



Simulations

Photos

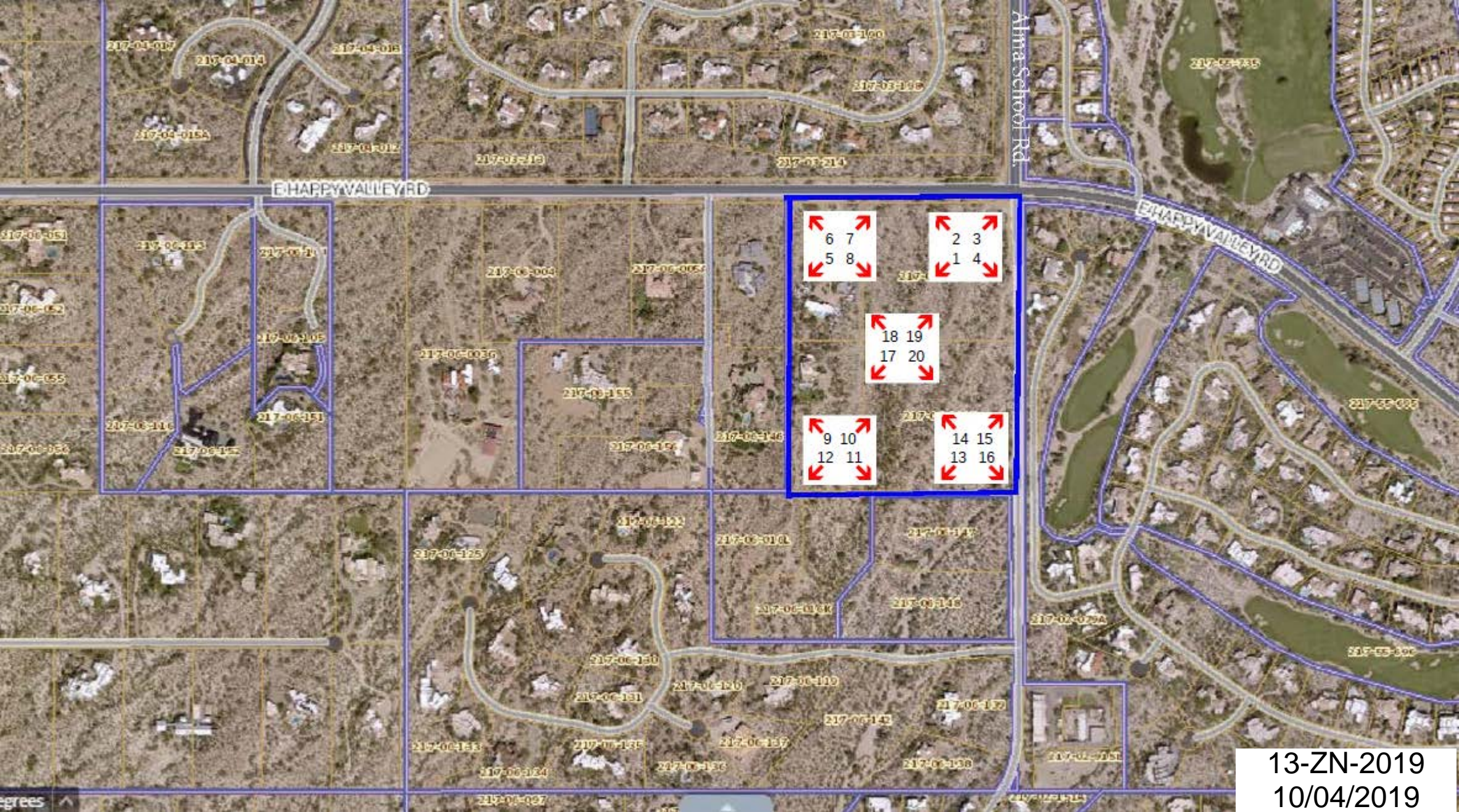
All Graphics (no plans)

Color Boards

Color Drawdowns

Exterior Building Color

Material Samples



E HAPPY VALLEY RD

Alma School Rd

E HAPPY VALLEY RD

6 7
5 8

2 3
1 4

18 19
17 20

9 10
12 11

14 15
13 16

13-ZN-2019
10/04/2019









SPEED
LIMIT
25

























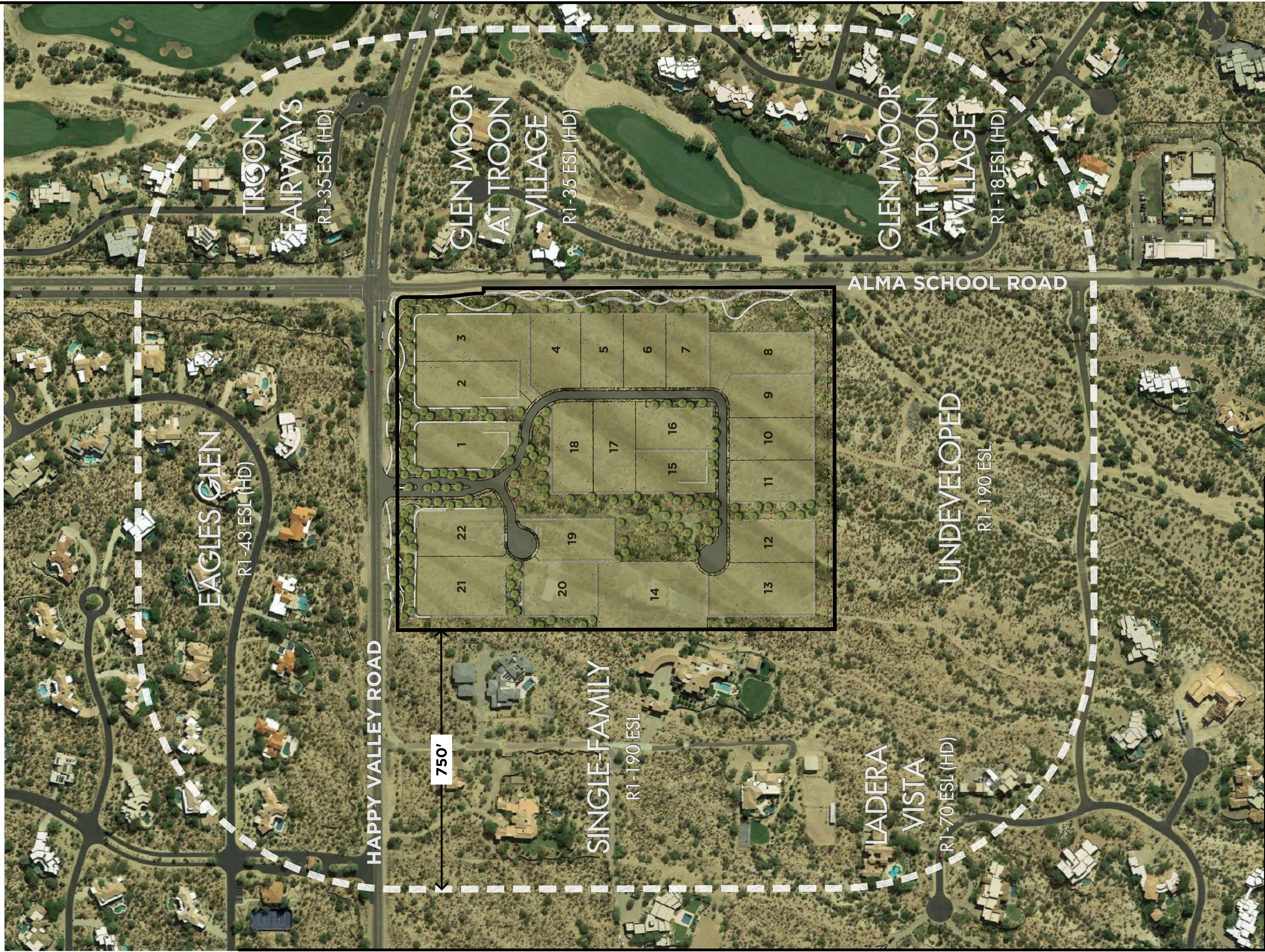






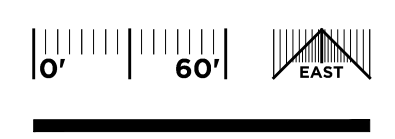


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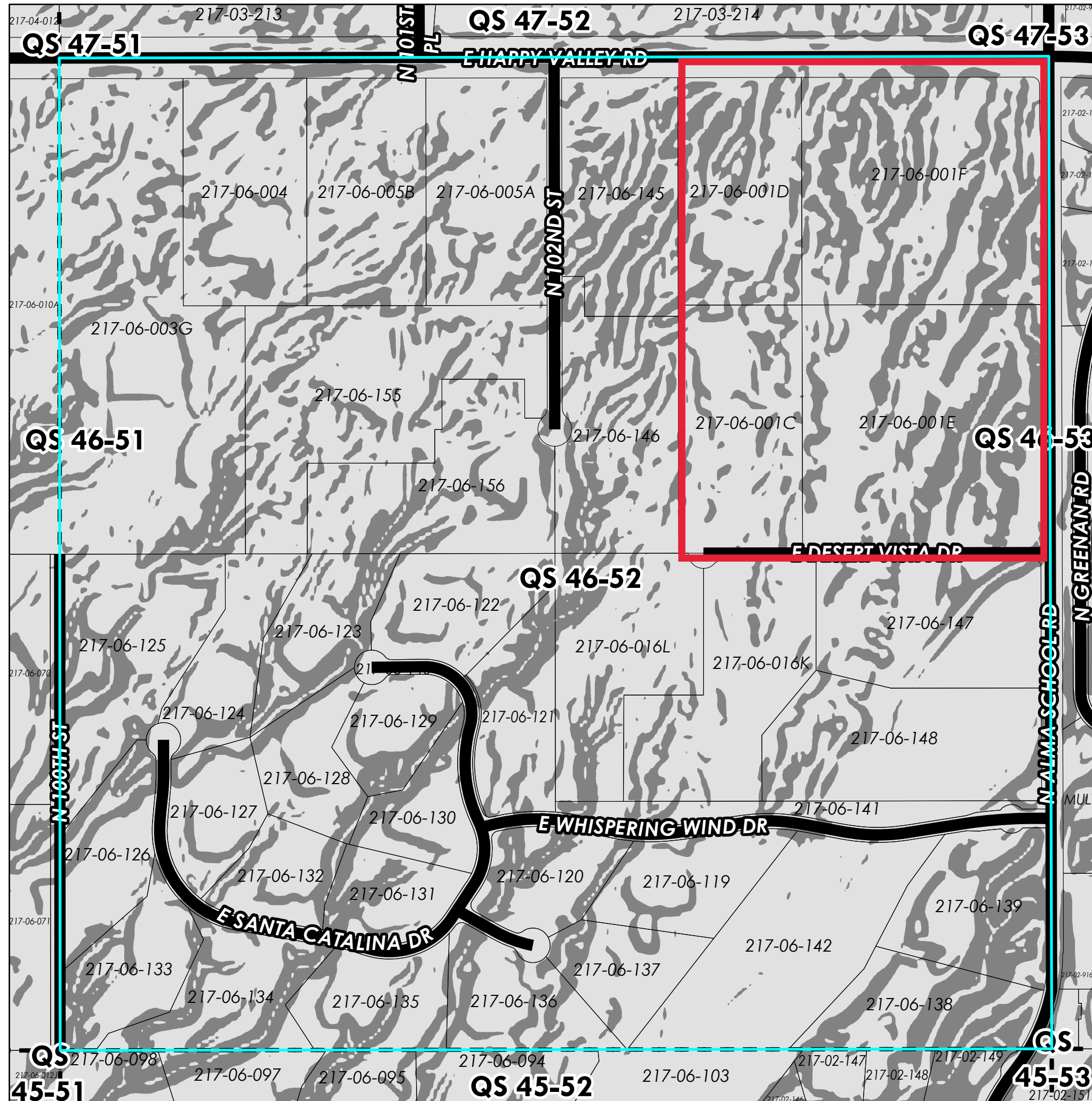


CONTEXT AERIAL

HAPPY VALLEY 18



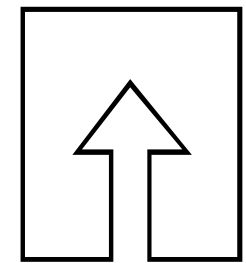
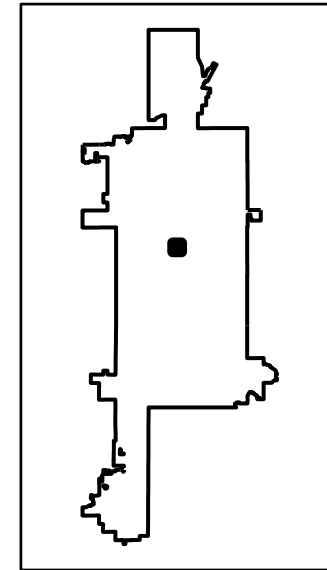
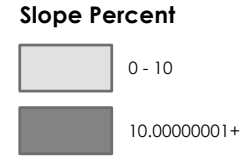
06JUN19



QUARTER SECTION 46-52

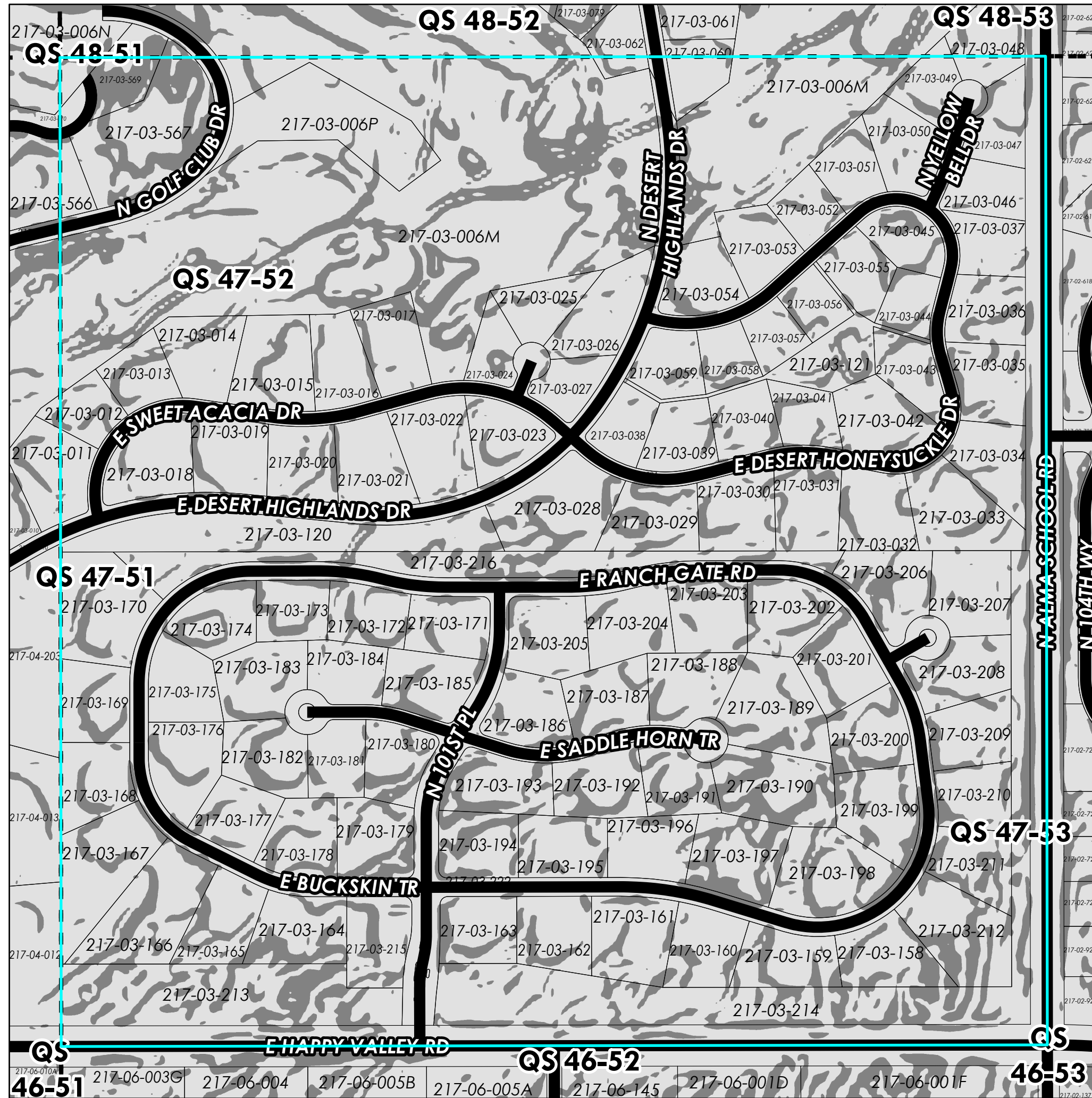
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LEGEND:



1 inch = 273 feet

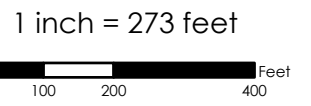
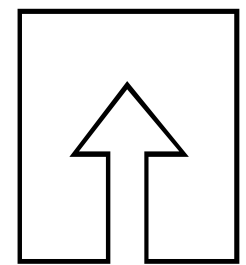
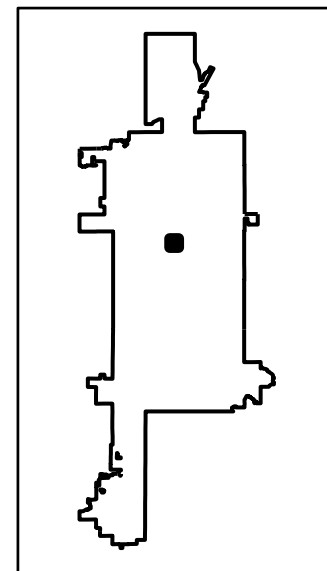
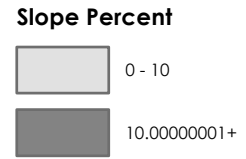


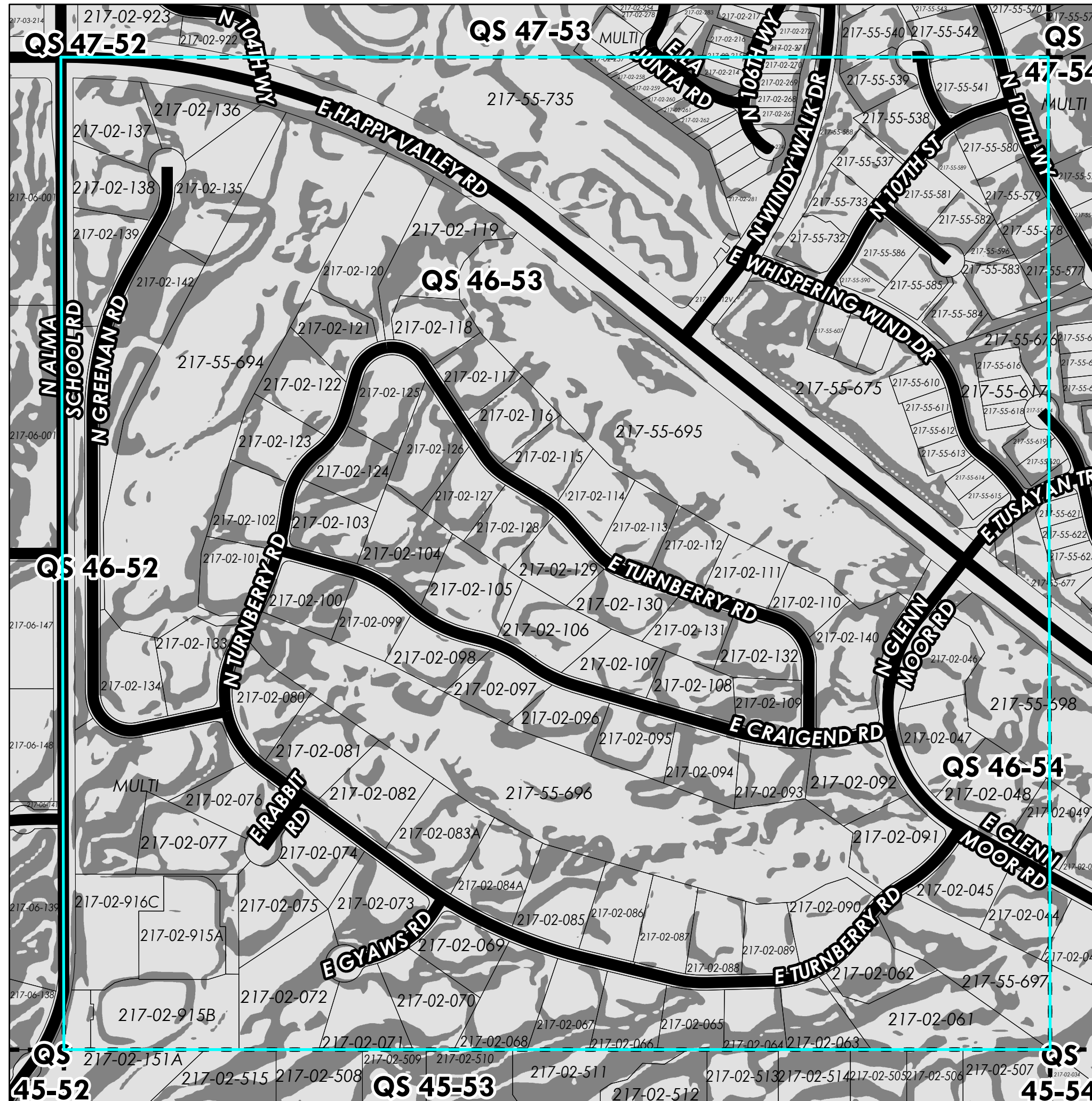


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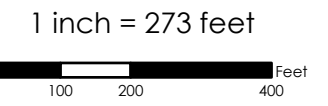
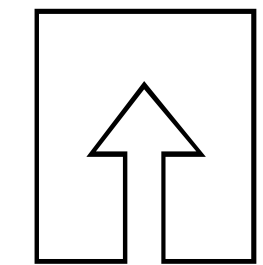
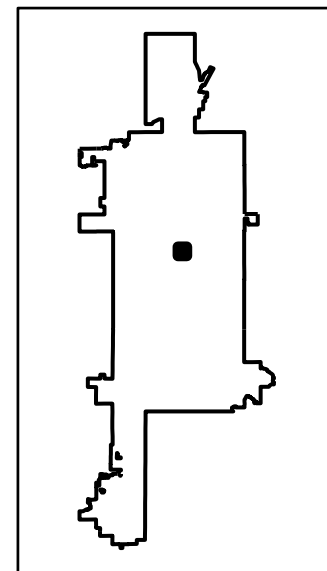
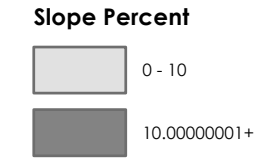




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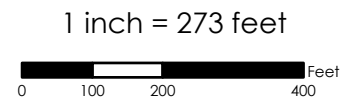
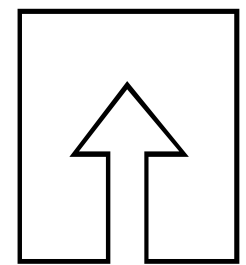
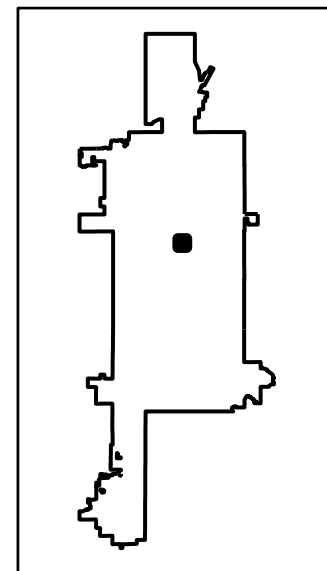
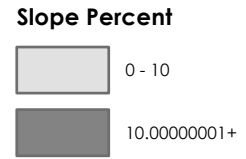




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ELKINS LIVING TRUST
ZONING: R1-35
APN: 217-02-137

DAUPHINAIS GEORGE
W/PATRICIA B TR
ZONING: R1-35
APN: 217-02-138

EARLE RALPH H/GLENDA S TR
ZONING: R1-35
APN: 217-02-139

GLENN MOOR ASSOC
ZONING: R1-18
APN: 217-02-143

ALMA SCHOOL ROAD

EAGLES GLEN ASSOCIATION
ZONING: R1-43
APN: 217-03-214

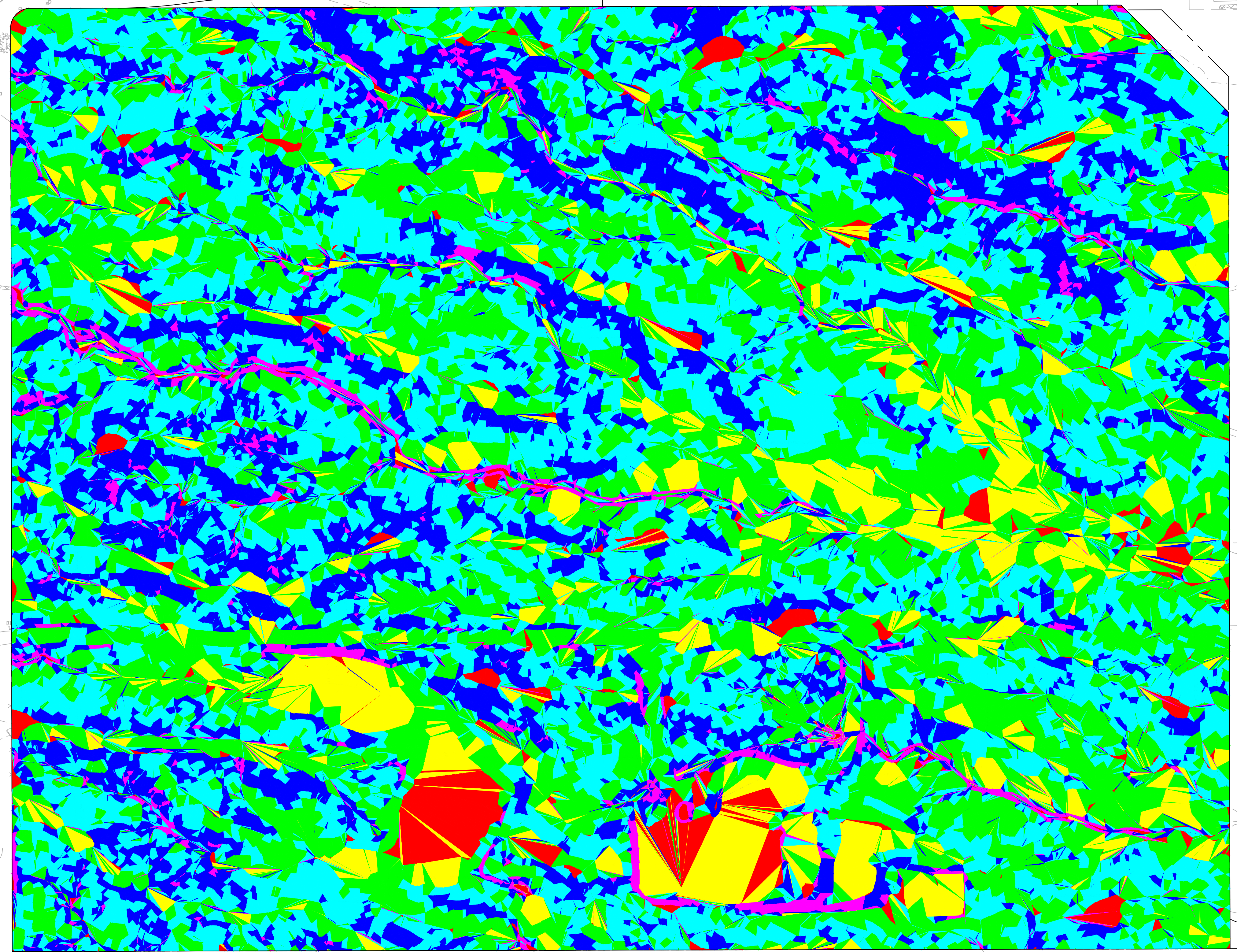
HAPPY VALLEY ROAD

WIEBE LARRY/MARTHA
ZONING: R1-190
APN: 217-06-147

PRATT HEWITT LLC
ZONING: R1-06K
APN: 217-06-016K

HAPPY VALLEY LLC
ZONING: R1-190
APN: 217-06-145

PANTELLERIA SRL
ZONING: R1-190
APN: 217-06-146



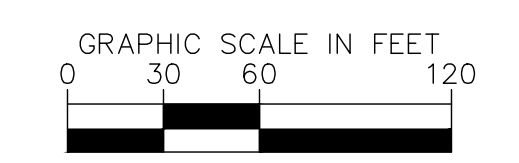
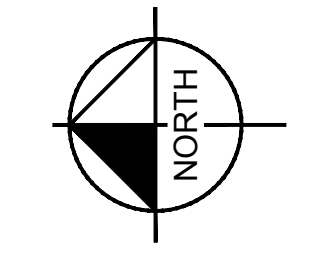
- < 2
- 2 to 5
- 5 to 10
- 10 to 15
- 15 to 25
- 25 to 100
- > 100

Minimum NAOS based on Slope and Upper Desert Landform Category			
Slope Range	Min. % NAOS	Slope Range Area	Required NAOS
0 - 2%	25%	34,831 sf	8,708 sf
> 2 - 5%	25%	134,404 sf	33,601 sf
> 5 - 10%	35%	429,523 sf	150,333 sf
> 10 - 15%	45%	353,634 sf	159,135 sf
> 15 - 25%	45%	179,332 sf	80,699 sf
> 25%	45%	40,839 sf	18,378 sf
Subtotal			450,854 sf

Land stripped of natural veg prior to 1/1/90	4,231 sf
NAOS Reduction for Reveg (2:1)	8,461 sf

Required NAOS	442,393 sf
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NAOS Type	Required	Proposed
Undisturbed (min. 70% of required)	309,675 sf	311,193 sf
Reveg (shall not constitute more than 30% of required)	132,718 sf	134,517 sf
TOTAL	442,393 sf	445,709 sf

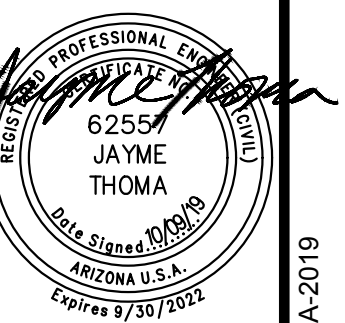


Kimley»Horn

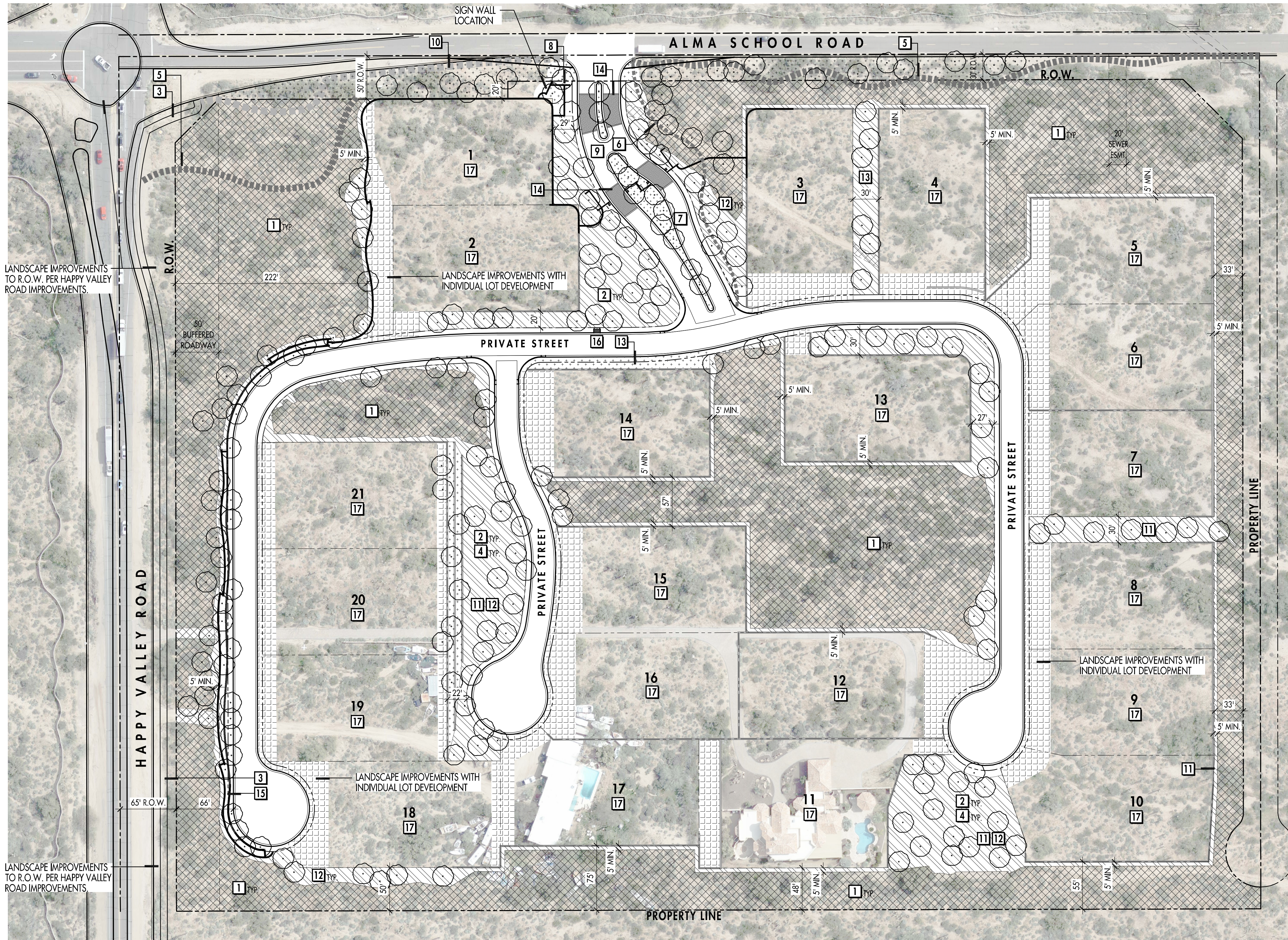
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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=60'
SCALE (V): NONE
DESIGNED BY: JRT
DRAWN BY: JRT
CHECKED BY: CLB
DATE: 10/09/2019

HAPPY VALLEY 18
SCOTTSDALE, ARIZONA
SLOPE ANALYSIS



PROJECT NO.
291104098
DRAWING NAME
SLOPE



LANDSCAPE IMPROVEMENTS TO R.O.W. PER HAPPY VALLEY ROAD IMPROVEMENTS.

LANDSCAPE IMPROVEMENTS WITH INDIVIDUAL LOT DEVELOPMENT

LANDSCAPE IMPROVEMENTS WITH INDIVIDUAL LOT DEVELOPMENT

LANDSCAPE IMPROVEMENTS TO R.O.W. PER HAPPY VALLEY ROAD IMPROVEMENTS.

INDIVIDUAL LOT PLANS

CAMELOT HOMES WILL PULL A PERMIT TO DEVEG AND ENGINEER EACH LOT INDEPENDENTLY. REAR YARD WALL ENCLOSURES WILL BE DESIGNED WITHIN THE ESTABLISHED SETBACKS. ALL DISTURBED AREAS OUTSIDE OF SIDE AND REAR YARD WALLS WILL BE REVEGETATED WITH NATIVE PLANS OR THOSE WITHIN THE PLANT LIST ON THESE DOCUMENTS. THESE AREAS WILL BE IRRIGATED AND NATURALLY MAINTAINED BY THE INDIVIDUAL HOMEOWNER.

LANDSCAPE ZONES (REFER TO CIVIL PLANS FOR NAOs AREAS & CALCULATIONS)

- NATIVE LANDSCAPE**
OPEN SPACE AREAS IMPACTED BY CONSTRUCTION WILL BE REVEGETATED IN A NATURAL CHARACTER. THESE INCLUDE AREAS BEYOND NAOs CALCULATIONS. LANDSCAPE TO INCLUDE TREES, SAGUAROS, HYDROSEED AND NATIVE CHARACTER SHRUBS.
- UNDISTURBED NAOs LANDSCAPE**
NATURAL COMMON SPACE AREA TO REMAIN UNDISTURBED THROUGHOUT SITE DEVELOPMENT. IN SOME CASES, SUPPLEMENTAL ESI COMPLIANT PLANTING WILL BE USED TO ENHANCE THE EXISTING.
- NAOs RE-VEGETATION**
COMMON OPEN SPACE AREAS THAT ARE DISTURBED FOR GRADING AND DRAINAGE. LANDSCAPE AREAS TO BE RE-VEGETATED WITH HYDROSEED AND OR SALVAGE PLANT MATERIAL AND INDIGENOUS LANDSCAPE.
- FUTURE LANDSCAPE BY HOMEOWNER**
DRIVEWAY LOCATIONS T.B.D.

SITE DEVELOPMENT PLANS

LANDSCAPE IMPROVEMENTS WILL INCLUDE ALL ENGINEERED INFRASTRUCTURE OUTSIDE OF INDIVIDUAL LOT IMPROVEMENTS. UTILITY TRACTS AND DRAINAGE AREAS WILL BE REVEGETATED WITH SALVAGE PLANTS AND SUPPLEMENTAL NURSERY MATERIAL. WALLS ARE LIMITED TO CURVILINEAR TRAFFIC MITIGATION ADJACENT TO HAPPY VALLEY ROAD. ALSO INCLUDED ARE THE 6' - 9' REAR YARD AND VIEW FENCE ABUTTING THE PUBLIC OR OPEN SPACES. ADDITIONALLY THERE WILL BE GATED ENTRY DRIVES AS SHOWN. ALL COMMUNITY WALLS AND LANDSCAPE WE BE MAINTAINED BY A PRIVATE HOA.

DESIGN ELEMENTS

THIS DEVELOPMENT IS INTENDED TO MAINTAIN AND PRESERVE THE NATIVE SONORAN DESERT LANDSCAPE. SITE DEVELOPMENT OF ALL DISTURBANCE, CHANNELS AND INTERNAL DISTURBANCE TO BE REVEGETATED WITH NATIVE VARIETIES. EXISTING TREES, SAGUAROS AND BARREL CACTUS WILL BE SALVAGED AND REUSED ON SITE PER C.O.S. REQUIREMENTS. DEVELOPER WILL ALSO SALVAGE SELECT CREOSOTE AND SMALL CACTUS VARIETIES TO HELP NATURALIZE THE REVEGETATION. REVEGETATION AREAS WILL ALSO INCLUDE A NON IRRIGATED NATIVE SEED MIX & NATIVE COBBLE FINISH GRADE TO REPLICATE UNDISTURBED.

- 1** NATURAL OPEN SPACE BEYOND LIMITS OF DEVELOPMENT AND DRAINAGE TO REMAIN UNDISTURBED, REFER TO CIVIL FOR NAOs.
- 2** LANDSCAPE REVEGETATION TO CONSIST OF SALVAGE TREES, CACTUS, AND SUPPLEMENTAL DESERT LANDSCAPE TO REINFORCE NATIVE CHARACTER, CONSISTENT WITH ALL C.O.S. REQUIREMENTS.
- 3** FUTURE PEDESTRIAN WALK ALONG HAPPY VALLEY RD. FINAL ALIGNMENT PER HAPPY VALLEY RD. IMPROVEMENTS (BY OTHERS).
- 4** DRAINAGE AND RETENTION BASIN LAYOUT TO BE COORDINATED WITH CIVIL ENGINEER TO PRESERVE SIGNIFICANT VEGETATION (WHEN POSSIBLE) AND THOUGHTFULLY INTEGRATED INTO NATURAL LANDFORM WITH VARIABLE SIDE SLOPES AND REVEGETATED BASINS.
- 5** 8' WIDE MULTI-USE GRANULAR TRAIL ALONG ALMA SCHOOL ROAD. FINAL ALIGNMENT TO BE FIELD STAKED AND APPROVED BY C.O.S. TRAILS COORDINATOR.
- 6** 48" WIDE GRANULAR TRAIL CONNECTION FROM PARCEL TO ROAD.
- 7** DIVIDED ROADWAY AND VEHICULAR GATED ACCESS INTO COMMUNITY.
- 8** NATIVE STONE WALLS, COLUMNS AND C.I.P. CONCRETE ALONG PROJECT ENTRY, WITH SIGNAGE.
- 9** ENTRY DRIVE AND SPECIMEN TREES TO HAVE LOW VOLTAGE LIGHTING CONSISTENT WITH MOST CURRENT CITY DARK SKY ORDINANCE.
- 10** 8' CONCRETE WALK FROM HAPPY VALLEY ROAD TO NORTH SIDE OF THE PROJECT ENTRY DRIVE.
- 11** NATIVE HYDROSEED TO SUPPLEMENT REVEGETATION IN DISTURBED AREAS.
- 12** AUTOMATIC UNDERGROUND DRIP SYSTEM TO IRRIGATE ALL SUPPLEMENTAL PLANT MATERIALS.
- 13** ALL VEGETATION PROPOSED ALONG TRACT OPEN SPACE AND SIDE YARDS TO MEET OR EXCEED C.O.S. DENSITIES AND RESTRICTED NATIVE PALETTES.
- 14** DECORATIVE PAVING AT COMMUNITY ENTRY.
- 15** SINGLE AND DOUBLE SLUMP ACCENT WALLS ALONG HAPPY VALLEY ROAD TO MITIGATE SOUND AND VIEWS.
- 16** COMMUNITY MAILBOX
- 17** UNDISTURBED UNTIL LOT OR INFRASTRUCTURE DEVELOPMENT.

NATIVE PLANT SALVAGE

NATIVE RESOURCES WILL BE DOING THE PLANT SALVAGE FOR ALL RE-VEGED MATERIAL WITHIN LIMITS OF DISTURBANCE. WORK TO MEET ALL CITY OF SCOTTSDALE RE-VEGETATION REQUIREMENTS. WE WILL BE SALVAGING ADDITIONAL SMALL CACTUS AND CREOSOTE TO FURTHER SUPPLEMENT THE RE-VEGETATION. ALL PLANT MATERIAL WILL BE REUSED IN DISTURBANCE AREAS AND MODEL HOMES

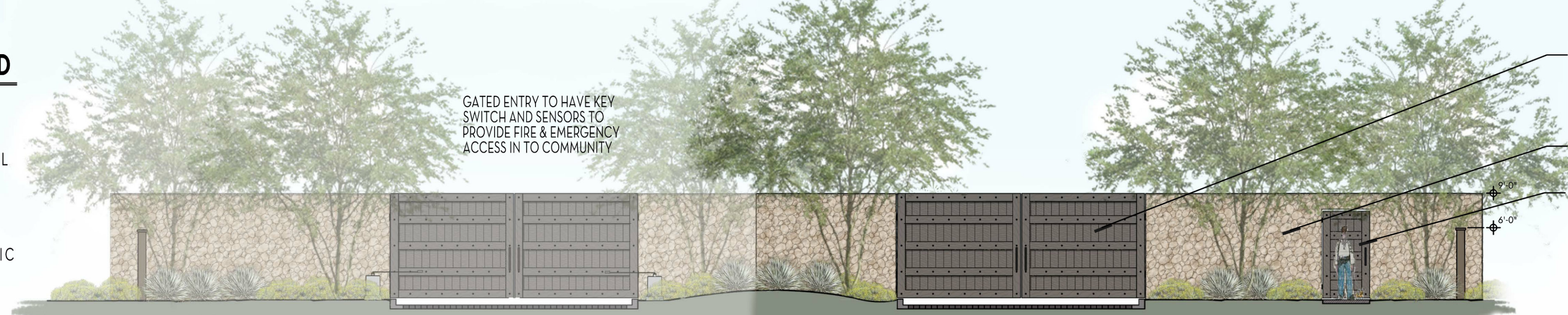
NOTE:
ON LOT WALLS TO BE BUILT AT TIME OF HOUSE CONSTRUCTION.

LEGEND

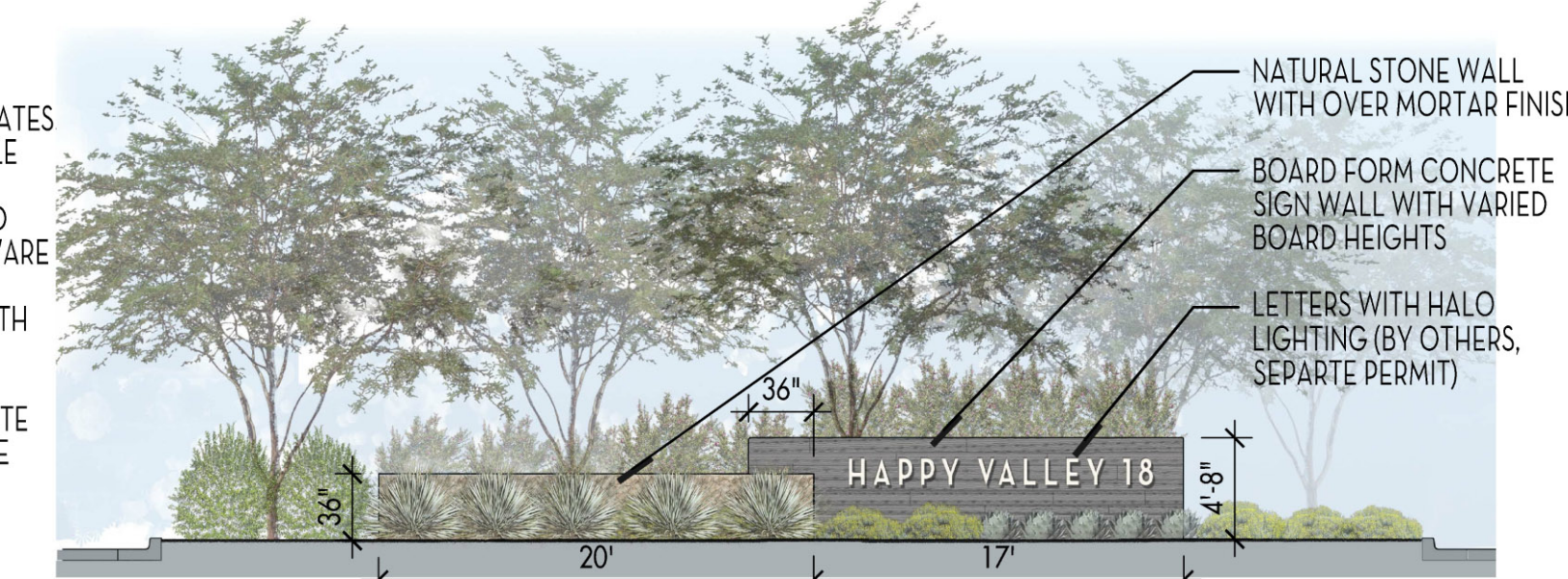
- 5' TO 6' SLUMP BLOCK ACCENT WALL
- 4' TO 5' STONE ACCENT WALL
- C.I.P. BOARD FORM CONCRETE WALL

CIRCULATION LEGEND

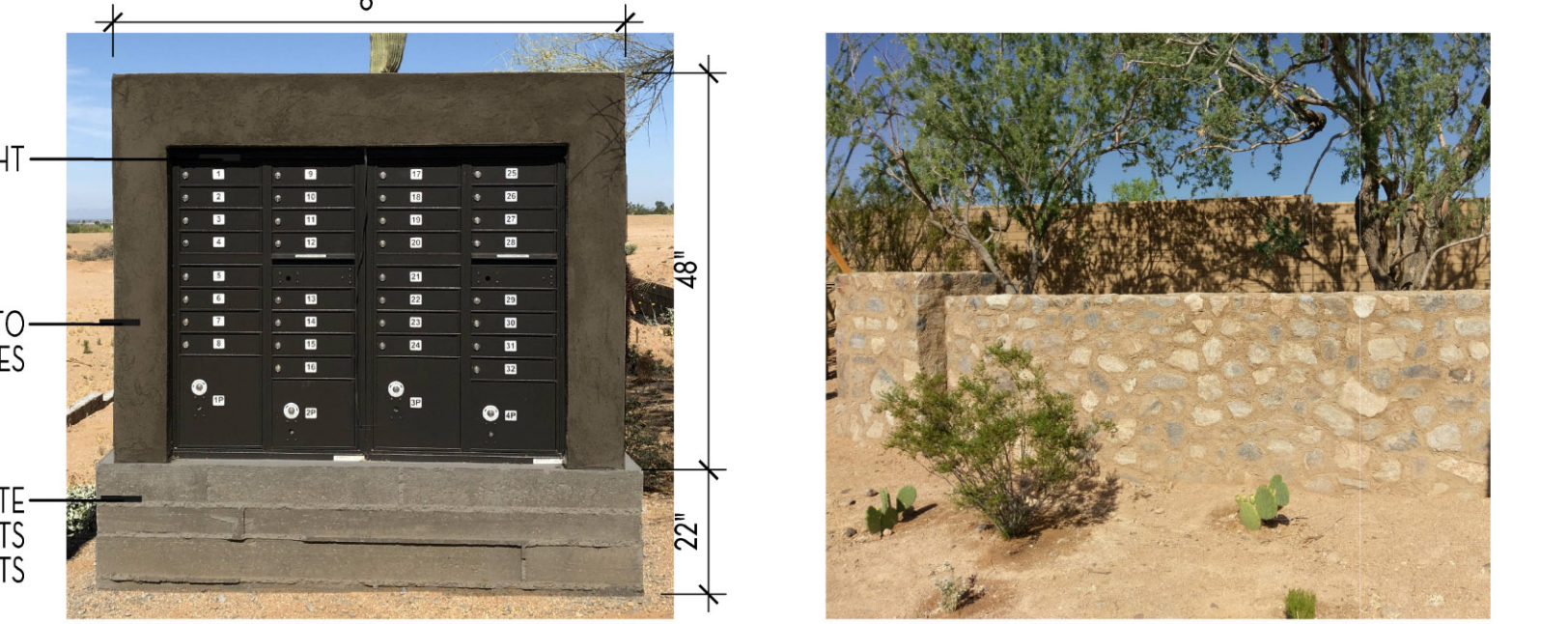
- 8' WIDE MULTI-USE GRANULAR TRAIL
- 48" WIDE GRANULAR TRAIL PEDESTRIAN PATH
- 8' WIDE CONCRETE WALK
- 2-WAY VEHICULAR TRAFFIC ON 24' WIDE ROAD



A ENTRY GATE ELEVATION ALONG HAPPY VALLEY

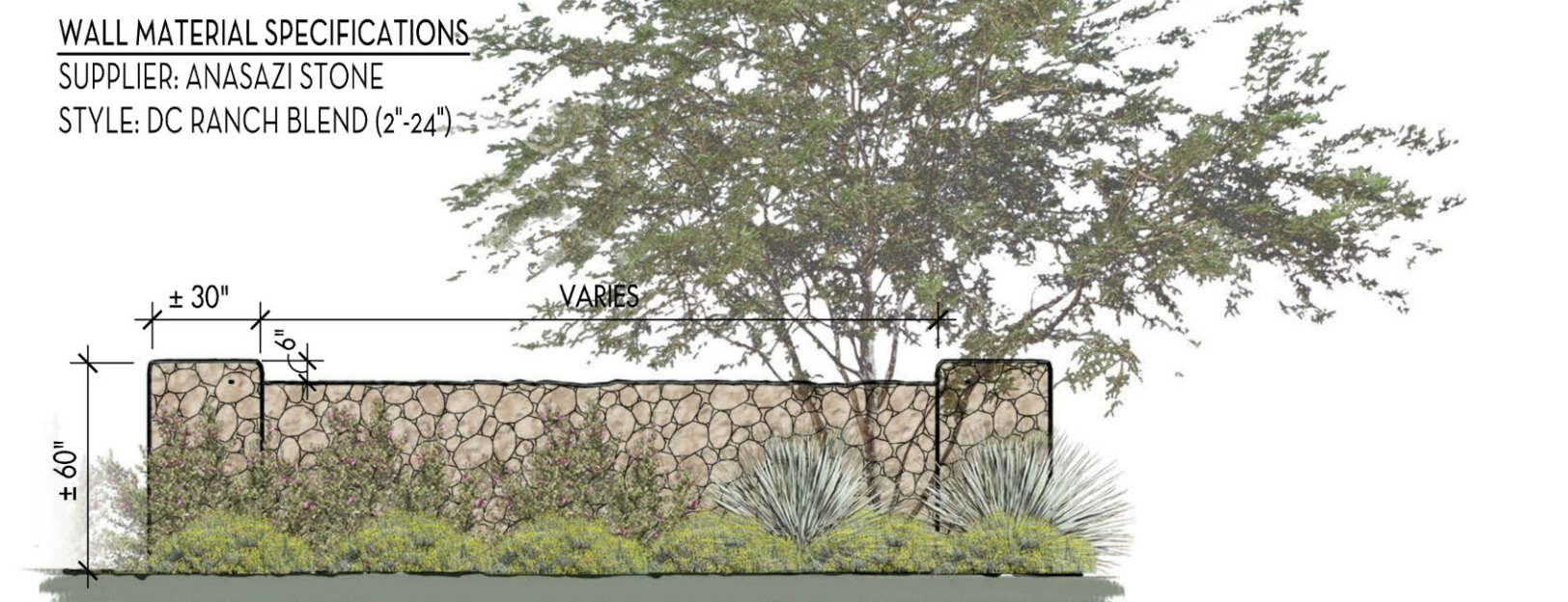


B SIGN WALL AT ENTRY

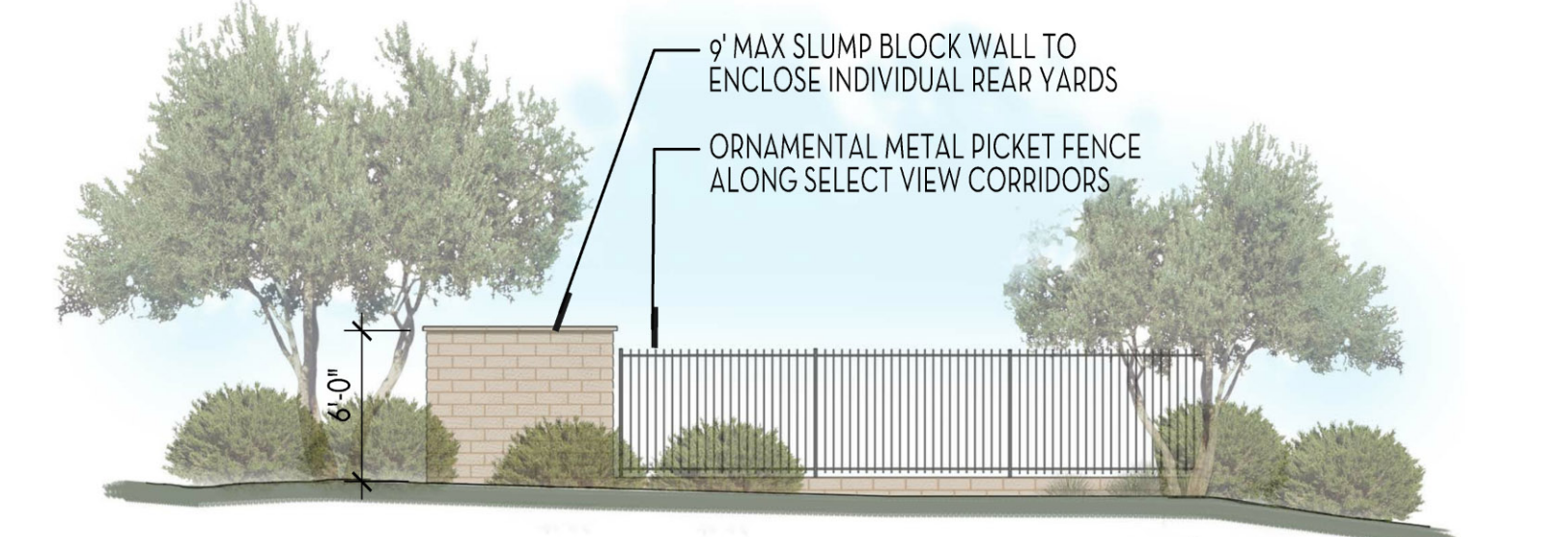


C COMMUNITY MAILBOX

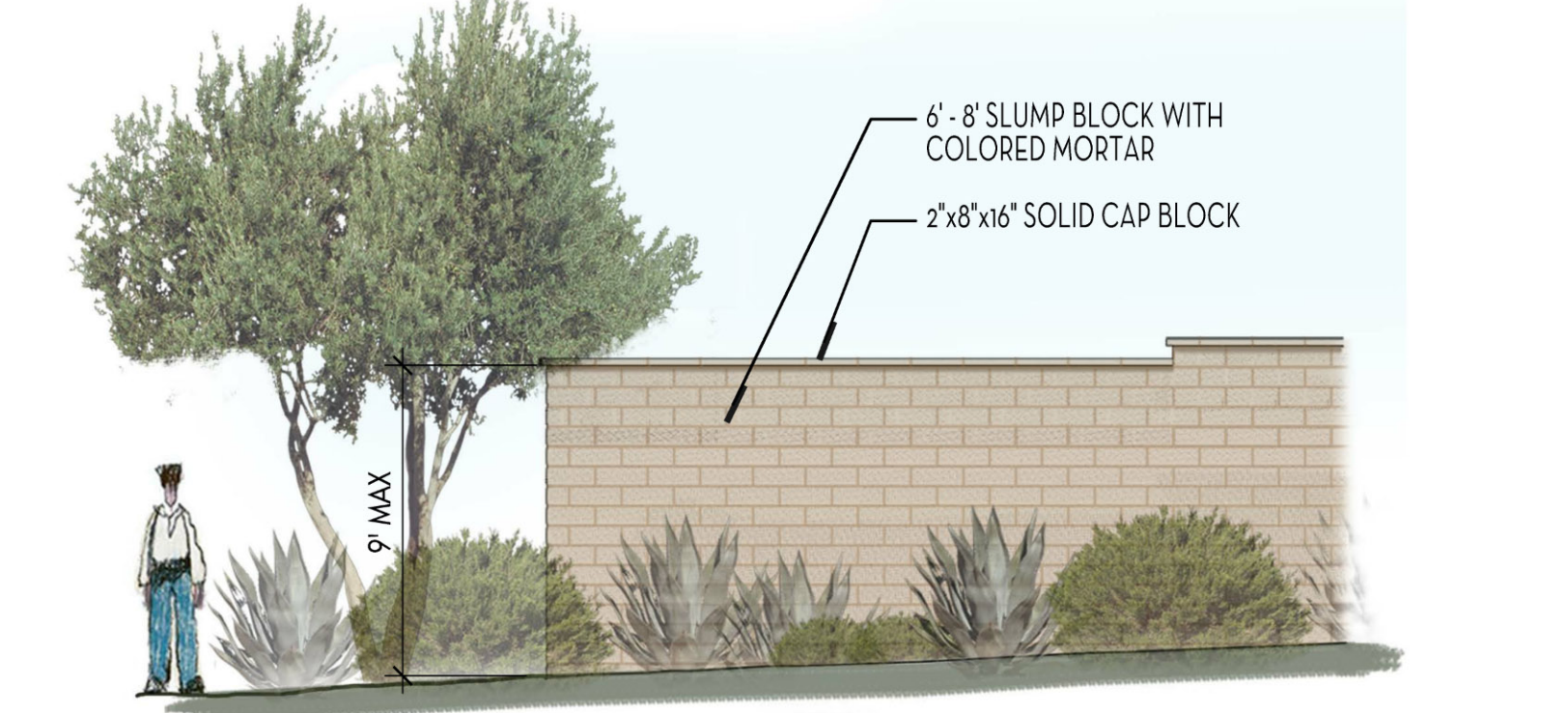
STONE CHARACTER WITH OVER MORTAR



D STONE ACCENT WALL

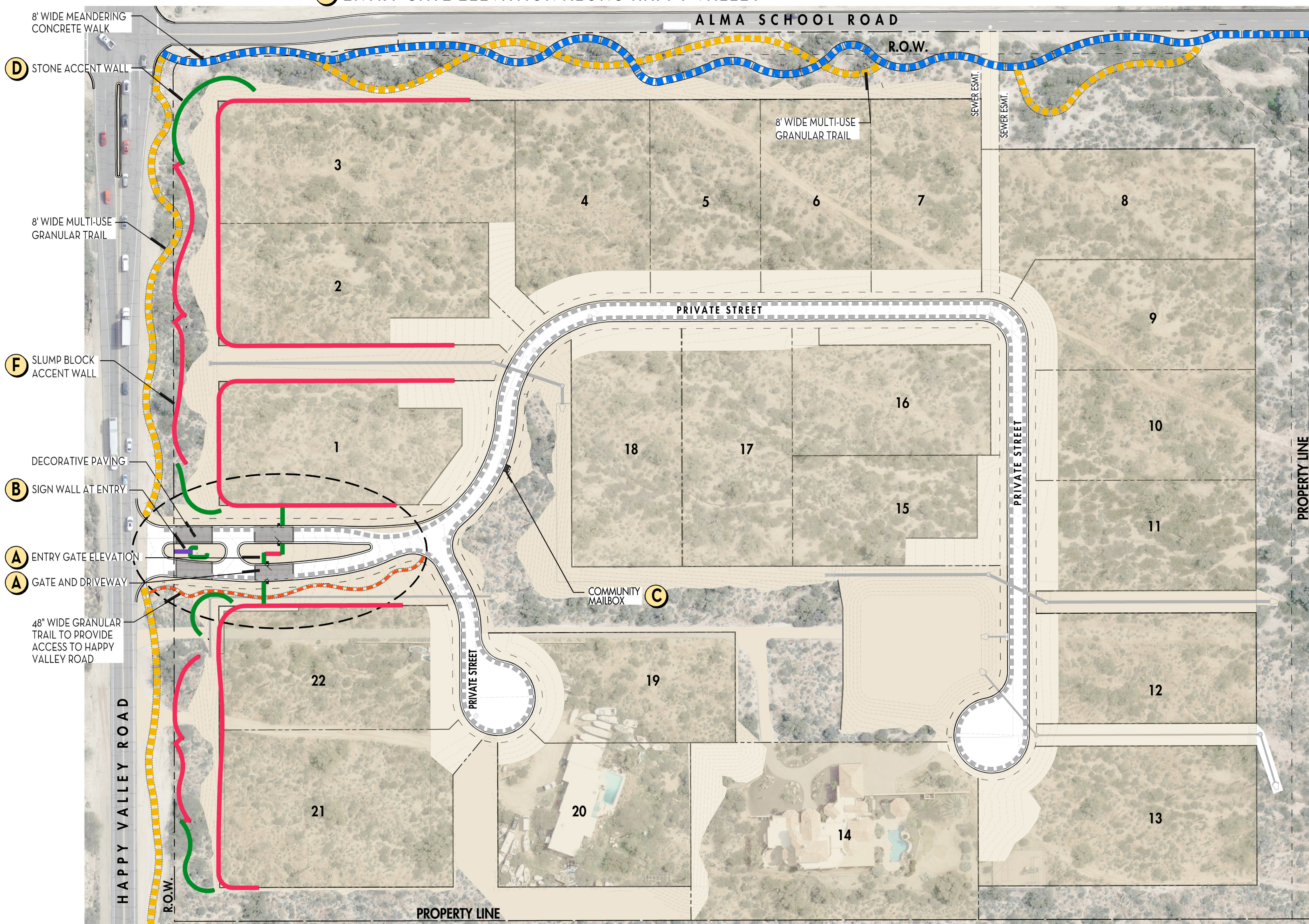


E RESIDENTIAL REAR YARD ENCLOSURE* (INSTALLED WITH INDIVIDUAL LOT IMPROVEMENTS)



F 5'-6' TALL SLUMP ACCENT WALL ALONG HAPPY VALLEY (9' WALL AT LOT CONDITIONS) (TRAFFIC NOISE MIDIGATION)

* ON LOT WALLS TO BE BUILT AT TIME OF HOUSE CONSTRUCTION.



WALL ELEVATIONS/DETAILS, HARDSCAPE AND PEDESTRIAN & VEHICULAR CIRCULATION PLAN

HAPPY VALLEY 18

SCOTTSDALE, ARIZONA