

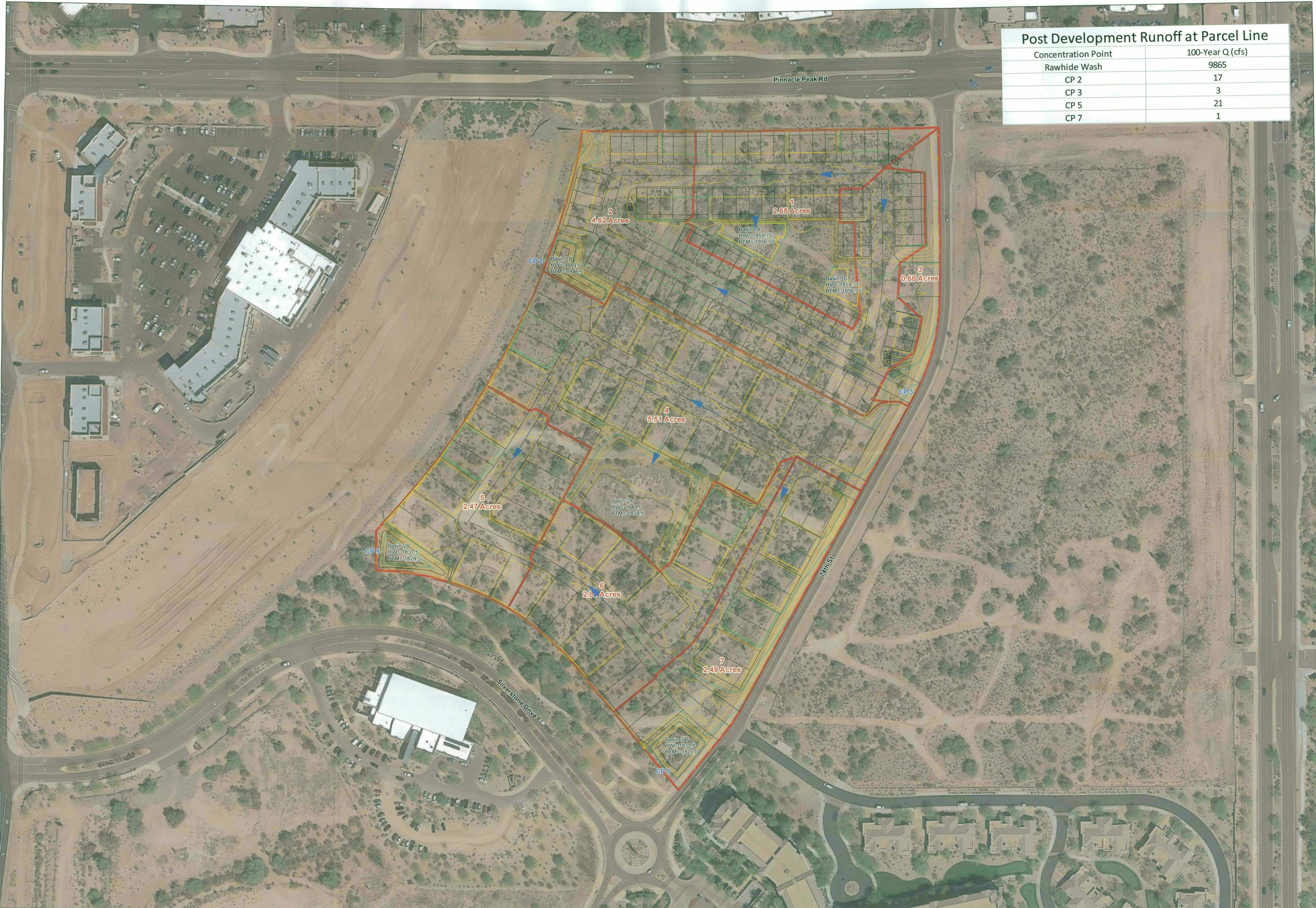
Full Size

8.5 x 11

11 x 17

(site plan, landscape, elevations)

Post Development Runoff at Parcel Line	
Concentration Point	100-Year Q (cfs)
Rawhide Wash	9865
CP 2	17
CP 3	3
CP 5	21
CP 7	1





FEMA HAG Compliance Table				
Lot	Highest Adjacent Grade	Finished Floor	Pad	Compliance
61	1838.0	1848.21	1847.21	YES
62	1838.0	1848.21	1847.21	YES
63	1848.0	1852.41	1851.41	YES
64	1848.0	1852.41	1851.41	YES
65	1847.2	1852.79	1851.79	YES
66	1847.2	1852.79	1851.79	YES
67	1847.5	1853.51	1852.51	YES
68	1847.5	1853.51	1852.51	YES
69	1846.3	1854.07	1853.07	YES
70	1846.3	1854.07	1853.07	YES
71	1847.3	1854.67	1853.67	YES
72	1847.3	1854.67	1853.67	YES
73	1842.0	1850.43	1849.43	YES
74	1842.0	1850.43	1849.43	YES
75	1842.0	1848.43	1847.43	YES
76	1842.0	1848.43	1847.43	YES
77	1857.0	1864.33	1863.33	YES
78	1857.0	1864.33	1863.33	YES
79	1857.0	1864.33	1863.33	YES
80	1855.3	1862.08	1861.08	YES

4/19/2016

FEMA HAG Compliance Table				
Lot	Highest Adjacent Grade	Finished Floor	Pad	Compliance
81	1855.3	1862.08	1861.08	YES
82	1855.3	1862.08	1861.08	YES
83	1855.3	1862.08	1861.08	YES
84	1855.3	1862.08	1861.08	YES
85	1853.7	1861.57	1860.57	YES
86	1853.7	1861.57	1860.57	YES
87	1853.7	1861.57	1860.57	YES
88	1853.7	1861.57	1860.57	YES
89	1853.7	1861.57	1860.57	YES
90	1852.3	1861.16	1860.16	YES
91	1852.3	1861.16	1860.16	YES
92	1852.3	1861.16	1860.16	YES
93	1852.3	1861.16	1860.16	YES
94	1852.3	1861.16	1860.16	YES
95	1851.6	1860.76	1859.76	YES
96	1851.6	1860.76	1859.76	YES
97	1851.6	1860.76	1859.76	YES
98	1851.6	1860.76	1859.76	YES
99	1851.6	1860.76	1859.76	YES
100	1852.6	1860.35	1859.35	YES
101	1852.6	1860.35	1859.35	YES
102	1852.6	1860.35	1859.35	YES
103	1852.6	1860.35	1859.35	YES
104	1852.6	1860.35	1859.35	YES
105	1854.7	1862.25	1861.25	YES
106	1854.7	1862.25	1861.25	YES
107	1854.7	1862.25	1861.25	YES
108	1854.7	1862.25	1861.25	YES
109	1854.7	1862.25	1861.25	YES
110	1861.3	1863.43	1862.43	YES
111	1861.3	1863.43	1862.43	YES
112	1861.3	1863.43	1862.43	YES
113	1861.3	1863.43	1862.43	YES
114	1863.1	1865.23	1864.23	YES
115	1863.1	1865.23	1864.23	YES
116	1863.1	1865.23	1864.23	YES
117	1863.1	1865.23	1864.23	YES
118	1864.9	1867.05	1866.05	YES
119	1864.9	1867.05	1866.05	YES
120	1864.9	1867.05	1866.05	YES
121	1864.9	1867.05	1866.05	YES
122	1864.9	1867.05	1866.05	YES
123	1864.9	1867.05	1866.05	YES
124	1864.9	1868.77	1867.77	YES
125	1865.3	1868.77	1867.77	YES
126	1865.3	1868.77	1867.77	YES
127	1865.3	1868.77	1867.77	YES
128	1868.2	1870.45	1869.45	YES
129	1868.2	1870.45	1869.45	YES
130	1868.2	1870.45	1869.45	YES
131	1868.2	1870.45	1869.45	YES
132	1865.5	1870.18	1869.18	YES
133	1865.5	1870.18	1869.18	YES
134	1865.5	1870.18	1869.18	YES
135	1865.5	1870.18	1869.18	YES
136	1863.7	1870.18	1869.18	YES
137	1863.7	1870.18	1869.18	YES
138	1863.7	1870.18	1869.18	YES
139	1863.7	1870.18	1869.18	YES
140	1859.6	1866.64	1865.64	YES
141	1859.6	1866.64	1865.64	YES
142	1859.6	1866.64	1865.64	YES
143	1861.9	1868.64	1867.64	YES
144	1861.9	1868.64	1867.64	YES
145	1861.9	1868.64	1867.64	YES
146	1860.2	1869.61	1868.61	YES
147	1860.2	1869.61	1868.61	YES
148	1860.2	1869.61	1868.61	YES
149	1860.2	1869.61	1868.61	YES
150	1856.9	1867.04	1866.04	YES
151	1856.9	1867.04	1866.04	YES
152	1856.9	1867.04	1866.04	YES
153	1856.9	1867.04	1866.04	YES
154	1856.9	1867.04	1866.04	YES
155	1856.0	1865.30	1864.30	YES
156	1856.0	1865.30	1864.30	YES
157	1856.0	1865.30	1864.30	YES
158	1856.0	1865.30	1864.30	YES
159	1856.0	1865.30	1864.30	YES
160	1854.5	1860.74	1859.74	YES
161	1854.5	1860.74	1859.74	YES
162	1854.5	1860.74	1859.74	YES
163	1854.5	1860.74	1859.74	YES
164	1856.7	1861.20	1860.20	YES
165	1856.7	1861.20	1860.20	YES
166	1856.7	1861.20	1860.20	YES
167	1856.7	1861.20	1860.20	YES
168	1856.7	1861.20	1860.20	YES
169	1858.0	1861.69	1860.69	YES
170	1858.0	1861.69	1860.69	YES
171	1858.0	1861.69	1860.69	YES
172	1858.0	1861.69	1860.69	YES
173	1858.0	1861.69	1860.69	YES
174	1858.0	1861.69	1860.69	YES

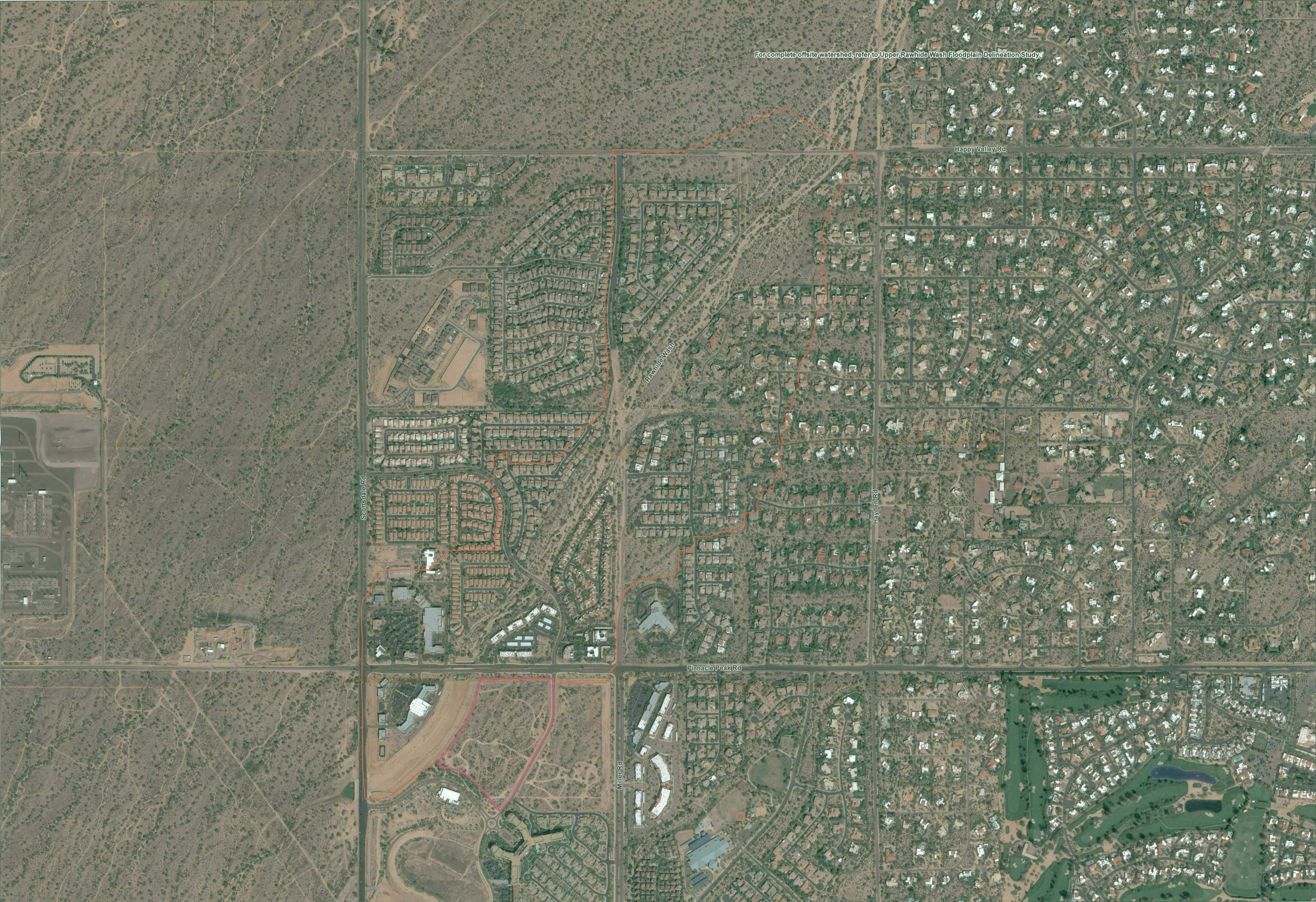


FIGURE 6 - OFFSITE WATERSHED MAP
SILVERSTONE PARCEL F
SCOTTSDALE, ARIZONA

PROJECT NO. 191948001
DRAWING NAME OFFSITE WATERSHED

SCALE(H):V=	SHOWN
SCALE(V):	NONE
DESIGNED BY:	BY
DRAWN BY:	BY
CHECKED BY:	SJA
DATE:	DEC 2015

2015 KIMLEY-HORN AND ASSOCIATES, INC.
Engineering, Planning and
Environmental Consultants
7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

Kimley»Horn

Legend
Offsite Watershed
Project Boundary





SITE DATA:

ADDRESS: 7350 E SILVERSTONE DR.
SITE AREA (GROSS): 1,041,087 SF (23.9 AC)
SITE AREA (NET): 960,976 SF (22.0 AC)
GROSS DENSITY: 7.3 DU/AC.
ZONING: R-5 P-C (NO CHANGE)
PROPOSED # OF LOTS: 174
TOWN HOME (NORTH HALF): 98
DUPLEX (SOUTH HALF): 76
REFUSE COLLECTION: 2 SPACES/UNIT TO BE PROVIDED IN GARAGE
PARKING REQUIRED:
GUEST PARKING
TOWN HOME (NORTH HALF): 32 OFF STREET SPACES (INCLUDES 2 ACCESSIBLE SPACES)
DUPLEX (SOUTH HALF): 152 SPACES (IN DRIVEWAY)

- * ON-SITE STREET TRACTS ARE DESIGNATED FIRE LANES.
- * FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW
- * UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
- * KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES

FRONTAGE OPEN SPACE

REQUIRED: 1.45 AC. (63,162 SF.)
(1/3 OF REQUIRED O/S TO BE LOCATED AS FRONTAGE O/S ADJACENT TO INTERNAL STREETS (IE. 74TH STREET))
PROVIDED: 63,162 SF.

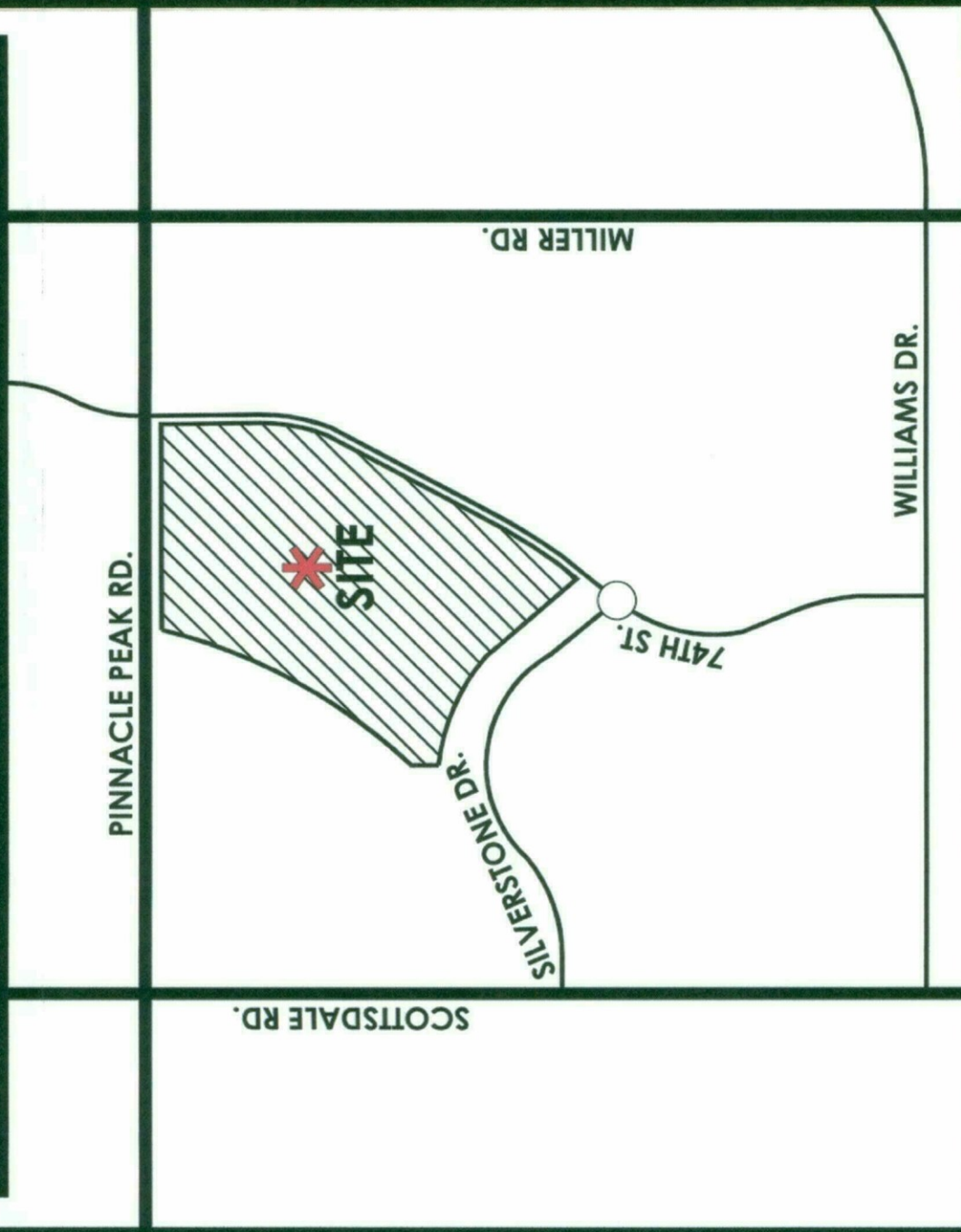
COMMON OPEN SPACE

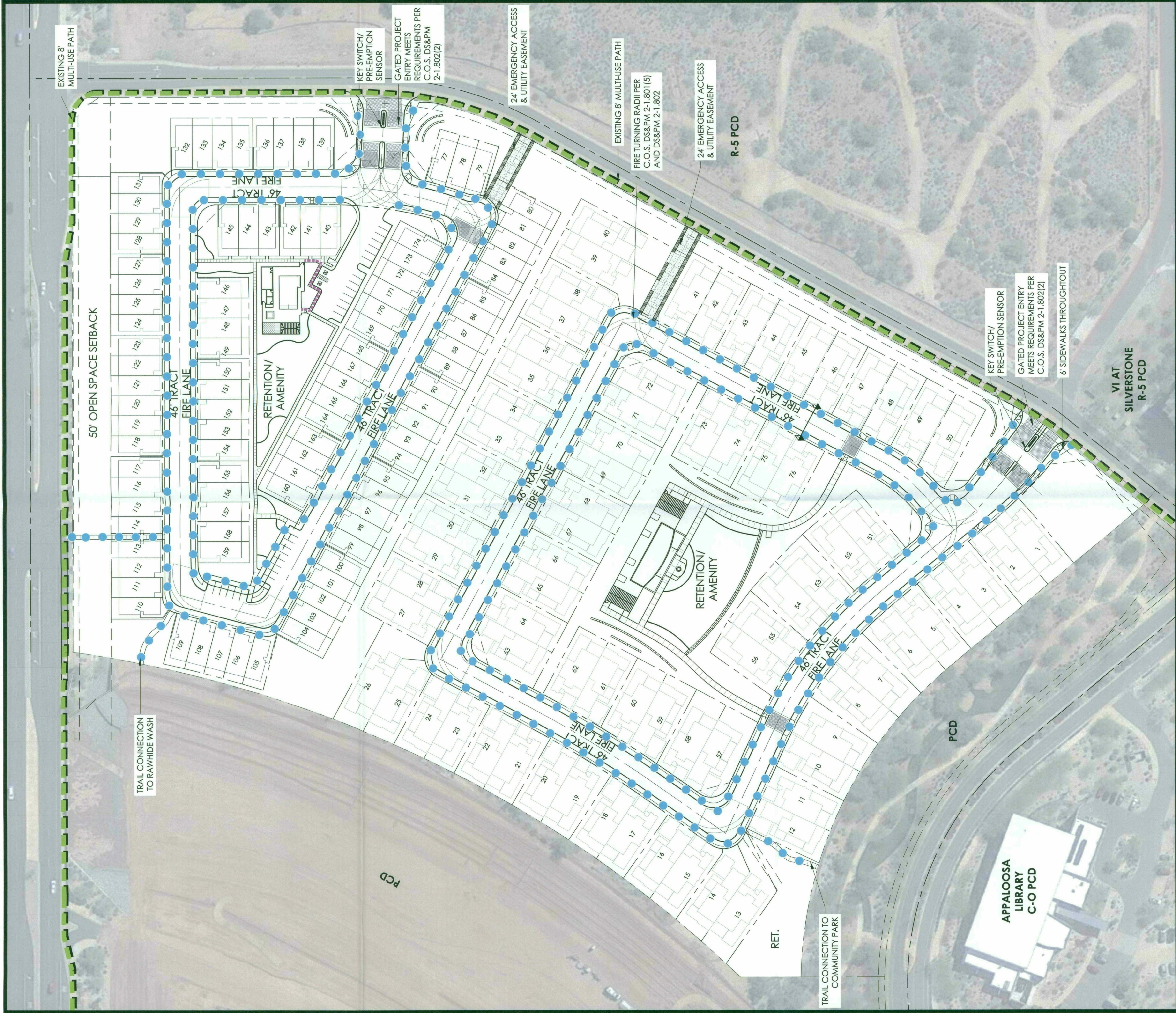
REQUIRED: 4.36 AC. (189,921 SF.)
(22% OF NET)
PROVIDED: 189,921 SF.
(ALL NON-PRIVATE O/S)

PRIVATE OUTDOOR LIVING SPACE

REQUIRED: TBD BASED ON ARCHITECTURE (FIRST STORY DWELLING UNITS. MINIMUM 0.10 MULTIPLIED BY THE GROSS FLOOR AREA OF THE UNIT. DWELLING UNITS ABOVE THE FIRST STORY, MINIMUM 0.05 MULTIPLIED BY THE GROSS FLOOR AREA OF THE UNIT.)
MIN. PROVIDED: +/- 53,351 SF

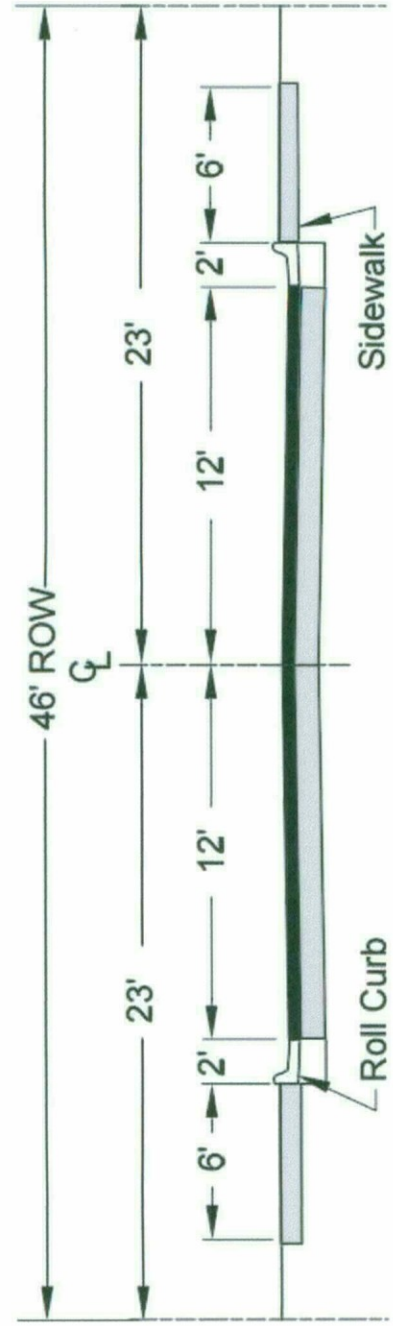
VICINITY MAP:





STREET CROSS SECTION

SECTION A: LOCAL RESIDENTIAL - SUBURBAN CHARACTER



STIPULATION SET
RETAIN FOR RECORDS
APPROVED

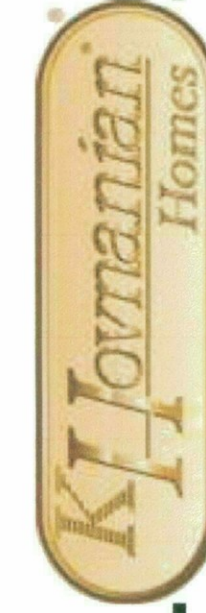
12-2-16
DATE INITIALS

LEGEND

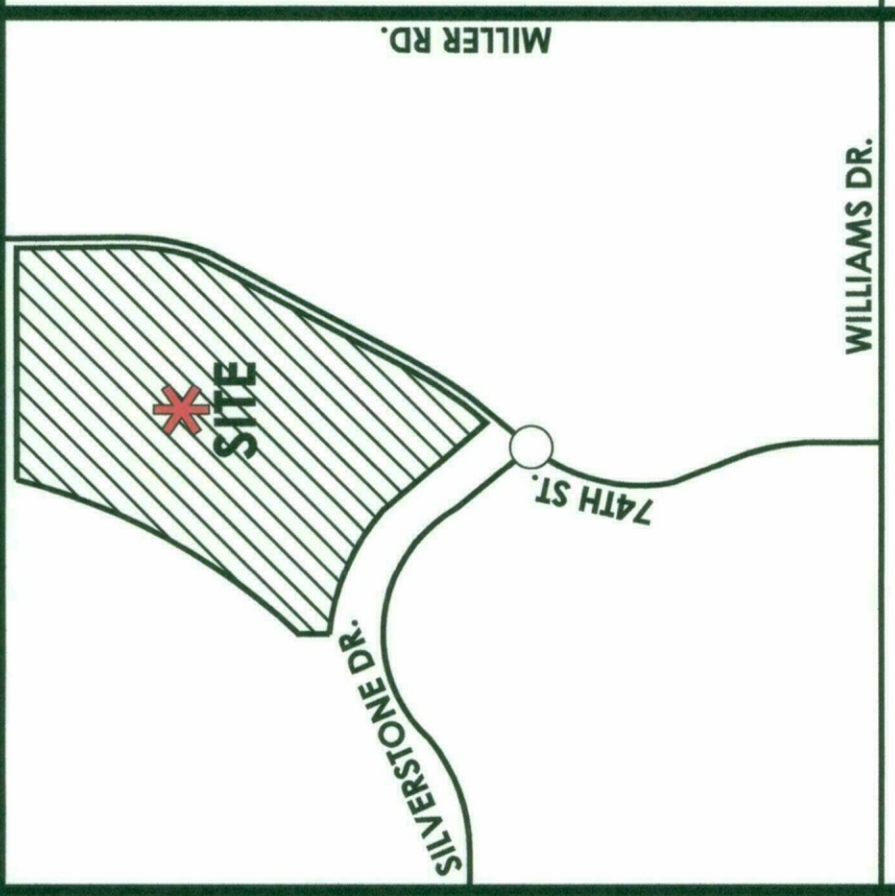
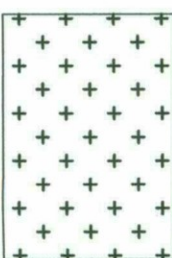
- PROPERTY BOUNDARY
- 6' SIDEWALK
- 8' MULTI-USE PATH (EXISTING)
- ADA ACCESSIBLE ROUTE FROM ADA PARKING SPACES TO AMENITY

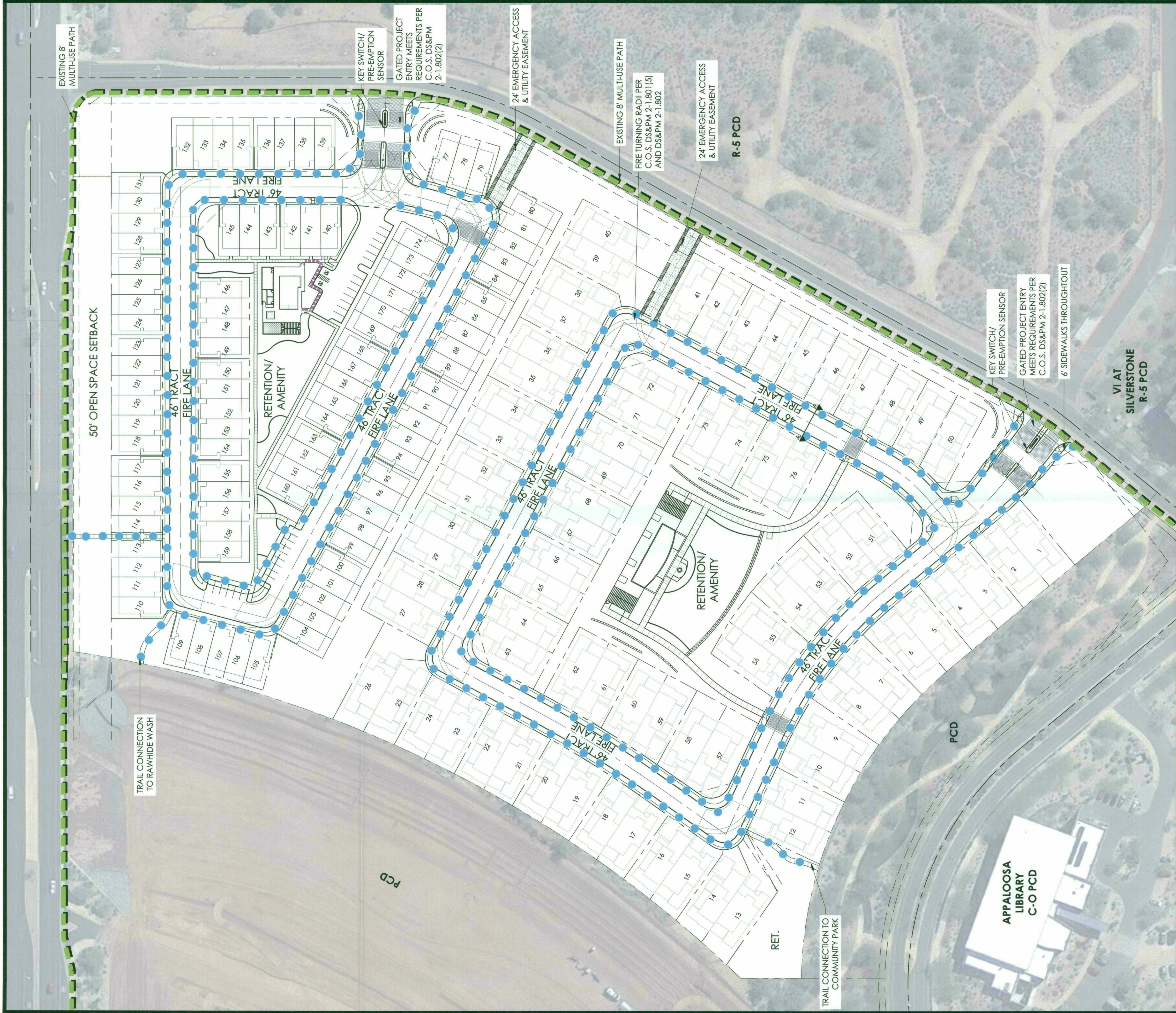
SILVERSTONE - PARCEL F

PEDESTRIAN AND VEHICULAR CIRCULATION PLAN



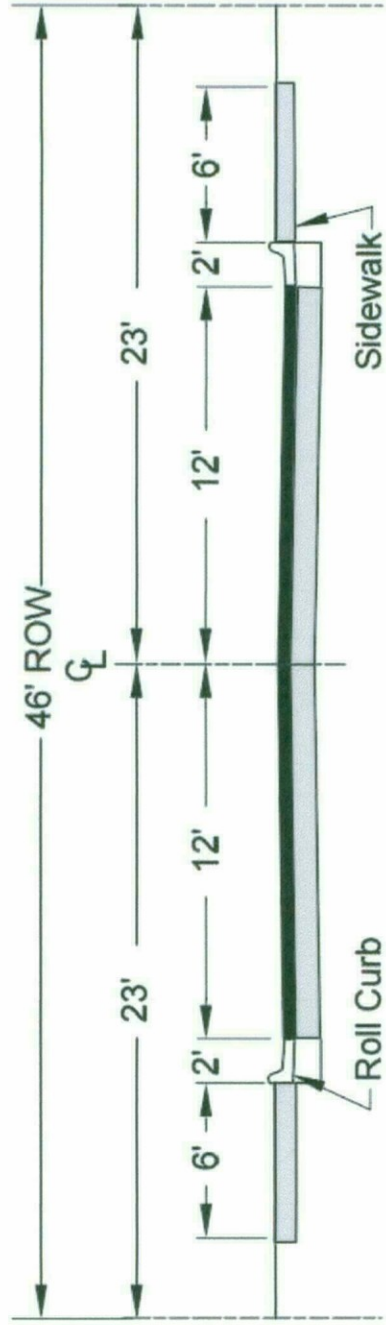


OPEN SPACE CALCULATIONS		SITE DATA:		VICINITY MAP:	
	FRONTAGE OPEN SPACE REQUIRED: 1.45 AC. (63,162 SF.) (1/3 OF 22% OF NET) PROVIDED: 63,162 SF.	ADDRESS: 7350 E SILVERSTONE DR. SITE AREA (NET): 1,041,087 SF (23.9 AC) SITE AREA (GROSS): 960,976 SF (22.0 AC) GROSS DENSITY: 7.9 DU/AC. ZONING: R-5 P-C PROPOSED # OF LOTS: 174 TOWN HOME: 98 DUPLEX: 76 PARKING REQUIRED: 2 SPACES/UNIT TO BE PROVIDED IN GARAGE 32 OFF STREET SPACES (INCLUDES 2 ACCESSIBLE SPACES) GUEST PARKING: INDIVIDUAL BINS REFUSE COLLECTION: INDIVIDUAL BINS STIPULATION SET RETAIN FOR RECORDS APPROVED 12-2-14 DATE	INITIALS		
	COMMON OPEN SPACE REQUIRED: 4.36 AC. (189,921 SF.) (22% OF NET) PROVIDED: 189,921 SF. (ALL NON-PRIVATE O/S)				
	PRIVATE OPEN SPACE REQUIRED: TBD BASED ON ARCHITECTURE (FIRST STORY DWELLING UNITS, MINIMUM 0.10 MULTIPLIED BY THE GROSS FLOOR AREA OF THE UNIT. DWELLING UNITS ABOVE THE FIRST STORY, MINIMUM 0.05 MULTIPLIED BY THE GROSS FLOOR AREA OF THE UNIT.) MIN. PROVIDED: +/- 53,351 SF				



STREET CROSS SECTION

SECTION A: LOCAL RESIDENTIAL - SUBURBAN CHARACTER

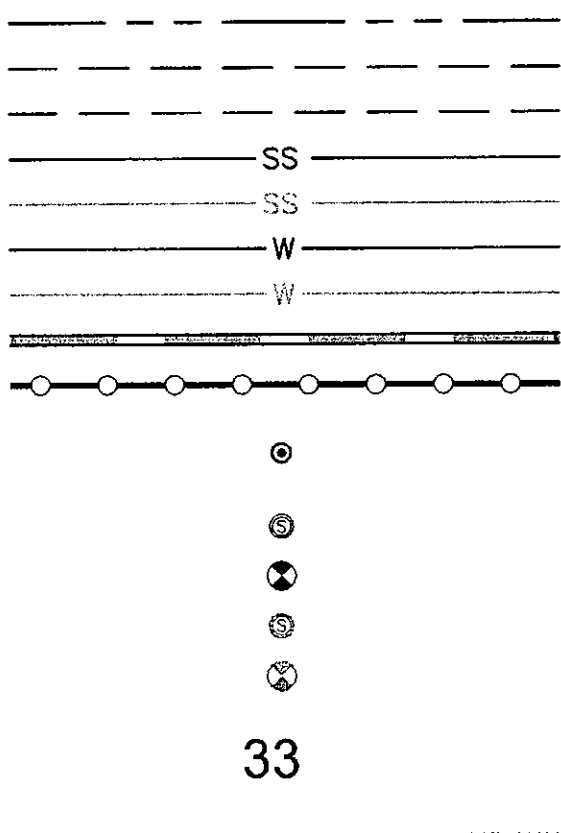


STIPULATION SET
RETAIN FOR RECORDS
APPROVED
12-2-16
DATE
INITIALS

LEGEND

- PROPERTY BOUNDARY
- 6' SIDEWALK
- 8' MULTI-USE PATH (EXISTING)
- ADA ACCESSIBLE ROUTE FROM ADA PARKING SPACES TO AMENITY

LEGEND



PROPERTY LINE
PROPOSED EASEMENT
EXISTING EASEMENT
PROPOSED SEWER LINE
EXISTING SEWER LINE
PROPOSED WATER LINE
EXISTING WATER LINE
PROPOSED CULVERT
PROPOSED RETAINING WALL
PROPOSED SURVEY MONUMENT PER
MAG STD DET 120-1, TYPE 'B'
PROPOSED MANHOLE (4' DIA)
PROPOSED FIRE HYDRANT
EXISTING MANHOLE
EXISTING FIRE HYDRANT
PROPOSED LOT NUMBERS
100 YEAR WATER SURFACE ELEVATION

33

FIRE APPARATUS TURNING RADII

LEGAL DESCRIPTION

PARCEL F OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA;

BASIS OF BEARING

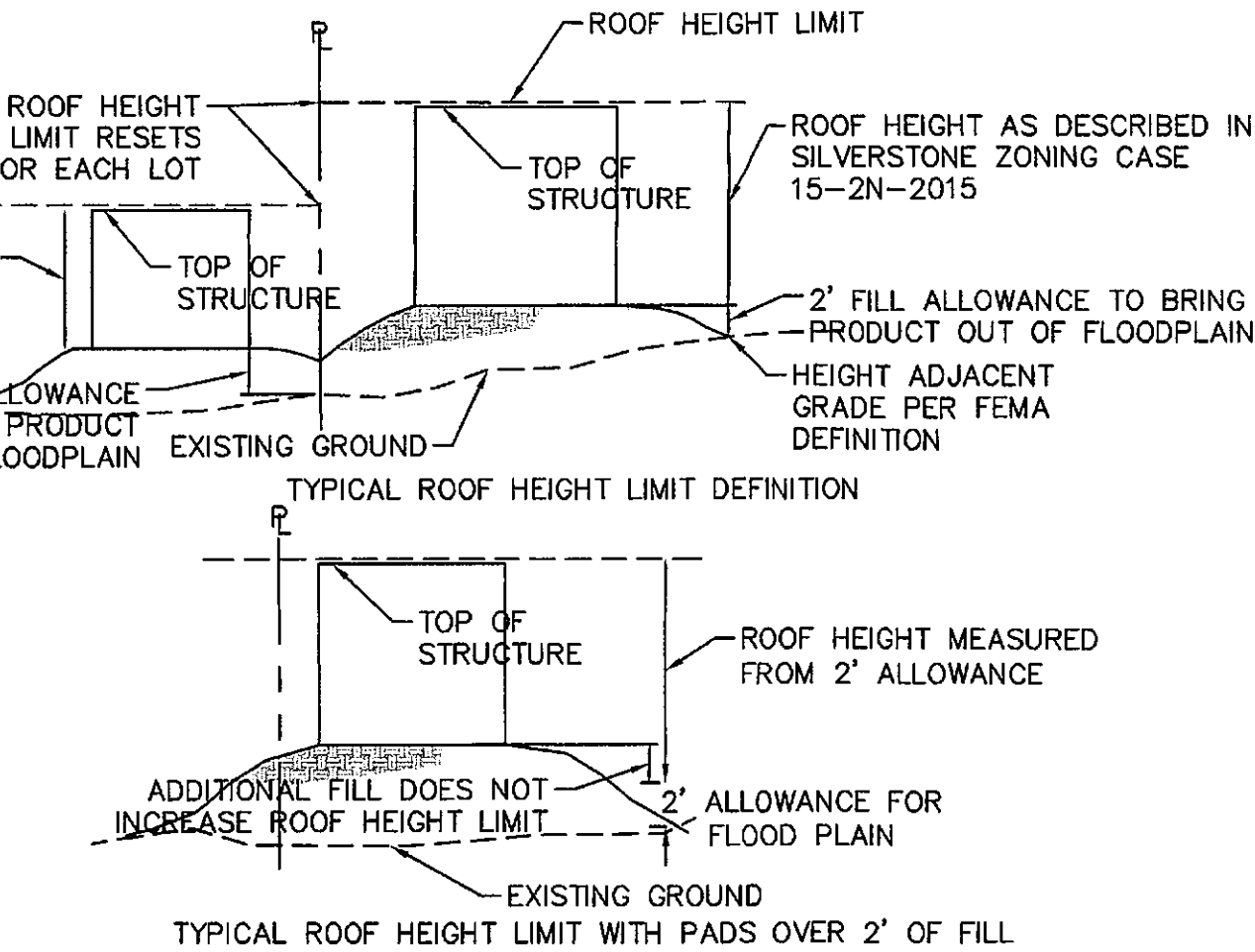
THE BASIS OF BEARING IS THE MONUMENT LINE OF SCOTTSDALE ROAD, ALSO BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 14, USING A BEARING OF NORTH 00 DEGREES 00 MINUTES 24 SECONDS EAST, PER THE MAP OF DEDICATION AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK, RECORDED IN BOOK 883, PAGE 17, M.C.R.

ZONING

R-5 (RESIDENTIAL)

SETBACK TABLE

R-5 (RESIDENTIAL)
FRONT 0 FT
REAR 0 FT
SIDE 0 FT



ROOF HEIGHT DETAIL
N.T.S.

LOT AREA TABLE		
LOT #	AREA (S.F.)	AREA (AC.)
1	4788	0.11
2	4785	0.11
3	4767	0.11
4	4784	0.11
5	4766	0.11
6	5288	0.12
7	5245	0.12
8	5233	0.12
9	5079	0.12
10	4569	0.10
11	4513	0.10
12	4440	0.10
13	6113	0.14
14	5175	0.12
15	4577	0.11
16	4445	0.10
17	4543	0.10
18	4385	0.10
19	4667	0.11
20	4360	0.10

LOT #	AREA (S.F.)	AREA (AC.)
21	4427	0.10
22	4328	0.10
23	4367	0.10
24	4461	0.10
25	4850	0.11
26	6759	0.16
27	4372	0.10
28	4372	0.10
29	4372	0.10
30	4372	0.10
31	4372	0.10
32	4372	0.10
33	4372	0.10
34	4372	0.10
35	4372	0.10
36	4372	0.10
37	4372	0.10
38	4510	0.10
39	6189	0.14
40	8164	0.19

LOT #	AREA (S.F.)	AREA (AC.)
41	4372	0.10
42	4372	0.10
43	4372	0.10
44	4372	0.10
45	4372	0.10
46	4372	0.10
47	4372	0.10
48	4372	0.10
49	4435	0.10
50	4810	0.11
51	4597	0.11
52	4404	0.10
53	4830	0.11
54	4664	0.11
55	4448	0.10
56	4637	0.11
57	5793	0.13
58	4897	0.11
59	4690	0.11
60	4533	0.10

LOT #	AREA (S.F.)	AREA (AC.)
61	4429	0.10
62	4379	0.10
63	5243	0.12
64	4372	0.10
65	4372	0.10
66	4372	0.10
67	4372	0.10
68	4372	0.10
69	4372	0.10
70	4372	0.10
71	4372	0.10
72	5243	0.12
73	4372	0.10
74	4372	0.10
75	4372	0.10
76	4372	0.10
77	1884	0.04
78	1812	0.04
79	1866	0.04
80	2770	0.06

LOT #	AREA (S.F.)	AREA (AC.)
81	1876	0.04
82	1743	0.04
83	1742	0.04
84	1809	0.04
85	1809	0.04
86	1742	0.04
87	1742	0.04
88	1742	0.04
89	1809	0.04
90	1809	0.04
91	1742	0.04
92	1742	0.04
93	1742	0.04
94	1809	0.04
95	1809	0.04
96	1742	0.04
97	1742	0.04
98	1742	0.04
99	1809	0.04
100	1809	0.04

LOT #	AREA (S.F.)	AREA (AC.)
101	1742	0.04
102	1741	0.04
103	1741	0.04
104	1880	0.04
105	1963	0.05
106	1761	0.04
107	1756	0.04
108	1761	0.04
109	1913	0.04
110	1966	0.05
111	1739	0.04
112	1738	0.04
113	1469	0.03
114	1469	0.03
115	1738	0.04
116	1740	0.04
117	1808	0.04
118	1809	0.04
119	1742	0.04
120	1742	0.04

LOT #	AREA (S.F.)	AREA (AC.)
121	1742	0.04
122	1742	0.04
123	1809	0.04
124	1809	0.04
125	1742	0.04
126	1742	0.04
127	1809	0.04
128	1809	0.04
129	1742	0.04
130	1742	0.04
131	1835	0.04
132	1881	0.04
133	1742	0.04
134	1742	0.04
135	1809	0.04
136	1809	0.04
137	1742	0.04
138	1742	0.04
139	1809	0.04
140	1768	0.04

LOT #	AREA (S.F.)	AREA (AC.)
141	1742	0.04
142	1809	0.04
143	1809	0.04
144	1742	0.04
145	1809	0.04
146	1809	0.04
147	1742	0.04
148	1742	0.04
149	1809	0.04
150	1806	0.04
151	1742	0.04
152	1742	0.04
153	1742	0.04
154	1876	0.04
155	1876	0.04
156	1742	0.04
157	1742	0.04
158	1742	0.04
159	1876	0.04
160	1874	0.04

LOT #	AREA (S.F.)	AREA (AC.)
161	1742	0.04
162	1742	0.04
163	1809	0.04
164	1811	0.04
165	1741	0.04
166	1741	0.04
167	1742	0.04
168	1809	0.04
169	1809	0.04
170	1742	0.04
171	1742	0.04
172	1742	0.04
173	1742	0.04
174	1809	0.04

ABBREVIATIONS

AC ACRE
AE ACCESS EASEMENT
A.P.N. ASSESSOR'S PARCEL NUMBER
C/L CENTERLINE
COR CORNER
C.O.S. CITY OF SCOTTSDALE
DE DRAINAGE EASEMENT
EAE EMERGENCY ACCESS EASEMENT
ELEV ELEVATION
EP EDGE OF PAVEMENT
EX EXISTING
FND FOUND
FT FOOT
G.L.O. GOVERNMENT LAND OFFICE
NAOS NATURAL AREA OPEN SPACE
NMPAE NON-MOTORIZED PUBLIC ACCESS EASEMENT
NVAE NON-VEHICULAR ACCESS EASEMENT
PUE PUBLIC UTILITY EASEMENT
P/L PROPERTY LINE
R/W RIGHT-OF-WAY
S SOUTH
SCE SCENIC CORRIDOR EASEMENT
SE SOUTHEAST
SEC SECTION
S.F. SQUARE FEET
SHLDR SHOULDER
SS SANITARY SEWER
SQ SQUARE
SW SIDEWALK
TYP TYPICAL
WT WATER

9-PP-2015
04/22/16

PRELIMINARY PLAT
FOR
SILVERSTONE PARCEL F

A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, T-4-N,
R-4-E, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

ENGINEER

KIMLEY-HORN & ASSOCIATES
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
TELEPHONE: (602) 944-5500
CONTACT: ANDREW JUPP, P.E.

OWNER/DEVELOPER

K. HOVANIAN GREAT WEST HOMES, LLC
20830 NORTH TATUM BLVD. SUITE 350
PHOENIX, AZ 85050
TELEPHONE: (480) 824-4175
CONTACT: CHUCK CHISHOLM

SURVEYOR

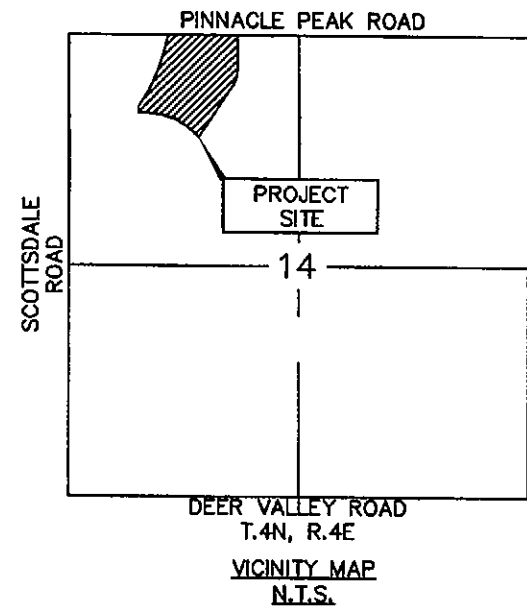
ALLIANCE LAND SURVEYING, LLC.
7900 N. 70TH AVENUE, SUITE 104
GLENDALE, AZ 85303
TELEPHONE: (623) 972-2200
CONTACT: G. BRYAN GOETZENBERGER

SITE DATA

GROSS AREA 22.06 AC±
NET AREA 22.06 AC±
TOTAL NUMBER OF LOTS 174
MAXIMUM LOT AREA 5,991 S.F.
MINIMUM LOT AREA 1,407 S.F.
AVERAGE LOT AREA 2,872 S.F.
DENSITY 7.98 DU/AC

UTILITIES

WATER & SEWER CITY OF SCOTTSDALE
ELECTRIC APS
TELEPHONE CENTURY LINK
GAS SOUTHWEST GAS CO.
CABLE T.V. COX COMMUNICATIONS



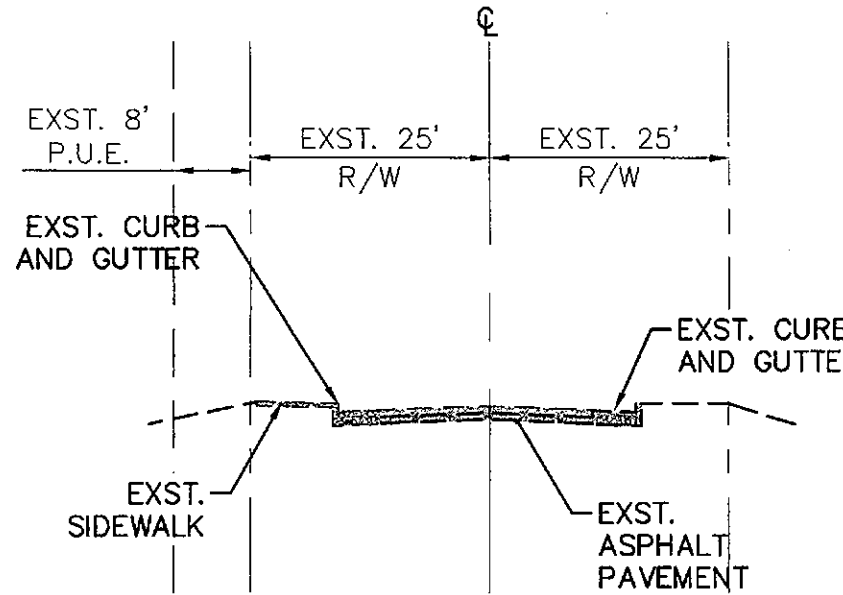
NOTES

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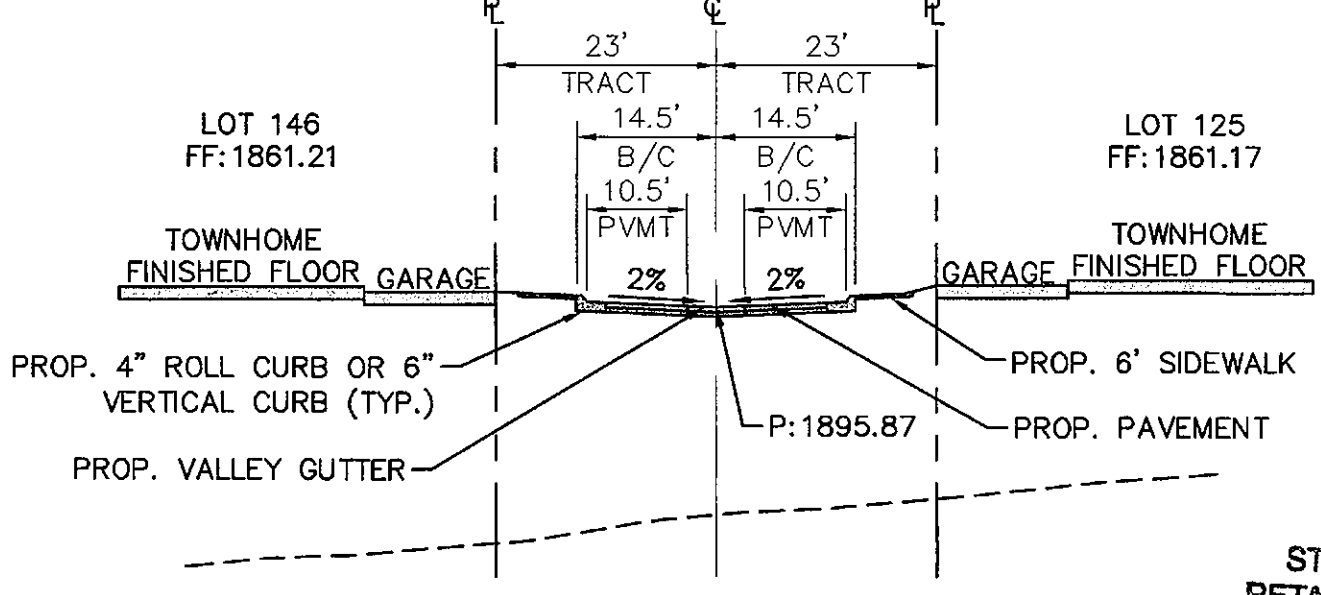
FLOOD INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
045012	1310	L	10/16/2013	"A0"	1'

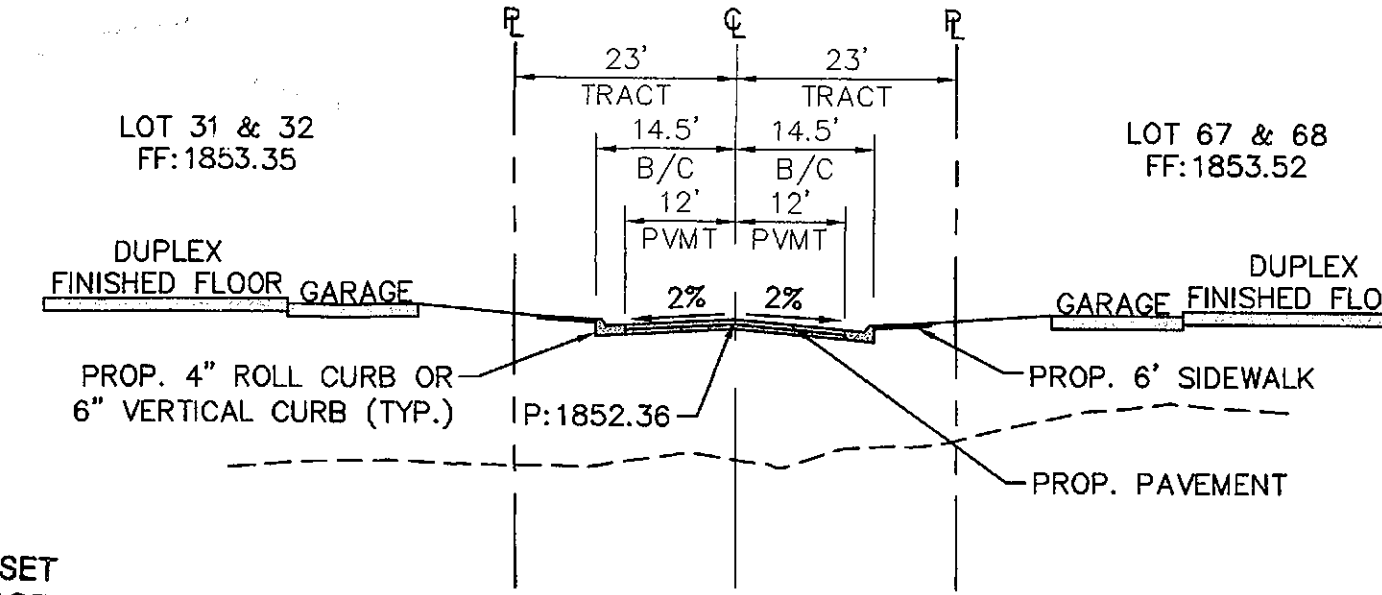
THE LOWEST FLOOR ELEVATIONS AND/OR FLOOD PROOFING ELEVATIONS ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATIONS.



74TH STREET
N.T.S.



NORTH PRIVATE DRIVE
N.T.S.

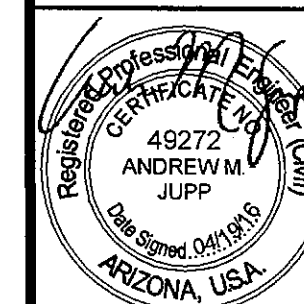


SOUTH PRIVATE DRIVE
N.T.S.

Kimley»Horn

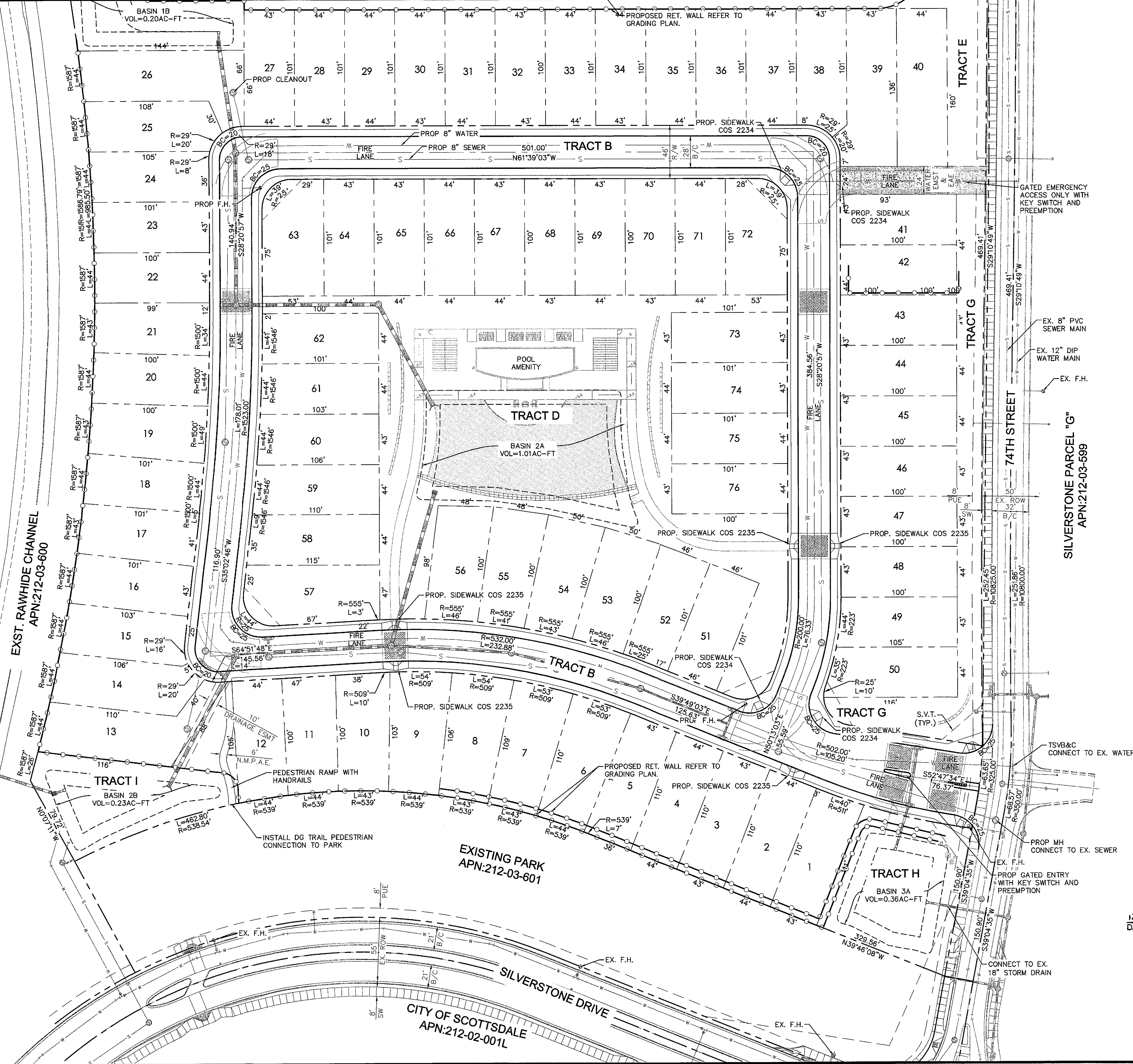
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SCALE (V): N/A
DESIGNED BY: KAC
DRAWN BY: CCK
CHECKED BY: ANJ
DATE: 04/21/2016

SILVERSTONE PARCEL F
PRELIMINARY PLAT
COVER SHEET
SCOTTSDALE, ARIZONA



PROJECT NO.
94800PP01
DRAWING NAME
94800PP01

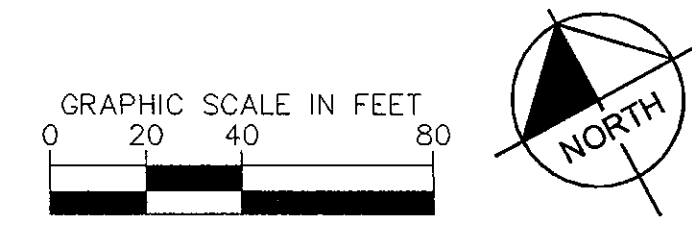
EXST. RAWHIDE CHANNEL
APN:212-03-600



STIPULATION SET
RETAIN FOR RECORDS
APPROVED
12-2-16
DATE INITIALS

NOTE: FIRE LANE SURFACES WILL
SUPPORT 83,000 LBS GVW

9-PP-2015
04/22/16



SILVERSTONE PARCEL F
PRELIMINARY PLAT
SCOTTSDALE, ARIZONA

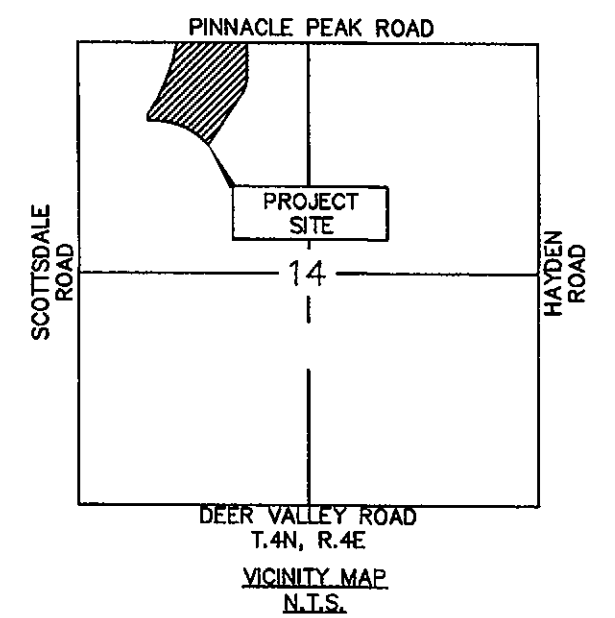
Kimley»Horn
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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

[illegible]

PRELIMINARY PLAT GRADING PLAN

FOR SILVERSTONE PARCEL F

A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, T-4-N,
R-4-E, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



ENGINEER

KIMLEY-HORN & ASSOCIATES
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
TELEPHONE: (602) 944-5500
CONTACT: ANDREW JUPP, P.E.

OWNER/DEVELOPER

K. HOVANIAN GREAT WEST HOMES, LLC
20830 NORTH TATUM BLVD. SUITE 350
PHOENIX, AZ 85050
TELEPHONE: (480) 824-4175
CONTACT: CHUCK CHISHOLM

SURVEYOR

ALLIANCE LAND SURVEYING, LLC.
7900 N. 70TH AVENUE, SUITE 104
GLENDALE, AZ 85303
TELEPHONE: (623) 972-2200
CONTACT: G. BRYAN GOETZENBERGER

SITE DATA

GROSS AREA 22.07 AC±
NET AREA 22.07 AC±
TOTAL NUMBER OF LOTS 174
MAXIMUM LOT AREA 5,991 S.F.
MINIMUM LOT AREA 1,407 S.F.
AVERAGE LOT AREA 2,872 S.F.
DENSITY 7.98 DU/AC

UTILITIES

WATER & SEWER CITY OF SCOTTSDALE
ELECTRIC APS
TELEPHONE CENTURY LINK
GAS SOUTHWEST GAS CO.
CABLE T.V. COX COMMUNICATIONS

LEGEND

---	PROPERTY LINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
SS	PROPOSED SEWER LINE
SS	EXISTING SEWER LINE
W	PROPOSED WATER LINE
W	EXISTING WATER LINE
---	PROPOSED CULVERT
---	PROPOSED RETAINING WALL
○	PROPOSED SURVEY MONUMENT PER MAG STD DET 120-1, TYPE 'B'
⊙	PROPOSED MANHOLE (4' DIA)
⊙	PROPOSED FIRE HYDRANT
⊙	EXISTING MANHOLE
⊙	EXISTING FIRE HYDRANT
---	PROPOSED LOT NUMBERS
---	100 YEAR WATER SURFACE ELEVATION

LEGAL DESCRIPTION

PARCEL F OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA
COUNTY, ARIZONA;

BASIS OF BEARING

THE BASIS OF BEARING IS THE MONUMENT LINE OF SCOTTSDALE ROAD, ALSO
BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 14, USING A
BEARING OF NORTH 00 DEGREES 00 MINUTES 24 SECONDS EAST, PER THE MAP
OF DEDICATION AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK,
RECORDED IN BOOK 883, PAGE 17, M.C.R.

ZONING

R-5 (RESIDENTIAL)

SETBACK TABLE

R-5 (RESIDENTIAL)	
FRONT	0 FT
REAR	0 FT
SIDE	0 FT

ABBREVIATIONS

AC	ACRE
AE	ACCESS EASEMENT
A.P.N.	ASSESSOR'S PARCEL NUMBER
C/L	CENTERLINE
COR	CORNER
C.O.S.	CITY OF SCOTTSDALE
DE	DRAINAGE EASEMENT
EAE	EMERGENCY ACCESS EASEMENT
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EX	EXISTING
FND	FOUND
FT	FOOT
G.L.O.	GOVERNMENT LAND OFFICE
NAOS	NATURAL AREA OPEN SPACE
NMPAE	NON-MOTORIZED PUBLIC ACCESS EASEMENT
NVAE	NON-VEHICULAR ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
S	SOUTH
SCE	SCENIC CORRIDOR EASEMENT
SE	SOUTHEAST
SEC	SECTION
S.F.	SQUARE FEET
SHLDR	SHOULDER
SS	SANITARY SEWER
SQ	SQUARE
SW	SIDEWALK
TYP	TYPICAL
WT	WATER

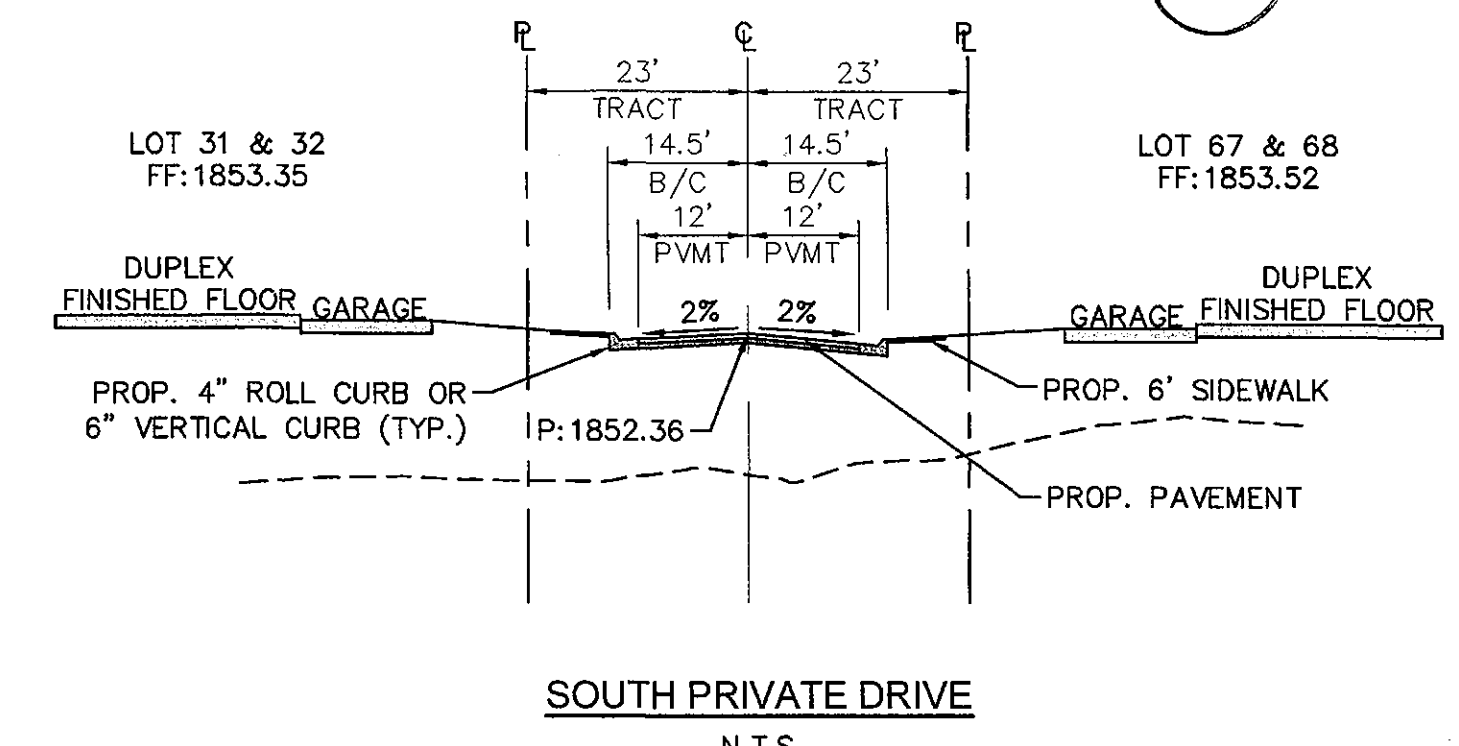
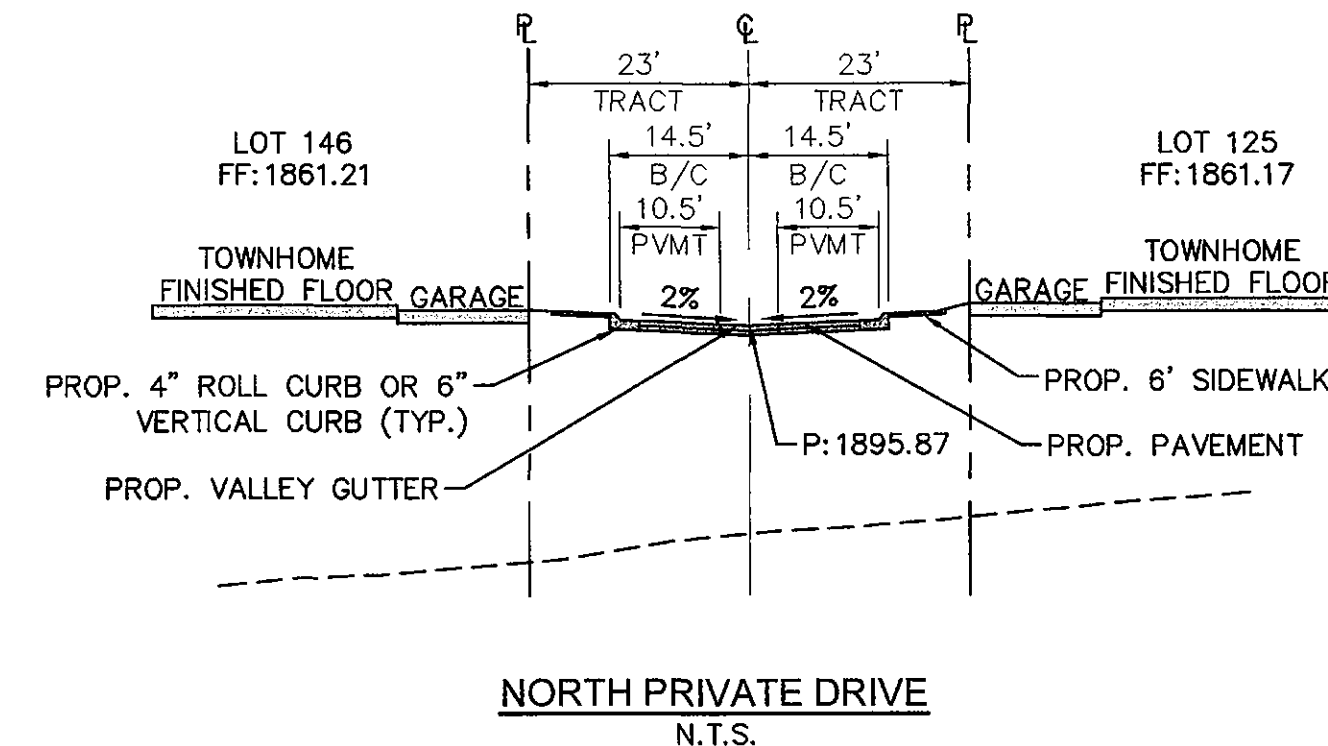
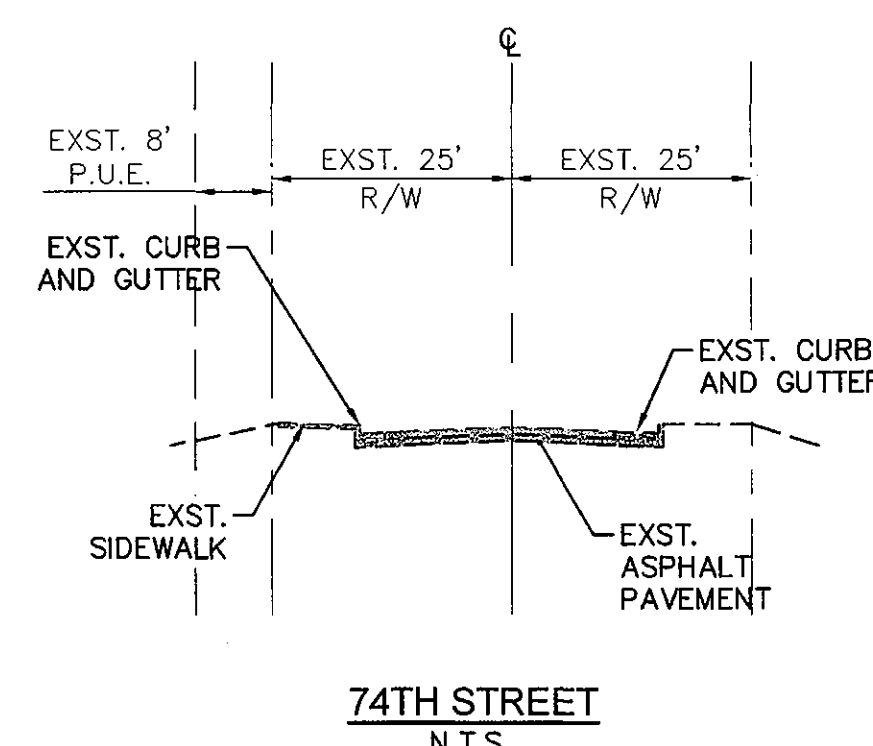
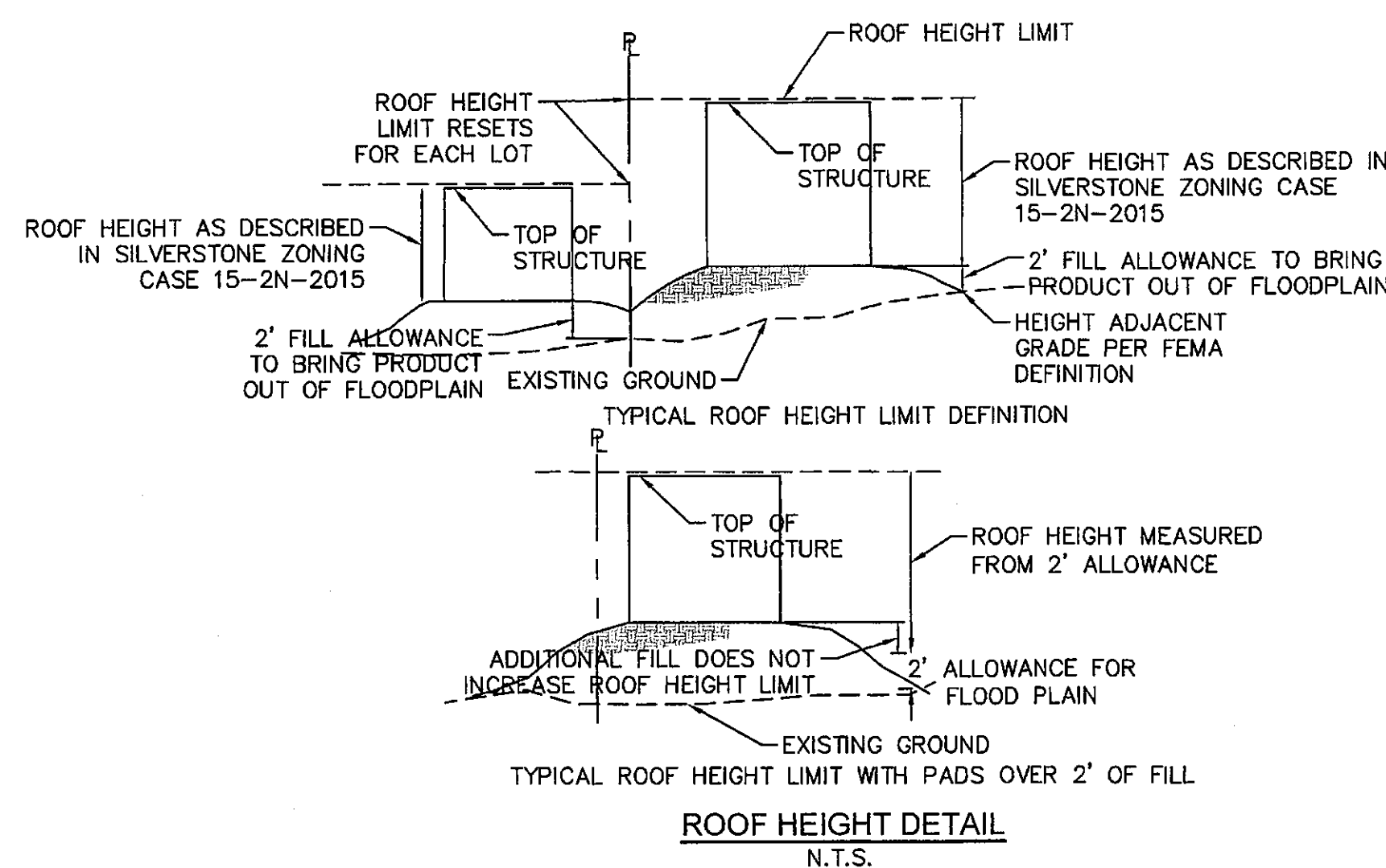
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FLOOD INFORMATION

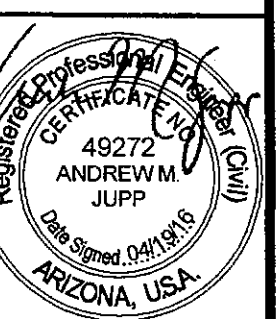
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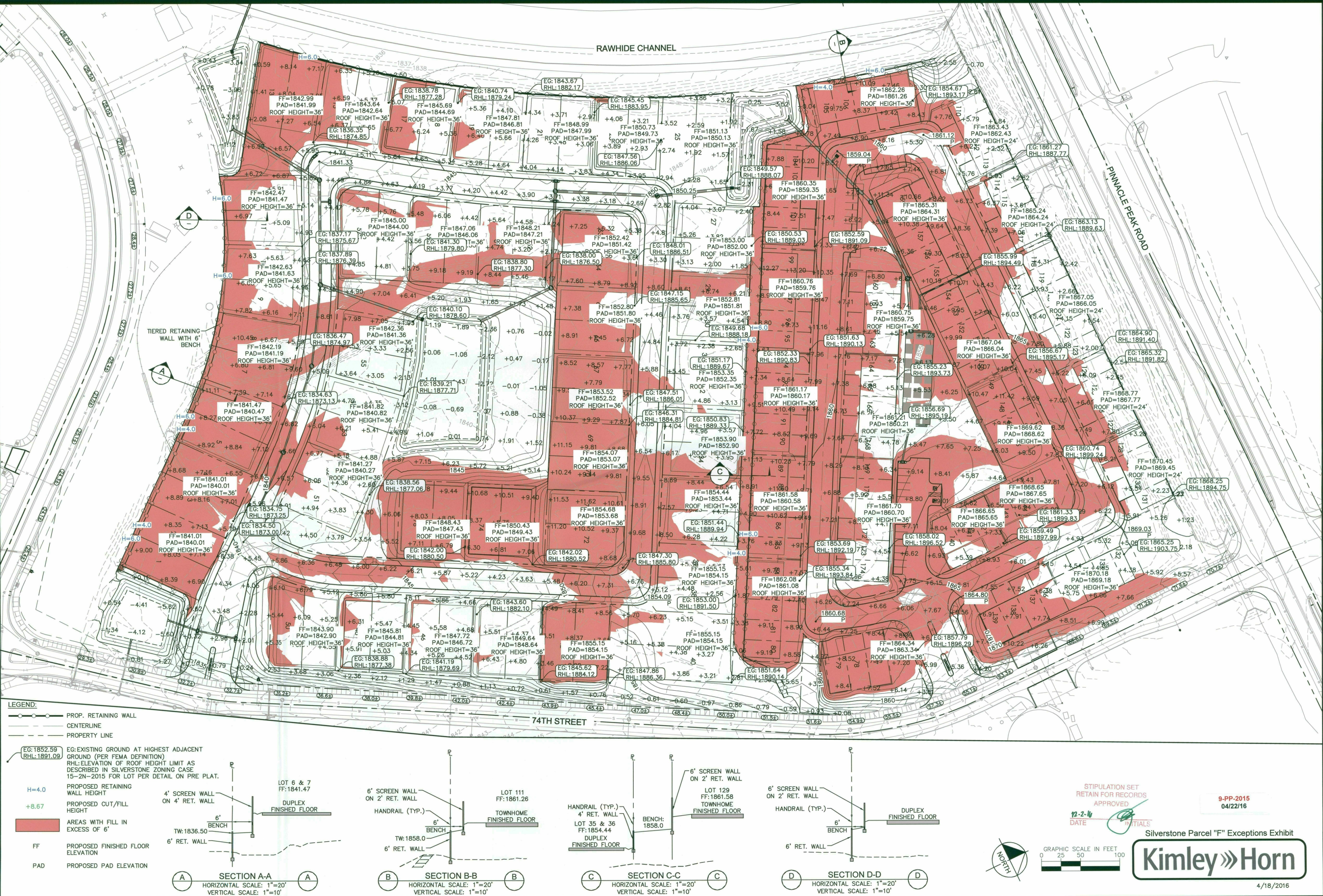
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
12-2-16
DATE
INITIALS

SILVERSTONE PARCEL F
GRADING AND DRAINAGE
COVER SHEET
SCOTTSDALE, ARIZONA

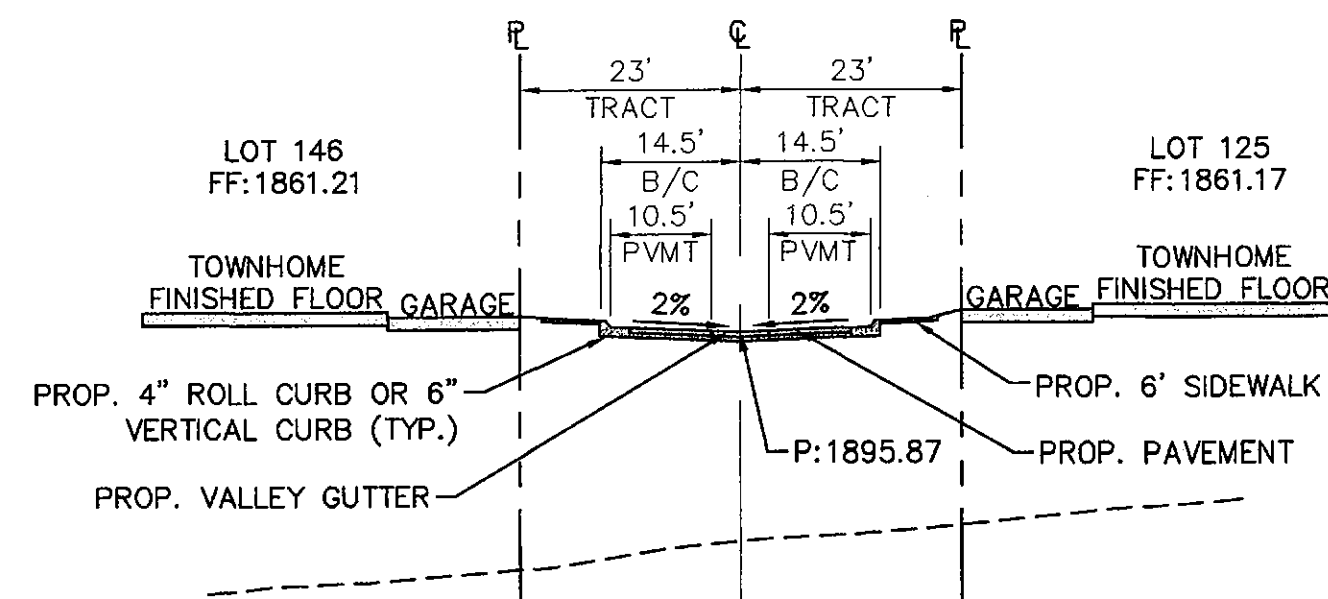


PROJECT NO.
94800GD00
DRAWING NAME
94800GD00

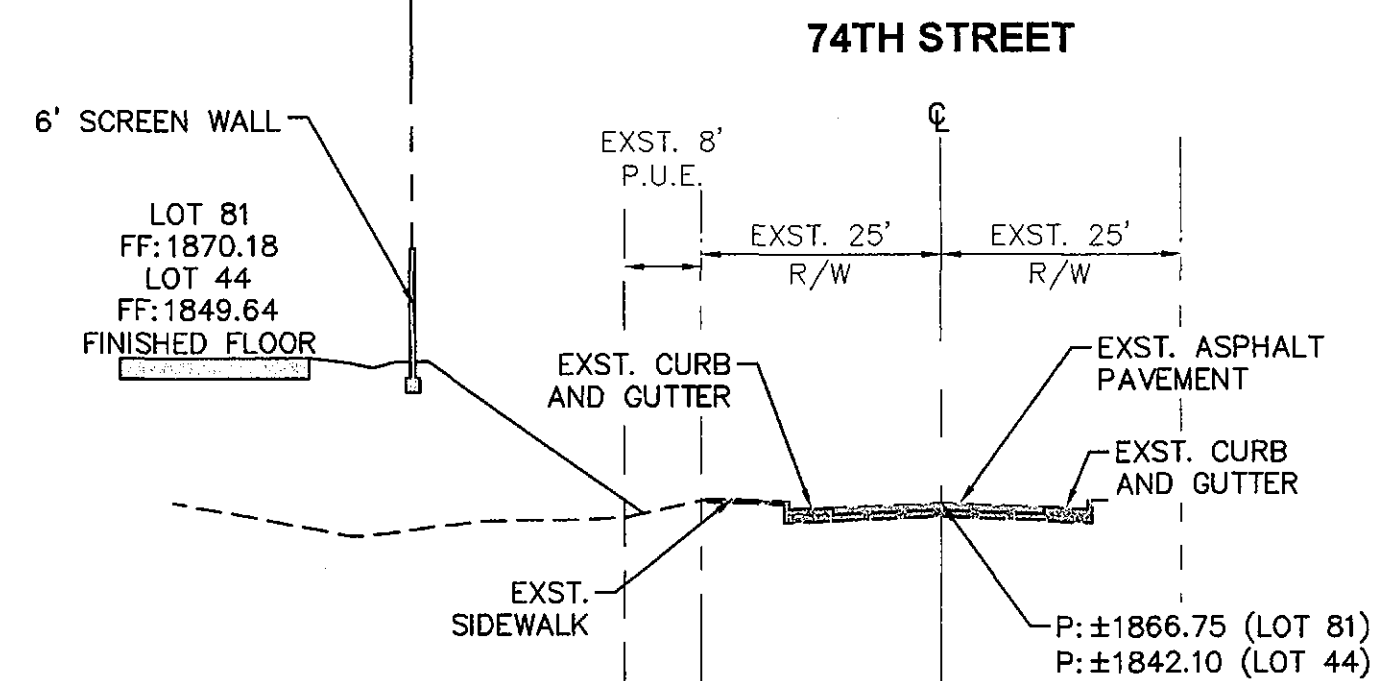
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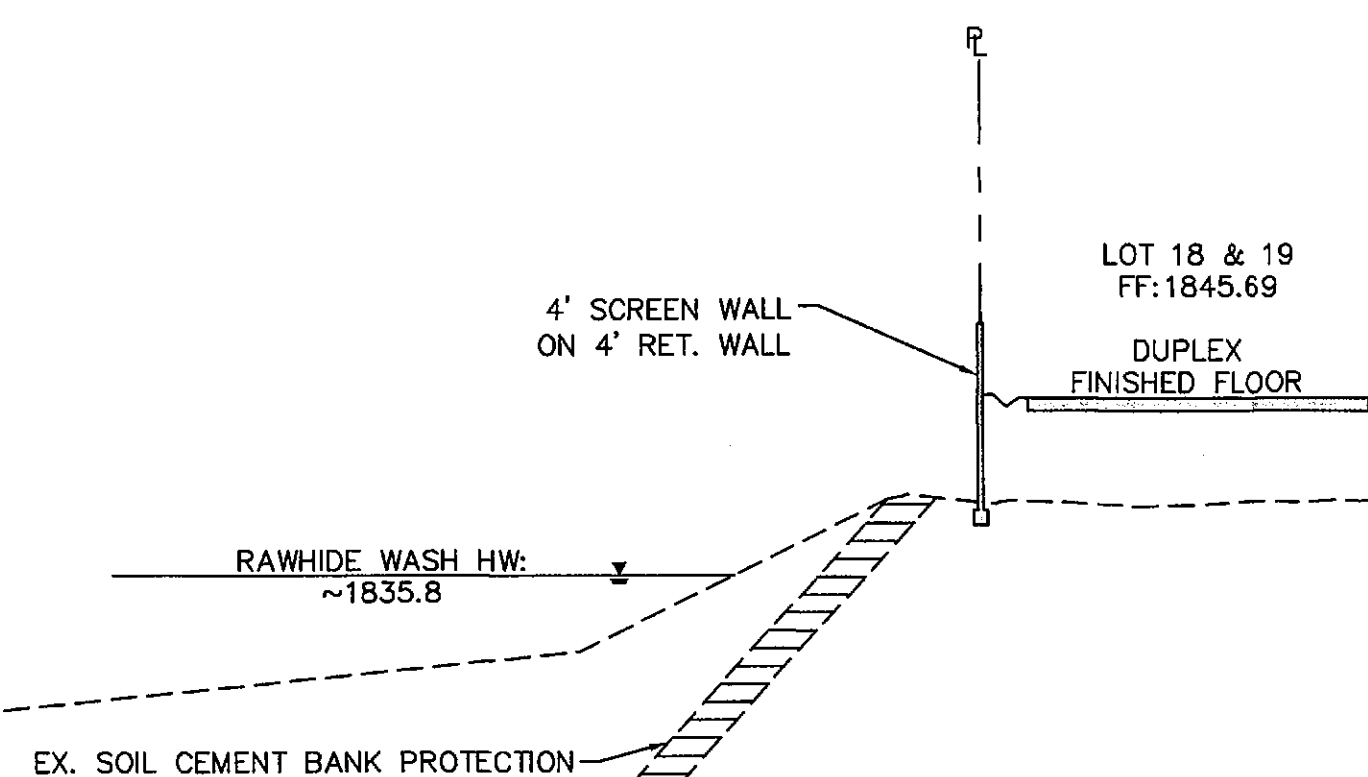
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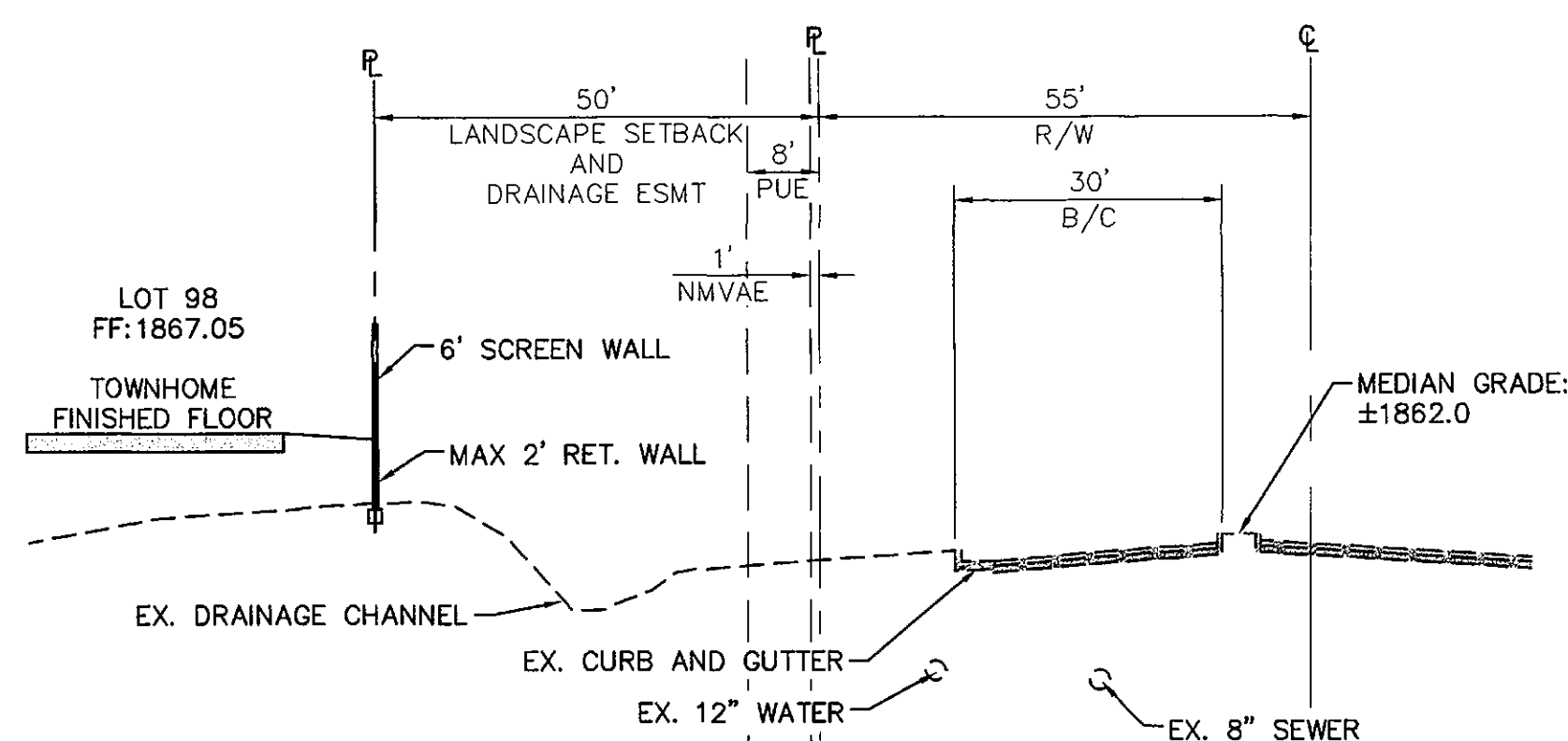
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VERTICAL SCALE: 1"=10'



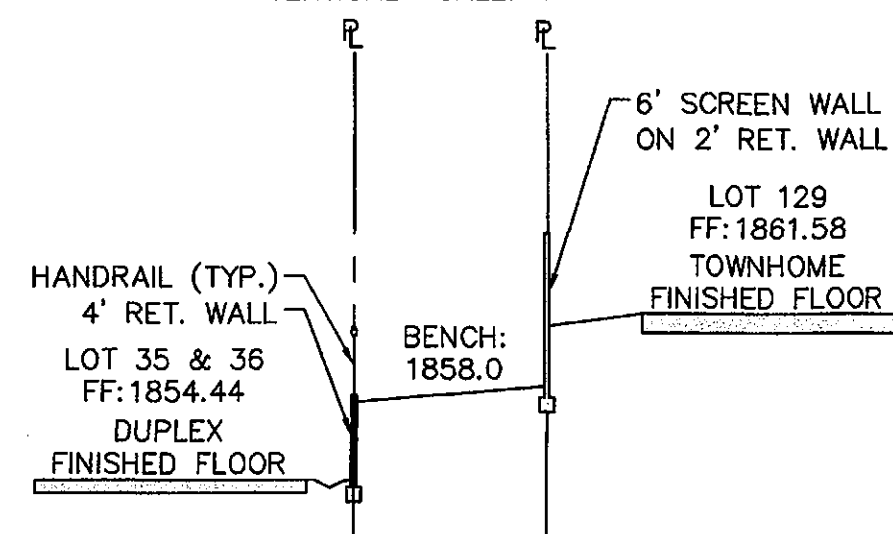
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VERTICAL SCALE: 1"=10'



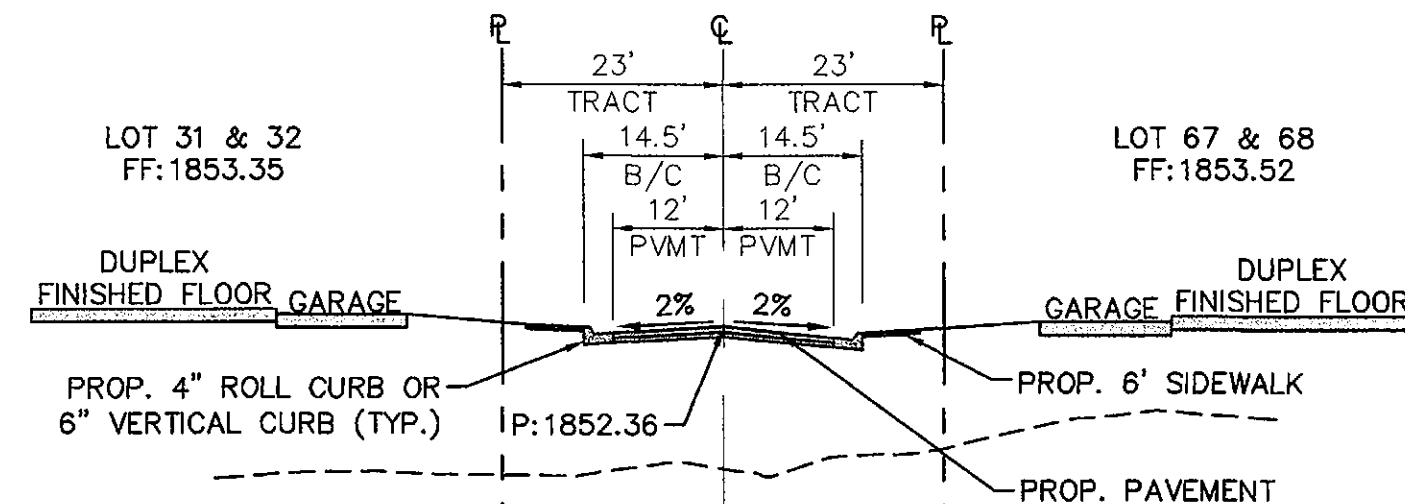
SECTION E-E
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VERTICAL SCALE: 1"=10'



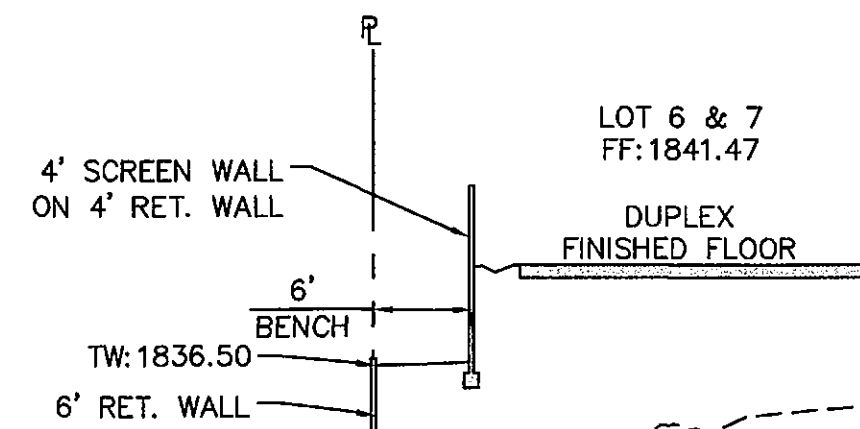
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VERTICAL SCALE: 1"=10'



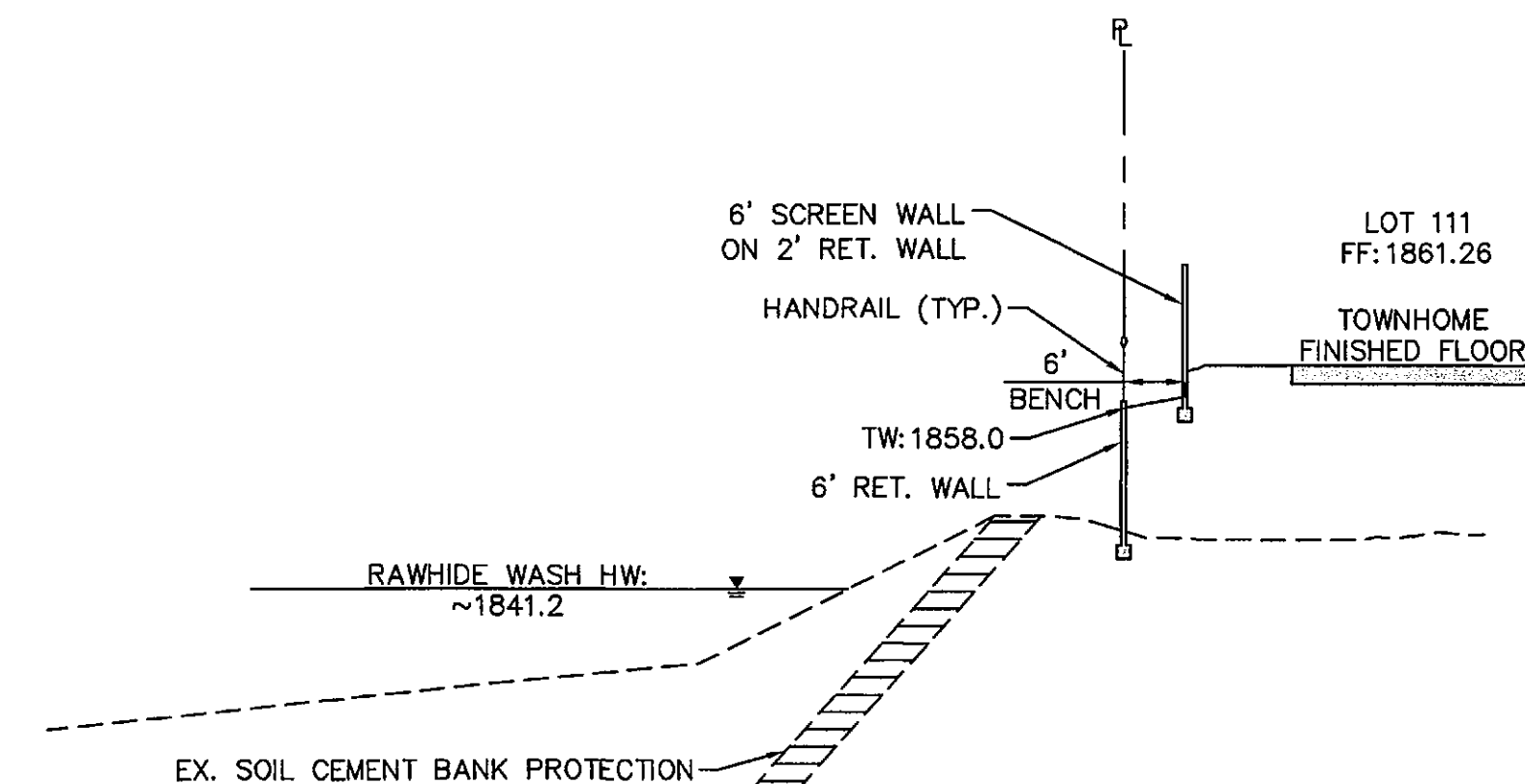
SECTION H-H
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'



SECTION B-B
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'



SECTION D-D
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'



SECTION F-F
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'

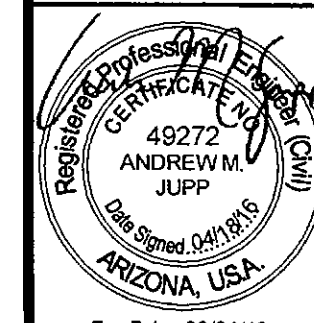
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE 12-2-16 INITIALS

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

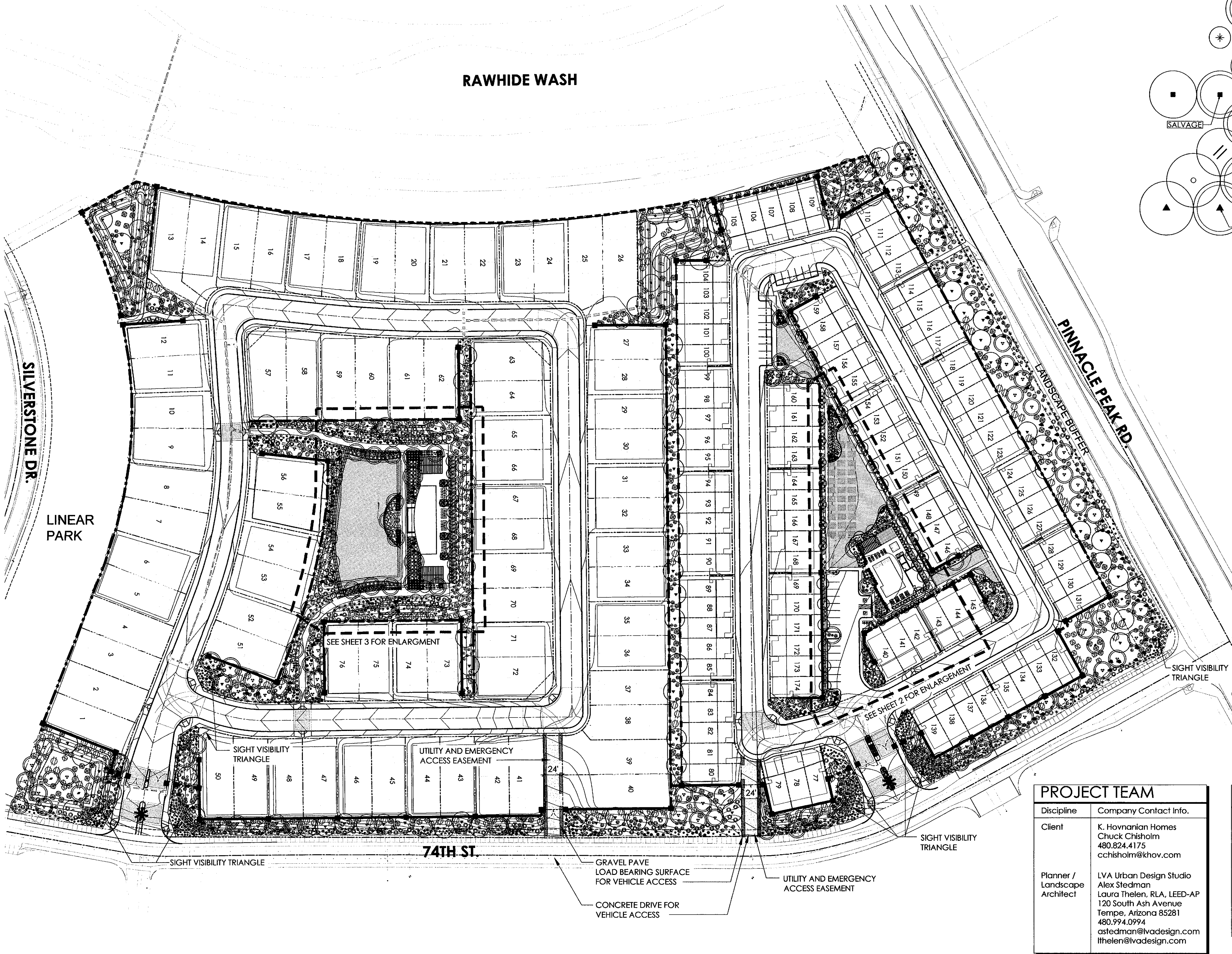
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SCALE (V): N/A
DESIGNED BY: KAC
DRAWN BY: CEK
CHECKED BY: AMJ
DATE: 04/21/2016

SILVERSTONE PARCEL F
GRADING AND DRAINAGE
DETAILS AND SECTIONS
SCOTTSDALE, ARIZONA



PROJECT NO.
94800GD02
DRAWING NAME
94800GD02

9-PP-2015
04/22/16



PLANT LEGEND

TREES		SIZE	CALIPER	QTY.
ACACIA GREGGII**	CAT CLAW ACACIA	SALVAGE	3" MIN.	2
SALVAGE BAUHINIA CONGESTA**	ANACACHO ORCHID	24" BOX	1.25"	25
CAESALPINIA MEXICANA	YELLOW BIRD OF PARADISE	24" BOX	1.0"	49
CERCIDIUM FLORIDUM	BLUE PALO VERDE	24" BOX / SALVAGE	1.0" / 3" MIN.	7 39
CERCIDIUM MICROPHYLLA	FOOTHILLS PALO VERDE	SALVAGE	3" MIN.	107
SALVAGE CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	1.0"	8
OLNEYA TESOTA	IRONWOOD	60" BOX SALVAGE	7.0" / 3" MIN.	8 8
SALVAGE PROSOPIS VELUTINA	ARIZONA MESQUITE	24" BOX SALVAGE	3.0" / 3" MIN.	78 7
SHRUBS & ACCENTS		SIZE	QTY.	
* AGAVE GEMINIFLORA**	TWIN FLOWERED AGAVE	5 GAL.		23
* AGAVE MURPHEYI	MURPHY AGAVE	5 GAL.		4
* AGAVE WEBERI	WEBER AGAVE	5 GAL.		5
* CALLIANDRA ERIOPHYLLA**	PINK FAIRY DUSTER	5 GAL.		129
* CARNEGIEA GIGANTEA	SAGUARO	SALVAGE		111
* DASYLIRON WHEELERI	DESERT SPOON	5 GAL.		53
* ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL.		49
* EUPHORBIA ANTISYPHILITICA**	CANDELILLA	5 GAL.		40
* FEROCACTUS WISLIZENII	FISHHOOK BARREL	SALVAGE		9
* FOUQUIERIA SPLENDENS	OCOTILLO	12 CANE MIN.		2
* HYPTIS EMORYI**	DESERT LAVENDER	5 GAL.		181
* JUSTICIA CALIFORNICA	CHUPAROSA	5 GAL.		253
* LARREA TRIDENTATA	CREOSOTE	5 GAL.		192
* MUHLENBERGIA CAPILLARIS	REGAL MIST	5 GAL.		346
* MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.		398
* OPUNTIA ENGELMANNII	ENGELMANN'S PRICKLY PEAR	5 GAL.		18
* PEDILANTHUS MACROCARPUS**	SUPPER PLANT	5 GAL.		84
* SIMMONDSIA CHINENSIS	JOJOBA	5 GAL.		203
* SPHAERALCEA AMBIGUA	DESERT GLOBEMALLOW	5 GAL.		141
* VIGUIERA DELTOIDEA	GOLDENEYE	5 GAL.		240
* YUCCA BACCATA	BANANA YUCCA	5 GAL.		45
GROUNDCOVERS		SIZE	QTY.	
* BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GAL.		287
* DYSSODIA PENTACHAETA	DYSSODIA	1 GAL.		221
* LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	1 GAL.		264
* LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.		189
* MELAMPodium LEUCANTHUM	BLACKFOOT DAISY	1 GAL.		215
* PENSTEMON PARRYII	PARRY'S PENSTEMON	1 GAL.		61
* TRACHELOSPERMUM JASMINOIDES*	STAR JASMINE	1 GAL.		9
* VERBENA GOODINGII	GOODING'S VERBENA	1 GAL.		146
* WEDELIA TRILOBATA	YELLOW DOT	1 GAL.		39
LANDSCAPE MATERIALS			QTY.	
TURF	MID-IRON - SOD		22,100 S.F.	
SYNTHETIC TURF			340 S.F.	
2" DEEP GRANITE TOP DRESSING 'DESERT FLOOR' SURFACE			188,450 S.F.	
SURFACE SELECT SITE BOULDERS	1 TON / 2 TON / 3 TON / 4 TON		2 / 1 / 1 / 1	

* NOT ON THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST
** NOT ON THE SILVERSTONE DESIGN GUIDELINES PLANT LIST
NOTE:
• SALVAGED TREES ARE ASSUMED TO BE 3" CALIPER OR GREATER AND COUNT TOWARDS FULFILLING CITY OF SCOTTSDALE MATURE TREE REQUIREMENTS PER 10.502.B.3 & 5.1004.D (50% OF TOTAL TREES TO BE MATURE WITH 3" CALIPER OR GREATER IS EQUAL TO 185 TREES
• 253 TREES OUT THE PROVIDED 370 TREES ARE MATURE WITH 3" CALIPER OR GREATER
• 68% OF THE TREES PROVIDED ARE MATURE WITH 3" CALIPER OR GREATER

PROJECT TEAM

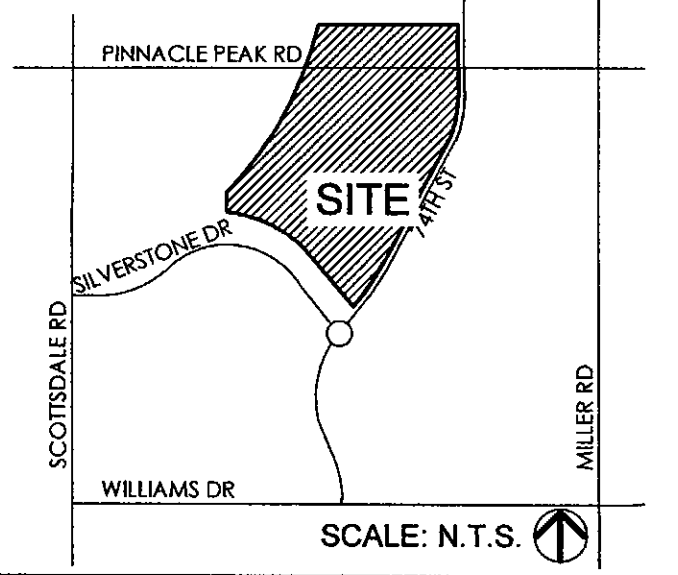
Discipline	Company Contact Info.
Client	K. Hovnanian Homes Chuck Chisholm 480.824.4175 cchisholm@khov.com
Planner / Landscape Architect	LVA Urban Design Studio Alex Stedman Laura Thelen, RLA, LEED-AP 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 astedman@lvadesign.com lthelen@lvadesign.com

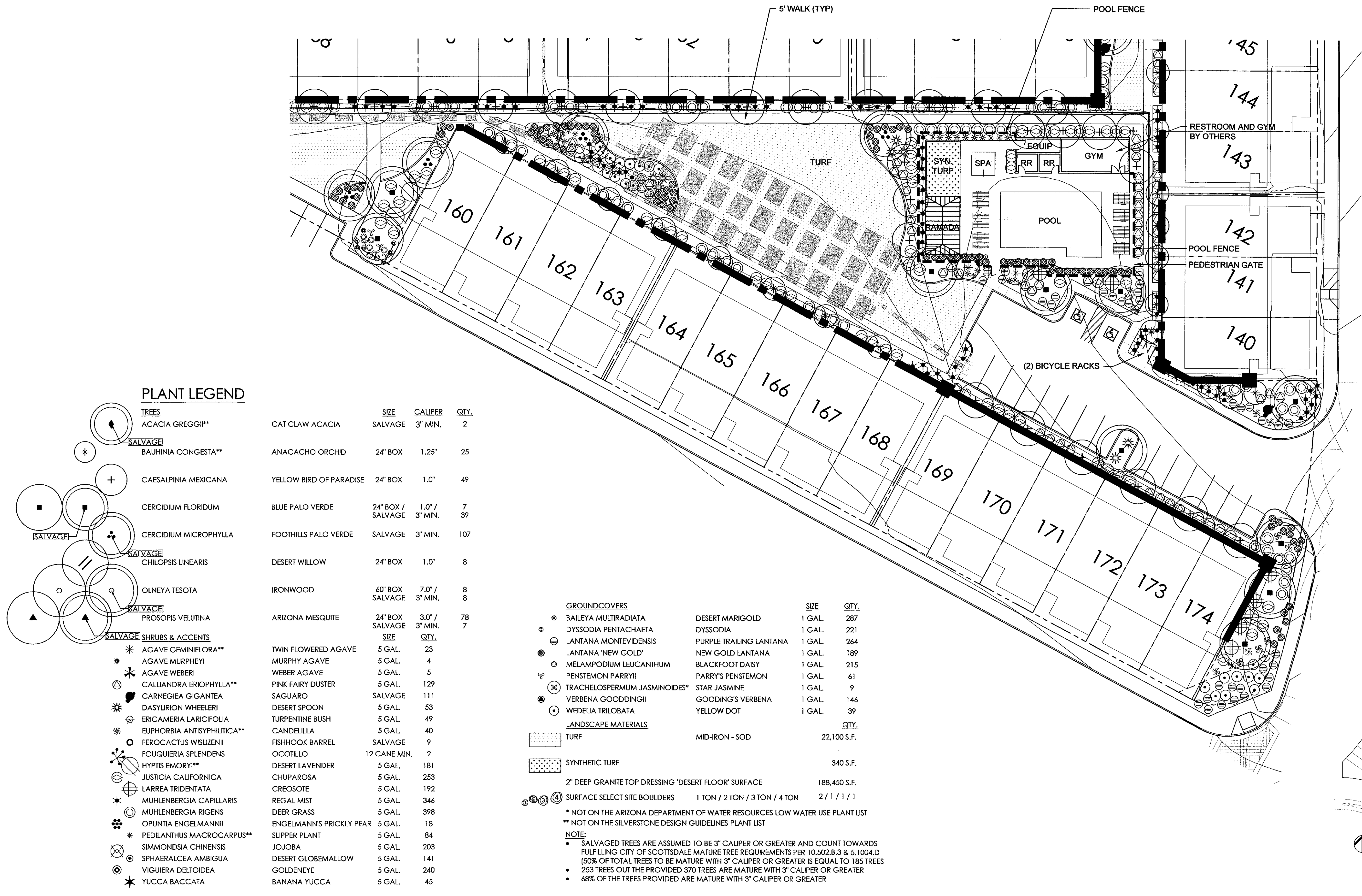
PROJECT DATA

TOTAL TREES PROVIDED: 333
MATURE TREES REQUIRED: 185
MATURE TREES PROVIDED: 210

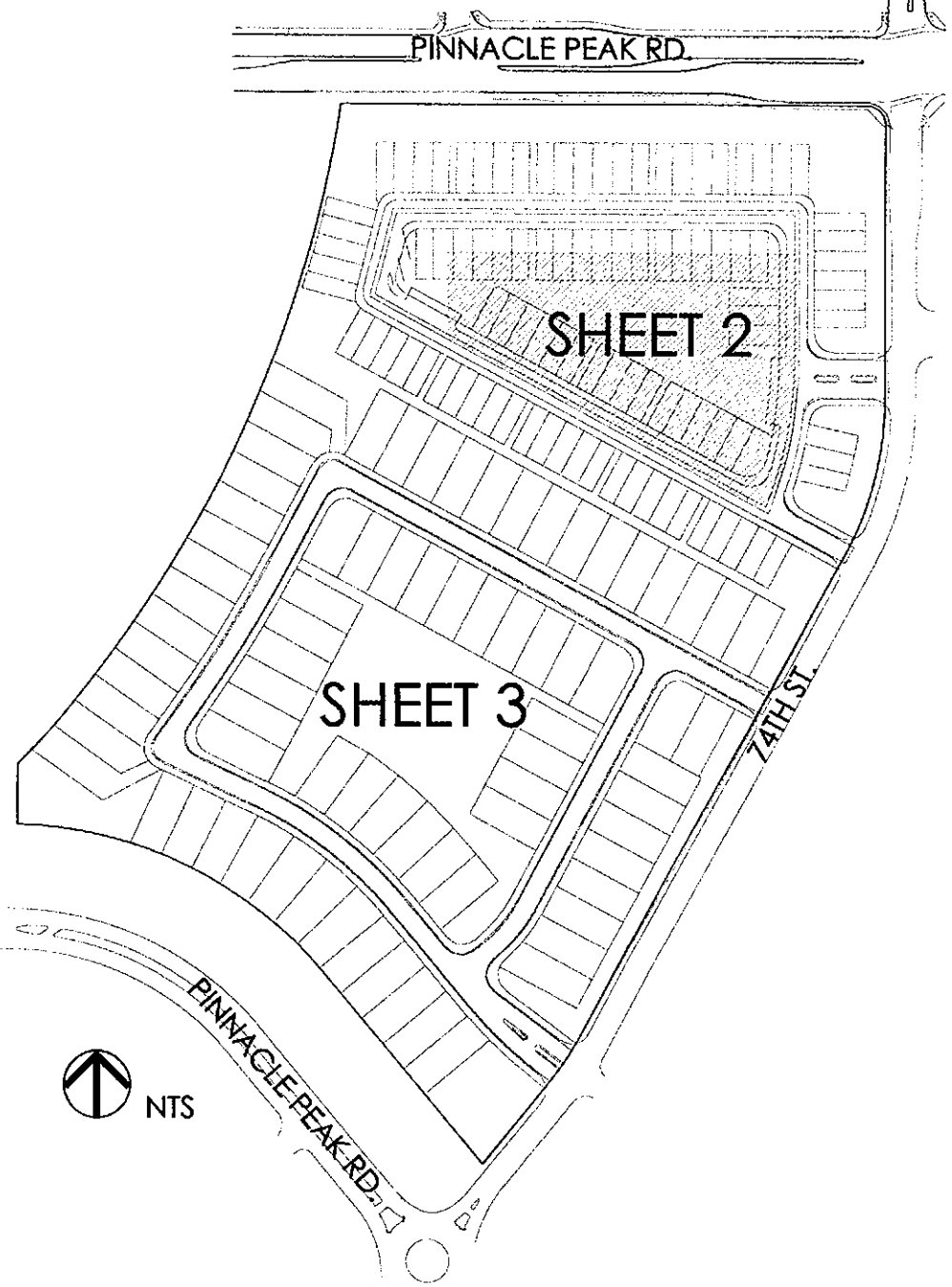
Pursuant to Section 10.501.B, all trees shall have a 15 gallon minimum container size and at least 50% must be mature. For developments where buildings have more than one story, 50% of the trees shall meet the following standards:
Palm Trees: 12 feet tall
Single-Trunk Trees: 3 inch caliper
Multiple-Trunk Trees: 1-1/2" caliper average trunk

VICINITY MAP

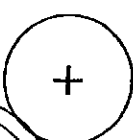
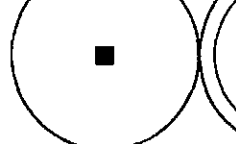
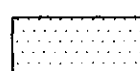




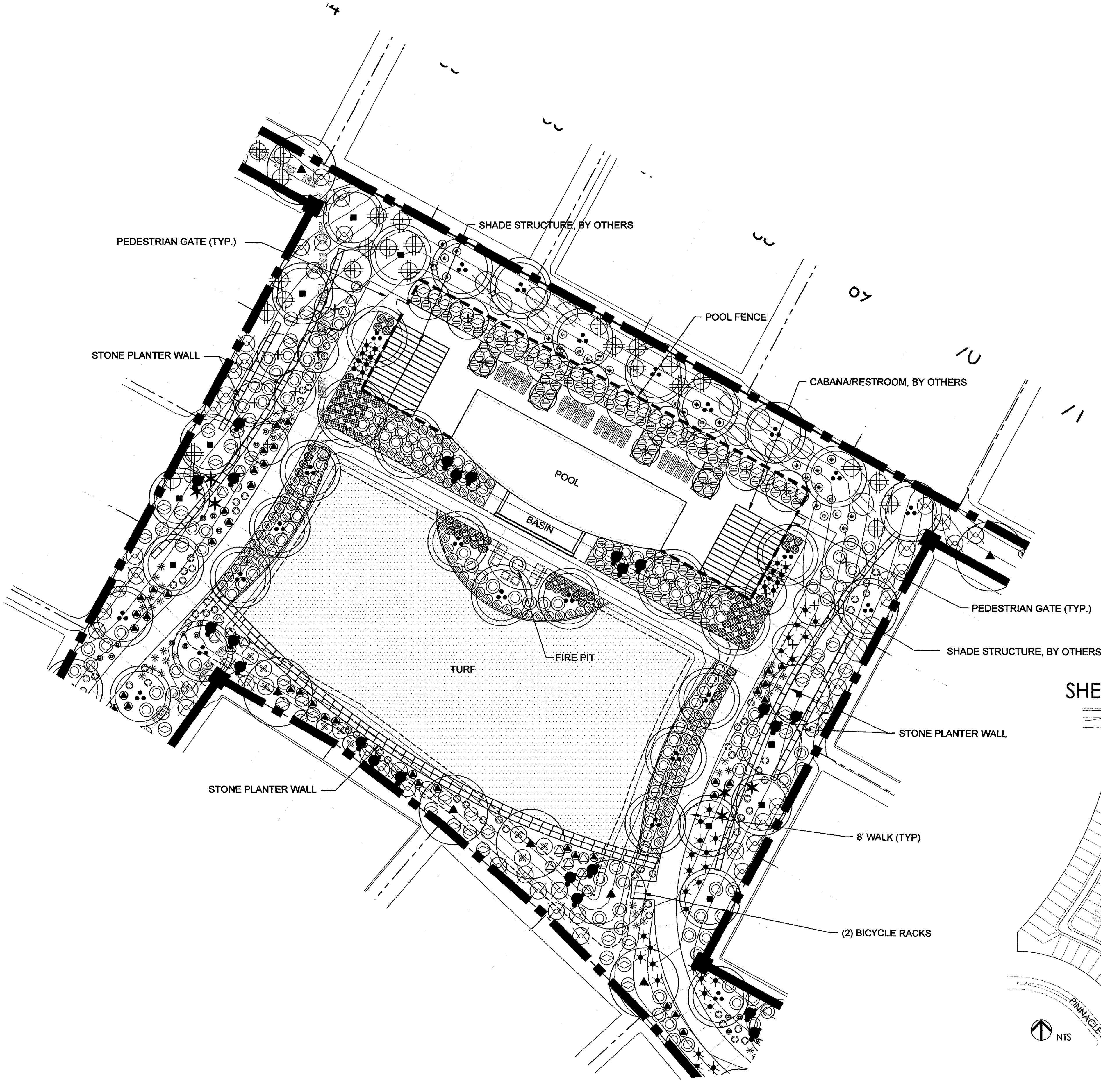
SHEET KEY



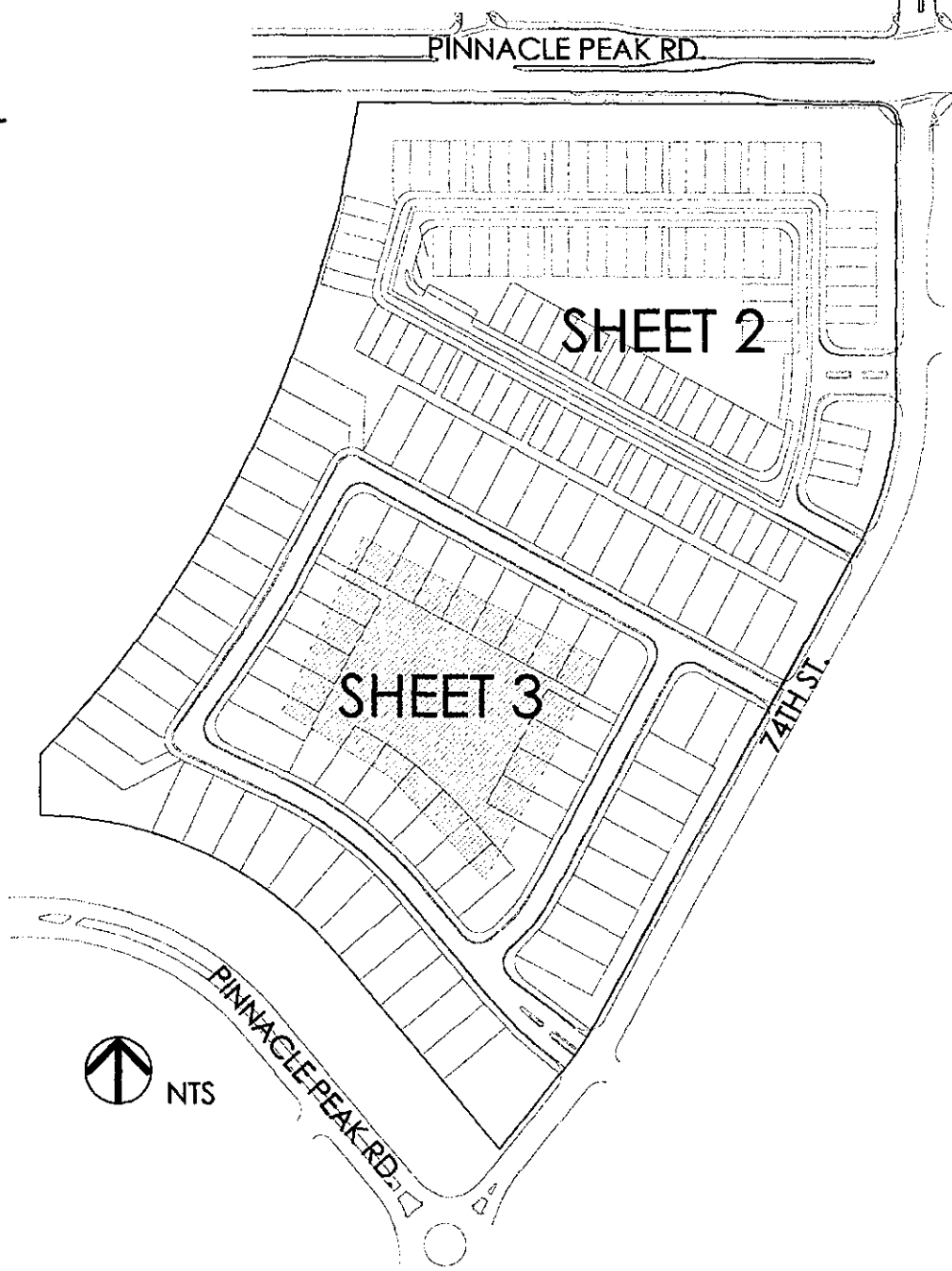
PLANT LEGEND

	<u>TREES</u>		<u>SIZE</u>	<u>CALIPER</u>	<u>QTY.</u>
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	<u>SALVAGE</u> BAUHINIA CONGESTA**	ANACACHO ORCHID	24" BOX	1.25"	25
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	OLNEYA TESOTA	IRONWOOD	60" BOX SALVAGE	7.0" / 3" MIN.	8 8
	<u>SALVAGE</u> PROSOPIS VELUTINA	ARIZONA MESQUITE	24" BOX SALVAGE	3.0" / 3" MIN.	78 7
	<u>SALVAGE</u> <u>SHRUBS & ACCENTS</u>		<u>SIZE</u>	<u>QTY.</u>	
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	CALLIANDRA ERIOPHYLLA**	PINK FAIRY DUSTER	5 GAL.	129	
	CARNEGIEA GIGANTEA	SAGUARO	SALVAGE	111	
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL.	53	
	ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL.	49	
	EUPHORBIA ANTISYPHILITICA**	CANDELLA	5 GAL.	40	
	FEROCACTUS WISLIZENII	FISHHOOK BARREL	SALVAGE	9	
	FOUQUIERIA SPLENDENS	OCOTILLO	12 CANE MIN.	2	
	HYPTIS EMORYI**	DESERT LAVENDER	5 GAL.	181	
	JUSTICIA CALIFORNICA	CHUPAROSA	5 GAL.	253	
	LARREA TRIDENTATA	CREOSOTE	5 GAL.	192	
	MUHLENBERGIA CAPILLARIS	REGAL MIST	5 GAL.	346	
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	398	
	OPUNTIA ENGELMANNII	ENGELMANN'S PRICKLY PEAR	5 GAL.	18	
	* PEDILANTHUS MACROCARPUS**	SLIPPER PLANT	5 GAL.	84	
	SIMMONDSIA CHINENSIS	JOJOBA	5 GAL.	203	
	SPHAERALCEA AMBIGUA	DESERT GLOBEMALLOW	5 GAL.	141	
	VIGUIERA DELTOIDEA	GOLDENEYE	5 GAL.	240	
	* YUCCA BACCATA	BANANA YUCCA	5 GAL.	45	
	<u>GROUNDCOVERS</u>		<u>SIZE</u>	<u>QTY.</u>	
	BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GAL.	287	
	DYSSODIA PENTACHAETA	DYSSODIA	1 GAL.	221	
	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	1 GAL.	264	
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	189	
	MELAMPodium LEUCANTHUM	BLACKFOOT DAISY	1 GAL.	215	
	PENSTEMON PARRYII	PARRY'S PENSTEMON	1 GAL.	61	
	(X) TRACHELOSPERMUM JASMINOIDES*	STAR JASMINE	1 GAL.	9	
	VERBENA GOODDINGII	GOODING'S VERBENA	1 GAL.	146	
	WEDELIA TRILOBATA	YELLOW DOT	1 GAL.	39	
	<u>LANDSCAPE MATERIALS</u>			<u>QTY.</u>	
	TURF	MID-IRON - SOD		22,100 S.F.	
	SYNTHETIC TURF			340 S.F.	
	2" DEEP GRANITE TOP DRESSING 'DESERT FLOOR' SURFACE			188,450 S.F.	
	④ SURFACE SELECT SITE BOULDERS	1 TON / 2 TON / 3 TON / 4 TON		2 / 1 / 1 / 1	

- * NOT ON THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST
** NOT ON THE SILVERSTONE DESIGN GUIDELINES PLANT LIST
NOTE:
• SALVAGED TREES ARE ASSUMED TO BE 3" CALIPER OR GREATER AND COUNT TOWARDS FULFILLING CITY OF SCOTTSDALE MATURE TREE REQUIREMENTS PER 10.502.B.3 & 5.1004.D (50% OF TOTAL TREES TO BE MATURE WITH 3" CALIPER OR GREATER IS EQUAL TO 185 TREES)
• 253 TREES OUT THE PROVIDED 370 TREES ARE MATURE WITH 3" CALIPER OR GREATER
• 68% OF THE TREES PROVIDED ARE MATURE WITH 3" CALIPER OR GREATER



SHEET KEY



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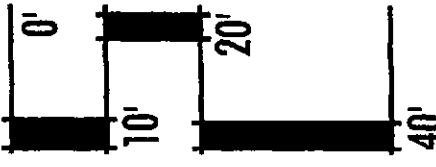
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CONCPETUAL LANDSCAPE PLAN
SOUTH AMENITY CONCEPT - SHEET 3 OF 8

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APPROX. SCALE: 1"=20'



NORTH

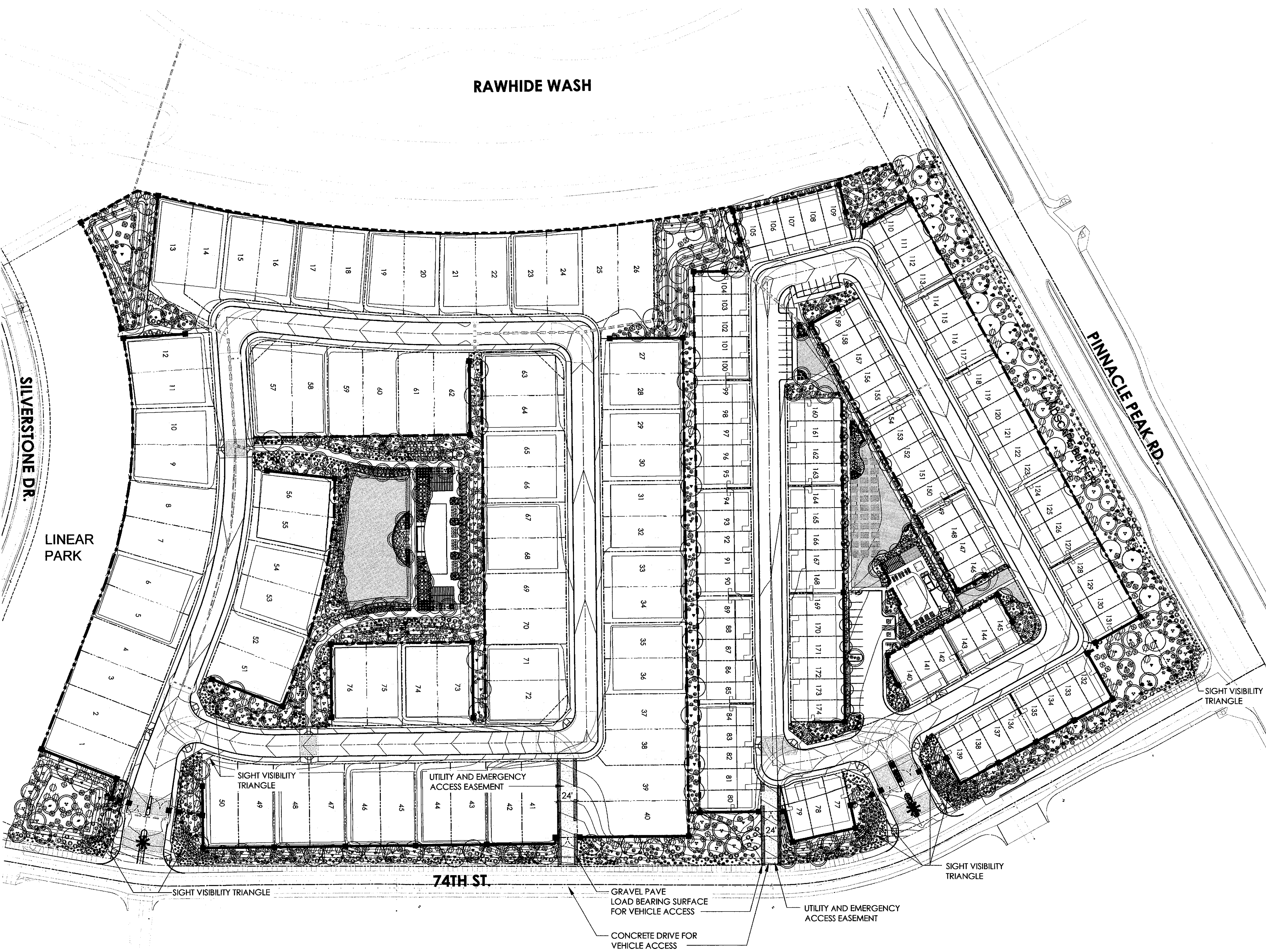


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RAWHIDE WASH

WALL LEGEND

WALL TYPE	QUANTITY
THEME COLUMN REFER TO DETAIL 3, SHEET 6	96
MOUNMENT SIGNAGE REFER TO DETAIL 2, SHEET 5	2
VEHICULAR ENTRY GATES REFER TO DETAIL 2, SHEET 5	2
ACCESS GATE REFER TO DETAIL 1, SHEET 6	2
PEDESTRIAN GATE REFER TO DETAIL 2, SHEET 6	10
RETAINING WALL / PLANTING TERRACES REFER TO DETAIL 3, SHEET 5	1,031
THEME WALL REFER TO DETAIL 3, SHEET 6	2,487 L.F.
FULL VIEW FENCE 'A' REFER TO DETAIL 4, SHEET 6	1,795 L.F.
PARTIAL VIEW FENCE 'B' REFER TO DETAIL 5, SHEET 6	3,781 L.F.
PARTIAL VIEW FENCE 'C' REFER TO DETAIL 6, SHEET 6	660 L.F.
ENTRY WALL REFER TO DETAIL 1, SHEET 5	110 L.F.



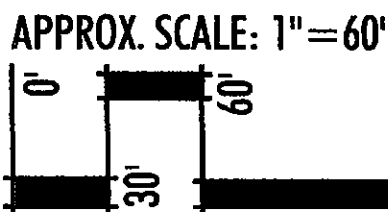
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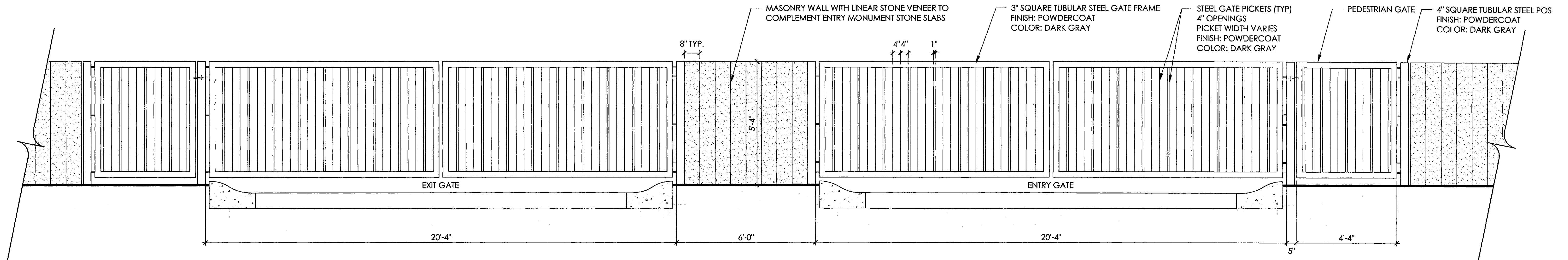
CONCEPTUAL WALL PLAN
OVERALL LANDSCAPE - SHEET 4 OF 8

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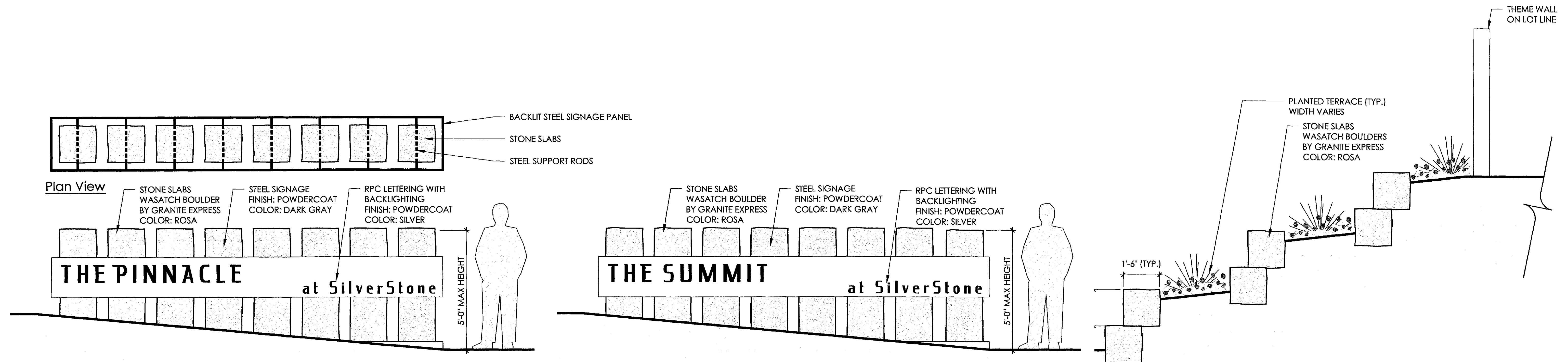
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1 VEHICULAR ENTRY GATES

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

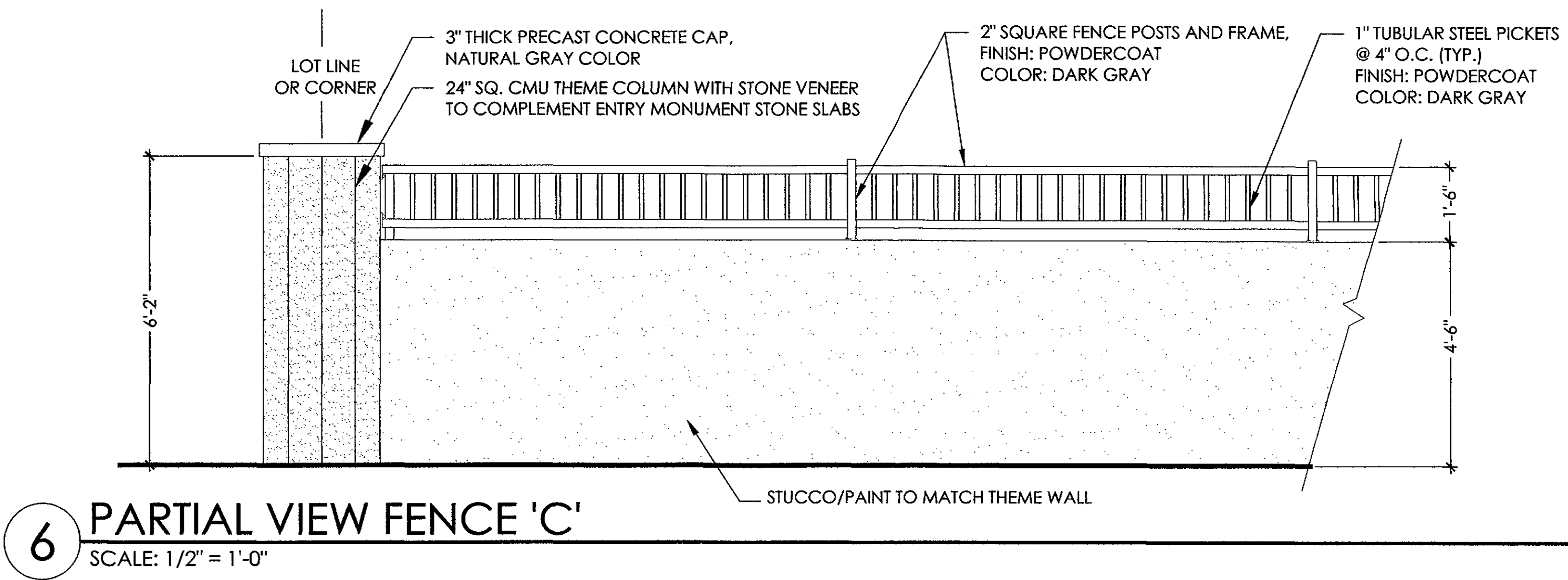
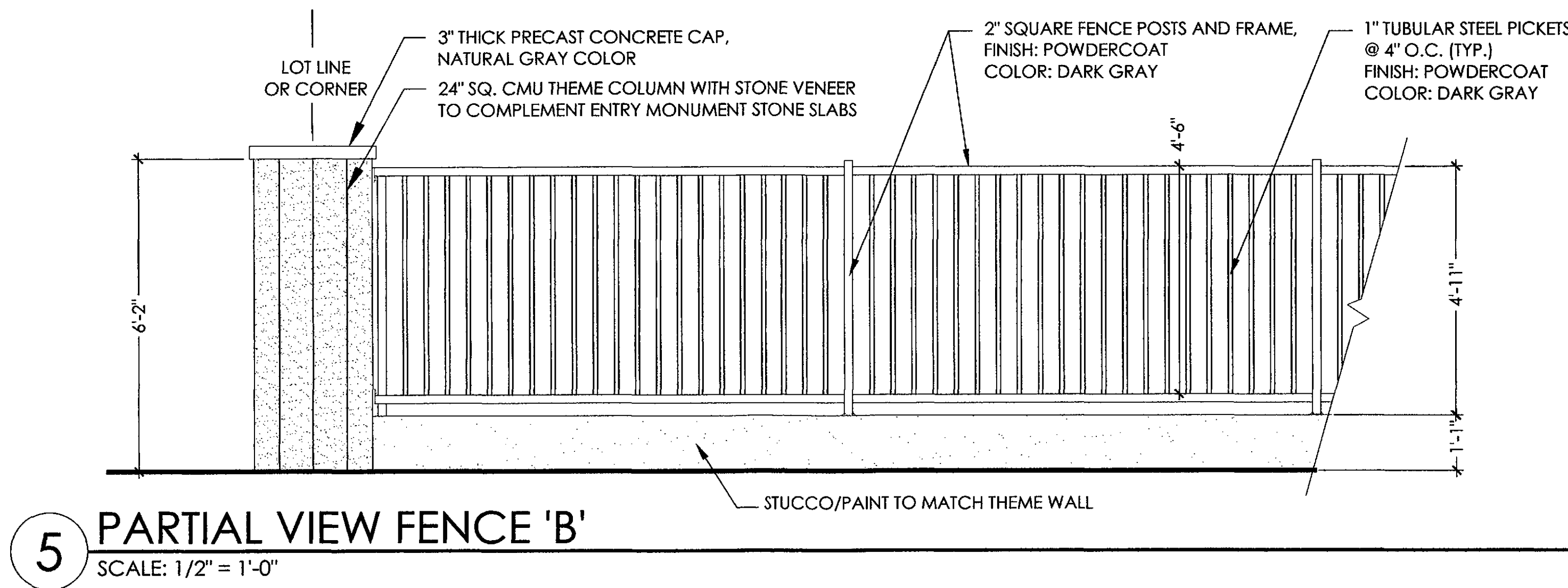
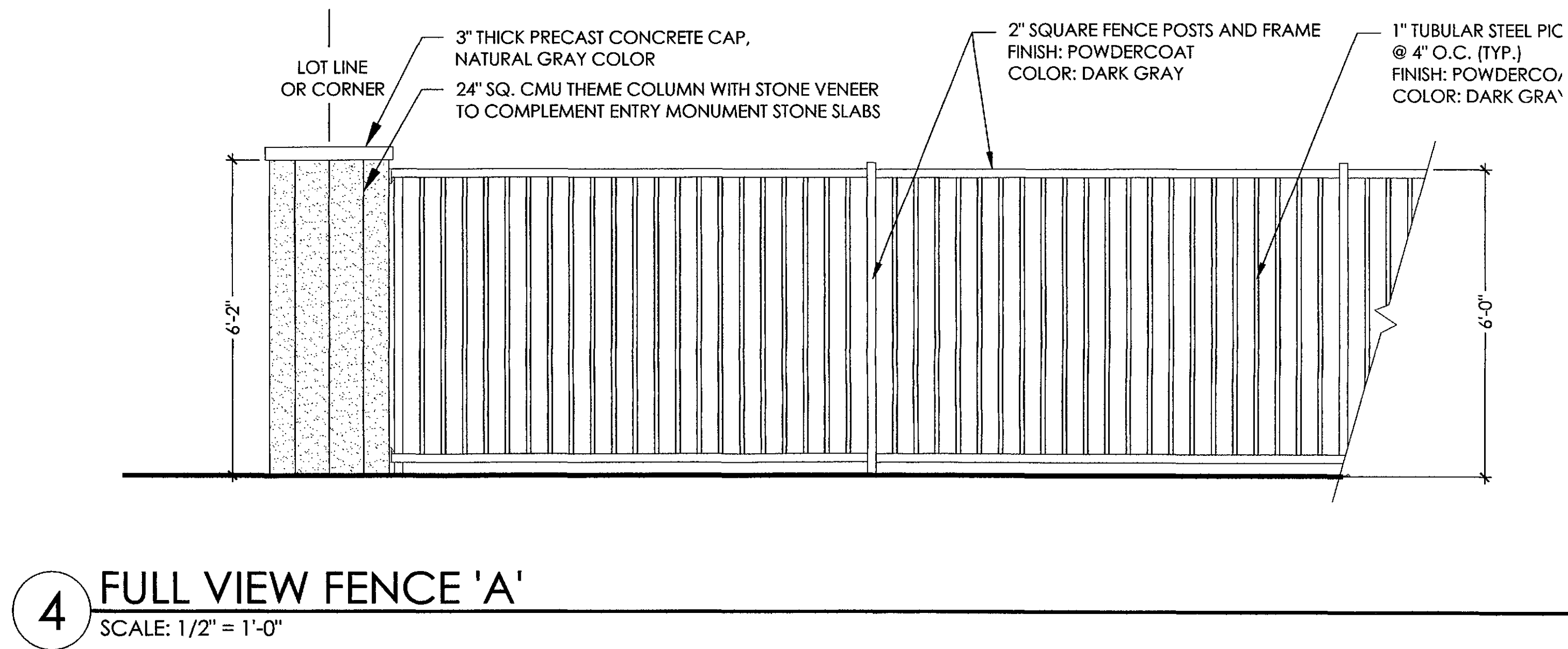
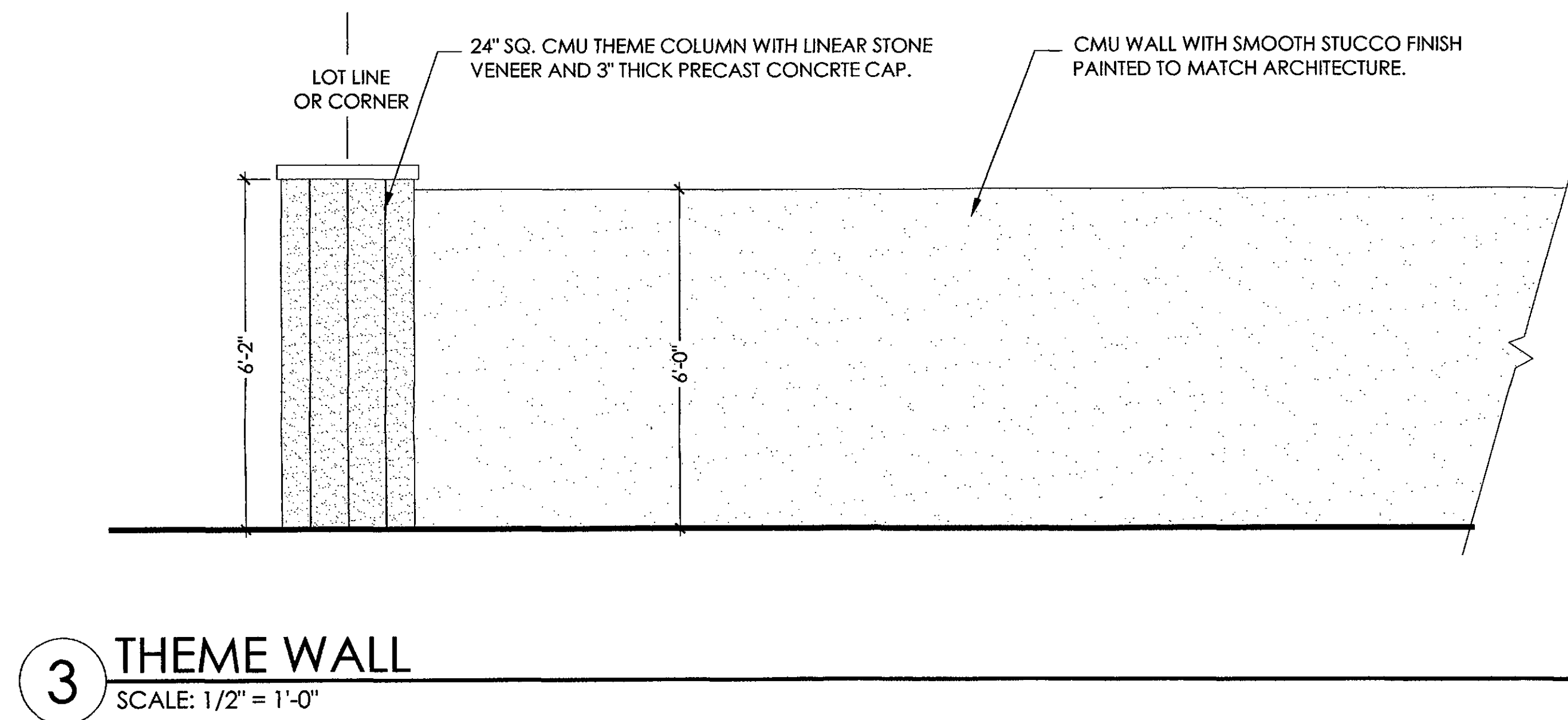
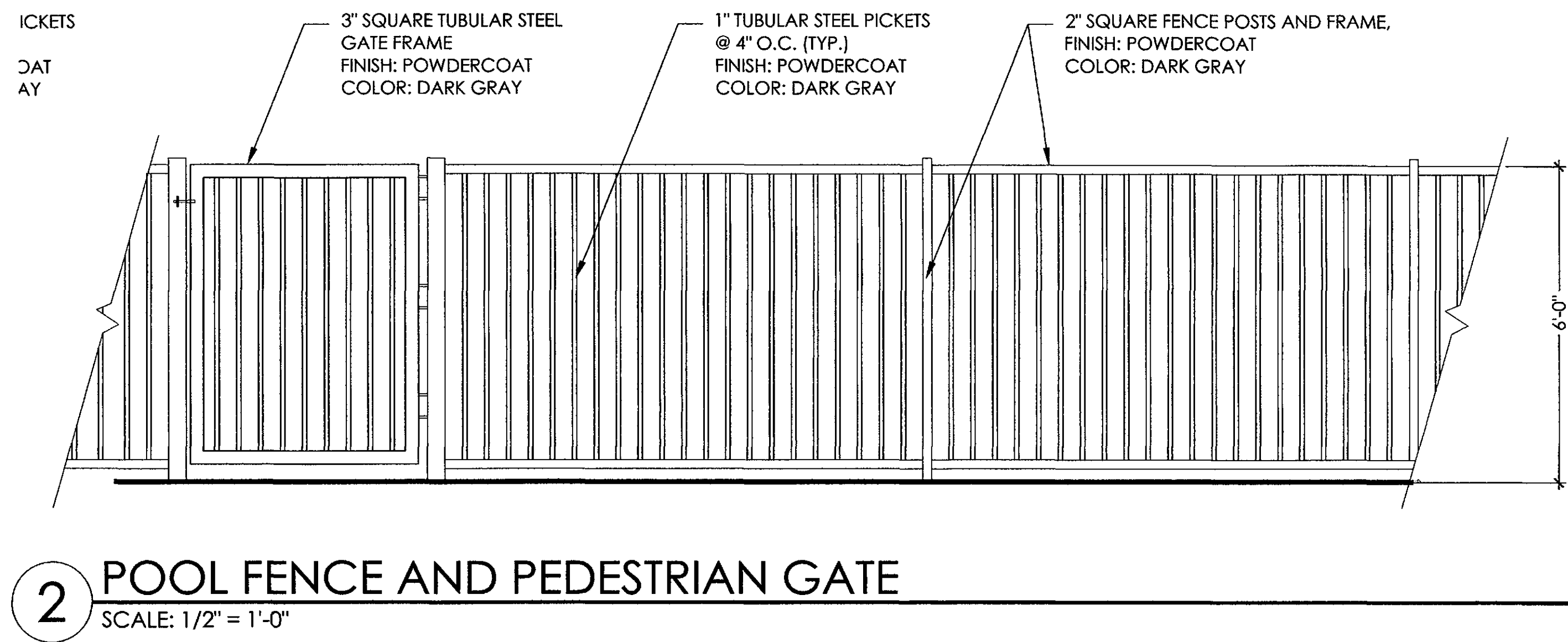
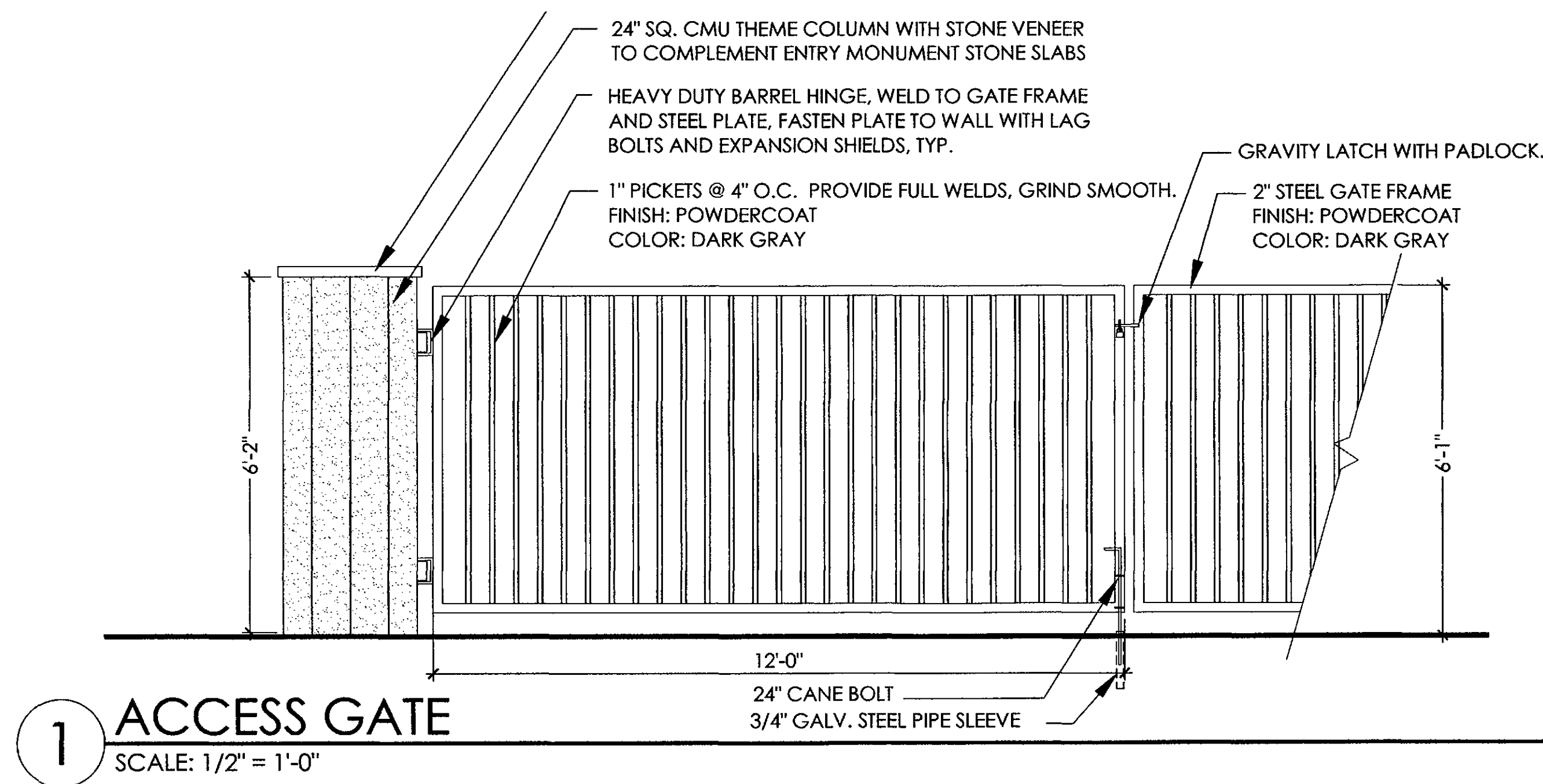


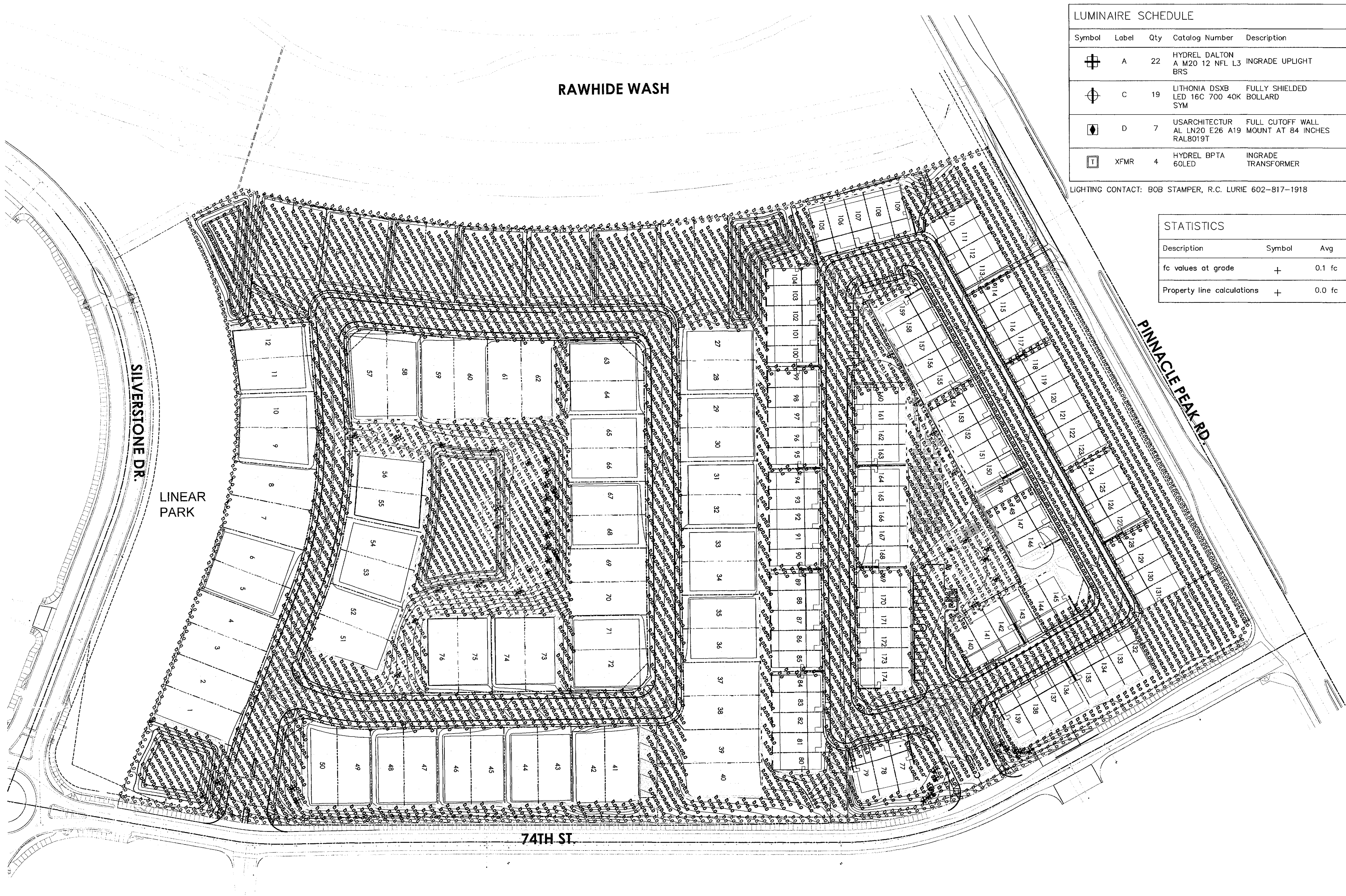
2 MONUMENT SIGNAGE

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

3 RETAINING WALL / PLANTING TERRACES

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

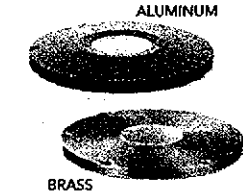
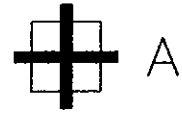




LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	22	HYDREL DALTON A M20 12 NFL L3 BRS	INGRADE UPLIGHT	GREEN CREATIVE 7MR16G4DIM/83OFL36	PDX10_22LED_WHT53K_MF_L.ies	Absolute	1.00	7
	C	19	LITHONIA DSXB LED 16C 700 40K SYM	FULLY SHIELDED BOLLARD	4000K LED	DSXB_LED_16 C_700_40K_SYM.ies	Absolute	1.00	39
	D	7	USARCHITECTURAL LN20 E26 A19 RAL8019T	FULL CUTOFF WALL MOUNT AT 84 INCHES	GREEN CREATIVE RETROFIT LED 9A19G4DIM/840	9A19G4DIM-840_JESNA2002.IES	960	1.00	9.4
	XFMR	4	HYDREL BPTA 60LED	INGRADE TRANSFORMER	NA	PDX10_22LED_WHT53K_MF_L.ies	Absolute	0.01	7

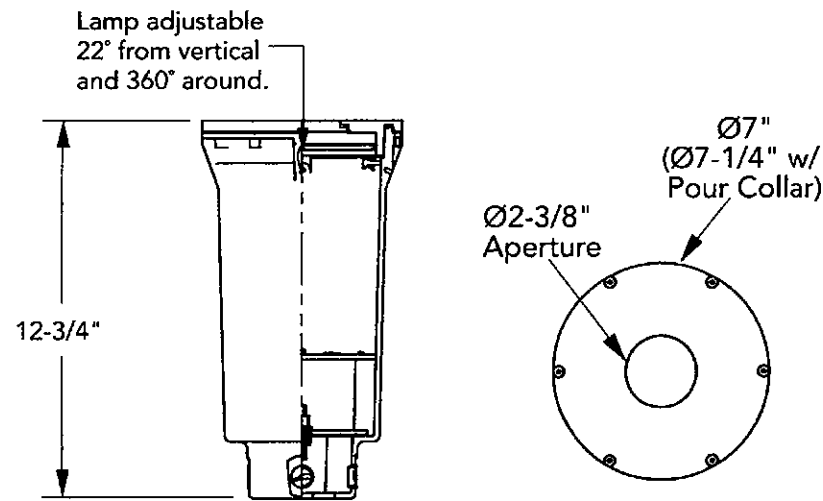
LIGHTING CONTACT: BOB STAMPER, R.C. LURIE 602-817-1918

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
fc values at grade	+	0.1 fc	7.8 fc	0.0 fc	N / A	N / A
Property line calculations	+	0.0 fc	0.0 fc	0.0 fc	N / A	N / A



DALTON

12V MR16
& P20 Incandescent
Integral Transformer

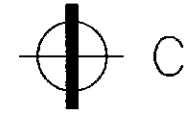


DESCRIPTION

The Dalton ingrade luminaires are multi-purpose adjustable units designed for uplighting architectural and landscape features. These fixtures can be mounted into a variety of sub-strates or landscape materials.

Specifications	
D:	7" OD
H:	12-3/4"

*Required Fields
Notes:
1 P20381 lamp only available with 120 volt
2 Maximum of 2 internal accessories allowed.



D-Series LED Bollard



Specifications

Diameter:	8" Round (20.3 cm)
Height:	42" (106.7 cm)
Weight (max):	27 lbs (12.25 kg)

Introduction

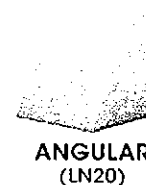
The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplift. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.



WALL MOUNT LIGHTING LIGHT NODES

HOUSING

Wall Mounting Plate is .125" aluminum with top edge angled to receive the Light Node housing and slotted for mounting and leveling against a 4" recessed outlet box. Mounting plate is gasketed closed cell E.P.D.M. around the j-box entry. Housing is of durable, corrosion resistant, cast aluminum (A356 alloy; <.02% copper) construction. Housing has 2 hex head screws on top that tighten against the angled top of the mounting plate and draw the housing against the mounting surface. An internal bracket secures the housing to the mounting plate.



ANGULAR
(LN20)

LAMP SOCKET

Lamp socket is either a medium base E26 (standard) or bi-pin twist-lock GU10 (optional). Lamp socket is vertically adjustable.

FINISH

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step iron phosphate pretreatment for protection and paint adhesion. 400°F bake for Maximum hardness and durability. Texture finish is standard.

LISTINGS AND RATINGS

UL Listed for wet locations (down only).

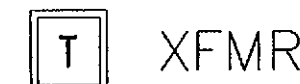


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LIGHTING



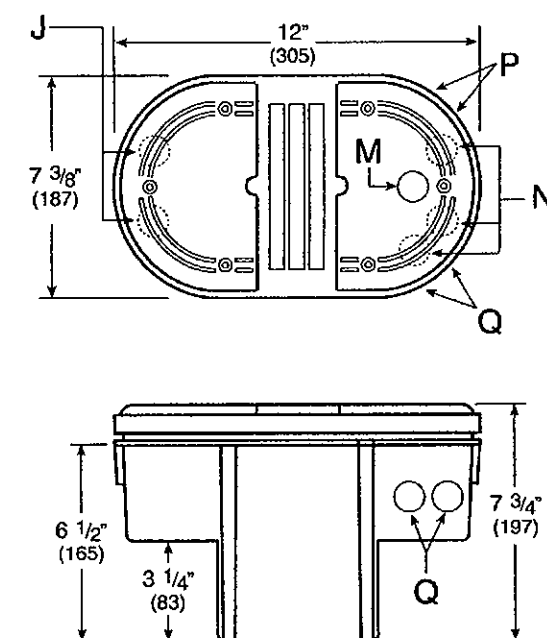
XFMR



BPTA/BPTB BIG POLYMERIC TRANSFORMER BOX

DESCRIPTION

The Big Polymeric Transformer Box is a combination junction box and transformer box for low voltage fixtures. This combination box includes a junction box, transformer housing, and anti-wicking chamber to prevent water being drawn from the conduit into the transformer housing. The junction box is completely pre-wired with interconnecting leads which are terminated and imbedded in high temperature sealing compound to prevent wicking. The lid is available in die-cast aluminum or bronze. The housing is made of polymeric resin in order to prevent corrosion from salt or acidic soil.



Specifications	
L:	12" 305 mm
W:	7- 3/8" 187 mm
H:	7- 3/4" 197 mm

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	22	HYDREL DALTON A M20 12 NFL L3	INGRADE UPLIGHT BRS	GREEN CREATIVE 7MR16G4DIM/830FL36	PDX10_22LED _WHT53K_MF Lies	Absolute	1.00	7
	C	19	LITHONIA DSXB LED 16C 700 40K BOLLARD SYM	FULLY SHIELDED	4000K LED	DSXB_LED_16 C_700_40K_S YM Lies	Absolute	1.00	39
	D	7	USARCHITECTUR AL LN20 E26 A19	FULL CUTOFF WALL MOUNT AT 84 INCHES	GREEN CREATIVE RETROFIT LED 9A19G4DIM/840	9A19G4DIM- 840_JESNA200 2.IES	960	1.00	9.4
	XFMR	4	HYDREL BPTA 60LED	INGRADE TRANSFORMER	NA	PDX10_22LED _WHT53K_MF Lies	Absolute	0.01	7

LIGHTING CONTACT: BOB STAMPER, R.C. LURIE 602-817-1918

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
fc values at grade	+	0.1 fc	7.8 fc	0.0 fc	N / A	N / A
Property line calculations	+	0.0 fc	0.0 fc	0.0 fc	N / A	N / A

Notes:

- 1 1/2" Conduit entry includes a 1/2" x 3/4" reducer.
- 2 3/4" & 20M drillings are only available on the BPTA.
- 3 Only available with 18LED.
- 4 Only available with 60LED or 150LED.
- 5 For use with a 0-10 Volt dimmer.
- 6 MVOLT is only available with LED lamp types.
- 7 M300 can be used with incandescent low voltage and LED low voltage.
- 8 Only for use with 50HZ applications.



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CONCEPTUAL LANDSCAPE PLAN LIGHTING DETAILS - SHEET 8 OF 8

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