

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: January 9, 2025
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Aria at Silverstone 2-PP-2024

Request for approval for a preliminary plat, including private street tracts, easements, and amenities, for a proposed townhome community consisting of 100 lots on a +/- 13-acre site located at 22602 N. 74th Street, with Planned Community District, Multi-family Residential (P-C R-5) zoning.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- 15-ZN-2005#4: Approved zoning district map amendment from P-C C-1 to P-C R-5
- No community input received as of the date of this report

BACKGROUND

Location 22602 N 74th St

Zoning: P-C R-5

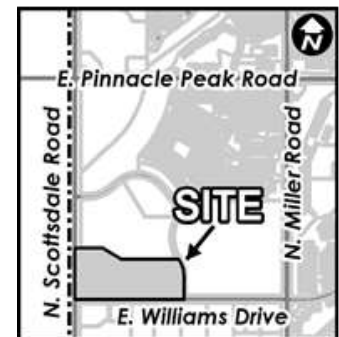
Adjacent Uses

North: Three-story multi-family residential, constructed in 2017

East: Four-story residential healthcare facility, constructed in 2010

South: Various single-story commercial, constructed between 2000 and 2002

West: City of Phoenix



Property Owner

Silverstone Development, Inc

Applicant

Alex Steadman

RVI Planning & Landscape

Architect/Designer

RVI Planning & Landscape

Engineer

3 Engineering

DEVELOPMENT PROPOSAL

Proposed is a 100-unit, two-story attached single-family residential community. The site plan includes a central amenity area, private street tracts (designed to city standards), a dog park and other associated site improvements. Vehicular access to the site is proposed off E. Williams Drive and pedestrian connections are provided to all perimeter streets. Site design includes a 100-foot wide Scenic Corridor along the Scottsdale Road frontage and a minimum 35-foot landscape setback along the Williams Drive frontage.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Aria at Silverstone Preliminary Plat proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS

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Principal Planner
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APPROVED BY



Greg Bloemberg, Report Author

12/23/2024

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

12/26/2024

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Combined Context Aerial and Site Plan
8. Site Plan
9. Preliminary Plat
10. Open Space Plan
11. Pedestrian and Vehicular Circulation Plan
12. Landscape Plan
13. Community Features Plan
14. Exterior Lighting Plan and Photometric Analysis
15. Lighting Fixture Cut Sheets
16. Community Involvement
17. City Notification Map



Context Aerial

2-PP-2024



Close-up Aerial

2-PP-2024

Aria at Silverstone

Preliminary Plat – Project Narrative

1st Submittal: July 26, 2024

2nd Submittal: October 23rd, 2024

Prepared for: K. Hovnanian

Prepared by: RVi Planning + Landscape Architecture

Development Team



Builder: K. Hovnanian

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The Request

This application requests Development Review Board approval of a Preliminary Plat for Parcel D of Silverstone at Pinnacle Peak. The proposed preliminary plat seeks to subdivide the property into a 100-unit for-sale residential townhome community on approximately 16.3-gross acres.

In association with a proposal for subdivision of the property, this narrative shall address elements of the approved Master Environmental Design Concept Plan (MEDCP) that was approved with the original zoning (case# 15-ZN-2005) and provides development character guidance for the overall Silverstone community. Although many of the MEDCP elements will be discussed in this narrative, the application does not seek approval for the residential architecture and instead seeks to focus on the preliminary plat and landscape design. Residential design character and elevations will be provided under separate application.

Introduction

K. Hovnanian Homes proposes a 100-unit for-sale residential townhome community to be located on Parcel D of the Silverstone at Pinnacle Peak Planned Community. The property is approximately 16.3-gross acres and is undergoing a rezoning effort per case #15-ZN-2005#4 to rezone the property from C-O PCD to R-5 PCD. The property was originally rezoned per zoning case #15-ZN-2005 and is subject to the amended development standards contained therein for R-5 uses. The applicant has reviewed these materials to ensure conformance with the approved zoning.

Development Review Board Criteria

Sec. 1.904.A: In considering any application for development, the DRB shall be guided by the following criteria:

- 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.***

Response: Aria at Silverstone is consistent with the desired values defined in the General Plan and Design Standards & Policies Manual, which include goals and policies that benefit the community consistent with the approved Silverstone at Pinnacle Peak Planned Community District (PCD) and MEDCP.

The site is located on the northwest corner of Scottsdale Road and Williams Drive. The Silverstone property was historically used for the Rawhide western theme park and has subsequently evolved into a master planned community that includes a public library, extensive open space, residential, senior living and retail uses. The site is bounded along its western edge by Scottsdale Road, which is the dividing line between the City of Scottsdale and City of Phoenix. This area in the city of Phoenix is currently vacant but is planned for future commercial development. To the north of the site is the San Portales apartment complex, and to the east is Vi at Silverstone, a luxury senior living development. South of the site across Williams Drive is a series of commercial parcels including an animal hospital, auto repair shop, USPS, and personal storage facility.

The City of Scottsdale General Plan designates the property as a mixed-use neighborhood. The mixed-use designation encompasses the overall Silverstone at Pinnacle Peak PCD and envisions a combination of commercial, public and residential uses. The subject property is consistent with the residential use type and will encourage non-vehicular connections to the other use types planned or existing within the community. The proposed development plan also responds to the guiding principles of adding to the variety of housing options and providing connectivity to the surrounding community and to various uses.

2. *The architectural character, landscaping and site design of the proposed development shall:*

a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;

Response: Aria at Silverstone will be compatible with the surrounding built environment including the higher density San Portales Apartments and Vi at Silverstone senior living community directly adjacent to the site. As the last remaining vacant parcel within Silverstone at Pinnacle Peak, the development of Parcel D will complete the robust pedestrian circulation system encompassing the entire project. Building articulation will provide variation and movement along the public street frontages with several pedestrian connection points to the perimeter sidewalk network. Buildings include three, four, and five-unit clusters with open space between and pedestrian access throughout. Additionally, each residence will have a private outdoor living space on the ground level, and two of the four unit-types will have a roof deck.

b. Avoid excessive variety and monotonous repetition;

Response: The proposed architectural character, site layout, landscaping buffers and scenic corridor will promote important elements of North Scottsdale's unique Sonoran Desert character and the Silverstone at Pinnacle Peak PCD context. A high-quality palette of exterior materials will consist of stucco, decorative stone masonry, and metal detailing. Recessed windows will provide daylighting and provide natural ventilation in the cooler months. Building massing will be mitigated with strong articulation in the front elevations and staggered rear yard depths, and numerous recessed elements that provide for shade and architectural interest. The Modern Mediterranean color palette is complimentary to the existing residential development within Silverstone and brings visual interest to the design.

c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

Response: Building forms within the community have been purposefully designed to mitigate climactic conditions associated with living in the Sonoran Desert. Pedestrian comfort has been addressed through thoughtful and purposeful placement of shade trees and architectural elements that provide refuge from the elements. All edges of the community will include natural planting that will provide aesthetic buffering and opportunities for native species to become established.

d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

Response: Prior to its conversion into a premiere mixed-use community, the overall property was subject to a significant amount of disturbance related to the original theme park uses. As a result of the extensive scarring on the property, it was determined that the property was not a suitable candidate for the Environmentally Sensitive Lands (ESL) designation and is therefore not subject to the development regulations typical for this area.

- e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.*

Response: Not applicable.

- 3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.*

Response: The interior street network conforms to the Local Suburban Residential Street standards and provides improvements within a 46 private street tract. This street section includes 6-foot sidewalks on both sides of the street. There is one primary gated accessway connected to Williams Drive. External to the project 74th Street is consistent with a Local Collector Street section within 50' of right-of-way and includes attached 8' wide sidewalks. Williams Drive is defined as a Major Collector with an existing 50' foot half street dedication and detached 8' sidewalk. Scottsdale Road is defined as a Major Arterial with an existing 75' half street dedication, with a 100' Scenic Corridor Easement.

Along the length of the Scottsdale Road Scenic Corridor, the 8' wide multi-use trail will be extended down to the intersection of Scottsdale Road and Williams Drive. Multiple connection points will connect the internal pedestrian circulation to the existing sidewalks along Williams Drive and 74th Street, as well as a connection in the northwest corner of the site to the M.U.T. extension along Scottsdale Road.

- 4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.*

Response: Mechanical equipment, appurtenances and utilities, and their screening methods will be integrated into the site and building design.

- 5. Within the Downtown Area, building and site design shall:*
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;*
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;*
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;*
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and*
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and*

adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

Response: Not applicable.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:

- a. Accessibility to the public;***
- b. Location near pedestrian circulation routes consistent with existing or future development or natural features;***
- c. Location near the primary pedestrian or vehicular entrance of a development;***
- d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and***
- e. Location in conformance to standards for public safety.***

Response: Not applicable.

Open Space

The proposed open space for the community has been segmented into four zones: Scenic Corridor and Buffer Zone, Entry Zone, Amenity Zone, and Community Open Space Zone. Since the community is not located within an ESL area, the Natural Area Open Space (NAOS) standards are not applicable on this property. The total open space requirement for Parcel D of 2.97 acres was identified through the Silverstone at Pinnacle Peak MEDCP. The proposed development exceeds the requirement, providing 4.5-acres of open space.

Scenic Corridor and Buffer Zone: The Scottsdale Road scenic corridor and Williams Drive buffered roadway will be maintained and enhanced with the proposed development plan. Additionally, open space buffers will be provided along 74th Street and the north boundary of the Property. These buffers include sidewalks and trails which provide connectivity for pedestrians and bicyclists and maintain view corridors along the streetscape. The frontage area is also identified within the Silverstone MEDCP as a “Modified Natural” landscape character area which shall consist of a more regional plant 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 compliment the more natural components of the community.

Entry Zone: The Entry Zone will be comprised of a more “Ornamental Desert” plant palette utilizing colorful desert adapted plant material that can transition between the Scenic Corridor / Buffer Zone to the interior Community Open Space Zones.

Community Open Space Zone: The Community Open Space Zone will be a hybrid between the Scenic Corridor / Buffer Zone and the Entry Zone utilizing drought tolerant material selected from both palettes.

Amenity Zone: The Amenity Zone will be the lushest of all the zones utilizing a blend of tropical and evergreen plant selections to create internal mini oases in conjunction with proposed amenities. While these selections may give the impression of a more water intensive landscape, the plant selections will be drought tolerant and low water use taken from the Arizona Department of Water Resources (ADWR) plant list.

Additionally, each unit has a minimum 442 SF private backyard will be subject to individual tastes and treatments.

Conclusion

K. Hovnanian Homes, an industry leading homebuilder with multiple high-quality projects within Scottsdale, is proposing the development of a for-sale townhome residential community that compliments the land use types and residential densities envisioned for this area. The homes will express elevated design quality through the use of select materials and modern building practices that match the expectations of buyers within the Scottsdale marketplace.

Residences will promote parity with the development character and vision defined by the Silverstone MEDCP document. This document contemplates the principles of community connectivity, relationships and transitions to the natural environment and establishment of architectural themes.

All residences within the project will be for sale and will be placed on individual lots, all within an amenitized community that includes walking paths, private pool area, an abundance of mature native vegetation to be salvaged from the property and access to pedestrian facilities that extend in a well-developed network throughout the Silverstone community.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

- *Applicant Response:* The City of Scottsdale General Plan designates the site as Mixed-Use Neighborhoods. This designation also encompasses the entire Silverstone PCD and envisions a combination of commercial, public, and residential uses. The subject property is consistent with the residential uses type and will encourage non-vehicular connection to the other uses planned or existing in the community. The proposed development plan also responds to the guiding principle of adding to the variety of housing options and providing connectivity to the surrounding community and to various uses.
- *Staff Analysis:* The preliminary plat and associated improvement plans for this case are consistent with the approved development plan and zoning stipulations for case 15-ZN-2005#4. At the zoning level, staff analyzed the request to confirm consistency with the General Plan goals and policies and applicable design guidelines.

2. The architectural character, landscaping and site design of the proposed development shall:

a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;

- *Applicant Response:* Aria at Silverstone will be compatible with the surrounding built environment including the higher density San Portales Apartments and Vi at Silverstone senior living community north and east of the site. As the last remaining vacant parcel in Silverstone, this development will complete the robust circulation system encompassing the entire project. Building articulation will provide variation and movement along the street frontages with several pedestrian connection points to the perimeter sidewalk network. Buildings will consist of three-, four-, and five-unit clusters with open space between and pedestrian access throughout. Additionally, each residence will have a private outdoor living space at ground level, and two of the four unit types will also have a roof deck.

b. Avoid excessive variety and monotonous repetition;

- *Applicant Response:* The proposed architectural character, site layout, landscape buffers, and scenic corridor will promote elements of north Scottsdale's unique Sonoran Desert character and the Silverstone PCD context. A high-quality palette of exterior materials will include stucco, decorative masonry stone, and metal detailing. Building massing is mitigated with strong articulation in the front elevations and staggered rear yard depths, along with numerous recessed elements that provide shade and visual interest.

c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

- *Applicant Response:* Building forms within the community have been purposefully designed to mitigate climactic conditions associated with living in the Sonoran Desert. Pedestrian comfort has been addressed through thoughtful and purposeful placement of

trees and architectural elements that provide refuge from the elements. All edges of the community will include natural planting that will provide aesthetic buffering and opportunities for native species to become established.

d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

- *This criterion is not applicable.*

e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

- *This criterion is not applicable.*

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.

- *Applicant Response: The interior network conforms to the Local Suburban Residential Street standards and provides improvements within a 46-foot-wide private street tract that includes 6-foot-wide sidewalks on both sides. Along the length of the Scenic Corridor on the Scottsdale Road frontage an 8-foot-wide multi-use trail will be extended down to the intersection of Scottsdale Road and Williams Drive. Multiple connection points will connect residents to the existing sidewalks along 74th Street and Williams Drive.*
- *Staff Analysis: The original site plan for this subdivision included additional lots along the 74th Street frontage. Staff stressed the need for a pedestrian connection to 74th Street, to allow residents to walk to the library and commercial uses at the intersection of Scottsdale Road and Pinnacle Peak. To that end, the applicant eliminated several lots along the 74th Street frontage to accommodate the proposed pedestrian connection and provide enhanced landscaping. Staff originally requested a vehicular connection to 74th Street however, residents in the area that attended the applicant's Open House indicated that a vehicular connection was not necessary or desired.*

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

- *The building elevations will go before the Development Review Board at a later date. Based on the preliminary elevations provided with this case, all rooftop appurtenances are sufficiently screened by parapet walls.*

5. Within the Downtown Area, building and site design shall:

- Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;**
- Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;**
- Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;**
- Reflect the design features and materials of the urban neighborhoods in which the development is located; and**
- Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.**

- *This criterion is not applicable.*

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:

- a. Accessibility to the public;**
- b. Location near pedestrian circulation routes consistent with existing or future development or natural features;**
- c. Location near the primary pedestrian or vehicular entrance of a development;**
- d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and**
- e. Location in conformance to standards for public safety.**

- *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. And the applicant has been in communication with property owners surrounding the site. During the zoning process, the applicant notified property owners within 1,250 feet of the site and held an Open House on 4/3/2024. Per the applicant’s report, there were 10 attendees at the Open House, all of whom were supportive of the project, particularly the location for vehicular access on Williams Drive rather than 74th Street.

Context

Located at the northeast corner of Scottsdale Road and Williams Drive, the proposed subdivision is part of the +/- 160-acre Silverstone master plan. Uses of similar intensity border the site to the north and east, with building heights ranging from two-story to four-story. To the south are a variety of commercial uses, including a veterinary clinic, post office and public utility yard.

Project Data

- Existing Use: Vacant (previously occupied by Rawhide Theme Park)
- Proposed Use: Attached Single-family Residential
- Parcel Size: +/- 16 acres
- Building Height Allowed: 24-36 feet (per Building Height plan approved with case 15-ZN-2005)
- Building Height Proposed: 32 feet (inclusive of rooftop appurtenances)
- Open Space Required: 129,373 square feet (2.9 acres)
- Open Space Provided: 196,020 square feet (4.5 acres)
- Density Allowed: 23 dwelling units per acre
- Density Proposed: 6.1 dwelling units per acre

**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.



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ARIA AT SILVERSTONE PHASE 5 • CONTEXT AERIAL

📍 SCOTTSDALE, AZ
📅 2024-07-16
24000634
👤 K. HOVNANIAN

SITE DATA

GROSS AC:	16.3 AC
NET AC:	13.5 AC
TOTAL # OF LOTS:	100 / 2-STORIES
GROSS DENSITY:	6.1 DU/AC
NET DENSITY:	7.4 DU/AC
REQUIRED O/S:	2.97 AC. (22% NET)
PROVIDED O/S:	4.5 AC. (33% NET)

STATE TRUST LAND
CITY OF PHOENIX
C-2 COMMERCIAL

SCOTTSDALE ROAD

100' SCENIC CORRIDOR

DOG
PARK

SAN PORTALES
3-STORY APARTMENTS

VI AT SILVERSTONE
4-STORY

46' PRIVATE STREET TRACT

GATED
ENTRY

46' PRIVATE STREET TRACT

74TH STREET

35' LANDSCAPE SETBACK

35' LANDSCAPE SETBACK

WILLIAMS DRIVE

PET
HOSPITAL

AUTO
REPAIR

COX
DISPATCH CENTER

USPS

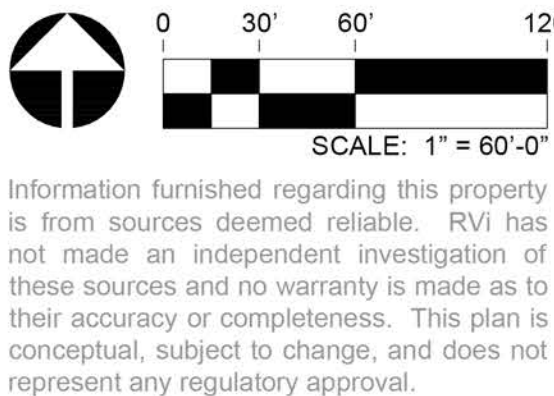
LIFE
STORAGE

DISCLAIMER: ALL GRAPHICS PROVIDED ARE
CONCEPTUAL ONLY & SUBJECT TO CHANGE



ARIA AT SILVERSTONE PHASE 5 • CONCEPTUAL SITE PLAN

📍 SCOTTSDALE, AZ
📅 2024-07-16
24000634
👤 K. HOVNIANIAN



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 PROVED 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 BE 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:

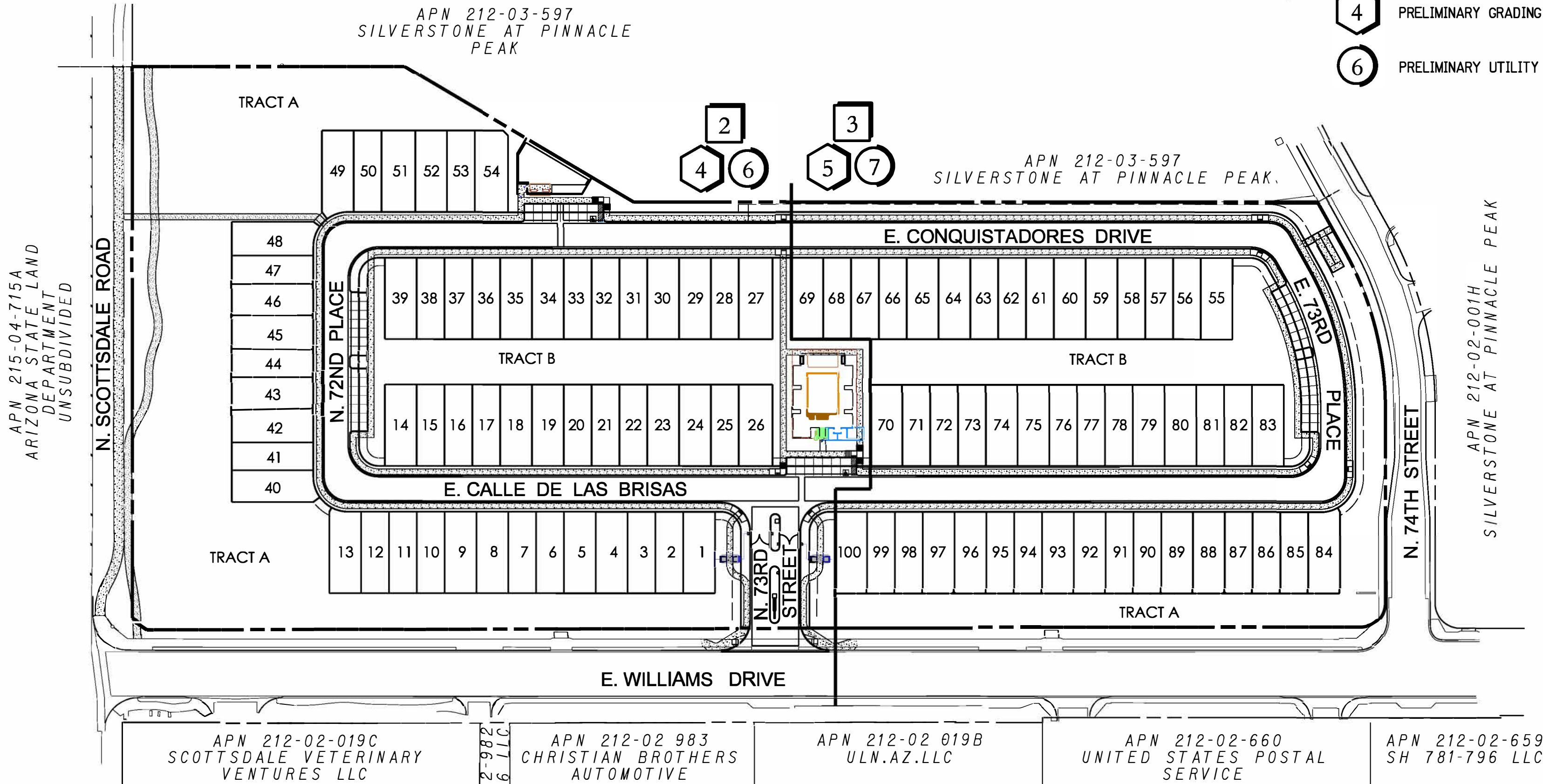
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

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.

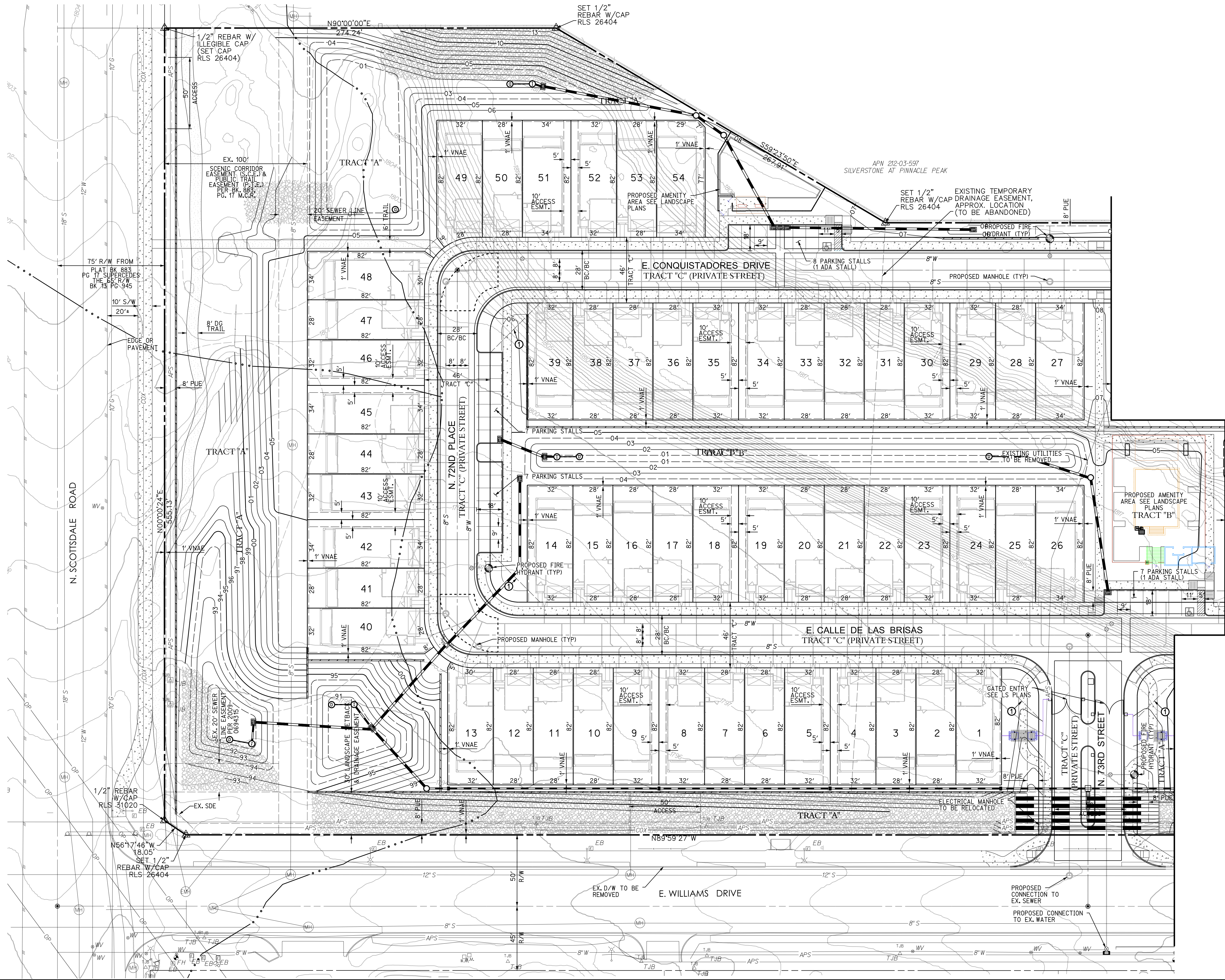
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LEGEND

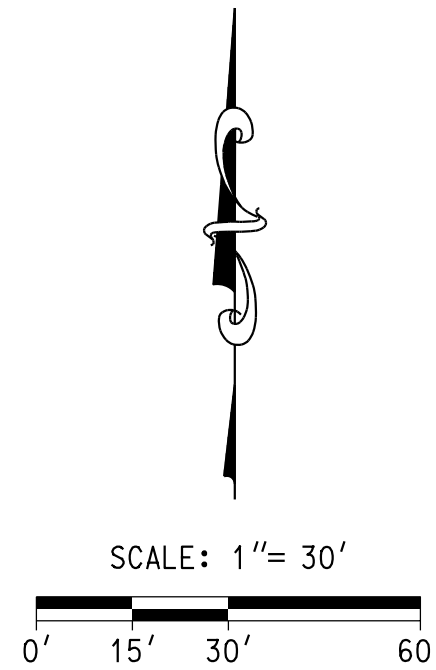
— 1183 —	PROPERTY / BOUNDARY LINE
— 1183 —	EXISTING CONTOUR ELEVATION
LPX	EXISTING LIGHT POLE
ET	INDICATES EXISTING ELECTRIC TRANSFORMER
EB	EXISTING ELECTRIC BOX
WM	EXISTING WATER METER
BMV	EXISTING BACKFLOW PREVENTER VALVE
T	EXISTING BURIED TELEPHONE CONDUIT
E	EXISTING BURIED ELECTRIC CONDUIT
8" W	EXISTING WATER LINE, VALVE & SIZE
4" S	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
①	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



C:\My SecureSync Projects\5000\5315 Silverstone Parcel D\5315.psd102.dgn



MATCHLINE - SEE SHEET PP03



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
PRELIMINARY PLAT



EXPIRES: 12/31/2024

300engineering
planning
civil engineering
surveying

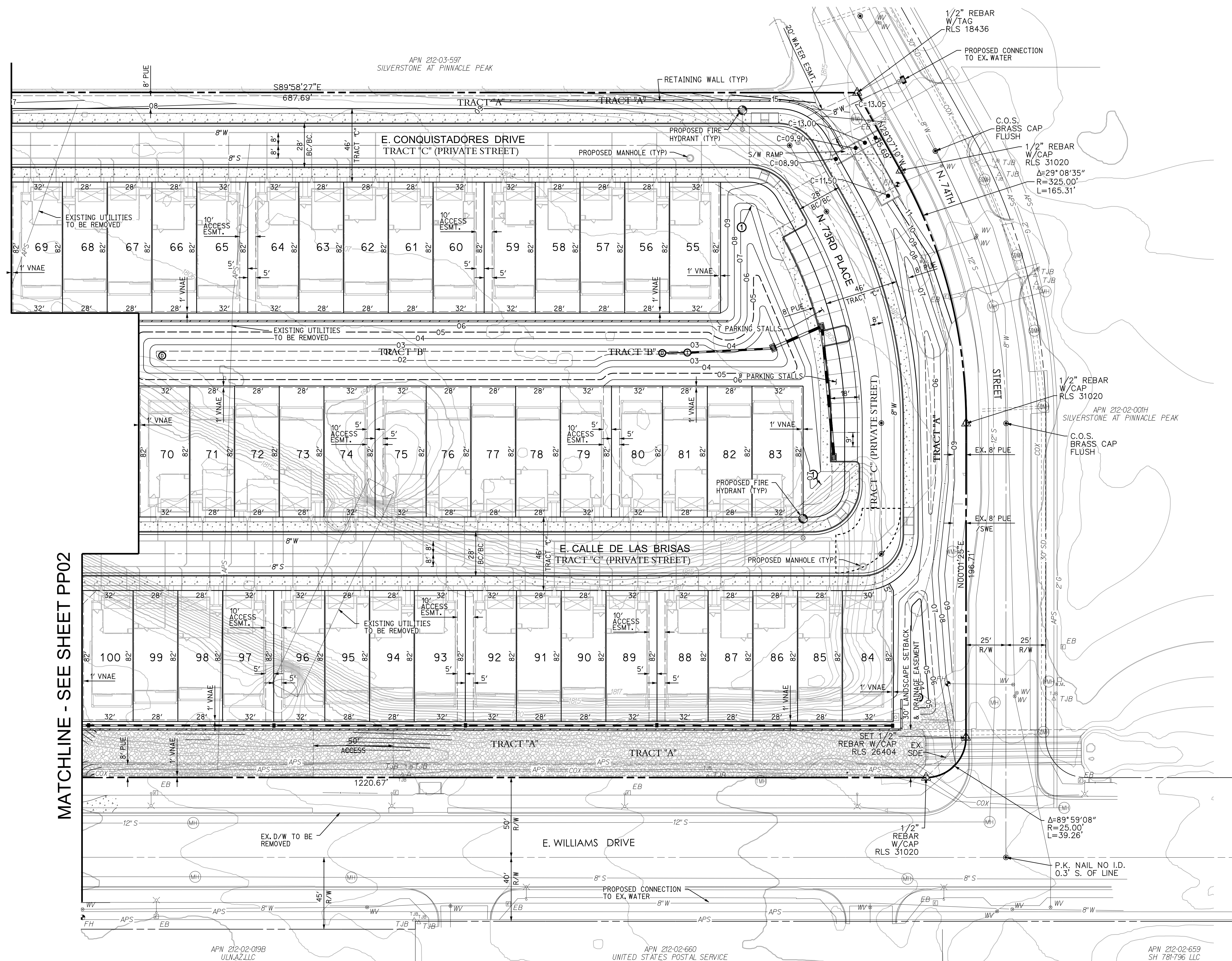
3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 495-3230
WWW.3ENGINEERING.COM

DATE: 10/10/24

PROJECT NO.
5315

SHEET NO.
PP02
2 of 8

2-PP-2024

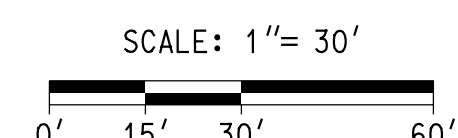
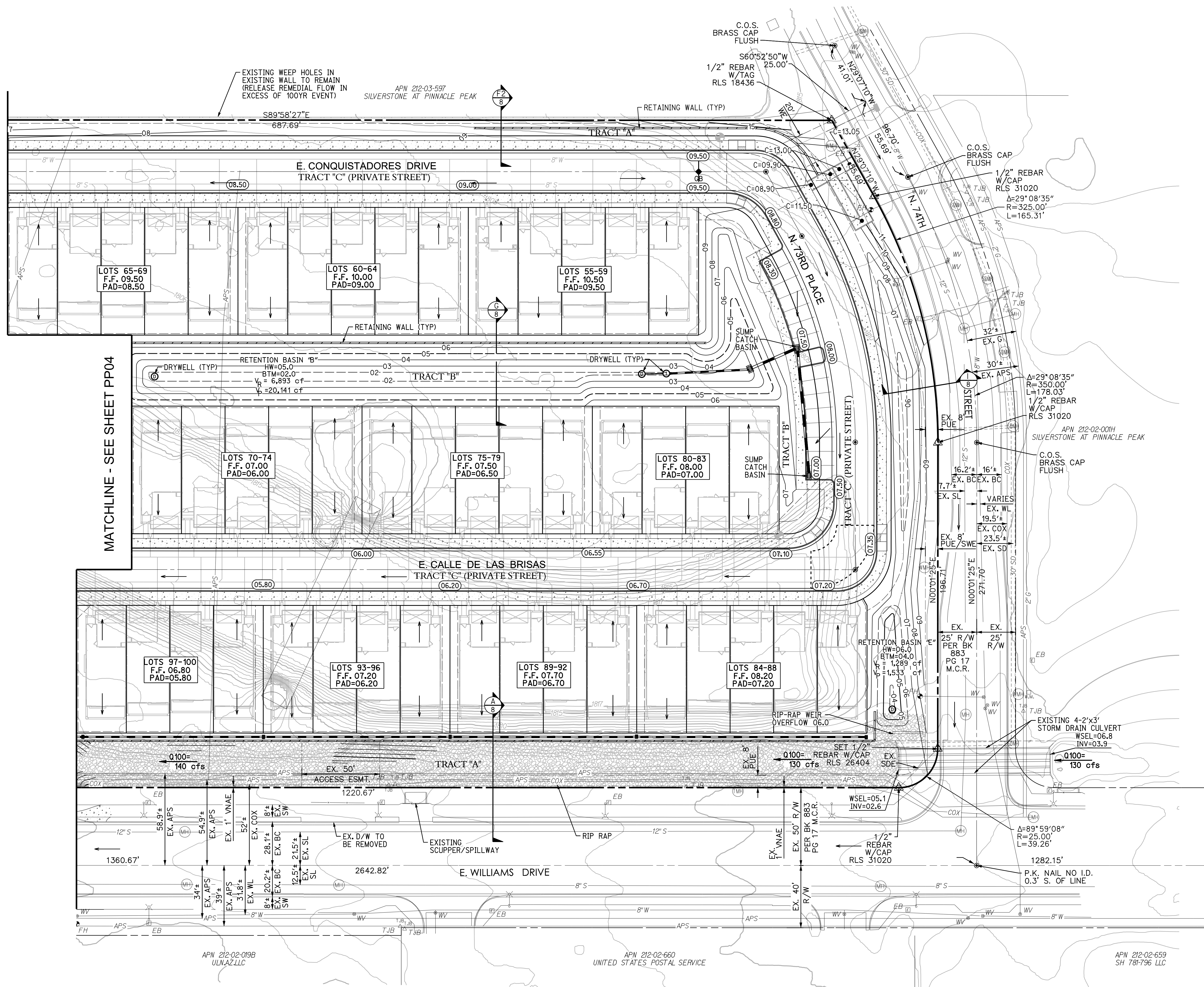


MATCHLINE - SEE SHEET PP02

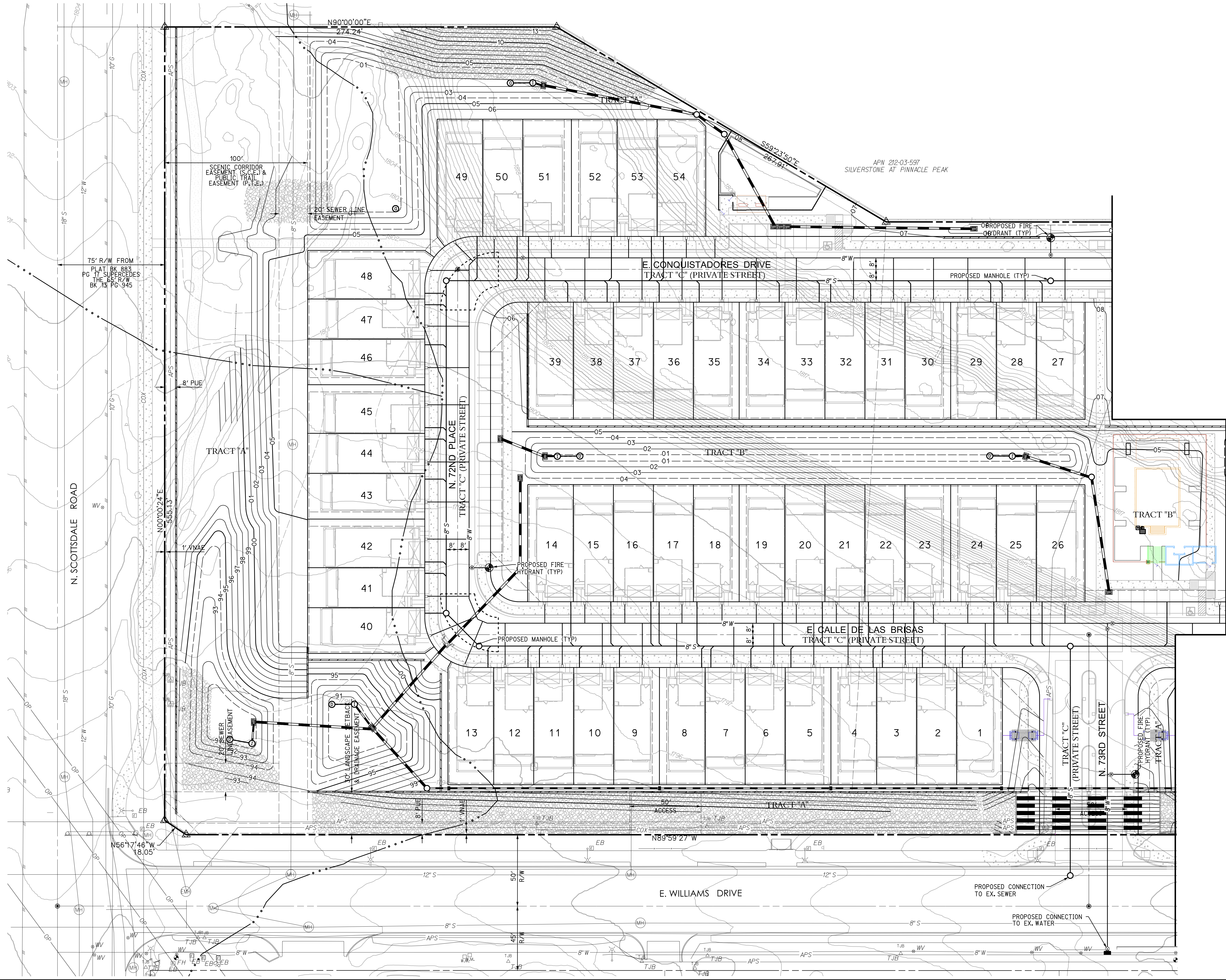
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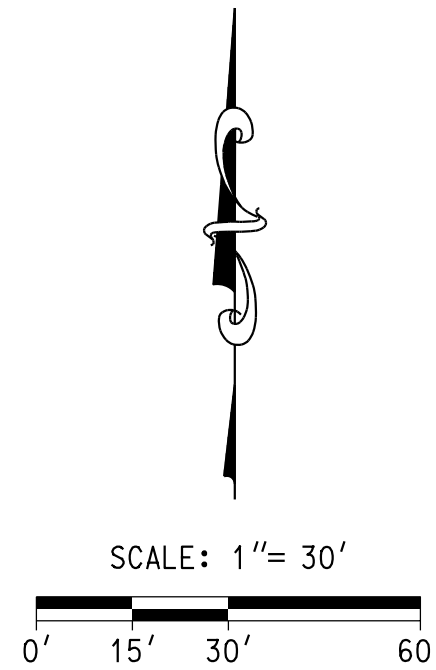
A horizontal graphic scale bar with alternating black and white segments. Below the bar, the segments are labeled with their respective lengths: 15', 30', and 60'.



C:\My Secure\Sync Projects\5000\5315 Silverstone Parcel D\5315.psd\06.dgn



MATCHLINE - SEE SHEET PP07



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
PRELIMINARY UTILITY PLAN



EXPIRES: 12/31/2024

300engineering
planning
civil engineering
surveying

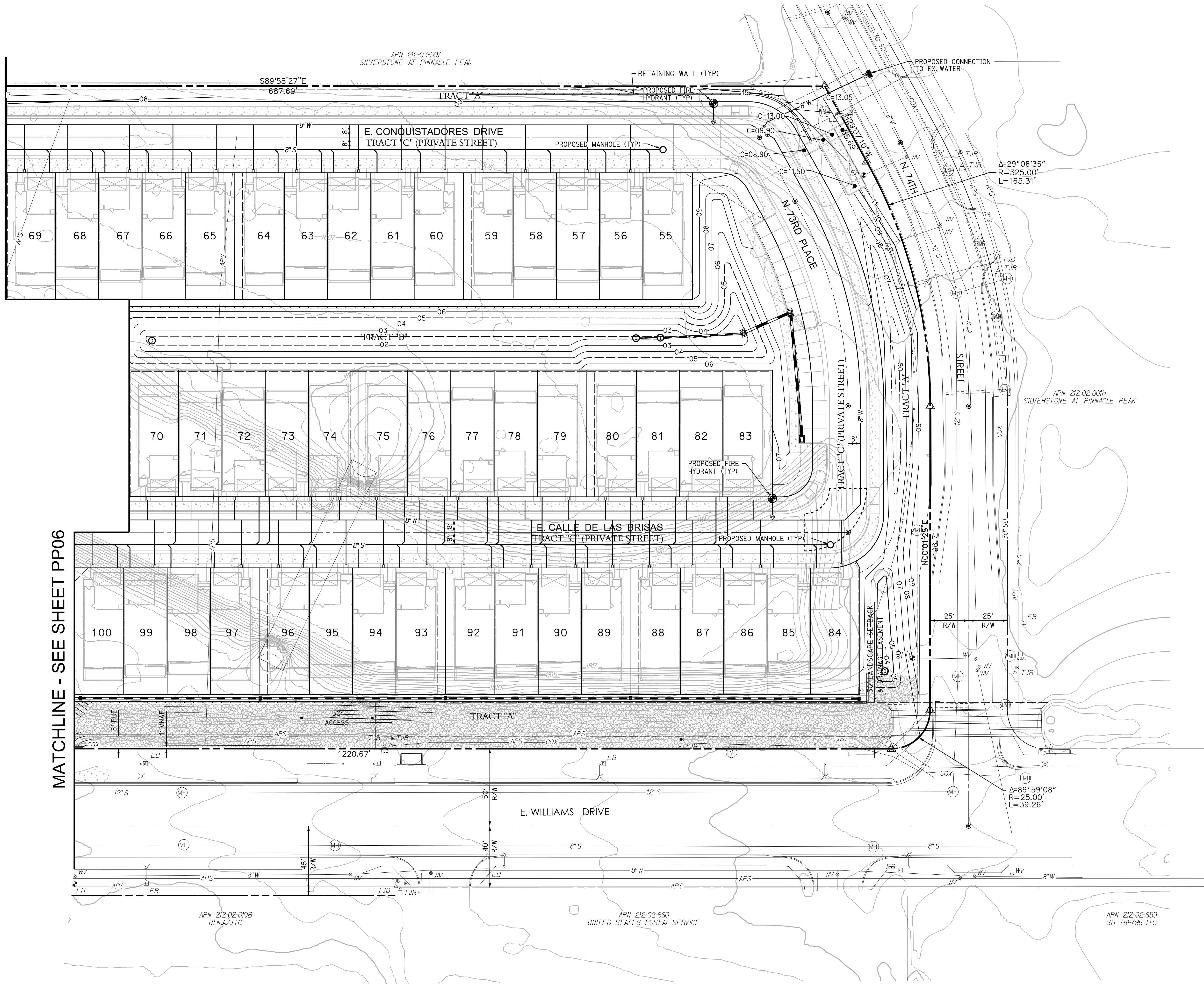
300ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 495-3230
WWW.300ENGINEERING.COM

DATE: 10/10/24

PROJECT NO.
5315

SHEET NO.
PP06
6 of 8

C:\My Secure\Sync\Projects\5000\5315_Silverstone Parcel D\5315pp07.dgn



SCALE: 1" = 30'

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
PRELIMINARY UTILITY PLAN

Professional Engineer
45652
MATTHEW J. MANCINI
10/10/24
Date Signed
ARIZONA, U.S.A.

EXPIRES: 12/31/2024

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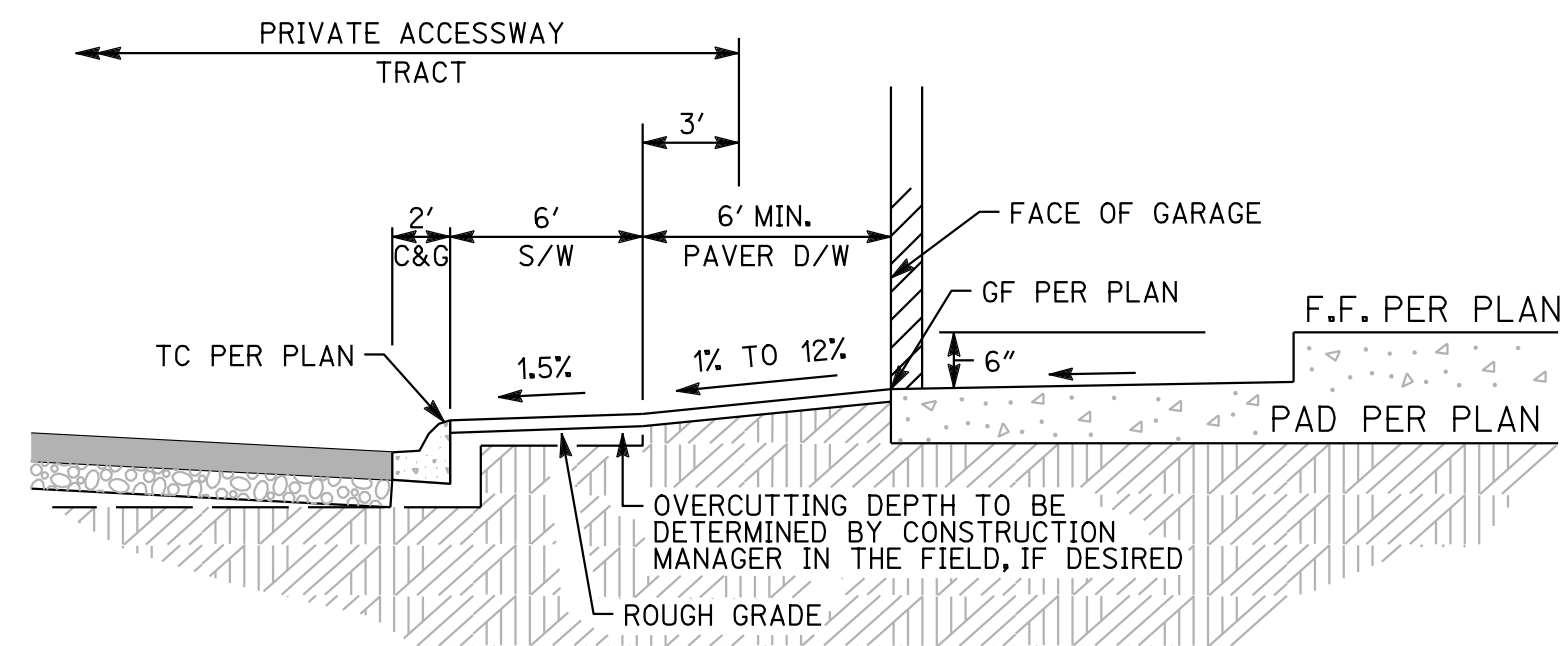
3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 495-3230
WWW.3ENGINEERING.COM

DATE: 10/10/24

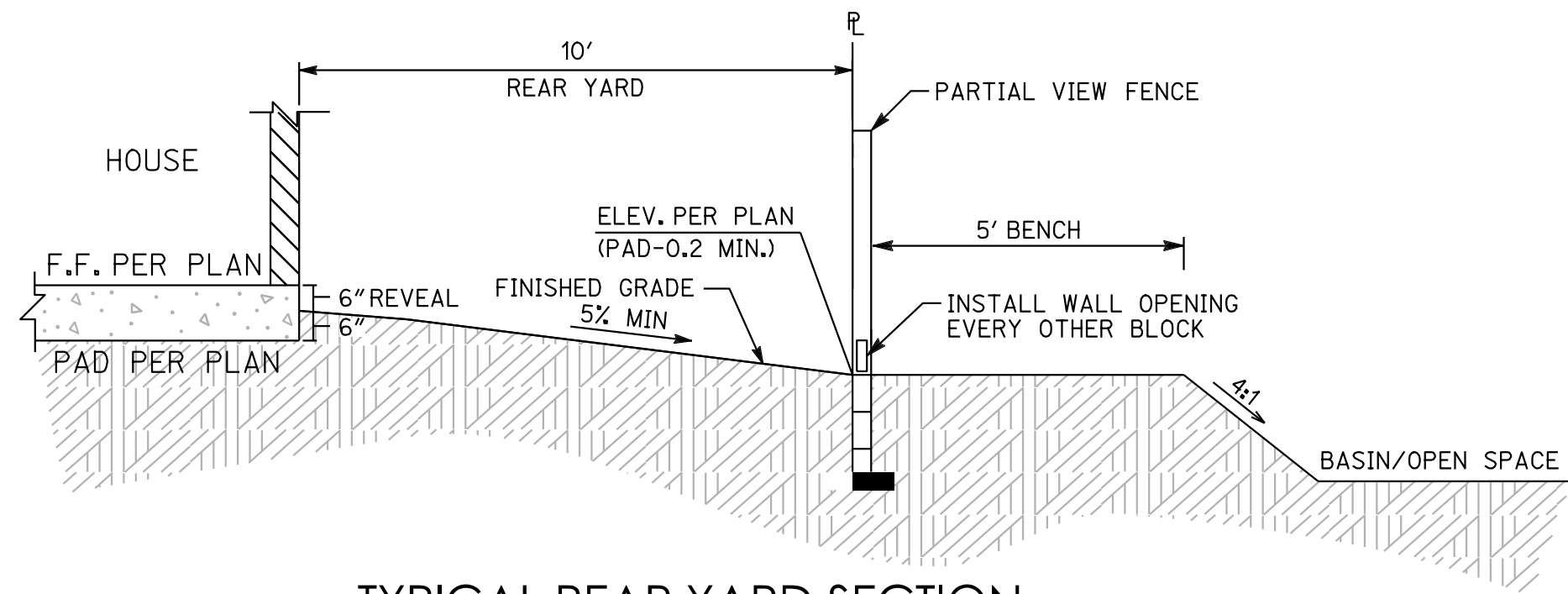
PROJECT NO.
5315

SHEET NO.
PP07
7 of 8

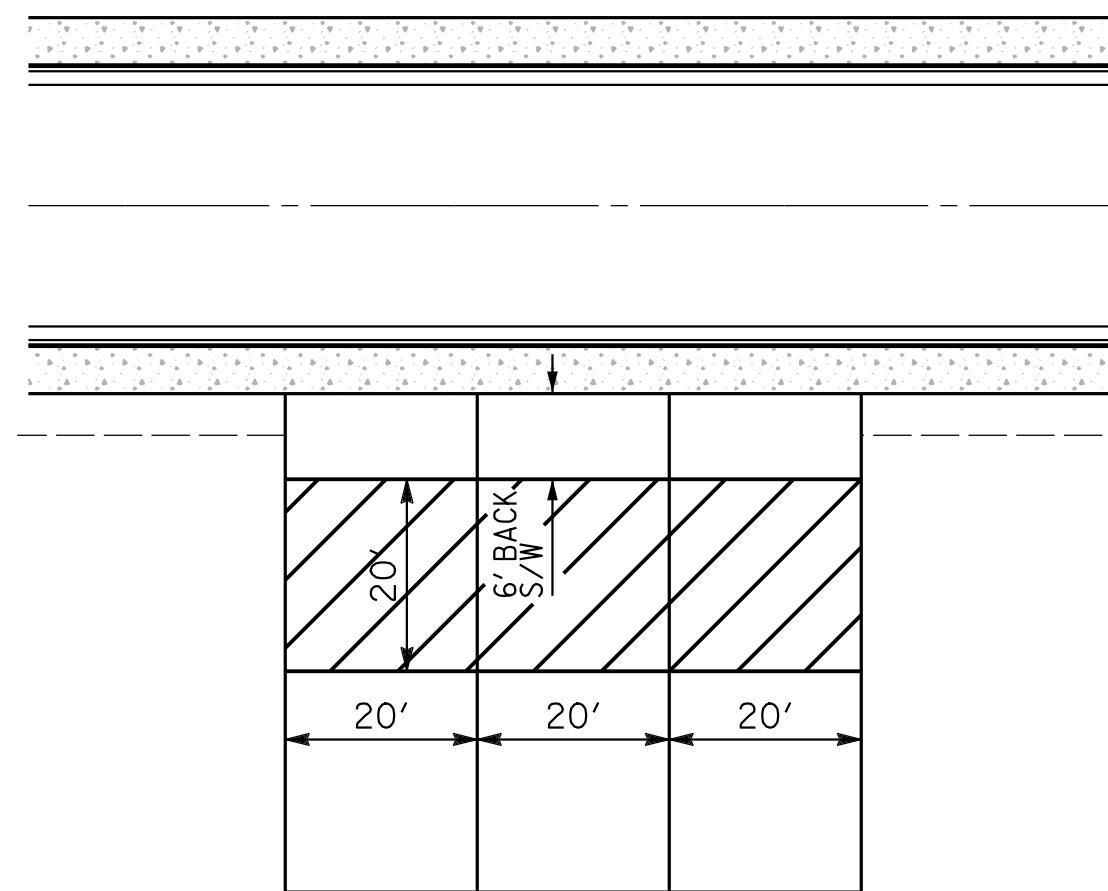
2-PP-2024



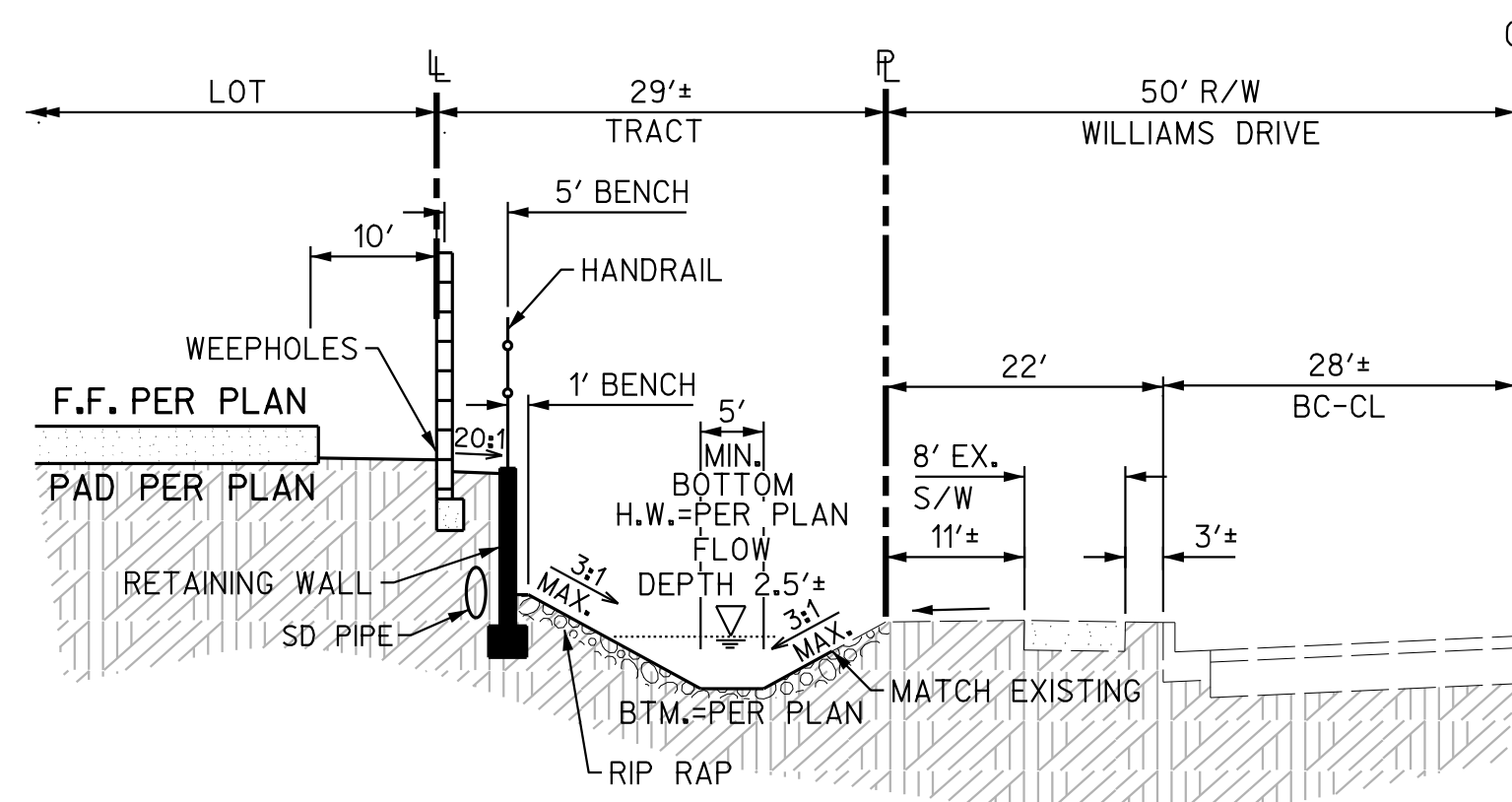
TYPICAL FRONT YARD SECTION
N.T.S.



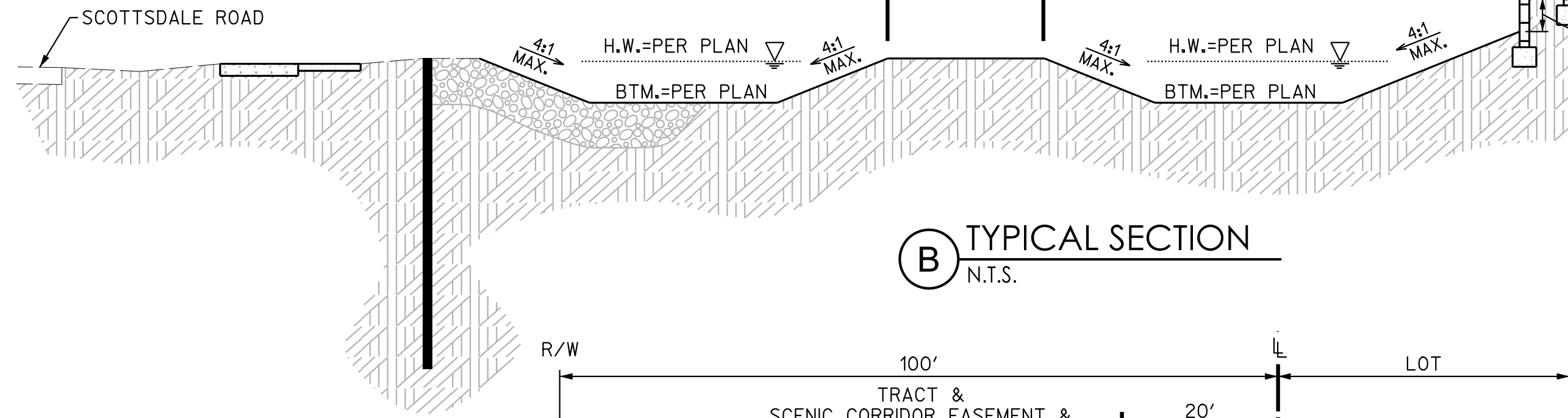
**TYPICAL REAR YARD SECTION
DRAINAGE TO REAR YARD TO BASIN**
N.T.S.



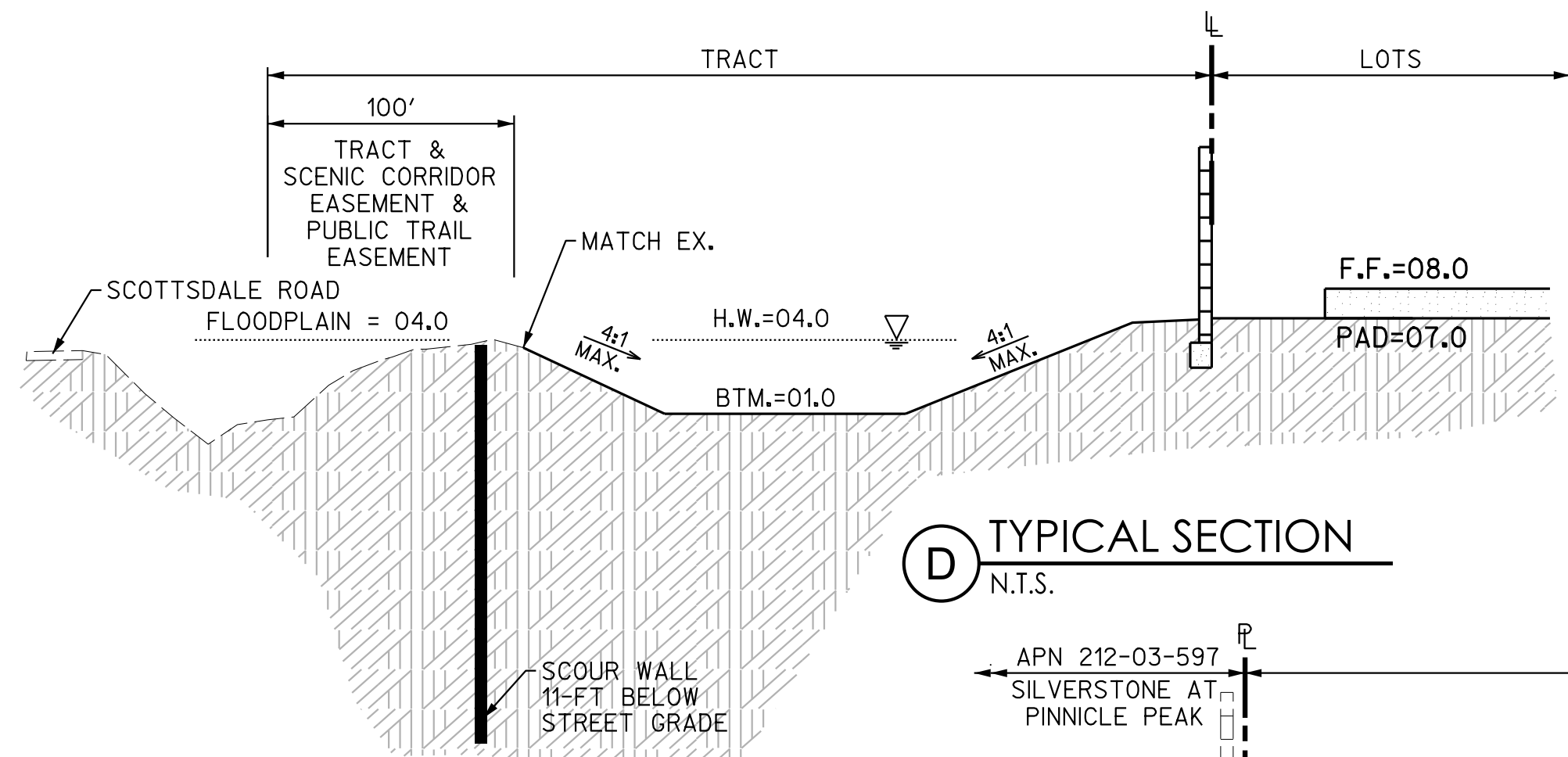
GARAGE OVERCUT SPEC
N.T.S.
CONTRACTOR TO OVERCUT 6" WITHIN A 20'X20' SPACE OF THE LOT AS SHOWN ABOVE



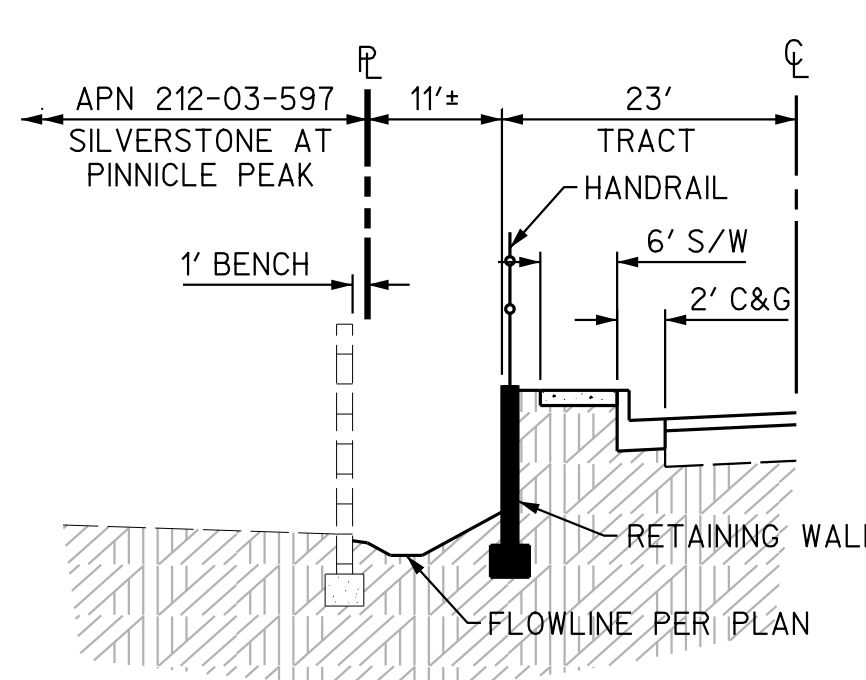
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N.T.S.



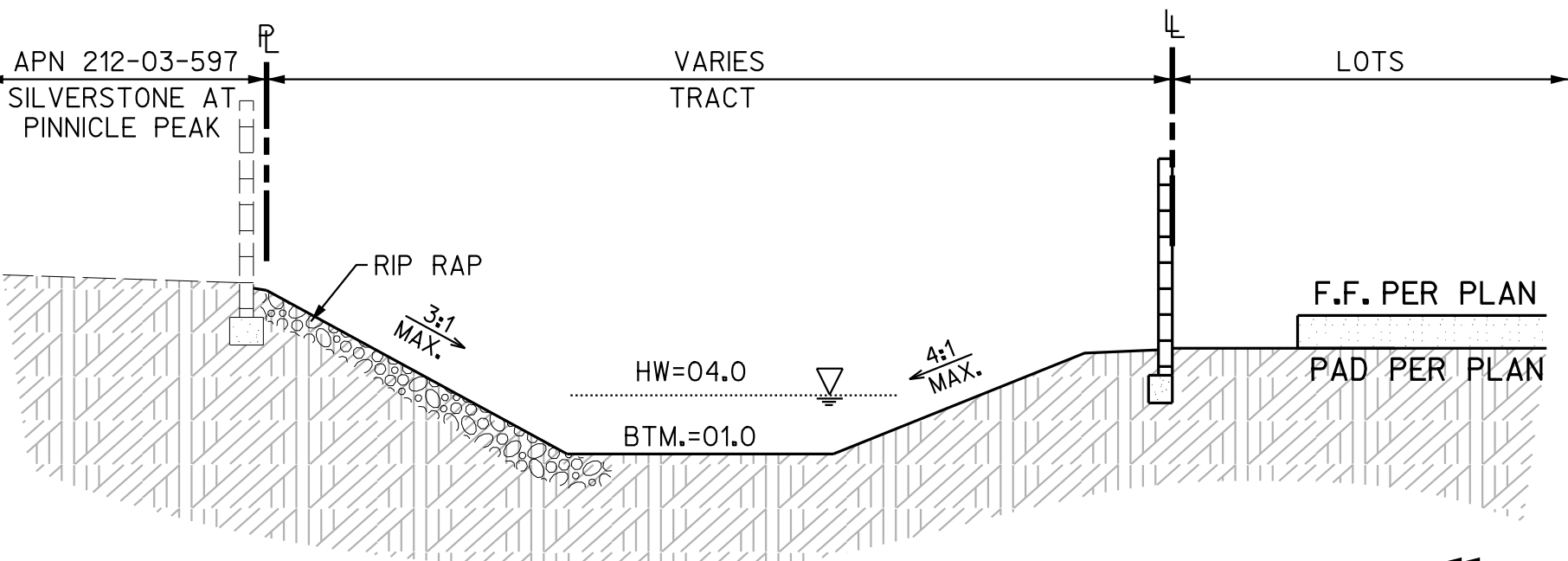
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N.T.S.



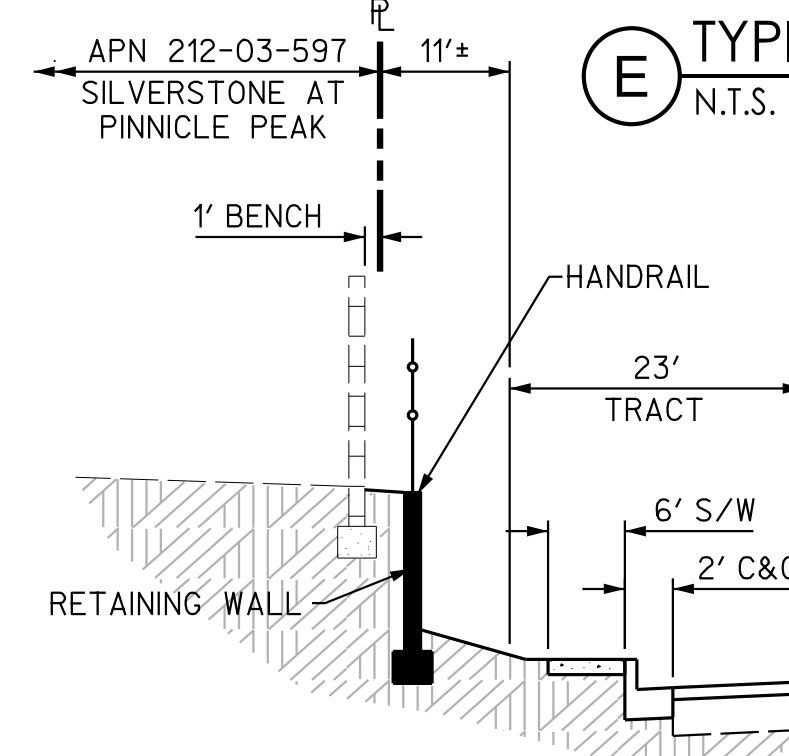
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N.T.S.



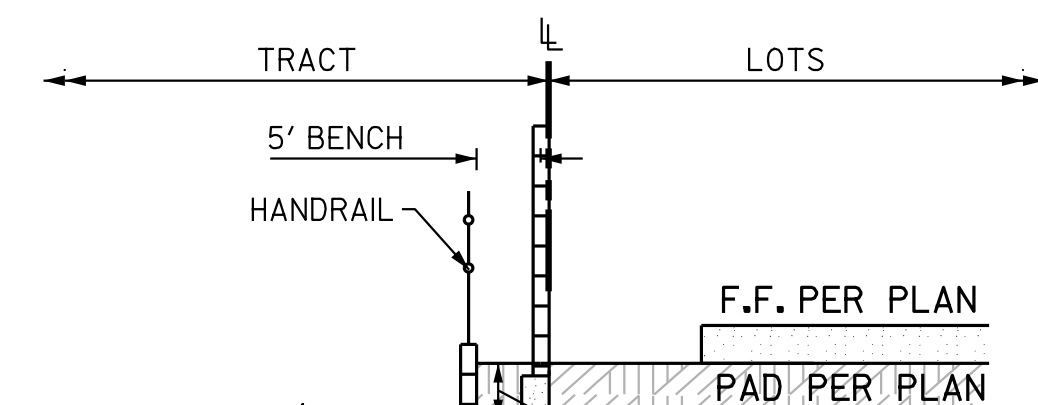
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N.T.S.



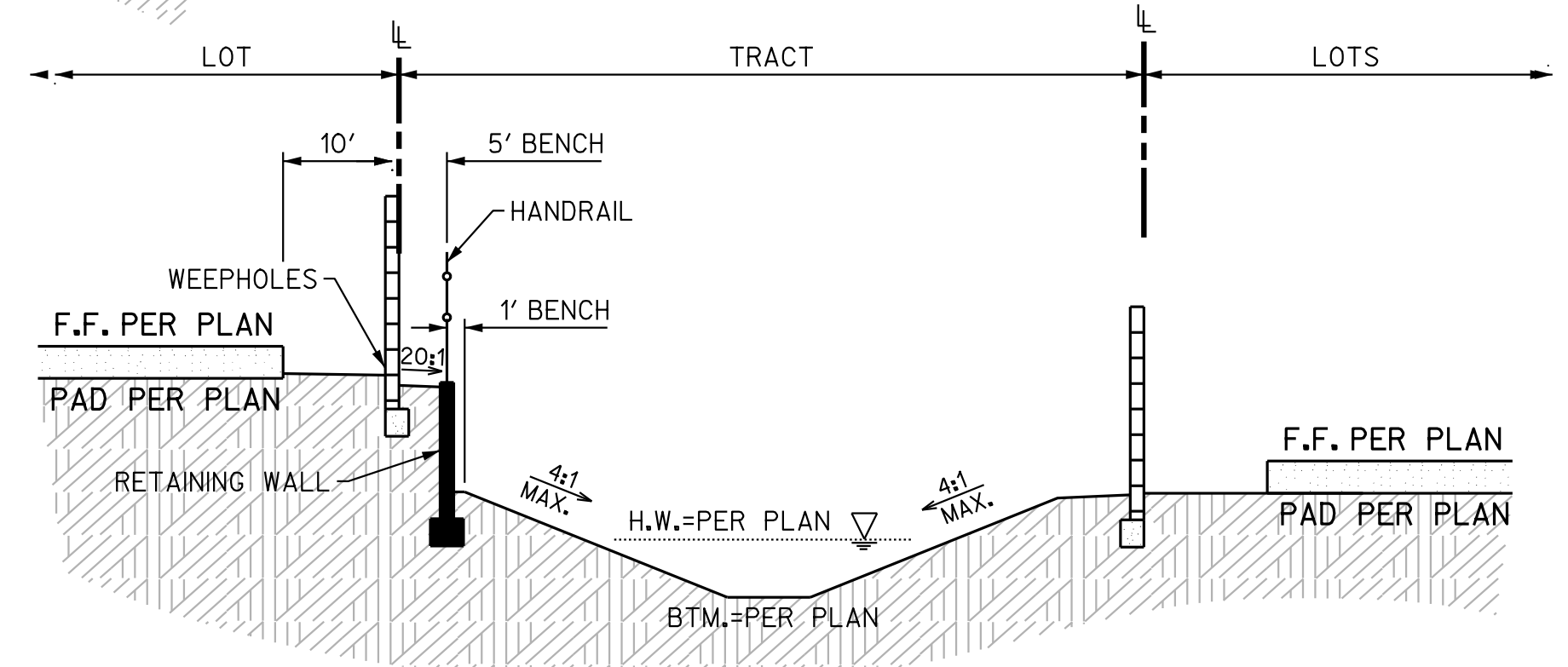
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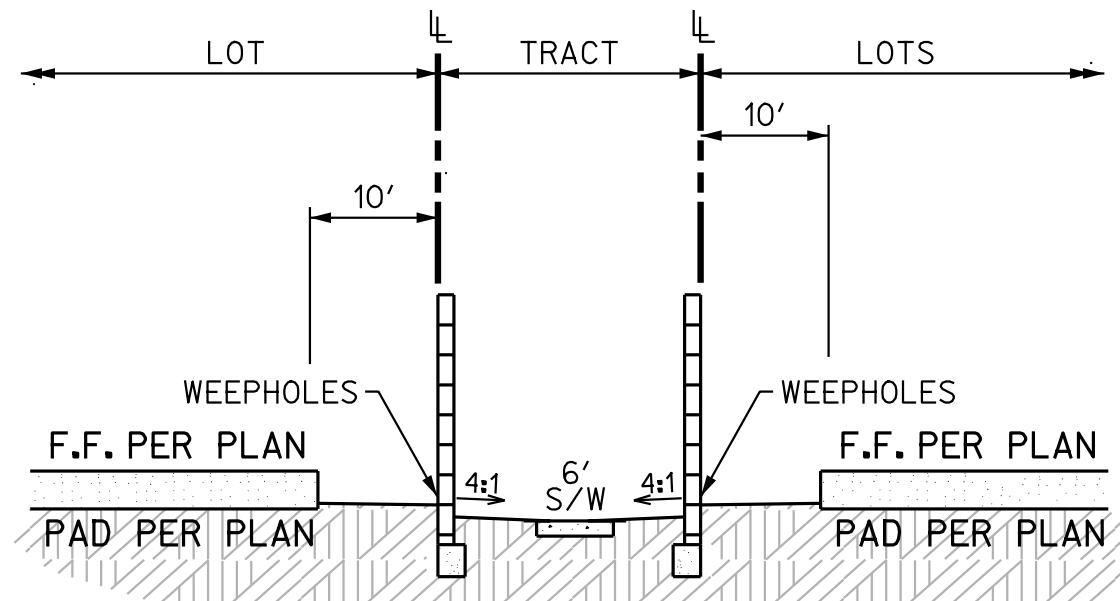
F2 TYPICAL SECTION
N.T.S.



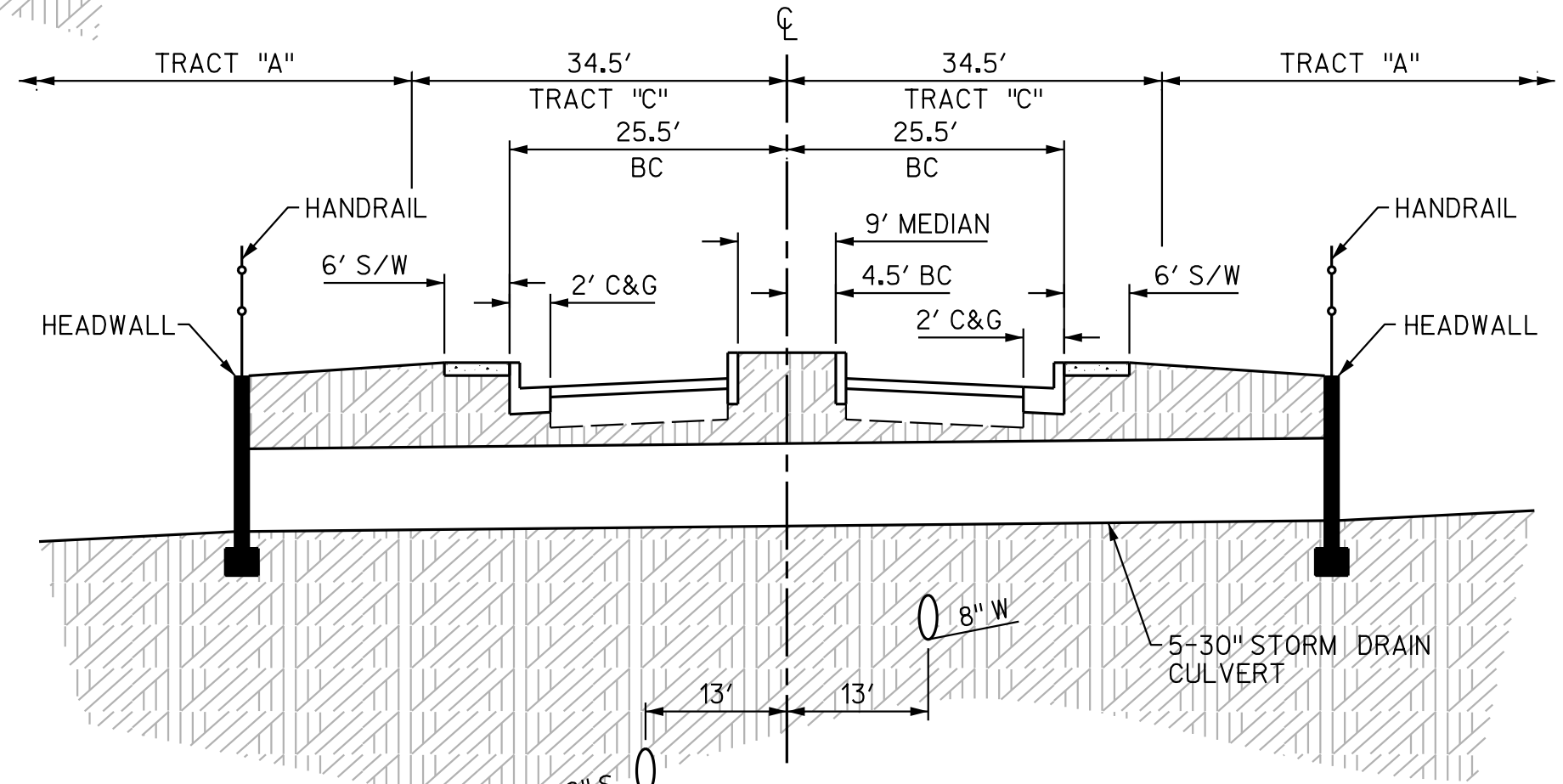
G TYPICAL SECTION
N.T.S.



H TYPICAL SECTION
N.T.S.



I TYPICAL SECTION
N.T.S.



J 73RD STREET
N.T.S.

Contact Arizona 811 at least two full working days before you begin excavation.
Call 811 or click Arizona811.com

ARIA AT SILVERSTONE
SCOTTSDALE, ARIZONA 85255
PRELIMINARY SECTIONS



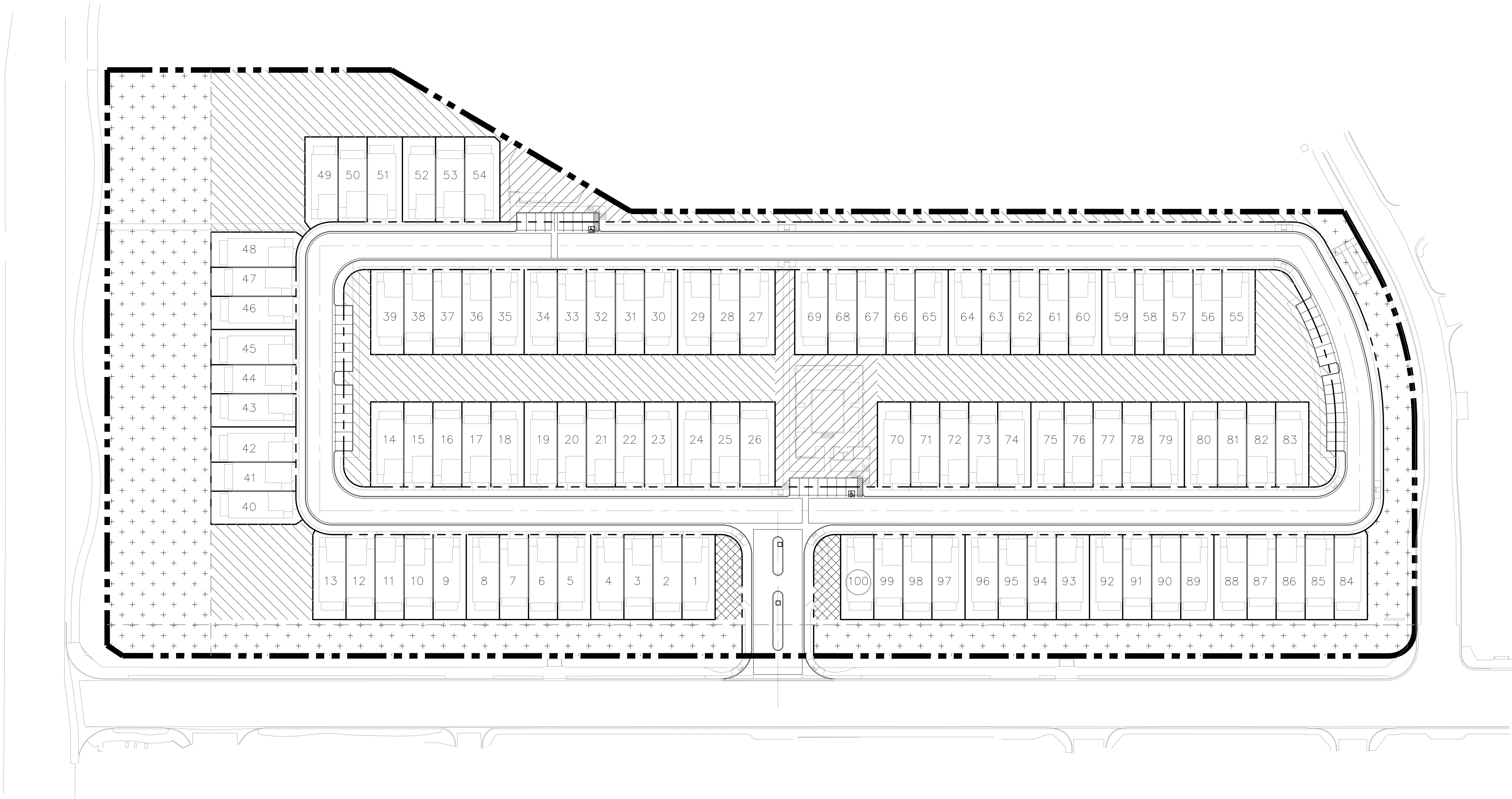
EXPIRES: 12/31/2024

300engineering
civil engineering
planning
surveying
APRIL 2024 3 ENGINEERING, LLC
COPYRIGHT 2024 3 ENGINEERING, LLC
DESIGNED BY: M. MANCINI
CHECKED BY: M. MANCINI
DRAWN BY: D. BENTON

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

DATE: 8/26/24
PROJECT NO.: 5315
SHEET NO.: PP08
8 of 8

15-ZN-2005#4



SITE DATA

GROSS AREA:	16.3 AC.
NET AREA:	13.5 AC.
PROPOSED ZONING:	R-5 PCD
REQUIRED OPEN SPACE PER MEDCP:	2.97 AC (22% OF NET)
PROVIDED OPEN SPACE:	4.50 AC (33% OF NET)

LEGEND

ACREAGE LANDSCAPE ZONE

	0.1 AC	ENTRY ZONE (E)
	2.5 AC	SCENIC CORRIDOR AND BUFFER ZONE (SC)
	0.4 AC	AMENITY ZONE (A)
	1.5 AC	COMMUNITY OPEN SPACE ZONE (C)

DISCLAIMER: ALL GRAPHICS PROVIDED ARE CONCEPTUAL ONLY & SUBJECT TO CHANGE

15-ZN-2005, 13-UP-2005 STIPULATION
#7 SCENIC CORRIDORS, LANDSCAPED SETBACKS

SCENIC CORRIDOR WIDTH AND LANDSCAPED SETBACKS SHALL COMPLY WITH THE FOLLOWING STANDARDS:

- A. THE SCENIC CORRIDOR WIDTH ALONG SCOTTSDALE ROAD SHALL BE A MINIMUM OF ONE HUNDRED (100) FEET. THE SCENIC CORRIDOR SHALL BE MEASURED FROM THE OUTSIDE EDGE OF THE ULTIMATE STREET RIGHT-OF-WAY
- B. THE MINIMUM LANDSCAPED SETBACK ALONG WILLIAMS DRIVE SHALL BE THIRTY (30) FEET

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ARIA AT SILVERSTONE PHASE 5 • OPEN SPACE PLAN

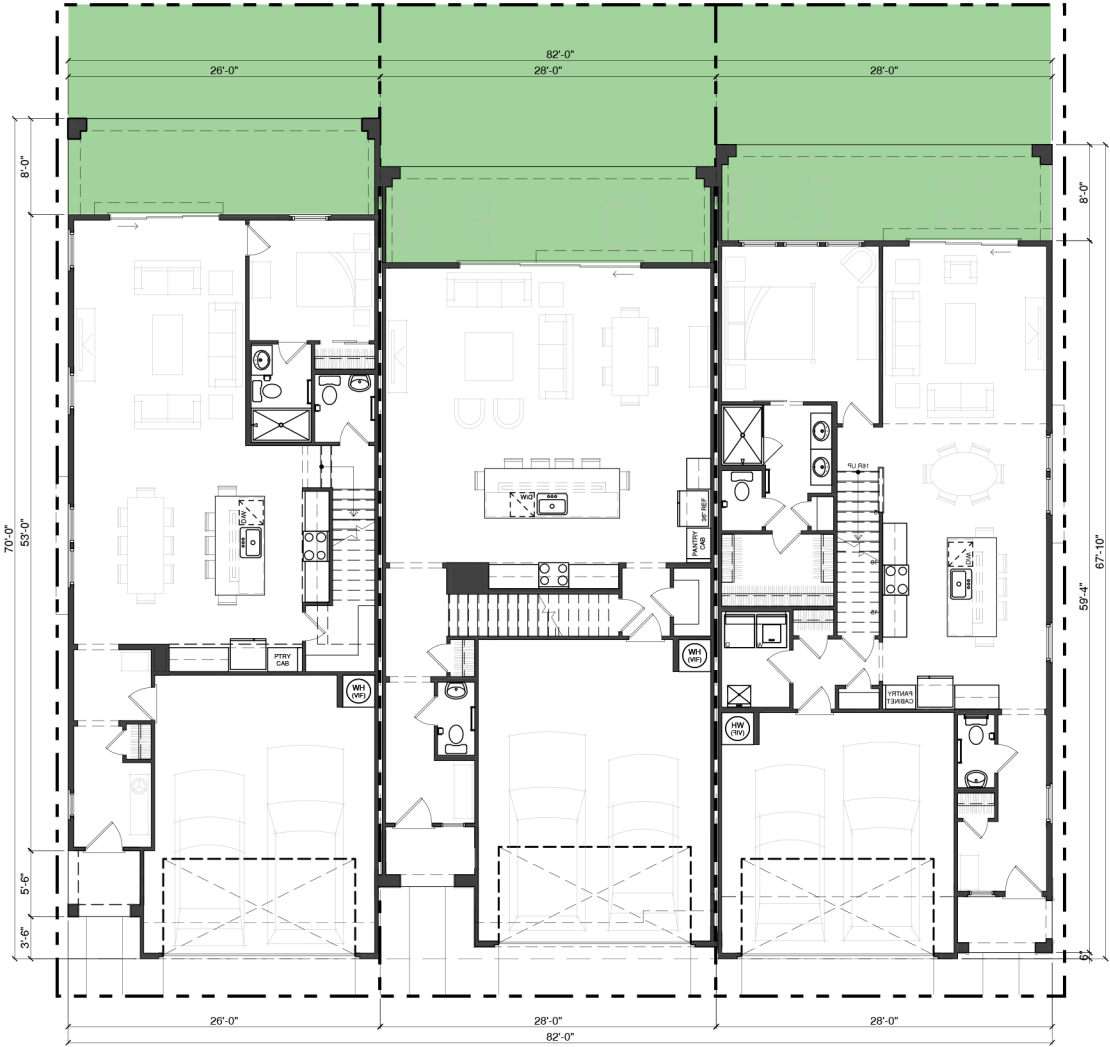
📍 SCOTTSDALE, AZ
📅 2024-07-24
24000634
👤 K. HOVNANIAN

Minimum Private Outdoor Open Space:
0.10 multiplied by the gross floor area of the unit.

YARD SIZE:
26'x17'
= 442 SF (16%)

YARD SIZE:
28'x21'
= 588 SF (20%)

YARD SIZE:
28'x16'-2"
= 453 SF (17%)



LACONIA III
PLAN 4 - 8268
FORM VA - MEDITERRANEAN MODERN
2,754 SQ.FT. :: 26'-0" x 70'-0"
LOT SIZE: 27'x82'

AVALON II
PLAN 1 - 7739
FORM VA - MEDITERRANEAN MODERN
2,734 SQ.FT. :: 28'-0" x 65'-0"
LOT SIZE: 28'x82'

SEAVIEW III - END UNIT
PLAN 2 - 8280
FORM VA - MEDITERRANEAN MODERN
2,656 SQ.FT. :: 28'-0" x 67'-10"
LOT SIZE: 29'x82'

3 - BUILDING STRING - FIRST FLOOR
SCALE :: 1" = 20'-0"

Minimum Private Outdoor Open Space:
0.10 multiplied by the gross floor area of the unit.

YARD SIZE: 26'x17' = 442 SF (16%)	YARD SIZE: 28'x21' = 588 SF (20%)	YARD SIZE: 28'x16'-2" = 453 SF (17%)	YARD SIZE: 26'x17' = 442 SF (16%)
---	---	--	---



**LACONIA III
PLAN 4 - 8268**
FORM VA - MEDITERRANEAN MODERN
2,754 SQ.FT. :: 26'-0" x 70'-0"
LOT SIZE: 27'x82'

**AVALON II
PLAN 1 - 7739**
FORM VA - MEDITERRANEAN MODERN
2,480 SQ.FT. :: 28'-0" x 65'-0"
LOT SIZE: 28'x82'

**SEAVIEW III - INTERIOR UNIT
PLAN 3 - 8277**
FORM VA - MEDITERRANEAN MODERN
2,656 SQ.FT. :: 28'-0" x 67'-10"
LOT SIZE: 28'x82'

**LACONIA III
PLAN 4 - 8268**
FORM VA - MEDITERRANEAN MODERN
2,754 SQ.FT. :: 26'-0" x 70'-0"
LOT SIZE: 27'x82'

4 - BUILDING STRING - FIRST FLOOR
SCALE :: 1" = 20'-0"

Minimum Private Outdoor Open Space:
0.10 multiplied by the gross floor area of the unit.

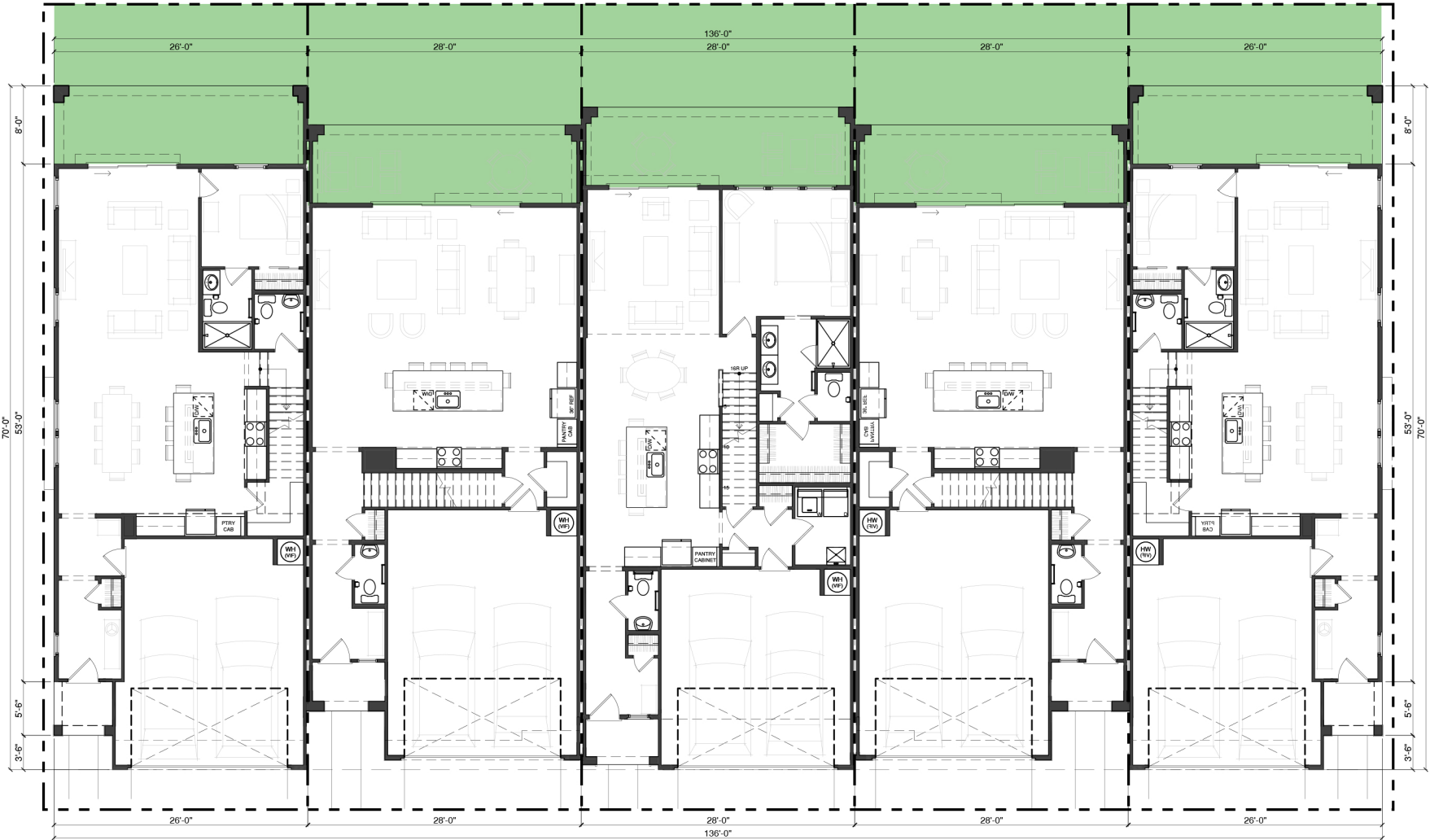
YARD SIZE:
26'x17'
= 442 SF (16%)

YARD SIZE:
28'x21'
= 588 SF (20%)

YARD SIZE:
28'x16'-2"
= 453 SF (17%)

YARD SIZE:
28'x21'
= 588 SF (20%)

YARD SIZE:
26'x17'
= 442 SF (16%)



**LACONIA III
PLAN 4 - 8268**
FORM VA - MEDITERRANEAN MODERN
2,754 SQ.FT. :: 26'-0" x 70'-0"
LOT SIZE: 27'x82'

**AVALON II
PLAN 1 - 7739**
FORM VA - MEDITERRANEAN MODERN
2,480 SQ.FT. :: 28'-0" x 65'-0"
LOT SIZE: 28'x82'

**SEAVIEW III - INTERIOR UNIT
PLAN 3 - 8277**
FORM VA - MEDITERRANEAN MODERN
2,656 SQ.FT. :: 28'-0" x 67'-10"
LOT SIZE: 28'x82'

**AVALON II
PLAN 1 - 7739**
FORM VA - MEDITERRANEAN MODERN
2,480 SQ.FT. :: 28'-0" x 65'-0"
LOT SIZE: 28'x82'

**LACONIA III
PLAN 4 - 8268**
FORM VA - MEDITERRANEAN MODERN
2,754 SQ.FT. :: 26'-0" x 70'-0"
LOT SIZE: 27'x82'

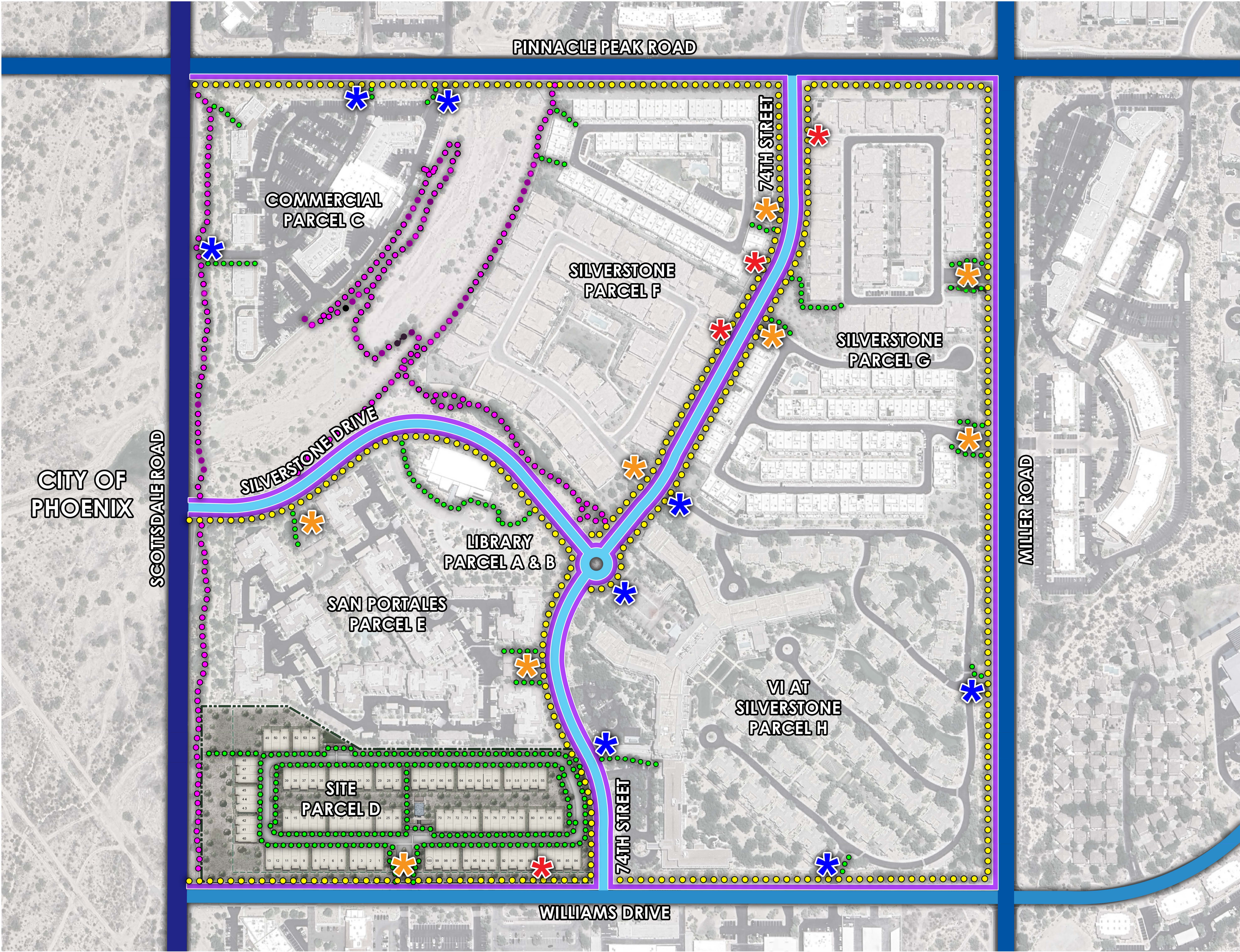
5 - BUILDING STRING - FIRST FLOOR
SCALE :: 1" = 20'-0"

LEGEND

150' MAJOR ARTERIAL:
110' MINOR ARTERIAL:
100' MAJOR COLLECTOR:
LOCAL COLLECTOR:

BIKE LANE:
MULTI-USE TRAIL:
PUBLIC SIDEWALK:
INTERNAL SIDEWALK:

PUBLIC ACCESS:
GATED ACCESS:
EMERGENCY ACCESS:



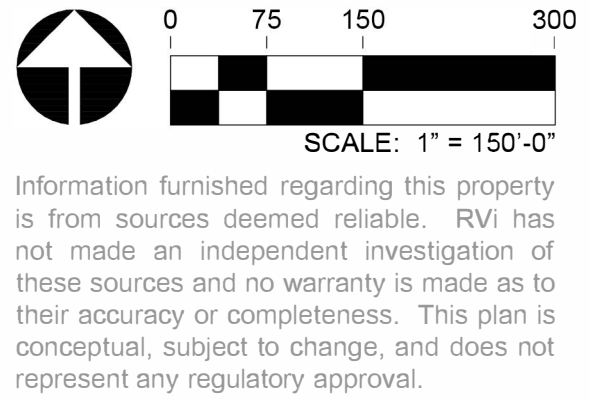
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ARIA AT SILVERSTONE PHASE 5 • PEDESTRIAN & VEHICULAR CIRCULATION PLAN

SCOTTSDALE, AZ
2024-07-16
24000634
K HOVNANIAN



LANDSCAPE KEYNOTES

- 1
- VISIBILITY EASEMENT, ALL TREE CROWNS SHALL BE MIN. 7'-0" TO BOTTOM OF CANOPY. ALL SHRUBS AND GROUNDCOVERS SHALL HAVE A MAX. HEIGHT OF 2'-0".
- 2
- SIDEWALK
- 3
- CONCRETE HEADER
- 4
- FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 3'-0" CLEARANCE

SUMMARY DATA

ON-SITE AREA: 188,950 SF
OFFSITE AREA: 28,450 SF
PARKING LOT LANDSCAPING: NA

NOTE: THE AREA OF EXPOSED DECOMPOSED GRANITE AROUND MATURE PLANT CANOPIES WILL NOT EXCEED 7' IN ANY DIRECTION PER SECTION 10.501 OF THE ZONING ORDINANCE

LANDSCAPE PALETTE

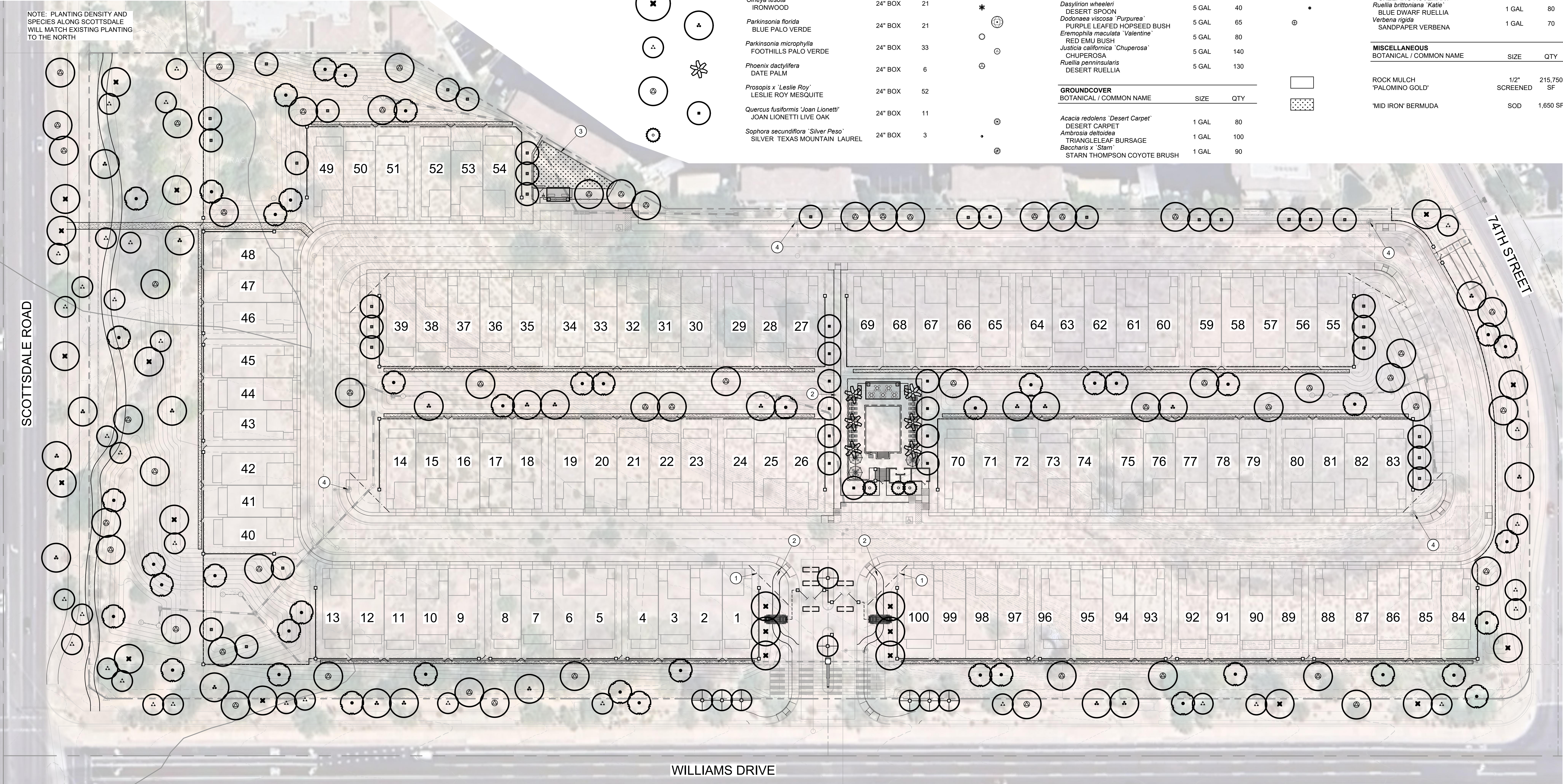
TREES			
BOTANICAL / COMMON NAME	SIZE	QTY	
<i>Acacia salicina</i> WILLOW ACACIA	24" BOX	31	*
<i>Caesalpinia cacalaco</i> CASCALOTE	24" BOX	8	*
<i>Chilopsis linearis</i> DESERT WILLOW	24" BOX	45	⊗
<i>Olneya tesota</i> IRONWOOD	24" BOX	21	*
<i>Parkinsonia florida</i> BLUE PALO VERDE	24" BOX	21	⊗
<i>Parkinsonia microphylla</i> FOOTHILLS PALO VERDE	24" BOX	33	⊗
<i>Phoenix dactylifera</i> DATE PALM	24" BOX	6	⊗
<i>Prosopis</i> x 'Leslie Roy' LESLIE ROY MESQUITE	24" BOX	52	*
<i>Quercus fusiformis</i> 'Joan Lionetti' JOAN LIONETTI LIVE OAK	24" BOX	11	⊗
<i>Sophora secundiflora</i> 'Silver Peso' SILVER TEXAS MOUNTAIN LAUREL	24" BOX	3	*

SHRUBS & ACCENTS			
BOTANICAL / COMMON NAME	SIZE	QTY	
<i>Aloe barbadensis</i> MEDICINAL ALOE	5 GAL	100	⊗
<i>Asclepias subulata</i> DESERT MILKWEEED	5 GAL	80	⊗
<i>Caesalpinia mexicana</i> MEXICAN BIRD OF PARADISE	5 GAL	60	⊗
<i>Calliandra californica</i> BAJA FAIRY DUSTER	5 GAL	40	⊗
<i>Carnegiea gigantea</i> SAGUARO	5 GAL	15	⊗
<i>Dasyliiron wheeleri</i> DESERT SPOON	5 GAL	40	⊗
<i>Dodonaea viscosa</i> 'Purpurea' PURPLE LEAFED HOPSEED BUSH	5 GAL	65	⊗
<i>Eremophila maculata</i> 'Valentine' RED EMU BUSH	5 GAL	80	⊗
<i>Justicia californica</i> 'Chuperosa' CHUPEROSA	5 GAL	140	⊗
<i>Ruellia penninsularis</i> DESERT RUELLIA	5 GAL	130	⊗

GROUNDCOVER			
BOTANICAL / COMMON NAME	SIZE	QTY	
<i>Acacia redolens</i> 'Desert Carpet' DESERT CARPET	1 GAL	80	⊗
<i>Ambrosia deltoidea</i> TRIANGLELEAF BURSAGE	1 GAL	100	⊗
<i>Baccharis</i> x 'Slam' STARN THOMPSON COYOTE BRUSH	1 GAL	90	⊗

GROUNDCOVER			
BOTANICAL / COMMON NAME	SIZE	QTY	
<i>Dalea greggii</i> TRAILING INDIGO BUSH	1 GAL	80	⊗
<i>Eremophila glabra</i> 'Mingenew Gold' OUTBACK SUNRISE EMU BUSH	1 GAL	120	⊗
<i>Lantana montevidensis</i> TRAILING LANTANA	1 GAL	120	⊗
<i>Lantana</i> x 'New Gold' NEW GOLD LANTANA	1 GAL	140	⊗
<i>Rosmarinus officinalis</i> 'Prostratus' CREEPING ROSEMARY	1 GAL	90	⊗
<i>Ruellia brittoniana</i> 'Katie' BLUE DWARF RUELLIA	1 GAL	80	⊗
<i>Verbena rigida</i> SANDPAPER VERBENA	1 GAL	70	⊗

MISCELLANEOUS			
BOTANICAL / COMMON NAME	SIZE	QTY	
ROCK MULCH 'PALOMINO GOLD'	1/2" SCREENED	215,750 SF	
'MID IRON' BERMUDA	SOD	1,650 SF	



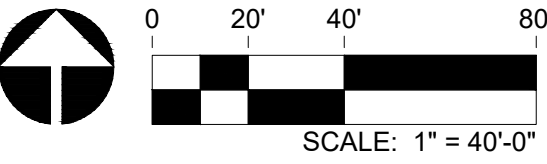
Copyright RVI

RVI

4900 N. Scottsdale Rd, Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

SILVERSTONE • PLANTING PLAN

- 📍 SCOTTSDALE, ARIZONA
- 📅 10/14/2024
- # 24000634
- 👤 KHOV



For illustrative purposes only. Subject to change without notice.

L:\24000634-silverstone parcel d (K. Khov)\07 landscape architecture\07 DD02 sheets\0634-DD-PLANTING PLAN.dwg



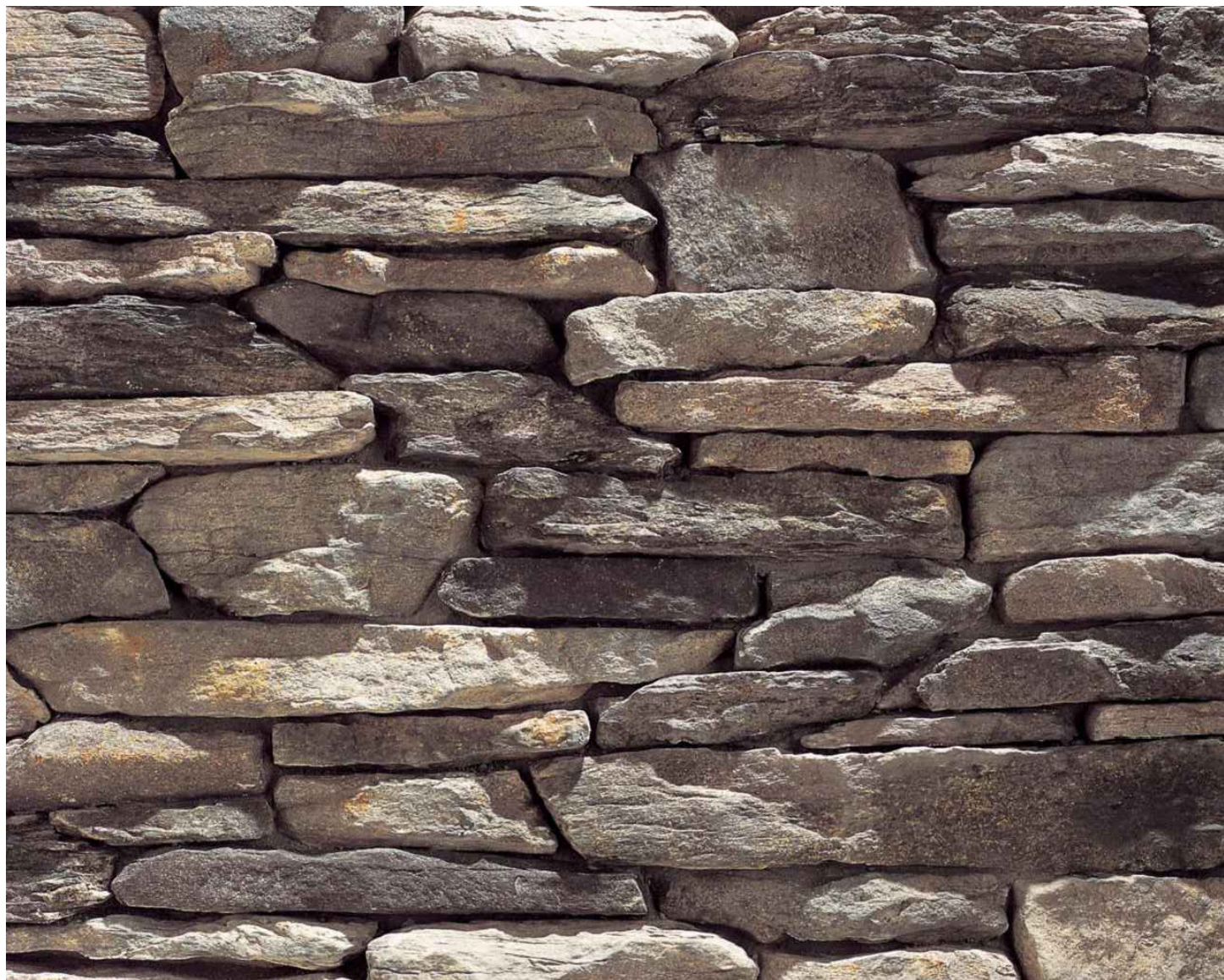
SAND STUCCO FINISH
COLOR: DUNN EDWARDS 'FINE GRAIN' DE6213



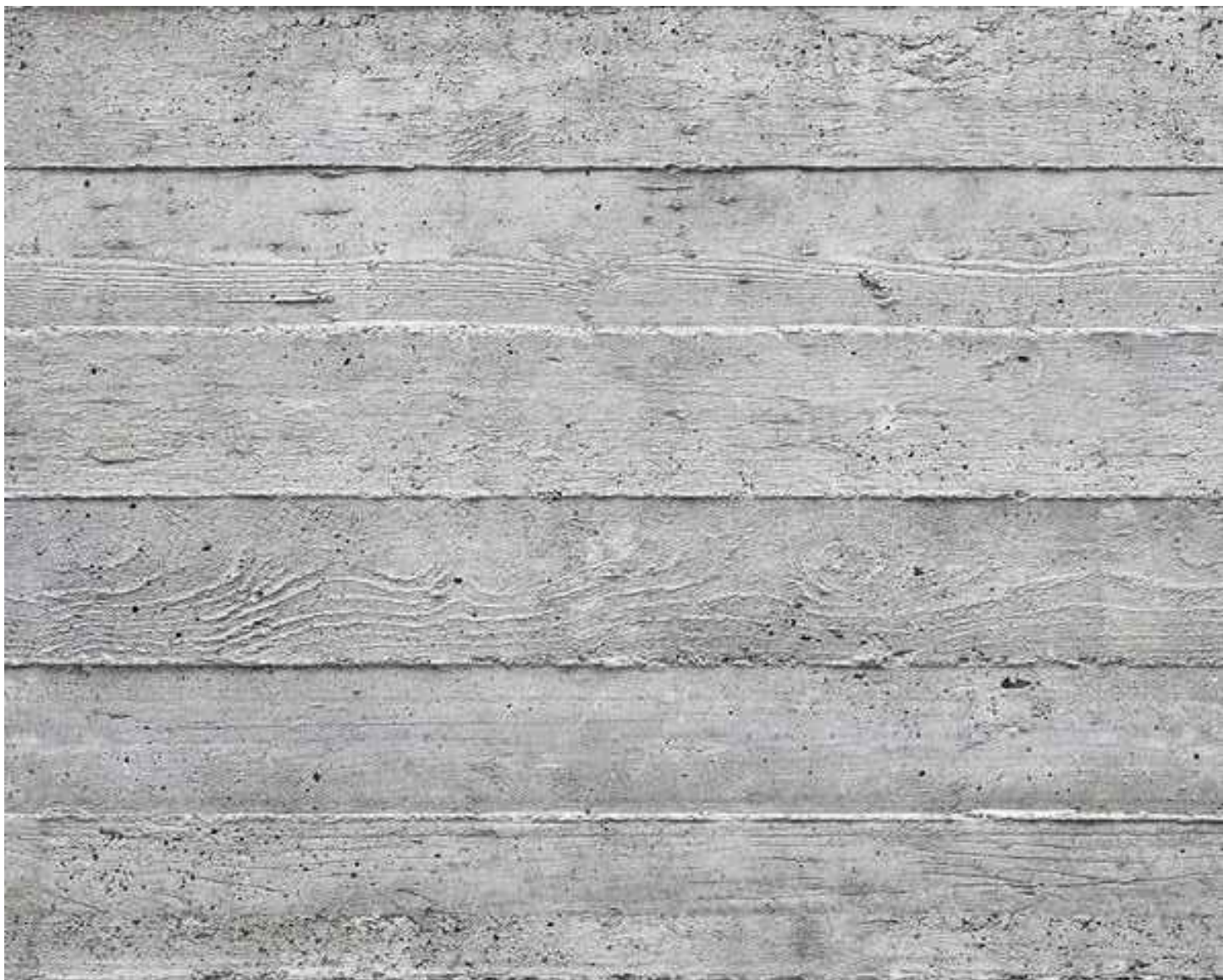
CONCRETE CAPS & GATE INSETS
COLOR: DUNN EDWARDS 'WOODEN PEG' DE6215



STEEL:
COLOR: DUNN EDWARDS 'MINK' DE6392



STONE VENEER
MANUFACTURER: ELDORADO STONE
COLOR: BLUFFSTONE 'MINERET'



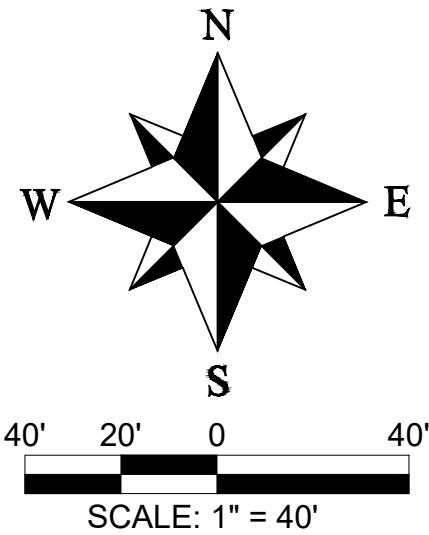
BOARD FORMED CONCRETE
COLOR: NATURAL CONCRETE COLOR

SCOTTSDALE EXTERIOR LIGHTING POLICY

1. NO FIXTURE SHALL BE MOUNTED HIGHER THAN 16 FEET.
2. ALL EXTERIOR LIGHTING SHALL HAVE A KELVIN TEMPERATURE OF 3,000 OR LESS
3. ALL FIXTURES AND ASSOCIATED HARDWARE, INCLUDING POLES, SHALL BE FLAT BLACK OR DARK BRONZE IN COLOR.
4. THE MAINTAINED AVERAGE HORIZONTAL ILLUMINANCE LEVEL, AT GRADE ON-SITE, SHALL NOT EXCEED 2.0 FOOT-CANDELS. ALL EXTERIOR LUMINARIES SHALL BE INCLUDED IN THIS CALCULATION.
5. THE MAINTAINED MAXIMUM HORIZONTAL ILLUMINANCE LEVEL, AT GRADE ON-SITE, SHALL NOT EXCEED 8.0 FOOT-CANDELS. ALL EXTERIOR LUMINARIES SHALL BE INCLUDED IN THIS CALCULATION.
6. THE INITIAL VERTICAL ILLUMINANCE AT SIX FEET ABOVE GRADE, ALONG THE ENTIRE PERIMETER PROPERTY LINE (OR ONE FOOT OUTSIDE OF ANY BLOCK WALL EXCEEDING FIVE FEET IN HEIGHT) SHALL NOT EXCEED 0.8 FOOT-CANDELS. ALL EXTERIOR LUMINARIES SHALL BE INCLUDED IN THIS CALCULATION.

ARIA AT SILVERSTONE PHASE 5

PHOTOMETRIC SITE PLAN
SCOTTSDALE, ARIZONA



PHOTOMETRIC LEGEND & CALCULATIONS

PALM DOWN LIGHT
FX Luminaire / Lumascape VE-ZD3LED-FW-wf / pSHM6a-ZD-WF-WT
LIGHT LABORATORY, INC. (www.lightlaboratory.com) test report no. L022211215
lamp(s): XXX
ballast: N/A
candela file "VE-ZD3LED-FW-wf pSHM6a-ZDWF-WT.IES"
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 4
Outreach (from mounting axis to photometric center)= 72 in
mounting height= 6 ft
number locations= 12, number luminaires= 12
kw all locations= 0.0

TREE HANGING DOWN LIGHT
FX Luminaire / Lumascape VE-ZD3LED-FW-wf / pSHM6a-ZD-WF-WT
LIGHT LABORATORY, INC. (www.lightlaboratory.com) test report no. L022211215
lamp(s): XXX
ballast: N/A
candela file "VE-ZD3LED-FW-wf pSHM6a-ZDWF-WT.IES"
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 4
Outreach (from mounting axis to photometric center)= 72 in
mounting height= 6 ft
number locations= 12, number luminaires= 12
kw all locations= 0.0

RAMADA SURFACE MOUNT LIGHT
COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON TTN-D1-830-U-WQ
INNOVATION CENTER test report no. P823350
lamp(s): XXX
candela file "TTN-D1-830-U-WQ_3011lms.ies"
4 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 26
mounting height= 9 ft
number locations= 2, number luminaires= 2
kw all locations= 0.1

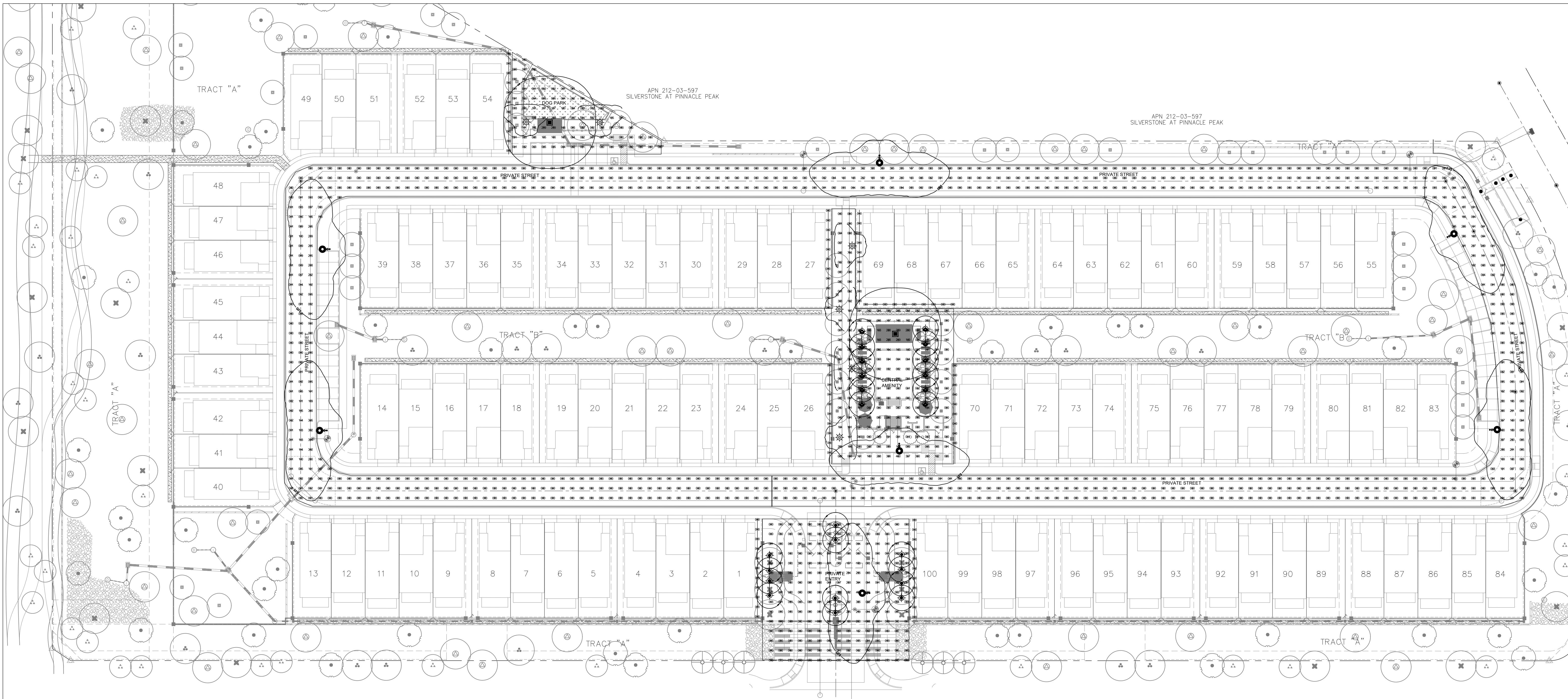
BOILLARD LIGHT
COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)
INNOVATION CENTER test report no. P#
lamp(s): (8) 3000K CCT, 70 CRI LEDs
candela file "BRT6-A3-730-U-T3-XX-BK.ies"
8 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 17
mounting height= 3 ft
number locations= 6, number luminaires= 6
kw all locations= 0.1

DUSK TO DAWN PRIVATE LIGHT (TYPE 2 DISTRIBUTION)
KIM LIGHTING UR20-24L-65-3K7-2-BC-CLR
CURRENT test report no. KIM LIGHTING
lamp(s): C-70-CRI
candela file "UR20-24L-65-3K7-2-BC-CLR.ies"
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 66
Outreach (from mounting axis to photometric center)= 24 in
mounting height= 16 ft
number locations= 7, number luminaires= 7
kw all locations= 0.5

CENTRAL AMENITY 208 points at z=0, sp 8ft by 8ft HORIZONTAL FOOTCANDLES Average 0.7 Maximum 7.8 Minimum 0.0 Avg.Min N/A Max.Min N/A Coef Var 1.57 UnitGrad N/A	DOG PARK 89 points at z=0, sp 8ft by 8ft HORIZONTAL FOOTCANDLES Average 0.6 Maximum 6.6 Minimum 0.0 Avg.Min N/A Max.Min N/A Coef Var 1.73 UnitGrad N/A
PRIVATE ENTRY 225 points at z=0, sp 8ft by 8ft HORIZONTAL FOOTCANDLES Average 0.4 Maximum 4.2 Minimum 0.0 Avg.Min N/A Max.Min N/A Coef Var 2.16 UnitGrad N/A	PRIVATE STREET 936 points at z=0, sp 8ft by 8ft HORIZONTAL FOOTCANDLES Average 0.2 Maximum 4.0 Minimum 0.0 Avg.Min N/A Max.Min N/A Coef Var 2.93 UnitGrad N/A

MANUFACTURE SPECIFICATIONS
ARE SHOWN ON SHEETS L2-L5

6" LOT WALL 83 points HORIZONTAL FOOTCANDLES Average 0.0 Maximum 0.0 Minimum 0.0 Avg.Min N/A Max.Min N/A Coef Var 0.00
--



Horns Consulting, LLC

hornsconsulting.com
Phone: (602) 526-5860
Email: doug@hornsconsulting.com

5293 W. Desperado Way, Phoenix, Arizona 85083

PHOTOMETRIC SITE PLAN

ARIA AT SILVERSTONE PHASE 5
SCOTTSDALE, ARIZONA

SCALE: 1:40
SHEET TITLE: SITE PLAN
DRAWING #: SHEET L1

**PALM DOWN LIGHT &
TREE HANGING DOWN LIGHT**

LS-TDB1-300 300VA Transformer for Landscape Lighting Applications

Specifications	
Input	120V, 60Hz
Output	300VA, 12.5V
ETL Approved	Yes
Protection	Circuit Breaker
Housing	NEMA 12, High Temp Fiberglass box and cover.

Fixture Compatibility

In order to determine the maximum number of fixtures a transformer or power supply will operate, please refer to the compatibility tables. These tables can be found in the back of the LED catalog and online.

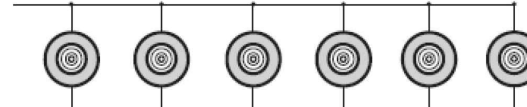


Indicative Dimensions

	In. (mm)
Case width	9 (229)
Case Height	9 (229)
Case Depth	7 (178)
Weight (approx)	12 lb (5.5 kg)

Indicative Circuit Diagram

Connections to be made in parallel, in accordance with NEC and local wiring regulations.



1300 Industrial Road, Unit #19
San Carlos, CA 94070

Free call 866-695-6862
info@lumascape.com

7/18/2013

ARIA AT SILVERSTONE PHASE 5

PHOTOMETRIC SITE PLAN - SCOTTSDALE, ARIZONA

pShimmer-6 - pSHM6



Project Name	
Type	
Part Number	
Quantity	
Notes	

Product Overview

The pShimmer-6 is a hanging down light for overhead illumination in 1 or 3 LED. Available in aluminum construction. A zoning/dimming version is also available for use with ZDClick® Controllers.

Features

Total Lumens	209 lm
Power Consumption	2.2 W 4.4 W 7.2 W
Input Voltage	White: 10-15 Vac/dc, 50/60 Hz ZDC: 11-15 Vac/dc, 50/60 Hz
Installation Requirements	Downward Direction Only
Typical Lifetime	White: 72,000 hrs RGBW: 55,000 hrs
Weight	1.3 lb (0.6 kg)
Compliance	
Color Options	

Technology



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Updated 23/Sep/2024

pShimmer-6 - pSHM6



Written Specifications

Electrical	
Power Consumption	Specified power consumption indicates the full apparent power.
Input Voltage	White: 10-15 Vac/dc, 50/60 Hz. RGBW: 11-15 Vac, 50/60 Hz. Remote transformer required (specify separately).
Configuration	Integral driver.
LED	White: Lumileds® RGBW: Cree®
Thermal Management	CoolDrive™ onboard thermal monitoring and control.
Lifetime	White: >72,000 hours (L70, B10, TM21 Reported) RGBW: >55,000 hours (L70, B10, TM21 Reported)
Dimming	Luxo® control or a trailing-edge (reverse phase-cut) dimmer.
Control	
Luxo® Control	The ZDClick Controller utilizes Luxo® Technology™ to zone luminaires in up to 250 groups, dim each group in 1% increments between 0% and 100%, or change to one of 30,000+ colors with RGBW LEDs. Select the ZD option for zoning/dimming or ZDC for zoning/dimming/color. Standard luminaire is zoneable with ZDClick.
Physical	
Construction	Die-cast A380 aluminum housing and shield with stainless steel setscrew, hanging cable, and cable lock.
Finish	Two-layer protection of marine-grade anodization and polyester TGIC powder-coat finish, providing superior outdoor weathering in all conditions. Tested to ASTM standards.
Beam Angles	50°
Installation	Designed for installation in the downward lighting direction only.
Installation Accessories (Included)	Items ships with 3/16" diameter stainless steel cable with cable lock. Cable length is 24" (610 mm).
Wiring	18 AWG (1 mm) SPT, RW, 220°F (105°C), 300 V, 10' (3 m) length, measured from the light aperture. International (IE) length is shorter.
Socket	MicroAntileach™ Technology to prevent moisture from wicking up into sealed areas of the luminaire.
Ambient Operating Temperature	0°F to 140°F (-18°C to 60°C).
Lens	Tempered glass lens with shock resistance and high tolerance for thermal expansion and stress.
Lens Transparency	Frosted
Glare Control	Full cutoff shield.
Hardware	Temper-resistant stainless steel hardware.
Housing Capacity	Round 1LED, 3LED, or ZDC-M

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Updated 23/Sep/2024

pShimmer-6 - pSHM6



Weight	1.3 lb (0.6 kg)
Compliance	
IP Rating	IP64
Environment	Dry, Damp, Wet locations
Dark Sky Compliance	Select a light source of 3,000K or lower to meet International Dark Sky Association criteria.
Certifications	UL 1838, CSA C22.2 No. 250.7, IEC 60598-1, IEC 60598-2-4, FCC Part 15, Subpart B, ISED Canada ICES-005, EN 55015, EN 61547, EN 61000-3-2, EN 61000-3-3. Default configuration UL Listed. CE certification is met when the "e" option is selected.
Overview	
About Us	Lumascape transforms spaces with precision-engineered lighting solutions, proven to perform. Since 1991, customers have relied on us as a leading manufacturer of high-quality, innovative luminaires that solve their toughest lighting challenges. Our global experts combine sophisticated design, advanced technologies, quality materials, and rigorous testing to manufacture a comprehensive range of lighting systems that consistently exceed performance expectations. Lumascape is a member of the Hunter Industries Family of Companies. Learn more at lumascape.com .
Manufacturing	ISO 9001:2015 certified facility.
Warranty	5-year limited warranty.

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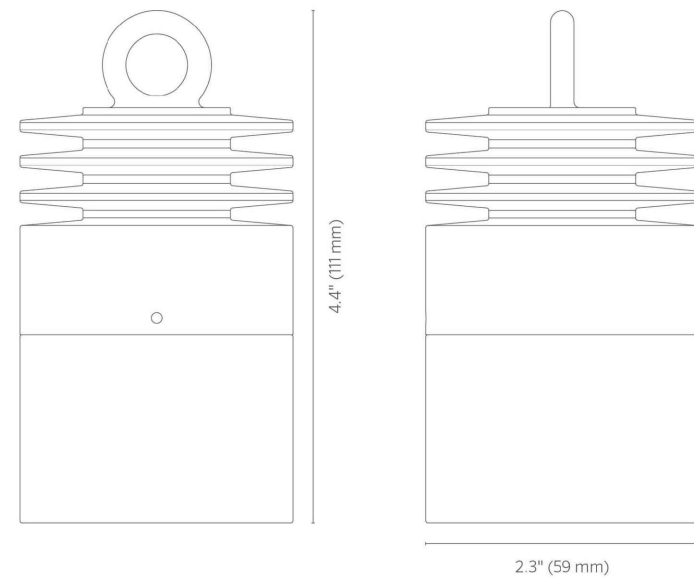
Updated 23/Sep/2024

pShimmer-6 - pSHM6



Specifications

Dimensions



Photometrics 1LED

pShimmer-6a 1 LED Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width
	Foot-Candles (Lux)	Vertical 34.3°
4.0' (1.2 m)	10 fc (102 lx)	3.0' (0.8 m)
8.0' (2.4 m)	1.4 fc (26 lx)	5.0' (1.5 m)
12.0' (3.7 m)	1.1 fc (11 lx)	7.0' (2.3 m)
16.0' (4.9 m)	0.6 fc (6 lx)	10.0' (3.0 m)
20.0' (6.1 m)	0.4 fc (4 lx)	12.0' (3.8 m)

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Updated 23/Sep/2024

pShimmer-6 - pSHM6



Photometrics 3LED

pShimmer-6a 3 LED Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width
	Foot-Candles (Lux)	Vertical 31.6°
4.0' (1.2 m)	26 fc (279 lx)	2.0' (0.7 m)
8.0' (2.4 m)	7 fc (70 lx)	5.0' (1.4 m)
12.0' (3.7 m)	3 fc (31 lx)	7.0' (2.0 m)
16.0' (4.9 m)	1.6 fc (17 lx)	9.0' (2.8 m)
20.0' (6.1 m)	1.0 fc (11 lx)	11.0' (3.4 m)

Photometrics ZDC

pShimmer-6a ZDC Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width
	Foot-Candles (Lux)	Vertical 54.0°
4.0' (1.2 m)	8 fc (86 lx)	4.0' (1.3 m)
8.0' (2.4 m)	2 fc (22 lx)	8.0' (2.5 m)
12.0' (3.7 m)	0.9 fc (10 lx)	12.0' (3.7 m)
16.0' (4.9 m)	0.5 fc (5 lx)	16.0' (5.0 m)
20.0' (6.1 m)	0.3 fc (3 lx)	20.0' (6.2 m)

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Updated 23/Sep/2024

pShimmer-6 - pSHM6



Configuration

For complete and up-to-date product options, configure the pSHM6 using our online product configurator.

Configuration options: pSHM6, Material, Control, Output, Light Source, Compliance, Cover, Finish.

Material

☐ **Aluminum (A)**
Die-cast A380 aluminum with stainless steel hardware. Available in powder-coated finishes only.

Control

☐ **Standard (S)**
1) On/Off, 2) Phase-cut Dimming, or 3) Zone with Luxo® Technology using the ZDClick Lighting Controller.

☐ **Zone/Dim (ZD)**
Zone/Dim with Luxo® Technology using the ZDClick Lighting Controller.

☐ **Zone/Dim/Color (ZDC)**
Zone/Dim/Color with Luxo® Technology using the ZDClick Lighting Controller.

Output

☐ **2.2 W (1LED)**
90 lm

☐ **4.4 W (3LED)**
209 lm

☐ **4.4 W**
209 lm, for ZD control

☐ **7.2 W**
For ZDC control

Light Source

☐ **Static White (K27)**
2,700 K (80+ CRI)

☐ **RGBW**
For ZDC control



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Compliance

☐ **North America (NA)**
UL listed

☐ **International (IE)**
UL listed and CE approved. Required for shipment outside of North America.

Cover

☐ **Standard Ribs**



☐ **Copper Cover (CR)**



☐ **Perforated Sleeve (PS)**



Finish

☐ **Black (BL)**
RAL9004 from RAL Classic collection



☐ **Anthracte Gray (AG)**
RAL7016 from RAL Classic collection



☐ **Basalt Gray (BT)**
RAL7012 from RAL Classic collection



☐ **Graphite Gray (GH)**
Graphite Gray powder-coat finish



☐ **Anodic Silver (SL)**
RAL9006 from RAL Classic collection



☐ **White (WT)**
RAL3016 from RAL Classic collection



☐ **Dark Bronze (DB)**
RAL8019 from RAL Classic collection



☐ **Latte (LT)**
RAL7005 from RAL Classic collection



☐ **Dark Aluminum (DA)**
RAL9007 from RAL Classic collection



☐ **Natural Copper (CU)**
Requires the selection of cover option.



☐ **Antique Bronze (AB)**
Natural brass material with brushed antique effect. Finish sealed with a clear TGIC powder-coat finish layer.



☐ **Antique Tumbled (AT)**
Natural brass material with tumbled antique effect. Finish sealed with a clear TGIC powder-coat finish layer.



☐ **Custom RAL (CC)**
A one-off custom color setup fee applies. Click on 'More Info' button to add to your enquiry. Contact Lumascape for volume discount on set-up fee.



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Updated 23/Sep/2024

DRAWN BY:	DL	APPROVED BY:	GL
CHECKED BY:	DH	PROJECT #	2405150
DATE:	10/17/2024	REVISION:	



Horns Consulting, LLC



hornsconsulting.com
Phone: (602) 526-8960
Email: info@hornsconsulting.com

5293 W. Desperado Way, Phoenix, Arizona 85083

PHOTOMETRIC LIGHTING SPECIFICATIONS

ARIA AT SILVERSTONE PHASE 5
SCOTTSDALE, ARIZONA

SCALE

N.T.S.

SHEET TITLE

LIGHT SPECS

DRAWING #:

SHEET 13



Project		Catalog #		Type	
Prepared by		Notes		Date	



- [Ordering Information](#) page 2
- [Product Specifications](#) page 2
- [Optical Distributions](#) page 2
- [Energy and Performance Data](#) page 3

- 4 Optical Distributions
- Available in 30°, 36°, and 42°
- Lumen packages range from 560 - 4400 (5W - 49W)
- Efficacy up to 122 lumens per watt
- Zero uplight on all configurations

Side View

30° / 30° / 42°
[762mm / 914mm / 1067mm]

6" [152.4mm]

Top View

9.4" [239mm]

GFI and USB Options

5.4" [143mm]

1" [25mm]

4.5" [117mm]

3.6" [91mm]

CSB Option

1.2" [30mm]

SM2 Option

360° Polycarbonate Lens (Painted to match housing)

3.7" [94mm]

0.6" [15mm]

Height	Weight
30"	7.35lb (3.3kg)
36"	8.7lb (4.0kg)
42"	10.3lb (4.7kg)

* Base model without gel on or covers



Product Family	Configuration	Color/Temperature	Voltage	Distribution	Height	Finish
RTU-001 - Basic Box	A1-12000 Neutral	722-730K 230K	0-120V/277V	T1-Pack Assemblies	36-42"	AS-BK or BS-White
RTU-002 - Basic Box	A2-12000 Neutral	730-730K 230K	0-120V/277V	T2-Pack Assemblies	36-42"	AS-BK or BS-White
RTU-003 - Basic Box	A3-12000 Neutral	730-730K 230K	0-208V	T3-Type 1 Symmetric	42-48"	AS-BK or BS-White
RTU-004 - Basic Box	A4-12000 Neutral	730-730K 230K	0-208V	T3-Type 2 Symmetric	42-48"	AS-BK or BS-White
RTU-005 - Basic Box	A5-12000 Neutral	730-730K 230K	0-277V	T3-Type 3 Symmetric	42-48"	AS-BK or BS-White
RTU-006 - Basic Box	A6-12000 Neutral	730-730K 230K	0-480V	T3-Type 4 Symmetric	42-48"	AS-BK or BS-White

Options (Add as Suffix)	Peripherals and System Options (Add as Suffix)	Accessories (Order Separately) ¹
DSN-E Internal 6-12V Drawing Leads ^{1,2} P Single Line (20, 27 or 34V Supply Voltage) P Double Line (20, 27 or 40V Supply Voltage) CC Central Connection ^{3,4} AB 10°C Air Ambient 200 200 Hz, 1.66 A Load range protection device CB Battery Pack, Cold Weather Rated ^{5,6} S&D 1000 Series ^{7,8} L&B Less Access Reths & Terminals ⁹ QW QW Cable ¹⁰ USB USB charging mode ^{11,12}	IPC IEC-type Type C connector ¹³ MS Microwave Occupancy Sense, 15 m range ¹⁴	ST&TM QD-Archive ball kit and templates ¹⁵

[illegible]

- **Construction**
- Extruded aluminum housing with cast base and top
- Patent-pending base plate design offers superior rigidity
- 3G vibration rated
- IK10 impact rating for housing and optic assembly
- **Optics**
- High-efficiency injection-molded AccuLED optics technology
- 4 optical distributions; 2 symmetric and 2 asymmetric
- IMA Certified (3000K CCT and warmer only)

Electrical

- Standard with 0-10V dimming
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration
- 10kV surge module standard

Finish

- Super durable TGIC polyester powder coat paint, mil nominal thickness
- RAL and custom color matches available
- Coastal Construction (CC) option available

Typical Applications

- Outdoor, Walkway, Perimeter, Landscapes, Hardscapes

Warranty

- Five year warranty



	Optics	Configuration			
		A1	A2	A3	A4
1 / 500000 CT: 75-02H	Wattage	5	11	17	22
	Lumens	527	1075	1627	1961
	BSD Rating	B140-D10	B140-D11	B140-D13	B140-D15
	Lumens per Watt:	99	90	94	91
	Wattage	5	10	15	21
1 / 500000 CT: 75-02H	Wattage	5	11	17	22
	Lumens	514	2210	3244	4401
	BSD Rating	B140-D10	B140-D11	B140-D13	B140-D15
	Lumens per Watt:	122	120	111	105
	Wattage	10	21	35	45

4000	T4	B00 Rating	B0-U0-G0	B0-U0-G1	B1-U0-G1	B1-U0-G1	4000	T06	B00 Rating	B1-U0-G0	B1-U0-G1	B2-U0-G1	B2-U0-G1
		Lumens per Watt	110	115	110	104			Lumens per Watt	110	107	97	99
		Wattage	5	11	17	22			Wattage	9	18	29	42
		Lumens	480	1079	1482	1786			Lumens	1046	2032	2954	4008
760	T3	B00 Rating	B0-U0-G0	B0-U0-G1	B0-U0-G1	B1-U0-G1	760	T5	B00 Rating	B1-U0-G0	B1-U0-G1	B2-U0-G1	B2-U0-G1
		Lumens per Watt	99	99	94	91			Lumens per Watt	122	120	111	105
		Wattage	5	11	17	22			Wattage	9	18	29	42
		Lumens	480	1079	1482	1786			Lumens	1046	2032	2954	4008

Year	Category	2006					2007					Total
		Wattage	5	10	15	21	Wattage	10	21	35	40	
T4	Lumens	506	1000	1472	1927		Lumens	1025	2131	3940	3677	
	B00-B001	B00-B001-G1	B1-B00-G1	B1-B00-G1	B1-B00-G1		B00-B001	B1-B00-G1	B2-B00-G1	B2-B00-G1		
	Lumens per Watt	110	110	115	124		Lumens per Watt	110	107	97	95	
	Wattage	5	11	17	22		Wattage	9	18	29	42	
	Lumens	427	854	1293	1358		Lumens	913	1757	2578	3407	
T3	B00-B001	B00-B001-G1	B1-B00-G1	B1-B00-G1		B00-B001	B1-B00-G1	B2-B00-G1	B2-B00-G1			
	Lumens per Watt	99	99	94	91		Lumens per Watt	122	120	111	105	

[illegible]

		2700C					2700E				
T4	AMB	Wattage	5	10	15	21	Wattage	10	21	35	49
		Lumens	467	921	1351	1834	Lumens	941	1863	2791	3652
		BUG Rating	B14D-G1	B14D-G1	B14D-G1	B14D-G1	BUG Rating	B14D-G1	B14D-G1	B24D-G1	B24D-G1
		Lumens per Watt	119	115	110	104	Lumens per Watt	110	107	87	81
T3	AMB	Wattage	13	...	...	...	Wattage	21	...	...	...
		Lumens	457	...	...	...	Lumens	375	...	...	...
		BUG Rating	B14D-G1	...	...	...	BUG Rating	B14D-G1	...	...	...
		Lumens per Watt	34	...	...	...	Lumens per Watt	28	...	...	...
T4	AMB	Wattage	11	...	...	...	Wattage	25	...	...	...
		Lumens	352	...	...	...	Lumens	676	...	...	...
		BUG Rating	B14D-G1	...	...	...	BUG Rating	B14D-G1	...	...	...
		Lumens per Watt	32	...	...	...	Lumens per Watt	27	...	...	...



Optics		Voltage	Configuration			
			A1	A2	A3	A4
etc.	T3	120V	47	97	192	190
		200V	—	59	89	110
		240V	—	52	78	67
		277V	—	44	70	65
		347V	—	40	59	72
		480V	—	33	47	57

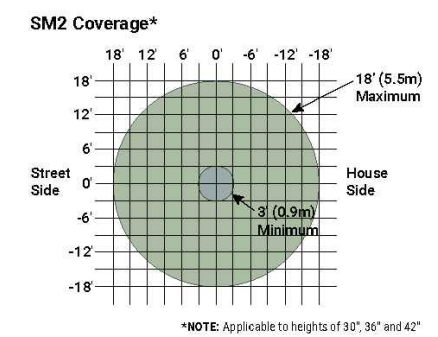
Asynchronous	T4	120V	44	64	128	193
		200V	–	52	75	105
		280V	–	47	66	92
		277V	–	44	59	81
		347V	–	35	49	68
		480V	–	25	36	50
		–	–	–	–	–

Symmetric	T5	120V	81	156	257	372
		208V	—	63	146	206
		240V	—	82	128	183
		277V	—	73	113	159
		347V	—	65	96	148
		480V	—	48	70	108
		120V	50	185	314	454
		208V	—	107	177	251

T56	240V	—	64	155	210
	277V	—	83	155	160
	347V	—	69	114	172
	480V	—	51	82	125

Lumen Maintenance (TM21)					SM2 Coverage*				
Ambient Temperature	25,000 hours†	50,000 hours†	60,000 hours†	100,000 hours†	Thermostat L70 hours‡				

25°C	95.9%	92.9%	91.7%	87.1%	271,000
40°C	95.7%	91.3%	91.3%	86.5%	236,000
50°C	95.3%	91.0%	90.6%	85.7%	242,000

[View BRT6 IES files](#)

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Specifications and dimensions
subject to change without notice.

PSS0048EN page
April 14, 2022 2:47 PM

Horns Consulting, LLC



hornconsulting.com
Phone: (602) 236-8090
E-mail: dong@hornconsulting.com

5223 W. Desperado Way, Phoenix, Arizona 85083

PHOTOMETRIC LIGHTING SPECIFICATIONS

**ARIA AT SILVERSTONE PHASE 5
SCOTTSDALE, ARIZONA**

SCALE

N.T.S.
SHEET TITLE: LIGHT SPECS
DRAWING #: SHEET L5



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Aria at Silverstone

July 16, 2024

Overview

This Citizen Review Report is being performed in association with a request from K. Hovnanian Homes to build a for-sale residential community on the vacant land located on the northeast corner of Scottsdale Road and Williams Drive. The proposed request would change the currently allowed 165,000 square feet of 3-story office use that was approved in zoning case 15-ZN-2005 to approximately 100+/- town home residences on the 16.3+/- acre parcel located within the Silverstone master plan. The official request is for a Zoning District Map Amendment from Commercial Office, Planned Community District (C-O PCD) to Multifamily Residential, Planned Community District (R-5- PCD). This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, and electronic contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, businesses, and community members by telephone and one-on-one meetings since January 2024. Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification adhered to the City's **1,250' radius** mailing requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information for the development team.

ATTACHMENT #16

The notification also contained information regarding a neighborhood Open House that was held on April 3, 2024 for those who wished to learn more about the project. The site and time was posted with the Early Notification Sign prior to the Open House.

10 interested people attended the Open House. Attendees were very supportive of the project and several attendees indicated an interest in buying a home once they were available. Attendees were particularly pleased with the applicant's proposed traffic circulation plan which provides the main entry to the community from Williams Drive. Several attendees, as well as the representative from Vi at Silverstone, specifically mentioned that they were pleased to see that no entry was planned to 74th Street from our community.

Based on the continued feedback from the community, the development team has made several adjustments to their proposed plan including a reduction in density (from 123 to 100 residences), increased pedestrian connectivity, improved vehicular access, and a site reconfiguration that removes lots from backing up to the currently existing Vi at Silverstone community.

The development team will remain accessible by phone and email subsequent to the Open House to ensure that surrounding property owners and neighbors have ongoing opportunities to comment and ask questions.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely manner. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

Attachments:

Notification Letter
Notification List
Affidavit of Posting
Sign-in Sheets



March 20, 2024

Notice of Neighborhood Meeting

Dear Neighbor:

We are pleased to inform you of an upcoming request (177-PA-2024) by K. Hovnanian Homes to build Aria at Silverstone a new, for-sale residential community on the vacant land located on the northeast corner of Scottsdale Road and Williams Drive. This project would change the currently allowed 165,000 square feet of 3-story office use (case 15-ZN-2005) to approximately 123 townhome residences on the 16.3+/- acre parcel located within the Silverstone master plan. The official request is for a Zoning District Map Amendment from Commercial Office, Planned Community District (C-O PCD) to Multifamily Residential, Planned Community District (R-5-PCD). There is no change to the General Plan from the current Mixed-Use Neighborhoods land use designation required with this zoning request.

You are invited to attend an open house to discuss this new proposal. The open house will be held on **Wednesday, April 3, 2024** from **5 p.m. to 6 p.m.** in the Meeting Room of the nearby Home 2 Suites by Hilton, located at **20001 N. Scottsdale Road**.

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or info@technicalolutionsaz.com. The City of Scottsdale Project Coordinator for the project is Greg Bloemberg, who can be reached at 480-312-4306 or GBloemberg@ScottsdaleAZ.gov.

Thank you.

Sincerely,

A handwritten signature in black ink that reads "Susan Bitter Smith". The signature is written in a cursive style with a large, stylized 'S' at the beginning.

Susan Bitter Smith
President

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
7452 ADOBE LLC	8604 S NEWBERRY	TEMPE	AZ	85284
ALICE BUTZ KOGAN REVOCABLE TRUST	22972 N 73RD PL	SCOTTSDALE	AZ	85255
ALWAYS UNLEASHED LLC	12215 E DOUBLETREE RANCH RD	SCOTTSDALE	AZ	85259
AMERCO REAL ESTATE COMPANY	2727 N CENTRAL AVE	PHOENIX	AZ	85004
ARIZONA STATE LAND DEPARTMENT	1616 W ADAMS ST	PHOENIX	AZ	85003
ASH REAL ESTATE HOLDINGS LLC	8711 E PINNACLE PEAK RD UNIT 105	SCOTTSDALE	AZ	85255
BEAR MANAGEMENT LLC	1918 W GRANT ST	PHOENIX	AZ	85009
BEDDESON DANIEL/MARY	7438 E PARAISO DR	SCOTTSDALE	AZ	85255
BEHMER ADOBE LLC	8711 E PINNACLE PEAK RD	SCOTTSDALE	AZ	85255
BRADLEY PAUL BEILINSON LIVING TRUST	4808 LA VILLA MARINA UNIT B	MARINA DEL REY	CA	90292
BURT FAMILY TRUST	23066 N 74TH PL	SCOTTSDALE	AZ	85255
C&C PROPERTY MANAGEMENT ARIZONA LLC	14241 E RIO VERDE DR	SCOTTSDALE	AZ	85262
CAGLIERO GIORGIO	23623 N SCOTTSDALE RD STE D3 PMB 102	SCOTTSDALE	AZ	85255
CAMPBELL DANIEL LAWRENCE/PENNY LEE/ROBIN	51 GRANITE RIDGE	CALGARY	AB	T3Z 3B3
CARTER TRUST	7452 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
CATHERINE CURRY REVOCABLE LIVING TRUST	7343 E PARAISO DR	SCOTTSDALE	AZ	85255
CC/PDR SILVERSTONE LLC	233 S WACKER DR 8400	CHICAGO	IL	60606
CHIN FMAILY TRUST	7336 E PARAISO DR	SCOTTSDALE	AZ	85255
CHLOE KOGAN REVOCABLE TRUST	22940 N 73RD PL	SCOTTSDALE	AZ	85255
CHRISTIAN BROTHERS AUTOMOTIVE	17725 KATY FWY STE 200	HOUSTON	TX	77094
COHEN C STEVEN/MARLA	523 RIVERDALE AVE SW	CALGARY	AB	T2S 0Y1
COOK JEFFERY PHILLIP/ROCHELLE DYAN	23100 N 74TH PL	SCOTTSDALE	AZ	85255
CUEVAS-DORADOR LIVING TRUST	7321 E PARAISO DR	SCOTTSDALE	AZ	85255
CUPERO JAMES/LYNN M	7435 E PARAISO DR	SCOTTSDALE	AZ	85255
DAVIS JAY L/SIMON DANETTE B	7342 E PARAISO DR	SCOTTSDALE	AZ	85255
DAYTONA 444 LLC	36388 N 110TH WAY	SCOTTSDALE	AZ	85262
DEBRA L SINAGOGA FAMILY LIVING TRUST	7333 E PARAISO DR	SCOTTSDALE	AZ	85255
DOLMSETH JENS/RICHARD L/JANETTE R/NELSON CARLY	7451 E PARAISO DR	SCOTTSDALE	AZ	85255
DONALD L LUKE TRUST	23004 N 73RD PL	SCOTTSDALE	AZ	85255
DORSEY KAREN A/BURNETT STEPHEN	23037 N 73RD PL	SCOTTSDALE	AZ	85255
DOUGLAS FRIEDMAN TRUST NO 1	511 BROWNSTONE DR	ST CHARLES	IL	60174
DOYLE MARK/LENNA	740 ARENAS ST	LA JOLLA	CA	92037
DRISCOLL FAMILY TRUST	9550 E HAVASUPAI DR	SCOTTSDALE	AZ	85255
ELLIS MAGGIE S/ANNIE	7448 E PARAISO DR	SCOTTSDALE	AZ	85255
EQUITY TRUST COMPANY (CUSTODIAN)	PO BOX 3615	CAREFREE	AZ	85377
FEINSTEIN STEVE S	520 WARBASS WAY	FRIDAY HARBOR	WA	98250
FELDMAN HOWARD	28150 N ALMA SCHOOL PKWY STE 103-485	SCOTTSDALE	AZ	85262
FOSTER FAMILY TRUST	9515 N. TATUM BLVD.	PARADISE VALLEY	AZ	85253
GALLER FAMILY TRUST	7323 E PARAISO DR	SCOTTSDALE	AZ	85255
GARAGES OF SCOTTSDALE LLC		SCOTTSDALE	AZ	85255
GARAGES OF SCOTTSDALE PROPERTY ONWERS ASSOCIATION INC	7400 E ADOBE DR	SCOTTSDALE	AZ	85255
GARFIELD S CAMPBELL AND STEPHANIE R CAMPBELL REVOCABLE TRUST	10004 LAKEVIEW DR	FOLEY	AL	36535
GEFFEN TRUST	7431 E PARAISO DR	SCOTTSDALE	AZ	85255
GREENSBURG CARY	23035 N 73RD WY	SCOTTSDALE	AZ	85255
GREGORY L AND LINDA M WILLIAMS FAMILY TRUST	7339 E PARAISO DR	SCOTTSDALE	AZ	85255
HANCOCK LIVING TRUST	1428 FRENCH RD	WINSLOW	AZ	86047
HARRIS MARTYN RALPH/WENDY JANE	982 MANCHESTER CIR	GRAYSLAKE	IL	60030
HAUSERMAN LARRY/DEBORAH	10040 E HAPPY VALLEY RD	SCOTTSDALE	AZ	85255
HEFFINGTON FAMILY TRUST	7425 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
HOWARD AND NINA KOTZEN FAMILY REVOCABLE TRUST I	7335 E PARAISO DR	SCOTTSDALE	AZ	85255
HUNTER REVOCABLE LIVING TRUST	23082 N 74TH PL	SCOTTSDALE	AZ	85255
IRONSIDE HOLDINGS LLC	848 N RAINBOW BLVD 651	LAS VEGAS	NV	89107
JADLOWIEC CAROLINE	7464 E PARAISO DR	SCOTTSDALE	AZ	85255
JANN ROBERT BENNET/EMILY R	7460 E PARAISO DR	SCOTTSDALE	AZ	85255
JAY STEVEN FRUCHTMAN AND SUSAN LYNN FRUCHTMAN REVOCABLE LIVING TRUST	23047 N 74TH PL	SCOTTSDALE	AZ	85255
JERRY AND MARGARET FORD FAMILY TRUST	7334 E PARAISO DR	SCOTTSDALE	AZ	85255
JESSEN BRIAN	23621 NE 78TH WAY	REDMOND	WA	98053
JESSEN BROOKE NICOLE/BRIAN	23154 N 74TH PL	SCOTTSDALE	AZ	85255
JGM TRUST	7436 E PARAISO DR	SCOTTSDALE	AZ	85255
JK TRUST	7429 E PARAISO DR	SCOTTSDALE	AZ	85255
KABAT BRIAN CHARLES/NANCY CLINE	7475 E PARAISO DR	SCOTTSDALE	AZ	85255
KARI ANN LEE LIVING TRUST	7327 E PARAISO DR	SCOTTSDALE	AZ	85255
KIM JIHYUN	7447 E PARAISO DR	SCOTTSDALE	AZ	85255
KIRBY 1998 LIVING TRUST	9482 E ROCKWOOD DR	SCOTTSDALE	AZ	85255
KORBIN LIVING TRUST	7436 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
LAMIELLE CEDRIC	7452 E PARAISO DR	SCOTTSDALE	AZ	85255
LEE CANDACE	7472 E PARAISO DR	SCOTTSDALE	AZ	85255
LENEFSKY PHILIP/SELLERS KATHRYN	23067 N 74TH PL	SCOTTSDALE	AZ	85255
LESUEUR INVESTMENTS VI LLC	3850 E BASELINE RD STE 114	MESA	AZ	85206
LICAUSI PAUL/SANDRA	11102 W 146TH TER	OVERLAND PARK	KS	66221
LIPT NORTH SCOTTSDALE ROAD LLC	333 W WACKER DR	CHICAGO	IL	60606
LLOYD G CASE REVOCABLE TRUST	1209 8TH ST S	FARGO	ND	58103
LOUIS V BUCHIGNANI AND ARLEEN M BUCHIGNANI 1996 REVOCABLE FAMILY TRUST	23219 N 73RD WAY	SCOTTSDALE	AZ	85255
LYNNE M WINANDY REVOCABLE TRUST	7429 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
MARLI ROBERT JOSEPH/MARY CATHERINE	23081 N 73RD WAY	SCOTTSDALE	AZ	85255
MATHIESEN FAMILY TRUST	7338 E PARAISO DR	SCOTTSDALE	AZ	85255
MAZEGRI MOHAMED/SHARON MAZEGRI TRUST	7003 W BANFF LN	PEORIA	AZ	85381

MCCURDY MARTA	2024 E VISTA AVE	PHOENIX	AZ	85020
MCMURRY JONATHAN	7457 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
MCSHANE TYLER LEE	23029 N 74TH PL	SCOTTSDALE	AZ	85255
MICHAEL AND COLLEEN BLACK 2013 FAMILY TRUST	2434 HERITAGE OAKS WY	ALAMO	CA	94507
MICHAEL AND ELYSSA HILLMAN FAMILY TRUST	7471 E PARAISO DR	SCOTTSDALE	AZ	85255
MICHELLE A BENTLEY TRUST	7461 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
MOJAHED HAMED/MOJAVER ROXANA HAJI	7453 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
MORRIS RUTH A/BADINER MARC D	7449 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
MT PINNACLE LLC	6623 N SCOTTSDALE RD	SCOTTSDALE	AZ	85250
NEESER GREGORY JAMES/KELLEY SUE	17025 60TH AVE N	PLYMOUTH	MN	55446
NIKBAKHT RAMTIN/SANGSARI MAHGOL MOGHADERI	7445 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
NORMAN DANIEL/RITA	891 CHANCEL CIR	GLEN ELLYN	IL	60137
OAKWOOD INTERESTS LLC	8924 E PINNACLE PEAK RD STE G5-610	SCOTTSDALE	AZ	85255
OBRIEN JAMES JOSEPH/SUSAN MARIE	657 FAIRCHILD DR	HIGHLANDS RANCH	CO	80126
OPTIMUS AND BUMBLEBEE HOLDINGS LLC	2319 E ESCONDIDO PL	GILBERT	AZ	85234
ORR RONALD DENE/BAIRD-ORR LAURA	PO BOX 1275	MAPLE VALLEY	WA	98038
PARSONS SONYA M	23264 N 73RD WAY	SCOTTSDALE	AZ	85255
PAWLYSHYN WILLIAM ANDREW/SHARON WHALLEY	3700 FAIRWAY DR	WOODBURY	MN	55125
PFEIFER SHARON G	7439 E PARAISO DR	SCOTTSDALE	AZ	85255
PHILIP AND TRACY STOCKWELL LIVING TRUST	23172 N 74TH PL	SCOTTSDALE	AZ	85255
PICARD RAYMOND G	9535 E NITTANY DR	SCOTTSDALE	AZ	85255
PIEDRAS UNLIMITED L L C	7486 E ADOBE DR	SCOTTSDALE	AZ	85255
PINNACLE AT SILVERSTONE PARCEL G COMMUNITY ASSOCIATION	20830 N TATUM BLVD STE 250	PHOENIX	AZ	85050
PRINCE FAMILY TRUST	7340 E PARAISO DR	SCOTTSDALE	AZ	85255
RAIOLA MICHAEL PATRICK/LISA PATRICE PETERSON	23173 N 73RD WAY	SCOTTSDALE	AZ	85255
RAKELA FAMILY TRUST	7325 E PARAISO DR	SCOTTSDALE	AZ	85255
RAVI VIVEK	7432 E PARAISO DR	SCOTTSDALE	AZ	85255
RIGGS CATHY ANNE	7419 E PARAISO DR	SCOTTSDALE	AZ	85255
ROBERT K ARMSTRONG AND MARLA K ARMSTRONG TRUST	7341 E PARAISO DR	SCOTTSDALE	AZ	85255
ROBERTS ALISHA M	23141 CORNERSTONE CT	CENTERVILLE	MI	49032
RRB LIVING TRUST	22943 N 73RD WAY	SCOTTSDALE	AZ	85255
RT & BK LEONARD LIVING TRUST	23069 N 73RD PL	SCOTTSDALE	AZ	85255
RUMMEL ENTERPRISES LLC	7520 E ADOBE DR	SCOTTSDALE	AZ	85255
SANDY BIRDIES LLC	1118 E 54TH AVE	SPOKANE	WA	99223
SCHATZMAN JOSHUA MATTHEW/NATALYA	7437 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255
SCHILLING JUDITH M/MARK MCLEAN	23028 N 74TH PL	SCOTTSDALE	AZ	85255
SCHOLZ HOLLY C	36 GOLDEN LARCH CT	NAPERVILLE	IL	60540
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 100	SCOTTSDALE	AZ	85251
SCOTTSDALE CAR BARN LLC	PO BOX 2596	EAGLE	ID	83616
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 100	SCOTTSDALE	AZ	85251
SCOTTSDALE VETERINARY VENTURES LLC	7823 W GOLDEN LN	PEORIA	AZ	85345
SCUDERIA TORTILLA LLC	2121 E CRAWFORD PL	SALINA	KS	67401
SH 781-796 LLC	6890 S 2300 E PO BOX 71870	SALT LAKE CITY	UT	84171
SHAH VINAY/AMY VINAY	7331 E PARAISO DR	SCOTTSDALE	AZ	85255
SHENIA PIERIN TRUST	7424 E PARAISO DR	SCOTTSDALE	AZ	85255
SILVERSTONE DEVELOPMENT INC	14747 N NORTHSIGHT BLVD 111-431	SCOTTSDALE	AZ	85260
SILVERSTONE PROPERTY OWNERS ASSOCIATION	14747 N NORTHSIGHT BLVD 111-431	SCOTTSDALE	AZ	85260
SMITH DEAN F/MARIAN H	203 WENTWORTH ROW SW	CALGARY	AB	T3H1Y1
SMITH DONALD RAY/JANETTA	9287 GLITTER WAY	COLORADO SPRINGS	CO	80924
SMITH ERIKA/HERMAN	7423 E PARAISO DR	SCOTTSDALE	AZ	85255
STANRET BLUE LLC	PO BOX 1773	MARFA	TX	79843
STRATMANN SCOTT GREGGORY/CYNTHIA	23127 N 73RD WAY	SCOTTSDALE	AZ	85255
SUMMIT AT SILVERSTONE COMMUNITY ASSOCIATION	450 N DOBSON RD STE 201	MESA	AZ	85201
SWAVELY FAMILY TRUST	14320 SALIDA DEL SOL	SAN DIEGO	CA	92127
T T T S PARTNERSHIP	7377 E DOUBLETREE RD 100	SCOTTSDALE	AZ	85258
THIRTY ONE FARM LLC	1623 ESCOBITA AVE	PALO ALTO	CA	94306
ULN.AZ.LLC	3271 S HIGHLAND DR 704	LAS VEGAS	NV	89109
UNITED STATES POSTAL SERVICE	8055 E TUFTS AVE STE 400	DENVER	CO	80237
UPPER IMAGE SERVICES L L C	7291 E ADOBE DR 115	SCOTTSDALE	AZ	85255
VIA DE LUNA LLC	26894 N 118TH PL	SCOTTSDALE	AZ	85262
WATTS INVESTMENTS LLC	7975 E MCCLAIN DR	SCOTTSDALE	AZ	85260
ZEIN-EL-ABEDEIN OMAR	7433 E VIA DE LUNA DR	SCOTTSDALE	AZ	85255



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☐ Project Under Consideration Sign (White)

☐ Public Hearing Notice Sign (Red)

Case Number:

177-PA-2024

Project Name:

Location:

NEC Williams Dr & Scottsdale Rd

Site Posting Date:

03/25/24

Applicant Name:

Technical Solutions

Sign Company Name:

Dynamite Signs

Phone Number:

480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.


Applicant Signature

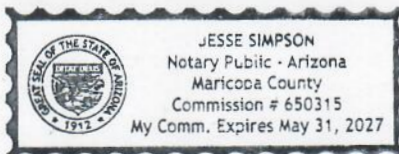
03/25/24

Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me on

3/25/24




Notary Public

My commission expires:

5/31/27

City of Scottsdale -- Current Planning Division

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

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: April 3, 2024
Time: 5:00PM-6:00PM
Location: Home 2 Suites by Hilton
(20001 N. Scottsdale Road)- The Meeting Room

Site Address: NEC of Scottsdale Road and Williams Drive.

Project Overview:

- Request: A Zoning District Map Amendment from Commercial Office, Planned Community District (C-O PCD) to Multifamily Residential, Planned Community District (R-5- PCD) in order to build a for-sale residential community consisting of 123+/- residences. There is no change to the General Plan from the current Mixed-Use Neighborhoods land use designation required with this zoning request.
- Site Acreage: 16.3+/-
- Site Zoning: C-O PCD

Applicant Contact:

John Berry
480-385-2727 or
info@BerryRiddell.com

City Contact:

Greg Bloomberg
480-312-4366
GBloomberg@ScottsdaleAZ.gov

Pre-Application #: 177-PA-2024

Posting Date:
3/25/2024

Penalty for removing or defacing sign prior to date of last hearing. Applicant Responsible for Sign Removal.

March 25, 2024 at 11:11 AM
N Scottsdale Rd
Scottsdale AZ 85255



Aria at Silverstone- Phase 5
Neighborhood Meeting Sign-In Sheet
Wednesday, April 3, 2024

First Name	Last Name	Street Address	City, State & Zip	Phone	Email
Howard	FELDMAN		Scottsdale AZ 85255		h@rocktalinity.com
MITCH	SUVERTSON	7335 E Conquistadores Dr	Scotts AZ 85255		MKSUVERTSON@gmail.com
Mike	Chiu	7336 E. Paraiso Dr	Scott - AZ 85255		christini@cox.net
Ramtin	Nikbakht	7445 E Via de Luna Dr	Scott AZ 85255		ramtin.nikbakht@yahoo.com
Debbie Sinagoga	Sinagoga	7333 E. Paraiso Drive	Scottsdale, AZ 85255		debbie.Sinagoga@Russlight.com

Aria at Silverstone- Phase 5
Neighborhood Meeting Sign-In Sheet
Wednesday, April 3, 2024

[illegible]

City Notifications – Mailing List Selection Map

Aria at Silverstone

