

Zoning Map

1-ZN-2022 & 1-AB-2022

Ordinance No. 4557
Exhibit 1
Page 1 of 1

**Stipulations for the Zoning Application:
Shadow Ridge North
Case Number: 1-ZN-2022**

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

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SUBDIVISION PLAT. Development shall conform with the conceptual subdivision plat submitted by Kimley Horn and with the document date of 1/4/2022, attached as Exhibit A to Exhibit 2. Any proposed significant change to the conceptual subdivision plat prior to the preliminary plat approval, as determined by the Zoning Administrator, shall be subject to additional public hearings before the Planning Commission and City Council. Once the final plat is approved, the development must conform to the final plat.
2. CONFORMANCE TO DEVELOPMENT AGREEMENT. Infrastructure paybacks for N. 128th Street shall occur in accordance with the associated Development Agreement, Contract No. 2018-005-COS (approved by Resolution No. 10992 with the date of 3/6/2018).
3. MAXIMUM BUILDING HEIGHT. No building on the site shall exceed 24 feet in height, measured as provided in the applicable section of the Zoning Ordinance.
4. ALTERATIONS TO NATURAL WATERCOURSES. Any proposed alteration to the natural state of watercourses with a peak flow rate of 750 cfs or less based on the 100 year – 2-hour rain event shall be subject to Development Review Board approval.
5. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be 16 feet above the adjacent finished grade, except for recreation uses, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.
6. PROTECTION OF ARCHAEOLOGICAL RESOURCES. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

DEDICATIONS

7. RIGHT-OF-WAY DEDICATIONS. Prior to issuance of any permit for the development project, the property owner shall make the following fee-simple right-of-way dedications to the City of Scottsdale:
 - a. N 128th STREET. Forty (40) foot west half dedication.
8. LOCAL RESIDENTIAL PRIVATE STREETS. All local residential private streets shall be contained within a subdivision tract of land that has minimum total width of forty (40) feet, and dedications to the property owners association consisting of property owners within the subdivision of the development project.
9. SUBDIVISION TRACTS, PRIVATE STREETS, MAINTENANCE, AND LIABILITY. A property owners association consisting of property owners within the subdivision of the development project shall

own and be responsible for all maintenance and liabilities of all subdivision tracts, private streets and related infrastructure.

10. MULTI-USE TRAIL EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a Public Non-Motorized Access Easement to the City of Scottsdale to contain the multi-use trail, along N. 128th Street, to be relocated outside of Roadway Slope Easement limits.
11. ROADWAY SLOPE EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a Roadway Slope Easement to the City of Scottsdale so that the existing roadway slope easements are contiguous with N. 128th Street.
12. SCENIC CORRIDOR LOCATION, EASEMENT, AND IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall dedicate a minimum 100-foot-wide continuous Scenic Corridor Easement to the City of Scottsdale along the development project's N. 128th Street frontage. The width of the Scenic Corridor Easement shall be measured from the edge of the ultimate width of the right-of-way dedication. Unless otherwise approved by the Development Review Board, the area within the Scenic Corridor Easement shall be left in a natural condition.
13. PUBLIC INFRASTRUCTURE EASEMENTS. Prior to issuance of any permit for the development project, the project owner shall modify project and dedicate city standard easements, in locations governed by the Design Standards and Policies Manual with associated property limitations, for all public infrastructure contained within project parcel.
14. PUBLIC NON-MOTORIZED ACCESS EASEMENT. Prior to issuance of any permit for the development project, the project owner shall dedicate a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses onto private property of the development project.

INFRASTRUCTURE

15. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
16. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.
17. MULTI-USE TRAIL IMPROVEMENTS. Prior to issuance of any Certificate of Occupancy for the development project, the property owner shall construct a minimum ten-foot-wide multi-use trail along N. 128th Street, so as to not be within Roadway Slope Easements. The trail shall be designed in conformance with the Design Standards and Policies Manual.
18. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and man-holes, necessary to serve the development.

19. FIRE HYDRANT. The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

REPORTS AND STUDIES

20. DRAINAGE REPORT. With the Development Review Board submittal, the property owner shall submit a Drainage report in accordance with the Design Standards and Policies Manual for the development project. In the drainage report, the property owner shall address:
- a. Inline basins are discouraged by the City and require prior approval. Inline basins maybe considered on smaller washes less than 50 cfs and if it can be illustrated that there are no significant sedimentation issues. The preliminary plan and drainage report call for the use of an inline basin and the upstream wash conveys offsite flow greater than 50 cfs. The preliminary drainage report approval is contingent on the results of a sediment transport analysis being performed in the final drainage report. The final drainage report should also include a recorded maintenance agreement and a detailed O&M manual.
 - b. Based on the preliminary drainage report and preliminary G&D, basin SDA-2 does not meet the City's side slope criteria and will be reviewed carefully in subsequent submittals. The emergency overflow will be reviewed closely due to the proximity to lot 19. The City's concerns were communicated to the consultant and to re-evaluate the design in this area. The safety issues regarding the side slopes were also communicated. More comments might be generated as the design progresses. The preliminary drainage report approval is contingent on all the outstanding items regarding Basin SDA-2 being addressed in the final drainage report.

LEGEND

PROPERTY/LOT LINE	●	PROPOSED SURVEY MONUMENT
PROPOSED EASEMENT	⊙	PROPOSED FIRE HYDRANT
EXISTING EASEMENT	PUE	PUBLIC UTILITY EASEMENT
PROPOSED WATER LINE	R/W	RIGHT-OF-WAY
EXISTING WATER LINE	B/C	BACK OF CURB
PROPOSED STORM DRAIN	TYP.	TYPICAL
PROPOSED SWALE	EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PROPOSED RIGHT-OF-WAY	AE	ACCESS EASEMENT
PROPOSED SEWER LINE	DE	DRAINAGE EASEMENT
EXISTING SEWER LINE	SE	SEWER EASEMENT
PROPOSED CENTERLINE	BSB	BUILDING SETBACK
BUILDING SETBACK	CFS	CUBIC FEET PER SECOND
LIMITS OF DISTURBANCE (CONSTRUCTION ENVELOPE)	●80.2	PAVEMENT SPOT ELEVATION AT FINISHED GRADE
NAOS	P	FLOW LINE
NAOS REVEGETATED LIMITS	FL	EXISTING GRADE
PROPOSED RETAINING WALL	EG	SLOPE AT FINISHED GRADE
PROPOSED FENCE	0.95%	PROPOSED LOT NUMBERS
PROPOSED CUT-OFF WALL	10	TEMPORARY CONSTRUCTION EASEMENT
EROSION HAZARD SETBACK	TCE	
100-YEAR INUNDATION LIMITS		
100-YEAR BASE FLOOD ELEVATION AND CROSS SECTION LOCATION		
PROPOSED RETAINING WALL		



FILL AREA GREATER THAN 8'
CUT AREA GREATER THAN 8'



UNDISTURBED NAOS
REVEGETATED NAOS



APPROX. LIMITS OF 100 YEAR INUNDATION OF SIGNIFICANT WASH
FIRE TURNING RADIUS

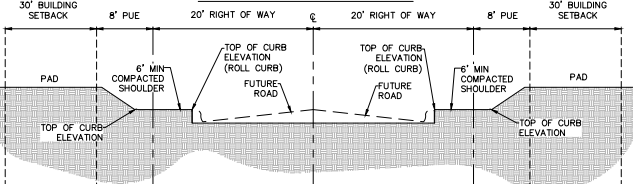


NON-NAOS OPEN SPACE

LEGAL DESCRIPTION

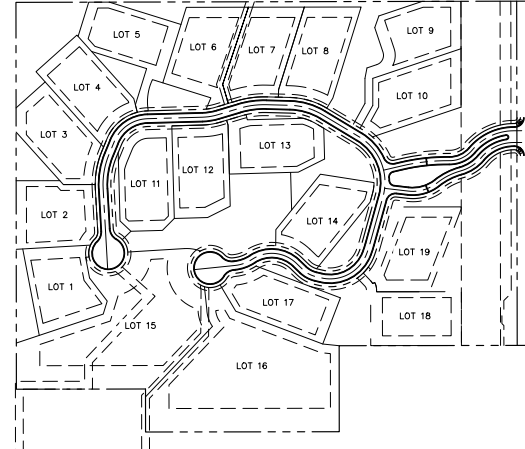
FROM TITLE COMMITMENT: 01964154-003-K59-SA
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
PARCEL NO. 1:
THE WEST HALF OF THE SOUTH HALF OF PARCEL 9, THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, A SUBDIVISION RECORDED IN BOOK 191 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA;
EXCEPT THE NORTH HALF OF THE NORTH HALF THEREOF; AND
EXCEPT THE SOUTH HALF OF THE SOUTH HALF THEREOF; AND
EXCEPT ALL MINERALS AND EXCEPT ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.
PARCEL NO. 2:
THE NORTH HALF OF THE SOUTH ONE-THIRD OF THE FOLLOWING DESCRIBED PROPERTY:
THE EAST HALF OF THE WEST HALF; AND WEST HALF OF THE WEST HALF OF THE EAST HALF OF PARCEL 9, OF THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, ACCORDING TO THE PLAY OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 191 OF MAPS, PAGE 26;
EXCEPT ALL MINERALS AND EXCEPT ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.
PARCEL NO. 3:
THE NORTH ONE-THIRD OF THE FOLLOWING DESCRIBED PROPERTY:
THE EAST HALF OF THE WEST HALF; AND WEST HALF OF THE WEST HALF OF THE EAST HALF OF PARCEL 9, THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, A SUBDIVISION RECORDED IN BOOK 191 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA;
EXCEPT ALL MINERALS AND EXCEPT ALL URANIUM, THORIUM, OR ANY OTHER MATERIALS WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.
PARCEL NO. 4:
THE EAST HALF OF THE WEST HALF; AND WEST HALF OF THE WEST HALF OF THE EAST HALF OF PARCEL 9, OF THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, ACCORDING TO THE PLAY OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 191 OF MAPS, PAGE 26;
EXCEPT THE NORTH 1/3 THEREOF; AND
EXCEPT THE SOUTH 1/3; AND
EXCEPT THE NORTH 1/3 THEREOF; AND
EXCEPT ALL MINERALS AND EXCEPT ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.
PARCEL NO. 5:
THE NORTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE WEST HALF OF PARCEL 9, THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, A SUBDIVISION RECORDED IN BOOK 191 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA;
EXCEPT ALL MINERALS AND EXCEPT ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.
FROM TITLE COMMITMENT: 01964147-003-K59-SA
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
LOTS 1, 2 AND 3, POPO AND KANGA LAND DIVISION, ACCORDING TO THE PLAY RECORDED IN BOOK 900 OF MAPS, PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA;
EXCEPT ALL MINERALS AND EXCEPT ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

TYPICAL STREET SECTION

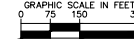


PRELIMINARY PLAT FOR SHADOW RIDGE NORTH

A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



PROJECT MAP



Required NAOS					
Zone	Range	S.F.	Acres	% Required NAOS	Required NAOS Area
1	0%-2%	171,610	3.94	25%	0.98 ac
2	2%-5%	29,842	0.69	25%	0.17 ac
3	5%-10%	275,422	6.32	35%	2.21 ac
4	10%-15%	458,743	10.53	45%	4.74 ac
6	15%-25%	315,367	7.24	45%	3.26 ac
7	25%-100%	30,746	0.71	45%	0.32 ac
			29.42		11.68 ac
Required NAOS					11.68 ac
Required Undisturbed NAOS					8.18 ac
Maximum Revegetated NAOS					3.51 ac

Undisturbed NAOS Area	8.77 ac
Revegetated NAOS	3.06 ac
Total NAOS	11.83 ac

TRACT AREA TABLE

TRACT	AREA (SF)	AREA (AC)	DESCRIPTION OF TRACT	MAINTENANCE RESPONSIBILITY
TRACT A	109,768	2.52	EMERGENCY & SERVICE ACCESS EASEMENT, WATER & SEWER FACILITIES EASEMENT, PUBLIC UTILITIES EASEMENT	HOA
TRACT B	65,927	1.51	OPEN SPACE, NAOS	HOA
TRACT C	35,054	0.8	OPEN SPACE, NAOS	HOA
TRACT D	8,682	0.2	OPEN SPACE, NAOS	HOA
TRACT E	6,531	0.15	OPEN SPACE, NAOS	HOA
TRACT F	28,313	0.65	OPEN SPACE, NAOS	HOA
TRACT G	6,946	0.16	OPEN SPACE, NAOS	HOA
TRACT H	8,890	0.2	OPEN SPACE, NAOS	HOA
TRACT I	47,354	1.09	OPEN SPACE, NAOS	HOA
TRACT J	18,952	0.44	OPEN SPACE, NAOS	HOA
TRACT K	87,475	2.01	OPEN SPACE, NAOS, RETENTION	HOA
TRACT L	4,302	0.1	OPEN SPACE, NAOS	HOA
TRACT M	29,431	0.67	OPEN SPACE, NAOS, RETENTION	HOA

ENGINEER

KIMLEY-HORN & ASSOCIATES
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PHONE: (602) 908-1101
CONTACT: MEGAN LE, P.E.

UTILITIES

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

SURVEYOR

SURVEY INNOVATION GROUP, LLC
22425 N. 16TH STREET, SUITE 1
PHOENIX, AZ 85024
PHONE: (480) 822-0780
CONTACT: ERIC SOSTROM

LANDSCAPE ARCHITECT

SWABACK PARTNERS, PLLC
7550 E. McDONALD DRIVE
SCOTTSDALE, ARIZONA 85250
PHONE: (480) 367-2100
CONTACT: JEFF DENZAK

OWNER/DEVELOPER

CAMELOT HOMES, INC.
6607 N. SCOTTSDALE RD
SUITE H-100
SCOTTSDALE, ARIZONA 85250
PHONE: (480) 367-4314
CONTACT: RYAN BENSCOTER

BASIS OF BEARING

PER SURVEY INNOVATION GROUP, INC. THE BASIS OF BEARINGS IS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK

PER SURVEY INNOVATION GROUP, INC. THE BENCHMARK IS:
FOUND 3" CITY OF SCOTTSDALE ALUMINUM CAP IN HANDHOLE AT THE INTERSECTION OF N 128TH STREET AND E PINNACLE PEAK.

ELEVATION = 2789.765

NAOS DEDICATION

A MAJORITY OF THE AREAS OUTSIDE OF BUILDING ENVELOPES WILL BE DEDICATED ON THE FINAL PLAT AS NATURAL AREA OPEN SPACE (NAOS) / DRAINAGE EASEMENTS, AND NON DEVELOPMENT EASEMENTS.

REQUIRED NAOS: 11.68± AC.
PROPOSED NAOS: 11.70± AC.

PER LOT NAOS PROVIDED ON FINAL PLAT AND FINAL NAOS EXHIBIT, PER LOT NAOS FOR REFERENCE ONLY. NAOS REQUIRED IS FOR WHOLE PROJECT NOT PER LOT BASIS.

FLOOD INFORMATION

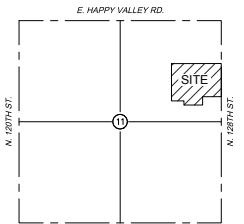
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 04013C1335 M DATED NOVEMBER 4, 2015, THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE D. ZONE D IS DEFINED AS: "AREAS WITH FLOOD RISK DUE TO LEVEE."

ENGINEERS CERTIFICATION

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 LINE 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.



VICINITY MAP

SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	DIMENSION PLAN
3	NAOS PLAN
4	GRADING AND DRAINAGE PLAN
5	SLOPE ANALYSIS PLAN
6	SETBACK EXHIBIT
7	CROSS SECTIONS
8	CUT AND FILL PLAN

SITE DATA

GROSS AREA 29.5 AC±
NET AREA 29.0 AC±
TOTAL NUMBER OF LOTS 19
OS 46-58
TYPICAL LOT SIZE N/A
MINIMUM LOT AREA 52,256 S.F.
MAXIMUM LOT AREA 121,744 S.F.
OVERALL 0.64 DU/AC
DENSITY R1-43 ES. 0.74 DU/AC
R1-130 ES. 0.31 DU/AC

ZONING

EXISTING ZONING: R1-130
PROPOSED ZONING:
- R1-43 ES. FOR LOTS 1-14 AND 17-19
(22.99 AC)
- R1-130 ES. FOR LOTS 15 AND 16
(6.51 AC)

SETBACK TABLE

R1-43 ES.
FRONT 30 FT
REAR 26.25 FT
SIDE 15 FT
R1-130 ES.
FRONT 60 FT
REAR 60 FT
SIDE 22.50 FT

NATIVE PLANT NOTE

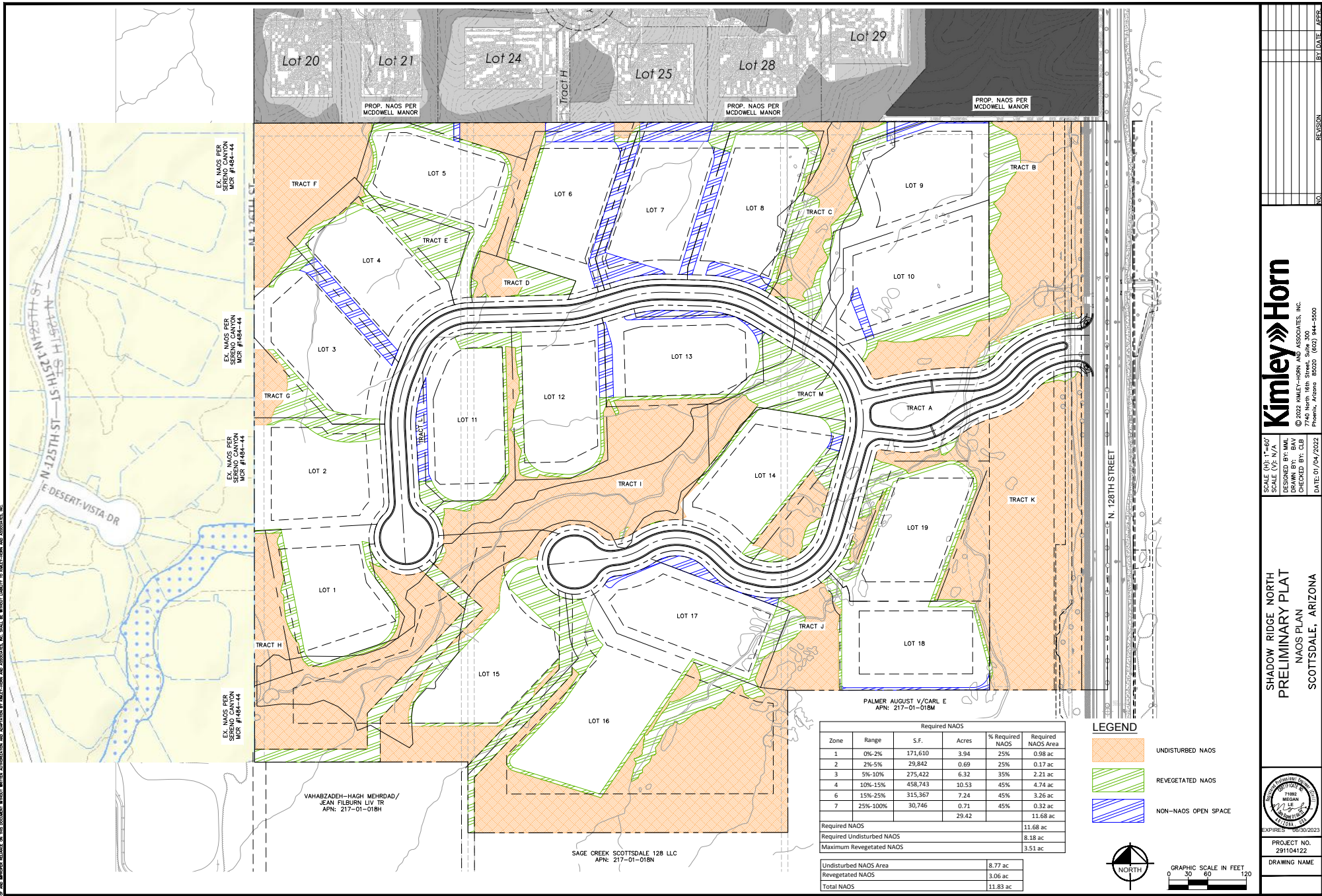
ALL PLANTS THAT ARE PROPOSED TO BE INSTALLED IN BASINS WILL BE IN CONFORMANCE WITH DESIGN STANDARDS AND POLICES MANUAL SECTION 2-1.903 NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.

Kimley-Horn
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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 844-5500

SHADOW RIDGE NORTH
PRELIMINARY PLAT
COVER SHEET
SCOTTSDALE, ARIZONA



PROJECT NO.
291104122
DRAWING NAME



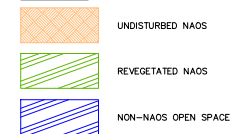
SHADOW RIDGE NORTH
PRELIMINARY PLAT
NAOS PLAN
SCOTTSDALE, ARIZONA

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7740 North 16th Street, Suite 300
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LEGEND



GRAPHIC SCALE IN FEET



A horizontal line with vertical tick marks at 0, 30, 60, and 120 feet. The segment between 0 and 30 is shaded black.

