
SIERRA HIGHLANDS – REZONING APPLICATION
PROJECT NARRATIVE
(June, 2014)

Project Introduction

The request is for a rezoning of approximately 38.6 acres +/-, located on the Northeast corner of Black Mountain Road and 84th Street, from R1-70 ESL to R1-43 ESL. The property is comprised of two parcels (APN# 216-34-004A & 216-34-004B). Both properties are under common ownership by Los Cedros Superior, LLC.

The property is currently undeveloped, vacant land and is surrounded by a combination of developed communities and undeveloped land. The site slopes gently from the northeast to the southwest and accommodates a large wash corridor that bisects the property.

The request proposes are rezoning of the property to R1-43 ESL to permit an increase in the allowed number of single family homesites from 20 to 25 lots, resulting in an overall density of 0.6 dwelling units per acre. The maximum building height is restricted to 24 feet on a majority of the property, with some lots within the southern portion of the property restricted to 20 feet. The rezoning application also includes a request for amended of the R1-43 ESL development standards to allow for reduced setbacks and lot sizes in exchanges for additional open space. The site plan preserves the major wash corridor that extends through the property from the NEC to the western property edge.

The request for the rezoning from the existing R1-70 ESL to R1-43 ESL is supported though conformance with the existing General Plan land use designation (“Rural Neighborhoods”) which supports residential densities up to 1 dwelling unit per acres. The request is also consistent with the existing pattern of zoning of R1-43 ESL to the south, southwest and north, and R1-35 ESL to the northeast. Within each of these existing communities, the densities are higher than that of the proposed Sierra Highlands community.

The density proposed within Sierra Highlands is substantially less than is allowed by the proposed R1-43 ESL zoning in order to maintain meaningful open space buffers to adjacent existing uses (Los Cedros and adjacent neighborhoods) and to preserve high priority environmental features such as the large wash corridor that bisects the property in conformance with the Environmentally Sensitive Lands Ordinance.

Land Use Context

General Plan Land Use Designation

The General Plan Land Use Map designates the subject property as “Rural Neighborhoods”. The Sierra Highlands community as proposed is consistent with the single family residential development densities of less than 1 dwelling unit per acre as suggested in the General Plan. No amendment to the City’s General Plan is needed with this proposed rezoning.

Conformance with the Goals & Approaches of the General Plan

Character & Design Element

The Sierra Highlands community is compatible with the character of Rural/Rural desert Character Type and the Environmentally Sensitive Lands and Native Desert Character Type, as described by the General Plan. The proposed site plan supports the objectives of these area

types by promoting sensitivity and protection of significant natural elements typical of the Upper Sonoran Desert. The project will also encourage enhanced streetscapes that buffer development through use of open space setbacks from adjacent roadways.

Land Use Element

Sierra Highlands represents a residential community that promotes compatibility with adjacent development through the use of perimeter setbacks and transitions, construction of trails along the project frontages that link to designated trail alignments and networks already established in the area, and development densities that are far less than densities to the north, northeast and south. The proposed site plan is in conformance with existing General Plan land use designation and zoning designations.

Housing Element

The proposed Sierra Highlands community conforms to the Housing Element Goals & Approaches of the General Plan by providing housing options that “blend with the character of the surrounding community”. This conformance is achieved by meeting and exceeding the quality of surrounding residential development, and matching residential development densities of adjacent communities and doing so in a manner that is sensitive to existing environmental features and provides meaningful open space buffers to adjacent properties. These elements, combined with quality construction and community regulations will ensure ongoing property maintenance to sustain neighborhood vitality, value and overall sense of community pride.

Open Space Element

The character of the Sierra Highlands community is defined through provisions for preserving and maintaining extensive and high-quality open space within the overall property. The site has been planned to celebrate the unique character of the site by orienting lots towards natural open space and protecting the most sensitive portions of the landscape through a balanced development approach. Residents of Sierra Highlands and adjacent communities will be able to enjoy the use of new public trails established along the west and south edges of the property

Rural Desert Character Type Designation

The subject property is located within an area designated by the City’s General Plan as a Rural/Rural Desert Character Type. The proposed Sierra Highlands community is consistent with the intent of the Character Type area by adhering to a low-density and large-lot development proposal. Setbacks to adjacent properties will be respectful of adjacent existing uses, building heights have been reduced on the southern portion of the property to protect viewsheds, and with more than 50% of the property committed to open space there is exception emphasis on preservation of natural vegetation and wash corridors. The proposed site plan fully supports the objectives of the Rural/Rural Desert Character Type as described in the excerpt below from the General Plan.



Rural/Rural Desert Character Types contain relatively low-density and large lot development, including horse privilege neighborhoods and low-density resorts as well as areas with particularly sensitive and unique natural environments. These districts provide a rural lifestyle that includes preservation of the desert character. The identity and natural desert character of this district should be strengthened and maintained by preventing encroachment of nonconforming uses and architectural styles, protecting open spaces and vistas, encouraging conservation of desert vegetation, building low profile structures, discouraging walls, and limiting road access. Special care should be taken to preserve the natural character of the land and natural drainage corridors. Desert vegetation is maintained in either in common open-space areas or on individual lots. The impacts of development on desert preservation should be minimized through clustering, preserving washes, and the use of natural buffers on the perimeter of developments. Site plans for developments on larger vacant tracts should be sensitive to topography, vegetation and natural drainage area.

Zoning

The Sierra Highlands property is currently zoned R1-70 per zoning case #3-ZN-2010. Although the property abuts R1-190 ESL zoning to the west, the surrounding zoning to the north and south is a combination of R1-35 and R1-43. The Los Cedros Equestrian Facility to the east is zoned R1-190, but operates under a commercial use permit.

Adjacent Uses & Zoning:

- North: Recently rezoned to R1-35 and R1-43 ESL per case # 10-ZN-2013. Planned for single-family residential at an overall density of 1.0 dwelling units per acre.
- South: Single-family residential community of Sierra Boulders at an overall development density of 0.8 dwelling units per acre. Existing zoning is R1-43 ESL.
- East: Existing Equestrian Facility operating under use permit. Existing zoning is R1-190 ESL.
- West: Vacant 5-acre lots. Existing zoning is R1-190 ESL.

Site Plan

The proposed site plan is sensitive to the existing natural terrain and seeks to avoid impacts to the major wash corridor that extends through the site as depicted on the Conceptual Site Plan exhibit. The Sierra Highlands community will take access through a gated entry located on 84th Street. Generous open space buffers have been provided adjacent to the Los Cedros property to the east. Along this edge, the minimum natural open space buffer is 100 feet in depth and the minimum building setback is 125 feet. Water and sewer connections will extend to the northeast corner of the property allowing the Desert Springs community to gravity sewer through the Sierra Highlands property.

Natural Area Open Space

The Sierra Highlands community intends to meet and exceed City of Scottsdale minimum Natural Area Open Space (NAOS) requirements by designating a combination of undisturbed and revegetated in large, meaningful and contiguous open space areas. NAOS is provided between the development

envelopes of adjoining lots at a minimum width of 30 feet. The property is located within the Upper Desert Landform of the Environmentally Sensitive Lands Ordinance.

A slope analysis of the property is required to determine the minimum NAOS requirements. The analysis identified that a minimum of 14.7 acres of NAOS be provided. The applicant is providing a minimum of 18.9 acres (or 49% of the overall site), which is in excess of the city minimum requirement and is equal to the amount of NAOS approved with the previous rezoning of the property.

Pedestrian and Vehicular Circulation

The Sierra Highlands community will include improvements to 84th Street and Black Mountain Road. Half street improvements will be constructed for the east half of 84th Street to include a minimum of 20 feet of asphalt, curb improvement along the east edge and an 6 foot natural surface trail along the property frontage. Roadway improvements will extend north to meet existing improvements (approximately 300 north of subject property) unless already completed by others in advance of Sierra Highlands off-site construction. These street improvements will include the dedication of 25 feet of right-of-way in conformance with the City of Scottsdale typical street section 5.3-16 (Local Collector)

Improvements to Black Mountain Road will include completion of the north half street improvements in conformance with City of Scottsdale typical street section 5.3-15 (Local Collector). No additional right of way dedication along Black Mountain Road will be required. Improvements will also include an 8 foot detached natural surface trail, but no sidewalk improvements.

Vehicular circulation internal to the project will utilize the City of Scottsdale typical street section 5.3-19 (Local Residential Rural/ESL Character). Due to the low density character of the Sierra Highlands community, sidewalks will not be provided consistent with the typical street section.

Sensitive Design Principles

The following responses to the Sensitive Design Principles demonstrate the intent of the Sierra Highlands community to comply and exceed the City's objective of helping to improve and reinforce the quality of design within the overall community.

1. *The design character of any area should be enhanced and strengthened by new development.*
 - The conceptual site plan for the Sierra Highlands community clearly demonstrates a recognition of environmentally sensitive design and sensitive buffering to adjacent properties. The level of NAOS provided throughout the property will exceed minimum City requirements and the most sensitive portions of property will be preserved through protective easements.
2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.*
 - The preservation of the central wash corridor will enhance the quality of the open space and will ensure that viewsheds along these corridors are maintained. Equally, setbacks along the perimeter of the property will maintain viewsheds for adjacent properties and provide view corridors from planned Homesites.
3. *Development should be sensitive to existing topography and landscaping.*
 - The existing topography and vegetation of the site was analyzed and evaluated for preservation prior to the commencement of site planning and development envelope siting. The result is a

community that balances the protection of sensitive areas with the appropriate designation of footprints for future homes and roadways.

4. *Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.*
 - Portions of the property that have been historically scarred or impacted through previous human activity will be considered for revegetation. In addition, vegetative materials that are salvaged from areas of impact may be relocated to areas where density enhancement will benefit the future buffering and ecology within designated natural areas.
5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and convey its design expectations.*
 - The Sierra Highlands community will promote theming and character that conforms and compliments the Upper Sonoran Desert environment.
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.*
 - A public trail improvement will be constructed along the 84th Street alignment to enhance the connectivity of the off-street pedestrian circulation network throughout the area.
7. *Developments should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*
 - Pedestrian access connections will be provided along the western and southern perimeter of the property, whereby linking to existing or proposed pedestrian improvements in adjacent communities.
8. *Buildings should be designed with a logical hierarchy of masses*
 - Homes constructed within Sierra Highlands will be limited to 1-story and will meet or exceed the quality and character of homes presently located in the area.
9. *The design of the built environment should respond to the desert environment.*
 - Proposed elements of the landscape and hardscape design for Sierra Highlands will complement the colors and materials native to the existing desert environment.
10. *Developments should strive to incorporate sustainable and healthy building practices and products.*
 - The use of native materials for the project's hardscape and landscape materials will promote the environmentally sustainable character of the Sierra Highlands community.
11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*
 - Areas of the property that are subject to revegetation shall utilize mature materials salvaged from the disturbed portions of the property.

-
12. *Site design should incorporate techniques for efficient water use by providing a desert-adapted landscaping and preserving native plants.*
 - Through adherence to the ESL Plant Checklist, the property will designate the use of arid plant materials for project landscaping.

 13. *The extent and quality of lighting should be integrally designed as part of the built environment.*
 - The Sierra Highlands community will promote the Dark Skies character of North Scottsdale by restricting the level and visibility of landscape lighting. The use of quality lighting elements shall be implemented to compliment the elevated design character proposed on-site.

 14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.*
 - Project Signage shall be designed to complement the natural character of the community and shall be limited to the single community entry location along 84th Street.

Amended Development Standards

The applicant shall seek the amendment of the R1-43 development standards as permitted by the Environmentally Sensitive Lands Ordinance. These amendments shall benefit the property by allowing for development envelope flexibility to ensure that environmentally sensitive portions of the property can be expanded through contiguous open space. Amendments to the standards will ensure that perimeter buffering is enhanced and wash corridors will remain largely undisturbed. The requested amended development standards are as follows:

- Minimum Lot Area: 32,250 Square Feet (25% reduction)
- Minimum Lot Width: 113 Feet (25% reduction)
- Front Yard Setback: 30 Feet (25% reduction)
- Side Yard Setback: 15 Feet (25% reduction)
- Rear Yard Setback: 26 Feet (25% reduction)

Conformance with the Buffered Roadway Requirements

The subject property is located adjacent to 84th Street and Black Mountain Road. Both of these roadways are aligned along the ½-mile interval and are therefore subject to the Buffered Roadway setback criteria. Buffered roadways typically provide open space setbacks averaging 40 feet or greater. The Sierra Highlands property proposes to provide a minimum of 40 feet along the east edge of 84th Street, and a minimum open space setback of 50' along the north edge of Black Mountain Road. These setbacks are consistent or in excess of setbacks established on adjacent properties. The Buffered Roadway open space setback shall be delineated on the final plat as an open space corridor. Below is an excerpt from the 1-GP-2004 staff report, and the case was approved by City Council on October 4, 2005 per resolution No. 6716.

Buffered Roadways are also major roadways, but smaller in scale (usually minor arterials or major collectors), with citywide rather than regional traffic and trails. The setbacks of Buffered Roadways are usually 40 to 50 feet. Buffered Roadways do not currently have specific design guidelines like the Scenic Corridor Design Guidelines, however, that is a work program for the future and one of the recommendations of this case.

Community Involvement

The applicant has communicated with individual property owners adjacent to Sierra Highlands. In addition, the applicant has provided all property owners with 750 feet with an informational mailer and an invitation to a community meeting on February 26th hosted by the applicant. More specific documentation of these community involvement activities has been provided in the Community Outreach Report.

Community Benefits:

- Enhanced perimeter open space setbacks
- Lower density than all adjacent communities
- Natural Area Open Space amounts that exceed minimum City of Scottsdale Requirements and will result in more than 50% of the site committed to open space
- Single Access Point from 84th Street
- Asphalt and trail improvements on 84th Street
- High Quality, high value homes by local award-winning homebuilder – Rosewood Homes



CONCEPTUAL SITE PLAN W/ CONTEXT

LEGEND

- PROJECT BOUNDARY
- DEVELOPMENT ENVELOPE

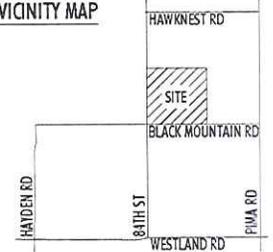
SITE DATA

SITE AREA: 38.6 ACRES (+/-)
 CURRENT ZONING: R1-70 ESL
 PROPOSED ZONING: R1-43 ESL (ACTIVE CASE)
 PROPOSED # OF LOTS: 25
 GROSS DENSITY: 0.6 DU/AC
 PROPOSED DEV. STANDARDS:
 MAX. BUILDING HEIGHT: 24' / SINGLE STORY
 R1-43 ESL
 MIN. LOT AREA: 32,250
 MIN. LOT WIDTH: 113'
 FRONT SETBACK: 30'
 SIDE SETBACK: 15'
 REAR SETBACK: 26'
 PROVIDED OPEN SPACE: 18.9 AC (49% of SITE)

XX LOTS 17, 18 & 22 LIMITED TO A MAXIMUM HEIGHT OF 20 FEET ABOVE NATURAL GRADE.

NO MORE THAN 20% OF BLDG MASS ON LOTS 16, 19, 20, 21, 23, 24 & 25 MAY EXCEED 20 FEET ABOVE NATURAL GRADE

VICINITY MAP



PROJECT TEAM:

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Submitted to engineering and City review and approval.
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LVA urban design studio
 land planning • landscape architecture
 120 north ash avenue • tempe, arizona 85281 • phone: 480.954.0994

ROSEWOOD HOMES
SIERRA HIGHLANDS
 SCOTTSDALE, AZ.

REVISION	DATE

DATE: 6/25/14
 JOB NO.: 1341
 DRAWN BY: FR
 SCALE: 1"=100'
 DRAWING:
 CONCEPT SITE PLAN W/ CONTEXT

SUBMITTED FOR:
 REDWOOD HOMES

SHEET #
 OF



N.A.O.S.

LEGEND

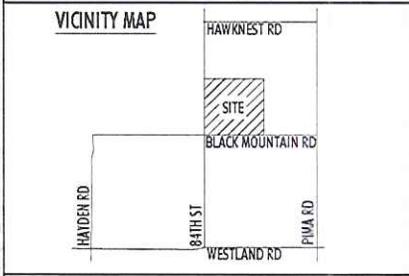
- SITE BOUNDARY
- N.A.O.S. UNDISTURBED
- N.A.O.S. REVEGETATED
- NON N.A.O.S. OPEN SPACE

N.A.O.S. CALCULATIONS				
SLOPE CATEGORY		AREA (ACRES)	UPPER HILLSIDE FACTOR	REQ. N.A.O.S. (ACRES)
0%	2%	4.9	25%	1.22
2%	5%	3.0	25%	0.75
5%	10%	10.1	25%	2.53
10%	15%	9.2	45%	4.15
15%	25%	8.2	45%	3.68
25%	+	3.0	45%	1.35
TOTAL		38.6		14.74

SITE DATA	
GROSS SITE AREA:	38.6 ACRES
NET SITE AREA:	32.7 ACRES

N.A.O.S. REQUIREMENTS	
N.A.O.S. REQUIRED FOR SLOPE ANALYSIS:	14.7 ACRES
N.A.O.S. REQUIRED AFTER SCARRED AREA CREDIT (E.S.L. ALLOWS 2:1 CREDIT FOR RESTORED AREA) (NO RESTORATION ON THIS SITE)	14.7 ACRES
MAXIMUM ALLOWED REVEGETATED AREA (10%)	4.4 ACRES
MINIMUM ALLOWED UNDISTURBED AREA (70%)	10.3 ACRES

N.A.O.S. PROVIDED	
TRACTS PROVIDED - UNDISTURBED:	11.3 ACRES
N.A.O.S. PROVIDED - RESTORED (N.A.O.S. REDUCTION FOR RESTORATION OF AREAS SCARRED PRIOR TO JANUARY 1, 2000)	8.8 ACRES
N.A.O.S. PROVIDED - REVEGETATED:	4.4 ACRES
SUBTOTAL N.A.O.S. PROVIDED:	14.7 ACRES
ADDITIONAL N.A.O.S. PROVIDED - UNDISTURBED:	44.2 ACRES (27% N.A.O.S. INCREASE)
TOTAL N.A.O.S. PROVIDED:	38.9 ACRES (97% OF GROSS SITE)



PROJECT TEAM:

CLIENT ROOSEWOOD HOMES SANTA FE HOMES 1901 N. JOE COTTAGE RD, STE 200 SCOTTSDALE, AZ 85265 EXTINCTION@ROOSEWOODHOMES.COM	LANDSCAPE ARCHITECT LVA URBAN DESIGN STUDIO RYAN FREDELL, RLA, LEED-AP 120 SOUTH ASH AVENUE TEMPE, ARIZONA 85281 810.944.2294 RFR@LVADESIGN.COM
LAND PLANNER LVA URBAN DESIGN STUDIO ALEX STELMAN 120 SOUTH ASH AVENUE TEMPE, ARIZONA 85281 810.944.2294 ALEX@LVADESIGN.COM	CIVIL ENGINEER KIMLEY-HORN & ASSOCIATES ANDREW JUPP 1740 NORTH 16TH STREET, SUITE 200 PHOENIX, ARIZONA 85008 480.744.7222 ANDREW.JUPP@KIMLEY-HORN.COM

Subject to engineering and City review and approval.
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LVA urban design studio
Landscape Architecture
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ROOSEWOOD HOMES
SIERRA HIGHLANDS
SCOTTSDALE, AZ

REVISION	DATE
	02/14
	1341
	IN
	SCALE: 1"=100'
	DRAWING: N.A.O.S.
	UNLIMITED FOR: ROOSEWOOD HOMES
	SHEET #
	OF

PRELIMINARY PLAT FOR SIERRA HIGHLANDS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, T-5-N,
R-4-E, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

LEGEND

---	CENTERLINE
---	RIGHT OF WAY LINE
---	PROPERTY LINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	PROPOSED SEWER LINE
---	EXISTING SEWER LINE
---	PROPOSED WATER LINE
---	EXISTING WATER LINE
---	DRAINAGE EASEMENT
---	EROSION CUTOFF WALL
---	GRADED SWALE
---	PROPOSED CULVERT
---	PROPOSED RETAINING WALL
○	PROPOSED SURVEY MONUMENT PER MAG STD DET 120-1, TYPE 'D'
○	PROPOSED MANHOLE
○	PROPOSED FIRE HYDRANT
○	EXISTING MANHOLE
○	EXISTING FIRE HYDRANT
○	PROPOSED LOT NUMBERS
○	BUILDING SETBACK
○	VEHICULAR NON-ACCESS EASEMENT
○	DRAINAGE EASEMENT
○	SIGHT VISIBILITY TRIANGLE
○	DRAINAGE FLOW ARROW
■	BUILDING PAD
---	PROPOSED D.G. TRAIL
---	APPROX. LIMITS OF 100 YEAR INUNDATION

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THEREFROM THE SOUTH 40 FEET FOR PUBLIC ROAD, AND ALSO
EXCEPT THEREFROM ALL MINERALS AND ALL URANIUM, THORIUM OR
ANY OTHER MATERIALS WHICH MAY BE DETERMINED TO BE PECULIARLY
ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS AS
RECORDED BY THE UNITED STATES OF AMERICA IN PATENT
RECORDED IN BOOKLET 1415, PAGE 212, RECORDS OF MARICOPA COUNTY, ARIZONA.

NAOS DEDICATION

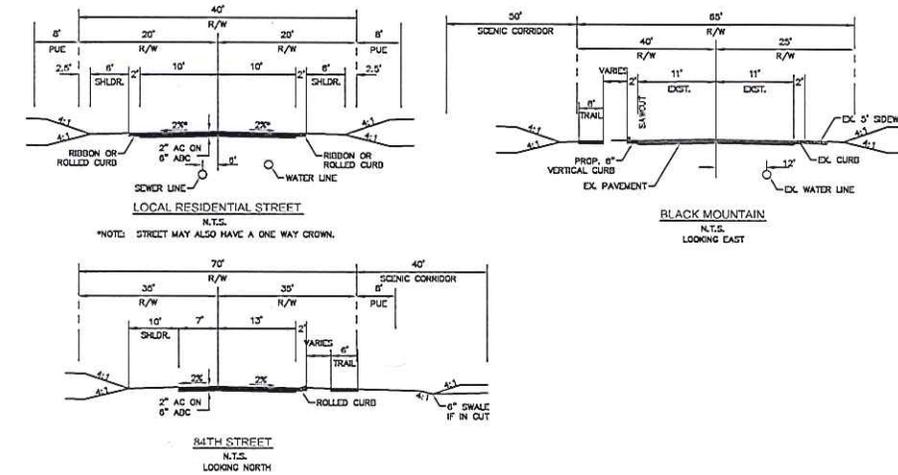
A MAJORITY OF THE AREAS OUTSIDE OF BUILDING
ENVELOPES AND TRACTS WILL BE DEDICATED ON
THE FINAL PLAT AS NATURAL AREA OPEN SPACE
(NAOS) / DRAINAGE EASEMENTS.

THE AMOUNT OF NAOS TO BE DEDICATED WITH
THIS PROJECT IS 21.1 AC.

ABBREVIATIONS

AC	ACRE
A.P.N.	ASSESSOR'S PARCEL NUMBER
C/L	CENTERLINE
COR	CORNER
C.O.S.	CITY OF SCOTTSDALE
DC	DRAINAGE EASEMENT
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EX	EXISTING
FND	FOUND
FT	FOOT
G.L.O.	GOVERNMENT LAND OFFICE
NAOS	NATURAL AREA OPEN SPACE
NVAE	NON-VEHICULAR ACCESS EASEMENT
PUC	PUBLIC UTILITY EASEMENT
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
S	SOUTH
SE	SOUTHEAST
SEC	SECTION
S.F.	SQUARE FEET
SHDR	SHOULDER
SS	SANITARY SEWER
SQ	SQUARE
SW	SIDEWALK
TP	TYPICAL
WT	WATER

TRACT TABLE		
PARCEL #	AREA (SF)	DESCRIPTION
TRACT A	147,282	INGRESS EGRESS PRIVATE ACCESS MAINTENANCE ACCESS UTILITIES
TRACT B	31,503	OPEN SPACE RETENTION PRIVATE ACCESS
TRACT C	101,622	OPEN SPACE RETENTION PRIVATE ACCESS
TRACT D	5,077	WATER & SEWER EASEMENT
TRACT E	23,844	OPEN SPACE RETENTION PRIVATE ACCESS
TRACT F	8,300	WATER EASEMENT
TRACT G	4,854	SEWER EASEMENT
TRACT H	98,791	OPEN SPACE RETENTION PRIVATE ACCESS



BLDG. ENVELOPE AREA TABLE		LOT AREA TABLE	
PARCEL #	AREA (SF)	PARCEL #	AREA (SF)
1	22,373	1	32,587
2	23,502	2	32,587
3	20,289	3	32,587
4	17,436	4	32,284
5	21,155	5	34,178
6	25,462	6	40,992
7	20,520	7	32,430
8	17,437	8	35,771
9	19,527	9	32,277
10	23,507	10	54,887
11	20,828	11	35,455
12	17,433	12	35,872
13	22,828	13	61,787

BLDG. ENVELOPE AREA TABLE		LOT AREA TABLE	
PARCEL #	AREA (SF)	PARCEL #	AREA (SF)
14	26,219	14	54,037
15	22,508	15	56,211
16	16,701	16	55,987
17	17,402	17	73,358
18	19,182	18	75,575
19	18,293	19	56,505
20	29,554	20	78,333
21	21,783	21	81,268
22	17,441	22	40,893
23	20,922	23	32,732
24	16,371	24	32,528
25	21,249	25	41,183

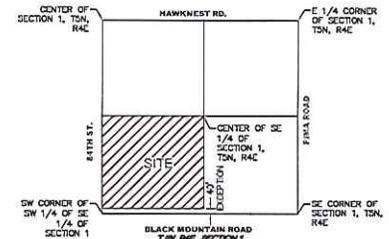
FLOOD INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
040037	0950	L	10/16/2013	"K"	N/A

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

BASE OF BEARING

THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,
SAID LINE BEARS NORTH 00 DEGREES 01 MINUTES 06
SECONDS WEST.



ENGINEER

KIMLEY-HORN & ASSOCIATES
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
TELEPHONE: (602) 944-5500
CONTACT: ANDREW SUPP, P.E.

OWNER/DEVELOPER

RODWOOD-SIERRA HIGHLANDS, LLC
6901 N. SCOTTSDALE RD., SUITE 300
SCOTTSDALE, AZ 85253
TELEPHONE: (480) 922-6368
CONTACT: DAVID KITNICK

UTILITIES

WATER & SEWER CITY OF SCOTTSDALE
ELECTRIC SRP
TELEPHONE COUNTRYWIDE
GAS SOUTHWEST GAS CO.
CABLE T.V. COX COMMUNICATIONS

SITE DATA

GROSS AREA 38,624 AC±
NET AREA 32,704 AC±
TOTAL NUMBER OF LOTS 25
TYPICAL LOT SIZE CUSTOM
MAXIMUM LOT AREA 81,268 S.F.
MINIMUM LOT AREA 10,000 S.F.
AVERAGE LOT AREA 48,854 S.F.
DENSITY 0.50 DU/AC

NOTES

- ALL STREETS WILL BE PRIVATE. ALL STREETS TO BE LOCATED WITHIN THIS PRIVATE TRACT ARE TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- EACH LOT CONTAINS A MAXIMUM BUILDING CONSTRUCTION ENVELOPE APPROVED BY THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD. THE BUILDING ENVELOPE EXHIBIT IS ON FILE AT THE CITY OF SCOTTSDALE. NO BUILDING SHALL BE LOCATED OUTSIDE OF THE CONSTRUCTION ENVELOPE.
- FOR DISCHARGES AND RETENTION VOLUME CALCULATIONS, REFER TO "PRELIMINARY DRAINAGE REPORT FOR SIERRA HIGHLANDS" PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC.

VICINITY MAP

N.T.S.

SURVEYOR

SURVEY INNOVATION GROUP, INC.
8040 N. RAINBOW DRIVE, SUITE C-1A
SCOTTSDALE, AZ 85250
TELEPHONE: (480) 922-0780
CONTACT: JASON SCORNI

BENCHMARK

FOUND CITY OF SCOTTSDALE BRASS
CAP IN HANDHOLE ON THE EAST EDGE
OF PAVEMENT AT THE INTERSECTION
OF HANKWEST ROAD & PIMA ROAD.
ELEVATION = 2542.489 (NAVD 80)

ZONING

CURRENT: RT-190 ESL
PROPOSED: RT-43 ESL

SETBACK TABLE

FRONT 30 FT
REAR 28 FT
SIDE 10 FT
(AMENDED STANDARDS)

REVISION

DATE: MAY 2014

SCALE: 1"=40'

SCALE: 1"=80'

SCALE: 1"=160'

DESIGNED BY: M.T.A.

DRAWN BY: M.T.A.

CHECKED BY: M.T.A.

DATE: MAY 2014

PROJECT NO. 191822000

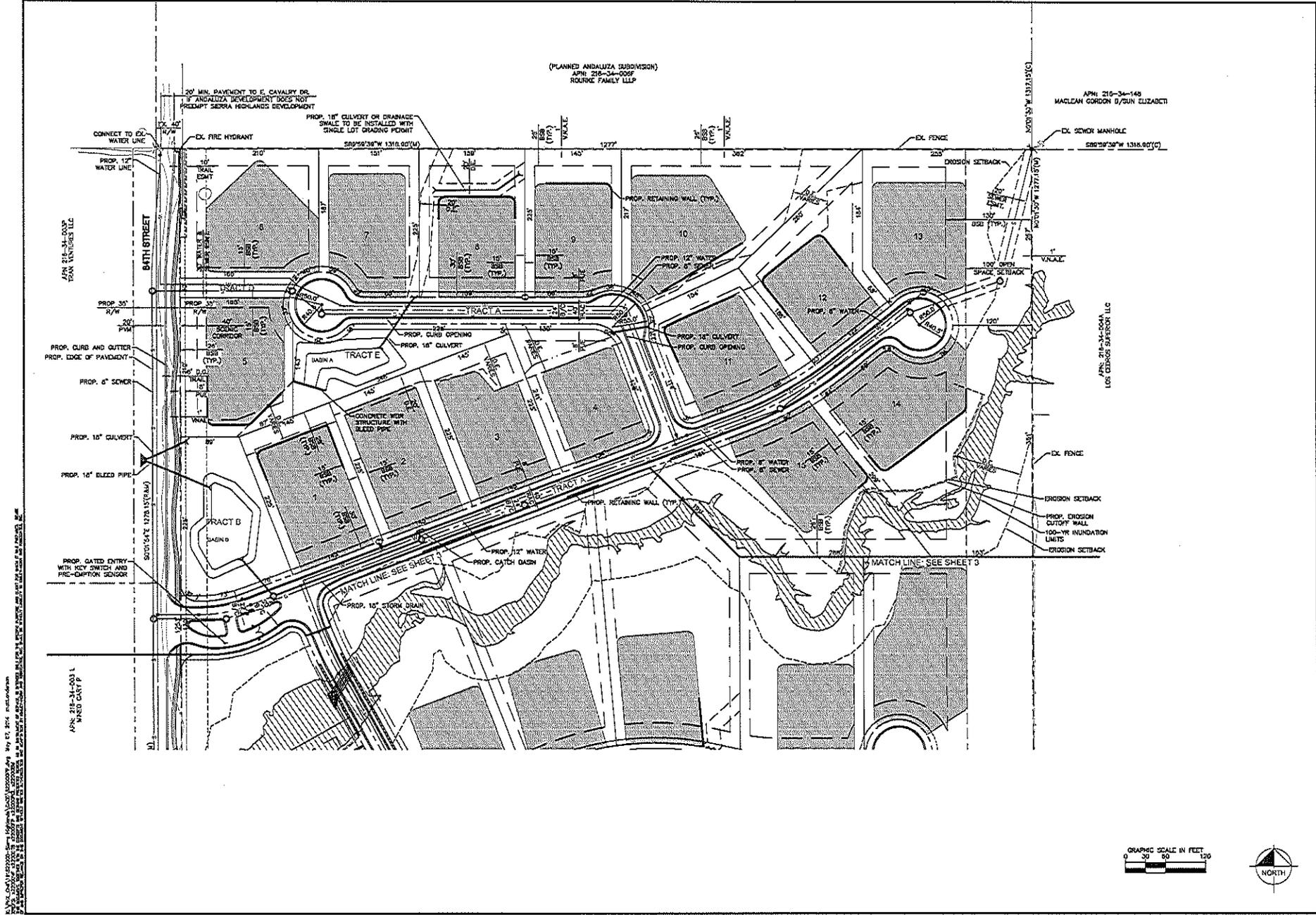
DRAWING NAME: 822000PP-CV.dwg

1 of 6

Sierra Highlands
Preliminary Plat
Scottsdale, Arizona

Kimley-Horn
and Associates, Inc.
© 2014 KIMLEY-HORN AND ASSOCIATES, INC.
7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

6-ZN-2014
5/9/2014



APN: 218-34-003.1
 WHEN CAST P

APN: 218-34-003.1
 WHEN CAST P

APN: 218-34-003.1
 WHEN CAST P

APN: 218-34-003
 TEAM VENTURES LLC

APN: 218-34-003
 TEAM VENTURES LLC

(PLANNED ANDALUZA SUBDIVISION)
 APN: 218-34-009F
 ROURKE FAMILY LLP

APN: 218-34-148
 MACLEAN GORDON B/SUN ELIZABETH

APN: 218-34-004A
 LOS ORDOS SUPERIOR LLC



 Kimley-Horn and Associates, Inc. CIVIL ENGINEERS AND ARCHITECTS, INC. 1000 N. CENTRAL AVENUE, SUITE 100 PHOENIX, ARIZONA 85004 (602) 944-3000	
SCALE (AS SHOWN) SCALE OF ASSESSMENT DRAWN BY: JWA CHECKED BY: JAM DATE: MAY 2014	SIERRA HIGHLANDS PRELIMINARY PLAT SCOTTSDALE, ARIZONA
PROJECT NO. 191022000 DRAWING NAME 8222000PP.dwg	
2 of 6	

6-ZN-2014
5/9/2014



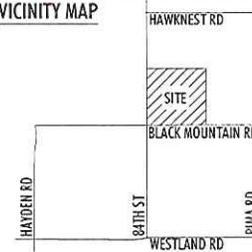
CONSTRUCTION ENVELOPE PLAN

LEGEND

- SITE BOUNDARY
- DEVELOPMENT ENVELOPE

DEVELOPMENT ENVELOPE BOUNDARIES ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PRIOR TO FINAL PLAN APPROVAL.

VICINITY MAP



PROJECT TEAM:

CLIENT
ROSEWOOD HOMES
DAVID KIRNICK
6601 TL SCOTTSDALE RD, STE 320
SCOTTSDALE, AZ 85253
DKIRNICK@ROSEWOODHOMES.COM

LAND PLANNER
LVA URBAN DESIGN STUDIO
ALEX STEDMAN
120 SOUTH ASH AVENUE
TEMPE, ARIZONA 85281
480 994 0994
ASTEDMAN@LVADESIGN.COM

LANDSCAPE ARCHITECT
LVA URBAN DESIGN STUDIO
RYAN TRUDELL, PLA, LEED-AP
120 SOUTH ASH AVENUE
TEMPE, ARIZONA 85281
480 994 0994
RTRUDELL@LVADESIGN.COM

CIVIL ENGINEER
KIMLEY-HORN & ASSOCIATES
ANDREW JIPP
7740 NORTH 14TH STREET SUITE 300
PHOENIX, ARIZONA 85020
602 216 1222
ANDREW.JIPP@KIMLEY-HORN.COM

Subject to engineering and City review and approval.
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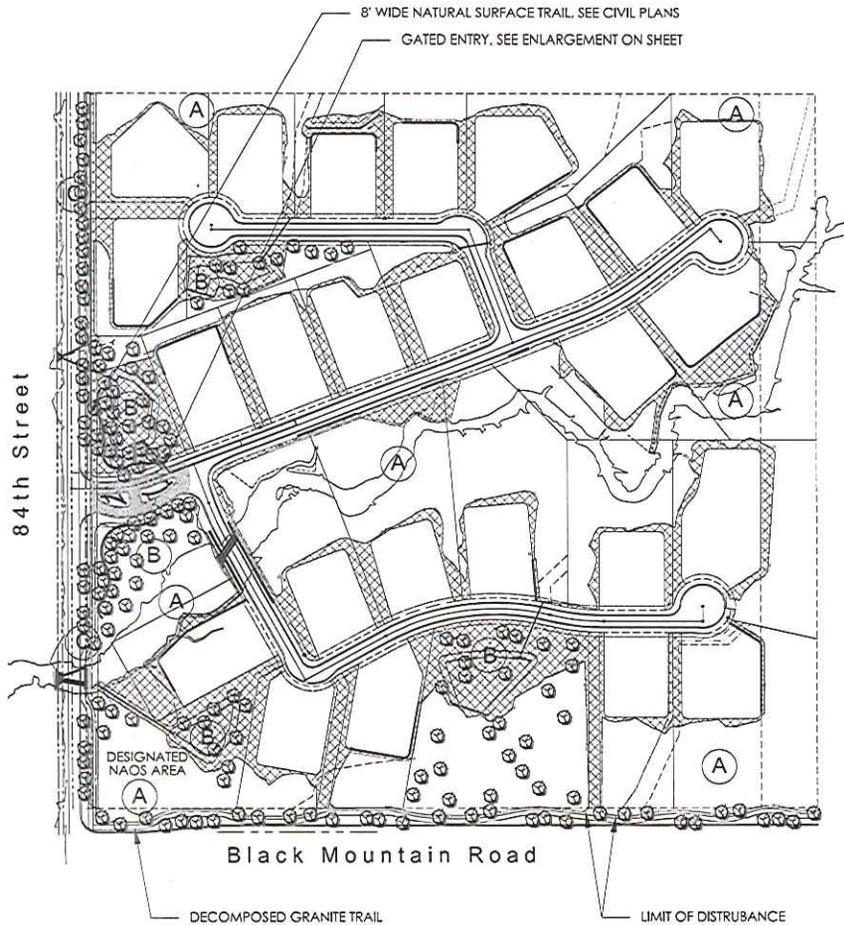
LVA urban design studio
land planning • landscape architecture
120 South Ash Avenue • Tempe, Arizona 85281 • phone: 480 994 0994

ROSEWOOD HOMES
SIERRA HIGHLANDS
SCOTTSDALE, AZ.

REVISION	DATE

DATE: 4/7/14
JOB NO.: 1341
DRAWN: PE
SCALE: 1"=80'
DRAWING:
CONSTRUCTION ENVELOPE PLAN
SUBMITTED FOR:
ROSEWOOD HOMES
SHEET #
OF

6-ZN-2014
5/9/2014



PRELIMINARY, NOT FOR CONSTRUCTION.

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SIERRA HIGHLANDS

L-1 PRELIMINARY LANDSCAPE AND HARDSCAPE PLAN

LANDSCAPE ZONES:

- A** The identified areas are intended to depict undisturbed portion of the property and may include limited re-vegetation of salvaged or supplemental native materials around areas of adjacent disturbance.
- B** The identified area reflects locations that will be re-vegetated as a result of off-lot grading disturbance. These areas will be supplemented with salvaged materials, or hydroseeded for stabilization of slope areas. Areas of high visibility will be supplemented with salvaged large-box specimen trees.

HYDROSEED MIX

AMBROSIA DELTOIDEA
ATRIPLEX CANESCENS
ENCELIA FARINOSA
ERICAMERIA LARICIFOLIA
LARREA TRIDENTATA
SENNA COVESII
SPHAERALCEA AMBIGUA
TRIANGLE-LEAF BURSAGE
FOUR-WING SALTBUCH
BRITTLEBUSH
TURPENTINE BUSH
CREOSOTE BUSH
DESERT SENNA
GLOBEMALLOW

- C** Areas indicated adjacent to 84th Street will be supplemented with a combination of salvaged trees and cacti material to enhance screening from the existing roadway and adjacent properties. The planting palette for these areas will concur with City of Scottsdale recommend planting materials with City rights-of-way.

CONCEPTUAL PLANT LIST*:

TREES

SPECIMEN NATIVE TREE
FOOTHILLS PALO VERDE / DESERT HACKBERRY
DESERT WILLOW / PROSOPIS VELUTINA

SHRUBS / GROUNDCOVER

CATCLAW ACACIA / CRUCIFIXION THORN / JOJOBA / FAIRY DUSTER / GIANT BURSAGE / SCRUB OAK / CREOSOTE

GOLDENEYE / BURSAGE / CHUPAROSA / PENSTEMON / TURPENTINE BUSH / FAIRY DUSTER

CACTI / ACCENTS

SAGUARO

BANANA YUCCA / PRICKLY PEAR / OCOTILLO / AGAVE / BARREL CACTUS / SOAPTREE YUCCA

GROUNDCOVER / WILDFLOWERS

VERBENA / DESERT MARGOLD / PENSTEMON / PAPERFLOWER / BLACKFOOT DAISY / DESERT GLOBEMALLOW

* PLANTS INSTALLED IN RETENTION BASINS TO CONFORM TO CITY OF SCOTTSDALE DS & PM, SECTION 2-1.903.

RE-VEGETATION AND IRRIGATION METHOD:

Plant species selected for this project will be chosen from a native Sonoran Desert palette as referenced in the Design Guidelines and Policies for Environmentally Sensitive Lands Manual. For re-vegetated portions of the site, a hydroseed mix will be used to allow quick, efficient re-growth of plant material within disturbed landscape areas. Hydroseeded planting areas may also be supplemented with containerized plants to enhance visual aesthetics.

All re-vegetated NAOS areas shall be watered for three years maximum. At the end of three years (or the plant material located within the NAOS areas have become established), the irrigation system to the NAOS area shall be permanently disconnected.

Irrigation methods will vary depending upon plant types. Container-grown plant material shall be irrigated with drip irrigation. Depending upon the season at time of hydroseed installation, either temporary spray heads may be installed or watering from water trucks may be used to assist hydroseed germination.

LOW VOLTAGE LIGHTING:

Symbol	Label	Qty	Catalog Number	Description
⊖	SA	12	BEGA 7018LED OR EQUAL	INGRADE DRIVE OVER ASYMMETRIC UPLIGHT
○	SB	14	BEGA 7017LED OR EQUAL	INGRADE ACCENT UPLIGHT FOR WINDOWS
○	SC	0	BEGA 7602LED OR EQUAL	SURFACE MOUNTED ACCENT FLOODLIGHT

LIGHT FIXTURE FINISHES ARE TO BE OF EARTH TONE COLORS TO BLEND WITH LANDSCAPING, AS SELECTED BY LANDSCAPE ARCHITECT.

GENERAL NOTES:

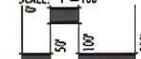
- ALL DISTURBED AREAS ARE TO HAVE 'DESERT FLOOR' DECOMPOSED GRANITE, MATCH COLOR AND SIZE OF SURROUNDING AREAS.
- ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
- BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.

NOTE:

Concepts are preliminary and for illustrative purposes only. Design may be subject to change prior to final approval.

Subject to engineering and City review and approval.

SCALE: 1" = 100'



Date: 4.16.14

Project No: 1341.1

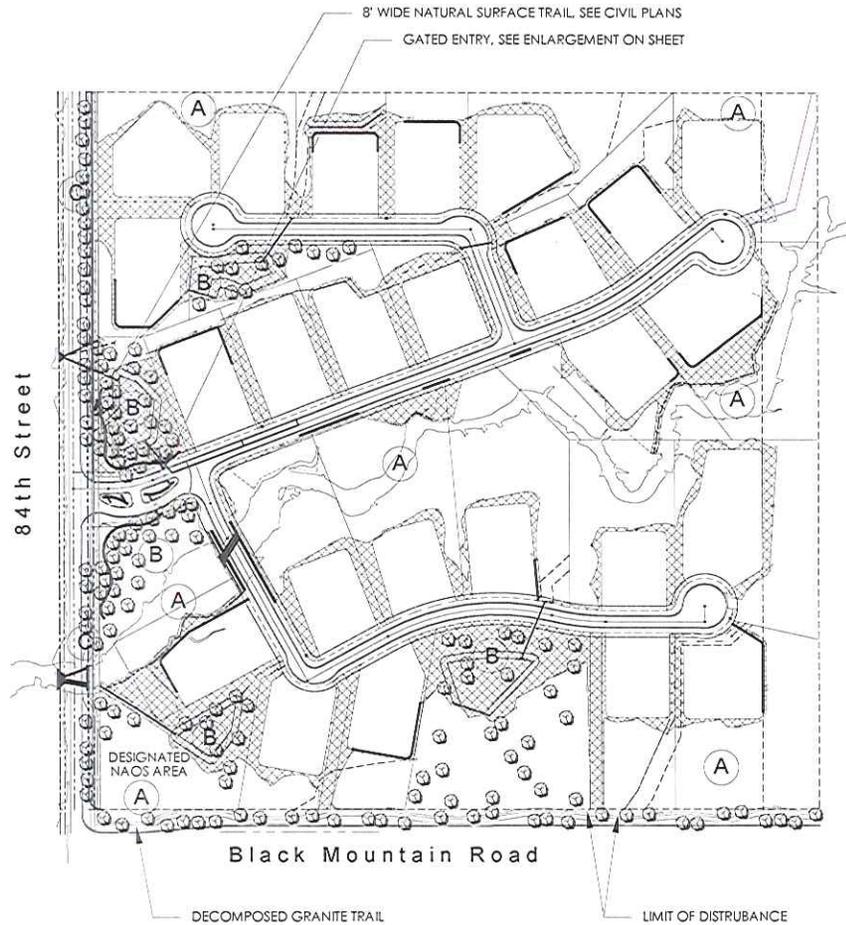
Drawn By: LT

Revised:

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0:\341-Sierra Highlands\CAD\141-15-000001-Preliminary Landscape Plan.dwg Apr 16, 2014



6-ZN-2014
5/9/2014



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 - SENNA COVESII
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 - FOUR-WING SALT BUSH
 - BRITTLEBUSH
 - TURPENTINE BUSH
 - CREOSOTE BUSH
 - DESERT SENNA
 - GLOBEMALLOW



CONCEPTUAL PLANT LIST:

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- SPECIMEN NATIVE TREE
 - FOOTHILLS PALO VERDE
 - DESERT WILLOW
- SHRUBS / GROUND COVER**
- CATCLAW ACACIA / CRUCIFIXION THORN / JOJOBA / FAIRY DUSTER / GIANT BURSAGE
 - GOLDENEYE / BURSAGE / CHUPAROSA / PENSTEMON / TURPENTINE BUSH
- CACTI / ACCENTS**
- SAGUARO
 - BANANA YUCCA / PRICKLY PEAR / OCOTILLO / AGAVE / BARREL CACTUS / SOAP TREE YUCCA
- GROUND COVER / WILDFLOWERS**
- VERBENA / DESERT MARI GOLD / PENSTEMON / PAPERFLOWER / BLACKFOOT DAISY / DESERT GLOBEMALLOW

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120 south azh avenue • tempe, arizona 85281 • phone: 480.994.0994

SIERRA HIGHLANDS

L-1 PRELIMINARY LANDSCAPE AND HARDSCAPE PLAN

SCALE: 1" = 100'

Date: 4.02.14
Project No: 1341.1
Drawn By: LT
Revised: -

NORTH

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