

Aria at Silverstone

Preliminary Plat – Project Narrative

Date: July 26, 2024

Prepared for: K. Hovnanian

Prepared by: RVi Planning + Landscape Architecture

Development Team



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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.

Context

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.

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 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.

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 8’x28’ private backyard will be subject to individual tastes and treatments.

Vehicular Circulation

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.

Pedestrian Circulation

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. 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.

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.

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.

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)

**SAN PORTALES
3-STORY APARTMENTS**

**VI AT SILVERSTONE
4-STORY**

**STATE TRUST LAND
CITY OF PHOENIX
C-2 COMMERCIAL**

SCOTTSDALE ROAD

100' SCENIC CORRIDOR

**DOG
PARK**

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

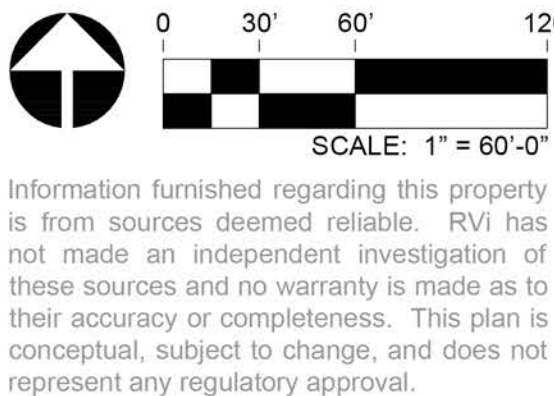
**LIFE
STORAGE**

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. 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

LANDSCAPE PALETTE

TREES
BOTANICAL / COMMON NAME

Acacia salicina
WILLOW ACACIA

Caesalpinia cocalaco
CASCALOTE

Chilopsis linearis
DESERT WILLOW

Olneya tesota
IRONWOOD

Parkinsonia florida
BLUE PALO VERDE

Parkinsonia microphylla
FOOTHILLS PALO VERDE

Phoenix dactylifera
DATE PALM

Prosopis x 'Leslie Roy'
LESLIE ROY MESQUITE

Quercus fusiformis 'Joan Lionetti'
JOAN LIONETTI LIVE OAK

Sophora secundiflora 'Silver Peso'
SILVER TEXAS MOUNTAIN LAUREL

SHRUBS & ACCENTS
BOTANICAL / COMMON NAME

Aloe barbadensis
MEDICINAL ALOE

Asclepias subulata
DESERT MILKWEED

Caesalpinia mexicana
MEXICAN BIRD OF PARADISE

Calliandra californica
BAJA FAIRY DUSTER

Carnegiea gigantea
SAGUARO

Dasylistron wheeleri
DESERT SPOON

Dodonaea viscosa 'Purpurea'
PURPLE LEAFED HOPSEED BUSH

Eremophila maculata 'Valentine'
RED EMU BUSH

Justicia californica 'Chuperosa'
CHUPEROSA

Ruellia penninsularis
DESERT RUELLIA

Acacia redolens 'Desert Carpet'
DESERT CARPET

Ambrosia deltoidea
TRIANGLELEAF BURSAGE

Baccharis x 'Starn'
STARN THOMPSON COYOTE BRUSH

Dalea greggii
TRAILING INDIGO BUSH

Eremophila glabra 'Mingenew Gold'
OUTBACK SUNRISE EMU BUSH

Lantana montevidensis
TRAILING LANTANA

Lantana x 'New Gold'
NEW GOLD LANTANA

Rosmarinus officinalis 'Prostratus'
CREEPING ROSEMARY

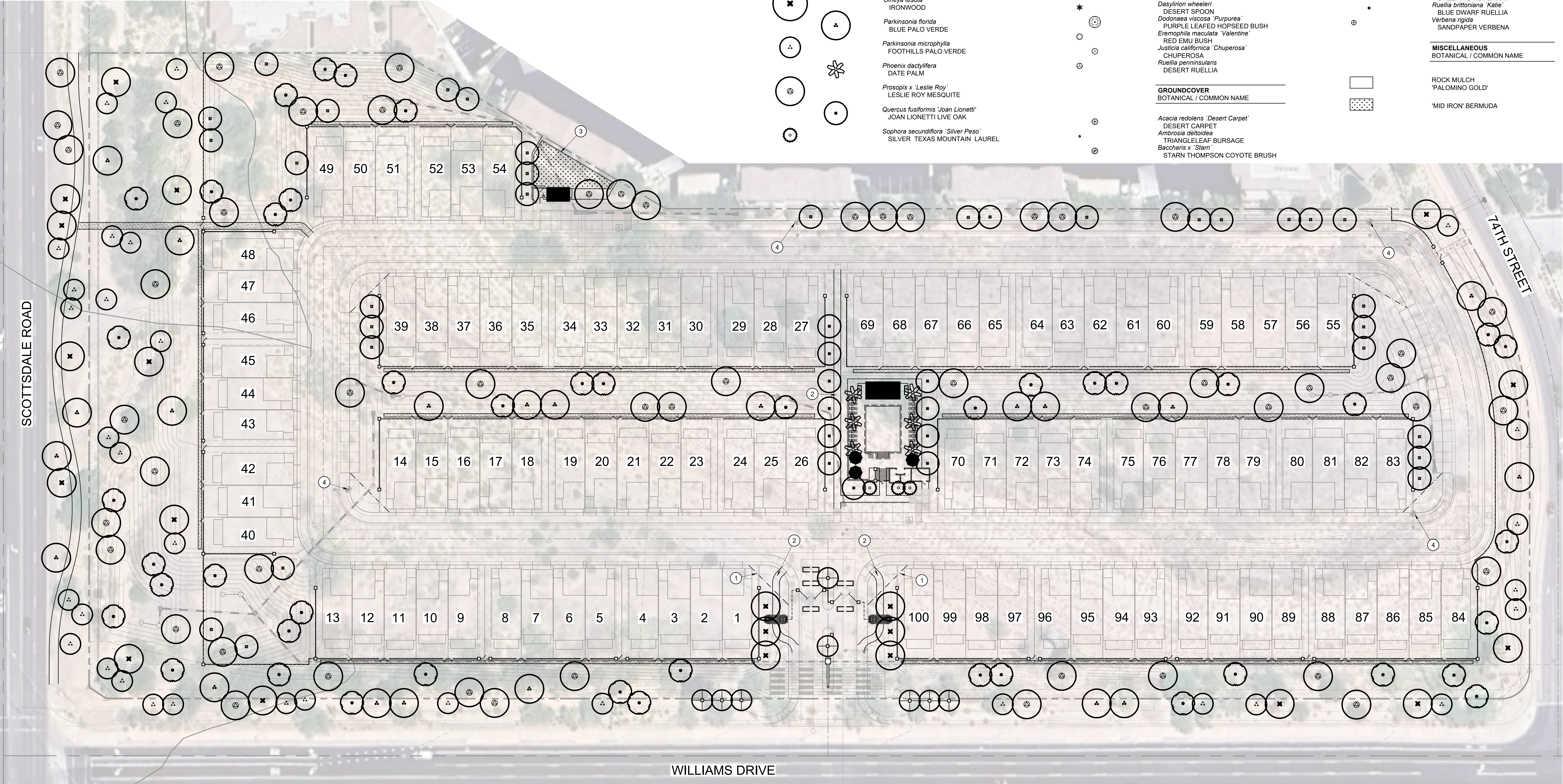
Ruellia brittoniana 'Katie'
BLUE DWARF RUELLIA

Verbena rigida
SANDPAPER VERBENA

MISCELLANEOUS
BOTANICAL / COMMON NAME

ROCK MULCH
'PALOMINO GOLD'

'MID IRON' BERMUDA



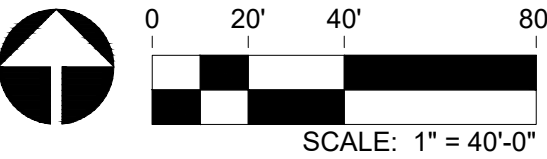
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RVI

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

SILVERSTONE • PLANTING PLAN

- SCOTTSDALE, ARIZONA
- 07/15/2024
- 24000634
- KHOV



For illustrative purposes only. Subject to change without notice.

L:\24000634-Silverstone\Parcel D (KHOV)\07 LANDSCAPE ARCHITECTURE\02 DD\02 SHEET\0634-DD-PLANTING PLAN.dwg

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.

LEGAL DESCRIPTION:

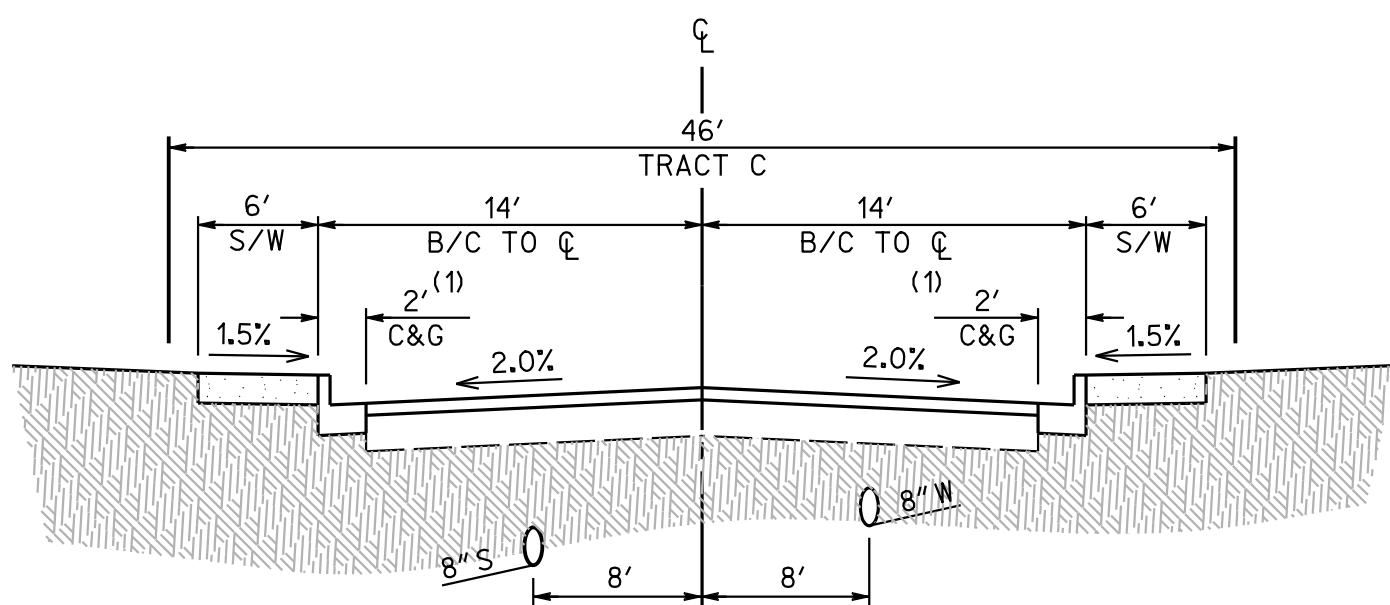
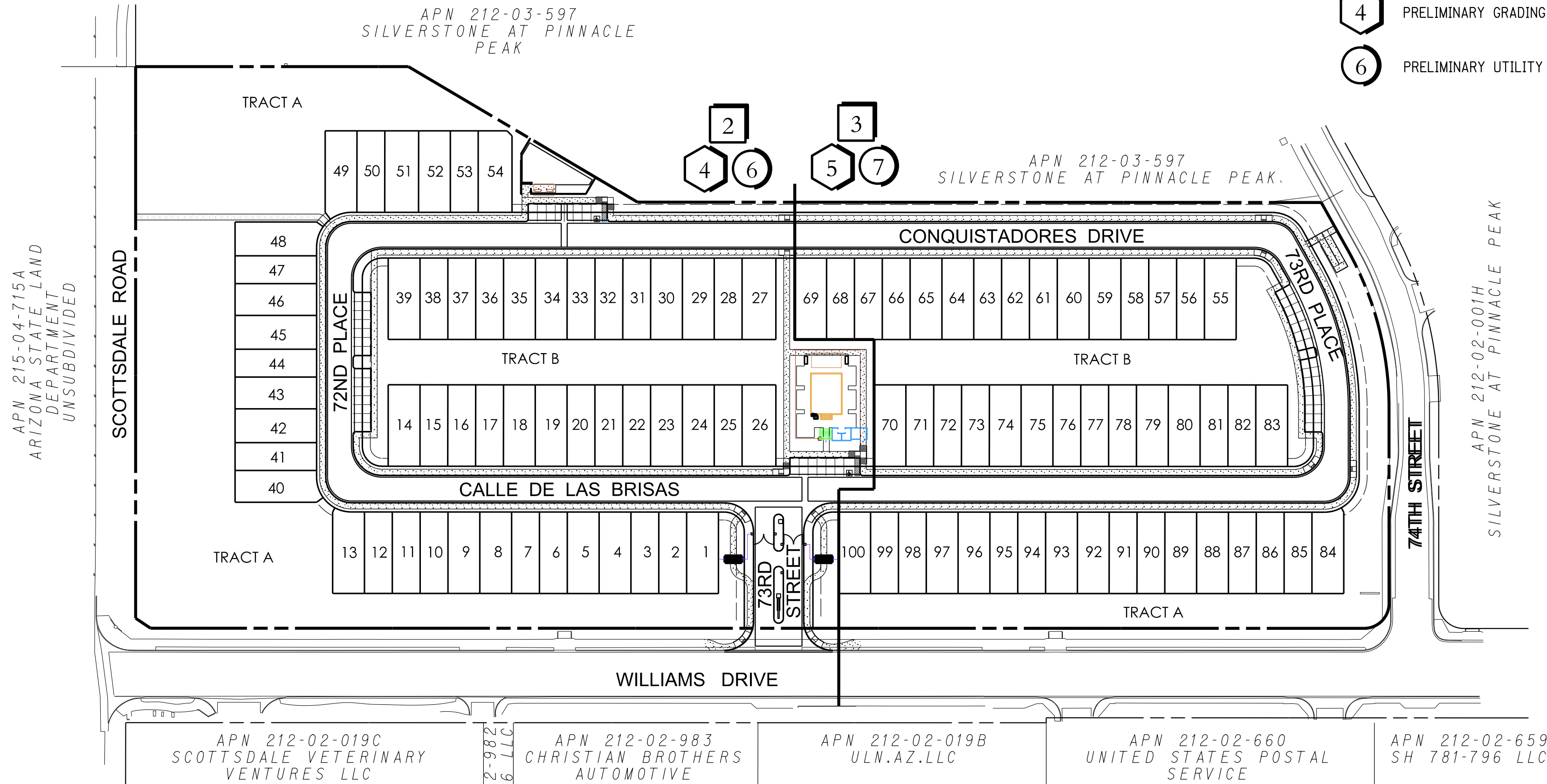
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

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

APN: 212-03-596

LEGEND

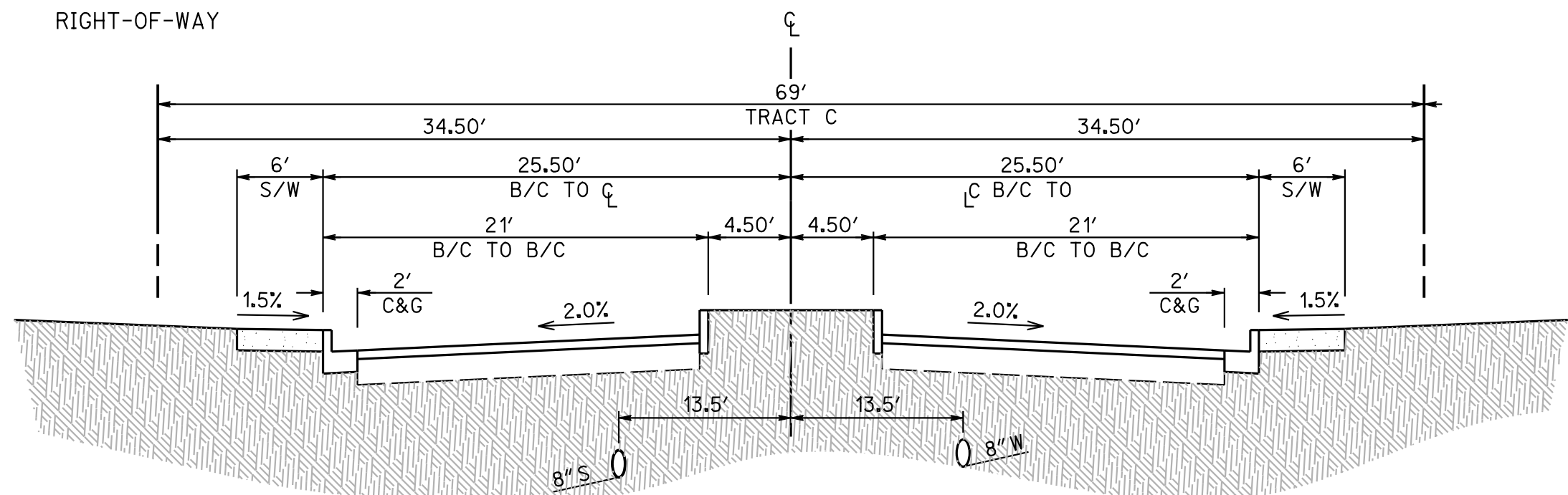
- 1183 — EXISTING CONTOUR ELEVATION
- LPX EXISTING LIGHT POLE
- ETX INDICATES EXISTING ELECTRIC TRANSFORMER
- EB□ EXISTING ELECTRIC BOX
- WM□ EXISTING WATER METER
- BMV□ EXISTING BACKFLOW PREVENTER VALVE
- T — EXISTING BURIED TELEPHONE CONDUIT
- E — EXISTING BURIED ELECTRIC CONDUIT
- 8" W W EXISTING WATER LINE, VALVE & SIZE
- FH 6" EXISTING FIRE HYDRANT
- 8" S EXISTING SEWER LINE & SIZE
- 8" W PROPOSED WATER
- 8" S PROPOSED SEWER
- 4" FM PROPOSED FORCE MAIN
- PROPOSED MANHOLE
- ⊙ PROPOSED HYDRANT
- ⊙ PROPOSED VALVE
- △ PROPOSED MONUMENT
- ⊙ SUBDIVISION CORNER
- ⊙ 25' X 25' SITE TRIANGLE
- ⊙ 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



LOCAL STREET (PRIVATE)

N.T.S.

(1) ROLL OR VERTICAL DEPENDING ON DRAINAGE



LOCAL STREET ENTRANCE (PRIVATE)

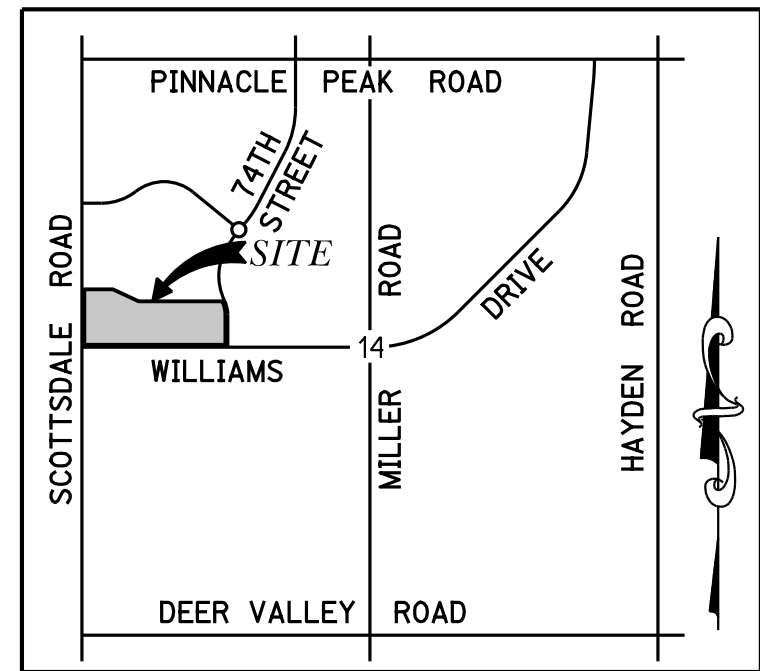
N.T.S.

PRELIMINARY PLAT ARIA AT SILVERSTONE SCOTTSDALE, ARIZONA 85255

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

SHEET LEGEND:

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



VICINITY MAP
N.T.S.

OWNER/DEVELOPER:

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

ENGINEER:

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

SURVEYOR:

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

PLANNER:

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

PROJECT DESCRIPTION:

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

BENCHMARK:

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

ELEV.=1878.32

BENCHMARK CERTIFICATION:

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

SITE DATA:

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

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

COMMUNITY NUMBER	PANEL NUMBER	PANEL DATE	SUFFIX	FIRM DATE	FIRM ZONE	BASE FLOOD ELEVATION
045012	1310	OCTOBER 16, 2013	L	11/04/2015	X, A01, A02	A01 - 1FT ABOVE NATURAL GRADE A02 - 2FT ABOVE NATURAL GRADE

DISTURBANCE AREA:

DISTURBED AREA: APPROXIMATELY 13.0 ACRES

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

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

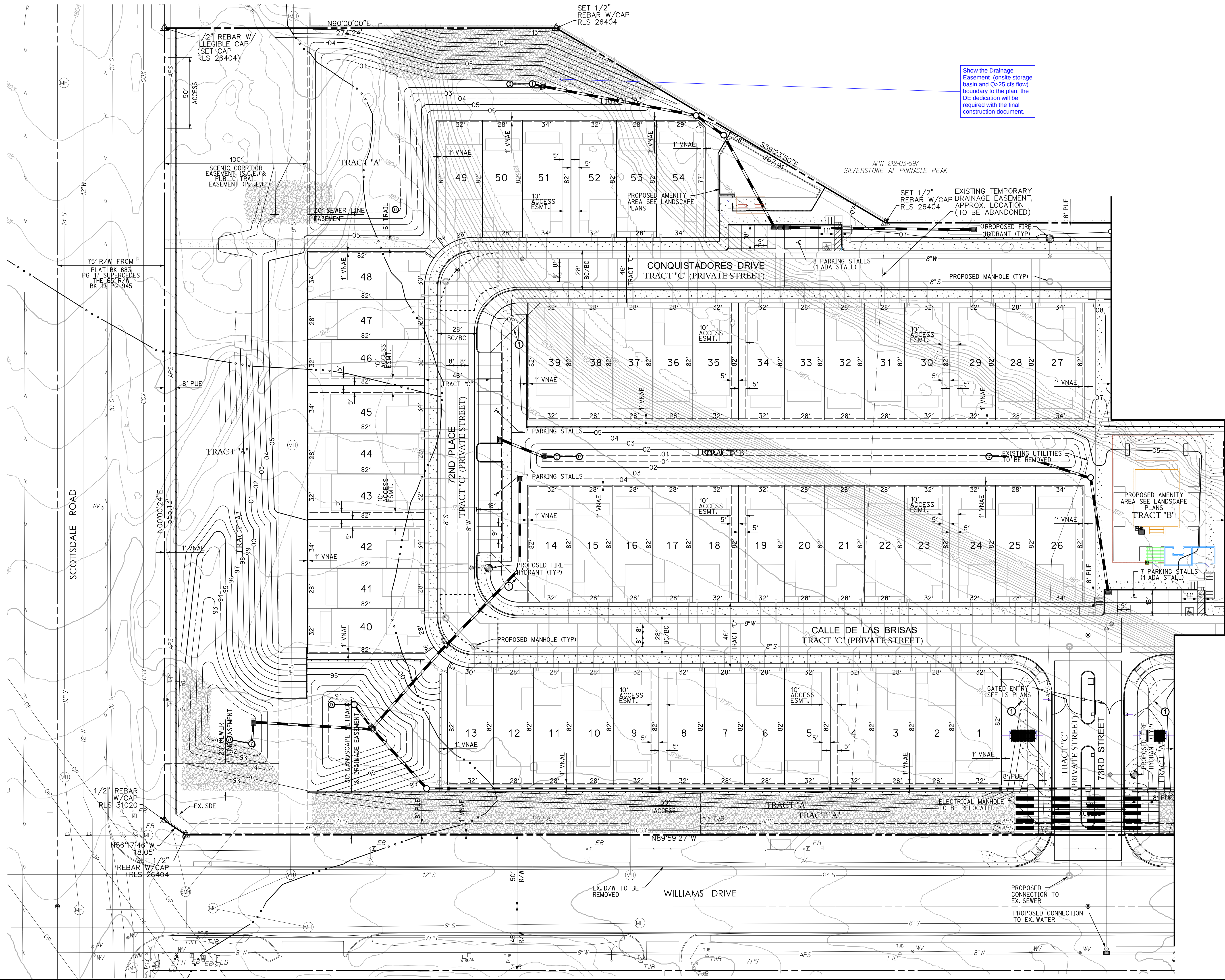
UTILITIES:

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

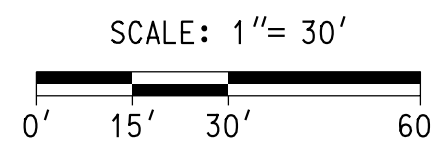
INDEX OF SHEETS

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

C:\My Secure\Sync Projects\5000\5315 Silverstone Parcel D\5315.ppt02.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
civil engineering
planning
SURVEYING

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

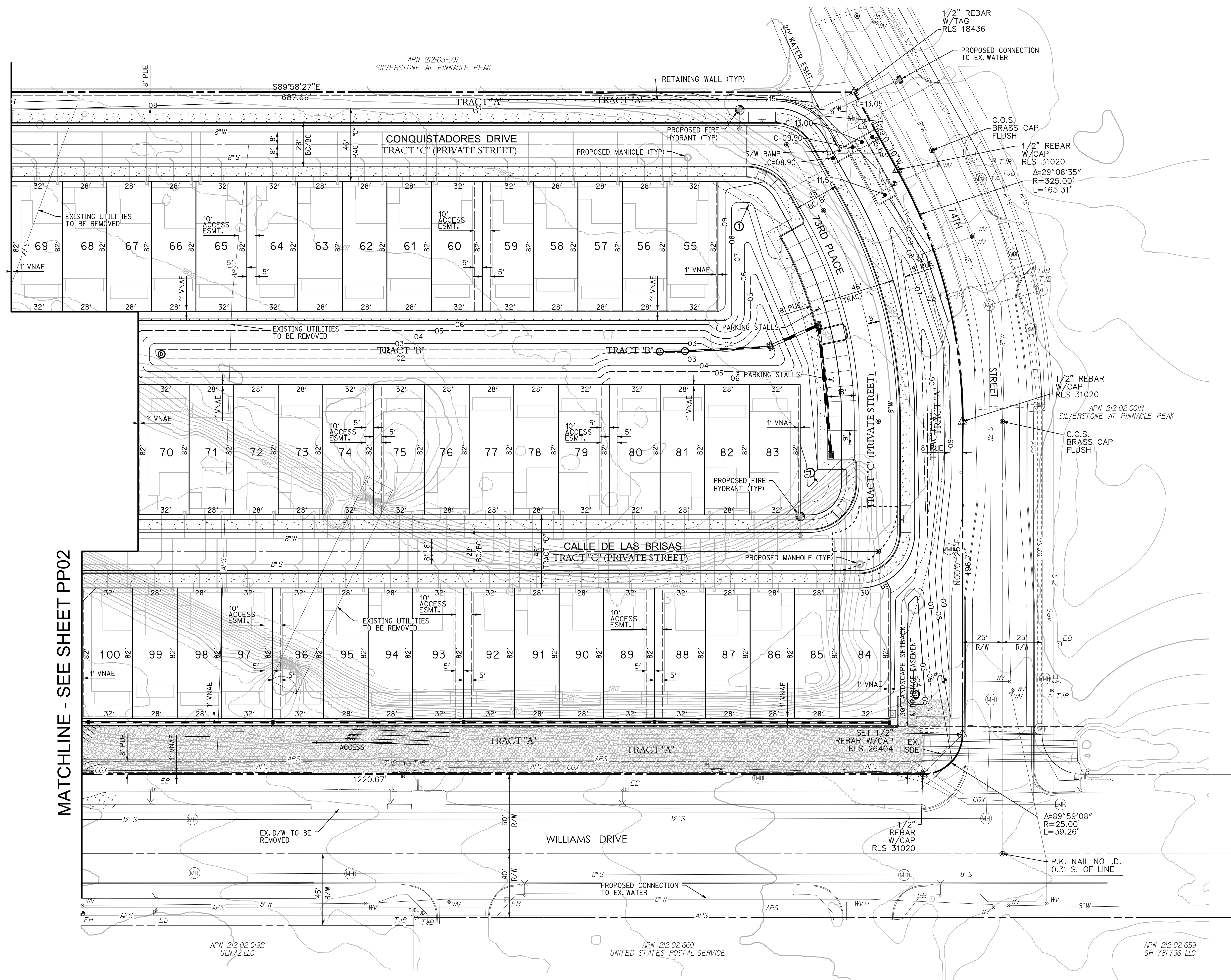
DATE: 7/17/24

PROJECT NO.
5315

SHEET NO.
PP02
2 of 8

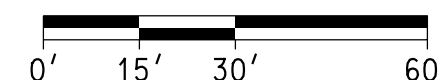
17-PA-2024

2-PP-2024
7/26/2024

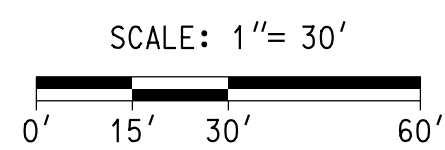
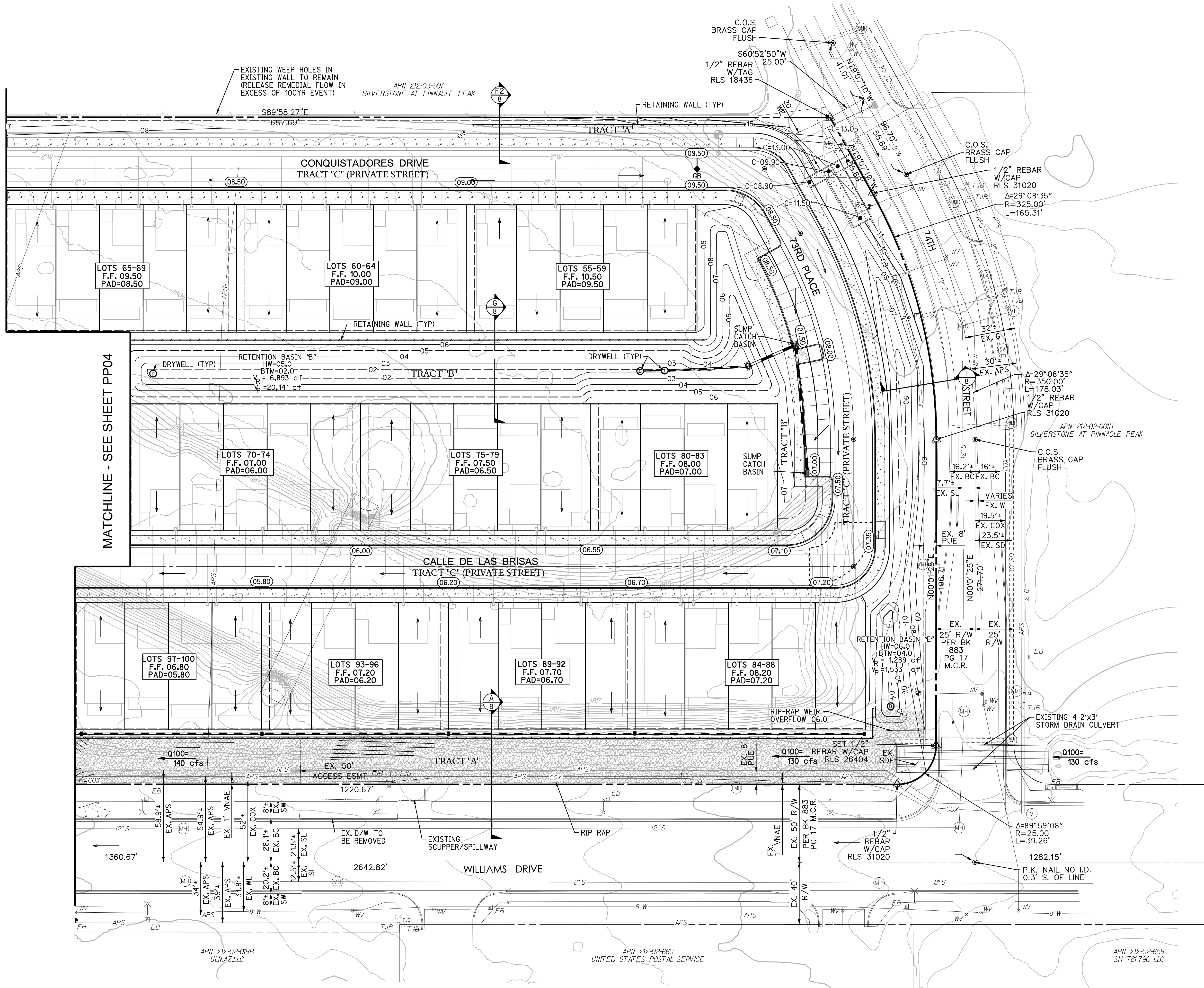


MATCHLINE - SEE SHEET PP02

SCALE: 1" = 30'



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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 GRADING PLAN



EXPIRES: 12/31/2024

300engineering
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planning
surveying

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SUITE # 200
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PHONE: (602) 334-4387
FAX: (602) 495-3230
WWW.3ENGINEERING.COM

DATE: 7/17/24

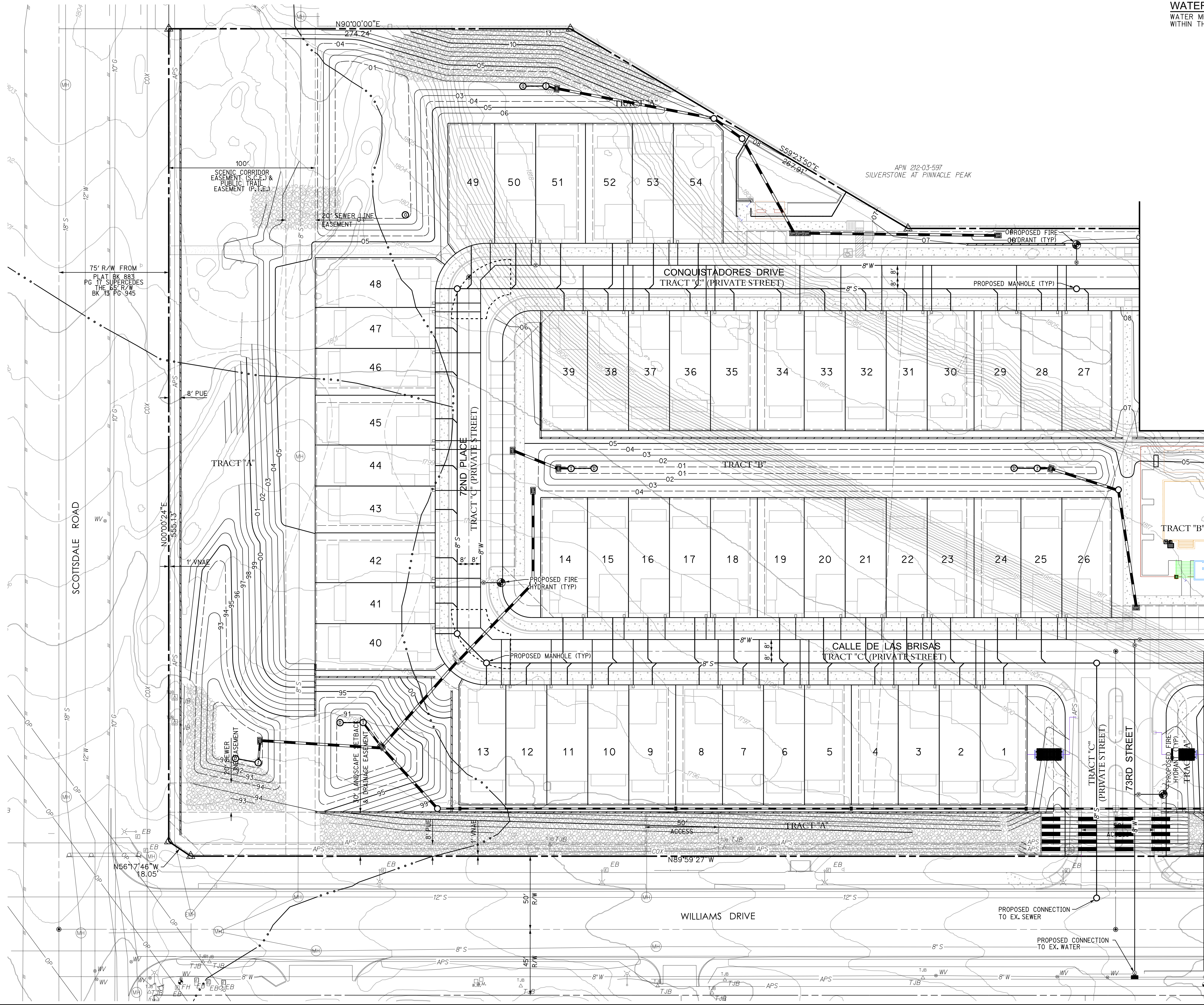
PROJECT NO.
5315

SHEET NO.
PP05
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17-PA-2024

2-PP-2024
7/26/2024

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MATCHLINE - SEE SHEET PP07



WATER METER/SEWER CLEANOUT NOTE:
WATER METERS AND SEWER CLEANOUTS THAT FALL
WITHIN THE DRIVEWAYS SHALL BE METAL LIDS.

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

ARIA AT SILVERSTONE
SCOTTSDALE, ARIZONA 85255
PRELIMINARY UTILITY PLAN



EXPIRES: 12/31/2024

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

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DATE: 7/17/24

PROJECT NO.
5315

SHEET NO.
PP06
6 of 8

17-PA-2024

2-PP-2024
7/26/2024

WATER METER/SEWER CLEANOUT NOTE:
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WITHIN THE DRIVEWAYS SHALL BE METAL LIDS.



ARIA AT SILVERSTONE
SCOTTSDALE, ARIZONA 85255
PRELIMINARY UTILITY PLAN



EXPIRES: 12/31/2024

300engineering
planning
civil engineering
surveying

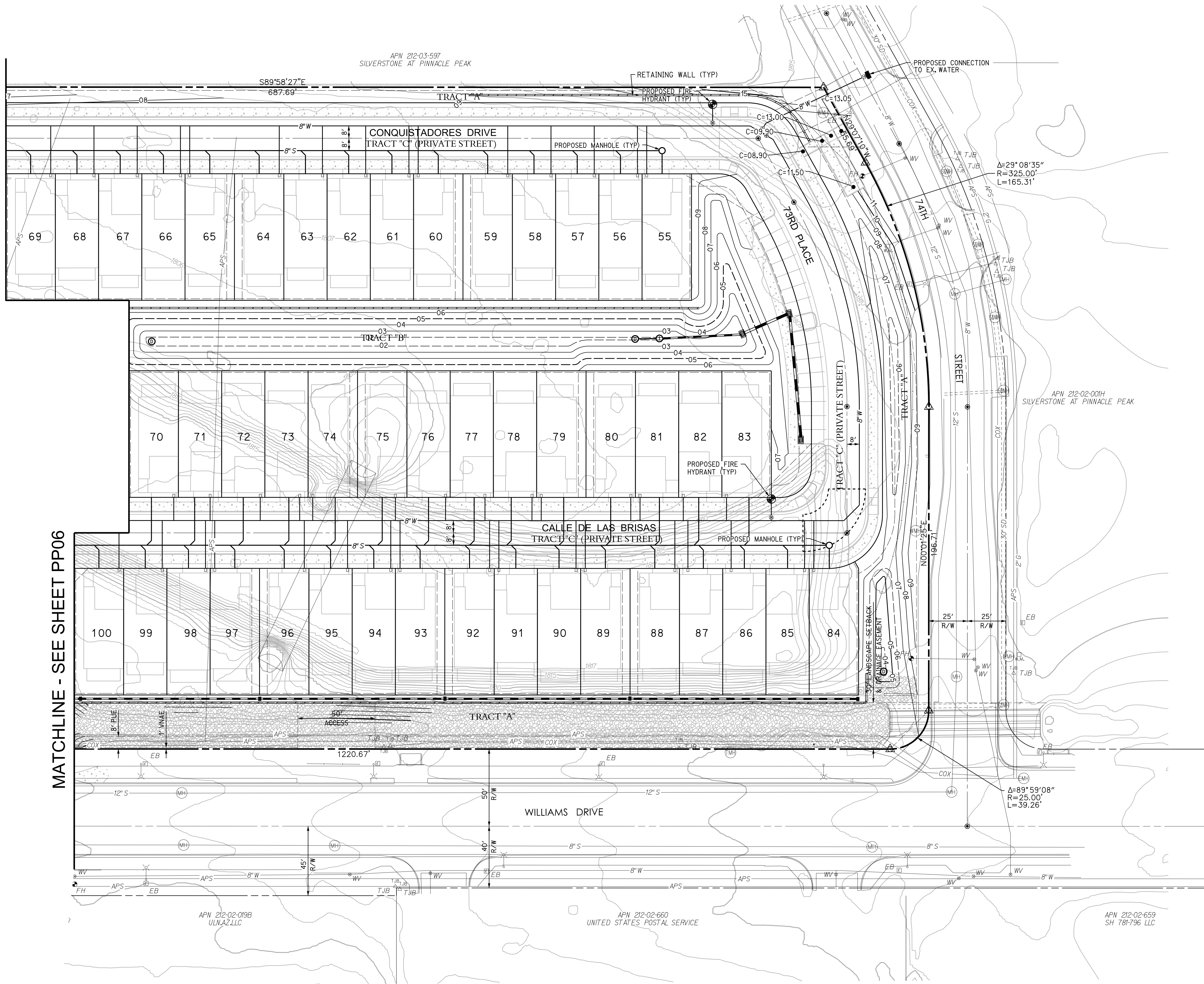
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WWW.3ENGINEERING.COM

DATE: 7/17/24

PROJECT NO.
5315

SHEET NO.
PP07
7 of 8

17-PA-2024





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



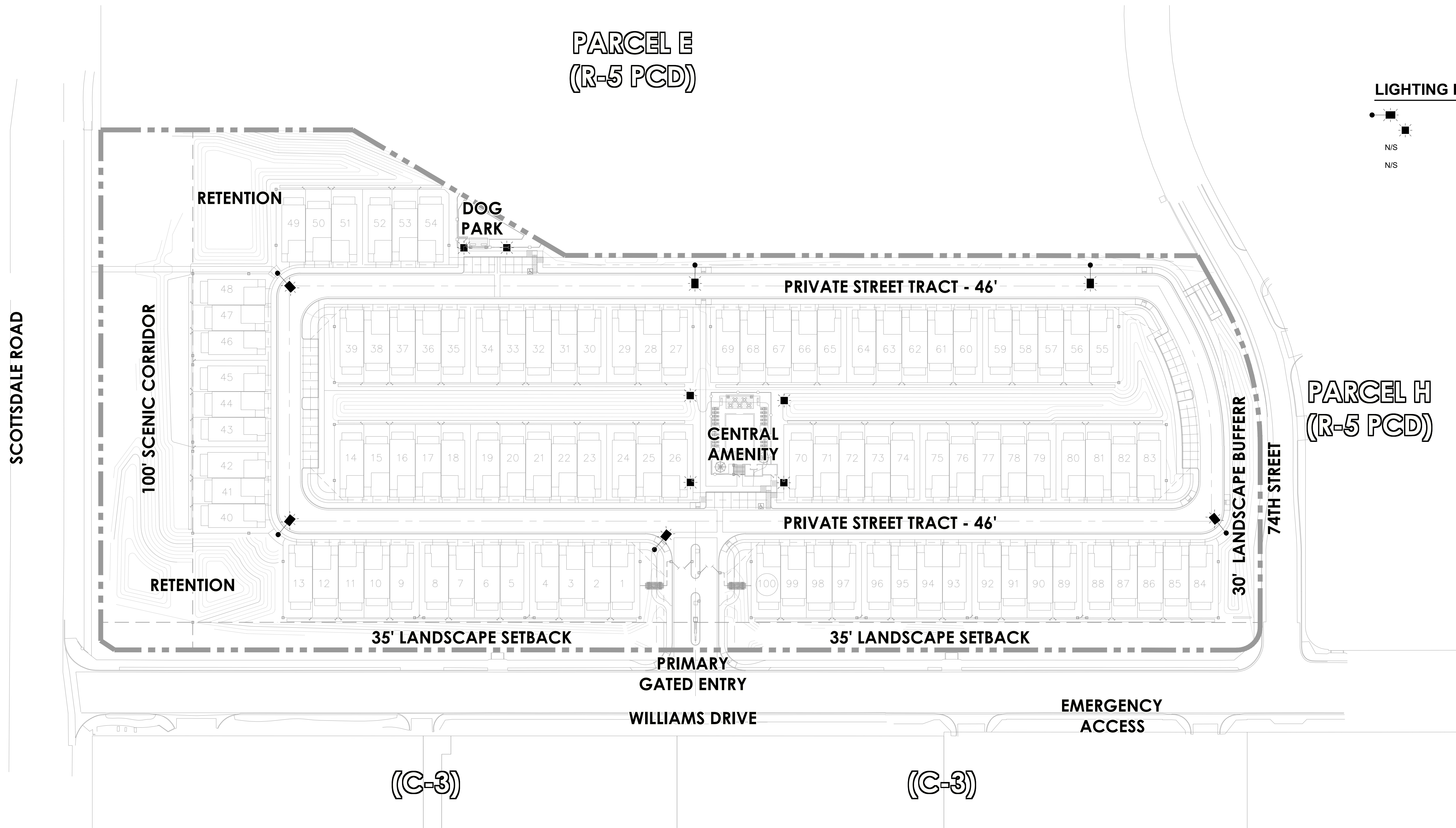
EXPIRES: 12/31/2024

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FAX: (602) 490-3230
WWW.3ENGINEERING.COM

DATE: 7/15/24

PROJECT NO.
5315

SHEET NO.
PP08
8 of 8



LIGHTING LEGEND

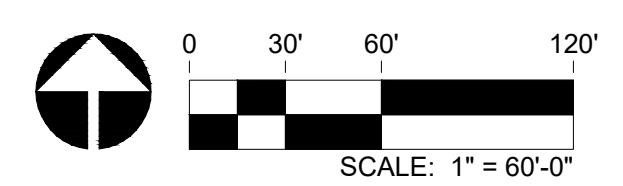
- STREET LIGHT
- BOLLARD
- DOWNLIGHT
- RAMADA LIGHT

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



ARIA AT SILVERSTONE PHASE 5 • CONCEPTUAL LIGHTING PLAN

SCOTTSDALE, AZ
2024-04-16
24000634
K. HOVNANIAN



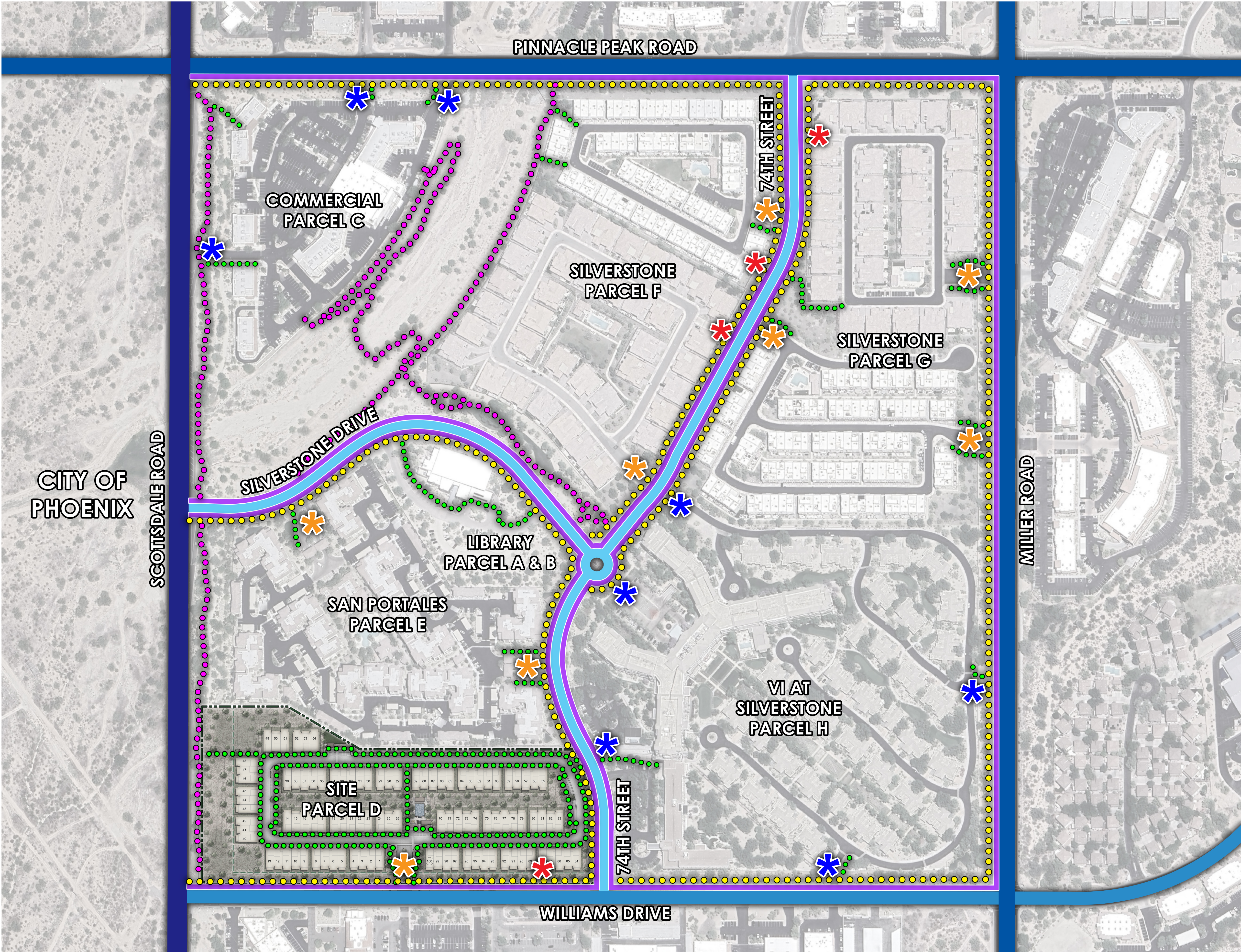
Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

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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CONCEPTUAL ONLY & SUBJECT TO CHANGE



ARIA AT SILVERSTONE PHASE 5 • PEDESTRIAN & VEHICULAR CIRCULATION PLAN

SCOTTSDALE, AZ
2024-07-16
24000634
K HOVNANIAN

0 75 150 300
SCALE: 1" = 150'-0"
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