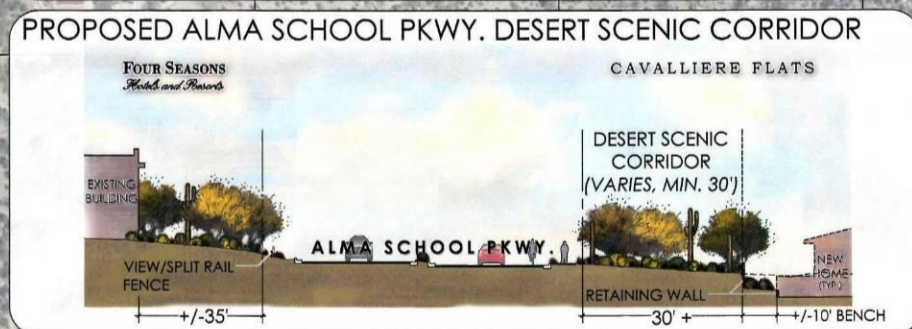
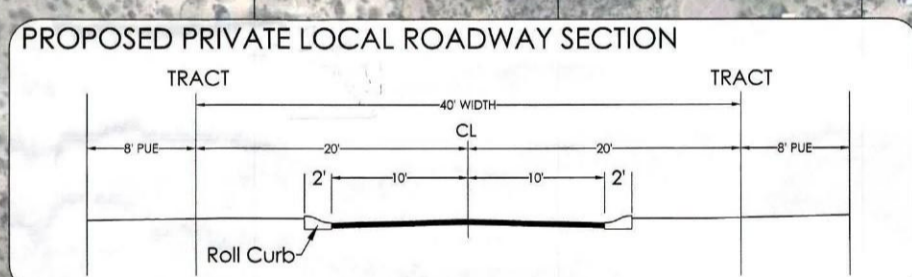
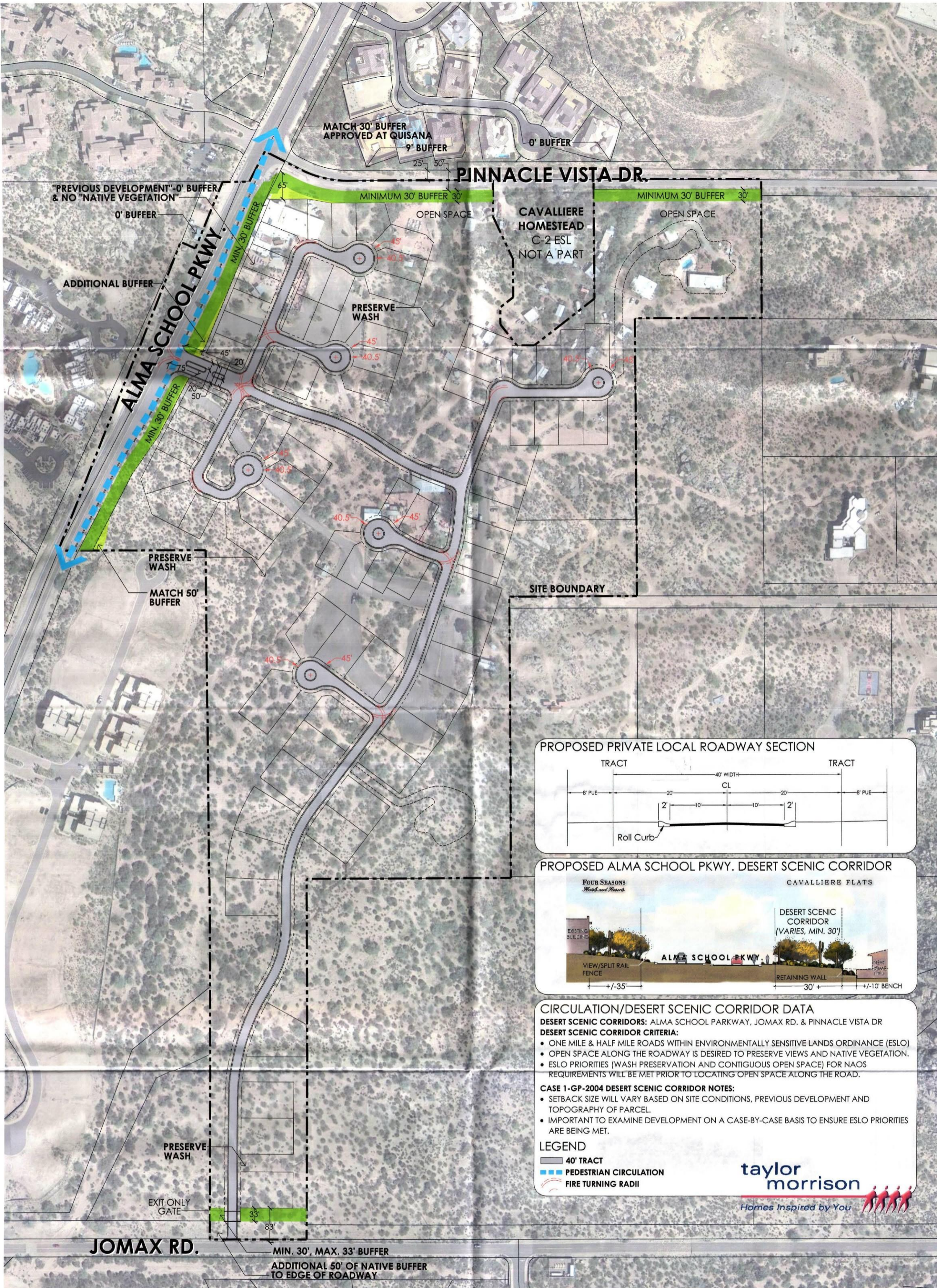


**Final Approved Stamped Plans
Full Size**



CIRCULATION/DESERT SCENIC CORRIDOR DATA
DESERT SCENIC CORRIDORS: ALMA SCHOOL PARKWAY, JOMAX RD. & PINNACLE VISTA DR
DESERT SCENIC CORRIDOR CRITERIA:

- ONE MILE & HALF MILE ROADS WITHIN ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE (ESLO)
- OPEN SPACE ALONG THE ROADWAY IS DESIRED TO PRESERVE VIEWS AND NATIVE VEGETATION.
- ESLO PRIORITIES (WASH PRESERVATION AND CONTIGUOUS OPEN SPACE) FOR NAOS REQUIREMENTS WILL BE MET PRIOR TO LOCATING OPEN SPACE ALONG THE ROAD.

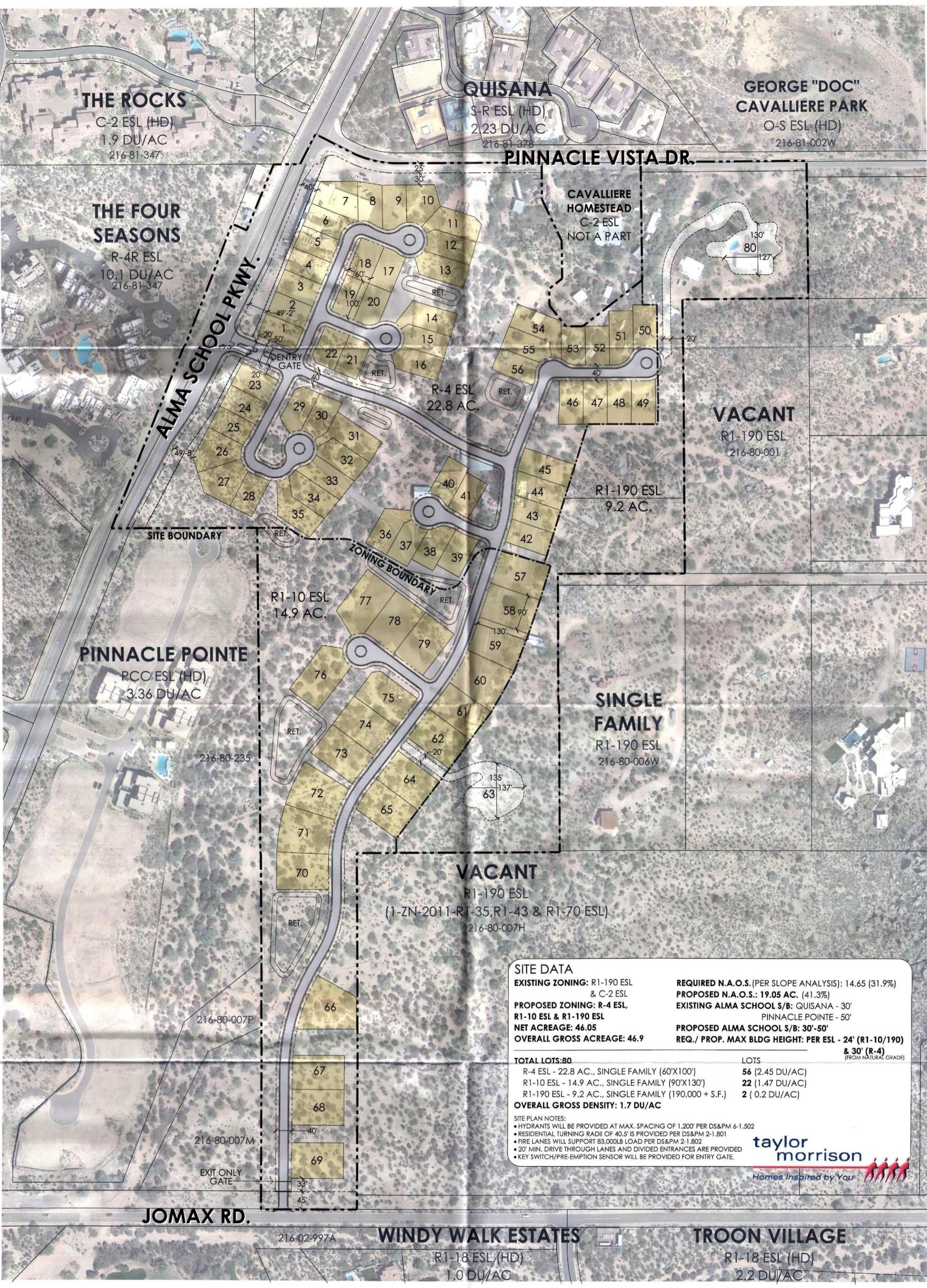
CASE 1-GP-2004 DESERT SCENIC CORRIDOR NOTES:

- SETBACK SIZE WILL VARY BASED ON SITE CONDITIONS, PREVIOUS DEVELOPMENT AND TOPOGRAPHY OF PARCEL.
- IMPORTANT TO EXAMINE DEVELOPMENT ON A CASE-BY-CASE BASIS TO ENSURE ESLO PRIORITIES ARE BEING MET.

LEGEND

- 40' TRACT
- PEDESTRIAN CIRCULATION
- FIRE TURNING RADII

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 Homes Inspired by You



SITE DATA

EXISTING ZONING: R1-190 ESL & C-2 ESL

PROPOSED ZONING: R-4 ESL, R1-10 ESL & R1-190 ESL

NET ACREAGE: 46.05

OVERALL GROSS ACREAGE: 46.9

REQUIRED N.A.O.S. (PER SLOPE ANALYSIS): 14.65 (31.9%)

PROPOSED N.A.O.S.: 19.05 AC. (41.3%)

EXISTING ALMA SCHOOL S/B: QUISANA - 30' PINNACLE POINTE - 50'

PROPOSED ALMA SCHOOL S/B: 30'-50'

REQ./ PROP. MAX BLDG HEIGHT: PER ESL - 24' (R1-10/190) & 30' (R-4) (FROM NATURAL GRADE)

TOTAL LOTS: 80	LOTS
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)
OVERALL GROSS DENSITY: 1.7 DU/AC	

SITE PLAN NOTES:

- HYDRANTS WILL BE PROVIDED AT MAX. SPACING OF 1,200' PER DS&PM 6-1.502
- RESIDENTIAL TURNING RADII OF 40.5' IS PROVIDED PER DS&PM 2-1.801
- FIRE LANES WILL SUPPORT 83,000LB LOAD PER DS&PM 2-1.802
- 20' MIN. DRIVE THROUGH LANES AND DIVIDED ENTRANCES ARE PROVIDED
- KEY SWITCH/PRE-EMPTION SENSOR WILL BE PROVIDED FOR ENTRY GATE.

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PINNACLE VISTA DRIVE

ALMA SCHOOL PARKWAY

EXCEPTION E
PARCEL NO. 3
(NOT A PART)

UNDEVELOPED SINGLE FAMILY LOT
APN: 216-80-001

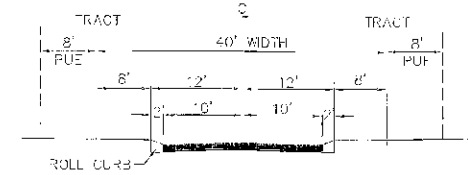
EXCEPTION C
PARCEL NO. 3
(NOT A PART)

EXCEPTION A
PARCEL NO. 3
(NOT A PART)

EAGLE PASS
CONDOMINIUMS
APN: 216-80-235

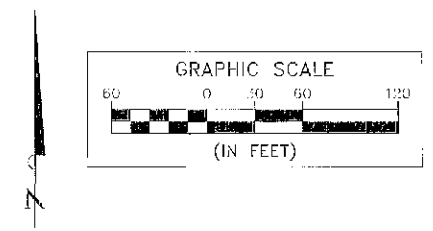
SEE SHEET 02

UNDEVELOPED SINGLE FAMILY LOT
APN: 216-80-008W



TYPICAL PRIVATE ROADWAY SECTION
(INTERIOR ROADWAYS - LOCAL RESIDENTIAL)
NTS

- SITE PLAN FIRE ORDINANCE NOTES:
- RESIDENTIAL TURNING RADIUS OF 40.5' IS PROVIDED PER DS&PW 2-1.801
 - HYDRANTS WILL BE PROVIDED AT MAXIMUM SPACING OF 1,200' PER DS&PW 8-1.502
 - FIRE LANS WILL SUPPORT 83,000LB LOAD PER DS&PW 2-1.802
 - 20' MIN DRIVE THROUGH LANES AND DIVIDED ENTRANCES ARE PROVIDED.
 - KEY SWITCH/PRE-EMPTION SENSOR WILL BE PROVIDED FOR ENTRY GATE.



4/1/14 JAV 1/19/14 2/7 0/1/14 2/1/14 3/1/14 4/1/14 5/1/14 6/1/14 7/1/14 8/1/14 9/1/14 10/1/14 11/1/14 12/1/14 1/1/15 2/1/15 3/1/15 4/1/15 5/1/15 6/1/15 7/1/15 8/1/15 9/1/15 10/1/15 11/1/15 12/1/15 1/1/16 2/1/16 3/1/16 4/1/16 5/1/16 6/1/16 7/1/16 8/1/16 9/1/16 10/1/16 11/1/16 12/1/16 1/1/17 2/1/17 3/1/17 4/1/17 5/1/17 6/1/17 7/1/17 8/1/17 9/1/17 10/1/17 11/1/17 12/1/17 1/1/18 2/1/18 3/1/18 4/1/18 5/1/18 6/1/18 7/1/18 8/1/18 9/1/18 10/1/18 11/1/18 12/1/18 1/1/19 2/1/19 3/1/19 4/1/19 5/1/19 6/1/19 7/1/19 8/1/19 9/1/19 10/1/19 11/1/19 12/1/19 1/1/20 2/1/20 3/1/20 4/1/20 5/1/20 6/1/20 7/1/20 8/1/20 9/1/20 10/1/20 11/1/20 12/1/20 1/1/21 2/1/21 3/1/21 4/1/21 5/1/21 6/1/21 7/1/21 8/1/21 9/1/21 10/1/21 11/1/21 12/1/21 1/1/22 2/1/22 3/1/22 4/1/22 5/1/22 6/1/22 7/1/22 8/1/22 9/1/22 10/1/22 11/1/22 12/1/22 1/1/23 2/1/23 3/1/23 4/1/23 5/1/23 6/1/23 7/1/23 8/1/23 9/1/23 10/1/23 11/1/23 12/1/23 1/1/24 2/1/24 3/1/24 4/1/24 5/1/24 6/1/24 7/1/24 8/1/24 9/1/24 10/1/24 11/1/24 12/1/24 1/1/25 2/1/25 3/1/25 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Kimley-Horn	
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SCALE: 1/8" = 1'-0"	DATE: JUNE 2014
DESIGNED BY: ZJI	CHECKED BY: JHE
DRAWN BY: ZJI	NO. _____
CAVALLIERE FLATS SUBDIVISION PLAN SCOTTSDALE, ARIZONA	
PROJECT NO. 15-0650-2	SHEET NO. 55/125R
1 of 2	

KAPHS CONSULTING, INC. 08/28/2014
 PROJECT: 216-80-007H
 DRAWN BY: ZJJ
 CHECKED BY: JMB
 DATE: AUG 28, 2014
 SCALE: 1" = 40'
 SHEET: 1 OF 2
 PROJECT NO.: 216-80-007H
 DRAWING NAME: SUBDIVISION PLAN
 DATE: 08/28/14

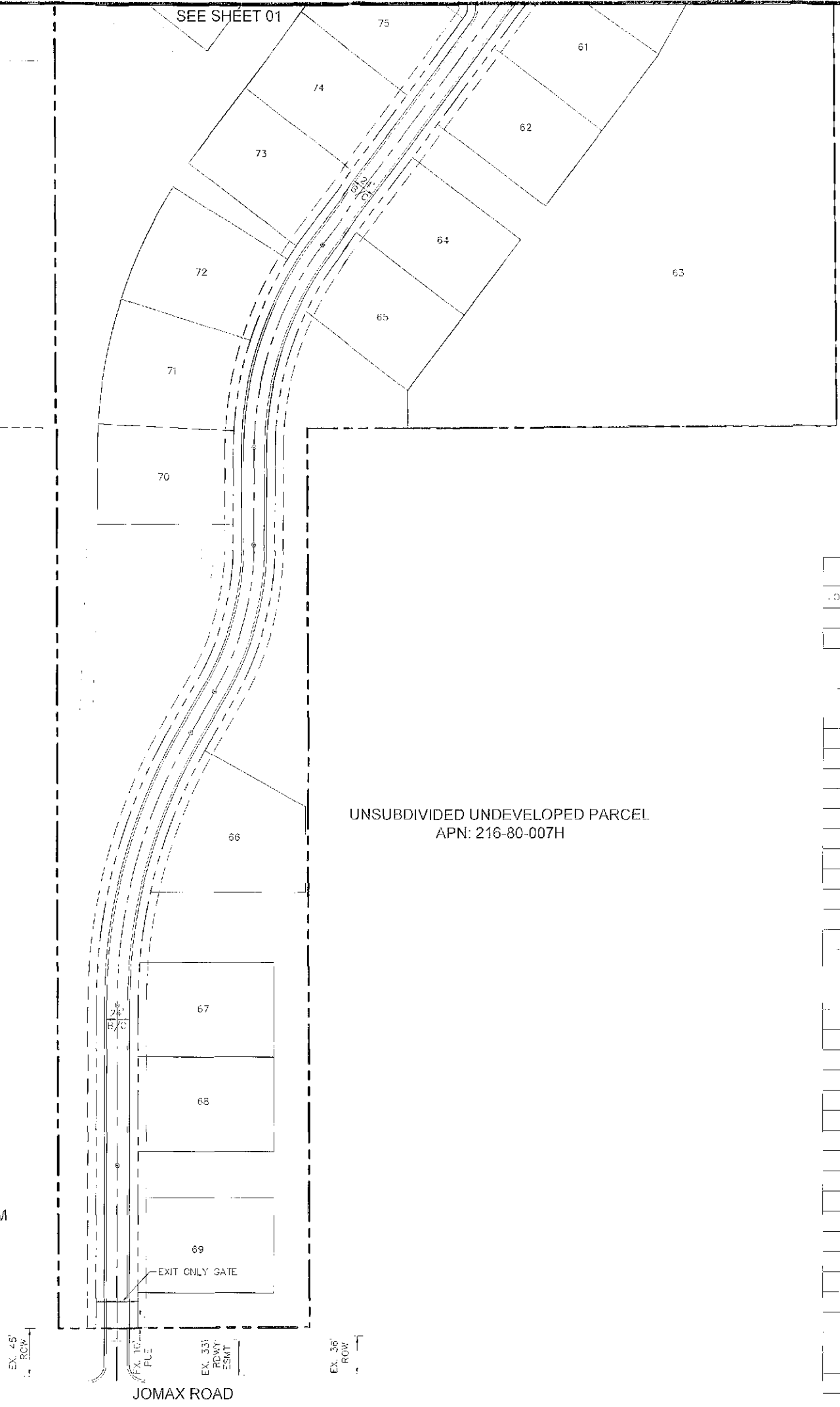
EXCEPTION B
PARCEL NO. 3
(NOT A PART)

EAGLE PASS
CONDOMINIUMS
APN: 216-80-235

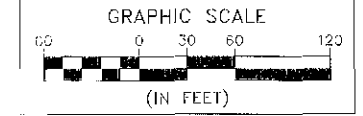
PCC
APN: 216-80-007P

PCC
APN: 216-80-007M

SEE SHEET 01



UNDEVELOPED SINGLE FAMILY LOT
APN: 216-80-006W



LOT NO.	AREA (SQ-FT)	AREA (ACRE)
1	5,897.36	0.14
2	6,000.00	0.14
3	6,000.00	0.14
4	6,000.00	0.14
5	5,896.78	0.14
6	6,071.20	0.14
7	8,585.93	0.20
8	6,111.19	0.14
9	6,371.01	0.15
10	7,005.91	0.16
11	7,816.69	0.18
12	7,205.68	0.17
13	7,621.98	0.17
14	8,005.42	0.18
15	6,813.87	0.16
16	7,350.88	0.17
17	5,924.99	0.14
18	5,989.10	0.14
19	5,999.10	0.14
20	5,823.02	0.13
21	5,825.79	0.14
22	6,286.59	0.15
23	6,500.00	0.15
24	6,000.00	0.14
25	5,959.72	0.14
26	6,471.19	0.15
27	6,627.65	0.15
28	5,947.50	0.14
29	6,465.27	0.15
30	6,167.67	0.14
31	8,752.18	0.20
32	7,125.86	0.16
33	7,247.77	0.17
34	7,396.84	0.17
35	6,131.76	0.14
36	7,025.20	0.16
37	6,184.06	0.14
38	6,487.56	0.15
39	6,687.65	0.15
40	6,247.09	0.14

LOT NO.	AREA (SQ-FT)	AREA (ACRE)
41	5,895.67	0.14
42	6,575.29	0.15
43	6,901.62	0.16
44	7,620.64	0.17
45	7,987.15	0.18
46	6,600.00	0.15
47	6,600.00	0.15
48	6,600.00	0.15
49	6,636.98	0.15
50	6,416.95	0.15
51	7,761.25	0.18
52	6,000.00	0.14
53	5,811.81	0.13
54	8,540.59	0.20
55	6,837.95	0.16
56	6,330.09	0.15
57	11,575.48	0.27
58	1,705.10	0.04
59	12,202.26	0.28
60	15,743.06	0.36
61	11,452.02	0.26
62	11,700.00	0.27
63	203,787.57	4.68
64	11,700.00	0.27
65	11,575.58	0.27
66	14,407.38	0.33
67	11,677.42	0.27
68	11,700.00	0.27
69	11,700.00	0.27
70	11,988.58	0.28
71	15,640.25	0.36
72	15,264.92	0.35
73	11,692.93	0.27
74	11,700.00	0.27
75	11,987.50	0.28
76	15,518.87	0.36
77	12,855.73	0.30
78	11,733.44	0.27
79	11,700.00	0.27
80	203,789.06	4.68

UNSUBDIVIDED UNDEVELOPED PARCEL
APN: 216-80-007H

EX. 45'
ROW

JOMAX ROAD

EX. 33'
ROW

EX. 36'
ROW

CAVALLIERE FLATS
SUBDIVISION PLAN
SCOTTSDALE, ARIZONA

Kimley-Horn
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7740 North 16th Street, Suite 200
Phoenix, Arizona 85020 (502) 947-5500

SCALE (1" = 40')
SCALE (1" = 40')
DESIGNED BY: ZJJ
DRAWN BY: ZJJ
CHECKED BY: JMB
DATE: AUG 2014

PROJECT NO.
216-80-007H
DRAWING NAME
SUBDIVISION PLAN
DATE
08/28/14