

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

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



Close-up Aerial

21-DR-2024

Toll at Cavasson
Development Review Board
Project Narrative

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

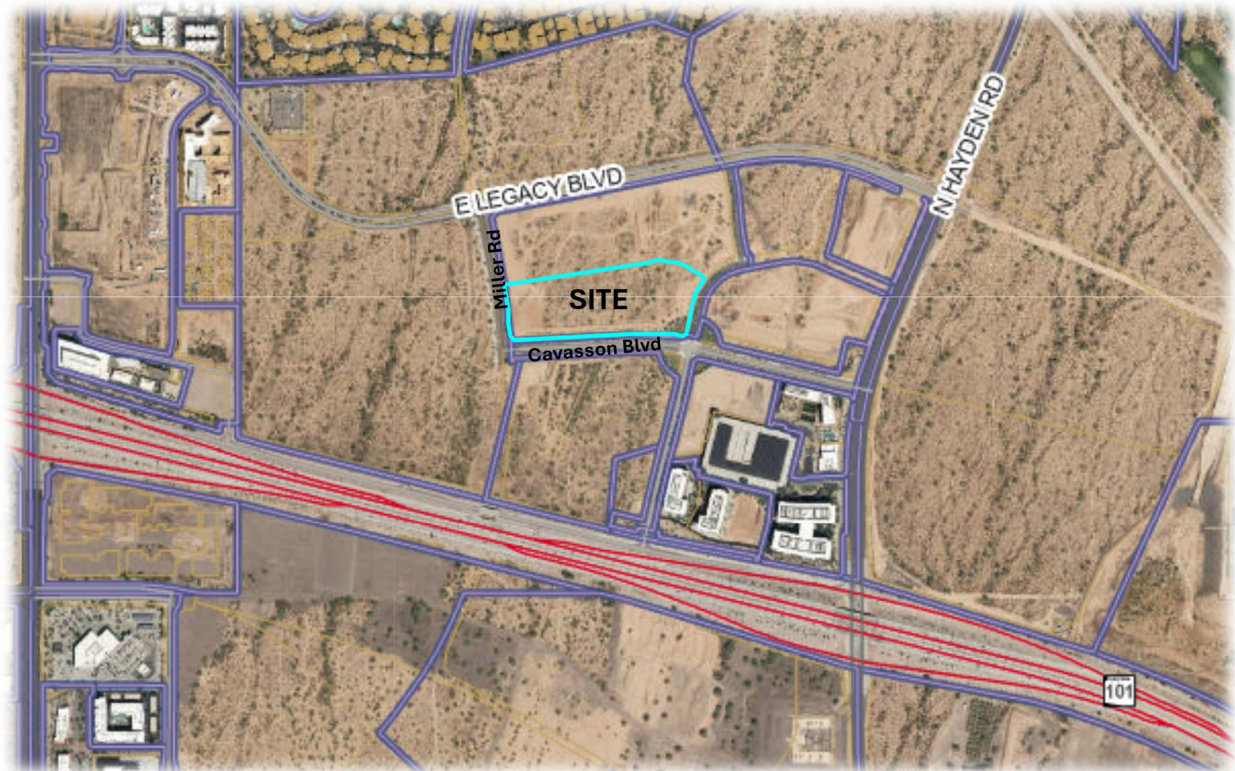


Developer/Applicant:
Toll Bros.
Colin Phipps

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

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::

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

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

PROJECT TEAM:

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

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

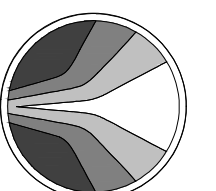
ARCHITECT
WOODLEY ARCHITECTURAL GROUP
731 SOUTHPARK DR, STE B
LITTLETON, CO 80120
TEL: 303-683-7231
CONTACT: GRAHAM DENTON

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



1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
PH: 480.892.3313
www.hubbardengineering.com

HUBBARD
ENGINEERING



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 Eng.
M. WOLF

Project No.
18114-750

Project Mgr.
T. WOLF

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OR RECORDING
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602.263.1100



CONCEPTUAL WALL PLAN

SCALE: 1"=50'-0"

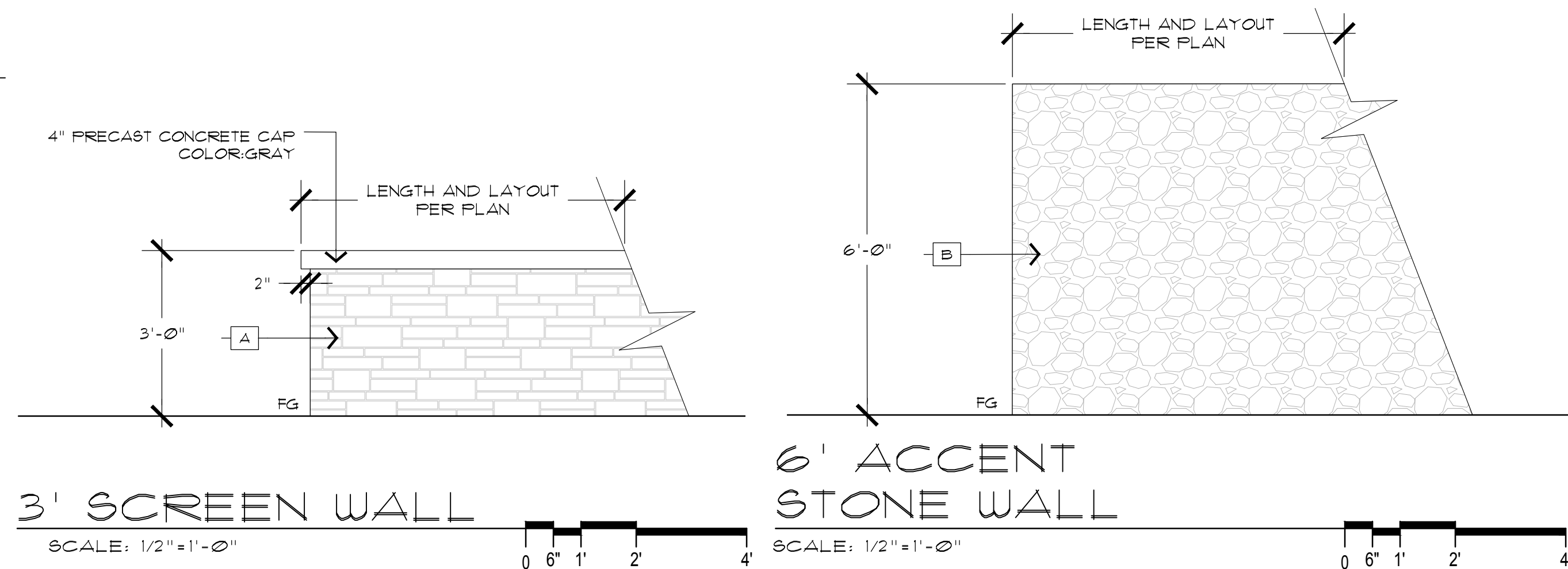


PROPOSED WALL LEGEND

	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

		IRONWOOD NATURAL STONE VENEER SUPPLIER: ANASAZI STONE COMPANY INSTALL PER MANUFACTURER SPECIFICATIONS
		DC COBBLE STONE VENEER TO MATCH CAVASSON MASTER PLAN
		GROUND FACE PRECISION BLOCK MANUFACTURER: ECHELON MASONRY COLOR: SOFT COTTON STACKED BOND INSTALLATION
		1"X1" (1 GA) 50. WELDED WIRE MESH PAINTED TO MATCH ARCHITECTURE



3' SCREEN WALL

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

6' ACCENT STONE WALL

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

CONCEPTUAL WALL PLAN

LANDSCAPE IMPROVEMENTS
TOLL AT CAVASSON

CAVASSON PHASE 3, LOT 1 - SCOTTSDALE, AZ



Collaborative V
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Scottsdale, Arizona
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office: 480-347-0590
fax: 480-656-6012



EXPIRES: 06/30/2025

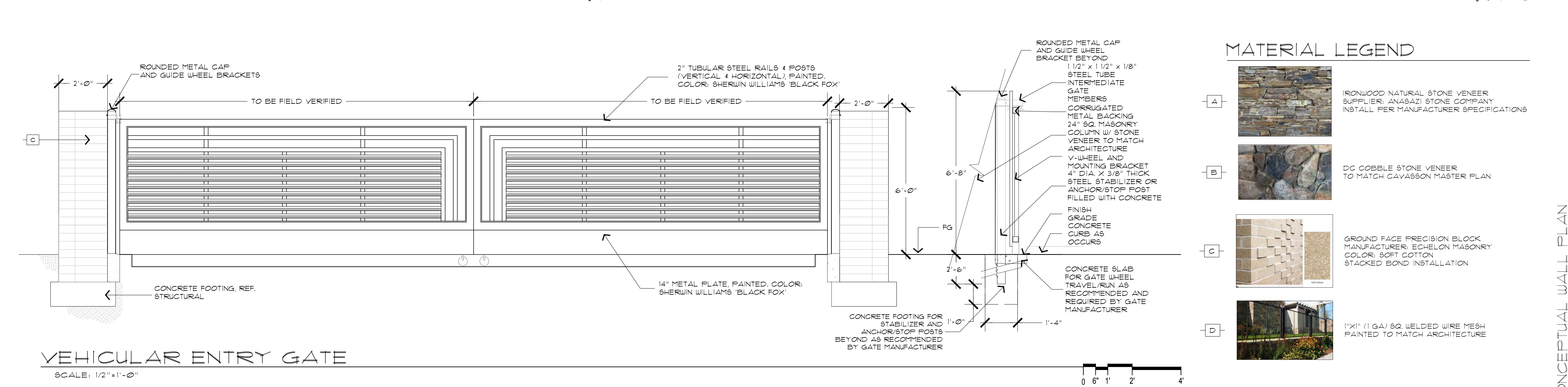
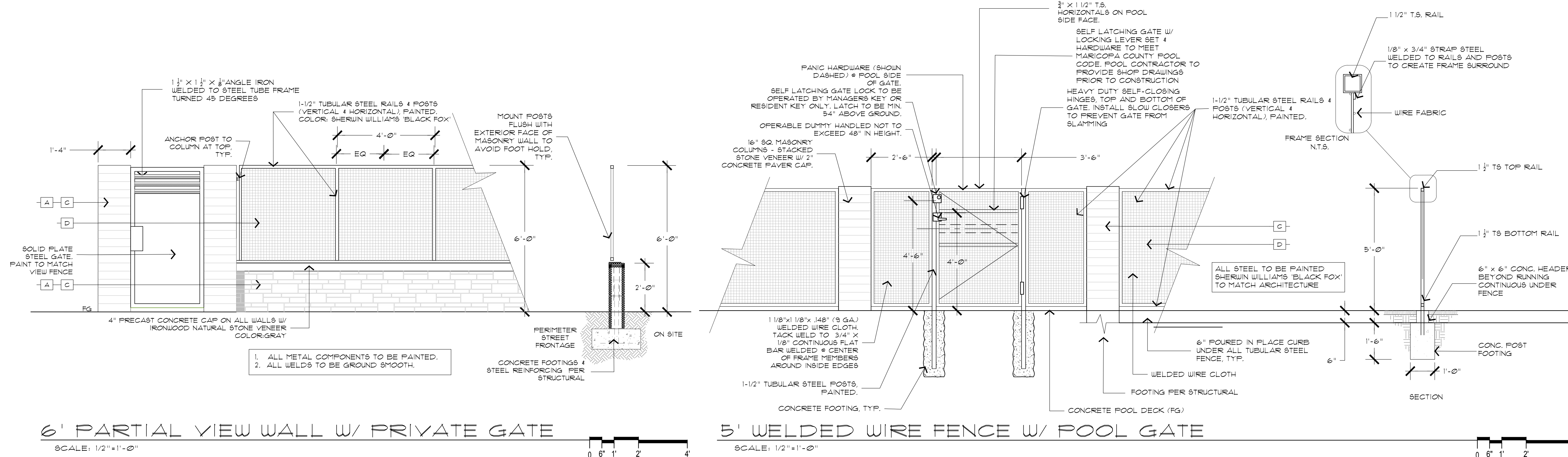
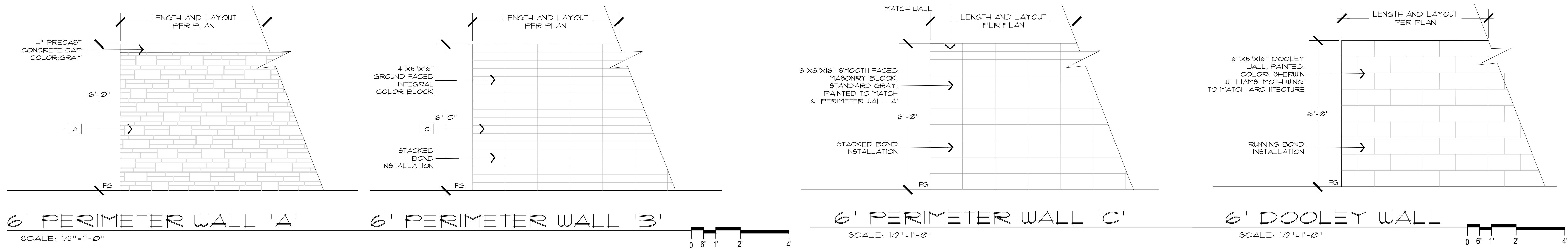
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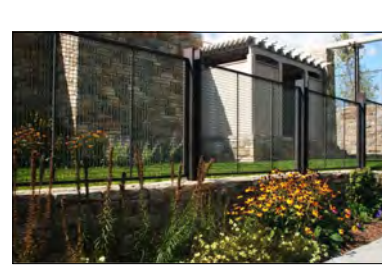
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REVISIONS: 10/04/2024
CITY DRB COMMENTS

TOLL AT CAVASSON
DRB SUBMITTAL

WALL-1



MATERIAL LEGEND

-  IRONWOOD NATURAL STONE VENEER
SUPPLIER: ANASAZI STONE COMPANY
INSTALL PER MANUFACTURER SPECIFICATIONS
-  DC COBBLE STONE VENEER
TO MATCH CAVASSON MASTER PLAN
-  GROUND FACE PRECISION BLOCK
MANUFACTURER: ECHELON MASONRY
COLOR: SOFT COTTON
STACKED BOND INSTALLATION
-  1"X1" (1 GA) SQ. WELDED WIRE MESH
PAINTED TO MATCH ARCHITECTURE



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



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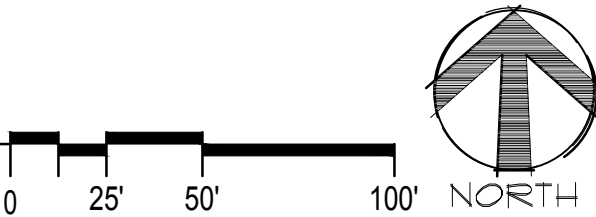
TOLL AT CAVASSON
DRB SUBMITTAL

WALL-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.

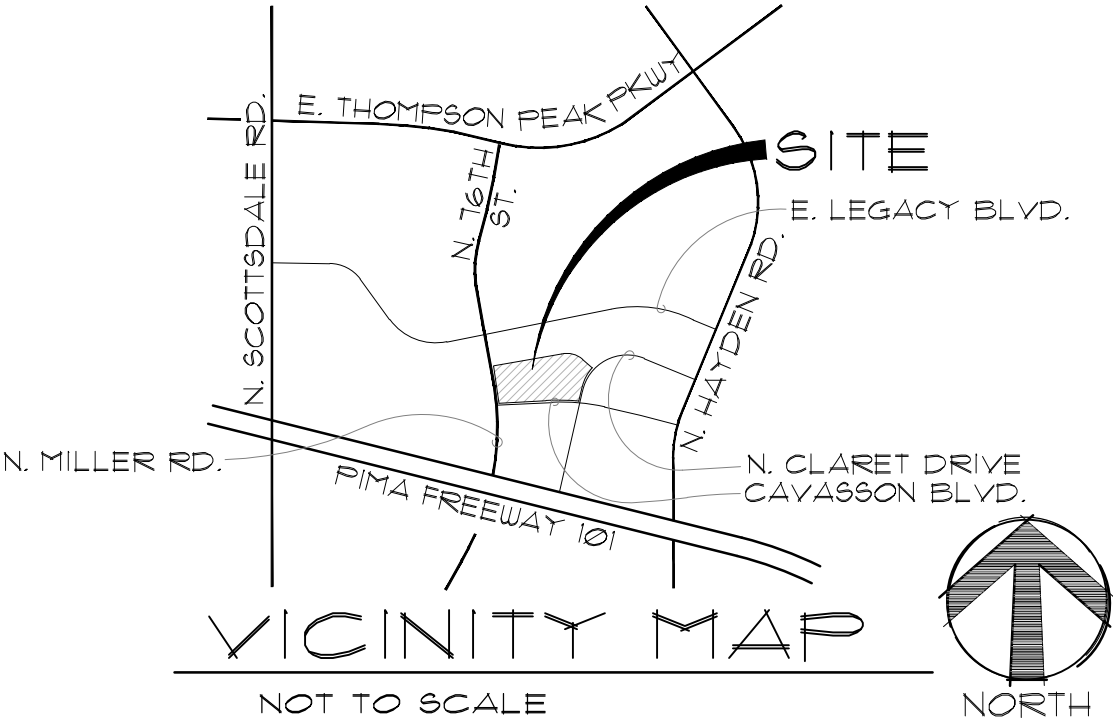
PARKING AREA	
PARKING AREA :	8,415 SQ. FT.
PARKING LANDSCAPE AREA REQUIRED (10%) :	842 SQ. FT.
PARKING LANDSCAPE AREA PROVIDED :	1542 SQ. FT. (18%)

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



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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	±67,973 SF.
PARKING LOT LANDSCAPE	±1542 SF.
TOTAL LANDSCAPE	±69,515 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
	Cassia alpinia 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	15" Cal.	5
	Pithecellobium flexicaule	Texas Ebony	60" Box	16
	Prosopis juliflora	Velvet Mesquite	18" C.T.H.	12
	Quercus virginiana	Cathedral Live Oak	36" Box	14
	Sophora secundiflora	Texas Mountain Laurel	25" Cal.	22
	Salvage Trees	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 - ±165 LF.	
	Synthetic Turf - Coronado Platinum (100 oz.) by Arizona Artificial Lawns or Approved Equal - ±1542 SQ. FT.		with Steel Header - ±320 LF.	
	Stabilized DG Trails		±(Including synthetic turf, annuals border, and Stabilize DG Trails)	

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 'Bataara Karst'	Vine Bougainvillea	15-Gal	14
	Bougainvillea capensis	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 40 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



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CONCEPTUAL LANDSCAPE PLAN



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CITY DRB COMMENTS

TOLL AT CAVASSON
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CLS-1



Mulga



Willow Acacia



Mexican Bird of Paradise



Texas Olive



Blue Palo Verde



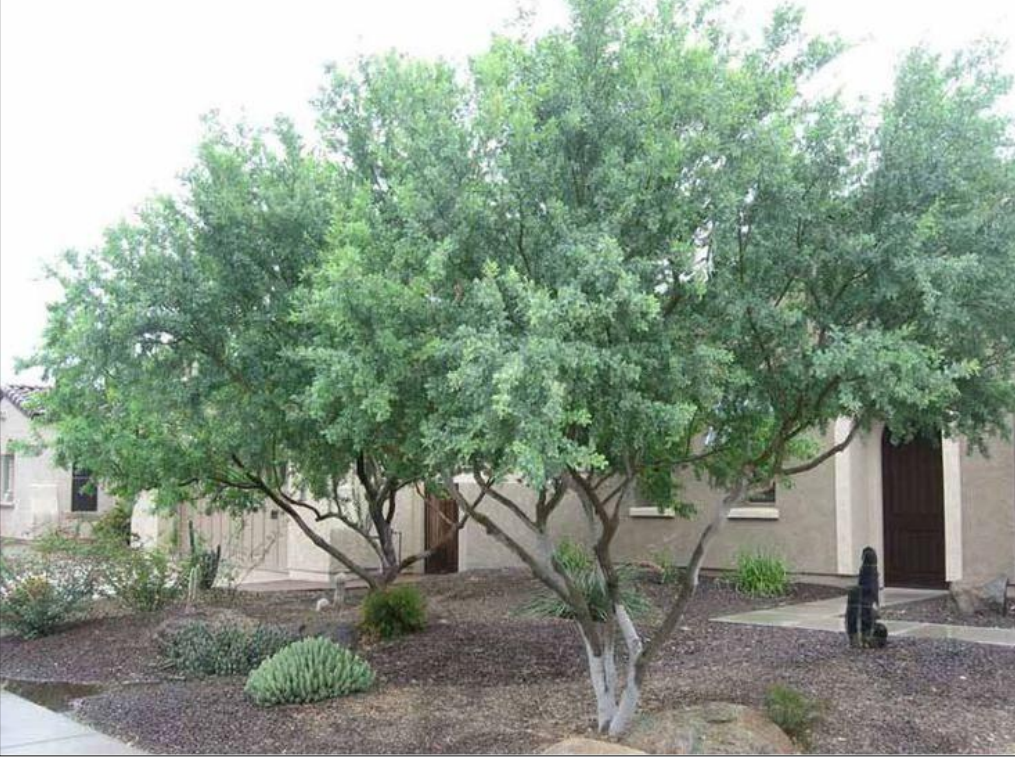
Desert Museum



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



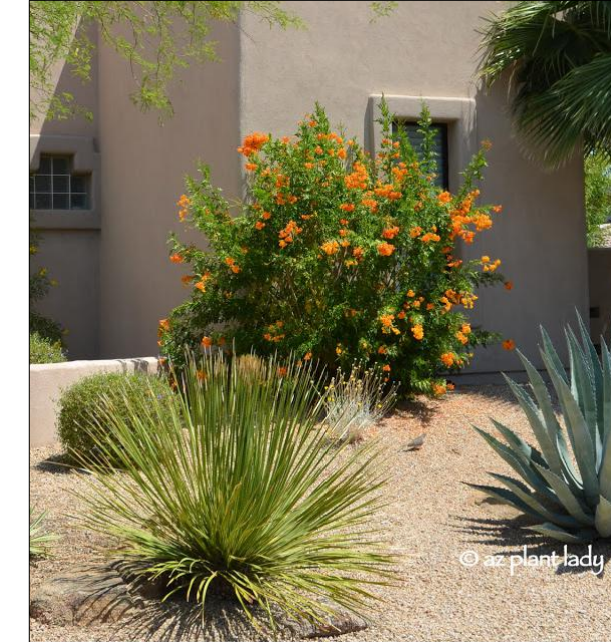
Mexican Petunia



Cleveland Sage



Jojoba



Tecoma Varieties



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



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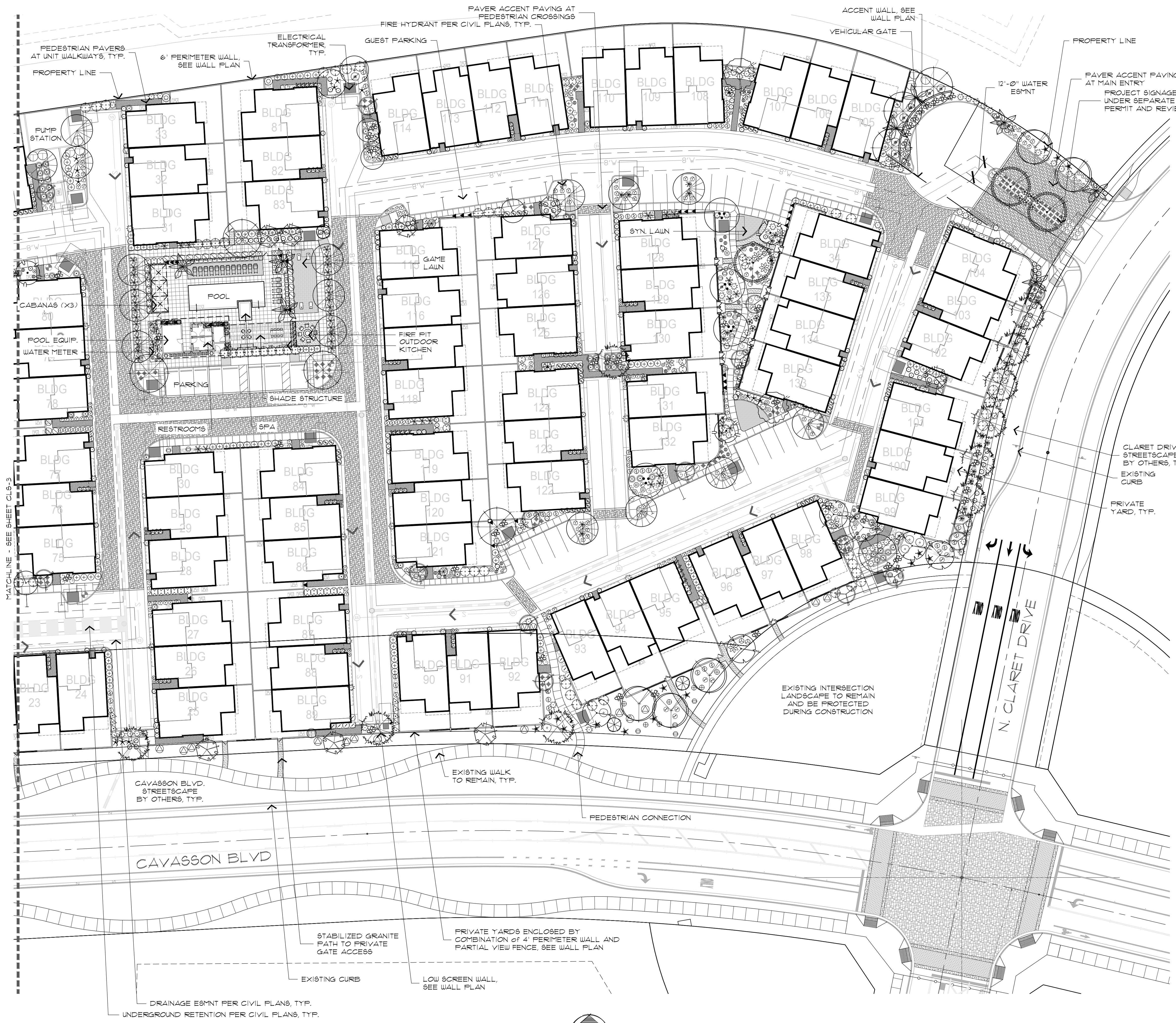
CLS-2

CONCEPTUAL PLANT PALETTE



3 of 4

WEST LANDSCAPE ENLARGEMENT



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES/PALMS				
	Acacia anura	Mulga	24" Box	15
	Acacia salicina	Willow Acacia	15" Box	7
	Cassalpinia 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
	Eriodaphne viscosa	Purple Hopseed Bush	5-Gal	79
	Eriodaphne viscosa	Blue Bells	5-Gal	25
	Eriodaphne viscosa	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
	Mirtus 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
	Senna 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
	Eriodaphne 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 S.Q.F.T.		
	Mid-Iron Hybrid Sod, Interior Site - ±1765 S.Q.F.T. with Concrete Header at Dog Park - ±165 L.F.			
	Synthetic Turf - Coronado Platinum (100 oz.) by Arizona Artificial Law or Approved Equal - ±1540 S.Q.F.T. with Steel Header - ±300 L.F. * (Including synthetic turf, annuals border, and stabilize DG Trails)			

PROJECT DATA TABLE

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

EAST LANDSCAPE ENLARGEMENT

SCALE: 1"=30'-0"



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



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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

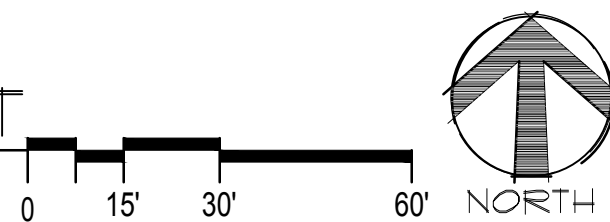
TOLL AT CAVASSON
DRB SUBMITTAL

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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CONSTRUCTION

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
3	SPECIALTY VEHICULAR PAVING - 80MM BELGARD PAVERS MEGA FIT GRANA SERIES- 'VICTORIAN' COLOR
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5	POOL DECK PAVING - ARTISTIC PAVERS, DESERTLOCK SERIES COLOR: 'COOL WHITE'
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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
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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
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EXPIRES: 06/30/2025

PRELIMINARY
NOT FOR
CONSTRUCTION

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

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TOLLAZ-2401

ATTACHMENT #122

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RIGHT



LEFT

4-2-1-3 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-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'

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
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FRONT



REAR

1x-4 BUILDING

TOLL AT CAVASSON | TOLL BROTHERS
SCOTTSDALE, ARIZONA

10.04.24



SCALE: 1/4" = 1'

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RIGHT



LEFT

1x-4 BUILDING

TOLL AT CAVASSON | TOLL BROTHERS SCOTTSDALE, ARIZONA

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SCALE: 1/4" = 1'

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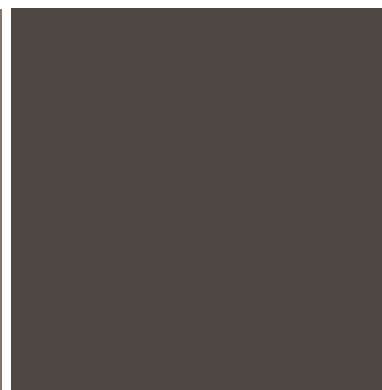
NICHIHA VINTAGEWOOD
CEDAR (1)
FIBER CEMENT WALL PANELS



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

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NICHIHA VINTAGEWOOD
 SPRUCE (1)
 FIBER CEMENT WALL PANELS

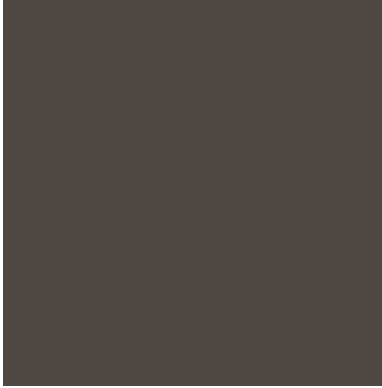


SCHEME 2

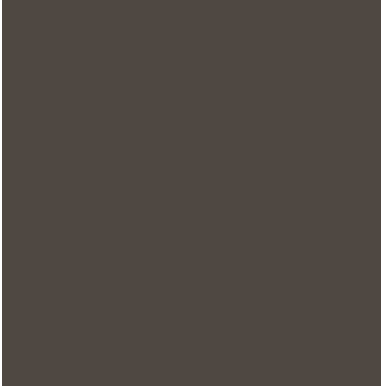
SHERWIN WILLIAMS
 SW9147 MOTH WING (2)
 PRIMARY STUCCO BODY



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



10.04.24

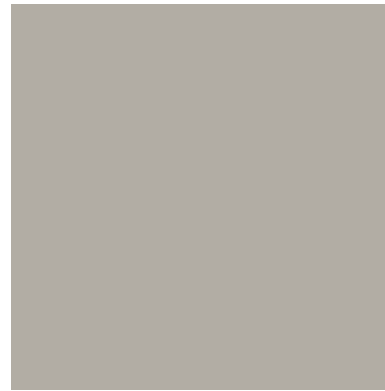
NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
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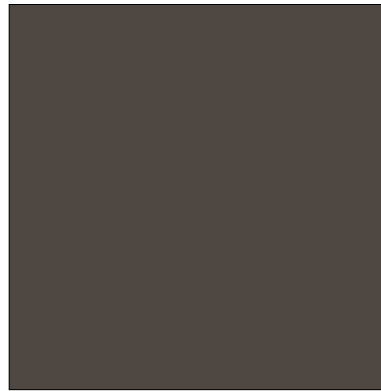
NICHIHA VINTAGEWOOD
BARK (1)
FIBER CEMENT WALL PANELS



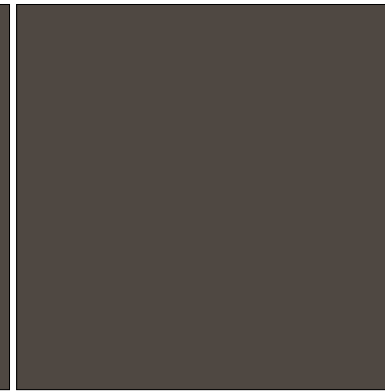
SHERWIN WILLIAMS
SW7643 PUSSYWILLOW (2)
PRIMARY STUCCO BODY



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

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SCHEME 1

SCHEME 2

SCHEME 3



10.04.24

COLOR SCHEME PLOTTING EXHIBIT

TOLL AT CAVASSON | TOLL BROTHERS

SCOTTSDALE, ARIZONA

TOLLAZ-2401



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10.04.24

PERSPECTIVE FROM CAVASSON

TOLL AT CAVASSON | TOLL BROTHERS

SCOTTSDALE, ARIZONA

TOLLAZ-2401

ATTACHMENT #14



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COMMUNITY PERSPECTIVE

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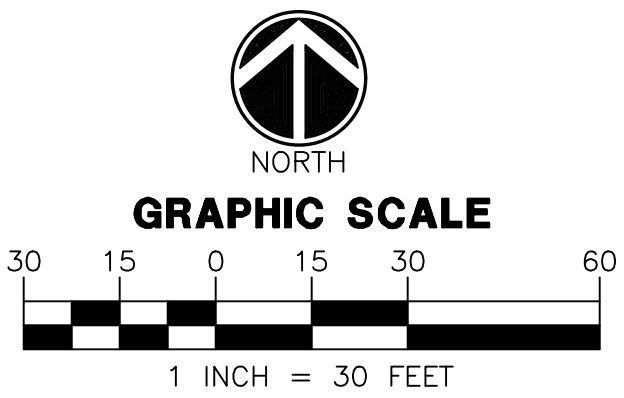
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CAVASSON



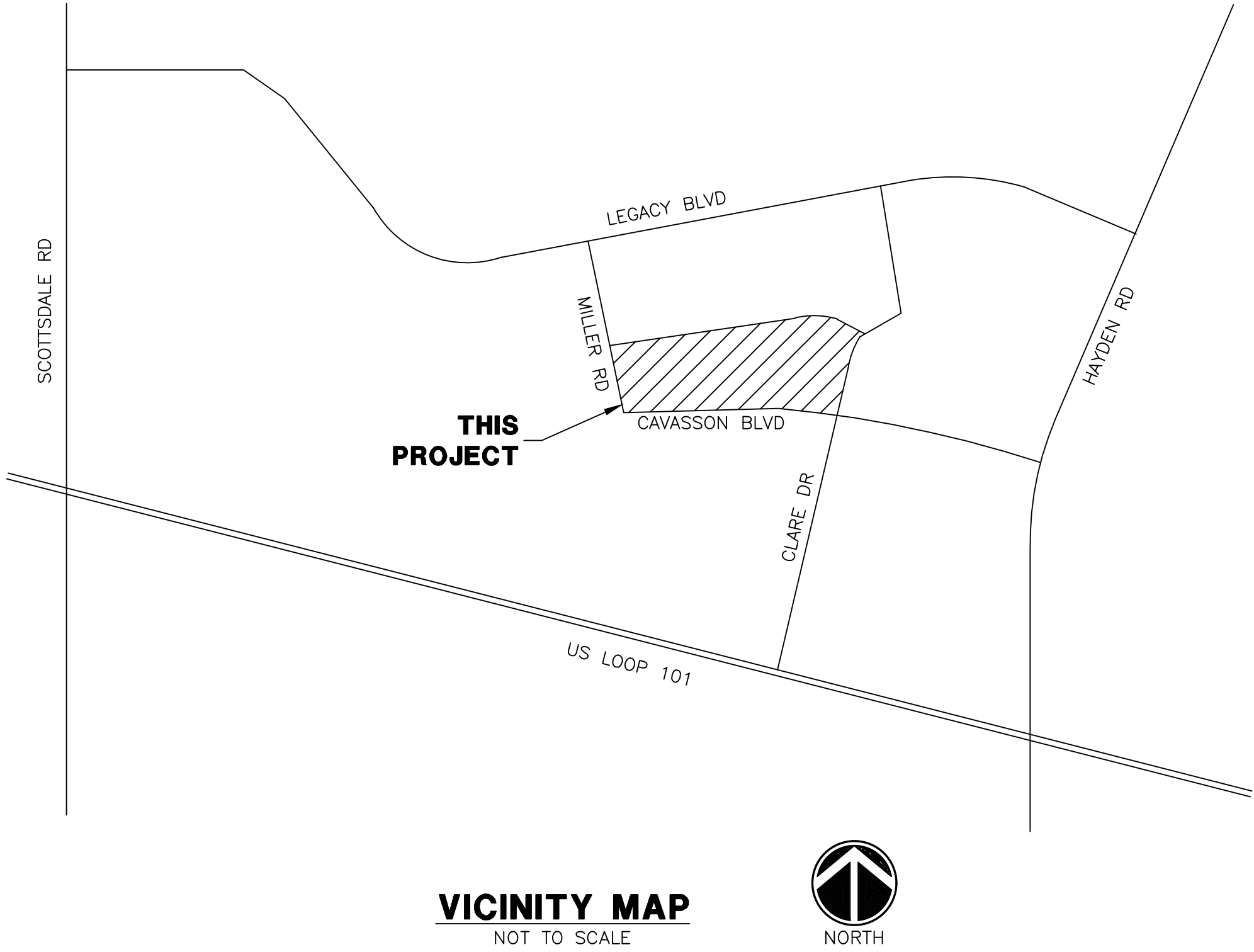
MILLER RD

CAVASSON BLVD



ATTACHMENT #15

MATCHLINE 'A' SEE SHEET PH2



VICINITY MAP
NOT TO SCALE

PHOTOMETRIC LEGEND

- COOPER LIGHTING — McGraw Edison
GALN-SA1B-730-U-SL3
candela file 'GLAN-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 Seal for Cal Richard Cluff, License No. 78890, State of Arizona, expires 9-30-26

MATCHLINE 'A' SEE SHEET PH1

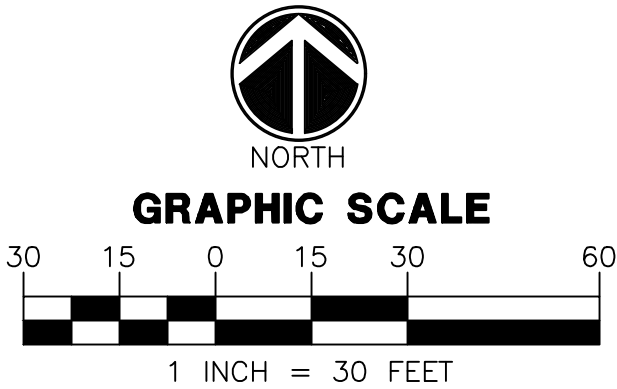


PHOTOMETRIC LEGEND

- COOPER LIGHTING — McGraw Edison
GALN-SA1B-730-U-SL3
candela file 'GLAN-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
UnitGrad N/A



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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**

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Project	Catalog #	Type
Prepared by	Notes	Date



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features



Product Certifications



Connected Systems

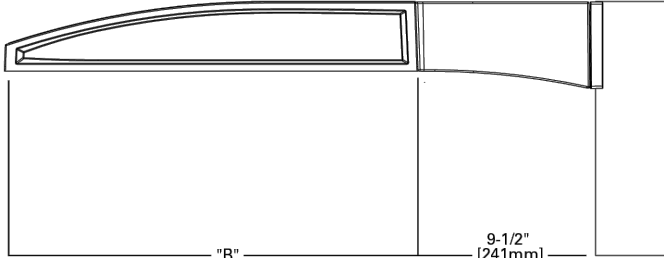
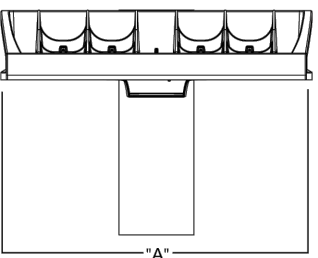
- WaveLink Lite
- WaveLink

Quick Facts

- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

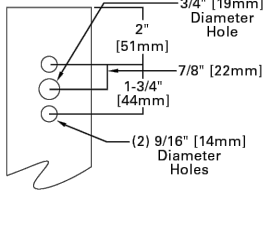
Dimensional Details

Standard Arm



Pole Drilling Patterns

Type "N"



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit <https://www.designlights.org/branch> to confirm qualification. Not all product variations are UL/C certified.
2. ICA Certified (300K CCT and warmer only, fixed mounting options)



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Ordering Information

SAMPLE NUMBER: **GALN-SA4G-740-U-T4FT-GM**

Product Family 1-1	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
BAA-GALN-II BAA-GALN-II Bay Area Act Corollaries II TAA-GALN-II Trade Agreements Act Compliances II	SA1-6 Squares SA2-2 Squares SA3-5 Squares SA4-4 Squares SA5-7 Squares SA6-6 Squares SA7-7 Squares SA8-8 Squares SA9-9 Squares	A-6000K B-8000K C-10000K D-10000K+1	722-700K, 2200K 722-700K, 2700K 722-700K, 3000K 730-700K, 3000K 730-700K, 4000K 730-700K, 3000K 730-700K, 3000K 730-700K, 3000K 827-800K, 3000K 827-800K, 3000K AMB-Ambiar, 5000m+1	H-120/277V W-120/277V 1-120V 2-120V 3-120V 4-120V 5-120V 6-120V 7-120V 8-120V 9-120V 10-120V 11-120V 12-120V 13-120V 14-120V 15-120V 16-120V 17-120V 18-120V 19-120V 20-120V 21-120V 22-120V 23-120V 24-120V 25-120V 26-120V 27-120V 28-120V 29-120V 30-120V 31-120V 32-120V 33-120V 34-120V 35-120V 36-120V 37-120V 38-120V 39-120V 40-120V 41-120V 42-120V 43-120V 44-120V 45-120V 46-120V 47-120V 48-120V 49-120V 50-120V 51-120V 52-120V 53-120V 54-120V 55-120V 56-120V 57-120V 58-120V 59-120V 60-120V 61-120V 62-120V 63-120V 64-120V 65-120V 66-120V 67-120V 68-120V 69-120V 70-120V 71-120V 72-120V 73-120V 74-120V 75-120V 76-120V 77-120V 78-120V 79-120V 80-120V 81-120V 82-120V 83-120V 84-120V 85-120V 86-120V 87-120V 88-120V 89-120V 90-120V 91-120V 92-120V 93-120V 94-120V 95-120V 96-120V 97-120V 98-120V 99-120V 100-120V 101-120V 102-120V 103-120V 104-120V 105-120V 106-120V 107-120V 108-120V 109-120V 110-120V 111-120V 112-120V 113-120V 114-120V 115-120V 116-120V 117-120V 118-120V 119-120V 120-120V 121-120V 122-120V 123-120V 124-120V 125-120V 126-120V 127-120V 128-120V 129-120V 130-120V 131-120V 132-120V 133-120V 134-120V 135-120V 136-120V 137-120V 138-120V 139-120V 140-120V 141-120V 142-120V 143-120V 144-120V 145-120V 146-120V 147-120V 148-120V 149-120V 150-120V 151-120V 152-120V 153-120V 154-120V 155-120V 156-120V 157-120V 158-120V 159-120V 160-120V 161-120V 162-120V 163-120V 164-120V 165-120V 166-120V 167-120V 168-120V 169-120V 170-120V 171-120V 172-120V 173-120V 174-120V 175-120V 176-120V 177-120V 178-120V 179-120V 180-120V 181-120V 182-120V 183-120V 184-120V 185-120V 186-120V 187-120V 188-120V 189-120V 190-120V 191-120V 192-120V 193-120V 194-120V 195-120V 196-120V 197-120V 198-120V 199-120V 200-120V 201-120V 202-120V 203-120V 204-120V 205-120V 206-120V 207-120V 208-120V 209-120V 210-120V 211-120V 212-120V 213-120V 214-120V 215-120V 216-120V 217-120V 218-120V 219-120V 220-120V 221-120V 222-120V 223-120V 224-120V 225-120V 226-120V 227-120V 228-120V 229-120V 230-120V 231-120V 232-120V 233-120V 234-120V 235-120V 236-120V 237-120V 238-120V 239-120V 240-120V 241-120V 242-120V 243-120V 244-120V 245-120V 246-120V 247-120V 248-120V 249-120V 250-120V 251-120V 252-120V 253-120V 254-120V 255-120V 256-120V 257-120V 258-120V 259-120V 260-120V 261-120V 262-120V 263-120V 264-120V 265-120V 266-120V 267-120V 268-120V 269-120V 270-120V 271-120V 272-120V 273-120V 274-120V 275-120V 276-120V 277-120V 278-120V 279-120V 280-120V 281-120V 282-120V 283-120V 284-120V 285-120V 286-120V 287-120V 288-120V 289-120V 290-120V 291-120V 292-120V 293-120V 294-120V 295-120V 296-120V 297-120V 298-120V 299-120V 300-120V 301-120V 302-120V 303-120V 304-120V 305-120V 306-120V 307-120V 308-120V 309-120V 310-120V 311-120V 312-120V 313-120V 314-120V 315-120V 316-120V 317-120V 318-120V 319-120V 320-120V 321-120V 322-120V 323-120V 324-120V 325-120V 326-120V 327-120V 328-120V 329-120V 330-120V 331-120V 332-120V 333-120V 334-120V 335-120V 336-120V 337-120V 338-120V 339-120V 340-120V 341-120V 342-120V 343-120V 344-120V 345-120V 346-120V 347-120V 348-120V 349-120V 350-120V 351-120V 352-120V 353-120V 354-120V 355-120V 356-120V 357-120V 358-120V 359-120V 360-120V 361-120V 362-120V 363-120V 364-120V 365-120V 366-120V 367-120V 368-120V 369-120V 370-120V 371-120V 372-120V 373-120V 374-120V 375-120V 376-120V 377-120V 378-120V 379-120V 380-120V 381-120V 382-120V 383-120V 384-120V 385-120V 386-120V 387-120V 388-120V 389-120V 390-120V 391-120V 392-120V 393-120V 394-120V 395-120V 396-120V 397-120V 398-120V 399-120V 400-120V 401-120V 402-120V 403-120V 404-120V 405-120V 406-120V 407-120V 408-120V 409-120V 410-120V 411-120V 412-120V 413-120V 414-120V 415-120V 416-120V 417-120V 418-120V 419-120V 420-120V 421-120V 422-120V 423-120V 424-120V 425-120V 426-120V 427-120V 428-120V 429-120V 430-120V 431-120V 432-120V 433-120V 434-120V 435-120V 436-120V 437-120V 438-120V 439-120V 440-120V 441-120V 442-120V 443-120V 444-120V 445-120V 446-120V 447-120V 448-120V 449-120V 450-120V 451-120V 452-120V 453-120V 454-120V 455-120V 456-120V 457-120V 458-120V 459-120V 460-120V 461-120V 462-120V 463-120V 464-120V 465-120V 466-120V 467-120V 468-120V 469-120V 470-120V 471-120V 472-120V 473-120V 474-120V 475-120V 476-120V 477-120V 478-120V 479-120V 480-120V 481-120V 482-120V 483-120V 484-120V 485-120V 486-120V 487-120V 488-120V 489-120V 490-120V 491-120V 492-120V 493-120V 494-120V 495-120V 496-120V 497-120V 498-120V 499-120V 500-120V 501-120V 502-120V 503-120V 504-120V 505-120V 506-120V 507-120V 508-120V 509-120V 510-120V 511-120V 512-120V 513-120V 514-120V 515-120V 516-120V 517-120V 518-120V 519-120V 520-120V 521-120V 522-120V 523-120V 524-120V 525-120V 526-120V 527-120V 528-120V 529-120V 530-120V 531-120V 532-120V 533-120V 534-120V 535-120V 536-120V 537-120V 538-120V 539-120V 540-120V 541-120V 542-120V 543-120V 544-120V 545-120V 546-120V 547-120V 548-120V 549-120V 550-120V 551-120V 552-120V 553-120V 554-120V 555-120V 556-120V 557-120V 558-120V 559-120V 560-120V 561-120V 562-120V 563-120V 564-120V 565-120V 566-120V 567-120V 568-120V 569-120V 570-120V 571-120V 572-120V 573-120V 574-120V 575-120V 576-120V 577-120V 578-120V 579-120V 580-120V 581-120V 582-120V 583-120V 584-120V 585-120V 586-120V 587-120V 588-120V 589-120V 590-120V 591-120V 592-120V 593-120V 594-120V 595-120V 596-120V 597-120V 598-120V 599-120V 600-120V 601-120V 602-120V 603-120V 604-120V 605-120V 606-120V 607-120V 608-120V 609-120V 610-120V 611-120V 612-120V 613-120V 614-120V 615-120V 616-120V 617-120V 618-120V 619-120V 620-120V 621-120V 622-120V 623-120V 624-120V 625-120V 626-120V 627-120V 628-120V 629-120V 630-120V 631-120V 632-120V 633-120V 634-120V 635-120V 636-120V 637-120V 638-120V 639-120V 640-120V 641-120V 642-120V 643-120V 644-120V 645-120V 646-120V 647-120V 648-120V 649-120V 650-120V 651-120V 652-120V 653-120V 654-120V 655-120V 656-120V 657-120V 658-120V 659-120V 660-120V 661-120V 662-120V 663-120V 664-120V 665-120V 666-120V 667-120V 668-120V 669-120V 670-120V 671-120V 672-120V 673-120V 674-120V 675-120V 676-120V 677-120V 678-120V 679-120V 680-120V 681-120V 682-120V 683-120V 684-120V 685-120V 686-120V 687-120V 688-120V 689-120V 690-120V 691-120V 692-120V 693-120V 694-120V 695-120V 696-120V 697-120V 698-120V 699-120V 700-120V 701-120V 702-120V 703-120V 704-120V 705-120V 706-120V 707-120V 708-120V 709-120V 710-120V 711-120V 712-120V 713-120V 714-120V 715-120V 716-120V 717-120V 718-120V 719-120V 720-120V 721-120V 722-120V 723-120V 724-120V 725-120V 726-120V 727-120V 728-120V 729-120V 730-120V 731-120V 732-120V 733-120V 734-120V 735-120V 736-120V 737-120V 738-120V 739-120V 740-120V 741-120V 742-120V 743-120V 744-120V 745-120V 746-120V 747-120V 748-120V 749-120V 750-120V 751-120V 752-120V 753-120V 754-120V 755-120V 756-120V 757-120V 758-120V 759-120V 760-120V 761-120V 762-120V 763-120V 764-120V 765-120V 766-120V 767-120V 768-120V 769-120V 770-120V 771-120V 772-120V 773-120V 774-120V 775-120V 776-120V 777-120V 778-120V 779-120V 780-120V 781-120V 782-120V 783-120V 784-120V 785-120V 786-120V 787-120V 788-120V 789-120V 790-120V 791			

*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