



**Marked Agendas**  
**Approved Minutes**  
**Approved Reports**

**The June 21, 2018  
Development Review Board  
Meeting Agenda and  
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: June 21, 2018 Item No. 5  
General Plan Element: *Character and Design*  
General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

## ACTION

**Scottsdale Heights**  
1-PP-2018

### Request to consider the following:

Request approval of the preliminary plat for a 54-lot residential subdivision, including the NAOS exhibit, the conceptual landscape plan, the stormwater management report and plans, and the water and wastewater basis of design reports, all on a 13.3 -acre site.

### Goal/Purpose of Request

The applicant's request is to plat a new 54-lot residential subdivision.

### Key Items for Consideration

- Previously approved Zoning District Map and General Plan amendment: 9-ZN-2016 and 4-GP-2016
- Reduction in total number of lots from zoning approval

## LOCATION

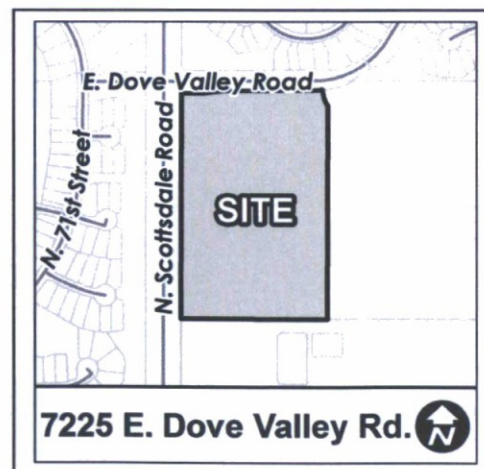
7225 East Dove Valley Road

## OWNER

Shea 142 Investments LLC/HV & Canal LLC ETAL  
(480) 994-0994

## APPLICANT CONTACT

Alex Stedman  
LVA (an RVI company)  
(480) 994-0994



## BACKGROUND

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### General Plan

The General Plan Land Use Element designates 14 acres of the property as Urban Neighborhoods and the south 1.5 acres of the property as Commercial, as modified by Case 4-GP-2016. The Urban Neighborhoods category includes areas of multifamily dwellings/apartments. Densities in Urban Neighborhoods are usually more than eight dwellings per acre. These high-density uses are generally located near retail centers, offices, or other compatible non-residential uses. The Commercial category includes areas designated for commercial centers providing goods and services frequently needed by the surrounding residential population, and retail businesses, major single uses, and shopping centers, which serve community and regional needs. This category may also include other uses, like housing and office uses, to attain environmental and mobility goals.

### Zoning

In 2017 City Council approved a Zoning District Map Amendment from Central Business district, Environmentally Sensitive Lands overlay (C-2 ESL) to Medium Density Residential district, Environmentally Sensitive Lands overlay (R-3 ESL) and Central Business district, Environmentally Sensitive Lands overlay (C-2 ESL) by Zoning District Map Amendment and General Plan Amendment Cases 9-ZN-2016 and 4-GP-2016. The R-3 zoning district is intended to fulfill the need for medium density residential development. Medium Density Residential property development standards are designed to allow maximum flexibility while maintaining an environment compatible with single-family neighborhoods. This district will generally serve as an integral part of the neighborhood, allowing for a variety of housing types. The C-2 zoning district is intended to permit uses for recurring shopping and service needs for multiple neighborhoods. This district includes uses usually associated with office and retail shopping developments, typically located near residential neighborhoods.

### Context

Located at the southeast corner of East Dove Valley Road and North Scottsdale Road, this property, along with the property directly to the east, previously contained the Carefree Studios that were built in the 1960s. Some of the New Dick Van Dyke Show television programs were filmed here in the 1970s, along with other movies. The studio building, and associated office building were torn down in 1999, and the site has been vacant.

### Adjacent Uses and Zoning

- North: Winfield Plat One Phase 2, residential subdivision; zoned Resort/Townhouse Residential district, Environmentally Sensitive Lands overlay, Hillside District overlay (R-4R ESL(HD))
- South: The Summit; zoned Central Business district, Environmentally Sensitive Lands overlay (C-2 ESL)
- East: Vacant land; zoned Medium Density Residential district, Environmentally Sensitive Lands overlay (R-3 ESL)
- West: Terravita Parcel H, residential subdivision; zoned Single-family Residential district, Environmentally Sensitive Lands overlay (R1-10 ESL)

## Other Related Policies, References:

Scottsdale General Plan 2001, as amended

Zoning and General Plan Cases 9-ZN-2016 & 4-GP-2016

## APPLICANT'S PROPOSAL

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### Development Information

The development proposal includes a 54-lot residential subdivision with a gated entrance, community pool/amenity area, and trail connections along the west and southern boundaries.

- Existing Use: vacant land
- Proposed Use: 54-lot residential subdivision
- Parcel Size: 15.5 acres (gross)  
13.3 acres (net)
- Building Height Allowed: 28 feet (from natural grade) (per 9-ZN-2016)  
24 feet (from finished floor) (per 9-ZN-2016)
- Parking Required: 2 spaces on each lot
- Parking Provided: 2 spaces on each lot and 3 additional spaces at the amenity area
- NAOS Required: 2.77 acres
- NAOS Provided: 2.77 acres
- Number of Lots Allowed: 78 dwelling units (per 9-ZN-2016)
- Number of Lots Proposed: 54 lots

## IMPACT ANALYSIS

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### Plat

The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service. The plat includes 54 residential lots, with a community pool area, gated private streets, and trail connections supporting the trail system in the area. The proposed preliminary plat provides 24 less lots than the 78-unit conceptual layout with the zoning case.

### Transportation/Trails

A 10-foot-wide sidewalk and an 8-foot-wide natural surface trail, both detached from the street, are proposed along the Scottsdale Road frontage. A 6-foot-wide sidewalk, detach from the street, is proposed along the Dove Valley Road frontage. An 8-foot-wide concrete multi-use path/interpretative trail is proposed to run west/east along the southern portion of the property connecting Scottsdale Road with the future park site to the east of the Summit retail center.

Vehicular access to the 54-lot subdivision will be provided from East Dove Valley Road at the north west corner of the site, utilizing the existing shared access easement for the property and the

vacant property to the east. Also proposed is a secondary emergency vehicle access point to/from North Scottsdale Road.

### **Water/Sewer**

The Water Resources Department has reviewed the application and finds that there are adequate water and wastewater services for the proposed use. The project also accounts for a utility corridor across the southern end of the property for the benefit of the vacant parcel to the east.

### **Public Safety**

The Public Safety Department has reviewed the application and finds that there is adequate ability to provide fire and police services for the proposed use.

### **Natural Area Open Space**

The subdivision proposal includes the restoration of historically scared area to be used as Natural Area Open Space (NAOS) in accordance with Section 6.1060.B.3 of the Zoning Ordinance. The project provides an overall total of 2.77 acres of NAOS, which is also creating a buffered perimeter along the west, north, and east boundaries of the project.

### **Community Involvement**

The applicant and the City have notified property owners within 750 feet of the subject site. Staff has not received any public comment regarding this application as of the writing of this report.

## **STAFF RECOMMENDATION**

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### **Recommended Approach:**

Staff recommends that the Development Review Board approve the preliminary plat for a 54-lot residential subdivision, on a 13.3-acre site with Medium Density Residential district, Environmentally Sensitive Lands overlay (R-3 ESL) and Central Business district, Environmentally Sensitive Lands overlay (C-2 ESL) zoning located at 7225 East Dove Valley Road.

## **RESPONSIBLE DEPARTMENT**

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### **Planning and Development Services**

Current Planning Services

## **STAFF CONTACT**

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Jeff Barnes

Senior Planner

480-312-2376

E-mail: [jbarnes@ScottsdaleAZ.gov](mailto:jbarnes@ScottsdaleAZ.gov)

## APPROVED BY

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\_\_\_\_\_  
Jeff Barnes, Report Author

5/24/2018  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Steve Venker, Development Review Board Coordinator  
480-312-2831, jvenker@scottsdaleaz.gov

6/13/18  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Randy Grant, Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

6/14/18  
\_\_\_\_\_  
Date

## **ATTACHMENTS**

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- A. Stipulations
  - 1. Context Aerial
  - 1A. Aerial Close-Up
  - 2. Zoning Map
  - 3. Applicant's Narrative
  - 4. Preliminary Plat
  - 5. Landscape Plan
  - 6. NAOS Plan
  - 7. Interpretive Trail Details

**Stipulations for the  
Development Review Board Application:  
Scottsdale Heights  
Case Number: 1-PP-2018**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the civil construction documents and plat shall substantially conform to the following documents:
  - a. The Preliminary Plat submitted by Sustainability Engineering Group, with a city staff date of 4/19/2018.
  - b. The Natural Area Open Space (NAOS) analysis exhibit and plan submitted by LVA an RVI Company, with a city staff date of 4/19/2018.
  - c. The conceptual landscape plan submitted by LVA Urban Design Studio, with a city staff date of 4/19/2018.
  - d. Case Drainage Report for Scottsdale Heights; submitted by Sustainability Engineering Group, accepted on 5/7/2018.
  - e. Case Grading and Drainage Plan for Scottsdale Heights; submitted by Sustainability Engineering Group, accepted on 5/7/2018.
  - f. Water System Basis of Design Report for Scottsdale Heights; submitted by Sustainability Engineering Group, accepted as-noted on 3/23/2018.
  - g. Wastewater System Basis of Design Report for Scottsdale Heights; submitted by Sustainability Engineering Group, accepted as-noted on 5/7/2018.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning and General Plan cases for the site were: 9-ZN-2016 and 4-GP-2016.

**SUBDIVISION PLAT REQUIREMENTS**

**SUBDIVISION DESIGN:**

**DRB Stipulations**

2. Provide minimum 6-foot-wide concrete sidewalk connections from the southernmost street to the planned path along the southern property line. Show these on the site plan. DSPM 2-1.808
3. Provide minimum 6-foot-wide concrete sidewalk connections from the westernmost and southern cul-de-sac streets to the planned path along Scottsdale Road. Show these on the site plan. DSPM 2-1.808

**STREET DEDICATIONS:****DRB Stipulations**

4. On the final subdivision plat, and prior to the issuance of a permit for the development project, the owner shall make the following private street tract dedications to the property owners association consisting of property owners within the subdivision of the development project:
  - a. All internal private street tracts shall have a minimum 46-foot-wide dedication. Wider private street tracts shall be dedicated in accordance with the above referenced preliminary plat.

**EASEMENT DEDICATIONS:****DRB Stipulations**

5. Prior to the issuance of a permit for the development project, the owner shall dedicate the following easements to the City of Scottsdale on the final subdivision plat:
  - a. Sight Distance Easements (SDE) to the City of Scottsdale, in conformance with DSPM Section 5-1-3.119 and Figures 5.3-25 and 5.3-26.
  - b. A minimum 100-foot-wide Scenic Corridor Easement (SCE) to the City of Scottsdale, along North Scottsdale Road as shown on the Preliminary Plat with the city staff date of 04/19/18.
  - c. A minimum 12-foot-wide Public Non-Motorized Access Easement (PNMAE), to accommodate the multi-use trail along North Scottsdale Road, as shown on the Preliminary Plat with the city staff date of 04/19/18. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to the lot.
  - d. A minimum 40-foot-wide Public Non-Motorized Access Easement (PNMAE) for the trail along the south property line from North Scottsdale Road to the eastern proper boundary.
  - e. A minimum 20-foot-wide Water and Sewer Facilities Easement (WSFE) adjacent to the southern property line for future water and sewer main extensions from North Scottsdale Road to the eastern boundary of the property.
  - f. A minimum 24-foot-wide Emergency and Service Vehicle Access Easement (ESVAE) adjacent to the southern property line from North Scottsdale Road to the east boundary of the property.

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**INFRASTRUCTURE AND IMPROVEMENT REQUIREMENTS**


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**EXTERIOR LIGHTING DESIGN:****Ordinance**

- B. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- C. All exterior luminaires mounted eight (8) feet or higher shall be directed downward and have an integral lighting shield.
- D. Any exterior luminaire with a total initial lumen output of greater than 1600 shall have an integral lighting shield.
- E. Any exterior luminaire with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

**DRB Stipulations**

6. All exterior luminaires for parking lot and site lighting shall comply with the IES requirements for full cutoff and shall be aimed downward and away from property line except for sign lighting.
  - a. Incorporate the following into the project's design:
    - i. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2-foot-candles. All exterior luminaires shall be included in this calculation.
    - ii. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8-foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
    - iii. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8-foot-candles. All exterior luminaires shall be included in this calculation.
  - b. The total lumen per luminaire shall not exceed 24,000 lumens.

**STREETS AND RELATED INFRASTRUCTURE IMPROVEMENTS:****Ordinance**

- F. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

**DRB Stipulations**

- G. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:
  - i. NORTH SCOTTSDALE ROAD
    - a. With the final plan submittal, the owner shall design and construct improvements along North Scottsdale Road, extending the existing raised median in N. Scottsdale Road north to the intersection of E. Dove Valley Road.
    - b. With the final plan submittal, the owner shall design and construct, along the North Scottsdale Road frontage, a 10-foot-wide concrete bike path separated from roadway edge by a minimum distance of 10 feet in accordance with SRC Section 47-21 and 47-22 and DSPM Section 5-7.200 and 5-2.202.
    - c. With the final plan submittal, the owner shall design and construct an 8-foot-wide trail along the North Scottsdale Road frontage. The trail shall align with the existing trail to the south. The trail shall be located within the scenic corridor easement except at intersections in accordance with the 2004 Trails Master Plan, Trail Network and DSPM Section 8-3.200.
  - ii. EAST DOVE VALLEY ROAD.
    - a. With the final plan submittal, the owner shall design and construct improvements on East Dove Valley from Scottsdale Road to the Winfield private street to include two eastbound lanes, one westbound lane, and a raised median where possible. The street cross section shall include a 6-foot-wide sidewalk separated from the back of curb. SRC Sections 47-21 and 47-22 and DSPM Section 5-3.100.

## iii. INTERNAL STREETS.

- a. Construct full-street improvements (curb, gutter, sidewalk, pavement, etc.) in accordance with the Local Residential -- Rural/ESL Character Figure 5-3.20 of the DSPM.
- 7. Prior to improvement plan submittal, the owner shall submit a design for the improvements to East Dove Valley Road from North Scottsdale Road to the east boundary for the raised median and striping to the Transportation Department for review and approval.
- 8. Prior to improvement plan submittal, the owner shall submit a design for the improvements to North Scottsdale Road to the northbound left-turn lane modification to the Transportation Department for review and approval.
- 9. Prior to the issuance of a permit for the development project, the owner shall be responsible to contribute \$25,000.00 toward the future construction costs associated with the traffic signal improvements at the N. Scottsdale Road and E. Dove Valley Road intersection. Prior to the issuance of a permit for the development project, the owner shall make an in-lieu payment to the City for the traffic signal.
- 10. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
- 11. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match Frazee Western Reserve (8617N) color, or Sherman Williams (SW7055) Enduring Bronze (246-C7).

**MULTI-USE TRAILS AND PATHS:****Ordinance**

- H. Prior to any building permit issuance for the development project, the owner shall be responsible to meet all stipulations per Zoning Case 9-ZN-2016, including:
  - i. With the final plan submittal, the owner shall design and construct along the N. Scottsdale Road frontage a 10-foot-wide concrete Multi-Use path separated from roadway edge by a minimum distance of 10-feet in accordance with SRC Section 47-21 and 47-22 and DSPM Section 5-7.200 and 5-2.202. Concrete mix for path shall be San Diego Buff (Davis Color #5237). The owner shall provide signs and markers for all trails as specified in the DSPM. The location and design of the signs and markers shall be shown on the civil construction documents.
  - ii. With the final plan submittal, the owner shall design and construct an 8-foot-wide trail along the N. Scottsdale Road frontage. The trail shall align with the existing trail to the south. The trail shall be located within the scenic corridor easement except at intersections in accordance with the 2004 Trails Master Plan, Trail Network and DSPM Section 8-3.200. The alignment of the trail shall be subject to approval by the Zoning Administrator prior to dedication. The owner shall provide signs and markers for all trails as specified in the DSPM. The location and design of the signs and markers shall be shown on the civil construction documents.
- I. Prior to issuance of any Certificate of Occupancy for the development project, the owner shall construct a minimum 8-foot-wide sidewalk along the southern property frontage to connect the sidewalk along Scottsdale Road to the City Park site to the east. This sidewalk shall be in accordance with Case 10-ZN-2001.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

12. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.
13. Submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report for Scottsdale Heights accepted in concept by the Stormwater Manager, or designee on 5/7/2018.
14. With the final drainage report and grading and drainage plan submittal please address the following: sedimentation of proposed 6-foot by 6-foot weir; basin 1 maintenance access; addition of signage informing of underground stormwater storage facilities; addition of handrails; identify all surface overflow locations and elevations for proposed drainage infrastructure.
15. With the final improvement plan submittal, the applicant shall revise the configuration of the drainage basin at the southwest corner of the site to provide additional underground storage capacity to reduce the surface depth and reduce the need for retaining walls with associated safety railings.
  - a. The limits of the basin shall be shifted eastward from the Scottsdale Road property line a minimum of 30 feet to provide additional buffer between the basin and the street.
  - b. Any exposed retaining walls used for the limits of the basin shall be textured to provide a stone finish, or similar, with integrally colored concrete to blend with the color of the surrounding natural desert.

**WATER AND WASTEWATER STIPULATIONS:**

**DRB Stipulations**

16. Before the of civil construction document submittal, the owner shall obtain approval of the master water and wastewater reports from to Water Resources Department. The civil construction document submittal shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the owner a site-specific addendum to the master report, subject to review and approval by City staff.
17. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

- J. Add the following note to Sheet 1 of the final plat:

Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.



Context Aerial

ATTACHMENT #1

1-PP-2018



Aerial Close-Up

ATTACHMENT #1A

1-PP-2018



Zoning

ATTACHMENT #2

1-PP-2018

# SCOTTSDALE HEIGHTS

Scottsdale & Dove Valley

## Preliminary Plat Narrative

810-PA-2015 | 9-ZN-2016 | 4-GP-2016

**1<sup>st</sup> Submittal: January 12, 2018**

**2<sup>nd</sup> Submittal: March 7, 2018**

**3<sup>rd</sup> Submittal: April 19, 2018**

Prepared for:

***Shea 124 Investments, LLC***

Prepared by:

LVA Urban Design Studio  
120 S Ash Ave, Tempe AZ 85281  
(480) 994-0994

**1-PP-2018**  
**04/19/18**

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## Development Team

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### Engineer

SEG  
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Phone: 480-588-7226  
Contact: Steve Counsell

## **Project Introduction**

This request is for preliminary plat approval for a 54-lot subdivision on +/-15 acres, located at the Southeast corner of Scottsdale Road and Dove Valley Road. The property is comprised of one parcel (APN# 216-51-298) and two General Plan and zoning districts. A legal description and ALTA Survey describing the site have been provided with this application.

The Scottsdale General Plan Land Use Map designations for this development is Urban Neighborhood for the 14 acres to the north, and Cultural/Institutional or Public Use for the 1.6 acres to the south. The north 14 acres are zoned R-3 ESL and the south 1.6 acres is zoned C-2 ESL. These land use and zoning designations were approved with amended development standards in 2016 (case #9-ZN-2016 and 4-GP-2016).

Historically, this site was home the Dick Van Dyke Studio. While the studio use is no longer on the property and the site is currently vacant, traces of that history can be seen by the significant vegetation scarring left by that former use. The development proposal will include an interpretive trail that highlights the historic use on the property and its association with Dick van Dyke. The trail will be constructed along the southern boundary of the site.

The Site is bounded to the west and north by single-family residential homes. A future residential community is planned immediately east of the property. The Summit retail shopping center is located to the south. The site is adjacent to Scottsdale Road to the west (a major arterial roadway) and Dove Valley Road to the north.

Shared vehicular access for the proposed community will be taken off of Dove Valley Road at the northeast corner of the site with gated emergency only access to Scottsdale Road at the southwest corner of the site. Trails and sidewalks provide further pedestrian circulation within the site and offer connectivity to destinations within the surrounding area.

## **General Plan Land Use Designation**

The General Plan Land Use Map designates the subject property as both "Urban Neighborhoods" and "Cultural/Institutional or Public Use". The Scottsdale Heights community as proposed is generally consistent with densities and overall purpose of the Land use categories of the General Plan.

## Conformance with the Goals & Approaches of the General Plan

### Character & Design Element

The Scottsdale Heights community is compatible with the character of urban neighborhoods and the Environmentally Sensitive Lands and as described by the General Plan. The proposed site plan supports the objectives of these area types by promoting higher densities on land located near retail centers and Arterial roadways, while also embracing the environmentally sensitive land by providing revegetation to areas that have previously been scarred and limiting the building height to one story. The project will also encourage enhanced streetscapes that buffer development through use of frontage open space setbacks and Scenic Corridor Buffers from adjacent roadways. The community proposes a minimum 100' open space setback along Scottsdale Road and a 40' open space setback along Dove Valley Road.

### Land Use Element

Scottsdale Heights represents a residential community that promotes compatibility with adjacent development through the use of open space buffers, preservation of view corridors, and development densities that are transitional to adjacent communities and uses.

### Housing Element

The proposed community conforms to the Housing Element Goals & Approaches of the General Plan by offering housing options that offer a "variety of housing options that blend with the character of the surrounding community." This is achieved by transitioning from the larger lot single-family homes to the north and west to a higher density, attached product on the subject site to the higher intensity commercial center to the south. The quality of housing is not compromised with this increase in density, as K. Hovnanian's proposed product meets and exceeds the quality of surrounding residential development. These elements, combined with quality construction and community regulations will ensure ongoing property maintenance to sustain neighborhood vitality and value.

### Open Space Element

The character of the Scottsdale Height's community is defined through provisions for preserving and maintaining usable, active and passive open space. The site has been planned to promote the unique character of the site by providing a trails, pathways or sidewalks along nearly every edge of the property, and provide connecting pedestrian circulation both internally and to adjacent communities. Development is clustered

internally, maintaining a 100' natural scenic corridor along Scottsdale Road and a 40' open space buffer along Dove Valley Road.

### Suburban Desert Character Type Designation

The subject property is located within an area designated by the City's 2001 General Plan as "Resort Corridor and Resort Village" on the Character Types Map. The area has since developed and is best defined by the Suburban/Suburban Desert character. This character type is defined as *"...medium density neighborhoods that include a variety of commercial and employment centers and resorts. A wide variety of recreational and leisure opportunities are integrated into the fabric of these districts. Pedestrian and bicycle linkages from neighborhood to neighborhood and from neighborhood to commercial, cultural, educational and recreational components are vital in weaving these areas into a livable community. The physical character of these districts varies widely throughout the community and is based on period of construction and the surrounding topography and natural features..."*

The proposed community is consistent with the intent of the Character Type area given its proximity to The Summit retail center and its pedestrian circulation opportunities both internally and externally. A cultural and character element is also created with the proposal of the interpretive trail located along the southern property line. Setbacks to adjacent properties and roadways will be respectful of adjacent existing uses. Building heights are sensitive to surrounding properties, and with approximately 2.8 acres of the property dedicated as Natural Area Open Space, there is strong emphasis on preservation of natural vegetation. Undisturbed and revegetated N.A.O.S have been placed in continuous tracts wherever feasible in order to protect the environmental features at the highest level. The proposed site plan fully supports the objectives of the Suburban/Suburban Desert Character Type as described.

### Zoning

The subject property currently has split zoning; 14.0 acres as R-3 ESL and 1.6 acres as C-2.

Adjacent properties consist of a future condominium community to the east and retail center, The Summit, located directly to the south. Much of the property within the vicinity of the site consists of existing and planned single-family residential development, including several master planned communities: Terravita, Windfield, and Servano Village.

	Existing Land Uses	General Plan Land Use Designation	Existing Zoning Designation
<b>SITE</b> <b>(Scottsdale Heights)</b>	Single-family Residences	Urban Neighborhoods	R-3 ESL & C-2 ESL
<b>South of Site</b> <b>(The Summit)</b>	Retail Center	Cultural/Institutional or Public Use	C-2 ESL
<b>West of Site</b> <b>(Terravita)</b>	Single-family Residences	Suburban Neighborhood & Developed Open Space	R1-10 ESL
<b>North of Site</b> <b>(Windfield)</b>	Single-family Residences	Resorts/Tourism	R-4R ESL
<b>East of Site</b> <b>(Sevano Village)</b>	Single-family Residences	Suburban Neighborhoods	R1-5 ESL

Table 1: On-Site and Surrounding Uses, General Plan and Zoning Designation

## About the Design

### Circulation

The community takes access off Dove Valley Road at the northeast corner of the site via an entry shared with the property to the east of the site. This entry has been designed with both safety and aesthetics in mind. Sharing the access point between the two properties reduces the number of driveways onto Dove Valley Road while creating the opportunity for unique, community-defining entry monumentation.

Vehicular circulation is provided throughout the community in the form of a single cul-de-sac that winds through the community serving each home. This roadway has been designed to conform to the City of Scottsdale's suburban street cross section. It includes 28' of pavement located within a 46' private street tract with 6' sidewalks on both sides of the street. These sidewalks will connect with additional pathways throughout the community offering safe pedestrian connectivity to a variety of nearby community destinations.

A 10' multi-use path will be constructed along both the Scottsdale Road, and a 6 foot sidewalk will be provided along Dove Valley Road. An 8' natural surface path will meander through the scenic corridor adjacent to Scottsdale Road and the 8' public concrete multi-use interpretive trail is being designed to meander along the site's southern boundary.

A gated emergency access point (24 feet wide in conformance with City fire requirements) is located at the terminus of the community cul-de-sac and connects to Scottsdale Road via a stabilized natural surface to provide a secondary point of access for the community should an emergency occur that restricts the northern access gate.

The developer will contribute \$25,000 toward the future construction of a traffic signal at in intersection of Dove Valley Road and Scottsdale Road.

## Open Space

The project team recognizes the aesthetic value that open space, both natural and landscaped, brings to a community. The open space for this community has been analyzed in two ways to ensure that the provided open space is meaningful and meets City of Scottsdale open space requirements.

### Common Open Space

Net Area: 13.3 ac.

#### Common Open Space

Required:	4.79 ac. (36% of net)
Provided:	5.25 ac. (39% of net)

#### Frontage Open Space

Required:	1.60 ac. (12% of net area)
Provided:	2.58 ac. (19% of net area)

#### Private Outdoor Living Space

Required:	10% of gross floor area of unit
Provided:	min. 10% of gross floor area of unit

### Natural Area Open Space

<u>N.A.O.S required per slope analysis:</u>	<u>3.45 ac</u>
Max. allowed revegetated area (30%):	1.03 ac
Min. allowed undisturbed area (70%):	2.42 ac

<u>N.A.O.S required after scarred area credit:</u>	<u>2.77 ac</u>
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*(e.s.l allows 2:1 credit for restored area scarred prior to 1990)*

*(scarred credit to be reduced from undisturbed n.a.o.s requirement*

Max. allowed revegetated area:	1.03 ac
Min. allowed undisturbed area:	1.74 ac

<u>Provided N.A.O.S</u>	<u>2.77 ac</u>
-------------------------	----------------

N.A.O.S - Revegetated:	0.92 ac
------------------------	---------

N.A.O.S - Undisturbed:	1.85 ac
------------------------	---------

N.A.O.S - Scarred/to be restored credit:	0.68 ac
--	---------

*(actual scarred area before 2:1 credit -0.34 ac)*

## **Conclusion**

We respectfully request approval of the preliminary plat for this property as it promotes the objectives set forth by the City of Scottsdale's General Plan, Zoning Ordinance, and Design Standards & Policies Manual. Scottsdale Heights will bring a luxury residential community to an underutilized site in north Scottsdale. The proposed residential community will provide an aesthetic character and design compatible with the surrounding context and will create a logical transition of land uses from the commercial uses to the south and adjoining residential and recreational uses in the area. This preliminary plat will allow the site to respond appropriately to its current context by contributing an appropriately located, high quality, innovatively designed residential community.

## Development Review Board Criteria

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 Scottsdale Heights is consistent with the City of Scottsdale DS&PM and General Plan goals and policies as established in the associated general plan amendment and zoning cases (#9-ZN-2016 and 4-GP-2016).

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;**

*Response:* While the project is situated within the broader North Scottsdale community, it will also serve as a smaller neighborhood unto itself. All new communities are reviewed by the city, in part, to ensure compatibility with established goals and conformance with applicable codes and development standards, which promote optimal public health, safety, and welfare. Strong neighborhoods promote safety, health, and connection with neighbors. These can be promoted through connection to multiple modes of transportation including biking, public transit and pedestrian access to nearby amenities. Neighbor to neighbor connection will be facilitated by providing attractive open spaces and amenities along with attractive architecture. The community is designed to be a self-contained neighborhood nestled within the larger community.

- b. **Avoid excessive variety and monotonous repetition;**

*Response:* The surrounding area has a variety of uses including single-family residential and commercial. This project is seen as a transition between some of the nearby higher intensity uses and the surrounding single-family homes. The unique high-end duplex design offers a low-maintenance option for residents still seeking a fee-simple product and private yard. Perimeter buffers and open space will ensure that the community blends with the existing neighborhood fabric.

- 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:* The architecture takes cues from a design that responds to the desert climate. Elements such as integrated window shading and durable siding, and materials designed to hold up to the harsh sun all provide relief in the hot summers.

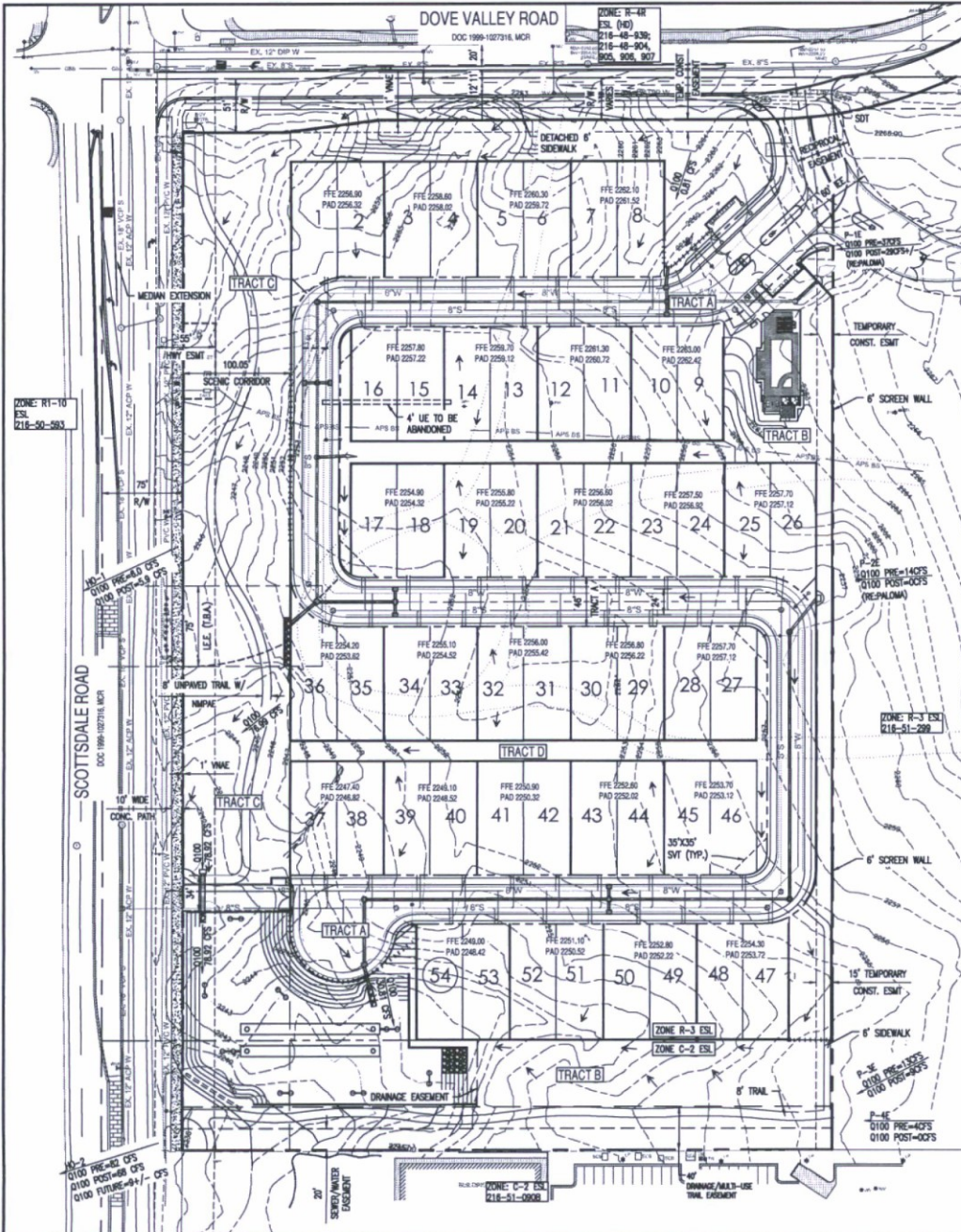
The integrated porches and rear yards take advantage of Arizona's climate to promote three-season outdoor living.

**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:* The main entry/exit for this community will be off of Dove Valley Road via an entry point shared with the community to the east of the site. A gated secondary access point will be reserved only of emergency vehicles and is located at the southwest corner of the site. Together, these two vehicular points, along with a robust pedestrian circulation network, will provide ample means of circulation for future residents. The proposed local suburban cross section provides for internal circulation within a cross section that includes a 46' private street tract, 28' of pavement, roll curbs, and an attached 6' sidewalk. This condition allows for the provision of full 18' driveways for each residence. These combined with each home's two-car garage offers ample off-street parking for this community.

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

*Response:* All mechanical equipment, appurtenances, and utilities will be screened by the landscaping and associated site walls and architectural design. Trash will be collected via individual refuse bins to be stored in resident's side yards.



# **PRELIMINARY PLAT** SCOTTSDALE HEIGHTS SEC DOVE VALLEY RD. AND SCOTTSDALE RD.

**BENCHMARK:**  
BENCHMARK IS A OLD BRASS CAP IN HANDHOLE, LOCATED AT THE INTERSECTION OF SCOTTSDALE ROAD AND DOVE VALLEY ROAD, BEING THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST.  
ELEVATION 2252.243' NAD 88

**CIVIL ENGINEER**  
SUSTAINABILITY ENGINEERING GROUP  
6030 E. GILBERT DR., SUITE 101  
SCOTTSDALE, ARIZONA 85260  
PHONE: 480-588-7225  
ATTN: ALI FARH

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

**DEVELOPER**  
K HYUNDAI GREAT WESTERN HOMES, LLC  
30300 N. TATUM BLVD., SUITE 350  
PHOENIX, AZ 85050  
480-424-4186  
ATTN: CHUCK CHISHOLM

**OWNER**  
SHEA 134 INVESTMENT, LLC/W & CONALL LLC, ETAL  
11811 N. TATUM BLVD., SUITE 1051  
PHOENIX, AZ 85028

**SHEET INDEX**  
PP-1 PRELIMINARY PLAT  
PP-2 PRELIMINARY PLAT  
C3.00 SITE GRADING AND DRAINAGE PLAN  
C3.10 SITE CROSS SECTIONS  
C3.20 STORM PROFILES  
C4.00 PRELIMINARY UTILITY PLAN

## **SITE INFORMATION**

**APR:**  
SITE AREA: 218-51-298  
RESIDENT PARKING: 4579,834.3 S.F. OR ±13.31 AC. (GROSS)  
PROPOSED ZONING: 4551,489.1 S.F. OR ±12.86 AC. (NET)  
NO. OF LOTS: 2 GARAGE SPACES/UNIT  
R-3 ES, C-2 ES  
UNIMAGED  
54 LOTS

## **SETBACKS**

FRONT: 0'  
REAR: 0'  
SIDE: 0'  
STREET SIDE: 10'  
BETWEEN BUILDINGS: 10'

**MIN LOT SIZE**  
4,833 SF

## **LEGAL DESCRIPTION**

PARCEL 1 OF LAND DIVISION MAP FOR DOVE VALLEY AND SCOTTSDALE ROAD  
ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY  
RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 983, PAGE 6.

## **R-3 ES DEVELOPMENT STANDARDS**

MIN. BLDG SETBACK: 0' (ADJACENT TO C-2)  
MIN. YARD SETBACK: 10' (ADJACENT TO C-2)  
MIN. DISTANCE BETWEEN BLDG: 10' (ADJACENT TO C-2)  
MIN. BLDG SETBACK: 15' (ADJACENT TO R-1 TO R-4)  
MAX. BLDG HEIGHT: 1-STORY  
MIN. GARAGE DOOR SETBACK: FACE OF GARAGE SHALL BE SETBACK FROM CURB, SIDEWALK OR TRAVEL LAKE EITHER 3' OR 6' OR AT LEAST 18'

## **NOTE**

THIS SITE IS LOCATED IN FLOOD ZONE "X" AS SHOWN FIRM ON  
MAP NUMBER 040130085L DATED OCTOBER 16, 2013.

## **GENERAL NOTES**

- THESE 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.
- 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.
- A KEY SWITCH/ PRE-EMPTION SENSOR WILL BE PROVIDED AT ALL GATED ENTRY LOCATIONS PER FIRE ORDINANCE 4283-503.6.1.
- EXISTING WATER AND FIRELINES NOT USED SHALL BE ABANDONED AT THE MARK BY THE CONTRACTOR.
- EXISTING SEWER LINES OR SERVICES NOT USED WILL BE REMOVED TO THE WARM/ML.
- ALL ACCESSIBLE FACILITIES SHALL BE CONSTRUCTED IN CONFORMANCE WITH ADA STANDARDS.
- VERTICAL DROPS GREATER THAN 24" WILL REQUIRE HANDRAIL INSTALLATION. BASINS DEEPER THAN 3" WILL REQUIRE GUARD RAIL FOR ACCESS PROTECTION.

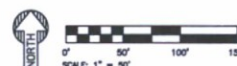
## **NOTE**

FIRE HYDRANT SPACING SHALL BE LESS THAN 700 FT AS A FIRE HOSE WOULD BE LAID PER OSPM SECTION 6-1.502.

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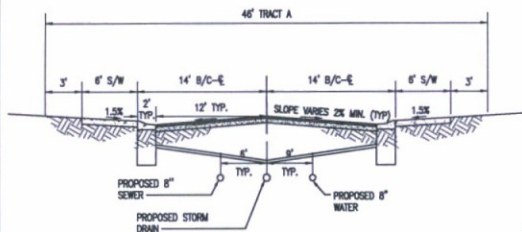
**FIRE TURNING RADIUS DETAIL**



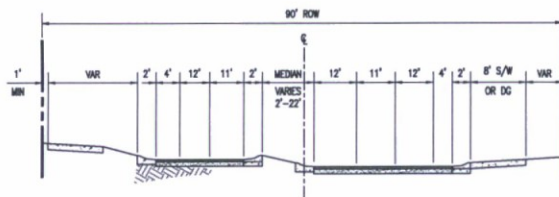
**PROJECT:** SCOTTSDALE HEIGHTS  
**LOCATION:** SEC. DOVE VALLEY RD. AND SCOTTSDALE RD.  
**DATE:** 04/18/18  
**ISSUED FOR:** DRB / PP  
**REVISIONS:**  

NO.	DATE	DESCRIPTION
1	04/18/18	ISSUED FOR DRB / PP

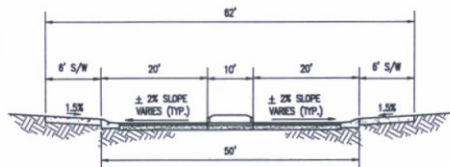
  
**APP. NO.:** 150701  
**SHEET NO.:** 1-PP-2018  
**PRELIMINARY PLAT**



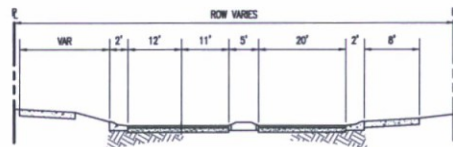
TYPICAL ROAD  
SECTION  
SCALE: NTS



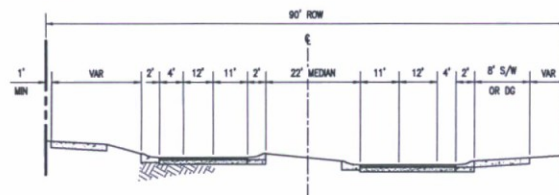
SCOTTSDALE ROAD AT LEFT  
TURN LANE  
SCALE: NTS



TYPICAL ENTRANCE  
SECTION  
SCALE: NTS



DOVE VALLEY ROAD  
SCALE: NTS

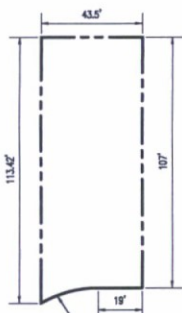


SCOTTSDALE ROAD  
SCALE: NTS

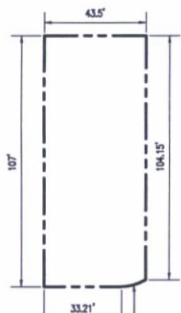
LOT, R.O.W. & EASEMENT TABLE			
PROPERTY	AREA SF (AC)	DEDICATED USES	ENTITY RESPONSIBLE FOR MAINTENANCE, OPERATION, & LIABILITY
LOT 1	4,891.6 SF (0.113 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 2	4,855.4 SF (0.107 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 3-7	4,854.5 SF (0.107 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 8	4,853.0 SF (0.107 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 9	4,882.3 SF (0.107 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 10-15	4,854.5 SF (0.107 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 16-17	4,845.0 SF (0.107 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 18-24	4,854.5 SF (0.107 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 25	4,855.4 SF (0.107 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 26	4,821.8 SF (0.113 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 27	4,845.0 SF (0.107 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 28-34	4,854.5 SF (0.107 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 35	4,855.4 SF (0.107 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 36	4,910.2 SF (0.113 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 37-45	4,854.5 SF (0.107 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 46	4,845.0 SF (0.107 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 47	4,795.3 SF (0.108 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 48-54	4,854.5 SF (0.107 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
TRACT A	103,154 SF (2.37 AC)	PRIVATE STREET, REFUSE COLLECTION, EMERGENCY RESPONSE & SERVICE ACCESS, DRAINAGE, PUBLIC WATER, SEWER & UTILITIES	PROPERTY OWNER ASSOCIATION
TRACT B	118,446 SF (2.74 AC)	DRAINAGE, LANDSCAPE, OPEN SPACE, RETENTION, AMENITIES & RECREATION, PUBLIC WATER, SEWER & UTILITIES	PROPERTY OWNER ASSOCIATION
TRACT C	94,268 SF (2.16 AC)	DRAINAGE, LANDSCAPE, OPEN SPACE, RETENTION, EMERGENCY RESPONSE & SERVICE ACCESS, AMENITIES & RECREATION	PROPERTY OWNER ASSOCIATION
TRACT D	10,886 SF (0.25 AC)	DRAINAGE, LANDSCAPE, OPEN SPACE, RETENTION, AMENITIES & RECREATION	PROPERTY OWNER ASSOCIATION



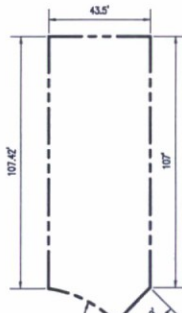
TYPICAL DUPLEX LOT DIMENSION



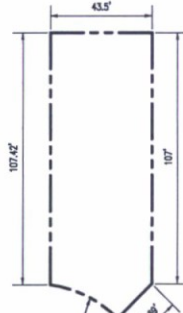
LOT 47



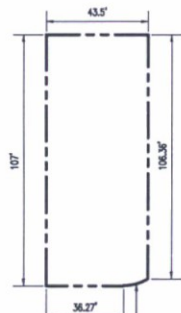
LOTS 16, 17, 27, 46



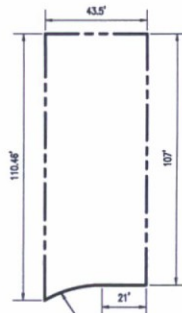
LOT 1, 28



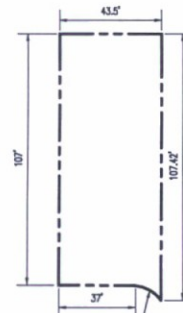
LOT 38



LOT 8



LOT 9



LOTS 2, 25, 35



PROJECT: SCOTTSDALE HEIGHTS DOVE VALLEY SCOTTSDALE 171113111 DAO (SESS)11.2 ENTITLEMENT-PLANNING/PRM PLZ/ING

LOCATION: SEC. SCOTTSDALE AND

DATE: 04/18/18

ISSUED FOR: DRB / PP

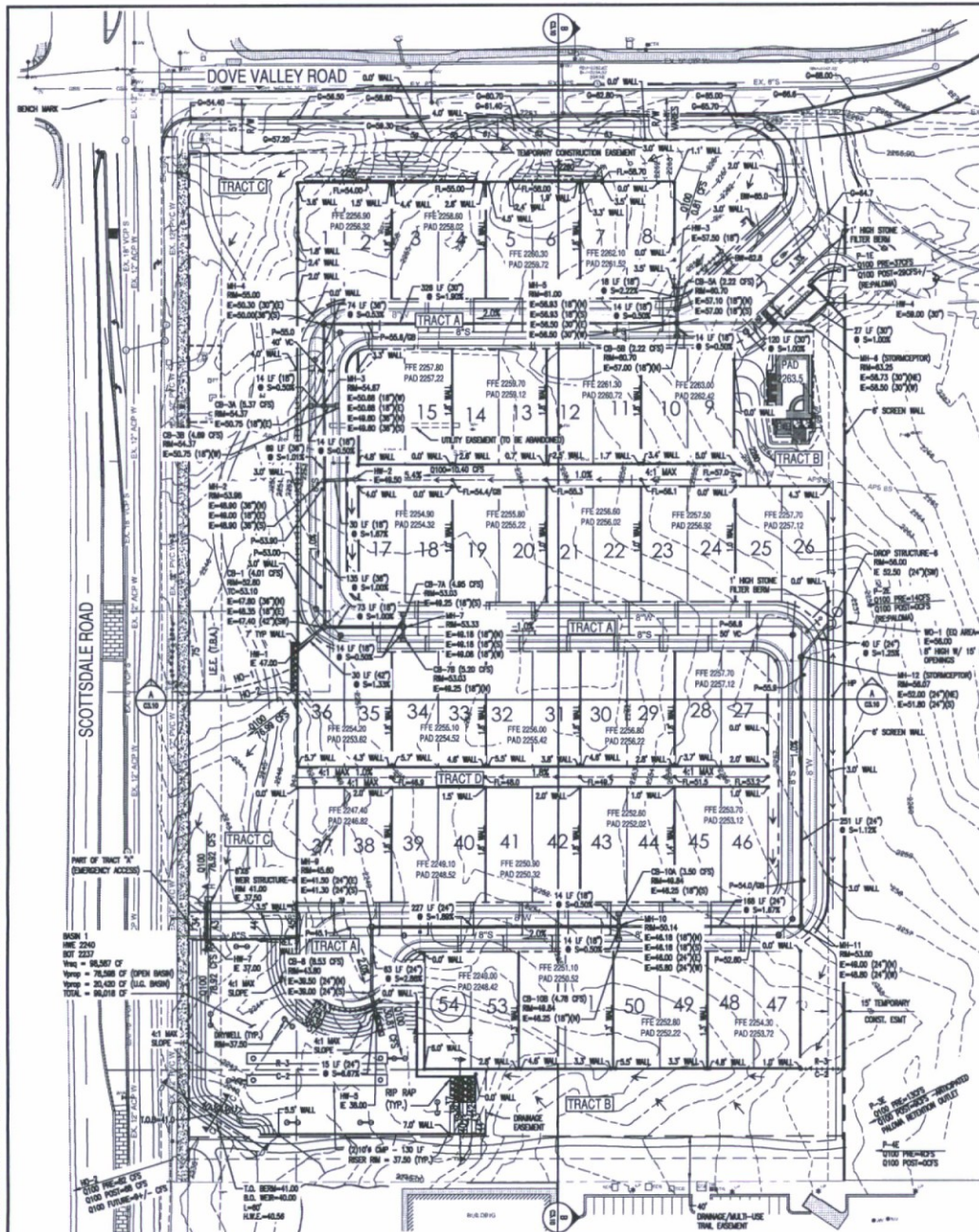
REVISION NO:

NO. 150701

PRELIMINARY PL

SHEET NO. PP-2

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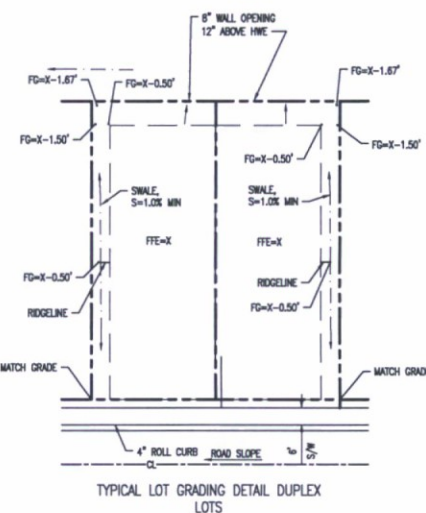


# PRELIMINARY GRADING PLAN

SCOTTSDALE HEIGHTS  
SEC DOVE VALLEY RD. AND SCOTTSDALE RD.

## LEGEND:

- RIDGE LINE
- DRAINAGE FLOW ARROW
- GUTTER ELEVATION
- FINISH GRADE ELEVATION
- FINISH GRADE ELEVATION
- TOP OF RETAINING WALL
- BOTTOM GRADE
- DRYWELL
- BACK OF WALK
- FINISHED FLOOR ELEVATION
- HEADWALL
- CATCH BASIN
- FINISHED GRADE
- MANHOLE
- RIPRAP



NOTE: REFER TO  
C3.10 FOR ALL  
CROSS-SECTIONS.















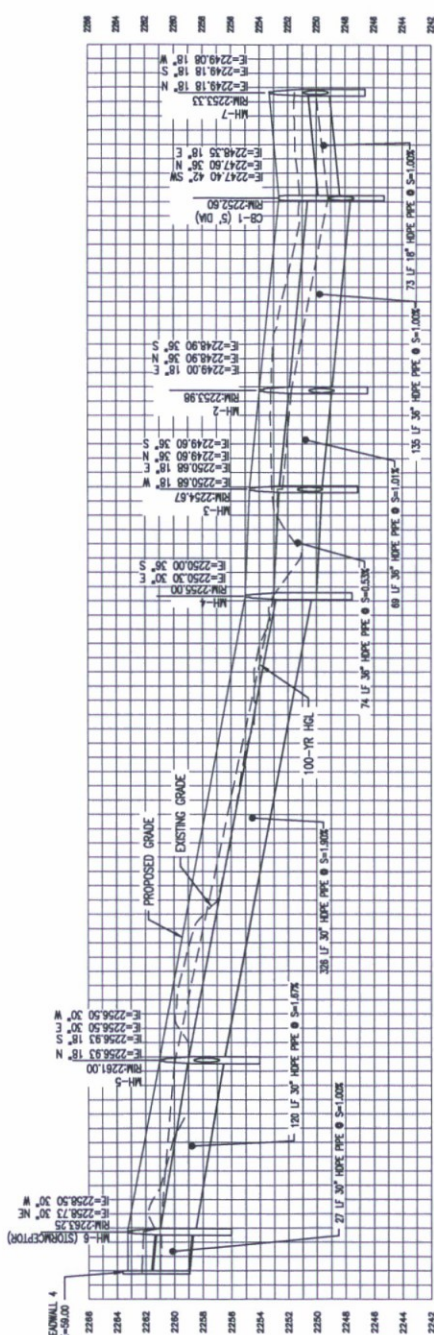
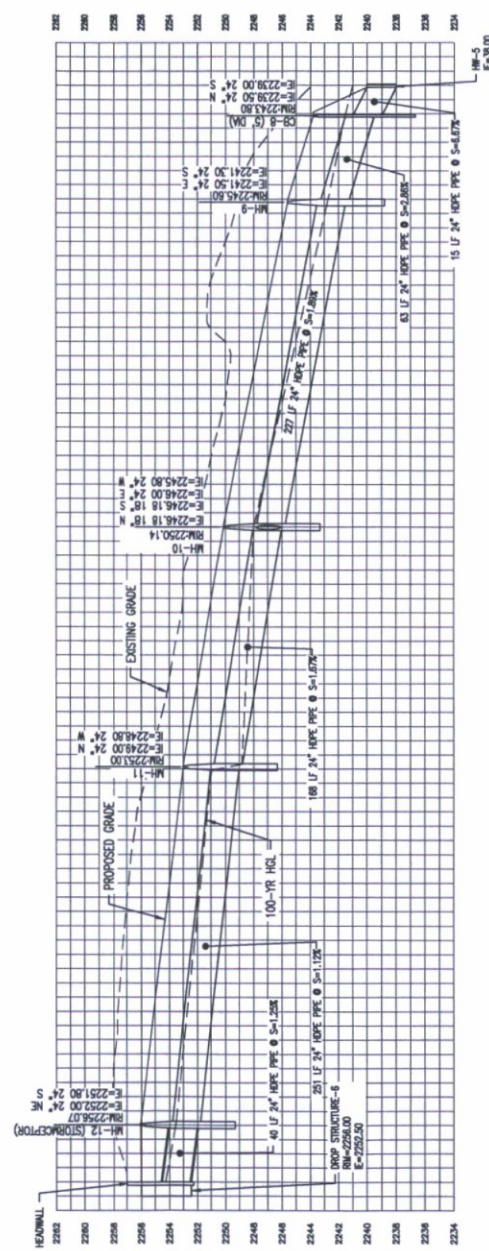
SCOTTSDALE HEIGHTS DOVE VALLEY ROAD AND SCOTTSDALE ROAD  
PRELIMINARY GRADING PLAN  
C3.00



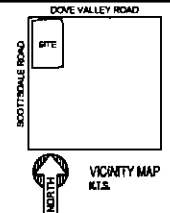
PROJECT	SCOTTSDALE HEIGHTS
LOCATION	SEC DOVE VALLEY RD. AND SCOTTSDALE RD.
DATE	04/18/18
ISSUED FOR	DRB / PP
REVISION	
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PRELIMINARY GRADING  
DRAINAGE PLAN  
C3.00

PROJECT SCOTTSDALE HEIGHTS	LOCATION	SEE SCOTTSDALE AND								
	STREET _____ HIGHWAY _____ INTERSECTION _____ NEAR _____	SHAWNEE COLUMBIA COLUMBIA FIVE								
DATE:	04/12/18									
DESIGN FOR:	DRB / PP									
RECORDING INFO:	<table border="1"> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>									
										
										
										
										
JOB NO.:	150791									
SHEET NO.:	SITE CROSS SECTION									
DRAWN BY:	CL10									



# PRELIMINARY UTILITY PLAN SCOTTSDALE HEIGHTS SEC DOVE VALLEY RD. AND SCOTTSDALE RD.



- PROPOSED LEGEND**
- PROPERTY LINE
  - 8" W WATER LINE
  - 8" S SEWER LINE
  - WATER METER
  - FIRE HYDRANT
  - SEWER CLEANOUT
  - SEWER MANHOLE

- WATER KEY NOTES:**
- ① 12" X 8" T.S. & V. SLAC
  - ② 8" D.I.P. WITH POLYWRAP
  - ③ FIRE HYDRANT
  - ④ 1" DOMESTIC SERVICE CONNECTION, INCLUDING BPP/ FPN (IRRIGATION TAP ON PRIVATE SIDE WITH BPP)
  - ⑤ 1" IRRIGATION SERVICE FOR COMMON AREAS (WITH BPP)
  - ⑥ PRESSURE REDUCING VALVE AND WHIST PER COS STD DET. 2342-1.
  - ⑦ WATER SAMPLING STATION

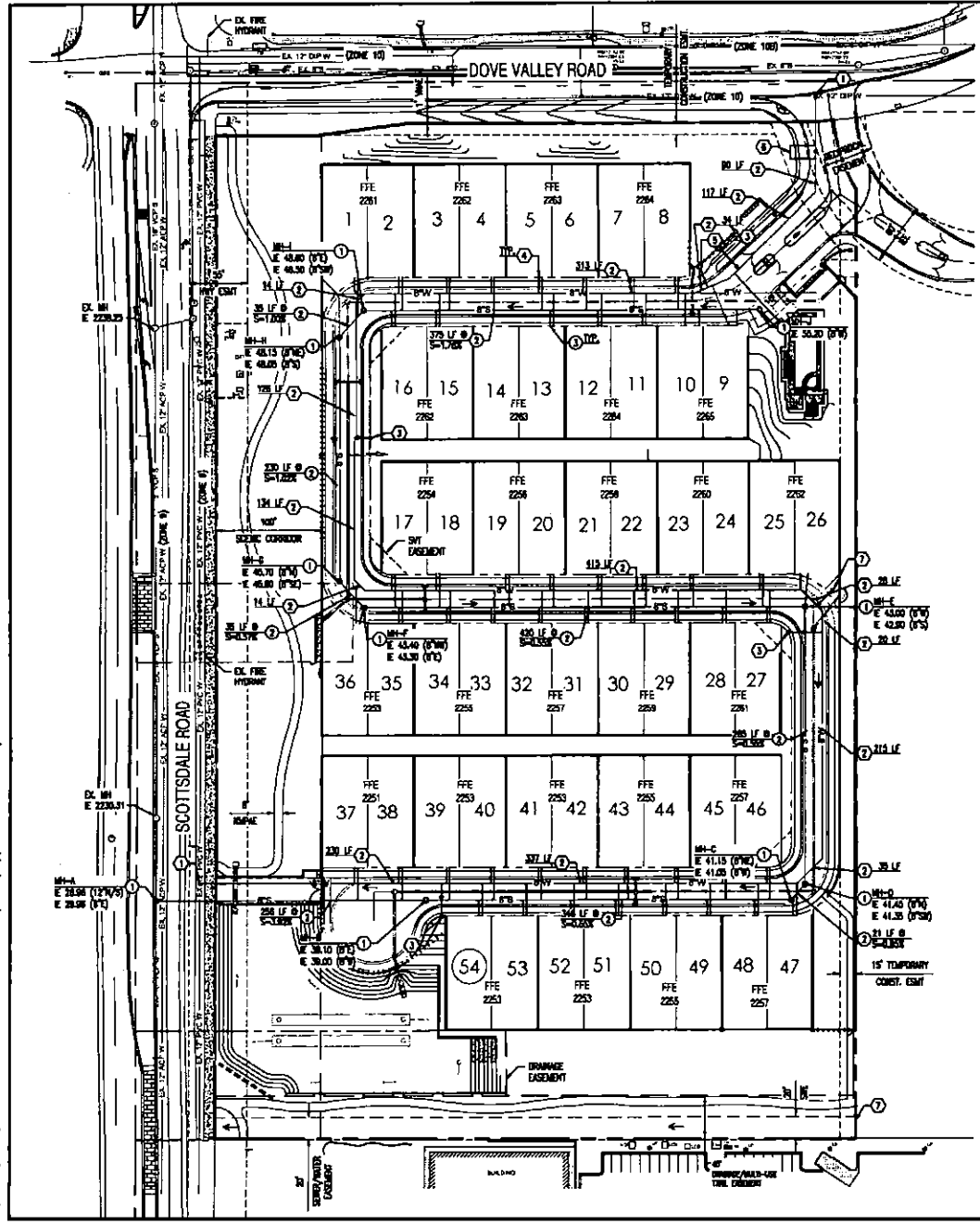
- SEWER KEY NOTES:**
- ① 5" DIAMETER SEWER MANHOLE
  - ② 8" SDR-35 PVC
  - ③ 4" PVC SEWER SERVICE CONNECTION
  - ④ FLUX AND BLOCK

NOTE 1: FIRE HYDRANT SPACING REQUIREMENTS ARE BEING MET PER DSPAL SECTION 8-1.202.



**KHOVNUMIAN ENGINEERS**

PROJECT: SCOTTSDALE HEIGHTS	LOCATION: SEE SCOTTSDALE AND DOVE VALLEY MAPS
DATE: 04/18/18	SHEET: 150701
PRELIMINARY UTILITY	



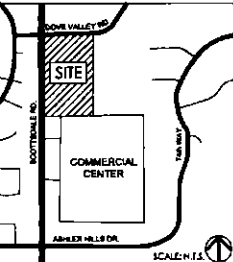
# PROJECT TEAM

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 Contact: Chuck Chisholm  
 chisholm@nvh.com

Landscape Architect:  
 LVA Urban Design Studio  
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 480-994-0994  
 Contact: Laura Thelen, RLA  
 lthelen@lva-design.com

Civil Engineer:  
 SEG  
 8280 E. Gealing Dr., Suite 101  
 Scottsdale, AZ 85260  
 480-586-7226  
 Contact: Steve Counsel  
 Steve@azseg.com

## UNITY MAP



## KEY MAP



## PLANT LEGEND

TREES	
ACACIA GREGGII	CATCLAW ACACIA
CELTIS RETICULATA	DESERT HACKBERRY
CERCIDIMUM FLORIDUM	BLUE PALM VERDE
CERCIDIMUM MICROPHYLLA	FOOTHILLS PALM VERDE
CHILOPSIS LINEARIS	DESERT WILLOW
OLNEYA TESOTA	IRONWOOD
PROSOPIA VELUTINA	MESQUITE
SHRUBS	
AMBROSIA AMBROSIOIDES	GIANT BURSAGE
AMBROSIA DELTOIDEA	BURSAGE
ERICAMEBA LARICIFOLIA	TURPENTINE BUSH
HOLCANTHIA EMORYI	CRUCIFLOR THORN
HYPTIS EMORYI	DESERT LAVENDER
JUSTICIA CALIFORNICA	CHIRIFAROSA
LARREA TRIDENTATA	CREOSOTE
SAEMONODIA CHIMENSIS	JOJOBA
VIGUIERA DELTOIDEA	GOLDBERRY
ACCENTS	
AGAVE AMERICANA	CENTURY PLANT
CARNEGIEA GIGANTEA	SAAGUARO
CYLINDROPUNTIA RUGIDA	CHOLLA
DASTURION WHEELERI	DESERT SPOON
PEROC ACTIS VISITATI	BARREL CACTUS
FOULGERIA SPLENDENS	OCOTILLO
OPUNTIA ENGELMANNI	PRICKLY PEAR
YUCCA BACCATA	BARBARA YUCCA
YUCCA FLATA	SOAP TREE YUCCA
GROUNDCOVERS	
BAILEYA MULTIRADIATA	DESERT MARGOLD
MELAMPEDIUM LEUCANTHUM	BLACKFOOD DASY
PENTSTEMON PARKYI	PARRY'S PENTSTEMON
PSILOSTROPHUS COOPERI	PARRY'S PENTSTEMON
SPHAERALCEA AMBIGUA	DESERT GLOBEMALLOW
VERBENA PULCHELLA	MOSS VERBENA
HYDRATED MIX	
AMBROSIA DELTOIDEA	TRIANGLE-LEAF BURSAGE
ATRIPEX CANESCENS	FOUR-WING SALT BUSH
ENCLEIA FARINOSA	BRITTLEBUSH
ERICAMEBA LARICIFOLIA	TURPENTINE BUSH
LARREA TRIDENTATA	CREOSOTE BUSH
SERINA COVEI	DESERT SPINNA
SPHAERALCEA AMBIGUA	GLOBEMALLOW

N.A.O.S. Undisturbed Areas

N.A.O.S. Revegetated Areas. Plant selection and density will match surrounding vegetation and may include salvaged material, selections from the plant list, and hydroseed mix for stabilization of slope areas.

Non N.A.O.S. Areas

NOTE: See sheet 2 for Revegetation and irrigation notes

## 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.
- FIFTY PERCENT OF PROPOSED TREES SHALL BE MATURE, AS DEFINED IN ARTICLE 11, DEFINITIONS, OF THE ZONING ORDINANCE. INDICATE BOTH THE COMPLIANT CALIBER AND INDUSTRY STANDARDS BOX SIZE FOR THAT CALIBER IN THE PLANT PALETTE.

MATCHLINE: SEE SHEET 2

- ALL SPECIES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPT. OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST.
- NO SHRUBS OR GROUNDCOVER WITHIN SIGHT VISIBILITY TRIANGLE SHALL EXCEED 2'-0" IN HEIGHT AT MATURITY, TYP.
- PLANTS PROPOSED IN DRAINAGE BASINS SHALL BE IN CONFORMANCE WITH DESIGN STANDARDS AND POLICIES MANUAL SECTION 2-1.903 NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.
- THORNY TREES, SHRUBS, AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING.

NOTE: Concepts are preliminary and illustrative purposes only. Design subject to change prior to final approval.

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# SCOTTSDALE HEIGHTS

CONCEPTUAL LANDSCAPE AND HARDSCAPE PLAN

SHEET 1 OF 8

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7/10/2017 SCOTTSDALE HEIGHTS-PP040456000101 CONCEPTUAL LS PLAN.dwg Apr 11, 2018

ATTACHMENT 5

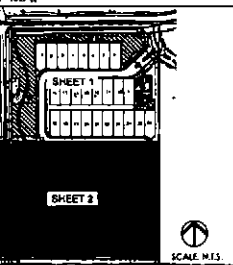


APPROX. SCALE: 1" = 30'  
 1791 DRAWN BY: SK

## PLANT LEGEND

TREES		
ACACIA GREGGII	CATCLAW ACACIA	
CELTIS RETICULATA	DESERT HACKBERRY	
CERCIDIMUM FLORIDUM	BLUE PALM VERDE	
CERCIDIMUM MICROPHYLLA	FOOTHILLS PALM VERDE	
CHLOPSIS LINEARIS	DESERT WILLOW	
OLNEYA TESOTA	IRONWOOD	
PROSOPIS VELUTINA	MESQUITE	
SHRUBS		
AMBROSIA AMBROSIOIDES	GIANT BURSAGE	
AMBROSIA DELTOIDEA	BURSAGE	
ERCAHERIA LARICIFOLIA	TURPENTINE BUSH	
HOLACANTHA EMORYI	CRUCIFRUIT THORN	
HYPTIS EMORYI	DESERT LAVENDER	
JUSTICIA CALIFORNICA	CHUPAROSA	
LARREA TRIDENTATA	CREOSOTE	
SAMMONSIA CHINENSIS	JOJOBA	
VIGUIERA DELTOIDEA	GOLDENEYE	
ACCENTS		
AGAVE AMERICANA	CENTURY PLANT	
CARNEGIEA GIGANTEA	SAGUARO	
CYLINDROPUNTIA FULGIDA	CHOLLA	
DASYLIRON WHEELERII	DESERT SPOON	
FEROCACULUS WHEELERII	BARREL CACTUS	
FOURWING SALT BUSH	OCOTILLO	
OPUNTIA ENGELMANNII	PRICKLY PEAR	
YUCCA BACATA	BANANA YUCCA	
YUCCA GLAUC	SOAPIREE YUCCA	
GROUNDCOVERS		
BAILEYA MULTIRADIATA	DESERT MARIGOLD	
MELANPODUM LEUCANTHUM	BLACKFOOT DAST	
PENSTEMON FARRISII	PARRY'S PENSTEMON	
PSILOSTROPHE COOPERI	PAPERFLOWER	
SPHAERALCEA AMBIGUA	DESERT GLOBEMALLOW	
VERBENA PULCHELLA	MOSS VERBENA	
HYDROSEED MIX		
AMBROSIA DELTOIDEA	TRIANGLE-LEAF BURSAGE	
ATRIPLAX CANADENSIS	FOUR WING SALT BUSH	
ENCIELA FARINOSA	BRITTLEBUSH	
ERCAHERIA LARICIFOLIA	TURPENTINE BUSH	
LARREA TRIDENTATA	CREOSOTE BUSH	
SENNA COVESA	DESERT SENNA	
SPHAERALCEA AMBIGUA	GLOBEMALLOW	

MAP



- N.A.O.S. Undisturbed Area
- N.A.O.S. Re-vegetated Areas. Plant selection and density will match surrounding vegetation and may include salvaged material, selections from the plant list, and hydroseeded mix for stabilization of slope areas.
- Non N.A.O.S. Area

## VEGETATION AND IRRIGATION METHOD

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. All re-vegetated N.A.O.S. areas shall be watered for three years maximum. Container-grown plant material shall be irrigated with drip irrigation. The selection, placement and alignment (rotation) of all on-site nursery salvage trees shall be approved by owner, or the landscape architect, prior to digging and planting.

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# SCOTTSDALE HEIGHTS

CONCEPTUAL LANDSCAPE AND HARDSCAPE PLAN

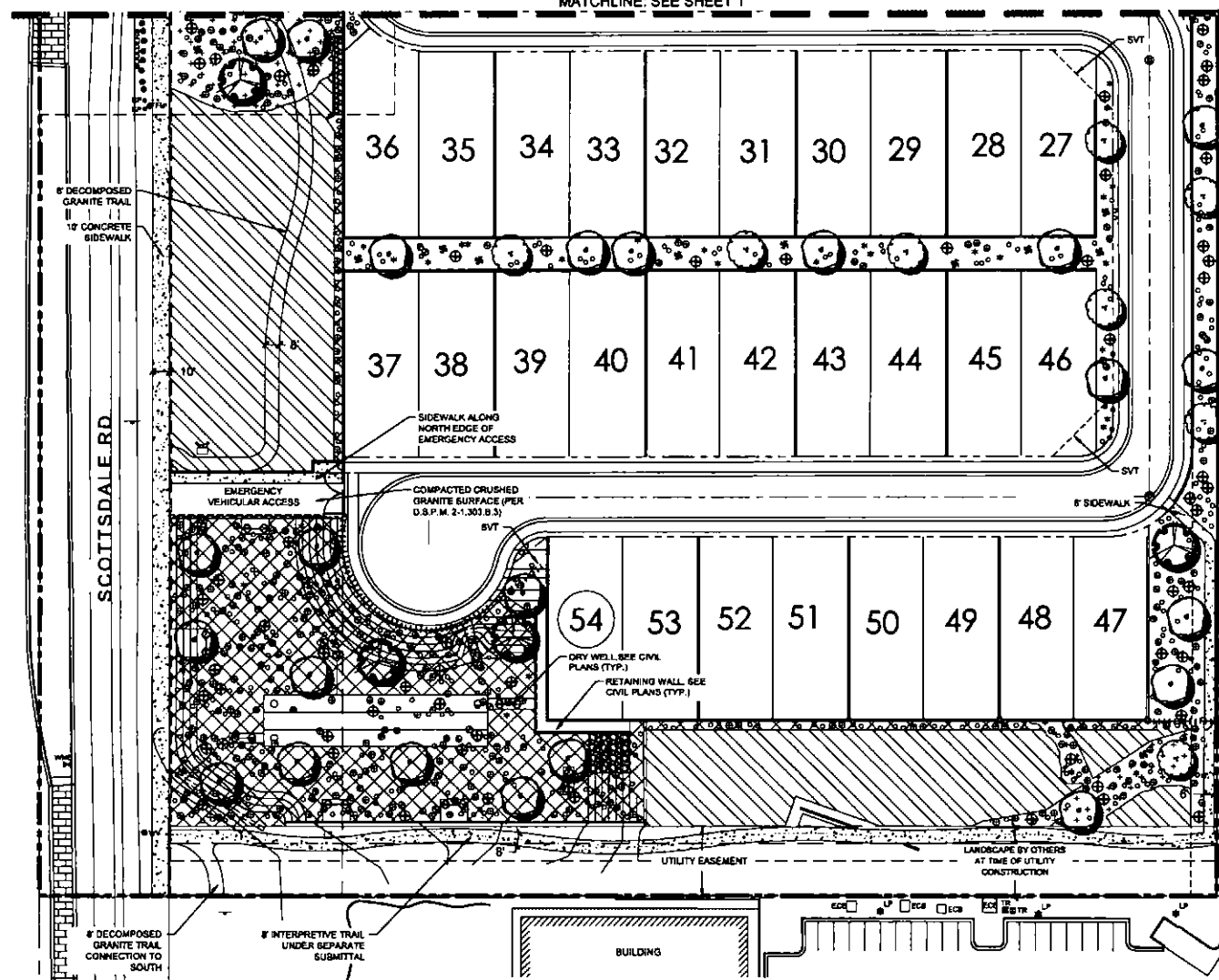
SHEET 2 OF 8

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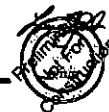
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P:\001\1991-SCOTTSDALE HEIGHTS\001\LANDSCAPE\CONCEPTUAL\LSA PLAN.dwg 10/11/2011

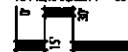
MATCHLINE: SEE SHEET 1



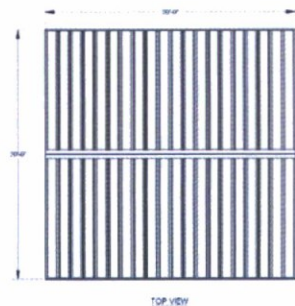
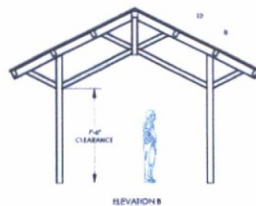
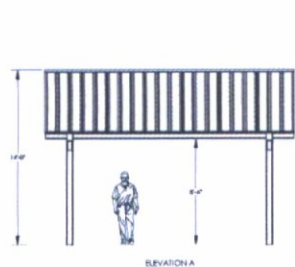
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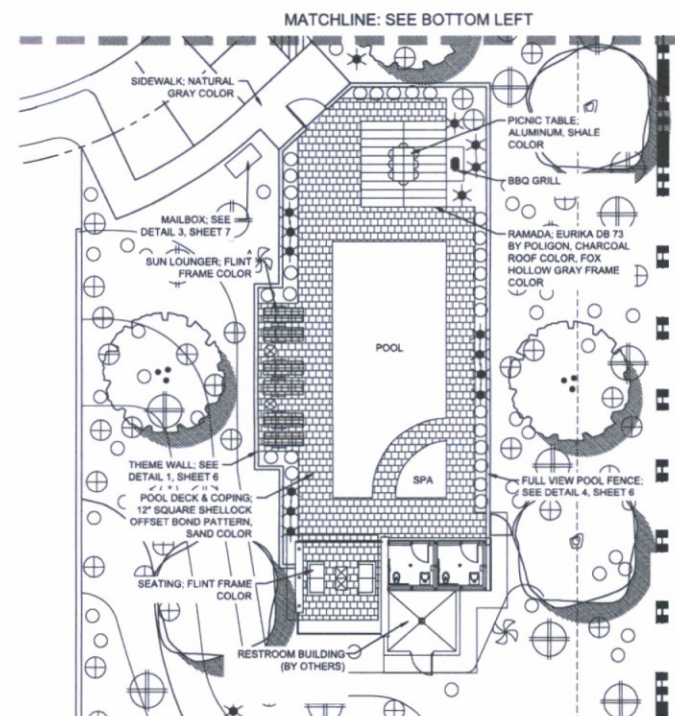
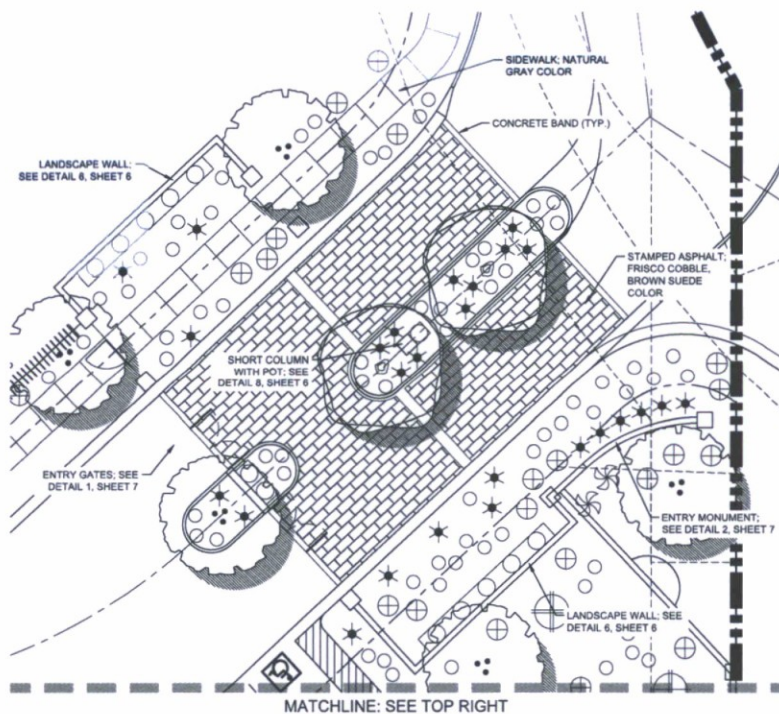
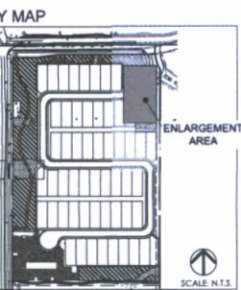
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1791 DRAWN BY: SK



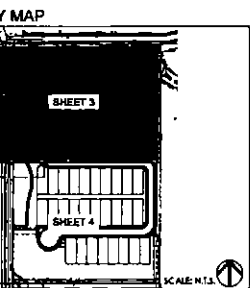
RAMADA DETAILS



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



 **THEME WALL**  
 SEE DETAIL 1, SHEET 6  
 **PARTIAL VIEW FENCE**  
 SEE DETAIL 2, SHEET 6  
 **FULL VIEW FENCE**  
 SEE DETAIL 3, SHEET 6  
 **FULL VIEW POOL FENCE**  
 SEE DETAIL 4, SHEET 6  
 **BUILDER WALL**  
 BY OTHERS  
 **GUARD RAIL**  
 MAG DETAIL 145  
 **LANDSCAPE WALL**  
 SEE DETAIL 6, SHEET 6  
 **COLUMN**  
 SEE DETAIL 5, SHEET 6  
 **SHORT COLUMN**  
 SEE DETAIL 7, SHEET 6  
 **SHORT COLUMN WITH POT**  
 SEE DETAIL 8, SHEET 6  
 **ENTRY MONUMENT LOCATION**  
 SEE DETAIL 2, SHEET 7  
 **PROPOSED MAILBOX LOCATION**  
 SEE DETAIL 3, SHEET 7  
 **VEHICULAR ACCESS GATES**  
 SEE DETAIL 1, SHEET 7  
 **PEDESTRIAN GATE**  
 SEE DETAIL 1, SHEET 7



# SCOTTSDALE HEIGHTS

**CONCEPTUAL WALL PLAN**  
**SHEET 4 OF 8**

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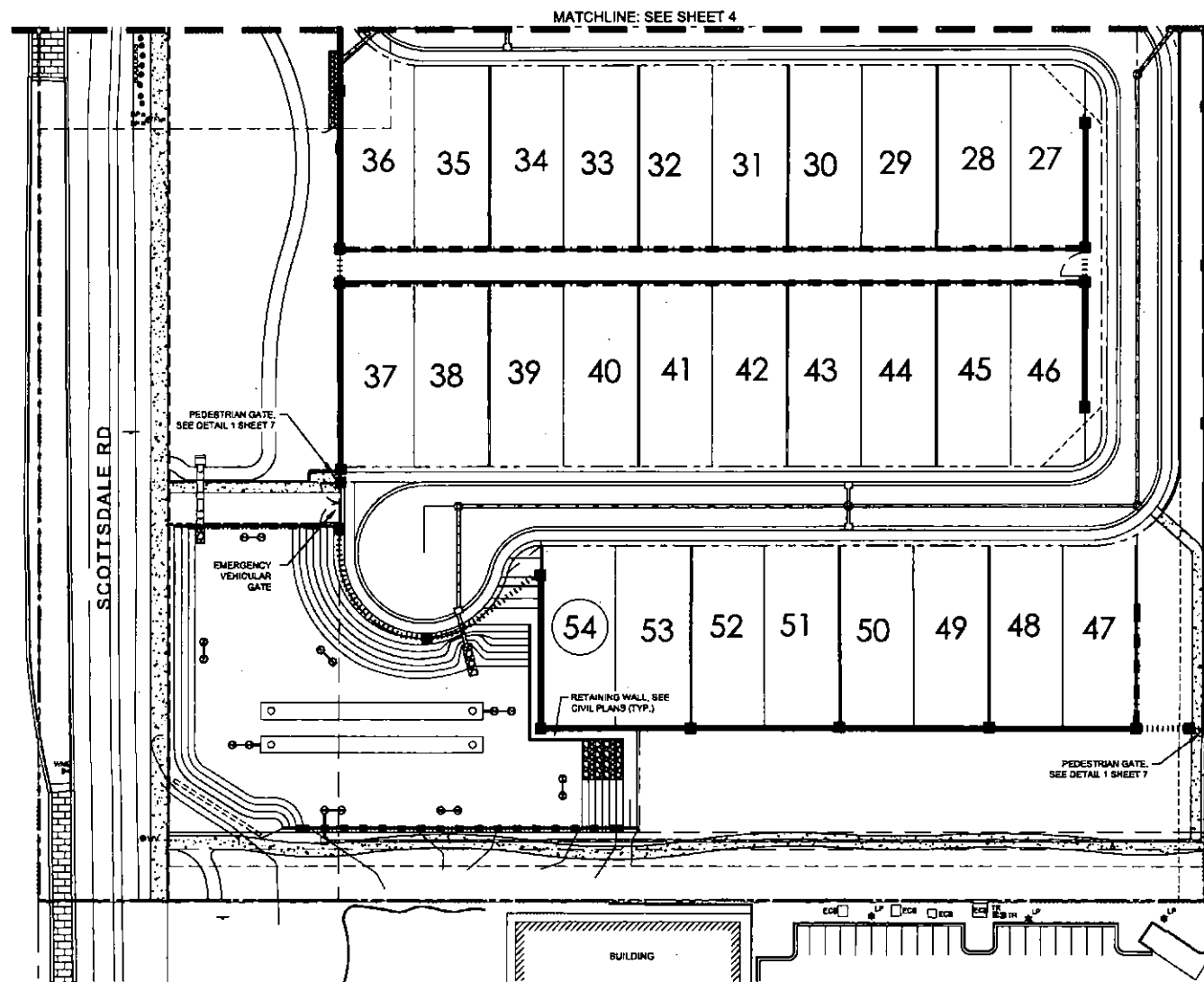
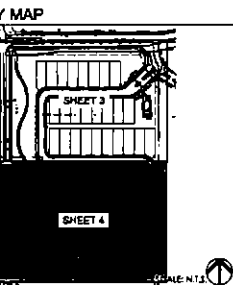
NOTE: Concepts are preliminary and for illustrative purposes only. Design subject to change prior to final approval.

APPROX SCALE: 1"=30'

1791 DRAWN BY: SK

1791 DRAWN BY: SK

 THEME WALL  
 SEE DETAIL 1, SHEET 6  
 PARTIAL VIEW FENCE  
 SEE DETAIL 2, SHEET 6  
 FULL VIEW FENCE  
 SEE DETAIL 3, SHEET 6  
 FULL VIEW POOL FENCE  
 SEE DETAIL 4, SHEET 6  
 BUILDER WALL  
 BY OTHERS  
 GUARD RAIL  
 MAG DETAIL 145  
 LANDSCAPE WALL  
 SEE DETAIL 6, SHEET 6  
 COLUMN  
 SEE DETAIL 5, SHEET 6  
 SHORT COLUMN  
 SEE DETAIL 7, SHEET 6  
 SHORT COLUMN WITH POT  
 SEE DETAIL 8, SHEET 6  
 ENTRY MONUMENT LOCATION  
 SEE DETAIL 2, SHEET 7  
 PROPOSED MAILBOX LOCATION  
 SEE DETAIL 3, SHEET 7  
 VEHICULAR ACCESS GATES  
 SEE DETAIL 1, SHEET 7  
 PEDESTRIAN GATE  
 SEE DETAIL 1, SHEET 7



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



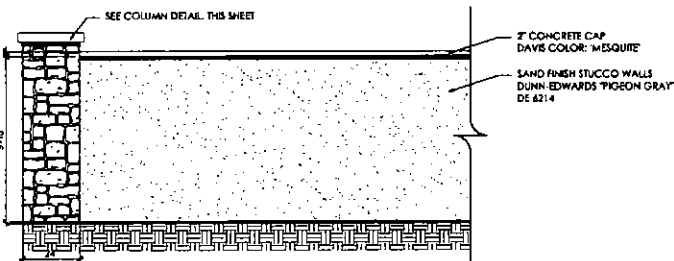
APPROX SCALE: 1"=30'

## SCOTTSDALE HEIGHTS

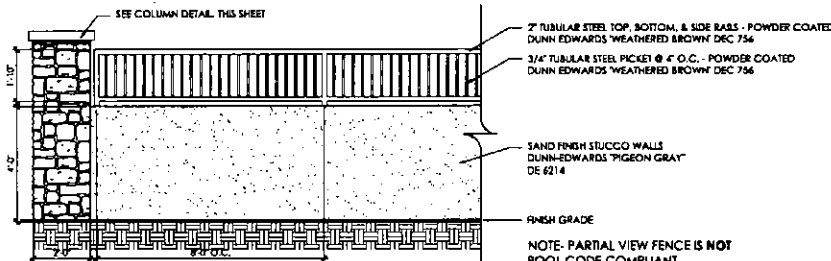
CONCEPTUAL WALL PLAN  
SHEET 5 OF 8

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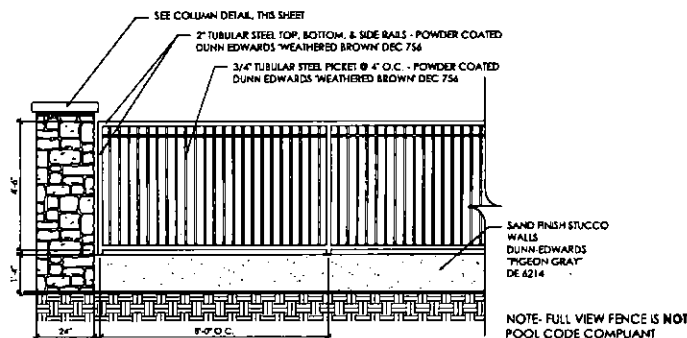
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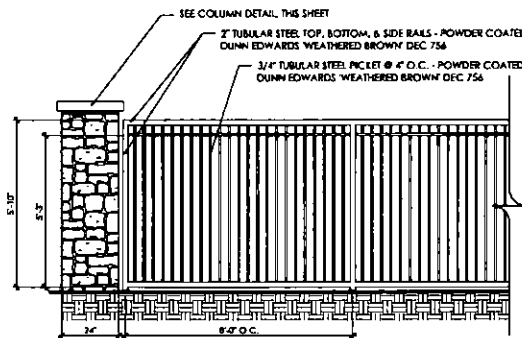
**1 Theme Wall**  
SCALE: 1/2"=1'-0"



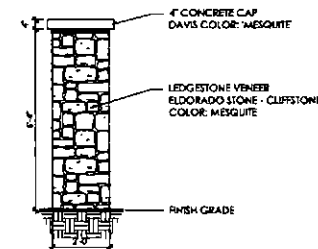
**2 Partial View Fence**  
SCALE: 1/2"=1'-0"



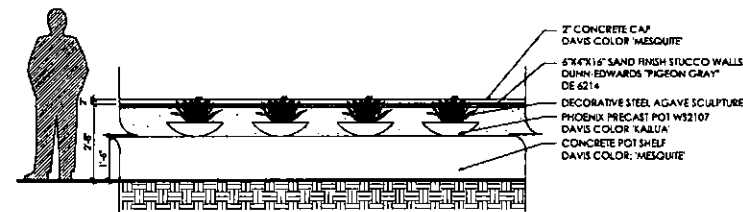
**3 Full View Fence**  
SCALE: 1/2"=1'-0"



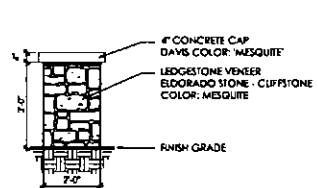
**4 Full View Pool Fence**  
SCALE: 1/2"=1'-0"



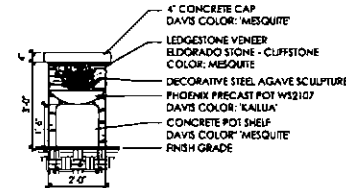
**5 Column**  
SCALE: 1/2"=1'-0"



**6 Landscape Wall**  
SCALE: 1/2"=1'-0"



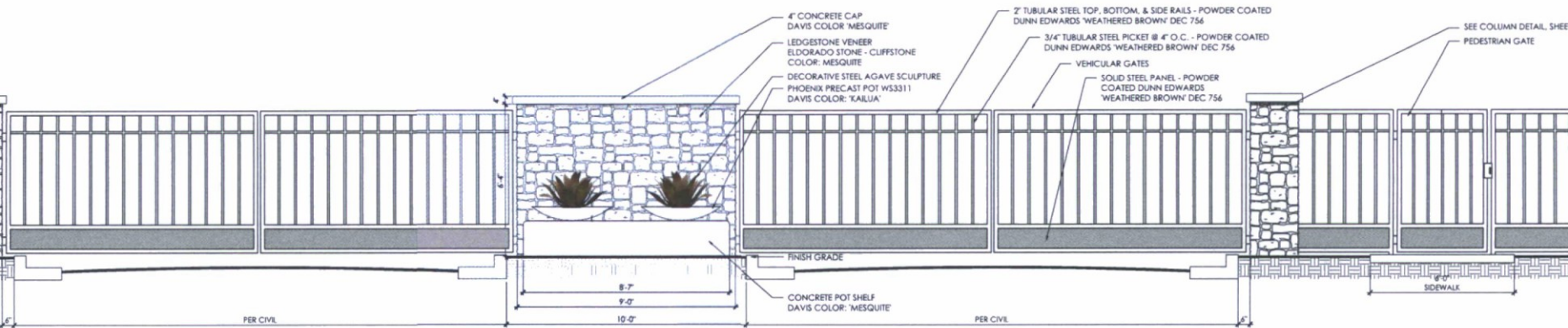
**7 Short Column**  
SCALE: 1/2"=1'-0"



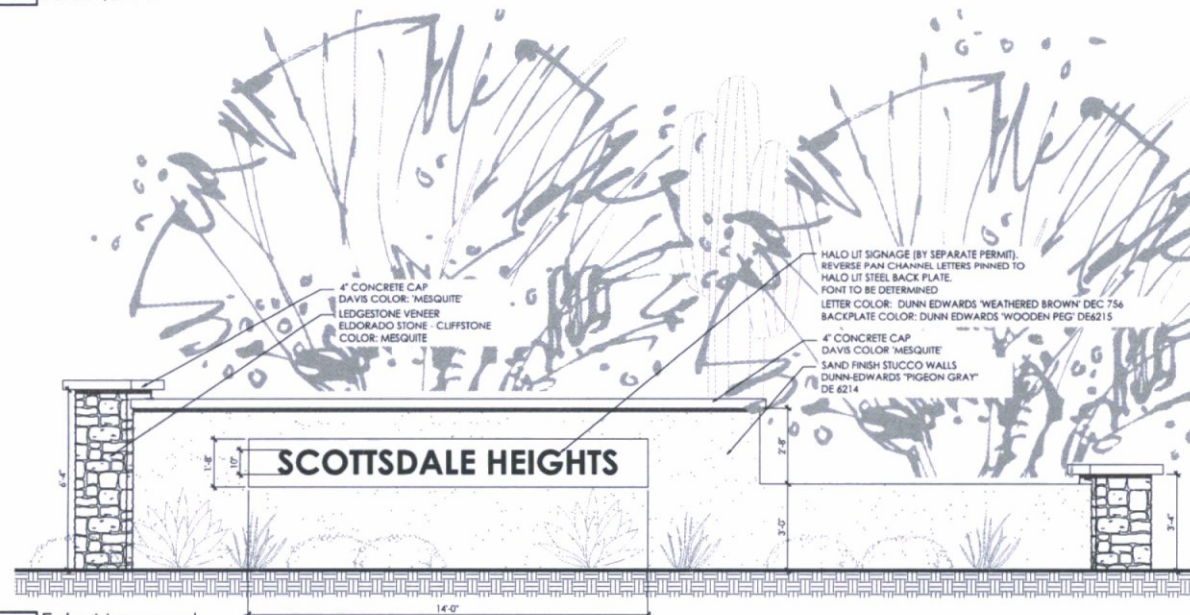
**8 Short Column with Pot**  
SCALE: 1/2"=1'-0"

1. CONTRACTOR TO PROVIDE ALL STRUCTURAL DETAILS FOR ALL WALL, COLUMN, & FENCE COMPONENTS AND CONNECTIONS.
2. CONTRACTOR WILL BE RESPONSIBLE TO PAY FOR ALL NECESSARY PERMITS AND FEES TO CONSTRUCT WALLS & COLUMNS.



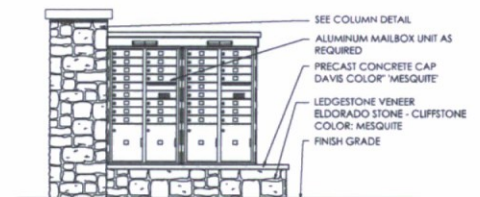


1 Vehicular Access Gates / Pedestrian Gate  
SCALE: 1/2"=1'-0"

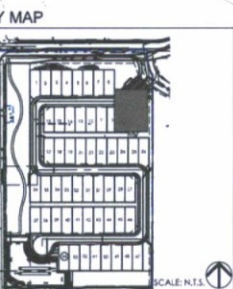


2 Entry Monument  
SCALE: 1/2"=1'-0"

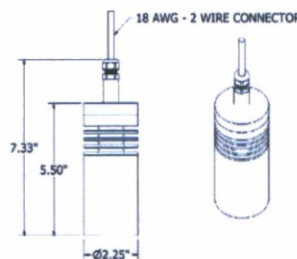
1. CONTRACTOR TO PROVIDE ALL STRUCTURAL DETAILS FOR ALL WALL, COLUMN, & FENCE COMPONENTS AND CONNECTIONS.
2. CONTRACTOR WILL BE RESPONSIBLE TO PAY FOR ALL NECESSARY PERMITS AND FEES TO CONSTRUCT WALLS & COLUMNS.



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



SC



SG



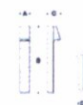
 Listed  
 Standard

- Wet/Dry location rated.
- Fixture comes with 5 ft whip.
- For 4W IES data, use factor 0.5 to derate the 8W IES data.
- For 6W IES data, use factor 0.67 to derate the 8W IES data.

Material	Housing/Cap/Stem - Machined silicone magnesium aluminum alloy (6061-T6) resistant to corrosion Stainless steel (SS304) hardware
Lamp	HK LED
Dimmability	MLV, ELV
Hoods	B
Voltage	12V
Wattage	4W, 6W, 8W
Reflector	20°, 33°, 42°, 57°
Color Temp	2,7K, 3K, 4K
Power Supply	Requires remote step down transformer

Series	ZL16-H	
Hoods		8
Glare Shields (optional)	GSL GSA GSS	
Voltage	12V	
Wattage	49W 69W 89W	
Lamp	HK LED	
Reflector	20° 33° 42° 57°	
Color Temp	2.7K 3K 4K	
Finish	BR (black) BL (brass) WT (white) ABK (anodized black) ACL (anodized clear) CC (chromium)	

**CSA** certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65



	Lamp	A	B	C
77-239	with direct burial anchorage 3.4 W LED	3	27½	6

## SE

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SC	1		SLV 4751283U/231230U	BOLLARD MOUNTED AT 31.5 INCHES RUST FINISH	LED	1	8963LED.ies	136.9366	0.81	9
	SE	9		BEGA 7239BLK	PATHWAY LIGHT	3000K LED	1	7239LED.IES	124.1828	0.81	5
	SG	6		HKLIGHTING ZKL16-H-8-12V 8W 30 3K	HANGING LANDSCAPE FIXTURE IN BLACK FINISH WITH REMOTE TRANSFORMER	GREEN CREATIVE 4MR16G483FL36	1	7MR16G48IMB4 0FL36_JESNA20 02.IES	270	0.81	4
	XFMR	1		AS SELECTED BY ELECTRICAL CONTRACTOR	INGRADE REMOTE TRANSFORMER, SIZE AS REQUIRED FOR FIXTURES AS SHOWN	NA	1	Soraa SM16-07-36D-927-03.ies	412	0.1	0

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FC AT GRADE	+	0.2 fc	8.9 fc	0.0 fc	N/A	N/A

## SCOTTSDALE HEIGHTS

CONCEPTUAL LIGHTING PLAN  
SHEET 8 OF 8

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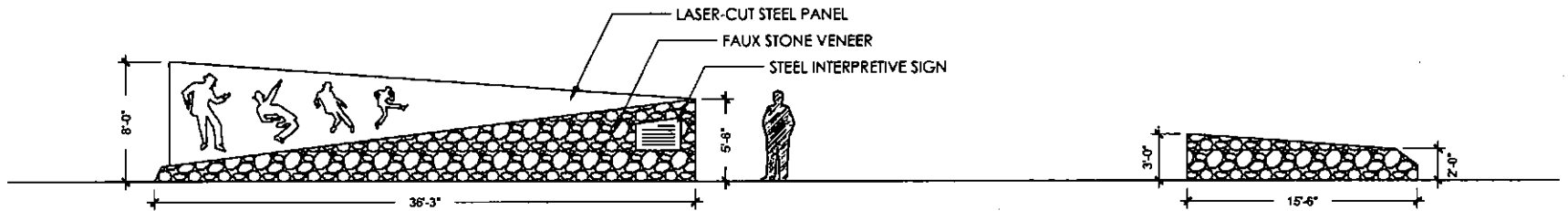
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APPROX. SCALE: 1"=10'

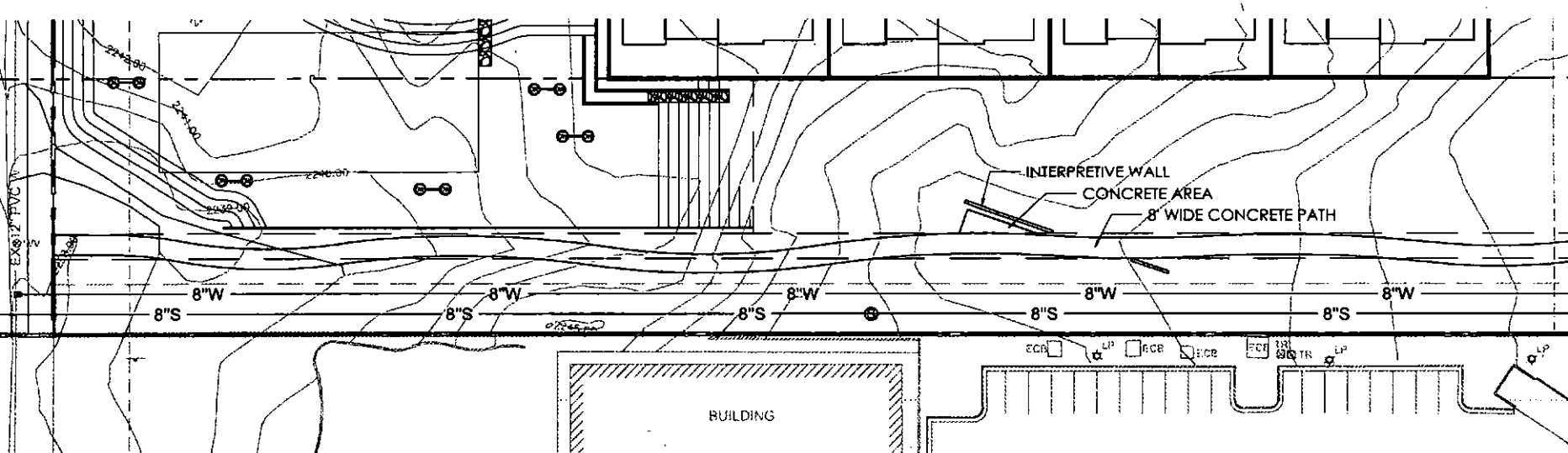
1791 DRAWN BY:SK





LASER-CUT STEEL PANEL AND INTERPRETIVE SIGN  
 6" CMU WALL WITH FAUX STONE VENEER  
 AVERAGE HEIGHT OF LARGE WALL  
 AVERAGE HEIGHT OF SMALL WALL  
 CONCRETE AREA:  
 8' WIDE CONCRETE PATH

128.6 S.F.  
 51.75 L.F.  
 3.25'  
 2.61'  
 148 S.F.  
 606 L.F.



**VA urban design studio**  
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 south ash avenue • tempe, arizona 85281 • 480.994.0994

## SCOTTSDALE HEIGHTS

INTERPRETIVE TRAIL DESIGN

APPROX. SCALE: 1"=40'  
 1791  
 DRAWN BY: SK

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 P:\2019\1791 scottsdale heights\pilot\planning\scottsdale heights\1791 SITE PLAN.dwg Jan 25, 2018

**ATTACHMENT 7**