

Simulations  
Photos  
All Graphics (no plans)



## ESTATES ON HAYDEN DIMENSION PLAN

**5-ZN-2018**  
**04/03/18**

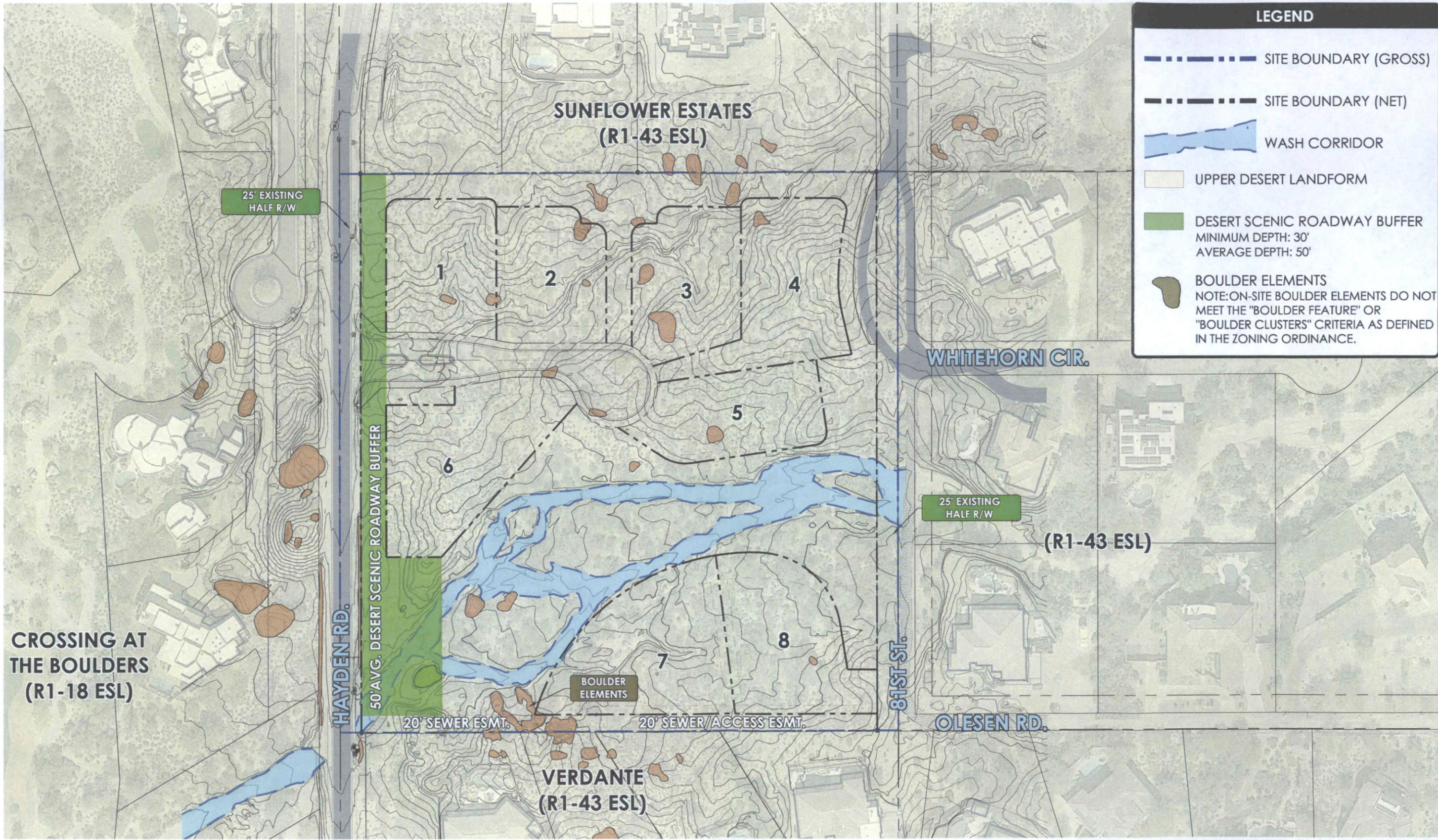


**LEGEND**

— — — — — SITE BOUNDARY (GROSS)

— — — — — SITE BOUNDARY (NET)

**ESTATES ON HAYDEN**  
**DIMENSION PLAN**



**LEGEND**

- SITE BOUNDARY (GROSS)
- SITE BOUNDARY (NET)
- WASH CORRIDOR
- UPPER DESERT LANDFORM
- DESERT SCENIC ROADWAY BUFFER  
MINIMUM DEPTH: 30'  
AVERAGE DEPTH: 50'
- BOULDER ELEMENTS  
NOTE: ON-SITE BOULDER ELEMENTS DO NOT MEET THE "BOULDER FEATURE" OR "BOULDER CLUSTERS" CRITERIA AS DEFINED IN THE ZONING ORDINANCE.

**ESTATES ON HAYDEN**  
**ENVIRONMENTAL FEATURES MAP**

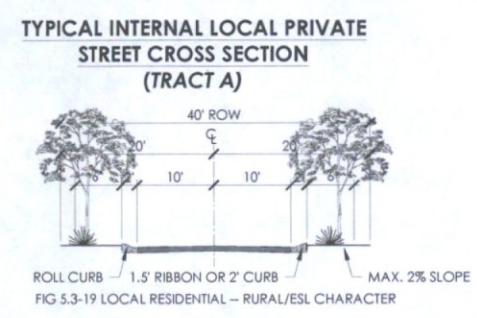
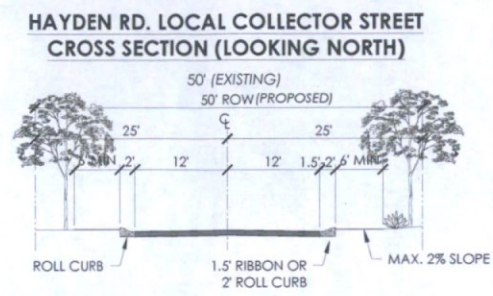






**LEGEND:**

- GROSS BOUNDARY    - - - NET BOUNDARY
- ■ ■ EXISTING ± 4' PUBLIC TRAIL
- EXISTING ± 13' NATURAL SURFACE ROAD  
PROPOSED 20' ASPHALT IMPROVEMENTS
- ⤵ RESIDENTIAL TURNING RADII (16.5'-40.5')

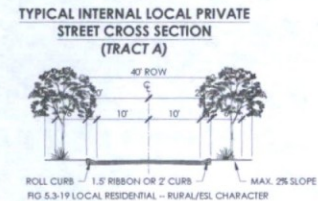
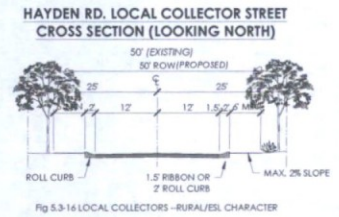


- EMERGENCY VEHICLE ACCESS CONFORMANCE INFORMATION**
- \* ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.
  - \* FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW
  - \* UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
  - \* KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES
  - \* GATE DETAIL CONSISTENT WITH DS&PM
  - \* ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS
  - \* PROJECT ENTRY MEETS C.O.S. DS&PM FIG. 2.1-3 & 2.1-802(2)
  - \* CUL-DE-SAC MEETS C.O.S. DS&PM 2-1.802(5)



**LEGEND:**

- GROSS BOUNDARY    - - - NET BOUNDARY
- ■ ■ ■ ■ EXISTING ± 4' PUBLIC TRAIL
- EXISTING ± 13' NATURAL SURFACE ROAD  
PROPOSED 20' ASPHALT IMPROVEMENTS
- ⤷ RESIDENTIAL TURNING RADII (16.5'-40.5')



- EMERGENCY VEHICLE ACCESS CONFORMANCE INFORMATION**
- ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.
  - FIRE LANE SURFACE TO SUPPORT 63,000 LB GVW
  - UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
  - KEY SWITCH/PPE-EMPTION SENSOR REQUIRED FOR ALL GATES
  - GATE DETAIL CONSISTENT WITH DS&PM
  - ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS
  - PROJECT ENTRY MEETS C.O.S. DS&PM FIG. 2-1-3 & 2-1-802(2)
  - CUL-DE-SAC MEETS C.O.S. DS&PM 2-1.802(5)

**ESTATES ON HAYDEN**  
**PEDESTRIAN, VEHICULAR, BIKEWAYS & TRAIL CIRCULATION PLAN**

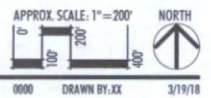
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**04/03/18**





# ESTATES ON HAYDEN

CONTEXT AERIAL



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**5-ZN-2018**  
**04/03/18**



### LEGEND:

**THEME WALL**

6"X4"X16" SAND FINISH STUCCO WALLS - DUNN-EDWARDS "WOODEN PEG" (DE 6215) OR EQUIVALENT COLOR  
6"X8"X16" SAND FINISH STUCCO WALLS - "WOODEN PEG"  
VERTICAL REINFORCING SEE STRUCTURAL  
FINISH GRADE  
95% COMPACTED SUBGRADE OR PER SOILS REPORT  
CONCRETE FOOTING - SEE STRUCTURAL FOR REINFORCING

**VIEW FENCE**

2" TUBULAR STEEL TOP, BOTTOM, & SIDE RAILS - DUNN EDWARDS "WEATHERED BROWN" DEC 756  
3/4" TUBULAR STEEL PICKET @ 4" O.C. - DUNN EDWARDS "WEATHERED BROWN" DEC 756  
12'-6" O.C.  
1'-6 1/8"  
9'-4 1/2"  
7'-3 1/4"

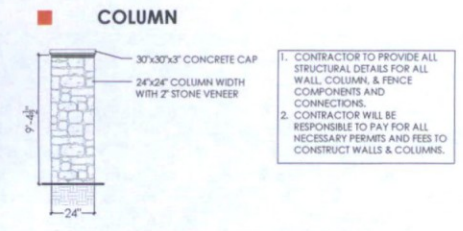
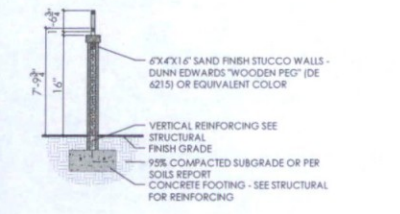
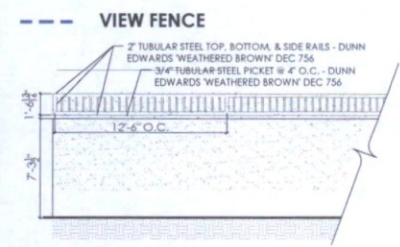
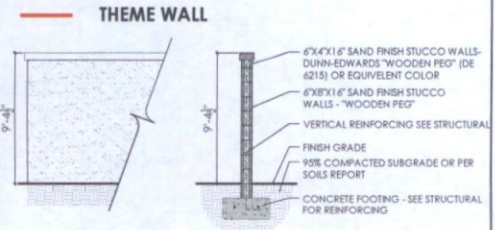
**COLUMN**

30"X30"X3" CONCRETE CAP  
24"X24" COLUMN WIDTH WITH 2" STONE VENEER  
9'-4 1/2"  
24"

1. CONTRACTOR TO PROVIDE ALL STRUCTURAL DETAILS FOR ALL WALL, COLUMN, & FENCE COMPONENTS AND CONNECTIONS.  
2. CONTRACTOR WILL BE RESPONSIBLE TO PAY FOR ALL NECESSARY PERMITS AND FEES TO CONSTRUCT WALLS & COLUMNS.



**LEGEND:**



**ESTATES ON HAYDEN**  
**WALL PLAN**

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**04/03/18**