

**Marked Agendas
Approved Minutes
Approved Reports**



CITY COUNCIL REPORT

Meeting Date: December 2, 2016
 General Plan Element: *Character and Design*
 General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

ACTION

Silverstone Parcel F
 9-PP-2015

Request to consider the following:

Request approval of a final plat for 174 lots, on approximately 21.82 acres, located at the southeast corner of E. Pinnacle Peak Road and N. 74th Street, zoned Multiple-family Residential District, Planned Community District (R-5/PCD).

Related Policies, References:

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

OWNER

Silverstone Development, Inc.
 602-230-1051

APPLICANT CONTACT

ALEX STEDMAN
 LVA URBAN DESIGN STUDIO, LLC
480-994-0994

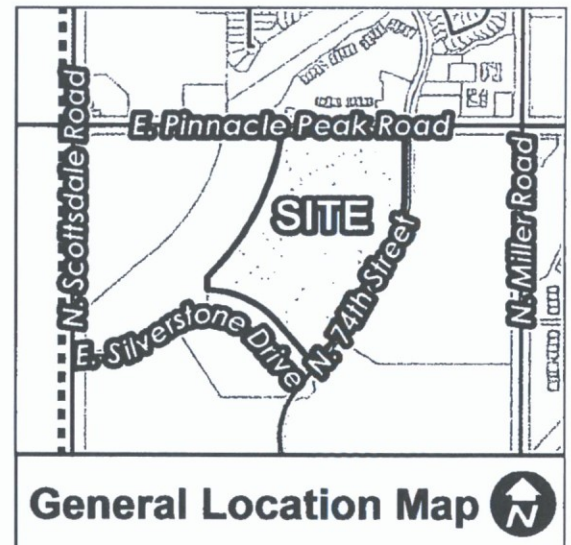
LOCATION

7360 E. Silverstone Drive

BACKGROUND

Zoning

This site is zoned Multiple-family Residential District, Planned Community District (R-5/PCD), which allows multi-family residential, higher density population, municipal uses, and places of worship. The Planned Community District designation is designed and intended to encourage the



ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Final Plat
3. Applicant's Narrative
4. Zoning Map
5. Site Plan
6. Vehicular and Pedestrian Circulation
7. Landscape Plan
8. Citizen Involvement
9. City Notification Map



Silverstone Parcel F

ATTACHMENT #1

9-PP-2015



Silverstone Parcel F

ATTACHMENT #1A

9-PP-2015

VERIFICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT SILVERSTONE DEVELOPMENT, INC., AN ARIZONA CORPORATION COMPANY, OWNER, HEREBY SUBORDINATES "PARCEL F" AS RECORDED IN "MAP OF DEDICATION AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK" ACCORDING TO BOOK 883 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE CLIA AND SALT RIVER RANGE AND MERIDIAN MARICOPA COUNTY, ARIZONA, UNDER THE NAME "SILVERSTONE PARCEL F" AS SHOWN ON THIS FINAL PLAT. THIS PLAT SITS NORTH THE LOCATION AND OVER THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NAME, OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS, STATED.

SILVERSTONE DEVELOPMENT, INC., AN ARIZONA CORPORATION COMPANY, OWNER, GRANTOR, DOES HEREBY GRANT TO THE SILVERSTONE PARCEL F HOMEOWNERS ASSOCIATION:

- TRACTS A, B, C, D, E, F, G, H, I, AND J SHALL BE OWNED AND MAINTAINED BY THE PINNACLE PROPERTY HOMEOWNERS ASSOCIATION.
- THE PRIVATE STREETS SHOWN HEREON AS TRACT "A" AND TRACT "B" ARE DECLARED AS PRIVATE ACCESS WAYS, NOT DEDICATED TO THE PUBLIC FOR ITS USE EXCEPT AS EXPRESSLY STATED HEREON. THE GRANTOR AND ITS SUCCESSORS SHALL MAINTAIN, REPAIR AND REPLACE THE PRIVATE STREETS. THE CITY HAS NO OBLIGATION TO MAINTAIN, REPAIR AND REPLACE THE PRIVATE STREETS ARISING FROM THIS PLAT.
- HAZARDOUS EASEMENTS (HEREIN, AS SHOWN HEREON, FOR THE PURPOSE OF INDUSTRIAL ACCESS):
 - SIDEWALK (EASEMENTS (S.W.E.)), AS SHOWN HEREON, FOR THE PURPOSE OF PEDESTRIAN ACCESS.
 - GAZ EASEMENTS (G.E.), AS SHOWN HEREON, FOR THE PURPOSE OF GAS UTILITY LINE, AND FOR THE CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION, AND REPLACEMENT FROM THE TO THE OF IMPROVEMENTS RELATED THERETO.
- PUBLIC UTILITY EASEMENTS (P.U.E.) A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACTS A & B AND OVER PORTIONS OF TRACTS F, G, H, I, AND J, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ELECTRICITY, TELECOMMUNICATIONS, DATA TRANSMISSION, AND ALL OTHER UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO UTILITIES IN THE EASTBOUND. GRANTOR SHALL NOT PLACE OF ALLOW ANY (1) TREES, HEDGES, SHRUBS OR OTHER PLANTS WHICH CAN GROW TO MORE THAN 18 INCHES TALL, OR (2) HARDSCAPE, SWIMMING POOLS, SHEDS OR OTHER VEHICLES OR STRUCTURAL STRUCTURES.

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

- DEMAND AND FLOOD CONTROL:** A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON OVER PORTIONS OF TRACTS C, D, E, F, G, H, I, AND J, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL, AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO DRAINAGE, STORM SEWERS, CHANNELS, IMPROVEMENTS, PUMPS, VALVES, ACCESS VALVES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING:
 - GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY.
 - GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTOR'S PRIOR WRITTEN CONSENT.
 - DRAINAGE FACILITIES ON THE PROPERTY MUST NOT BE OBVIOUS, LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE A GRANTOR FROM THE REQUIREMENTS OF THIS DOCUMENT.
 - AT GRANTOR'S EXPENSE, GRANTOR SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION; REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY; PREVENT EROSION, AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTOR IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.
 - IF, IN GRANTOR'S OPINION, GRANTOR FAILS TO DO SUCH WORK, THEN GRANTOR MAY DO THE WORK AT GRANTOR'S EXPENSE. IN ADDITION TO GRANTOR'S OBLIGATION, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTOR HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF 10% PER ANNUUM (10%).
 - GRANTOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTOR'S FAILURE TO PERFORM UNDER THIS DOCUMENT.
- UNIMPEDED AND SERVICE ACCESS:** A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT A AND TRACT B UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION UTILITY, AND OTHER SERVICE PERSONNEL AND VEHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO ACCESS.
- PUBLIC NON-MOTORIZED ACCESS:** A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON OVER PORTIONS OF TRACT E UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR NON-MOTORIZED TRANSPORTATION, WHICH INCLUDES MOTORCYCLES, MOPEDS, FOR VOTERED EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION UTILITY, AND OTHER SERVICE VEHICLES, AND PERSONNEL, AND CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO THE EASEMENT. SEE SCOTTSDALE REVISED CODE, CHAPTER 47, AS AMENDED, FOR MAINTENANCE OBLIGATIONS.
- PUBLIC MOTORIZED ACCESS:** A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON OVER PORTIONS OF TRACT C UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR MOTORIZED TRANSPORTATION, WHICH INCLUDES SERVICE VEHICLES, AND PERSONNEL, AND CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO THE EASEMENT. SEE SCOTTSDALE REVISED CODE, CHAPTER 47, AS AMENDED, FOR MAINTENANCE OBLIGATIONS.
- SEMI-RESTRICTION:** A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON OVER PORTIONS OF TRACTS C, E, F, G, H, I, AND J, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PREVENT AN AREA TREE OF SUBSTANTIALLY TO DRAINAGE TRAFFIC SAFETY VISIBILITY IN THE EASTBOUND. GRANTOR SHALL NOT PLACE OF ALLOW ANY BUILDINGS, WALLS, TREES, STRUCTURES, SHRUBS OR OTHER OBSTRUCTIONS FROM 18 TO 36 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET HOWEVER THE GRANTOR MAY ALLOW POLES OF TREES, PROVIDED THAT GRANTOR DETERMINES DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.
- VIEWING NON-ACCESS:** A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON OVER PORTIONS OF TRACTS I, J, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PREVENT ALL USE OF MOTOR VEHICLES FROM THE EASTBOUND. GRANTOR SHALL INSTALL OBSTRUCTIONS OF OTHER MEANS OF VIEWING ACCESS UPON THE EASTBOUND. GRANTOR SHALL MAINTAIN THE EASEMENT, INCLUDING ANY IMPROVEMENTS, IN A NEAT, SAFE AND CLEAR CONDITION. GRANTOR MAY INVOLE AN VIOLATION OF THIS EASEMENT. GRANTOR MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. VIEWING PROVIDES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REVENUES.

- WATER AND SEWER FACILITIES:** A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON OVER PORTIONS OF TRACTS A, B, C, D, E, F, G, H, I, AND J, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR WATER AND SEWER PIPES AND OTHER RELATED FACILITIES FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES, HANDBLES, PUMPS, VALVES, ACCESS VALVES AND OTHER RELATED FACILITIES.

GRANTOR WARRANTS AND COVENANTS TO GRANTOR AND ITS SUCCESSORS AND ASSIGNS THAT GRANTOR IS LAWFULLY OWNED AND POSSESSOR OF THE PROPERTY AND THAT GRANTOR HAS THE RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN, AND THAT GRANTOR HAS FULL TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS USE OR HER AUTHORITY AND THAT GRANTOR HAS THE RIGHT TO MAKE THE CONVEYANCE DESCRIBED IN THIS DOCUMENT. THIS DOCUMENT BEARS THE LAND IN FAVOR OF THE GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS _____ DAY OF _____ 2018.

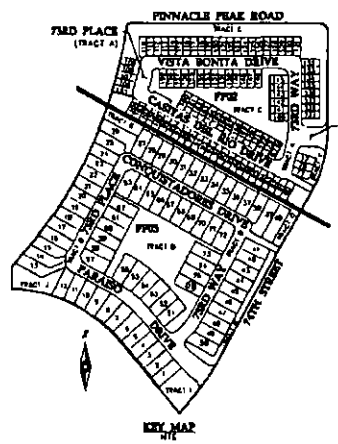
GRANTOR: _____
OWNER/AUTHORIZED SIGNER

FOR: _____

FINAL PLAT
OF
SILVERSTONE PARCEL F

A SUBDIVISION OF "PARCEL F" AS RECORDED IN "MAP OF DEDICATION AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK" ACCORDING TO BOOK 883 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE CLIA AND SALT RIVER RANGE AND MERIDIAN MARICOPA COUNTY, ARIZONA.

OWNER: SILVERSTONE DEVELOPMENT, INC.



AREA SUMMARY

LOT AREA	834,949.78 (SF)	19.37 (AC)
TRACT AREA	923,344.88 (SF)	8.78 (AC)
NET AREA	969,934.44 (SF)	22.08 (AC)

SETBACK DATA

TYPICAL AREA	33.90 AC
LOT SIZE (MAX)	28' x 87'
TOTAL LOTS	174 LOTS
DENSITY DENSITY	7.28 DU/AC
OPEN SPACE	9.49 AC
EXISTING ZONING	R-5 (PREDETERMINED)

NOTES

- THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.
- THE STREETS ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION NORMALLY. AFTER THIS PLAT IS RECORDED, THE CITY OF SCOTTSDALE WILL NOT ACCEPT DEEDS OF THE STREETS TO THE PUBLIC TO RESOLVE THE PROPERTY OWNERS ASSOCIATION OF STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHTS-OF-WAY MEET CURRENT APPLICABLE CITY STANDARDS.
- CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO REPAIR, MAINTENANCE, REPAIR, AND REPLACEMENT OF EXISTING UTILITIES AND SHALL BE IN COMPLIANCE WITH THE APPLICABLE CODES AND DESIGN STANDARDS.
- ELECTRIC LINES ARE TO BE CONSTRUCTED AND MAINTAINED AS REQUIRED BY ARIZONA CORPORATE COMMISSION GENERAL ORDER U-48.
- SEWER REQUIRE SEPARATE APPROVALS AND PERMITS.
- COSTS FOR THE REMOVAL OF OBSTRUCTIONS AND/OR IMPEDIMENTS TO THE WATERCOURSES SHALL BE PAID BY THE ASSOCIATION OF HOMEOWNERS AND/OR PROPERTY OWNER.
- THOSE AREAS DESIGNATED AS TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", AND "J" ARE TO BE CONVEYED AS COMMON AREA TO AN ASSOCIATION OF HOMEOWNERS AND SHALL NOT BE ACCEPTED FOR MAINTENANCE OR OWNERSHIP BY THE CITY WITHOUT THE EXPRESS ACTION OF THE CITY COUNCIL. BEFORE ANY IMPROVEMENT IS ACCEPTED, IT SHALL MEET CITY STANDARDS, FAILURE TO MAINTAIN THE DESIGNATED COMMON AREAS COULD RESULT IN A CIVIL ACTION BROUGHT BY THE CITY FOR COSTS INCURRED BY THE CITY FOR LAND MAINTENANCE.
- THE LETTERING OF THE PERMITS WALLS, IMPROPER SITE WALLS, AND DRAINAGE WALLS SHALL BE MAINTAINED BY AN ASSOCIATION OF HOMEOWNERS. ALL WALLS SHALL BE CONSIDERED WITH THE APPROVED MASTER DEVELOPMENT DESIGN CONCEPT PLAN.
- ALL BEARING AND/OR DIMENSIONS SHOWN HEREON ARE CALCULATED UNLESS OTHERWISE NOTED.
- ALL BEARING AND/OR DIMENSIONS SHOWN HEREON ARE CALCULATED UNLESS OTHERWISE NOTED.
- FOR ANY REASON THE REGISTRATION OF RECORD IS NOT AVAILABLE TO SUPPLEMENT THE STATUS OF THE UNDERLYING SUBDIVISION TO THE RECORD OF THE FINAL PLAT, THE REPLACEMENT REGISTRANT SHALL SET THE MONUMENTS WITH THEIR IDENTIFICATION NUMBER AND A RECORD OF SURVEY PLAT IN ACCORDANCE WITH THE CITY OF SCOTTSDALE DESIGN STANDARDS AND POLICY MANUAL.
- OFFICERS OF CONNECTION OR ADJUTANT TYPICAL LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE PLAT COORDINATOR'S APPROVAL.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION OF ADJUTANT PROPERTY OWNER.
- R-5 PROPERTIES MUST HAVE PRIVATE OUTDOOR LIVING SPACE, 1ST STORY 10A DPA ABOVE LINE, 1ST STORY 5B REQUIRED.

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2018,

BY _____ FOR AND ON BEHALF OF _____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA:

THIS _____ DAY OF _____ 2018

BY: _____ MAYOR
CITY CLERK

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS:

BY: _____ CHIEF DEVELOPMENT OFFICER DATE _____

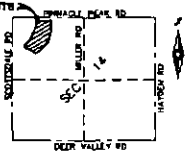
THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 2-PP-2018 AND ALL CASE RELATED REGULATIONS.

BY: _____ PROJECT COORDINATOR DATE _____

PROJECT OWNER
SILVERSTONE DEVELOPMENT, INC.
20240 NORTH TATUM BLVD., SUITE 300
PHOENIX, ARIZONA 85020
CONTACT: CHANCE CROSBY
TEL: (480) 827-4175

LAND SURVEYOR
WESTWOOD PROFESSIONAL SERVICES
8000 EAST OAKWAY AVENUE, SUITE 250
SCOTTSDALE, ARIZONA 85264
CONTACT: JOSHUA S. MOYERS
PHONE: (480) 741-8558
FAX: (480) 821-8023

INDEX
COVER SHEET, DEDICATION, & NOTES
PP01 - PP03 FINAL PLAT
PP04 LINE, CURVE, TRACT, AND LOT AREA TABLES
PP05 DETAILS
PP06 SURVEY BOUNDARY BY MAP



LEGAL DESCRIPTION
PARCEL F, MAP OF DEDICATION AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK, ACCORDING TO BOOK 883 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA.

MAP OF BEARING
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE CLIA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
BENCH: SB20137E

AREA DESIGNATION
SUBJECT PARCELS IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "R-5" ON FLOOD INSURANCE RATE MAP NO. 18-1, WITH A DATE OF IDENTIFICATION OF OCTOBER 18, 2015, FOR COMMUNITY NUMBER 08033, IN MARICOPA COUNTY, STATE OF ARIZONA. WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ZONE ADJ.
FLOOD DEPTHS OF 1 TO 3 FEET USUALLY SHEET FLOOD OR SEASONAL FLOODING. DEPTHS OF 3 TO 6 FEET USUALLY SHEET FLOOD OR SEASONAL FLOODING. DEPTHS OF 6 TO 12 FEET USUALLY SHEET FLOOD OR SEASONAL FLOODING. VELOCITIES ALSO DETERMINED, AS SHOWN VELOCITY IS 4 FPS.

UTILITIES
WATER, SEWER, AND FIRE
TELEPHONE
ELECTRICITY
CABLE TV
GAS

BOUNDARY OBSERVATIONS

- | | |
|-----|---|
| A | SE1 CORNER OF THIS PLAT WITH 1/2" PETER METERS RUC 11333 UNLESS OTHERWISE NOTED |
| B | SET BRASS CAP 1/2" DIA. PER MAP STD. DIL. 1/8"-1 1/4" 1/8" DIA. PER STD. |
| C | EXISTING BRASS CAP, AS NOTED |
| D | EXISTING MONUMENT, AS NOTED |
| E | NO MONUMENT FOUND PER FIELD SURVEY, NOTHING SET |
| --- | SECTION LINE |
| --- | 1/4-SECTION LINE |
| --- | PANEL BOUNDARY |
| --- | POINT-OF-WAY LINE |
| --- | LOT/TRACT LINE |
| --- | CENTER LINE |
| --- | ADJACENT PARCEL LINE |
| --- | EASEMENT LINE |
| --- | SURVEY TIE LINE |
| --- | LINE LABEL NUMBER |
| --- | CURVE TABLE NUMBER |
| --- | POINT-OF-WAY |
| --- | TYPICAL |
| --- | W.C.P. |
| --- | C.D.S. |
| --- | C.O.S. |
| --- | M.A.C.E. |
| --- | P.U.E. |
| --- | PUBLIC UTILITY EASEMENT |
| --- | VEHICULAR NON-ACCESS EASEMENT |
| --- | S.D.E. |
| --- | BOOTH DISTANCE EASEMENT |
| --- | M.B.E. |
| --- | MAIL BOX EASEMENT |
| --- | S.W.E. |
| --- | SIDEWALK EASEMENT |
| --- | D.E. |
| --- | DRAINAGE EASEMENT |
| --- | GAS EASEMENT |
| --- | PUBLIC MOTORIZED ACCESS EASEMENT |
| --- | PEDESTRIAN NON-MOTORIZED ACCESS EASEMENT |
| --- | EMERGENCY SERVICE VEHICLE ACCESS EASEMENT |
| --- | WATER AND SEWER FACILITIES EASEMENT |
| --- | RECORD PER BOOK 1262, PAGE 11, M.C.P. |
| --- | RECORD PER BOOK 883, PAGE 17, M.C.P. |
| --- | CALCULATED |

LAND SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PRECISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY SUPERVISION DURING THE MONTH OF APRIL 2018, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RELOCATED.

REGISTERED LAND SURVEYOR #47370
DATE 10/20/18

CHANCE CROSBY

Westwood

Westwood Professional Services, Inc.
8000 East Oakway Avenue, Suite 250
Scottsdale, AZ 85264
Phone: (480) 741-8558
Fax: (480) 821-8023
www.westwood.com

Designed: WTS
Checked: JSM
Survey: JSM
Printed/Plotted: JSM

Prepared For:
K. Hovianian
Great West Homes, LLC
20240 North Tatum Blvd., Suite 250
Phoenix, Arizona 85020

Silverstone Parcel F Final Plat

Scottsdale, Arizona

Cover Sheet

Date: 10/20/2018
Drawing No: PP01
Sheet No: 1 of 6

ATTACHMENT #2

PLAN CHECK NO. 366-18-2 CASE NO. B-PP-2018 NF-8

NORTHWEST CORNER
SECTION 14, T4N, R4E
FOUND M.C.E.D. BRASS CAP
IN HAND HOLE, 4" DOWN (R2)

FOUND BRASS CAP

874.70' (R2)

NORTH QUARTER CORNER
SECTION 14, T4N, R4E
FOUND M.C.E.D. BRASS CAP
IN HAND HOLE, 4" DOWN (R2)

Westwood

Westwood Professional Services, Inc.
2000 East Camelback Parkway, Suite 200
Scottsdale, AZ 85261

Phone (480) 747-6166
Fax (480) 370-8228

westwood.com

Drafted: WPS
Checked: BM
Drawn: KWD
Print Number: 0001728

Prepared for:

K. Hovanian
Great West Homes, LLC
20830 North Tatum Blvd., Suite 230
Phoenix, Arizona 85030

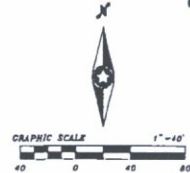


**Silverstone
Parcel F
Final Plat**

Scottsdale, Arizona

Final Plat

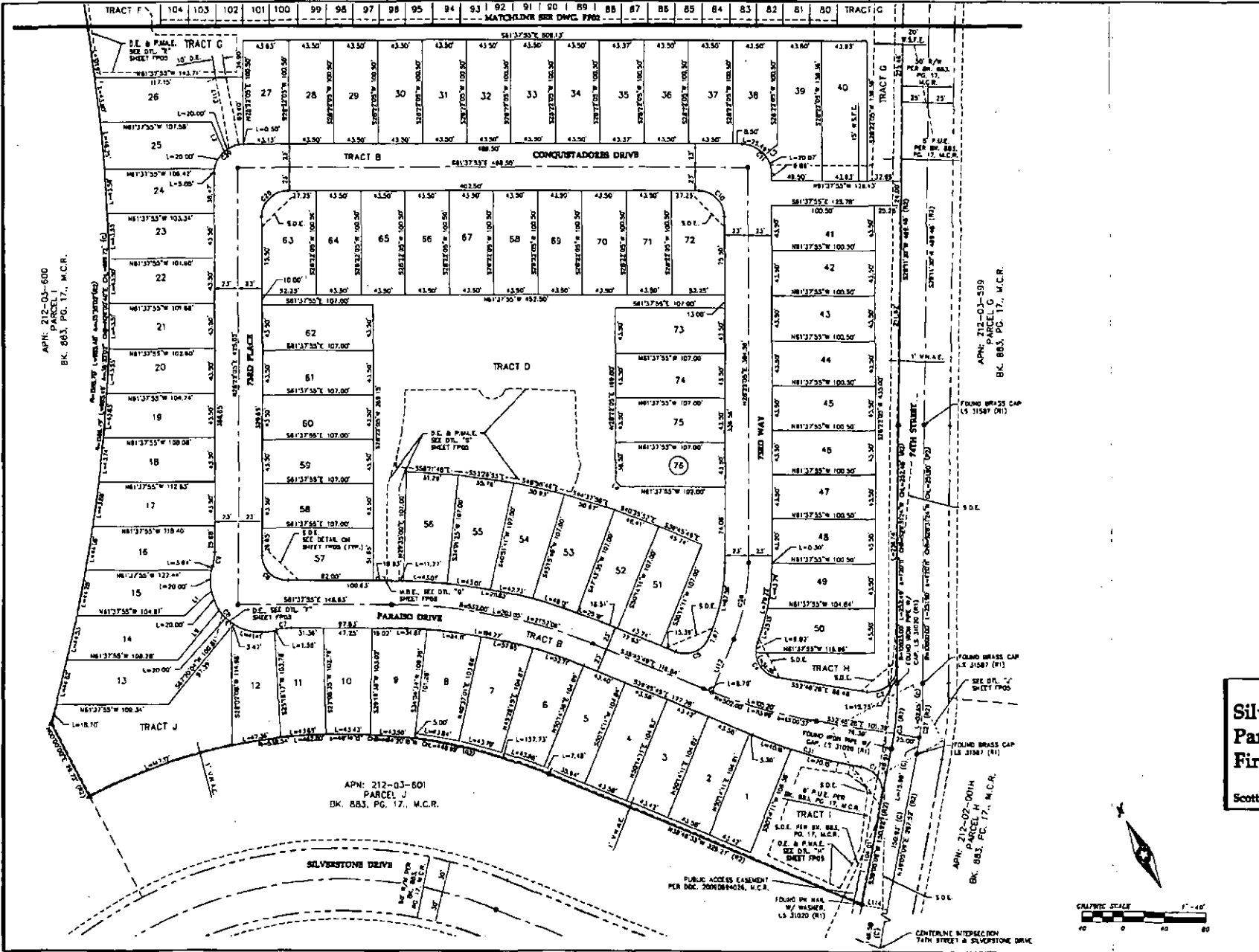
APN: 212-03-599
PARCEL G
1883, PG. 17, M.C.R.



Date: 10/20/2016
Drawing No: FP02
Sheet No: 2 of 6

000811.FP02.dwg

PLAN CHECK NO. 368-18-2 CASE NO. 9-PP-2015 NP#



APHN 212-03-600
PARCEL I
BK. 883, PG. 17, M.C.R.

APHN 212-03-599
PARCEL G
BK. 883, PG. 17, M.C.R.

APHN 212-03-601
PARCEL J
BK. 883, PG. 17, M.C.R.

APHN 212-02-0014
PARCEL H
BK. 883, PG. 17, M.C.R.

Westwood

Westwood Professional Services, Inc.
1000 East McDowell Parkway, Suite 100
Phoenix, AZ 85004
Phone: 480-711-0000
Fax: 480-711-0000
www.westwood.com

Date:	7/28
Client:	SEA
Drawn:	FFG
Drawn/checked:	FFG/FFG

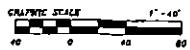
Prepared for:
K. Hovanian
Great West Homes, LLC
3300 North Tetus Blvd., Suite 200
Phoenix, Arizona 85008



**Silverstone
Parcel F
Final Plat**

Scottsdale, Arizona

Final Plat



Date: 10/20/2016
Drawing No: FFG3
Sheet No: 3 of 6

PLAN CHECK NO. 368-18-2 CASE NO. B-PP-2015 NP-9

LINE #	DIRECTION	LENGTH
L1	S76°04'34"W	33.12
L2	N44°48'32"E	31.81
L3	S78°43'28"W	18.45
L4	N81°37'58"W	7.07
L5	N73°32'22"W	68.65
L6	N73°37'37"W	70.34
L7	N73°31'47"W	60.30
L8	S81°36'30"W	10.09
L9	S87°20'04"W	62.76
L10	N28°22'08"E	78.07
L11	N28°22'05"E	67.35
L12	N28°22'05"E	67.00
L13	N28°22'05"E	67.00
L14	N28°22'05"E	67.00
L15	N28°22'08"E	67.00
L16	N28°22'08"E	67.00
L17	N28°22'08"E	67.00
L18	N28°22'08"E	67.00
L19	N28°22'08"E	67.00
L20	N28°22'05"E	67.00
L21	N28°22'05"E	67.00
L22	N28°22'08"E	67.00
L23	N28°22'08"E	67.00
L24	N28°22'08"E	67.00
L25	N28°22'08"E	67.00
L26	N28°22'08"E	67.00
L27	N28°22'08"E	67.00
L28	N28°22'08"E	67.00
L29	N28°22'08"E	67.00
L30	N28°22'08"E	67.00
L31	N28°22'08"E	67.00
L32	N28°22'08"E	67.00
L33	N28°22'08"E	67.00
L34	N28°22'08"E	67.00
L35	N28°22'08"E	67.00
L36	N28°22'08"E	67.00
L37	N28°22'08"E	67.00
L38	N28°22'08"E	67.00
L39	N28°22'08"E	67.00
L40	N28°22'08"E	67.00

LINE #	DIRECTION	LENGTH
L41	N54°35'38"W	14.32
L42	N60°00'04"E	67.00
L43	S0°00'04"W	67.00
L44	S0°00'04"W	67.00
L45	S0°00'04"W	67.00
L46	S0°00'04"W	67.00
L47	S0°00'04"W	67.00
L48	S0°00'04"W	67.00
L49	S0°00'04"W	67.00
L50	S0°00'04"W	67.00
L51	S0°00'04"W	67.00
L52	S0°00'04"W	67.00
L53	S0°00'04"W	67.00
L54	S0°00'04"W	67.00
L55	S0°00'04"W	67.00
L56	S0°00'04"W	67.00
L57	S0°00'04"W	67.00
L58	S0°00'04"W	67.00
L59	S0°00'04"W	67.00
L60	S0°00'04"W	67.00
L61	S0°00'04"W	67.00
L62	S0°00'04"W	67.00
L63	S0°00'04"W	67.00
L64	S0°00'04"W	67.12
L65	S38°56'02"W	5.54
L66	S89°59'18"E	67.84
L67	N28°22'08"E	66.10
L68	N28°22'08"E	66.11
L69	N28°22'08"E	66.11
L70	N28°22'08"E	66.12
L71	N28°22'08"E	66.12
L72	N28°22'08"E	66.13
L73	N28°22'08"E	66.13
L74	N28°22'08"E	66.18
L75	N28°22'08"E	59.88
L76	S61°37'55"E	7.71
L77	S89°59'18"E	67.00
L78	S89°59'18"E	67.00
L79	S89°59'18"E	67.00
L80	S89°59'18"E	67.00

LINE #	DIRECTION	LENGTH
L81	S89°59'18"E	67.00
L82	S89°59'18"E	67.00
L83	S0°00'04"W	67.00
L84	S0°00'04"W	67.00
L85	S0°00'04"W	67.00
L86	S0°00'04"W	67.00
L87	S0°00'04"W	67.00
L88	S0°00'04"W	67.00
L89	S0°00'04"W	67.00
L90	S0°00'04"W	67.00
L91	S0°00'04"W	67.00
L92	S0°00'04"W	67.00
L93	S0°00'04"W	67.00
L94	S0°00'04"W	67.00
L95	S0°00'04"W	67.00
L96	S89°59'18"E	5.29
L97	S28°22'05"W	67.00
L98	S28°22'05"W	67.00
L99	S28°22'05"W	67.00
L100	S28°22'05"W	67.00
L101	S28°22'05"W	67.00
L102	S28°22'05"W	67.00
L103	S28°22'08"W	67.00
L104	S28°22'08"W	67.00
L105	S28°22'08"W	67.00
L106	S28°22'08"W	67.00
L107	S28°22'05"W	67.00
L108	S28°22'05"W	67.00
L109	S28°22'05"W	67.00
L110	S28°22'05"W	67.00
L111	S28°22'05"W	66.79
L112	N50°41'11"E	55.59
L113	S18°08'58"W	70.82
L114	S50°54'00"E	25.00
L115	S28°22'05"W	11.00
L116	N28°22'05"E	11.00
L117	N75°02'15"E	8.02
L118	S75°02'15"E	8.02
L119	S75°02'15"E	8.40
L120	N75°02'15"E	8.87

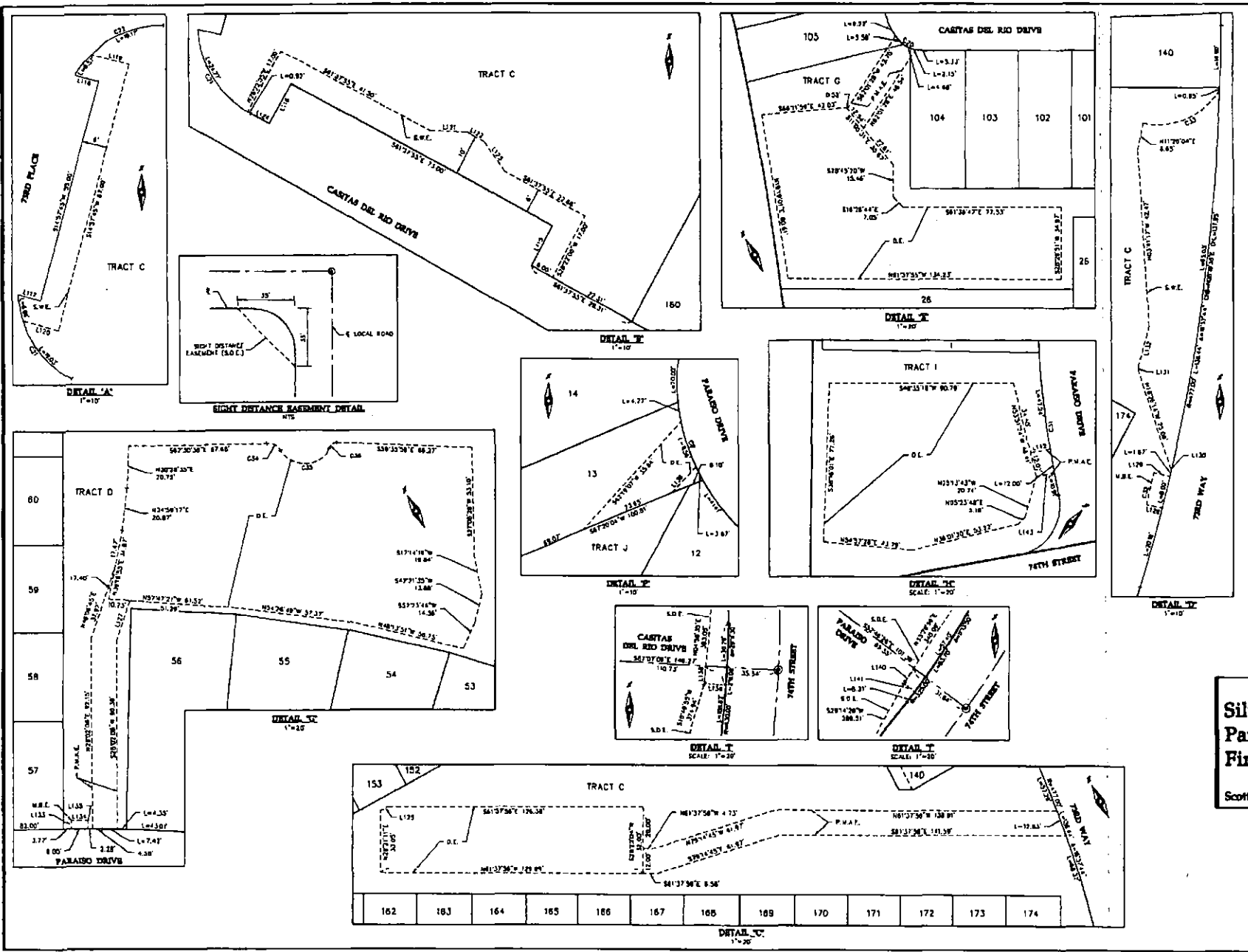
LINE #	DIRECTION	LENGTH
L121	S87°14'49"E	8.84
L122	S61°37'55"E	5.00
L123	S34°32'28"E	8.78
L124	S61°37'55"E	5.08
L125	S89°59'18"E	4.11
L126	N28°22'08"E	68.65
L127	S48°06'45"W	21.24
L128	N77°23'01"W	4.00
L129	S77°23'01"E	4.00
L130	N28°22'40"W	0.53
L131	N17°03'55"W	0.58
L132	N15°28'47"E	10.80
L133	N28°22'05"E	4.00
L134	N61°37'55"W	8.00
L135	N28°22'05"E	4.00
L136	S42°10'07"W	8.86
L137	S0°00'04"W	67.00
L138	N75°51'51"E	8.50
L139	S85°56'03"E	10.45
L140	N37°13'34"E	8.75
L141	S52°01'33"E	8.85
L142	N38°05'29"E	9.86
L143	N38°05'29"E	9.12

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.00	38.80	81°37'04"	S6°31'23"E	35.73
C2	24.80	42.82	89°15'59"	N78°39'17"E	37.49
C3	325.00	62.70	111°3'50"	S23°28'14"W	63.60
C4	25.00	44.28	101°29'44"	S20°13'4"E	38.72
C5	25.00	39.27	90°00'00"	N64°45'49"W	35.36
C6	25.00	39.27	90°00'00"	N18°37'55"W	35.36
C7	50.00	14.19	161°5'37"	S69°45'43"E	14.14
C8	30.00	106.82	122°31'13"	S16°37'55"E	87.68
C9	50.00	14.19	161°5'37"	S38°29'54"W	14.14
C10	25.00	39.27	90°00'00"	S18°37'55"E	35.36
C11	28.00	45.55	90°00'00"	N18°37'55"W	41.01
C12	25.00	39.26	89°58'36"	S44°56'18"E	35.35
C13	25.00	40.53	82°52'31"	S46°28'25"W	36.23
C14	25.00	42.88	88°30'35"	S37°51'52"E	37.88
C15	20.00	30.84	88°38'08"	S42°48'05"E	27.89
C16	20.00	27.82	79°42'07"	S43°01'47"E	25.53
C17	20.00	8.71	24°56'50"	N74°20'7"E	8.84
C18	29.00	13.65	28°56'28"	N87°23'55"E	13.53
C19	29.00	22.17	43°46'40"	S83°32'15"E	21.84
C20	20.00	28.74	78°35'40"	N23°20'05"W	24.79
C21	25.00	25.89	58°52'48"	N32°11'32"E	24.58
C22	25.00	25.74	58°56'58"	N66°32'39"E	24.81
C23	20.00	26.21	75°04'22"	S52°29'56"W	24.37
C24	25.00	28.28	89°58'36"	S44°56'14"E	35.35
C25	20.00	31.41	89°58'37"	N44°56'34"W	28.28
C26	20.00	78.33	21°52'08"	N39°18'08"E	75.87
C27	350.00	66.80	111°3'50"	N33°28'14"E	68.49
C28	25.00	39.27	90°00'00"	N13°22'05"E	35.36
C29	28.00	45.55	90°00'00"	S73°22'05"W	41.01
C30	25.00	44.28	101°43'27"	S47°30'17"W	38.78
C31	51.00	110.31	12°22'08"	S48°58'52"E	110.09
C32	473.00	8.00	0°58'09"	N13°44'44"E	8.00
C33	18.00	21.85	69°32'59"	N68°39'34"E	20.53
C34	5.65	7.89	80°02'44"	N33°05'13"W	7.28
C35	14.82	26.31	103°15'36"	S57°30'08"E	22.89
C36	3.78	4.89	75°28'31"	S82°38'05"W	4.84
C37	823.00	13.73	1°30'15"	N0°45'52"E	13.73

LOT #	AREA (SQ. FT.)	AREA (ACRES)
1	4,571	0.1049
2	4,568	0.1049
3	4,551	0.1045
4	4,569	0.1049
5	4,551	0.1045
6	5,074	0.1165
7	5,031	0.1155
8	5,021	0.1153
9	5,087	0.1168
10	4,651	0.1068
11	4,708	0.1080
12	4,778	0.1097
13	4,833	0.1104
14	5,657	0.1299
15	5,177	0.1189
16	5,279	0.1212
17	5,020	0.1153
18	4,788	0.1101
19	4,875	0.1082
20	4,505	0.1034
21	4,438	0.1019
22	4,423	0.1016
23	4,480	0.1024
24	4,549	0.1044
25	5,151	0.1192
26	6,766	0.1553
27	4,385	0.1007
28	4,372	0.1004
29	4,372	0.1004
30	4,372	0.1004
31	4,372	0.1004
32	4,372	0.1004
33	4,372	0.1004
34	4,372	0.1004
35	4,358	0.1001
36	4,372	0.1004
37	4,372	0.1004
38	4,510	0.1035
39	5,189	0.1421
40	5,950	0.1368
41	4,372	0.1004
42	4,372	0.1004
43	4,372	0.1004
44	4,372	0.1004
45	4,372	0.1004
46	4,372	0.1004
47	4,372	0.1004
48	4,372	0.1004
49	4,435	0.1018
50	4,810	0.1104
51	4,894	0.1123
52	4,705	0.1080
53	5,181	0.1185
54	4,991	0.1146
55	5,261	0.1208
56	5,029	0.1154
57	5,292	0.1238
58	4,654	0.1069
59	4,655	0.1069
60	4,654	0.1069

LOT #	AREA (SQ. FT.)	AREA (ACRES)
61	4,655	0.1069
62	4,655	0.1069
63	5,117	0.1175
64	4,372	0.1004
65	4,372	0.1004
66	4,372	0.1004
67	4,372	0.1004
68	4,372	0.1004
69	4,372	0.1004
70	4,372	0.1004
71	4,372	0.1004
72	5,117	0.1175
73	4,654	0.1069
74	4,655	0.1069
75	4,655	0.1069
76	4,642	0.1066
77	1,886	0.0433
78	1,817	0.0417
79	1,848	0.0424
80	2,027	0.0485
81	1,876	0.0431
82	1,743	0.0400
83	1,742	0.0400
84	1,809	0.0415
85	1,809	0.0415
86	1,742	0.0400
87	1,742	0.0400
88	1,742	0.0400
89	1,809	0.0415
90	1,809	0.0415
91	1,742	0.0400
92	1,742	0.0400
93	1,742	0.0400
94	1,809	0.0415
95	1,809	0.0415
96	1,742	0.0400
97	1,742	0.0400
98	1,742	0.0400
99	1,809	0.0415
100	1,809	0.0415
101	1,742	0.0400
102	1,742	0.0400
103	1,742	0.0400
104	1,813	0.0416
105	1,947	0.0447
106	1,910	0.0436
107	1,908	0.0436
108	1,913	0.0439
109	1,931	0.0443
110	1,987	0.0457
111	1,742	0.0400
112	1,742	0.0400
113	1,809	0.0415
114	1,809	0.0415
115	1,742	0.0400
116	1,742	0.0400
117	1,809	0.0415
118	1,809	0.0415
119	1,742	0.0400
120	1,742	0.0400

LOT #	AREA (SQ. FT.)	AREA (ACRES)
121	1,742	0.0400



Westwood

Westwood Professional Services, Inc.
 2000 East McDowell Parkway, Suite 200
 Scottsdale, AZ 85258
 Phone: 480-347-6666
 Fax: 480-347-6669

Submitted: _____
 Checked: _____
 Drawn: _____
 Date/Sheet: _____

Prepared for:
K. Hovarian
 Great West Homes, LLC
 28336 North Tatum Blvd., Suite 230
 Phoenix, Arizona 85028



Silverstone Parcel F Final Plat
 Scottsdale, Arizona

Details

Date: 10/20/2014
 Drawing No: FPO6
 Sheet No: 5 of 6

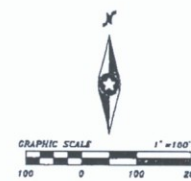
PLAN CHECK NO. 288-18-2 CASE NO. 9-PT-2015 NP-9

Westwood

Westwood Professional Services, Inc.
 4945 East Greenway Parkway, Suite 200
 Scottsdale, AZ 85254
 Phone (480) 717-8888
 Fax (480) 716-8875
 www.westwoodps.com

Date: _____
 Checked: _____
 Drawn: _____
 Detail Number: _____

Prepared for:
K. Hovanian
 Great West Homes, LLC
 28830 North Tatum Blvd., Suite 250
 Phoenix, Arizona 85000

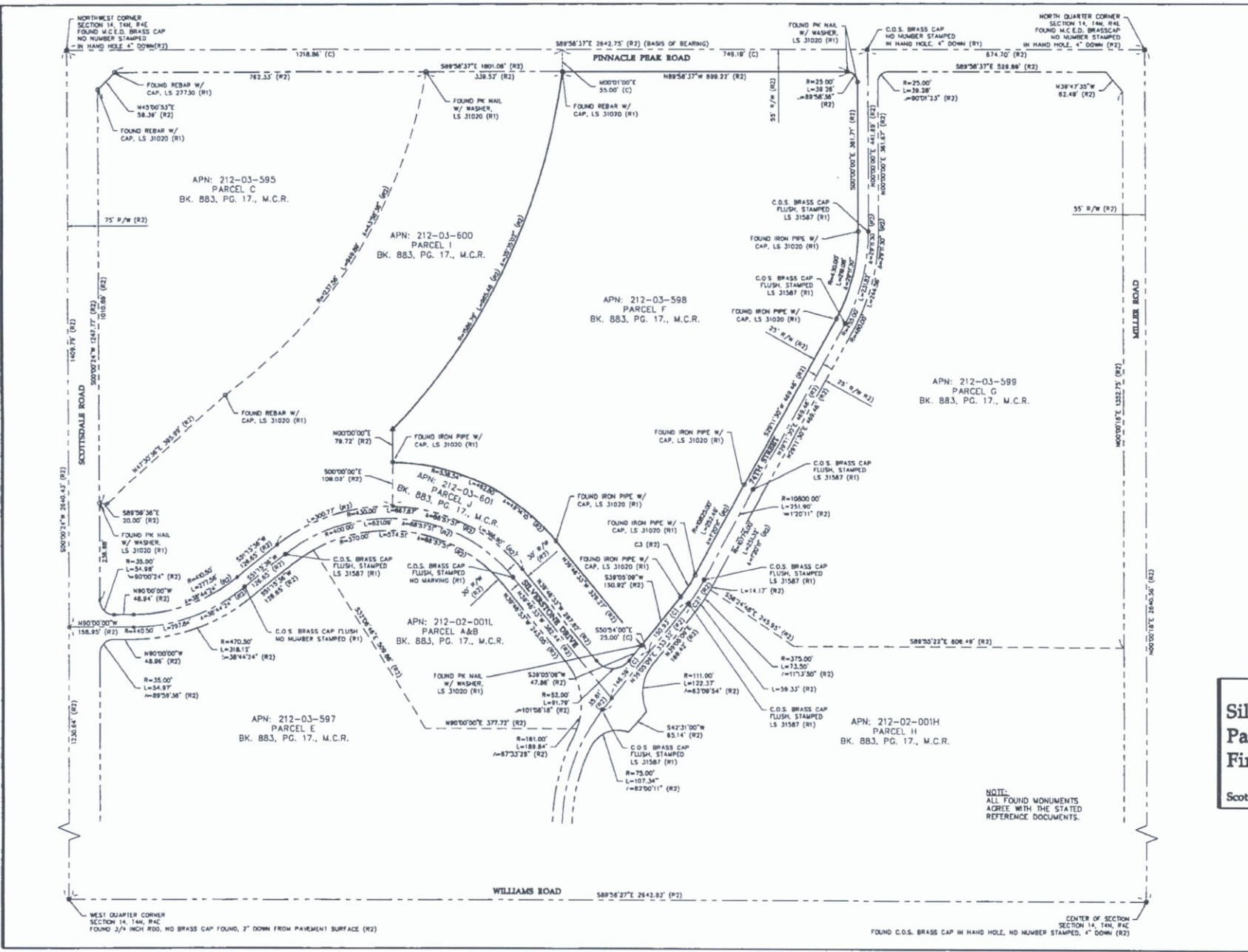


Silverstone Parcel F Final Plat
 Scottsdale, Arizona

Survey Boundary Tie Map

Date: 10/20/2016
 Drawing No: FPO6
 Sheet No: 6 of 6

PLAN CHECK NO. 366-16-2 CASE NO. 9-PP-2015 NF-4



**K. Hovnanian Homes
Silverstone Parcel F
Project Narrative**

THE REQUEST

This application requests Development Review Board approval of a Preliminary Plat for Parcel F of Silverstone at Pinnacle Peak. The proposed preliminary plat seeks to subdivide the property into a 174 unit single family community on approximately 21.8 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 and seeks to establish guidance for the development character and identity of the 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 development plan and landscape design.

INTRODUCTION

K. Hovnanian Homes is proposing a 174 unit single family community to be located on Parcel F of the Silverstone at Pinnacle Peak Planned Community. The property is approximately 21.82 acres (net) and is zoned Planned Community District (P-C) with a comparable zoning of Multi-family residential (R-5). The property was originally rezoned per zoning case #15-ZN-2005, and is subject to amended development standards. The applicant has reviewed these materials to ensure conformance with the approved zoning stipulations.

THE SITE

Because of its historic use, much of the site including the natural vegetation has been removed or damaged. This evidence of scarring dates back to the 1970's when the Rawhide Western Theme Park first began its operations. The footprint of disturbance on the property grew gradually as the Rawhide use continued its expansion over subsequent decades.

The property gently slopes in a southwesterly direction and many of the small braided ephemeral washes are still evidenced across the site in spite of historic flows being diverted to the Rawhide via cutoff channel in Pinnacle Peak Road. There are no major landforms present on the site.

CONTEXT

The site is located on the southwest corner of Pinnacle Peak Road and 74th Street and the northern gateway to the Silverstone community. 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, office and retail uses.

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.

The subject property, Parcel F of the Silverstone Planned Community, constitutes approximately 21.8 acres adjacent to the reconstructed Rawhide Wash corridor. This corridor has been improved to include native vegetation and public pathways, creating an open space amenity for the community. The site is bounded along its southern edge by the Silverstone Park, a passive open space area established as a central gathering space within the Silverstone

community. Parcel G is located immediately east of the subject property and is currently undeveloped. A small office-condo park is located north of the subject property across Pinnacle Peak Road.

OPEN SPACE

The proposed open space for the community has been segmented into three types: Common, Frontage and Private Open Space. Since the community is not located within an ESL area, the Natural Area Open Space (NAOS) standards are not applicable on this property. The open space requirements for Parcel F have been identified through the Silverstone amended development standards and Land Use Budget Summary table.

Common Open Space: This open space type is provided throughout the community and includes a combination of interior and perimeter space not committed to roadways or residences. These areas will be planted with various densities of native plant vegetation depending on the specific area's use, but primarily there will be a strong design approach to emulate the character of the native Sonoran Desert environment. Community amenity areas will also be sited within the common areas to provide an oasis of passive and active amenity space. Such areas will include community pools and inviting gathering places with sufficient shade and seating for residents. The community's common open space will comprise a minimum of 22% of the site's net area, or approximately 4.36 acres.

Frontage Open Space: 74th Street serves as the primary access road for the community and represents the community's eastern boundary. The Silverstone Master Plan requires that at least 1/3 of the site's required open space be provided along this frontage, allowing for a meaningful landscape setback and buffer to the community. The frontage area is also identified within the Silverstone MEDCP as a "Modified Natural" landscape character area which shall consist of a more regional plan palette that includes species that are more colorful and will enhance the aesthetics of the project's roadway frontages. The species located within these areas are intended to compliment the more natural components of the community.

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

CIRCULATION

The proposed community is separated into two distinct product types that will appeal to a broad spectrum of potential homebuyers. Each area will have a primary gated entry from 74th Street that allows for two way ingress and egress. These entry areas are designed to conform to the minimum entry standards defined in the City's DS&PM. A secondary access for each of the areas is proposed as an exit only condition due to the limitations in ability to meet turnaround and queuing requirement for vehicles entering the community. These exit only gates can be opened from the exterior by emergency vehicles if necessary.

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. External to the project 74th Street is consistent with a Local Collector street section within 50 feet of right-of-way and includes attached eight foot wide sidewalks. Pinnacle Peak Road is defined as a Minor Arterial with an existing 55 foot half street dedication and detached 8 foot sidewalk. The Rawhide Wash corridor located along the site's western edge is programmed to include a 10 foot meandering multi-use path.

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CONFORMANCE WITH GENERAL AND CHARACTER PLANS AND GUIDELINES

General Plan

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 master planned property 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.

Zoning

The proposed residential use is consistent with the existing R-5 (P-C) zoning on the property per the 2005 Silverstone at Pinnacle Peak rezoning (#15-ZN-2005). The currently entitlement for Parcel F allows for a maximum of 186 units with a maximum density range of 8 to 10 du/ac. This development approval allows a net density of up to 8.5 dwelling units per acre. The subject property is surrounded by R-5 PCD to the east, south and west to include the wash and park buffers along the west and south. North of the site, the office condo development is zoned C-O ESL which is shared by the extension of the Rawhide wash. The following proposal will allow Parcel F of Silverstone and Pinnacle Peak to be subdivided into 174 single family residential lots at a gross density of 7.3 du/ac.

Master Environmental Design Concept Plan (MEDCP)

A MEDCP document was produced in conjunction with the rezoning of the Silverstone property in 2005. This Council approved document provides guidance regarding streetscape character for collector roadways.

In accordance with the MEDCP, 50% of the trees utilized throughout the community shall be mature. The plant species selected for this project will consist of species identified on the Silverstone Design Guideline's approved plant list. This list includes, "both native and transitional plant species" and have been selected to allow for a vegetative diversity which will be complementary of existing development and the surrounding Sonoran Desert Character. A Native Plant Inventory has been complete for this site in line with MEDCP guidelines and a majority of the salvageable trees will be reutilized at strategic locations within the site.

The MEDCP establishes scenic corridors, parks, and community open space. The Silverstone – Parcel F development will adhere to the MEDCP in that it establishes a 50' scenic corridor along Pinnacle Peak Road, and provides pedestrian linkages to the Rawhide Wash to the west of the parcel and to the community park and library to the south. These pedestrian connections combined with robust pedestrian improvements within the community will allow users of all ages and physical conditions accessibility to the system, making it easier for residents to navigate throughout the development without vehicular dependency, provide a variety of hardscape elements, establish gathering space for pedestrian interaction, and enhance overall community connectivity.

GENERAL CONTRIBUTION TO THE NEIGHBORHOOD

K. Hovnanian Homes, an industry leading homebuilder with multiple high quality projects within Scottsdale, is proposing the development of a single family community that compliments the land use types and residential densities envisioned for this area. The proposal will include two distinct product types, a two-story townhome and a two-story duplex residence. Both unit types 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.

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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.

SENSITIVE DESIGN PRINCIPLES, CLIMATE / ENVIRONMENTAL FACTORS

1. The design character of any area should be enhanced and strengthened by new development.

This property, in association with the overall Silverstone community, has been witness to extensive man-made impacts over many decades that have degraded the natural character of the property. Through the adoption of the Silverstone Master Plan, the City has acknowledged this widespread impact and is focused on landscape and sound development practices that will emulate the quality of the larger community. The proposed development plan for Parcel F strengthens the community by establishing varied landscape corridors along the site's perimeter and reinforces pedestrian connections with sidewalks and pathways that link to existing paths and trails located outside of the community.

2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas as well as protect natural features.

Many of the proposed residences within the community will orient towards the Rawhide Wash corridor along the site's western perimeter. This corridor has been reborn as both a natural wash corridor supporting native vegetation and wildlife, and as a passive recreational amenity. Similarly, units that orient to the southern perimeter of the site will enjoy the existing natural open space of Silverstone Park.

3. Development should be sensitive to existing topography and landscaping.

As a result of the currently mapped FEMA floodplain that extends across a majority of the Silverstone property, residential development must be slightly elevated to meet federal floodplain requirements. This designation will result in a site development concept that is consistent with the existing slope of the site, but requires re-contouring to elevate development pads. Natural vegetation that will be salvaged from the site will be re-located throughout the community to support the native species themes that will be present within and fronting the proposed community.

4. Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.

Through the re-establishment of native materials on-site, the proposed development will protect and promote the character of the Sonoran Desert. Open space areas adjacent to the community have taken great strides in recreating similar native vegetation character types consistent with the approved Silverstone plant list.

5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

The site is surrounded by many elements of the public realm including a public library, parks, wash corridors and public trail connections that link to a broad network of other trails and pathways. The subject property will promote connections to this network through internal open space corridors and sidewalks.

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- 6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.**

The Silverstone Master Plan and MEDCP documents have outlined a framework for a connected pedestrian network and the proposed development plan will seek to advance these principles through on-site pedestrian connections.

- 7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.**

The proposed development plan includes provisions for concentrated landscaping in common areas that will facilitate shading and a positive pedestrian experience for the community's residents.

- 8. Buildings should be designed with a logical hierarchy of masses.**

Not applicable.

- 9. The design of the built environment should respond to the desert environment.**

The proposed Community's common open space areas will be embellished with native vegetation salvaged from the site. The colors and materials used within the community will reflect characteristics typical of the Southwest and desert environments.

- 10. Developments should strive to incorporate sustainable and healthy building practices and products.**

The incorporation of energy efficient building materials and sustainable building practices will be emphasized where possible to reduce energy consumption and promote techniques that seek best building techniques.

- 11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.**

The site will utilize native plant materials that are salvaged from the subject property and/or are selected from the Silverstone plant list.

- 12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.**

On site irrigation of native materials will utilize efficient water use techniques and practices to provide for the successful use of materials salvaged from the property and that are suitable for the area.

- 13. The extent and quality of lighting should be integrally designed as part of the built environment.**

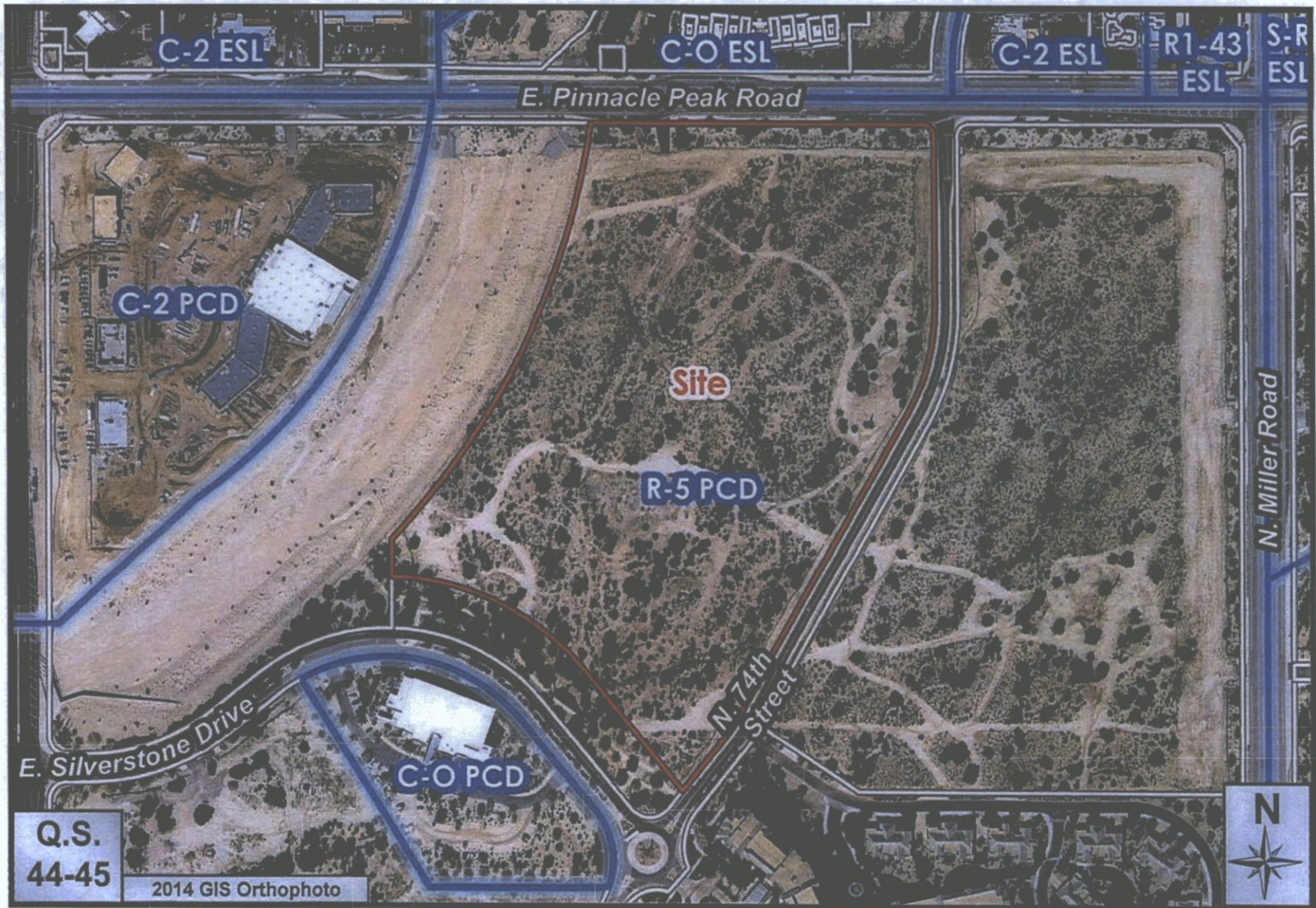
Site lighting shall be in conformance with standards identified in the ESL Ordinance to promote low light levels and conducive to a "dark skies" environment, while maintaining a safe and navigable environment for residents.

- 14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.**

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Monumentation signage and project identification for the subject property shall be limited to ingress and egress locations and shall seek to be contextually appropriate and conducive to the design principles suggested by the MEDCP document.

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Silverstone Parcel F

ATTACHMENT #4

9-PP-2015



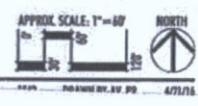
SITE DATA:	
ADDRESS:	7350 E SILVERSTONE DR.
SITE AREA (GROSS):	1,041,697 SF (23.9 AC)
SITE AREA (NET):	940,976 SF (22.0 AC)
GROSS DENSITY:	7.3 DU/AC
ZONING:	R-5 R-C (NO CHANGE)
PROPOSED # OF LOTS:	174
TOWN HOME (NORTH HALF):	98
DUPLEX (SOUTH HALF):	76
REFUSE COLLECTION:	INDIVIDUAL BINS
PARKING REQUIRED:	2 SPACES/UNIT TO BE PROVIDED IN GARAGE
GUEST PARKING	
TOWN HOME (NORTH HALF):	32 OFF STREET SPACES
	(INCLUDES 2 ACCESSIBLE SPACES)
DUPLEX (SOUTH HALF):	152 SPACES (IN DRIVEWAY)
<ul style="list-style-type: none"> * ON-SITE STREET TRACTS ARE DESIGNATED FIRE LANES. * FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW. * UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6" * KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES 	

FRONTAGE OPEN SPACE	REQUIRED: 1.45 AC. (63,162 SF.)
	(1/3 OF REQUIRED OVS TO BE LOCATED AS FRONTAGE OVS ADJACENT TO INTERNAL STREETS (E. 74TH STREET))
PROVIDED:	63,162 SF.
COMMON OPEN SPACE	REQUIRED: 4.36 AC. (189,921 SF.)
	(22% OF NET)
PROVIDED:	189,921 SF.
PRIVATE OUTDOOR LIVING SPACE	(ALL NON-PRIVATE OVS)
REQUIRED:	TBD BASED ON ARCHITECTURE
	(FIRST STORY DWELLING UNITS, MINIMUM 0.10 MULTIPLIED BY THE GROSS FLOOR AREA OF THE UNIT, DWELLING UNITS ABOVE THE FIRST STORY, MINIMUM 0.05 MULTIPLIED BY THE GROSS FLOOR AREA OF THE UNIT.)
MIN. PROVIDED:	+/- 53,351 SF



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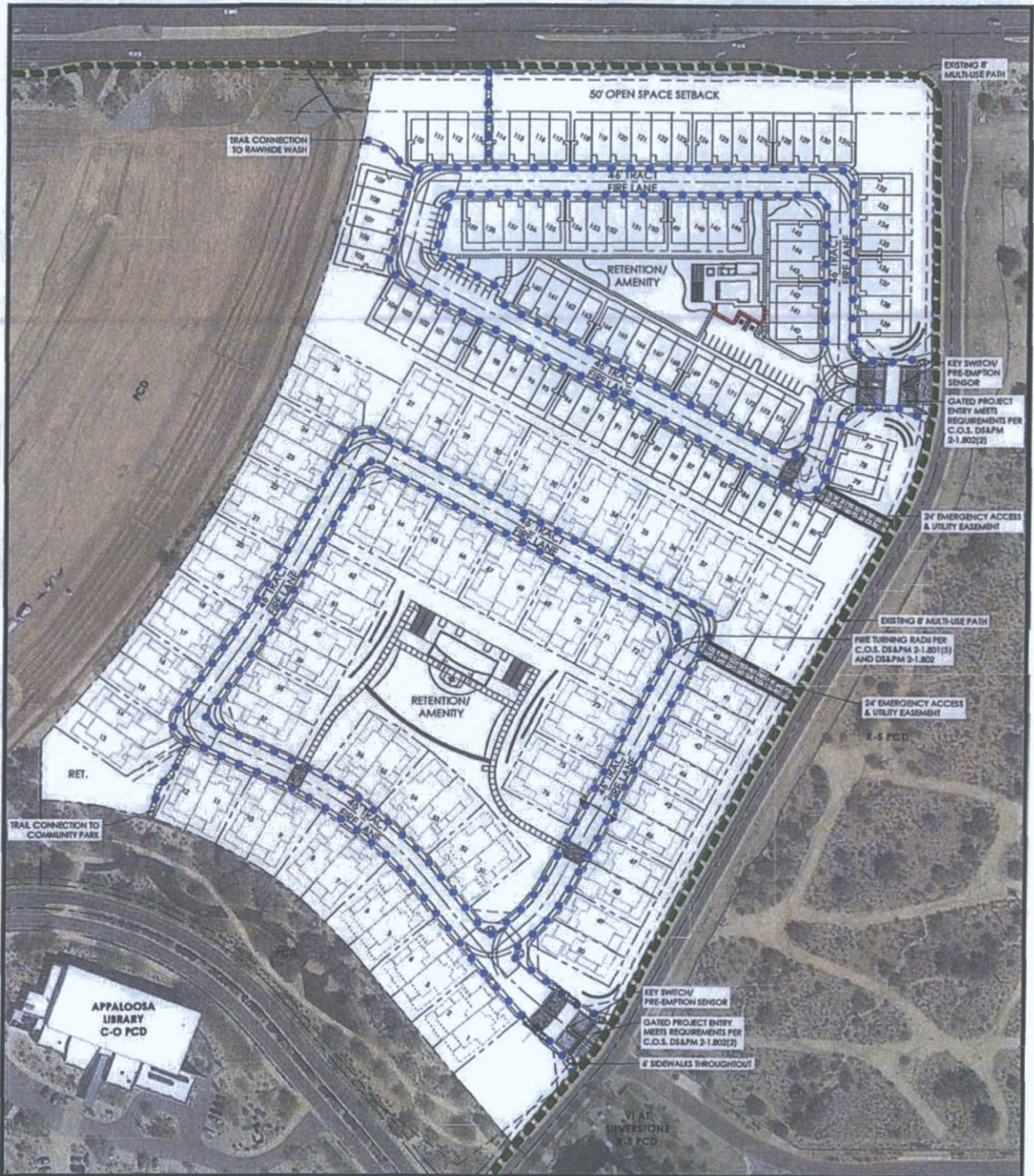
SILVERSTONE - PARCEL F
 CONCEPTUAL SITE PLAN



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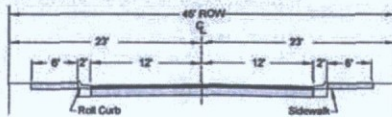
ATTACHMENT #5

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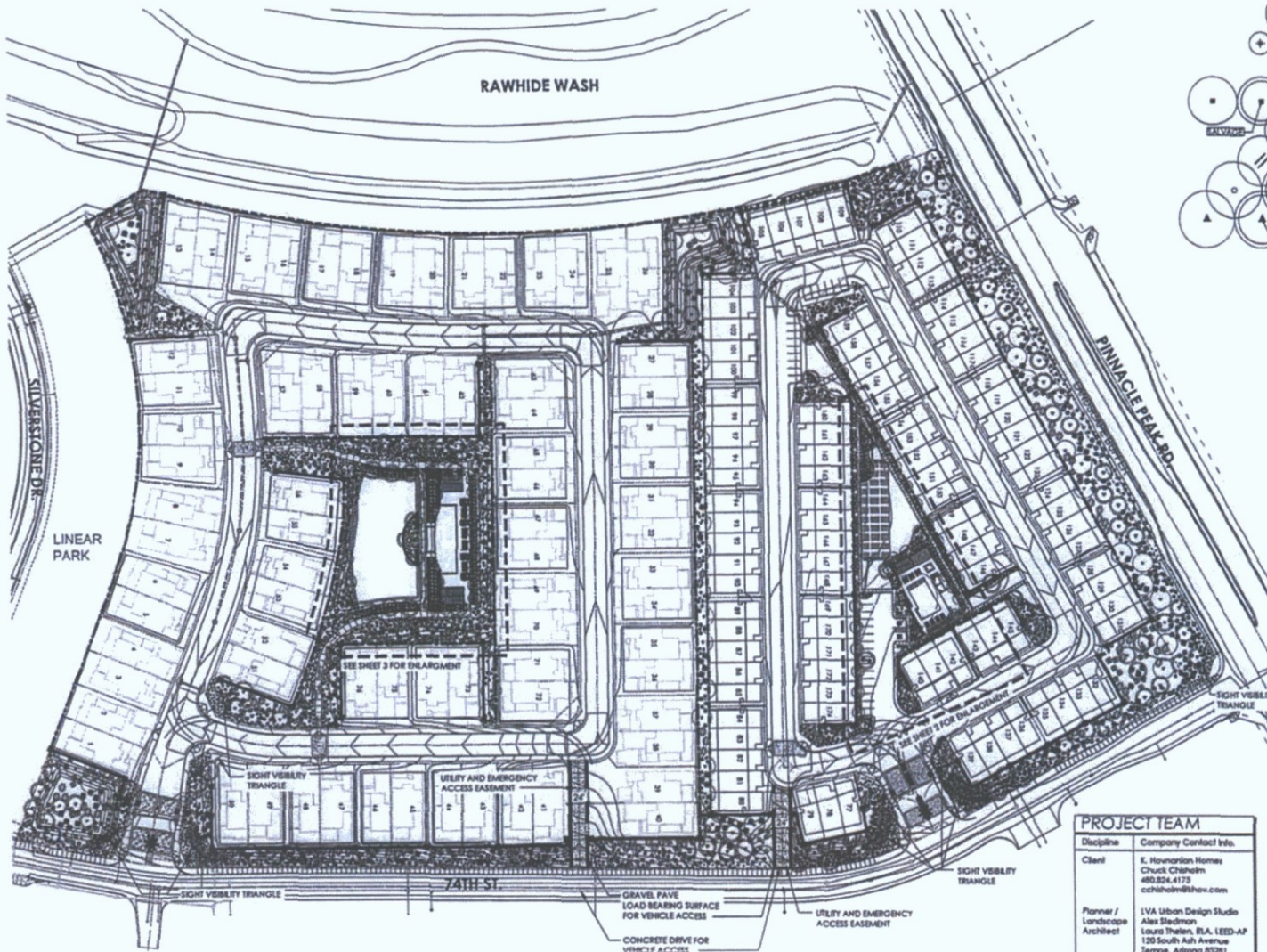
STREET CROSS SECTION

SECTION A: LOCAL RESIDENTIAL - SUBURBAN CHARACTER



LEGEND

- PROPERTY BOUNDARY
- 6' SIDEWALK
- 8' MULTI-USE PATH (EXISTING)
- ... ADA ACCESSIBLE ROUTE FROM ADA PARKING SPACES TO AMENITY



PLANT LEGEND



PLANT	SIZE	CALIPER	QTY.
ACACIA GREGGII**	CAT CLAW ACACIA	SALVAGE	3' MIN. 2
BALBOINA CONGESTA**	ANACACHO DRICH	24" BOX	1.25' 25
CASALPINA MEXICANA	YELLOW BIRD OF PARADISE	24" BOX	1.0' 49
CERCIDINI FLORIDUM	BLUE PALM VERDE	24" BOX / SALVAGE	1.0' / 3' MIN. 7
CERCIDINI MICROPHYLLA	FOOTBALLS PALM VERDE	SALVAGE	3' MIN. 29
CHLOPSIS LINEARIS	DESERT WILLOW	24" BOX	1.0' 6
OLNEYA TESOTA	IRONWOOD	48" BOX SALVAGE	7.0' / 3' MIN. 8
PROSOPIS VELUTINA	ARIZONA MESQUITE	24" BOX SALVAGE	3.0' / 3' MIN. 78
AGAVE OENIPHORA**	TWIN FLOWERED AGAVE	5 GAL.	23
AGAVE MURPHYI	MURPHY AGAVE	5 GAL.	4
CALAMENEA TROPHYLLA**	PINK FANNY DUSTER	5 GAL.	129
CARIBBEA GIGANTEA	SALVAGE	5 GAL.	111
DASYLIRION WHEELER	DESERT SPOON	5 GAL.	53
ERICAMERIA LANCEOLATA	TURPENTINE BUSH	5 GAL.	49
ELPHORBIA ANESTHETICA**	CANDILLERA	5 GAL.	40
FEROCACTUS WUDEI**	PIR-HOOK BARREL	SALVAGE	9
FOUGUERIA SPLENDENS	OCOTILLO	12 CANE MIN.	2
HYPIS ENORY**	DESERT LAVENDER	5 GAL.	181
JUSTICIA CALIFORNICA	CHUPARROSA	5 GAL.	253
LARREA TRIDENATA	CREOSOTE	5 GAL.	192
MIMULUS REGIA CAPILLARS	REGAL MIST	5 GAL.	344
MIMULUS REGIA ROBNS	DEER GRASS	5 GAL.	398
OPUNTIA ENGELMANNII	ENGELMANN'S PRICKLY PEAR	5 GAL.	18
PEDILANTHUS MACROCARPUS**	SUPPER PLANE	5 GAL.	84
SMILAX CHINENSIS	JOJOBA	5 GAL.	203
SPERMALCEA AMBIGUA	DESERT GLOBEMALLOW	5 GAL.	141
YUCCA DELTOIDEA	GOLDEN YUCCA	5 GAL.	240
YUCCA BACCATA	BANANA YUCCA	5 GAL.	45
BALEA MULTIRADIATA	DESERT MARIGOLD	1 GAL.	267
DYSSODIA PENACHATA	DYSSODIA	1 GAL.	221
LANTANA MONTEVIDENSIS	PURPLE TRAINING LANTANA	1 GAL.	244
LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	189
MELAMPYRUM LEUCANTHEM	BLACKFOOT DANDY	1 GAL.	215
PERISTICHON PAIRYI	PAIRY'S PERISTICHON	1 GAL.	61
TRACHELOSPERMUM JASMINHOIDES*	STAR JASMINE	1 GAL.	9
VERBENA GOODENI*	GOODENI'S VERBENA	1 GAL.	146
WEDDIA TROBATA	YELLOW DOT	1 GAL.	39
TURF	MID-RON - 300	22,100 S.F.	
SYNTHETIC TURF		340 S.F.	
2" DEEP GRANITE TOP DRESSING 'DESERT FLOOR' SURFACE		188,450 S.F.	
SURFACE SELECT SIZE BOULDERS	1 TON / 2 TON / 3 TON / 4 TON	2 / 1 / 1 / 1	

PROJECT TEAM

Discipline	Company Contact Info.
Client	E. Hovnor Homes Chris Chahalm 480.204.4175 cchahalm@ehov.com
Planner / Landscape Architect	LVA Urban Design Studio Alex Steadman Laura Thelen, RLA, LEED-AP 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 alexsteadman@lvadesign.com lthelen@lvadesign.com

PROJECT DATA

TOTAL TREES PROVIDED: 333
 MATURE TREES REQUIRED: 185
 MATURE TREES PROVIDED: 210

Pursuant to Section 10.502.B, all trees shall have a 15 gallon minimum container size and all trees shall be mature. For developments where buildings have more than one story, 50% of the trees shall meet the following standards:
 Palm Trees: 12 feet tall
 Single-trunk trees: 2 inch caliper
 Multiple-trunk trees: 1-1/2" caliper average trunk



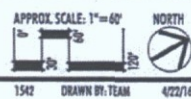
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SILVERSTONE
 CONCEPTUAL LANDSCAPE PLAN
 OVERALL LANDSCAPE - SHEET 1 OF 8

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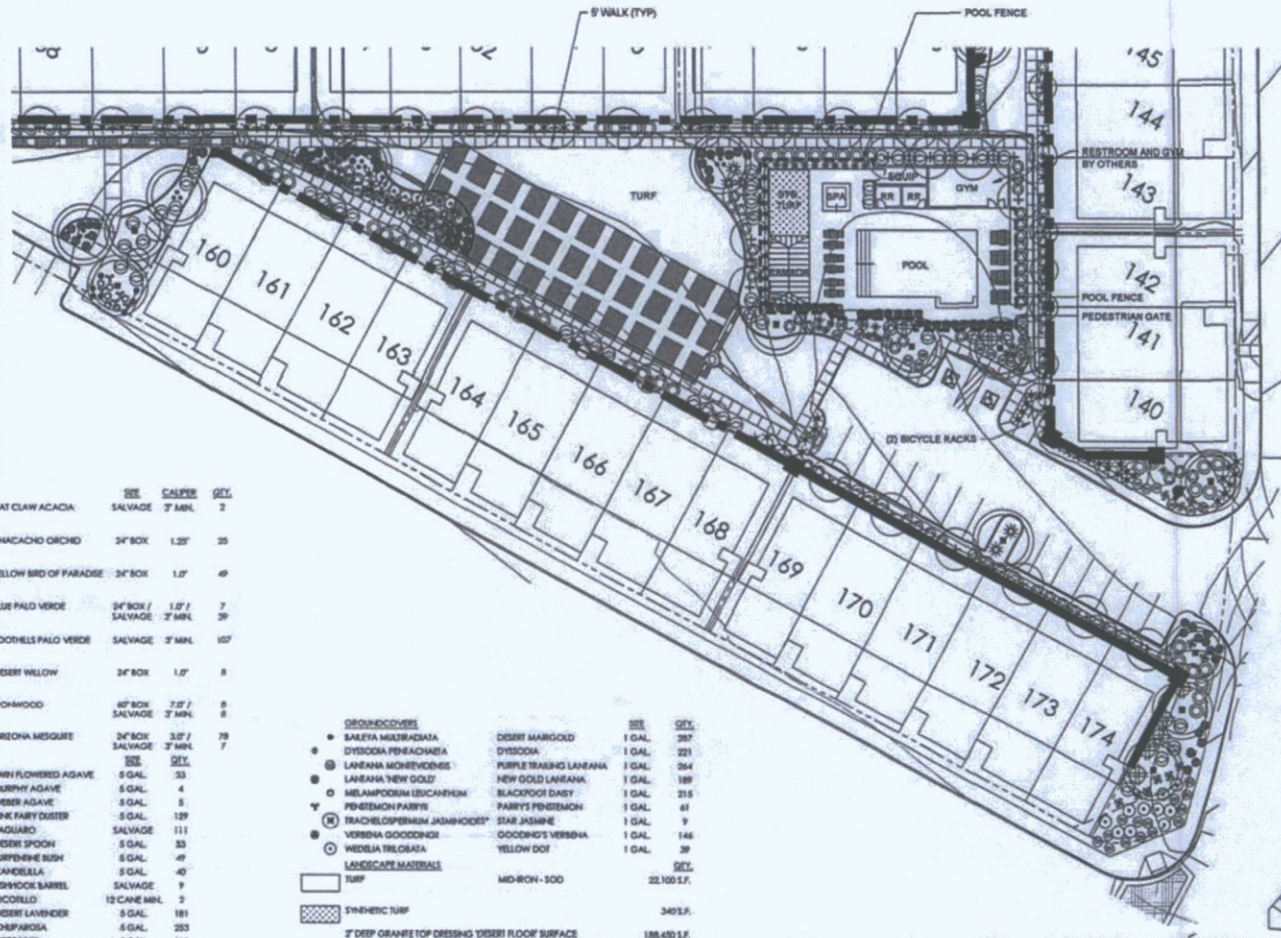
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ATTACHMENT #7



PLANT LEGEND

SYMBOL	PLANT NAME	SIZE	CALIPER	QTY.
(circle with dot)	ACACIA GREGGII*	CAT CLAW ACACIA	SALVAGE 3" MIN.	2
(circle with cross)	BANANA CONCRETA**	ANACARDIO ORCHID	34" BOX	125
(circle with plus)	CAESALPIA MERICANA	YELLOW BIRD OF PARADISE	34" BOX	40
(circle with asterisk)	CERCOBIUM FLORIDUM	BLUE PALM VERDE	24" BOX / SALVAGE	127 / 39
(circle with triangle)	CERCOBIUM MICROPHYLLA	FOOTHILLS PALM VERDE	SALVAGE	3" MIN. 107
(circle with square)	CHILIPIS LINEARE	DESERT WILLOW	34" BOX	107
(circle with diamond)	OLIVEA TESOTA	ROKWOOD	64" BOX SALVAGE	727 / 3" MIN. 8
(circle with inverted triangle)	PROGOS YELITINA	ARIZONA MESQUITE	34" BOX SALVAGE	317 / 3" MIN. 78
(circle with star)	AGAVE GEMIFLORA**	TWIN FLOWERED AGAVE	5 GAL.	53
(circle with cross)	AGAVE MURPHYI	MURPHY AGAVE	5 GAL.	4
(circle with asterisk)	AGAVE WESLEY	WESLEY AGAVE	5 GAL.	8
(circle with triangle)	CAUSANDRIA BRICOPHYLLA**	PINK FERRY DUSTER	5 GAL.	129
(circle with diamond)	CARYOCOSTA GIGANTEA	SAGUARO	SALVAGE	111
(circle with inverted triangle)	DASYLIRION WHEELERII	DESERT SPOON	5 GAL.	53
(circle with star)	ERICACERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL.	49
(circle with cross)	EUPHORBIA ANESTHYLIFICA**	CANDELLA	5 GAL.	40
(circle with triangle)	FEROCACTUS WISLIZENI	YERBONOK BARREL	SALVAGE	9
(circle with diamond)	FOUGERIA SPLENDENS	12 CANE MIN.	2	
(circle with inverted triangle)	HYPTIS EAGRY**	DESERT LAVENDER	5 GAL.	181
(circle with star)	JUSTICIA CALIFORNICA	CHIFFAROSA	5 GAL.	253
(circle with cross)	LARREA TRIDORATA	CREOSOTE	5 GAL.	192
(circle with triangle)	MIMALENSISIA CAPILLARS	REGAL MIST	5 GAL.	346
(circle with diamond)	MIMALENSISIA RIGIDS	DEER GRASS	5 GAL.	298
(circle with inverted triangle)	OPUNIA ENGELMANNI	ENGELMANN'S PRICKLY PEAR	5 GAL.	18
(circle with star)	PEDALANHEUS MACROCARPUS**	SUPPER PLANE	5 GAL.	84
(circle with cross)	SIMONDSIA CHIRENSI	JOJOBA	5 GAL.	203
(circle with triangle)	SPHAERALCEA AMBIGUA	DESERT GLOREALLOW	5 GAL.	141
(circle with diamond)	YUCCA DELTOIDEA	OGGIDNEY	5 GAL.	240
(circle with inverted triangle)	YUCCA BACCATA	BANANA YUCCA	5 GAL.	45

SYMBOL	DESCRIPTION	SIZE	QTY.	
(circle with dot)	DESERT MARIGOLD	1 GAL.	287	
(circle with cross)	DYSDOCHA PIRACACHA	DYSDOCH	1 GAL.	221
(circle with asterisk)	LANAENA MCKENZIEI	PURPLE TRAILING LANAENA	1 GAL.	264
(circle with triangle)	LANAENA NEW GOLD	NEW GOLD LANAENA	1 GAL.	189
(circle with diamond)	MELAMPOMUM LEUCANTHEM	BLACKFOOT DARTY	1 GAL.	215
(circle with inverted triangle)	PARRY'S PENSTEMON	PARRY'S PENSTEMON	1 GAL.	41
(circle with star)	STAR JASMINE	STAR JASMINE	1 GAL.	9
(circle with cross)	VERBENA GOODENOUGH	GOODENOUGH'S VERBENA	1 GAL.	146
(circle with triangle)	VERBENA TIREBATA	YELLOW DOT	1 GAL.	39
(circle with diamond)	MID-RICH-100		22,100 S.F.	
(circle with inverted triangle)	340 S.F.			
(circle with star)	188,450 S.F.			
(circle with cross)	217,171			

SHEET KEY



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SILVERSTONE
 CONCEPTUAL LANDSCAPE PLAN
 NORTH AMENITY CONCEPT - SHEET 2 OF 8

APPROX. SCALE: 1" = 20'
 NORTH
 1542 DRAWN BY: TEAM 4/22/16

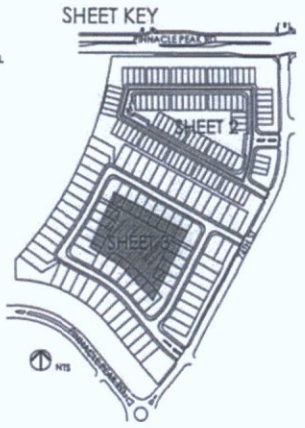
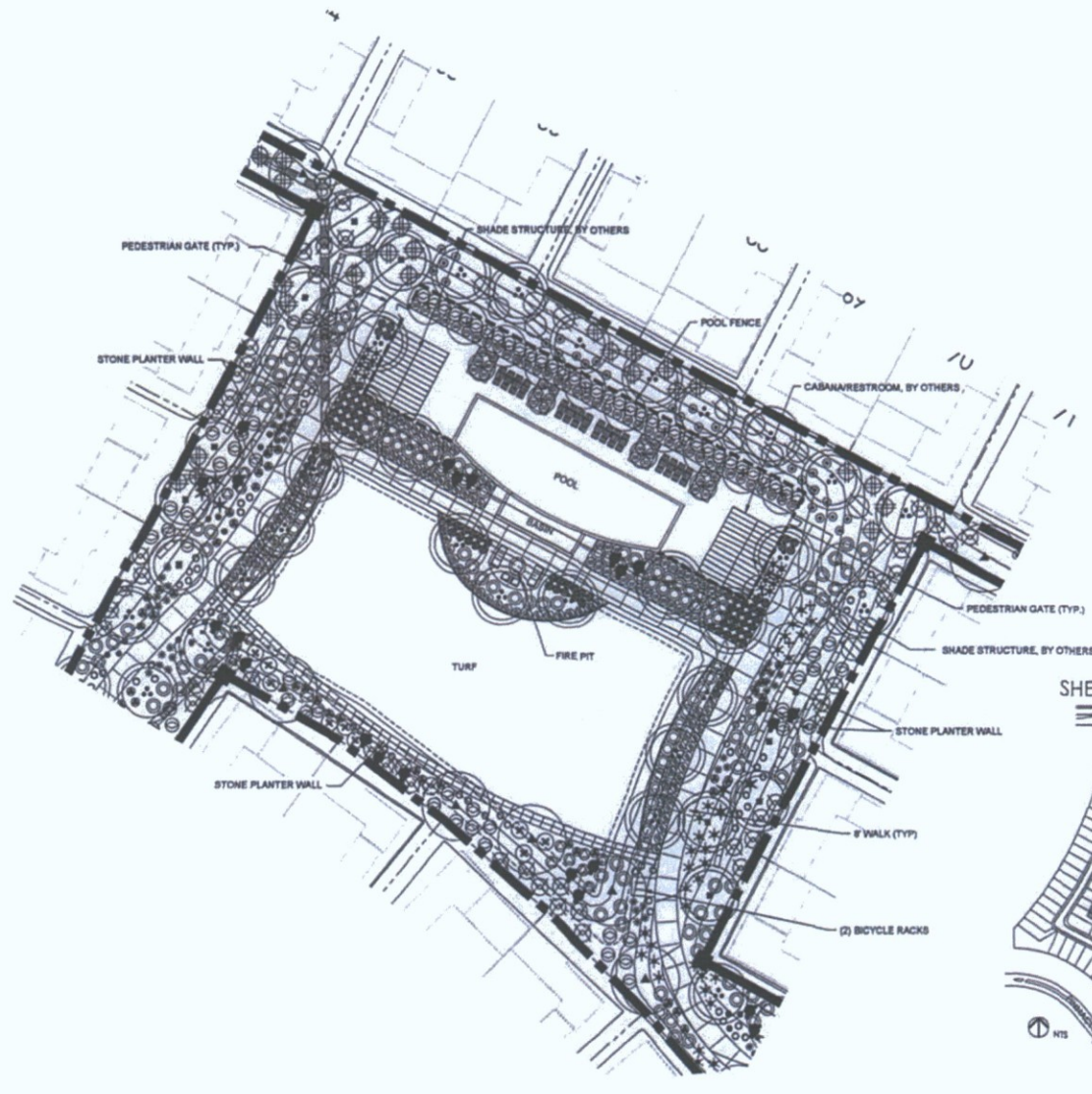
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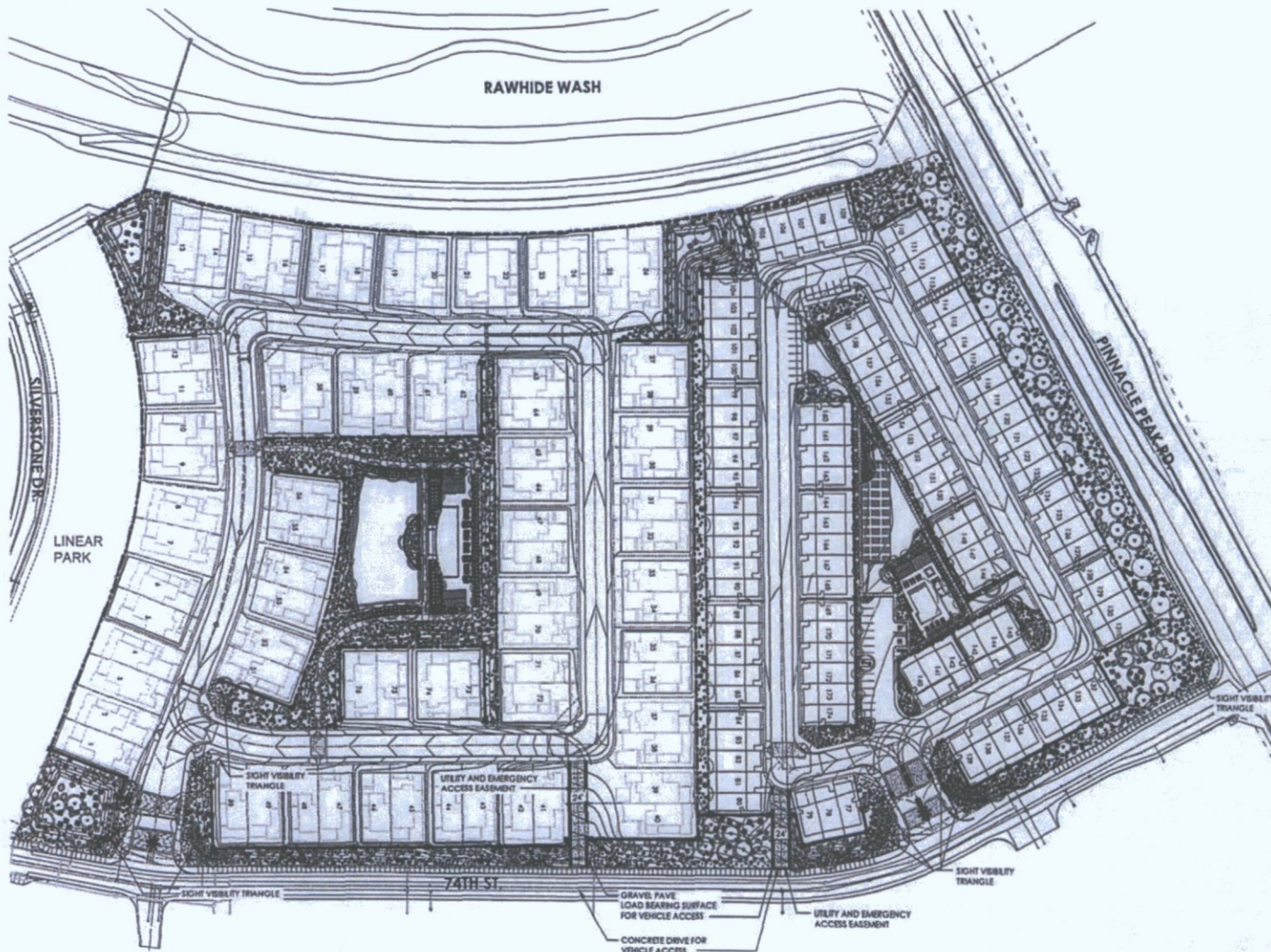
PLANT LEGEND

SYMBOL	PLANT NAME	SIZE	CALIPER	QTY.	
(S)	ACACIA GREGGII**	CAT CLAW ACACIA	SALVAGE	3' MIN.	2
(S)	BANISHA CONGESTA**	ANACACHO ORCHID	3' BOX	1.25'	35
(S)	CASALPINA MEXICANA	YELLOW BIRD OF PARADISE	3' BOX	1.2'	49
(S)	CERCOSIA FLORIDUM	BLUE PALM VERDE	2' BOX / SALVAGE	1.0' / 3' MIN.	7 / 39
(S)	CERCOSIA MICROPHYLLA	FOOTHILLS PALM VERDE	SALVAGE	3' MIN.	107
(S)	CHLOPSIS LINEARS	DESERT WILLOW	3' BOX	1.0'	8
(S)	OLNEYA TESOTA	IRONWOOD	60' BOX	7.0' / SALVAGE	8 / 3' MIN.
(S)	PROSOPE VESUTINA	ARIZONA MESQUITE	3' BOX	3.0' / SALVAGE	78 / 3' MIN.
(S)	AGAVE GEMMIFLORA**	TWIN FLOWERED AGAVE	5 GAL.	23	
(S)	AGAVE MURPHYI	MURPHY AGAVE	5 GAL.	4	
(S)	AGAVE WEBER	WEBER AGAVE	5 GAL.	5	
(S)	CALLANDRIA EPICPHYLLA**	PINK FABRY DUSTER	5 GAL.	129	
(S)	CARNEGEIA GIGANTEA	SAGUARO	SALVAGE	111	
(S)	DASYLIRION WHEELER	DESERT SPOON	5 GAL.	53	
(S)	ERCAMERIA LARGIFLOA	TURKISH BUSH	5 GAL.	49	
(S)	EUPHYORBIA ARISTOPHYLLICA**	CANDYBELL	5 GAL.	40	
(S)	FEROXCACIUS WILSONI	HIGHHOOK BARREL	SALVAGE	9	
(S)	FOUGERIA SPLENDENS	OCOTILLO	12 CANE MIN.	2	
(S)	HYPSIS EMORYI**	DESERT LAVENDER	5 GAL.	181	
(S)	JARROA CALIFORNICA	CHUPAROSA	5 GAL.	283	
(S)	LARREA TRIDENATA	CREOSOTE	5 GAL.	192	
(S)	MARLEBERGIA CAPILLARS	REGAL MISS	5 GAL.	346	
(S)	MARLEBERGIA RIGIDS	DEER GRASS	5 GAL.	378	
(S)	OPUNSEA ENGELMANNI	ENGELMANN'S PRICKLY PEAR	5 GAL.	18	
(S)	PEDALANUS MACROCARPUS**	SUPPER PLANT	5 GAL.	84	
(S)	SIAMONDISIA CHINENSIS	JO JOBA	5 GAL.	203	
(S)	SPHAERALCEA AMBIGUA	DESERT GLOBEMALLOW	5 GAL.	141	
(S)	YUCCA DELTOIDEA	GOLDBERRY	5 GAL.	240	
(S)	YUCCA BACCATA	BANANA YUCCA	5 GAL.	45	
(S)	BANAYA MULTIRADATA	DESERT MARIKINGOLD	1 GAL.	287	
(S)	DISSOCIA PERACHETA	DYSSOCIA	1 GAL.	221	
(S)	LANAENA MOHEVEGENSIS	PURPLE SEALING LANAENA	1 GAL.	264	
(S)	LANAENA 'NEW GOLD'	NEW GOLD LANAENA	1 GAL.	189	
(S)	MELAMPORUM LEUCANTHEMUM	BLACKFOOT DASY	1 GAL.	215	
(S)	PENTSTEMON PARRYI	PARRY'S PENTSTEMON	1 GAL.	41	
(S)	TRACHELOSPERUM JASMINOIDES*	STAR JASMINE	1 GAL.	9	
(S)	VERBENA GOODENIIS	GOODEN'S VERBENA	1 GAL.	146	
(S)	WEDDIA TRELORATA	YELLOW DOT	1 GAL.	39	
(S)	MID-RICH - SOD			22,100 S.F.	
(S)	SYNTHETIC TURF			340 S.F.	
(S)	2" DEEP GRANITE TOP DRESSING 'DESERT FLOOR' SURFACE			186,450 S.F.	
(S)	SURFACE SELECT SIE Boulders	1 TON / 210N / 3 TON / 410N		2 / 1 / 1 / 1	

* NOT ON THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST
 ** NOT ON THE SILVERSTONE DESIGN GUIDELINES PLANT LIST
 NOTE:
 • SALVAGED TREES ARE ASSUMED TO BE 3" CALIPER OR GREATER AND COUNT TOWARDS FULFILLING CITY OF SCOTTSDALE MATURE TREE REQUIREMENTS FOR 10,000.3 & 5,100.0 (50% OF TOTAL TREES TO BE MATURE WITH 3" CALIPER OR GREATER IS EQUAL TO 185 TREES)
 • 253 TREES CUT THE PROVIDED 370 TREES ARE MATURE WITH 3" CALIPER OR GREATER
 • 46% OF THE TREES PROVIDED ARE MATURE WITH 3" CALIPER OR GREATER



9-PP-2015
04/22/16



WALL LEGEND

WALL TYPE	QUANTITY
THEME COLUMN REFER TO DETAIL 3, SHEET 6	96
MOUNDMENT SIGNAGE REFER TO DETAIL 2, SHEET 5	2
VEHICULAR ENTRY GATES REFER TO DETAIL 2, SHEET 5	2
ACCESS GATE REFER TO DETAIL 1, SHEET 4	2
PEDESTRIAN GATE REFER TO DETAIL 2, SHEET 4	10
RETAINING WALL / PLANTING TERRACES REFER TO DETAIL 3, SHEET 5	1.0X
THEME WALL REFER TO DETAIL 3, SHEET 4	2,487 L.F.
FULL VIEW FENCE 'A' REFER TO DETAIL 4, SHEET 6	1,795 L.F.
PARTIAL VIEW FENCE 'B' REFER TO DETAIL 5, SHEET 6	3,781 L.F.
PARTIAL VIEW FENCE 'C' REFER TO DETAIL 6, SHEET 4	460 L.F.
ENTRY WALL REFER TO DETAIL 1, SHEET 5	110 L.F.

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SILVERSTONE

CONCEPTUAL WALL PLAN
 OVERALL LANDSCAPE - SHEET 4 OF 8

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 5/15/16 - Silverstone(2015)LANDSCAPE(04) Conceptual WS Plan.dwg Apr 22, 2016



APPROX. SCALE: 1"=60'
 NORTH
 1542 DRAWN BY: TEAM 4/22/16

9-PP-2015
04/22/16



**CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
SWC OF PINNACLE PEAK ROAD & 74TH STREET
"SILVERSTONE – PARCEL F"**

April 8, 2016

This Citizen Review and Neighborhood Involvement Report is being prepared as a part of the request for preliminary plat approval of +/- 22 acres at the southwest corner of Pinnacle Peak Road and 74th Street. The parcel (APN# 212-03-598) is a part of the Silverstone at Pinnacle Peak Master Plan. The applicant is proposing two distinct communities within this parcel. The northern section of the parcel will be named "The Summit" and will consist of 98 townhome units. At the south end, 76 luxury duplexes will make up "The Pinnacle" community. Both communities will be gated and will feature distinctive amenity areas. The site is zoned R-5 P-C and has a general plan land use designation of "Mixed Use Neighborhoods". The proposed development plan, featuring 174 units at 7.3 dwelling units/acre, conforms to these existing designations.

The developer and project team understand the value of incorporating new construction with surrounding context. To facilitate this, the team is committed to establishing constructive dialogue between neighbors, property owners, surrounding businesses & organizations, as well as with community stakeholders.

To begin this process, on December 1, 2015 a letter was mailed via first class post to the 85 property owners within a 750 foot boundary of the project site. The letter was also mailed to the list of additional addresses provided by the City of Scottsdale. The letter included a description of the proposed request, a rendered conceptual site plan of the proposed development, and contact information for the development team team and the City of Scottsdale project coordinator. A copy of the letter and mailing list is attached to this report.

Members of the development team have been available via phone and email to keep interested neighbors updated as the project moves forward. As of April 8, 2016, one letter has been received from the community related to this

application (see attached). The letter expressed concerns traffic cutting through the Vi property. The applicant has examined this condition and has determined that because the road in question is a public street, adjusting the southern entry will have limited effect on reducing the possibility of cut-through traffic and therefore the applicant, under direction from staff, has made the determination to leave the southern entry in its current location.

Moving forward, our project team will continue to remain open and available to meet and/or engage in productive conversation with any interested parties willing to discuss the project in more detail throughout the public hearing process.

Attachments:

1. Neighborhood Notification Letter
2. 750' Neighborhood Notification Mailing List
3. Community Feedback Letter

December 1, 2015

Re: Silverstone Parcel F – Preliminary Plat Application Notification

Dear Neighbor/Landowner:

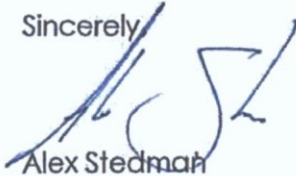
We are pleased to tell you about an upcoming request to be filed with the city of Scottsdale (740-PA-2015) for a new +/- 22 acre project by K. Hovnanian Homes located within the Silverstone at Pinnacle Peak master planned community at the southwest corner of Pinnacle Peak Road and 74th Street. The property is currently zoned R-5 P-C and has a General Plan land use designation of "Mixed Use Neighborhoods." The proposed development plan conforms to these existing designations.

The applicant is proposing two distinct communities on this parcel for a total of 174 units and an overall density of 7.3 dwelling units/acre. The northern section will consist of 98 two-story, for sale townhomes surrounding a central community amenity. The southern section will be composed of 76 two-story, luxury duplexes and a resort-style amenity area. Each community will be separately gated and will include significant open space buffer areas.

The proposed community exceeds the 4.4 acres of common open space required within the Silverstone at Pinnacle Peak Master Plan. Given the market demand and surrounding land uses, as well as its conformance to the existing Silverstone Master Plan, the development team feels that the proposed site plan is an appropriate use for the site.

Attached is a preliminary site plan for the proposed single-family residences. If you have any questions about this new community, please contact us by email (astedman@LVAdesign.com) or by phone at (480) 994-0994. You may also contact Jesus Murillo with the City of Scottsdale at jmurillo@scottsdaleAZ.gov or by phone at (480) 312-7000 and reference pre-application #740-PA-2015.

Sincerely,



Alex Stedman
LVA Urban Design Studio, LLC

9-PP-2015
04/22/16



SITE DATA

ADDRESS: 7350 E SILVERSTONE DR.
SITE AREA (GROSS): 23.9 AC
SITE AREA (NET): 22.0 AC
GROSS DENSITY: 7.3 DU/AC.
ZONING: R-5 P-C (NO CHANGE)
PROPOSED # OF LOTS: 174
 TOWN HOME (NORTH HALF): 98
 DUPLEX (SOUTH HALF): 76
PARKING REQUIRED: 2 SPACES/UNIT TO BE PROVIDED IN GARAGE
GUEST PARKING: 17 OFF STREET SPACES

VICINITY MAP



9-PP-2015
04/22/16

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 5/5/15 - Silverstone 02/16/15/16 ANALYSIS/Conceptual Site Plan.dwg Rev 20, 2015

Silverstone - Parcel F

750' Neighborhood Notification List

OWNER	ADDRESS	CITY	STATE	ZIP	COUNTRY
ANDERSON FAMILY TRUST	21797 N 82ND PL	SCOTTSDALE	AZ	85255	USA
AN-KY PROPERTIES LLC	7450 E PINNACLE PEAK RD STE 154	SCOTTSDALE	AZ	85255	USA
ASR LLC	10915 E LILLIAN LN	SCOTTSDALE	AZ	85255	USA
ATS HOLDING COMPANY LLC	7500 E PINNACLE PEAK RD UNIT 103	SCOTTSDALE	AZ	85255	USA
BGY ASSOCIATES L C	PO BOX 900580	SANDY	UT	84090	USA
BIERL KEVIN A/MAYR-BIERL MARGARET	PO BOX 3343	CAREFREE	AZ	85377	USA
BOKHARI FAMILY TRUST	23542 N 73RD PL	SCOTTSDALE	AZ	85255	USA
BYRNE SHAWN G/SUSAN Y	6654 E HORNED OWL TRL	CAVE CREEK	AZ	85331	USA
CARR FREDRICK L/LINDA	7371 E ADELE CT	SCOTTSDALE	AZ	85255	USA
CAT HOLDINGS LLC	7378 E SONORAN TRL	SCOTTSDALE	AZ	85266	USA
CB REAL ESTATE HOLDINGS LLC	7450 E PINNACLE PEAK STE 254	SCOTTSDALE	AZ	85255	USA
CC/PDR SILVERSTONE LLC	PO BOX 2196	CHICAGO	IL	606902196	USA
CHALLENGER PROPERTIES XXXIII LLC	9319 N 94TH WY STE 300	SCOTTSDALE	AZ	85258	USA
CHAN ANNIE WING TSZ	9271 ROMANIUK DR	RICHMOND	BC	V7E5G6	CANADA
CHANDLER JARED M	7502 E PINNACLE PEAK RD UNIT B116	SCOTTSDALE	AZ	85255	USA
COTTONWOOD CANYON LAND COMPANY LLC	8876 E PINNACLE PEAK RD NO 102	SCOTTSDALE	AZ	85255	USA
DELARATO MARCIA	23518 N 73RD PL	SCOTTSDALE	AZ	85255	USA
DELFINO DEVELOPMENT LLC	16042 N 32ND ST STE D9	PHOENIX	AZ	85032	USA
DOMINICI JULIE A	23505 N 75TH PL	SCOTTSDALE	AZ	85255	USA
DOYLE GIGI M	23556 N 75TH ST	SCOTTSDALE	AZ	85255	USA
DPLB INVESTMENTS LLC	18835 N THOMPSON PEAK PKWY SUITE 206	SCOTTSDALE	AZ	85255	USA
EXCION CORPORATION	4626 E SHEA BLVD NO C-160	PHOENIX	AZ	85028	USA
FIORÉ DIANNE	7389 E ADELE CT	SCOTTSDALE	AZ	85255	USA
FONTE FRANCES	23575 N 73RD PL	SCOTTSDALE	AZ	85255	USA
FRESH & UP PROPERTIES LLC	7450 E PINNACLE PEAK RD UNIT 256	SCOTTSDALE	AZ	85255	USA
GALEKOVIC KATHLEEN A	7383 E ADELE CT	SCOTTSDALE	AZ	85255	USA
GOULD TIMOTHY TR/ELLEN ELIZABETH TR/ETAL	11491 KASTREL DR	RICHMOND	BC	V7E-4E3	CANADA
GREEN NANCY D	23535 N 75TH PL	SCOTTSDALE	AZ	85255	USA
GREG A HEMSTREET REVOCABLE LIVING TRUST	7440 E PINNACLE PEAK RD	SCOTTSDALE	AZ	85255	USA
HELMANDOLLAR ROBERT L/ANGELA M	7353 E ADELE CT	SCOTTSDALE	AZ	85255	USA
J MYREN III LLC	7500 E PINNACLE PEAK RD STE A209	SCOTTSDALE	AZ	85255	USA
KESTER WILLIAM C/JANET E	P O BOX 12791	SCOTTSDALE	AZ	852672791	USA
KFDT LLC	7500 E PINNACLE PEAK RD STE 100	SCOTTSDALE	AZ	85255	USA
KRAMER CHARLENA	23528 N 75TH ST	SCOTTSDALE	AZ	85255	USA
KURTZ DAVID/PAMELA	9373 E VEREDA SOLANA	SCOTTSDALE	AZ	85255	USA
LEXBROOKE PROPERTIES LLC	10892 E GOLD DUST AVE	SCOTTSDALE	AZ	85259	+
LOS PORTONES COMMUNITY ASSOCIATION INC	PO BOX 62073	PHOENIX	AZ	85082	USA
LOS PORTONES TOWNHOMES ASSOCIATION INC	16441 N 91ST STE 104	SCOTTSDALE	AZ	85260	USA
MCCARTHY PROPERTIES LLC	26224 N TATUM BLVD NO 9	PHOENIX	AZ	85050	USA
MCCARTHY PROPERTIES LLC	8743 E APPALOOSA TRL	SCOTTSDALE	AZ	85258	USA
MESQUITE REAL ESTATE LLC	28580 N 92ND PL	SCOTTSDALE	AZ	85262	USA
MICHAEL JAMES CORP DEFINED BENEFIT PLAN	7315 E LOWER WASH PASS	SCOTTSDALE	AZ	85262	USA
MILLER BRIAN	7983 E SOFTWIND DR	SCOTTSDALE	AZ	85255	USA
MILLER MADELYN N	25363 N 73RD PL	SCOTTSDALE	AZ	85255	USA
MT PINNACLE LLC	6623 N SCOTTSDALE RD	SCOTTSDALE	AZ	85250	USA
NGIK LLC	27224 N 65TH PL	SCOTTSDALE	AZ	85262	USA
NICHOLAS CRAIG M /JUDITH A TR	23551 N 73RD PL	SCOTTSDALE	AZ	85255	USA
NOTARO STELLA	11 DORAL DR	MANHASSET	NY	11030	USA
ODELOT LLC	7500 E PINNACLE PEAK RD STE G120	SCOTTSDALE	AZ	85255	USA
ODELOT LLC	7502 E PINNACLE PEAK RD STE B 214	SCOTTSDALE	AZ	85255	USA
ODELOT LLC	8924 E PINNACLE PEAK RD G5-426	SCOTTSDALE	AZ	85255	USA
PARALLEL 49 HOLDINGS LLC	26833 N 115TH PL	SCOTTSDALE	AZ	85262	USA
PATHFINDER TRF SIX LLC	21 E 6TH ST STE 706	TEMPE	AZ	85281	USA
PINNACLE PE+A51:B55AK PROPERTY LLC	740 N 52ND ST	PHOENIX	AZ	85008	USA
PINNACLE PERIODONTIC REAL ESTATE LLC	10555 N TATUM BLVD SUITE A106	PARADISE VALLEY	AZ	85253	USA
PINNACLE PERIODONTIC REAL ESTATE LLC	7500 E PINNACLE PEAK RD STE A 200	SCOTTSDALE	AZ	85255	USA
PINNACLE PROPERTY INVESTORS LLC	9377 E BELL RD SUITE 379	SCOTTSDALE	AZ	852601505	USA
PPOP LLC	8707 E VISTA BONITA DR STE 230	SCOTTSDALE	AZ	85255	USA
PREMIERE AT PINNACLE PEAK HOMEOWNERS ASS	PO BOX 62073	PHOENIX	AZ	85082	USA
REBOUND PHYSICAL THERAPY INC	324 W GLENEAGLES DR	PHOENIX	AZ	85023	USA
REESE CLASSIC HOMES INC	PO BOX 25157	SCOTTSDALE	AZ	85255	USA
RHVT LIMITED PARTNERSHIP	1550 E MISSOURI STE 300	PHOENIX	AZ	85014	USA
RIISING STAR TUTORING LLC	7500 E PINNACLE PEAK RD UNIT A109	SCOTTSDALE	AZ	85255	USA
ROBERTSON KRISTI	23566 N 73RD PL	SCOTTSDALE	AZ	85255	USA
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 100	SCOTTSDALE	AZ	85251	USA
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251	USA
SEIXAS HELGA TR	23500 N 75TH PL	SCOTTSDALE	AZ	85255	USA
SHEERIN HOWARD H/KASSANDRA K	23233 N PIMA RD STE 113 PMB 174	SCOTTSDALE	AZ	85255	USA
SILVERSTONE DEVELOPMENT INC	PO BOX 16460	PHOENIX	AZ	85011	USA
SILVERSTONE PROPERTY OWNERS ASSOCIATION	PO BOX 16460	PHOENIX	AZ	85011	USA
SONORAN DENTAL DESIGN BUILDING LLC	7500 E PINNACLE PEAK RD STE A204	SCOTTSDALE	AZ	85255	USA
SPAVELOUS LLC	PO BOX 12702	SCOTTSDALE	AZ	85267	USA
STONEBURNER DEAN W/MARTHA G	23542 N 75TH ST	SCOTTSDALE	AZ	85285	USA
TE FISHER REALTY LLC	7410 E PINNACLE PEAK RD STE 116	SCOTTSDALE	AZ	85255	USA
TERRA VERDE REAL ESTATE HOLDING LLC	7400 E PINNACLE PEAK RD STE 100	SCOTTSDALE	AZ	85255	USA

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THOMAS DESIGN GROUP LLC
 TUCKER BARBARA J
 TUTTLEMAN ETHEL LEAH
 VIA DE CRISTO UNITED METHODIST FELLOWSHIP
 WALO DOUGLAS M/PATRICIA M
 WEINGARTEN ALFRED S/PHYLLIS V
 WHITESTONE PINNACLE OF SCOTTSDALE LLC
 WISSEL MARIA E
 WR REALTY LLC
 Cave Creek School District
 Scottsdale Postmaster
 Salt River Project attn: Susana Ortega
 Salt River Project attn: Bill Santistevan,
 Arizona Public Service
 AZ Department of ADOT Transportation attn: Right-of-way-group
 Southwest Gas Corporation
 Maricopa County Environmental Services
 Maricopa County Planning & Development
 Maricopa County Flood control
 Central AZ Water Conservation District Bureau of Reclamation
 Century Link
 Paradise Valley School District

7500 E PINNACLE PEAK RD STE-H221
 23570 N 75TH ST
 23584 N 75TH ST
 7430 E PINNACLE PEAK RD STE 134
 23515 N 75TH PL
 23530 N 73RD PLACE
 2600 S GESSNER RD STE 500
 23578 N 73RD PL
 7420 E PINNACLE PEAK RD STE 126
 P.O. Box 426
 1776 N. Scottsdale Road
 Mail Stop PAB 106 P.O. Box 52025
 Mail Stop XCT 330 P.O. Box 52025
 P.O. Box 53933
 205 S. 17 Ave.
 10851 N. Black Canyon Highway
 1001 N. Central Ave
 501 N. 44th Street # 200
 2801 W. Durango St.
 P.O.Box 43020
 135 W. Orion Street
 15002 N. 32nd Street

SCOTTSDALE AZ 85255 USA
 SCOTTSDALE AZ 85255 USA
 SCOTTSDALE AZ 85255 USA
 SCOTTSDALE AZ 85255 USA
 SCOTTSDALE AZ 85255 USA
 SCOTTSDALE AZ 85255 USA
 HOUSTON TX 77063 USA
 SCOTTSDALE AZ 85255 USA
 SCOTTSDALE AZ 85255 USA
 Cave Creek AZ 85327
 Scottsdale AZ 85257-2115
 Phoenix AZ 85072-2025
 Phoenix AZ 85072-2025
 Phoenix, AZ 85072-3933
 Phoenix AZ 85007
 Phoenix AZ 85029-4755
 Phoenix AZ 85004
 Phoenix AZ 85008
 Phoenix AZ 85009
 Phoenix AZ 85080-3020
 Tempe AZ 85283
 Phoenix AZ 85032

9-PP-2015
04/22/16

FROM THE DESK OF
DAVID C. ROWLEY

March 18, 2016

Mr. Jesus Murillo
Senior Planner
Planning & Development Services Division
City of Scottsdale
Scottsdale, AZ

**RE: 9-PP-2015 Silverstone Parcel F Development
Application by Hovnanian Homes**

From: Vi at Silverstone Residents

Dear Mr. Murillo,

Silverstone Parcel F developer Hovnanian Homes is proposing to build an entrance/exit on 74th Street directly across from a Vi at Silverstone private street that connects to Miller Road and Williams Drive. This will create numerous safety hazards for our residents as well as those living in the new housing development.

We are aware of Ordinance Section 1.305.C.1. As affected citizens, we are hereby submitting our concerns directly to the City early in the review process.

Although appropriate signage can be installed, as well as traffic calming devices, vehicles from outside our community will certainly use our private streets to travel to and from Miller Road. Our streets are not designed for such through traffic. They have relatively narrow width, one side is marked "Fire Lane, No Parking". The other side allows parking but this leaves no room for vehicles to safely pass each other in opposite directions.

**9-PP-2015
04/22/16**

FROM THE DESK OF
DAVID C. ROWLEY

A traffic circle on 74th Street is in close proximity to the aforesaid entrance/exit proposed for Parcel F. The traffic circle already presents a safety hazard for vehicles and pedestrians because the entrance to and exit from the Vi at Silverstone apartment building is directly on the circle.

The traffic to and from Silverstone Parcel E and Parcel G will substantially exacerbate the above concerns.

We propose Hovnanian Homes eliminate the entrance/exit directly across from the Vi private street. Seventy-four homes surely do not need an entrance/exit plus an additional exit. The current exit could become an entrance/exit and the space saved used for a turnaround and queuing space.

Sincerely,

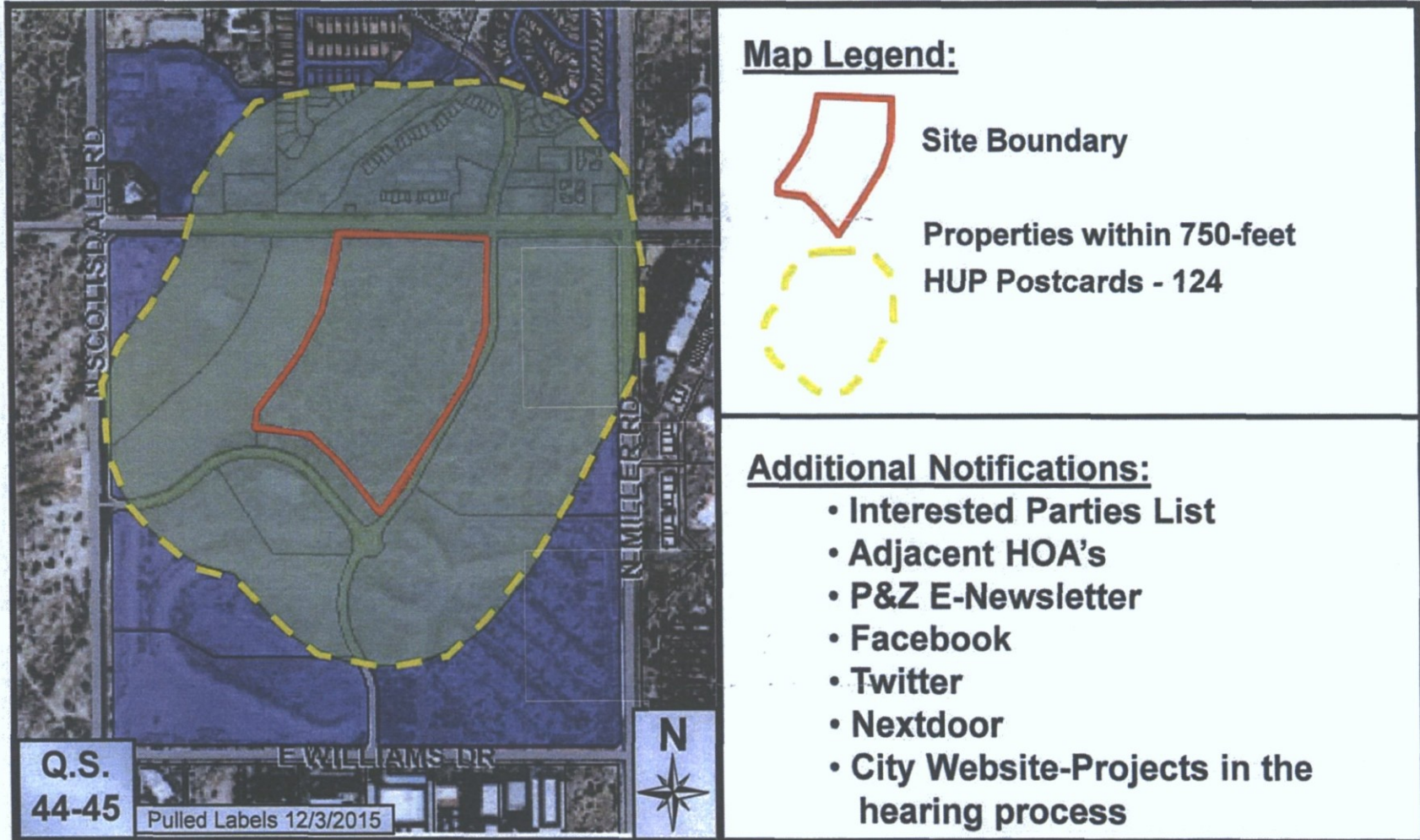
David C. Rowley

Chairperson, Vi at Silverstone

Building and Grounds Committee

9-PP-2015
04/22/16

City Notifications – Mailing List Selection Map



Silverstone Parcel F

9-PP-2015

ATTACHMENT #9