

NOTES:

1. FIRE HYDRANT SPACING SHALL BE LESS THAN 700-FT AS A FIRE HOSE WOULD BE LAID PER DSPM SECTION 6-1.502
2. THERE WILL BE, DEDICATED TO THE CITY OF SCOTTSDALE AND OTHER PUBLIC UTILITY PROVIDERS, AN EASEMENT UPON, ACROSS, OVER, AND UNDER THE SHOWN RIGHT OF WAY FOR PUBLIC ACCESS INCLUDING EMERGENCY SERVICE TYPE VEHICLES AND PUBLIC UTILITIES ACCESS WHICH INCLUDE BUT ARE NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, WATER, SANITARY SEWER, AND REFUSE COLLECTION.
3. THE PROPERTY OWNERS' ASSOCIATION IS RESPONSIBLE FOR OPERATION, MAINTENANCE, AND LIABILITY OF THE TRACTS, INCLUDING MAINTENANCE OF ALL APPURTENANCES, I.E. STREETLIGHTS, SIGNS, LANDSCAPE, ECT.
4. A KEY SWITCH/PRE-EMPTION SENSOR WILL BE PROVIDED AT ALL GATED ENTRY LOCATION. PER FIRE ORDINANCE 4283-503.6.1.
5. EXISTING WATER AND FIRELINE NOT USED SHALL BE ABANDONED AT THE MAIN BY THE CONTRACTOR.
6. EXISTING SEWER LINES OR SERVICE NOT USED WILL BE REMOVED TO THE MAIN/MH.
7. ALL ACCESSIBLE FACILITIES SHALL BE CONSTRUCTED IN CONFORMANCE WITH ADA STANDARDS.
8. VERTICAL DROPS GREATER THAN 24" WILL REQUIRE HAND RAIL INSTALLATION. BASINS DEEPER THAN 3' WILL REQUIRE GUARD RAIL FOR ACCESS PROTECTION.
9. THE POOL SHALL REQUIRE A TANK TO HOLD POOL BACKWASH. THIS SHALL HAVE ITS OWN DEDICATED SERVICE, AND SHALL MAINTAINED TO NOT HAVE AN OUTPUT OF MORE THAN 10 GAL/MIN.

PARENT PARCEL LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

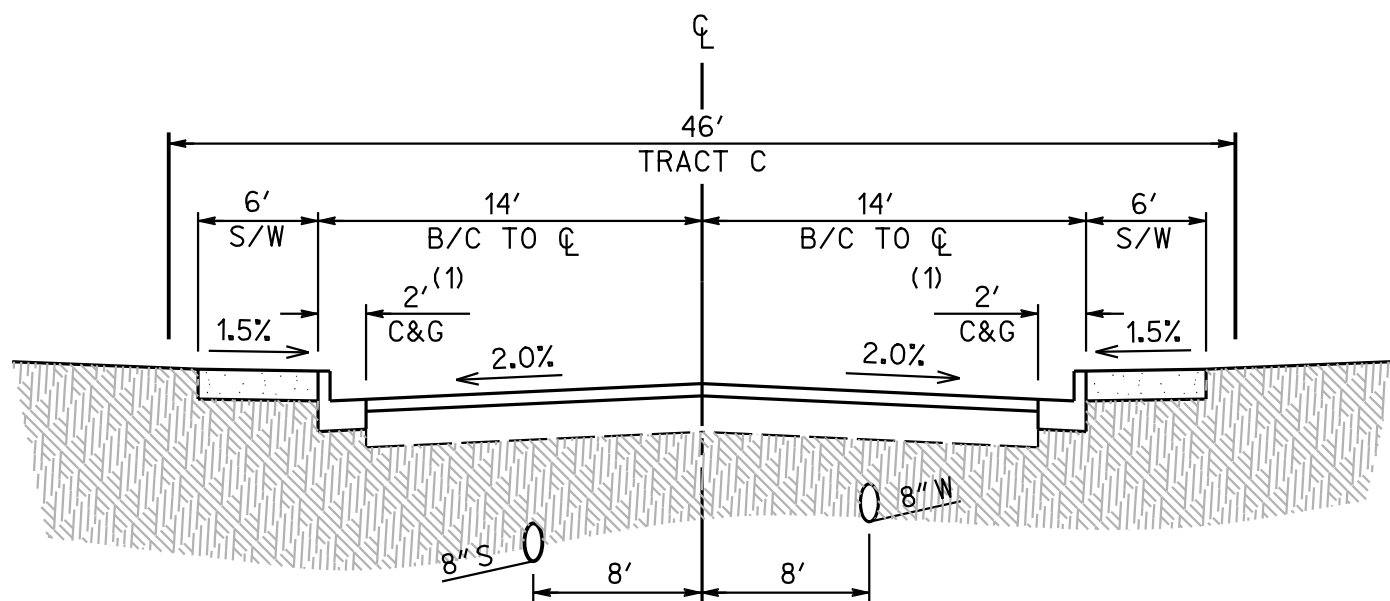
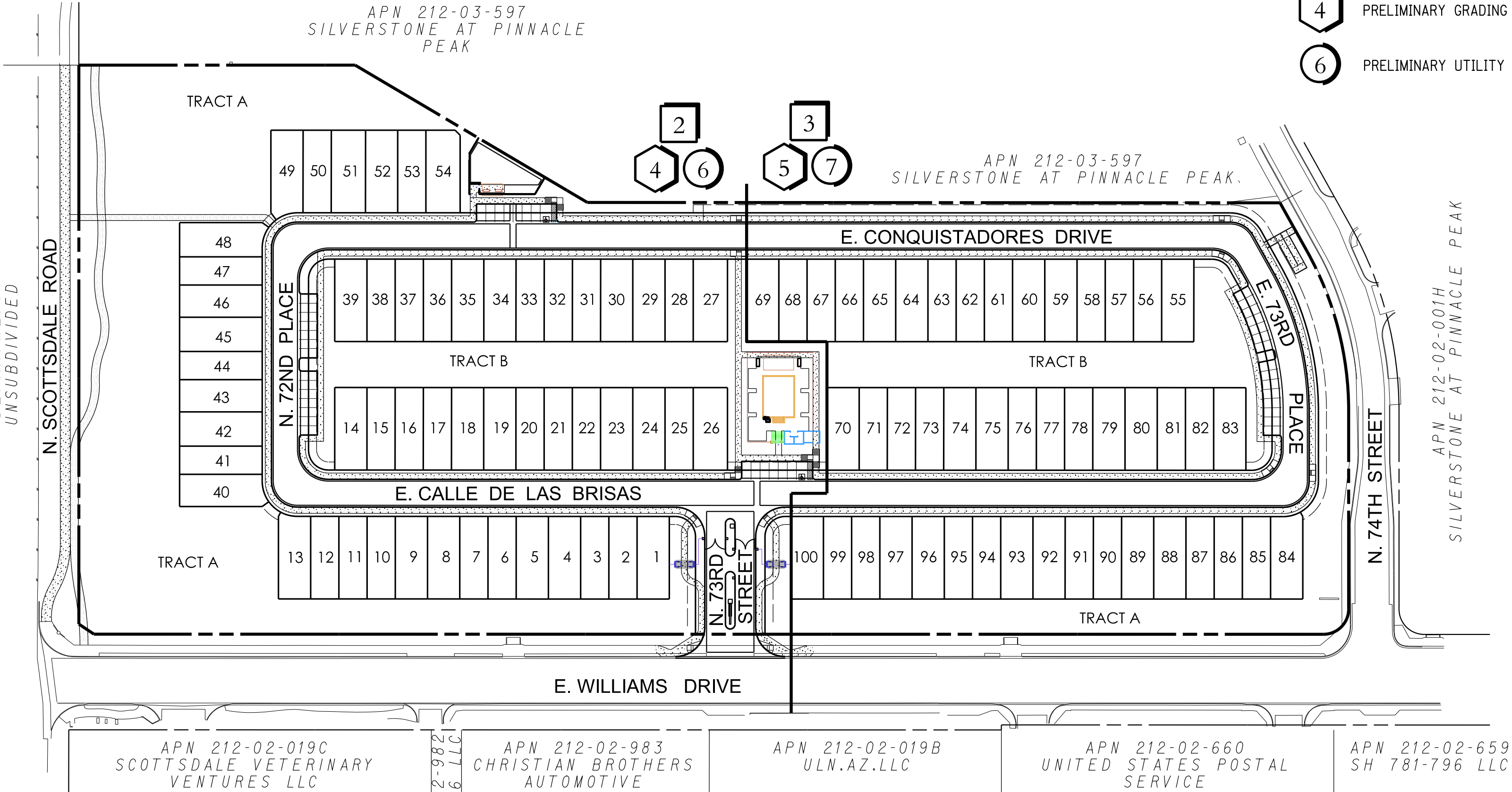
PARCEL "D", MAP OF DEDICATION AND PARCEL MAP FOR SILVERSTONE AT Pinnacle Peak, ACCORDING TO BOOK 883 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA.

APN: 212-03-596

LEGEND

- 1183 — EXISTING CONTOUR ELEVATION
- LPX EXISTING LIGHT POLE
- ETX INDICATES EXISTING ELECTRIC TRANSFORMER
- EB EXISTING ELECTRIC BOX
- WM EXISTING WATER METER
- BWV EXISTING BACKFLOW PREVENTER VALVE
- T — EXISTING BURIED TELEPHONE CONDUIT
- E — EXISTING BURIED ELECTRIC CONDUIT
- 8" W WW EXISTING WATER LINE, VALVE & SIZE
- FH 6" EXISTING FIRE HYDRANT
- 8" S EXISTING SEWER LINE & SIZE
- 8" W PROPOSED WATER
- 8" S PROPOSED SEWER
- 4" FM PROPOSED FORCE MAIN
- PROPOSED MANHOLE
- ⊙ PROPOSED VALVE
- △ PROPOSED MONUMENT
- ⊙ SUBDIVISION CORNER
- ⊙ 25' X 25' SITE DISTANCE ESMT.
- ⊙ TAPPING SLEEVE & VALVE
- PUE/SWE PUBLIC UTILITY/SIDEWALK EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- B/C BACK OF CURB
- LS LANDSCAPE
- (TYP) TYPICAL
- C&G CURB & GUTTER
- S/W SIDEWALK
- R/W RIGHT-OF-WAY

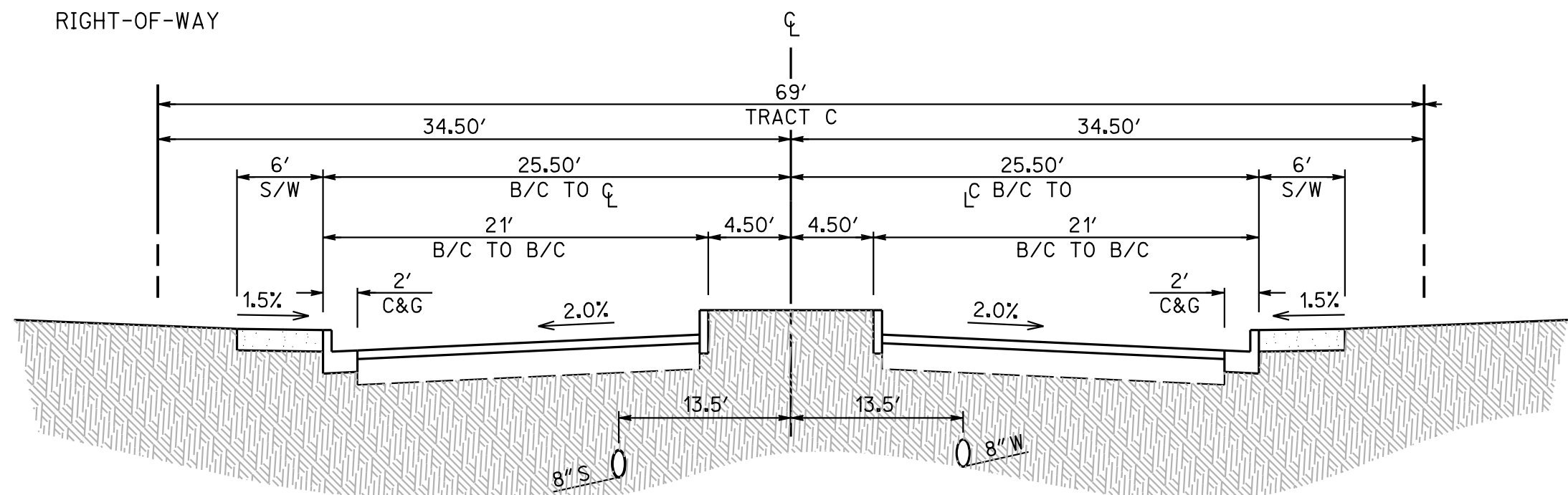
APN 215-04-715A
ARIZONA STATE LAND
UNSUBDIVIDED



LOCAL STREET (PRIVATE)

N.T.S.

(1) ROLL OR VERTICAL DEPENDING ON DRAINAGE



LOCAL STREET ENTRANCE (PRIVATE)

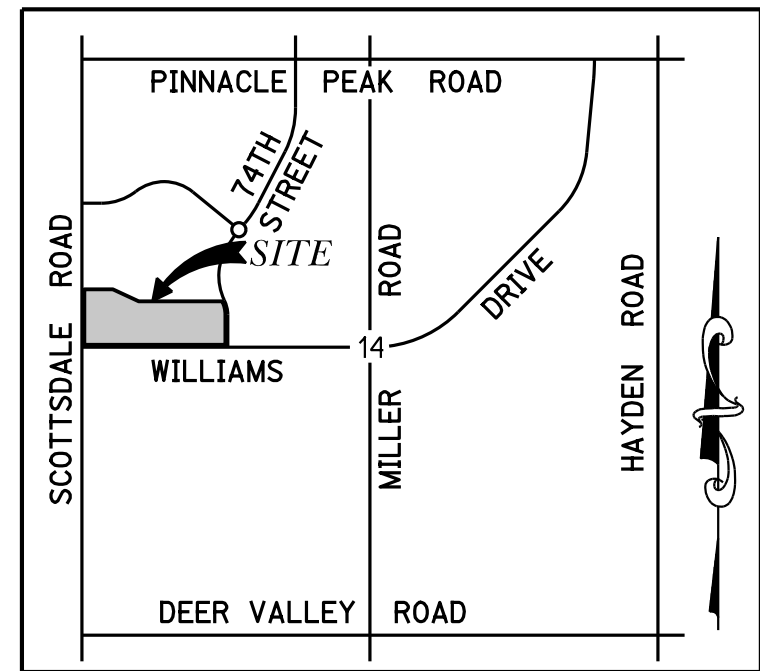
N.T.S.

PRELIMINARY PLAT
ARIA AT SILVERSTONE
SCOTTSDALE, ARIZONA 85255

LOCATED IN A PORTION SECTION 14, TOWNSHIP 4 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SHEET LEGEND:

- 2 PRELIMINARY PLAT
- 4 PRELIMINARY GRADING PLAN
- 6 PRELIMINARY UTILITY PLAN



VICINITY MAP
N.T.S.

OWNER/DEVELOPER:

K HOVNANIAN GREAT WESTERN HOMES, LLC
8800 E. RAINTREE DRIVE, SUITE 300
SCOTTSDALE, AZ 85260
CONTACT: CHUCK CHISHOLM
PHONE: (480) 824-4175
EMAIL: CCHISHOLM@KHOV.COM

ENGINEER:

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251
CONTACT: MATTHEW J. MANCINI, P.E.
PHONE: (602) 334-4387
EMAIL: MATT@3ENGINEERING.COM

SURVEYOR:

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, AZ 85251
CONTACT: JIM LOFTIS
PHONE: (602) 334-4387
EMAIL: JIM@3ENGINEERING.COM

PLANNER:

RVI
120 S. ASH AVENUE, SUITE 101
TEMPE, ARIZONA 85281
CONTACT: ALEX STEDMAN
PHONE: (480) 586-2350
EMAIL: ASTEDMAN@RVIPANNING.COM

PROJECT DESCRIPTION:

THIS PROJECT IS PROPOSED AS AN ATTACHED SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A DENSITY OF 7.40 LOTS/AC. STANDARD LOT SIZES VARY WITH A MINIMUM LOT DIMENSION OF 24' X 82', AND WILL BE BUILT AS 3, 4, 5-PLEXES. THE PROJECT PROPOSES A TOTAL OF 100 LOTS WITH PRIVATE STREETS, AND PUBLIC WATER, AND SEWER.

BENCHMARK:

GDACS POINT 43083-1
FOUND BRASS CAP IN HANDHOLE AT
INTERSECTION OF PINNACLE PEAK ROAD AND
MILLER ROAD.

ELEV.=1878.32

BENCHMARK CERTIFICATION:

I HEREBY CERTIFY THAT ALL ELEVATIONS
REPRESENTED ON THIS PLAN ARE BASED ON
NAVD 1988 AND MEET FEMA BENCHMARK
MAINTENANCE CRITERIA.

SITE DATA:

APN: 212-03-596
SITE AREA: 13.51 ACRES (GROSS)
MIN. LOT SIZE: 2,262 S.F.
RESIDENT PARKING: 200 (100X2-CAR GARAGES)
GUEST PARKING: 44
EXISTING ZONING: CO-PCD (PC)
PROPOSED ZONING: R5-PCD
NO. OF LOTS: 100 LOTS

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

COMMUNITY NUMBER	PANEL NUMBER	PANEL DATE	SUFFIX	FIRM DATE	FIRM ZONE	BASE FLOOD ELEVATION
045012	1310	OCTOBER 16, 2013	L	2/8/2024	X, A01, A02	A01 - 1FT ABOVE NATURAL GRADE A02 - 2FT ABOVE NATURAL GRADE

DISTURBANCE AREA:

DISTURBED AREA: APPROXIMATELY 13.0 ACRES

NOTE: THIS PROJECT WILL REQUIRE AN NOI AND SWPPP, AS
REQUIRED BY ADEQ.

NOTE: ELEVATION CERTIFICATES WILL BE REQUIRED FOR
LOTS/STRUCTURES WITHIN THE FLOODPLAIN.

SUBDIVISION WALL NOTE:

ALL SUBDIVISION WALLS ARE TO BE FULLY CONTAINED WITHIN
SUBDIVISION TRACTS, NOT ON LOT INCLUDING FOUNDATIONS.

UTILITIES:

TELEPHONE - CENTURY LINK/ COX COMMUNICATIONS
ELECTRIC - SRP
GAS - SOUTHWEST GAS COMPANY
CABLE TV - COX COMMUNICATIONS
SEWER - CITY OF SCOTTSDALE
WATER - CITY OF SCOTTSDALE
POLICE/FIRE - CITY OF SCOTTSDALE
REFUSE - CITY OF SCOTTSDALE
SANITATION - CITY OF SCOTTSDALE

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
PP01	COVER SHEET, KEYMAP, NOTES
PP02-03	PRELIMINARY PLAT
PP04-05	PRELIMINARY GRADING PLAN
PP06-07	PRELIMINARY UTILITY PLAN
PP08	PRELIMINARY SECTIONS

Contact Arizona 911 at least two full
working days before you begin excavation.
Call 911 or click Arizona911.com

ARIA AT SILVERSTONE
SCOTTSDALE, ARIZONA 85255

COVER SHEET



EXPIRES: 12/31/2024

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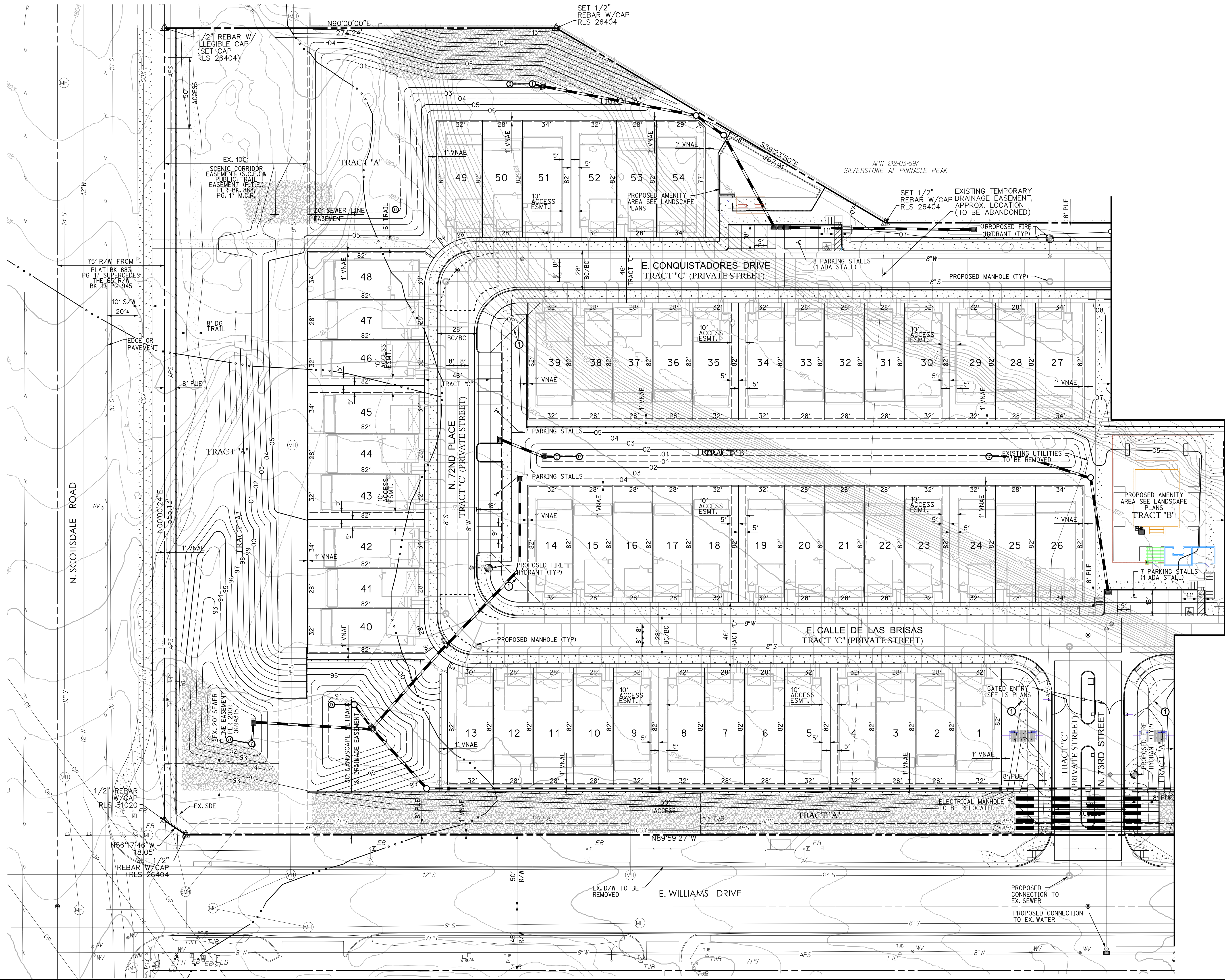
3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230
WWW.3ENGINEERING.COM

DATE: 10/10/24

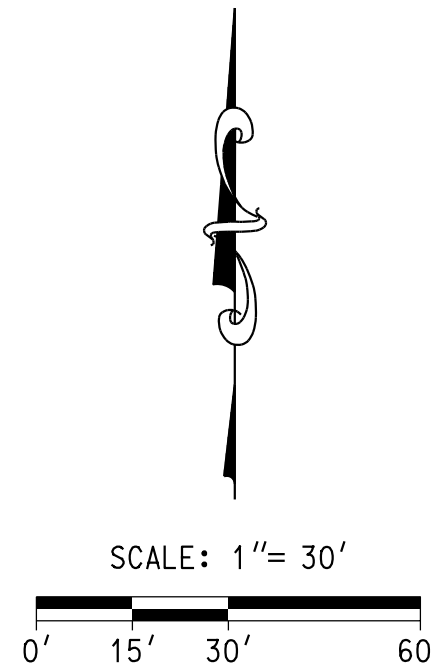
PROJECT NO.
5315

SHEET NO.
PSP01
1 of 8

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MATCHLINE - SEE SHEET PP03



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ARIA AT SILVERSTONE
SCOTTSDALE, ARIZONA 85255
PRELIMINARY PLAT



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DATE: 10/10/24

PROJECT NO.
5315

SHEET NO.
PP02
2 of 8

2-PP-2024

ARIA AT SILVERSTONE
SCOTTSDALE, ARIZONA 85255

PRELIMINARY PLAT



EXPIRES: 12/31/2024

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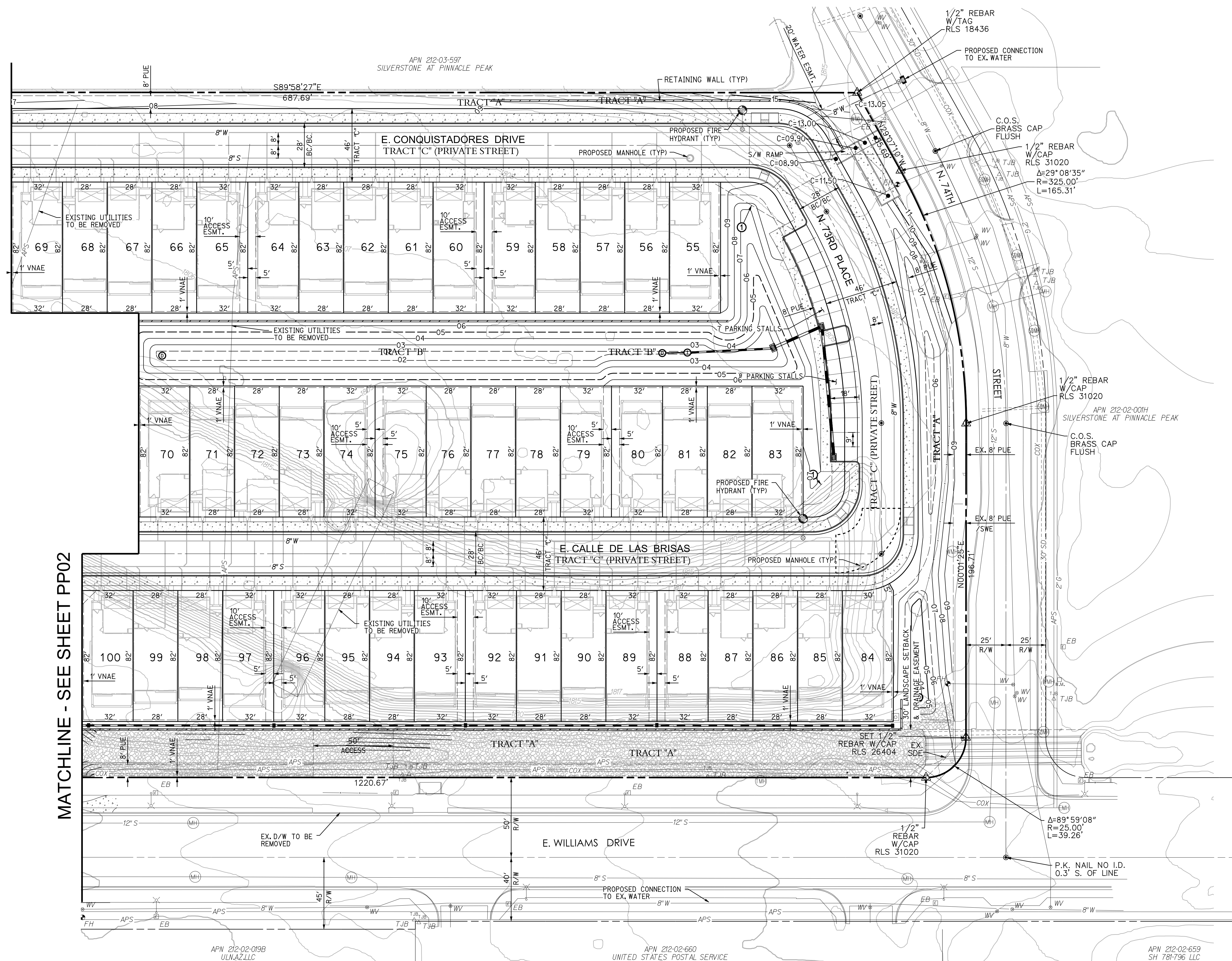
3 ENGINEERING, LLC
6370 E. THOMAS ROAD
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SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230
WWW.3ENGINEERING.COM

DATE: 10/10/24

PROJECT NO.
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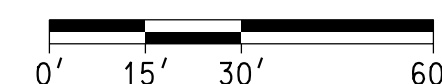
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2-PP-2024

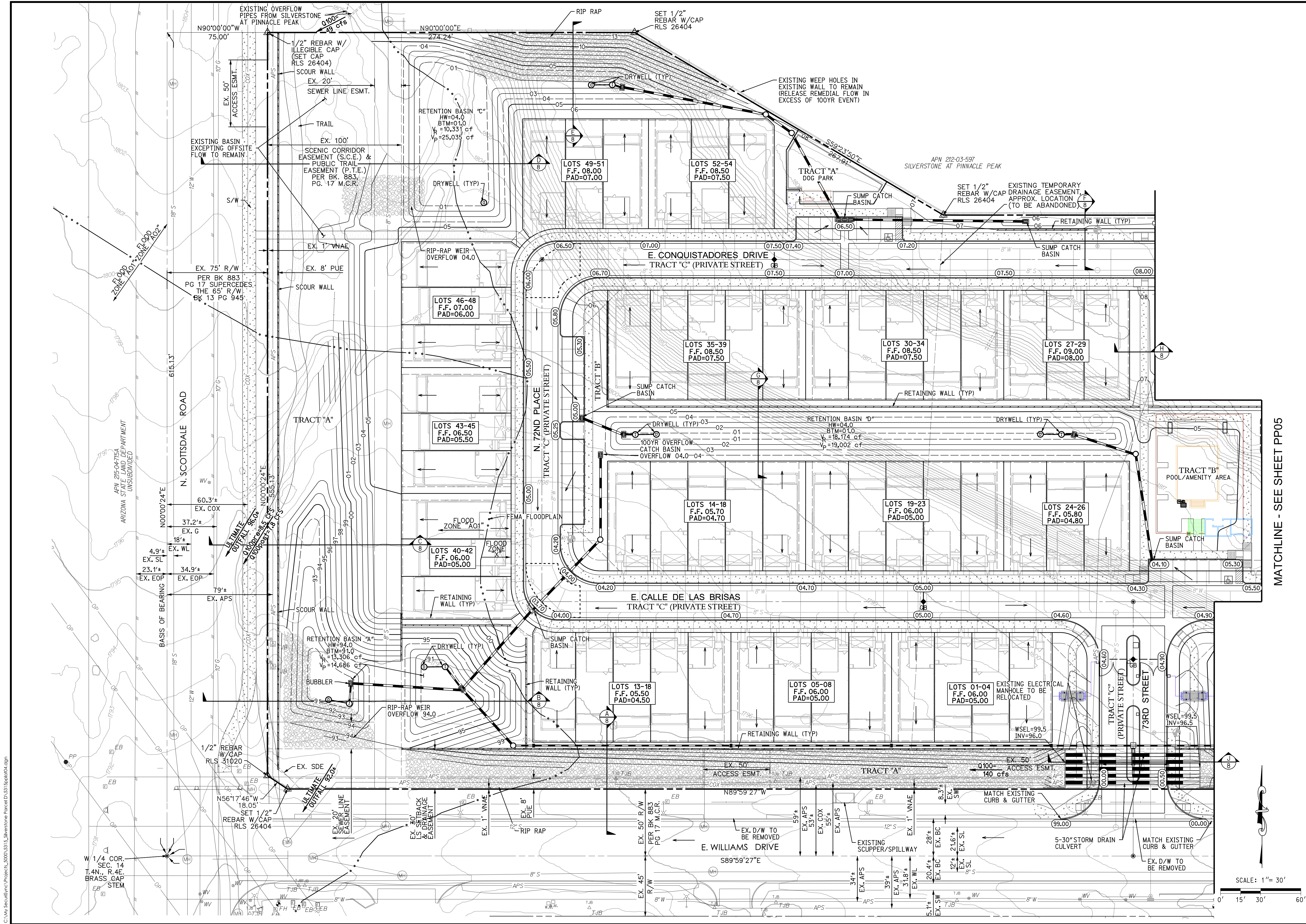


MATCHLINE - SEE SHEET PP02

SCALE: 1" = 30'



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SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-8387
FAX: (602) 495-3230
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DATE: 10/10/24
PROJECT NO:
5315
SHEET NO:
PP04
4 of 8

EXP. 12/31/2024
REGISTERED PROFESSIONAL ENGINEER
MATTHEW J. MANCINI
10/10/24
ARIZONA, U.S.A.

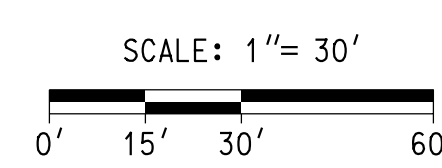
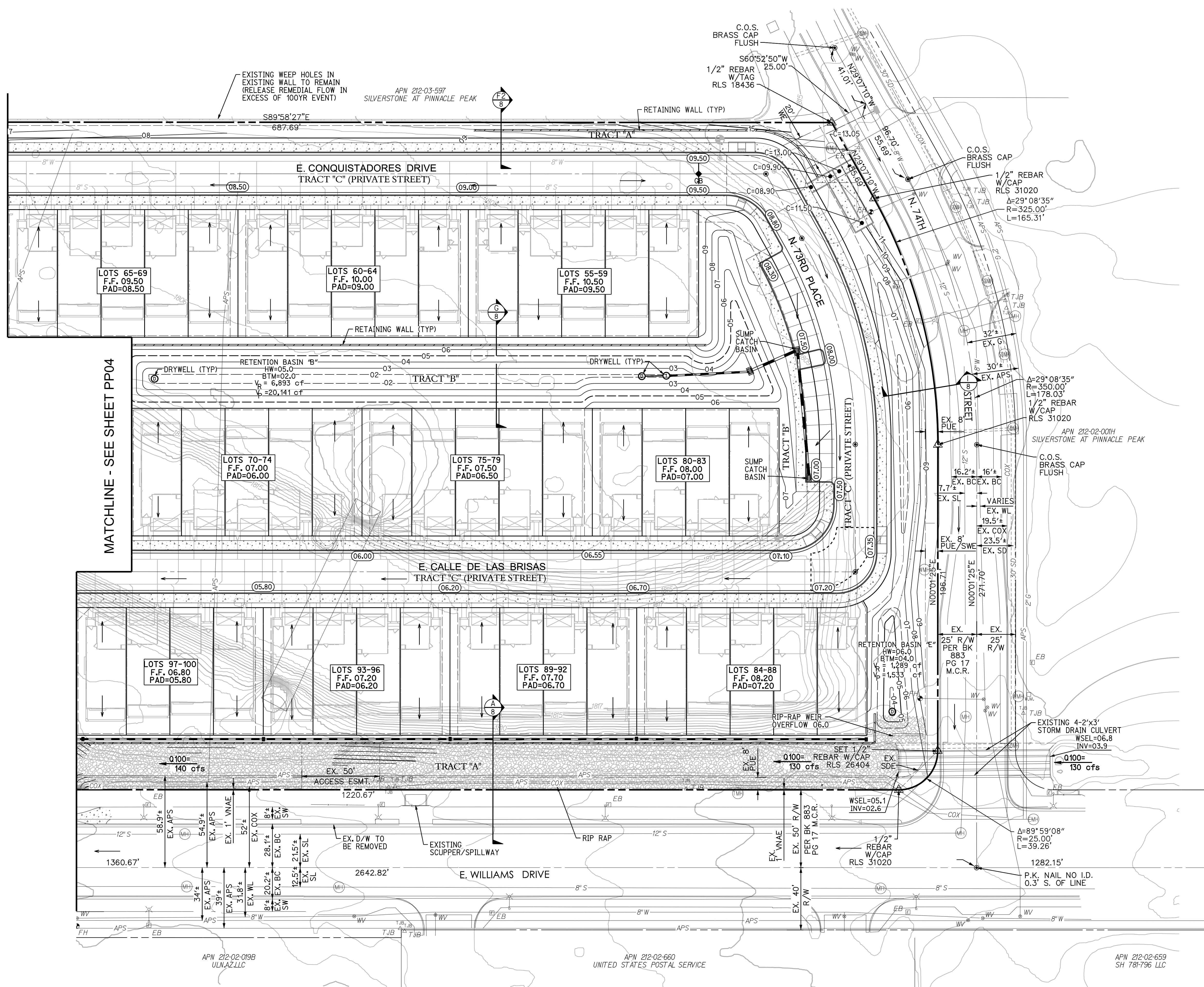
PREPARED BY: M. MANCINI
CHECKED BY: D. BENTON
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PRELIMINARY GRADING PLAN

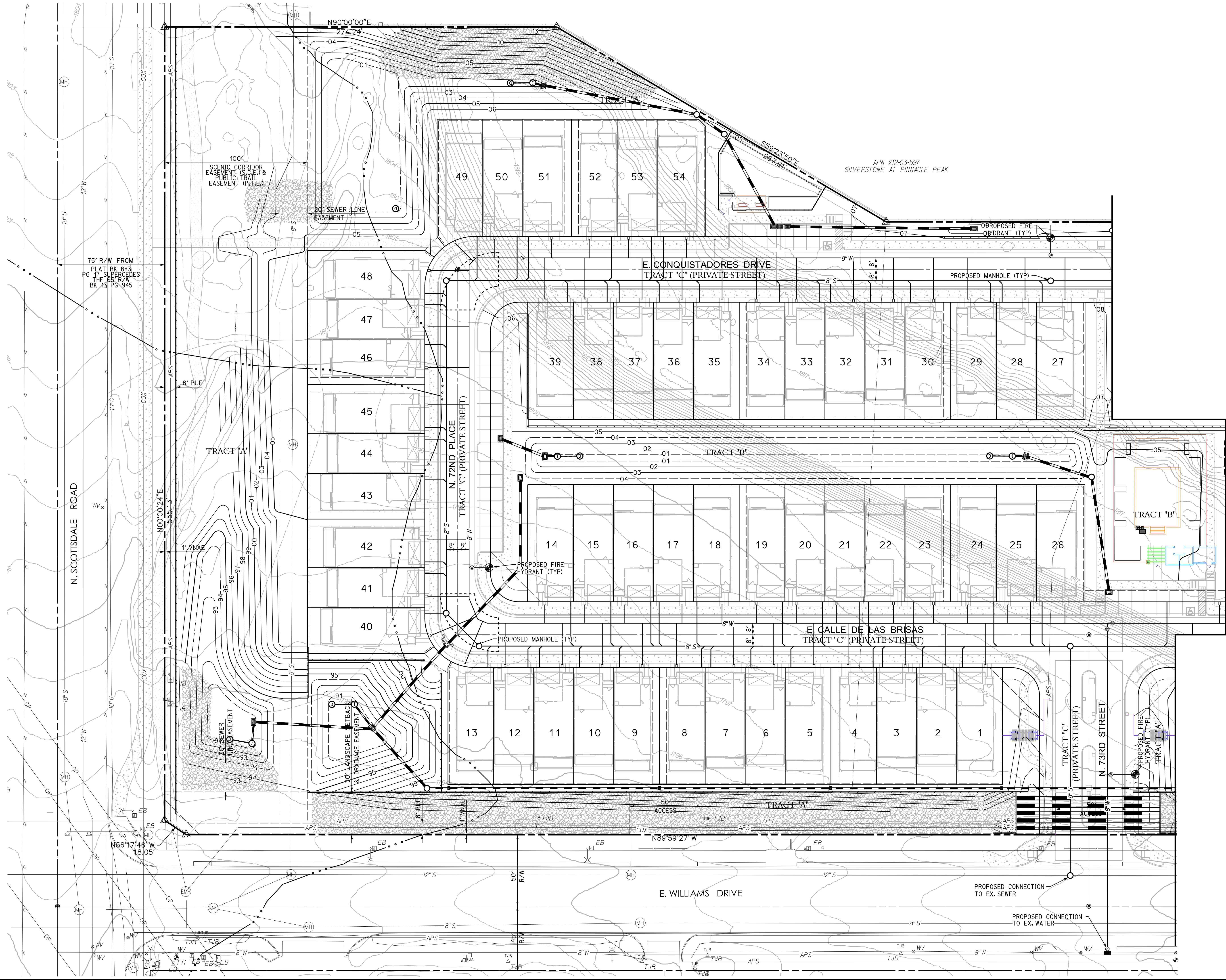
EXP. 12/31/2024
REGISTERED PROFESSIONAL ENGINEER
MATTHEW J. MANCINI
10/10/24
ARIZONA, U.S.A.

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CHECKED BY: D. BENTON
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PRELIMINARY GRADING PLAN



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MATCHLINE - SEE SHEET PP07



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ARIA AT SILVERSTONE
SCOTTSDALE, ARIZONA 85255
PRELIMINARY UTILITY PLAN



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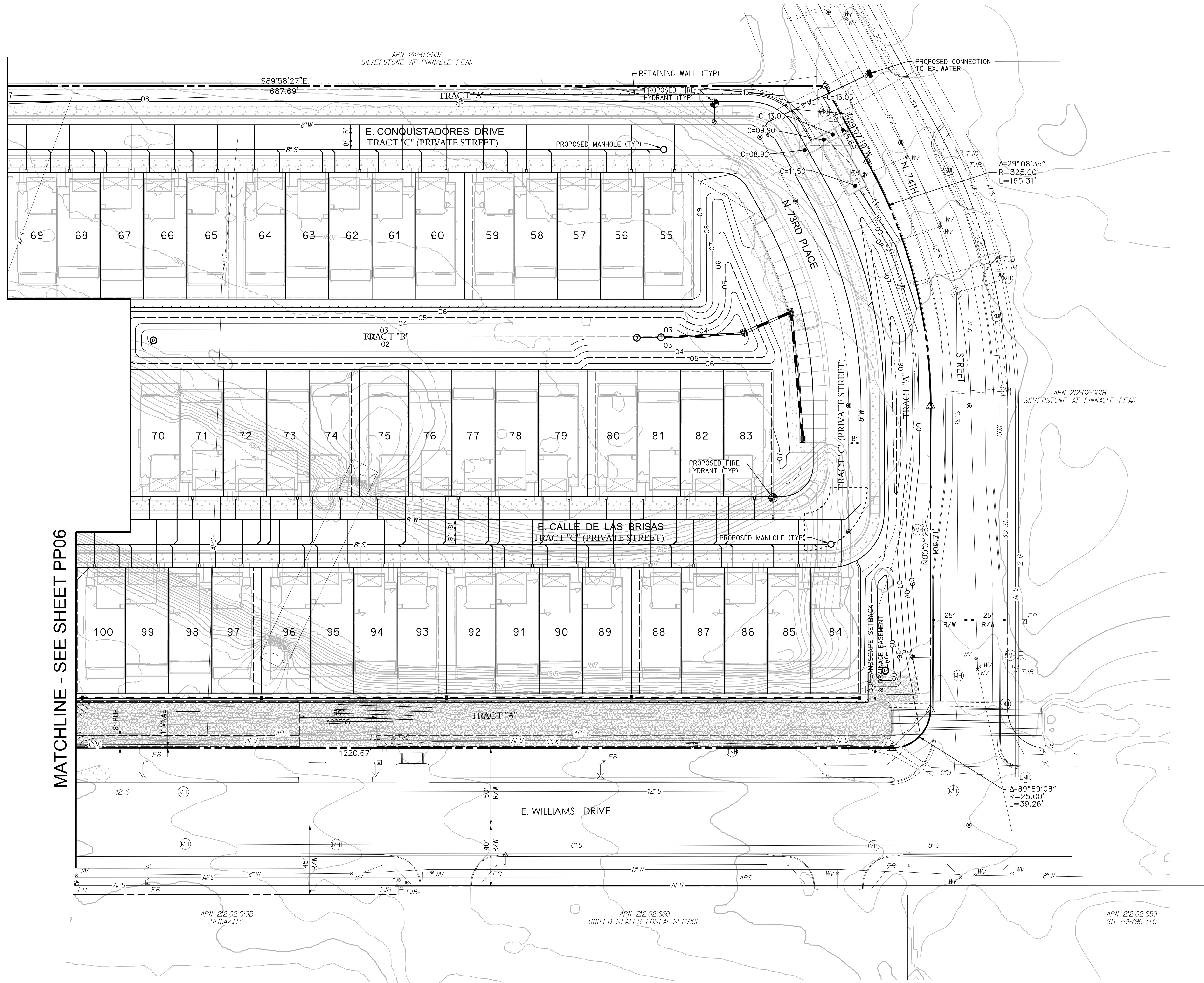
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PROJECT NO.
5315

SHEET NO.
PP06
6 of 8

2-PP-2024

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MATCHLINE - SEE SHEET PP06

SCALE: 1" = 30'

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ARIA AT SILVERSTONE
SCOTTSDALE, ARIZONA 85255
PRELIMINARY UTILITY PLAN

Professional Engineer
MATTHEW J. MANCINI
10/10/24
Arizona, U.S.A.

EXPIRES: 12/31/2024

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DATE: 10/10/24

PROJECT NO.
5315

SHEET NO.
PP07
7 of 8

2-PP-2024



N.T.S.
CONTRACTOR TO OVERCUT 6" WITHIN A 20'X20'
SPACE OF THE LOT AS SHOWN ABOVE

