



PLANNING SERVICES

7447 E. Indian School Rd., Suite 105
Scottsdale, AZ 85251

March 25, 2025

2-PP-2024

Alex Stedman

RVI Planning & Landscape

4900 N. Scottsdale Road #1200

Scottsdale, AZ 85251

RE: PRELIMINARY PLAT APPROVAL NOTIFICATION

Case Reference No: 2-PP-2024 Aria at Silverstone

The Development Review Board approved the above referenced case on January 9, 2025. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Accepted Basis of Design Reports
- Accepted Case Drainage Report
- This approval expires one (1) year from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
- These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Greg Bloemberg, 480-312-4306.
- Table: "About Fees" – This is provided as a brief overview of fee types. A plan review fee is paid when construction documents are submitted. You may review the current year's fee schedule at: <https://www.scottsdaleaz.gov/planning-development/fees>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500 with any questions regarding fees.

Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including, but not limited to, the owner, engineers, architect, and developer.

Sincerely,

Greg Bloemberg

Principal Planner

gbloemberg@ScottsdaleAZ.gov

About Fees

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources Non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> Commercial, foundation, addition, tenant improvement/remodel Apartments/Condos Engineering site review Signs Plat fees Misc. Plan Review Lot Tie/Lot Split Pools & Spas Recordation 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> Commercial addition, remodel, tenant improvement, foundation only, shell only Fence walls or Retaining walls Misc. Permit Signs 	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> Single family custom, addition, remodel, standard plans Engineering site review Misc. plan reviews 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> Single family custom, addition, remodel, detached structure, standard plans Fence walls or Retaining walls Misc. Permit Signs 	After construction document approval and before site construction begins

**Stipulations for the
Development Review Board Application:
Aria at Silverstone
Case Number: 2-PP-2024**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the civil construction documents and plat shall substantially conform to the following documents:
 - a. Preliminary Plat submitted by 3 Engineering, with a city staff date of 10/24/2024.
 - b. Master Environmental Design Concept Plan (MEDCP) for Silverstone @ Pinnacle Peak as approved with case 2-MP-2006 and amended to accommodate this project.
 - c. Conceptual landscape plan submitted by RVI, with a city staff date of 10/24/2024.
 - d. Case Drainage Report for Aria at Silverstone; submitted by 3 Engineering and accepted by the Storm Water Department
 - e. Case Grading and Drainage Plan for Aria at Silverstone; submitted by 3 Engineering and accepted by the Storm Water Department.
 - f. Water and Wastewater System Basis of Design Reports for Aria at Silverstone; submitted by 3 Engineering and accepted by Water Resources.
 - g. Site Plan submitted by RVI, with a staff date of 7/26/2024
 - h. Open Space plan submitted by RVI, with a city staff date of 7/26/2024

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning cases for the subject site were: 15-ZN-2005 and 15-ZN-2005#4 and the applicable Master Environmental Design Concept Plan (MEDCP) case was 2-MP-2006.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN:

Ordinance

- C. A minimum 35-foot-wide Landscape Buffer shall be maintained along the entire Williams Drive frontage.
- D. Covenant to construct and assurances for public infrastructure will be required prior to final plat recordation. Dollar value will be based on city costs to complete infrastructure.

STREET DEDICATIONS:

Ordinance

- E. On the final subdivision plat, and prior to the issuance of a permit for the development project, the owner shall make the following private street tract dedications to the property owners association consisting of property owners within the subdivision of the development project:
 - i. INTERNAL PRIVATE STREETS. All internal private street tracts shall have a minimum forty-six (46) foot wide dedication. Wider private street tracts shall be dedicated in accordance with the above referenced preliminary plat.

EASEMENT DEDICATIONS:

DRB Stipulations

- 2. Prior to the issuance of a permit for the development project, the owner shall dedicate the following easements to the City of Scottsdale on the final subdivision plat:
 - a. A sight distance easement to the City of Scottsdale on the final subdivision plat where a sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM cross on to the property.
 - b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk, trails or shared use paths in locations where the sidewalk crosses on to the lot.

ADDITIONAL SUBDIVISION PLAT REQUIREMENTS ITEMS:

DRB Stipulations

- 3. Prior to issuance of any permits for the project, the property owner shall submit an application to release the existing 1-foot-wide Vehicular Non-Access Easement at the proposed driveway location.

INFRASTRUCTURE AND IMPROVEMENT REQUIREMENTS

GATED ENTRY AND AMENITY FEATURE DESIGNS:

DRB Stipulations

- 4. Design of the gated entry and main amenity area shall be generally consistent with the designs shown on the approved conceptual site plan. The gated entry design shall be subject to final approval by the Engineering Department as part of the construction plan process.

WALLS AND FENCES:

Ordinance

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

LANDSCAPE DESIGN:

DRB Stipulations

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

EXTERIOR LIGHTING DESIGN:

Ordinance

- G. All exterior luminaires mounted eight (8) feet or higher shall be directed downward.
- H. Any exterior luminaire with a total initial lumen output of greater than 1600 shall have an integral lighting shield.

DRB Stipulations

6. All exterior luminaires for site lighting shall comply with the IES requirements for full cutoff and shall be aimed downward and away from property lines except for sign lighting.
 - a. Incorporate the following into the project's design:
 - i. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - ii. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - iii. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.0 foot-candle. All exterior luminaires shall be included in this calculation.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

7. Guest parking shall be provided consistent with the approved conceptual site plan.

STREETS AND RELATED INFRASTRUCTURE IMPROVEMENTS:

Ordinance

- I. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- J. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the improvements in conformance with the development plan.
- K. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements
 - i. N SCOTTSDALE ROAD
 - a. Construct a ten (10) foot minimum concrete shared use path.
 - b. Construct an eight (8) foot minimum decomposed granite multi-use trail, to include signs and markers.

DRB Stipulations

8. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
9. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match Frazee Western Reserve (8617N) color, or Sherwin Williams (SW7055) Enduring Bronze (246-C7).
10. With the exception of the multi-use path in the Scenic Corridor, all on-site sidewalks shall be a minimum of six feet in width.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

11. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.
12. With the construction plan submittal, the owner shall submit a final drainage report and grading drainage plan that demonstrates consistency with the DSPM, and the case drainage report accepted in concept by the Stormwater Manager, or designee.
13. The final drainage report shall include a hydraulic analysis of the on-site storm drain. All basins and pipes (if Q100 > 25 cfs) should be dedicated as drainage easements (DE) for non-ESL land in both the Grading and Drainage (G/D) plan and the final plat plan, with a 10-foot access easement to the basin, if applicable. If Q100 > 25 cfs, the pipe profile must also be shown on the plan according to city policy. Additionally, add a note on the final G/D plan stating that the number of dry wells may increase during installation based on soil percolation tests conducted during construction. An addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.

WATER AND WASTEWATER STIPULATIONS:

Ordinance

- L. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- M. WATER IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the improvements in conformance with the final basis of design report, except that no water meter shall be located within driveways, their aprons, or sidewalks.
- N. WASTEWATER IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the improvements in conformance with the final basis of design report, and the following requirements:
 - i. No sewer cleanouts shall be located within driveways, their aprons, or sidewalks.
 - ii. An equalization tank of sufficient size to accommodate the subdivision's pool backwash volume shall be provided. A discharge pump shall meter flows to the public sewer at a maximum discharge of 10 GPM and shall be placed within a subdivision tract for homeowner association

ownership and maintenance. The owner shall also place this infrastructure and homeowner association ownership requirements on the final plat as a final plat note of subdivision.

- O. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and manholes, necessary to serve the development.
- P. FIRE HYDRANT. The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

DRB Stipulations

- 14. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

ADDITIONAL INFRASTRUCTURE AND IMPROVEMENT ITEMS:

DRB Stipulations

- 15. All signage shall be submitted for separate review and approval.