

**Marked Agendas
Approved Minutes
Approved Reports**

The March 15, 2018

**Development Review Board
Agenda and Minutes can be
found at:**

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

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: March 15, 2018 Item No. 4
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

Asteria Highlands
12-PP-2017

Request to consider the following:

Request approval of the preliminary plat for a 31-lot residential subdivision, with amended development standards for reduced lot area, reduced lot dimension, reduced front, side, and rear yards, and reduced distance between buildings; landscape plans; and lighting plans, on a 40-acre site.

Goal/Purpose of Request

The applicant's request is for approval of the 31-lot residential subdivision with amended development standards on approximately 40-acre site.

Key Items for Consideration

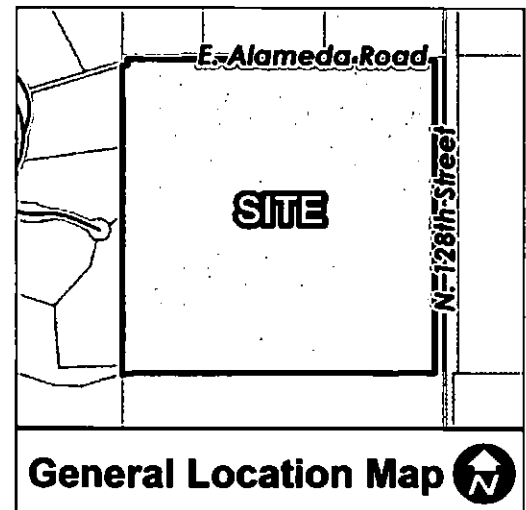
- Significant areas of NAOS in tracts
- 100-foot-wide Scenic Corridor along North 128th Street
- An average 50-foot-wide Desert Scenic Roadway buffer along East Alameda Road
- Preserve existing desert washes

LOCATION

Southwest corner of East Alameda Road and North 128th Street

OWNER/APPLICANT CONTACT

Hines Interests LP
602-385-4000



Scottsdale Development Review Board Report | Case No. 12-PF-2017

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Rural Neighborhoods category. This category typically includes areas of relatively large lot single-family neighborhoods or subdivisions. Densities in Rural Neighborhoods are usually one house per acre, or more, of land.

Character Area Plan

This property is located within the Dynamite Foothills Character Area boundary. The Dynamite Foothills Character Area is intended to preserve the natural and visual qualities of the Sonoran Desert by using design qualities, building materials, and construction techniques that are sensitive to the desert environment. Projects located within the Dynamite Foothills Character Area should preserve natural open space areas, scenic and vista corridors, and support trail links and connections.

Zoning

The property was recently rezoned to Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) on the northern portion of the site and Single-family Residential, Environmentally Sensitive Lands (R1-35 ESL) within the rest of the site. These zoning districts allow single-family residential uses. The ESL zoning overlay district is intended to identify and protect environmentally sensitive features.

Context

The subject property is located at the southwest corner of East Alameda Road and North 128th Street. Currently, the site is platted with 13 lots (Tiara Estates). The Storyrock subdivision is located on the east side of North 128th Street and the Sereno Canyon subdivision is located to the west of this property. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Vacant land zoned Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL).
- South: Vacant land zoned Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R ESL)
- East: Vacant land zoned Single-family Residential, Planned Community District, Environmentally Sensitive Lands (R1-18 PCD ESL, R1-35 PCD ESL, R1-43 PCD ESL)
- West: Vacant land zoned Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R ESL)

Other Related Policies, References:

Scottsdale General Plan 2001, as amended

Dynamite Foothills Character Area Plan

Zoning Ordinance

2-ZN-2017: Approval of rezoning from R1-130 ESL to R1-70 ESL and R1-35 ESL

Land Division Ordinance

APPLICANT'S PROPOSAL

Development Information

The development proposal is for approval of the preliminary plat for a 31-lot subdivision with amended development standards with four larger lots along the north side of the property. Much of the NAOS will be protected in common area tracts and the desert washes preserved.

- Existing Use: 13-lot residential subdivision
- Proposed Use: 31-lot residential subdivision
- Parcel Size: 40.08 acres gross/38.40 acres net
- Building Height Allowed: 24 feet above natural grade
- Building Height Proposed: 24 feet above natural grade
- NAOS Required: 14.69 acres
- NAOS Space Provided: 14.74 acres
- Density Allowed: .77 dwelling units per acre
 R1-70 ESL: .55 dwelling units per acre (4 lots)
 R1-35 ESL: .82 dwelling units per acre (27 lots)
- Density Proposed: .77 dwelling units per acre
 R1-70 ESL: .55 dwelling units per acre (4 lots)
 R1-35 ESL: .82 dwelling units per acre (27 lots)
- Number of Lots Allowed: 31 lots
- Number of Lots Proposed: 31 lots

IMPACT ANALYSIS

Plat

The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service. The preliminary plat has 31 lots, 6 tracts which includes a private street tract and drainage basins in the tracts. The following table shows the required development standards and the requested amended development standards for the proposed subdivision.

Development Standards	R1-70	R1-35	Proposed Amended Standards R1-70 ESL portion of site	Proposed Amended Standards R1-35 ESL portion of site
Minimum Lot size	70,000 square feet	35,000 square feet	52,500 square feet	26,250 square feet

Minimum Lot width	250 feet	135 feet	187.5 feet	101.25 feet
Minimum Front yard setback	60 feet	40 feet	45 feet	30 feet
Minimum Side yard setback	30 feet	15 feet	22.5 feet	11.25 feet
Minimum Rear yard setback	60 feet	35 feet	45 feet	26.25 feet

Transportation/Trails

No traffic impacts are anticipated with the proposed subdivision. The developer will construct an 8-foot-wide non-paved trail along the North 128th Street frontage within the Scenic Corridor easement.

Water/Sewer

The Water Resources Department has reviewed the Basis of Design Reports and accepted these reports. The applicant will construct all water and sewer improvements needed to serve the proposed subdivision.

Public Safety

The Public Safety Department has reviewed the applications and finds that there is adequate ability to provide fire and police services for the proposed use. Overall, emergency and non-emergency activities in Scottsdale are continually monitored and tracked to evaluate the effectiveness of our service delivery and to identify any potential for future public safety resource needs for the community. The nearest fire station is located at 27777 North Alma School Parkway, approximately 4.5 miles to the west. The subject site is served by Police District 4, Beat 20.

Open Space/NAOS

This proposed subdivision will provide 14.74 acres to be dedicated as Natural Area Open Space which will be located mainly in tracts. The subdivision has been designed to preserve the natural desert washes in tracts and is dedicating these areas in NAOS easements. A 100-foot-wide Scenic Corridor is being proposed along North 128th Street and an average 50-foot-wide Desert Scenic Roadway landscape buffer is being proposed along East Alameda Road.

Community Involvement

Property owners within 750 feet of the site have been notified of the request and the site is posted with the required signage. Staff has received general inquiries on the proposed subdivision.

Policy Implications

This preliminary plat is consistent in density previously approved in the zoning district map amendment case 2-ZN-2017. All stipulations and ordinance requirements have been addressed.

Scottsdale Development Review Board Report | Case No. 12-P1-2017

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the proposed preliminary plat for Asteria Highlands, per the attached stipulations, finding that the provisions of the Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENT(S)

Planning and Development Services

Current Planning Services

STAFF CONTACT(S)

Doris McClay

Senior Planner

480-312-4214

E-mail: dmcclay@ScottsdaleAZ.gov

APPROVED BY


Doris McClay, Report Author

3/1/18
Date


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

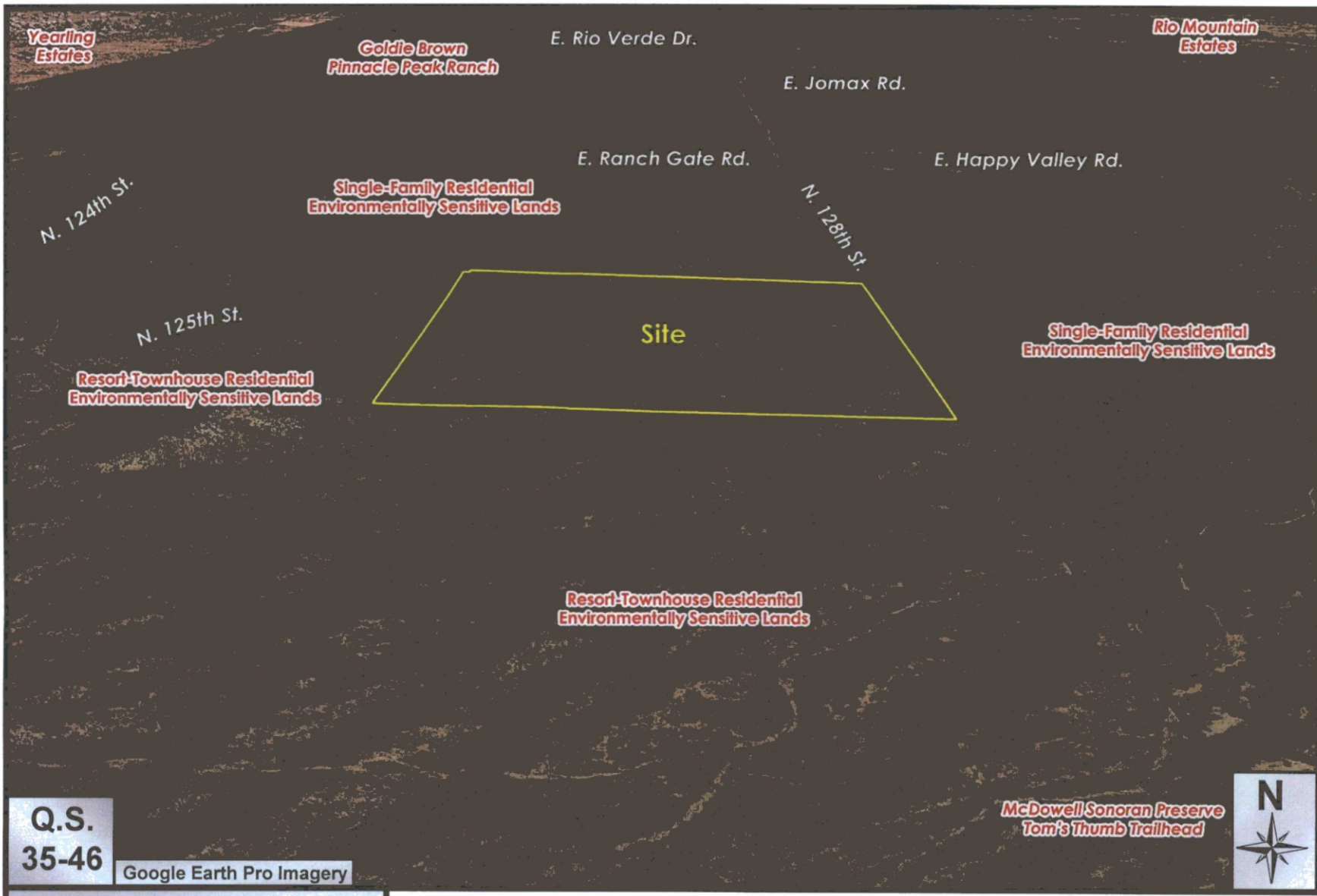
3/5/18
Date


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

3/7/18
Date

ATTACHMENTS

- 1. Context Aerial
- 1A. Aerial Close-Up
- 2. Stipulations
- 3. Applicant's narrative
- 4. Zoning Map
- 5. Context Aerial with Preliminary Plat
- 6. Preliminary Plat
- 7. Amended Development Standards
- 8. NAOS plan
- 9. Landscape plan
- 10. Citizen Involvement



Q.S.
35-46

Google Earth Pro Imagery

12-PP-2017

Asteria Estates

**Single-Family Residential
Environmentally Sensitive Lands**

N. 125th Pl.

E. Ranch Gate Rd.

E. Happy Valley Rd.

N. 125th St.

N. 128th St.

**Single-Family Residential
Environmentally Sensitive Lands**

E. Alameda Dr.

Site

**Resort-Townhouse Residential
Environmentally Sensitive Lands**

N. 128th St.

Q.S.

35-46

Google Earth Pro Imagery



12-PP-2017

Asteria Estates

ATTACHMENT 1A

**Stipulations for the
Development Review Board Application:
Asteria Highlands
Case Number: 12-PP-2017**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale. **CHANGES ADDED PRIOR TO THE DEVELOPMENT REVIEW BOARD IN STRIKE-THROUGH, BOLD AND CAPITAL LETTERS.**

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, 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 Kimley-Horn, with a city staff date of 2-5-18.
 - b. The Amended Development Standards submitted by Hines Interest LP, with a city staff date of 10-4-17.
 - c. The Natural Area Open Space (NAOS) analysis exhibit and plan submitted Kimley-Horn, with a city staff date of 2-5-18.
 - d. The conceptual landscape and lighting plan submitted by The McGough Group, with a city staff date of 2/5/18.
 - e. Case Drainage Report for Asteria Highlands; submitted by Kimley-Horn, accepted on 12/28/17.
 - f. Case Grading and Drainage Plan for Asteria Highlands; submitted by Kimley-Horn, accepted on 12/28/17.
 - g. Water System Basis of Design Report for Asteria Highlands; submitted Kimley-Horn, accepted on 10-16-17.
 - h. Wastewater System Basis of Design Report for Asteria Highlands; submitted by Kimley-Horn, accepted on 2/26/18.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the subject site was: 2-ZN-2017.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. 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.

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN:

Ordinance

- C. Lots on the perimeter of the site adjacent to lots with less intensive zoning, shall have rear yard setbacks equal to or greater than the minimum rear yard setback required by the zoning district of those adjacent lot(s). The minimum lot width of a lot on the perimeter of the site shall not be reduced by amended development standards.
- D. On parcels 35,000 square feet or larger in size, individual lot or site walls shall be setback a minimum of fifteen (15) feet from a side or rear property line unless the parcel is adjacent to an Natural Area Open Space (NAOS) easement within a separate tract as part of the subdivision. Prior to the issuance of any on-site wall permits, the developer shall demonstrate conformance with this requirement.

DRB Stipulations

- 2. With the final plat, the owner shall dedicate a minimum 14.74 acres Natural Area Open Space (NAOS) area for the development project.
- 3. All subdivision boundary monuments (exterior and interior) must be set before the plat is recorded. Closure calculations for the subdivision boundary and interior lots must be provided.

STREET DEDICATIONS:

Ordinance

- E. 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:
 - i. INTERNAL PRIVATE STREETS. All internal private street tracts shall have a minimum 40-foot-wide tract.

EASEMENT DEDICATIONS:

DRB Stipulations

- 4. 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. A sight distance easement to the City of Scottsdale on the final subdivision plat where a sight distance triangle(s), in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, cross on to the property.
 - b. A Scenic Corridor Easement to the City of Scottsdale on the final subdivision plat a Scenic Corridor setback width along North 128th Street. The easement shall be a minimum of 100 feet, measured from right-of-way. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition.
 - c. The Desert Scenic Roadway setback width along East Alameda Road shall be a minimum of 30 feet with an average of 50 feet, measured from right-of-way. Unless otherwise approved by the Development Review Board, the Desert Scenic Roadway setback shall be left in a natural condition

- d. A minimum 25-foot-wide public non-vehicle access easement contained within the Scenic Corridor easement, to accommodate a multi-use trail along North 128th Street.
- e. An emergency and service vehicle access easement to the City of Scottsdale on the final subdivision plat over the private street tract.
- f. A boulder easement to the City of Scottsdale on the final subdivision plat on Lot 16 as shown on the Preliminary Plat submitted by Kimley-Horn, with a city staff date of 2-5-18.

INFRASTRUCTURE AND IMPROVEMENT REQUIREMENTS

WALLS AND FENCES:

Ordinance

- F. Walls within an intersection and driveway sight distance triangle and/or a traffic safety triangle shall conform to DSPM Section 5.3 of the DSPM.

NATURAL AREA OPEN SPACE (NAOS):

DRB Stipulations

- 5. NAOS that is dedicated over a Public Utility Easement shall be considered as revegetated NAOS.
- 6. At the time of final plat, the owner shall demonstrate that all NAOS areas dedicated within 5 feet of any wall shall be considered as revegetated NAOS.

LANDSCAPE DESIGN:

Ordinance

- G. Plant materials that are not indigenous to the area shall not exceed twenty (20) feet in height and shall be limited to yards enclosed by walls or solid fences that are a minimum three (3) feet in height.

DRB Stipulations

- 7. Prior to the issuance of permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

EXTERIOR LIGHTING DESIGN:

Ordinance

- H. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- I. All exterior luminaires mounted eight (8) feet or higher shall be directed downward and have an integral lighting shield.

- J. Any exterior luminaire with a total initial lumen output of greater than 1600 shall have an integral lighting shield.
- K. 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

- 8. All exterior luminaires for parking lot and site lighting shall comply with the IES requirements for full cutoff, 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 1.0-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 4.0-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 0.1-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

- L. 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.
- M. 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 128TH Street
 - a. Construct west side half-street (curb, gutter, sidewalk, pavement, etc.) adjacent to the development project in accordance with the Minor Collector - Rural/ESL With Trails figure of the DSPM.
 - Unless previously constructed, half-street improvements must be based upon a full width engineered roadway design at full pavement depth from Ranch Gate to the south property line, full west half-street improvements will be required along with a new pavement section on east half due to half-street constructability issues with current roadway grades from south property line to Ranch Gate; a temporary median area may be provided.
 - Construct deceleration lane on North 128th Street at site entrance.
 - Construct a north bound left turn lane from North 128th Street at site entrance.
 - ii. East Alameda Road

- a. Construct ~~north half~~-street improvements in accordance with the **MODIFIED** Local Residential Emergency access standards **MAXIMUM 24 FEET WIDTH PER GEOTECH RECOMMENDATION LETTER** and ~~construct~~ **DEDICATE** the west side of the East Alameda Road to align across North 128th Street with East Alameda Street on the east side **AS DEPICTED ON THE PRELIMINARY PLAT AND CONSTRUCT IMPROVEMENTS ALONG THE SECTION LINE.**
- iii. Internal Streets
 - a. Construct full-street improvements (curb, gutter, pavement, etc.) in accordance with the Local Residential -- Rural/ESL Character figure of the DSPM.
 - Any proposed one-way street section adjacent to medians shall provide 20 feet of pavement width, excluding curb and gutter.

DRB Stipulations

9. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
10. 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:

DRB Stipulations

11. Prior to any building permit issuance for the development project, the owner shall submit and obtain approval of civil construction documents to construct a minimum 8-foot wide multi-use Trail along North 128th Street. The alignment of the multi-use trail shall be subject to approval by the Transportation General Manager or designee and shall be designed in conformance with the Design Standards and Policies Manual. The owner shall provide signs and markers for all trails as specified in the Design Standards and Policies Manual. The location and design of the signs and markers shall be shown on the civil construction documents.

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 accepted in concept by the Stormwater Manager, or designee.

WATER AND WASTEWATER STIPULATIONS:

DRB Stipulations

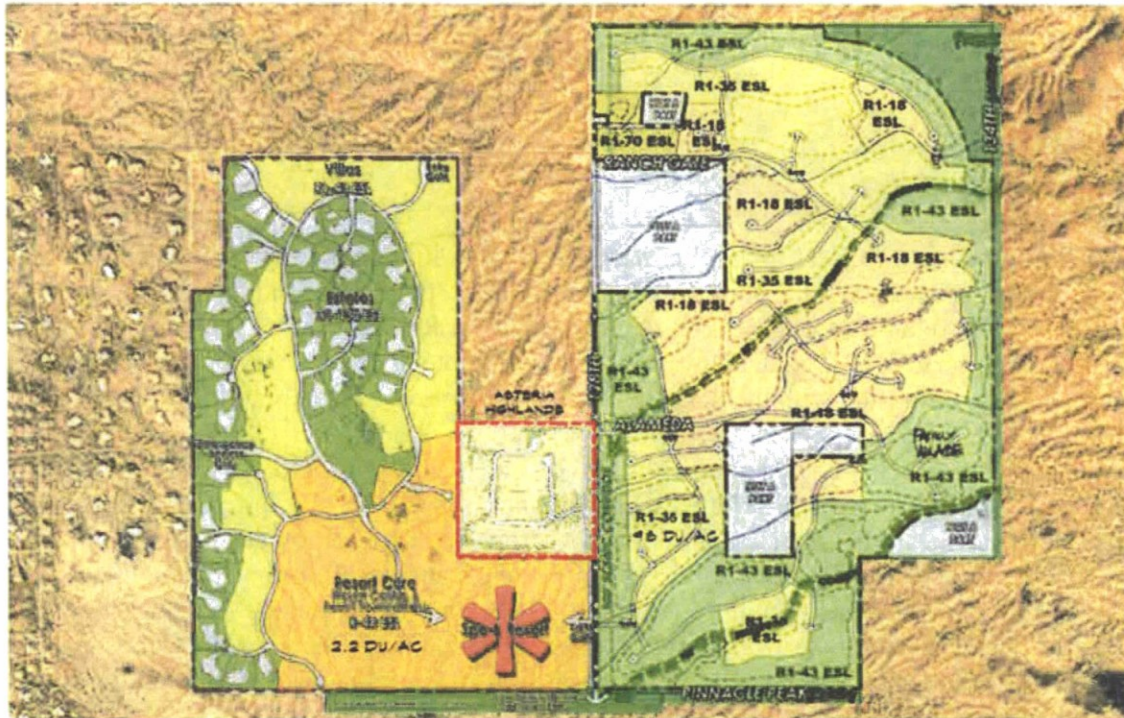
- ~~14. Prior to the issuance of a permit for the development project, the owner shall demonstrate a looping water system with water from two sources.~~

15. Unless previously constructed, sewer shall be constructed along the property frontage and north to the lift station on North 128th Street.
16. Before the of civil construction document submittal, the owner shall obtain approval of the water and wastewater reports from the 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.

Asteria

Highlands

Preliminary Plat Project Narrative 128th Street & Alameda Road 945-PA-2016



Prepared by:
Hines Interest, LP
2375 E. Camelback Road
Suite 150
Phoenix, AZ 85016

I. Property Information

Location: Southwest corner of 128th Street and Alameda Road

Property Size: 40 (+/-) gross acres

II. Property General Plan/ Zoning:

- **Current General Plan Designation:** Rural Neighborhoods
- **Character Area:** Dynamite Foothills Plan
- **Current Zoning:** R1-70 ESL and R1-35 ESL (2-ZN-2017)

Surrounding Uses:

- **North:** R1-130 ESL
- **East:** StoryRock, PCD (R1-18, R1-35, R1-43 and R1-70) ESL, Case 13-ZN-2014
- **South:** Sereno Canyon R-4R ESL Sereno Canyon, Cases 10-GP-2011 and 16-ZN-2011
- **West:** Sereno Canyon R1-43 ESL and R-4R ESL, Cases 10-GP-2011 and 16-ZN-2011

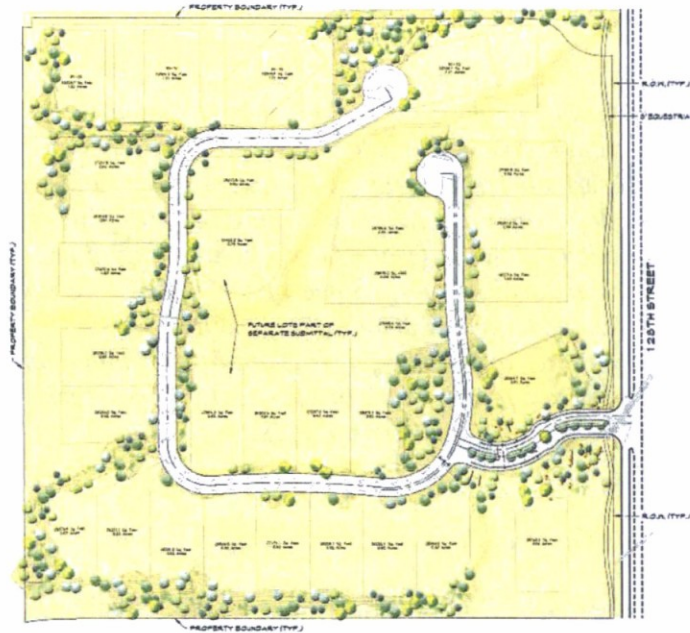
III. Project Overview

About the Site:

Asteria Highlands is a request for Preliminary Plat for 31 lots on an approximately 40+/- gross acres property located at the southwest corner of 128th Street and Alameda Road (the "Property"). The related case to rezone the property from R1-130 ESL to a combination of R1-70 ESL and R1-35 ESL (2-ZN-2017) was approved in September 2017. Amended development standards will be requested with the plat submittal at the time of Development Review Board.

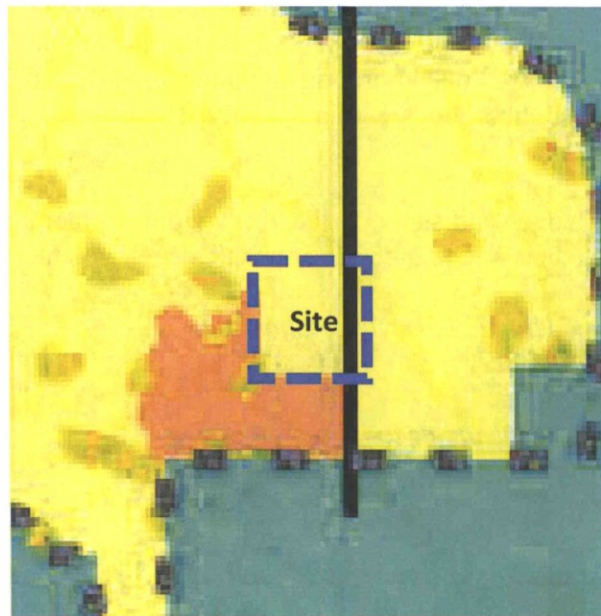
Hines has taken special consideration with the site plan by providing a single-family lot configuration that is sensitive to the environment as well as the proposed single-family residential home sites immediately adjacent to the Property. The combination of zoning districts approved in September 2017 was established to create a transition from north to south, with R1-70 lots along the north transitioning to clustered R1-35 lots, preserving as much tract NAOS as possible. The proposed site design and density (0.78 du/ac) adhere to the character of the developments in the area. The site location is ideal for residential development with proximity to Tom's Thumb Trailhead, numerous nearby golf courses and resorts.

Proposed Site Plan



IV. Scottsdale

Scottsdale's unique community values and vision are incorporated in the proposed development by integrating the southwestern and desert character, enhancing neighborhoods and communities, and promoting quality of life through livability at Asteria Highlands and the surrounding area.



The Rural Neighborhoods land use category:

RURAL NEIGHBORHOODS: *This category includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. Native desert vegetation predominates many areas and special care is required to preserve the area's open desert character and environmental features. Much of the terrain includes gentle to moderate slopes and rolling ground, intersected by several washes. Grading often requires extra care in areas with moderate slopes. Clustering is encouraged to preserve desert vegetation, washes, and natural features. Some of these areas were developed with one-acre lots under Maricopa County standards prior to annexation by Scottsdale. Equestrian uses and privileges may exist in the flatter areas as many lots are large enough for horses and several existing developments permit horse corrals. South of the C.A.P. Canal, these neighborhoods take on a rural, equestrian character when compared to surrounding areas that have smaller, suburban lots*

The Guiding Principles of the General Plan

A collection of “goals and approaches” intended to integrate the “Guiding Principles” into the planning process, determine if the City’s Guiding Principles are being achieved in the context of general land use planning. Scottsdale’s character based general planning includes three distinct, interrelated levels. Level 1 includes Citywide planning; Level 2 is character area planning and Level 3 is neighborhood planning. Five (5) “Planning Zones” are identified in the City’s Level 1-Citywide Planning. The Property is located in the City’s Planning Zone “E”, which is the northernmost zone and includes a variety of master planned communities such as Terravita, Troon Whisper Rock, the Boulders, DC Ranch and Desert Mountain and also includes several thousand acres of State Trust Lands. Level 2 general planning is character area planning. Character Plans are developed by the City over a period of time and speak specifically to the goals and special attributes of an identifiable and functional area such as land use, infrastructure, architecture and transitions. The Property is part of Dynamite Foothills Character Area Plan. Level 3 general planning includes neighborhood planning intended to identify and implement efforts to improve specific neighborhoods within the City. There is no neighborhood plan for this Property.

Asteria Highlands acknowledges and supports the six “guiding principles of Scottsdale General Plan below, and recognizes their importance in Scottsdale development.

- 1. Value Scottsdale’s Unique Lifestyle & Character*
- 2. Support Economic Vitality*
- 3. Enhance Neighborhoods*
- 4. Preserve Meaningful Open Space*
- 5. Seek Sustainability*
- 6. Advance Transportation*

Further, there are twelve "Elements" or sections of the General Plan containing the city's policies on the following sub-categories:

- 1) *Character and design*
- 2) *Land use*
- 3) *Economic vitality*
- 4) *Community involvement*
- 5) *Housing*
- 6) *Neighborhoods*
- 7) *Open space and recreation*
- 8) *Preservation and environmental planning*
- 9) *Cost of development*
- 10) *Growth areas*
- 11) *Public services and facilities*
- 12) *Community mobility*

These Elements further breakdown the goals and approaches established in each chapter. Following this section is a description of how this Application and corresponding development of the Property satisfies and is emblematic of the Guiding Principles found within the City's General Plan.

A. Guiding Principle: Character & Lifestyle

The Character and Lifestyle Guiding Principle contains two elements, the Character and Design Element and the Land Use Element.

i. Character and Design Element

The Character and Design Element seeks to promote quality development and redevelopment that is sustainable and appropriate in striking a balance between natural desert settings, historically significant sites and structures and the surrounding neighborhood context. "Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life." The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

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

Response: The proposed lot layout is respectful of the natural wash corridors and mature vegetation. Building design will consider the distinctive qualities and character of the McDowell Sonoran Preserve context and incorporate those qualities in its design. The homes have not been designed yet but building designs could achieve this in the following ways: desert appropriate architecture, low-scale structures, earth-tone paint and indigenous exterior accents in keeping with the Environmentally Sensitive Lands Ordinance ("ESLO") guidelines, shaded outdoor

spaces, overhangs, recessed windows, building pads that integrate with the natural terrain, and preservation of view corridors and native vegetation.

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

Response: There are two wash corridors that traverse the Property, and as such, the goal will be to maintain the integrity of these wash/vista corridors, which have been integrated into the subdivision layout and designated in tracts. Preservation of these vista corridors will comply with ESLO guidelines. By maximizing open space along these corridors, the development will optimize scenic views.

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

Response: The Property, within a half mile of Tom's Thumb Trailhead, has relatively gentle terrain, with two wash corridors that traverse the site northeast-southwest. The site design and home placement will respond to the terrain of the site by blending with the natural shape and texture of the land. The majority of the NAOS will be provided in tracts, which is a significant benefit to the future residents and community. The specific site plan/lot layout complies with ESLO and exemplifies the type of desert integrated residential development already established within the Dynamite Foothills Character Area.

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

Response: The developer proposes to maintain Natural Area Open Space (“NAOS”) in conformance with ESLO requirements as well as maintaining the Scenic Corridor along 128th Street; providing the minimum 100’ dedication in a separate tract (off-lot). However, the average width of NAOS along 128th Street far exceeds 100’. The development will preserve and restore natural habitats and ecological processes by including native vegetation and desert appropriate plant materials throughout the development. The vast amount of open space (both active and passive) will protect and enhance the existing wildlife habitat found in this area.

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

Response: Streetscapes will provide continuity through use of cohesive desert landscaping. Placement of residential lots and internal streets will complement the natural terrain. There is no “public realm” in the traditional sense but connectivity will be provided within this private community allowing residents to access the abundant hiking options in the surrounding area. The majority of the NAOS will be provided in tracts as opposed to the previous 13-lot plan which provided predominately on-lot NAOS.

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

Response: This development allows for alternate mobility options for pedestrians such as equestrians and bicycles. A trail connection will be provided along 128th Street.

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

Response: The developer intends to provide meaningful common tract NAOS areas within the development for the enjoyment of the future residents. Minimalistic in nature, the connection for the pedestrian will center around hiking and exploring the natural beauty of the surrounding area.

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

Response: Well thought out home design, massing and articulation will be emphasized with a future homebuilder and will promote a logical hierarchy with respect to the surrounding context and scale and massing of the adjacent homes within this development.

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

Response: It is intended that homes will embrace the desert setting through the use of Sonoran Desert inspired building materials and architectural detailing with ample outdoor/patio spaces. Features such as shade structures, deep roof overhangs and recessed windows will be incorporated.

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

Response: The encouragement of design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time could include sustainable building materials and techniques, low-scale structures with overhangs, shaded outdoor spaces, indigenous exterior accents, recessed windows with low-e glass, low-flow plumbing fixtures and the integration of low-water use native vegetation.

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

Response: The character of the area will be enhanced through the careful selection of desert planting materials in terms of scale, density, and arrangement while respecting the City's ESLO native vegetation standards.

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

Response: In addition to preserving native plants, the community will consist of predominately low-water use desert appropriate plant material and preservation of native plant materials.

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

Response: Lighting will be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area consistent with the City's darkskies policy not to mention the consistency in proposed lighting to what the existing land use entitlements would generate.

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

Response: Community entry signage will be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

In addition to the character and design factors discussed above, this major General Plan Amendment request is consistent with the following goals and approaches contained within the Character and Design Element:

2001 General Plan Page 43

Goal 1: Determine the appropriateness of all development in terms of community goals surrounding area character and the specific context of the surrounding neighborhood.

Bullet 1: Respond to regional and citywide contexts with new and revitalized development in terms of:

- Scottsdale as a southwestern desert community***
- Relationships to surrounding land forms, land uses, and transportation corridors.***
- Consistently high community quality expectations.***
- Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.***

Bullet 2: Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.

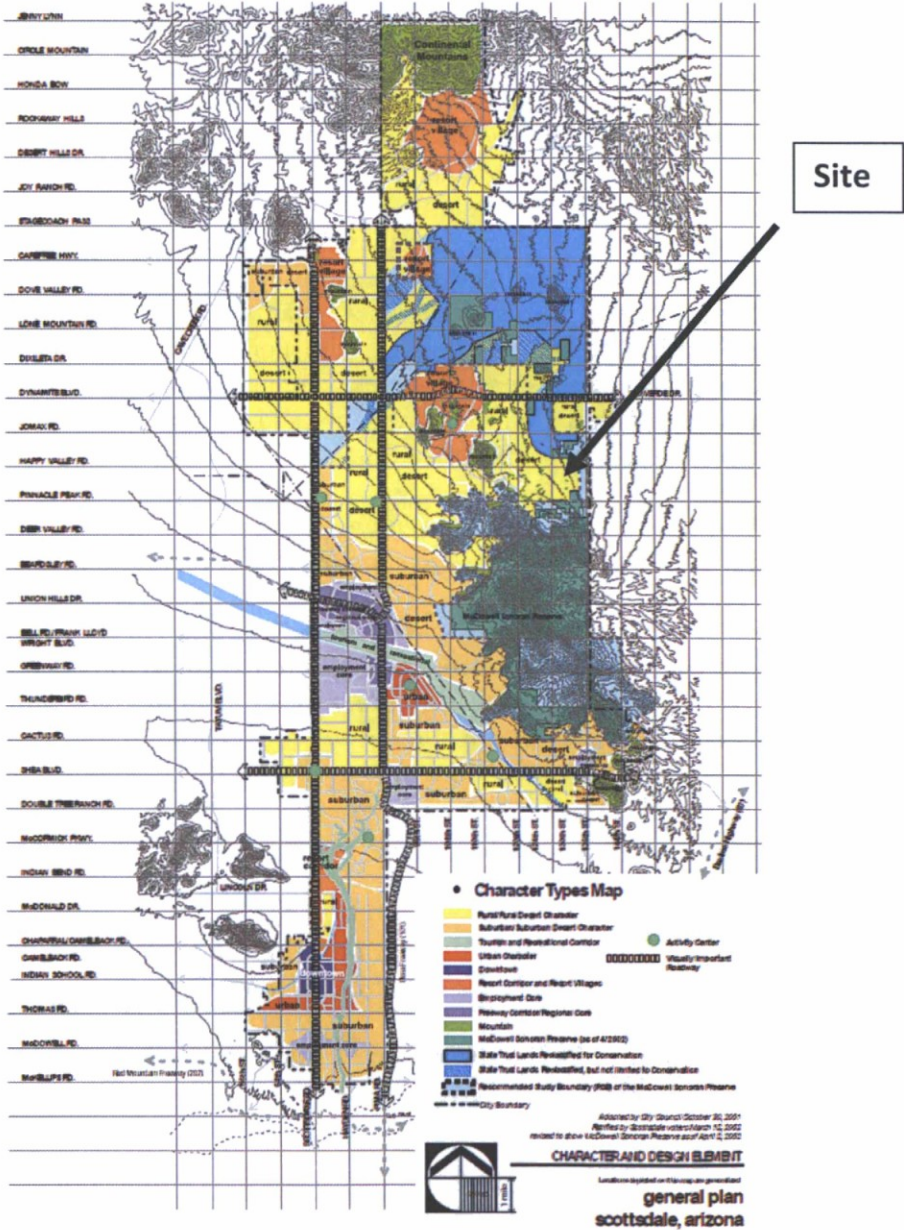
Bullet 3: Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.

Bullet 4: Ensure that all development is part of and contributes to the established or planned character of the area of a proposed location (ie: Rural Desert Character Type)

Response: The Character Types Map of the General Plan designates the Property as a "Rural Desert" character type. The General Plan identifies the Rural Desert character type as containing relatively low-density residential neighborhoods including horse privileged neighborhoods and low-density resorts. These areas provide a rural lifestyle that includes preservation of the natural desert character while maintaining vista corridors and meaningful open space. The proposed residential community is a lower density residential neighborhood (0.78 dwelling units/acre) that maintains the desired aesthetic for this area of North Scottsdale.

Lot placement and orientation has been designed in a manner that respects the natural terrain and native vegetation. Additionally, the proposed development contributes to the established Southwestern character of the surrounding developments through density, open space and environmental sensitivity enriching the lives of Scottsdale citizens promoting a safe, attractive, and context compatible development. It is intended that low-level lighting and low-scale building profiles nestled within an open space setting will minimize visual impacts to neighboring properties.

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Goal 2: Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique Southwestern desert community.

Bullet 2: Recognize that Scottsdale's economic and environmental wellbeing depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process.

Bullet 5: Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.

Bullet 6: Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

Response: The site plan and building design (residential lot layout and internal road design) envisioned for the Property will respect and enhance the unique climate, topography, vegetation and historical context of the local desert environment. Asteria Highlands will contribute towards sustaining Scottsdale's economic and environmental quality of life by representing the desert character and design quality typically associated with north Scottsdale. This residential will promote the Scottsdale Sensitive Design Principles. The applicant's approach to the proposed development is in harmony with the built environment and densities of the surrounding master planned communities. See responses to Scottsdale's Sensitive Design Principles above.

Goal 3: Identify Scottsdale's historic, archeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation.

Bullet 3: Continue the process of identifying Scottsdale's historic, archeological, and cultural resources. Bullet 10: Develop partnerships with groups such as the Scottsdale Historical Society, State Historic Preservation Office, and other local, regional, and national historic and archaeological boards and commissions in support of these goals.

Response: A Class III Cultural Resources Survey was submitted and approved previously for the Tiara Estates subdivision. However, an updated Class III Cultural Resources Survey has been prepared by Paleo West and is included with the application.

Goal 4: Encourage "streetscapes" for major roadways that promote the City's visual quality and character and blend into the character of the surrounding area.

Bullet 5: Ensure compatibility with natural desert in Natural streetscape areas. Plant selection should be those that are native to the desert and densities of planting areas should be similar to natural conditions.

Bullet 9: Apply the Scenic Corridor designation in circumstances where a substantial landscape buffer is desired to maintain views, the desert character is a vital part of the

neighborhood setting, and buffering of roadway impacts in important. This allows for larger landscaped areas that can minimize the impact of highly traveled roads and adjacent neighborhoods.

Bullet 13: Use markers and entry features at key entrances to Scottsdale so that residents and visitors have a sense of arrival into the City.

Response: The General Plan Streetscapes Map designates “Natural Streetscapes” adjacent to the Property. The minimum 100’ Scenic Corridor will be provided along 128th Street and will be designated in a separate tract (off-lot). The development will provide open space consistent with surrounding developments. Signage for the development will be placed in the natural landscape setting and will give a sense of arrival for residents and visitors, while still maintaining the minimalistic, natural feel that is desired in north Scottsdale. Further, a Desert Scenic Roadway buffer will be accommodated along Alameda (average of 50’).

Goal 6: Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial material landscaping that reinforce the character of the City.

Bullet 1: Require substantial landscaping be provided as part of new development or redevelopment.

Bullet 2: Maintain the landscape materials and patterns within a character area.

Bullet 3: Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.

Bullet 4: Discourage plant materials that contribute to airborne pollen.

Bullet 5: Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.

Bullet 6: Encourage the retention of mature landscape plan materials.

Response: The development proposal promotes a rich desert landscape palette (and preservation of mature native vegetation) as part of the overall site plan design to enhance the surrounding character, minimize building mass, and naturally integrate with adjacent properties. The applicant is committed to creating a uniquely designed environment that upholds superior architecture as well as distinctive landscaping. Staying consistent with the Dynamite Foothills Character Plan, the vision for the Property is a contemporary Southwestern residential community nestled in a desert setting that celebrates the unique character and quality of the natural Sonoran Desert. With all landscape design initiatives, sustainable practices such as water conservation and the protection/ relocation of mature plant material will be followed. Landscaping will reduce the effects of heat and glare on buildings and pedestrian areas and enhance air quality. Plant materials that contribute towards airborne pollen will be strongly discouraged.

Goal 7: Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the City.

Bullet 2: Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.

Bullet 3: Encourage creative and high quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.

Bullet 4: Discourage lighting that reduces viability of astronomical observation facilities within Arizona.

Bullet 5: Allow for lighting systems that support active pedestrian uses and contribute towards public safety.

Response: Lighting will be compatible with the existing surrounding residential development and will be designed in manner to minimize glare and lighting intrusion into adjacent residential properties and promote “dark skies” in keeping with the City’s policies. Lighting will not impact astronomical observation facilities within Arizona. Unique lighting standards will be selected to coincide with the high-quality design of the overall project.

ii. Land Use Element

The Land Use Element section of the Character and Lifestyle Guiding Principle embraces the concept that land uses should complement each other visually, aesthetically, socially, and economically, and to avoid conflicting, damaging or otherwise unwanted land uses from compromising the overall character of a site, a neighborhood, or the community. Per the General Plan, “Neighborhoods” focus on a range of mostly residential classifications and land uses designated to accommodate a mix of densities for a variety of neighborhoods and other uses that support residential land uses. Rural Neighborhoods “includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. Native desert vegetation predominates many areas and special care is required to preserve the area’s open desert character and environmental features.” This land use category supports the proposed development.

This Preliminary Plat application is consistent with the following goals and approaches contained within the Land Use Element:

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Goal 3: Encourage the transition of land uses for more intense, regional and Citywide activity areas to less intense activity areas within local neighborhoods.

Bullet 1: Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.

Response: The location of the Property and the neighborhood sensitive development, goals proposed for this community contribute towards an appropriate transition with respect to development pattern, intensity and character. The development is consistent with the surrounding communities. The surrounding mix of existing land uses in the immediate area include the Sereno Canyon development with a range of residential densities including R-4R, R1-43 ESL, and R1-130 ESL with resort component. Also, the StoryRock master planned community has a range of residential densities including R1-18 ESL, R1-35 ESL, R1-43 ESL, and R1-70 ESL to the east.

Goal 4: Maintain a balance of the land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

Response: The General Plan encourages a diversity of residential uses and supporting services that provide for the needs of the community and of the neighborhoods. Maintaining a Citywide balance of land uses is an important planning goal that supports changes to meet the evolving needs of a neighborhood. The proposed residential will provide additional housing options for the residents of North Scottsdale in a unique desert setting while providing abundant open space and preserving view corridors.

Goal 5: Developed land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

Bullet 6: Provide an interconnected open space system that is accessible to the public, including pedestrian and equestrian links, recreation areas, and drainageways.

Response: A rich mix of lifestyles that enhance the values that make each place unique is a core Scottsdale value. As such, the proposed development plan provides an environmentally sensitive residential opportunity for residents of Scottsdale who chose to purchase a home in this area.

Goal 7: Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting and the neighborhood itself.

Bullet 2: Incorporate appropriate land use transitions to help integration into surrounding neighborhoods.

Bullet 5: Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems.

Response: As with all of Hines developments, the site plan for Asteria Highlands has been designed with careful consideration to the natural terrain/washes, native vegetation and vista corridors as well as the existing built environment of single family residential and the nearby Tom's Thumb Trail head and McDowell Sonoran Preserve. The home sites have been

masterfully integrated and refinement of the design will continue to develop through the platting and subsequent Development Review Board process with the City.

Goal 8: Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.

Bullet 3: Promote development patterns and standards that are consistent with the surrounding uses and reinforced an area's character.

Response: Asteria Highlands will maintain the development patterns and standards that have already been approved by the City for Sereno Canyon and StoryRock. Both master planned communities border Asteria Highlands and it is essential that this project continues the trend of high-quality residential development in this area of North Scottsdale.

B. Guiding Principle: Economic Vitality

i. Economic Vitality Element

The Economic Vitality Guiding Principle is intended to secure Scottsdale's future as a desirable place to live, work and visit based on the foundation of a dynamic, diversified and growing economic base that complements the community. While highlighted in other elements of the General Plan (Housing and Neighborhoods), the Economic Vitality Element recognizes that variety and quality of housing is crucial to the stability of the local economy. Discussion specific to the importance of housing and neighborhoods as it relates to the overall of sustainability of Scottsdale's community is summarized in the following section.

C. Guiding Principle: Neighborhoods

i. Community Involvement Element

Public participation is a key component to the successful planning of new development within a community. Citizens and business owners are an important part of the public process, which is why Scottsdale requires a thorough outreach effort for any new development whether it be a GPA, Rezoning, or Conditional Use Permit. The development team began outreach efforts in late 2016 with the surrounding property owners including Crown Development (Sereno Canyon). These outreach efforts and dialogue with the community will continue throughout the public process of this preliminary plat case.

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Goal 1: Seek early and ongoing involvement in project/policy-making discussions.

Bullet 1: Maximize opportunities for early notification of proposed projects, or project/issues under consideration using signs, information display boards, web postings, written correspondence, and other methods, as they become available.

Response: As mentioned above, outreach began early in the zoning case and has been ongoing (and will continue to be ongoing) throughout the platting process with the City. A complete Citizen Outreach Report is provided with the application.

ii. Housing Element

Scottsdale has historically been a community that embraces a variety of housing opportunities to enhance the character, diversity, and vitality of the City, as well as respect and conserve the Sonoran Desert. The General Plan states “Our vision is to incrementally, but steadfastly expand housing opportunities for current and future citizens.” Scottsdale encourages housing options that provide a wide range of opportunities for people living, working, and retiring in the community.

This preliminary plat is consistent with the following goals and approaches contained within the Housing Element:

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Goal 2: Seek a variety of housing options that blend with the character of the surrounding community.

Bullet 1: Maintain Scottsdale’s quality-driven development review standards for new housing development.

Response: The housing proposed for Asteria Highlands will be single family for-sale homes with estimated selling prices that meet or exceed the market. This development will uphold the City’s quality standards and complement the existing upscale lifestyle and character established throughout this area of North Scottsdale. Architectural themes and design elements will be determined by a future homebuilder, but will include desert contemporary architecture and an emphasis on Southwest living with the implementation of context appropriate building elements, earth-tone palettes, indigenous materials, recessed windows, and desert shade trees.

iii. Neighborhood Element

The Neighborhood section of the General Plan focuses on Scottsdale’s vision to preserve, reinforce, and where appropriate, revitalize the characteristics and stability of neighborhoods. This is accomplished by making sure that neighborhoods are in harmony with their existing character and defining features. Particular attention is paid to the unique character and special qualities of each individual neighborhood within the City. The term “neighborhood” is best characterized as a diverse mix of use typically consisting of retail, office and residential development. Given the specific physical location of the Property, the proposed Suburban Neighborhoods land use designation is appropriate in the context of the General Plan’s Guiding

Principle for sustainable neighborhoods. The Neighborhood's Guiding Principle of the General Plan identifies several policies intended to ensure that Scottsdale is a desirable place to live, work and visit and, in conjunction with a stable economic base, the General Plan recognizes that neighborhood viability and sustainability is as equally important as a strong economic base. This Preliminary Plat request is consistent with the following goals and approaches contained within the Neighborhood Element:

2001 General Plan Page 105

Goal 1: Enhance and protect diverse neighborhoods so they are safe and well maintained.

Response: Asteria Highlands will result in a significant amount of community NAOS dedicated in tracts as well as a 100' Scenic Corridor along the site's 128th Street frontage with multi-use trail improvements. The proposed trail improvements along the site's 128th Street frontage will provide connectivity to future access to the Tom's Thumb trailhead, which is located approximately one-half mile to the south of the Property along 128th Street. The tract-dedicated NAOS and Scenic Corridor is a significant benefit to the future residents and the community vs. the previously approved Tiara Estates plan with predominantly on-lot NAOS and Scenic Corridor easement.

D. Guiding Principle: Open Space

i. Open Space and Recreation Element

It has long been a priority of the City to conserve significant natural areas and open spaces for both recreational and preservation purposes. The Open Space and Recreation guiding principle found within the General Plan specifically addresses the significance of the Scenic Corridors, natural and urban open spaces and recreational opportunities. A well-managed system that provides active and passive open space/recreational opportunities are considered an indispensable community feature, one that should be available to all ages on a year-round basis in the City of Scottsdale. Maintaining connected open space corridors such as vista corridors through the site and Scenic Corridors, provides continuous visual linkages within and between local neighborhoods reinforcing the regional open space network.

This Preliminary Plat application is consistent with the following goals and approaches contained within the Open Space and Recreation Element:

General Plan Page 113

Goal 1: Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open space.

Bullet 1: Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access and preservation.

Bullet 2: Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.

Bullet 15: Preserve scenic views and vistas of mountains, natural features, and rural landmarks.

Bullet 16: Protect and use existing native plants, the design themes of character areas within which they are sited, and respond to local conditions in landscape designs.

Bullet 18: Apply a Scenic Corridor designation along major streets to provide for open space and opportunities for trails and paths. This designation should be applied using the following guidelines:

**There is a need for a landscaped buffer between streets and adjacent land uses.*

**An enhanced streetscape appearance is desired.*

**Views to mountains and natural or man-made features will be enhanced.*

Bullet 19: Consider buffered setbacks/parkways to provide the streetscape with a unique image that should also reduce the impacts of a major street on adjacent parcels. This type of designation is primarily an aesthetic buffer.

Response: Asteria Highlands provides opportunities for passive and active outdoor recreational activities through both the preservation of nearly 15 acres of NAOS and the dedication of a connective trail along the 128th Street frontage. The NAOS will have the additional benefit of preserving scenic views and mountain vistas that are well known to North Scottsdale. Local conditions (terrain and vegetation) will be respected with the overall site design. A 100' wide Scenic Corridor will be provided along 128th and will be designated in a separate tract (off-lot). Signage for the development will be placed in the natural landscape setting and will give a sense of arrival for residents and visitors, while still maintaining the minimalistic, natural feel that is desired in north Scottsdale. Further, a Desert Scenic Roadway buffer will be accommodated along Alameda (average of 50').

E. Guiding Principle: Sustainability

The issue of sustainability is addressed within three chapters of the General Plan that include 1) cost of development; 2) growth areas; and 3) public services and facilities. These chapter and the discussion of “sustainability” (for the purposes of the General Plan discussion) relates more to effective management of Scottsdale’s finite and renewable environmental, economic, social, and technological resources to ensure that they serve future needs.

The City has long held the philosophy that new development should “pay for itself” and not burden existing residents and property owners with the provision of infrastructure and public services and facilities. Through the development review process the City can evaluate appropriate dedications, development fees and infrastructure provisions. The developer will

incur any costs and fees associated with infrastructure requirements including the consolidation and relocation of the well sites.

F. Guiding Principle: Transportation

i. Community Mobility Element

This section of the General Plan addresses mobility choices to provide alternatives to the automobile and to increase accessibility, improve air quality, enrich the community and its neighborhoods, and contribute to the community's quality of life. In general, the Community Mobility Element relates to protecting the function and form of regional air and land corridors, protecting the physical integrity of regional networks to reduce the number, length and frequency of automobile trips. Additionally, this section of the General Plan seeks to prioritizing regional connections to safely and efficiently move people and goods beyond City boundaries, to relieve traffic congestion, to optimize mobility, maintain Scottsdale's aesthetics, emphasize live, work and play opportunities, and to protect neighborhoods from the negative impact of regional and Citywide networks. Finally, the General Plan recognizes that there is diversity throughout neighborhoods and that each neighborhood may, in fact, have different mobility needs.

This Preliminary Plat application is consistent with the following goals and approaches contained within the Community Mobility Element:

General Plan Page 177

Goal 2: Protect the physical integrity of regional networks to help reduce the number, length, and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.

Response: This development will result in a lot increase from 13 to 31 lots, which is an increase in 124 daily trips to 316 daily trips, a minimal increase given the context of the area. The proposed trail improvements along the site's 128th Street frontage will provide connectivity to future access to the Tom's Thumb trailhead which is located approximately one-half mile to the south of the Property along 128th Street. Additionally, the offset of Alameda Road is accommodated with the Asteria Highlands site plan to align with the StoryRock master plan, responding to the natural wash condition.

V. Dynamite Foothills Character Area Plan ("DFCAP")

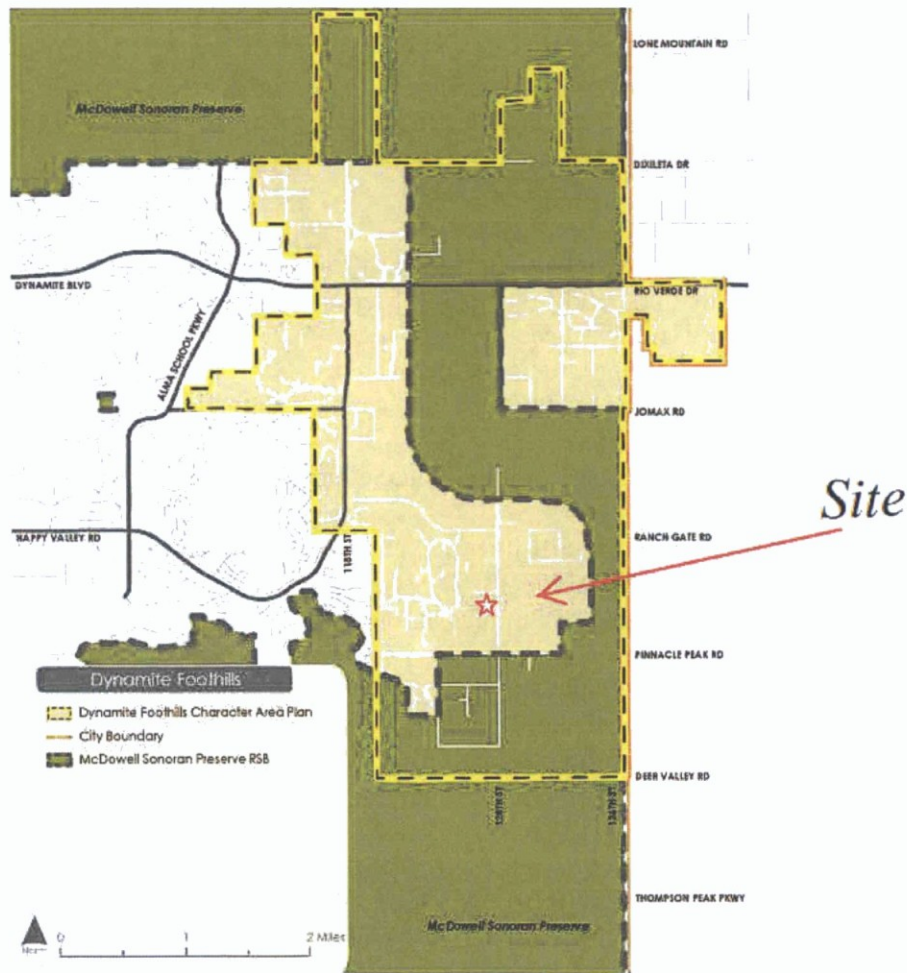
Asteria Highlands is located within the Dynamite Foothills Character Area and as such is committed to fulfilling the three goals of the Dynamite Foothills Character Plan. These goals are:

Goal 1

Preserve the existing Rural Desert character for the Dynamite Foothills which will result in a unique desert community distinguished from other parts of Scottsdale and the Valley.

- Implement ESLO design standards for all streets.
- Use innovative street design where necessary to protect important natural features.
- Identify street alignments that respond to the natural terrain and protect natural features such as significant boulder outcrops and washes.
- Maintain "dark skies" by prohibiting the use of street lights.
- Implement an internal trail system separate from the streets that provides links to the shared use trails shown on the city's master plan.
- Promote the use of colors and textures on man-made elements that blend with the surrounding environment.
- Prohibit unnecessary development and disturbance in natural water courses and preserve the natural drainage patterns as much as possible.
- Use native plant species and grading techniques in retention basins to blend these facilities with the surrounding desert.
- Select utility alignments that avoid the disturbance of sensitive desert environments.
- Underground all electric and telephone utilities and encourage utility providers to use sensitivity when placing above ground cabinets.
- Use vegetation and berming that fits with the natural terrain for screening in place of solid walls.

Response: The proposed development meets this land use goal by embracing the beauty of the area with minimalistic design that decreases disturbance on accentuates the natural vegetation and wash corridors. The site plan was thoughtfully created to enhance views for the residents while working with the natural topography. Entry and internal circulation works with the current topography. The circulation resembles a horseshoe and is the best configuration to minimize disturbance and honor the washes that run throughout the Property.



Goal 1, Strategy 1

Existing allowable densities (under current zoning and General Plan designations) are appropriate for all but a few areas on the fringes of the character area as identified on the accompanying map {Page 13 DFCAP}.

Response: The location of the Property and the neighborhood sensitive development goals proposed for this community contribute towards an appropriate transition with respect to development pattern, intensity and character. Located in the Dynamite Foothills Character Area Plan, the development is consistent with the surrounding communities while also being sensitive to the preservation of NAOS (more so than the on-lot NAOS and on-lot Scenic Corridor currently platted for this site). The surrounding mix of existing land uses in the immediate area include the Sereno Canyon development with a range of residential densities including R-4R ESL, R1-43 ESL, and R1-130 ESL with resort component. Also, the StoryRock master planned community has a range of residential densities including R1-18 ESL, R1-35 ESL, R1-43 ESL, and R1-70 ESL to the east. Given the setting, the proposed development is contextually

appropriate and results in tract-dedicated NAOS and Scenic Corridor easements. Additionally, the offset of Alameda Road is accommodated with the Asteria Highlands site plan to align with the StoryRock master plan, responding to the natural wash condition that traverses the two properties.

Goal 2

Recognize the topographic diversity of the Dynamite Foothills area and provide guidelines for balancing the relationship of different types of development to the unique environmental nature of the area.

- Develop guidelines for residential development for site planning, building massing and construction techniques that preserve the natural desert character.
- Provide meaningful open space that preserves natural features like washes and rock outcroppings; connects wash corridors and preserves vistas.

Response: The proposed development meets this land use goal with its internal circulation, home site placement, open space design, and construction techniques. The topographic diversity within the 40+/- acre site provides breathtaking view of the McDowell Mountains for each home and generous open space. The project will provide for minimalistic disturbance with the roads and driveways.

Goal 3

Promote open space in accordance with the CityShape 2020 Guiding Principles and the recommendations of the Desert Preservation Task Force, and support the efforts of the McDowell Sonoran Preserve Commission to provide open space.

- Provide visual open space amenities along streets and use natural open space between new development and roadways to preserve existing vistas.
- Use Natural Area Open Space to provide connectivity within and outside the community.
- Implement an internal trail system that connects open spaces and provides a link to public trails outside the community.
- Provide large continuous areas of open space.
- Use open in such a way that it connects with significant open spaces outside the community such as the McDowell Sonoran Preserve on the north side of Dynamite.

Response: The proposed development has open space throughout the interior and the perimeter of the project that ensures open space connections. With close proximity to Tom's Thumb Trailhead, the proposed development creates a feel of openness throughout that residents seek out when living close to the McDowell Sonoran Preserve. These strategies will be implemented to further ensure the goals of the Desert Foothills Character Area Plan are met.

VI. DRB Criteria

Sec. 1.904.- Criteria.

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

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

Response: The proposed Preliminary Plat for Asteria Highlands is consistent with DFCAP goals and policies and the General Plan goal and policies as established in the zoning case.

- 2. The architectural character, landscaping and site design of the proposed development shall:**

- a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood**

Response: From its inception, Asteria Highlands utilized the DFCAP as a guiding tool to the overall design and architectural character. The open lot layout enhances the natural pedestrian walkways created by washes and boulder placement. Recreational trail connections are seen throughout the area, also providing connectivity to surrounding communities. Biking, equestrian, pedestrian paths, trail crossings and trailheads all surround the site. Relaxation and serenity is especially emphasized by low density development and mountain views.

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

Response: Creating a desirable sense of place is paramount to this community. Asteria Highlands will include the use of three potential architectural styles (Desert School, Desert Spanish and Desert Ranch) allowing the proposed upscale homes a sense of variety while integrating the community into the North Scottsdale area and its unique natural desert setting.

- 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 Principle;**

Response: Rear yards, oriented toward views, provide outdoor living spaces for residents to enjoy Arizona's year round warm climate. Natural materials and

landscaping are also incorporated into the design in order to address the area unique climate factors and Sonoran Desert environment.

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

Response: In order to promote vehicular and pedestrian safety, Asteria Highlands will provide new on-site streets and pedestrian corridors.

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

Response: Mechanical equipment, appurtenances and utilities will be screened in design with the community’s architectural theme. Trash receptacles will be maintained by the homeowner and only seen on the street during pick up hours.

VII. Amended Development Standards

This preliminary plat application includes a request for amended development standards, subject to Staff and Development Review Board approval, in accordance with Section 6.1083 of the ESL Zoning Ordinance. The proposed development plan justifies the amended development standards by protecting and preserving natural environmental features and providing more in-tract NAOS. The amended standards will allow for setback reductions to accommodate proper placement around sensitive areas. These areas include existing wash corridors, prominent boulder formations, and native vegetation. In compliance with the amended development standards, lot areas will be reduced in order to maximize open space throughout the community.

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Development Standards	Existing R1-130 ESL with Amended Development Standards	Proposed R1-70 ESL portion of site (Amended Standards if approved by the DRB)	Proposed R1-35 ESL portion of site (Amended Standards if approved by the DRB)
Density (du/ac)	.32 (13 lots)	.55 (4 lots)	.82 (27 lots)
Minimum Lot size	97,500 square feet	52,500 square feet	26,250 square feet
Minimum Lot width	150 feet	187.5 feet	101.25 feet
Minimum Front yard setback	45 feet	45 feet	30 feet
Minimum Side yard setback	22.5 feet	22.5 feet	11.25 feet
Minimum Rear yard setback	45 feet	45 feet	26.25 feet

Sec. 5.200. Single-family Residential (R1-35).

(Ord. No. 4005, § 1 (Res. No. 8947, Exh. A, § 29), 4-3-12)

Sec. 5.204. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-35 District:

A. Lot area

1. Each lot shall have a minimum lot area of not less than ~~thirty-five thousand (35,000)~~ twenty-six thousand, two hundred and fifty (26,250) square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimension

1. Width. All lots shall have a minimum width of ~~one hundred thirty-five (135)~~ one hundred one and a quarter (101.25) feet.

C. Density. There shall not be more than one (1) single-family dwelling unit on any one (1) lot.

D. Building height. No building shall exceed ~~thirty (30) feet~~ twenty four (24) feet in height.

E. Yards.

1. Front Yard.

- a. There shall be a front yard having a depth of not less than ~~forty (40)~~ thirty (30.00) feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~forty (40)~~ thirty (30) feet shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~forty (40)~~ thirty (30) feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be side yards of not less than ~~fifteen (15)~~ eleven and a quarter (11.25) feet on each side of a building.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty-five (35)~~ twenty six and a quarter (26.25) feet.

4. Other requirements and exceptions as specified in article VII.

F. Distance between buildings.

1. There shall not be less than ~~ten (10)~~ eight (8) feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall be not less than ~~thirty (30)~~ twenty two (22) feet.

G. Walls, fences and landscaping. Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard. Walls, fences

and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirements.

H. *Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

I. *Corral.* Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1 (Res. No. 8947, Exh. A, §§ 30, 31), 4-3-12}

Sec. 5.205. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.207. Signs.

The provisions of article VIII shall apply.

Sec. 5.030. Single-family Residential (RI -70).

(Ord. No. 4005, § 1 (Res. No. 8947, Exh. A, § 20), 4-3-12}

Sec. 5.031. Purpose.

This district is intended to promote and preserve residential development. Large lots are required to maintain low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

Sec. 5.033. Approval required.

Prior to development of any municipal use, or any use requiring a conditional use permit, Development Review Board approval shall be obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 2470, § 1, 6-16-92; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.034. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-70 District:

A. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~seventy thousand (70,000)~~ fifty two thousand, five hundred (52,500) square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimensions.

Width. All lots shall have a minimum width of ~~two hundred fifty~~ one hundred eighty-seven and a half (187.5) feet.

C. Density. There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. Building height. No building shall exceed ~~thirty (30) feet~~ twenty four (24) feet in height, except as otherwise provided in article VII.

E. Yards.

1. Front Yard.

- a. There shall be a front yard having a depth of not less than ~~sixty (60)~~ forty five (45) feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~sixty (60)~~ forty five (45) shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~sixty (60)~~ forty five (45) shall be provided on each street. No accessory buildings shall be constructed in a front yard. Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard of not less than ~~thirty (30)~~ twenty two and a half (22.5) feet on each side of a building.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~sixty (60)~~ forty-five (45) feet.

4. Other requirements and exceptions as specified in article VII.

F. Distance between buildings.

1. There shall be not less than ~~ten (10)~~ eight (8) feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall be not less than ~~sixty (60)~~ forty-six (46) feet.

G. Walls, fences and landscaping. Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the

enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.

H. *Access*. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision. Access for Specialized Residential Health Care Facilities shall be provided in the following manner:

I. *Corral*. Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2470, § 7, 6-16-92; Ord. No. 2509, § 1, 6-7-93; Ord. No. 3907, § 7 (Exh. I), 8-37-70; Ord. No. 4005, § 7(Res. No. 8947, Exh. A, §§ 22, 23), 4-3-12)

Sec. 5.035. Off-street parking.

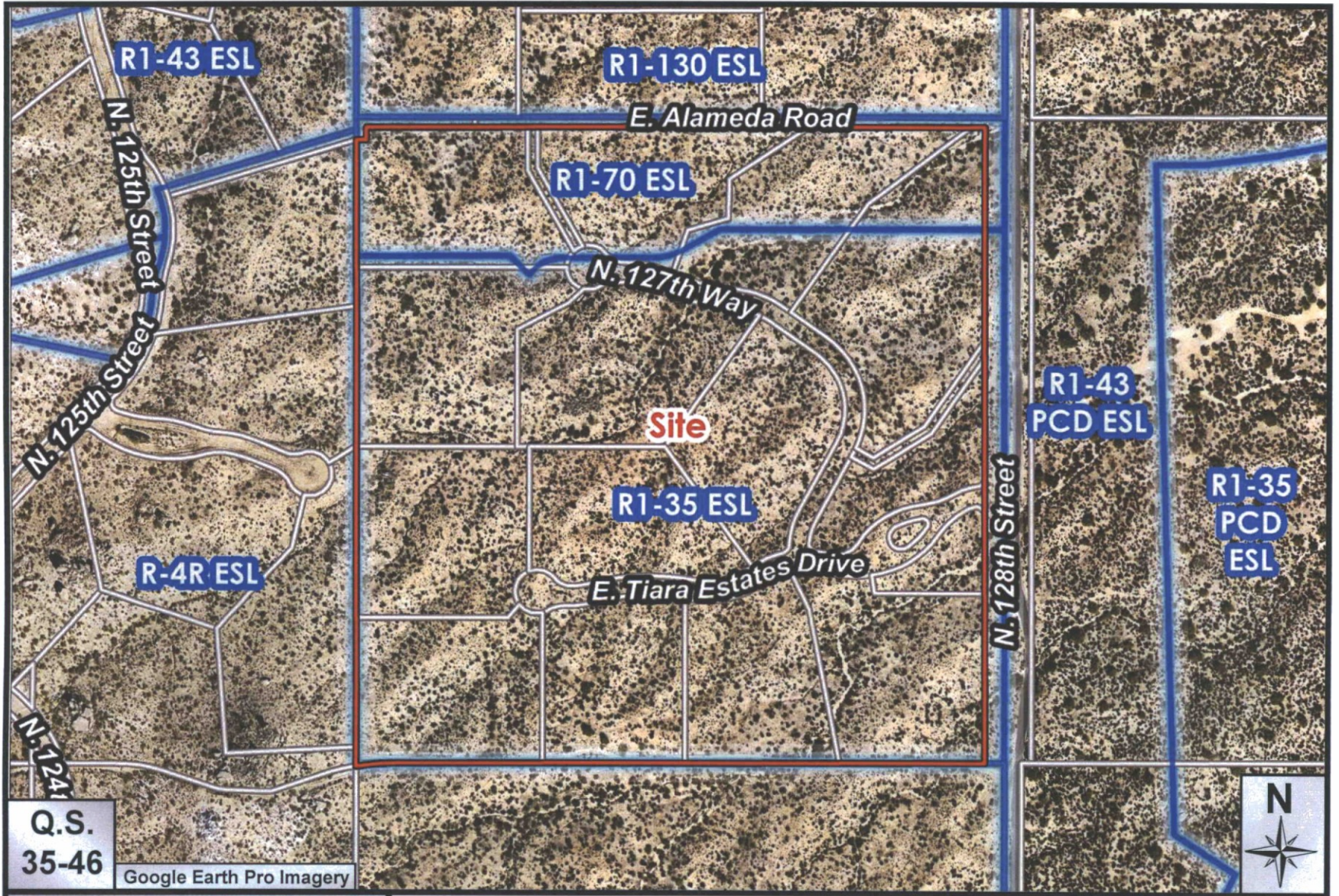
The provisions of article IX shall apply.

(Ord. No. 2470, § 1, 6-16-92)

Sec. 5.036. Signs.

The provisions of article VIII shall apply.

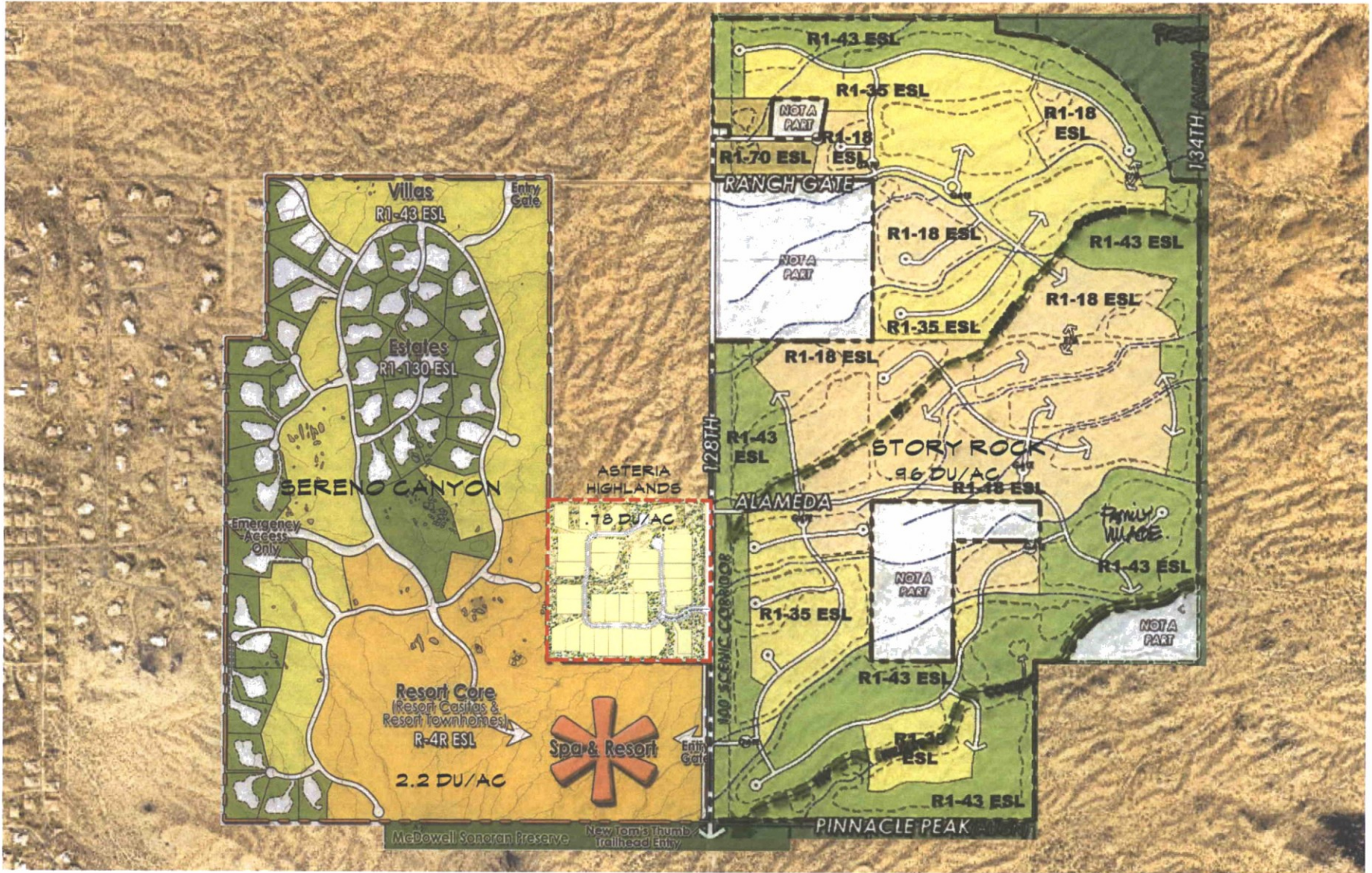
(Ord. No. 2470, § 1, 6-16-92)



12-PP-2017

Asteria Estates

ATTACHMENT 4



ONLY THE ASTERIA HIGHLANDS PORTION OF THIS GRAPHIC WAS PREPARED BY THE MCGOUGH GROUP. THE REMAINING PORTIONS OF THIS GRAPHIC WERE PREPARED BY LYA URBAN DESIGN STUDIO.

ASTERIA HIGHLANDS

CONTEXT EXHIBIT

24000 N. 128TH ST. SCOTTSDALE, ARIZONA

DECEMBER 18, 2011



ATTACHMENT 5

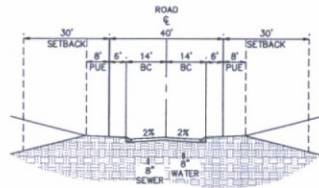
LEGEND

- PROPERTY/LOT LINE
- - - PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED SWALE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- PROPOSED CENTERLINE
- BUILDING SETBACK
- LIMITS OF DISTURBANCE (CONSTRUCTION ENVELOPE)
- LOD
- NAOS
- NAOS REV'G
- NAOS LIMITS
- NAOS REVEGETATED LIMITS
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- PROPOSED CUT-OFF WALL
- PROPOSED RETAINING WALL
- EROSION HAZARD SETBACK
- 100-YEAR INUNDATION LIMITS
- 100-YEAR BASE FLOOD ELEVATION AND CROSS SECTION LOCATION
- NAOS REVEGETATED EXTENTS
- NAOS UNDISTURBED EXTENTS
- PROPOSED SURVEY MONUMENT
- PROPOSED FIRE HYDRANT
- PUE
- R/W
- BC
- TYP.
- EVAE
- AE
- DE
- SE
- RSB
- CFS
- 80.2
- P
- FL
- EG
- 0.95%
- 10
- PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY
- BACK OF CURB
- TYPICAL
- EMERGENCY VEHICLE ACCESS EASEMENT
- ACCESS EASEMENT
- DRAINAGE EASEMENT
- SEWER EASEMENT
- BUILDING SETBACK
- CUBIC FEET PER SECOND
- PAVEMENT SPOT ELEVATION AT FINISHED GRADE
- FLOW LINE
- EXISTING GRADE
- SLOPE AT FINISHED GRADE
- PROPOSED LOT NUMBERS

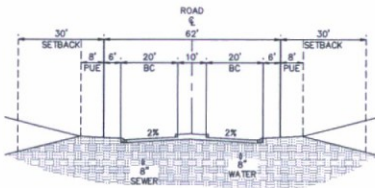
LOT AND TRACT AREAS

PARCEL AREA TABLE	PARCEL AREA TABLE		
LOT/TRACT	AREA	LOT/TRACT	AREA
LOT 1	53330	LOT 21	26288
LOT 2	52502	LOT 22	26250
LOT 3	52500	LOT 23	29371
LOT 4	52506	LOT 24	26251
LOT 5	27165	LOT 25	26351
LOT 6	28267	LOT 26	26830
LOT 7	28273	LOT 27	27171
LOT 8	29670	LOT 28	26839
LOT 9	26661	LOT 29	26250
LOT 10	30423	LOT 30	26964
LOT 11	24299	LOT 31	26343
LOT 12	27680	TRACT A	3323
LOT 13	26609	TRACT B	31394
LOT 14	26439	TRACT C	23875
LOT 15	26716	TRACT D	131880
LOT 16	34046	TRACT E	140929
LOT 17	28273	TRACT F	99300
LOT 18	27218		
LOT 19	28360		
LOT 20	27232		

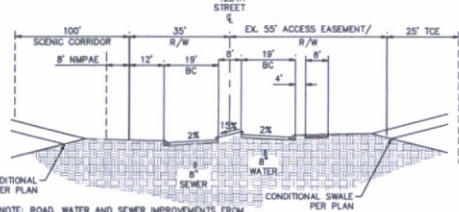
PARCEL AREA TABLE	PARCEL AREA TABLE		
LOT/TRACT	AREA	LOT/TRACT	AREA
LOT 21	26288	TRACT A	3323
LOT 22	26250	TRACT B	31394
LOT 23	29371	TRACT C	23875
LOT 24	26251	TRACT D	131880
LOT 25	26351	TRACT E	140929
LOT 26	26830	TRACT F	99300
LOT 27	27171		
LOT 28	26839		
LOT 29	26250		
LOT 30	26964		
LOT 31	26343		



TYPICAL PRIVATE STREET SECTION (N.T.S.)



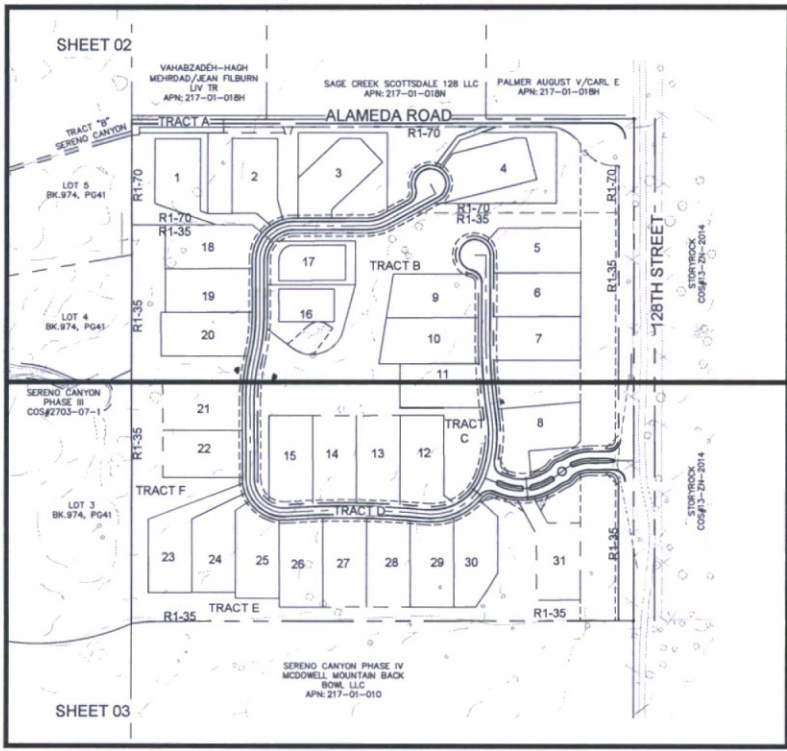
TYPICAL ENTRY STREET WITH MEDIAN SECTION (N.T.S.)



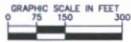
TYPICAL 128TH STREET SECTION (N.T.S.)

*NOTE: ROAD, WATER AND SEWER IMPROVEMENTS FROM RANCHO GATE ROAD TO THE SOUTHERN BOUNDARY OF ASTERIA HIGHLANDS MUST BE COMPLETED PRIOR TO APPROVAL OF ON-SITE IMPROVEMENTS OF ASTERIA HIGHLANDS.

PRELIMINARY PLAT FOR ASTERIA HIGHLANDS
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT MERIDIAN, MARICOPA COUNTY, ARIZONA



PROJECT MAP



VICINITY MAP

SHEET INDEX

SHEET NO.	TITLE
01	PRELIMINARY PLAT COVER AND NOTES
02-03	PRELIMINARY PLAT
04-05	PHASE I GRADING
06	75% CROSS SECTION/UTILITY CROSS SECTION
07-08	CONCEPTUAL FLOOD SUEUT GRADING

OWNER/DEVELOPER

SCOTTSDALE 128TH ST HOLDINGS LLC
2375 E CAMELBACK ROAD
PHOENIX, ARIZONA 85016
TELEPHONE: (602) 305-4011
CONTACT: BILLY CUNIFF

ZONING

Existing Zoning R1-100 ELS

ENGINEER

KIMLEY-HORN & ASSOCIATES
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
TELEPHONE: (602) 371-4533
CONTACT: CURTIS BROWN, P.E.

UTILITIES

WATER CITY OF SCOTTSDALE
SEWER CITY OF SCOTTSDALE
ELECTRIC ARIZONA PUBLIC SERVICE CO
TELEPHONE CENTURY LINK
CABLE T.V. COX COMMUNICATIONS
GAS SOUTHWEST GAS

SURVEYOR

SURVEY INNOVATION GROUP INC.
7301 EAST EVANS ROAD
SCOTTSDALE, AZ 85260
TELEPHONE: (480) 922-0780
CONTACT: ERIC SOSTROM, P.L.S.

SITE DATA

GROSS AREA 40.08 AC±
NET AREA 38.40 AC±
TOTAL NUMBER OF LOTS 31
GS 45-58
TYPICAL LOT SIZE N/A
MINIMUM LOT AREA 26,250 S.F.
MAXIMUM LOT AREA 53,330 S.F.
DENSITY 0.77 DU/AC

SETBACK TABLE

FRONT	RIGHT	REAR	SIDE
30 FT	26 FT	15 FT	15 FT

NAOS DEDICATION

A MAJORITY OF THE AREAS OUTSIDE OF BUILDING ENVELOPES WILL BE DEDICATED ON THE FINAL PLAT AS NATURAL AREA OPEN SPACE (NAOS) 7% GRASSLAND EASEMENTS, AND NON DEVELOPMENT EASEMENTS.
REQUIRED NAOS: 14.07% AC.
PROPOSED NAOS: 14.74% AC.
PER LOT NAOS PROVIDED ON FINAL PLAT AND FINAL NAOS EXHIBIT, PER LOT NAOS FOR REFERENCE ONLY. NAOS REQUIRED IS FOR WHOLE PROJECT NOT PER LOT BASIS.

FLOOD INFORMATION

MAP	DATE OF MAP	FIRM ZONE	BASE FLOOD ELEVATION
#04013C1335M	11/03/2015	"D"	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 REVISION CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATIONS.

FIRE DEPARTMENT NOTES

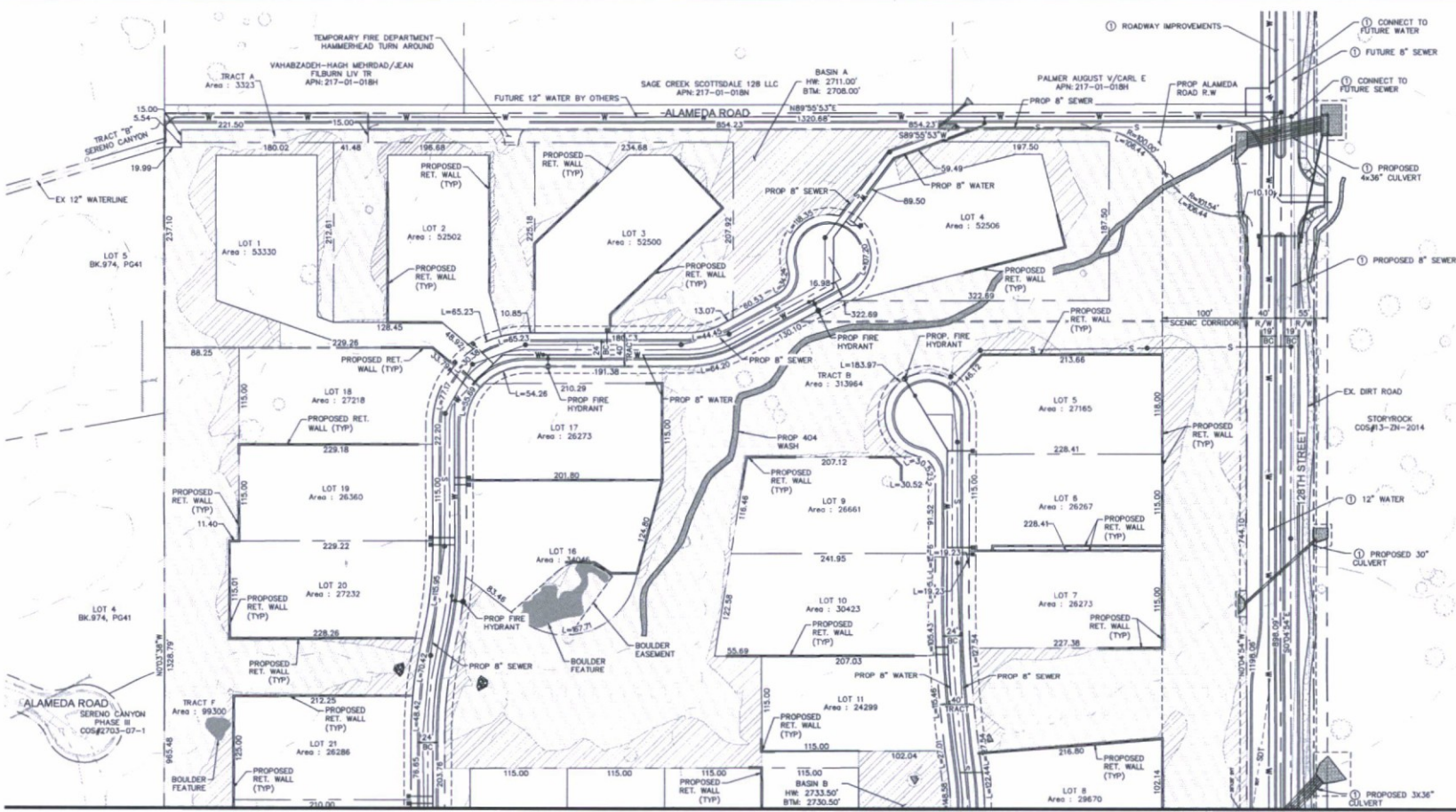
- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'6"
- KEY SWITCH/PRE-EMPTION SENSOR REQUIRED
- MIN. HYDRANT SPACING PER DSAPM 6-1.502
- THE FIRE LANE SURFACE SHALL BE SUITABLE FOR ALL-WEATHER USE, WITH A MINIMUM LOADING DESIGN OF 83,000 LB. GROSS VEHICLE WEIGHT INCLUDING ANY BRIDGE OR CULVERT.

LEGAL DESCRIPTION

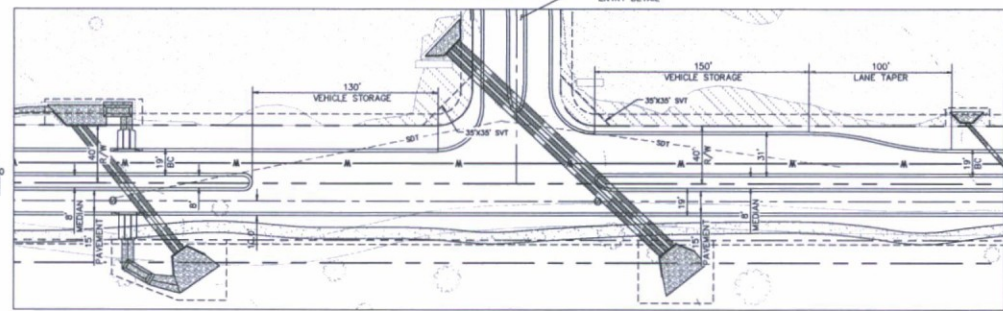
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
LOTS 1 THROUGH 13, INCLUSIVE AND TRACTS A THROUGH G, INCLUSIVE, TIARA ESTATES, ACCORDING TO BOOK 1028 OF MAPS, PAGE 11 AND BOOK 1037 OF MAPS, PAGE 30 AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2009-00752779, RECORDS OF MARICOPA COUNTY, ARIZONA.

COS RELATIVE CASE NUMBERS

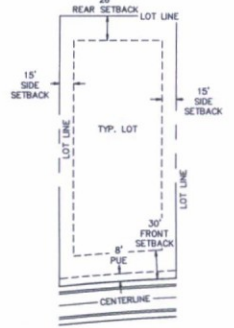
4938-07-2
77-AP-2008
179-SA-2003
9-PP-2007



SEE SHEET 03



128TH STREET DETAIL
1" = 40'



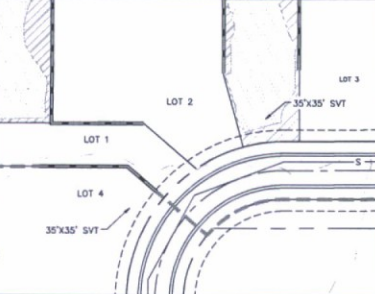
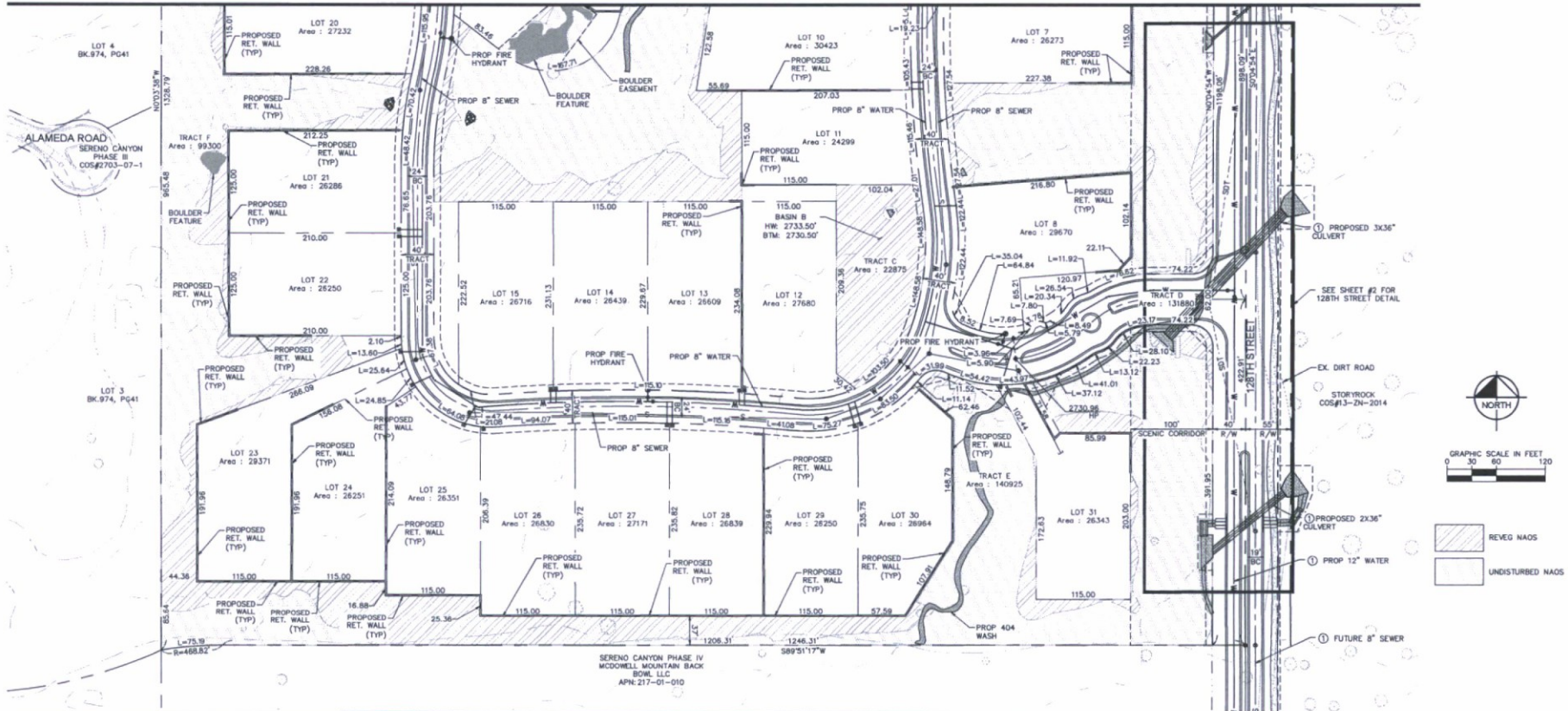
TYPICAL LOT DETAIL

ROAD, WATER AND SEWER IMPROVEMENTS FROM RANCHGATE ROAD TO THE SOUTHERN BOUNDARY OF ASTERIA HIGHLANDS MUST BE COMPLETED PRIOR TO APPROVAL OF ONSITE IMPROVEMENTS OF ASTERIA HIGHLANDS.

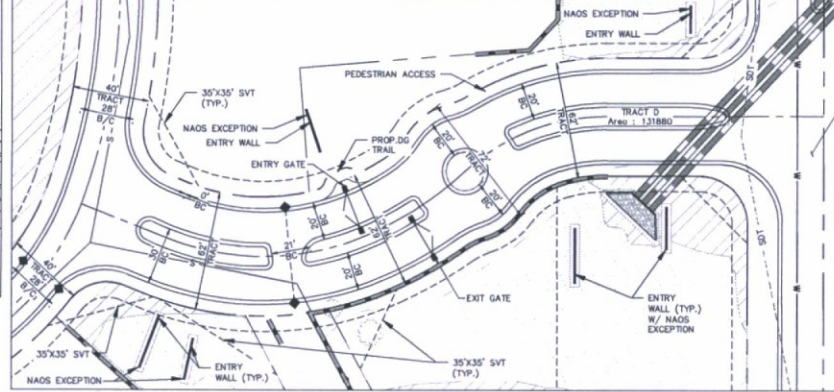
- NOTES:
1. THE FIRE LANE SURFACE SHALL BE SUITABLE FOR ALL-WEATHER USE, WITH A MINIMUM LOADING DESIGN OF 83,000 LB. GROSS VEHICLE WEIGHT INCLUDING ANY BRIDGE OR CULVERT.
 2. ALL EXISTING EASEMENTS AND LOTS TO BE ABANDONED WITH ACCEPTANCE OF FINAL PLAT.

*128TH STREET IMPROVEMENTS AND DRAINAGE STRUCTURES PER "IMPROVEMENT PLANS FOR STORY ROCK - 128TH STREET" SDT= SIGHT DISTANCE VISIBILITY TRIANGLE SCOTTSDALE DESIGN STANDARDS & POLICES MANUAL SECTION 5-3.123.

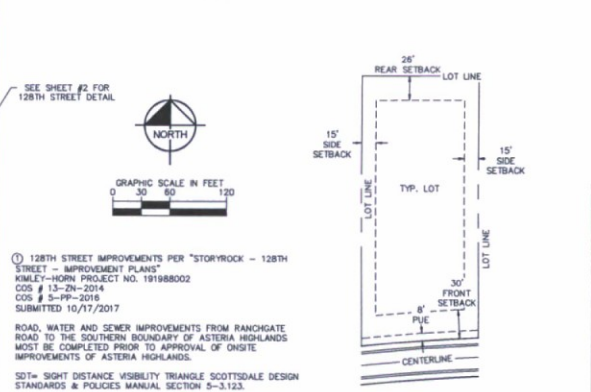
SEE SHEET 02



LOT SIGHT DISTANCE DETAIL
1"=40'



ENTRY DETAIL
1"=30'



TYPICAL LOT DETAIL

NOTES:
1. THE FIRE LANE SURFACE SHALL BE SUITABLE FOR ALL-WEATHER USE, WITH A MINIMUM LOADING DESIGN OF 83,000 LB. GROSS VEHICLE WEIGHT INCLUDING ANY BRIDGE OR CULVERT.
2. ALL EXISTING EASEMENTS AND LOTS TO BE ABANDONED WITH ACCEPTANCE OF FINAL PLAT.

SEE SHEET #2 FOR 128TH STREET DETAIL

128TH STREET IMPROVEMENTS PER "STORYROCK - 128TH STREET - IMPROVEMENT PLANS" KIMLEY-HORN PROJECT NO. 191988002 COS # 13-26-2014 COS # 5-PP-2015 SUBMITTED 10/17/2017

ROAD, WATER AND SEWER IMPROVEMENTS FROM RANCHGATE ROAD TO THE SOUTHERN BOUNDARY OF ASTERIA HIGHLANDS MUST BE COMPLETED PRIOR TO APPROVAL OF ONSITE IMPROVEMENTS OF ASTERIA HIGHLANDS.

SDT= SIGHT DISTANCE VISIBILITY TRIANGLE SCOTTSDALE DESIGN STANDARDS & POLICES MANUAL SECTION 5-3.123.

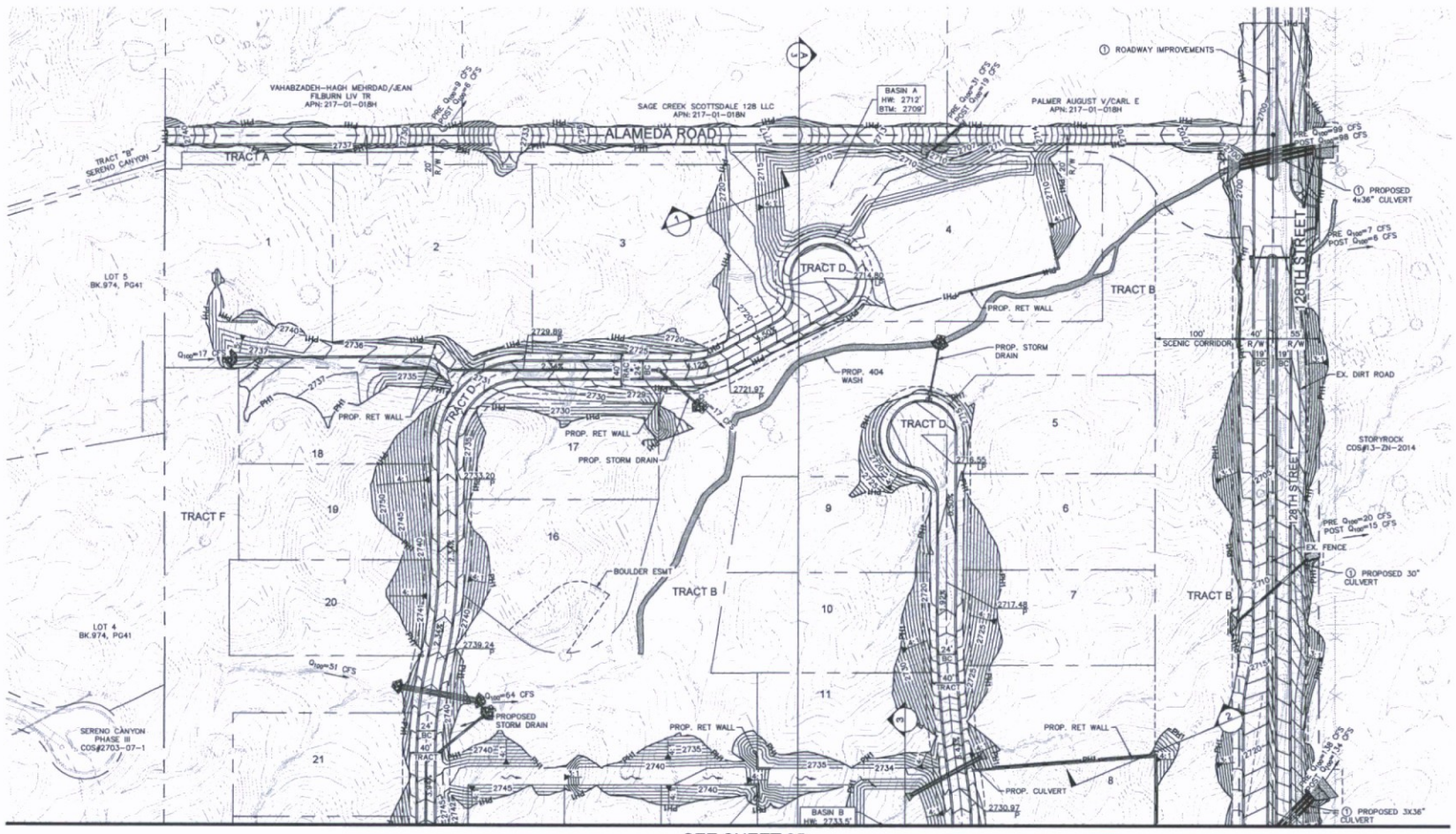
12-PP-2017
02/05/18

Kimley-Horn

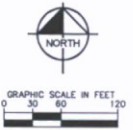
ASTERIA, LICHU AND...

EXPI...

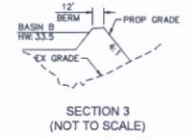
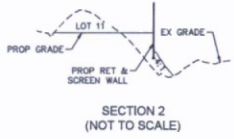
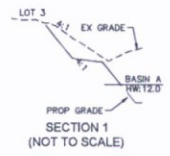
DR 10



SEE SHEET 05



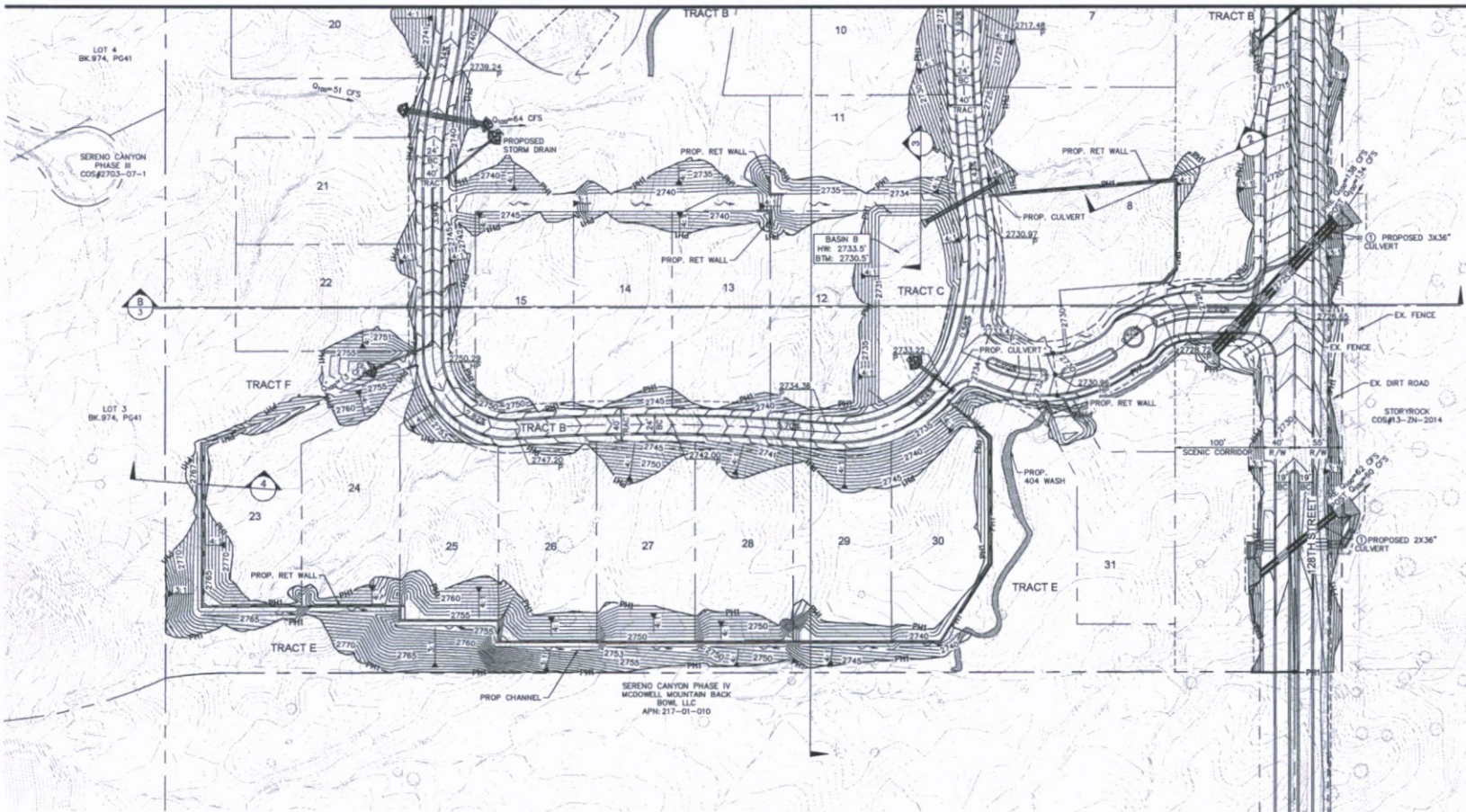
NOTE:
ALL ON-LOT GRADING TO BE
HANDLED ON INDIVIDUAL LOT
BY LOT FUTURE GRADING
PLANS



① 128TH STREET IMPROVEMENTS PER "STORYROCK - 128TH STREET - IMPROVEMENT PLANS" KIMLEY-HORN PROJECT NO. 191988002 COS # 13-2N-2014 COS # 5-PP-2016

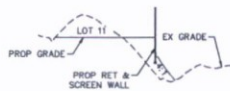
12-PP-2017
02/05/18

SEE SHEET 04



GRAPHIC SCALE IN FEET
0 30 60 120

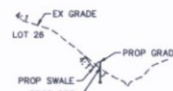
NOTE:
ALL ON-LOT GRADING TO BE
HANDLED ON INDIVIDUAL LOT
BY LOT FUTURE GRADING
PLANS



SECTION 2
(NOT TO SCALE)



SECTION 3
(NOT TO SCALE)



SECTION 4
(NOT TO SCALE)

128TH STREET IMPROVEMENTS PER "STORYBOOK - 128TH STREET - IMPROVEMENT PLANS" KIMLEY-HORN PROJECT NO. 191988002 COS # 13-21-2014 COS # 5-PP-2016

12-PP-2017
02/05/18

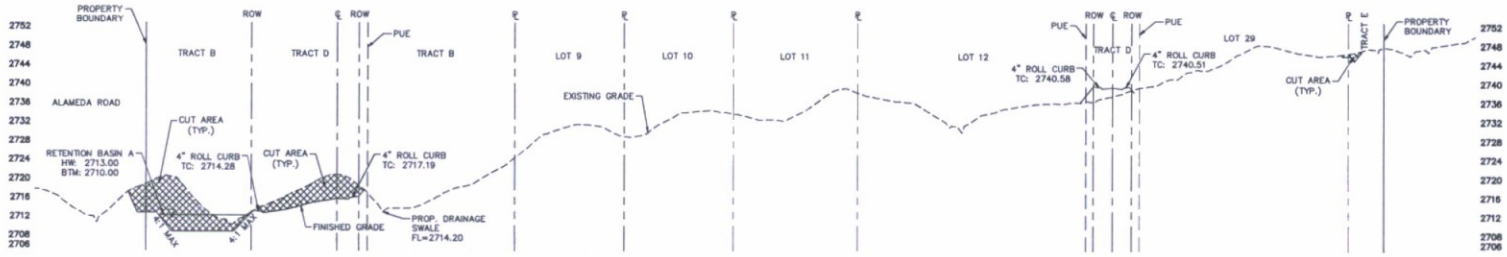
Kimley-Horn

SCALE (H): 1"=40'
SCALE (V): 1"=4'

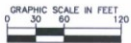
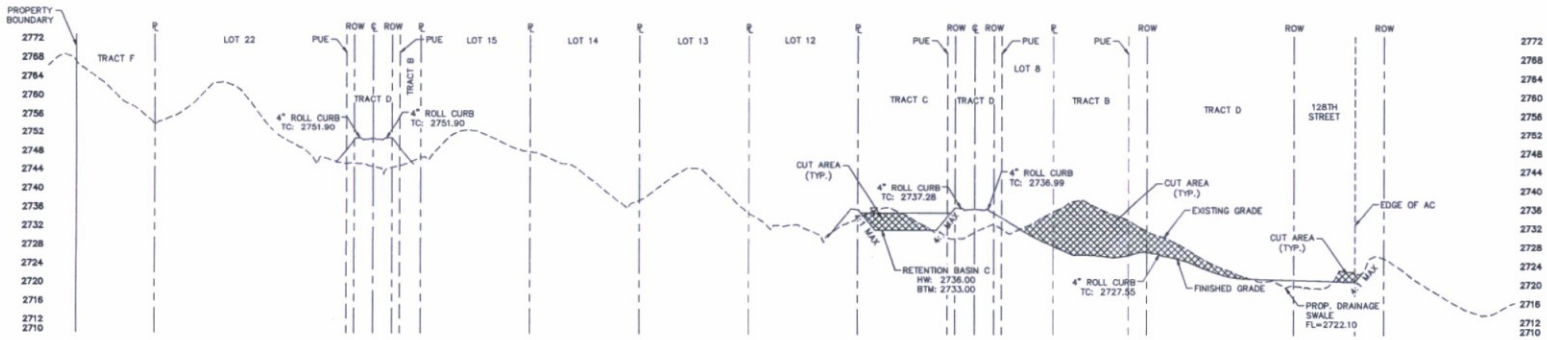
ASTERIA HIGHLANDS

EXP. P. 102C

SECTION A



SECTION B



NOTE:
ALL ON-LOT GRADING TO BE
HANDLED ON INDIVIDUAL LOT
BY LOT FUTURE GRADING
PLANS

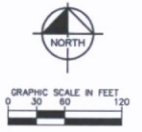
12-PP-2017
02/05/18



SEE SHEET 08

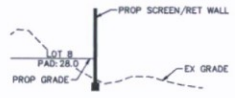
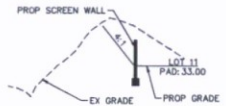
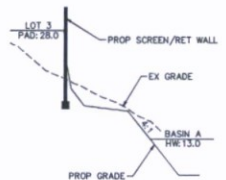
NOTE:
 ALL FAD GRADES ARE CONCEPTUAL.
 AT THIS TIME, FINAL LOT GRADING &
 DRAINAGE WILL ON AN INDIVIDUAL LOT
 BASIS PER CITY CODE.

① 128TH STREET IMPROVEMENTS PER "STOREYROCK - 128TH
 STREET - IMPROVEMENT PLANS"
 KIMLEY-HORN PROJECT NO. 191988002
 COS # 13-2H-2014
 COS # 5-PP-2016



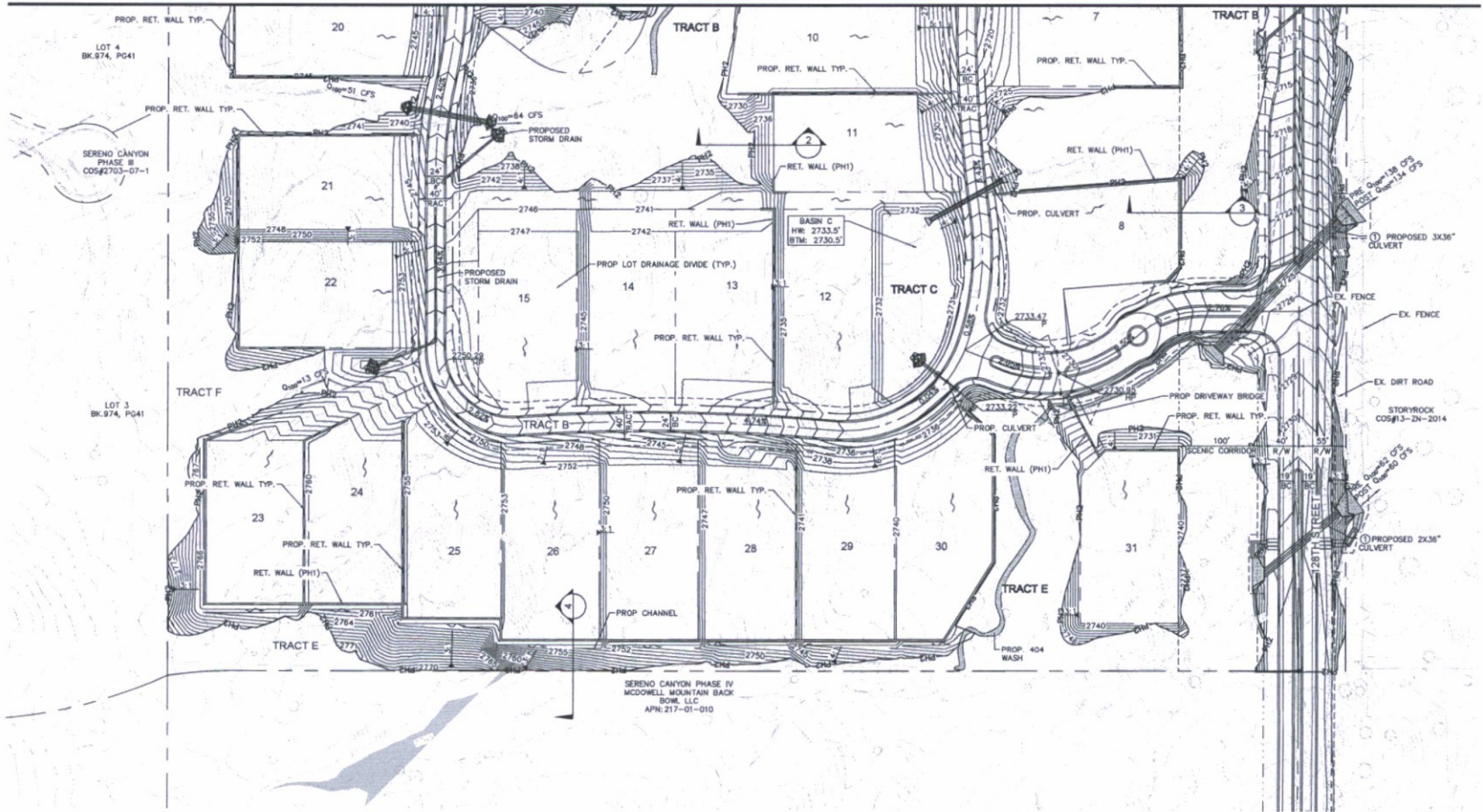
NOTE:
 INDIVIDUAL LOT GRADING
 SHOWN FOR REFERENCE
 ONLY. INDIVIDUAL LOT
 GRADING TO BE HANDLED ON
 A LOT BY LOT BASIS AS
 REQUIRED BY CITY CODE.

12-PP-2017
02/05/18



Kimley-Horn
 SCALE (BY TYP) N/A
 SCALE (BY N/A)
 ASTERIA HIGHLANDS

SEE SHEET 07



SERENO CANYON PHASE IV
MCDOWELL MOUNTAIN BACK
BOWL, LLC
APN: 217-01-010

NOTE:
ALL PAD GRADES ARE CONCEPTUAL
AT THIS TIME. FINAL LOT GRADING &
DRAINAGE WILL ON AN INDIVIDUAL LOT
BASIS PER CITY CODE.

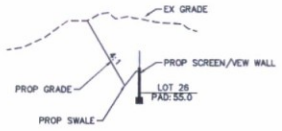
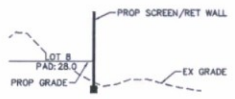
① 128TH STREET IMPROVEMENTS PER "STORYROCK - 128TH
STREET - IMPROVEMENT PLANS"
KIMLEY-HORN PROJECT NO. 191888002
COS # 13-2N-2014
COS # 5-PP-2016



GRAPHIC SCALE IN FEET
0 30 60 120

NOTE:
INDIVIDUAL LOT GRADING
SHOWN FOR REFERENCE
ONLY. INDIVIDUAL LOT
GRADING TO BE HANDLED
ON A LOT BY LOT BASIS
AS REQUIRED BY CITY
CODE.

12-PP-2017
02/05/18



Kimley-Horn

SCALE (SHEET) N/A
SCALE (SHEET) N/A

ASTERIA HIGHLANDS

EOP#

DR
1020

Sec . 5.200. Single-family Residential (R1-35).

(Ord. No. 4005, § 1 (Res. No. 8947, Exh. A, § 29), 4-3-12)

Sec. 5.204. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-35 District:

A. Lot area

1. Each lot shall have a minimum lot area of not less than ~~thirty five thousand (35,000)~~ twenty-six thousand, two hundred and fifty (26,250) square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimension

1. Width. All lots shall have a minimum width of ~~one hundred thirty five (135)~~ one hundred one and a quarter (101.25) feet.

C. Density. There shall not be more than one (1) single-family dwelling unit on any one (1) lot.

D. Building height. No building shall exceed ~~thirty (30) feet~~ twenty four (24) feet in height.

E. Yards.

1. Front Yard.

- a. There shall be a front yard having a depth of not less than ~~forty (40)~~ thirty (30.00) feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~forty (40)~~ thirty (30) feet shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~forty (40)~~ thirty (30) feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be side yards of not less than ~~fifteen (15)~~ eleven and a quarter (11.25) feet on each side of a building.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty five (35)~~ twenty six and a quarter (26.25) feet.

4. Other requirements and exceptions as specified in article VII.

F. Distance between buildings.

1. There shall not be less than ~~ten (10)~~ eight (8) feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall be not less than ~~thirty (30)~~ twenty two (22) feet.

G. Walls, fences and landscaping. Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard. Walls, fences

and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirements.

H. *Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

I. *Corral.* Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1 (Res. No. 8947, Exh. A, §§ 30, 31), 4-3-12}

Sec. 5.205. Off- street parking.

The provisions of article IX shall apply.

Sec. 5.207. Signs.

The provisions of article VIII shall apply.

Sec. 5.030. Single-family Residential (RI -70).

(Ord. No. 4005, § 1 (Res. No. 8947, Exh. A, § 20), 4-3-12}

Sec. 5.031. Purpose.

This district is intended to promote and preserve residential development. Large lots are required to maintain low density of population. The principal land use is single- family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

Sec. 5.033. Approval required.

Prior to development of any municipal use, or any use requiring a conditional use permit, Development Review Board approval shall be obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 2470, § 1, 6-16-92; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.034. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-70 District:

A. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~seventy thousand (70,000)~~ fifty two thousand, five hundred (52,500) square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimensions.

Width. All lots shall have a minimum width of ~~two hundred fifty one hundred~~ eighty-seven and a half (187.5) feet.

C. *Density.* There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. *Building height.* No building shall exceed ~~thirty (30) feet~~ twenty four (24) feet in height, except as otherwise provided in article VII.

E. Yards.

1. Front Yard.

- a. There shall be a front yard having a depth of not less than ~~sixty (60)~~ forty five (45) feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~sixty (60)~~ forty five (45) shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~sixty (60)~~ forty five (45) shall be provided on each street. No accessory buildings shall be constructed in a front yard. Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard of not less than ~~thirty (30)~~ twenty two and a half (22.5) feet on each side of a building.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~sixty (60)~~ forty-five (45) feet.

4. Other requirements and exceptions as specified in article VII.

F. Distance between buildings.

1. There shall be not less than ~~ten (10)~~ eight (8) feet between an accessory building and the main building.

2. The minimum distance between main buildings on adjacent lots shall be not less than ~~sixty (60)~~ forty-six (46) feet.

G. *Walls, fences and landscaping.* Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the

enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.

H. *Access*. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision. Access for Specialized Residential Health Care Facilities shall be provided in the following manner:

I. *Corral*. Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2470, § 7, 6-16-92; Ord. No. 2509, § I, 6-7-93; Ord. No. 3907, § 7 (Exh. I), 8-37-70; Ord. No. 4005, § 7(Res. No. 8947, Exh. A, §§ 22, 23), 4-3-12)

Sec. 5.035. Off- street parking.

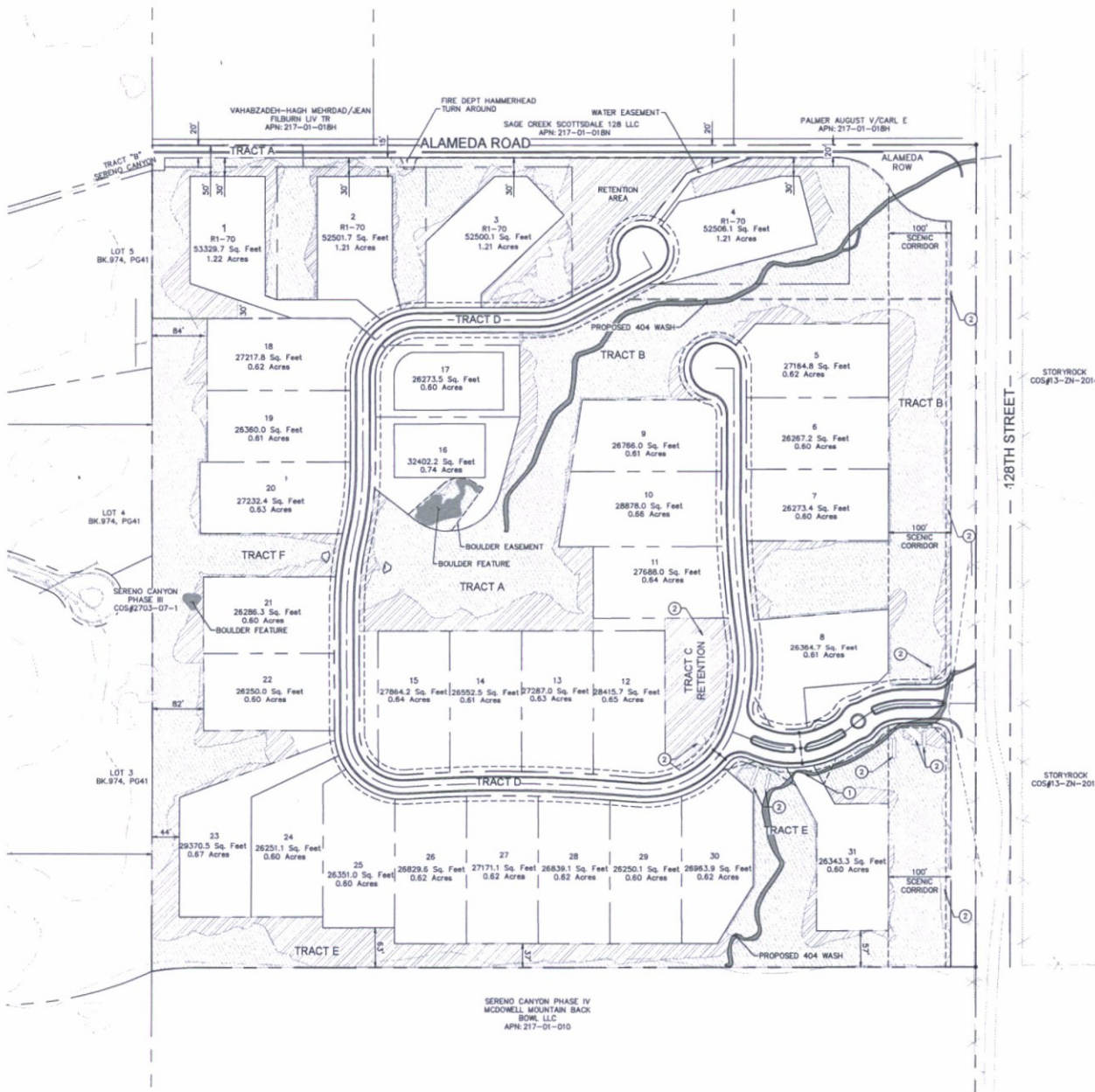
The provisions of article IX shall apply.

(Ord. No. 2470, § I, 6-16-92)

Sec. 5.036. Signs .

The provisions of article VIII shall apply.

(Ord. No. 2470, § I, 6-16-92)



Required NAOS ⁽¹⁾		14.07
	Required	Provided
Undisturbed	9.85	9.85
Disturbed	4.22	4.89
Total Provided NAOS		14.74

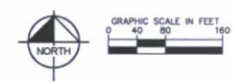
(1) Required NAOS per 9-PP-2007 and "Tiara Estates" Final Plat BK 1029 PG 11

On-Lot NAOS	
Lot #	SQFT NAOS
1	22,636
2	26,483
3	24,082
4	24,477

- ① LOT 31 DRIVEWAY IS PROPOSED TO HAVE A BRIDGE CROSSING TO MINIMIZE 404 IMPACTS
- ② NAOS EXCEPTION AREA

12-PP-2017
02/05/18

COS RELATIVE CASE NUMBERS
4938-07-2
77-AP-2008
179-SA-2003
9-PP-2007



PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
TREES					
⊗	PARKINSONIA FLORIDUM	BLUE PALM VERDE	24" BOX	52	MULTI-TRUNK
⊗	PARKINSONIA MICROPHYLLUM	FOOTHILLS PALM VERDE	24" BOX	56	MULTI-TRUNK
⊗	PROSOPIA VELUTINA	NATIVE MESQUITE	24" BOX	47	MULTI-TRUNK
SHRUBS & GROUND COVERS					
⊗	AMBROSIA DELTOIDEA	TRIANGLE LEAF BURSCAGE	5 GAL.	274	CAN FULL
⊗	CALLIANDRA ERIOPHYLLA	NATIVE FAIRY DUSTER	5 GAL.	61	CAN FULL
⊗	ENCELIA PARINOSA	BRITTLEBUSH	5 GAL.	207	CAN FULL
⊗	ERIGONIA LARGIFOLIA	TURPENTINE BUSH	5 GAL.	175	CAN FULL
⊗	HYPTIS EMORYI	DESERT LAVENDER	5 GAL.	111	CAN FULL
⊗	LAKREA TRIDENTATA	CREOSOTE	5 GAL.	102	CAN FULL
⊗	SIMMONDSIA CHINENSIS	JOJOBA	5 GAL.	106	CAN FULL
⊗	SPHAERALCEA AMBIGUA	SLOBE MALLOW	5 GAL.	144	CAN FULL
ACCENTS & CACTI					
⊗	ENCHINOCHERUS ENGELMANNI	HEDEGOS CACTUS	15 GAL.	56	
⊗	FEROCACTUS SP.	NATIVE BARREL CACTUS	10" GAL.	56	
⊗	MAMMILLARIA MICROCARPA	PINCUSHION CACTUS	5 GAL.	12	
⊗	OPUNTIA VERBECOLOR	STASHORN CHolla	15 GAL.	23	
⊗	OPUNTIA ENGELMANNI	ENGELMANN'S PRICKLY PEAR	15 GAL.	58	
⊗	YUCCA BAGATA	BANANA YUCCA	15 GAL.	20	
SURFACE TREATMENTS					
⊗	DESERT VARNISH - SEE SPECIAL ROCK MULCH NOTE				

*OTHER NATIVE SONORAN DESERT SPECIES MAY BE SELECTED FOR ADDITIONAL PLANT MATERIAL

REVEGETATION PLAN NOTES:

- MINOR MODIFICATIONS TO THE APPROVED REVEGETATION PLAN MAY BE APPROVED OR REQUIRED BY THE PLANNING INSPECTION STAFF.
- ALL SALVAGE PLANT RELOCATION AND REVEGETATION SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE CERTIFICATION OF OCCUPANCY.
- BOULDERS AND SALVAGED SURFACE MATERIAL SHALL BE PROVIDED IN A DISTURB AREA TO MATCH AND BLEND WITH SURROUNDING DESERT CHARACTER.
- NON-NATIVE DISCOMPOSED GRANITE SHALL NOT BE PROVIDED IN NAOS OR UNENCLOSED AREAS.
- AREAS WITHIN THE SIGHT DISTANCE TRIANGLES (SDT) ARE TO BE CLEAR OF LANDSCAPING, SIGNS OR OTHER VISIBILITY OBSTRUCTIONS WITH HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLES SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION.
- RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- NO LANDSCAPE LIGHTING IS ALLOWED IN THE NAOS AREAS.
- ALL SIGNS REQUIRE SEPARATE PERMIT AND APPROVALS.
- NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL AND LANDSCAPING INDICATED TO REMAIN WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND AND QUALITY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY/LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.
- ALL REVEGETATED NAOS AREAS SHALL BE WATERED FOR 3 YEARS. AT THE END OF 3 YEARS OR ONCE THE PLANT MATERIAL HAS BECOME ESTABLISHED, THE IRRIGATION SYSTEMS TO THE REVEGETATED NAOS SHALL BE PERMANENTLY DISCONNECTED.
- ALL LANDSCAPE IRRIGATION SYSTEMS SHALL BE SEPARATED FROM THE DOMESTIC WATER SUPPLY BY BACKFLOW PREVENTOR IN ACCORDANCE WITH THE CITY OF SCOTTSDALE MAG STANDARD SUPPLEMENT STANDARDS DETAIL #2354.
- NO IRRIGATION SHALL BE PROVIDED TO NAOS AREAS.
- PLANTS THAT ARE NOT INDIGENOUS THE EBL AREA SHALL BE LIMITED TO ENCLOSED YARD AREAS. NON-INDIGENOUS TREES SHALL ONLY BE LOCATED IN THE REAR YARDS. PLANT MATERIAL THAT HAVE THE POTENTIAL OF EXCEEDING TWENTY (20) FEET IN HEIGHT IS PROHIBITED. TURF SHALL BE LIMITED TO ENCLOSED AREAS NOT VISIBLE FROM AN OFFSITE LOWER ELEVATION.
- A REGISTERED SURVEYOR SHALL STAKE AND ROPE THE CONSTRUCTION ENVELOPE AND NAOS EASEMENT IN ACCORDANCE WITH THE SITE PLAN. THE CONSTRUCTION ENVELOPE AND NAOS AREA STAKED MUST BE THE MOST RESTRICTIVE IN ACCORDANCE WITH THE ZONING ORDINANCE.

SPECIAL ROCK MULCH NOTE:

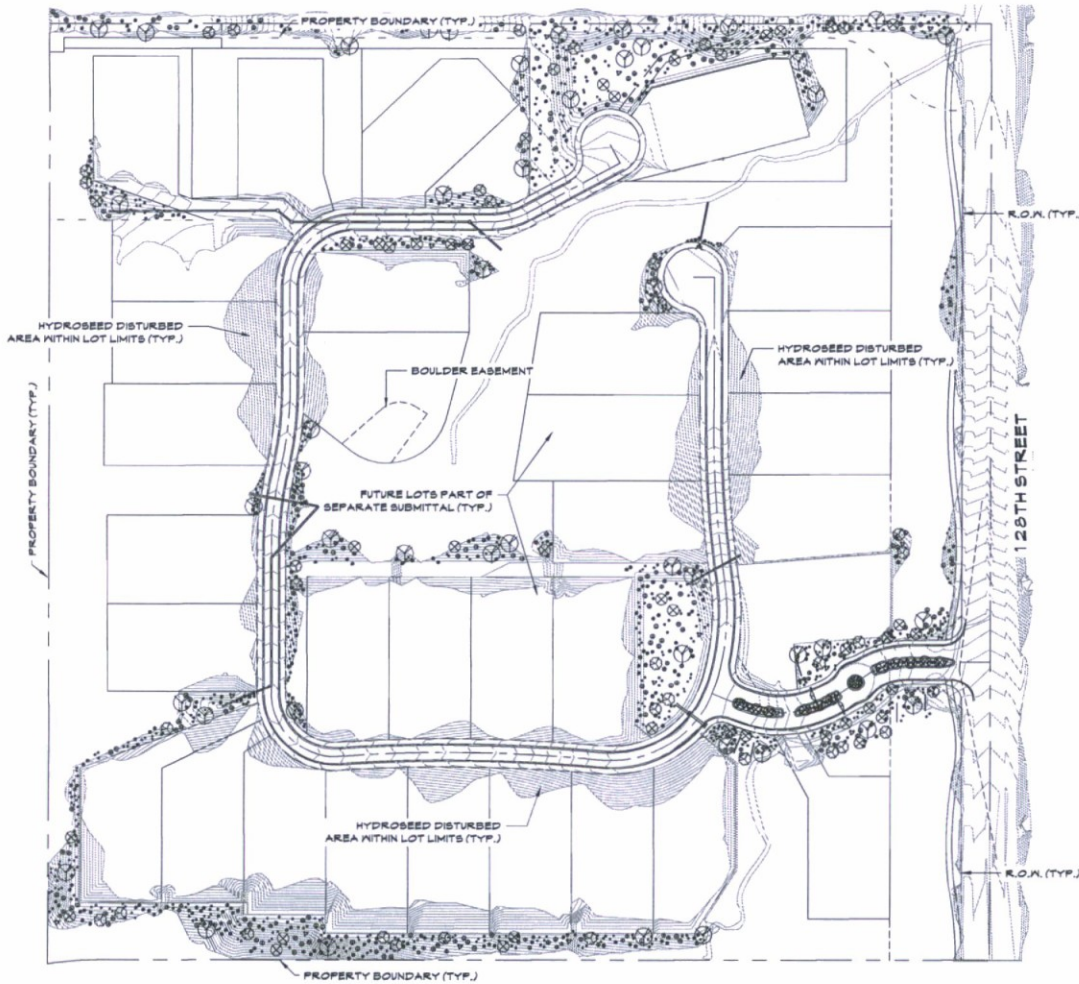
PRIOR TO GRADING, RAKE ALL LOOSE NATIVE SURFACE ROCK UP AND STOCK PILE ON SITE FOR FUTURE USE. AFTER PLANTING IS COMPLETE, RAKE GROUND SMOOTH AND BROADCAST NATIVE SURFACE ROCK TO MATCH EXISTING DESERT VARNISH.

SPECIAL NOTE 1:

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 CURBS. REFER TO DSPM SEC. 2-1.100 1.1B.

SPECIAL NOTE 2:

PLANTS THAT ARE PROPOSED TO BE INSTALLED IN BASINS WILL BE IN CONFORMANCE WITH DESIGN STANDARDS AND POLICIES MANUAL SECTION 2-1.403 NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.

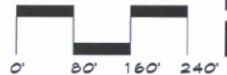


ASTERIA HIGHLANDS

LANDSCAPE/REVEGETATION PLAN

24000 N. 128TH ST. SCOTTSDALE, ARIZONA
FEBRUARY 3, 2018

SCALE: 1"=80'-0"



ATTACHMENT 9

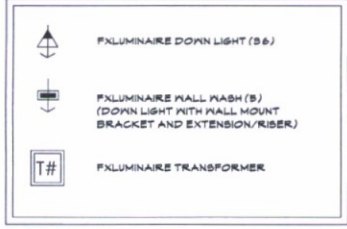
12-PP-2017
02/05/18



McGough
Group



LEGEND



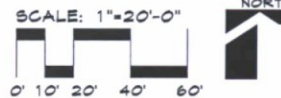
KEYNOTES

1. EXISTING WASH
2. R.O.M. TYP.
3. FUTURE LOT LINES, TYP.
4. ENHANCED LANDSCAPE AREA (20,190 S.F.)
5. ENTRY GATE
6. EXIT GATE
7. ENTRY WALLS
8. EQUESTRIAN TRAIL
9. STORM PIPE
10. ENTRY MONUMENT

12-PP-2017
02/05/18

ASTERIA HIGHLANDS
EXTERIOR LIGHTING EXHIBIT

24000 N. 128TH ST. SCOTTSDALE, ARIZONA
FEBRUARY 5, 2018



McGough
Group

FXLuminaire

LED Down Light



The JB: Down Light luminaire is a modern, minimalist design. It features a sleek, cylindrical body with a wide, adjustable beam angle. The luminaire is designed for use in a variety of settings, from residential to commercial. It is available in a range of finishes and colors to match your interior design.

JB: Down Light

Component	1	2	3
MINIMUM ORDER QUANTITY	10000	20000	50000
MINIMUM ORDER VALUE	\$10000	\$20000	\$50000
MINIMUM ORDER QUANTITY	10000	20000	50000
MINIMUM ORDER VALUE	\$10000	\$20000	\$50000
MINIMUM ORDER QUANTITY	10000	20000	50000
MINIMUM ORDER VALUE	\$10000	\$20000	\$50000
MINIMUM ORDER QUANTITY	10000	20000	50000
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MINIMUM ORDER VALUE	\$10000	\$20000	\$50000
MINIMUM ORDER QUANTITY	10000	20000	50000
MINIMUM ORDER VALUE	\$10000	\$20000	\$50000



1. This luminaire is not for use in wet locations.
2. A luminaire is not for use in wet locations.

FXLuminaire

LED Down Light



The VE: Down Light luminaire is a modern, minimalist design. It features a sleek, cylindrical body with a wide, adjustable beam angle. The luminaire is designed for use in a variety of settings, from residential to commercial. It is available in a range of finishes and colors to match your interior design.

VE: Down Light

Component	1	2	3
MINIMUM ORDER QUANTITY	10000	20000	50000
MINIMUM ORDER VALUE	\$10000	\$20000	\$50000
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MINIMUM ORDER VALUE	\$10000	\$20000	\$50000
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MINIMUM ORDER QUANTITY	10000	20000	50000
MINIMUM ORDER VALUE	\$10000	\$20000	\$50000
MINIMUM ORDER QUANTITY	10000	20000	50000
MINIMUM ORDER VALUE	\$10000	\$20000	\$50000



1. This luminaire is not for use in wet locations.
2. A luminaire is not for use in wet locations.

ORDERING INFORMATION

INTEGRATED LED

JB: Down Light

FACTORY INSTALLED OPTIONS: Order 1 = 2 (optional) = 3 = 4 (optional) = 5

1. **FINISH:** []
2. **LEADER OPTION:** []
3. **LEADER OPTION:** []
4. **LEADER OPTION:** []
5. **LEADER OPTION:** []

PHOTOMETRICS:

Beam Angle	Beam Diameter	Beam Area	Beam Depth	Beam Width	Beam Height	Beam Length
15°	1.57m	0.77m²	0.25m	0.25m	0.25m	0.25m
30°	3.14m	3.09m²	0.50m	0.50m	0.50m	0.50m
45°	4.71m	6.18m²	0.75m	0.75m	0.75m	0.75m
60°	6.28m	12.36m²	1.00m	1.00m	1.00m	1.00m
75°	7.85m	18.54m²	1.25m	1.25m	1.25m	1.25m
90°	9.42m	24.72m²	1.50m	1.50m	1.50m	1.50m

ORDERING INFORMATION

INTEGRATED LED

VE: Down Light

FACTORY INSTALLED OPTIONS: Order 1 = 2 (optional) = 3 = 4 (optional) = 5

1. **FINISH:** []
2. **LEADER OPTION:** []
3. **LEADER OPTION:** []
4. **LEADER OPTION:** []
5. **LEADER OPTION:** []

PHOTOMETRICS:

Beam Angle	Beam Diameter	Beam Area	Beam Depth	Beam Width	Beam Height	Beam Length
15°	1.57m	0.77m²	0.25m	0.25m	0.25m	0.25m
30°	3.14m	3.09m²	0.50m	0.50m	0.50m	0.50m
45°	4.71m	6.18m²	0.75m	0.75m	0.75m	0.75m
60°	6.28m	12.36m²	1.00m	1.00m	1.00m	1.00m
75°	7.85m	18.54m²	1.25m	1.25m	1.25m	1.25m
90°	9.42m	24.72m²	1.50m	1.50m	1.50m	1.50m

12-PP-2017
02/05/18

ASTERIA HIGHLANDS

EXTERIOR LIGHTING PRODUCT SPECIFICATIONS

24000 N. 128TH ST. SCOTTSDALE, ARIZONA
FEBRUARY 5, 2018



**NEIGHBORHOOD NOTIFICATION REPORT
ASTERIA HIGHLANDS
SWC OF 128TH STREET & ALAMEDA ROAD**

September 26, 2017

Hines

This Citizen Review and Neighborhood Involvement Report is being prepared as a part of the request for preliminary plat approval of the +/- 40 acre Asteria Highlands residential community located at the southwest corner of 128th Street and Alameda Road. Asteria Highlands will consist of 31 single family, fee-simple homes.

On September 25, 2017 a letter was mailed via first class post to the 10 property owners within a 750 foot boundary of the project site as well as to 29 other interested parties. The letter included a description of the proposed request, a site plan, and contact information for the development team and the City of Scottsdale project coordinator.

As this proposal moves forward, we will continue to remain open and available to meet and/or engage in productive conversation with any interested parties willing to discuss the project in more detail throughout the public hearing process.

Attachments:

1. Neighborhood Notification Letter
2. Neighborhood Notification List
3. Interested Parties Notification List
4. Certified Mail Receipts

September 22, 2017

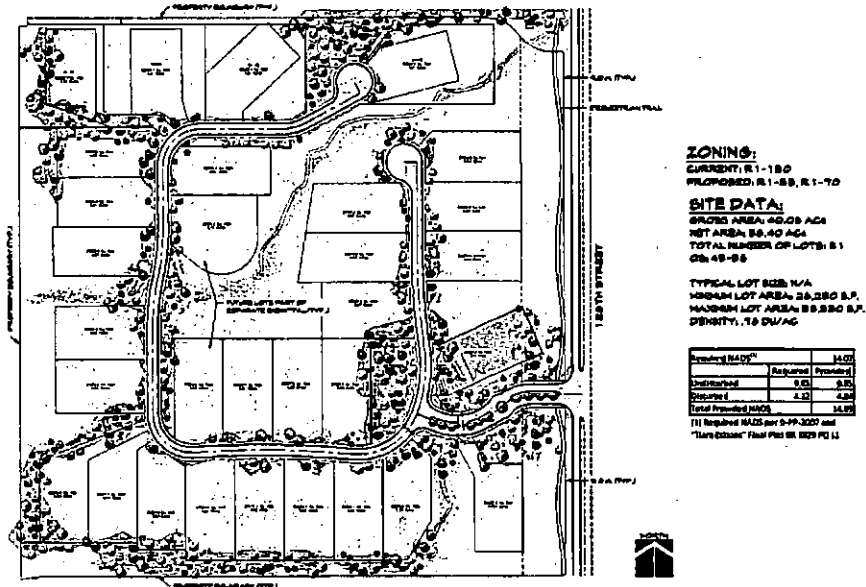
RE: Asteria Highlands- Preliminary Plat Notification

Dear Neighbor:

We are pleased to announce we will be submitting the Preliminary Plat application for Asteria Highlands residential community. Asteria Highlands is a +/- 40 acre luxury, for-sale residential community comprised of 31 lots located off of 128th Street, south of Alameda Road. The rezoning for Asteria Highlands was approved in September, 2017 (2-ZN-2017). Following the City's review(s), there will be a Development Review Board Hearing to review this submittal. When that time comes, you will be notified by the City of that exact meeting date.

Hines

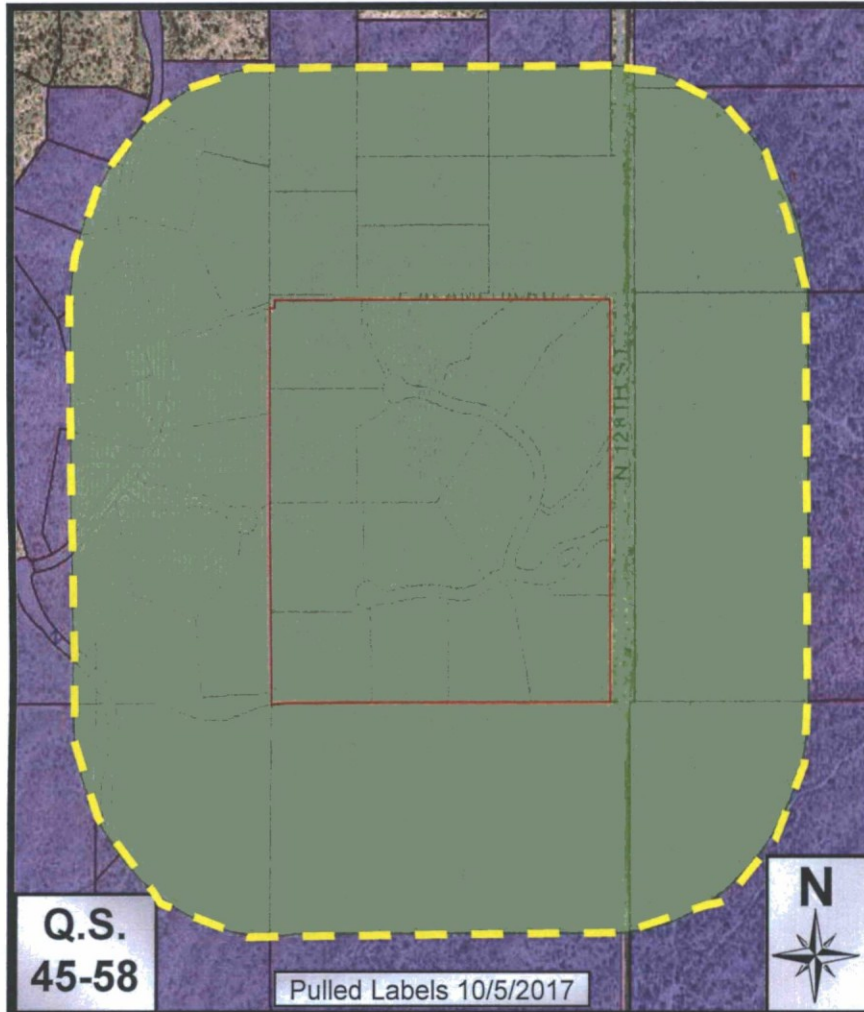
In the meantime, we would be happy to answer any questions or hear any comments you may have regarding this project. Please feel free to contact me at 602-385-4000 or billy.cundiff@hines.com. The City of Scottsdale Project Coordinator for the project is Doris McClay, who can be reached at 480-312-4214 or DMcclay@scottsdaleaz.gov.





Sincerely,

Billy Cundiff
Associate

City Notifications – Mailing List Selection Map



Map Legend:

-  Site Boundary
-  Properties within 750-feet
- 44 Postcards

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

Astoria Estates

12-PP-2017