

Summary of Modifications

4-17-25

Palm Lane Residences

Project Address: 7320 & 7300 E Palm Lane

412-PA-2024 Code: 84Z85

Summary for phase 1 and phase 2:

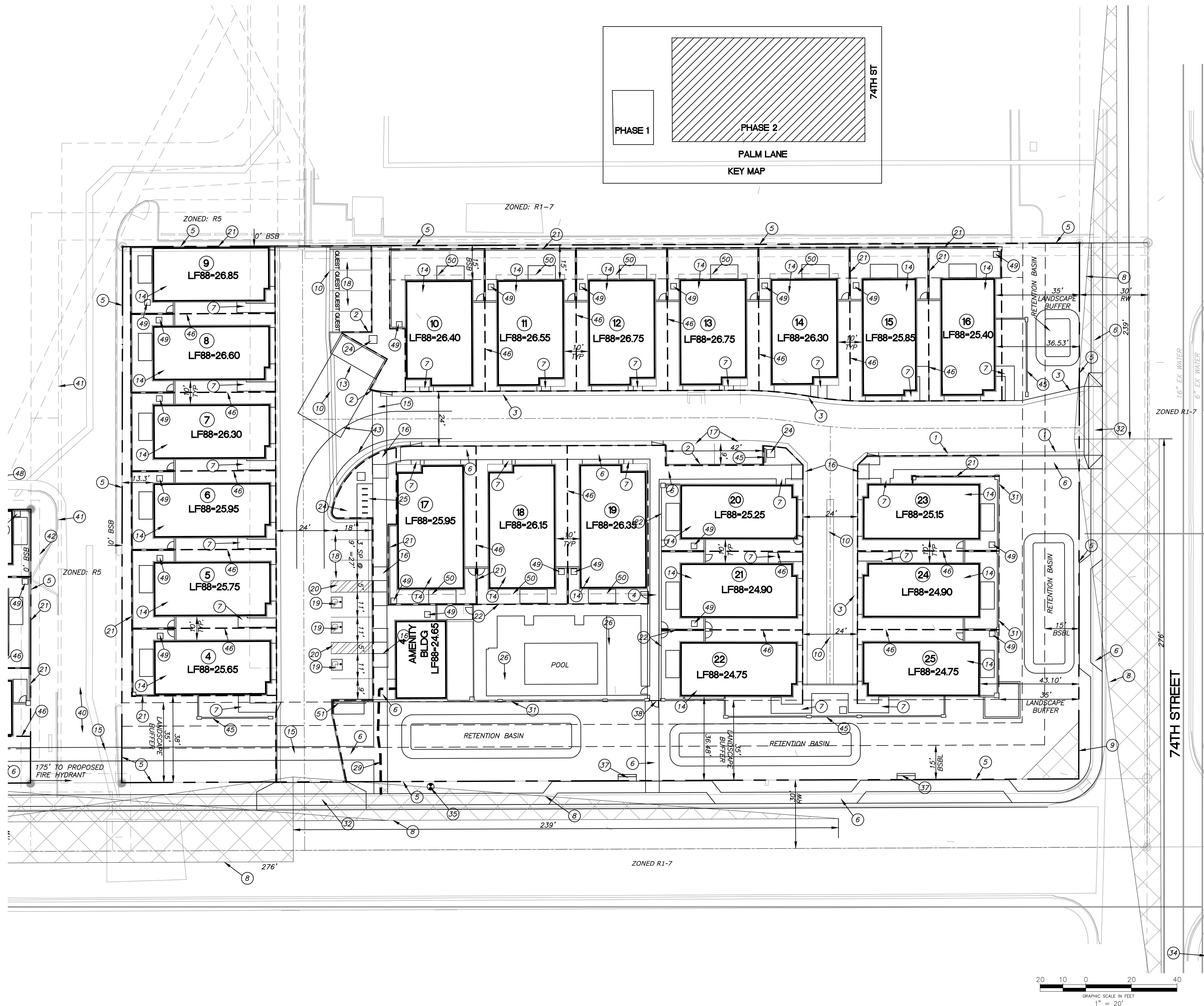
All comments have been reviewed and addressed, see plans, narrative and comment response letters. To summarize the larger items that were addressed see commentary below:

- 1) Phase 1:
 - a. Frontage Open Space – Modified plans to reduce depth of frontage open space to max of 45’
 - b. Added detail for modified garage to accommodate for one ADA parking space and one standard stall
 - c. Landscaping – added landscaping to address landscape comments
 - d. Storm water comments have been addressed in plans
 - e. Entry Driveway is modified to accommodate for sidewalk conditions per notes
- 2) Phase 2:
 - a. Photometric plans have been updated to address comments tied to .8 footcandles max at property lines.

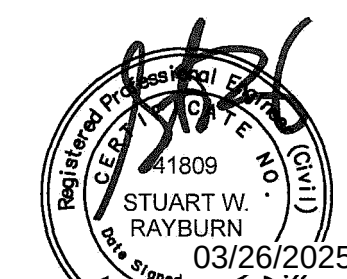
Water and Wastewater BOD reports approved as noted

- (1) INSTALL CURB AND GUTTER
- (2) INSTALL CURB
- (3) INSTALL ROLL CURB
- (4) INSTALL 4" THICK X 4' WIDE CONC. SIDEWALK
- (5) DEVELOPMENT PROPERTY LINE
- (6) INSTALL 4" THICK X 6' WIDE CONC. SIDEWALK
- (7) 4' WIDE ENTRY SIDEWALK TO HOME
- (8) STOPPING SIGHT VISIBILITY TRIANGLE, 25 MPH SPEED LIMIT
- (9) 25'X25' SIGHT VISIBILITY TRIANGLE
- (10) 3' WIDE CONCRETE VALLEY GUTTER
- (13) DOUBLE TRASH ENCLOSURE PER C.O.S.
STND DTL #2147-1
- (14) RESIDENTIAL DWELLING UNIT
- (15) 6' STAMPED CONCRETE CROSSWALK, SEE
LANDSCAPE PLANS
- (16) ACCESSIBLE RAMP
- (17) PARALLEL PARKING SPACE 21' X 9'
- (18) PARKING SPACE 9'-0" X 18'-0"
- (19) 11'X18' ADA PARKING SPACE
- (20) 5 FOOT WIDE ADA AISLE
- (21) NEW 6' HIGH BUILDING WALL, SEE
LANDSCAPE PLANS FOR DETAIL
- (22) NEW 5' HIGH METAL FENCE, SEE
LANDSCAPE PLANS FOR DETAIL
- (23) 2' HIGH PLANTER
- (24) ELECTRICAL TRANSFORMER
- (25) 10 SPACE BIKE RACK, PER CITY OF SCOTTSDALE DTL 2285
- (26) POOL DECK, SEE LANDSCAPE
- (29) ACCESSIBLE ROUTE
- (30) 9'X18' LOADING ZONE
- (31) COMMUNITY THEME WALL, SEE LANDSCAPE PLAN
- (32) DRIVEWAY PER C.O.S. STND DTL
#2256, TYPE CH-1. SIDEWALK AT
BACK OF ENTRANCE PER C.O.S
STND DTL #2251-1
- (34) EXISTING FIRE HYDRANT
- (35) PROPOSED FIRE HYDRANT
- (37) PROPOSED BENCH, SEE LANDSCAPE PLANS
- (38) PEDESTRIAN GATE, SEE LANDSCAPE PLANS
- (40) EXISTING DRIVE ACCESS FOR ADJACENT
PROPERTY
- (41) EXISTING WATERLINE EASEMENT TO REMAIN
- (42) EXISTING EASEMENT TO BE ABANDONED
- (43) REFUSE TRUCK TURNING RADIUS,
35' INSIDE, 45' OUTSIDE
- (44) PLAQUE TO COMMEMORATE THE
HISTORY/STORY OF THE CHURCH
- (45) 2'-8" SCREEN WALL, SEE
LANDSCAPE PLANS FOR DETAIL
- (46) CONDOMINIUM LINES
- (47) ADA PARKING SPACE IN GARAGE
- (48) EXISTING ELECTRICAL TRANSFORMER
- (49) MECHANICAL UNIT WITH SCREENING BY WALLS
- (50) 2' SECOND FLOOR BALCONY EXTENSION
- (51) 6' HIGH SCREEN WALL WITH PLANTER, SEE LANDSCAPE
PLANS

ALL PROPOSED UTILITIES WILL BE INSTALLED UNDERGROUND. ANY EXISTING OVERHEAD UTILITIES WILL BE REMOVED OR RELOCATED UNDERGROUND WITH THE DEVELOPMENT OF THIS PROJECT.



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*CIVIL & SITE ENGINEERING SERVICES



Expires 12/31/25



PRELIMINARY SITE PLAN
FOR
PALM LANES RESIDENCES PHASE 2
7320 E PALM LANE
SCOTTSDALE, ARIZONA

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**

C2

28-DR-2024