

PROJECT TEAM

Discipline	Company	Contact Info.
Owner	McDowell Citrus 100, LLC	Paul Dugas 3321 E. Baseline Rd Gilbert, AZ 85284
Land Planner	LVA Urban Design Studio	Alex Stedman 120 South Ash Avenue Tempe, AZ 85281 480.994.0994 astedman@lvadesign.com
Civil Engineer	Kimley-Horn & Associates	Curtis Brown 7740 N. 16th St. #300, Phoenix, AZ 85020 602.994.5500 curtis.brown@kimley-horn.com

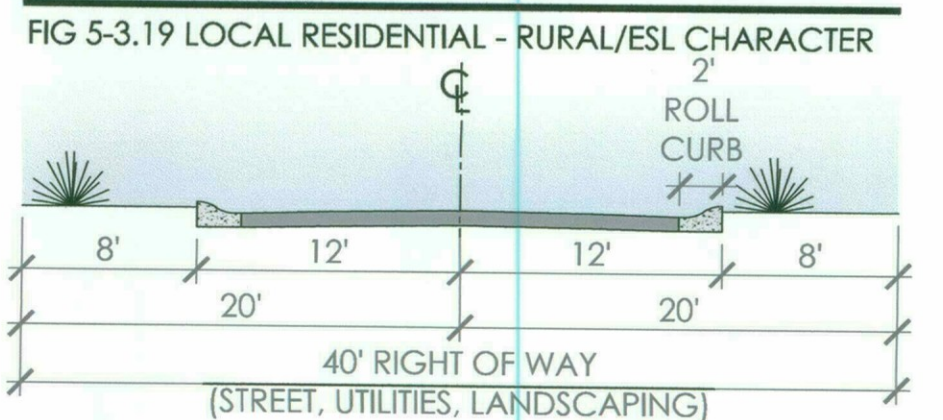
SITE DATA

LOCATION: 34303 N HAYDEN RD.
 PARCEL #: 216-47-012B
 EXISTING ZONING: R1-43 ESL
 PROPOSED ZONING: R1-43 PRD ESL
 CURRENT USE: VACANT
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
 GROSS ACRES: +/- 10.0 ACRES (+/- 436,118 S.F.)
 NET ACRES: +/- 9.2 ACRES (+/- 403,063 S.F.)
 TOTAL LOTS: 8
 ALLOWED DU/AC (PER GENERAL PLAN): 1.0 DU/AC (Max.)
 PROPOSED DU/AC: 0.80 DU/AC
 ALLOWED HEIGHT: 24' FROM NATURAL GRADE
 PROPOSED HEIGHT: 24' FROM NATURAL GRADE
 ALLOWED WALL HEIGHT: VARIES (8' MAX)
 PROPOSED WALL HEIGHT: VARIES (8' MAX)
 PROPOSED DESERT SCENIC ROADWAY BUFFER: 50' AVG., 30' MIN.
 REQUIRED N.A.O.S. PER SLOPE ANALYSIS*: 3.35 AC. (36% OF NET)
 * SITE IS LOCATED IN THE LOWER DESERT LANDFORM
 PROVIDED N.A.O.S.: 3.36 AC (37%)
 PROPOSED AMENDED DEVELOPMENT STANDARDS:
 MINIMUM LOT WIDTH: 100'
 MINIMUM LOT SIZE: 23,500 SF
 MINIMUM SETBACKS - FRONT: 20'
 SIDE: 10'
 REAR: 30'

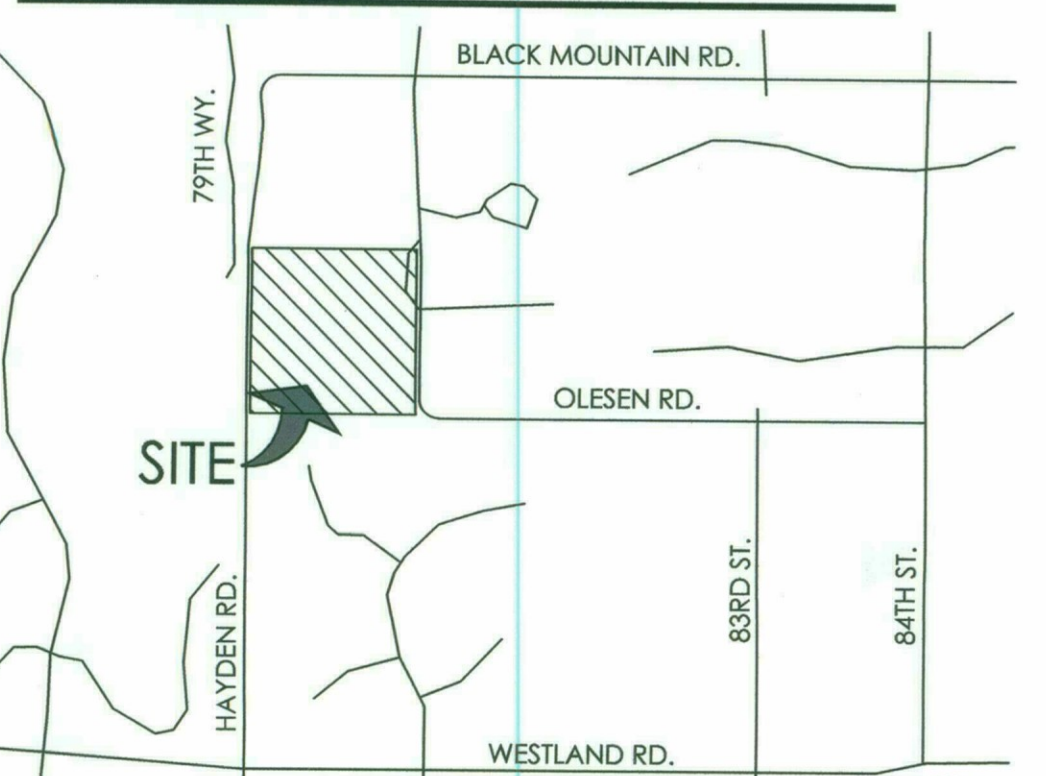
NOTES

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

CROSS SECTION



VICINITY MAP



**BOULDERS CAREFREE
(R1-7 PCD ESL)**

**BOULDERS CAREFREE
(R1-18 PCD ESL)**

OLD PAINT TR.

INDIAN CAMP TR.

**SAND FLOWER
(R1-43 ESL)**

**RESERVE AT BLACK MOUNTAIN
(R1-43 ESL)**

**RESERVE AT THE BOULDERS
(R1-18 PCD ESL)**

**CROSSING AT
THE BOULDERS
(R1-18 PCD ESL)**

81ST ST.

**BOULDERS GOLF CLUB
(OS PCD ESL)**

**EL DESEO
(R1-18 PCD ESL)**

79TH WY.

BLACK MOUNTIAN RD.

**SUNFLOWER CT.
SUNFLOWER ESTATES
(R1-43 ESL)**

(R1-43 ESL)

(R1-43 ESL)

**ADOBES DE LA TIERRA
(R1-18 PCD ESL)**

CROSSING AT

EN RD.

SITE

**WHITEHORN CIR.
(R1-43 ESL)**

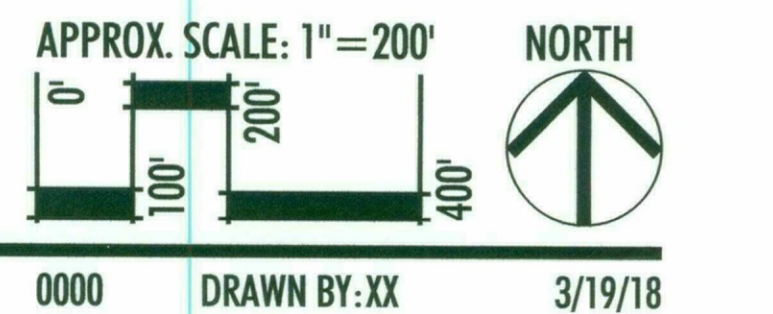
**CORTONA
(R1-43 ESL)**

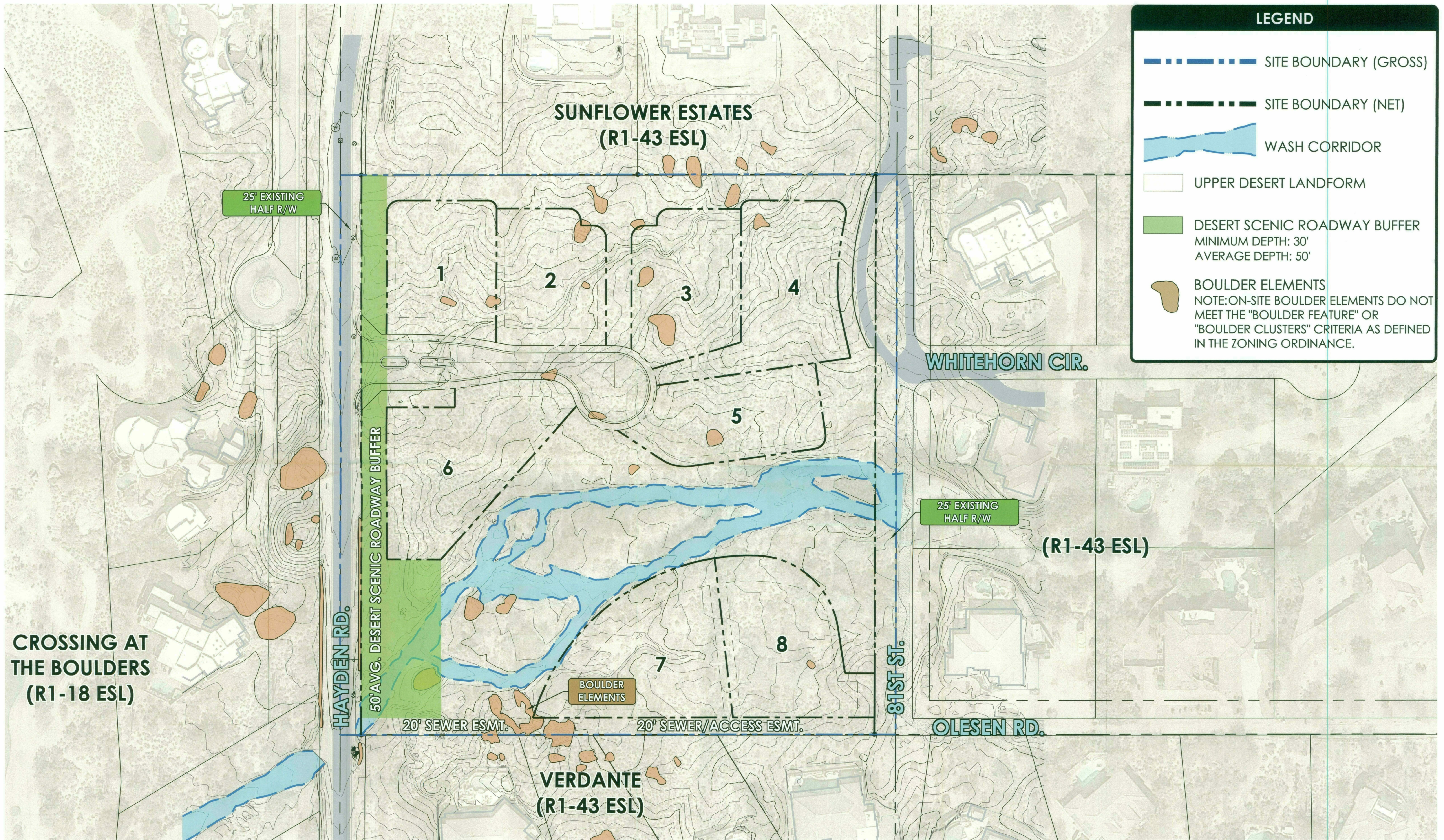
ST ST.



ESTATES ON HAYDEN

CONTEXT AERIAL





LEGEND

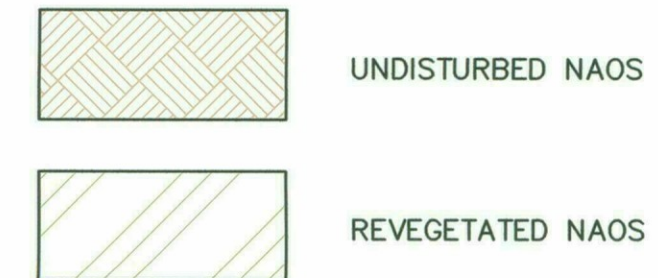
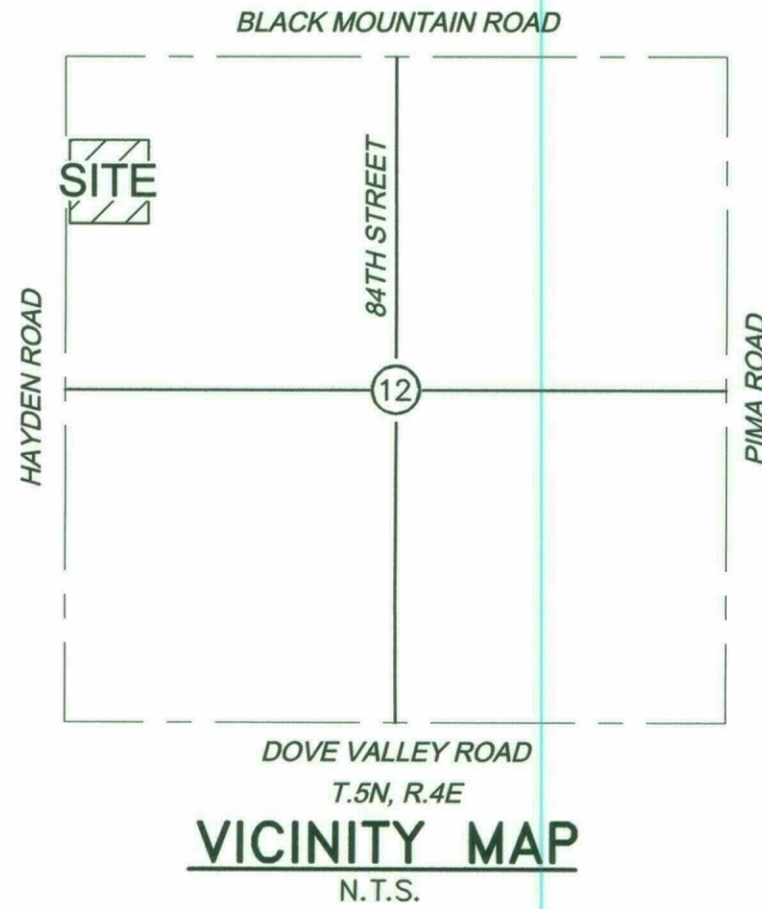
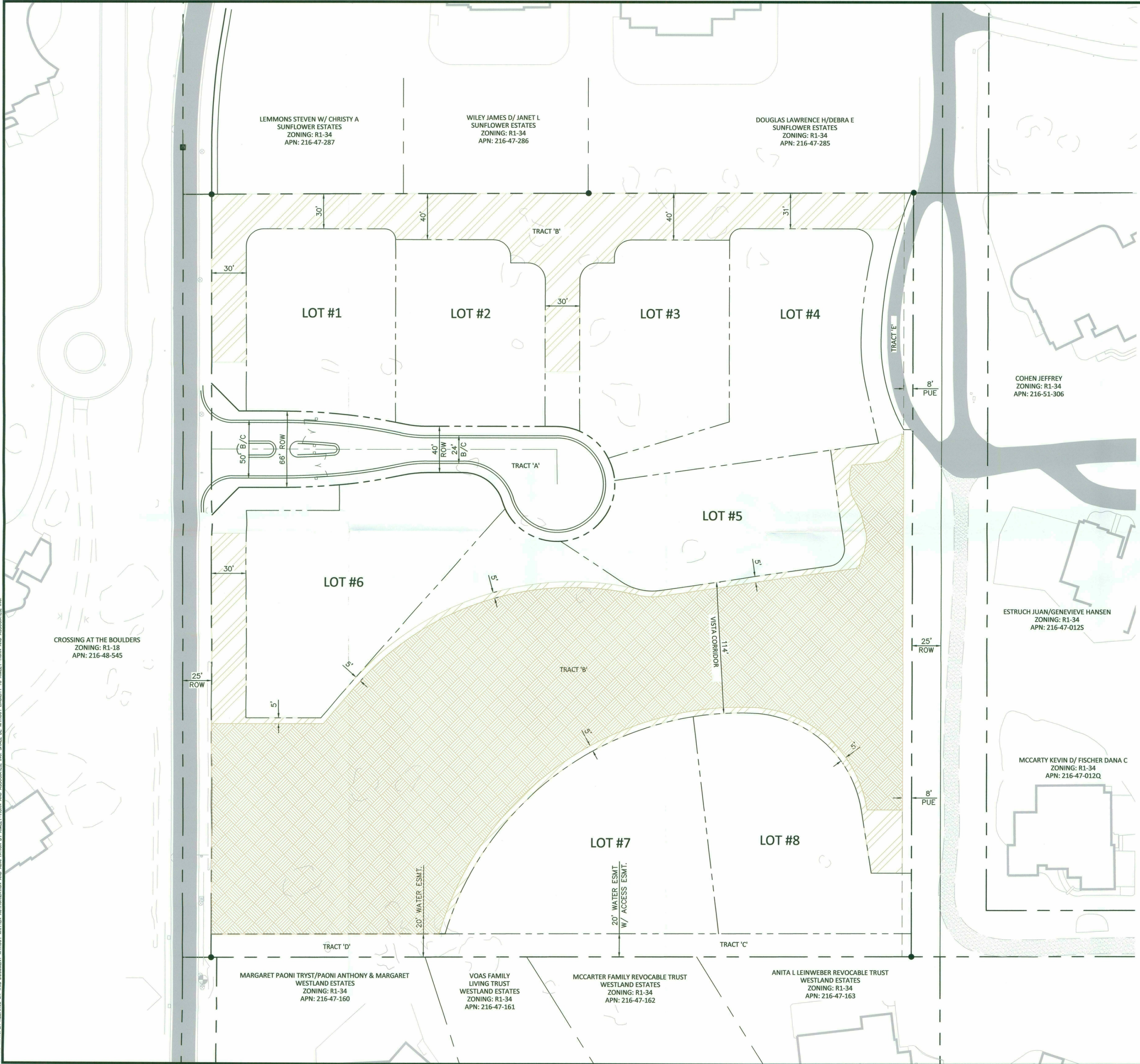
- SITE BOUNDARY (GROSS)
- SITE BOUNDARY (NET)
- WASH CORRIDOR
- UPPER DESERT LANDFORM
- DESERT SCENIC ROADWAY BUFFER
MINIMUM DEPTH: 30'
AVERAGE DEPTH: 50'
- BOULDER ELEMENTS
NOTE: ON-SITE BOULDER ELEMENTS DO NOT MEET THE "BOULDER FEATURE" OR "BOULDER CLUSTERS" CRITERIA AS DEFINED IN THE ZONING ORDINANCE.

CROSSING AT THE BOULDERS (R1-18 ESL)

ESTATES ON HAYDEN
ENVIRONMENTAL FEATURES MAP

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, LLC.
 D:\19016\1667 ESTATES ON HAYDEN\FIGURE 1\1667 ENVIRONMENTAL FEATURES MAP.dwg Mar 23 2018
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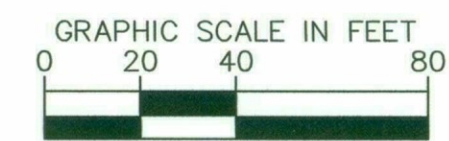
K:\BNA_04\1801180000 Estates at Hayden SA001.Plot\1801180000\CON\0405.dwg, 05_18_2018 curfbrown
 XREFS: 1801180000\CON\0405.dwg, 1801180000\CON\0405.dwg, 1801180000\CON\0405.dwg
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REQUIRED NAOS					
Zone	Range	S.F.	Acres	% Required NAOS	Required NAOS Area
1	0%-2%	90,637	2.08	25%	0.52 ac
2	2%-5%	83,519	1.92	25%	0.48 ac
3	5%-10%	153,546	3.52	35%	1.23 ac
4	10%-15%	70,991	1.63	45%	0.73 ac
5	15%-25%	26,349	0.60	45%	0.27 ac
6	25%-100%	11,064	0.25	45%	0.11 ac
					436,106

Required Undisturbed NAOS	102243 sqft
Required Revegetated NAOS	43819 sqft

UNDISTURBED NAOS AREA	102,552
REVEGETATED NAOS AREA	43,905
TOTAL NAOS (SF)	146,457
TOTAL NAOS (AC)	3.36



5-ZN-2018
04/03/18

NO.	REVISION	BY	DATE	APPR.

Kimley-Horn
 © 2018 KIMLEY-HORN AND ASSOCIATES, INC.
 7740 North 16th Street, Suite 300
 Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): NONE
 SCALE (V): NONE
 DESIGNED BY: KAC
 DRAWN BY: SOM
 CHECKED BY: CLB
 DATE: 3/28/2017

ESTATES AT HAYDEN
 SCOTTSDALE, ARIZONA
 PRELIMINARY PLAT
 NAOS PLAN

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
Kimley-Horn
 ENGINEER: C. BROWN
 PE NO. DATE

PROJECT NO.
 291109000
 DRAWING NAME
 NAOS



LEGEND:

- 
ZONE A: NATURAL VEGETATION - (161,666 SF)
 The identified areas depict undisturbed portions of the site which will remain in the current state. Areas to be designed as undisturbed N.A.O.S.
- 
ZONE B: ENHANCED PLANTING - (5,515 SF)
 The identified areas will bring character and theming to the community by including concentrated salvaged or nursery grown vegetation maintained by the HOA.
- 
ZONE C: MAINTAINED LANDSCAPING - (196,478 SF)
 The identified areas are privately owned and maintained. These landscaped areas are located on lot adjacent to building envelopes.

*REPORTED SQUARE FOOTAGES OF LANDSCAPE ZONES ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE.

LANDSCAPE NOTES:

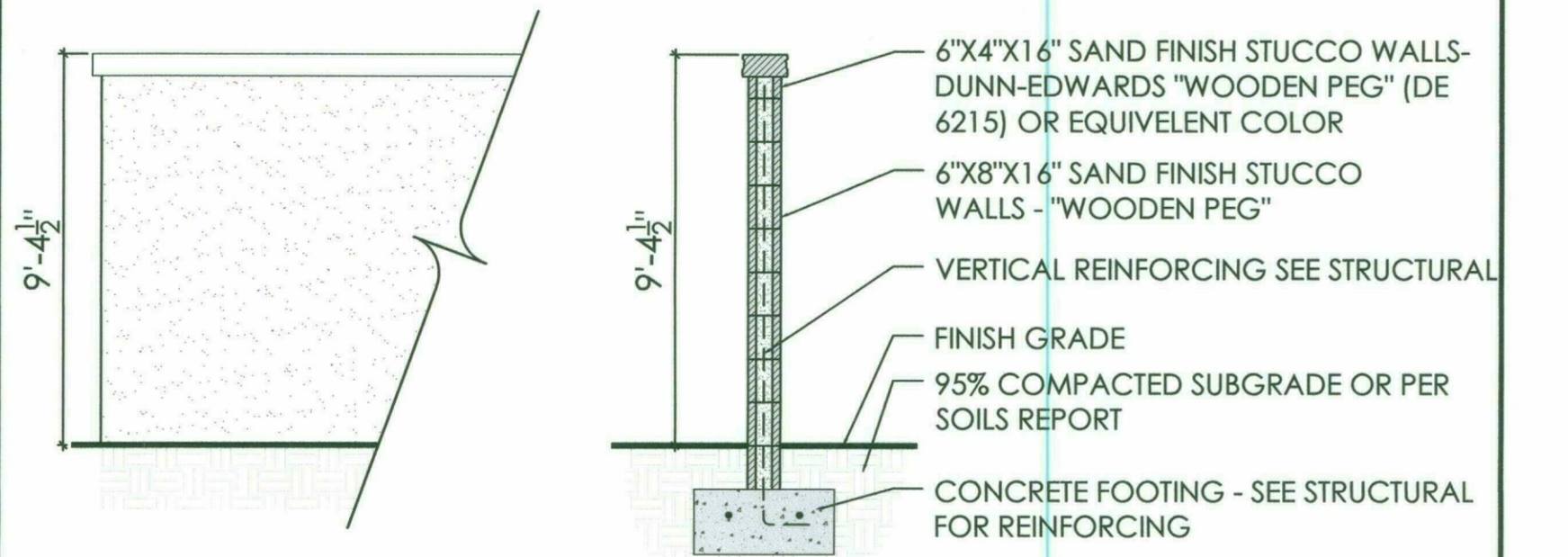
1. ALL DISTURBED AREAS ARE TO HAVE 'DESERT FLOOR' DECOMPOSED GRANITE. MATCH COLOR AND SIZE OF SURROUNDING AREAS.
2. ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
3. BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.
4. FIFTY PERCENT OF PROPOSED TREES SHALL BE MATURE, AS DEFINED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

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

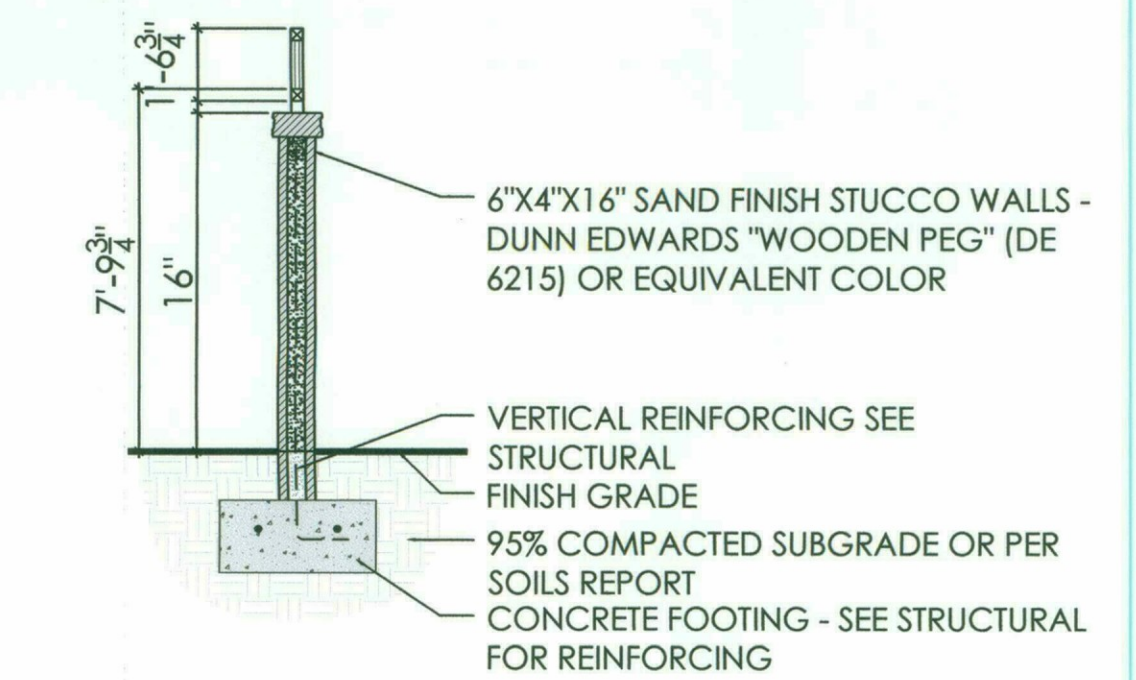
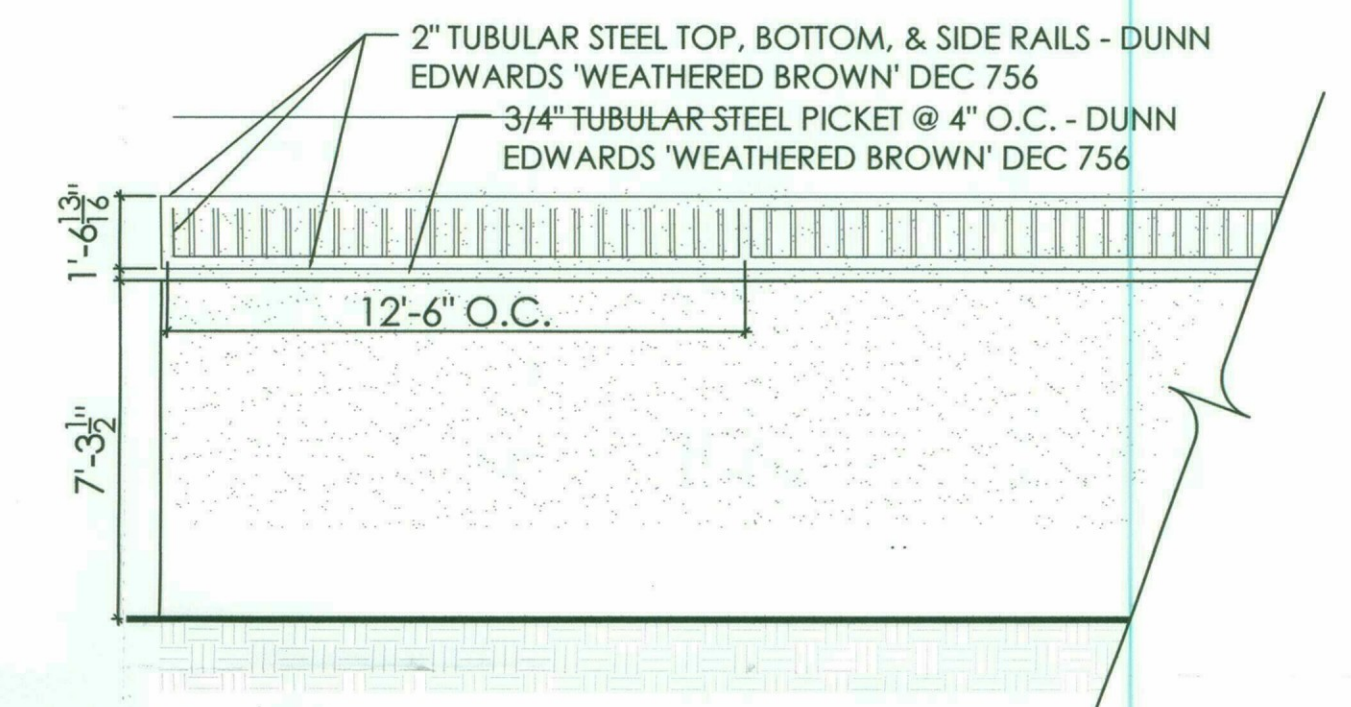


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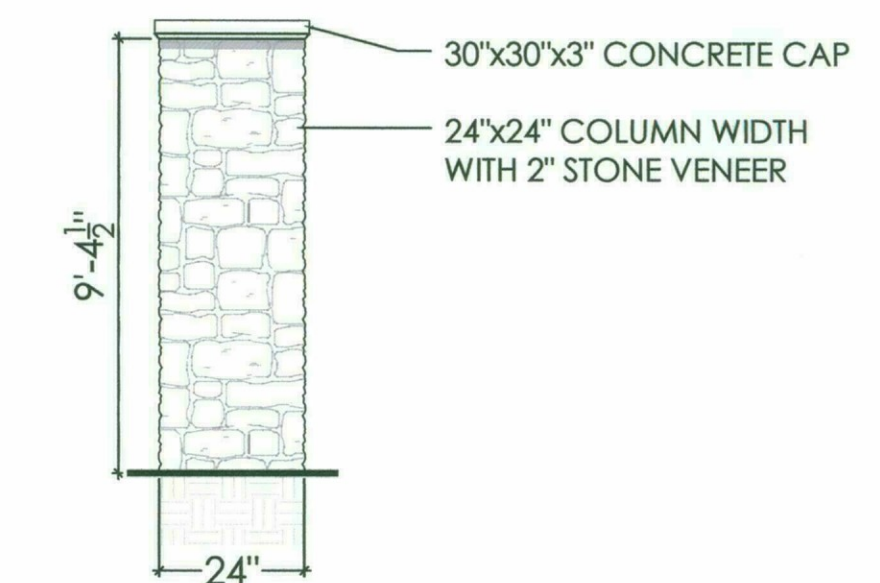
THEME WALL



VIEW FENCE



COLUMN



1. CONTRACTOR TO PROVIDE ALL STRUCTURAL DETAILS FOR ALL WALL, COLUMN, & FENCE COMPONENTS AND CONNECTIONS.
2. CONTRACTOR WILL BE RESPONSIBLE TO PAY FOR ALL NECESSARY PERMITS AND FEES TO CONSTRUCT WALLS & COLUMNS.



LEGEND:

- GROSS BOUNDARY
- NET BOUNDARY
- EXISTING ± 4' PUBLIC TRAIL
- EXISTING ± 13' NATURAL SURFACE ROAD
PROPOSED 20' ASPHALT IMPROVEMENTS
- RESIDENTIAL TURNING RADII (16.5'-40.5')

**HAYDEN RD. LOCAL COLLECTOR STREET
CROSS SECTION (LOOKING NORTH)**

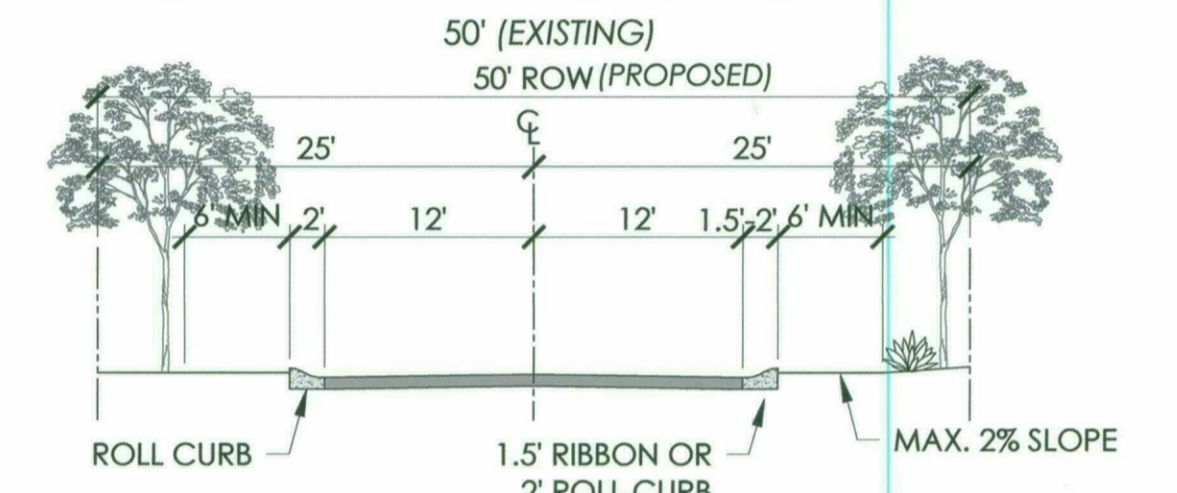


Fig 5.3-16 LOCAL COLLECTORS –RURAL/ESL CHARACTER

**TYPICAL INTERNAL LOCAL PRIVATE
STREET CROSS SECTION
(TRACT A)**

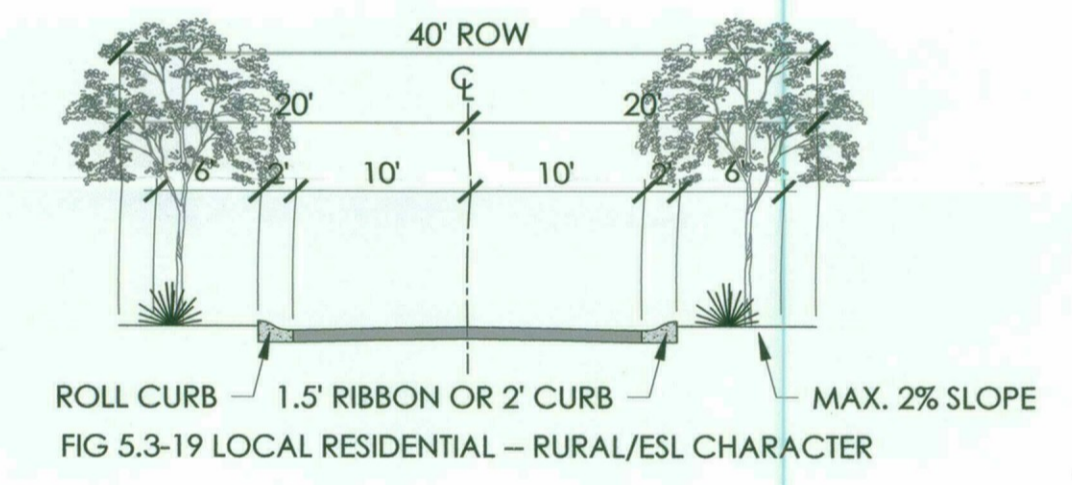
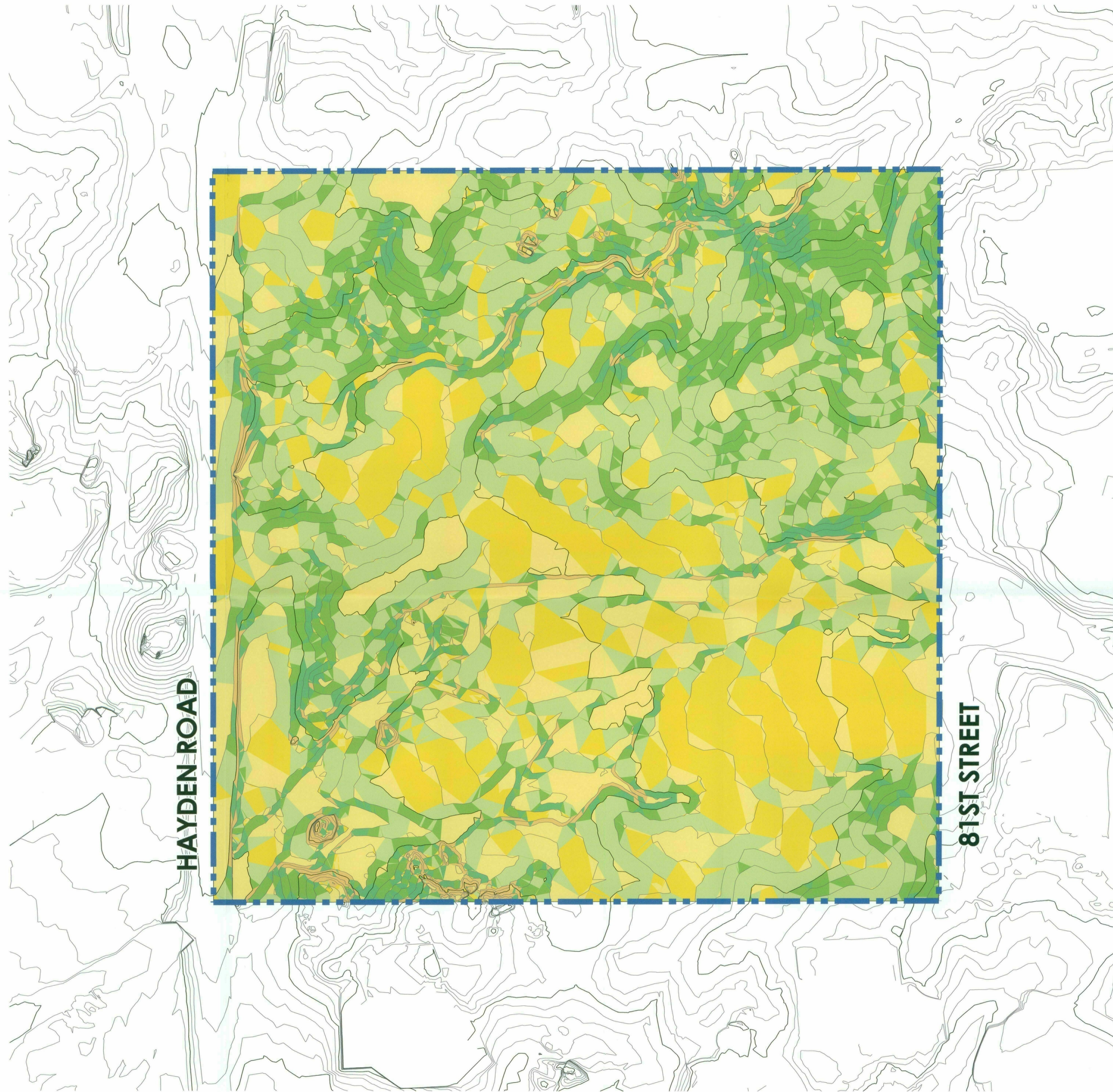


FIG 5.3-19 LOCAL RESIDENTIAL – RURAL/ESL CHARACTER

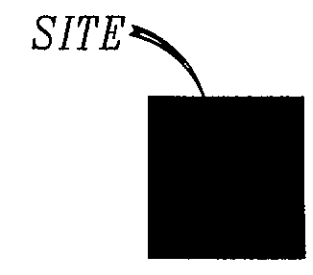
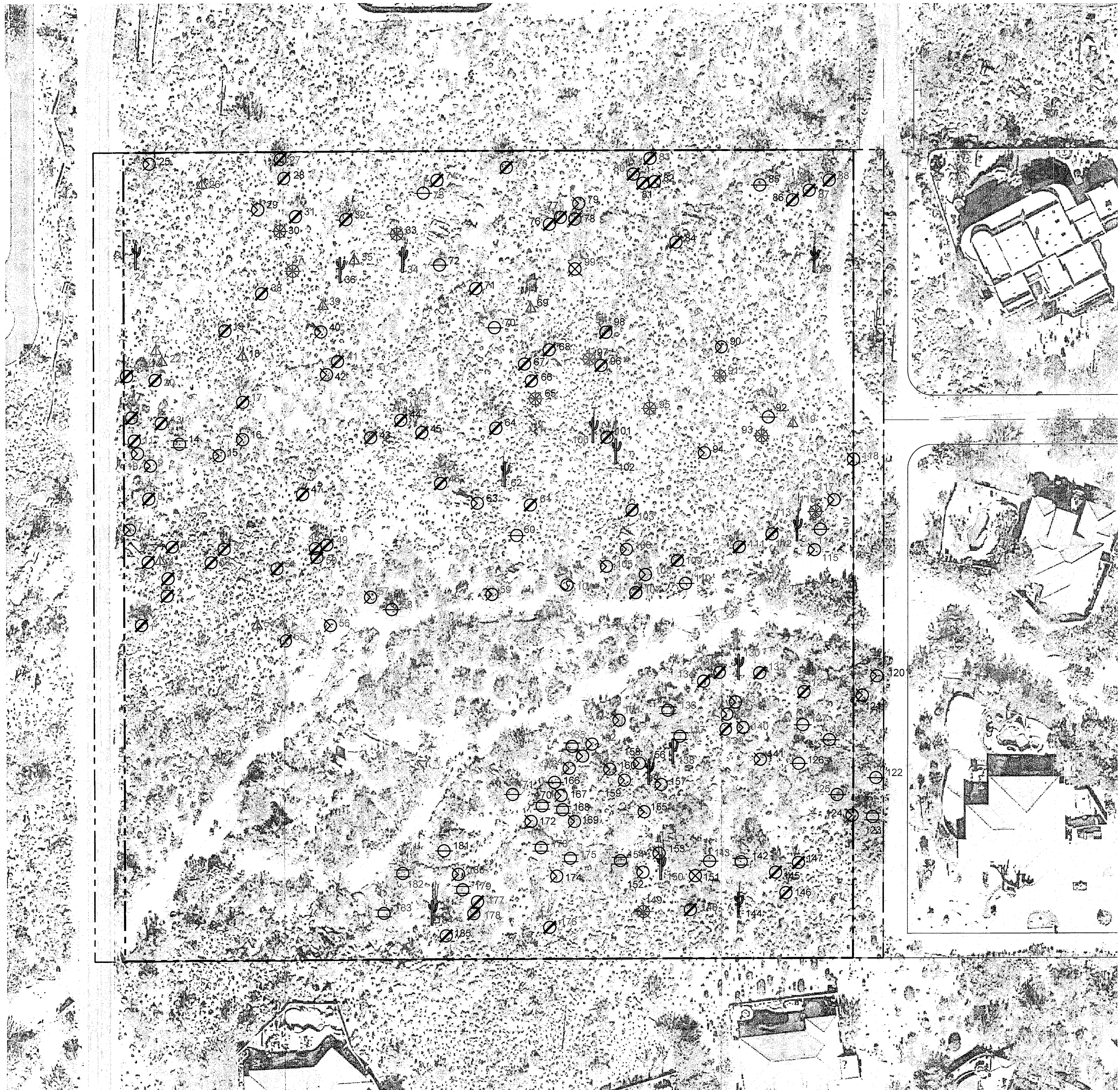
EMERGENCY VEHICLE ACCESS CONFORMANCE INFORMATION

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

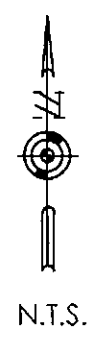


SLOPE ANALYSIS					
SLOPE CATEGORY		AREA (ACRES)	AREA (ACRES)	UPPER DESERT LANDFORM	REQ. N.A.O.S. (ACRES)
0%	2%	2.08	90,637	25%	0.52
2%	5%	1.92	83,519	25%	0.48
5%	10%	3.52	153,546	35%	1.23
10%	15%	1.63	70,991	45%	0.73
15%	25%	0.60	26,349	45%	0.27
25%	+	0.25	11,064	45%	0.11
TOTAL		10.0	436,106		3.35

SITE DATA	
GROSS SITE AREA:	10.00



VICINITY MAP
N.T.S.



OWNER

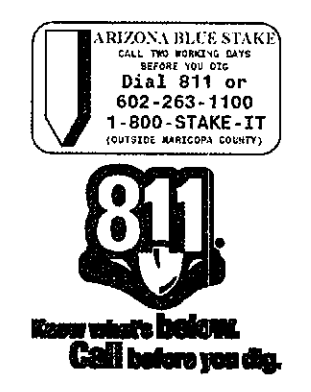
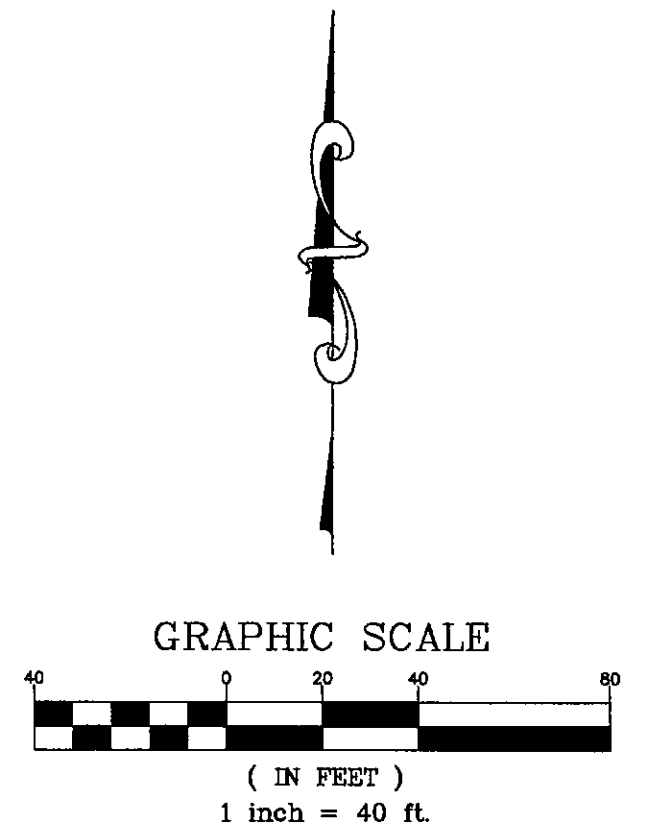
McDOWELL CITRUS 100, LLC.
3321 E. BASELINE ROAD
GILBERT, AZ. 85234
PHONE 480-892-4492
CONTACT: PAUL DUGAS
EMAIL: paul@blandfordhomes.com

PLANNING CONSULTANT

LVA URBAN DESIGN STUDIO
120 S. ASH AVENUE
TEMPE, AZ. 85281
PHONE 480-994-0994
CONTACT: ALEX STEDMAN
EMAIL: astedman@lvadesign.com

INVENTORY PROVIDER

BLACK EAGLE NURSERIES & MAINTENANCE, INC
P.O. BOX 27849
TEMPE, ARIZONA 85285
PHONE 602-323-1558
CONTACT: CLAY ZORNS
EMAIL: czorns@blackeagleaz.com



NATIVE PLANT INVENTORY PLAN

ESTATES ON HAYDEN
(1/4 MILE NORTH OF WESTLAND ROAD)
SCOTTSDALE, ARIZONA

REVISIONS:

REV	△
REV	△
REV	△

DESIGN BY: N/A
DRAWN BY: CZ
SCALE: 1" = 40'
DATE: 1/19/17

JOB No.:
121247

PLANT SYMBOL LEGEND

- △ Ferocactus spp. Barrel Cactus
- ⊖ Cercidium floridum Blue Palo Verde
- ⊗ Acacia greggii Catclaw Acacia
- ⊘ Cercidium microphyllum Foothill Palo Verde
- ⊙ Zizyphus obtusifolia Gray Thorn
- ⊗ Celtis pallida Hackberry
- ⊖ Prosopis velutina Native Mesquite
- ⊗ Fouquieria splendens Ocotillo
- † Carnegiea gigantea Saguaro

TAG # COLOR CODE

RED = SALVAGE
 BLUE = UNSALVAGEABLE (DESTROY)
 BLACK = REMAIN IN PLACE

GENERAL INVENTORY/SALVAGE NOTES

- PLANT MATERIALS MUST BE INDIVIDUALLY TAGGED IN THE FIELD AT THE TIME THE INVENTORY PLANS ARE SUBMITTED. TAGGED MATERIALS MUST BE CLEARLY MARKED WITH WATERPROOF INK AND INCLUDE THE NUMBER WHICH CORRESPONDS TO THE NUMBER SHOWN ON THE PLANS.
 - ALL PLANT MATERIALS MUST REMAIN ON SITE UNTIL THE SALVAGE PLAN IS APPROVED.
 - TAGS MUST BE ATTACHED SO THAT THEY WILL REMAIN ON THE PLANT FOR THE DURATION OF THE SALVAGE AND NURSERY STORAGE PERIOD.
 - ALL SALVAGEABLE MATERIAL IS TO BE CLEARLY FLAGGED WITH TAPE OR PLASTIC TAGS VISIBLE FROM ALL DIRECTIONS. TAGS SHALL BE NUMBERED TO CORRESPOND WITH THE PLANT INVENTORY PLAN AND LEGEND.
- COLOR CODE AS FOLLOWS:
 RED - SALVAGE AND RELOCATE
 WHITE - PRESERVE AND PROTECT IN PLACE
 BLUE - DESTROY, NOT SALVAGEABLE AND CANNOT REMAIN IN PLACE
- ALL SALVAGEABLE PLANTS WILL BE STORED AT AN ON-SITE HOLDING YARD AND WILL BE RE-PLANTED ON-SITE AT A LATER DATE.
 - ALL MISCELLANEOUS CACTI UNDER 3' IN HEIGHT WILL BE SALVAGED AND STORED IN THE NURSERY IF THEY ARE WITHIN THE BUILDING ENVELOPE AND AFFECTED BY CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PROJECT PROPERTY LINES PRIOR TO SALVAGE. ANY PLANT MATERIAL THAT IS LABELED SALVAGEABLE OR NON-SALVAGEABLE OUTSIDE OF FINAL STAKING BOUNDARIES IS TO REMAIN IN PLACE UNLESS OTHERWISE DIRECTED BY OWNER.
 - CONTRACTOR TO VERIFY WITH OWNER ALL PLANT MATERIAL LABELED SALVAGEABLE OR NON-SALVAGEABLE ADJACENT TO N.A.O.S. BOUNDARIES AND/OR DRAINAGE WAYS

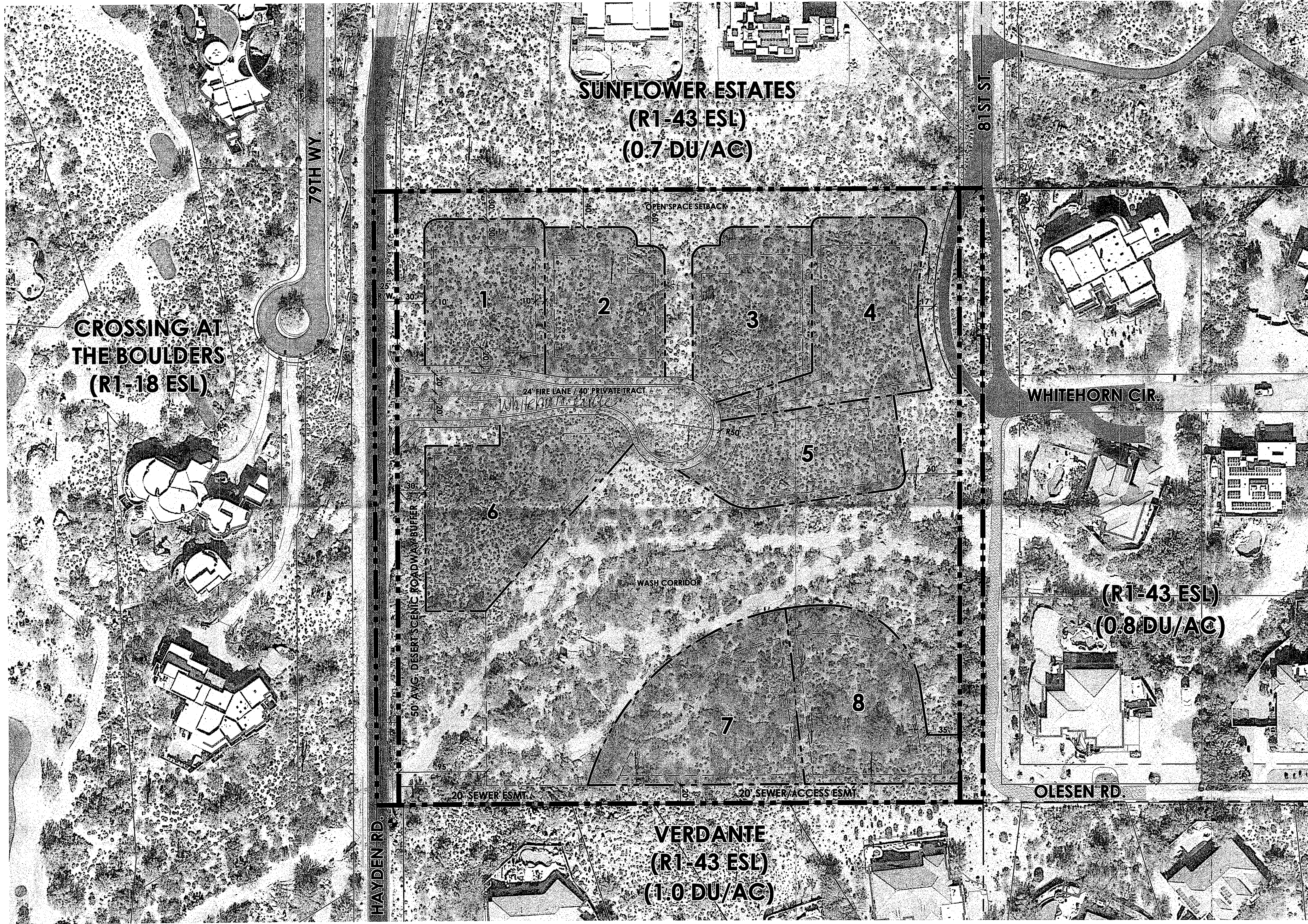
NATIVE PLANT INVENTORY LIST

Estates on Hayden
 Native Plant Inventory / Survey
 Prepared By: Black Eagle Nurseries and Maintenance, Inc. Job # 121247
 For: McDowell Citrus 100, LLC.
 Date: 1/19/2017



Tag #	Plant Abbv.	Condition	Disposition	Salvageability Comments	Caliper Inches	Tree Height	Tree Width	Saguaro Trunk (s)	# of Arms	L.F. of Arms	Saguaro Height	Other Cacti Ht	Box Size - in
1	FPV	Good	Remain	NAOS	15	14	24						
2	FPV	Fair	Remain	NAOS	8	9	8						
3	FPV	Fair	Remain	NAOS	9	10	12						
4	BAR	Good	Remain	NAOS								4	
5	FPV	Poor	Remain	NAOS	8	9	10						
6	FPV	Fair	Remain	NAOS	6	9	9						
7	CCA	Poor	Remain	NAOS	4	6	9						
8	FPV	Good	Remain	NAOS	13	12	16						
9	CCA	Poor	Remain	NAOS	6	8	15						
10	CCA	Poor	Remain	NAOS	5	7	12						
11	FPV	Fair	Remain	NAOS	12	12	15						
12	FPV	Fair	Remain	NAOS	11	10	14						
13	FPV	Poor	Remain	NAOS	8	9	8						
14	NMS	Poor	Destroy	Health, Diseased	16	15	22						
15	CCA	Poor	Destroy	Trunk Structure	6	8	12						
16	CCA	Poor	Destroy	Trunk Structure	5	6	10						
17	FPV	Good	Salvage		13	12	14						60
18	BAR	Poor	Destroy	Rot, Trunk Damage								6	
19	FPV	Poor	Destroy	Diseased, Scale	5	8	6						
20	FPV	Good	Remain	NAOS	12	14	18						
21	FPV	Poor	Remain	NAOS	7	9	10						
22	BAR	Good	Remain	NAOS, Multi 3+2+1								6	
23	BAR	Good	Remain	NAOS, Multi 2.5+2								4.5	
24	SAG	Poor	Remain	NAOS				10	6	24	34		
25	CCA	Poor	Destroy	Trunk Structure	12	11	22						
26	BAR	Good	Salvage									4.5	
27	FPV	Good	Remain	NAOS	5	8	7						
28	FPV	Good	Destroy	Exposed Roots	14	14	22						
29	CCA	Poor	Destroy	Trunk Structure	7	7	12						
30	OCO	Fair	Destroy	Cane Structure								12	
31	FPV	Good	Salvage		10	12	14						60
32	FPV	Good	Salvage		13	14	18						66
33	OCO	Poor	Destroy	Cane Structure								15	
34	SAG	Good	Salvage					34	6	21	55		
35	BAR	Good	Salvage									5	
36	SAG	Poor	Destroy	Girdled				9	0	0	9		
37	OCO	Good	Salvage	Bare Root - Extra Lg.								11	
38	FPV	Good	Salvage		10	10	14						60
39	BAR	Good	Salvage									4	
40	CCA	Poor	Destroy	Trunk Structure	4	6	9						
41	FPV	Good	Salvage		5	8	7						42
42	CCA	Poor	Destroy	Trunk Structure	4	5	8						
43	FPV	Poor	Destroy	Angled Trunk	6	10	12						
44	FPV	Poor	Destroy	Rock	7	9	12						
45	FPV	Poor	Destroy	Rock	16	18	30						
46	FPV	Good	Salvage		20	20	26						78
47	FPV	Poor	Destroy	Rock	6	7	7						
48	FPV	Poor	Remain	NAOS	12	11	14						
49	FPV	Poor	Remain	NAOS	10	10	12						
50	FPV	Poor	Remain	NAOS	4	7	6						
51	FPV	Poor	Remain	NAOS	6	6	5						
52	FPV	Poor	Remain	NAOS	9	11	12						
53	FPV	Poor	Remain	NAOS	4	6	6						
54	BAR	Good	Remain	NAOS								4	
55	FPV	Poor	Remain	NAOS	13	12	16						
56	CCA	Poor	Remain	NAOS	7	9	12						
57	CCA	Poor	Remain	NAOS	8	10	15						
58	BPV	Poor	Remain	NAOS	12	13	22						
59	CCA	Poor	Remain	NAOS	10	11	16						
60	BPV	Good	Salvage		5	7	8						42
61	FPV	Good	Salvage		7	9	9						48
62	SAG	Good	Salvage					25	3	13	38		
63	CCA	Poor	Destroy	Rock	5	7	9						
64	FPV	Poor	Destroy	Dying	18	15	18						
65	OCO	Poor	Destroy	Broken Canes, Unhealthy								12	
66	FPV	Poor	Destroy	Rock	12	11	13						
67	FPV	Poor	Destroy	Angled Trunk	6	10	12						
68	FPV	Poor	Destroy	Rock	10	10	14						
69	BAR	Good	Destroy	Rock								4	
70	BPV	Poor	Destroy	Rock	10	12	14						
71	FPV	Poor	Destroy	Dying	12	9	10						
72	BPV	Poor	Destroy	Dying	8	8	11						
73	BPV	Poor	Remain	NAOS	9	10	14						
74	FPV	Poor	Remain	NAOS	7	8	10						
75	FPV	Poor	Remain	NAOS	14	15	22						
76	FPV	Poor	Destroy	Trunk Structure	11	10	14						
77	FPV	Poor	Destroy	Dying	12	9	12						
78	FPV	Poor	Destroy	Trunk Structure	11	10	15						
79	CCA	Poor	Destroy	Trunk Structure	4	5	7						
80	FPV	Poor	Remain	NAOS	16	15	18						
81	FPV	Poor	Destroy	Rock	9	10	12						
82	FPV	Poor	Destroy	Rock	6	8	8						
83	FPV	Poor	Remain	NAOS	5	8	9						
84	FPV	Fair	Destroy	Rock	4	7	7						
85	BPV	Poor	Destroy	Diseased, Scale	10	13	18						
86	FPV	Poor	Destroy	Trunk Structure	13	12	16						
87	FPV	Good	Salvage		12	15	18						66
88	FPV	Fair	Remain	NAOS	9	12	13						
89	SAG	Good	Salvage					28	5	16	44		
90	CCA	Poor	Destroy	Trunk Structure	8	7	9						
91	OCO	Good	Salvage	Bare Root - Extra Lg.								14	
92	BPV	Poor	Destroy	Dying	14	18	28						
93	OCO	Good	Salvage	Bare Root - Extra Lg.	4	5	7					11	
94	CCA	Poor	Destroy	Trunk Structure	4	5	7						
95	OCO	Good	Salvage	Bare Root - Extra Lg.								12	
96	FPV	Poor	Destroy	Exposed Roots	5	10	10						
97	OCO	Poor	Destroy	Unhealthy								12	
98	FPV	Poor	Destroy	Mistletoe	11	12	15						
99	GTH	Good	Salvage		8	10	12						54
100	SAG	Good	Salvage					30	6	15	45		
101	FPV	Poor	Destroy	Rock	10	12	16						
102	SAG	Poor	Destroy	Unhealthy				38	3	22	60		
103	FPV	Poor	Remain	NAOS	9	10	12						
104	HCK	Fair	Remain	NAOS	10	10	15						
105	CCA	Poor	Remain	NAOS	6	8	12						
106	CCA	Poor	Remain	NAOS	5	7	10						

Tag #	Plant Abbv.	Condition	Disposition	Salvageability Comments	Caliper Inches	Tree Height	Tree Width	Saguaro Trunk (s)	# of Arms	L.F. of Arms	Saguaro Height	Other Cacti Ht	Box Size - in
107	FPV	Fair	Remain	NAOS	8	9	12						
108	CCA	Poor	Remain	NAOS	5	5	9						
109	FPV	Poor	Remain	NAOS	5	7	9						
110	BPV	Poor	Remain	NAOS	10	9	10						
111	FPV	Fair	Remain	NAOS	14	15	20						
112	FPV	Poor	Remain	NAOS	8	9	10						
113	SAG	Good	Remain	NAOS				32	6	36	68		
114	BPV	Poor	Remain	NAOS	10	10	15						
115	CCA	Poor	Remain	NAOS	8	6	12						
116	OCO	Good	Remain	NAOS								15	
117	CCA	Poor	Remain	NAOS	6	8	14						
118	CCA	Poor	Remain	NAOS	4	6	8						
119	BAR	Good	Remain	NAOS								4	
120	CCA	Poor	Destroy	Trunk Structure	15	11	25						
121	CCA	Poor	Destroy	Trunk Structure	10	12	18						
122	BPV	Good	Salvage		12	13	16						60
123	NMS	Poor	Destroy	Trunk Structure	28	16	32						
124	CCA	Poor	Destroy	Trunk Structure	9	9	16						
125	BPV	Good	Salvage		12	14	18						60
126	BPV	Poor	Destroy	Dying	18	18	26						
127	BPV	Good	Remain	NAOS	8	11	13						54
128	BPV	Good	Remain	NAOS	6	8	6						42
129	FPV	Good	Remain	NAOS	16	18	26						78
130	SAG	Good	Remain	NAOS				25	7	35	60		
131	CCA	Poor	Remain	NAOS	4	5	5						
132	FPV	Poor	Remain	NAOS	18	14	15						
133	CCA	Poor	Remain	NAOS	5	8	6			</			



PROJECT TEAM

Discipline	Company Contact Info.
Owner	McDowell Citrus 100, LLC Paul Dugas 3321 E. Baseline Rd Gilbert, AZ 85284
Land Planner	LVA Urban Design Studio Alex Stedman 120 South Ash Avenue Tempe, AZ 85281 480.994.0994 astedman@lvadesign.com
Civil Engineer	Kimley-Horn & Associates Curtis Brown 7740 N. 16th St. #300, Phoenix, AZ 85020 602.994.5500 curtis.brown@kimley-horn.com

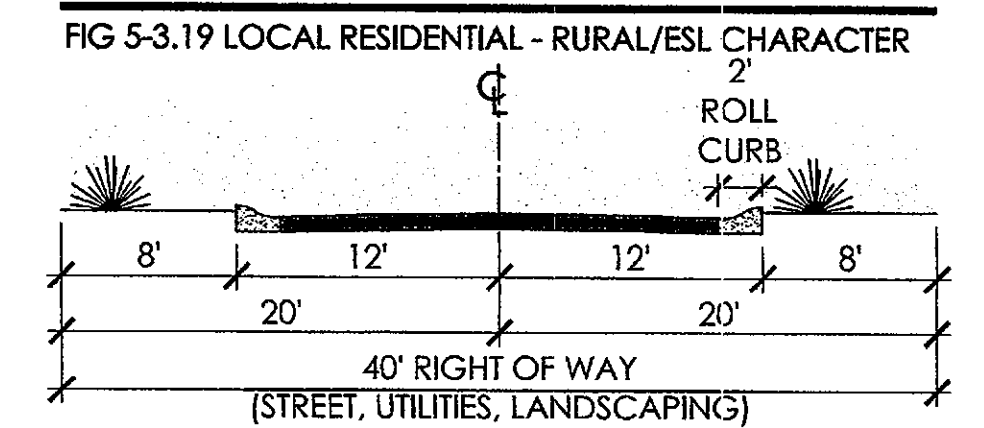
SITE DATA

LOCATION: 34303 N HAYDEN RD.
 PARCEL #: 216-47-0128
 EXISTING ZONING: R1-43 ESL
 PROPOSED ZONING: R1-43 PRD ESL
 CURRENT USE: VACANT
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
 GROSS ACRES: +/- 10.0 ACRES (+/- 436,118 S.F.)
 NET ACRES: +/- 9.2 ACRES (+/- 403,063 S.F.)
 TOTAL LOTS: 8
 ALLOWED DU/AC (PER GENERAL PLAN): 1.0 DU/AC (Max.)
 PROPOSED DU/AC: 0.80 DU/AC
 ALLOWED HEIGHT: 24' FROM NATURAL GRADE
 PROPOSED HEIGHT: 24' FROM NATURAL GRADE
 ALLOWED WALL HEIGHT: VARIES (8' MAX)
 PROPOSED WALL HEIGHT: VARIES (8' MAX)
 PROPOSED DESERT SCENIC ROADWAY BUFFER: 50' AVG., 30' MIN.
 REQUIRED N.A.O.S. PER SLOPE ANALYSIS: 3.35 AC. (36% OF NET)
 * SITE IS LOCATED IN THE LOWER DESERT LANDFORM
 PROVIDED N.A.O.S.: 3.36 AC (37%)
 PROPOSED AMENDED DEVELOPMENT STANDARDS:
 MINIMUM LOT WIDTH: 100'
 MINIMUM LOT SIZE: 23,500 SF
 MINIMUM SETBACKS - FRONT: 20'
 SIDE: 10'
 REAR: 30'

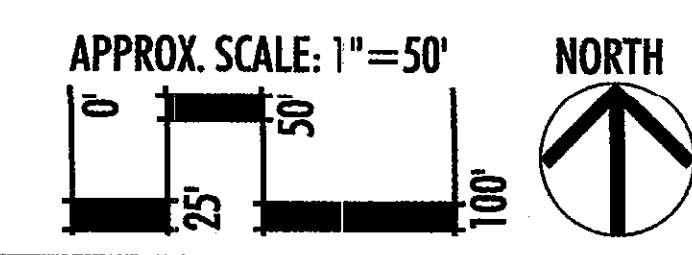
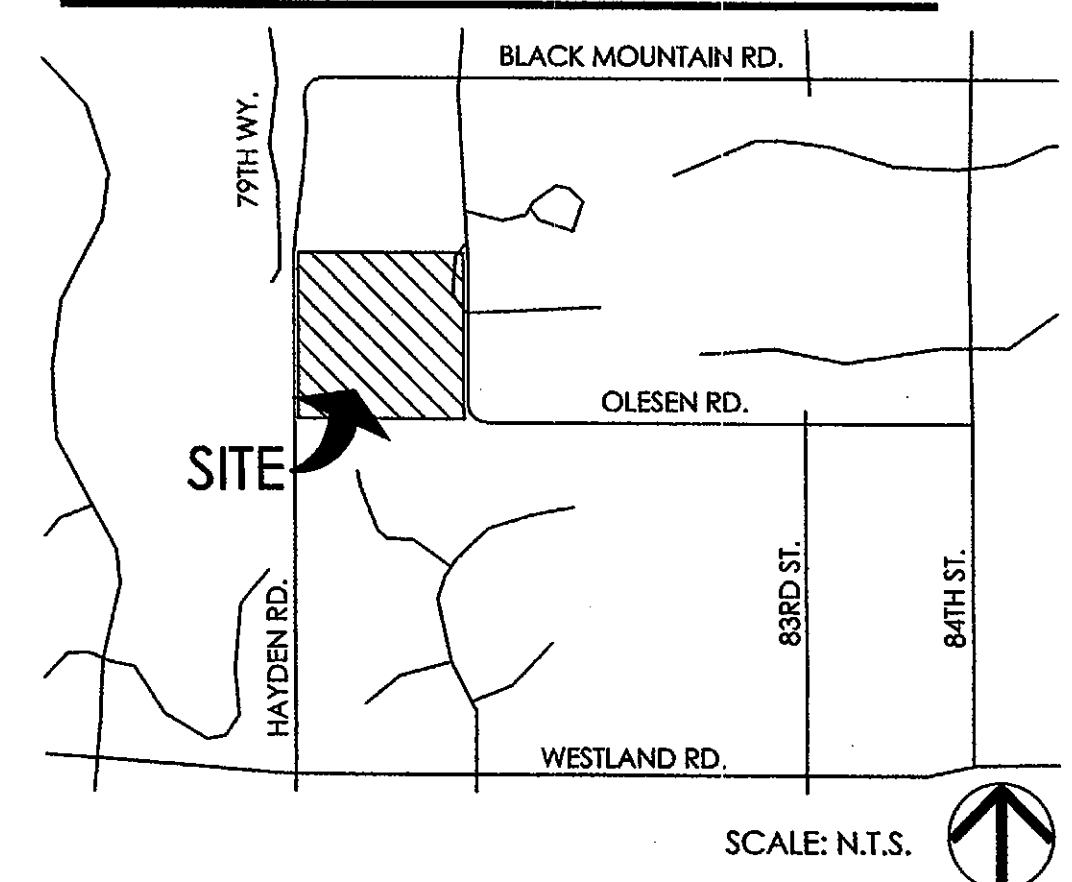
NOTES

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

CROSS SECTION



VICINITY MAP



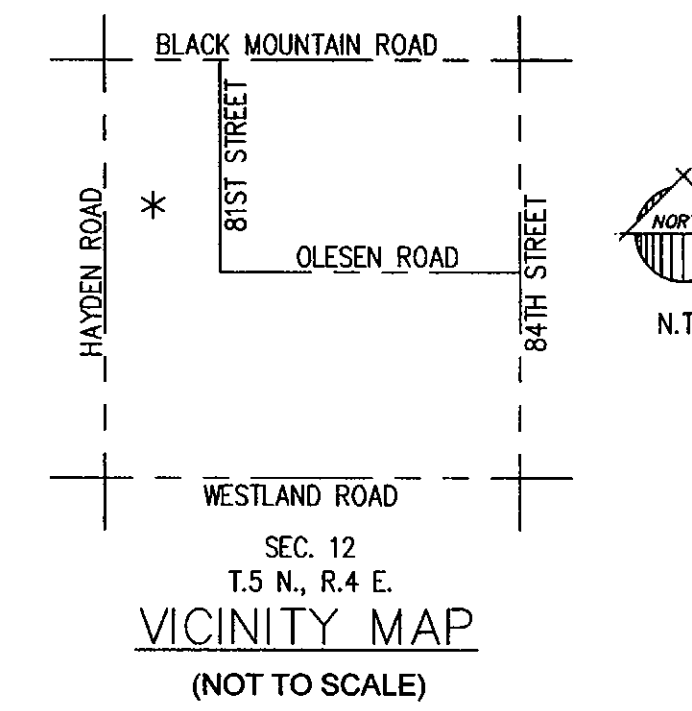
LVA urban design studio
 land planning • development entitlements • landscape architecture
 120 south ash avenue • tempe, arizona 85281 • 480.994.0994

ESTATES ON HAYDEN
CONCEPTUAL SITE PLAN

1667 DRAWN BY: AV, PR 3/23/18

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF SECTION 12, T.5 N., R.4 E.,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



Project: HAYDEN & OLESEN ROAD
SCOTTSDALE, ARIZONA
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
ALTA/NSPS LAND TITLE SURVEY

Revisions:

No.	Description

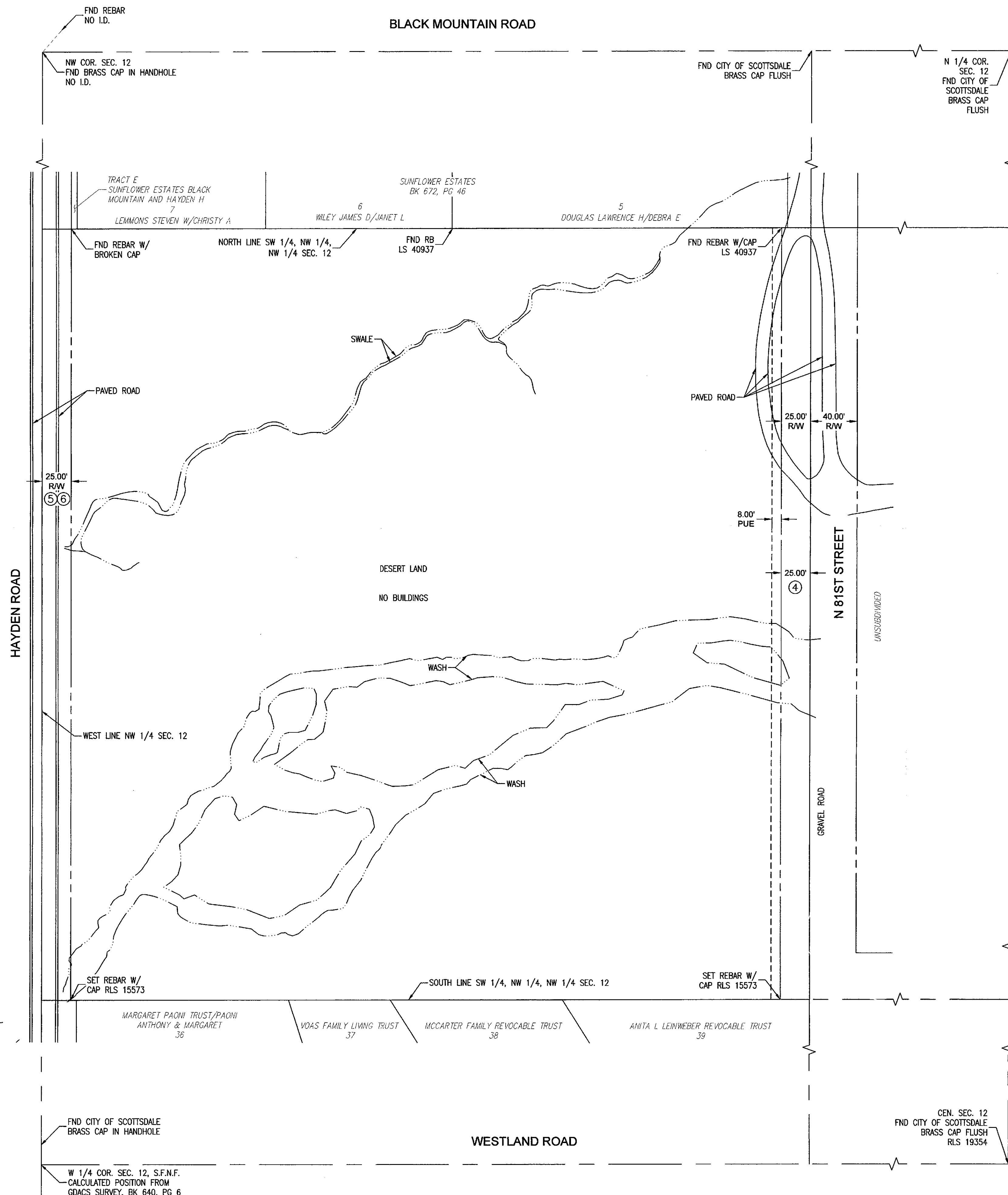
Call at least two full working days before you begin excavation.

Designer: JH
Drawn by: MPZ

Job No. 16-425
BS

Sheet No. 1 of 1

5-ZN-2018 04/03/18



SCHEDULE B DOCUMENTS

- ④ ITEM 4 AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, AS RECORDED IN DOCKET 1830, PAGE 153 AND A PUBLIC UTILITY EASEMENT, AS RECORDED IN 94-0332120. (SHOWN ON SURVEY)
- ⑤ ITEM 5 AN EASEMENT FOR ROAD OR HIGHWAY, PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS RECORDED IN 94-0445317. (SHOWN ON SURVEY)
- ⑥ ITEM 6 AN EASEMENT FOR ROAD OR HIGHWAY, PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS RECORDED IN 94-0529835. (SHOWN ON SURVEY)
- ⓧ INDICATES LOCATION OF EASEMENT ON SHEET 2

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

NOTES

- PURSUANT TO TABLE "A", ITEM NUMBER 1, MONUMENTS WERE FOUND OR SET AT ALL PROPERTY CORNERS.
- PURSUANT TO TABLE "A", ITEM NUMBER 4, THE GROSS AREA OF THE SUBJECT PARCEL IS AS DESCRIBED IN THE LEGAL DESCRIPTION, THE LAND AREA OF THE SUBJECT PROPERTY CONTAINS 436,118 SQUARE FEET OR 10.0119 ACRES, MORE OR LESS.
- PURSUANT TO TABLE "A", ITEM NUMBER 8, SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC ARE SHOWN HEREON.
- PURSUANT TO TABLE "A", ITEM NUMBER 15, A RECTIFIED ORTHOPHOTO, DERIVED FROM 1"=40' AERIAL MAPPING FLOWN 1/13/17 IS SHOWN ON SHEET 2.
- SURVEYOR MAKES NO GUARANTEE FOR ANY NON-VISIBLE RIGHTS-OF-WAY OR EASEMENTS NOT DISCLOSED IN SCHEDULE B, OF FIRST AMERICAN TITLE INSURANCE COMPANY REPORT WITH FILE NO. NO. 132462-33, EFFECTIVE DATE: DECEMBER 27, 2016 AT 5:00 PM.

OWNER OF RECORD

MCDOWELL CITRUS 100, LLC
3321 E BASELINE ROAD
GILBERT AZ 85234

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 4 EAST, BEARING NORTH 89°49'03" EAST, PER FINAL PLAT SUNFLOWER ESTATES, BOOK 672, PAGE 46.

RECORD DOCUMENTS

- FINAL PLAT OF SUNFLOWER ESTATES, BOOK 672, PAGE 46, MCR
- FINAL PLAT OF WESTLAND ESTATES, BOOK 451, PAGE 50, MCR
- FINAL PLAT OF CORTONA, BOOK 567, PAGE 34, MCR
- GDACS SURVEY, BOOK 640, PAGE 6, MCR

CERTIFICATION

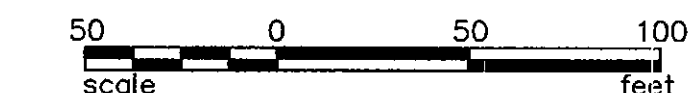
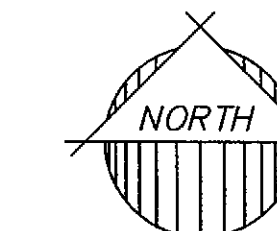
TO: CITY OF SCOTTSDALE, A MUNICIPAL CORPORATION
MCDOWELL CITRUS 100, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4, 8 AND 15 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 1/12/17.

DATE OF PLAT OR MAP: JANUARY 20, 2017

LEGEND

- ⊕ FOUND MONUMENT AS NOTED
- ⊙ FIRE HYDRANT
- ⊗ WATER METER
- ⊕ WATER VALVE
- ⊙ SEWER MANHOLE
- ⊕ SIGN
- ⊙ FOUND



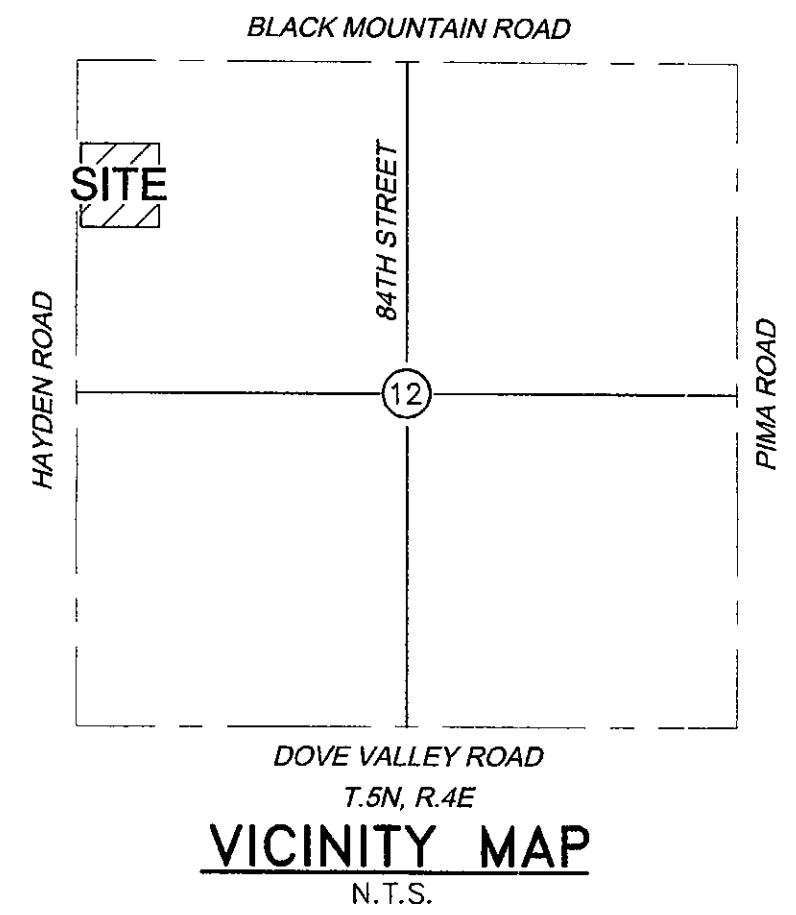
16-425

Aug 03, 2017 11:07am P:\2016\1667-ESTATES ON HAYDEN\CAD\NSPS SURVEY\16425_BSO1.dwg

PRELIMINARY PLAT

FOR ESTATES AT HAYDEN

A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



ENGINEER

KIMLEY-HORN & ASSOCIATES
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
TELEPHONE: (602) 371-4533
CONTACT: CURTIS BROWN, P.E.

UTILITIES

WATER CITY OF SCOTTSDALE
SEWER CITY OF SCOTTSDALE
ELECTRIC ARIZONA PUBLIC SERVICE CO
TELEPHONE CENTURY LINK
CABLE T.V. COX COMMUNICATIONS
GAS SOUTHWEST GAS

LANDSCAPE ARCHITECT

LVA URBAN DESIGN STUDIO
120 S. ASH AVENUE
TEMPE, ARIZONA 85251
PHONE: (480) 994-7332
FAX: (480) 994-7332

SURVEYOR

SURVEY INNOVATION GROUP
7301 EAST EVANS ROAD
SCOTTSDALE, AZ 85260
TELEPHONE: (480) 992-0780
CONTACT: JASON SEGNERI, R.L.S.

OWNER/DEVELOPER

BLANDFORD HOMES
3321 EAST BASELINE ROAD
GILBERT, AZ 85234
(480) 892-4492

SITE DATA

GROSS AREA 10.02 AC±
NET AREA 9.01 AC±
TOTAL NUMBER OF LOTS 8
MINIMUM LOT AREA 0.47 AC±
AVERAGE LOT AREA 0.56 AC±
DENSITY (GROSS) 0.8 DU/AC

ZONING

CURRENT: R1-43
PROPOSED: R1-43 PAD

SETBACK TABLE

FRONT XX FT
REAR XX FT
SIDE XX FT

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 4 EAST, BEARING NORTH 89°49'03" EAST, PER FINAL PLAT SUNFLOWER ESTATES, BOOK 672, PAGE 46.

BENCHMARK

CITY OF SCOTTSDALE BENCHMARK NO. 1112
GLO BRASSCAP, 919
CAREFREE & HAYDEN
ELEVATION = 2400.11 (NAVD 88)

FLOOD INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
C.O.S. 045012	0895	L	OCT 16, 2013	X	N/A

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
C.O.S. 045012	0895	L	OCT 16, 2013	AE	{2398', 2400'}

THE LOWEST FLOOR ELEVATIONS AND/OR FLOOD PROOFING ELEVATIONS ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATIONS.

FIRE DEPARTMENT NOTES

- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'6"
- KEY SWITCH/PRE-EMPTION SENSOR REQUIRED
- MIN. HYDRANT SPACING PER DS&PM 6-1.502.
- THE FIRE LANE SURFACE SHALL BE SUITABLE FOR ALL-WEATHER USE, WITH A MINIMUM LOADING DESIGN OF 83,000 LB. GROSS VEHICLE WEIGHT INCLUDING ANY BRIDGE OR CULVERT.

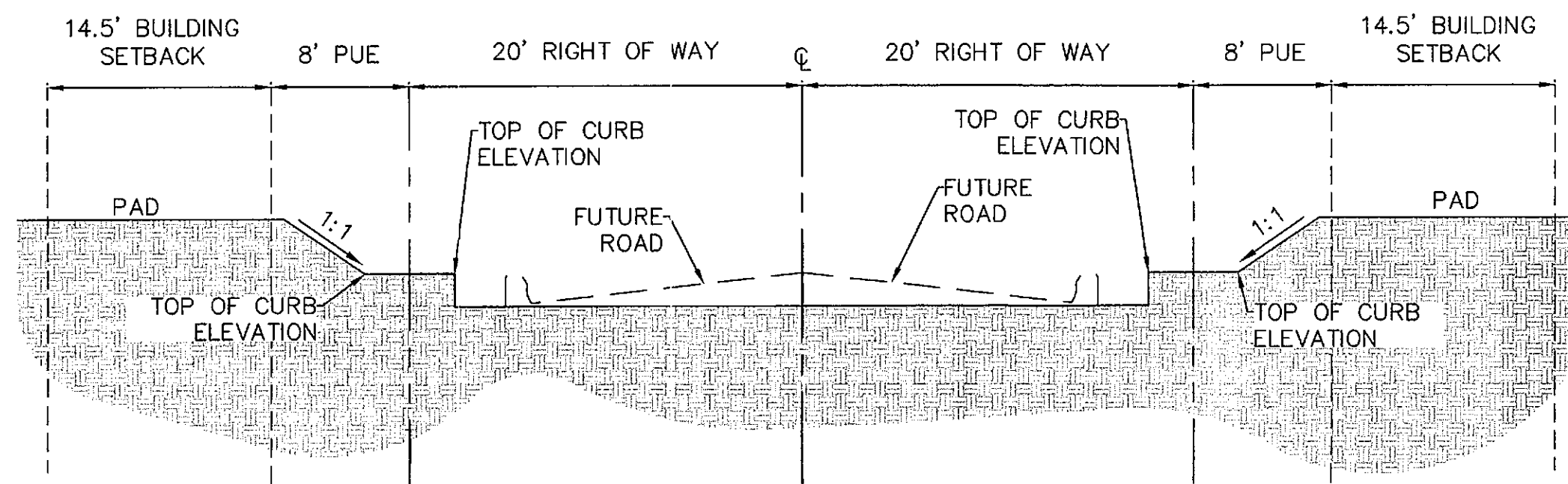
LEGEND

	PROPERTY/LOT LINE		PROPOSED SURVEY MONUMENT
	PROPOSED EASEMENT		PROPOSED FIRE HYDRANT
	EXISTING EASEMENT		PUBLIC UTILITY EASEMENT
	PROPOSED WATER LINE		RIGHT-OF-WAY
	EXISTING WATER LINE		BACK OF CURB
	PROPOSED STORM DRAIN		TYPICAL
	PROPOSED SWALE		EMERGENCY VEHICLE ACCESS EASEMENT
	PROPOSED RIGHT-OF-WAY		ACCESS EASEMENT
	PROPOSED SEWER LINE		DRAINAGE EASEMENT
	EXISTING SEWER LINE		SEWER EASEMENT
	PROPOSED CENTERLINE		BUILDING SETBACK
	BUILDING SETBACK		CUBIC FEET PER SECOND
	LIMITS OF DISTURBANCE (CONSTRUCTION ENVELOPE)		PAVEMENT SPOT ELEVATION AT FINISHED GRADE
	NAOS LIMITS		FLOW LINE
	NAOS REVEGETATED LIMITS		EXISTING GRADE
	PROPOSED RETAINING WALL		SLOPE AT FINISHED GRADE
	PROPOSED FENCE		PROPOSED LOT NUMBERS
	PROPOSED CUT-OFF WALL		
	EROSION HAZARD SETBACK		
	100-YEAR INUNDATION LIMITS		
	100-YEAR BASE FLOOD ELEVATION AND CROSS SECTION LOCATION		
	FILL AREA GREATER THAN 8'		NAOS REVEGETATED EXTENTS
	CUT AREA GREATER THAN 8'		NAOS UNDISTURBED EXTENTS
	APPROX. LIMITS OF 100 YEAR INUNDATION OF SIGNIFICANT WASH		NON-NAOS LOT AREA
	FIRE TURNING RADIUS		

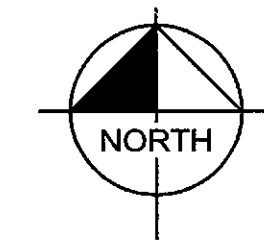
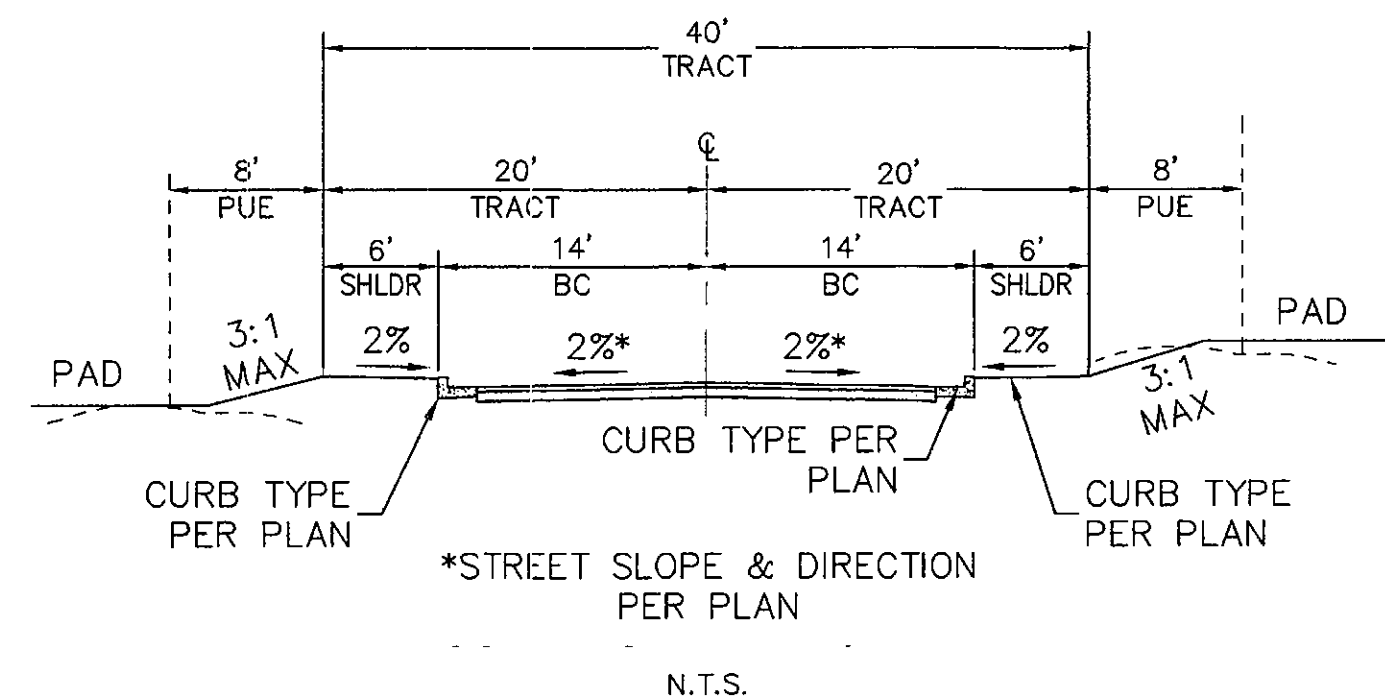
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

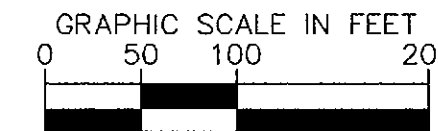
TYPICAL STREET AT ROUGH GRADE



TYPICAL STREET AT FINAL GRADE



PROJECT MAP



PROJECT INFO	
Existing Zoning	R1-43ESL
Proposed Zoning	R1-43ESL
Gross Acreage	10.01 ac
Net Acreage	9.24 ac
Total Number Lots	8
Density (DU/ac)	0.80
APN	216-47-012B
Quarter Section Map	58-47
Previous Case	14-PP-2005
Required NAOS	146,062 sqft
Provided NAOS	146,457 sqft

NAME	SF	ACRE
TRACT 'A'	22,762.72	0.52
TRACT 'B'	167,557.81	3.85
TRACT 'C'	5,084.04	0.12
TRACT 'D'	7,107.81	0.16
TRACT 'E'	3,884	0.09
LOT 1	20755.3	0.48
LOT 2	20263.7	0.47
LOT 3	21817.4	0.50
LOT 4	26271	0.60
LOT 5	20696.8	0.48
LOT 6	30033.4	0.69
LOT 7	30305.7	0.70
LOT 8	26336.6	0.60
HAYDEN RD.	16525.28	0.38
81ST ST.	16529.63	0.38
TOTAL:	10.01	

REQUIRED NAOS					
Zone	Range	S.F.	Acres	% Required NAOS	Required NAOS Area
1	0%-2%	90,637	2.08	25%	0.52 ac
2	2%-5%	83,519	1.92	25%	0.48 ac
3	5%-10%	153,546	3.52	35%	1.23 ac
4	10%-15%	70,991	1.63	45%	0.73 ac
5	15%-25%	26,349	0.60	45%	0.27 ac
6	25%-100%	11,064	0.25	45%	0.11 ac
		436,106	10.01		3.35 ac
Required Undisturbed NAOS					102243 sqft
Required Revegetated NAOS					43819 sqft

Kimley-Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): NONE
SCALE (V): NONE
DESIGNED BY: KAC
DRAWN BY: JPW
CHECKED BY: CLB
DATE: 3/5/2018

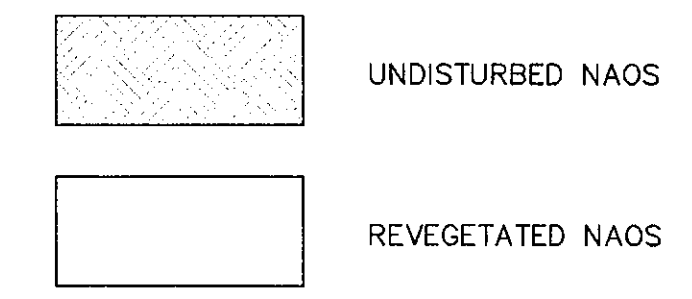
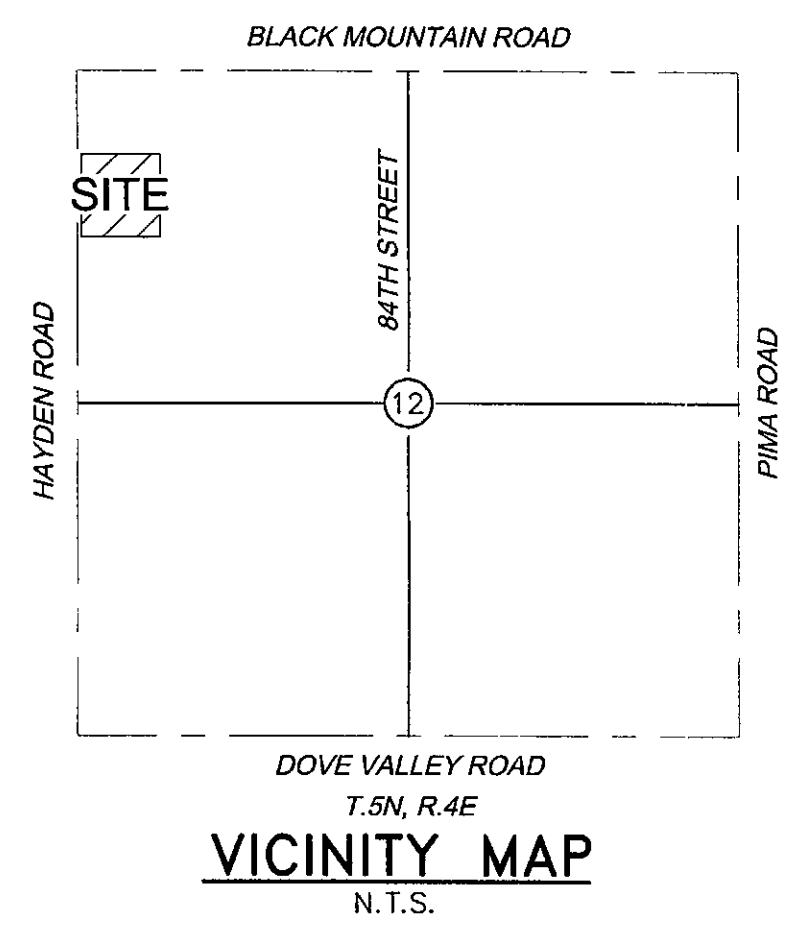
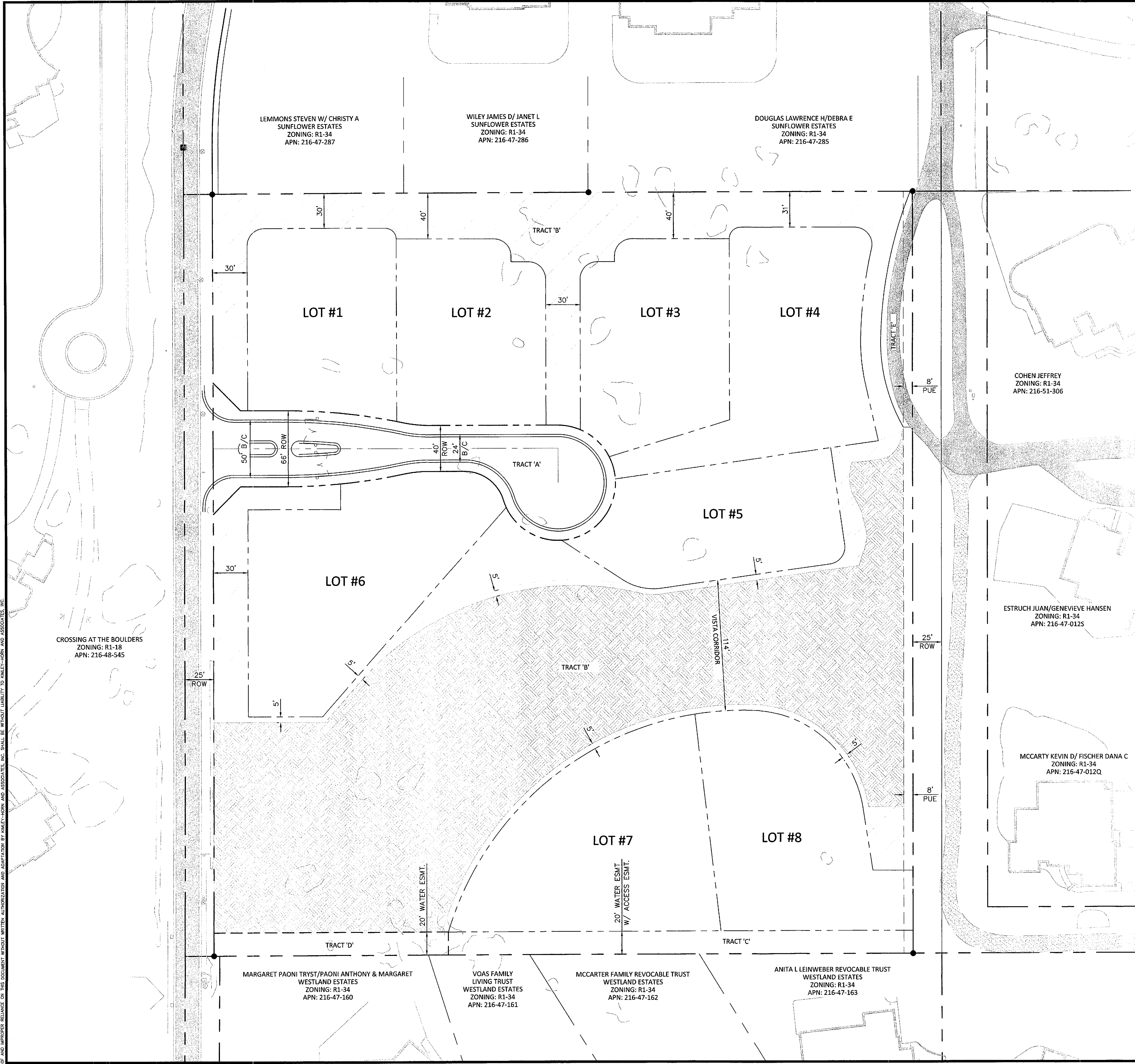
ESTATES AT HAYDEN
SCOTTSDALE, ARIZONA
PRELIMINARY PLAT
COVER SHEET

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley-Horn
ENGINEER: C. BROWN
PE NO. DATE:

PROJECT NO.
291109000
DRAWING NAME
PP1

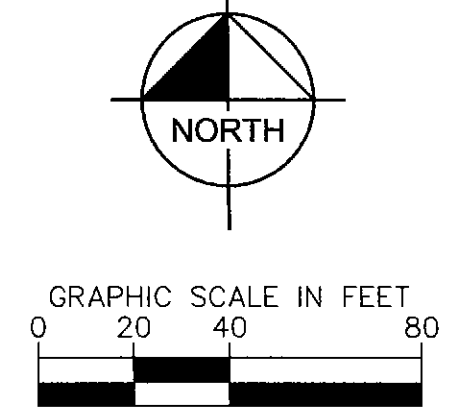
5-ZN-2018
04/03/18

K:\PHX_Civil\291109000 - Estates at Hayden\CAD\Plat\291109000\NAOS.dwg, Mar 05, 2018, James Weiler
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REQUIRED NAOS					
Zone	Range	S.F.	Acres	% Required NAOS	Required NAOS Area
1	0%-2%	90,637	2.08	25%	0.52 ac
2	2%-5%	83,519	1.92	25%	0.48 ac
3	5%-10%	153,546	3.52	35%	1.23 ac
4	10%-15%	70,991	1.63	45%	0.73 ac
5	15%-25%	26,349	0.60	45%	0.27 ac
6	25%-100%	11,064	0.25	45%	0.11 ac
		436,106	10.01		3.35 ac
Required Undisturbed NAOS					102243 sqft
Required Revegetated NAOS					43819 sqft

UNDISTURBED NAOS AREA	102,552
REVEGETATED NAOS AREA	43,905
TOTAL NAOS (SF)	146,457
TOTAL NAOS (AC)	3.36



Kimley»Horn

ESTATES AT HAYDEN
SCOTTSDALE, ARIZONA
PRELIMINARY PLAT
NAOS PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Kimley»Horn

ENGINEER: C. BROWN
PE NO. _____ DATE: _____

PROJECT NO. 291109000
DRAWING NAME NAOS
3 OF 5

REVISION

BY DATE APPR.

NO.

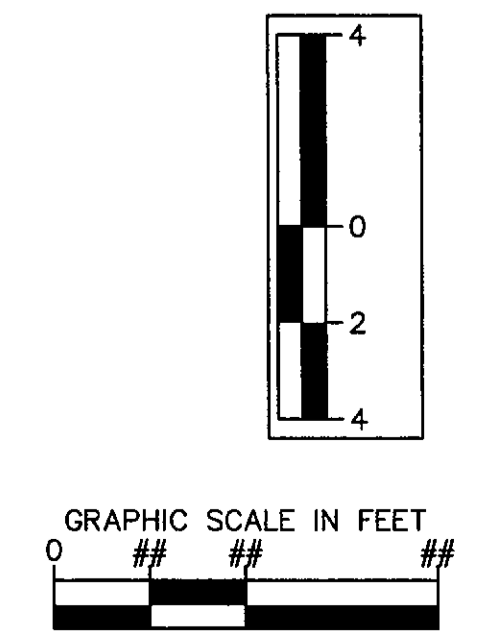
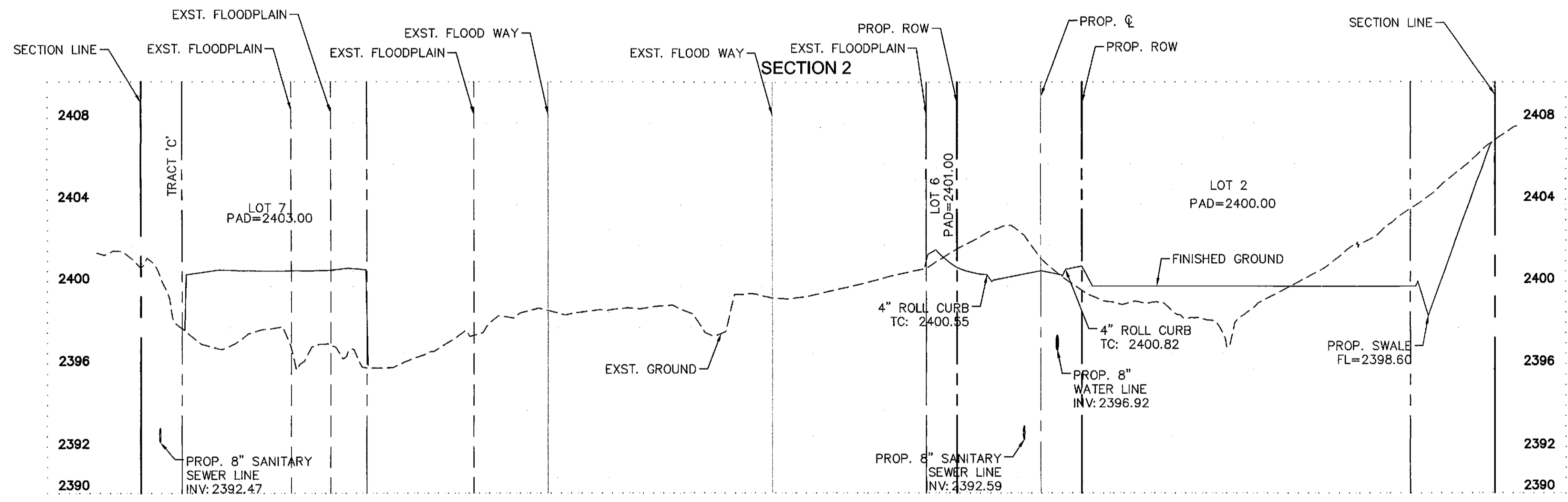
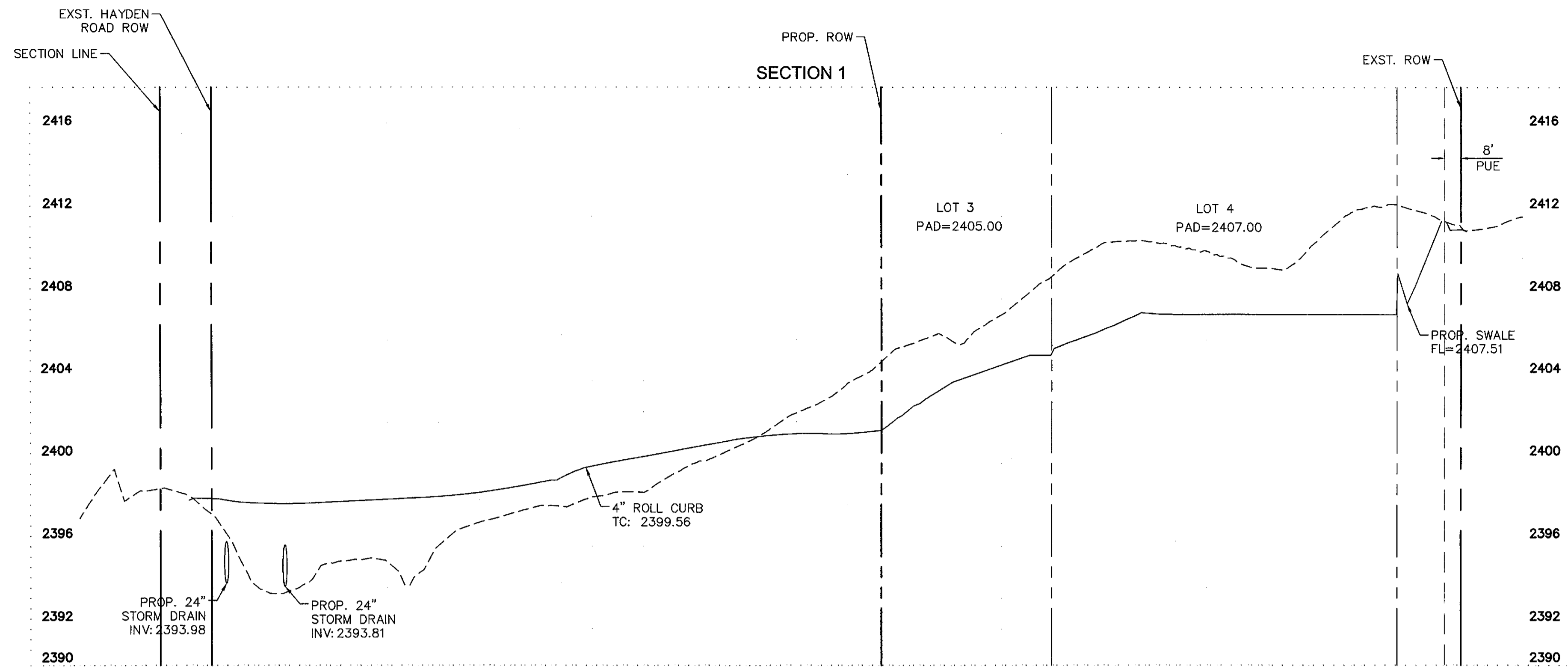
DATE: 3/5/2018

SCALE (H): 1"=40'
SCALE (V): NONE

DESIGNED BY: KAC
DRAWN BY: JPW
CHECKED BY: CLB

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

K:\PHX_Civil\291109000 - Estates at Hayden\CA000.Plot\2911090000.dwg - Mar 05, 2018 - James Waller
 XREFS: X291109000-VF X291109000-TB X291109000-UT X291109000-FRM X291109000-SEL
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Kimley»Horn
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SCALE (H): 1"=40'
 SCALE (V): 1"=4'
 DESIGNED BY: KAC
 DRAWN BY: JPW
 CHECKED BY: CLB
 DATE: 3/5/2018

ESTATES AT HAYDEN
 SCOTTSDALE, ARIZONA
 PRELIMINARY PLAT
 SECTIONS

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
Kimley»Horn
 ENGINEER: C. BROWN
 PE NO. _____ DATE: _____

PROJECT NO.
 291109000
 DRAWING NAME
 PP1