

S I L V E R S T O N E



AT PINNACLE PEAK

REQUEST FOR ZONING
SCOTTSDALE ARIZONA

JULY 1, 2005
REV OCTOBER 4 2005



APS
ELECTRICAL
SUBSTATION

POWERLINE CORRIDOR

PINNACLE PEAK ROAD

PROJECT
SITE

SCOTTSDALE ROAD

MILLER ROAD

WILLIAMS ROAD

CITY OF PHOENIX

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



CONTEXT AERIAL
(1 MILE RADIUS)

SILVERSTONE
AT PINNACLE PEAK
PREPARED FOR: RHVT, LLC
PREPARED BY: JH&S INTERNATIONAL
JULY 1, 2005

15-ZN-2005
10-7-05



- Land Use Categories**
- Rural Neighborhoods
 - Suburban Neighborhoods
 - Urban Neighborhoods
 - Mixed-Use Neighborhoods
 - Resorts/Tourism
 - Cultural/Institutional or Public Use
 - Commercial
 - Office
 - Employment
 - Natural Open Space
 - Developed Open Space (Parks)
 - Developed Open Space (Golf Courses)

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



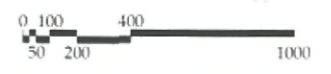
EXISTING GENERAL PLAN
 LAND USE
SILVERSTONE
 AT PINNACLE PEAK
 PREPARED FOR: RHVT, LLC
 PREPARED BY: H&S INTERNATIONAL
 JULY 1, 2005



Land Use Categories

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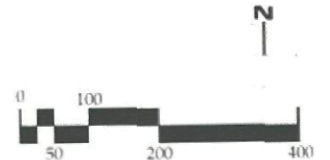
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PROPOSED GENERAL PLAN
 LAND USE
SILVERSTONE
 AT PINNACLE PEAK
 PREPARED FOR: RHVT, LLC
 PREPARED BY: H&S INTERNATIONAL
 JULY 1, 2005




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



AERIAL PHOTOGRAPH
OF EXISTING FACILITIES
SILVERSTONE
AT PINNACLE PEAK
PREPARED FOR: RHV, LLC
PREPARED BY: H&S INTERNATIONAL
JULY 1, 2005

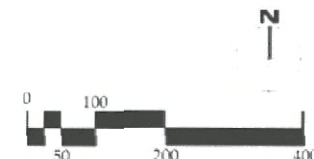


LEGEND

- 
 EXISTING DISTURBED
 SITE AREA-
 100 ACRES

- 
 EXISTING LESS DISTURBED
 SITE AREA-
 48 ACRES

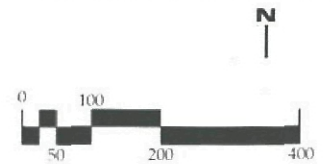
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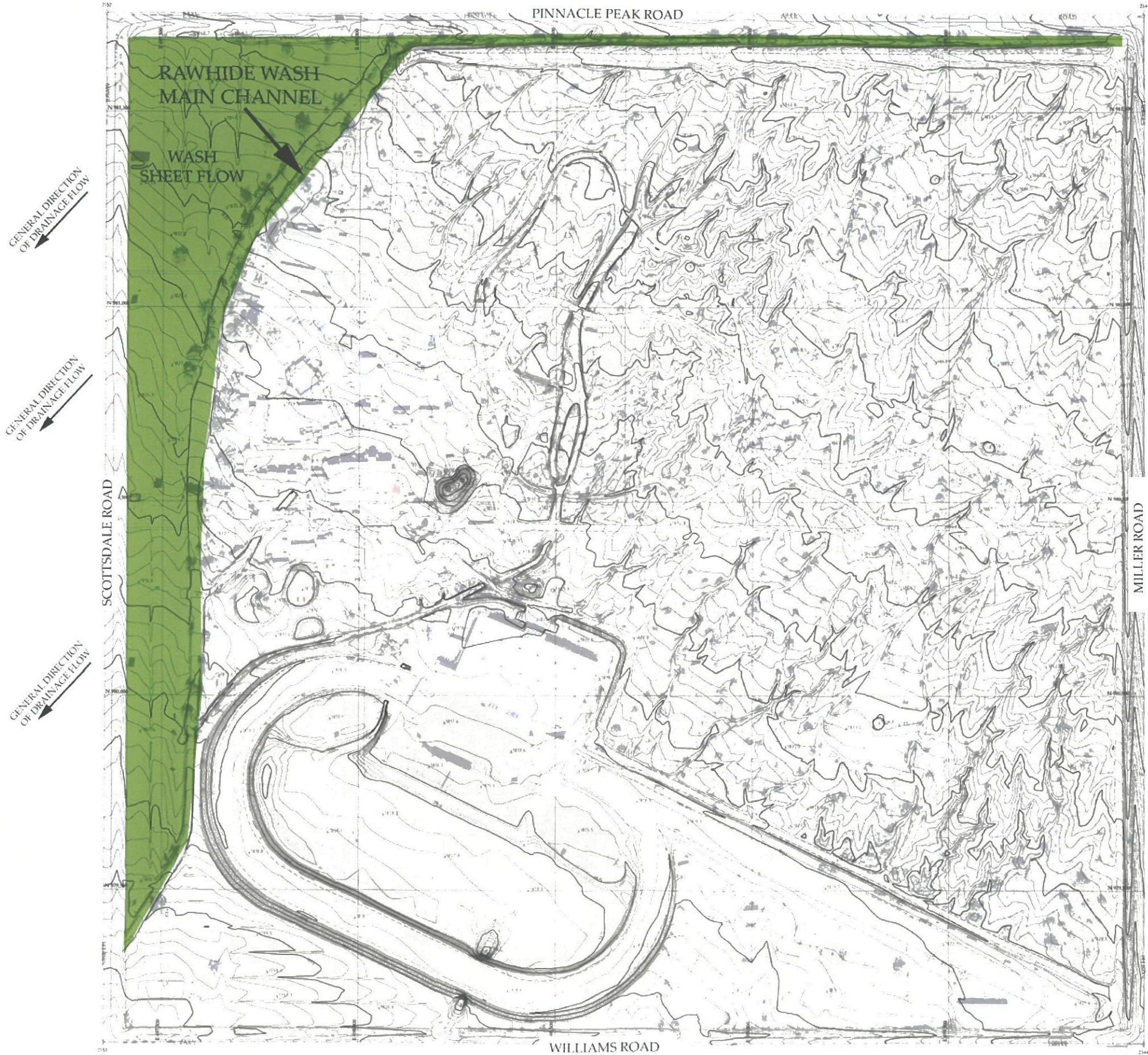
AERIAL PHOTOGRAPH
 OF EXISTING FACILITIES
SILVERSTONE
 AT PINNACLE PEAK
 PREPARED FOR RHVT, LLC
 PREPARED BY H&S INTERNATIONAL
 JULY 1, 2007



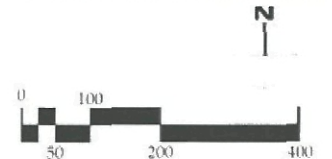
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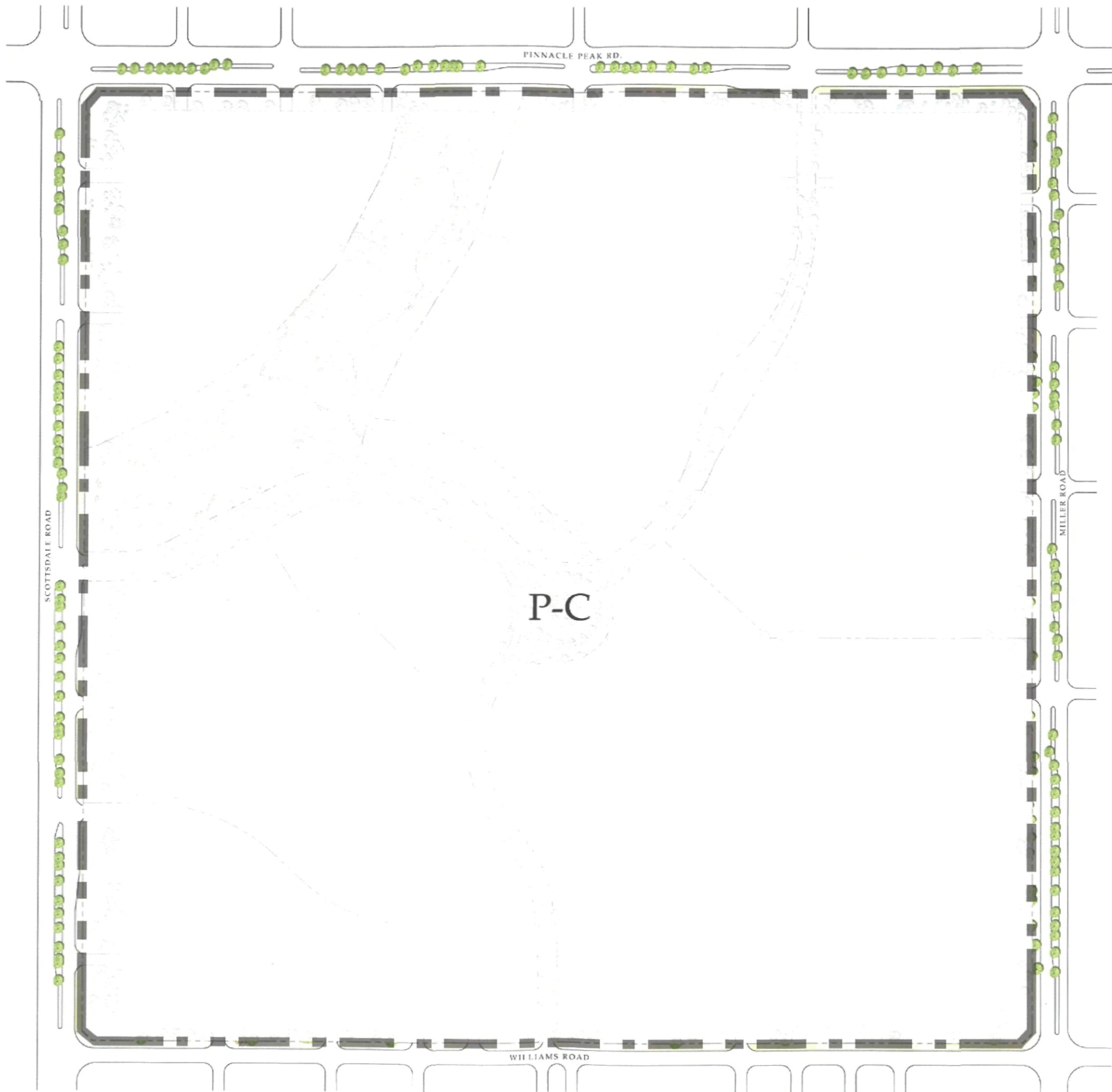
EXISTING TOPOGRAPHY
 (10 FT. CONTOURS HIGHLIGHTED)
SILVERSTONE
 AT PINNACLE PEAK
 PREPARED FOR RHV, LLC
 PREPARED BY H&S INTERNATIONAL
 JULY 1, 2005



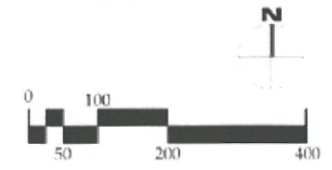
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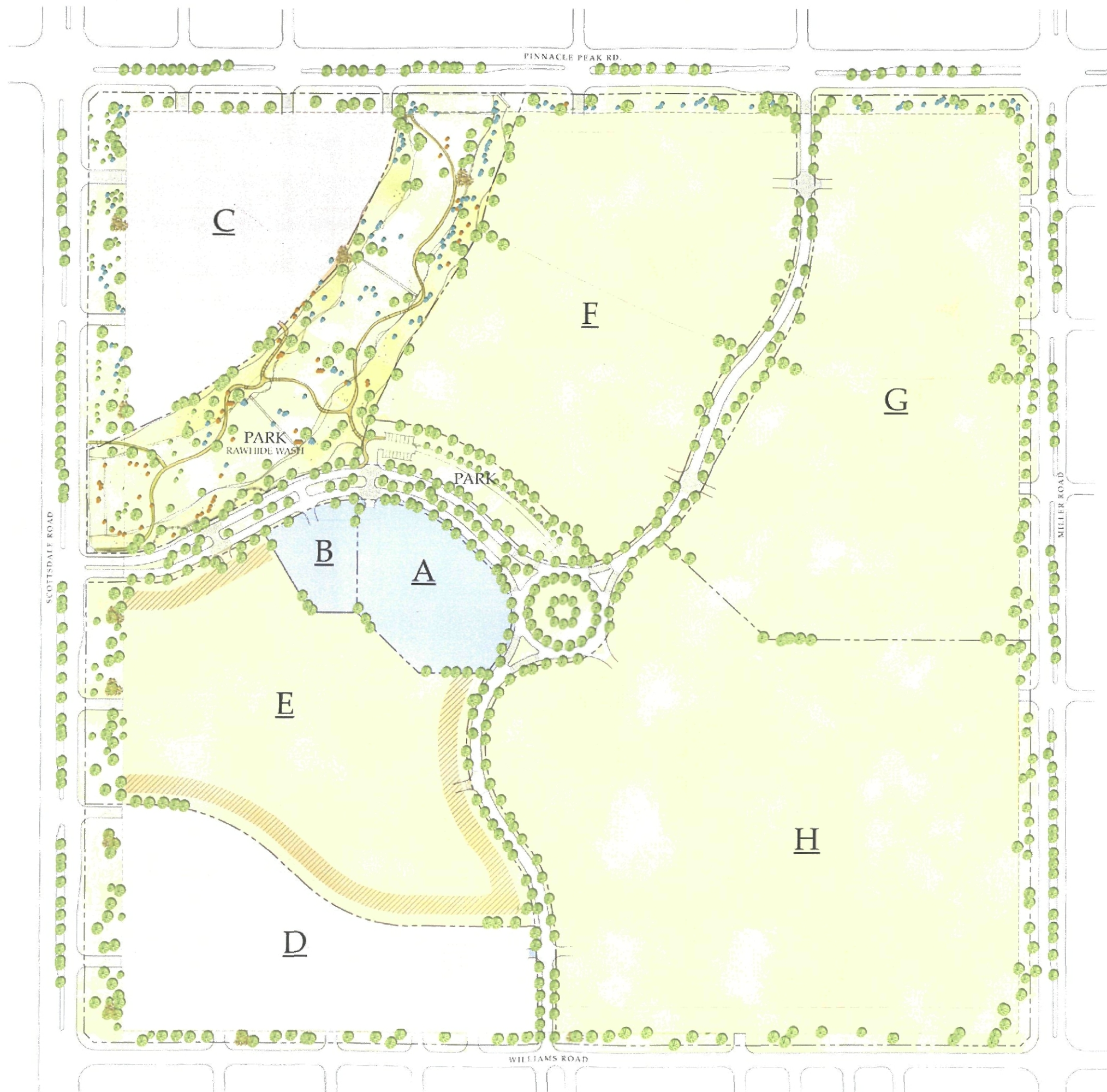
EXISTING DRAINAGE
SILVERSTONE
 AT PINNACLE PEAK
 PREPARED FOR RHVT, LLC
 PREPARED BY H&S INTERNATIONAL
 JULY 1, 2005



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



LEGEND

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

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



LAND USE PLAN
SILVERSTONE
 AT PINNACLE PEAK
 PREPARED FOR RHVT LLC
 PREPARED BY H&S INTERNATIONAL
 JULY 1, 2005 REV 10405

LAND USE BUDGET SUMMARY

Parcel	Use	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	3.24	0.65					25,000
B	Municipal	1.24	0.25					15,000
C	Retail	12.47	2.49			95,000		
D	Office	12.42	2.48				165,000	
E	Residential	17.47	3.49	12-15	262 (3)			
F	Residential	21.82	4.36	8-10	186			
G	Residential	23.77	4.75	10-12	258			
H	Residential	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					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's indicated under the DU/A Range column

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

Silverstone at Pinnacle Peak

10/6/2005

100 FT MINIMUM
SCENIC CORRIDOR

50 FT MINIMUM
LANDSCAPE BUFFER

PINNACLE PEAK RD.

C

E

G

PARK
RAWHIDE WASH

PARK

B

A

E

30 FT MINIMUM
LANDSCAPE BUFFER

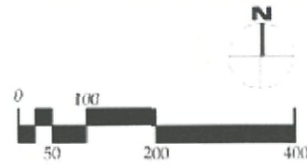
MULLER ROAD

SCOTTSDALE ROAD

D

H

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

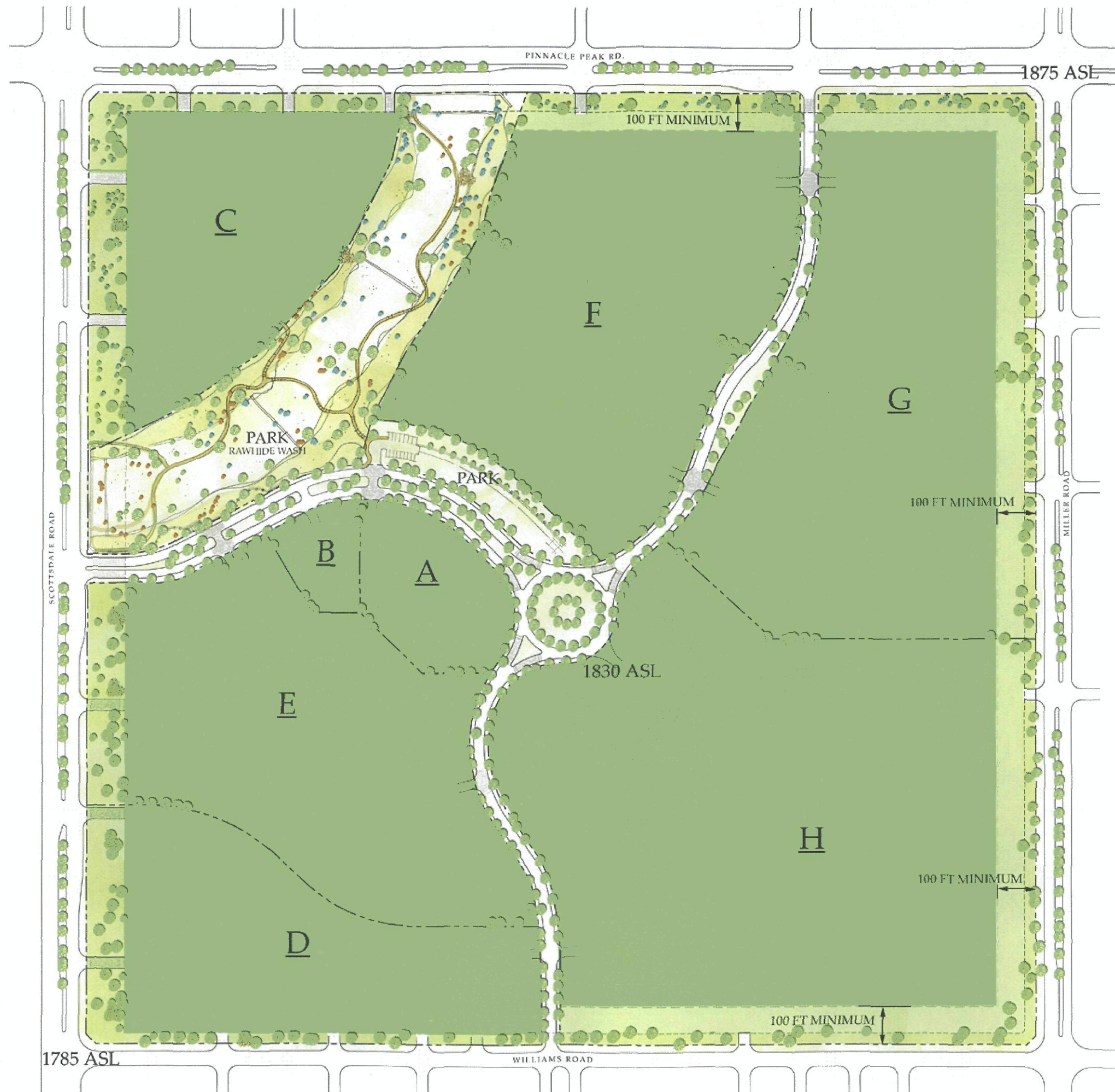
WILLIAMS ROAD

30 FT MINIMUM
LANDSCAPE BUFFER



Ding Hu, AIA
H&S International LLC

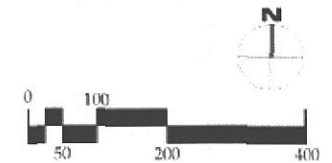
RAWHIDE WASH
SILVERSTONE
AT PINNACLE PEAK
PREPARED FOR: RHVT, LLC
PREPARED BY: H&S INTERNATIONAL
JULY 1, 2005



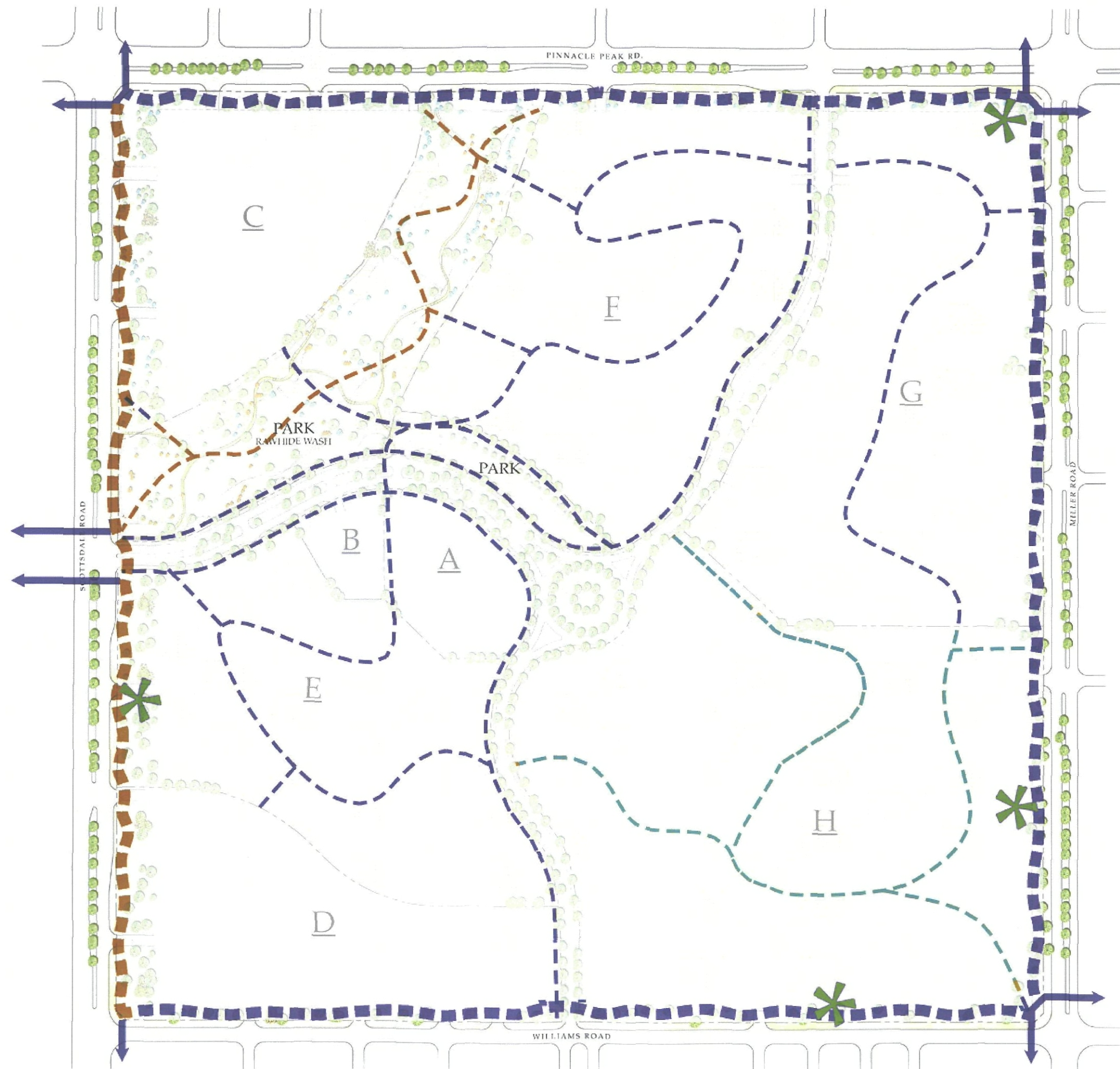
LEGEND

- 0 - 24 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. 1875

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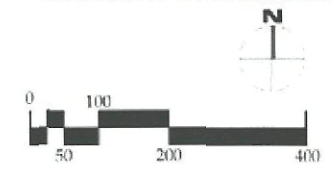
BUILDING HEIGHT PLAN
SILVERSTONE
AT PINNACLE PEAK
 PREPARED FOR RHVT, LLC
 PREPARED BY H&S INTERNATIONAL
 JULY 1, 2005 REV 10-4-05



LEGEND

-  PEDESTRIAN SHADE STRUCTURE
-  MULTI USE TRAIL
-  SIDEWALK
-  PEDESTRIAN PATH
-  TRAIL AND BIKE PATH

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



CONCEPTUAL PEDESTRIAN
CIRCULATION PLAN
SILVERSTONE
AT PINNACLE PEAK
PREPARED FOR RHVT, LLC
PREPARED BY H&S INTERNATIONAL
JULY 1, 2005 REV 10-4-05

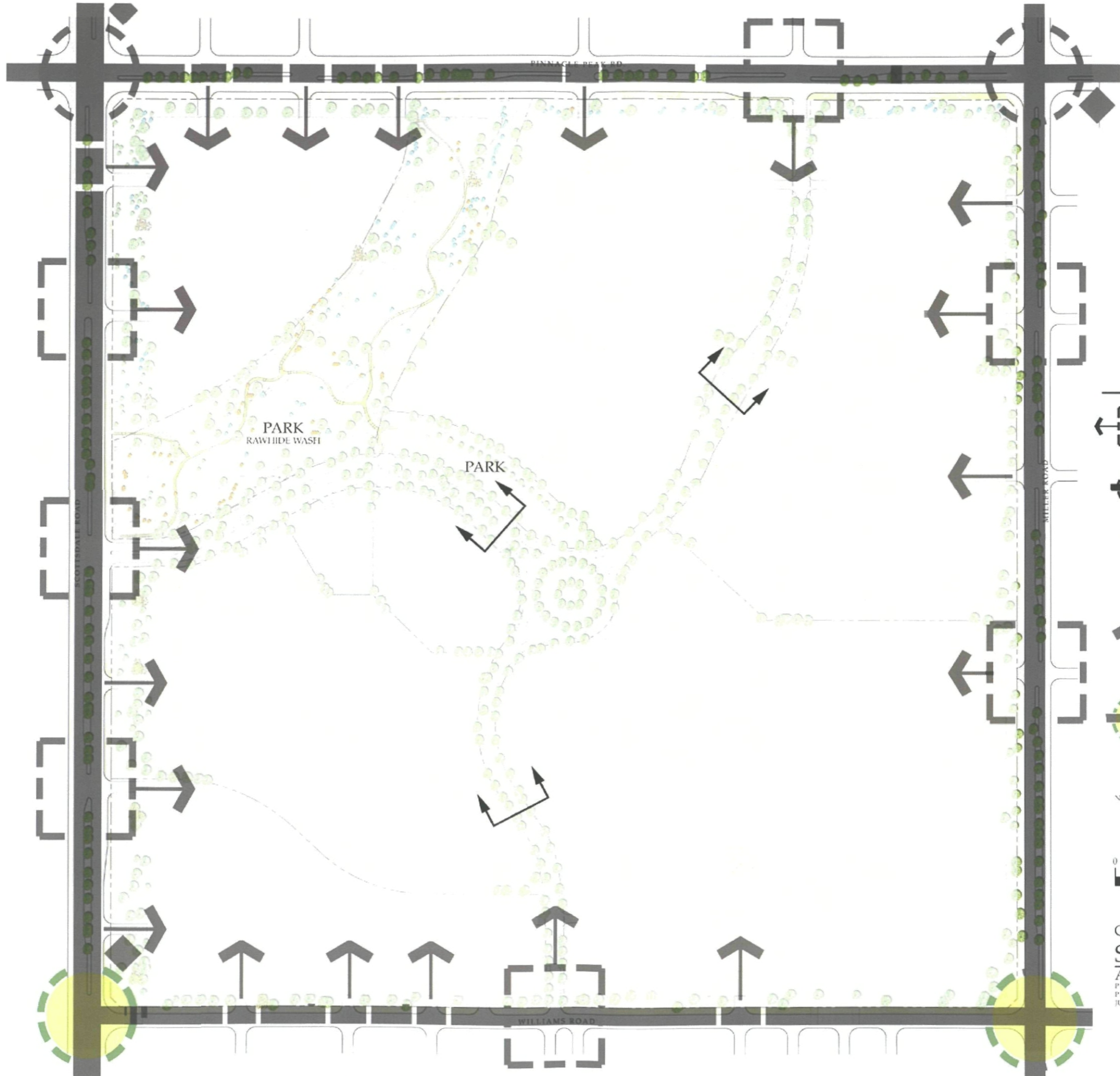


Bing Hu, AIA
H&S International LLC



PEDESTRIAN PATH AND BIKE TRAIL

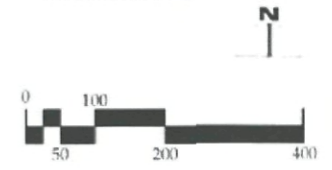
PEDESTRIAN SHADE SHELTER
SILVERSTONE
AT PINNACLE PEAK
PREPARED FOR: RHVT, LLC
PREPARED BY: H&S INTERNATIONAL
JULY 1, 2005



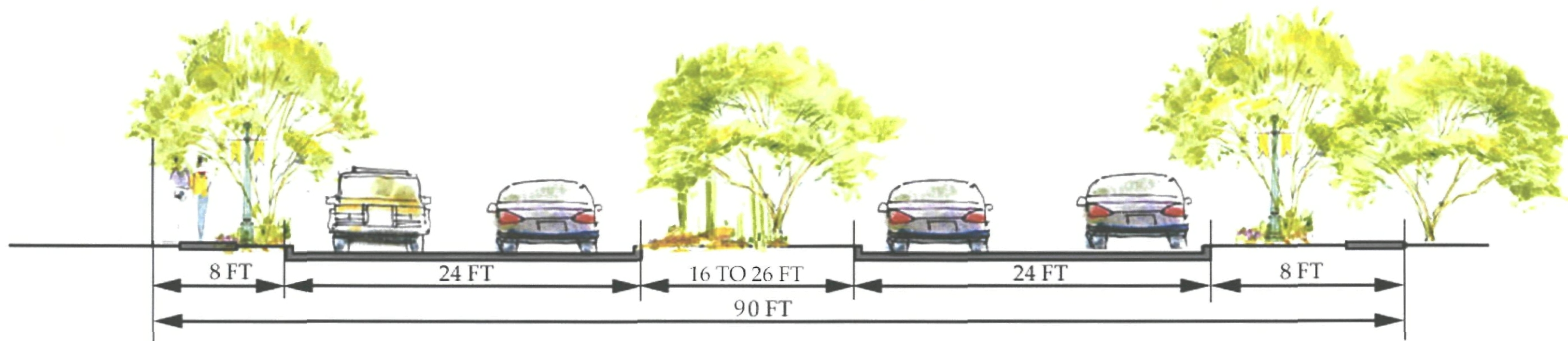
LEGEND

- FULL MOVEMENT INTERSECTION
- EXISTING SIGNALIZED INTERSECTION
- POTENTIAL BUS STOP
- PROPOSED INTERNAL STREET ALIGNMENT
- INDICATES ENTRY DRIVE
- PROPOSED FUTURE SIGNALIZED INTERSECTION

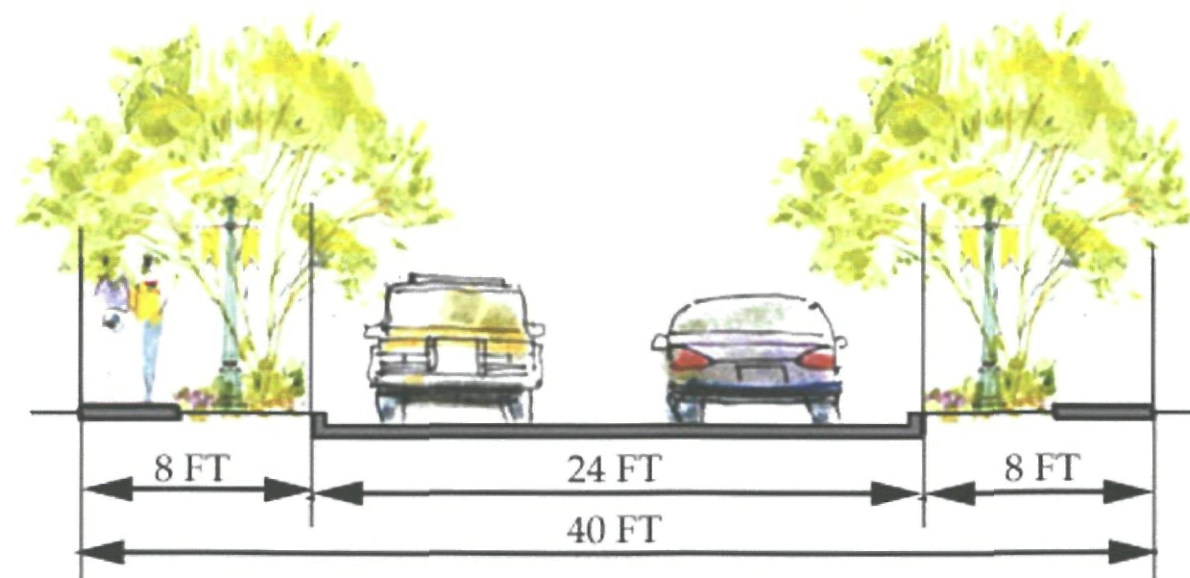
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CIRCULATION PLAN
SILVERSTONE
 AT PINNACLE PEAK
 PREPARED FOR RHVT, LLC
 PREPARED BY H&S INTERNATIONAL
 JULY 1, 2005 RIA 11-4-05



SILVERSTONE DRIVE



TYPICAL STREET



BING HU, AIA
H&S International LLC.

ROUNABOUT SKETCH

SILVERSTONE
AT PINNACLE PEAK

PREPARED FOR: RHVT, L.L.C.
PREPARED BY: H&S INTERNATIONAL
JULY 1, 2005