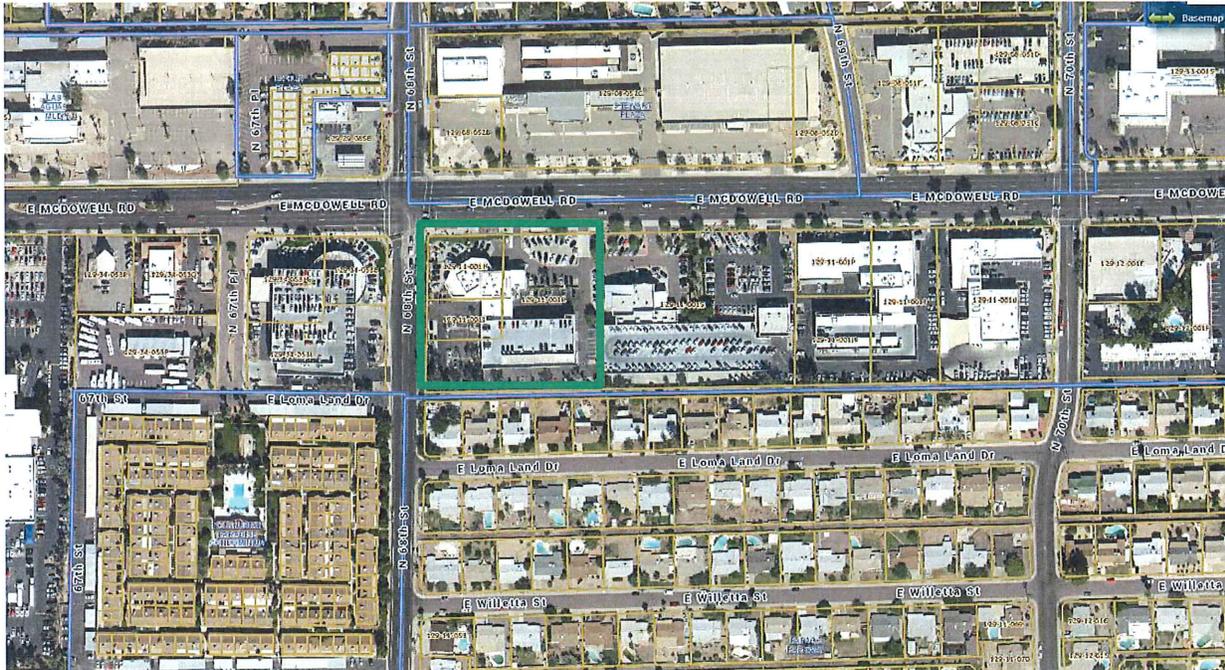


Skye on McDowell – Phase II

SEC of 68th Street & McDowell Road

Project Narrative

464-PA-2016



Prepared for:

K. Hovnanian Homes

Prepared by:

Berry Riddell, L.L.C.

John V. Berry, Esq.
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6750 East Camelback Road
Suite 100
Scottsdale, Arizona 85251
480-385-2727

Skye on McDowell – Phase II – Project Narrative
November 15, 2016

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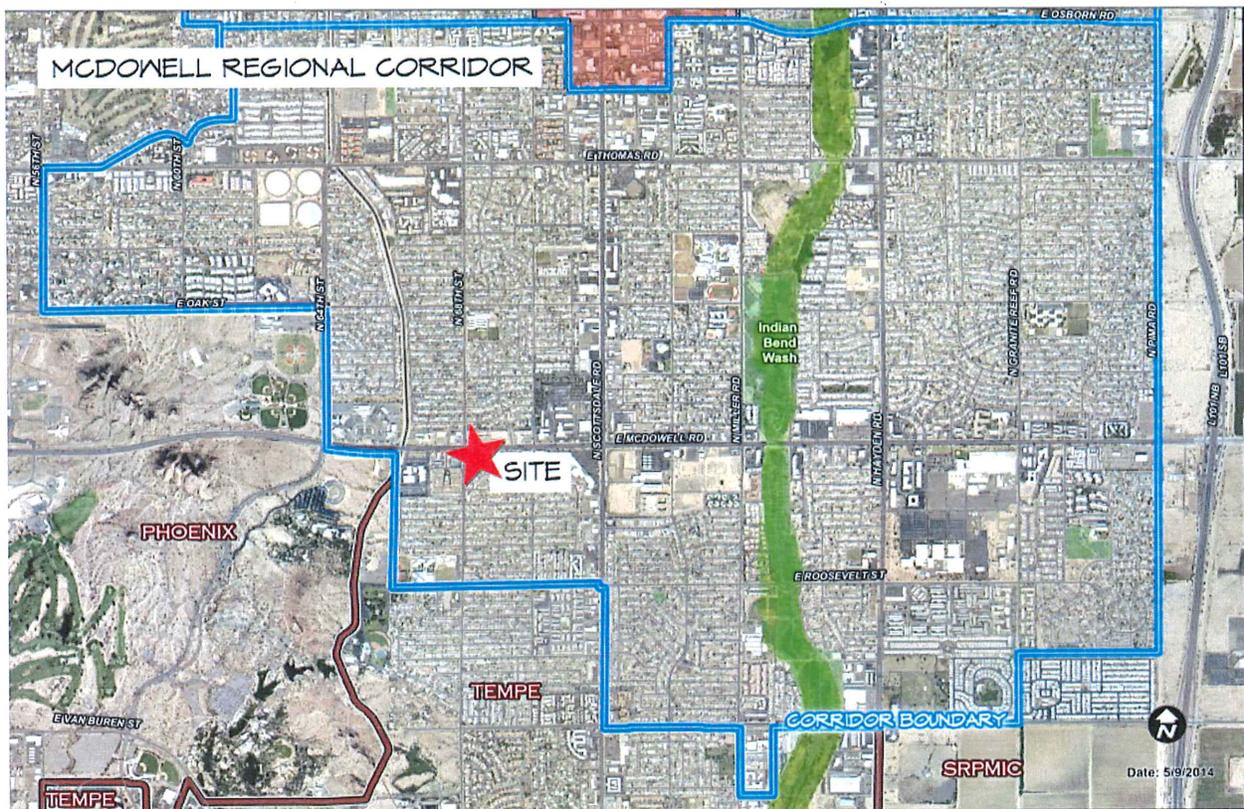
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I. Property Information

Location: Southeast corner of 68th Street and McDowell Road

Property Size: 3.62 (+/-) gross acres and 2.65 (+/-) net acres

II. Property General Plan/ Zoning:

- **General Plan (7-GP-2016):** Urban Neighborhoods
- **Zoning (16-ZN-2016):** R-5 (Multifamily Residential)

Surrounding Uses:

- **North:** R-5 Aire on McDowell (Approved Cases 4-GP-2015 and 15-ZN-2015)
- **East:** R-5 Skye on McDowell (Approved Cases 6-GP-2015 and 18-ZN-2015)
- **South:** R1-7 Single-Family Residential
- **West:** C-3 Dealership

III. Project Overview

About the Site:

Skye on McDowell – Phase II is a request for Preliminary Plat for 24 on an approximately 3.63 +/- gross acre property located at the southeast corner of 68th Street and McDowell, (the “Property”). The development is adjacent to the Skye on McDowell – Phase I, which was approved by City Council on May 3rd (cases 6-GP-2015 and 18-ZN-2015) for 58 units. Related cases to rezone the property from C-3 to R-5 (16-ZN-2016) and to amend the General Plan land use designation for this Property from Mixed Use Neighborhoods to Urban Neighborhoods (7-GP-2016) were approved in August, 2016.

The Property is currently occupied by a car dealership, however, the dealership plans to vacate the Property and relocate to Phoenix in 2018. This proposal will redevelop the Property with 24 single-family homes with a density of 6.7 du/ac bringing additional revitalization to the McDowell Corridor and fulfilling a demand for new housing in Southern Scottsdale.

K. Hovnanian has taken special consideration with the site plan by providing a single-family lot configuration that is sensitive to the existing single-family residential homes to the south. The proposed site plan provides a logical transition from McDowell Road (a 6-lane major arterial) to the R1-7 to the south. The site location is ideal for residential development with close proximity to Downtown Scottsdale, Downtown Phoenix, and Tempe. The proposed residential community will benefit from the nearby canal linkage, nearby Papago Park and close proximity to the Phoenix Zoo and Desert Botanical Gardens. Additionally, the integration of additional homes along the McDowell Corridor will strengthen the nearby existing retail and commercial businesses, as well

as implement the City’s goals and policies set forth in the recently adopted Southern Scottsdale Character Area Plan (“SSCAP”). The buildings and site layout were designed with attention to buffering the existing single-family neighborhood to the south and enhancing the McDowell Road street frontage with a fresh modern/contemporary design, balconies, projections and sustainable building methods and materials.

Site Plan



IV. Scottsdale’s Sensitive Design Principles

The City has established a set of design principles, known as the Scottsdale’s Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

1. *The design character of any area should be enhanced and strengthened by new development.*

Response: The development plan for this urban infill Property is designed in a manner that is compatible with both the adjacent residential community and adjacent commercial properties established along the McDowell Corridor. The architecture, color palette and building materials of the proposed single-family homes will be in harmony with the single-family residential neighborhood to the south and compliant with the SSCAP. The streetscape design for Skye will balance the functional requirements (such as privacy, security, and noise attenuation) with the aesthetics of the development through the application and selection of landscaping, street furniture, lighting and hardscape design. The landscape design will conform to the McDowell Road Streetscape Design Guidelines utilizing the specified plant palette recognizing the significance of a shaded pedestrian experience within the urban context.

The mix of housing along McDowell Road has already begun to take shape with the recently approved Las Aguas (PUD), SkySong (PCD) and Mark Taylor (PUD) developments which are all multifamily residential. The extension of this for-sale, attached single-family development will further expand and upgrade the housing options along the McDowell Road Corridor integrating modern residential development on a vacant underutilized parcel acting as a catalyst for further redevelopment along McDowell Road.

2. ***Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.***

Response: Although the setting of this site is urban in character and does not have natural features such as washes and natural area open space, the developer has taken special consideration in providing meaningful open space and connectivity for the residents. Buildings will be separated from the single-family property line to the south by approximately 62+/- feet (from the rear wall of the adjacent residential neighborhood to the face of the buildings within the Skye community). The architecture and building placement is respectful of the existing homes to the south in terms of height, massing and setback.

3. ***Development should be sensitive to existing topography and landscaping.***

Response: The Property is a relatively flat urban infill site with existing car dealership buildings that will be demolished with the redevelopment of the site. Mature, low-water use landscaping will be integrated throughout the development with the goal of providing a vegetated buffer to the adjacent single-family residential to the south (landscape islands integrated between guest parking along the southern roadway), and enhancing the streetscape along McDowell Road acknowledging the speed at which it will be experienced by vehicles while still providing a meaningful and shaded environment for pedestrians. The amount of mature landscaping planned with the redevelopment of the site will vastly increase the amount of vegetation and open space (22% required) on this Property, as compared to the hard surfaces of the existing dealership building, surface and parking structures, thereby, greatly reducing the heat island effect.

4. ***Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.***

Response: The proposed development will preserve and restore natural habitats and ecological processes through the inclusion of desert appropriate landscaping (as well as integration of native plants). Desert landscaping and additional open space (than what currently exists on site) will contribute to the urban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature they will become self-sustaining relative to water demand.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

Response: Pedestrian circulation along both the perimeter and internal to the community is an important feature of this residential community, as numerous retail, restaurant, and recreational uses are within walking distances from this site (see pedestrian circulation plan). The design of these public spaces will be in the character of surrounding developments and will comply with the SSCAP.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

Response: Redevelopment of this Property will include improvements to the pedestrian connectivity along the McDowell Road street frontage with a detached, widened sidewalk and landscaping consistent with the McDowell Road Streetscape Guidelines. As properties along McDowell Road redevelop, the connectivity opportunities are enhanced strengthening the link between Papago Park and Southern Scottsdale. Additionally, integrating residential along McDowell Road will help activate the corridor by increasing pedestrian synergy with new residents who will utilize the sidewalks, canal paths, and Papago Park amenities.

The Property is located within close proximity to an array of land uses (office, retail, support services) and the proposed pedestrian connections enhance the environment for residential development. The integration of more residential development along McDowell Road will naturally result in reduced travel distances, vehicle trips and promote walking and cycling via nearby trails, sidewalks and recreational amenities such as the canal path system, Papago Park and Indian Bend Wash. Additionally, the site is an ideal location for residents to live close to Downtown Scottsdale, Downtown Phoenix, Sky Harbor Airport and Tempe.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*

Response: The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscaping with the design of the homes. Connectivity will be provided via sidewalk connections along McDowell and 68th Street as well as internal to the community. To the extent possible, shade trees will be provided along these connection points.

8. ***Buildings should be designed with a logical hierarchy of masses.***

Response: Buildings will be separated from the single-family property line to the south by 62+/- feet. The architecture and building placement is respectful of the existing homes to the south in terms of height, massing and setback.

9. ***The design of the built environment should respond to the desert environment.***

Response: The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the climate by creating abundant outdoor living spaces and common amenities for its residents.

10. ***Developments should strive to incorporate sustainable and healthy building practices and products.***

Response: Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized.

11. ***Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.***

Response: Context appropriate native plant materials will be utilized with the development of the Property. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement. Also, refer to principals 3 and 4 above.

12. ***Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.***

Response: The proposed development will maintain a low-water use plant palette consistent with the permitted McDowell Road plant list.

13. ***The extent and quality of lighting should be integrally designed as part of the built environment.***

Response: Lighting will be designed in a manner that is respectful of the surrounding context while maintaining safety for future residents

14. ***Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.***

Response: Project identification will be low-scale and contextually appropriate.

V. DRB Criteria

Sec. 1.904. - Criteria.

A. In considering any application for development, the Development Review Board shall be guided by the following criteria:

- 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.*

Response: The proposed Preliminary Plat for Skye on McDowell – Phase II is consistent with the McDowell Road Streetscape Design Guidelines, DS&PM, SSCAP goals and policies, and General Plan goals and policies as established in the GPA and zoning case.

- 2. The architectural character, landscaping and site design of the proposed development shall:*
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood*
 - b. Avoid excessive variety and monotonous repetition.*

Response: From its inception, the proposed Skye on McDowell – Phase II residential community utilized the SSCAP as a guiding tool to the overall design and architectural character. Bringing new residential living opportunities to the McDowell Road Corridor will strengthen the economic core of Southern Scottsdale and enhance the existing character of the surrounding neighborhoods. The project was designed with a focus on walkability and also promotes a modern, contemporary architectural style sensitive to the surrounding context while responding to the current market demand. The applicant seeks to build a sustainable, desert sensitive project by incorporating recessed windows and low-water use plant materials. The existing sidewalk along McDowell Road will be replaced with a detached 8' sidewalk and landscaping will be provided between the curb and sidewalk to enhance the pedestrian experience. All of the internal streets will have sidewalks and a pedestrian connection to McDowell Road will be provided at the northwest corner of the site.

The development's perimeter wall facing McDowell Road is designed to contribute to McDowell's character as a gateway to Scottsdale and as a major regional roadway. Located near Scottsdale's western border, Skye is located between the desert mountains of Papago Park and the creative technology environment of SkySong. The McDowell Road wall will symbolize connection of these environments in an artistic, contemporary way and will interplay with the proposed Aire on McDowell development across the street.

Several design variations are being considered for the proposed wall. All include elements expressing light, rain, wind, respect for the desert, and/or the importance of sustainability. Arid-region or arid-adapted landscaping along the base of the wall will tie into these elements. The wall design elements under consideration include:

- green screens
- glass or mirror inserts that symbolize slanted lines of windblown rain
- tile, glass or painted horizontal inset flowing “ribbon” representing water
- parasoleil screens with patterns based on desert, rain/wind, technology or area history theme

The final design of the wall will go through a separate DRB approval process.

c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles.

Response: Refer to Section IV Scottsdale’s Sensitive Design Principles above and responses to criteria a and b above.

d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District.

Response: Not applicable.

e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

Response: Not applicable.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: Redevelopment of this Property will include improvements to the pedestrian connectivity along the McDowell Road street frontage with a detached, widened sidewalk and landscaping consistent with the McDowell Road Streetscape Guidelines. As properties along McDowell Road redevelop, the connectivity opportunities are enhanced strengthening the link between Papago Park and Southern Scottsdale. Additionally, integrating residential along McDowell Road will activate the corridor by increasing pedestrian synergy with new residents who will utilize the sidewalks, canal paths, and Papago Park amenities.

The Property is located within close proximity to an array of land uses (office, retail, support services) and the proposed pedestrian connections enhance the environment for residential development. The integration of more residential development along McDowell Road will naturally result in reduced travel distances, vehicle trips and promote walking and cycling via nearby trails, sidewalks and recreational amenities such as the canal path system, Papago Park and Indian Bend Wash.

4. *If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.*

Response: Mechanical equipment and appurtenances will be fully screened and integrated within the building design.

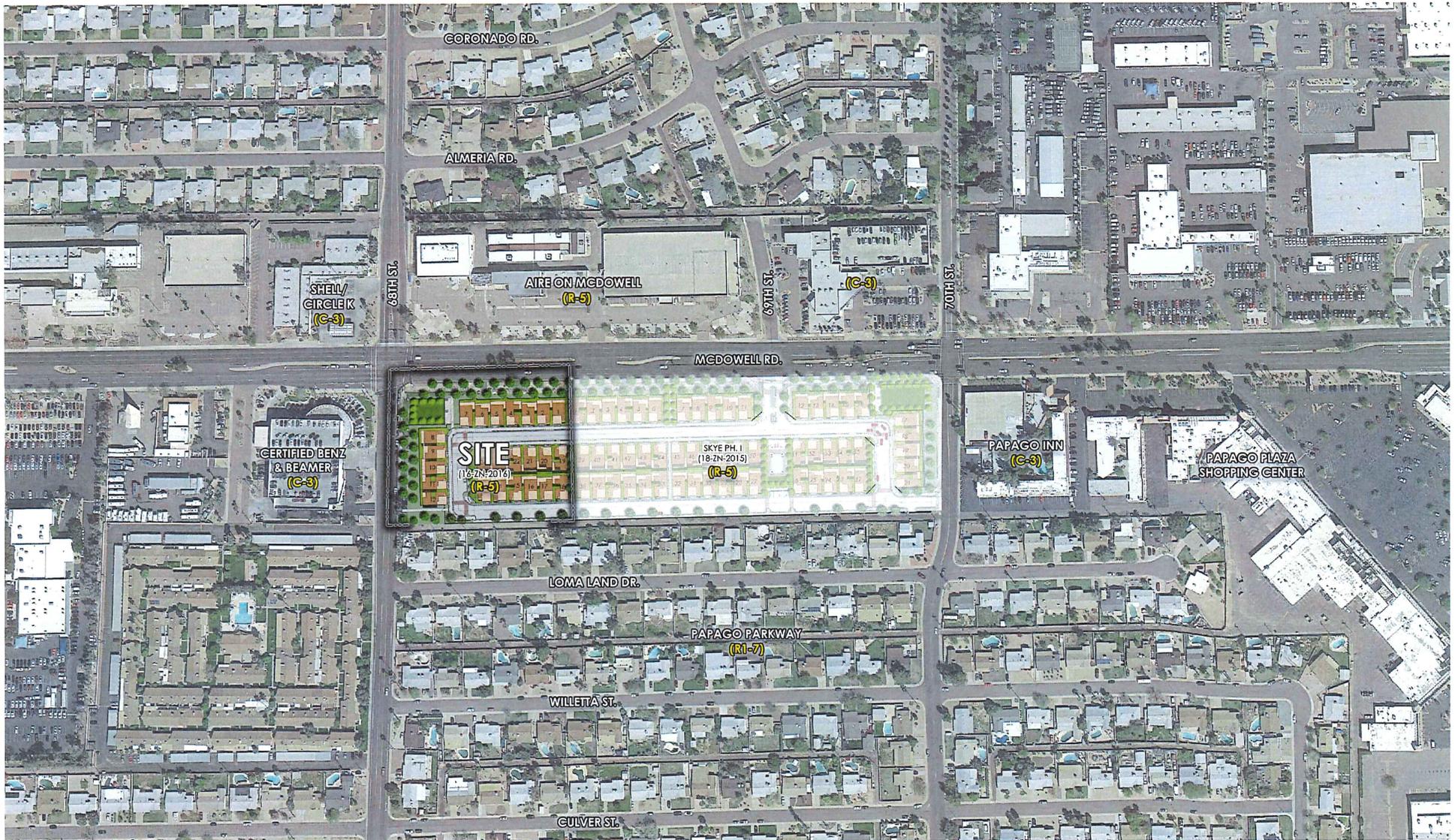
5. *Within the Downtown Area, building and site design shall:*
- a. *Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;*
 - b. *Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;*
 - c. *Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;*
 - d. *Reflect the design features and materials of the urban neighborhoods in which the development is located; and*
 - e. *Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.*

Response: Not applicable.

6. *The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:*
- a. *Accessibility to the public;*
 - b. *Location near pedestrian circulation routes consistent with existing or future development or natural features;*
 - c. *Location near the primary pedestrian or vehicular entrance of a development;*
 - d. *Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and*
 - e. *Location in conformance to standards for public safety.*

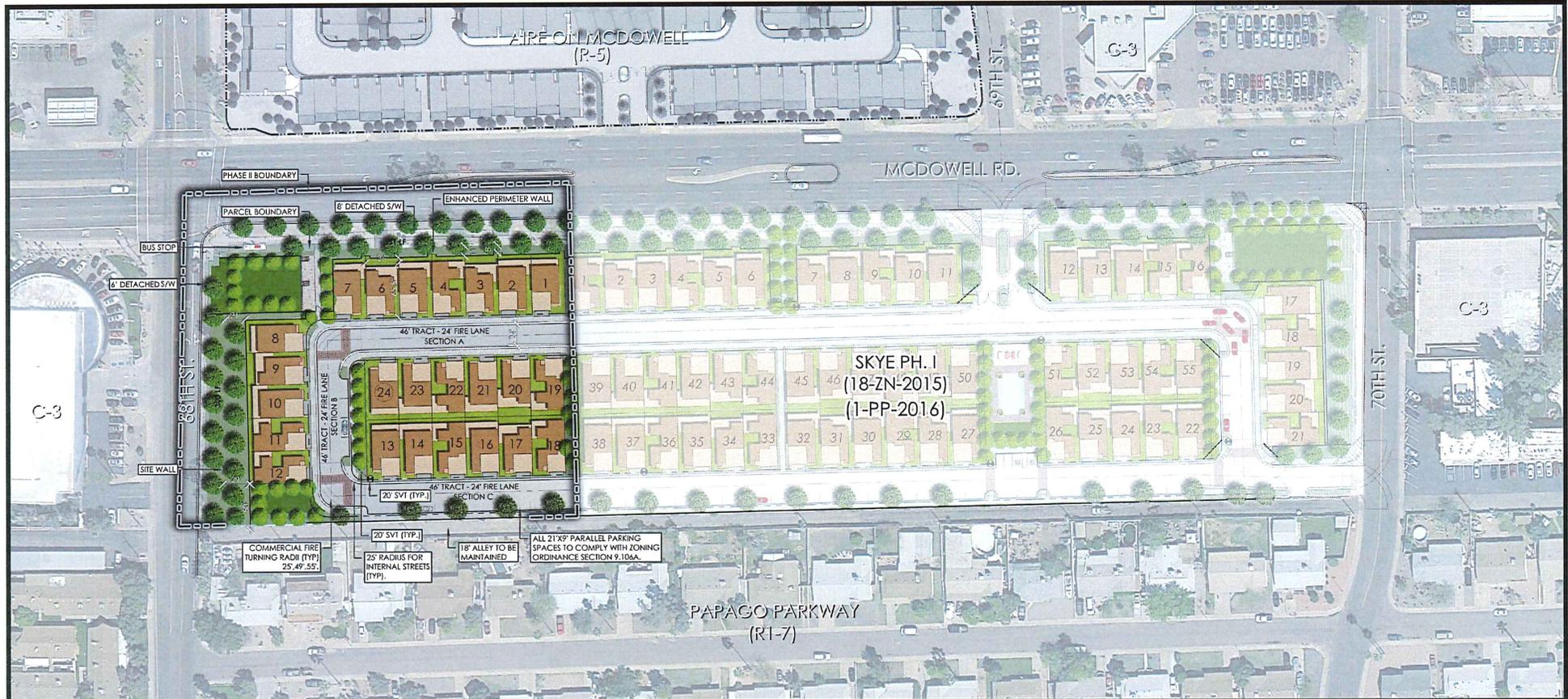
Response: Not applicable.

- B. *The property owner shall address all applicable criteria in this section.*



SKYE ON MCDOWELL - PHASE II

CONTEXT AERIAL



SITE DATA

ADDRESS: 6825 E MCDOWELL RD.
 PHASE II AREA (NET): 115,530 SF (2.65 AC)
 PHASE II AREA (GROSS): 158,027 SF (3.63 AC)
 PROPOSED # OF LOTS: 24
 PHASE II DENSITY: 6.6 DU/AC
 ZONING: R-5 (16-ZN-2016)
 RESIDENT PARKING: 2 GARAGE SPACES/UNIT
 GUEST PARKING: 11 SPACES
 MAX. BUILDING HEIGHT: PER ZONING
 TYP. LOT DIMENSIONS: 36' x 65.5'
 *REFUSE COLLECTION TO BE PROVIDED VIA INDIVIDUAL WASTE BINS.

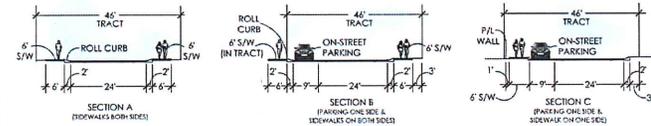
OPEN SPACE

FRONTAGE O/S
 REQUIRED: 12,708 SF (11% OF NET)
 PROVIDED: 12,708 SF (11% OF NET)

COMMON O/S
 REQUIRED: 25,417 SF (22% OF NET)
 PROVIDED: 25,417 SF (22% OF NET)

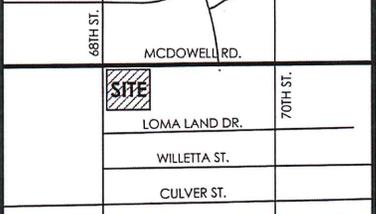
PRIVATE OUTDOOR LIVING SPACE
 REQUIRED: 140 SF/UNIT (5% OF GROSS FLOOR AREA)
 PROVIDED: 140 SF/UNIT

ROADWAY CROSS-SECTIONS*



* ALL INTERNAL STREETS TO BE DESIGNATED FIRE LANES.
 * ALL INTERNAL STREETS TO SUPPORT 83,000 POUNDS GROSS VEHICLE WEIGHT
 * UNOBSTRUCTED VEHICLE CLEARANCE TO BE A MINIMUM OF 13'6".

VICINITY MAP



GENERAL NOTES

1. ALL EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AS SET FORTH IN THE C.C. AND R'S.
2. THERE WILL BE DEDICATED TO THE CITY OF SCOTTSDALE AND OTHER PUBLIC UTILITY PROVIDERS AN EASEMENT UPON, ACROSS, OVER AND UNDER THE SHOWN RIGHT OF WAY FOR PUBLIC ACCESS INCLUDING EMERGENCY SERVICE TYPE VEHICLES AND PUBLIC UTILITIES ACCESS WHICH INCLUDE BUT ARE NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, WATER, SANITARY SEWER AND REFUSE COLLECTION.
3. THE PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR OPERATION, MAINTENANCE, AND LIABILITY OF THE TRACTS, INCLUDING MAINTENANCE OF ALL APPURTENANCES, I.E. STREETLIGHTS, SIGNS, LANDSCAPE, ETC.

NOTE:

SUBJECT PROPERTY IS LOCATED WITHIN "ZONE X" (AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WIDTH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD); PER FIRM MAP NO. 04013C2235L, DATED OCTOBER 16, 2013.

BENCHMARK:

CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, GPS POINT #5032, INTERSECTION OF MCDOWELL ROAD AND SCOTTSDALE ROAD SEE MONUMENT #3)

ELEVATION= 1230.69 (NAVD 88)

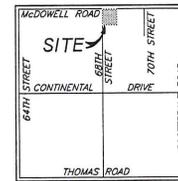
PRELIMINARY PLAT
SKYE ON MCDOWELL
PHASE II
 6825 E. MCDOWELL ROAD, SCOTTSDALE, AZ 85257

OWNER
 777 PROPERTIES, LLC
 7300 W. ORCHID LN
 CHANDLER, AZ 85226

DEVELOPER
 HOVANNIAN GREAT WESTERN HOMES, LLC
 20830 N. TATUM BLVD., SUITE 250
 PHOENIX, AZ 85050
 480-824-4188
 ATTN: CHUCK CHISHOLM

APPLICANT
 HOVANNIAN GREAT WESTERN HOMES, LLC
 20830 N. TATUM BLVD., SUITE 250
 PHOENIX, AZ 85050
 480-824-4188
 ATTN: CHUCK CHISHOLM

PLANNER
 LVA URBAN DESIGN STUDIO
 120 S. ASH AVENUE
 TEMPE, AZ 85281
 480-994-0994
 ATTN: ALEX STEDMAN



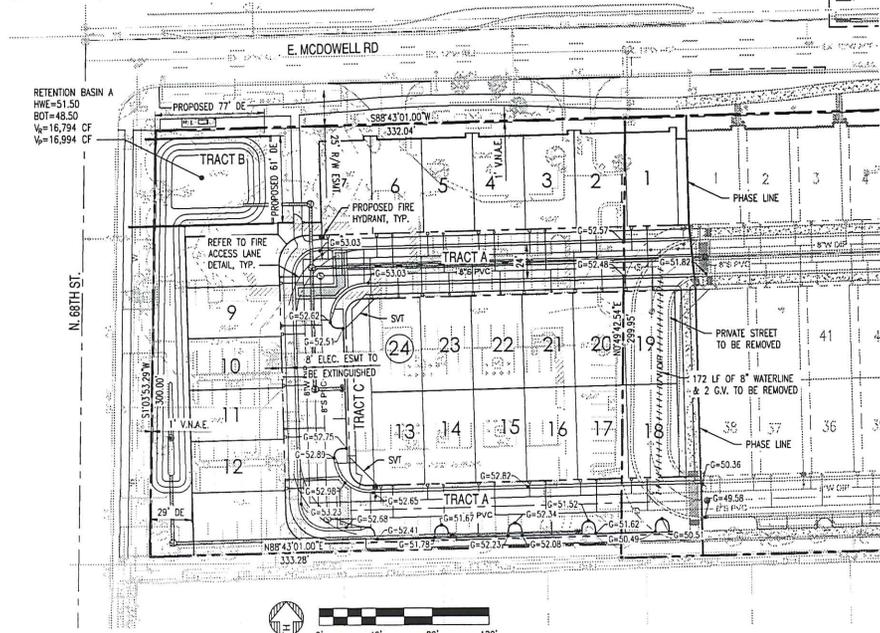
CIVIL ENGINEER
 SUSTAINABILITY ENGINEERING GROUP
 8280 E. GELDING DR., SUITE 101
 SCOTTSDALE, ARIZONA 85260
 PHONE: 480-588-7226
 ATTN: ALI FAKH

EXISTING LEGEND

- BOUNDARY LINE
- MONUMENT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJOINING PROPERTY
- BUILDING OVERHANG
- UNDERGROUND WATER LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATIONS LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD UTILITY LINE
- BLOCK WALL
- SET 1/2" REBAR IRLS #46843 UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- WATER SUB-UP PIPES
- FIRE DEPARTMENT CONNECTION
- TREE - HYDRANT
- WATER METER
- WATER VALVE
- BACKFLOW PREVENTOR
- WATER SERVICE OUTLET
- SEWER INTERCEPTOR MANHOLE
- SEWER MANHOLE
- SEWER CLEANOUT
- ELECTRIC CABINET
- ELECTRIC SUB-UP
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- ELECTRIC VAULT
- ELECTRIC PULL BOX
- STREET LIGHT
- POWER POLE
- AREA LIGHT
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL
- ELECTRIC JUNCTION BOX
- QUIN WIRE
- TRAFFIC SIGNAL BOX
- GAS METER
- CASING MARKER
- GAS VALVE
- DRYWELL
- GRATE
- UNDERGROUND CONTROL BOX
- STORM SEWER MANHOLE
- STORM CATCH BASIN
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS RISER BOX
- BOLLARD
- HANDCAP MARKER
- FLAGPOLE
- AIR SUB-UP
- MISCELLANEOUS SIGN
- AIR CONDITIONER
- TREE - MESQUITE
- TREE - PALM VERGE
- TREE - PALM
- TREE - SHADE
- BOUNDARY NOTE
- WALL SIGN
- DRIVEWAY ENTRANCE
- VERTICAL CURB & GUTTER
- EXTENDED CURB
- ROLL CURB
- TRASH CONTAINER
- SIDEWALK
- CONCRETE
- PAVEMENT
- BACK OF CURB
- BICYCLE RACK

PROPOSED LEGEND:

- 8" S PVC - SANITARY SEWER
- 8" W DIP - WATERMAIN
- METER BOX
- FIRE HYDRANT
- SEWER MANHOLE
- CLEANOUT
- STORM PIPE
- STORM MANHOLE
- CATCHBASIN



UNIT FLOOR ELEVATIONS

UNIT	F.F.E.
1	52.89
2-7	53.38
8-17	53.50
13-16	53.00
17	52.61
18	51.89
19	52.89
20-24	53.50

TABLE A

PROPERTY	AREA S.F.	DEDICATED USES	ENTITY RESPONSIBLE FOR MAINTENANCE
LOTS- 1-7	2,375 S.F.	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOTS- 8	2,404 S.F.	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOTS- 9-12	2,358 S.F.	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOTS- 13-18	2,352 S.F.	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOTS- 19-24	2,364 S.F.	APPROVED RESIDENTIAL USES	PRIVATE OWNER
TRACT A	28,036 S.F.	PRIVATE STREET, LANDSCAPE, PUE, SANITARY, WATER, REFUSE COLLECTION, EMERGENCY RESPONSE, DRAINAGE EASEMENT	PROPERTY OWNERS ASSOCIATION
TRACT B	20,261 S.F.	OPEN SPACE, DRAINAGE, RETENTION, LANDSCAPE	PROPERTY OWNERS ASSOCIATION
TRACT C	2,142 S.F.	OPEN SPACE, DRAINAGE, LANDSCAPE	PROPERTY OWNERS ASSOCIATION

SITE INFORMATION

APN: 129-11-001H; 129-11-001J;
 129-11-001K;
 TOTAL AREA: #98,792 S.F. OR #2.3 AC.
 GROSS AREA: #139,593 S.F. OR #3.2 AC.
 RESIDENT PARKING: 2 GARAGE SPACES/UNIT
 GUEST SPACES PROPOSED: 11
 GUEST ACCESSIBLE SPACES: 0
 EXISTING/PROPOSED ZONING: R-5
 NO. OF LOTS: 24 LOTS

SITE INFORMATION

GROSS DENSITY: 6.6 DU/AC.
 REQUIRED FRONTAGE:
 OPEN SPACE (F.O.S.): 12,708 SF (11% OF NET)
 PROVIDED FRONTAGE:
 OPEN SPACE (F.O.S.): 12,708 S.F.
 REQUIRED COMMON SPACE (C.S.): 25,417 S.F. (22% OF NET)
 PROVIDED COMMON SPACE (C.S.): 25,417 S.F. (INCL. F.O.S.)
 TYPICAL GROSS FLOOR AREA: 2,365 S.F.
 REQUIRED PRIVATE OUTDOOR LIVING SPACE (P.O.L.S.): 140 S.F. (5% OF G.F.A.)
 PROVIDED PRIVATE OUTDOOR LIVING SPACE (P.O.L.S.): 140 S.F. PER UNIT MINIMUM
 MAX. BUILDING HEIGHT: 3'



SUSTAINABILITY ENGINEERING GROUP
 SEG
 8280 E. GELDING DR. #101 SCOTTSDALE, ARIZONA 85260
 WWW.AZSEG.COM TEL: 480-588-7226



PROJECT
 SKYE ON MCDOWELL
 PHASE II

LOCATION
 6825 E. MCDOWELL ROAD
 SCOTTSDALE, AZ 85257

DRAWN
 DESIGNED: POUNDS
 CHECKED: POUNDS
 PREP. WORK: COUNSELL

DATE: 11/16/2016

ISSUED FOR: PERMITS

REVISION

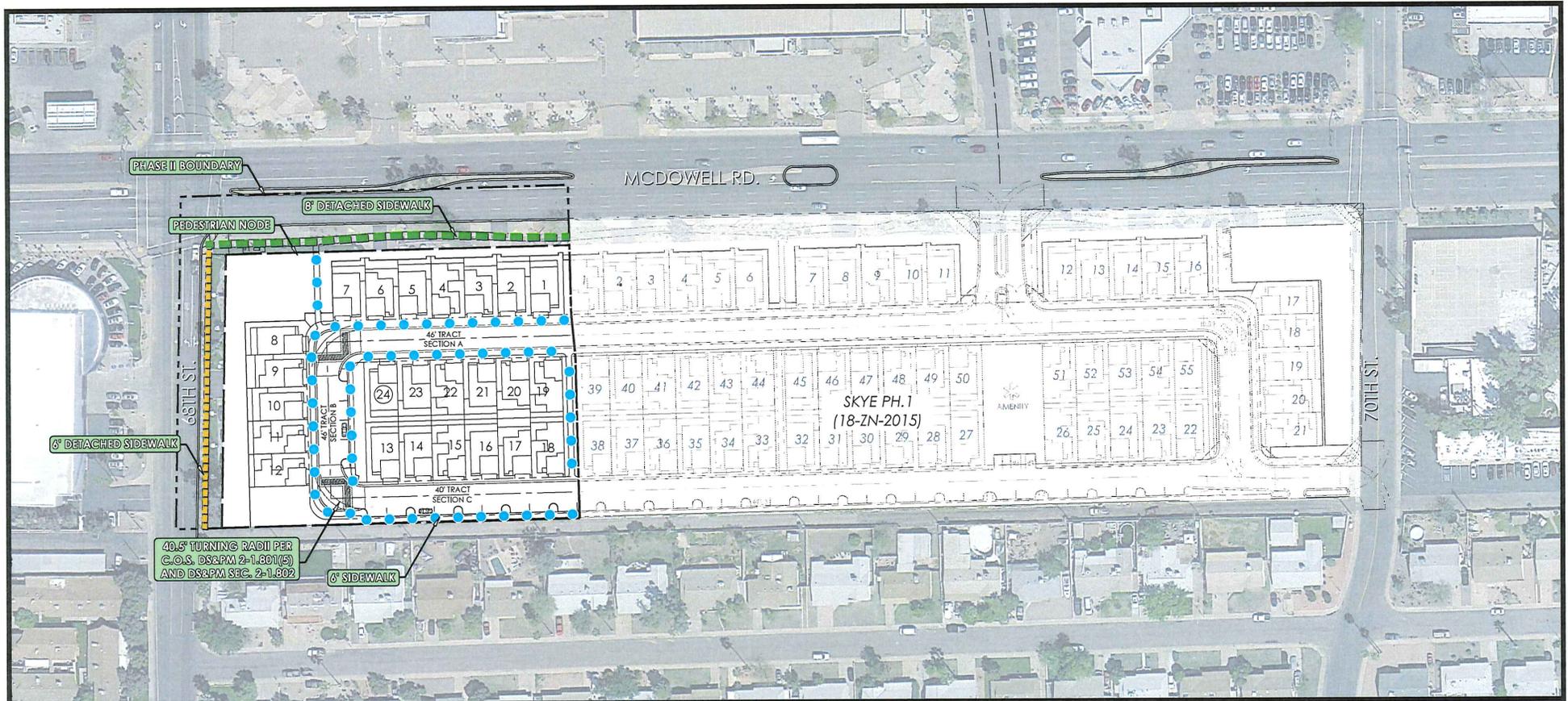
NO.	DATE	DESCRIPTION
1		
2		
3		
4		

JOB NO.: 161001

SHEET NO.: PRELIMINARY PLAT

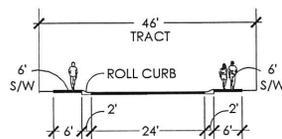
SHEET NO.: PP-1

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LEGEND

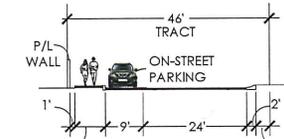
- PROPERTY BOUNDARY
- 6' DETACHED SIDEWALK
- 6' SIDEWALK
- 8' DETACHED SIDEWALK



SECTION A
(SIDEWALKS BOTH SIDES)



SECTION B
(PARKING ONE SIDE & SIDEWALKS ON BOTH SIDES)

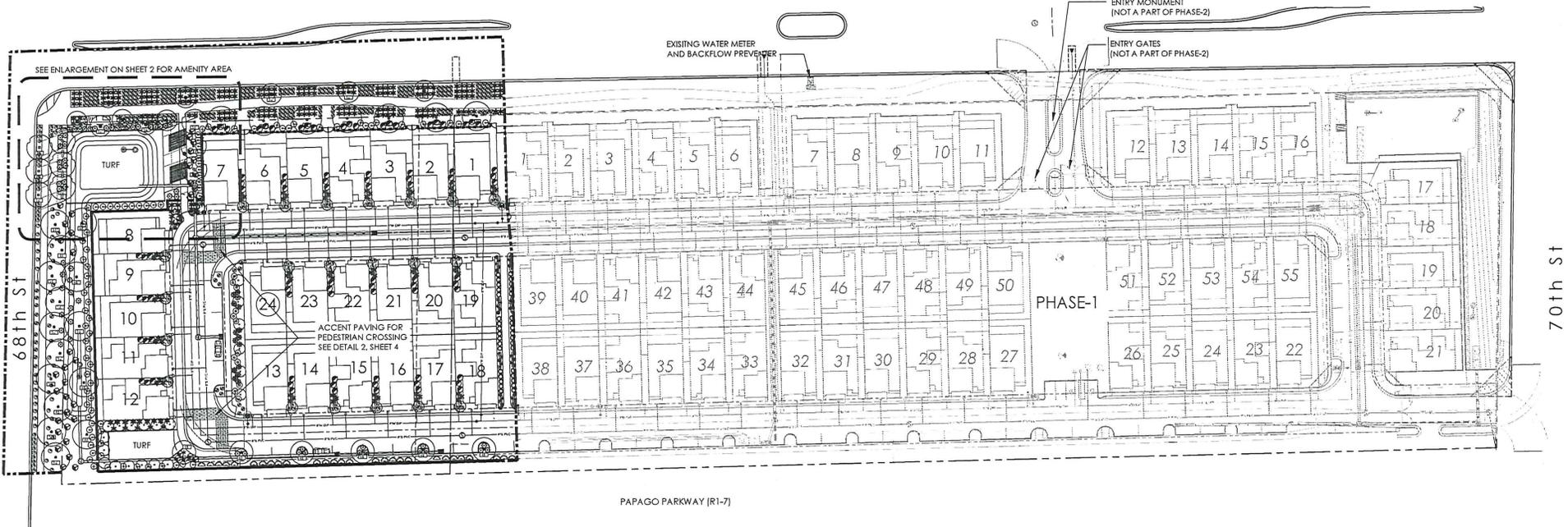


SECTION C
(PARKING ONE SIDE & SIDEWALK ON ONE SIDE)

SKYE ON MCDOWELL - PHASE II

PEDESTRIAN AND VEHICULAR CIRCULATION PLAN

McDowell Rd



— THEME WALL
 - - - - - ART WALL (BY OTHERS)

PLANT LEGEND

TREES	EVERGREEN ELM	SIZE	QTY	CALIBRE
VERMIS PARVIFLOIA	EVERGREEN ELM	30" BOX	22	2.5-3.2"
CAESALPINIA CACALACO	CASCADORE	30" BOX	10	1.5-2.0"
EUCALYPTUS PAPUANA	GHOST GUM	24" BOX	6	0.5-1.0"
CHITRALPA TASHREHENSIS	CHITRALPA	30" BOX	9	2.0"-2.5"
BAURINIA LUNARIDES	PURPLE OCHRED TREE	30" BOX	45	1.55-1.5"

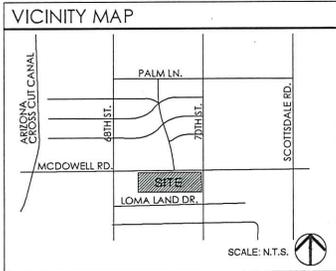
SHRUBS	CAPE HONEYBUCKLE	SIZE	QTY
TECOMA BIA CAPENSIS	CAPE HONEYBUCKLE	5 GAL.	86
"HIBICUS ROSA-SINENSIS	CHINESE HIBISCUS	5 GAL.	12
BOUGANVILLEA SP.	"BARBARA KAKST	5 GAL.	84
EREMOPHILA MACULATA	VALENTINE BUSH	5 GAL.	34
MIRILEBERGIA CAPITATA	"WIGAL MEET	5 GAL.	40
MIRILEBERGIA RIGENS	DEER GRASS	5 GAL.	39
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL.	28
TECOMA STANS	YELLOW BELLS	5 GAL.	5

ACCENTS	DESERT SPOON	SIZE	QTY
DASYLIRIA WHEELERII	DESERT SPOON	5 GAL.	244
HESPERALOE PARVIFLORA "PERPA"	BRICKBUSHES RED YUCCA	5 GAL.	15

ACCENTS	PURPLE TRAILING LANTANA	SIZE	QTY
LANTANA MONTIVDENSIS	PURPLE TRAILING LANTANA	1 GAL.	38
LANTANA "NEW GOLD"	NEW GOLD LANTANA	1 GAL.	97
ROSSMARNUS OFFICINALIS	"PROSTRATUS" ROSEMARY	1 GAL.	249
RUELLIA BRITTONIANA "KATIE"	DWARF KATIE RUELLIA	1 GAL.	51

LANDSCAPE MATERIALS	MED-IRON SOD	QTY
TURF	MED-IRON SOD	6475 S.F.

* NOT ON THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST (APPROX. 1.697 S.F. OF PLANT MATERIAL SHOWN ON PLAN & NOT ON LOW WATER USE LIST)



PROJECT TEAM	
Discipline	Company Contact Info.
Client	K. Havnanian Homes Chuck Chisholm 480.824.4175 cchisholm@khov.com
Planner / Landscape Architect	LVA Urban Design Studio Alex Stedman Laura Thelen, RLA, LEED-AP 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 astedman@lvadesign.com lthelen@lvadesign.com

PROJECT DATA	
ON-SITE LANDSCAPE AREA:	21,954 SF
RIGHT-OF-WAY LANDSCAPE AREA:	3,901 SF
TOTAL TREES PROVIDED:	60
MATURE TREES REQUIRED:	30
MATURE TREES PROVIDED:	60

Pursuant to Section 10.50L8, all trees shall have a 15 gallon minimum container size and all least 50% must be mature. For developments where buildings have more than one story, 50% of the trees shall meet the following standards:
 Palm Trees: 12 feet tall
 Single-Trunk Trees: 3 inch caliper
 Multiple-Trunk Trees: 1-1/2" caliper average trunk

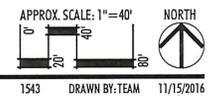
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SKYE ON McDOWELL-PHASE II

CONCEPTUAL LANDSCAPE PLAN
 Sheet 1

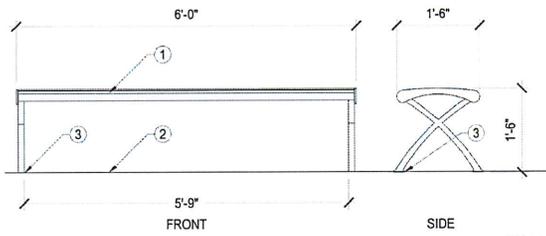
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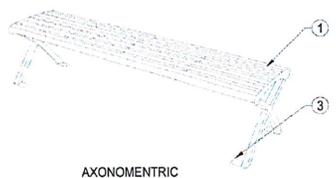
1543 DRAWN BY: TEAM 11/15/2016

1-PP-2016 #2
 11/17/2016



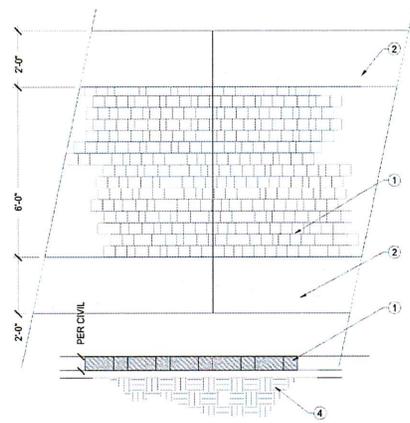
- ① BENCH: PW ATHLETIC, MODEL 3101-06, SURFACE MOUNT.
- ② FINISH GRADE.
- ③ STAINLESS STEEL MOUNTING FASTENERS.

NOTES:
 1. FINISH TO BE BRONZE PAINT (SHERWIN-WILLIAMS #7048 URBANE BRONZE).
 2. INSTALL PER MFG. REQUIREMENTS.
 3. DRILL AND EPOXY FASTENERS INTO MOUNTING PAVEMENT.



MANUF: PW ATHLETICS
 MODEL: 3101-06 SURFACE MOUNT
 NOTE: BACKLESS W/ MODEL
 COLOR: SW7048 - URBANE BRONZE

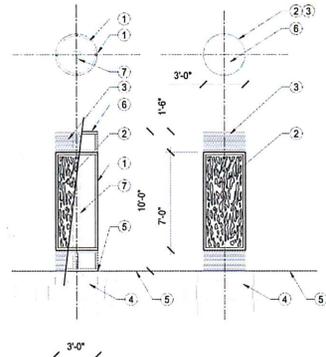
1 PEDESTRIAN BENCH
 SCALE: 1" = 1'-0"



- ① ASPHALT STAMP PATTERN - STREET PRINT - PATTERN BRITISH COBBLE, RED BRICK COLOR.
- ② ACCENT EDGE, 2 1/2" WIDE - ASPHALT STAMP - SOLDIER COURSE WITH CONCRETE TEXTURE, TAN COLOR.
- ③ SUB-BASE AND SUB-GRADE PER CIVIL ENGINEER.

NOTE:
 1. SUBMIT MATERIAL SAMPLES AND MOCK UP FOR APPROVAL.
 2. SEAL PAVERS WITH 2 COATS OF TRANSPARENT SEALANT.
 3. STAMP PATTERN BY STREET PRINT - BRITISH COBBLE - 10" X 6" PATTERN, CO. OR. RED BRICK

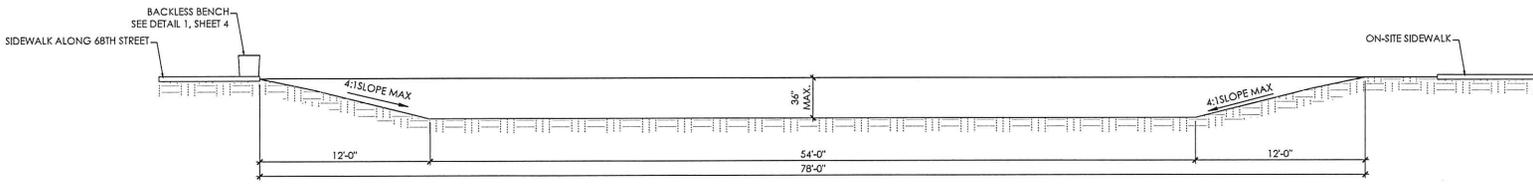
2 VEHICULAR & PEDESTRIAN ACCENT PAVING
 SCALE: 1/2" = 1'-0"



- ① LIGHT MAST LANTERN FRAME, TUBE STEEL. PROVIDE ENGINEERED SHOP DRAWINGS FOR MEMBER SIZE AND CONNECTIONS.
- ② LIGHT MAST LANTERN, WRAP IN PARASOLEIL DECORATIVE METAL PANEL "QUIET WOOD" PATTERN, COLOR SHERWIN WILLIAMS #7048 URBANE BRONZE. USE 2 HALF ARC PANELS FOR FULL CIRCUMFERENCE, FASTENERS TO FRAME INTERIOR POSTS.
- ③ SOLID METAL WRAP, 1/8" THK., COLOR SHERWIN WILLIAMS #7551 GREEK VILLA (CREAM-TAN).
- ④ CONCRETE FOOTING, REF. STRUCTURAL ENGINEER.
- ⑤ FINISH GRADE.
- ⑥ STEEL PLATE CAP, 1/8" THK., PAINT TO MATCH TRIM METAL FINISH, ATTACH TO UPPER WRAP FRAME WITH STAINLESS STEEL VANDAL RESISTANT FASTENERS.
- ⑦ LIGHT FIXTURE AND CONNECTOR TUBE, REF. ELECTRICAL PLANS.

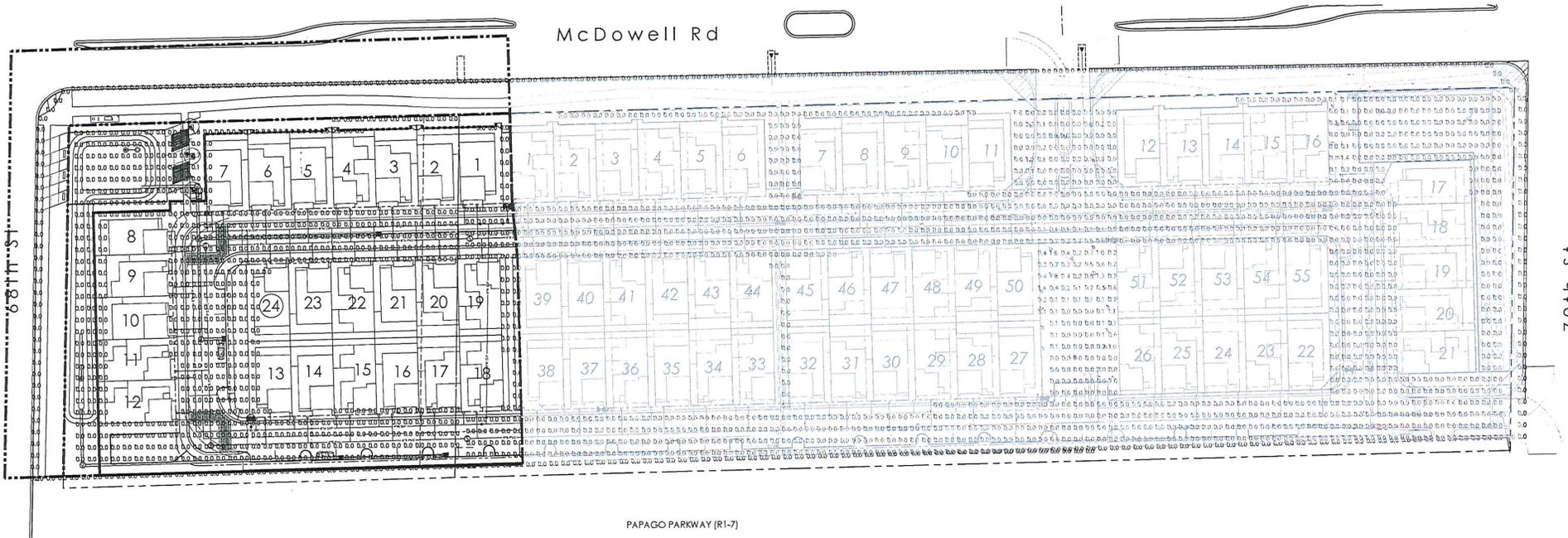
NOTE:
 1. REFER TO LIGHTING PLANS FOR FIXTURE TYPE AND INSTALLATION REQUIREMENTS.
 2. PROVIDE 2 COATS OF PAINT, ALL METAL SURFACES.

3 LIGHT MAST (BY OTHERS)
 SCALE: N.T.S.



4 RETAINING BASIN ELEVATION
 SCALE: 1/4" = 1'-0"





LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens LLF Watts
	B	16	HYDREL MILLERTON M20 12 NFL L3 C2 CSL BRS	DOWNLIGHT	GREEN CREATIVE 7MR16G4DIM/830FL36	7.5MR16G4DI M930FL36 IES NA2002.IES	507 1.00 7
	XFMR	0	HYDREL BPTA 60LED	INGRADE TRANSFORMER. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER LOCATION AND QUANTITY OF TRANSFORMERS	NA	PDX10_22LED _WHT53K_MF Lites	Absolute 0.01 0

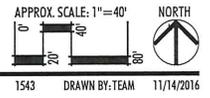
LIGHTING CONTACT: BOB STAMPER, R.C. LURIE COMPANY, 602-817-1918

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property line calculations	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Site calculations	+	0.0 fc	15.3 fc	0.0 fc	N/A	N/A

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SKYE ON McDOWELL-PHASE II

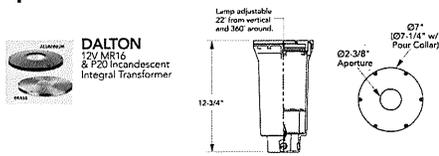
CONCEPTUAL LIGHTING PLAN
 Sheet 5



1543 DRAWN BY: TEAM 11/14/2016

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A NOT USED ON THIS PHASE



DESCRIPTION

The Dalton Ingrade luminaires are multi-purpose adjustable units designed for uplighting architectural and landscape features. These fixtures can be mounted into a variety of substrates or landscape materials.

- Specifications**
- Di: 7" OD
 - H: 13.34"
- *Required Fields**
- Notes:**
- P2038I lamp only available with 120 volt
 - Maximum of 2 internal accessories allowed.

ORDERING INFORMATION

EXAMPLE: DALTON A M50 277 5P WSL IHL GS DNA

Series*	Material	Source*	Voltage*	Distribution*	Lens*
DALTON	A Aluminum	M20 MR16 20W	120	NSP Narrow Spot	WSL Washed Lens (standard)
	BR Brass	M35 MR16 35W	277	NFL Narrow Flood	WSLNS Washed Lens w/ Non-Slip
		M50 MR16 50W		FL Flood	
		P2038I MR20 30W		WFL Wide Flood	

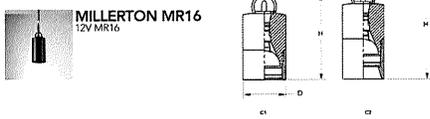
Options*	Finish*
Internal Louver	All Material
HL Honeycomb Louver	BL Black Textured
Internal Accessory	BRZ Bronze Smooth
L1 Prismatic Lens	BRT Bronze Textured
L2 Linear Serrated Lens	CHS Chrome Smooth
L3 Softening Lens	DNA Natural Aluminum
	NBS Natural Bronze Smooth
	NET Nickel Textured
	WH White
	CF Custom Finish
	Brass Only
	BRZ Satin Bronze w/ Satin Clear
	NAT Natural Brass w/ Satin Clear
	POL Polished Brass w/ Glass Clear



9144 Deering Avenue, Second Floor • Chatsworth, CA 91311 • www.hydel.com
Phone: 866.533.9901 • Fax: 866.533.5291

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DALTON_MR16_INCAN

B



DESCRIPTION

The Millerton series is a nonadjustable down light suitable for hanging from a ceiling or tree to provide accent or general lighting. Wet location, outdoor rated, machined from billet aluminum, stainless steel hardware, optically clear heat strengthen borosilicate glass and powder coated with a super durable TGIC powder coat finish, this fixture is designed to withstand the test of time. This fixture requires a remote 12V Transformer, purchased separately, to function.

ORDERING INFORMATION

EXAMPLE: MILLERTON M35 12 NSP IHL FA C1 CSL20 LPI BL

Series*	Source*	Voltage*	Distro/Busin*	Options*	External Cops*	Cord Set Length*	Lamp*	Finish*
MILLERTON	Low Voltage M20 MR16 20W M35 MR16 35W	12	NSP Narrow Spot NFL Narrow Flood FL Flood WFL Wide Flood NR No Lamp	Internal Louver HL Honeycomb Louver Internal Accessory L1 Prismatic Lens L2 Linear Serrated Lens L3 Softening Lens Internal Filters FA Amber FGD Green Dichroic FLB Light Blue FGD Green Dichroic FMB Medium Blue FMBD Medium Blue Dichroic FR Red FRD Red Dichroic	C1 Short Flush Lens C2 Reversed Lens	CSL 5' 30" of cord available in 5' increments	LPI Lamp Included	BL Black Textured BRZ Bronze Smooth BRT Bronze Textured CHS Chrome Smooth DNA Natural Aluminum NBS Natural Bronze Smooth NET Nickel Textured WH White CF Custom Finish

- *Required Fields**
- Notes:**
- Remote Transformer Required.
 - Up to 3 Optional Items can be specified

LAMP/DISTRIBUTION CHART

Source	Distribution
M20	NSP/FL
M35	NSP/NFL/FL/WFL

- Specifications**
- Di: 3.12" (80mm)
 - H: 5" (127mm) C1 5.58" (142mm) w/ C2
 - Weight: 2 lbs (1kg)
- Suitable For Wet Locations**



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DALTON_MR16_INCAN

D NOT USED ON THIS PHASE

WALL MOUNT LIGHTING LIGHT NODES

HOUSING: Wall Mounting Plate is .125" aluminum with top edge angled to receive the Light Node housing and slots for mounting and leveling against a 4" recessed outlet box. Mounting plate is gas-killed closed cell E.P.O.M. around the j-box entry. Housing is of durable, corrosion resistant, cast aluminum (A356 alloy, <0.02% copper) construction. Housing has 2 hex head screws on top that tighten against the angled top of the mounting plate and draw the housing against the mounting surface. An internal bracket secures the housing to the mounting plate.

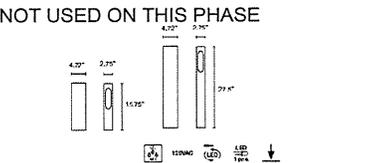
LAMP SOCKET: Lamp socket is either a medium base E26 (standard) or bi-pin twist-lock GU10 (optional). Lamp socket is vertically adjustable.

FINISH: Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step ion phosphoric pretreatment for protection and adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

LISTINGS AND RATINGS: UL Listed for wet locations (down only).



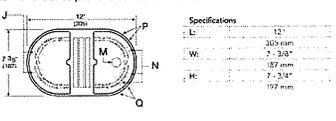
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DESCRIPTION

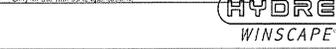
The Big Polymer Transformer Box is a combination junction box and transformer box for low voltage fixtures. This combination box includes a junction box, transformer housing, and anti-wicking chamber to prevent water being drawn from the conduit into the transformer housing. The junction box is completely pre-wired with interconnecting leads which are terminated and imbedded in high temperature sealing compound to prevent wicking. The lid is available in die-cast aluminum or bronze. The housing is made of polymeric resin in order to prevent corrosion from salt or acidic soil.

- Lamp (incl.):** Phos-LED, 4.5W
- Material:** Aluminum
- Accessories/Included:** LED rhwr (incl.)
- Note:** Supply line: open end w/ nut.

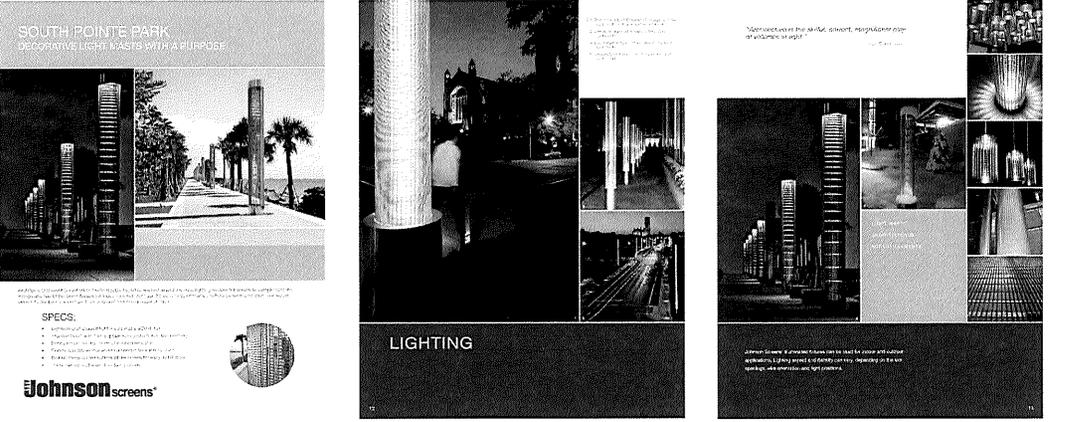


- Specifications**
- Li: 12"
 - W: 7.318"
 - H: 1.87"
 - HC: 7.318"
 - 1.87 mm
- Notes:**
- 12" Conduit entry includes a 1/2" x 3/4" reducer.
 - 200V & 250V ratings are only available on the BPTA.
 - Only available w/ 18-LED.
 - Only available w/ 6N-LED or 15-LED.
 - For use with a 1/2" NPT diameter.
 - 18-LED is only available with LED lamp types.
 - 18-LED can be used with incandescent low voltage and LED low voltage.
 - Only for use with 50-60 Hz applications.

SLV Lighting North America, Inc.
3731 Benjamin Center Drive • Tampa, FL 33634
Main Line: (813) 349-1900 • Fax Line: (813) 349-1927 • www.slvlighting.com



LIGHT MAST REFERENCE IMAGES (BY OTHERS)



SKYE ON McDOWELL-PHASE-II

CONCEPTUAL LIGHTING DETAILS

Sheet 6

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