

Final Approved Stamped Plans
Full Size

**MASTER ENVIRONMENTAL
DESIGN CONCEPT PLAN**

Silverstone
at Pinnacle Peak

APPROVED

11/2/2006
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INITIALS

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- II AMENDED DEVELOPMENT STANDARDS
- III ZONING EXHIBITS

PART I OVERVIEW OF SILVERSTONE AT PINNACLE PEAK

A PROJECT LOCATION

Silverstone at Pinnacle Peak ("Silverstone") is located at the southeast corner of the intersection of Scottsdale Road and Pinnacle Peak Road at the approximate geographic north-south centerline of the City. It is essentially a one-half mile square tract of property, with prominent frontage on Scottsdale Road. This area of the City continues to enjoy the highest quality commercial and residential development in the metropolitan area.

When completed, Silverstone will encompass an approximately 148 net acre mixed-use master planned community with Residential, Retail, Office, and Municipal (public library) uses.

The property is surrounded on all four sides by public streets classified as either Arterial or Collector--Scottsdale Road to the West, Pinnacle Peak Road to the north, Miller Road to the east and Williams Road to the south. The property also sits on the western edge of Scottsdale, with the City of Phoenix on the west side of Scottsdale Road.

Commercial and Industrial uses surround the property with only 600 linear feet of medium density residential on the east side of Miller Road, near the southeast corner of the property. Two story offices buildings have recently been constructed on the north side of Pinnacle Peak Road and are currently planned for the east side of Miller Road.

Although currently owned by the Arizona State Land Department ("ASLD") and undeveloped at this time, the land across Scottsdale Rd in Phoenix is planned as retail/commercial development. ASLD is planning on offering this land for auction in 2010. "Big Box" retail is planned for the property in Phoenix located immediately west of Silverstone.

It is important to note the existing industrial and heavy commercial uses located directly south of the Property. Accordingly, Silverstone was designed with the knowledge of the above by providing the proper transitioning of uses and adequate visual buffers.

(Regional Aerial Photo)

B PROJECT HISTORY

For the past 35 years the property was known as "Rawhide Western Town and Steakhouse," a western theme park. It became difficult over the years to continue to evoke the western theme, and in 2005, Rawhide's owner sold the property to RHVT Limited Partnership and simultaneously sold the Rawhide business operations to the Gila River Indian Community south of the Phoenix metropolitan area. Rawhide reopened in late 2005 as part of their Wild Horse Pass operation.

RHVT, Limited Partnership subsequently obtained a General Plan Amendment and Rezoning changing the Property's land uses from WP (Western Theme Park) to PC (Planned Community). The new zoning vested in early 2006.

Silverstone is not in the Environmentally Sensitive Land Overlay (ESLO). More than 60% of the property was developed or disturbed while Rawhide was in operation and therefore it was agreed it was not a good candidate for inclusion. However, as part of the rezoning, certain portions of the ESL ordinance were included in the stipulations.

(Aerial Site Photo of existing with labels)

(Disturbance Exhibit)

C. PROJECT DESCRIPTION

Silverstone at Pinnacle Peak is comprised of Residential, Commercial and Municipal uses blending employment, office, retail and multi-generational uses. The project is based upon a live-work-play environment that encourages pedestrian activities and interaction in a high quality of life setting.

The residential uses are primarily located in the eastern half of the property, with the commercial uses located in the northwest corner, which is planned as a neighborhood retail center, and in the southwestern corner of the property primarily Office uses.

A significant planning constraint on the property is the Rawhide Wash. This wash is a major regional drainage feature for this part of north Scottsdale. 100 year storm event flows have been calculated to be approximately 10,900 CFS. The existing wash currently flows across Pinnacle Peak Road, traversing the property diagonally until it flows across Scottsdale Road at multiple locations. During rainfall events, both Pinnacle Peak and Scottsdale Roads are inundated with stormwater, resulting in unsafe conditions. The entire property is located within a Federal Emergency Management Administration (FEMA) designated flood plain. The floodplain is further defined as a Zone AO with one (1) foot average flood depth.

As the property is developed, the Rawhide Wash will be channelized from the point where it enters the property by crossing under Pinnacle Peak Road at a bridge structure, traversing the property diagonally, and ultimately exiting near the mid point of Scottsdale Road, crossing under at another bridge.

The Rawhide Wash improvements, like the rest of the development of the property, will be in two phases. Phase one will be a bridged crossing serving Pinnacle Peak Road. Phase Two of the Rawhide Wash construction will coincide with the City of Scottsdale's construction of Scottsdale Road.

The drainage ditch which runs along the south side of Pinnacle Peak Road and a flow channel through a portion of the project are designated as Waters of the United States and are subject to the US Army Corps of Engineers. Application has been submitted to the Corp for "Unavoidable Impacts" on the washes.

Onsite development will occur in two major phases. As noted previously, the residential uses will be developed in Phase 1 and the Commercial parcels will be developed in Phase 2. There may also be some inter-parcel phasing.

(Land use plan)

D ZONING STIPULATIONS

Before development of Silverstone can begin, master site plans are required to be prepared and approved by the City Staff. There are five master plans for development that are required to be submitted. These include:

- Phasing Master Plan
- Master Circulation Plan
- Drainage Master Plan
- Master Environmental Design Concept Plan
- Public Art Master Plan

Additionally the Zoning Stipulations for case 15-ZN-2005 requires that

"Prior to any Development Review board hearings for any building, owner/master developer will submit and receive approval from the Development Review Board a Master Environmental Design Concept Plan (MEDCP) "

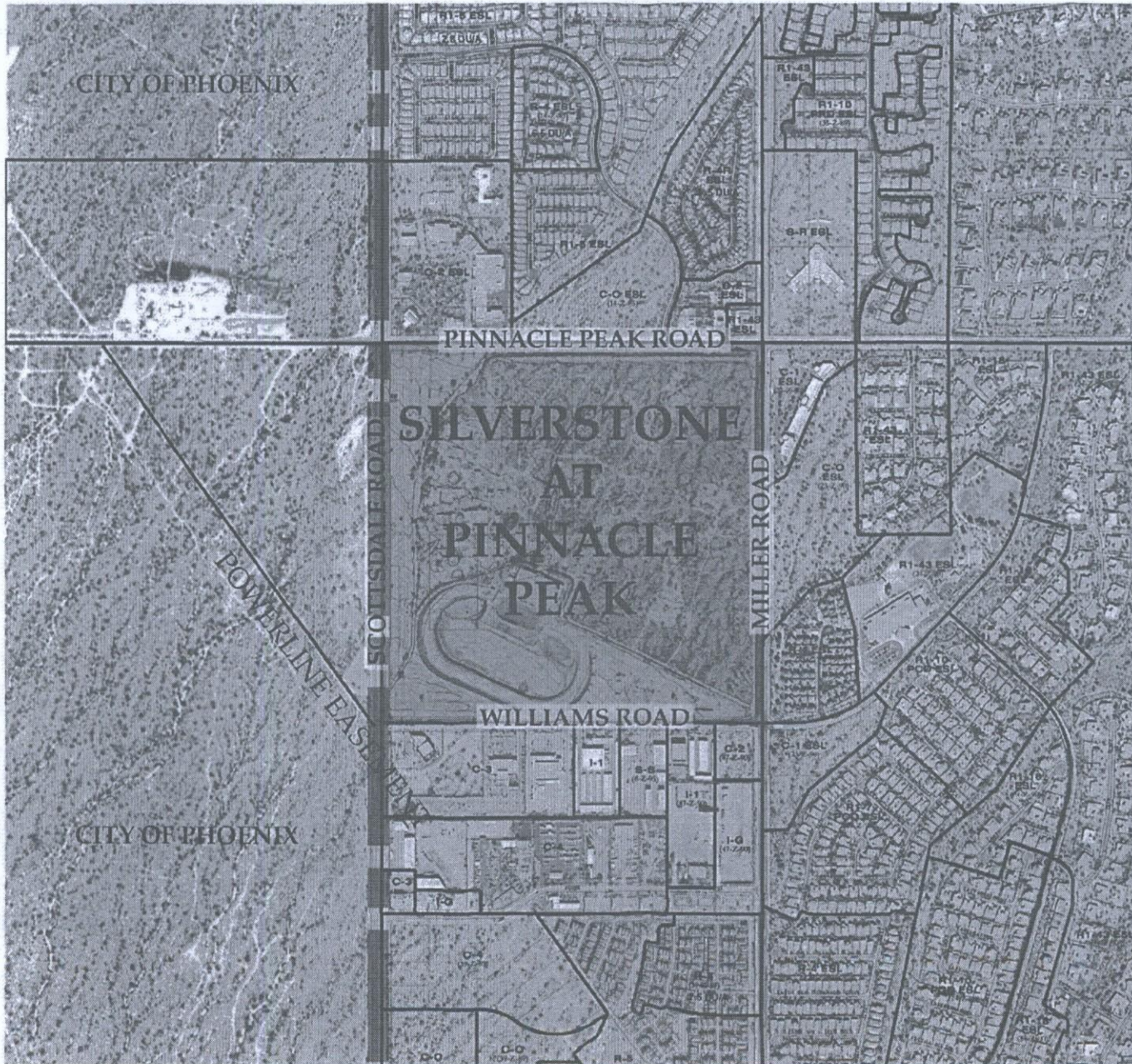
- a Architectural Design for perimeter walls, walls adjacent to the loop roads, fencing, drainage headwalls and drainage headwall railing
- b Building material and colors consistent with the Environmentally Sensitive Lands design guidelines
- c General design and architectural themes, and building orientations, to assure overall design compatibility of all buildings and structures on the site
- d Entry monuments and master sign program
- e Outdoor lighting fixture designs
- f Wash/channel erosion protection and slope stabilization
- g Overall streetscape concepts which incorporate street side and median landscape design concepts, plant and landscape materials and perimeter and screen wall designs and locations
- h Horizontal street and pedestrian designs
- i Multi-use trails and Multi-use path designs
- j Master landscape theme and plant palette

- k Native plant relocation program and re-vegetation guidelines of each parcel
- l Median landscaping
- m Desert and wash/channel re-vegetation techniques
- n Community entry designs
- o Open space design concepts for open space areas, including the Rawhide Wash and park areas, open space corridors and bikeways
- p Street wash crossing, specifically the culvert designs
- q Grade and separated grade crossings cross-section of Scottsdale road and pinnacle peak road "

The Silverstone at Pinnacle Peak MEDCP addresses these requirements as follows

E. ZONING EXHIBITS

For convenience, the final Zoning Stipulations and approved Zoning Exhibits have been included in the Appendices for reference



SILVERSTONE AT PINNACLE PEAK

MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN

CASE: 15-ZN-2005
274-PA-2006



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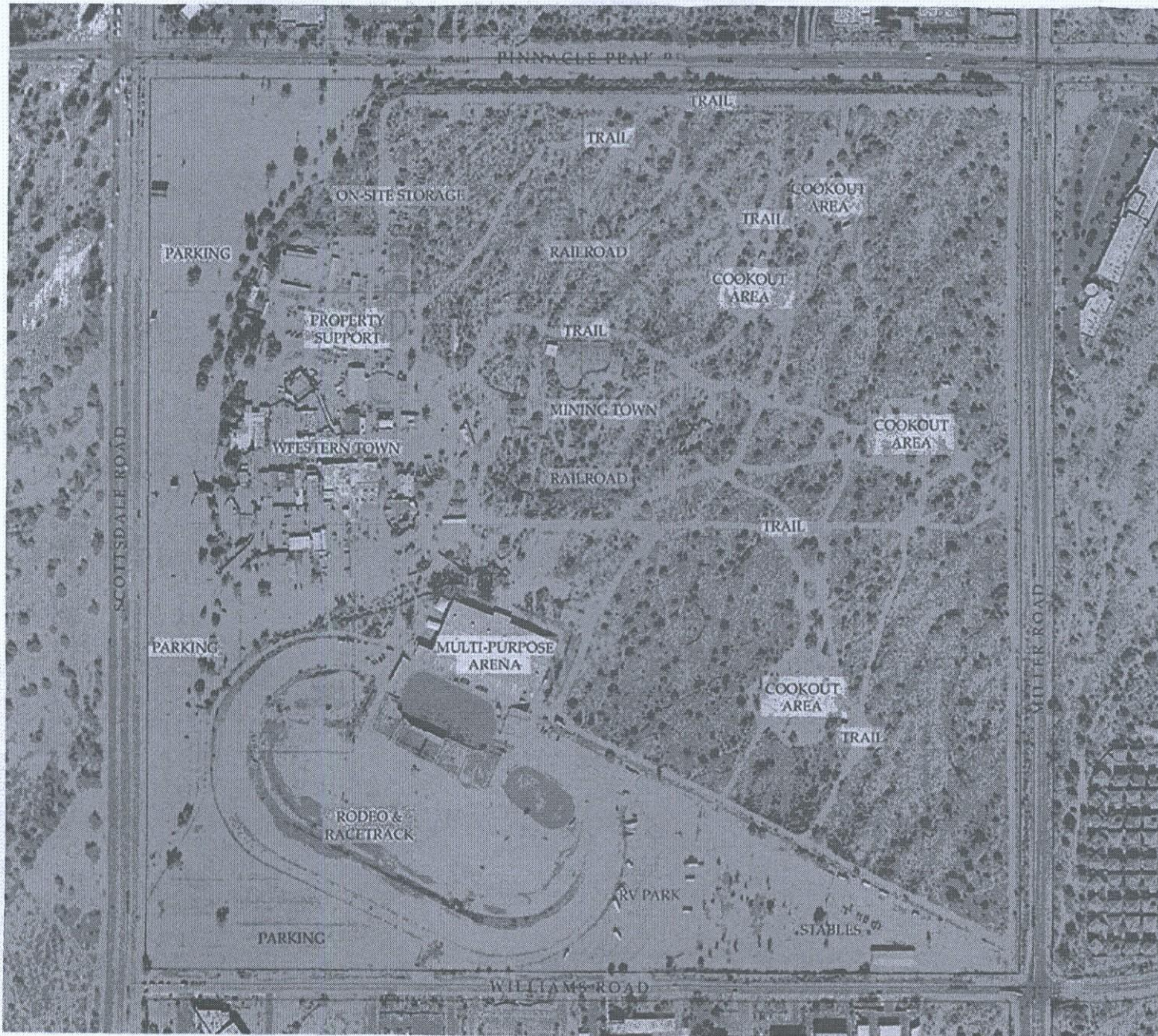
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REGIONAL AERIAL SITE PLAN



SILVERSTONE AT PINNACLE PEAK

MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN

CASE: 15-ZN-2005
274-PA-2006

NOTE: ALL DIMENSIONS AND LOCATIONS SHOWN ARE CONCEPTUAL AND APPROXIMATE ONLY



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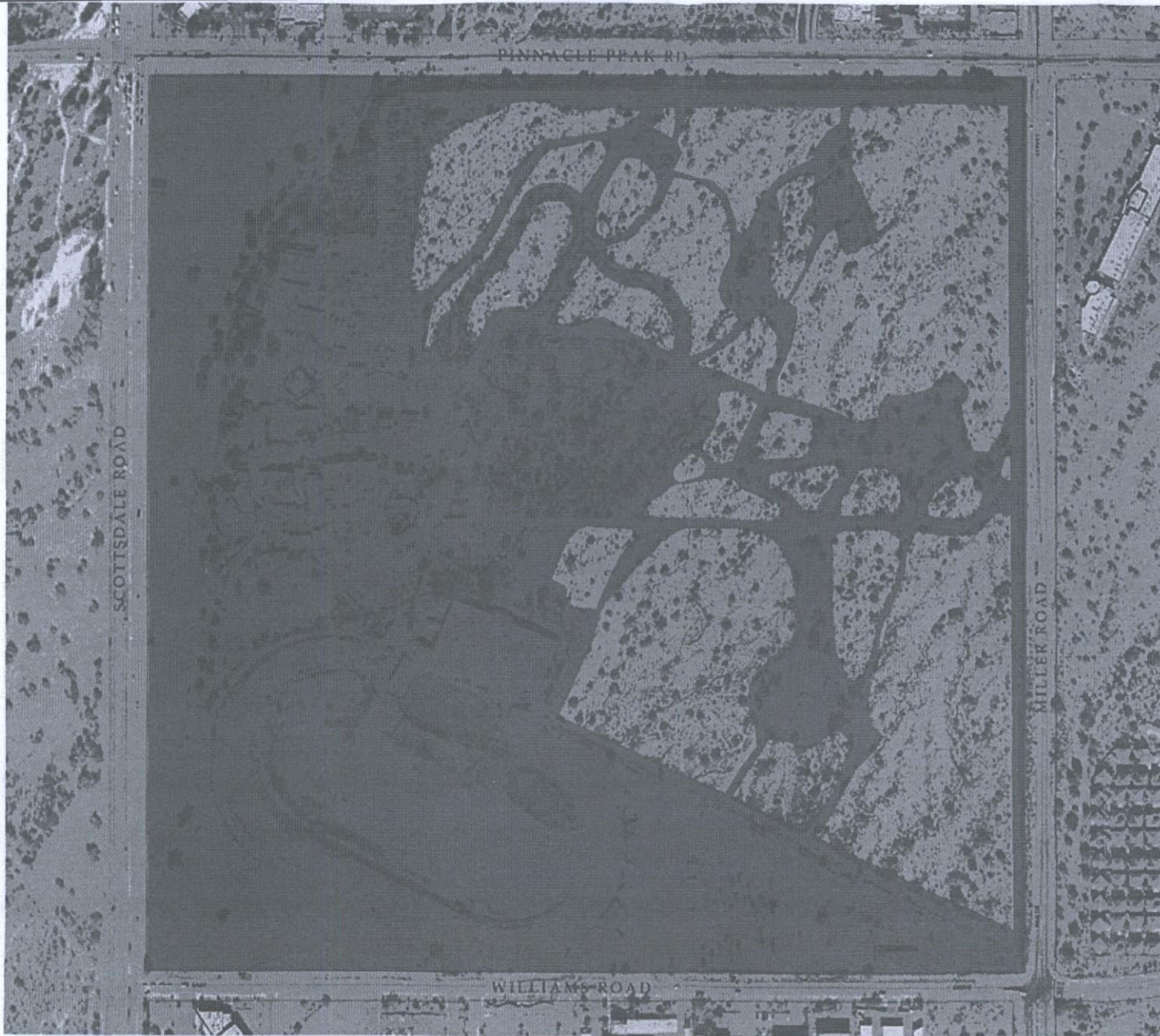
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EXISTING AERIAL SITE PLAN





SILVERSTONE AT PINNACLE PEAK

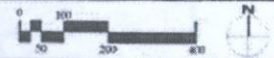
MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN

CASE: 15-ZN-2005
274-PA-2006

LEGEND

-  DISTURBED SITE AREA
-  LESS DISTURBED AREA

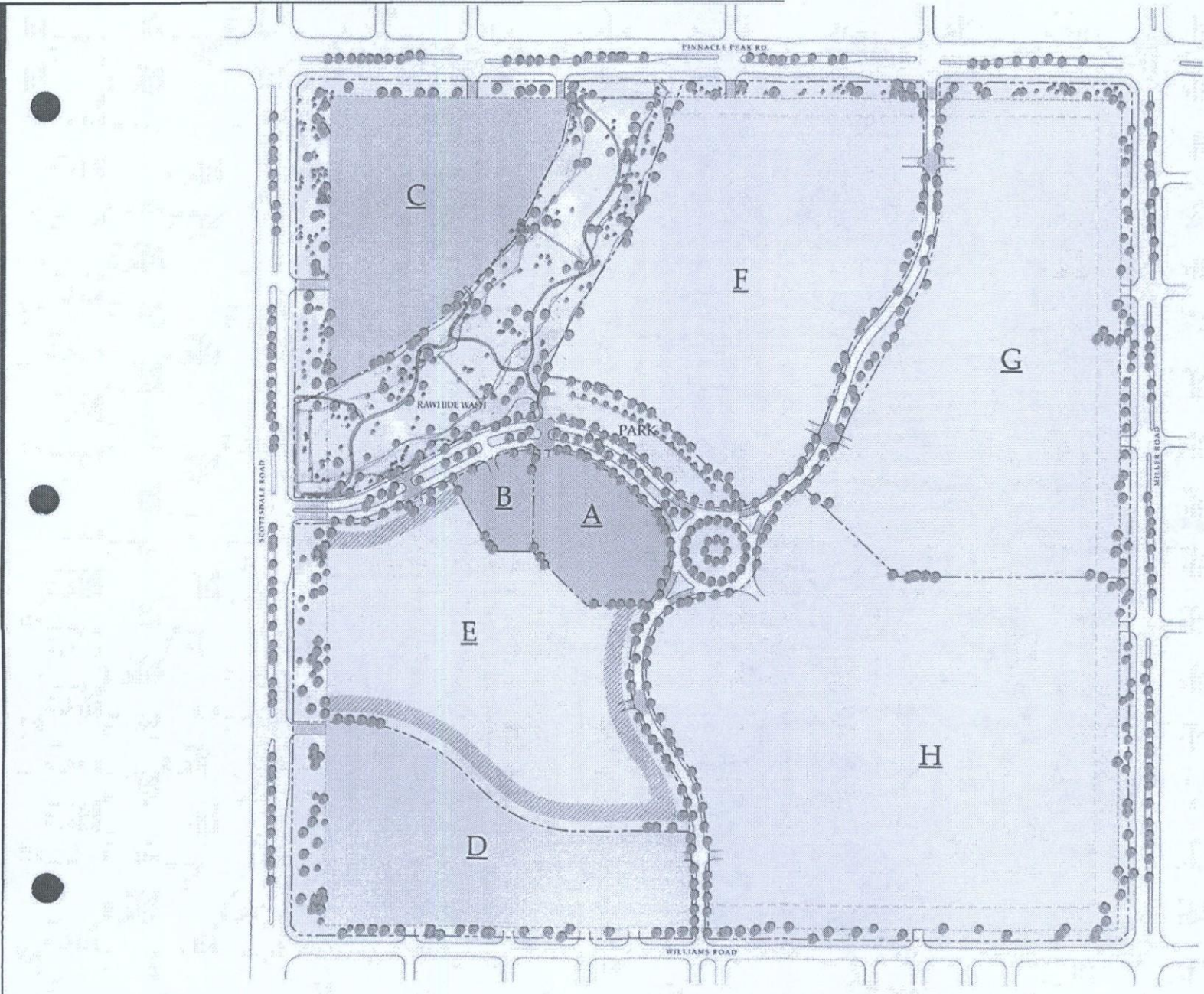
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


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DISTURBED AREA SITE PLAN

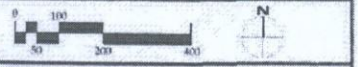


**SILVERSTONE AT
PINNACLE PEAK**
**MASTER ENVIRONMENTAL
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 CASE: 15-ZN-2005
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LEGEND

-  MUNICIPAL
-  COMMERCIAL/RETAIL
-  COMMERCIAL/OFFICE
-  RESIDENTIAL
-  RESIDENTIAL, LIVE/WORK
-  OPEN SPACE

NOTE: ALL BOUNDARIES AND AREAS SHOWN
 ARE CONCEPTUAL AND APPROXIMATE ONLY



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**LAND USE
 MASTER PLAN**

PART II. LANDSCAPE DESIGN

- 1 Goals
- 2 Concept Statement
- 3 Landscape themes
 - A Perimeter
 - B Main Entry
 - C Main Drive
 - D Secondary Drives
 - E Secondary Entries
 - F Interior Development
- 4 Landscape Palette
 - A Native Palette
 - B Sonoran Palette
 - C Southwest Palette
 - D And Palette
 - E Exotic Palette
 - F Non-ADWR Palette
- 5 Landscape Character
 - A Natural
 - B Modified Natural
 - C Enhanced
 - D Oasis
- 6 Open Space, Landscape Buffers, and Rawhide Wash
 - A Open Space
 - B Scottsdale Road Scenic Corridor
 - 1 Vision Statement
 - 2 City of Scottsdale Scenic Corridor Design Guidelines
 - C Landscape Buffers
 - D Parks
 - E Rawhide Wash
 - F Pedestrian Circulation
 - 1 Goals
 - 2 Multi-Use Trails and Paths
 - 3 Sidewalks
 - G Native Plant Inventory and Revegetation Programs

- 1 Plant Inventory
- 2 Construction Protection Program
- 3 Planting and Revegetation Program
- 4 Irrigation Standards for Revegetation
- 5 Enhancement of Natural Areas

PART II LANDSCAPE DESIGN

1 LANDSCAPE GOALS

The implemented landscape in the Silverstone Development will contain both native and transitional plant species in its plant palette. These materials will allow for a diverse ecosystem that will compliment the adjacent environment when used appropriately in defined theme areas.

2. CONCEPT STATEMENT

The implemented landscape design and palette will provide proper transitioning from the built environment to the open space. Where surrounding environments allow, salvaged native plant species and natural re-vegetation techniques will be used to re-establish the character of the natural Sonoran Desert. The built inner urban environment of the Silverstone development will be buffered by a natural perimeter.

3 LANDSCAPE THEMES

The use of landscape themes within the site, are to designate planting areas specific to their locations. The relationship between theme areas creates an overall landscape character sensitive to Silverstone's design intent. Areas of prominent landscaping include Perimeter, Main Entry, Main Drive, Secondary Drive, Secondary Entry, and Interior Development. It is important to understand that some of these items on site will be developed and planned by a multitude of design professionals in different firms. Creating a uniform site will take careful planning and preparation to ensure that the precedents that are established along street frontages, perimeter areas, etc. be extended to provide a uniform look and character to the site as a whole. Continuity and consistency of theme, design, and materials shall be implemented in such a way that Silverstone will easily be recognized as one unified project.

- 1 All plans are to be reviewed by the Silverstone Development Review Committee (through a registered landscape architect consulting with the Committee) before submittal to the City of Scottsdale.

- 2 Species of plant material for specific theme areas (main drive, secondary drive etc) are to be specified in the Silverstone Design Guidelines
- 3 Spacing and density of plant materials are to remain constant along interior street frontages in order to retain the uniform character of the site
- 4 Both the main and secondary drives are public streetscapes, and are to be designed to the standards set forth by the City of Scottsdale and the Silverstone Development Review Committee

A. Perimeter Theme

The perimeter of the project (including the scenic corridor) shall be harmonious with the character of the natural surrounding desert, planting will be informal and consist of predominantly native species. Perimeter areas are intended to be the first step in the transition of the natural desert into the Silverstone development. Street frontages must be consistent and contain similar plant density and palette for each parcel perimeter. The use of low perimeter tide walls may be stipulated for use along the exterior street frontages of parcels, these walls must provide a consistent aesthetic look to match the architectural and landscape standards of the entire project. Wall designs will be defined in the Silverstone master elements package, and may include combinations of stucco, concrete, stacked and/or laminated stone veneer, and berming to hide the walls shall be permitted. Standards for perimeter wall finishes, height restrictions and setbacks will be drafted by the developer. The perimeters of Pinnacle Peak and Miller Road will also have median planting of similar palette and character to create an encompassing streetscape. Adjacent uses and character may be taken into account in order to provide adequate screening.

1 Perimeter Medians (Miller Road and Pinnacle Peak Road)

The median planting along Pinnacle Peak and Miller Road will be development per the City of Scottsdale standards for median landscaping. Per the stipulations for the site:

- a All plants utilized shall be selected from the ESLO plant list
- b Fifty percent of trees shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box size for that caliper in the plant palette (Section 10 501 B, Zoning Ordinance)

- c. All species shall be selected solely from the Arizona Department of Water Resources Low Water Use / Drought Tolerant Plan List for the Phoenix Active Management Area Plant List. (P&DSD Policy)
- d. All fixtures and associated hardware, including poles, shall be flat or dark bronze
- e.

B. Main Entry Theme:

The main entry, which is located at approximately the project's mid-point along Scottsdale Road will be a focal point for the development. Specimen native trees (possibly relocated from site) along with accents will mark the entry into the Silverstone site and provide a gateway leading into the main drive. Signage (temporarily shown in the main drive median) and architectural features matching those within the development will be accentuated in this area by providing masses of shrubs, accents, and groundcovers that will allow the main entry to stand out along the natural perimeter planting along Scottsdale Road. The main entry design will not be finalized until the City of Scottsdale improvements of Scottsdale road (including the bridge) are made, however a temporary entrance design is shown in the attached planting exhibits.

C. Main Drive Theme:

Planting from the main entry along the main drive will utilize street trees on each side of the road, placed equally on center. The species of trees/shrubs and required spacing will be decided upon by the Silverstone Development Review Committee in the design guidelines. The overall concept of the main drive is to create the effect of a "formal" entry. The street trees will be uniform in character in order to create a boulevard effect. One side of the main drive will provide a landscape buffer between the vehicular traffic and the pedestrian sidewalk. In this buffer, shrub and groundcover planting will be utilized in order to accentuate the separation between the sidewalk and the main drive. The center median in the main drive will contain a formal spacing of specimen trees in order to create a hierarchy in plant material. Use of color and bold accents along the main drive will culminate at the circular roundabout where along with massed planting and possibly a new species of trees, (not found along the main drive); a special feature (potentially public art) will be placed in its center. The roundabout containing the special feature will be a terminus for the ordered planting and the formal arrival feature. While not intended as a

gathering place, the roundabout will serve as a point of interest. Two secondary drives break off the roundabout to access the north and south end of the site.

D Secondary Drives Theme

The secondary drives like the main drive will maintain a strong street scene providing a structured planting leading from the central roundabout north to Pinnacle Peak Road and south to Williams Drive. The species of trees/shrubs and required spacing will be decided upon by the Silverstone Development Review Committee in conjunction with each parcel developer in the design guidelines. Each side of the road will be planted in a manner to provide consistency along the entire drive.

E. Secondary Entries Theme

The entries located off of Pinnacle Peak and Williams Drive will respect the character and precedent that is established in the main entry. These two smaller entries will be a transition from the perimeter theme to the structured planting of the secondary drives. Signage will be incorporated in locations that are to be decided upon by the master sign development package. Each side of the entry shall be consistent with the same density and species of plant material.

F Interior Development Theme

The internal development of each parcel offers the widest array of plant material and character areas. As each parcel is developed, great care will be taken to ensure that the surrounding land uses are taken into consideration, and adequate landscape buffers are provided. Planting and Irrigation are to be developed per City of Scottsdale standards and are subject to review of species, spacing, location, etc by the Silverstone Development Review Committee.

4. LANDSCAPE PALETTE

See appendix A for plant palette.

The landscape palette for the project has been divided into: Native, Sonoran, Southwest, Arid, Exotic, and Non-ADWR Plants. The majority of the planting in the Silverstone development will consist of Native, Sonoran, and Southwest and Arid plant material. Exotic and Non-ADWR species are intended for interior courtyards and areas not visible from the main roads. By controlling the use of Exotic species to interior areas, the overall concept of maintaining a natural desert character is not hindered.

A. Native Palette

Consists of species that are native to the region encompassing Silverstone. It is encouraged that all areas of the development utilize native species whenever possible. Areas of use that should be comprised of strictly native species are: scenic corridors, perimeter street frontages as described in 3a, natural wash areas, and re-vegetation areas.

B. Sonoran Palette

Consists of species that are native to the Sonoran Desert community, main areas of use are street entries, interior streetscapes, parks, and special feature areas.

C. Southwest Palette

Consists of species that are native to Chihuahuan and Mohave deserts located in the region of the Southwestern United States. This palette is intended to be used for entries, streetscapes, interior development, and some perimeter planting.

D. Arid Palette

Consists of species that are native to other arid environments around the globe, it is intended for use mostly as secondary streetscapes, interior entries, and interior development.

E. Exotic Palette

Consists of species that are native throughout the globe, but are still listed by the Arizona Department of Water Resources (ADWR) as low water use plants. They provide a more lush character to their environment and are only intended to be used in interior areas and private gardens within or immediately adjacent to the building envelope. Every attempt will be made to minimize their visual bleed into Native, Southwest and Arid Palettes.

F. Non-ADWR Palette

Consists of plants that are native to one of the plant palettes listed above, but are not recognized by the Arizona Department of Water Resources as being low water use species. They are to be used in areas where their higher water consumption will not disrupt the surrounding environment.

5. LANDSCAPE CHARACTER

The character of landscape is defined as the distinguishing features or attributes of the implemented landscape. This can range from a native informal planting to an ordered rhythm of a streetscape planting. The character of an area is mainly defined by: the plant palette, the nature in which it is planted (natural, semi-natural, or formal), the treatment of the ground plane (natural contours or graded) and the architectural elements that are integrated into the planting (seat walls, sidewalks, site walls, signage, etc). The landscape character for Silverstone is divided into the following categories: Natural, Modified Natural, Enhanced, and Turf.

A. Natural Character

Natural landscapes consist of mainly native species and native topography to simulate the natural condition of undisturbed natural desert. The use of relocated trees and cacti from site are to be utilized in the replication of native environments. Irrigation will be integrated into those areas where the natural desert is disturbed or where re-vegetation occurs, however long term maintenance in these areas is to be discouraged in order to retain the natural character of the plant material. Boulders relocated from site should be placed randomly in natural areas to closely emulate their natural locations. Planting is to be informal and scattered as opposed to massed or ordered plantings that suggest human intervention.

B. Modified Natural Character

The modified Natural landscape consists of a more regional plant palette that has a more colorful and visually pleasing character. These landscapes are to be utilized as entries, streetscapes and buffer plantings to connect the natural landscape to the developed areas. Planting methods in these areas contain both natural (informal) as well as massed (ordered) planting to accent entry points and special features. Boulders can be utilized in the ground plane here, but not as predominant as in the natural landscape. The ground plane condition varies from natural contours to the graded site that contains new decomposed granite treatment. The landscape maintenance is more labor intensive than in the natural environment, especially along roadways and pedestrian corridors for safety.

C. Enhanced Character

The enhanced landscape conveys the largest degree of human interaction to the final landscape character. It consists of heavily massed planting for a high level of accent to site architecture. The palette for this area will be mainly southwestern and arid plant materials directly adjacent to buildings and pedestrian zones. Its intention is to add color and texture in large massed groupings to soften the architecture and buffer the scale of the building outward toward the natural landscape.

D. Oasis Character

The oasis character consists of areas of rest and leisure that exist within the building envelope or directly adjacent to the architecture. These areas may use container plantings or intensive plantings that would be appropriate within shaded or confined locations. Turf must not be visible from the exterior roadways of: Scottsdale Rd, Pinnacle Peak Rd, Miller Rd, and Williams Rd. The interior areas also may include the use of Date Palms to accent the courtyards from the buildings. Palm trees are to only be used in interior areas, and may not be used adjacent to collector or arterial streets. The ground plane is to utilize enhanced hardscape wherever possible and a mixture of exotic plants along with plants from other approved plant palettes.

- 1 Limitation on water intensive landscape/turf acreage for new commercial users and common areas of residential developments
 - a All new commercial users shall limit water intensive landscape/turf area to the following percentage
 - i If the area of the lot is nine thousand (9,000) square feet or less, the water intensive landscape/turf acreage shall be limited to an area equal to ten (10) percent of the total lot
 - ii If the area of the lot is larger than nine thousand (9,000) square feet but less than or equal to forty-three thousand five hundred sixty (43,560) square feet (one (1) acre), the water-intensive landscape/turf area shall be limited to an area equal to ten (10) percent of the first nine thousand (9,000) square feet and five (5) percent of the remainder of the lot. If the total lot exceeds forty-three thousand five hundred sixty (43,560) square feet, no additional water-intensive landscape/turf acreage shall be permitted
 - b For residential common areas, the water intensive landscape/turf area shall be limited to (10) percent of the first nine thousand (9,000) square feet and five (5) percent of the remainder of the lot. If the total lot exceeds two hundred seventeen thousand eight hundred (217,800) square feet or five (5) acres, no additional water intensive landscape/turf area shall be permitted. Excluded from this calculation shall be areas used for active recreational areas
 - c All plant material used (excluding those in the water intensive landscape/turf area) must be low water-use plants listed on the Arizona Department of Water Resources (ADWR) most current low water use plant list
 - d No water intensive landscape/turf shall be permitted in the public right-of-way
 - e Landscape contained within private courtyards surrounded by walls, gates or buildings, and not seen from exterior public roadways, shall be exempt from these requirements

6 OPEN SPACE, LANDSCAPE BUFFERS AND RAWHIDE WASH

A. OPEN SPACE

In a large mixed used development such as Silverstone, open space plays a vital role in the aesthetics and quality of life for visitors and residents. Open space areas will serve to connect the areas of development through the use of trails and sidewalks. Open spaces stabilize the ecological impact of development, and serve as a functional site utility that can buffer land uses or retain drainage. The largest portions of "shared" open space on site are the Scottsdale Road Scenic Corridor, Rawhide Wash, and the Silverstone Park. Extensive care is to be given to these areas to provide links for human interaction.

B SCOTTSDALE ROAD SCENIC CORRIDOR

1 Scenic Corridor Vision Statement

Scottsdale citizens value the natural desert setting along the northern and eastern portions of major thoroughfares in the community. There is an understanding by the community at large that these should be preserved or re-created as meaningful open space. The City's General Plan reflects this commitment by designating portions of Scottsdale Road, Pima Road, The Carefree Highway, Cave Creek Road, Dynamite Boulevard, and Shea Boulevard as Scenic Corridors.

Recognizing the value of community character, on the behalf of our citizens, the City of Scottsdale has pledged to take certain steps to protect this valued resource of natural linear open space from rapidly approaching development. Those steps include:

- a Constructing new, expanding existing, and over time, retrofitting existing roadways designated as Scenic Corridors so that the design policies and guidelines found in this document are carried out.
- b Working to restore and maintain the natural beauty of the Sonoran Desert within the scenic desert landscape setbacks along these corridors of regional significance.
- c Applying the design policies and guidelines found in this document to public and private development on both edges of these corridors.

- d Educating staff, policy makers, and the public about the existence, goals and benefits of Scenic Corridors in their community

2 City of Scottsdale Scenic Corridor Design Guidelines

See appendix C for full City of Scottsdale Scenic Design Guidelines

The following is from the City of Scottsdale Scenic Corridor Design Guidelines

The Scenic Corridors Design Guidelines are a part of the City of Scottsdale's Sensitive Design Program. The Scottsdale Sensitive Design Program is a comprehensive compilation of policies and guidelines related to the City's built environment. The basic framework for these policies and guidelines are the Scottsdale Sensitive Design Principles, initially approved by the Development Review Board in 2000. The Principles, derived from existing city policies and from concepts developed by citizen groups such as Great Sonoran, articulate Scottsdale's design vision and outline design expectations and values. Like all City of Scottsdale design guidelines, the Scenic Corridor Design Guidelines are policies and should not be construed as ordinance.

These policies are standards, details, and concepts that are to be used to establish the health, safety, welfare, quality and character of physical improvements within the city. These policies also create the basis for visual character within and along certain major roadways having a particular emphasis on retaining and displaying the native desert and traditional southwest cultural heritage of the area.

The guidelines provide an outline of the City's design expectations for all designated Scenic Corridors, and are intended to be used by all participants in the development process including citizens, policy makers, design professionals, and developers.

C LANDSCAPE BUFFERS

The use of landscape buffers allow for a zone of natural or heavily planted landscape to separate different land uses. Landscape buffers not only create a visual lineation, but allow for corridors of open space to radiate through the developments. Most commonly pedestrian corridors are located in landscape buffers to create an encompassing trail system. In areas where two non-compatible uses connect, such as residential and commercial, the landscape buffer is extremely important to provide a screen of adequate height and density.

to minimize the impact for the residents therefore plantings may come from the natural, modified natural and enhanced characters.

D. PARKS

The Park area within the Silverstone development is not intended as an active recreation park; rather it is intended to encompass primarily passive activities like quiet reading, meditation and contemplation and will be integral to the proposed library. Effective borders are to be utilized to keep pedestrian recreation in approved spaces and not to extend into natural areas. Turf will be limited by City of Scottsdale guidelines for turf within parks. A portion of the park may be used for retention as approved by the master developer and the City of Scottsdale. The park may include site amenities such as ramadas, benches, and trails.

E. RAWHIDE WASH

A re-constructed wash corridor will encompass approximately 11.32 acres of open space areas and will serve as a major amenity for the community. In addition to active and passive recreational opportunities, the open space corridor along the wash may provide drainage and retention for the community.

The corridor is a major regional wash which will be channelized through Silverstone with bridge crossings at Pinnacle Peak Rd. and at Scottsdale Rd. The channel will be terraced to a depth of approximately 8 ft. Currently, no drop structures are anticipated within length of the channel, although they will be constructed north of the bridge at Pinnacle Peak Rd.

The channel will be revegetated with Native Plants and a "natural" landscape character will be used. Generous landscaping and trees will shade the trails and walks, amenities, and buffer adjacent residential lots. The landscape character of the wash will be comprised of natural vegetation and boulders to closely replicate the natural conditions of desert washes.

Because of the timing of the Scottsdale Rd. street improvements the channel will be constructed in at least two (2) phases. Temporary landscape solutions for newly disturbed areas will be utilized for dust control, etc.

F PEDESTRIAN CIRCULATION**1 GOALS**

The goals of the pedestrian circulation system in the Silverstone project are to allow residents and visitors to the community the opportunity to effectively and safely maneuver through the development on foot. The circulation system will include walking paths, bicycling lanes, outdoor gathering spaces, and multi-use trails. Special care will be given to areas where vehicular and pedestrian circulation will meet. Landscape Buffer plantings will help to mitigate the impact of vehicular travel to those pedestrians utilizing the pedestrian circulation system. The following goals are to be achieved in the circulation system:

- a Allow users of all ages and physical conditions accessibly to the system, by providing ADA compatible surfaces, shaded walks, and multiple resting places
- b Provide a higher number of pathways in and out of the residential areas, to make it easiest for the residents to maneuver throughout the development without vehicular dependency
- c Provide an array of hardscape elements and plantings to give visual clues for pedestrian navigation
- d Provide gathering spaces at intersecting nodes in the path system, to encourage pedestrian interaction with one another
- e Provide a trail system that is effective in connecting multiple destinations, to limit the dependency on vehicular travel while still maintaining its effectiveness

2 MULTI-USE TRAILS AND PATHS

Along the length of the Scottsdale Road Scenic Corridor, an eight (8) foot wide multi-use trail is planned to be installed. This trail will be consistent with other portions of the Scenic Corridor trail system that parallels Scottsdale Road-- a meandering natural looking unpaved trail. This trail will be suitable for pedestrians, horses and bicycles and will tie into the existing regional trail system.

This trail will be constructed in accordance with the City of Scottsdale's "Medians, Parks, and Trails, Non-Paved Trails" Section of the "Design Standards and Policies Manual." Additional modifications or additions to the trail will be considered by staff on a case by case basis.

Additionally, a meandering Multi-Use Path will be provided through the Rawhide Wash channel. Where required, the multi-use trail may be combined with or immediately adjacent to trails or sidewalks. This Path at the ends will tie into the perimeter, the internal public street sidewalk system, and may connect to the internal developments where feasible. This Path will be a ten (10) foot wide paved path and will be consistent with the city of Scottsdale's "Transportation, Bikeways" Section of the "Design Standards and Policies Manual."

3. SIDEWALKS

The perimeter streets, Pinnacle Peak, Miller and Williams Roads will all have sidewalks. Scottsdale Road will have a Multi-Use trail as described above. The sidewalks along Pinnacle Peak, Miller Road, and Williams Drive will be eight (8) foot wide paved sidewalks. These sidewalks will utilize a landscape buffer separating pedestrians from vehicular traffic where appropriate. Sidewalks may be constructed within the right of way, public utility easement, or dedicated easement of the respective perimeter streets.

The internal streets will also have eight (8) foot wide sidewalks. The north/south secondary drive will have a sidewalk on the west side of the street as indicated on the Pedestrian Circulation Master Plan. The main entry drive from Scottsdale Road will have an eight (8) foot wide sidewalk on the south side of the street constructed within a twenty (20) foot easement. A landscape buffer containing shrubs and low planting will separate pedestrians from vehicular traffic.

G. NATIVE PLANT INVENTORY AND REVEGATION PROGRAMS

Each parcel in the Silverstone Development is responsible to inventory and relocate native plants that are covered in the City of Scottsdale Native Plant Ordinance.

The following is an excerpt from the City of Scottsdale regarding their native plant policy:

The City of Scottsdale, Arizona is situated within the Sonoran Desert and is shadowed by the McDowell Mountains. The Sonoran is one of four North American deserts. While the other deserts-the Mojave, Great Basin, and Chihuahuan-all extend into parts of Arizona, none are as dynamic a system as the Sonoran. Within the area of southwestern Arizona encompassed by the Sonoran there is considerable variation in vegetation and wildlife due to differences in temperature, elevation, and rainfall. The area that makes up Scottsdale is home to an abundant and diverse collection of desert plant species; many of which are unique to the region. The City of Scottsdale has determined that the presence of these unique natural resources contributes to the aesthetic and economic well-being of the community.

As part of their continuing efforts towards protecting large cacti and trees indigenous to the area, the City of Scottsdale adopted the Native Plant Ordinance (City Code, Chapter 46, Article V) in 1981. These forward-thinking set of regulations were established as a way to preserve the unique native character of the Sonoran desert under a system of responsible community development.

During the 1980's, a series of annexations doubled the City's land area, adding 96 square miles of essentially undeveloped desert. As the City's population grew, local officials realized development activity into these areas would be intensified. The broad language used in the ordinance led to conflicting interpretations, making it less effective and difficult to enforce. In 1989, the Native Plant Ordinance was amended to insure mature plants are not unnecessarily destroyed or removed. In March of 2000, the ordinance was once again amended to ensure the long term protection of thousands of additional native plants. Considered to be landmark legislation, the ordinance has been used as a model by other cities hoping to provide similar protection for local flora.

Native vegetation plays a vital role in the dynamic system of the Sonoran desert. Its presence helps to prevent erosion, provides food and shelter for

desert wildlife, and acts to shade the desert floor and reflect urban heat. In addition, native vegetation requires less water and maintenance than nonindigenous plant materials. In most cases, salvaging existing plant material is more economical and achieves a natural desert appearance in a shorter amount of time.

Many desert trees and cacti are slow-growing and can take decades to reach maturity. Factors such as the size, form, or location of certain mature specimen plants, such as the Saguaro or Ironwood tree, make finding a comparable nursery-grown tree for replacement difficult to impossible. Therefore, leaving such plants in place or salvaging them for incorporation into landscaping is beneficial both from a financial and feasible point-of-view. Native vegetation within the specified size requirements enhances the city's aesthetic appeal by conserving the mature desert habitat and providing unique scenic opportunities.

Under the Amended Native Plant Ordinance, any project which affects plants from the specified list is required to submit a native plant program detailing the existing location and proposed treatment of each protected plant impacted. Protected plants should, at the most optimal situation, remain in place. Those plants that must be moved are required to be salvaged unless the applicant can demonstrate how conditions such as poor health or orientation make successful relocation impossible. Salvaged plants are to be replanted within the project.

Over 6,000 native plant permits have been issued, amounting to an estimated 250,000 protected plants salvaged since the implementation of the ordinance. Minimum size requirements necessary to meet protected plant status include 4 inch caliper or greater for trees and 3 feet tall or taller for cactus.

PROTECTED NATIVE PLANT shall mean cacti which are three (3) feet or greater in height and trees which are four (4) inches or greater in caliper of the following species. If any of the following protected plants, in the indicated sizes, are being disturbed by your project you are required to submit a native plant program as outlined in the amended zoning ordinance section 7.500:

Trees

Botanical
Acacia
Acacia

Name Common
constricta Whitethorn
greggii Catclaw

Name
Acacia
Acacia

<i>Berberis</i>	<i>haematocarpata</i>	Red		Barberry
<i>Canotia</i>	<i>holocantha</i>	Crucifixion		Thorn
<i>Celtis</i>	<i>pallida</i>	Hackberry		
<i>Cercidium</i>	<i>floridum</i>	Blue	Palo	Verde
<i>Cercidium</i>	<i>microphyllum</i>	Foothill	Palo	Verde
<i>Chilopsis</i>	<i>linearis</i>	Desert		Willow
<i>Juniperous</i>	<i>species</i>	Juniper		
<i>Olneya</i>	<i>tesota</i>	Ironwood		
<i>Populus</i>	<i>fremonti</i>	Cottonwood		
<i>Prosopis</i>	<i>species</i>	Mesquite		
<i>Quercus</i>	<i>species</i>	Scrub		Oak
<i>Rhus</i>	<i>ovata</i>	Sugar		Sumac
<i>Vauquelinea Californica</i>		Anzona	Rosewood	

Cacti

Botanical Name	Common Name
<i>Carnegiea gigantea</i>	Saguaro
<i>Ferocactus species</i>	Barrel
<i>Fouquieria splendens</i>	Ocotillo
<i>Peniocereus greggii</i>	Night-Blooming Cereus
<i>Yucca elata</i>	Soaptree Yucca

1 PLANT INVENTORY

The entirety of the Silverstone site has already been inventoried by Desierto Verde to mark the location and condition of all existing plant material on site. Each development parcel is responsible for following the City of Scottsdale Native Plant Program. The following information details the standards developed by the City of Scottsdale to be implemented in the development process.

A complete Native Plant Program with the following information is required:

- A. Submit three copies of a native plant inventory on an aerial photograph with a project overlay, or a site plan. On the plan, show the location of all protected native plants within the construction boundaries, and an additional 50-foot buffer beyond the construction limits, or to the edge of the property.

(The aerial site plan shall include the project name, a scale (minimum scale is 1" = 50'), a north arrow, a vicinity map, the adjacent street names, and the name of the company performing the inventory.)

- B. Submit an inventory list, minimum 8.5 "x 11" sheet, identifying the tag number, species (list both common and botanical names), size, general condition, and salvage status (remain in place, relocate, or remove) of each protected plant within the area of disturbance plus a 50-foot buffer. If a plant is noted as non-salvageable, the reason or reasons for the assessment must also be noted. A protected native plant includes trees with a 4-inch caliper trunk or larger, and cactus that are 3 feet tall or taller.
1. Measurements are to occur prior to any pruning or branch removal operations, and must take into account the entire base of the tree.
 2. In order to measure the trunk of a tree, it must first be determined whether the tree is single-trunk or a multi-trunk.
 3. A single trunk tree is a tree with a single trunk protruding above grade, attached to a single root ball. The diameter of single-trunk trees is measured at a point, 12 inches above grade. If the tree starts to branch out before that point, the measurement is taken at the point where the branching begins.
 4. A multi-trunk tree is a tree with more than one trunk, (two of which are 3 inches or greater in diameter) protruding above grade from a single root ball and being separated by any portion of each. Multi-trunk trees are measured by the following method:
 - Square the diameter of each trunk
 - Add the squared diameters of all the trunks together
 - The square root of the total above is the working diameter for that tree.
 5. A cactus is measured from the base at grade to the highest vertical point of the plant. The height of all arms is also included in the total. Ocotillo and Yucca are also measured in this way, except that the flower stalk of the Yucca is not included.
- C. A salvage contractor must have prior methodology approval by city staff. A native plant inventory will not be accepted from a contractor whose methodology has not received prior approval. Approval includes demonstrating a thorough knowledge of the native plant ordinance and boxing techniques. If the cactus salvage contractor is different than the tree salvage contractor, both will need to be reviewed and approved. If the salvage contractor is different than the party responsible for the inventory, the salvage contractor must provide a letter either accepting the

assessment by the party responsible for the inventory or provide documentation for any proposed adjustments to the inventory. Please contact the Current Planning Department at 480-312-7000 for information on obtaining approval to be placed on the list of native plant salvage contractors.

Due to the large number of Saguaros that have expired after being transplanted, and the length of time for the decline of the plant to be identified, the city, in conjunction with the Desert Botanical Garden, has established baseline standards for Saguaro relocation (see Section 10.300 of this manual). Any deviation from an approved methodology or the Standards for Saguaro relocation requires prior city review and approval. Contact the Current Planning Department at 480-312-7000 for more information.

- D. Submit a relocation program identifying the ultimate use and placement of salvaged plant material, including any proposals for plants to be removed from the project.
- E. Submit a nursery location for the storage of salvaged plants.

2. CONSTRUCTION PROTECTION PROGRAM

The purpose of the construction protection program is to protect designated undisturbed areas from grading and heavy machinery. Before grading is to take place, adequate care is to be exercised in marking an effective boundary for development. Fencing such as rope, chain link, and staking are to be utilized to define areas to be left native and these areas should be clearly marked in the construction drawings.

3. PLANTING AND REVEGETATION PROGRAM

Development areas that are disturbed during construction, but are intended to be natural in character will have to undergo natural revegetation. Whenever possible, open spaces and street frontages are to be left natural in character, but due to previous development on site, certain restoration techniques will have to be implemented to return once developed areas to their native state. Native species of trees and cacti as defined in the City of Scottsdale Native Plant Ordinance will be relocated to these areas with supplemental new planting material of exact species and structure to obtain the proper density of the surrounding natural desert. Native seed mixes should also be utilized to provide a long range strategy.

for natural revegetation, and should only be used in conjunction with larger relocated and/or new plant material

Topography will play a critical role in reestablishing the native character of the site. A mixture of surface select granite boulders should be used to give the ground plane a random character that closely replicates the natural condition on site. The use of salvaging the 'desert floor' by skinning the top 2"-6" of natural rock cover is to be utilized in all areas that are to be developed before grading takes place. 'Desert floor' material is to be stockpiled on site and redistributed in planting areas at the commencement of development. This method of harvesting the existing rock cover retains the ecological character of the soil native to the site.

4 IRRIGATION STANDARDS FOR REVEGETATION

Native species on site have evolved to be able to withstand little seasonal rainfall and long periods of drought. During the native salvaging process the plant material will 'shock' when it is removed from the ground, and will 'shock' again when it is placed into its new environment. Supplemental irrigation is key to the success of the plant material being able to survive during its transition. In areas where irrigation is not intended to be part of a long term infrastructure, one or all of the following are options should be utilized as is appropriate.

A Water truck delivery

Water trucks can deliver water on a set schedule that can vary with the season. Access needs to be readily available, making this option appropriate for streetscapes and areas that do not have close proximity to a water source.

B Hand watering

By running irrigation mainline through the revegetated area, quick couplers allow hoses to tap into the mainline to achieve hand watering. This option is the most labor intensive.

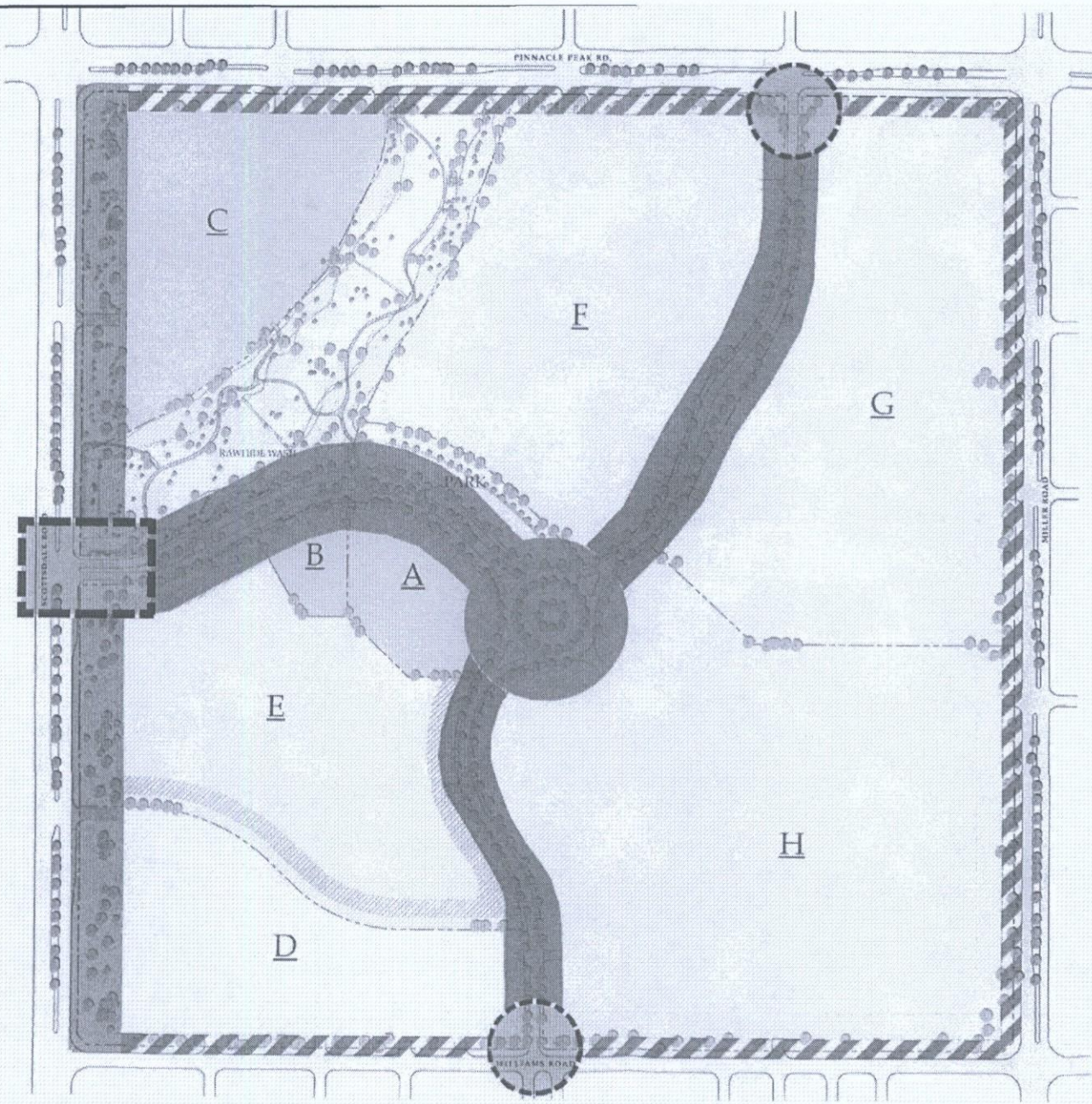
C Manual or controlled valves

Installing a permanent (in ground) or temporary (above ground) irrigation system allows the option of setting the automatic system (with an irrigation controller) or allowing certain valves to be turned on by hand in a manual system. In areas of high visibility the above ground system should not be utilized, instead a buried drip system is best suited.

It is recommended that a semi-permanent (in ground) PVC pipe system be utilized in order to supplement relocated plant material during time of extreme drought and heat. Salvaged material that is to be watered on a temporary basis should be slowly taken off of irrigation dependency at a time decided upon by an approved salvage contractor.

5 ENHANCEMENT OF NATURAL AREAS

Areas of natural desert that are located in high visibility areas and do not contain a high density of plant material are subject to enhancement. Relocated native species or new native plant material may be introduced only if those species naturally exist in the proximity of the Silverstone development. The irrigation standards listed above must be introduced to ensure sustainability of the plant material. These areas are to be defined on the planting and irrigation documents and are subject to city approval.









**SILVERSTONE AT
PINNACLE PEAK**

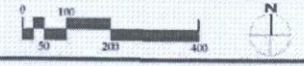
**MASTER ENVIRONMENTAL
DESIGN CONCEPT PLAN**

CASE: 15-ZN-2005
274-PA-2006

LEGEND

-  MAIN ENTRY
-  SECONDARY ENTRY
-  MAIN DRIVE
-  SECONDARY DRIVE
-  PERIMETER
-  SCENIC CORRIDOR

NOTE: ALL BOUNDARIES AND ACEI ARE SHOWN ARE CONCEPTUAL AND APPROXIMATE ONLY



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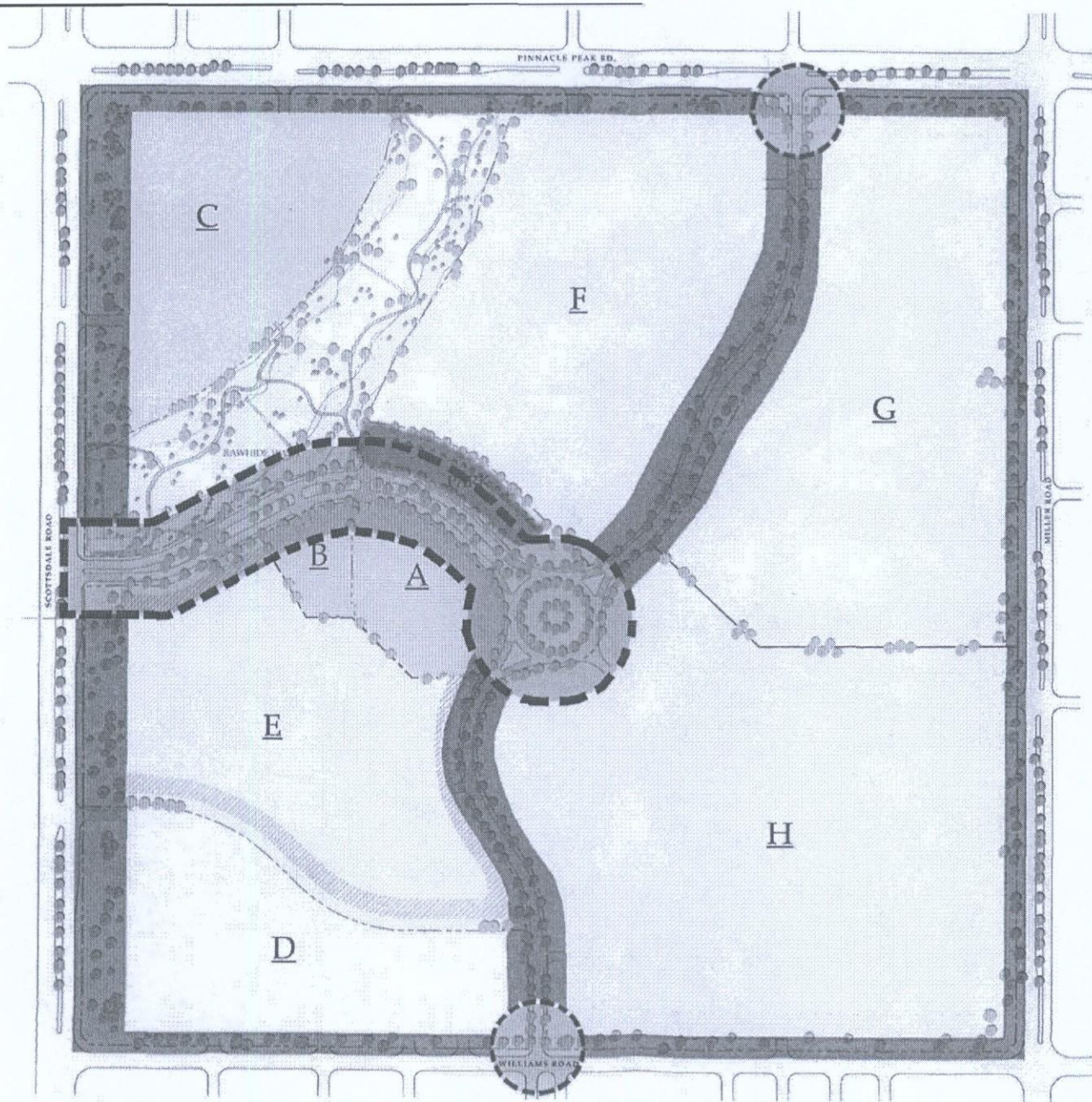
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RHVT LIMITED PARTNERSHIP
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**LANDSCAPE THEME
AREA MASTER PLAN**







SILVERSTONE AT PINNACLE PEAK

MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN

CASE: 15-ZN-2005
274-PA-2006

LEGEND

-  ENHANCED
-  MODIFIED NATURAL
-  OASIS ENCLOSED INTERIOR DEVELOPMENT & PARKS
-  NATURAL

NOTE: ALL BOUNDARIES AND AREAS SHOWN ARE CONCEPTUAL AND APPROXIMATE ONLY



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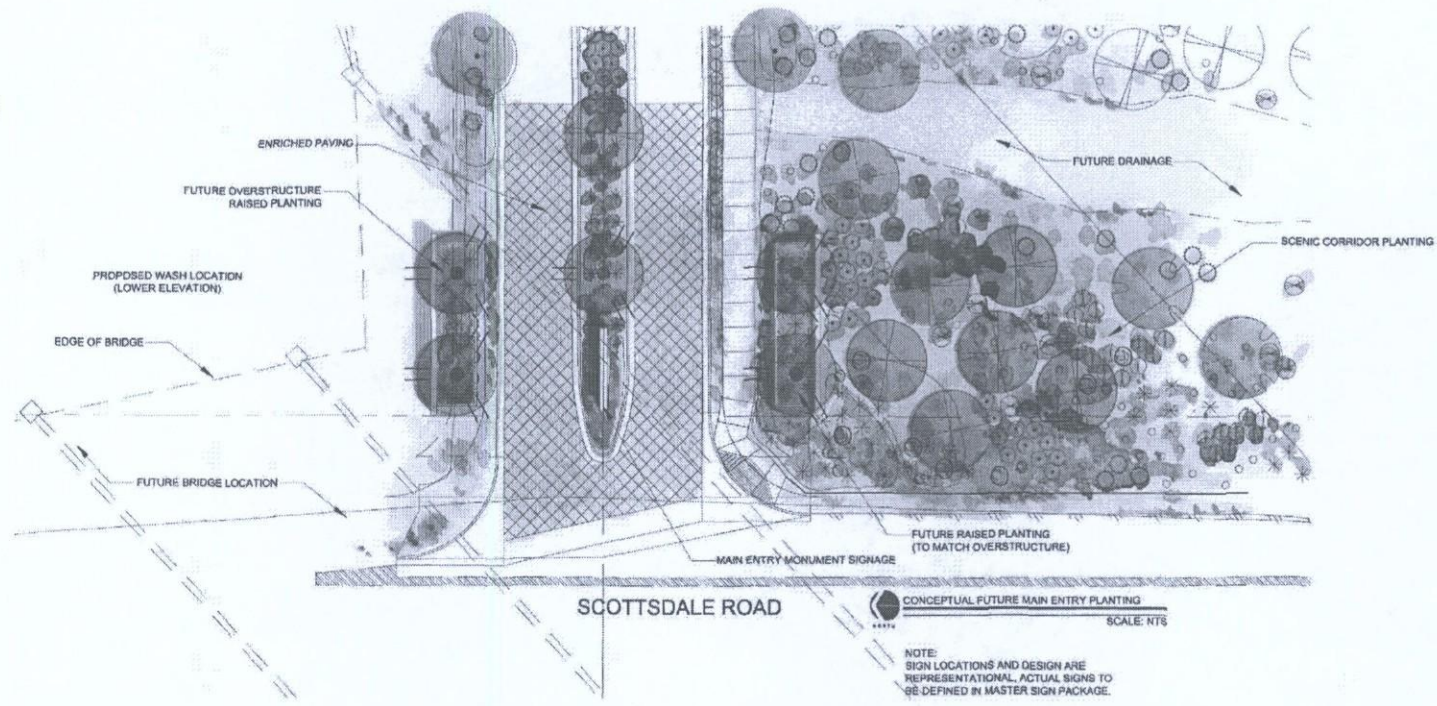
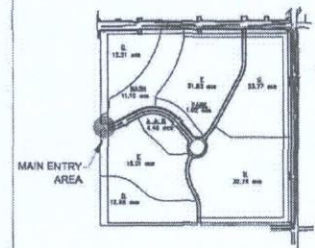
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LANDSCAPE CHARACTER MASTER PLAN

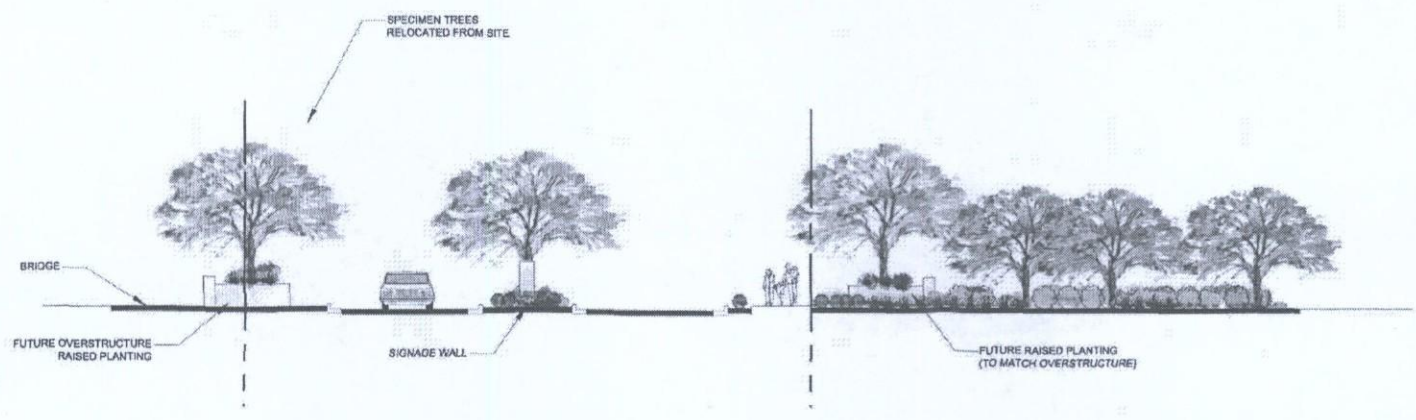
SILVERSTONE AT PINNACLE PEAK

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CASE: 15-ZN-2005
274-PA-2006



NOTE:
SIGN LOCATIONS AND DESIGN ARE
REPRESENTATIONAL. ACTUAL SIGNS TO
BE DEFINED IN MASTER SIGN PACKAGE.



CONCEPTUAL FUTURE MAIN ENTRY ELEVATION
SCALE: NTS

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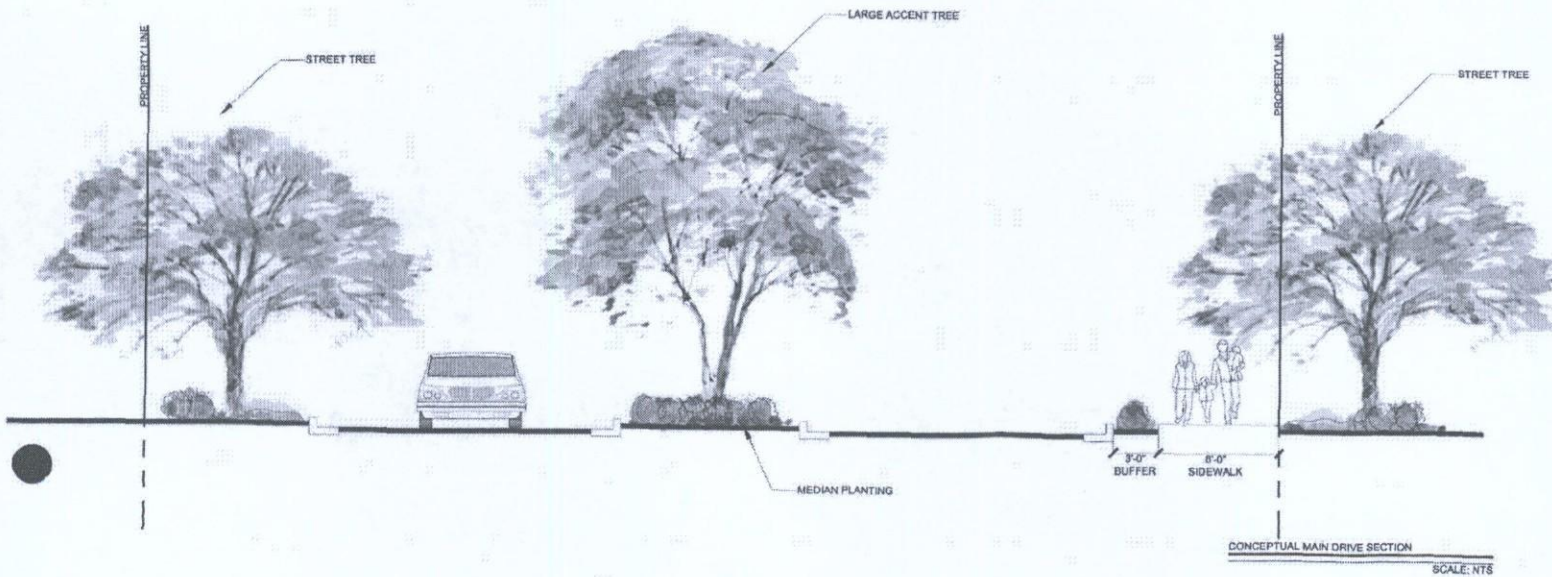
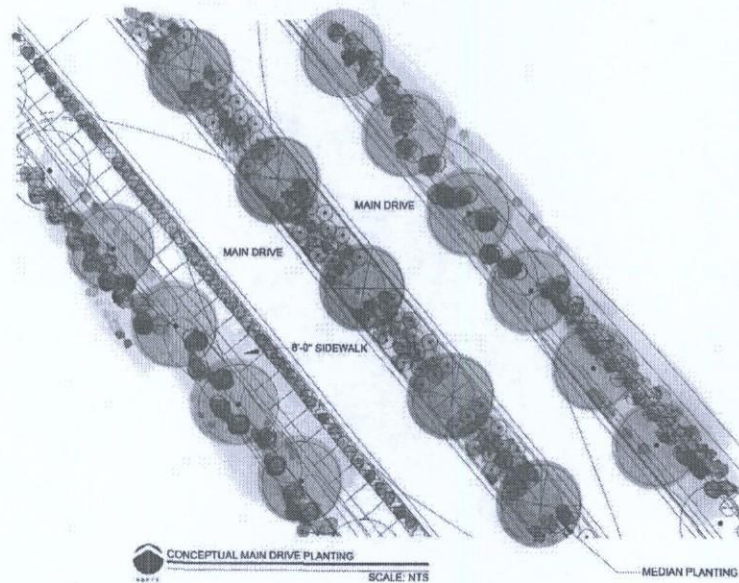
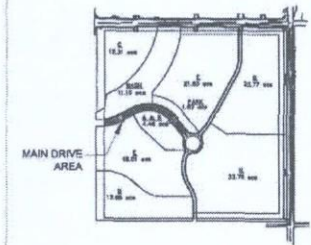
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CONCEPTUAL MAIN ENTRY PLANTING (FUTURE)

SILVERSTONE AT Pinnacle Peak

MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN

CASE: 15-ZN-2005
274-PA-2006



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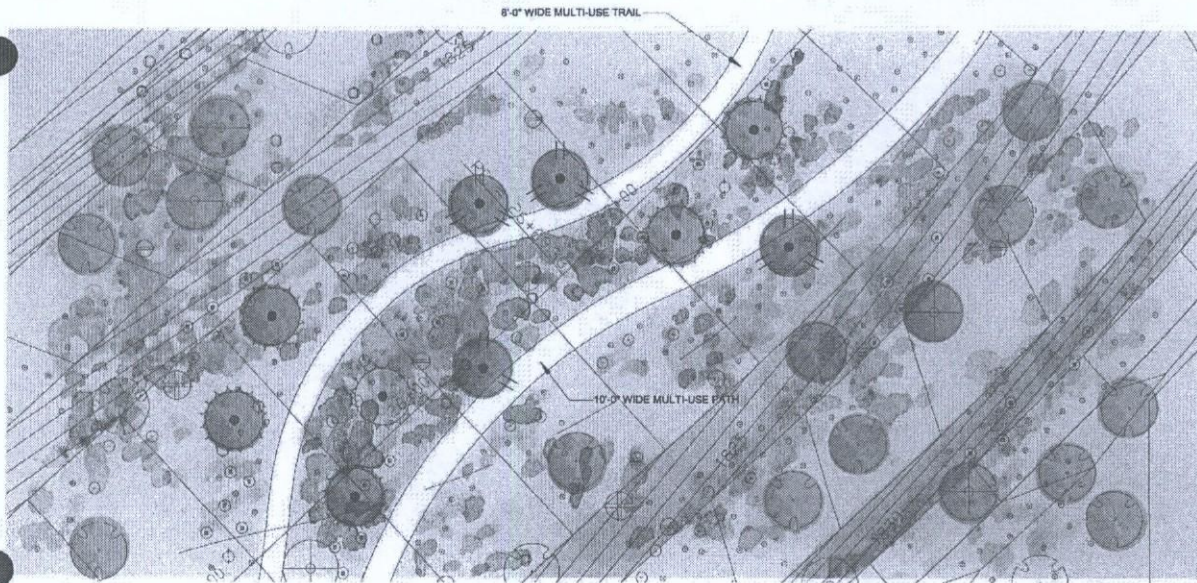
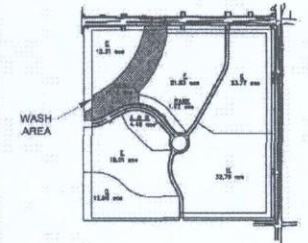
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CONCEPTUAL MAIN DRIVE PLANTING

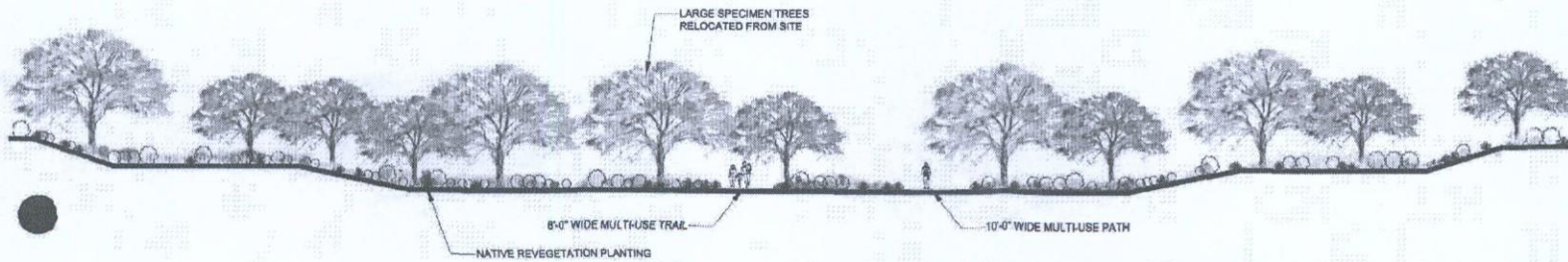
SILVERSTONE AT Pinnacle Peak

MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN

CASE: 15-ZN-2005
274-PA-2006



CONCEPTUAL WASH PLANTING
SCALE: NTS



CONCEPTUAL WASH ELEVATION
SCALE: NTS

H&S INTERNATIONAL
17785 N. Pacesetter Way
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(480) 585-8899

WOOD PATEL & ASSOC. INC
2051 W. Northern Ave, Ste 100
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(602) 335-8500

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(602) 912-9691

KIMLEY-HORN & ASSOC. INC.
7673 N. 16th Street, Suite 300
Phoenix, Arizona 85020
Phone: 602-944-5500

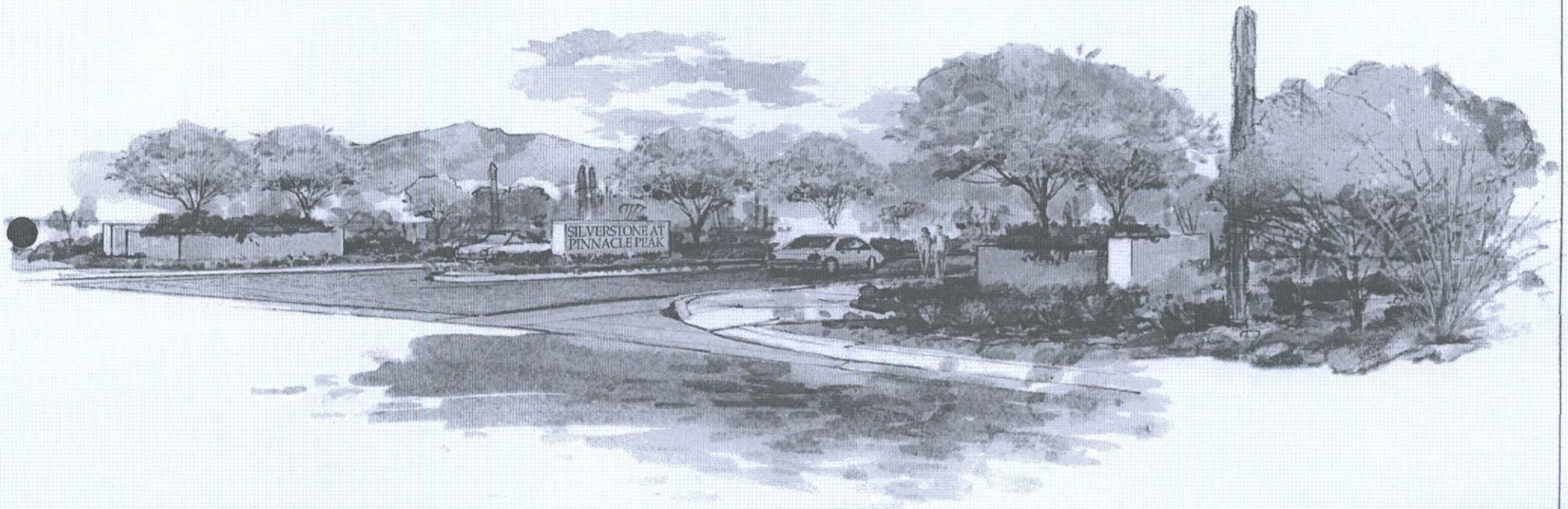
RHVT LIMITED PARTNERSHIP
1550 E. Missouri, Ste 300
Phoenix, AZ 85014
(602) 230-1051

CONCEPTUAL WASH
PLANTING

**SILVERSTONE AT
PINNACLE PEAK**

**MASTER ENVIRONMENTAL
DESIGN CONCEPT PLAN**

CASE: 15-ZN-2005
274-PA-2006



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(602) 912-9691

KIMLEY-HORN & ASSOC. INC.
7878 N. 16th Street Suite 300
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Phone: 602-944-5500

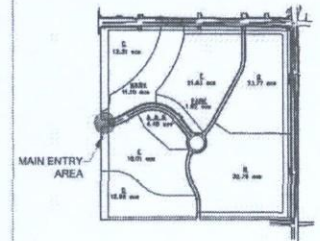
RHVT LIMITED PARTNERSHIP
1550 E. Missouri, Ste 300
Phoenix, AZ 85014
(602) 230-1051

ENTRY DRIVE SKETCH

SILVERSTONE AT PINNACLE PEAK

MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN

CASE: 15-ZN-2005
274-PA-2006



PROPOSED WASH LOCATION

FINISH DESIGN TO BE DETERMINED
WITH BRIDGE DESIGN BY THE CITY
OF SCOTTSDALE

ENRICHED PAVING

FINISH DESIGN TO BE DETERMINED
WITH BRIDGE DESIGN BY THE CITY
OF SCOTTSDALE

MAIN ENTRY MONUMENT SIGNAGE

SCOTTSDALE ROAD

CONCEPTUAL TEMPORARY MAIN ENTRY PLANTING
SCALE: NTS

NOTE:
SIGN LOCATIONS AND DESIGN ARE
REPRESENTATIONAL, ACTUAL SIGNS TO
BE DEFINED IN MASTER SIGN PACKAGE.

SPECIMEN TREES
RELOCATED FROM SITE

SIGNAGE WALL

CONCEPTUAL TEMPORARY MAIN ENTRY ELEVATION
SCALE: NTS

H&S INTERNATIONAL
17785 N. Pacesetter Way
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(480) 565-6898

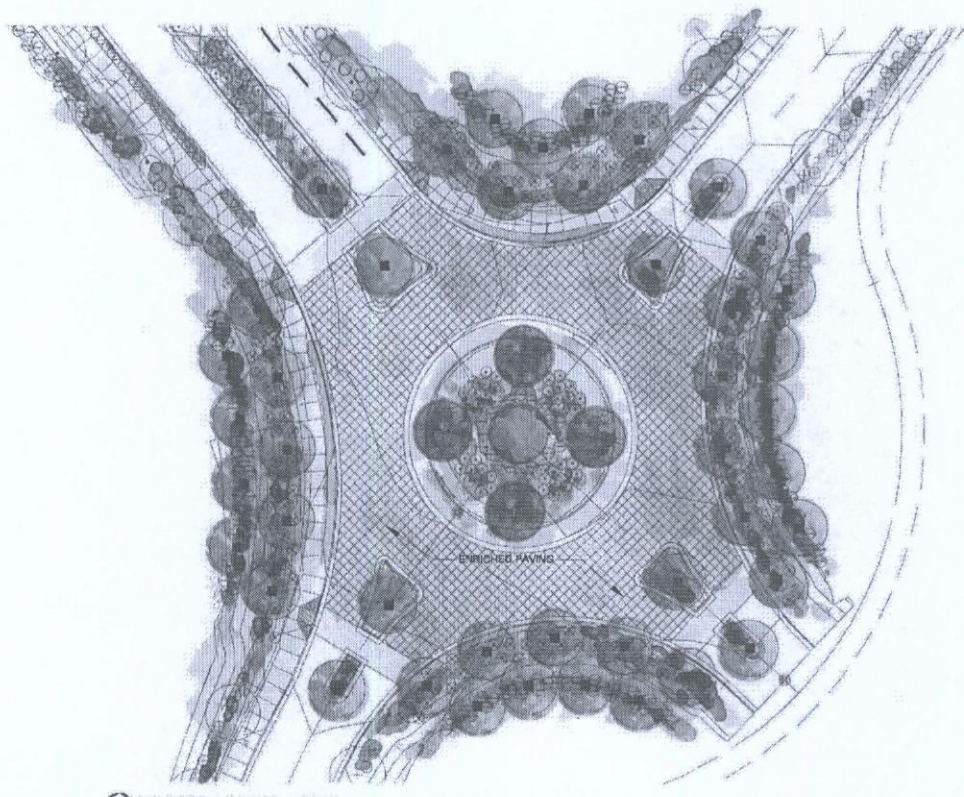
WOOD PATEL & ASSOC. INC
2051 W. Northern Ave, Ste 100
Phoenix, AZ 85021
(602) 335-8300

G.K. FLANAGAN ASSOC.
4626 N. 44th Street
Phoenix, AZ
(602) 912-9691

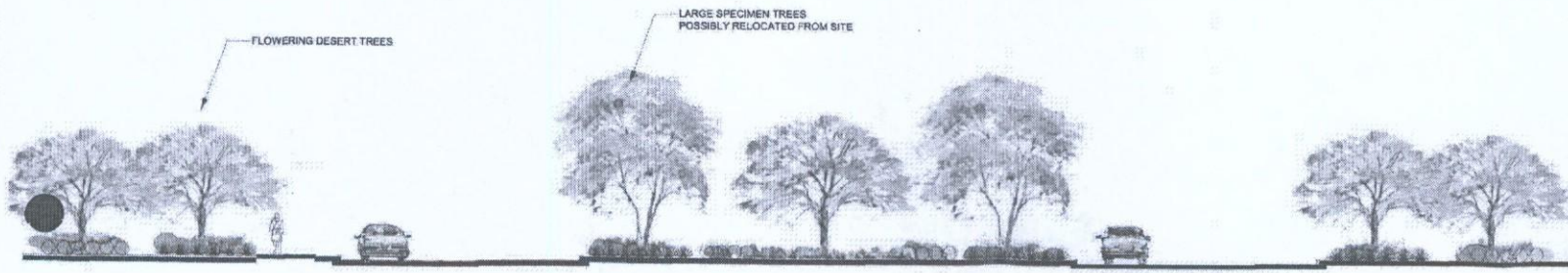
KIMLEY-HORN & ASSOC. INC.
7878 N. 16th Street Suite 300
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Phone: (602) 944-3500

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Phoenix, AZ 85014
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CONCEPTUAL MAIN ENTRY
PLANTING (TEMPORARY)

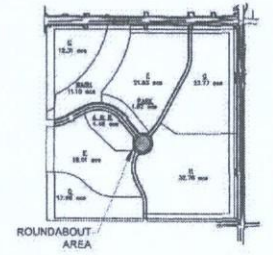


CONCEPTUAL ROUNDABOUT PLANTING
SCALE: NTS



CONCEPTUAL ROUNDABOUT ELEVATION
SCALE: NTS

**SILVERSTONE AT
PINNACLE PEAK**
MASTER ENVIRONMENTAL
DESIGN CONCEPT PLAN
CASE: 15-ZN-2005
274-PA-2006



<p>H&S INTERNATIONAL 17785 N. Parosetter Way Scottsdale, AZ (480) 582-6896</p>	<p>WOOD PATEL & ASSOC. INC 2051 W. Northern Ave, Ste 100 Phoenix, AZ 85021 (602) 333-8370</p>
<p>G.K. FLANAGAN ASSOC. 4626 N. 44th Street Phoenix, AZ (602) 912-9691</p>	<p>KIMLEY-HORN & ASSOC. INC. 7878 N. 16th Street Suite 300 Phoenix, Arizona 85020 Phone: 602-944-5500</p>
<p>RHVT LIMITED PARTNERSHIP 1550 E. Missouri, Ste 300 Phoenix, AZ 85014 (602) 230-1051</p>	
<p>CONCEPTUAL ROUNDABOUT PLANTING</p>	

**SILVERSTONE AT
PINNACLE PEAK**

**MASTER ENVIRONMENTAL
DESIGN CONCEPT PLAN**

CASE: 15-ZN-2005
274-PA-2006



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KIMLEY-HORN & ASSOC. INC.
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Phone: 602-944-5500

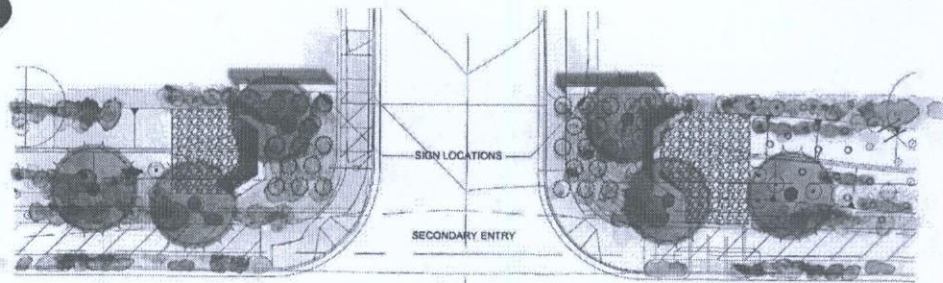
RHVT LIMITED PARTNERSHIP
1550 E. Missouri, Ste 300
Phoenix, AZ 85014
(602) 230-1051

**ROUNDABOUT
CHARACTER SKETCH**

SILVERSTONE AT PINNACLE PEAK

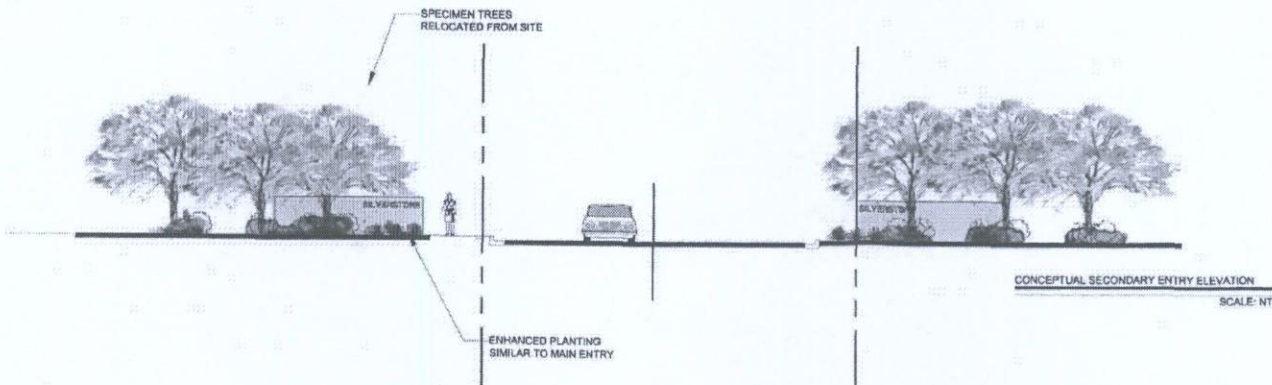
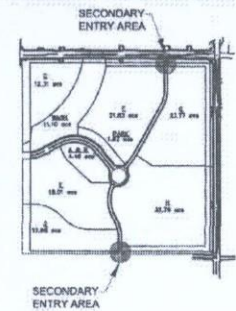
MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN

CASE: 15-ZN-2005
274-PA-2006



CONCEPTUAL SECONDARY ENTRY PLANTING
SCALE: NTS

NOTE: SIGN LOCATIONS AND DESIGN ARE REPRESENTATIONAL, ACTUAL SIGNS TO BE DEFINED IN MASTER SIGN PACKAGE.



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(602) 912-9691

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Phone: 602-944-3300

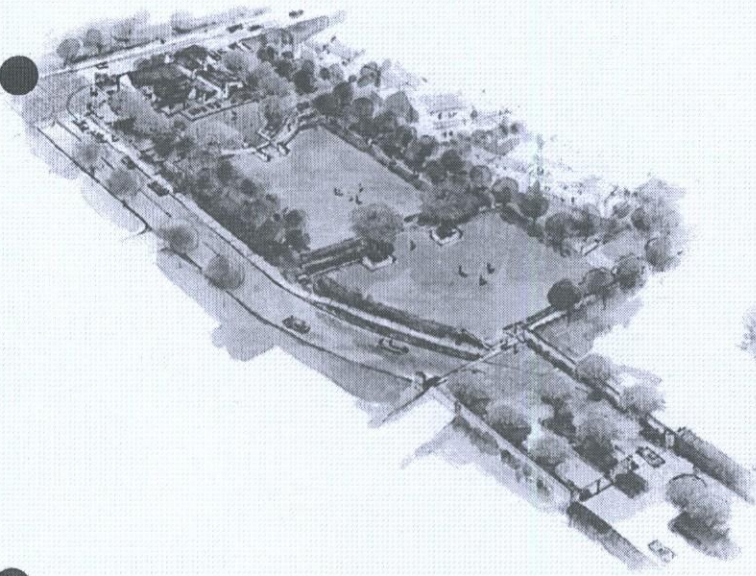
RHVT LIMITED PARTNERSHIP
1550 E. Missouri, Ste 300
Phoenix, AZ 85014
(602) 230-1051

CONCEPTUAL SECONDARY
ENTRY PLANTING

**SILVERSTONE AT
PINNACLE PEAK**

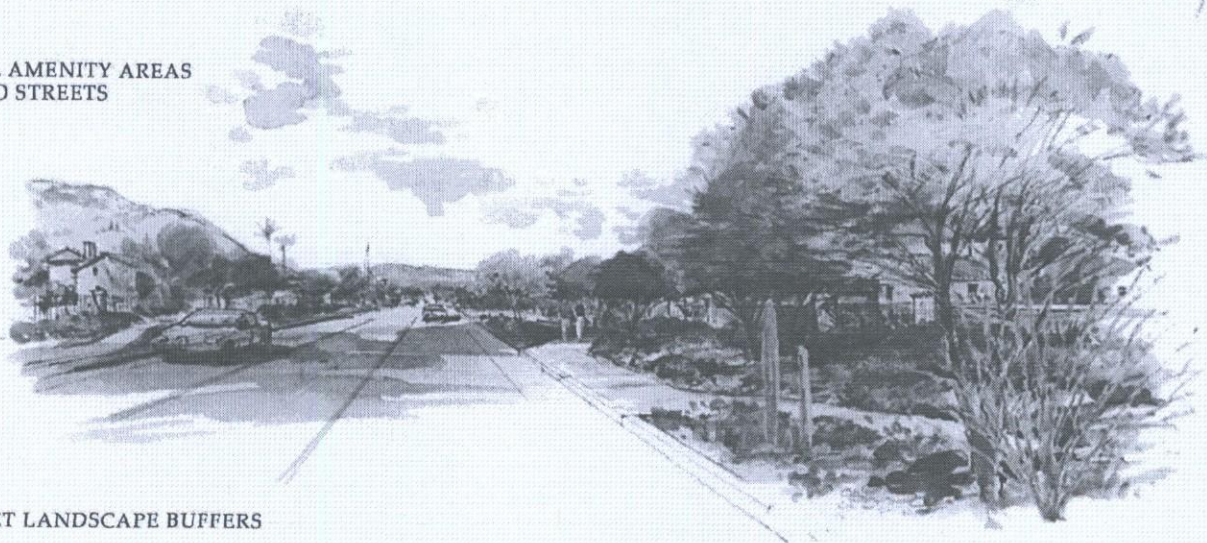
**MASTER ENVIRONMENTAL
DESIGN CONCEPT PLAN**

CASE: 15-ZN-2005
274-PA-2006



RESIDENTIAL AMENITY AREAS
ADJACENT TO STREETS

RESIDENTIAL STREETS



STREET LANDSCAPE BUFFERS

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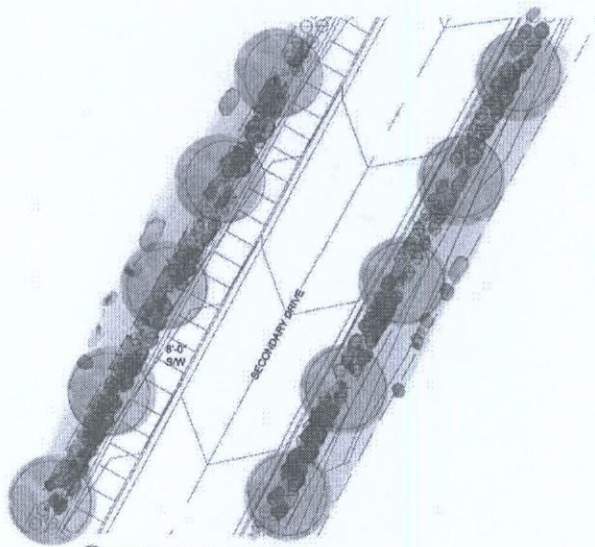
WOOD PATEL & ASSOC. INC
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(602) 333-8500

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Phoenix, AZ
(602) 912-9691

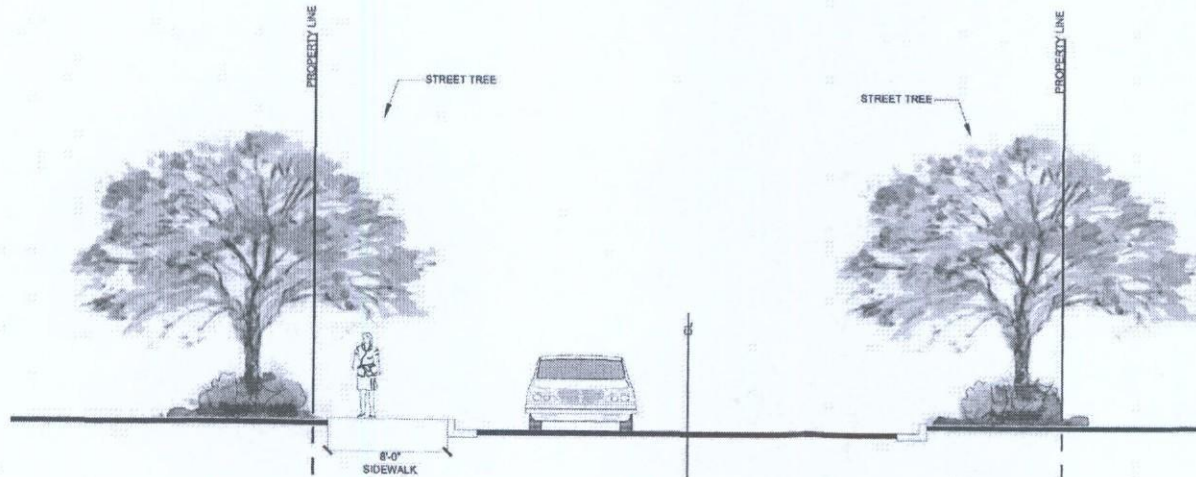
KIMLEY-HORN & ASSOC. INC.
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Phone: 602-944-5500

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Phoenix, AZ 85014
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**ROUNDBOUT
CHARACTER SKETCH**



CONCEPTUAL SECONDARY DRIVE PLANTING
SCALE: NTS

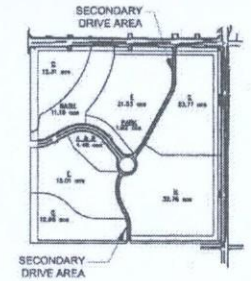


CONCEPTUAL SECONDARY DRIVE SECTION
SCALE: NTS

SILVERSTONE AT PINNACLE PEAK

MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN

CASE: 15-ZN-2005
274-PA-2006



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(602) 912-9691

KIMLEY-HORN & ASSOC. INC.
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Phone: 602-944-5500

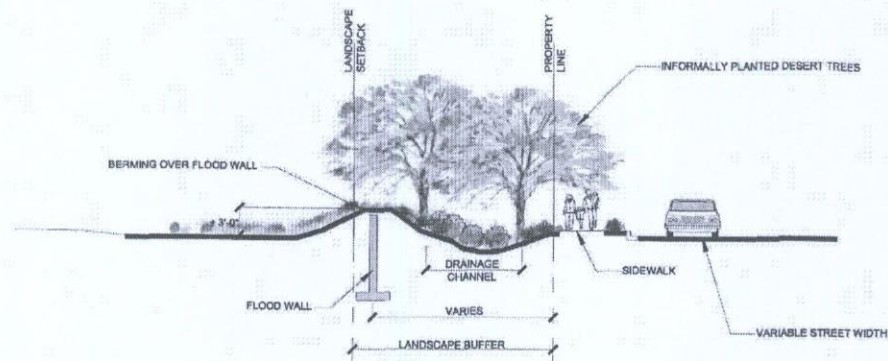
RHVT LIMITED PARTNERSHIP
1550 E. Missouri, Ste 300
Phoenix, AZ 85014
(602) 230-1051

CONCEPTUAL SECONDARY DRIVE PLANTING

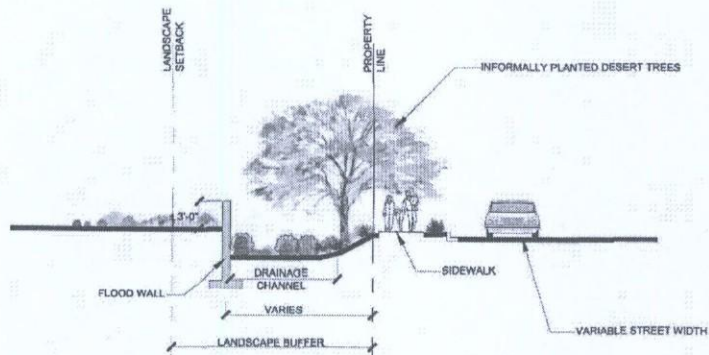
SILVERSTONE AT PINNACLE PEAK

MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN

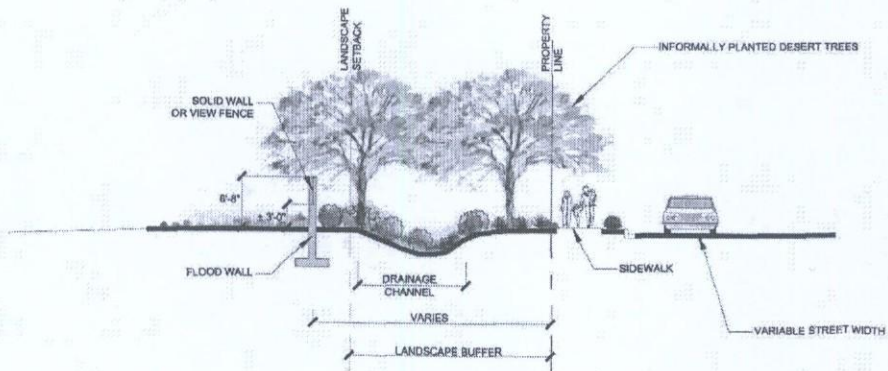
CASE: 15-ZN-2005
274-PA-2006



BURIED FLOOD WALL
SCALE: NTS

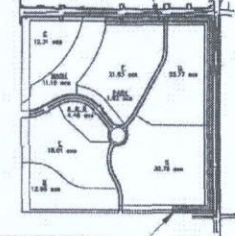


EXPOSED FLOOD WALL
SCALE: NTS



FLOOD WALL COMBINED WITH
PRIVACY WALL OR VIEW FENCE
SCALE: NTS

PERIMETER TIDE WALL
AND/OR PARAPET WALL
LOCATION



PERIMETER TIDE WALL
AND/OR PARAPET WALL
LOCATION

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17785 N. Pacesetter Way
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KIMLEY-HORN & ASSOC. INC.
2078 N. 16th Street Suite 300
Phoenix, Arizona 85020
Phone: 602-944-3900

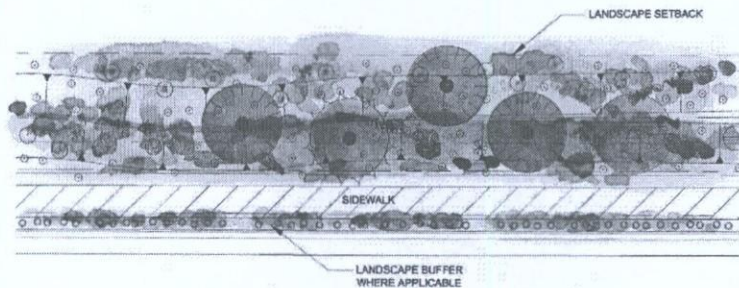
RHVT LIMITED PARTNERSHIP
1550 E. Missouri, Ste 300
Phoenix, AZ 85014
(602) 230-1051

CONCEPTUAL PERIMETER FLOOD
WALL AND/OR PARAPET WALL

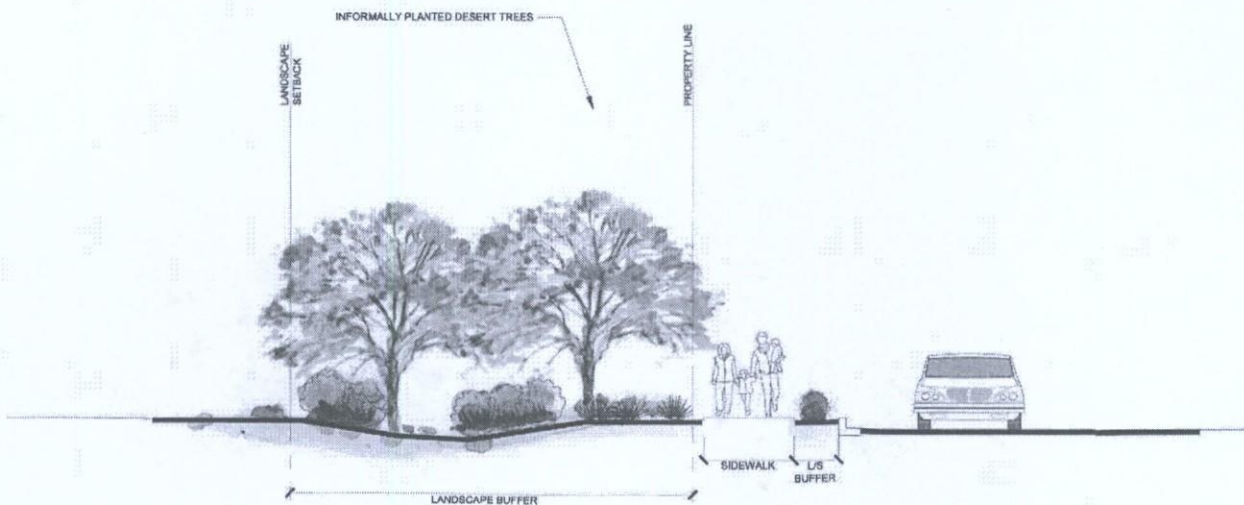
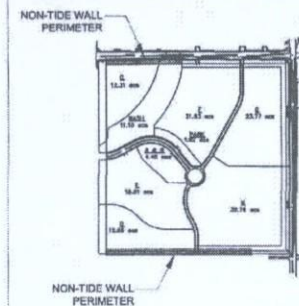
SILVERSTONE AT PINNACLE PEAK

MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN

CASE: 15-ZN-2005
274-PA-2006



CONCEPTUAL PERIMETER PLANTING
SCALE: NTS



CONCEPTUAL PERIMETER SECTION
SCALE: NTS

H&S INTERNATIONAL
17765 N. Pacesetter Way
Scottsdale, AZ
(480) 585-6898

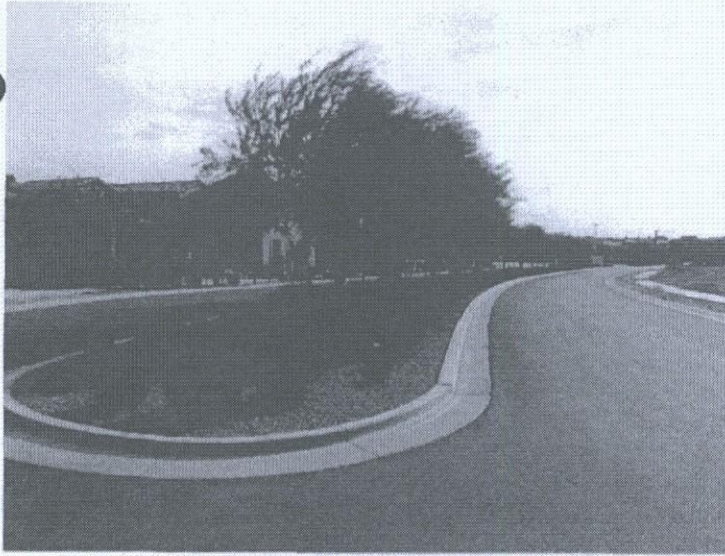
WOOD FATEL & ASSOC. INC
2051 W. Northern Ave, Ste 100
Phoenix, AZ 85021
(602) 335-8500

G.K. FLANAGAN ASSOC.
4626 N. 44th Street
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(602) 912-9691

KIMLEY-HORN & ASSOC. INC.
7878 N. 16th Street Suite 300
Phoenix, Arizona 85020
Phone: 602-944-3500

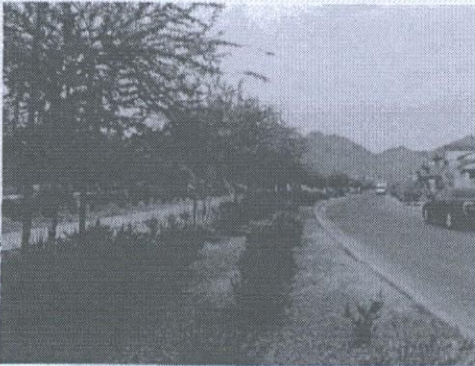
RHVT LIMITED PARTNERSHIP
1550 E. Missouri, Ste 300
Phoenix, AZ 85014
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CONCEPTUAL PERIMETER PLANTING



MAIN DRIVE CHARACTER

SECONDARY DRIVE CHARACTER



SILVERSTONE AT PINNACLE PEAK

MASTER ENVIRONMENTAL
DESIGN CONCEPT PLAN

CASE: 15-ZN-2005
274-PA-2006

H&S INTERNATIONAL
17785 N. Farcaster Way
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(480) 585-6998

WOOD PATEL & ASSOC. INC
2851 W. Northern Ave, Ste 100
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(602) 335-8500

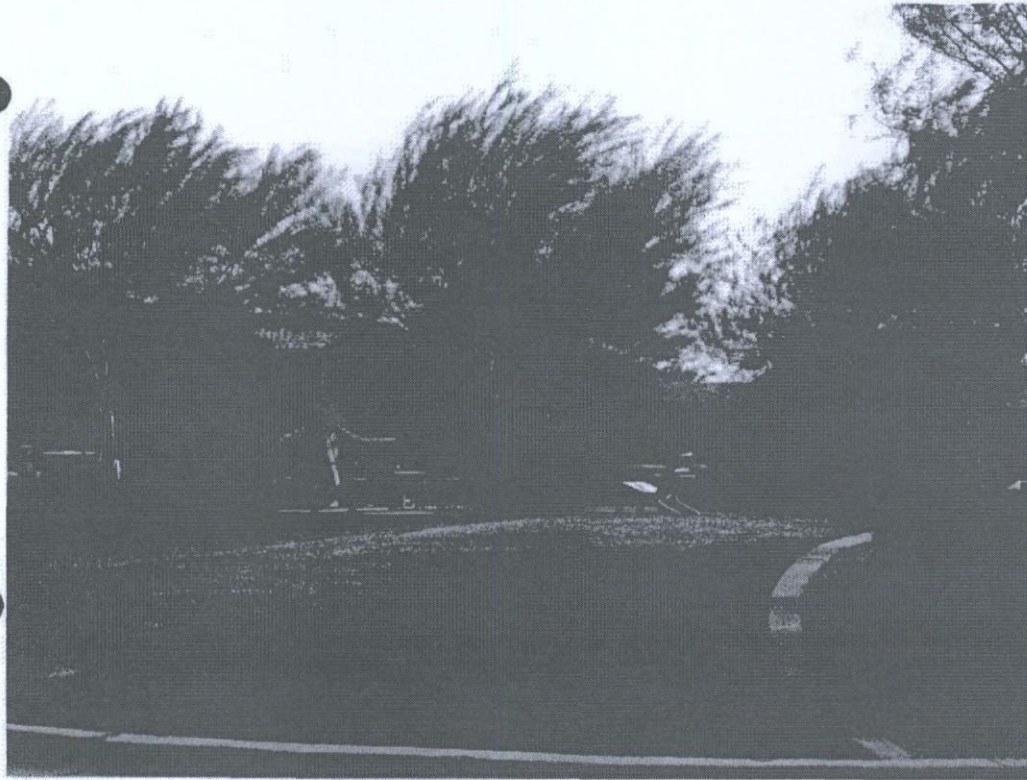
G.K. FLANAGAN ASSOC.
4626 N. 44th Street
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(602) 912-9691

KIMLEY-HORN & ASSOC. INC.
7878 N. 16th Street Suite 300
Phoenix, Arizona 85020
Phone: 602-944-5500

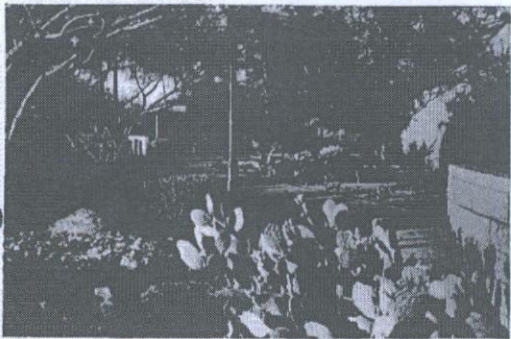
RHVT LIMITED PARTNERSHIP

1550 E. Missouri, Ste 300
Phoenix, AZ 85014
(602) 230-1051

LANDSCAPE CONTEXT
EXHIBIT



PARK CHARACTER



**SILVERSTONE AT
PINNACLE PEAK**

**MASTER ENVIRONMENTAL
DESIGN CONCEPT PLAN**

**CASE: 15-ZN-2005
274-PA-2006**

H&S INTERNATIONAL
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(602) 335-8300

G.K. FLANAGAN ASSOC.
4426 N. 44th Street
Phoenix, AZ
(602) 912-9691

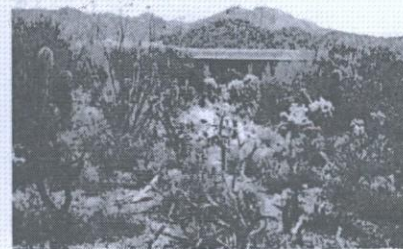
KIMLEY-HORN & ASSOC. INC.
7878 N. 16th Street Suite 200
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Phone: 602-944-9500

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Phoenix, AZ 85014
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**LANDSCAPE CONTEXT
EXHIBIT**



WASH CHARACTER



SILVERSTONE AT PINNACLE PEAK

MASTER ENVIRONMENTAL
DESIGN CONCEPT PLAN

CASE: 15-ZN-2005
274-PA-2006

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(602) 912-9691

KIMLEY-HORN & ASSOC. INC.
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Phoenix, Arizona 85020
Phone: 602-944-5500

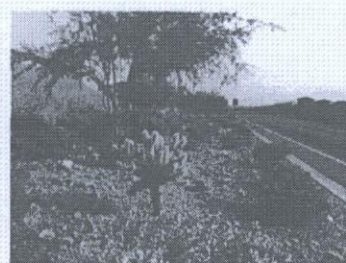
RHVT LIMITED PARTNERSHIP

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Phoenix, AZ 85014
(602) 230-1051

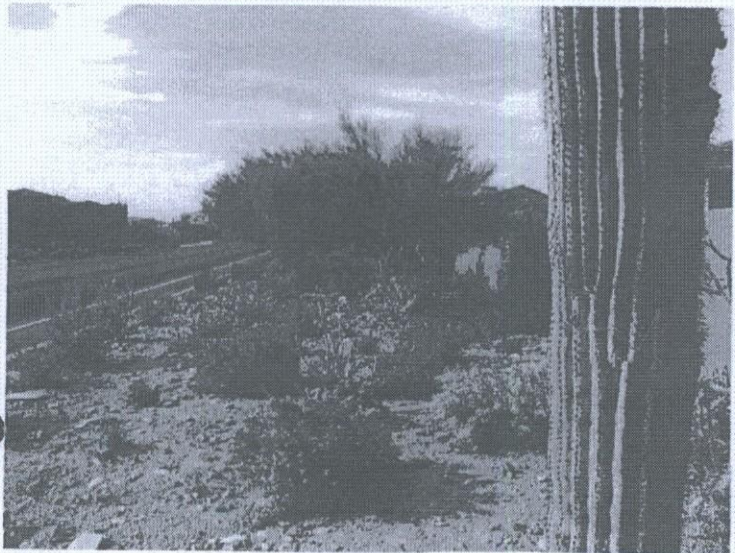
LANDSCAPE CONTEXT
EXHIBIT



MAIN ENTRY CHARACTER



PERIMETER CHARACTER



SILVERSTONE AT PINNACLE PEAK

MASTER ENVIRONMENTAL
DESIGN CONCEPT PLAN

CASE: 15-ZN-2005
274-PA-2006

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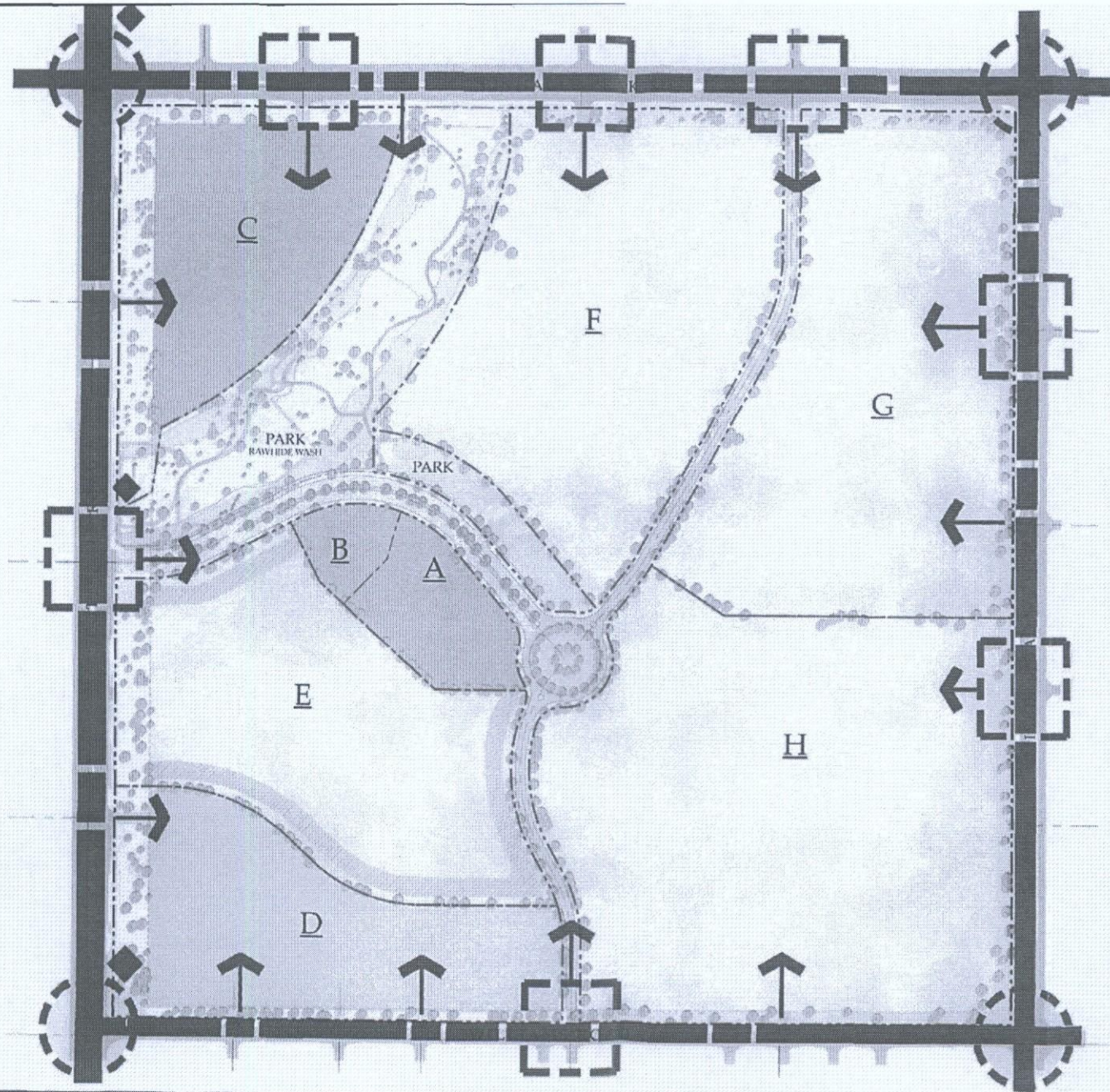
WOOD PATEL & ASSOC. INC
2051 W. Northern Ave, Ste 100
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(602) 333-8500

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Phone: 602-944-5900

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1550 E. Missouri, Ste 300
Phoenix, AZ 85014
(602) 230-1051

**LANDSCAPE CONTEXT
EXHIBIT**



SILVERSTONE AT PINNACLE PEAK

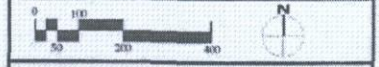
MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN

CASE: 15-ZN-2005
274-PA-2006

LEGEND

- "FULL MEDIAN OPENING" INTERSECTION
- RIGHT IN/RIGHT OUT DRIVEWAY
- FUTURE TRANSIT FACILITY
- EXISTING TRAFFIC SIGNAL
- FUTURE SIGNALIZED INTERSECTION

NOTE: ALL BOUNDARIES AND AREAS SHOWN ARE CONCEPTUAL AND APPROXIMATE ONLY



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CIRCULATION MASTER PLAN

**SILVERSTONE AT
PINNACLE PEAK**

**MASTER ENVIRONMENTAL
DESIGN CONCEPT PLAN**

CASE: 15-ZN-2005
274-PA-2006



RAS INTERNATIONAL, LLC



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(480) 583-6898

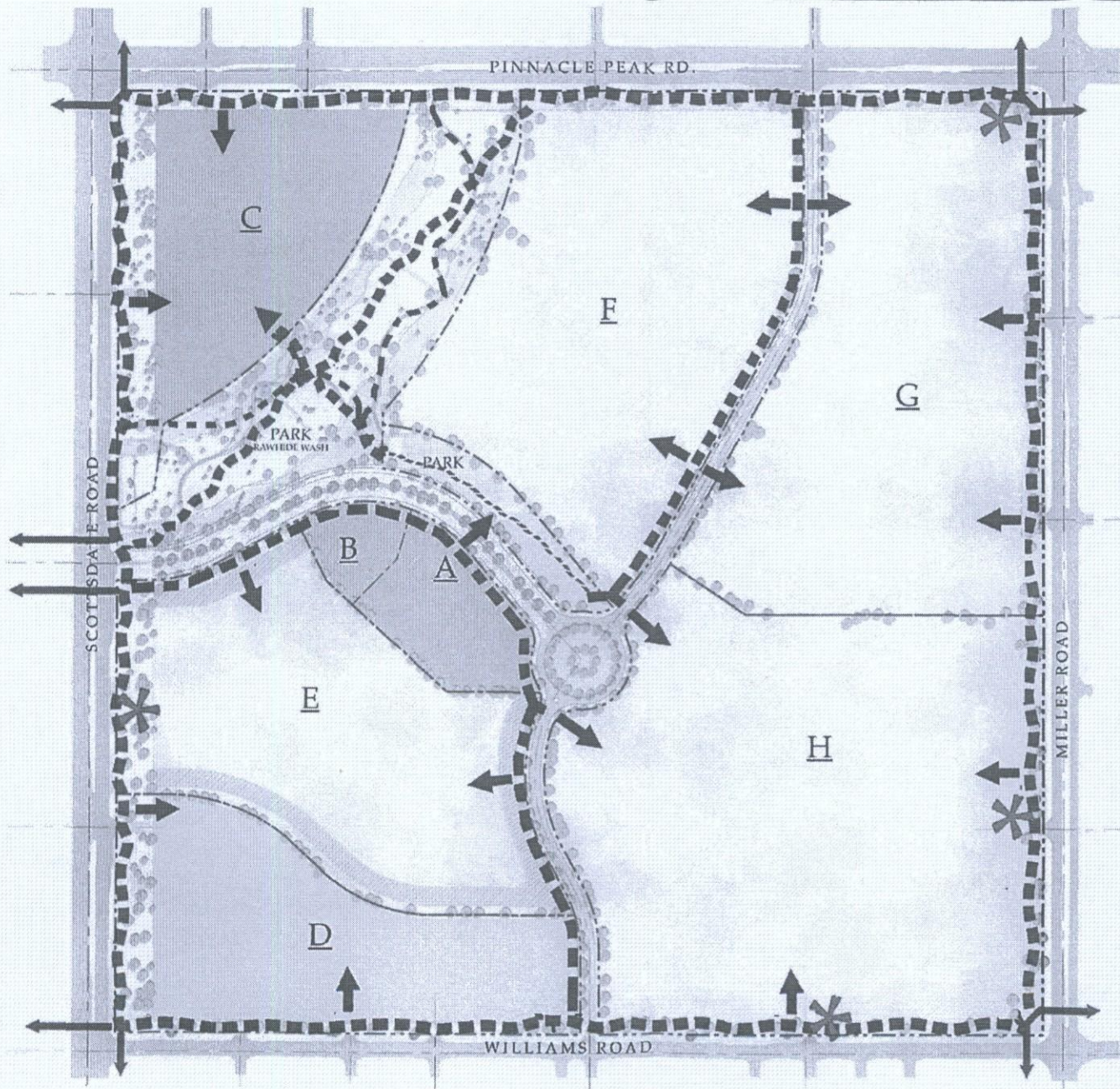
WOOD PATEL & ASSOC. INC
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**AUTO BRIDGE
CHARACTER SKETCH**




SILVERSTONE AT PINNACLE PEAK

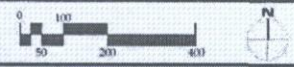
MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN

CASE: 15-ZN-2005
274-PA-2006

LEGEND

-  PEDESTRIAN SHADE STRUCTURE
-  MULTI USE TRAIL
-  SIDEWALK
-  TRAIL AND BIKE PATH
-  INDICATES POTENTIAL CONNECTION TO PARCELS INTERNAL PEDESTRIAN CIRCULATION

NOTE: ALL BOUNDARIES AND ACREAGES SHOWN ARE CONCEPTUAL AND APPROXIMATE ONLY



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Phone: 602-944-5500

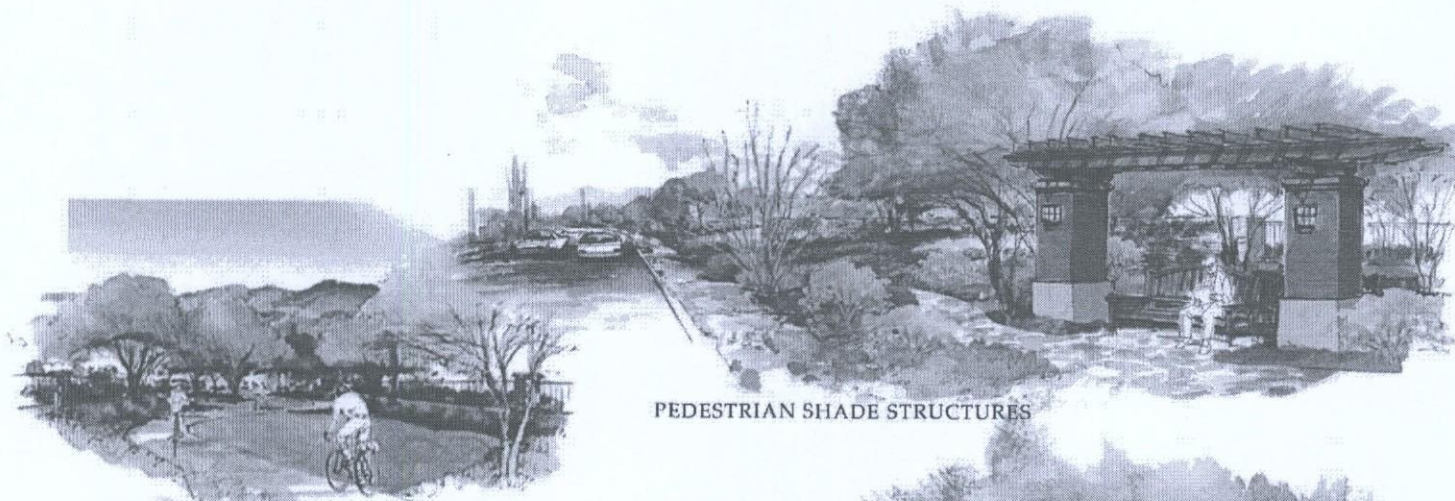
RHVT LIMITED PARTNERSHIP
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Phoenix, AZ 85014
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PEDESTRIAN CIRCULATION MASTER PLAN

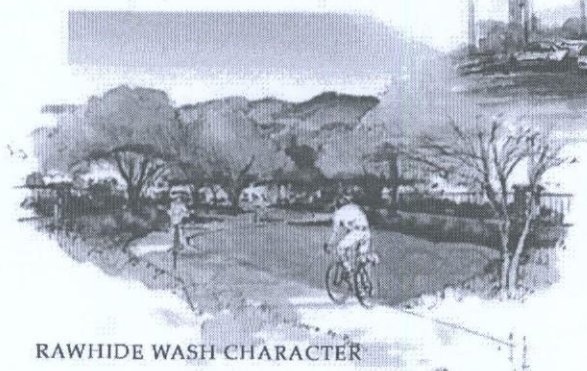
**SILVERSTONE AT
PINNACLE PEAK**

**MASTER ENVIRONMENTAL
DESIGN CONCEPT PLAN**

CASE: 15-ZN-2005
274-PA-2006



PEDESTRIAN SHADE STRUCTURES



RAWHIDE WASH CHARACTER



RAWHIDE WASH CHARACTER

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RHVT LIMITED PARTNERSHIP
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Phoenix, AZ 85014
(602) 230-1051

**PEDESTRIAN PATHS AND
TRAILS CHARACTER SKETCH**

SILVERSTONE PLANT LIST

Theme Areas

ME - Main Entry
 SE- Secondary Entry
 MD- Main Drive
 SD- Secondary Drive
 P- Perimeter
 IN- Interior Areas

Native Plants

<u>Botanical Name</u>	<u>Common Name</u>	<u>Theme Area</u>	<u>Grouping</u>
Trees			
<i>Cercidium floridum</i>	Blue Palo Verde	SD, P, IN	N
<i>Cercidium microphyllum</i>	Foothill palo Verde	SD, P	N
<i>Olneya tesota</i>	Ironwood	ME, SE, IN, P	N
<i>Prosopis velutina</i>	Velvet Mesquite	ME, SE, IN, SD, P	N
Accents/Cacti			
<i>Agave deserti</i>	Desert Agave	SE, ME	N
<i>Agave murpheyi</i>	Hohokam Agave	SE, ME	N
<i>Agave toumeyana</i>	Toumeys Agave	SE, ME	N
<i>Carnegiea gigantea</i>	Saguaro	SE, ME, P	N
<i>Dasyliion wheeleri</i>	Desert Spoon	ME, SE, SD, P, IN	N
<i>Ferocactus wislizenii</i>	Fishhook Barrel	P	N
<i>Fouquieria splendens</i>	Ocotillo	ME, SE, SD, P	N
<i>Opuntia bigelovii</i>	Teddybear Cholla	P, SD	N
<i>Opuntia engelmannii</i>	Engelmann's Prickly Pear	ME, SE, SD, P	N
<i>Yucca baccata</i>	Banana Yucca	P	N
Large Shrubs			
<i>Ambrosia deltoidea</i>	Bursage	P	N
<i>Atriplex canescens</i>	Fourwing Saltbush	P	N
<i>Calliandra eriophylla</i>	Pink Fairy Duster	P	N
<i>Encelia farinosa</i>	Brittlebush	P	N
<i>Ericameria laricifolia</i>	Turpentine Bush	ME, SE, SD, P, MD	N
<i>Eriogonum fasciculatum</i>	Wild Buckweat	P	N
<i>Eriogonum wrightii</i>	Wright Buckweat	P	N
<i>Justicia californica</i>	Chuparosa	ME, SE, SD, P, IN	N
<i>Larrea tridentata</i>	Creosote Bush	SD, P	N
<i>Simmondsia chinensis</i>	Jojoba	MD, ME, SE, SD, P, IN	N
Small Shrubs			
<i>Simmondsia chinensis 'vista'</i>	Compact Jojoba	MD, ME, P, SE, SD, IN	N
<i>Sphaeralcea ambigua</i>	Desert Globemallow	P, IN	N
<i>Trixis californica</i>	Trixis	P	N
<i>Viguiera deltoidea</i>	Goldeneye	P, IN	N
Groundcovers			
<i>Aristida californica</i>	Purple Three-awn		
<i>Senna covesii</i>	Desert Senna	P	N

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Sonoran Plants

<u>Botanical Name</u>	<u>Common Name</u>	<u>Theme Area</u>	<u>Grouping</u>
Trees			
Cercidium hybrid 'desert museum'	Desert Museum' Palo Verde	MD, IN	S
Caesalpinia mexicana	Mexican Bird of paradise	ME, SE, SD, IN	S
Acacia smallii (farnesiana)	Sweet Acacia	MD, SD	S
Cercidium praecox	Palo Brea	MD	S
Chilopsis linearis	Desert Willow	SD, P, IN	S
Pithecellobium mexicanum	Mexican Ebony	SD, IN	S
Prosopis glandulosa	Texas Honey Mesquite	SD, IN	S
Accents/Cacti			
Agave ocahui	Agave Ocahui	ME, SE	S
Asclepias sublata	Desert Milkweed	ME, SE, IN	S
Nolina microcarpa	Beargrass	SD, IN	S
Opuntia basilaris	Beavertail Prickly Pear	ME, SE, SD	S
Opuntia chlorotica	Pancake Prickly Pear	ME, SE, P	S
Opuntia fulgida	Chainfruit Cholla	P	S
Opuntia santa-rita	Santa-Rita Prickly Pear	ME, SE, P, SD	S
Opuntia violacea 'santa-rita'	Purple Prickly Pear	ME, SE, P, SD, IN	S
Large Shrubs			
Atriplex lentiformis	Quail Brush	P	S
Cordia parvifolia	Small Leaf Cordia	SD, P	S
Dalea versicolors 'sessilis'	Wislizenus Dalea	IN	S
Hyptis emoryi	Desert Lavender	P, SD, IN	S
Rhus ovata	Sugar Bush	P, SD	S
Senna goldmannii	Goldmanns Senna	P, SD	S
Small Shrubs			
Anisacanthus thurberi	Desert Honeysuckle	P, SD	S
Ambrosia ambrosioides	Giant Bursage	P	S
Ambrosia dumosa	White Bursage	P	S
Justicia ovata (Candicans)	Red Justicia	P, SD, IN	S
Muhlenbergia dumosa	Bamboo Muhley	SD, IN	S
Ruellia peninsularis	Baja Ruellia	MD, IN	S
Groundcovers			
Baileya multiradiata	Desert Marigold	ME, SE, SD, P	S
Dyssodia pentachaeta	Dyssodia	ME, SE, SD, P, IN	S
Eschscholtzia mexicana	Mexican Gold Poppy	P	S
Eupatorium greggii 'boothill'	Eupatoria	P, IN, SD	S

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Kallstroemia grandiflora	Arizona Poppy	P	S
Lupinus sparsiflorus	Lupine	P	S
Melampodium leucanthum	Blackfoot Daisy	SD, P	S
Oenothera caespitosa	Evening Primrose	ME, SE	S
Penstemon eatonii	Firecracker Penstemon	ME, SE, SD, P, IN	S
Penstemon palmeri	Palmer's Penstemon	ME, SE, SD, P, IN	S
Penstemon parryi	Parry's Penstemon	ME, SE, SD, P, IN	S
Penstemon pseudospectabilis	Desert Penstemon	ME, SE, SD, P, IN	S
Phacelia campanularia	Desert Bluebell	P	S
Stachys coccinea	Betony	P	S
Tridens pulchellus	Fluffgrass	SD, P	S
Verbena gooddingii	Gooddings Verbena	SD, P, IN	S
Zinnia acerosa	Desert Zinnia	P	S
Zinnia grandiflora	Little Golden Zinnia	SD, P, IN	S
Vines			
Antigonon leptopus	Queens Wreath	IN	S
Mascagnia macroptera	Yellow Orchid Vine	IN	S
Merremia aurea	Yellow Morning Glory Vine	IN	S

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Southwestern Plants

<u>Botanical Name</u>	<u>Common Name</u>	<u>Theme Area</u>	<u>Grouping</u>
Trees			
<i>Acacia berlandieri</i>	Berlandier Acacia	SD, IN	SW
<i>Acacia constricta</i>	Whitethorn Acacia	P	SW
<i>Acacia crassifolia</i>	Butterfly-leaf Acacia	P, SD	SW
<i>Bauhinia Mexicana</i>	Mexican Orchid Tree	IN	SW
<i>Forestiera neomexicana</i>	Desert Olive	IN	SW
<i>Lysiloma candidum</i>	Baja Lysiloma	IN	SW
<i>Populus fremontii</i>	Cottonwood	IN	SW
<i>Sophora secundiflora</i>	Texas Mountain Laurel	IN	SW
Accents/Cacti			
<i>Agave americana</i>	Century Plant	ME, SE, P, SD	SW
<i>Agave angustifolia</i>	Agave	ME, SE, P, SD	SW
<i>Agave attenuata</i>	Ghost Agave	ME, SE, P, SD	SW
<i>Agave colorata</i>	Mescal Ceniza	ME, SE, P, SD, IN	SW
<i>Agave desmettiana</i>	Agave	ME, SE, P, SD, IN	SW
<i>Agave macroacantha</i>	Agave	ME, SE, P, SD	SW
<i>Agave parryi v. parryi</i>	Agave	ME, SE, P, SD	SW
<i>Agave parryi v. truncata</i>	Artichoke Agave	ME, SE, P, SD	SW
<i>Agave potatorum</i>	Agave	ME, SE, P, SD	SW
<i>Agave scabra</i>	Agave	ME, SE, P, SD	SW
<i>Agave schidigera 'Durango Delight'</i>	Durango Delight' Agave	ME, SE, P, SD	SW
<i>Agave sisafana</i>	Hemp Plant	ME, SE, P, SD	SW
<i>Agave victoria-reginae</i>	Queen Victoria Agave	ME, SE, P, SD, IN	SW
<i>Agave vilmoriana</i>	Octopus Agave	ME, SE, P, SD, IN	SW
<i>Agave weberi</i>	Smooth-leaf Agave	ME, SE, P, SD	SW
<i>Dasyliirion actotriche</i>	Green Desert Spoon	ME, SE, P, SD	SW
<i>Dasyliirion longissimum</i>	No Common Name	ME, SE, P, SD, IN	SW
<i>Hesperaloe funifera</i>	Coahuilan Hesperaloe	ME, SE, SD, IN	SW
<i>Hesperaloe parviflora</i>	Red Hesperaloe	ME, SE, SD, IN	SW
<i>Pedilanthus macrocarpus</i>	Lady Slipper Plant	ME, SE, SD, IN	SW
Large Shrubs			
<i>Anisacanthus quadrifidus v brevilobus</i>	Mountain Flame	ME, SE, P, SD, IN	SW
<i>Anisacanthus quadrifidus v. wrightii</i>	Mexian Flame	IN	SW
<i>Buddleia murrabifolia</i>	Wooly Butterfly Bush	SD, IN	SW
<i>Caesalpinia gilliesii</i>	Desert Bird of Paradise	ME, SE, P, SD, IN	SW
<i>Calliandra californica</i>	Baja Red Fairy Duster	ME, SE, P, SD, IN	SW
<i>Cordia Boissieri</i>	Anacahuite	IN	SW
<i>Leucophyllum frutescens</i>	Texas Sage	ME, MD, SE, SD, IN	SW

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Leucophyllum frutescens 'Compacta'	Compact Texas Sage	ME, MD, IN	SW
Leucophyllum frutescens 'Green Cloud'	Green Cloud Sage	ME, MD, IN	SW
Leucophyllum frutescens 'White Cloud'	White Cloud Sage	ME	SW
Leucophyllum hybrid 'Rain Cloud'	Rain Cloud Sage	ME	SW
Leucophyllum laevigatum	Chihuahuan Sage	ME, MD, IN	SW
Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	ME, MD, IN	SW
Leucophyllum pruinatum 'Sierra Bouquet'	Sierra Bouquet Sage	ME, MD, SE, SD, IN	SW
Senna wislizenii	Shrubby Senna	P, SD	SW
Sophora secundiflora	Texas Mountain Laurel	SD, IN	SW
Tagetes lemmonii	Mt. Lemmon Marigold	SD, IN	SW
Tecoma stans	Yellow Bells	P, SD, IN	SW

Small Shrubs

Chrysactinia mexicana	Damianita	ME, SE, SD, IN	SW
Dalea frutescens 'Sierra negra'	Sierra Negra Dalea	ME, SE, SD, IN	SW
Dalea pulchra	Indigo Bush	IN	SW
Hymenoxis acaulis	Angelita Daisy	ME, SE, SD, IN, P	SW
Leucophyllum revolutum 'Sierra Magic'	Sierra Magic Sage	ME, SE, SD, MD, IN	SW
Leucophyllum zygophyllum	Blue Ranger	ME, SE, SD, MD, IN	SW
Muhlenbergia capilaris 'Regal Mist'	Regal Mist	ME, SE, SD, P, IN	SW
Muhlenbergia emersleyi 'El Toro'	Bull Grass	ME, SE, SD, P, IN	SW
Muhlenbergia lindheimeri 'Autumn Glow'	Autumn Glow Muhley	ME, SE, SD, P, IN	SW
Muhlenbergia rigens	Deer Grass	ME, SE, SD, P, IN	SW
Salvia chamaedryoides	Mexican Blue Sage	ME, SE, SD, P, IN	SW
Salvia darcyi	Salvia	ME, SE, SD, P, IN	SW
Salvia farinacea	Mealy-Cup Sage	ME, SE, SD, P, IN	SW
Salvia greggii	Autumn Sage	ME, SE, SD, P, IN	SW
Salvia microphylla	Salvia	ME, SE, SD, P, IN	SW

Groundcovers

Dalea Capitata 'Sierra Gold'	Sierra Gold Dalea	IN	SW
Lupinus Species	Lupine	P	SW
Oenothera berlandieri	Mexican Evening Primrose	ME, SE, SD, IN	SW
Oenothera stubbii	Saltillo Primrose	ME, SE, SD, IN	SW
Penstemon baccharifolius	Rock Penstemon	ME, SE, SD, P, IN	SW
Penstemon superbus	Superb Penstemon	ME, SE, SD, P, IN	SW
Penstemon wrightii	Penstemon	ME, SE, SD, P, IN	SW
Verbena tenera	Purple Verbena	ME, SE, SD, P, IN	SW

Vines

Mascagnia lilacina	Lilac Orchid Vine	IN	SW
Bauhinia macrathera	Chiuhuan Orchid Tree	IN	SW

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And Plants

<u>Botanical Name</u>	<u>Common Name</u>	<u>Theme Area</u>	<u>Grouping</u>
Trees			
Acacia Abyssinica	Abyssinian Acacia	IN	A
Acacia aneura	Mulga	IN	A
Acacia Salicina	Willow Acacia	IN	A
Acacia saligna	Blue-leaf Wattle	IN	A
Bauhinia lunanodes (congesta)	Anacacho Orchid Tree	IN	A
Caesalpinia cacalaco	Cascalote	ME, SE, SD, P, IN	A
Cercidium 'Desert Museum'	Desert Museum Palo Verde	MD, SD, IN	A
Dalbergia Sissoo	Sissoo Tree	IN	A
Prithcellobium flexicaule	Texas Ebony	IN	A
Accents/Cacti			
Aloe barbadensis	Aloe Vera	ME, SE, SD, IN	A
Aloe saponaria	Tiger Aloe	ME, SE, SD, IN	A
Aloe sp	Aloe	IN	A
Aloe strata	Coral Aloe	IN	A
Cereus hildmannianus	Hildmanns Cereus	IN	A
Cereus hildmannianus v monstrose	Cunosity Plant	IN	A
Cereus peruvianus	Night Blooming Cereus	IN	A
Echinocactus grusonii	Golden Barrel Cactus	IN	A
Euphorbia rigida	Gopher Plant	ME, SE, SD, MD, IN	A
Euphorbia tirucalli	Pencil Bush	IN	A
Hesperaloe parviflora (yellow)	Yellow hesperaloe	ME, SE, SD, IN	A
Opuntia ficus-indica	Indian Fig Prckly Pear	SD, IN	A
Large Shrubs			
Acacia craspedocarpa	Leatherleaf Acacia	IN	A
Alyogyne huegelii	Blue Hibiscus	IN	A
Bougainvillea Sp	Bougainvillea	IN	A
Caesalpinia mexicana	Mexican Bird of Paradise	ME, SE, SD, IN	A
Caesalpinia pulcherrima	Red Bird of Paradise	SD, IN	A
Cassia artemisioides	Feathery Cassia	SD, IN	A
Cassia nemophila	Desert Cassia	SD, IN	A
Cassia oligophylla	Outback Cassia	SD, IN	A
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	SD, IN	A
Small Shrubs			
Bulbine frutescens	Bulbine	IN	A
Convolvulus cneorum	Bush Morning Glory	IN	A
Eremophila glabra	Emu Bush	IN	A

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Eremophila lamiifolia	Pink Beauty	IN	A
Justicia spicigera	Mexican Honeysuckle	ME, SE, SD, IN	A
Muhlenbergia rigida 'Nashville'	Nashville Grass	ME, SE, SD, IN	A
Ruellia brittoniana	Ruellia	ME, SE, SD, IN	A
Salvia clevelandii	Chaparral Sage	ME, SE, SD, IN	A
Salvia leucantha	Mexican Bush Sage	ME, SE, SD, IN	A
Salvia leucophylla	Purple Sage	ME, SE, SD, IN	A
Groundcovers			
Acacia redolens	Prostrate Acacia	MD, SD, P, IN	A
Aizoaceae sp	Ice Plant	IN	A
Baccharis x 'Starn'	Thompson Baccharis	IN	A
Convolvulus mauritanicus	Ground Morning Glory	IN	A
Cuphea ilavea	Bat Faced Cuphea	IN	A
Lantana montevidensis	Purple Lantana	ME, SE, SD, IN	A
Lantana 'New Gold'	New Gold Lantana	ME, SE, SD, IN	A
Mesembryanthemum sp	Ice Plant	IN	A
Penstemon barbatus	Penstemon	IN	A
Ruellia brittoniana 'Katie'	Ruellia Katie	IN	A
Salvia sp 'Quicksilver'™	Quicksilver Salvia	IN	A
Santolina chamaecyparissus	Lavender Cotton	IN	A
Santolina virens	Green Santolina	IN	A
Sedum Sp	Stonecrop	IN	A
Verbena peruviana	Peruvian Verbena	ME, SE, SD, IN	A
Verbena pulchella	Moss Verbena	ME, SE, SD, IN	A
Verbena rigida	Sandpaper Verbena	ME, SE, SD, IN	A
Zephyranthes candida	Rain Lily	IN	A
Vines			
Hardenbergia comptoniana	Lilac Vine	IN	A
Macfadyena unguis-cati	Cats Claw Vine	IN	A
Podranea nicasoliana	Pink Trumpet Vine	IN	A

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Exotic Plants

<u>Botanical Name</u>	<u>Common Name</u>	<u>Theme Area</u>	<u>Grouping</u>
Trees			
Jacaranda mimosifolia*	Jacaranda	IN	E
Phoneix Dactylifera*	Date Palm	IN	E
Quercus Species	Oak Sp.	IN	E

* - Interior only, cannot be visible from street.

Large Shrubs

Myrtus communis 'Boetica'	Twisted Myrtle	IN	E
Nandina Domestica	Heavenly Bamboo	IN	E
Xylosma congestum 'Compacta'	Compacy Xylosma	IN	E

Small Shrubs

Rosmarinus officinalis	Rosemary	SD, MD, IN	E
Teucrium fruticans 'Compacta'	Compact Bush Germander	IN	E

Groundcover

Carissa macrocarpa	Natal Plum	IN	E
Rosmarinus Officinalis 'Prostratus'	Dwarf Rosemary	SD, MD, IN	E
Teucrium chamedrys v. 'Prostrata'	Prostrate Germander	IN	E
Wedelia trilobata	Wedelia	IN	E

Vines

Campsis radicans	Common Trumpetcreeper	IN	E
Rosa banksiae 'Alba Plena'	White Lady Banks Rose	IN	E
Solanum jasminoides	Potato Vine	IN	E

Non-ADWR Plants

<u>Botanical Name</u>	<u>Common Name</u>	<u>Theme Area</u>	<u>Grouping</u>
Groundcover			
Aristida glabra	Desert Three-awn	IN	N
Cuphea flavea	Bat Faced Cuphea	IN	A
Dichondra micrantha	Dichondra	IN	E
Hemerocallis sp.	Day Lily	IN	E
Jasminum sp.	Jasmine	IN	E
Mesembryanthemum sp.	Ice Plant	IN	A
Trachelospermum asiaticum	Asiatic Jasmine	IN	E
Trachelospermum jasminoides	Star Jasmine	IN	E
Vinca Major	Vinca	IN	E

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Turf

Mid-Iron Hybrid Sod*

Sod

IN

E

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PART III: ARCHITECTURAL THEMES, BUILDING HEIGHTS, SIGNS AND LIGHTING

- A INTRODUCTION
- B ARCHITECTURAL CHARACTER
- C RESIDENTIAL MASSING AND DETAILS
- D NON-RESIDENTIAL MASSING AND DETAILS
- E COLOR AND MATERIAL PALETTE
- F ACCEPTABLE BUILDING WALL MATERIALS
- G ACCEPTABLE ROOF MATERIALS
- H BUILDING HEIGHT
- I SIGNS/GRAPHIC CONCEPTS
- J OUTDOOR LIGHTING

PART III: ARCHITECTURAL THEMES, BUILDING HEIGHTS, SIGNS AND LIGHTING

A. INTRODUCTION

The success of the architectural character and themes at Silverstone at Pinnacle Peak will rely on the implementation of regionally significant architectural styles that have historically been used in the southwestern states--Arizona, New Mexico, California as well as northern Mexico.

The architecture of Silverstone must also respond to the dynamics of the market if it is to become and remain a viable development. An open and receptive attitude to new ideas and fresh approaches is needed to ensure success. Rather than dictating architectural solutions or specific, defined architectural styles to choose from, the desire is to encourage well conceived designs that are appropriate to the region. Diversity of architectural styles is encouraged to add variety and interest to the community. However, there should be continuity to the extent that one can ascertain that each separate development is integral to the entire project.

The older neighborhoods that we are all fond of were created through time as owners individualized their homes and evolved their neighborhoods into being more diverse and interesting. To create this richness, the Architectural Design Guidelines will anticipate a broad variety in the design of the buildings that will be built in the community.

The primary goal of the design guidelines is to inspire rather than dictate. The intent of the guidelines will be to guide development in ways that ensure that both quality and unity is achieved in the neighborhoods. Emphasis will be placed on diversity; home types, building orientation, setbacks, massing as well as architectural style. Another important goal is to ensure that both design and construction will physically withstand the test of time, and, therefore, maintenance or "maintainability" will be considered and addressed.

The guidelines not only anticipate the normal review of elevations and plans, but also may impose special features and massing requirements. This is intended to add variety and visual interest.

Although Silverstone is not within the ESL overlay area of North Scottsdale, portions of the ESLO ordinance will be made a part of the planned design guidelines. These include building colors, consideration of reflective materials, etc. which will be integrated into the Architectural Design Guidelines.

B. ARCHITECTURAL CHARACTER

The architectural character and style for Silverstone at Pinnacle Peak will be implied by but not necessarily imposed. Rather the desire is to encourage a variety of architectural expressions that are appropriate to the southwest region so long as project cohesiveness is achieved.

The Guiding Principles to be further developed in the Architectural Guidelines will encourage:

- Buildings that are appropriate to the desert climate and context by taking into consideration shading and shaded areas to provide relief from the intense sun as well as to provide some protection from adverse weather.
- Buildings should compliment and reflect the natural environment.
- Buildings should have enduring quality. Designs should draw inspiration from the rich and diverse southwest architectural heritage and may include architectural inspiration from other parts of the world, provided it is compatible and successfully co-exists with the area. Materials and colors should be appropriate to the environment. Details and ornamentation should be authentic to the style of the building.
- Buildings should make a positive contribution to their neighborhoods by using proper scale and proportion; by using transitional spaces between public and private areas such as porches, courtyards, and low walls; by varying building setbacks to eliminate a "walled" affect, by varying massing, by very careful consideration of the impact of the automobile (streets, garage doors, etc).
- Buildings should be designed with sensitivity to the human scale by using properly considered doors and windows, buildings should not overpower the streetscapes and neighborhoods they are a part of; windows and doors should be recessed into the walls so that they are shaded.

Southwest historically used styles are encouraged, but no single style is required. Regardless, buildings should be designed to provide a background for the natural desert environment.

C. RESIDENTIAL MASSING AND DETAILS

All residential buildings will be designed as though they will be seen from all directions. There will be no "backs" to the buildings and therefore all sides of a

residential structure need to be considered. Often this is referred to as "four-sided architecture."

As noted previously, shade and shadow are important design elements in the desert and therefore, windows and other architectural elements need to be grouped and recessed to provide shadow patterns and relief to wall surfaces. Window styles must be consistent for all sides of a building. Architectural elements such as porches and covered loggias will be encouraged to provide shade and relief from the sun.

To help diversify building massing, flat and sloped roofs may be used in combination. This will help to reduce apparent building size and provide relief from potentially monotonous structures.

Architectural details are an important design component in reducing a building's visual bulk, creating shadow and pattern on walls and helps significantly in creating visual interest. Architectural details and ornamentation should be complementary to the style of the building, the mismatching of details and styles will be discouraged.

The massing of Large Residential buildings will be controlled so that large wall surfaces horizontal lengths and vertical heights will not become overbearing. Wall lengths and heights will be controlled so that the scale of the buildings will be appropriate to the surrounding neighbors. Terracing or the stepping of buildings for example from three stories to two stories at the ends of building wings will be encouraged to also help reduce the scale and bulk.

D NON-RESIDENTIAL MASSING AND DETAILS

As with Residential design, all non-residential buildings will be designed as though they will be seen from all directions using "four-sided architecture."

Non-Residential building masses will be controlled so that large wall surfaces horizontal lengths and vertical heights will not become overbearing. Wall lengths and heights will be controlled so that the scale of the buildings will be appropriate to the surrounding neighbors. Terracing, or the stepping of buildings, for example from three stories to two stories at the ends of building wings will be encouraged to also help reduce the scale and bulk.

E. COLOR AND MATERIAL PALETTE

The intent for the coloration of the buildings within Silverstone will be that the colors, like the architecture, should draw from the influences of the Sonoran Desert and the historically significant architectural styles of the southwest

Generally colors should be compatible with the natural colors and hues found in the desert. Although Silverstone does not fall within the Environmentally Sensitive Lands Overlay, colors with Light Reflective Values (LRV) greater than 35 should be used as the main body of the building. However accent colors and wall surfaces that are not visible from Public streets will not need to meet the LRV requirements.

The color guidelines will establish that

- Color should contribute to distinguishing the architectural character and should be in keeping with the authentic architectural character
- Color should reflect the natural hues found in the desert but embrace the diversity and intensity of color found within the natural environment
- Color should vary from building to building to create diversity within neighborhoods—color diversity is encouraged
- Color that is softened earth tones is encouraged for stucco wall surfaces
- Color of walls, roofs, accent colors and other materials should be harmonious so that buildings will appear as a harmonious whole

Color Chart for Public Improvements will follow City standards and the following

<u>Item</u>	<u>Material</u>	<u>Color</u>	<u>Texture</u>
Sidewalks	COS Std	Buff	Acid Etched
Curb & Gutter	COS Std	Buff	
Headwalls	COS Std	Buff	
Aprons	COS Std	Buff	
Asphaltic Paving	COS Std		
Decorative Paving	Stamped Asphalt	TBD	
Pinnacle Peak Bridge	Integrally Colored Conc	Buff	

F. ACCEPTABLE BUILDING WALL MATERIALS

Walls are an important element in the visual impression of a building

Allowable Wall materials will include

- Stucco
- Exposed natural and man-made products such as masonry, brick, brick veneers, natural and cut stone and slump block
- Adobe, Rammed Earth and other natural wall materials

All buildings will be encouraged to include stone as either accents or as the major wall material. When used as an accent, the material should terminate at inside corners to accentuate the mass of the building.

"All glass" facades or "glass buildings" will be discouraged in the Retail and commercial buildings.

G. ACCEPTABLE ROOF MATERIALS

Roofs are a very important component in providing the necessary diversity in building massing. Buildings that combine flat and sloped roof forms may be used. Roof materials should be chosen to appropriately accent the roof forms and to be consistent with the color palette of a building.

Allowable sloped Roof materials include

- Clay "barrel" roof tiles (preferably two piece)
- Concrete flat roof tiles with integral color (if appropriate to the building's architectural style)
- Stone roof tile, such as Slate shingles (if appropriate to the building's architectural style)
- Painted Metal with low glare finish
- Natural Copper or Zinc metals (weathered or patinaed)

Additional design considerations include

- Roof materials and colors should be non-reflective
- The color and material of Flat roofs should be carefully considered for their potential visibility from adjacent structures

H. BUILDING HEIGHT

Due to the relative size of the parcels, the slope of the land and the fact that the property is within a Federal Emergency Management Administration (FEMA) AO

floodplain, as well as sensitivity to the surrounding uses, building height is an important factor to consider during the design process.

Generally, the building heights are governed by the underlying zoning classification of each parcel. For example, the Commercial parcels (Parcels A, B, C and D) will be restricted to building heights for C-2 and C-O—36 ft.

The underlying zoning classification for the residential parcels (Parcels E, F, G and H) is R-5 allows for buildings with a maximum height of 36 ft.

This building height will apply to all buildings except the “main lodge building” which is generally located in the center of the project on Parcel H. This building is limited to a maximum building height of 45 ft. However as established during the rezoning of the property, in no case shall this structure exceed 1900 A.S.L. (Above Sea Level). This building height is limited to only the footprint of this “main lodge building” structure.

Additionally within the Residential Parcels F, G and H, building heights within 100 ft of Pinnacle Peak and Miller Roads are limited to 24 feet.

Because of the size of parcels, the natural slope of the land, the Federal Emergency Management Administration (FEMA) AO floodplain, the height of buildings will be measured from the first floor elevation.

An exhibit showing building heights as approved during zoning is attached within the Appendices—“Building Height Plan.”

I. SIGNS/GRAPHIC CONCEPTS

A Community Sign District as outlined in the Scottsdale Zoning Ordinance Sec. 8.302 II will be developed. This district will provide a comprehensive sign program that will allow flexible sign opportunities which may be different than the underlying zoning. This program will help in establishing signage standards that are appropriate to the character of the development, provide a good level of project identification, and provide flexibility to address some of the unique opportunities of the property.

J. OUTDOOR LIGHTING

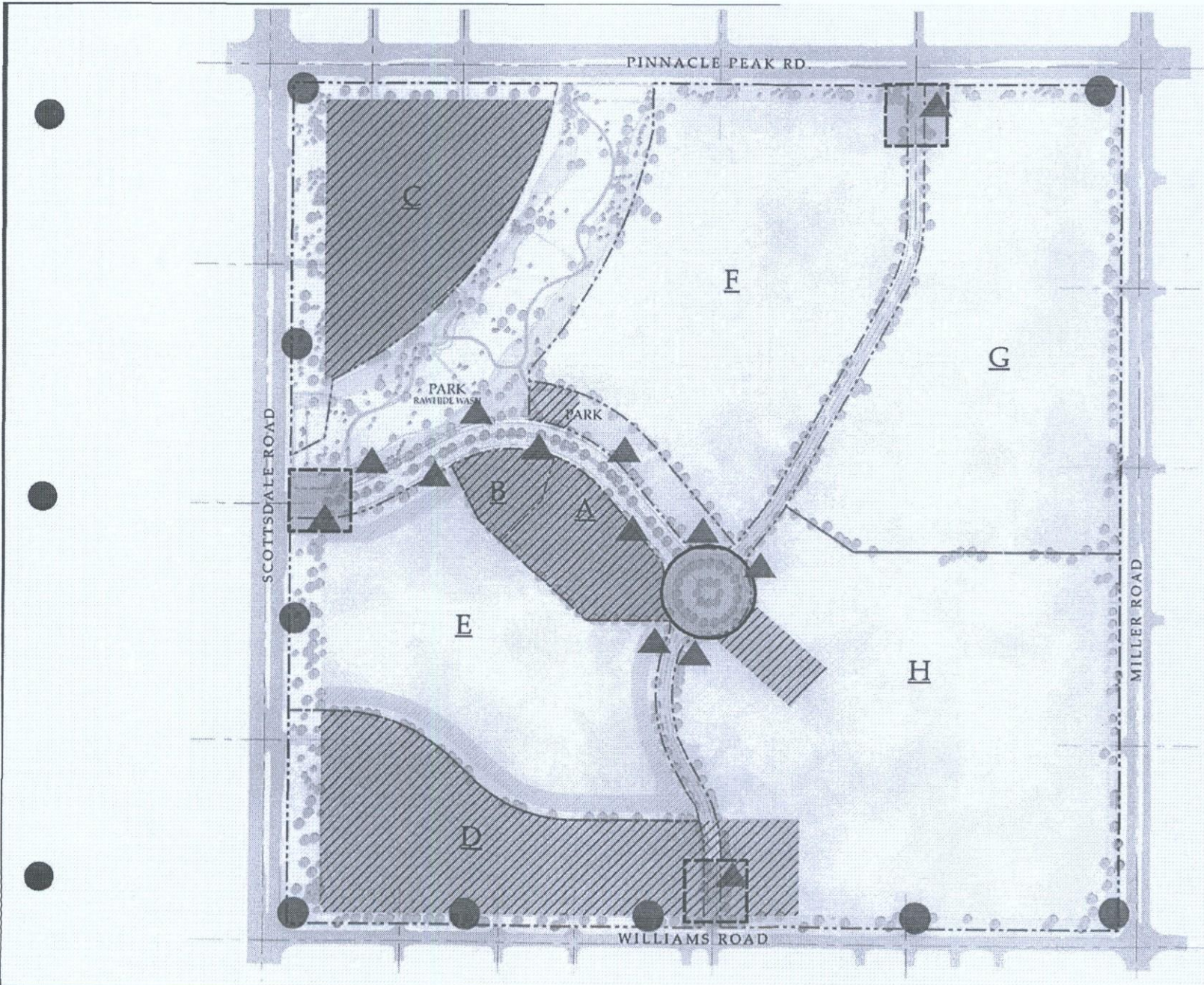
Silverstone is located in what is, or will be within a few years, a primarily urban environment. However, the property also borders the ESL overlay zones found in north Scottsdale. Taking these settings into account, Silverstone's lighting will be designed to minimize visual impact but ensure the safety of the residents and

visitors. Review standards will ensure that encroachment from light fixtures is minimized and that lighting impacts from one area to another are minimized.

Lighting will be hierarchical in design, with the brightest lighting occurring along the perimeter streets and especially at the major street intersections as required by City Transportation Department standards. The entry driveways from Scottsdale Road and the main entry drive will have the next level of lighting terminating at the roundabout. The north/south street will be potentially only be lit at driveways and other entry points.

Lighting within parcels will vary depending upon the proposed uses for the parcel. Lighting in the commercial parcels will, predictably, be brighter than within the residential parcels. Parking lots in the commercial areas will utilize pole lights and landscape lighting. Outdoor dining, plaza areas and recreational facilities may be scattered throughout the development and will have increased light levels from adjacent uses. Residential parcels and uses within those parcels will have as low a lighting level as good judgment will permit.





The specific lighting plans will be submitted as part of the Development Site plan approval processes as portions of the property are developed. These submittals will include standards to light the streets, parking lots, signage, thematic walls, pedestrian paths and sidewalks, outdoor dining areas and recreation facilities. These plans will indicate the location, type of fixture and lamp specifications for the proposed lighting design.



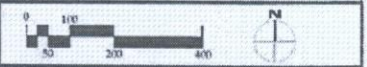
**SILVERSTONE AT
PINNACLE PEAK**
**MASTER ENVIRONMENTAL
DESIGN CONCEPT PLAN**

CASE: 15-ZN-2005
274-PA-2006

LEGEND

-  POTENTIAL PARKING LOT LIGHTING
-  POTENTIAL THEMATIC CHARACTER & LANDSCAPE ACCENT LIGHTING
-  POTENTIAL POLE LIGHTING
-  MUNICIPAL STANDARD POLE LIGHTING

NOTE: ALL BOUNDARIES AND ACEF AGES SHOWN ARE CONCEPTUAL AND APPROXIMATIONS ONLY



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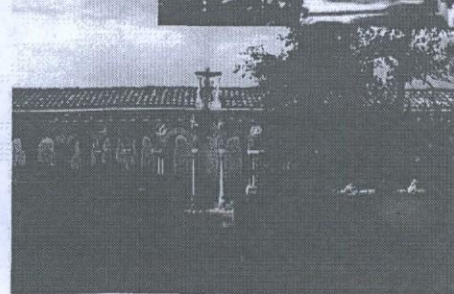
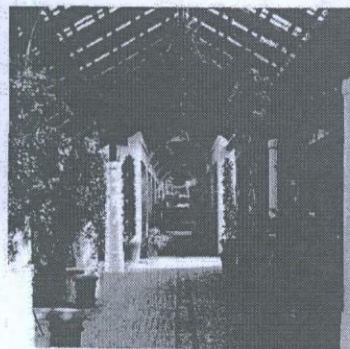
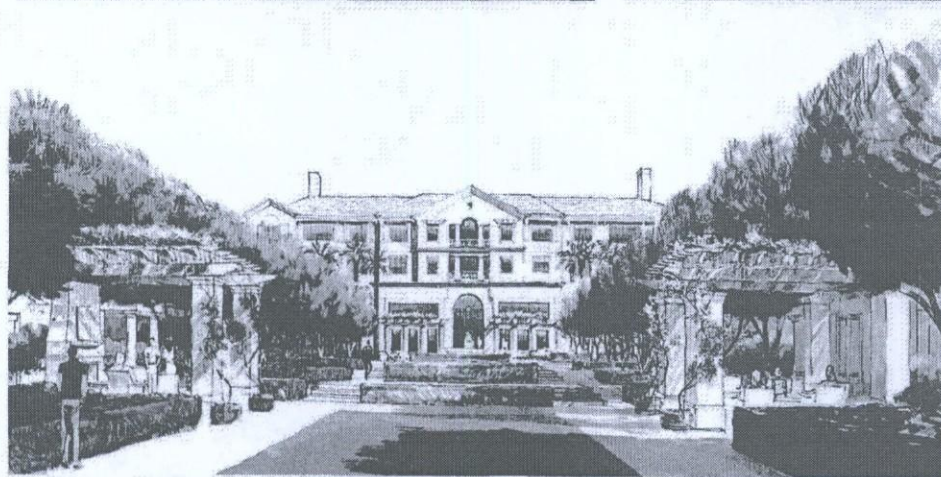
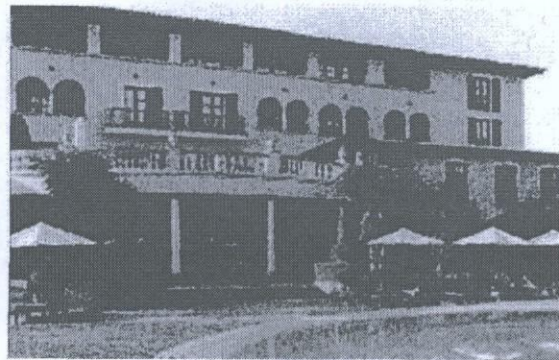
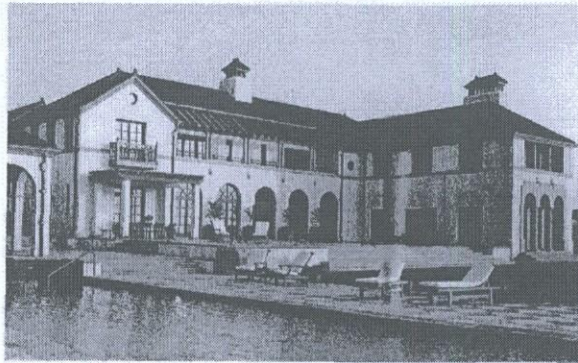
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**LIGHTING
MASTER PLAN**

**SILVERSTONE AT
PINNACLE PEAK**

**MASTER ENVIRONMENTAL
DESIGN CONCEPT PLAN**

CASE: 15-ZN-2005
274-PA-2006



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**ARCHITECTURAL
CHARACTER SKETCH**

SILVERSTONE AT PINNACLE PEAK

MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN

CASE: 15-ZN-2005
274-PA-2006



VIEW ALONG STREET



PEDESTRIAN SHADE STRUCTURES

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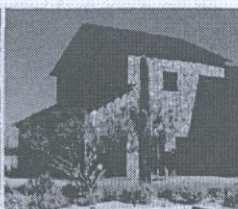
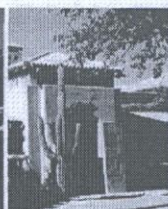
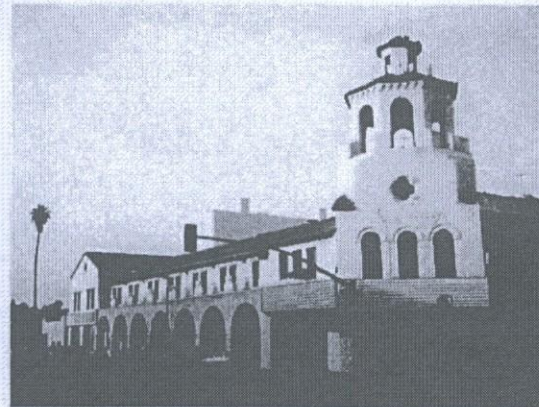
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**RESIDENTIAL
CHARACTER SKETCH**



**SILVERSTONE AT
PINNACLE PEAK**
**MASTER ENVIRONMENTAL
DESIGN CONCEPT PLAN**
 CASE: 15-ZN-2005
 274-PA-2006



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**RETAIL AND OFFICE
CHARACTER SKETCH**

Amended Development Standards
15-ZN-2005

Revisions are shown in **BOLD CAPS** and ~~strikethrough~~.

Sec. 5.2100. (P-C) PLANNED COMMUNITY DISTRICT.*

Sec. 5.2101. Purpose.

This is a zoning district that may be developed only in accordance with a specific development plan. The approved development plan is an integral part of this zoning district and all development shall comply with said plan. The planned community district is designed and intended to enable and encourage the development of large tracts of land which are under unified ownership or control, or lands which by reason of existing or planned land uses are appropriate for development under this section, so as to achieve land development patterns which will maintain and enhance the physical, social and economic values of an area.

To this end, there may be provided within such areas a combination of land uses, including a variety of residential types, commercial, industrial, public and semi-public areas, arranged and designed in accordance with modern land planning principles and development techniques; and in such a manner as to be properly related to each other, the surrounding community, the planned thoroughfare system, and other public facilities such as water and sewer systems, parks, schools and utilities.

The planned community district and procedure are further established to provide a land developer with reasonable assurance that specific uses proposed from time to time, if in accordance with an approved development plan, will be acceptable to the city; and to provide the City Planning Commission and the City Council with a long-term proposal for the development of a given area.

(Ord. No. 3258, § 1, 10-5-99)

Sec. 5.2102. General provisions.

- A. *Qualifications.* P-C districts may be established on parcels of land which, because of their unified ownership or control, size, topography, proximity to large public facilities, or exceptional or unusual locational advantages, are suitable for planned development in a manner consistent with the purposes of this section.
- B. *Minimum property size.* No P-C district shall be established on any parcel of less than ten (10) acres of gross land area in designated redevelopment areas; and on any other parcel outside of any designated redevelopment areas of less than one hundred sixty (160) acres of gross land area.
- C. *Property development standards.* All land uses in a P-C district shall conform to the property development standards of the comparable zoning district. Modification of the comparable district's standards may be allowed as provided in the modification procedure below. The planning director shall determine, primarily on the basis of proposed use and density, which of the districts of this ordinance is most closely comparable to the proposed development.

Property development standards modification procedure. Application shall be made and the procedure followed as provided in section 1.300, development applications; with the addition that an application for proposed amendments to development standards in a designated redevelopment area shall first be heard by the development review boards, section 1.900. The application shall be accompanied by written terminology, graphic material, and will illustrate the conditions that the modified standards will produce, so as to enable the Planning Commission and the City Council to make the determination that the modification

15-ZN-2005 &
13-UP-2005

ATTACHMENT #1B

will produce a living environment, landscape quality and life-style superior to that produced by existing standards

- D *Approvals required* No structure or building shall be built or remodeled upon land in the P-C district until Development Review [Board] approval has been obtained as outlined in article I, section 1 900 hereof except residential development in a P-C district which is keyed to single-family residential (R-1) zoning districts shall not be subject to Development Review [Board] approval
- E All provisions of this ordinance shall apply to development in the P-C district except as allowed in the immediately preceding paragraphs C and D Ord No 3258, § 1, 10-5-99)

Sec 5 2103 Development plan

The rezoning application shall be accompanied by a development plan which shall consist of

- A A map or maps drawn to a suitable scale, showing at least the following
 - 1 The boundary of the proposed district
 - 2 The topographic character of the land
 - 3 Drainage accommodations
 - 4 Accommodations for all utilities
 - 5 Any major regrading intended
 - 6 The proposed uses of the land, keyed to the comparable existing zoning districts
 - 7 The approximate location of all public streets
 - 8 Location of public uses proposed, such as schools, parks, playgrounds, trails or other recreational facilities
 - 9 The approximate location and configuration of different types or densities of dwelling units
When appropriate, said plan shall include recommendations as to desirable or compatible uses in the areas surrounding said development
Within the P-C district development units may be established of any size whatever but shall be logical in size and shape and shall function by themselves and in relationship to other development units within the district or adjacent property
- B A development program including
 - (1) A legal description of the district boundary
 - (2) Size of the area
 - (3) The overall density proposed
 - (4) The nature of development proposed
 - (5) The disposition of lands proposed for public facilities
 - (6) The anticipated timing for each unit of the district proposed to be developed separately
 - (7) The delineation of development units which shall be integral units planned for development at different stages
 - (8) The approximate size, in acres, of each development unit
- C All proposed restrictive covenants
- D All conditions agreed to by the applicant which are not included in the written documentation required under subsections A , B and C of this section are part of the development plan

E. An approved development plan shall be kept on file in the Planning and Development Department.
(Ord. No. 3258, § 1, 10-5-99)

Sec. 5.2104. Additional material.

Additional material and information shall be provided for specific types of uses as follows:

- A. Wherever residential development is proposed within a P-C district, the development plan shall contain at least the following information:
1. The approximate number of dwelling units proposed by type of dwelling and the density, i.e., the number of dwelling units proposed per gross acre for each type of use.
 2. The standards of height, open space, building coverage, yard area, parking facilities and the kinds of street and land improvements proposed.
- B. For P-C districts or sections thereof for which commercial development is proposed, the development plan shall contain at least the following information:
1. The approximate retail sales floor area and total area proposed for commercial development.
 2. The types of uses proposed to be included in the development, which uses to be consistent with comparable zoning district.
 3. The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading signs, and nuisance controls intended for the development.
- C. For P-C districts or sections thereof for which industrial development is proposed, the development plan shall contain at least the following information:
1. The approximate total area proposed for such use.
 2. The types of uses proposed to be included in the development. (Generally those industrial, office, laboratory and manufacturing uses shall be allowed which do not create any danger to health and safety in surrounding areas and which do not create any offensive noise, vibration, smoke, dust, odor, heat or glare and which by reason of high value in relation to size and weight of merchandise received and shipped, generate a minimum of truck traffic.)
 3. The anticipated employment in the entire development and in each major section thereof. This may be stated as a range.
 4. The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development.
- D. For P-C districts or units thereof containing institutional, recreational or other public or quasi-public development, the development plan shall contain the following information:
1. General types of uses proposed in the entire development and each major section thereof.
 2. Significant applicable information with respect to enrollment, residence employment, attendance, or other social or economic characteristics of development.

- 3 The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, and signs intended for the development

(Ord No 3258, § 1, 10-5-99)

Sec 5 2105 Findings required

Before approval or modified approval of an application for a proposed P-C district, the Planning Commission and the City Council must find

- A That the development proposed is in substantial harmony with the General Plan of the City of Scottsdale, and can be coordinated with existing and planned development of surrounding areas
- B That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby
- C The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that
- 1 In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability, that it will be in harmony with the character of the surrounding area, and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population. The Planning Commission and City Council shall be presented written acknowledgment of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other responsible agency
 - 2 In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended, and that the design and development standards are such as to create an industrial environment of sustained desirability and stability
 - 3 In the case of proposed commercial, institutional, recreational and other non-residential uses, that such development will be appropriate in area, location and overall planning to the purpose intended, and that such development will be in harmony with the character of the surrounding areas

~~D Private and charter school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with the following standards, as well as those otherwise required in the district.~~

- ~~(1) Location. All proposed private and charter schools shall be located a minimum of one thousand (1,000) feet from any adult use, bar, cocktail lounge, liquor store, turkish bath, or pool hall.~~
- ~~(2) Lot area. The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty three thousand (43,000) square feet (not).~~
- ~~(3) There shall be no outside speaker system or bells, if the school building is within one hundred (100) feet of a single family dwelling or multifamily dwelling unit.~~
- ~~(4) Open space. For underlying zoning district open space requirements. All NAOS requirements of the district must be met and may be applied.~~

towards the overall open space requirements subject to compliance with NAQS standards.

- (5) ~~Parking~~ Parking shall observe the front yard setbacks of the district for all frontages. One third (1/3) of the required parking may be shared parking with other establishments present on site. Parking shall be located and screened per the requirements of the district.
- (6) ~~Outdoor recreation area~~ All outdoor playgrounds and recreation areas shall be entirely enclosed by a minimum three-foot high fence and/or wall and shall be located within the side or rear yard. Any playground or outdoor recreation area shall be located a minimum of fifty (50) feet from any residential district and screened by a minimum six-foot high wall.
- (7) ~~Drop off area~~ A drop off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the school. This area shall not include internal site traffic aisles, parking spaces, fire lanes, etc.
- (8) ~~Any public trails or pedestrian connections shall be incorporated into the site plan and approved by the Development Review Board.~~

(Ord No 3258, § 1, 10-5-99)

Revisions are shown in **BOLD CAPS** and ~~strikethrough~~.

Sec. 5.1000. (R-5) MULTIPLE-FAMILY RESIDENTIAL DISTRICT.

Sec. 5.1001. Purpose.

This district is intended to provide for development of multiple-family residential and allows a high density of population with a proportional increase in amenities as the density rises. The district is basically residential in character and promotes a high quality environment through aesthetically oriented property development standards.

Sec. 5.1002. Approvals required.

No structure or building shall be built or remodeled upon land in the R-5 district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 3225, § 1, 5-4-99)

Sec. 5.1003. Use regulations.

A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Accessory buildings; swimming pool, private; home occupations; and other accessory uses.
2. Boardinghouse or lodging house.
3. Day care home.
4. Dwelling, single-family detached.
5. Dwelling, multiple family.
6. Municipal uses, **AND MUNICIPAL BUILDINGS. (MUNICIPAL USES AND MUNICIPAL BUILDINGS, (EXCEPT FOR UTILITY BUILDINGS, STRUCTURES OR APPURTENANCES THERETO FOR PUBLIC UTILITY USES, AND STAND ALONE PARKING LOTS,) SHALL BE EXCEPT FROM SECTION 1.500, SECTION 1.501, AND SECTION 1.502.)**
- 6.1. Wireless communications facilities; Types 1, 2, and 3, subject to the requirements of Sections 1.906, 3.100 and 7.200.
- ~~7. School: Public, elementary and high.~~
- 8-7. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of construction work.
- 9-8. Temporary sales office buildings and model homes.
- ~~10-9~~ Churches and places of worship.

C. *Uses permitted by conditional use permit.*

1. Commercial and/or ham transmitting or receiving radio and television antennas in excess of seventy (70) feet.
2. Recreational uses (see section 1.403 for specific uses and development criteria for each).
3. Community buildings or recreational fields not publicly owned. Convent.
4. Convent.
5. Day care center (see section 1.403 for criteria).

6. Golf course (except miniature course or practice driving tee operated for commercial purposes), including clubhouse and service facilities which are intended to primarily serve golf course uses and are so located within the golf course that the development is self-contained and would provide whatever degree of buffer is necessary to adjacent property.
7. Hotel, motel, and timeshare project of not less than ten (10) units and commercial uses appurtenant thereto, such as restaurant, cocktail lounges, gift shops, newsstand, smoke shops, barbershops, beauty parlors and small retail shops, provided the entrance of such use shall be from the interior of the building, lobby, arcade or interior patio.
- ~~8. Orphanage.~~
- ~~9-8. Wireless communications facilities; Type 4, subject to requirements of sections 1.400, 3.100 and 7.200.~~
- ~~10. Plant nursery; provided, however, that all materials (other than plant materials) shall be screened from view by a solid fence or wall at least six (6) feet in height, and further that a completely enclosed building having a minimum floor area of five hundred (500) square feet shall be provided.~~
- ~~11. Private club, fraternity, sorority and lodges.~~
- ~~12. Private lake, semi-public lake, swimming pools, tennis courts.~~
- ~~13. Private or charter school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with the following standards, as well as those otherwise required in the district.~~
 - a. ~~Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty three thousand (43,000) square feet (net).~~
 - b. ~~Floor area ratio: In no case shall the gross floor area of the structure(s) exceed an amount equal to two tenths (0.2) multiplied by the net lot area.~~
 - c. ~~There shall be no outside speaker system or bells, if the school building is within one hundred (100) feet of a single family dwelling or multifamily dwelling unit.~~
 - d. ~~Open space: In no case shall the open space be less than twenty-four (24) percent of the total lot area for zero (0) to twenty (20) feet of total building height, plus four tenths (0.4) percent of the total site for each foot of height above twenty (20) feet. All NAOS requirements of the district must be met and may be applied towards the overall open space requirements subject to compliance with NAOS standards.~~
 - e. ~~Parking: Parking shall be allowed in the front yard setbacks of the district for schools on streets classified by the Scottsdale General Plan as minor collector or greater. There shall be a three-foot high landscaped berm or wall along the street frontage where parking occurs. On all other street classifications, parking shall be located behind the established front building line(s). A minimum of fifteen (15) percent of all parking areas shall be landscaped. A twenty-foot minimum landscaped setback shall be provided where parking is adjacent to residential districts.~~
 - f. ~~Lighting: All pole mounted lighting shall be directed down and shielded and shall be a maximum of sixteen (16) feet in height. All lighting adjacent to residential districts shall be setback a minimum of thirty (30) feet from the property line. All lighting, other than security, shall be turned off by 10:00 p.m., unless otherwise approved through a special event permit.~~
 - g. ~~Screening: There shall be a minimum six-foot high masonry wall and/or landscape screen, as approved by the Development Review~~

~~Board, on the side and rear property lines adjacent to residential districts.~~

- ~~h Access All private and charter schools shall have frontage on a street classified by the Scottsdale General Plan as a minor collector or greater. Side street access to a local collector residential street is prohibited when the number of students allowed to attend the school is greater than two hundred fifty (250). A drop-off area shall be provided that accommodates a minimum of five (5) cars at one (1) time.~~
- ~~i Operations No outdoor activities shall be permitted after 8:00 p.m. unless otherwise approved through a special event permit. No playground or outdoor activity area shall be located within fifty (50) feet of any R1 district or within twenty-five (25) feet of any R2, R3, R4, R4-R, R5 or M-H district. All playgrounds and outdoor activity areas shall be screened from any residential district by a minimum six-foot high screen wall.~~
- ~~j Building design All buildings shall be designed to be compatible with the surrounding residential neighborhood. All building elevations shall be approved by the Development Review Board.~~

1412 Public buildings other than hospitals

1513 Public utility buildings, structures or appurtenances thereto for public service uses

1614 Residential health care facility (see section 1 403 for criteria)

Sec 5 1004 Property development standards

The following property development standards shall apply to all land and buildings in the R-5 district

A Minimum property size

- 1 Each parcel or lot within a development shall be a minimum net lot size of thirty-five thousand (35,000) square feet
- 2 If an R-5 zoned parcel of land or a lot of record in separate ownership has an area of less than thirty-five thousand (35,000) square feet and has been lawfully established and recorded prior to the adoption of this requirement on October 2, 1979, such lot may be used for any purpose permitted in this section, subject to all other requirements of this ordinance

B Open space requirements

- 1 Main land uses that are density-based shall provide open space in the amounts specified in the density chart--Section 5 1004 D, in the following proportions
 - a A minimum of ~~one-half~~ **ONE-THIRD** of the open space requirement shall be incorporated as frontage open space **ADJACENT TO THE INTERNAL STREETS (INTERNAL STREETS SHALL NOT INCLUDE THE WILLIAMS ROAD, SCOTTSDALE ROAD, MILLER ROAD AND PINNACLE PEAK ROAD ALIGNMENTS)** to provide a setting for the building, visual continuity within the community, and a variety of spaces in the streetscape, except that the frontage open space shall not be required to exceed fifty (50) square feet per one (1) foot of public street frontage and shall not be less than twenty (20) square feet per one (1) foot of public street frontage

- b. A private outdoor living space shall be provided adjoining each dwelling unit equal to a minimum of ten (10) percent of the gross size of the dwelling unit, except that dwelling units above the first story shall provide such space equal to a minimum of five (5) percent of the gross size of the dwelling unit.
 - c. ~~The remainder of the required open space shall be provided in common open space.~~
 - C. **THE REMAINDER OF THE REQUIRED OPEN SPACE SHALL BE PROVIDED AS COMMON OPEN SPACE WITH IN A PROPERTY, OR IT MAY BE DISTRIBUTED AMONG ALL PROPERTIES WITHIN THE PLANNED COMMUNITY DISTRICT (PCD) THROUGH AN OPEN SPACE PLAN APPROVED BY THE DEVELOPMENT REVIEW BOARD.**
2. Main land uses that are not density-based shall provide a minimum of twenty-four (24) percent of the net lot area in open space, a minimum of ~~one-half~~ **ONE-THIRD** of which shall be in frontage open space **ADJACENT TO THE INTERNAL STREETS (INTERNAL STREETS SHALL NOT INCLUDE THE WILLIAMS ROAD, SCOTTSDALE ROAD, MILLER ROAD AND PINNACLE PEAK ROAD ALIGNMENTS). THE REMAINDER OF THE REQUIRED OPEN SPACE SHALL BE PROVIDED AS COMMON OPEN SPACE WITH IN A PROPERTY, OR IT MAY BE DISTRIBUTED AMONG ALL PROPERTIES WITHIN THE PLANNED COMMUNITY DISTRICT (PCD) THROUGH AN OPEN SPACE PLAN APPROVED BY THE DEVELOPMENT REVIEW BOARD.**
 3. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.
- C. *Building height.*
1. ~~No building shall exceed thirty-six (36) feet in height~~ **THE MAXIMUM BUILDING HEIGHT OF ANY BUILDING SHALL COMPLY WITH THE BUILDING HEIGHT LOCATIONS SHOWN ON THE ATTACHED BUILDING HEIGHT PLAN,** except as otherwise provided in article VII.
 2. Building height shall not exceed one (1) story within fifty (50) feet of any R-1, R-2, R-3, R-4, R-4R or M-H district boundary line.
- D. *Density requirements.* Compliance with the standards under columns 3 and 4 determine allowable density for dwelling and guest units.

TABLE INSET:

ALLOWABLE DENSITY		STANDARDS	
1	2	3	4
Dwelling Units Per Acre (and corresponding gross land area per unit requirement)	Timeshare or Guest Units Per Acre (and corresponding gross land area per unit requirement)	Minimum Percentage of Net Lot Area to be maintained in Open Space	Minimum Percentage of the Tree Requirement to be provided in Mature Trees

17 (2562) or less	24 (1816) or less	22	40
18 (2422)	25 5 (1708)	25	50
19 (2292)	27 (1613)	28	60
20 (2180)	28 5 (1528)	31	70
21 (2074)	30 (1452)	34	80
22 (1980)	31 5 (1382)	37	90
23 (1890)	33 (1320)	40	100

THIS APPLICATION

E Building setback

- 1 Wherever an R-5 development abuts an R-1, R-2, R-3, R-4, R-4R or M-H district or an alley abutting any of those districts, a yard of not less than fifteen (15) feet shall be maintained
- 2 Wherever an R-5 development abuts any district other than R-1, R-2, R-3, R-4, R-4R or M-H, or abuts an alley adjacent to such other district, a building may be constructed on the property line. However, if any yard is to be maintained, it shall be not less than ten (10) feet in depth. Larger yards may be required by the Development Review Board or City Council if the existing or future development of the area around the site warrants such larger yards

F Distance between buildings

- 1 There shall not be less than ten (10) feet between an accessory building and a main building or between two (2) main buildings, except that an accessory building with two (2) or more open sides, one of which is adjacent to the main building, may be built to within six (6) feet of the main building

G Walls, fences and required screening

- 1 Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted on the property line or within the required yard areas, except within the required frontage open spaces, within which they may not exceed three (3) feet in height, or except as otherwise provided in article VII
- 2 **WALLS, AND FENCES SHALL NOT BE PERMITTED WITHIN THE SCOTTSDALE ROAD SCENIC CORRIDOR, WITHIN THE LANDSCAPE BUFFERS ADJACENT WILLIAMS ROAD, MILLER ROAD AND PINNACLE PEAK ROAD, OR WITHIN THE REQUIRED FRONT OPEN SPACE ADJACENT TO THE INTERNAL STREETS**
- 2-3 All parking areas adjacent to a public street shall be screened with a wall to a height of three (3) feet above the parking surface
- 3-4 All mechanical structures, and appurtenances shall be screened as approved by the Development Review Board

4-5 All storage and refuse areas shall be screened as determined by
Development Review [Board]

H *Access* All lots shall have frontage on and have vehicular access from a
dedicated street, unless a secondary means of permanent vehicle access has
been approved by the Development Review Board

Sec 5 1005 Off-street parking

The provisions of article IX shall apply

Sec 5 1006 Signs

The provisions of article VIII shall apply

Revisions are shown in **BOLD CAPS** and strikethrough.

Sec. 5.1400. (C-2) CENTRAL BUSINESS DISTRICT.

Sec. 5.1401. Purpose.

This district is intended to permit all uses permitted in the (C-1) neighborhood commercial district, plus commercial activities designed to serve the community. This district includes uses usually associated with the central business district and shopping facilities which are not ordinarily compatible with residential development.

Sec. 5.1402. Approvals required.

No structure or building shall be built or remodeled upon land in the C-2 district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 3225, § 1, 5-4-99)

Sec. 5.1403. Use regulations.

- A. *Uses permitted.* Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Business and professional services.

- a. Business and professional offices.
- b. Business schools.
- c. Hospital for animals including boarding and lodging provided that there are no open kennels maintained and provided all activities will be conducted in soundproof buildings.
- d. Medical or dental offices including laboratory.
- e. Museum.
- f. Optician.
- g. Municipal uses.
- h. ~~Private and charter school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with standards including, but not limited to, the following as well as those otherwise required in the district:~~
 - ~~(1) Location: All proposed private and charter schools shall be located a minimum of five hundred (500) feet from any adult use.~~
 - ~~(2) Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty three thousand (43,000) square feet (net).~~
 - ~~(3) There shall be no outside speaker system or bells, if the school building is within one hundred (100) feet of a single family dwelling or multifamily dwelling unit.~~
 - ~~(4) Open space: Per underlying zoning district open space requirements. All NAQS requirements of the district must be met and may be applied towards the overall open space requirement subject to compliance with NAQS standards.~~
 - ~~(5) Parking: Parking shall observe the front yard setbacks of the district for all frontages. One third (1/3) of the required parking may be shared parking with other establishments present on site. Parking shall be located and screened per the requirements of the district.~~

~~(6) Outdoor recreation area: All outdoor playgrounds and recreation areas shall be enclosed by a wall or fence sufficient in height to protect the safety and welfare of the students and shall be located within the side or rear yard. Any playground or outdoor recreation area shall be located a minimum of fifty (50) feet from any residential district and screened by a minimum six-foot high wall.~~

~~(7) Drop-off area: A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the school. This area shall not include internal site traffic aisles, parking spaces, fire lanes, etc.~~

~~(8) Any public trails or pedestrian connections shall be incorporated into the site plan and approved by the Development Review Board.~~

~~(9) Circulation plan: The applicant shall submit a circulation plan to insure minimal conflicts between the student drop-off area, potential van and bus drop-off area, parking, access driveways, pedestrian and bicycle paths on site.~~

i. Studio for professional work or teaching of any form of commercial or fine arts.

2. Residential.

a. Dwelling units physically integrated with commercial establishments (limited to one (1) dwelling unit for each business establishment).

3. Retail sales.

- a. Antique store.
- b. Appliance store.
- c. Art gallery.
- d. Automobile parts store.
- e. Bakery.
- f. Bicycle store.

~~g. Big box. Any single retail space (limited to permitted retail uses in this C-2 district) with a building footprint of equal to or greater than seventy-five thousand (75,000) square feet, if:~~

~~(1) Primary access is not on a local collector* street; and~~

~~Note: *At the request of the city the term residential has been changed to collector in this subsection.~~

~~(2) Residential-zoned property is not located within one thousand three hundred (1,300) feet of the Big box property line (except residential-zoned properties separated from the Big box by the Pima Freeway or developed with non-residential uses).~~

~~However, big box is not permitted in the Environmentally Sensitive Lands Supplementary District.
Also See Sections 1.403 and 5.1403.B.~~

- h. Bookstore.
- i. Camera store.
- j. Candy store.
- k. Carpet and floor covering store.
- l. Clothing store.

- m Craft shop conducted in conjunction with retail business which may include ceramics, mosaics, fabrics, jewelry, leather goods, silk screening, dress designing, sculpturing and wood carving
- n Department store
- o Drugstore
- p Electronic equipment store
- q Fabric store
- r Florist
- s Furniture store
- t Gift shop
- u Grocery store or supermarket, **LIMITED TO A BUILDING FOOTPRINT OF EQUAL TO OR LESS THAN FIFTY THOUSAND (50,000) SQUARE FEET**
- ~~v Gun shop~~
- w Hardware store
- x Hobby or toy store
- y Home improvement store
- z Ice cream store
- aa Import store
- bb Liquor store
- cc Music store
- ~~dd Pawnshop~~
- ee Pet shop
- ff Restaurants, ~~excluding~~ **INCLUDING** drive-in or drive-through types
- gg Sporting goods store
- hh Stationery store
- ii *Swimming pool supply store*
- jj Variety store
- kk Restaurant with associated microbrewery where brewed beer is consumed only on-premises and brewery occupies no more than fifteen (15) percent of the floor area of the establishment

4 Services

- a Appliance repair
- b Bank
- c Barber or beauty shop
- ~~d Bowling alley~~
- e Broadcasting station and studio, radio or television excluding transmitting or receiving towers
- f Clothes cleaning agencies and laundromats excluding industrial cleaning and dyeing plants
- g Fitness studio
- h Hotel, motel, and timeshare project
- i Movie theater (indoor only)
- j Post office
- k Printing, lithography, publishing or photostating establishment
- ~~l Fraternities and sororities~~
- m Shoe repair
- ~~n Taxidermist~~
- o Telephone answering service
- p **DAY SPA OR HEALTH STUDIO, LIMITED TO A BUILDING FOOTPRINT OF EQUAL TO OR LESS THAN FIFTY THOUSAND (50,000) SQUARE FEET** Turkish bath that may include masseur and/or masseuse

5. Other uses.
 - a. Accessory buildings.
 - b. Churches and places of worship.
 - c. Day care center, if the drop off or outdoor play area is more than one hundred (100) feet from a residential district.
 - d. Wireless communications facilities; Types 1, 2, and 3, subject to the requirements of Sections 1.906, 3.100 and 7.200.
 - e. Temporary buildings for uses incidental to construction work, to be removed upon completion or abandonment of construction work.

- B. *Uses permitted by a conditional use permit.*
 - ~~1. Adult uses (see Section 1.403 for criteria).~~
 2. Automated carwash.
 3. Bars and cocktail lounges (see Section 1.403 for criteria).
 - ~~4. Big box. Any single retail space (limited to permitted retail uses in this C-2 district) with a building footprint of equal to or greater than seventy-five thousand (75,000) square feet, if:

 - ~~a. Primary access is on a local residential street; or~~
 - ~~b. Residential zoned property is located within one thousand three hundred (1,300) feet of the Big box property line (except residential zoned properties separated from the Big box by the Pima Freeway or developed with non residential uses). However, Big box is not permitted in the Environmentally Sensitive Lands Supplementary District. For Use Permit Provisions and Criteria, See Section 1.403.~~~~
 - ~~5. Bus station, excluding overnight parking and storage of buses.~~
 6. Day care center, if the drop off or outdoor play area is within one hundred (100) feet from a residential district (see section 1.403 for criteria).
 - ~~7. Funeral home and chapel.~~
 8. Game center.
 9. Gasoline service station (see section 1.403 for criteria).
 10. Health studio. **WITH A BUILDING FOOTPRINT GREATER THAN FIFTY THOUSAND (50,000) SQUARE FEET.**
 11. Live entertainment (see section 1.403 for criteria).
 12. Wireless communications facilities; Type 4, subject to requirements of sections 1.400, 3.100 and 7.200.
 - ~~13. Plant nursery (see section 1.403 for criteria).~~
 14. Pool hall.
 15. Residential health care facility (see section 1.403 for criteria).
 - ~~16. Teen dance center (see section 1.403 for criteria).~~
 - ~~17. Internalized community storage (see section 1.403 for criteria).~~
 18. Restaurant with associated microbrewery with limited wholesale and retail sales of the brewed product, where the floor area utilized for brewing, bottling and/or packaging occupies no more than thirty (30) percent of the floor area of the establishment.
 19. Seasonal art festival.

Sec. 5.1404. Property development standards.

The following property development standards shall apply to all land and buildings in the C-2 district:

- A *Floor area ratio* In no case shall the gross floor area of a structure exceed the amount equal to eight-tenths multiplied by net lot area in square feet
- B *Volume ratio* In no case shall the volume of any structure exceed the product of the net lot area in square feet multiplied by 9.6 feet
- C *Open space requirement*
- 1 In no case shall the open space requirement be less than ten (10) percent of the net lot area for zero (0) feet to twelve (12) feet of height, plus four-tenths percent of the net lot for each foot of height above twelve (12) feet
 - 2 Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance
 - 3 **REQUIRED OPEN SPACE MAY BE DISTRIBUTED AMONG ALL PROPERTIES WITHIN THE PLANNED COMMUNITY DISTRICT (PCD) THROUGH AN OPEN SPACE PLAN APPROVED BY THE DEVELOPMENT REVIEW BOARD**
- D *Building height* ~~No building shall exceed thirty-six (36) feet in height~~ **THE MAXIMUM BUILDING HEIGHT OF ANY BUILDING SHALL COMPLY WITH THE BUILDING HEIGHT LOCATIONS SHOWN ON THE ATTACHED BUILDING HEIGHT PLAN, except as otherwise provided in article VI or article VII**
- E *Density*
- 1 Hotels, motels, and timeshare projects shall provide not less than ten (10) guest rooms and/or dwelling units with a minimum gross land area of one thousand (1,000) square feet per unit
 - 2 Multiple-family dwellings shall provide a minimum floor area of five hundred (500) square feet for each dwelling unit
- F *Yards*
- 1 *Front Yard*
 - a No front yard is required except as listed in the following three (3) paragraphs and in article VII hereof, unless a block is partly in a residential district, in which event the front yard regulations of the residential district shall apply
 - b A minimum of one-half (1/2) of the open space requirement shall be incorporated as frontage open space to provide a setting for the building and a streetscape containing a variety of spaces
 - c Where parking occurs between a building and the street a yard of thirty-five (35) feet in depth between the street and parking shall be maintained. This depth may be decreased to a minimum of twenty (20) feet subject to Section 10.402 D.3
 - 2 *Side Yard*
 - a A side yard of not less than fifty (50) feet shall be maintained where the side of the lot abuts a single-family residential district or abuts an alley which is adjacent to a single-family residential district. The fifty (50) feet may include the width of the alley

- b A side yard of not less than twenty-five (25) feet shall be maintained where the side lot abuts a multiple-family residential district. The twenty-five (25) feet may include any alley adjacent to the multiple-family residential district.

3 Rear Yard

- a A rear yard of not less than fifty (50) feet shall be maintained where the rear lot abuts a single-family residential district or abuts an alley which is adjacent to the single-family residential district. The fifty (50) feet may include the width of the alley.
- b A rear yard of not less than twenty-five (25) feet shall be maintained where the rear lot abuts a multiple-family residential district. The twenty-five (25) feet may include any alley adjacent to the multiple-family residential district.

- 4 All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by Development Review [Board] approval or use permit.

- 5 Other requirements and exceptions as specified in article VII.

Sec 5 1405 Off-street parking

The provisions of article IX shall apply.

Sec 5 1406 Signs

The provisions of article VIII shall apply.

Revisions are shown in **BOLD CAPS** and ~~strikethrough~~.

Sec. 5.2200. (C-O) COMMERCIAL OFFICE DISTRICT.

Sec. 5.2201. Purpose.

This district is intended to provide an environment desirable for and conducive to development of office and related uses adjacent to the central business district or other major commercial cores. In addition, ~~certain other kinds of uses are permitted under conditions and standards which assure their compatibility with a general concentration of office use as well as with the medium and high density residential districts which will often adjoin the C-O district.~~ This district will generally serve to provide a transition from, and occur between, the commercial core and residential districts.

Sec. 5.2202. Approvals required.

No structure or building shall be built or remodeled upon land in the C-O district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 3225, § 1, 5-4-99)

Sec. 5.2203. Use regulations.

- A. *Permitted uses.* Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:
1. *Business and professional.*
 - a. Business college, limited to the teaching of office and business practices and skills.
 - b. Corporate headquarters, which may include transient residential units only for employees on a site of twenty (20) acres or greater.
 - c. Office, business: Any office in which chattels or goods, wares or merchandise are not commercially created, displayed, sold or exchanged, except commercial uses appurtenant thereto, such as restaurants, cocktail lounges, gift shops, newsstand, smoke shop, barbershop, beauty parlors, and small retail shops, provided the entrance of such accessory uses shall be from the interior of the building, lobby or arcade, and there shall be no exterior advertising.
 - d. Office, professional, for: Accountant, architect, chiropodist, chiropractor, dentist, engineer, lawyer, minister, naturopath, osteopath, physician, surgeon, surveyor, optometrist, veterinarian.
 - e. Office, semi-professional, for: Insurance broker, public stenographer, real estate broker, stockbroker, and other persons who operate or conduct offices which do not require the stocking of goods for wholesale or retail, but shall not include barber, beauty operator, cosmetologist, embalmer or mortician except as provided in subparagraph (b) hereof.
 - f. Optician (limited to prescription work only).
 - g. Laboratories: Medical, dental, blood bank.
 - h. Physiotherapist.
 - i. Studio: For professional work, or teaching of any form of commercial or fine arts, photography, music, drama, dance, but not including commercial gymnasium, dance hall or job printing.

- j Hospitals for animals including boarding and lodging, provided that there shall be no open kennels maintained and provided that all facilities will be in soundproof buildings
- k Museum, library, post office
- l Broadcasting station and studio, radio or television, but not including sending or receiving tower
- m ~~Private and charter school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with standards including, but not limited to, the following as well as those otherwise required in the district.~~

- ~~(1) Location All proposed private and charter schools shall be located a minimum of five hundred (500) feet from any adult use.~~
- ~~(2) Lot area The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty three thousand (43,000) square feet (net).~~
- ~~(3) There shall be no outside speaker system or bells, if the school building is within one hundred (100) feet of a single family dwelling or multifamily dwelling unit.~~
- ~~(4) Open space Per underlying zoning district open space requirements. All NAOS requirements of the district must be met and may be applied towards the overall open space requirements subject to compliance with NAOS standards.~~
- ~~(5) Parking Parking shall observe the front yard setbacks of the district for all frontages. One third (1/3) of the required parking may be shared parking with other establishments present on site. Parking shall be located and screened per the requirements of the district.~~
- ~~(6) Outdoor recreation area All outdoor playgrounds and recreation areas shall be enclosed by a wall or fence sufficient in height to protect the safety and welfare of the students and shall be located within the side or rear yard. Any playground or outdoor recreation area shall be located a minimum of fifty (50) feet from any residential district and screened by a minimum six foot high wall.~~
- ~~(7) Drop-off area A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the school. This area shall not include internal site traffic aisles, parking spaces, fire lanes, etc.~~
- ~~(8) Any public trails or pedestrian connections shall be incorporated into the site plan and approved by the Development Review Board.~~
- ~~(9) Circulation plan The applicant shall submit a circulation plan to insure minimal conflicts between the student drop-off area, potential van and bus drop-off area, parking, access driveways, pedestrian and bicycle paths on site.~~

2 Retail

- a Art gallery
- b Establishments primarily supplemental in character to other permitted principal uses, such as Pharmacy, apothecary shop, sale of correction garments, prosthetic devices and optical goods
- c Blueprinting, printing, lithograph, publishing or photostating

3 Service

- a Banks, finance offices, lending institutions, stock brokerage firms, savings and loan associations and credit unions
- b Churches and places of worship
- c Day care center, if the drop off or outdoor play area is more than one hundred (100) feet from a residential district
- d Wireless communications facilities, Types 1, 2, and 3, subject to the requirements of Sections 1 906, 3 100 and 7 200
- e Racquet, paddle or handball courts (indoor only)
- f Telephone answering service
- g Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work

B Uses subject to a conditional use permit

- 1 Corporate headquarters which includes transient residential units only for employees on a site of less than twenty (20) acres
- 2 Day care center, if the drop off or outdoor play area is within one hundred (100) feet from a residential district (see section 1 403 for criteria)
- ~~3 Funeral home and chapel~~
- 4 Hospital
- 5 Municipal uses
- 6 Wireless communications facilities, Type 4, subject to requirements of sections 1 400, 3 100 and 7 200
- 7 Private club, ~~fraternity, sorority,~~ and lodges
- 8 Research and development facilities

Sec 5 2204 Property development standards

The following property development standards shall apply to all land and buildings in the C-O district

- A **Floor area ratio** In no case shall the gross floor area of a structure exceed the amount equal to six-tenths multiplied by net lot area in square feet
- B **Volume ratio** In no case shall the volume of any structure exceed the product of the net lot area in square feet multiplied by 7 2 feet
- C **Open space requirements**
 - 1 In no case shall the open space requirement be less than fifteen (15) percent of the net lot area for zero (0) feet to twelve (12) feet of height, plus five-tenths percent of the total site for each foot of height above twelve (12) feet
Open space as defined in article VI
 - 2 Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance
 - 3 **REQUIRED OPEN SPACE MAY BE DISTRIBUTED AMONG ALL PROPERTIES WITHIN THE PLANNED COMMUNITY DISTRICT (PCD) THROUGH AN OPEN SPACE PLAN APPROVED BY THE DEVELOPMENT REVIEW BOARD**
- D **Building height** ~~No building shall exceed thirty-six (36) feet in height~~ **THE MAXIMUM BUILDING HEIGHT OF ANY BUILDING SHALL COMPLY WITH THE BUILDING HEIGHT LOCATIONS SHOWN ON THE ATTACHED BUILDING HEIGHT PLAN,** except that within one hundred (100) feet of any R-1, R-2, R-3, R-

4, R-4R or M-H district no building shall exceed twenty-four (24) feet in height and except as otherwise provided in article VII

E Yards

1 Front Yard

- a No front yard is required except as listed in the following two (2) paragraphs and in article VII hereof, unless a block is partly in a residential district, in which event the front yard regulations of the residential district shall apply
- b A minimum of one-half of the open space requirement shall be incorporated as frontage open space to provide a setting for the building and a streetscape containing a variety of spaces
- c Where parking occurs between a building and the street a yard thirty-five (35) feet in depth shall be maintained. This depth may be decreased to a minimum of twenty (20) feet subject to Section 10 402 D 3

2 Side Yard

- a A side yard of not less than fifty (50) feet shall be maintained where the side of the lot abuts a single-family residential district or abuts an alley which is adjacent to a single-family residential district. The fifty (50) feet may include the width of the alley
- b A side yard of not less than twenty-five (25) feet shall be maintained where the side lot abuts a multiple-family residential district. The twenty-five (25) feet may include any alley adjacent to the multiple-family residential district

3 Rear Yard

- a A rear yard of not less than fifty (50) feet shall be maintained where the rear lot abuts a single-family residential district or abuts an alley which is adjacent to the single-family residential district. The fifty (50) feet may include the width of the alley
- b A rear yard of not less than twenty-five (25) feet shall be maintained where the rear lot abuts a multiple-family residential district. The twenty-five (25) feet may include any alley adjacent to the multiple-family residential district

F *Distance between buildings*

- 1 There shall not be less than ten (10) feet between an accessory building and a main building or between two (2) main buildings, except that an accessory building with two (2) or more open sides, one (1) of which is adjacent to the main building, may be built to within six (6) feet of the main building

G *Walls, fences and required screening*

- 1 Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted on the property line or within the required yard areas, except within the required frontage open space, within which they may not exceed three (3) feet in height, or except as otherwise provided in article VII
- 2 All mechanical structures and appurtenances shall be screened as approved by the Development Review Board

- 3 All storage and refuse areas shall be screened as determined by Development Review [Board] approval
- 4 All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by Development Review [Board] approval or use permit

H *General provisions* Other requirements and exceptions as specified in article VII

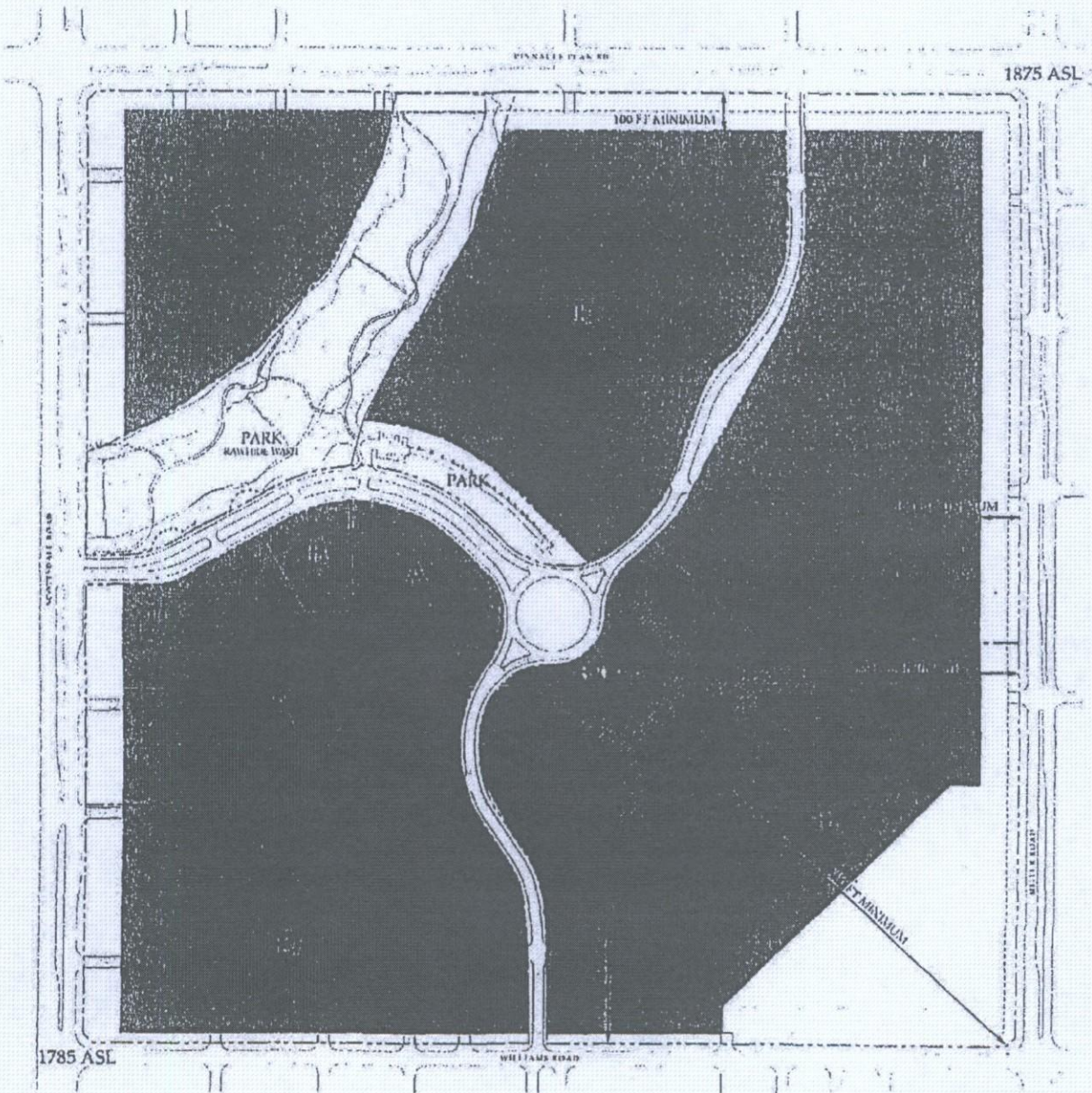
- I *Access* All lots shall have frontage on and have vehicular access from a dedicated street, unless a secondary means of permanent vehicle access has been approved in the development review or subdivision plat

Sec 5 2205 Off-street parking

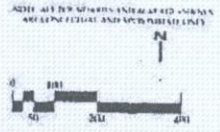
The provisions of article IX shall apply

Sec 5 2206 Signs

The provisions of article VIII shall apply



- LEGEND**
- 0 - 24 FT MAXIMUM HEIGHT
 - 24 - 30 FT MAXIMUM HEIGHT
 - 24 - 30 FT MAXIMUM HEIGHT
 - 35 FT MAXIMUM HEIGHT
45 FT BUILDING HEIGHT LIMITED TO
COMMERCIAL BUILDINGS AND ALL OTHER
BUILDINGS EXCEPT MULTIFAMILY
CONCEPTUAL AND APPROVAL ONLY



**BUILDING HEIGHT PLAN
SILVERSTONE
AT PINNACLE PEAK**
PREPARED FOR THE PROJECT BY
THE FIRM OF HASSELL INTERNATIONAL
ARCHITECTS PLLC

15-ZN-2005

10-31-05

STIPULATIONS FOR CASE 15-ZN-2005, 13-UP-2005

Revised stipulations after the Planning Commission hearing are shown in **BOLD CAPS** and strikethrough.

PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO LAND USE PLAN.** Development shall generally conform to the land use plan submitted by H&S International with a revision date of 10/4/2005. These stipulations take precedence over the above-referenced land use plan. The applicant understands and agrees that the approved density for each parcel is subject to drainage, topography, and other site planning concerns that will need to be resolved at the time of site plan or preliminary plat approval. Appropriate design solutions to these constraints may preclude achievement of the proposed units or density on any or all parcels. Any proposed significant change, as determined by the ~~Zoning Administrator~~ **CITY MANAGER OR DESIGNEE**, shall be subject to subsequent public hearings before the Planning Commission and City Council.

2. **MAXIMUM DENSITY/INTENSITY.** The maximum dwelling units/density and maximum intensity for Parcels shown on the above-referenced land use plan shall be as indicated in the land use budget table below, and as stipulated below.

16.7 ACRES

Parcel	Acres	Comparable Zoning	Land Use	Floor Area/Units	FAR/Density
A and B	4.48	C-O	Municipal	45,000 sq.ft.	0.23
C	12.47	C-2	Retail	95,000 sq.ft.	0.17
D	12.42	C-O	Office	165,000 sq.ft.	0.30
E	17.47	R-5	Residential	262 units	14.9 du/ac
F	21.82	R-5	Residential	186 units	8.5 du/ac
G	23.77	R-5	Residential	258 units	10.8 du/ac
H	34.26	R-5	Residential	270 units	7.8 du/ac
Wash/ Park	12.92	R-5	Wash/Park	--	--
Other	20.39	--	Streets, etc.	--	--
Total	160.00			305,000 sq.ft./ 976 units	

The specific location of each parcel shall be determined at the time of site plan or preliminary plat review. Any redistribution of floor area or dwelling units is subject to ~~Zoning Administrator~~ **CITY MANAGER OR DESIGNEE** approval, and limited to the overall total outlined in the land use budget table. Additional floor area may be allowed for municipal uses if determined not be a significant change as determined by the ~~Zoning Administrator~~ **CITY MANAGER OR DESIGNEE**. Any redistribution request shall be submitted by the developer with the development review board application and shall include a revised master development plan and a revised land use budget table indicating the parcels with the corresponding reductions and increases. Any proposed significant change, as determined by the ~~Zoning Administrator~~ **CITY MANAGER OR DESIGNEE**, shall be subject to subsequent public hearings before the Planning Commission and City Council.

3. **RESIDENTIAL HEALTH CARE FACILITY.** The location of the residential health care facility shall be limited to Parcel H, and shall be limited to 60 units.

4. **LIVE/WORK UNITS.** A maximum of one-third of the dwelling units in Parcel E shall be allowed to be live/work units.

5. **CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS.** Development shall conform with the amended development standards attached as Attachment 1B. Any change to the development standards shall be subject to subsequent public hearings before the Planning Commission and City Council.
6. **MUNICIPAL USES. AT THE TIME OF FINAL PLATTING,** a minimum of 4.48 acres (Parcels A and B) shall be dedicated to the City for municipal use purposes, ~~of which IT IS INTENDED THAT a minimum of 3.48 ACRES WILL BE UTILIZED FOR A PUBLIC LIBRARY 2 acres shall be dedicated along Williams Road for a fire station site.~~ This land is separate from other public or semi-public spaces, including but not limited to streets, parks, wash and drainage easements, scenic corridor easements, landscape buffers, and public art areas. **ALL MUNICIPAL USES SHALL COMPLY WITH THE MUNICIPAL USE MASTER SITE PLAN PROCESSING REQUIREMENTS.**
7. **SCENIC CORRIDORS, LANDSCAPED SETBACKS.** Scenic corridor width and landscaped setbacks shall comply with the following standards:
 - A. The scenic corridor width along Scottsdale Road shall be a minimum of one hundred (100) feet. The scenic corridor shall be measured from the outside edge of the ultimate street right-of-way.
 - B. The minimum landscaped setback along Pinnacle Peak Road shall be fifty (50) feet.
 - C. The minimum landscaped setback along Miller Road shall be thirty (30) feet.
 - D. The minimum landscaped setback along Williams Road DRIVE shall be thirty (30) feet.
8. **SITE CONDITIONS.**
 - A. **THE DEVELOPER AGREES THAT** the existing billboard along Scottsdale Road shall be removed **WITHIN SIX (6) MONTHS AFTER THE EFFECTIVE DATE OF THIS REZONING ORDINANCE,** and the scenic corridor shall be revegetated to a natural condition subject to Development Review Board approval.
 - B. The wash channel and areas disturbed adjacent to the wash channel shall be revegetated to a natural condition subject to Development Review Board approval.
 - C. Areas of the site that have been disturbed shall be revegetated to a natural condition subject to Development Review Board approval. The disturbed areas shall be revegetated at the time when the individual parcel that contains any disturbance is developed.
9. **BUILDING HEIGHT LIMITATIONS.** ~~Building heights shall conform to the Building Height exhibit submitted by H&S International with a staff date of 10/31/2005 to the satisfaction of the Zoning Administrator. With the Development Review Board submittal, the developer shall submit plans demonstrating how the proposed finish floor grades compare with the existing natural grades to maintain. This is to demonstrate the spirit and intent of the building height limitations~~ **CONSISTENT WITH THE BUILDING HEIGHT EXHIBIT SUBMITTED BY H&S INTERNATIONAL WITH A STAFF DATE OF 10/31/2005. THIS SHALL BE SUBJECT TO THE SATISFACTION OF THE CITY MANAGER OR DESIGNEE.**
10. **PHASING MASTER PLAN.** Timing of the development shall be dictated by improvements to the wash and street network. No office or retail development (Parcels C and D) shall occur until Scottsdale Road and Pinnacle Peak Road are built to their ultimate configurations (6 lanes and 4 lanes respectively). A phasing plan shall be approved by the ~~Planning and Development Services General Manager~~ **CITY MANAGER OR DESIGNEE** prior to construction commencing. Any building pad, **INCLUDING MUNICIPAL USES,** which remains undeveloped for a period of 1 year or more shall be topped with 2" of decomposed granite or Maricopa County approved dust control methods **BY THE RESPECTIVE OWNER.**
11. **DEDICATIONS.** The owner/master developer shall dedicate all required rights-of-way, Scenic

Corridor easements, and non-vehicular access easements adjacent to, and for Scottsdale Road, Miller Road, Pinnacle Peak Road, Williams Road DRIVE and the internal loop roads **CONSISTENT WITH THE APPROVED PHASING MASTER PLAN AND** prior to the issuance of the first encroachment and/or building permit **S ADJACENT TO THESE RIGHTS-OF-WAY AND EASEMENTS AS DETERMINED BY THE CITY MANAGER OR DESIGNEE.**

12. DEDICATIONS. The owner/master developer shall dedicate all drainage easement required for the wash channel modifications prior to the encroachment and/or building permit.
13. DEDICATIONS. Each individual parcel owner/developer shall dedicate the all associated easements and rights-of-way as determined by the Development Review Board.
14. IMPROVEMENTS. It shall be the responsibility of the owner/master developer for the construction and dedication of all street improvements, water facilities, and wastewater facilities necessary to serve the development **CONSISTENT WITH THE APPROVED PHASING MASTER PLAN** prior to the issuance of the first above-ground building permit. The Planning and Development Services General Manager **CITY MANAGER OR DESIGNEE** shall have the option to allow above-grade permits to be issued prior to the completion of the street improvements, water facilities, and wastewater facilities necessary to serve the development if the appropriate related permits have been issued, and substantial assurances (bonding) has been provided to City of Scottsdale for the required improvements.
15. IMPROVEMENTS. If any off-site improvements/facilities that the City of Scottsdale currently has planned to be constructed, and the City of Scottsdale have not yet constructed the improvements, the owner/developer shall construct the any-associated off-site improvementS if it is determined by the Development Review Board that the improvements are necessary to serve the development.

MASTER PLANS

1. MASTER PLANS GENERALLY. The developer shall have each of the Circulation and Drainage Master Plans prepared by a registered engineer licensed to practice in the State of Arizona. Each Master Plan shall be subject to city-staff **CITY MANAGER OR DESIGNEE** approval prior to any other Development Review Board submittal.
2. MASTER CIRCULATION PLAN. With the Development Review Board submittal, the developer shall submit a Master Circulation Plan for the site, which shall be subject to city-staff **CITY MANAGER OR DESIGNEE** approval. This plan shall indicate the location and design of street intersections, site driveways, internal streets, parking lot access, preliminary roundabout dimensions, and transit facilities. The plan shall also identify the phasing of the street construction for the major streets on the perimeter of the site and the primary internal streets.
3. DRAINAGE MASTER PLAN: The developer shall submit a master drainage report and plan subject to city-staff **CITY MANAGER OR DESIGNEE** approval. The master drainage report and plan shall conform the approved Drainage Design Report (Plan Check #3678-05) and to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the master drainage report and plan shall:
 - A. Include a complete description of requirements relating to project phasing.
 - B. Identify the timing of and parties responsible for construction of all storm water management facilities.
 - C. Identify improvements to the Rawhide Wash, including but not limited to retaining walls, scour walls, head walls, bridges, control structures, street and pedestrian crossing, and open space amenities.
 - D. Correspondence with State Lands/City of Phoenix to west

- E. Bridge timing/responsibility (Scottsdale Rd. and Pinnacle Peak), with **POSSIBLE** grade separated crossing for pedestrian access under Pinnacle Peak Road and under Scottsdale Road.
 - F. Before master drainage report approval, the developer shall, when requested by city staff **CITY MANAGER OR DESIGNEE**, submit two (2) hard copies and one (1) disc copy of the complete master drainage report.
 - G. Before the improvement plan submittal, the developer shall have obtained approval of the master drainage report.
4. **MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN.** Prior to any Development Review Board hearings for any building, owner/master developer shall submit and receive approval from the Development Review Board a Master Environmental Design Concept Plan (MEDCP). The MEDCAP **SHALL** address the following:
- A. Architectural designs for: perimeter walls, walls adjacent to the loop roads, fencing, drainage headwalls and drainage headwall railings.
 - B. Building material and colors consistent with the Environmentally Sensitive Lands design guidelines.
 - C. General design and architectural themes, and building orientations, to assure overall design compatibility of all buildings and structures on the site.
 - D. Entry monuments and master sign program.
 - E. Outdoor lighting fixture designs.
 - F. Wash/channel erosion protection and slope stabilization.
 - G. Overall streetscape concepts which incorporate street side and median landscape design concepts, plant and landscape materials, and perimeter and screen wall designs and locations
 - H. Horizontal street and pedestrian designs.
 - I. Multi-use trails and Multi-use path designs.
 - J. Master landscape theme and plant palette.
 - K. Native plant relocation program and revegetation guidelines for each parcel.
 - L. Median landscaping.
 - M. Desert, and wash/channel revegetation techniques.
 - N. Community entry designs.
 - O. Open space design concepts for open space areas, including the Rawhide Wash and park areas, open space corridors, and bikeways.
 - P. Street wash crossing, specifically the culvert designs.
 - Q. Grade and separated grade crossings cross-section of Scottsdale Road and Pinnacle Peak Road.
5. **LIMITS OF CHANNEL WASH DISTRUBANCE.** With the Master Environmental Design Concept Plan, the owner/master **DEVELOPER** shall submit a detailed plans clearly defining the limits of construction of all improvements necessary to serve **AND CONSTRUCT** the proposed buildings.
6. **PUBLIC ART MASTER PLAN.** The developer shall provide original works of art costing of a minimum of one (1) percent of the total **NON-RESIDENTIAL** building valuation. The public art shall be installed and maintained in accordance with the provisions of the Scottsdale Zoning Ordinance (~~Sec. 5.3083. Cultural improvements program~~), and the Scottsdale Revised Code ~~section 20-121 and 20-121.1 (Art in public places program)~~. The developer may pay an amount equal to one (1) percent of the building valuation or any portion of the obligation not used on site, into the cultural trust fund, in lieu of installing original art work. Such amount shall be disbursed in accordance with the provisions of the art in public places program, provided that art work purchased with monies deposited in the cultural trust fund, shall be placed only within the boundaries of this project. A Public Art Master Plan shall be submitted with the first Development Review Board submittal that demonstrates compliance with the public art requirement, including a location plan and an implementation plan of any phasing of various art components.

WATER

1. **BASIS OF DESIGN REPORT (WATER).** Before the improvement plan submittal to the Planning and Development Services Department, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall conform to the approved Master Plan (Plan Check #3046-05), and the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and related water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Planning and Development Services Department, the developer shall have obtained approval of the Basis of Design Report.
3. **WATERLINE EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

WASTEWATER

1. **BASIS OF DESIGN REPORT (SANITARY SEWER).** Before the improvement plan submittal to the Planning and Development Services Department, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall be in conformance with the approved Master Plan (Plan Check #3046-05), and the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Planning and Development Services Department, the developer shall have obtained approval of the Basis of Design Report.
3. **SANITARY SEWER EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.

PROPERTY CONVEYANCE

4. ~~CONVEYANCE OF TRACTS/LOTS. Unless otherwise agreed to in writing by the Asset Management Coordinator, Each tract or lot dedicated to the city shall be: CONVEYED IN A FORM Conveyed by a general warranty deed, and Accompanied by a title policy in favor of the city, both to the satisfaction of city staff as designated by the Asset Management Coordinator~~ **CITY MANAGER OR DESIGNEE.**

CIRCULATION

1. **STREET CONSTRUCTION.** ~~Before issuance of any certificate of occupancy for the site, The~~ developer shall dedicate the following right-of-way and construct the following street improvements, **CONSISTENT WITH THE APPROVED PHASING MASTER PLAN AND** in conformance with the Design Standards and Policies Manual:

Street Name/Type	Dedications	Improvements	Notes
Scottsdale Road Major Arterial	75' half (55' existing)	Half street, Fig. 5.3-2	A, B, C, D, E
Pinnacle Peak Road Minor Arterial	55' half (existing)	Half street, Fig. 5.3-5	A, B, C, D, E
Miller Road Minor Arterial	55' half (40' existing)	Half street, Fig. 5.3-5	A, B, D, E
Williams Road DRIVE Major Collector	50' half (40' existing)	Half street, Fig. 5.3-10	A, B, D, E
Internal Streets Local Collector	50' full	Full street, Fig. 5.3-17	A, D, F
Internal Streets Local Residential	46' full	Full street, Fig. 5.3-20	A, D, F

- A. The street cross sections noted shall be in conformance with the City's Design Standards and Policies Manual unless otherwise modified through the master circulation plan.
 - B. The street improvements shall include a minimum eight-foot sidewalk along the street frontages.
 - C. The Scottsdale Road and Pinnacle Peak Road street improvements shall include bridges at the Rawhide Wash crossings as determined by the drainage analysis. Full width improvements for Pinnacle Peak Road along the site frontage may be completed instead of **BEING RESPONSIBLE FOR** making an in-lieu payment for Scottsdale Road improvements as outlined in Circulation Stipulation Number 2 below.
 - D. The street improvements noted shall be completed ~~prior to the issuance of any certificate of occupancy~~ **CONSISTENT WITH THE APPROVED PHASING MASTER PLAN** for any parcels per the schedule contained in Circulation Stipulation Number 3 below.
 - E. The developer shall provide any improvements supported by the approved traffic impact study for the site, as determined by ~~the city staff, unless otherwise approved by the Transportation General Manager~~ **CITY MANAGER OR DESIGNEE.**
 - F. Internal streets with projected daily traffic volumes exceeding 1,500 vehicles shall be classified as Local Collector streets
2. **IN LIEU PAYMENTS.** At the direction of ~~city staff~~ **CITY MANAGER OR DESIGNEE**, before issuance of any building permit for the site, the developer shall not construct the Scottsdale Road street improvements specified by the **Notes** in the stipulation above, but shall make an in lieu payment to the city. Before any final plan approval, the developer shall submit an engineer's estimate for plan preparation, design and construction costs of a major arterial half street, including two lanes of pavement with curb and gutter, half median improvements (curb, gutter and landscaping), and any required drainage structures. The in lieu payment shall be based on this estimate, plus five percent (5%) contingency cost and other incidental items, as determined by ~~city staff~~ **CITY MANAGER OR DESIGNEE.**
3. **TIMING OF STREET IMPROVEMENTS.** ~~Prior to any certificate of occupancy for the noted development parcels, The~~ associated street improvements described below shall be completed

CONSISTENT WITH THE APPROVED PHASING MASTER PLAN:

Residential Parcels E, F, G, & H:

- Pinnacle Peak Road – Full street construction (four lanes) from Scottsdale Road to Miller Road.
- Miller Road - West half street construction from Pinnacle Peak Road to Williams Road **DRIVE**.
- Williams Road **DRIVE**- north half street construction from Scottsdale Road to Miller Road.
- Pinnacle Peak Road and Scottsdale Road – Additional interim turn lanes as recommended by the approved traffic impact study.
- Williams Road **DRIVE** and Scottsdale Road – Traffic signal construction.
- Pinnacle Peak Road and Miller Road - Additional turn lanes as recommended by the approved traffic impact study
- Williams Road **DRIVE** and Miller Road – Traffic signal construction.

Non-Residential Parcels C & D:

- Scottsdale Road – Full street construction (six lanes) from Thompson Peak Parkway to Pinnacle Peak Road.
- Pinnacle Peak Road and Scottsdale Road – Additional turn lanes as recommended by the approved traffic impact study.

4. **ACCESS RESTRICTIONS.** ~~Before issuance of any certificate of occupancy for the site, T~~the developer shall dedicate the necessary right-of-way, as determined by city staff **CITY MANAGER OR DESIGNEE**, and construct the following access to the site **CONSISTENT WITH THE APPROVED PHASING MASTER PLAN**. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines) unless otherwise approved through the master circulation plan:
- a. Scottsdale Road - There shall be a maximum of three site driveways from Scottsdale Road, with a minimum of 600 feet between the driveways and street intersections. Full median openings shall be limited to one-quarter mile spacing. The developer shall dedicate a one-foot wide vehicular non-access easement on this street except at the approved street entrances.
 - b. Pinnacle Peak Road - There shall be a maximum of six site driveways from Pinnacle Peak Road, with a minimum separation of 300 feet between the driveways and street intersections. Full median openings shall be limited to approximately 660 foot spacing, aligning with existing intersections to the north. The developer shall dedicate a one-foot wide vehicular non-access easement on this street except at the approved street entrances.
 - c. Miller Road - There shall be a maximum of six site driveways from Miller Road, with a minimum separation of 300 feet between the driveways and street intersections. Full median openings shall be limited to approximately 660 foot spacing, aligning with existing intersections to the east. The developer shall dedicate a one-foot wide vehicular non-access easement on this street except at the approved street entrances.
 - d. Williams Road **DRIVE**- There shall be a maximum of six site driveways from Williams Road **DRIVE**, with a minimum separation of 300 feet between the driveways and street intersections. Driveways and street intersections shall align with existing driveways to the south or be offset a minimum distance of 250 feet. The developer shall dedicate a one-foot wide vehicular non-access easement on this street except at the approved street entrances.
5. **AUXILIARY LANE CONSTRUCTION.** ~~Before issuance of any certificate of occupancy for the site, T~~the developer shall dedicate the necessary right-of-way, as determined by city staff **CITY MANAGER OR DESIGNEE**, and construct right-turn deceleration lanes at all site entrances on all

arterial street frontages (Scottsdale Road, Pinnacle Peak Road, and Miller Road), **CONSISTENT WITH THE APPROVED PHASING MASTER PLAN AND** in conformance with the Design Standards and Policies Manual.

6. ~~INTERSECTION RIGHT-OF-WAY. Before issuance of any certificate of occupancy for the site,~~ The developer shall dedicate a minimum 25-foot radius right-of-way at the intersection of all major streets, **CONSISTENT WITH THE APPROVED PHASING MASTER PLAN AND** in conformance with the Design Standards and Policies Manual.
7. **PEDESTRIAN CIRCULATION PLAN.** With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to city staff **CITY MANAGER OR DESIGNEE** approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways.
8. **TRAFFIC SIGNAL PARTICIPATION.** ~~Before issuance of any certificate of occupancy for the site,~~ The developer design and construct traffic signals at the following intersections **CONSISTENT WITH THE APPROVED PHASING MASTER PLAN:**
 - a. Scottsdale Road and Williams Road **DRIVE**
 - b. Miller Road and Williams Road **DRIVE**

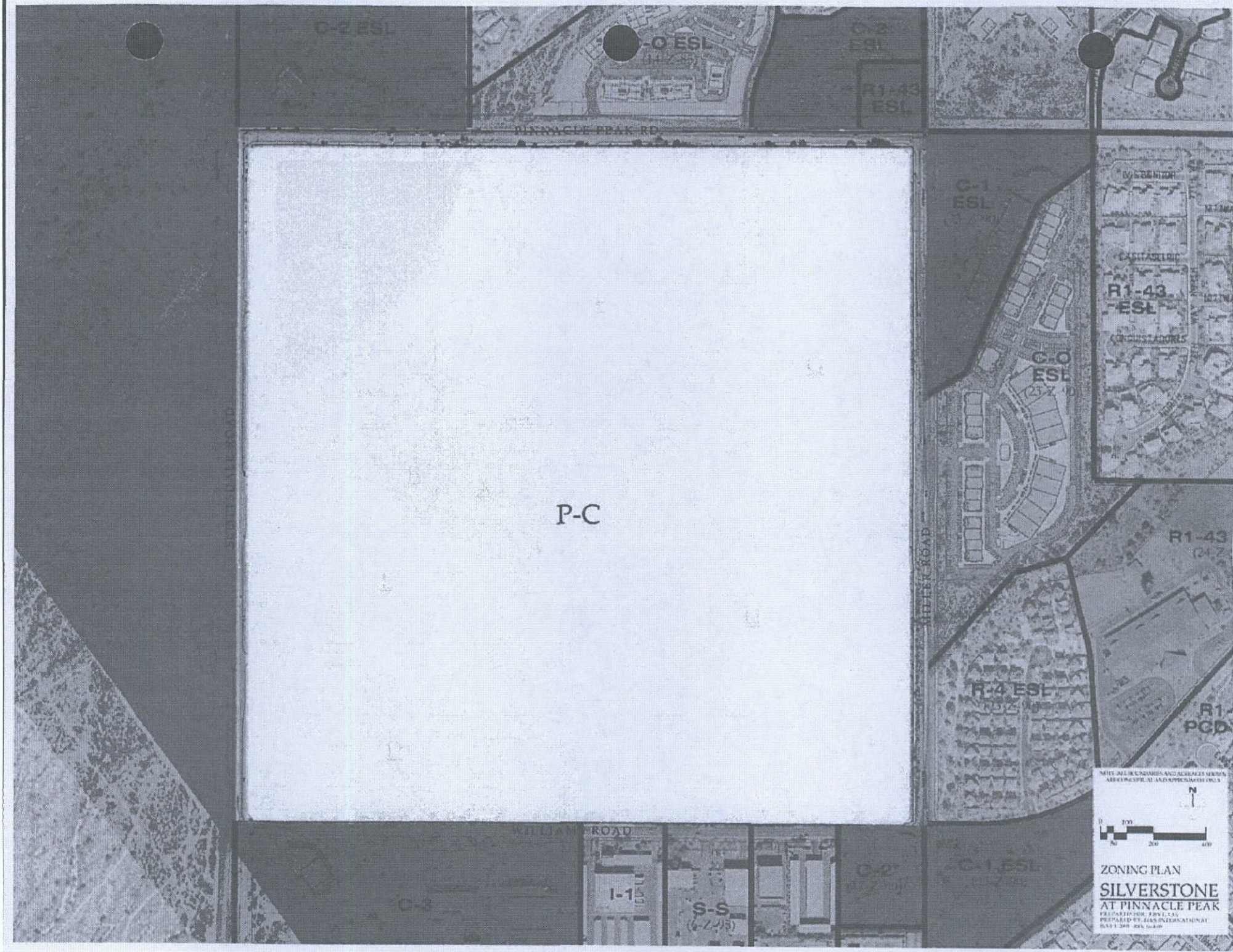
The developer shall be responsible for the modification of the existing traffic signals at the Scottsdale Road and Pinnacle Peak Road, and Miller Road and Pinnacle Peak intersections associated with any street improvements.

9. ~~MULTI-USE PATH. Before issuance of any certificate of occupancy for the site,~~ The developer shall construct a minimum 10-foot wide multi-use path within the Rawhide Wash **CONSISTENT WITH THE APPROVED PHASING MASTER PLAN.** The path shall be contained within the drainage easement, which shall be dedicated to include public access. The developer shall dedicate the easement to the city within twelve (12) months of City Council approval **AFTER THE EFFECTIVE DATE OF THIS REZONING ORDINANCE.** The alignment of the path shall be subject to approval by the city's Transportation Planning Division staff **CITY MANAGER OR DESIGNEE** prior to dedication. The path shall be designed in conformance with the Design Standards and Policies Manual – Transportation, Bikeways Section.
10. **MULTI-USE TRAIL – SCOTTSDALE ROAD.** ~~Before issuance of any certificate of occupancy for the site,~~ The developer shall construct a minimum 8-foot wide multi-use trail along Scottsdale Road **CONSISTENT WITH THE APPROVED PHASING MASTER PLAN AND** in accordance with the approved Trail System Master Plan. The trail shall be contained within the scenic corridor easement, which shall be dedicated to include public access. The developer shall dedicate the easement to the city within twelve (12) months of City Council approval. The alignment of the trail shall be subject to approval by the City's Trails Planner prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual – Medians, Parks, and Trails, Non-Paved Trails Section.
12. **MULTI-USE TRAIL – RAWHIDE WASH.** ~~Before issuance of any certificate of occupancy for the site,~~ The developer shall construct a minimum 8-foot wide multi-use trail within the Rawhide Wash **CONSISTENT WITH THE APPROVED PHASING MASTER PLAN AND** in accordance with the approved Trail System Master Plan. The trail shall be contained within the drainage easement, which shall be dedicated to include public access. The developer shall dedicate the easement to the city within twelve (12) months of City Council approval. The alignment of the trail shall be subject to approval by the City's Trails Planner prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual – Medians, Parks, and Trails, Non-Paved Trails Section.

- 13 **TRANSIT FACILITIES** ~~Before issuance of any certificate of occupancy for the site,~~ The developer shall construct a bus bay and stop facilities (shelter, bench and trash can) **CONSISTENT WITH THE APPROVED PHASING MASTER PLAN** at the following locations
- Scottsdale Road just north of Williams Road **DRIVE**,
 - Scottsdale Road just north of the main site entrance,
 - Pinnacle Peak Road just east of Scottsdale Road,
 - Pinnacle Peak Road approximately one-quarter mile east of Scottsdale Road

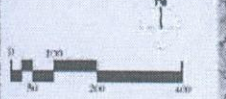
The design and location of these facilities shall be subject to ~~city staff~~ **CITY MANAGER OR DESIGNEE** approval (Transit Department 480-312-7696) before any final plan approval. The development plan for any assisted living or congregate care facilities shall provide a pick-up area for Dial-A-Ride service.

- 14 **PRIVATE STREET CONSTRUCTION** All private streets shall be constructed to full public street standards, except equivalent construction materials or wider cross-sections may be approved by ~~city staff~~ **CITY MANAGER OR DESIGNEE**. In addition, all private streets shall conform to the following requirements:
- a No internal private streets shall be incorporated into the city's public street system at a future date unless they are constructed, inspected, maintained and approved in conformance with the city's public street standards. Before any lot is sold, the developer shall record a notice satisfactory to ~~city staff~~ **CITY MANAGER OR DESIGNEE** indicating that the private streets shall not be maintained by the city.
 - b Before issuance of any certificate of occupancy for the site, the developer shall post access points to private streets to identify that vehicles are entering a private street system.
 - c Secured access shall be provided on private streets only. The developer shall locate security gates a minimum of 75 feet from the back of curb to the intersecting street. The developer shall provide a vehicular turn-around between the public street and the security gate.

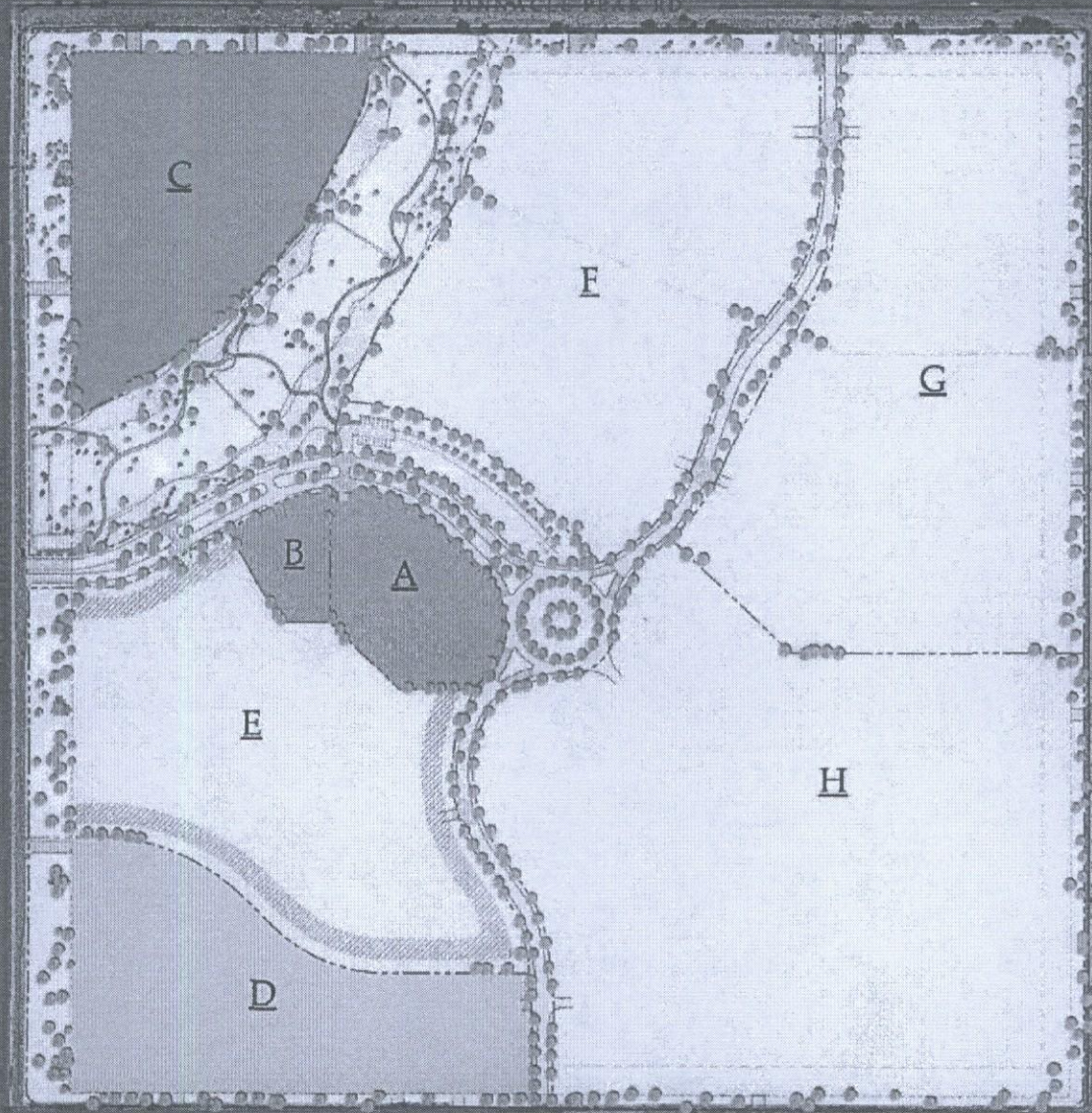


P-C

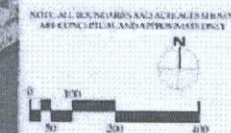
NOTE: ALL PLANNING AND ADDRESS SERVICE AREAS ARE APPROXIMATE ONLY



ZONING PLAN
SILVERSTONE
AT PINNACLE PEAK
PREPARED FOR: ARVUE LLC
PREPARED BY: HKS INTERNATIONAL
JAN 1, 2009, PLAN 10-000



- LEGEND**
- MUNICIPAL
 - COMMERCIAL/RETAIL
 - COMMERCIAL/OFFICE
 - RESIDENTIAL
 - RESIDENTIAL LIVE/WORK
 - OPEN SPACE



LAND USE PLAN
SILVERSTONE
 AT PINNACLE PEAK
 PREPARED FOR: RHYE, LLC
 PREPARED BY: HKS INTERNATIONAL
 JULY 2009, 90X 14.00

LAND USE BUDGET SUMMARY

Parcel	Use	Zoning	Total Acres (1)	Open Space	Residential Uses		Non-Residential Uses		
					DU/A Range	Dwelling Unit Allocation (2) (5)	C-2 (3)	C-O	Other (4)
A	Municipal	R-5	3.24	0.65					25,000
B	Municipal	R-5	1.24	0.25					15,000
C	Retail	C-2	12.47	2.49			95,000		
D	Office	C-O	12.42	2.48				165,000	
E	Residential	R-5	17.47	3.49	12-15	262 (3)			
F	Residential	R-5	21.82	4.36	8-10	186			
G	Residential	R-5	23.77	4.75	10-12	258			
H	Residential	R-5	34.26	6.85	8	270 (6)			
Wash			11.32	11.32					
Park			1.60	1.60					
Streets			7.60						
Total Acres			147.21	38.26					
Total Dwelling Units (7)						976			
Total Building Area							95,000	165,000	40,000

N.B. All areas are approximate

(1) Numbers are approximate due to parcel boundary shifts that may be required during detailed land planning and engineering

(2) The Total Number of Residential Units shall not exceed 976

(3) Up to one-third of Dwelling Units may be Live/Work

(4) Other Uses include Municipal uses. Underlying Zoning for Parcels A and B to be C-O

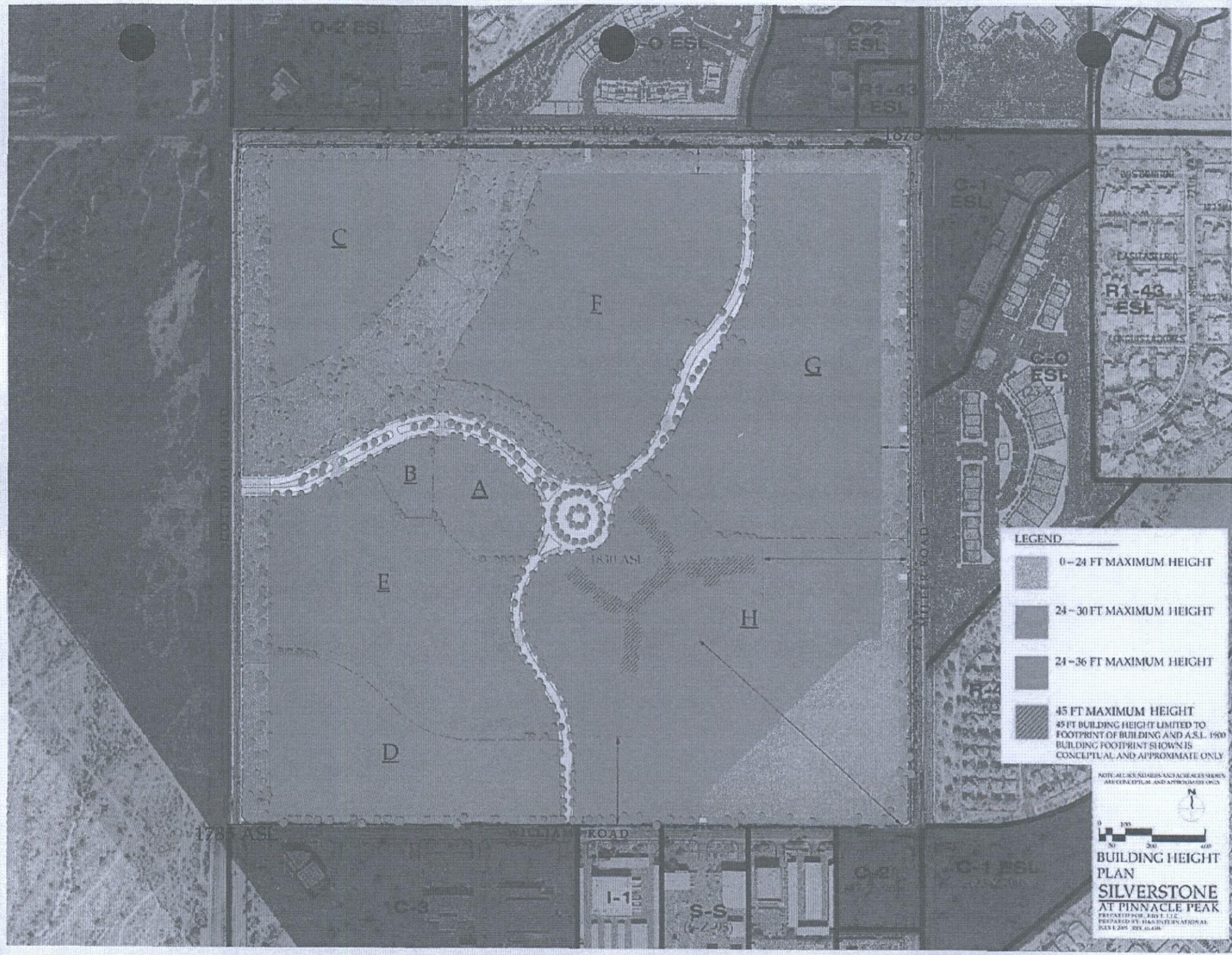
(5) Transfer of Dwelling Units between parcels is permitted as long as the Maximum Dwelling Units does not exceed 976 units for the entire property and on a parcel by parcel basis does not exceed the maximum DU/A as indicated under the DU/A Range column

(6) Dwelling Unit Allocation does not include the approximate 60 beds in the Care Facility

at a density not to exceed a maximum of 15 DU/A and a maximum of 87 Dwelling units whichever is less. The maximum number of total dwelling units shall in that event only be increased accordingly

Silverstone at Pinnacle Peak

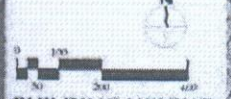
11/29/2005



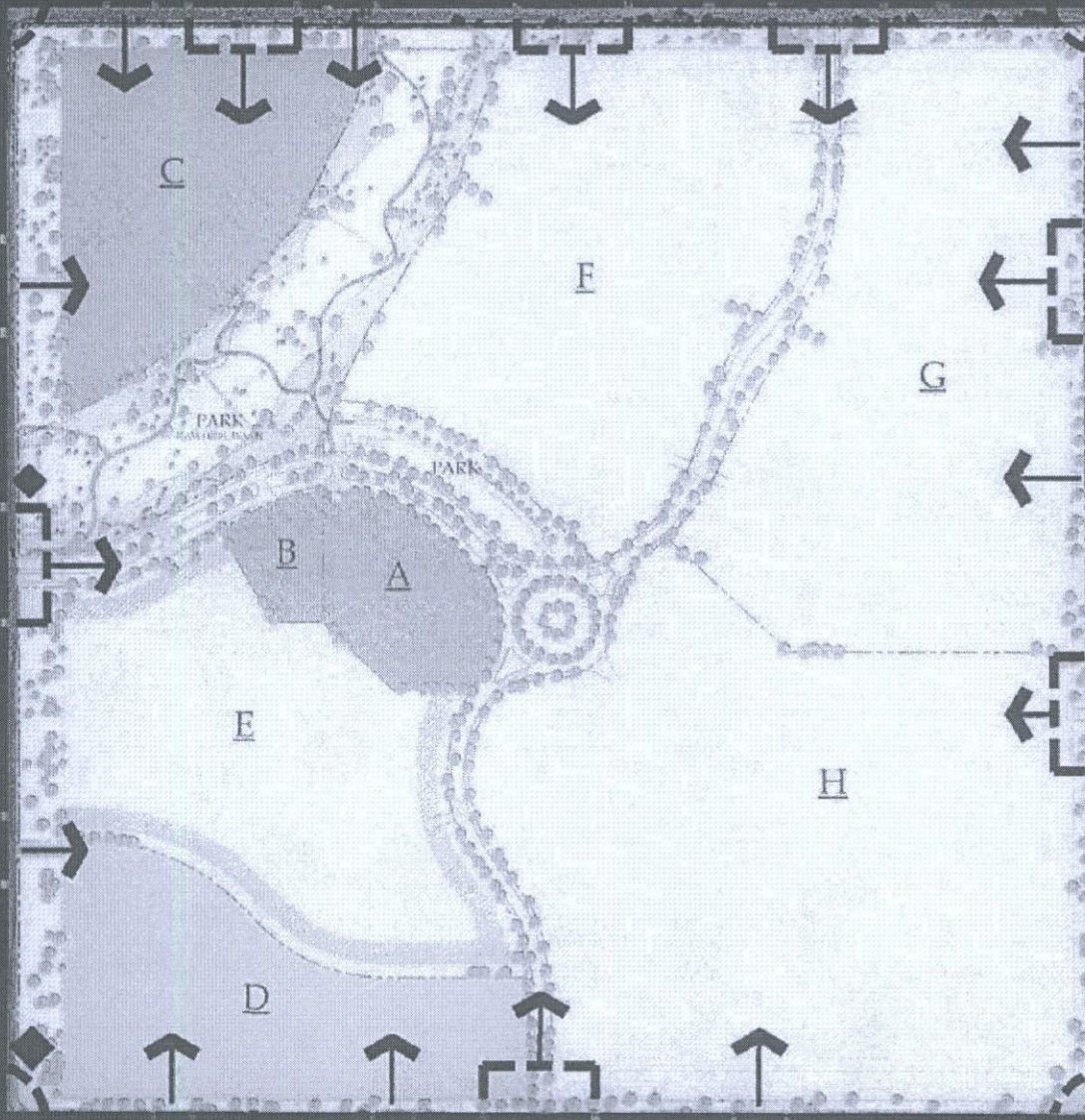
LEGEND

- 0-24 FT MAXIMUM HEIGHT
- 24-30 FT MAXIMUM HEIGHT
- 24-36 FT MAXIMUM HEIGHT
- 45 FT MAXIMUM HEIGHT
45 FT BUILDING HEIGHT LIMITED TO
FOOTPRINT OF BUILDING AND A.S.L. 1900
BUILDING FOOTPRINT SHOWN IS
CONCEPTUAL AND APPROXIMATE ONLY






NOTE: ALL DIMENSIONS AND ACESSORIES ARE
AS CONCEPTUAL AND APPROXIMATE ONLY

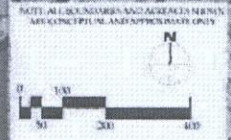


**BUILDING HEIGHT
PLAN
SILVERSTONE
AT PINNACLE PEAK**
PREPARED FOR: JBYT, LLC
PREPARED BY: H&B INTERNATIONAL
DATE: 2/07/2014 10:44:04



LEGEND

-  "FULL MEDIAN OPENING" INTERSECTION
-  RIGHT IN/RIGHT OUT DRIVEWAY
-  FUTURE TRANSIT FACILITY
-  EXISTING TRAFFIC SIGNAL
-  FUTURE SIGNALIZED INTERSECTION



CIRCULATION PLAN
SILVERSTONE
 AT PINNACLE PEAK
 PREPARED FOR: EBY LLC
 PREPARED BY: HKS INTERNATIONAL
 JULY 2015 REV. 16.148

INTERSECTION IMPROVEMENTS:
ADDITIONAL INTERIM
TURNING LANES

PINNACLE PEAK IMPROVEMENTS:
FULL STREET CONSTRUCTION
FROM SCOTTSDALE RD TO MILLER RD.

INTERSECTION IMPROVEMENTS:
ADDITIONAL TURNING LANES

SCOTTSDALE ROAD

PINNACLE PEAK RD.

MILLER ROAD IMPROVEMENTS:
WEST HALF STREET IMPROVEMENTS

PHASE II

PHASE I

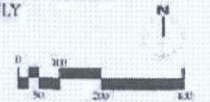
INTERSECTION IMPROVEMENTS:
TRAFFIC SIGNAL CONSTRUCTION

PHASE II

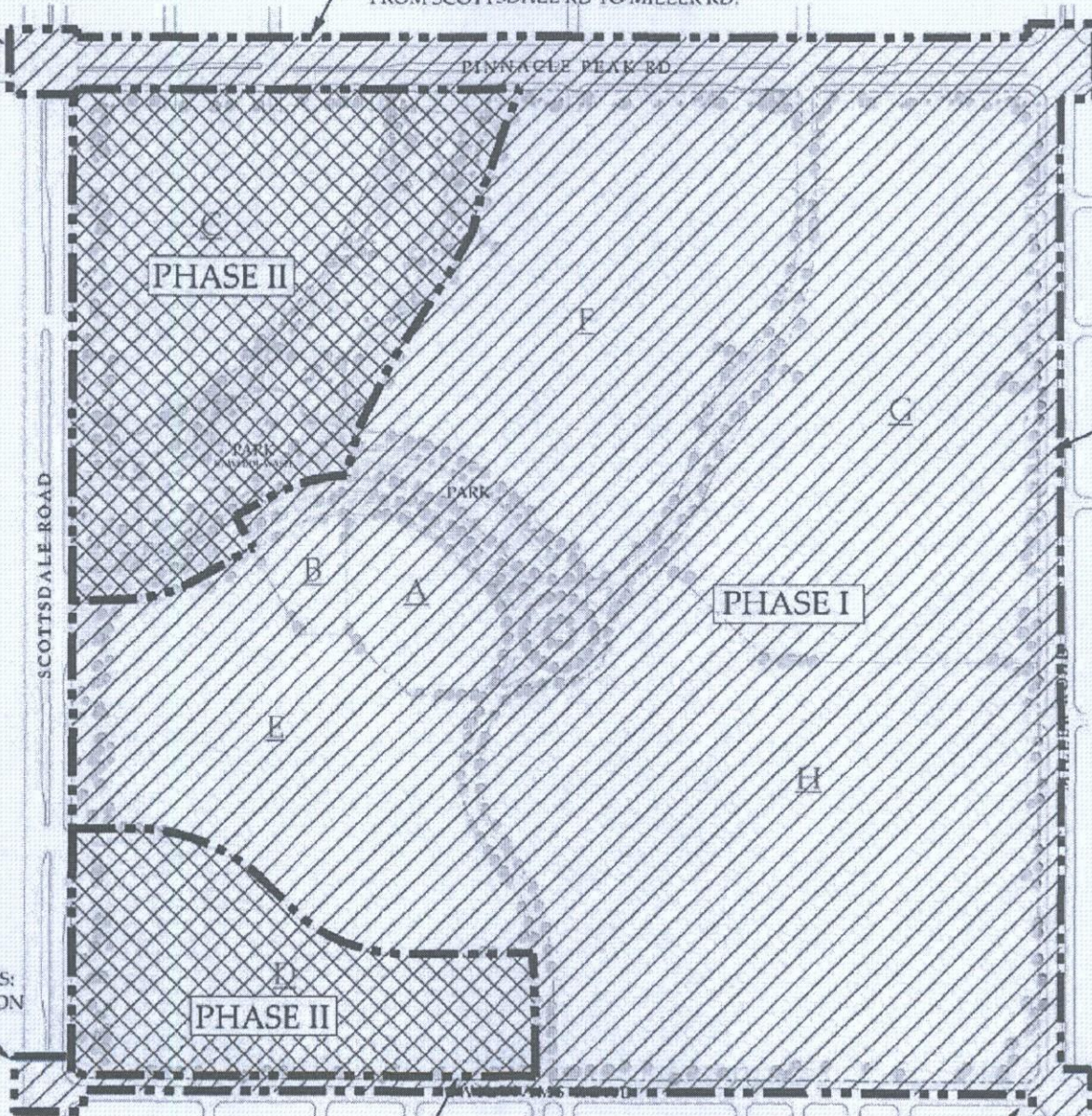
WILLIAM ROAD IMPROVEMENTS:
NORTH HALF STREET IMPROVEMENTS

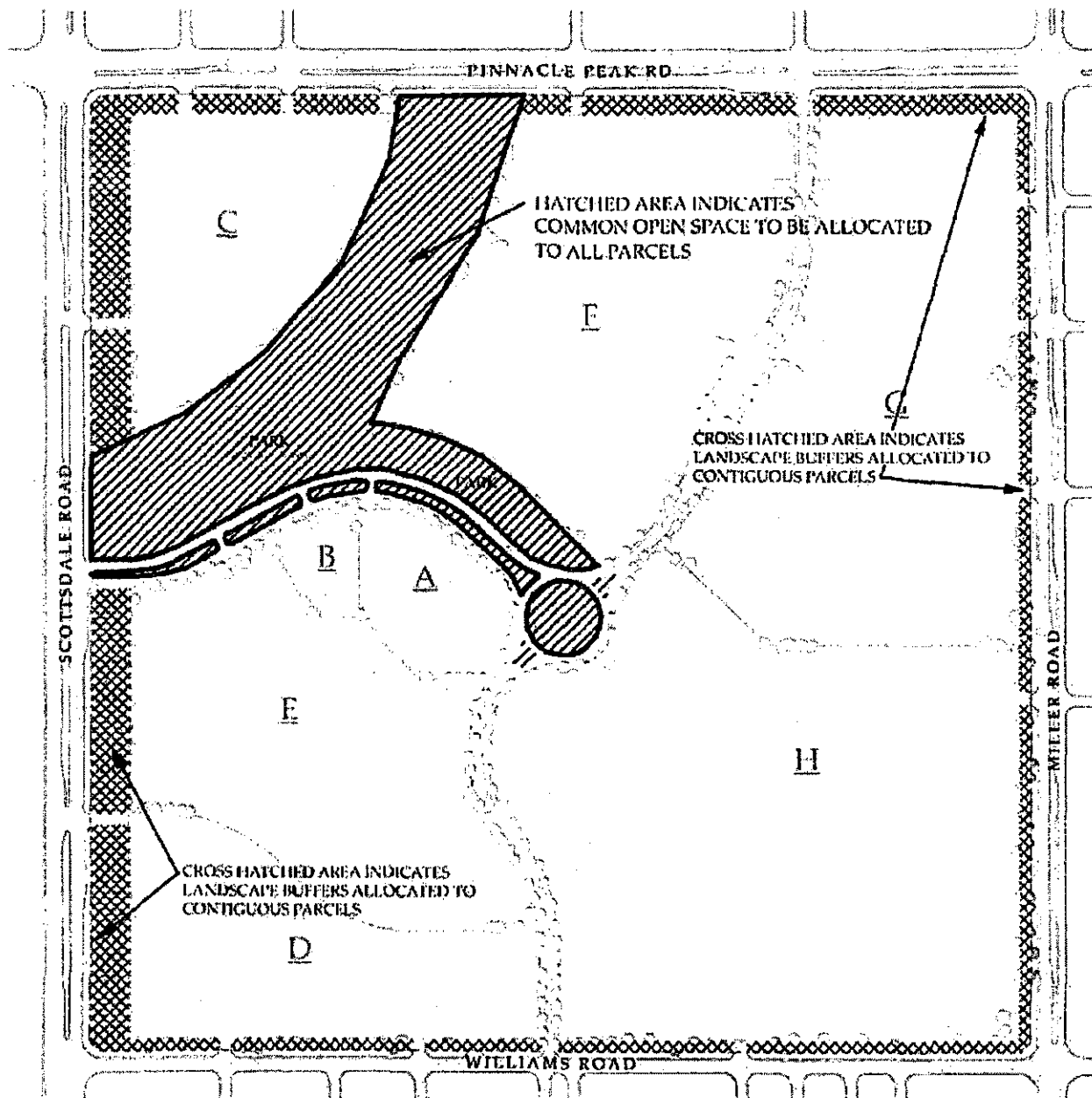
INTERSECTION IMPROVEMENTS:
TRAFFIC SIGNAL CONSTRUCTION

NOTE: ALL BOUNDARIES AND ACREAGES
SHOWN ARE CONCEPTUAL AND
APPROXIMATE ONLY



PHASING SITE PLAN
SILVERSTONE
AT PINNACLE PEAK
PREPARED FOR: RHVT, LLC
PREPARED BY: H&S INTERNATIONAL
JULY 1, 2005 REV. 10-4-05





HATCHED AREA INDICATES
COMMON OPEN SPACE TO BE ALLOCATED
TO ALL PARCELS

CROSS HATCHED AREA INDICATES
LANDSCAPE BUFFERS ALLOCATED TO
CONTIGUOUS PARCELS

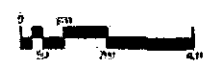
CROSS HATCHED AREA INDICATES
LANDSCAPE BUFFERS ALLOCATED TO
CONTIGUOUS PARCELS

COMMON OPEN SPACE ALLOCATION

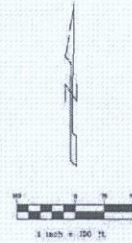
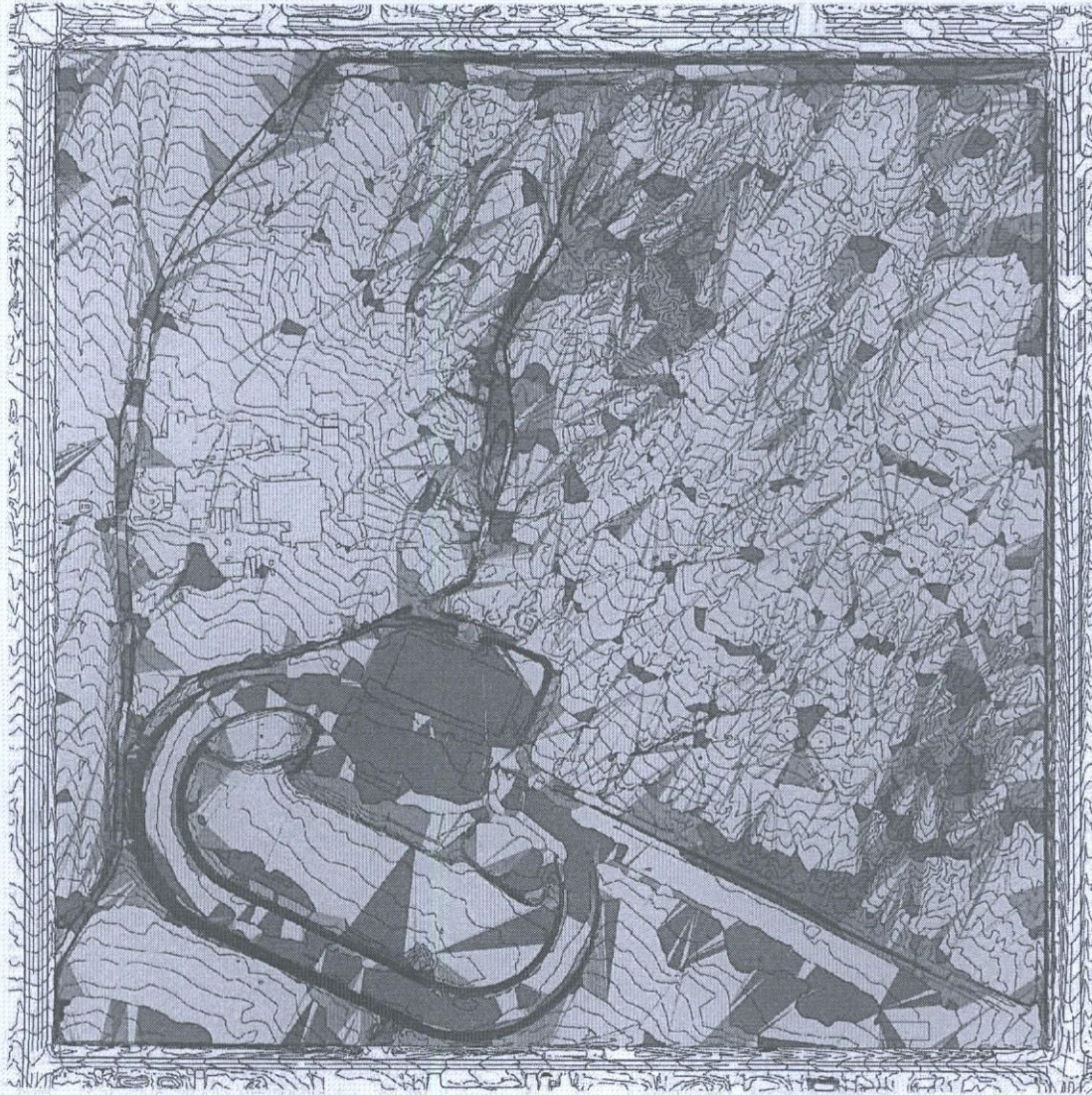
PARCEL	PARCEL SIZE	% OF TOTAL
A	3.24	2.6%
B	1.24	1.0%
C	12.47	9.8%
D	12.42	9.8%
E	17.47	13.8%
F	21.82	17.2%
G	23.77	18.9%
H	34.26	27.0%
TOTALS	126.69	100.0%

EACH PARCEL IS RESPONSIBLE FOR MAINTENANCE OF
CONTIGUOUS ROW AND LANDSCAPE BUFFERS

NOTE: ALL BOUNDARIES AND ACREAGES
SHOWN ARE CONCEPTUAL AND
APPROXIMATE ONLY



**OPEN SPACE
ALLOCATION PLAN
SILVERSTONE
AT PINNACLE PEAK**
PREPARED FOR: RHVT, LLC
PREPARED BY: H&S INTERNATIONAL
JULY 1, 2005 REV. 10-4-05



COLOR	SLOPE RANGE BEG.	SLOPE RANGE END	PERCENT OF TOTAL LAND AREA	LAND AREA (S.F.)
■	2.00	2.00	14.8	862,826.69
■	2.00	5.00	62.1	4,070,283.57
■	5.00	10.00	16.0	1,076,070.67
■	10.00	15.00	2.9	181,066.21
■	15.00	25.00	1.9	125,318.95
■	25.00	500.00	2.2	141,735.40

SILVERSTONE
SLOPE ANALYSIS



WOOD/PATEL

REGISTERED PROFESSIONAL ENGINEER
STATE OF ARIZONA
NO. 10488

800 E. Northrup Ave.
Phoenix, AZ 85021
(602) 333-9500
FAX (602) 333-9500
PHOENIX • TUCSON • SCOTTSDALE

ENGINEER J. CAMPBELL

DESIGNER J. CAMPBELL

DATE 11-28-03

SCALE (HORIZ) 1" = 50'

SCALE (VERT) N/A

DATE 11-28-03

JOB NUMBER 042309

SHEET 1 OF 1