

Application Narrative

Palm Lane Residences

Project Address: 7320 E Palm Lane

412-PA-2024 Code: 84Z85

Goals and Policies of the General Plan

Project Overview:

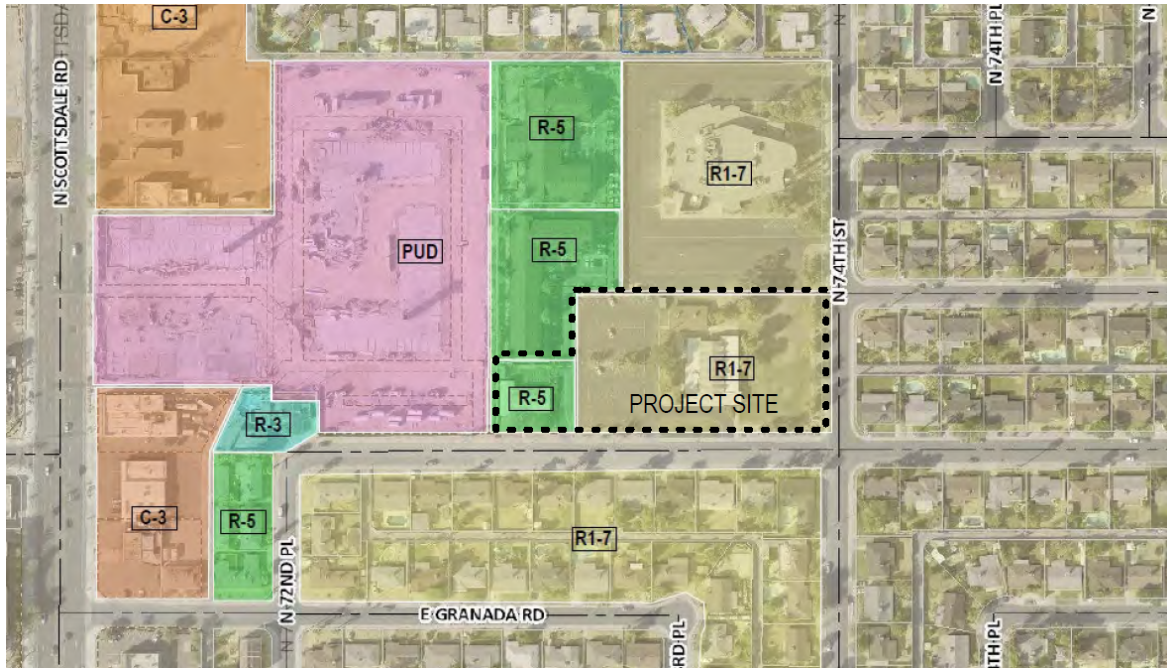
We are excited and honored to work with the city of Scottsdale on our new proposed residential project at Palm Lane & 74th street. The project proposes 22 new two-story single family detached homes with a main common amenity featuring a pool and shared gym/clubhouse. The community will be highlighted 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 larger lot (phase 2) as the small lot is currently in compliance.

The project proposes a minor rezone of the existing R1-7 zoning to R3 zoning preserving the suburban land use to suburban land use. The primary zoning request is due to the smaller size of the lot and adjacent connection to the existing LDS church to the north and multi-family community to the east. The existing criteria for R1-7 zoning does not allow for an internal public road system due to the size and geometry of the lot.

The proposed R3 zoning allows for an internal private drive and the flexibility to layout the single-family detached home community. The purpose of the R3 zoning is *“is intended to fulfill the need for medium density residential development. The property development standards are designed to allow maximum flexibility while maintaining an environment compatible with single-family neighborhoods. This district will generally serve as an integral part of the neighborhood, allowing for a variety of housing types.”* Sec. 5.701.

The intent of the R3 is to help blend new communities into existing residential areas. The site is also surrounded by multiple zoning districts including a four-story multifamily apartment complex (PUD) to the west, an existing retirement community (R5) to the north/northwest, existing connected duplexes/fourplexes (R5) to the west and an existing LDS Church (R1-7) – see map below for reference.



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.

‘As land for housing development becomes increasingly limited, the community will need to focus attention on the revitalization and preservation of established housing stock and seek creative infill development strategies to accommodate Scottsdale’s multiple

generations' City of Scottsdale General Plan 2035 pg 129. Our community strives to push progress forward and create a smart and sensible approach to housing options that can provide for all generations. As Scottsdale continues to grow and more options for land become increasingly limited the 'infill' projects become more important to the design and development of the city. We are taking the stance on simply not maximizing density on the site that a multifamily or townhome product would create but rather create a new model that can hopefully serve as a new standard for residential development in Scottsdale. A single family detached housing product that rethinks the site model while providing all on the basic amenities to a typical housing development

As the general intent of the Scottsdale General Plan is to provide a tool for the future and we want to push for the suburban-to-suburban zoning to keep the core intent preserved while respecting the character and culture of Scottsdale and adjacent communities. Our core values are to create homes of the highest quality design standards, promote 'livability' with the homes and amenities to encourage long term Scottsdale residents, and a sustainable environment both from the macro and micro scales. The site plan reduces sections of paving found in typical ROW widths mitigating the heat island effect along with compact energy efficient two-story plans.

The proposed three-bed approx. 2200 sf homes will feature high quality designs and layouts while providing first class specs and finishes. The homes plans are thoughtfully designed with modern amenities and offer zero maintenance exteriors for owners. The common areas and shared amenities will be professionally managed through the HOA ensuring a high quality of maintenance and quality. The architecture of the homes will reflect upon the mid-century modern design aesthetics by pulling in features such as low-profile roofs and clean simple lines. This design approach will tie back to the character and culture of not only the immediate adjacent neighborhood but also the City of Scottsdale. The building structure, design and landscaping will complement the relationship between existing and new construction.

The project area is also situated close to the McDowell Road/Scottsdale Growth area. With the plans and future expansion of this corridor, the new community will help support new housing for growing businesses and provide new options for prospective homeowners.

Goals and Policies of the Applicable Character Area Plan

The project is located within the Southern Scottsdale Character Area and focuses on developing homes emblematic of the existing design principles of the existing communities. Home ownership will be paramount for the community to create a sense of place and multiple generations to plant roots can call Scottsdale home.

The designs of the residential development will be compatible with the established neighborhood in proportion and size, blending the multifamily to the northwest to the more residential scale to the southeast. The mid-century modern inspired designs are complementary to the existing neighborhood in both materiality and form. Shallow roof lines 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 second floor features a large fully covered ‘Arizona balcony’ to create a usable exterior living space.

The elevations will modernize a section of the community that is already experiencing a trend of organic modernization and revitalization. The deep overhang on the second-floor balcony will not only provide shade for the exterior living space but also naturally shade the glazing to the lofts and master suites. The orientation and site layout of the homes provide natural shading from home-to-home minimizing expansive southern walls utilizing passive cooling.

‘Respect, protect, and enhance established suburban neighborhoods as assets within Southern Scottsdale, while allowing for contemporary solutions to evolving development and market trends’ SSCAP. As this project is very suburban in nature, it aims to create a transition from the commercial retail located along Scottsdale Road back to the suburban scale of the existing residential neighborhood.

The Sonoran inspired perimeter and internal landscaping will offer low water usage plantings and align with the desert theme landscaping commonly found in southern Scottsdale. The perimeter landscaping backed by an architectural theme wall will create a deep buffer from the existing residences to the new community creating an impactful streetscape. Shade trees wrap the perimeter providing shade for the sidewalks along with a small public node to include a seating element and enhanced landscaping.

The homes themselves will be energy code compliant with solar ready roofs and garages outfitted with outlets for charging stations and home battery pack ready. The backyards will be zero water use to help cut down on water usage and smart home technology will be installed at every home to help manage electrical/power use.

‘Maintaining existing and developing new housing options are important considerations for planning Southern Scottsdale’s future’ SSCAP pg37. The model for our development looks to rework the typical residential subdivision site plan but still provide single family

detached homes with typical features such as 2-car garages and usable backyards. The main common area pool/gym space provides an extra layer of amenity not typically found in standard detached home communities. This first-class amenity will allow residents to have access to a full gym, cabana clubhouse, pool/spa and play area fostering community engagement. These amenities reach all prospective home buyers expanding the home ownership pool by not segmenting to a targeted demographic. This housing product will help expand southern Scottsdale mix of housing types. SSCAP pg38.

'Promote infill projects that include housing on vacant or underutilized land parcels located within Corridors and Centers as Southern Scottsdale reaches build out' SSCAP. With open/vacant land becoming more limited in Southern Scottsdale, infill projects become even more crucial to the future of Scottsdale. These infill projects must be thoughtfully and respectfully designed to ensure Scottsdale continues to move towards a positive and sustainable future. Our goal is to create a new model for Scottsdale that can be replicated and enhanced on other similar lots.

Architectural Character, including environmental response, design principles, site development character, and landscape character.

The majority of these core criteria have been described above: the architecture and landscape will reflect upon the existing residential typical to southern Scottsdale and enhance the community through form and function.

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. Neighborhood meetings and online Teams presentations have been conducted to engage the community and incorporate feedback. Exterior elevations demonstrate subtle variety via color blocking that will not be a stark contrast to each other while still avoiding palette monotony.

The site layout is simple, concise and functional minimizing street sections and providing connectivity for both vehicular and pedestrian access. A common driveway serves as ingress and egress to Palm Ln and 74th street with site lighting provided at the entries as well as at the end of the drive aisles. Combined with building surface lighting, this will promote good visibility without being overspill to the residents and neighbors. Street trees will be provided in all open spaces and drive aisles to help soften the buildings and provide shade. The common area amenity is centrally located to provide easy access to all residents and promote neighborhood engagement.

The overall project has all of these core strategies and values that pull together to create a development that promotes community and home ownership.

Historic Property – existing or potential historic property

-See Historic Report

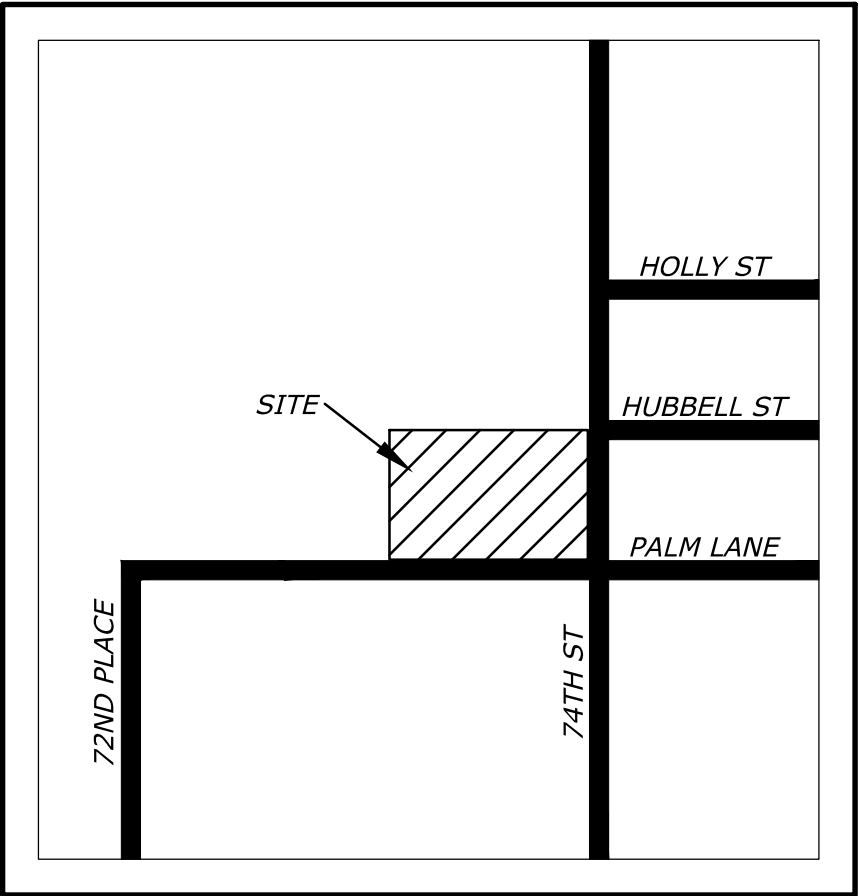
We take great pride in working with the city of Scottsdale and look forward to creating an amazing and impactful community that follows the ethos of Scottsdale and provides a path for a positive and sustainable future. Thank you for your time and consideration.

Respectfully,

Curve Development

PRELIMINARY SITE PLAN
FOR
PALM LANE TOWNHOMES PHASE II
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
7320 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: 131-19-002t

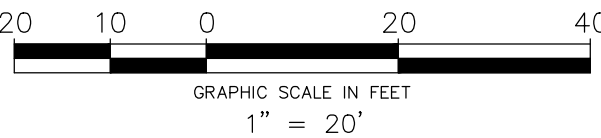
ZONING: R1-7

SITE AREA:
SITE AREA = 109,379 SF
OR 2.51 ACRES

PARKING REQUIRED:
2 SPACES/UNIT X 22 UNITS = 44 SPACES

PARKING PROVIDED:
GARAGE SPACES = 2X22 = 44
SURFACE PARKING = 10 INCLUDING 1 ACCESSIBLE SPACE
TOTAL PARKING PROVIDED = 54 SPACES

- 1 INSTALL CURB AND GUTTER
- 2 INSTALL CURB
- 3 INSTALL ROLL CURB
- 4 INSTALL 4" THICK CONC. SIDEWALK
- 5 DEVELOPMENT PROPERTY LINE
- 13 TRASH ENCLOSURE
- 17 PARALLEL PARKING SPACE 21'-0" X 9'-0"
- 18 PARKING SPACE 9'-0" X 18'-0"
- 19 9 FOOT WIDE ADA PARKING
- 20 5 FOOT WIDE ADA AISLE
- 21 NEW BUILDER WALL
- 31 COMMUNITY THEME WALL
- 32 COMMERCIAL DRIVEWAY



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



Sealed Arizona 011 at least two full
working days before you begin construction
Call 011 or click Arizona011.com

PRELIMINARY SITE PLAN
FOR
PALM LANE TOWNHOMES
7320 E PALM LANE

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



FLOOR PLAN - 1
SOUTH ELEVATION

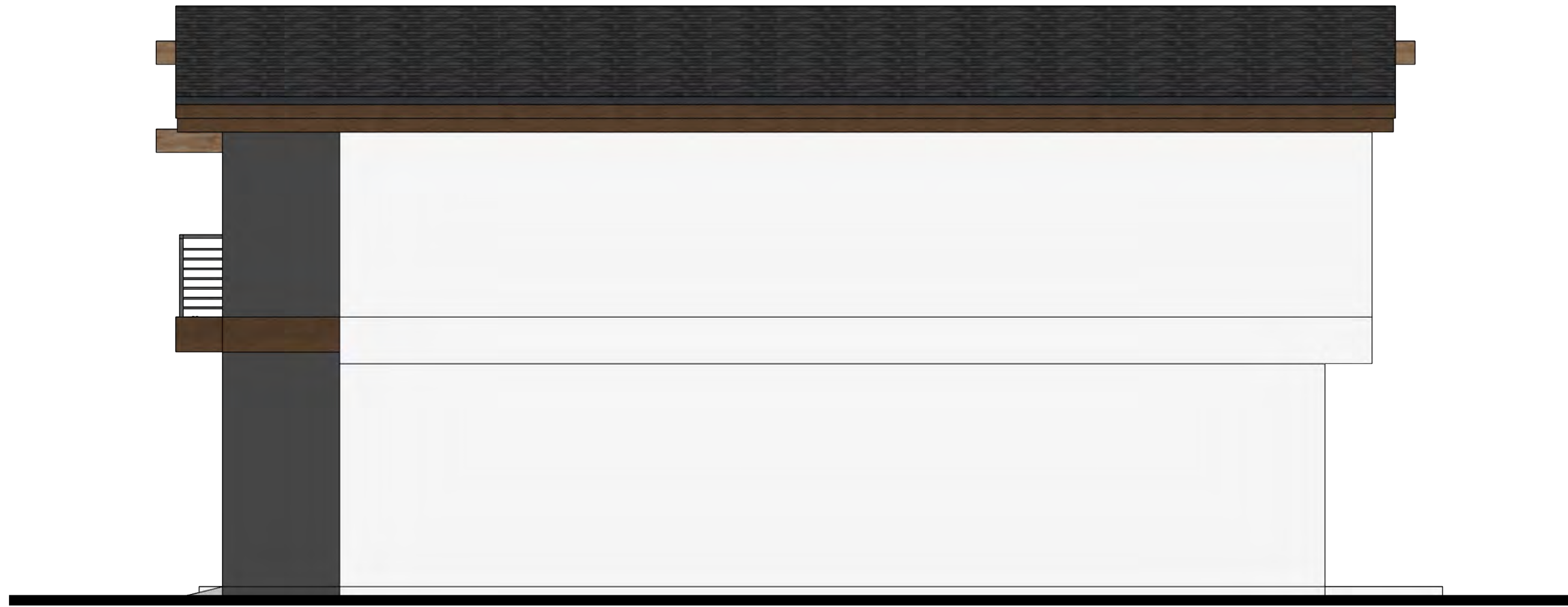
GENERAL NOTE: FINISHES/MATERIALS
TYP. AT ALL ELEVATIONS



FLOOR PLAN - 1
NORTH ELEVATION



FLOOR PLAN - 1
EAST ELEVATION



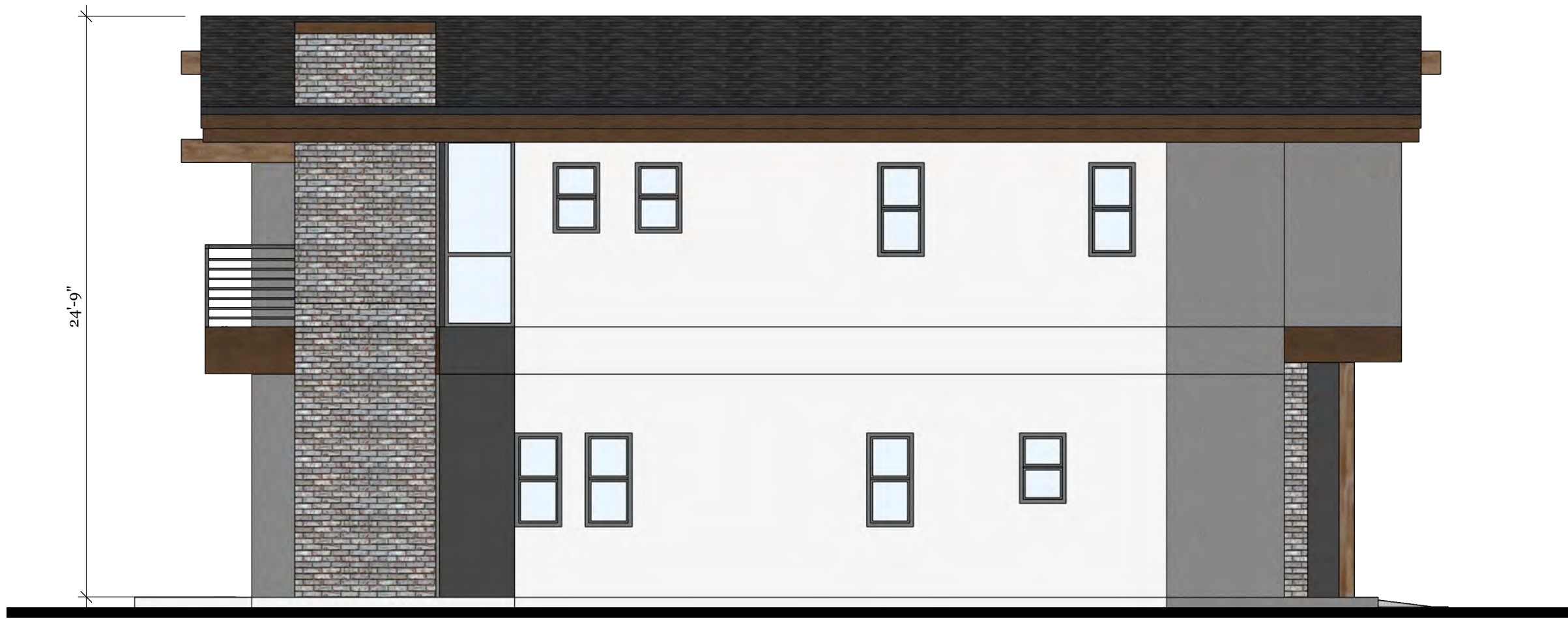
FLOOR PLAN - 1
WEST ELEVATION



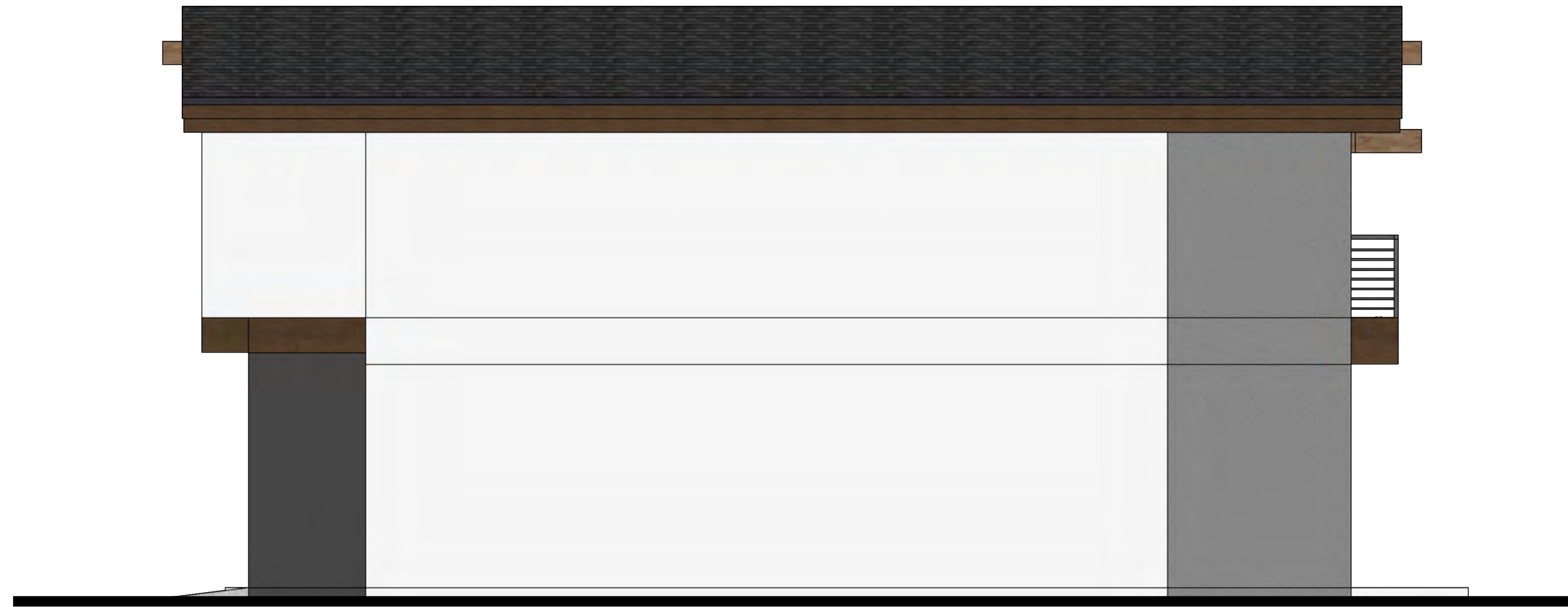
FLOOR PLAN - 2
SOUTH ELEVATION



FLOOR PLAN - 2
NORTH ELEVATION



FLOOR PLAN - 2
EAST ELEVATION



FLOOR PLAN - 2
WEST ELEVATION

3/16" = 1'-0"



REVISIONS		REMARKS
NO	DATE	DESCRIPTION
1	---	---
2	---	---
3	---	---
4	---	---
5	---	---

Palm Lane Residences
7320 - PH2

These documents are instruments of service of the authors and are for use only for the project, location and site conditions described herein. Any use of these documents for other projects, locations, or conditions without the written consent of the authors is prohibited. The authors accept no responsibility for any errors, omissions, or alterations made to these documents, or for any use of these documents for any purpose other than that intended by the authors. The authors may violate existing legal statutes.

ELEVATIONS

24200

A 02



FLOOR PLAN - 1
SOUTH (FRONT) PERSPECTIVE



FLOOR PLAN - 1
NORTH (BACK) PERSPECTIVE



FLOOR PLAN - 2
SOUTH (FRONT) PERSPECTIVE



FLOOR PLAN - 2
NORTH (BACK) PERSPECTIVE

REVISIONS

	DATE	BY	REMARKS
1	11/01/2023	...	...
2	11/01/2023	...	...
3	11/01/2023	...	...
4	11/01/2023	...	...
5	11/01/2023	...	...

Palm Lane Residences
7320 - PH2

DESIGN

These documents are instruments of service of the authors and are for use only for the project, location and site shown. Any reproduction, alteration, reproduction, or use in part or in whole, for other purposes may violate existing legal statutes.

BUILDING
PERSPECTIVES

24200

A03

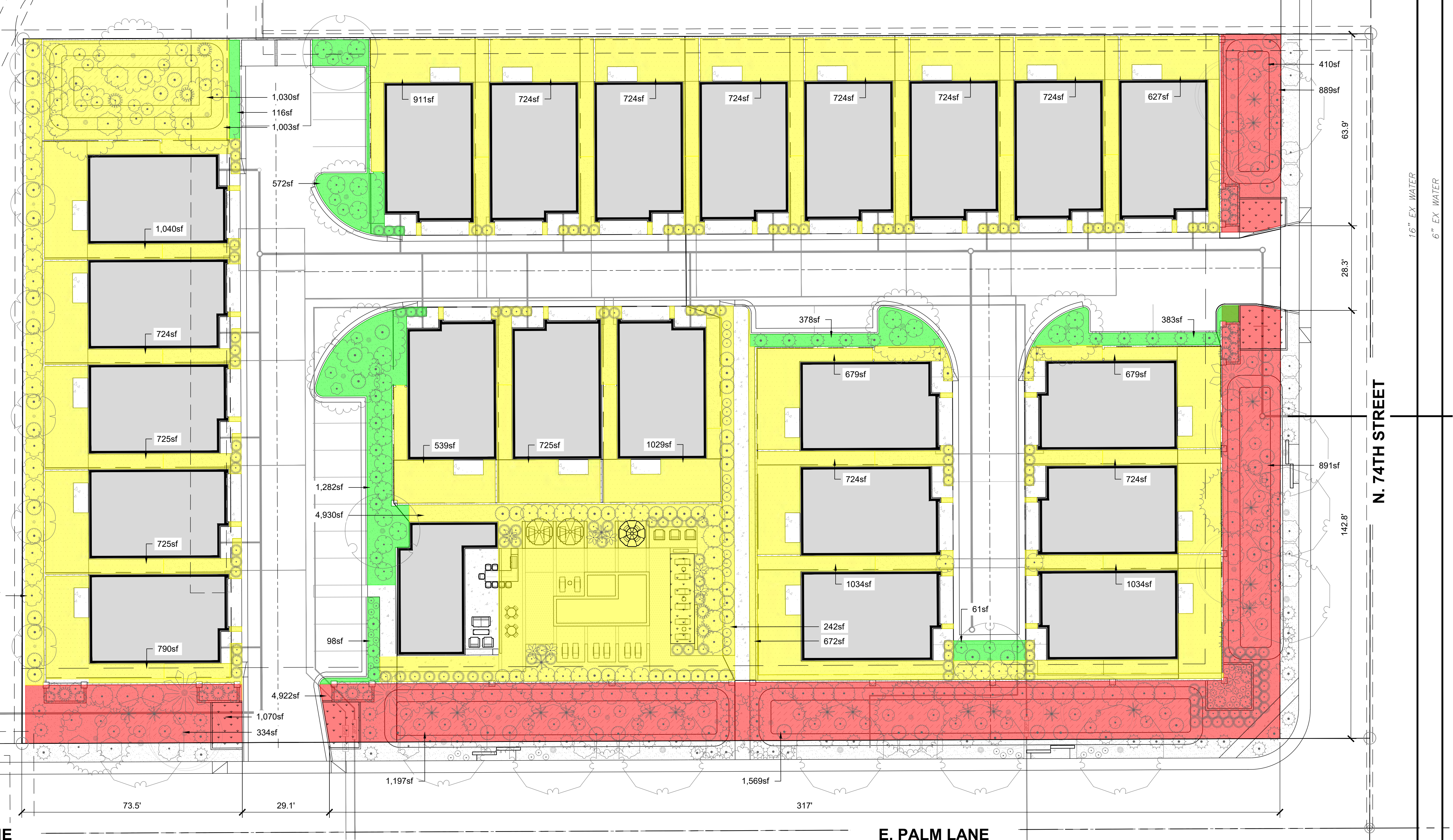
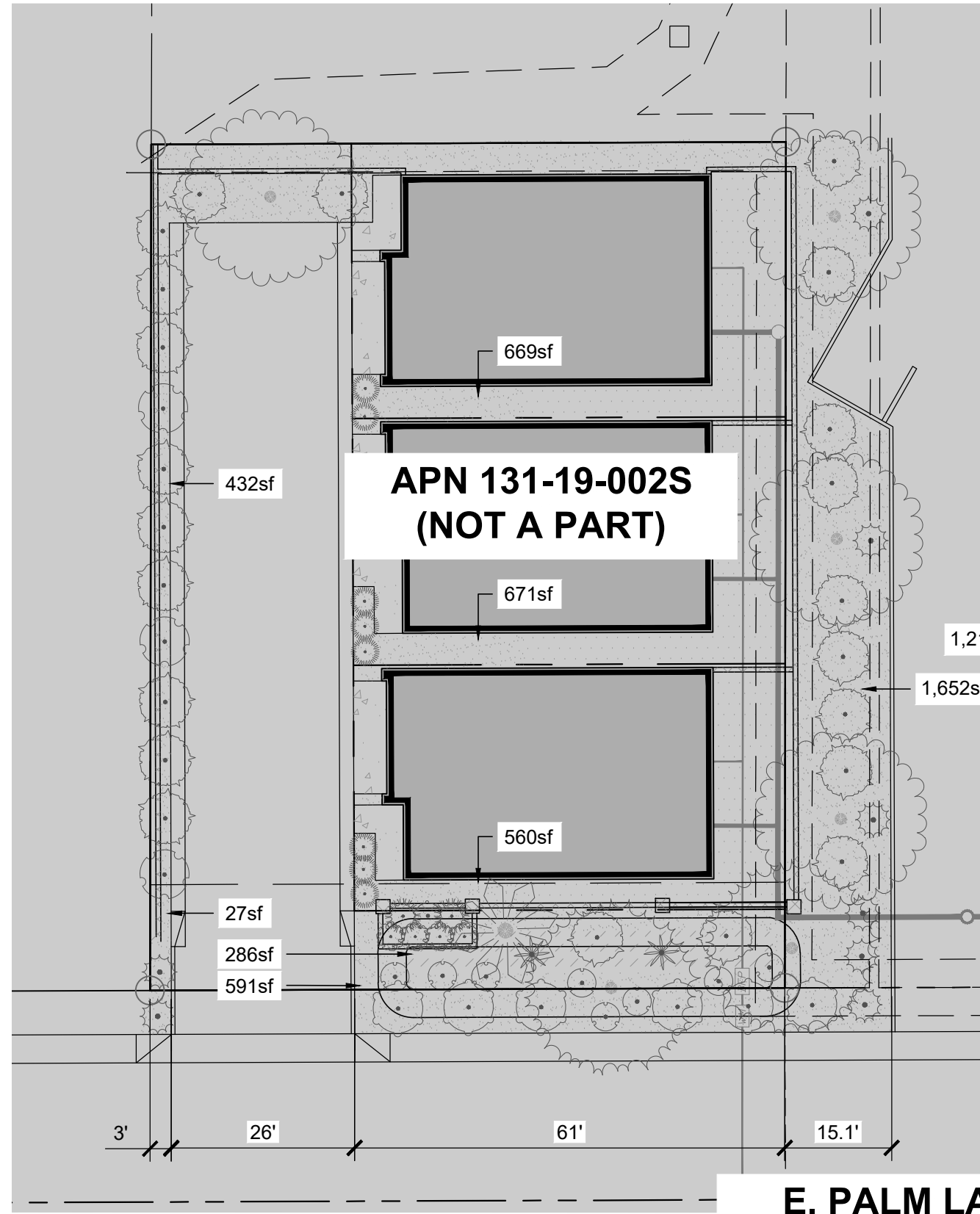
PALM LANE RESIDENCES PH2

PROJECT INFORMATION

ADDRESS: 7320 E PALM LANE, SCOTTSDALE, AZ, 85257
A.P.N.: 131-19-002T
PROJECT ZONING: R1-7
NET AREA 98,576 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

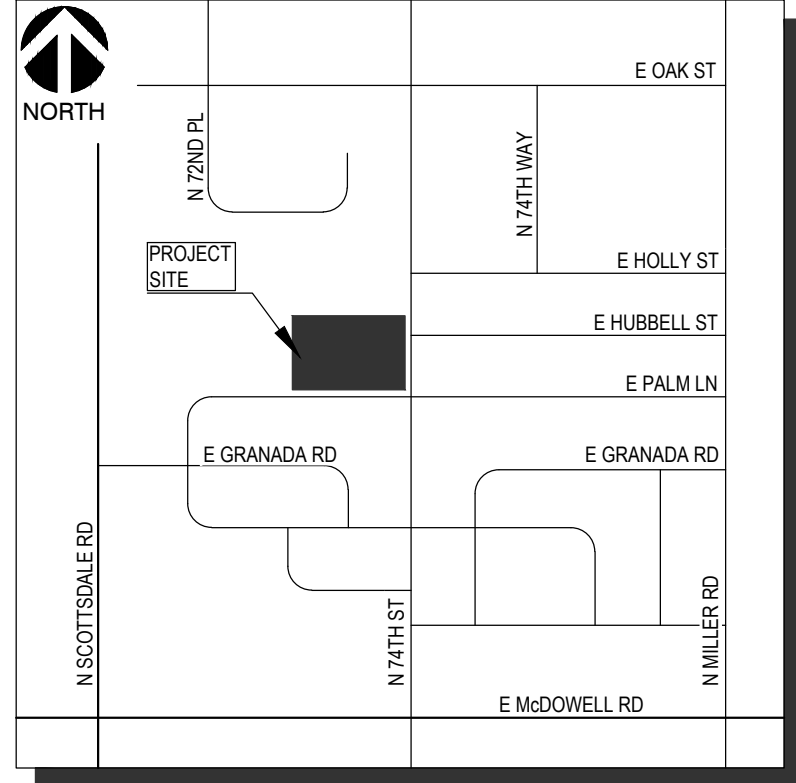
STREET FRONTAGE	FRONTAGE (LF)	LF PER TREE	REQ'D TREES	PROVIDED TREES
EAST PERIMETER (E PALM LN): 208.99 LF 1 Tree per 25 LF (28.31f remove for drive aisle)	208.99	25	8.3596	9
SOUTH PERIMETER (N 74TH ST): 390.5 LF 1 Tree per 25 LF (29.11f removed for drive aisle)	390.5	25	15.62	16

PARKING LOT LANDSCAPE	AREA	REQUIRED	PROVIDED
At least 15% of parking lot shall be landscaped	18115	2717.25	3022.93

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) Next 12.75' of height (12.75' x .004 x Net Lot Area)	98,576.00 98,576.00	9,857.60 5,027.38	14,884.98	38,665.23

MINIMUM TREE SIZE	PROVIDED	MINIMUM SHRUB SIZE	PROVIDED
15 gal minimum container size At least 50% must be mature Palm Trees 12ft tall, Single Trunk 3" caliper, Multiple Trunk 1.5" average cal.	Confirmed Confirmed	5 gal minimum container size (1 gal for groundcover)	Confirmed

VICINITY MAP



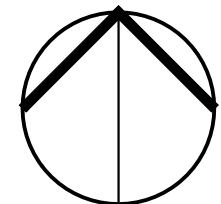
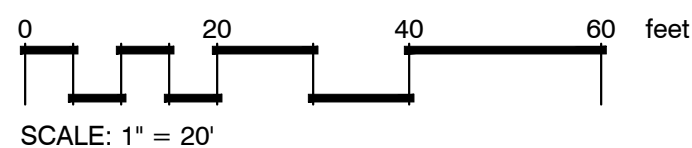
OPEN SPACE AREAS

- FRONT OPEN SPACE - 12,156.60sf (INCLUDING BASINS)
- OPEN SPACE - 26,508.63sf (OTHER THAN FRONTAL)
- PARKING LOT LANDSCAPING- 3,022.93sf

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.

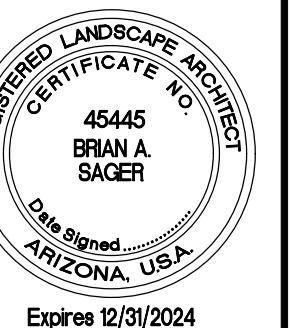


REV	DESCRIPTION	BY	DATE	APPR

COVER SHEET & OPEN SPACE PLAN

PALM LANE RESIDENCES PREPARED FOR 7320 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



L0.00

REV	DESCRIPTION	DATE	APPR

LANDSCAPE PLAN
(COLOR)

PALM LANE RESIDENCES
PREPARED FOR
7320 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

2025/10/24

45445
BRIAN A. SAGER
Landscape Architect
Arizona, U.S.A.
Expires 12/31/2024

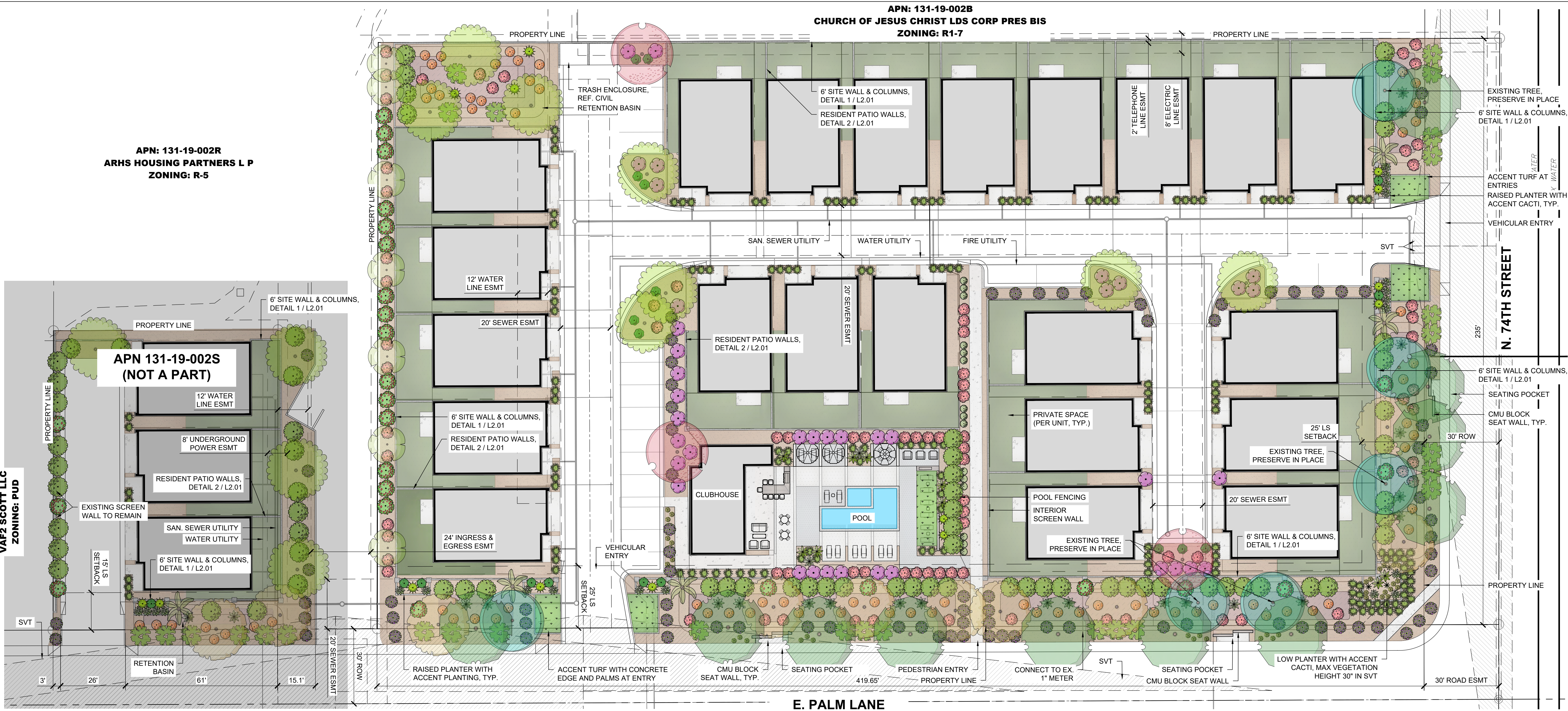
L1.01

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

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

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

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

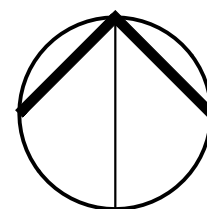
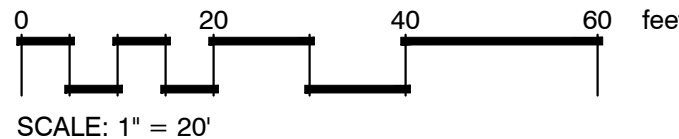


PLANT SCHEDULE

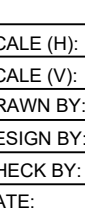
SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER
TREES									
	7	Acacia willardiana Palo Blanco	15 gal	0.5"-1.0"		11	Ulmus parvifolia Evergreen Elm	36" Box	1.75"-2.5"
	6	Existing Tree To Remain Preserve in Place	Preserve in Place	varies		8	Vachellia farnesiana 'Sweet Sierra' Podless Sweet Acacia	24" Box	1.0"-1.75"
	8	Parkinsonia hybrid 'Desert Museum' Palo Verde	24" Box	1.0"-1.5"	ACCENTS & GRASSES				
	4	Phoenix dactylifera Date Palm	15' TRUNK HEIGHT			3	Agave parryi v. truncata Artichoke Agave	5 gal	
	3	Pistacia x 'Red Push' Pistache	36" Box	1.75"-2.25"		9	Agave vilmoriniana Octopus Agave	5 gal	
						12	Dasylirion texanum Desert Spoon	5 gal	
						22	Hesperaloe funifera Giant Hesperaloe	5 gal	
						140	Muhlenbergia emersleyi 'El Toro' Bull Grass	5 gal	
						8	Pachycereus marginatus Mexican Fence Post	5 gal	

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	QTY
	PRIVATE SPACE Materials Vary	13,895 sf
32 Exterior Improvements		
	CONCRETE Texture: Broom Finish Color: Standard Gray	5,715 sf
	CONCRETE - POOL DECK Texture: Sand Finish Color: Weathered White	1,156 sf
	CONCRETE - POOL DECK Texture: Sand Finish Color: Grey	1,170 sf
	TOPDRESS Size: 1/2" Screened, 2" Depth Color: Apache Brown By: Holcim	21,277 sf
	WOODCHIP MULCH 3" Minus, 4" Depth Color: Natural	5,431 sf
Planting Preparation		
	SITE WALL	2,092 lf
	SEAT WALL	138 sf
Fence / Wall Systems		
	Turf Sod Hybrid Bermuda Sod	Sod

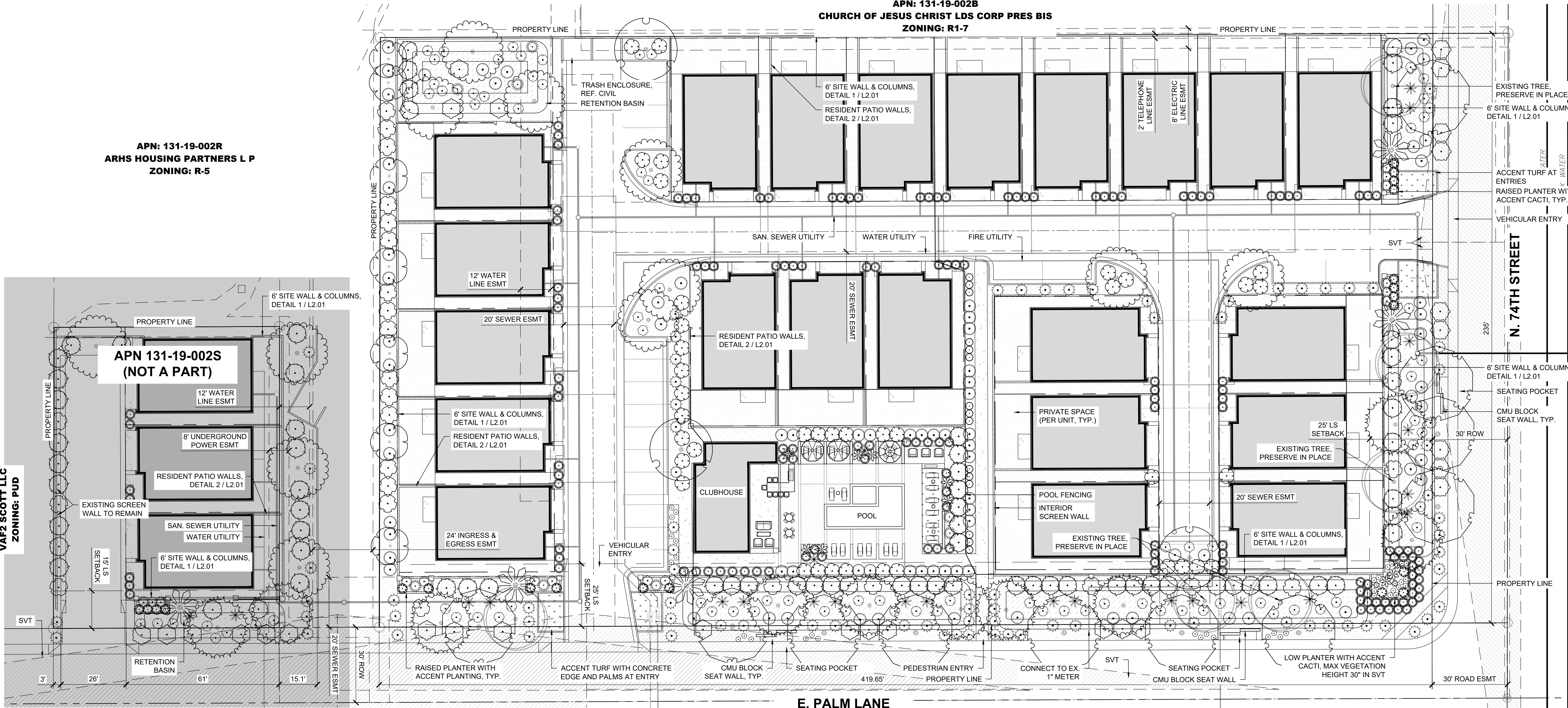


PROJECT No. 24027	
SCALE (H):	PER PLAN
SCALE (V):	NONE
DRAWN BY:	KAW
DESIGN BY:	BAS / KAW
CHECK BY:	BAS
DATE:	09/20/2024

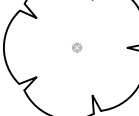
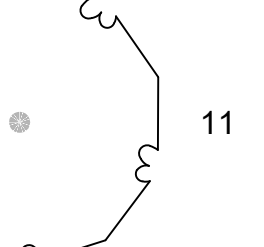
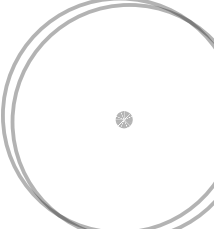
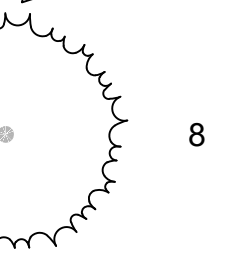
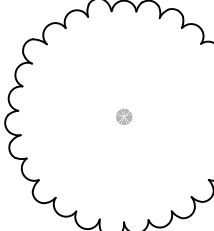
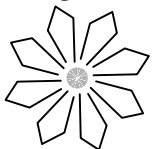
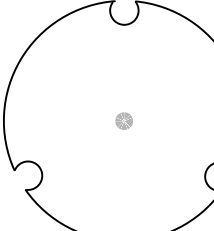








Expires 12/31/2024

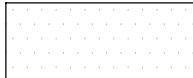
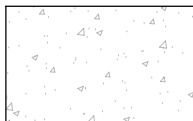


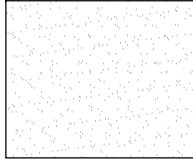



24027.01.dwg	
L1.02	



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER
TREES									
	7	Acacia willardiana Palo Blanco	15 gal	0.5"-1.0"		11	Ulmus parvifolia Evergreen Elm	36" Box	1.75"-2.5"
	6	Existing Tree To Remain Preserve in Place	Preserve in Place	varies		8	Vachellia farnesiana 'Sweet Sierra' Podless Sweet Acacia	24" Box	1.0"-1.75"
	8	Parkinsonia hybrid 'Desert Museum' Palo Verde	24" Box	1.0"-1.5"					
	4	Phoenix dactylifera Date Palm	15' TRUNK HEIGHT		<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	
	3	Pistacia x 'Red Push' Pistache	36" Box	1.75"-2.25"	ACCENTS & GRASSES				
						3	Agave parryi v. truncata Artichoke Agave	5 gal	
						9	Agave vilmoriniana Octopus Agave	5 gal	
						12	Dasylirion texanum Desert Spoon	5 gal	
						22	Hesperaloe funifera Giant Hesperaloe	5 gal	
						140	Muhlenbergia emersleyi 'El Toro' Bull Grass	5 gal	
						8	Pachycereus marginatus Mexican Fence Post	5 gal	

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	QTY
	PRIVATE SPACE Materials Vary	13,895 sf
32 Exterior Improvements		
	CONCRETE Texture: Broom Finish Color: Standard Gray	5,715 sf
	CONCRETE - POOL DECK Texture: Sand Finish Color: Weathered White	1,156 sf
	CONCRETE - POOL DECK Texture: Sand Finish Color: Grey	1,170 sf
	TOPDRESS Size: 1/2" Screened, 2" Depth Color: Apache Brown By: Holcim	21,277 sf
Planting Preparation		
	WOODCHIP MULCH 3" Minus, 4" Depth Color: Natural	5,431 sf
Fence / Wall Systems		
	SITE WALL	2,092 lf
	SEAT WALL	138 sf

