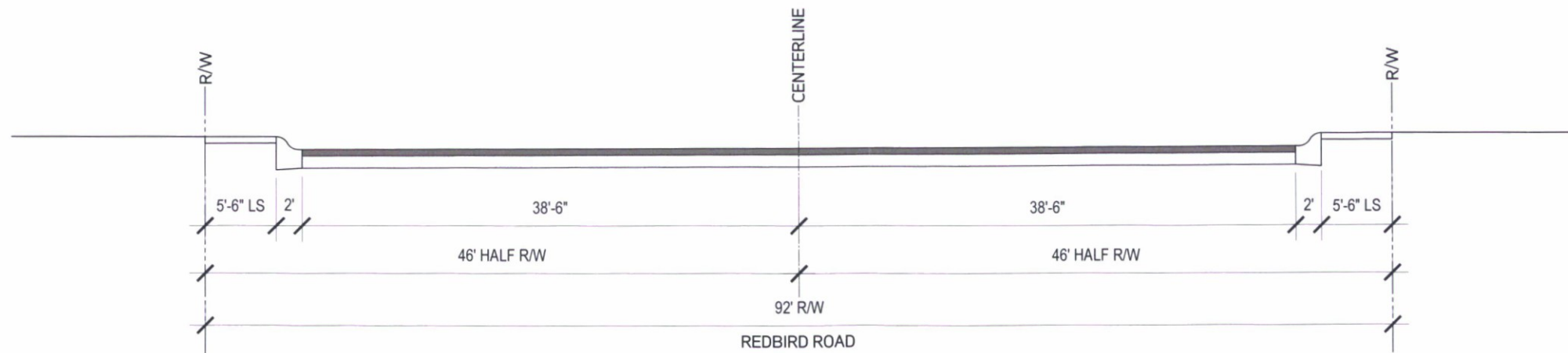
5' TRACT @ LOTS 2, 3 & 4.  
TAPERS AT LOT 5 TO  
MATCH 20' TRACT @ LOT 6



**MINOR COLLECTORS - RURAL/ESL CHARACTER WITH TRAILS**

(118th Proposed - Jomax to Redbird Looking North)

5' TRACT @ LOTS  
6, 7 & 51. EXCLUDING  
BIOFILTER STATION

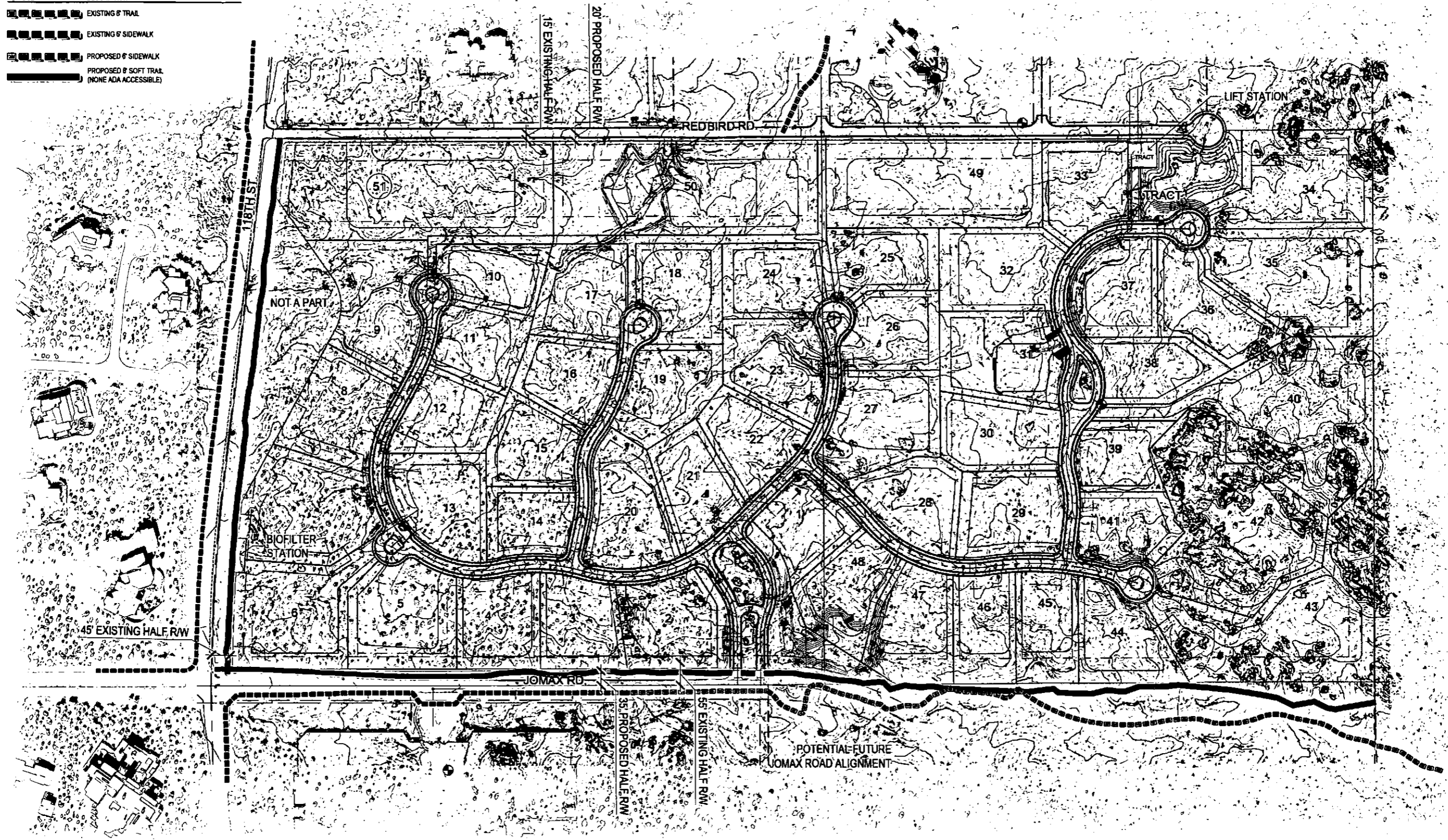


**LOCAL CUL-DE-SAC - RURAL/ESL CHARACTER**

Redbird Road (Looking West)

PEDESTRIAN CIRCULATION LEGEND

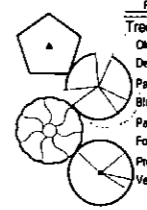
SYMBOL	DESCRIPTION
	EXISTING TRAIL
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	PROPOSED SOFT TRAIL (NONE ADA ACCESSIBLE)







PLANT MATERIALS LEGEND



Plant Name	Size	Plant Name	Size
<b>Trees</b>		Agave deserti	5 gal
Olneya tesota	24" box	Desert Agave	5 gal
Desert Ironwood		Agave murpheyi	5 gal
Parkinsonia florida	24" box	Murphy's Agave	5 gal
Blue Palo Verde		Agave palmeri	5 gal
Parkinsonia microphylla	24" box	Palmer's Agave	5 gal
Foothills Palo Verde		Agave parryi	5 gal
Prosopis juliflora	24" box	Parry's Agave	5 gal
Velvet Mesquite		Agave siselana	5 gal
		Sisal Agave	5 gal
<b>Large Shrubs</b>		Ambrosia deltoides	1 gal
Larrea tridentata	5 gal	Triangle Leaf Bursage	1 gal
Crocosote		Carnegiea gigantea	Salvage
		Saguaro	Salvage
<b>Medium Shrubs</b>		Dasylium wheeleri	5 gal
Ericameria lanceolata	5 gal	Desert Spoon	5 gal
Turpentine Bush		Echinocereus engelmannii	Salvage
Eriogonum laevifolia	5 gal	Hedge Hog Cactus	5 gal
Flat-top Buckwheat		Ferocactus cylindraceus	5 gal
		Compass Barrel Cactus	5 gal
<b>Ground Cover</b>		Ferocactus wislizenii	Salvage
Baileya multiradiata	1 gal	Fishhook Barrel	Salvage
Desert Marigold		Fouquieria splendens	Salvage
Mesempodium leucanthum	1 gal	Opuntia	Salvage
Blackfoot Daisy		Ocotillo	Salvage
<b>Cacti / Succulents / Accents</b>		Opuntia engelmannii	Salvage
Agave siselana	5 gal	Engelmann's Prickly-pear	Salvage
Sisal Agave		Opuntia fulgida	1 gal
Ambrosia deltoides	1 gal	Chainfruit Cholla	1 gal
Triangle Leaf Bursage		Opuntia phaeacantha	8 Pad Min
Dasylium wheeleri	5 gal	Sprawling Prickly-pear	8 Pad Min
Desert Spoon		Opuntia versicolor	Salvage
Fouquieria splendens	Salvage	Saguaro Cholla	Salvage
Ocotillo		Sphaeralcea ambigua	1 gal
Opuntia engelmannii	Salvage	Desert Globemallow	1 gal
Engelmann's Prickly-pear		Trichocereus	1 gal
Opuntia fulgida	1 gal	Tridax	1 gal
Chainfruit Cholla		Yucca baccata	Salvage
Opuntia versicolor	Salvage	Banana Yucca	Salvage
Saguaro Cholla		Yucca elata	20 gal
Yucca baccata	Salvage	Sceptre Yucca	20 gal
Banana Yucca		Inerts	
		Desert Cobble	

- NOTES:
- PLANTS THAT ARE INSTALLED IN TRACT D DETENTION BASIN SHALL BE IN CONFORMANCE WITH THE DESIGN STANDARDS AND POLICIES MANUAL SECTION 2-1.903 'NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS'.
  - THORNY TREES, SHRUBS, AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY SHALL BE A MINIMUM OF 4 FEET AWAY FROM ANY PEDESTRIAN WALKWAYS OR PATHS. PLEASE REFER TO DSPM SEC. 2-1.1001.13

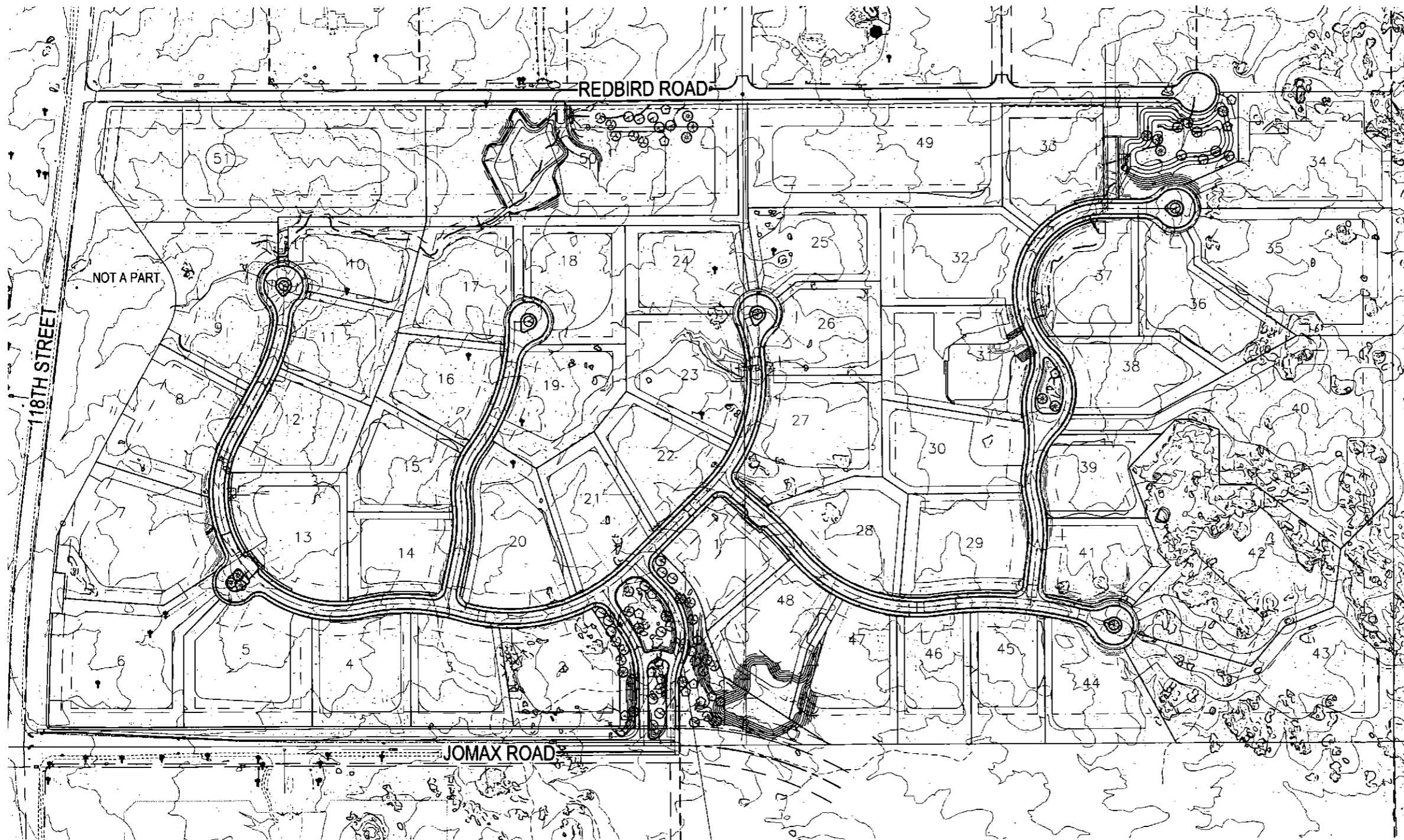





EXHIBIT N: LANDSCAPE PLAN

**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



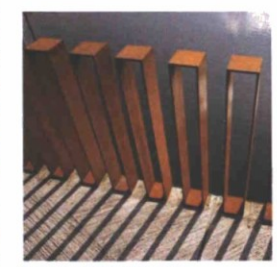
ELEVATION 2

**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



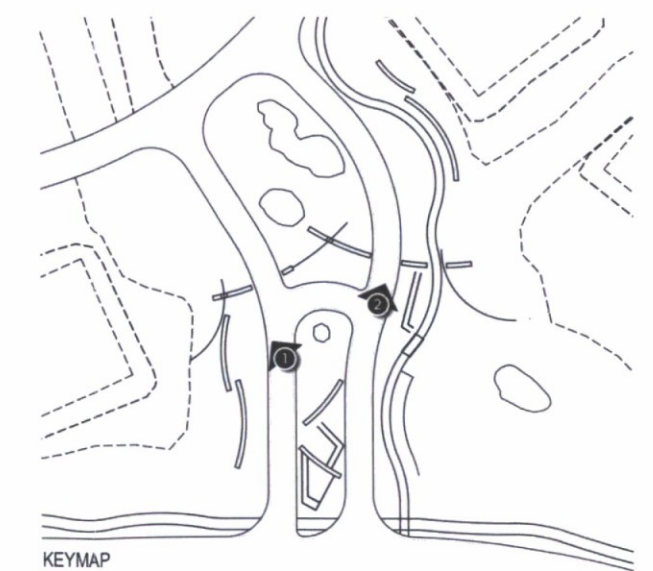
STEEL VIEW FENCE



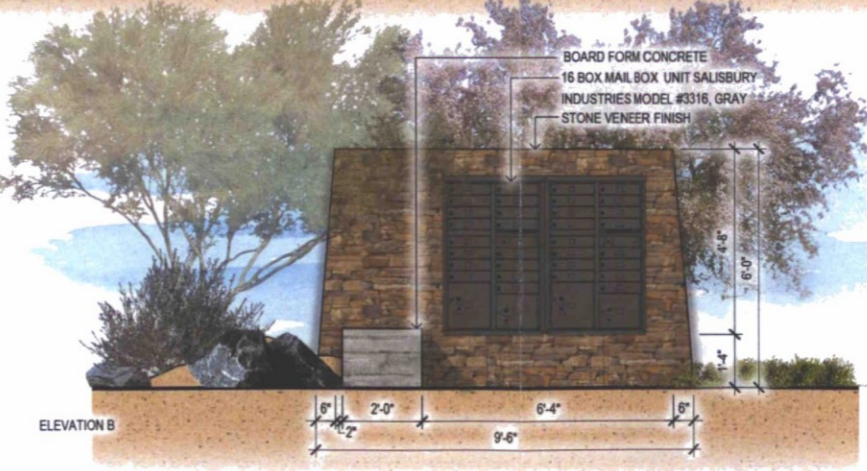
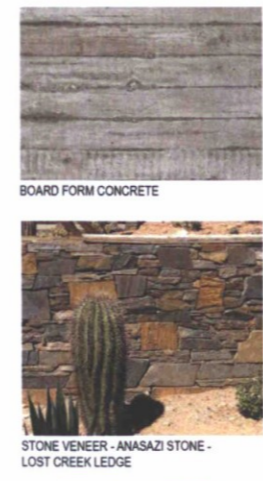
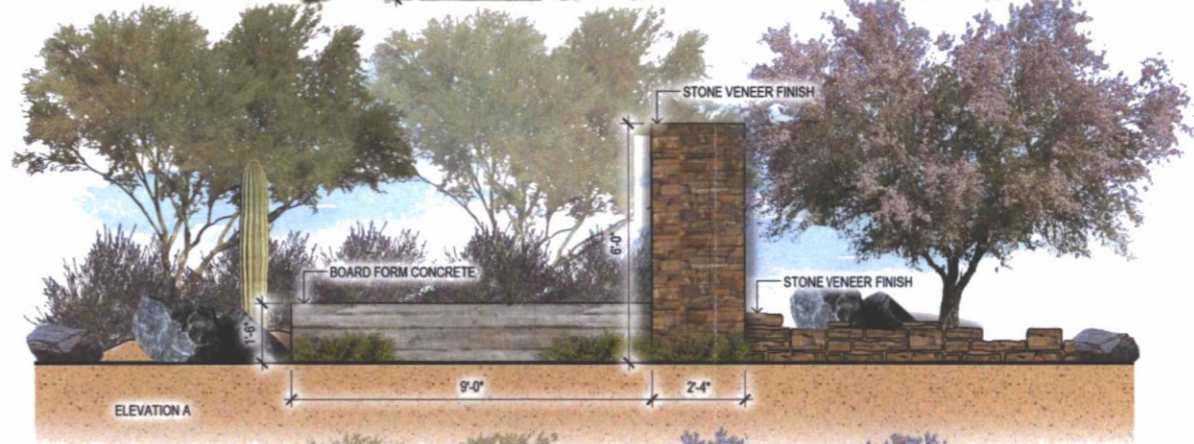
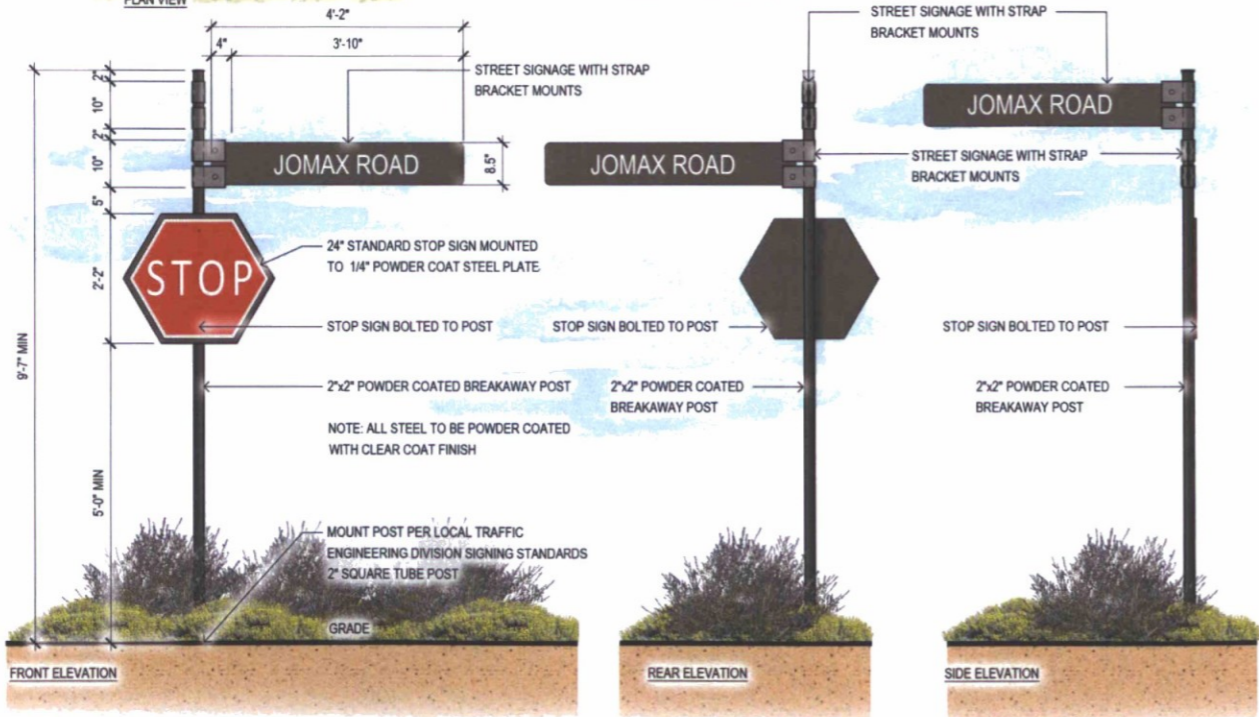
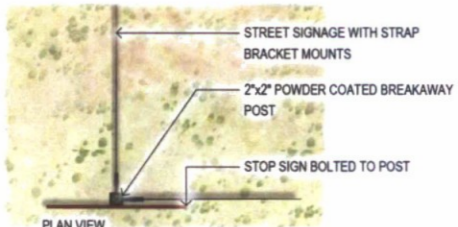
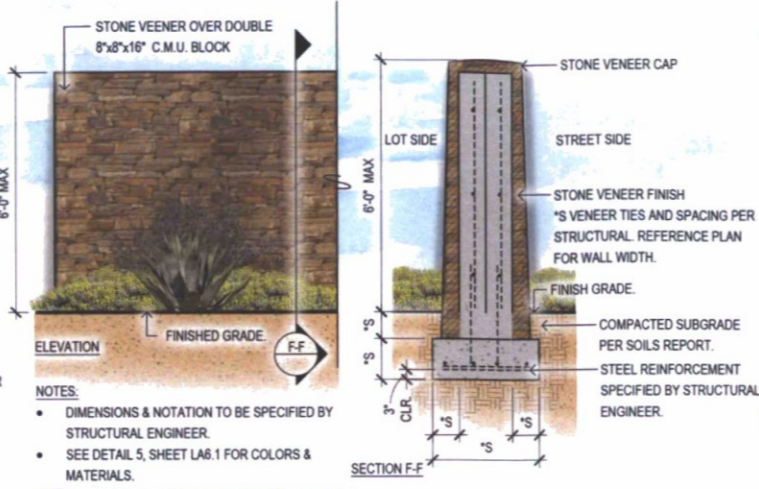
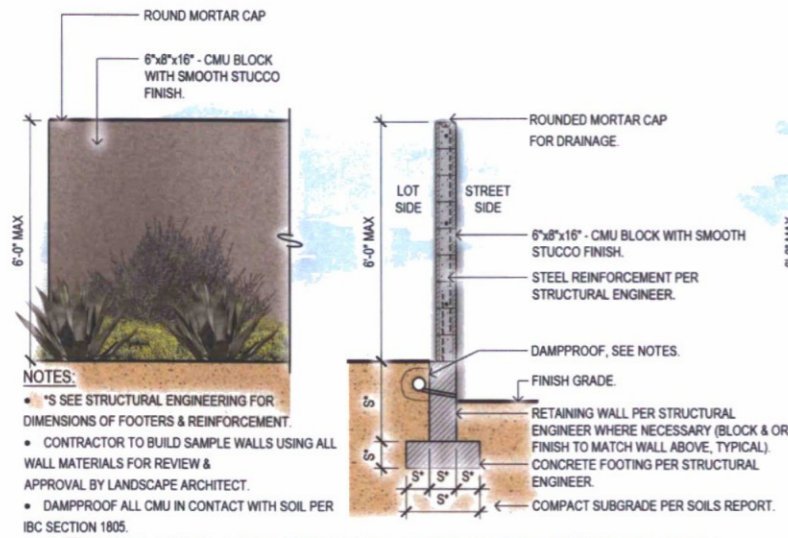
POWDERCOAT COLOR:  
RAL 7039 QUARTZ GREY



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

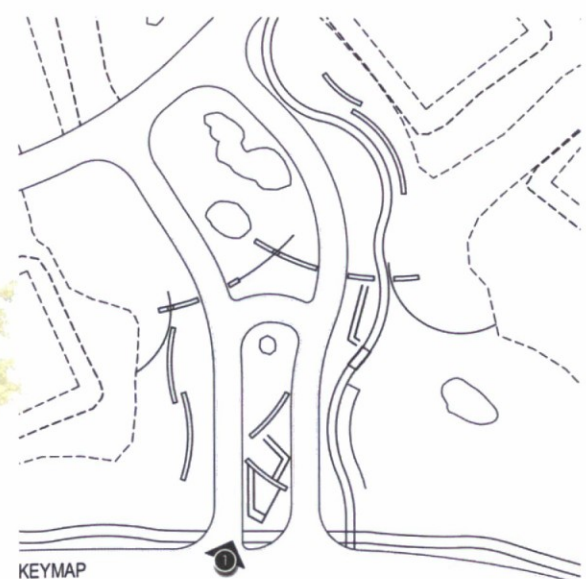
Plant Name	Size
<b>Trees</b>	
Olneya tesota	Salvage
Desert Ironwood	& 24" box
Parkinsonia florida	24" box
Blue Palo Verde	
Parkinsonia microphylla	Salvage
Foothills Palo Verde	& 24" box
Prosopis velutina	Salvage
Velvet Mesquite	& 24" box
Chilopsis linearis	24" box
Desert Willow	

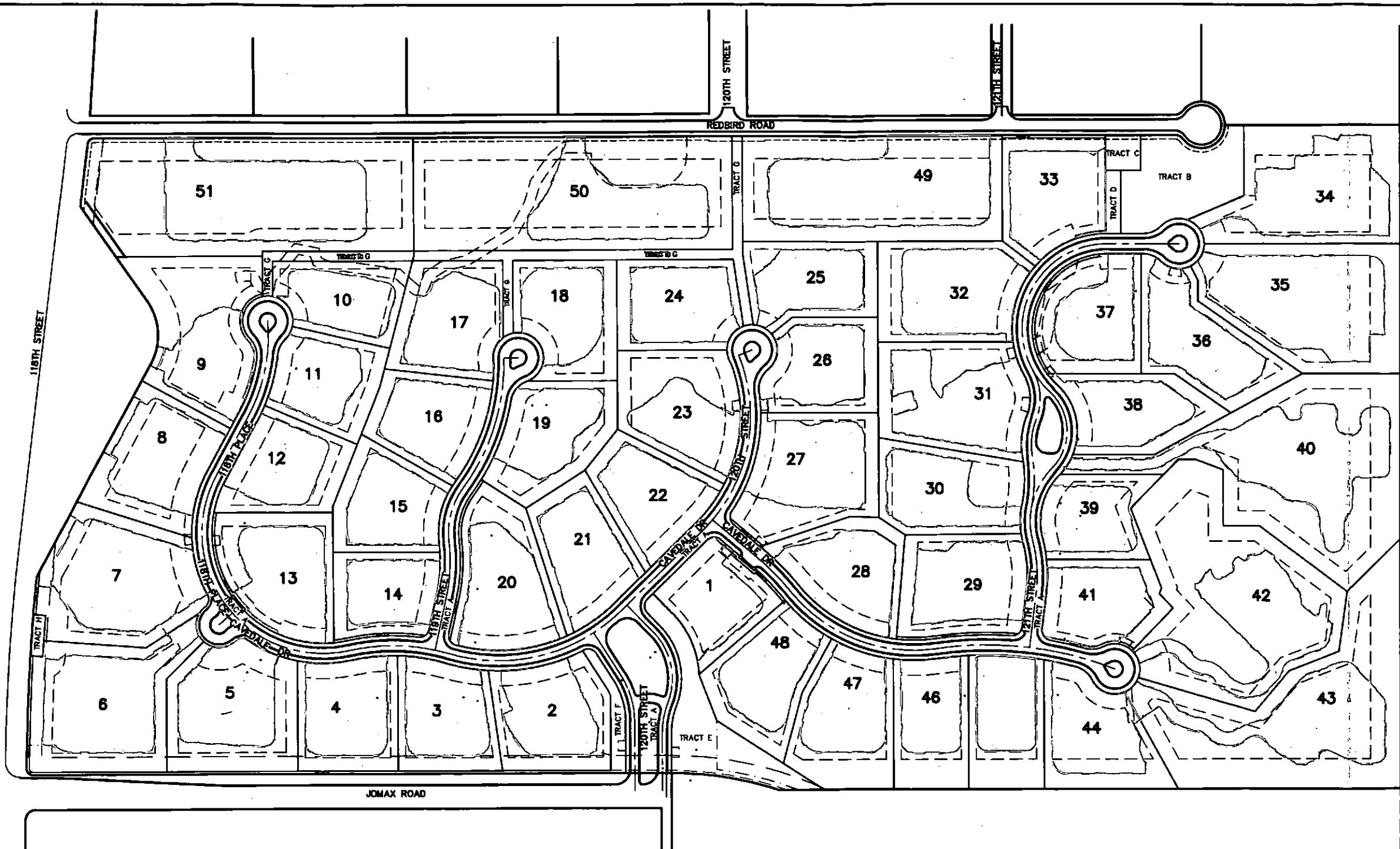
KEYNOTES

- (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



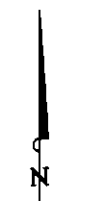


ENVELOPE DATA TABLE


Parcel	Lot Ac.	Lot Area	Envelope	Prop NAO3
1	0.78	34130.70	27199.35	8931.34
2	1.09	47688.92	28500.32	11489.46
3	0.96	41809.42	29402.82	12206.60
4	1.02	44355.54	31136.09	13218.91
5	1.43	62072.88	35992.25	26810.63
6	1.70	73987.98	46691.20	22867.61
7	1.69	73183.41	50461.67	17281.35
8	1.21	52524.21	35350.64	14661.43
9	1.45	63091.80	27908.89	34546.87
10	0.84	36608.86	22828.67	13780.18
11	0.87	37577.64	23952.15	13805.49
12	0.92	40088.44	25546.33	14552.10
13	1.17	51095.36	35328.15	15767.20
14	0.77	33729.52	22790.91	10938.61
15	0.91	39820.15	27689.87	12130.28
16	0.91	39804.40	30367.99	9436.42
17	1.07	46429.97	30697.99	15731.98
18	1.03	44908.53	27426.34	17482.19
19	1.06	45960.51	27331.12	18629.40
20	1.20	52185.29	36458.27	15727.02
21	0.99	42975.09	32187.19	10787.91
22	0.92	40244.93	30799.36	9445.57
23	1.16	50716.32	25037.37	25696.94
24	0.98	42832.72	30147.76	12684.96
25	0.93	40690.25	29900.94	14769.31
26	0.94	41159.45	29989.40	12170.05
27	1.37	59833.50	37281.21	22552.29
28	1.01	44145.34	34125.68	10019.66
29	1.13	49112.78	34215.63	15197.15
30	1.08	47233.29	27725.10	19508.19
31	1.42	61870.85	40487.51	21383.34
32	1.29	55980.11	39139.45	16840.67
33	1.02	44322.59	35264.04	9088.55
34	1.85	80564.35	48874.99	31699.76
35	2.05	89272.98	61192.68	28080.30
36	1.14	49646.48	33266.30	16380.18
37	1.02	44640.20	25892.72	18747.47
38	0.94	40782.69	27569.16	13213.52
39	0.76	33269.82	23738.65	9531.17
40	3.10	134887.97	69638.82	71249.14
41	0.86	37480.07	29512.76	7947.31
42	3.00	130715.37	45251.43	85483.94
43	3.00	130826.09	48572.02	81253.48
44	1.07	46651.25	32371.69	14279.62
45	0.91	39795.57	22724.81	17070.76
46	0.90	39129.94	22433.26	16696.68
47	1.18	51245.10	29998.65	21246.45
48	1.03	44700.47	29284.65	15415.82
49	2.50	108742.65	68778.46	39964.19
50	3.28	142927.41	44680.43	98246.99
51	3.40	148249.79	66862.43	81387.36
Tract A Roads	6.08	26504.48		
Tract B Retention	0.85	36934.27		36964.27
Tract C Lift Station	0.11	4900.00		
Tract D Utilities	0.09	4060.50		
Tract E Open Space	0.78	34028.58		10881.15
Tract F Open Space	0.31	13582.74		
Tract G Utilities	0.70	30632.23		30632.22
Tract H Bio Filter	0.05	2057.07		
Tract I Open Space	0.09	1177.98		273.35
Tract J Open Space	0.09	1478.95		616.95
Tract K Open Space	0.02	892.33		892.41
Tract L Open Space	0.04	1644.74		1642.18
Tract M Open Space	0.02	965.11		448.59
Tract N Open Space	0.01	393.31		310.72
Tract O Open Space	0.02	1193.73		1193.71
Tract P Open Space	0.02	905.58		811.75
Tract Q Open Space	0.04	1554.29		1176.03
Tract R Open Space	0.02	1029.03		1029.03
Tract S Open Space	0.01	401.81		
TOTAL	77.58	3379196.48		1273867.72

LEGEND





- BUILDING SETBACK LINE
- BUILDING ENVELOPE



0 100 150 200 300


**ARGUS CONSULTING**  
 A CIVIL ENGINEERING COMPANY, P.C.  
 10115 E. Bell Road, Suite 107 - #104  
 Scottsdale, Arizona 85260 480-596-1131  
**118TH & JOMAX**  
**BUILDING ENVELOPE**  
 PLAN

XX-DR-17

			
*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





