

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: 8/3/2023  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

<b>MODUS Development 6-Unit</b> <b>28-DR-2022 &amp; 9-PP-2022</b>	Request for approval of the site plan, landscape plans, and building elevations for a 6-unit townhome development, along with an associated preliminary plat for a six (6) lot subdivision, on a +/- 0.84-acre site.
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## SUMMARY

### Staff Recommendation

Approve, subject to the attached stipulations (Attachments #6 & 7)

### Key Issues

- Color palette proposes white, cool grays & charcoal, which is not consistent with the city's design guidelines.

### Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms, with exception of color palette as identified above.
- Integration of Sensitive Design Principles – staff confirms
- Staff has received several phone calls with concerns regarding compatibility with the existing neighborhood. Staff has also received 10 letters in support of the development.

## BACKGROUND

**Location:** 7801 E. San Miguel Avenue

**Zoning:** Townhouse Residential (R-4) district

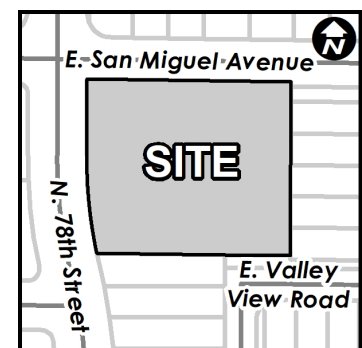
### Adjacent Uses

North: 1 and 2-story townhomes constructed in the 1980's

East: 1 and 2-story townhomes constructed in the 1970's

South: 1 and 2-story townhomes constructed in the 1970's

West: 1-story single-family homes constructed in the 1970's



### Property Owner

MM3 Partners, LLC / MODUS Development

### Applicant

C.P. Drewett, Drewett Works Architecture  
(855) 373-9388

### Architect/Designer

C.P. Drewett of Drewett Works Architecture

### Engineer

Nick Prodanov, Land Development Group, LLC

## DEVELOPMENT PROPOSAL

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This proposal seeks to take the existing developed lot and create a 6-lot subdivision. The existing single-family home will be demolished for the construction of 6 new townhomes. The proposed 2-story townhomes are provided access from E. San Miguel Avenue, each having a driveway and 2-car garage.

### Significant Updates to Development Proposal Since Initial Submittal

During staff review of the development proposal, comments were provided to the applicant to update the development proposal which resulted in the following updates:

- Additional activation of street frontages through location of outdoor spaces, consistent with the City's Sensitive Design Principles
- Increase in sidewalk widths along the project's street frontages
- Revised exterior lighting to align with the City's design guidelines

### Development Review Board Criteria

Except for the color palette as identified above, staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4

### Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City's goal of sustainability including high-efficiency windows, natural light, insulated concrete form wall construction, and LED lighting.

## STAFF RECOMMENDED ACTION

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Staff recommends that the Development Review Board approve the MODUS Development 6-unit proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

### RESPONSIBLE DEPARTMENTS

**Planning and Development Services**  
Current Planning Services

### STAFF CONTACTS

Bryan Cluff  
Planning & Development Area Manager  
480-312-2258    bcluff@ScottsdaleAZ.gov

## APPROVED BY

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Bryan Cluff, Report Author

7/18/2023

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager  
Development Review Board Liaison  
Phone: 480-312-7713    Email: bcarr@scottsdaleaz.gov

7/26/2023

Date

## **ATTACHMENTS**

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1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations (28-DR-2022)
7. Stipulations (9-PP-2022)
8. Combined Context Aerial and Site Plan
9. Grading & Drainage Plan
10. Preliminary Plat
11. Site Plan
12. Site Plan – Level 2
13. Open Space Plan
14. Landscape Plan
15. Building Elevations (black & white)
16. Building Elevations (color)
17. Perspectives
18. Materials and Colors Board
19. Electrical Site Plan
20. Exterior Photometrics Plan
21. Exterior Lighting Cutsheets
22. Zoning Map
23. Community Involvement

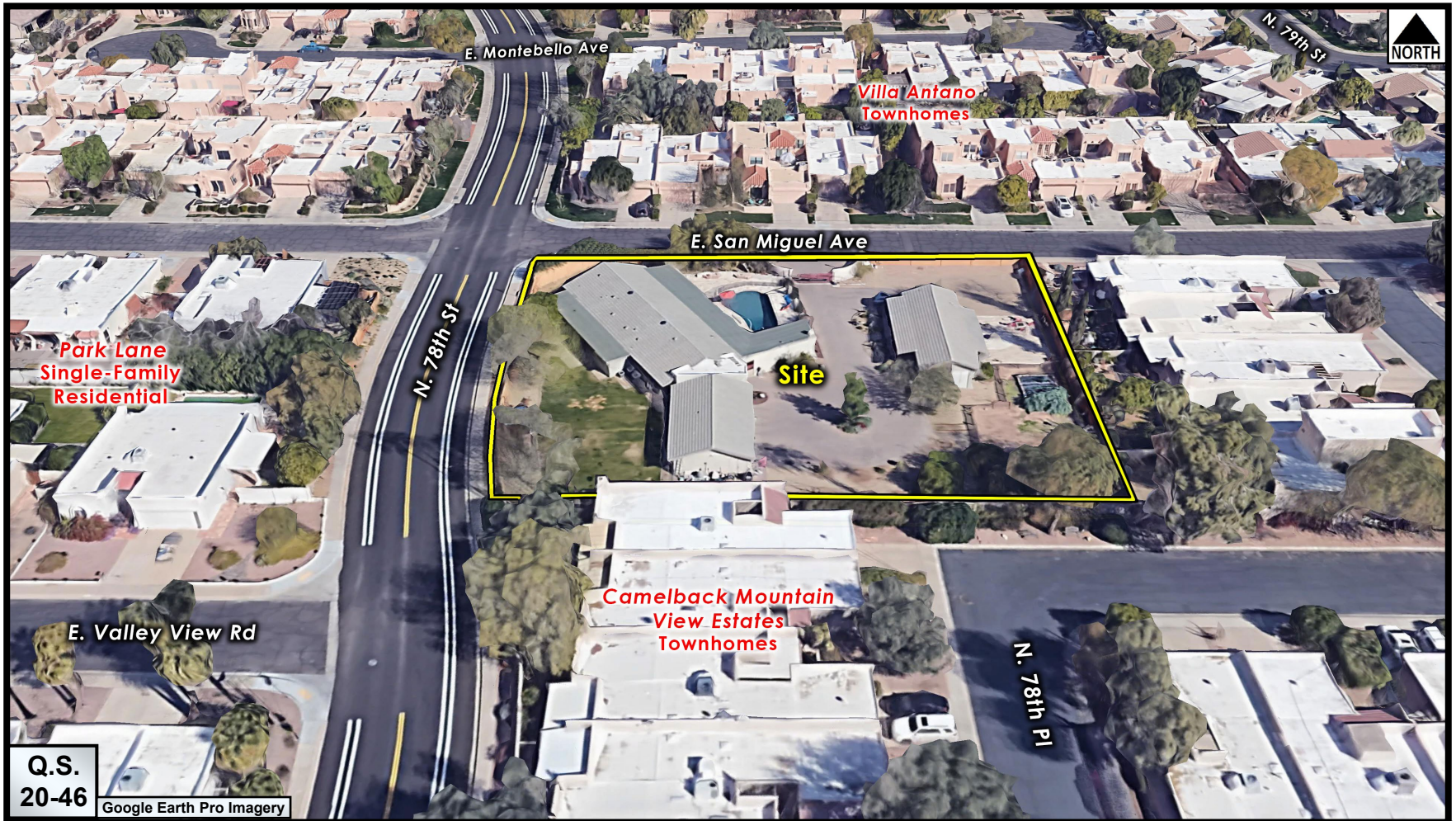




Context Aerial

9-PP-2022 & 28-DR-2022





Close-up Aerial

9-PP-2022 & 28-DR-2022

Attachment 2



## PROJECT NARRATIVE

August 26, 2022

Pre-Application Number: 114-PA-2022

Project: Modus Scottsdale 6

Project Street Address: 7801 E. San Miguel Ave., Scottsdale, AZ 85250

Lot Square Footage: 35,411 square feet

Zoning: R-4

### Overview:

Kathryn Campana is the current owner of the property and MODUS Development intends to develop the Modus Scottsdale 6 Townhomes. The property is located southwest of North Hayden Road and East McDonald Road at 7801 East San Miguel Avenue in Scottsdale. The site is a 35,411-square-foot lot with an existing one-story residence built in 1961 with no historical significance. The property resides near Chaparral Park, the Arizona Canal, and single-family and multi-family residences.

In looking to the future of Scottsdale, the project intends to provide a modern, luxurious interpretation of a terraced house or row house that would meet the community goals to provide the character, aspirations, and design quality within the context of the surrounding residences.

### The Proposed Project

Modus Scottsdale 6 is a six-unit, townhome residential development. Each unit contains approximately 3,000 square feet of livable space with an 880-square-foot two-car garage. Total area under roof for the structure is approximately 5,500 square feet. Amenities for each dwelling include three bedrooms, three and a half bathrooms, a large garage storage room, private covered patios, fireplaces in the master bedroom and great room, and an outdoor patio with a fireplace and a private exterior staircase.

The dwellings have a unique relationship between the indoors and outdoors. The open-concept dining and great room can be extended into a private patio by opening an oversized multi-slide corner door. Wood louvers offer privacy between units and provide an aesthetically pleasing backdrop. The large backyard is accessible from both floors with an exterior staircase that offers storage underneath for the pool or other outdoor equipment.

Landscaping will be designed to complement the Sonoran Desert environment. Low-water-use vegetation has been selected, and the private courtyard and balconies will have planters and living walls that suit the setting.







*purveyors of abstract thought*

#### Architecture

Since the units are identical in plan, those that share a demising wall are offset to create a more visually appealing street view. This allows us to break the possibility of repetition, meeting the spirit of the code. Large mass walls and varying roof heights also provide uniqueness from all street views.

Materials were chosen to complement the modern architecture. Neutral white and gray stucco hues were chosen, along with a darker gray for the stucco fascia. The palette continues with a gray brushed-stone veneer and black anodized multi-paned windows. Matte black sheet-metal fascia completes the palette.

#### General Plan and Townhouse Residential (R-4) Vision

As part of the townhouse residential zoning, this project provides a long-term luxury housing opportunity that maintains the aesthetics and enhances the community's prospects.

As a company that practices in downtown Scottsdale, we understand the City of Scottsdale's goals, the General Plan's character requirements, and the surrounding area's personality. In discussing the City of Scottsdale Design Standards and Policies, Zoning and Master Environmental Standards, we sought a design that would meet all expectations and provide a residence that would define the future of luxurious urban living.

This proposed development prioritizes high-quality indoor/outdoor space rather than density. We feel that this meets the spirit of Scottsdale in a townhouse residential zoning district.

The design will incorporate green building strategies with high-efficiency windows, natural light, Fox Block insulated concrete form [ICF] wall construction, and LED lighting. Plant materials will be regional.

#### Access

Depending on the unit, the property will have pedestrian access on either the east or west side. Similar to the adjacent residences, vehicular access to a two-car garage will be from San Miguel Avenue. A lengthened driveway also provides two guest parking spaces for each unit. The existing driveway, curb cut, and sidewalk will be replaced to match the adjacent existing conditions.





#### Zoning Standards – R4 | Townhouse Residential

Per the Zoning Ordinance, this project meets the setback requirements established. The front yard setback has been established as 20 feet from the property line (SEC. 5.804.E.3). The west side setback is 10 feet from the property line (SEC. 5.804.E.3.a). The east side setback is 10 feet from the property line (SEC. 5.804.E.2). The rear yard has been established from the property line to be 10 feet (SEC. 5.804.E.2). Portions of the building overhang encroach the front setback, the maximum being 22 inches. Distances between buildings of 10 feet are maintained (Sec. 5.804.F.1.).

Building height is 27 feet, the maximum being 30 feet (SEC. 5.804.C.1).

Per the Property Development Standards, no more than 30 percent of the second-story livable space is located within 50 feet of any dedicated street (SEC. 5.804.E.4), in this case, East San Miguel Avenue and North 78<sup>th</sup> Street. Currently, only 27.64 percent of the second level livable is within 50 feet of East San Miguel Avenue, and only 28.72 percent of the second level livable is within 50 feet of North 78<sup>th</sup> Street.

The overall density ranges from 5,873 SF to 6,664 SF per unit, with the minimum allowable being one dwelling unit per 5,240 SF (SEC. 5.804.D.1).

The project is adjacent to multi-family R4 properties.

Off-street parking for each dwelling is provided in a two-car garage, with 12 total parking spaces. Two additional guest parking spaces are available for each unit on the driveway. The garage is large enough for bicycle stalls, as well.

An outdoor mechanical area at the back of the property will screen all mechanical units and pool equipment from view. Trash collection will continue along San Miguel Avenue. An outdoor trash enclosure will be available for each unit and screened from street view. We are proposing to place all utilities on the west and east sides of the buildings, and they will be screened from street view. Water services will be upgraded as required. All mechanical units will be screened from view.

## DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

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Per Section 1.904. of the Zoning Ordinance, 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.
  - *The applicant states that the proposed development meets all the expectations of the General Plan, Zoning Ordinance, and Design Standards & Policies Manual.*
  - *Staff finds that the proposed development meets the requirements of the development standards of the R-4 zoning district and the requirements of the Design Standards & Policies Manual. The applicable design guidelines promote the use of muted earth tones for applied materials and paint colors. The proposed building elevations include a predominantly cool palette of dark and light grays, which are not consistent with the design guidelines or contextual character of the surrounding neighborhood.*

*The R-4 district limits the 2<sup>nd</sup> floor building area to 30% of the frontage dwelling units. The applicant has provided an exhibit (Site Plan – Level 2) that demonstrates compliance with this requirement. A stipulation has been added in reference to this exhibit to limit future 2<sup>nd</sup> level expansions within 50 feet of E. San Miguel Avenue and N. 78<sup>th</sup> Street.*
2. The architectural character, landscaping and site design of the proposed development shall:
  - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
  - b. Avoid excessive variety and monotonous repetition;
  - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
  - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
  - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
  - *The applicant states the units have been designed so that those sharing a demising wall are offset to create a more visually appealing street view. This breaks up the possibility of repetition, meeting the spirit of the code. Large mass walls and varying roof heights also provide uniqueness from all street views. Materials were chosen to complement the modern architecture. Neutral white and gray stucco hues were chosen, along with a darker gray for the stucco fascia. The palette continues with a gray brushed-stone veneer and black anodized multi-paned windows. Matte black sheet-metal fascia completes the palette.*

*To activate the street frontage on E San Miguel Ave, full height front entry gates have been placed closer to the street frontage. Additionally, sidewalks that cut through the driveways that leading to these entry gates have been incorporated. These characteristics respond and compliment most of the surrounding homes as they also have front facing garages, and sidewalks that lead to front doors that are set back substantially from the road.*

*The design will incorporate green building strategies with high-efficiency windows, natural light, Fox Block insulated concrete form [ICF] wall construction, and LED lighting. Plant materials will be regional.*

- *Staff finds that the proposed development is a townhome product similar to the surrounding R-4 development within the area, that is introducing a more modern design character. The surrounding context includes attached townhomes (1-story and 2-story mix) with garages, at grade patios and front doors facing the street. The proposed development is all 2-story and similarly includes garages along the frontages. To provide a similar activation of the street frontages the proposed townhomes include entry gates into private courtyard areas and 2<sup>nd</sup> level outdoor patio space fronting on the street. Common open space is provided along the street frontage with secondary walkways making connections along the frontage and between the townhome units.*

*The development proposal incorporates several design elements that align with the City's goal of sustainability including high-efficiency windows, natural light, insulated concrete form wall construction, and LED lighting.*

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
  - *The applicant states that off-street parking for each dwelling is provided in a two-car garage, with 12 total parking spaces. Two additional guest parking spaces are available for each unit on the driveway. The garage is large enough for bicycle stalls, as well.*
  - *Staff finds that the ingress, egress, traffic circulation, off-street parking facilities, and pedestrian ways have been designed to promote safety and convenience. Each unit has direction frontage and access to E. San Miguel Avenue and provides 2 private garage parking spaces. Pedestrian circulation is enhanced with a new 6-foot-wide sidewalk along the street frontage and secondary private walkways connecting the frontage and townhome units.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
  - *The applicant states that an outdoor mechanical area at the back of the property will screen all mechanical units and pool equipment from view. Trash collection will continue along San Miguel Avenue. An outdoor trash enclosure will be available for each unit and screened from street view. We are proposing to place all utilities on the west and east sides of the buildings, and they will be screened from street view. Water services will be upgraded as required. All mechanical units will be screened from view.*
  - *Staff finds that the mechanical equipment, appurtenances and utilities, and their associated screening have been designed to be integral to the building design.*



# DEVELOPMENT INFORMATION

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## Zoning History

The site was annexed into the City in 1961 (Ord. #121) and zoned to the single-family (R1-10) zoning designation. In 1973 the City Council approved a zoning district map amendment from the R1-10 district to the Townhouse Residential (R-4) district.

## Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has received several phone calls with concerns regarding the compatibility of the proposed development with the existing neighborhood. Staff has not received any concerns or opposition in writing. There have been 10 emails received in support of the proposed development, which have been included with this report in Attachment 23.

## Context

Located at the southeast corner of E. San Miguel Avenue and N. 78<sup>th</sup> Street, the site is situated in an area devoted exclusively to residential uses, both in a single-family and townhome arrangements. The site was originally occupied by a single-family residence built around 1961.

## Project Data

- Existing Use: Single-family residential
- Proposed Use: Townhomes
- Parcel Size: 46,605 square feet / 1.07 acres (gross)  
36,467 square feet / 0.84 acre (net)
- Residential Building Area: 32,790 square feet (5,465 per unit)
- Building Height Allowed: 30 feet (exclusive of rooftop appurtenances)
- Building Height Proposed: 27 feet 3 inches (exclusive of rooftop appurtenances)
- Parking Required: 12 spaces
- Parking Provided: 12 spaces (plus driveway parking)
- Common Open Space Required: 3,575 square feet
- Common Open Space Provided: 3,674 square feet
- Number of Dwelling Units Allowed: 8 units
- Number of Dwelling Units Proposed: 6 units

**Stipulations for the  
Development Review Board Application:  
MODUS Development 6-Unit  
Case Number: 28-DR-2022**

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

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Drewett Works Architecture, with a city staff date of 6/7/2023.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Drewett Works Architecture, with a city staff date of 6/7/2023.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan by Greey Pickett, with a city staff date of 6/7/2023.
  - d. The case drainage report submitted by Land Development Group and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
  - e. The water and sewer basis of design report submitted by Nickola J. Prodanov of Land Development Group and accepted in concept by the Water Resources Department.
  - f. Common open space for the subdivision shall be consistent with the open space plan submitted by Drewett Works Architecture, with a city staff date of 6/7/2023.

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

- A. 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.

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

2. With the final plan submittal the applicant/owner shall revise the color palette for the buildings to utilize warmer muted earth tones for applied materials and paint colors, consistent with the City's Sensitive Design Principles, to the satisfaction of city Planning staff.
3. Second story floor area within 50 feet of E. San Miguel Avenue and within 50 feet of N. 78<sup>th</sup> Street shall be limited to those areas shown on the "Site Plan – Level 2" exhibit by Drewett Works Architecture, with a city staff date of 6/7/2023. The final plat shall note that no new 2<sup>nd</sup> story floor

area shall be permitted within 50 feet of E. San Miguel Avenue or within 50 feet of N. 78<sup>th</sup> Street, except as shown on the referenced exhibit.

4. **THE EASTERN MOST UNIT SHALL INSTALL A LOUVER SYSTEM ON THE EAST SIDE OF THE 2<sup>ND</sup> LEVEL REAR PATIO AREA TO OBSTRUCT VIEWS INTO THE YARDS OF THE TOWNHOMES TO THE EAST OF THE DEVELOPMENT.**
5. **THE EXISTING 6-FOOT-TALL WALL ALONG THE SOUTH PROPERTY LINE SHALL BE INCREASED TO A HEIGHT OF 8-FEET.**
6. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
7. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

**OPEN SPACE:**

**Ordinance**

- B. Common open space shall be provided across the frontages of the proposed townhome parcels consistent with the open space plan submitted by Drewett Works Architecture, with a city staff date of 6/7/2023. The common open space shall be within a dedicated Common Open Space easement subject to maintenance responsibilities as a common element to the subdivision.

**LANDSCAPE DESIGN:**

**DRB Stipulations**

8. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way and median(s).
9. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

**EXTRIOR LIGHTING:**

**Ordinance**

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



- F. The initial vertical luminance at 6-foot above grade, along the north, south, east, and west property lines shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.

**DRB Stipulations**

10. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for landscape lighting.
11. Incorporate the following parking lot and site lighting into the project's design:
- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
  - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
  - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.

**STREET INFRASTRUCTURE:**

**Ordinance**

- G. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- H. Prior to issuance of any building permit for the development project, the property owner shall submit and obtain approval of construction documents to construct transit pad, landscaping, bench and trash can to be located on the east side of N. 78<sup>th</sup> Street south of San Miguel Avenue behind the new six (6)-foot wide sidewalk. Transit facilities improvements shall be constructed prior to the issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first.

**DRB Stipulations**

12. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
- a. North 78<sup>th</sup> Street.
    - i. Minimum six (6)-foot sidewalk along entire frontage.
    - ii. Existing bus stop must be relocated back of sidewalk. If bus stop pad is outside of right of way a Transit Facility and Access easement is to be dedicated, COS Standard Detail 2268.
    - iii. Intersection with E. San Miguel sidewalk ramp must be removed and replaced with a new ADA compliant ramp per COS Std. Detail 2234.
  - b. East San Miguel Avenue.
    - i. Install new rolled curb and gutter and minimum six (6)-foot wide sidewalk along frontage.

**WATER AND WASTEWATER:**

**Ordinance**

- I. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

**DRB Stipulations**

13. With the submittal of the civil construction documents, all 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.
14. With the submittal of the civil construction documents, the plans shall extend the eight (8)-inch sewer in San Miguel approximately twenty-five (25) feet east of existing manhole and provide a cleanout approximately three (3) feet east of proposed sewer service line connection. Service line must connect perpendicular to public sewer within ROW. DSPM 7-1.409B.
15. With the submittal of the civil construction documents, all new water services connecting to the asbestos cement pipe (ACP) mains require three (3) segments of ACP main shall be replaced with ductile iron (DI) pipe. Approximately 30ft. DSPM 6-1.408
16. With the submittal of the civil construction documents, water meters shall be located within the ROW or within a dedicated water facilities easement. Indicate this on the utility plan and plat dedication.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

17. With the civil construction document submittal, the property owner shall 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.

**EASEMENTS DEDICATIONS:**

**DRB Stipulations**

18. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
  - a. A Common Open Space easement over the frontages of the townhome parcels consistent with the open space plan submitted by Drewett Works Architecture, with a city staff date of 6/7/2023. Maintenance responsibilities shall be as a common element to the subdivision.

**Stipulations for the  
Development Review Board Application:  
MODUS Development 6-Unit  
Case Number: 9-PP-2022**

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

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the civil construction documents and plat shall substantially conform to the following documents:
  - a. The Preliminary Plat by Land Development Group, with a city staff date of 6/7/2023.
  - b. Case Drainage Report for MODUS SCOTTSDALE 6; submitted by LAND DEVELOPMENT GROUP, accepted on 6/22/2023.
  - c. Case Grading and Drainage Plan for MODUS SCOTTSDALE 6; submitted by LAND DEVELOPMENT GROUP, accepted on 6/22/2023.
  - d. Water System Basis of Design Report for MODUS Development 6-Unit; submitted Nickola J. Prodanov of Land Development Group, accepted on 08/12/2022.
  - e. Wastewater System Basis of Design Report for MODUS Development 6-Unit; submitted Nickola J. Prodanov of Land Development Group, accepted on 08/12/2022.
  - f. Common open space for the subdivision shall be consistent with the open space plan submitted by Drewett Works Architecture, with a city staff date of 6/7/2023.

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

- A. 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.

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**SUBDIVISION PLAT REQUIREMENTS**

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**SUBDIVISION DESIGN:**

**DRB Stipulations**

1. Second story floor area within 50 feet of E. San Miguel Avenue and within 50 feet of N. 78<sup>th</sup> Street shall be limited to those areas shown on the "Site Plan – Level 2" exhibit by Drewett Works Architecture, with a city staff date of 6/7/2023 in related case 28-DR-2022. The final plat shall note that no new 2<sup>nd</sup> story floor area shall be permitted within 50 feet of E. San Miguel Avenue or within 50 feet of N. 78<sup>th</sup> Street, except as shown on the referenced exhibit.



**STREET DEDICATIONS:**

**DRB Stipulations**

2. Prior to the issuance of a permit for the development project, the owner shall make the following fee simple right-of-way dedications to the City of Scottsdale on the final subdivision plat:
  - a. EAST SAN MIGUEL AVENUE. FIVE (5)- foot dedication, for a total TWENTY FIVE (25)-foot wide South half-right-of-way width.
  - b. EAST SAN MIGUEL AVENUE AND NORTH 78<sup>TH</sup> STREET. A twenty-five (25)-foot radius at the right of way to be dedicated.

**EASEMENT DEDICATIONS:**

**DRB Stipulations**

3. 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 Common Open Space easement over the frontages of the townhome parcels consistent with the open space plan submitted by Drewett Works Architecture, with a city staff date of 6/7/2023. Maintenance responsibilities shall be as a common element to the subdivision.
  - b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to the lot.
  - c. A continuous one (1)-foot Vehicular Non-Access Easement to the City of Scottsdale along the North 78<sup>th</sup> Street frontage.

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**INFRASTRUCTURE AND IMPROVEMENT REQUIREMENTS**

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**STREETS AND RELATED INFRASTRUCTURE IMPROVEMENTS:**

**Ordinance**

- B. 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.
- C. Prior to issuance of any building permit for the development project, the property owner shall submit and obtain approval of construction documents to construct transit pad (per DSPM and COS Std Dtl 2268), landscaping, bench and trash can to be located on the east side of N. 78<sup>th</sup> Street south of San Miguel Avenue behind the new six (6)-foot wide sidewalk. Transit facilities improvements shall be constructed prior to the issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first.

**DRB Stipulations**

4. Prior to the issuance of a permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:
  - a. North 78<sup>th</sup> Street.
    - i. Minimum six (6)-foot sidewalk along entire frontage.
    - ii. Intersection with E. San Miguel sidewalk ramp must be removed and replaced with a new ADA compliant ramp per COS Std. Detail 2234.

- b. East San Miguel Avenue.
  - i. Install new rolled curb and gutter and minimum six (6)-foot wide sidewalk along frontage.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

- 5. 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:**

**Ordinance**

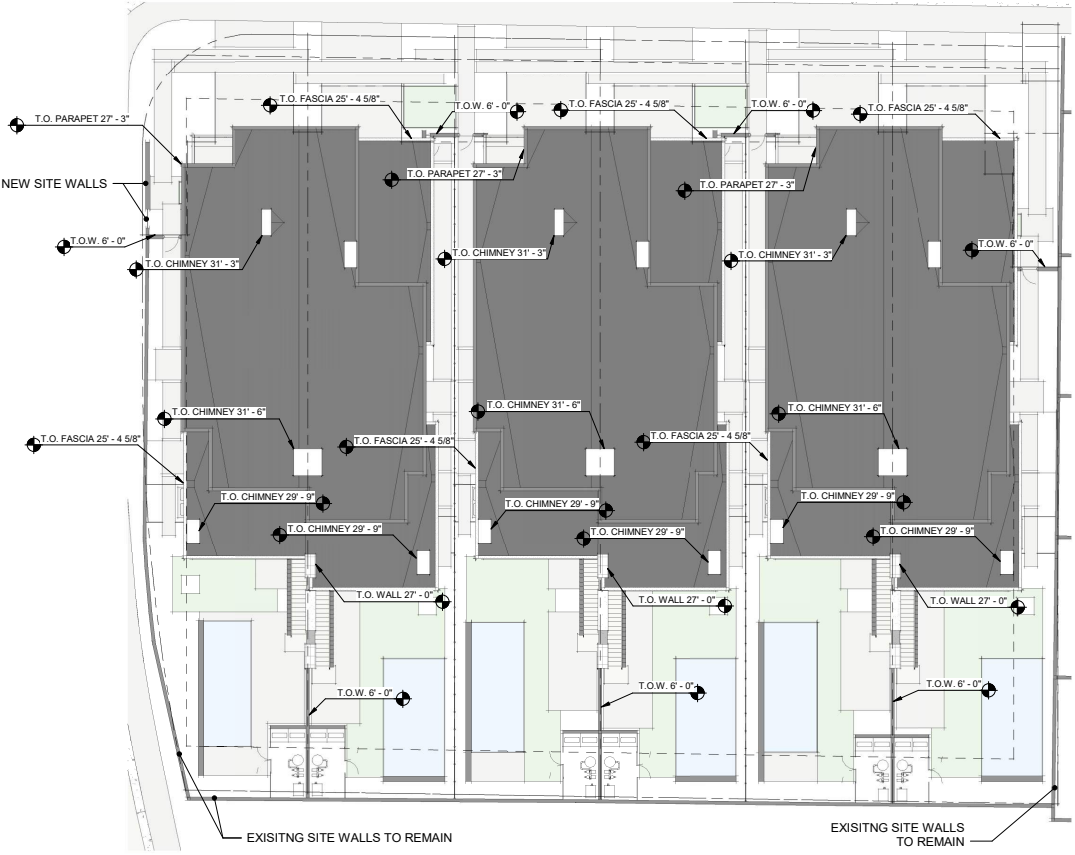
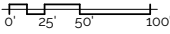
- D. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

**DRB Stipulations**

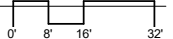
- 6. Prior to the civil construction document submittal, the property owner shall obtain approval of the master water and wastewater reports from the Water Resources Department. The civil construction document submittal shall be consistent with the approved master water and wastewater reports. Any design 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.
- 7. With the submittal of the civil construction documents, all 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.
- 8. With the submittal of the civil construction documents, the plans shall extend the eight (8)-inch sewer in San Miguel approximately twenty-five (25) feet east of existing manhole and provide a cleanout approximately three (3) feet east of proposed sewer service line connection. Service line must connect perpendicular to public sewer within ROW. DSPM 7-1.409B.
- 9. With the submittal of the civil construction documents, all new water services connecting to the asbestos cement pipe (ACP) mains require three (3) segments of ACP main shall be replaced with ductile iron (DI) pipe. Approximately 30ft. DSPM 6-1.408.
- 10. With the submittal of the civil construction documents, water meters shall be located within the ROW or within a dedicated water facilities easement. Indicate this on the utility plan and plat dedication.



**CONTEXT AERIAL**  
1" = 50'-0"



**CONTEXT AERIAL**  
1/16" = 1'-0"



**OWNER**  
KATHRYN CAMPANA  
4800 N. 68TH ST. 318  
SCOTTSDALE, AZ 85251

**DESIGN**  
DREWETT WORKS  
C.P. DREWETT  
7144 E. STETSON DR. STE. 204  
SCOTTSDALE, AZ 85251  
PHONE: 855-373-9388

**DW**  
DREWETT WORKS  
ARCHITECTURE

**22**  
YEARS

**MODUS Scottsdale 6**  
7801 E SAN MIGUEL AVE  
SCOTTSDALE, AZ 85250

CASE # 28-DR-2022

**DREWETT WORKS**  
email: PLANS@DREWETTWORKS.COM  
phone: 855-373-9388  
7144 E. STETSON DR. SUITE 204  
SCOTTSDALE, AZ 85251  
WWW.DREWETTWORKS.COM

22-27  
**NOT FOR CONSTRUCTION**  
COS-7-2023  
Expires 12/31/2025

**COS DRB REVIEW**  
6-7-2023  
APN: 173-03-012E  
LEGAL ADDRESS: 7801 E SAN MIGUEL AVE, SCOTTSDALE, AZ 85250  
NET SITE AREA: 36,332 SF

**DRB003**

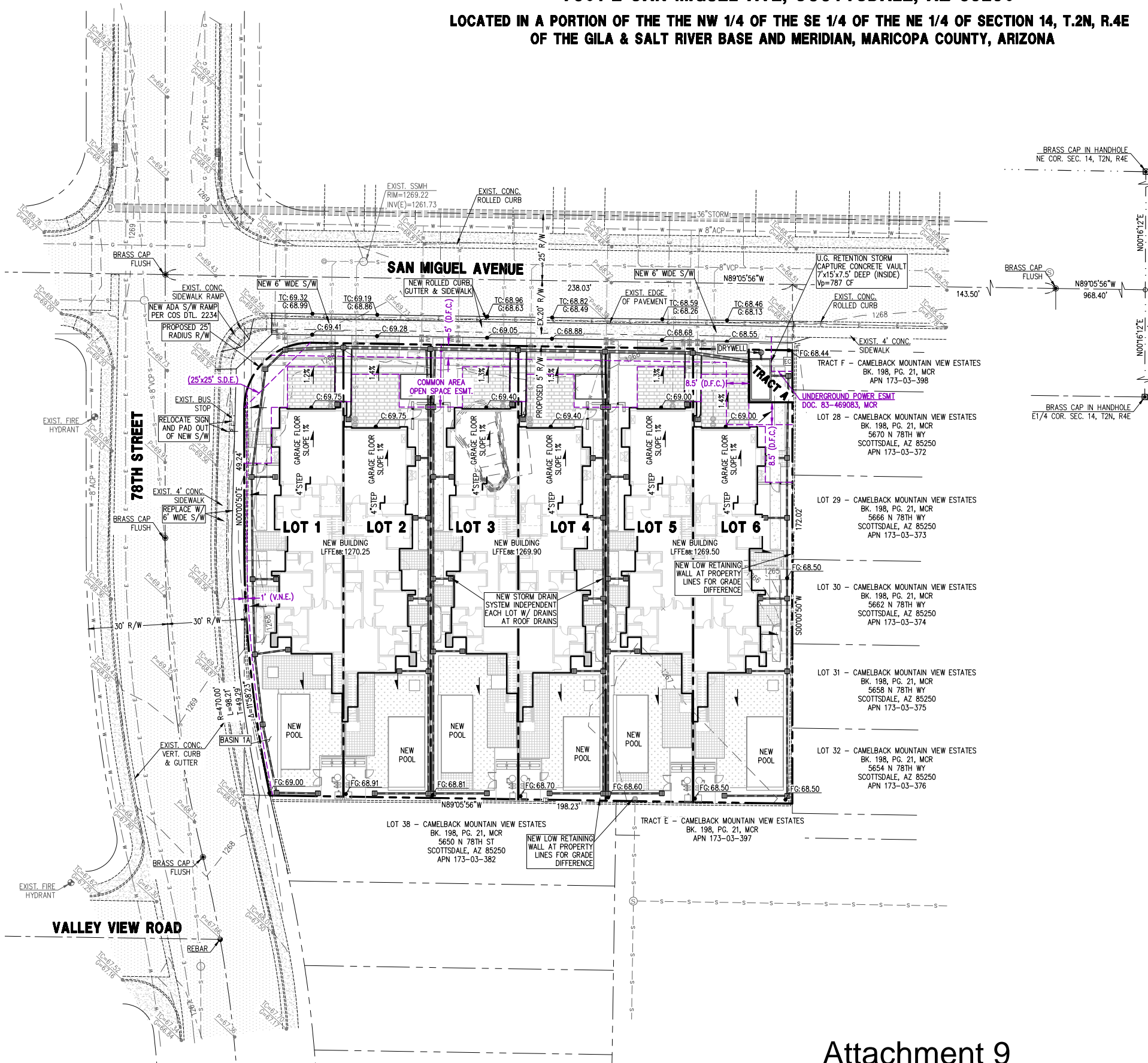


# PRELIMINARY GRADING & DRAINAGE PLAN

## "MODUS SCOTTSDALE 6"

7801 E SAN MIGUEL AVE, SCOTTSDALE, AZ 85250

LOCATED IN A PORTION OF THE THE NW 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 14, T.2N, R.4E  
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

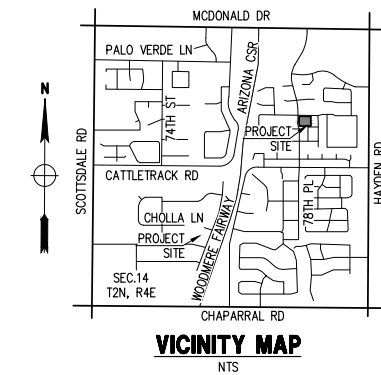


### LEGEND

- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- WATER METER
- SIGN
- VALVE
- FIRE HYDRANT
- UTILITY BOX
- CABLE TV RISER
- SEWER MANHOLE
- TELEPHONE PEDESTAL
- LIGHT POLE
- ELECTRIC BOX
- SEWER LINE
- COMMUNICATIONS LINE
- CATV, PHONE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- SLOPE DIRECTION
- FLOW LINE
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- CATCH BASIN/DRYWELL
- STORM DRAIN PIPE
- EXIST. SPOT ELEVATION
- ASPHALT CONCRETE PAVEMENT
- CONCRETE PAVEMENT

### ABBREVIATIONS

ESMT	EASEMENT
EX, EXIST.	EXISTING
G	GUTTER, GAS
(M)	MEASURED
MCR	MARICOPA COUNTY RECORDER
MH	MANHOLE
P, PWMT	PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
(R), REC.	RECORDED
R	RADIUS
R/W	RIGHT OF WAY
T	TANGENT, TELEPHONE
TC	TOP OF CURB
TG	TOP OF GRATE
M	WEST, WATERLINE
WM	WATER METER



**DEVELOPER**  
MODUS DEVELOPMENT  
3219 E CAMELBACK RD, #291  
SCOTTSDALE, AZ 85018  
P: 602-421-2221  
CONTACT: ED GORMAN

**ARCHITECT**  
DREWITT WORKS ARCHITECTURE  
7144 E STEVENSON DR, STE. 204,  
SCOTTSDALE, AZ 85251  
P: 480-329-7504  
CONTACT: ROB BANACH

**SITE DATA**  
APN: 716-03-012E  
ADDRESS: 7801 E SAN MIGUEL AVE,  
SCOTTSDALE, AZ 85250  
LOT AREA: 35,332 S.F. (0.811 AC.) NET  
46,605 S.F. (1.070 AC.) GROSS  
OS #:

**CIVIL ENGINEER**  
LAND DEVELOPMENT GROUP  
8808 N CENTRAL AVE, SUITE 288  
PHOENIX, AZ 85020  
P: 602-889-1984  
CONTACT: NICK PRODANOV

**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°16'12" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 734 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS.

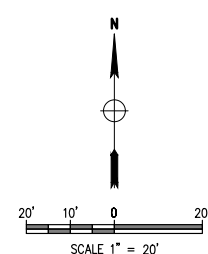
**BENCHMARK**  
CITY OF SCOTTSDALE BRASS CAP IN A HAND HOLE AT THE INTERSECTION OF HAYDEN ROAD AND MCDONALD DRIVE.  
MCDOT UNIQUE POINT ID: 3607  
POINT NAME (AS SURVEYED): 24550-1  
MCDOT PROJECT NAME: GDACS, PROJECT NO. 400690102  
MCDOT DETERMINATION STATUS: ACCEPTED  
ELEVATION=1265.90' (NAVD 88)

I HEREBY CERTIFY THAT ALL ELEVATIONS PRESENTED ON THIS PLAN ARE BASED ON NAVD-1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA.

**PARENT LEGAL DESCRIPTION**  
THE NORTH 197 FEET OF THE WEST 208 FEET OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 14; RUN THENCE NORTH 0 DEGREES 28 MINUTES 52 SECONDS WEST 989.98 FEET; THENCE WEST 825 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 28 MINUTES 52 SECONDS EAST 619.17 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 38 SECONDS WEST 495.17 FEET; THENCE NORTH 0 DEGREES 28 MINUTES 22 SECONDS WEST 619.11 FEET; THENCE EAST 494.59 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THE NORTH 20 FEET THEREOF.

FLOOD INSURANCE RATE MAP (FIRM) DATA					
COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD		
045012	1770 OF 4425	M	ELEVATION		
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE		
04013C	09/18/2020	07/20/2021	X*		

\*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



Attachment 9

PRELIMINARY GRADING & DRAINAGE PLAN

"MODUS SCOTTSDALE 6"  
7801 E SAN MIGUEL AVE,  
SCOTTSDALE, AZ 85250

P 602-889-1984 | F 602-445-9482  
8808 N CENTRAL AVE, SUITE 288  
PHOENIX, AZ 85020  
PHOENIX @ LDENG.COM

PGD

1 OF 1

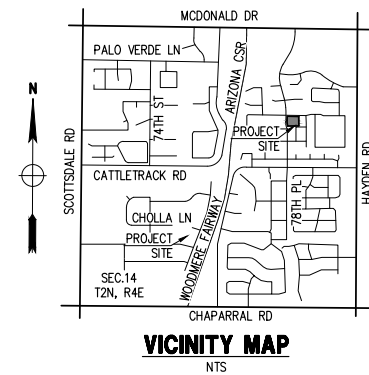
# PRELIMINARY WATER & SEWER PLAN

## "MODUS SCOTTSDALE 6"

7801 E SAN MIGUEL AVE, SCOTTSDALE, AZ 85250

LOCATED IN A PORTION OF THE THE NW 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 14, T.2N, R.4E  
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTE:  
DSPM 6-1.408 FITTINGS INSTALLED INTO ASBESTOS CEMENT PIPE (ACP) OR PVC PIPE.  
WITHIN 6-FOOT OF ANOTHER FITTING OR JOINT WILL REQUIRE THAT SECTION OF PIPE TO  
BE REMOVED AND REPLACED WITH DIP.



**DEVELOPER**  
MODUS DEVELOPMENT  
3219 E CAMELBACK RD, #291  
PHOENIX, AZ 85018  
P: 602-421-2221  
CONTACT: ED GORMAN

**ARCHITECT**  
DREWETT WORKS ARCHITECTURE  
7144 E STEVENSON DR, STE. 204,  
SCOTTSDALE, AZ 85251  
P: 480-329-7504  
CONTACT: ROB BANACH

**SITE DATA**  
APN: 716-03-012E  
ADDRESS: 7801 E SAN MIGUEL AVE,  
SCOTTSDALE, AZ 85250  
LOT AREA: 35,332 S.F. (0.811 AC.) NET  
46,605 S.F. (1.070 AC.) GROSS  
QS #: 20-46

**CIVIL ENGINEER**  
LAND DEVELOPMENT GROUP  
8808 N CENTRAL AVE, SUITE 288  
PHOENIX, AZ 85020  
P: 602-889-1984  
CONTACT: NICK PRODANOV

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°16'12" EAST ALONG THE EAST  
LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4  
EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 734 OF MAPS,  
PAGE 10, MARICOPA COUNTY RECORDS.

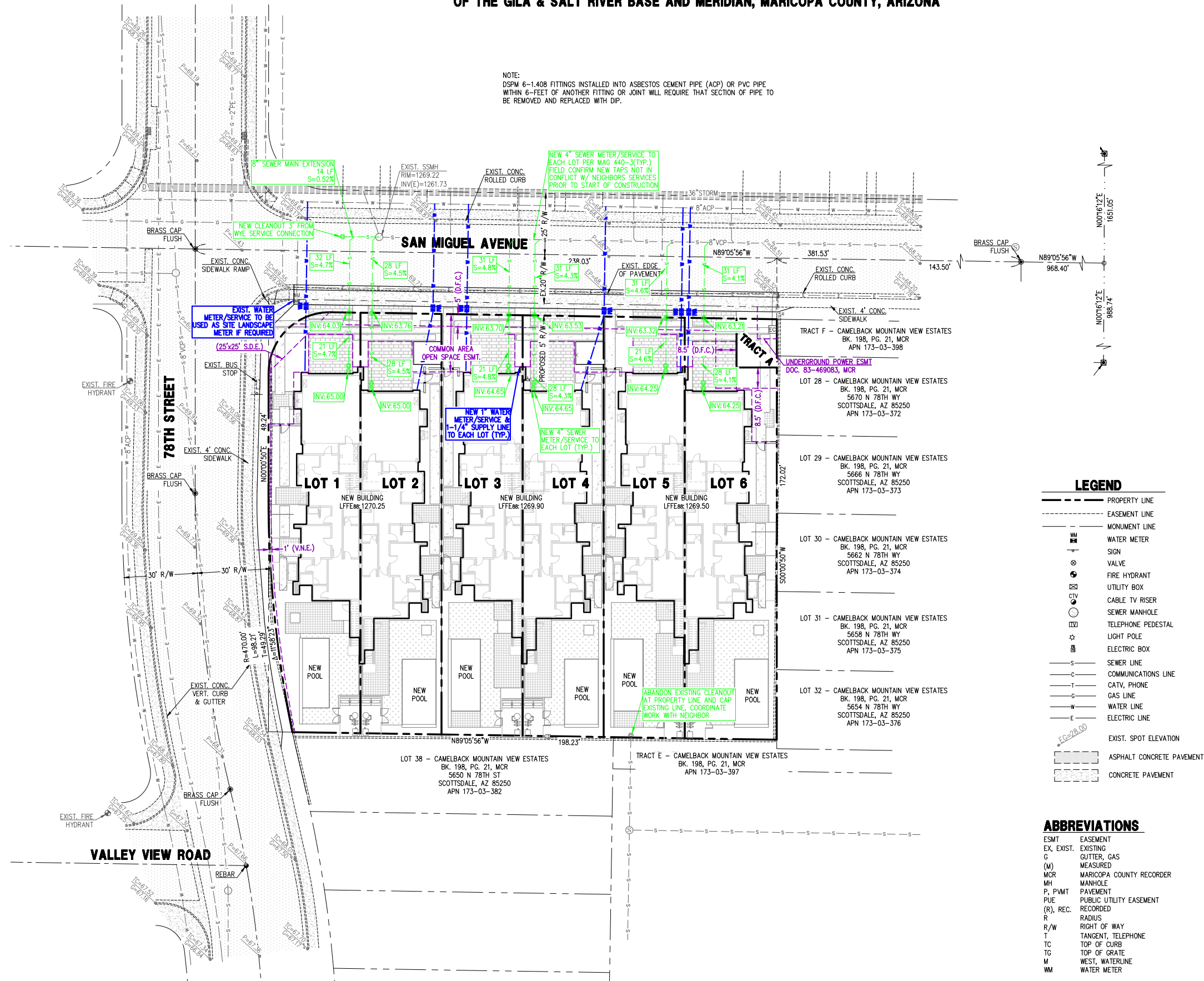
### BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN A HAND HOLE AT THE INTERSECTION OF  
HAYDEN ROAD AND McDONALD DRIVE.  
MCDOT UNIQUE POINT ID: 3607  
POINT NAME (AS SURVEYED): 24550-1  
MCDOT PROJECT NAME: GDACS, PROJECT NO. 40069012  
MCDOT DETERMINATION STATUS: ACCEPTED  
ELEVATION=1265.90' (NAVD 88)

I HEREBY CERTIFY THAT ALL ELEVATIONS PRESENTED ON THIS PLAN ARE BASED ON  
NAVD-1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BM) CRITERIA.

### PARENT LEGAL DESCRIPTION

THE NORTH 197 FEET OF THE WEST 208 FEET OF THAT PART OF THE NORTHEAST  
QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:  
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 14;  
RUN THENCE NORTH 0 DEGREES 28 MINUTES 52 SECONDS WEST 989.98 FEET;  
THENCE WEST 825 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 0 DEGREES 28 MINUTES 52 SECONDS EAST 619.17 FEET;  
THENCE SOUTH 89 DEGREES 59 MINUTES 38 SECONDS WEST 495.17 FEET;  
THENCE NORTH 0 DEGREES 26 MINUTES 22 SECONDS WEST 619.11 FEET;  
THENCE EAST 494.59 FEET TO THE TRUE POINT OF BEGINNING;  
EXCEPT THE NORTH 20 FEET THEREOF.

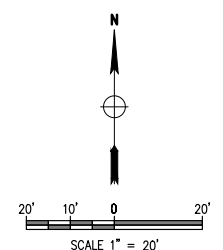


### LEGEND

- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- WATER METER
- SIGN
- VALVE
- FIRE HYDRANT
- UTILITY BOX
- CABLE TV RISER
- SEWER MANHOLE
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- LIGHT POLE
- ELECTRIC BOX
- SEWER LINE
- COMMUNICATIONS LINE
- CATV, PHONE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- EXIST. SPOT ELEVATION
- ASPHALT CONCRETE PAVEMENT
- CONCRETE PAVEMENT

### ABBREVIATIONS

- ESMT EASEMENT
- EX, EXIST. EXISTING
- G GUTTER, GAS
- (M) MEASURED
- MCR MARICOPA COUNTY RECORDER
- MH MANHOLE
- P, PWMT PAVEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R), REC. RECORDED
- R RADIUS
- R/W RIGHT OF WAY
- T TANGENT, TELEPHONE
- TC TOP OF CURB
- TG TOP OF GRATE
- M WEST, WATERLINE
- WM WATER METER



PRELIMINARY WATER  
& SEWER PLAN

"MODUS SCOTTSDALE 6"  
7801 E SAN MIGUEL AVE,  
SCOTTSDALE, AZ 85250

P 602-889-1984 | F 602-445-9482  
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PHOENIX, AZ 85020  
PHOENIX @ LDGNC.COM



PWS  
1 OF 1



PRELIMINARY PLAT  
OF  
"MODUS SCOTTSDALE 6"  
BEING A RE-PLAT OF PARCEL DESCRIBED IN WARRANTY DEED NO. 2014-0523667, IN THE COUNTY RECORDER'S OFFICE,  
COUNTY OF MARICOPA, STATE OF ARIZONA  
OWNER: MODUS DEVELOPMENT, LLC

DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:  
MODUS DEVELOPMENT, LLC, A ARIZONA LIMITED LIABILITY COMPANY, OWNER, HEREBY SUBDIVIDES PARCEL DESCRIBED IN WARRANTY DEED NO. 2014-0523667 IN THE COUNTY RECORDER'S OFFICE, COUNTY OF MARICOPA, STATE OF ARIZONA UNDER THE NAME OF "MODUS SCOTTDALE 6", AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, STREET AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS, STATED.

PUBLIC STREETS:  
MODUS DEVELOPMENT, LLC, A ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DEDICATES, IN FEE, TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE PUBLIC STREETS AS SHOWN HEREON. SEE SRC, CHAPTER 47, AS AMENDED, FOR GRANTOR'S MAINTENANCE OBLIGATIONS. WITHOUT LIMITATION, GRANTEE MAY (1) GRADE, FILL, DRAIN, PAVE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REBUILD ROADS, HIGHWAYS, UTILITY LINES, PIPES AND RELATED FACILITIES, WITH BRIDGES, CULVERTS, DRAINAGE WAYS, RAMPS, SIDEWALKS, CURBS, GUTTERS, CUTS AND OTHER RELATED IMPROVEMENTS, AND (2) CUT AND TRIM BRANCHES, TREES AND GROWTH THAT EXTEND INTO THE IMPROVEMENTS, TO PREVENT INTERFERENCE WITH THE EFFICIENT MAINTENANCE AND OPERATION OF THE IMPROVEMENTS.

PUBLIC EASEMENTS:  
MODUS DEVELOPMENT, LLC, A ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE EASEMENTS AS SHOWN HEREON, SUBJECT TO THE CONDITIONS STATED.

VEHICULAR NON-ACCESS (VNA): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PROHIBIT ALL USE OF MOTOR VEHICLES UPON THE EASEMENT. GRANTOR SHALL NOT INSTALL DRIVEWAYS OR OTHER MEANS OF VEHICULAR ACCESS UPON THE EASEMENT. GRANTOR SHALL MAINTAIN THE EASEMENT, INCLUDING ANY IMPROVEMENTS, IN A NEAT, SAFE AND CLEAN CONDITION. GRANTEE MAY ENJOIN ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

SITE DISTANCE (SD): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY BUILDINGS, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 96 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET. HOWEVER, THE GRANTEE MAY ALLOW POLES OR TREE TRUNKS THAT GRANTEE DETERMINES DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.

DRAINAGE AND FLOOD CONTROL (DFC): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DIKES, DAMS, STORMWATER STORAGE BASINS, STORM DRAINS (SD), CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, DRAINAGE FACILITIES'), SUBJECT TO THE FOLLOWING:

- GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY. DRAINAGE FACILITIES ON THE PROPERTY MIGHT NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
- GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.
- AT GRANTOR'S EXPENSE, GRANTOR SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION; REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY; PREVENT EROSION; AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.
- IF, IN GRANTEE'S OPINION, GRANTOR FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTOR'S EXPENSE. IN ADDITION TO GRANTEE'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTOR HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
- GRANTOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTOR'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

COMMON AREA OPEN SPACE: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, DESIGNATED AS OPEN SPACE, PARKING OF VEHICLES IN AREA SHALL BE STRICTLY PROHIBITED. MAINTENANCE RESPONSIBILITIES ARE A COMMON ELEMENT TO THE SUBDIVISION.

GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY; THAT GRANTOR HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A LIMITED LIABILITY COMPANY, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS IN FAVOR OF THE GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

GRANTOR: MODUS DEVELOPMENT, LLC, A ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

BY \_\_\_\_\_ FOR AND ON BEHALF OF MODUS DEVELOPMENT, LLC, A ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

LEGEND

- SECTION CORNER
- 1/4 QUARTER
- BRASS CAP FLUSH
- BRASS CAP IN HAND HOLE
- FOUND PK NAIL
- SET 1/2" REBAR & TAG OR AS NOTED
- FOUND 1/2" REBAR & TAG OR AS NOTED
- CALCULATED POINT
- SCRIBED "X" IN CONCRETE
- NEW PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE

ABBREVIATIONS

- APN ASSESSORS PARCEL NUMBER
- C CONCRETE, CALCULATED
- COS CITY OF SCOTTSDALE
- D.E. DRAINAGE EASEMENT
- E EAST
- ESMT EASEMENT
- FND FOUND
- (M) MEASURED
- MCR MARICOPA COUNTY RECORDER
- PCA PRIVATE CROSS ACCESS EASEMENT
- P PROPERTY LINE
- P.N.M.A. PUBLIC NON MOTORIZED ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R), REC. RECORDED
- R/W RIGHT OF WAY
- S.D. SIGHT DISTANCE EASMENT
- VNA VEHICLE NON-ACCESS EASEMENT
- W WEST
- W.L.E. WATERLINE EASEMENT

SURVEYORS NOTES

- THIS IS NOT AN ALTA/ACSM TITLE SURVEY.
- NO CC&R'S ARE CREATED WITH THIS PLAT MAP.
- BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, OWNERSHIP INFORMATION, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS, WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED ALTA SURVEY PREPARED BY CVL CONSULTING DATED 3/24/22.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED OR AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY.
- ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ARE MEASURED.
- PROPERTY ACCESS IS FROM SAN MIGUEL AVENUE TO NORTH OF PROPERTY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH THE APPROVED PLANS.
- THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.
- AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISION TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION OR ADJUTING PROPERTY OWNER.

LOT AREA TABLE

LOT 1	6,024	S.F.	0.138	A.C.
LOT 2	5,707	S.F.	0.131	A.C.
LOT 3	5,707	S.F.	0.131	A.C.
LOT 4	5,707	S.F.	0.131	A.C.
LOT 5	5,707	S.F.	0.131	A.C.
LOT 6	6,151	S.F.	0.141	A.C.
TRACT A	328	S.F.	0.008	A.C.
TOTAL NET	35,332	S.F.	0.811	A.C.
RIGHT OF WAY	11,273	S.F.	0.259	A.C.
GROSS	46,605	S.F.	1.070	A.C.

TRACT USE TABLE

TRACT	USE
A	DRAINAGE FACILITIES EASEMENT

UTILITIES

WATER: CITY OF SCOTTSDALE  
SANITARY SEWER: CITY OF SCOTTSDALE  
ELECTRIC: ARIZONA PUBLIC SERVICE  
TELEPHONE: CENTURY LINK, COX COMM.  
NATURAL GAS: SOUTHWEST GAS  
CABLE TV: CENTURY LINK, COX COMM.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
045012	1770 OF 4425	M	N/A
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	09/18/2020	07/20/2021	X*

\*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SHEET INDEX

- COVER SHEET
- PLAT MAP

LIST OF PERTINENT DOCUMENTS

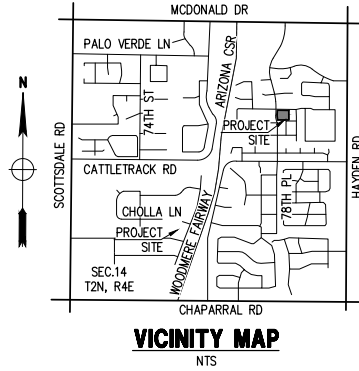
- DEED 2014-0523667, MCR.
- DEED 2013-0155339, MCR.
- BOOK 190 OF MAPS, PAGE 3, MCR.
- BOOK 198 OF MAPS, PAGE 13, MCR.
- BOOK 198 OF MAPS, PAGE 21, MCR.
- BOOK 253 OF MAPS, PAGE 45, MCR.

SURVEYOR'S CERTIFICATION

- I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA;
- THIS PLAT WAS MADE UNDER MY DIRECTION;
- THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS";
- THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF JUNE, 2022;
- THE SURVEY IS TRUE AND COMPLETE AS SHOWN;
- MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET BEFORE RECORDATION;



05/08/23  
DATE



DEVELOPER

MODUS DEVELOPMENT, LLC  
3219 E CAMELBACK RD, #291  
PHOENIX, AZ 85018  
P: 602-421-2221  
CONTACT: ED GORMAN

ARCHITECT

DREWETT WORKS ARCHITECTURE  
7144 E STELSON DR, STE. 204,  
SCOTTSDALE, AZ 85251  
P: 480-329-7504  
CONTACT: ROB BANACH

PARENT SITE DATA

APN: 716-03-012E  
ADDRESS: 7801 E SAN MIGUEL AVE,  
SCOTTSDALE, AZ 85250  
LOT AREA: 36,820 S.F. (0.845 AC.)  
OS #: 20-46

CIVIL ENGINEER

LAND DEVELOPMENT GROUP  
8808 N CENTRAL AVE, SUITE 288  
PHOENIX, AZ 85020  
P: 602 889 1984  
CONTACT: NICK PRODANOV

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°16'12" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 734 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS.

BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN A HAND HOLE AT THE INTERSECTION OF HAYDEN ROAD AND McDONALD DRIVE.  
MCDOT UNIQUE POINT ID: 3607  
POINT NAME (AS SURVEYED): 24550-1  
MCDOT PROJECT NAME: GDACS, PROJECT NO. 40069012  
MCDOT DETERMINATION STATUS: ACCEPTED  
ELEVATION=1265.90' (NAVD 88)

I HEREBY CERTIFY THAT ALL ELEVATIONS PRESENTED ON THIS PLAN ARE BASED ON NAVD-1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA.

PARENT LEGAL DESCRIPTION

THE NORTH 197 FEET OF THE WEST 208 FEET OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 14; RUN THENCE NORTH 0 DEGREES 28 MINUTES 52 SECONDS WEST 989.98 FEET; THENCE WEST 825 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 28 MINUTES 52 SECONDS EAST 619.17 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 38 SECONDS WEST 495.17 FEET; THENCE NORTH 0 DEGREES 26 MINUTES 22 SECONDS WEST 619.11 FEET; THENCE EAST 494.59 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THE NORTH 20 FEET THEREOF.

CITY OF SCOTTSDALE COUNCIL PLAT APPROVAL BLOCK

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY \_\_\_\_\_ MAYOR

ATTEST BY \_\_\_\_\_ CITY CLERK

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.

BY \_\_\_\_\_ CHIEF DEVELOPMENT OFFICER \_\_\_\_\_ DATE

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 114-PA-2022 AND ALL CASE RELATED STIPULATIONS.

BY \_\_\_\_\_ DEVELOPMENT ENGINEERING MANAGER \_\_\_\_\_ DATE

PRELIMINARY PLAT

"MODUS SCOTTSDALE 6"  
7801 E SAN MIGUEL AVE,  
SCOTTSDALE, AZ 85250

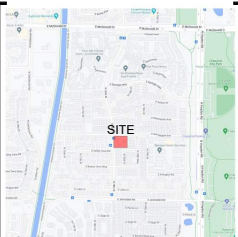
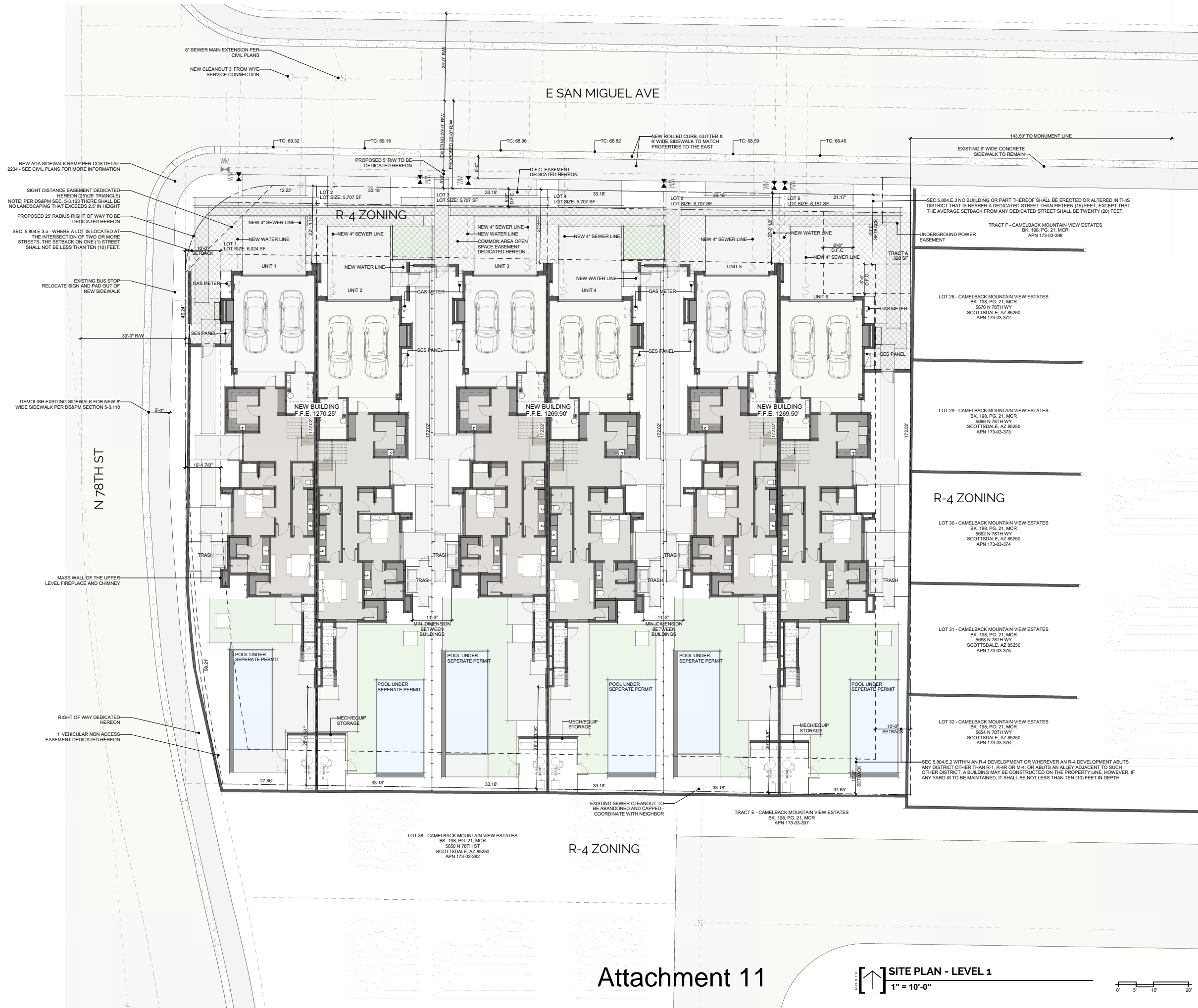
P 602 889 1984 | F 602 445 9492  
8808 N CENTRAL AVE., SUITE 288  
PHOENIX, AZ 85020  
PHOENIX @ LDGNC.COM





**OWNER: MODUS DEVELOPMENT, LLC**

[illegible]



OWNER

KATHRYN CAMPANA  
4800 N. 68TH ST. 318  
SCOTTSDALE, AZ 85251

DESIGN

DREWETT WORKS  
C.P. DREWETT  
7144 E. STETSON DR. STE. 204  
SCOTTSDALE, AZ 85251  
PHONE: 855-373-9388

LOT AREA TABLE

LOT 1	6,024	S.F.	0.138	A.C.
LOT 2	5,707	S.F.	0.131	A.C.
LOT 3	5,707	S.F.	0.131	A.C.
LOT 4	5,707	S.F.	0.131	A.C.
LOT 5	5,707	S.F.	0.131	A.C.
LOT 6	6,151	S.F.	0.141	A.C.
TRACT A	328	S.F.	0.008	A.C.
TOTAL NET	35,332	S.F.	0.811	A.C.
RIGHT OF WAY	11,273	S.F.	0.259	A.C.
GROSS	46,605	S.F.	1.070	A.C.

SITE CALCULATIONS:

GROSS FLOOR AREA (PER UNIT): 3,938 SF

DENSITY: MAX: 1 UNIT PER 5,240 SF  
PROVIDED: 1 UNIT PER 5,888 SF

PARKING:  
2 PRIVATE GARAGE SPACES  
2 GUEST DRIVEWAY SPACES

UNIT SQUARE FOOTAGE:  
MAIN LIVABLE: 1,356 SF  
UPPER LIVABLE: 1,604 SF  
2,960 SF

GARAGE: 886 SF  
STORAGE: 92 SF  
978 SF

COV. PATIOS: 740 SF

OVERHANG: 787 SF

TOTAL: 5,465 SF

ZONING

R-4

APN

173-03-012E

LEGAL ADDRESS

7801 E SAN MIGUEL AVE  
SCOTTSDALE, AZ 85250

NET SITE AREA

35,332 SF

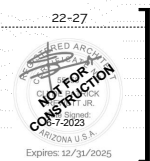


MODUS Scottsdale 6

7801 E SAN MIGUEL AVE  
SCOTTSDALE, AZ 85250

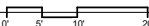
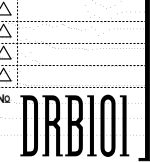
CASE # 28-DR-2022

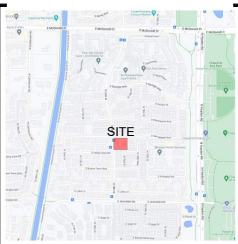
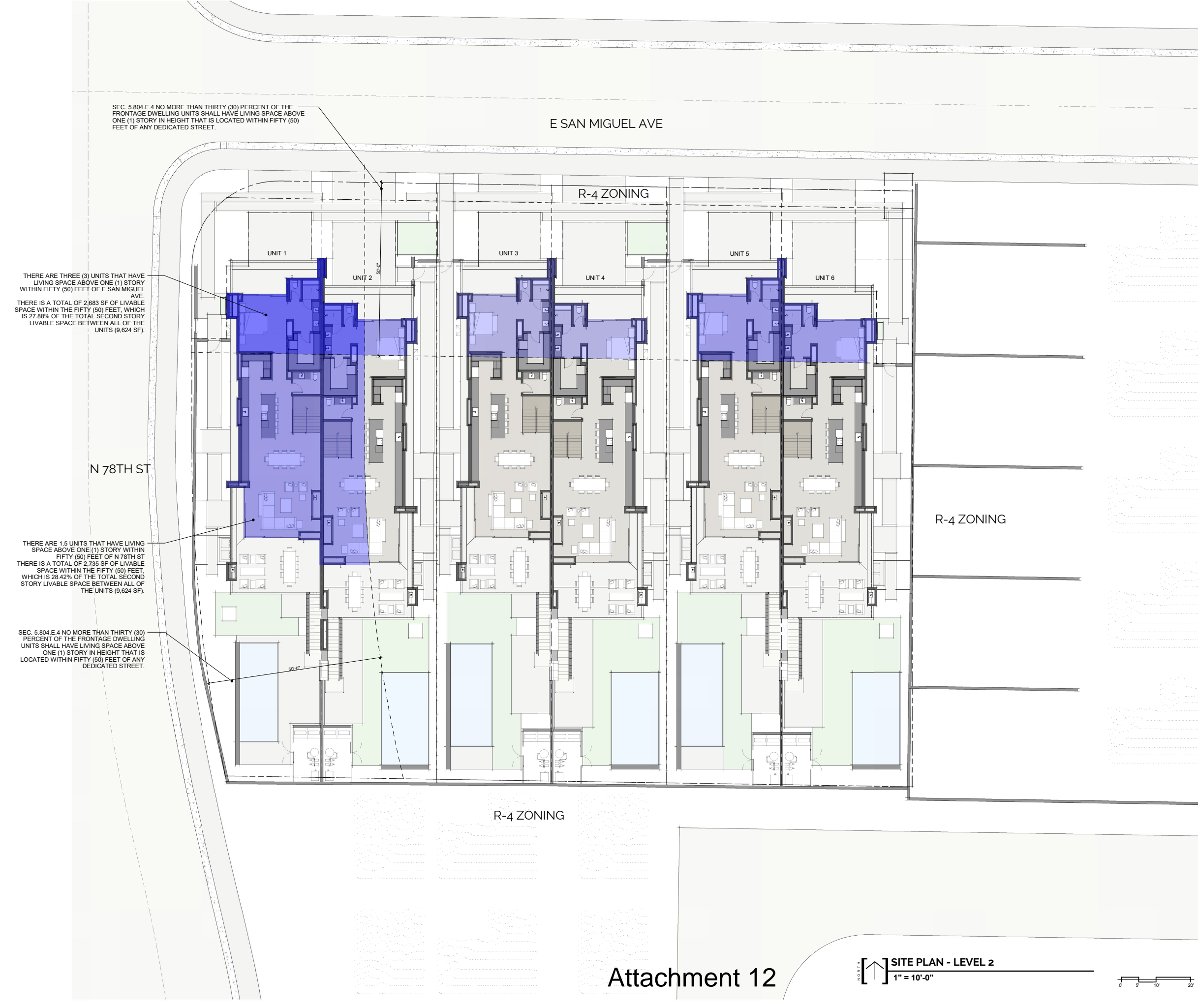
DREWETT WORKS  
email: PLANS@DREWETTWORKS.COM  
phone: 855-373-9388  
7144 E. STETSON DR. SUITE 204  
SCOTTSDALE, AZ 85251  
WWW.DREWETTWORKS.COM



COS DRB REVIEW

6-7-2023





OWNER

KATHRYN CAMPANA  
4800 N. 68TH ST. 319  
SCOTTSDALE, AZ 85251

DESIGN

DREWETT WORKS  
C.P. DREWETT  
7144 E. STETSON DR. STE. 204  
SCOTTSDALE, AZ 85251  
PHONE: 855-373-9388

LOT AREA TABLE

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(PER UNIT): 3,938 SF

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MAX: 1 UNIT PER 5,240 SF  
PROVIDED: 1 UNIT PER 5,888 SF

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2 PRIVATE GARAGE SPACES  
2 GUEST DRIVEWAY SPACES

UNIT SQUARE FOOTAGE:  
MAIN LIVABLE: 1,356 SF  
UPPER LIVABLE: 1,604 SF  
2,960 SF

GARAGE:  
STORAGE: 886 SF  
92 SF  
978 SF

COV. PATIOS: 740 SF

OVERHANG: 787 SF

TOTAL: 5,465 SF

ZONING

R-4

APN

173-03-012E

LEGAL ADDRESS

7801 E SAN MIGUEL AVE  
SCOTTSDALE, AZ 85250

NET SITE AREA

35,332 SF

DW  
DREWETT WORKS  
ARCHITECTURE

22  
YEARS

MODUS Scottsdale 6

7801 E SAN MIGUEL AVE  
SCOTTSDALE, AZ 85250

CASE # 28-DR-2022

DREWETT WORKS  
email: PLANS@DREWETTWORKS.COM  
phone: 855-373-9388  
7144 E. STETSON DR. SUITE 204  
SCOTTSDALE, AZ 85251  
WWW.DREWETTWORKS.COM

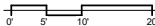
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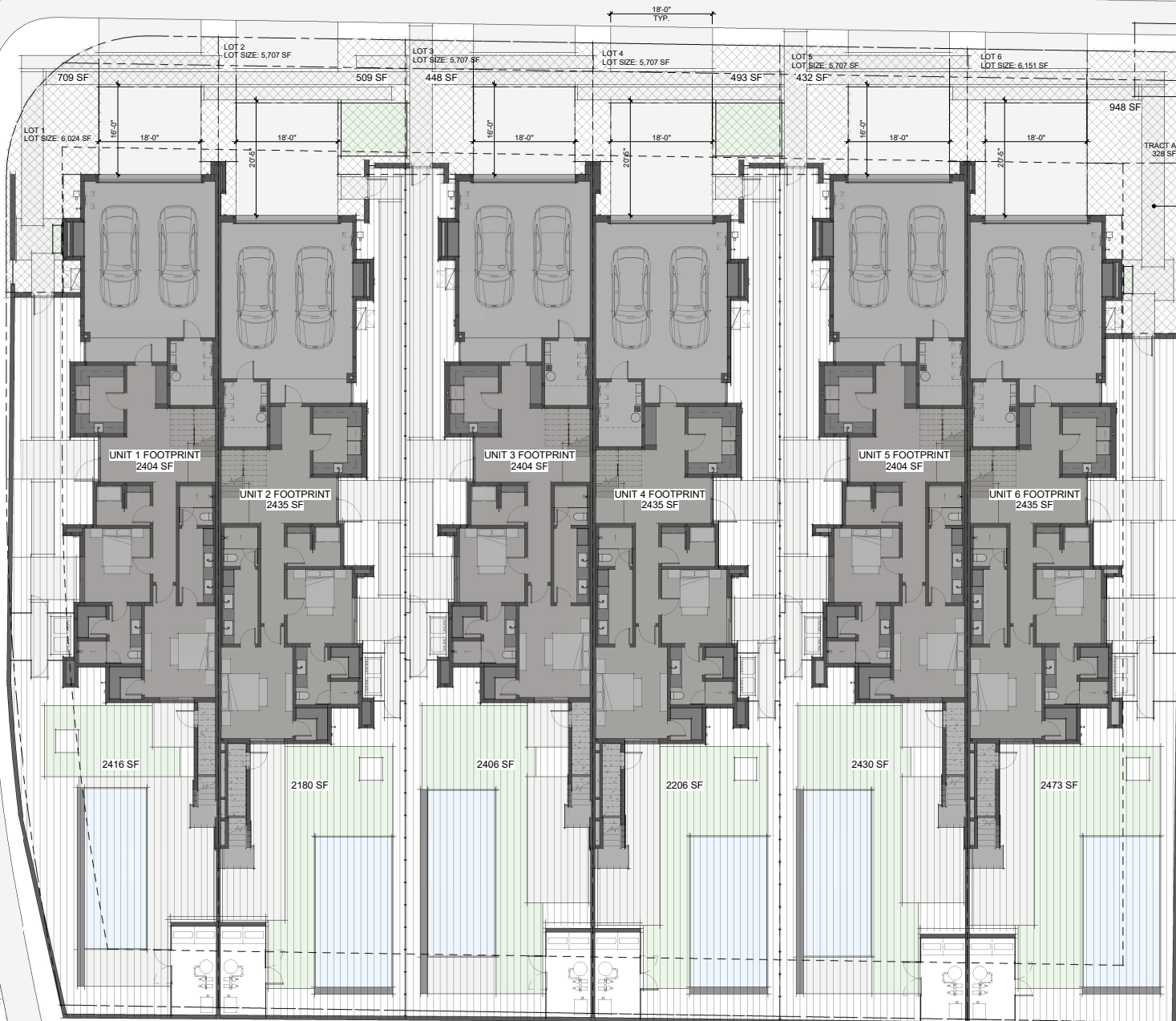
COS DRB REVIEW

6-7-2023

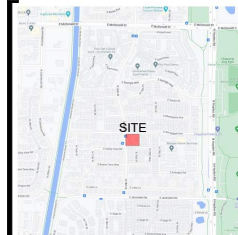
DRB102







COMMON OPEN SPACE AREA TO BE PRESERVED THROUGH AN EASEMENT. EASEMENT PROHIBITS PARKING AND DEDICATES MAINTENANCE RESPONSIBILITIES. SEE CIVIL PLANS FOR FULL DEDICATION DESCRIPTION.



### OWNER

KATHRYN CAMPANA  
4800 N. 68TH ST. 318  
SCOTTSDALE, AZ 85251

### DESIGN

DREWETT WORKS  
C.P. DREWETT  
7144 E. STETSON DR. STE. 204  
SCOTTSDALE, AZ 85251  
PHONE: 855-373-9388

#### OPEN SPACE CALCULATIONS:

UNIT 1:  
LOT SIZE: 6,024 SF  
BUILDING FOOTPRINT: 2,404 SF  
COMMON OPEN SPACE: 709 SF  
OTHER OPEN SPACE: 2,416 SF

UNIT 2:  
LOT SIZE: 5,707 SF  
BUILDING FOOTPRINT: 2,435 SF  
COMMON OPEN SPACE: 509 SF  
OTHER OPEN SPACE: 2,180 SF

UNIT 3:  
LOT SIZE: 5,707 SF  
BUILDING FOOTPRINT: 2,404 SF  
COMMON OPEN SPACE: 448 SF  
OTHER OPEN SPACE: 2,406 SF

UNIT 4:  
LOT SIZE: 5,707 SF  
BUILDING FOOTPRINT: 2,435 SF  
COMMON OPEN SPACE: 493 SF  
OTHER OPEN SPACE: 2,206 SF

UNIT 5:  
LOT SIZE: 5,707 SF  
BUILDING FOOTPRINT: 2,404 SF  
COMMON OPEN SPACE: 432 SF  
OTHER OPEN SPACE: 2,430 SF

UNIT 6:  
LOT SIZE: 6,151 SF  
BUILDING FOOTPRINT: 2,435 SF  
COMMON OPEN SPACE: 948 SF  
OTHER OPEN SPACE: 2,473 SF

NET SITE AREA: 35,332 SF  
TOTAL COMMON OPEN SPACE: 3,539 SF  
= 3,539 SF / 35,332 SF = 10.01% > 10%

#### ZONING

R-4

#### APN

173-03-012E

#### LEGAL ADDRESS

7801 E SAN MIGUEL AVE  
SCOTTSDALE, AZ 85250

#### NET SITE AREA

35,332 SF

DW  
DREWETT WORKS  
ARCHITECTURE

22  
YEARS

MODUS Scottsdale 6

7801 E SAN MIGUEL AVE  
SCOTTSDALE, AZ 85250

CASE # 28-DR-2022

DREWETT WORKS  
email: PLANS@DREWETTWORKS.COM  
phone: 855-373-9388  
7144 E STETSON DR. SUITE 204  
SCOTTSDALE, AZ 85251  
WWW.DREWETTWORKS.COM

22-27



#### COS DRB REVIEW

6-7-2023

173-03-012E

7801 E SAN MIGUEL AVE

SCOTTSDALE, AZ 85250

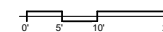
NET SITE AREA

35,332 SF

DRB105

Attachment 13

1" = 10'-0"

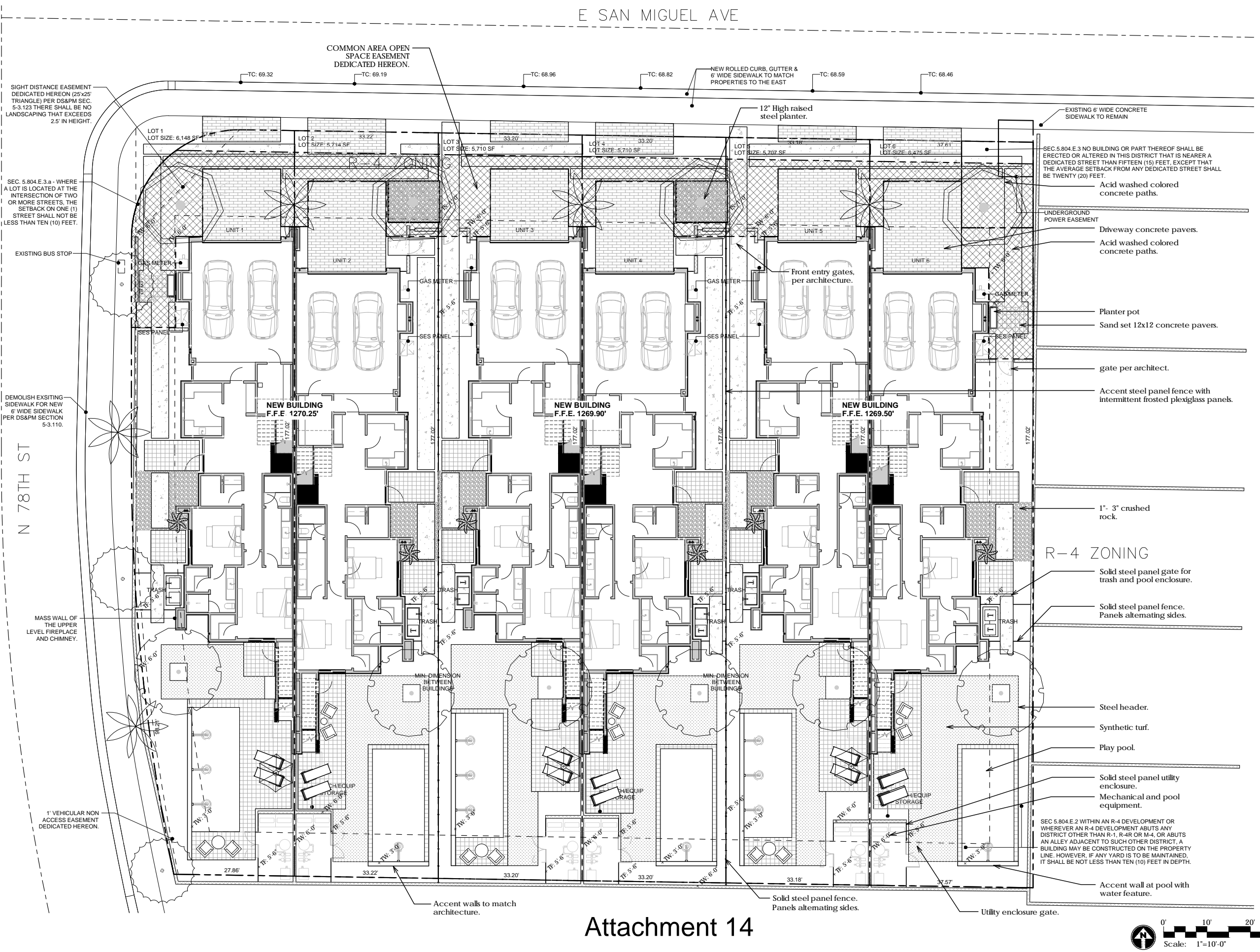




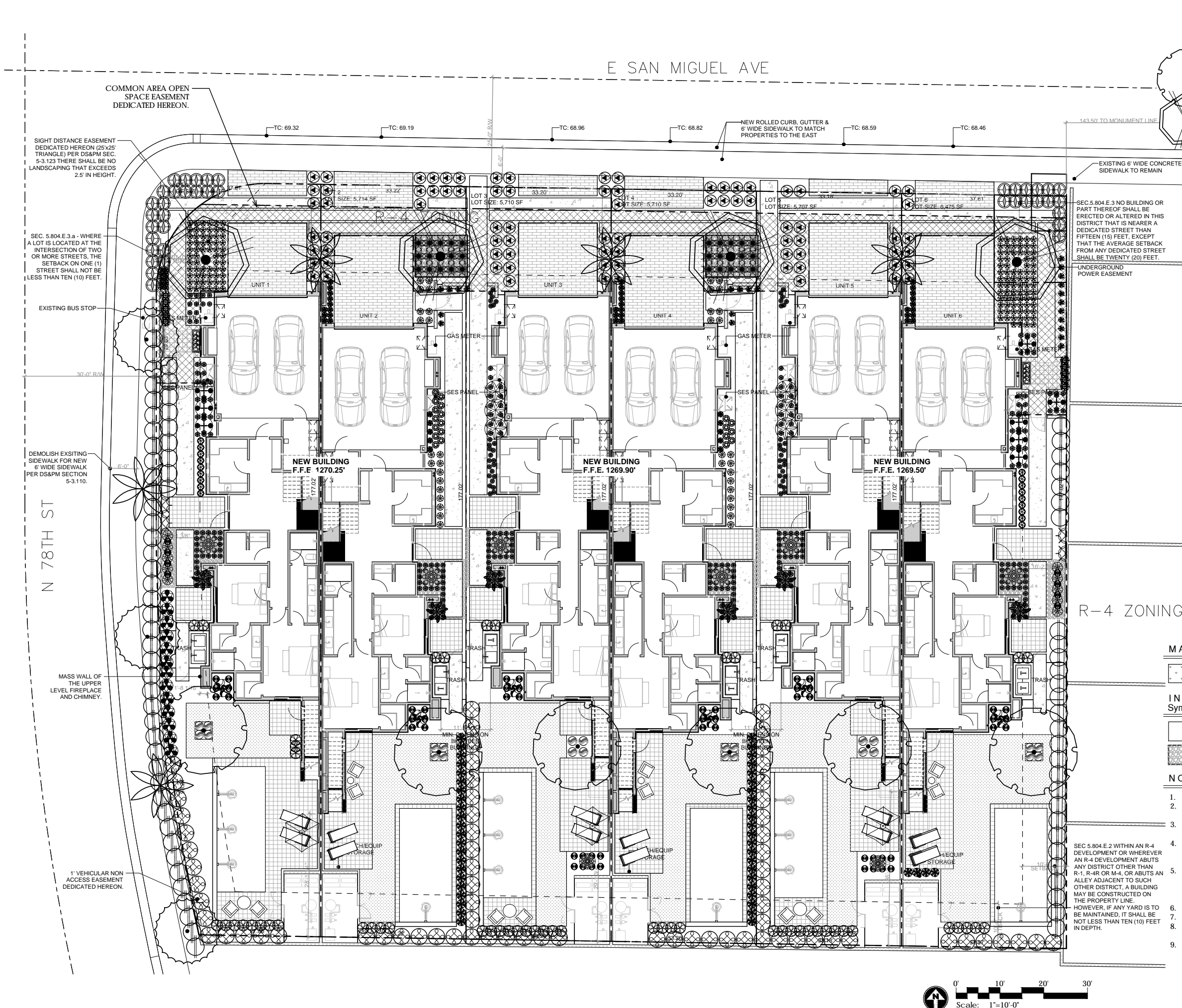
MODUS SCOTTS DALE 6

7801 E. San Miguel Ave  
Scottsdale, AZ 85250

revisions:  
project #: DWA061  
scale: 1"=10'-0"  
issued for:  
date: 03/09/2023  
drawing: Layout Plan  
L2.1  
of



Attachment 14



PLANT MATERIALS LEGEND				
Sym.	Plant Name	Size	Qty	Remarks
Trees				
	Acacia aneura	36" box	3	standard
	Mulga Acacia			
	Chitalpa tashkentensis	36" box	6	
	Chitalpa			
	Cycas revoluta	20 gal.	6	
	Sago Palm			
	Parkinsonia hybrid 'Desert Museum'			
	Desert Museum Palo Verde	36" box	4	
	Phoenix dactylifera 'Medjool'			
	Medjool Date Palm	12'	5	

Shrubs				
	Bouteloua gracilis 'Blonde Ambition'			
	Blonde Ambition Blue Grama	5 gal.	20	
	Dodonaea viscosa	5 gal.	80	
	Hop Bush			
	Ficus nitida	5 gal.	72	
	Indian Laurel Fig			
	Muhlenbergia rigens	5 gal.	79	
	Deer Grass			
	Olea europaea 'Montra'	5 gal.	56	
	Little Olive Dwarf Olive			
Groundcovers				
	Glandularia rigida	1 gal.	39	
	Sandpaper Verbena			
	Hymenoxys acaulis	1 gal.	304	
	Angelita Daisy			
	Lantana montevidensis	1 gal.	24	
	Purple Trailing Lantana			
	Setcreasea pallida	1 gal.	60	
	Purple Trailing Heart			

Accents Cactus				
	Alluaudia procera	5 gal.	28	
	Madagascar Ocotillo			
	Aloe dawei	5 gal.	33	
	Dawe's Aloe			
	Aloe rudiakoppe	5 gal.	38	
	Little Red Riding Hood Aloe			
	Aloidendron ramosissimum	24" box	6	
	Maidens Quiver Tree			
	Echinocactus grusonii	5 gal.	140	
	Golden Barrel Cactus			
	Euphorbia ingens 'Chocolate Drop'	15 gal.	10	
	Chocolate Drop Cactus			
	Furcraea mackdougallii	15 gal.	6	
	MacDougal's Century Plant			
	Hesperaloe funifera	5 gal.	8	
	Giant Hesperaloe			
	Kalanchoe beharensis 'Blue Slick'	15 gal.	10	
Vines				
	Myrtillocactus geometrizans	15 gal.	8	
	Blue Myrtle Cactus			
	Opuntia ficus-indica	5 gal.	13	
	Indian Fig			
	Pachycereus schottii f. monstrosus	(20 @ 1' high (15) @ 2' high (8) @ 3' high (4) @ 4' high	50	Single arms
	Totem Pole Cactus			
	Pedilanthus bracteatus	5 gal.	8	
	Tall Slipper Plant			
	Pedilanthus macrocarpus	5 gal.	91	
	Lady's Slipper			
	Stenocereus marginatus	15 gal.	18	
	Mexican Fence Post			
Fire Thorn				
	Pyraecanthia coccinea	15 gal.	4	

MASS PLANTING

SYNTHETIC TURF. (TURF PER SPEC.) ARTIFICIAL LAWNS CO. 'CORONADO' TURF. CONTRACTOR TO PROVIDE SAMPLE ON SITE FOR OWNER APPROVAL PRIOR TO PURCHASE OR INSTALL.

INERTS	
Sym.	Description
	1/2" SCREENED DECOMPOSED GRANITE ROCK PROS USA 'CARMEI' COLOR.
	1" - 3" CRUSHED ROCK IN ALL RAISED STEEL PLANTERS. ROCK PROS USA 'CARMEI' COLOR.

- NOTES:
- ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
  - ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
  - LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
  - LOCATIONS OF PLANTS SHOWN ON DRAWING ARE APPROXIMATE. LANDSCAPE ARCHITECT TO FIELD APPROVE ALL FINAL LOCATIONS PRIOR TO INSTALLATION.
  - DUE TO SEASONAL AND OR UNFORESEEN CONSTRAINTS SOME PLANT MATERIAL WILL POSSIBLY NOT BE AVAILABLE AT TIME OF INSTALLATION. LANDSCAPE CONTRACTOR TO SUBMIT LIST OF ANY NON-AVAILABLE MATERIAL TO LANDSCAPE ARCHITECT FOR REPLACEMENTS TO BE SELECTED.
  - PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.
  - ALL PLANT MATERIAL IS TO BE RETAIL QUALITY.
  - LANDSCAPE CONTRACTOR TO PROVIDE PICTURES OR SAMPLES OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR APPROVAL.
  - ALL PLANT MATERIAL SOURCED FROM OUTSIDE OF ARIZONA TO BE PROPERLY ACCLIMATED TO ARIZONA CLIMATE DEPENDING ON TIME OF YEAR OF INSTALLATION.
- METHODS: SUN-SCREEN CLOTH/FABRIC TO BE INSTALLED ABOVE PLANT MATERIAL.

**GREY PICKETT**  
landscape architecture community design  
7144 e. mission drive, suite 205  
scottsdale, az 85255  
480.609.9099 • 480.609.6068

PROJECT #:  
DWA061

scale:  
1"=10'-0"

issued for:

drawn by:  
TEAM

date:  
03/09/2023

drawing:  
Planting Plan

**L3.1**  
of

**MODUS SCOTTS DALE 6**

7801 E. San Miguel Ave  
Scottsdale, AZ 85250

revisions:

project #:  
DWA061

scale:  
1"=10'-0"

issued for:

drawn by:  
TEAM

date:  
03/09/2023

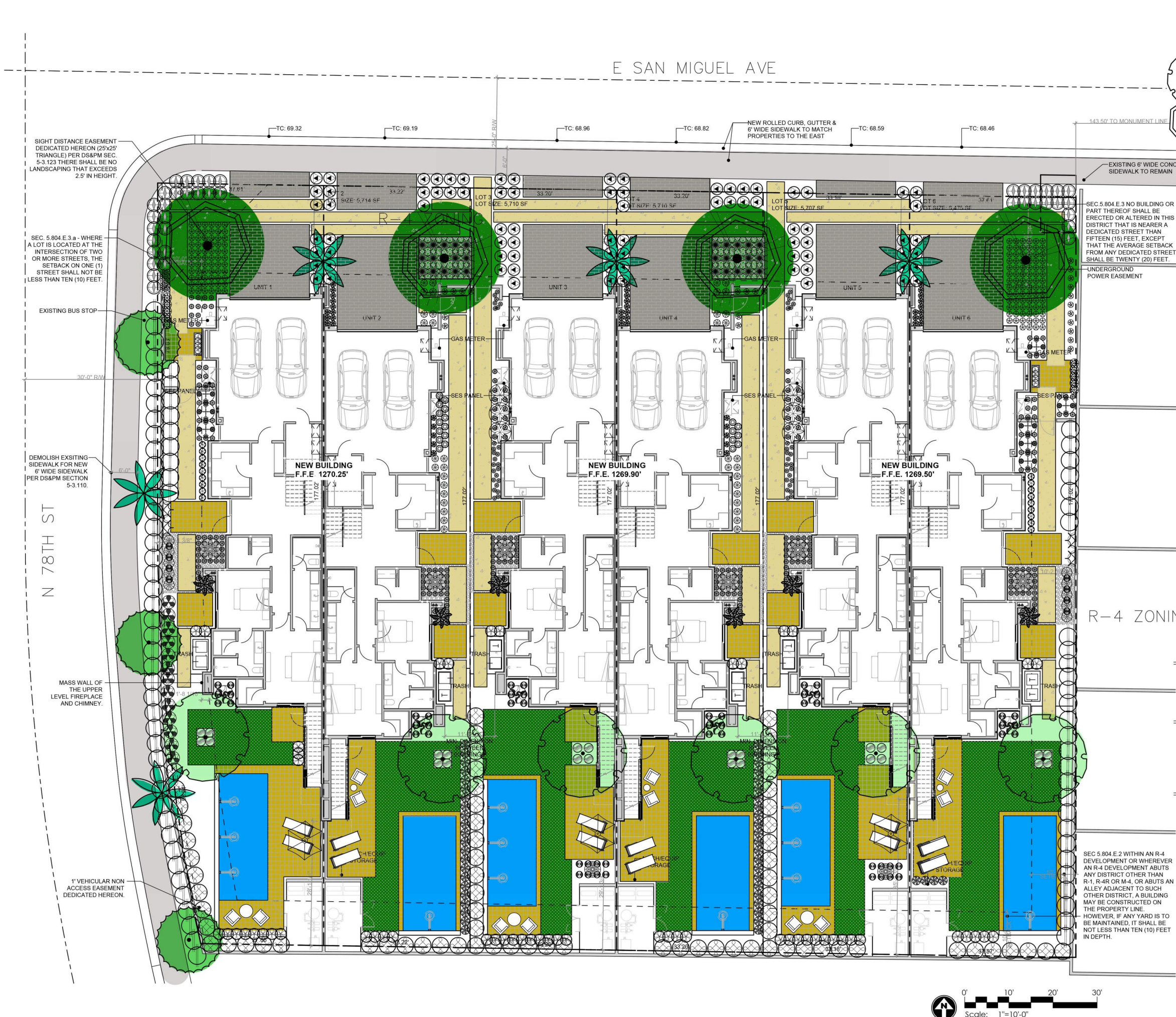
drawing:  
Planting Plan

**L3.1**  
of

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PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
Trees				
	Acacia aneura	36" box	3	standard
	Mulga Acacia			
	Chitalpa tashkentensis	36" box	6	-
	Chitalpa			
	Cycas revoluta	20 gal.	6	-
	Sago Palm			
	Parkinsonia hybrid 'Desert Museum'			
	Desert Museum Palo Verde	36" box	4	-
	Phoenix dactylifera 'Medjool'	12'	5	-
	Medjool Date Palm			
Shrubs				
	Bouteloua gracilis 'Blonde Ambition'			
	Blonde Ambition Blue Grama	5 gal.	20	-
	Dodonaea viscosa	5 gal.	80	-
	Hop Bush			
	Ficus nitida	5 gal.	72	-
	Indian Laurel Fig			
	Muhlenbergia rigens	5 gal.	79	-
	Deer Grass			
	Olea europaea 'Montra'	5 gal.	56	-
	Little Ollie Dwarf Ollie			
Groundcovers				
	Glandularia rigida	1 gal.	39	-
	Sandpaper Verbena			
	Hymenoxys acaulis	1 gal.	304	-
	Angelita Daisy			
	Lantana montevidensis	1 gal.	24	-
	Purple Trailing Lantana			
	Setcreasea pallida	1 gal.	60	-
	Purple Trailing Heart			
Accents Cactus				
	Alluaudia procera	5 gal.	28	-
	Madagascar Ocotillo			
	Aloe dawsonii	5 gal.	33	-
	Dawson's Aloe			
	Aloe rudikoppae	5 gal.	38	-
	Little Red Riding Hood Aloe			
	Aloidendron ramosissimum	24" box	6	-
	Maidens Quiver Tree			
	Echinocactus grusonii	5 gal.	148	-
	Golden Barrel Cactus			
	Euphorbia ingens 'Chocolate Drop'	15 gal.	10	-
	Chocolate Drop Cactus			
	Furcraea macdougallii	15 gal.	6	-
	MacDougall's Century Plant			
	Hesperaloe funifera	5 gal.	8	-
	Giant Hesperaloe			
	Kalanchoe beharensis 'Blue Slick'	15 gal.	10	-
	Myrtillocactus geometrizans	15 gal.	8	-
	Blue Myrtle Cactus			
	Opuntia ficus-indica	5 gal.	13	-
	Indian Fig			
	Pachycereus schottii f. monstrosus	(23 @ 1' high (15 @ 2' high (8) @ 3' high (4) @ 4' high	50	Single arms
	Totem Pole Cactus			
	Pedilanthus bracteatus	5 gal.	8	-
	Tall Slipper Plant			
	Pedilanthus macrocarpus	5 gal.	91	-
	Lady's Slipper			
	Stenocereus marginatus	15 gal.	18	-
	Mexican Fence Post			
Vines				
	Pyracantha coccinea	15 gal.	4	-
	Fire Thorn			

MASS PLANTING

SYNTHETIC TURF. (TURF PER SPEC.) ARTIFICIAL LAWNS CO. 'CORONADO' TURF. CONTRACTOR TO PROVIDE SAMPLE ON SITE FOR OWNER APPROVAL PRIOR TO PURCHASE OR INSTALL.

INERTS

Sym.	Description
	1/2" SCREENED DECOMPOSED GRANITE. ROCK PROS USA 'CARMEL' COLOR.
	1" - 3" CRUSHED ROCK IN ALL RAISED STEEL PLANTERS. ROCK PROS USA 'CARMEL' COLOR.

NOTES:

- ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
- ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
- LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
- LOCATIONS OF PLANTS SHOWN ON DRAWING ARE APPROXIMATE. LANDSCAPE ARCHITECT TO FIELD APPROVE ALL FINAL LOCATIONS PRIOR TO INSTALLATION.
- DUE TO SEASONAL AND/OR UNFORESEEN CONSTRAINTS SOME PLANT MATERIAL WILL POSSIBLY NOT BE AVAILABLE AT TIME OF INSTALLATION. LANDSCAPE CONTRACTOR TO SUBMIT LIST OF ANY NON-AVAILABLE MATERIAL TO LANDSCAPE ARCHITECT FOR REPLACEMENTS TO BE SELECTED.
- PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.
- ALL PLANT MATERIAL IS TO BE RETAIL QUALITY.
- LANDSCAPE CONTRACTOR TO PROVIDE PICTURES OR SAMPLES OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR APPROVAL.
- ALL PLANT MATERIAL SOURCED FROM OUTSIDE OF ARIZONA TO BE PROPERLY ACCLIMATED TO ARIZONA CLIMATE DEPENDING ON TIME OF YEAR OF INSTALLATION.
- METHODS: SUN-SCREEN CLOTH/FABRIC TO BE INSTALLED ABOVE PLANT MATERIAL.

GREY PICKETT  
landscape architecture community design  
7144 E. Mission Drive, Suite 205  
Scottsdale, Arizona 85251  
480.689.8899 480.689.8888

PROJECT #:  
DWA061

scale:  
1"=10'-0"

issued for:  
TEAM

date:  
03/09/2023

drawing:  
Planting Plan

L3.1  
of

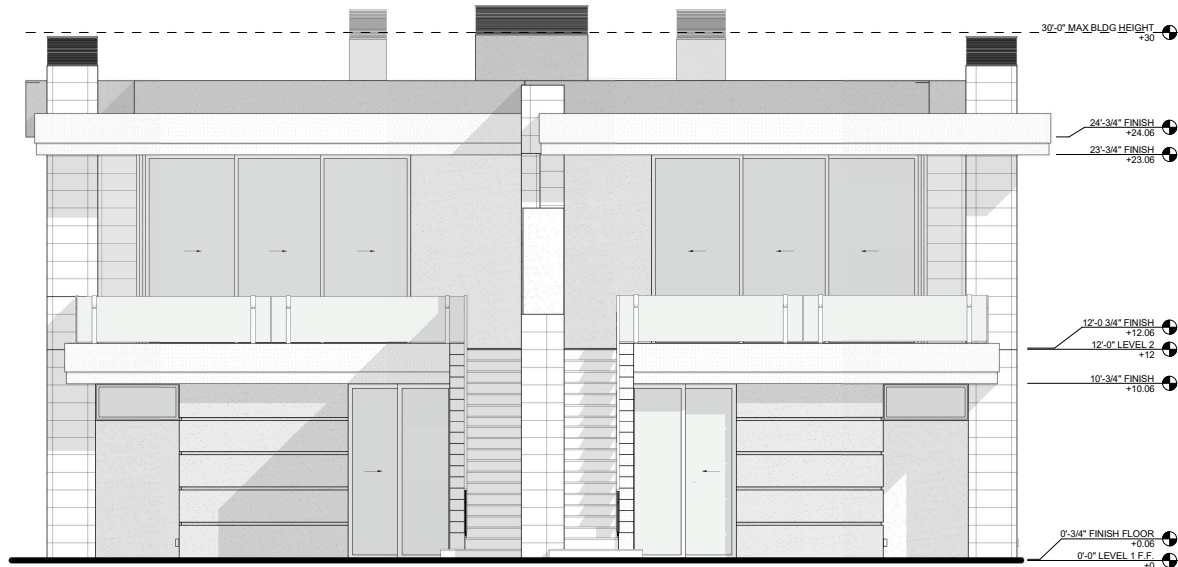
MODUS SCOTTS DALE 6

7801 E. San Miguel Ave  
Scottsdale, AZ 85250

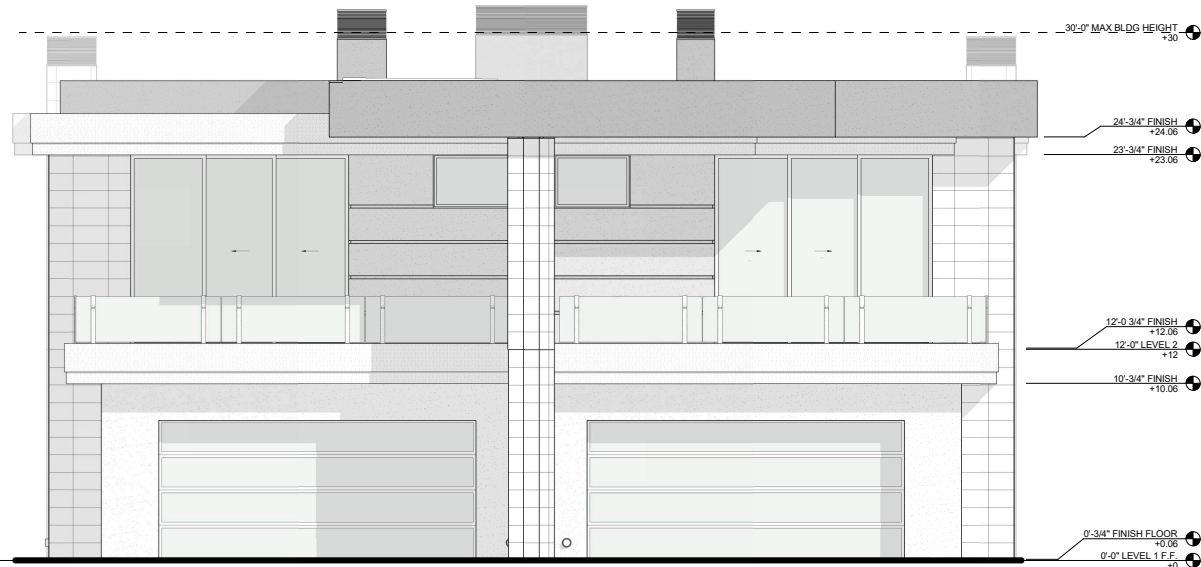
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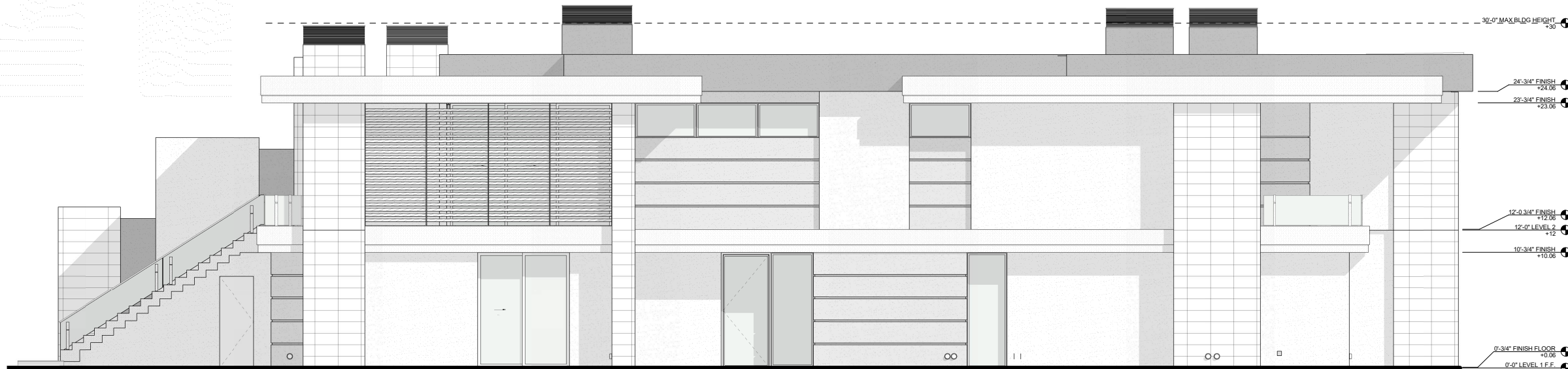




[ 2 ] SOUTH ELEVATION  
1/4" = 1'-0"



[ 1 ] NORTH ELEVATION  
1/4" = 1'-0"

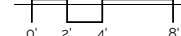


[ 3 ] EAST ELEVATION  
1/4" = 1'-0"



[ 4 ] WEST ELEVATION  
1/4" = 1'-0"

Attachment 15



OWNER  
KATHRYN CAMPANA  
4800 N. 68TH ST. 318  
SCOTTSDALE, AZ 85251

DESIGN  
DREWETT WORKS  
C.P. DREWETT  
7144 E. STETSON DR. STE. 204  
SCOTTSDALE, AZ 85251  
PHONE: 855-373-9388

DW  
DREWETT WORKS  
ARCHITECTURE

22  
YEARS

MODUS SCOTTSDALE 6

7801 E SAN MIGUEL AVE  
SCOTTSDALE, AZ 85250

CASE # 28-DR-2022

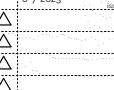
DREWETT WORKS  
email: PLANS@DREWETTWORKS.COM  
phone: 855-373-9388  
7144 E STETSON DR. SUITE 204  
SCOTTSDALE, AZ 85251  
WWW.DREWETTWORKS.COM



MATERIAL LEGEND

- STUCCO COLOR A - DE6358 VAPOR
- STUCCO COLOR B - DE6360 FOIL
- STUCCO COLOR C - DE6364 CAVERNOUS
- METAL FASCIA - KYNAR 500 MATTE BLACK
- METAL LOUVRES - B+N FORTINA WOOD FINISH TA-758 VENT WALNUT
- GLASS - SOLARBAN 70 CLEAR IGU
- TILE VENEER - SOLSTICE STONE "STONE GRAY BRUSHED"

COS DRB REVIEW  
6-7-2023



DRB201

OWNER

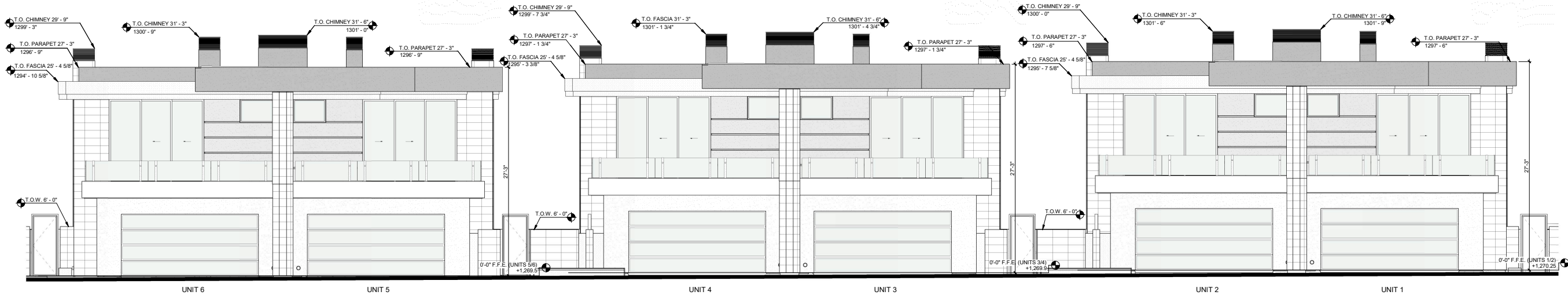
KATHRYN CAMPANA  
4800 N. 68TH ST. 318  
SCOTTSDALE, AZ 85251

DESIGN

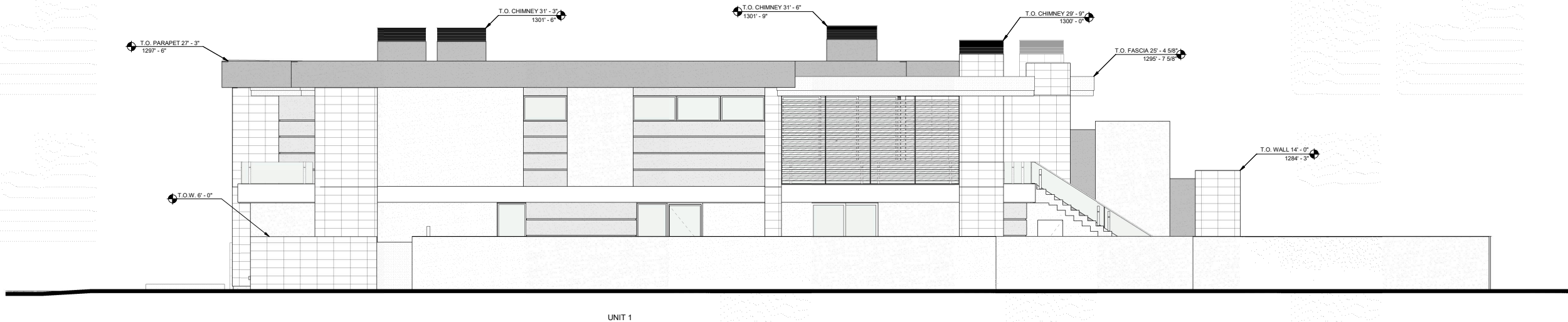
DREWETT WORKS  
C.P. DREWETT  
7144 E. STETSON DR. STE. 204  
SCOTTSDALE, AZ 85251  
PHONE: 855-373-9388

DW  
DREWETT WORKS  
ARCHITECTURE

22  
YEARS



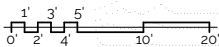
[ 1 ] NORTH STREETSCAPE ELEVATION  
3/16" = 1'-0"



[ 2 ] WEST STREETSCAPE ELEVATION  
3/16" = 1'-0"

MATERIAL LEGEND

- STUCCO COLOR VARIES - SEE DRB401
- METAL FASCIA - KYNAR 500 MATTE BLACK
- WOOD LOUVRES - EXTERIOR B+N WOOD FINISH TA-758 VENT WALNUT
- GLASS - SOLARBAN 70 CLEAR IGU
- TILE VENEER - SOLSTICE STONE 'STONE GRAY BRUSHED'

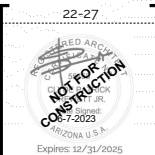


MODUS Scottsdale 6

7801 E SAN MIGUEL AVE  
SCOTTSDALE, AZ 85250

CASE # 28-DR-2022

DREWETT WORKS  
email: PLANS@DREWETTWORKS.COM  
phone: 855-373-9388  
7144 E STETSON DR. SUITE 204  
SCOTTSDALE, AZ 85251  
WWW.DREWETTWORKS.COM



COS DRB REVIEW	
6-7-2023	0000.000
△	
△	
△	
No DRB203	





[ 1 ] EAST ELEVATION  
3/16" = 1'-0"



[ 2 ] NORTH ELEVATION  
3/16" = 1'-0"



[ 3 ] SOUTH ELEVATION  
3/16" = 1'-0"



Attachment 16 [ 4 ] WEST ELEVATION  
3/16" = 1'-0"

OWNER

KATHRYN CAMPANA  
4800 N. 68TH ST. 318  
SCOTTSDALE, AZ 85251

DESIGN

DREWETT WORKS  
C.P. DREWETT  
7144 E. STETSON DR. STE. 204  
SCOTTSDALE, AZ 85251  
PHONE: 855-373-9388

DW  
DREWETT WORKS  
ARCHITECTURE

22  
YEARS

MODUS Scottsdale 6

7801 E SAN MIGUEL AVE  
SCOTTSDALE, AZ 85250

CASE # 28-DR-2022

DREWETT WORKS  
email: PLANS@DREWETTWORKS.COM  
phone: 855-373-9388  
7144 E. STETSON DR. SUITE 204  
SCOTTSDALE, AZ 85251  
WWW.DREWETTWORKS.COM

22-27



COS DRB REVIEW

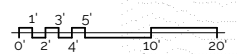
8-7-2023

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DRB202

MATERIAL LEGEND

- PRIMARY STUCCO COLOR - VAPOR DE6358
- SECONDARY STUCCO COLOR - FOIL DE6360
- THIRD STUCCO COLOR - CAVERNOUS DE6364
- METAL FASCIA - KYNAR 500 MATTE BLACK
- METAL LOUVRES - B+N FORTINA WOOD FINISH TA-758 VENT WALNUT
- GLASS - SOLARBAN 70 CLEAR IGU
- TILE VENEER - SOLSTICE STONE "STONE GRAY BRUSHED"



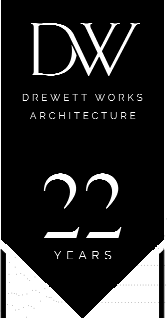




MATERIAL LEGEND	
	PRIMARY STUCCO COLOR - VAPOR DE6358
	SECONDARY STUCCO COLOR - FOIL DE6360
	THIRD STUCCO COLOR - CAVERNOUS DE6364
	METAL FASCIA - KYNAR 500 MATTE BLACK
	METAL LOUVRES - B+N FORTINA WOOD FINISH TA-758 VENT WALNUT
	GLASS - SOLARBAN 70 CLEAR IGU
	TILE VENEER - SOLSTICE STONE "STONE GRAY BRUSHED"

OWNER  
KATHRYN CAMPANA  
4800 N. 68TH ST. 318  
SCOTTSDALE, AZ 85251

DESIGN  
DREWETT WORKS  
C.P. DREWETT  
7144 E. STETSON DR. STE. 204  
SCOTTSDALE, AZ 85251  
PHONE: 855-373-9388



**MODUS Scottsdale 6**  
7801 E SAN MIGUEL AVE  
SCOTTSDALE, AZ 85250

DREWETT WORKS  
email: PLANS@DREWETTWORKS.COM  
phone: 855-373-9388  
7144 E. STETSON DR. SUITE 204  
SCOTTSDALE, AZ 85251  
WWW.DREWETTWORKS.COM



COS DRB REVIEW	
	6-7-2023
	
	
	
	
No. <b>DRB301</b>	

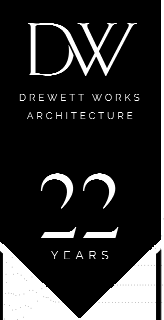




- MATERIAL LEGEND**
- PRIMARY STUCCO COLOR - VAPOR DE6358
  - SECONDARY STUCCO COLOR - FOIL DE6360
  - THIRD STUCCO COLOR - CAVERNOUS DE6364
  - METAL FASCIA - KYNAR 500 MATTE BLACK
  - METAL LOUVRES - B+N FORTINA WOOD FINISH TA-758 VENT WALNUT
  - GLASS - SOLARBAN 70 CLEAR IGU
  - TILE VENEER - SOLSTICE STONE "STONE GRAY BRUSHED"

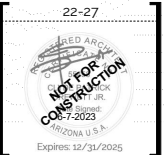
**OWNER**  
KATHRYN CAMPANA  
4800 N. 68TH ST. 318  
SCOTTSDALE, AZ 85251

**DESIGN**  
DREWETT WORKS  
C.P. DREWETT  
7144 E. STETSON DR. STE. 204  
SCOTTSDALE, AZ 85251  
PHONE: 855-373-9388



**MODUS Scottsdale 6**  
7801 E SAN MIGUEL AVE  
SCOTTSDALE, AZ 85250

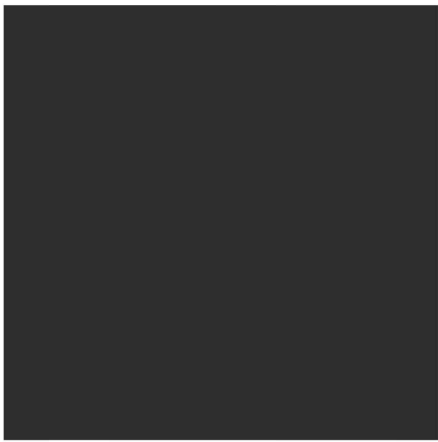
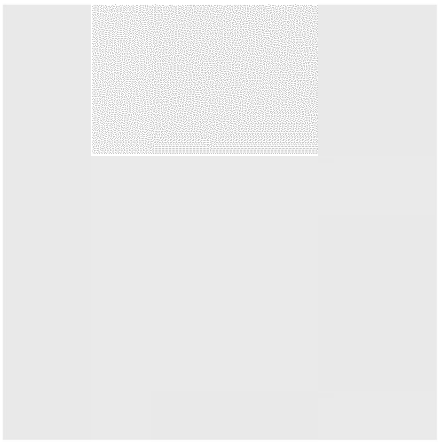
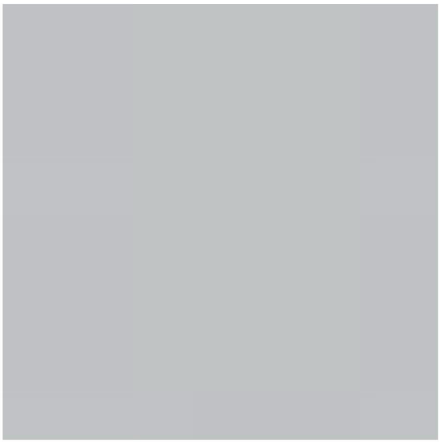
**DREWETT WORKS**  
email: PLANS@DREWETTWORKS.COM  
phone: 855-373-9388  
7144 E. STETSON DR. SUITE 204  
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6-7-2023	0000.000
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△	
No. <b>DRB302</b>	

CASE # 28-DR-2022





THIRD STUCCO:  
DE6364 CAVERNOUS

SECONDARY STUCCO:  
DE6360 FOIL

PRIMARY STUCCO:  
DE6358 VAPOR

METAL FASCIA:  
KYNAR 500 MATTE BLACK

STONE VENEER:  
SOLSTICE STONE "STONE GRAY BRUSHED"



OWNER

KATHRYN CAMPANA  
4800 N. 68TH ST. 318  
SCOTTSDALE, AZ 85251

DESIGN

DREWETT WORKS  
C.P. DREWETT  
7144 E. STETSON DR. STE. 204  
SCOTTSDALE, AZ 85251  
PHONE: 855-373-9388

DW  
DREWETT WORKS  
ARCHITECTURE

22  
YEARS

MODUS SCOTTSDALE 6

7801 E SAN MIGUEL AVE  
SCOTTSDALE, AZ 85250

CASE # 28-DR-2022

DREWETT WORKS  
email: PLANS@DREWETTWORKS.COM  
phone: 855-373-9388  
7144 E. STETSON DR. SUITE 204  
SCOTTSDALE, AZ 85251  
WWW.DREWETTWORKS.COM








OTHER MATERIALS

- GLASS - SOLARBAN  
70 CLEAR IGU
- METAL LOUVRES - EXTERIOR  
B+N WOOD FINISH TA-758  
VENT WALNUT

COS DRB REVIEW	
6-7-2023	CPD
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△	
△	
No	DRB401



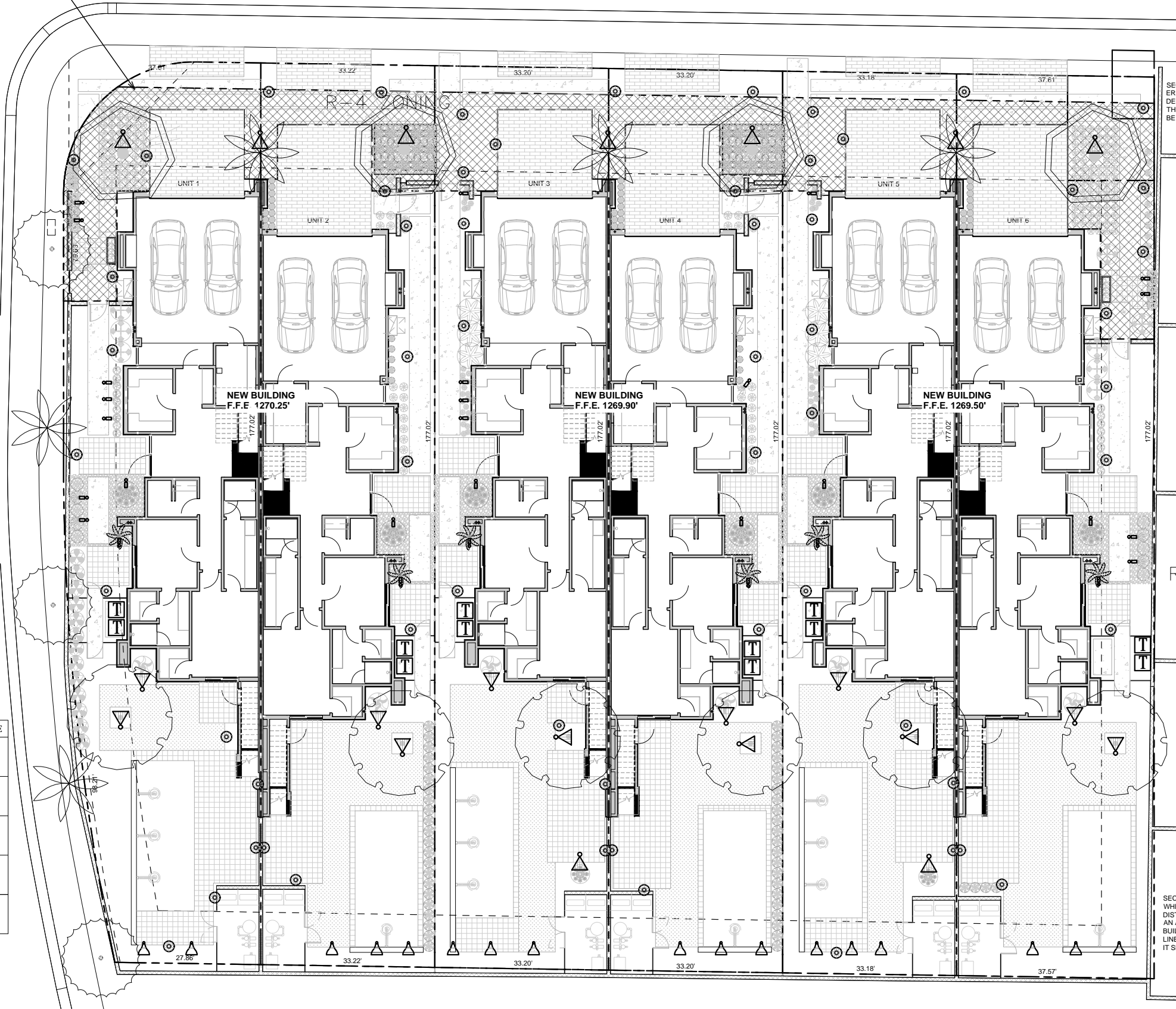
LIGHTING FIXTURE SCHEDULE

SYMBOL	QTY	MANUFACTURER	MODEL #	COLOR	DESCRIPTION	LAMP	WATTAGE
	21	FX LUMINAIRE	NP-3LED-LS-FB	FLAT BLACK	LOW VOLTAGE UPLIGHT	3 LED	4.2W
	60	FX LUMINAIRE	M-PZ-1LED-FB	FLAT BLACK	LOW VOLTAGE PATHLIGHT	1 LED	2.0W
	17	FX LUMINAIRE	PB-3LED-FB	FLAT BLACK	LOW VOLTAGE WASH LIGHT	3 LED	4.2W
	29	FX LUMINAIRE	FC-3LED-CW-FB	FLAT BLACK	LOW VOLTAGE IN-GRADE LIGHT	3 LED	4.2W
	12	-	-	-	LOW VOLTAGE TRANSFORMER	-	-

LIGHTING NOTES

1. CONTRACTOR SHALL VERIFY ALL SPECIFICATIONS, COLORS, AND FINISHES WITH OWNER PRIOR TO ORDERING OR INSTALLING.
2. LANDSCAPE ARCHITECT TO FIELD APPROVE ALL LIGHTS.
3. ALL LIGHTS TO BE FIELD LOCATED BY LANDSCAPE ARCHITECT.
4. ALL LIGHTS TO BE 2,700K COLOR TEMPERATURE.

COMMON AREA OPEN  
SPACE EASEMENT  
DEDICATED HEREON.



MODUS SCOTTSDALE 6

7801 E. San Miguel Ave  
Scottsdale, AZ 85250

revisions:

project #:  
DWA061

scale:  
1"=10'-0"

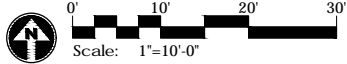
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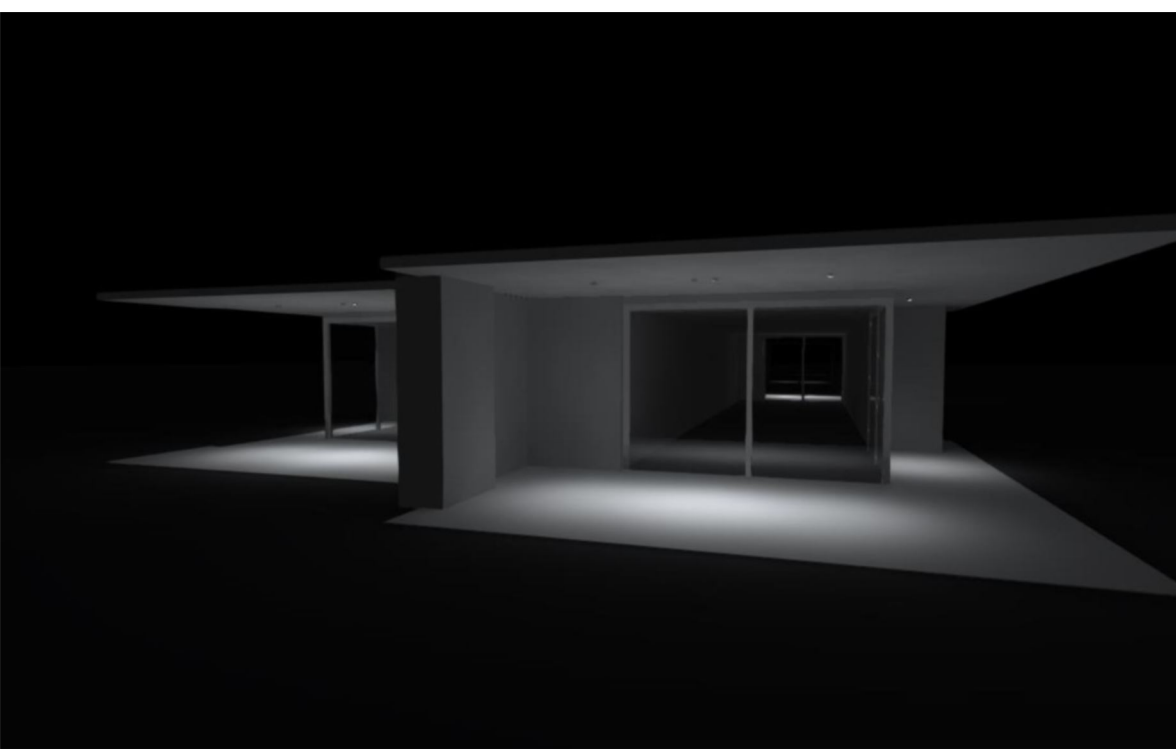
drawn by:  
TEAM

date:  
03/09/2023

drawing:  
Lighting Plan

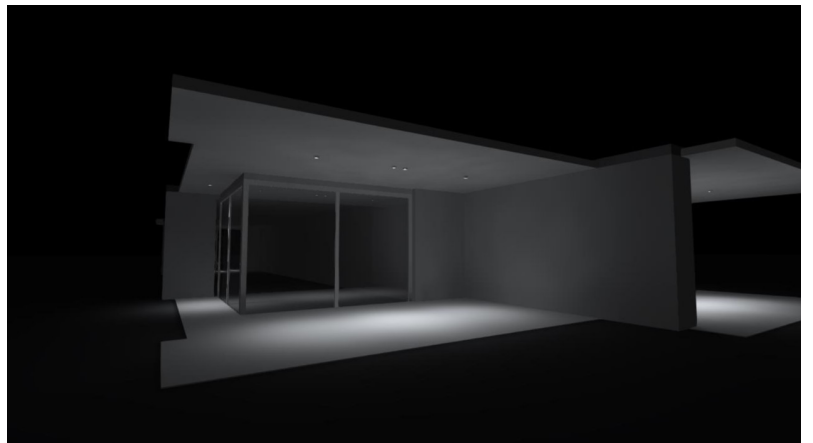
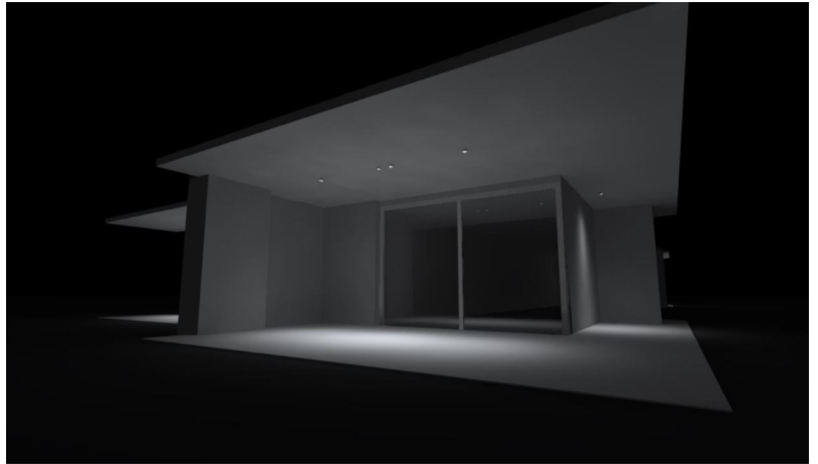
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of



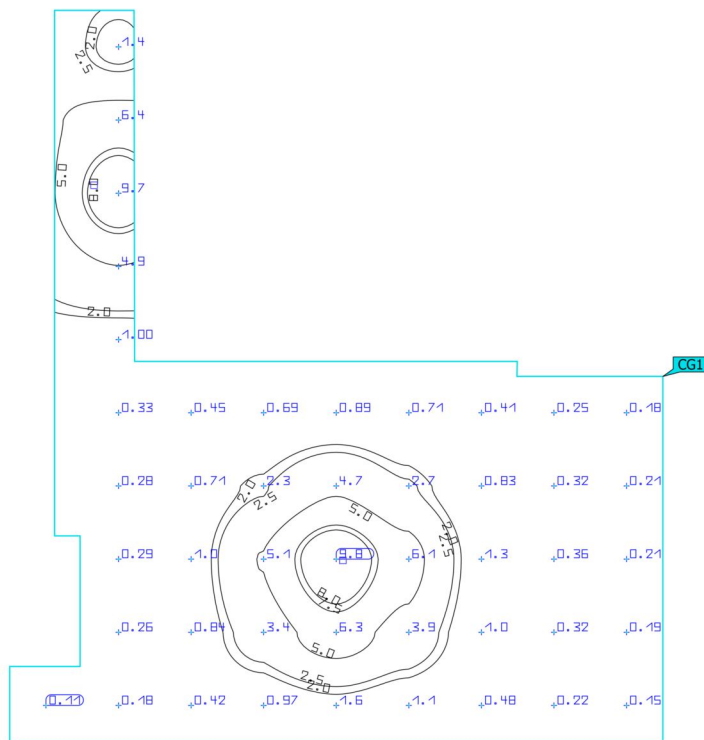
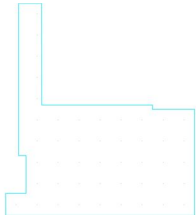


## 6 Scottsdale\_Lighting Calculation

## Images



Site 1 (Light scene 1)

**Calculation surface 1**

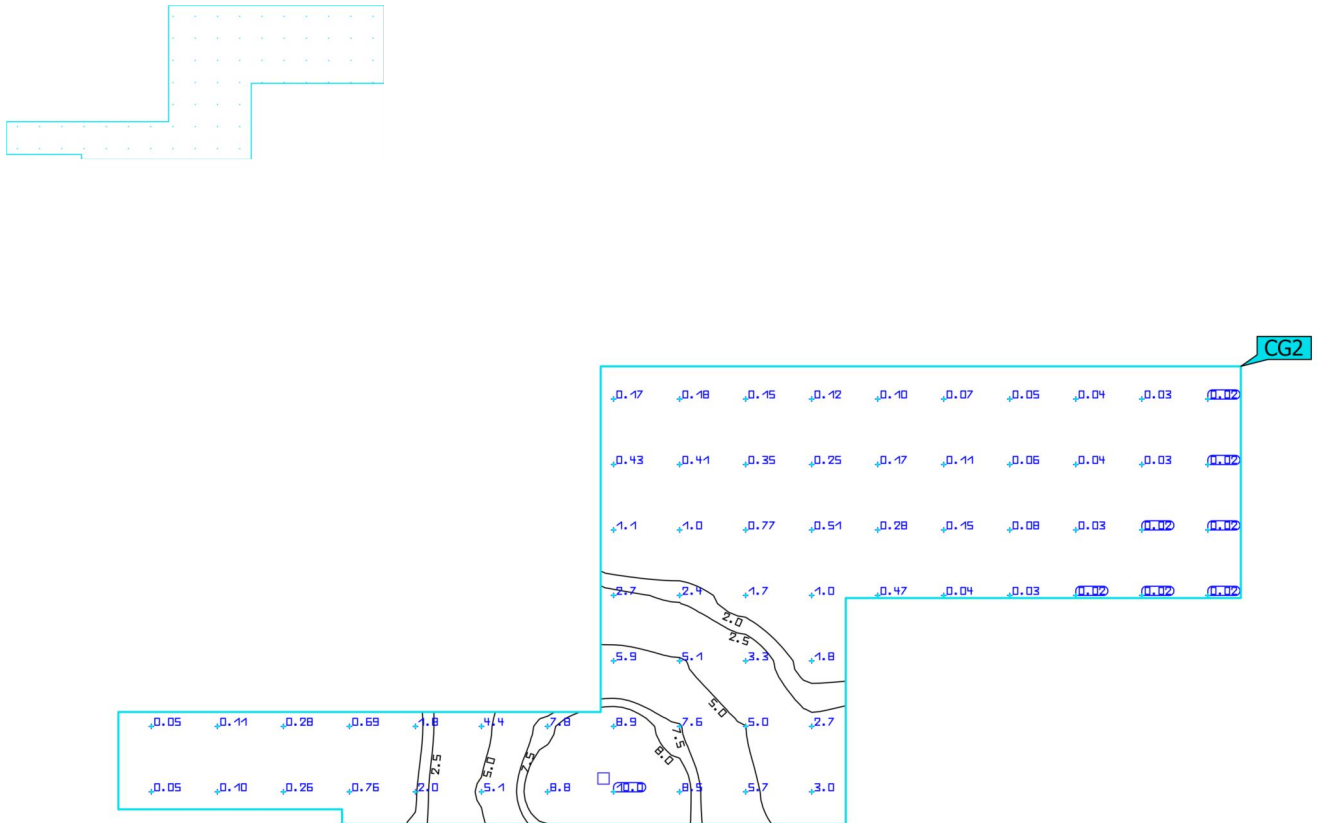
Properties	$\bar{E}$	$E_{min}$	$E_{max}$	$\bar{E}/E_{min}$	$E_{max}/E_{min}$	Index
Calculation surface 1	1.85 fc	0.11 fc	9.78 fc	17.2	90.7	CG1
Perpendicular illuminance						
Height: 1.000 ft						

Utilisation profile: 26 - LIGHTING FOR EXTERIORS (Facades; Facade Details or Features, With Surface Reflectance &lt;0,5, Low Activity, LZ0 (and LZ1 curfew))



Site 1 (Light scene 1)

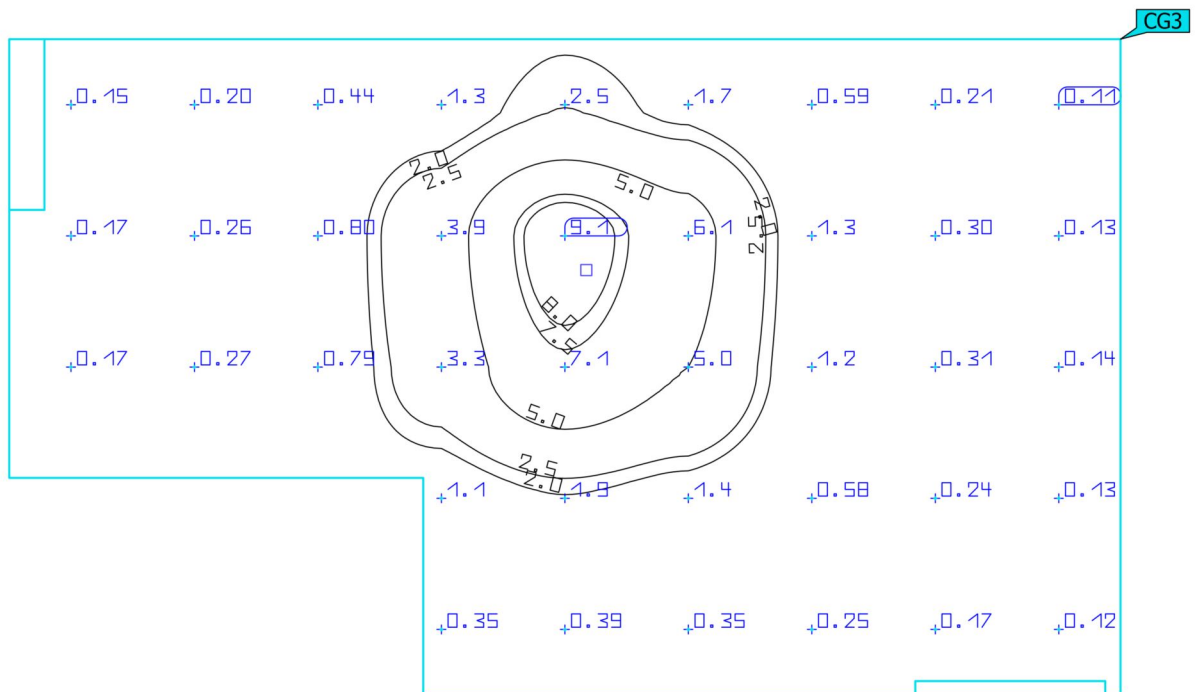
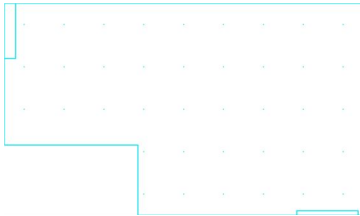
### Calculation surface 2



Properties	$\bar{E}$	$E_{min}$	$E_{max}$	$\bar{E}/E_{min}$	$E_{max}/E_{min}$	Index
Calculation surface 2 Perpendicular illuminance Height: 1.000 ft	1.74 fc	0.018 fc	9.99 fc	99.0	569	CG2

Utilisation profile: 26 - LIGHTING FOR EXTERIORS (Facades; Facade Details or Features, With Surface Reflectance  $<0,5$ , Low Activity, LZ0 (and LZ1 curfew))

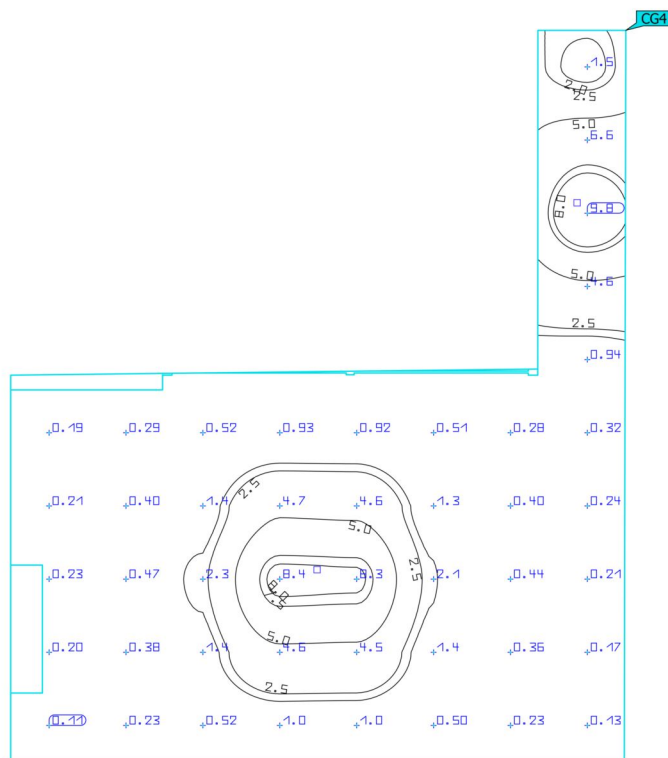
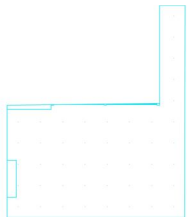
Site 1 (Light scene 1)

**Calculation surface 3**

Properties	$\bar{E}$	$E_{min}$	$E_{max}$	$\bar{E}/E_{min}$	$E_{max}/E_{min}$	Index
Calculation surface 3	1.40 fc	0.11 fc	9.08 fc	13.1	85.0	CG3
Perpendicular illuminance						
Height: 1.000 ft						

Utilisation profile: 26 - LIGHTING FOR EXTERIORS (Facades; Facade Details or Features, With Surface Reflectance &lt;0,5, Low Activity, LZ0 (and LZ1 curfew))

Site 1 (Light scene 1)

**Calculation surface 4**

Properties	$\bar{E}$	$E_{min}$	$E_{max}$	$\bar{E}/E_{min}$	$E_{max}/E_{min}$	Index
Calculation surface 4	1.78 fc	0.11 fc	9.85 fc	16.2	89.8	CG4
Perpendicular illuminance						
Height: 1.000 ft						

Utilisation profile: 26 - LIGHTING FOR EXTERIORS (Facades; Facade Details or Features, With Surface Reflectance &lt;0,5, Low Activity, LZ0 (and LZ1 curfew))

FXLuminaire

LED Up Lights



The NP is our most versatile LED up light, and is engineered to accommodate all aspects of your up lighting needs. By coupling the proper light intensity with one of the provided color filters, your designer can fine-tune the NP to beautifully enhance every landscape feature.

NP: Up Light

NUMBER OF LEDs:	1	3	6	9
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt	35 Watt	50 Watt
USEFUL LED LIFE (L70):	50,000 hrs. avg.	50,000 hrs. avg.	50,000 hrs. avg.	50,000 hrs. avg.
INPUT VOLTAGE:	10 to 15V	10 to 15V	10 to 15V	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4	4.5	13.5	13.5
WATTS USED:	2.0	4.2	10.1	11.2
LUMENS PER WATT (EFFICACY)	25.4	31	31.8	31.1
MAX LUMENS:	52	135	279	357
CCT (Ra)	68.5		80.2	67.5



Learn more about FX Luminaire up lights. Visit: [fxl.com/products](#)

760.744.5240 | [fxl.com](#)

FXLuminaire

LED Up Lights



The PB is a compact LED wall wash lighting solution. Available in 1 or 3 LED with full color lens options of frosted, blue, amber, and green included. The wider angle of the PB allows a broader lighting option for larger structures and spaces. Engineered with solid construction, yet petite in size.

PB: Up Light

NUMBER OF LEDs:	1	3
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt
USEFUL LED LIFE (L70):	50,000 hrs. avg.	50,000 hrs. avg.
INPUT VOLTAGE:	10 to 15V	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4	4.5
WATTS USED:	2.0	4.2
LUMENS PER WATT (EFFICACY)	34	37
MAX LUMENS:	71	151
CCT (Ra)	67.3	67



Learn more about FX Luminaire up lights. Visit: [fxl.com/products](#)

760.744.5240 | [fxl.com](#)

FXLuminaire

Path Lights

M-PZ Path Light

DESIGNER PLUS



PROJECT

CATALOG #

TYPE

NOTES

Engineered with highly durable die-cast aluminum, the versatile M-PZ path light is a perfect addition to modern lighting designs.

Quick Facts

- Tamper-resistant features
- Two-layer marine-grade anodization and powder coat finish
- Compatible with Luxor® technology
- Input voltage: 10-15 V
- Die-cast aluminum
- Cree® integrated LEDs
- Phase and PWM dimmable



LANDSCAPE AND ARCHITECTURAL LIGHTING

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1 of 6

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M-PZ Path Light

SPECIFICATIONS

Lamp	1LED	3LED	ZDC
Total Lumens*	49	135	60
Input Voltage	10 to 15V	10 to 15V	11 to 15V
Input Power (W)	2.0	4.2	6.0
VA Total	2.4	4.5	7.2
Lumens per Watt (Efficacy)	22	27	10
CRI (Ra)	80+	80+	80+
Max Candela	41	121	43
Dimming	PWM, Phase	PWM, Phase	—
RGBW Available	No	No	Yes
Luxor® Compatibility	—	—	—
Default	Zoning	Zoning	—
ZD Option	Zoning/Dimming	Zoning/Dimming	—
ZDC Option	—	—	Zoning/Dimming/Color
Minimum Rated Life (L90/B10)	55,000 Hrs	55,000 Hrs	55,000 Hrs

\*Measured using the 3,000K CCT lens. Multipliers for other CCTs include 0.80 (2,700K), 0.66 (4,500K), and 0.65 (5,200K).

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2 of 6

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FXLuminaire

LED Well Lights



PROJECT

CATALOG #

TYPE

NOTES

Ring (RG)

Cowling (CW)

Wash (GW)

Louver (LV)

FC Well Light

DESIGNER PREMIUM

Cylindrical in-grade fixture with versatile faceplate options in 1, 3, 6, or 9 LED. An RGBW version is also available for use with Luxor® system.

Quick Facts

- Die-cast brass or aluminum construction
- Two-layer marine-grade anodization and powder coat finish
- Cree® integrated LEDs
- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor technology
- Phase and PWM dimmable
- Input voltage: 10-15V



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FC Well Light

SPECIFICATIONS

Output	1LED	3LED	3LEDT	6LED	9LED	ZDC
Total Lumens **	20-79	83-185	65-147	123-334	170-419	35-216
Input Voltage	10 to 15V	10 to 15V	10 to 15V	10 to 15V	10 to 15V	11 to 15V
Input Power (W)	2.0	4.2	4.2	8.2	10.0	9.1
VA	2.4	4.5	4.5	9.7	10.7	11.0
Efficacy (Lumens/Watt)	40	47	41	41	42	41
Color Rendering Index (CRI)	80+	80+	—	80+	80+	80+
Center Beam Candicapower*	—	—	613	1,242	1,592	283
Spot (17-20)	307	831	—	—	—	283
Flood (43)	—	—	—	—	—	283
Dimming	PWM, Phase**	PWM, Phase**	PWM, Phase**	PWM, Phase**	PWM, Phase**	PWM
RGBW Available	No	No	No	No	No	Yes
Luxor Compatibility	—	—	—	—	—	—
Default	Zoning	Zoning	—	Zoning	Zoning	—
ZD Option	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	—
ZDC Option	—	—	—	—	—	Zoning/Dimming/Color
Minimum Rated Life (L90/B10)	55,000 Hrs	55,000 Hrs	55,000 Hrs	55,000 Hrs	55,000 Hrs	55,000 Hrs

\*\*Information not available for Flood or Wash Flood.  
\*\*For optimal performance, use a trailing-edge, phase-cut dimmer.  
\*Measured using the Ring (RG) faceplate. Multipliers for other faceplates include: 0.60 (Cowling), 0.33 (Louvers), 0.16 (Ground Wash).  
\*Measured using the 3,000K CCT lens. Multipliers for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).

LANDSCAPE LIGHTING

Learn more. Visit: [fxl.com](#) | +1 760.744.5240

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MODUS SCOTTS DALE 6

7801 E. San Miguel Ave  
Scottsdale, AZ 85250

revisions:

project #:  
DWA061

scale:  
NTS

issued for:

drawn by:  
TEAM

date:  
03/09/2023

drawing:  
Lighting Cut Sheets

L5.2  
of

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Zoning Aerial

9-PP-2022 & 28-DR-2022

**From:** [Randi Matalas](#)  
**To:** [Cluff, Bryan](#)  
**Cc:** [Ed Gorman](#)  
**Subject:** 28-DR-2022 & 9-PP-2022  
**Date:** Monday, January 9, 2023 10:46:28 AM

---

**External Email: Please use caution if opening links or attachments!**

Randi Matalas  
7180 E Kierland Blvd  
Scottsdale, AZ 85254

Bryan Cluff  
Principal Planner  
City of Scottsdale Current Planning Services  
3939 N. Drinkwater Blvd.  
Scottsdale, AZ 85251

MODUS Development 6-Unit  
7801 E San Miguel Avenue

Dear Bryan,

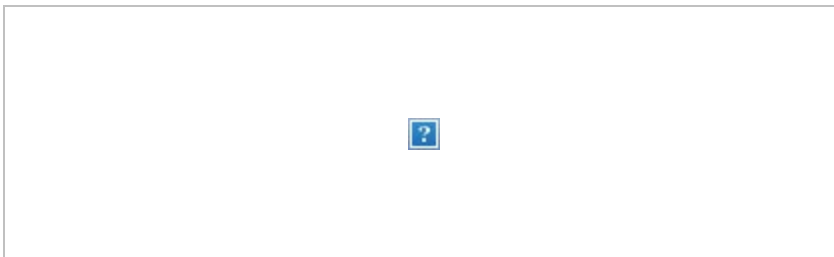
As a resident and realtor in Scottsdale, I take pride in our great City and care about the quality of new development. The developer of this 6-home project recently shared with me his plans and renderings that have been presented to the City. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the attached home context of the neighborhood, the project utilizes color and materials that appear in many the homes that have been remodeled. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Randi Matalas  
310-590-9186

--



January 9, 2023

Greg Campbell  
6909 East Lafayette Blvd  
Scottsdale, AZ 85251

Bryan Cluff  
Principal Planner  
City of Scottsdale Current Planning Services  
3939 N. Drinkwater Blvd.  
Scottsdale, AZ 85251  
bcluff@scottsdaleAZ.gov

Re: 28-DR-2022 & 9-PP-2022  
MODUS Development 6-Unit  
7801 E San Miguel Avenue

Dear Bryan,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of this 6-home project recently shared with me his plans and renderings that have been presented to the City. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the attached home context of the neighborhood, the project utilizes color and materials that appear in many the homes that have been remodeled. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Greg Campbell  
602-790-5444

## Cluff, Bryan

---

**From:** keith smith <kws3kids@gmail.com>  
**Sent:** Friday, January 6, 2023 7:22 AM  
**To:** Cluff, Bryan  
**Cc:** ed@moduscompanies.com  
**Subject:** Support Modus Development 6-Unit

**⚠ External Email: Please use caution if opening links or attachments!**

Dr Keith M Smith  
4829 N 74th Place  
Scottsdale, AZ  
85251

Bryan Cluff  
Principal Planner  
City of Scottsdale Current Planning Services  
3939 N. Drinkwater Blvd.  
Scottsdale, AZ 85251  
bcluff@scottsdaleAZ.gov

Re: 28-DR-2022 & 9-PP-2022  
MODUS Development 6-Unit  
7801 E San Miguel Avenue

Dear Bryan,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The above mentioned development is well designed and would be a welcome addition to Scottsdale. I support this project and look forward to its completion.

Dr Keith Smith.



Mark Bolte  
10466 E Sheena Dr  
Scottsdale, AZ 85255

Bryan Cluff  
Principal Planner  
City of Scottsdale Current Planning Services  
3939 N. Drinkwater Blvd.  
Scottsdale, AZ 85251  
bcluff@scottsdaleAZ.gov

Re: 28-DR-2022 & 9-PP-2022  
MODUS Development 6-Unit  
7801 E San Miguel Avenue

Dear Bryan,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of this 6-home project recently shared with me his plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the attached home context of the neighborhood, the project utilizes color and materials that appear in many the homes that have been remodeled. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

*Mark Bolte*

Mark Bolte

Fred Mercaldo  
8285 E. Tailspin Lane  
Scottsdale, AZ 85255

Bryan Cluff  
Principal Planner  
City of Scottsdale Current Planning Services  
3939 N. Drinkwater Blvd.  
Scottsdale, AZ 85251  
bcluff@scottsdaleAZ.gov

Re: 28-DR-2022 & 9-PP-2022  
MODUS Development 6-Unit  
7801 E San Miguel Avenue

Dear Bryan,

As a resident of Scottsdale for 30 years, I take pride in our great City and care about the quality of new development. In that regard, I recently learned about a 6-home project being developed by MODUS Companies (an award-winning Net Zero Energy builder who has previously built multi-unit projects in Scottsdale) and was excited to see the plans and renderings.

I wanted to contact you today to show my support of this project for multiple reasons: one of which is the ways in which our neighborhoods have evolved (not just in color scheme but also in modern architecture); the thoughtfully designed character of these plans and how it would complement the existing infrastructure; and lastly because of the trust we have in MODUS Companies given all they have already done to help make Scottsdale one of the best cities to live in the nation.

The project is thoughtfully designed and will only strengthen the character of the area while still maintaining the look/feel of the currently existing neighborhood (the proposed colors and materials appear to already be in nearby remodeled homes).

I would like to acknowledge my support for this project and MODUS Companies. They are trusted developer (with both local and national recognition) that I believe could only help our city evolve to meet the needs of new residents.

Thank you for your time and attention on this matter. Wishing you a happy and healthy New Year!

Sincerely,

Fred Mercaldo 602-859-3786

## Cluff, Bryan

---

**From:** mike@firedrumdigital.com  
**Sent:** Friday, January 6, 2023 12:31 PM  
**To:** Cluff, Bryan  
**Cc:** ed@moduscompanies.com  
**Subject:** RE:MODUS Companies

**⚠ External Email: Please use caution if opening links or attachments!**

Michael Toll  
7112 N Via De Paz  
Scottsdale AZ 85258

Bryan Cluff  
Principal Planner  
City of Scottsdale Current Planning Services  
3939 N. Drinkwater Blvd.  
Scottsdale, AZ 85251  
bcluff@scottsdaleAZ.gov

Re: 28-DR-2022 & 9-PP-2022  
MODUS Development 6-Unit  
7801 E San Miguel Avenue

Dear Bryan,

As a resident of Scottsdale for 29 years, I take pride in our great City and care about the quality of new development. In that regard, I recently learned about a 6-home project being developed by MODUS Companies (an award-winning Net Zero Energy builder who has previously built multi-unit projects in Scottsdale) and was excited to see the plans and renderings.

I wanted to contact you today to show my support of this project for multiple reasons: one of which is the ways in which our neighborhoods have evolved (not just in color scheme but also in modern architecture); the thoughtfully designed character of these plans and how it would complement the existing infrastructure; and lastly because of the trust we have in MODUS Companies given all they have already done to help make Scottsdale one of the best cities to live in the nation.

The project is thoughtfully designed and will only strengthen the character of the area while still maintaining the look/feel of the currently existing neighborhood (the proposed colors and materials appear to already be in nearby remodeled homes).

I would like to acknowledge my support for this project and MODUS Companies. They are trusted developer (with both local and national recognition) that I believe could only help our city evolve to meet the needs of new residents.

Thank you for your time and attention on this matter. Wishing you a happy and healthy New Year!

Michael Toll

Mike Toll | CEO 480.699.1524  
9903 E. Bell Rd. #120, Scottsdale, AZ 85260



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---

## MICHAEL MILILLO

7724 E. Valley View Rd. | 602-527-0391 | milillo@cox.net

**January 9, 2023**

Mr. Bryan Cluff  
Principal Planner  
City of Scottsdale, Current Planning  
3939 Drinkwater Blvd.  
Scottsdale, AZ 85251

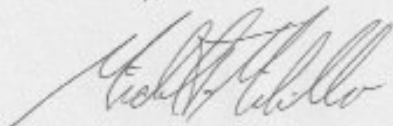
**Re: 28-DR-2022 & 9-PP-2022  
7801 E. San Miguel Ave.**

**Dear Mr. Bryan Cluff:**

Scottsdale has been my home for thirty-one years including eight years as a resident of the Park Lane neighborhood. One of the unique aspects of my current neighborhood is the diversity of quality housing characterizing the area south of McDonald Drive between Indian Bend Wash and the Arizona Canal. We've got apartments, townhomes, patio homes and single-family detached homes on lots of 7,000 square feet plus; all in a variety of architectural styles.

The developer of the above-referenced townhome community proposes a thoughtfully designed project at an appropriate density that I believe will complement our existing neighborhood. The attached homes will provide housing consistent with dwellings in the immediate vicinity. Proposed building colors, materials, textures and fenestration are sensitive and compatible with the existing dwellings in this neighborhood. My wife and I welcome and support this addition to our community.

Sincerely,



**Michael Milillo**

Allen Glidewell  
4300 E. Camelback Rd. Suite 450  
Phoenix, AZ 85018

Bryan Cluff  
Principal Planner  
City of Scottsdale Current Planning Services  
3939 N. Drinkwater Blvd.  
Scottsdale, AZ 85251  
bcluff@scottsdaleAZ.gov

Re: 28-DR-2022 & 9-PP-2022  
MODUS Development 6-Unit  
7801 E San Miguel Avenue

Dear Bryan,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of this 6-home project recently shared with me his plans and renderings that have been presented to the City. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the attached home context of the neighborhood, the project utilizes color and materials that appear in many the homes that have been remodeled. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,





Vitality Law PLLC  
Tricia Schafer  
tricia@vitalitylaw.com  
602.469.6402  
www.vitality.law  
6929 N. Hayden Road  
Suite C4-199  
Scottsdale, AZ 85250

**VIA ELECTRONIC MAIL**

January 8, 2023

Bryan Cluff  
Principal Planner  
City of Scottsdale  
3939 N. Drinkwater Blvd.  
Scottsdale, AZ 85251  
[bcluff@scottsdaleaz.gov](mailto:bcluff@scottsdaleaz.gov)

Re: 28-DR-2022 & 9-PP-2022  
MODUS Development 6-Unit  
7801 E San Miguel Avenue

Dear Bryan,

I own 6108 N. 77<sup>th</sup> Place and 6102 N. 77<sup>th</sup> Place. My mother owns 6111 N. 77<sup>th</sup> Place. My family is very invested in the neighborhood just north of the above-referenced parcel, and I drive past it several times per week.

As residents of Scottsdale, we take pride in our great City and care about the quality of new development. The developer of this 6-home project recently shared with me the plans and renderings that have been presented to the City. We discussed the project for approximately 45 minutes and he answered all of my questions.

I believe that the project is thoughtfully designed to enhance and strengthen the design character of the area. The project utilizes color and materials that appear in many of the homes that have been remodeled – I quickly recognized similarities to what has been done on my street over the past few years. These homes will be a welcome addition to our neighborhood.

I would like to acknowledge my support for this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tricia Schafer", written over a light blue horizontal line.

Tricia Schafer

cc Ed@ModusCompanies.com

**From:** [Katy Davies](#)  
**To:** [Cluff, Bryan](#)  
**Subject:** Scottsdale resident  
**Date:** Friday, January 6, 2023 4:17:55 PM

---

**External Email: Please use caution if opening links or attachments!**

Katy Davies  
9340 N 92nd St unit 101  
Scottsdale, Az 85258

Re: 28-DR-2022 & 9-PP-2022  
MODUS Development 6-unit  
7801 E SanMiguel Ave

Dear Bryan,

As a resident of Scottsdale, I take pride in our great city and care about the quality of new developments. The developer of this 6-home project recently shared with me his plans and renderings that have been presented to the City. The project is thoughtfully designed to enhance and strengthen the design context of the neighborhood, the project utilizes color and materials that appear in many homes that have been remodeled. These homes will be a welcomed addition to this neighborhood.

I would like to acknowledge my support for this project!

Best regards,

Katy Davies