

**The December 7 2017  
Development Review Board  
Meeting Agenda and  
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: December 7, 2017 Item No: 3  
General Plan Element: *Character and Design*  
General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

## **ACTION**

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### **Silverstone Parcel G North 9-PP-2017**

#### **Request to consider the following:**

1. Request approval of the preliminary plat for a 182-lot residential subdivision, including the landscape plan, circulation plan, open space plan, and site amenity building elevations, all on approximately 23.73 acres. Dwelling units will consist of duplex and multi-unit townhouse buildings.

#### **Goal/Purpose of Request**

The request is for a preliminary plat to establish a 182-unit duplex and townhouse community to be located at the southeast corner of East Pinnacle Peak Road and North 74<sup>th</sup> Street. The multi-family complex will provide community amenities for the residents. The request is for approval of the preliminary plat, circulation plan, landscape plan, and open space plan. The site is located within the Silverstone development.

#### **Related Policies, References:**

Cases 7-GP-2005, 2-MP-2006, 2-MP-2006#2, 2-MP-2006#3, 6-MS-2014, 15-ZN-2005, 15-ZN-2005#2, and 15-ZN-2005#3

## **OWNER**

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Silverstone Development, Inc  
602-230-3501

## **APPLICANT CONTACT**

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Jason Harrington  
K Hovnanian Homes  
480-250-0116

## **LOCATION**

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23233 North 74<sup>th</sup> Street

## BACKGROUND

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### Zoning

This site is zoned Multiple-family Residential District, Planned Community District (R-5/P-C), which allows multi-family residential, higher density population, municipal uses, and places of worship. The Planned Community District designation is designed and intended to encourage the development of large tracts of land, usually under unified ownership, to achieve land development patterns that will be beneficial to an area of the city. The Planned Community District designation is usually accompanied by an approved development plan.

This site was previously the location of the Rawhide Western Theme Park. The theme park had existed at this location since before the City annexed the area into its municipal boundary in January of 1982. The 160-acre site was rezoned from the County Designation (C-2 and R-43) to the City's Western Theme Park zoning category (W-P) in July of that same year. In 2006, the entire Rawhide site, which includes Parcel F, was approved for a zoning map amendment from Western Theme Park District (W-P) to Multiple-family Residential District, Planned Community District (R-5/P-C), Central Business District, Planned Community District (C-2/P-C), and Commercial Office District, Planned Community District (C-O/P-C). The Environmentally Sensitive Lands (ESL) zoning overlay abuts the site along the northern boundary.

Although this site is not located within the Environmentally Sensitive Lands (ESL) overlay area, the approved Master Environmental Design Concept Plan (MEDCP) refers to the ESL ordinance for design sensitivity.

### Context

This site is located at the southeast corner of East Pinnacle Peak Road and North 74<sup>th</sup> Street. Immediately to the west is the Silverstone Parcel "F" development, which was improved by the same owner. The City of Phoenix is located farther west, across North Scottsdale Road. The Pinnacle Peak Office condominium project is located to the north, and the Appaloosa Library is located to the southwest. The Classic Residences at Silverstone assisted living facility is located to the southeast of the site, and vacant land to the east.

### Adjacent Uses and Zoning

- North Commercial Office District, Environmentally Sensitive Lands (C-O/ESL); Pinnacle Peak Office Condominium
- South Commercial Office District, Planned Community District (C-O/P-C); Appaloosa Library
- East Neighborhood Commercial, Environmentally Sensitive Lands (C-1 ESL); The Peaks Corporate Park
- West Multiple-family Residential District, Planned Community District (R-5/P-C); Silverstone Parcel "F."

### Key Items for Consideration

- General Plan
- Silverstone MEDCP
- Building elevations will be submitted for separate DRB review and approval

## **APPLICANTS PROPOSAL**

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### **Development Information**

The development proposal includes a 182-unit duplex and townhouse community. The multi-family complex will provide community amenities for the residents. The request is for approval of the preliminary plat, circulation plan, landscape plan, and open space plan. The site is located within the Silverstone development.

- Existing Use: Vacant Property, former Rawhide site
- Proposed Use: 182 Multi-family and Duplex Units
- Parcel Size: 23.73 gross acres
- Parking Required: 364 spaces
- Parking Provided: 436 spaces
- Frontage Open Space Required: 75,034 square feet / 1.72 acres (at 36-foot height)
- Frontage Open Space Provided: 75,612 square feet / 1.74 acres
- Open Space Required: 227,377,164 square feet / 5.22 acres (at 36-foot height)
- Open Space Provided: 229,189 square feet / 5.26 acres
- Number of Dwelling Units Allowed: 258 units
- Number of Dwelling Units Proposed: 182 units
- Density Allowed: 10.8 dwelling units per acre
- Density Proposed: 7.65 dwelling units per acre

## **IMPACT ANALYSIS**

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### **Land Use**

The General Plan amendment Case 7-GP-2005 amended the General Plan from its previous Cultural/Institutional or Public Land Use Element designation to the existing Mixed Use Neighborhoods Land Use Element designation. The zoning category designation for this property was then amended (15-ZN-2005) from the Western Theme Park (W-P) to the Planned Community District, with the comparable Multiple-family Residential District (R-5/PCD) zoning category, to be in accordance with the General Plan amendment. Specific standards were approved for the Silverstone (Rawhide) project through Case# 21-DR-2007. This case established a Master Environmental Design Concept Plan (MEDCP) for this 160-acre site (2-MP-2006). The MEDCP established densities, landscape/plant zones, circulation plans, and design guidelines. The proposed project meets the designation and intent of the General Plan and the zoning category specific to Parcel F.

The proposed project nearly maximizes the allowed density for this parcel as identified by the approved General Plan amendment, zoning case, and approved MEDCP. Zoning Case# 15-ZN-2005 assigned 258 units to this parcel, and the owner/applicant is proposing 182 units with this request. The site plan identifies 122 townhouse units, and 60 duplex units. The MEDCP states that the nearer the requested density is to the maximum allowed, the project should provide amenities in proportion to the requested densities. Amenities being provided include two pools, pool ramadas,

and retention basins that will also act as turf open space.

The proposed parcels have been laid out to conform to, and to maximize, the site's shape, and to be divided into two distinct neighborhood areas. Approximately half of the parcels, proposed duplex community, are in the southern portion of the site, and the multi-family structures are in the northern portion of the site (Refer to Exhibit A to Attachment #1). The parcels have been laid out and located throughout the site to create two internal open space areas and courtyards (one in each neighborhood area). The courtyards, open space, and angled structure locations will be encouraged and stipulated to have 360-degree architectural design on the site.

The owner, in response to staff and neighbor concerns, has provided the main entrances into the project from North Miller Road. The site layout also required two access points for this specific preliminary plat design. In response to this requirement, the owner has provided a secondary access point, for each of the two distinct communities ("townhomes" and "duplexes"). The "townhouse" portion of development will provide two gated entrances. The "duplex" portion of the site will provide a gated entrance and secondary "fire-access" only entrance.

Internal sidewalks are provided, on both sides of the internal streets, and pedestrian connections will lead to the existing trails within the Rawhide Wash and paths found on East Pinnacle Peak Road and North 74<sup>th</sup> Street, and North Miller Road. The existing trail and proposed sidewalks are critical in completing the pedestrian circulation within the City trail system. The site plan and landscape plans also identify a pedestrian connection from this project to the Appaloosa Library destination, through the existing pathway system installed by the original developer. The preliminary plat provides a 50-foot-wide Scenic Corridor along the East Pinnacle Peak Road frontage to further complete the trail and pedestrian connection system. The project is also providing a 30-foot-wide Scenic Corridor along the North Miller Road (Refer to Exhibit E to Attachment #1).

The Silverstone MEDCP, approved through Cases 15-ZN-2005 and 2-MP-2006, requires all landscape plans proposed for the Silverstone site to be reviewed by the Silverstone Development Review Committee (SDRC) before submittal to the City. The owner/applicant has provided confirmation of submittal, review, and approval by the SDRC. Proposed plant material is in accordance with the approved MEDCP (Refer to Exhibit D to Attachment #1).

Overall design of the site plan is consistent with the approved MEDCP for the Silverstone project. The proposed project meets the intent of the General Plan, zoning designation, and the scenic corridor guidelines. Although the site is not zoned within the ESL overlay area, the MEDCP was approved to help guide the design of projects on this site due to the transitional nature of the Silverstone project area.

### **Policy Implications**

This final plat is consistent in density, street alignment, and open space previously approved in the preliminary plat. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing lots, streets, easements and common tracts.

**Community Involvement**

The applicant sent notification to property owners within 750 feet of the site and other interested parties.

Staff also sent notification to property owners within 750 feet of the site and other interested parties. Staff has emails and calls from the Classic Residences at Silverstone assisted living facility located to the east. The resident stated concerns over the location of the additional proposed "entrances" into the projects. The residents have provided an email with their final comments (Refer to Attachment #5). The residents understand and accept the final design, but that does not particularly mean that they support the design.

**OPTIONS & STAFF RECOMMENDATION**

**Recommended Approach:**

Staff recommends that the Development Review Board approve the Silverstone/Rawhide Apartments per the attached stipulations, finding that the provisions of Silverstone MEDCP and the Development Review Criteria have been met.

**RESPONSIBLE DEPARTMENTS**

Planning and Development Services  
Current Planning Services

**STAFF CONTACTS**

Jesus Murillo Senior Planner 480-312-7849 E-mail: [jmurillo@scottsdaleAZ.gov](mailto:jmurillo@scottsdaleAZ.gov)

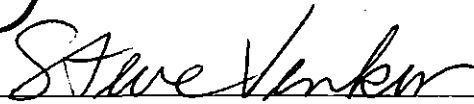
**APPROVED BY**



Jesus Murillo, Report Author

11-28-17

Date

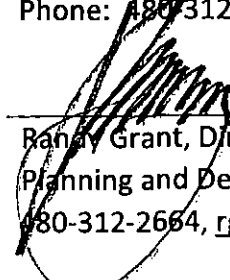


Steve Venker, Development Review Board Coordinator

11/29/17

Date

Phone: 480-312-2831 E-mail: [svenker@ScottsdaleAZ.gov](mailto:svenker@ScottsdaleAZ.gov)



Randy Grant, Director

11/30/17

Date

Planning and Development Services

480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

## **ATTACHMENTS**

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1. Stipulations
  - Exhibit A to Attachment 1 Subdivision Plat
  - Exhibit B to Attachment 1 Site Plan
  - Exhibit C to Attachment 1 Open Space Plan
  - Exhibit D to Attachment 1 Landscape Plan
  - Exhibit E to Attachment 1 Scenic Corridor Plan
  - Exhibit F to Attachment 1 Wall Plan
  - Exhibit G to Attachment 1 Entry Features Plan and Elevations
  - Exhibit H to Attachment 1 Pedestrian and Vehicular Circulation Plan
  - Exhibit I to Attachment 1 Amenity Building Elevations
2. Context Aerial
- 2A. Aerial Close-Up
3. Applicant's Narrative
4. Citizen Involvement
5. Citizen Correspondence
6. City Notification Map

**Stipulations for the  
Development Review Board Application:  
Silverstone Parcel G North  
Case Number: 9-PP-2017**

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, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the civil construction documents and plat shall substantially conform to the following documents:
  - a. The preliminary plat submitted by SEG, with a city staff date of 10-13-2017.
  - b. The conceptual site plan submitted by Harrington Planning and Design, with a city staff date of 10-13-2017.
  - c. The Open Space analysis exhibit and plan submitted by Harrington Planning and Design, with a city staff date of 10-13-2017.
  - d. The conceptual landscape plan submitted by Harrington Planning and Design, with a city staff date of 10-13-2017.
  - e. The Scenic Corridors plan submitted by Harrington Planning and Design, with a city staff date of 10-13-2017.
  - f. The conceptual walls design submitted by Harrington Planning and Design, dated 10-13-2017 by city staff.
  - g. The entry features plan and elevations submitted by Harrington Planning and Design, with a city staff date of 10-13-2017.
  - h. The pedestrian and vehicular circulation plan submitted by Harrington Planning and Design, with a city staff date of 10-13-2017.
  - i. The amenity building elevations submitted by Harrington Planning and Design, with a city staff date of 10-13-2017.
  - j. Case Drainage Report for Silverstone Parcel G North; submitted by SEG, accepted on 11-8-17.
  - k. Case Grading and Drainage Plan for Silverstone Parcel G North; submitted by SEG, accepted on 11-8-17.
  - l. Water System Basis of Design Report for Silverstone Parcel G; submitted by Sustainable Engineering Group, accepted on 9-7-2017.
  - m. Wastewater System Basis of Design Report for Silverstone Parcel G; submitted by Sustainable Engineering Group, accepted on 9-7-2017.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review the applicable Zoning, DRB, and MEDCP cases for the site were: At the time of review, the applicable cases for the site were cases: 7-GP-2005, 2-MP-2006, 2-MP-2006#2, 2-MP-2006#3, 2-MP-2006#4, 15-ZN-2005, 15-ZN-2005#2, and 15-ZN-2005#3.

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**SUBDIVISION PLAT REQUIREMENTS**

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**SUBDIVISION DESIGN:**

**Ordinance**

- B. Structures shall not exceed twenty-four (24 ft.) feet (within first 100 feet of E. Pinnacle Peak Road) and thirty-six (36) feet in height, as measured from the natural grade. The reference point for measuring finished floor elevation should be established at least 2 feet above natural grade, and may be adjusted to accommodate on-site drainage.
- C. Roof drainage systems shall be interior to the building, per Zoning Ordinance Section 7.105.

**STREET DEDICATIONS:**

**Ordinance**

- D. On the final subdivision plat, and prior to the issuance of a permit for the development project, the owner shall make the following private street tract dedications to the property owners association consisting of property owners within the subdivision of the development project:
  - i. All internal private street tracts shall have a 46-foot-wide dedication. Wider private street tracts shall be dedicated in accordance with the above referenced preliminary plat.
- E. Provide eight (8) bicycle parking spaces per Zoning Ordinance Article IX. – Parking and Loading Requirements, Sec. 9.103. - Parking requirements, C. – Required bicycle parking. Refer to City of Scottsdale Standard Detail #2285. Show bicycle parking calculation and bicycle parking locations on site plan.
- F. The developer shall provide eight (8) bicycle spaces (2 racks) at both amenity areas. Bicycle racks shall be designed and constructed conformance to City of Scottsdale Standard detail# 2285 or the developer can propose a design that blends with the architectural context of development. The developer shall contact City of Scottsdale Transportation Department for review and approval of alternative design and to ensure functionality of racks and dimension of placement prior to installation.
- G. The site driveways should be designed in general conformance with City of Scottsdale, Type CH-1. COS Standard Detail #2257.

**EASEMENT DEDICATIONS:**

**DRB Stipulations**

- 2. Prior to the issuance of a permit for the development project, the owner shall dedicate a sight distance easement to the City of Scottsdale on the final subdivision plat where a sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM cross on to the property.

3. Prior to the issuance of a permit for the development project, the owner shall dedicate a Scenic Corridor Easement to the City of Scottsdale on the final subdivision plat a Scenic Corridor setback width along E. Pinnacle Peak Road. The easement shall be a minimum of fifty (50) feet, measured from the property line. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition.
4. Prior to the issuance of a permit for the development project, the owner shall dedicate a Scenic Corridor Easement to the City of Scottsdale on the final subdivision plat a Scenic Corridor setback width along N. Miller Road. The easement shall be a minimum of twenty-five (25) feet, with a 30-foot average, measured from the property line. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition.
5. Prior to issuance of any building permit for the development project, the owner shall dedicate to the City a continuous Public Non-Motorized Access Easement to the City of Scottsdale, over the Scenic Corridor easements, and should also to contain the public sidewalk in locations where the sidewalk crosses on private property.
6. The owner shall dedicate to the City a continuous 1-foot-wide vehicular non-access easement along the property frontage adjacent to East Pinnacle Peak Road and North Miller Road, except over approved driveway locations.
7. Prior to the recordation of the final subdivision plat, the owner shall obtain approval of a release of easement application for the existing drainage easement adjacent to North Pima Road to meet the proposed conditions.
8. Owner shall dedicate an Emergency and Service Vehicle Access Easement (ESVAE) over all proposed drive aisles. The ESVAE to be dedicated shall be a minimum of twenty-four feet in width with final plans submittal.

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**INFRASTRUCTURE AND IMPROVEMENT REQUIREMENTS**

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**WALLS AND FENCES:**

**Ordinance**

- H. Walls within an intersection and driveway sight distance triangle and/or a traffic safety triangle shall conform with Section 5.3 of the DSPM.

**LANDSCAPE DESIGN:**

**Ordinance**

- I. Prior to the issuance of permit, the owner shall submit landscape construction documents that require the utilization of the City of Scottsdale's Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).

**DRB Stipulations**

9. Prior to the issuance of a permit, the owner shall submit landscape construction documents that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

**EXTERIOR LIGHTING DESIGN:**

**Ordinance**

- J. All exterior luminaires mounted eight (8) feet or higher shall be directed downward and have an integral lighting shield.
- K. Any exterior luminaire with a total initial lumen output of greater than 1600 shall have an integral lighting shield.
- L. Any exterior luminaire with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.
- M. The initial vertical luminance at 6-foot above grade, along the south and east, property line shall not exceed 0.3-foot-candles. All exterior luminaires shall be included in this calculation.

**DRB Stipulations**

- 10. All exterior luminaires for parking lot and site lighting shall comply with the IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
  - a. Incorporate the following into the project's design:
    - i. 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.
    - ii. 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. All exterior luminaires shall be included in this calculation.
    - iii. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.5-foot-candles. All exterior luminaires shall be included in this calculation.
  - b. The total lumen per luminaire shall not exceed 24,000 lumens.

**STREETS AND RELATED INFRASTRUCTURE IMPROVEMENTS:**

**Ordinance**

- N. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- O. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:
  - i. MILLER ROAD
    - a. Construct a north bound auxiliary/left turn lane onto the northern entry into the subdivision per DSPM Section 5-3.119, DSPM Figure 5.3-28, COS Standard Details 2225 and 2226.
  - ii. INTERNAL STREETS
    - a. At the time of improvement plan submittal, the owner shall have all internal streets designed as full-street improvements (curb, gutter, sidewalk, pavement, etc.) in accordance with the Local Residential – Urban Character figure of the DSPM 5.3-20. This Street section shall be a crowned roadway section.
    - b. At the time of improvement plan submittal, the owner shall have all gated entries meet DSPM Section 2-1.806 and Figure 2.1-3.

**DRB Stipulations**

11. Prior to the issuance of a building permit for the development project, the owner shall submit plans and receive plan approval for the installation of eight (8) bicycle parking spaces – (two racks in each subdivision) per COS Zoning Ordinance Article IX and COS Standard Detail 2285. Bicycle racks shall be located near the amenity areas.
12. Per DSPM Section 12 all accessible facilities must meet Americans with Disabilities (ADA) Accessibility Guidelines (ADAAG) and shall be constructed in accordance with ADAAG standards.
13. Per DSPM Section 2-1.701 Landscaped slopes should be 4:1 (run to rise) or gentler.
14. Retaining walls shall be per DSPM Section 2-2.405 and Figure 2.2-8.
15. At the time of improvements, the owner shall be allowed one model home complex per plat. If multiple home complexes are desired they shall be on separate plats.
16. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
17. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

18. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.
19. 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. Final Drainage Report submittal shall make the following revisions:
  - a. Storm-drain system connecting to Basin B and B1 should clearly demonstrate hydraulic independency.
  - b. Revise basin B surface overflow to be located at the western basin edge.
  - c. Remove pre- and post-development discharges on sheet C3.10 at the south west corner of Basin D. Computation of referenced discharges does not account for storage within proposed development.
  - d. Basin E overflow elevation is missing a number, please revise.
  - e. Update VR on preliminary grading plan to match computed volume on page 10 of the case drainage report.
  - f. Drywell calculations on page 10 of drainage report should use safety factor of 2 to calculate drain time of proposed stormwater retention basins.

**WATER AND WASTEWATER STIPULATIONS:**

**DRB Stipulations**

20. The civil construction document submittal shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the owner a site-specific addendum to the master report, subject to review and approval by City staff.

21. 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.

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

- P. 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.

**ADDITIONAL INFRASTRUCTURE AND IMPROVEMENT ITEMS:**

**Ordinance**

- Q. Per City Code Sec. 47-23 the owner/developer shall execute an agreement with the City to construct the public improvements, and provide the City a cash deposit, letter of credit, or bond for constructing the public improvements.
- R. Per City Code Sec. 48-101 the owner/developer shall construct, at its expense, the public improvements required by the City for approval of any land division. All construction shall comply with approved improvement plans, and all other applicable statutes, rules, regulations, ordinances, plans and policies referred to in Section 48-4.

**DRB Stipulations**

22. Circulation design shall be in conformance with the Silverstone Master Circulation Plane and Zoning Case 15-ZN-2005.
23. Pedestrian ramps at intersections shall be designed and constructed per City of Scottsdale Standard Details# 2232, #2234 and #2235.
24. Striping and signing plans shall be submitted with final improvement plans for review and approval. The developer shall be responsible for the modification of pavement markings and signing resulting from the required offsite improvement.
25. Entry gates must meet the City standard; call box must be 75 feet from the adjacent street instead of two lanes of 30 feet (DSPM Sec. 2-1.806; Fig. 2.1-3).

**NOTE:**  
 THE SITE IS LOCATED IN FLOOD ZONE "A0" ACCORDING TO THE FLOOD INSURANCE RATE MAP (40131310), DATED OCTOBER 16, 2013. FEMA HAS REVISED THE DESIGNATION THROUGH LOHR CASE NO. 15-19-1857P TO ZONE "X", I.E. OUTSIDE THE 100-YR FLOODZONE.  
**BENCHMARK:**  
 BENCHMARK IS A BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF PINNACLE PEAK ROAD AND MILLER ROAD.  
 ELEVATION=1878.317' NAVD 88 (CITY OF SCOTTSDALE DATUM)

**PRELIMINARY PLAT**  
 SILVERSTONE PARCEL G  
 SWC E. PINNACLE PEAK RD. AND N. MILLER RD.

**CIVIL ENGINEER**  
 SUSTAINABILITY ENGINEERING GROUP  
 8290 E. GILDING DR., SUITE 101  
 SCOTTSDALE, ARIZONA 85260  
 PHONE: 480-588-7226  
 480-824-8505  
 ATTN: AJ FAKH

**PLANNER**  
 HARRINGTON PLANNING + DESIGN  
 3116 S. MILL AVE., SUITE 305  
 TEMPE, AZ 85282  
 480-250-0116  
 ATTN: JASON HARRINGTON

**OWNER/DEVELOPER**  
 K HOMANIAN GREAT WESTERN HOMES, LLC  
 20830 N. TATUM BLVD., SUITE 250  
 PHOENIX, AZ 85050  
 480-824-4188  
 ATTN: CHUCK CHISHOLM

**SITE INFORMATION**

APN: 212-03-299  
 TOTAL AREA: 41,033,841 S.F. OR 423.73 AC.  
 GROSS AREA: 41,118,877 S.F. OR 427.16 AC.  
 RESIDENT PARKING: 2 GARAGE SPACES/UNIT  
 EXISTING ZONING: R-5 PCD  
 PROPOSED ZONING: UNCHANGED  
 NO. OF LOTS: 182 LOTS

**SETBACKS**

FRONT: 0'  
 REAR: 0'  
 SIDE: 0'  
 STREET SIDE: 0'  
 BETWEEN BUILDINGS: 10'

**MIN LOT SIZE**

NORTH: 4,484 SF  
 SOUTH: 1,608 SF

**LEGAL DESCRIPTION**

PARCEL G, MAP OF DEDICATION AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK, ACCORDING TO BOOK 883 OF MAPS, PAGE 17, AND AS INSTRUMENT 2006-1537453, RECORDS OF MARICOPA COUNTY, ARIZONA.

**SHEET INDEX**

PP-1 PRELIMINARY PLAT  
 PP-2 PRELIMINARY PLAT  
 PP-3 LOT INFO & CROSS SECTIONS  
 C3.00 PRELIMINARY GRADING PLAN  
 C3.10 PRELIMINARY GRADING PLAN  
 C3.20 SITE CROSS SECTIONS  
 C3.30 STORM PROFILES  
 C4.00 PRELIMINARY UTILITY PLAN  
 C4.10 PRELIMINARY UTILITY PLAN

**PROPOSED LEGEND:**

—S— SANITARY SEWER  
 —FW— WATER MAIN  
 □ BOX METER  
 ⊙ SEWER MANHOLE  
 ○ CLEAN OUT  
 ● FIRE HYDRANT  
 ● CATCH BASIN  
 ● TSV&C  
 ● GATE VALVE  
 --- LOT LINE  
 --- TRACT LINE  
 --- GR-- GRADE BREAK  
 → FLOW ARROW

**GENERAL NOTES**

1. THERE WILL BE DEDICATED TO THE CITY OF SCOTTSDALE AND OTHER PUBLIC UTILITY PROVIDERS AN EASEMENT UPON, ACROSS, OVER AND UNDER THE SHOWN RIGHT OF WAY FOR PUBLIC ACCESS INCLUDING EMERGENCY SERVICE TYPE VEHICLES AND PUBLIC UTILITIES ACCESS WHICH INCLUDE BUT ARE NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, WATER, SANITARY SEWER AND REFUSE COLLECTION.
2. THE PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR OPERATION, MAINTENANCE, AND LIABILITY OF THE TRACTS, INCLUDING MAINTENANCE OF ALL APPURTENANCES, I.E. STREETLIGHTS, SIGNS, LANDSCAPE, ETC.
3. A KEY SWITCH/ PRE-EARTHQUAKE SENSOR WILL BE PROVIDED AT ALL GATED ENTRY LOCATIONS. PER FIRE ORDINANCE 4283-503.6.1.
4. EXISTING WATER AND FIRE LINES NOT USED SHALL BE ABANDONED AT THE MAIN BY THE CONTRACTOR.
5. EXISTING SEWER LINES OR SERVICES NOT USED WILL BE REMOVED TO THE MAIN/MH.
6. ALL ACCESSIBLE FACILITIES SHALL BE CONSTRUCTED IN CONFORMANCE WITH ADA STANDARDS.
7. VERTICAL DROPS GREATER THAN 24" WILL REQUIRE HANDRAIL INSTALLATION. BASINS DEEPER THAN 3' WILL REQUIRE GUARD RAIL FOR ACCESS PROTECTION.

**9-PP-2017**  
**10/13/17**



**SEG**

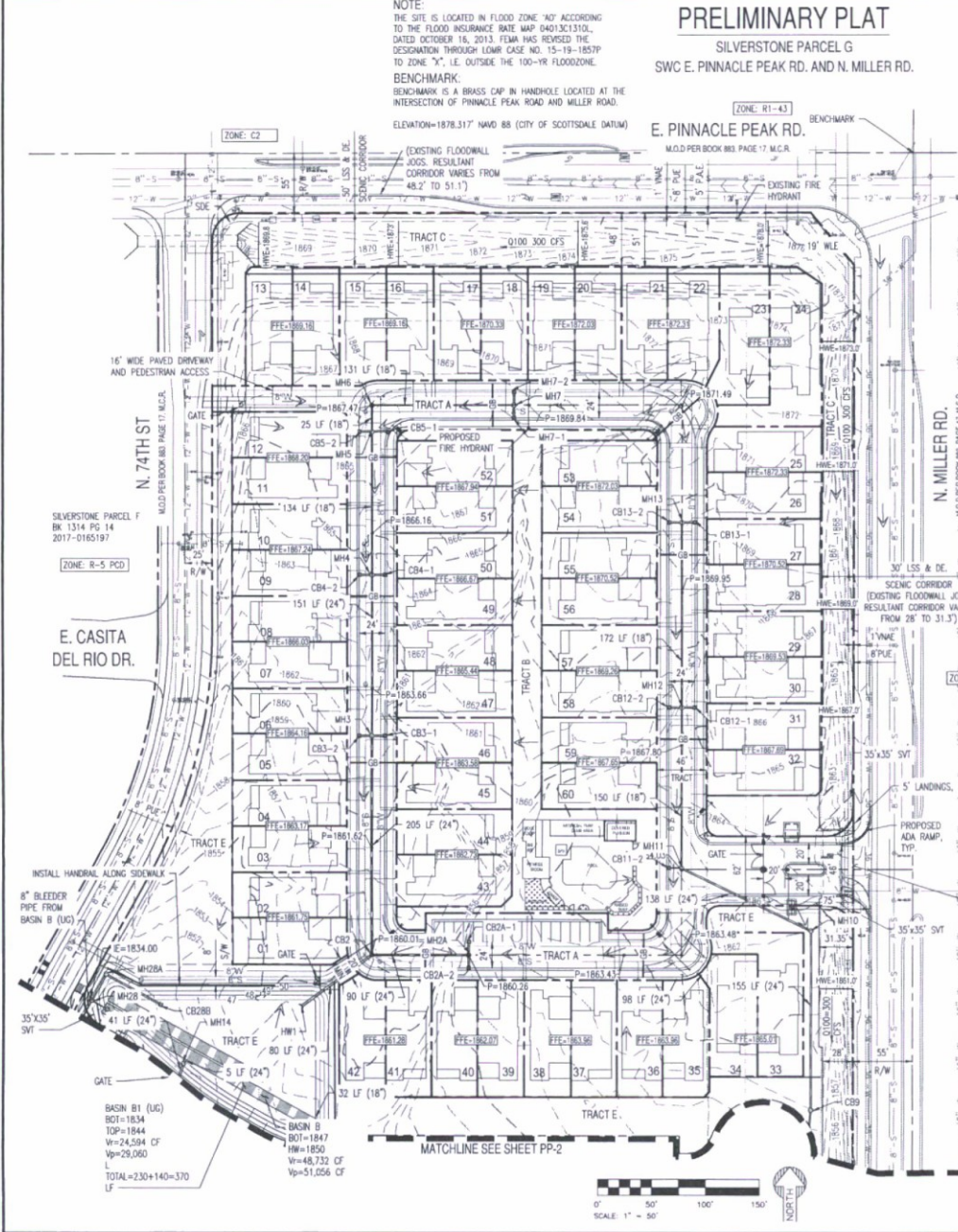
**Hovnanian Homes**

PROJECT: SILVERSTONE PARCEL G  
 LOCATION: SWC PINNACLE PEAK RD. AND MILLER RD.

DATE: 10/13/17  
 STAGED FOR: PRELIM. PLAT

REVISION NO.:  
 1  
 2  
 3

JOB NO.: 170101  
 SHEET NO.: PRELIMINARY PLAT  
 PP-1



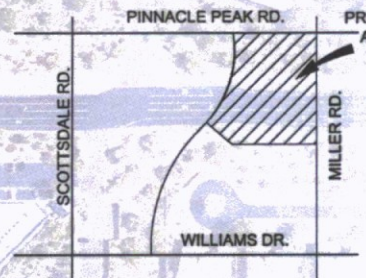
**Exhibit A to Attachment 1**





# Silverstone Parcel G at Pinnacle Peak

Silverstone Site Data		
Site Area	1,033,098 SF	23.72 AC
Open Space Area	304801 SF	7.00 AC
APN / Zoning	212-03-599	R-5 / PCD
Overall Lot Area	490,940 SF	11.27 AC
Unit Mix	42'-6" X 107'	
	43'-6" X 107'	
	42'-6" X 107'	
	43'-6" X 107'	60 DU
	23'-6" X 67'	
	26'-0" X 67'	
Density	27'-6" X 67'	122 DU
		7.67 DU / AC



## VICINITY MAP

## OWNER CONTACT

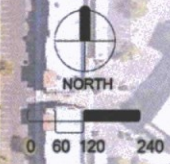
K-HOVNANIAN HOMES  
 CHUCK CHISHOLM  
 20830 N. TATUM BLVD, SUITE 250  
 SCOTTSDALE, ARIZONA 85050  
 (480) 824-4175  
 CCHISHOLM@KHOV.COM

## LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN (HP+D)  
 3116 S. MILL AVENUE, SUITE 305  
 TEMPE, ARIZONA 85282  
 JASON HARRINGTON, P.L.A., A.S.L.A., A.S.P.A.  
 (480) 250-0116  
 JASON@HARRINGTONPLANNINGDESIGN.COM

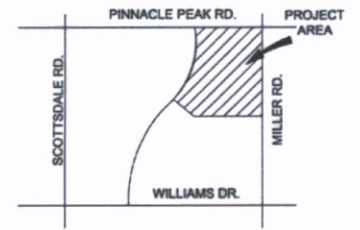
## PROJECT INFORMATION

SILVERSTONE - PARCEL G  
 ZONING: R-5 / PCD  
 PROJECT NO. 9-PP-2017



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 landscape architecture environmental planning urban design

SITE PLAN  
 SILVERSTONE - PARCEL G  
 K-Hovnanian Homes PP 1.0



**VICINITY MAP**

**OWNER CONTACT**




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 CCHSHOLM@KHOV.COM

**LANDSCAPE ARCHITECT**

HARRINGTON PLANNING + DESIGN (HP+D)  
 3116 S. MILL AVENUE, SUITE 305 PER ORD. 3651  
 TEMPE, ARIZONA 85282  
 JASON HARRINGTON, F.L.A., A.S.L.A., A.S.C., A.P.W.A.  
 (480) 260-0118  
 JASON@HARRINGTONPLANNINGDESIGN.COM

**OPEN SPACE LEGEND**

**OPEN SPACE CALCULATIONS**

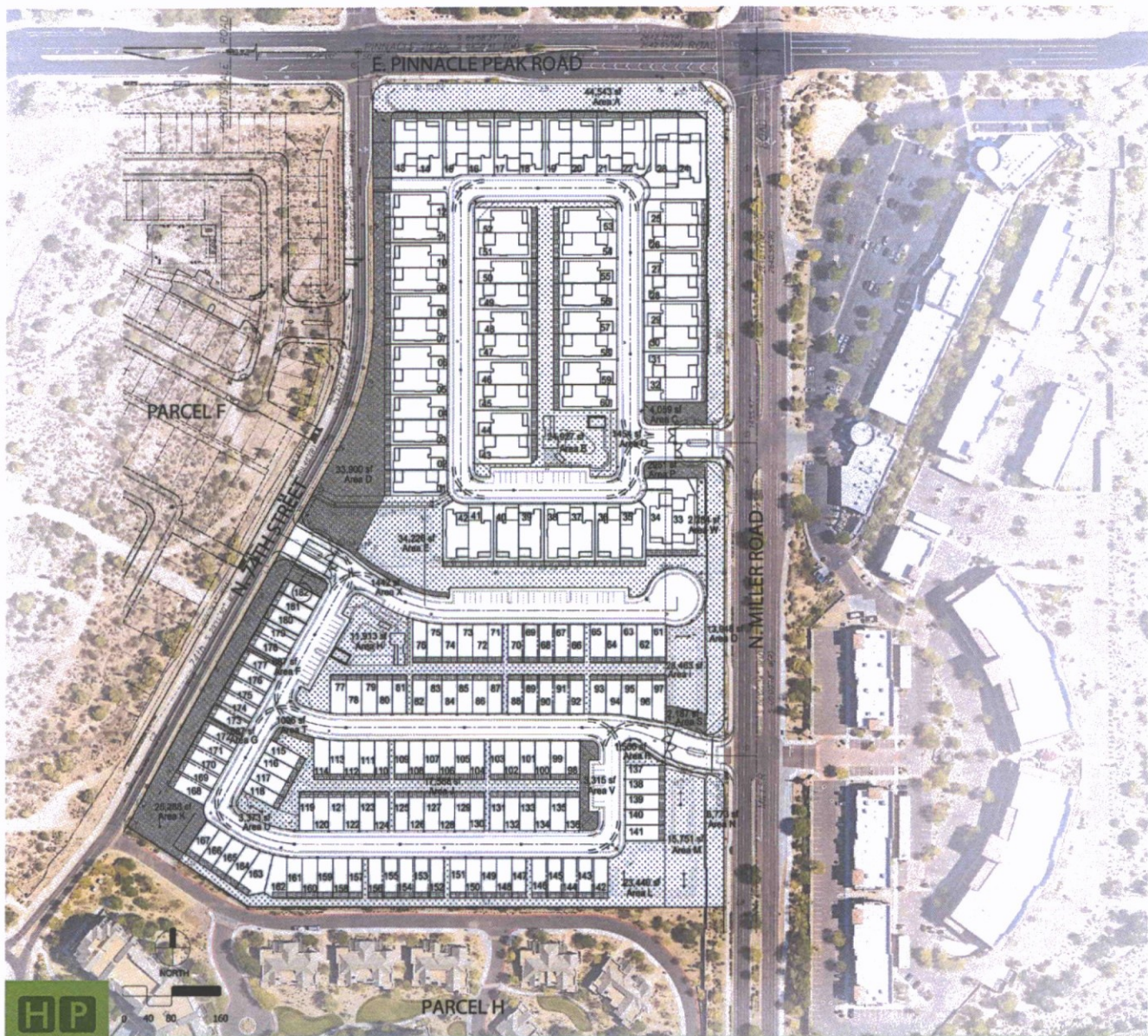
- 
**FRONTAGE OPEN SPACE** (1/3 OF OPEN SPACE TOTAL)  
 REQUIRED: 75,034 SF (1.72 AC)  
 PROVIDED: 75,612 SF (1.74 AC)
- 
**COMMON AREA OPEN SPACE** (22% OF NET / 227,377 SF)  
 REQUIRED: 227,377 SF (5.22 AC)  
 PROVIDED: 229,189 SF (5.26 AC)
- 
**PRIVATE AREA OPEN SPACE** TBD - BASED UPON ARCHITECTURE:  
 REQUIRED: TBD SF  
 PROVIDED: 44,090 SF  
FIRST STORY DWELLING UNITS, MIN. 0.10 MULTIPLIED BY GROSS FLOOR AREA OF UNIT. DWELLING UNIT ABOVE THE FIRST STORY MIN. 0.05 MULTIPLIED BY THE GROSS FLOOR AREA OF THE UNIT.

**PROJECT INFORMATION**

SILVERSTONE - PARCEL G  
 PROJECT NO. 9-PA-2017  
 ZONING: R-5/PAD

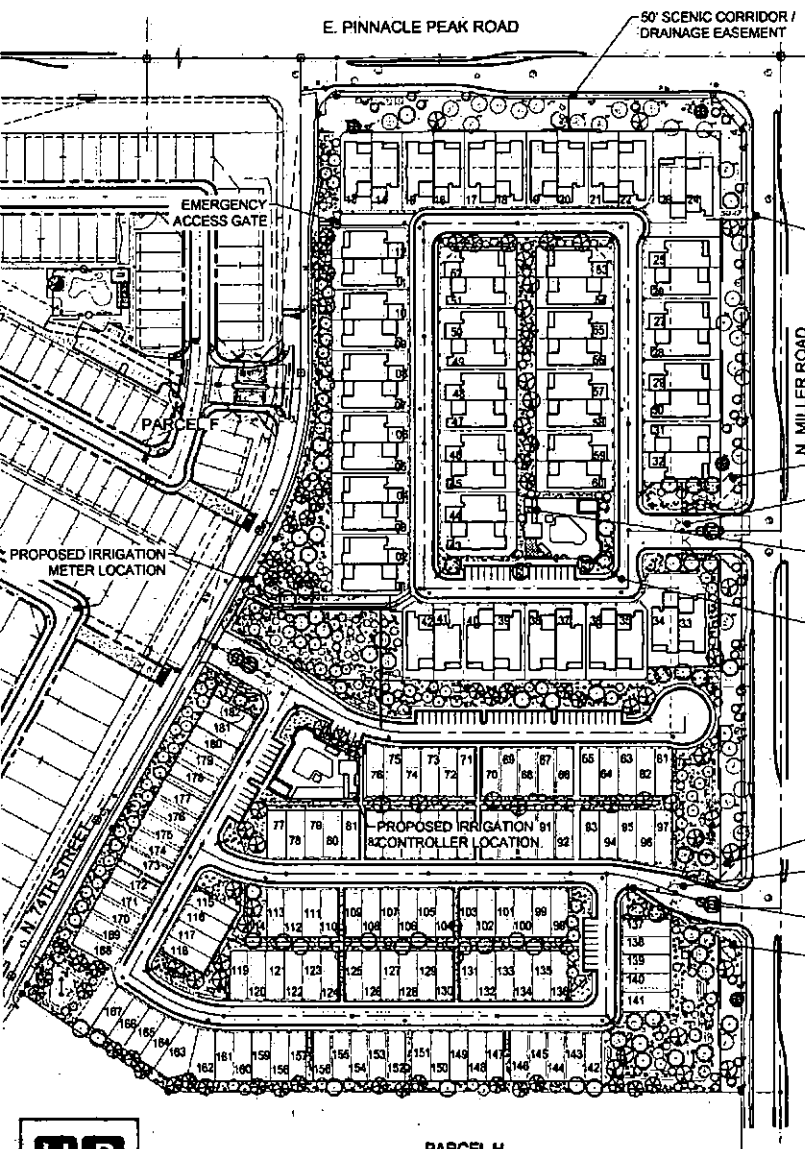
**OPEN SPACE PLAN**

SILVERSTONE - PARCEL G  
 K-Hovnanian Homes PP 2.0



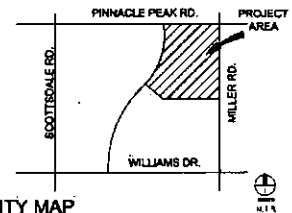
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 landscape architecture • environmental planning • urban design

Exhibit C to Attachment 1



**PLANTING MATERIAL LEGEND**

SALV. TREES/CACTI SIZE	NOTES	QTY
Olive branch Desert Ironwood Caliper Size:		4
Parkinsonia tortilis Blue Palo Verde Caliper Size:		25
Parkinsonia microphyllum Football Palo Verde Caliper Size:		28
Prosopis juliflora Velvet Mesquite Caliper Size:		7
Fouquieria splendens Cholla Caliper Size:		2
Carnegiea gigantea Saguaro Caliper Size:		13
Ferocactus spp. Barni Cactus Caliper Size:		4
TREES		
SIZE	NOTES	QTY
Acacia greggii Cattail Acacia Caliper Size:	15 Gal	7
Olneya tesota Desert Ironwood Caliper Size:	24" Box	50
Parkinsonia tortilis Blue Palo Verde Caliper Size:	24" Box	42
Parkinsonia microphyllum Football Palo Verde Caliper Size:	24" Box	41
Prosopis juliflora Velvet Mesquite Caliper Size:	15 Gal	71
Bauhinia lanata Apache Orchid Tree Caliper Size:	24" Box	70
Mesquite Brd of Paradise Caliper Size:	15 Gal	72
Desert Willow Chihueta Ironwood "AZT Desert Armadillo" Caliper Size:	24" Box	77
SHRUBS		
QTY		
229	5 Gallon	Can Full 'ADWR
98	5 Gallon	Can Full 'ADWR
218	5 Gallon	Can Full 'ADWR
139	5 Gallon	Can Full 'ADWR
62	5 Gallon	Can Full 'ADWR
167	5 Gallon	Can Full 'ADWR
482	5 Gallon	Can Full 'ADWR
207	5 Gallon	Can Full 'ADWR
216	5 Gallon	Can Full 'ADWR
481	1 Gallon	Can Full 'ADWR
454	5 Gallon	Can Full 'ADWR
VINES / ACCENTS		
QTY		
312	5 Gallon	Can Full 'ADWR
76	1 Gallon	Can Full 'ADWR
GROUNDCOVERS		
QTY		
72	1 Gallon	Can Full 'ADWR



VICINITY MAP

**OWNER CONTACT**  
 K-HOVNANIAN HOMES  
 CHUCK CHISHOLM  
 20830 N. TATUM BLVD, SUITE 250  
 SCOTTSDALE, ARIZONA 85050  
 (480) 824-4175  
 CCHISHOLM@KHOV.COM

**LANDSCAPE ARCHITECT**  
 HARRINGTON PLANNING + DESIGN  
 JASON HARRINGTON, RLA  
 1921 S. ALMA SCHOOL ROAD  
 MESA, ARIZONA 85210  
 (480) 250-0116  
 JASON@HARRINGTONPLANNINGDESIGN.COM

**PROJECT INFORMATION**  
 SILVERSTONE - PARCEL G  
 PROJECT NO. 9-PP-2017  
 ZONING: R-5/PCD

**PLANT SIZES (PER ANA STANDARDS)**  
 FIFTY PERCENT OF TREES SHALL BE MATURE SIZE PER MEDCP AND 40% PER ZONING REQUIREMENTS. SEE SECTION 10.502.B.3 OF THE ZONING ORDINANCE AND 5.104.D OF THE DSPM FOR SIZE REQUIREMENTS.

**LANDSCAPE CONCEPT STATEMENT**  
 The proposed Silverstone Lot G development occupies a very unique and interesting parcel of land that lies just southwest of Pinnacle Peak and west of the McDowell Mountain Preserve in north Scottsdale. With breathtaking views of mountain vistas and topographical points of interest, this development will be highly desirable by residents of the community. Roads and site features have been aligned with existing viewsheds to capitalize on the spectacular views the site has to offer.

As with any new development, roadway scarring and infrastructure improvements will leave behind some disturbed areas that must be addressed. There are existing scenic corridors located along Pinnacle Peak and Miller Roads with existing vegetation that will remain in place. The best of the salvageable landscape material on-site will be used along 74th Street and at the entrance and amenity areas of the project to enhance visual interest in those areas. The remaining salvageable plant material will be located throughout the open space of the site.

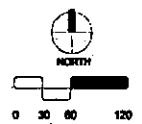
**LANDSCAPE LIGHTING**  
 Low voltage landscape lighting is proposed to be installed at the project entry. All lighting proposed is to have full cut-off glare shields and will be used to only highlight entry monumentation and landscape features. Fixtures selected shall be of a bronze or black finish.

**LANDSCAPE PLAN**  
 SILVERSTONE - PARCEL G  
 K-Hovnanian Homes

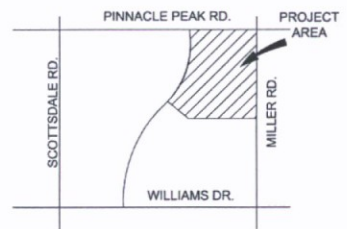
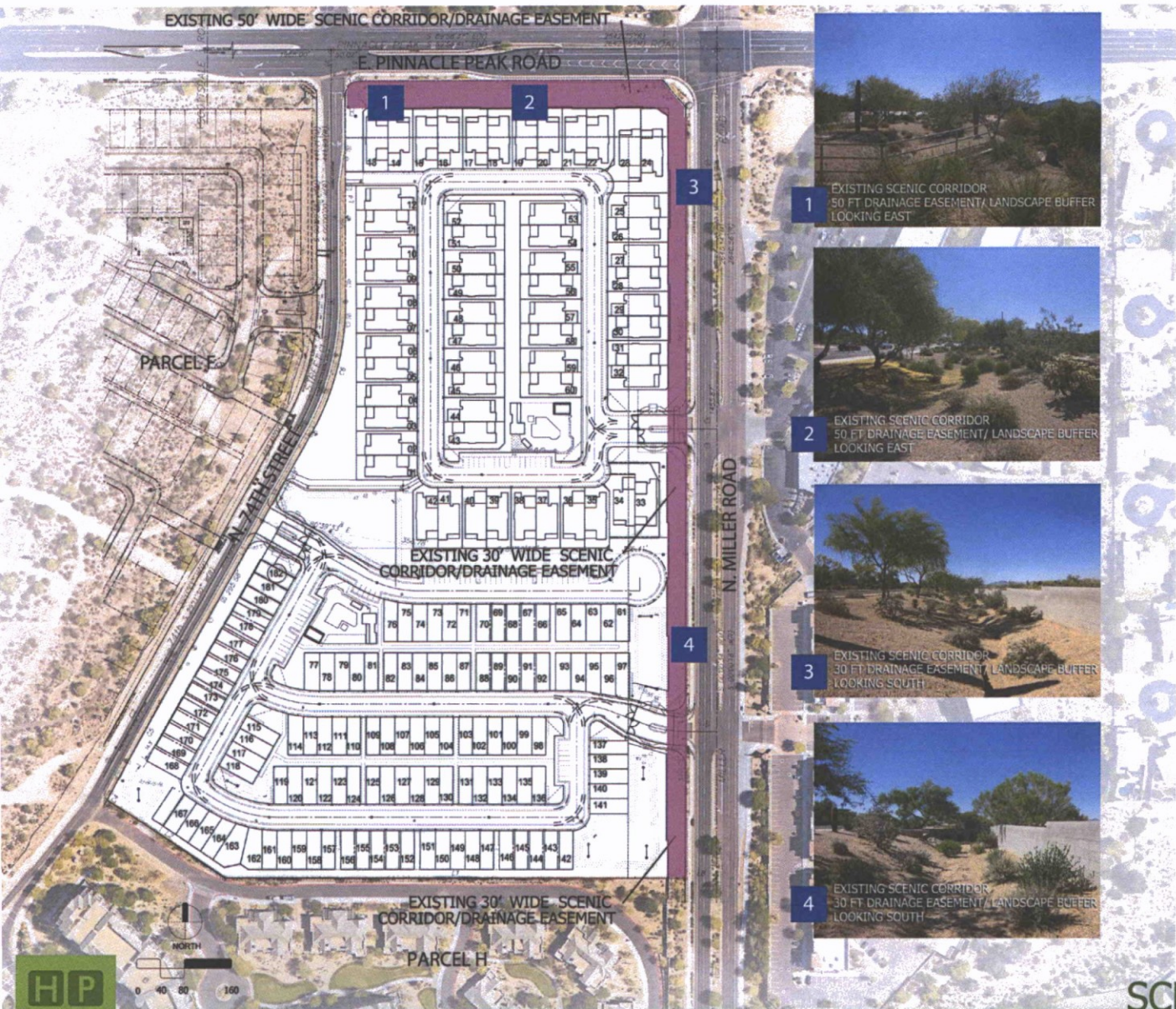


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 LANDSCAPE ARCHITECTURE ENVIRONMENTAL PLANNING URBAN DESIGN

PARCEL H



Note: Understory plants are drawn to scale and will be visible at larger scale during the permitting design phase.



**VICINITY MAP**

**OWNER CONTACT**

K-HOVNANIAN HOMES  
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 20830 N. TATUM BLVD, SUITE 250  
 SCOTTSDALE, ARIZONA 85050  
 (480) 824-4175  
 CCHISHOLM@KHOV.COM

**LANDSCAPE ARCHITECT**

HARRINGTON PLANNING + DESIGN (HP+D)  
 3116 S. MILL AVENUE, SUITE 305  
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 JASON HARRINGTON, P.L.A., A.S.L.A., A.S.C., A.P.W.A.  
 (480) 250-0118  
 JASON@HARRINGTONPLANNINGDESIGN.COM

**SCENIC CORRIDOR LEGEND**

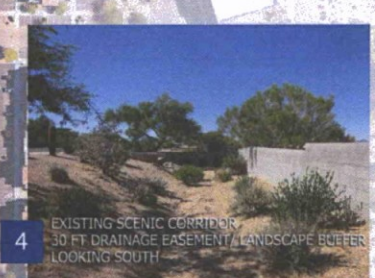
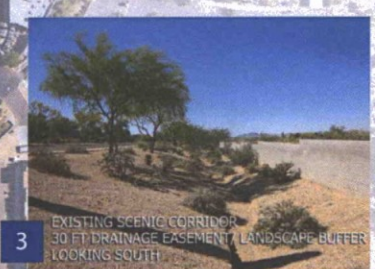
**SCENIC CORRIDOR ZONE**

PER CITY OF SCOTTSDALE - SCENIC CORRIDOR DESIGN GUIDE 7-DR-2003  
 COMPROMISED / HIGH ACTIVITY / COMMERCIAL CHARACTER TYPE

- USE SALVAGED ON-SITE SPECIMEN PLANTS TO AUGMENT EXISTING DESERT LANDSCAPE BUFFER
- SELECT VEGETATION FROM APPROVED PLANT LIST FOUND IN ATTACHMENT #4 OF GUIDE
- MEET THE 10 FT SEPARATION ZONE BEHIND CURB FOR TREE LOCATIONS
- UTILIZE SALVAGED IRONWOOD, FOOTHILLS PALO VERDE, AND BLUE PALO VERDE TREES
- USE SALVAGED OCOTILLO AND SAGUARO CACTI

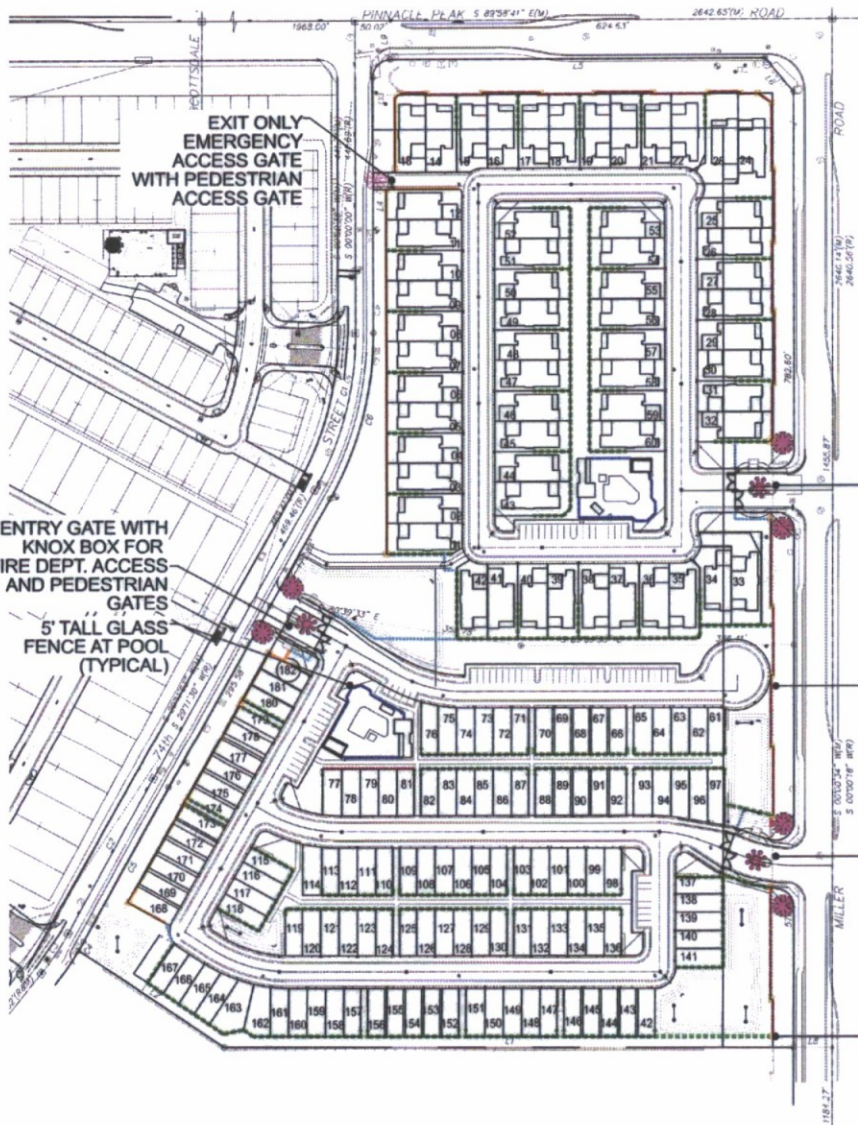
**PROJECT INFORMATION**

SILVERSTONE - PARCEL G  
 PROJECT NO. 9-PA-2017  
 ZONING: R-5/PAD



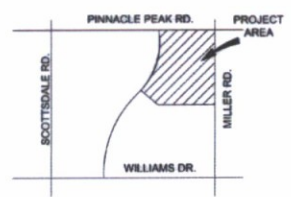
**SCENIC CORRIDOR PLAN**

SILVERSTONE - PARCEL G  
 K-Hovnanian Homes **PP 5.0**



**WALL LEGEND**

- 6' TALL THEME WALL ON EXISTING WALL AND COLUMN
- 6' TALL THEME WALL AND COLUMN
- 6' TALL CMU INTERIOR WALL
- 6' TALL METAL FENCE
- 5' TALL GLASS FENCE
- 6' TALL PARTIAL VIEW FENCE - 4' TALL METAL FENCE ON TOP OF 2' TALL CMU BLOCK
- ENTRY MONUMENT
- AUTOMATIC VEHICLE ENTRY GATE
- MANUAL EMERGENCY ACCESS GATE
- CMU COLUMN



**VICINITY MAP**

**OWNER CONTACT**  
 K-HOVNANIAN HOMES  
 CHUCK CHISHOLM  
 20830 N. TATUM BLVD, SUITE 250  
 SCOTTSDALE, ARIZONA 85050  
 (480) 824-4175  
 CCHISHOLM@KHOV.COM

**LANDSCAPE ARCHITECT**  
 HARRINGTON PLANNING + DESIGN  
 JASON HARRINGTON, RLA  
 1921 S. ALMA SCHOOL ROAD  
 MESA, ARIZONA 85210  
 (480) 250-0116  
 JASON@HARRINGTONPLANNINGDESIGN.COM

**PROJECT INFORMATION**  
 SILVERSTONE - PARCEL G  
 PROJECT NO. 9-PP-2017  
 ZONING: R-5PCD

EXIT ONLY  
 EMERGENCY  
 ACCESS GATE  
 WITH PEDESTRIAN  
 ACCESS GATE

ENTRY GATE WITH  
 KNOX BOX FOR  
 FIRE DEPT. ACCESS  
 AND PEDESTRIAN  
 GATES

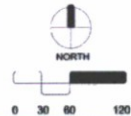
5' TALL GLASS  
 FENCE AT POOL  
 (TYPICAL)

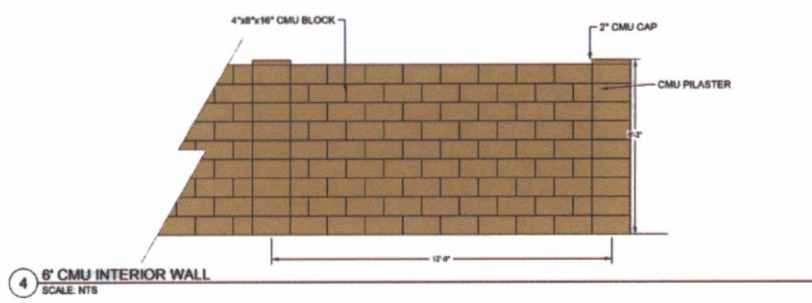
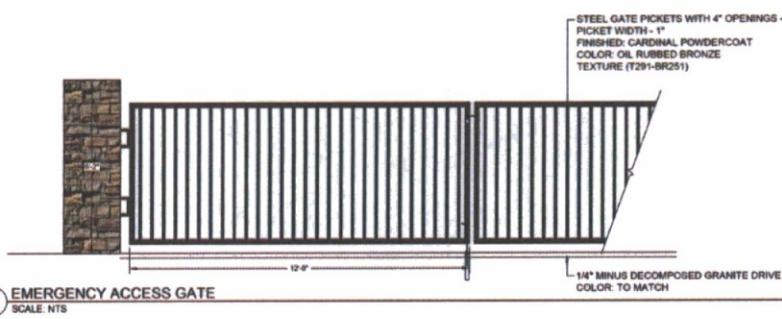
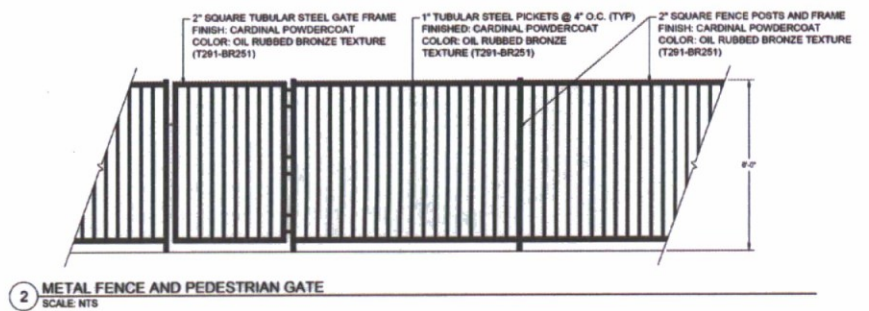
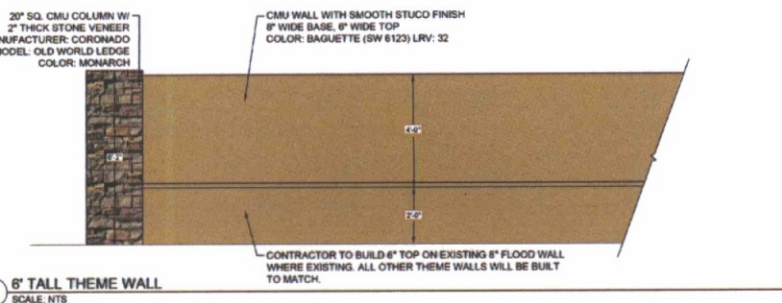
ENTRY GATE WITH  
 KNOX BOX FOR  
 FIRE DEPT. ACCESS  
 AND PEDESTRIAN  
 GATES

BUILD NEW THEME  
 WALL ON TOP OF  
 EXISTING WALL BASE  
 (TYPICAL)

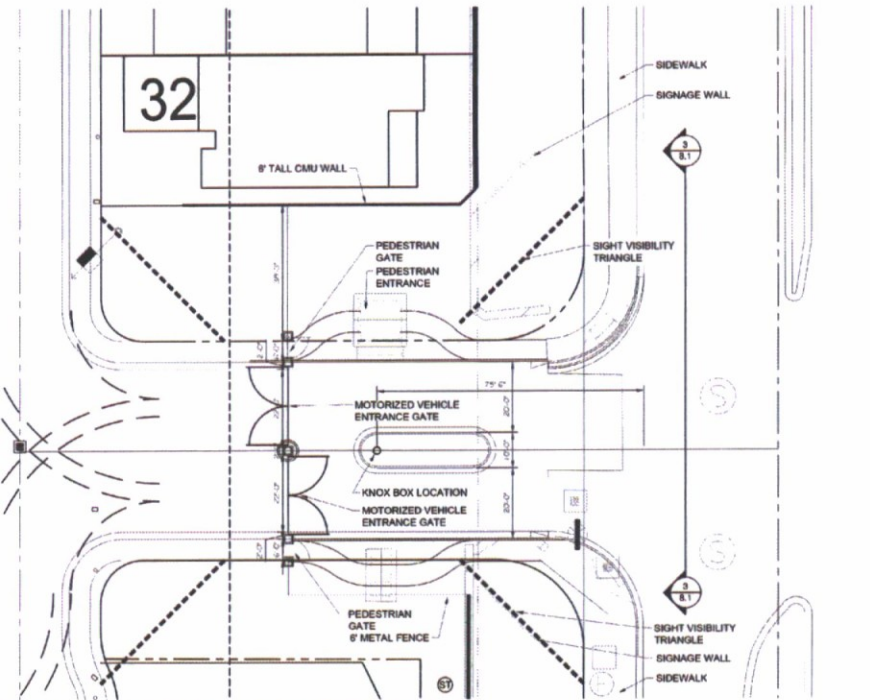
ENTRY GATE WITH  
 KNOX BOX FOR  
 FIRE DEPT. ACCESS  
 AND PEDESTRIAN  
 GATES

COLUMN (TYPICAL)



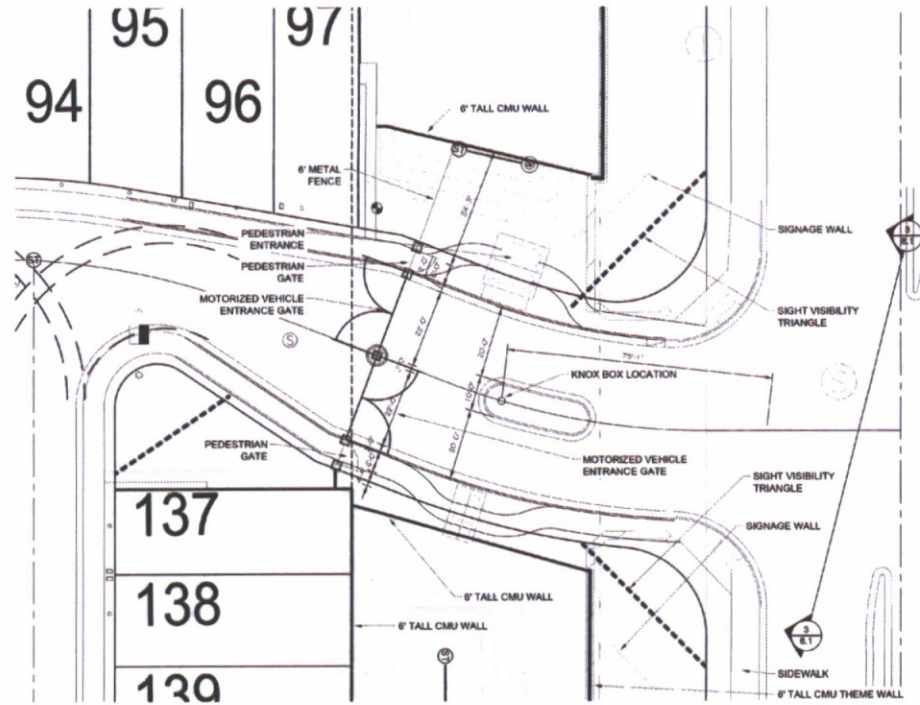


**VEHICULAR ENTRY GATE (TYPICAL)**  
SCALE: NTS



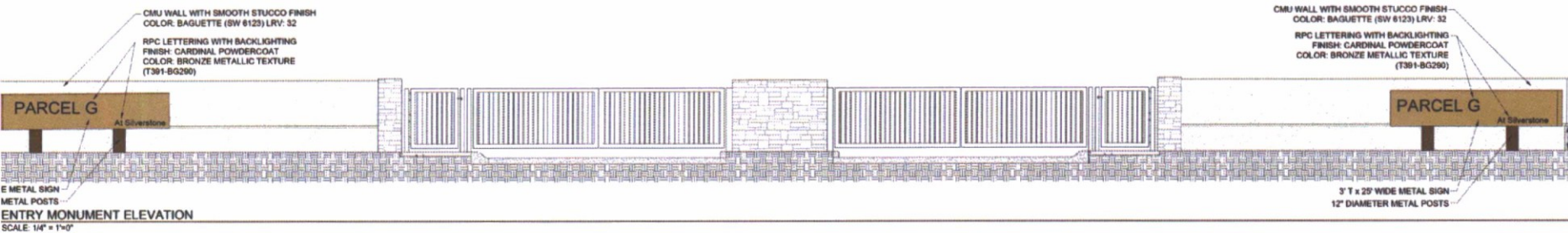
SILVERSTONE PARCEL G 74TH STREET SOUTHERN ENTRANCE

SCALE: 1/16" = 1'-0"



2 SILVERSTONE PARCEL G 74TH STREET NORTHERN ENTRANCE

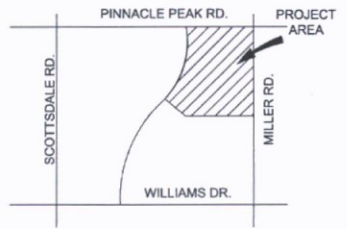
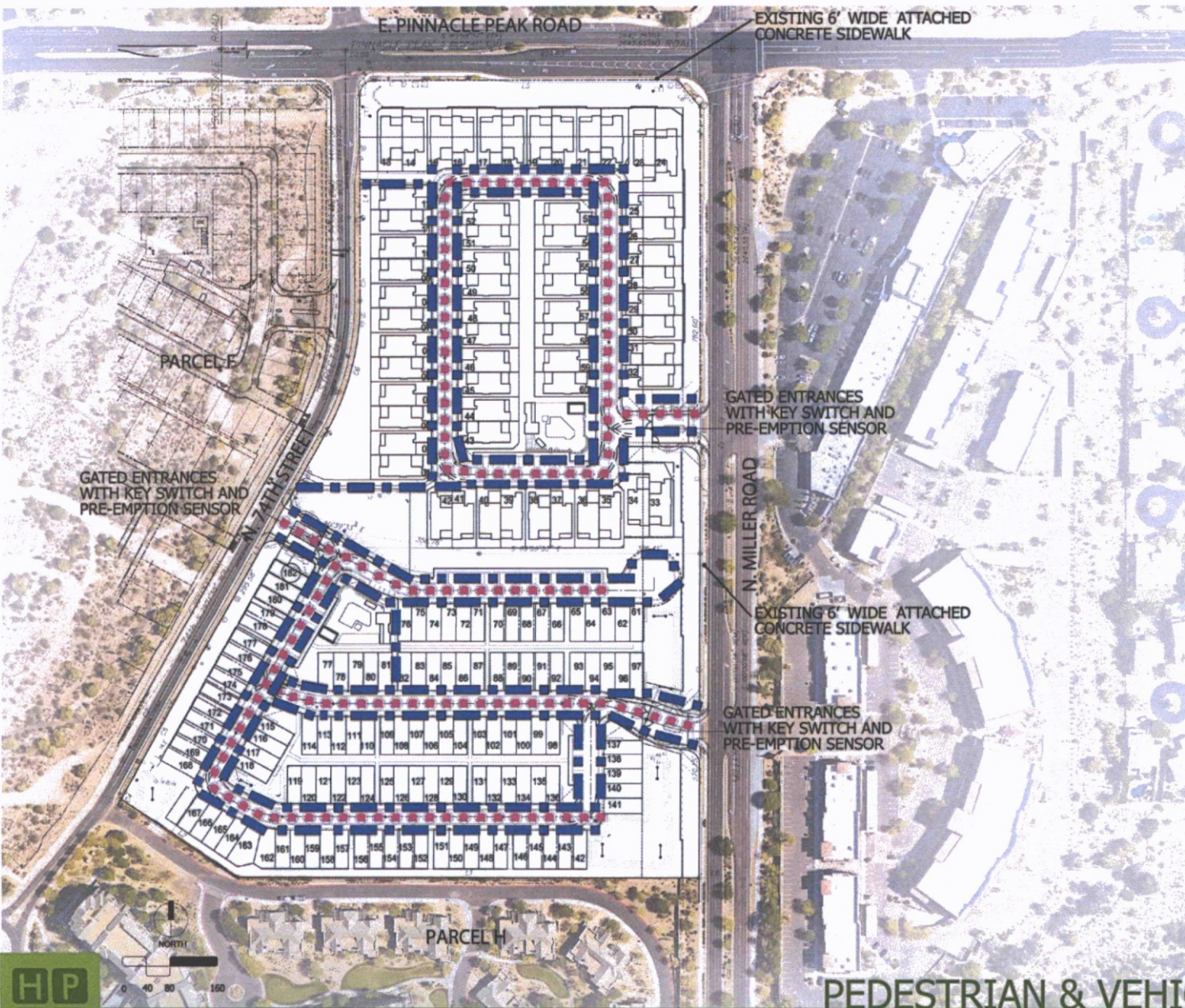
SCALE: 1/16" = 1'-0"



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landscape architecture environmental planning urban design

# ENLARGED ENTRANCE PLAN AND ELEVATION

SILVERSTONE - PARCEL G  
K-Hovnanian Homes PP 8.1



**VICINITY MAP**

**OWNER CONTACT**

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 (480) 824-4475  
 CCHISHOLM@KHVH.COM

**LANDSCAPE ARCHITECT**

HARRINGTON PLANNING + DESIGN (HP+D)  
 319 S. MILL AVENUE, SUITE 305  
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 JASON HARRINGTON, P.L.A., A.S.L.A., A.S.I.C., A.P.W.A.  
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 JASON@HARRINGTONPLANNINGDESIGN.COM

**CIRCULATION LEGEND**

**VEHICLE CIRCULATION**  
 ●●●●●●  
 24' MINIMUM WIDE - A/C PAVEMENT PER MAG/ C.O.S.

**PEDESTRIAN CIRCULATION**  
 ■■■■■■  
 6' MINIMUM WIDE - CONCRETE PAVEMENT PER MAG/ C.O.S. ATTACHED SIDEWALK

**PARKING PLAN**  
 REQUIRED PARKING = 2 SPACES/UNIT  
 PROVIDED PARKING = 2 GARAGE SPACES INCLUDED WITH EACH UNIT  
 ADDITIONAL, GUEST PARKING WILL BE PROVIDED

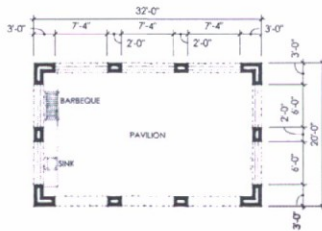
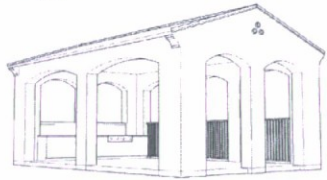
**PROJECT INFORMATION**  
 SILVERSTONE - PARCEL G  
 PROJECT NO. 9-PA-2017  
 ZONING: R-5/PAD

**PEDESTRIAN & VEHICLE / PARKING PLAN**

SILVERSTONE - PARCEL G  
 K-Hovnanian Homes **PP 3.0**

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# Pavillion Type 1



**PARCEL G NORTH PAVILION**  
 AREA: 440 SF  
 PLAN WIDTH: 37'-0" x 20'-0"  
 SCALE: 1/8" = 1'-0"  
 DATE: 7.21.17

# Amenity Building Type 1



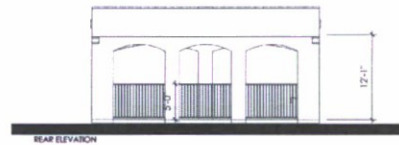
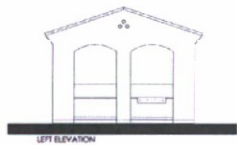
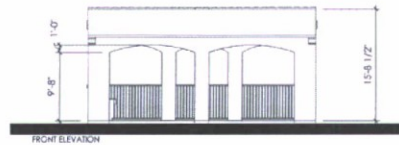
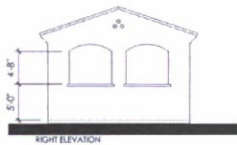
**PARCEL G NORTH FITNESS BUILDING**  
 AREA: 841 SF  
 PLAN FOOTPRINT: 55'-0" x 25'-0"  
 SCALE: 1/8" = 1'-0"  
 DATE: 7.21.17

Kovnanian Homes

**K. HOVNANIAN HOMES**  
 ARIZONA DIVISION  
 SILVERSTONE PARCEL G, SCOTTSDALE | 3  
**PARCEL G NORTH PAVILION**  
 AREA: 440 SF  
 PLAN WIDTH: 37'-0" x 20'-0"  
 SCALE: 1/8" = 1'-0"  
 DATE: 7.21.17

Kovnanian Homes

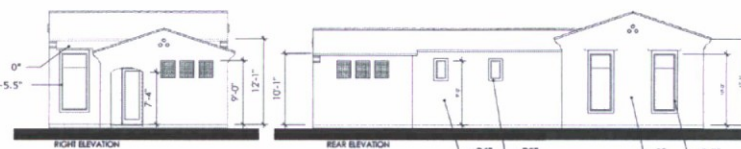
**K. HOVNANIAN HOMES**  
 ARIZONA DIVISION  
 SILVERSTONE PARCEL G, SCOTTSDALE | 1  
**PARCEL G NORTH FITNESS BUILDING**  
 AREA: 841 SF  
 PLAN FOOTPRINT: 55'-0" x 25'-0"  
 SCALE: 1/8" = 1'-0"  
 DATE: 7.21.17



**MATERIAL LEGEND**  
 A | STUCCO  
 7040 ACCESSIBLE BEIGE  
 B | STUCCO ACCENT  
 7040 SMOKEHOUSE  
 C | SQUARE GLASS TILE  
 DAL TEE MOSAIC BLUE  
 D | WOOD FASCIA  
 7020 BLACK FCK  
 E | CONCRETE ROOF TILE  
 3644 SUNSET BLEND



**MATERIAL LEGEND**  
 A | STUCCO  
 7040 ACCESSIBLE BEIGE  
 B | STUCCO ACCENT  
 7040 SMOKEHOUSE  
 C | SQUARE GLASS TILE  
 DAL TEE MOSAIC BLUE  
 D | WOOD FASCIA  
 7020 BLACK FCK  
 E | CONCRETE ROOF TILE  
 3644 SUNSET BLEND



Kovnanian Homes

**K. HOVNANIAN HOMES**  
 ARIZONA DIVISION  
 SILVERSTONE PARCEL G, SCOTTSDALE | 4

Kovnanian Homes

**K. HOVNANIAN HOMES**  
 ARIZONA DIVISION  
 SILVERSTONE PARCEL G, SCOTTSDALE | 2

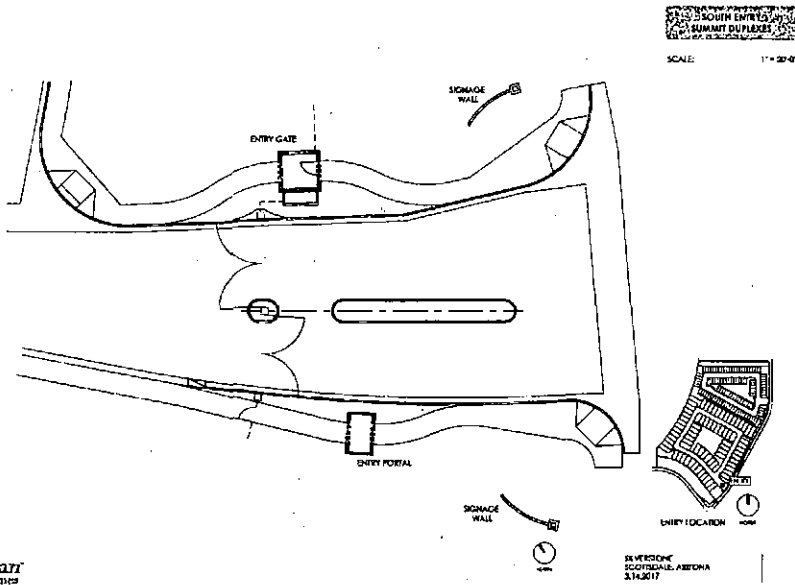


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 landscape architecture environmental planning urban design

# PROPOSED SITE BUILDING ELEVATIONS

SILVERSTONE - PARCEL G PP 9.1  
 K-Hovnanian Homes

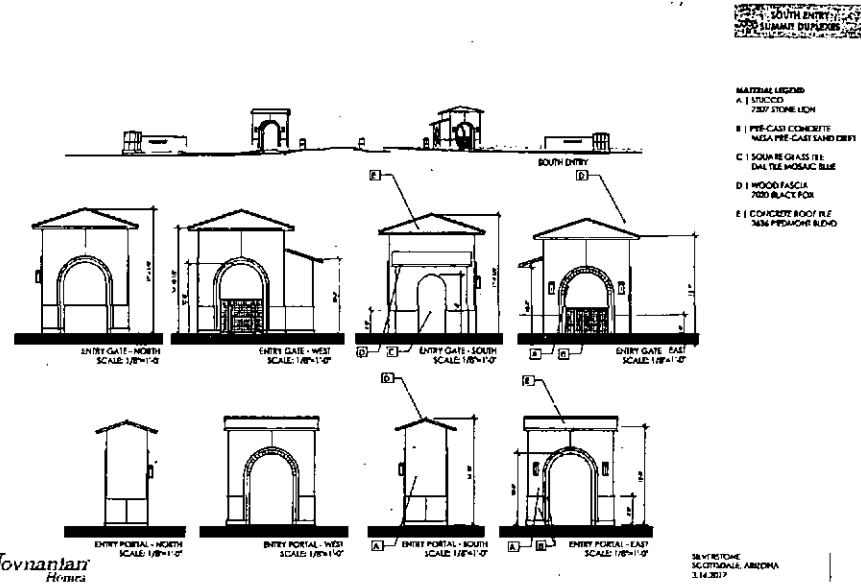
# Entry Gate Portal



**KHovnanian**  
Homes

SILVERSTONE  
SCOTTSDALE, ARIZONA  
3.14.2017

# Entry Gate Portal



**KHovnanian**  
Homes

SILVERSTONE  
SCOTTSDALE, ARIZONA  
3.14.2017

# PROPOSED SITE BUILDING ELEVATIONS

SILVERSTONE - PARCEL G  
KHovnanian Homes

PP 9.3



Harrington Planning + Design  
landscape architecture site planning urban design



City of Phoenix

Single-Family Residential  
Environmentally Sensitive Lands

Single-Family Residential  
Environmentally Sensitive Lands

N. Scottsdale Road

Commercial

Service Residential  
Environmentally Sensitive Lands

E. Pinnacle Peak Road

Commercial

Multiple-Family Residential

Site

Single-Family Residential  
Environmentally Sensitive Lands

N. 74th Street

Commercial

Appaloosa  
Library

Multiple-Family Residential

N. Miller Road

VI at Silverstone

Townhome Residential  
Environmentally Sensitive Lands

Commercial

E. Williams Drive

Q.S.  
44-45

Google Earth Pro Imagery



Silverstone Parcel G North

ATTACHMENT 2

9-PP-2017



Q.S.  
44-45

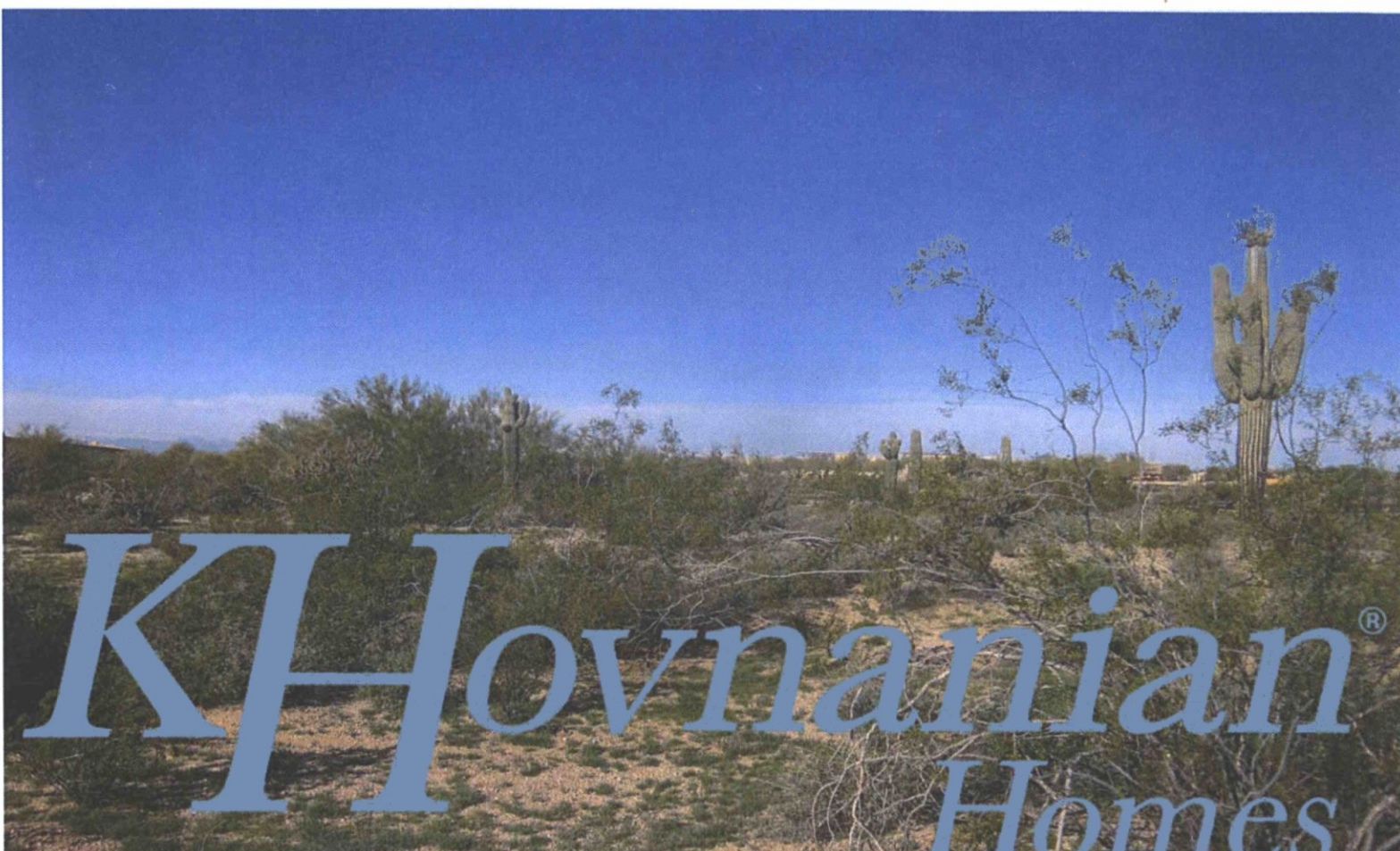
Google Earth Pro Imagery



# Silverstone Parcel G North

ATTACHMENT 2A

9-PP-2017



# *KHovnanian*<sup>®</sup> *Homes*

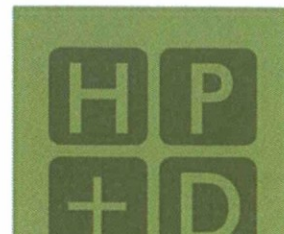
## SILVERSTONE PARCEL-G PROJECT NARRATIVE

CITY OF SCOTTSDALE, ARIZONA  
9-PP-2017

OCTOBER, 2017

9-PP-2017  
10/13/17

HARRINGTON PLANNING + DESIGN



# **Project Narrative**

## **for Silverstone Parcel G**

**October 2017**

### **Developer**

#### **K. Hovnanian Homes**

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### **Engineering Consultant**

#### **SEG – Sustainability Engineering Group**

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## **Exhibits**

Vicinity Map	Exhibit PP-0.1
Conceptual Site Plan	Exhibit PP-1.0
Open Space Plan	Exhibit PP-2.0
Pedestrian & Vehicle Circulation Plan	Exhibit PP-3.0
Bicycle & Trail Circulation Plan	Exhibit PP-4.0
Scenic Corridor Plan	Exhibit PP-5.0
Landscape / Hardscape Plan	Exhibit PP-6.0
Wall / Site Features Plan	Exhibit PP-7.0
Wall / Site Features Conceptual Details	Exhibit PP-8.0
Enlarged Entrance Plan and Elevation	Exhibit PP-8.1



## **2. Project Introduction**

This application is to request Development Review Board approval of a Preliminary Plat for Parcel G of Silverstone at Pinnacle Peak. K-Hovnanian Homes seeks to construct 182 residential homes on approximately 23.729 acres. The development is proposed to have a density of 7.67 units per acre and be implemented in 1 single construction phase. This project will include future applications for architectural, lighting, photometrics, roof height analysis will be submitted and reviewed through a separate Development Review Application. A Design Review Board (DRB) separate architecture application shall be provided.

### **Site Characteristics**

Located near the Rawhide Wash, the site features the riparian desert wash landscape and dramatic views of the McDowell Mountains to the north east. On-site is a dense native landscape palette of mature saguaro cactus, Mesquite trees, Palo Verde trees, creosote bush, cholla cactus, and barrel cactus. The site slopes to the southwest towards the direction of the Rawhide wash.

### **Trip Generation**

The Silverstone Parcel G - North project consists of 182 residential lots that will yield 182 single-family homes (defined as individual lot ownership not leased). Units shall include a 2" airgap between units. Traffic generated by this development will be identical to other single-family neighborhoods in the immediate area, and will be minimal to the already planned arterial and collector road network. The anticipated daily trip generated will be 364 travel action. Morning and late afternoon peak hour trips are estimated to be 182 and 182 each.

### **Development Review Board Criteria**

Consistent with the original approval of the Silverstone Planned Area study of 2006, this request complies with the Development criterial pursuant to Chapter 2 of the Scottsdale Design Standards & Policy Manual. The Silverstone PAD was approved in 2006 as Zoning Ordinance No. 3651 from Case No. 15-ZN-2005. That document identified Parcel G to have a residential land use with zoning comparable to R-5/PAD. The stipulations include a maximum of 258 units for Parcel G compared to the 182 units proposed.

This project shall comply with the design stipulations identified within the Silverstone Master Environmental Design Concept Plan (SMEDCP). The project will meet the design requirements of Residential Architecture Design by compliance with the massing criteria with 4-sided architecture, color/materials with Sonoran Desert hues, wall / roofing materials with stucco and masonry stones, and with the building height limitation by being less than 36 ft tall (24 ft tall in the 100 ft zone from Miller and Pinnacle Peak). The proposed concept shall also comply with Section 3 Landscape Design and Lighting of the Silverstone Design Guidelines by using native and transitional plant species for material selection. The Sonoran Desert Character theme will be used for the perimeter and interior development areas. The community amenity area will employ the modified natural and oasis plant character designation. Native salvaged plants will be reused for the frontage area landscape and all plants shall be selected from the ADWR plant list. Open Space and buffer areas will use visual navigation clues by using salvaged trees and cacti to create landmark identifications for wayfinding within the development. Light fixtures

shall meet the design criteria for recommended finishes. To comply with the Section 4 Implementation portion of the guideline, this project will follow the design review process outlined in the Silverstone Design Guideline.

### **Conclusion**

The approval of this site plan and supporting preliminary plat materials will allow for an additional 182 homes to be built, and to advance the Silverstone development.

## **3. Preliminary Development Plan**

K. Hov is a nationally reputable and award-winning home builder and community partner that have built numerous residential communities across Arizona. Most recently, K. Hov has permitted and is under construction in the City of Scottsdale with the Aire and Skye on McDowell developments and Silverstone Parcel F development to the immediate west of this site. At Parcel G, the materials and character shall be consistent with the Parcel F product.

The site plan is sensitive to the existing landscape plant pallet of a foothills desert biotic community. The conceptual site plan of this property has a similar approach to the Silverstone Parcel F which is also developed by K-Hovnanian Homes. This results in a 182-lot subdivision which complies with area development criteria and has a high level of context sensitivity to the native desert plants found in the region.

### **3.1 Site Circulation**

The proposed community is separated into two distinct product types, each being served with its own gated entry from Miller Road, and a 74<sup>th</sup> Street entrance for the south development area. Gated entrances shall comply with Chapter 2 Site Planning. Each area will provide an independent loop road for internal vehicle circulation. Each area will provide an aggregate emergency vehicle exit drive with manual controlled gates. Refer to exhibit **PP-3.0** for proposed Vehicle Circulation Plan.

Pedestrian and Bicycle circulation will be compliant with section 5-7 and 5-8 of the Scottsdale Development Standards & Policy Manual. Bike lanes exist along Miller Road, Pinnacle Peak Road and N. 74<sup>th</sup> Street. This project will provide connectivity to those existing routes. Refer to exhibit **PP-3.0** for proposed Pedestrian Circulation and **PP-4.0** for Bicycle Circulation Plans. A pedestrian path is provided from each area to 74<sup>th</sup> Street and a ADA ramp installed for access to Parcel F circulation network on the west side of the existing street. This community path will provide connectivity to 74<sup>th</sup> Street from each area and have a gated entrance on the west side of the community. All accessible facilities meeting the Americans with Disabilities (ADA) Accessibility Guidelines (ADAAG) and shall be constructed in accordance with ADAAG standards (DSPM Section 5).

### **3.2 Site Drainage & Utilities**

The Silverstone Parcel "G" parcel is currently natural desert, sloping approximately 3% - 4% from northeast to southwest with approximately 40' of fall. There is an existing channel within a 50' Landscape Setback and Drainage Easement along the northerly property line. This channel

captures offsite runoff from the north and ultimately discharges to the Rawhide Wash just west of Silverstone Parcel "F". This channel has been designed to simply provide extra conveyance westward in the event of a major storm and/or break out of the Raw Hide wash upstream of the project. This channel has been designed to convey approximately 300 cfs, with an approximate water depth of 3 feet. There is an existing flood wall located along the setback associated with the channel. In addition, there is an existing channel within a 30' Landscape Setback and Drainage Easement along the easterly property line constructed with the Miller Road Improvements. This channel too, has been designed to provide additional conveyance southward in the event of a major storm. This channel has been designed to convey approximately 300 cfs with an approximate water depth of 3 feet. A Flood Wall also exists along this channel.

According current FEMA Flood Insurance Rate Map (FIRM) 04013C1310L, the site is located within an "AO" flood zone. However, per LOMR Case No. 15-09-1857P this designation has been revised and is now classified to be located within a Zone "X" flood zone. On-site drainage will be handled within street sections, underground storm pipes, or retention basins where necessary. This is a re-development of previously developed land. Therefore, the City of Scottsdale specifies that on-site retention shall be provided to maintain existing retention and to store the difference between the pre vs. post development runoff from the 100-year 2-hour storm event. However, the extent of the previous development was fairly minor. Consequently, the site has been designed to provide retention for the 100-year 2-hour event. On-site retention will be provided as allowed by site configuration within open spaces and have total discharge of the storm water within thirty-six hours. In general, the units will be graded to the front and into the street where it will be conveyed via curb and gutter or valley gutters and outlet to the retention areas. As applicable, the project will be designed to keep the 10-year peak flow rates within the top of the curbs, and the 100-year peak flows within the Right-of-Way.

Existing water and fireline services to the site will be abandoned as part of this project. Existing water and firelines shall not be used within this development.

Existing sewerlines or services will be abandoned as part of this project. Existing sewer and services shall not be used within this development.

### **3.3 Site Architecture**

Parcel G will be separated into two distinct product types that will appeal to a broad spectrum of home buyers. Both product types will be designated with 4-sided architecture. The architectural style will be southwest in nature in conformance with the approved Silverstone at Pinnacle Peak Master Environmental Design Concept Plan.

### **3.4 Site Lot Layout**

The Parcel G lot layout consists of 2 residential products in separated areas of the site. The north area consists of a proposed 60-lot fee simple duplex product. The south area consists of a 122-lot fee simple townhome product. Some unique lot shapes occur within the proposed site

lot layout to maximize use of the site. The total lot area of the Parcel G layout is 468,116 SF (10.75 AC) of the overall 23.729 AC site. This is a 45.3% coverage of lots for the overall site.

Refer to exhibit **PP-1.0** for proposed Site Plan.

## **4. Project Phasing and Development Schedule**

Both the north and south areas of Parcel G, will be developed as one phase. It is estimated that the construction will be initiated in late spring of 2018 with a three-year build out completion.

## **5. Project Development Standards**

### **5.1 Open Space Requirements**

The proposed open space for the community is segmented into three types: Common, Frontage and Private Open Space. Since the community is not located within an ESL area, the Natural Area Open Space (NAOS) standards are not applicable on this property. Per the stipulations for case #15-ZN-2005 and 2-MP-2006, the project will comply with the 1/3 open space requirement along frontages

**Common Open Space:** This open space type is provided throughout the community and includes a combination of interior and perimeter space not committed to roadways or residences. These areas will be planted with various densities of native plant vegetation depending on the specific area's use, but primarily there will be a strong design approach to emulate the character of the native Sonoran Desert environment. Community amenity areas will also be sited within the common areas to provide an oasis of passive and active amenity space. Such areas will include community pools and inviting gathering places with sufficient shade and seating for residents. The community's common open space will comprise a minimum of 22% of the site's net area.

**Frontage Open Space:** The Silverstone Master Plan requires that at least 1/3 of the site's required open space be provided as frontage area, allowing for a meaningful landscape setback and buffer to the community. This space shall not include Pinnacle Peak or Miller Road frontages, but shall include other roads such as the interior development roads or 74<sup>th</sup> Street. The frontage area is also identified within the Silverstone MEDCP as a "Modified Natural" landscape character area which shall consist of a more regional plan palette that includes species that are more colorful and will enhance the aesthetics of the project's roadway frontages. The species located within these areas are intended to complement the more natural components of the community.

**Private Open Space:** Within individual yards to the project's residences, areas are encapsulated that represent spaces that are private and are subject to individual tastes and treatments. The minimum size of these areas will be predicated on the architecture of the proposed residences.

## **5.2 Lighting**

Lighting will comply with the City of Scottsdale development code and Design Standards and Policy Manual. The lighting design will follow the developer's established theme of street lighting on the corners and intersections only. Additional lighting will be provided through the use of low level bollard lighting around amenities and on specific pathways connecting amenities and the use of low level accent lighting at the neighborhood entries. All lighting will be designed to minimize the impact on the residences and to reduce the amount of light trespass off the property.

## **5.3 Screening, Fencing and Walls**

Screening, Fencing and Walls will comply with Chapter 2 of the City's Design Standards & Policy Manual. Refer to exhibit **PP-7.0** for proposed Wall/Site Features Plan. Refer to exhibit **PP-8.0** for Wall/Site Features Details and proposed materials.

Walls, gates, and fences shall match the adjacent K-Hov Silverstone F materials and finishes for a consistent and uniform character of the area. Perimeter and site walls shall be constructed with 6 or 8-inch wide concrete masonry blocks, with durable materials to complement on-site building materials. Grade breaks shall be located at the top of the wall piers or corners wherever possible. Wall setbacks shall vary with easements. Walls over 200 ft long shall vary in height and horizontal alignment for visual interest to comply with the DSPM Section 2.1.401.5.

## **5.4 Roadway Standards**

The roadways interior to Parcel G will be private and will be owned and maintained by a home owners' association to be formed prior to development.

## **5.5 Parking**

Parking requirements shall comply with Development Application and Zoning Ordinance Article 9. No additional parking capacity is required. Each lot will include a 2-car garage. Visitor parking is proposed to include 16 parking stalls for the north area, and 56 parking stalls for the south area. A total visitor parking count of 72 is provided. Parking surface shall be asphalt paving. The minimum required ADA complaint handicapped parking stalls will be provided for each area.

## **5.6 Signage Standards**

Signage Standards will comply with City of Scottsdale Design Standards & Policy Manual and the criteria established for the Suburban Residential Land Use for R-5/PAD zoning. Entry Monument Signage is proposed for each gated entry. Signs are proposed to be free-standing portal monuments on each side of both driveways. Refer to exhibit **PP-7.0** for proposed Wall/Site Features Plan. Refer to exhibit **PP-8.0** for Wall/Site Features Details and proposed materials.

## **5.7 Landscape Standards**

Per the City of Scottsdale Design Standards & Policy Manual (DSPM), Chapter 2 Site Planning, the proposed landscape design for the Parcel G shall meet the requirements of the Manual for Single Family Residential. Specific aspects of the proposed landscape shall be designed to meet these requirements including pedestrian circulation, bicycle circulation and parking, streetscape frontage design, scenic corridor landscape buffer requirements, and open space landscape density. Streetscape frontage landscaping shall comply with Section 8-1 of the DSPM. The site contains native plants which will be salvaged and reused on-site. A salvage and inventory plan has been prepared by Native Resources. The site contains several specimen quality mature Ironwood, Foothills Palo Verde, Ocotillo, and Saguaro Cactus. The landscape will include mature trees in compliance with the provisions of Zoning Ordinance Section 10.502.B.3 and 5.1004.D requiring 40% tree count meeting these criteria. The MEDCP requirement of 50% mature trees will also be met with the proposed landscape final design. The project intends to use salvaged trees on-site to meet these requirements.

The Site Landscape identity shall comply with the Silverstone at Pinnacle Peak Design Guidelines (March 2007). This document includes Section III: Landscape and Lighting criteria. Landscape Theme areas, plant material selection, character, and Open space/buffer design directions are provided within this document. Refer to exhibit **PP-6.0** for proposed Landscape / Hardscape Plan.

Landscaping for the two Scenic Corridor buffers (50' and 30' wide) shall comply with the City of Scottsdale Scenic Corridor Design Guidelines (7-DR-2003). Scenic Corridors exist along with south side of Pinnacle Peak Road (50') and the west side of Miller Road (30'). The existing Corridor buffers are currently landscaped and have an existing independent irrigation system. This project intends to maintain the existing buffer design and augment the plantings with salvaged materials to restore required landscape densities. Refer to exhibit **PP-5.0** for proposed Scenic Corridor Plan.

## **6. Homeowners Association**

Parcel G is included within the existing Silverstone Property Owners Association which governs the entire Silverstone at Pinnacle Peak master development. In addition to the master association, a sub-association will be formed for Parcel G prior to development.



NORTH

N.T.S.



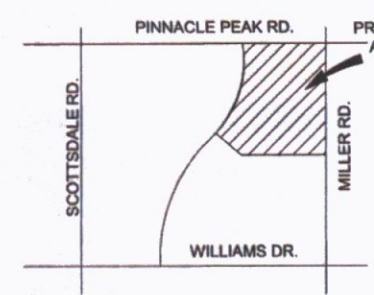
Harrington Planning + Design  
landscape architecture environmental planning urban design

VICINITY MAP

SILVERSTONE - PARCEL G PP 0.1  
K-Hovnanian Homes

# Silverstone Parcel G at Pinnacle Peak

Silverstone Site Data		
Overall Area	1,033,098 SF	23.72 AC
Open Space Area	304801 SF	7.00 AC
APN / Zoning	212-03-599	R-5 / PCD
Average Lot Area	490,940 SF	11.27 AC
Unit Mix	42'-6" X 107'	
	43'-6" X 107'	
	42'-6" X 107'	
	43'-6" X 107'	60 DU
	23'-6" X 67'	
	26'-0" X 67'	
Density	27'-6" X 67'	122 DU
		7.67 DU / AC



## VICINITY MAP

## OWNER CONTACT

K-HOVNANIAN HOMES  
 CHUCK CHISHOLM  
 20830 N. TATUM BLVD, SUITE 250  
 SCOTTSDALE, ARIZONA 85060  
 (480) 824-4175  
 CCHISHOLM@KHOV.COM

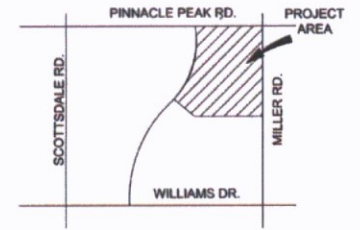
## LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN (HP+D)  
 3118 S. MILL AVENUE, SUITE 305  
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 JASON HARRINGTON, RLA, ASLA, ASIC, APWA  
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 JASON@HARRINGTONPLANNINGDESIGN.COM

## PROJECT INFORMATION

SILVERSTONE - PARCEL G  
 ZONING: R-5 / PCD  
 PROJECT NO. 9-PP-2017





**VICINITY MAP**

**OWNER CONTACT**

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**OPEN SPACE LEGEND**

**OPEN SPACE CALCULATIONS**

**FRONTAGE OPEN SPACE** (1/3 OF OPEN SPACE TOTAL)  
 REQUIRED: 75,034 SF (1.72 AC)  
 PROVIDED: 75,612 SF (1.74 AC)

**COMMON AREA OPEN SPACE** (22% OF NET / 227,377 SF)  
 REQUIRED: 227,377 SF (5.22 AC)  
 PROVIDED: 229,189 SF (5.26 AC)

**PRIVATE AREA OPEN SPACE** TBD - BASED UPON ARCHITECTURE:  
 REQUIRED: TBD SF FIRST STORY DWELLING UNITS, MIN.  
 PROVIDED: 44,090 SF 0.10 MULTIPLIED BY GROSS FLOOR  
 AREA OF UNIT, DWELLING UNIT ABOVE THE FIRST STORY MIN. 0.05  
 MULTIPLIED BY THE GROSS FLOOR AREA OF THE UNIT.

**PROJECT INFORMATION**

SILVERSTONE - PARCEL G  
 PROJECT NO. 9-PA-2017  
 ZONING: R-5/PAD

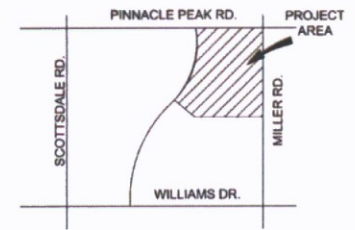
**OPEN SPACE PLAN**

SILVERSTONE - PARCEL G  
 K-Hovnanian Homes

PP 2.0



Harrington Planning + Design  
 landscape architecture environmental planning urban design



**VICINITY MAP**

**OWNER CONTACT**

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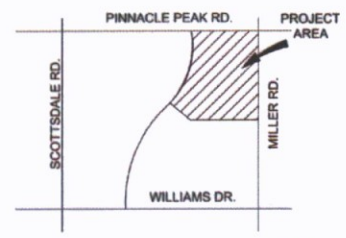
**CIRCULATION LEGEND**

- VEHICLE CIRCULATION**  
 ●●●●●●  
 24' MINIMUM WIDE - A/C PAVEMENT PER MAG/ C.O.S.
- PEDESTRIAN CIRCULATION**  
 ■■■■■■  
 6' MINIMUM WIDE - CONCRETE PAVEMENT PER MAG/ C.O.S. ATTACHED SIDEWALK
- PARKING PLAN**  
 REQUIRED PARKING = 2 SPACES/UNIT  
 PROVIDED PARKING = 2 GARAGE SPACES INCLUDED WITH EACH UNIT  
 ADDITIONAL, GUEST PARKING WILL BE PROVIDED

**PROJECT INFORMATION**

SILVERSTONE - PARCEL G  
 PROJECT NO. 9-PA-2017  
 ZONING: R-5/PAD

**PEDESTRIAN & VEHICLE / PARKING PLAN**



**VICINITY MAP**




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**LANDSCAPE ARCHITECT**

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**CIRCULATION LEGEND**

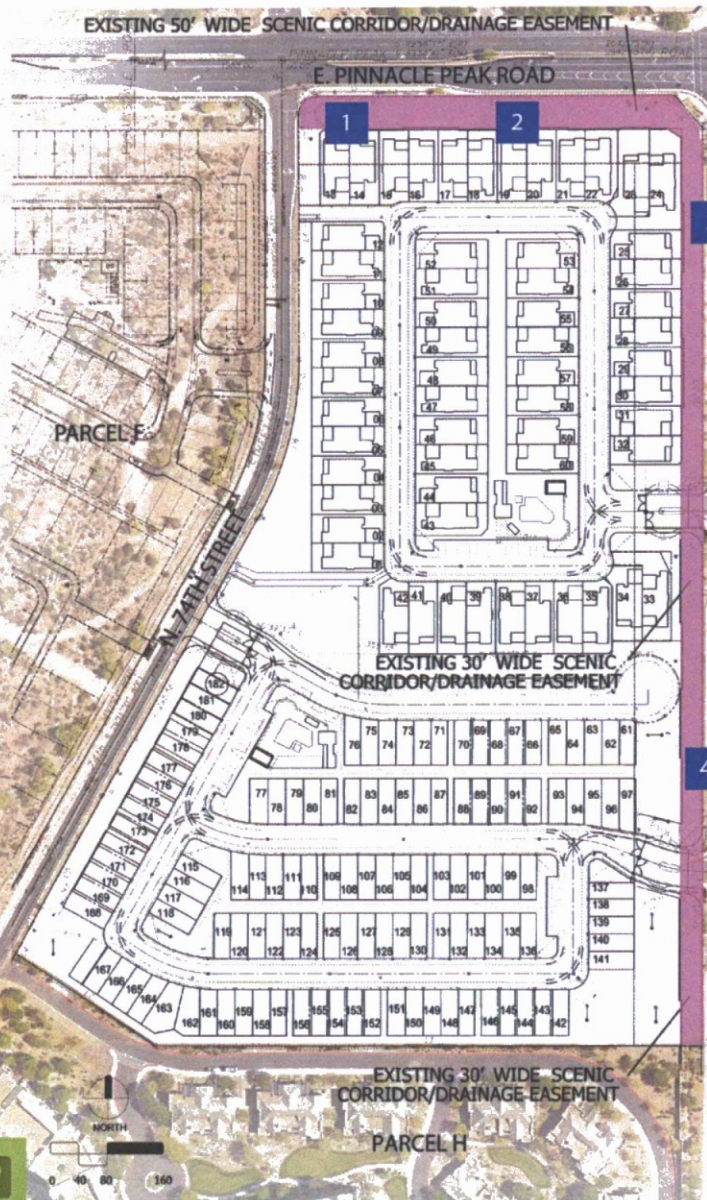
- BICYCLE CIRCULATION**
-  SHARROW TO EXISTING ON-STREET NETWORK
- BICYCLE LANE**
-  EXISTING BIKE LANE PER SCOTTSDALE BIKE M
- BICYCLE RACK**
-  PROPOSED BIKE RACK ASSEMBLY FOR 3-UNITS

**PROJECT INFORMATION**

SILVERSTONE - PARCEL G  
 PROJECT NO. 9-PA-2017  
 ZONING: R-5/PAD

**BICYCLE & TRAIL PLAN**

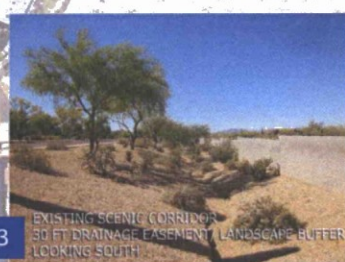
SILVERSTONE - PARCEL G  
 K-Hovnanian Homes



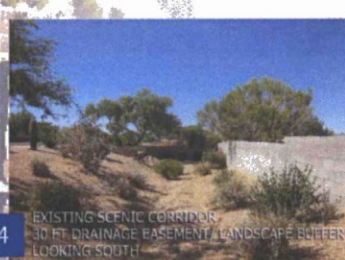
1 EXISTING SCENIC CORRIDOR / 50 FT DRAINAGE EASEMENT / LANDSCAPE BUFFER / LOOKING EAST



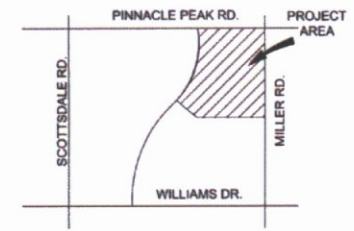
2 EXISTING SCENIC CORRIDOR / 50 FT DRAINAGE EASEMENT / LANDSCAPE BUFFER / LOOKING EAST



3 EXISTING SCENIC CORRIDOR / 50 FT DRAINAGE EASEMENT / LANDSCAPE BUFFER / LOOKING SOUTH



4 EXISTING SCENIC CORRIDOR / 30 FT DRAINAGE EASEMENT / LANDSCAPE BUFFER / LOOKING SOUTH



VICINITY MAP

OWNER CONTACT

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 JASON@HARRINGTONPLANNINGDESIGN.COM

SCENIC CORRIDOR LEGEND

SCENIC CORRIDOR ZONE

PER CITY OF SCOTTSDALE - SCENIC CORRIDOR DESIGN GUIDE 7-DR-2003  
 COMPROMISED / HIGH ACTIVITY / COMMERCIAL CHARACTER TYPE

- USE SALVAGED ON-SITE SPECIMEN PLANTS TO AUGMENT EXISTING DESERT LANDSCAPE BUFFER
- SELECT VEGETATION FROM APPROVED PLANT LIST FOUND IN ATTACHMENT #4 OF GUIDE
- MEET THE 10 FT SEPARATION ZONE BEHIND CURB FOR TREE LOCATIONS
- UTILIZE SALVAGED IRONWOOD, FOOTHILLS PALO VERDE, AND BLUE PALO VERDE TREES
- USE SALVAGED OCOTILLO AND SAGUARO CACTI

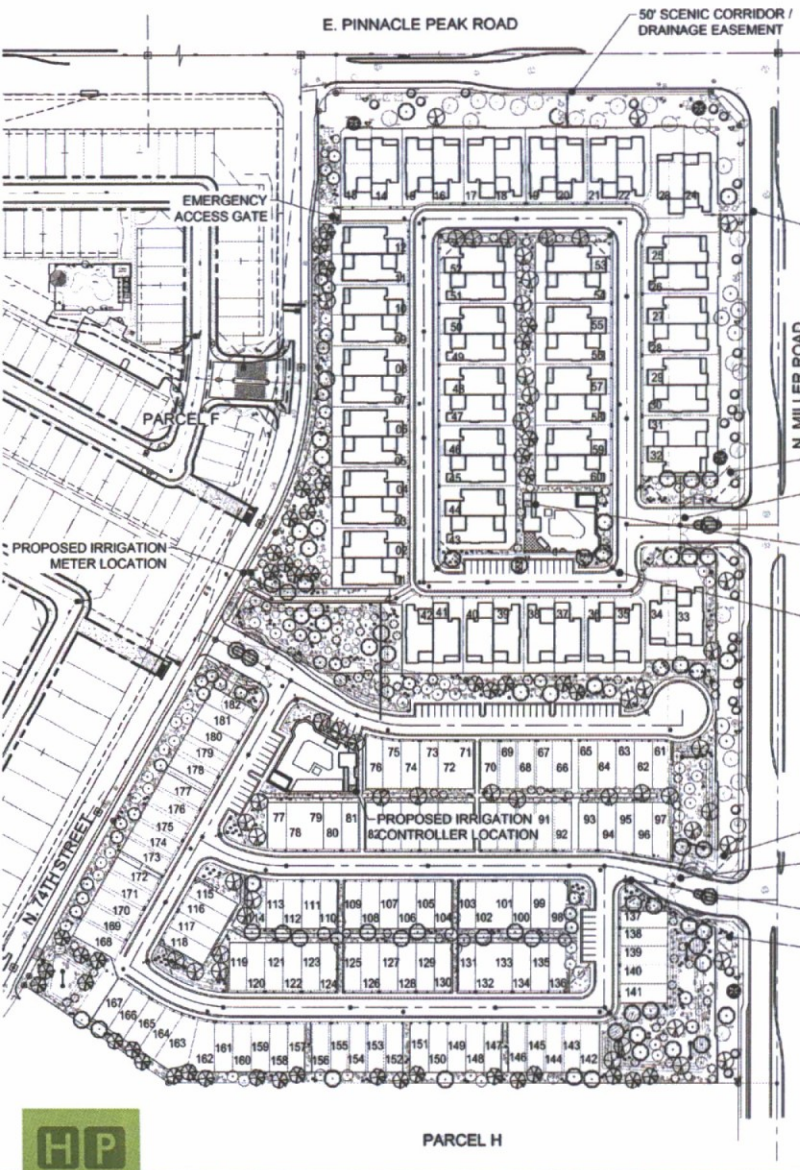
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 PROJECT NO. 9-PA-2017  
 ZONING: R-5/PAD

SCENIC CORRIDOR PLAN

SILVERSTONE - PARCEL G  
 K-Hovnarian Homes

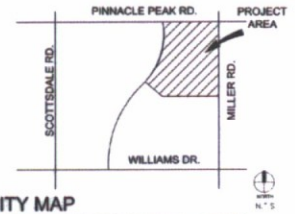




### PLANTING MATERIAL LEGEND

SALV. TREES/CACTI SIZE	NOTES	QTY	
Olivea toota Desert Ironwood Caliper Size		4	
Parkinsonia florida Blue Palo Verde Caliper Size		25	
Parkinsonia microphyllum Footfalls Palo Verde Caliper Size		28	
Prosopis velutina Velvet Mesquite Caliper Size		7	
Fourqularia splendens Desert Silo Caliper Size		2	
Carnegiea gigantea Saguaro Caliper Size		13	
Ferocactus spp. Barrel Cactus Caliper Size		4	
TREES	SIZE	NOTES	QTY
Acacia greggii Cedrew Acacia Caliper Size	15 Gal		7
Olivea toota Desert Ironwood Caliper Size	24" Box		50
Parkinsonia florida Blue Palo Verde Caliper Size	24" Box		42
Parkinsonia microphyllum Footfalls Palo Verde Caliper Size	24" Box		41
Prosopis velutina Velvet Mesquite Caliper Size	15 Gal		71
Bauhinia lunarioides Anacho Orchid Tree Caliper Size	24" Box		70
Mexican Bird of Paradise Caesalpinia mexicana Caliper Size	15 Gal		72
Desert Willow Chilopsis linearis 'AZT Desert Amethyst' Caliper Size	24" Box		77
SHRUBS			QTY
Ambrosia ambrosioides Canyon Ragweed	5 Gallon	Can Full *ADWR	250
Ambrosia deltoidea Triangle Leaf Bursage	5 Gallon	Can Full *ADWR	90
Callandrea eriophylla Fairy Duster	5 Gallon	Can Full *ADWR	216
Eriogonum fasciculatum Tupeana Bush	5 Gallon	Can Full *ADWR	138
Escoballanone Billieebush	5 Gallon	Can Full *ADWR	82
Hygias emoryi Desert Lavender	5 Gallon	Can Full *ADWR	167
Juncea californica Chaparral	5 Gallon	Can Full *ADWR	482
Larrea tridentata Creosote	5 Gallon	Can Full *ADWR	207
Simmondsia chinensis Jojoba	5 Gallon	Can Full *ADWR	218
Sphaeralcea ambigua Globemallow	1 Gallon	Can Full *ADWR	461
Viguiera dalzielii Goldeneye	5 Gallon	Can Full *ADWR	434
VINES / ACCENTS			QTY
Agave geminiflora Twin Flowered Agave	5 Gallon	Can Full *ADWR	312
BOULEGUA CURTIPENDULA Side-Oats Grama	1 Gallon	Can Full *ADWR	76
GROUNDCOVERS			QTY
Lantana camara 'New Gold' New Gold Lantana	1 Gallon	Can Full *ADWR	72

Note: Understory plants are drawn to scale and will be visible at larger scale during the permitting design phase.



### VICINITY MAP

### OWNER CONTACT

K-HOVNANIAN HOMES  
CHUCK CHISHOLM  
20830 N. TATUM BLVD, SUITE 250  
SCOTTSDALE, ARIZONA 85050  
(480) 824-4175  
CCHISHOLM@KHOV.COM

### LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN  
JASON HARRINGTON, RLA  
1921 S. ALMA SCHOOL ROAD  
MESA, ARIZONA 85210  
(480) 250-0118  
JASON@HARRINGTONPLANNINGDESIGN.COM

### PROJECT INFORMATION

SILVERSTONE - PARCEL G  
PROJECT NO. 9-PP-2017  
ZONING: R-5/PCD

### PLANT SIZES (PER ANA STANDARDS)

FIFTY PERCENT OF TREES SHALL BE MATURE SIZE PER MEDCP AND 40% PER ZONING REQUIREMENTS. SEE SECTION 10.502.B.3 OF THE ZONING ORDINANCE AND 5.104.D OF THE DSPM FOR SIZE REQUIREMENTS.

### LANDSCAPE CONCEPT STATEMENT

The proposed Silverstone Lot G development occupies a very unique and interesting parcel of land that lies just southwest of Pinnacle Peak and west of the McDowell Mountain Preserve in north Scottsdale. With breathtaking views of mountain vistas and topographical points of interest, this development will be highly desirable by residents of the community. Roads and site features have been aligned with existing viewsheds to capitalize on the spectacular views the site has to offer.

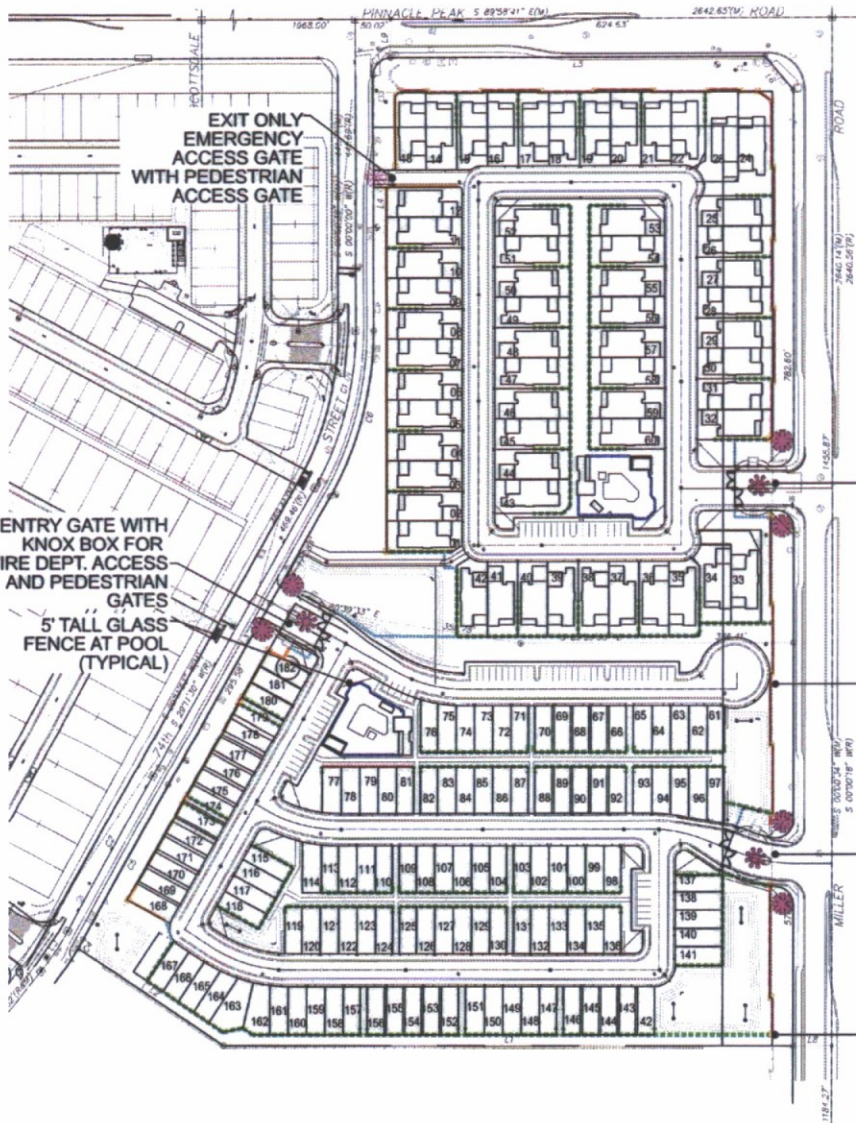
As with any new development, roadway scarring and infrastructure improvements will leave behind some disturbed areas that must be addressed. There are existing scenic corridors located along Pinnacle Peak and Miller Roads with existing vegetation that will remain in place. The best of the salvageable landscape material on-site will be used along 74th Street and at the entrance and amenity areas of the project to enhance visual interest in those areas. The remaining salvageable plant material will be located throughout the open space of the site.

### LANDSCAPE LIGHTING

Low voltage landscape lighting is proposed to be installed at the project entry. All lighting proposed is to have full cut-off glare shields and will be used to only highlight entry monumentation and landscape features. Fixtures selected shall be of a bronze or black finish.

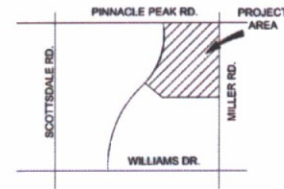
**LANDSCAPE PLAN**  
SILVERSTONE - PARCEL G  
K-Hovnanian Homes  
PP 6.0





### WALL LEGEND

- 6' TALL THEME WALL ON EXISTING WALL AND COLUMN
- 6' TALL THEME WALL AND COLUMN
- 6' TALL CMU INTERIOR WALL
- 6' TALL METAL FENCE
- 5' TALL GLASS FENCE
- 6' TALL PARTIAL VIEW FENCE - 4' TALL METAL FENCE ON TOP OF 2' TALL CMU BLOCK
- ENTRY MONUMENT
- AUTOMATIC VEHICLE ENTRY GATE
- MANUAL EMERGENCY ACCESS GATE
- CMU COLUMN



### VICINITY MAP

#### OWNER CONTACT

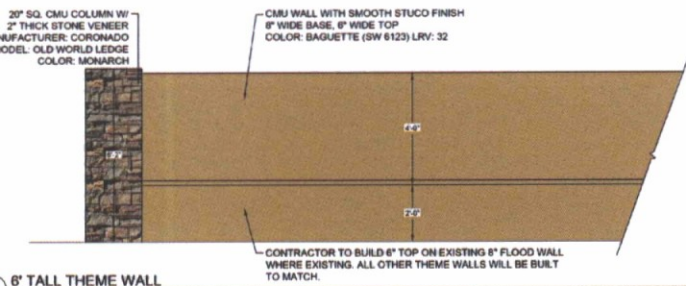
K-HOVNANIAN HOMES  
 CHUCK CHISHOLM  
 20830 N. TATUM BLVD, SUITE 250  
 SCOTTSDALE, ARIZONA 85050  
 (480) 824-4175  
 CCHISHOLM@KHOV.COM

#### LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN  
 JASON HARRINGTON, RLA  
 1921 S. ALMA SCHOOL ROAD  
 MESA, ARIZONA 85210  
 (480) 250-0116  
 JASON@HARRINGTONPLANNINGDESIGN.COM

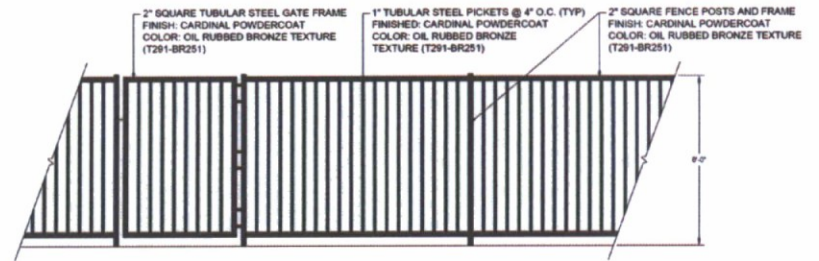
#### PROJECT INFORMATION

SILVERSTONE - PARCEL G  
 PROJECT NO. 9-PP-2017  
 ZONING: R-5/PCD



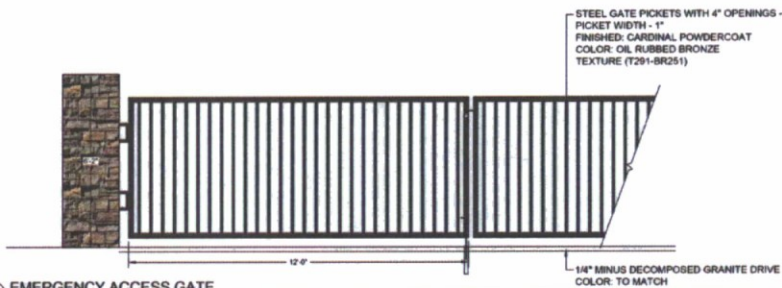
6' TALL THEME WALL

SCALE: NTS



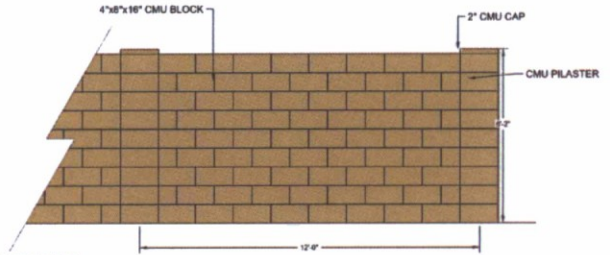
2 METAL FENCE AND PEDESTRIAN GATE

SCALE: NTS



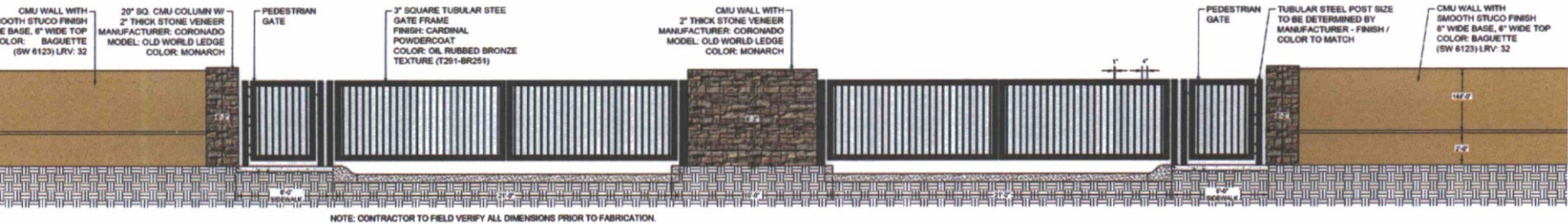
EMERGENCY ACCESS GATE

SCALE: NTS



4 6' CMU INTERIOR WALL

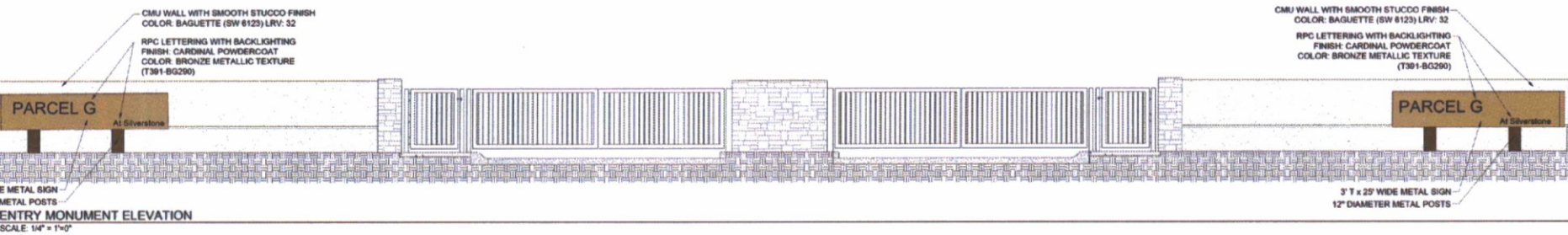
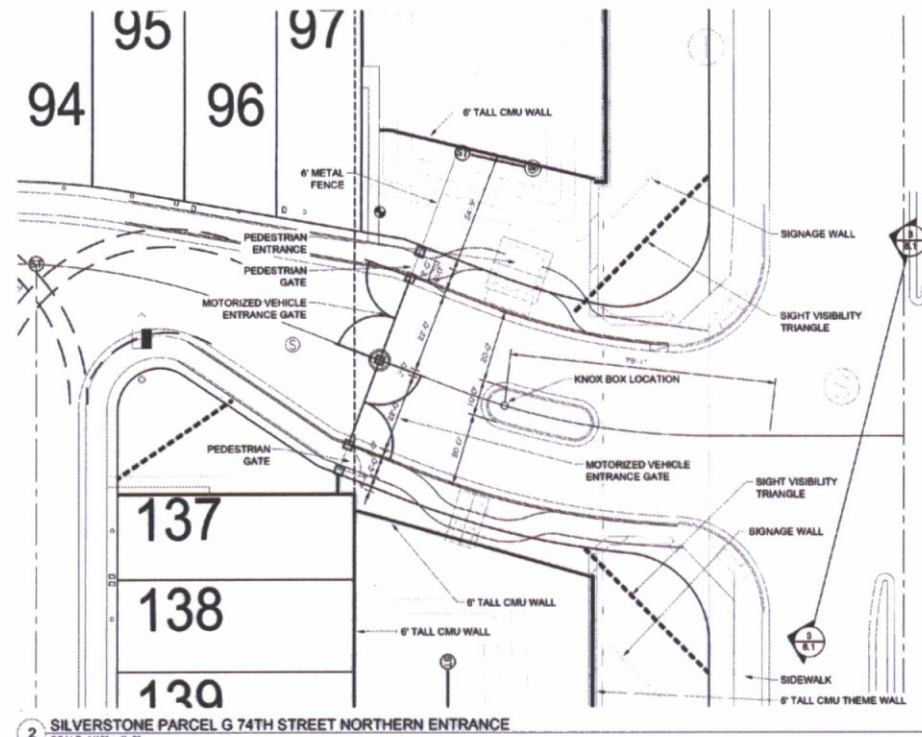
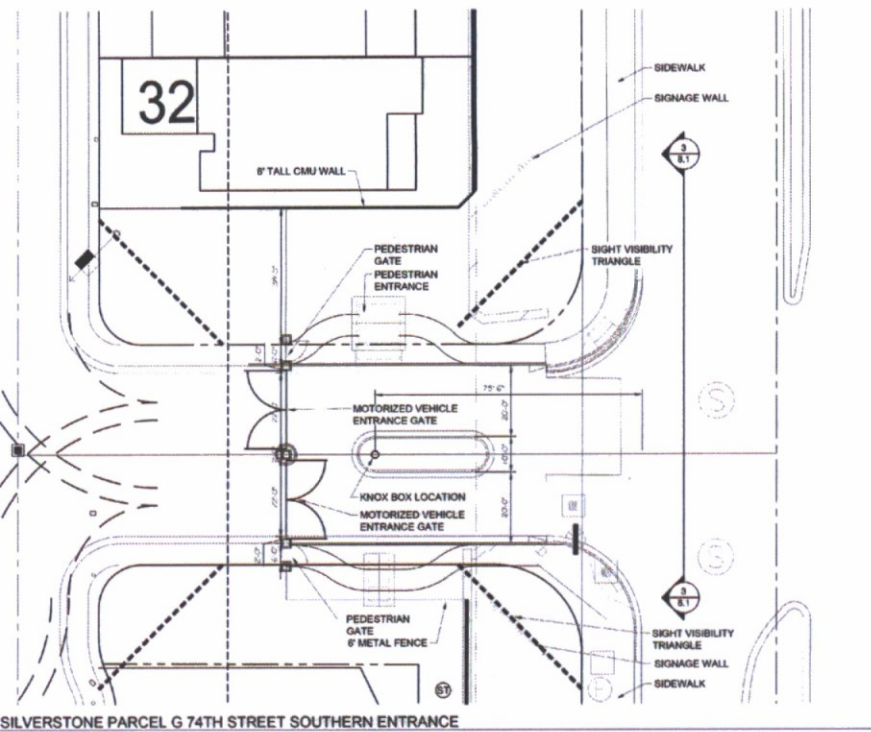
SCALE: NTS



VEHICULAR ENTRY GATE (TYPICAL)

SCALE: NTS





Harrington Planning + Design  
landscape architecture environmental planning urban design

# ENLARGED ENTRANCE PLAN AND ELEVATION

SILVERSTONE - PARCEL G PP 8.1  
K-Hovmanian Homes



## Notes:

**PROJECT:** *Silverstone Parcel G –95-PA-2017*  
**SUBJECT:** *Neighborhood Notification - Summary Report*  
**DATE:** *06.04.17*

## **Neighborhood Report Silverstone Parcel G**

95-PA-2017

**This document is the summary report which documents the actions taken to comply with the Scottsdale Preliminary Plat Checklist. The following items were addressed as part of the checklist provided for project 95-PA-2017.**

### **Neighborhood Notification**

A first-class letter was prepared and distributed via US Post Service on 6/2/17. This letter was issued to all property owners within a 750 ft radius of the edges of the Parcel G property. Owner contact information was obtained from the Maricopa County Assessor web site parcel owner database. This included property owners-tenants-HOAs listed. A list of interested parties was provided by the City of Scottsdale and letters have been prepared and are awaiting clarification on which contact tab to use.

### **Documentation of Project Notification efforts**

A list of all names of mailing contact are provided as **Attachment A**.

A map of the 750' zone is provided as **Attachment B**.

The announcement letter copy is provided as **Attachment C**. This letter was sent only once and no other contacts were attempted.

No comments have been received to date. Any comments or contact will be documented and provided as a summary of input to the Scottsdale City Planner – Jesus Murillo.

This report complies with the requirements of the checklist identified during the project introduction meeting with City staff. A copy of this check list is provided as **Attachment D**.

Odelot LLC  
7502 E Pinnacle Peak Road  
Suite B 214  
Scottsdale, AZ 85255

Cat Holdings LLC  
7378 E Sonoran Trail  
Scottsdale, AZ 85266

Thomas Design Group  
7500 East Pinnacle Peak Road  
Suite H221  
Scottsdale, AZ 85255

Excion Corporation  
4626 East Shea Blvd  
No. C-160  
Phoenix, AZ 85028

City of Scottsdale  
7447 E Indian School Road  
Suite 205  
Scottsdale, Az 85251

PFCCB Pinnacle Peak  
7676 East Pinnacle Peak Road  
Scottsdale, AZ 85244

PFCCB Pinnacle Peak  
7676 East Pinnacle Peak Road  
Scottsdale, AZ 85244

PFCCB Pinnacle Peak  
7676 East Pinnacle Peak Road  
Scottsdale, AZ 85244

DMEI Miller LLC  
11606 E Charter Oak Drive  
Scottsdale, AZ 85259

Whitestone Shops at Pinnacle LLC  
2600 S Gessner  
Suite 500  
Houston, TX 77063

VPS2 LLC  
2264 McGilchrist Street SE  
Salem, OR 97302

DTL - RLS Peaks North LLC  
17207 N Perimeter Drive  
Suite 200  
Scottsdale, AZ 85255

DTL - RLS Peaks North LLC  
17207 N Perimeter Drive  
Suite 200  
Scottsdale, AZ 85255

Silverstone Development  
14747 N Northsight Blvd  
#111-431  
Scottsdale, AZ 85260

GTIS HOV at Silverstone LLC  
20830 N Tatum Blvd  
Suite 250  
Phoenix, AZ 85050

Silverstone Property Owners Association  
14747 N. Northsight Blvd  
#111-431  
Scottsdale, AZ 85260

City of Scottsdale  
7447 E Indian School Road  
Suite 100  
Scottsdale, AZ 85251

MT Pinnacle LLC  
6623 N Scottsdale Road  
Scottsdale, AZ 85250

CC/PDR Silverstone LLC  
PO Box 2196  
Chicago, IL 60690-2196

DTL Peaks South LLC  
17207 N Perimeter Drive  
Suite 200  
Scottsdale, AZ 85255

Robert Zodda  
7650 East Williams Drive  
Suite 1034  
Scottsdale, AZ 85255

Steven & Deborah Wells  
4710 Fairways Ct  
Marion, IA 52302

Thomas & Janice Pendleton  
14940 W 167th Terrace  
Olathe, KS 66062

David Powell & Leslie Graham  
33840 N Pate Place  
Cave Creek, AZ 85331

Sharie Ervin  
7650 East Williams Drive  
Suite 1038  
Scottsdale, AZ 85255

Ethel Tuttleman  
23584 N. 75th Street  
Scottsdale, AZ 85255

Barbara Tucker  
23570 N. 75th Street  
Scottsdale, AZ 85255

Gigi Doyle  
23556 N. 75th Street  
Scottsdale, AZ 85255

Dean Stoneburner  
23542 N. 75th Street  
Scottsdale, AZ 85255

Charlena Kramer  
23528 N. 75th Street  
Scottsdale, AZ 85255

Los Portones Townhomes Association, Inc.  
16441 N. 91st  
Suite 104  
Scottsdale, AZ 85260

Julie Dominici  
23505 N. 75th Place  
Scottsdale, AZ 85255

Douglas & Patricia Walo  
23515 N. 75th Place  
Scottsdale, AZ 85255

Joseph & Stella Notaro  
23525 N. 75th Place  
Scottsdale, AZ 85255

Charles Green  
23535 N. 75th Place  
Scottsdale, AZ 85255

BGY Associates  
PO Box 900580  
Sandy, UT 84090

Daniel & Susan Erkkila  
6401 Mueller Lakes Lane  
Loveland, OH 45140

Rinaldi Property Management  
23565 N. 75th Place  
Scottsdale, AZ 85255

Fefes Family Living Trust  
23575 N. 75th Place  
Scottsdale, AZ 85255

David & Midkiff Copenhaver  
23585 N. 75th Place  
Scottsdale, AZ 85255

Norman & Cherie Behn  
23595 N. 75th Place  
Scottsdale, AZ 85255

Los Portones Townhomes Association, Inc.  
16441 N. 91st  
Suite 104  
Scottsdale, AZ 85260

Scottsdale School District  
3811 N. 44<sup>th</sup> Street  
Phoenix, AZ 85018-5420

Maricopa County Planning &  
Development  
501 N. 44<sup>th</sup> Street #200  
Phoenix, AZ 85007

Paradise Valley School District  
15002 N. 32<sup>nd</sup> Street  
Phoenix, AZ 85032

Maricopa County Flood Control  
2801 W. Durango Street  
Phoenix, AZ 85009

Scottsdale Postmaster  
1776 N. Scottsdale Road  
Scottsdale, AZ 85257-2115

Central AZ Water Conservation  
District  
Bureau of Reclamation  
PO Box 43020  
Phoenix, AZ 85080-3020

Salt River Project  
Att: Susan Ortega, Mail Stop  
PAB106  
PO Box 52025  
Phoenix, AZ 85072-2025

Century Link  
135 W. Orion Street  
Tempe, AZ 85283

Salt River Project  
Att: Bill Santistevan, Mail Stop  
XCT330  
PO Box 52025  
Phoenix, AZ 85072-2025

Arizona Public Service  
PO Box 53933  
Phoenix, AZ 85072-3933

Cave Creek School District  
PO Box 426  
Cave Creek, AZ 85327

Southwest Gas Corporation  
1600 E. Northern Ave.  
Phoenix, AZ 85020-3982

ADOT  
Right of Way Group  
205 S. 17<sup>th</sup> Avenue  
Phoenix, AZ 85007

Maricopa County of Environmental  
Services  
1001 N. Central Ave, Suite 201  
Phoenix, AZ 85004

Annette Petrillo  
1169 E. Clovefield Street  
Gilbert, AZ 85298

Audry Villaverde  
Withey Morris, PLC Withey Morris, PLC  
2525 E. Arizona Biltmore Circle; Suite A-212  
Phoenix, AZ 85016

Chris Schaffner  
7346 E. Sunnyside Dr.  
Scottsdale, AZ 85260

Dan Sommer  
12005 N 84th Street  
Scottsdale, AZ 85260

David G. Gulino  
7525 E. Camelback Road, Suite 104  
Scottsdale, AZ 85251

Dr. Sonnie Kirtley  
COGS  
8507 East Highland Avenue  
Scottsdale, AZ 85251-1822

Ed Toschik, President  
7657 E Mariposa Grande Dr  
Scottsdale, AZ 85255

Guy Phillips  
7131 E. Cholla St.  
Scottsdale, AZ 85254

Jim Funk  
Gainey Ranch Community Association  
7720 Gainey Ranch Road  
Scottsdale, AZ 85258

Jim Haxby  
7336 E. Sunnyside Dr.  
Scottsdale, AZ 85260

John Berry/Michele Hammond  
Berry Riddell, LLC  
6750 E Camelback Rd, Ste 100  
Scottsdale, AZ 85251

John Washington  
3518 N Cambers Court  
Scottsdale, AZ 85251

Leon Spiro  
7814 E Oberlin Way  
Scottsdale, AZ 85266

Linda Whitehead  
9681 E Chuckwagon Lane  
Scottsdale, AZ 85262

Lori Haye  
P.O. Box 426  
Cave Creek, AZ 85327

Maricopa County Superintendent of Schools  
4041 N. Central Avenue Suite 1200  
Phoenix, AZ 85012

Mike McNeal, Supervisor  
AT&T  
1231 W. University Drive  
Mesa, AZ 85201

Planning & Engineering Section Manager  
Arizona State Land Department  
1616 W. Adams Street  
Phoenix, AZ 85007

Project Management  
Arizona Department of Transportation  
205 S. 17th Avenue MD 6012E  
Phoenix, AZ 85007

Randall P. Brown  
Spring Creek Development  
7134 E. Stetson Drive; Suite 400  
Scottsdale, AZ 85251

Richard Turner, Planning and Zoning Administrator  
Town of Fountain Hills  
16705 E. Avenue of the Fountains  
Fountain Hills, AZ 85268

Sherry Wagner/Right-of-Way Technician, SR.  
Mail Station PAB348  
P.O. Box 52025  
Phoenix, AZ 85072-2025

Withey Morris, PLC  
2525 E. Arizona Biltmore Circle; Suite A-212  
Phoenix, AZ 85016

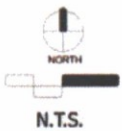
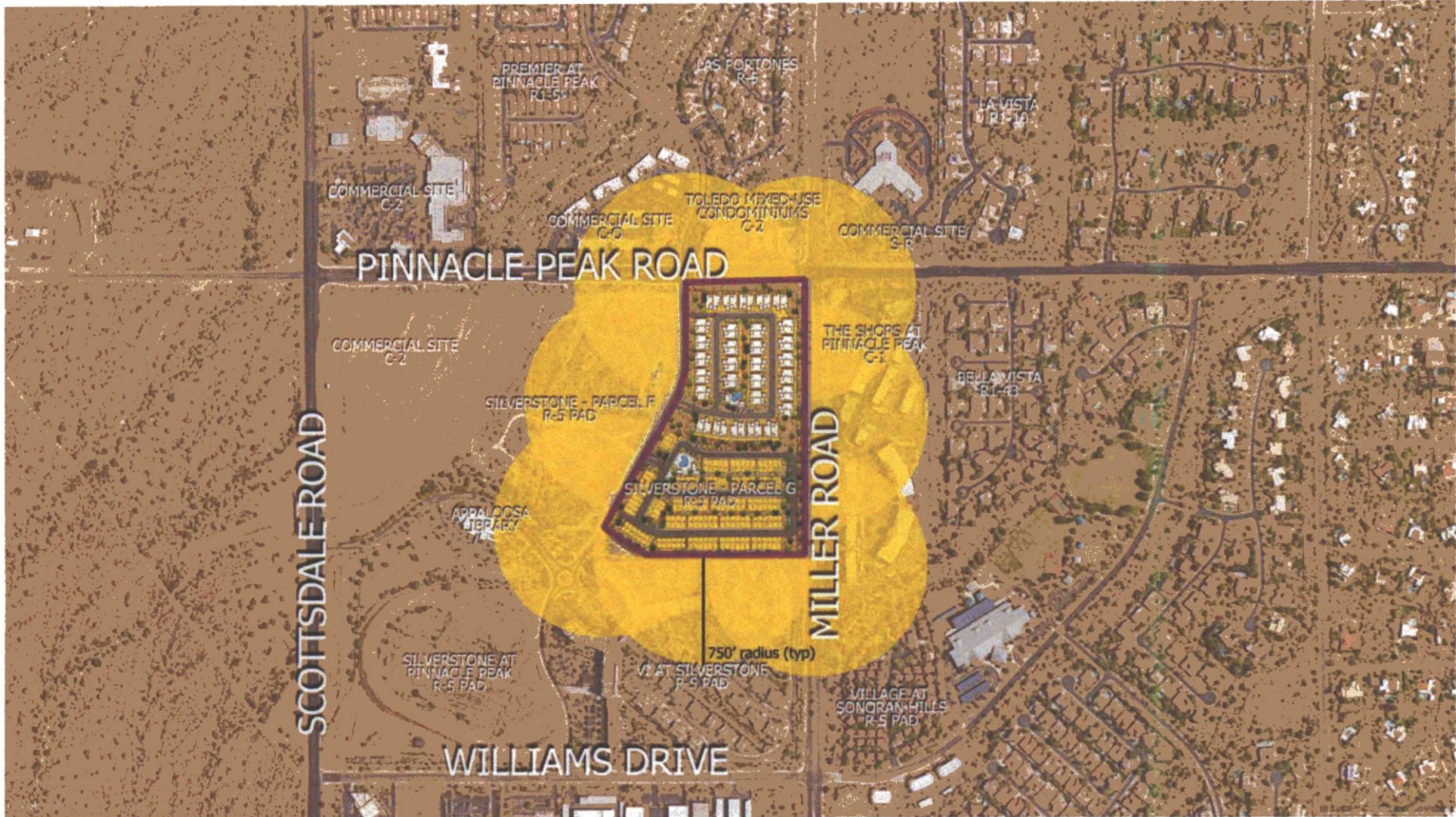
Gammage Burnham, PLC  
2 N. Central Avenue, 15th Floor  
Phoenix, AZ 85004

Arizona Commerce Authority  
333 N. Central Avenue, Suite 1900  
Phoenix, AZ 85004

Paradise Valley Unified Schol District  
15002 N. 32nd Street  
Phoenix, AZ 85032

Granite Reef Neighborhood Resource Center  
1700 N Granite Reef Road  
Scottsdale, AZ 85257

Southwest Gas Corporation  
2200 N. Central Avenue Ste 101  
Phoenix, AZ 85004



Harrington Planning + Design  
landscape architecture · environmental planning · urban design

CONTEXT AERIAL MAP  
SILVERSTONE - PARCEL G  
K-Hovnanian Homes PP 0.1

9-PP-2017  
6/5/2017



## Notes:

**PROJECT:** *Silverstone Parcel G –95-PA-2017*  
**SUBJECT:** *Neighborhood Notification*  
**DATE:** *05.17.17*

## **Silverstone Parcel G**

95-PA-2017

**This document is an official notification of development as required by the City of Scottsdale Planning & Development Services Department. This notice is for information purposes only.**

### **Project Request and Description**

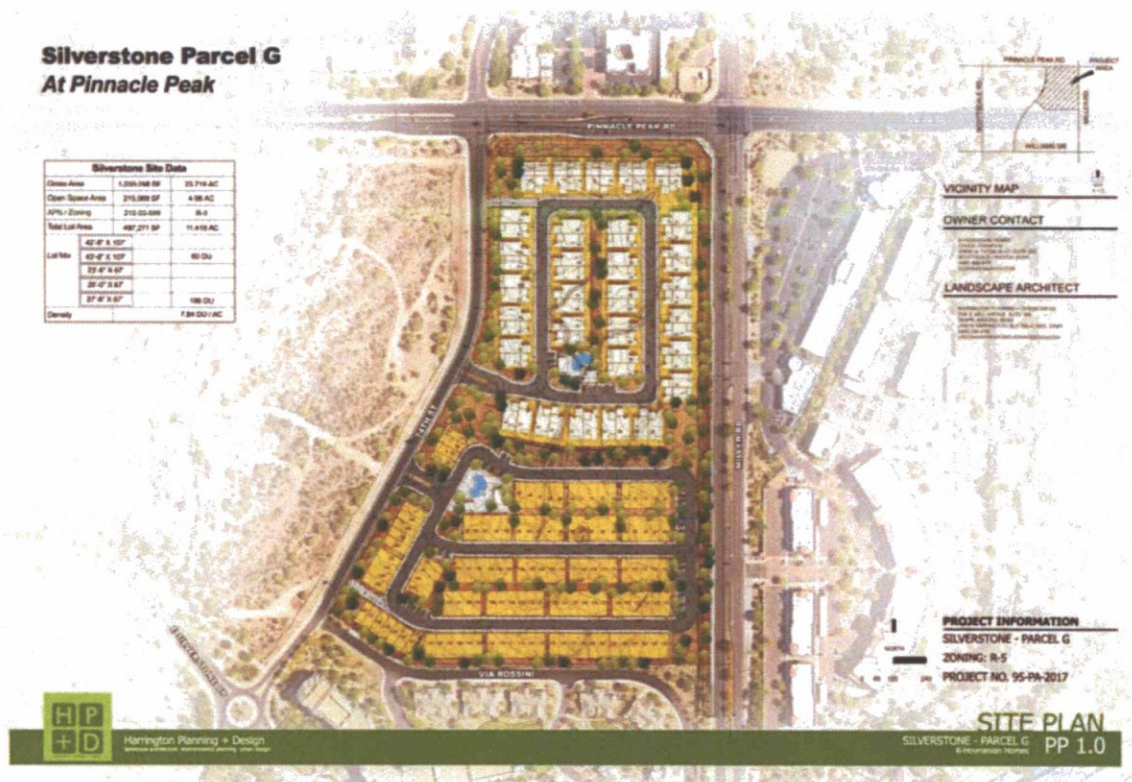
The proposed project is a residential development by K-Hovnanian Homes for a 60-lot product located on the north half of the parcel and a 126-lot product on the south half of the parcel. A total of 186 residential homes is proposed. The parcel is a single property with County parcel number of APN 212-03-599 totaling 23.716 acres. It has been planned as part of the Silverstone development and is identified as Parcel G within that already approved plan.

### **Project Location**

The property is located at the Southeast corner of Miller Road and Pinnacle Peak Road. The 23.716 Acre property is bounded by the Vi at Silverstone development to the south, the Silverstone Parcel-F subdivision to the west, the Toledo Mixed-Use commercial development to the north, and the Shops at Pinnacle Peak commercial development to the east. The property is undeveloped, but N. 74<sup>th</sup> Street is improved and provides paved access to the site. Pinnacle Peak Road buffers the north edge of this site and Miller Road buffers the east edge of this site.

### **Development Size**

The proposed residential products are to include a Duplex development for the 60-lot portion and a Townhome development for the 126-lot portion of Parcel G. The Duplex lot sizes are to be a 107'-0" x 42'-6" and 107' x 43'-6". The Townhome lot sizes are to be 67'-0" x 26'-0" and 67'-0" x 27'-0". The Duplex lots will be 4547.5 sf and 4654.5 sf gross size. The Townhome lots will be 1742 sf and 1809 sf gross size. The total acreage of the Parcel G development is 23.716 acres (1,033,098 sf).



**Zoning**

The Silverstone Parcel G development is currently zoned for R-5 Residential. This zoning will remain R-5 and this product meets the criteria for development of this zoning classification.

**Applicant and City Contact**

If you wish to contact an individual for any comments or information, please use the following:

City of Scottsdale Planning Staff:

Jesus Murillo

(480) 312-7849

[Jmurillo@Scottsdaleaz.gov](mailto:Jmurillo@Scottsdaleaz.gov)

Applicant Consultant Staff:

Jason Harrington

(480) 250-0116

[Jason@HarringtonPlanningDesign.com](mailto:Jason@HarringtonPlanningDesign.com)

# Request for Neighborhood Group/ Homeowners Association



For Staff Use Only

Time/Date Received

Time/Date Completed

## REQUESTOR'S INFORMATION

Requestor's Name: HARRINGTON PLANNING + DESIGN

Date of request: 5/31/17 Requestor's Phone #: (480) 250-0116

Method to receive Group/Homeowner information (select one)

E-mail Jason@HarringtonPlanningDesign.com

Mail Address: \_\_\_\_\_, AZ, \_\_\_\_\_

## SITE LOCATION/PROJECT INFORMATION

Project Name: SILVERSTONE PARCEL CT

Project Address: 23233 N. 74<sup>TH</sup> ST, Scottsdale, AZ 85011

Project Parcel Number(s): 212-03-599

Radius around parcel(s) requested:  300'  750'

City Pre-application/Case#: 95-PA-2017 City Project Coordinator: JESUS MURILO

Notification Type?  Citizen Review Plan  Neighborhood Involvement

Any additional information that may be helpful to collect data: \_\_\_\_\_

### Please note:

This list is provided as a one-time use only for preparing a City Planning and Development Service Department application. Currently there is no charge for this service, however, this may change based on demand. Results provided are based only on registered neighborhood groups or associations with the City. All requests will be processed and returned to your attention as soon as possible; in most cases within two business days.

**To Submit your request, or for additional information, please contact:**

**Current Planning Services**  
7447 E. Indian School Rd Suite 105  
Scottsdale, AZ 85251

**Phone: (480) 312-7000**  
**e-mail: [planninginfo@scottsdaleaz.gov](mailto:planninginfo@scottsdaleaz.gov)**

# Neighborhood Notification Checklist



AB, BA, UP, DR, HE, HP, MUMSP, PP

Neighborhood notification is necessary for all Conditional Use Permits, including Municipal Use Master Site Permits, Abandonments, Development Review Board, Board of Adjustment, and Hardship Exemption cases. You are required to return this form with checked items completed, and your Neighborhood notification Report with your application submittal.

If you have questions on these requirements, please contact Planning & Development Services at 480-312-2328.

This application is for a:

- |   |  |
|---|--|
| <input type="checkbox"/> Abandon of ROW/GLO               | <input checked="" type="checkbox"/> Development Review Board |
| <input type="checkbox"/> Board of Adjustment              | <input type="checkbox"/> Hardship Exemption                  |
| <input type="checkbox"/> Conditional Use Permit           | <input type="checkbox"/> Municipal Use Master Site Plan      |
| <input type="checkbox"/> Historic Preservation Commission |  |

If you are submitting an application for Re-Zoning, Zoning Ordinance Text Amendments, Zoning Stipulation Amendments, Council Approved Amended Standards, and City Council Site Plan Approval this is not the correct checklist; please obtain a copy of the Citizen Review Checklist from your project coordinator. If you are applying for a General Plan Amendment, please obtain a copy of the Neighborhood Involvement Checklist from your project coordinator.

Complete the following marked items prior to submitting your application

## Step 1: Neighborhood Notification

<p><b>Provide information by:</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> 1<sup>st</sup> Class Letter or Postcard</li> <li><input type="checkbox"/> In Person</li> <li><input type="checkbox"/> Phone call</li> <li><input type="checkbox"/> Certified Mail</li> <li><input type="checkbox"/> Door Hangers/Flyers</li> </ul>	<p><b>To:</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Property owners and HOAs within 750' (*required for all WCF)</li> <li><input checked="" type="checkbox"/> Adjacent property owners/ tenants/HOAs</li> <li><input type="checkbox"/> School District(s)</li> <li><input checked="" type="checkbox"/> Interested Party list (provided by Project Coordinator)</li> <li><input type="checkbox"/> Tenants, employees, and students (*required for all WCF)</li> </ul>
---	---

\* WCF requirements for Notification shall be completed a minimum of 15 days prior to the application submittal. Notification for all other applications should be within 45 days prior to the date of your formal submittal.

Project Notification shall include the following information:

- Project request and description
- Location
- Size (e.g. Number of Acres of project, Square Footage of Lot)
- Zoning
- Site Plan
- Applicant and City contact names and phone numbers
- Any scheduled open house(s) - including time, date, and location

## Step 2: Project Under Consideration

- Post sign 10 calendar days prior to your Open House Meeting. (See Sign posting requirements)
- Post sign 15 calendar days prior to your formal application submittal. (See WCF requirements)

## Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

# Neighborhood Notification Checklist



AB, BA, UP, DR, HE, HP, MUMSP, PP

## Step 3: Hold An Open House Meeting

You are required to hold a minimum of \_\_\_ Open House Meeting(s).

Provide open house date, time, and location to Project Coordinator **at least** 14 calendar days prior to the meeting. E-mail open house information to project coordinator and to: [planninginfo@scottsdaleaz.gov](mailto:planninginfo@scottsdaleaz.gov).

## Step 4: Complete a Neighborhood Notification Report

Provide all of the checked items, in a report, with your submittal

- You are required to submit a Neighborhood Notification Report with your application.
- Submit either the original, or a copy of this marked Neighborhood Notification Packet.
- Document your Project Notification efforts as follows:
  - Provide a list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
  - Provide a map showing where notified neighbors are located.
  - Provide the dates contacted, and the number of times contacted.
  - Indicate how they were contacted (e.g. letter, phone call). If certified mail was used, provide receipts of delivery.
  - Provide copies of letters or other means used to contact neighbors, the school district, and HOA's.
  - Provide originals of all comments, letters, and correspondence received.
- Verify the "Project Under Review" Sign Posting or Newspaper listing as follows:
  - Provide affidavit of posting, and pictures of sign, which are date and time stamped.
  - Copy of Newspaper listings with date of publication.
- Document the Open House Meeting(s) as follows:
  - List dates, times, and locations of open house meeting(s).
  - Provide the sign-in sheets, list of people attended the meeting(s), comment sheets, and written summary of the comments, issues and concerns provided at the open house meeting(s).
  - List the method by which the applicant has addressed, or intends to address, the issues, concerns, and problems identified during the process.
  - List dates, times, and locations of any follow-up with interested parties.
- List any other neighborhood, citizen involvement.

### Related Resources:

- Project Under Consideration Sign Posting Requirements
- Affidavit of Posting
- Public Hearing Sign Posting Requirements

## Planning and Development Services

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## **Murillo, Jesus**

---

**From:** Robert Mountz <bobmountz@icloud.com>  
**Sent:** Wednesday, November 08, 2017 1:17 PM  
**To:** Murillo, Jesus  
**Cc:** Dave Rowley; Dave Ferguson; Shel Arnot  
**Subject:** 9-PP-2017 (Silverstone Parcel G North)

Jesus,

Thanks for making time in your busy schedule to phone me on late Monday.

**Regard New Entrance/Exit Gate:** We appreciate the detailed description and the background especially the roles played by overall Ordinance and Policy issues. In summary we understand that the Fire Marshall, after the first proposal to use Miller Entrance/Exits continued to study the situation and determined that a second access on 74th Street would be needed for the lower more populated south section of Parcel G to satisfy Safely, Health & Welfare issues.

We certainly appreciate the need to provide adequate entrance for emergency vehicles and could endorse this solution. But we are somewhat puzzled as to why a fully gated additional Resident entrance/exit is used when standard limited traffic emergency entrance only gates are often used for additional access requirements. If this potential solution has been fully considered but found not in compliance with the situational requirements to satisfy Safely, Health & Welfare issues, then we fully support the Fire Marshall's plan.

**Sidewalk/Path on East of 74th Street:**

Original City Planning comments to Hovnanian Homes encouraged the installation of a sidewalk. Subsequent proposals dropped that feature. In follow-up comments you indicated the MEDCP for Silverstone Development provided for a sidewalk on West side and decomposed granite trail path on the East side and the master developer was responsible for providing these improvements. In my email of Oct 3rd I provided three photos of the N 74th Street area showing the east and west side as is right now. The West has a sidewalk but the East side clearly shows absolutely no evidence of a decomposed granite path. During our conversation you mentioned you would soon be in touch with Van Tuyl Group to address this topic and another issue. We look forward to a plan for the resolution of this situation.

As we discussed on Monday, we look forward to your email on the newly proposed Entrance/Exit to south section of Parcel G.

Points of contact here are: Dave Rowley, Council Vice Chair, email [rowley35@cox.net](mailto:rowley35@cox.net) phone 480 488-9187 and Bob Mountz, email [bobmountz@icloud.com](mailto:bobmountz@icloud.com), phone 480 540-2563.

Best regards,

Bob Mountz  
Vi at Silverstone  
Chair Resident Council

On Oct 9, 2017, at 7:00 PM, Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)> wrote:

Hello Mr. Mountz,

You are correct, the Van Tuyl group is the master owner association. I will need to run this by my transportation staff to see how staff would go about addressing your concerns. I am not sure if this is a matter for them, or for my code enforcement group.

Sincerely,

Jesus

---

**From:** Robert Mountz [<mailto:bobmountz@icloud.com>]  
**Sent:** Wednesday, October 04, 2017 12:06 PM  
**To:** Murillo, Jesus  
**Cc:** Shel Arnot; Dave Ferguson; Dave Rowley  
**Subject:** 9-PP-2017 (Silverstone Parcel G North)

Jesus,

Thanks very much for your timely and detailed review of this matter. It certainly clarifies the situation, and it is good to know that a decomposed granite trail path is supposed to be on the east side. A decomposed granite trail path is a very good alternative and acceptable solution. However, it appears to us that the master developer has only outlined the property with the environmentally required low level screen fence. From the fence to the curb there is absolutely no sign that a path has been installed nor even marked. It could also be expected that the grade would need to be improved to provide at least a level surface for the decomposed granite path, along with some attention to erosion and drainage given in some places.

If we are misreading the situation, please advise us on how we might go about clarification on this point. From the real estate signage still displayed on Parcel G, it is presumed that Van Tuyl, is probably the owner and could have been the master developer. And possibly the master developer could have a plan to complete the installation of a decomposed granite trail path on the east side after Parcel G build.

Please see the three attached photographs at the bottom of this email.

As always, thanks much for your attention to these matters.

Bob Mountz  
Chair, Resident Advisory Council  
Vi at Silverstone

\*\*\*\*\*

\*\*\*\*\*

Jesus Murillo email of 3 Oct 2017  
Hello Mr. Mountz,

I have discussed this requirement with the applicant and the transportation department. It was brought to my attention that the Master Plan of the Silverstone Development (MEDCP), specifically identified a sidewalk, on the west side of 74th Street, and a decomposed granite trail path on the east side of the same street. The master developer was the party responsible of providing the overall improvements. Therefore, the sidewalk and trail path meet the requirements of the master plan. If the path is to be upgraded, it would be the master developer that could make the changes. I don't know if the master developer would be willing to come back and update the improvements. This is not a stipulation that I could add to this project. If the proposal asked for more density, or less open space than required, I suppose that the City could make an argument. But the proposal is actually requesting less dwelling-units than would be allowed by the rezoning case from 2005.

I hope this helps explain the situation better. I know I understand it better now myself.

Jesus

From: Robert Mountz [mailto:[bobmountz@icloud.com](mailto:bobmountz@icloud.com)]  
Sent: Tuesday, October 03, 2017 3:12 PM  
To: Murillo, Jesus  
Subject: Re: 9-PP-2017 (Silverstone Parcel G North)

Jesus,

Thanks so much for the 21 Sept response to Hovnanian Homes second submission.

We have a question about the previously City letter which asked that Hovnanian include a sidewalk on the East side of North 74th street. We might have missed it, but in the plans we access on line we could not find that their second submission included that sidewalk.

Will that sidewalk be included in the approved plans? It seems very appropriate, and desirable by our Senior Community that they comply with your original request on this feature.

Thanks

Bob Mountz  
RAC Chair 2017  
Vi at Silverstone

\*\*\*\*\*

\*\*\*\*\*

These pictures were taken this morning, Oct 4, 2017.

This picture is on the East side of 74th looking South towards Vi's 4 story building. It is an unimproved, eroded surface with wild plants growing near the curb.

<image001.jpg>

This picture is looking North on 74th and also displays the lack of any existing or marked path.

<image002.jpg>

This picture is also looking North on 74th St, from Rossini & the Entrance to the South portion of Parcel F entrance. It shows the sidewalk on the West side and the absence of anything path on the East side.

<image003.jpg>

## Murillo, Jesus

---

**From:** Robert Mountz <bobmountz@icloud.com>  
**Sent:** Wednesday, November 01, 2017 10:03 AM  
**To:** Murillo, Jesus  
**Cc:** Dave Rowley  
**Subject:** 9-PP-2017 (Silverstone Parcel G North)

Jesus,

To follow up on my recent email, we are most eager to know the status of the recent proposal to an **reintroduced Exit/Entrance to North 74th St, for 9-PP-2017**, by Hovnanian Homes.

The Vi at Silverstone senior resident community was elated when the second Plan update eliminated the original 74th Entrance and Exits and moved to use Miller Street exclusively. It was viewed as much more conducive decision for a safer traffic environment along 74th north from the Circle. One resident was already a traffic fatality at a near-by intersection this year, so any traffic mitigation was most welcome.

We hope to hear from you on this topic and wish to lend any support needed.

Points of contact here are: Dave Rowley, Council Vice Chair, email [rowley35@cox.net](mailto:rowley35@cox.net) phone 480 488-9187 and Bob Mountz, email [bobmountz@icloud.com](mailto:bobmountz@icloud.com), phone 480 540-2563.

Bob Mountz  
Vi at Silverstone  
Resident Council

## Murillo, Jesus

---

**From:** Robert Mountz <bobmountz@icloud.com>  
**Sent:** Monday, October 30, 2017 7:28 AM  
**To:** Murillo, Jesus  
**Cc:** Dave Rowley  
**Subject:** Vi at Silverstone; 9-PP-2017 Update

Jesus,

We hadn't checked the Project Status web site for sometime, and were surprised and shocked this weekend to see that a Hovnanian Homes 13 Oct update **reintroduced an Entrance/Exit on North 74th**. We remain extremely concerned about the long term impact of increased traffic throughout the entire Silverstone Project after completion.

We are puzzled at why this new option was requested by Hovnanian Homes or would even be considered. If you might have a few moments to meet with a couple of resident representatives from Vi at Silverstone, we would certainly appreciate the opportunity to explore this situation with you and share our concerns.

We are prepared immediately to visit as soon as you can give us a few minutes.

Points of contact here are: Dave Rowley, Council Vice Chair, email [rowley35@cox.net](mailto:rowley35@cox.net) phone 480 488-9187 and Bob Mountz, email [bobmountz@icloud.com](mailto:bobmountz@icloud.com), phone 480 540-2563.

Bob Mountz  
Vi at Silverstone  
Resident Council Chair

## Murillo, Jesus

---

**From:** Robert Mountz <bobmountz@icloud.com>  
**Sent:** Thursday, October 26, 2017 10:14 AM  
**To:** Murillo, Jesus  
**Subject:** Re: 9-PP-2017 (Silverstone Parcel G North)

Jesus,

Thanks again for the addressing this "Side Walk" topic concerning the western edge of Parcel G along 74th Street.

Hopefully, you will have some input soon from the transportation staff which you can share with our Vi at Silverstone residents. If Van Tuyl was supposed to have created the decomposed granite trail path, it certainly is not evident that any such work was done.

We look forward to hearing an update on this topic.

Thanks,

Bob Mountz  
Vi at Silverstone  
Resident Council Chair

On Oct 9, 2017, at 7:00 PM, Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)> wrote:

Hello Mr. Mountz,

You are correct, the Van Tuyl group is the master owner association. I will need to run this by my transportation staff to see how staff would go about addressing your concerns. I am not sure if this is a matter for them, or for my code enforcement group.

Sincerely,

Jesus

---

**From:** Robert Mountz [<mailto:bobmountz@icloud.com>]  
**Sent:** Wednesday, October 04, 2017 12:06 PM  
**To:** Murillo, Jesus  
**Cc:** Shel Arnot; Dave Ferguson; Dave Rowley  
**Subject:** 9-PP-2017 (Silverstone Parcel G North)

Jesus,

Thanks very much for your timely and detailed review of this matter. It certainly clarifies the situation, and it is good to know that a decomposed granite trail path is supposed to be on the east side. A decomposed granite trail path is a very good alternative and acceptable solution. However, it appears to us that the master developer has only outlined the property with the environmentally required low level screen fence. From the fence to the curb there is

absolutely no sign that a path has been installed nor even marked. It could also be expected that the grade would need to be improved to provide at least a level surface for the decomposed granite path, along with some attention to erosion and drainage given in some places.

If we are misreading the situation, please advise us on how we might go about clarification on this point. From the real estate signage still displayed on Parcel G, it is presumed that Van Tuyl, is probably the owner and could have been the master developer. And possibly the master developer could have a plan to complete the installation of a decomposed granite trail path on the east side after Parcel G build.

Please see the three attached photographs at the bottom of this email.

As always, thanks much for your attention to these matters.

Bob Mountz  
Chair, Resident Advisory Council  
Vi at Silverstone

\*\*\*\*\*

\*\*\*\*\*

Jesus Murillo email of 3 Oct 2017  
Hello Mr. Mountz,

I have discussed this requirement with the applicant and the transportation department. It was brought to my attention that the Master Plan of the Silverstone Development (MEDCP), specifically identified a sidewalk, on the west side of 74th Street, and a decomposed granite trail path on the east side of the same street. The master developer was the party responsible of providing the overall improvements. Therefore, the sidewalk and trail path meet the requirements of the master plan. If the path is to be upgraded, it would be the master developer that could make the changes. I don't know if the master developer would be willing to come back and update the improvements. This is not a stipulation that I could add to this project. If the proposal asked for more density, or less open space than required, I suppose that the City could make an argument. But the proposal is actually requesting less dwelling-units than would be allowed by the rezoning case from 2005.

I hope this helps explain the situation better. I know I understand it better now myself.

Jesus

From: Robert Mountz [mailto:[bobmountz@icloud.com](mailto:bobmountz@icloud.com)]  
Sent: Tuesday, October 03, 2017 3:12 PM  
To: Murillo, Jesus  
Subject: Re: 9-PP-2017 (Silverstone Parcel G North)

Jesus,

Thanks so much for the 21 Sept response to Hovnanian Homes second submission.

We have a question about the previously City letter which asked that Hovnanian include a sidewalk on the East side of North 74th street. We might have missed it, but in the plans we

access on line we could not find that their second submission included that sidewalk.

Will that sidewalk be included in the approved plans? It seems very appropriate, and desirable by our Senior Community that they comply with your original request on this feature.

Thanks

Bob Mountz  
RAC Chair 2017  
Vi at Silverstone

\*\*\*\*\*

\*\*\*\*\*

These pictures were taken this morning, Oct 4, 2017.

This picture is on the East side of 74th looking South towards Vi's 4 story building. It is an unimproved, eroded surface with wild plants growing near the curb.

<image001.jpg>

This picture is looking North on 74th and also displays the lack of any existing or marked path.

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This picture is also looking North on 74th St, from Rossini & the Entrance to the South portion of Parcel F entrance. It shows the sidewalk on the West side and the absence of anything path on the East side.

<image003.jpg>

## Murillo, Jesus

---

**From:** Murillo, Jesus  
**Sent:** Monday, October 09, 2017 7:01 PM  
**To:** 'Robert Mountz'  
**Cc:** Shel Arnot; Dave Ferguson; Dave Rowley  
**Subject:** RE: 9-PP-2017 (Silverstone Parcel G North)

Hello Mr. Mountz,

You are correct, the Van Tuyl group is the master owner association. I will need to run this by my transportation staff to see how staff would go about addressing your concerns. I am not sure if this is a matter for them, or for my code enforcement group.

Sincerely,

Jesus

---

**From:** Robert Mountz [<mailto:bobmountz@icloud.com>]  
**Sent:** Wednesday, October 04, 2017 12:06 PM  
**To:** Murillo, Jesus  
**Cc:** Shel Arnot; Dave Ferguson; Dave Rowley  
**Subject:** 9-PP-2017 (Silverstone Parcel G North)

Jesus,

Thanks very much for your timely and detailed review of this matter. It certainly clarifies the situation, and it is good to know that a decomposed granite trail path is supposed to be on the east side. A decomposed granite trail path is a very good alternative and acceptable solution. However, it appears to us that the master developer has only outlined the property with the environmentally required low level screen fence. From the fence to the curb there is absolutely no sign that a path has been installed nor even marked. It could also be expected that the grade would need to be improved to provide at least a level surface for the decomposed granite path, along with some attention to erosion and drainage given in some places.

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Please see the three attached photographs at the bottom of this email.

As always, thanks much for your attention to these matters.

Bob Mountz  
Chair, Resident Advisory Council  
Vi at Silverstone

\*\*\*\*\*

Jesus Murillo email of 3 Oct 2017

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I hope this helps explain the situation better. I know I understand it better now myself.

Jesus

From: Robert Mountz [<mailto:bobmountz@icloud.com>]  
Sent: Tuesday, October 03, 2017 3:12 PM  
To: Murillo, Jesus  
Subject: Re: 9-PP-2017 (Silverstone Parcel G North)

Jesus,

Thanks so much for the 21 Sept response to Hovnanian Homes second submission.

We have a question about the previously City letter which asked that Hovnanian include a sidewalk on the East side of North 74th street. We might have missed it, but in the plans we access on line we could not find that their second submission included that sidewalk.

Will that sidewalk be included in the approved plans? It seems very appropriate, and desirable by our Senior Community that they comply with your original request on this feature.

Thanks

Bob Mountz  
RAC Chair 2017  
Vi at Silverstone

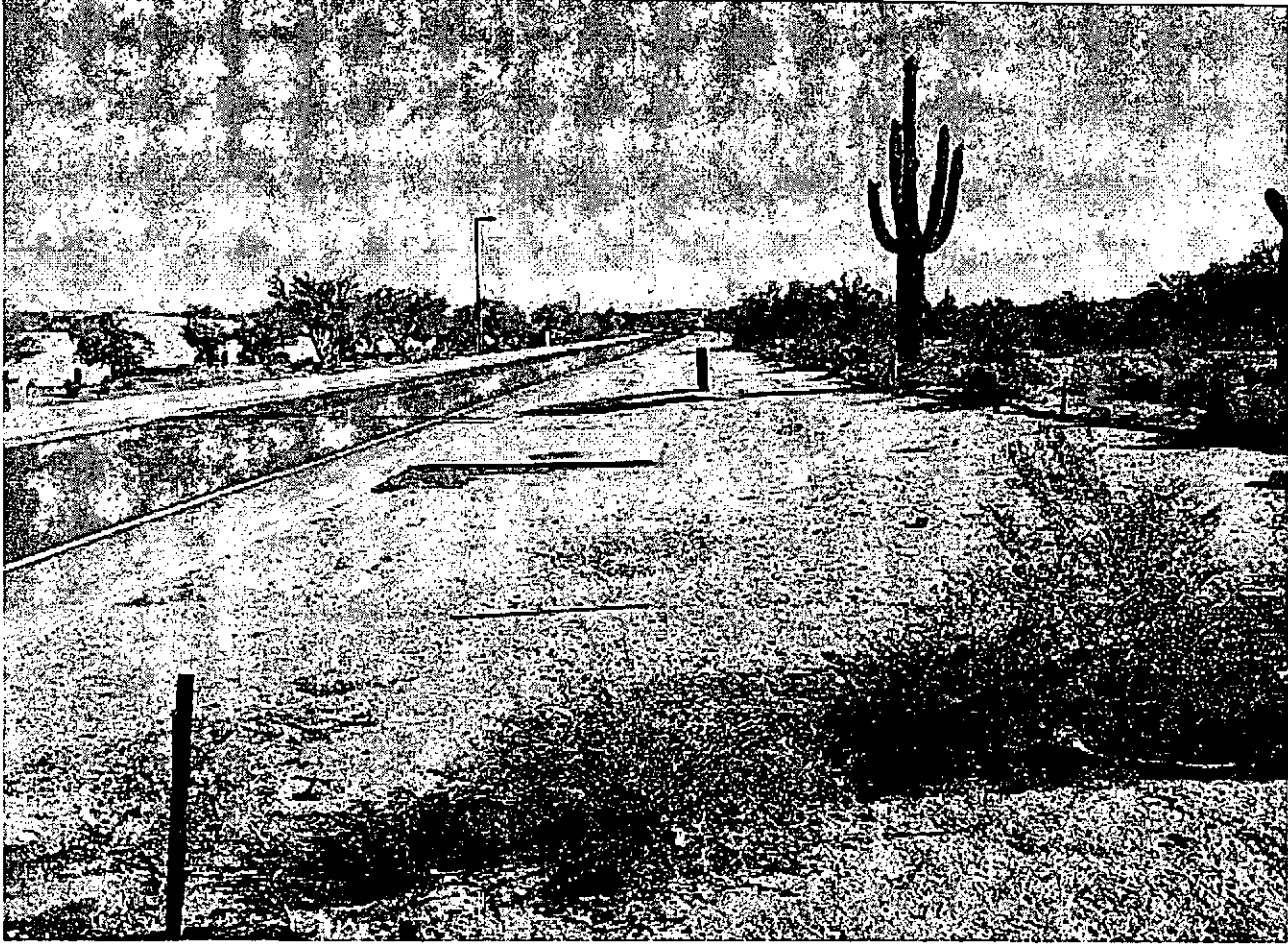
\*\*\*\*\*

These pictures were taken this morning, Oct 4, 2017.

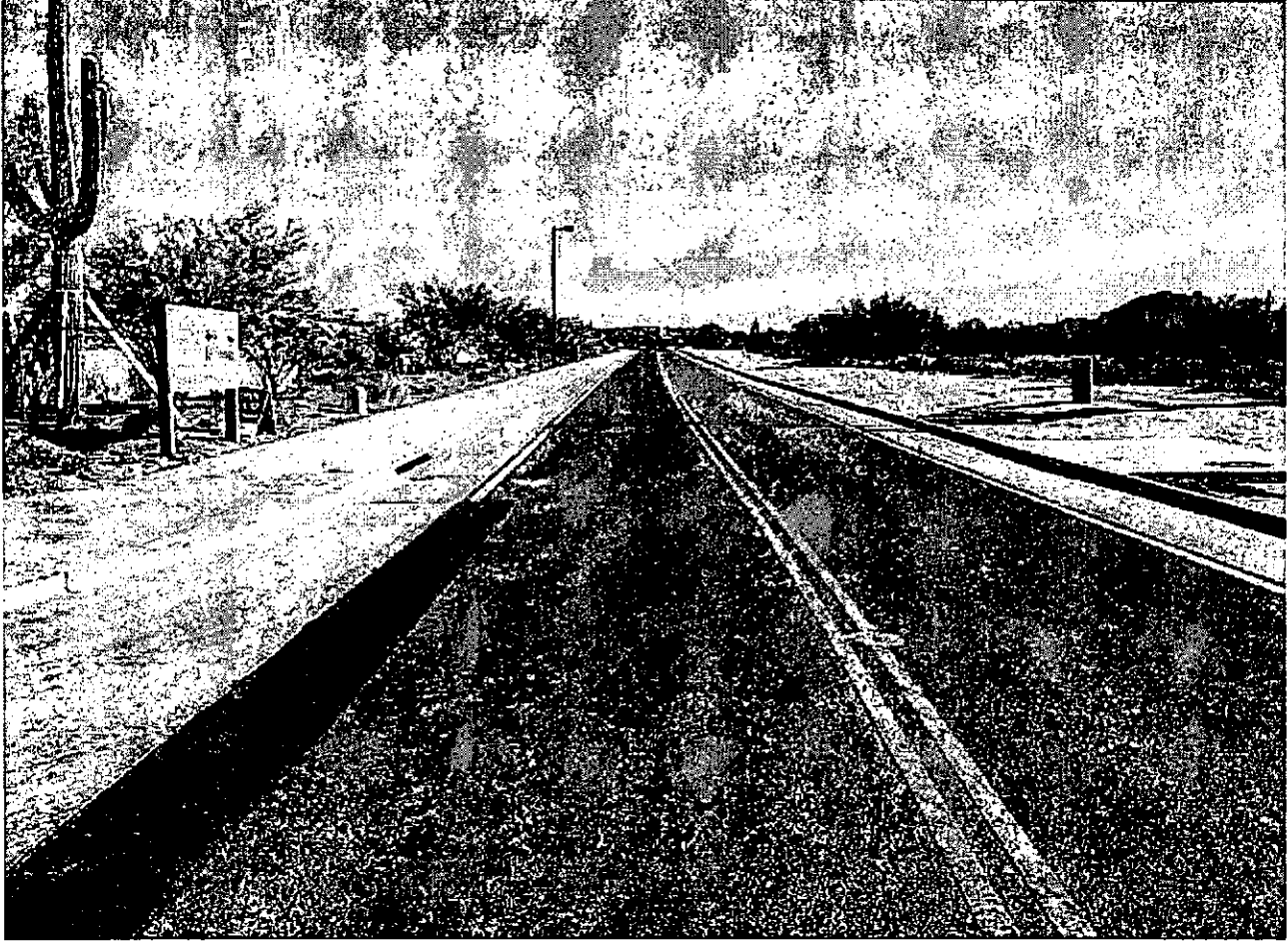
This picture is on the East side of 74th looking South towards Vi's 4 story building. It is an unimproved, eroded surface with wild plants growing near the curb.



This picture is looking North on 74th and also displays the lack of any existing or marked path.



This picture is also looking North on 74th St, from Rossini & the Entrance to the South portion of Parcel F entrance. It shows the sidewalk on the West side and the absence of anything path on the East side.



## Murillo, Jesus

---

**From:** Robert Mountz <bobmountz@icloud.com>  
**Sent:** Monday, September 25, 2017 11:13 AM  
**To:** Murillo, Jesus  
**Subject:** Fwd: 9-PP-2017 (Silverstone Parcel G North)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jesus,

Was there a reply sent to K.Hovnanian Homes regarding their 1 Sept resubmission? If so, can you provide a copy so that we can stay up to date with developments regarding Silverstone Parcel G plans?

Best regards,

Bob Mountz  
Chair, Silverstone At Vi,  
Resident Advisory Council

Begin forwarded message:

**From:** "Acevedo, Alex" <AAcevedo@scottsdaleaz.gov>  
**Subject:** RE: 9-PP-2017 (Silverstone Parcel G North)  
**Date:** September 25, 2017 at 9:14:22 AM MST  
**To:** 'Robert Mountz' <bobmountz@icloud.com>  
**Cc:** "Murillo, Jesus" <JMurillo@ScottsdaleAz.Gov>

Good morning,

I added your email to the Planning and Zoning subscription right after we spoke: There may have been a typo with the email address. I would suggest you try and re-subscribe to the link: Please follow link below.

<http://www.scottsdaleaz.gov/building-resources/services>

As for you're the second part to your request, I can only answer general Planning related questions.

I would await a response for the assigned coordinator for specifics (Jesus Murillo).

Thank you,

*Alex Acevedo*  
Planning Specialist  
City of Scottsdale  
Planning & Development Services  
Phone: 480-312-2542

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---

**From:** Robert Mountz [<mailto:bobmountz@icloud.com>]

**Sent:** Sunday, September 24, 2017 6:45 PM

**To:** Acevedo, Alex

**Cc:** Murillo, Jesus

**Subject:** Re: 9-PP-2017 (Silverstone Parcel G North)

Hi Alex,

Thanks again for your assistance on Friday, 15 Sept. As we concluded our short discussion you offered to register me for alerts and notices especially for 9-PP-2017. As of this evening, I have not received any email notices that would alert me to any details related to the project. I am wondering how I will know the registration is in effect?

For example, the next target for 9-PP-2017 was to submit a City Planning response to the Sept 1, 2017 Updated plan. The screen data we looked at appeared to have this response scheduled for 21 Sept to Hovnanian Homes. In my limited search ability I have been unable to see any info related to that potential event.

Can you verify that a response on the updated plan for 9-PP-2017 was or was not sent? And if so, could you provide a PDF copy?

Thanks so much for your assistance.

Bob Mountz

Vi at Silverstone

Resident Advisory Council Chair 2017

Phone: 480 540-2563

On Aug 15, 2017, at 3:38 PM, Acevedo, Alex <[AAcevedo@scottsdaleaz.gov](mailto:AAcevedo@scottsdaleaz.gov)> wrote:

Good afternoon,

I'll follow up with Mr. Murillo again and see if he can back to you regarding the letter asap.

I apologize for the delay.

*Alex Acevedo*

Planning Specialist

City of Scottsdale

Planning & Development Services

Phone: 480-312-2542

1117 E Indian School Rd. # 100  
Scottsdale, AZ 85251

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---

**From:** Robert Mountz [<mailto:bobmountz@icloud.com>]

**Sent:** Tuesday, August 15, 2017 2:27 PM

**To:** Acevedo, Alex

**Cc:** Dave Rowley

**Subject:** Re: 9-PP-2017 (Silverstone Parcel G North)

Alex

Following up our telephone conversation last Friday, were you able to speak with Jesus about our being able to get a copy on the actual notification letter and notification list as submitted by applicant?

As I commented we have not seen such a letter and Vi management has not received it here at 23005 N 74th St nor at their Chicago offices. I explained to our Managers here that your records looked as though such a notification letter might have been mailed to:

Silverstone Development Incorporated  
14747 N Northsight Blvd  
Suite 111-431  
Scottsdale, AZ 85260

Local management recalls having a presence at that address early in the Silverstone Development process, but that office has not been active for many years. If K Hovnanian Homes actually used that address it might explain why Notification Letters have not been received for either Parcels F and G. And in fact if that was the case, those letters would have been returned as undelivered mail. It was also noted by local management that a Mark-Taylor neighborhood notification letter did arrive at the Vi address of 23005 N 74th Street.

If you can provide us with a digital copy of the notification letter and the notification list, regardless of which address it was sent, it would be most helpful in allowing us to be compliant with any administrative instructions and deadline in submitting our comments directly to K Hovnanian Homes.

Thanks,

Bob Mountz  
Resident Council Chair 2017  
Cell: 480 540-2563  
Email: [Bobmountz@icloud.com](mailto:Bobmountz@icloud.com)

Sent from my iPad

On Aug 11, 2017, at 12:26 PM, Acevedo, Alex <[AAcevedo@scottsdaleaz.gov](mailto:AAcevedo@scottsdaleaz.gov)> wrote:

Good afternoon Mr. Mountz,

Attached is the link that provides direct project info for 9-PP-2017 (Silverstone Parcel 3 North):

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47489>

I will follow up with Mr. Murillo to see if the applicant provided a copy of the neighborhood notification letter to us for our records,

*Alex Acevedo*

Planning Specialist

City of Scottsdale

Planning & Development Services

Phone: 480-312-2542

7447 E Indian School Rd. #105

Scottsdale, AZ 85251

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## Murillo, Jesus

---

**From:** Robert Mountz <bobmountz@icloud.com>  
**Sent:** Monday, September 11, 2017 10:46 AM  
**To:** Murillo, Jesus  
**Subject:** Re: 9-PP-2017 (Silverstone Parcel G North)

Jesus,

Thanks very much for your kind reply on 9 PP 2017, for our senior resident community here at Silverstone.

In reviewing the web site this weekend, we noted that Hovnanian Homes has filed an updated submission as of 1 Sept and were very pleased to note the Miller Road exit/entrance used on the drawings.

In this regard, we were wondering what is the next and following milestones as this project moves through the complete review cycle?

For example, will your Planning Department now generate a report back to Hovnanian Homes in Review of the 1 Sept submission? Will there be any other milestones before the expected formal hearing/approval meeting?

Best Regards,

Bob Mountz,  
Resident Advisory Council Chair, 2017

On Aug 15, 2017, at 4:32 PM, Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)> wrote:

Hello Mr. Mountz,

Here is the link to their application, and an attachment of our staff's first review comments.

[http://eservices.scottsdaleaz.gov/planning/projectssummary/applicant\\_submittals/ProjInfo\\_9\\_PP\\_2017.pdf](http://eservices.scottsdaleaz.gov/planning/projectssummary/applicant_submittals/ProjInfo_9_PP_2017.pdf)

Sincerely,

Jesús Murillo  
Senior Planner  
City of Scottsdale  
Planning and Development Services  
7447 E. Indian School Road, Ste. 105  
Scottsdale, AZ 85251  
Phone: 480-312-7849  
Fax: 480-312-9037

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<image001.png>

<image002.png>

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**Sent:** Tuesday, August 15, 2017 2:27 PM  
**To:** Acevedo, Alex  
**Cc:** Dave Rowley  
**Subject:** Re: 9-PP-2017 (Silverstone Parcel G North)

Alex

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Thanks,

Bob Mountz  
Resident Council Chair 2017  
Cell: 480 540-2563  
Email: [Bobmountz@icloud.com](mailto:Bobmountz@icloud.com)

Sent from my iPad

On Aug 11, 2017, at 12:26 PM, Acevedo, Alex <[AAcevedo@scottsdaleaz.gov](mailto:AAcevedo@scottsdaleaz.gov)> wrote:

Good afternoon Mr. Mountz,

Attached is the link that provides direct project info for 9-PP-2017 (Silverstone Parcel G North):

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47489>

I will follow up with Mr. Murillo to see if the applicant provided a copy of the neighborhood notification letter to us for our records,

*Alex Acevedo*

Planning Specialist

City of Scottsdale

Planning & Development Services

Phone: 480-312-2542

7447 E Indian School Rd. #105

Scottsdale, AZ 85251

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<9PP2017\_APPLICATION30DAYLETTER\_47489.doc>

## Murillo, Jesus

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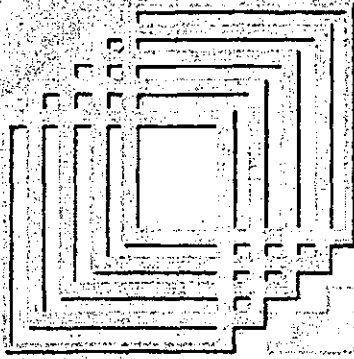
**From:** Robert Mountz <bobmountz@icloud.com>  
**Sent:** Tuesday, September 19, 2017 10:39 AM  
**To:** Murillo, Jesus  
**Cc:** Dave Rowley  
**Subject:** Silverstone Development Project 9-PP-2017  
**Attachments:** 9-PP-2017 City Planner Letter .pdf

Mr. Murillo,

Attached is a letter from the Residents of the Senior Living Community of Vi at Silverstone concerning the Sept 1, 2017 updated proposal for project 9-PP-2017 now under review with City Planning.

Best regards,

Bob Mountz  
Resident Advisory Chair, 2017  
Email: [Bobmountz@icloud.com](mailto:Bobmountz@icloud.com)  
Phone: 480-540-2563



## 2017 Resident Advisory Council

September 19, 2017

Mr. Jesus Murillo  
Senior Planner  
Planning & Development Service Division  
City of Scottsdale, 7447 E. Indian School Rd  
Scottsdale, AZ 85251

**RE: 9-PP-2017 Silverstone Parcel G Development Application by  
Hovnanian Homes, September 1, 2017 Plan Update**

**From: Vi at Silverstone Residents**

Dear Mr. Murillo,

The Resident Committee representing the 300 plus senior residents of Vi at Silverstone has reviewed the Hovnanian Homes September 1, 2017 resubmittal of plans for Silverstone Parcel G residential development.

The use of the Miller Road access to the site was noted. This is a significant change from the original plan and will go a long way in providing for safer traffic flow on N. 74<sup>th</sup>. The City Planner efforts in this regard are very much appreciated.

### **Safety at Intersection of N. 74<sup>th</sup> St and Via Rossini**

Of concern has been the newly added intersection where the south portion of Parcel F on 74<sup>th</sup> is directly across from Via Rossini. Rossini is a major service and connector route between the Silverstone Lodge and Villa areas for the Vi staff and Residents. As such there is a concern for intersection line of sight visibility for all traffic. In particular, as Rossini interfaces with the southbound traffic along 74<sup>th</sup> St, it is important that Parcel G vegetation planted on that corner permit maximum line of sight visibility. Specifically, low level bushes should not be used if they will continually grow to heights

that block visibility and any trees or other plants should ensure plenty of room for normal line-of-sight visibility requirements.

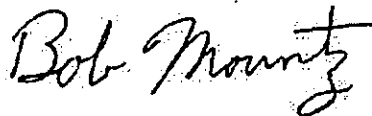
**Sidewalk on East side of 74<sup>th</sup> Street, North of the Circle**

The current Parcel G plan provides for pedestrian gates for access to 74<sup>th</sup> Street. But it was noted that the new plan update did not include the sidewalk on the East side of 74<sup>th</sup> as recommended in the June 29, 2017 comments submitted to Hovnanian Homes. Why the Pedestrian pathways to 74<sup>th</sup> Street if no Sidewalk is to be installed? We strongly recommend the use of a Sidewalk on the East Side of North 74<sup>th</sup>.

If you need further discussion on any of these points, we would welcome the opportunity to further elaborate on the above listed issues. My phone number is: 480 540-2563, and email is: Bobmountz@icloud.com

And again, thanks for your consideration and efforts on behalf of the Vi at Silverstone senior residents.

Sincerely,



Bob Mountz,  
Chairperson, Vi at Silverstone  
23005 N 74<sup>th</sup> St, Scottsdale, AZ 85255  
Resident Advisory Council, 2017

## Murillo, Jesus

---

**From:** Murillo, Jesus  
**Sent:** Tuesday, August 15, 2017 4:33 PM  
**To:** 'bobmountz@icloud.com'  
**Cc:** Acevedo, Alex  
**Subject:** FW: 9-PP-2017 (Silverstone Parcel G North)  
**Attachments:** 9PP2017\_APPLICATION30DAYLETTER\_47489.doc

Hello Mr. Mountz,

Here is the link to their application, and an attachment of our staff's first review comments.

[http://eservices.scottsdaleaz.gov/planning/projectssummary/applicant\\_submittals/ProjInfo\\_9\\_PP\\_2017.pdf](http://eservices.scottsdaleaz.gov/planning/projectssummary/applicant_submittals/ProjInfo_9_PP_2017.pdf)

Sincerely,

Jesús Murillo  
Senior Planner  
City of Scottsdale  
Planning and Development Services  
7447 E. Indian School Road, Ste. 105  
Scottsdale, AZ 85251  
Phone: 480-312-7849  
Fax: 480-312-9037

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**From:** Robert Mountz [<mailto:bobmountz@icloud.com>]  
**Sent:** Tuesday, August 15, 2017 2:27 PM  
**To:** Acevedo, Alex  
**Cc:** Dave Rowley  
**Subject:** Re: 9-PP-2017 (Silverstone Parcel G North)

Alex

Following up our telephone conversation last Friday, were you able to speak with Jesus about our being able to get a copy on the actual notification letter and notification list as submitted by applicant?

As I commented we have not seen such a letter and Vi management has not received it here at 23005 N 74th St nor at their Chicago offices. I explained to our Managers here that your records looked as though such a notification letter might have been mailed to:

Silverstone Development Incorporated  
14747 N Northsight Blvd  
Suite 111-431

Local management recalls having a presence at that address early in the Silverstone Development process, but that office has not been active for many years. If K Hovnanian Homes actually used that address it might explain why Notification Letters have not been received for either Parcels F and G. And in fact if that was the case, those letters would have been returned as undelivered mail. It was also noted by local management that a Mark-Taylor neighborhood notification letter did arrive at the Vi address of 23005 N 74th Street.

If you can provide us with a digital copy of the notification letter and the notification list, regardless of which address it was sent, it would be most helpful in allowing us to be compliant with any administrative instructions and deadline in submitting our comments directly to K Hovnanian Homes.

Thanks,

Bob Mountz  
Resident Council Chair 2017  
Cell: 480 540-2563  
Email: [Bobmountz@icloud.com](mailto:Bobmountz@icloud.com)

Sent from my iPad

On Aug 11, 2017, at 12:26 PM, Acevedo, Alex <[AAcevedo@scottsdaleaz.gov](mailto:AAcevedo@scottsdaleaz.gov)> wrote:

Good afternoon Mr. Mountz,

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I will follow up with Mr. Murillo to see if the applicant provided a copy of the neighborhood notification letter to us for our records,

*Alex Acevedo*  
Planning Specialist  
City of Scottsdale  
Planning & Development Services  
Phone: 480-312-2542  
7447 E Indian School Rd. #105  
Scottsdale, AZ 85251

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June 29, 2017

Jason Harrington  
K Hovnanian Homes  
20830 N Tatum Blvd Ste 250  
Phoenix, AZ 85050

RE: 9-PP-2017  
Silverstone Parcel G North

Dear Mr. Harrington:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on June 5, 2017. The following **1<sup>st</sup> Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

**Zoning Ordinance and Scottsdale Revise Code Significant Issues**

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

**Application/Legal:**

1. Please update the project narrative to acknowledge and identify that the architecture elevation review, lighting review, photometrics, and
2. The owner will likely be required to execute an agreement with the city to construct the public improvements, and provide the city a cash deposit, letter of credit, or bond for constructing the public improvements (City Code Section 47-23).
3. The owner will likely be required to construct, at its own expense, the public improvements required by the city for approval of any land division. All construction shall comply with approved improvement plans, and all other applicable statutes, rules, regulations, ordinances, plans and policies referred to in City Code Section 48-4 (Ord. No. 3743, § 1, 9-21-07).

An assurance shall be in place prior to the recordation of the/each subdivision plat. Chapter 3.

4. The applicant submitted the neighborhood notification letter, notification list, and preliminary plat notification affidavit. The applicant did not consolidate these items and provide an overall descriptive Citizen and Neighborhood Involvement Report. Provide a Citizen and Neighborhood Involvement Report detailing the outreach that the applicant has conducted and the results and comments from the outreach performed (Ordinance Section 1.305.C.1 and 1.305.C.2).

5. Please revise the Project Narrative so that it includes analysis related to how this development proposal will comply with the Silverstone Master Environmental Design Concept Plan. Please refer to the criteria set forth in Sec. 1.904 of the Zoning Ordinance.

Zoning:

6. The project narrative states that the request includes 186 "single-family" units. The provided plat identifies multi-family structures (i.e. duplexes and townhomes). With the resubmittal, provide a detail showing the proposed structures to meet the "single-family" structure definition.
7. Please update the narrative to state that the applicant will submit the architecture for Development Review Board approval with this/or a separate application (Ordinance Section 1.902.A).
8. The stipulations for cases 15-ZN-2005 and 2-MP-2006 and the stipulations located within the Silverstone MEDCP requires one-third (1/3) of the required open space to be located as "frontage open space, adjacent to the internal streets, to provide a setting for the building..." Update project site plans and Open Space plans to show conformance with these requirements. Please update the project narrative, and associated materials to show this requirement being met. Internal streets do not include Williams Road, Scottsdale Road, Miller Road, and Pinnacle Peak Road.
9. Please revise the Project Narrative to correct misspelled words and incorrect references to the Scottsdale Design Standards & Policies Manual (DSPM), specifically in Section 2 Project Introduction, Site Characteristics, the word 'pallet' should be 'palette'; in Section 3 Preliminary Development Plan, 3.1 Site Circulation, references to the DSPM do not exist; the word 'complaint' should be 'compliant', and change the period (.) after Miller Road to a comma (,); in Section 3 Preliminary Development Plan, 3.2 Site Drainage, the word 'ditch' should be changed to 'channel'; in Section 5 Project Development Standards, 5.1 Open Space Requirements, Frontage Open space, the word 'compliment' should be changed to 'complement'; in Section 5 Project Development Standards, 5.5 Parking, the references to the DSPM does not exist. Please refer to the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.
10. Please update the proposed preliminary plat, and associated case graphics, to dimension the scenic corridor buffer setbacks: when they vary from the required fifty-foot (50-ft) setback required on E. Pinnacle Peak Road; and when they vary from the required thirty-foot (30-ft) setback required on N. Miller Road.

Fire:

11. Please update the preliminary plat, and associated graphics, to demonstrate minimum drive width of 24' (Ord 4283, 503.2.1).
12. Please update the preliminary plat, and associated graphics, to identify the "Key switch/pre-emption sensor" required for commercial/Multi-family/Gated communities (Fire Ord. 4283, 503.6.1).

Drainage:

13. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. Please also provide one (1) CD, with pdf files of drainage report, and all supporting hydrologic and hydraulic digital files.

14. In general, preliminary drainage reports and related information submitted in support of preliminary plat and development review applications should include a 90% level of design and analysis to allow an accurate analysis of the viability of the proposed project and an in-depth evaluation of the function and design of the stormwater management system by City staff. A number of our comments contained below relate to meeting this requirement and our ability to understand and evaluate the proposed stormwater management system.
15. The preliminary grading and drainage plan (plan), in conjunction with the preliminary drainage report (report), comprise the two primary pieces of information we review to evaluate the proposed project from a stormwater perspective. As such, the two must provide adequate information to allow this evaluation. Accordingly, we have the following comments based on our review of the plan that will need to be addressed in a revised plan for resubmittal (for preliminary grading and drainage plan):
- a. Existing contours are barely readable and should be shown more prominently with elevations labeled frequently so that the elevation of any existing contour within the development can easily be determined. At present, most of the existing contours depicted on preliminary grading and drainage plan are not labeled. Contours that are labeled are difficult to read due to small label size. Please increase contour label size.
  - b. The existing 5-foot contour should be bolded relative to minor contours for plan readability.
  - c. Drainage arrows on roadways should be depicted more frequently; identify all grade break locations.
  - d. Curb cuts or other drainage exits from the roadway or entries into stormwater storage basins should be clearly shown on the plan, add flow direction arrows and call out design discharge.
  - e. The plan should include typical preliminary lot grading detail, typical roadway section and preliminary information of perimeter/retaining walls to be used on subject project.
  - f. Existing and proposed condition 100-year flows should be provided at entries and exits of the development to demonstrate no increased outflow at property boundary locations.

The revised plan will be reviewed in detail on second review in conjunction with the revised report to provide a more in-depth evaluation of the proposed stormwater management system.

16. Please provide typical roadway section for 46' tract:

**Table 1B – 46' Roadway Tract  $C_{wt}$  Calculations:**

<b>46' Roadway Tract</b>		
	<b>Area</b>	<b>C</b>
Pavement	40	0.95
Landscape	6	0.45
<b>Cwt</b>	<b>46</b>	<b>0.88</b>

17. Depict and callout major off-site infrastructure (culverts, channels, food walls) adjacent to subject project. Show and discuss design flows.

#### 4.4 OFF-SITE FLOW:

There are no runoff contributions to the site from off-site sources.

18. Please review and revise proposed FF elevations to be compliant with section 5.0 of preliminary drainage report. Some structures have less than identified 12" of freeboard from retention basin high water level.

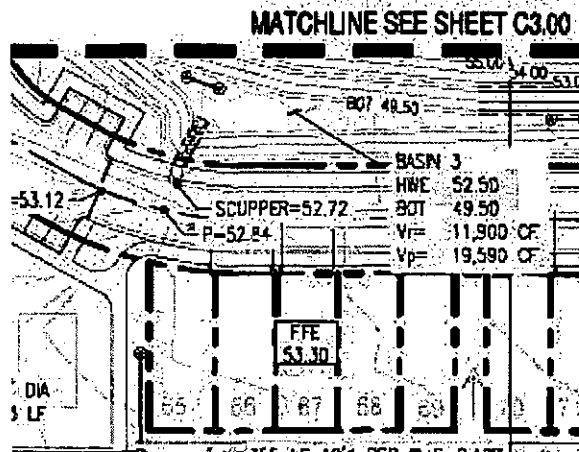
### 5. FLOOD SAFETY FOR DWELLINGS

#### 5.1 FINISHED FLOOR ELEVATIONS

All building finished floor elevations will be set a minimum of:

- 14 inches above emergency overflow points. Emergency overflow locations may include low point inlets / curb of the drainage system, lowest top of curb (overland flow) outletting to the public R.O.W., etc.
- A minimum of 12 inches above the 100-year high-water elevation of any adjacent streets, retention basins and drainage paths.

This will ensure that each building will be well above the 100-year water level.

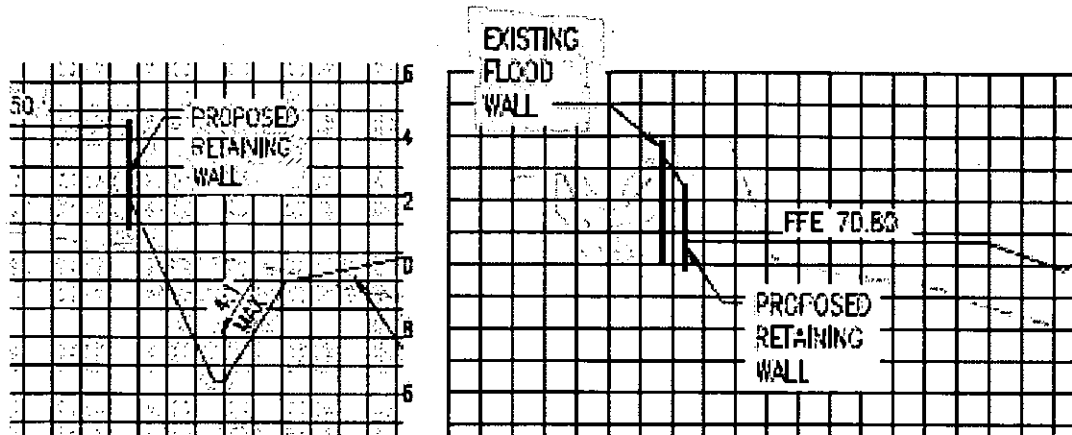


19. Identify all proposed basin overflow locations and elevations on preliminary grading and drainage plan.

20. Profile all 18" or greater diameter storm drains. Depict HGL in profile view.



22. Depict HWL in all swales and/or adjacent washes in profile sections. Consider adequacy of existing food walls. Please provide the: flow, velocity and scour depth in highlighted wash section for the details below:



23. Preliminary Drainage report section 4.5, 4.5.1 and 4.5.2 are preenting inconsistent stormwater storage volumes. Please see below:

#### 4.5 STORMWATER RETENTION:

Addendum No. 2 to the Master Drainage Report for Silverstone, Table 4.1 – Parcel Detention Requirements indicates the storage required for Parcel "G" is 158,239 cf (3.63 ac-ft). Basins 1 through 6 provide a total of 160,471 cf of storage.

#### Section 4.5.1

Calculations in Section 4.5.1 require an overall site retention volume of 154,260 cf

Total proposed storage volume = 25,307 cf + 38,492 cf + 15,590 cf + 27,882 cf + 36,128 cf + 5,970 cf =  
157,329 CF

#### Landscape:

24. The Silverstone MEDCP (approved through case 15-ZN-2005 and 2-MP-2006) requires all landscape plans proposed for the Silverstone site to be reviewed by the Silverstone Development Review Committee (SDRC) before submittal to the City. Provide confirmation of submittal and review by SDRC.
25. Please update the preliminary landscape plan to provide information that will confirm that mature trees are provided in compliance with the provisions of Zoning Ordinance Section 10.502.B.3. and 5.1004.D (forty (40%) percent).
26. Landscape plans shall provide fifty (50%) percent of the trees provided as mature trees. Update the narrative and landscape plans to reference the MEDCP requirement.
27. Please revise the plant legend so that plant symbols shown on the landscape plan are accurately represented on the plant legend so that COS staff and the Development Review Board will be able to understand the landscape design concepts. Please refer to Zoning Ordinance Section 10.200 and the Plan & Report Requirements for Development Applications.

There will be comments regarding the preliminary landscape plan after it has been received and reviewed by staff.

28. Please revise the plant legend so that plant symbols shown on the landscape plan are accurately represented on the plant legend so that COS staff and the Development Review Board will be able to understand the landscape design concepts. Please refer to Zoning Ordinance Section 10.200 and the Plan & Report Requirements for Development Applications. There will be comments regarding the preliminary landscape plan after it has been received and reviewed by staff (Zoning Ordinance Section 1.303).

### **Significant Policy Related Issues**

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

#### **Site Design:**

29. Please provide information and illustrations regarding a more direct pedestrian access, from the internal site, to N. Miller Road (Scottsdale Sensitive Design Principle 6 and DSPM Section 2-1.808).
30. Please update the Open Space plan to provide all the calculations for the differing open space requirements: i.e. opens space, common open space, frontage open space, and private open space (Case Stipulations 15-ZN-2005). Please also graphically show these open space types.

#### **Landscape Design:**

31. Notes on the landscape plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303).
32. Please provide landscape plans that are black line drawings, without any gray tones or colors, so that all copies of the landscape plans will be readable. Please refer to the Development Review Board Application Checklist and the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303).
33. Please show the locations of street light fixtures on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications.
34. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications (DSPM Section 5-3.119).
35. On Sheet PP 8.1, Enlarged Entrance Plan and Elevation, please revise the plan so that it will be consistent with the elevation, specifically regarding the pedestrian gates that are shown in elevation but not shown in plan. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303).

#### **Circulation:**

36. The owner will likely be required to dedicate safety triangles at the internal street intersections (DSPM Section 5-3.119D; Figure 5.3-27). Please update the preliminary plat to show all required safety triangles. Specifically address the requirement for a safety triangle at the N. 74<sup>th</sup> Street entry street intersection (DSPM Section 5-3.119D; Figure 5.3-27).

37. Please update the preliminary plat, and associated materials, to show the proposed gated entry to be in conformance with the City's standard detail to provide 20 feet of pavement width on either side of the raised median (DSPM Section 2-1.806; Figure 2.1-3).
38. The Silverstone Master Environmental Development Concept Plan's (MEDCP) master circulation plan identified access to the subject parcel from N. Miller Road. Update the proposed preliminary plat, and associated materials, to continue to provide access from these established connection, or submit a request to amend the circulation master plan. There is a concern about focusing much of the traffic from this northeast portion of the Silverstone development to the N. 74<sup>th</sup> Street and E. Pinnacle Peak Road intersection, which is not signalized.
39. Please update the preliminary plat, and associated materials, to provide two (2) pedestrian connections, from the internal streets/sidewalks to Miller Road, from each of the two proposed subdivision areas. The northern connection should extend to the corner of the E. Pinnacle Peak Road and N. Miller Road intersection to direct pedestrians to the signalized intersection and controlled crossing (DSPM Section 2-1.808).

Engineering Site Design:

40. Please update the preliminary plat, and associated materials, to provide the addition of a secondary entry for the southern subdivision. There should be an entry street for every 75-100 homes in the subdivision (DSPM Section 2-1.1104).
41. Please update the preliminary plat, and associated materials, to reduce the number of "flag" lots being proposed. The number of "flag" lots should not be used regularly in the layout of subdivisions (DSPM Section 2-1.1105).
42. Please update the preliminary plat, and associated materials, to update gated entrances to conform to DSPM Section 2-1.806, Figure 2.1-3. The proposed gated entry for the southern subdivision does not meet the DSPM requirement.
43. Please update the preliminary plat, and associated materials, to show water mains to be located north and east of the center line of all roadways (DSPM Section 6-1.402).
44. Please update the preliminary plat, and associated materials, to show sewer mains must be located south and west of the center line of all roadways (DSPM Section 7-1.402).
45. Please update the project narrative, and provide a note on the preliminary plat, to acknowledge existing water and fire lines not used by a development shall be noted on the plans to be abandoned at the main by the contractor (DSPM Section 6-4.416).
46. Please update the project narrative, and provide a note on the preliminary plat, to acknowledge existing sewer lines or services not being used will be abandoned and removed (DSPM Section 7-1.413).
47. Please update the preliminary plat, and associated materials, to show all accessible facilities meeting the Americans with Disabilities (ADA) Accessibility Guidelines (ADAAG) and shall be constructed in accordance with ADAAG standards (DSPM Section 12).

Fire:

48. Please update the preliminary plat, and associated materials, to provide divided entrances and drive thru by pass lanes shall be 20' wide min. (DSPM 2-1.802(2)).

### Application Materials:

49. Notes and dimensions on the site plan and the open space plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size (1/6<sup>th</sup> of an inch). Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303).
50. Notes on the lighting plan and cut sheets appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303).
51. Please provide a black line drawing/plan of the Open Space Plan Sheet PP 2.0. Please revise the 'Open Space Plan' so that the gray-tones and cross-hatched patterns, that denote the different open space areas, will be lighter tones and less dense patterns. As shown, when these gray-tones and cross-hatched patterns are shown on 8 1/2 x 11 copies, they become too dark and blurred and difficult to read (Zoning Ordinance Section 1.303 and the Plan & Report Requirements for Development Applications).
52. Perimeter and site walls shall be constructed with 6 or 8 inch wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest (Scottsdale Design Standards & Policies Manual Section 2-1.401.5).

### Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

#### Circulation:

53. Please update the preliminary plat, and associated materials, to provide a six-foot-wide (6-ft) sidewalk along the east side of N. 74<sup>th</sup> Street, to provide a better pedestrian environment.
54. Please consider providing access to the site from the existing N. Miller Road driveway entrances, and as suggested as per the approved zoning case and MEDCP (15-ZN-2005 and 2-MP-2006).

### Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

#### Site:

55. Please update all project materials to provide the correct zoning designation of R-5/PCD.

Lighting:

56. Sheet SE1.1 appears to be related to the development of Silverstone Parcel F. Please provide a similar plan for Silverstone Parcel G. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303).

Application:

57. Please update the narrative to not state that only one parcel is left for development; Parcel "D" will remain after this application request is completed (or the narrative may state this is the last single-family parcel left to be developed).

Circulation:

58. Please update the preliminary plat, and associated materials, to provide the appropriate turning radii for fire trucks. Radii to be 49 feet, on the outside of the turn, and 25 feet on the inside. These provisions are to be accommodated at the internal street intersections, without the tires going onto the curb and sidewalk. Provide a detail of the intersections with the fire truck turning radii on the preliminary plat.
59. Please update the preliminary plat, and associated materials, to remove any portions of the proposed raised medians at the proposed entry street/driveways to not extend into City owned right-of-way - as currently shown on PP-2.
60. Please update the preliminary plat, and associated materials, to show the planned entry streets/driveways gaining access from the west side of N. 74<sup>th</sup> Street.
61. Please update the preliminary plat, and associated materials, to provide a cross section of the proposed internal streets.
62. Please update the project narrative, preliminary plat, and associated materials, to acknowledge and show the construction of sidewalk ramps at both sides of all entry street intersections. Sidewalk ramps shall be located north and south, to provide ADA crossings of N. 74<sup>th</sup> Street, from east to west, for pedestrian access to the sidewalk along the west side of the street.
63. note to continue the flood wall across the drive entries being removed along Miller Road

Engineering Site Design:

64. Please update the preliminary plat, and associated materials, to provide a note acknowledging the removal of existing driveways, drainage structures, sewer main, water main, being abandoned with this project.
65. Please update the preliminary plat, and associated materials, to provide a note acknowledging the continuance of the flood wall across the drive entries being removed along N. Miller Road.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

**PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.**

The Planning & Development Services Division has had this application in review for 24 Staff Review Days since the application was determined to be administratively complete.

These 1<sup>st</sup> **Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-7849 or at [jmurillo@scottsdaleAZ.gov](mailto:jmurillo@scottsdaleAZ.gov).

Sincerely,

Jesus Murillo  
Senior Planner

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **9-PP-2017**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: **COVER LETTER** – Respond to all the issues identified in the 1st Review Comment Letter
- One copy: Revised CD of submittal (DWG or DWF format only)
- Three copies of the Revised Narrative for Project

1

Preliminary Plat:

<u>9</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Open Space Plan:

<u>2</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Landscape Plan:

Color	<u>2</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
B/W	<u>2</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"

Scenic or Vista Corridor Plan

<u>2</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Development Plan Booklets

The Development Plan booklets shall be clipped together separately, and not be bounded.

Color	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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- 8 ½" x 11" – 3 color copy on archival (acid free paper) (To be submitted after the Planning Commission hearing.)

**Development Plan Booklets (combination of the narrative and the project materials)**

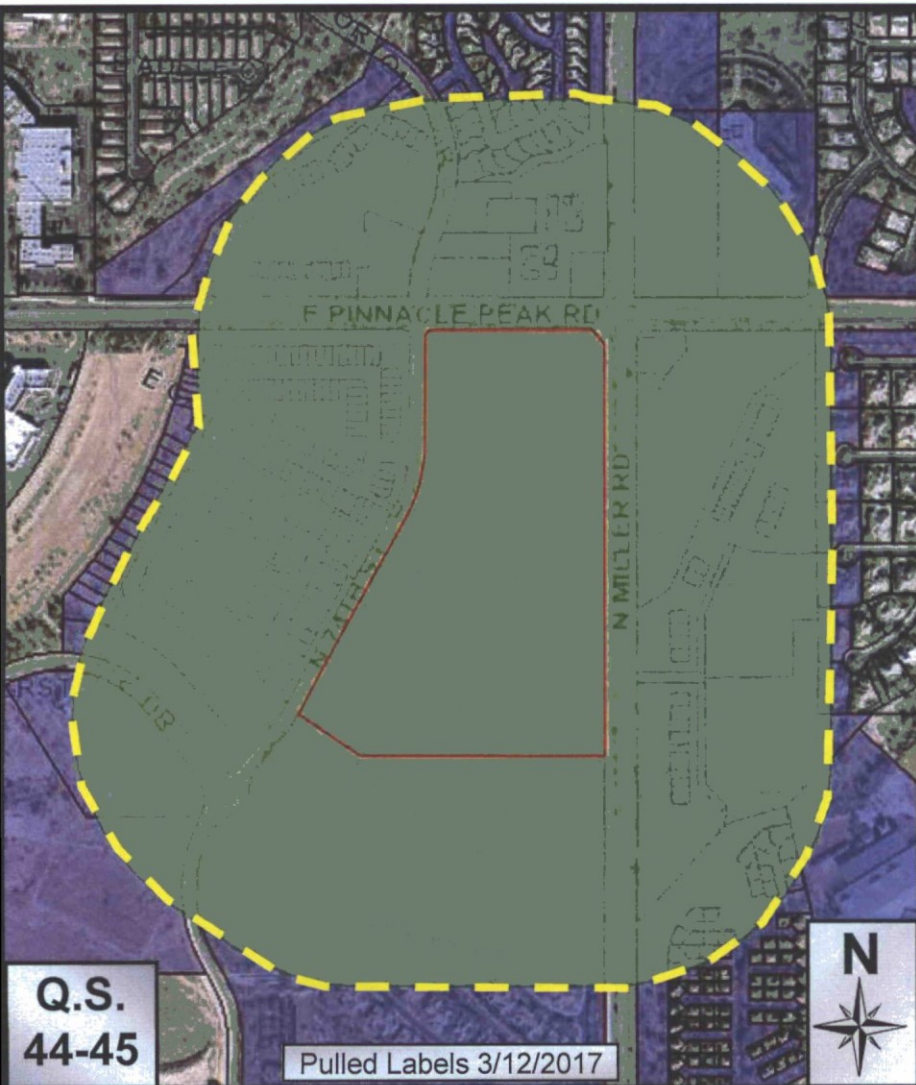
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Technical Reports:

- 2 copies of Revised Drainage Report:
- 1 copies of Revised Storm Water Waiver:
- 3 copies of Revised Water Design Report:
- 3 copies of Revised Waste Water Design Report:

**Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.**



# City Notifications – Mailing List Selection Map



Q.S.  
44-45

Pulled Labels 3/12/2017

## Map Legend:

-  Site Boundary
-  Properties within 750-feet
- 141 Postcards

## Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

# Silverstone Parcel G North

ATTACHMENT #6

# 9-PP-2017