

Simulations
Photos
All Graphics (no plans)



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CATTLETRACK VILLAGE

PHOTO CONTEXT EXHIBIT - KEY MAP

1606

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4/13/16

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19-ZN-2016
 7/7/2016



PHOTO 01-LOOKING NORTH



PHOTO 02-LOOKING EAST



PHOTO 03-LOOKING SOUTH



PHOTO 04-LOOKING WEST

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PHOTO 05-LOOKING NORTH



PHOTO 06-LOOKING EAST



PHOTO 07-LOOKING SOUTH



PHOTO 08-LOOKING WEST

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PHOTO 09-LOOKING NORTH

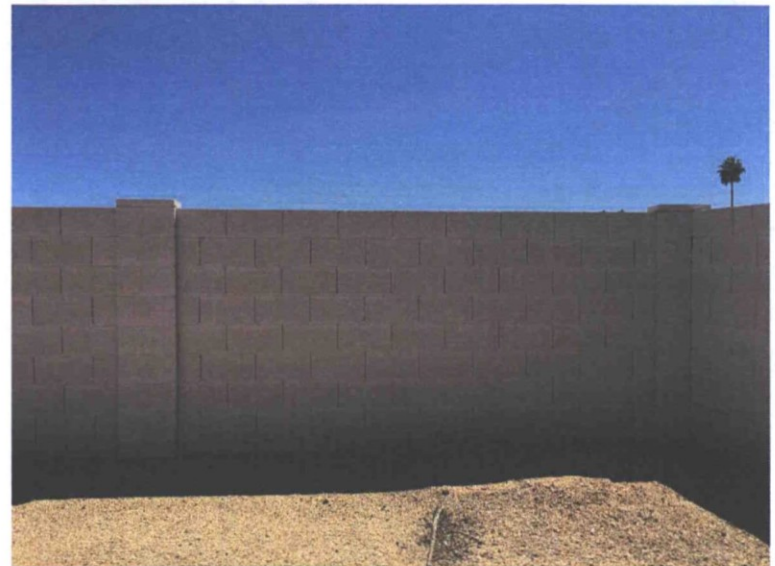


PHOTO 10-LOOKING EAST



PHOTO 11-LOOKING SOUTH



PHOTO 12-LOOKING WEST

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PHOTO 13-LOOKING NORTH



PHOTO 14-LOOKING EAST



PHOTO 15-LOOKING SOUTH



PHOTO 16-LOOKING WEST

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CATTLETRACK VILLAGE

PHOTO CONTEXT EXHIBIT

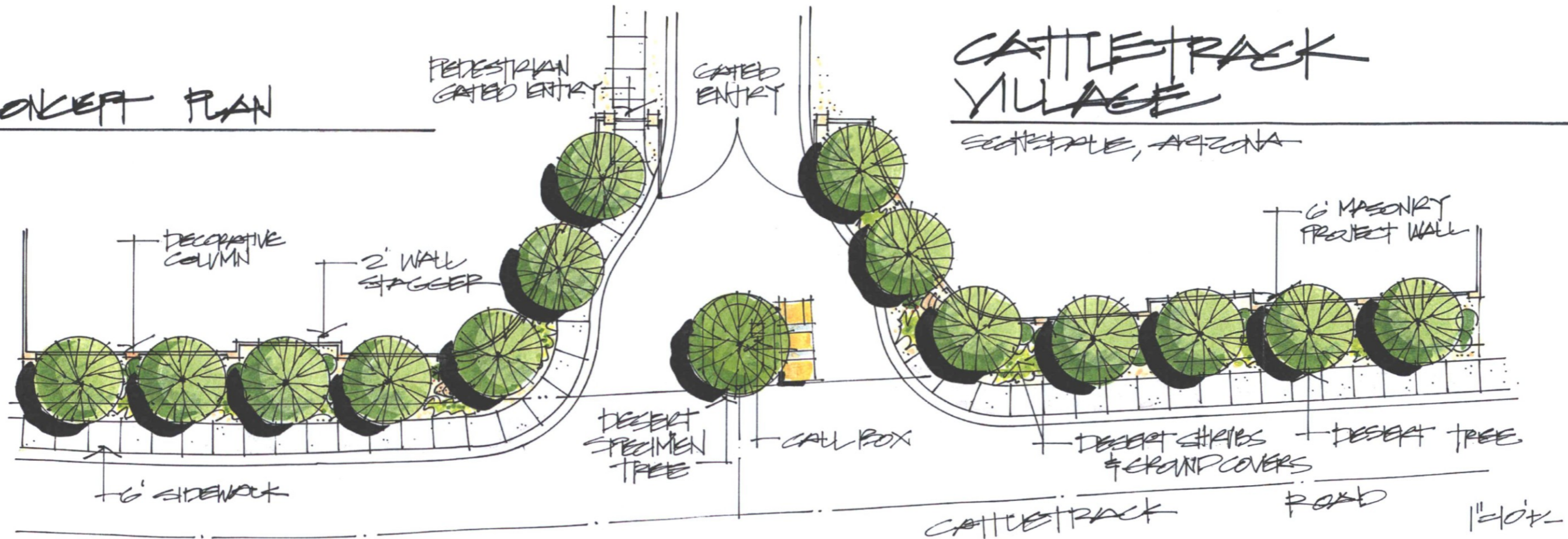
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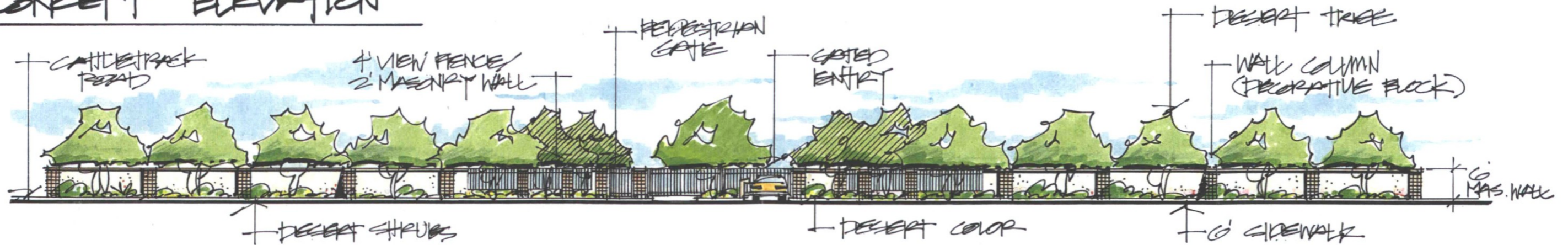
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CONCEPT PLAN



CONCEPT ELEVATION



LVA URBAN DESIGN STUDIO

19-ZN-2016
09/14/16



GENERAL NOTES:

- ALL DISTURBED AREAS ARE TO HAVE 'DESERT FLOOR' DECOMPOSED GRANITE. MATCH COLOR AND SIZE OF SURROUNDING AREAS.
- ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
- BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL TYP.
- 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.
- ALL SPECIES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPT. OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST.
- NO SHRUB OR GROUND COVER WITHIN SIGHT VISIBILITY TRIANGLE SHALL EXCEED 2'-0" IN HEIGHT AT MATURITY, TYP.
- MEDIANS LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE DS&PM.
- EMERGENCY ACCESS TO BE KEPT CLEAR.
- THORNY TREES, SHRUBS, CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE - CANOPY WILL BE AT LEAST 4' AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING (DSPM SEC. 2-1.1001.13).
- THE DEDICATION OF PUBLIC UTILITY EASEMENTS MAY RESTRICT THE LOCATION AND TYPE OF VEGETATIVE MATERIALS ALLOWED WITHIN THESE AREAS.

VICINITY MAP



PROJECT TEAM

| Discipline | Company Contact Info. |
|---------------------|---|
| Developer | True Homes LLC David Reich 7831 E. Buena Terra Way Scottsdale AZ, 85250 602.751.6733 |
| Landscape Architect | LVA Urban Design Studio Keith Jankovsky, RLA 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 kjankovsky@lvadesign.com |
| Civil Engineer | David Evans & Associates Ramzi Georges 4600 E. Washington St., Suite 250 Phoenix, AZ 85034 602.474.9237 |

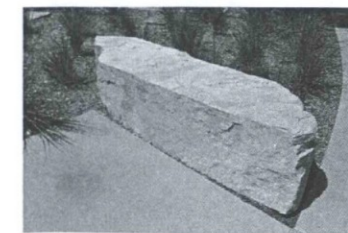
LANDSCAPE KEYNOTE LEGEND

- ① ENTRY GATES
- ② PEDESTRIAN GATE
- ③ TRAIL CONNECTION SIDEWALK-COLORED CONCRETE
- ④ PROPOSED RETENTION
- ⑤ ROW
- ⑥ PUE
- ⑦ EXISTING SIDEWALK
- ⑧ FLAT-TOP BOULDERS FOR SEATING

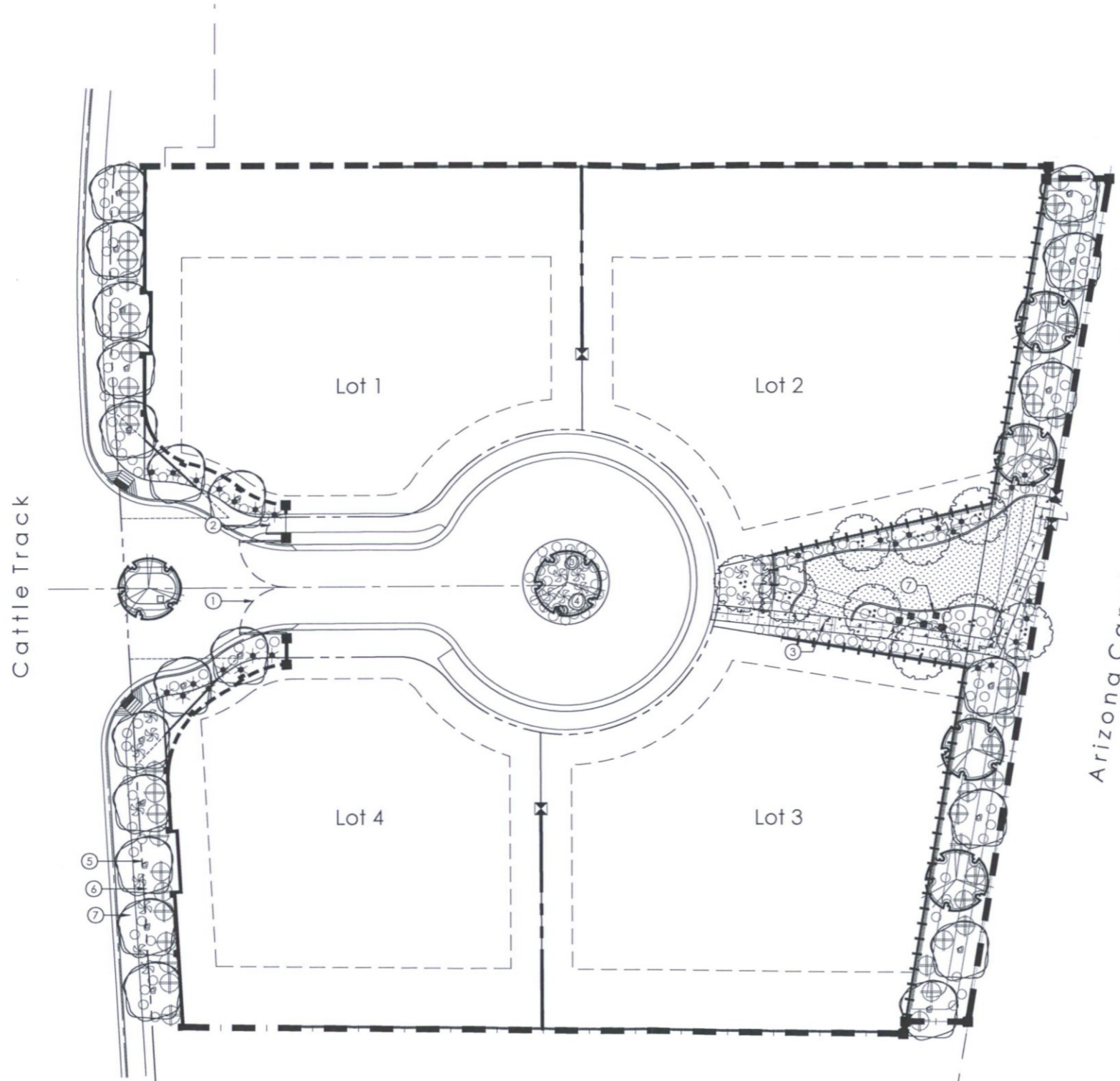
PLANTING LEGEND

| TREES | SIZE | QTY. | CALIPER | |
|-------------------------|---------------------------|--------------|---------|-------------|
| ACACIA GREGGII | CATCLAW ACACIA | 24" BOX | - | 1.0"-1.75" |
| CELTIS RETICULATA | WESTERN HACKBERRY | 24" BOX | - | 1.0"-1.5" |
| CHILOPSIS LINEARIS | DESERT WILLOW | 24" BOX | - | 1.0"-1.5" |
| OLNEYA TESOTA | IRONWOOD | 24" BOX | - | 2.5"-3.5" |
| PARKINSONIA FLORIDA | BLUE PALO VERDE | 24" BOX | - | 1.0"-1.5" |
| PARKINSONIA MICROPHYLLA | FOOTHILLS PALO VERDE | 24" BOX | - | 0.75"-1.25" |
| PROSOPIS VELUTINA | VELVET MESQUITE | 24" BOX | - | 1.0"-1.5" |
| QUERCUS TURBINELLA | SCRUB OAK | 24" BOX | - | 1.0"-1.5" |
| SHRUBS | SIZE | QTY. | | |
| AMBROSIA AMBROSIOIDES | GIANT BURSAGE | 5 GAL. | - | |
| AMBROSIA DELTOIDEA | BURSAGE | 5 GAL. | - | |
| CALLIANDRA CALIFORNICA | BAJA FAIRY DUSTER | 5 GAL. | - | |
| CALLIANDRA ERIOPHYLLA | PINK FAIRY DUSTER | 5 GAL. | - | |
| ERICAMERIA LARICIFOLIA | TURPENTINE BUSH | 5 GAL. | - | |
| HOLACANTHA EMORYI | EMORY'S CRUCIFIXION THORN | 5 GAL. | - | |
| HYPTIS EMORYI | DESERT LAVENDER | 5 GAL. | - | |
| JUSTICIA CALIFORNICA | CHUPAROSA | 5 GAL. | - | |
| LARREA TRIDENTATA | CREOSOTE BUSH | 5 GAL. | - | |
| PENSTEMON SP. | DESERT PENSTEMON | 1 GAL. | - | |
| PSILOSTROPHE COOPERI | PAPERFLOWER | 5 GAL. | - | |
| SPHAERALCEA AMBIGUA | DESERT GLOBE MALLOW | 5 GAL. | - | |
| SIMMONDSIA CHINENSIS | JOJOBA | 5 GAL. | - | |
| VIGUIERA DELTOIDEA | GOLDENEYE | 5 GAL. | - | |
| ACCENTS | SIZE | QTY. | | |
| AGAVE WEBERI | WEBER AGAVE | 5 GAL. | - | |
| CARNEGIEA GIGANTEA | SAGUARO | SPEAR | - | |
| DASYLIRION WHEELERI | DESERT SPOON | 5 GAL. | - | |
| FEROCACTUS CYLINDRACEUS | COMPASS BARREL | 5 GAL. | - | |
| FOUQUIERIA SPLENDENS | OCOTILLO - 12 CANE MIN. | 5 GAL. | - | |
| OPUNTIA ENGELMANII | ENGELMANN'S PRICKLY PEAR | 5 GAL. | - | |
| OPUNTIA FULGIDA | CHAIN FRUIT CHOLLA | 5 GAL. | - | |
| YUCCA BACCATA | BANANA YUCCA | 5 GAL. | - | |
| GROUNDCOVERS | SIZE | QTY. | | |
| BAILEYA MULTIRADIATA | DESERT MARIGOLD | 1 GAL. | - | |
| DALEA GREGGII | TRAILING INDIGO BUSH | 1 GAL. | - | |
| DYSSODIA PENTACHAETA | GOLDEN DYSSODIA | 1 GAL. | - | |
| MELAMPIDIUM LEUCANTHUM | BLACKFOOT DAISY | 1 GAL. | - | |
| VERBENA RIGIDA | SANDPAPER VERBENA | 1 GAL. | - | |
| LANDSCAPE MATERIALS | | QTY. | | |
| TURF | SOD | 150 S.F. | | |
| DECOMPOSED GRANITE | 1/2" MINUS | GOLD | - S.F. | |
| SURFACE SELECT BOULDERS | 1, 2, 3, 4 TON | TO MATCHD.G. | | |

NOTE:
PLANTS INSTALLED IN DETENTION BASINS AND DRAINAGE CHANNELS TO CONFORM TO CITY OF SCOTTSDALE DS&PM, SECTION 2-1.903.



FLAT-TOP BOULDERS FOR SEATING CHARACTER



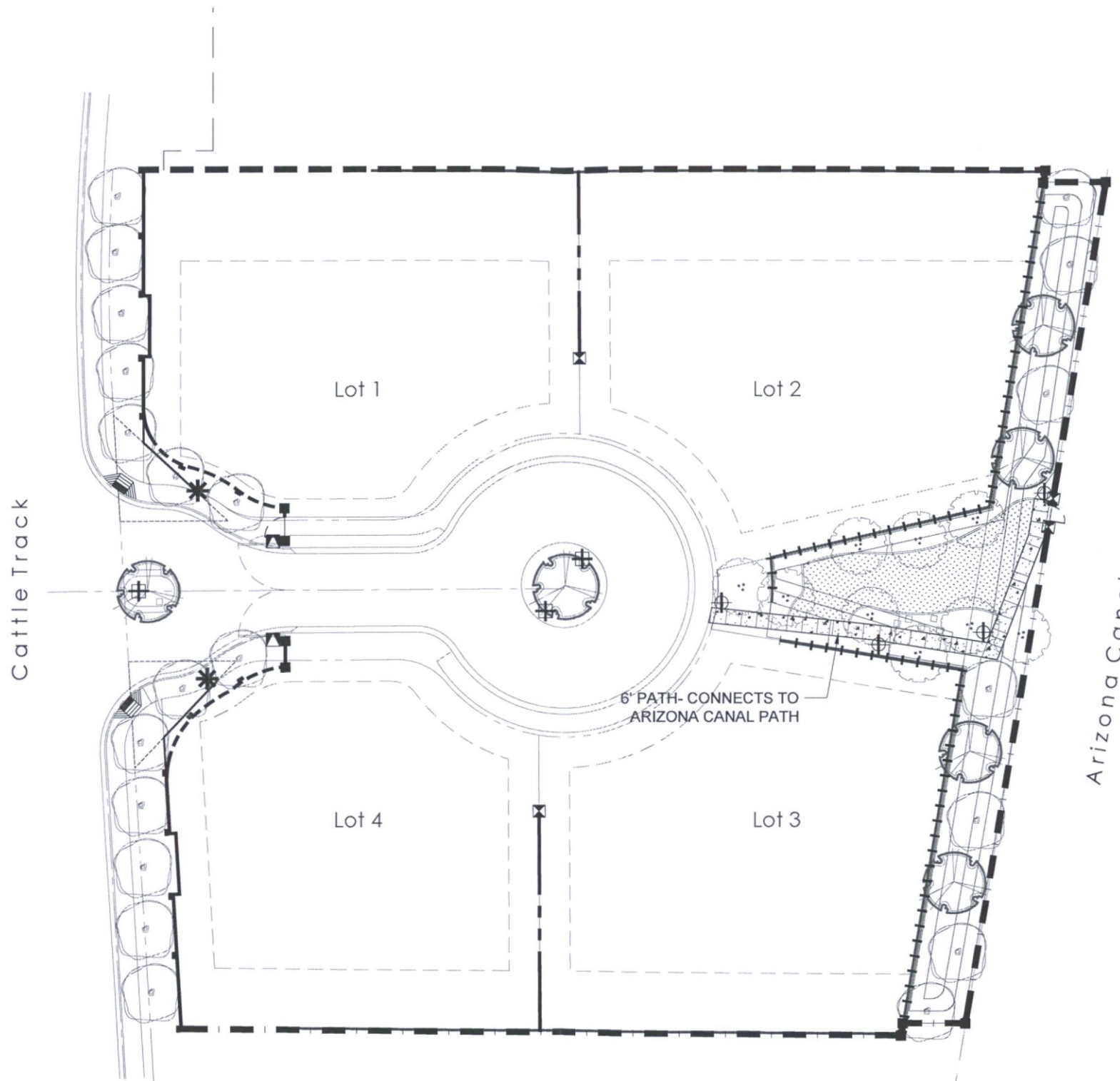
PROPOSED LIGHTING MATERIAL CUT SHEETS

WALL LEGEND

| | | |
|--|---------------------------------------|----------|
| | THEME WALL | 304 L.F. |
| | VIEW FENCE 4' HIGH ON 2' HIGH WALL | 90 L.F. |
| | PARCEL WALL | 315 L.F. |
| | BUILDER WALL | 132 L.F. |
| | EXISTING MASONRY WALL | 530 L.F. |
| | RETAINING WALL PER CIVIL ENGINEER | 380 L.F. |
| | THEME COLUMN TYPE-1 | 4 TOTAL |
| | 8" X 24" BUMP-OUT | 14 TOTAL |
| | THEME COLUMN TYPE-2 | 2 TOTAL |
| | ENTRY SIGNAGE | 2 TOTAL |
| | PEDESTRIAN ACCESS GATES | 2 TOTAL |
| | VEHICULAR ACCESS GATES | 1 TOTAL |

LIGHTING LEGEND

| | | |
|--|------------------------|---------|
| | WALL MOUNTED SCONCE | 2 TOTAL |
| | IN-GRADE UPLIGHT | 3 TOTAL |
| | POST MOUNT ON 10' POLE | 3 TOTAL |



LED wall luminaire with directed light

MEGA Product
Project
Vintage
Color
Options
Material

MEGA USA Lighting Group

ZX11
Area Lighting - ZX11 Series

Material: High Impact Polycarbonate
Finish: Matte Black
Mounting: Surface Mount
Dimensions: 4.72" x 3.18" x 1.57"

MEGA USA Lighting Group

SEBCO SPECIFICATION SHEET

DIRECT-BURIAL

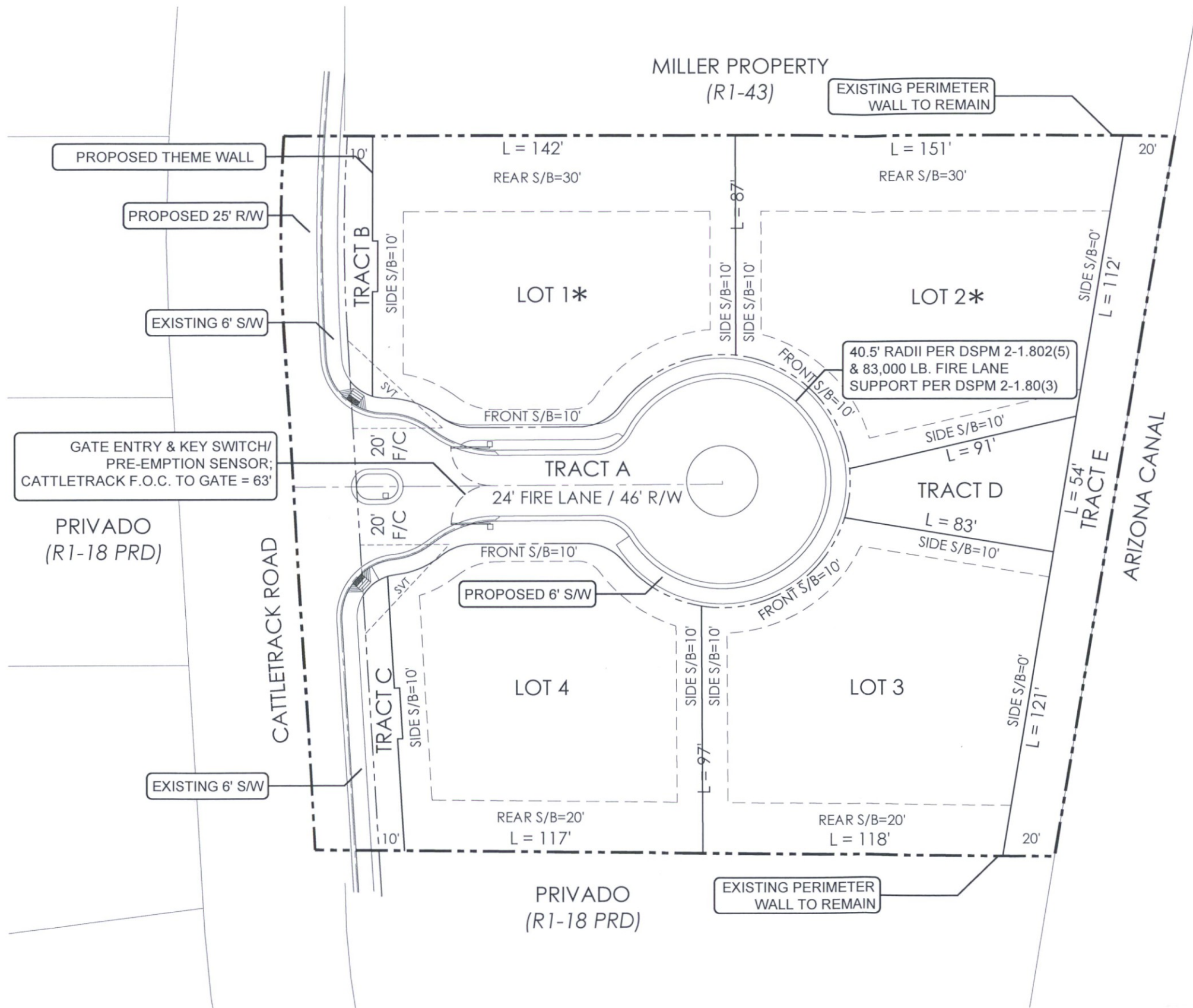
FEATURES:

- 10 YEAR FREE REPLACEMENT WARRANTY
- FULLY DIMMABLE, WITH LOW-VOLTAGE MAGNETIC DIMMER
- NEMA 12 PVC NON-METALLIC BOX WITH BRASS SCREW INSERTS
- STANDARD WITH MANDATORY SECONDARY PROTECTION
- MUST USE WATER-TIGHT CONNECTORS WHEN DURING INSTALLATION
- BUILT IN THE USA TO THE HIGHEST STANDARDS
- MEETS OR EXCEEDS ALL ILL, CAL, ANSUL, CSA REQUIREMENTS, 230 VAC

REQUIREMENTS:

- LISTED TO THE NEWEST UL STANDARDS #818
- MANDATORY SECONDARY PROTECTION, AS STATED IN THE NATIONAL ELECTRIC CODE ARTICLE 411, 1993, 1996, 1999, 2002, 2005 AND 2008
- MAY BE USED WITH INDIVIDUAL "LISTED" COMPONENTS TO MEET "SYSTEM" REQUIREMENTS, AS LONG AS ALL PARTS LISTED TO SAME ANSUL STANDARD

| | | |
|---------------------------------|--------------------------------|---------------------------------|
| CLASS 1 | CLASS 1 | CLASS 1 |
| PART NUMBER: 1000 | PART NUMBER: 1001 | PART NUMBER: 1002 |
| PRIMARY VOLTAGE: 120VAC-1A MAX | PRIMARY VOLTAGE: 120VAC-3A MAX | PRIMARY VOLTAGE: 120VAC-5A MAX |
| OUTPUT VOLTAGE: 12VAC @ 30A MAX | OUTPUT VOLTAGE: 12VAC @ 5A MAX | OUTPUT VOLTAGE: 12VAC @ 15A MAX |
| BREAKERS: 1A/5A | BREAKERS: 10A | BREAKERS: 20A/5A |
| FREQUENCY: 60 Hz | FREQUENCY: 60 Hz | FREQUENCY: 60 Hz |
| DIMENSIONS: 12" x 12" x 4" | DIMENSIONS: 12" x 12" x 4" | DIMENSIONS: 12" x 12" x 4" |
| WEIGHT: 20 LBS | WEIGHT: 20 LBS | WEIGHT: 20 LBS |



SITE DATA

EXISTING
 ZONING: R1-43
 GROSS AREA: 2.09 ± ACRES
 NET AREA: 1.92 ± ACRES

PROPOSED
 ZONING: R1-18 PRD
 # OF LOTS: 4
 GROSS DENSITY: 1.9 DU/AC
 PARKING: 2 SPACES/UNIT TO BE PROVIDED IN GARAGE

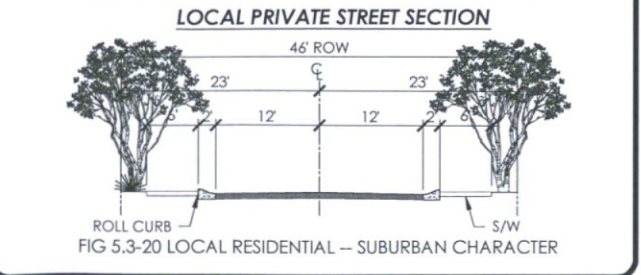
AMENDED DEVELOPMENT STANDARDS
 MIN. LOT AREA: 14,000 SF
 MIN. LOT WIDTH: 100'
 MAX BUILDING HEIGHT: 30'

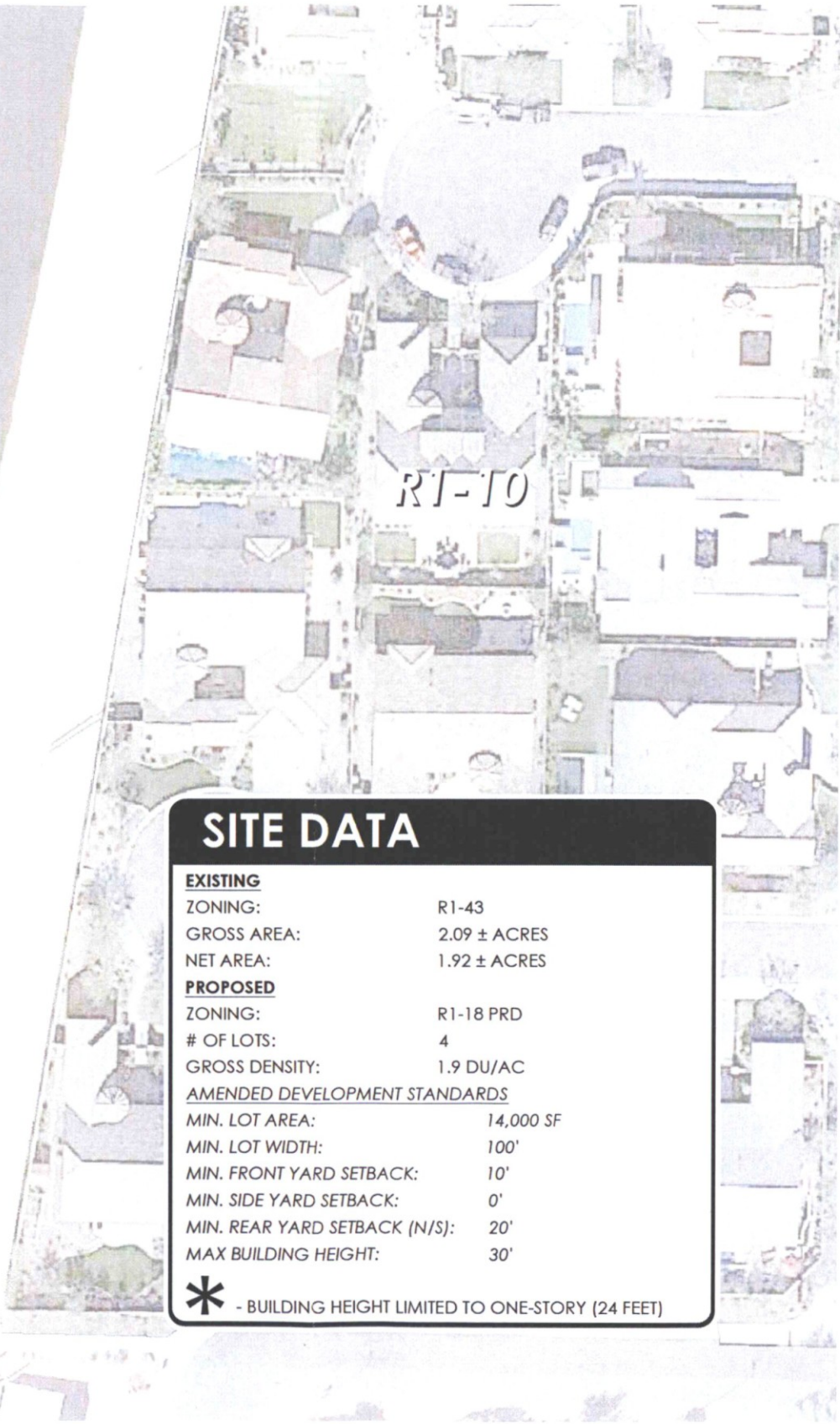
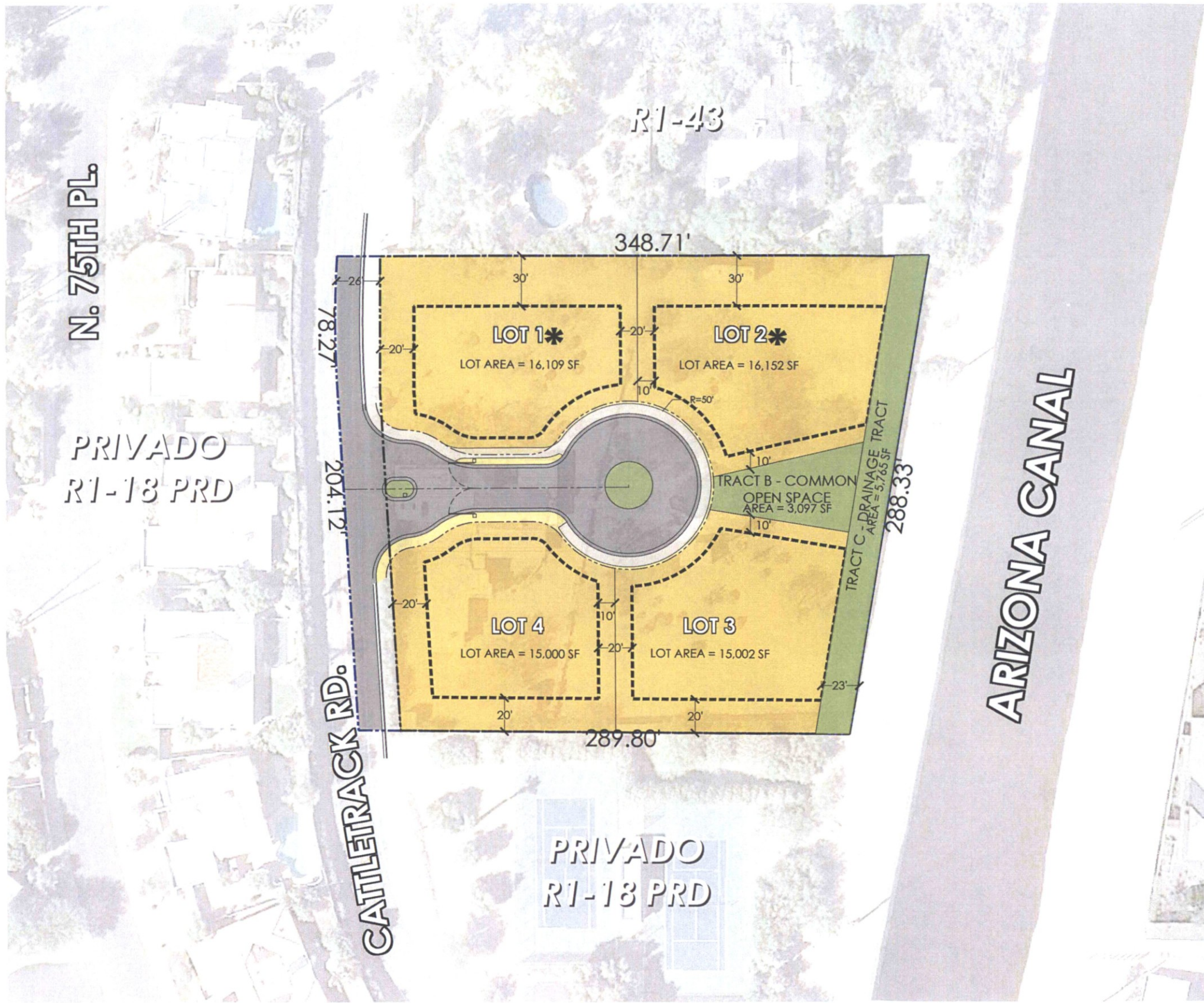
* - BUILDING HEIGHT LIMITED TO ONE-STORY (24 FEET)

| LOT / BLDG. SETBACK TABLE | | | | |
|---------------------------|-----------|-------------------|----------------------|------|
| LOT | AREA (SF) | PROPOSED SETBACKS | | |
| | | FRONT | SIDE | REAR |
| 1 | 14,945 | 10' | 10' | 30' |
| 2 | 16,152 | 10' | 10' (WEST)/0' (EAST) | 30' |
| 3 | 15,001 | 10' | 10' (WEST)/0' (EAST) | 20' |
| 4 | 13,748 | 10' | 10' | 20' |

FIRE 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

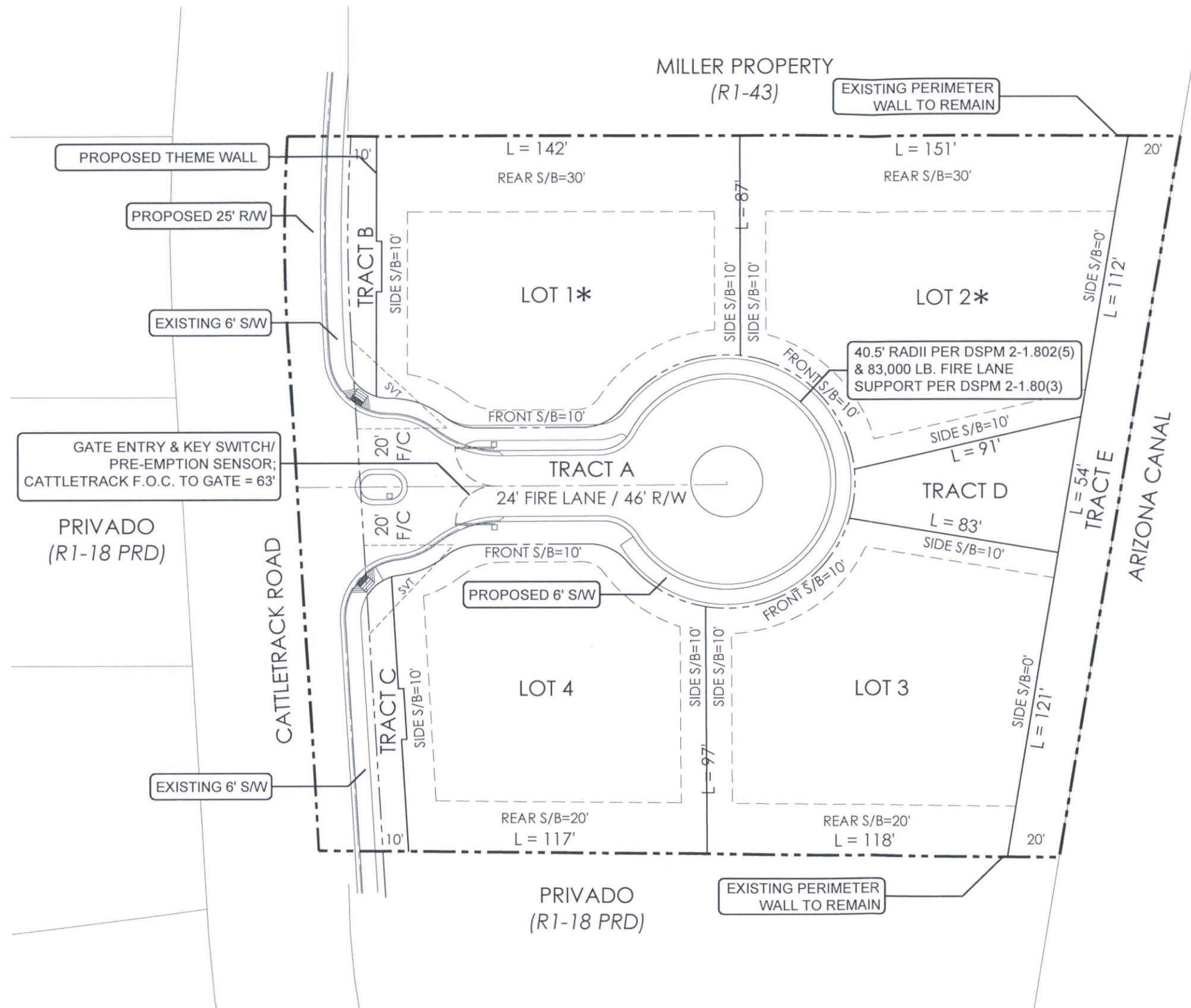
| TRACT TABLE | | | |
|-------------|-----------|----------------|-------------|
| TRACT | AREA (SF) | USE | MAINTENANCE |
| A | 13,042 | PRIVATE STREET | HOA |
| B | 1,087 | COMMUNITY O/S | HOA |
| C | 1,095 | COMMUNITY O/S | HOA |
| D | 3,079 | COMMUNITY O/S | HOA |
| E | 5,764 | O/S & DRAINAGE | HOA |





| SITE DATA | |
|--|--------------|
| EXISTING | |
| ZONING: | R1-43 |
| GROSS AREA: | 2.09 ± ACRES |
| NET AREA: | 1.92 ± ACRES |
| PROPOSED | |
| ZONING: | R1-18 PRD |
| # OF LOTS: | 4 |
| GROSS DENSITY: | 1.9 DU/AC |
| AMENDED DEVELOPMENT STANDARDS | |
| MIN. LOT AREA: | 14,000 SF |
| MIN. LOT WIDTH: | 100' |
| MIN. FRONT YARD SETBACK: | 10' |
| MIN. SIDE YARD SETBACK: | 0' |
| MIN. REAR YARD SETBACK (N/S): | 20' |
| MAX BUILDING HEIGHT: | 30' |
| * - BUILDING HEIGHT LIMITED TO ONE-STORY (24 FEET) | |





SITE DATA

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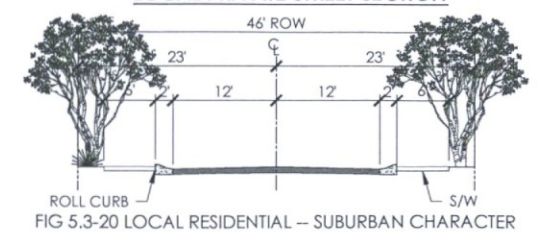
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| TRACT | AREA (SF) | USE | MAINTENANCE |
|-------|-----------|----------------|-------------|
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| D | 3,079 | COMMUNITY O/S | HOA |
| E | 5,764 | O/S & DRAINAGE | HOA |

LOCAL PRIVATE STREET SECTION

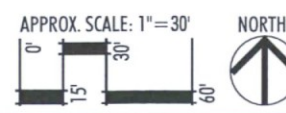


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CATTLETRACK VILLAGE

SITE PLAN & SUBDIVISION PLAN



APPROX. SCALE: 1"=30'
 1606 DRAWN BY: PR 9/13/16

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CATTLETRACK VILLAGE

CONTEXT MAP



APPROX. SCALE: NTS

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6/30/16