

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: December 12, 2024
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

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| Toll at Cavasson 21-DR-2024 | Request for approval of a site plan, landscape plans, and building elevations for a new multi-family townhome community consisting of 136 units on a +/- 11-acres site. |
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SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Previous case approved for site but never built (41-DR-2021)
- Public comment received related to land use. No design related comments received.

BACKGROUND

Location: 7620 E. Cavasson Boulevard

Zoning: Planned Community District, Planned Airpark Core (P-C PCP)

Adjacent Uses

North: Vacant (active case in process, 35-DR-2024)

East: Vacant

South: Vacant

West: Vacant



Property Owner

NWGH, LLC

Applicant

Colin Phipps
Toll Brothers
(602) 680-680-9408

Architect/Designer

Woodley Architectural Group

Engineer

Hubbard Engineering

DEVELOPMENT PROPOSAL

The applicant seeks approval for a new fee title townhome project consisting of 136 three-story buildings. There are two points of vehicular access. Primary access is proposed off Claret Drive and is shared with the parcel to the north, with secondary access proposed off Miller Road. Both are gated. Each unit will have a two-car garage and required guest parking is provided via a combination of parallel and perpendicular spaces. Pedestrian connections are provided at various locations to all perimeter streets and units that front the streets will also have private stabilized granite path access to street sidewalks. Each unit will have a private “yard” and balcony. Additionally, a central amenity area with pool and game lawn and a dog park are also proposed.

Development Review Board Criteria

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. In addition to meeting requirements of the International Green Construction Code (IgCC), which is now required for all new development in Scottsdale, this development proposal incorporates design elements that align with the City’s goal of sustainability including shade devices over windows, deep recessing for balconies, and low-water use drought-tolerant landscaping.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Toll at Cavasson development 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

Greg Bloemberg
Principal Planner
480-312-4306 gbloemberg@ScottsdaleAZ.gov

APPROVED BY



Greg Bloemberg, Report Author

11/27/2024

Date



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

11/27/2024

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Combined Context Aerial and Site Plan
8. Site Plan
9. Site Details (Wall Plan)
10. Open Space Plan
11. Landscape Plan
12. Building Elevations (Black and White)
13. Building Elevations (Color) and Material/Color Details
14. Perspectives
15. Exterior Photometric Analysis
16. Exterior Lighting Cutsheets
17. Community Involvement



Context Aerial

21-DR-2024

ATTACHMENT #1



Close-up Aerial

21-DR-2024

Toll at Cavasson
Development Review Board
Project Narrative

Northeast Corner Miller Road & Cavasson Boulevard
375-PA-2024

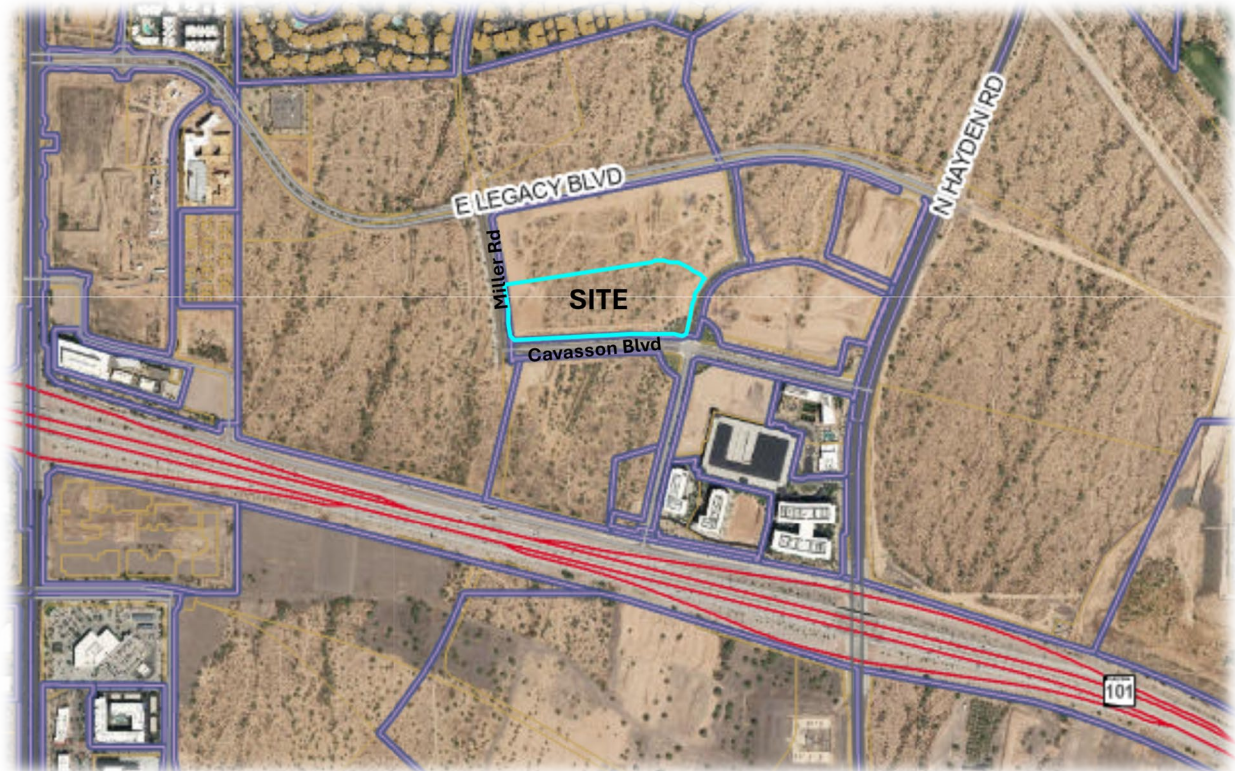


Developer/Applicant:
Toll Bros.
Colin Phipps

Development Request:

The request is for Development Review Board (“DRB”) approval on a 11.27+/- acre site located at the northeast corner of Cavasson Boulevard and Miller Road, (the “Property”) as depicted below to allow for a new, for-sale, residential townhome community within the Cavasson PCD which is part of the larger Crossroads East zoning case. The proposal includes 136 luxury residences resulting in a density of 12.07 dwelling units/acre. No change to the existing PCP PCD zoning or AMU- R General Plan – Greater Airpark Character Area Plan designation is necessitated by the proposal. The residences will have individual garages (two spaces per residence) and there will be approximately 54 (+/-) guest parking spaces throughout the development. The community is centered around a recreational amenity and each residence will have their own private outdoor living space.

Context Aerial



Conceptual Site Plan



About the Builder

With a major presence in Scottsdale, Toll Brothers is a publicly owned, Fortune 500 company that has been building luxury communities across the nation for over 50 years. Toll Brothers has built numerous residential properties in several Arizona communities, predominately Phoenix, Scottsdale, and Tucson, with a range of home designs including both single-family and townhouse residential. For six years in a row, Toll Brothers has been ranked the #1 Home Builder Worldwide on the *Fortune* magazine “World’s Most Admired Companies ®” list. Toll Brothers also has been honored as national Building of the Year by *Builder* magazine and was twice named national “Builder of the Year” by *Professional Builder* magazine. Building upon their commitment to excellence, Toll is excited to bring forward a new, for-sale, residential townhome community to the Cavasson Master Plan.

Development Review Board Criteria

Sec. 1.904: In considering any application for development, the DRB shall be guided by the following criteria:

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

Response: Toll at Cavasson is consistent with the desired values defined in the General Plan, Greater Airport Character Area Plan, and Design Standards & Policies Manual, which include goals and policies that benefit the community consistent with the approved Crossroads East zoning case and Cavasson Master Plan.

The Property is in the northern quadrant of the Cavasson Master Plan, which consists of mixed-use including the Nationwide Insurance offices, Choice Hotels International offices, and Hilton at Cavasson along the Loop 101. The parcel immediately north of the Property, is slated for multifamily residential (Grayhawk Residences at Cavasson) and was approved in by the DRB in February 2022.

The proposed residential community will meet the growing need for a broader range of residential housing types in this area and integrating for-sale residential townhomes will continue to diversify the available housing stock in Scottsdale. The proposed design is a desert contemporary style architecture that will be complementary to the various architectural styles established in Cavasson and Grayhawk to the north and provides appropriate massing and streetscape presence. This proposal includes sustainable options for mobility, including alternative modes of transportation that will encourage residents to interact with the surrounding context and adjacent land uses by walking or bicycling.

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

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

Response: Toll at Cavasson will be compatible with the surrounding built environment including the newly constructed Cavasson commercial buildings and the established Grayhawk Master Plan community to the north. The streetscape along Cavasson Boulevard, Miller Road, and Claret Drive has been improved with a buffered landscape frontage with meandering sidewalks, which promotes walkability. Building articulation will provide variation and movement along the street frontages with several connection points to the perimeter sidewalk network, and several units will have direct access to the established perimeter sidewalk from their private outdoor living space (rear yard). Buildings include two, three, and four-unit clusters with open space between and pedestrian access throughout.

Architecture will include horizontal and vertical building components to provide shade and shadow to reduce direct solar exposure and minimize heat gain. The three-story buildings will incorporate roof top patios for their residents to enjoy the outdoors. Additionally, each residence will have a private outdoor living space on the ground level.

b. Avoid excessive variety and monotonous repetition;

Response: The proposed architectural character, site layout, and landscaping buffer will respect the unique Southwestern climate, vegetation, and the Cavasson Master Plan context. The palette of exterior materials consists of stucco, stone, masonry, and metal detailing. Windows will provide daylighting and provide natural ventilation in the cooler months. Building massing will be mitigated with varied fenestration patterns and a combination of numerous recessed and cantilevered elements. The color palette invokes a Sonoran Desert inspired range of earth-tone finishes bringing visual interest to the design. See the Scottsdale Sensitive Design Principles section below for detailed responses regarding each principle.

c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

Response: Please see the Scottsdale Sensitive Design Principles section below.

d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

Response: Not applicable.

e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

Response: Not applicable.

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

Response: This Property is located approximately one-third mile from the Hayden Road/Loop 101 interchange. The variety of land uses surrounding the Property provide a synergistic land use pattern that also ensures fewer and shorter automobiles trips. Nearby mixed-use residential master plans provide commercial and supporting uses for residents. Additionally, the site is located less than two miles away from the Scottsdale Airpark, a major employment core. Main vehicular access will be provided via Claret Drive with secondary access via Miller Road. In addition to each residence having a two-car garage, approximately 54 (+/-) guest parking spaces will be provided as part of the development.

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

Response: Mechanical equipment, appurtenances and utilities, and their screening methods will be integrated into the site and building design.

5. *Within the Downtown Area, building and site design shall:*

- a. *Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;***
- b. *Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;***
- c. *Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;***
- d. *Reflect the design features and materials of the urban neighborhoods in which the development is located; and***
- e. *Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.***

Response: Not applicable.

6. *The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:*

- a. *Accessibility to the public;***
- b. *Location near pedestrian circulation routes consistent with existing or future development or natural features;***
- c. *Location near the primary pedestrian or vehicular entrance of a development;***
- d. *Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and***
- e. *Location in conformance to standards for public safety.***

Response: Not applicable

B. *The property owner shall address all applicable criteria in this section.*

Scottsdale Sensitive Design Principles

The Character and Design Element of the General Plan states that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.” The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

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

Response: The Property is located in a mixed-use setting as part of the Cavasson Master Plan, and developing the Property with a residential townhome community is compatible with the surrounding context and provides greater housing options for the residents of Scottsdale. The design will use desert contemporary style architecture that will be complementary to the variety of architectural styles established in the Cavasson Master Plan. The development plan has been designed in a manner that provides appropriate massing and streetscape perimeter given the scale and context of the area.

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

Response: The Property does not have significant natural features such as washes and natural area open space. However, specific design considerations have been made in terms of orientation and positioning of buildings in relation to the site topography.

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

Response: The existing site topography slopes downward from north to south. The buildings and site improvements will be designed to adapt to the existing topographic conditions. All landscaping will consist of low water use native desert materials in conformance with the City's guidelines. Plant varieties contemplated for this site include, but are not limited to, Mesquite, Palo Verde, and Texas Olive respecting the southwestern climate and providing a variety of vegetative patterns to create an appropriate setting for the residential buildings and shade for residents.

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

Response: Mature landscaping will be provided throughout the site to act as a buffer, provide shade, and contribute to the urban habitat for wildlife and improved air quality. The proposed

native desert landscape palette will be able to withstand the changes of the local climate and as they continue to mature, they will become self-sustaining relative to water demand.

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

Response: The design team recognizes the importance of the pedestrian experience, and thus, the site plan provides a hierarchy of sidewalks within the community and connectivity in and around the site. Perimeter streetscape along Miller Road, Cavasson Boulevard, and Claret Drive includes improved sidewalks and landscaping and the proposed design will connect to these improvements to afford residents the ability to walk to a variety of existing and future land uses as part of the Cavasson Master Plan. Internally, pathways are provided to the central recreational amenity which includes a pool, spa, shade cabanas, shaded seating, outdoor barbeques, and a fire pit. A dog park is also provided for residents at the southwest corner of the site.

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

Response: The proposed residential townhouse community introduces new for-sale housing to the area. The proximity of employment, shopping, medical, golf, hiking and other recreational opportunities are all benefits that can be enjoyed by residents. Convenient access the Hayden Road and the Loop 101 interchange is located only 0.5 miles from the site, which provides regional access. As mentioned above, walkability is strengthened through a hierarchy of sidewalk connections and given the mixed-use nature of Cavasson, these connections promote alternative modes of transportation.

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

Response: The proposed residential community will incorporate design elements that respect human-scale, providing shade and shelter through landscape canopies and building design via overhangs and architectural elements.

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

Response: Variation in massing, proportion, material contrast and architectural detailing will be provided, establishing a natural hierarchy. Building overhangs, and broken roof profiles both contribute to appropriately scaled building volumes.

The residential building articulation will provide variation and movement along the street frontages and buildings include two, three, and four-unit clusters to enhance the residential scale of the community and allow for the integration of more open space between buildings.

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

Response: The proposed residential buildings will evoke desert contemporary style architecture responding to the Southwestern climate through color, texture, and finishes while providing an aesthetic that blends well with the established architectural context of Cavasson. Exterior materials include a combination of stucco, stone, masonry and metal accents. Site walls will be a combination of low stone veneer screen walls and residential view fencing with both stone veneer and welded wire mesh. Where more privacy is warranted, patterned masonry block will be utilized.

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

Response: Sustainable strategies and building techniques that minimize environmental impact and reduce energy consumption will be provided in conformance with the International Energy Construction Code (IECC) including, but not limited to, high-efficacy lighting, improved residential ceiling insulation and cool roof surfaces, daylight responsive controls, and electric vehicle capable charging infrastructure.

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

Response: Context appropriate, large mature trees and arid-region plant materials will be used to enhance the community and provide ample shade and refuge from the elements. The desert character will be upheld through the carefully considered landscape palette in terms of scale, density, and arrangement (see landscape plans).

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

Response: The proposal maintains a low water use plant palette (see landscape plans and renderings). As discussed above, context appropriate desert plant materials will be utilized consistent with the established vegetation found in the surrounding area. Project will provide a water conservation plan and strategies that exceed City requirements.

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

Response: Lighting will be designed in a manner that is sensitive to the surrounding context while maintaining safety for residents and visitors. Energy efficient lighting fixtures will be shielded from adjacent properties and reinforce the architectural intentions.

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

Response: The residential community identification will be contextually appropriate and processed under a separate approval and permit process.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

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.

- *Applicant Response:* The project is consistent with the desired values defined in the General Plan, Greater Airpark Character Area Plan, and the city's Design Standards & Policies Manual, which include goals and policies that benefit the community consistent with the approved Crossroads East PCD and the Cavasson Master Plan. Cavasson is currently occupied by three large office buildings, with plans for a fourth in the works, and a hotel. The proposed residential community will help to meet the growing need for a broader range of residential housing types in this area, and integrating for-sale townhomes will continue to diversify housing stock. The proposed design is a desert contemporary style architecture that will be complementary to the various architectural styles in Cavasson and the Grayhawk community to the north and provides appropriate massing and streetscape presence.
- Staff finds that this criterion has been met.

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;

- *Applicant Response:* The project will be compatible with the surrounding built environment, including the newly constructed office buildings and the established Grayhawk Master Plan to the north. The streetscape along the perimeter streets has been improved with buffered landscaping that includes meandering sidewalks, promoting walkability. Building articulation will provide variation and movement along street frontages with several connection points to perimeter sidewalks, and several units will have direct access to the perimeter sidewalks from their private outdoor living spaces. Architecture will include horizontal and vertical building components to provide shade and shadow and reduce direct solar exposure to minimize heat gain.

b. Avoid excessive variety and monotonous repetition;

- *Applicant Response:* The proposed architectural character, site layout, and landscape buffer will respect the unique southwestern climate. The palette of exterior materials consists of stucco, stone, masonry, and metal detailing. Building massing will be mitigated with varied fenestration patterns and a combination of numerous recessed and cantilevered elements.

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;

- *Applicant Response:* Design will use desert contemporary style architecture that will be complementary to the variety of architectural styles in Cavasson. From a site planning perspective, specific consideration has been given in terms of orientation and positioning of buildings in relation to site topography. All landscaping will consist low water-use drought-tolerant native desert materials, including Mesquite, Palo Verde, and Texas Olive tree species.

- d. **Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and**
 - *This criterion does not apply.*
- e. **Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.**
 - *This criterion does not apply.*
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.**
 - *Applicant Response:* The property is located approximately 1,000 feet north of the Loop 101 Freeway. The variety of land uses in the area provide a synergistic land use pattern that also ensures fewer and shorter automobile trips. Main vehicular access will be provided at Claret Drive with secondary access provided at Miller Road.
 - *Staff Analysis:* Pedestrian connectivity is critical with any development in Cavasson as it is intended to be a pedestrian oriented master plan, as evidenced by the 5-acre parking garage at the center of the project intended to serve all commercial uses. Pedestrian connections are proposed to all perimeter streets and several units that front the perimeter streets include private pedestrian connections to streets from a gate at the ground level patio. Additionally, units fronting the Cavasson Circle Park will also have private access to that amenity.
4. **If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.**
 - *Staff confirms all rooftop and/or ground-mounted mechanical equipment will be concealed from off-site view and integrated into the building design.*
5. **Within the Downtown Area, building and site design shall:**
 - a. **Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;**
 - b. **Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;**
 - c. **Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;**
 - d. **Reflect the design features and materials of the urban neighborhoods in which the development is located; and**
 - e. **Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.**
 - *This criterion does not apply.*
6. **The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:**
 - a. **Accessibility to the public;**
 - b. **Location near pedestrian circulation routes consistent with existing or future development or natural features;**
 - c. **Location near the primary pedestrian or vehicular entrance of a development;**

- d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and**
 - e. Location in conformance to standards for public safety.**
- *This criterion does not apply.*

DEVELOPMENT INFORMATION

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.

Context

Located at the northeast corner of 76th Street and Cavasson Blvd., the subject site is presently surrounded by vacant land, though there are projects in the pipeline for site sin the vicinity. The site is part of the Cavasson mixed-use development, which currently consists of office, retail and a hotel. Buildings range in height from single-story to five-story and design of all projects in Cavasson are subject to approval by the master developer (Nationwide) for consistency with existing development.

Project Data

- Existing Use: Vacant
- Proposed Use: Multi-family Residential (townhomes)
- Parcel Size: +/- 11.27 acres (gross)
- Building Height Allowed: 84 feet (inclusive of rooftop appurtenances, per 19-ZN-2002#6)
- Building Height Proposed: 37 feet (inclusive of rooftop appurtenances)
- Parking Required: 293 spaces (includes 23 guest spaces)
- Parking Provided: 324 spaces (includes 54 guest spaces)
- Open Space Required: 122,730 square feet (2.8 acres)
- Open Space Provided: 145,822 square feet (3.3 acres)
- Number of Dwelling Units Allowed: Per the Development Plan
- Number of Dwelling Units Proposed: 135 units
- Density Allowed: Per the Development Plan
- Density Proposed: 11.9 dwelling units per acre

**Stipulations for the
Development Review Board Application:
Toll at Cavasson
Case Number: 21-DR-2024**

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 consistent with the building elevations submitted by Woodley Architectural Group, with a city staff date of 10/7/2024.
 - b. The location and configuration of all site improvements shall be consistent with the site plan (Site Plan) submitted by Hubbard Engineering, with a city staff date of 10/7/2024.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Collaborative Design Studio, with a city staff date of 10/7/2024.
 - d. The case drainage report submitted by Hubbard Engineering 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 Hubbard Engineering and approved as noted, with comments to be addressed with the construction plan submittal, by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable zoning case for the subject site was: 19-ZN-2002#6.

ARCHAEOLOGICAL RESOURCES:

Ordinance

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

ARCHITECTURAL DESIGN:

DRB Stipulations

2. 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 or 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.

3. 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.

SITE DESIGN:

DRB Stipulations

4. Unless otherwise approved by Water Resources and/or the Engineering Department, no phasing of water and sewer infrastructure is permitted.
5. All drive aisles that designated as fire lanes shall have a width of twenty-four (24) feet and shall not be used for vehicular parking.
6. Prior to issuance of any building permit for the development project, except a native plant permit, the property owner shall submit plans and receive approval to construct the refuse enclosure in conformance with the staff approved Site Plan.

LANDSCAPE DESIGN:

DRB Stipulations

7. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
8. 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.

EXTERIOR LIGHTING:

Ordinance

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

DRB Stipulations

9. All exterior luminaires visible from perimeter streets shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign and landscape lighting.
10. 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 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

- d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
 - e. The total lumen per luminaire shall not exceed 24,000 lumens.
11. All fixture housings and other associated hardware, including poles, shall be painted dark bronze or flat black.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

12. On-street parking along Cavasson Boulevard, Claret Drive and Miller Road is prohibited. 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 install MUTCD compliant, restricted on-street parking, signage accordingly.

AIRPORT:

DRB Stipulations

13. The property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. A copy of the FAA determination letter shall be provided to Airport staff prior to building permit issuance, except a native plant permit.
14. With the construction document submittal, the property owner shall submit an aircraft noise and overflight disclosure notice that is to be provided to occupants, potential homeowners, employees and/or students. The disclosure form shall be in a form acceptable to the Scottsdale Aviation Director, prior to the issuance of any building permit, except a native plant permit.
15. With the construction document submittal, the property owner shall submit plans, and any other pertinent documentation, demonstrating that the development has been designed to reduce interior to exterior noise by at least 25 decibels, in accordance with the most recent noise attenuation measures at the time of the construction document submittal, and set forth in Section 4.00 of Appendix F of the FAA part 150 noise Compatibility Study, as amended.

STREET INFRASTRUCTURE:

Ordinance

- E. 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.

DRB Stipulations

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

WATER AND WASTEWATER:

Ordinance

- F. 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

17. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.
18. Prior to issuance of any building permit for the development project, except a native plant permit, the property owner shall submit plans and receive approval to construct infrastructure to ensure adequate pressures at the highest occupied floors in accordance with DSPM 6-1.406.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

19. 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.
20. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

EASEMENTS DEDICATIONS:

DRB Stipulations

21. Prior to the issuance of any building permit for the development project, except a native plant permit, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
 - b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the lot.
 - c. A minimum twenty (20) foot wide Water + Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.
 - d. An Avigation Easement over the entire property.

ADDITIONAL ITEMS:

DRB Stipulations

22. Flagpoles, if provided, shall be one-piece conical tapered design and shall not exceed 30 feet in height.



PROJECT DATA

PROJECT NAME: TOLL AT CAVASSON
ZONING: P-C PCP
SITE AREA: 11.27 ACRES, 490,871 S.F.
APN: 212-35-893
BUILDING HEIGHT: PROPOSED 3 STORY/36 FT
PROPOSED UNITS: 135 UNITS
DENSITY: 11.98 DU/AC
FIRE SPRINKLERS: NFPA 13D

PROJECT TEAM:

DEVELOPER
TOLL BROTHERS
8767 E. VIA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TEL: 480-596-5815
CONTACT: COLIN PHIPPS

ARCHITECT
WOODLEY ARCHITECTURAL GROUP
731 SOUTHPARK DR, STE B
LITTLETON, CO 80120
TEL: 303-683-7231
CONTACT: GRAHAM DENTON

CIVIL ENGINEER
HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD., SUITE 12000
MESA, AZ 85210
TEL: 480-892-3313
CONTACT: TEAGUN S. WOLF

LANDSCAPE ARCHITECT
COLLABORATIVE V DESIGN STUDIO
7116 E. 1ST AVE, SUITE 103
SCOTTSDALE, AZ 85251
TEL: 480-347-0590
CONTACT: SCOTT HEFFERNAN

BUILDING SETBACKS:

NORTH (5' REQUIRED NON STREET) 6.6' PROVIDED
WEST (20' REQUIRED) 53.9' PROVIDED (MILLER RD.)
SOUTH (20' REQUIRED) 45.0' PROVIDED (CAVASSON BLVD.)
EAST (20' REQUIRED) 26' PROVIDED (CLARET DR.)

PROJECT DESCRIPTION

TOLL BROTHERS INTENDS TO DEVELOP THE "TOLL AT CAVASSON" A NEW, FOR-SALE, RESIDENTIAL TOWNHOUSE COMMUNITY. THE DEVELOPMENT INCLUDES 135 LUXURY RESIDENCES CENTERED AROUND A RECREATIONAL AMENITY AND EACH RESIDENCE WILL HAVE THEIR OWN PRIVATE OUTDOOR LIVING SPACE. EACH TOWNHOUSE WILL HAVE A PRIVATE 2-BAY GARAGE

PARKING::

| <u>REQUIRED</u> | <u>CAR/UNIT</u> | <u>UNITS</u> | <u>TOTAL</u> |
|-----------------|-----------------|--------------|--------------|
| TOWNHOUSE | 2.0 P.S./D.U. | 135 | 270 |
| TOTAL: | | | 270 |
| | | | |
| <u>PROVIDED</u> | <u>TOTAL</u> | | |
| PRIVATE GARAGE | 270 | | |
| GUEST | 54 | | |
| TOTAL: | | 324 | |

| | | |
|--------------------|-------------|---|
| ACCESSIBLE PARKING | | |
| REQUIRED | 4% OF GUEST | 3 |
| PROVIDED | | 4 |
| TOTAL: | | 4 |

OPEN SPACE REQUIRED::

| | |
|----------------------------------|--------------------|
| GROSS SITE AREA | 490,871 S.F. |
| REQUIRED COMMON OPEN SPACE (25%) | 122,730 S.F. |
| COMMON OPEN SPACE PROVIDED | 145,822 S.F. (30%) |

KEYNOTES:

- 22'x8' PARALLEL PARKING STALL
- 18'x9' PARKING STALL WITH CURB STOP
- 18'x11' ADA PARKING STALL WITH CURB STOP
- SIDEWALK
- PRIVATE SITE WALL, SEE HARDSCAPE PLANS
- CALL BOX
- ADA CURB RAMP
- POOL FENCE, SEE HARDSCAPE PLANS
- POOL ENTRY GATE, SEE HARDSCAPE PLANS
- ENHANCED HARDSCAPE, SEE HARDSCAPE PLANS
- DOG PARK FENCE, SEE HARDSCAPE PLANS
- TURF AREA, SEE HARDSCAPE PLANS
- POOL CABANA, SEE HARDSCAPE PLANS
- VEHICULAR ACCESS GATE WITH KNOX BOX AND PREEMPTION SENSOR
- 15 CU. YD. TRASH COMPACTOR
- PROPOSED TRANSFORMER (TYP)
- PROPOSED PRIVATE DOMESTIC BOOSTER PUMP ENCLOSURE



HUBBARD
ENGINEERING
www.hubbardengineering.com

SITE PLAN
TOLL AT CAVASSON - PRELIMINARY
A PORTION OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

Date
09/26/2024
Project No.
18114-750
Project Eng.
M. WOLF
Project Mgr.
T. WOLF

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OR RECORDING
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602.263.1100



CONCEPTUAL WALL PLAN

SCALE: 1"=50'-0"



PROPOSED WALL LEGEND

| | | |
|--|--|----------------------|
| | 3' HT. SCREEN WALL AT DRIVE AISLES VISIBLE FROM ROW. SEE ELEVATION ON SHEET WALL-1 | ±280 LF |
| | 6' HT. ACCENT STONE WALL AT PROJECT ENTRIES, INTERSECTIONS AND FOCAL POINTS SEE ELEVATION ON SHEET WALL-1 | ±345 LF |
| | 6' HT. PERIMETER WALL 'A' AT RESIDENTIAL LOTS, VISIBLE FROM OPEN SPACE/ROW SEE ELEVATION ON SHEET WALL-2 | ±715 LF |
| | 6' HT. PERIMETER WALL 'B' AT RESIDENTIAL LOTS, VISIBLE FROM OPEN SPACE/ROW SEE ELEVATION ON SHEET WALL-2 | ±1,145 LF |
| | 6' HT. PERIMETER WALL 'C' AT RESIDENTIAL LOTS, SEE ELEVATION ON SHEET WALL-2 | ±1,280 LF |
| | 6' HT. PERIMETER DOOLEY WALL BETWEEN RESIDENTIAL LOTS, SEE ELEVATION ON SHEET WALL-2 | ±2,725 LF |
| | 6' HT. PARTIAL VIEW WALL AT RESIDENTIAL LOTS, VISIBLE FROM OPEN SPACE/ROW INSTALLATION MUST MEET RESIDENTIAL POOL CODE SEE ELEVATION ON SHEET WALL-2 | ±600 LF |
| | PRIVATE GATE ACCESS AT RESIDENTIAL LOTS, INSTALLATION MUST MEET RESIDENTIAL POOL CODE SEE ELEVATION ON SHEET WALL-2 | 23 TOTAL |
| | 5' HT. WELDED WIRE FENCE AT POOL AND DOG PARK POOL BARRIER & POOL CODE COMPLIANT GATE MUST MEET MARICOPA COUNTY SEMI-PUBLIC POOL CODE. SEE ELEVATION ON SHEET WALL-2 | ±360 LF |
| | VEHICULAR GATE AT PROJECT ENTRIES SEE ELEVATION ON SHEET WALL-2 | 2 TOTAL |
| | PROJECT SIGNAGE UNDER SEPARATE REVIEW | 3 LOCATIONS PROPOSED |

MATERIAL LEGEND

A

A close-up photograph of Ironwood Natural Stone Veneer. The stones are irregular in shape and size, with a mix of earthy tones including browns, tans, and greys, creating a textured, rustic appearance.

IRONWOOD NATURAL STONE VENEER
SUPPLIER: ANASAZI STONE COMPANY
INSTALL PER MANUFACTURER SPECIFICATIONS

B

A close-up photograph of DC Cobble Stone Veneer. The stones are smooth, rounded, and vary in color from dark grey to light tan, giving them a pebbled or cobblestone look.

DC COBBLE STONE VENEER
TO MATCH CAVASSON MASTER PLAN

C

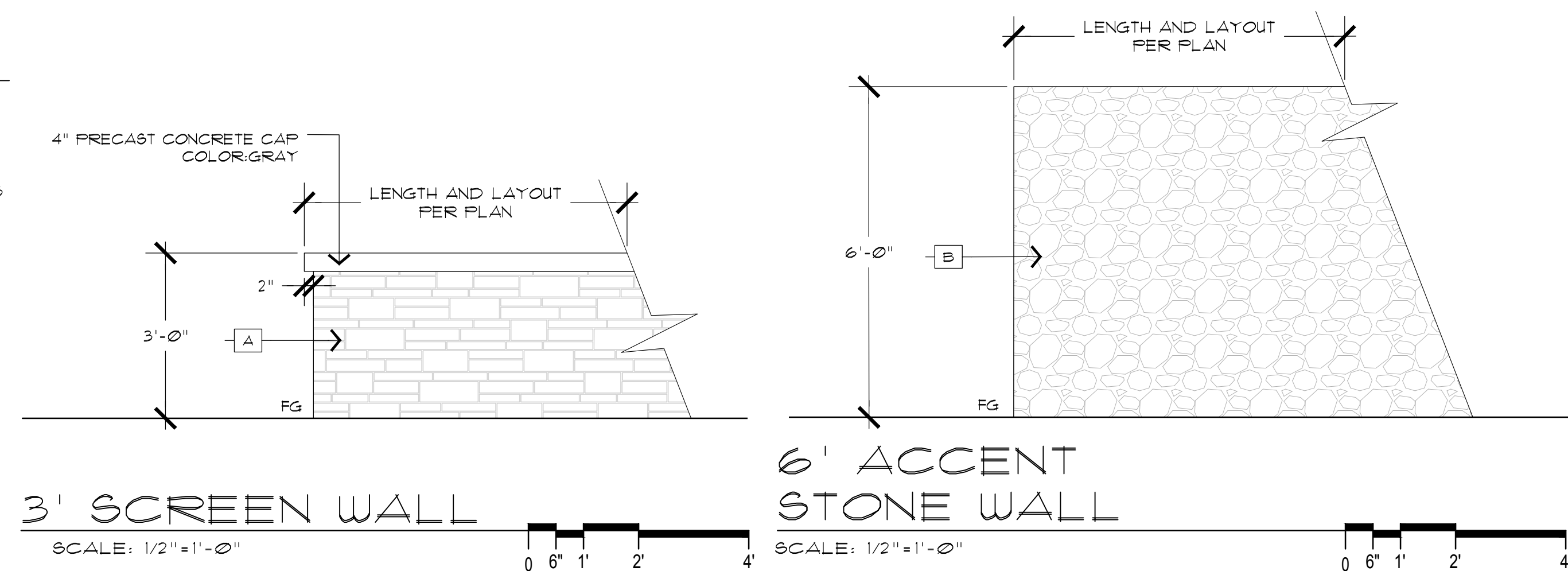
A photograph showing Ground Face Precision Blocks. The main image shows the blocks in a stacked bond installation, featuring a mix of light tan and grey tones. An inset image on the right shows a close-up of the 'Soft Cotton' color, which is a light tan, textured surface.

GROUND FACE PRECISION BLOCK
MANUFACTURER: ECHELON MASONRY
COLOR: SOFT COTTON
STACKED BOND INSTALLATION

D

A photograph of a black, welded wire mesh fence installed in a landscape. The fence is painted black to match the surrounding architecture. In the background, there are trees and a building. In the foreground, there are yellow and orange flowers.

1"X1" (1 GA) SQ. WELDED WIRE MESH
PAINTED TO MATCH ARCHITECTURE



CONCEPTUAL WALL PLAN

LANDSCAPE IMPROVEMENTS
TOLL AT CAVASSON
CAVASSON PHASE 3, LOT 1 - SCOTTSDALE, AZ



Collaborative V
Design Studio Inc.
7116 East 1st Ave.,
Suite 103
Scottsdale, Arizona
85251
office: 480-347-0590
fax: 480-656-6012



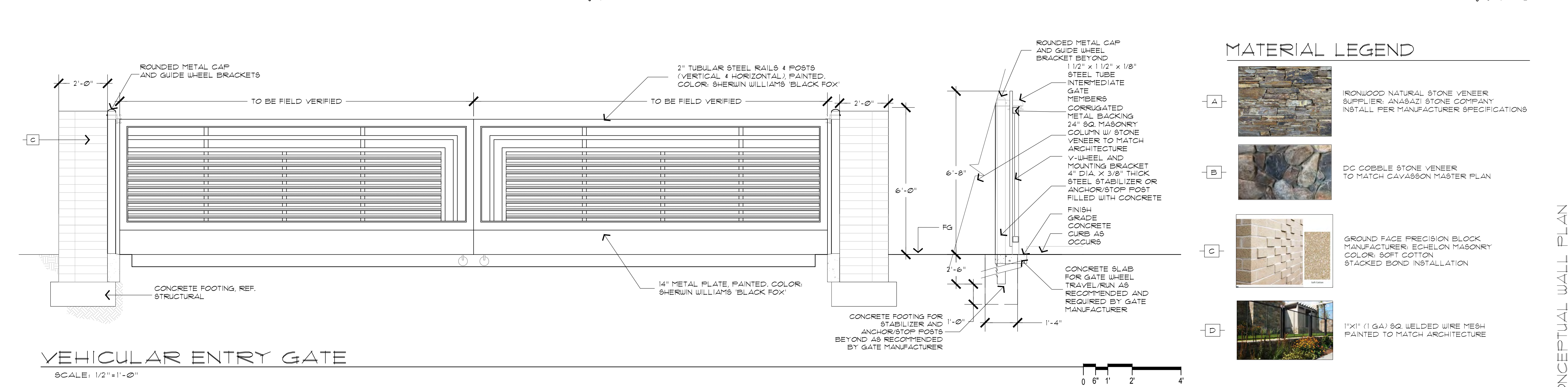
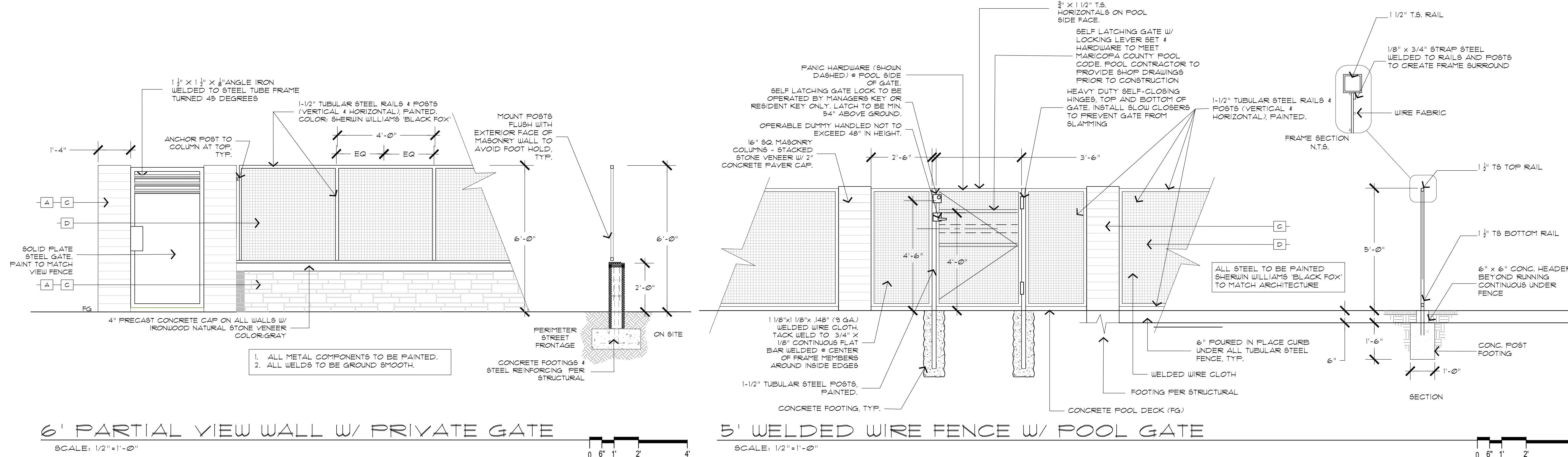
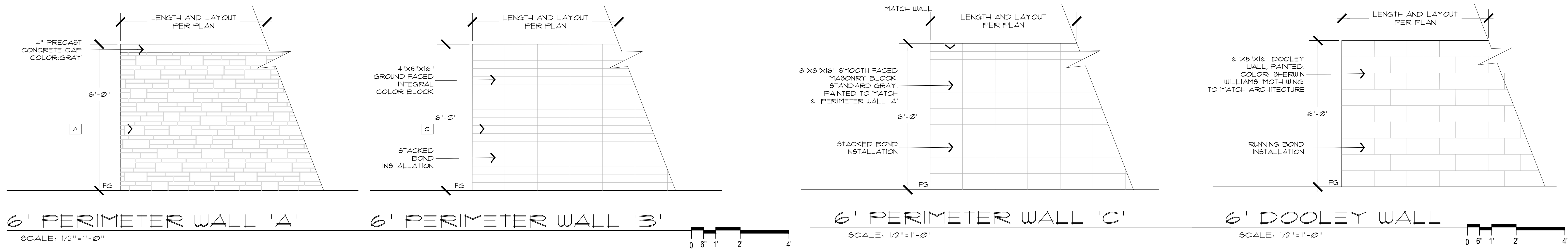
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DESIGNED BY: HR/SH
DRAWN BY: HR/SH
CHECKED BY: MD/PV
DATE: 07/01/2024
REVISIONS: 10/04/2024
CITY DRB COMMENTS

TOLL AT CAVASSON
DRB SUBMITTAL

WALL-1



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Scottsdale, Arizona
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LANDSCAPE IMPROVEMENTS
TOLL AT CAVASSON
CAVASSON PHASE 3, LOT 1 - SCOTTSDALE, AZ



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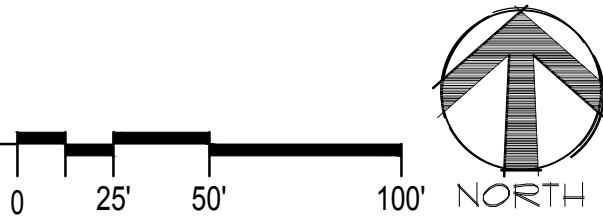
TOLL AT CAVASSON
DRB SUBMITTAL

WALL-2
2 of 2



OPEN SPACE PLAN

SCALE: 1"=50'-0"



LANDSCAPE AREA

| | |
|------------------------|-----------------|
| LANDSCAPE AREA | |
| NET SITE AREA : | 430,921 SQ. FT. |
| TOTAL LANDSCAPE AREA : | 69,635 SQ. FT. |

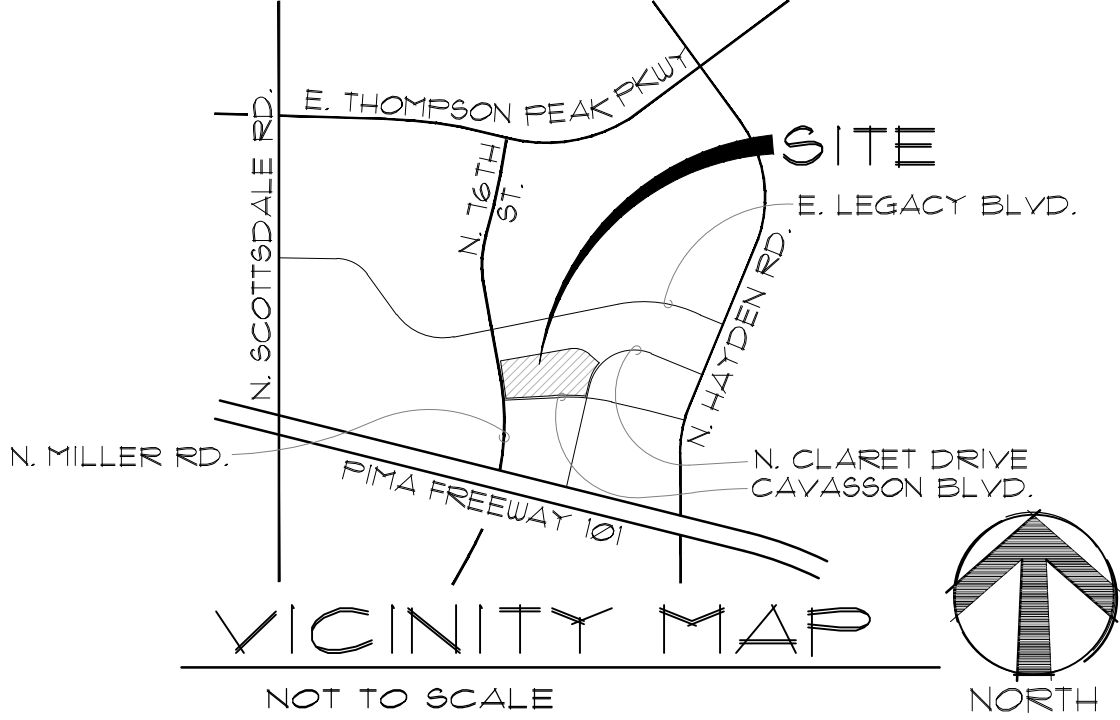
| | |
|---|--------------------|
| PARKING AREA | |
| PARKING AREA : | 8,415 SQ. FT. |
| PARKING LANDSCAPE AREA REQUIRED (10%) : | 842 SQ. FT. |
| PARKING LANDSCAPE AREA PROVIDED : | 1542 SQ. FT. (18%) |

OPEN SPACE AREA

| | |
|-----------------------------|-----------------------|
| OPEN SPACE REQUIRED | |
| NET SITE AREA : | 430,921 SQ. FT. |
| REQUIRED OPEN SPACE (25%) : | 107,730 SQ. FT. |
| OPEN SPACE PROVIDED : | 146,355 SQ. FT. (30%) |

LOCATIONS SHOWN ON OPEN SPACE PLAN

| | |
|--|--|
| | COMMON OPEN SPACE 16,805 SQ. FT. |
| | PRIVATE OPEN SPACE 10,150 SQ. FT. |
| | PARKING LOT LANDSCAPE AREA 1542 SQ. FT. |
| | FRONT OPEN SPACE 33,102 SQ. FT. |



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LANDSCAPE IMPROVEMENTS
TOLL AT CAVASSON
CAVASSON PHASE 3, LOT 1 - SCOTTSDALE, AZ



| | |
|--------------|---------------------------------|
| DESIGNED BY: | HR/SH |
| DRAWN BY: | HR/SH |
| CHECKED BY: | MD/PV |
| DATE: | 07/01/2024 |
| REVISIONS: | 10/04/2024 CITY DRB COMMENTS |

TOLL AT CAVASSON
DRB SUBMITTAL

OSP-1



CONCEPTUAL LANDSCAPE PLAN

SCALE: 1"=50'-0"

CONCEPTUAL GENERAL NOTES

- CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
- ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN OR SALVAGED FROM ON SITE. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
- ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30" AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
- ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
- THE RETENTION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
- ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
- ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.

| WATER INTENSIVE LANDSCAPE CALCULATIONS | |
|--|------------------------------------|
| PERMITTED | PROVIDED |
| (9,000 SF. x 0.10)+(454,043 SF. x 0.05) = 23,602 SF. | (XX x SF. OF COVERAGE) = 1,765 SF. |
| PROJECT DATA TABLE | |
| ROW. LANDSCAPE | BY OTHERS |
| ON-SITE LANDSCAPE | ±67,913 SF. |
| PARKING LOT LANDSCAPE | ±1,542 SF. |
| TOTAL LANDSCAPE | ±69,455 SF. |

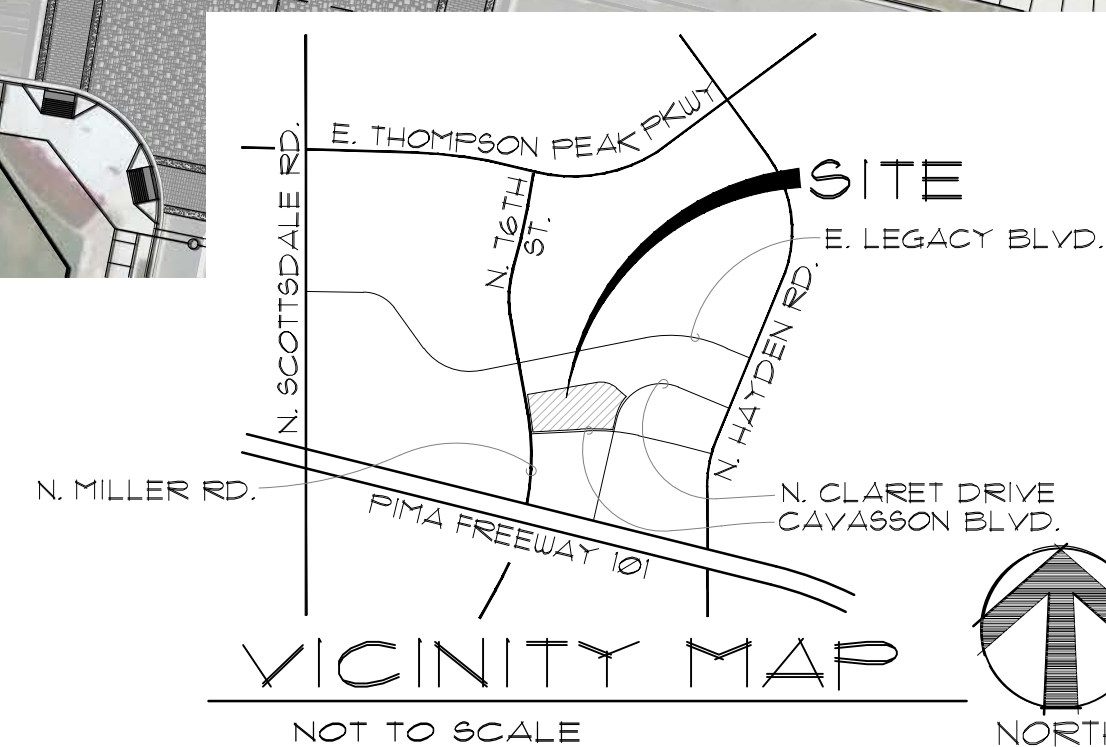
PLANT SCHEDULE

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---------------|--|--------------------------|--|-----|
| TREES/PALMS | | | | |
| | Acacia anura | Mulga | 24" Box | 15 |
| | Acacia salicina | Willow Acacia | 15" Cal. | 1 |
| | Casahuate mexicana | Mexican Bird of Paradise | 24" Box | 1 |
| | Cordia alliodora | Texas Olive | 36" Box | 21 |
| | Cercidium floridum | Blue Palo Verde | 2" Cal. | 3 |
| | Cercidium hybrid | Desert Museum Palo Verde | 48" Box | 10 |
| | Chitalpa tashkentensis | Chitalpa | 3" Cal. | 4 |
| | Chilopsis linearis | Desert Willow | 25" Cal. | 11 |
| | Olneya tesota | Ironwood | 24" Box | 5 |
| | Phoenix dactylifera | Date Palm | 60" Box | 5 |
| | Pithecellobium flexicaule | Texas Ebony | 5" Cal. | 16 |
| | Prosopis juliflora | Velvet Mesquite | 36" Box | 12 |
| | Quercus virginiana | Cathedral Live Oak | 25" Cal. | 14 |
| | Sophora secundiflora | Texas Mountain Laurel | 25" Cal. | 22 |
| | Salvage Tree | Species Vary | 25" Cal. | 16 |
| MISCELLANEOUS | | | | |
| | Decomposed Granite, 'Express Gold' | | 1/2" Screened, 2" depth in all planting areas - ±67,125 SQ. FT. | |
| | Mid-Iron Hybrid Sod, Interior Site - ±1,765 SQ. FT. | | with Concrete Header at Dog Park - ±1,65 L.F. | |
| | Synthetic Turf - Coronado Platinum (100 oz.) by Arizona Artificial Lawns | | or Approved Equal - ±1,542 SQ. FT. with Steel Header - ±320 L.F. | |
| | Stabilized DG Trails | | ±1,65 L.F. | |

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|-----------------|----------------------------------|------------------------|-----------|-----|
| ACCENTS & VINES | | | | |
| | Agave x 'Blue Glow' | Blue Glow Agave | 5-Gal | 16 |
| | Agave weberi | Webers Agave | 15-Gal | 16 |
| | Aloe barbadensis | Medicinal Aloe | 5-Gal | 66 |
| | Aloe x 'Blue Elf' | Blue Elf Aloe | 5-Gal | 119 |
| | Asclepias subulata | Desert Milkweed | 5-Gal | 109 |
| | Bougainvillea 'Bataca Karst' | Vine Bougainvillea | 15-Gal | 14 |
| | Bougainvillea 'Tangerine Beauty' | Tangerine Beauty | 15-Gal | 43 |
| | Carnegiea gigantea | Saguaro | Per Plan | 1 |
| | Dasylirion wheeleri | Desert Spoon | 15-Gal | 15 |
| | Echinocactus grusonii | Golden Barrel Cactus | 12" Dia. | 64 |
| | Euphorbia resinifera | Moroccan Mound | 5-Gal | 14 |
| | Ferocactus wislizeni | Fishhook Barrel Cactus | 2'-3' Ht. | 15 |
| | Fouquieria splendens | Ocotillo | 24" Box | 1 |
| | Hesperaloe parviflora | Giant Hesperaloe | 15-Gal | 26 |
| | Hesperaloe parviflora | Red Yucca | 5-Gal | 48 |
| | Hesperaloe parviflora | Brakelights Hesperaloe | 5-Gal | 134 |
| | Muhlenbergia rigida | Nashville Grass | 5-Gal | 107 |
| | Opuntia santa-rita | Prickly Pear | 15-Gal | 54 |
| | Pedilanthus macrocarpus | Lady Slipper Plant | 5-Gal | 42 |
| | Salvage Accent | Species Vary | Varies | TBD |
| | Stenocereus thurberi | Organ Pipe Cactus | 36" Box | 4 |
| | Yucca rostrata | Beaked Yucca | 24" Box | 4 |

ADDITIONAL NOTE

All proposed plant material used (excluding Lawn Areas and Active Turf Recreation Areas) is included in low water-use plants listed on the ADWR most current low water use plant list per Scottsdale Zoning Code, Resolution Chapter 4 Article VII/Division I/Section 43-246-Limitation on water intensive landscape/turf acreage for new commercial users, new industrial users and common areas of residential developments



LANDSCAPE IMPROVEMENTS

TOLL AT CAVASSON

CAVASSON PHASE 3, LOT 1 - SCOTTSDALE, AZ



Collaborative V
Design Studio Inc.
7116 East 1st Ave.,
Suite 103
Scottsdale, Arizona
85251
office: 480-347-0590
fax: 480-656-6012



EXPIRES: 06/30/2025

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CONCEPTUAL LANDSCAPE PLAN



DESIGNED BY: HR/SH
DRAWN BY: HR/SH
CHECKED BY: MD/PV
DATE: 07/01/2024
REVISIONS: 10/04/2024
CITY DRB COMMENTS

TOLL AT CAVASSON
DRB SUBMITTAL

CLS-1



Mulga



Willow Acacia



Mexican Bird of Paradise



Texas Olive



Blue Palo Verde



Desert Museum



Desert Willow



Chitalpa



Ironwood



Date Palm



Texas Ebony



Mesquite



Live Oak



Texas Mountain Laurel



Blue Glow Agave



Webers Agave



Medicinal Aloe



Blue Elf Aloe



Desert Milkweed



Vine Bougainvillea



Tangerine Beauty



Saguaro



Desert Spoon



Barrel Cactus Varieties



Moroccan Mound



Ocotillo



Giant Hesperaloe



Red Yucca



Nashville Grass



Prickly Pear



Lady Slipper



Organ Pipe



Beaked Yucca



Little John Bottlebrush



Outback Sunrise



New Gold Lantana



Purple Lantana



Firecracker Penstemon



Elephant Food



Trailing Rosemary



Germander



Bougainvillea



Purple Hopseed



Blue Bells



Turpentine Bush



Mexican Honeysuckle



Sage Varieties



Little Ollie Olive



Dwarf Myrtle



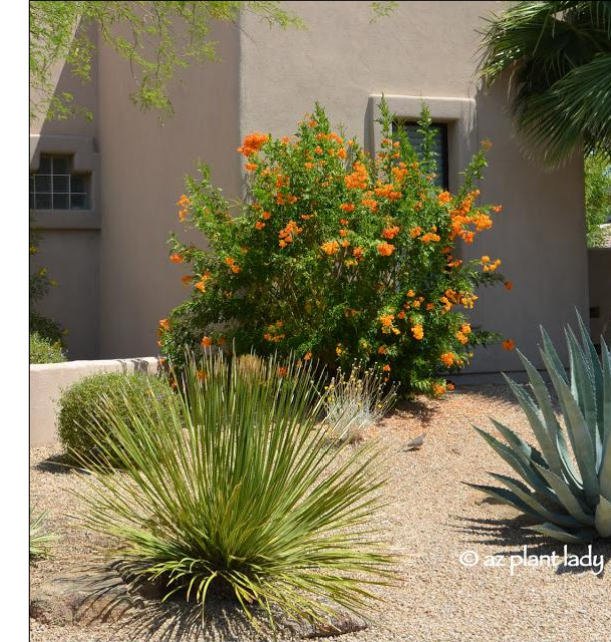
Mexican Petunia



Cleveland Sage



Jojoba



Tecoma Varieties



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LANDSCAPE IMPROVEMENTS
TOLL AT CAVASSON
CAVASSON PHASE 3, LOT 1 - SCOTTSDALE, AZ



DESIGNED BY: HR/SH
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CITY DRB COMMENTS

TOLL AT CAVASSON
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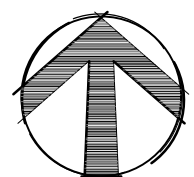
CLS-2

CONCEPTUAL PLANT PALETTE



WEST LANDSCAPE ENLARGEMENT

SCALE: 1"=30'-0"



PLANT SCHEDULE

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|-----------------|---|--|------------|-----|
| TREES/PALMS | | | | |
| | Acacia anura | Mulga | 24" Box | 15 |
| | Acacia salicina | Willow Acacia | 15" Cal. | 7 |
| | Cassalpinia mexicana | Mexican Bird of Paradise | 36" Box | 21 |
| | Cordia boissieri | Texas Olive | 36" Box | 3 |
| | Cercidium floridum | Blue Palo Verde | 48" Box | 10 |
| | Cercidium hybrid 'Desert Museum' | Desert Museum Palo Verde | 36" Box | 4 |
| | Chitalpa taskentensis | Chitalpa | 36" Box | 11 |
| | Chilopsis linearis | Desert Willow | 24" Box | 5 |
| | Olneya tesota | Ironwood | 60" Box | 5 |
| | Phoenix dactylifera | Date Palm | 18" C.T.H. | 16 |
| | Pithecellobium flexicaule | Texas Ebony | 36" Box | 12 |
| | Prosopis velutina | Velvet Mesquite | 36" Box | 14 |
| | Quercus virginiana | Cathedral Live Oak | 25" Box | 22 |
| | Sophora secundiflora | Texas Mountain Laurel | 36" Box | 16 |
| | Salvage Tree | Species Vary | Varies | TBD |
| ACCENTS & VINES | | | | |
| | Agave x 'Blue Glow' | Blue Glow Agave | 5-Gal | 16 |
| | Agave weberii | Webers Agave | 15-Gal | 16 |
| | Aloe barbadensis | Medicinal Aloe | 5-Gal | 66 |
| | Aloe x 'Blue Elf' | Blue Elf Aloe | 5-Gal | 113 |
| | Asclepias subulata | Desert Milkweed | 5-Gal | 103 |
| | Bougainvillea 'Edouard Karst' | Vine Bougainvillea | 15-Gal | 14 |
| | Bignonia capreolata | Tangerine Beauty | 15-Gal | 43 |
| | Carnegiea gigantea | Saguaro | Per Plan | 7 |
| | Dasylirion wheeleri | Desert Spoon | 15-Gal | 15 |
| | Echinocactus grusonii | Golden Barrel Cactus | 12" Dia. | 64 |
| | Euphorbia resinifera | Moroccan Mound | 5-Gal | 14 |
| | Ferocactus wislizeni | Fishhook Barrel Cactus | 2'-3" Ht. | 15 |
| | Fouquieria splendens | Ocotillo | 24" Box | 7 |
| | Hesperaloe funifera | Giant Hesperaloe | 15-Gal | 26 |
| | Hesperaloe parviflora | Red Yucca | 5-Gal | 48 |
| | Hesperaloe parviflora | Brakelights Hesperaloe | 5-Gal | 134 |
| | Muhlenbergia rigida | Nashville Grass | 5-Gal | 107 |
| | Opuntia santaritana | Prickly Pear | 15-Gal | 54 |
| | Pedilanthus macrocarpus | Lady Slipper Plant | 5-Gal | 42 |
| | Salvage Accent | Species Vary | Varies | TBD |
| | Stenocereus thurberi | Organ Pipe Cactus | 36" Box | 4 |
| | Yucca rostrata | Beaked Yucca | 24" Box | 4 |
| SHRUBS | | | | |
| | Bougainvillea 'Alexandra' | Alexandra Bougainvillea | 5-Gal | 15 |
| | Dodonaea viscosa | Purple Hopseed Bush | 5-Gal | 79 |
| | Eremophila hydropaphana | Blue Bells | 5-Gal | 25 |
| | Eriocameria laricifolia | Turpentine Bush | 5-Gal | 10 |
| | Justicia spicigera | Mexican Honeysuckle | 5-Gal | 8 |
| | Leucophyllum frutescens | Green Cloud Sage | 5-Gal | 16 |
| | Leucophyllum langmaniae | Rio Bravo Sage | 5-Gal | 105 |
| | Myrtus communis | Dwarf Myrtle | 5-Gal | 135 |
| | Olea europaea 'Montra' | Dwarf Olive | 5-Gal | 145 |
| | Ruellia brittoniana | Mexican Petunia | 5-Gal | 68 |
| | Russelia equisetiformis | Coral Fountain | 5-Gal | 35 |
| | Senecio artemisioides | Feathery Green Cassia | 5-Gal | 25 |
| | Tecoma stans | Yellow Bells | 15-Gal | 9 |
| | Tecoma x 'Bells of Fire' | Bells of Fire | 5-Gal | 57 |
| | Tecoma x 'Orange Jubilee' | Orange Jubilee | 15-Gal | 10 |
| GROUND COVERS | | | | |
| | Callistemon 'Little John' | Little John Bottlebrush | 1-Gal | 42 |
| | Eremophila glabra | Outback Sunrise Emu | 1-Gal | 334 |
| | Lantana 'New Gold' | New Gold Lantana | 1-Gal | 264 |
| | Lantana montevidensis | Purple Lantana | 1-Gal | 153 |
| | Penstemon eatonii | Firecracker Penstemon | 5-Gal | 25 |
| | Portulacaria afra | Elephant Food | 5-Gal | 10 |
| | Rosmarinus officinalis | Upright Rosemary | 1-Gal | 144 |
| | Teucrium chamaedrys | Prostrate Germander | 1-Gal | 49 |
| MISCELLANEOUS | | | | |
| | Decomposed Granite, 'Express Gold' | 1/2" Screened, 2" depth in all planting areas - ±61,125 SQ.FT. | | |
| | Mid-Iron Hybrid Sod, Interior Site - ±1765 SQ.FT. with Concrete Header at Dog Park - ±165 L.F. | | | |
| | Synthetic Turf - Coronado Platinum (100 oz.) by Arizona Artificial Lawn or Approved Equal - ±1540 SQ.FT. with Steel Header - ±300 L.F. + (including synthetic turf, annuals border, and Stabilize DG Trails) | | | |

PROJECT DATA TABLE

| | |
|-----------------------|--------------|
| R.O.W. LANDSCAPE | BY OTHERS |
| ON-SITE LANDSCAPE | ±67,193 S.F. |
| PARKING LOT LANDSCAPE | ±1,542 S.F. |
| TOTAL LANDSCAPE | ±68,735 S.F. |



Collaborative V
Design Studio Inc.
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Suite 103
Scottsdale, Arizona
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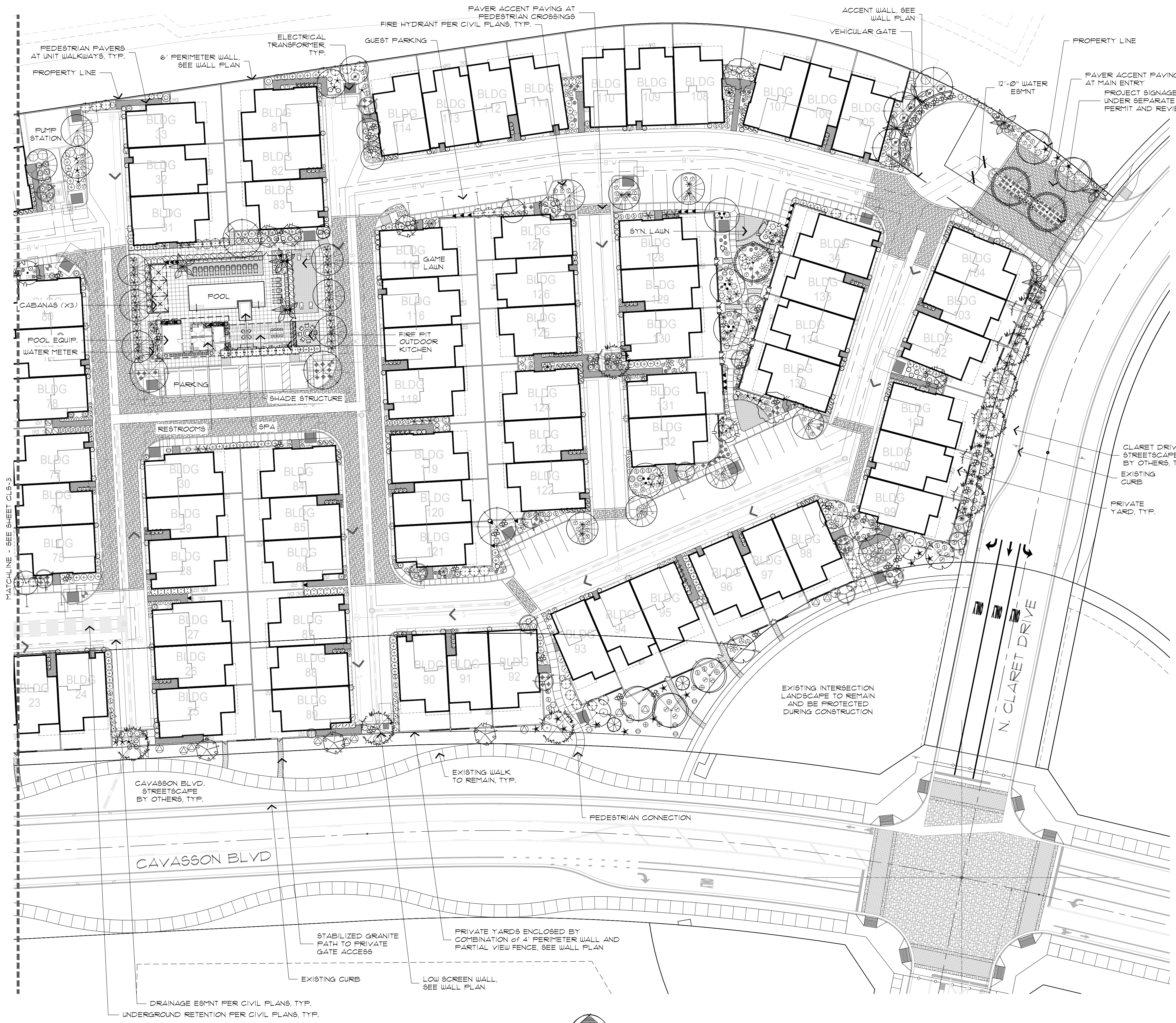
LANDSCAPE IMPROVEMENTS
TOLL AT CAVASSON
CAVASSON PHASE 3, LOT 1 - SCOTTSDALE, AZ



| | |
|--------------|---------------------------------|
| DESIGNED BY: | HR/SH |
| DRAWN BY: | HR/SH |
| CHECKED BY: | MD/PV |
| DATE: | 07/01/2024 |
| REVISIONS: | 10/04/2024 CITY DRB COMMENTS |

TOLL AT CAVASSON
DRB SUBMITTAL

CLS-3



EAST LANDSCAPE ENLARGEMENT

SCALE: 1"=30'-0"



PLANT SCHEDULE

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|-----------------|---|--|------------|-----|
| TREES/PALMS | | | | |
| | Acacia anura | Mulga | 24" Box | 15 |
| | Acacia salicina | Willow Acacia | 15" Box | 7 |
| | Cassia mexicana | Mexican Bird of Paradise | 24" Box | 21 |
| | Cordia boissieri | Texas Olive | 36" Box | 3 |
| | Cercidium floridum | Blue Palo Verde | 48" Box | 10 |
| | Cercidium hybrid 'Desert Museum' | Desert Museum Palo Verde | 36" Box | 4 |
| | Chitalpa taskentensis | Chitalpa | 36" Box | 11 |
| | Chilopsis linearis | Desert Willow | 24" Box | 5 |
| | Olneya tesota | Ironwood | 60" Box | 5 |
| | Phoenix dactylifera | Date Palm | 18" C.T.H. | 16 |
| | Pithecellobium flexicaule | Texas Ebony | 36" Box | 12 |
| | Prosopis juliflora | Velvet Mesquite | 36" Box | 14 |
| | Quercus virginiana | Cathedral Live Oak | 36" Box | 22 |
| | Sophora secundiflora | Texas Mountain Laurel | 36" Box | 16 |
| | Salvage Tree | Species Vary | Varies | TBD |
| ACCENTS & VINES | | | | |
| | Agave x 'Blue Glow' | Blue Glow Agave | 5-Gal | 16 |
| | Agave weberii | Webers Agave | 15-Gal | 16 |
| | Aloe barbadensis | Medicinal Aloe | 5-Gal | 66 |
| | Aloe x 'Blue Elf' | Blue Elf Aloe | 5-Gal | 119 |
| | Asclepias subulata | Desert Milkweed | 5-Gal | 109 |
| | Bougainvillea | Vine Bougainvillea | 15-Gal | 14 |
| | Bignonia capreolata | Tangerine Beauty | 15-Gal | 43 |
| | Carnegiea gigantea | Saguaro | Per Plan | 7 |
| | Dasylirion wheeleri | Desert Spoon | 15-Gal | 15 |
| | Echinocactus grusonii | Golden Barrel Cactus | 12" Dia. | 64 |
| | Euphorbia resinifera | Moroccan Mound | 5-Gal | 14 |
| | Ferocactus wislizeni | Fishhook Barrel Cactus | 2'-3" Ht. | 15 |
| | Fouquieria splendens | Cotillo | 24" Box | 7 |
| | Hesperaloe funifera | Giant Hesperaloe | 15-Gal | 26 |
| | Hesperaloe parviflora | Red Yucca | 5-Gal | 48 |
| | Hesperaloe parviflora | Brakelights Hesperaloe | 5-Gal | 134 |
| | Muhlenbergia rigida | Nashville Grass | 5-Gal | 107 |
| | Opuntia santa-rita | Prickly Pear | 15-Gal | 54 |
| | Pedicularis macrocarpus | Lady Slipper Plant | 5-Gal | 42 |
| | Salvage Accent | Species Vary | Varies | TBD |
| | Stenocereus thurberi | Organ Pipe Cactus | 36" Box | 4 |
| | Yucca rostrata | Beaked Yucca | 24" Box | 4 |
| SHRUBS | | | | |
| | Bougainvillea 'Alexandra' | Alexandra Bougainvillea | 5-Gal | 15 |
| | Eriogonum fasciculatum | Purple Hopseed Bush | 5-Gal | 79 |
| | Eriogonum fasciculatum | Blue Bells | 5-Gal | 25 |
| | Eriogonum fasciculatum | Turpentine Bush | 5-Gal | 10 |
| | Justicia spicigera | Mexican Honeysuckle | 5-Gal | 8 |
| | Leucophyllum frutescens | Green Cloud Sage | 5-Gal | 16 |
| | Leucophyllum frutescens | Rio Bravo Sage | 5-Gal | 105 |
| | Myrica communis | Dwarf Myrtle | 5-Gal | 135 |
| | Olea europaea 'Montra' | Dwarf Olive | 5-Gal | 145 |
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| | Eriogonum fasciculatum | Purple Lantana | 1-Gal | 153 |
| | Eriogonum fasciculatum | Firecracker Penstemon | 5-Gal | 25 |
| | Eriogonum fasciculatum | Elephant Food | 5-Gal | 10 |
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PROJECT DATA TABLE

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| PARKING LOT LANDSCAPE | ±1,542 S.F. |
| TOTAL LANDSCAPE | ±68,735 S.F. |



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LANDSCAPE IMPROVEMENTS
TOLL AT CAVASSON
CAVASSON PHASE 3, LOT 1 - SCOTTSDALE, AZ



DESIGNED BY: HR/SH
DRAWN BY: HR/SH
CHECKED BY: MD/PV
DATE: 07/01/2024
REVISIONS: 10/04/2024
CITY DRB COMMENTS

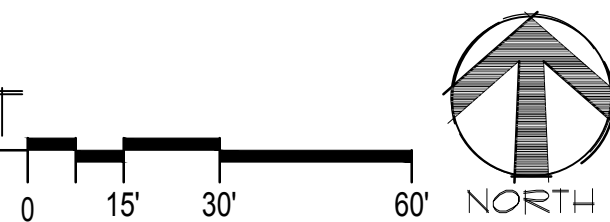
TOLL AT CAVASSON
DRB SUBMITTAL

CLS-4



WEST HARDSCAPE ENLARGEMENT

SCALE: 1"=30'-0"



HARDSCAPE SCHEDULE

| SYMBOL | DESCRIPTION |
|--------|---|
| 1 | LANDSCAPE AREA, REFER TO SHEETS CLS-3 & CLS-4 |
| 2 | STANDARD GRAY CONCRETE W/ BROOM FINISH PER CIVIL PLANS |
| 3 | SPECIALTY VEHICULAR PAVING - 80MM BELGARD PAVERS MEGA FIT GRANA SERIES- 'VICTORIAN' COLOR |
| 4 | SPECIALTY PEDESTRIAN PAVING - 60MM BELGARD PAVERS HOLLAND STONE SERIES- 'TRUFFLE' COLOR HERRINGBONE PATTERN |
| 5 | POOL DECK PAVING - ARTISTIC PAVERS, DESERTLOCK SERIES COLOR: 'COOL WHITE' |
| 6 | 1/4" MINUS STABILIZED GRANITE TRAIL W/ STEEL HEADER, COLOR TO MATCH LANDSCAPE |
| 7 | ASPHALT PARKING SURFACE PER CIVIL PLANS |
| 8 | BERMUDA HYBRID SOD W/ STEEL HEADER, REFER TO SHEETS CLS-3 & CLS-4 |
| 9 | CORONADO PLATINUM SYNTHETIC LAWN BY ARIZONA ARTIFICIAL LAWNS W/ EXTRUDED CONCRETE HEADER, REFER TO SHEETS CLS-3 & CLS-4 |
| 10 | VEHICULAR ACCESS GATE, REFER TO SHEET WALL-2 FOR ELEVATIONS |
| 11 | PEDESTRIAN ACCESS GATE, REFER TO SHEET WALL-2 FOR ELEVATIONS |
| 12 | 3' HT. SCREEN WALL, REFER TO SHEET WALL-1 FOR ELEVATIONS |
| 13 | 6' HT. PARTIAL VIEW WALL, REFER TO SHEET WALL-2 FOR ELEVATIONS |
| 14 | 6' HT. PERIMETER WALL, REFER TO SHEET WALL-2 FOR ELEVATIONS |
| 15 | 6' HT. DOOLEY WALL, REFER TO SHEET WALL-2 FOR LAYOUT |
| 16 | 6' HT. ACCENT STONE WALL, REFER TO SHEET WALL-1 FOR ELEVATIONS |
| 17 | 5' HT. WELDED WIRE POOL BARRIER W/ SELF CLOSING/SELF LATCHING GATES TO MEET MARICOPA COUNTY POOL CODE |
| 18 | 5' HT WELDED WIRE DOG PARK FENCE W/ SELF-CLOSING GATES |
| 19 | POOL BUILDING CONTAINING RESTROOMS, STORAGE AND POOL EQUIPMNT, FINAL LAYOUT AND DESIGN TO BE COORDINATED W/ PROJECT ARCHITECT |
| 20 | STEEL SHADE STRUCTURE W/ MEDIA WALL OVER FIREPLACE AND MISTING SYSTEM |
| 21 | ADA ACCESSIBLE OUTDOOR KITCHEN W/ 2 GAS GRILLS & PREP COUNTER |
| 22 | COMMUNITY FIRE PIT |
| 23 | SYNTHETIC GAME LAWN W/ CONCRETE CORNHOLE BOARDS |
| 24 | 2'X4' ACCENT PLANTER FOR FOUNDATION PLANTING |
| 25 | 10'X10' RESORT CABANAS |
| 26 | CALL BOX AT VEHICULAR GATE PER ARCHITECTURE |
| 27 | TRASH COMPACTOR ENCLOSURE PER ARCHITECT |
| 28 | DOG PARK FOUNTAIN INSTALLED PER MANUFACTURER SPECIFICATIONS |
| 29 | COVERED MAILBOX LOCATION |
| 30 | CONCRETE TRASH CAN |



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LANDSCAPE IMPROVEMENTS
TOLL AT CAVASSON
CAVASSON PHASE 3, LOT 1 - SCOTTSDALE, AZ



| | |
|--------------|---------------------------------|
| DESIGNED BY: | HR/SH |
| DRAWN BY: | HR/SH |
| CHECKED BY: | MD/PV |
| DATE: | 07/01/2024 |
| REVISIONS: | 10/04/2024 CITY DRB COMMENTS |

TOLL AT CAVASSON
DRB SUBMITTAL

CHS-1



EAST HARDSCAPE ENLARGEMENT

SCALE: 1"=30'-0"



HARDSCAPE SCHEDULE

| SYMBOL | DESCRIPTION |
|--------|---|
| 1 | LANDSCAPE AREA, REFER TO SHEETS CLS-3 & CLS-4 |
| 2 | STANDARD GRAY CONCRETE W/ BROOM FINISH PER CIVIL PLANS |
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LANDSCAPE IMPROVEMENTS
TOLL AT CAVASSON
CAVASSON PHASE 3, LOT 1 - SCOTTSDALE, AZ



| | |
|--------------|---------------------------------|
| DESIGNED BY: | HR/SH |
| DRAWN BY: | HR/SH |
| CHECKED BY: | MD/PV |
| DATE: | 07/01/2024 |
| REVISIONS: | 10/04/2024 CITY DRB COMMENTS |

TOLL AT CAVASSON
DRB SUBMITTAL

CHS-2



FRONT



REAR

10.04.24

0' 4' 8'

SCALE: 1/4" = 1'

4-2-1-3 BUILDING

TOLL AT CAVASSON | TOLL BROTHERS
SCOTTSDALE, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

TOLLAZ-2401

ATTACHMENT #122



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littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.8919



RIGHT



LEFT

4-2-1-3 BUILDING

TOLL AT CAVASSON | TOLL BROTHERS
SCOTTSDALE, ARIZONA

10.04.24



SCALE: 1/4" = 1'

TOLLAZ-2401

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FRONT



REAR

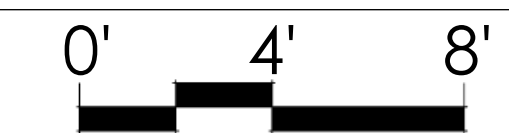
1x-1-4 BUILDING

TOLL AT CAVASSON | TOLL BROTHERS
SCOTTSDALE, ARIZONA

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SCALE: 1/4" = 1'

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RIGHT



LEFT

1x-1-4 BUILDING

TOLL AT CAVASSON | TOLL BROTHERS
SCOTTSDALE, ARIZONA

10.04.24
0' 4' 8'
SCALE: 1/4" = 1'

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FRONT



REAR

1x-4 BUILDING

TOLL AT CAVASSON | TOLL BROTHERS
SCOTTSDALE, ARIZONA

10.04.24
0' 4' 8'
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RIGHT



LEFT

1x-4 BUILDING

TOLL AT CAVASSON | TOLL BROTHERS
SCOTTSDALE, ARIZONA

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NICHIHA VINTAGEWOOD
CEDAR (1)
FIBER CEMENT WALL PANELS



SHERWIN WILLIAMS
SW7514 FOOTHILLS (2)
PRIMARY STUCCO BODY



SHERWIN WILLIAMS
SW7020 BLACK FOX (3)
SECONDARY STUCCO, ENTRY
DOOR, FASCIA, RECESS @
WINDOWS



SHERWIN WILLIAMS
SW7020 BLACK FOX (4)
METAL POST & RAILING



WESTLAKE LEDGECUT33
BIRCH (5) STONE VENEER



SCHEME 1

MATERIAL & COLOR BOARD

10.04.24

ATTACHMENT #13

TOLL AT CAVASSON | TOLL BROTHERS
SCOTTSDALE, ARIZONA

TOLLAZ-2401



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NICHIHA VINTAGEWOOD
 SPRUCE (1)
 FIBER CEMENT WALL PANELS



SCHEME 2

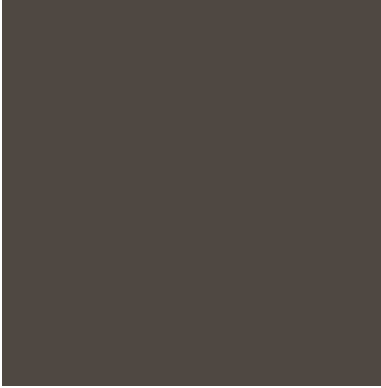
SHERWIN WILLIAMS
 SW9147 MOTH WING (2)
 PRIMARY STUCCO BODY



SHERWIN WILLIAMS
 SW7020 BLACK FOX (3)
 SECONDARY STUCCO, ENTRY
 DOOR, FASCIA, RECESS @
 WINDOWS



SHERWIN WILLIAMS
 SW7020 BLACK FOX (4)
 METAL POST & RAILING



WESTLAKE LEDGECUT33
 BIRCH (5) STONE VENEER



MATERIAL & COLOR BOARD

TOLL AT CAVASSON | TOLL BROTHERS
SCOTTSDALE, ARIZONA

TOLLAZ-2401





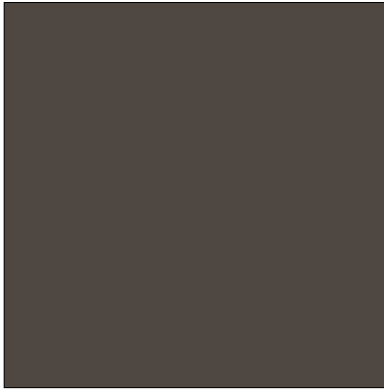
NICHIHA VINTAGEWOOD
 BARK (1)
 FIBER CEMENT WALL PANELS



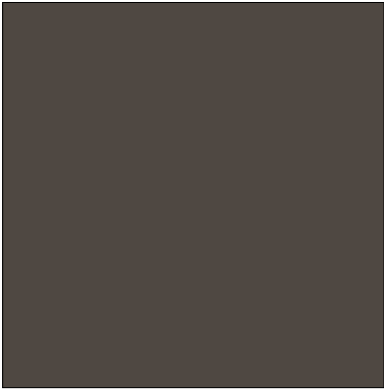
SHERWIN WILLIAMS
 SW7643 PUSSYWILLOW (2)
 PRIMARY STUCCO BODY



SHERWIN WILLIAMS
 SW7020 BLACK FOX (3)
 SECONDARY STUCCO, ENTRY
 DOOR, FASCIA, RECESS @
 WINDOWS



SHERWIN WILLIAMS
 SW7020 BLACK FOX (4)
 METAL POST & RAILING



WESTLAKE LEDGECUT33
 BIRCH (5) STONE VENEER



MATERIAL & COLOR BOARD

TOLL AT CAVASSON | TOLL BROTHERS
SCOTTSDALE, ARIZONA

TOLLAZ-2401



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 littleton, co 80120 / 303 683.7231
 california // 2943 pullman st. suite A
 santa ana, ca 92705 / 949 553.8919

10.04.24

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
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SCHEME 1

SCHEME 2

SCHEME 3





10.04.24

PERSPECTIVE FROM CAVASSON

TOLL AT CAVASSON | TOLL BROTHERS

SCOTTSDALE, ARIZONA

TOLLAZ-2401

ATTACHMENT #14



woodley
architectural
group, inc

colorado // 731 southpark dr. suite B
littleton, co 80120 / 303.683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949.553.8919

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10.04.24

COMMUNITY PERSPECTIVE

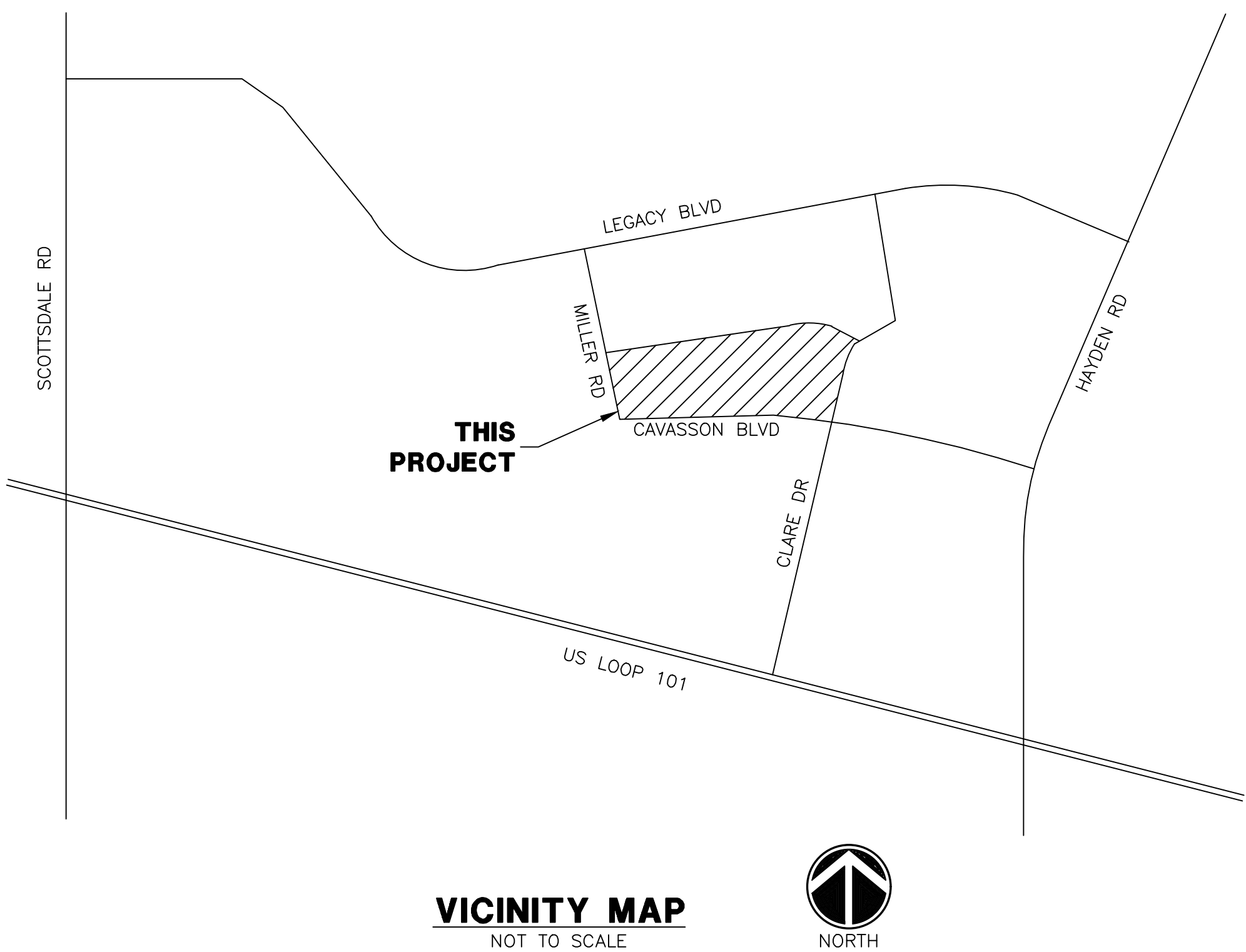
TOLL AT CAVASSON | TOLL BROTHERS
SCOTTSDALE, ARIZONA

TOLLAZ-2401

**woodley
architectural
group, inc**
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CAVASSON

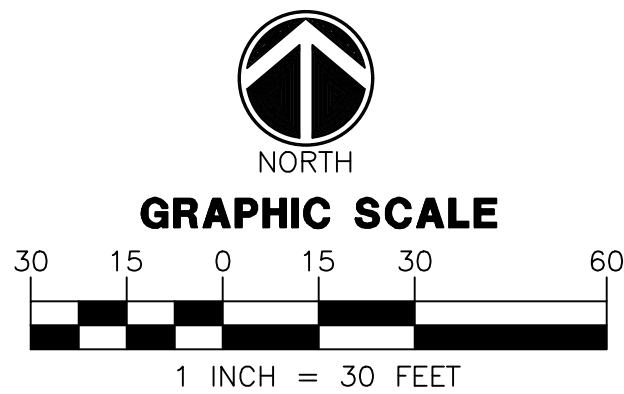


PHOTOMETRIC LEGEND

- COOPER LIGHTING — McGraw Edison
GALN-SA1B-730-U-SL3
candela file 'GALN-SA1B-730-U-SL3_5197 lumens.ies'
16 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 44
mounting height= 15 ft
number locations= 3, number luminaires= 3
kw all locations= 0.1
- Progress Lighting Wall Sconce
P5643-20-30K
candela file '7326-C24-35K.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 24
mounting height= 8 ft
number locations= 137, number luminaires= 137
kw all locations= 3.3
- HESS AMERICA — LED BOLLARD LINEA LN950-LED-WW (3000K)
LN950_ _STD-OUTPUT-3000K
candela file 'LN950_ _Std-Output-3000K.ies'
1 lamp(s) per luminaire, 568 initial lumens per lamp
Light Loss Factor = 1.000, watts per luminaire = 16
mounting height= 3 ft
number locations= 18, number luminaires= 18
kw all locations= 0.3
- FX Luminaire
NL-6LED-DN-BZ
candela file 'NL-6LED-DN-FW-wf sQAD8-6LED-DN-WF-WT.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 8
mounting height= 10 ft
number locations= 6, number luminaires= 6
kw all locations= 0.0

CALCULATIONS

Site Lighting
2105 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES
Average 0.4
Maximum 6.8
Minimum 0.0
Avg/Min N/A
Max/Min N/A
Coef Var 1.34
UnifGrad N/A



WRIGHT
engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807

PHOTOMETRIC CALCULATION SHEET. FOR INFORMATION ONLY.
PROJECT NAME:
CAVASSON
SITE PHOTOMETRICS
SCOTTSDALE, ARIZONA
WRIGHT ENG.
PROJECT NO: **24221**
DESIGN BY: TDN **PH1**

Professional Engineer
Certificate No. 10000
78890
CAL RICHARD
CLUFF
Exp. 9-30-26

SEAL
2024
12/15/24

Expires 9-30-26



MATCHLINE 'A' SEE SHEET PH1

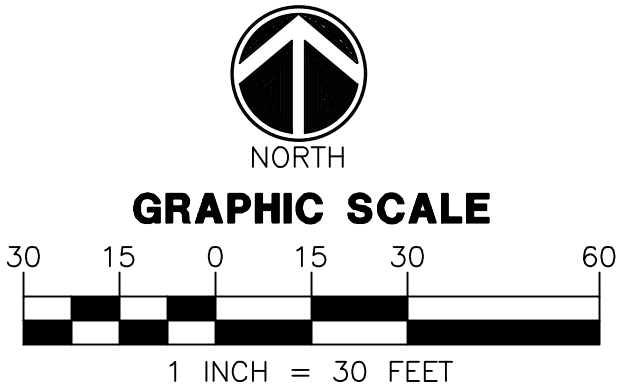


PHOTOMETRIC LEGEND

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**PHOTOMETRIC CALCULATION
SHEET. FOR INFORMATION ONLY.**

Professional Engineer
CAL RICHARD
CLUFF
78890
CAL RICHARD
CLUFF
Exp. 8-2024
Wright Eng.

PROJECT NAME:
CAVASSON
SITE PHOTOMETRICS
SCOTTSDALE, ARIZONA
WRIGHT ENG.
PROJECT NO: **24221**
DESIGN BY: TDN **PH2**

H:\2024\24221-Cavasson SE\24221-SE.dwg

*Draft DRB Notification Letter to be mailed to 750' list upon application to the City.

Date: July __, 2024

Re: Toll Brothers at Cavasson / NEC of Cavasson Boulevard & Miller Road

Dear Neighbor:

We want to inform you that Toll Brothers is processing an application for Development Review Board approval for the site plan, elevations, and landscaping of a new residential community on a 11.27+/- acre site located at the northeast corner of Cavasson Boulevard and Miller Road, to allow for a new, for-sale, residential townhome community within the Cavasson PCD which is part of the larger Crossroads East master plan. The proposal includes 136 luxury residences resulting in a density of 12.07 dwelling units/acre. No change to the existing PCP PCD zoning or AMU- R General Plan – Greater Airpark Character Area Plan designation is necessitated by the proposal. The residences will have individual garages (two spaces per residence) and there will be approximately 54 (+/-) guest parking spaces throughout the development. The community is centered around a recreational amenity and each residence will have their own private outdoor living space.

This development review application will be heard by the Development Review Board at a public hearing in the future. No hearing dates to review this request have been scheduled at this time.

In the meantime, if you have any questions, please contact Michele Hammond at Berry Riddell on behalf of Toll Brothers, at 480-385-2753 or mh@berryriddell.com. The City of Scottsdale Project Coordinator for the project is Greg Bloemberg, who can be reached at 480-312-4306 or gbloemberg@ScottsdaleAZ.gov. Pre-Application Case: 375-PA-2024

Thank you,

Michele Hammond
Principal Planner