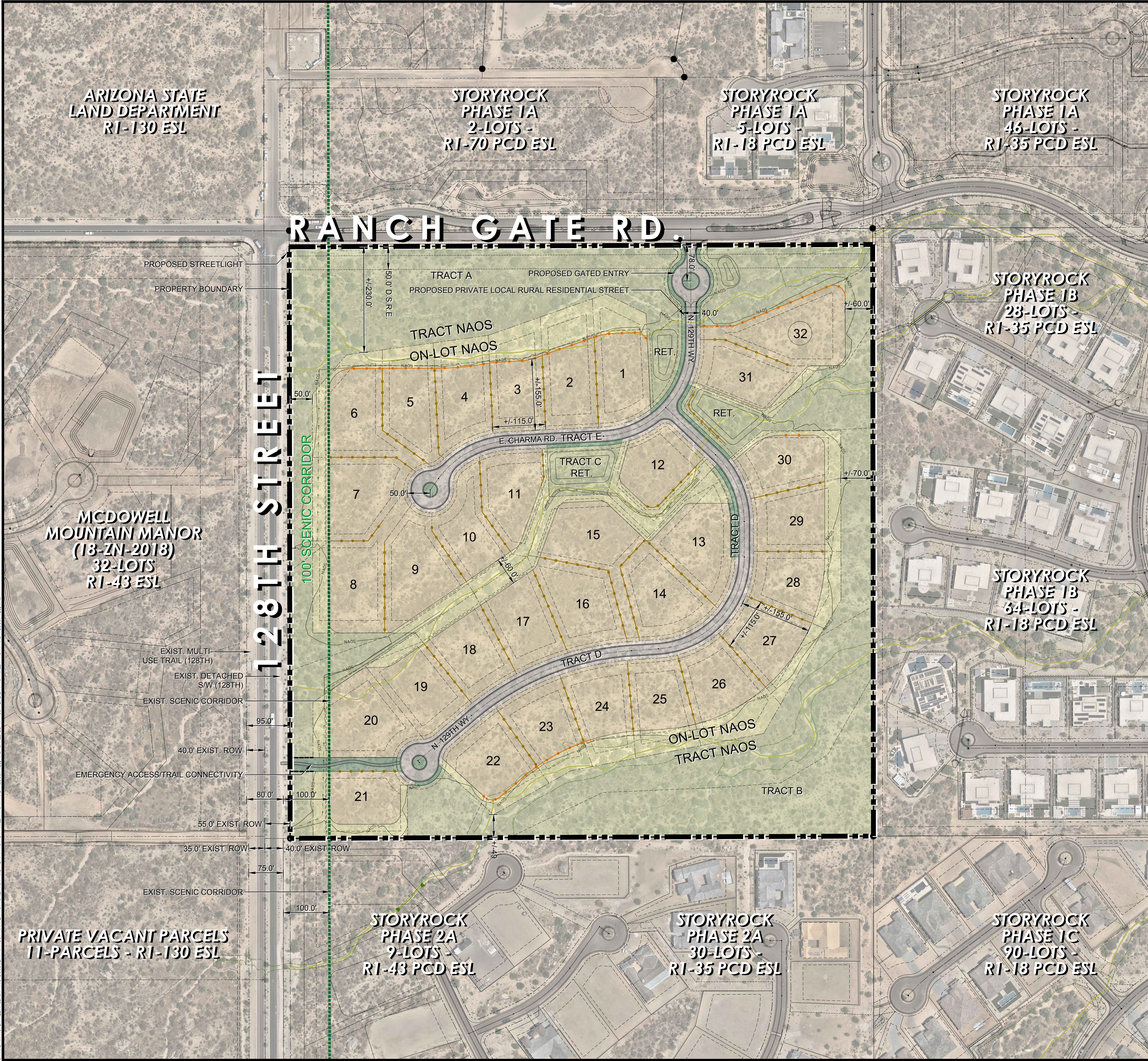


K:\EAV_Civil\191988026 - Ranch Gate 40\CADD\Exhibits\Conceptual Site Plan-2ND SUBMITTAL.dwg
XREFS: x880026S, x880026M, x880026P, x880026R, x880026T, x880026U, x880026V, x880026W, x880026X, x880026Y, x880026Z, x880026AA, x880026AB, x880026AC, x880026AD, x880026AE, x880026AF, x880026AG, x880026AH, x880026AI, x880026AJ, x880026AK, x880026AL, x880026AM, x880026AN, x880026AO, x880026AP, x880026AQ, x880026AR, x880026AS, x880026AT, x880026AU, x880026AV, x880026AW, x880026AX, x880026AY, x880026AZ, x880026BA, x880026BB, x880026BC, x880026BD, x880026BE, x880026BF, x880026BG, x880026BH, x880026BI, x880026BJ, x880026BK, x880026BL, x880026BM, x880026BN, x880026BO, x880026BP, x880026BQ, x880026BR, x880026BS, x880026BT, x880026BU, x880026BV, x880026BW, x880026BX, x880026BY, x880026BZ, x880026CA, x880026CB, x880026CC, x880026CD, x880026CE, x880026CF, x880026CG, x880026CH, x880026CI, x880026CJ, x880026CK, x880026CL, x880026CM, x880026CN, x880026CO, x880026CP, x880026CQ, x880026CR, x880026CS, x880026CT, x880026CU, x880026CV, x880026CW, x880026CX, x880026CY, x880026CZ, x880026DA, x880026DB, x880026DC, x880026DD, x880026DE, x880026DF, x880026DG, x880026DH, x880026DI, x880026DJ, x880026DK, x880026DL, x880026DM, x880026DN, x880026DO, x880026DP, x880026DQ, x880026DR, x880026DS, x880026DT, x880026DU, x880026DV, x880026DW, x880026DX, x880026DY, x880026DZ, x880026EA, x880026EB, x880026EC, x880026ED, x880026EE, x880026EF, x880026EG, x880026EH, x880026EI, x880026EJ, x880026EK, x880026EL, x880026EM, x880026EN, x880026EO, x880026EP, x880026EQ, x880026ER, x880026ES, x880026ET, x880026EU, x880026EV, x880026EW, x880026EX, x880026EY, x880026EZ, x880026FA, x880026FB, x880026FC, x880026FD, x880026FE, x880026FF, x880026FG, x880026FH, x880026FI, x880026FJ, x880026FK, x880026FL, x880026FM, x880026FN, x880026FO, x880026FP, x880026FQ, x880026FR, x880026FS, x880026FT, x880026FU, x880026FV, x880026FW, x880026FX, x880026FY, x880026FZ, x880026GA, x880026GB, x880026GC, x880026GD, x880026GE, x880026GF, x880026GG, x880026GH, x880026GI, x880026GJ, x880026GK, x880026GL, x880026GM, x880026GN, x880026GO, x880026GP, x880026GQ, x880026GR, x880026GS, x880026GT, x880026GU, x880026GV, x880026GW, x880026GX, x880026GY, x880026GZ, x880026HA, x880026HB, x880026HC, x880026HD, x880026HE, x880026HF, x880026HG, x880026HH, x880026HI, x880026HJ, x880026HK, x880026HL, x880026HM, x880026HN, x880026HO, x880026HP, x880026HQ, x880026HR, x880026HS, x880026HT, x880026HU, x880026HV, x880026HW, x880026HX, x880026HY, x880026HZ, x880026IA, x880026IB, x880026IC, x880026ID, x880026IE, x880026IF, x880026IG, x880026IH, x880026II, x880026IJ, x880026IK, x880026IL, x880026IM, x880026IN, x880026IO, x880026IP, x880026IQ, x880026IR, x880026IS, x880026IT, x880026IU, x880026IV, x880026IW, x880026IX, x880026IY, x880026IZ, x880026JA, x880026JB, x880026JC, x880026JD, x880026JE, x880026JF, x880026JG, x880026JH, x880026JI, x880026JJ, x880026JK, x880026JL, x880026JM, x880026JN, x880026JO, x880026JP, x880026JQ, x880026JR, x880026JS, x880026JT, x880026JU, x880026JV, x880026JW, x880026JX, x880026JY, x880026JZ, x880026KA, x880026KB, x880026KC, x880026KD, x880026KE, x880026KF, x880026KG, x880026KH, x880026KI, x880026KJ, x880026KK, x880026KL, x880026KM, x880026KN, x880026KO, x880026KP, x880026KQ, x880026KR, x880026KS, x880026KT, x880026KU, x880026KV, x880026KW, x880026KX, x880026KY, x880026KZ, x880026LA, x880026LB, x880026LC, x880026LD, x880026LE, x880026LF, x880026LG, x880026LH, x880026LI, x880026LJ, x880026LK, x880026LL, x880026LM, x880026LN, x880026LO, x880026LP, x880026LQ, x880026LR, x880026LS, x880026LT, x880026LU, x880026LV, x880026LW, x880026LX, x880026LY, x880026LZ, x880026MA, x880026MB, x880026MC, x880026MD, x880026ME, x880026MF, x880026MG, x880026MH, x880026MI, x880026MJ, x880026MK, x880026ML, x880026MM, x880026MN, x880026MO, x880026MP, x880026MQ, x880026MR, x880026MS, x880026MT, x880026MU, x880026MV, x880026MW, x880026MX, x880026MY, x880026MZ, x880026NA, x880026NB, x880026NC, x880026ND, x880026NE, x880026NF, x880026NG, x880026NH, x880026NI, x880026NJ, x880026NK, x880026NL, x880026NM, x880026NN, x880026NO, x880026NP, x880026NQ, x880026NR, x880026NS, x880026NT, x880026NU, x880026NV, x880026NW, x880026NX, x880026NY, x880026NZ, x880026OA, x880026OB, x880026OC, x880026OD, x880026OE, x880026OF, x880026OG, x880026OH, x880026OI, x880026OJ, x880026OK, x880026OL, x880026OM, x880026ON, x880026OO, x880026OP, x880026OQ, x880026OR, x880026OS, x880026OT, x880026OU, x880026OV, x880026OW, x880026OX, x880026OY, x880026OZ, x880026PA, x880026PB, x880026PC, x880026PD, x880026PE, x880026PF, x880026PG, x880026PH, x880026PI, x880026PJ, x880026PK, x880026PL, x880026PM, x880026PN, x880026PO, x880026PP, x880026PQ, x880026PR, x880026PS, x880026PT, x880026PU, x880026PV, x880026PW, x880026PX, x880026PY, x880026PZ, x880026QA, x880026QB, x880026QC, x880026QD, x880026QE, x880026QF, x880026QG, x880026QH, x880026QI, x880026QJ, x880026QK, x880026QL, x880026QM, x880026QN, x880026QO, x880026QP, x880026QQ, x880026QR, x880026QS, x880026QT, x880026QU, x880026QV, x880026QW, x880026QX, x880026QY, x880026QZ, x880026RA, x880026RB, x880026RC, x880026RD, x880026RE, x880026RF, x880026RG, x880026RH, x880026RI, x880026RJ, x880026RK, x880026RL, x880026RM, x880026RN, x880026RO, x880026RP, x880026RQ, x880026RR, x880026RS, x880026RT, x880026RU, x880026RV, x880026RW, x880026RX, x880026RY, x880026RZ, x880026SA, x880026SB, x880026SC, x880026SD, x880026SE, x880026SF, x880026SG, x880026SH, x880026SI, x880026SJ, x880026SK, x880026SL, x880026SM, x880026SN, x880026SO, x880026SP, x880026SQ, x880026SR, x880026SS, x880026ST, x880026SU, x880026SV, x880026SW, x880026SX, x880026SY, x880026SZ, x880026TA, x880026TB, x880026TC, x880026TD, x880026TE, x880026TF, x880026TG, x880026TH, x880026TI, x880026TJ, x880026TK, x880026TL, x880026TM, x880026TN, x880026TO, x880026TP, x880026TQ, x880026TR, x880026TS, x880026TT, x880026TU, x880026TV, x880026TW, x880026TX, x880026TY, x880026TZ, x880026UA, x880026UB, x880026UC, x880026UD, x880026UE, x880026UF, x880026UG, x880026UH, x880026UI, x880026UJ, x880026UK, x880026UL, x880026UM, x880026UN, x880026UO, x880026UP, x880026UQ, x880026UR, x880026US, x880026UT, x880026UU, x880026UV, x880026UW, x880026UX, x880026UY, x880026UZ, x880026VA, x880026VB, x880026VC, x880026VD, x880026VE, x880026VF, x880026VG, x880026VH, x880026VI, x880026VJ, x880026VK, x880026VL, x880026VM, x880026VN, x880026VO, x880026VP, x880026VQ, x880026VR, x880026VS, x880026VT, x880026VU, x880026VV, x880026VW, x880026VX, x880026VY, x880026VZ, x880026WA, x880026WB, x880026WC, x880026WD, x880026WE, x880026WF, x880026WG, x880026WH, x880026WI, x880026WJ, x880026WK, x880026WL, x880026WM, x880026WN, x880026WO, x880026WP, x880026WQ, x880026WR, x880026WS, x880026WT, x880026WU, x880026WV, x880026WW, x880026WX, x880026WY, x880026WZ, x880026XA, x880026XB, x880026XC, x880026XD, x880026XE, x880026XF, x880026XG, x880026XH, x880026XI, x880026XJ, x880026XK, x880026XL, x880026XM, x880026XN, x880026XO, x880026XP, x880026XQ, x880026XR, x880026XS, x880026XT, x880026XU, x880026XV, x880026XW, x880026XX, x880026XY, x880026XZ, x880026YA, x880026YB, x880026YC, x880026YD, x880026YE, x880026YF, x880026YG, x880026YH, x880026YI, x880026YJ, x880026YK, x880026YL, x880026YM, x880026YN, x880026YO, x880026YP, x880026YQ, x880026YR, x880026YS, x880026YT, x880026YU, x880026YV, x880026YW, x880026YX, x880026YY, x880026YZ, x880026ZA, x880026ZB, x880026ZC, x880026ZD, x880026ZE, x880026ZF, x880026ZG, x880026ZH, x880026ZI, x880026ZJ, x880026ZK, x880026ZL, x880026ZM, x880026ZN, x880026ZO, x880026ZP, x880026ZQ, x880026ZR, x880026ZS, x880026ZT, x880026ZU, x880026ZV, x880026ZW, x880026ZX, x880026ZY, x880026ZZ



LEGEND

PROPERTY BOUNDARY

PRELIMINARY DEVELOPMENT ENVELOPE

TRACT NAOS

ON-LOT NAOS

NON-NAOS/ENHANCES O.S.
(TO BE NATURAL WHEN UNDISTURBED
OR TO MATCH REVEG. CHARACTER)

SCENIC CORRIDOR

SCOUR/RETAINING WALLS

SITE DATA

LOCATION: **SOUTHEAST CORNER OF RANCH GATE RD. & 128TH ST.**
APN: **217-01-007H & 217-01-007B**
ESL LANDFORM: **UPPER DESERT**
CHARACTER AREA: **DYNAMITE FOOTHILLS**
GROSS AREA: **+/- 1,746,511 S.F., 40.0 ACRES**
NET AREA: **+/- 1,629,520 S.F., 37.4 ACRES**
GENERAL PLAN LAND USE DESIGNATION: **RURAL NEIGHBORHOODS**
(ALLOWS UP TO ONE (1) DU PER ACRE - 40 LOTS)
EXISTING ZONING: **R1-130 ESL (0.31 DU/AC)**
PROPOSED ZONING: **R1-35 ESL**
PROPOSED UNITS: **32 LOTS (0.8 DU/AC)**
REQ. NAOS (PER SLOPE ANALYSIS): **+/- 14.45 AC. (38.62%)**
PROPOSED NAOS: **+/- 18.32 AC. (49%)**
ADDITIONAL NAOS PROVIDED: **+/- 3.87 AC (+/- 27% INCREASE)**
CURRENT USE: **VACANT**
PROPOSED USE: **SINGLE-FAMILY RESIDENTIAL**

SERVICES

SEWER: **CITY OF SCOTTSDALE** WATER: **CITY OF SCOTTSDALE**
FIRE: **CITY OF SCOTTSDALE** PHONE/CABLE: **-**
ELECTRIC: **ARIZONA PUBLIC SERVICE** GAS: **-**

PROPOSED AMENDED DEVELOPMENT STANDARDS

MIN. LOT WIDTH: **115'**,
MIN. LOT AREA: **26,250 S.F.**,
MIN. SETBACK'S: **FRONT: 30', REAR: 27', SIDES: 15'**
ALLOWED/PROPOSED BUILDING HEIGHT:
MAXIMUM 24' FROM NATURAL GRADE
ALLOWED/PROPOSED WALL HEIGHT: **VARIES**

NOTE: THIS CONCEPTUAL SITE PLAN IS CONCEPTUAL AND REQUIRES
DETAILED SITE PLANNING, ENGINEERING & CITY REVIEWS/APPROVALS.

TRACT TABLE

NAME	OWNERSHIP/MAINT.	TRACT USES	AREA (AC.)
TRACT A	PRIVATE HOA	DRAINAGE / O.S. / NAOS / WSF / E.A.	5.61
TRACT B	PRIVATE HOA	DRAINAGE / OPEN SPACE / NAOS	7.69
TRACT C	PRIVATE HOA	DRAINAGE / OPEN SPACE / NAOS	0.35
TRACT D	PRIVATE HOA	OPEN SPACE / NAOS	0.05
TRACT E	PRIVATE HOA	PRIVATE TRACT / UTILITIES / ACCESS	2.39

LOT TABLE

LOT #	AREA (SQ.FT.)	AREA (AC.)	LOT #	AREA (SQ.FT.)	AREA (AC.)
1	29,871	0.69	17	27,225	0.62
2	30,154	0.69	18	26,374	0.61
3	26,256	0.60	19	26,307	0.60
4	27,480	0.63	20	31,415	0.72
5	26,450	0.61	21	29,519	0.68
6	34,681	0.80	22	28,959	0.66
7	32,575	0.75	23	26,270	0.60
8	34,740	0.80	24	26,335	0.60
9	34,338	0.79	25	26,261	0.60
10	26,310	0.60	26	32,806	0.75
11	27,298	0.63	27	27,024	0.62
12	32,040	0.74	28	26,251	0.60
13	31,212	0.72	29	26,253	0.60
14	26,572	0.61	30	26,611	0.61
15	34,999	0.80	31	26,547	0.61
16	27,502	0.63	32	32,421	0.74

CUL-DE-SAC DETAIL

12' R Min.

20' R Min.

LOCAL RESIDENTIAL
RURAL/ESL FIG.5-3.19

8' Shoulder

12' B/C

12' B/C

8' 2' Roll Curb

40' PUBLIC ROW

NORTH

0 50' 100' 200'

GRAPHIC SCALE IN FEET

PROJECT NO.
191988026

DRAWING NAME
CONCEPT PLAN

1 OF 1

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1001 W SOUTHERN AVE, SUITE 131
MESA, ARIZONA 85210 (480) 207-2866

RANCH GATE 40

CONCEPTUAL SITE PLAN

SCOTTSDALE, ARIZONA

1ST REVIEW COMMENTS

REVISION

BY DATE

APPR.

[illegible]

	PROPERTY BOUNDARY
	128TH STREET - EXISTING MODIFIED MINOR COLLECTOR W/ TRAILS (80'+ ROW)
	128TH STREET - EXISTING MODIFIED MINOR COLLECTOR (35' HALF ROW)
	RANCH GATE ROAD - EXISTING MINOR COLLECTOR (80' ROW)
	RANCH GATE ROAD - EXISTING MODIFIED LOCAL RESIDENTIAL W/ S/W (46'+ ROW)
	PRIVATE LOCAL RURAL/ESL RESIDENTIAL ROAD
	50' DESERT SCENIC ROADWAY SETBACK
	100' SCENIC CORRIDOR
	EXISTING PEDESTRIAN CIRCULATION- SIDEWALK
	EXISTING PEDESTRIAN CIRCULATION- TRAIL
	PROPOSED TRAIL CONNECTION

1001 W SOUTHERN AVE., SUITE 131
 MESA, ARIZONA 85210 (480) 207-2666

PROJECT NO. 191988026
DRAWING NAME P&V CIRC. PLAN

OF 1