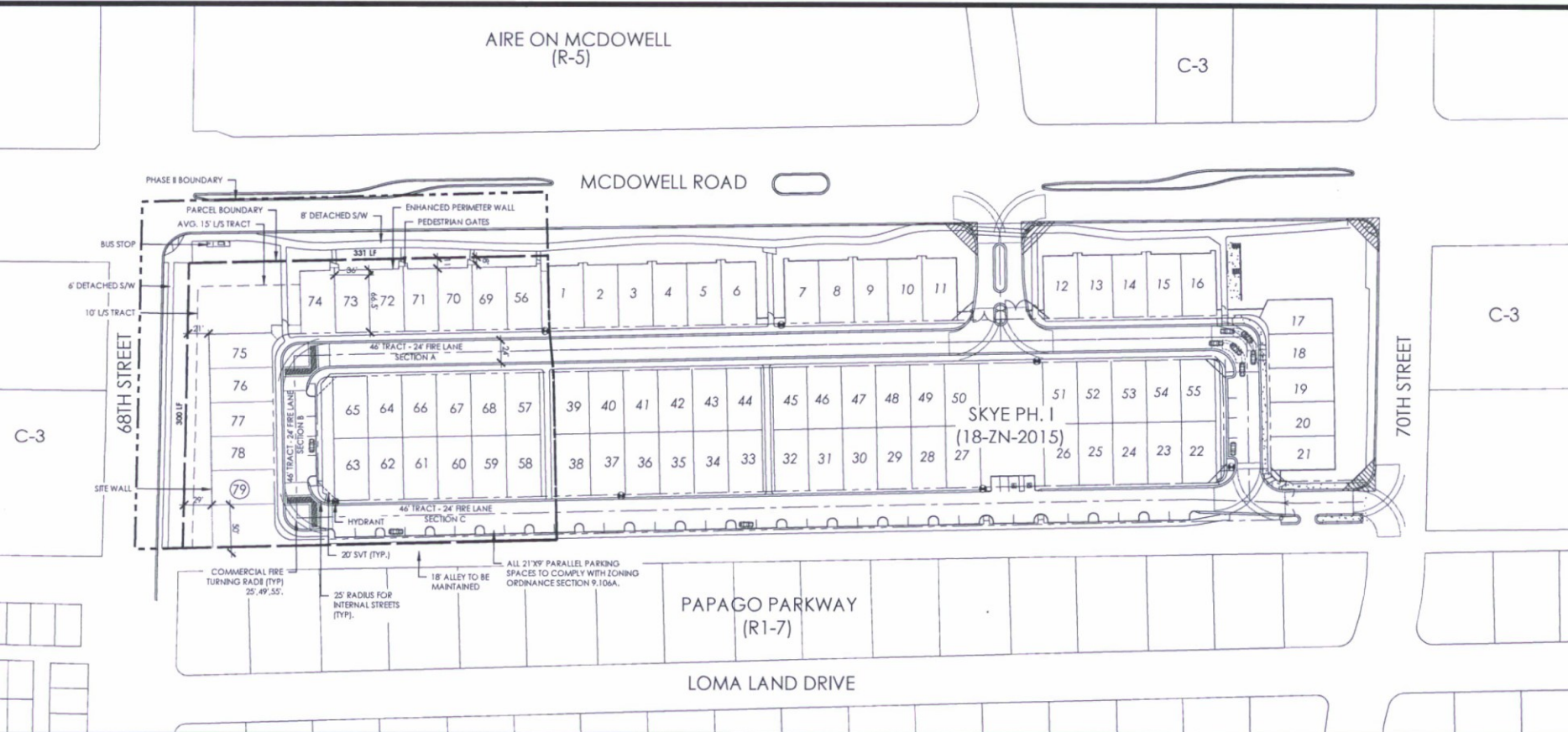
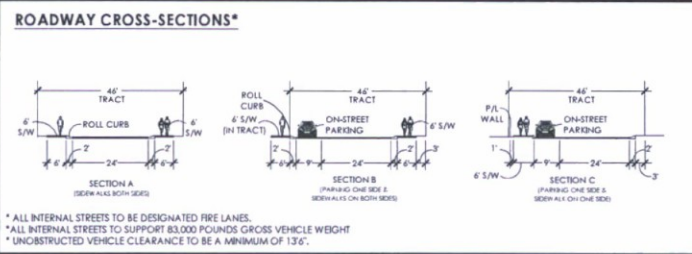


Simulations
Photos
All Graphics (no plans)



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

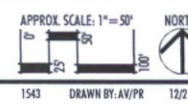


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SKYE ON MCDOWELL - PHASE II

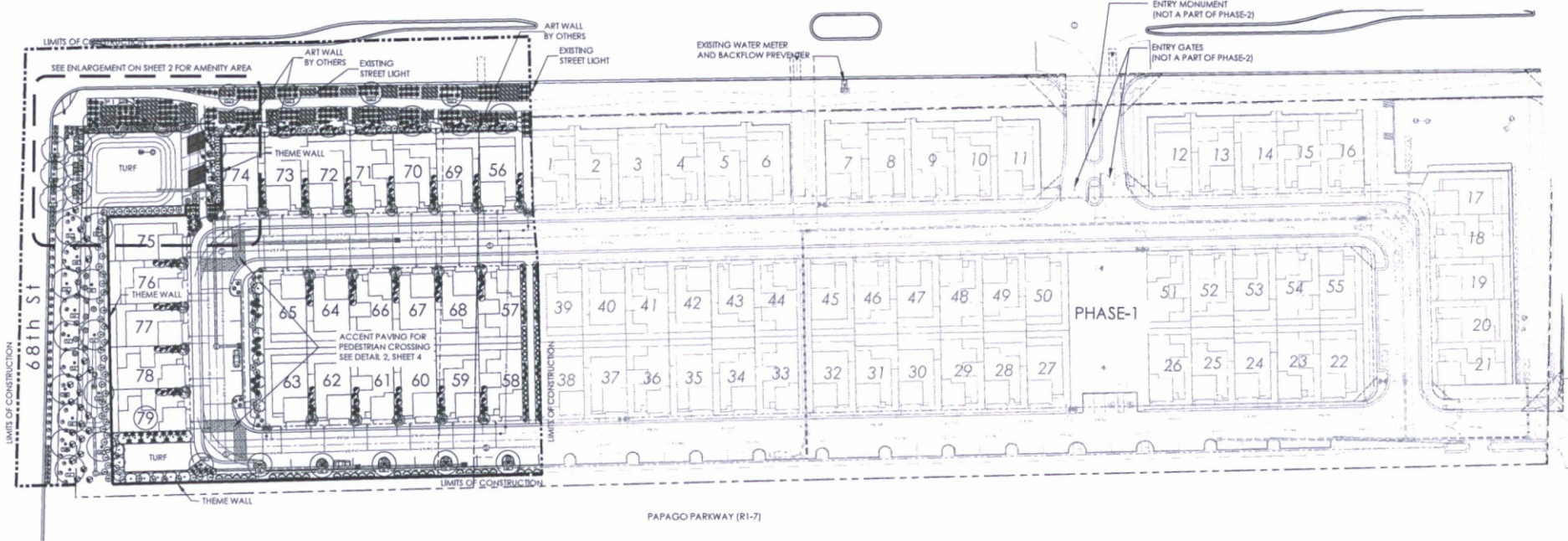
CONCEPTUAL SITE PLAN



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 5\1543-SEC 48TH & MCDOWELL\1543-1-PHASE II\CD\PLANNING\LVA-1543-PH.2-SITE PLAN REV.dwg Dec 28, 2016

1-PP-2016 #2
 12/30/2016

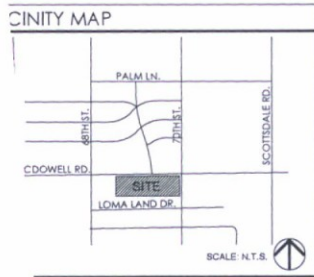
McDowell Rd



PLANT LEGEND

SYMBOL	PLANT NAME	COMMON NAME	SIZE	QTY.	CALIPER
○	ELMUS PARVIFLORA	EVERGREEN FILM	3" BOX	22	2.5"-3.5"
○	CAESALPINA CACALACO	CASCALOTE	3" BOX	10	1.5"-2"
○	EUCALYPTUS PAPPANA	GHOST GUM	3" BOX	4	0.5"-1"
○	CHALIPA TASHKENTENSIS	CHALIPA	3" BOX	9	2.0"-2.5"
○	SAURUBIA LUNARICOIDES	PURPLE ORCHID TREE	3" BOX	45	1.25"-1.5"
○	TECOMARIA CAPENSIS	CAPE HONEYBUCKLE	5 GAL.	86	
○	YMBICUS ROSA-BENENSIS	CHINESE YMBICUS	5 GAL.	12	
○	BOUGAINVILLEA SP.	BARBARA KASIT	5 GAL.	84	
○	DIEMOPHYLLA MACULATA	VALENTINE BUSH	5 GAL.	34	
○	MIRINDIBERGIA CAPILLARE	YEGAL MBT	5 GAL.	40	
○	MELINDIBERGIA BICOLOR	DEER GRASS	5 GAL.	39	
○	BRACHYCOFFYRUM JASMINOIDES	STAR JASMINE	5 GAL.	28	
○	TECOMA STANS	YELLOW BELLS	5 GAL.	3	
○	DAYLILICH WHEELERI	DESERT SPOON	5 GAL.	264	
○	HESPERALDE PARVELOKA TERFA	BEARLIGHTS RED YUCCA	5 GAL.	15	
○	ACCENTIS	SEE	SEE	SEE	SEE
○	LAHTANA MONTIENSIS	PURPLE TEABING LAHTANA	1 GAL.	38	
○	LAHTANA 'NEW GOLD'	NEW GOLD LAHTANA	1 GAL.	97	
○	ROSMARINUS OFFICINALIS	'TROSITAUS' ROSEMARY	1 GAL.	249	
○	ISUELLA WESTINDIANA 'LATE'	DWARF KATIE ISUELLA	1 GAL.	51	
○	TURF	MID-WICH SOO	SEE	8475 S.F.	

* NOT ON THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST (APPROX. 1.85' S.F. OF PLANT MATERIAL SHOWN ON PLAN IS NOT ON LOW WATER USE LIST)



PROJECT TEAM

Discipline	Company Contact Info.
Client	L. Novnarian Homes Chuck Chisholm 480.824.4175 cchisholm@lkhov.com
Planner / Landscape Architect	LVA Urban Design Studio Alex Steedman Laura Thelen, P.L.A. LEED-AP 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 alexsteedman@lvasdesign.com lthelen@lvasdesign.com

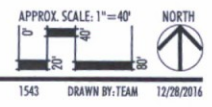
PROJECT DATA

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 10.503.B, all trees shall have a 15 gallon minimum container size and at 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

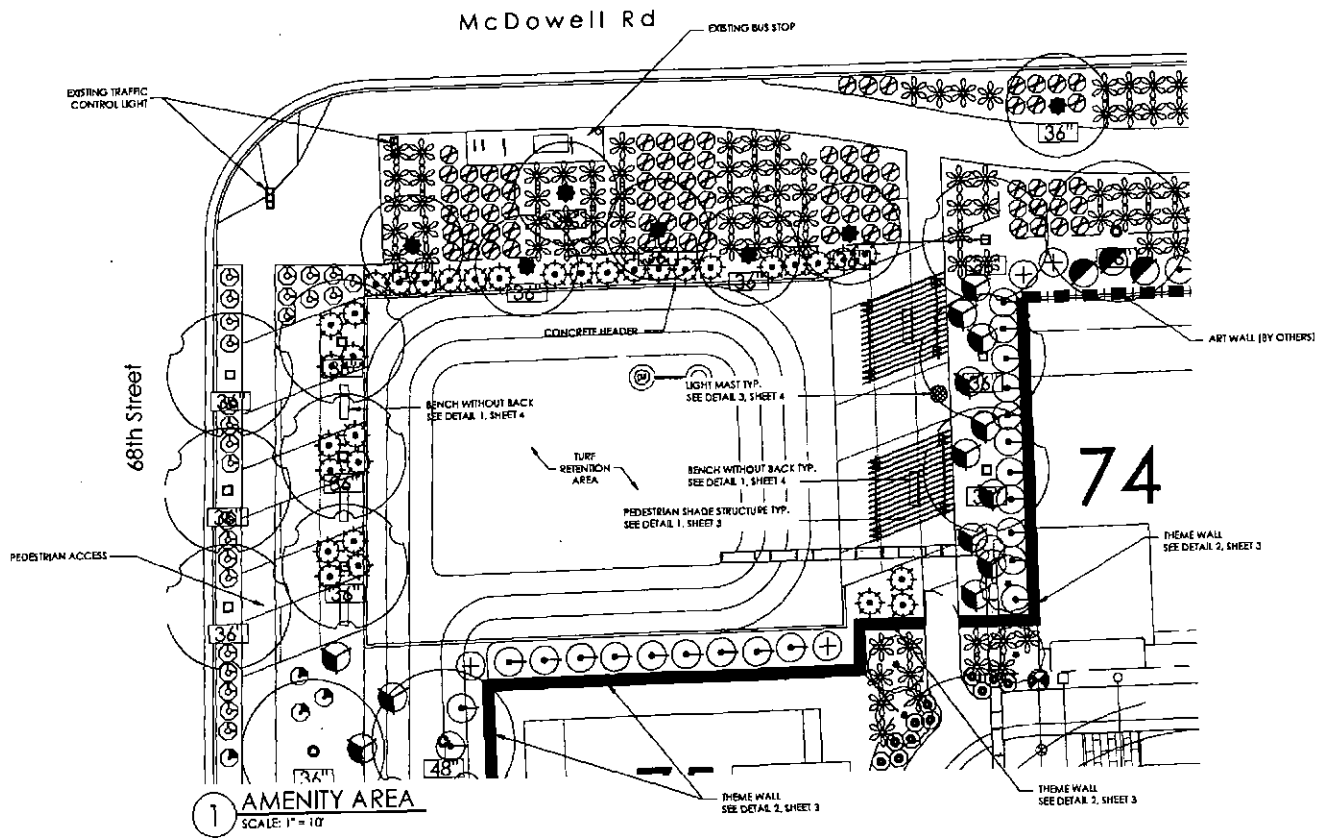
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SKYE ON McDOWELL-PHASE II
 CONCEPTUAL LANDSCAPE PLAN
 Sheet 1



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 S:\1343-SEC 68TH & McDowell\1343-1-PHASE II\CAD\150819\01-Conceptual LS Plan - Skye II.dwg Date: 08/28/2016

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 12/30/2016



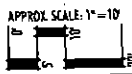
SKYE ON McDOWELL-PHASE II

CONCEPTUAL AMENITY ENLARGMENT

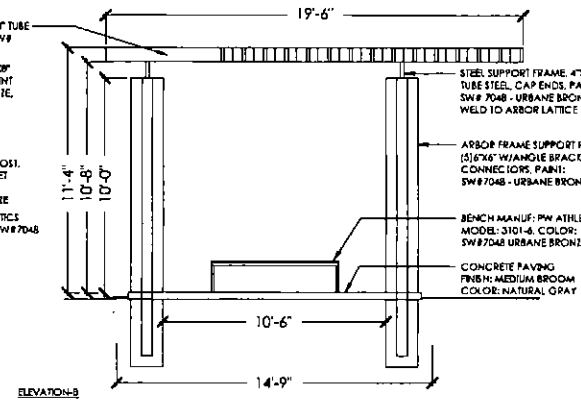
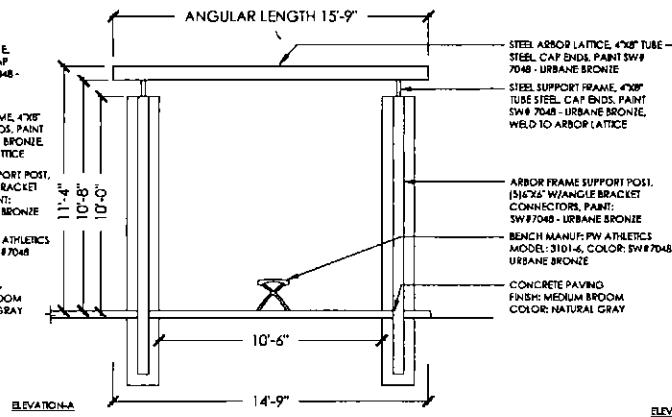
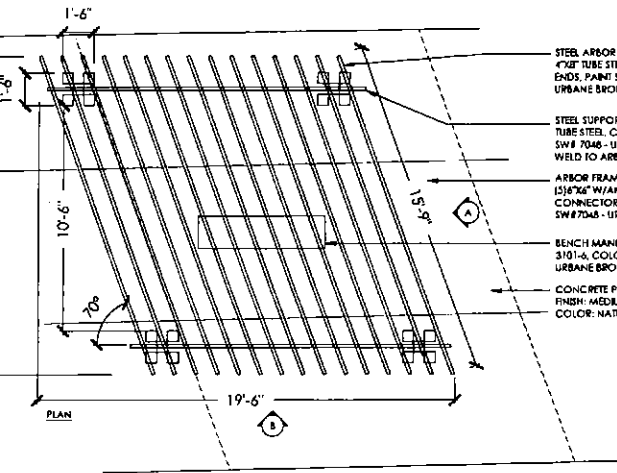
Sheet 2

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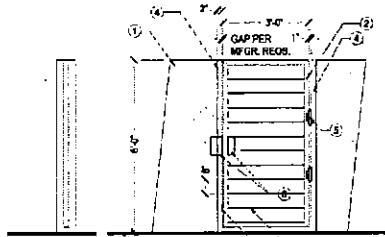
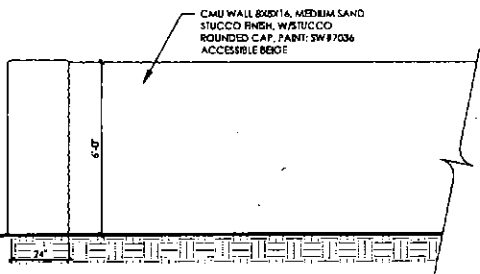


1543 DRAWN BY TEAM



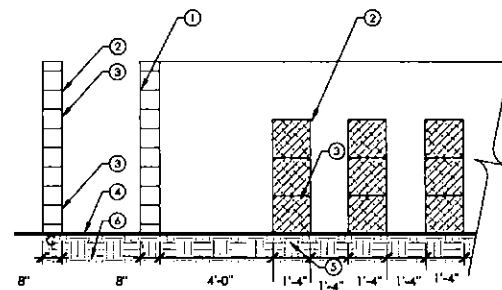
PEDESTRIAN SHADE STRUCTURE

SCALE: 3/8" = 1'-0"



NOTE:
 1. ALL STEEL SURFACE TO RECEIVE PAINT FINISH
 2. SUBMIT SHOP DRAWING FOR APPROVAL
 3. PROVIDE MATERIAL SHEETS FOR HINGE AND LATCH ASSEMBLY FOR REVIEW.

- ① ARTISAN WALL, REF. DETAIL AND PLANS.
- ② PEDESTRIAN GATE FRAME, METAL 2" SQ TUBE STEEL, PAINT URBANE BRONZE # 7048, REINFORCE PER STRUCTURAL ENGINEER.
- ③ NATURAL WOOD PLANKS, 8" T X 1" W, WOOD STAIN VENEER (DARK WALNUT COLOR).
- ④ METAL POST, 2" X 2" SQ, PROVIDE CAP, PAINT TO MATCH GATE.
- ⑤ PROVIDE 2 BARREL HINGES PER GATE, EQ. SPACE, PAINT TO MATCH GATE.
- ⑥ KING METALS LOCKEY 39-2435 DSCB PUSH BUTTON LOCK AND LOCK BOX 39-GZ500, INSTALL PER MFR. REQS. STEEL PLATE BEHIND LOCK, PAINT TO MATCH GATE.
- ⑦ FINISH GRADE.



- ① END OF WALL (TURN SEGMENT), CMU BLOCK, PAINT STUCCO FINISH, PAINT COLOR SW #7036 ACCESSIBLE BEIGE.
- ② CMU WALL, 8X8X16 STUCCO FINISH, REINFORCE PER STRUCTURAL ENGINEER, ROUNDED STUCCO CAP, PAINT STUCCO FINISH, PAINT COLOR SW #7036 ACCESSIBLE BEIGE.
- ③ SLATE TILE PANEL 1/2" THK, 16"X16" SIZE, EPOXY SET TO CMU FACE, SUBMIT SLATE SAMPLE FOR APPROVAL.
- ④ FINISH GRADE.
- ⑤ CONCRETE FOOTING PER STRUCTURAL ENGINEER.
- ⑥ COMPACTED SUB-GRADE, PER STRUCTURAL ENGINEER.

2 THEME WALL & GATE

SCALE: 1/2" = 1'-0"

3 ARTISAN CMU WALL - 6FT.

SCALE: 1/2" = 1'-0"

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SKYE ON McDOWELL-Phase II

CONCEPTUAL DETAILS
 Sheet 3

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APPROX SCALE: 1" = 10'
 1543 DRAWN BY: TEAM

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.
4. 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. 04D13C2235L, DATED OCTOBER 16, 2013.

BENCHMARK:
CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE.
CPS POINT #5032, INTERSECTION OF MCDOWELL ROAD AND SCOTTSDALE ROAD
SEE MONUMENT #3)

ELEVATION= 1230.69 (NAVD 88)

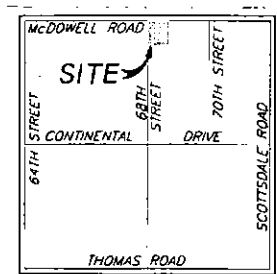
PRELIMINARY PLAT
SKYE ON MCDOWELL
PHASE II
6825 E. MCDOWELL ROAD, SCOTTSDALE, AZ 85257

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

SUSTAINABILITY ENGINEERING GROUP

SEG



8280 E. GELDING DR #101, SCOTTSDALE, ARIZONA 85260
WWW.AZSEG.COM TEL. 480.588.7226

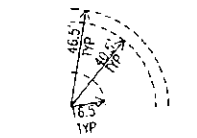
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EXISTING LEGEND

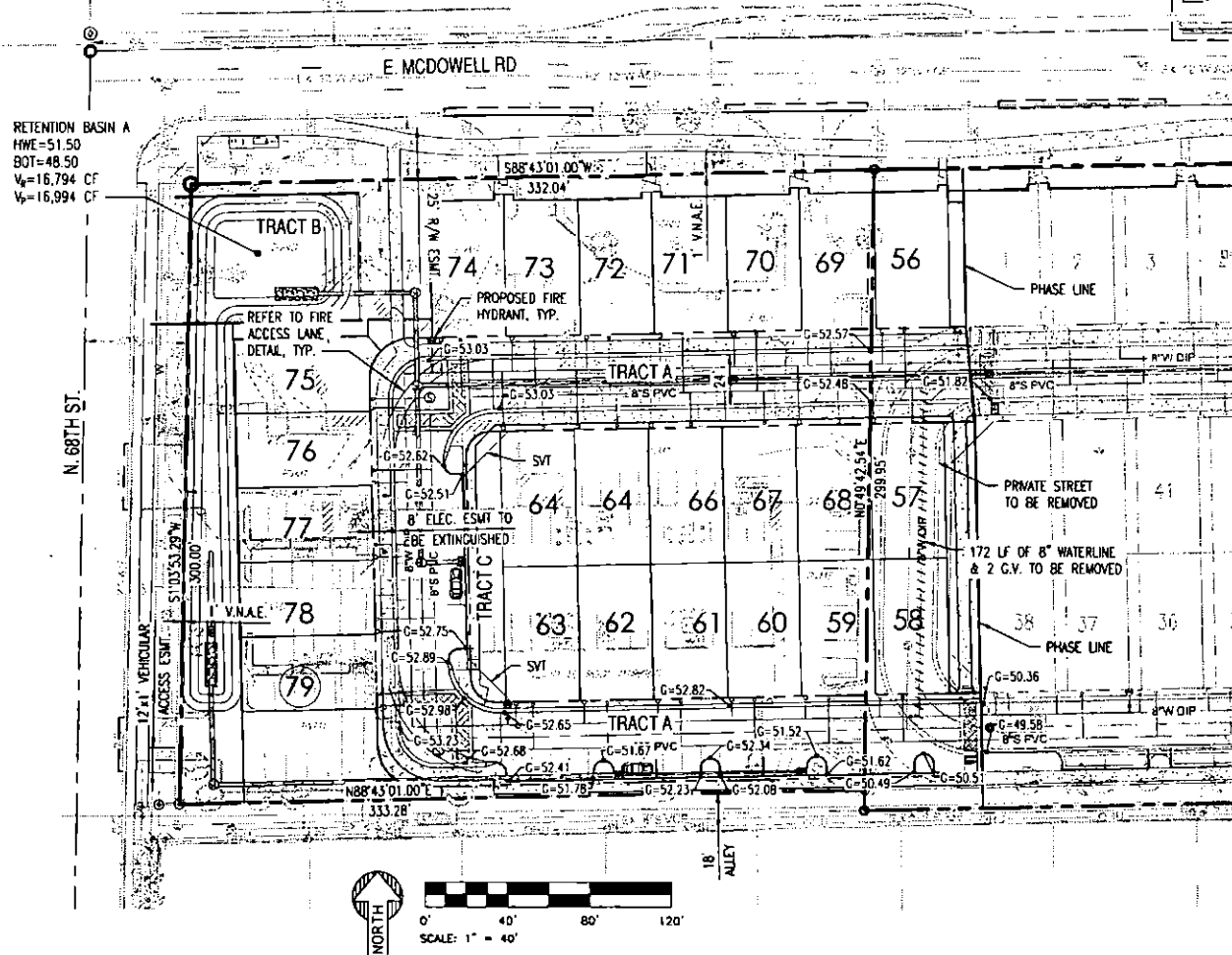
- | | | | |
|-----|--|---|--------------------------|
| --- | BOUNDARY LINE | ⊠ | TRAFFIC SIGNAL BOX |
| --- | MONUMENT LINE | ⊠ | GAS METER |
| --- | RIGHT-OF-WAY LINE | ⊠ | GASLINE MARKER |
| --- | EASEMENT LINE | ⊠ | GAS VALVE |
| --- | ADJOINING PROPERTY | ⊠ | DRYWELL |
| --- | BUILDING OVERHANG | ⊠ | GRATE |
| --- | UNDERGROUND WATER LINE | ⊠ | IRRIGATION CONTROL BOX |
| --- | UNDERGROUND SEWER LINE | ⊠ | STORM SEWER MANHOLE |
| --- | UNDERGROUND GAS LINE | ⊠ | STORM CATCH |
| --- | UNDERGROUND COMMUNICATIONS LINE | ⊠ | COMMUNICATIONS MANHOLE |
| --- | UNDERGROUND ELECTRIC LINE | ⊠ | COMMUNICATIONS RISER BOX |
| --- | OVERHEAD UTILITY LINE | ⊠ | BOLLARD |
| --- | FENCE AS NOTED | ⊠ | HANDICAP MARKER |
| --- | BLOCK WALL | ⊠ | FLAGPOLE |
| ⊠ | SET 1/2" REBAR BLS #46643 UNLESS OTHERWISE NOTED | ⊠ | AIR STUB-UP |
| ⊠ | FOUND MONUMENT AS NOTED | ⊠ | MISCELLANEOUS SIGN |
| ⊠ | WATER STUB-UP PIPES | ⊠ | AIR CONDITIONER |
| ⊠ | FIRE DEPARTMENT CONNECTION | ⊠ | TREE - MESQUITE |
| ⊠ | FIRE HYDRANT | ⊠ | TREE - PALO VERDE |
| ⊠ | WATER METER | ⊠ | TREE - PALM |
| ⊠ | WATER VALVE | ⊠ | TREE - SHADE |
| ⊠ | BACKFLOW PREVENTOR | ⊠ | BOUNDARY NOTE |
| ⊠ | WATER SERVICE OUTLET | ⊠ | WALL SIGN |
| ⊠ | SEWER INTERCEPTOR MANHOLE | ⊠ | DRIVEWAY ENTRANCE |
| ⊠ | SEWER MANHOLE | ⊠ | VERTICAL CURB & CUTTER |
| ⊠ | SEWER CLEANOUT | ⊠ | VERTICAL CURB(NO CUTTER) |
| ⊠ | ELECTRIC | ⊠ | EXTRUDED CURB |
| ⊠ | ELECTRIC STUB-UP | ⊠ | ROLL CURB |
| ⊠ | ELECTRIC TRANSFORMER | ⊠ | TRASH CONTAINER |
| ⊠ | ELECTRIC METER | ⊠ | SIDEWALK |
| ⊠ | ELECTRIC VAULT | ⊠ | CONCRETE |
| ⊠ | ELECTRIC PULL BOX | ⊠ | BACK OF CURB |
| ⊠ | STREET LIGHT | ⊠ | BICYCLE RACK |
| ⊠ | POWER POLE | | |
| ⊠ | AREA LIGHT | | |
| ⊠ | TRAFFIC SIGNAL | | |
| ⊠ | TRAFFIC SIGNAL | | |
| ⊠ | ELECTRIC JUNCTION BOX | | |
| ⊠ | GUY WIRE | | |

PROPOSED LEGEND:

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



FIRE ACCESS LANE-DETAIL



UNIT FLOOR ELEVATIONS

UNIT	FFE
56	52.89
57	52.89
58	51.89
59	52.81
60-63	53.00
64-68	53.50
69-74	53.38
75-79	53.50

TABLE A UNIT, R.O.W. & EASEMENT TABLE

PROPERTY	AREA S.F.	DEDICATED USES	ENTITY RESPONSIBLE FOR MAINTENANCE
LOTS- 56, 69-74	2,375 S.F.	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOTS- 75	2,404 S.F.	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOTS- 76-79	2,358 S.F.	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOTS- 58-63	2,352 S.F.	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOTS- 57, 64-68	2,384 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, 129-11-001R;
 TOTAL AREA: ±99,792 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: 2,358 SF
 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: 36'

PROJECT: SKYE ON MCDOWELL PHASE II
 LOCATION: 6825 E. MCDOWELL ROAD SCOTTSDALE, AZ 85257

DATE: 12/28/2016

ISSUED FOR: CITY APPROVAL

REVISION NO. DATE

△	
△	
△	
△	

JOB NO.: 161001

SHEET TITLE: PRELIMINARY PLAT

SHEET NO.:



ARIZONA 801
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 161001
 EXPIRES 12/31/2017