



Simulations

Photos

All Graphics (no plans)

Color Boards

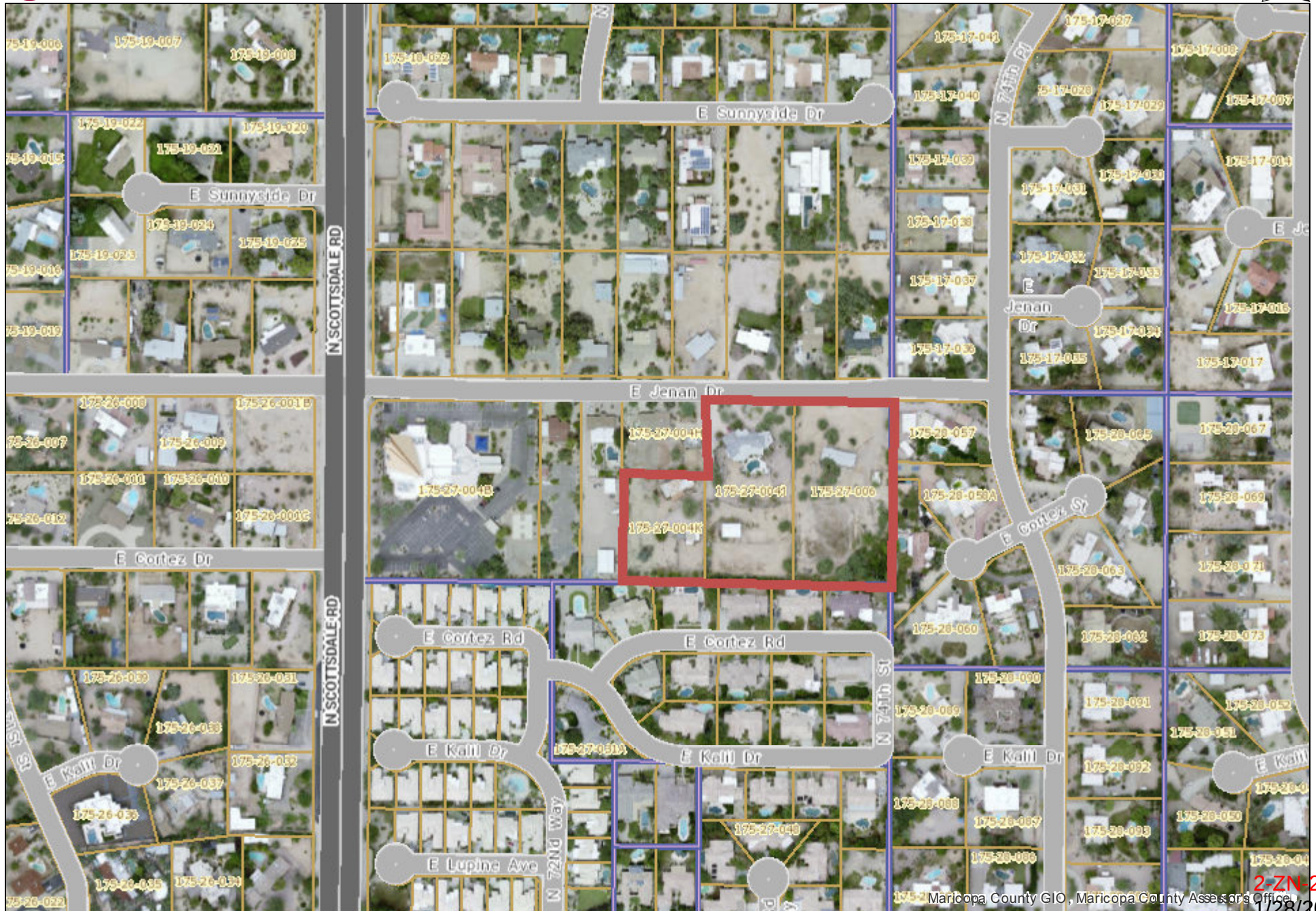
Color Drawdowns

Exterior Building Color

Material Samples



Map



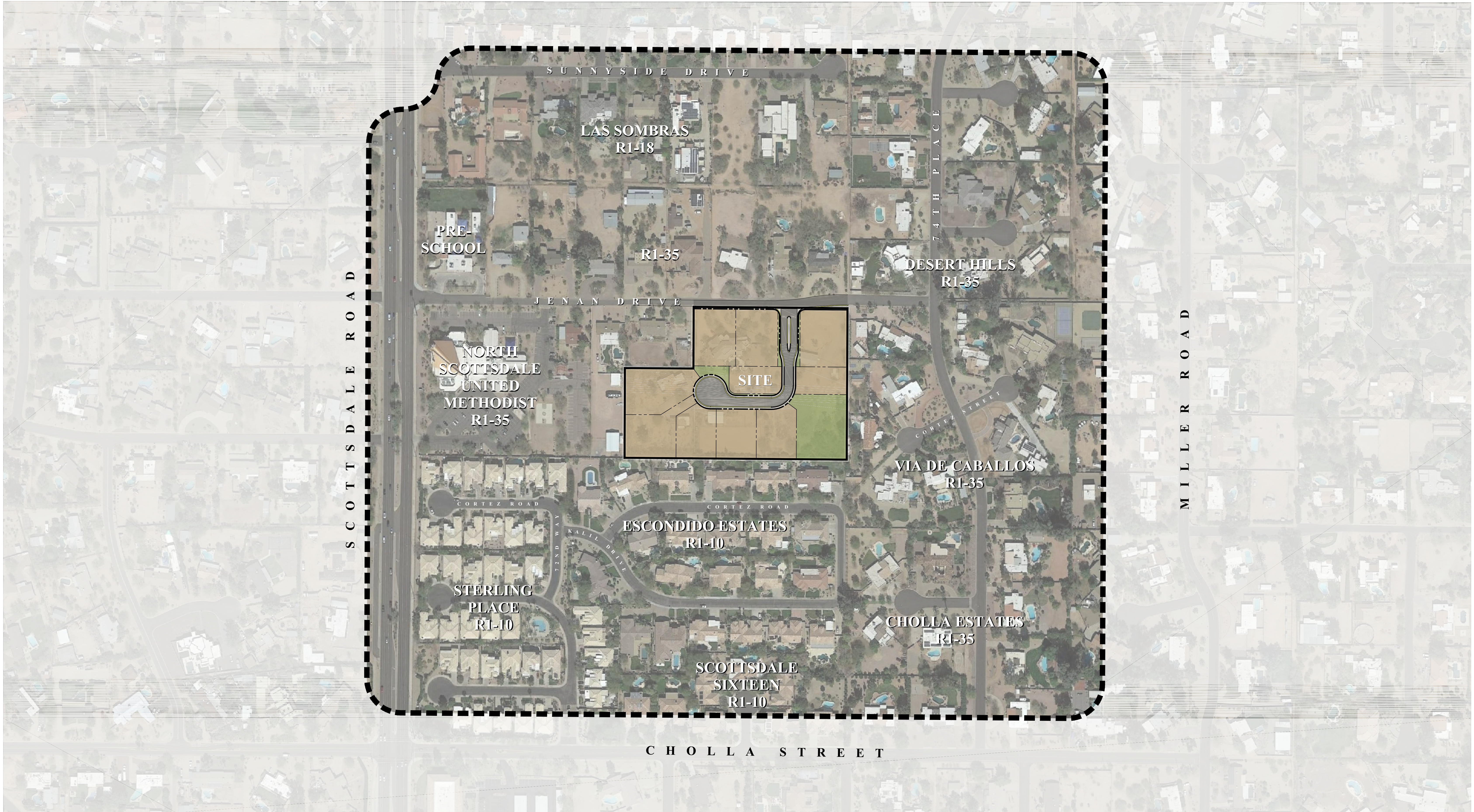
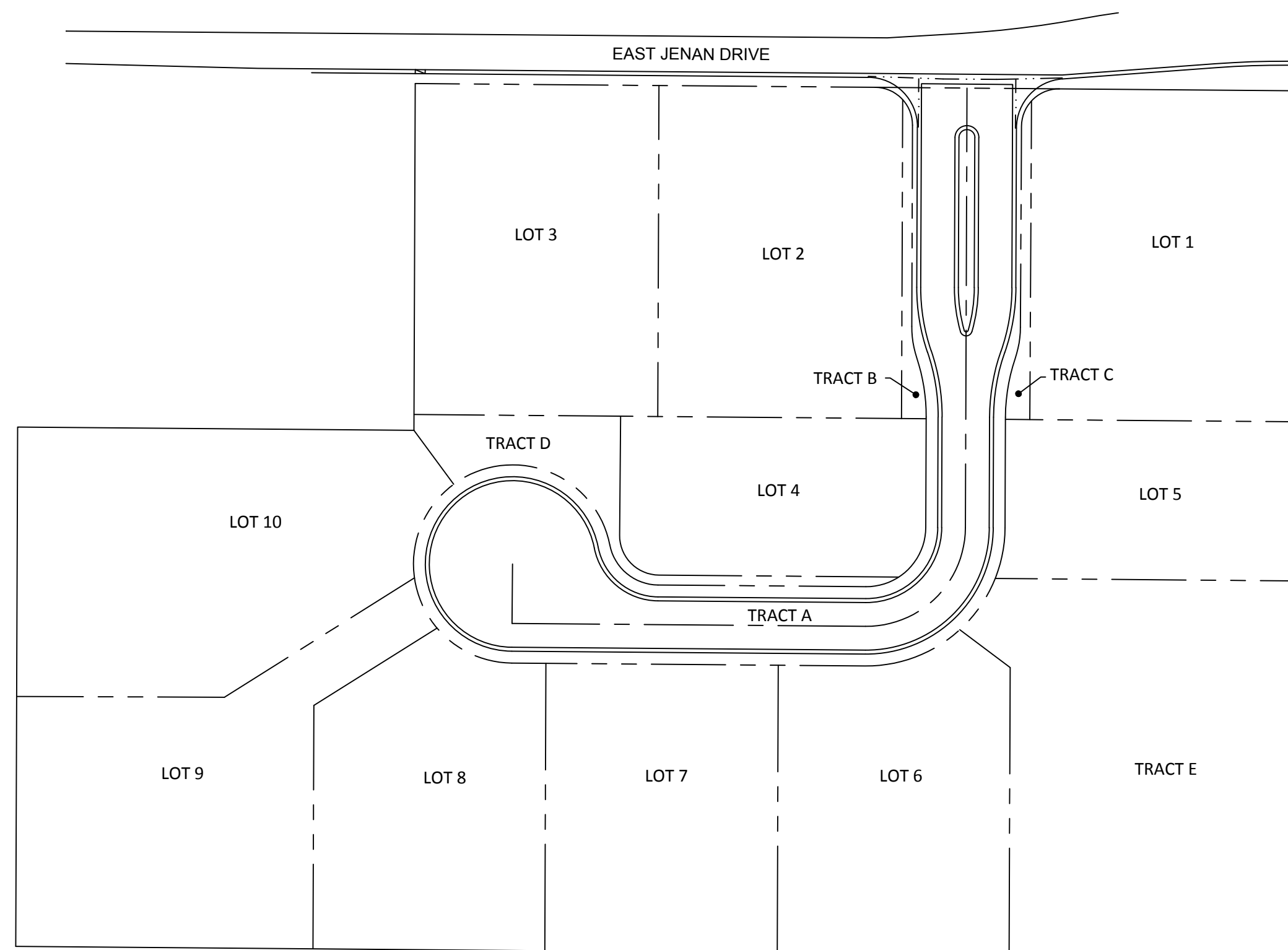


Diagram illustrating a LOD score plot. The y-axis is labeled "LOD" and has a horizontal line at 3. The x-axis represents a chromosome with markers O and X. A thick black line represents the LOD score curve, which peaks at 3.5 between markers O and X. A dashed line with arrows indicates the recombination fraction (θ) between O and X.

	●	⊗
PUE		
R/W		
B/C		
TYP.		
EVAE		
AE		
DE		
SE		
BSB		
CFS		
	● 80.2	
	P	
FL		
EG		
	0.95%	
	10	

PRELIMINARY PLAT
FOR
ESTATES AT JENAN
*A PORTION OF THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.*



THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA,
STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3
NORTH, RANGE 4 EAST, OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA;

KIMLEY-HORN & ASSOCIATES
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
TELEPHONE: (602) 371-4533
CONTACT: CURTIS BROWN, P.E.

WATER	CITY OF SCOTTSDALE
SEWER	CITY OF SCOTTSDALE
ELECTRIC	ARIZONA PUBLIC SERVICE CO
TELEPHONE	CENTURY LINK
CABLE T.V.	COX COMMUNICATIONS
GAS	SOUTHWEST GAS

SURVEY INNOVATION GROUP, INC
22425 N. 16TH ST., SUITE 1
PHOENIX, AZ 85024
TELEPHONE: (480) 922-0780
CONTACT: ERIC SOSTROM

THE WEST LINE OF THE NORTHWEST
QUARTER OF SECTION 23, TOWNSHIP 3
NORTH, RANGE 4 EAST OF THE GILA
AND SALT RIVER BASE AND MERIDIAN.
SAID LINE BEARS NORTH 00 DEGREES
12 MINUTES 46 SECONDS EAST.

CITY OF SCOTTSDALE BRASS CAP IN
HANDHOLE AT THE INTERSECTION OF
SCOTTSDALE ROAD AND CHOLLA STREET.
ELEVATION = 1369.45 NAVD'88

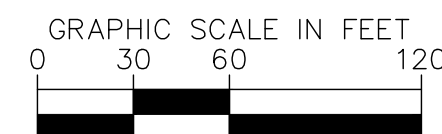
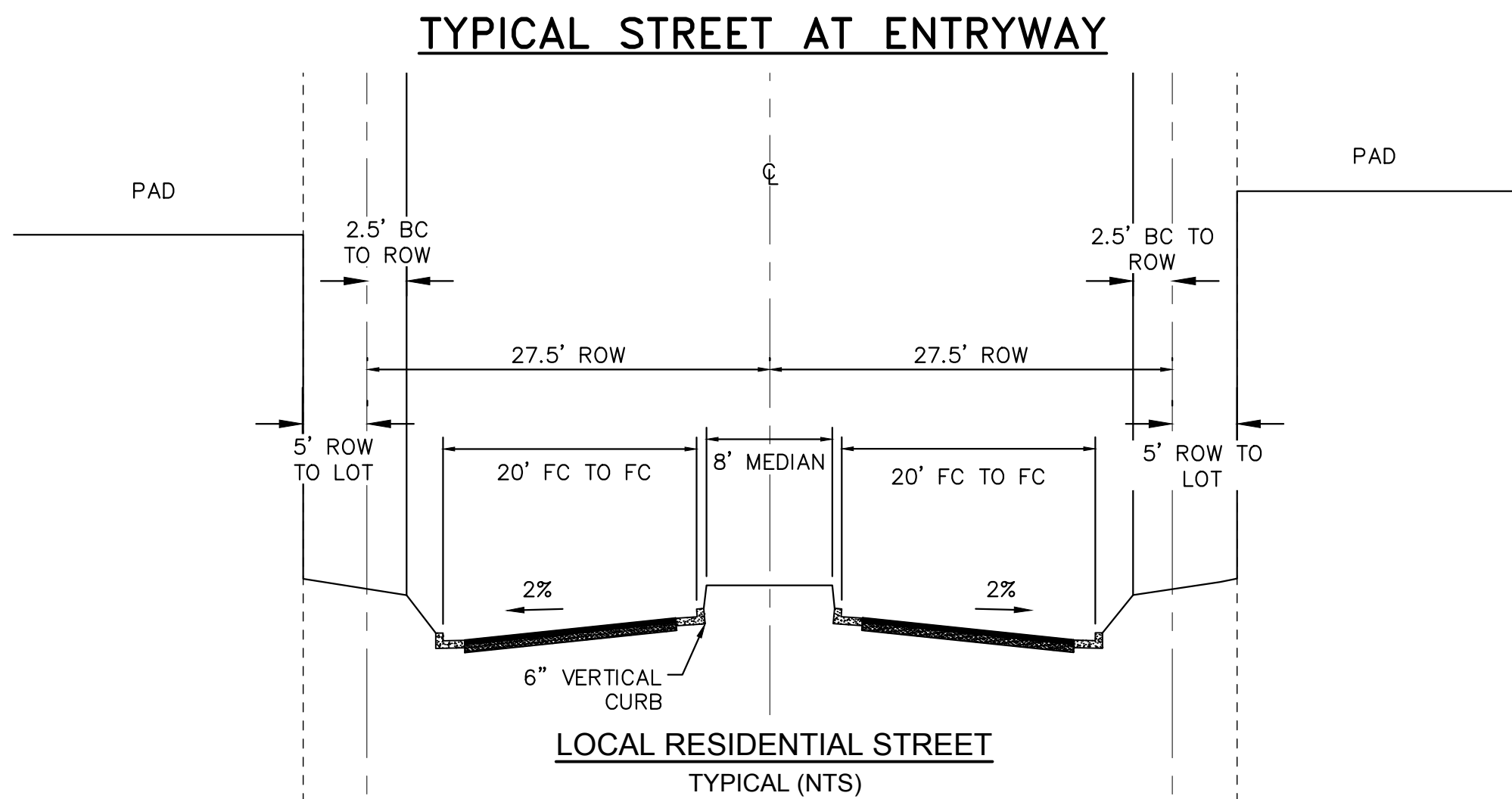
A vicinity map showing the intersection of Cactus Road, Cholla Street, and 74th Pl. The map includes Jenan Drive, Scottsdale Road, and Hayden Road. A shaded area indicates the project site, and a circled '23' is shown on Cholla Street.

COLLECTIV LANDSCAPE ARCHITECTS
1426 N. 2ND STREET
PHOENIX, ARIZONA 85004
PHONE: (602) 358-7711
JIM SMITH

CAMELOT HOMES, INC.
6607 N. SCOTTSDALE RD
SUITE H-100
SCOTTSDALE, ARIZONA 85250
PH: (480)367-4300
TOM KIRK

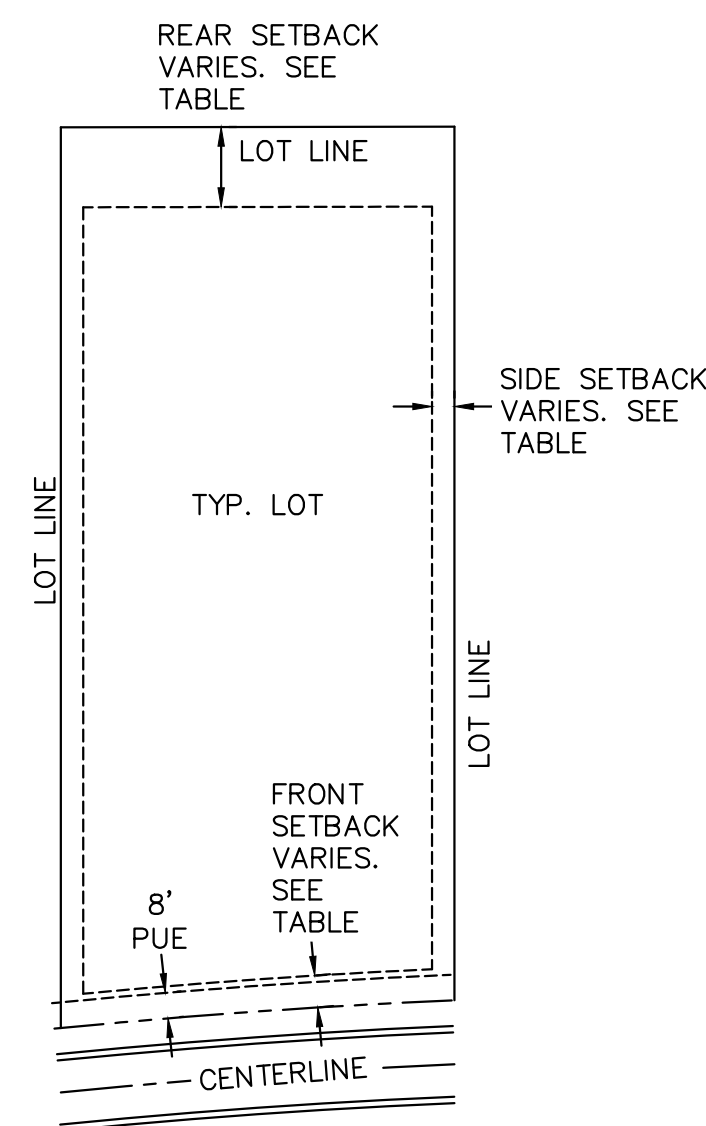
CURRENT: R1-35
PROPOSED: R1-18 PRO

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	DIMENSION PLAN
3	GRADING AND DRAINAGE PLAN
4	SECTIONS
5	BOUNDS
6	SETBACK EXHIBIT



1. UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'6"
2. KEY SWITCH/PRE-EMPTION SENSOR REQUIRED
3. MIN. HYDRANT SPACING PER DS&PM 6-1.502.
4. THE FIRE LANE SURFACE SHALL BE SUITABLE FOR ALL-WEATHER USE, WITH A MINIMUM LOADING DESIGN OF 83,000 LB. GROSS VEHICLE WEIGHT INCLUDING ANY BRIDGE OR CULVERT.

N.T.S.



COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
C.O.S. 04013C	1760	L	OCT 16, 2013	X	N/A

	R1-18 Zoning Standards	Amended R1-18 Zoning Standards
Lot Area (Min.)	18,000 sf	VARIABLE*
Lot Width (Min.)	120'	VARIABLE*
Building Height (Min.)	30'	30'
Front Setback (Min.)	35'	VARIABLE*
Side Yard (Min.)	10'	VARIABLE*
Rear Yard (Min.)	30'	VARIABLE*
Distance Between Buildings (Min.)	10'/20'	10'/17'

*See table, this sheet.

Gross Area	5.96 ac
Net Area	5.75 ac
Number of units	10
Density	1.68 du/ac
Existing Zoning	R1-35
Proposed Zoning	R1-18 PRD

Lot #	Front Setback	Rear Setback	Side Setback
1	40'	25'	35'/10'
2	40'	25'	10'/10'
3	40'	25'	35'/10'
4	20'*	25'	7'/7'
5	20'*	35'	7'/7'
6	20'*	25'	10'/10'
7	20'*	25'	10'/10'
8	20'*	25'	10'/10'
9	20'*	35'/25'	10'/10'
10	20'*	35'	35'/7'

*10' to livable, 20' to face of garage.
*See sheet 6 for Setback Exhibit

Lot #	Min. Lot Width [ft]	Min Lot Area [sf]
1	117'	17,000
2	117'	17,000
3	117'	17,000
4	80'	12,000
5	80'	12,000
6	117'	17,000
7	117'	17,000
8	117'	17,000
9	117'	17,000
10	117'	17,000

Diagram illustrating the cross-section of a **LOCAL RESIDENTIAL, RURAL ESL** street. The total width is 40' TRACT, divided into two 20' TRACT segments. The cross-section includes:

- 8' PUE (Public Use Easement) on both sides.
- 6' SHLDR (Shoulder) on both sides.
- 14' BC (Base Course) in the center.
- 2% slope on the base course.
- 3:1 MAX slope on the shoulders.
- ROLL CURB PER PLAN on both sides.
- *STREET SLOPE & DIRECTION PER PLAN N.T.S.

LOCAL RESIDENTIAL STREET
TYPICAL (NTS)

5' ADDITIONAL R/W PER THIS PROJECT

25' R/W

6' SHLDR

20' FC TO EOP

2%

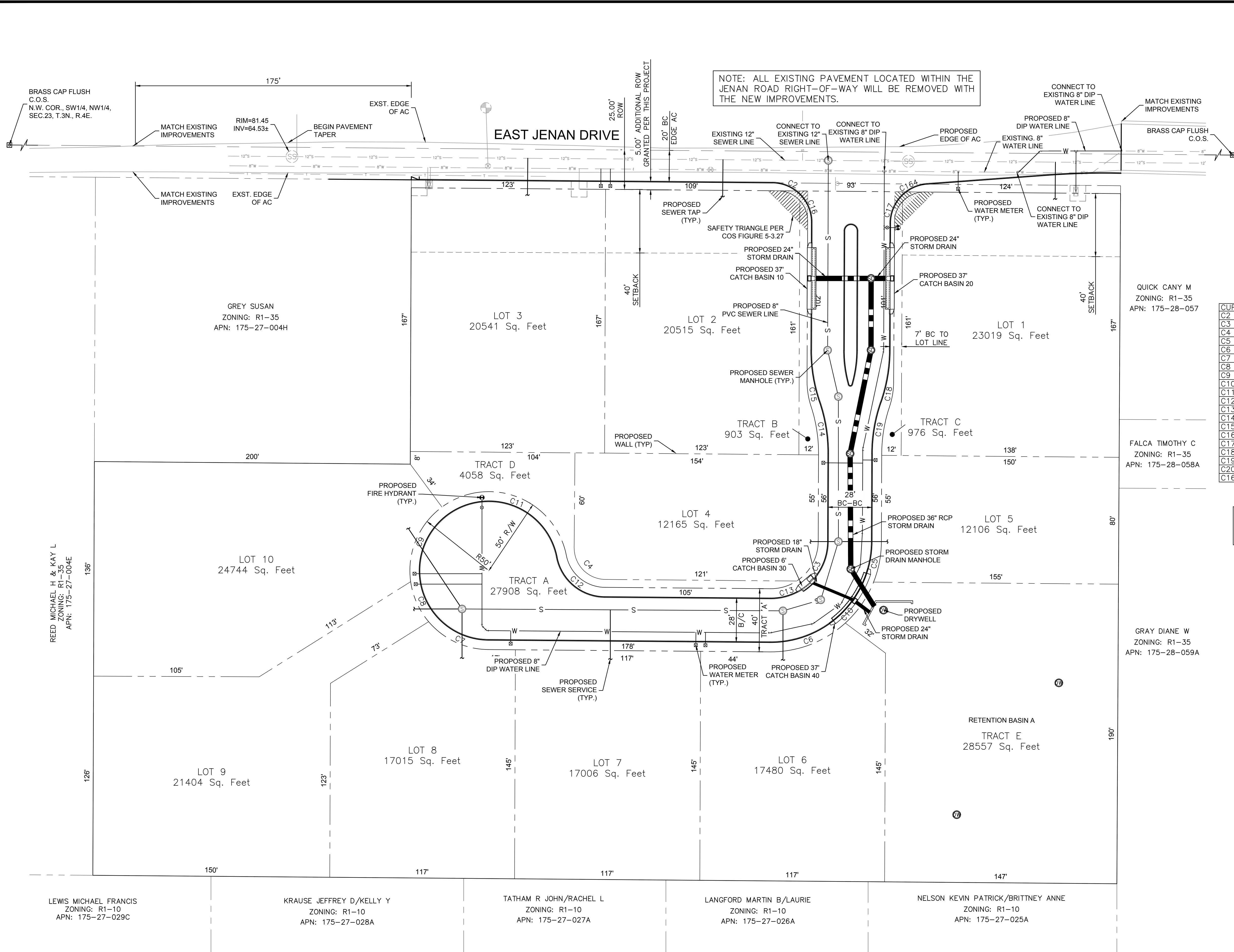
2%*

*STREET SLOPE & DIRECTION PER PLAN

EAST JENAN DRIVE

TYPICAL (NTS)

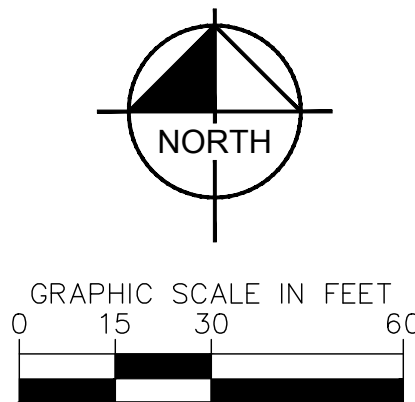
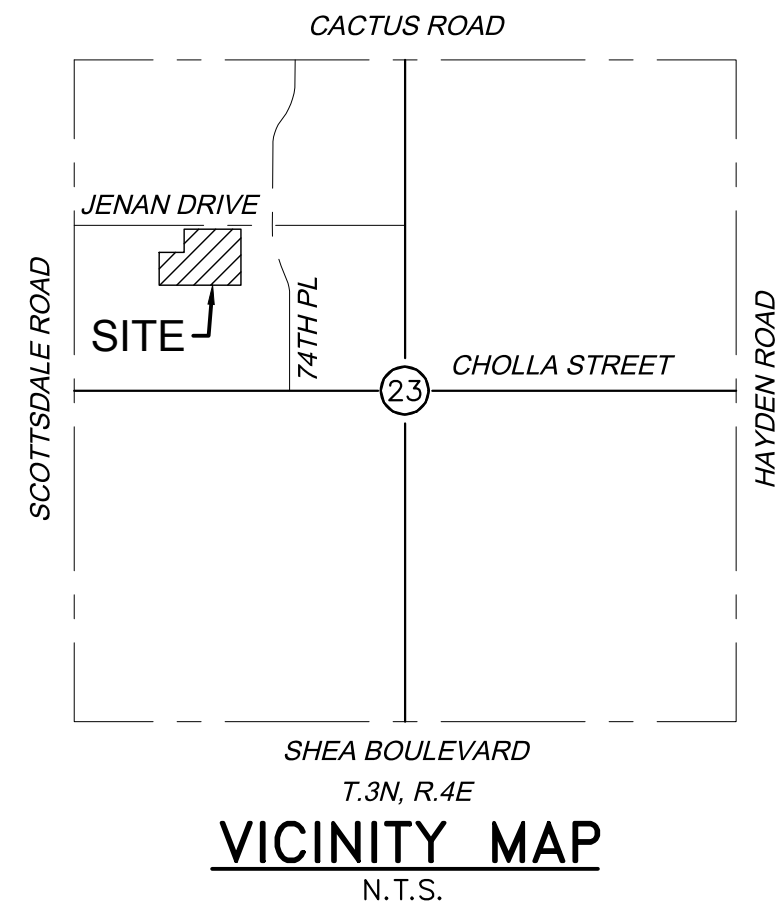
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NOTE: ALL EXISTING PAVEMENT LOCATED WITHIN THE JENAN ROAD RIGHT-OF-WAY WILL BE REMOVED WITH THE NEW IMPROVEMENTS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	19.00'	15.65'	15.21'	S 68° E	47°12'11"
C3	30.00'	29.69'	28.49'	S 29° W	56°42'09"
C4	20.00'	31.42'	28.28'	N 45° W	90°00'00"
C5	70.00'	26.20'	26.05'	N 11° E	21°26'52"
C6	70.00'	52.34'	51.12'	N 69° E	42°50'13"
C7	50.00'	42.94'	41.63'	S 65° E	49°12'15"
C8	50.00'	28.13'	27.76'	S 24° E	32°14'23"
C9	50.00'	53.80'	51.25'	S 23° W	61°39'19"
C10	70.00'	31.73'	31.46'	S 35° W	25°58'30"
C11	50.00'	100.67'	84.51'	S 69° E	115°21'50"
C12	25.00'	34.24'	31.62'	S 50° E	78°27'47"
C13	30.00'	17.57'	17.32'	N 74° E	33°33'26"
C14	94.00'	30.35'	30.22'	N 09° W	18°30'05"
C15	50.00'	16.15'	16.08'	N 09° W	18°30'05"
C16	19.00'	14.11'	13.78'	N 21° W	42°32'13"
C17	19.00'	14.11'	13.78'	S 22° W	42°32'13"
C18	50.00'	16.00'	15.94'	S 09° W	18°20'19"
C19	94.00'	30.24'	30.11'	S 09° W	18°25'48"
C20	144.00'	46.50'	46.30'	S 09° E	18°30'05"
C164	19.00'	15.80'	15.34'	N 67° E	47°37'54"

NOTE: LOTS 1-3 WILL ACCESS DIRECTLY ONTO EAST JENAN DRIVE.



ESTATES AT JENAN
SCOTTSDALE, ARIZONA
SITE PLAN / SUBDIVISION PLAN
DIMENSION PLAN

SCALE (H): 1"=30'
SCALE (V): NONE
DESIGNED BY: JRT
DRAWN BY: JRT
CHECKED BY: CLB
DATE: 01/15/2020

Kimley»Horn

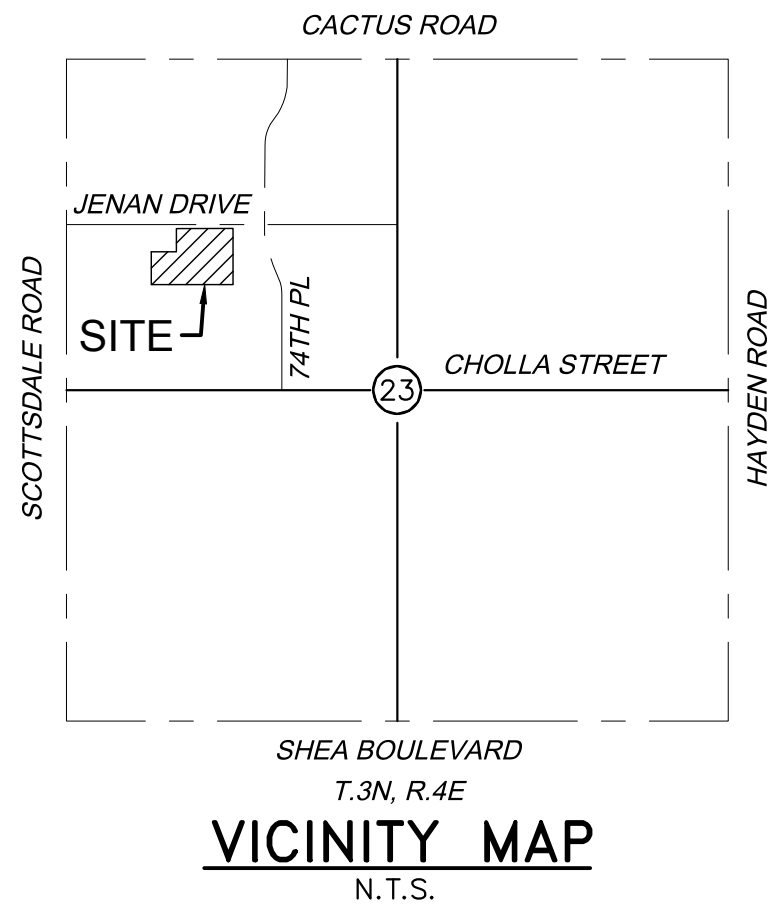
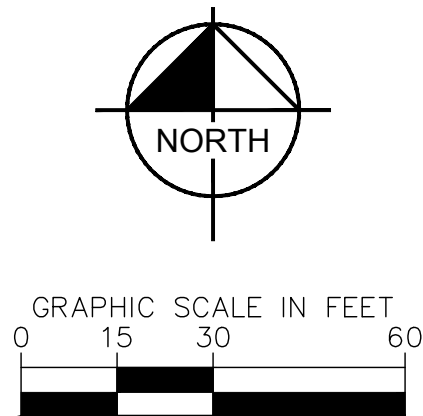
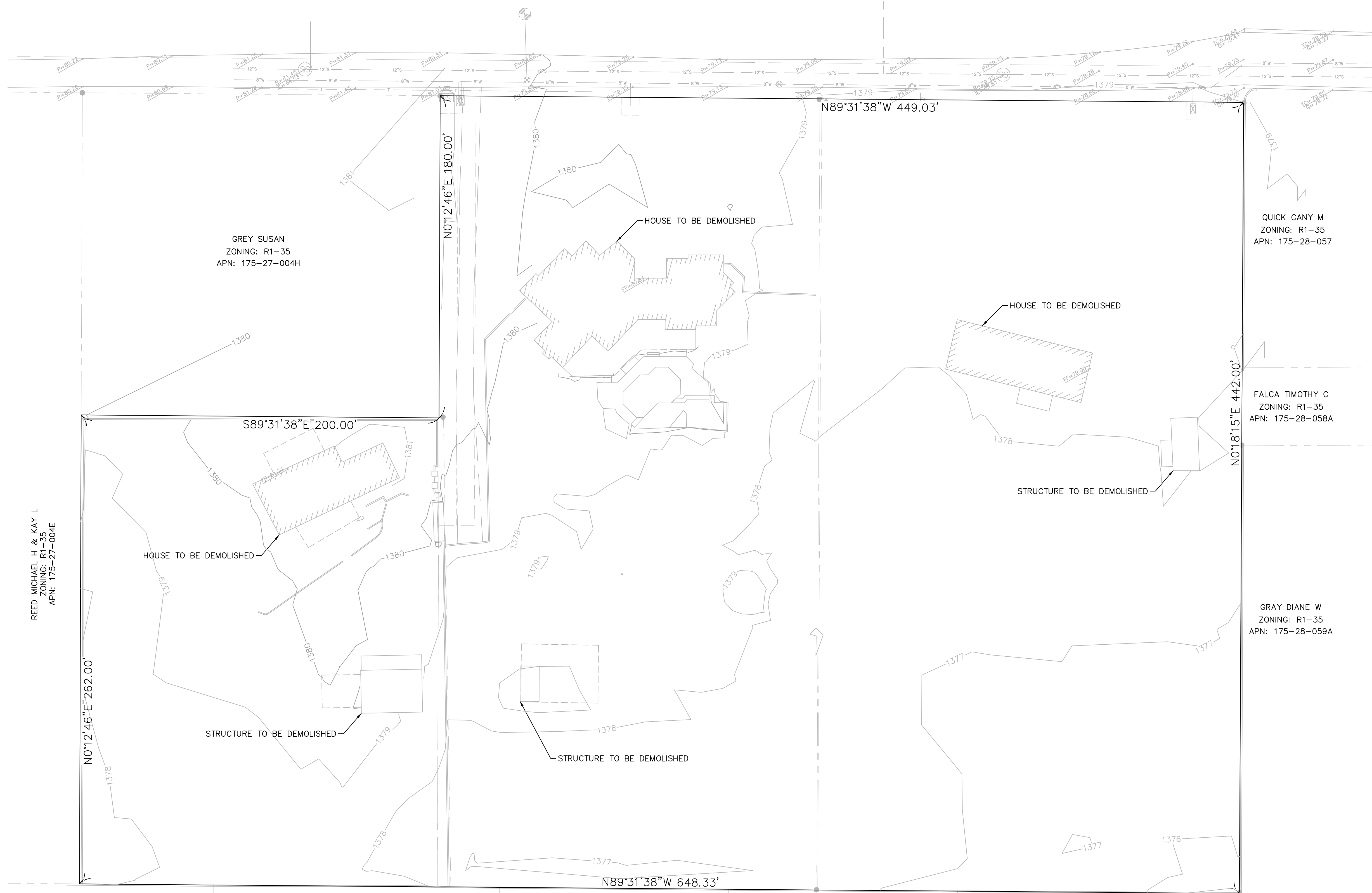
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Phoenix, Arizona 85020 (602) 944-5500

PROJECT NO.
291104074
DRAWING NAME
PP2
2-ZN-2020
2 OF 6
1/28/2020

Professional Engineer
31101
CURTIS LELAND BROWN
01/15/2020

REVISION
BY DATE APPR.

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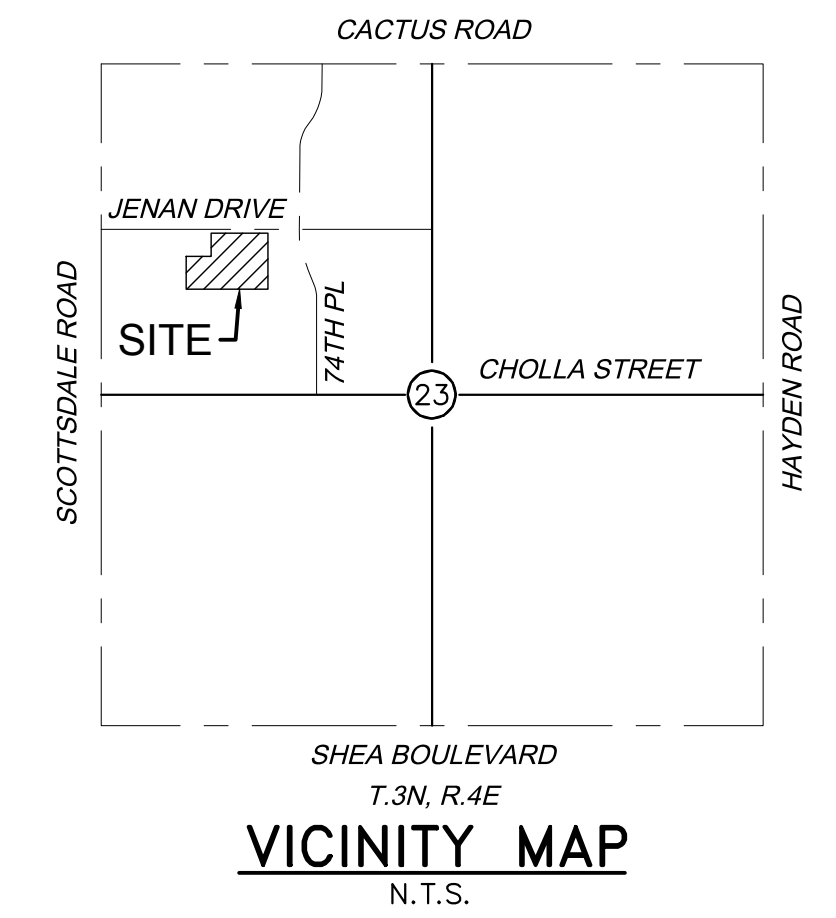
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SCALE (V): NONE
DESIGNED BY: JRT
DRAWN BY: JRT
CHECKED BY: CLB
DATE: 01/15/2020

ESTATES AT JENAN
SCOTTSDALE, ARIZONA
DIMENSION PLAN
BOUNDARY OVER TOPO PLAN



PROJECT NO.
291104074
DRAWING NAME
BOUNDS

5 OF 6
2-ZN-2020
1/28/2020



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ESTATES AT JENAN
SCOTTSDALE, ARIZONA
SITE PLAN / SUBDIVISION PLAN
SETBACK EXHIBIT



PROJECT NO.
291104074

DRAWING NAME
PP2

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N SCOTTSDALE RD

R1-35

E Jenan Dr

Jenan
Dr

175-27-00-4E R1-35

Proposed
R1-18

R1-35

N SCOTTSDALE RD

E Cortez Rd

R1-10

E Cortez Rd

R1-10

N 74th St

E Kall Dr

E Kall Dr

E Kall Dr

2-ZN-2020
1/28/2020