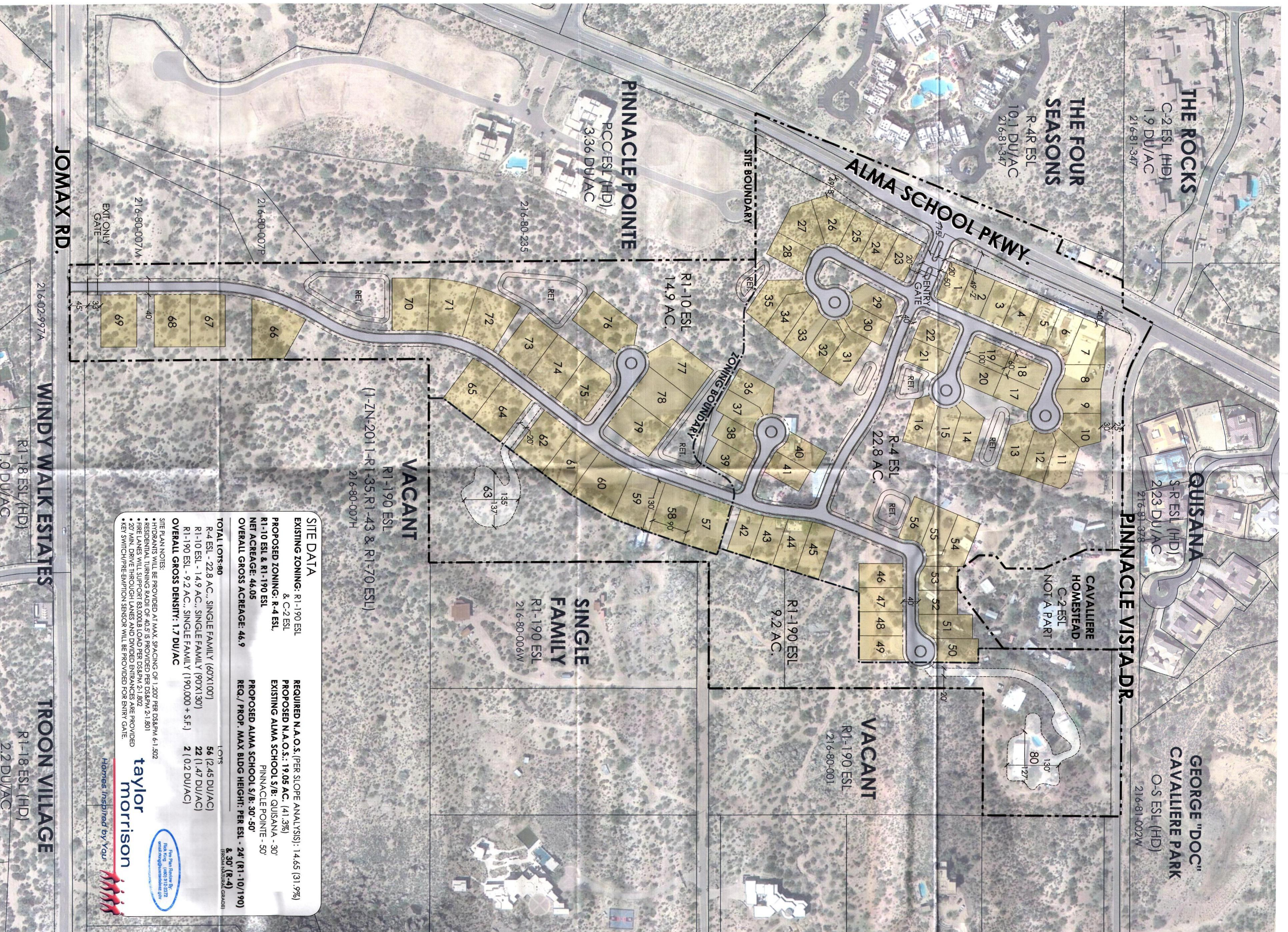


**Full Size or Largest Size**  
**(site plan, landscape, elevations)**



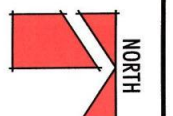
SITE DATA	
EXISTING ZONING: R1-190 ESL & C-2 ESL	REQUIRED N.A.O.S. (PER SLOPE ANALYSIS): 14.65 (31.9%)
PROPOSED ZONING: R-4 ESL	PROPOSED N.A.O.S.: 19.05 AC. (41.3%)
R1-10 ESL & R1-190 ESL	EXISTING ALMA SCHOOL S/B: QUISANA - 30'
NET ACREAGE: 46.05	PINNACLE POINTE - 50'
OVERALL GROSS ACREAGE: 46.9	REQ./PROP. MAX BLDG HEIGHT: PER ESL - 24' (R1-10/190) & 30' (R-4)
	(FROM NATURAL GRADE)
TOTAL LOTS: 80	
R-4 ESL - 22.8 AC., SINGLE FAMILY (60'X100')	56 (2.45 DU/AC)
R1-10 ESL - 14.9 AC., SINGLE FAMILY (90'X130')	22 (1.47 DU/AC)
R1-190 ESL - 9.2 AC., SINGLE FAMILY (190,000 + S.F.)	2 (0.2 DU/AC)
<b>OVERALL GROSS DENSITY: 1.7 DU/AC</b>	
SITE PLAN NOTES:	
<ul style="list-style-type: none"> <li>• SITE PLAN WILL BE PROVIDED AT MAX. SPACING OF 1,200' PER DS&amp;PM 6-11.502</li> <li>• HYDRANTS WILL BE PROVIDED</li> <li>• RESIDENTIAL TURNING RADIUS OF 40.5' IS PROVIDED PER DS&amp;PM 2-1.801</li> <li>• FIRE LANES WILL SUPPORT 83,000LB LOAD PER DS&amp;PM 2-1.802</li> <li>• 20' MIN. DRIVE THROUGH LANES AND DIVIDED ENTRANCES ARE PROVIDED</li> <li>• KEY SWITCH/PRE-EMPTION SENSOR WILL BE PROVIDED FOR ENTRY GATE.</li> </ul>	



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**CAVALLIERE FLATS**  
 CONCEPTUAL SITE/ENVELOPE PLAN  
 SCOTTSDALE, AZ

Date: 05.27.14  
 Project No: 1346.1  
 Drawn By: KN  
 Revised: 08.28.14  
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13-ZN-2014  
 9/8/2014