



April 26, 2017

RE: Rosewood 17 – Preliminary Plat Application Notification

Dear Neighbor/Landowner:

We are an Engineering and Landscape Architect firm working for Rosewood Homes in the creation of a new residential neighborhood adjacent to or near your home/property. The proposed Rosewood neighborhood is located just west of the existing Cantada subdivision and east of the Northeast Corner of 84th Street & Hawknest Road.

The application we have submitted to the City requests approval of a preliminary plat for the property. The proposed project will include 17 single family homes on approximately 21 acres. All homes within the proposed neighborhood will be single story with building heights limited to 24 feet or less. More than 32% of the site will be preserved as Natural Area Open Space (N.A.O.S) with the majority of that area being located along the project perimeter and within the primary wash corridors that extend through the Rosewood neighborhood.

A Preliminary Plat for this project was originally approved by the City of Scottsdale in 2009 as Hawk Nest Desert Estates (4-PP-2008). While this original approval expired during the economic downturn, the current site plan we are proposing is very similar to the original approval. In conjunction with our application, we are also submitting a request for abandonment of the north 15 feet of the existing 40 feet of right of way along the north side of Hawknest Road. Note: This abandonment was also requested and approved with the original plat.

The only vehicular access to the Rosewood neighborhood will be through a gated entry on Hawknest Road. No vehicular or pedestrian connections will be made to adjacent neighborhoods. Although individual walls will be constructed with each home, no perimeter walls on the edge of the property will be permitted.


Homes within the neighborhood will be built by Rosewood Homes, an award winning, Scottsdale based, homebuilder that is currently constructing homes south of this site within Rosewood's Sierra Highlands Neighborhood. Most homes in Sierra Highlands have closed escrow at prices between \$1.2 and \$1.6 million (including pools/landscaping). Rosewood also built 15 homes south of Sierra Highlands in the Sierra Boulders Neighborhood.

Attached is a preliminary site plan that identifies the locations of homesites and open space for Rosewood's proposed new neighborhood. If you have any questions or comments, please do not hesitate to contact me at (602) 906-1373 andrew.jupp@kimley-horn.com or contact Jamie Haney w/ Rosewood Homes at JHaney@Rosewoodhomes.com.

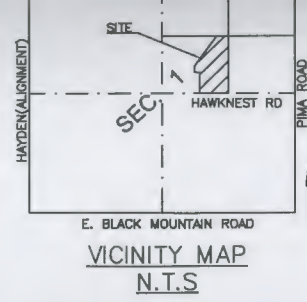
Thank you!

Sincerely,



Kimley-Horn and Associates, Inc


Andrew Jupp, PE
Project Manager

Attachment: Context Plan



LEGEND

-  PROJECT BOUNDARY
-  DEVELOPMENT ENVELOPE

ENGINEER

KIMLEY-HORN & ASSOCIATES
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020

SURVEYOR

STRATEGIC SURVEYING, LLC
1102 W. SOUTHERN AVE, STE 4
TEMPE, AZ 85282
TELEPHONE: (480) 272-7634
CONTACT: JOSHUA S. MOYSES, R.L.S.

OWNER/DEVELOPER

ROSEWOOD HOMES
8601 N. SCOTTSDALE RD, STE. 320
SCOTTSDALE, AZ 85253
TELEPHONE: (480) 922-6366
CONTACT: DAVID KITNICK

SITE DATA

GROSS AREA	20.83 AC±
NET AREA	21.44 AC±
TOTAL NUMBER OF LOTS	17
TYPICAL LOT SIZE	N/A
DENSITY	0.82 DU/AC

ZONING

CURRENT: R1-35 ESL (AMENDED)

SETBACK TABLE

FRONT	30 FT
REAR	26 FT
SIDE	15 FT



NO.	REVISION	BY

Kimley»Horn
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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=40'	DATE:
SCALE (V): NONE	DESIGNED BY:
DRAWN BY:	CHECKED BY:

Rosewood 17
Conceptual Site Plan with Context Aerial
Preliminary Plat



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WITHOUT WRITTEN AUTHORIZATION AND ADJUSTMENT BY KIMBLE-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMBLE-HORN AND ASSOCIATES, INC.
1700\Exhibits\Pre Plot\Context Aerial w Site Planning Apr 25, 2017 kya.campbell