

Simulations
Photos
All Graphics (no plans)

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.

TO THE FLOOD INSURANCE RATE MAP 04013C1310L, DATED OCTOBER 16, 2013. FEMA HAS REVISED THE DESIGNATION THROUGH LOWER 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)

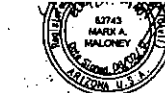
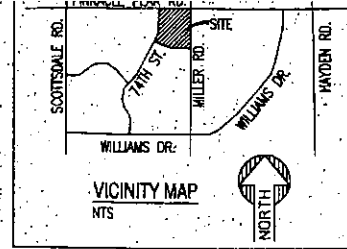
PRELIMINARY PLAN
SILVERSTONE PARCEL G
SWC PINNACLE PEAK RD. AND MILLER RD.

GIS - HOV SILVERSTONE, LLC
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PHOENIX, AZ 85050

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CIVIL ENGINEER
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ATTN: ALI FAKIH

PLANNER
HARRINGTON PLANNING + DESIGN
3116 S. MILL AVE., SUITE 350
TEMPE, AZ 85282
480-250-0116
ATTN: JASON HARRINGTON



DATE: 06/02/17

SUSTAINABILITY ENGINEERING GROUP

SEG



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

DATE: 06/02/17
ISSUED FOR: PRELIM. PLAT

PRELIMINARY PLAT

SHEET NO.: 170101

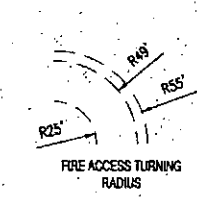
SITE INFORMATION

APN: 212-03-599
TOTAL AREA: ±1,033,533 S.F. OR ±23.73 AC.
GROSS AREA: ±1,118,877 S.F. OR ±27.16 AC.
RESIDENT PARKING: 2 GARAGE SPACES/UNIT
TOTAL GUEST PARKING SPACES PROPOSED: 62 SPACES
GUEST ACCESSIBLE SPACES: 0 SPACES
EXISTING ZONING: R-5 PCD
PROPOSED ZONING: UNCHANGED
NO. OF LOTS: 186 LOTS

SITE INFORMATION

LOT TYPE: 43' X 107' = 4,601 SF
NET DENSITY: 5.11 DU/AC.
OPEN SPACE: 3.16 AC

OPEN SPACE:
FRONTAGE OPEN SPACE
REQUIRED: 71,276 SF (1.64 AC)
PROVIDED: 72,319 SF (1.66 AC)
COMMON AREA OPEN SPACE
REQUIRED: 227,377 SF (5.22 AC)
PROVIDED: 288,872 SF (6.63 AC)
PARKING AREA LANDSCAPE
REQUIRED: 1,569 SF
PROVIDED: 3,678 SF



PROPOSED LEGEND:

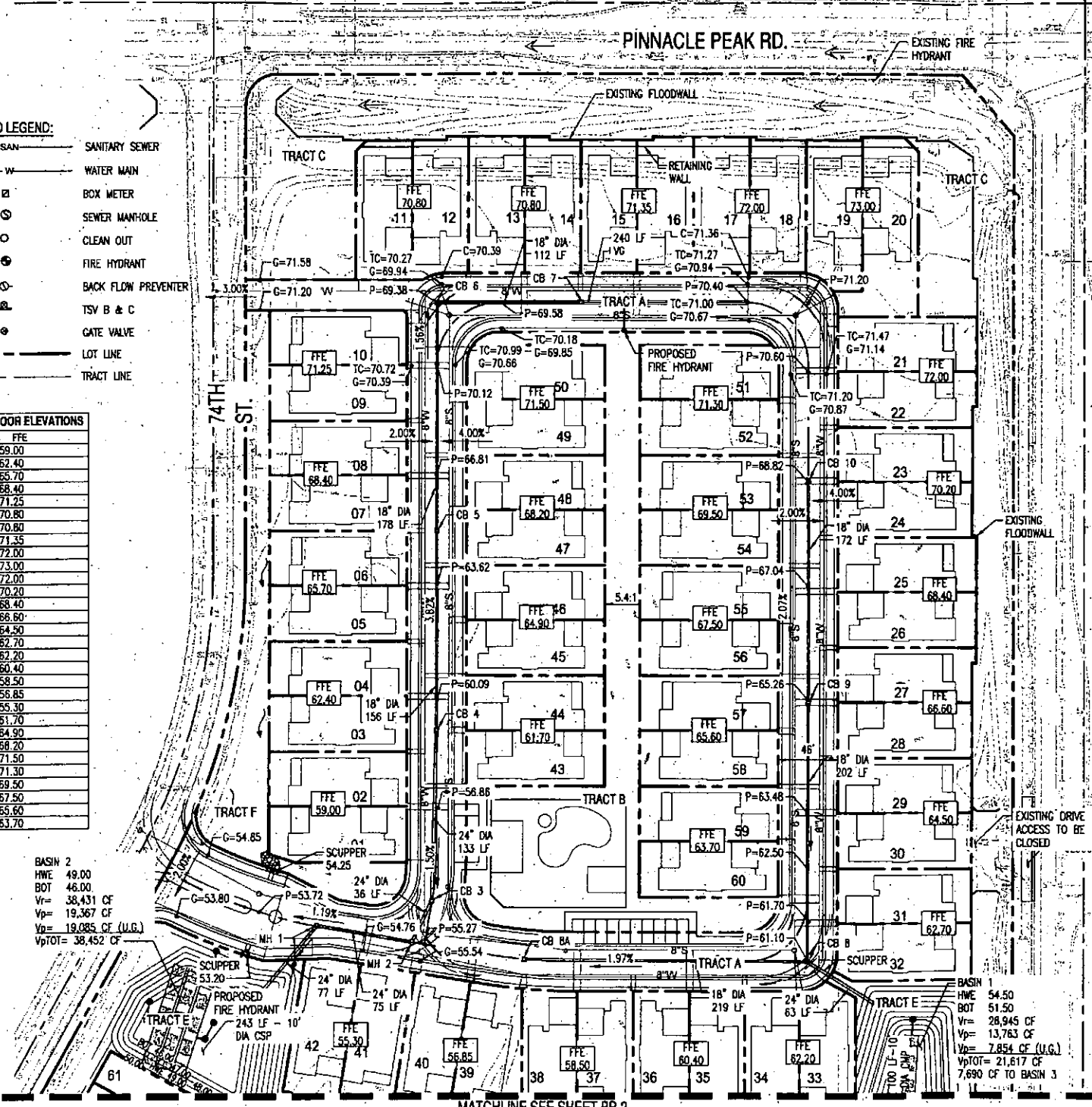
- SAN SANITARY SEWER
- W WATER MAIN
- BOX METER
- SEWER MANHOLE
- CLEAN OUT
- FIRE HYDRANT
- BACK FLOW PREVENTER
- TSV B & C
- GATE VALVE
- LOT LINE
- TRACT LINE

UNIT FLOOR ELEVATIONS

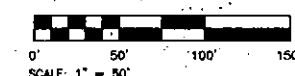
UNIT	FFE
1-2	59.00
3-4	62.40
5-6	65.70
7-8	68.40
9-10	71.25
11-12	70.80
13-14	70.80
15-16	71.35
17-18	72.00
19-20	73.00
21-22	72.00
23-24	70.20
25-26	68.40
27-28	66.60
29-30	64.50
31-32	62.70
33-34	62.20
35-36	60.40
37-38	58.50
39-40	56.85
41-42	55.30
43-44	61.70
45-46	64.90
47-48	68.20
49-50	71.50
51-52	71.30
53-54	69.50
55-56	67.50
57-58	65.60
59-60	63.70

BASIN 2
HWE 49.00
BOT 46.00
Vr= 38,431 CF
Vp= 19,367 CF
Vd= 19,085 CF (U.G.)
VpTOT= 38,452 CF

BASIN 1
HWE 54.50
BOT 51.50
Vr= 28,945 CF
Vp= 13,783 CF
Vd= 7,854 CF (U.G.)
VpTOT= 21,617 CF
7,690 CF TO BASIN 3



MATCHLINE SEE SHEET PP-2



LOT, R.O.W. & EASEMENT TABLE

PROPERTY	AREA SF (AC)	DEDICATED USES	ENTITY RESPONSIBLE FOR MAINTENANCE
LOT 1	4,565 SF (0.10 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOTS 2-10	4,526 SF (0.10 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 11	4,683 SF (0.11 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 12	4,619 SF (0.11 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 13	4,616 SF (0.11 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 14	4,548 SF (0.10 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 15	4,498 SF (0.10 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 16	4,583 SF (0.11 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 17	4,615 SF (0.11 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 18	4,510 SF (0.10 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 19	4,917 SF (0.11 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 20	6,414 SF (0.15 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 21	4,526 SF (0.11 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 22	4,637 SF (0.11 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 23	4,443 SF (0.10 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 24	4,548 SF (0.10 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 25	4,582 SF (0.10 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 26	4,690 SF (0.11 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 27	4,480 SF (0.10 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 28	4,545 SF (0.10 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 29	4,441 SF (0.10 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 30	4,546 SF (0.10 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 31	4,442 SF (0.10 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 32	4,631 SF (0.11 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 33	5,156 SF (0.12 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOTS 34-38	4,951 SF (0.12 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 39	5,860 SF (0.13 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOTS 40-42	5,077 SF (0.12 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOTS 43-60	4,655 SF (0.11 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
TRACT A	88,324 SF (2.03 AC)	PRIVATE STREET, REFUSE COLLECTION, EMERGENCY RESPONSE, DRAINAGE, PUBLIC WATER & SEWER	PROPERTY OWNER ASSOCIATION
TRACT B	29,222 SF (0.67 AC)	AMENITIES, DRAINAGE, & LANDSCAPE	PROPERTY OWNER ASSOCIATION
TRACT C	85,260 SF (1.96 AC)	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITIES	PROPERTY OWNER ASSOCIATION
TRACT D	145,905 SF (3.35 AC)	PRIVATE STREET, REFUSE COLLECTION, EMERGENCY RESPONSE, DRAINAGE, PUBLIC WATER & SEWER	PROPERTY OWNER ASSOCIATION
TRACT E	71,573 SF (1.64 AC)	DRAINAGE, LANDSCAPE, OPEN SPACE, RETENTION & UTILITIES	PROPERTY OWNER ASSOCIATION
TRACT F	14,961 SF (0.34 AC)	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITIES	PROPERTY OWNER ASSOCIATION
TRACT G	12,158 SF (0.28 AC)	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITIES	PROPERTY OWNER ASSOCIATION
TRACT H	38,573 SF (0.89 AC)	AMENITIES, DRAINAGE, LANDSCAPE, OPEN SPACE, & RETENTION	PROPERTY OWNER ASSOCIATION
TRACT I	31,122 SF (0.71 AC)	DRAINAGE, LANDSCAPE, OPEN SPACE, & RETENTION	PROPERTY OWNER ASSOCIATION
TRACT J	27,201 SF (0.62 AC)	DRAINAGE, LANDSCAPE, OPEN SPACE, & RETENTION	PROPERTY OWNER ASSOCIATION

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SILVERSTONE PARCEL G
SWC PINNACLE PEAK RD. AND MILLER RD.

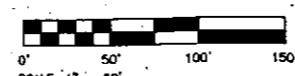
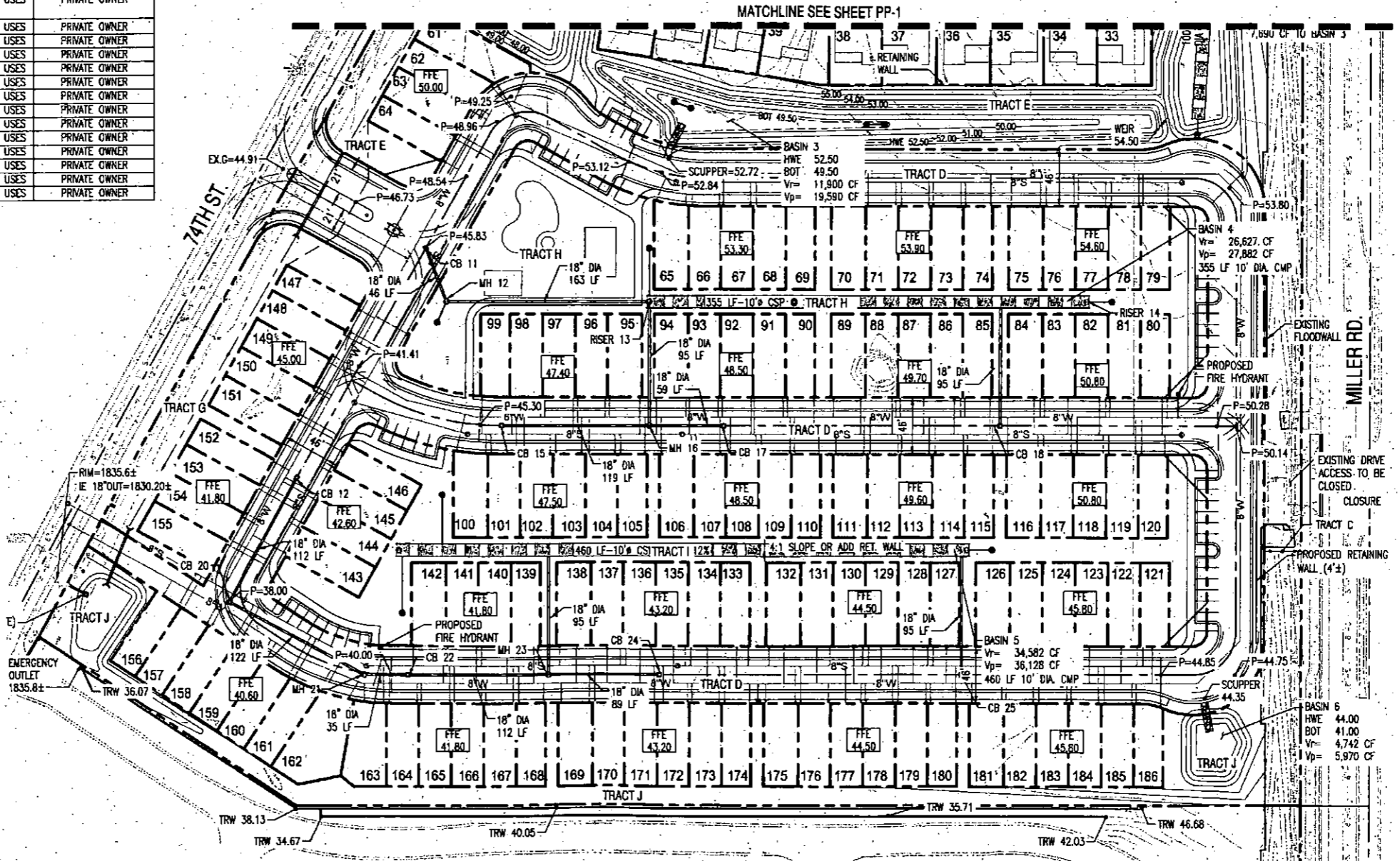
LOT, R.O.W. & EASEMENT TABLE

PROPERTY	AREA SF (AC)	DEDICATED USES	ENTITY RESPONSIBLE FOR MAINTENANCE
LOTS 64, 69, 74, 79-80, 85, 90, 105, 110, 115, 120-121, 127, 133, 139, 146-147, 152, 156, 168, 174, 180.	1,575 SF (0.04 AC) 23.5'x67'	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOTS 63, 67-68, 71-73, 76-78, 81-83, 86-88, 91-93, 96-98, 102-104, 107-109, 112-114, 117-119, 122-125, 128-131, 134-137, 140-141, 144-145, 148-150, 153-154, 157-159, 165-167, 170-173, 176-179, 182-185	1,742 SF (0.04 AC) 26'x67'	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOTS 70, 84, 89, 95, 106, 111, 116, 126, 132, 138, 142, 143, 151, 155, 169, 175, 181	1,843 SF (0.04 AC) 27.5'x67'	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOTS 94, 75	1,809 SF (0.04 AC) 27'x67'	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 61	2,310 SF (0.05 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 62	1,795 SF (0.04 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 65	1,907 SF (0.04 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 66	1,744 SF (0.04 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 99	1,572 SF (0.04 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 100	1,876 SF (0.04 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 101	1,742 SF (0.04 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 160	1,747 SF (0.04 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 161	1,814 SF (0.04 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 162	2,987 SF (0.07 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 163	2,145 SF (0.05 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 164	1,742 SF (0.04 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER
LOT 186	1,551 SF (0.04 AC)	APPROVED RESIDENTIAL USES	PRIVATE OWNER

UNIT	FFE
61-64	50.00
65-69	53.30
70-74	53.90
75-78	54.60
80-84	50.80
85-89	49.70
90-94	48.50
95-99	47.40
100-105	47.50
106-110	48.50
111-115	49.60
116-120	50.80
121-125	45.80
127-132	44.50
133-138	43.20
139-142	41.80
143-146	42.60
147-151	45.00
152-155	41.80
156-162	40.60
163-168	41.80
169-174	43.20
175-180	44.50
181-186	45.80

PROPOSED LEGEND:

- SAN SANITARY SEWER
- W WATER MAIN
- BOX METER
- SEWER MANHOLE
- CLEAN OUT
- FIRE HYDRANT
- BACK FLOW PREVENTER
- TSV B & C
- GATE VALVE
- LOT LINE
- TRACT LINE



SUSTAINABILITY ENGINEERING GROUP
SEG



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

DATE: 06/02/17
ISSUED FOR: PRELIM. PLAT

REVISION NO. DATE

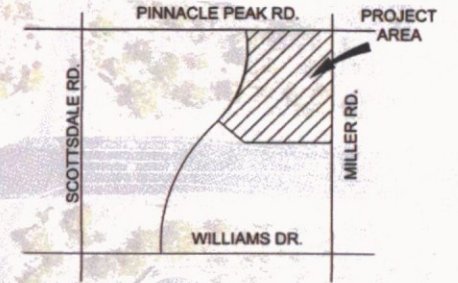
JOB NO.: 170101
SHEET TITLE: PRELIMINARY PLAT

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Silverstone Parcel G

At Pinnacle Peak

Silverstone Site Data		
Gross Area	1,033,098 SF	23.716 AC
Open Space Area	215,989 SF	4.96 AC
APN / Zoning	212-03-599	R-5
Total Lot Area	497,271 SF	11.416 AC
Lot Mix	42'-6" X 107'	60 DU
	43'-6" X 107'	
	23'-6" X 67'	
	26'-0" X 67'	
Density	27'-6" X 67'	186 DU
		7.84 DU / AC



VICINITY MAP



OWNER CONTACT

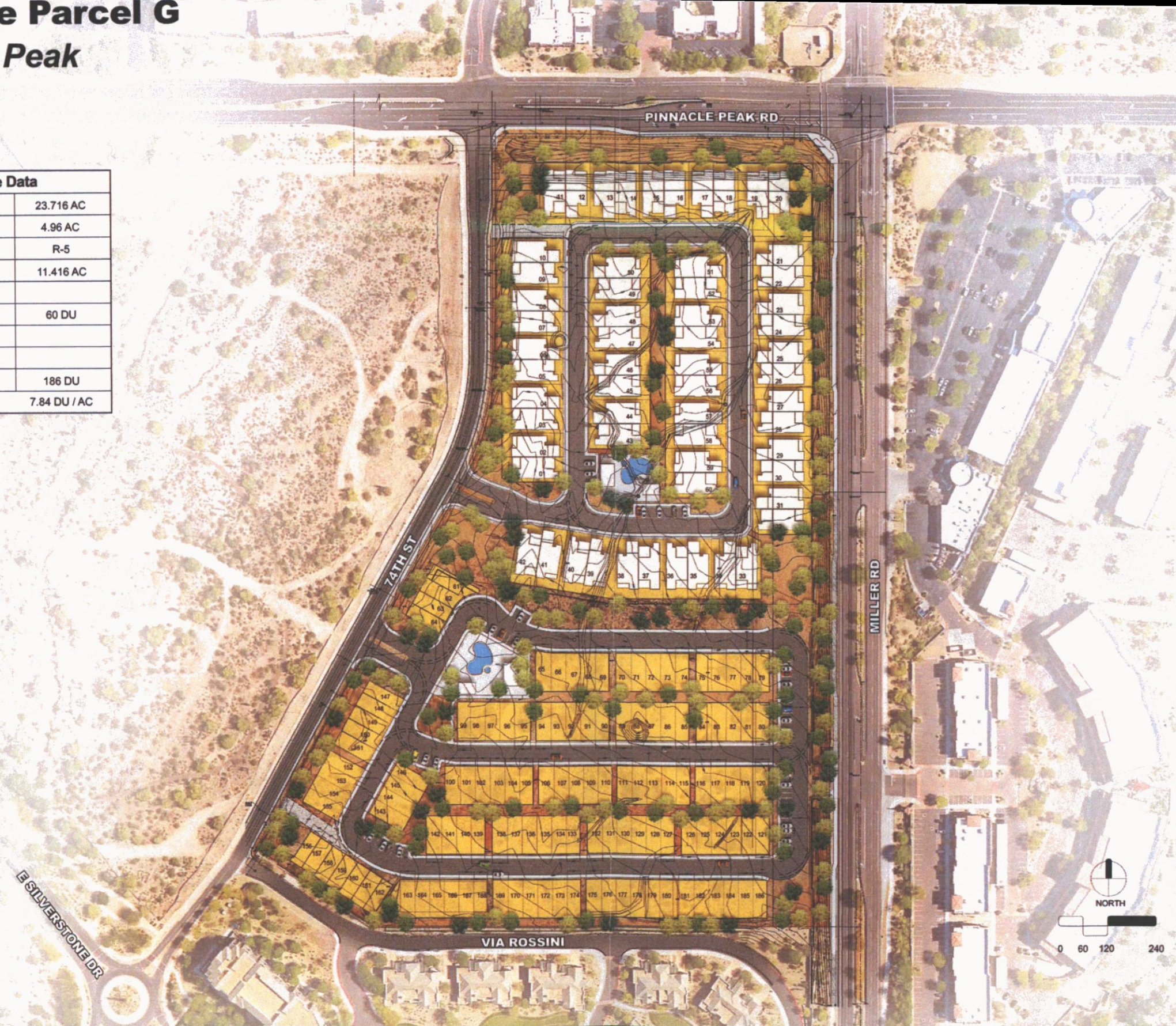
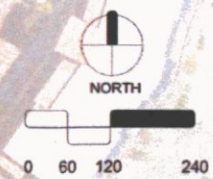
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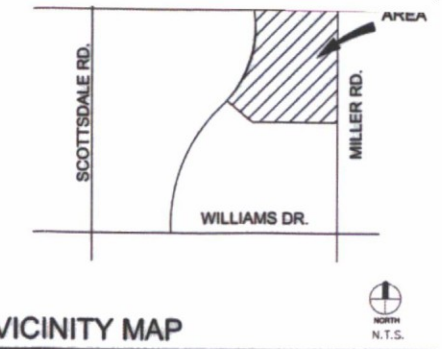
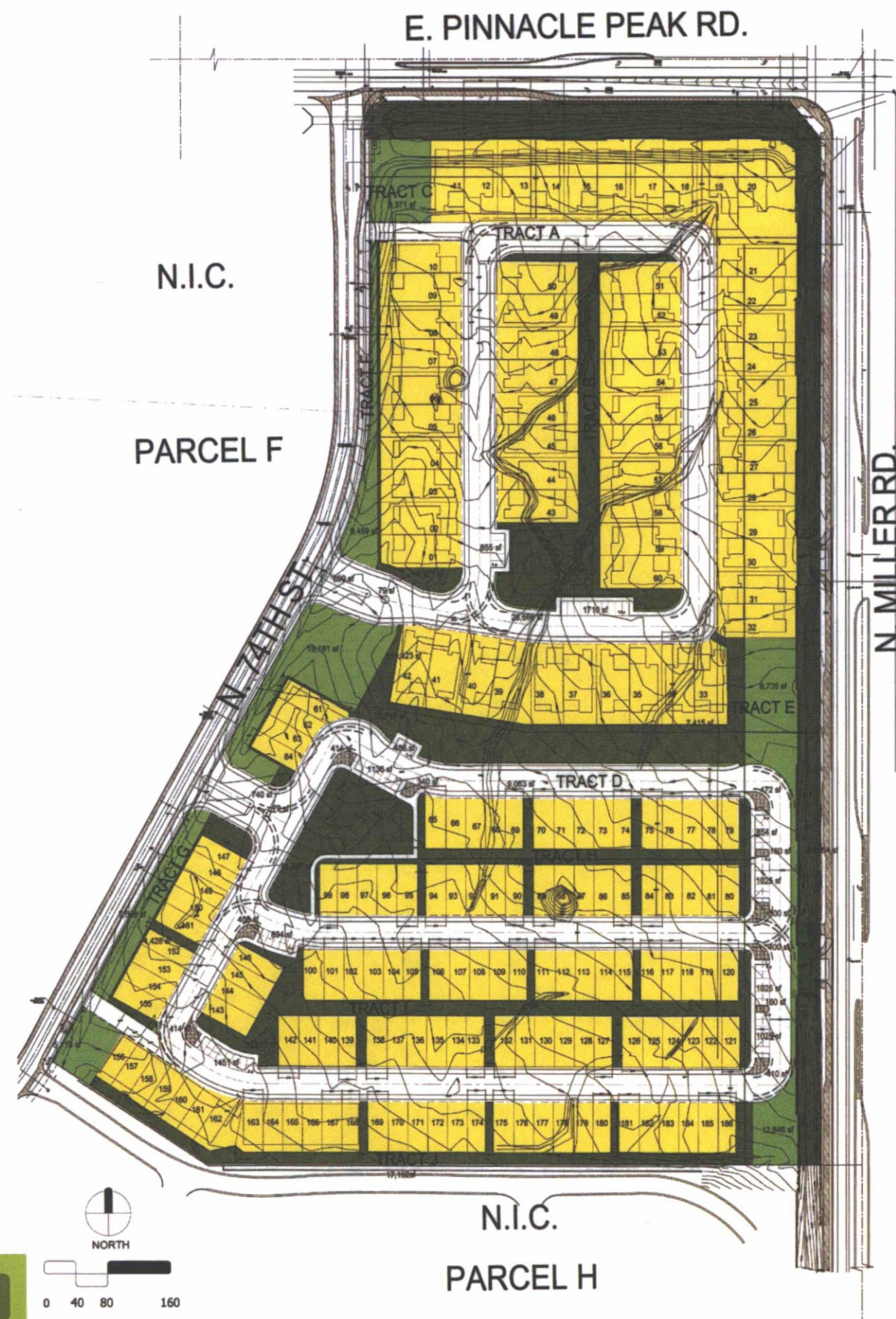
PROJECT INFORMATION

SILVERSTONE - PARCEL G
 ZONING: R-5
 PROJECT NO. 95-PA-2017



Harrington Planning + Design
 landscape architecture environmental planning urban design

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



VICINITY MAP

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OPEN SPACE LEGEND PER ORD. 3651

- OPEN SPACE AREA
- LOT AREA

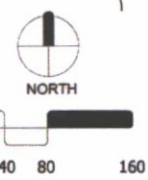
OPEN SPACE CALCULATIONS

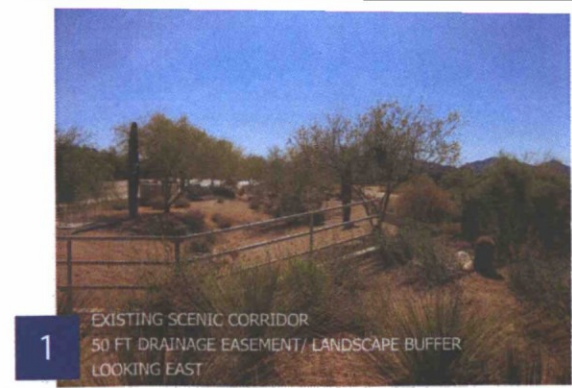
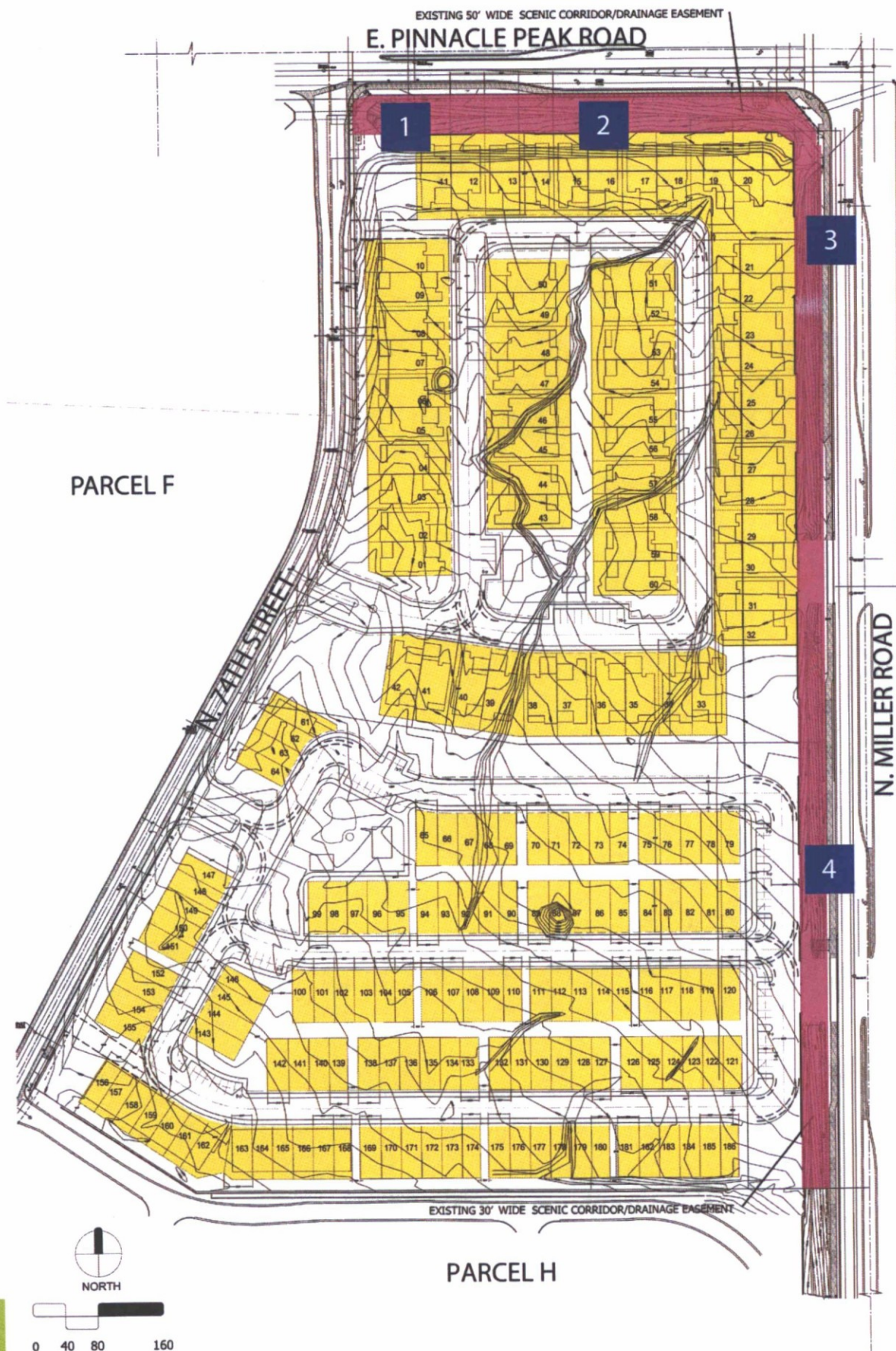
Category	Requirement	Provided
FRONTAGE OPEN SPACE (10% OF OPEN SPACE TOTAL)	REQUIRED: 71,276 SF (1.84 AC)	PROVIDED: 72,319 SF (1.86 AC)
COMMON AREA OPEN SPACE (22% OF NET / 227,377 SF)	REQUIRED: 227,377 SF (5.22 AC)	PROVIDED: 268,872 SF (6.83 AC)
PARKING AREA LANDSCAPE (15% OF PARKING AREA / 10,481 SF)	REQUIRED: 1569 SF	PROVIDED: 3678 SF

PROJECT INFORMATION

SILVERSTONE - PARCEL G NORTH
 PROJECT NO. 95-PA-2017
 ZONING: R-5

OPEN SPACE PLAN
 SILVERSTONE - PARCEL G
 K-Hovnanian Homes PP 2.0

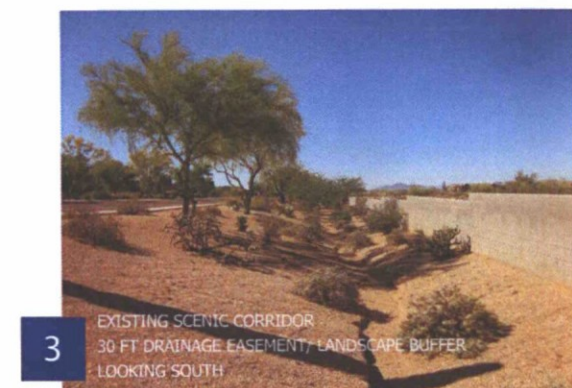




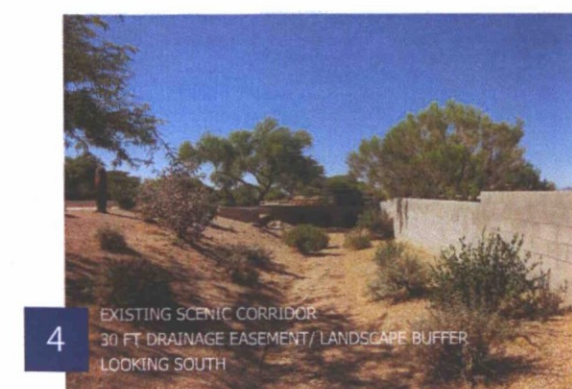
1 EXISTING SCENIC CORRIDOR
50 FT DRAINAGE EASEMENT/ LANDSCAPE BUFFER
LOOKING EAST



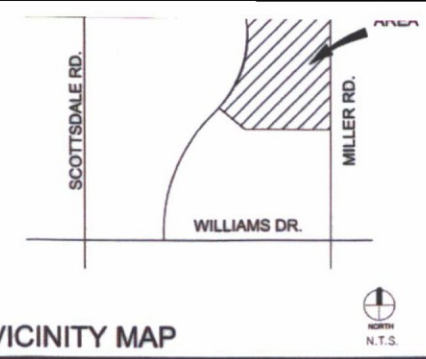
2 EXISTING SCENIC CORRIDOR
50 FT DRAINAGE EASEMENT/ LANDSCAPE BUFFER
LOOKING EAST



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



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



VICINITY MAP

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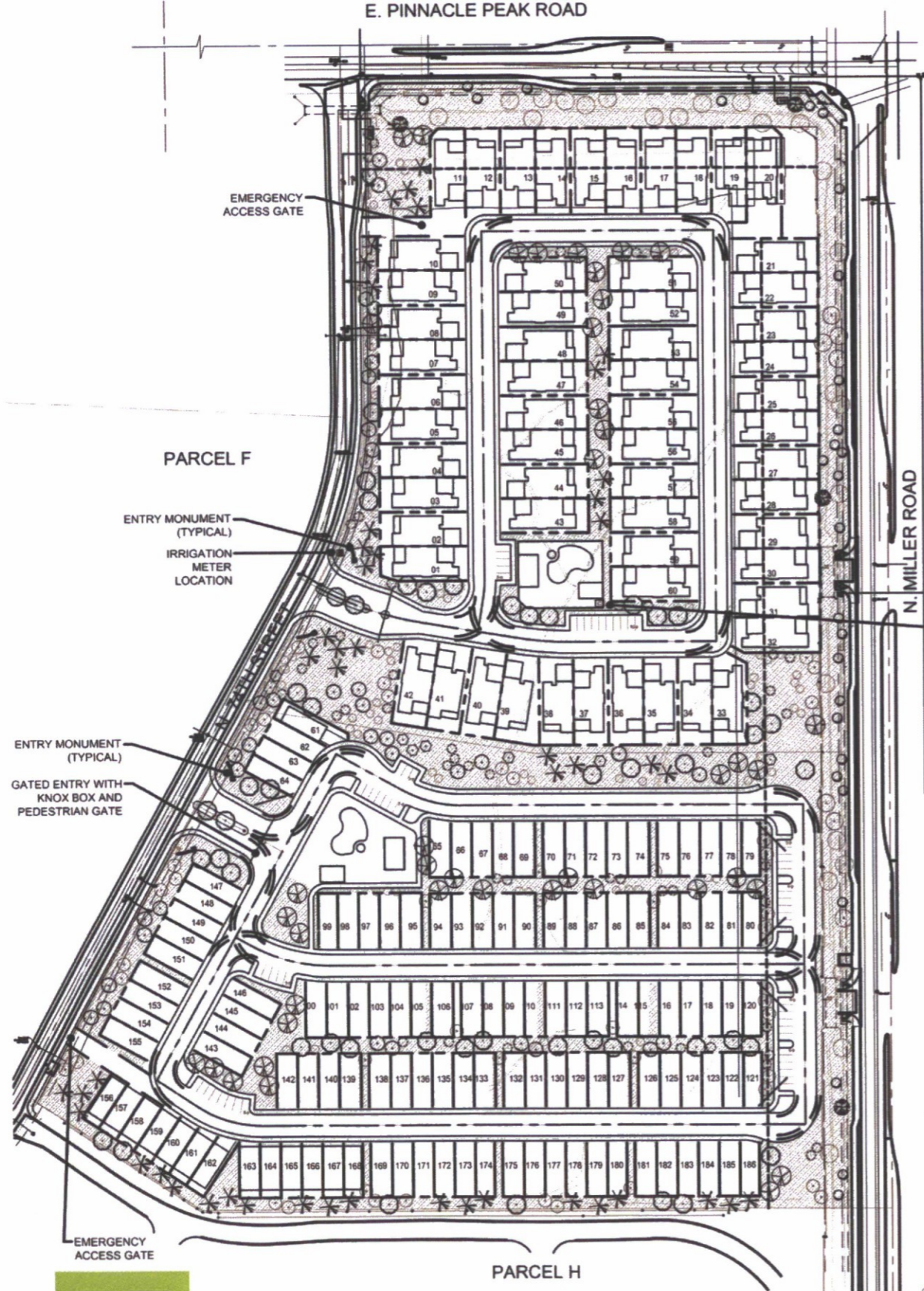
SCENIC CORRIDOR LEGEND

- 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
- UTILIZE SALVAGED OCOTILLO AND SAGUARO CACTI

PROJECT INFORMATION

SILVERSTONE - PARCEL G NORTH
PROJECT NO. 95-PA-2017
ZONING: R-5

SCENIC CORRIDOR PLAN



TREES	MIN CAL SIZE-SINGLE	MIN CAL SIZE-MUL 11
15 GAL	.75	.50
24" BOX	1.50	1.00
30" BOX	2.00	1.50
36" BOX	2.50	2.00
42" BOX	3.00	2.50
48" BOX	3.50	3.00
54" BOX	4.00	3.50

FIFTY PERCENT OF TREES SHALL BE MATURE SIZE. SEE SECTION 10.501.B. ZONING ORDINANCE FOR SIZE REQUIREMENTS.

LANDSCAPE LEGEND



LANDSCAPE PLANT MATERIAL

- BOTANICAL NAME / COMMON NAME**
- TREES**
- Acacia greggii / Catclaw Acacia
 - Oleaya tesota / Desert Ironwood
 - Cercidium florido / Blue Palo Verde
 - Cercidium microphyllum / Foothill Palo Verde
 - Prosopis velutina / Velvet Mesquite
 - Bauhinia lunarioides / Anacho Orchid
 - Caesalpinia mexicana / Mexican Bird of Paradise
 - Chilopsis linearis / Desert Willow
- SHRUBS, CACTI, ACCENTS, GROUNDCOVERS**
- Agave geminiflora / Twin Flowered Agave
 - Agave murpheyi / Murphey's Agave
 - Agave weberi / Weber's Agave
 - Ambrosia ambrosioides / Canyon Ragweed
 - Ambrosia deltoidea / Triangle Leaf Bursage
 - Baileya multiradiata / Desert Marigold
 - Calliandra eriophylla / Fairy Duster
 - Dasylirion wheeleri / Desert Spoon
 - Ericameria laricifolia / Turpentine Bush
 - Euphorbia antisyphilitica / Candellilla
 - Hyptis emoryi / Desert Lavender
 - Justicia californica / Chuarosa
 - Lantana montevidensis 'Purple' / Purple Trailing Lantana
 - Lantana camara 'New Gold' / New Gold Lantana
 - Larrea tridentata / Creosote
 - Muhlenbergia cap. 'Regal Mist' / Regal Mist
 - Muhlenbergia rigens / Deer Grass
 - Melampodium leucanthum / Blackfoot Daisy
 - Opuntia engelmannii / Engelmann's Prickly Pear
 - Pedicularis macrocarpus / Slipper Plant
 - Penstemon parryi / Parry's Penstemon
 - Simmondsia chinensis / Jojoba
 - Sphaeralcea ambigua / Globeamarlow
 - Thymophylla pentstemonifolia / Dysodia
 - Trachelospermum jasminoides / Chinese Star Jasmine
 - Verbena gooddingii / Scented Verbena
 - Viguiera deltoidea / Goldeneye
 - Wedelia triobata / Creeping Wedelia
 - Yucca baccata / Banana Yucca

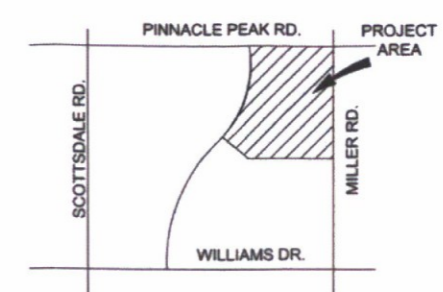
LANDSCAPE CONCEPT STATEMENT

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.



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

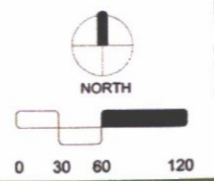
HARRINGTON PLANNING + DESIGN (HP-D)
 3116 S. MILL AVENUE, SUITE 305
 TEMPE, ARIZONA 85282
 JASON HARRINGTON, RLA, ASLA, ASIC, APWA
 (480) 250-0116
 JASON@HARRINGTONPLANNINGDESIGN.COM

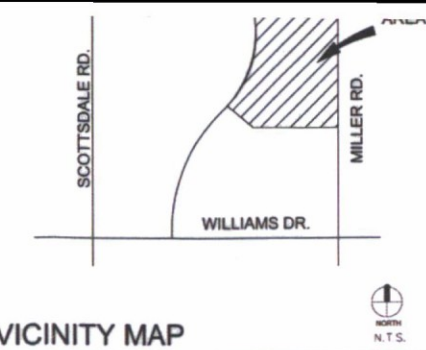
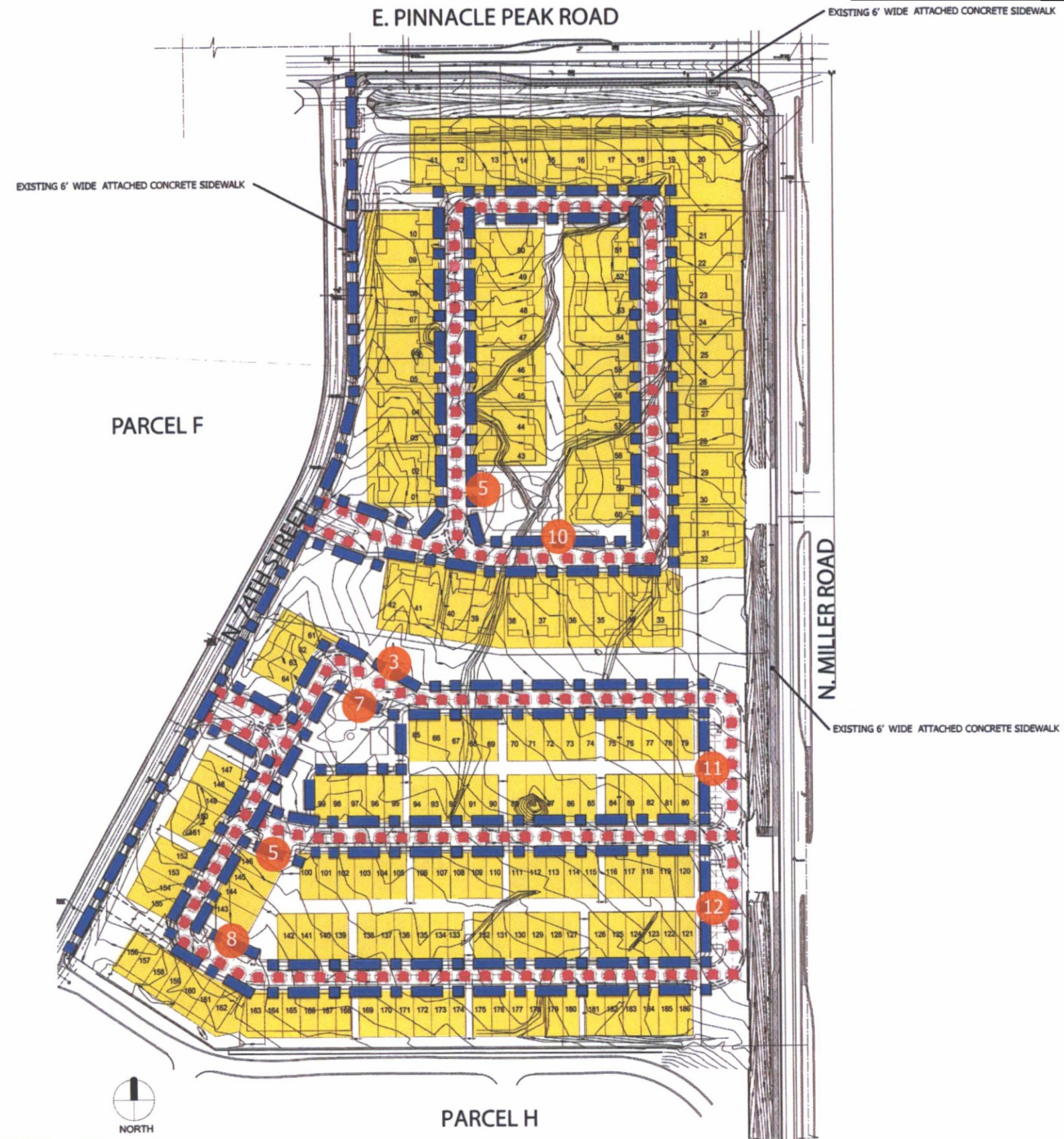
PROJECT INFORMATION

SILVERSTONE - PARCEL G NORTH
 PROJECT NO. 95-PA-2017
 ZONING: R-5

LANDSCAPE PLAN

SILVERSTONE - PARCEL G
 K-Hovnanian Homes
 PP 6.0





VICINITY MAP

OWNER CONTACT

K-HOVNANIAN HOMES
 CHUCK CHISHOLM
 20630 N. TATUM BLVD, SUITE 250
 SCOTTSDALE, ARIZONA 85050
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LANDSCAPE ARCHITECT

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 JASON HARRINGTON, P.L.A., ASLA, ASIC, APWA
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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

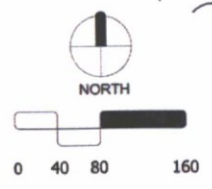
PARKING PLAN

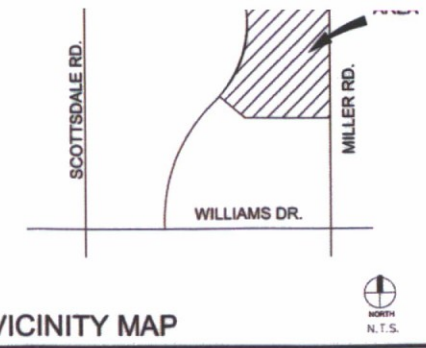
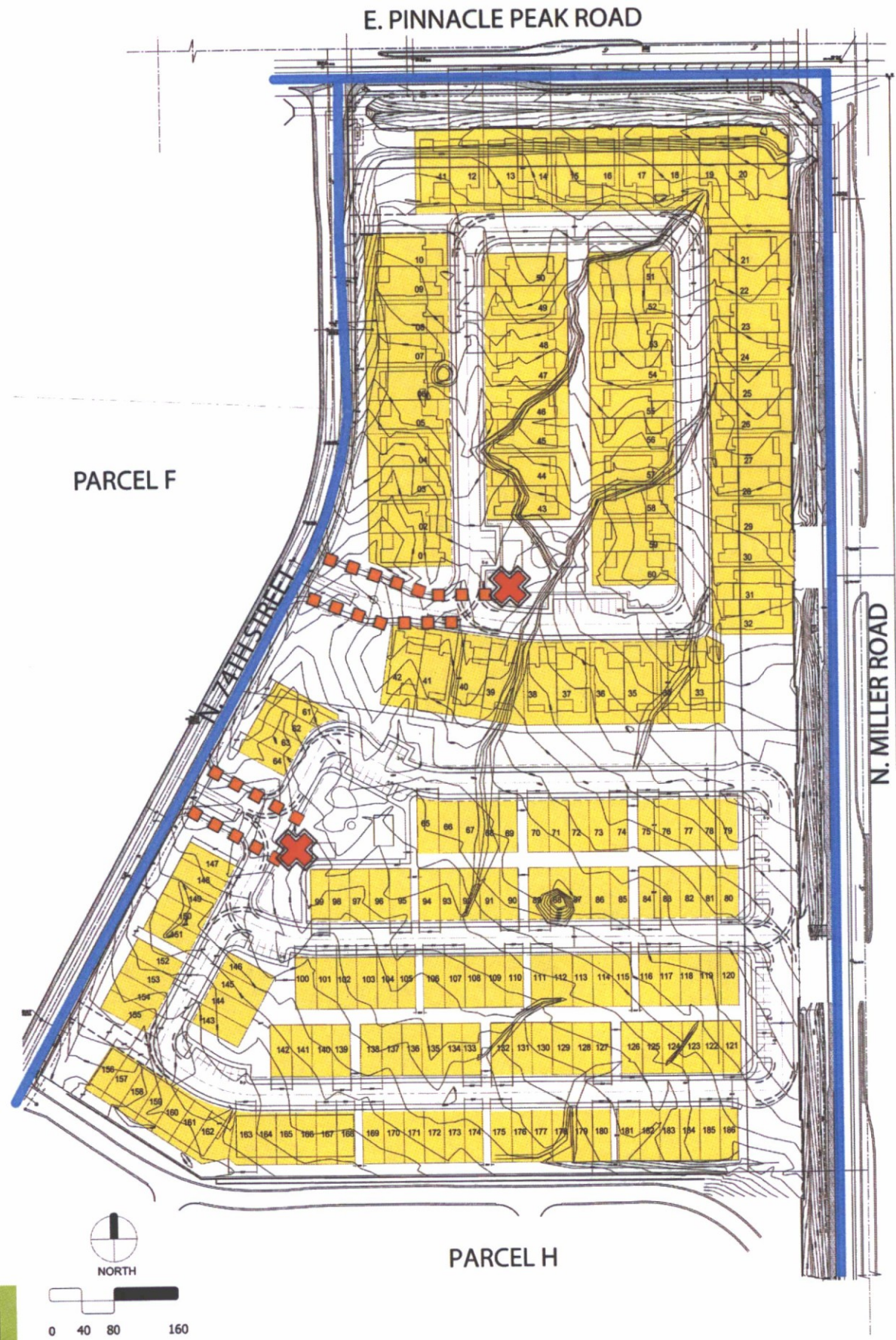
11

15 PARKING STALLS (18' X 10') IN 60 LOT AREA
 46 PARKING STALLS (18' X 10') IN 126 LOT AREA
 61 PARKING STALLS (18' X 10') IN TOTAL LOT AREA

PROJECT INFORMATION

SILVERSTONE - PARCEL G NORTH
 PROJECT NO. 95-PA-2017
 ZONING: R-5





VICINITY MAP

OWNER CONTACT

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 20830 N. TATUM BLVD, SUITE 250
 SCOTTSDALE, ARIZONA 85060
 (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.I.C., A.P.W.A.
 (480) 250-0716
 JASON@HARRINGTONPLANNINGDESIGN.COM

CIRCULATION LEGEND

BICYCLE CIRCULATION



SHARROW TO EXISTING
 ON-STREET NETWORK

BICYCLE LANE



EXISTING BIKE LANE
 PER SCOTTSDALE BIKE MAP

BICYCLE RACK



PROPOSED BIKE RACK
 ASSEMBLY FOR 3-UNITS

PROJECT INFORMATION

SILVERSTONE - PARCEL G NORTH
 PROJECT NO. 95-PA-2017
 ZONING: R-5

BICYCLE & TRAIL PLAN










SILVERSTONE - PARCEL G
 K-Hovnanian Homes

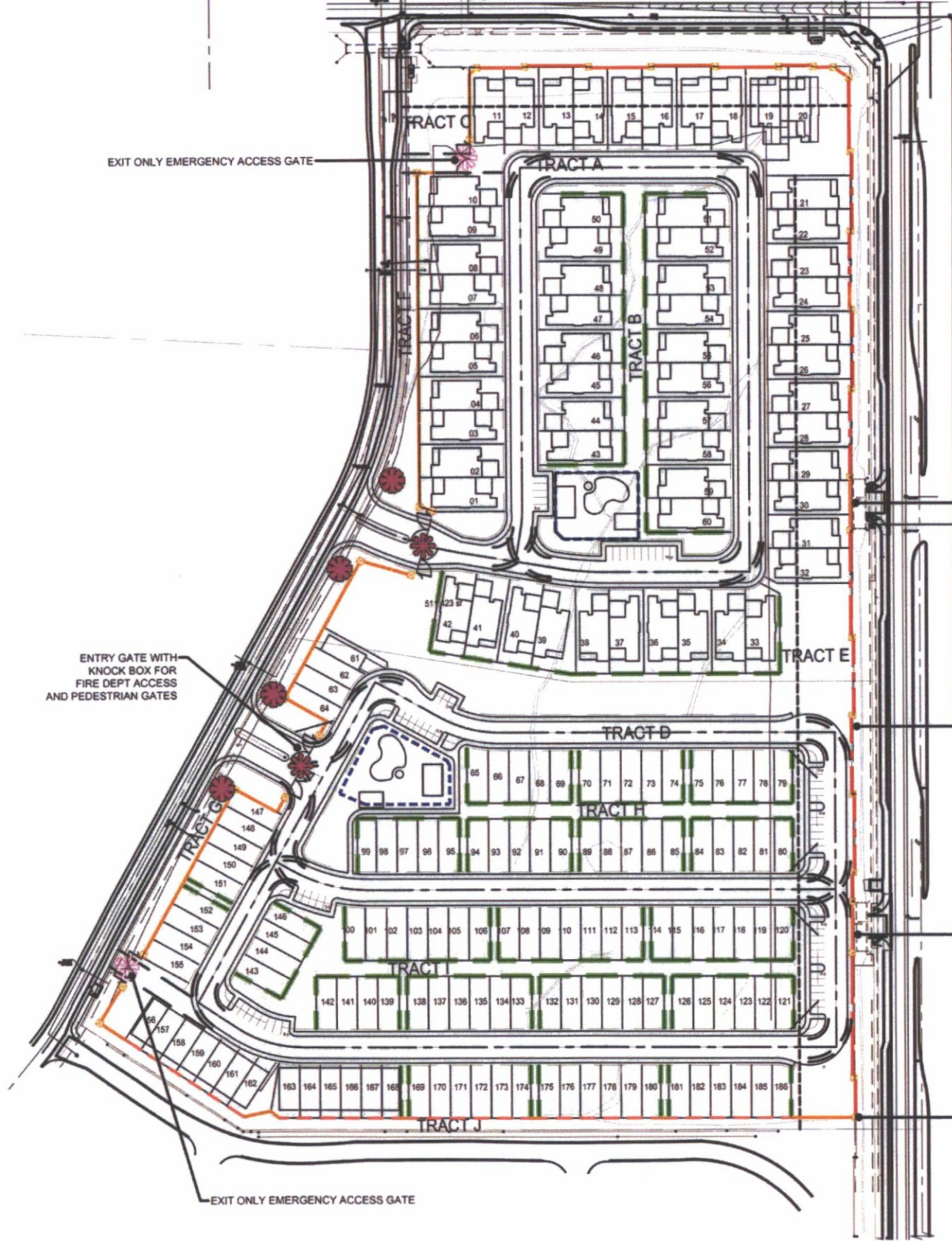
PP 4.0



Harrington Planning + Design
 landscape architecture environmental planning urban design

WALL LEGEND

-  6' HIGH THEME WALL ON EXISTING WALL AND COLUMN
-  6' HIGH THEME WALL AND COLUMN
-  6' HIGH CMU INTERIOR WALL
-  6' HIGH CMU PERIMETER WALL
-  6' HIGH WROUGHT IRON POOL FENCE
-  ENTRY MONUMENT
-  AUTOMATIC VEHICLE ENTRY GATE
-  MANUAL EMERGENCY ACCESS GATE
-  CMU COLUMN

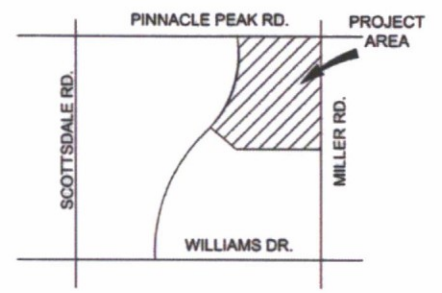


NEW WALL BETWEEN EXISTING WALL TO MATCH FOOTING BY OTHERS

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

NEW WALL BETWEEN EXISTING WALL TO MATCH FOOTING BY OTHERS

COLUMN (TYPICAL)



VICINITY MAP

OWNER CONTACT

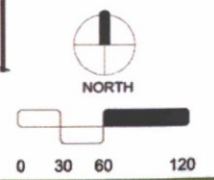
K-HOVNANIAN HOMES
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 20830 N. TATUM BLVD, SUITE 250
 SCOTTSDALE, ARIZONA 85050
 (480) 824-4175
 CCHISHOLM@KHOV.COM

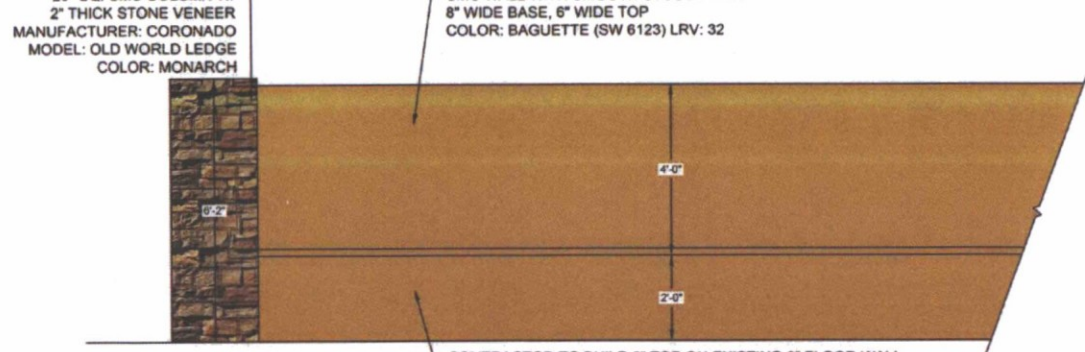
LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN (HP+D)
 3116 S. MILL AVENUE, SUITE 305
 TEMPE, ARIZONA 85282
 JASON HARRINGTON, RLA, ASLA, ASIC, APWA
 (480) 250-0116
 JASON@HARRINGTONPLANNINGDESIGN.COM

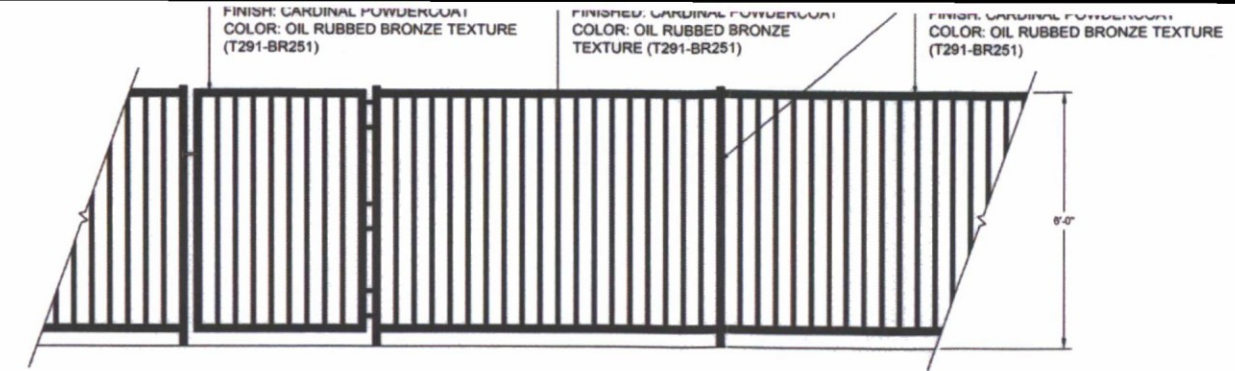
PROJECT INFORMATION

SILVERSTONE - PARCEL G NORTH
 PROJECT NO. 95-PA-2017
 ZONING: R-5

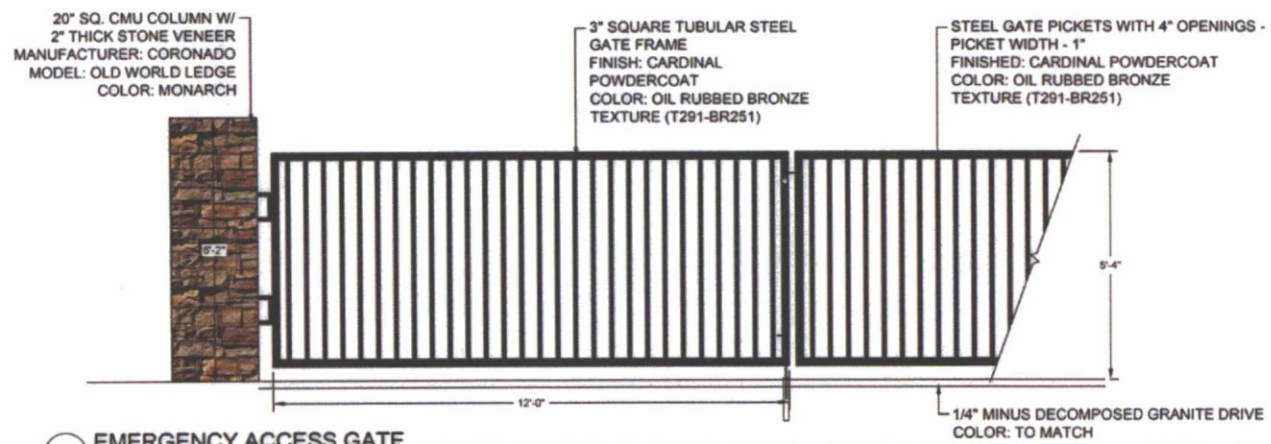




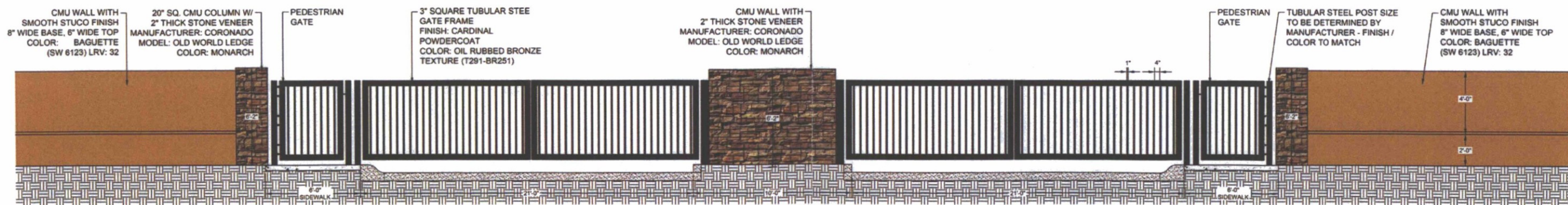
1 6' TALL THEME WALL
SCALE: NTS



2 POOL FENCE AND PEDESTRIAN GATE
SCALE: NTS



3 EMERGENCY ACCESS GATE
SCALE: NTS



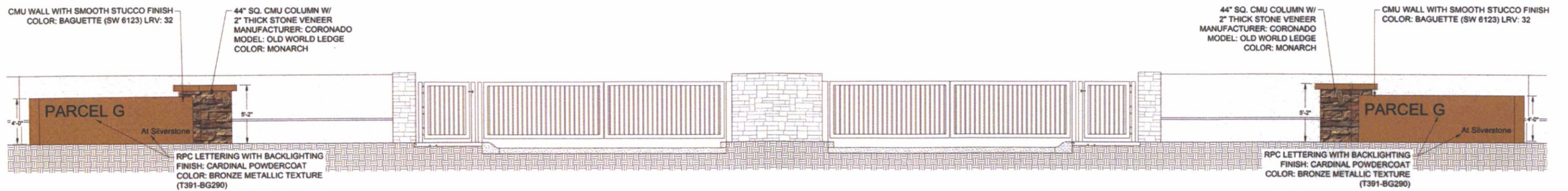
NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.

4 VEHICULAR ENTRY GATE (TYPICAL)
SCALE: NTS





1 SILVERSTONE PARCEL G ENTRANCE
SCALE: 1/16" = 1'-0"



2 ENTRY MONUMENT ELEVATION
SCALE: 1/4" = 1'-0"





DATE: 11.1.2016 TYPE:
 NAME: K. Hovnanian Homes
 PROJECT: PINNACLE AT SILVERSTONE



Halogen/incandescent
P5644-20
 Square

6" up/down square with heavy duty aluminum construction and die cast wall bracket. Powder coated finish.
 • Wet location listed when used with P8797 top cover lens

Width: 6"
 Height: 18"
 Depth: 8-7/8"
 MCTR: 8"

Category: Outdoor
 Finish: Antique Bronze (painted)
 Construction: Aluminum construction metal shade

FIXTURE TO BE SEALED AT THE TOP,
 ALL LIGHT TO BE DIRECTED DOWNWARD.

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting strap for outlet box included Back plate covers a standard 4" hexagonal recessed outlet box	Pre-wired 6" of wire supplied 120V	Quantity: 2 250/150W PAR-38 or BR-40 Medium porcelain sockets	cCSAus Damp location listed 1 year warranty Comparison fixtures are available

701 Millennium Blvd. Greenville, South Carolina 29607

www.progresslighting.com

Rev. 05/16

SPECIFICATION FOR FIXTURE TYPE G&H

NO SCALE

FIXTURE TYPES E AND F SHOWN FOR REFERENCE ONLY. TO BE INSTALLED IN SEPARATE PERMIT.

Symbol	Label	Manufacturer	Lamp	Filename	Total Lumens	Light Loss Factor	Wattage	Mounting Height
	E	U.S. ARCHITECTURAL LIGHTING	LED, 3000K CCT	RZRM-4-24PLED-NW-350 IES	3072	0.91	27.4	20'-0"
	F	SLV	LED, 3000K CCT	231440 ies	320	0.91	6	28"
	G	PROGRESS LIGHTING	LED, 3000K CCT	P5644-20 ies	1000	0.91	150	12"
	H	PROGRESS LIGHTING	LED, 3000K CCT	P5644-20 ies	1000	0.91	100	8"

PHOTOMETRIC RESULTS:

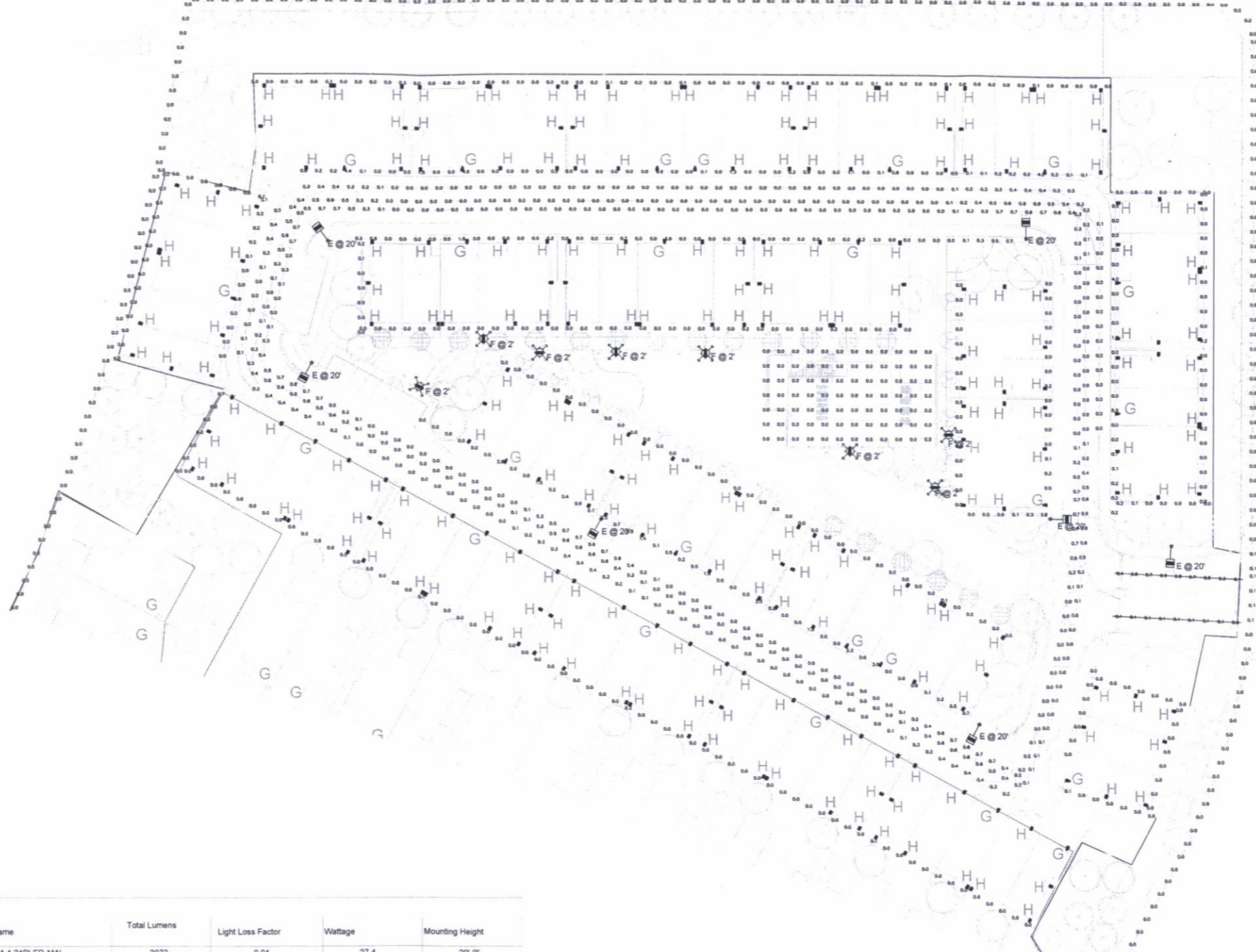
Spill West
 49 points
 VERTICAL FOOTCANDLES, observer facing West
 Average 0.0
 Maximum 0.0
 Minimum 0.0
 Avg:Min N/A
 Max:Min N/A
 Coef Var 0.00

Street
 486 points
 HORIZONTAL FOOTCANDLES
 Average 0.2
 Maximum 0.7
 Minimum 0.0
 Avg:Min N/A
 Max:Min N/A
 Coef Var 1.39

Spill East
 108 points
 VERTICAL FOOTCANDLES, observer facing East
 Average 0.0
 Maximum 0.1
 Minimum 0.0
 Avg:Min N/A
 Max:Min N/A
 Coef Var 4.08

Site
 601 points
 HORIZONTAL FOOTCANDLES
 Average 0.2
 Maximum 6.6
 Minimum 0.0
 Avg:Min N/A
 Max:Min N/A
 Coef Var 4.19

Spill North
 74 points
 VERTICAL FOOTCANDLES, observer facing North
 Average 0.0
 Maximum 0.0
 Minimum 0.0
 Avg:Min N/A
 Max:Min N/A
 Coef Var 0.00

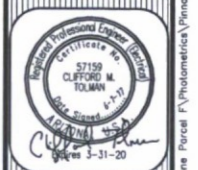


16126
 DESIGN BY: DJE
 DRAWN BY: DJE
 CHECKED BY: CMT



PROJECT: TITLE:
PINNACLE AT SILVERSTONE
74TH ST AND PINNACLE PEAK RD
TRAFFIC SIGNAL

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	15/2/17	SUBMITTAL
2	16/7/17	SUBMITTAL

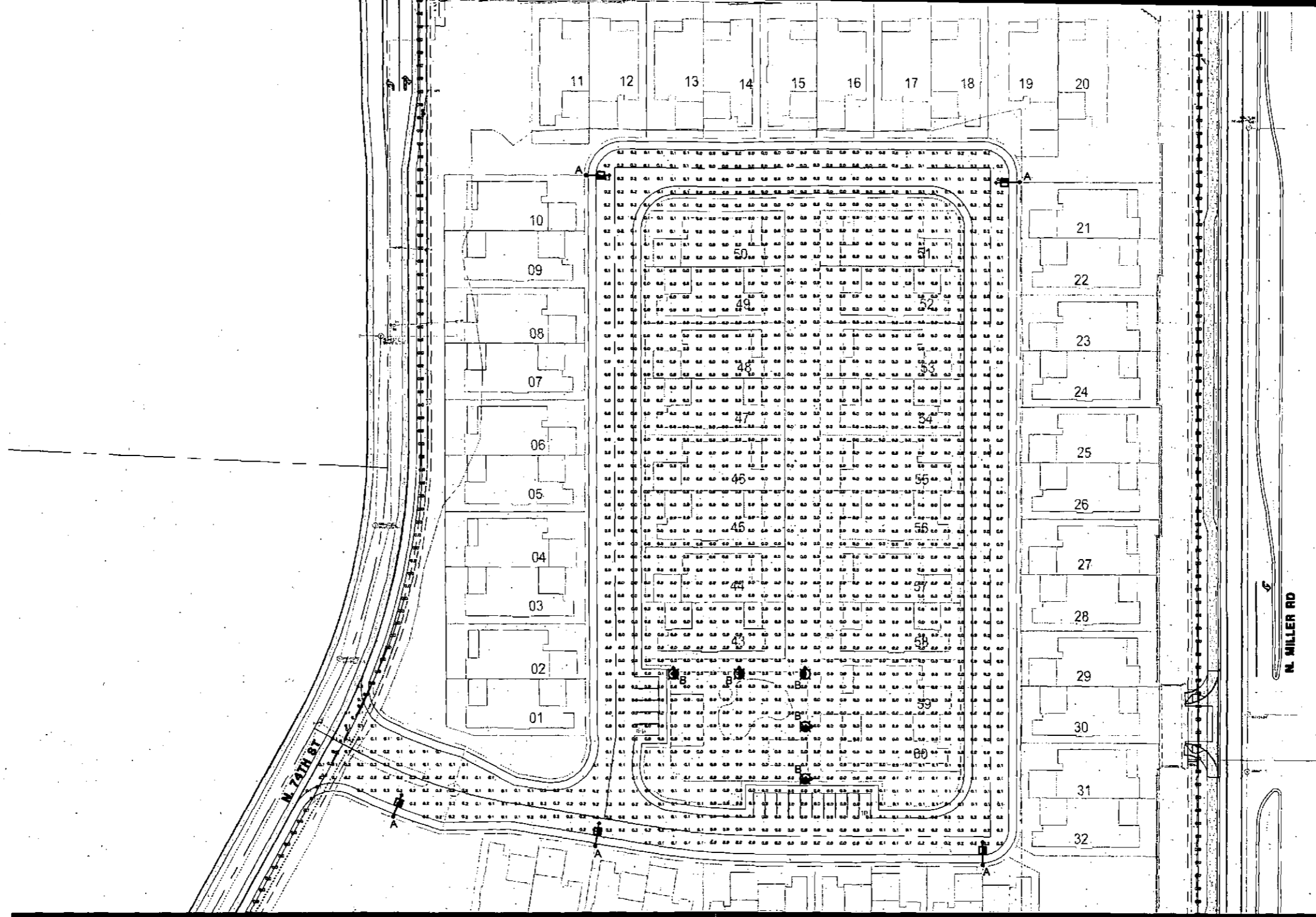


DRAWING NO:
SE1.1
 OF 1



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MATCHLINE 'A', SEE SHEET SE2.2

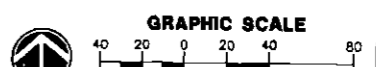
LIGHT FIXTURE SCHEDULE						
SYMBOL	MANUFACTURER	CATALOG #	VOLTS	LAMP	CCT	DETAIL
A	U.S. ARCHITECTURAL LIGHTING	RZRM/PLED-IV/24LED-350MA/WW/120/RAL-6005-T/H S-PLED	120	27.4W LED	3000K	INSTALL FACING PATH DETAIL 2 SHEET PH2.1
B	SLV LIGHTING	231440U/3000K	120	6W LED	3000K	BOLLARD DETAIL 1 SHEET PH2.1

PHOTOMETRIC RESULTS

North
1772 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES
Average 0.0
Maximum 1.9
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 2.53
UniCrod N/A

Spill Light
438 points
VERTICAL FOOTCANDLES
Average 0.0
Maximum 0.2
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 4.55

South
3340 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES
Average 0.1
Maximum 6.2
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 2.62
UniCrod N/A

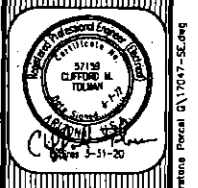


17047
DESIGN BY: DJE
DRAWN BY: DJE
CHECKED BY: CMT



PROJECT: TITLE:
SCOTTSDALE, ARIZONA
SILVERSTIBE PARCEL G
74TH ST AND PINNACLE PEAK RD
PHOTOMETRIC ANALYSIS

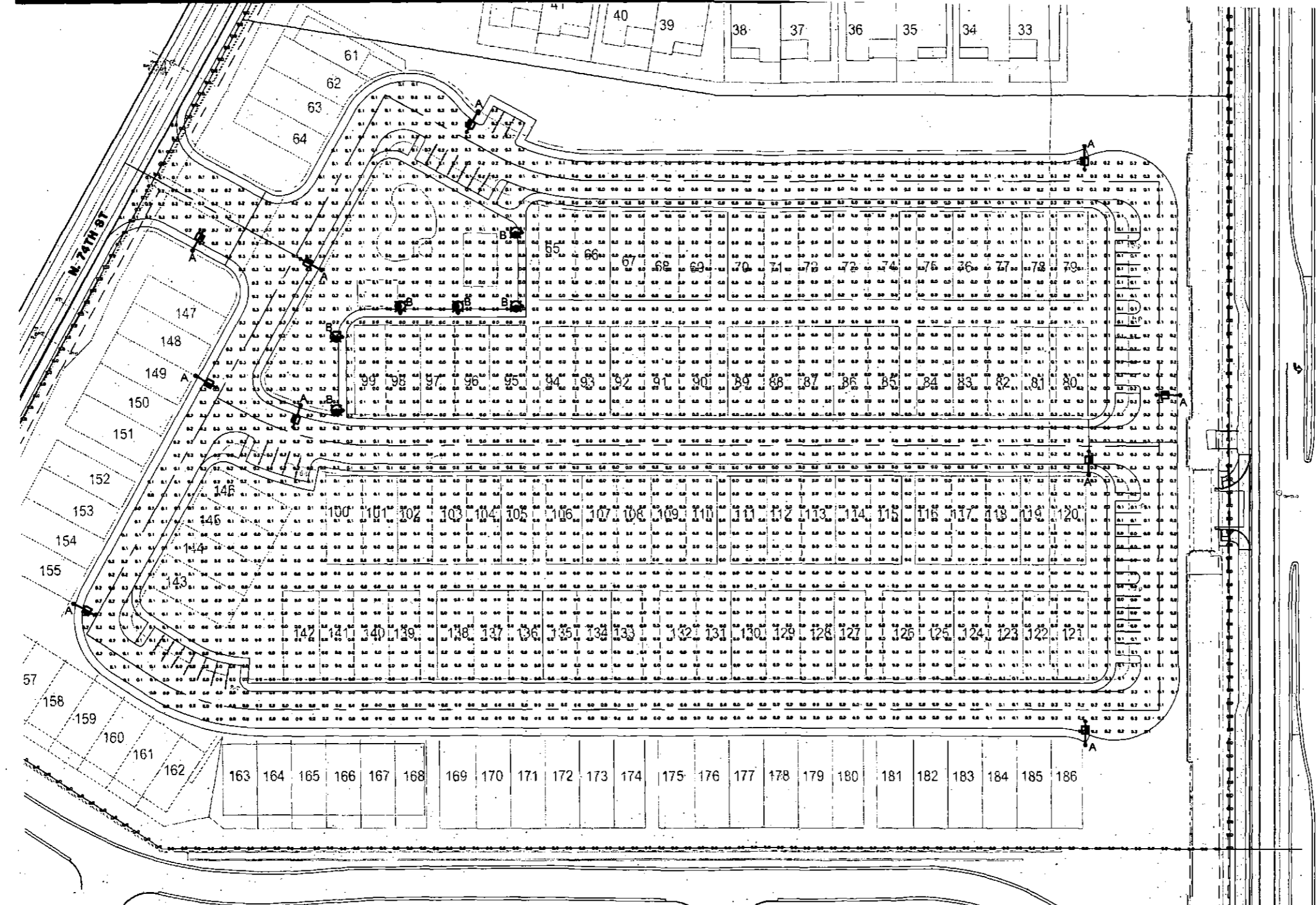
NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	8/1/17	SUBMITTAL



DRAWING NO:
PH.1
OF 3

\\2017\17047-Silverstibe Parcel G\17047-SE.dwg

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LIGHT FIXTURE SCHEDULE

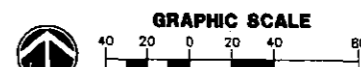
SYMBOL	MANUFACTURER	CATALOG #	VOLTS	LAMP	CCT	DETAIL
A	U.S. ARCHITECTURAL LIGHTING	RZRM/PLED-IV/24LED-350MA/WW/120/RAL-6005-T/H-S-PLED	120	27.4W LED	3000K	INSTALL FACING PATH DETAIL 2 SHEET PH2.1
B	SLV LIGHTING	23144QU/3000K	120	6W LED	3000K	BOLLARD DETAIL 1 SHEET PH2.1

PHOTOMETRIC RESULTS

North
 1772 points at z=0, sp 10ft by 10ft
 HORIZONTAL FOOTCANDLES
 Average 0.0
 Maximum 1.9
 Minimum 0.0
 Avg:Min N/A
 Max:Min N/A
 Coef Var 2.53
 UniGrad N/A

Soil Light
 438 points
 VERTICAL FOOTCANDLES
 Average 0.0
 Maximum 0.2
 Minimum 0.0
 Avg:Min N/A
 Max:Min N/A
 Coef Var 4.55

South
 3340 points at z=0, sp 10ft by 10ft
 HORIZONTAL FOOTCANDLES
 Average 0.1
 Maximum 6.2
 Minimum 0.0
 Avg:Min N/A
 Max:Min N/A
 Coef Var 2.52
 UniGrad N/A



17047

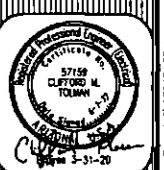
DESIGN BY: DJE
 DRAWN BY: DJE
 CHECKED BY: CMT

WRIGHT
 engineering corporation
 ELECTRICAL ENGINEERING AND DESIGN
 165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
 PHONE 480.497.5825 • FAX 480.497.5807
 www.wrighteng.com

PROJECT: TITLE

SCOTTSDALE, ARIZONA
SILVERSTIBE PARCEL G
74TH ST AND PINNACLE PEAK RD.
PHOTOMETRIC ANALYSIS

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	10/17/17	SUBMITTAL

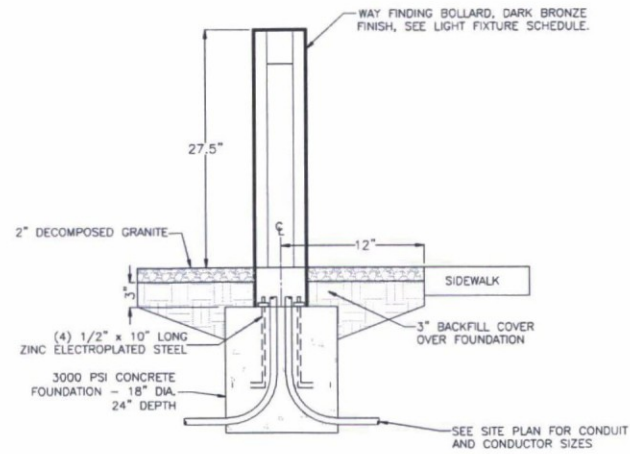


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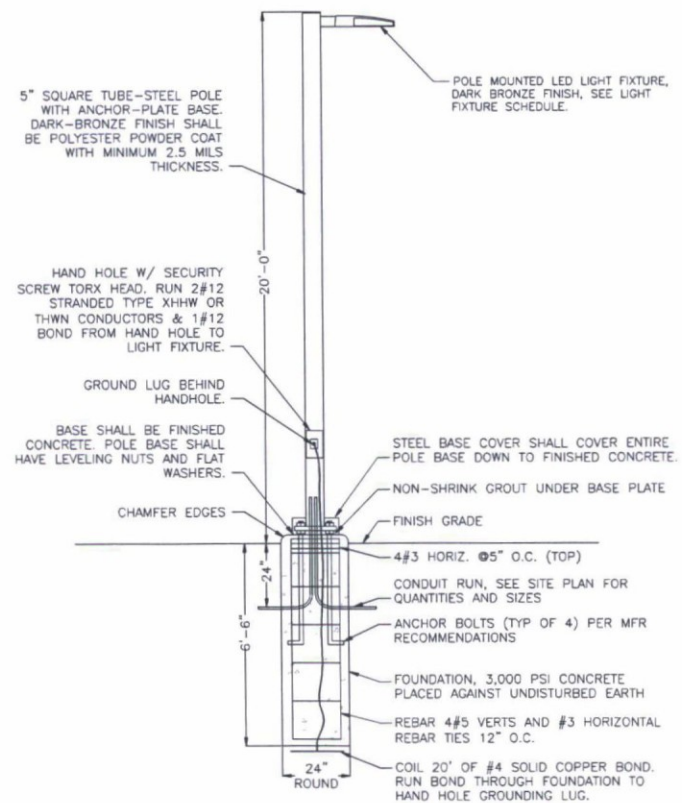
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 OF 3

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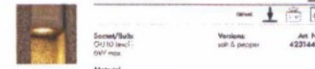
1 BOLLARD LIGHT DETAIL 'B'
NO SCALE



2 AREA LIGHT DETAIL 'A'
NO SCALE



ARROCK SLOT GU10



SLV Lighting North America, Inc.

5731 Benjamin Center Drive - Tampa, FL 33634
Main Line: (813) 348-1100 - Fax Line: (813) 348-1107 - www.svlighting.com

FINISH TO BE
DARK BRONZE

SOLID STATE AREA LIGHTING
RAZAR SERIES-LED
SPECIFICATIONS

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance $\pm .002''$) to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ELECTRICAL HOUSING w/ INTEGRATED ARM
Heavy cast low copper aluminum (A356 alloy <math><0.2\%</math> copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLED® OPTICS
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one panel, or group of panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVER(S)
Constant current electronic with a power factor of > .90 and a minimum operating temperature of -40°F. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50/60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaires supplied with 20KV surge protector for field accessible installation.)

LED EMITTERS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

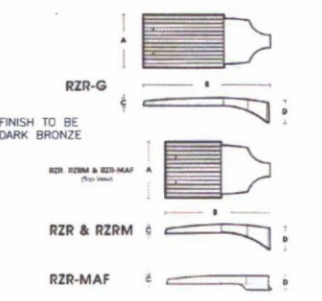
FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

MAST ARM FITTER/ELECTRICAL HOUSING
Replaces standard Electrical Housing. Fits standard 2 3/8" O.D. horizontal tenon. Two (2) straps with two (2) bolts each encircle the lower half of the tenon. Upper half of the tenon rests on self-centering steps that position the angle of the luminaire at 0°, +1.5°, +1.5° or +3° up from the horizontal. All hardware is stainless steel.

PROJECT NAME: _____
PROJECT TYPE: _____



RAZAR
(MODELS: RZRM, RZR, RZR-G & RZR-MAP) PATENT PENDING



FIXTURE	A	B	C	D
RZR-G	18"	24.5"	3"	7"
RZR	14.75"	20.25"	2.75"	6.5"
RZRM	11.5"	22"	3.5"	6.25"
RZR-MAP	18"	20.25"	3.5"	6"

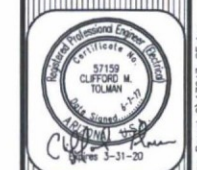
FINISH TO BE
DARK BRONZE

17047
DESIGN BY: DJE
DRAWN BY: DJE
CHECKED BY: CMT



PROJECT: TITLE:
SCOTTSDALE, ARIZONA
SILVERSTIBE PARCEL G
74TH ST AND PINNACLE PEAK RD
LIGHTING SPECIFICATIONS

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	10/7/17	SUBMITTAL



DRAWING NO:
PH2.1
OF 3

ARIZONA BLUE STAKE
CALL THE WORKING DAYS
BEFORE YOU BID
D1

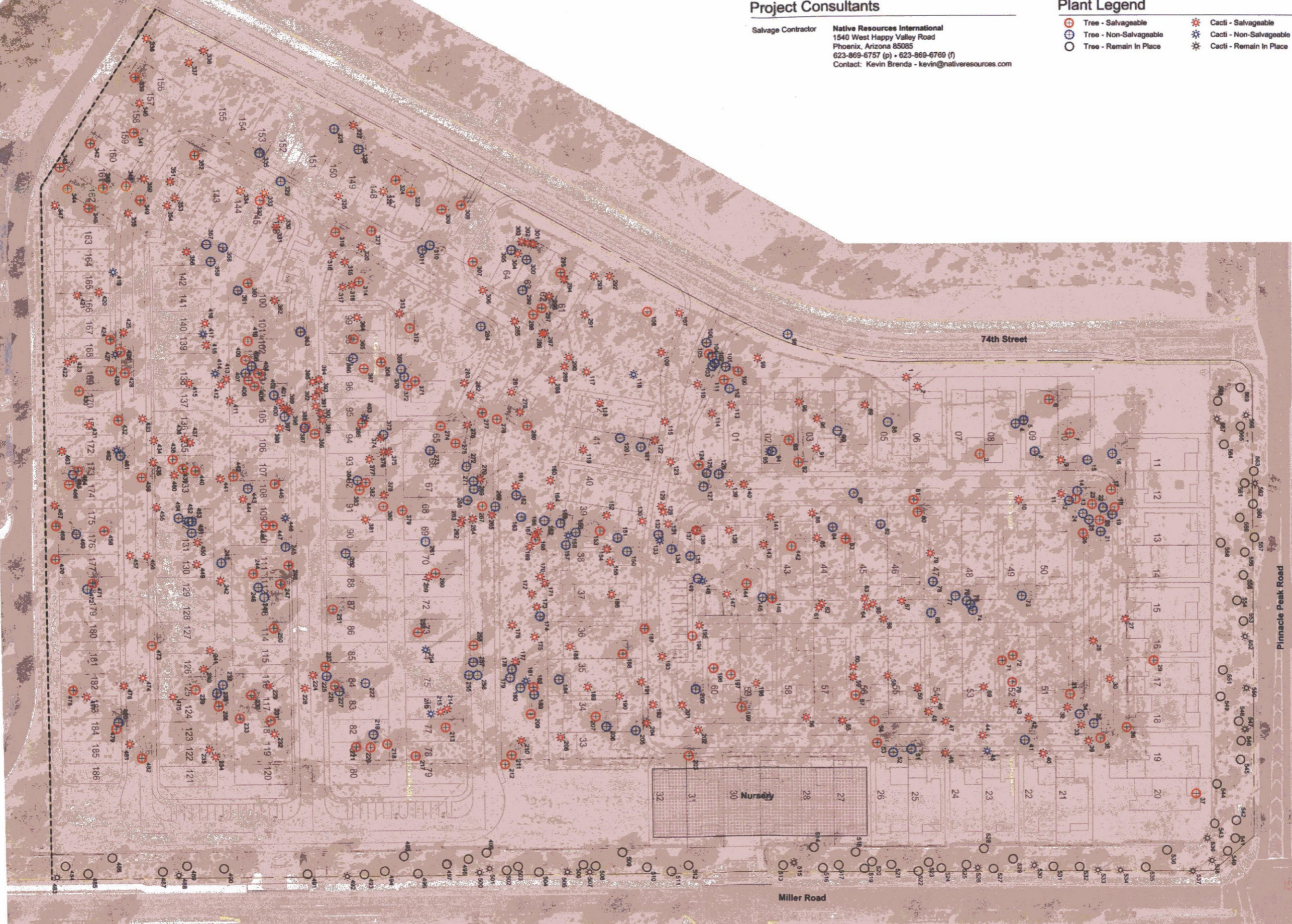
C:\017\17047-Silverstibe Parcel\017047-SE.dwg

Project Consultants

Salvage Contractor: Native Resources International
 1540 West Happy Valley Road
 Phoenix, Arizona 85085
 623-869-6757 (p) • 623-869-6769 (f)
 Contact: Kevin Brenda - kevin@nativeresources.com

Plant Legend

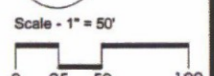
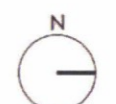
- ⊕ Tree - Salvageable
- ⊕ Tree - Non-Salvageable
- Tree - Remain In Place
- ⊕ Cacti - Salvageable
- ⊕ Cacti - Non-Salvageable
- ⊕ Cacti - Remain In Place



Native Resources Intl.
 1540 W Happy Valley Rd.
 Phoenix, AZ 85085
 Phone (623) 869-6757
 Fax (623) 869-6769

Silverstone - Parcel G
 23233 N. 74th Street
 Scottsdale, Arizona
 Native Plant Inventory

DATE:	5/23/2017
REVISION:	
SCALE:	1" = 50'
CHECKED:	
DRAWN:	KB
SHEET:	1 OF 1

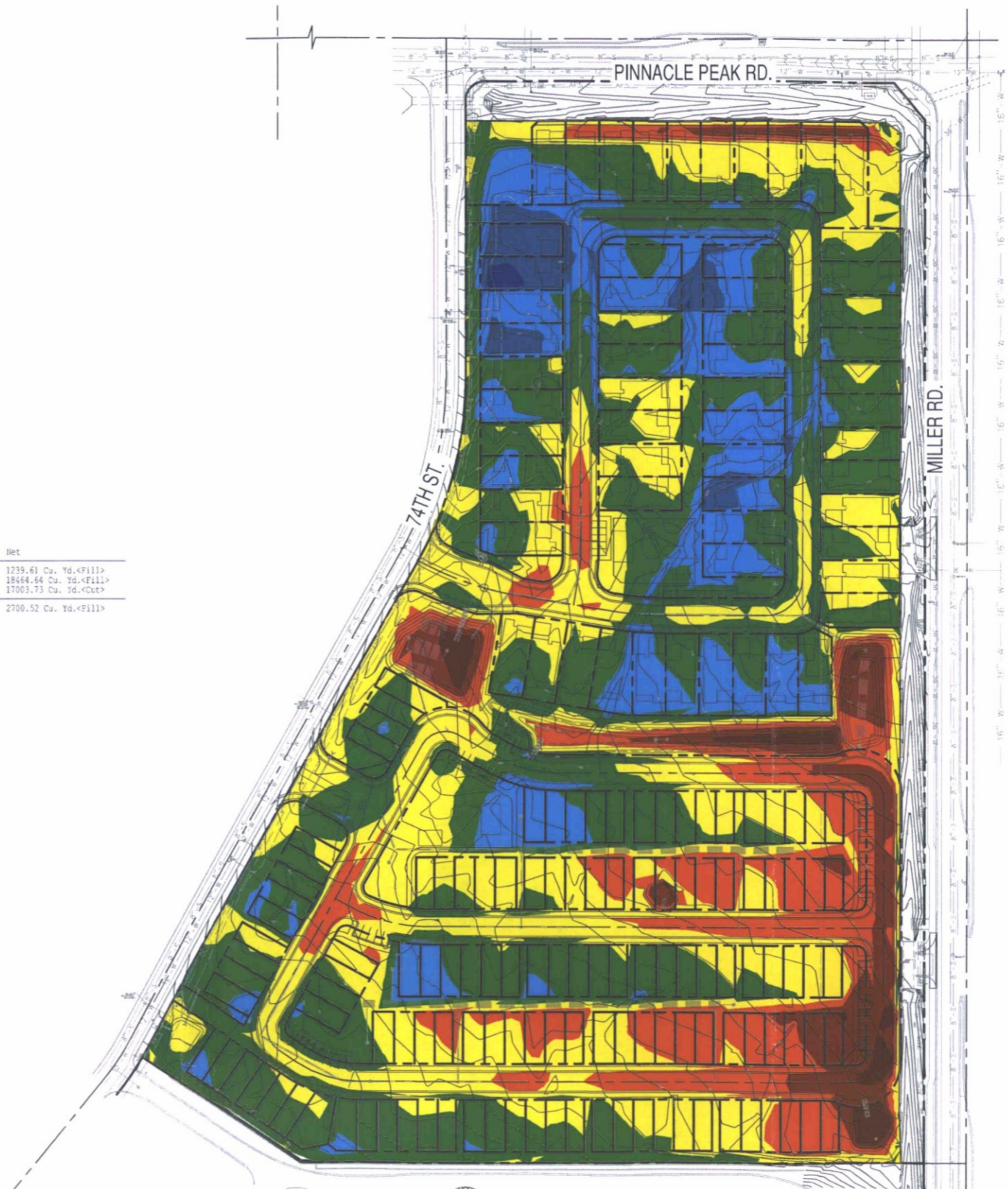


CUT AND FILL SITE PLAN
SILVERSTONE PARCEL G - NORTH
SWC PINNACLE PEAK RD. AND MILLER RD.

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-8.882	-6.000	Dark Brown
2	-6.000	-4.000	Brown
3	-4.000	-2.000	Red
4	-2.000	0.000	Yellow
5	0.000	2.000	Green
6	2.000	4.000	Light Blue
7	4.000	6.000	Blue
8	6.000	7.250	Dark Blue

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Cut and Fill	1.000	1.190	956340.84 Sq. Ft.	31627.55 Cu. Yd.	32867.16 Cu. Yd.	1239.61 Cu. Yd.<Fill>
North	1.000	1.190	417892.13 Sq. Ft.	5484.63 Cu. Yd.	23948.67 Cu. Yd.	18464.04 Cu. Yd.<Fill>
South	1.000	1.190	508554.75 Sq. Ft.	25727.98 Cu. Yd.	8724.26 Cu. Yd.	17003.73 Cu. Yd.<Cut>
Totals			1882787.72 Sq. Ft.	62839.56 Cu. Yd.	65540.09 Cu. Yd.	2700.52 Cu. Yd.<Fill>



**SUSTAINABILITY
ENGINEERING
GROUP**

SEG

8280 E GELDING DR #101, SCOTTSDALE, ARIZONA 85260
WWW.AZSEEG.COM TEL. 480.988.7226



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

DRAWN: POUNDS
DESIGNED: POUNDS
CHECKED: COUNSELL
PROJ. MGR: FAKIH

DATE: 06/01/17
ISSUED FOR: PRELIM. PLAT

REVISION NO.	DATE

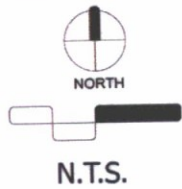
JOB NO. 170101

SHEET TITLE: CUT AND FILL SITE PLAN

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

Call at least two full working days before construction.
THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE ADVISED TO BE USED IN CONSULTATION WITH A SET OF PROFESSIONAL ENGINEERS TO BE SUPPLIED BY OWNER. THEY MUST BE USED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REGULATIONS. THE SET INCLUDES THE PLANS, SPECIFICATIONS AND NOTES. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS ON THE GROUND. THE FAILURE OF THE CONTRACTOR TO VERIFY THE EXISTING CONDITIONS SHALL BE AT HIS OWN RISK.

ARIZONA 811



Harrington Planning + Design
landscape architecture environmental planning urban design

CONTEXT AERIAL MAP

SILVERSTONE - PARCEL G
K-Hovnanian Homes PP 0.1

Existing Site Photos - location 1



Existing Site Photos - location 1



Existing Site Photos - location 2





Existing Site Photos - location 3





























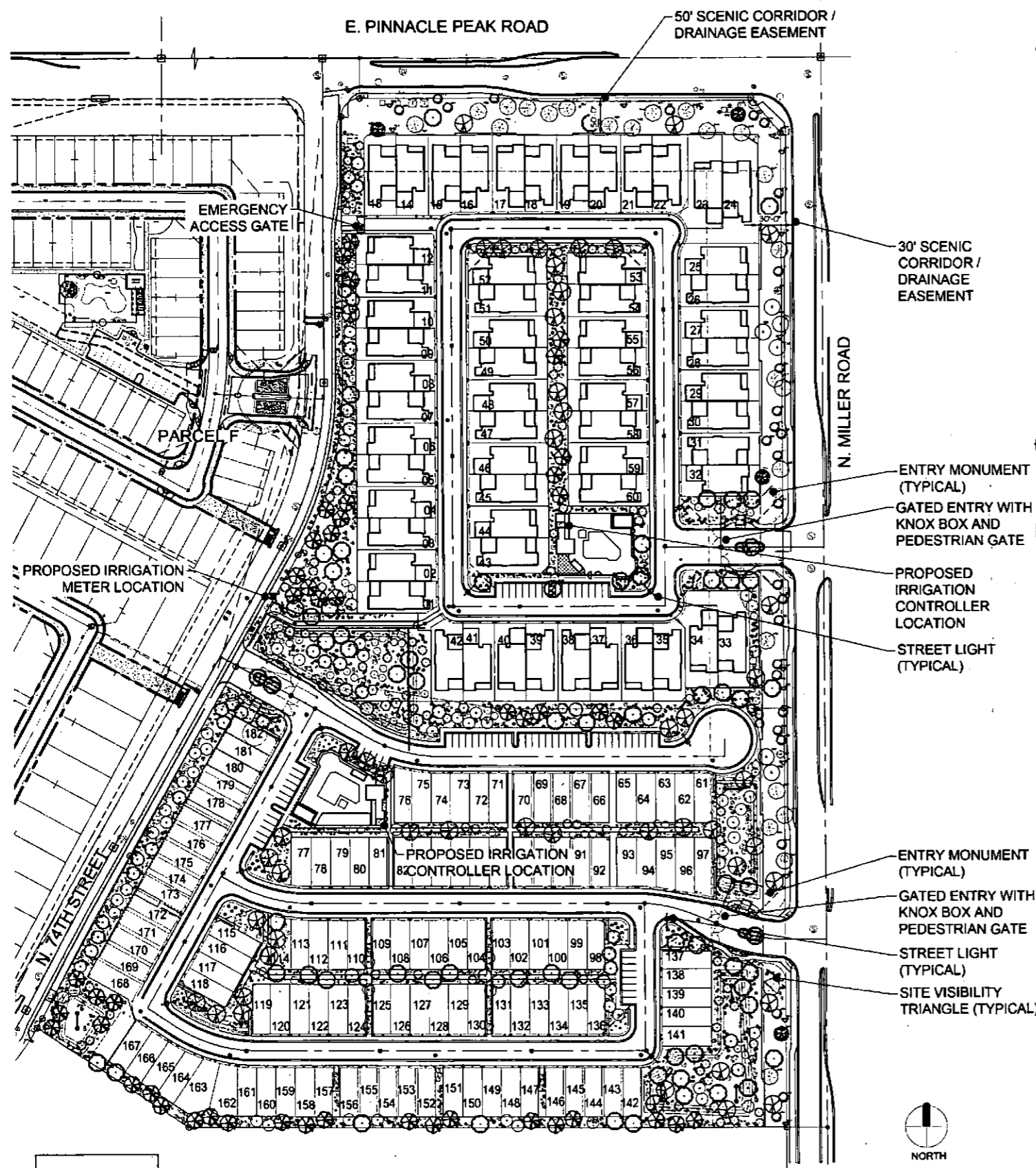


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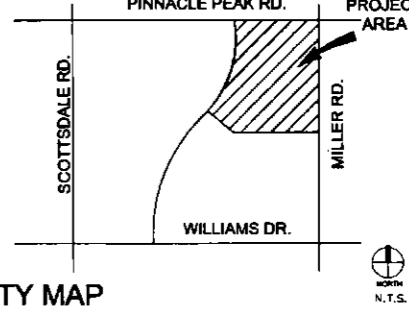
W 10





PLANTING MATERIAL LEGEND

SALV. TREES/CACTI	SIZE	NOTES	QTY
<i>Olneya tesota</i> Desert Ironwood Caliper Size:			4
<i>Parkinsonia florida</i> Blue Palo Verde Caliper Size:			25
<i>Parkinsonia microphyllum</i> Foothills Palo Verde Caliper Size:			28
<i>Prosopis velutina</i> Velvet Mesquite Caliper Size:			7
<i>Fouquieria splendens</i> Octobitto Caliper Size:			2
<i>Carnegiea gigantea</i> Saguaro Caliper Size:			13
<i>Ferocactus</i> spp. Barrel Cactus Caliper Size:			4
TREES			
<i>Acacia greggii</i> Catclaw Acacia Caliper Size:	15 Gal		7
<i>Olneya tesota</i> Desert Ironwood Caliper Size:	24" Box		50
<i>Parkinsonia florida</i> Blue Palo Verde Caliper Size:	24" Box		42
<i>Parkinsonia microphyllum</i> Foothills Palo Verde Caliper Size:	24" Box		41
<i>Prosopis velutina</i> Velvet Mesquite Caliper Size:	15 Gal		71
<i>Bauhinia lunarioides</i> Anacho Orchid Tree Caliper Size:	24" Box		70
Mexican Bird of Paradise <i>Caesalpinia mexicana</i> Caliper Size:	15 Gal		72
Desert Willow <i>Chilopsis linearis</i> "AZT Desert Amethyst" Caliper Size:	24" Box		77
SHRUBS			
<i>Ambrosia ambrosioides</i> Canyon Ragweed	5 Gallon	Can Full *ADWR	259
<i>Ambrosia deltoidea</i> Triangle Leaf Bursage	5 Gallon	Can Full *ADWR	99
<i>Calliandra eriophylla</i> Fairy Duster	5 Gallon	Can Full *ADWR	216
<i>Ericameria laricifolia</i> Turpentine Bush	5 Gallon	Can Full *ADWR	139
<i>Enceliafarinosa</i> Brittlebush	5 Gallon	Can Full *ADWR	62
<i>Hyptis emoryi</i> Desert Lavender	5 Gallon	Can Full *ADWR	167
<i>Justica californica</i> Chuparrosa	5 Gallon	Can Full *ADWR	492
<i>Larrea tridentata</i> Creosote	5 Gallon	Can Full *ADWR	207
<i>Simmondsia chinensis</i> Jojoba	5 Gallon	Can Full *ADWR	218
<i>Sphaeralcea ambigua</i> Globemallow	1 Gallon	Can Full *ADWR	461
<i>Viguiera deltoidea</i> Goldeneye	5 Gallon	Can Full *ADWR	434
VINES / ACCENTS			
<i>Agave geminiflora</i> Twin Flowered Agave	5 Gallon	Can Full *ADWR	312
<i>BOUTELOUA CURTIPENDULA</i> Side-Oats Grama	1 Gallon	Can Full *ADWR	76
GROUNDCOVERS			
<i>Lantana camara</i> "New Gold" New Gold Lantana	1 Gallon	Can Full *ADWR	72



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.

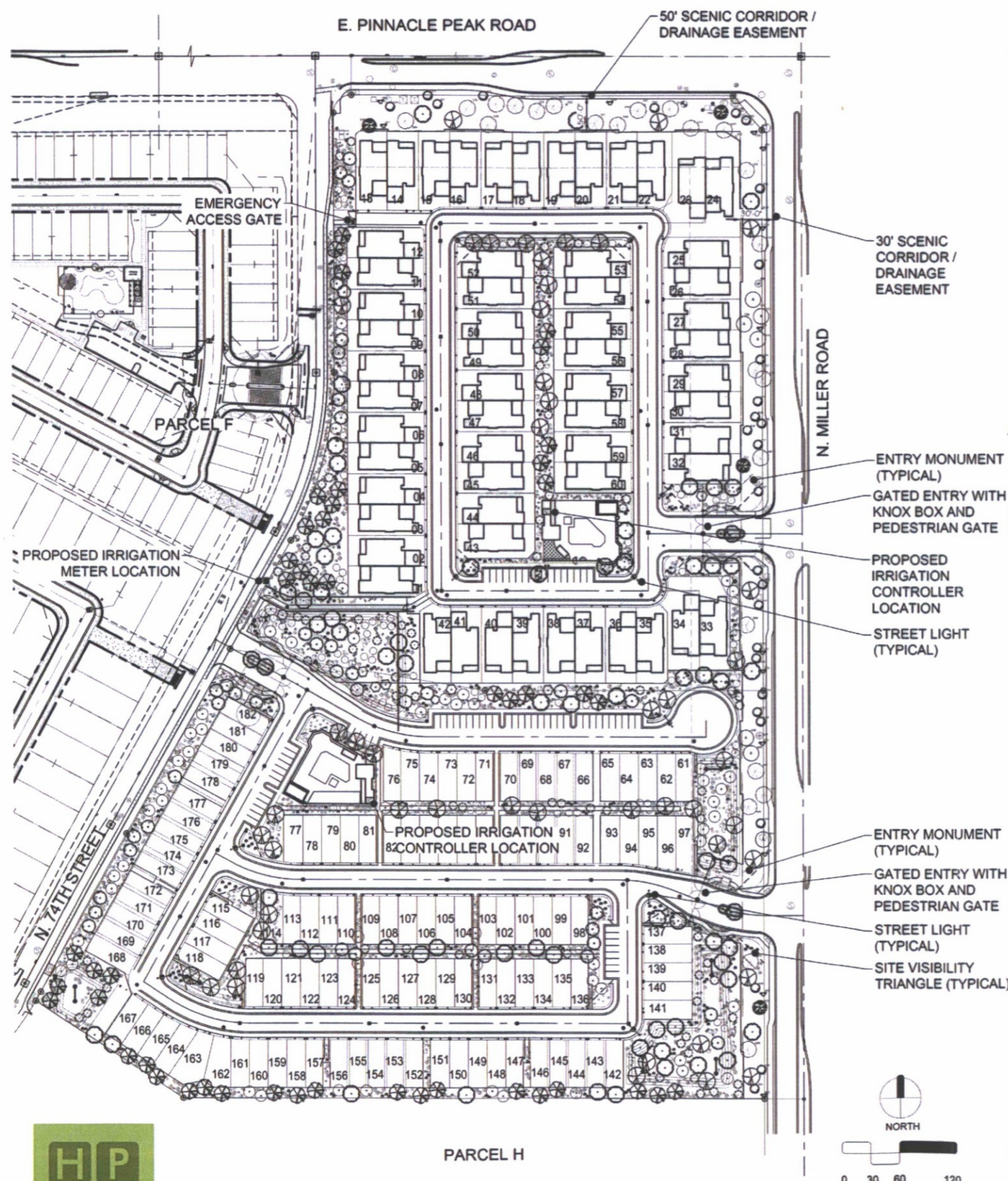
As with any new development, roadway scarring and infrastructure improvements will leave behind some disturbed areas that must be addressed. There are existing scenic corridors located along Pinnacle Peak and Miller Roads with existing vegetation that will remain in place. The best of the salvageable 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.

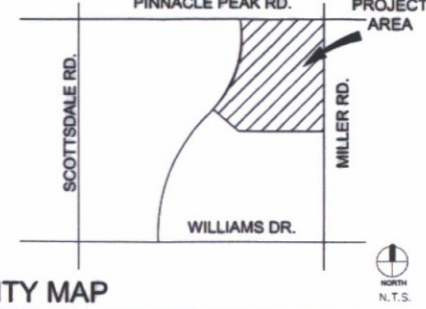
Note: Understory plants are drawn to scale and will be visible at larger scale during the permitting design phase.





PLANTING MATERIAL LEGEND

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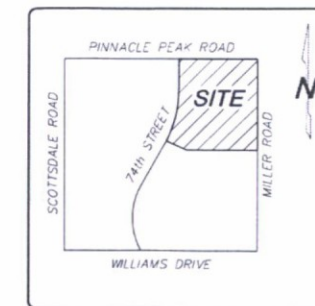
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AL.T.A. / N.S.P.S. LAND TITLE SURVEY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
NOT TO SCALE

SURVEY NOTES

1. This survey and the description used are based on a Third Amended Commitment for Title Insurance issued by Landmark Title Assurance Agency of Arizona LLC, issuing agent for First American Title Insurance Company, Order Number 06177501-128-V60, dated March 7, 2017, Amendment dated March 10, 2017.
2. BASIS OF BEARING: The monument line of Scottsdale Road, also being the West line of the Northwest quarter of Section 14, using a bearing of North 00 degrees 00 minutes 24 seconds East, per the Map Of Dedication And Parcel Map For Silverstone At Pinnacle Peak, recorded in Book 883, Page 17, M.C.R.
3. The Boundary information shown on this survey is based on a prior survey prepared by Alliance Land Surveying, LLC, dated August 25, 2015, recorded in Book 1240, Page, 28, M.C.R. The centerline and section monuments were not re-measured and are shown based on the prior survey. The Property corners for the subject property have been set/verified and exist in the ground as shown on this survey.
4. The utility information shown is limited to visible above ground evidence. This survey makes no attempt to depict any underground utilities and there is no guarantee or warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "BLUE STAKE" at (602)263-1100 for the precise location and extent of all utilities in the area.
5. This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).

SITE INFORMATION

No buildings existing on the surveyed property.

A.P.N.: 212-03-599

LAND AREA:
23.729 ACRES - 1,033,641 SQ. FT.

STRIPED PARKING SPACE TABULATION:
There are no striped parking spaces on the subject property.

REFERENCE DOCUMENTS

- (R) M.O.D. PER BOOK 883, PAGE 17, M.C.R.
(R1) R.O.S. PER BOOK 1095, PAGE 40, M.C.R.
(R2) R.O.S. PER BOOK 1013, PAGE 18, M.C.R.
(R3) R.O.S. PER BOOK 1208, PAGE 29, M.C.R.
(R4) R.O.S. PER BOOK 1240, PAGE 28, M.C.R.
(R5) DOCUMENT NO. 2007-1261392, M.C.R.
(R6) DOCUMENT NO. 2009-0694296, M.C.R.
(R7) DOCUMENT NO. 2009-0694307, M.C.R.
(R8) DOCUMENT NO. 2009-0694311, M.C.R.
(R9) DOCUMENT NO. 2009-0724792, M.C.R.

SCHEDULE "B" ITEMS

- 5 EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, including but not limited to any recitals creating liabilities, obligations or party walls, omitting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or national origin set forth on plat. Recorded in Book 883 of Maps Page 17
(PLOTTABLE MATTERS SHOWN HEREON)
- 6 RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, including but not limited to any recitals creating easements or party walls, omitting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or national origin contained in instrument: Recorded in Document No. 2006-1608074; and Document No. 2016-0528943
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- 7 EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Document No. 2007-1261392 Purpose public access
(PLOTTABLE MATTERS SHOWN HEREON)
- 8 EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Document No. 2009-0694296 Purpose underground water pipes and appurtenant facilities
(PLOTTABLE MATTERS SHOWN HEREON)
- 9 EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Document No. 2009-0694307 Purpose underground water lines
(PLOTTABLE MATTERS SHOWN HEREON)
- 10 EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Document No. 2009-0694311 Purpose public access
(PLOTTABLE MATTERS SHOWN HEREON)
- 11 EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Document No. 2009-0724792 Purpose public access
(PLOTTABLE MATTERS SHOWN HEREON)
- 12 AGREEMENT according to the terms and conditions contained therein: Purpose Public art Dated September 28, 2009 Recorded October 19, 2009 Document No. 2009-0965527
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- 13 AGREEMENT according to the terms and conditions contained therein: Purpose Waiver of claims for diminution in value of property Recorded July 01, 2015 Document No. 2015-0477007
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)

PARCEL 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.

CERTIFICATION

TO:
K. Hovnanian Great Western Homes, LLC, an Arizona limited liability company; Silverstone Development, Inc., an Arizona corporation; Landmark Title Assurance Agency of Arizona LLC; and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 8, 9, and 14 of Table A thereof. The fieldwork was completed on November 11, 2016.

March 13, 2017
G. Bryan Goetzenberger
R.L.S. 31020



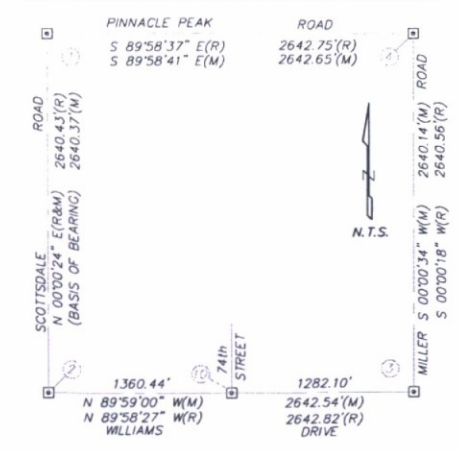
9-PP-2017
10/13/17

ALTA / N.S.P.S. LAND TITLE SURVEY
74TH ST. & PINNACLE PEAK RD, SCOTTSDALE, AZ

ALLIANCE
LAND SURVEYING LLC

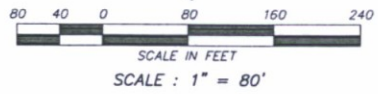
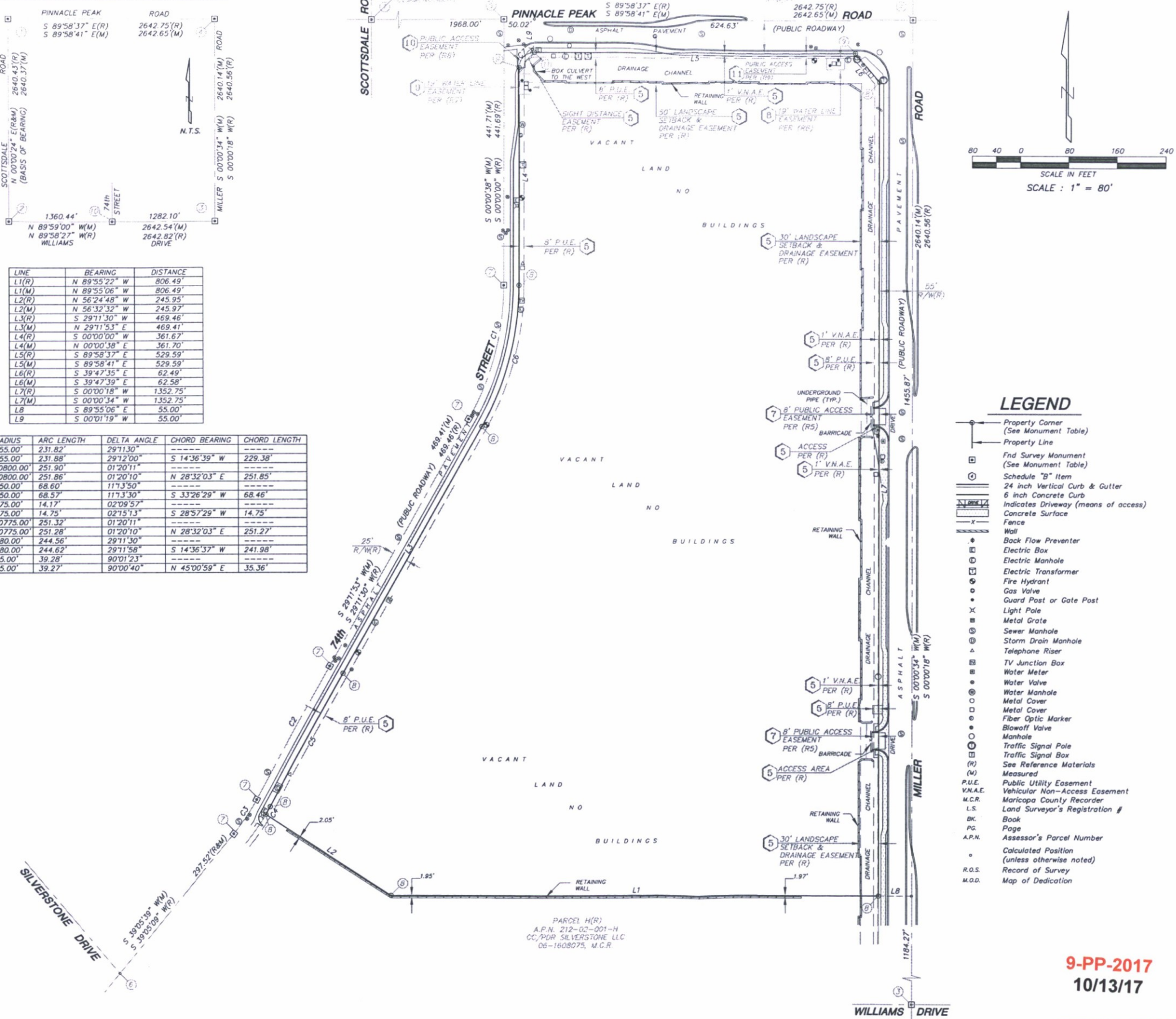
7900 N. 70th AVENUE, SUITE 104
GLENDALE, AZ 85303 Phone: (623) 972-2200
contactus@azsala.com
www.alliancelandsurveying.com

NW. 1/4, SEC. 14, T4N, R4E



LINE	BEARING	DISTANCE
L1(R)	N 89°55'22" W	806.49'
L1(M)	N 89°55'06" W	806.49'
L2(R)	N 56°24'48" W	245.95'
L2(M)	N 56°32'32" W	245.97'
L3(R)	S 29°11'30" W	469.46'
L3(M)	N 29°11'53" E	469.41'
L4(R)	S 00°00'00" W	361.67'
L4(M)	N 00°00'38" E	361.70'
L5(R)	S 89°58'37" E	529.59'
L5(M)	S 89°58'41" E	529.59'
L6(R)	S 39°47'35" E	62.49'
L6(M)	S 39°47'39" E	62.58'
L7(R)	S 00°00'18" W	1352.75'
L7(M)	S 00°00'34" W	1352.75'
L8	S 89°55'06" E	55.00'
L9	S 00°01'19" W	55.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(R)	455.00'	231.82'	29°11'30"	---	---
C1(M)	455.00'	231.88'	29°12'00"	S 14°36'39" W	229.38'
C2(R)	10800.00'	251.90'	01°20'11"	---	---
C2(M)	10800.00'	251.86'	01°20'10"	N 28°32'03" E	251.85'
C3(R)	350.00'	68.60'	11°13'50"	---	---
C3(M)	350.00'	68.57'	11°13'30"	S 33°26'29" W	68.46'
C4(R)	375.00'	14.17'	02°09'57"	---	---
C4(M)	375.00'	14.75'	02°15'13"	S 28°57'29" W	14.75'
C5(R)	10775.00'	251.32'	01°20'11"	---	---
C5(M)	10775.00'	251.28'	01°20'10"	N 28°32'03" E	251.27'
C6(R)	480.00'	244.56'	29°11'30"	---	---
C6(M)	480.00'	244.62'	29°11'58"	S 14°36'37" W	241.98'
C7(R)	25.00'	39.28'	90°01'23"	---	---
C7(M)	25.00'	39.27'	90°00'40"	N 45°00'59" E	35.36'



- ### LEGEND
- Property Corner (See Monument Table)
 - Property Line
 - Fnd Survey Monument (See Monument Table)
 - ▬ Schedule "B" Item
 - ▬ 24 inch Vertical Curb & Gutter
 - ▬ 6 inch Concrete Curb
 - ▬ Indicates Driveway (means of access)
 - ▬ Concrete Surface
 - Fence
 - Wall
 - Back Flow Preventer
 - Electric Box
 - Electric Manhole
 - Electric Transformer
 - Fire Hydrant
 - Gas Valve
 - Guard Post or Gate Post
 - Light Pole
 - Metal Grate
 - Sewer Manhole
 - Storm Drain Manhole
 - Telephone Riser
 - TV Junction Box
 - Water Meter
 - Water Valve
 - Water Manhole
 - Metal Cover
 - Metal Cover
 - Fiber Optic Marker
 - Blowoff Valve
 - Manhole
 - Traffic Signal Pole
 - Traffic Signal Box
 - (R) See Reference Materials
 - (M) Measured
 - P.U.E. Public Utility Easement
 - V.N.A.E. Vehicular Non-Access Easement
 - M.C.R. Maricopa County Recorder
 - L.S. Land Surveyor's Registration #
 - BK. Book
 - PG. Page
 - A.P.N. Assessor's Parcel Number
 - Calculated Position (unless otherwise noted)
 - R.O.S. Record of Survey
 - M.O.D. Map of Dedication

MONUMENT TABLE	
①	NW COR. SEC. 14 - NO MONUMENT FND - CALCULATED POSITION PER (R4)
②	W. 1/4 COR. SEC. 14 - NO MONUMENT FND OR SET - CALC'D POSITION PER R.O.S. BK. 1095, PG. 40, M.C.R. & AS SHOWN ON R.O.S. BK. 1208, PG. 29, M.C.R.
③	FND BRASS CAP IN HANDHOLE - POSITION CORRESPONDS WITH THE CEN. OF SEC. 14 AS SHOWN ON BK. 1019, PG. 41 - THE MONUMENT'S POSITION IS N 25°08'37" W 0.47' FROM THE CALCULATED CEN. OF SEC. 14 AS SHOWN ON BK. 883, PG. 17, M.C.R.
④	N. 1/4 COR. SEC. 14 - FND CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE
⑤	FND CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE
⑥	NO MONUMENT FND OR SET - CALCULATED POSITION PER BK. 883, PG. 17, M.C.R.
⑦	FND BRASS CAP FLUSH L.S. 31587 PER R.O.S. BK. 1240, PG. 28, M.C.R.
⑧	FND 1/2" REBAR W/CAP L.S. 31020 PER R.O.S. BK. 1240, PG. 28, M.C.R.
⑨	FND PK NAIL & WASHER L.S. 31020 PER R.O.S. BK. 1240, PG. 28, M.C.R.
⑩	FND BRASS CAP FLUSH
⑪	FND 1/2" REBAR W/CAP L.S. 31020 PER R.O.S. BK. 1240, PG. 28, M.C.R.



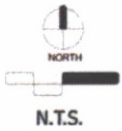
ALTA / N.S.P.S. LAND TITLE SURVEY
74TH ST. & PINNACLE PEAK RD., SCOTTSDALE, AZ

ALLIANCE
LAND SURVEYING LLC

7000 N. 70th AVENUE, SUITE 104
GLENDALE, AZ 85303

Phone: (623) 972-2200
contact@alliance.com
www.alliancelandsurveying.com

9-PP-2017
10/13/17

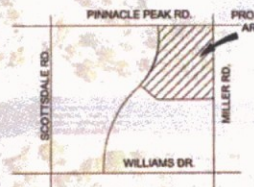


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CONTEXT AERIAL MAP
 SILVERSTONE - PARCEL G
 K-Hovnanian Homes PP 0.1

Silverstone Parcel G At Pinnacle Peak

Silverstone Site Data		
Gross Area	1,033,098 SF	23.716 AC
Open Space Area	215,989 SF	4.96 AC
APN / Zoning	212-03-599	R-5
Total Lot Area	497,271 SF	11.416 AC
Lot Mix	42'-6" X 107'	60 DU
	43'-6" X 107'	
	23'-6" X 67'	
	26'-0" X 67'	
Density	27'-6" X 67'	186 DU
		7.84 DU / AC



VICINITY MAP

OWNER CONTACT

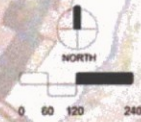
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CHUCK CHEROKEE
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CCHEROKEE@KHH.COM

LANDSCAPE ARCHITECT

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PROJECT INFORMATION

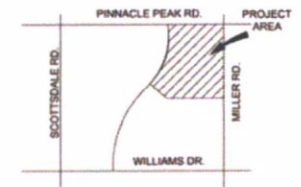
SILVERSTONE - PARCEL G
ZONING: R-5
PROJECT NO. 95-PA-2017



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



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VICINITY MAP

OWNER CONTACT

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 JACOB@HARRINGTONPLANNINGDESIGN.COM

OPEN SPACE LEGEND PER ORD. 3651

- OPEN SPACE AREA
- LOT AREA

OPEN SPACE CALCULATIONS

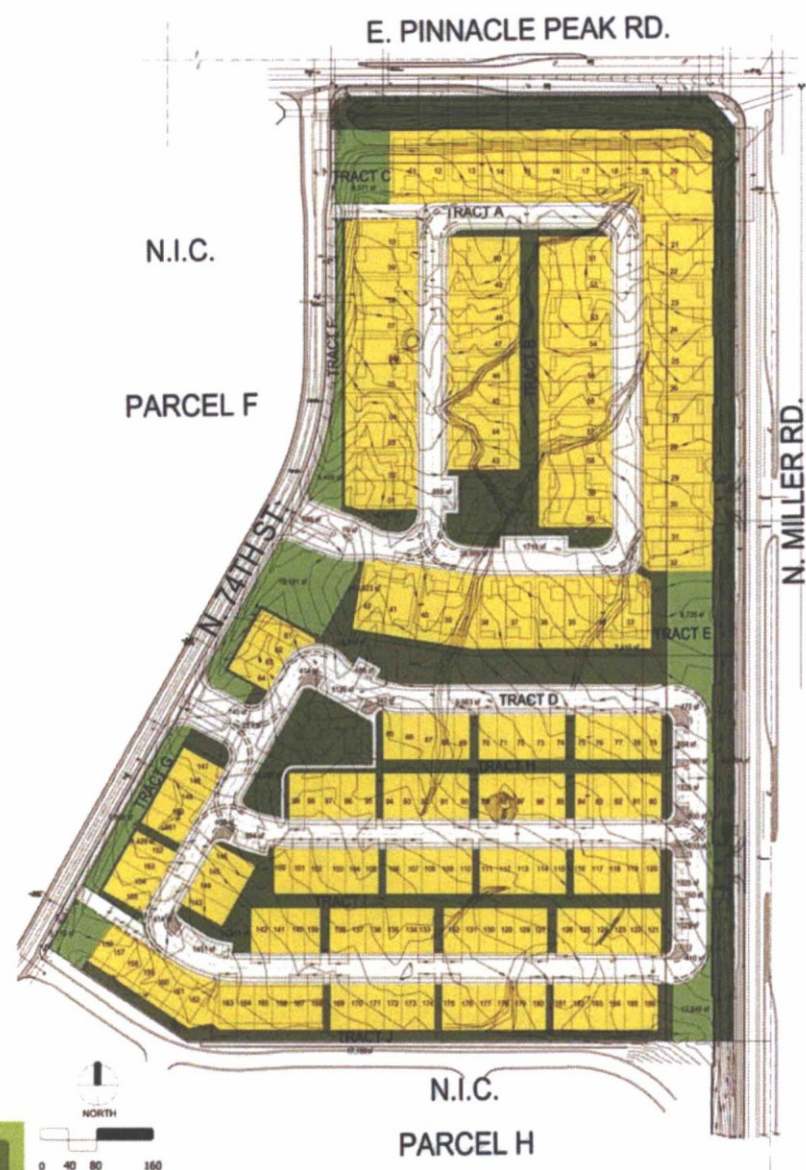
FRONTAGE OPEN SPACE	2127 SF (0.05 AC)	2127 SF (0.05 AC) TOTAL
REQUIRED	71,276 SF (1.84 AC)	
PROVIDED	72,319 SF (1.84 AC)	
COMMON AREA OPEN SPACE	207 SF (0.01 AC)	207 SF (0.01 AC)
REQUIRED	207 SF (0.01 AC)	
PROVIDED	208,872 SF (5.83 AC)	
PARKING AREA LANDSCAPE	1588 SF	15% OF PARKING AREA = 14,880 SF
REQUIRED	1588 SF	
PROVIDED	1678 SF	

PROJECT INFORMATION

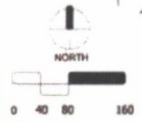
SILVERSTONE - PARCEL G NORTH
 PROJECT NO. 95-PA-2017
 ZONING: R-5

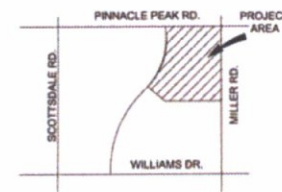
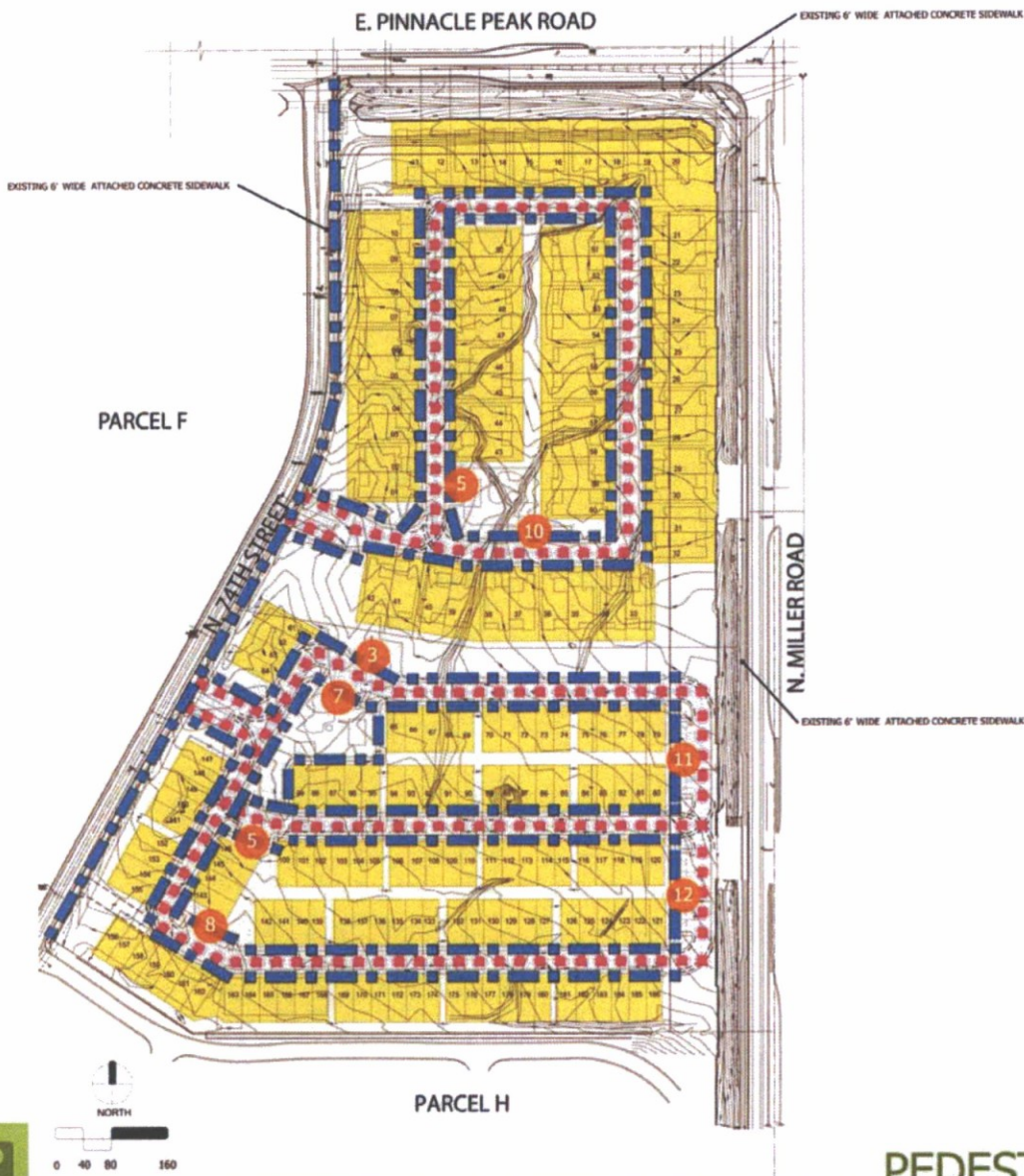
OPEN SPACE PLAN

SILVERSTONE - PARCEL G
 K-Hovnanian Homes



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VICINITY MAP

OWNER CONTACT

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 CCH@KHH.MARKETING.COM

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 (480) 250-6716
 JHARR@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

11

15 PARKING STALLS (18' X 10') IN 60 LOT AREA
 46 PARKING STALLS (18' X 10') IN 126 LOT AREA
 61 PARKING STALLS (18' X 10') IN TOTAL LOT AREA

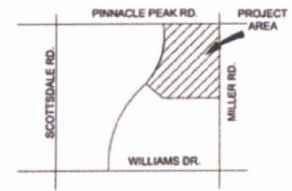
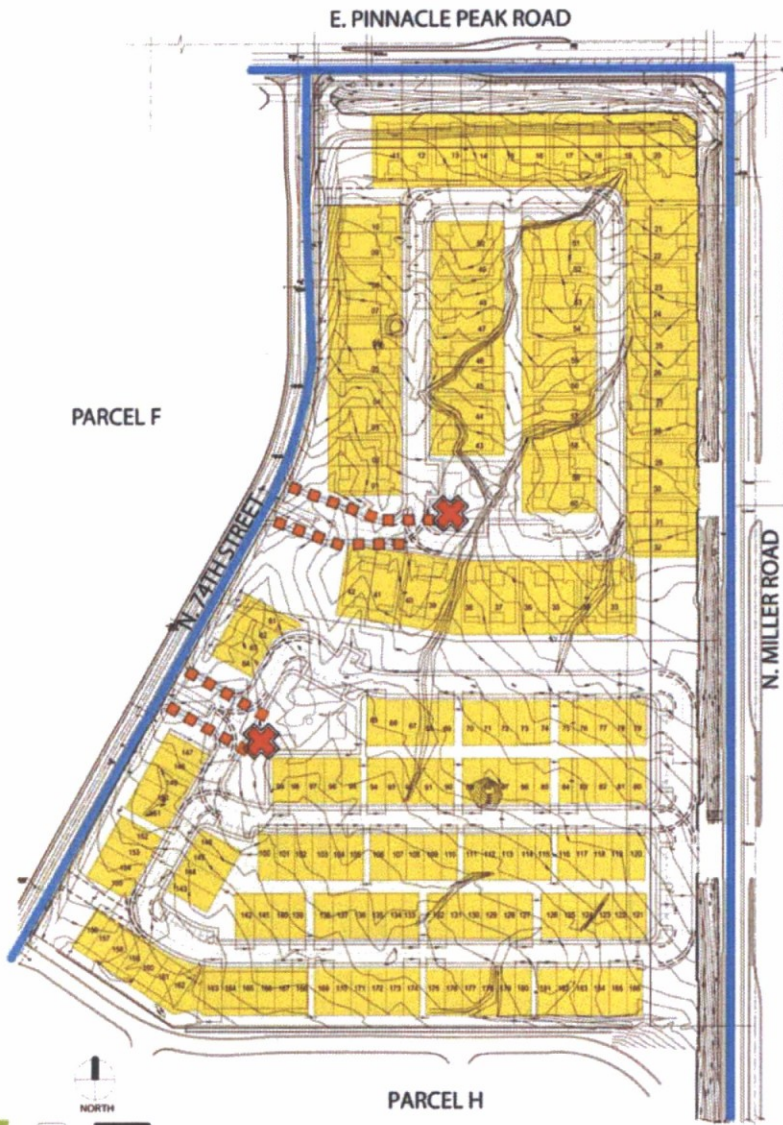
PROJECT INFORMATION

SILVERSTONE - PARCEL G NORTH
 PROJECT NO. 95-PA-2017
 ZONING: R-5

PEDESTRIAN & VEHICLE / PARKING PLAN

SILVERSTONE - PARCEL G
 K-Hovnanian Homes





VICINITY MAP

OWNER CONTACT

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CIRCULATION LEGEND

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

PROJECT INFORMATION

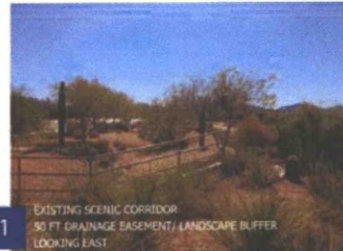
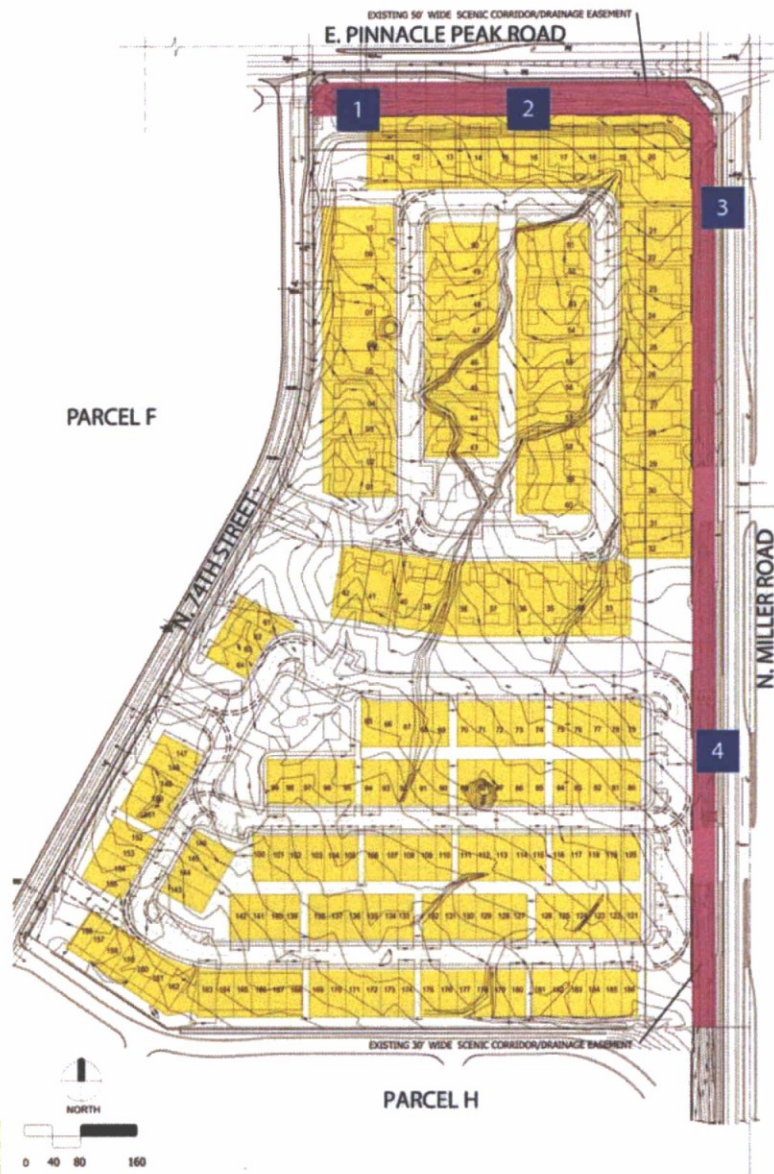
SILVERSTONE - PARCEL G NORTH
 PROJECT NO. 95-PA-2017
 ZONING: R-5



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BICYCLE & TRAIL PLAN

SILVERSTONE - PARCEL G
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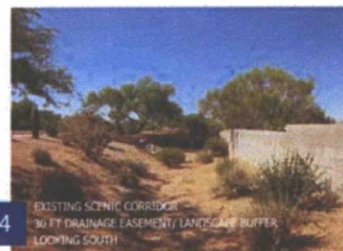
1 EXISTING SCENIC CORRIDOR
50 FT DRAINAGE EASEMENT/ LANDSCAPE BUFFER
LOOKING EAST



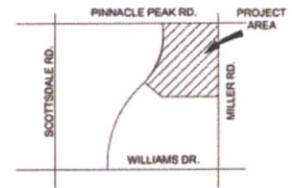
2 EXISTING SCENIC CORRIDOR
50 FT DRAINAGE EASEMENT/ LANDSCAPE BUFFER
LOOKING EAST



3 EXISTING SCENIC CORRIDOR
30 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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LANDSCAPE ARCHITECT

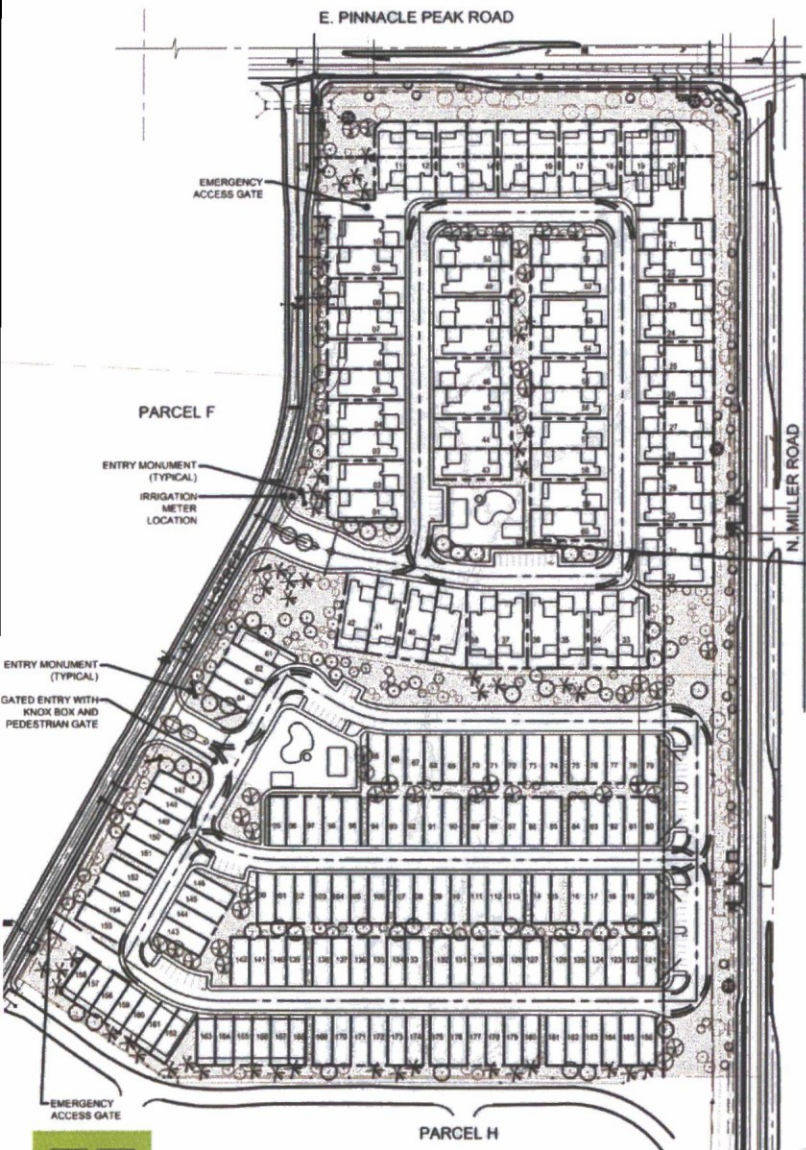
HARRINGTON PLANNING + DESIGN INC
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SCENIC CORRIDOR LEGEND

- 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
- UTILIZE SALVAGED OCCOTILLO AND SAGUARO CACTI

PROJECT INFORMATION

SILVERSTONE - PARCEL G NORTH
PROJECT NO. 95-PA-2017
ZONING: R-5



PLANT SIZES (PER ANA STANDARDS)

TREES	MIN CAL. SIZE-SINGLE	MIN CAL. SIZE-AR. TI
15 GAL	7.5	.50
24" BOX	1.50	1.00
30" BOX	2.00	1.50
36" BOX	2.50	2.00
42" BOX	3.00	2.50
48" BOX	3.50	3.00
54" BOX	4.00	3.50

FIFTY PERCENT OF TREES SHALL BE MATURE SIZE SEE SECTION 10 501.B. ZONING ORDINANCE FOR SIZE REQUIREMENTS.

LANDSCAPE LEGEND

- EXISTING TREES / VEGETATION TO REMAIN IN PLACE - SEE SALVAGE AND INVENTORY PLAN
- NEW TREES / EMPHASIZED VEGETATION - SEE BELOW
- NEW UNDERSTORY VEGETATION - SEE BELOW

LANDSCAPE PLANT MATERIAL

BOTANICAL NAME / COMMON NAME

- TREES**
- Acacia greggii* / Callifera Acacia
 - Croton leucos* / Desert Ironwood
 - Cercocarpus betuloides* / Blue Palo Verde
 - Cercocarpus mangroveanus* / Foothills Palo Verde
 - Prosopis juliflora* / Sonoran Mesquite
 - Bauhinia tomentosa* / Arizonicah Orchid
 - Casahuate americana* / Mexican Bird of Paradise
 - Citrusus aurantiifolia* / Desert Citrus
- SHRUBS, CACTI, ACCENTS, GROUNDCOVERS**
- Agave attenuatus* / True Flaxweed Agave
 - Agave schottlandii* / Muehlenberg's Agave
 - Agave utahensis* / Walter's Agave
 - Andropogon scoparius* / Canyon Rugwort
 - Andropogon distachyus* / Triangle Leaf Bursage
 - Besleria multinervis* / Desert Shrimp
 - Callitriche ovalifolia* / Fairy Duster
 - Daylily* *varietal* / Desert Spikenard
 - Crotonanthus tenuifolius* / Superbush Bush
 - Euphorbia arborescens* / Cordolla
 - Ficus ventricosa* / Desert Lavender
 - Jatropha gossypifolia* / Oborquia
 - Larrea mexicanensis* / Purple Trailing Larrea
 - Larrea canescens* / Silver Cholla / Iron Cholla Larrea
 - Larrea bloomeri* / Cholla
 - Muhlenbergia cap.* / Royal Hair / Royal Mat
 - Muhlenbergia rigens* / Deer Grass
 - Muhlenbergia leucostachya* / Blackland Daisy
 - Crotona eremitanus* / Equianthera Prickly Pear
 - Psidium* *varietal* / Slipper Plant
 - Passiflora* *varietal* / Flamingo Passionfruit
 - Glossonoma crinita* / Agave
 - Sphaeralcea amplexicaulis* / Globecholla
 - Thymophylla canescens* / Dymcholla
 - Trochilanthus parviflorus* / Chinese Star Jasmine
 - Verbena goodenifolia* / Spurred Verbena
 - Viguiera dentata* / Goldeneye
 - Yucca baccata* / Creaming Yucca

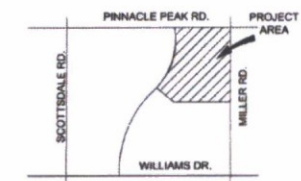
LANDSCAPE CONCEPT STATEMENT

The proposed Silverstone Lot G development occupies a very unique and interesting parcel of land that lies just southwest of Pinnacle Peak and east of the McDowell Mountain Preserve in north Scottsdale. With breathtaking views of mountain peaks and topographical points of interest, this development will be highly desirable to 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, existing scenery and architecture 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 salvagable 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 these areas. The remaining salvagable 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 glass shades and will be used to emphasize entry monumentalism and landscape features. Features selected shall be of a bronze or black finish.



VICINITY MAP

OWNER CONTACT

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 CCHIRPOLM@KHOV.COM

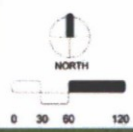
LANDSCAPE ARCHITECT

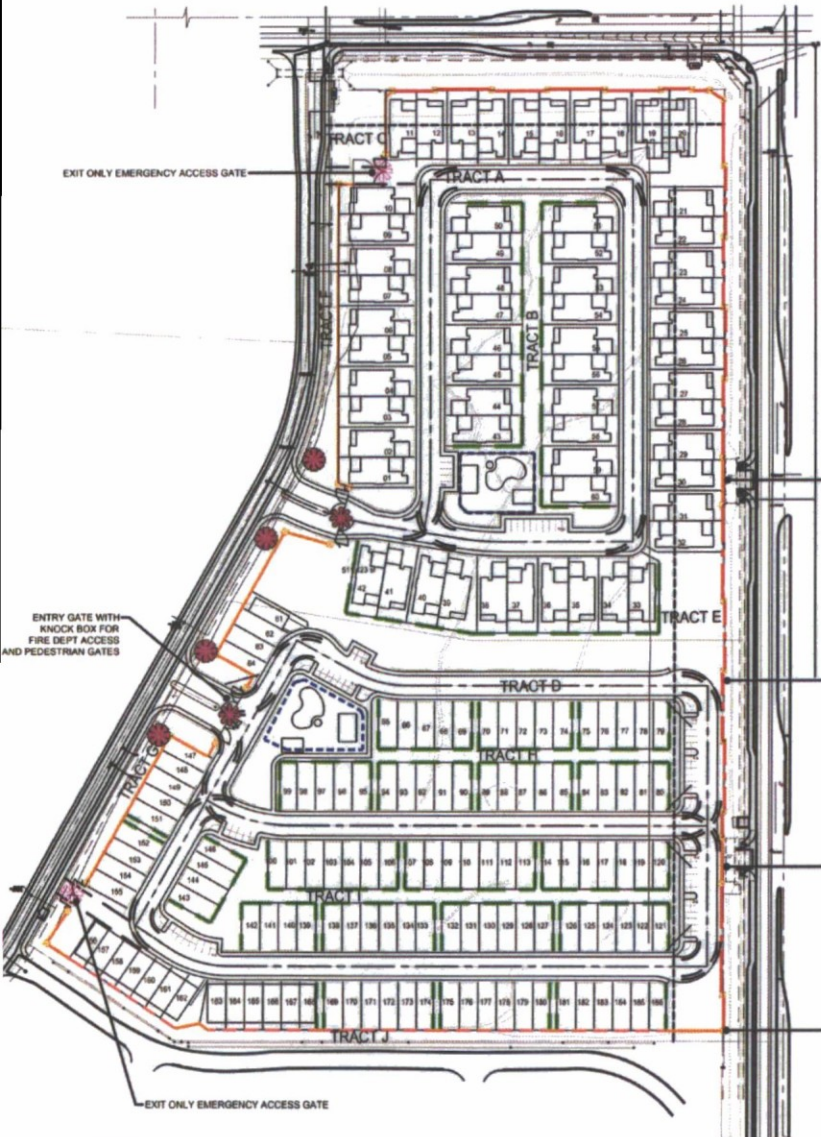
HARRINGTON PLANNING + DESIGN 99-01
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PROJECT INFORMATION

SILVERSTONE - PARCEL G NORTH
 PROJECT NO. 95-PA-2017
 ZONING: R-5

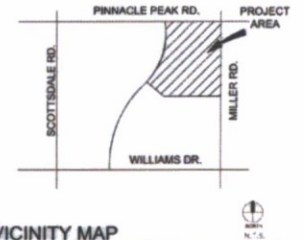
LANDSCAPE PLAN
 SILVERSTONE - PARCEL G
 K-Hovanian Homes PP 6.0





WALL LEGEND

- 6' HIGH THEME WALL ON EXISTING WALL AND COLUMN
- 6' HIGH THEME WALL AND COLUMN
- 6' HIGH CMU INTERIOR WALL
- 6' HIGH CMU PERIMETER WALL
- 6' HIGH WROUGHT IRON POOL FENCE
- ENTRY MONUMENT
- AUTOMATIC VEHICLE ENTRY GATE
- MANUAL EMERGENCY ACCESS GATE
- CMU COLUMN



VICINITY MAP

OWNER CONTACT

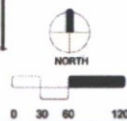
K-HOVANIAN HOMES
 CHECK ONE/S/L/M
 2850 N TATUM BLVD, SUITE 250
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 480-624-4975
 COHSHCLM@KHOV.COM

LANDSCAPE ARCHITECT

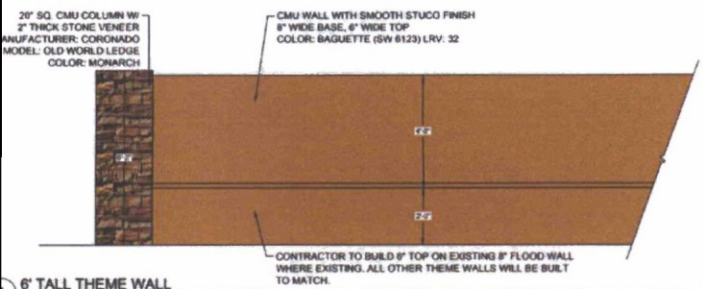
HARRINGTON PLANNING + DESIGN 04P-03
 280 G HALL AVENUE, SUITE 305
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 JASON HARRINGTON, P.L.A., A.S.L.A., A.S.C., A.P.W.A.
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PROJECT INFORMATION

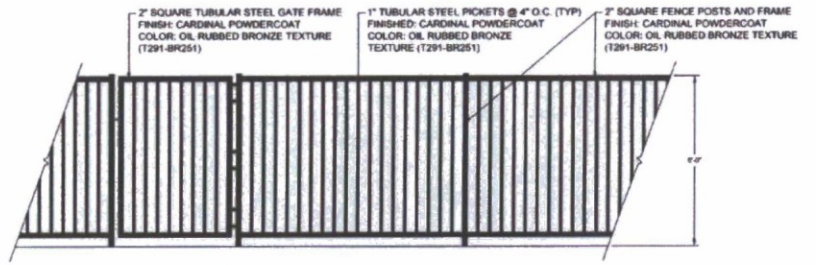
SILVERSTONE - PARCEL G NORTH
 PROJECT NO. 95-PA-2017
 ZONING: R-5



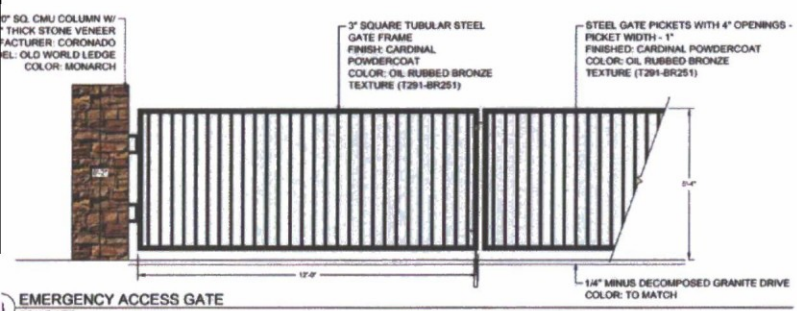
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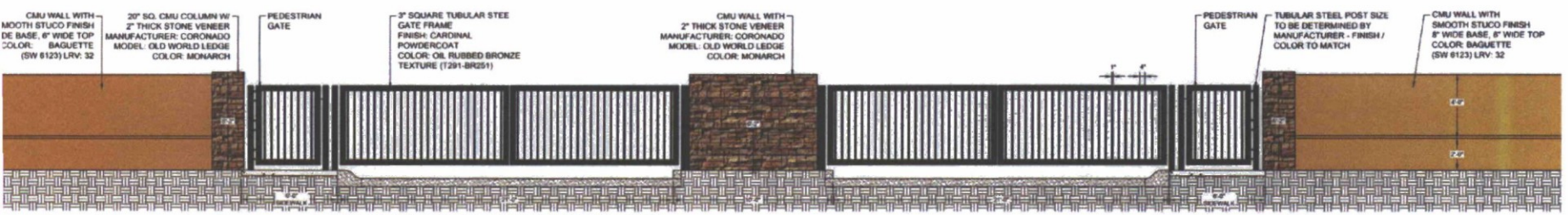
6' TALL THEME WALL
SCALE: NTS



2 POOL FENCE AND PEDESTRIAN GATE
SCALE: NTS



EMERGENCY ACCESS GATE
SCALE: NTS



NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION

VEHICULAR ENTRY GATE (TYPICAL)
SCALE: NTS



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WALL AND ENTRY GATE ELEVATIONS

SILVERSTONE - PARCEL G PP 8.0

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