

**Marked Agendas
Approved Minutes
Approved Reports**

CITY COUNCIL REPORT



Meeting Date: April 24, 2018
 General Plan Element: *Character and Design*
 General Plan Goal: *Use community goals, character and context to determine development appropriateness.*

ACTION

Silverstone Parcel G
 9-PP-2017

Request to consider the following:

1. Request approval of a final plat for 182 lots, on approximately 23.73 acres, located at the southeast corner of E. Pinnacle Peak Road and N. 74th Street, zoned Multiple-family Residential District, Planned Community District (R-5/PCD).

Goal/Purpose of Request

The request is to establish a 182-unit duplex and townhouse community located at the southeast corner of East Pinnacle Peak Road and North 74th Street. The multi-family complex will provide community amenities for the residents. The site is located within the Silverstone development.

Key Items for Consideration

- General Plan
- Silverstone Master Environmental Design Concept Plan
- Building elevations will be submitted for separate DRB review and approval

LOCATION

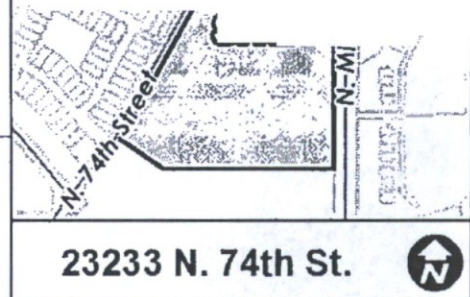
23233 North 74th Street

OWNER

Silverstone Development, Inc
 602-230-3501

APPLICANT CONTACT

Jason Harrington
 K Hovnanian Homes
 480-250-0116



BACKGROUND

Zoning

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

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

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

Context

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

Adjacent Uses and Zoning

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

Other Related Policies, References:

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

APPLICANT'S PROPOSAL

Development Information

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

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

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

IMPACT ANALYSIS

Plat

The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service. Specific standards were approved for the Silverstone (Rawhide) project through Case# 21-DR-2007. This case established a Master Environmental Design Concept Plan (MEDCP) for this 160-acre site (2-MP-2006). The MEDCP established densities, landscape/plant zones, circulation plans, and design guidelines. The proposed project meets the designation and intent of the General Plan and the zoning category specific to Parcel F.

The proposed project is 76 units under the allowed density for this parcel as identified by the approved General Plan amendment, zoning case, and approved MEDCP. Zoning Case# 15-ZN-2005 assigned 258 units to this parcel, and the owner/applicant is proposing 182 units with this request. The site plan identifies 122 townhouse units, and 60 duplex units. The MEDCP states that the nearer the requested density is to the maximum allowed, the project should provide amenities in proportion to the requested densities. Amenities being provided include two pools, pool ramadas, and retention basins that will also act as turf open space.

The proposed parcels have been laid out to conform to, and to maximize, the site's shape, and to be divided into two distinct neighborhood areas. Approximately half of the parcels, proposed duplex community, are in the southern portion of the site, and the multi-family structures are in the northern portion of the site (See Attachment #5). The parcels have been laid out and located throughout the site to create two internal open space areas and courtyards (one in each neighborhood area). The courtyards, open space, and angled structure locations will be encouraged and stipulated to have 360-degree architectural design on the site.

Traffic/Trails

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

Internal sidewalks are provided, on both sides of the internal streets, and pedestrian connections will lead to the existing trails within the Rawhide Wash and paths found on East Pinnacle Peak Road and North 74st Street, and North Miller Road. The existing trail and proposed sidewalks are critical in completing the pedestrian circulation within the City trail system. The site plan and landscape plans also identify a pedestrian connection from this project to the Appaloosa Library destination, through the existing pathway system installed by the original developer. The preliminary plat provides a 50-foot-wide Scenic Corridor along the East Pinnacle Peak Road frontage to further complete the trail and pedestrian connection system. The project is also providing a 30-foot-wide Scenic Corridor along the North Miller Road (See Attachment #7).

Water/Sewer

The Water Resources Department has reviewed the applications and finds that there are adequate water and wastewater services for the proposed use.

Public Safety

The Public Safety Department has reviewed the applications and finds that there is adequate ability to provide fire and police services for the proposed use. Overall, emergency and non-emergency activities in Scottsdale are continually monitored and tracked to evaluate the effectiveness of our service delivery and to identify any potential for future public safety resource needs for the community.

Open Space/NAOS

The Silverstone MEDCP, approved through Cases 15-ZN-2005 and 2-MP-2006, requires all landscape plans proposed for the Silverstone site to be reviewed by the Silverstone Development Review Committee (SDRC) before submittal to the City. The owner/applicant has provided confirmation of submittal, review, and approval by the SDRC. Proposed plant material is in accordance with the approved MEDCP (See Attachment #8).

Community Involvement

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

Staff also sent notification to property owners within 750 feet of the site and other interested parties. Staff has emails and calls from the Classic Residences at Silverstone assisted living facility located to the east. The resident stated concerns over the location of the additional proposed “entrances” into the projects. The residents understand and accept the final design, but that does not particularly mean that they support the design.

Staff notified the interested board members of the Classic Residences “The V” at Silverstone community that the final plat was moving forward for City Council approval, and that the elevations would return to the Development Review Board for review and decision.

Policy Implications

This final plat is consistent in density previously approved in the zoning district map amendment case. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing the lots and tracts.

OTHER BOARDS & COMMISSIONS

Development Review Board

The Development Review Board heard the associated preliminary plat case, 9-PP-2017, on December 7, 2017. The Development Review Board voted to approve the preliminary plat with a vote of 7-0.

At the December 7, 2017 Development Review Board hearing, members of the board (residing in the Classic Residences “The V” at Silverstone), spoke in opposition to the project due to a proposed number of driveway locations and potential increase in traffic circulating into the neighboring community. Staff provided comments in response to concerns with the driveway locations, stating that the driveways met City codes and policies.

This project will be required to obtain Development Review Board approval for the building elevations, signage design, and potential cuts and fills for final approval.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends for approval of the Silverstone/Parcel G final plat.

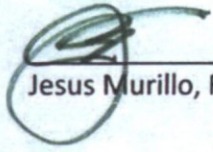
RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

Jesus Murillo Senior Planner 480-312-7849 E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY



Jesus Murillo, Report Author

3-29-18
Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

4/9/2018
Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

4/10/18
Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Final Plat
3. Applicant's Narrative
4. Zoning Map
5. Preliminary Plat
6. Open Space Plan
7. Scenic Corridor Plan
8. Landscape Plan
9. Vehicular and Pedestrian Circulation
10. Cuts and Fills Exhibit
11. Wall Layout Plan
12. Citizen Correspondence
13. City Notification



Context Aerial



Detailed Aerial

DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS

THAT SILVERSTONE DEVELOPMENT, INC., AN ARIZONA LIMITED LIABILITY COMPANY, ("OWNER"), HEREBY SUBDIVIDES "PARCEL G" AS RECORDED IN "MAP OF DEDICATION AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK", ACCORDING TO BOOK 883 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA...

SILVERSTONE DEVELOPMENT, INC., AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DOES HEREBY GRANT TO THE PINNACLE AT SILVERSTONE AND SUMMIT AT SILVERSTONE COMMUNITY ASSOCIATIONS

- 1. TRACTS A, B, C, D, E & F, INCLUSIVE ARE DECLARED AS COMMON AREA AND SHALL BE OWNED, LANDSCAPED AND MAINTAINED BY THE PINNACLE AT SILVERSTONE COMMUNITY ASSOCIATION.
2. TRACTS G, H, J, INCLUSIVE, ARE DECLARED AS COMMON AREAS AND SHALL BE OWNED, LANDSCAPED AND MAINTAINED BY THE SUMMIT AT SILVERSTONE COMMUNITY ASSOCIATION.
3. THE PRIVATE STREETS SHOWN HEREON AS TRACT "X" AND TRACT "Y" ARE DECLARED AS PRIVATE ACCESS WAYS, NOT DEDICATED TO THE PUBLIC FOR ITS USE EXCEPT AS EXPRESSLY STATED HEREIN...

SILVERSTONE DEVELOPMENT, INC., AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE EASEMENTS AS SHOWN HEREON, SUBJECT TO THE CONDITIONS STATED.

THE PRIVATE STREET SHOWN HEREON AS TRACT "X" & "Y" IS DECLARED AS A PRIVATE ACCESS WAY(S) FOR THE EXCLUSIVE USE OF THE MEMBERS OF THE ASSOCIATION, AND IS NOT DEDICATED TO THE PUBLIC FOR ITS USE EXCEPT AS EXPRESSLY STATED HEREON.

A PERPETUAL, NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) UPON, OVER, UNDER, AND ACROSS TRACT "A" AND "J" AND THE AREAS DESIGNATED AS SUCH HEREON FOR PURPOSES OF INSTALLING, CONSTRUCTING, MAINTAINING, REPLACING, REPAIRING AND OPERATING PUBLIC UTILITY SERVICES...

OWNER DOES HEREBY DEDICATE TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION (GRANTEE) TRACTS C, D, F, G & H, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAN, FOR DRAINAGE AND FLOOD CONTROL, AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DIKES, DAMS, STORMWATER STORAGE BASINS...

A. GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY.
B. GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.
C. DRAINAGE FACILITIES ON THE PROPERTY MUST NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THE DOCUMENT.

3. AT GRANTEE'S EXPENSE, GRANTEE SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION; REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING CAPACITY; PREVENT EROSION, AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM ANY SUCH WORK...

2. EMERGENCY AND SERVICE ACCESS: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT A AND TRACT J UPON, OVER UNDER AND ACROSS THE PROPERTY ON THIS PLAN, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY, AND OTHER SERVICE PERSONNEL AND VEHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO ACCESS.

3. PUBLIC NON-MOTORIZED ACCESS: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON OVER PORTIONS OF TRACT B, C, D, F, G & H UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAN, FOR NON-MOTORIZED TRANSPORTATION, WHICH INCLUDES MOTORIZED WHEELCHAIR, FOR MOTORIZED EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY, AND OTHER SERVICE VEHICLES, AND PERSONNEL AND CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO THE EASEMENT, SEE SCOTTSDALE REVISED CODE, CHAPTER 47, AS AMENDED, FOR MAINTENANCE OBLIGATIONS.

4. SIGHT DISTANCE: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN OVER PORTIONS OF TRACTS B, C, D, F, G & H AND LOTS 33, 43, 52, 53, 58, 115, 118, 120 & 182, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAN, TO PRESERVE AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY. IN THE EASEMENT, GRANTEE SHALL NOT PLACE OR ALLOW ANY BUILDINGS, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 36 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET...

5. VEHICULAR NON-ACCESS: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON OVER PORTIONS OF TRACTS C, D, E, F, G & S UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAN, TO PROHIBIT ALL USE OF MOTOR VEHICLES UPON THE EASEMENT GRANTEES SHALL NOT INSTALL DRIVEWAYS OR OTHER MEANS OF VEHICULAR ACCESS UPON THE EASEMENT. GRANTEE SHALL MAINTAIN THE EASEMENT, INCLUDING ANY IMPROVEMENTS IN A NEAT, SAFE AND CLEAN CONDITION. GRANTEE MAY ENJOIN ANY VIOLATION OF THE EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONED REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

6. WATER AND SEWER FACILITIES: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON OVER PORTIONS OF TRACTS A, E, F, G & J UPON, OVER UNDER AND ACROSS THE PROPERTY ON THIS PLAN FOR WATER AND SEWER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES, MANHOLES, PUMPS, VALVES, ACCESS VAULTS AND OTHER RELATED FACILITIES.

GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTEE IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY; THAT GRANTEE HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTEE HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF THE GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS _____ DAY OF _____ 2018

GRANTOR: SILVERSTONE DEVELOPMENT, INC., LLC

FOR _____

FINAL PLAT OF "SILVERSTONE PARCEL G"

A SUBDIVISION OF "PARCEL G" AS RECORDED IN "MAP OF DEDICATION AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK", ACCORDING TO BOOK 883 OF MAPS, PAGE 17, AS RECORDED PER MARICOPA COUNTY RECORDS, LOCATED IN A PORTIONS OF LAND WITHIN THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. OWNER: SILVERSTONE DEVELOPMENT, INC., AN ARIZONA CORPORATION

ACKNOWLEDGEMENT

STATE OF ARIZONA } S.S. COUNTY OF MARICOPA } THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2018 FOR AND ON BEHALF OF SILVERSTONE DEVELOPMENT, INC. AN ARIZONA LIMITED LIABILITY COMPANY, AS ADMINISTRATIVE AGENT FOR THE LEADERS.

NOTES

- 1. THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER AREA OF THE CITY OF SCOTTSDALE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.
2. THE STREETS ARE PRIVATE STREETS. TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. NORMALLY, AFTER THIS PLAT IS RECORDED, THE CITY OF SCOTTSDALE, WILL NOT ACCEPT DEDICATION OF THE STREETS TO THE PUBLIC TO RELIEVE THE PROPERTY OWNERS ASSOCIATION OF STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHT-OF-WAYS MEET CURRENT APPLICABLE CITY STANDARDS.
3. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE DCAR'S AND DESIGN GUIDELINES.
4. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATE COMMISSION GENERAL ORDER U-48.
5. SOILS REQUIRE SEPARATE APPROVALS AND PERMITS.
6. COSTS FOR THE REMOVAL OF OBSTRUCTIONS AND/OR IMPEDIMENTS TO THE WATERCOURSES SHALL BE PAID BY THE PROPERTY OWNERS ASSOCIATION AND/OR PROPERTY OWNER.
7. THOSE AREAS DESIGNATED AS TRACTS A, B, C, D, E, F, G, H & J ARE TO BE CONVEYED AS COMMON AREAS TO AN ASSOCIATION OF PROPERTY OWNERS AND SHALL NOT BE ACCEPTED FOR MAINTENANCE OR OWNERSHIP BY THE CITY WITHOUT THE EXPRESSED ACTION OF THE CITY COUNCIL, BEFORE ANY IMPROVEMENT IS ACCEPTED, IT SHALL MEET CITY STANDARDS, FAILING TO MAINTAIN THE DESIGNATED COMMON AREAS COULD RESULT IN CIVIL ACTION BROUGHT BY THE CITY FOR COST INCURRED BY THE CITY FOR SAID MAINTENANCE.
8. THE EXTERIOR OF THE PERIMETER WALLS, INTERIOR SITE WALLS, AND DRAINAGE WALLS SHALL BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION. ALL WALLS SHALL BE CONSISTENT WITH THE APPROVED MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN.
9. ALL BEARINGS AND/OR DIMENSIONS SHOWN HEREON ARE CALCULATED UNLESS OTHERWISE NOTED.
10. INTERIOR PROPERTY CORNERS AND STREETS SHALL BE MONUMENTED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. IF SUCH MONUMENTS SHOULD DIFFER FROM THE TYPE DESCRIBED ON THE FINAL PLAT, A RECORDS OF SURVEY PLAT SHALL BE RECORDED SHOWING THESE DIFFERENCES. ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTRANT SUBSEQUENT TO THE RECORDING OF THE FINAL PLAT. THE REGISTRANT SHALL SET THE MONUMENT WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY PLAT IN ACCORDANCE WITH THE CITY OF SCOTTSDALE DESIGN STANDARDS AND POLICY MANUAL.
11. AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE PLAT COORDINATORS APPROVAL.
12. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ASSOCIATIONS OF PROPERTY OWNERS.

BASIS OF BEARING

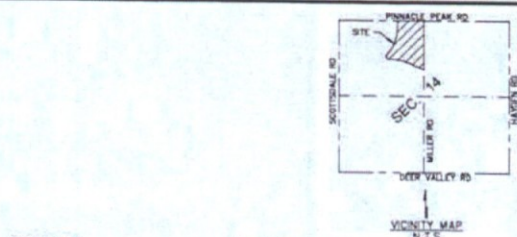
THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, BEARING: S89°58'41"E

FEMA DESIGNATION

SUBJECT PARCELS ARE LOCATED WITHIN ZONE "X", ON FLOOD INSURANCE RATE MAP NO. 04013C1301, WITH A DATE OF IDENTIFICATION OF OCTOBER 16 2013, FOR COMMUNITY NUMBER 045072, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED. ZONE X (OTHER AREAS) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGAL DESCRIPTION (PARENT PARCEL)

PARCEL G, MAP OF DEDICATION AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK, ACCORDING TO BOOK 883 OF MAPS, PAGE 17, PER MARICOPA COUNTY RECORDS.



SITE DATA

GROSS AREA = 27.18 (AC.) NET AREA = 23.75 (AC.) TOTAL LOTS = 182 TOTAL LOTS = 182 TYPICAL LOT SIZE = N/A GROSS DENSITY = 0.148 DU/AC EXISTING ZONING = R-5 PCD

OWNER

SILVERSTONE DEVELOPMENT INC. 14741 NORTH NORTHSHOOT BLVD #111-431 SCOTTSDALE, AZ 85260

AREA SUMMARY

LOT AREA = 498,409 (S.F.) 11.443(AC.) TRACT AREA = 539,219 (S.F.) 12.287(AC.) NET AREA = 1,033,678 (S.F.) 23.730(AC.)

UTILITIES

WATER, SEWER AND FIRE PROVIDED BY CITY OF SCOTTSDALE TELEPHONE CENTURY LINK ELECTRICITY APS CABLE TV COMUNICATIONS SOUTHWEST GAS

SHEET INDEX

- FP01 COVER SHEET, DEDICATION AND NOTES
FP02 FINAL PLAT
FP03 FINAL PLAT & DETAILS
FP04 LINE AND LOT AREA TABLES
FP05 CURVE TABLES
FP06 BOUNDARY SURVEY SHEET

Table with columns: TRACT, AREA (SQ. FT.), AREA (ACRES), and USE. Lists details for Tracts A through J, including various easements and open space.

NOTE: THE USES AND/OR EASEMENTS SHOWN IN THIS TRACT TABLE ARE BLANKET AND COVER THE ENTIRE TRACT. OTHER EASEMENTS MAY AFFECT ONLY PORTIONS OF THE ABOVE LISTED TRACTS AND ARE AS SHOWN ON THE VARIOUS PLAT SHEETS.

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS _____ DAY OF _____ 20____

ATTEST BY: _____ CITY CLERK THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S STANDARDS AND POLICY MANUAL SPECIFICATIONS.

BY: _____ CHIEF DEVELOPMENT OFFICER DATE _____

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (D.R.B.) CASE NO. 9-PP-2017, AND ALL THE CASE RELATED STIPULATIONS.

BY: _____ DEVELOPMENT ENGINEERING MANAGER DATE _____

LAND SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER, 2017, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. JOSHUA S. MOVES 03-13-18 REGISTERED LAND SURVEYOR DATE

STRATEGIC SURVEYING, LLC



LAND SURVEYOR STRATEGIC SURVEYING, LLC 1102 WEST SOUTHWEST AVE. PHOENIX, ARIZONA 85026 CONTACT: JOSHUA MOVES PHONE: (602) 859-0396

STRATEGIC SURVEYING, LLC 1102 WEST SOUTHWEST AVE. PHOENIX, ARIZONA 85026 CONTACT: JOSHUA MOVES PHONE: (602) 859-0396

FINAL PLAT "SILVERSTONE PARCEL G" A PORTION OF THE NORTHWEST ONE-QUARTER SECTION 14 TOWNSHIP 4 NORTH, RANGE 4 EAST PER G.S.R.B.M. SCOTTSDALE, ARIZONA

00199-PL1

00199-PL1

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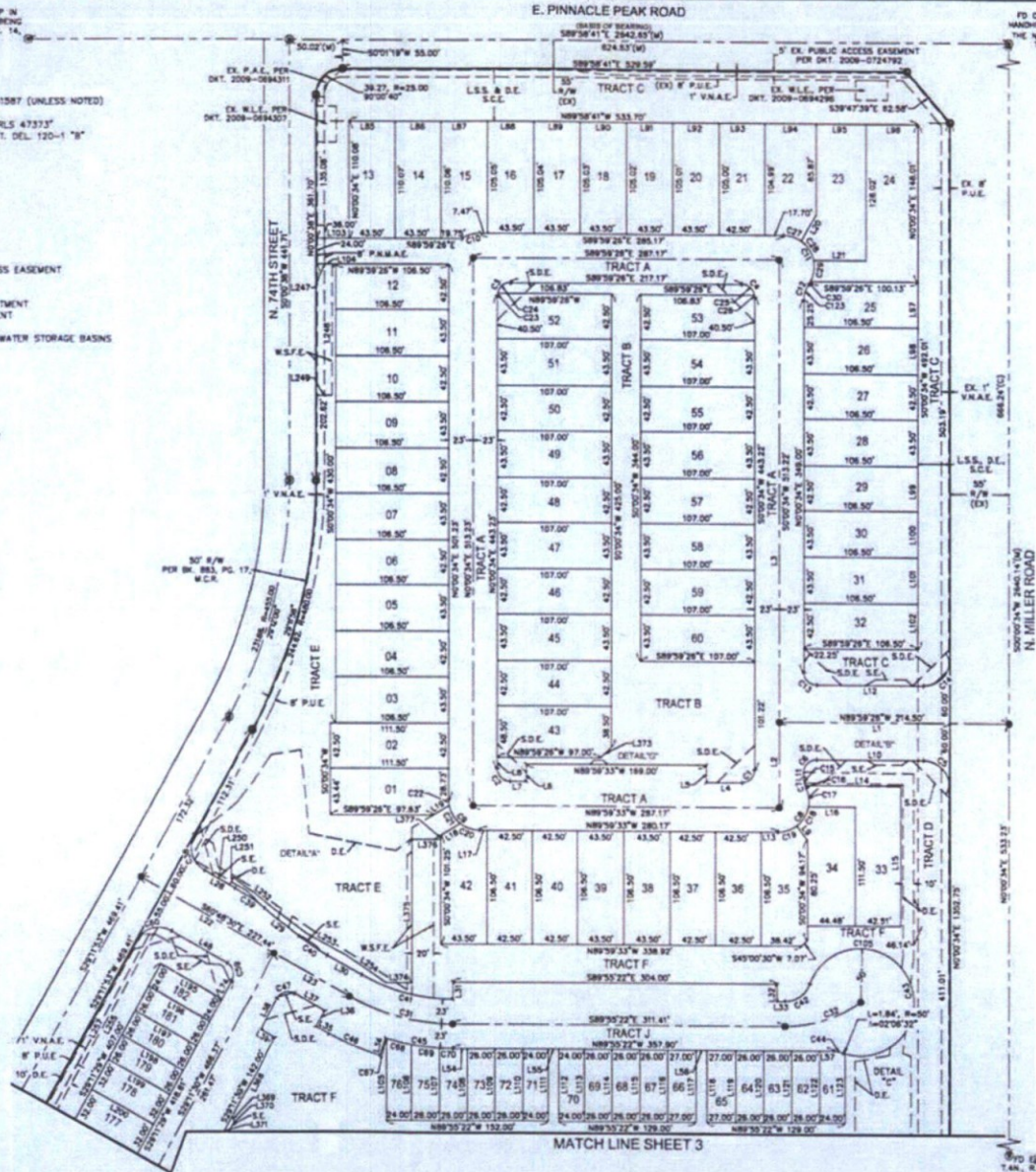
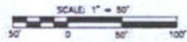
FD M.C.E.D. BRASS CAP IN HANDHOLE 0.4' DOWN, BEING THE NW COR. OF SEC. 14, T.4N., R.4E. PER G.A.S.R.B.M.

E. PINNACLE PEAK ROAD

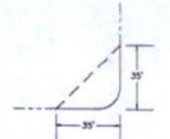
FD C.O.S. BRASS CAP IN HANDHOLE 0.4' DOWN, BEING THE N. COR. OF SEC. 14, T.4N., R.4E. PER G.A.S.R.B.M.

LEGEND & ABBREVIATIONS

- (B) EXISTING C.O.S. BRASS CAP (R.L.S. 31087 (UNLESS NOTED))
- (O) EXISTING MONUMENT R.L.S. 31020
- (W) SET 2" REBAR WITH PLASTIC CAP "R.L.S. 47373"
- (*) SET BRASS CAP FLUSH PER MAG. ST. DEL. 120-1 "B"
- ===== PARCEL BOUNDARY
- R/W LINE
- LOT/TRACT LINE
- CENTER LINE
- EASEMENT LINE
- SECTION LINE
- ADJACENT PARCEL LINE
- (M) MEASURED
- (C) CALCULATED
- D.E. DRAINAGE EASEMENT
- ES.V.A.E. EASEMENT
- ES.V.A.E. EMPT. EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
- R/W RIGHT-OF-WAY
- M.C.R. MARICOPA COUNTY RECORDS
- M.C.R.D. MARICOPA COUNTY HIGHWAY DEPARTMENT
- W.S.F.E. WATER & SEWER FACILITIES EASEMENT
- W.L.E. WATER LINE EASEMENT
- M.A.S.W. MAINTENANCE ACCESS FOR STORM WATER STORAGE BASINS
- P.A.E. PUBLIC ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R.C.E. REFUSE COLLECTION EASEMENT
- S.C.E. SCENIC CORRIDOR EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT
- L.S.S. LANDSCAPE EASEMENT
- C.O.S. CITY OF SCOTTSDALE
- I.E. NEGOTIOUS AND EGRESS EASEMENT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- P.A.E. PUBLIC ACCESS EASEMENT
- M.B.E. MAIL BOX EASEMENT
- W.M.E. WALL MAINTENANCE EASEMENT
- S.E. SIDEWALK EASEMENT
- G.E. GAS EASEMENT
- L.T. LINE TABLE NUMBER
- CI CURVE TABLE NUMBER
- INST. INSTRUMENT
- DKT. DOCKET
- PG. PAGE
- R.L.S. REGISTERED LAND SURVEYOR



S.D.E. TYPICAL 35'X35' DETAIL



STRATEGIC SURVEYING, LLC
1122 W. SOUTHWEST
SUITE 400
PHOENIX, AZ 85007
PHONE: (480) 865-4399



LAND SURVEYOR
1122 W. SOUTHWEST
SUITE 400
PHOENIX, AZ 85007
CONTACT: JOSHUA BOYD
PHONE: (480) 865-4399

00196-PLT
00196-PLT
00196-PLT

FINAL PLAT
"SILVERSTONE PARCEL C"
A PORTION OF THE NORTHWEST ONE-QUARTER SECTION 14
TOWNSHIP 4 NORTH, RANGE 4 EAST PER G.A.S.R.B.M.
SCOTTSDALE, ARIZONA

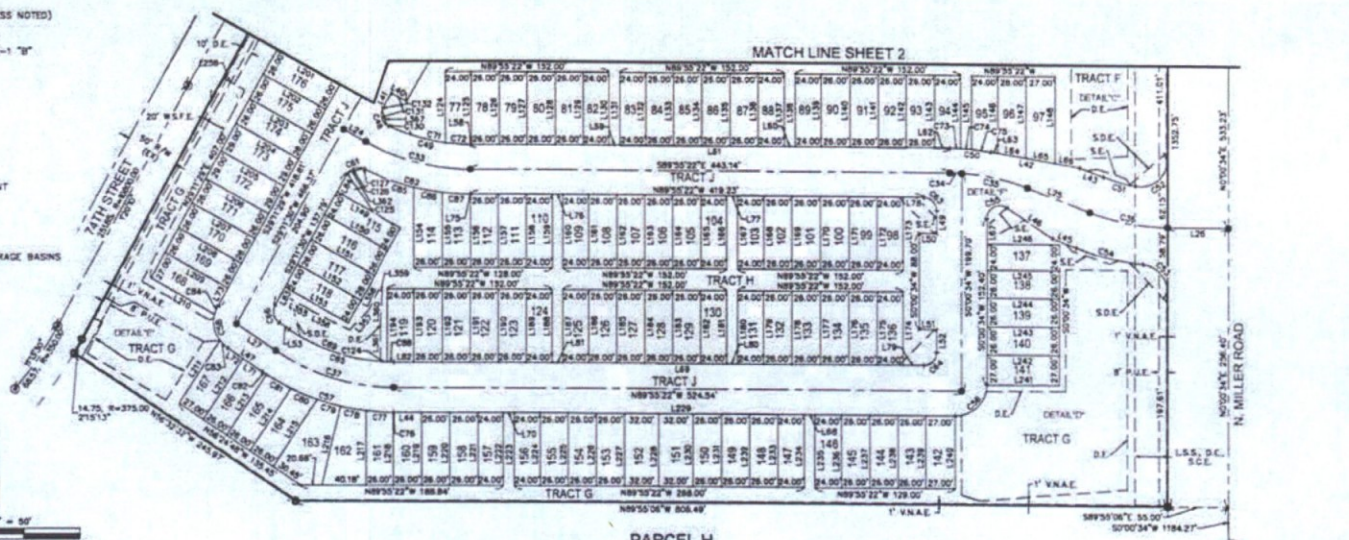
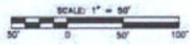
SHEET 2 OF 6
DRAWING NUMBER

FP02

0662-17-3

LEGEND & ABBREVIATIONS

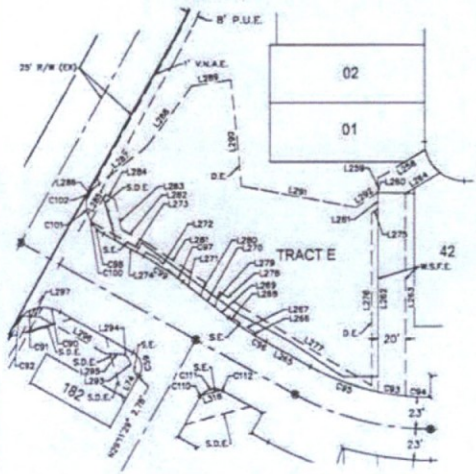
- ⊙ EXISTING C.D.S. BRASS CAP RLS# 31587 (UNLESS NOTED)
- ⊙ EXISTING MONUMENT RLS# 31020
- ⊙ SET 2" REBAR WITH PLASTIC CAP "RLS 47513"
- ⊙ SET BRASS CAP FLUSH PER MAG. ST. DEL. 120-1 "B"
- ⊙ PARCEL BOUNDARY
- R/W LINE
- LOT/TRACT LINE
- CENTER LINE
- EASEMENT LINE
- SECTION LINE
- ADJACENT PARCEL LINE
- (M) MEASURED
- (C) CALCULATED
- ESMT. EASEMENT
- E.S.V.A.E. EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
- R/W RIGHT-OF-WAY
- M.C.R. MARICOPA COUNTY RECORDS
- M.C.H.D. MARICOPA COUNTY HIGHWAY DEPARTMENT
- W.S.F.E. WATER & SEWER FACILITIES EASEMENT
- W.L.E. WATER LINE EASEMENT
- W.A.S.W. MAINTENANCE ACCESS FOR STORM WATER STORAGE BASINS
- P.U.E. PUBLIC UTILITY EASEMENT
- R.C.E. REFUSE COLLECTION EASEMENT
- S.C.E. SCISSOR CORNER EASEMENT
- S.O.E. SIGHT DISTANCE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- C.D.S. CITY OF SCOTTSDALE
- I.E. INGRESS AND EGRESS EASEMENT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- P.A.E. PUBLIC ACCESS EASEMENT
- M.W.E. MAIL BOX EASEMENT
- W.M.E. WALL MAINTENANCE EASEMENT
- S.E. SIDEWALK EASEMENT
- S.E. SALES EASEMENT
- L.T. LINE TABLE NUMBER
- CT. CURVE TABLE NUMBER
- INT. INSTRUMENT
- DOCK. DOCKET
- P.G. PAGE
- RLS. REGISTERED LAND SURVEYOR



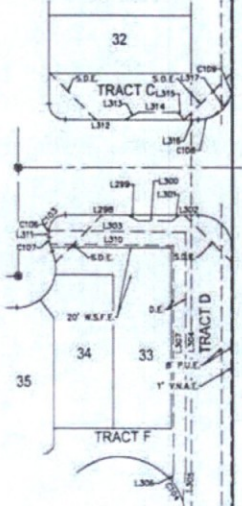
PARCEL H
OWNER: GCPOR SILVERSTONE, LLC
APN: 212-02-011H

BY TO COR. OF SEC. 14,
T.4N., R.4E., PER G.A.S.P.B.M.,
BEING A C.D.S. BRASS CAP IN
HANDHOLE D.S. DOWN

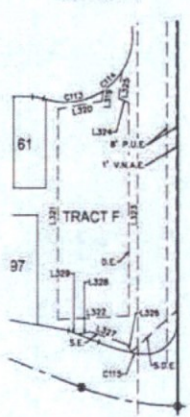
DETAIL "A"



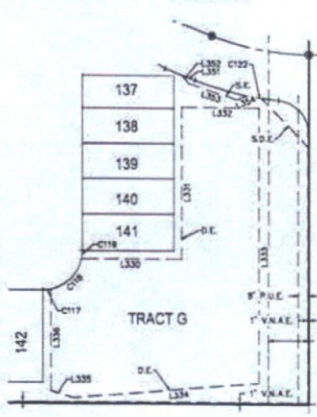
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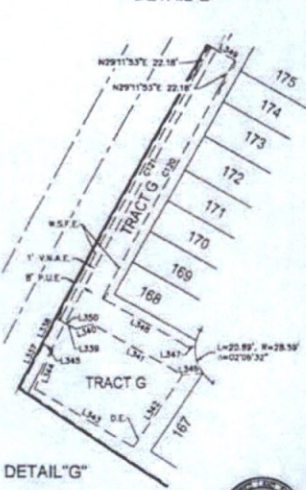
DETAIL "C"



DETAIL "D"



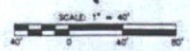
DETAIL "E"



DETAIL "F"



DETAIL "G"



STRATEGIC SURVEYING, LLC
1102 W. BOLDTHER AVE.
SUITE 4
SCOTTSDALE, ARIZONA 85261
PHONE: (480) 945-4399
FAX: (480) 945-4398

LAND SURVEYOR
DAVID S. GIVENS, L.L.C.
NO. 20-131-19
STATE OF ARIZONA
CONTACT: ADRIANA MORALES
PHONE: (480) 945-4399

FINAL PLAT
"SILVERSTONE PARCEL C"
A PORTION OF THE NORTHWEST ONE-QUARTER SECTION 14
TOWNSHIP 4 NORTH, RANGE 4 EAST PER G.A.S.P.B.M.,
SCOTTSDALE, ARIZONA

SHEET 3 OF 8
DRAWING NUMBER
FP03

DATE: 05/11/20

6662-17-3

LINE #	LENGTH	BEARING
L1	158.50	N89°52'28"W
L2	78.92	S0°00'34"W
L3	433.35	N0°00'34"E
L4	33.17	N89°52'33"W
L5	16.00	N0°00'27"E
L6	16.00	S0°00'27"W
L7	13.00	N89°52'33"W
L8	10.25	N0°00'34"E
L9	16.46	S36°38'01"E
L10	99.50	N89°52'33"W
L11	4.22	S0°00'34"W
L12	99.50	N89°52'33"W
L13	15.10	S89°52'33"E
L14	86.14	S89°45'38"E
L15	131.33	S0°00'34"W
L16	43.22	N89°45'38"E
L17	7.97	N89°52'33"W
L18	21.77	S58°19'03"W
L19	16.98	S58°19'03"W
L20	28.00	N0°00'24"E
L21	48.82	S89°52'33"E
L22	146.00	S0°00'30"E
L23	81.44	S0°00'30"E
L24	23.00	S0°00'30"E
L25	62.21	S89°52'48"E
L26	55.13	S89°52'48"E
L27	43.85	S89°52'48"E
L28	33.60	S0°00'30"E
L29	42.08	S0°00'30"E
L30	36.56	S0°00'30"E
L31	16.00	N0°00'30"E
L32	16.00	S0°00'30"E
L33	7.35	S90°00'00"W
L34	17.00	N17°30'41"E
L35	13.82	S0°00'30"E
L36	17.00	S29°11'30"W
L37	32.81	S0°00'30"E
L38	33.19	S29°11'30"W
L39	16.00	N0°00'30"E
L40	16.00	N0°00'30"E
L41	15.00	S29°11'30"W
L42	83.50	N0°00'27"E
L43	23.57	S89°52'48"E
L44	25.54	S89°52'22"E
L45	33.92	S89°52'48"E
L46	30.42	S38°12'34"W
L47	38.30	N38°24'48"W
L48	61.01	S0°00'30"E
L49	21.00	S0°00'34"W
L50	16.00	S89°52'33"E
L51	16.00	S89°52'33"E
L52	15.00	S0°00'34"W
L53	11.44	S0°00'34"W
L54	13.70	S89°52'22"E
L55	10.00	S89°52'22"E
L56	10.00	S89°52'22"E
L57	14.19	S89°52'22"E
L58	1.00	S89°52'22"E
L59	10.00	S89°52'22"E
L60	10.00	S89°52'22"E

LINE #	LENGTH	BEARING
L81	443.21	S89°52'22"E
L82	14.21	S89°52'22"E
L83	8.23	S0°01'12"E
L84	26.38	N80°12'12"W
L85	27.38	N80°12'12"W
L86	23.50	S0°01'12"E
L87	23.38	S0°00'34"W
L88	10.00	S89°52'22"E
L89	488.80	S89°52'22"E
L90	10.00	S89°52'22"E
L91	21.14	S24°24'48"E
L92	17.16	S24°24'48"E
L93	19.12	N29°11'28"E
L94	18.89	S29°11'28"W
L95	0.24	N89°52'22"W
L96	10.00	N89°52'22"W
L97	10.00	N89°52'22"W
L98	10.00	N89°52'22"W
L99	18.96	S89°52'22"E
L100	19.13	N89°52'22"W
L101	10.00	S89°52'22"E
L102	10.00	S89°52'22"E
L103	18.38	N89°52'22"W
L104	18.19	N29°11'30"E
L105	16.81	N29°11'30"E
L106	43.50	S89°52'41"E
L107	43.50	S89°52'41"E
L108	43.50	S89°52'41"E
L109	43.50	S89°52'41"E
L110	43.50	S89°52'41"E
L111	43.50	S89°52'41"E
L112	43.50	S89°52'41"E
L113	43.50	S89°52'41"E
L114	43.50	S89°52'41"E
L115	43.50	S89°52'41"E
L116	43.50	S89°52'41"E
L117	43.50	S89°52'41"E
L118	43.50	S89°52'41"E
L119	43.50	S89°52'41"E
L120	43.50	S89°52'41"E

LINE #	LENGTH	BEARING
L121	87.00	N0°04'38"E
L122	87.00	N0°04'38"E
L123	85.11	N0°04'38"E
L124	85.50	N0°04'38"E
L125	87.00	N0°04'38"E
L126	87.00	N0°04'38"E
L127	87.00	N0°04'38"E
L128	87.00	N0°04'38"E
L129	87.00	N0°04'38"E
L130	87.00	N0°04'38"E
L131	87.00	N0°04'38"E
L132	87.00	N0°04'38"E
L133	87.00	N0°04'38"E
L134	87.00	N0°04'38"E
L135	87.00	N0°04'38"E
L136	87.00	N0°04'38"E
L137	87.00	N0°04'38"E
L138	87.00	N0°04'38"E
L139	87.00	N0°04'38"E
L140	87.00	N0°04'38"E
L141	87.00	N0°04'38"E
L142	87.00	N0°04'38"E
L143	87.00	N0°04'38"E
L144	87.22	N0°04'38"E
L145	87.88	N0°04'38"E
L146	71.23	N0°04'38"E
L147	75.71	N0°04'38"E
L148	80.33	N0°04'38"E
L149	87.50	N0°04'38"E
L150	87.50	N0°04'38"E
L151	87.50	N0°04'38"E
L152	87.50	N0°04'38"E
L153	87.50	N0°04'38"E
L154	73.09	S0°04'38"W
L155	88.49	S0°04'38"W
L156	87.00	S0°04'38"W
L157	87.00	S0°04'38"W
L158	87.00	S0°04'38"W
L159	87.00	S0°04'38"W
L160	87.00	S0°04'38"W
L161	87.00	S0°04'38"W
L162	87.00	S0°04'38"W
L163	87.00	S0°04'38"W
L164	87.00	S0°04'38"W
L165	87.00	S0°04'38"W
L166	87.00	S0°04'38"W
L167	87.00	S0°04'38"W
L168	87.00	S0°04'38"W
L169	87.00	S0°04'38"W
L170	87.00	S0°04'38"W
L171	87.00	S0°04'38"W
L172	87.00	S0°04'38"W
L173	87.00	S0°04'38"W
L174	87.00	S0°04'38"W
L175	87.00	S0°04'38"W
L176	87.00	S0°04'38"W
L177	87.00	S0°04'38"W
L178	87.00	S0°04'38"W
L179	87.00	S0°04'38"W
L180	87.00	S0°04'38"W

LINE #	LENGTH	BEARING
L181	87.00	S0°04'38"W
L182	87.00	S0°04'38"W
L183	87.00	S0°04'38"W
L184	87.00	S0°04'38"W
L185	87.00	S0°04'38"W
L186	87.00	S0°04'38"W
L187	87.00	S0°04'38"W
L188	87.00	S0°04'38"W
L189	87.00	S0°04'38"W
L190	87.00	S0°04'38"W
L191	87.00	S0°04'38"W
L192	87.00	S0°04'38"W
L193	87.00	S0°04'38"W
L194	66.91	S0°04'38"W
L195	87.00	S0°04'38"W
L196	87.00	S0°04'38"W
L197	87.00	S0°04'38"W
L198	87.00	S0°04'38"W
L199	87.00	S0°04'38"W
L200	87.00	S0°04'38"W
L201	87.00	S0°04'38"W
L202	87.00	S0°04'38"W
L203	87.00	S0°04'38"W
L204	87.00	S0°04'38"W
L205	36.86	S89°48'30"E
L206	87.00	S0°04'38"W
L207	87.00	S0°04'38"W
L208	87.00	S0°04'38"W
L209	87.00	S0°04'38"W
L210	88.08	S0°04'38"W
L211	88.73	N33°30'12"E
L212	87.00	N33°30'12"E
L213	87.00	N33°30'12"E
L214	88.19	N33°30'12"E
L215	74.31	N33°30'12"E
L216	74.36	N10°00'00"E
L217	88.08	N0°04'38"E
L218	87.00	N0°04'38"E
L219	87.00	N0°04'38"E
L220	87.00	N0°04'38"E
L221	87.00	N0°04'38"E
L222	87.00	N0°04'38"E
L223	87.00	N0°04'38"E
L224	87.00	N0°04'38"E
L225	87.00	N0°04'38"E
L226	87.00	N0°04'38"E
L227	87.00	N0°04'38"E
L228	87.00	N0°04'38"E
L229	87.00	N0°04'38"E
L230	87.00	N0°04'38"E
L231	87.00	N0°04'38"E
L232	87.00	N0°04'38"E
L233	87.00	N0°04'38"E
L234	87.00	N0°04'38"E
L235	87.00	N0°04'38"E
L236	87.00	N0°04'38"E
L237	87.00	N0°04'38"E
L238	87.00	N0°04'38"E
L239	87.00	N0°04'38"E
L240	87.00	N0°04'38"E

LINE #	LENGTH	BEARING
L241	87.00	S89°52'28"E
L242	87.00	N89°52'28"W
L243	87.00	N89°52'28"W
L244	87.00	N89°52'28"W
L245	87.00	N89°52'28"W
L246	87.00	N89°52'28"W
L247	15.00	N89°52'28"W
L248	122.83	S0°00'30"E
L249	15.00	N89°52'28"W
L250	27.38	S89°48'30"E
L251	7.86	N29°11'30"E
L252	86.87	S89°13'42"E
L253	87.00	S0°04'38"W
L254	43.74	S33°30'12"E
L255	241.28	N0°00'34"E
L256	10.00	S89°48'30"E
L257	229.72	N29°11'30"E
L258	45.00	N89°19'03"E
L259	9.88	S0°00'19"W
L260	0.89	S0°00'19"W
L261	10.43	N0°00'19"E
L262	133.49	N0°00'19"E
L263	147.87	S0°00'19"W
L264	28.44	N89°52'48"E
L265	36.86	S89°48'30"E
L266	4.28	S33°30'12"E
L267	18.24	S0°00'30"E
L268	4.43	S74°52'42"E
L269	12.62	N0°00'34"E
L270	12.77	N0°00'34"E
L271	16.88	N0°00'34"E
L272	16.31	N43°36'36"W
L273	55.63	S89°48'30"E
L274	33.80	S89°48'30"E
L275	3.56	N33°30'12"E
L276	123.83	S0°00'34"E
L277	108.85	N29°11'30"E
L278	18.46	N05°21'48"E
L279	11.34	N19°27'42"E
L280	10.43	N19°27'42"E
L281	48.03	N05°21'48"E
L282	22.86	N60°50'00"E
L283	22.84	N12°31'30"W
L284	7.82	N61°27'30"W
L285	22.92	N29°11'30"E
L286	10.43	N29°11'30"E
L287	49.84	N19°27'42"E
L288	54.95	N38°10'19"E
L289	38.81	N69°41'22"E
L290	78.58	S33°30'12"E
L291	78.28	S79°07'17"E
L292	19.24	N33°30'12"E
L293	17.02	N24°20'18"E
L294	3.67	S60°48'42"E
L295	12.58	N19°27'30"W
L296	35.87	N89°48'30"E
L297	13.66	S89°48'30"E
L298	47.12	S89°52'28"E
L299	8.18	S73°38'52"E
L300	23.62	S89°52'28"E

LINE #	LENGTH	BEARING
L301	7.08	S02°15'48"W
L302	14.22	N89°52'28"W
L303	102.32	S89°43'21"E
L304	23.79	S0°00'34"W
L305	23.78	S89°52'28"W
L306	8.70	S02°15'48"W
L307	183.33	S0°00'34"W
L308	91.79	S89°24'21"E
L309	4.33	S0°00'34"W
L310	43.34	N89°52'28"W
L311	11.43	N08°50'43"E
L312	28.55	N60°00'00"E
L313	8.03	N42°38'12"E
L314	10.37	S89°52'28"W
L315	18.17	N0°00'34"E
L316	14.36	N41°11'30"E
L317	7.81	S89°52'28"W
L318	4.99	S0°00'34"E
L319	4.99	S0°00'34"E
L320	33.73	S79°50'48"W
L321	194.31	N0°00'34"E
L322	53.54	S89°52'28"E
L323	138.81	S0°00'34"E
L324	7.89	S89°42'22"E
L325	18.77	S79°28'30"E
L326	8.70	N49°28'48"W
L327	28.81	S71°31'34"E
L328	8.19	N78°00'00"E
L329	7.41	S89°52'48"E
L330	73.63	N89°52'30"E
L331	111.85	S0°00'34"E
L332	57.07	S89°42'41"E
L333	201.80	S0°00'34"E
L334	137.09	S89°22'30"W
L335	17.59	N72°02'22"E
L336	73.97	N0°04'31"E
L337	22.21	N28°08'23"E
L338	21.27	N28°02'22"E
L339	18.87	N60°48'28"W
L340	12.73	S73°27'28"W
L341	74.80	N60°48'28"W
L342	63.83	N33°25'12"E
L343	83.80	S08°28'31"E
L344	30.80	S24°52'54"W
L345	8.07	N61°01'19"W
L346	15.23	N85°33'40"E
L347	3.11	N85°33'40"E
L348	71.45	N89°48'28"W
L349</		

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C1	18.85	12.00	89°38'53"	S45° 00' 30"E	18.87
C2	18.85	12.00	90°00'00"	N44° 30' 30"W	18.87
C3	18.85	12.00	90°00'00"	N45° 00' 34"E	18.87
C4	18.85	12.00	90°00'00"	S44° 58' 26"E	18.87
C5	39.27	25.00	89°59'30"	N44° 58' 26"W	35.28
C6	18.85	12.00	89°59'30"	S45° 00' 34"E	18.87
C7	10.84	25.00	24°31'02"	S12° 24' 57"E	10.76
C8	38.13	28.00	114°50'30"	N32° 34' 59"E	48.88
C9	49.50	28.00	90°00'00"	S44° 59' 30"E	41.01
C10	17.28	28.00	34°08'34"	S72° 36' 06"W	17.03
C11	83.49	28.00	128°28'31"	N27° 16' 31"W	51.55
C12	15.46	25.00	35°29'31"	S17° 43' 29"W	15.21
C13	18.85	12.00	90°00'00"	S44° 59' 26"E	18.87
C14	39.27	25.00	89°38'58"	N45° 00' 34"E	35.28
C15	7.71	25.00	17°39'32"	S8° 48' 22"E	7.68
C16	3.14	25.00	7°11'00"	S21° 14' 53"E	3.13
C17	17.30	28.00	34°35'29"	N17° 32' 45"W	17.24
C18	21.82	28.00	43°19'01"	N31° 24' 29"E	21.41
C19	18.70	28.00	38°56'27"	N11° 32' 13"E	18.38
C20	18.30	28.00	38°02'20"	S70° 55' 23"E	18.95
C21	25.42	28.00	40°22'33"	S71° 40' 57"E	20.00
C22	5.83	28.00	11°31'14"	S9° 49' 03"E	5.82
C23	2.01	12.00	9°35'39"	S4° 48' 23"W	2.01
C24	18.84	12.00	80°24'21"	S49° 48' 23"W	15.48
C25	18.84	12.00	80°24'21"	N49° 47' 15"W	15.48
C26	2.01	12.00	9°35'39"	N4° 47' 19"W	2.01
C27	17.43	28.00	34°28'31"	N72° 45' 11"W	17.19
C28	22.11	28.00	43°47'28"	N52° 40' 11"W	21.28
C29	20.86	28.00	40°49'08"	N8° 20' 07"E	20.23
C30	3.36	28.00	9°21'44"	N32° 13' 03"E	3.26
C31	101.83	200.00	29°08'52"	S79° 21' 58"E	100.54
C32	78.54	190.00	38°04'02"	N72° 07' 37"E	74.30
C33	101.83	200.00	29°08'52"	S79° 21' 58"E	100.54
C34	11.05	200.00	3°09'55"	N88° 20' 25"W	11.05
C35	82.00	200.00	17°45'39"	N77° 52' 38"W	81.79
C36	73.05	200.00	2°55'35"	S79° 27' 36"E	72.84
C37	116.97	200.00	33°30'34"	S73° 10' 05"E	113.31
C38	39.27	25.00	80°00'24"	S15° 48' 19"E	35.38
C39	33.59	208.00	8°12'27"	N68° 12' 17"W	33.55
C40	32.14	208.00	8°12'27"	S68° 12' 17"E	32.11
C41	88.94	177.00	29°08'52"	S79° 21' 56"E	88.98
C42	30.77	25.00	7°23'44"	N54° 48' 46"E	28.87
C43	235.83	30.00	388°49'27"	N23° 47' 23"W	71.13
C44	8.20	25.00	18°47'44"	N89° 31' 31"W	8.16
C45	84.15	223.00	18°28'58"	S87° 40' 53"E	83.93
C46	32.33	240.00	12°32'28"	S87° 04' 44"E	32.43
C47	18.85	12.00	90°00'00"	S74° 11' 30"W	18.87
C48	18.72	12.00	84°10'14"	S17° 53' 38"E	17.58
C49	77.08	177.00	24°36'38"	S77° 27' 04"E	76.45
C50	37.83	223.00	8°43'10"	N85° 02' 47"W	37.78
C51	30.71	185.00	10°28'48"	S74° 18' 43"E	30.68
C52	43.78	25.00	100°18'00"	N50° 10' 28"E	35.28
C53	36.85	25.00	84°27'32"	N42° 13' 13"W	33.81
C54	63.38	235.00	15°27'10"	S78° 43' 24"E	63.19
C55	25.92	12.00	133°48'38"	S81° 53' 19"W	21.17
C56	45.59	28.00	90°04'34"	N45° 02' 36"E	41.04
C57	130.42	223.00	33°30'34"	S73° 10' 05"E	128.57
C58	43.33	28.00	80°28'18"	S17° 36' 40"E	38.41
C59	18.85	12.00	90°00'00"	N15° 48' 31"W	18.87
C60	39.27	25.00	89°38'36"	S74° 11' 41"W	35.35

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C61	18.24	12.00	87°04'23"	S72° 43' 41"W	16.53
C62	101.83	223.00	38°11'19"	S76° 48' 49"E	101.04
C63	18.84	12.00	89°58'36"	N44° 37' 24"W	18.86
C64	18.86	12.00	90°04'04"	N45° 02' 26"E	18.88
C65	103.52	177.00	27°30'24"	S73° 10' 00"E	102.08
C66	17.83	12.00	80°26'18"	S13° 36' 38"E	16.31
C67	1.02	223.00	0°15'41"	S73° 34' 15"E	1.02
C68	24.85	223.00	8°19'39"	S79° 32' 05"E	24.94
C69	26.18	223.00	8°43'39"	S83° 23' 54"E	26.17
C70	12.30	223.00	3°08'38"	S88° 20' 33"E	12.30
C71	53.98	177.00	17°28'25"	S73° 43' 11"E	53.77
C72	23.07	177.00	7°27'39"	S88° 11' 23"E	23.05
C73	9.80	223.00	2°31'01"	N88° 39' 52"W	9.80
C74	10.02	223.00	2°34'31"	N88° 07' 06"W	10.02
C75	18.01	223.00	4°27'28"	N82° 21' 02"W	18.01
C76	5.48	223.00	0°57'29"	S89° 21' 48"E	5.48
C77	26.98	223.00	8°47'41"	S89° 27' 21"E	26.05
C78	32.89	223.00	8°07'20"	S89° 50' 39"E	25.83
C79	22.55	223.00	9°47'42"	S74° 05' 00"E	22.54
C80	28.34	223.00	8°48'04"	S87° 48' 37"E	28.32
C81	28.10	223.00	8°42'20"	S81° 00' 55"E	28.09
C82	4.86	223.00	1°14'36"	S57° 02' 18"E	4.86
C83	10.04	28.00	19°50'41"	S48° 28' 28"E	9.99
C84	7.98	28.00	19°45'57"	S21° 18' 31"W	7.95
C85	49.88	223.00	12°43'54"	S70° 07' 05"E	49.38
C86	25.42	223.00	8°47'18"	S79° 53' 40"E	25.40
C87	25.82	223.00	8°38'05"	S88° 26' 20"E	25.81
C88	5.84	177.00	1°48'27"	S89° 20' 24"E	5.84
C89	97.87	177.00	31°40'57"	S72° 15' 17"E	96.63
C90	13.87	25.00	3°18'23"	N79° 28' 17"W	13.80
C91	15.33	25.00	26°30'38"	S79° 24' 08"W	15.28
C92	10.97	25.00	23°04'28"	S49° 44' 08"W	10.90
C93	20.27	177.00	8°33'42"	S89° 48' 01"E	20.26
C94	17.99	177.00	9°49'30"	S87° 00' 37"E	17.99
C95	91.88	177.00	18°43'40"	S89° 10' 21"E	91.49
C96	7.70	200.00	2°12'25"	S88° 42' 18"E	7.70
C97	8.31	208.00	2°18'27"	N82° 44' 22"W	8.30
C98	12.96	25.00	29°43'18"	S45° 57' 21"E	12.82
C99	25.28	208.00	6°55'50"	N85° 20' 35"W	25.27
C100	0.71	25.00	1°28'00"	S30° 17' 11"E	0.71
C101	15.53	25.00	20°30'28"	S11° 42' 22"E	15.28
C102	10.87	25.00	22°04'28"	S17° 28' 40"W	10.00
C103	18.41	12.00	87°58'10"	S48° 03' 59"W	18.83
C104	18.89	50.00	19°21'21"	N30° 54' 38"W	18.01
C105	105.33	50.00	120°41'50"	S79° 53' 49"W	88.91
C106	0.44	12.00	2°06'30"	S1° 03' 39"W	0.44
C107	5.26	25.00	12°19'27"	S8° 11' 38"E	5.34
C108	11.40	28.00	29°08'00"	N78° 56' 33"E	11.30
C109	11.40	28.00	28°57'58"	N13° 04' 34"E	11.30
C110	1.73	12.00	8°15'14"	S33° 18' 05"W	1.73
C111	15.39	12.00	7°28'22"	S74° 11' 30"W	14.38
C112	1.73	12.00	8°15'14"	N64° 36' 07"W	1.73
C113	46.40	50.00	57°02'08"	N87° 17' 15"E	44.75
C114	19.59	50.00	22°27'12"	N64° 28' 38"E	18.47
C115	4.99	165.00	1°43'28"	S79° 47' 38"E	4.99
C116	6.04	28.00	11°58'23"	N84° 06' 25"E	6.03
C117	33.49	28.00	69°10'30"	N49° 02' 57"E	31.85
C118	6.05	28.00	11°57'58"	N10° 38' 08"E	6.04
C119	178.59	10731.50	03°00'00"	S28° 43' 35"W	178.59
C120	207.78	10731.50	106°18'18"	S28° 36' 59"W	207.78

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C122	23.34	235.00	5°41'23"	S81° 36' 17"E	23.33
C123	15.48	25.00	35°29'31"	S17° 43' 29"W	15.21
C124	7.01	177.00	2°18'09"	S89° 57' 47"E	7.01
C125	1.42	12.00	8°47'25"	S32° 33' 12"W	1.42
C126	18.38	12.00	73°29'23"	S72° 43' 41"W	14.38
C127	1.42	12.00	8°47'25"	N87° 07' 30"W	1.42
C128	0.82	12.00	2°58'41"	N57° 42' 47"W	0.82
C129	25.29	12.00	120°48'21"	S80° 20' 09"W	20.87
C130	2.11	12.00	10°04'52"	S69° 00' 08"E	2.11
C131	15.83	18.00	74°08'59"	S17° 53' 38"E	14.47
C132	2.10	12.00	10°00'31"	S34° 11' 11"W	2.09



FINAL PLAT

"SILVERSTONE PARCEL C"
A PORTION OF THE NORTHWEST ONE-QUARTER SECTION 14
TOWNSHIP 4 NORTH, RANGE 4 EAST PER G.&S.R.B.&M.,
SCOTTSDALE, ARIZONA

SHEET 3 OF 6
DRAWING NUMBER

STRATEGIC SURVEYING, LLC

1102 W. GOLFVIEW AVE.
SUITE 4
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 845-4339

LAND SURVEYOR

STRATEGIC SURVEYING, LLC
1102 W. GOLFVIEW AVE.
SUITE 4
SCOTTSDALE, ARIZONA 85258
CONTACT: (480) 845-4339
PHONE: (480) 845-4339

FP05

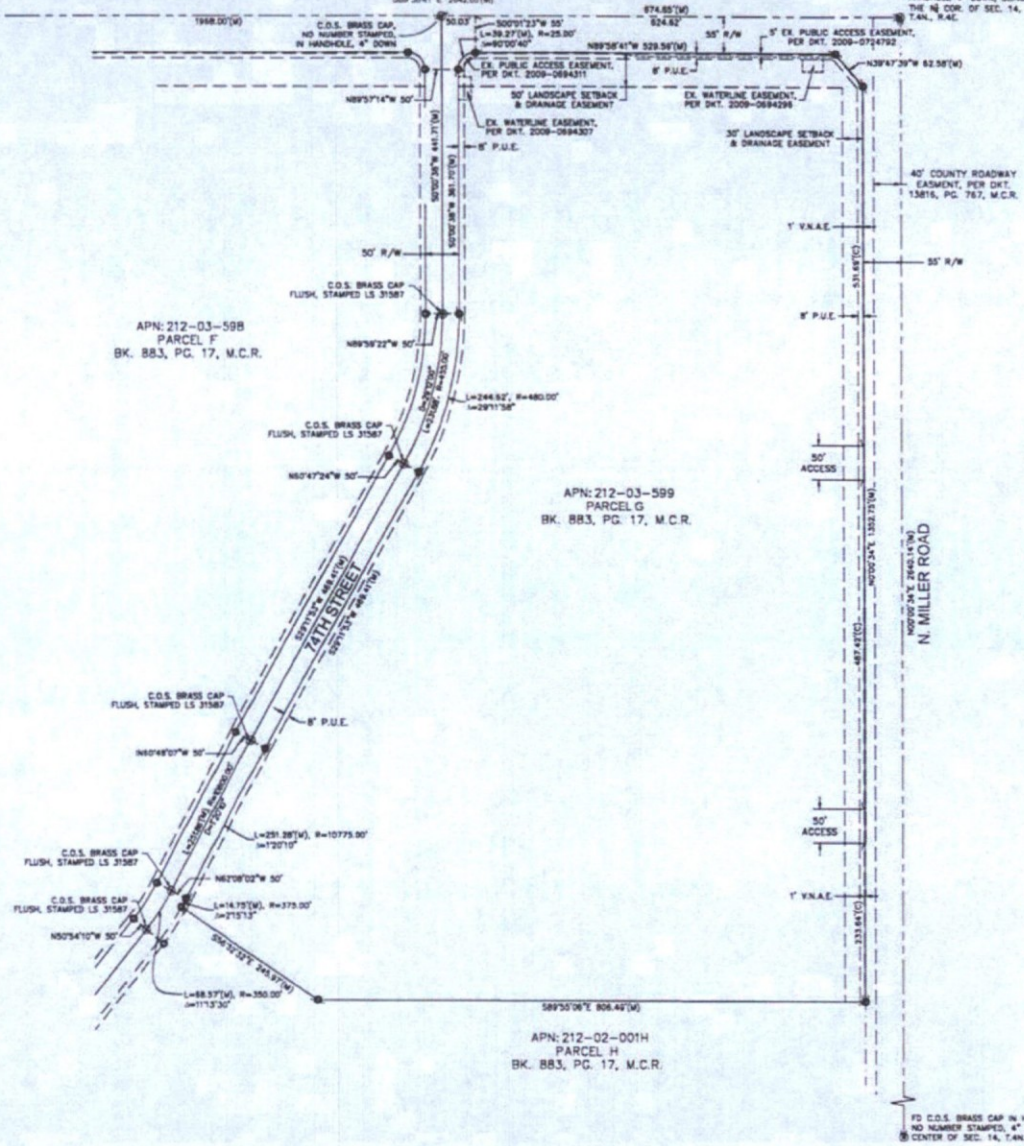
6662-17-3

FD C.O.S. BRASS CAP IN HANDHOLE, NO NUMBER STAMPED 4" DOWN, BEING THE NW COR. OF SEC. 14, T.4N., R.4E.

PINNACLE PEAK ROAD
(BASED ON RECORDS)
889°54'1"E 2642.00(N)

FD C.O.S. BRASS CAP IN HANDHOLE 4" DOWN, BEING THE NE COR. OF SEC. 14, T.4N., R.4E.

- LEGEND & ABBREVIATIONS**
- ⊙ EXISTING BRASS CAP (AS NOTED)
 - EXISTING MONUMENT RLS# 31020
 - PARCEL BOUNDARY
 - R/W LINE
 - - - EASEMENT LINE
 - - - SECTION LINE
 - - - ADJACENT PARCEL LINE
 - (M) MEASURED
 - (C) CALCULATED
 - ESMT. EASEMENT
 - C.O.S. CITY OF SCOTTSDALE
 - V.N.A.E. VEHICULAR NON ACCESS ESMT.
 - W.L.E. WATER LINE EASEMENT
 - P.A.E. PUBLIC ACCESS EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R/W RIGHT-OF-WAY
 - M.C.R. MARICOPA COUNTY RECORDS
 - M.C.H.D. MARICOPA COUNTY HIGHWAY DEPARTMENT
 - BK. BOOK
 - P.G. PAGE
 - RLS REGISTERED LAND SURVEYOR



STRATEGIC SURVEYING, LLC
1102 W. SOUTHERN AVE
SUITE 102
PHOENIX, AZ 85027
PHONE: (480) 863-4393
FAX: 863-722-7624

LAND SURVEYOR
SEAN LEGG, SURVEYOR
1102 WEST SOUTHERN AVE
PHOENIX, ARIZONA 85027
CONTACT: JOSHUA MOTES
PHONE: (480) 863-4393

BOOK	883
PAGE	17
SECTION	14
TOWNSHIP	4N
RANGE	4E
PLAT	00196-PL1
DATE	02/12/20

FINAL PLAT
"SILVERSTONE PARCEL C"
A PORTION OF THE NORTHWEST ONE-QUARTER SECTION 14
TOWNSHIP 4 NORTH, RANGE 4 EAST PER G.&S.R.B.&M.
SCOTTSDALE, ARIZONA



FP06

6662-17-3



KHovnanian Homes

SILVERSTONE PARCEL-G PROJECT NARRATIVE

CITY OF SCOTTSDALE, ARIZONA
9-PP-2017

OCTOBER, 2017

9-PP-2017
10/13/17

HARRINGTON PLANNING + DESIGN



ATTACHMENT 3

Project Narrative

for Silverstone Parcel G

October 2017

Developer

K. Hovnanian Homes
20830 N. Tatum Blvd, Suite 250
Phoenix, AZ, 85050
Attn: Chuck Chisholm
480.824.4175
CChisholm@KHOV.com

Planning Consultant

Harrington Planning + Design (HP+D)
3116 S. Mill Avenue, Suite 305
Tempe, AZ 85282
Attn: Jason Harrington, RLA
480.250.0116
Jason@HarringtonPlanningDesign.com

Engineering Consultant

SEG – Sustainability Engineering Group
8280 E. Gelding Dr., Suite 100
Scottsdale, AZ 85260
Attn: Ali Fakh, PE, LEED AP
480.237.2507
Ali@azseq.com

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Exhibits

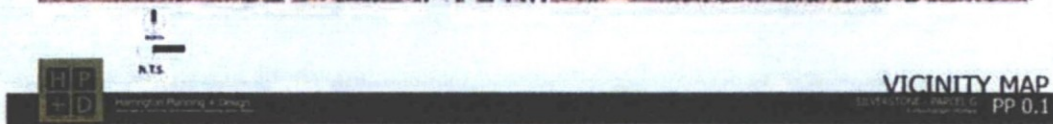
Vicinity Map	Exhibit PP-0.1
Conceptual Site Plan	Exhibit PP-1.0
Open Space Plan	Exhibit PP-2.0
Pedestrian & Vehicle Circulation Plan	Exhibit PP-3.0
Bicycle & Trail Circulation Plan	Exhibit PP-4.0
Scenic Corridor Plan	Exhibit PP-5.0
Landscape / Hardscape Plan	Exhibit PP-6.0
Wall / Site Features Plan	Exhibit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

1. Project Information

1.1 Propose of Request

The property is located at the Southwest corner of Miller Road and Pinnacle Peak Road. It is positioned within 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. The APN is 212-03-599 and is 23.729 acres in size. The property is bounded by the development to the south, the Silverstone Parcel F subdivision to the west, commercial development to the north across from Pinnacle Peak Road, and the commercial development to the east across for Miller Road. The property is undeveloped, but N. 74th Street is improved.

1.2 Vicinity Map



Refer to exhibit **PP-0.1** for enlargement of the above Vicinity Map plan.

1.3 Property Zoning:

The project site is currently zoned as R-5/PCD and is within the approved Silverstone Master Plan.

2. Project Introduction

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

Site Characteristics

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

Trip Generation

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

Development Review Board Criteria

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

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

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

Conclusion

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

3. Preliminary Development Plan

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

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

3.1 Site Circulation

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

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

3.2 Site Drainage & Utilities

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

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

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

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

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

3.3 Site Architecture

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

3.4 Site Lot Layout

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

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

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

4. Project Phasing and Development Schedule

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

5. Project Development Standards

5.1 Open Space Requirements

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

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

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

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

5.2 Lighting

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

5.3 Screening, Fencing and Walls

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

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

5.4 Roadway Standards

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

5.5 Parking

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

5.6 Signage Standards

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

5.7 Landscape Standards

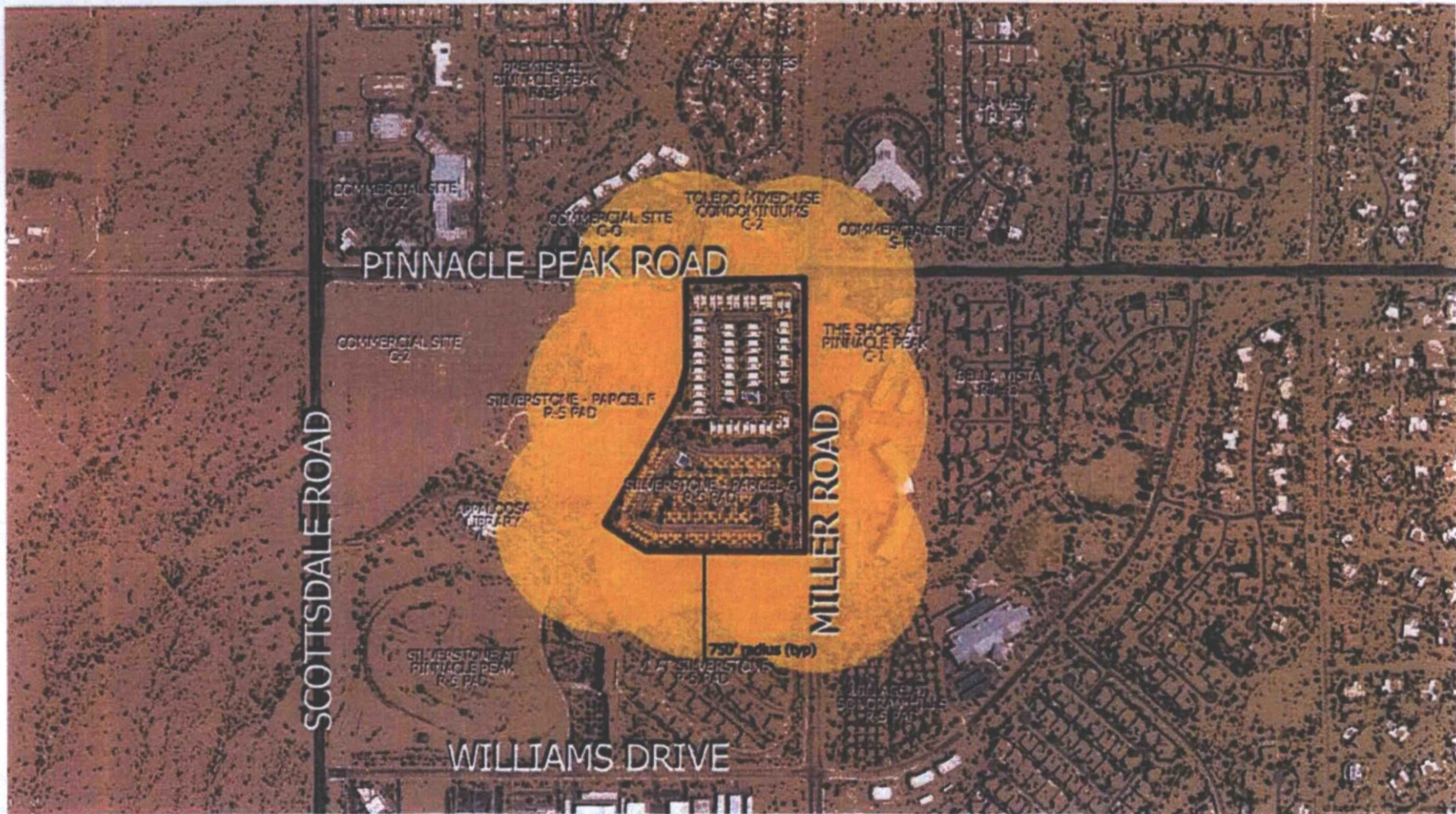
Per the City of Scottsdale Design Standards & Policy Manual (DSPM), Chapter 2 Site Planning, the proposed landscape design for the Parcel G shall meet the requirements of the Manual for Single Family Residential. Specific aspects of the proposed landscape shall be designed to meet these requirements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

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

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

6. Homeowners Association

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

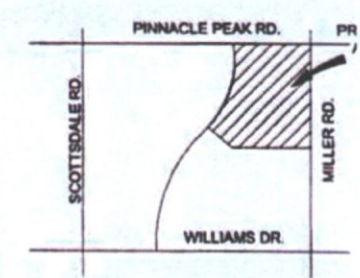
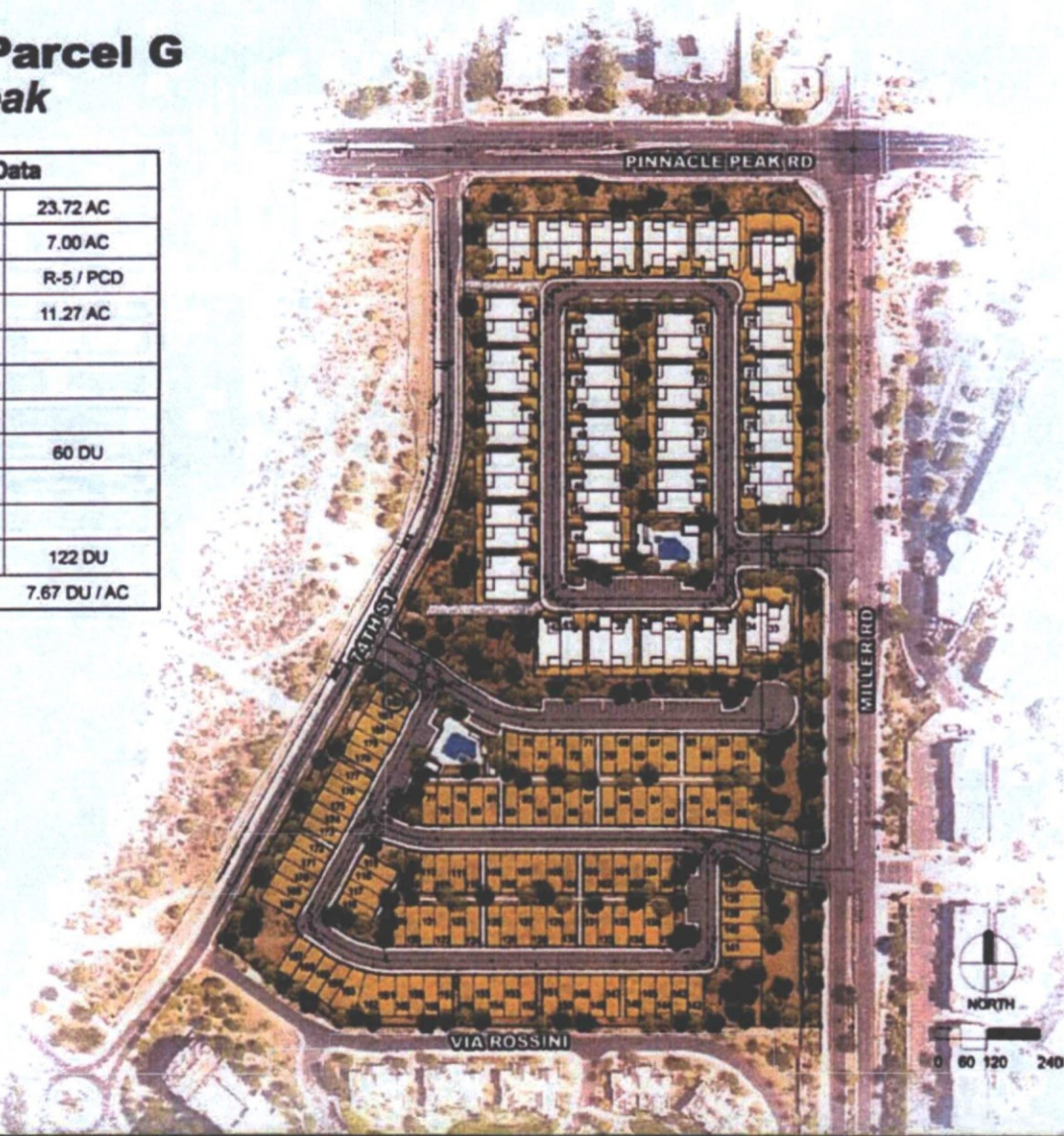


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VICINITY MAP
 SILVERSTONE - PARCEL G
 K-Household's Homes PP 0.1

Silverstone Parcel G at Pinnacle Peak

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



VICINITY MAP

OWNER CONTACT

KHOVANIAN HOMES
 CHUCK CHISHOLM
 20830 1/2 TATUM BLVD, SUITE 250
 SCOTTSDALE, ARIZONA 85066
 (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.R.C., A.P.W.A.
 (480) 250-0918
 JASON@HARRINGTONPLANNINGDESIGN.COM

PROJECT INFORMATION

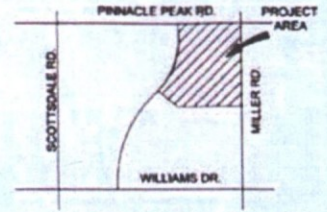
SILVERSTONE - PARCEL G
 ZONING: R-5 / PCD
 PROJECT NO. 9-PP-2017

SITE PLAN

SILVERSTONE - PARCEL G
 KHOVANIAN HOMES
 PP 1.0



Harrington Planning + Design
 PROVIDING COMMUNITY, ENVIRONMENTAL, AND LANDSCAPE DESIGN



VICINITY MAP

OWNER CONTACT

K. HONANAN HOMES
 CHUCK CHIRICOP
 2800 N. TAYLOR BLVD SUITE 200
 SCOTTSDALE, ARIZONA 85260
 480 824-8975
 CCHIRICO@KHHOMES.COM

LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN #P+D
 376 S MILL AVENUE SUITE 300 P.O. BOX 351
 TEMPE, ARIZONA 85281
 JACOB HARRINGTON, P.L.A. A.S.L.A. A.S.C. A.P.P.A.
 480 350-0700
 JACOB@HARRINGTONPLANNINGDESIGN.COM

OPEN SPACE LEGEND

OPEN SPACE CALCULATIONS

	FRONTAGE OPEN SPACE	(1/3 OF OPEN SPACE TOTAL)
	REQUIRED: 75,034 SF (1.72 AC)	
	PROVIDED: 75,612 SF (1.74 AC)	
	COMMON AREA OPEN SPACE	(22% OF NET / 227,377 SF)
	REQUIRED: 227,377 SF (5.22 AC)	
	PROVIDED: 229,189 SF (5.26 AC)	
	PRIVATE AREA OPEN SPACE	TBD - BASED UPON ARCHITECTURE
	REQUIRED: TBD SF	FIRST STORY DWELLING UNITS, MIN 5.16 MULTIPLIED BY GROSS FLOOR AREA OF UNIT DWELLING UNIT ABOVE THE FIRST STORY MIN. 5.88 MULTIPLIED BY THE GROSS FLOOR AREA OF THE UNIT.
	PROVIDED: 44,090 SF	

PROJECT INFORMATION

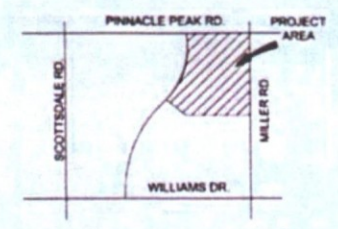
SILVERSTONE - PARCEL G
 PROJECT NO. 9-PA-2017
 ZONING: R-5/PAD

OPEN SPACE PLAN

SILVERSTONE - PARCEL G PP 2.0
 K. Honanan Homes



Harrington Planning + Design
 376 S MILL AVENUE SUITE 300 P.O. BOX 351
 TEMPE, ARIZONA 85281
 480 350-0700
 HARRINGTONPLANNINGDESIGN.COM



VICINITY MAP

OWNER CONTACT

K-HOYANIAN HOMES
 CHUCK CHIRKOLU
 20800 N. TATUM BLVD, SUITE 200
 SCOTTSDALE, ARIZONA 85260
 (480) 824-4795
 CCHIRKOLU@KHHC.COM

LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN OFFICE
 308 S. MILL AVENUE, SUITE 308
 TEMPE, ARIZONA 85281
 JASON HARRINGTON, P.L.A., A.S.L.A., A.S.C., A.P.A.
 (480) 200-0786
 JASON@HARRINGTONPLANNINGDESIGN.COM

CIRCULATION LEGEND

VEHICLE CIRCULATION

24" MINIMUM WIDE - A/C PAVEMENT
 PER MAG/ C.O.S.

PEDESTRIAN CIRCULATION

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

PARKING PLAN

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

PROJECT INFORMATION

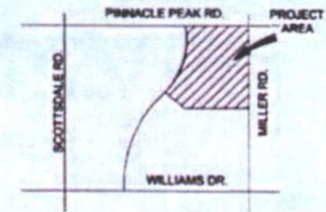
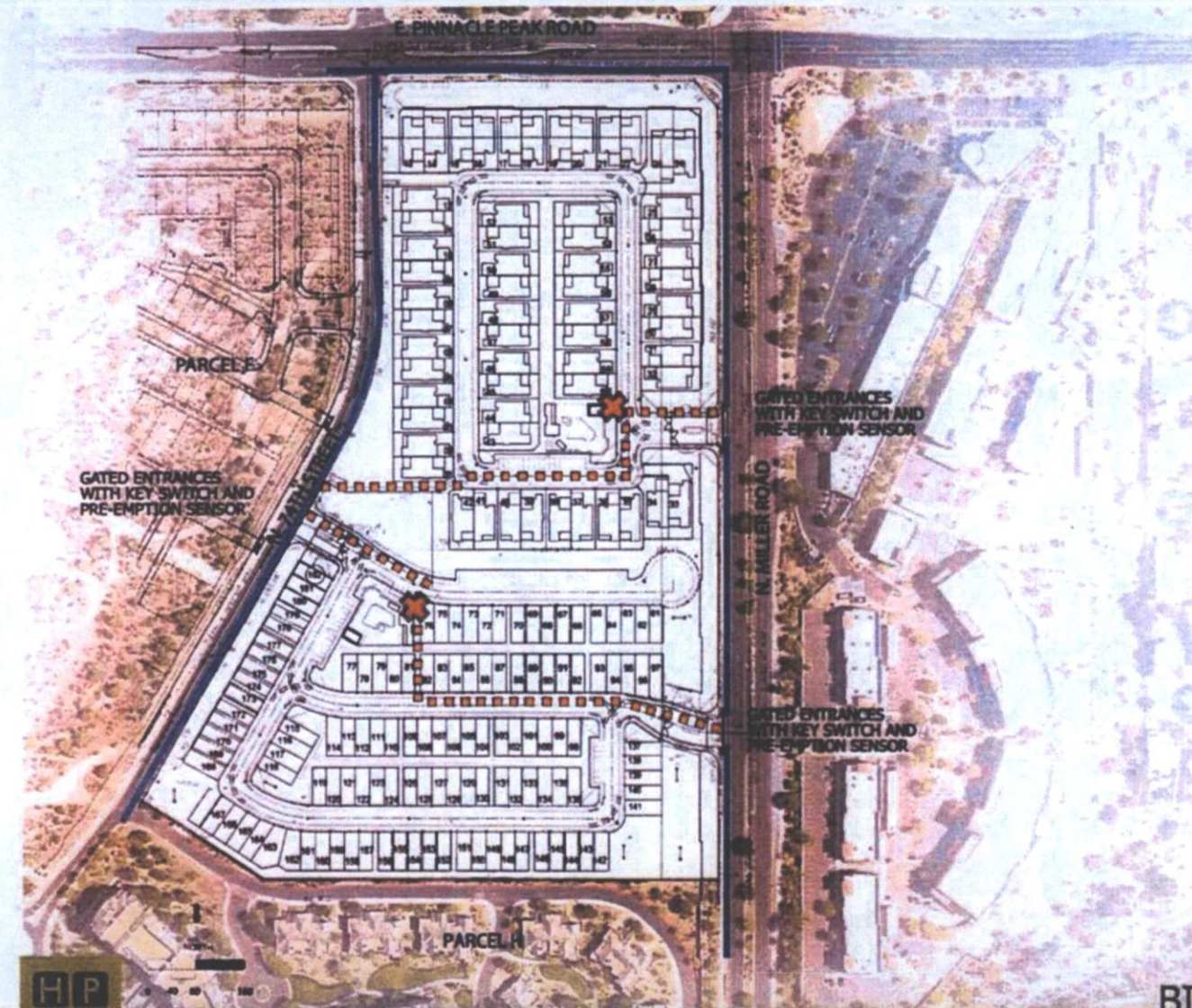
SILVERSTONE - PARCEL G
 PROJECT NO. 9-PA-2017
 ZONING: R-5/PAD

PEDESTRIAN & VEHICLE / PARKING PLAN

SILVERSTONE - PARCEL G
 K-Hoyanian Homes
 PP 3.0



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VICINITY MAP

OWNER CONTACT

K-HOVANIAN HOMES
 CHUCK CHENHOLM
 2900 N 75TH BLVD, SUITE 200
 SCOTTSDALE, ARIZONA 85260
 (480) 829-4295
 CCHOLM@KHOV.COM

LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN HP+D
 316 S MILL AVENUE, SUITE 300
 TEMPE, ARIZONA 85282
 JASON HARRINGTON P.L.A. ASLA, AIA, AIAA, AIA, AIA
 (480) 266-0166
 JASON@HARRINGTONPLANNINGDESIGN.COM

CIRCULATION LEGEND

BICYCLE CIRCULATION



SHARROW TO EXISTING
 ON-STREET NETWORK

BICYCLE LANE



EXISTING BIKE LANE
 PER SCOTTSDALE BIKE M

BICYCLE RACK



PROPOSED BIKE RACK
 ASSEMBLY FOR 3-UNITS

PROJECT INFORMATION

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

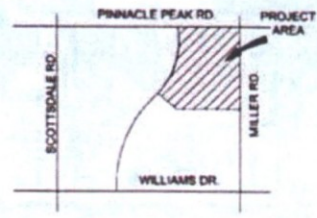
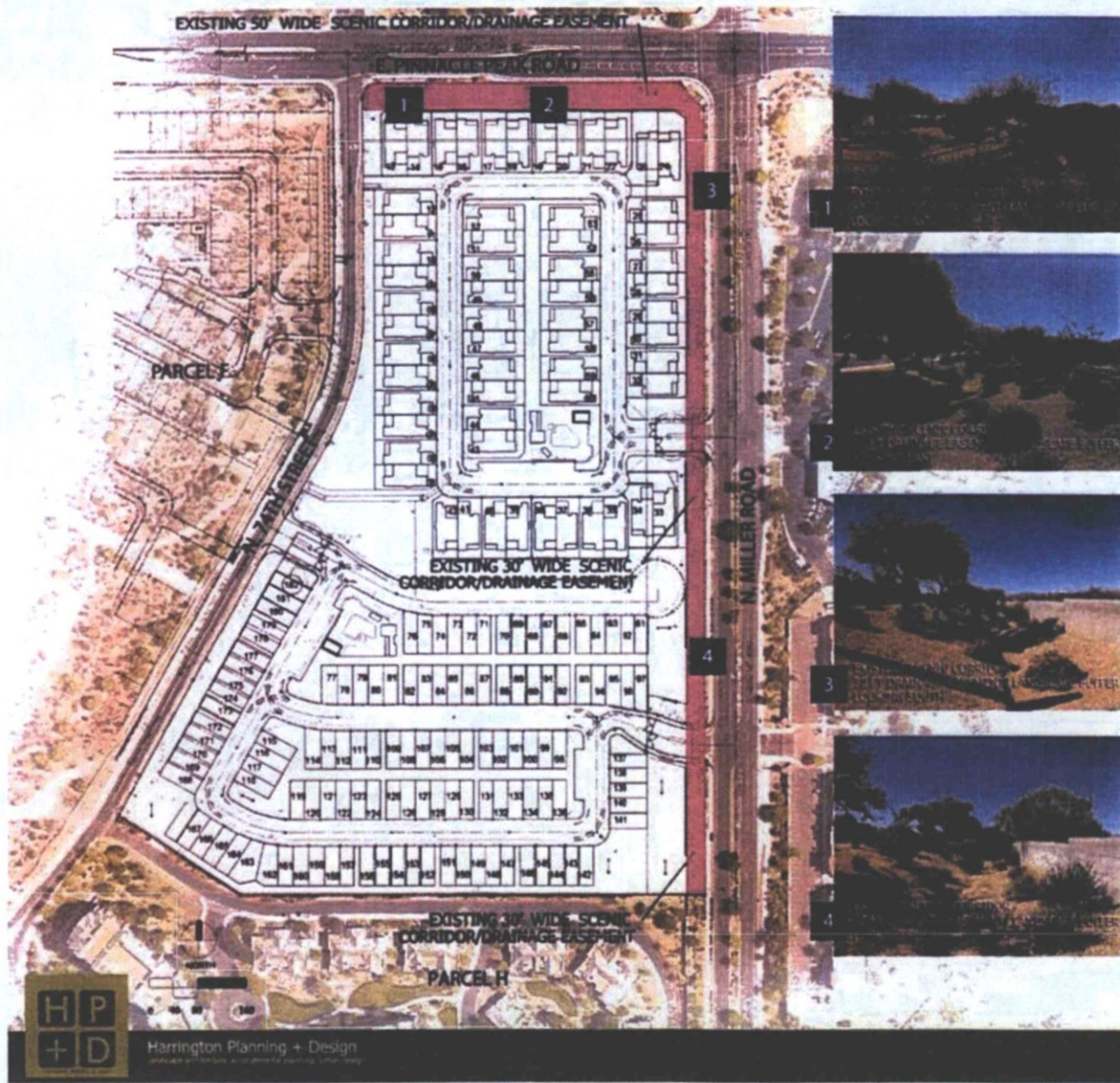
BICYCLE & TRAIL PLAN

SILVERSTONE - PARCEL G
 K-Hovnanian Homes

PP 4.0



Harrington Planning + Design
 316 S MILL AVENUE, SUITE 300
 TEMPE, ARIZONA 85282
 (480) 266-0166
 HARRINGTONPLANNINGDESIGN.COM



VICINITY MAP

OWNER CONTACT

K-HORNBANK HOMES
 CHUCK ORNDORF
 2080 N. TATUM BLVD, SUITE 250
 SCOTTSDALE, ARIZONA 85260
 480.828.4775
 COMB@K.HOMES.COM

LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN LLP-DC
 210 S. MILL AVENUE, SUITE 200
 TEMPE, ARIZONA 85283
 JASON HARRINGTON, P.E., A.S.L.A., A.S.C., A.P.W.A.
 480.240.0700
 JH@HARRINGTONPLANNINGDESIGN.COM

SCENIC CORRIDOR LEGEND

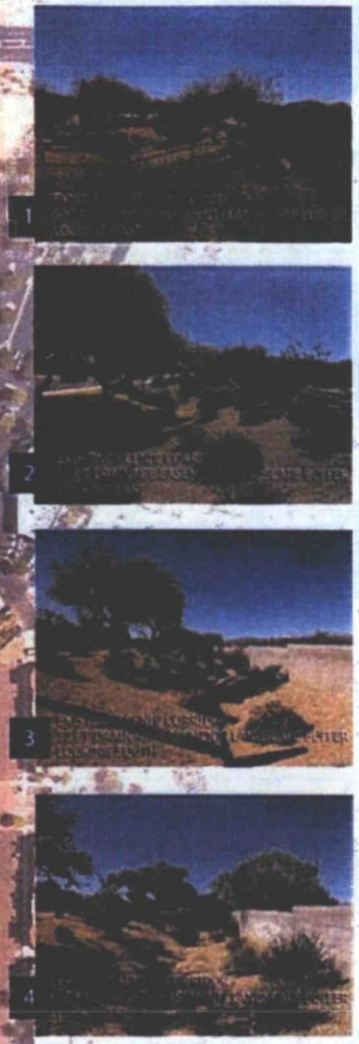


PER CITY OF SCOTTSDALE - SCENIC CORRIDOR DESIGN GUIDE 7-DR-2003
 COMPROMISED / HIGH ACTIVITY / COMMERCIAL CHARACTER TYPE

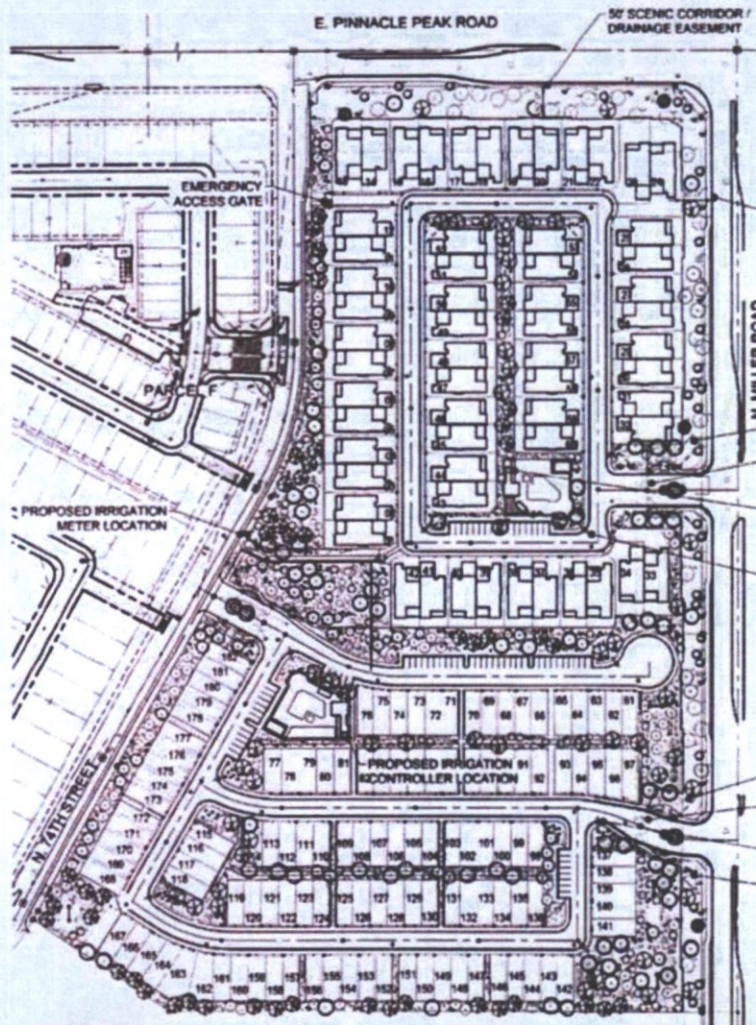
- USE SALVAGED ON-SITE SPECIMEN PLANTS TO AUGMENT EXISTING DESERT LANDSCAPE BUFFER
- SELECT VEGETATION FROM APPROVED PLANT LIST FOUND IN ATTACHMENT #4 OF GUIDE
- MEET THE 10 FT SEPARATION ZONE BEHIND CURB FOR TREE LOCATIONS
- UTILIZE SALVAGED IRONWOOD, FOOTHILLS PALO VERDE, AND BLUE PALO VERDE TREES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

PROJECT INFORMATION

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



Harrington Planning + Design
 14400 N. CENTRAL EXPRESSWAY, SUITE 100, SCOTTSDALE, AZ 85254



PARCEL H

PLANTING MATERIAL LEGEND

SALV. TREES	CACTI	SIZE	NOTES	QTY
Ulmus laevis	Desert Ironwood	Caliper Size		4
Parthenocissus vitacea	Blue Palo Verde	Caliper Size		25
Parthenocissus vitacea	Blue Palo Verde	Caliper Size		28
Prosopis juliflora	Velvet Mesquite	Caliper Size		7
Prosopis juliflora	Velvet Mesquite	Caliper Size		2
Prosopis juliflora	Velvet Mesquite	Caliper Size		13
Prosopis juliflora	Velvet Mesquite	Caliper Size		4

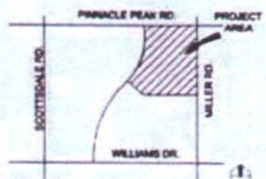
TREES	SIZE	NOTES	QTY
Artemisia tridentata	18 Cal		7
Artemisia tridentata	Caliper Size		50
Artemisia tridentata	24 Box		40
Parthenocissus vitacea	24 Box		41
Parthenocissus vitacea	18 Cal		71
Parthenocissus vitacea	24 Box		70
Parthenocissus vitacea	18 Cal		77
Parthenocissus vitacea	24 Box		77

SHRUBS	SIZE	NOTES	QTY
Artemisia tridentata	5 Gal	Can Full	250
Artemisia tridentata	5 Gal	*ADMN	90
Artemisia tridentata	5 Gal	Can Full	216
Artemisia tridentata	5 Gal	*ADMN	118
Artemisia tridentata	5 Gal	Can Full	62
Artemisia tridentata	5 Gal	*ADMN	147
Artemisia tridentata	5 Gal	Can Full	402
Artemisia tridentata	5 Gal	*ADMN	207
Artemisia tridentata	5 Gal	Can Full	216
Artemisia tridentata	1 Gal	Can Full	481
Artemisia tridentata	5 Gal	Can Full	404

VINES / ACCENTS	SIZE	NOTES	QTY
Artemisia tridentata	5 Gal	Can Full	312
Artemisia tridentata	5 Gal	*ADMN	76

GROUNDCOVERS	SIZE	NOTES	QTY
Artemisia tridentata	1 Gal	Can Full	77

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



VICINITY MAP

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

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

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

PLANT SIZES (PER ANA STANDARDS)
 FIFTY PERCENT OF TREES SHALL BE MATURE SIZE PER MDCP 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.

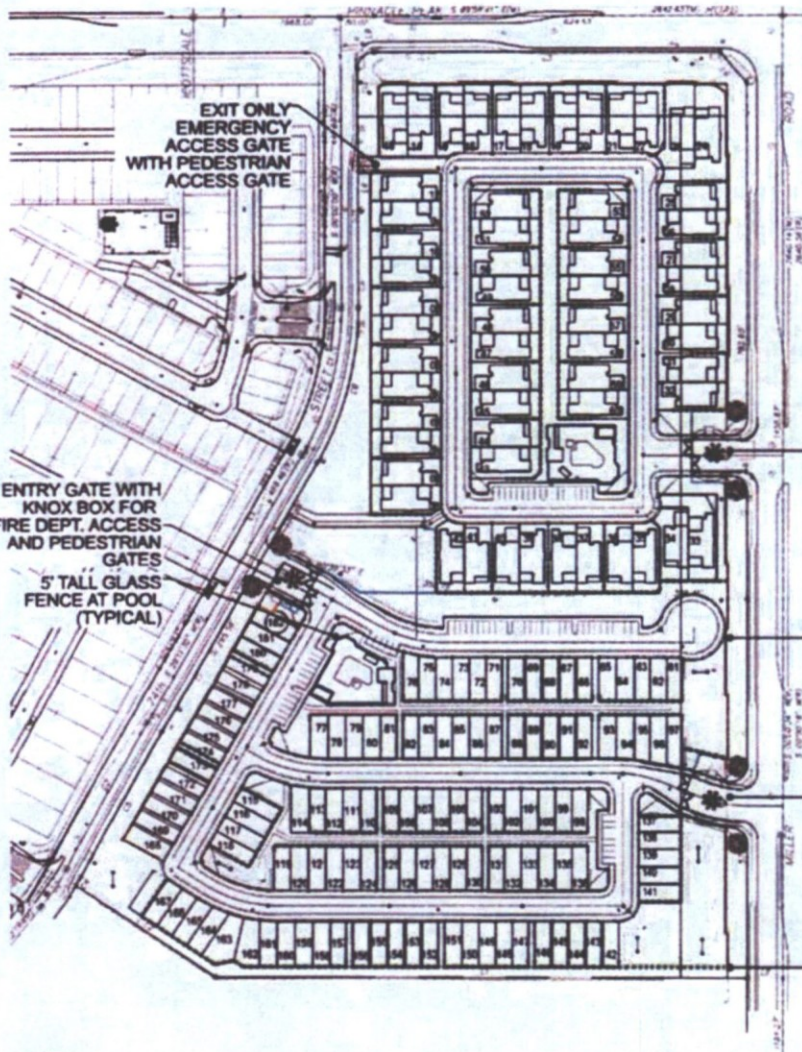
LANDSCAPE CONCEPT STATEMENT
 The proposed Silverstone Lot G development occupies a very unique and interesting parcel of land that lies just southwest of Pinnacle Peak and west of the McDowell Mountain Preserve in north Scottsdale. A breathtaking view of mountain vistas and topographical points of interest,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

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











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

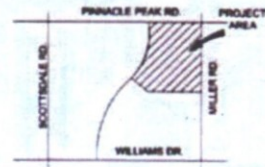
LANDSCAPE PLAN
 SILVERSTONE - PARCEL G
 K-Hovnanian Homes
 PP 6.0





WALL LEGEND

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

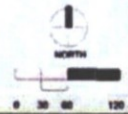


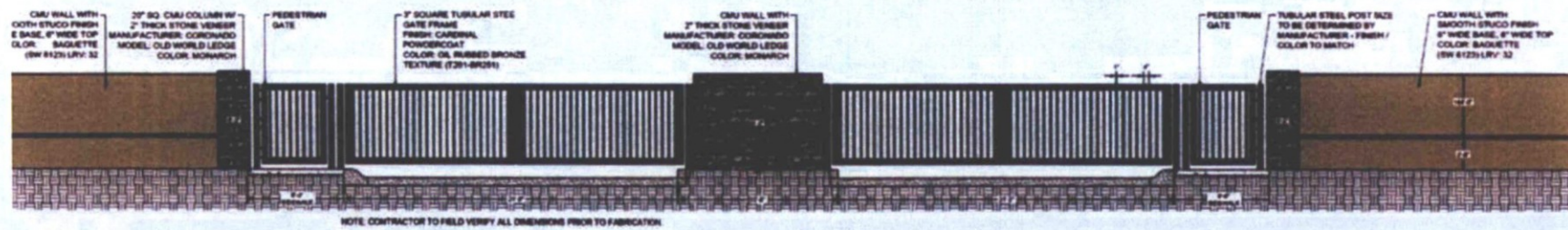
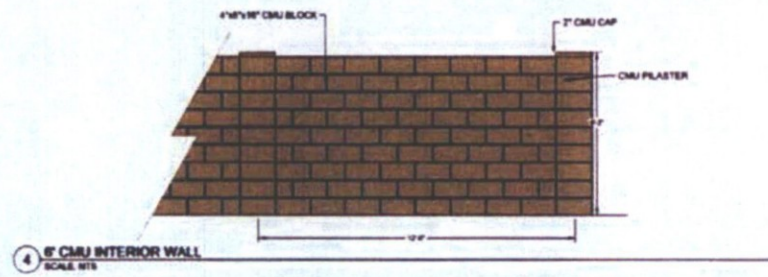
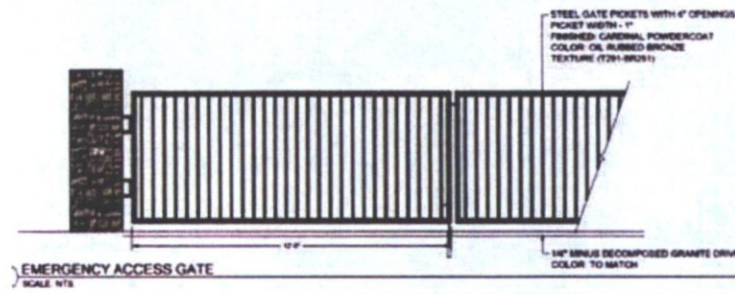
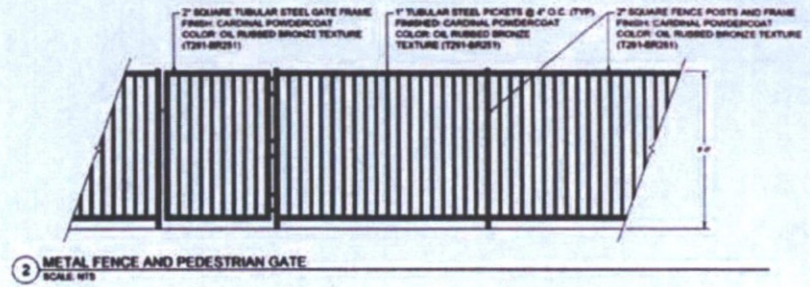
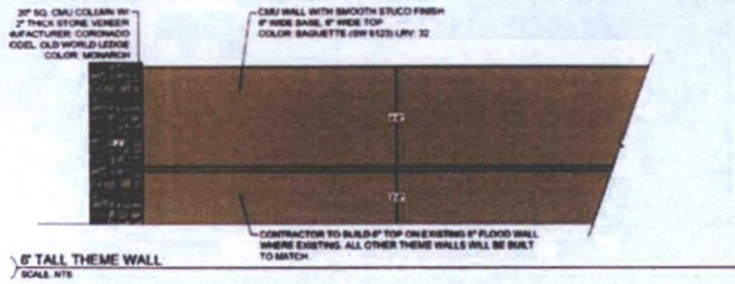
VICINITY MAP

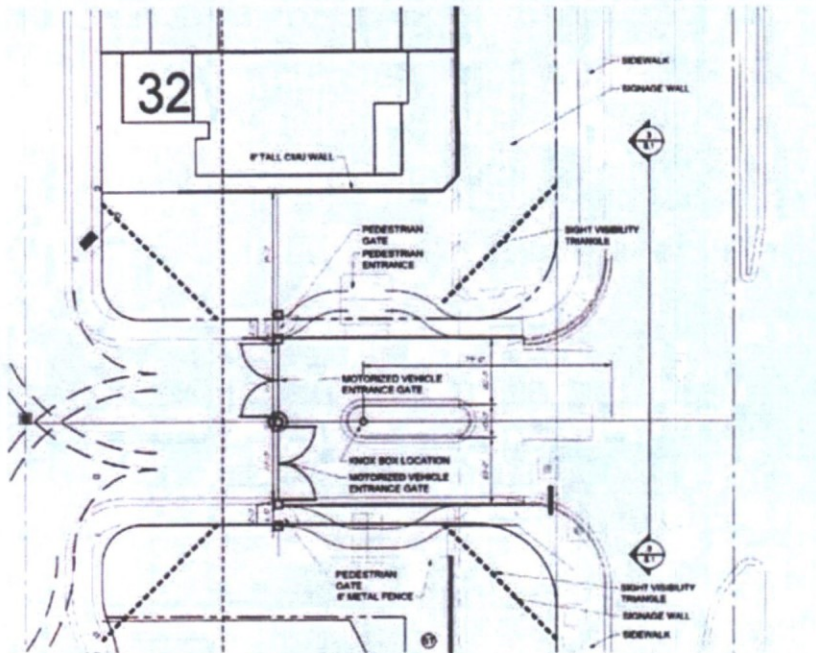
OWNER CONTACT
 K-HONNANIAN HOMES
 CHUCK CHISHOLM
 20830 N. TATUM BLVD, SUITE 250
 SCOTTSDALE, ARIZONA 85050
 (480) 824-4175
 CCHISHOLM@KHNV.COM

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

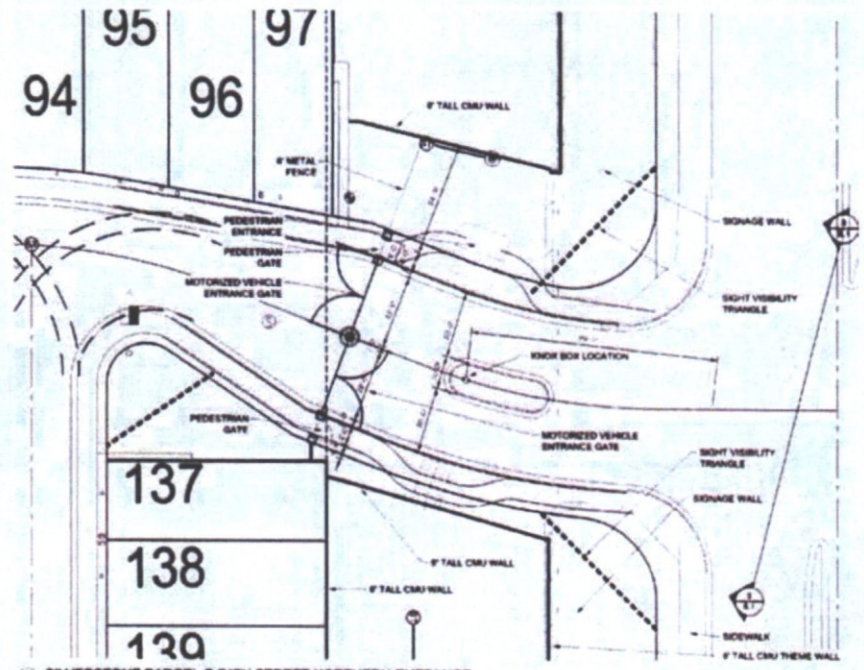
PROJECT INFORMATION
 SILVERSTONE - PARCEL G
 PROJECT NO. 9-PP-2017
 ZONING: R-5PCD



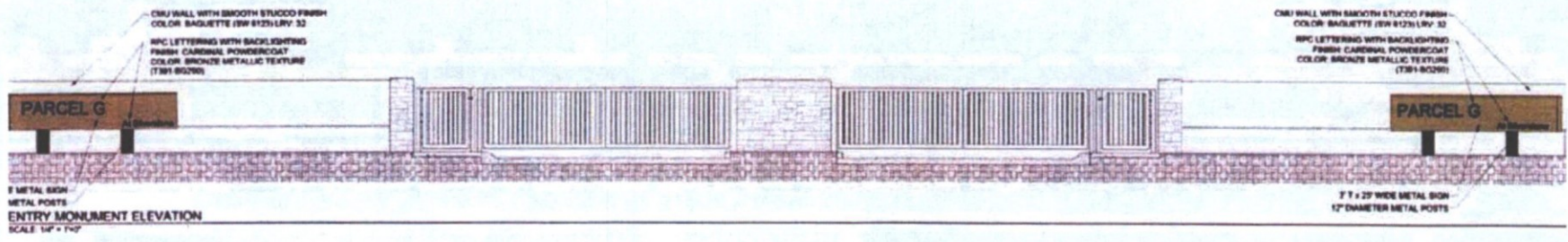




1 SILVERSTONE PARCEL G 74TH STREET SOUTHERN ENTRANCE
SCALE 1/4" = 1'-0"



2 SILVERSTONE PARCEL G 74TH STREET NORTHERN ENTRANCE
SCALE 1/4" = 1'-0"



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

ENLARGED ENTRANCE PLAN AND ELEVATION





Harrington Planning + Design

Notes:

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

Neighborhood Report Silverstone Parcel G

95-PA-2017

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

Neighborhood Notification

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

Documentation of Project Notification efforts

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

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

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

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

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

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

Cat Holdings LLC
7378 E Sonoran Trail
Scottsdale, AZ 85266

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

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

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

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

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

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

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

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

VPS2 LLC
2264 McGilchrist Street SE
Salem, OR 97302

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

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

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

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

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

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

MT Pinnacle LLC
6623 N Scottsdale Road
Scottsdale, AZ 85250

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

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

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

Steven & Deborah Wells
4710 Fairways Ct
Marion, IA 52302

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

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

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

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

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

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

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

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

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

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

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

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

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

BGY Associates
PO Box 900580
Sandy, UT 84090

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

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

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

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

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

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

Scottsdale School District
3811 N. 44th Street
Phoenix, AZ 85018-5420

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

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

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

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

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

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

Century Link
135 W. Orion Street
Tempe, AZ 85283

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

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

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

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

ADOT
Right of Way Group
205 S. 17th Avenue
Phoenix, AZ 85007

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

Annette Petrillo
1169 E. Clovefield Street
Gilbert, AZ 85298

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

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

Dan Sommer
12005 N 84th Street
Scottsdale, AZ 85260

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

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

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

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

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

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

John Berry/Michele Hammond
Berry Riddell, LLC
8750 E Camelback Rd, Ste 100
Scottsdale, AZ 85251

John Washington
3518 N Cambers Court
Scottsdale, AZ 85251

Leon Spiro
7814 E Oberlin Way
Scottsdale, AZ 85268

Linda Whitehead
9881 E Chuckwagon Lane
Scottsdale, AZ 85262

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Harrington Planning + Design
 ARCHITECTURE • INTERIOR DESIGN • LANDSCAPE ARCHITECTURE • PLANNING

CONTEXT AERIAL MAP
 SILVERSTONE - PARCEL G
 A PHOENIX HOME
 PP 0.1

9-PP-2017
 6/5/2017



Harrington Planning + Design

Notes:

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

Silverstone Parcel G

95-PA-2017

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

Project Request and Description

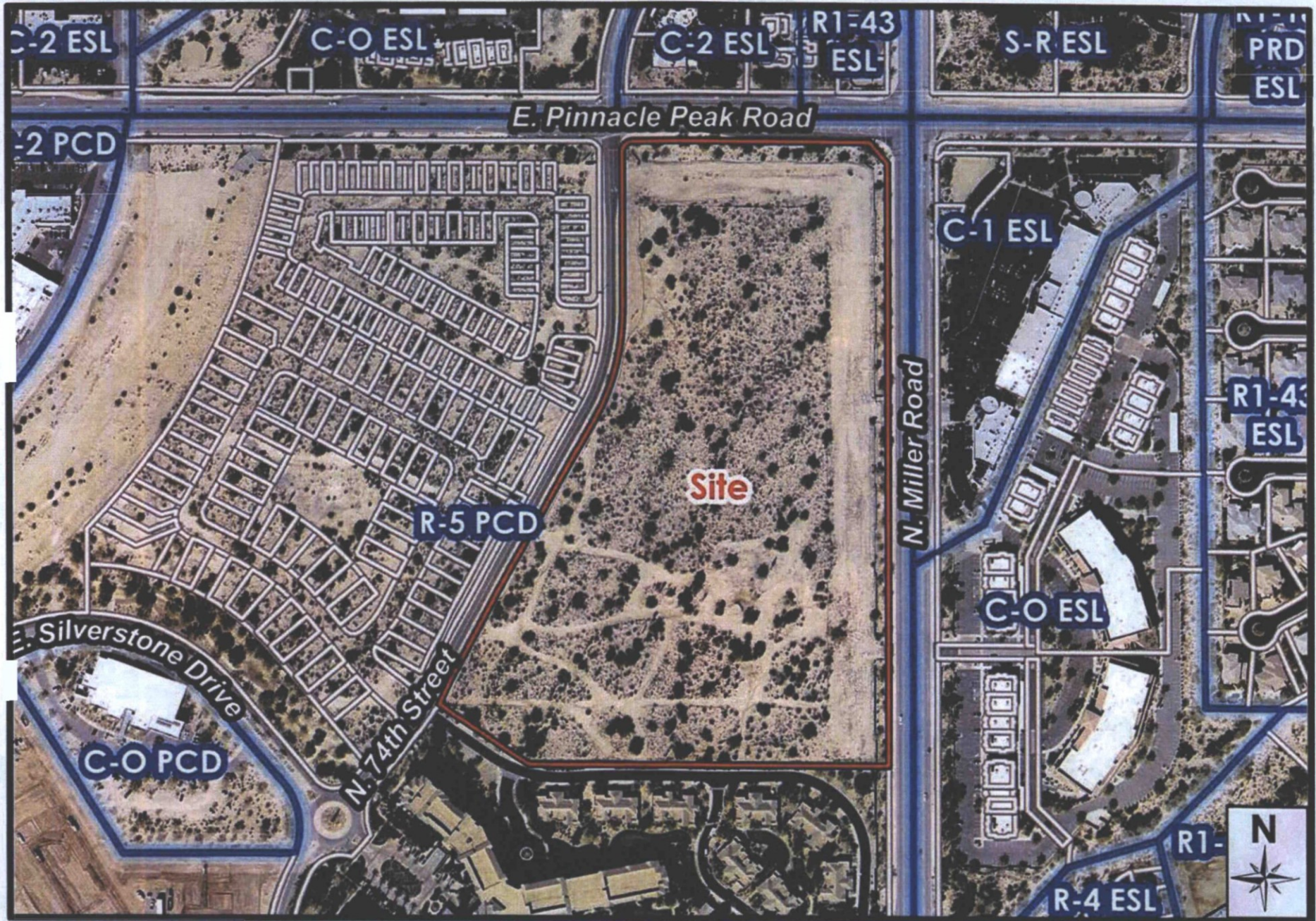
The proposed project is a residential development by K-Hovnanian Homes for a 60-lot product located on the north half of the parcel and a 126-lot product on the south half of the parcel. A total of 186 residential homes is proposed. The parcel is a single property with County parcel number of APN 212-03-599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

Project Location

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

Development Size

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



Zoning Map

ATTACHMENT #4

9-PP-2017

NOTE:

THE SITE IS LOCATED IN FLOOD ZONE X0 ACCORDING TO THE FLOOD INSURANCE RATE MAP DATED OCTOBER 15, 2013. FEMA HAS REVISED THE DESIGNATION THROUGH LOWER CASE NO. 15-19-1831P TO ZONE X1, I.E. OUTSIDE THE 100-YR FLOODZONE.

BENCHMARK:

BENCHMARK IS A BRASS CAP IN HANDSHELF LOCATED AT THE INTERSECTION OF PINNACLE PEAK ROAD AND MILLER ROAD.

ELEVATION=1878.317 NAVD 88 (CITY OF SCOTTSDALE DATUM)

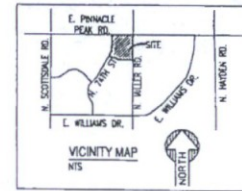
PRELIMINARY PLAT

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

CIVIL ENGINEER
SUSTAINABILITY ENGINEERING GROUP
1890 E. SELDING DR., SUITE 101
SCOTTSDALE, ARIZONA 85260
PHONE: 480-588-7228
ATTN: ALI FAKHRI

OWNER/DEVELOPER
K HOVANNIAN GREAT WESTERN HOMES, LLC
20830 N. TATUM BLVD., SUITE 250
PHOENIX, AZ 85050
480-824-4158
ATTN: CHUCK CHISHOLM

PLANNER
HARRINGTON PLANNING + DESIGN
3116 S. WELLS AVE., SUITE 305
TEMPE, AZ 85283
480-250-0115
ATTN: JASON HARRINGTON



SITE INFORMATION

APN: 717-03-599
TOTAL AREA: 11,033,841 S.F. OR 123.73 AC
GROSS AREA: 11,118,877 S.F. OR 127.16 AC
RESIDENT PARKING: 7 GARAGE SPACES/UNIT
EXISTING ZONING: R-3 PCD
PROPOSED ZONING: UNCHANGED
NO. OF LOTS: 182 LOTS

SETBACKS

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

MIN LOT SIZE

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

LEGAL DESCRIPTION

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

SHEET INDEX

PP-1 PRELIMINARY PLAT
PP-2 PRELIMINARY PLAT
PP-3 LOT INFO & CROSS SECTIONS
C1.00 PRELIMINARY GRADING PLAN
C1.10 PRELIMINARY GRADING PLAN
C1.20 SITE CROSS SECTIONS
C1.30 STORM PROFILES
C1.40 PRELIMINARY UTILITY PLAN
C1.10 PRELIMINARY UTILITY PLAN

PROPOSED LEGEND

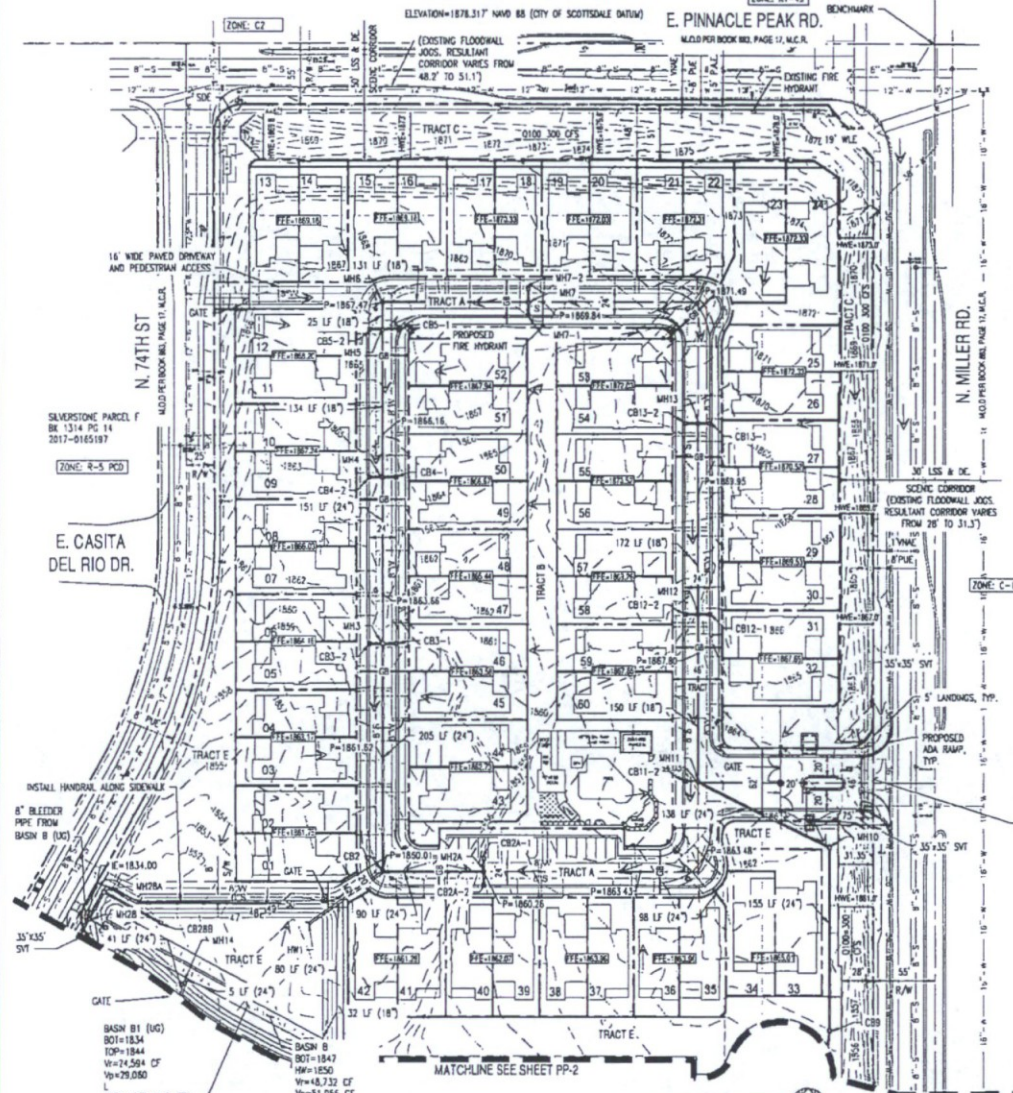
- ITS SANITARY SEWER
- FW WATER MAIN
- BM BOX METER
- CS SEWER MANHOLE
- CO CLEAN OUT
- OH FIRE HYDRANT
- CB CATCH BASIN
- TS/TB/CB TYPICAL
- GV GATE VALVE
- LOT LINE
- TRACT LINE
- GB GRADE BREAK
- > FLOW ARROW



WHITESTONE SHOPS AT PINNACLE
717-07-072
2017-04607036, MCR

GENERAL NOTES

1. THESE WILL BE DEDICATED TO THE CITY OF SCOTTSDALE AND OTHER PUBLIC UTILITY PROVIDERS AN EASEMENT UPON, ACROSS, OVER AND UNDER THE SHOWN RIGHT OF WAY FOR PUBLIC ACCESS INCLUDING EMERGENCY SERVICE TYPE VEHICLES AND PUBLIC UTILITIES ACCESS WHICH INCLUDE BUT ARE NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, WATER, SANITARY SEWER AND REFUSE COLLECTION.
2. THE PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR OPERATION, MAINTENANCE, AND LIABILITY OF THE TRACTS, INCLUDING MAINTENANCE OF ALL APURTENANCES, I.E. STREETS/LANES, SIGNS, LANDSCAPE, ETC.
3. A KEY SWITCH/ PRE-EMPTION SENSOR WILL BE PROVIDED AT ALL GATED ENTRY LOCATIONS. PER FIRE ORDINANCE 4783-503.8.1.
4. EXISTING WATER AND FIRELINES NOT USED SHALL BE ABANDONED AT THE WASH BY THE CONTRACTOR.
5. EXISTING SEWER LINES OR SERVICES NOT USED WILL BE REMOVED TO THE MAIN/AH.
6. ALL ACCESSIBLE FACILITIES SHALL BE CONSTRUCTED IN CONFORMANCE WITH ADA STANDARDS.
7. VERTICAL DROPS GREATER THAN 24" WILL REQUIRE HANDRAIL INSTALLATION. BASINS DEEPER THAN 7" WILL REQUIRE GUARD RAIL FOR ACCESS PROTECTION.



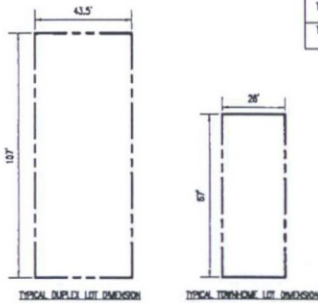
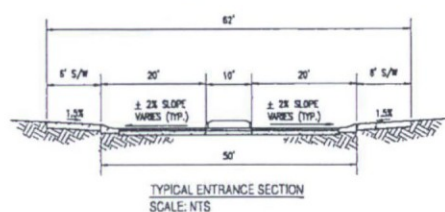
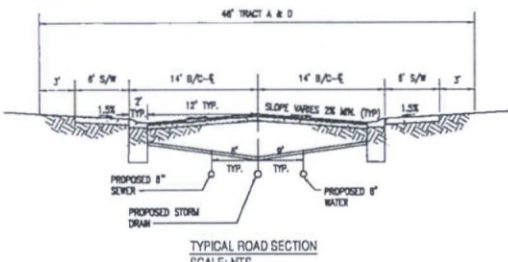
PROJECT: SILVERSTONE PARCEL G
LOCATION: SWC PINNACLE PEAK RD AND MILLER RD
DATE: 10/13/17
SHEET TITLE: PRELIM. PLAT
SHEET NO.: 170101
SHEET TOTAL: 170101
SHEET TYPE: PRELIMINARY PLAT
SHEET NO.: PP-1



THE DRAWINGS, SPECIFICATIONS, CONTRACT AND THE PROPERTY OF HARRINGTON PLANNING + DESIGN GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLIC RECORDATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

LOT, R.O.W. & EASEMENT TABLE			DEDICATED USES	ENTITY RESPONSIBLE FOR MAINTENANCE, OPERATION, & LIABILITY
PROPERTY	AREA SF (AC)			
LOT 1	4,811 SF (0.109 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 2	4,538 SF (0.104 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 3	4,833 SF (0.109 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 4	4,538 SF (0.104 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 5	4,833 SF (0.109 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 6	4,538 SF (0.104 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 7	4,833 SF (0.109 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 8	4,538 SF (0.104 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 9	4,833 SF (0.109 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 10	4,538 SF (0.104 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 11	4,833 SF (0.109 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 12	4,531 SF (0.103 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 13	4,778 SF (0.110 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 14	4,760 SF (0.108 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 15	4,887 SF (0.109 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 16-20	4,511 SF (0.104 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 21	4,844 SF (0.109 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 22	5,082 SF (0.118 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 23	8,354 SF (0.193 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 24	7,878 SF (0.182 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 25	4,538 SF (0.104 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 26	4,833 SF (0.109 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 27	4,538 SF (0.104 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 28	4,834 SF (0.109 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 29	4,538 SF (0.104 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 30-31	8,534 SF (0.195 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 32	4,514 SF (0.103 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 33	4,464 SF (0.102 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 34	4,788 SF (0.108 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 35	4,698 SF (0.106 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 36-37	4,528 SF (0.104 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 38-39	4,833 SF (0.109 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 40-41	4,538 SF (0.104 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 42	4,708 SF (0.106 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 43	5,140 SF (0.117 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 44	4,548 SF (0.104 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 45	4,855 SF (0.107 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 46	4,548 SF (0.104 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 47-48	4,855 SF (0.107 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 50	4,538 SF (0.104 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 51	4,855 SF (0.107 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 52-53	4,534 SF (0.103 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 54	4,855 SF (0.107 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 55	4,548 SF (0.104 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 56	4,855 SF (0.107 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 57	4,548 SF (0.104 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 58	4,855 SF (0.107 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 59	4,548 SF (0.104 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 60	4,855 SF (0.107 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER

LOT, R.O.W. & EASEMENT TABLE (CONT.)			DEDICATED USES	ENTITY RESPONSIBLE FOR MAINTENANCE, OPERATION, & LIABILITY
PROPERTY	AREA SF (AC)			
LOTS 61-64	1,742 SF (0.039 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 65	1,808 SF (0.041 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 66	1,808 SF (0.041 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 67-69	1,742 SF (0.039 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 70	1,808 SF (0.041 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 71	1,808 SF (0.041 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 72-75	1,742 SF (0.039 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 74	1,744 SF (0.039 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 75	1,762 SF (0.039 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 76	1,744 SF (0.039 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 77	1,768 SF (0.041 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 78-80	1,742 SF (0.039 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 81-82	1,808 SF (0.041 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 83-84	1,742 SF (0.039 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 85	1,808 SF (0.041 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 86	1,808 SF (0.041 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 88-91	1,742 SF (0.039 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 92	1,808 SF (0.041 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 93	1,808 SF (0.041 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 94	1,751 SF (0.038 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 95	1,824 SF (0.042 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 96	1,826 SF (0.042 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 97	1,782 SF (0.041 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 98	1,808 SF (0.041 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 99-102	1,742 SF (0.039 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 103-104	1,808 SF (0.041 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 105-106	1,742 SF (0.039 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 107-109	1,808 SF (0.041 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 110-112	1,742 SF (0.039 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 113	1,818 SF (0.042 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 114	1,808 SF (0.041 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 115	1,808 SF (0.041 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 116-117	1,752 SF (0.040 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 118	1,820 SF (0.042 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 119	1,808 SF (0.041 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 120-122	1,742 SF (0.039 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 123-125	1,808 SF (0.041 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 126-129	1,742 SF (0.039 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 130-131	1,808 SF (0.041 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 132-133	1,742 SF (0.039 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 134-137	1,808 SF (0.041 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 138-140	1,742 SF (0.039 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 141-142	1,808 SF (0.041 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 143-145	1,742 SF (0.039 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 146-147	1,808 SF (0.041 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 150-152	1,742 SF (0.039 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 153-155	1,808 SF (0.041 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 156-157	1,808 SF (0.041 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 158-160	1,742 SF (0.039 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 161	1,752 SF (0.040 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 162	2,185 SF (0.050 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 163	2,820 SF (0.065 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 164	3,820 SF (0.087 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 165	1,764 SF (0.040 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 166	1,742 SF (0.039 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 167-168	1,808 SF (0.041 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 169-171	1,742 SF (0.039 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 172-173	1,808 SF (0.041 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 174-176	1,742 SF (0.039 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 177-178	1,808 SF (0.041 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOTS 179-181	1,742 SF (0.039 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
LOT 182	1,808 SF (0.041 AC)		APPROXIMATE RESIDENTIAL USES	PRIVATE OWNER
TRACT A	88,837 SF (2.023 AC)		PRIVATE STREET, REFUSE COLLECTION, EMERGENCY RESPONSE & SERVICE ACCESS, DRAINAGE, PUBLIC WATER, SEWER & UTILITIES	PROPERTY OWNER ASSOCIATION
TRACT B	26,380 SF (0.61 AC)		AMENITIES, DRAINAGE, & LANDSCAPE	PROPERTY OWNER ASSOCIATION
TRACT C	17,800 SF (0.41 AC)		DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITIES	PROPERTY OWNER ASSOCIATION
TRACT D	141,875 SF (3.25 AC)		PRIVATE STREET, REFUSE COLLECTION, EMERGENCY RESPONSE & SERVICE ACCESS, DRAINAGE, PUBLIC WATER, SEWER & UTILITIES	PROPERTY OWNER ASSOCIATION
TRACT E	149,830 SF (3.44 AC)		DRAINAGE, LANDSCAPE, OPEN SPACE, UTILITIES & RETENTION	PROPERTY OWNER ASSOCIATION
TRACT F	54,860 SF (1.25 AC)		RETENTION, UTILITIES, AMENITIES & RECREATION	PROPERTY OWNER ASSOCIATION
TRACT G	25,363 SF (0.58 AC)		DRAINAGE, LANDSCAPE, OPEN SPACE, UTILITIES & RETENTION	PROPERTY OWNER ASSOCIATION



SEG

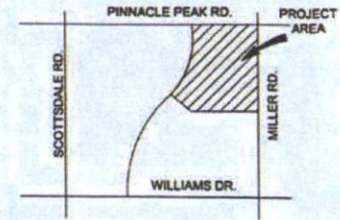
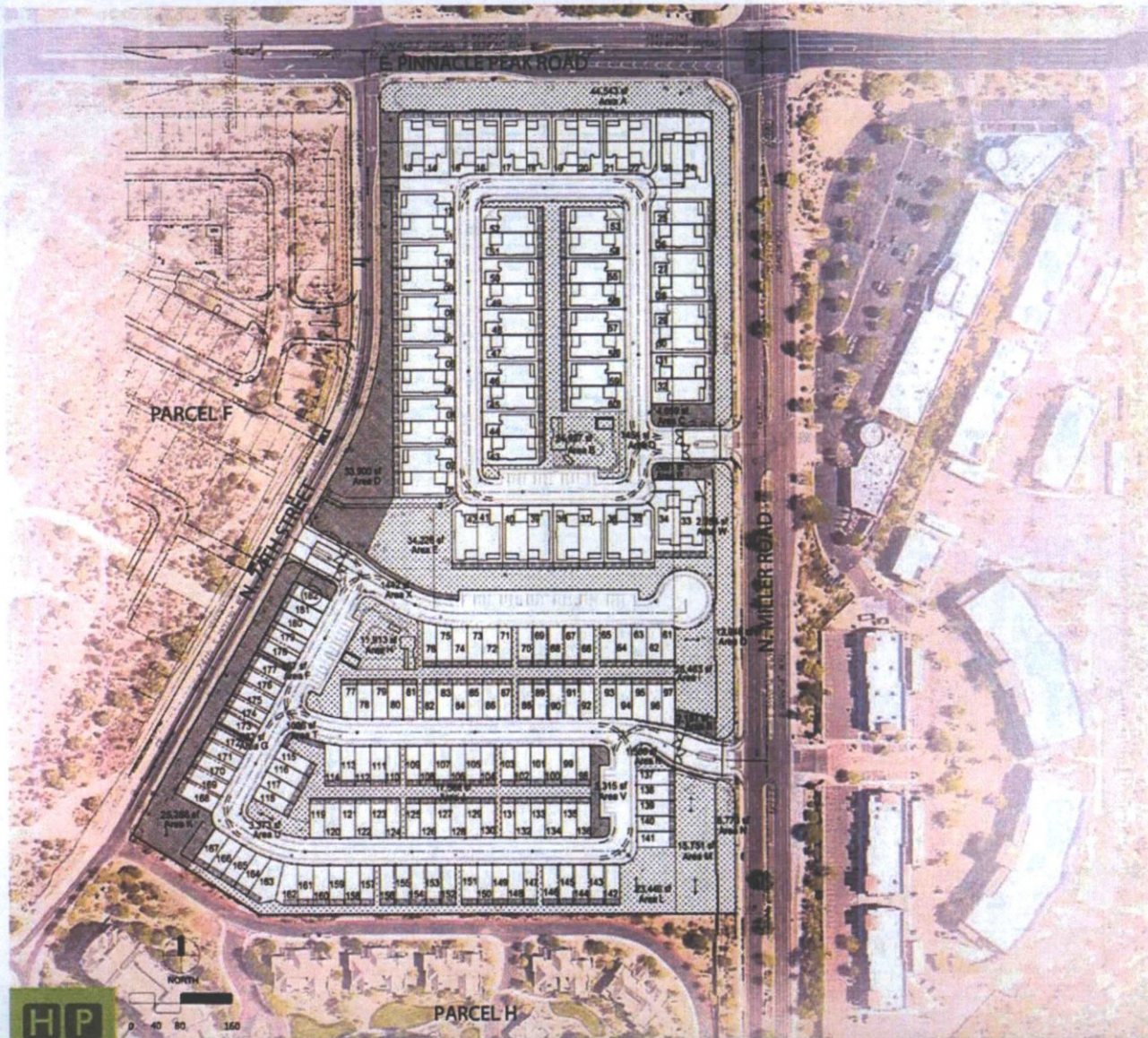


Hovnanian Homes

PROJECT: DR. HOVNIAN PHASE C
LOCATION: SMC PRINCIPLE PARK RD. AND MILLER RD.

DATE: 10/11/17
SHEET NO.: PRELIM. PLAT
SHEET TITLE: LOT INFO & TYPICAL ROAD SECTIONS
PAGE: 3

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VICINITY MAP

OWNER CONTACT

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

LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN DHP-01
 318 S. MILL AVENUE, SUITE 305 PER ORD. 3651
 TEMPE, ARIZONA 85282
 JASON HARRINGTON, RLA, ASLA, ASIC, APWA
 (480) 280-4788
 JASON@HARRINGTONPLANNINGDESIGN.COM

OPEN SPACE LEGEND

OPEN SPACE CALCULATIONS

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

PROJECT INFORMATION

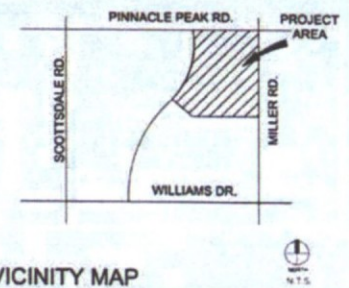
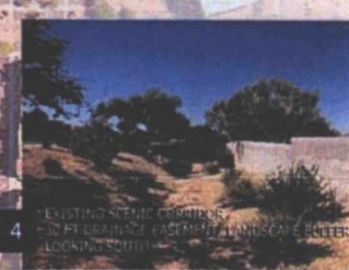
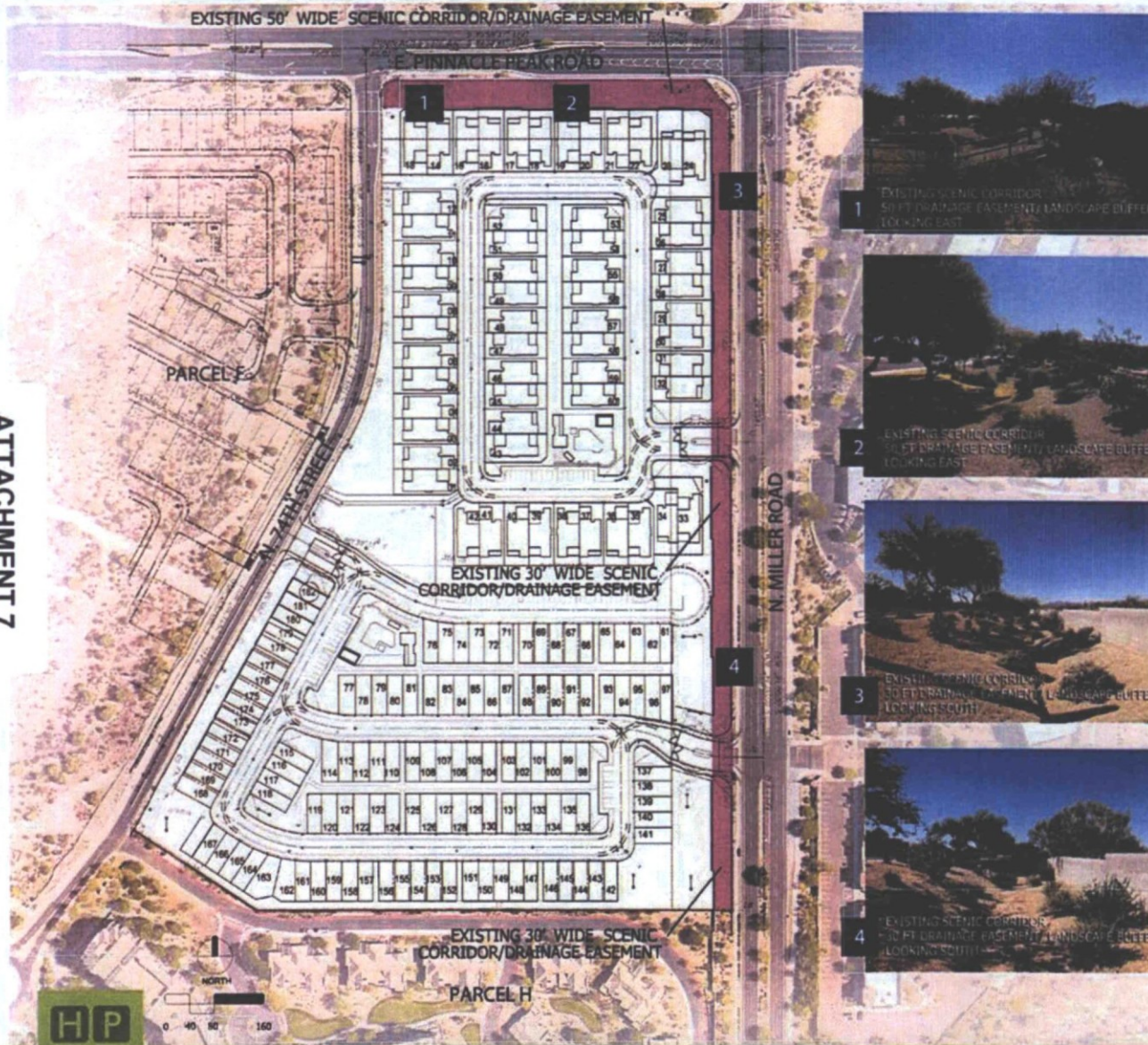
SILVERSTONE - PARCEL G
 PROJECT NO. 9-PA-2017
 ZONING: R-5/PAD

OPEN SPACE PLAN

SILVERSTONE - PARCEL G
 K-Hovnanian Homes PP 2.0



Harrington Planning + Design
 landscape architecture environmental planning urban design



VICINITY MAP
OWNER CONTACT

K-HOVANIAN HOMES
CHUCK CHISHOLM
20830 N. TATUM BLVD, SUITE 250
SCOTTSDALE, ARIZONA 85060
480-824-4475
CCHISHOLM@KHOV.COM

LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN (HP+D)
378 S. MILL AVENUE, SUITE 300
TEMPE, ARIZONA 85282
JASON HARRINGTON, FLA, ASLA, ASIC, APWA
480-320-0182
JASON@HARRINGTONPLANNINGDESIGN.COM

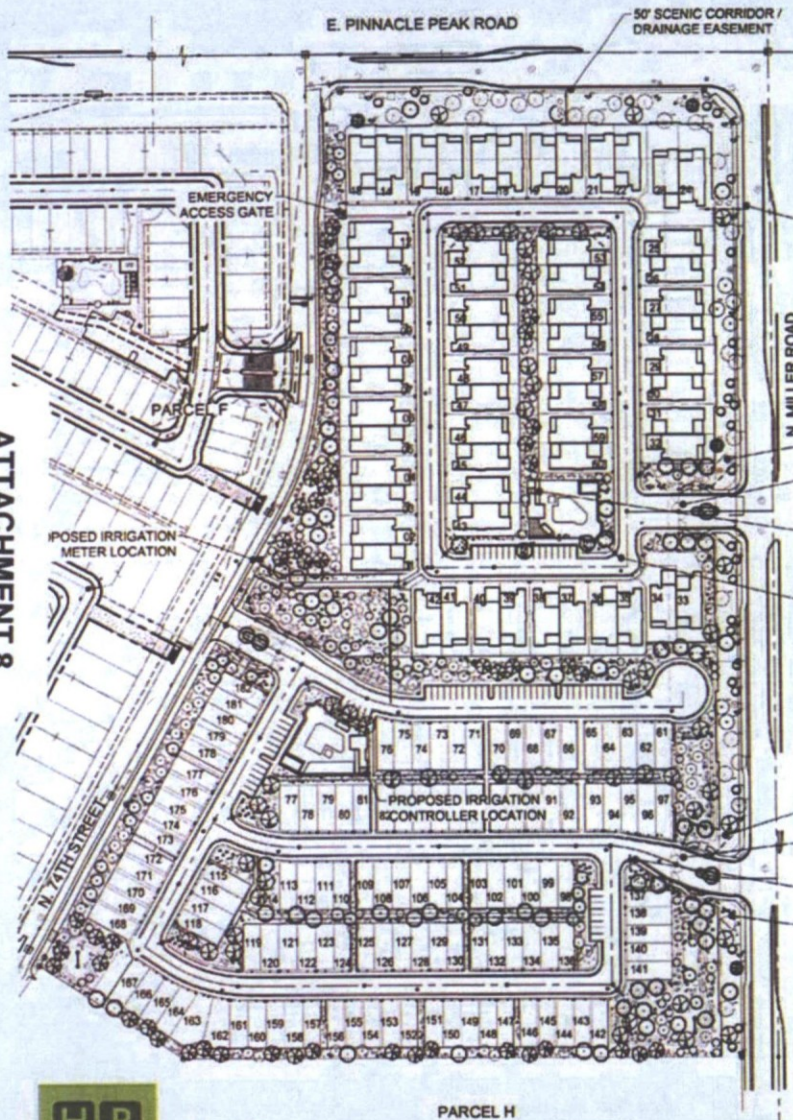
SCENIC CORRIDOR LEGEND

SCENIC CORRIDOR ZONE SCENIC CORRIDOR ZONE

- PER CITY OF SCOTTSDALE - SCENIC CORRIDOR DESIGN GUIDE 7-DR-2003
COMPROMISED / HIGH ACTIVITY / COMMERCIAL CHARACTER TYPE
- USE SALVAGED ON-SITE SPECIMEN PLANTS TO AUGMENT EXISTING DESERT LANDSCAPE BUFFER
 - SELECT VEGETATION FROM APPROVED PLANT LIST FOUND IN ATTACHMENT #4 OF GUIDE
 - MEET THE 10 FT SEPARATION ZONE BEHIND CURB FOR TREE LOCATIONS
 - UTILIZE SALVAGED IRONWOOD, FOOTHILLS PALO VERDE, AND BLUE PALO VERDE TREES
 - USE SALVAGED OCOTILLO AND SAGUARO CACTI

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



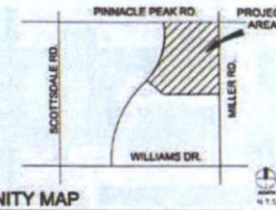


PARCEL H

PLANTING MATERIAL LEGEND

SALV. TREES/CACTI SIZE	NOTES	QTY
<i>Olneya tesota</i> Desert Ironwood Caliper Size		4
<i>Parsonsia florida</i> Blue Palo Verde Caliper Size		25
<i>Parsonsia morphyllum</i> Foothills Palo Verde Caliper Size		28
<i>Prosopis juliflora</i> Velvet Mesquite Caliper Size		7
<i>Fouquieria splendens</i> Ocotillo Caliper Size		2
<i>Carnegiea gigantea</i> Saguaro Caliper Size		13
<i>Ferocactus wislizeni</i> Barrel Cactus Caliper Size		4
TREES		
SIZE	NOTES	QTY
<i>Acacia greggii</i> Cottonwood Acacia Caliper Size	15 Gal	7
<i>Olneya tesota</i> Desert Ironwood Caliper Size	24" Size	50
<i>Parsonsia florida</i> Blue Palo Verde Caliper Size	24" Size	42
<i>Parsonsia morphyllum</i> Foothills Palo Verde Caliper Size	24" Size	41
<i>Prosopis juliflora</i> Velvet Mesquite Caliper Size	15 Gal	71
<i>Schinus molle</i> Anchocho Tree Caliper Size	24" Size	70
<i>Mexican Bird of Paradise</i> <i>Cassipouira mexicana</i> Caliper Size	15 Gal	72
<i>Desert Willow</i> <i>Chippendale</i> "AZT Desert Anemone" Caliper Size	24" Size	77
SHRUBS		
SIZE	NOTES	QTY
<i>Artemisia arbuscula</i> Canyon Ragweed	5 Galton "ADWR"	259
<i>Artemisia tridentata</i> Trident Leaf Broomage	5 Galton "ADWR"	99
<i>Callisander eriophylla</i> Fairy Duster	5 Galton "ADWR"	218
<i>Eriogonum fasciculatum</i> Tupenew Bush	5 Galton "ADWR"	139
<i>Baccharis salicifolia</i> Brittlebush	5 Galton "ADWR"	62
<i>Hypha aurea</i> Desert Lavender	5 Galton "ADWR"	167
<i>Justicia californica</i> Chippendale	5 Galton "ADWR"	482
<i>Larrea tridentata</i> Creosote	5 Galton "ADWR"	207
<i>Sarcocolla chihuensis</i> Jardón	5 Galton "ADWR"	218
<i>Sphaeralcea ambigua</i> Goldchurn	1 Galton "ADWR"	401
<i>Viguiera debilis</i> Goldmoss	5 Galton "ADWR"	434
VINES / ACCENTS		
SIZE	NOTES	QTY
<i>Agave geminatus</i> Twin Flowered Agave	5 Galton "ADWR"	312
<i>BOULEGARDIA CURTIPENDULA</i> Silo-Cute Grass	1 Galton "ADWR"	76
GROUNDCOVERS		
SIZE	NOTES	QTY
<i>Lantana camara</i> "New Gold" New Gold Lantana	1 Galton "ADWR"	72

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



VICINITY MAP

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CHUCK CHISHOLM
20830 N. TATUM BLVD, SUITE 250
SCOTTSDALE, ARIZONA 85050
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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

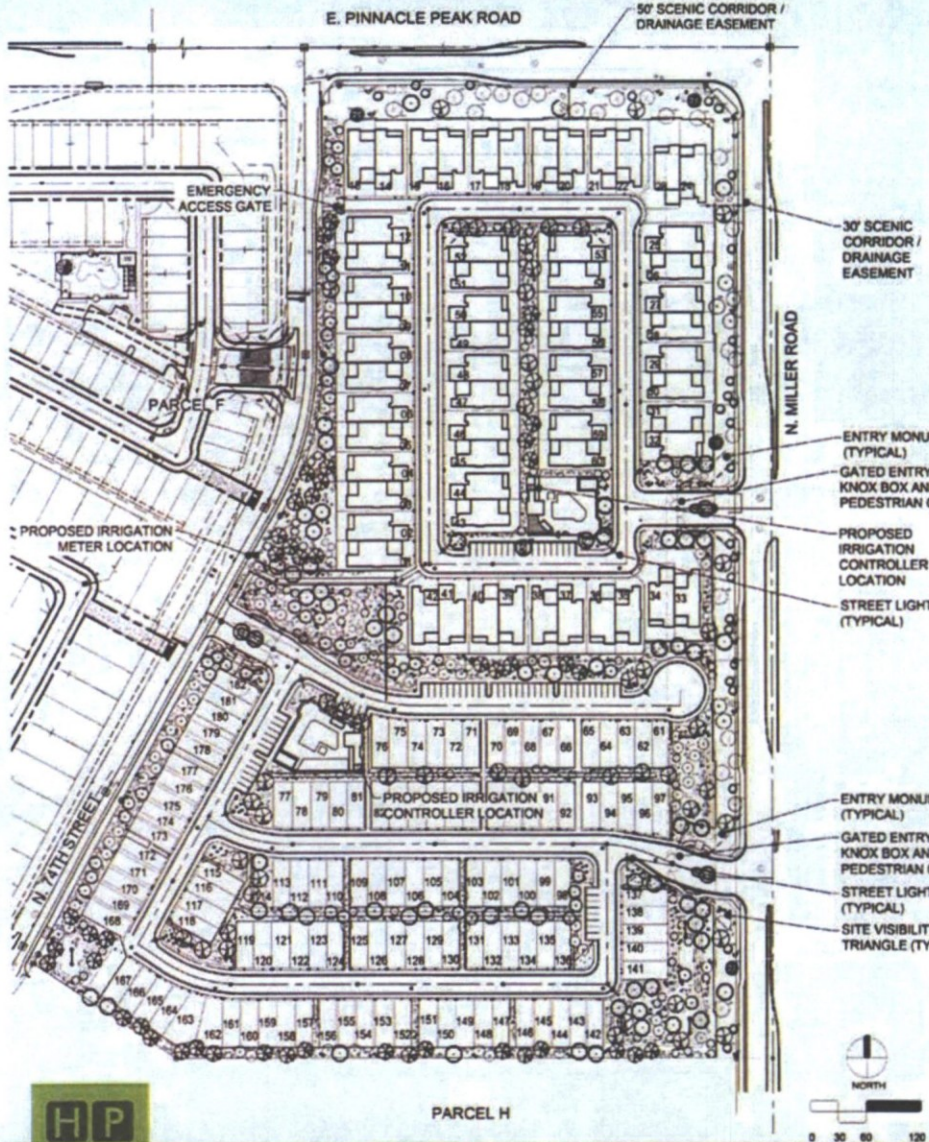
PROJECT INFORMATION
SILVERSTONE - PARCEL G
PROJECT NO. 9-PP-2017
ZONING: R-5/PCD

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.

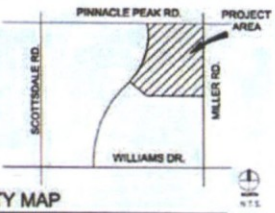
As with any new development, roadway scarring and infrastructure improvements will leave behind some disturbed areas that must be addressed. There are existing scenic corridors located along Pinnacle Peak and Miller Roads with existing vegetation that will remain in place. The best of the salvageable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



PLANTING MATERIAL LEGEND

SALV. TREES/CACTI SIZE	NOTES	QTY	
Chryse leucis Desert Ironwood Caliper Size -		4	
Parsonsia florida Blue Palo Verde Caliper Size -		25	
Parsonsia microphyllum Foothills Palo Verde Caliper Size -		28	
Prosopis juliflora Velvet Mesquite Caliper Size -		7	
Fouquieria splendens Catalpa Caliper Size -		2	
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Ferocactus spp. Barrel Cactus Caliper Size -		4	
TREES			
Acacia greggii Catalpa Caliper Size -	15 Gal	7	
Chryse leucis Desert Ironwood Caliper Size -	24" Box	60	
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Banksia lanata Ancho Orchid Tree Caliper Size -	24" Box	70	
Heisteria Bird of Paradise Ceanothus mexicana Caliper Size -	15 Gal	72	
Desert Willow Chryse leucis "AZT Desert Amethyst" Caliper Size -	24" Box	77	
SHRUBS			
Artemisia arbuscula Canyon Flagweed	5 Gallon	Can Full	250
Artemisia tridentata Triangle Leaf Bursage	5 Gallon	Can Full	96
Collinsia eriophylla Fairy Duster	5 Gallon	Can Full	216
Eriogonum fasciculatum Turpentine Bush	5 Gallon	Can Full	130
Encelia farinosa Brittlebush	5 Gallon	Can Full	62
Yucca eremita Desert Lavender	5 Gallon	Can Full	167
Justicia californica Chaparral	5 Gallon	Can Full	482
Larrea tridentata Creosote	5 Gallon	Can Full	207
Sarcobatus Joshua	5 Gallon	Can Full	216
Sphaeralcea ambigua Globemallow	1 Gallon	Can Full	461
Viguiera debilis Goldeneye	5 Gallon	Can Full	434
VINES / ACCENTS			
Agave geminiflora Twin Flowered Agave	5 Gallon	Can Full	312
SOUTELOSHA CURTIPENOUA Side-Orchid Cereus	1 Gallon	Can Full	76
GROUNDCOVERS			
Larrea canescens "New Coat" New Coat Larrea	1 Gallon	Can Full	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
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 (480) 250-0116
 JASON@HARRINGTONPLANNINGDESIGN.COM

PROJECT INFORMATION
 SILVERSTONE - PARCEL G
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 ZONING: R-5/PCD

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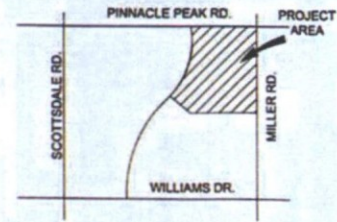
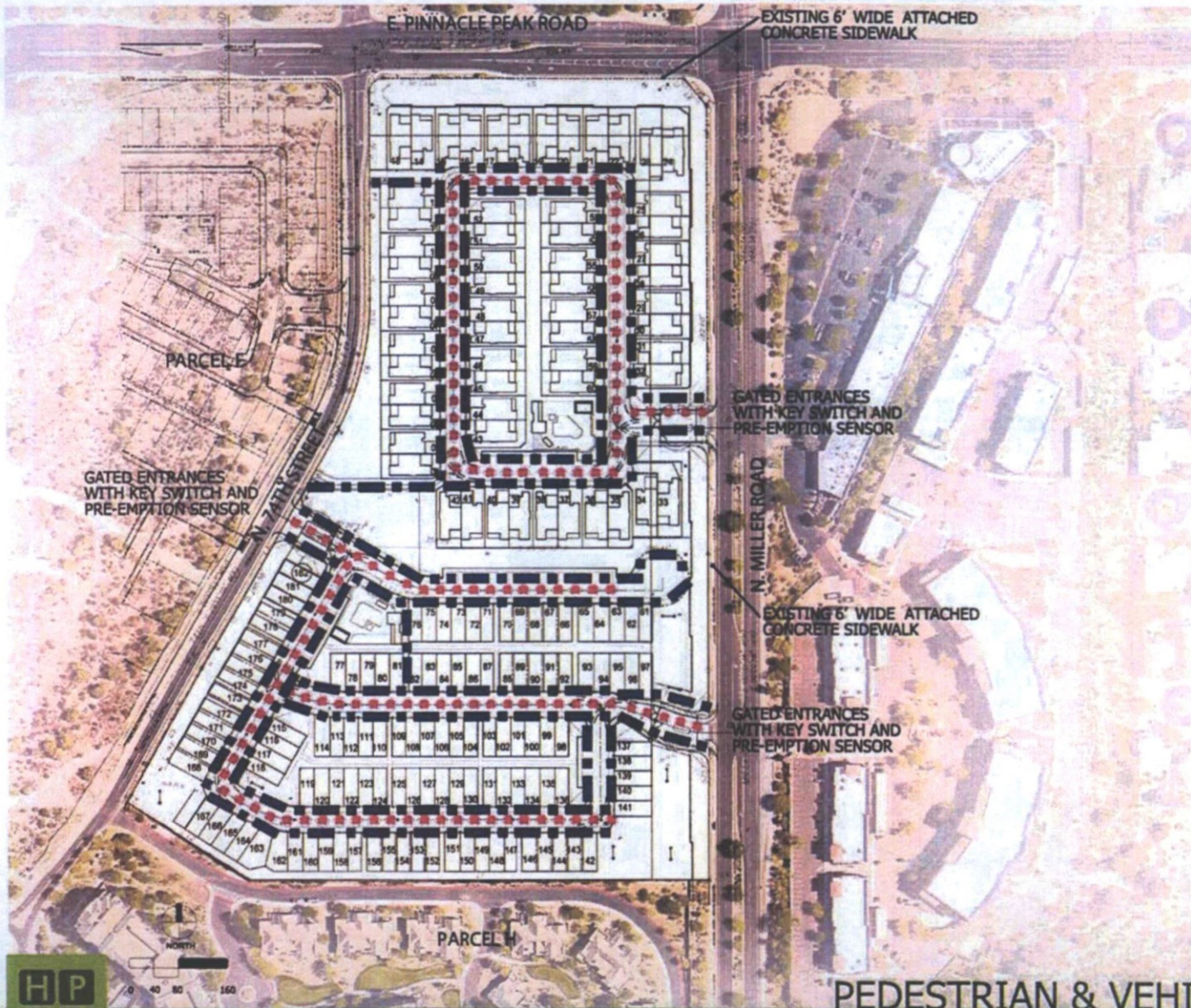
LANDSCAPE LIGHTING
 Low voltage landscape lighting is proposed to be installed at the project entry. All lighting proposed is to have full cut-off glare shields and will be used to only highlight entry monumentation and landscape features. Fixtures selected shall be of a bronze or black finish.

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

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



Harrington Planning + Design
 landscape architecture environmental planning urban design



VICINITY MAP



OWNER CONTACT

K-HOVANIAN HOMES
 CHUCK CHERHOLM
 20820 N. TATUM BLVD, SUITE 250
 SCOTTSDALE, ARIZONA 85260
 (480) 824-4775
 CCHERHOLM@KHOV.COM

LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN (HP+D)
 319 S. MILL AVENUE, SUITE 305
 TEMPE, ARIZONA 85282
 JASON HARRINGTON, P.L.A., A.S.L.A., A.S.P.A.
 (480) 250-0718
 JHSON@HARRINGTONPLANNINGDESIGN.COM

CIRCULATION LEGEND

VEHICLE CIRCULATION

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

PEDESTRIAN CIRCULATION

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

PARKING PLAN

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

PROJECT INFORMATION

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

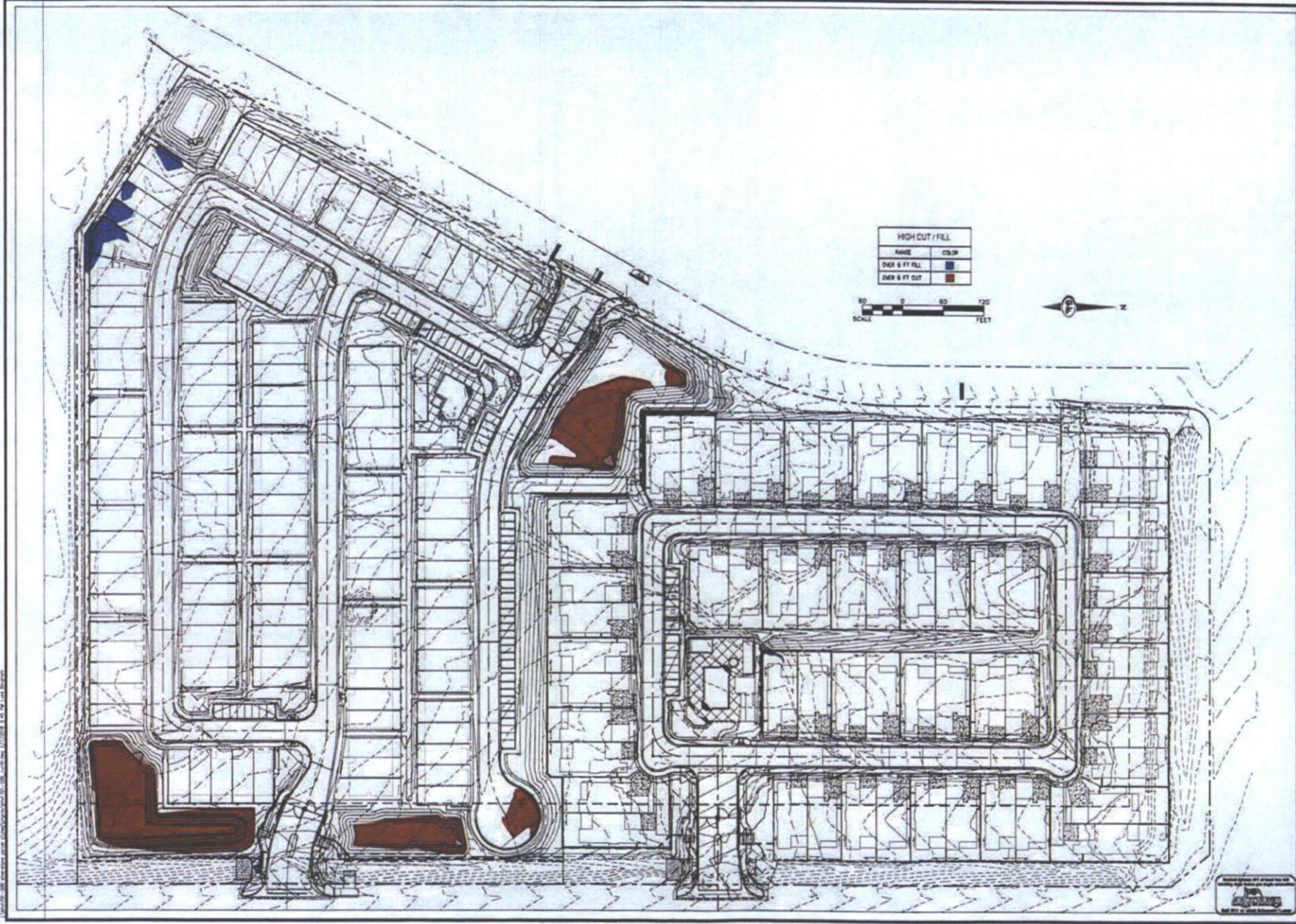
PEDESTRIAN & VEHICLE / PARKING PLAN

SILVERSTONE - PARCEL G
 K-Hovnanian Homes

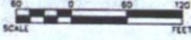
PP 3.0



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 landscape architecture environmental planning urban design



HIGH CUT / FILL	
RANGE	COLOUR
OVER & FT FILL	Blue
OVER & FT CUT	Red



S-I-G
SLATER HANIFAN GROUP
 CONSULTING ENGINEERS & PLANNERS
 1101 N. TAYLOR BOULEVARD, SUITE 1000, AUSTIN, TEXAS 78701

DATE	BY	DESCRIPTION

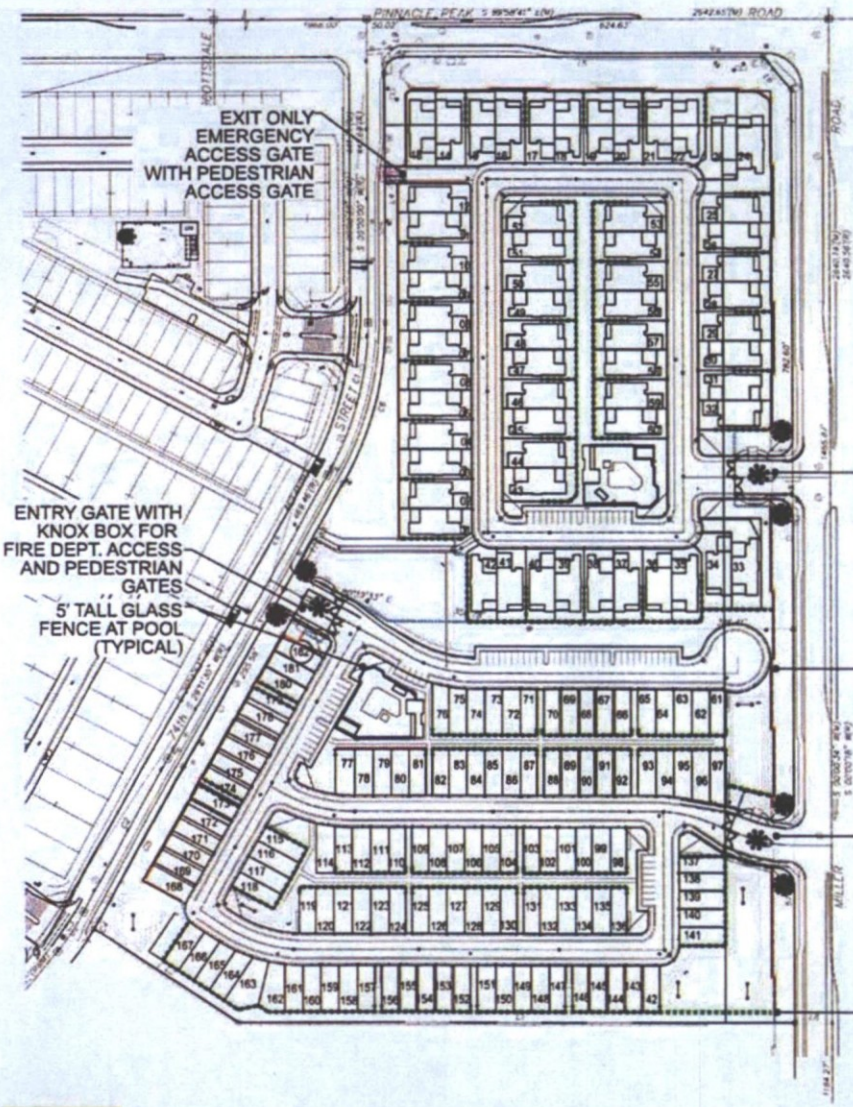
K. HOVNIANIAN WEST HOMES, LLC
 SILVERSTONE PARCEL G
 CUT / FILL MAP

DATE: 2018-01-03
 DRAFTER: LMG
 DESIGNER: AL / LB
 CHECKED: JS
 PROJECT NO: KHV1701-000











CF-01
 SHEET 01 OF 01

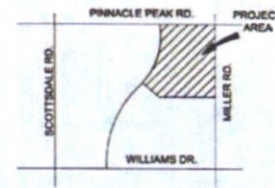
ATTACHMENT 10

9-PP-2017 15-ZN-2005 2-MP-2006 6662-17-2



WALL LEGEND

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

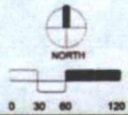


VICINITY MAP

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



Harrington Planning + Design
 landscape architecture environmental planning urban design

Murillo, Jesus

From: Murillo, Jesus
Sent: Friday, March 23, 2018 5:18 PM
To: 'Robert Mountz'
Cc: Dave Rowley
Subject: RE: Status of 10-DR-2018 Silverstone Parcel G
Attachments: 10DR2018_1stReviewCommentLETTER_48358.doc

Hello Bob,

The project was submitted, and staff still needed to do a review for the case. I wanted to send the 1st Review Comment Letter to the applicant, before sending it to anyone else. So I have Attached the letter to this email. I finished my review today. The final plat was scheduled to the City Council hearing while I was out on vacation this week. It appears that the final plat case will go before the CC on April 24, 2018.

Once the final plat is approved by Council, staff can begin to issue permits. The project moved a bit faster on Parcel F. Everything hinges on the approval and recordation of the final plat.

Sincerely,

Jesus

-----Original Message-----

From: Robert Mountz [mailto:bobmountz@icloud.com]
Sent: Thursday, March 22, 2018 3:37 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Cc: Dave Rowley <rowley35@cox.net>
Subject: Status of 10-DR-2018 Silverstone Parcel G

Jesus,

Regarding the forthcoming 10-DR-2018 Development Review Board Project review (also referenced as15-ZN-2005)/9-PP-2017), we have been watching the DRB agenda web site for some time but this project still has not been listed for any future date. Can you advise the Status and any projected Hearing Date?

From all appearance of the property there has been no visible signs of activity on this Parcel. This is in sharp contrast with the activity level visible in the development cycle of Hovnanian Homes approach to the Parcel F construction. By the time of the Elevation Review on Parcel F, the construction had proceed well though the infrastructure phase. The early marking of plants for removal has not even proceeded on Parcel G, which was given City approval on Dec 7th, over 3 months ago. Is there a hold on this project?

Thanks for your assistance on this.

Points of contact here are: Dave Rowley, Resident Council Chair, email rowley35@cox.net phone 480 488-9187 and Bob Mountz, Member Resident Council, email bobmountz@icloud.com, phone 480 540-2563.

Bob Mountz
Vi at Silverstone

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Bob Mountz
Vi at Silverstone

Murillo, Jesus

From: Jenny <jaf324ej@aol.com>
Sent: Monday, February 26, 2018 2:21 PM
To: Murillo, Jesus
Subject: Re: Case 10-DR- 2018

Thank you so much for this info. I've only been here for 2-3 years and had no idea this was going to occur. It's my fault I guess, for not researching the area a little better. I appreciate your time in addressing my concerns. Thanks again.

Sincerely,
Jennifer Folker

Sent from my iPhone

On Feb 26, 2018, at 1:39 PM, Murillo, Jesus <JMurillo@ScottsdaleAz.Gov> wrote:

Hello Ms. Folker,

The approvals for the number of lots and uses on this parcel (the entire former Rawhide Site really) was approved a while ago.

In 2006, the entire Rawhide site, which includes Parcel F, was approved for a zoning map amendment from Western Theme Park District (W-P) to the Multiple-family Residential District, Planned Community District (R-5/P-C), and other zoning districts. The project was renamed Silverstone. The overall design of the site plan is also consistent with the approved MEDCP for the Silverstone project. The proposed project meets the intent of the General Plan, zoning designation, and the scenic corridor guidelines. The applicant actually platted less units than approved by the original case. All stipulations and ordinance requirements were addressed.

The final plats and elevations are the final steps in the process for the site. Please feel free to contact me with any further questions or comments.

Sincerely,

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

Get informed!
Subscribe to [Scottsdale P & Z Link](#) newsletter
<image001.png>
<image002.png>

Murillo, Jesus

From: Robert Mountz <bobmountz@icloud.com>
Sent: Friday, December 08, 2017 1:21 PM
To: Murillo, Jesus
Cc: Bill McLaughlin; Dave Rowley
Subject: 9-PP-2017 (Silverstone Parcel G North)

Jesus,

Thanks very much for introducing yourself to me at the meeting. It was a pleasure in finally getting to see you in person.

And congratulations for seeing 9-PP-2017 through the approval process and on to the construction stage. Your professional assistance and kindness to us in every interaction over the past two years has been outstanding.

In wrapping up this project, we would very much like to see a resolution to the decomposed granite trail path topic. I have used this string of emails for this note, to capture most of the trailing facts in the matter.

The highlights are that the MEDCP for Silverstone required the sidewalk (west side) and decomposed granite trail path (East side) on 74th and that the Master Developer (**Van Tuyl Group**) accomplished those requirements. Therefore, presumably, Hovnanian Homes is not required to install, and did not include in their proposal, any Sidewalk or Path along the East side of 74th St. But the evidence on the ground shows absolutely no decomposed granite trail path on the East side of 74th. And in connection to this topic, the background coverage in the Development Review Board Report mentions the fact the pedestrian routes emanating from Parcel G are connected to the existing pathways to the Appaloosa Library destination. Since there is no existing pathway at the end of these sidewalks from Parcel G, this statement is not accurate.

In the larger scheme of things, this omission would seem to be of minor interest, and some would wonder why the persistence in bringing up the topic. Looking to the future, when residential activity increases, sooner or later the issue will developed as to why the Partial G sidewalks don't connect to anything. Then it is highly likely that the issue will be raised as one for the master HOA to resolve. Which in turn, could very likely require all the sub HOA's in the Silverstone Project being called upon to fund a path or sidewalk for this common area amenity. And our Vi residents would see the increase in their monthly fees.

When we last spoke about the issue in our phone call of Nov 6th, you mentioned plans to communicate with Van Tuyl on this issue along with some other topic. Do you have any up date on this matter?

If we can assist in anyway please feel free to call upon us.

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

Bob Mountz
Vi at Silverstone
Resident Council Member

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

Hello Mr. Mountz,

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

Sincerely,

Jesus

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

Jesus,

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

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

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

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

Bob Mountz
Chair, Resident Advisory Council
Vi at Silverstone

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

I have discussed this requirement with the applicant and the transportation department. It was brought to my attention that the Master Plan of the Silverstone Development (MEDCP), specifically identified a sidewalk, on the west side of 74th Street, and a decomposed granite trail path on the east side of the same street. The master developer was the party responsible of providing the overall improvements. Therefore, the sidewalk and trail path meet the

requirements of the master plan. If the path is to be upgraded, it would be the master developer that could make the changes. I don't know if the master developer would be willing to come back and update the improvements. This is not a stipulation that I could add to this project. If the proposal asked for more density, or less open space than required, I suppose that the City could make an argument. But the proposal is actually requesting less dwelling-units than would be allowed by the rezoning case from 2005.

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

Jesus

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

Jesus,

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

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

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

Thanks

Bob Mountz
RAC Chair 2017
Vi at Silverstone

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

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

<image001.jpg>

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

<image002.jpg>

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

<image003.jpg>

Murillo, Jesus

From: Robert Mountz <bobmountz@me.com>
Sent: Thursday, November 30, 2017 10:45 AM
To: Murillo, Jesus
Cc: Dave Rowley
Subject: Re: Hearing schedule for 9-PP-2017 (Silverstone Parcel G North)

Jesus,

Thanks for your response.

We are planning on attending the Hearing and are eager to get the report in time to review it before the meeting.

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

Bob Mountz
Resident Council Chair
Vi at Silverstone

On Nov 28, 2017, at 5:37 PM, Murillo, Jesus <JMurillo@ScottsdaleAz.Gov> wrote:

Hello Sir,

It is still set for that date. I will send the link to the report once ready.

Jesus

From: Robert Mountz [<mailto:bobmountz@me.com>]
Sent: Tuesday, November 21, 2017 4:50 PM
To: Murillo, Jesus
Cc: Dave Rowley
Subject: Hearing schedule for 9-PP-2017 (Silverstone Parcel G North)

Jesus,

In our previous phone conversation you advised of the potential for a hearing on this project on 7 December.

If you have news on this potential hearing can you please advise us on details and schedule? Our contact information remains as in the email below.

Best regards

Bob Mountz
Vi at Silverstone
Resident Council Chair

Sent from my iPad

Begin forwarded message:

From: Robert Mountz <bobmountz@icloud.com>
Date: November 8, 2017 at 3:16:47 PM EST
To: Jesus Murillo <JMurillo@ScottsdaleAz.Gov>
Cc: Dave Rowley <rowley35@cox.net>, Dave Ferguson <dwfekf33@cox.net>, Shel Arnot <shel30@cox.net>
Subject: 9-PP-2017 (Silverstone Parcel G North)

Jesus,

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

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

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

Sidewalk/Path on East of 74th Street:

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

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

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

Best regards,

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Chair Resident Council

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City Notifications – Mailing List Selection Map



Map Legend:

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

Additional Notifications:

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

Silverstone Parcel G North

9-PP-2017