

Case Research



111008

111008
01020894
6/5/2017 PLN-1STOP
KHANAS HP60062020
6/5/2017 3:39 PM
\$5,748.00

Received From :

KHovnanian
5700 TENNYSON PKWY STE 140
PLANO, TX 75024

Bill To :

Reference #	95-PA-2017	Issued Date	6/5/2017
Address	23233 N 74TH ST	Paid Date	6/5/2017
Subdivision	M.O.D. AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK	Payment Type	CHECK
Marketing Name		Cost Center	
MCR	883-17	Jurisdiction	SCOTTSDALE
APN	212-03-599	Water Zone	
Owner Information		Water Type	
K HOVNANIAN COMPANIES LLC		Sewer Type	
20830 N TATUM BLVD STE 250		Meter Size	
PHOENIX, AZ 85050		QS	44-45
480-824-4145			

Code	Description	Additional	Qty	Amount	Account Number
3150	PRELIMINARY PLAT FEES		1	\$5,748.00	100-21300-44221

SIGNED BY BOYD COLEMAN ON 6/5/2017

Total Amount

\$5,748.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction



Pre-Application Request

Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and City Staff to discuss a proposed Development Application, and the information and process that is necessary for City Staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with City Staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

The completed Pre-Application request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

<https://eservices.scottsdaleaz.gov/eServices/PreApps/Default.aspx>

All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application packet has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: <u>SILVERSTONE PARCEL G - NORTH</u>	
Property's Address: <u>25233 N. 74TH ST.</u> <u>Scottsdale, AZ 85255</u>	APN: <u>212-03-599</u>
Property's Zoning District Designation: <u>R-5 PCD</u>	
Property Details:	
<input checked="" type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: <u>K-Hannanian Homes</u> <u>(Chuck Chisholm)</u>	Applicant: <u>JASON HARRINGTON</u>
Company:	Company: <u>HP+D</u>
Address: <u>20830 N. TATUM BLVD #250</u> <u>PHOENIX, AZ 85050</u>	Address: <u>3116 S. MILL AVE. #305</u> <u>TEMPE, AZ 85282</u>
Phone: <u>480-824-4188</u> Fax: <u>9</u>	Phone: <u>480-250-0116</u> Fax: <u>9</u>
E-mail: <u>cchisholm@khov.com</u>	E-mail: <u>JASON@HARRINGTON-PLANNINGDESIGN.COM</u>
Owner Signature	Applicant Signature
Official Use Only Submittal Date: <u>2/10/17</u>	Application No.: <u>95</u> -PA- <u>2017</u>
Project Coordinator: _____	

Planning and Development Services Department

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



Pre-Application Request

Development Application Type:
Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions (PP)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (Minor) (MD)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions (PE)	<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Minor Amendment (MA)		<input type="checkbox"/> Other

Submittal Requirements: (fees subject to change every July)

Pre-Application Fee: \$ _____
(No fees are changed for Historic Preservation (HP) properties.)

Records Packet Fee: \$ _____
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)

Application Narrative:
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

Property Owner Authorization Letter
(Required for the SA and MS Pre-Applications)

- Site / Context Photographs
- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
 - Photos shall be taken looking in towards the project site and adjacent to the site.
 - Photos should show adjacent improvements and existing on-site conditions.
 - Each photograph shall include a number and direction.
 - Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
 - Photos shall be provided 8 ½ x 11 paper, max. two per page.



Other

- *The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.*
- *Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.*

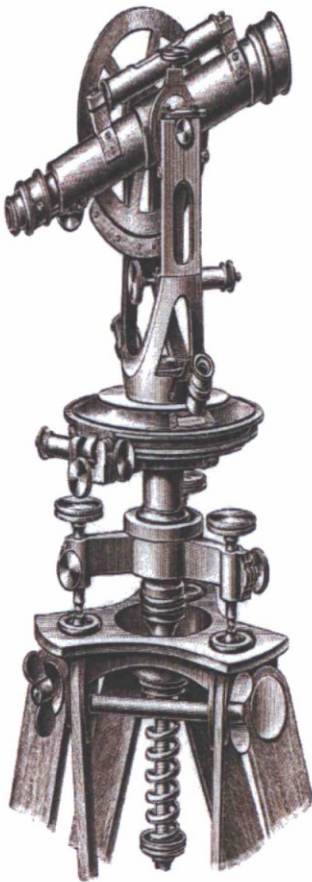
Additional Submittal Information

- Site Plan
- Subdivision plan
- Floor Plans
- Elevations
- Landscape plans
- H.O.A. Approval letter
- Sign Criteria Regulations & Language
- Material Samples – color chips, awning fabric, etc.
- Cross Sections – for all cuts and fills
- Conceptual Grading & Drainage Plan
- Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- Boundary Survey (required for minor land divisions)
- Areal of property that includes property lines and highlighted area abandonment request.
- One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

Planning and Development Services Department

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

SITE
DEVELOPMENT
DUE
DILIGENCE
REPORT



Prepared for:



20830 N. Tatum Blvd., Suite 250
Phoenix, AZ 85050
Phone: 480.824.4188

**Silverstone Parcel "G" - North
Scottsdale, AZ**

Prepared by:



SEG
SUSTAINABILITY
ENGINEERING
GROUP

8280 E. Gelding Drive, Suite 101
Scottsdale, AZ 85260
480.588.7226 www.azSEG.com

Project Number: 170101
Date: February 5, 2017 (DRAFT)



CLIENT:	K. Hovnanian Homes
PROJECT NO:	Silverstone Lot "G" - 170101
LOCATION:	SWC Pinnacle Peak Rd. & Miller Rd. Scottsdale, AZ

Due Diligence Report

INDEX

	COVER PAGE	
	INDEX	
PROJECT SUMMARY INFORMATION		
	PROJECT OVERVIEW	Page
a.	General Project Information	
b.	Due Diligence Report	
1	EXECUTIVE SUMMARY	1
2	ZONING & PLANNING	5
3	SUBMITTAL / PERMITTING PROCESS	5
4	ORDINANCE REVIEW	8
5	UTILITIES	9
6	FEES	10
7	DESIGN REQUIREMENTS	11
8	PROJECT REPORTS	13
9	CONCEPTUAL PROJECT SCHEDULE	13
SITE DEVELOPMENT REFERENCE MATERIAL		
Appendix I	EXISTING SITE EXHIBITS	
Appendix II	EXISTING UTILITY EXHIBITS	
Appendix III	SITE SURVEY PLANS	
	<input type="checkbox"/> Topographical Survey Plan	
	<input checked="" type="checkbox"/> ALTA/ACSM Land Title Survey	
	<input type="checkbox"/> Wetland Delineations	
	<input type="checkbox"/> Tree Survey	
	<input checked="" type="checkbox"/> Other:	
Appendix IV	GEOTECHNICAL REPORT	na
Appendix V	ENVIRONMENTAL REPORTS	na
	<input type="checkbox"/> Phase 1 Site Assessment	
	<input type="checkbox"/> Phase 2 Site Assessment	
	<input type="checkbox"/> Asbestos Survey Report	
	<input type="checkbox"/> Lead-Based Paint Testing Report	
	<input type="checkbox"/> Wetland Report	
	<input type="checkbox"/> Archaeological Report	
	<input type="checkbox"/> Biological Report	
	<input type="checkbox"/> Cultural Resources Report	
	<input type="checkbox"/> Architectural Historian Report	
	<input type="checkbox"/> Other:	
Appendix VI	TRAFFIC STUDY	na
Appendix VII	ANTICIPATED SITE DEVELOPMENT COSTS	
Appendix VIII	APPLICATION FORMS & CHECKLISTS	
Appendix IX	SITE PLAN CONCEPT	
Appendix X	SITE PHOTOGRAPHS	



CLIENT:	K. Hovnanian Homes
PROJECT NO:	Silverstone Lot "G" - 170101
LOCATION:	SWC Pinnacle Peak Rd. & Miller Rd. Scottsdale, AZ

Due Diligence Report

GENERAL PROJECT INFORMATION

1. GENERAL PROJECT INFORMATION				
A.	PROJECT NAME:	Silverstone Parcel G - North		
B.	PROJECT LOCATION:			
	a. Address:	23233 N. 74 th Street, Scottsdale, AZ 85255		
	b. City, State, Zip:	Scottsdale, AZ		
	c. County:	Maricopa		
	d. Nearest Intersection:	E. Pinnacle Peak Rd. & N. Miller Rd		
	e. Direction & Distance from Intersection:	At Southwest Corner		
C.	TAX I.D. NUMBER:	212-03-599 (part)		
D.	LAND OWNER OF RECORD:	Silverstone Development Inc.		
	a. Address:	P.O. Box 16460		
	b. City, State, Zip:	Phoenix, AZ 85011		
	c. Contact Person:			
	d. Phone:			
	e. Fax:			
	f. Email:			
E.	CLIENT:	K. Hovnanian Homes		
	a. Address:	20830 N. Tatum Blvd., Suite 250		
	b. City, State, Zip:	Phoenix, AZ 85050		
	c. Contact Person:	Chuck Chisholm		
	d. Phone:	480-824-4175		
	e. Fax:	480-824-4211		
	f. Email:	CChisholm@khov.com		
F.	DEVELOPER:	K. Hovnanian Homes		
	a. Address:	20830 N. Tatum Blvd., Suite 250		
	b. City, State, Zip:	Phoenix, AZ 85050		
	c. Contact Person:	Chuck Chisholm		
	d. Phone:	480-824-4175		
	e. Fax:	480-824-4211		
	f. Email:	CChisholm@khov.com		
G.	TYPE OF PROJECT:	<input checked="" type="checkbox"/> Ground Up	<input type="checkbox"/> Building Expansion	<input type="checkbox"/> Remodel
H.	LOT SIZE:			
	a. Dimensions:	Gross:	Net:	
	b. Area:	Gross S.F.:	Net S.F.:	516,822
		Gross Acres:	Net Acres:	11.865
I.	NEW BUILDING AREA:	Dimensions:	Area: (S.F.)	



CLIENT:	K. Hovnanian Homes
PROJECT NO:	Silverstone Lot "G" - 170101
LOCATION:	SWC of Pinnacle Peak Rd. & Miller Rd. Scottsdale, AZ

Due Diligence Report

February 5, 2017 – Draft

Parcel ID: APN **212-03-599 (North Half)**

1. EXECUTIVE SUMMARY

The following information is presented as a summary of preliminary due diligence for proposed Silverstone Parcel "G" in Scottsdale, Arizona. Basic information has been obtained through on-line research, material provided by the client, or through coordination with service providers and city staff.

A. LOCATION:

The subject property consists of a parcel of land located at the SWC of Pinnacle Peak Road and Miller Road in Scottsdale, AZ. It is located in a portion of Section 14, Township 4 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

- Arizona Parcel ID numbers APN: **212-03-599**
- Parcel "G" of the "Map of Dedication and Parcel Map for Silverstone at Pinnacle Peak" recorded in Book 883, page 17 per Maricopa County Recorder.
- Address: 23233 N. 74th Street, Scottsdale, AZ 85255

Refer to **APPENDIX I** for a vicinity map depicting the project location.

B. EXISTING AND PROPOSED DEVELOPMENTS SURROUNDING THE SITE:

Existing site context related to surrounding developments is as follows:

- North:
 - Pinnacle Peak Road is directly adjacent to the north.
 - Across is developed medical offices / hotel.
 - Zoning is C-2 ESL (R1-43 ESL at the SE corner)
- South:
 - Directly adjacent will be the remainder of Parcel "G", undeveloped.
 - The south is then bound by Parcel "H" of Silverstone at Pinnacle Peak, developed residential.
 - Zoning is R-5 PCD
- West:
 - 74th Street is directly adjacent to the west.
 - Parcel "F" of Silverstone at Pinnacle Peak is across 74th Street, currently being developed by K. Hovnanian Homes.
 - Zoning is R-5 PCD
- East:
 - The east is bound by Miller Road.



CLIENT:	K. Hovnanian Homes
PROJECT NO:	Silverstone Lot "G" - 170101
LOCATION:	SWC of Pinnacle Peak Rd. & Miller Rd. Scottsdale, AZ

- Directly across is Sunset at Pinnacle Peak retail center with shops and restaurants
- Zoning is C-1 ESL

C. EXISTING SITE:

The parcel is currently natural desert, sloping approximately 3% - 4% from northeast to southwest with approximately 30' of fall. There are non-vehicular access easements along Pinnacle Peak Road and Miller Road where there is existing vertical curb, gutter and sidewalk. Utilities have been installed within the PUE's surrounding the property and as such, related areas have been disturbed. In general, current drainage is overland from northeast to southwest.

There is an existing ditch within a 50' Landscape Setback and Drainage Easement along the northerly property line. This ditch captures City of Scottsdale identified greater than 50-cfs flows from the north and ultimately discharges to the Rawhide Wash just west of Silverstone Parcel "F". Approximately along the 50' setback line is an existing flood wall associated with the channel.

There is an existing ditch within a 30' Landscape Setback and Drainage Easement along the easterly property line constructed with the Miller Road improvements. A Flood Wall also existing along this ditch.

The Silverstone Development infrastructure streets and utilities are constructed and there is existing development on Parcels A&B, Appaloosa Library, Parcel C, a commercial development, and Parcel H, a residential subdivision. The Pinnacle Peak Road frontage is classified as a City of Scottsdale Scenic Corridor.

There are no apparent rock outcroppings or wetlands that would pose design or construction problems. All areas of the site to be disturbed shall be revegetated to a natural condition subject to city Development Review Board approval.

D. PROPOSED DEVELOPMENT:

Based on a conceptual site plan provided by the client on January 2, 2017, K. Hovnanian Great West Homes, LLC is proposing a 58-unit duplex residential subdivision in the north half of Silverstone Parcel G per the "Map of Dedication and Parcel Map for Silverstone at Pinnacle Peak", recorded in Book 883, on Page 17 in the records of the Maricopa County Recorder. Parcel "G" contains 23.73 net acres. This is proposed to be split with the subject site being an 11.741-acre (511,418 sq. ft.) parcel as shown on the ALTA/NSPS Land Title Survey prepared by Alliance Land Surveying, LLC dated February 1, 2017.

Proposed improvements will be within the north half of Parcel G and include lots, residences, driveways and parking, tracts, streets and walkways.

Refer to **Appendix III** for the ALTA survey and **Appendix IX** for the conceptual site plan.

E. FEMA:

As defined by the Flood Insurance Rate Map (FIRM) for Maricopa County, Arizona, and Incorporated Areas, Community number 045012, Panel number 1310 of 4425, as shown on Map Number 04013C1310L dated



CLIENT:	K. Hovnanian Homes
PROJECT NO:	Silverstone Lot "G" - 170101
LOCATION:	SWC of Pinnacle Peak Rd. & Miller Rd. Scottsdale, AZ

October 16, 2013, this site is designated as **Zone "AO"**. However, FEMA as determined this site, through LOMR Case No. 15-09-1857P, to be designated as **Zone "X"** unshaded, i.e. outside of the 100-yr flood zone. Refer to **APPENDIX I** for the FIRM and LOMR

F. STREETS:

City of Scottsdale - Traffic

7447 E. Indian School Rd, Scottsdale, AZ 85251

Contact: **Phil Kercher**

P: 480.312.7645

E: pkercher@scottsdaleaz.gov

• **N. Miller Road (76th Street) – 55' half R.O.W.**

- Miller Road is a four lane (two each direction) minor arterial road with curb and gutter.
- The road has a center raised median approximately 16' wide.
- Dedicated bicycle lanes are provided along both sides of the street.
- Concrete sidewalks exist along both sides of the street
- The intersection at Pinnacle Peak Road as a dedicated right turn lane, dedicated left turn lane, and a combination left turn / straight through lane.
- The north bound side has dedicated right turn deceleration lanes into the existing commercial development. However, the south bound (project side) does not have a deceleration lane for the existing drive into the subject site.
- A masonry screen wall exists along the easterly side of the site. A drainage ditch is located between the screen wall and the sidewalk. The drive entrance has three (3) 24" diameter culverts.
- The speed limit is posted at 35 MPH

• **E. Pinnacle Peak Road – 55' half R.O.W.**

- West of the site Pinnacle Peak Road is a four lane (two each direction) minor arterial road with curb and gutter, sidewalks, and dedicated bicycle lanes. A dedicated right turn lane is provided to 74th street.
- In front of the site the east bound traffic is merged to a single through lane with dedicated right and left turn lanes to Miller Road.
- The south side, east bound, bicycle lane does not exist along the site frontage.
- Attached concrete sidewalks exist along both sides of the street
- A raised median provides separation between east and west bound traffic and provides for dedicated left turn lanes onto 74th Street and Miller road.
- There are no curb cuts into the site.
- The speed limit is posted at 45 MPH
- The Pinnacle Peak Road frontage is classified as a City of Scottsdale Scenic Corridor.



CLIENT:	K. Hovnanian Homes
PROJECT NO:	Silverstone Lot "G" - 170101
LOCATION:	SWC of Pinnacle Peak Rd. & Miller Rd. Scottsdale, AZ

- **N. 74th Street – 25’ half R.O.W**
 - 74th Street is a two lane (one each direction) Local Residential road with integral concrete shoulder and vertical curbs. The west side also has an integral concrete sidewalk.
 - The concrete shoulders serve as dedicated bicycle lanes.
 - The intersection at Pinnacle Peak Road has a dedicated left turn lane and a combination left turn / straight through lane.
 - There are no existing curb cuts from 74th Street
 - The speed limit is posted at 25 MPH

G. DEVELOPMENT ENCUMBRANCES:

- There is a 50-foot Landscape and Drainage Easement along the north property frontage.
- There is a 30-foot Landscape and Drainage Easement along the east property frontage.
-

H. UTILITIES: Refer to **Section 5** below for description and **Appendix II** for Utility Exhibits

- Storm: Pinnacle Peak Road and Miller Road runoff is conveyed in adjacent ditches, therefore no contribution to the site will be accounted for in retention requirements. On-site runoff for the 100-yr, 2-hr event will be retained on site.
- Sanitary: City of Scottsdale, 8" *available at site*
- Water: City of Scottsdale, 12" *available at site*
- Electric: *Available at site*
- Communications: Century Link, location unknown at this time
- Gas: Southwest Gas Corporation, *available at site*

I. FEES:

Anticipated project fees may include, but not be limited to the following:

• Engineering Site Review Fees	\$ 2,760
• Plan Review Fees	\$ 66,640
• Planning & Zoning Fees	\$ 5,247
• Permit Fees	\$ 120,426
• Development Fees	\$ 89,877
Approximated entitlement & permit fees:	\$284,950

Refer to **Section 6** below for list of fees and **APPENDIX VII** for additional fee information. The above fees to not include MEP, inspection, or grading related fees.

J. IMPOSED CONSTRUCTION COSTS:



CLIENT:	K. Hovnanian Homes
PROJECT NO:	Silverstone Lot "G" - 170101
LOCATION:	SWC of Pinnacle Peak Rd. & Miller Rd. Scottsdale, AZ

- Case 15-ZN-2005 stipulations, "Circulation", item 3 (page 7 of 9) indicates Pinnacle Peak Road to have full street construction (four lanes) from Scottsdale Road to Miller Road. Refer to item F above for existing conditions.
- When individual parcels that contain any disturbance is developed, the disturbed areas shall be revegetated to a natural condition subject to DRB approval.

K. ESTIMATE OF CONSTRUCTION COST:

- Estimate of On-site Construction Costs: TBD after conceptual site plan preparation.

L. SCHEDULE:

An approximate development schedule follows:

	<u>Submittal Date:</u>	<u>Meeting / Approval Date:</u>
• Pre-application submittal	March 09, 2017	March 16, 2017
• Submit for Entitlements	April 6, 2017	August 4, 2017
• DR Hearing		September 4, 2017
• CD's / permits	September 28, 2017	January 8, 2018
• Bid	December 18, 2017	December 25, 2017
• Construction	January 22, 2018	July 26, 2018

2 ZONING & PLANNING

2.1 AGENCY CONTACTS

City of Scottsdale - Planning
7447 E. Indian School Rd, Scottsdale, AZ 85251

2.2 EXISTING ZONING / Land Use

Parcel G is zoned R-5 PCD (Multiple-Family Residential District) per Zoning Ordinance No. 3651, Zoning Case 15-ZN-2005, 13-UP-2005 and subject to Stipulations as determined in Ordinance No. 3651. Per the ordinance, 258 single family residential units are allowed in the entire Parcel G, 68 duplex units are proposed for the proposed 11.87 parcel. Refer to Appendix I for the City of Scottsdale Zoning Map and Zoning Ordinance No. 3651.

2.3 REQUIRED ZONING

Zoning to remain R-5 PCD

3 SUBMITTAL / PERMITTING PROCESS:

This project requires the following entitlement processes:

3.1 Pre-Application



CLIENT:	K. Hovnanian Homes
PROJECT NO:	Silverstone Lot "G" - 170101
LOCATION:	SWC of Pinnacle Peak Rd. & Miller Rd. Scottsdale, AZ

- 3.2 Citizen Review
- 3.3 Preliminary Plat
- 3.4 DRB

3.1 Pre-Application Process:

Step 1: Pre-Application

Submit Pre-Application questionnaire and application fee (pre-application questionnaire fee and Records Packet fee) to One Stop Shop, located on the first floor of One Civic Center, Suite 105. Typical submittal requirements include:

- Pre-Application Questionnaire
- Fees: Pre-App fee (\$87) + Records Packet fee (\$21) = **\$108**
- Conceptual Drawing
- Project Narrative
- Transparency
- Context Photos
- Records Packet
 - Assessors Map, Zoning Map, Water & Sewer Maps, and Aerial Photo

Step 2: Pre-Application Meeting

Planning staff will call to schedule the meeting. Typically the initial meeting will be scheduled within one (1) week of receipt of pre-application. The meeting is with an assigned Project Coordinator to clarify size, scope, and feasibility of the request.

Step 3: Staff Review

The planner will review and address a variety of topics related and provide the applicant with required application submittal checklists

3.2 Citizen Review Process:

- Submit a Citizen Review Plan prior to notification and involvement efforts
- Inform neighbors of proposal
- Post a "Project Under Consideration" sign on the property
- Hold at least one open house
- Create a Citizen Review Report that documents completion of requirements.
 - Refer to Citizen Review Checklist for additional information.

3.3 Preliminary Plat Process:

The Pre-application Meeting will determine the Minimal Submittal Requirements. Anticipated requirements are:

- Application fee of \$2,400 + \$18 per lot
- Photo Exhibit of Existing Conditions
- Legal Description & ALTA Survey
- Archaeology Survey & Report
- Application Narrative



CLIENT:	K. Hovnanian Homes
PROJECT NO:	Silverstone Lot "G" - 170101
LOCATION:	SWC of Pinnacle Peak Rd. & Miller Rd. Scottsdale, AZ

- Context Aerial with the proposed site improvements superimposed
- Preliminary Plat
- Site Plan
- Open Space Plan
- Site Cross section (for cuts over 6')
- Construction Envelope Plan
- Topography and Slope Analysis (ESL areas)
- Landscape Plan
- Hardscape Plan
- Pedestrian and Vehicular Circulation Plan
- Bikeways & Trails Plan
- Wall Elevations and Details and/or Entry Features and Details
- Community Features
- Exterior Lighting Site Plan, Photometric Analysis & Manufacturer Cut Sheets
- Sensitive Design Concept Plan
- Drainage Report
- Preliminary Basis of Design Report for Water
- Preliminary Basis of Design Report for Wastewater
- Transportation Impact & Mitigation Analysis
- Native Plant Submittal
- Cuts & Fills Site Plan and Cross-Sections (if over 6')
- Scenic Corridor Plan
- Roof Plan over Topo (if cut/fill over 6')

DEVELOPMENT REVIEW (DRB)

The Development Review Board meets on the 1st and 3rd Thursday of each month.
Location: City Hall Kiva, 3939 N. Drinkwater Boulevard

3.4 Development Review Boards Process:

Step 1: Application and Checklist submittal:

The project coordinator will identify which items are required for submittal at the pre-application meeting. ALL items checked are required at the time of formal submittal. As a minimum, the following are required:

- Development Review Board Application Checklist
- Application Fee = **\$1,515**
- Completed Project Application form
- Project Narrative
- A combined Context Aerial and Context Site Plan
- Existing conditions Photo Exhibit
- Design Guidelines
- Site Plan
- Project Data Sheet



CLIENT:	K. Hovnanian Homes
PROJECT NO:	Silverstone Lot "G" - 170101
LOCATION:	SWC of Pinnacle Peak Rd. & Miller Rd. Scottsdale, AZ

- Elevations
- ALTA Survey
- Conceptual Landscape Plan & Materials List
- Color Drawdowns

Once all required items are prepared for submittal, call Current Planning to request a submittal meeting with a Planning Specialist.

Step 2: DRB Review

The City reviews the package and provide comments to the applicant. Once all issues have been resolved the projects scheduled for a DRB hearing.

Step 3: DRB Hearing / Preparation

The hearing date is scheduled, report/stipulations are written, signs are posted, and final reports are distributed. Once the project is approved a Letter of Approval is issued.

Step 4: Final Plans Submittal (Improvement and Building)

4 ORDINANCE REVIEW

4.1 Based on **R-5** zoning and as provided in Zoning Case 15-ZN-2005 the following are ordinance requirements for site planning:

4.2 Dimensional Standards:

1. **Minimum property size:** 35,000 sq. ft.
2. **Building Height:** Max. 24' within 100' of Pinnacle Peak Road, and 36'

4.4 Building Setbacks:

- A building may be constructed on the property line.
- If a yard is to be maintained, it shall ne not less than ten feet in depth.
- Minimum 10' separation between buildings

4.5 Required Open Space: RE Ordinance 3651

- Main land uses that are density-based: 17 dwelling units per acre or less; 2562 sq. ft. per unit.
- Private outdoor living space shall be provided adjoining each dwelling unit equal to a minimum of 10 percent of the gross size of the dwelling unit, except that dwelling units above the first story shall provide such space equal to a minimum of five (5) percent of the gross size of the dwelling unit.
- Main land uses not density-based shall provide a minimum of 24 percent of the net lot area in open space.
- Refer to Ordinance 3651 in Appendix I, Exhibit 3, page 8 of 22, for proportion requirements.
- Open space required shall be exclusive of parking lot landscaping required.

4.6 Parking Requirements:



CLIENT:	K. Hovnanian Homes
PROJECT NO:	Silverstone Lot "G" - 170101
LOCATION:	SWC of Pinnacle Peak Rd. & Miller Rd. Scottsdale, AZ

- Dwellings, single- and two-family and townhouses: Two (2) spaces per unit

4.7 Parking Design:

- Typical Parking (10'x20')
- Compact Parking (8 ½'x16') Allowance: 10% <100 spaces; 20% >100 spaces
- One (1) 24" box tree every 8 spaces, 100 sf min. of planting area
- Landscape Islands to be 10'x20' for 12 or more parking spaces
- Typical Parking Space Minimum Dimensions: 10'x20'; 11'x20' + 5' Aisle (ADA)
- Parking lot shall be screened from right of way

5 UTILITIES

5.1 Storm:

The land slopes at approximately 3% to 4% from the northeast to southwest. Flows from the north are confined within a 50' Drainage easement running along the northerly property line of the site, ultimately outletting to the Rawhide Wash west of Parcel "F". A 30' Drainage Easement is located along the easterly property line conveying runoff from Miller Road. Both ditches include flood walls along the entire length of the property.

This project will be designed to provide storage for the 100-year 2-hour storm event and have total discharge of the storm water within thirty-six hours. Existing offsite flows will be allowed to by-pass un-retained.

5.2 Sanitary: City of Scottsdale (QC 20-45)

- Pinnacle Peak Road: An 8" VCP Sanitary sewer main is approximately 24' south of the Pinnacle Peak Road Centerline. A manhole is located near the center of the north property line of the subject site. Depth to invert is approximately 8'. There are no apparent survey leads to the site.
- 74th Street: An 8" PVC Sanitary sewer line commences approximately 300' south of the northerly property line of the subject parcel with a manhole, depth to invert of approximately 10', and runs approximately 8' west of the centerline of 74th Street. An 8" PVC stub is provided to the site; approximate depth is 10'. An additional 8" stub is provided near the southerly boundary of the subject lot, approximate depth is 10'.
- Miller Road: An 8" VCP Sanitary sewer main commences approximately 150' south and 18' west of the intersection of Pinnacle Peak and Miller Roads with a manhole, depth to invert of approximately 11'; there is a lateral to the east, serving the existing development. The line continues southerly to Williams Drive. No service stubs are apparent to the site.
- **Water: City of Scottsdale (QC 20-45)**
- A 12" DIP line runs approximately 42' south of the Pinnacle Peak Road centerline. A PRV is located at the NE corner of the site.
- Within Miller Road (76th Street alignment) are three lines running parallel. They are approximately 41' to 45' west of the centerline. From west to east are 12", 20", and 36" water lines.



CLIENT:	K. Hovnanian Homes
PROJECT NO:	Silverstone Lot "G" - 170101
LOCATION:	SWC of Pinnacle Peak Rd. & Miller Rd. Scottsdale, AZ

- A 12" DIP main is located in 74th Street approximately 2' east of the centerline.
- A PRV is on this main at the NW corner of the site.

5.4 Electric: Arizona Public Services (APS) Map 4N 4E 14 NW (Will Service Letter Received)

- A duct bank runs parallel to Pinnacle Peak Road in the existing Public Utility Easement per the Silverstone Map of Dedication. Underground lines terminate from the west at the northwest corner of the property.
- The duct bank continues southerly, parallel to 74th Street within the existing Public Utility Easement. An underground line commences south of the northerly property line within the PUE.
- Existing conduit runs parallel to Miller Road within the PUE, approximately 60' west of the centerline of Miller Road. Underground lines run approximately 30' east of the centerline of Miller Road.

5.5 Communications: Century Link (map not yet received)

5.6 Gas: Southwest Gas Corporation (SWG) (Will Service Letter Received)

- A 4" steel main and 12" steel feeder gas main runs approximately 30' and 35' south of the centerline of Pinnacle Peak Road respectively.
- Within 74th Street, a 2" gas line runs approximately 30' east of the centerline, and continues southerly to developed parcels.

Refer to **Appendix II** for Utility information

6 FEES

The following is a summary of fees for project budgeting purposes and may not be all inclusive and rates are subject to change:

SITE INFORMATION:	Silverstone Parcel "G"		
APN:	212-03-599		
ADDRESS:	23233 N. 74th Street		
SITE AREA	516,840 SQ FT		11.87 AC
NUMBER OF LOTS			68
NUMBER OF SHEETS			4
BUILDING AREA	Assumed avg per unit	2,800	190,400 SQ FT
ANTICIPATED PROJECT FEES			\$284,950

ENTITLEMENT:				FEE
Engineering Site Review Fees				\$2,760.00



CLIENT:	K. Hovnanian Homes
PROJECT NO:	Silverstone Lot "G" - 170101
LOCATION:	SWC of Pinnacle Peak Rd. & Miller Rd. Scottsdale, AZ

SITE GRADING / DRAINAGE PLANS	\$690 per sheet			\$2,760.00
-------------------------------	-----------------	--	--	------------

Plan Review Fee			Fee	\$66,640.00
Single Family (duplex)	0.35	SF		\$66,640.00

Planning & Zoning Review Fees				\$5,247.00
PRE- APPLICATION	Pre-App fee + Records			\$108.00
DESIGN REVIEW (DRB) - PP	\$2,400 + \$18/lot			\$3,624.00
New Construction				\$1,515.00

SUBTOTAL ENTITLEMENT FEES: **\$74,647**

BUILDING & PERMIT FEES

Permit Fee's				\$120,426.00
Single Family building permit	0.63	SF		\$119,952.00
Base Fee	159			\$159.00
CofO	128			\$128.00
Fence walls	0.17	LF	1100	\$187.00

Development Fees (06.01.2014)	Meter size - Assume 3" compound			\$89,877.00
			Quantity	Fee
Water Fee	\$53,840.00		1.00	\$53,840.00
Sewer Fee	\$32,672.00		1.00	\$32,672.00
Water - 1" irrigation	\$3,365.00		1.00	\$3,365.00

SUB-TOTAL BUILDING & PERMITS : **\$210,303**

7 DESIGN REQUIREMENTS

- 7.1 Codes:**
 International Building Code, 2012 edition
 International Residential Code, 2012 edition
 International Mechanical Code, 2012 edition



CLIENT:	K. Hovnanian Homes
PROJECT NO:	Silverstone Lot "G" - 170101
LOCATION:	SWC of Pinnacle Peak Rd. & Miller Rd. Scottsdale, AZ

National Electrical Code, 2011 edition
 International Plumbing Code, 2012 edition
 International Fuel Gas Code, 2012 edition,
 International Existing Building Code, 2012 edition
 International Energy Conservation Code, 2012 edition
 International Property Maintenance Code, 2012 edition
 International Fire Code, 2012 edition

- City amendments to such codes as applicable.

7.2 Water: City of Scottsdale

- Pipe material: D.I.P., minimum pressure class of 350 (C-900 PVC is prohibited)
- Minimum cover (less than 12" dia): 3'
- Minimum easement width 20'
- Separation from sewer lines: nine (9) foot horizontal
- Separation from dry utilities: three (3) feet.
- Shutoff Valve Location: 500' max. spacing; set between 10' and 18' from fitting
- Maximum FH spacing: 700'; minimum 40' from building
- Water lines shall not be located within 10 feet of a building or retaining wall without providing additional protection.

7.3 SANITARY: City of Scottsdale

- Pipe material: VCP, PVC –SDR23, DIP with approved cured-in-place lining.
- Maximum MH spacing: 500'
- Minimum size MH: 4' to 10' depth, 5' dia. Over 10' depth.
- Minimum easement width: 20'
- Minimum cover: 4'

7.4 Access Restrictions (Case 15-ZN-2005 stipulations).

- Pinnacle Peak Road -Maximum of six site driveways with minimum separation of 300 feet between driveways and street intersections. Full median openings shall be limited to approximately 660-foot spacing, aligning with existing intersections to the north
- Miller Road – Maximum of six site driveways with minimum separation of 300 feet between driveways and street intersections. Full median openings shall be limited to approximately 660-foot spacing, aligning with existing intersections to the east



CLIENT:	K. Hovnanian Homes
PROJECT NO:	Silverstone Lot "G" - 170101
LOCATION:	SWC of Pinnacle Peak Rd. & Miller Rd. Scottsdale, AZ

8 PROJECT REPORTS

- 8.1 GEOTECHNICAL REPORT: TBD
- 8.2 ENVIRONMENTAL REPORTS: TBD
- 8.3 ARCHEOLOGICAL STUDY: TBD
- 8.4 TRAFFIC STUDY: TBD

9 CONCEPTUAL PROJECT SCHEDULE

Silverstone Parcel "G" - Scottsdale					
	TASK	DURATION (Days)	START	FINISH	PREDECESSORS
Planning and Entitlement					
1	Project Kick-off	1		Thursday, February 16, 2017	
2	Site Layout & Client Approval	14	Thursday, February 16, 2017	Thursday, March 02, 2017	
3	Pre-Application Submittal	7	Thursday, March 02, 2017	Thursday, March 09, 2017	
4	Pre-Application Meeting	7	Thursday, March 09, 2017	Thursday, March 16, 2017	
5	Kick Off Site Plan Submittal			Thursday, March 16, 2017	
6	Preliminary Plat-lot split / Site Plan-DRB	120	Thursday, April 06, 2017	Friday, August 04, 2017	Assume 4 months
7	DR Hearing	31	Friday, August 04, 2017	Monday, September 04, 2017	
Improvement Plans					
8	Kick-off CD's	1		Friday, August 04, 2017	
9	Engineering Improvement Plans w/consultants	55	Friday, August 04, 2017	Thursday, September 28, 2017	
10	Submit for Permits	1	Thursday, September 28, 2017	Thursday, September 28, 2017	
11	1st ER	21	Thursday, September 28, 2017	Thursday, October 19, 2017	
12	Revise and Resubmit	14	Thursday, October 19, 2017	Thursday, November 02, 2017	
13	2nd ER comments	16	Thursday, November 02, 2017	Monday, November 20, 2017	
14	Revise and Submit for Permits	14	Monday, November 20, 2017	Monday, December 04, 2017	
15	3rd ER comments	14	Monday, December 04, 2017	Monday, December 18, 2017	
16	Revise and Submit for Permits	7	Monday, December 18, 2017	Monday, December 25, 2017	
17	Permit Approval	14	Monday, December 25, 2017	Monday, January 08, 2018	
Construction					
18	Bid	14	Monday, December 11, 2017	Monday, December 25, 2017	
19	Construction	185	Monday, January 22, 2018	Thursday, July 26, 2018	End Construction