



Simulations

Photos

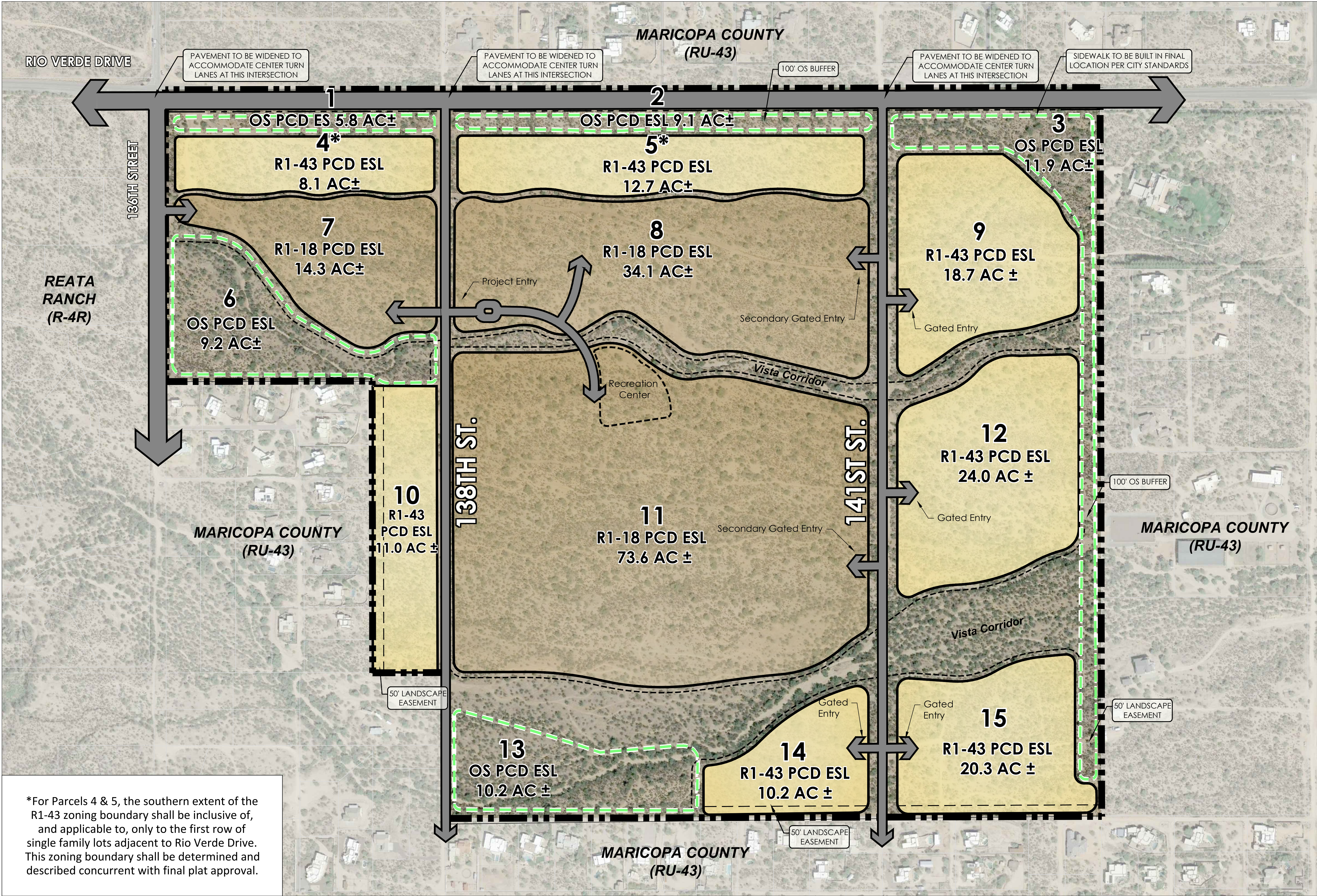
All Graphics (no plans)

Color Boards

Color Drawdowns

Exterior Building Color

Material Samples



*For Parcels 4 & 5, the southern extent of the R1-43 zoning boundary shall be inclusive of, and applicable to, only to the first row of single family lots adjacent to Rio Verde Drive. This zoning boundary shall be determined and described concurrent with final plat approval.

DATA TABLE

GROSS SITE AREA:	273.2 ACRES
SITE DENSITY:	0.95 DU/AC
# SINGLE FAMILY HOMES:	260
PROPOSED ZONING:	PLANNED COMMUNITY DISTRICT (PCD) ESL
N.A.O.S. (REQUIRED):	81.8 AC
N.A.O.S. (PROVIDED):	109.3 AC (40% OF SITE)

SITE AREA BY ZONING DISTRICT:

R1-18 PCD ESL:	122.0 AC (45%)
R1-43 PCD ESL:	105.0 AC (38%)
OS PCD ESL:	46.2 (17%)

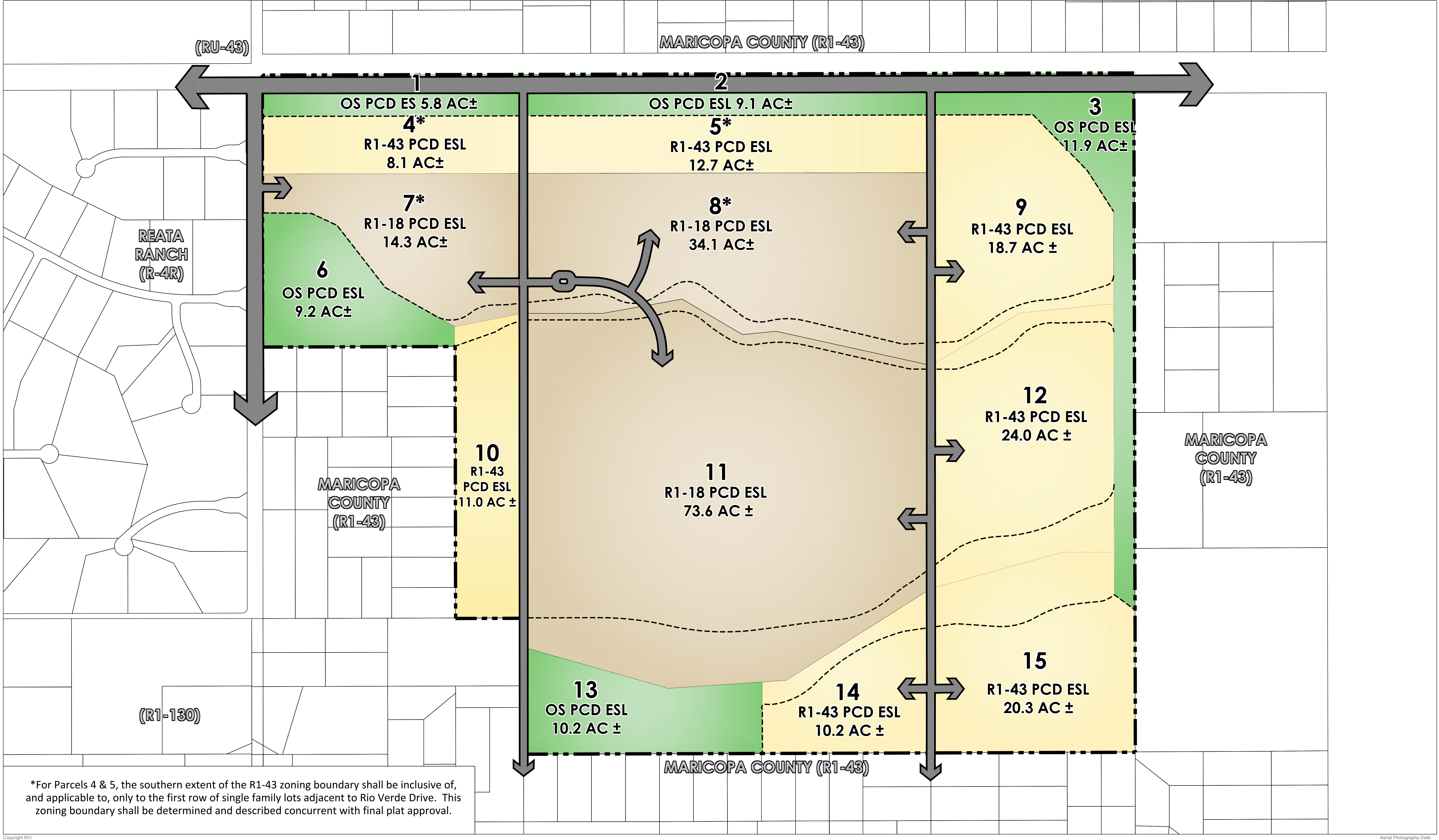
LAND USE BUDGET

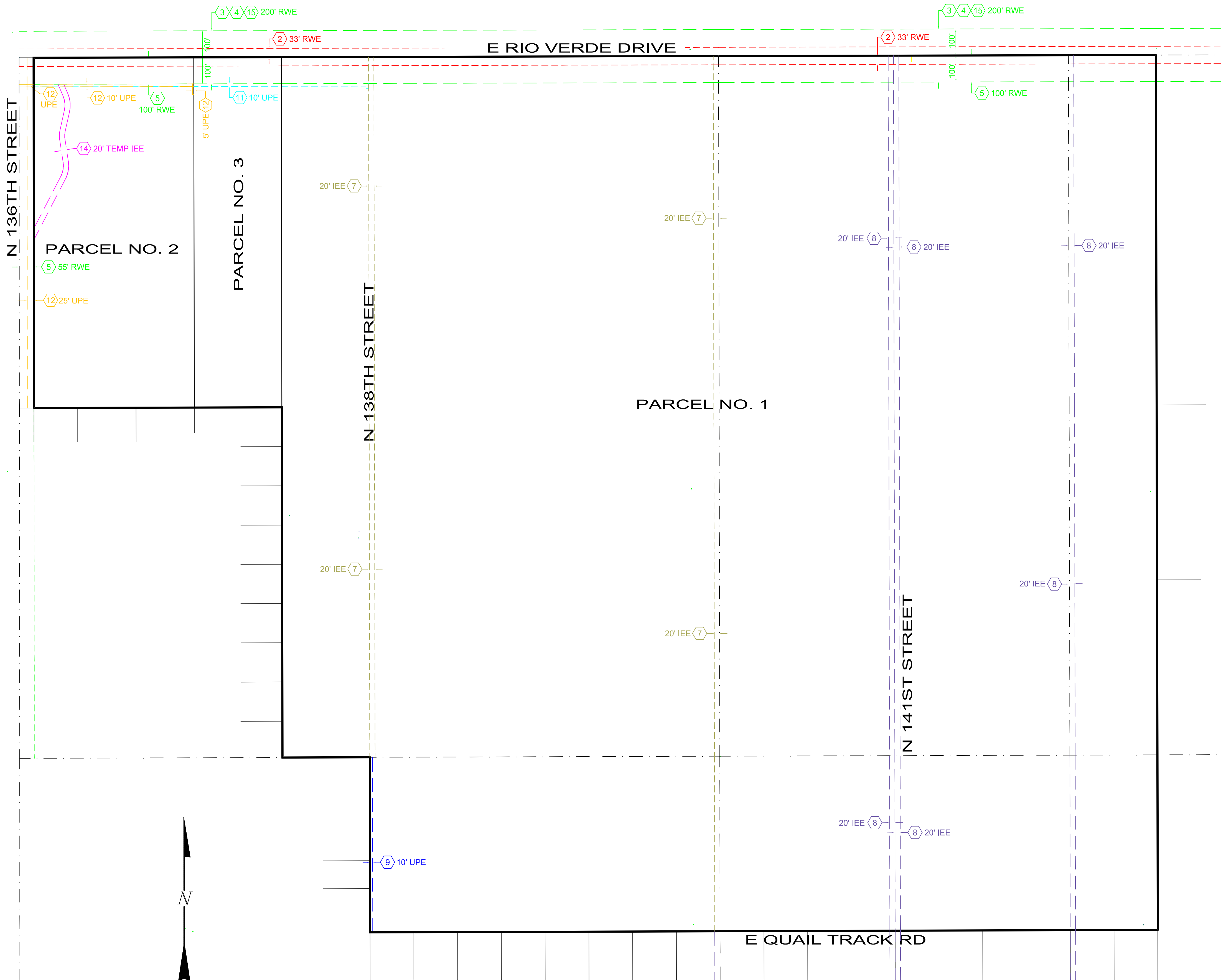
Development Land Use Budget					
Parcel #	PCD Base Zoning	Gross Area (Acres)	Max. Density per E.S.L.	Max. # Allowed Units	Target # Allowed Units
1	OS	3.8	0	0	0
2	OS	3.1	0	0	0
3	OS	11.9	0	0	0
4	R1-43	8.1	0.83	6	6
5	R1-43	12.7	0.83	10	10
6	OS	9.2	0	0	0
7	R1-18	14.3	1.87	26	22
8	R1-18	34.1	1.87	63	60
9	R1-43	18.7	0.83	15	11
10	R1-43	11.0	0.83	9	9
11	R1-18	73.6	1.87	137	108
12	R1-43	24.0	0.83	19	15
13	OS	10.2	0	0	0
14	R1-43	10.2	0.83	8	7
15	R1-43	20.3	0.83	16	12
Total:		273.2			260

Note: The maximum number of units provided within Fiesta Ranch is not to exceed 260. Units may be moved from one parcel to another so long as the total number of units for that parcel does not exceed the maximum number of allowed units per the parcel's E.S.L. zoning category.

NOTES

- ALL DIVIDED ENTRANCES SHALL BE A MINIMUM OF 20-FOOT WIDE.
- A TURN-AROUND FOR EMERGENCY VEHICLES WILL BE PROVIDED AT THE TERMINUS OF ALL DEAD-ENDS GREATER THAN 300-FOET IN LENGTH.
- SECONDARY ACCESS WILL BE PROVIDED WHERE NECESSARY IN CONFORMANCE WITH DS&PM 2-1.303(B).
- FIRE HYDRANT SPACING WILL BE IN ACCORDANCE WITH CITY OF SCOTTSDALE STANDARDS.
- A KEY SWITCH/PRE-EMPTION SENSOR WILL BE PROVIDED AT ALL GATED ENTRIES.
- ALL STREETS WILL HAVE A MINIMUM DRIVE WIDTH OF 24 FEET.
- RESIDENTIAL LOTS SHALL HAVE FRONTAGE ON AND ACCESS TO A PUBLIC OR PRIVATE STREET PER SRC 48-7.
- ALL EXISTING AND PROPOSED OVERHEAD WIRE FACILITIES ALONG AND WITHIN PROJECT BOUNDARIES TO BE UNDERGROUNDED PER SRC 47-80.
- 136TH STREET TO BE A RURAL/ESL LOCAL COLLECTOR. MIN. 24' PAVEMENT WIDTH, GUTTER PROVIDED ONLY ON THE EAST SIDE. 6' WIDE COMPACTED SHOULDER (NO SIDEWALK).
- 138TH STREET AND 141ST STREET TO BE CONSTRUCTED TO FULL RURAL/ESL LOCAL COLLECTOR STANDARDS WITH CURB AND GUTTER ON BOTH SIDES AND A 6' SIDEWALK ON ONE SIDE WITH THIS DEVELOPMENT (MIN. 50-FOET OF RIGHT OF WAY TO BE DEDICATED).
- PAVEMENT WIDENING ON RIO VERDE TO PROVIDE A CENTER TURN LANE WHILE MAINTAINING EXISTING BIKE LANES.
- SIDEWALK CONSTRUCTION TO BE IN ULTIMATE LOCATION BASED UPON BUILD OUT OF RIO VERDE TO A MINOR COLLECTOR CROSS SECTION AND CONSISTENT WITH CONCEPTUAL RIO VERDE STREET IMPROVEMENT DESIGN PREPARED BY MARICOPA COUNTY DOT.
- ALL STREET INTERSECTIONS SHALL PROVIDE A 25' RADIUS ROW IN CONFORMANCE WITH DSPM SEC. 5-3.123; FIG. 5-3.27.
- ALL STREET INTERSECTIONS SHALL PROVIDE A DEDICATION OF SAFETY TRIANGLES IN CONFORMANCE WITH DSPM 5-3.123; FIG. 5-3.17.

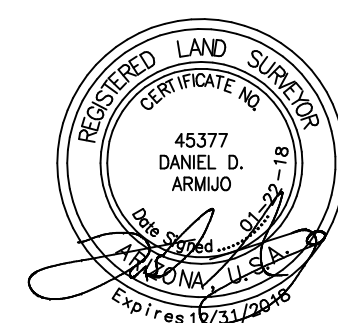




PLOTTABLE SCHEDULE "B" ITEMS

- (2) Right of Way for roadway set forth in Patent to said land recorded in Docket 3538, Page 497
(Affects all Parcels)
- (3) All matters as set forth in Special Use Permit for constructing and maintaining highway, recorded as Docket 3199, Page 23
(Affects all Parcels)
- (4) A plat recorded in Book 19, Page 70 of Road Maps, purporting to show a county roadway.
(Affects all Parcels)
- (5) An easement for roadway purposes and incidental purposes in the document recorded as Docket 4039, Page 399.
(Affects all Parcels)
- (6) All matters as set forth in Special Use Permit for constructing and maintaining, recorded as Docket 4213, Page 217.
(Affects all Parcels)
- (7) An easement for ingress and egress and incidental purposes in the document recorded as Docket 14853, Page 531.
(Affects Parcel No. 1)
- (8) An easement for ingress, egress and municipal service and incidental purposes in the document recorded as 85-383765 of Official Records.
(Affects all Parcels)
- (9) An easement for underground power and incidental purposes in the document recorded as 2001-0507261 of Official Records.
(Affects Parcel No. 1)
- (11) An easement for underground power and incidental purposes in the document recorded as 87-76501 of Official Records.
(Affects Parcel No. 2)
- (12) An easement for underground utilities and incidental purposes in the document recorded as 88-25029 of Official Records.
(Affects Parcel No. 2)
- (14) An easement for temporary easement and incidental purposes in the document recorded as 2015-0173137 of Official Records.
(Affects Parcel No. 2)
- (15) All matters as set forth in Road Declared (Road File No. A392), recorded as 2008-0418687 of Official Records and recorded 2017-0408083 of Official Records
(Affects all Parcels)

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SCHEDULE "B" ITEM EXHIBIT
SECTION 31
TOWNSHIP 5 NORTH
RANGE 6 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

AW LAND SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 (480) 243-4287

PHOTO 1 - LOOKING NORTH



PHOTO 2 - LOOKING EAST



PHOTO 3 - LOOKING SOUTH



PHOTO 4 - LOOKING WEST

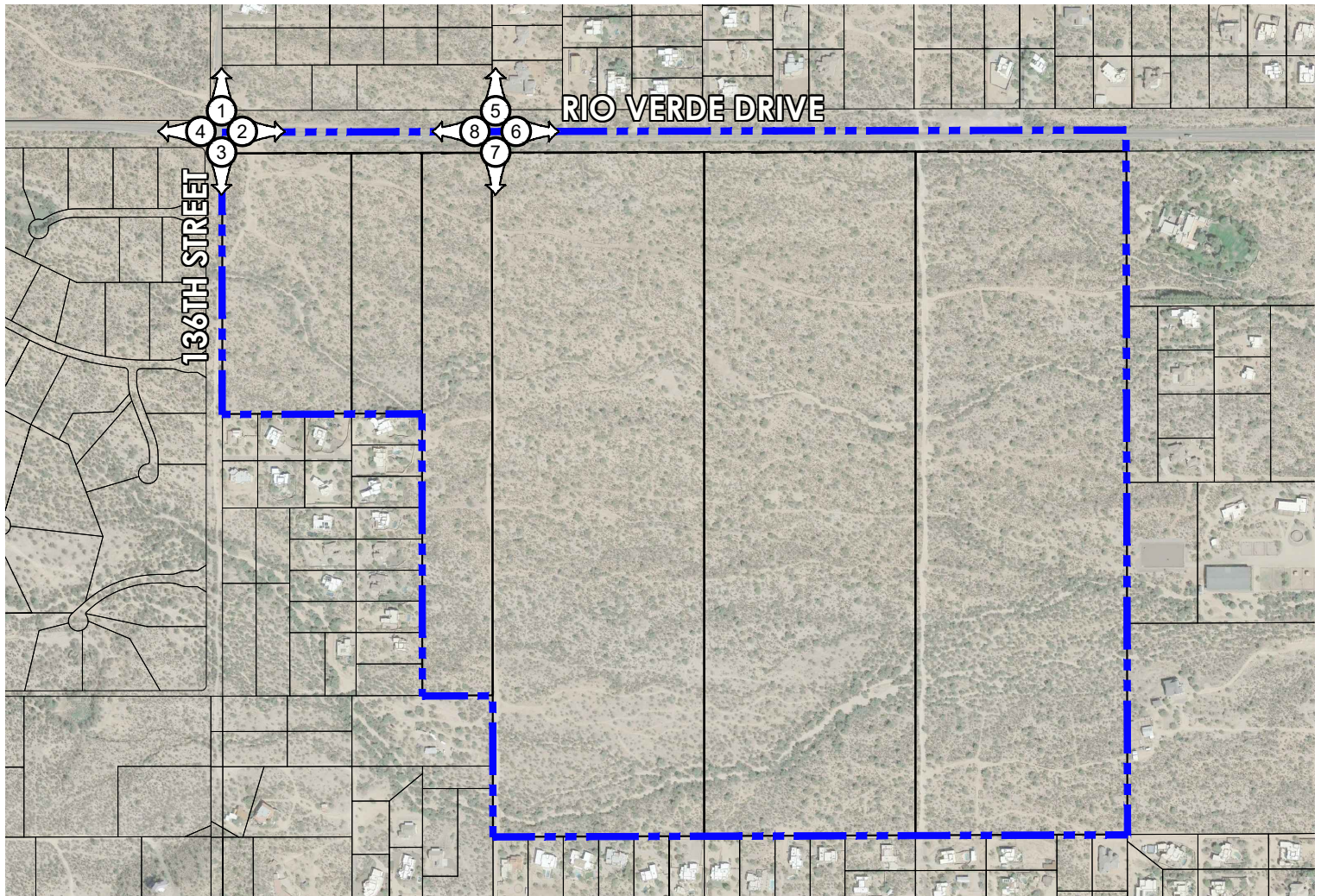


PHOTO 5 - LOOKING NORTH



PHOTO 6 - LOOKING EAST



PHOTO 7 - LOOKING SOUTH



PHOTO 8 - LOOKING WEST



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FIESTA RANCH • CONTEXT PHOTOS & KEY MAP

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📅 02/25/2019
1774
👤 RIO VERDE DR. & 136TH ST.



NOT TO SCALE

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PHOTO 9 - LOOKING NORTH



PHOTO 10 - LOOKING EAST



PHOTO 11 - LOOKING SOUTH



PHOTO 12 - LOOKING WEST

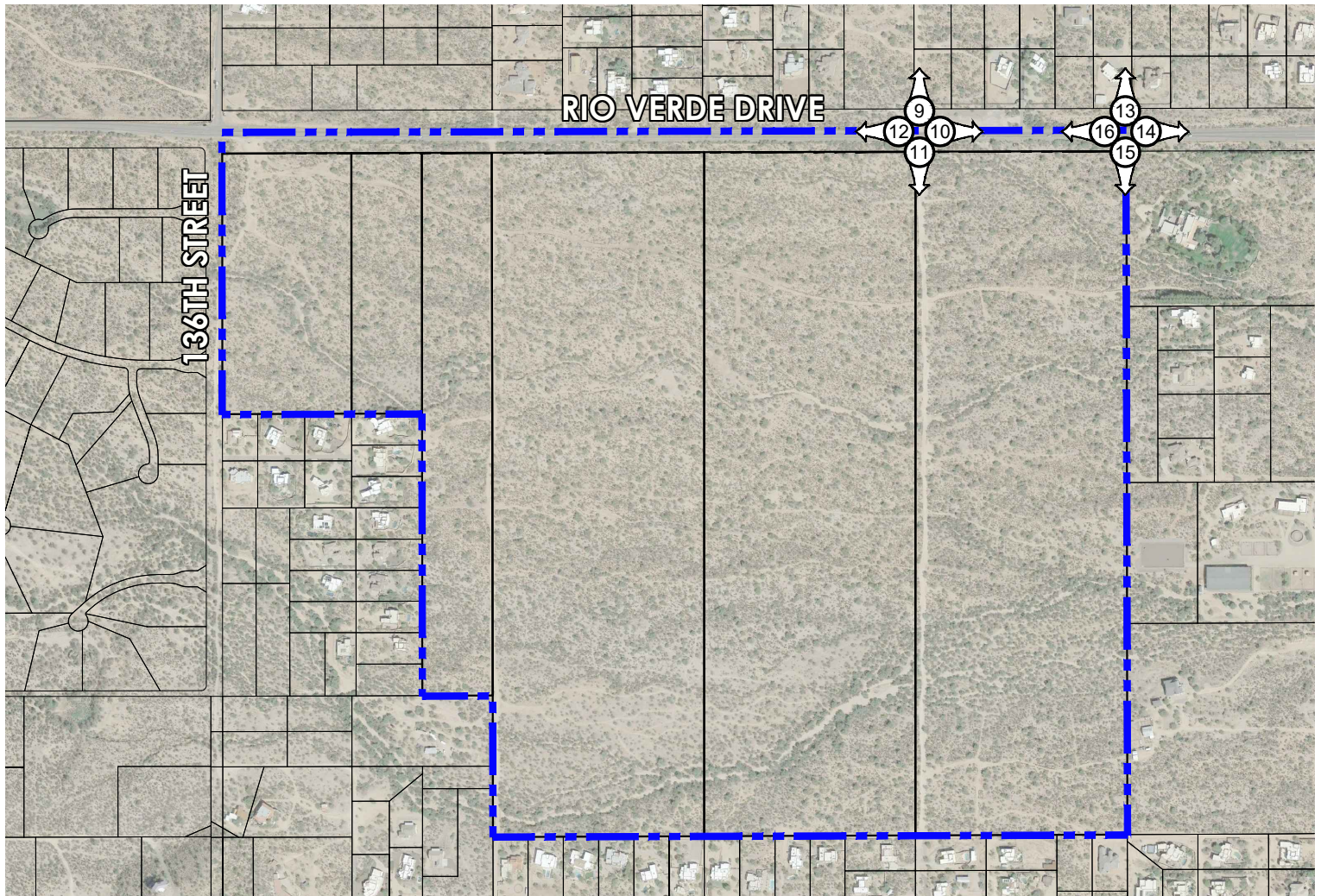


PHOTO 13 - LOOKING NORTH



PHOTO 14 - LOOKING EAST



PHOTO 15 - LOOKING SOUTH



PHOTO 16 - LOOKING WEST



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PHOTO 17 - LOOKING NORTH



PHOTO 18 - LOOKING EAST



PHOTO 19 - LOOKING SOUTH



PHOTO 20 - LOOKING WEST

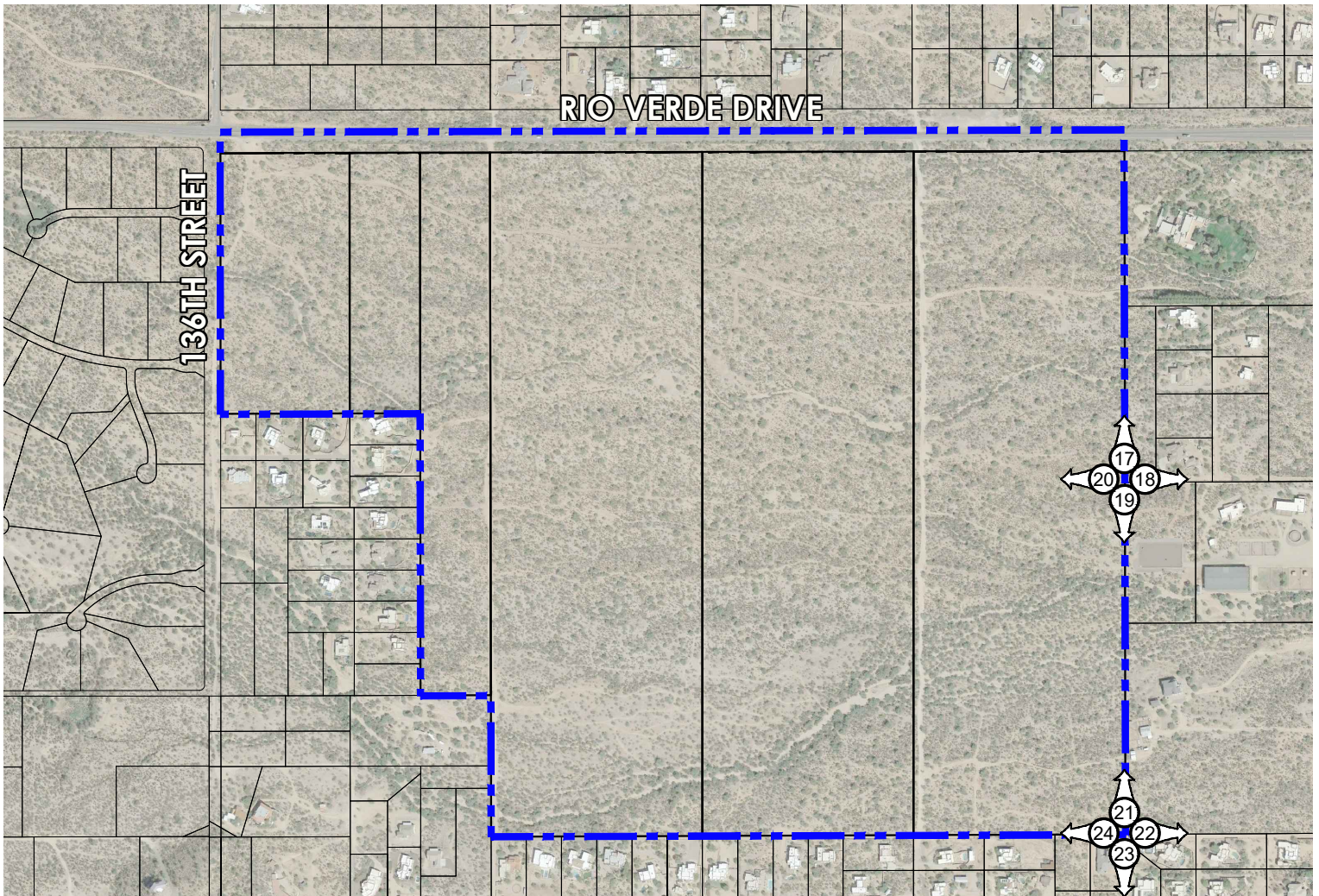


PHOTO 21 - LOOKING NORTH



PHOTO 22 - LOOKING EAST



PHOTO 23 - LOOKING SOUTH



PHOTO 24 - LOOKING WEST



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PHOTO 25 - LOOKING NORTH



PHOTO 26 - LOOKING EAST



PHOTO 27 - LOOKING SOUTH



PHOTO 28 - LOOKING WEST

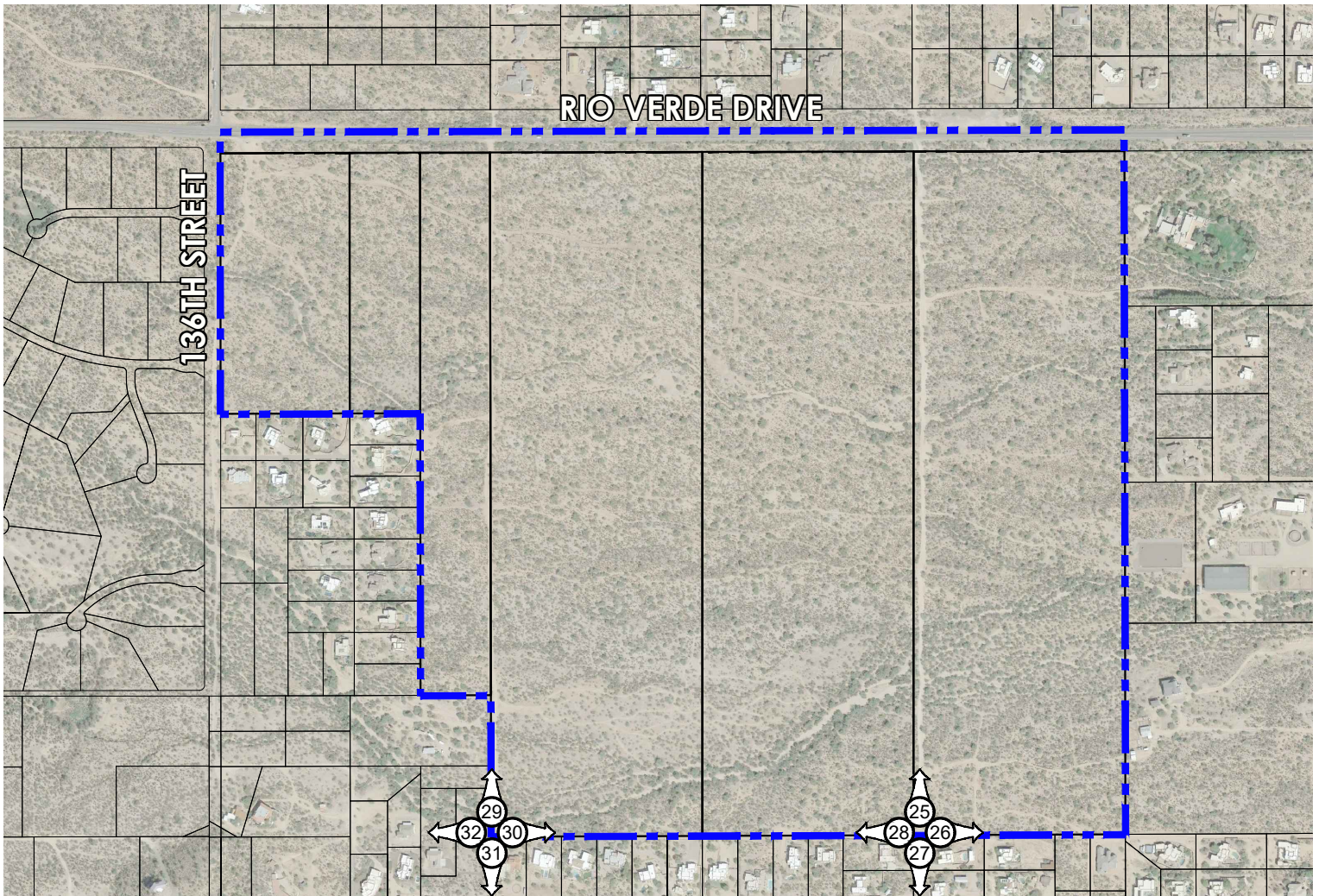


PHOTO 29 - LOOKING NORTH



PHOTO 30 - LOOKING EAST



PHOTO 31 - LOOKING SOUTH



PHOTO 32 - LOOKING WEST



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PHOTO 33 - LOOKING NORTH



PHOTO 34 - LOOKING EAST



PHOTO 35 - LOOKING SOUTH



PHOTO 36 - LOOKING WEST

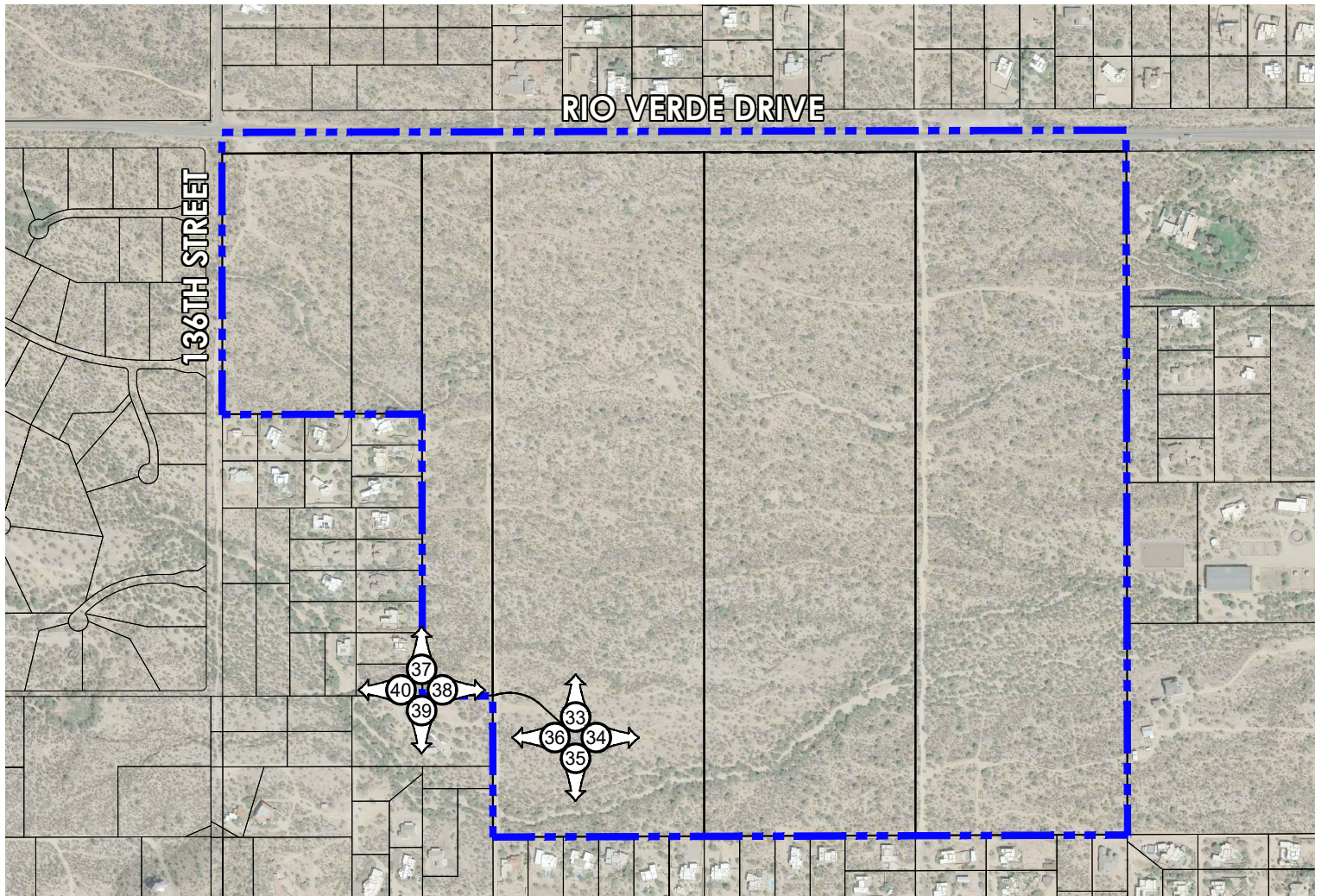


PHOTO 37 - LOOKING NORTH



PHOTO 38 - LOOKING EAST



PHOTO 39 - LOOKING SOUTH



PHOTO 40 - LOOKING WEST



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PHOTO 41 - LOOKING NORTH



PHOTO 42 - LOOKING EAST



PHOTO 43 - LOOKING SOUTH



PHOTO 44 - LOOKING WEST

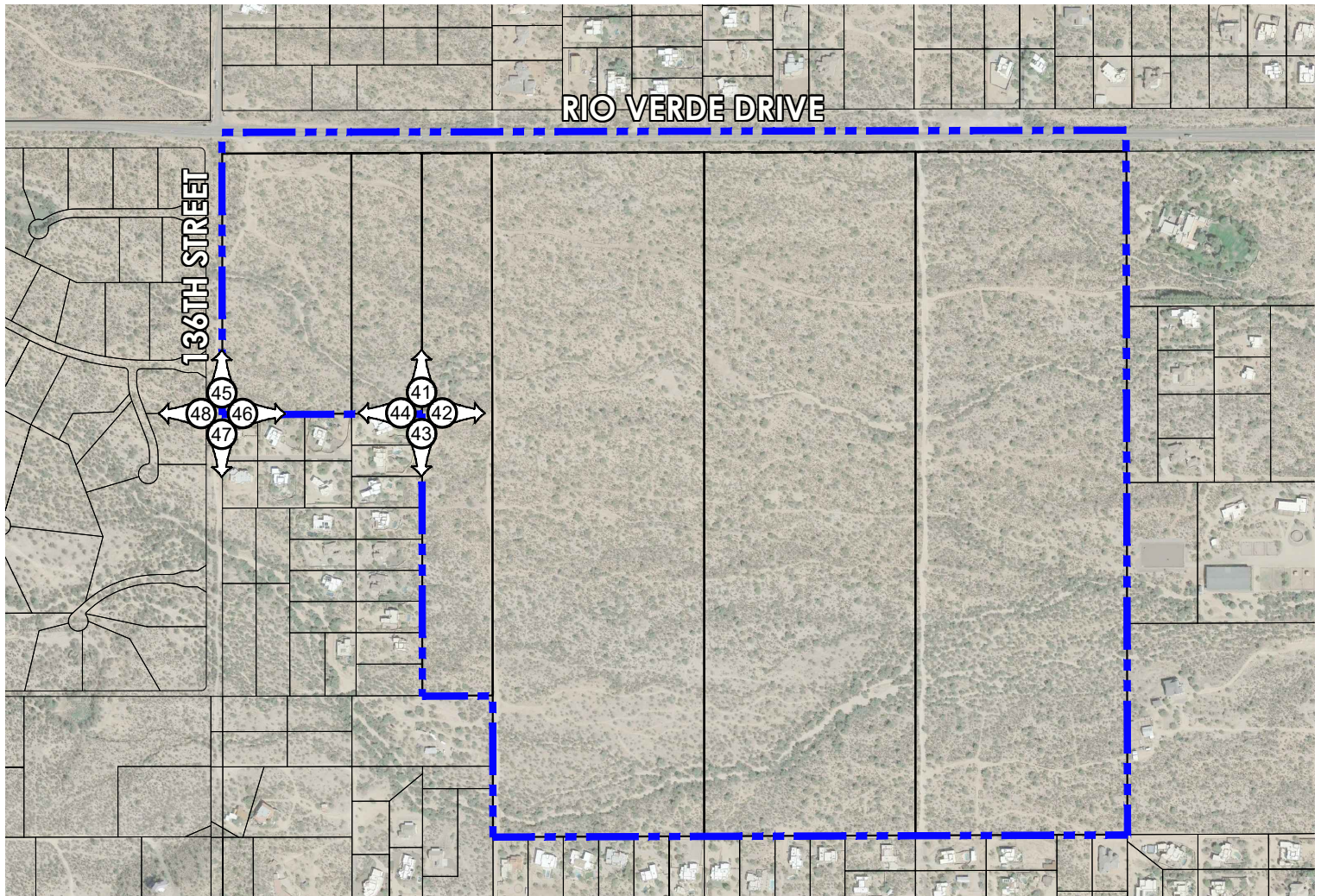


PHOTO 45 - LOOKING NORTH



PHOTO 46 - LOOKING EAST



PHOTO 47 - LOOKING SOUTH



PHOTO 48 - LOOKING WEST



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