

Project Narrative

3-15-25

Palm Lane Residences

Project Address: 7320 & 7300 E Palm Lane

412-PA-2024 Code: 84Z85

3/15/25 Narrative Update:

Revised Site Plan – 3rd Submittal

Initial submittals on the project included proposed 3 story townhomes with roof decks. Since the initial proposals we have revised and refined the proposal to reduce the density, reduce the heights, reduce the stories, and most importantly allow for single family detached homes with backyards. The site plan has been redesigned to flip the original intent of units facing palm lane and 74th street to aggregate the majority of the units to the north and west which currently have 2 story apartments (back by 4 story apartments – Lucent apartments) to the west/north and the LDS Church to the north which averages around 30' high with a tower approximately 58' tall. Our proposed community offers an appropriate step down in heights as you transition from northwest to southeast.

Our project offers a low-profile roof and a lower plate height than industry standard on the second floor to assist in minimizing the overall height. The overall height of the units is well below the maximum height permitted by the R3 and R5 zoning. With the approval of the DRB 2-story units are permitted adjacent to R1-7 Zoning districts. The existing R1-7 zoning to the north does not have residential units but rather a church and large parking lot. The reduced amount of units (6 total) to the south and east are over 50' from the street and are additionally separated by the street width and ROW from adjacent R1-7 zoning across the streets.

The site has been redesigned to add a greater landscape area buffer between 74th street and Palm lane providing a large landscaped setback from the street consisting of lush landscaping and meandering sidewalks with benches. The 35' landscape setback from property line provides a net landscaping area of almost 46' across the main street frontages. Select existing mature trees are to be preserved along the street frontage adding to the immediate landscape impact.

Larger interior sidewalks have been incorporated into the designs promoting pedestrian access to and from the site. The sidewalks help promote walking and accessibility across the site.

Character and Design Element

Policy Goal CD 1: Determine the appropriateness of all development in terms of community goals, surrounding area character, and context.

Response: The surrounding context to the site is primarily residential containing a blend of multi-family to the north and west and single family detached to the south and east. The multi-family combines 4 story multi-

family and two-story multi-family apartments structures. The apartments directly to the north and west are workforce age restricted units. The lot directly to the north houses a large LDS church.

Our site serves as the connecting piece between these varied uses, aiming to blend the characters of the structures and seamlessly integrate into the neighborhood. Our project proposes single family detached homes which are consistent with the neighborhood's character and goals of providing housing and places for families and individuals to call a home.

Our buildings match the scale of the homes in the neighborhood and propose two story units, offering a transition from the multifamily structures to the single family homes existing in the neighborhood. The homes match the low-profile roofs of the existing homes to tie into the character while also minimizing the overall height of the homes.

The Landscape palette will feature a blend of native plants and focus on low water use and sustainable practices. The layout will enhance the streetscape and provide a visual buffer from the streetscape.

Land Use Element

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

Response: The neighborhood edge is very important to the project, with the goal of seamlessly integrating into the existing neighborhood fabric. The proposed project is residential, and since we are building in a primarily residential area, it is important to keep themes and design principles that are currently present in the new design. The main landscape buffer along the south and west property lines will provide a nice transition to the existing neighborhood and to the new residential community. The project will pick upon existing themes from existing landscape buffer to the southwest of the project and pull it across the streetscape along our property line consisting of a blend of low water use trees and shrubs. The landscape buffer will be backed by an architectural 6' high landscape wall providing a buffer between the new and existing homes, multi-family and church to the north.

The project proposes two curb cuts which reduce the amount of curb cuts along the south and east entrances and matches the total amount currently existing. The existing sidewalks will be extended from 4' wide sidewalks to 6' wide sidewalks, promoting walkability in the neighborhood. New bicycle parking will be provided within the new community, promoting cycling and other forms of transportation.

Preservation and Environmental Planning

Policy Goal EP 5: Encourage environmentally sound green buildings and low-impact site plans that support sustainable desert living.

Response: The site and homes are designed with sustainability and green practices at the forefront. The homes will feature compact two-story designs that promote natural insulating practices and allow for better and more efficient heating and cooling. The second story will feature a large, covered patio, allowing residents to enjoy the exterior while providing a substantial overhang to provide shade and natural cooling methods. The buildings will also provide shade for each other allowing for more efficient cooling of the units. The homes will all be solar-ready and have vehicle charging outlets in the garages. The backyards will be near zero maintenance and require very low water use.

The site reduces the new paving sections by condensing the common driveway sections and smaller private drives reducing the heat island effect. The current site has a massive asphalt parking lot with little to no landscaping. The new community will promote low maintenance and low water use in the residential layout by providing one large common area amenity that will be managed by the HOA. All landscaping will be low water use.

Policy Goal EP 7: Identify and reduce heat islands.

Response: The existing site has a current large asphalt parking lot with little to no landscape areas. The new residential project reduces the amount of paving and incorporates new trees and landscaping areas. Trees will be provided in all landscape areas helping to soften the visual appearance of the site and mitigate heat gain. Two car garages are provided for all units which helps reduce the amount of exposed surface parking. The pavers at the amenity/pool area will be lighter in color to help reduce the heat gain effect.

Southern Scottsdale Character Area Plan:

Housing Element, Goal H2

H2: EMBRACE A WIDE RANGE OF HOUSING OPTIONS.

Response: The main goal of the project is to provide new for sale homes to allow people to plant roots in the city of Scottsdale. The site is at a unique crossroads of existing residential, multi-family and workforce housing options that vary in scale and application. The new project aims to provide a new option for future and existing residents of Scottsdale by providing a place that is low-maintenance, sustainable, highly amenitized and somewhere they can call home. The pricing will generally be in line with market costs per sqft commonly found in that area.

Character and Design Element, Goal CD1, CD4, CD5, CD6, CD7

CD1: NEW AND REDEVELOPED RESIDENTIAL HOUSING SHOULD RESPECT EXISTING NEIGHBORHOOD CHARACTER AND DESIGN.

Response: The new community proposes residential homes compatible in scale and size to the existing homes in the neighborhood. The new homes will range from 2100 sqft to 2700 sqft and consist of two-story compact designs with two car garages. The new homes have low profile roofs that match the existing one story residential to the south and east and the two-story multifamily to the northwest. The new homes do not copy the architecture of the existing homes but reflect on the classic mid-century modern design. Simple lines and low-profile roofs with large, covered balconies tie back to the classic mid-century architecture commonly found in Scottsdale. The community offers a nice transition from not only the residential but also the large 4 story apartments to the west and the large church to the north by providing an interstitial scale development.

CD4: SITE AND BUILDING DESIGN OF NEW DEVELOPMENT AND REDEVELOPMENT SHOULD RESPOND TO THE SONORAN DESERT CLIMATE.

Response: Large second story covered balconies will be one of the primary features of the home designs. The large functional covered balconies incorporate passive cooling and provide ample amounts of shade. The buildings will incorporate a blend of materials with accents of brick and visual locations to help soften the streetscapes.

The landscape palette and design are critical to the project to help promote connectivity to the site and Sonoran Desert. See the landscape plans for the full palette.

CD5: MAINTAIN, PROTECT, AND ENHANCE THE CHARACTER, QUALITY, AND CONNECTIVITY OF THE PUBLIC REALM AND OPEN SPACE AREAS.

Response: A large, centralized amenity space consisting of a pool, cabana structure, gym and play area will provide the backbone to the new community offering a shared common space to promote interaction and community. This area provides a common space for families and individuals to come together to promote neighborhood engagement.

The project will also provide new 6' wide sidewalks along palm lane and 74th street which enhances the current 4' sidewalks that exist today. The sidewalk will also be lined with shade trees and shrubs to provide shade and soften the landscape.

The homes take advantage of some of the views to Papago park and camelback mountain.

CD6: PROMOTE, PLAN, AND IMPLEMENT DESIGN STRATEGIES THAT ARE SUSTAINABLE.

Response: The overall site plan promotes a more compact sustainable site layout while providing all of the opportunities and amenities of a traditional single family detached home. The site layout minimize the typically unused side yards and front yards of traditional homes and give in return more space to the shared common area amenity. The homes also provide shading for each other to make the homes easy to cool in the summer months.

The homes will also incorporate an area for future home batteries as the technology becomes more accessible and functional.

CD7: PROTECT LOW-SCALE SINGLE-FAMILY NEIGHBORHOODS WITHIN SOUTHERN SCOTTSDALE BY UTILIZING LANDSCAPE BUFFERS AND TRANSITIONAL BUILDING FORMS, SHAPES, AND SIZES IN THE DESIGN OF NEW DEVELOPMENT AND REDEVELOPMENT.

Response: The site will feature a large landscape buffer along the south and east streets, providing a visually appealing streetscape backed by a 6' high architectural wall. The wall provides privacy to both the existing homes and new homes. The site plan is laid out to reduce the impact of new homes with direct adjacent connections to the existing homes.

The low profile roofs and overall design of the new homes tie back directly to the traditional design aesthetics of the existing neighborhood.

Community Mobility, Goal CM 6

CM 6: MITIGATE THE IMPACTS OF SOUTHERN SCOTTSDALE'S VEHICULAR TRAFFIC ON ADJACENT RESIDENTIAL NEIGHBORHOODS.

Response: A full traffic study was conducted to show the impact of the new development. Since the development is residential, it has one of the lowest impacts on the site as it relates to traffic. Alternate design scenarios were provided that included a proposed school which would have a greater impact on the amount of traffic to the site.

The project proposes two main common driveway connections which reduce the amount of new curb cuts along the streets. The driveways are also strategically positioned away from the main intersection at Palm Ln and 74th Street for safety.

Preservation and Environmental Planning, Goal PE1, PE2

PE1: PROMOTE CONSERVATION AND SUSTAINABILITY WITHIN NEIGHBORHOODS.

Response: The site design incorporates a compact site layout with minimal paving sections around a large common area amenity space that can be shared by all new residents. The code requires the homes to be energy efficient and will focus on energy star compliance. Low maintenance, low water use backyards and common areas will promote sustainability. Shade trees will help provide shade for walkways and common areas. No grass will be proposed on the project eliminating the need for high water use and maintenance. The desert palette of trees and shrubs will not only tie back to the Sonoran desert theme but provide sustainable appropriate plantings. Common bike parking spaces will be provided to help promote alternative means of transportation for the community.

PE2: MITIGATE THE URBAN HEAT ISLAND EFFECT.

Response: The common area driveways will be private allowing for a smaller paving second compared to the large 50' row sections reducing the heat island effect. Two car enclosed driveways will help reduce the amount of exposed paving. Lighter color brown roof shingles will be used to help reduce heat gain while tying back to the existing neighborhood. Lighter color pavers will be used at the common area amenity to also assist in mitigating the heat gain.

5. The proposed request is a zoning change from Single Family Residential (R1-7) to Medium Density Residential (R-3) zoning. Scottsdale General Plan 2035 designates the site as Suburban Neighborhoods, where densities are typically more than one dwelling unit per acre, but less than eight dwelling units per acre. The R-3 zoning district, if maximized, may permit up to 12 dwelling units per acre, which would not align/conform with the Suburban Neighborhoods land use designation but rather Urban Neighborhoods which typically allow for densities greater than eight dwelling units per acre. Please clarify within the revised narrative how the proposed development and change in density implements the definition of Suburban Neighborhoods as defined within the General Plan 2035 (Page 52).

Response: The proposed development has a density of 7.965 du/ac which is below the 8.0 du per the designation of Suburban Neighborhoods which is in compliance with the intent of suburban neighborhoods. The R-3 zoning allows us flexibility with the site layout to achieve an efficient and responsible site plan. Density Calculation below:

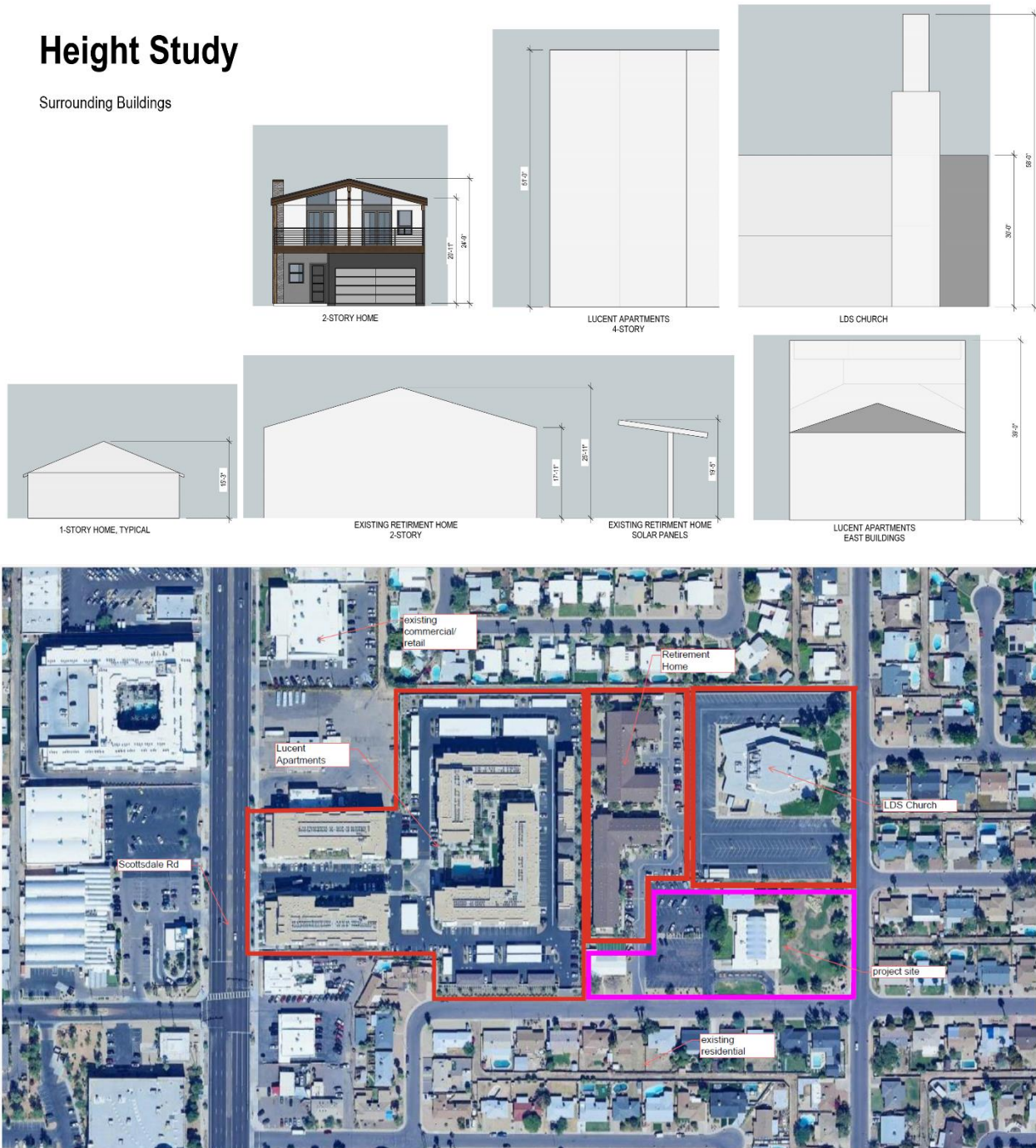
Large Lot 98,575 sf net (2.2631 ac) / 120,313 sf gross (2.7620 ac)

22 units/2.7620 ac = 7.965 du/ac

6. The applicant's narrative describes the transition of the proposal in height and design between the neighboring developments. Scottsdale General Plan 2035 Goal LU 2 and SSCAP Goal CD 1 describes support for development that provide a transition of scale, height, and intensity. Within the narrative, please give further details about the transition between the proposed building and the neighboring, existing single-family homes, providing existing building heights and distances from the proposal. Please provide a section graphic, showing the existing developments and the proposed building with heights and setbacks to clearly demonstrate project transitions.

Height Study

Surrounding Buildings



Response: Building height analysis and map provided above. The project proposes 2-story homes which fit into the context of the site. The north and west buildings range from 2 to 4 stories in height with a max existing height of 51' at the Lucent Apartments and the LDS church which average around 30' (note: has a tower element that is much taller). The existing retirement home to the northwest is two stories and averages 25'11" which our buildings are slightly lower in overall height. The remainder of the existing residential homes to the east and south are primarily one story.

Our project fits into these existing heights by being lower than all the multi-family units and church to the north and west. Our buildings feature a 3:12 low profile roof pitch which reduces height and matched the

roof lines of the existing homes. Our homes also have a 2nd story plate height of 8' which is lower than typical new builds which assists in reducing the overall height.

7. The Historic Significance report states that elements of the existing church are planned to be reused in the amenity building, please consider including a plaque to commemorate the history/story of the church. See the Historic Preservation Commission approved plaque guidelines: [Historic Marker & Plaque Design Guidelines \(scottsdaleaz.gov\)](https://www.scottsdaleaz.gov/historic-preservation/historic-marker-plaque-guidelines)

Response: The new amenity building will reuse beams from the existing church structure. Although they will not be structural, we will architecturally expose these beams on the exterior and interior of the new amenity building. We will also try to salvage some bricks and reuse them in the new amenity. We can add a plaque for the church to the new amenity building. – Note will be added to site plan for reference.

8. Paragraph three of the project narrative describes the Zoning District Map Amendment as a “minor” rezone and is due to the smaller size of the lot and connection to the LDS church to the north. Please clarify this description. The city zoning process does not distinguish between minor and major zoning requests. In addition, the subject property is significantly larger than the single family R1-7, 7,000 sq ft lots. The site plan does not show a connection with the LDS church, please explain and show the proposed connections if connections are being proposed.

Response: The note for the minor rezone was referencing the intent to keep zoning suburban to suburban to not require an amendment to Scottsdale General Plan. The LDS Church has been a great partner on working with us as we develop our plans. They have stated that they support our project and do not want any physical connection between the projects. We will landscape the existing north parking island to enhance the offsite appearance of the project.

9. The provided application materials do not address the existing overhead electrical lines and power poles along the north property line. General Plan Public Services & Facilities Element Policy 2.3 as well as Southern Scottsdale Character Area Plan Public Character & Design policy PSF 3.3 encourage the undergrounding of utilities. With a resubmittal, provide confirmation of the undergrounding of all onsite utilities noting locations of such on the proposed site plan.

Response: We propose to underground all new and existing utilities. The new utilities plans will show the routing and location of the utilities. Note: this was always the intent just not properly shown on the first submittal. – See Utility plans.

10. If further outreach has been conducted since the original submittal, and as a response to Goal CI1 of the Community Involvement Element as well as Policy LU 3.5 of the Land Use Element, with a resubmittal, please provide an updated Citizen Involvement Report that describes the key issues that have been identified through the public involvement process and how the forthcoming resubmittal has responded to such items.

Response: No formal outreach/mailers have been sent out. We have been in constant communication with fellow neighbors and have a good working relationship with them. We have been diligently working to incorporate all comments and questions into our plans.

Previous Response with first application below:

Project Overview:

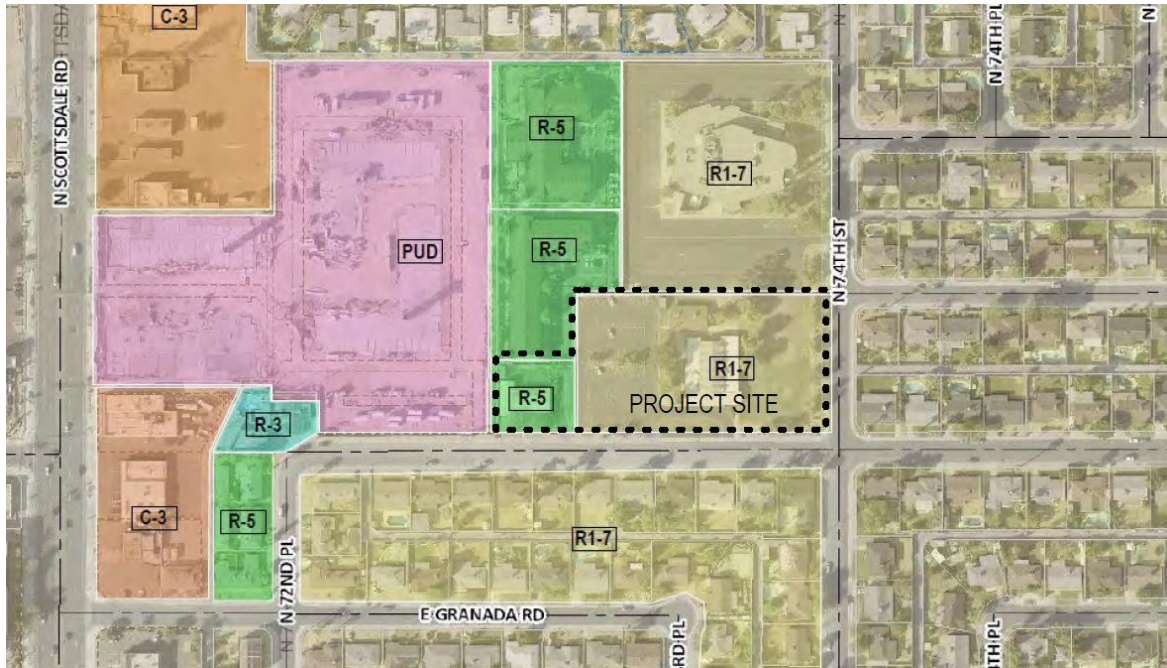
We are excited and honored to work with the city of Scottsdale on our new proposed residential project at Palm Lane & 74th street. The project proposes 22 new two-story single family detached homes with a main common amenity featuring a pool and shared gym/clubhouse. The community will be highlighted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

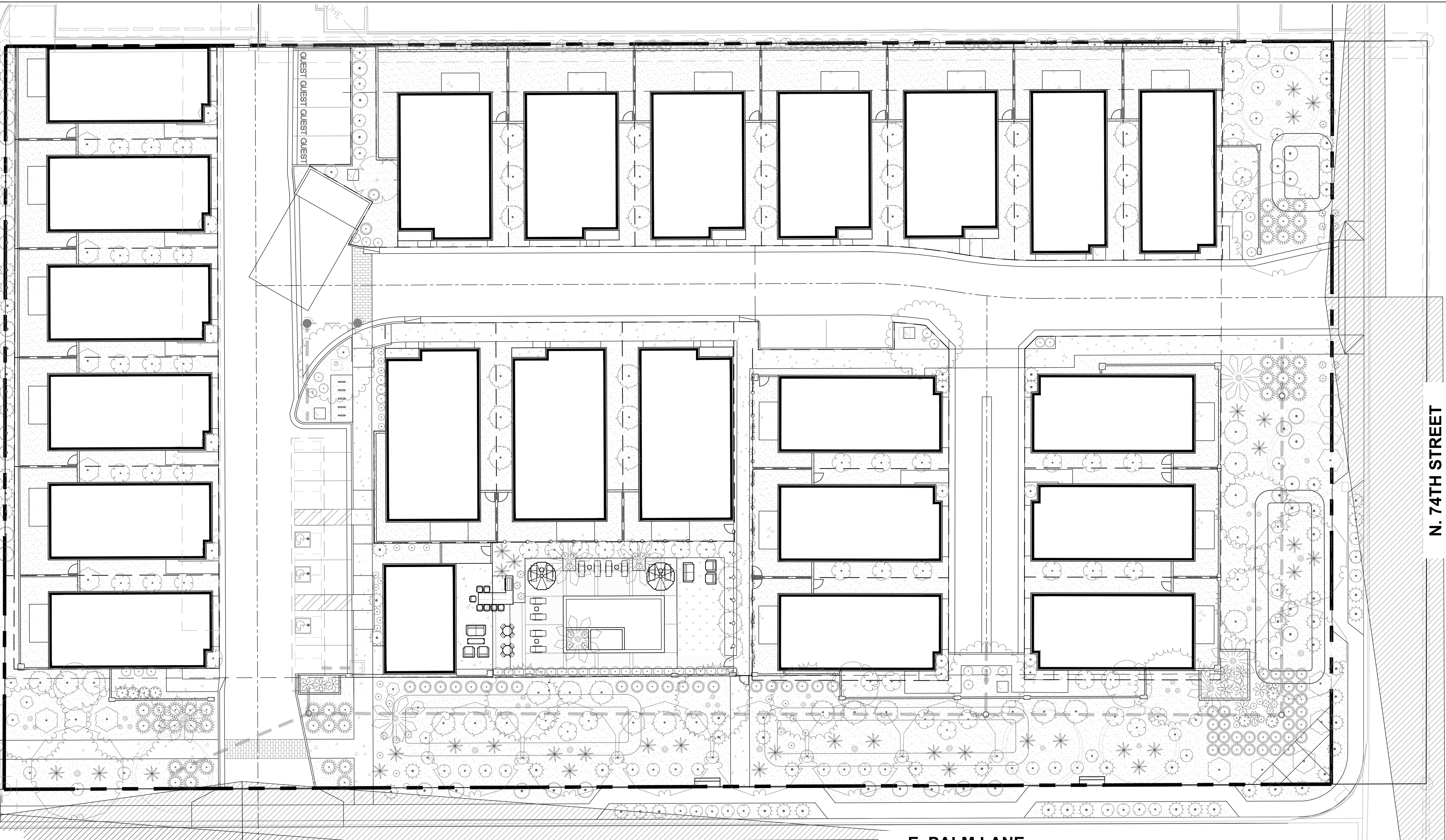
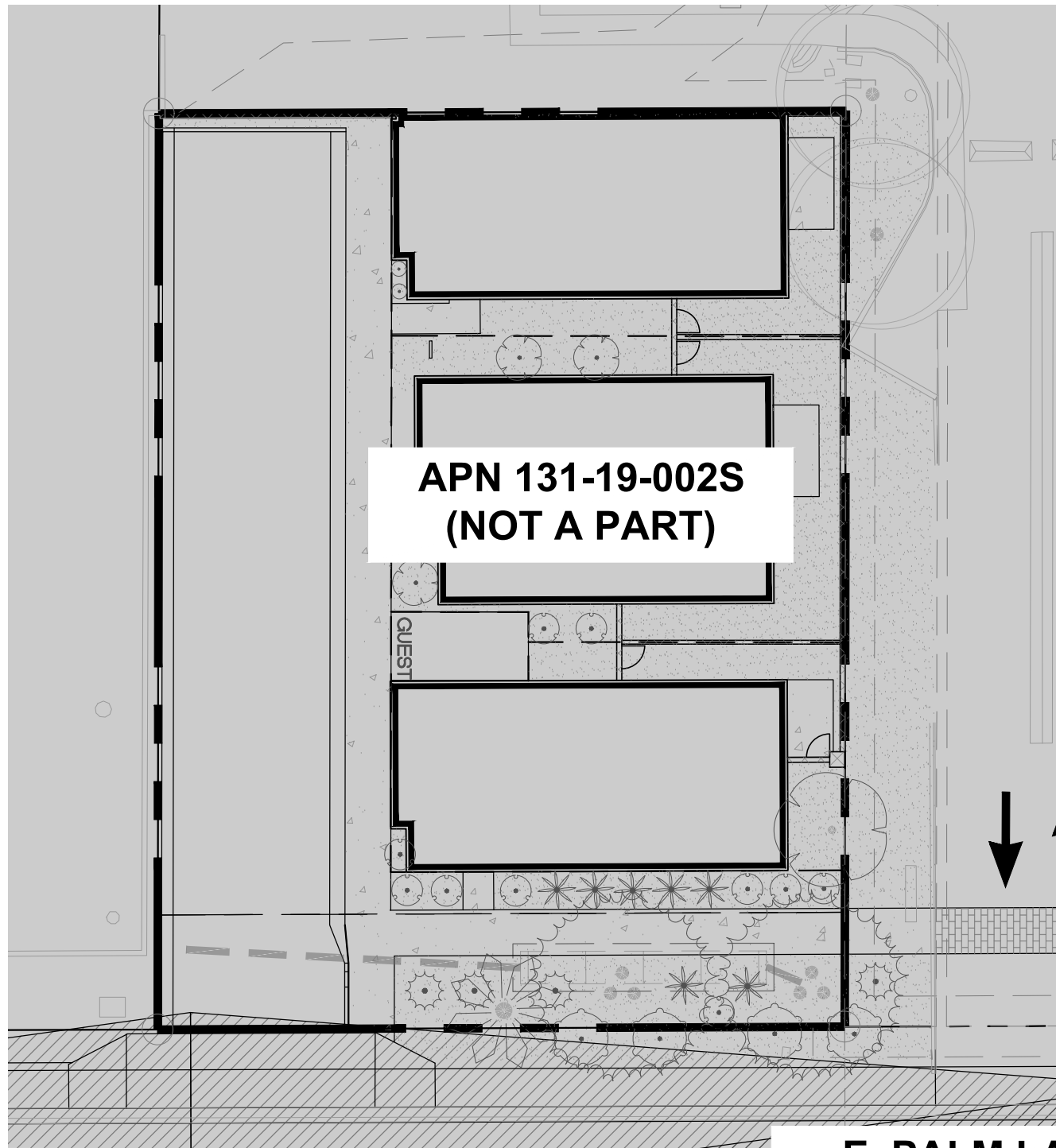
PALM LANE
RESIDENCES -7320 PH2

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'-1"
SLOPE ANALYSIS: NO SLOPES GREATER THAN 10%

SHEET INDEX

L0.00 COVER SHEET
L0.50 EXISTING PLANT INVENTORY
L1.01 LANDSCAPE PLAN (COLOR)
L1.02 LANDSCAPE PLAN (B+W)
L1.51 LANDSCAPE DETAILS (B+W)
L1.52 LANDSCAPE DETAILS (COLOR)
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

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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

ZONING: R1-7

STREET FRONTAGE

EAST PERIMETER (E PALM LN): 388.5 LF
1 Tree per 25 LF (31 If remove for drive aisle)

SOUTH PERIMETER (N 74TH ST): 204 LF
1 Tree per 25 LF (31 If removed for drive aisle)

OPEN SPACE REQUIREMENTS

REQUIRED OPEN SPACE:

36% Total Area Required
12% Frontage Open Space Required or
Linear Frontage 65'X20'

PRIVATE OUTDOOR LIVING SPACE:

Plan 1 - 14 total units (2,040 sf)
Plan 2 - 5 total units (2,250 sf)
Plan 3 - 3 total units (2,700 sf)

PARKING LOT LANDSCAPE

At least 15% of parking lot shall be landscaped
5' min. buffer between parking lot and street
1 landscape island per 15 parking spaces
Area abutting parking lot (up to 10') may be counted
towards required landscaping

MINIMUM SHRUB SIZE PROVIDED
5 gal minimum container size (1 gal for groundcover) Confirmed

FRONTAGE (LF)	LF PER TREE	REQ'D TREES	PROVIDED TREES
388.5	25	15.54	23
204	25	8.16	10
NET LOT AREA	REQ'D OS AREA	TOTAL REQ'D OS AREA	PROVIDED OS AREA
98,579.00	35,488.44		17,930 sf
98,576.00	11,829 sfor 13,080 sf		20,340 sf

REQUIRED

266.7

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

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N/A

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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

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

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WERK, LLC.
7520 E 2nd Street, Suite 1004
Scottsdale, AZ 85251
T. 602.429.9922
www.WERKurban design.com

creative
development

[illegible]

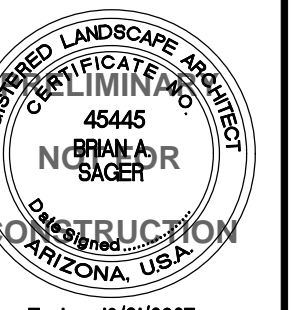
EXISTING PLANT INVENTORY

PREPARED FOR
PALM LANE RESIDENCES
7320 E. PLAM LANE

Journal of Management Inquiry 22(4) 399-417 399

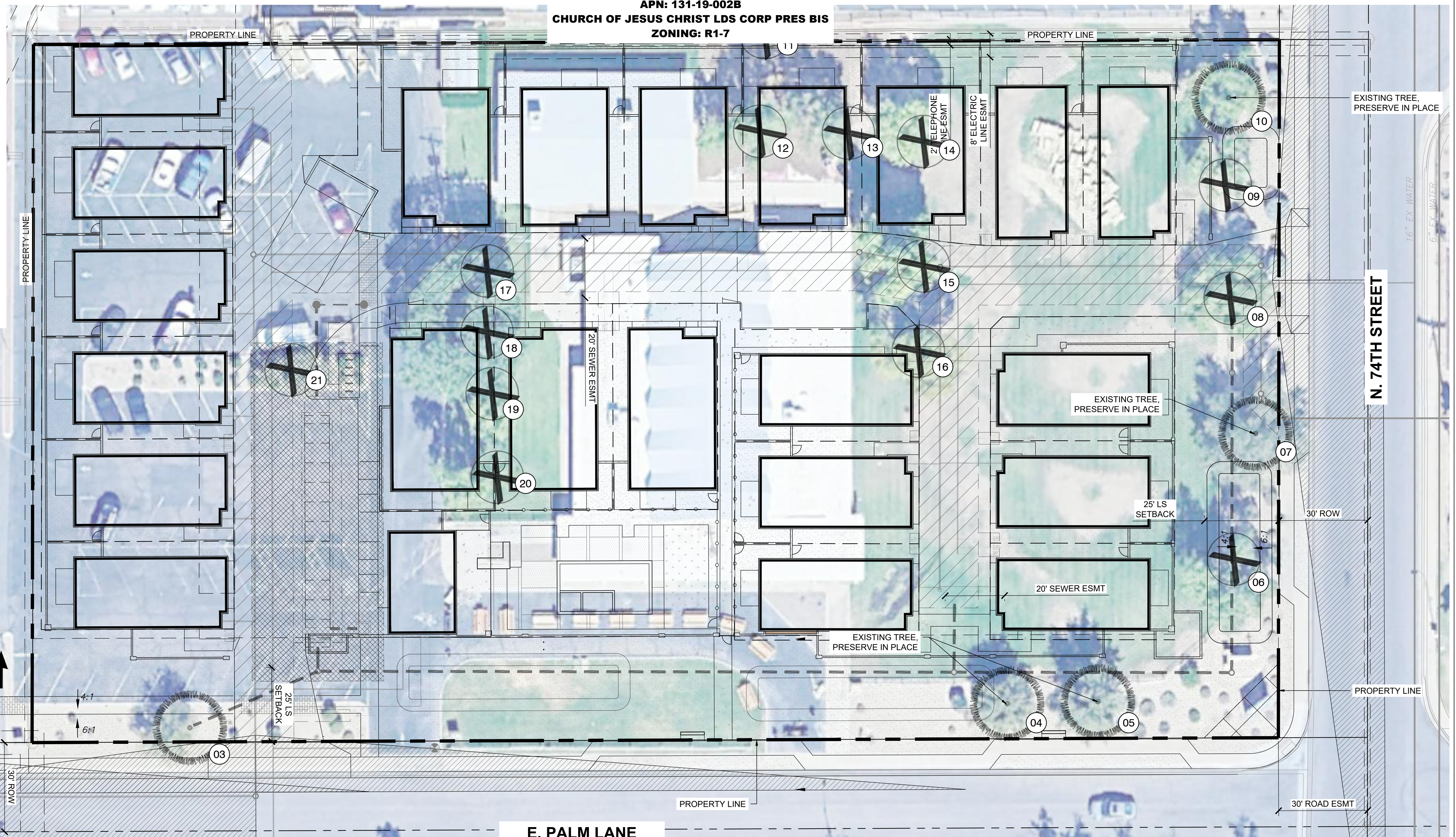
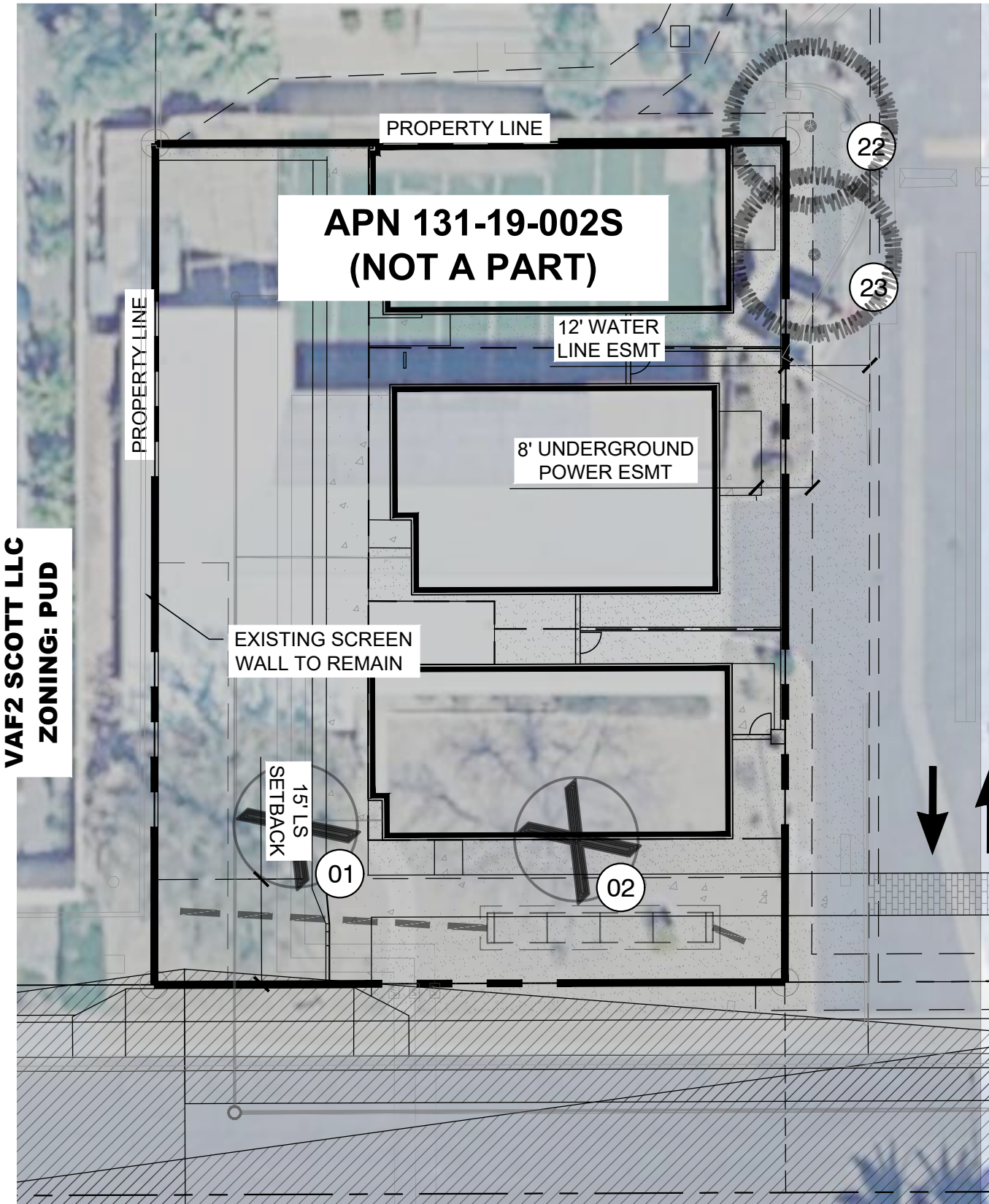
PROJECT No.
4027

SCALE (H):	PER PLAN
SCALE (V):	NONE
DRAWN BY:	HMC
DESIGN BY:	BAS
CHECK BY:	BAS
DATE:	03/17/2025



s 12/31/2027

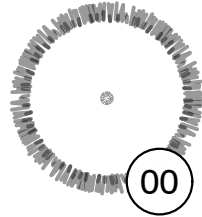
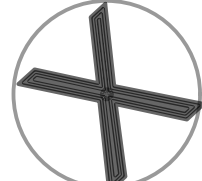
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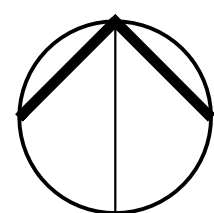
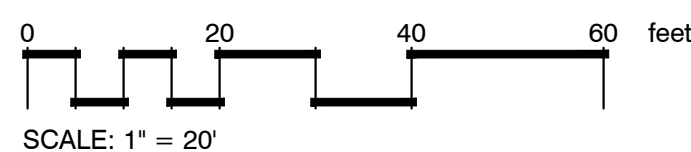


EXISTING PLANT INVENTORY

ID No	Botanical Name	Common Name	Height	Spread	Caliper	Condition	Designation	Action	Notes
1	Ulmus parvifolia	Chinese Elm	25'	30'	10"	GOOD	NS	D	
2	Ulmus parvifolia	Chinese Elm	25'	30'	9"	GOOD	NS	D	
3	Ulmus parvifolia	Chinese Elm	15'	15'	5"	FAIR	S	PIP	
4	Ulmus parvifolia	Chinese Elm	20'	20'	7"	GOOD	S	PIP	
5	Ulmus parvifolia	Chinese Elm	20'	20'	11"	GOOD	S	PIP	
6	Brachychiton populneus	Australian Bottle Tree	30'	20'	20"	FAIR	NS	D	Breaking Branches
7	Ulmus parvifolia	Chinese Elm	20'	25'	10"	FAIR	S	PIP	
8	Brachychiton populneus	Australian Bottle Tree	20'	25'	18"	FAIR	NS	D	
9	Brachychiton populneus	Australian Bottle Tree	20'	20'	16"	POOR	NS	D	Dead
10	Brachychiton populneus	Australian Bottle Tree	20'	20'	18"	GOOD	NS	D	
11	Acacia salicina	Weeping Acacia	10'	08'	4"	FAIR	NS	D	
12	Brachychiton populneus	Australian Bottle Tree	30'	20'	20"	GOOD	NS	D	
13	Brachychiton populneus	Australian Bottle Tree	25'	20'	18"	GOOD	NS	D	
14	Brachychiton populneus	Australian Bottle Tree	25'	20'	16"	FAIR	NS	D	Surface root
15	Brachychiton populneus	Australian Bottle Tree	30'	25'	22"	GOOD	NS	D	
16	Brachychiton populneus	Australian Bottle Tree	25'	25'	18"	POOR	NS	D	Dead
17	Fraxius velutina	Arizona Ash	30'	30'	18"	FAIR	NS	D	
18	Fraxius velutina	Arizona Ash	30'	20'	20"	POOR	NS	D	Dying
19	Brachychiton populneus	Australian Bottle Tree	25'	20'	14"	POOR	NS	D	
20	Brachychiton populneus	Australian Bottle Tree	25'	20'	14"	POOR	NS	D	Dead
21	Brachychiton populneus	Australian Bottle Tree	15'	15'	12"	POOR	NS	D	Dead
22	Melia azedarach	Chinaberry Tree	20'	10'	4"	FAIR	NS	D	OFFSITE
23	Melia azedarach	Chinaberry Tree	20'	10'	9"	FAIR	NS	D	OFFSITE

EXISTING PLANT SCHEDULE

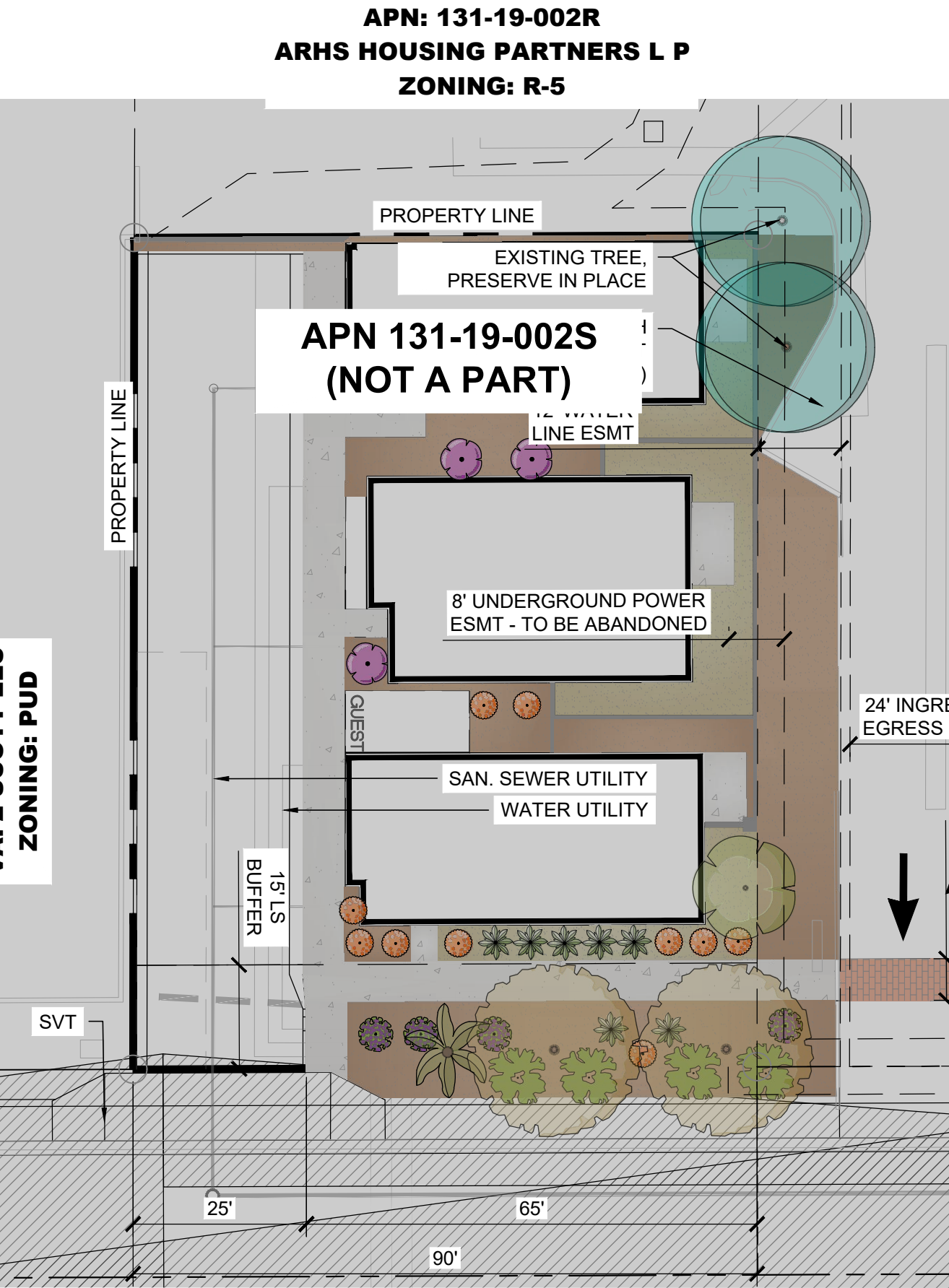
<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>PLANTING SIZE</u>
<u>TREES</u>			
	7	Existing Tree to Remain Preserve In Place	Existing
	7	SUBTOTAL:	
<u>EXISTING</u>			
	16	Tree Destroy	Existing
	16	SUBTOTAL:	




















C:\Users\HalleColey\MyWork\Dropbox\Work\Projects\24027_Res_Palm_Linn_Townhomes_Schedule_24027NFI(dwg)
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF WERK, LLC. IT IS TO BE USED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. NO REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT, WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY WERK, LLC, SHALL BE WITHOUT LIABILITY TO WERK, LLC.

LANDSCAPE REQUIREMENTS & CALCULATIONS

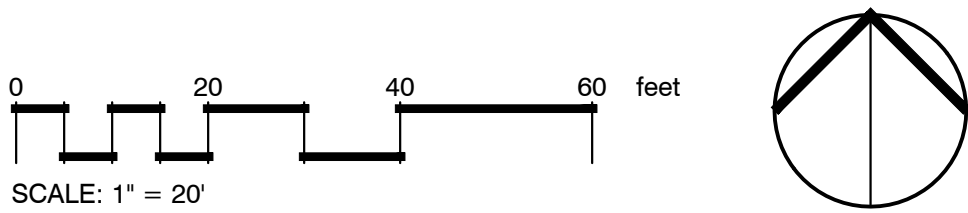
ZONING: R1-7				
STREET FRONTAGE	FRONTAGE (LF)	LF PER TREE	REQ'D TREES	PROVIDED TREES
EAST PERIMETER (E PALM LN): 388.5 LF	388.5	25	15.54	23
1 Tree per 25 LF (31 If remove for drive aisle)				
SOUTH PERIMETER (N 74TH ST): 204 LF	204	25	8.16	10
1 Tree per 25 LF (31 If removed for drive aisle)				
MINIMUM TREE SIZE	PROVIDED	REQUIRED	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.		20 mature trees	21 mature trees provided	
MINIMUM SHRUB SIZE	PROVIDED		PROVIDED	
5 gal minimum container size (1 gal for groundcover)	Confirmed			
PARKING LOT LANDSCAPE	AREA	REQUIRED	PROVIDED	
At least 15% of parking lot shall be landscaped	1,778	266.7	268 sf	
5' min. buffer between parking lot and street	N/A	N/A	Confirmed	
1 landscape island per 15 parking spaces	N/A	N/A	Confirmed	
Area abutting parking lot (up to 10') may be counted towards required landscaping	N/A	N/A	Confirmed	



PLANT SCHEDULE

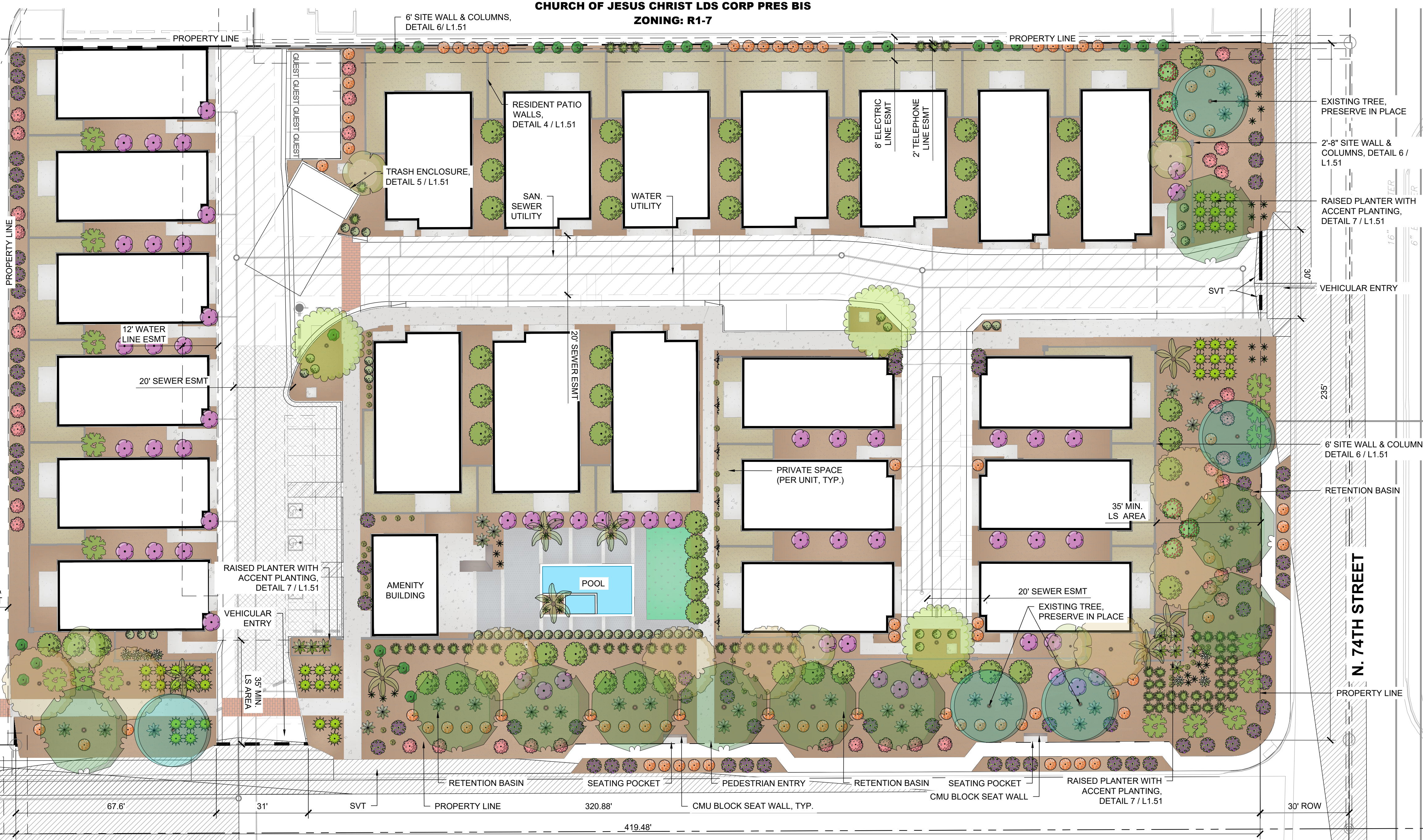
SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE
TREES										GROUNDCOVER & SHRUBS			
	5	Acacia willardiana Palo Blanco	15 gal	0.5"-1.0"		8	Vachellia farnesiana 'Sweet Sierra' Podless Sweet Acacia	36" Box	1.5" Min.		41	Baileya multiradiata Desert Marigold	5 gal
	5	Existing Tree to Remain Preserve In Place	Existing	varies		52	Dodonaea viscosa Hop Bush				16	Eremophila glabra 'Mingenew Gold'	5 gal
	3	Parkinsonia hybrid 'Desert Museum' Palo Verde	24" Box	1.0"-1.5"		70	Leucophyllum x. Heavenly Cloud Heavenly Cloud Texas Ranger				46	Leucophyllum zygophyllum Cimarron Dwarf Sage	5 gal
	8	Phoenix dactylifera Date Palm	15' TRUNK HEIGHT			25	Myoporum parvifolium Trailing Myoporum	5 gal			7	Portulacaria afra Elephant's Food	5 gal
	10	Ulmus parvifolia Evergreen Elm	36" Box	1.75"-2.5"		36	Hesperaloe funifera Giant Hesperaloe	5 gal			36	Russelia equisetiformis Coral Fountain Plant	5 gal
											79	Sphaeralcea ambigua Globemallow	5 gal
											6	Tecoma x 'Crimson Flare' Crimson Flare Yellow Bells	5 gal

E. PALM LANE

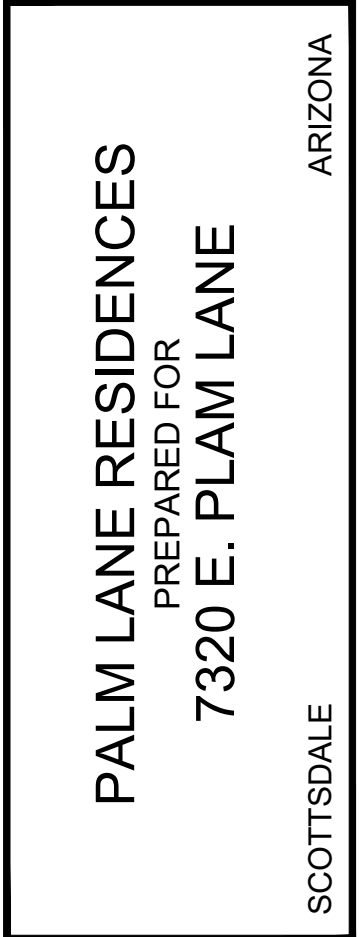
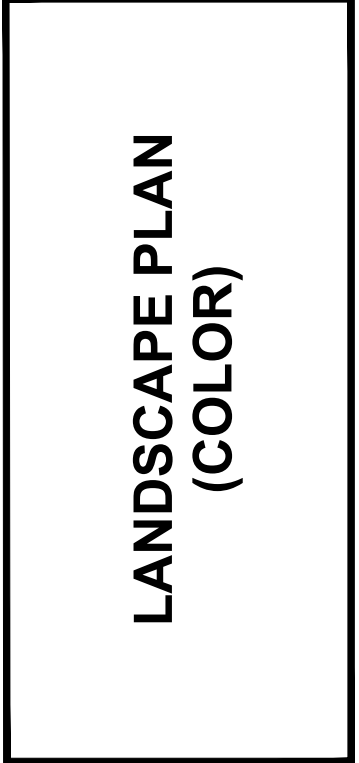


- NOTES:
- THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING. PLEASE REFER TO DSPM SEC. 2-1.501.L NOTE 2.
 - PLEASE NOTE THAT ALL SPECIES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST FOR THE PHOENIX ACTIVE MANAGEMENT AREA PLANT LIST. (P&DSD POLICY).

MATURE TREES:
39 TREES PROVIDED
20 TREES REQUIRED TO BE MATURE
21 MATURE TREES PROVIDED
5 EXISTING TREES TO REMAIN
8 DATE PALMS
8 VACHELLIA FARNESIANA



REV	DESCRIPTION	DATE	APPR



PROJECT No: 24027

SCALE (H):	PER PLAN
SCALE (V):	NONE
DRAWN BY:	NMC
DESIGN BY:	BAS
CHECK BY:	BAS
DATE:	03/17/2025

45445
NORMAN R. SAGER
REGISTERED LANDSCAPE ARCHITECT
ARIZONA, U.S.A.
Expires 12/31/2027

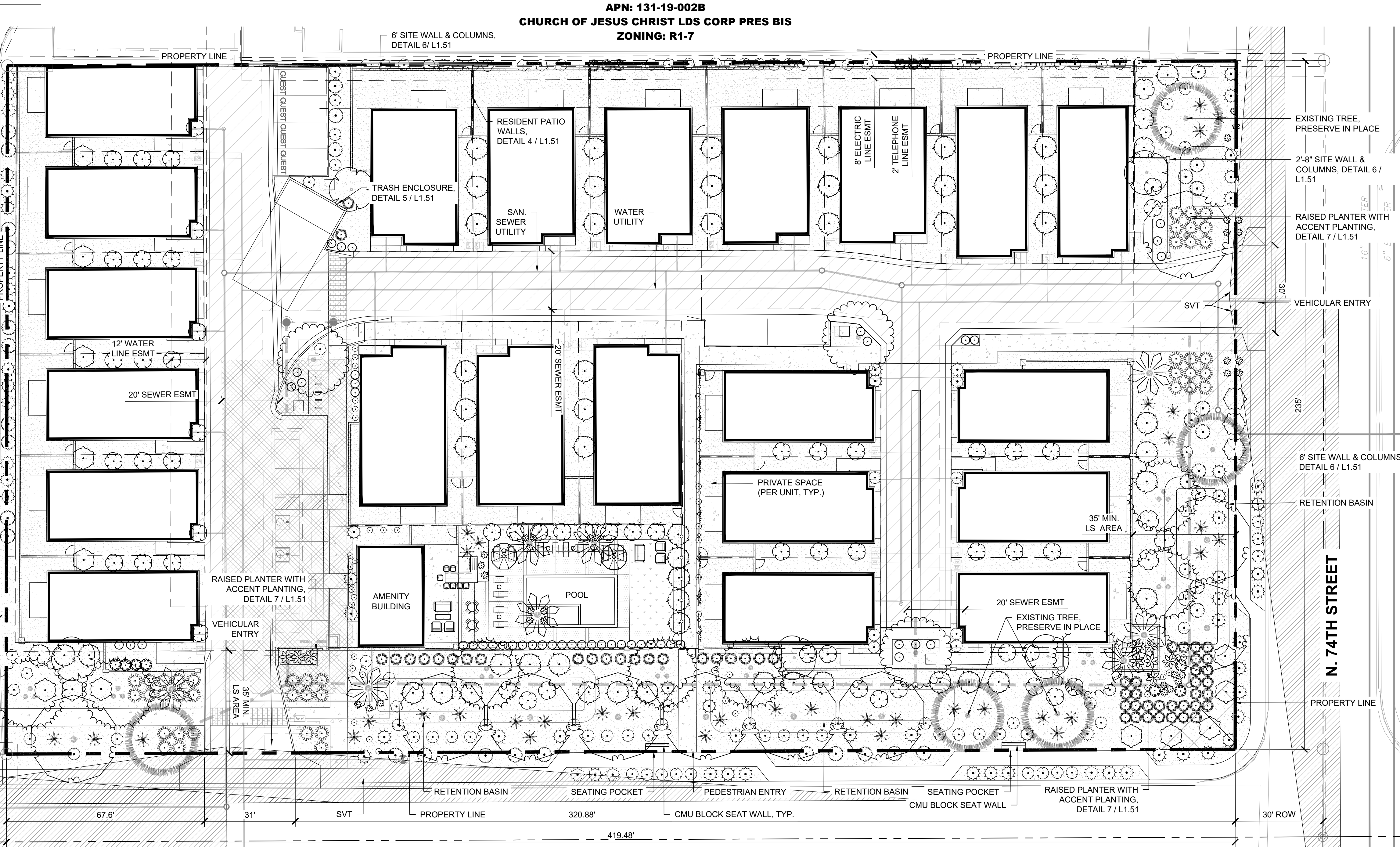
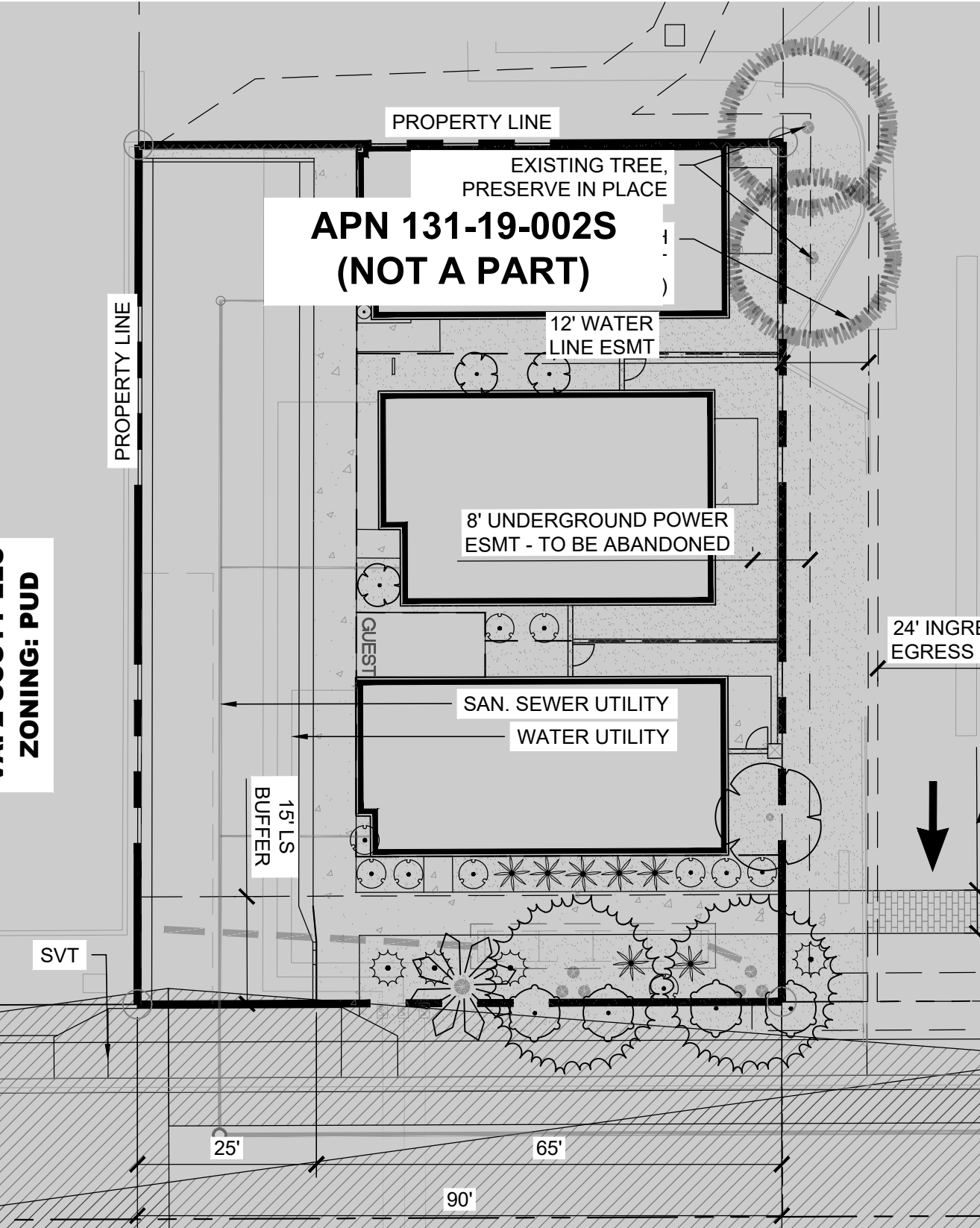
2/20/27 L.S. dwg

L1.01

LANDSCAPE REQUIREMENTS & CALCULATIONS


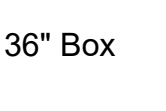





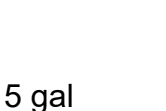


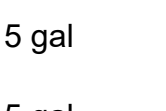


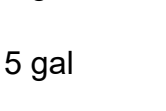







ZONING: R1-7				
STREET FRONTAGE				
EAST PERIMETER (E PALM LN): 388.5 LF	388.5	25	15.54	23
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SOUTH PERIMETER (N 74TH ST): 204 LF	204	25	8.16	10
1 Tree per 25 LF (31 If removed for drive aisle)				
MINIMUM TREE SIZE				
15 gal minimum container size	Confirmed			
At least 50% must be mature Palm Trees 12ft tall, Single Trunk 3" caliper, Multiple Trunk 1.5" average cal.		20 mature trees	21 mature trees	provided
MINIMUM SHRUB SIZE				
5 gal minimum container size (1 gal for groundcover)	Confirmed			
PARKING LOT LANDSCAPE				
At least 15% of parking lot shall be landscaped	1,778	268.7	268 sf	
5' min. buffer between parking lot and street	N/A	N/A	Confirmed	
1 landscape island per 15 parking spaces	N/A	N/A	Confirmed	
Area abutting parking lot (up to 10') may be counted towards required landscaping	N/A	N/A	Confirmed	

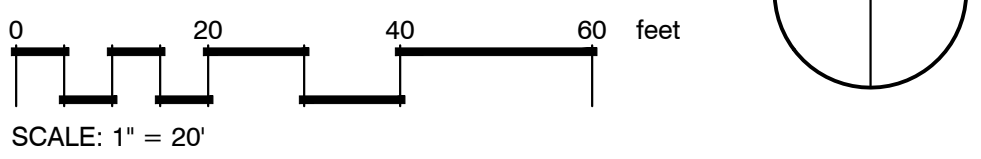
APN: 131-19-002R
ARHS HOUSING PARTNERS L P
ZONING: R-5



E. PALM LANE

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE
TREES										GROUND COVER & SHRUBS			
	5	Acacia willardiana Palo Blanco	15 gal	0.5"-1.0"		8	Vachellia farnesiana 'Sweet Sierra' Podless Sweet Acacia	36" Box	1.5" Min.		41	Baileya multiradiata Desert Marigold	5 gal
	5	Existing Tree to Remain Preserve In Place	Existing	varies							52	Dodonaea viscosa Hop Bush	5 gal
	3	Parkinsonia hybrid 'Desert Museum' Palo Verde	24" Box	1.0"-1.5"							16	Eremophila glabra 'Mingenew Gold'	5 gal
	8	Phoenix dactylifera Date Palm	15' TRUNK HEIGHT								70	Outback Sunrise Emu Lantana montevidensis Purple Trailing Lantana	5 gal
	10	Ulmus parvifolia Evergreen Elm	36" Box	1.75"-2.5"							56	Leucophyllum x. Heavenly Cloud Heavenly Cloud Texas Ranger	5 gal
											46	Leucophyllum zygophyllum Cimarron Dwarf Sage	5 gal
											25	Myoporum parvifolium Trailing Myoporum	5 gal
											7	Portulacaria afra Elephant's Food	5 gal
											36	Russelia equisetiformis Coral Fountain Plant	5 gal
											79	Sphaeralcea ambigua Globemallow	5 gal
											6	Tecoma x 'Crimson Flare' Crimson Flare Yellow Bells	5 gal



- NOTES:
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21 MATURE TREES PROVIDED
5 EXISTING TREES TO REMAIN
8 DATE PALMS
8 VACHELLIA FARNESIANA



REV	DESCRIPTION	BY	DATE	APPR

LANDSCAPE PLAN
(B+W)

PALM LANE RESIDENCES
PREPARED FOR
7320 E. PALM LANE
SCOTTSDALE
ARIZONA

PROJECT No:
24027

SCALE (H): PER PLAN
SCALE (V): NONE
DRAWN BY: MMC
DESIGN BY: BAS
CHECK BY: BAS
DATE: 03/17/2025

REGISTERED LANDSCAPE ARCHITECT
CLYDE L. HARRIS, AIA
45445
NANAN SAGER
CONSTRUCTION
ARIZONA, USA
Expires 12/31/2027

2/20/27, B. day

L1.02

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

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

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

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

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WERK, LLC.
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Scottsdale, AZ 85251
T. 602.429.9922
www.WERKurbandesign.com

— **CLIVE** development

[illegible]

**HARDSCAPE PLAN
(COLOR)**

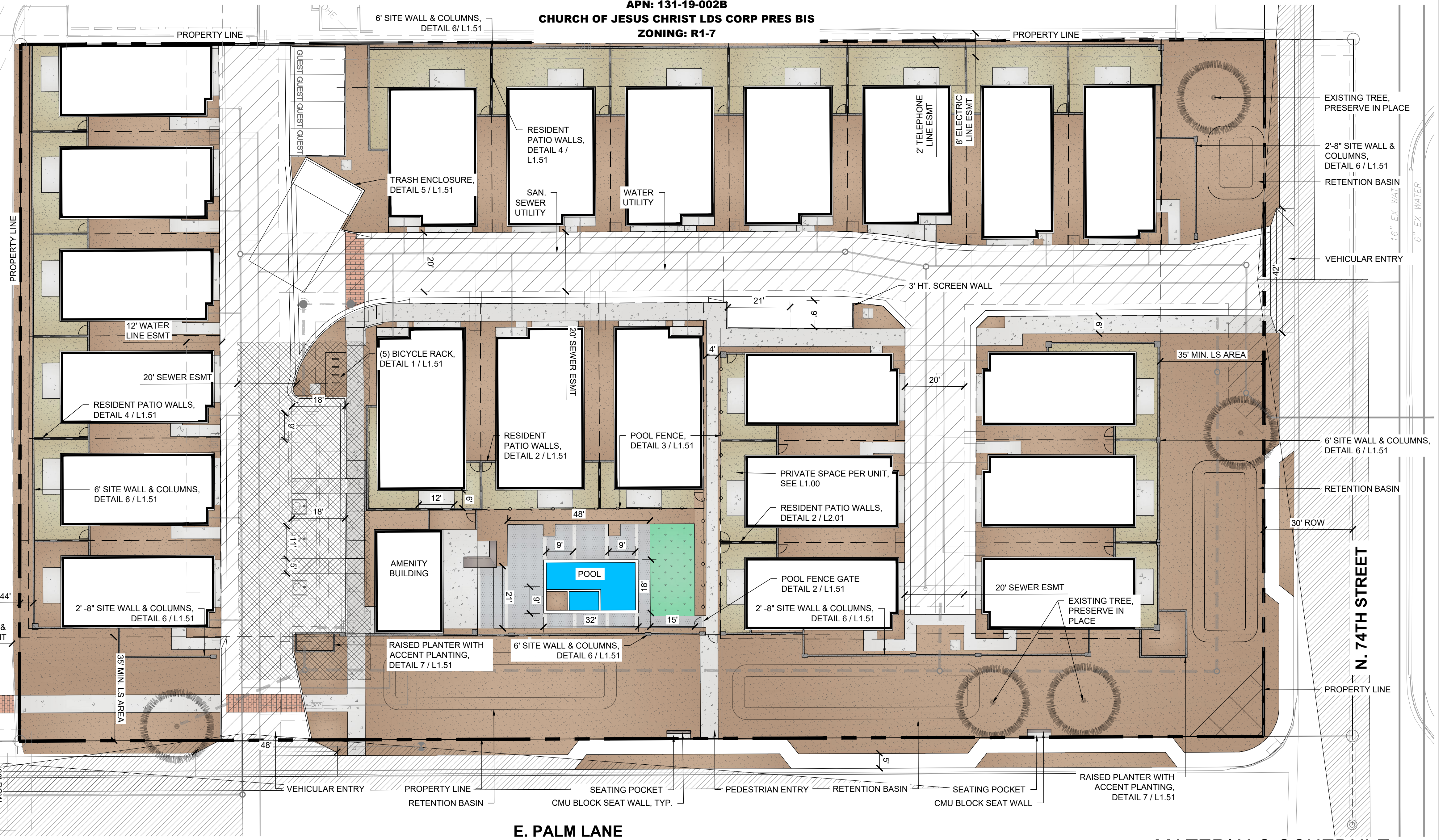
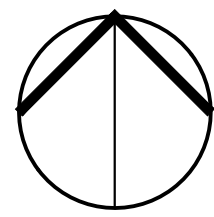
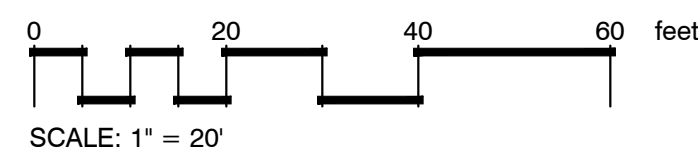
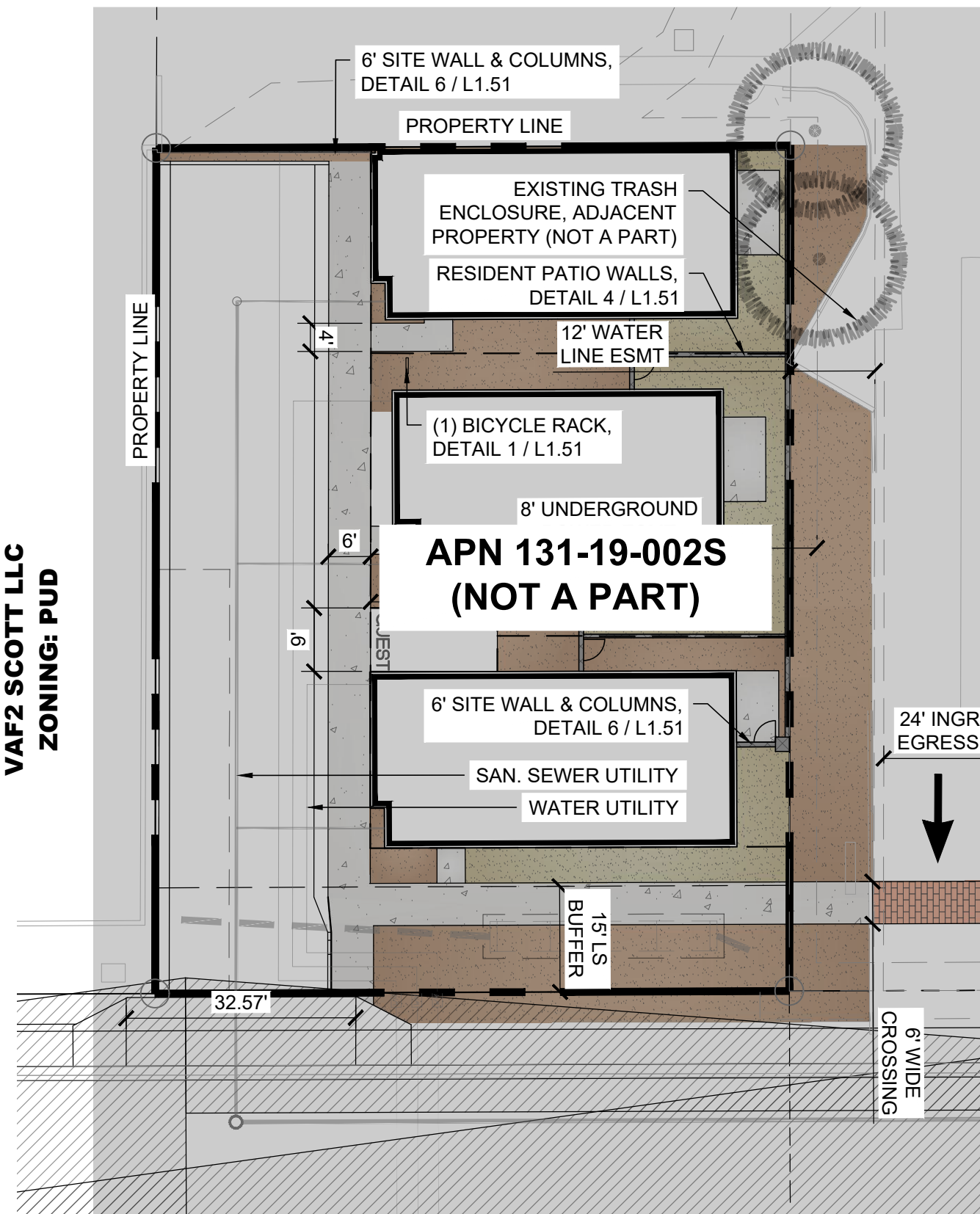
PREPARED FOR
PALM LANE RESIDENCES
7320 E. PLAM LANE

15107171

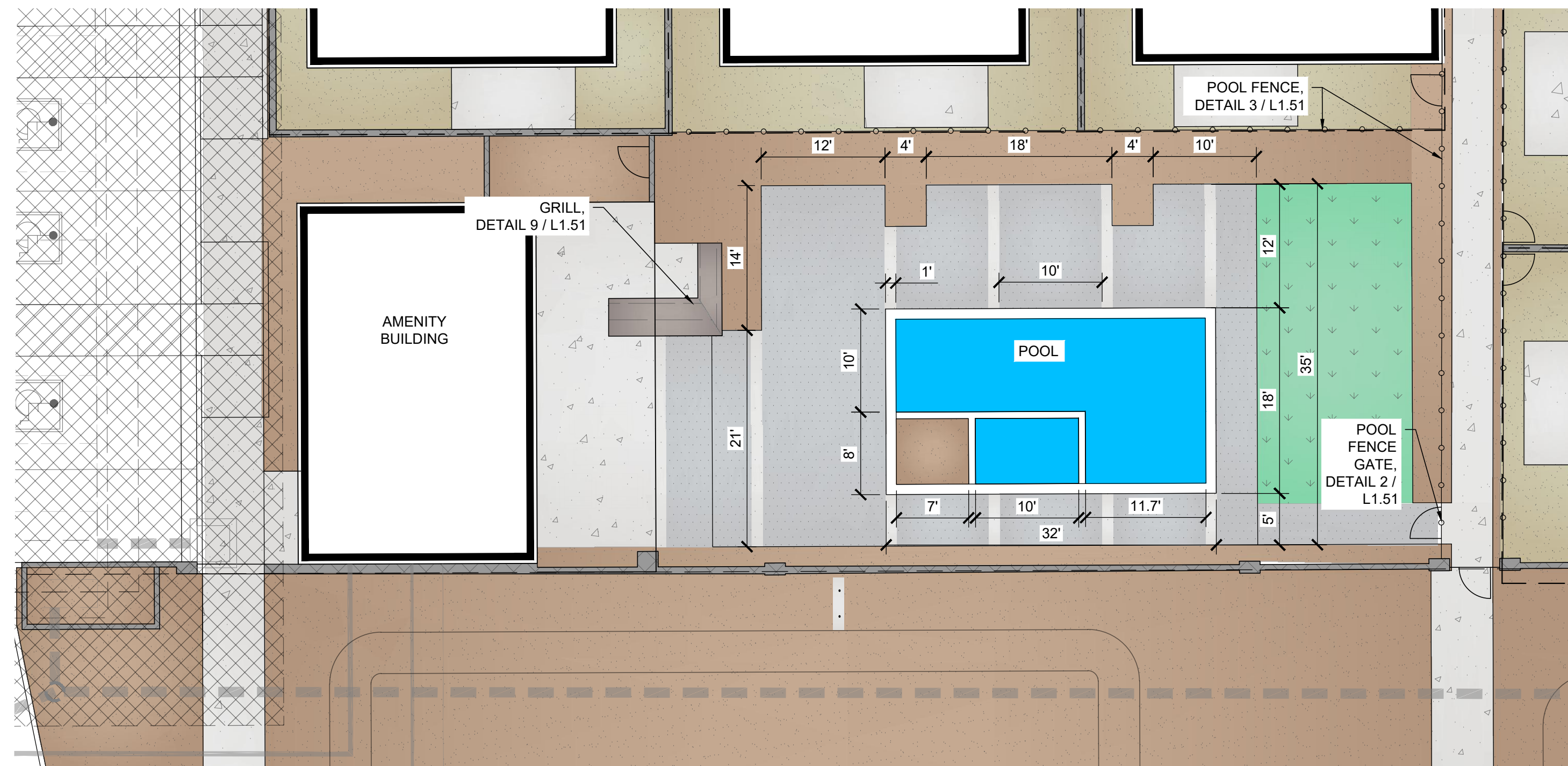
PROJECT No.
34037

E (H):	PER PLAN
E (V):	NONE
OWN BY:	HMC
IGN BY:	BAS
CK BY:	BAS
DATE:	03/17/2025

01

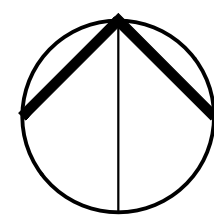


E. PALM LANE



0 10 20 30 feet

SCALE: 1" = 10'



MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	QTY
Aggregate Surfacing		
	STAMPED ASPHALT Pattern: Running Bond	306 sf
	CONCRETE Texture: Broom Finish Color: Standard Gray	8,071 sf
	CONCRETE - POOL DECK Texture: Sand Finish Color: Weathered White	111 sf
	CONCRETE - POOL DECK Texture: Sand Finish Color: Gray	1,250 sf
	TOPDRESS - BACK Size: 1/2" Screened, 2" Depth Color: Apache Brown By: Holcim	7,113 sf
	TOPDRESS Size: 1/2" Screened, 2" Depth Color: Apache Brown By: Holcim	33,641 sf
Athletic and Recreational Surfacing		
	ARTIFICIAL TURF Color: Poem Emerald Height: 34mm	466 sf
Fence / Wall Systems		
	SITE WALL	3,016 lf
	SEAT WALL	69 sf

6-ZN-2024

APN: 131-19-066
WAF2 SCOTT LLC
ZONING: PUD

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

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

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

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Curve Development

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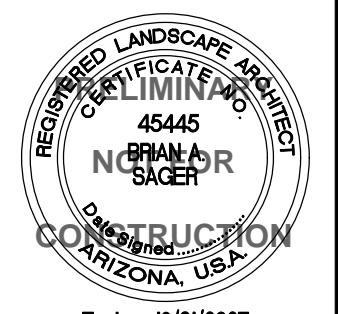
HARDSCAPE PLAN (B+W)

PALM LANE RESIDENCES
PREPARED FOR
7320 E. PLAM LANE

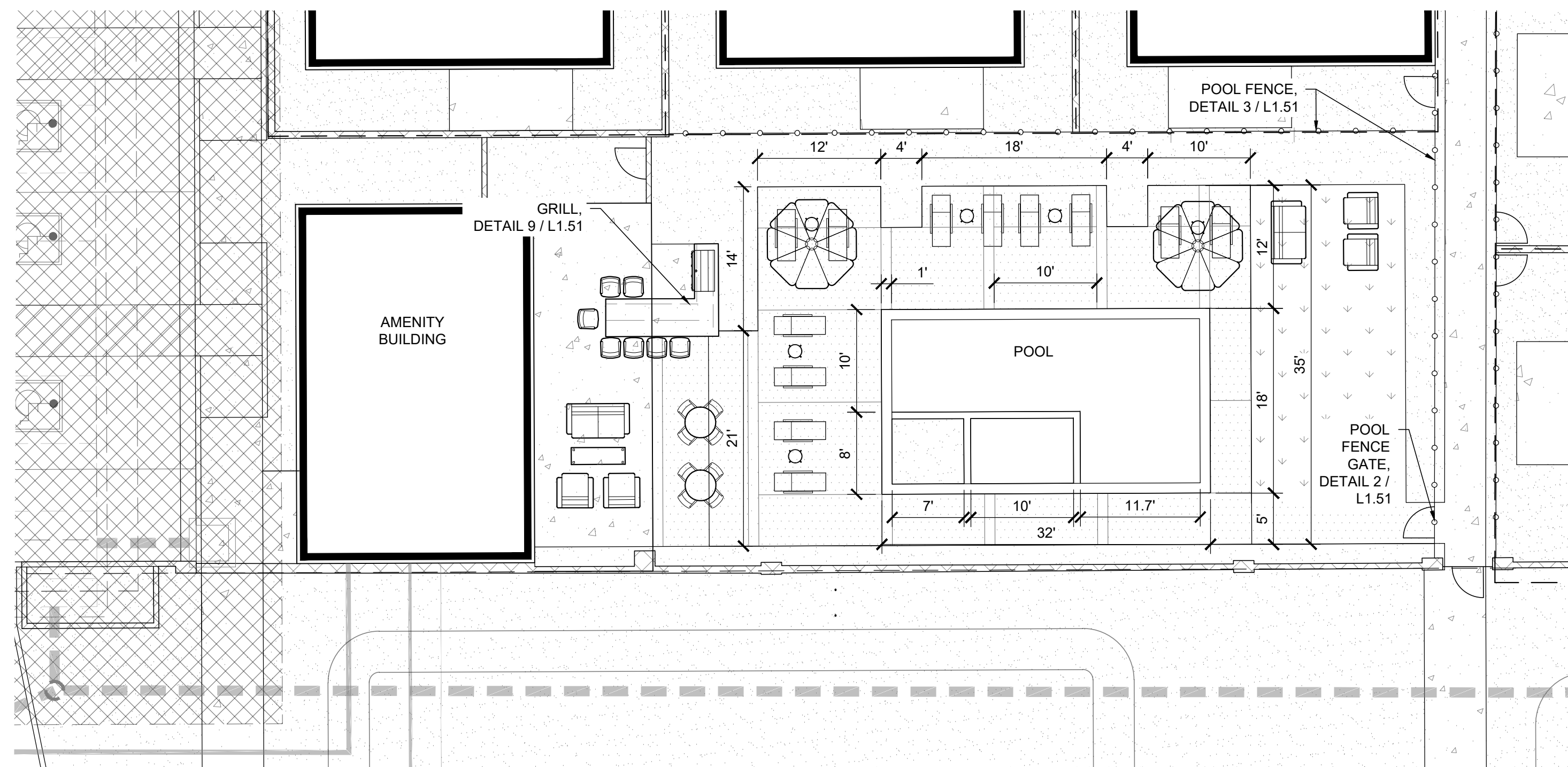
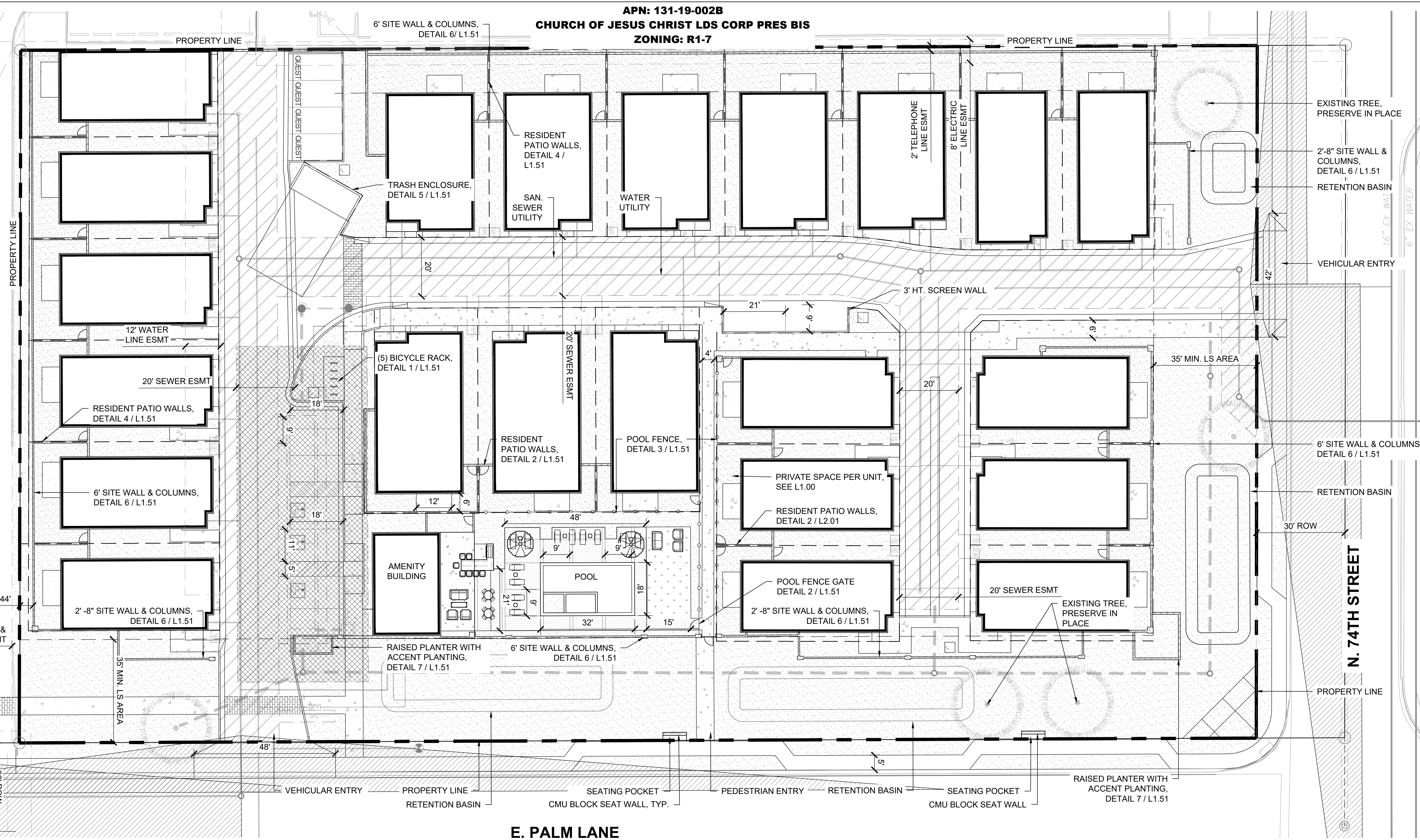
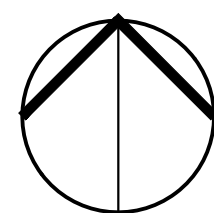
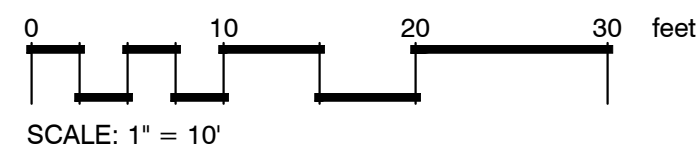
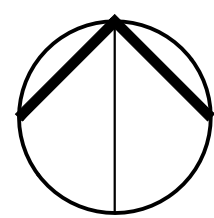
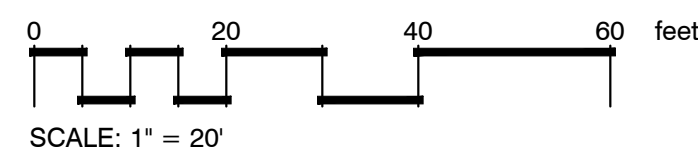
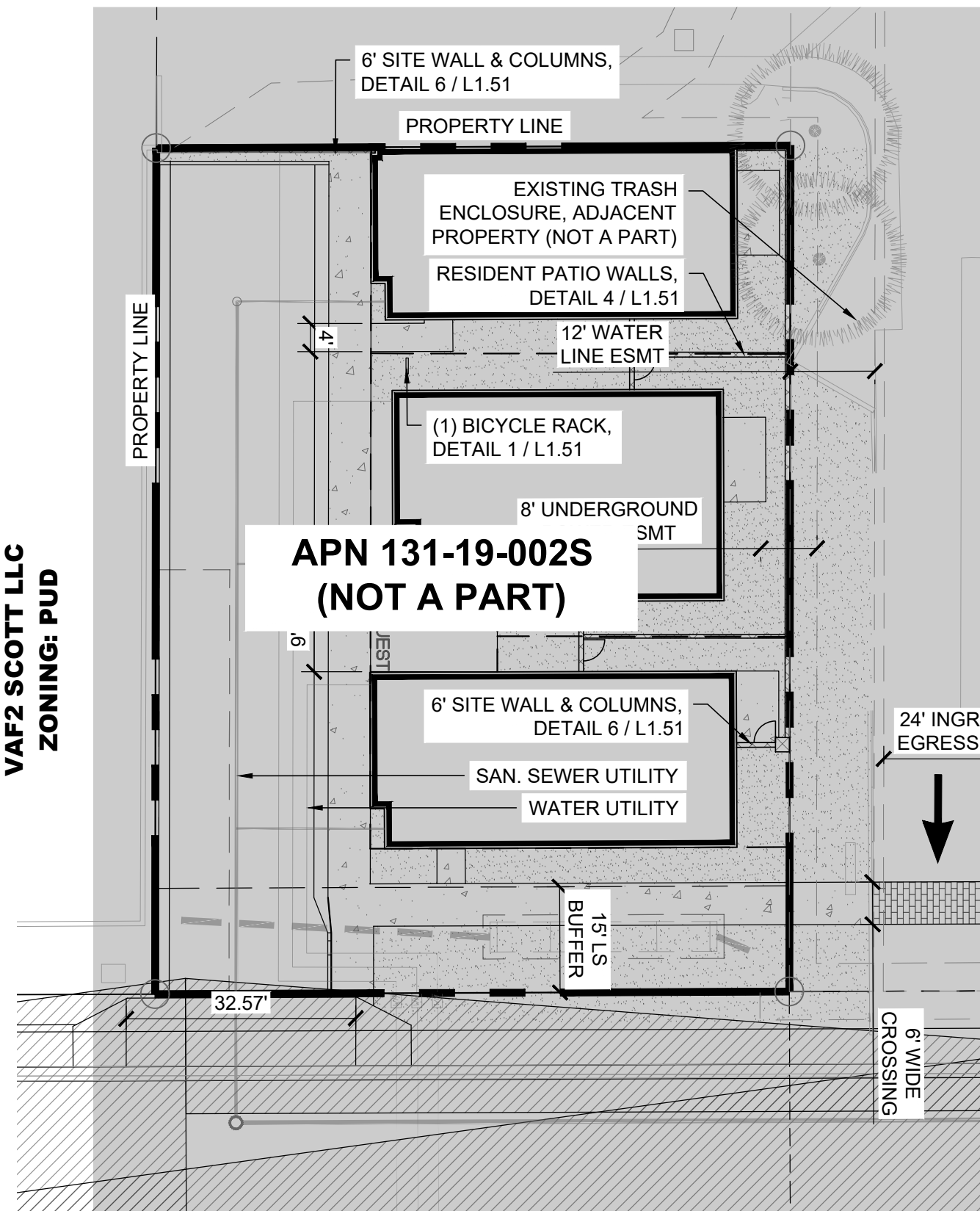
ARIZONA

PROJECT No.
24037

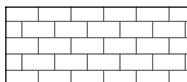
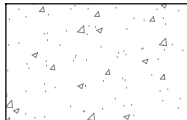
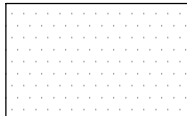
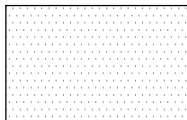
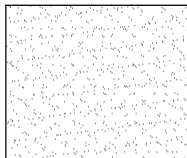
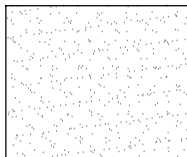
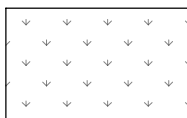


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SCALE (V):	NONE
DRAWN BY:	HMC
DESIGN BY:	BAS
CHECK BY:	BAS
DATE:	03/17/2025



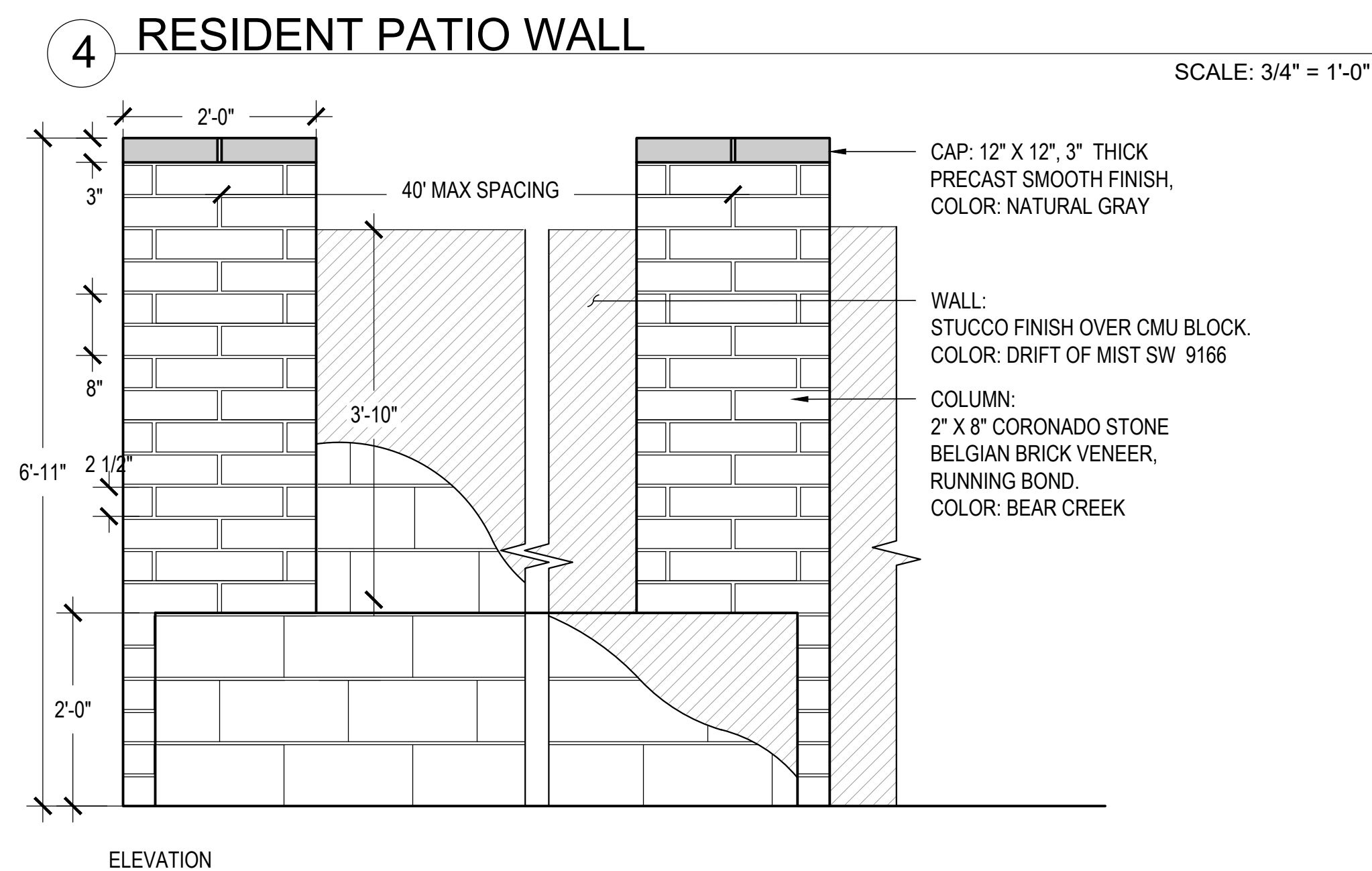
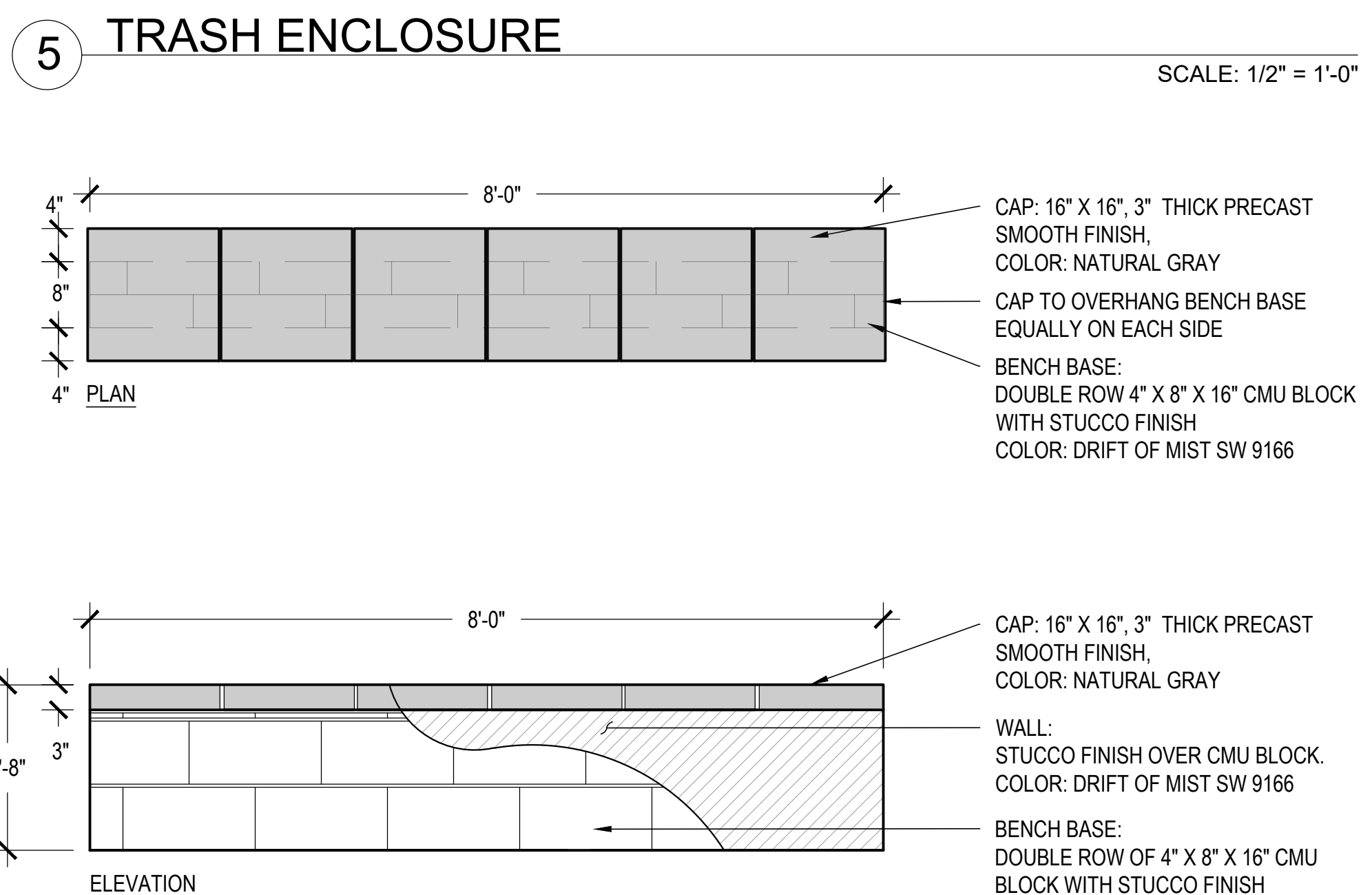
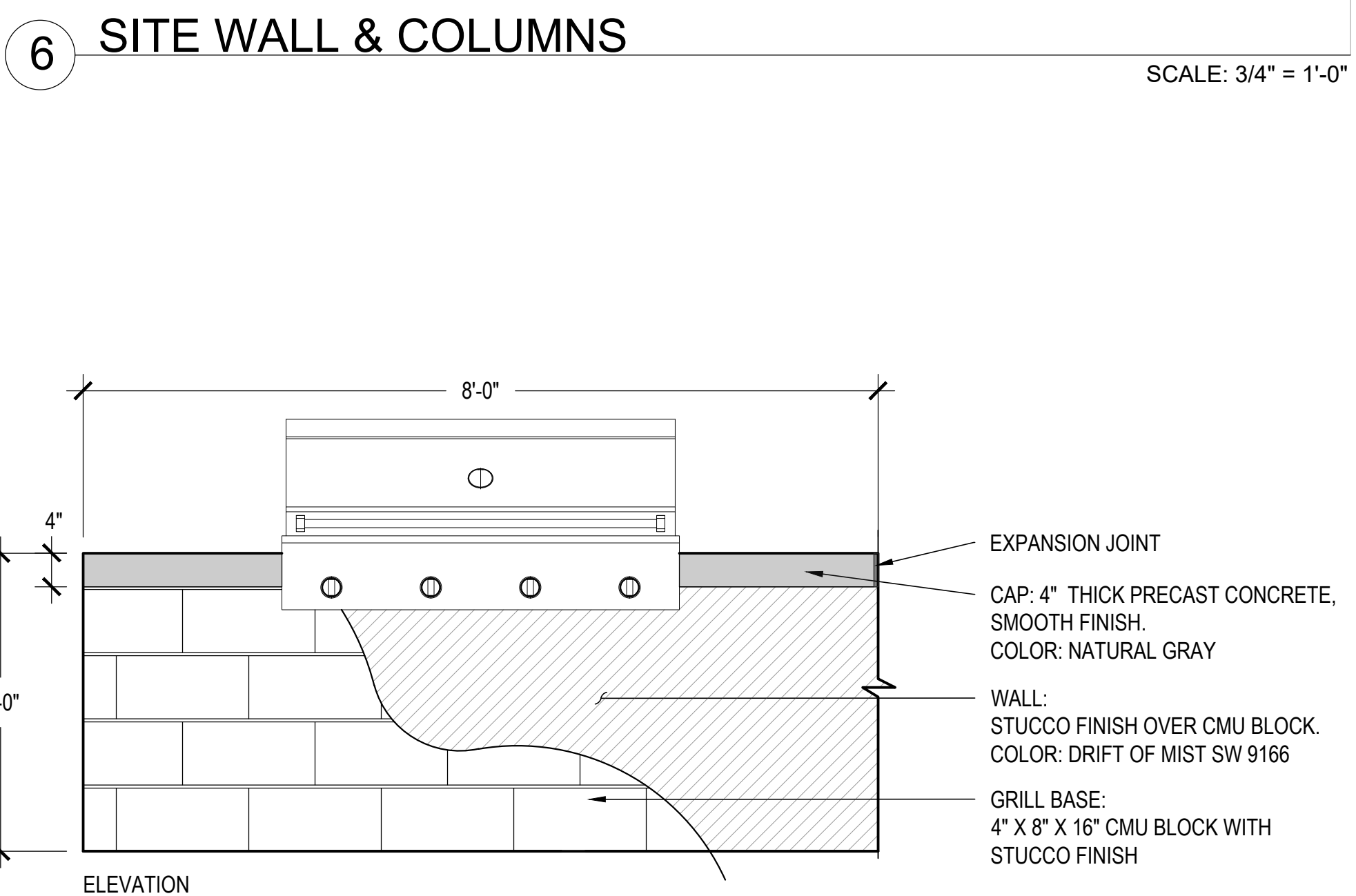
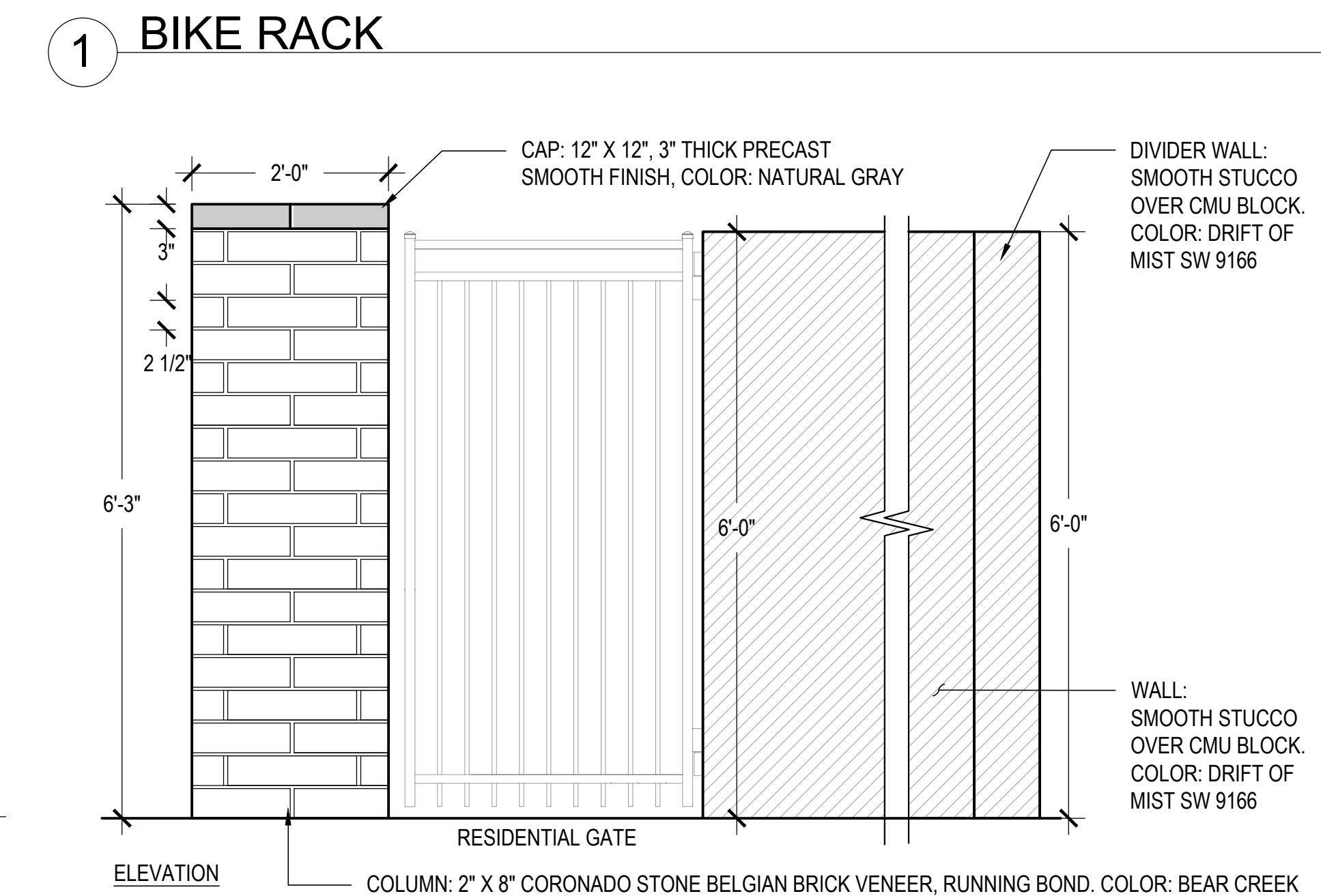
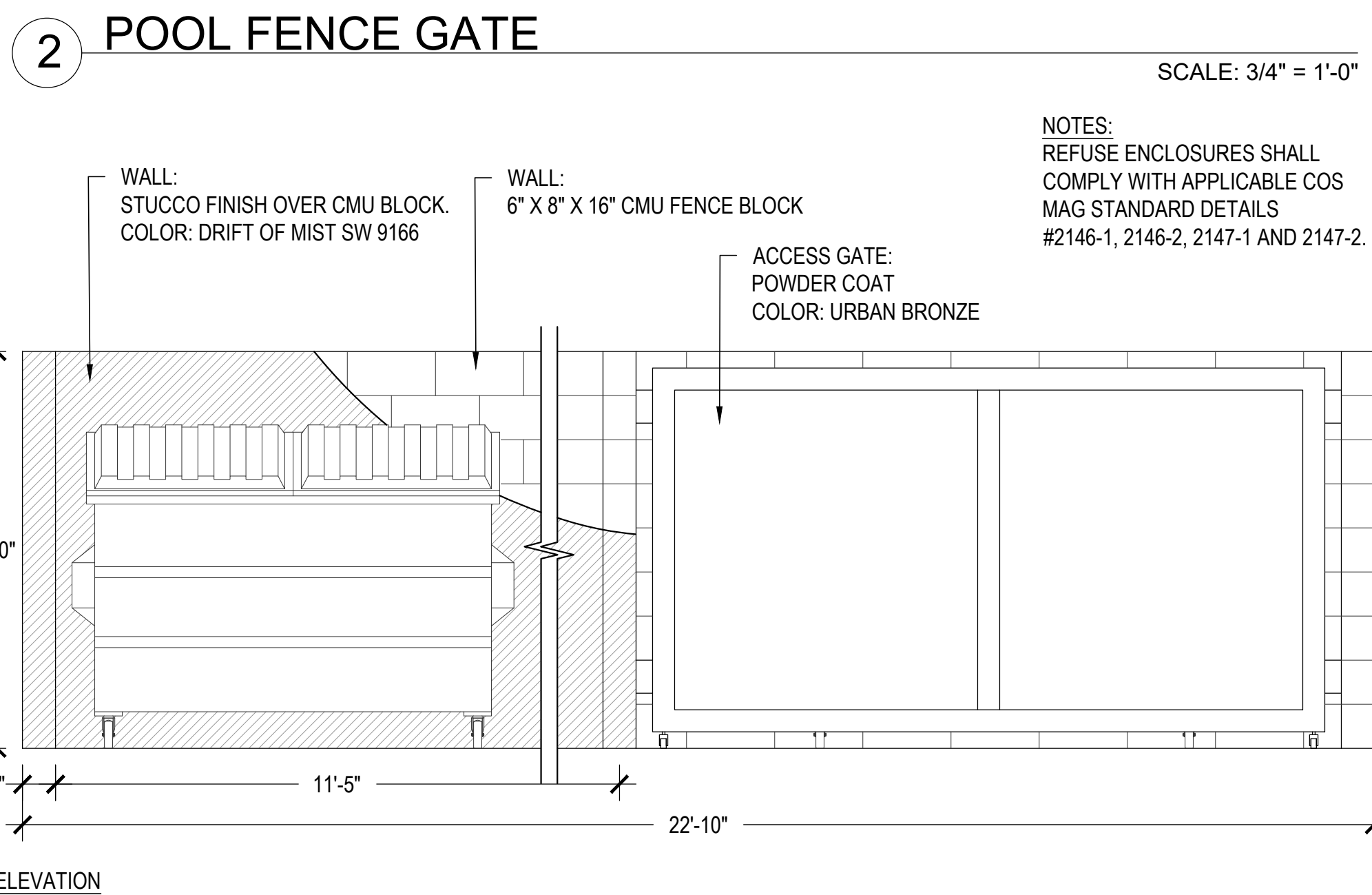
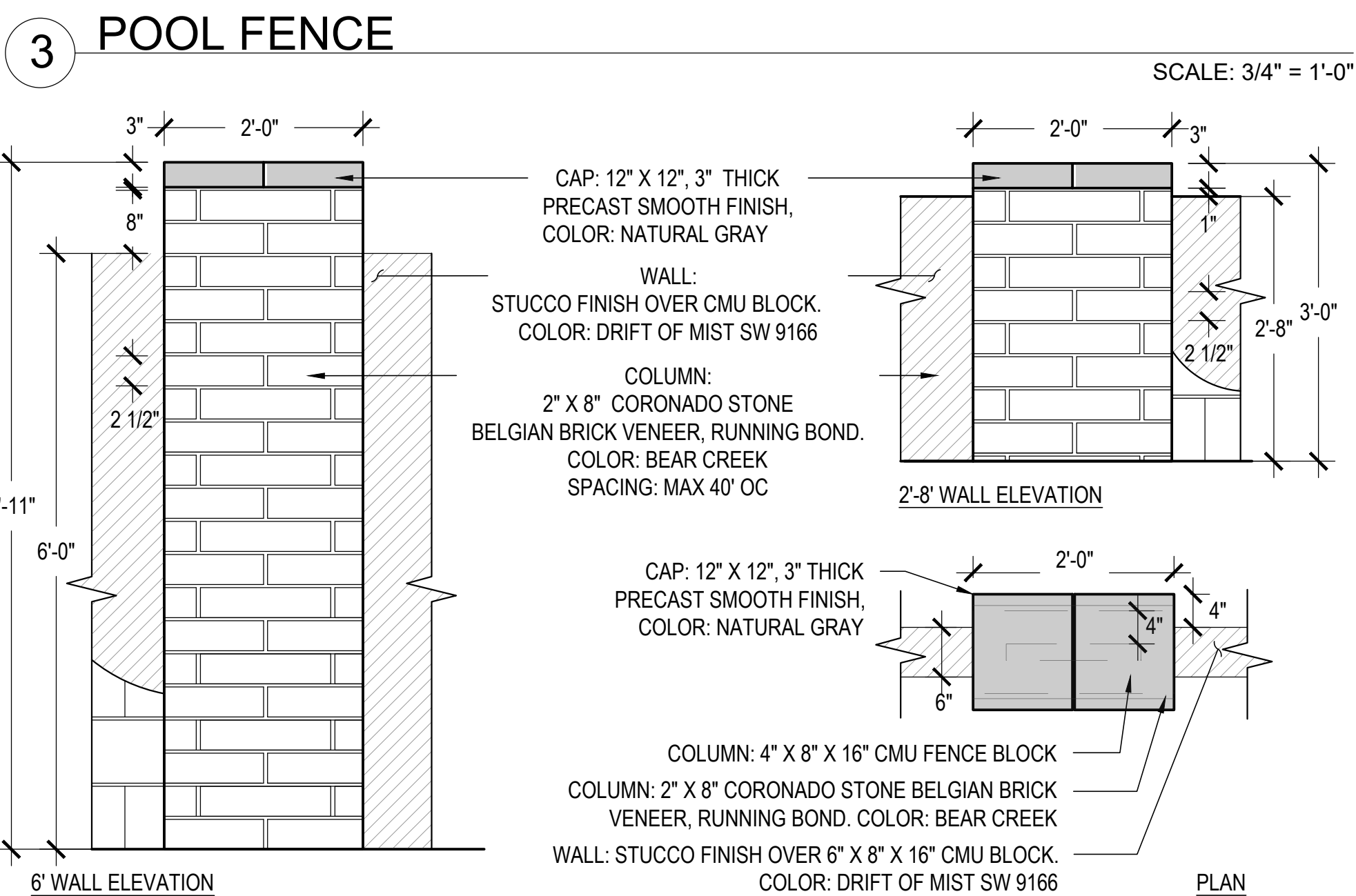
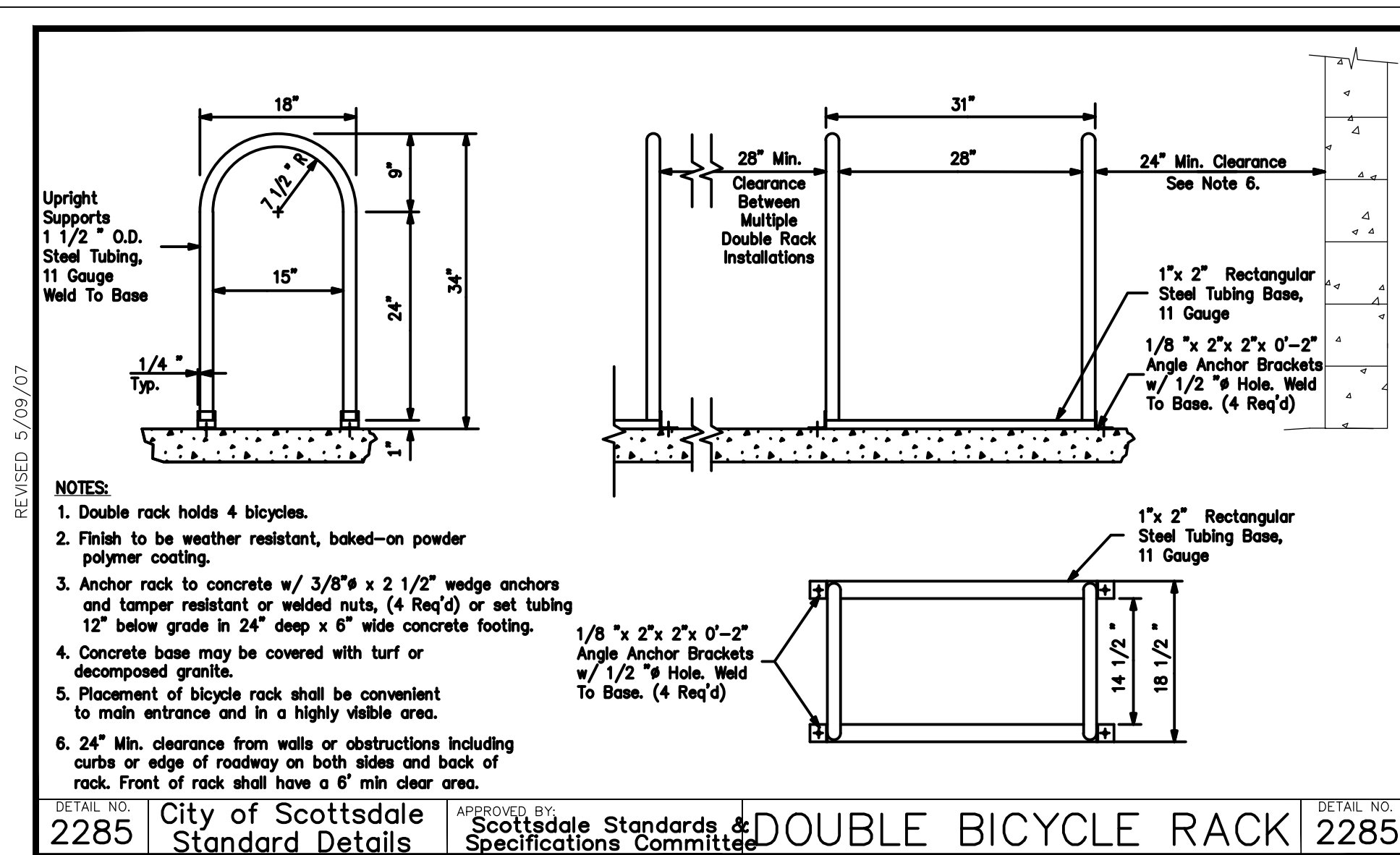
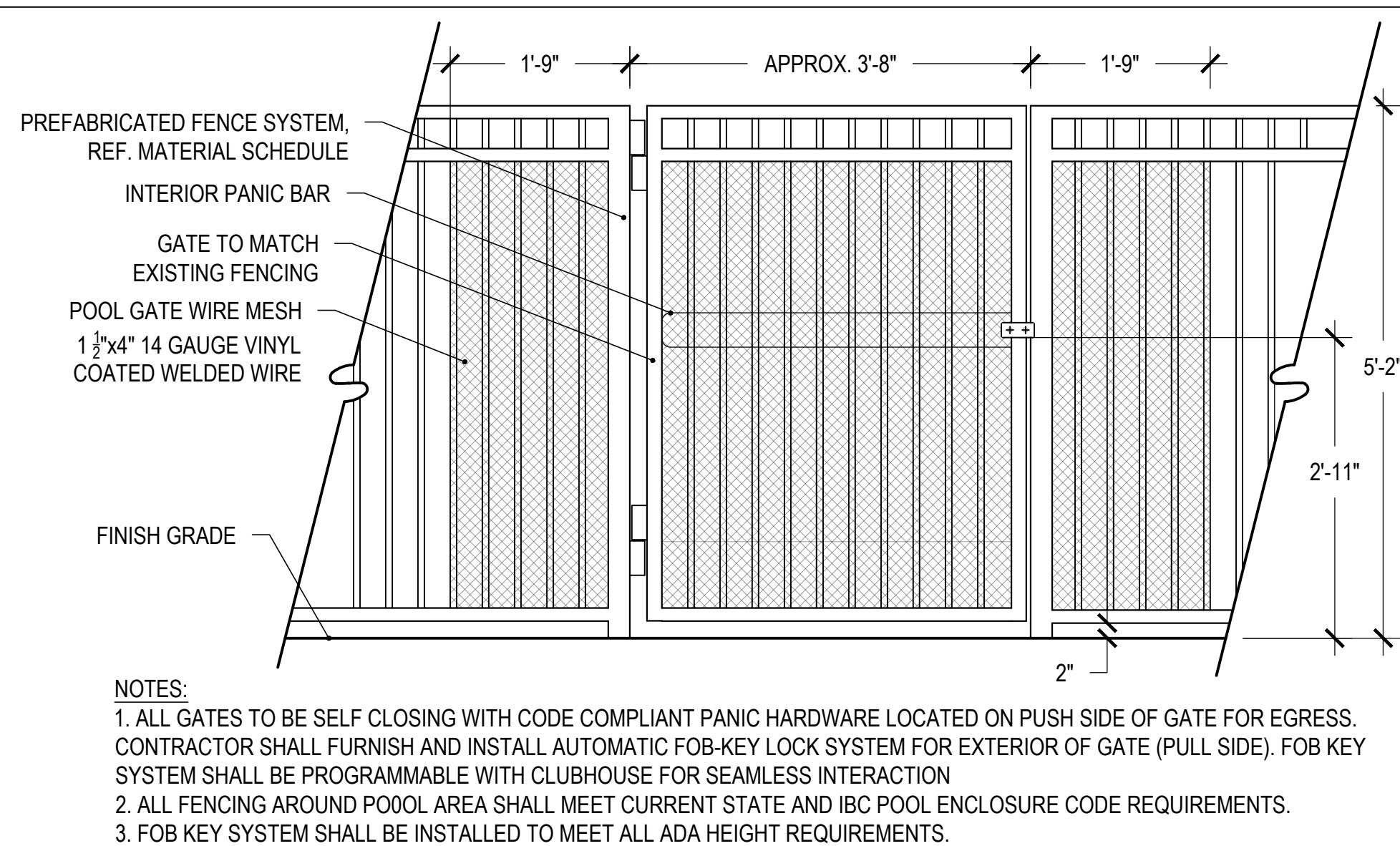
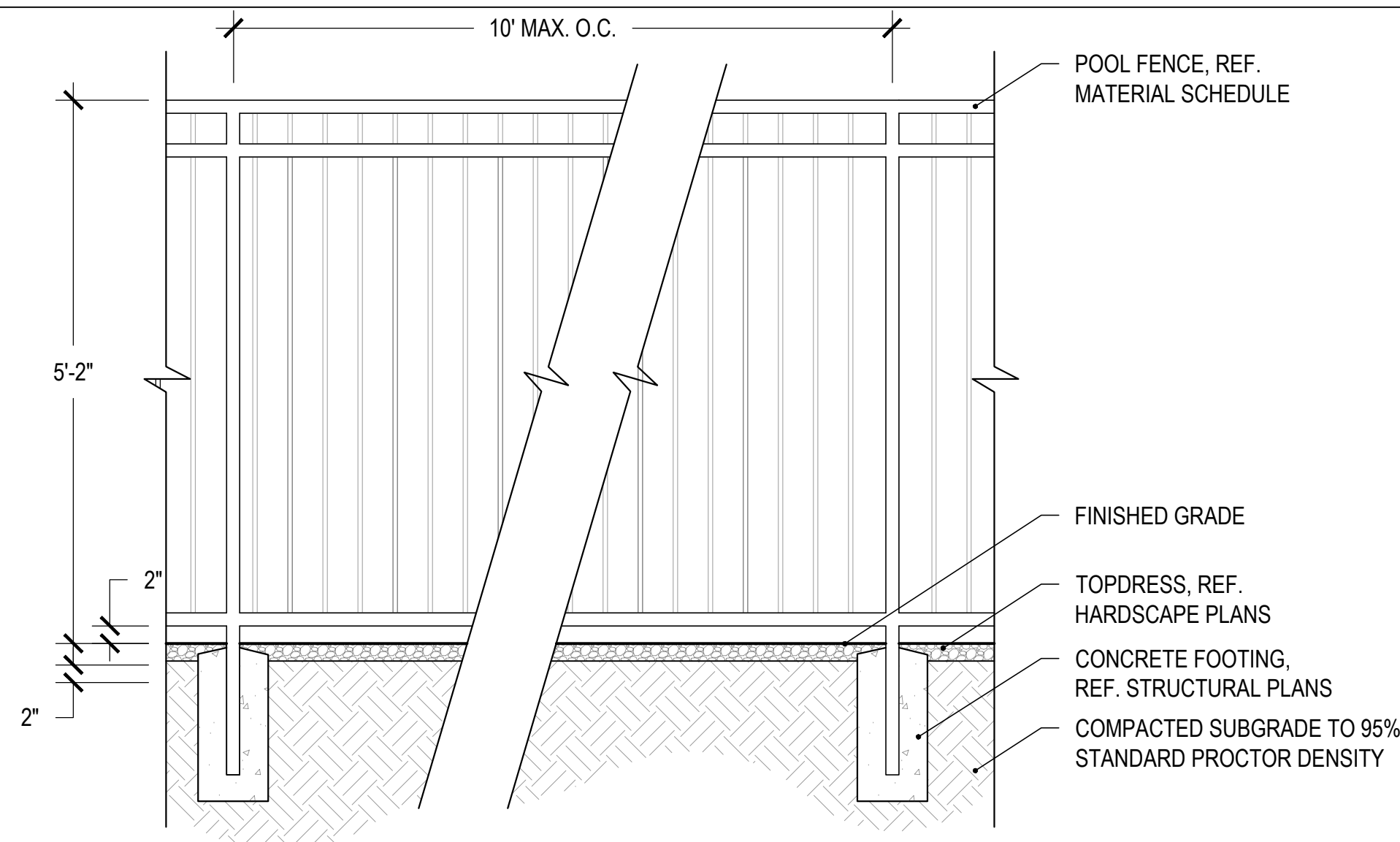
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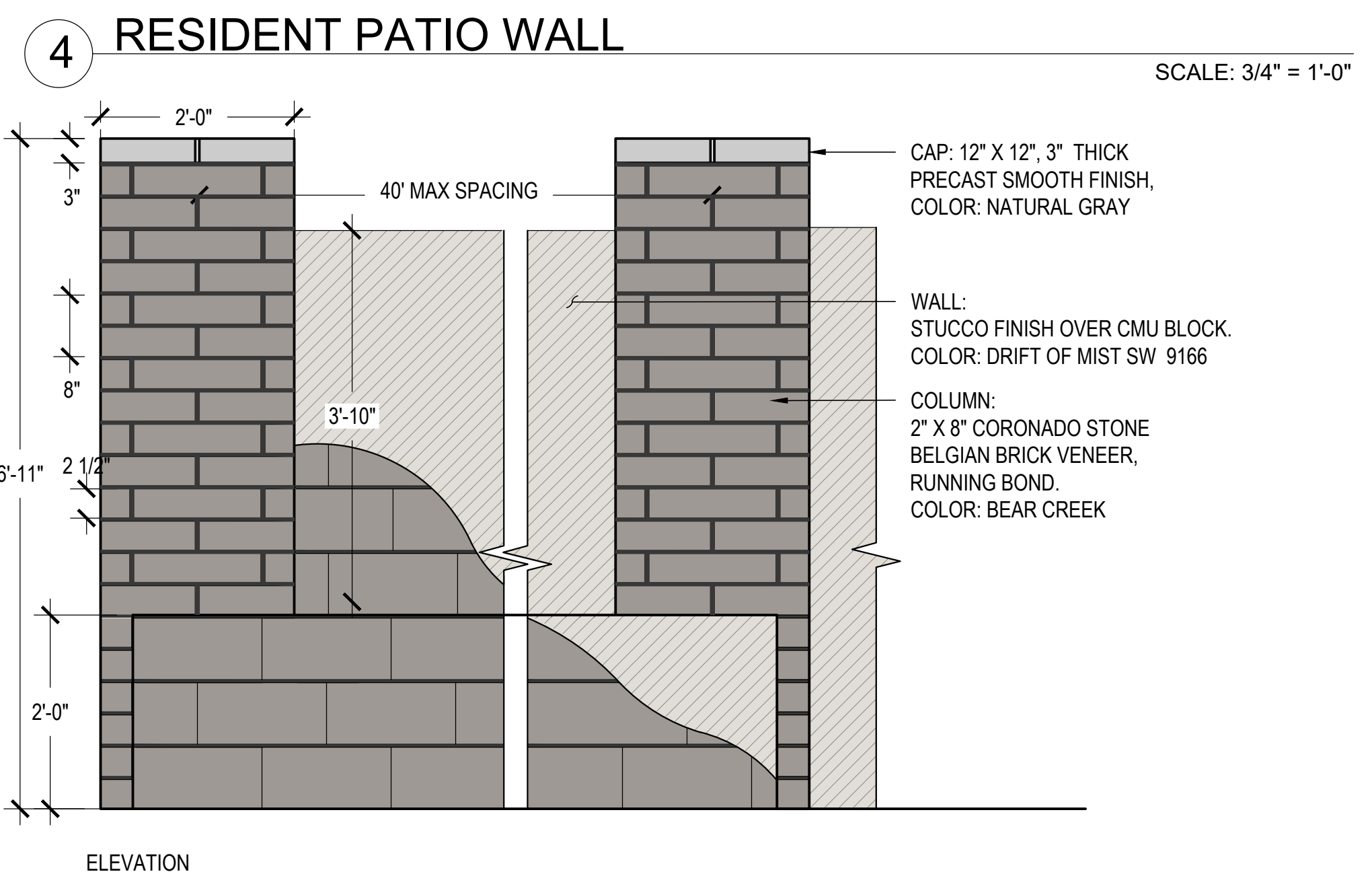
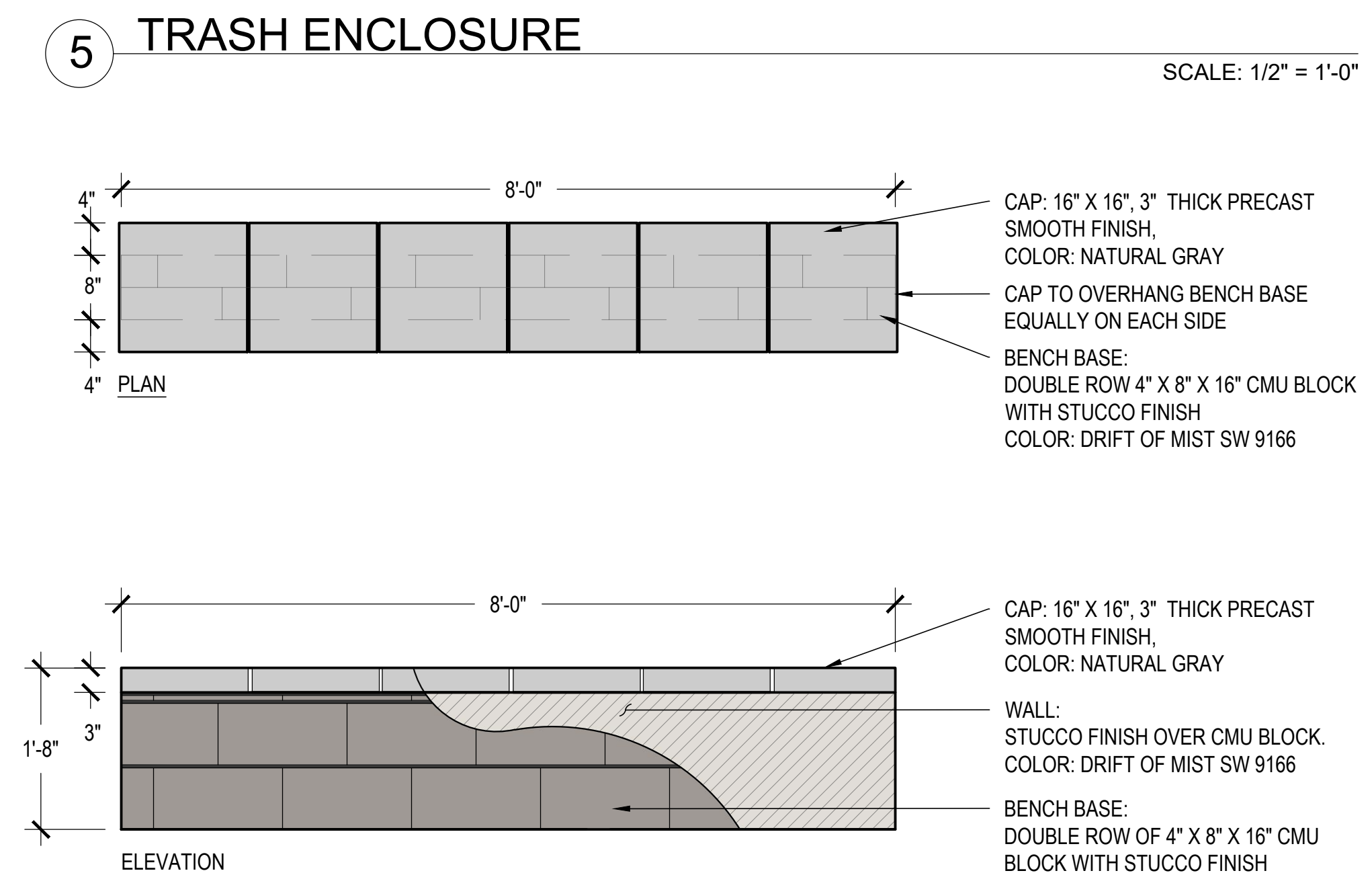
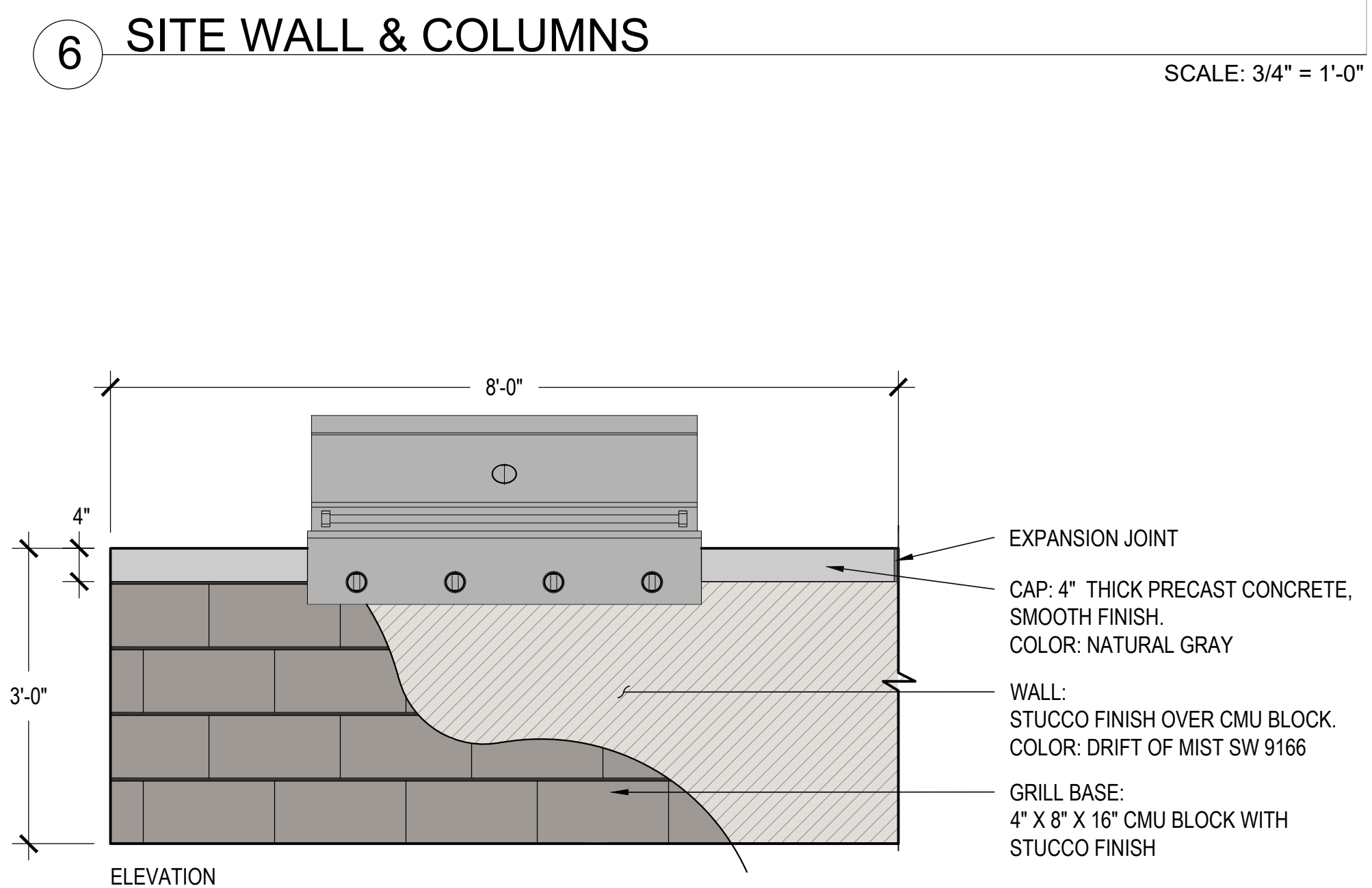
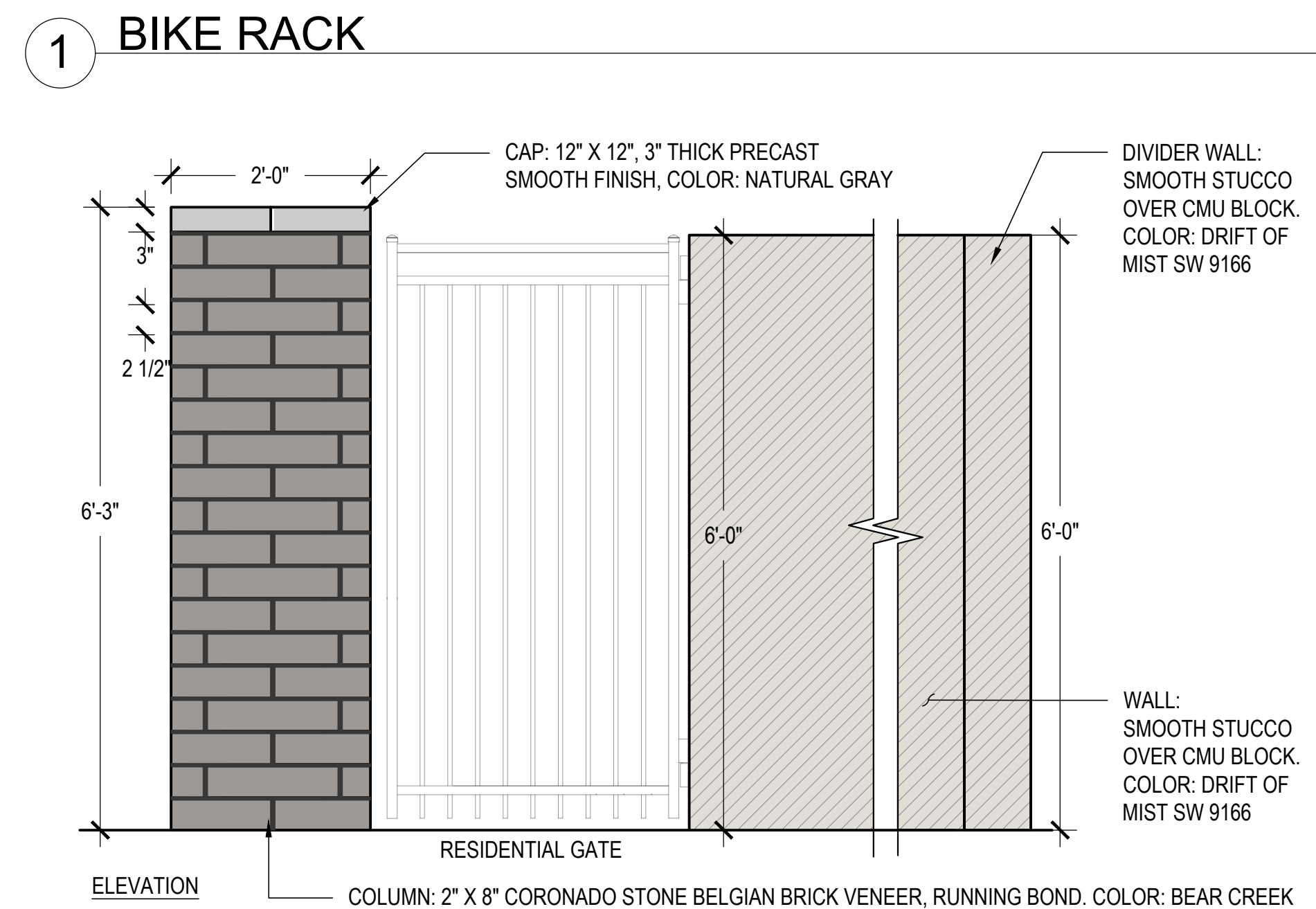
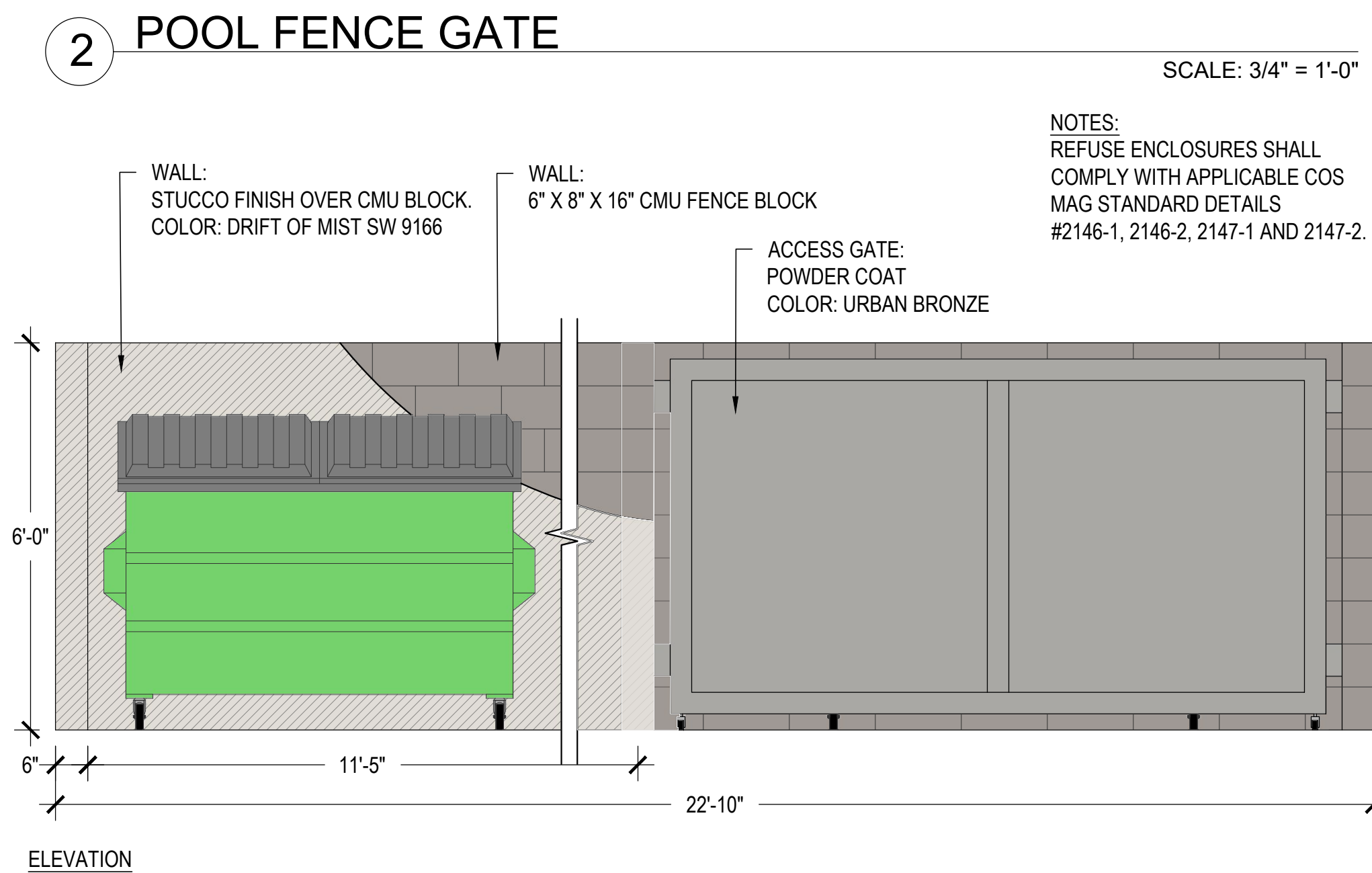
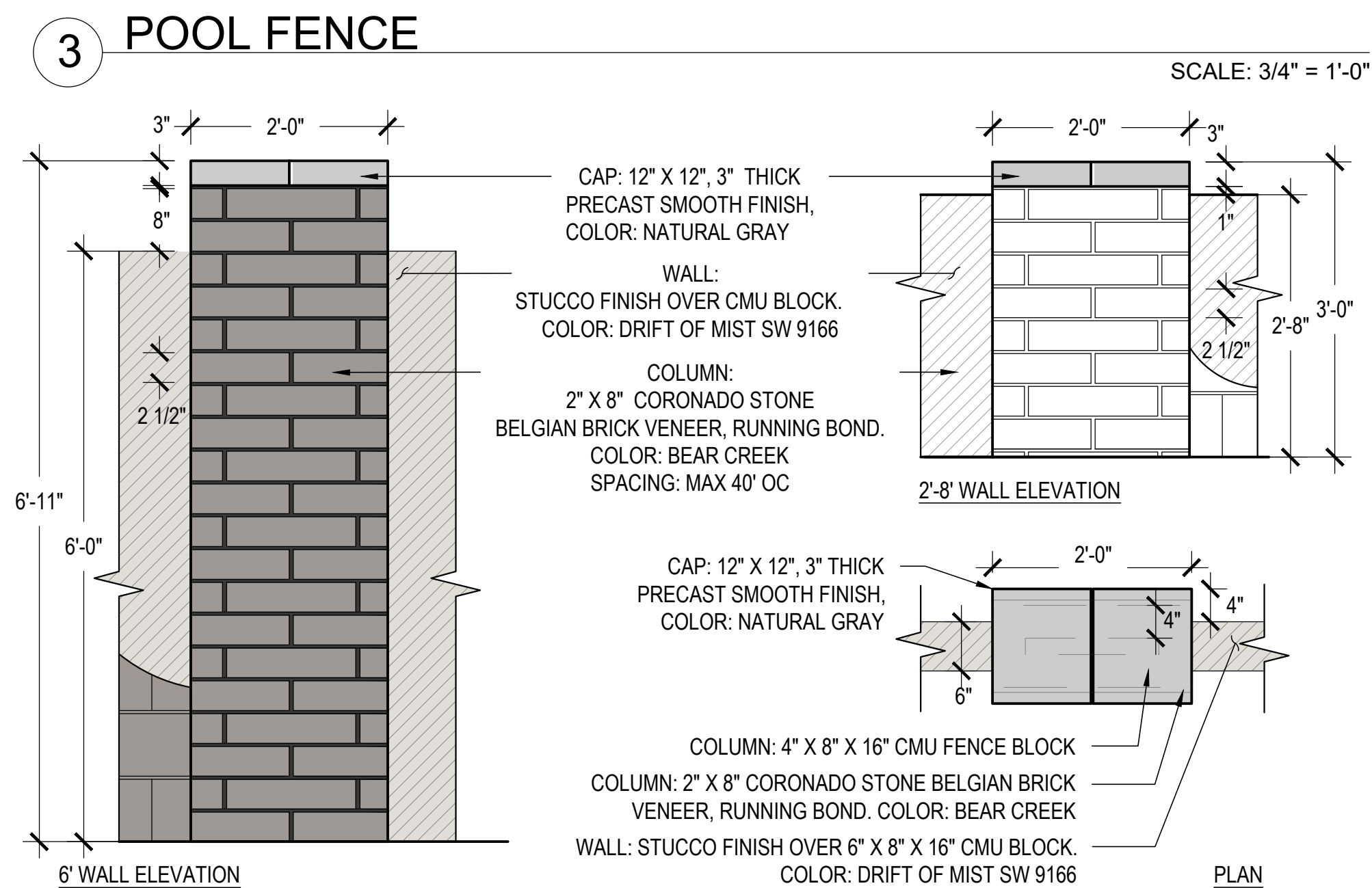
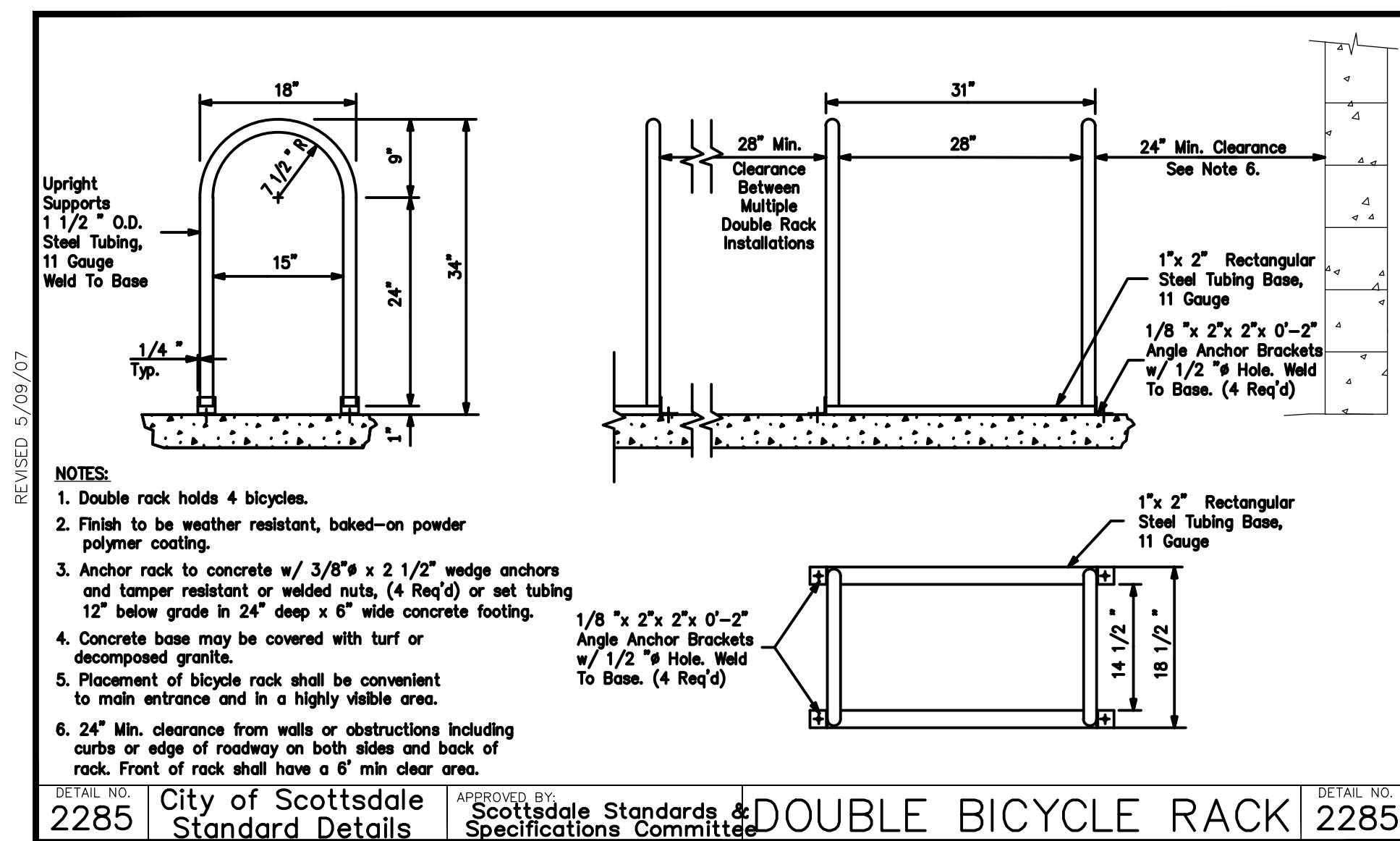
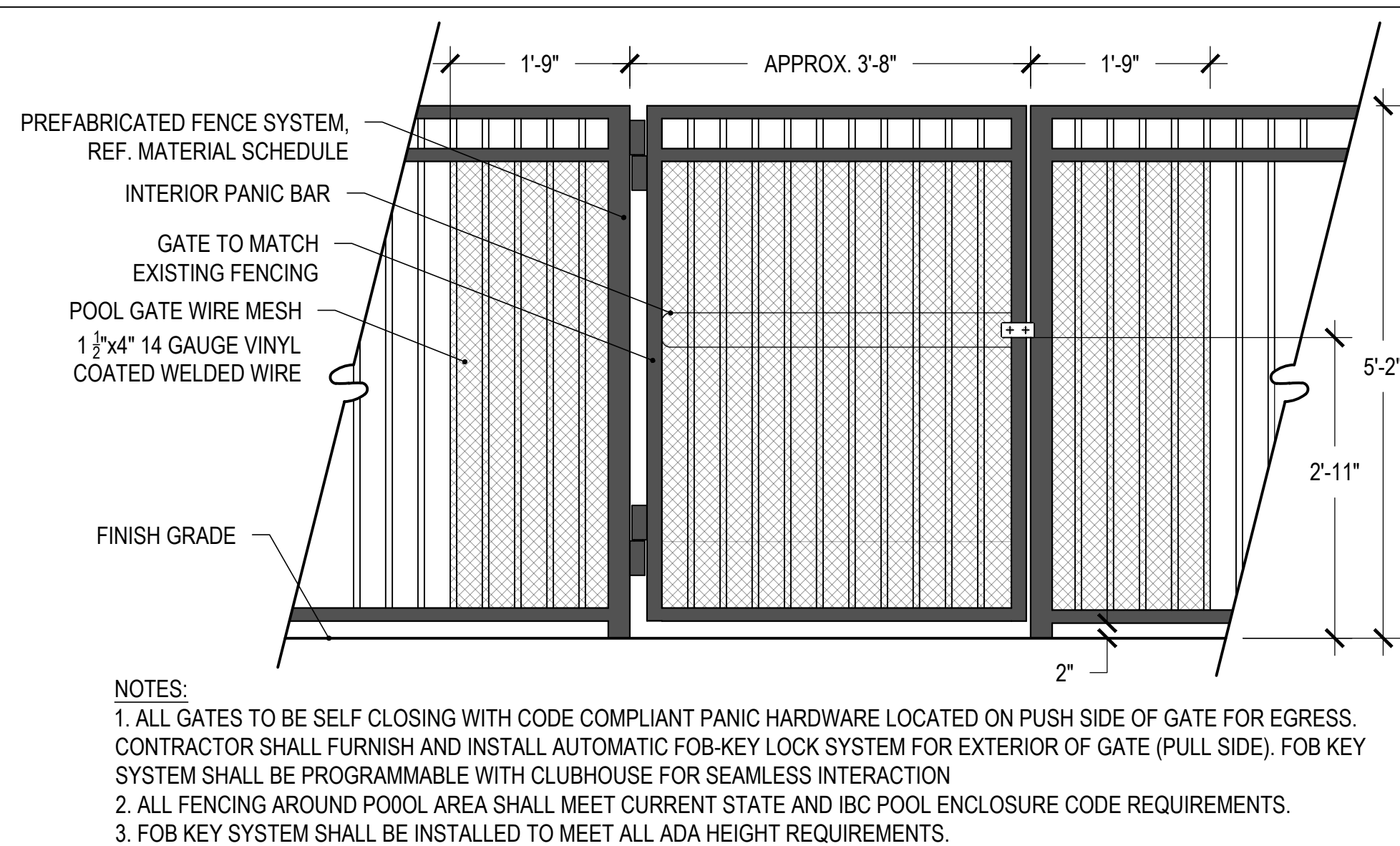
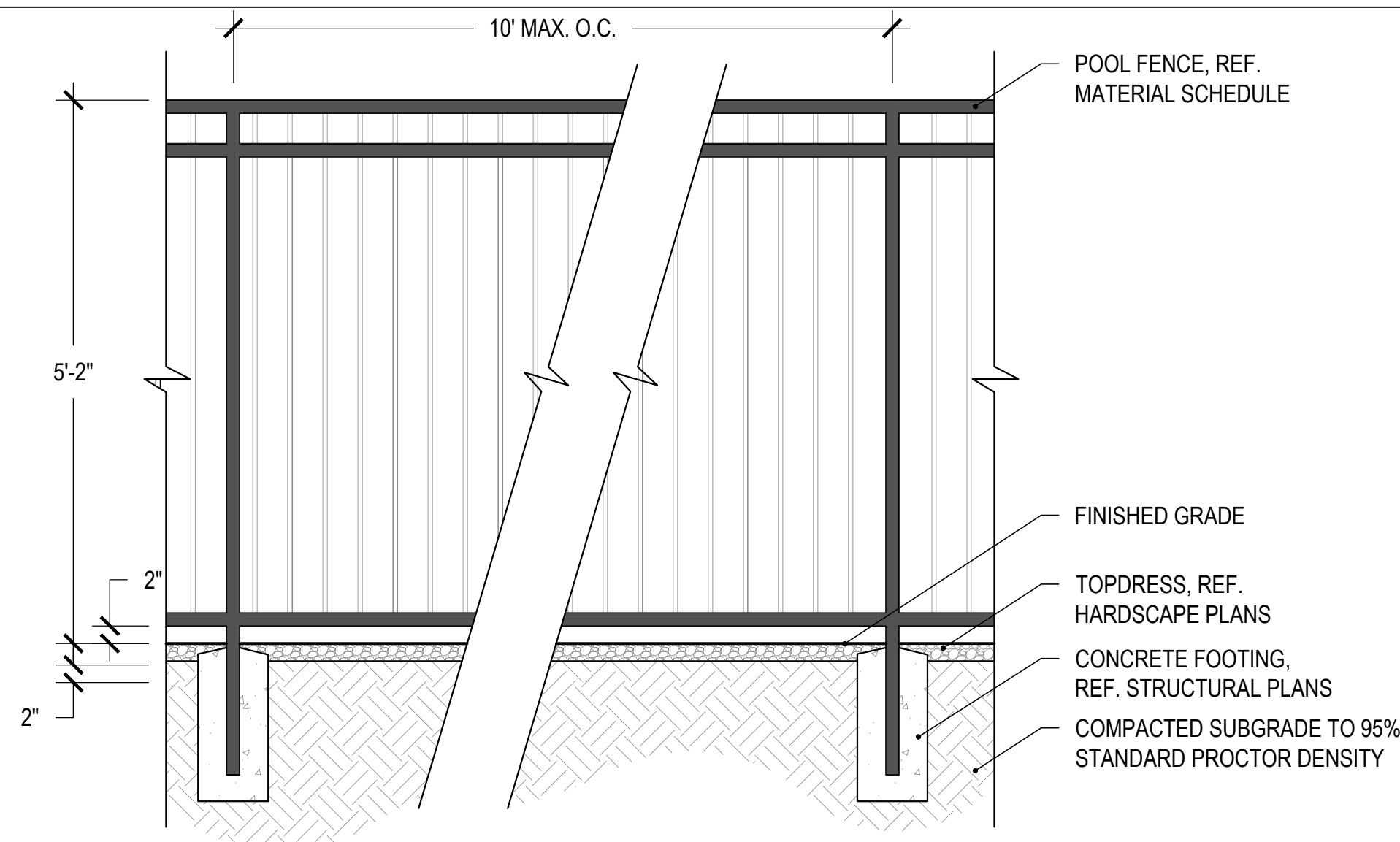
MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	QTY
Aggregate Surfacing		
	STAMPED ASPHALT Pattern: Running Bond	306 sf
	CONCRETE Texture: Broom Finish Color: Standard Gray	8,071 sf
	CONCRETE - POOL DECK Texture: Sand Finish Color: Weathered White	111 sf
	CONCRETE - POOL DECK Texture: Sand Finish Color: Grey	1,250 sf
	TOPDRESS - BACK Size: 1/2" Screened, 2" Depth Color: Apache Brown By: Holcim	7,113 sf
	TOPDRESS Size: 1/2" Screened, 2" Depth Color: Apache Brown By: Holcim	33,641 sf
Athletic and Recreational Surfacing		
	ARTIFICIAL TURF Color: Poem Emerald Height: 34mm	466 sf
Fence / Wall Systems		
	SITE WALL	3,016 lf
	SEAT WALL	69 sf

6-ZN-2024
3/18/2025

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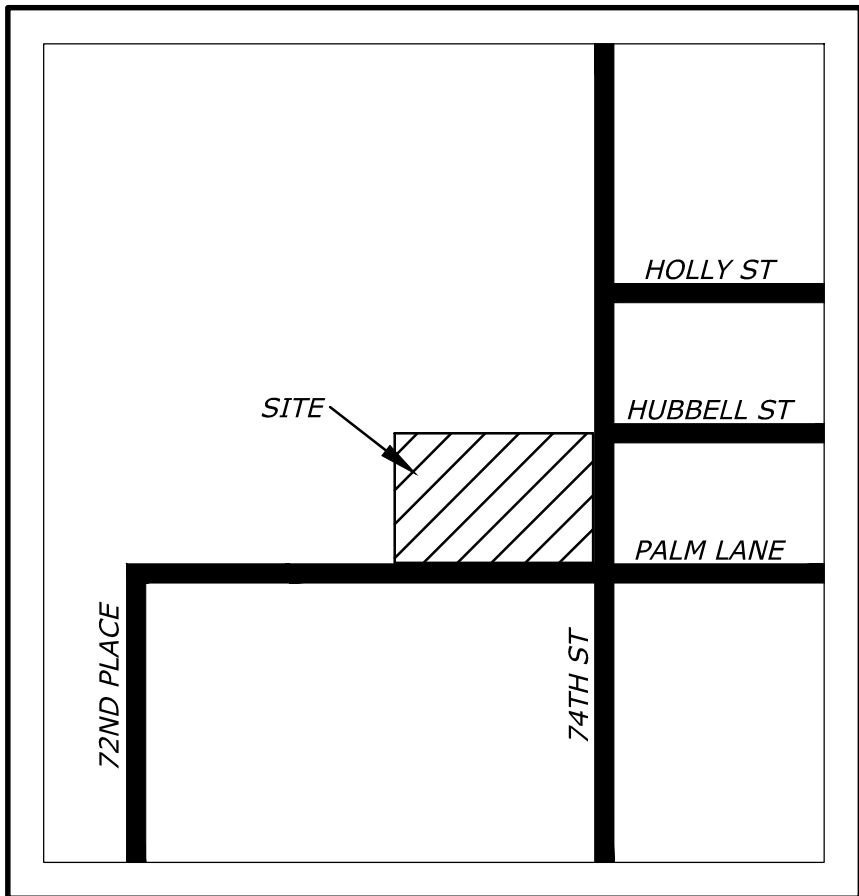
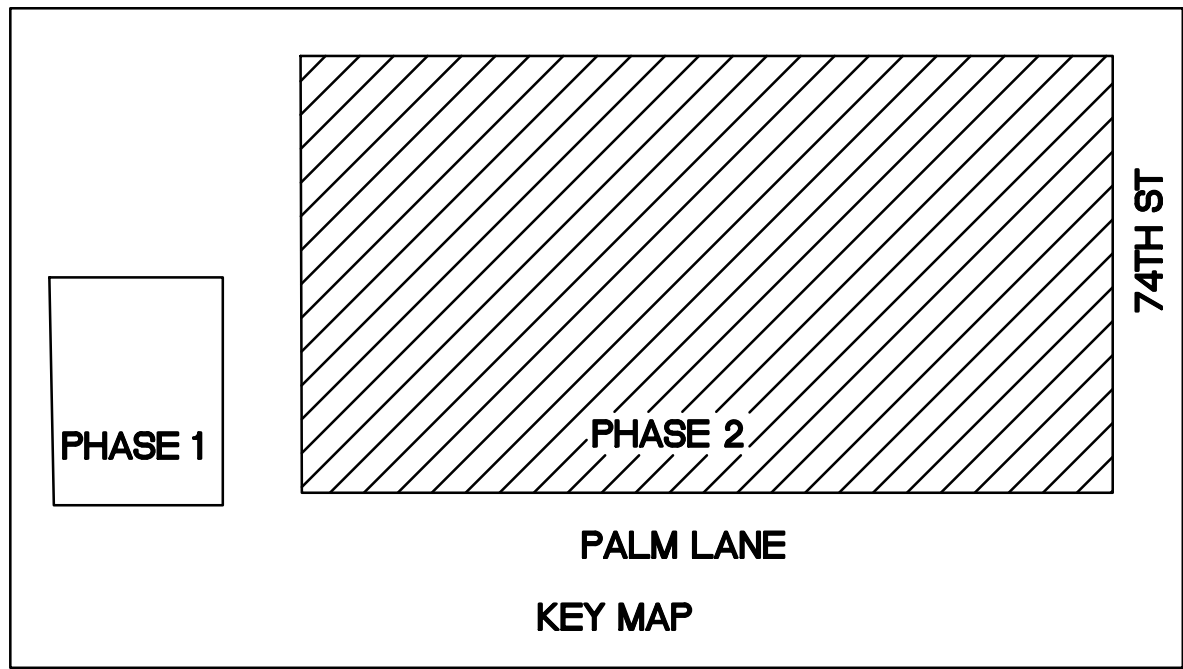
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24027	
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SCALE (V):	NONE
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DESIGN BY:	BAS
CHECK BY:	BAS
DATE:	03/17/2025

[illegible]

PRELIMINARY SITE PLAN
FOR

PALM LANE RESIDENCES 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

SHEET INDEX:
C1 - COVER SHEET
C2 - PRELIMINARY SITE PLAN

BASIS OF SURVEY

THE FOLLOWING PARAMETERS WERE SET FOR THE BASIS OF THIS SURVEY:

SYSTEM: UNITED STATES STATE PLANE NAD83
ZONE: ARIZONA CENTRAL
DATUM: NORTH AMERICAN 1983

UNITS = INTERNATIONAL FEET (1 FOOT =0.3048 METERS EXACTLY)
TRIMBLE R10/R12 GPS EQUIPMENT AND TRIMBLE S7 WAS USED FOR ALL FIELD MEASUREMENTS. DIRECT SATELLITE MEASUREMENTS WERE MADE ON EACH POINT ON THE NORTH AMERICAN DATUM OF 1983 WITH AUTOMATIC TRANSLATIONS MADE TO THE STATE PLANE GRID SYSTEM.

GPS CALIBRATION AND TRANSLATION TO THE SURFACE WAS PERFORMED BY LAND SURVEY SOFTWARE. A GRID ADJUSTMENT FACTOR OF 1.00015 AND SCALE ORIGIN VALUES OF N=0.00, E=0.00

ALL BEARINGS ARE GROUND/GRID BEARINGS
ALL DISTANCES ARE GROUND DISTANCES (INTERNATIONAL FEET)
ALL COORDINATES ARE GROUND VALUES (INTERNATIONAL FEET)

BASIS OF BEARING

FOR THIS PROJECT IS N89°51'31"E FOR THE EAST-WEST CENTER LINE OF THE OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA & SALT RIVER MERIDIAN AS CALCULATED FROM A PLSS SUBDIVISION RECORD OF SURVEY MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY RECORDED IN BOOK 734, PAGE 10, MARICOPA COUNTY RECORDS.

BENCHMARKS

BENCHMARK (MCDOT POINT ID 3887)
3" CITY OF SCOTTSDALE BRASS CAP IN HAND HOLE,NO STAMPING, LOCATED AT THE INTERSECTION OF N. SCOTTSDALE ROAD AND E. OAK STREET.
(NAVD 88) ELEVATION=1235.88'

SITE CONTROL NO. 1
BRASS CAP FLUSH, NO STAMPING, LOCATED AT THE INTERSECTION OF E. PALM LANE AND N.74TH STREET.
(NAVD 88) ELEVATION=1222.77'

SITE CONTROL NO. 2
BRASS CAP FLUSH, NO STAMPING, LOCATED AT THE INTERSECTION OF E. HUBBELL STREETPALM LANE AND N.74TH STREET.
(NAVD 88) ELEVATION=1223.00'

I HEREBY CERTIFY THAT ALL ELEVATIONS PRESENTED ON THIS PLAN ARE BASED ON NAVD-1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA.

THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - STORMWATER AND FLOODPLAIN MANAGEMENT.

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

PROJECT DESCRIPTION
22 UNIT DETACHED RESIDENTIAL CONDOMINIUM PROJECT WITH POOL AND FITNESS CENTER. ALL UNITS TO HAVE 2 CAR GARAGE WITH ADDITIONAL GUEST PARKING. THE SITE HAS ACCESS ONTO 74TH STREET AND PALM LANE AND IS SERVED BY PUBLIC WATER AND SEWER LOCATED WITHIN A PRIVATE DRIVE TRACK.

ZONING: CURRENT ZOING R1-7
PROPOSED ZONING: R3

APN: 131-19-002

SITE AREA:
GROSS SITE AREA = 120,313 SF OR 2.762 ACRES
NET SITE AREA = 98,579 SF OR 2.263 AC

DENSITY:
ALLOWED DENSITY = 3370 SF/DU/AC = 43560/3370 = 12.92 DU/AC (GROSS)
SUBURBAN NEIGHBORHOOD LAND USE: 1-8 DU/AC
PROVIDED DENSITY = 22 UNITS/2.762 AC = 7.96 DU/AC

PARKING CALCULATIONS:
REQUIRED PARKING = 2 SP X 22 UNITS = 44 SPACES
PROVIDED PARKING: 44 GARAGE SPACES
10 STANDARD SURFACE SPACES
3 ACCESSIBLE SPACE
57 TOTAL SPACES

GUEST PARKING = 1 PER 6 UNITS = 22 UNITS/6 = 3.66 SPACES REQUIRED
4 SPACES PROVIDED

BIKE PARKING
REQUIRED: 2 BIKE SPACES/10 PARKING SPACES=44/10X2=8.8 SPACES
PROVIDED: 10 BIKE SPACES PROVIDED

1 LOADING SPACE REQUIRED AND 1 PROVIDED 9'X18'

REFUSE REQUIRED: 1 BIN FOR EVERY 20 UNITS.
PHASE 1 = 22 UNITS + 800 SF FITNESS CENTER
PHASE 2 =3 UNITS
2 BINS REQUIRED

FRONTAGE RETENTION AREA: ALLOWED=10,170 SF/ PROVIDED= 4761 SF

SEE PRELIMINARY GRADING AND DRAINAGE PLAN FOR STORMWATER RETENTION CALCULATIONS

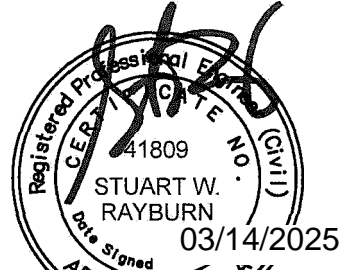
LEGEND

	PROPOSED
CURB AND GUTTER	
REVERSE GUTTER	
MANHOLE	
CURB / YARD DROP INLET	
FLARED END SECTION	
FIRE HYDRANT	
VALVE	
REDUCER	
TEE	
BEND	
SIAMESE CONNECTION	
STORM DRAINAGE LINE	
SANITARY SEWER LINE	
WATER LINE	
CLEANOUT	
SPOT ELEVATION	
CONCRETE WALK	
HEAVY DUTY CONCRETE	
HEAVY DUTY PAVEMENT	
SWALE	
PROPERTY LINE	
ROADWAY CENTERLINE	
LIGHTPOLE	
WATER METER	
BACKFLOW PREVENTER	
1' CONTOUR	
10' CONTOUR	
DRAINAGE FLOW DIRECTION	

TC = TOP OF CURB
TB = TOP OF BANK
FL = FLOW LINE
EP = EDGE OF PAVEMENT
TW = TOP OF WALL
P = PAVEMENT
SW = SIDEWALK
TF = TOP OF FOOTING
BW = BOTTOM OF WALL



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 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.

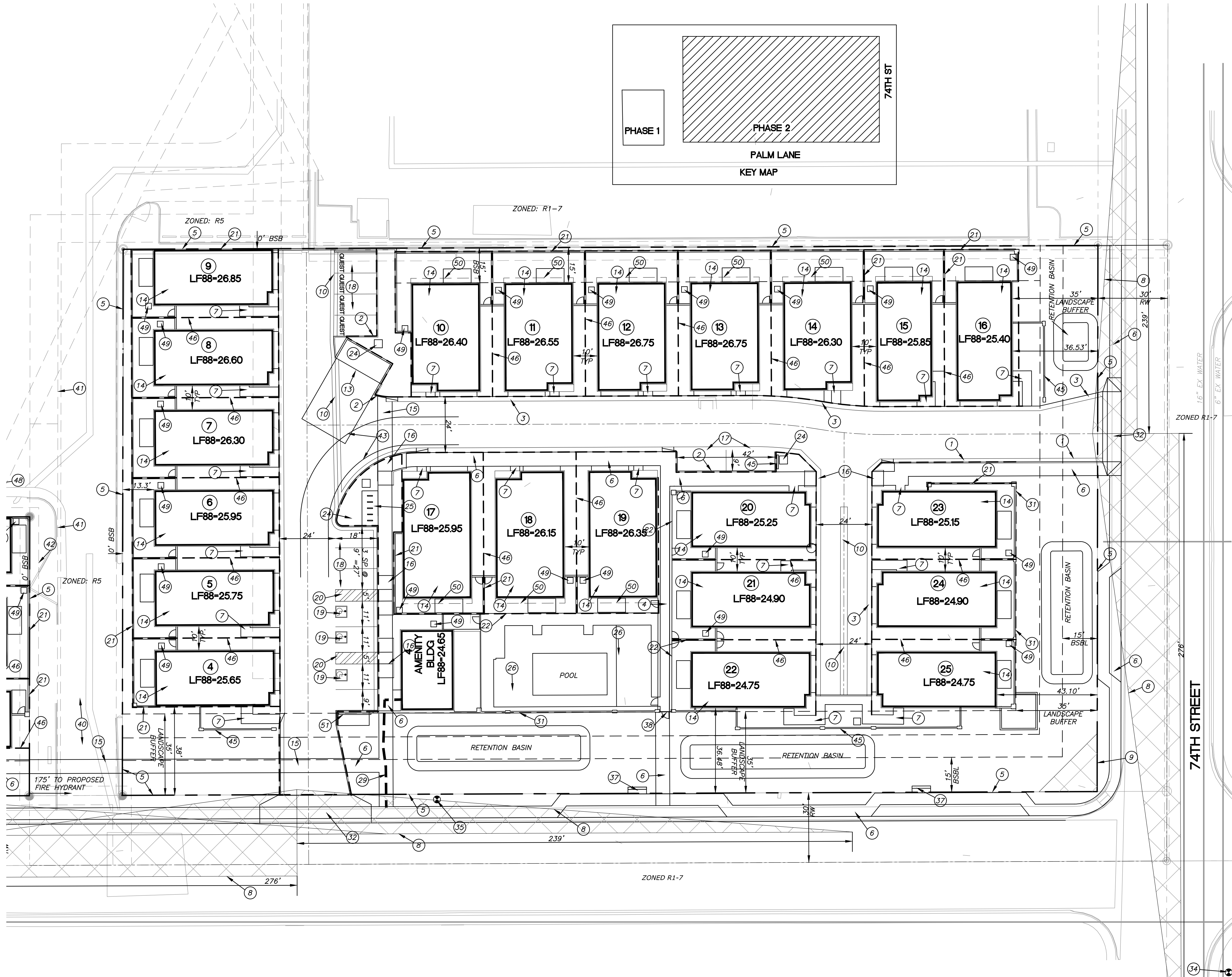
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SITE PLAN

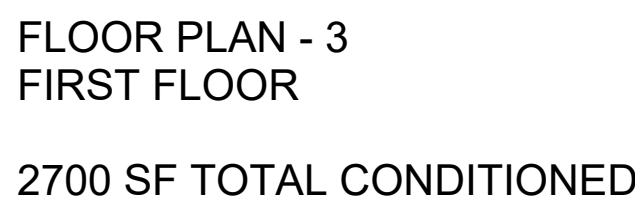
C1

28-DR-2024

- 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 ENCLOSE PER C.O.S.
STND DTL #2147-1
14 RESIDENTIAL DWELLING UNIT
15 6' STAMPED CONCRETE CROSSWALK, SEE
HARDSCAPE 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.





— Recessed Elect Service flush with building face.
Note: shall not be located adjacent to roadway easement

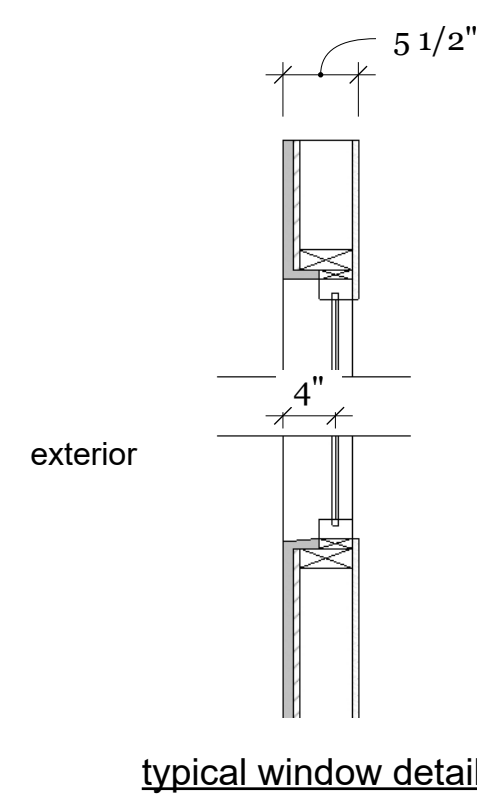
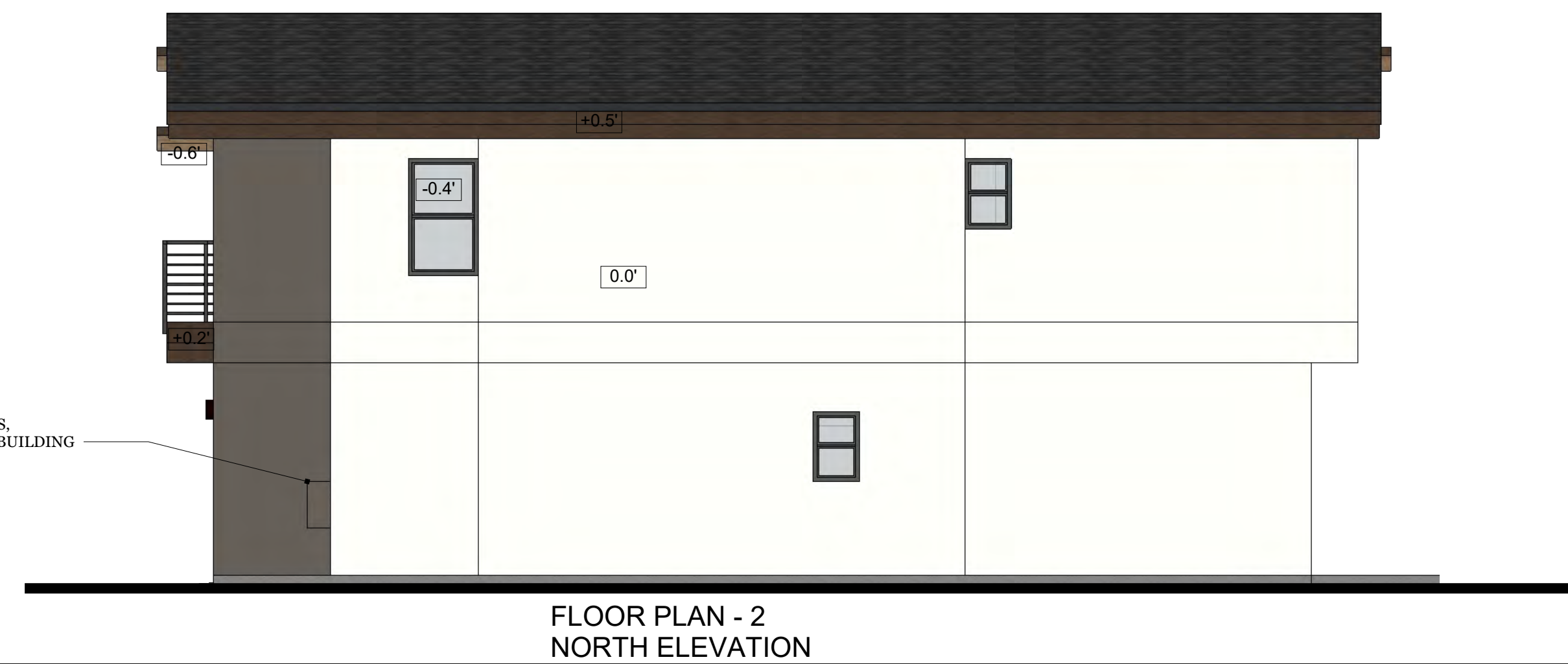
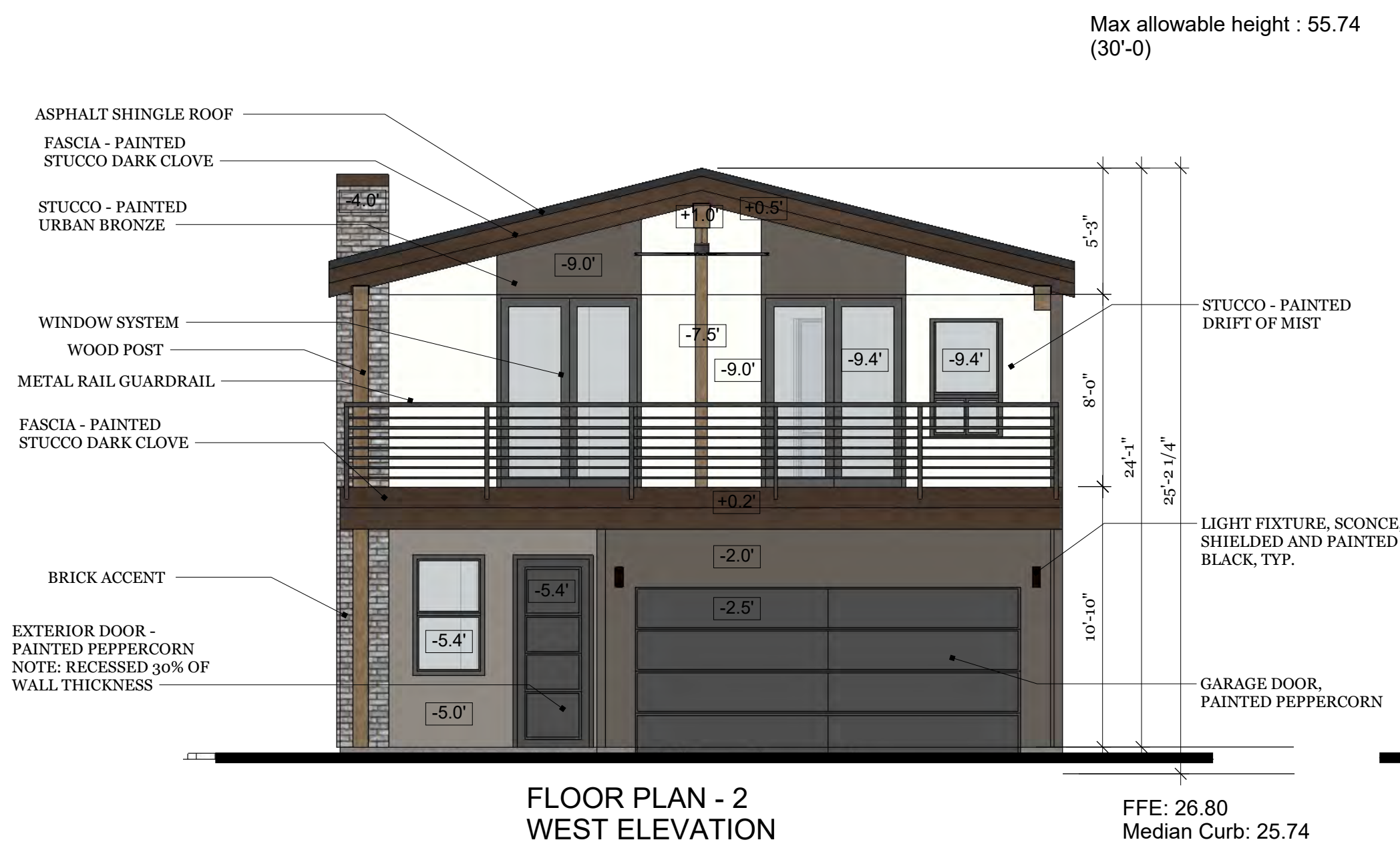
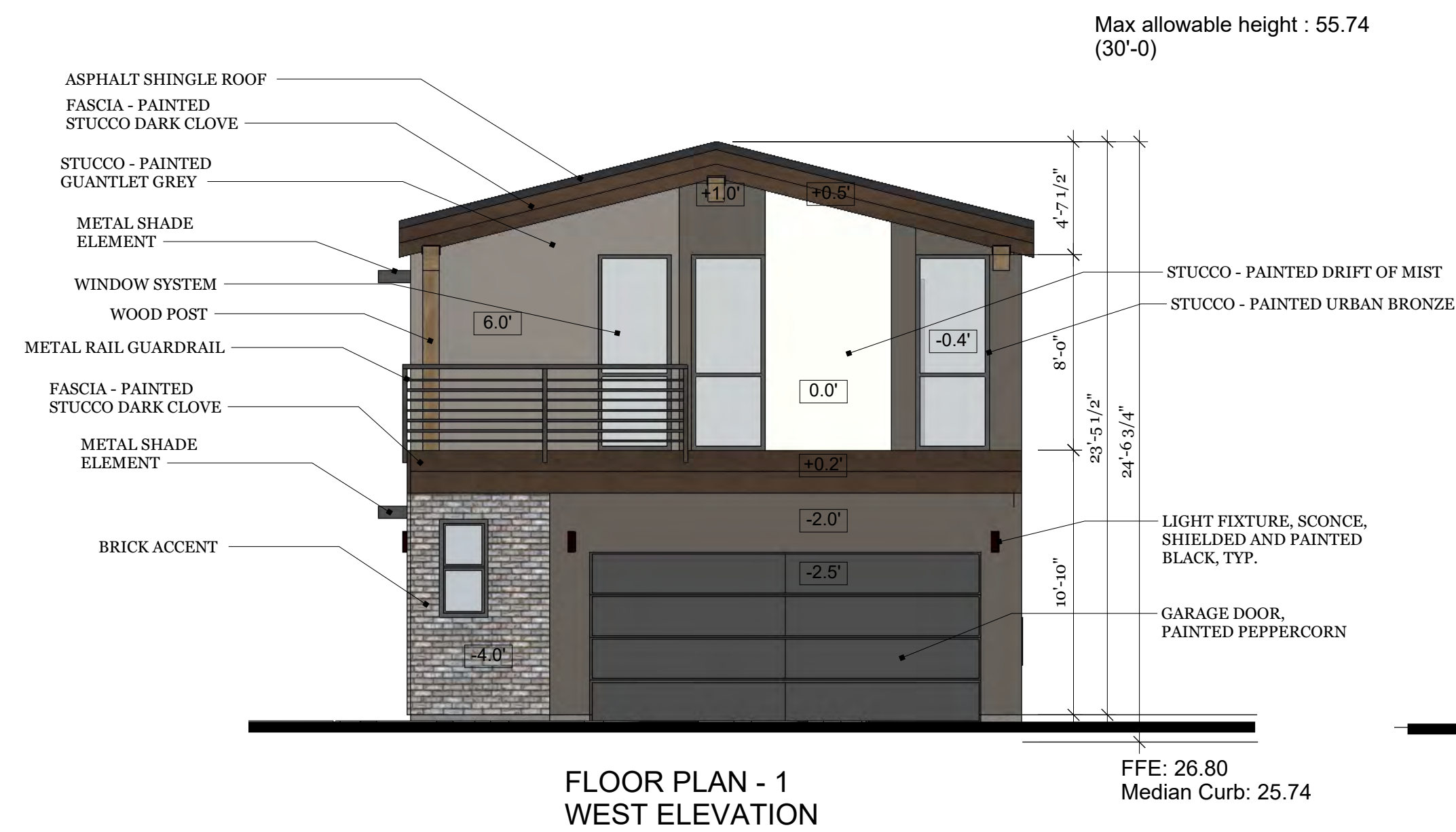
GENERAL NOTES:

SOLAR READY - ALL PLANS TO BE DESIGNED TO BE SOLAR
READY WITH 300 SQFT MIN ZONE FOR PANELS. FINAL CDS WILL
SHOW LOCATIONS FOR SOLAR PANELS

EV CHARGER - ALL PLANS WILL HAVE A OUTLET SLEEVED FOR A EV CHARGER IN THE GARAGES, PANELS TO BE DESIGNED FOR OUTLET

SOME PLANS ARE ROTATED ON SITE - ELEVATION TAGS TIE BACK TO THE BASIC PLANS SHOWN ABOVE

[illegible]


$$3/16'' = 1'-0''$$


REVISIONS

REMARKS

MM/DD/YY	1 / 1
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**Palm Lane Residences
7320 - PH2**



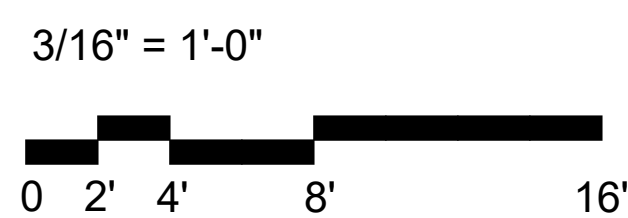
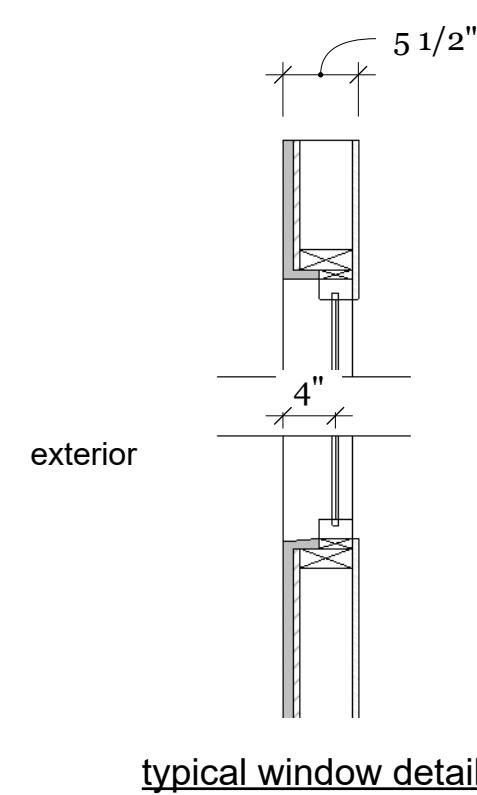
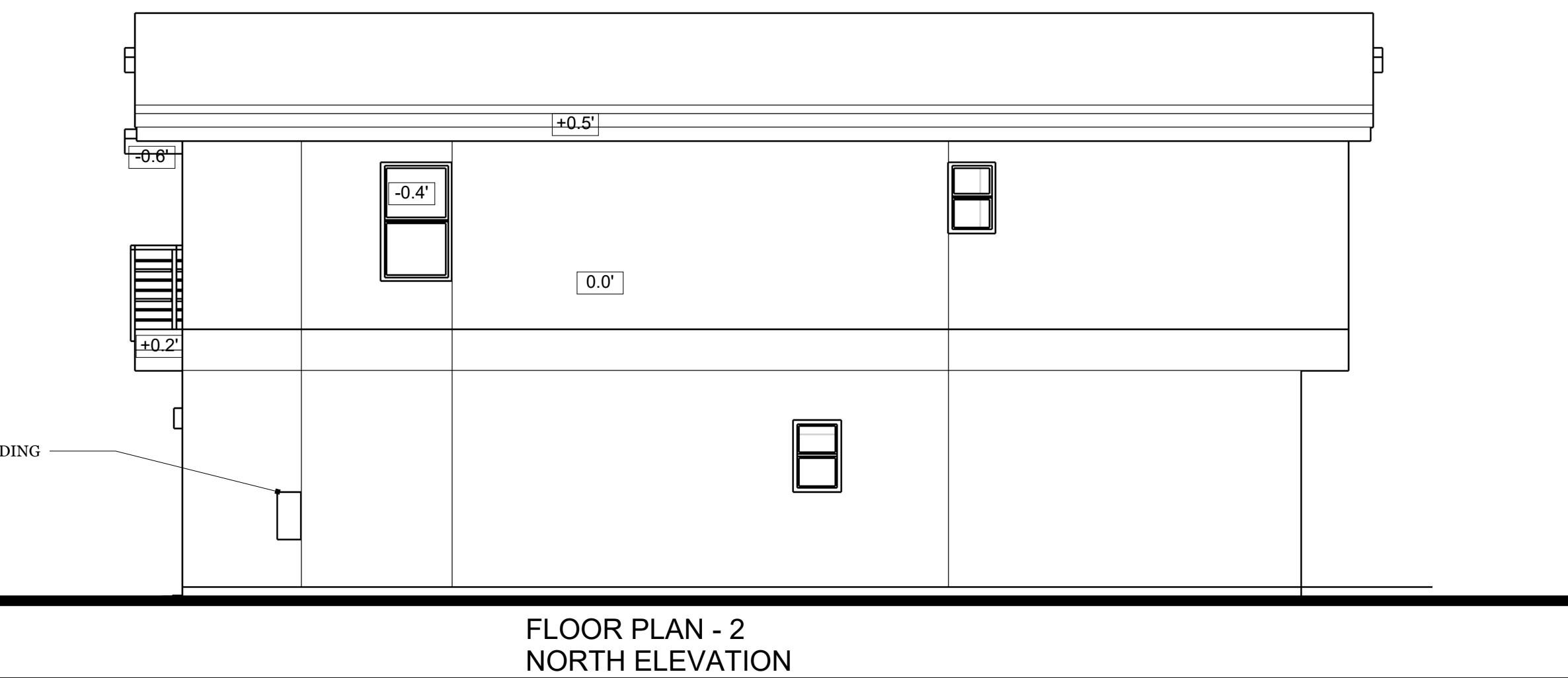
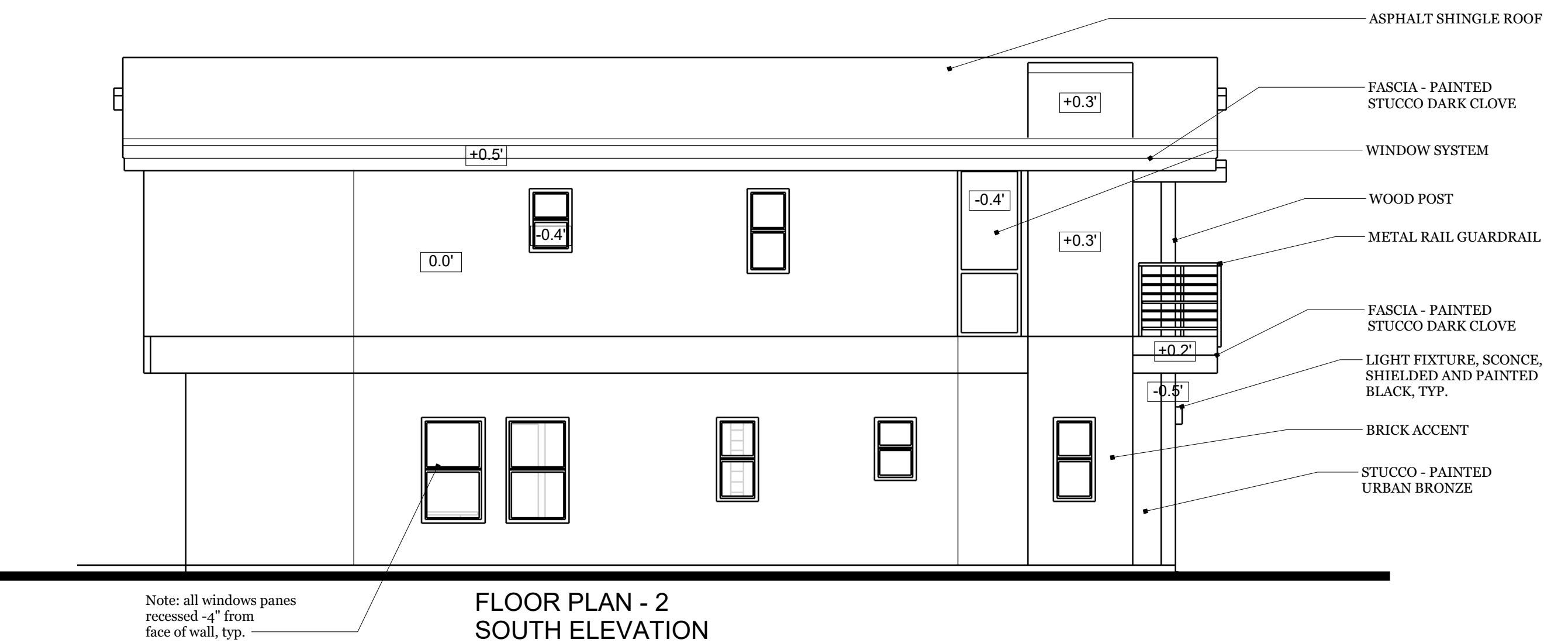
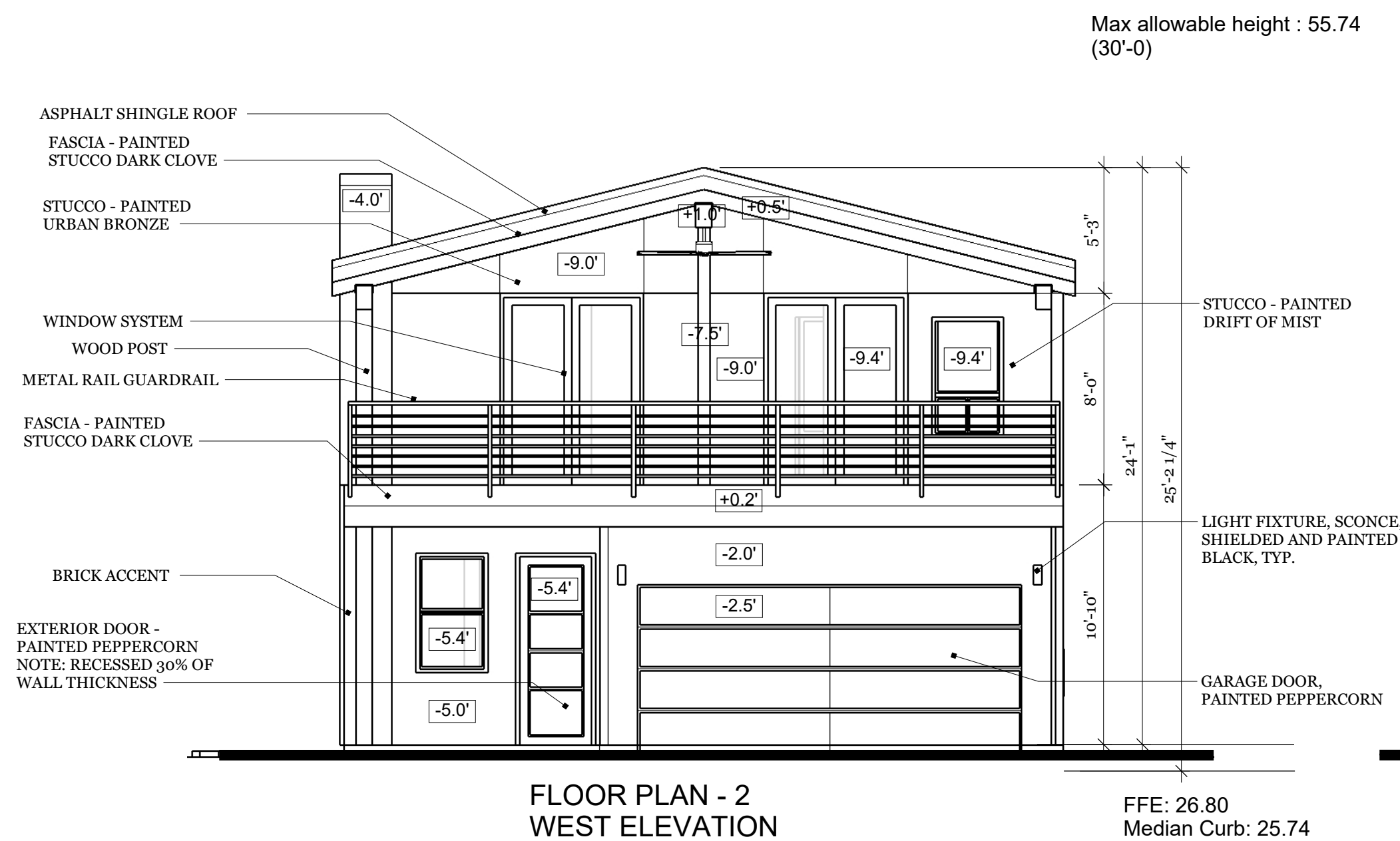
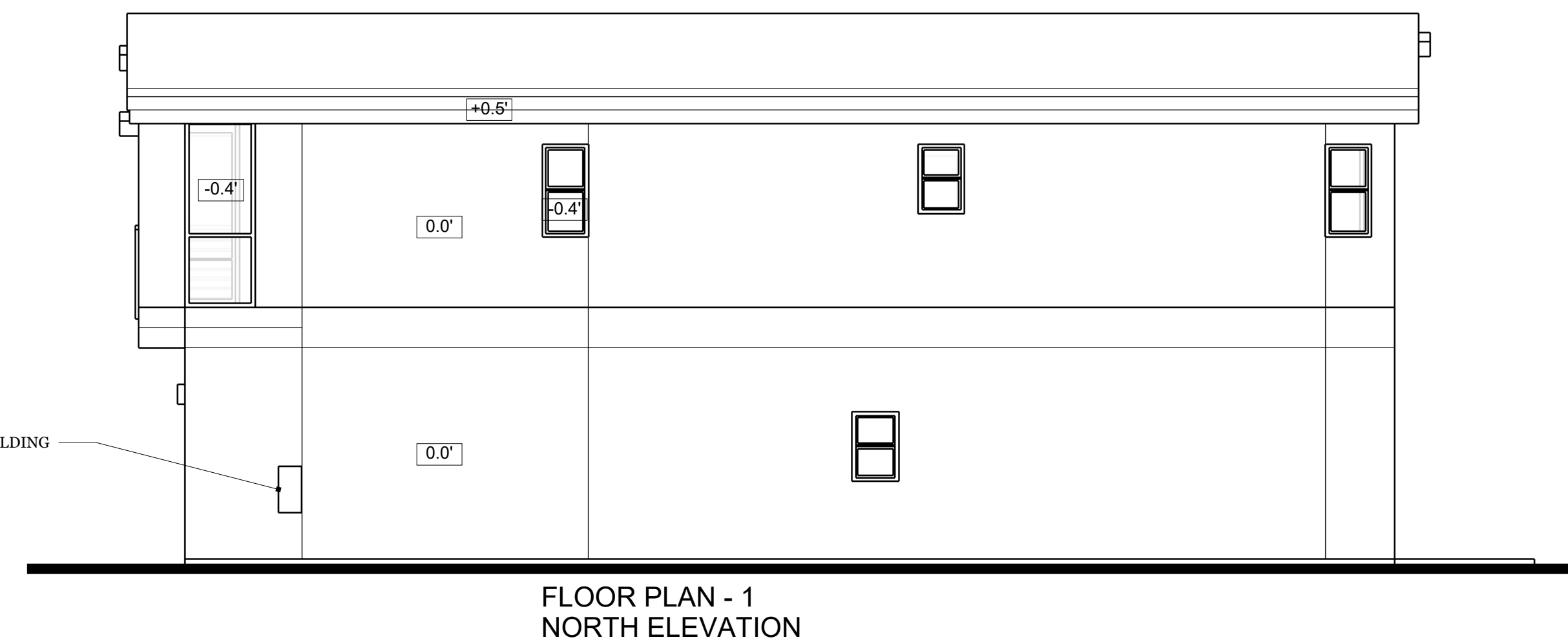
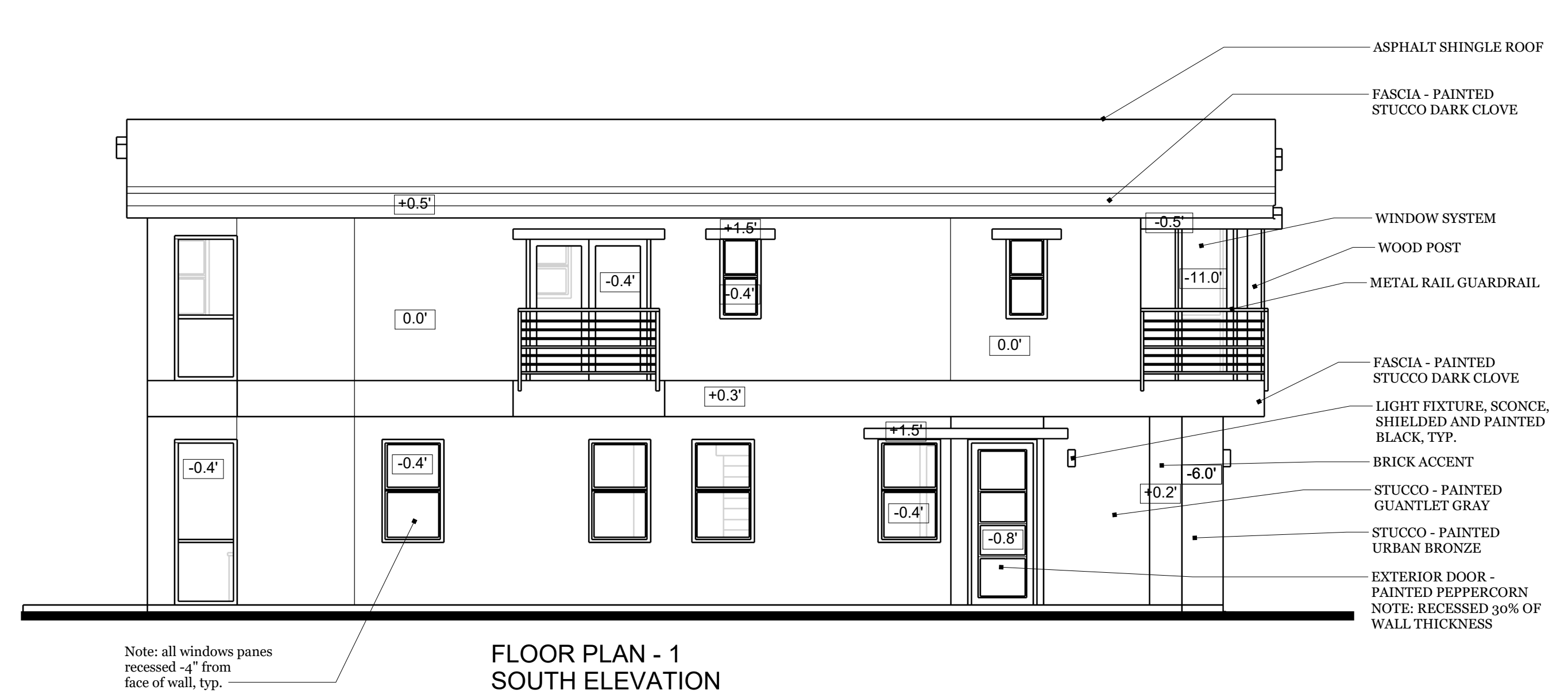
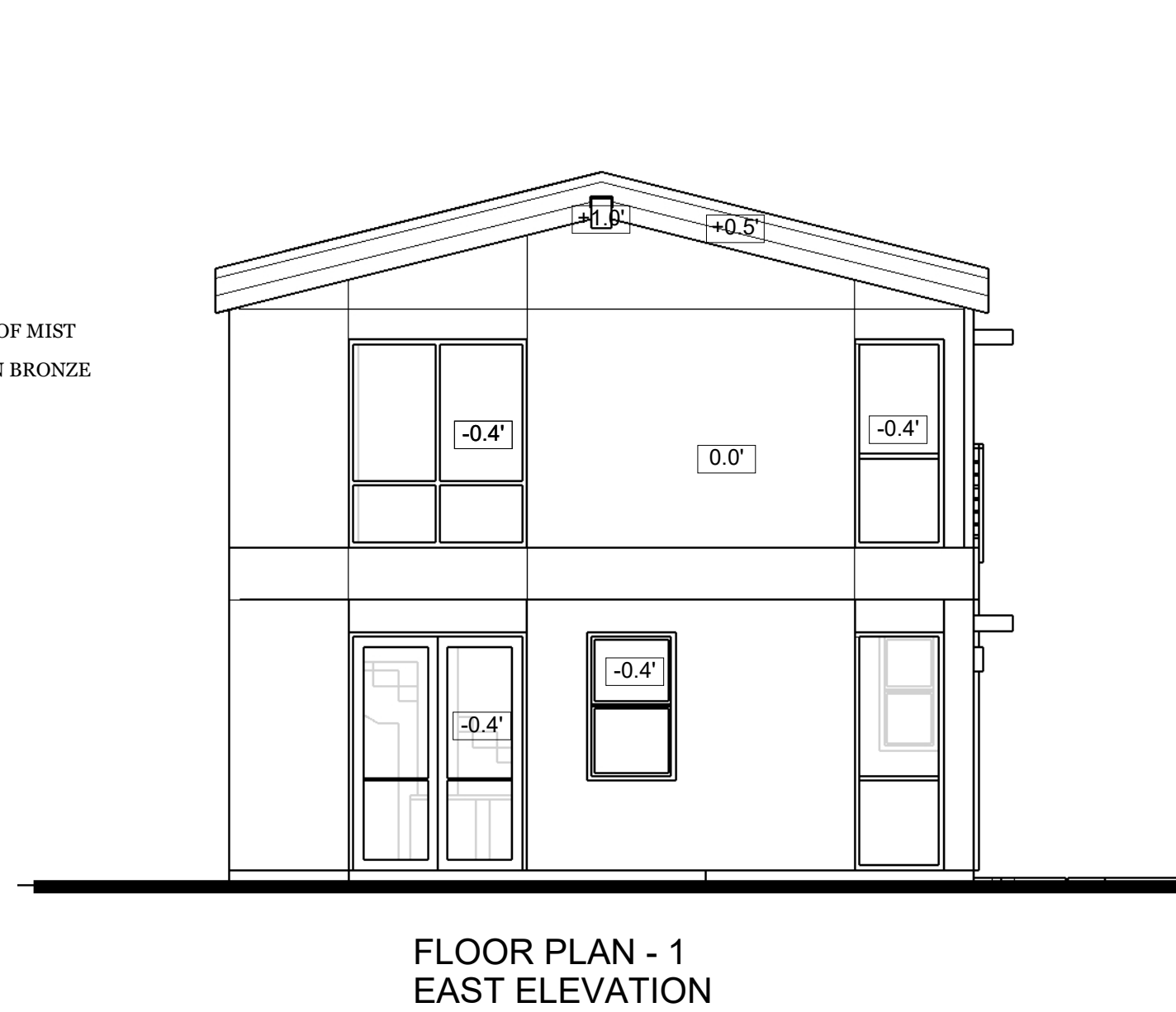
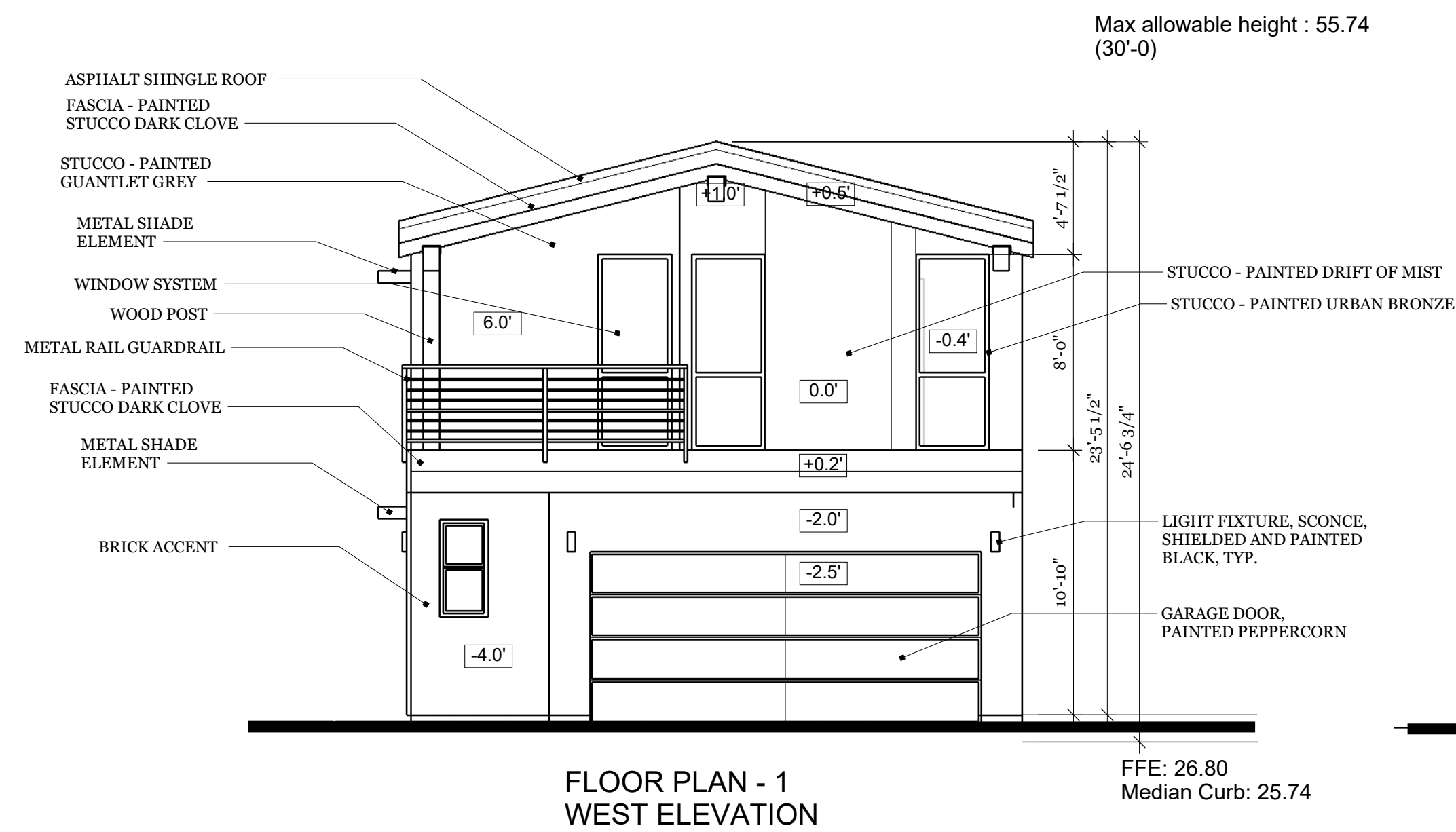
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ELEVATIONS

24200

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03



REVISIONS

REMARKS

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**Palm Lane Residences
7320 - PH2**



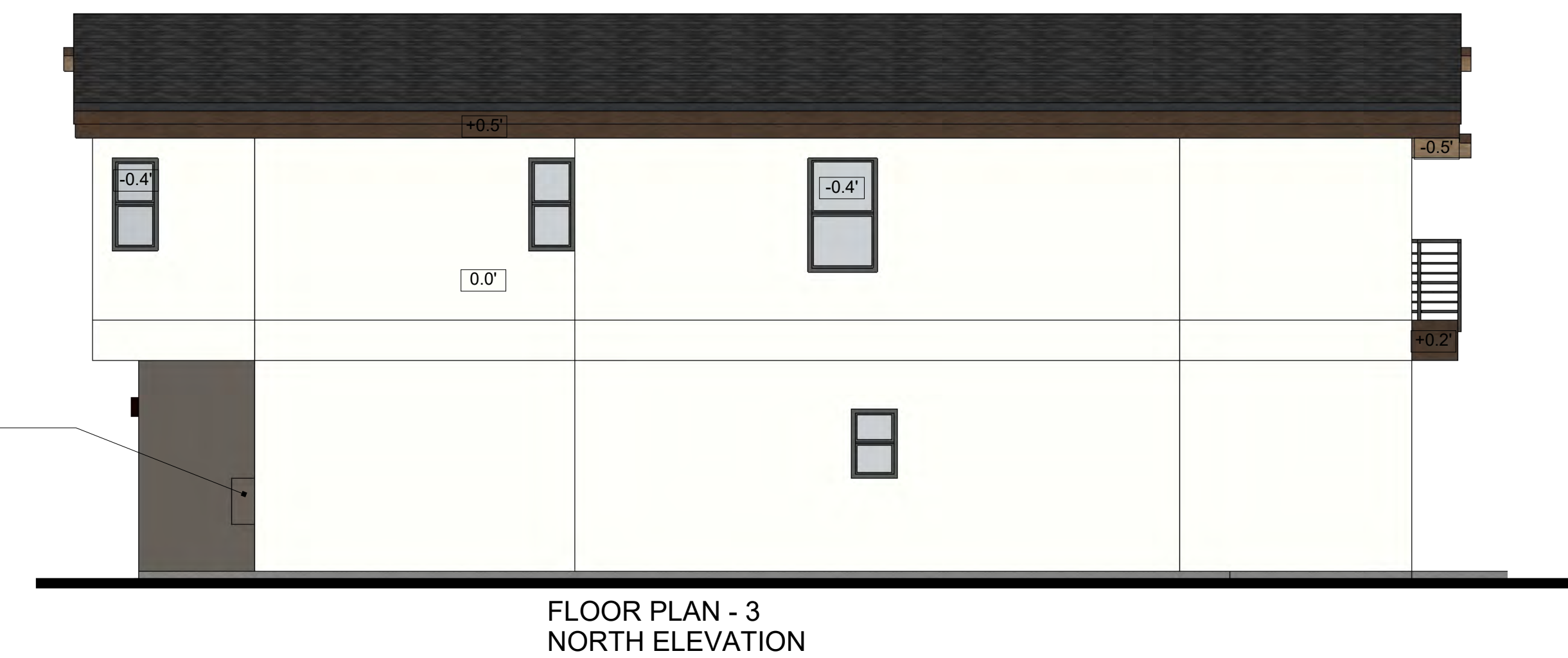
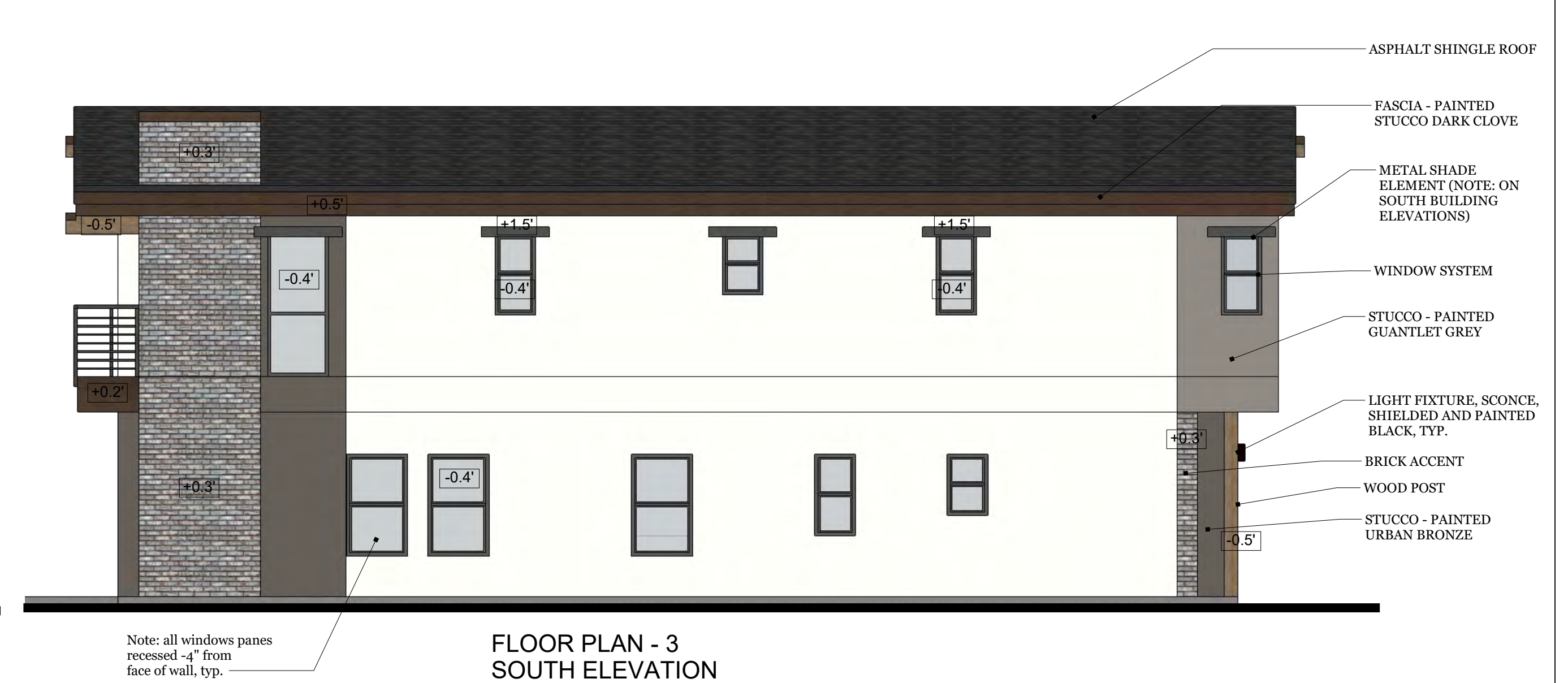
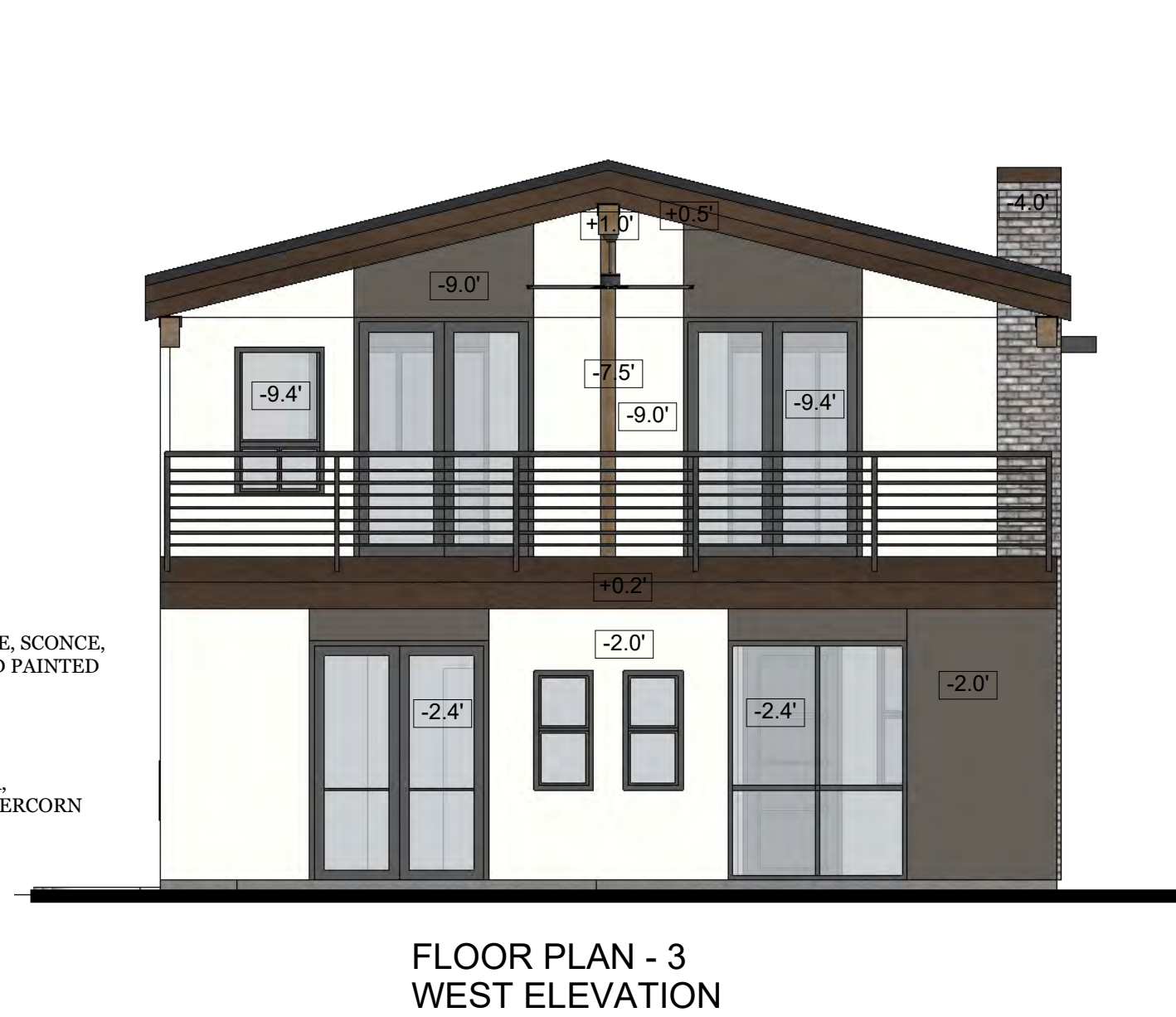
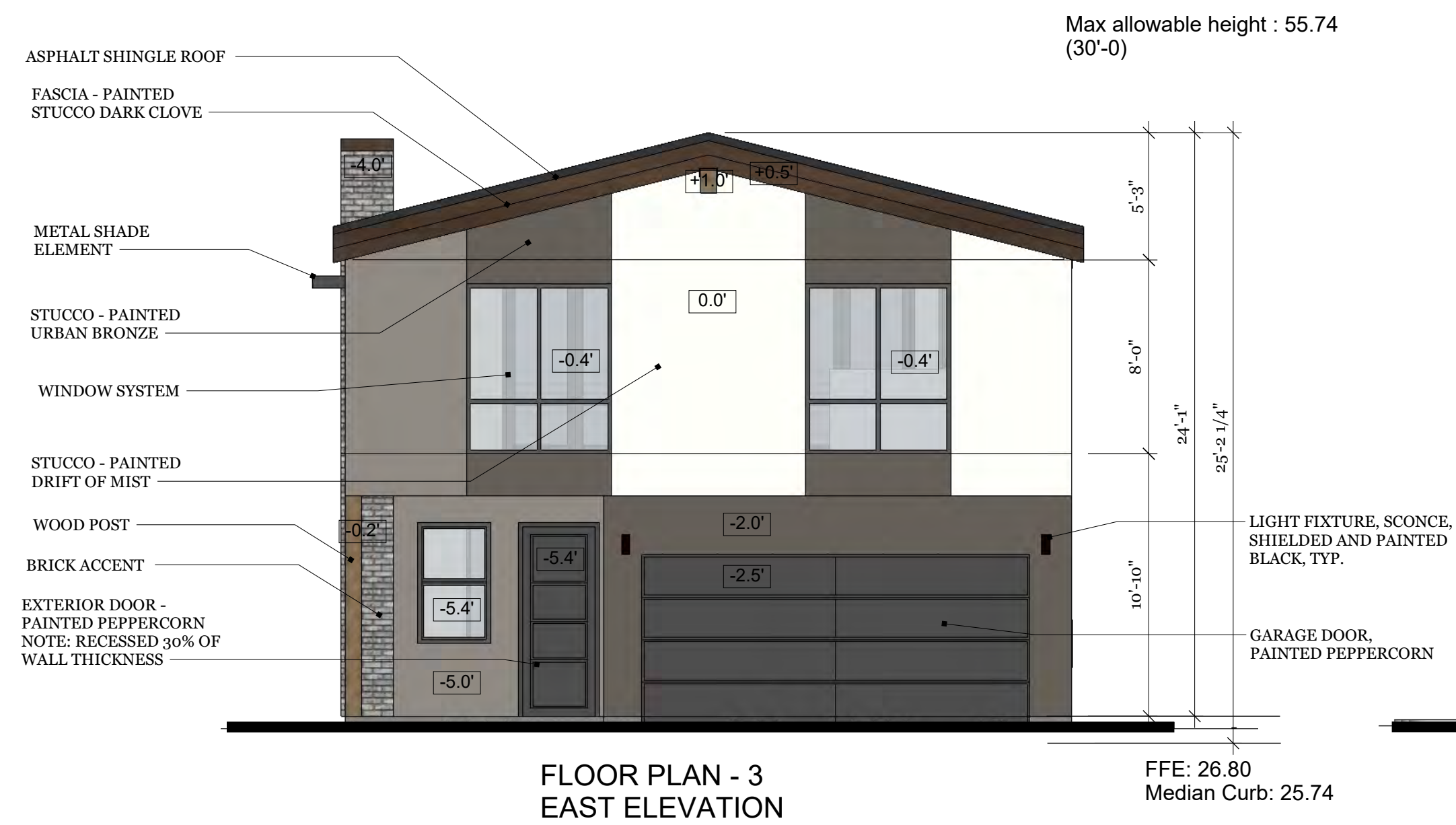
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ELEVATIONS

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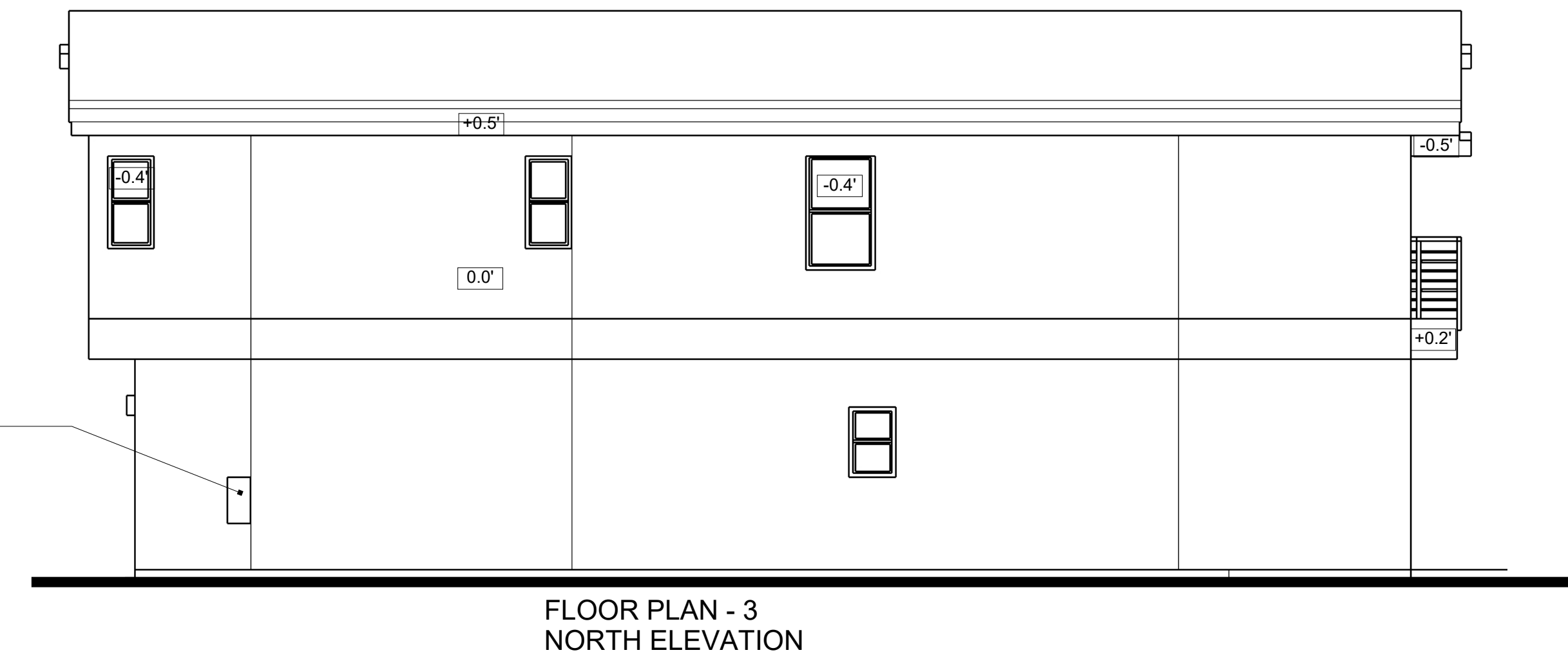
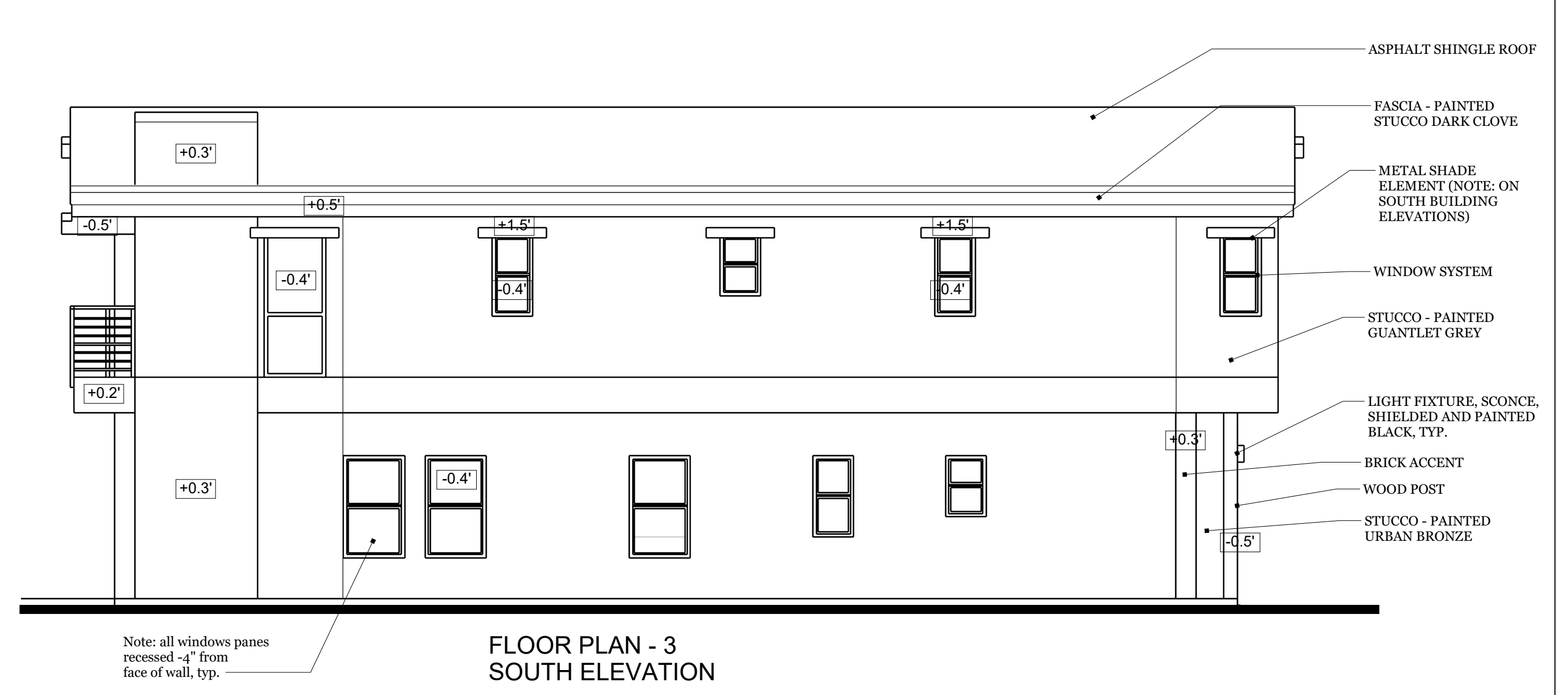
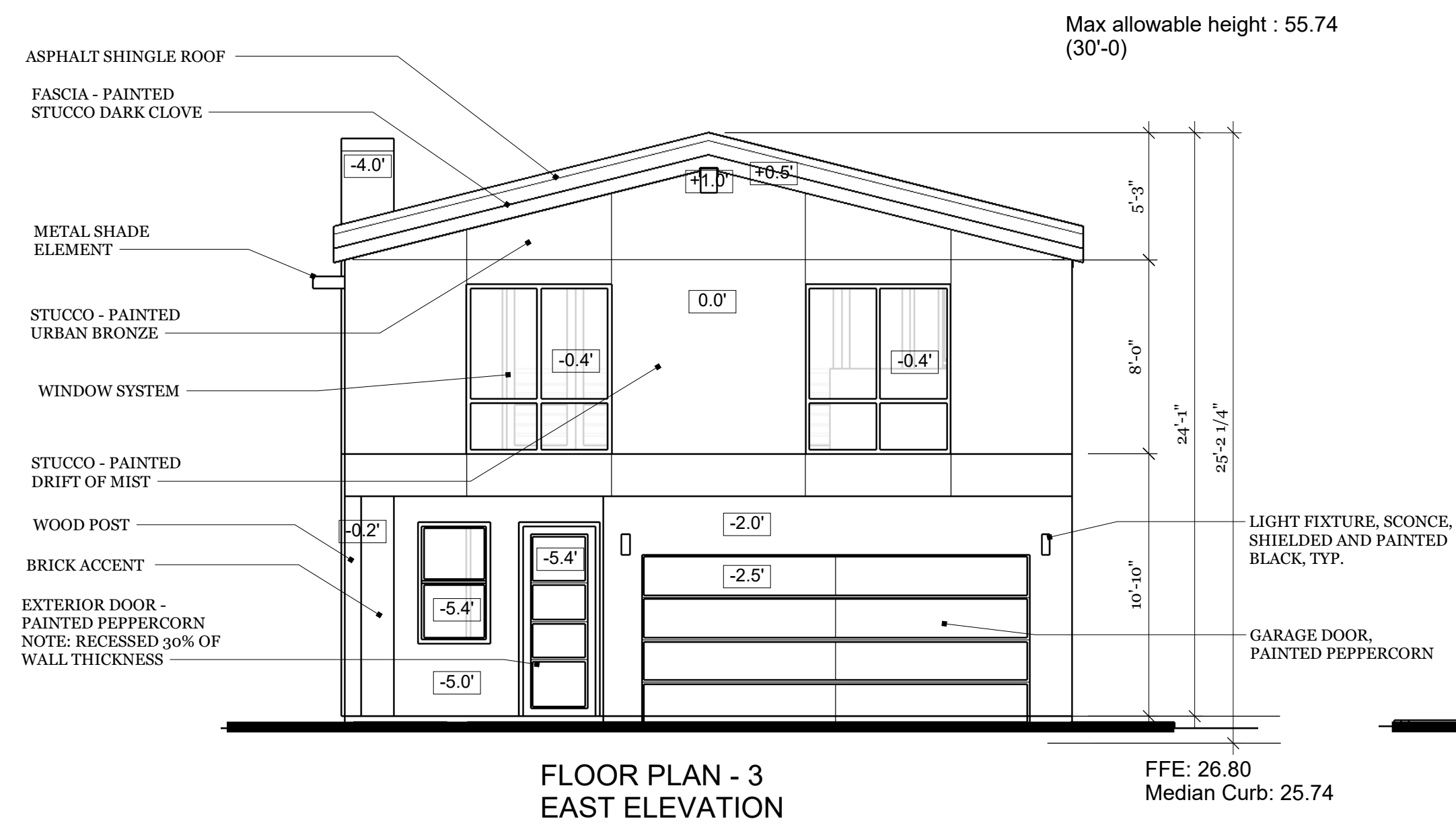
GENERAL NOTE:

-FINISHES/MATERIALS TYP. AT ALL ELEVATIONS
-ELEVATIONS NOTED MAY BE ROTATED ON SITE

ELECTRICAL METER,
TYPICAL ON SIDES OF BUILDINGS,
RECESSED/PAINTED TO MATCH BUILDING

Note: all windows panes
recessed -4" from
face of wall, typ. _____

Max allowable height : 55.74
(30'-0)



GENERAL NOTE:

-FINISHES/MATERIALS TYP. AT ALL ELEVATIONS
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ELECTRICAL METER,
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Note: all windows panes
recessed -4" from
face of wall, typ. _____

Max allowable height : 55.74
(30'-0)



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

NO.	DATE	BY	REMARKS
1	---	---	---
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Palm Lane Residences
7320 - PH2

DESIGN

BUILDING
PERSPECTIVES

24200

A07



FLOOR PLAN - 3
SOUTH (FRONT) PERSPECTIVE



FLOOR PLAN - 3
NORTH (BACK) PERSPECTIVE

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BUILDING
PERSPECTIVES

24200

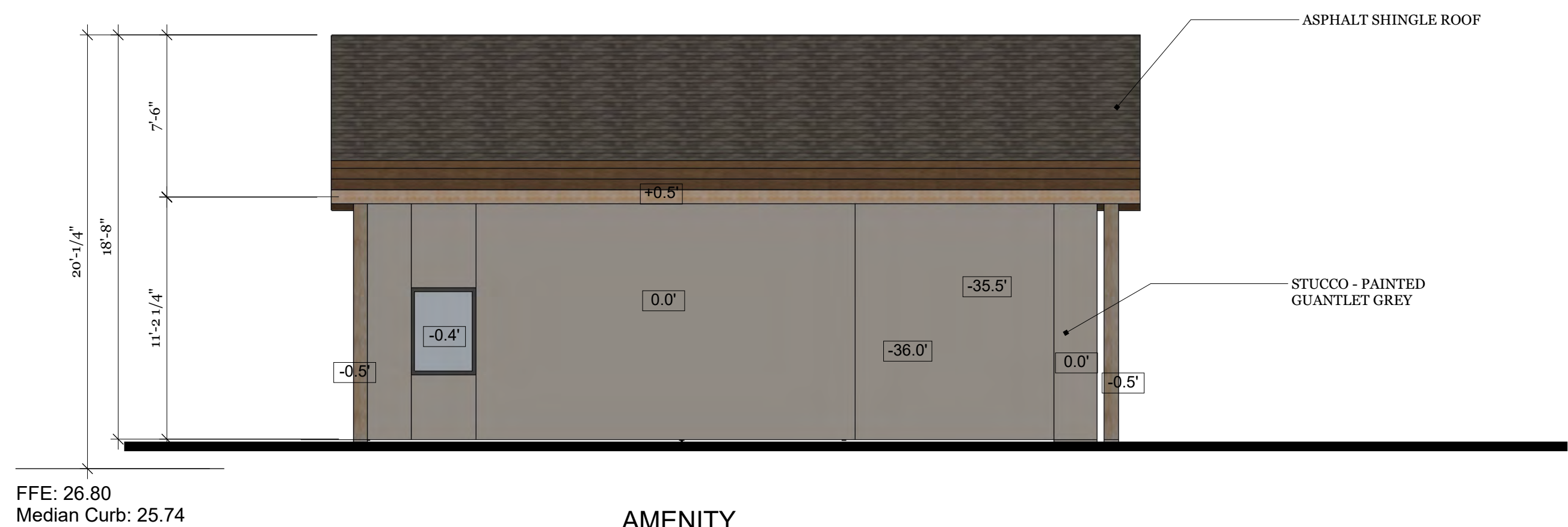
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Palm Lane Residences
7320 - PH2

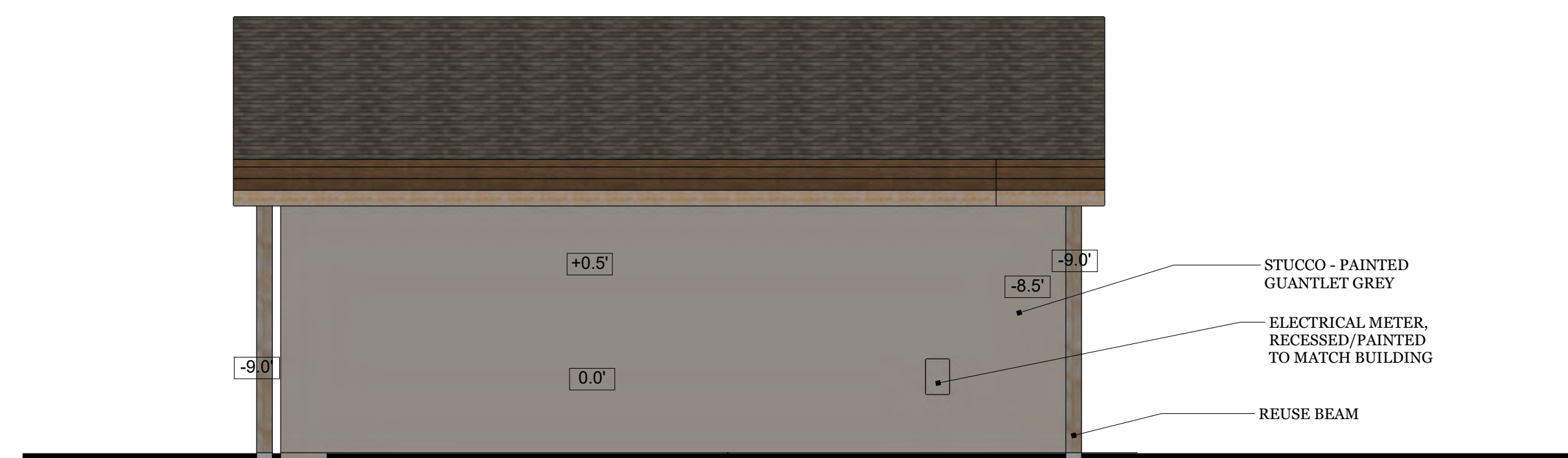




Max allowable height : 55.74
(30'-0)



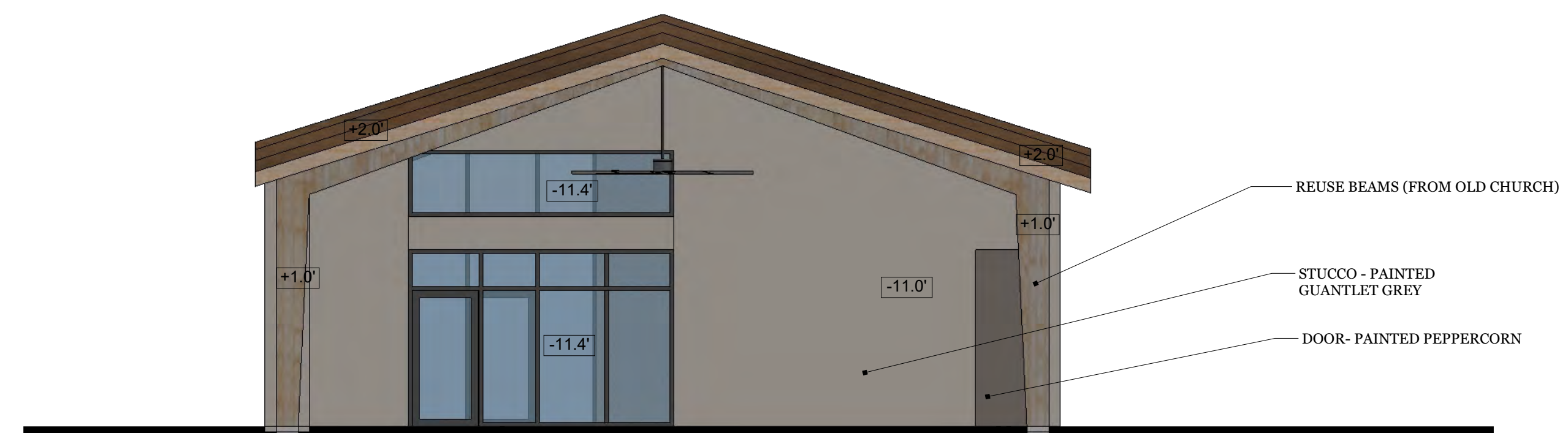
AMENITY
SOUTH ELEVATION



AMENITY
NORTH ELEVATION



AMENITY
EAST ELEVATION



AMENITY
WEST ELEVATION

REVISIONS		REMARKS
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1	... f_{m-1} ... f_m ...	
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3	... f_{m-1} ... f_m ...	
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**Palm Lane Residences
7320 - PH2**



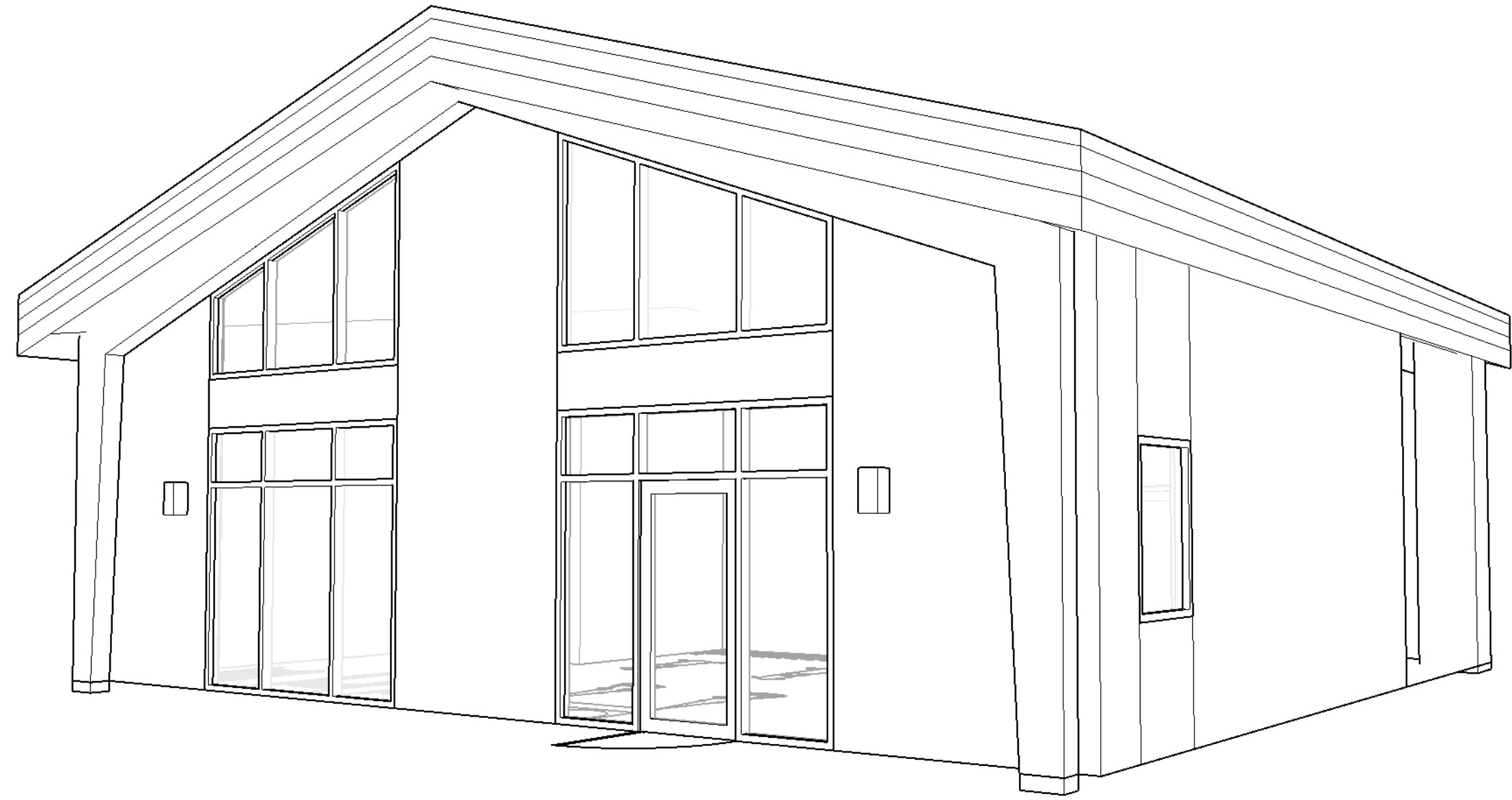
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AMENITY

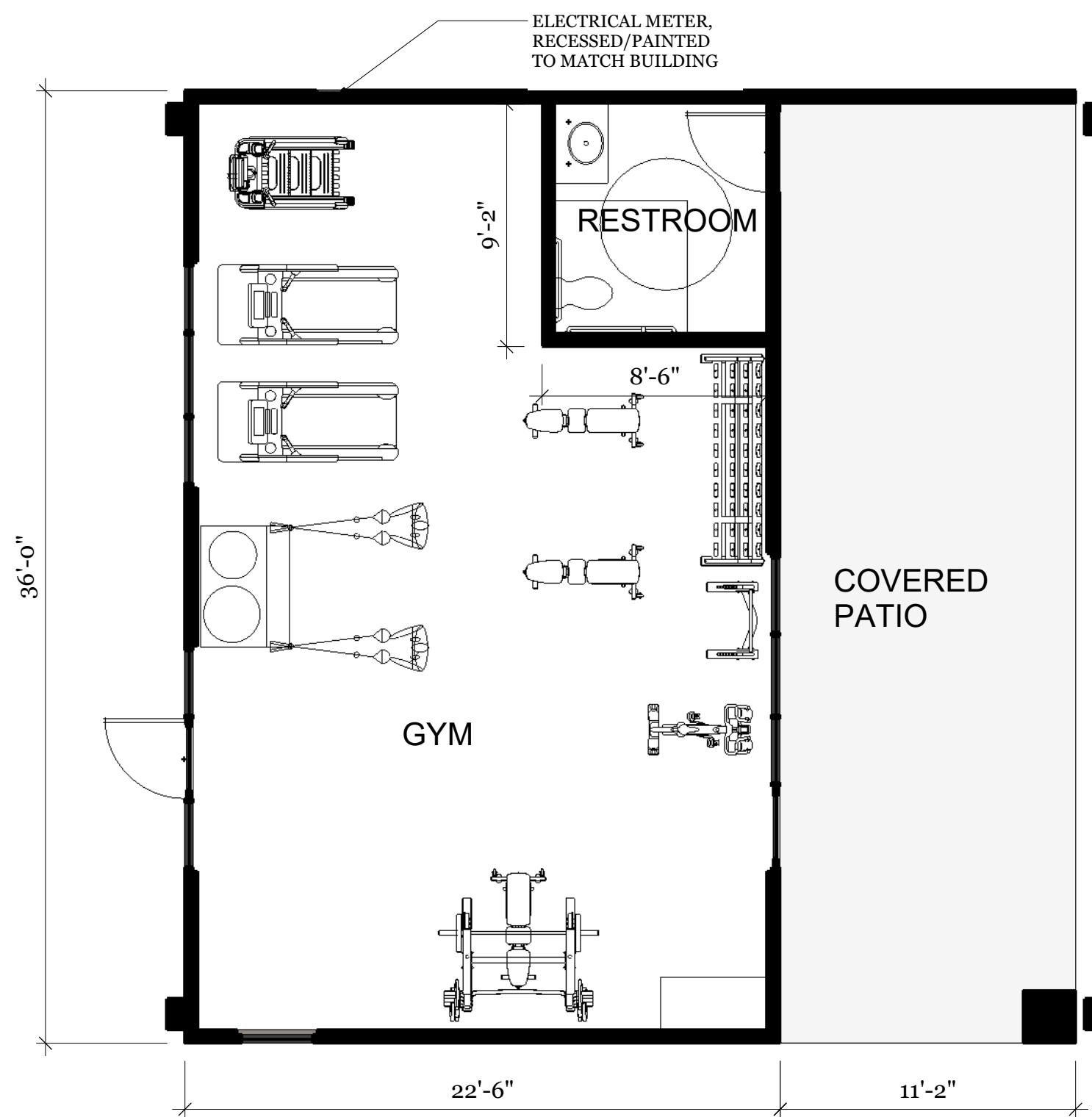
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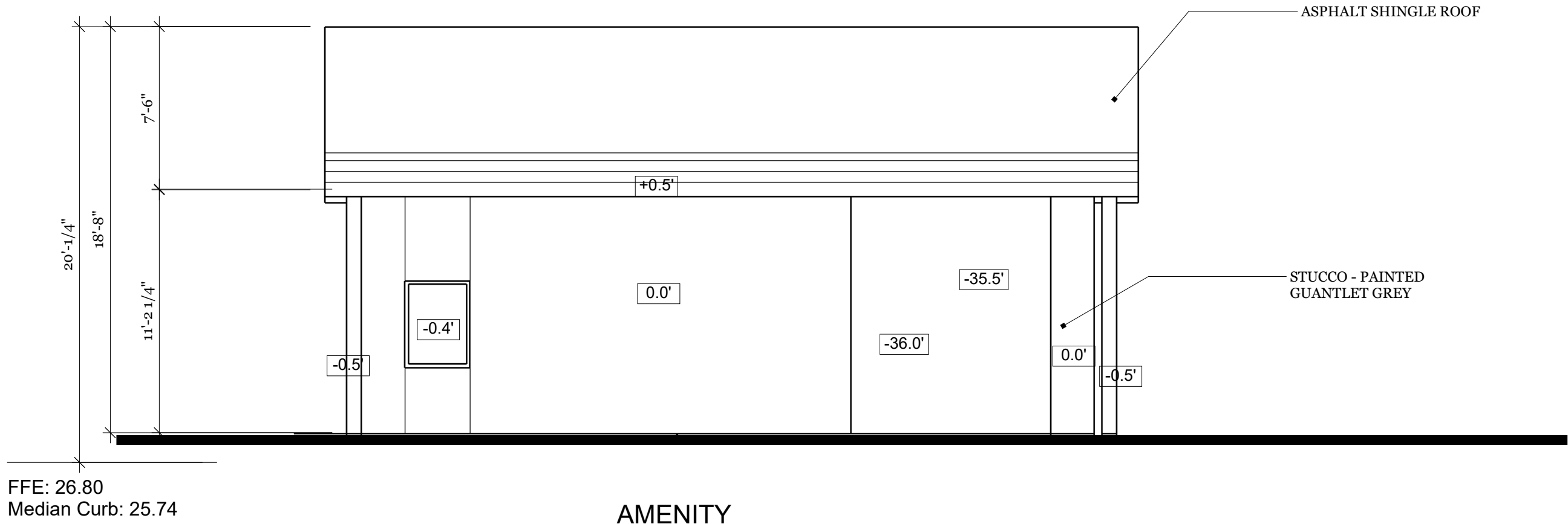
AMENITY
PERSPECTIVE



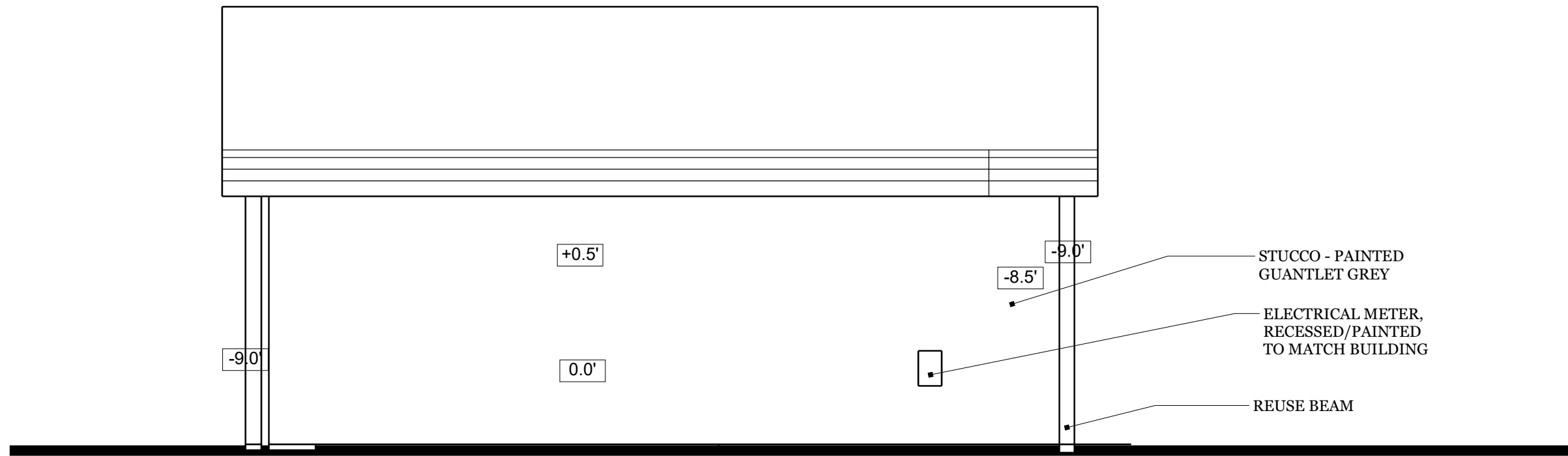
AMENITY
FLOOR PLAN



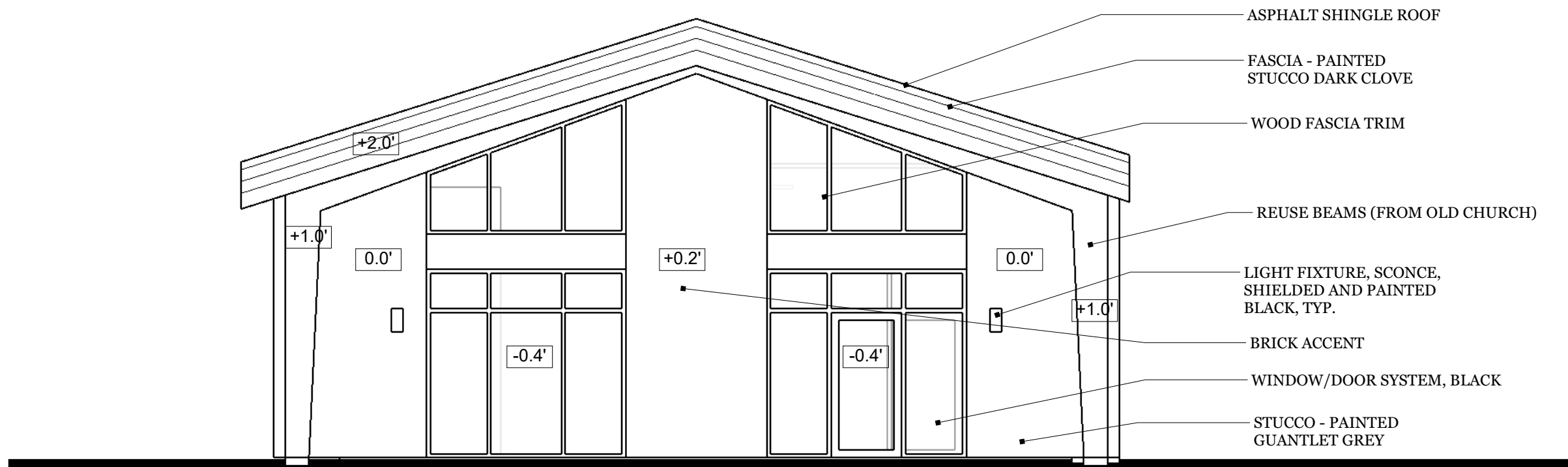
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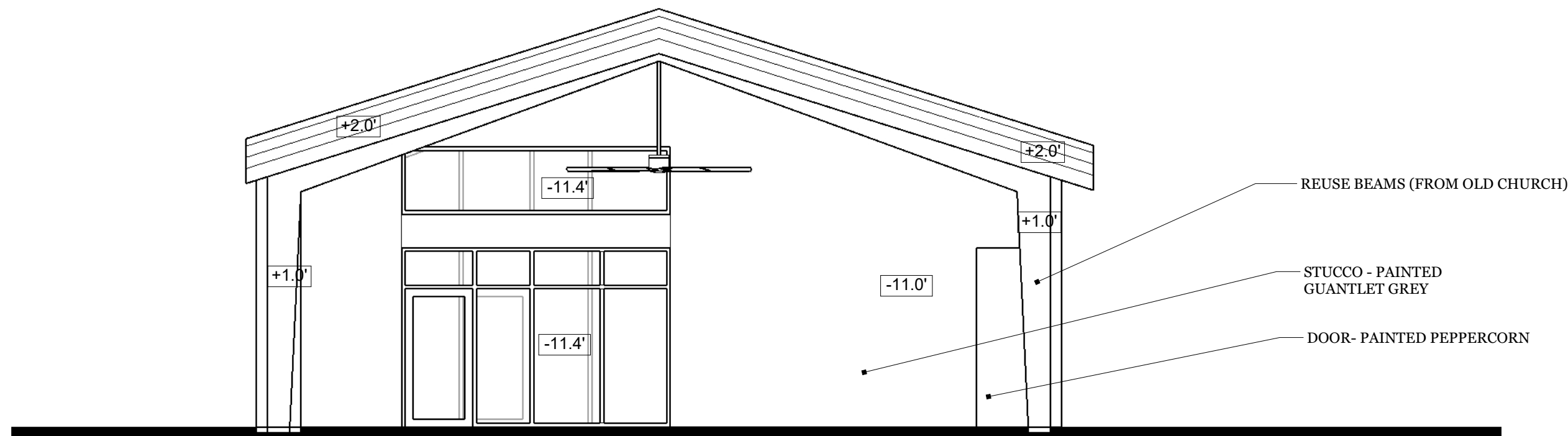
AMENITY
SOUTH ELEVATION



AMENITY
NORTH ELEVATION



AMENITY
EAST ELEVATION



AMENITY
WEST ELEVATION

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Palm Lane Residences 7320 - PH2

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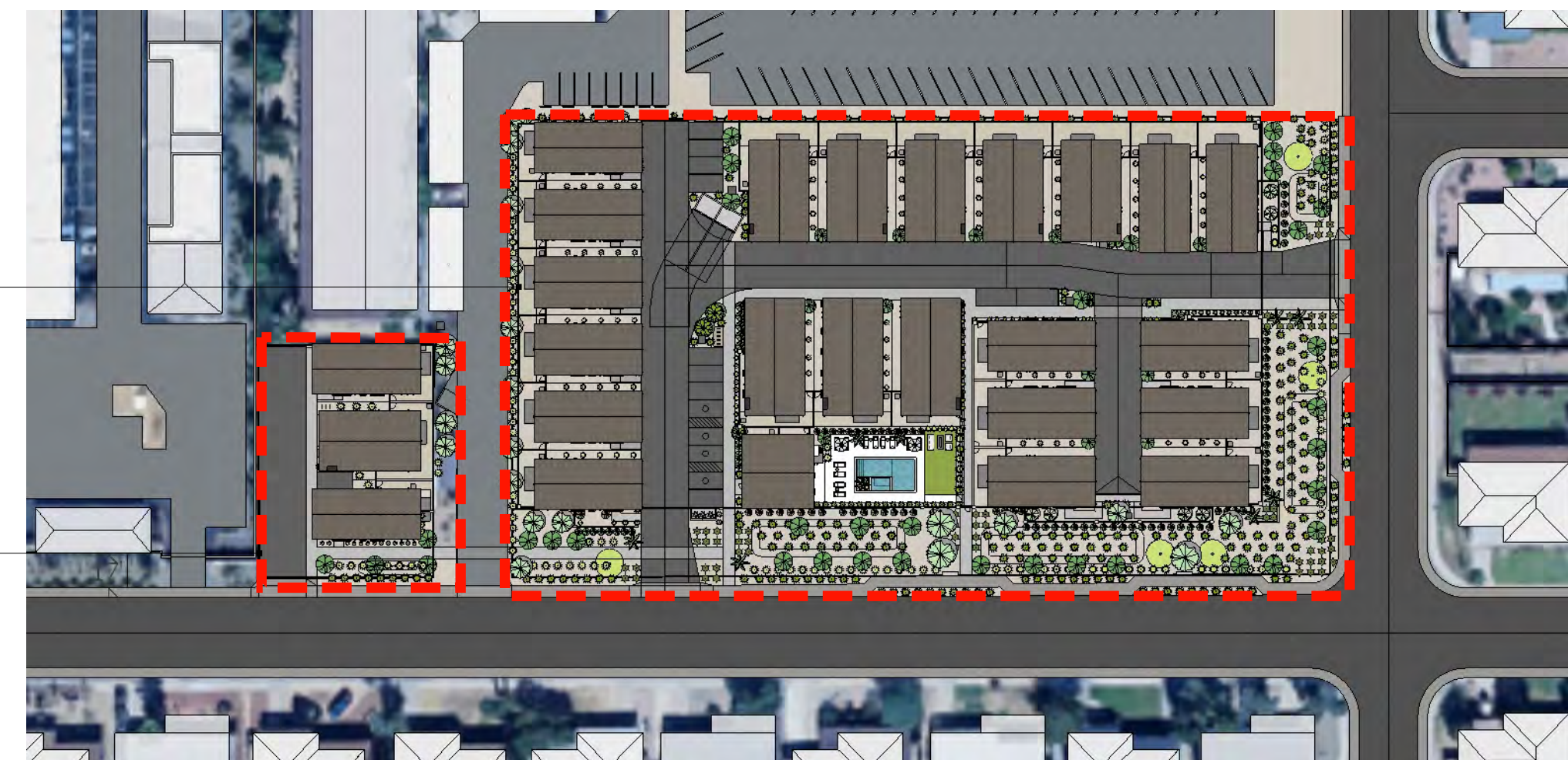
SOUTH ENTRY VIEW - CLUBHOUSE IN BACKGROUND

NOTES:

- LANDSCAPE HIDDEN FOR CLARITY
- BOTH PHASES SHOWN TOGETHER FOR CLARITY

PHASE 2
22 UNITS
(UNDER SEPARATE
SUBMITTAL)

PHASE 1
3 UNITS
(UNDER SEPARATE
SUBMITTAL)



REVISIONS		REMARKS
	MM/DD/YYYY	
1	-- $f_{1,1} = f_{1,2} =$	----
2	-- $f_{1,1} = f_{1,2} =$	----
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**Palm Lane Residences
7320 - PH2**



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SITE PERSPECTIVES


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NOTE: ENTIRE PROJECT SHOWN IN RENDERINGS FOR CLARITY ON FINAL BUILDOUT.
PHASE 1 (3 UNITS) AND PHASE 2 (22 UNITS) SHOWN IN RENDERINGS

LANDSCAPE IN RENDERINGS IS CONCEPTUAL, REFER TO LANDSCAPE PLANS FOR ACTUAL PLANTINGS, LOCATIONS AND QUANTITIES

A	12	24200	<p>these documents are instruments or services of the authors and are prepared for use in conjunction with the project, and the authors' observations, decisions, and administration are described in the project report. The authors' consent to the reproduction, alteration, reproduction, or use in any form of the documents without the authors' written consent may violate existing legal statutes.</p>		<h1>Palm Lane Residences 7320 - PH2</h1>	<table><tr><th colspan="2">REVISIONS</th><th rowspan="2">REMARKS</th></tr><tr><th></th><th>MM/DD/YYYY</th></tr><tr><td>1</td><td>-- / -- / --</td><td>...</td></tr><tr><td>2</td><td>-- / -- / --</td><td>...</td></tr><tr><td>3</td><td>-- / -- / --</td><td>...</td></tr><tr><td>4</td><td>-- / -- / --</td><td>...</td></tr><tr><td>5</td><td>-- / -- / --</td><td>...</td></tr></table>	REVISIONS		REMARKS		MM/DD/YYYY	1	-- / -- / --	...	2	-- / -- / --	...	3	-- / -- / --	...	4	-- / -- / --	...	5	-- / -- / --	...
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PHASE 1 (3 UNITS) AND PHASE 2 (22 UNITS) SHOWN IN RENDERINGS

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REVISIONS		REMARKS
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2	-- I_{max} I_{min} --	1994
3	-- I_{max} I_{min} --	1994
4	-- I_{max} I_{min} --	1994
5	-- I_{max} I_{min} --	1994

Palm Lane Residences
7320 - PH2



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SITE PERSPECTIVES

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