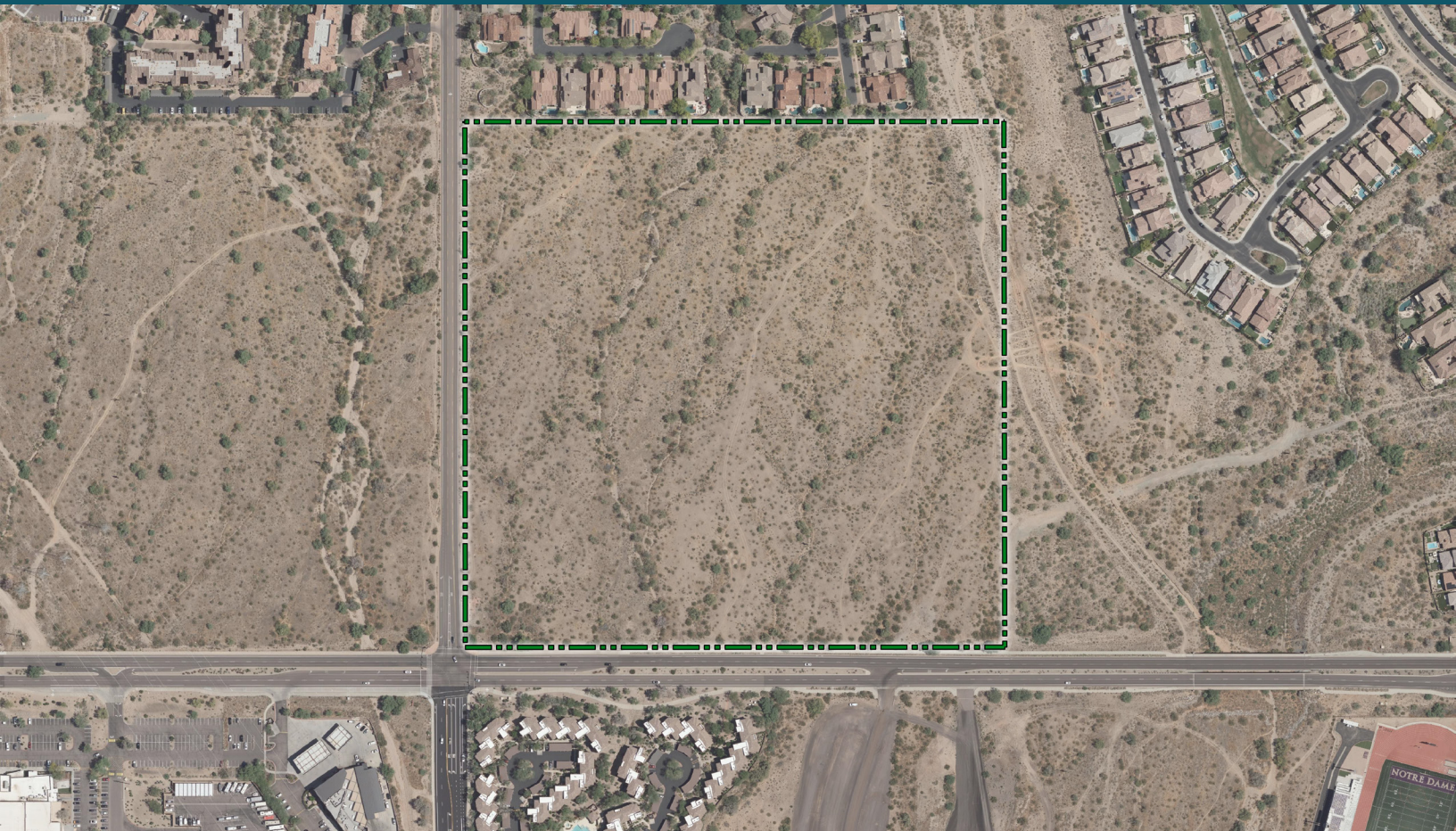


# 94TH & BELL

## PRELIMINARY PLAT NARRATIVE

1ST SUBMITTAL: DECEMBER, 2022



PRESENTED BY:



# Table of Contents

<b>1. PURPOSE OF REQUEST .....</b>	<b>1</b>
Request.....	1
Goals & Purpose of Request.....	1
Key Items for Consideration .....	1
<b>2. BACKGROUND.....</b>	<b>1</b>
General Plan .....	1
Land Use Element.....	1
Community Mobility Element.....	2
Environmental Planning Element.....	2
Character Area Plan .....	2
Existing Zoning.....	3
Site Context.....	3
<b>3. APPLICANT PROPOSAL.....</b>	<b>4</b>
Development Information.....	4
Pedestrian Circulation.....	5
Slope Analysis & NAOS Requirements .....	6
NAOS Reduction Justification .....	6
Drainage Hardship Request.....	7
Streets & Circulation.....	8
Public Utilities.....	9
Request for Exemptions .....	9
<b>4. DESIGN REVIEW .....</b>	<b>9</b>
Sensitive Design Principles & Site Development Character.....	9
Environmentally Sensitive Lands (ESL) Sensitive Design Guidelines.....	10
Landscape Character .....	11
<b>5. CONCLUSION.....</b>	<b>12</b>

# 1. PURPOSE OF REQUEST

## Request

The applicant is pleased to submit this required to approved a preliminary plat for a 37 acre net (40 acres gross) site located at the northeast corner of Bell Road and 84th Street. Approval of this request allows for the development of a 55-lot, single family residential community.

## Goals & Purpose of Request

This request will allow for the creation of a new community in conformance with Scottsdale's Environmentally Sensitive Lands (ESL) Ordinance, and within the provisions of the existing R1-7 zoning. The proposed development plan will preserve existing natural wash corridors through the property and establish meaningful open space buffers along the site's perimeter. The applicant is electing to covert the current HD (Hillside District) designation on the property to ESL per Section 6.1023.B of the Scottsdale Zoning Ordinance.

## Key Items for Consideration

The Development Plan:

- Provides an average 50-foot wide Desert Scenic Roadway Easement along the Bell Road frontage
- Provides an average 50-foot wide average setback along the 94th Street frontage
- Dedicates a minimum of 5.7 acres of Natural Area Open space (NAOS) within a combination of community-owned tracts and protective easements.
- Preserves an existing wash corridor that extends through the property and places it within a protective NAOS tract.

# 2. BACKGROUND

## General Plan

The subject property is categorized as 'Suburban Neighborhoods' on the **City of Scottsdale's 2035 General Plan: Future Land Use** map. The General Plan defines the Suburban Neighborhoods as follows:

*This category includes medium- to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one dwelling unit per acre, but less than eight dwelling units per acre. This category also includes some townhouses and small-lot single-family homes, such as patio homes. Suburban Neighborhoods may be used as transitions among less intense areas, Urban Neighborhoods, and non-residential uses.*

The proposed community is compatible with the 1-8 du/ac density range prescribed by the Suburban Neighborhoods category. Overall, the applicant proposes a density of 1.4 du/ac which is consistent with the surrounding community to the north.

The goals and approaches of the General Plan have been and will continue to be implemented through the site planning process by reflecting commitments to quality housing, open space preservation and passive recreational elements. Below are the way in which each goal and approach is addressed by this proposal.

## Land Use Element

**Goal LU 1 - Enhance Scottsdale's economic viability by encouraging land uses that reinforce the city's reputation as the premier international tourist destination in the Southwest and sustain the city's role as a regional cultural center and economic hub. Land uses should be compatible with Scottsdale's character and physical appearance.**

**LU 1.2 Celebrate Scottsdale's desert city image by preserving natural open space and natural ecosystems.**

The subject site is located with the City of Scottsdale's Environmentally Sensitive Lands overlay and is subject to the goals of preserving and enhancing the natural desert aesthetic of the area. Natural Area open space has been set aside within areas that are contiguous, and are proximate to sensitive desert features like watercourse that contain higher densities of native plant material and habitat/corridors for wildlife. This prioritization of natural area, combined with the connectivity to similar areas on adjacent properties, promotes the City's desert city image as intended through the adoption of the ESL Ordinance.

***Goal LU 2 Sensitively transition and integrate land uses with the surrounding natural and built environments.***

***LU 2.1 Ensure neighborhood "edges" transition to one another through compatible land uses and development patterns.***

Community transitions will be achieved through the use of open space tracts, development envelope setbacks and landscaped easements along the project's edges. The community's northern edge, the only edge that directly abuts existing residential uses, is proposed to include a minimum 30 foot setback from the property line that will be revegetated. In addition to this setback, the community to the north has an established 10 foot landscape tract which will further contribute to the overall transition area between homesites.

***Goal LU 3 Maintain a balance of land uses to support a high quality of life.***

***LU 3.4 Provide an interconnected, accessible open space system, which includes pedestrian and equestrian links, recreation areas, canals, and drainage ways.***

The planned community includes a network of interior and perimeter trails/pathways that promote connectivity to existing trail corridors and open spaces. Many of these existing facilities link to the larger regional trail network with connections to community parks and preserve areas.

## **Community Mobility Element**

***Goal C 3 Continue to develop an effective, safe, and connected multimodal transportation system (e.g., streets, trails, bikeways, shared-use paths, transit).***

***C 3.7 Support mobility choices that reflect the character and dominant lifestyle within a neighborhood. For example, in equestrian areas of the community, create links to the citywide and regional trail system.***

The subject property is located proximate to regional trail, natural open space corridors and newly constructed recreational parks. Opportunities for community residents to access these areas will be promoted through connectivity opportunities at various locations within and along the perimeter of the site.

## **Environmental Planning Element**

***Goal EP 1 - Protect and enhance Scottsdale's human and Sonoran Desert habitats.***

***EP 1.3 Require developments to retain and integrate the Sonoran Desert ecosystem.***

The subject site is located with the City of Scottsdale's Environmentally Sensitive Lands overlay and is subject to the goals of preserving and enhancing the natural desert. The proposed community has identified several key areas on the site that represent areas of elevated habitat and ecosystem value and have provided mechanisms to ensure for their long-term protection

## **Character Area Plan**

The subject property is not located within the limits of any existing Character Area Plans. The Environmentally Sensitive Lands (ESL) overlay, which extends across nearly all properties within the northern portions of Scottsdale including the subject property, requires special emphasis on development that is harmonious with the desert character.



### Existing Zoning

The site was annexed into the City of Scottsdale in 1963 and was given R1-35 zoning, which was the designation that had been given the property under Maricopa County jurisdiction in the 1950s. Beginning in the 1970s, off-road access became increasingly common across the site. Given its proximity to the former trail along Bell, there were pockets of intrusion along the southern edge of the site. The Hillside Ordinance with its Hillside Development overlay was applied to the property in 1976.

The existing zoning entitlement on the property has been in place since 1986 under zoning case# 11-Z-86 which assigned the current R1-7 PCD ESL (HD) zoning to the property as part of a larger 1,300 acre plan for the area commonly referred to as the Core South case. The ownership of the property was ultimately transferred from the State Land Department to the City of Scottsdale, which held the property until early 2022. Adjacent properties were included in this early zoning and reflect land uses consistent with the R1-7 PCD ESL (HD) zoning on the subject property.

### Site Context

The proposed 37-acre community is located at the northeast corner of 94th Street and Bell Road (APN# 215-07-023E). A legal description and ALTA survey as provided as a supplement to this application. The site is currently vacant with existing single family residential to the north, multi-family to the south, sports fields to the west and vacant natural desert to the east. The subject site is a transitional location generally surrounded by uses other than single-family neighborhoods. The only connection to a single-family neighborhood is to the north. Table 1 on the following page provides a summary of existing and surrounding land uses, General Plan designations and existing zoning. The subject site is a transitional location generally surrounded by uses other than single-family neighborhoods. The only edge shared directly with an existing single-family neighborhood is to the north.

**TABLE 1: ON SITE AND SURROUNDING USES, GENERAL PLAN AND ZONING DESIGNATIONS**

	EXISTING LAND USES	GENERAL PLAN LAND USE	EXISTING ZONING
SITE (215-07-023E)	Vacant	Suburban Neighborhoods	R1-7 PCD ESL (HD)
North of Site (DC Ranch Parcel 1.11)	Single Family Residences	Suburban Neighborhoods	R1-7 PCD
North of Site (DC Ranch Parcel 1.11)	Park / Open Space	Urban Neighborhoods	R1-7 PCD ESL (HD)
South of Site (Salida Del Sol, Westworld)	Multi-Family; Overflow Event Parking	Urban Neighborhoods, Cultural/Institutional or Public Use	R1-5 ESL, WP ESL
East of Site (Windgate Ranch)	Open Space (Drainage), Single Family Residences	Suburban Neighborhoods	R1-7 PCD

### 3. APPLICANT PROPOSAL

#### Development Information

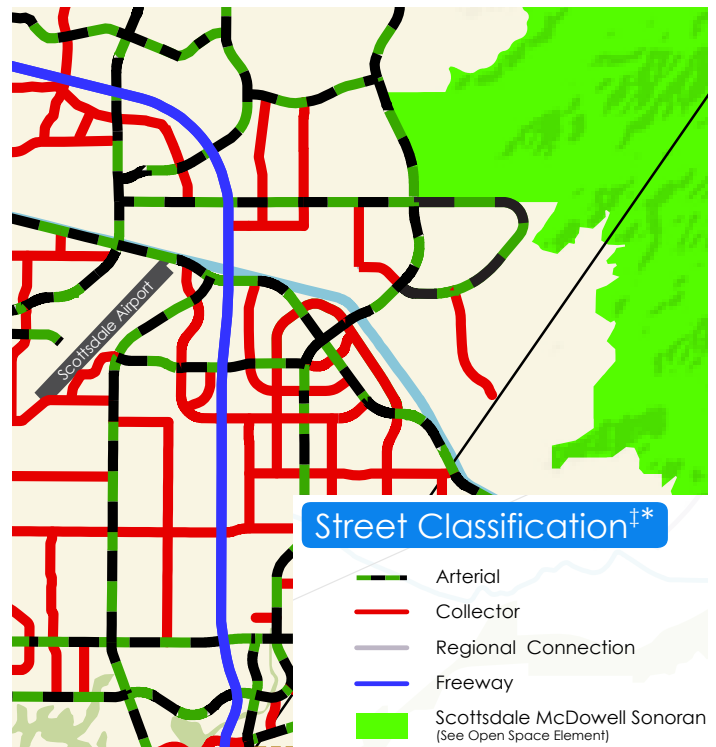
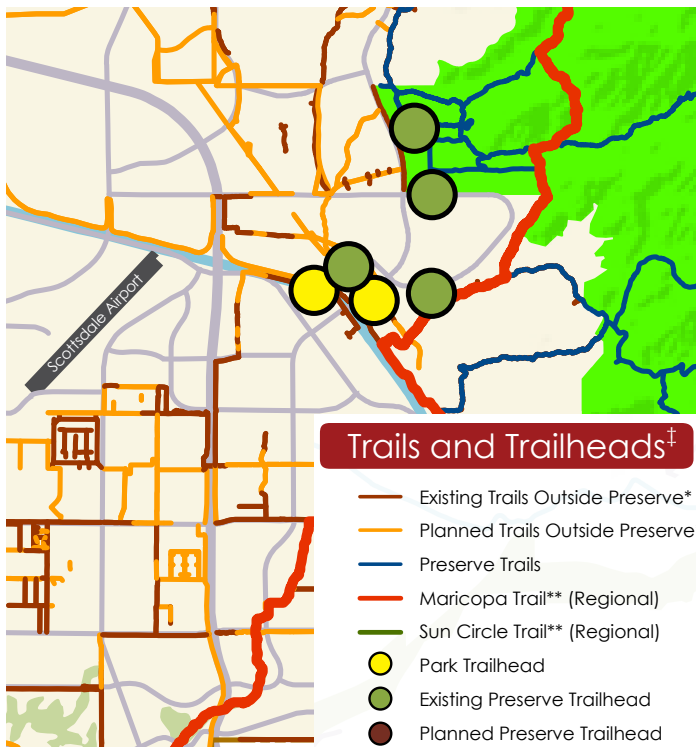
The applicant is requesting a preliminary plat to establish a fifty-five (55) lot community at a density and use type that is consistent with adjacent communities. The community design reflects a thoughtful approach that protect sensitive natural desert features and provides open space buffers around the entire perimeter of the community that seeks to reduce impacts to existing adjacent communities. A single gated access point from 94th Street ensures that all project ingress and egress is appropriately routed onto a collector roadway.

The proposed project site is one of the last residential infill sites North of the CAP canal in Scottsdale located at the NEC of 94th St and Bell Rd. The location is at the transitional edge area of the ESL overlay district and has more intensive uses directly on the South and Western boundaries, including the new Bell 94 Sports Complex directly to the West. The site is zoned R1-7 PCD ESL (HD) and the site would yield over 100 lots if build out to the minimum lot size allowed. The proposed project will be a luxury residential community with 55 larger lots ranging from approx. 11,000 sf to 28,000 sf. There are 20 to 23 proposed Villa Lots where the lots will be improved 100% and there will be side and rear lot line privacy walls with view fences interspersed where appropriate.

This neighborhood is proposed as a 24-hr guard gated private community with concierge level services to meet the needs of the future residents and their guests. There is a full Path (paved) and Trail (unpaved) network for the ease and enjoyment of the Residents to walk within the neighborhood and make connections beyond. The proposed open space network is a combination of NAOS areas and additional open space interwoven throughout the neighborhood. The primary N/S wash is the major natural open space with additional open space linkages connected to it. The retention areas are proposed in strategic locations along the southern edge where drainage water is released in designated areas to continue to the south of Bell Rd. The project proposes to utilize areas of the Bell Rd Scenic Buffer for drainage retention similar to the manner utilized at the Bell94 Sports Park.

The request conforms to the R1-7 Planned Community Development HD zoning district that has been the existing entitlement on this property since for nearly 30 years (11-ZN-86). The applicant is requesting Development Review Board approval of amended R1-7 development standards as permitted within the ESL overlay.

- Existing Use: Vacant/Undeveloped
- Proposed Use: 55-Lot Single Family Subdivision
- Parcel Size: 40 +/- gross acres (37.2 +/- net acres)
- Building Height Allowed/Proposed:
- NAOS Required: 5.6 Acres (15.0% of Net Site Area)
- NAOS Provided: 5.7 Acres (15.3% of Net Site Area)
- Proposed Density: 2.8 du/ac (55 lots on 40 acres)



Source: City of Scottsdale General Plan 2035

The community will be comprised of a combination of three lot types: Villa, Estate and Custom homesites. Each type contributes to the diversity of housing product that will be offered within the community contributing to the dynamic character of the site.

**Villa Lot Type** is generally located along the western and southern perimeter of the community. Villa lots are the project's smallest lot types with a minimum width of 85 feet, with lot areas of not less than 7,000 square feet.

**Estate Homesites** are located within the central core of the property, comprising 19 lots with typical widths greater than 115 feet. Estate homes will be located within development envelopes with open spaces between homes planted with materials that are native to the Sonoran Desert.

**Custom Homesites** will be located along the community's north and east perimeter on large lot with development envelopes with sizes that are generally larger than the Estate lots. Similarly, the area between adjacent development envelopes will be vegetated with native materials.

### Pedestrian Circulation

A network of pathways and trails will be established with the community to promote opportunities for residents to walk and bicycle. Pathways will context with existing public trail segments to the east, and to existing/planned pedestrian sidewalks along the project's western and southern perimeters. A 5-foot natural surface path is planned along the 94th Street edge of the community and will be publicly accessible. Internal to the community, a private trail is planned to egress the property along the Bell Road edge and the community's east edge to connect with existing sidewalk and trail improvements.

TABLE 2: R1-7 DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARD TYPE	R1-7 (NON-AMENDED)
Maximum Density	4.16 Du/Ac
Minimum Lot Area	7,000 Square Feet
Minimum Lot Width	70 Feet
Minimum Front S/B	20 Feet
Minimum Side S/B	5 Feet
Minimum Rear S/B	25 Feet
Maximum Building Height	30 Feet

Table 2 above shows the approved R1-7 Development Standards. A legislative draft of the proposed R1-7 standards is also included with this submittal for reference purposes. No amendments to these standards are requested with this application.

**Slope Analysis & NAOS Requirements**

The property is located within the Lower Desert Landform area of the City of Scottsdale and is characteristically mild in overall slope falling slightly from the northeast corner of the property (high side) to the south-southwest portion of the property (low side).

The applicant has proposed reductions in the required Natural Area Open Space (NAOS) as provided for under Section 6.1060.B of the Scottsdale Zoning Ordinance. The criteria for NAOS reductions are aggregated into three types:

**Regional Drainage Facility:** Per Section 6.1060.B.2.a for a “Regional Drainage Facility”. The northeastern approx. 1 acre of the site are contained within a drainage easement as part of the Reata/Beardsley Wash channel. This is a wash that conveys several thousand cubic feet per second (cfs) in a 100-year storm flow and the total basin area is over 8 square miles.

**Scarred Areas:** A reduction for the revegetation of areas scarred prior to January 1, 1990 (Section 6.1060.B.3). There were several trails and scarred areas on the site at that date, some of which will be located in areas designated as NAOS and will be revegetated.

TABLE 3: SLOPE ANALYSIS SUMMARY	
SLOPE CATEGORY	AREA (SQ.FT.)
0% - 2%	155,800
2% - 5%	1,160,400
5% - 10%	255,096
Total	1,571,296
Altered Landform Area (Excluded from Analysis)	47, 497
Net Site Area	1,618,793 (37.16 acres)

**Vegetation Density:** A reduction to the required NAOS on those portions of the site not contained within the two categories above, are not within the banks of the one minor wash that crosses the site and are in areas with natural land slopes of 5% or less. This provision recognized that certain areas within the ESLO area have no distinctive natural features and minimal natural vegetation to the extent that reserving NAOS areas would have minimal community or environmental value. The subject site is low slope in overall character with no notable topographic features. In addition, upstream modifications to the historic drainage pattern including development to the north and channelization/containment structures associated with the Reata/Beardsley Wash regional drainageway has cut off the overflow storm waters that once coursed across this site and, as a result, much of the vegetation that depended on these flows is distressed and dying.

**NAOS Reduction Justification**

This site is undergoing a slow process of desiccation due to the construction of the Beardsley Wash channel to the northeast, which included a major levee as we as lowered the low line of the wash. Of the 457 native plants included in the inventory, 175 (38%) are in poor condition and are in the process of dying. This is expected since a significant portion of the waters that once flowed across the site have been cut off. The ongoing drought has accelerated this condition as well. Also, out of the total number of plants inventoried, 198 (43%) are barrel cacti, which provide very little visual presence, no habitat or bio mass value, and are easily transplanted.



**TABLE 4: NATURAL AREA OPEN SPACE CALCULATION SUMMARY**

Net Site Area		37.16 Ac
<b>Required N.A.O.S.</b>	<b>242,803</b>	<b>5.6 Ac</b>
% of Net Site Required As N.A.O.S.		15%
<b>Provided N.A.O.S.</b>	<b>Area - Sq.Ft.</b>	<b>Area – Acres</b>
Undisturbed	92,747	2.1 Ac
Revegetated	63,170	1.5 Ac
Scarred Area (Prior to 1991)*	45,128	1.0 Ac
Regional Drainage**	49,363	1.1 Ac
<b>Total</b>	<b>250,408</b>	<b>5.7 Ac</b>
% of Net Site Provided As N.A.O.S.		15.5%
* Historically scarred areas subject to 2:1 credit		
** Regional drainage reduction 1:1		
<b>Non-N.A.O.S. Open Space (approximate)</b>	<b>304,920</b>	<b>7.0 Ac</b>

In terms of topographical setting, the site is basically divided between the main wash and its one tributary and the remaining and generally flat to slightly rolling plain. The washes are more incised than what would normally be expected, possibly due to geologic events over 100 years ago. When the two areas are evaluated, it is clear that the distribution of native plants is distinctly different: the wash area has much greater density and presence of plants while the open plains have widely scattered plants and in places appear almost barren.

The wash areas cover roughly 1.8 acres of the site. Within this area there are 81 native plants in good or fair (meaning sustainable) condition. This leads to an average plant density of 45 plants per acre. Of this total, 57 (70%) are saguaro and barrel cacti, so visually the density appears to be about 1/3 of the calculated density.

Across the open plain areas, which is the remaining 35.4 acres, there are 200 native plants in good or fair condition. Of these, 162 (81%) are saguaro and barrel cacti, with the overwhelming majority of these being barrel cacti. This plant density averages 5.6 per acre, well under the minimum area for consideration of the 15% NAOS standard. When just the trees are considered, this average density drops to 1.1 trees per acre, representing the visual sparseness of the site.

A major part of the NAOS requirement is to protect stands of native vegetation in a sustainable manner, but given the conditions of this site, setting aside larger areas of NAOS, with the concurrent reduction in water flowing across the site due to the development, such a requirement would lead to large areas of little or no natural vegetation that would provide no visual or habitat value. Reducing the NAOS to 15% and allowing for limited enhancements will provide for a sustainable and beneficial distribution of NAOS that adds value to the public and new community. With this N.A.O.S. reduction justification in mind, the requirement on the property would be 5.6 acres (or 242,803 Sq.Ft.). The applicant will provide NAOS in a combination of undisturbed and revegetated open space types within the maximum/minimum standards set forth by the ESL Ordinance. An exhibit illustrating the location and type of NAOS to be provided is included with this application.

**Drainage Hardship Request**

The Applicant seeks to establish a datum elevation adjustment in which to determine roof height elevations from on the project. The property falls within FEMA AO flood zone with 1' depth and requires all residences to establish Finish Floor elevations of at least two (2) feet above highest adjacent grade of the structure per FEMA (with no floor terracing). Due to the flood zone and drainage hardship that encumbers the property, the applicant requests the City

grant a datum elevation adjustment, allowing the project to measure roof heights from the minimum finished floor elevation for each structure. The minimum finished floor elevation will be determined for each structure as two (2) feet above the highest adjacent grade of the footprint of the structure proposed.

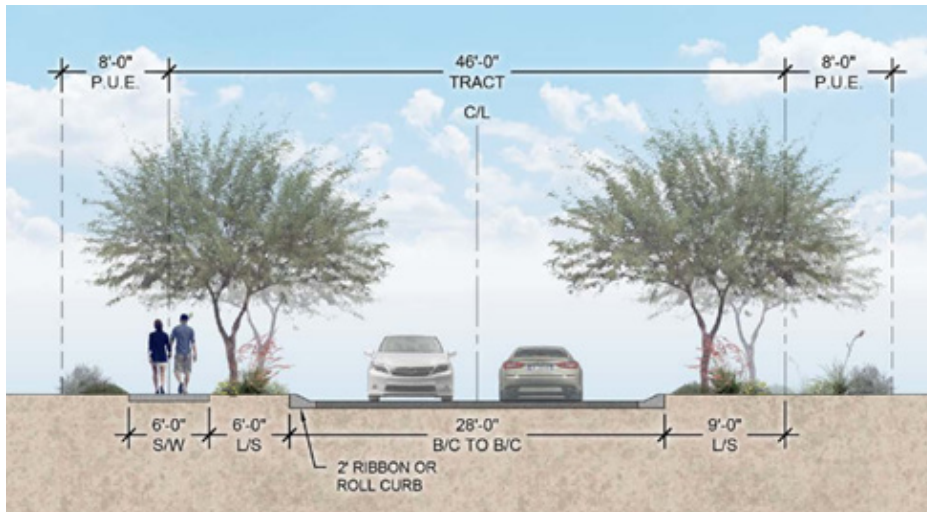
**Streets & Circulation**

The planned community is bounded by two existing roadways, Bell Road along the southern frontage and 94th Street along the site’s western frontage. Limited improvements will be made to either of these roadways as a result of this project.

**Bell Road** is identified as an arterial roadway with four existing traffic lanes, and landscape median and bike lanes. The half street right-of-way width for Bell Road is 65 feet and exceeds the typical 55-foot r/w dedication for Minor Arterial Roadways as depicted in Figure 5-3.4 of the DS&PM. The existing 8’ sidewalk on the north half of the roadway is a combination of attached and detached. The Bell Road & 94th Street intersection is signalized and includes sidewalk ramps and crosswalks. The applicant is not proposing community access from Bell Road and therefore does not intend to modify the existing condition. A minimum 50-foot Buffered Setback has been provided which is to remain open with no walls within the area.

**94th Street** is classified as a minor collector roadway currently built with two travel lanes, a center turn lane and bike lanes. The half street right-of-way width is currently 32.5 feet which is slightly narrower than the typical 35 feet associated with minor collector standards as depicted with Figure 5-3.12 of the DS&PM. The eastern edge of the existing street does not currently include a sidewalk which is consistent with the street improvements to the north of the property. The applicant is proposing the construction of a six-foot natural surface trail along this edge to connect with existing pathway improvements that extend into the Desert Haciendas community to the north. Based on the DS&PM defining this roadway as a Desert Scenic Roadway type, the street frontage will also include a Desert Scenic Roadway Setback that averages 50 feet in depth with a minimum of 40 feet. This area shall preclude buildings, walls and fences.

**Interior Local Streets:** The planned community will be gated with a single access gate from 94th Street. All internal streets will be private but will be constructed as a modified local suburban Local Residential – Suburban Character (DS&PM Figure 5-3.20) within a 46-foot wide tract with deviations to allow for a sidewalk (single side only) that is detached from the back of curb by 6 feet to allow enhanced landscape. The non-sidewalk side of the street shall include a landscaped shoulder, and the standard 28-foot drivable surface width (b/c to b/c) will be maintained.



*Proposed Interior Local Street Cross-Section (Typ.)*

## Public Utilities

The proposed community will connect with existing City of Scottsdale water and sewer services via existing lines in 94th Street and Bell Road.

## Request for Exemptions

The applicant has elected to convert the existing HD designation on the property to ESL, but concurrently seeks exemptions from certain ESLO provisions as allowed under Section 6.1022.B. The subject property was previously zoned as a component of a 1,000 acre masterplan plan development and is there in conformance with ESL exemption qualifying criteria (see ESLO Exemptions Schedule, #3) subject to the site's status as of May 21, 2004. The applicant is seeking exemptions related to building height and subdivision perimeter walls. These exemptions will allow development of the site to be compatible in character with the existing single-family development to the north and east of the site.

## 4. DESIGN REVIEW

### Sensitive Design Principles & Site Development Character

- 1. The design character of any area should be enhanced and strengthened by new development.***

*The proposed community demonstrates an elevated level of design character that blends the thoughtful arrangement of homesites, streets and natural open spaces with community elements that include thematic walls and other architectural embellishments. This carefully considered design approach provides for a community that compliments the regional Upper Sonoran Desert aesthetic and is compatible with the existing development pattern in the area.*

- 2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.***

*Dwelling units within the proposed community have been strategically placed to respond to*

*the natural environmental features of the site and consider viewsheds to the nearby McDowell Mountains. The community entry has been aligned to showcase the McDowell viewshed upon arrival to the community, providing an aesthetic benefit that can be shared by all residents within the community.*

- 3. Development should be sensitive to existing topography and landscaping.***

*During the initial design of the planned community, sensitive natural elements including the watercourse that extends through the property were prioritized for preservation. These types of areas provide not only a site drainage benefit but also contain the site's highest concentration of natural vegetation and animal habitat. These natural areas provide buffers between homesites and along community edges and help to break up the continuity of the development footprint with meaningful common area.*

- 4. Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.***

*The benefit of development within the ESL overlay is ability to achieve a meaningful balance between new development and protection of the site's highest value natural features. The planned community will meet its natural area open space (NAOS) requirements by placing all NAOS off-lot and within protective easements. In addition to these areas, additional open space will be provided on larger lots where homesites will be limited to development envelopes. Open space outside of development envelopes will include the establishment of new native or salvaged materials to maintain a consistent character across all open spaces within the community.*

- 5. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.***

The design of the community includes a robust pedestrian emphasis that considers opportunities for internal community circulation, but also for connections to existing trails, pathways and sidewalks located around the perimeter of the property.

**6. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.**

Shading elements will be incorporated into the architecture of each home and shade-giving trees will be strategically placed along community pathways.

**7. The design of the built environment should respond to the desert environment.**

The planned community is subject to the ESL Ordinance and as such includes special consideration for the topography and natural features of the site. The location of streets and homesites is responsive to design principles of the ESL Ordinance by incorporating natural elements and buffers.

**8. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.**

Prior to the development of the site, an extensive salvage of existing native plant material will be conducted to ultimately be relocated into areas of the community that will provide aesthetic and habitat value.

**9. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.**

Drought tolerant, native plant species will be preserved and incorporated into the community to efficiently utilize water resources. All materials

will be irrigated with efficient drip-irrigation and turf areas in community open spaces shall be restricted.

**10. The extent and quality of lighting should be integrally designed as part of the built environment.**

The proposed community will adhere to the ESL principles of limiting excess site lighting in conformance with dark skies compliant development. Lighting will be full cutoff with shielding to reduce excess light spillage beyond the perimeter of the property

**Environmentally Sensitive Lands (ESL) Sensitive Design Guidelines**

**A. Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rockfalls, rolling boulders, other unstable slopes, flooding, flood-related mud slides, subsidence, erosion, and sedimentation.**

The proposed development plan mitigates impacts to and from the primary watercourse that bisects the property by placing the wash in a protective tract and leaving the corridors in its existing condition

**B. Protect and preserve significant natural and visual resources. Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.**

The single wash corridor that bisects the property from north to south and the associated vegetation and wildlife are the natural resources of the subject site. Efforts have been made to preserve and enhance these features by dedicating undisturbed N.A.O.S. in protective tracts, committing to replant salvageable plants which are disturbed by development, and by limiting disturbance to the wash corridor.

**C. Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses.**

*A native plant inventory has been completed on the site to identify salvageable plants. These plants will be placed in a nursery until completion of the development, at which time the material will be replanted in areas that will enhance to natural value and overall community aesthetic of the community.*

**D. Minimize the costs of providing public services and facilities in ESL District areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.**

*Due to the proximity of existing development around the perimeter of the property, the site benefits from proximity to existing utility infrastructure and connection opportunities.*

**E. Conserve the character of the natural desert. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL District areas.**

*The proposed development plan allows for a large proportion of the community's meaningful open space to be placed in tracts, therefore providing the highest level of long-term protection. These open space areas are consistent with the site's highest value natural features, and the community has been designed to thoughtfully maximize their impact to community residents and from the public realm.*

## **Landscape Character**

The open spaces on the site have been segmented into three complementary landscape character zones and a palette of wall and fence types that establish a "desert modern" theme that will ultimately permeate into community architecture and other design elements.

**Modern Massings** – Reserved for areas that warrant elevated aesthetic impact and interface with community residents. Plant species may include select non-natives that are still desert adapted and identified for enclosed areas. Modern Massings type would not be appropriate for areas designated as NAOS. Maintenance of these areas will be regular and intentional to promulgate aspects of the community's more rigid design aesthetic.

**Natural Desert Transitions** – Native vegetation types common to the Upper Sonoran Desert and consistent with the ESL Approved Plant List. These area will be generally consistent with Undisturbed and Revegetated NAOS area and are intended to be indicative of the native desert floor in both species diversity and density.

**Modified Natural Desert** – Include areas that are not NAOS but achieve a visual conformance that is similar to the species and distribution of materials in natural areas. This landscape character type is commonly established in the open spaces between outside of development envelopes and will allow for routine maintenance as needed.

The proposed community envisions the use of several wall and fence types including view fencing, view wall and solid screen theme wall types. All walls will conform to the City of Scottsdale's height regulations. Materials for these elements vary by wall/fence type and are identified by finish and color in the included wall elevation exhibits.

## 5. CONCLUSION

This request for preliminary plat approval is consistent with the existing zoning and City of Scottsdale regulations & standards that promotes a balanced community design that achieves a harmonious relationship between the proposed development, desert preservation, and elevated lifestyle options within the context of the Upper Sonoran Desert. The proposed 55-lot single family residential community will positively contribute to the area and provide new residents with high quality housing options. Additional benefits include the protection of high-value open space and additional pedestrian and non-vehicular connectivity options. The proposed development plan conforms to the General Plan Land Use Designation of Suburban Neighborhoods and promotes the Design Guidelines and Goals and Policies associated with the North Scottsdale area.





### SITE DATA

GROSS SITE AREA: 40.00 ACRES +/-

NET SITE AREA: 37.2 ACRES +/-

EXISTING ZONING: R1-7 PCD ESL

NUMBER OF LOTS: 55

DENSITY: 1.4 DU/AC

REQUIRED NAOS: 5.6 ACRES (15% OF SITE)

Copyright RVI

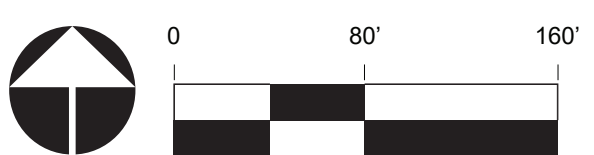
Aerial photography circa 12-01-2022



## 94TH STREET AND BELL ROAD • PRELIMINARY SITE PLAN

- Scottsdale, Arizona
- December 21, 2022
- # 22002497
- American First Builders, LLC

4900 N. Scottsdale Rd., Suite 1200  
 Scottsdale, Arizona 85251  
 Tel: 480.994.0994  
 www.rviplanning.com





## LANDSCAPE KEYNOTES

1. PERIMETER WALL
2. PARTIAL VIEW WALL
3. VIEW FENCE
4. COLUMN
5. PEDESTRIAN GATE
6. VEHICULAR GATE
7. 4' DECOMPOSED GRANITE TRAIL CONNECTION
8. 5' CONCRETE SIDEWALK
9. DETENTION BASIN
10. 6' DECOMPOSED GRANITE TRAIL

## LANDSCAPE NOTES

### REVEGETATION AND IRRIGATION TECHNIQUES:

1. PLANT SPECIES SELECTED FOR THIS PROJECT WILL BE CHOSEN FROM A NATIVE SONORAN DESERT PALETTE AS REFERENCED IN THE DESIGN GUIDELINES AND POLICIES FOR ENVIRONMENTALLY SENSITIVE LANDS MANUAL. FOR REVEGETATED PORTIONS OF THE SITE, A HYDROSEED MIX WILL BE USED TO ALLOW QUICK, EFFICIENT REGROWTH OF PLANT MATERIAL WITHIN DISTURBED LANDSCAPE AREAS. HYDROSEED PLANTING AREAS MAY ALSO BE SUPPLEMENTED WITH CONTAINERIZED PLANTS TO ENHANCE VISUAL AESTHETICS.
2. ALL REVEGETATED NAOS AREAS SHALL BE WATERED FOR THREE YEARS MAXIMUM. AT THE END OF THREE YEARS (OR THE PLANT MATERIAL LOCATED WITHIN THE NAOS AREAS HAVE BECOME ESTABLISHED), THE IRRIGATION SYSTEM TO THE NAOS AREA SHALL BE PERMANENTLY DISCONNECTED.
3. IRRIGATION METHODS WILL VARY DEPENDING UPON PLANT TYPES. CONTAINER-GROWN PLANT MATERIAL SHALL BE IRRIGATED WITH DRIP IRRIGATION. DEPENDING UPON THE SEASON AT THE TIME OF HYDROSEED INSTALLATION, EITHER TEMPORARY SPRAY HEADS MAY BE INSTALLED OR WATERING FROM WATER TRUCKS MAY BE USED TO ASSIST HYDROSEED GENERATION.

Copyright RVI

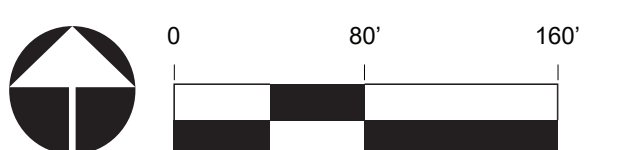
Aerial photography circa 12-01-2022



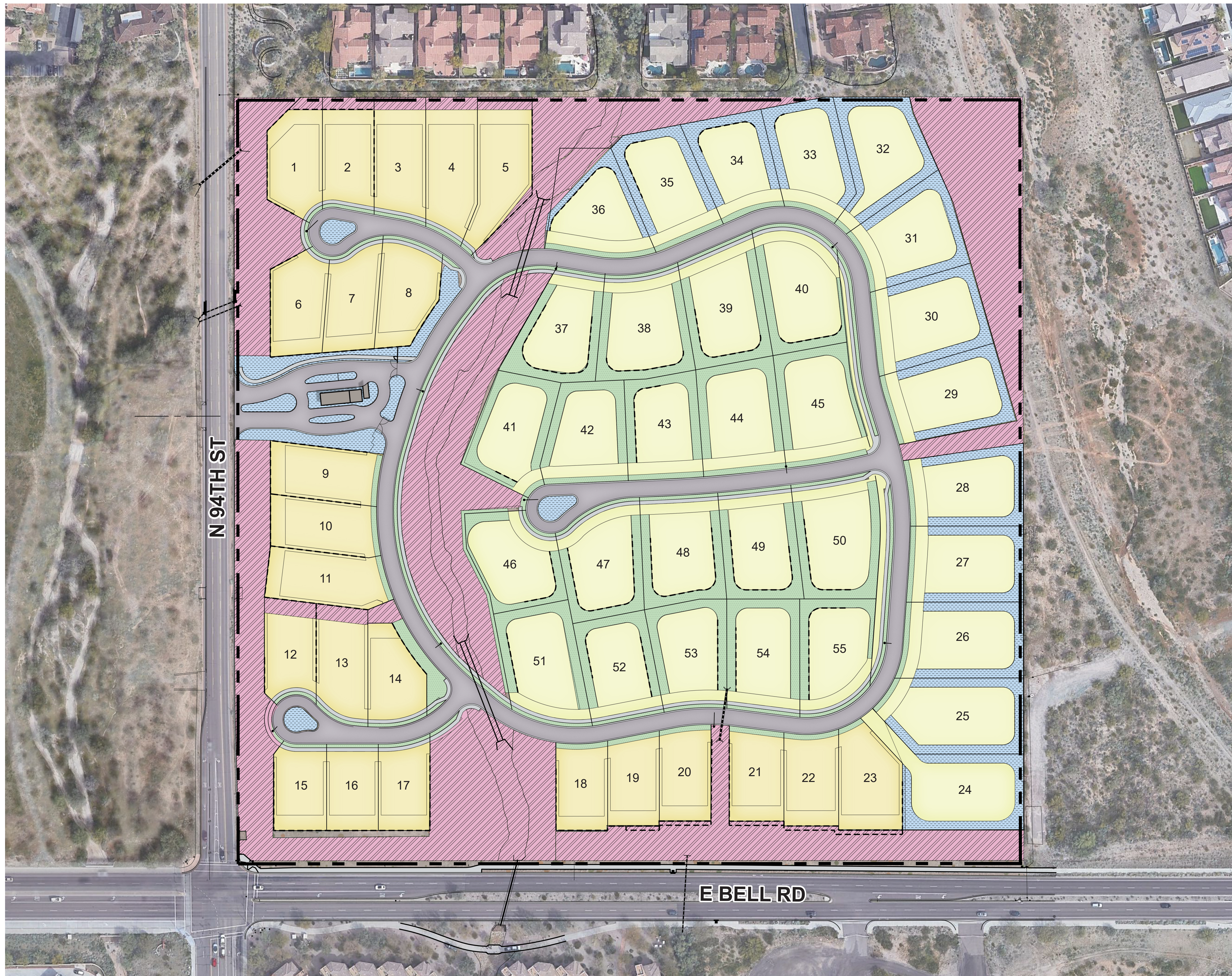
## 94TH STREET AND BELL ROAD • PRELIMINARY LANDSCAPE PLAN

- 📍 Scottsdale, Arizona
- 📅 December 21, 2022
- # 22002497
- 👤 American First Builders, LLC

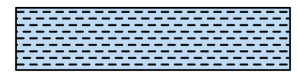

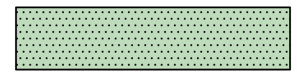
4900 N. Scottsdale Rd., Suite 1200  
 Scottsdale, Arizona 85251  
 Tel: 480.994.0994  
 www.rviplanning.com







**LEGEND**





-  MODERN MASSINGS
-  NATURAL DESERT TRANSITIONS
-  MODIFIED NATURAL DESERT

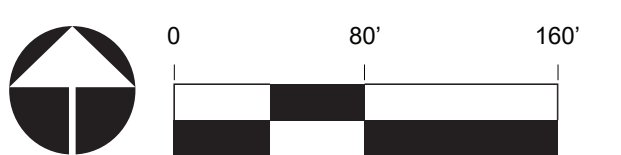
Copyright RVI

Aerial photography circa 12-01-2022



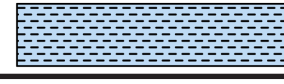
**94TH STREET AND BELL ROAD • LANDSCAPE CHARACTER ZONE PLAN**

-  Scottsdale, Arizona
-  December 21, 2022
-  # 22002497
-  American First Builders, LLC



For illustrative purposes only.  
 Subject to change without notice.

# MODERN MASSING



## TREES

*Acacia berlandieri* Guajillo  
*Acacia rigidula* Blackbrush Acacia  
*Bauhinia lunarioides* Anacacho Orchid Tree  
*Cercidum sonoreae* Sonoran Palo Verde  
*Cercidium (Parkinsonia) floridum* Blue Palo Verde  
*Cercidium (Parkinsonia) microphyllum* Foothill Palo Verde  
*Chilopsis linearis* Desert Willow  
*Cordia boissieri* Texas Olive  
*Sophora secundiflora* Texas Mountain Laurel  
*Prosopis velutina* Velvet Mesquite

## CACTUS AND ACCENTS

*Agave Americana* Century Plant  
*Agave bracteosa* Squid Agave  
*Agave vilmoriniana* Octopus Agave  
*Agave weberii* Weber's Agave  
*Aloe dawei* Dawe's Aloe  
*Aloe feros* Cape Aloe  
*Aloe striata* Coral Aloe  
*Aloe vera* Aloe Vera  
*Asclepias albicans* White stem Milkweed  
*Asclepias angustifolia* Arizona Milkweed  
*Asclepias Asperula* Antelope horns Milkweed  
*Asclepias linaria* Pineneedle Milkweed  
*Asclepias subulate* Desert Milkweed  
*Hesperaloe funifera* Giant Hesperaloe  
*Hesperaloe parviflora* Red Yucca  
*Pedilanthus macrocarpus* Candelilla  
*Yucca faxoniana* Faxon Yucca

## SHRUBS / BUSHES

*Antigonon leptopus* Coral Vine  
*Atriplex nummularia* Chamisa  
*Bauhinia lunarioides* Chihuahuan Orchid Shrub  
*Bauhinia punctata* Red Bauhinia  
*Caesalpinia gilliesii* Yellow Bird-of-Paradise  
*Caesalpinia Mexicana* Mexican Bird-of-Paradise  
*Caesalpinia pulcherrima* Red Bird-of-Paradise  
*Calliandra eriophylla* Fairy Duster  
*Convolvulus cneorum* Bush Morning Glory  
*Cordia parvifolia* Little-leaf Cordia  
*Eremophila hygrophana* Blue Bells Emu Bush  
*Eremophila maculata* 'Valentine' Valentine Emu Bush  
*Euphorbia rigida* Gopher plant  
*Justicia californica* Chuparosa  
*Lantana montevidensis* White lantana  
*Leucophyllum canadiuim* Ceniza  
*Leucophyllum frutescens* Texas Ranger  
*Leucophyllum laevigatum* Chihuahuan Rain Sage  
*Leucophyllum langmaniae* Cinnamon Sage  
*Leucophyllum prunosum* Sierra Bouquet  
*Leucophyllum zygophyllum* Blue Ranger  
*Russelia equisetiformis* Coral Fountain  
*Salvia greggii* Autumn Sage  
*Salvia leucantha* Mexican Bush Sage  
*Senna artemisioides* Feathery Cassia  
*Simmondsia chinensis* Jojoba  
*Tecoma alata* Orange Bells  
*Tecoma stans* Yellow Bells

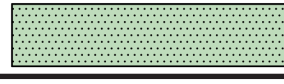
## ANNUALS / PERENNIALS / VINES

*Abronis villosa* Sand Verbena  
*Amsinckia intermedia* Fiddleneck  
Aloe x Blue Elf Blue Elf ALoe  
*Baileya multiradiata* Desert Marigold  
*Cucurbita digitata* Coyote Gourd  
*Dichelostemma pulchellum* Desert Hyacinth  
*Dyssodia pentachaeta* Dogweed  
*Eriophyllum lanosum* Woolly Daisy  
*Eschscholzia mexicana* Mexican Gold Poppy  
*Gilla latifolia* Starflower  
*Janusia gracilis* Slender Janusia Vine  
Lantana 'Dallas Red' Red Lantana  
Lantana x 'New Gold' New Gold Lantana  
*Larrea tridentata* Creosote  
*Lasthenia chrysostoma* Goldfields  
*Lesquerella gordonii* Bladderpod Mustard  
*Lupinus sparsiflorus* Desert Lupine  
*Machaeranthera asteroides* Tansyaster  
*Melampodium leucanthum* Blackfoot Daisy  
*Orthocarpus purpurascens* Owl's Clover  
*Penstemon parryi* Parry's Penstemon  
*Penstemon pseudospectabilis* Desert Penstemon  
*Phacelia campanularia* Desert Bluebell  
*Phacelia crenulata* Scorpionweed  
*Platystemon californicus* Creamcups  
*Proboscidea parviflora* Devil's Claw  
*Psilostrophe cooperi* Paper Flower  
*Plantago purshii* Indian Wheat  
*Rafinesquia neomexicana* Desert Chicory  
*Ruella brittoniana* Ruellia  
*Salvia columbariae* Desert Chia  
*Senecio salignus* Willow Groundsel

## GROUNDCOVER

*Acacia redolens* Prostrate Acacia  
*Acalypha monostachya* Raspberry Fuzzies  
*Bulbine frutescens* Bulbine  
*Dalea frutescens* Black dalea  
*Muhlinbergia capillaris* Pink Muhly grass  
*Oenothera berlandieri* Mexican Primrose  
*Rosemarinus officinalis* Rosemary  
*Salvia clevelandia* Cleveland Sage  
*Salvia dorrii* Desert Sage  
*Salvia farinacea* Mealy Blue Sage  
*Santolina chamaecyparissus* Lavender Cotton  
*Verbena peruviana* Peruvian Verbena  
*Verbena pulchella* Moss Verbena  
*Verbena rigida* Sandpaper Verbena  
*Zinnia acerosa* Desert Zinnia  
*Lantana montevidensis* Trailing lantana

# MODIFIED DESERT



## TREES

*Acacia berlandieri* Guajillo  
*Acacia rigidula* Blackbrush Acacia  
*Bauhinia lunarioides* Anacacho Orchid Tree  
*Cercidum sonoreae* Sonoran Palo Verde  
*Cordia boisseri* Texas Olive  
*Sophora secundiflora* Texas Mountain Laurel

## CACTUS AND ACCENTS

*Agave Americana* Century Plant  
*Agave bracteosa* Squid Agave  
*Agave vilmoriniana* Octopus Agave  
*Agave weberii* Weber's Agave  
*Aloe dawei* Dawe's Aloe  
*Aloe feros* Cape Aloe  
*Aloe striata* Coral Aloe  
*Aloe vera* Aloe Vera  
*Asclepias albicans* White stem Milkweed  
*Asclepias angustifolia* Arizona Milkweed  
*Asclepias Asperula* Antelope horns Milkweed  
*Asclepias linaria* Pineneedle Milkweed  
*Aspenstemon parryi* Parry's Penstemon  
*Hesperaloe funifera* Giant Hesperaloe  
*Hesperaloe parviflora* Red Yucca  
*Pedilanthus macrocarpus* Candelilla  
*Yucca faxoniana* Faxon Yucca

## SHRUBS / BUSHES

*Acacia angustissima* Fern Acacia  
*Antigonon leptopus* Coral Vine  
*Atriplex nummularia* Chamisa  
*Bauhinia lunarioides* Chihuahuan Orchid Shrub  
*Bauhinia punctata* Red Bauhinia  
*Caesalpinia gilliesii* Yellow Bird-of-Paradise  
*Caesalpinia Mexicana* Mexican Bird-of-Paradise  
*Caesalpinia pulcherrima* Red Bird-of-Paradise  
*Convolvulus cneorum* Bush Morning Glory  
*Cordia parvifolia* Little-leaf Cordia  
*Euphorbia rigida* Gopher plant  
*Lantana montevidensis* White lantana  
*Leucophyllum canadiuim* Ceniza  
*Leucophyllum frutescens* Texas Ranger  
*Leucophyllum laevigatum* Chihuahuan Rain Sage  
*Leucophyllum langmaniae* Cinnamon Sage  
*Leucophyllum prunosum* Sierra Bouquet  
*Leucophyllum zygophyllum* Blue Ranger  
*Russelia equisetiformis* Coral Fountain  
*Salvia greggii* Autumn Sage  
*Salvia leucantha* Mexican Bush Sage  
*Senna artemisioides* Feathery Cassia  
*Tecoma alata* Orange Bells

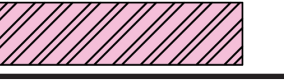
## ANNUALS / PERENNIALS / VINES

*Abronis villosa* Sand Verbena  
*Amsinckia intermedia* Fiddleneck  
*Baileya multiradiata* Desert Marigold  
*Cucurbita digitata* Coyote Gourd  
*Dichelostemma pulchellum* Desert Hyacinth  
*Dyssodia pentachaeta* Dogweed  
*Eriophyllum lanosum* Woolly Daisy  
*Eschscholzia mexicana* Mexican Gold Poppy  
*Gilla latifolia* Starflower  
*Janusia gracilis* Slender Janusia Vine  
*Lasthenia chrysostoma* Goldfields  
*Lesquerella gordonii* Bladderpod Mustard  
*Lupinus sparsiflorus* Desert Lupine  
*Machaeranthera asteroides* Tansyaster  
*Melampodium leucanthum* Blackfoot Daisy  
*Orthocarpus purpurascens* Owl's Clover  
*Penstemon parryi* Parry's Penstemon  
*Penstemon pseudospectabilis* Desert Penstemon  
*Phacelia campanularia* Desert Bluebell  
*Phacelia crenulata* Scorpionweed  
*Platystemon californicus* Creamcups  
*Proboscidea parviflora* Devil's Claw  
*Psilostrophe cooperi* Paper Flower  
*Plantago purshii* Indian Wheat  
*Rafinesquia neomexicana* Desert Chicory  
*Salvia columbariae* Desert Chia  
*Senecio salignus* Willow Groundsel  
*Sphaeralcea ambigua* Desert Globemallow  
*Stephanomeria pauciflora* Desert Straw

## GROUNDCOVER

*Acacia redolens* Prostrate Acacia  
*Bulbine frutescens* Bulbine  
*Dalea frutescens* Black dalea  
*Muhlinbergia capillaris* Pink Muhly grass  
*Oenothera berlandieri* Mexican Primrose  
*Rosemarinus officinalis* Rosemary  
*Salvia clevelandia* Cleveland Sage  
*Salvia dorrii* Desert Sage  
*Salvia farinacea* Mealy Blue Sage  
*Santolina chamaecyparissus* Lavender Cotton  
*Verbena peruviana* Peruvian Verbena  
*Verbena pulchella* Moss Verbena  
*Verbena rigida* Sandpaper Verbena  
*Zinnia acerosa* Desert Zinnia

# NATURAL DESERT TRANSITIONS



## TREES

*Acacia constricta* White Thorn  
*Acacia greggii* Cat Claw  
*Berberis haematocarpa* Red Barberry  
*Berberis harrisoniana* Harrison Barberry  
*Canotia holacantha* Crucifixion Thorn  
*Celtis pallida* Desert Hackberry  
*Phoenix dactylifera* Date Palm  
*Cercidium (Parkinsonia) floridum* Blue Palo Verde  
*Cercidium (Parkinsonia) microphyllum* Foothill Palo Verde  
*Chilopsis linearis* Desert Willow  
*Juniperus monosperma* One-seeded Juniper  
*Olneya tesota* Ironwood  
*Populus fremontii* Fremont's Cottonwood  
*Prosopis velutina* Arizona Mesquite  
*Quercus turbinella* Scrub Oak  
*Rhus ovata* Sugar Sumac  
*Vauquelinea californica* Arizona Rosewood

## CACTUS AND ACCENTS

*Agave deserti* Desert Agave  
*Agave murpheyi* Murphey's Agave  
*Agave palmeri* Palmer's Agave  
*Carnegiea gigantea* Saguaro  
*Dasyliirion wheeleri* Desert Spoon, Sotol  
*Echinocereus engelmannii cactus* Hedgehog Cactus  
*Ferocactus cylindraceus* Barrel Compass Barrel  
*Ferocactus wislizenii* Barrel Fishhook Barrel  
*Fouquieria splendens* Ocotillo  
*Mammillaria microcarpa* Cactus Fishhook Cactus  
*Opuntia bigelovii* Teddy Bear Cholla  
*Opuntia engelmannii* Engelmann's Prickly-pear  
*Opuntia fulgida* Chainfruit Cholla  
*Opuntia leptocaulis* Desert Christmas Cholla  
*Opuntia phaeacantha* Desert Prickly Pear  
*Opuntia versicolor* Staghorn Cholla  
*Peniocereus greggii* Desert Night-blooming Cereus  
*Yucca baccata* Banana Yucca  
*Yucca elata* Soaptree Yucca

## GRASSES

*Achnatherum speciosum* Desert Needlegrass  
*Aristida purpurea* Purple Threawn  
*Bouteloua aristidoides* Needle Grama  
*Bouteloua curtipendula* Sideoats Grama  
*Erioneuron pulchellum* Fluffgrass  
*Hilaria belangeri* Curly Mesquite

## SHRUBS / BUSHES

*Ambrosia ambrosioides* Giant Bursage  
*Ambrosia deltoidea* Triangl-leaf Bursage  
*Ambrosia dumosa* White Bursage  
*Anisacanthus therberi* Desert Honeysuckle  
*A triplex canescens* Fourwing Saltbush  
*A triplex lentiformis* Quailbush  
*A triplex polycarpa* Desert Saltbush  
*Calliandra eriophylla* Fairy Duster  
*Cassia (Senna) convesii* Desert Senna  
*Cercis occidentalis* Western Redbud  
*Cercocarpus betuloides* Birch-leaf Mountian Mohogany  
*Chrysothamnus nauseosus* Rabbitbrush  
*Datura wrightii* Sacred Datura  
*Dodonaea viscosa* Hopbush  
*Encelia farinosa* Brittlebush  
*Encelia frutescens* GreenBrittlebush  
*Ephedra aspera* Mormon Tea  
*Ericameria laricifolia* Turpentine Bush  
*Eriogonum fasciculatum* Flat-top Buckwheat  
*Gutierrezia sarothrae* Snakeweed  
*Hyptis emoryi* Desert Lavender  
*Justicia californica* Chuparosa  
*Koeberlinia spinosa* Crucifixion Thorn  
*Larrea (divaricata) tridentata* Creosote Bush  
*Lotus rigidus* Deer Vetch  
*Lycium andersonii* Desert Wolfberry  
*Lycium fremonyii* Fremont Wolfberry  
*Pluchea sericera* Arrow Weed  
*Simmondsia chinensis* Jojoba  
*Trixis californica* Trixis  
*Vigueria deltoidea* Goldeneye  
*Zizyphus obtusifolia* Gray Thorn

## ANNUALS / PERENNIALS / VINES

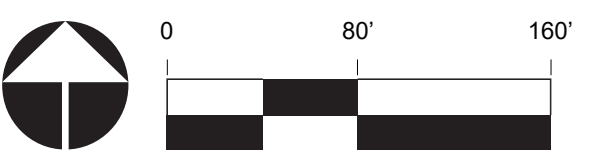
*Abronis villosa* Sand Verbena  
*Amsinckia intermedia* Fiddleneck  
*Baileya multiradiata* Desert Marigold  
*Cucurbita digitata* Coyote Gourd  
*Dichelostemma pulchellum* Desert Hyacinth  
*Dyssodia pentachaeta* Dogweed  
*Eriophyllum lanosum* Woolly Daisy  
*Eschscholzia mexicana* Mexican Gold Poppy  
*Gilla latifolia* Starflower  
*Janusia gracilis* Slender Janusia Vine  
*Lasthenia chrysostoma* Goldfields  
*Lesquerella gordonii* Bladderpod Mustard  
*Lupinus sparsiflorus* Desert Lupine  
*Machaeranthera asteroides* Tansyaster  
*Melampodium leucanthum* Blackfoot Daisy  
*Orthocarpus purpurascens* Owl's Clover  
*Penstemon parryi* Parry's Penstemon  
*Penstemon pseudospectabilis* Desert Penstemon  
*Phacelia campanularia* Desert Bluebell  
*Phacelia crenulata* Scorpionweed  
*Platystemon californicus* Creamcups  
*Proboscidea parviflora* Devil's Claw  
*Psilostrophe cooperi* Paper Flower  
*Plantago purshii* Indian Wheat  
*Rafinesquia neomexicana* Desert Chicory  
*Salvia columbariae* Desert Chia  
*Senecio salignus* Willow Groundsel  
*Sphaeralcea ambigua* Desert Globemallow  
*Stephanomeria pauciflora* Desert Straw



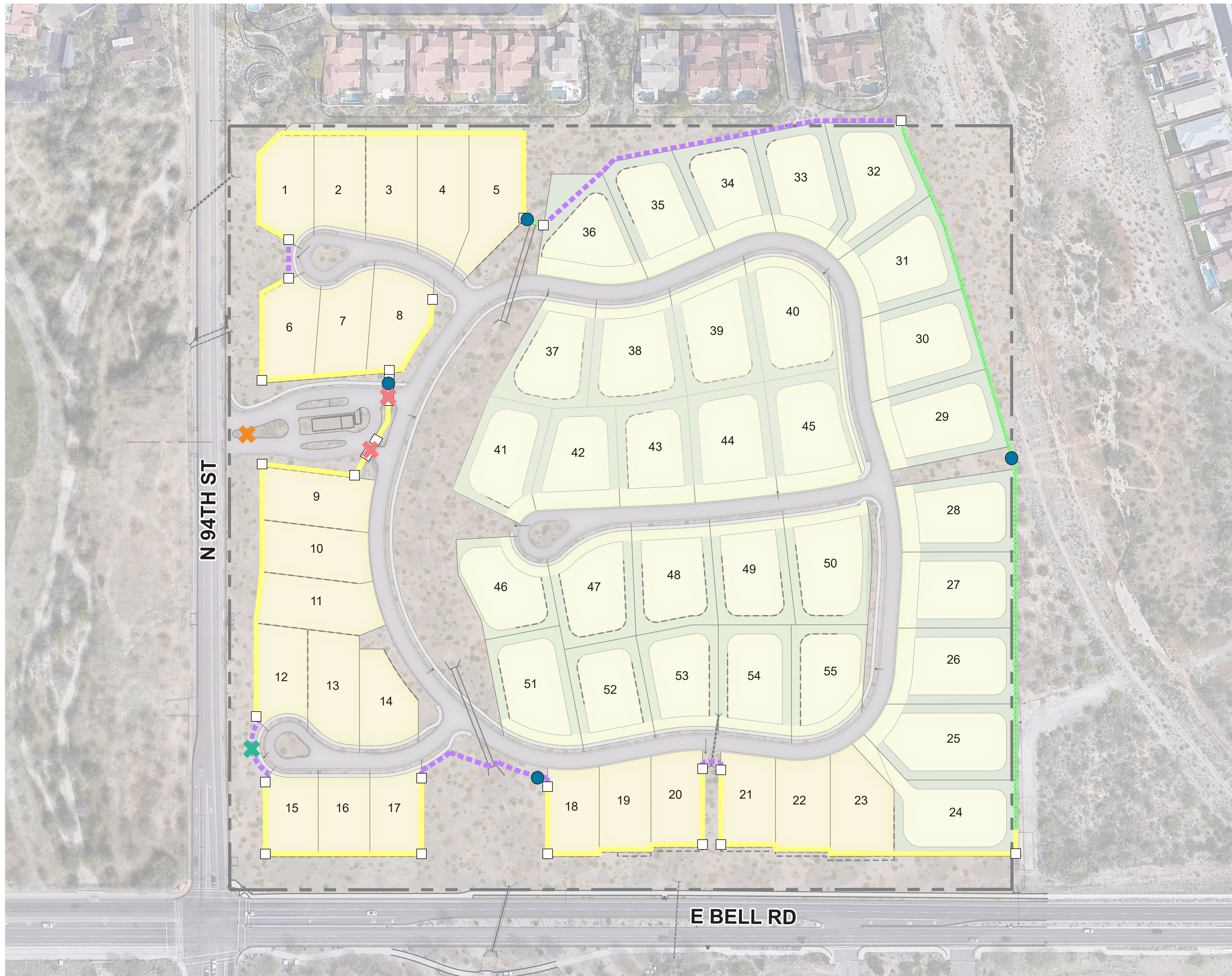
4900 N. Scottsdale Rd., Suite 1200  
 Scottsdale, Arizona 85251  
 Tel: 480.994.0994  
 www.rviplanning.com

## 94TH STREET AND BELL ROAD • LANDSCAPE CHARACTER ZONE PLANT PALETTE







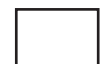

- Scottsdale, Arizona
- December 21, 2022
- 22002497
- American First Builders, LLC



SCALE: 1" = 80'-0"  
 For illustrative purposes only.  
 Subject to change without notice.



**LEGEND**





-  VIEW FENCE
-  PARTIAL VIEW WALL
-  PERIMETER WALL
-  PEDESTRIAN GATE
-  VEHICULAR GATE
-  EMERGENCY ACCESS GATE
-  COLUMN
-  ENTRY MONUMENT

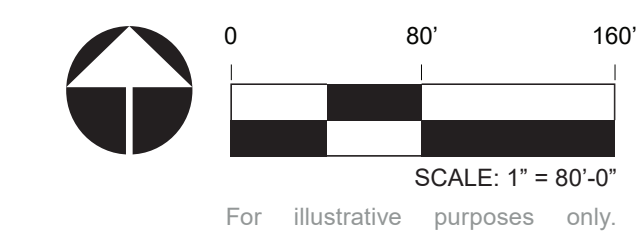
Copyright RVI

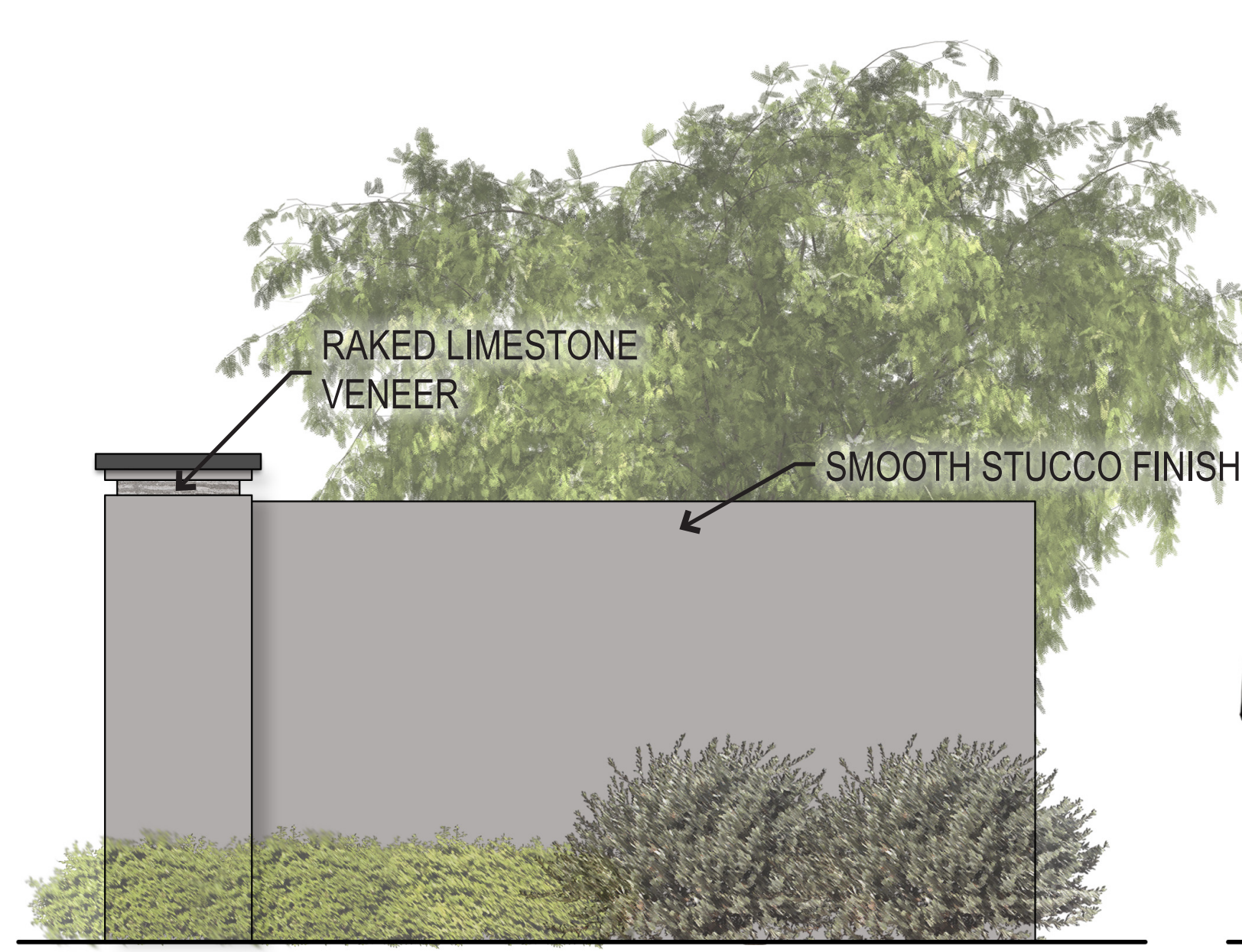
Aerial photography circa 12-01-2022



**94TH STREET AND BELL ROAD • WALL PLAN**

 Scottsdale, Arizona  
 December 21, 2022  
 # 22002497  
 American First Builders, LLC

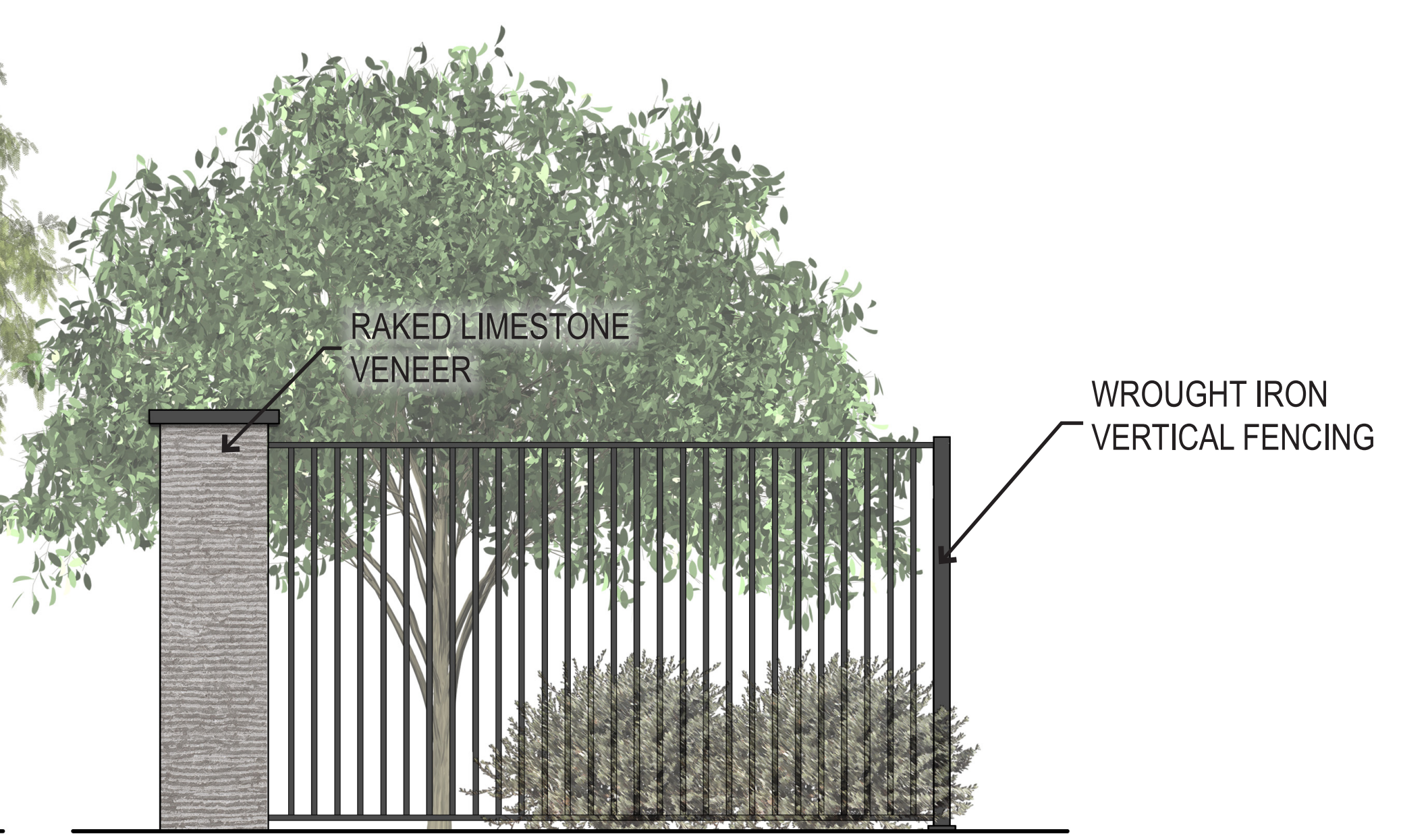




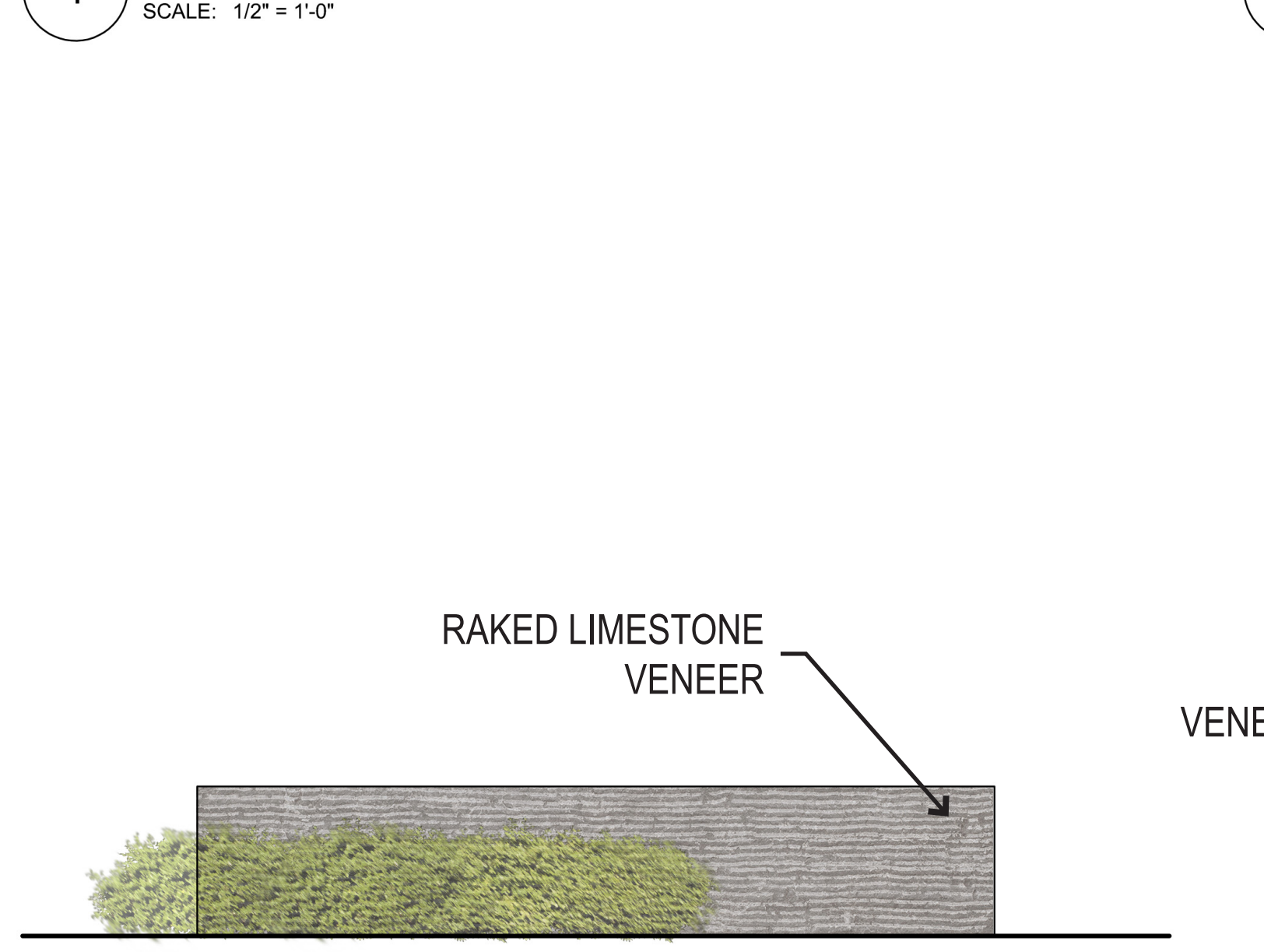
**1 Primary Wall**  
SCALE: 1/2" = 1'-0"



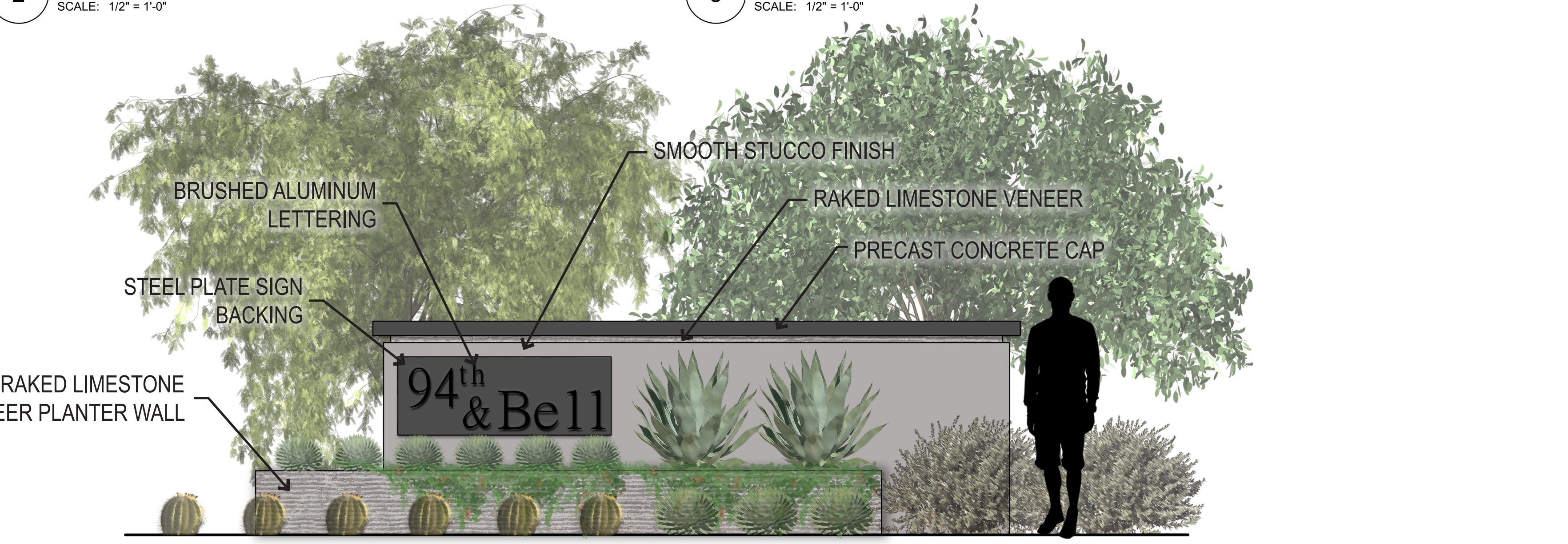
**2 Partial View Wall OPTION 1**  
SCALE: 1/2" = 1'-0"



**3 View Fence OPTION 1**  
SCALE: 1/2" = 1'-0"

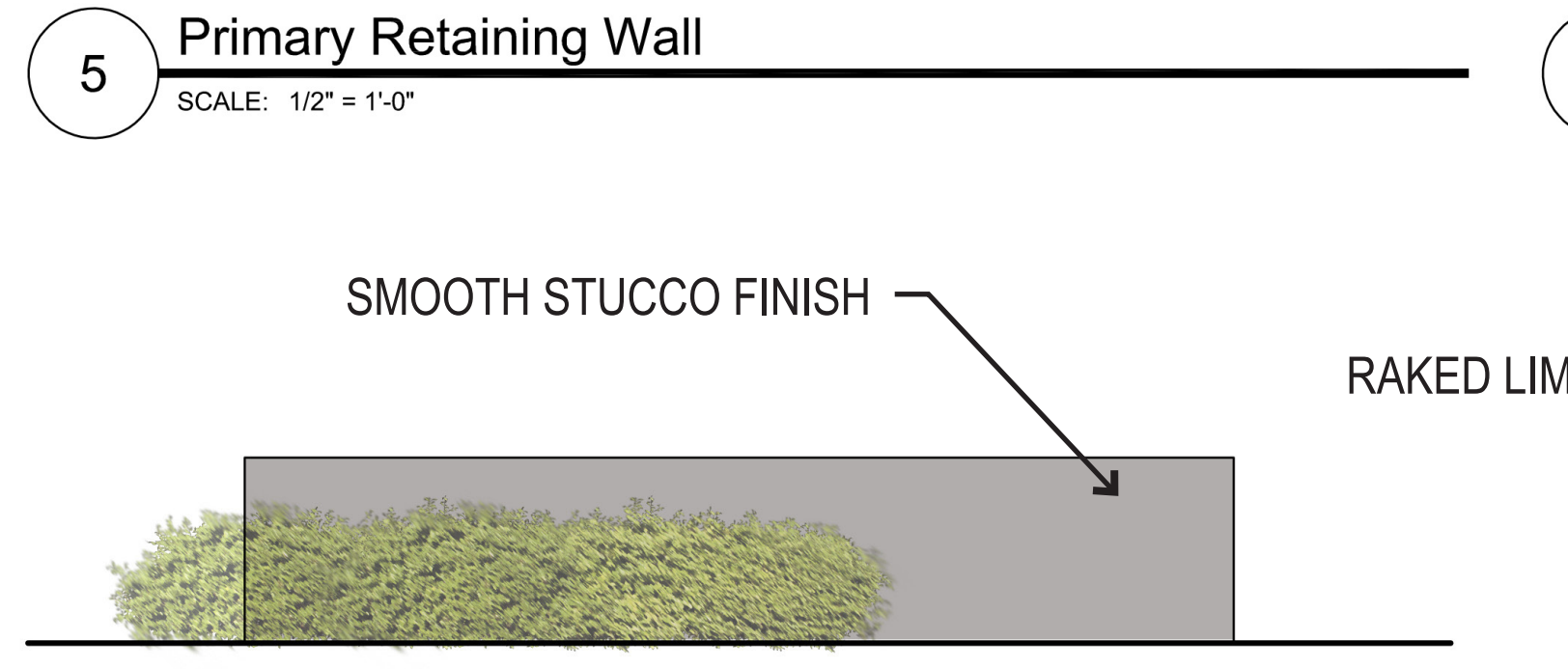


**5 Primary Retaining Wall**  
SCALE: 1/2" = 1'-0"

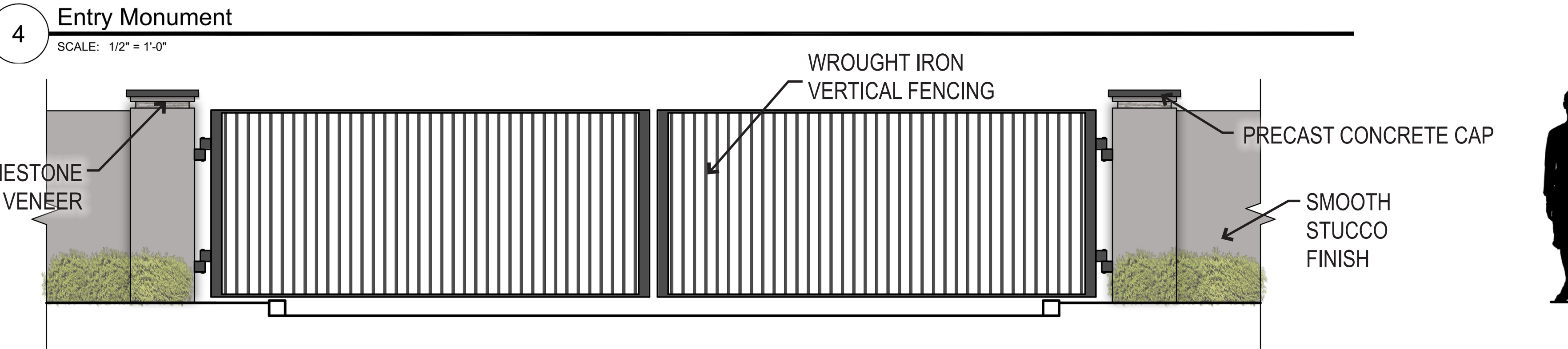


**4 Entry Monument**  
SCALE: 1/2" = 1'-0"

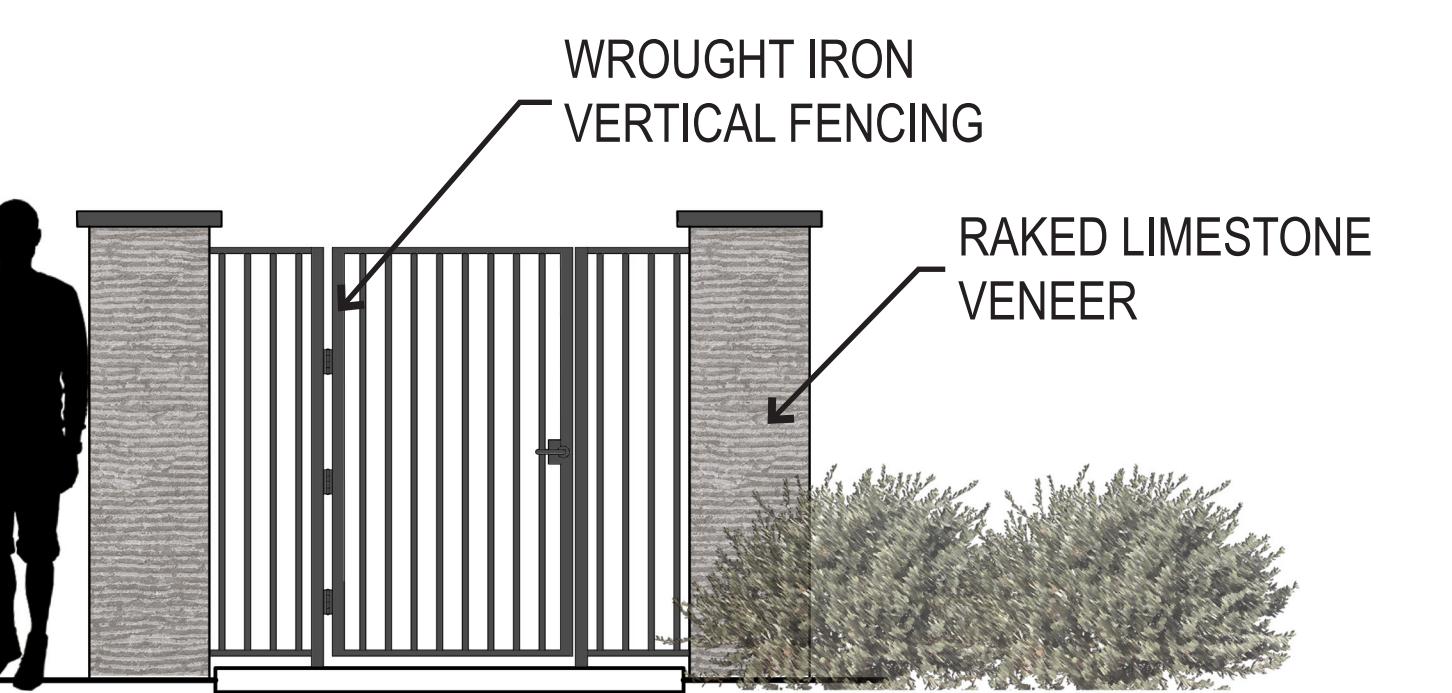
NOTE: SIGNAGE UNDER SEPARATE PERMIT



**6 Secondary Retaining Wall**  
SCALE: 1/2" = 1'-0"



**7 VEHICULAR ENTRY GATE**  
SCALE: 3/8" = 1'-0"



**8 PEDESTRIAN GATE**  
SCALE: 3/8" = 1'-0"

Copyright RVI



**94TH STREET AND BELL ROAD • DETAIL ELEVATIONS**

- Scottsdale, Arizona
- December 21, 2022
- # 22002497
- American First Builders, LLC

For illustrative purposes only. Subject to change without notice.