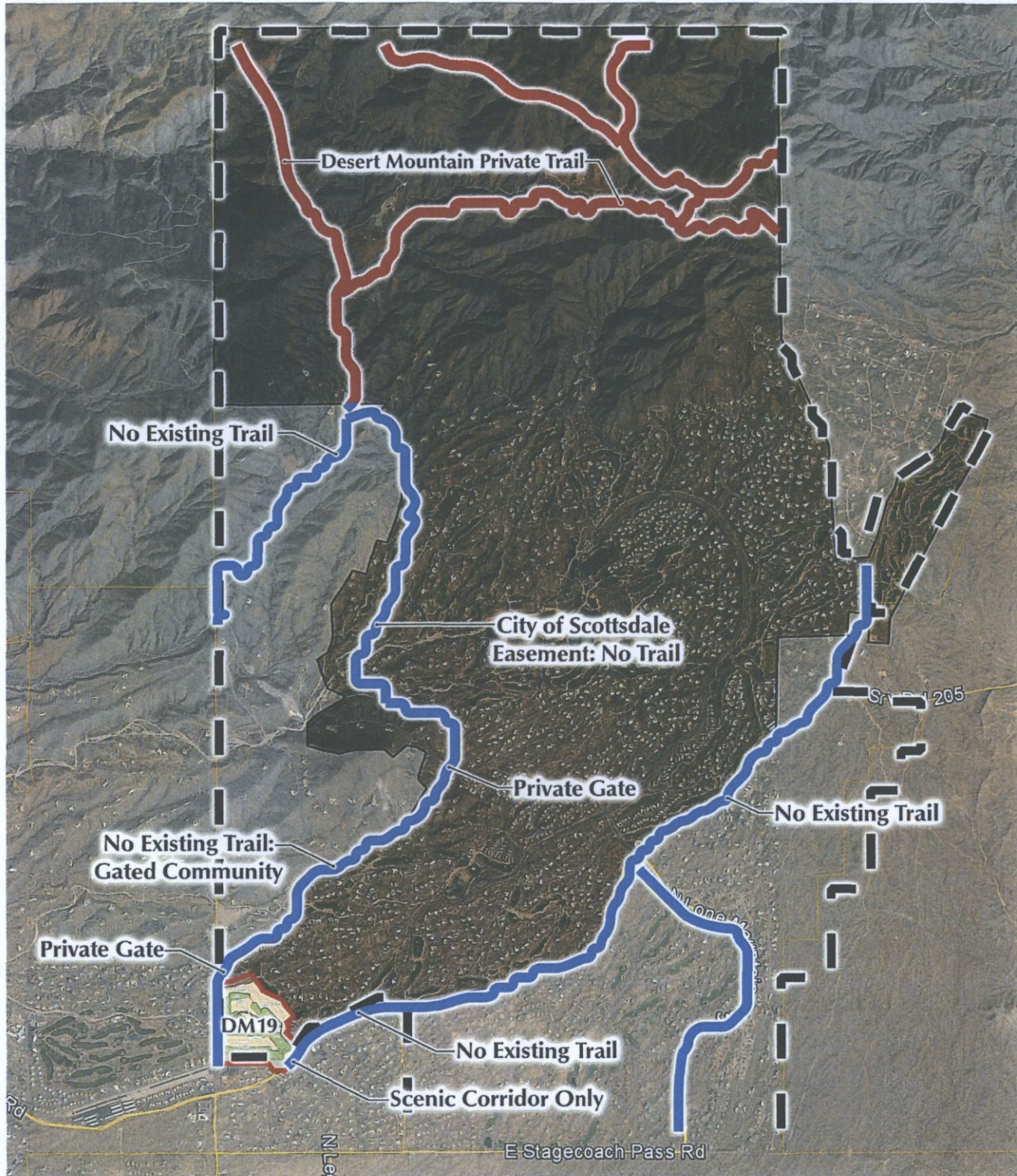


Simulations
Photos
All Graphics (no plans)



Trail System Master Plan



5-GP, 17-ZN & 6-UP-2016
8/9/16

August 5, 2016



Parcel 19

Trail & Connectivity Plan

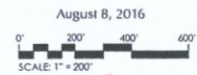


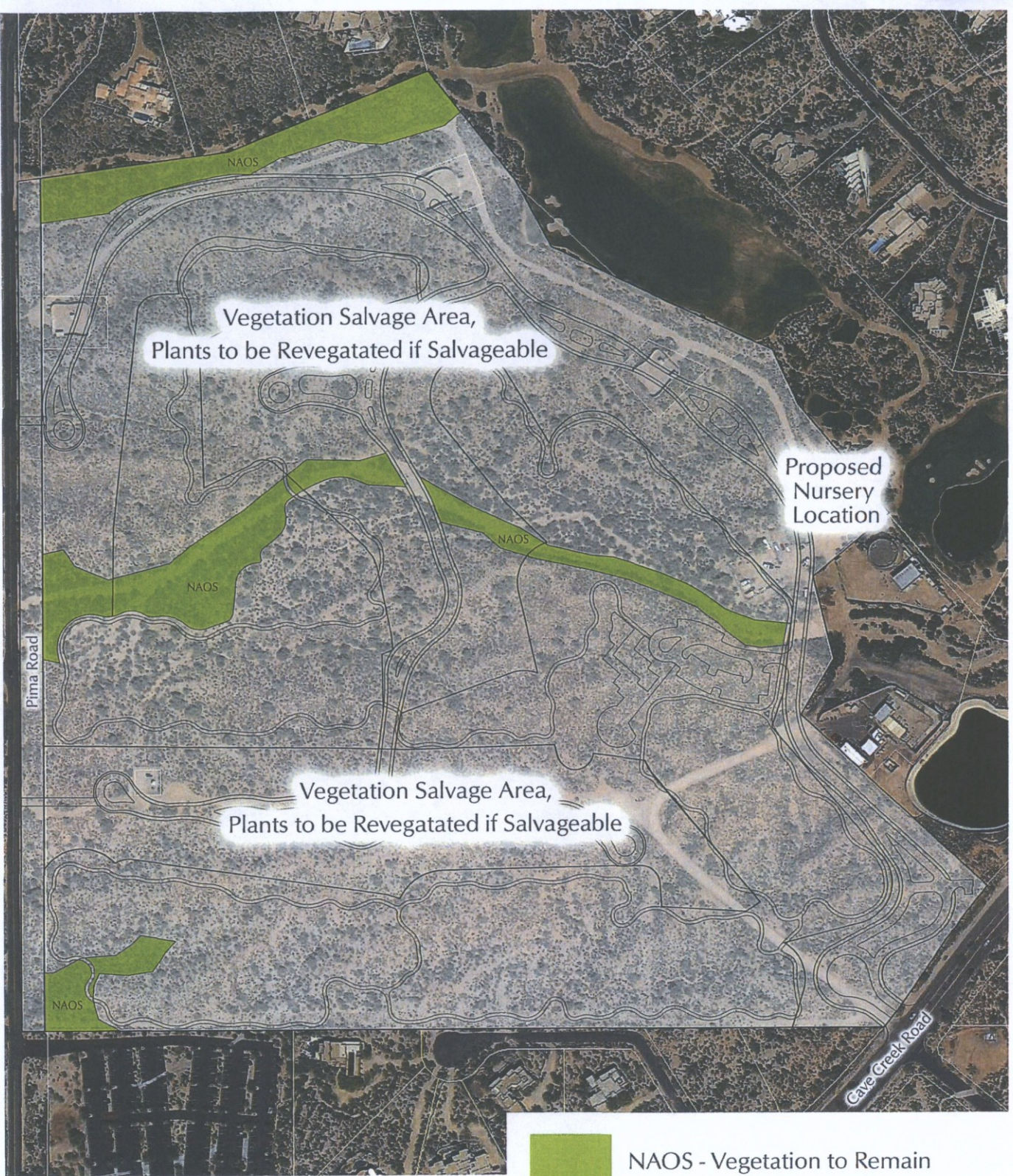


Parcel 19

Scenic Corridor

5-GP, 17-ZN & 6-UP-2016
8/9/16





Note: Location of salvage plant material to be finalized during construction and based on survivability of plant salvage process.



Parcel 19

Revegetation Site Plan



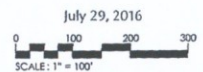
NAOS - Vegetation to Remain



Moderate Vegetation Salvage Area, Plants to be Revegetated if Salvageable

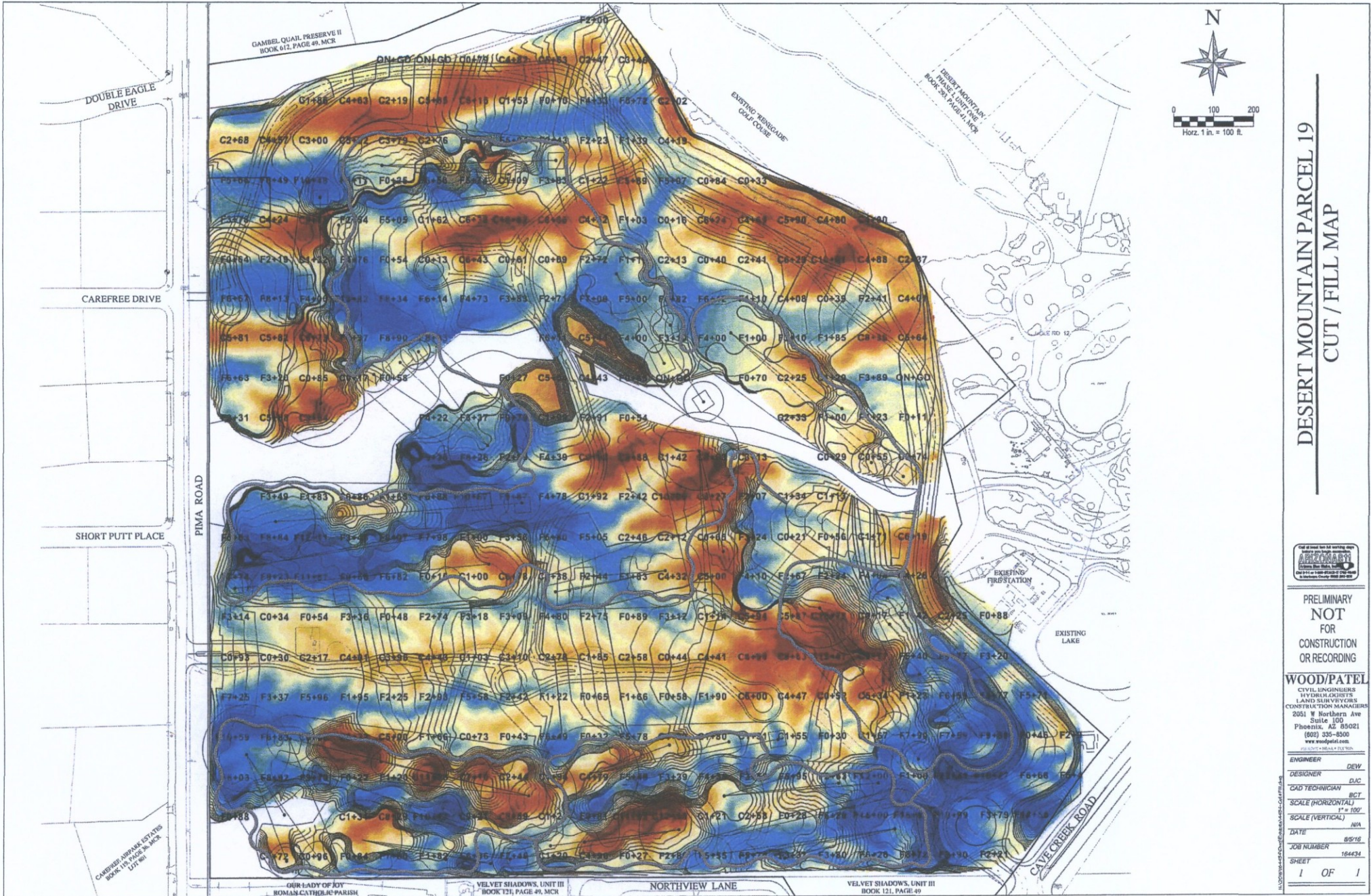


Sparse Vegetation Salvage Area, Plants to be Revegetated if Salvageable



GREY|PICKETT

5-GP, 17-ZN & 6-UP-2016
8/9/16



DESERT MOUNTAIN PARCEL 19
CUT / FILL MAP



PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING

WOOD/PATEL
CIVIL ENGINEERS
11700 N. GILBERT
LAND SURVEYORS
CONSTRUCTION MANAGERS
2051 W. Northern Ave
Suite 100
Phoenix, AZ 85021
(602) 335-8500
www.woodpatel.com

ENGINEER	DEW
DESIGNER	DAC
CAD TECHNICIAN	BCT
SCALE (HORIZONTAL)	1" = 100'
SCALE (VERTICAL)	N/A
DATE	8/5/16
JOB NUMBER	164434
SHEET	1 OF 1

5-GP, 17-ZN & 6-UP-2016
8/9/16







Site Data:
 92 Gross Acres
 190 Proposed Units
 2.06 du/acre

Proposed Zoning: R-4 ESL
 +/- 56 Acres, 3.39 du/acre
 Required R-4 ESL Open Space: 243,936 sf.
 Provided R-4 ESL Open Space: 311,797 sf

Proposed Zoning: O-5 ESL
 +/- 36 Acres

LANDSCAPE ZONES

-  Undisturbed NAOS - 6.1 Acres = 6.7% of Property
-  Revegetated NAOS : 2.8 Acres = 3.0% of Property
-  Golf Course Landscape - 19.0 Acres = 20.7% of Property
-  Golf Course Turf/Bunker Areas - 18.1 Acres = 19.7% of Property
- Landscape Area Total - 46.0 Acres = 50.2% of Property
- Gross Property Acreage - 91.7 Acres

Desert Mountain Parcel 19 - NAOS Calculation

Land Slope	Upper Desert	Area (Acres)	Percent Area	NAOS Required (Acres)
0-2%	25%	10.46	11.76%	2.62
2-5%	25%	10.13	11.38%	2.53
5-10%	35%	17.57	19.75%	6.15
10-15%	45%	20.78	23.35%	9.35
15-25%	45%	24.55	27.59%	11.05
Over 25%	45%	5.49	6.17%	2.47
		88.98	100.00%	34.17

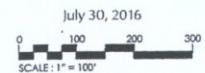
TOTAL SLOPE AREA: 88.98 AC
 TOTAL NAOS REQUIRED: 34.17 AC
 UNDISTURBED REQUIRED: 23.92 AC
 REVEGETATED ALLOWED (30% OF REQD): 10.25 AC



Parcel 19

Open Space Plan

5-GP, 17-ZN & 6-UP-2016
 8/9/16





Site Data:
 92 Gross Acres
 190 Proposed Units
 2.06 du/acre

R-4 ESL Proposed Zoning: R-4 ESL
 +/- 56 Acres, 3.39 du/acres
 Required R-4 ESL Open Space: 243,936 sf.
 Provided R-4 ESL Open Space: 311,797 sf

O-S ESL Proposed Zoning: O-S ESL
 +/- 36 Acres

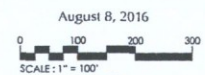
Existing Zoning:
 I-1 ESL, C-2 ESL, C-0 ESL,
 R1-7 ESL, R1-35 ESL

Resident Parking:
 2 Garage Spaces per unit

Guest Parking:
 On lot driveway parking provided,
 Additional Parking Zones provided only
 if parking requirement not met.

Golf Club Parking will meet City Standards.

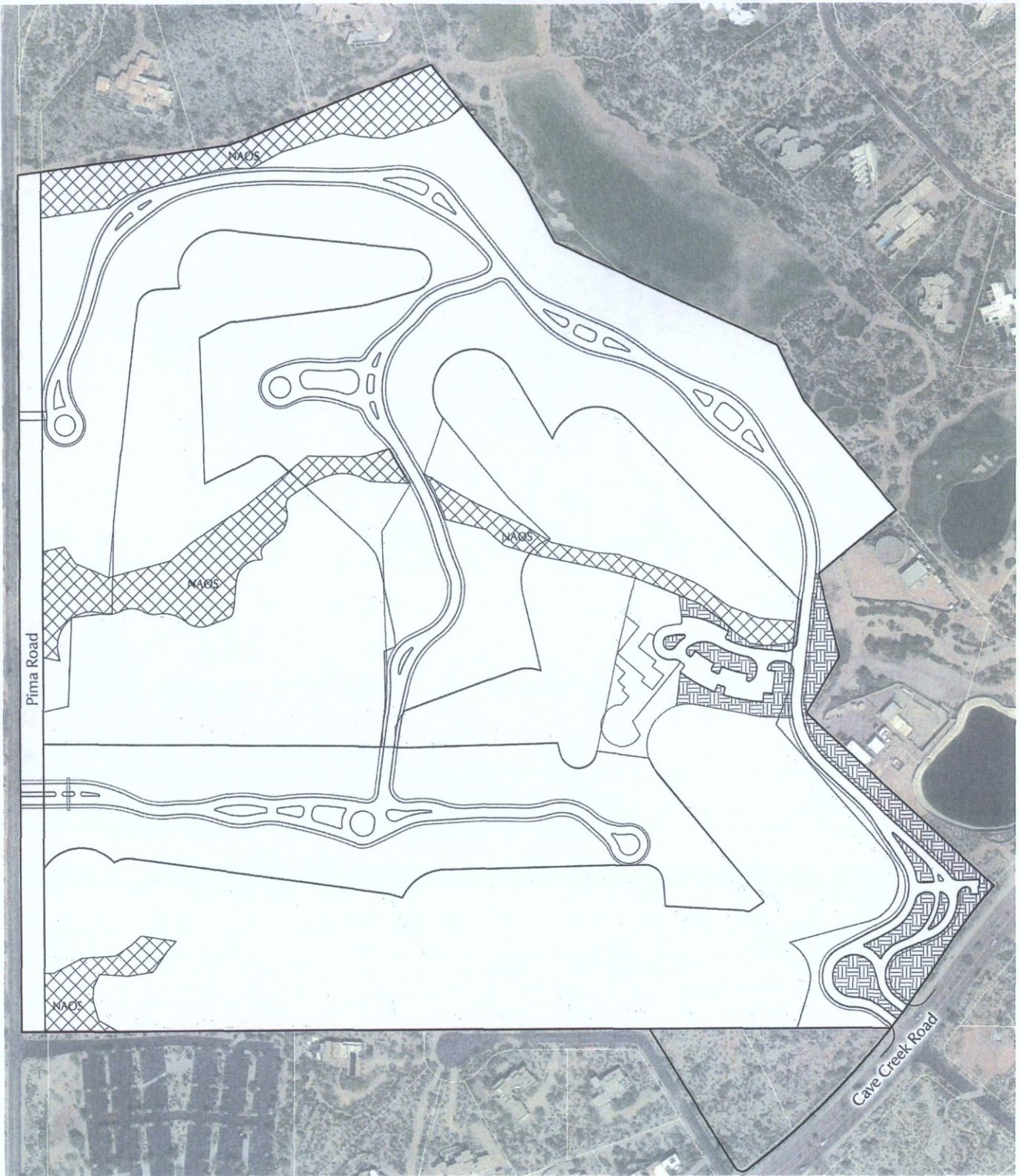
Max. Building Height: 30'





Parcel 19
 Site Plan

5-GP, 17-ZN & 6-UP-2016
 8/9/16





NAOS ZONES

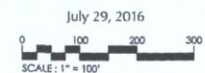
	Undisturbed NAOS -	6.1 Acres = 6.7% of Property
	Revegetated NAOS -	2.8 Acres = 3.0% of Property
	Desert Mountain NAOS Pool -	25.3 Acres = 27.6% of Property
	NAOS Provided -	34.2 Acres = 37.3% of Property
	Required NAOS per Slope Analysis -	34.2 Acres = 37.3% of Property
	Gross Property Acreage -	91.7 Acres

Desert Mountain Parcel 19 - NAOS Calculation

Land Slope	Upper Desert	Area (Acres)	Percent Area	NAOS Required (Acres)
0-2%	25%	10.46	11.76%	2.62
2-5%	25%	10.13	11.38%	2.53
5-10%	35%	17.57	19.75%	6.15
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15-25%	45%	24.55	27.59%	11.05
Over 25%	45%	5.49	6.17%	2.47
		88.98	100.00%	34.17

TOTAL SLOPE AREA: 88.98 AC
 TOTAL NAOS REQUIRED: 34.17 AC
 UNDISTURBED REQUIRED: 23.92 AC
 REVEGETATED ALLOWED (30% OF REQ): 10.25 AC


DESERT MOUNTAIN
 Parcel 19
 NAOS Plan



July 29, 2016

m3companies
 GREEY|PICKETT

5-GP, 17-ZN & 6-UP-2016
8/9/16



DESERT MOUNTAIN PARCEL 19
 Existing Conditions Image Exhibit - Base Map
 March 24, 2016



5-GP-2016
5/11/16



IMAGE 1



IMAGE 2



IMAGE 3

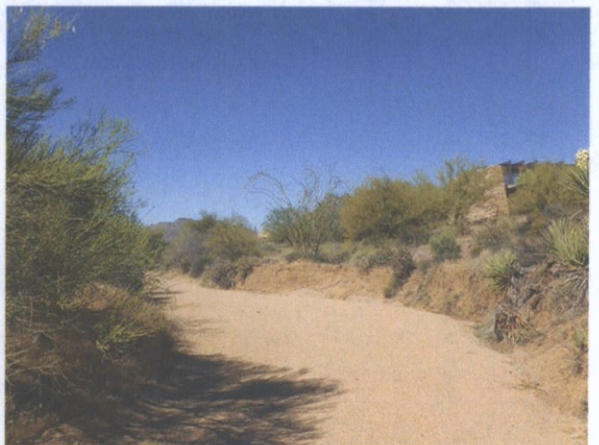


IMAGE 4



IMAGE 5



IMAGE 6



DESERT MOUNTAIN PARCEL 19
Existing Conditions Image Exhibit - Images 1 - 6
March 24, 2016



5-GP-2016
5/11/16



IMAGE 7



IMAGE 8



IMAGE 9

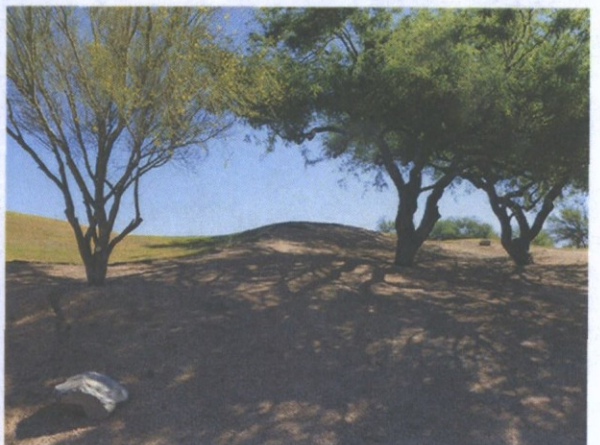


IMAGE 10



IMAGE 11



IMAGE 12



DESERT MOUNTAIN PARCEL 19
Existing Conditions Image Exhibit - Images 7 - 12
March 24, 2016



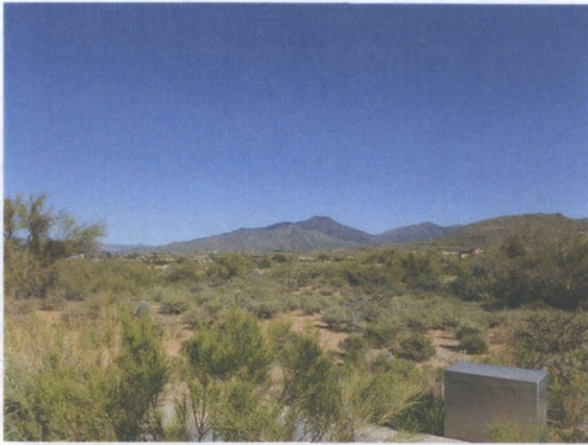


IMAGE 13



IMAGE 14



IMAGE 15

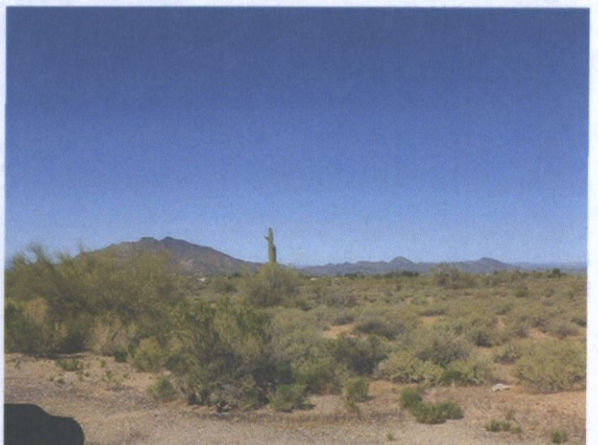


IMAGE 16

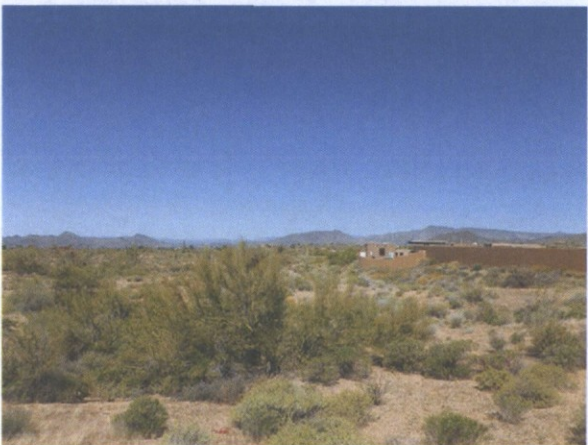


IMAGE 17

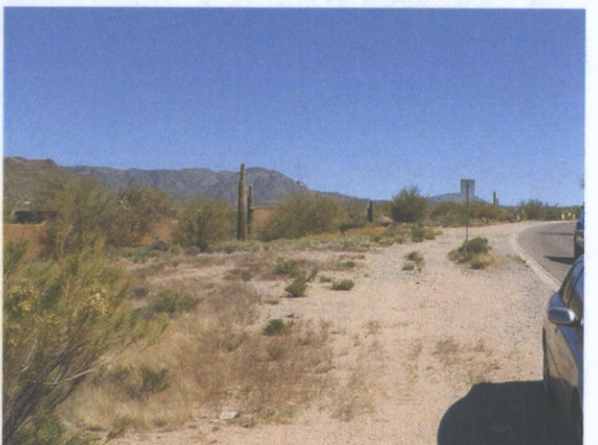


IMAGE 18



DESERT MOUNTAIN PARCEL 19
Existing Conditions Image Exhibit - Images 13 - 18
March 24, 2016





IMAGE 19



IMAGE 20

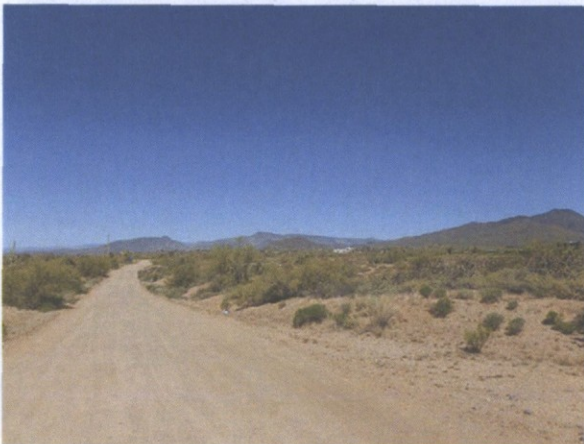


IMAGE 21

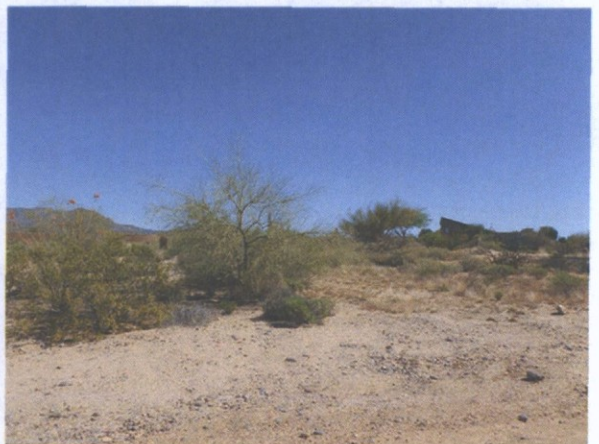


IMAGE 22



IMAGE 23

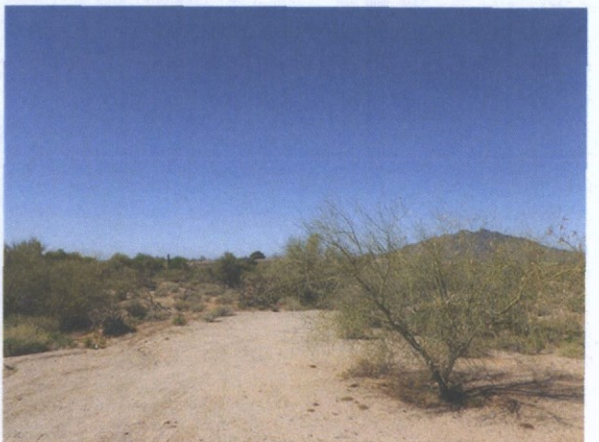


IMAGE 24



DESERT MOUNTAIN PARCEL 19
Existing Conditions Image Exhibit - Images 19 - 24
March 24, 2016



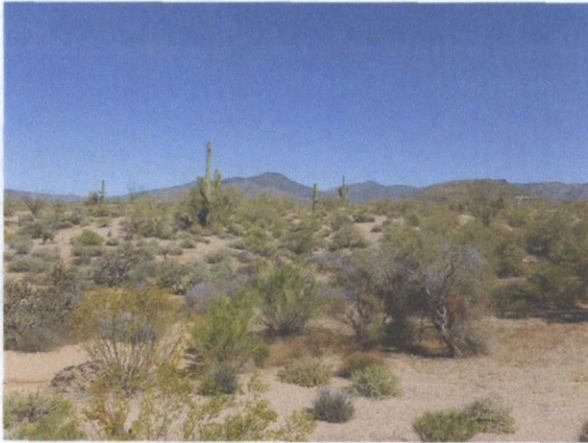


IMAGE 25



IMAGE 26



IMAGE 27

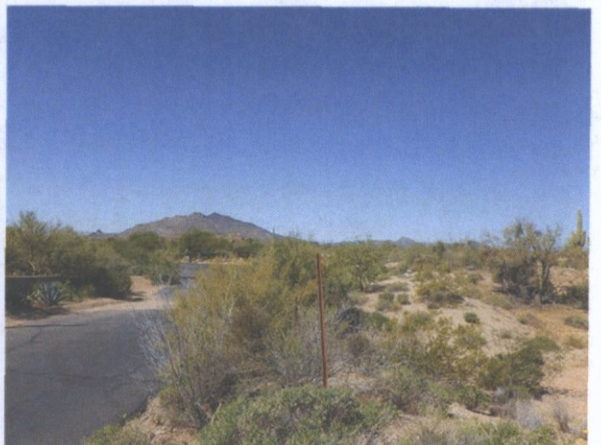


IMAGE 28

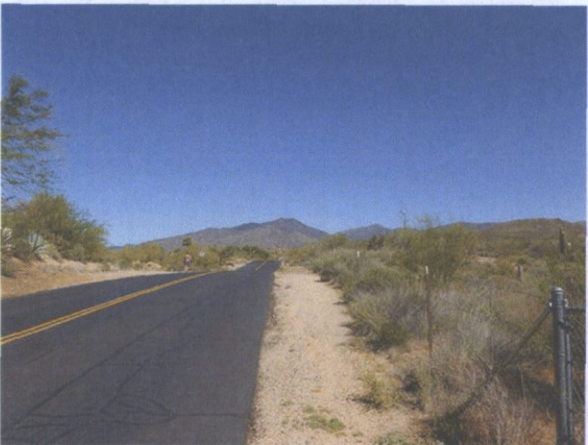


IMAGE 29



IMAGE 30



DESERT MOUNTAIN PARCEL 19
Existing Conditions Image Exhibit - Images 25 - 30
March 24, 2016





IMAGE 31



IMAGE 32

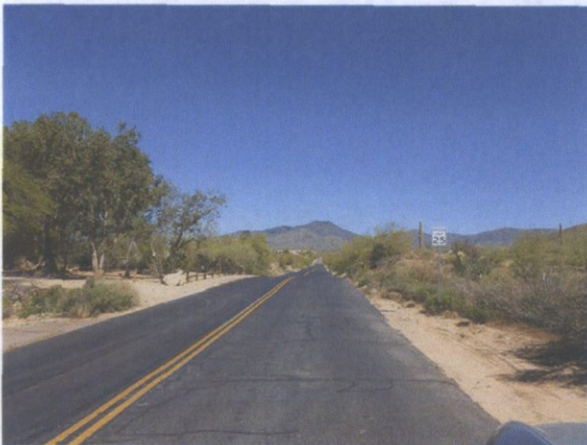


IMAGE 33



IMAGE 34



IMAGE 35

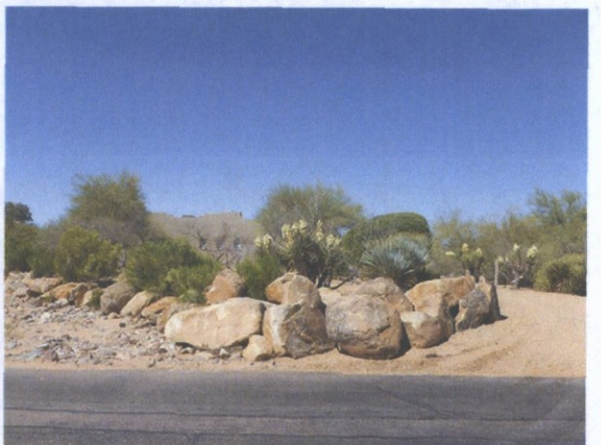


IMAGE 36



DESERT MOUNTAIN PARCEL 19
Existing Conditions Image Exhibit - Images 31 - 36
March 24, 2016





IMAGE 37



IMAGE 38

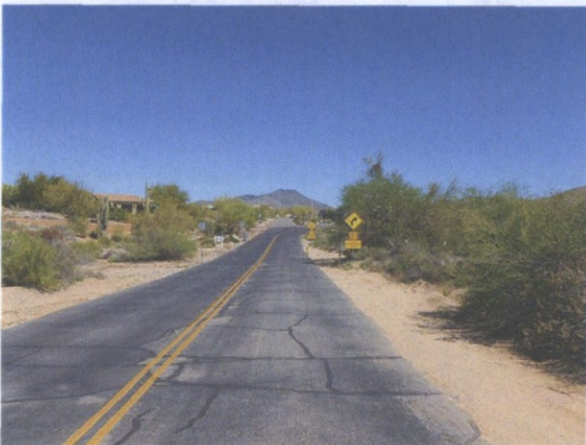


IMAGE 39



IMAGE 40

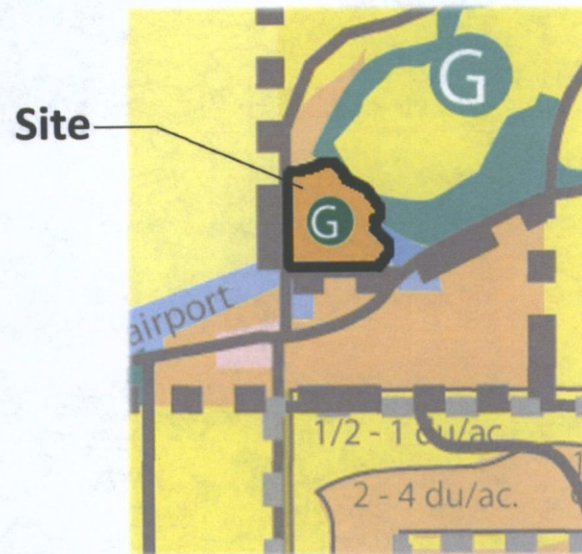


DESERT MOUNTAIN PARCEL 19
Existing Conditions Image Exhibit - Images 37 - 40
March 24, 2016



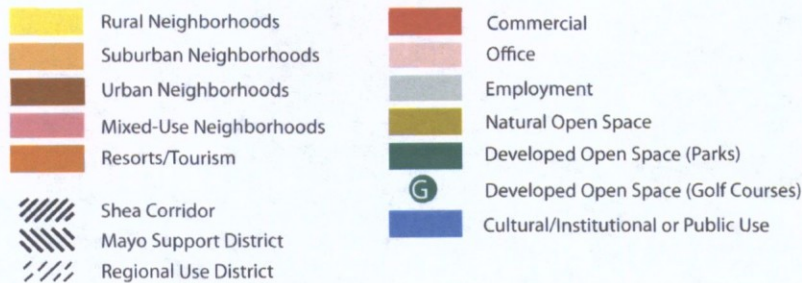


Existing General Plan Land Use



**Proposed General Plan Land Use
93 Acres Suburban Neighborhood
with Golf Course**

Conceptual Land Use Map

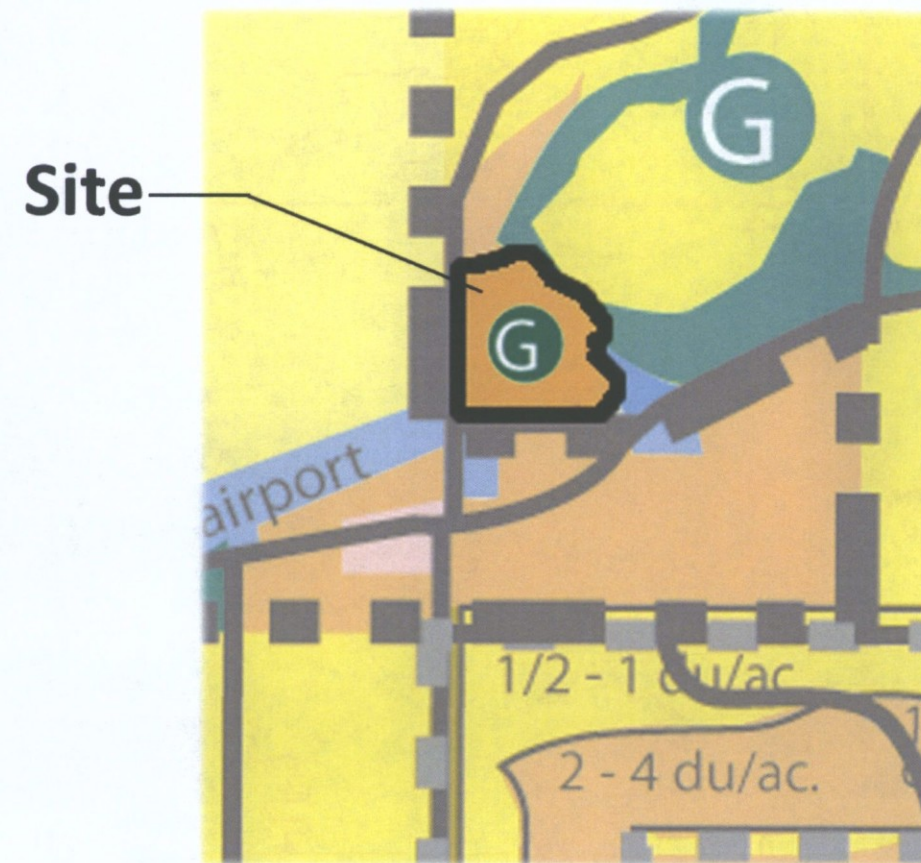


Conceptual Land Use Map





Existing General Plan Land Use



**Proposed General Plan Land Use
93 Acres Suburban Neighborhood
with Golf Course**

Conceptual Land Use Map

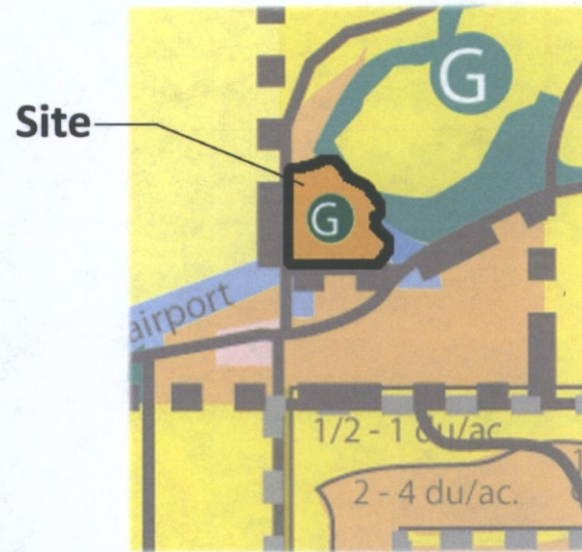


Conceptual Land Use Map





Existing General Plan Land Use

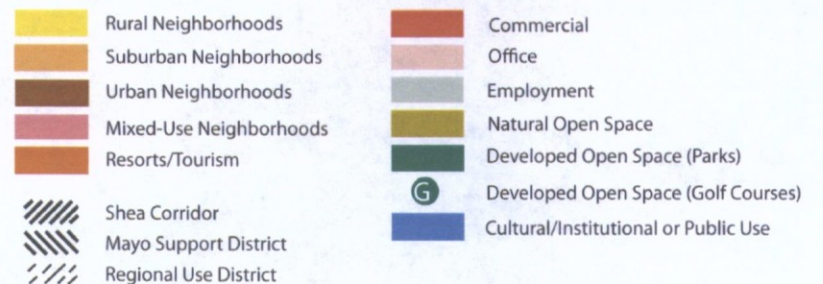


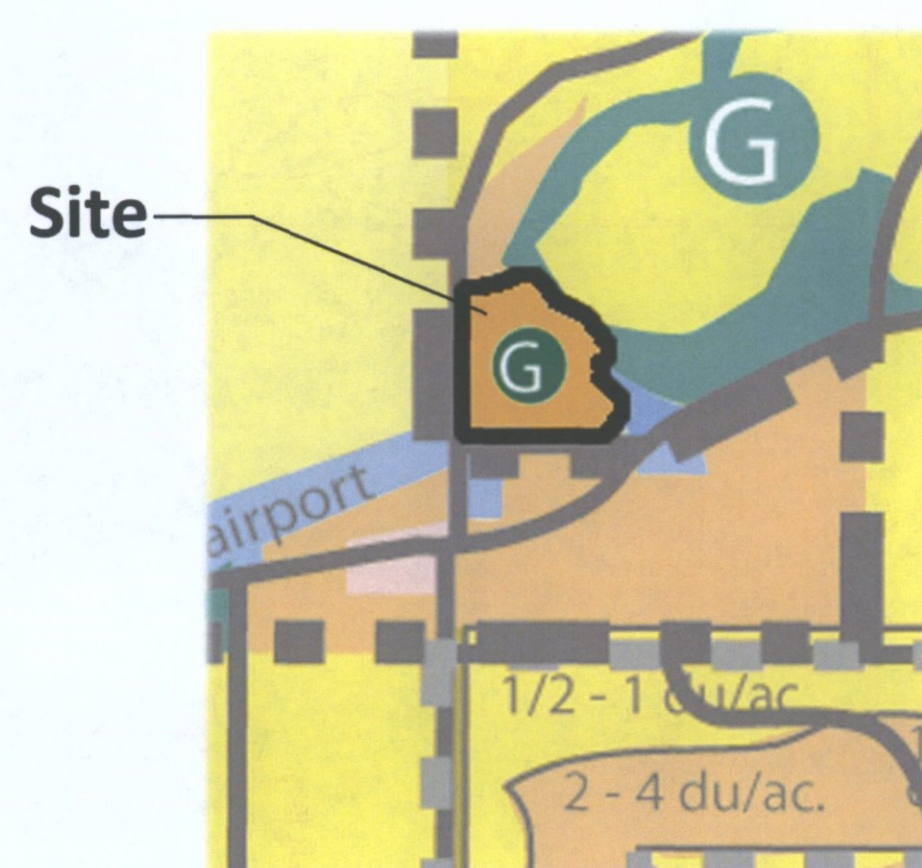
**Proposed General Plan Land Use
93 Acres Suburban Neighborhood
with Golf Course**

Conceptual Land Use Map



Conceptual Land Use Map





Existing General Plan Land Use

**Proposed General Plan Land Use
93 Acres Suburban Neighborhood
with Golf Course**

Conceptual Land Use Map



Conceptual Land Use Map

