

Application Narrative

Palm Lane Residences

Project Address : 7300 E Palm Ln

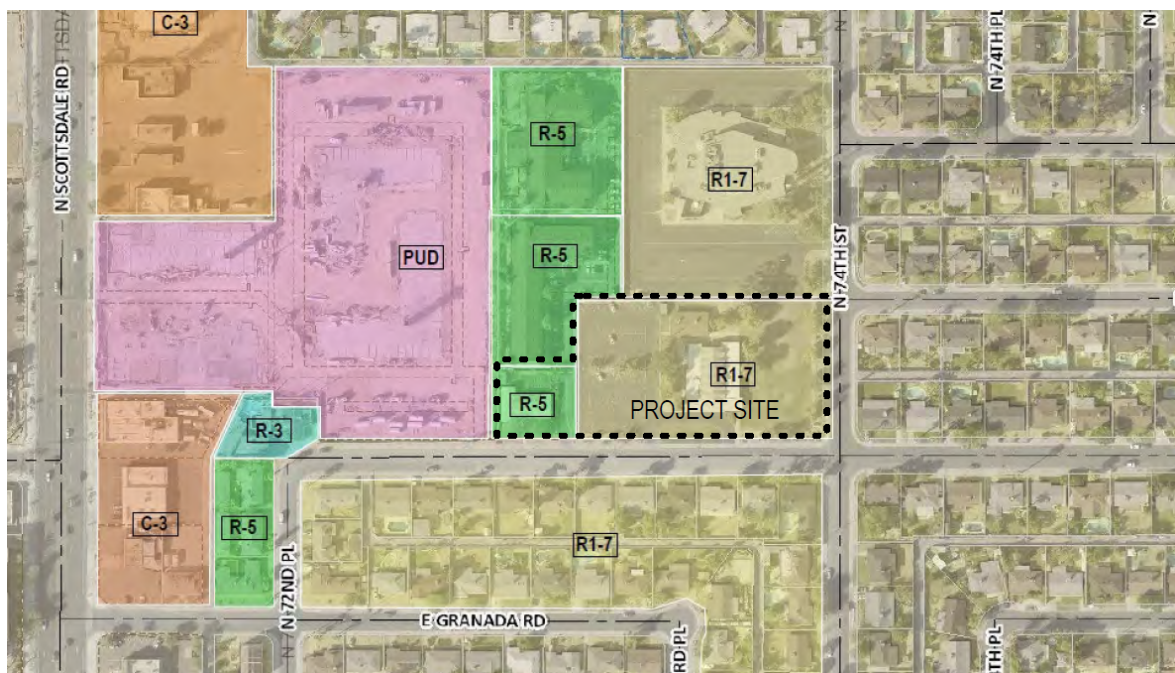
412-PA-2024 Code: 84Z85

Goals and Policies of the General Plan

Project Overview:

We are excited and honored to work with the city of Scottsdale on our new proposed residential project at Palm Lane & 74th street. The project proposes 3 new two-story single family detached homes with a main common amenity featuring a pool and shared gym/clubhouse. The community will be highlighted by lush desert inspired landscaping, first class amenities, and a fresh interpretation of mid-century modern architecture indicative to the residential vernacular found in the city of Scottsdale.

The community will be built in two separate phases as the project splits two separate lots with two separate zoning designations. The smaller lot which will be phase 1 is currently zoned R-5 and the larger lot, which is phase 2, is currently zoned R1-7. For clarity this application only refers to the smaller lot which is phase 1.



The proposed two-story home plans on both phases offer a transition from the existing four story and two-story apartment buildings to the west and north to the

existing primarily single-story homes to the east and south. The homes will feature a 3:12 pitched roof that will minimize height and reflect upon the existing roof profiles in the existing adjacent homes to the south and east.

The small lot is currently zoned for 7.23 du and the existing R1-7 zoning permits for 14.1 du on the large lot allowing for 21.33 du. Our entire project (both phase 1 and phase 2) proposes a total dwelling unit (du) count of 25 which is just a net increase of just over three units from what is already eligible.

We are pushing to provide a **for-sale** community to help fill the need for housing in Scottsdale bucking the trend of the prototypical multi-family and high-density townhome rental products. Our community will allow residents to plant roots in Scottsdale and call it home for hopefully years to come. *“Scottsdale pioneered creative housing solutions in Arizona, such as townhomes, master-planned communities, downtown urban living, and custom single-family desert homes.”* City of Scottsdale General Plan 2035 pg129. Scottsdale has always been a leader in the residential sector and we look forward to providing a product that fits the mold of today’s needs with the intent of building a better and more sustainable future.

- Ordinances, Master Plans, General Plans and Standards
 - The existing R5 zoning could have allowed for a dense development and an increased imposition to neighbors and traffic; however, our proposed homes will introduce families, patrons and neighborhood advocates. The street view will be consistent with recent developments in the neighboring proximity. The building elevations will be modern while still incorporating the essence of the original neighborhood and previous structure which is consistent with Southern Scottsdale’s Community Area Plan Policy CD1.2. The development design and intent aligns with the Southern Scottsdale Community Area Plan’s (SSCAP) goal LU 1.1 for revitalizing and/or expanding residential properties to current market standards. Located adjacent to the SkySong Regional Center, the development’s occupants will aide in supporting the local businesses that are being curated according to the SSCAP Policy LU 5.1 and specifically, LU 5.2.2. Overall, the design intent, exterior amenities, construction quality and finish level should attract a client base similar to those described in SSCAP Policy EV 5.3, “...executive and workforce housing” adjacent to the SkySong Regional Center as well as the Scottsdale Road Corridor.
- Architectural Character, Landscaping and Site Design
 - Our roof line and elevation design will share the style of traditional Arizona gable construction, while supporting an outdoor living space to promote a connection with the Scottsdale environment by “extending indoor spaces to

the outside” (SSCAP Goal CD2). The elevations will modernize a section of the community that is already experiencing a trend of organic modernization and revitalization.

- Exterior elevations demonstrate subtle variety via color blocking that will not be a stark contrast to each other while still avoiding palette monotony.
- Street frontage landscaping will incorporate species from the ADWR’s Phoenix Active Management Area plant list. Architecturally, the landscape design is a major component to the site’s curb appeal and integration to the existing community. Existing neighboring design, as well as neighborhood participation have aided in our landscape design development.
- Overall site design has weighed multiple facets: density balance, neighborhood impact, infrastructure demand and public appeal. SSCAP Policy CD 7.3 has been in the forefront in design development. The surrounding residents are our future neighbors; respecting their suburban asset is mutually beneficial as the development matures into a stabilized, contemporary housing development.
- Ingress, Egress, On-Site Circulation, Parking and Pedestrians
 - The site layout is simple, concise and functional for 3 residences. A common driveway serves as ingress and egress to Palm Ln. Based on a traffic impact study, the site will potentially generate only 28 daily trips. The drive path is compliant with R5 zoning standards and provides 2 covered (attached) parking stalls per developed unit. Site lighting will be provided at the site entry as well as at the end of the drive path which, in conjunction with building surface lighting, will promote good visibility without being ostentatious to the residents and neighbors.
- Mechanical and Utility Equipment
 - Typical mechanical equipment found on single family residences shall be placed behind lot fencing and maintained by the individual resident and screened from any public plain sight vantage point. No roof top units will be allowed. Standard SES electrical panels will be exterior mounted to the sides of each structure per Salt River Project guidelines. The SES panels will be painted to match surrounding planes to camouflage the material difference.
 - On-site electrical transformers will be placed strategically to maximize the number of homes serviced by as few transformers as possible. All utility improvement equipment will be on-site and tastefully shielded and incorporated into the on-site landscape design. Water utility structures will be installed per Scottsdale and MAG design guidelines behind ROW with proper integration to the streetscape design.
- Old Town Scottsdale and Artwork Location
 - The site does not fall within either of these zoning districts.

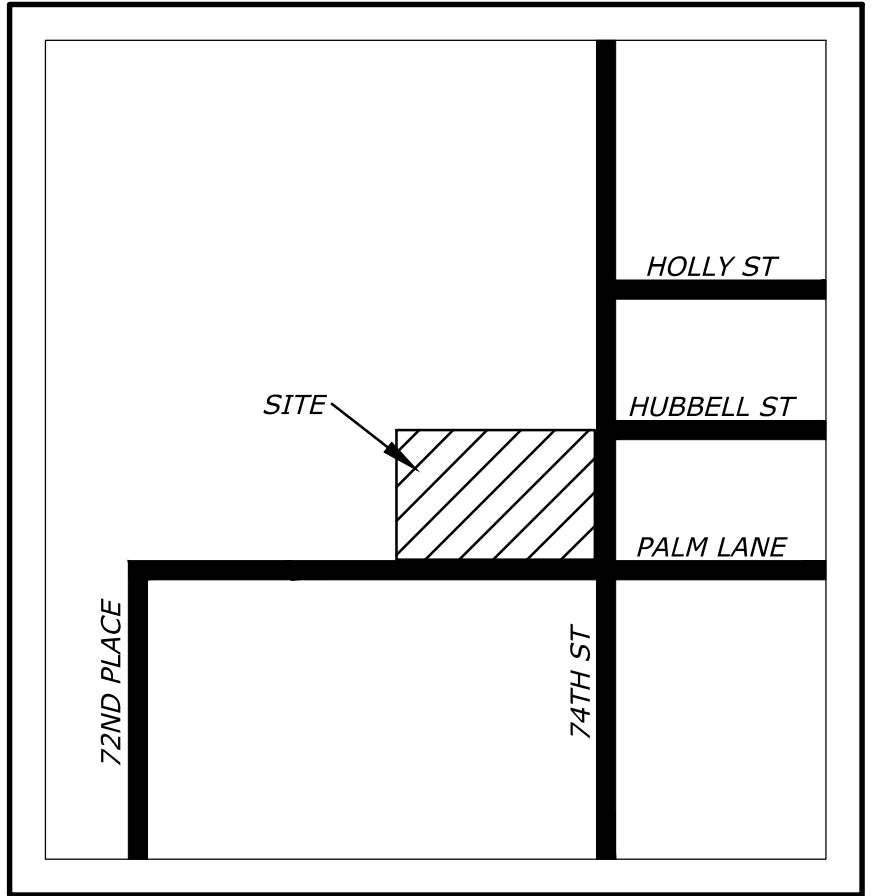
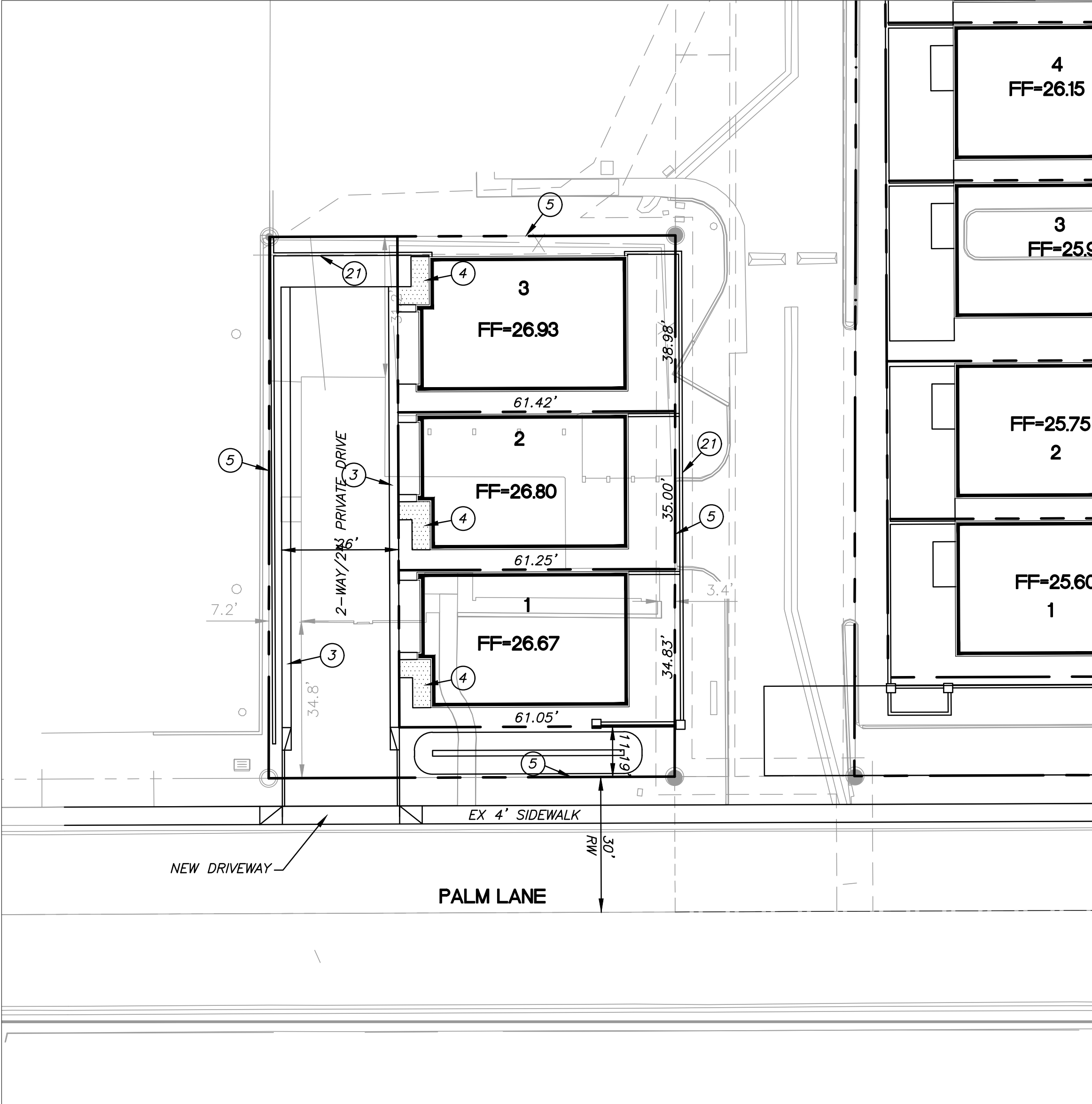
We take great pride in working with the city of Scottsdale and look forward to creating an amazing and impactful community that follows the ethos of Scottsdale and provides a path for a positive and sustainable future. Thank you for your time and consideration.

Respectfully,

Curve Development

PRELIMINARY SITE PLAN
FOR
PALM LANE TOWNHOMES PHASE 1
SCOTTSDALE, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH,
RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA
7300 E. PALM LANE



VICINITY MAP
NOT TO SCALE

OWNER / DEVELOPER:
CURVE DEVELOPMENT
1661 E CAMELBACK RD SUITE 175
PHOENIX, AZ 85016
ATTN: PRESTON COOLING
PRESTONC@CURVEDEVELOPMENT.COM

ENGINEER:
RCC DESIGN GROUP, LLC
ATTN: STUART W. RAYBURN, P.E.
16815 S. DESERT FOOTHILLS PKWY., SUITE 138
PHOENIX, AZ 85048
480.598.0270
480.598.0273 FAX

BENCHMARK:
BENCHMARK NO. 1
CITY OF SCOTTSDALE BRASS CAP IN HAND HOLE LOCATED AT THE
INTERSECTION OF E. MCDOWELL ROAD AND N. MILLER ROAD.
(NAVD 88) ELEVATION=1210.72'

BENCHMARK NO. 2
CITY OF SCOTTSDALE BRASS CAP IN HAND HOLE LOCATED AT THE
INTERSECTION OF N. SCOTTSDALE ROAD AND E. OAK STREET.
(NAVD 88) ELEVATION=1235.88' (ARDURRA OBSERVED 1235.95')

APN: 135-19-002S

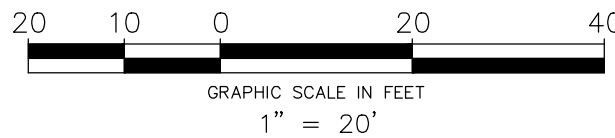
ZONING: R-5

SITE AREA:
SITE AREA = 10,803SF
OR 0.248 ACRES

PARKING REQUIRED:
2 SPACES/UNIT X 3 UNITS = 6 SPACES

PARKING PROVIDED:
GARAGE PARKING= 2 SP/UNIT X 3 UNITS = 6 SPACES

- 3 INSTALL ROLL CURB
4 INSTALL 4" THICK CONC. SIDEWALK
5 DEVELOPMENT PROPERTY LINE
21 NEW BUILDER WALL



RCC
DESIGN
GROUP, LLC

16815 S. DESERT FOOTHILLS PKWY.
SUITE 138
PHOENIX, AZ 85048
480.598.0270
480.598.0273 FAX
CIVIL & SITE ENGINEERING SERVICES



Expires 12/31/25



PRELIMINARY SITE PLAN
FOR
PALM LANE TOWNHOMES
7300 E PALM LANE

ARIZONA

SCOTTSDALE

PROJECT NO. 24-034-50
DRAWING NO. 00000
DATE: 7/22/24
DRAWN BY: LJR/SWR
CHECKED BY: JSR/SWR
REVISIONS:

SHEET NO.
PRELIMINARY
SITE PLAN

PSP



REVISIONS

RKS

MM/DDYY

**Palm Lane Residences
7300 - PH1**



these documents are instruments of service of the authors and are for use on this project only, they are prepared for use in conjunction with the authors' interpretations, observations, decisions, and administration as described in the aed doc201, without which said doc201 cannot be assured, desired, required, or used in alteration, reproduction, or use in part or in whole, for other purposes without the authors' written consent.

BUILDING
PERSPECTIVES

24200

A

03

REV	DESCRIPTION	BY	DATE	APPR

LANDSCAPE PLAN
(COLOR)

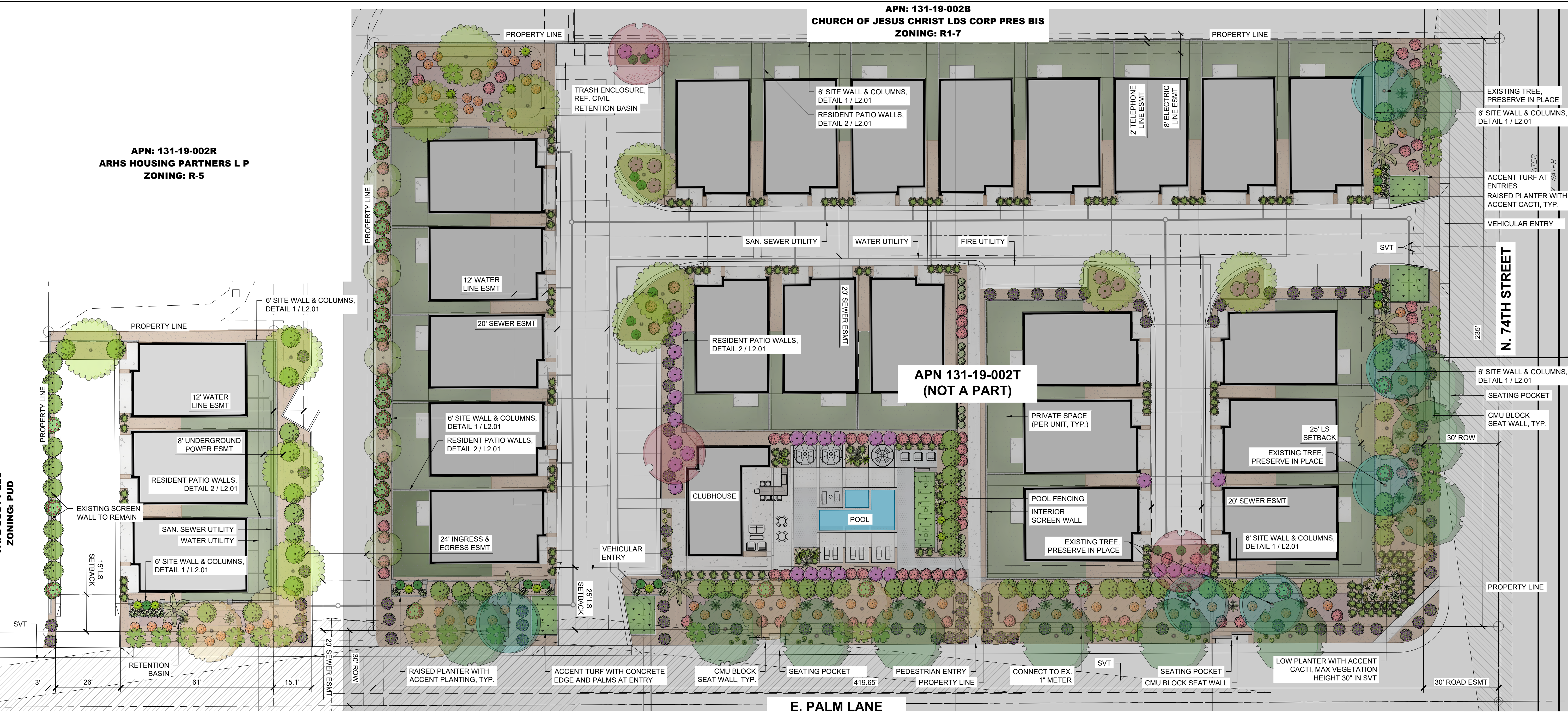
PALM LANE RESIDENCES
PREPARED FOR
7300 E. PALM LANE
SCOTTSDALE
ARIZONA

PROJECT No.
24027

SCALE (H): PER PLAN
SCALE (V): NONE
DRAWN BY: KAW
DESIGN BY: BAS / KAW
CHECK BY: BAS
DATE: 09/20/2024

REGISTERED LANDSCAPE ARCHITECT
45445
BRIAN A. SAGER
State of Arizona
Expires 12/31/2024

24027.LS.dwg
L.01

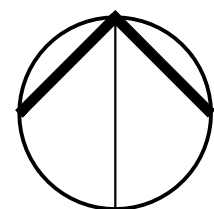
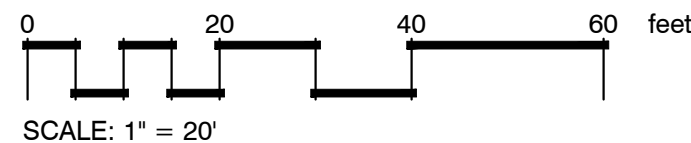


PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE
TREES					ACCENTS & GRASSES			
	4	Parkinsonia hybrid 'Desert Museum' Palo Verde	24" Box	1.0"-1.5"		2	Dasyliion texanum	5 gal
	1	Phoenix dactylifera Date Palm	15' TRUNK HEIGHT			2	Hesperaloe funifera	5 gal
	2	Vachellia farnesiana 'Sweet Sierra' Podless Sweet Acacia	24" Box	1.0"-1.75"		8	Muhlenbergia emersleyi 'El Toro'	5 gal
						1	Bull Grass	5 gal
						1	Mexican Fence Post	5 gal
					GROUNDCOVER & SHRUBS			
						22	Dodonaea viscosa	5 gal
						6	Hop Bush	5 gal
						6	Eremophila glabra 'Mingenew Gold'	5 gal
						8	Outback Sunrise Emu	5 gal
						8	Lantana montevidensis	5 gal
						4	Purple Trailing Lantana	5 gal
						4	Portulacaria afra	5 gal
						8	Elephant's Food	5 gal
						8	Sphaeralcea ambigua	5 gal
						3	Globemallow	5 gal
						3	Tecoma x 'Crimson Flare'	5 gal
						3	Crimson Flare Yellow Bells	5 gal

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	QTY
	PRIVATE SPACE Materials Vary	1,511 sf
	32 Exterior Improvements CONCRETE Texture: Broom Finish Color: Standard Gray	388 sf
	TOPDRESS Size: 1/2" Screened, 2" Depth Color: Apache Brown By: Holcim	3,525 sf
	Planting Preparation WOODCHIP MULCH 3" Minus, 4" Depth Color: Natural	286 sf
	Fence / Wall Systems SITE WALL	385 lf

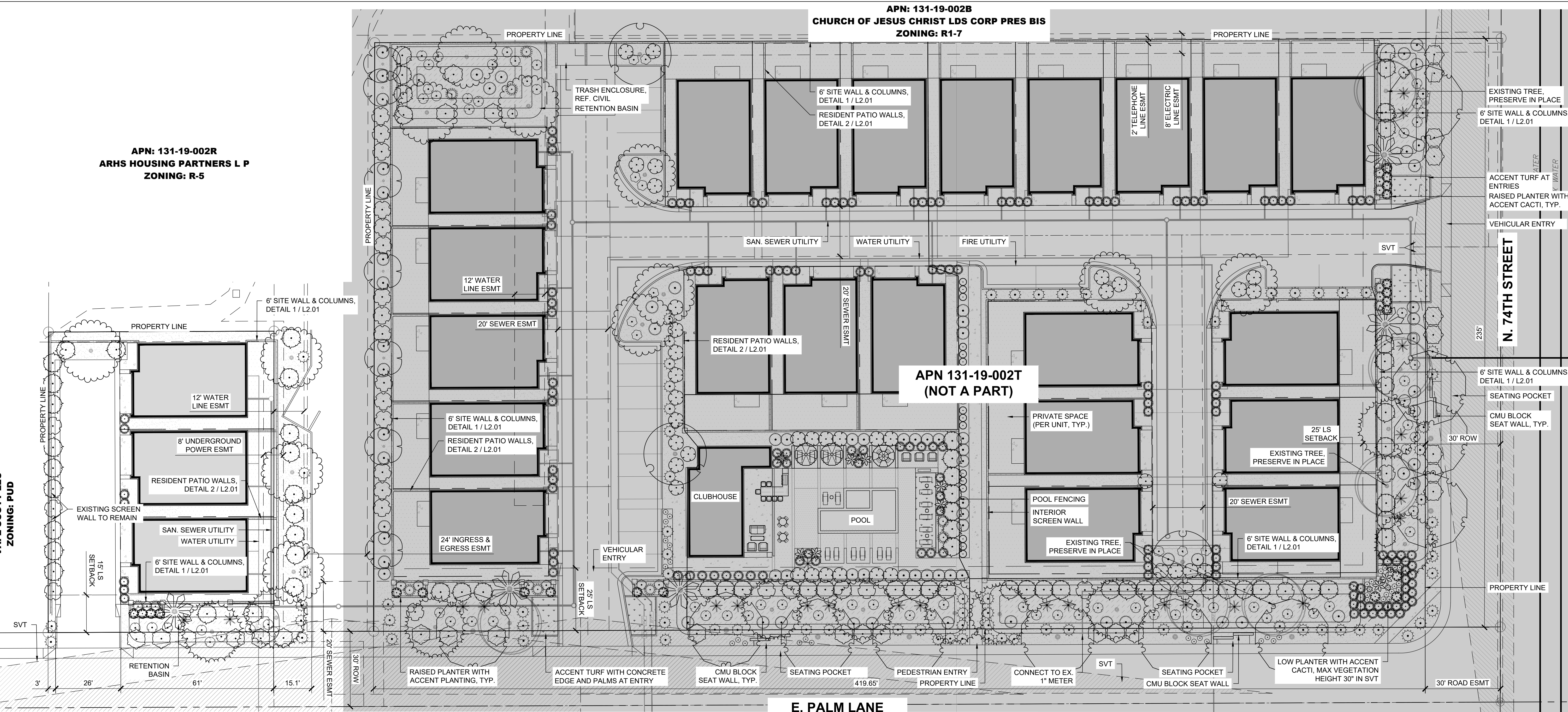


REV	DESCRIPTION	DATE	APPR

LANDSCAPE PLAN
(B+W)

PALM LANE RESIDENCES
PREPARED FOR
7300 E. PALM LANE
SCOTTSDALE ARIZONA

PROJECT No.	24027
SCALE (H):	PER PLAN
SCALE (V):	NONE
DRAWN BY:	KAW
DESIGN BY:	BAS / KAW
CHECK BY:	BAS
DATE:	09/20/2024



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER
TREES				
	4	Parkinsonia hybrid 'Desert Museum' Palo Verde	24" Box	1.0"-1.5"
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	2	Vachellia farnesiana 'Sweet Sierra' Podless Sweet Acacia	24" Box	1.0"-1.75"
ACCENTS & GRASSES				
	2	Dasylirion texanum Desert Spoon		
	2	Hesperaloe funifera Giant Hesperaloe		
	8	Muhlenbergia emersleyi 'El Toro'		
	1	Bull Grass		
GROUND COVER & SHRUBS				
	22	Dodonaea viscosa Hop Bush		
	6	Eremophila glabra 'Mingenew Gold'		
	8	Outback Sunrise Emu		
	8	Lantana montevidensis		
	4	Purple Trailing Lantana		
	4	Portulacaria afra Elephant's Food		
	8	Sphaeralcea ambigua		
	8	Globemallow		
	3	Tecoma x 'Crimson Flare'		
	3	Crimson Flare Yellow Bells		

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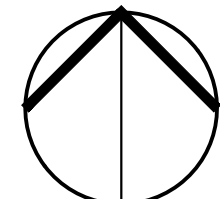
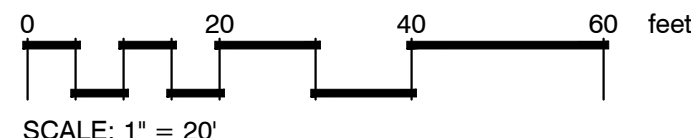
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	WOODCHIP MULCH 3" Minus, 4" Depth Color: Natural	286 sf
	Fence / Wall Systems	
	SITE WALL	385 lf

APN: 131-19-066
VAF2 SCOTT LLC
ZONING: PUD

APN: 131-19-002R
ARHS HOUSING PARTNERS L P
ZONING: R-5

APN: 131-19-002B
CHURCH OF JESUS CHRIST LDS CORP PRES BIS
ZONING: R1-7

APN 131-19-002T
(NOT A PART)



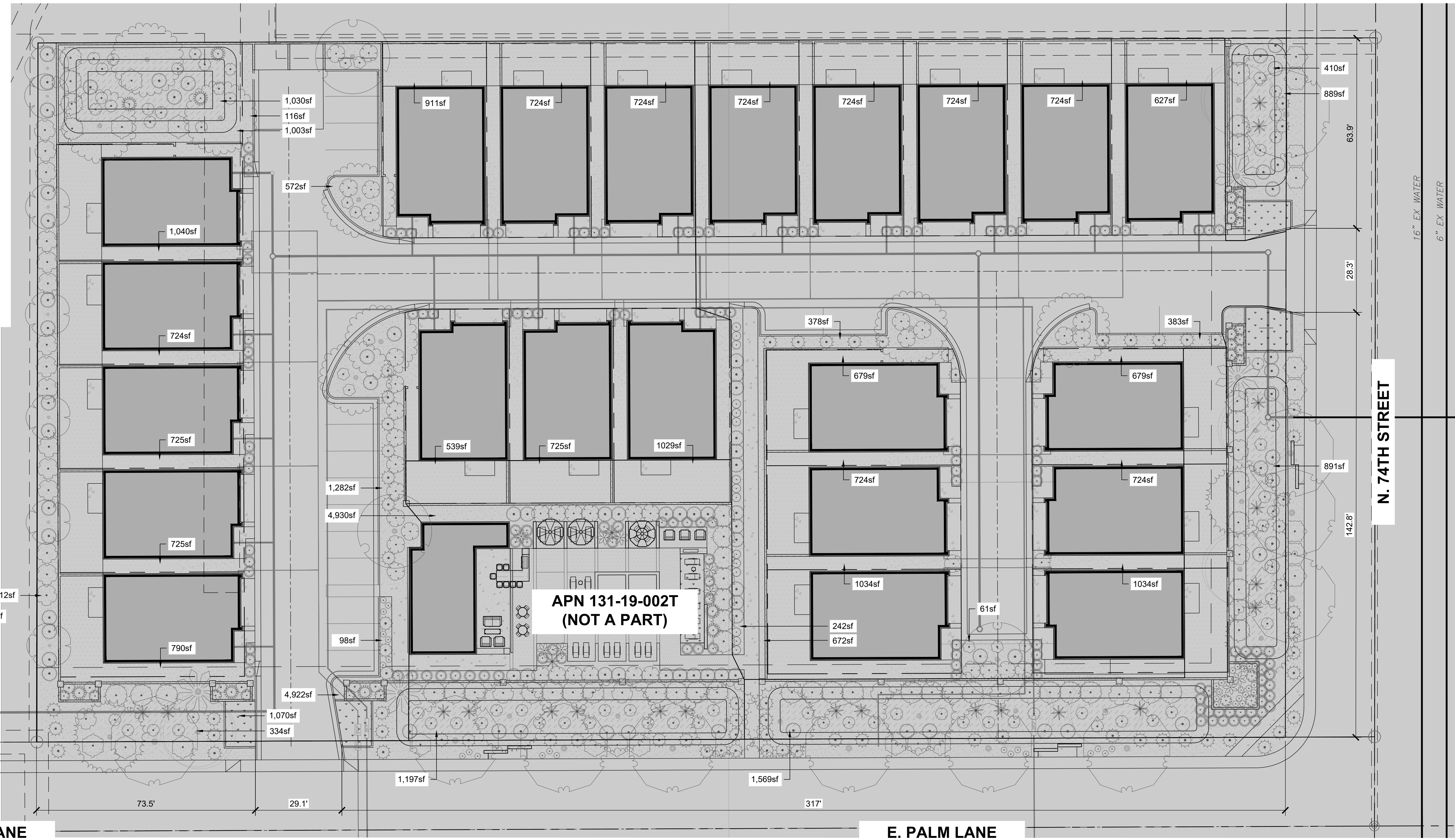
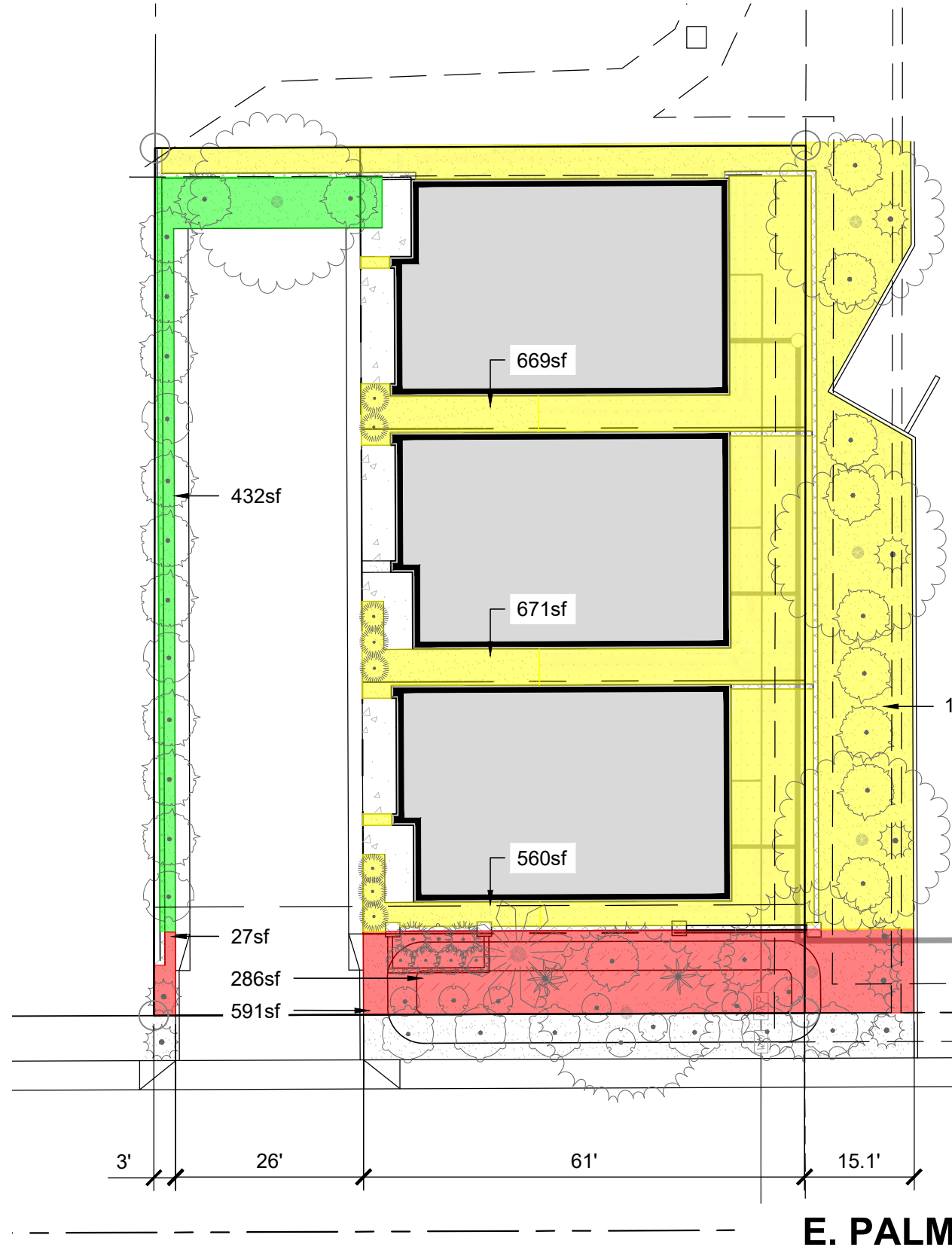
PALM LANE RESIDENCES PH1

PROJECT INFORMATION

ADDRESS: 7300 E PALM LANE, SCOTTSDALE, AZ, 85257
A.P.N.: 131-19-002S
PROJECT ZONING: R5
NET AREA 10,803 SQ. FT.
BUILDING HEIGHT: 24'-9"
SLOPE ANALYSIS: NO SLOPES GREATER THAN 10%

SHEET INDEX

L0.00 COVER SHEET & OPEN SPACE PLAN
L1.01 LANDSCAPE PLAN (COLOR)
L1.02 LANDSCAPE PLAN (B+W)
L2.01 HARDSCAPE PLAN (COLOR)
L2.02 HARDSCAPE PLAN (B+W)



PROJECT TEAM

OWNER / DEVELOPER

CURVE DEVELOPMENT, LLC
1661 E CAMELBACK RD
SUITE #275
PHOENIX, AZ 85016
CONTACT: PRESTONCOOLING
PHONE: 602.499.5370
EMAIL: PRESTONC@CURVEDEVELOPMENT.COM

LANDSCAPE ARCHITECT

WERK | URBAN DESIGN
7520 E 2ND STREET
SUITE #1004
SCOTTSDALE, AZ 85251
CONTACT: BRIAN SAGER
PHONE: (602) 429-9922
EMAIL: BRIAN@WERKURBANDESIGN.COM

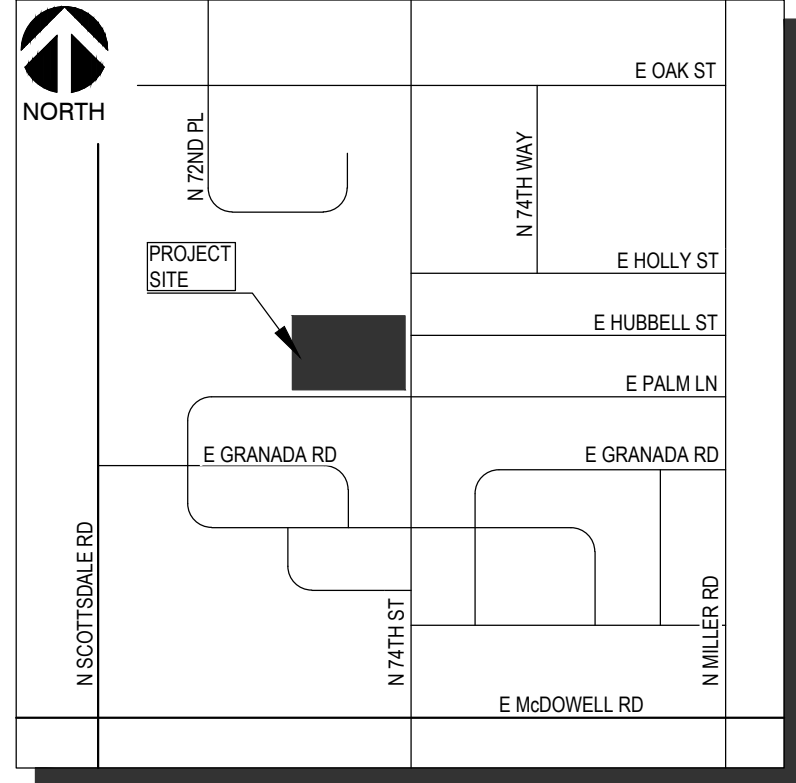
CIVIL ENGINEER

RCC DESIGN GROUP, LLC.
16815 S DESERT FOOTHILLS PKWY
SUITE #138
PHOENIX, AZ 85048
CONTACT: STUART RAYBURN
PHONE: 480.598.0270
EMAIL: STU@RCCDESIGNGROUP.COM

LANDSCAPE REQUIREMENTS & CALCULATIONS

STREET FRONTAGE	FRONTAGE (LF)	LF PER TREE	REQ'D TREES	PROVIDED TREES
SOUTH PERIMETER (E PALM LN): 64 LF 1 Tree per 25 LF (26lf removed for drive aisle)	64	25	2.56	3
OPEN SPACE REQUIREMENTS	NET LOT AREA	REQ'D OS AREA	TOTAL REQ'D OS AREA	PROVIDED OS AREA
REQUIRED OPEN SPACE: 24'-9" Building Height				
First 12' of height (10% x Net Lot Area)	10,803.00	1,080.30		
Next 12.75' of height (12.75' x .004 x Net Lot Area)	10,803.00	550.95	1,631.25	4,468.99
PARKING LOT LANDSCAPE	AREA	REQUIRED	PROVIDED	
At least 15% of parking lot shall be landscaped	2405.08	360.762	431.84	
MINIMUM TREE SIZE	PROVIDED			
15 gal minimum container size	Confirmed			
At least 50% must be mature: Palm Trees 12ft tall, Single Trunk 3" caliper, Multiple Trunk 1.5" average cal.	Confirmed			
MINIMUM SHRUB SIZE				
5 gal minimum container size (1 gal for groundcover)	Confirmed			

VICINITY MAP



OPEN SPACE AREAS

- FRONT OPEN SPACE - 904.18sf (INCLUDING BASINS)
- OPEN SPACE - 3,564.81sf (OTHER THAN FRONTAL)
- PARKING LOT LANDSCAPING - 431.84sf

CITY OF SCOTTSDALE GENERAL LANDSCAPE NOTES

- AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
- A MINIMUM OF 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, AND/OR THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.
- A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
- AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- NO TURF AREAS ARE TO BE PROVIDED.
- RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
- TURF SHALL BE LIMITED TO THE MAXIMUM AREA SPECIFIED IN SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS.
- NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
- THE APPROVAL OF THESE PLANS RECOGNIZE THE CONSTRUCTION OF A LOW VOLTAGE SYSTEM AND DOES NOT AUTHORIZE ANY VIOLATION OF THE CURRENT CITY OF SCOTTSDALE ADOPTED ELECTRICAL CODE.
- THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.
- ALL REVEGETATED NAOS SHALL BE WATERED FOR 3 YEARS. AT THE END OF 3 YEARS, THE IRRIGATION SYSTEMS TO THE REVEGETATED NAOS SHALL BE PERMANENTLY DISCONNECTED.
- NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.
- PROVIDE THE NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM ON THE PLANS:

NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM:
1. NO BUILDING, GRADING, OR CONSTRUCTION ACTIVITY SHALL ENCROACH INTO AREAS DESIGNATED AS NAOS, OR OUTSIDE THE DESIGNATED LIMITS OF CONSTRUCTION ENVELOPE.
2. ALL NAOS AND AREA OUTSIDE OF THE LOC SHALL BE PROTECTED FROM DAMAGE PRIOR TO, AND DURING CONSTRUCTION BY THE FOLLOW METHODS:
a. A REGISTERED LAND SURVEYOR SHALL STAKE ALL NAOS AND LOC DISTURBANCE BASED ON THIS EXHIBIT.
b. + THREE (3) FOOT TALL STEEL REBAR, OR CITY OF SCOTTSDALE INSPECTION SERVICES APPROVED SIMILAR, SHALL BE SET ALONG THE NAOS AND LOC, AND CONNECTED WITH GOLD ROPING BY THE CONTRACTOR PRIOR TO ANY CLEARING OR GRADING.
c. ALL CACTUS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE DIRECTLY ADJACENT, WITHIN TWO FEET, OF THE NAOS AND LOC LINE SHALL BE FENCED WITH WIRE FENCING TO PREVENT DAMAGE.
d. THE CONTRACTOR SHALL MAINTAIN THE STAKING, ROPING, AND FENCING INTACT DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.
e. THE CONTRACTOR SHALL REMOVE STAKING, ROPING, AND FENCING AFTER RECEIPT OF THE LETTER OF ACCEPTANCE/CERTIFICATE OF OCCUPANCY FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.



REV	DESCRIPTION	BY	DATE	APPR

COVER SHEET & OPEN SPACE PLAN

PALM LANE RESIDENCES PREPARED FOR 7300 E. PALM LANE SCOTTSDALE, ARIZONA

PROJECT No. 24027

SCALE (H):	PER PLAN
SCALE (V):	NONE
DRAWN BY:	KAW
DESIGN BY:	BAS / KAW
CHECK BY:	BAS
DATE:	09/20/2024

24027CS.dwg

L0.00

