



Full Size or Largest Size Plans

Site Plan

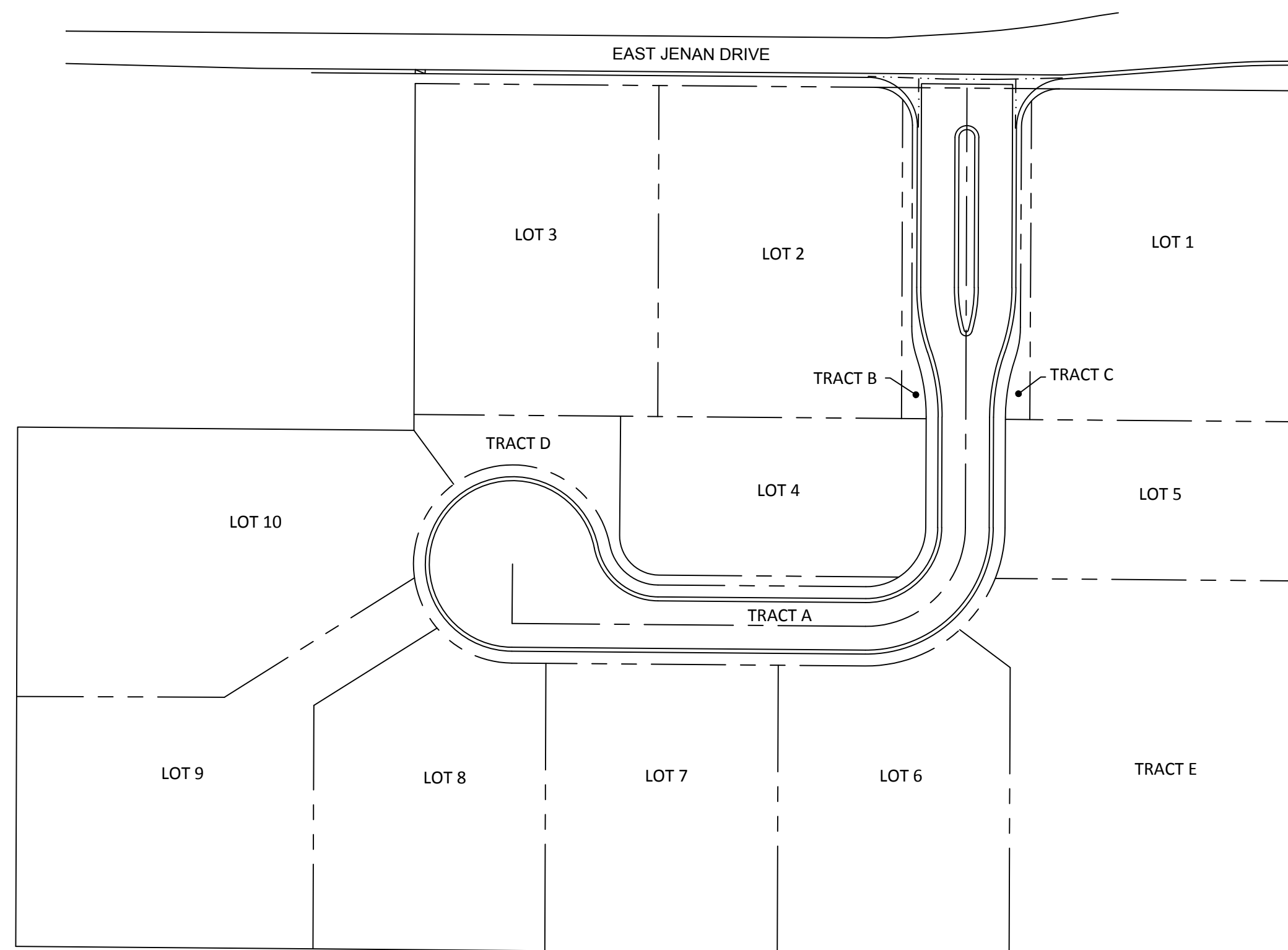
Landscape Plan

Elevations

The diagram illustrates a LOD score plot. The vertical axis is labeled 'LOD' and has a horizontal line at the significance threshold of 3. The horizontal axis represents a chromosome with two markers, 'O' and 'X'. A solid line with a peak above the LOD threshold indicates a significant linkage. A dashed line below the threshold indicates no significant linkage.

	●	⊗
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.

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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.
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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

COLLECTIV LANDSCAPE ARCHITECTS
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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 PRD

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

Diagram illustrating the typical cross-section of a Local Residential Street (NTS).

The street layout includes the following dimensions and features:

- Overall Right-of-Way (ROW) width: 27.5' ROW on each side of the centerline.
- Travel Lane Width: 20' FC TO FC (Foot of Curb to Foot of Curb) on each side of the median.
- Median Width: 8' MEDIAN.
- Shoulder/Buffer Width: 2.5' BC TO ROW (Buffer to Right-of-Way) on each side.
- Right-of-Way to Lot: 5' ROW TO LOT on each side.
- Street Slope: 2% slope on both sides of the median.
- Vertical Curb: 6" VERTICAL CURB separating the travel lanes from the median.
- Labels: PAD (Public Access Drive), ROW (Right-of-Way), BC (Buffer to Curb), FC (Foot of Curb), MEDIAN, and LOCAL RESIDENTIAL STREET.

Diagram illustrating the cross-section of a **LOCAL RESIDENTIAL, RURAL ESL** street. The total width is 40' TRACT.

The cross-section includes the following segments and dimensions:

- 8' PUE (Public Use Easement)
- 20' TRACT (Main Tract)
- 8' PUE (Public Use Easement)

The 20' TRACT is further divided into:

- 6' SHLDR (Shoulder)
- 14' BC (Base Course)
- 6' SHLDR (Shoulder)

The 6' SHLDR segments are labeled with a 3:1 MAX slope.

The 14' BC segments are labeled with a 2% slope.

The diagram also shows the **ROLL CURB PER PLAN** and the ***STREET SLOPE & DIRECTION PER PLAN N.T.S.** (Not To Scale).

The diagram is titled **LOCAL RESIDENTIAL STREET** and is labeled **TYPICAL (NTS)**.

5' ADDITIONAL R/W PER THIS PROJECT

25' R/W

6' SHLDR

20' FC TO EOP

2%*

PAD

ROLL CURB PER PLAN

*STREET SLOPE & DIRECTION PER PLAN

TRACT VARIES

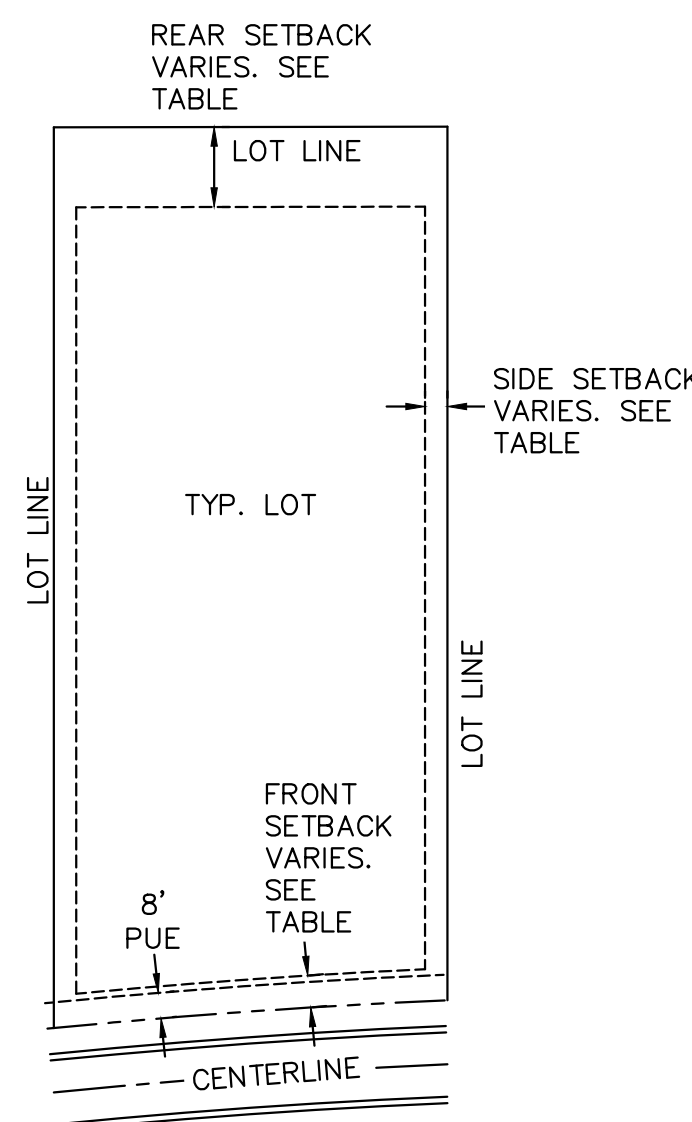
E/P VARIES

EAST JENAN DRIVE

TYPICAL (NTS)

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'

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

Kimley»»Horn

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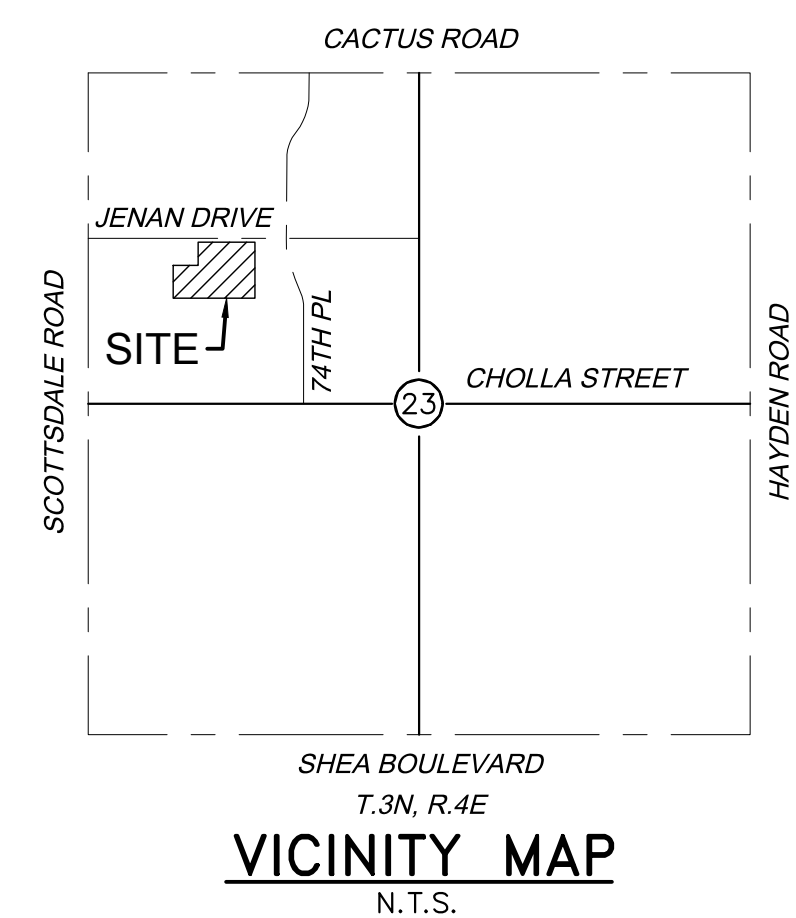
ESTATES AT JENAN
SCOTTSDALE, ARIZONA
SITE PLAN / DIMENSION PLAN
COVER SHEET

PROJECT NO.
291104074

DRAWING NAM
COVER

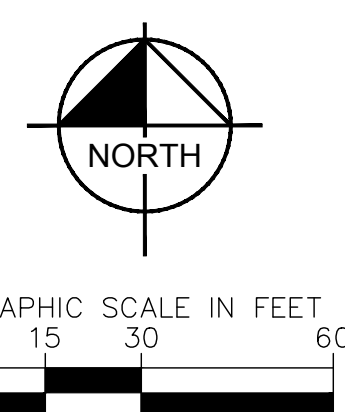
1 OF 6 2-ZN-20 1/28/16

[illegible]



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	19.00'	15.65'	15.21'	S 66° 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'	E 74° E	33°33'26"
C14	94.00'	39.35'	39.29'	S 29° W	18°30'05"
C15	50.00'	16.35'	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'	15.50'	15.34'	N 67° E	47°37'54"

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



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

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



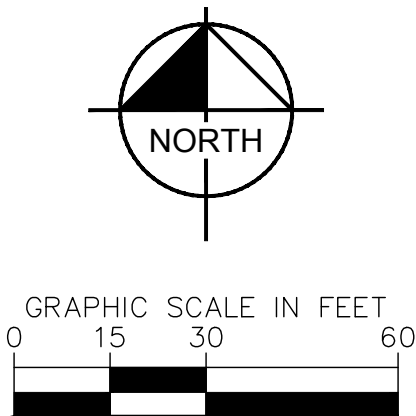
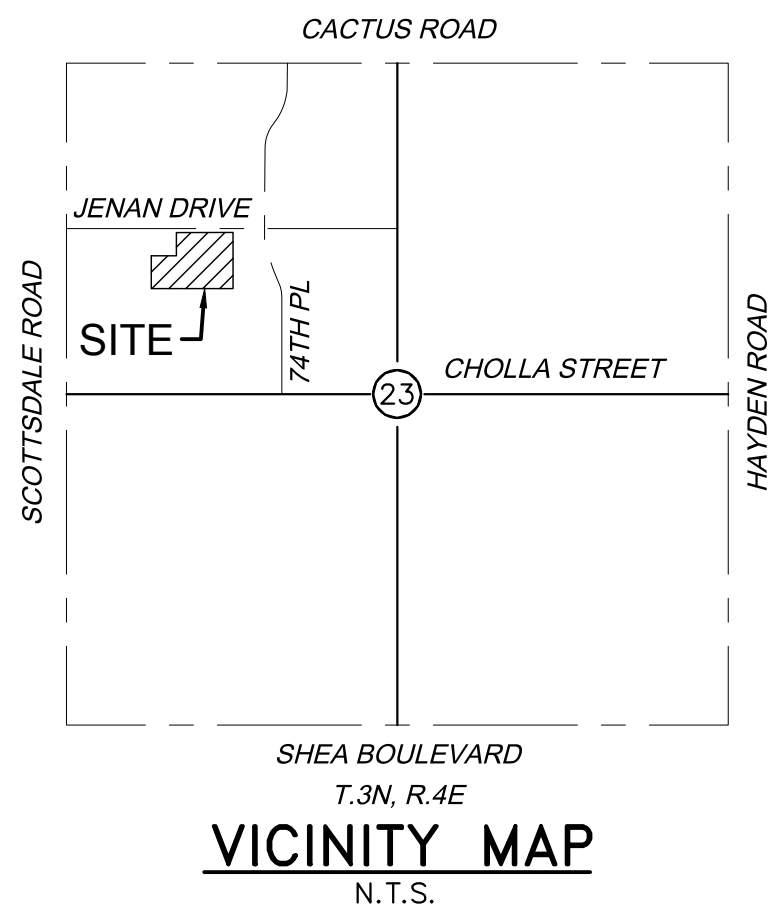
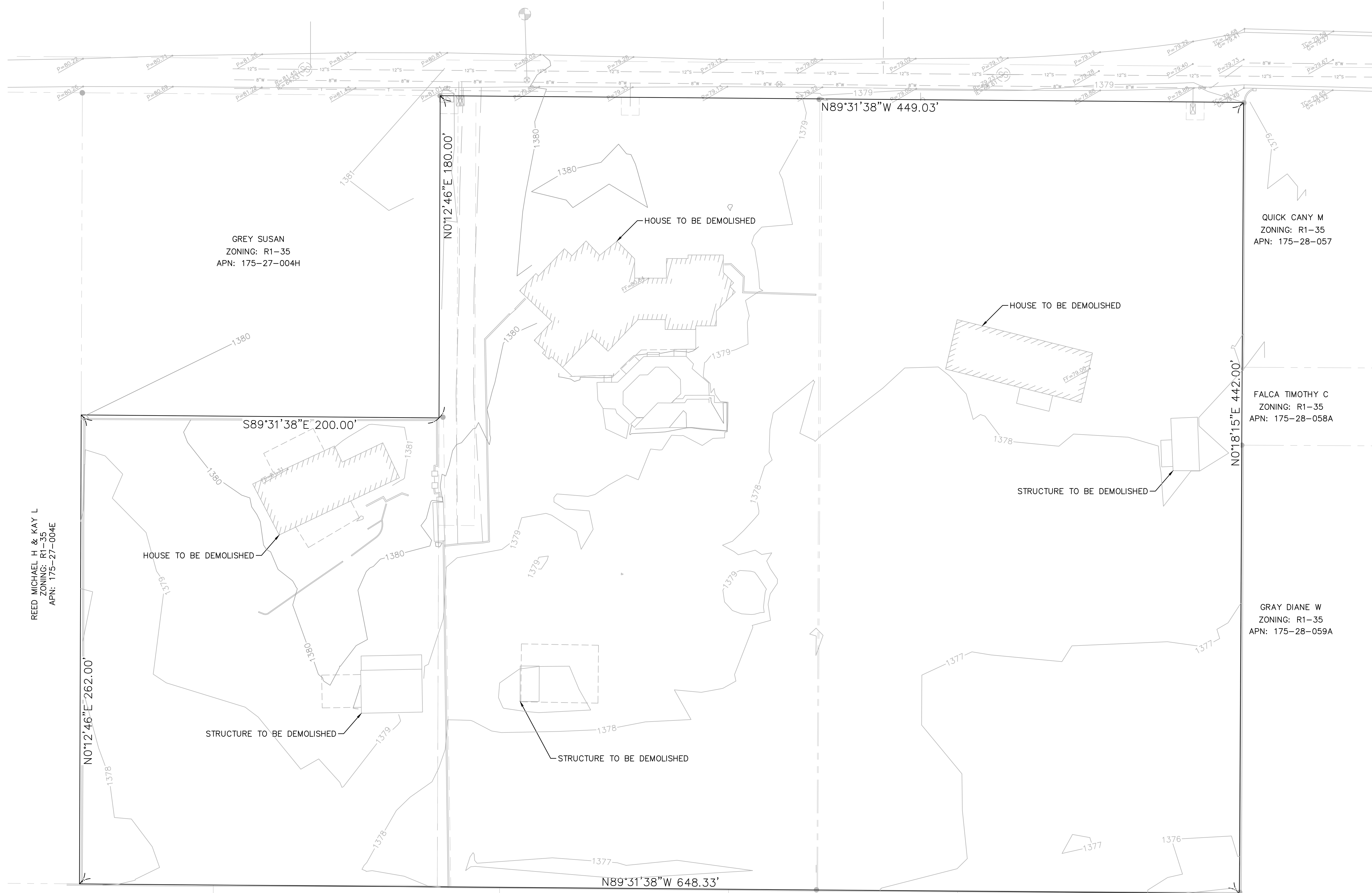
PROJECT NO.	291104074
DRAWING NAME	PP2

2 OF 6 2-ZN-202 1/28/2020

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REED MICHAEL H & KAY L
ZONING: R1-35
APN: 175-27-004E

LEWIS MICHAEL FRANCIS
ZONING: R1-10
APN: 175-27-029C

GREY SUSAN
ZONING: R1-35
APN: 175-27-004H

KRAUSE JEFFREY D/KELLY Y
ZONING: R1-10
APN: 175-27-028A

TATHAM R JOHN/RACHEL L
ZONING: R1-10
APN: 175-27-027A

LANGFORD MARTIN B/LAURIE
ZONING: R1-10
APN: 175-27-026A

NELSON KEVIN PATRICK/BRITTNEY ANNE
ZONING: R1-10
APN: 175-27-025A

QUICK CANY M
ZONING: R1-35
APN: 175-28-057

FALCA TIMOTHY C
ZONING: R1-35
APN: 175-28-058A

GRAY DIANE W
ZONING: R1-35
APN: 175-28-059A

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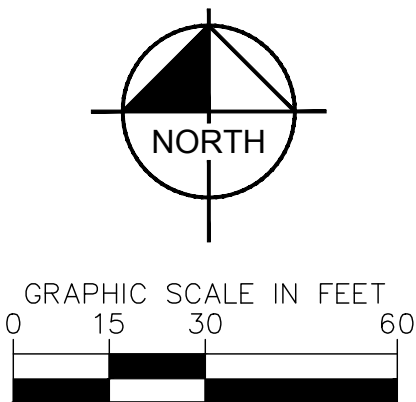
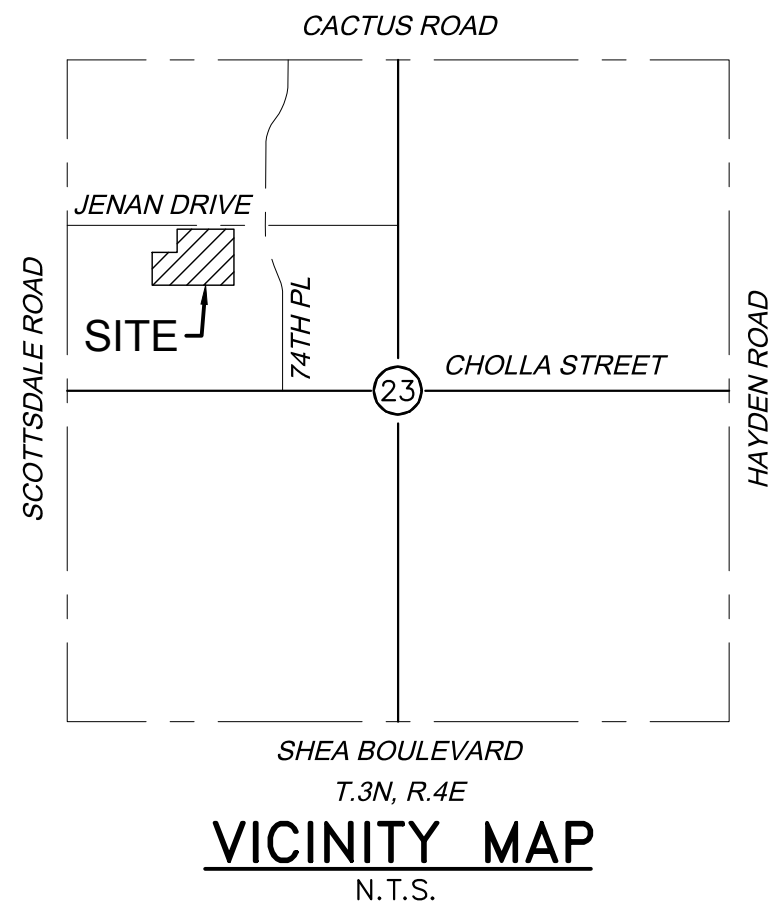
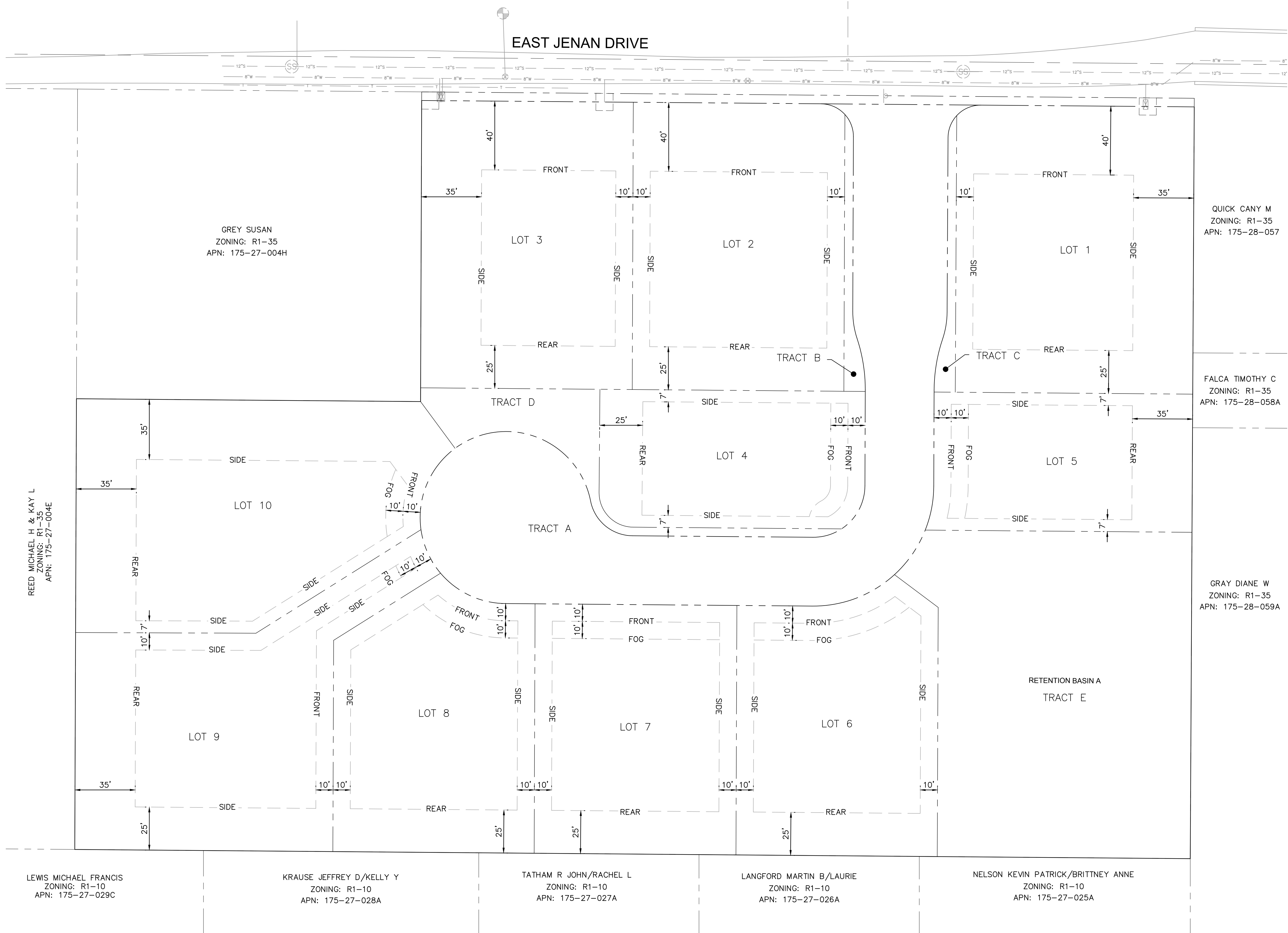
SCALE (H): 1"=30'
SCALE (V): NONE
DESIGNED BY: JRT
DRAWN BY: JRT
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DATE: 01/15/2020

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



PROJECT NO.
291104074
DRAWING NAME
BOUNDS

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DESIGNED BY: JRT
DRAWN BY: JRT
CHECKED BY: CLB
DATE: 01/15/2020

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

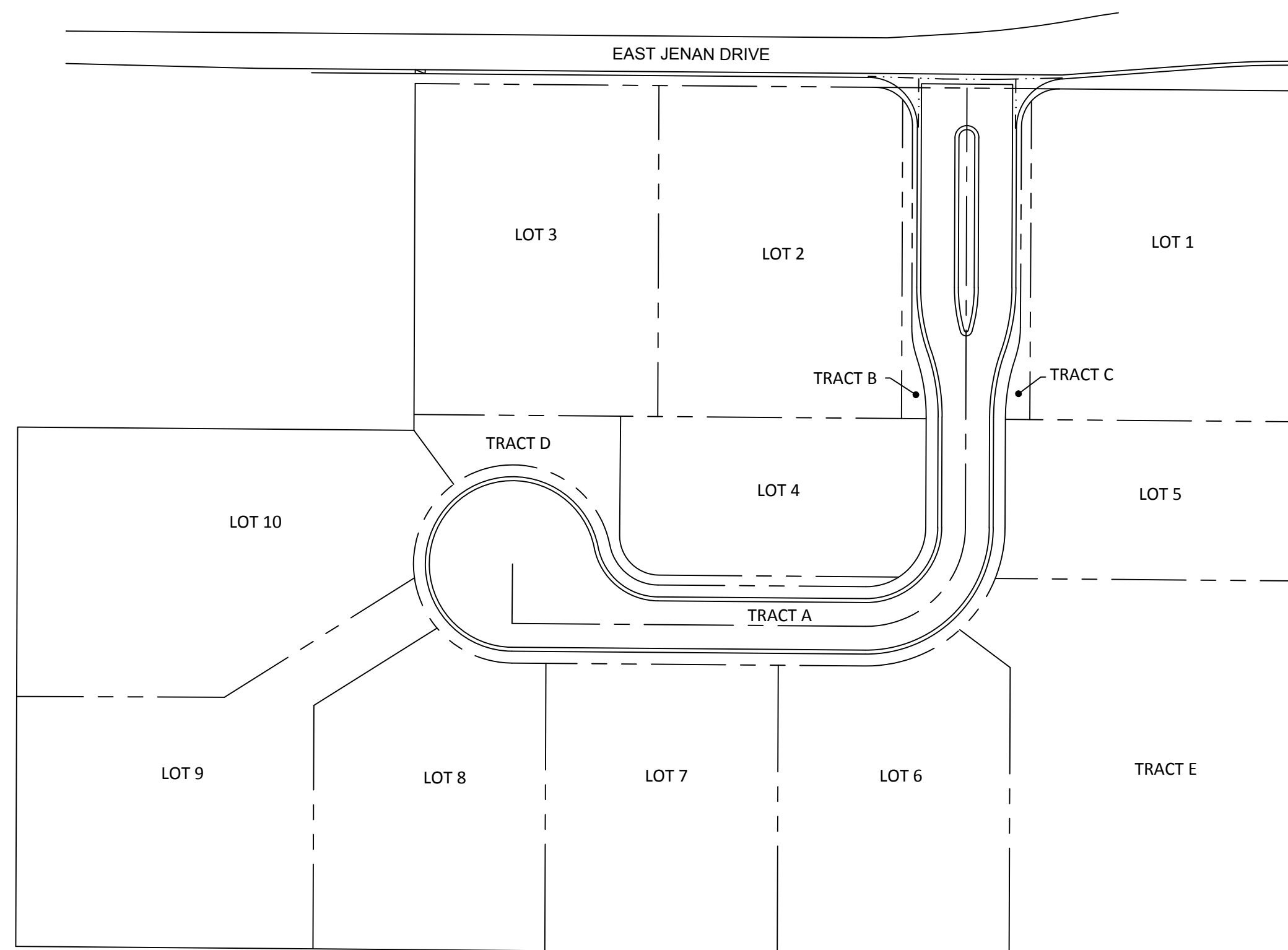


PROJECT NO.
291104074
DRAWING NAME
PP2

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 red arrow points to the peak, and a red bracket indicates the region between O and X.

	●	⊗
PUE		
R/W		
B/C		
TYP.		
EVAE		
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DE		
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BSB		
CFS		
	● 80.2	
	P	
FL		
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	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.*



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NORTH, RANGE 4 EAST, OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

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SAID LINE BEARS NORTH 00 DEGREES
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CITY OF SCOTTSDALE BRASS CAP IN
HANDHOLE AT THE INTERSECTION OF
SCOTTSDALE ROAD AND CHOLLA STREET.
ELEVATION = 1369.45 NAVD'88

CACTUS ROAD

JENAN DRIVE

SCOTTSDALE ROAD

SITE

74TH PL

CHOLLA STREET

23

HAYDEN ROAD

SHEA BOULEVARD

T.3N, R.4E

VICINITY MAP

N.T.S.

COLLECTIV LANDSCAPE ARCHITECTS
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PHOENIX, ARIZONA 85004
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JIM SMITH

CAMELOT HOMES, INC.
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PH: (480)367-4300
TOM KIRK

CURRENT: R1-35
PROPOSED: R1-18 PRD

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Diagram illustrating the typical cross-section of a Local Residential Street (NTS). The street features a central 8' MEDIAN flanked by two 20' FC TO FC travel lanes. The total width of the travel lanes is 27.5' ROW. The street is bordered by a 5' ROW TO LOT and a 2.5' BC TO ROW. The street has a 2% cross-slope and a 6" VERTICAL CURB. The diagram is labeled "LOCAL RESIDENTIAL STREET" and "TYPICAL (NTS)".

Diagram illustrating the cross-section of a typical local residential street, showing dimensions and slopes.

LOCAL RESIDENTIAL, RURAL ESL

Overall width: 40' TRACT

Dimensions and Slopes:

- Left side: 8' PUE, 20' TRACT, 6' SHLDR, 14' BC, 2% slope, 3:1 MAX slope.
- Center: 4' TRACT, 14' BC, 2% slope, 14' BC, 2% slope.
- Right side: 6' SHLDR, 20' TRACT, 8' PUE, 3:1 MAX slope.

Labels: PAD, ROLL CURB PER PLAN, *STREET SLOPE & DIRECTION PER PLAN N.T.S., LOCAL RESIDENTIAL STREET, TYPICAL (NTS).

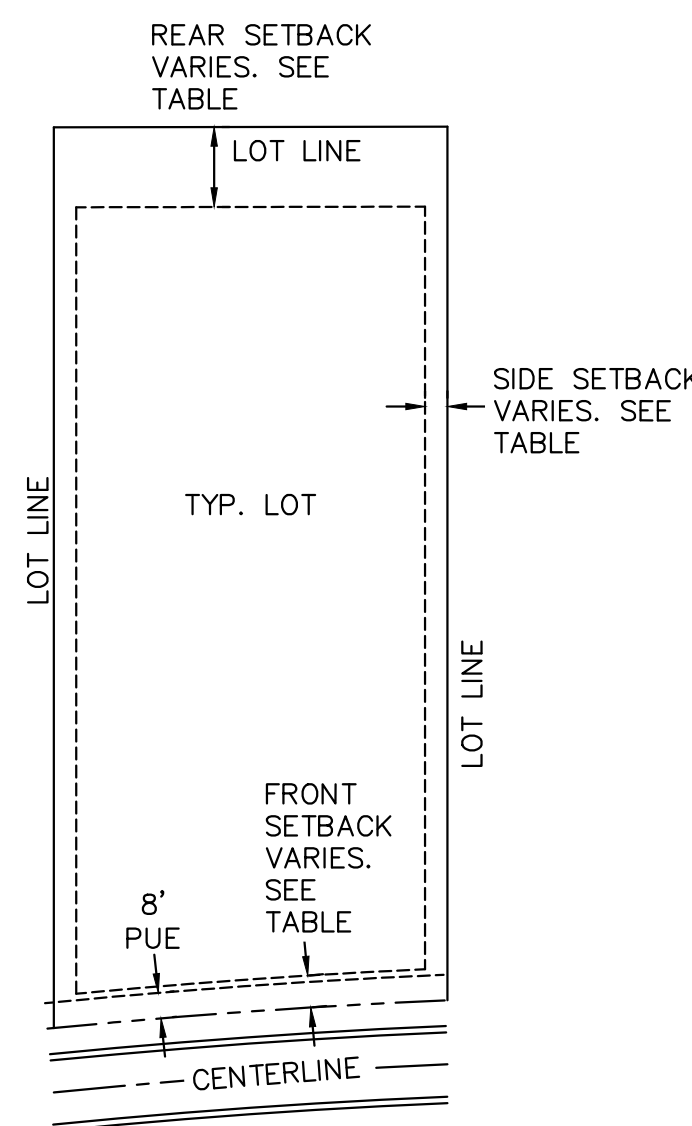
Diagram illustrating the typical cross-section of East Jenan Drive, showing dimensions and labels:

- 5' ADDITIONAL R/W PER THIS PROJECT
- 25' R/W
- TRACT VARIES
- 6' SHLDR
- 20' FC TO EOP
- E/P VARIES
- PAD
- 2%
- ROLL CURB PER PLAN
- *STREET SLOPE & DIRECTION PER PLAN

EAST JENAN DRIVE
TYPICAL (NTS)

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

Lot #	Min. Lot Width [ft]	Min Lot Area [sf]
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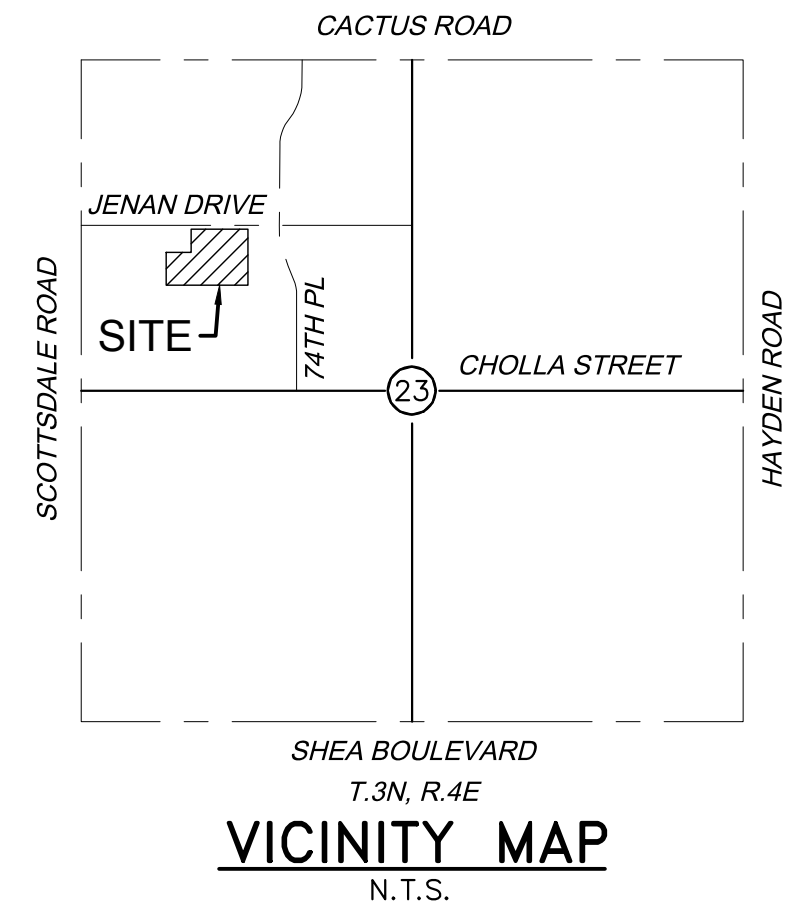
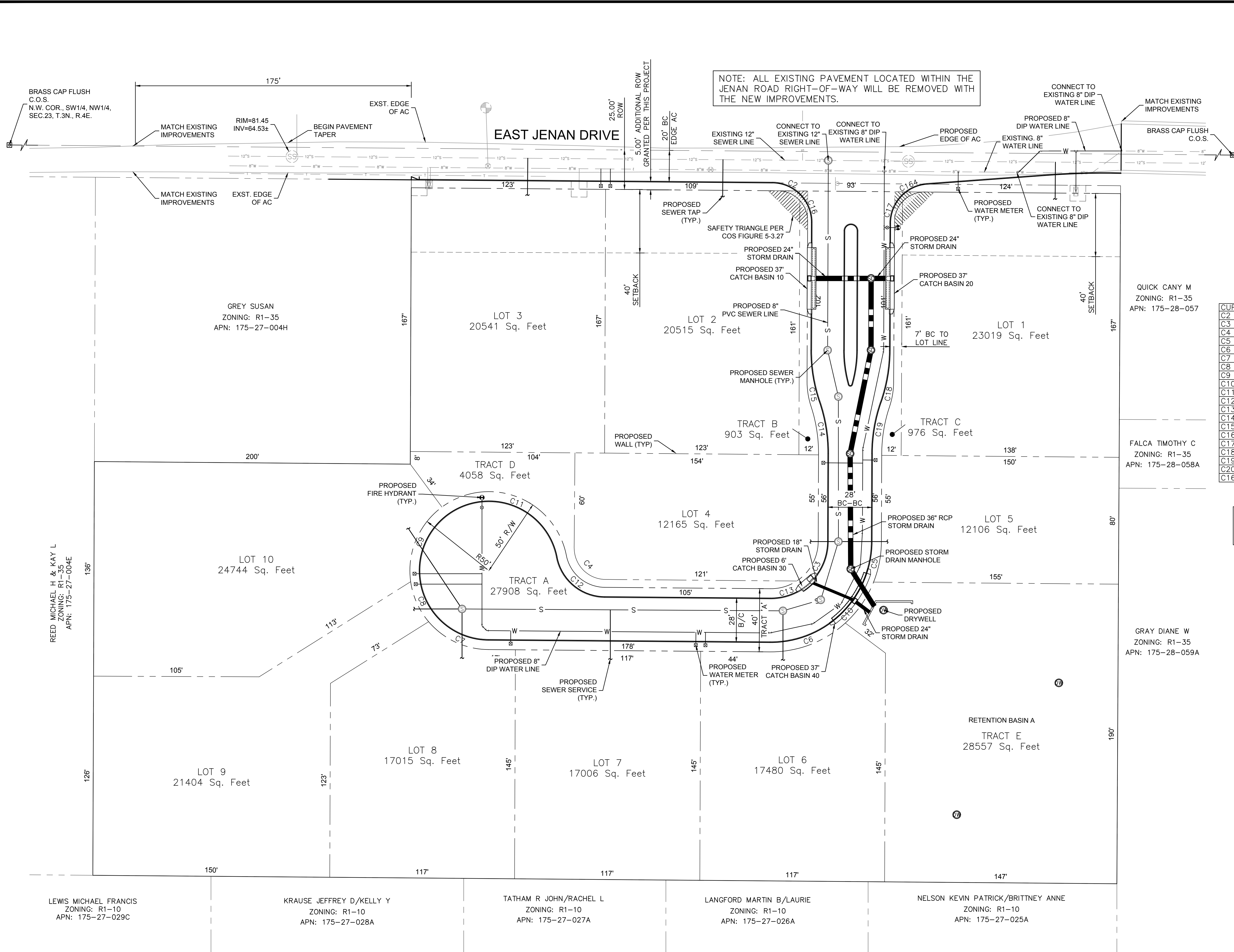
ESTATES AT JENAN
SCOTTSDALE, ARIZONA
SITE PLAN / DIMENSION PLAN
COVER SHEET

PROJECT NO
291104074

DRAWING NAME
COVER

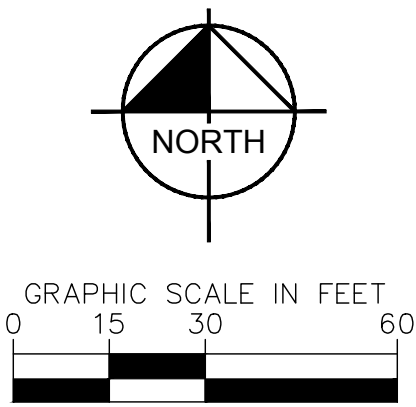
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XREFS: X291104071B X291104071B X291104071UT X291104071UT X291104071UT X291104071UT X291104071UT X291104071UT
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	19.00'	15.65'	15.21'	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

31101
CURTIS LELAND BROWN
Professional Engineer
No. 000001200
Exp. 12/31/2021

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

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

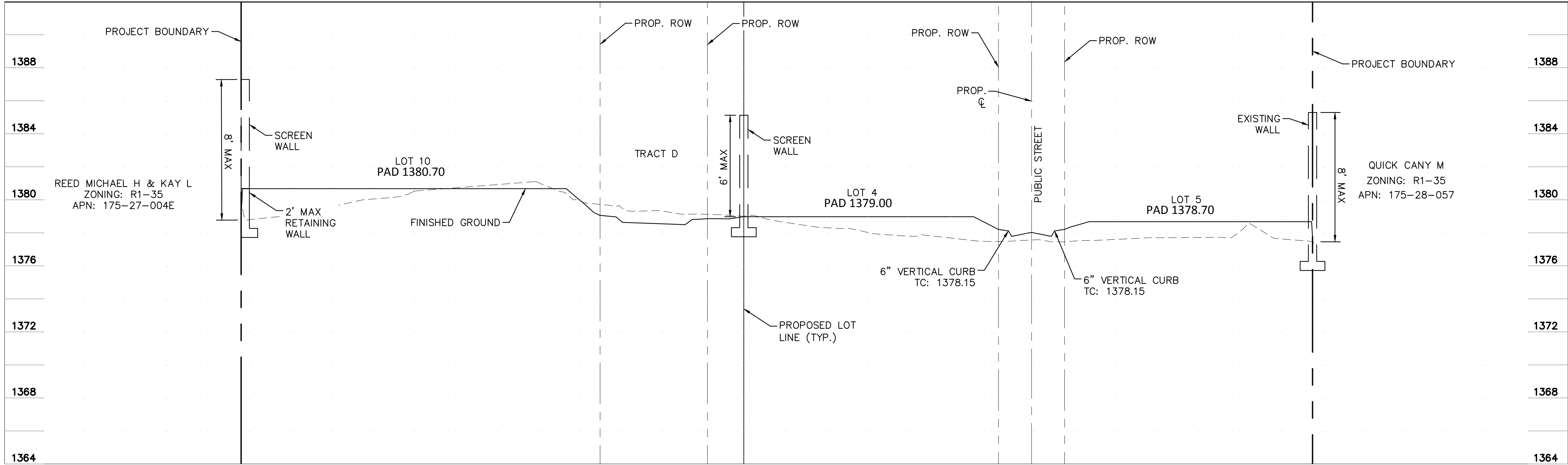
REVISION
BY
DATE
APPR.

Kimley»Horn
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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

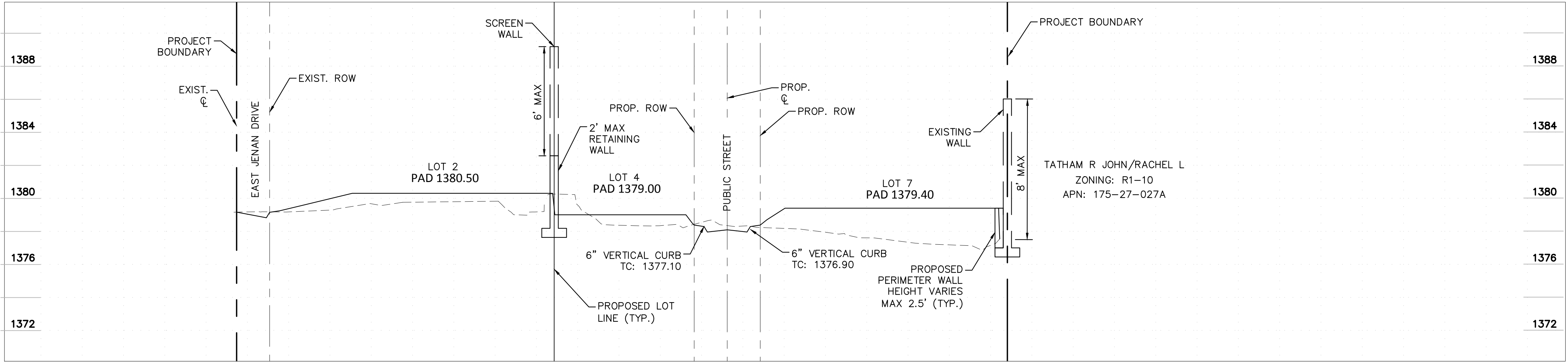
2-ZN-2020
1/28/2020



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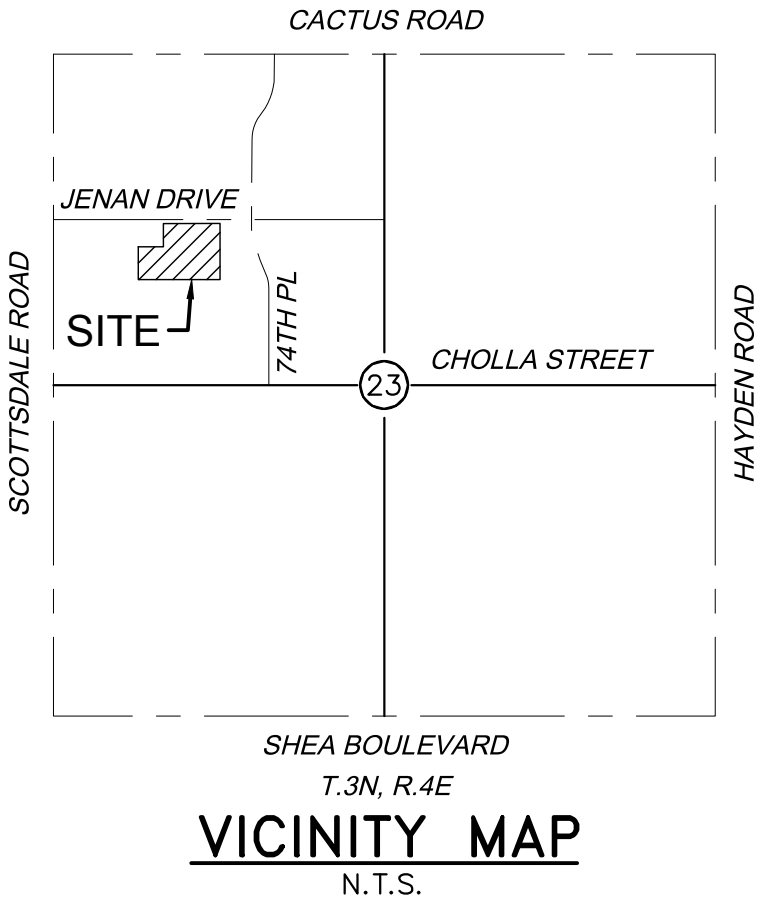
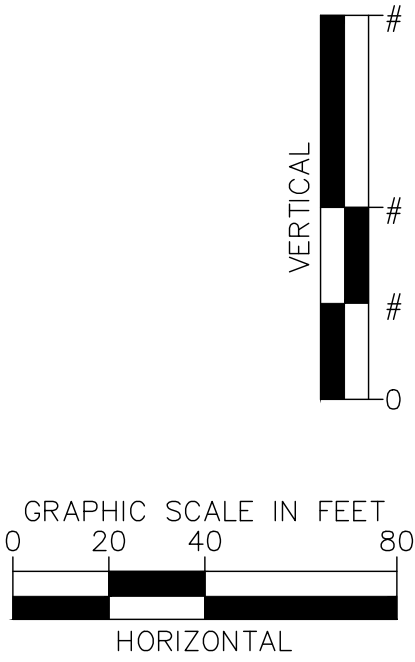


SECTION A1



SECTION B1

NOTE: 2' RETAINING WALL, 6'
SCREEN WALL COMBINED
HEIGHT NOT TO EXCEED 8'
AT ANY POINT.



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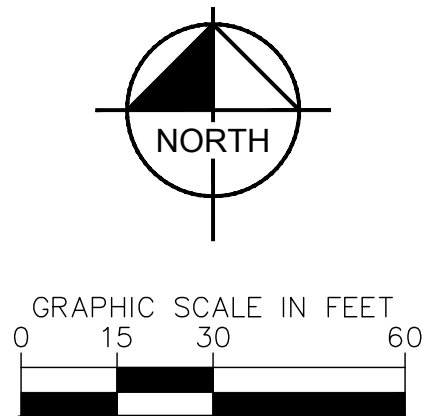
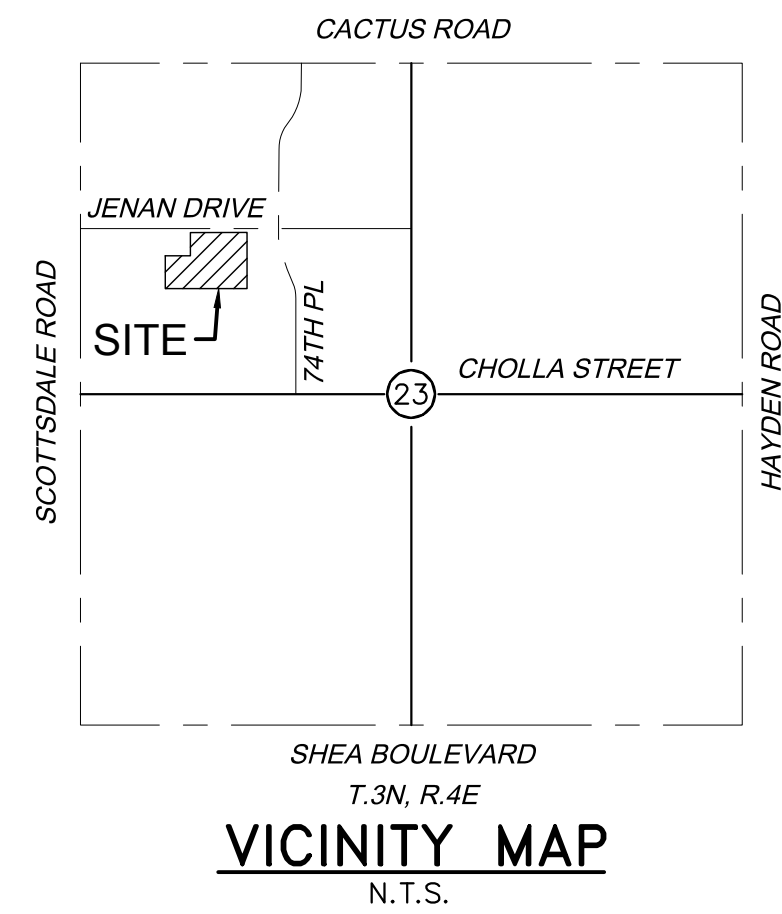
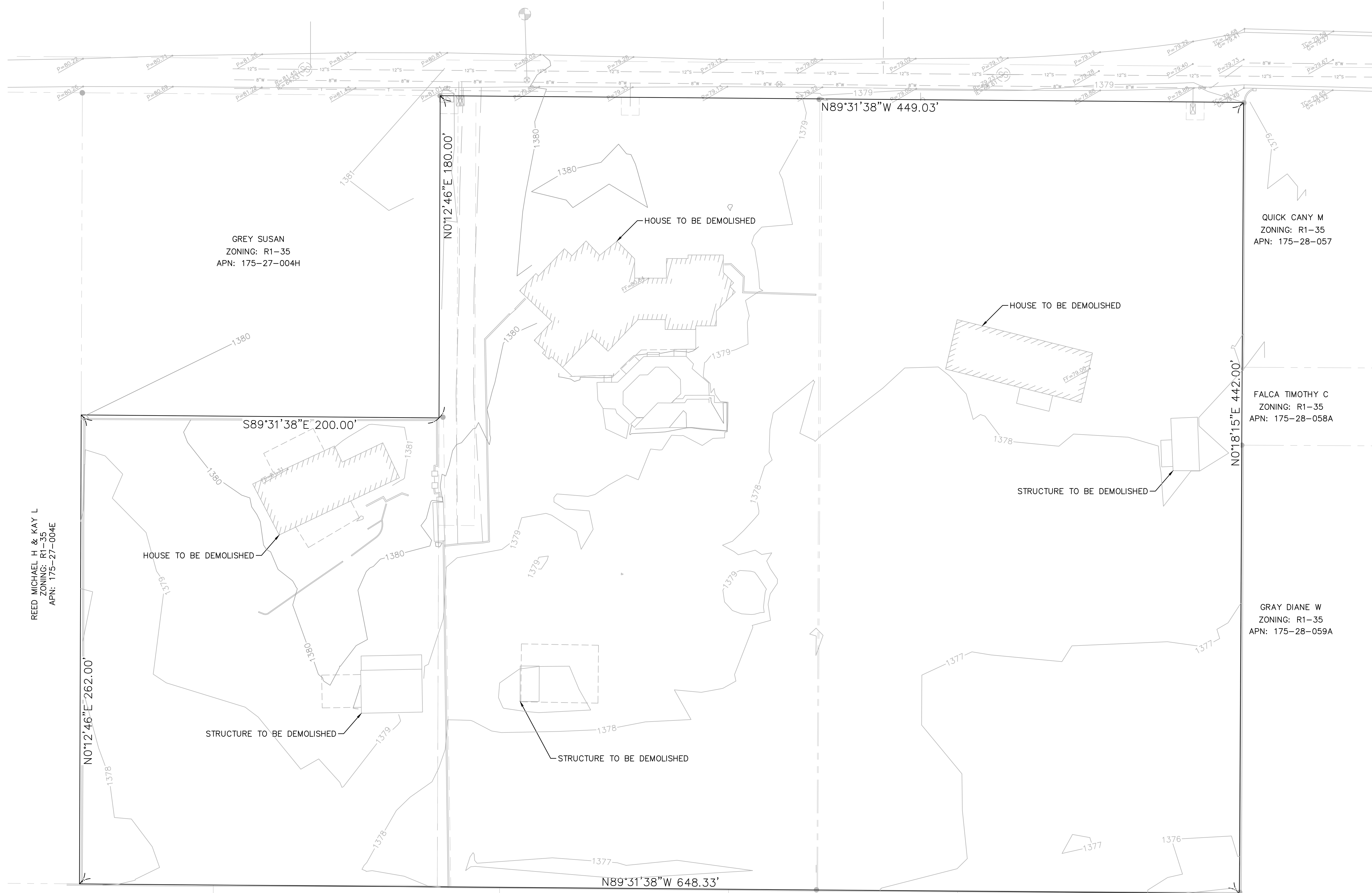
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SCALE (V): 1"=4'
DESIGNED BY: JRT
DRAWN BY: JRT
CHECKED BY: CLB
DATE: 01/15/2020

ESTATES AT JENAN
SCOTTSDALE, ARIZONA
PRELIMINARY PLAT
SECTIONS



PROJECT NO.
291104074
DRAWING NAME
SECTIONS

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SCALE (V): NONE
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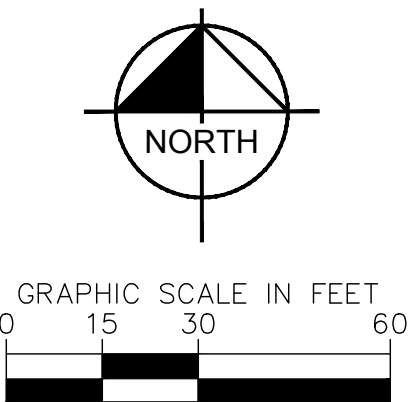
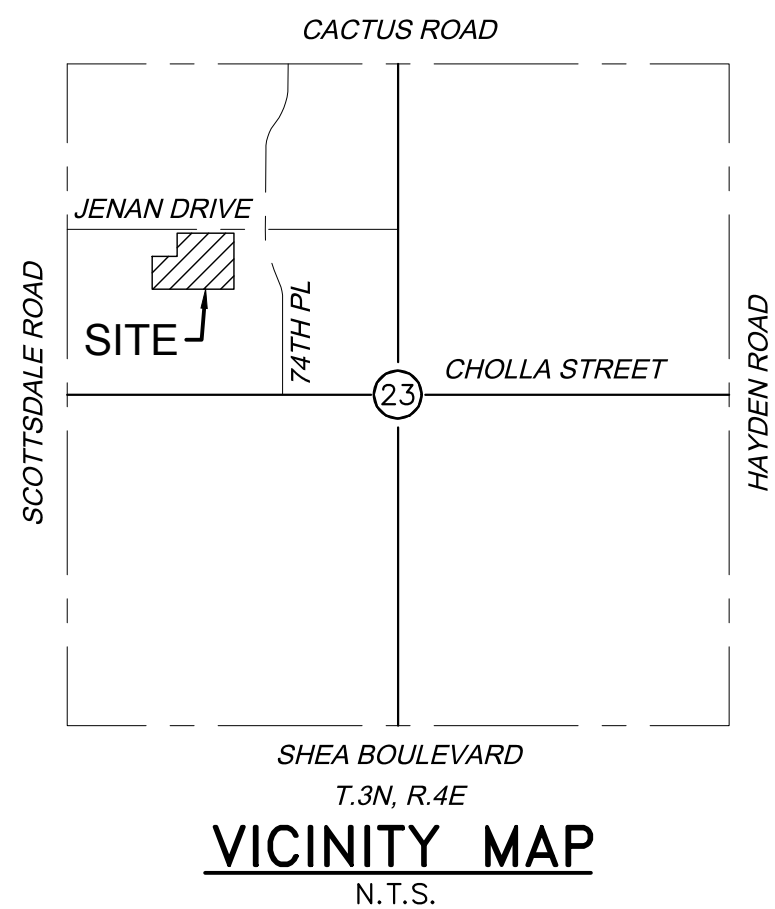
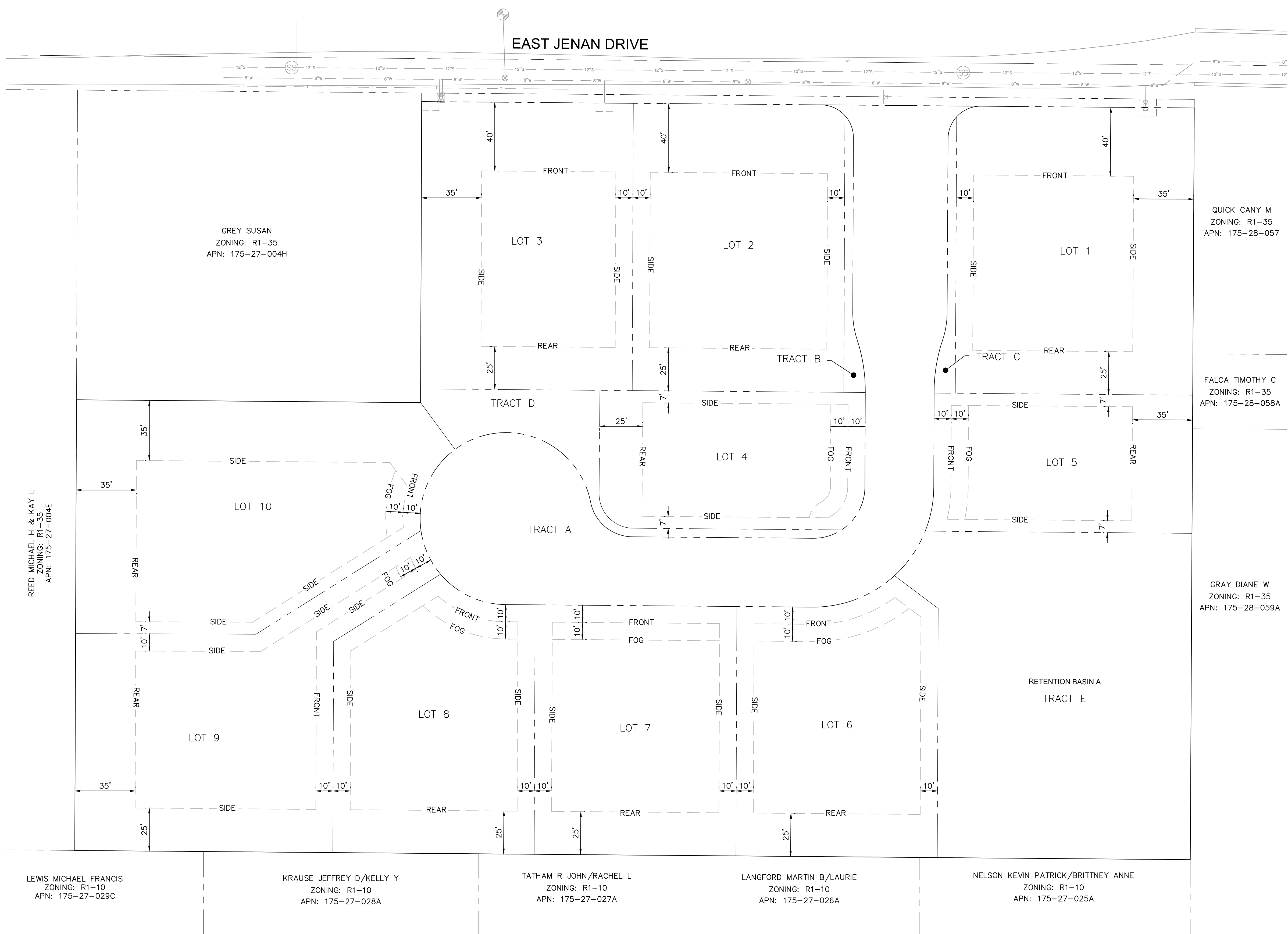
ESTATES AT JENAN
SCOTTSDALE, ARIZONA
DIMENSION PLAN
BOUNDARY OVER TOPO PLAN



PROJECT NO.
291104074
DRAWING NAME
BOUNDS

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

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

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

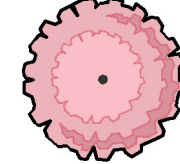
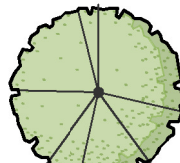


PROJECT NO.
291104074
DRAWING NAME
PP2

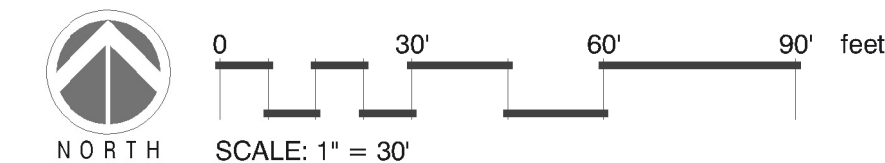




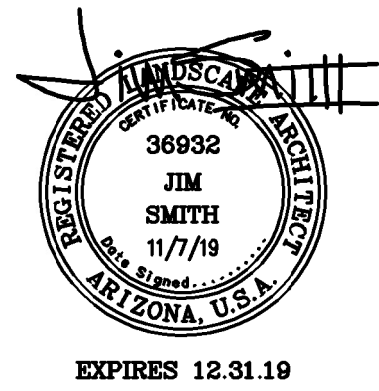
PLANT LEGEND

TREES	COMMON / BOTANICAL NAME	CONT	QTY
	BUBBA DESERT WILLOW / CHILOPSIS LINEARIS 'BUBBA' TALL, UPRIGHT, LOW BRANCHING, MATCHED, MOUNTAIN STATES NURSERY	24"BOX	13
	THORNLESS ARGENTINE MESQUITE / PROSOPIS HYBRID 'COOPERI' SUPPLIER: WESTERN TREE, TALL UPRIGHT VASE SHAPE MULTI OR LOW BREAK, 2" CALIPER, 8'-10' HT.	36"BOX	38
SHRUBS	COMMON / BOTANICAL NAME	CONT	QTY
	GREEN HOPSEED BUSH / DODONAEA VISCOSA 'GREEN' FULL CAN, MALE PLANTS ONLY, SPACE PER PLANS	5 GAL	142
	BLUE BELLS EREMOPHILA / EREMOPHILA HYGROPHANA PLANT PER PLAN, 18" FROM HARDSCAPE, MATURE SIZE 36"	5 GAL	180
	ANGELITA DAISY / HYMENOXYS ACAULIS PLANT IN MASSING AS SHOWN	1 GAL	135
	CHUPAROSA / JUSTICIA CALIFORNICA PLANT TO FORM MASS AS SHOWN. MAINTAIN 3' FROM HARDSCAPE	5 GAL	39
	'REGAL MIST' DEER GRASS / MUHLENBERGIA CAPILLARIS SPACE PER PLAN 2' FROM HARDSCAPE	5 GAL	97
	DEER GRASS / MUHLENBERGIA RIGENS FULL CAN, SPACE PER PLANS, 3' FROM HARDSCAPE	5 GAL	112
	JOJOBA / SIMMONDSIA CHINENSIS RANDOM SPACE PER PLANS. MAINTAIN 3' FROM HARDSCAPE	5 GAL	27
	SOLAR FLARE ESPERANZA / TECOMA STANS 'SOLAR FLARE' FULL CAN, SPACE PER PLANS	5 GAL	100
VINES	COMMON / BOTANICAL NAME	CONT	QTY
	BARBARA KARST BOUGAINVILLEA / BOUGAINVILLEA X 'BARBARA KARST' PLANT AS SHOWN. REFER TO VINE WALL ATTACHMENT DETAILS	15 GAL	8
ACCENT	COMMON / BOTANICAL NAME	CONT	QTY
	GIANT HESPERALOE / HESPERALOE FUNIFERA PLANT IN MASSING AS SHOWN, 3' FROM HARDSCAPE	5 GAL	20
	PINK PARADE HESPERALOE / HESPERALOE X 'PERFU' SPACE PER PLANS 24" FROM HARDSCAPE. MAX HT: 30"	5 GAL	124
	PALE LEAF YUCCA / YUCCA PALLIDA FULL CAN, SPACE @ 24" PER PLANS	5 GAL	78

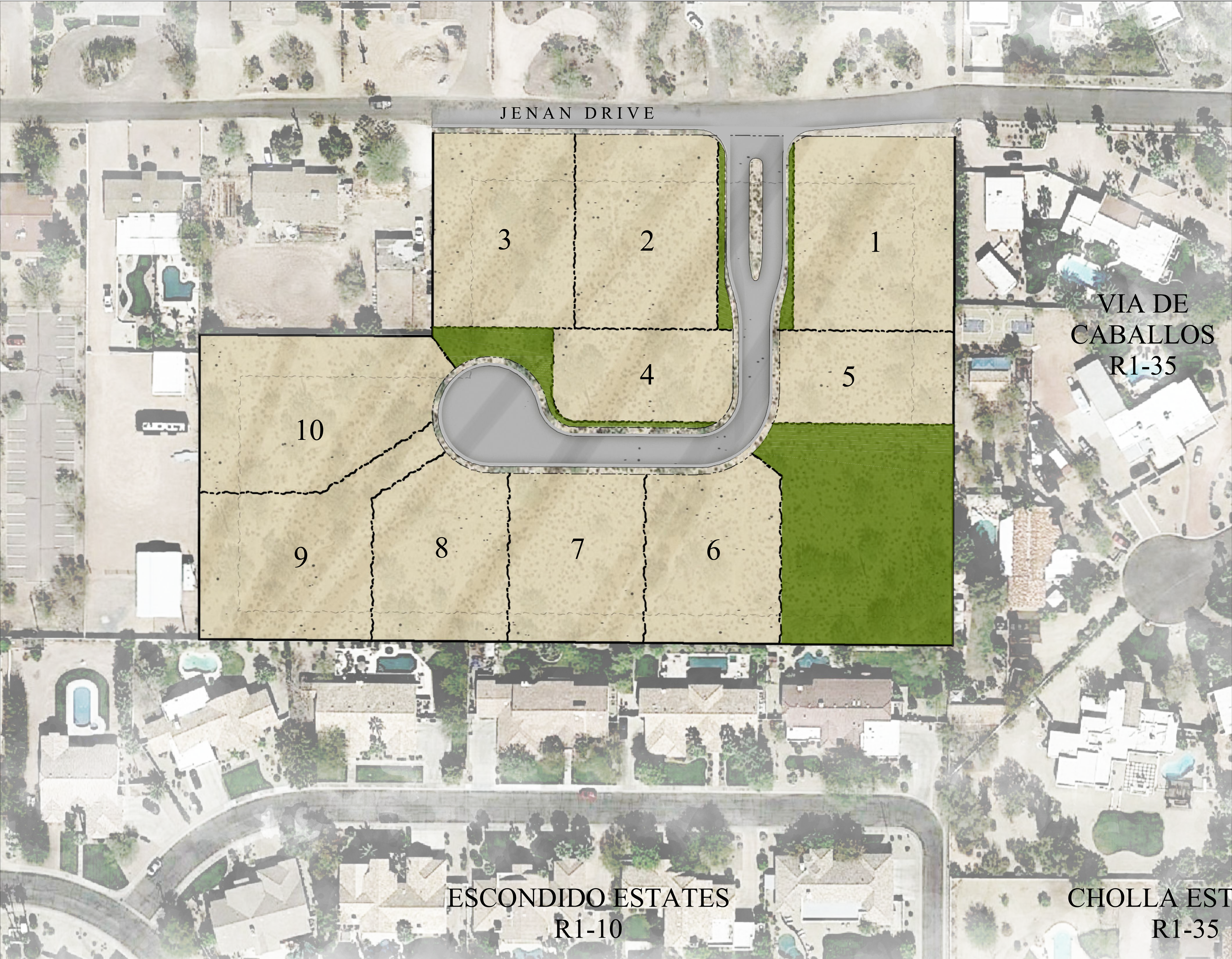
NOTE:
PLANTS THAT ARE PROPOSED TO BE INSTALLED IN THE DETENTION/RETENTION BASINS SHALL BE IN CONFORMANCE WITH DESIGN STANDARDS AND POLICIES MANUAL SECTION 2-1.403 NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.



CONCEPTUAL LANDSCAPE PLAN
THE ENCLAVE AT JENAN & 74TH PLACE



Site Plan Worksheet



Project Data

Zoning: R1-18 PRD
Net Lot Area: 5.75 acres
Building Height: 30' max.

(SEE ZONING ORDINANCE FOR STANDARD DISTRICT REQUIREMENTS)

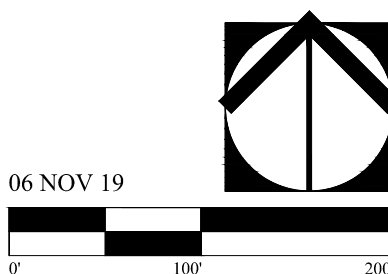
Open Space Calculations*

Required Open Space:
per 6.205.A.2.

Provided Open Space:
34,750 s.f. 14%

- Front Open Space (NA)
- Other Open Space 34,569 s.f.
- Parking Lot Landscape (NA)

* subject to change based on final plans



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LEGEND

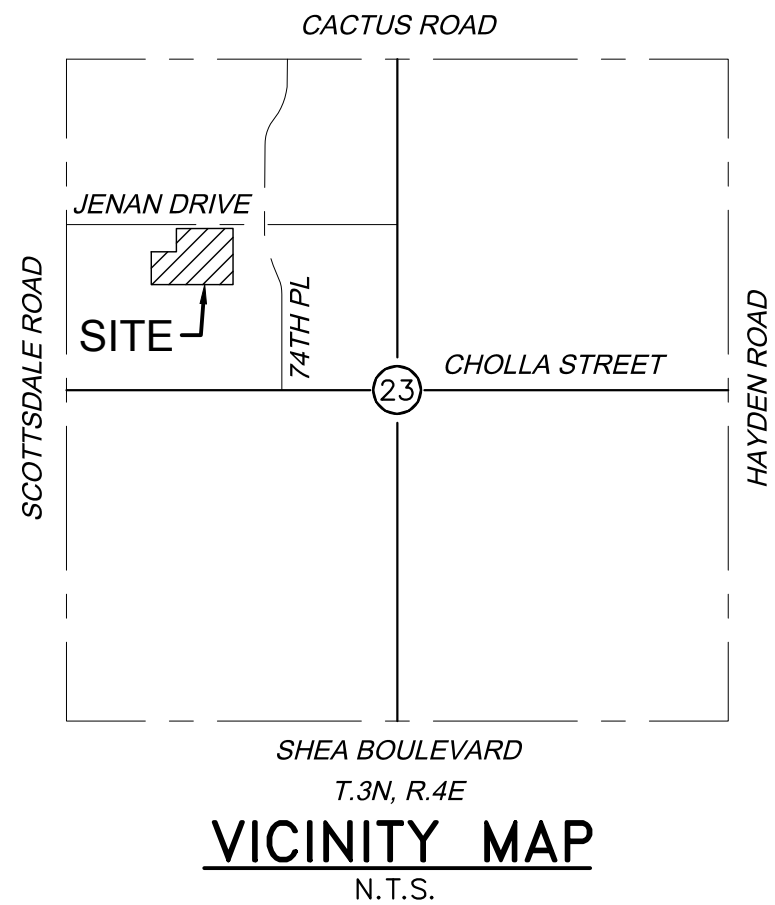
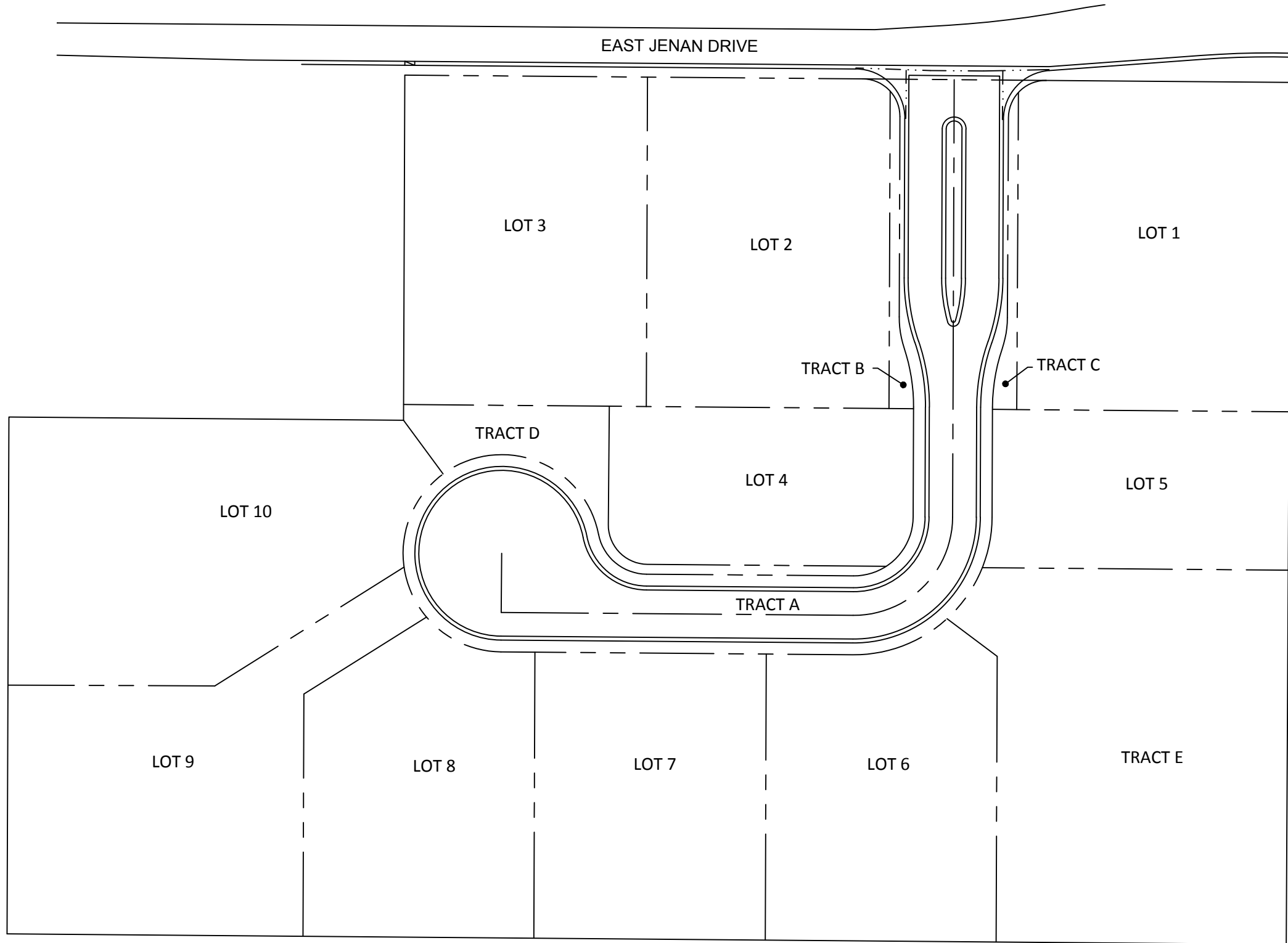
	PROPERTY/LOT LINE		PROPOSED SURVEY MONUMENT
	PROPOSED EASEMENT		PROPOSED FIRE HYDRANT
	EXISTING EASEMENT		PUBLIC UTILITY EASEMENT
	PROPOSED WATER LINE		RIGHT-OF-WAY
	EXISTING WATER LINE		BACK OF CURB
	PROPOSED STORM DRAIN		TYPICAL
	PROPOSED SWALE		EMERGENCY VEHICLE ACCESS EASEMENT
	PROPOSED RIGHT-OF-WAY		ACCESS EASEMENT
	PROPOSED SEWER LINE		DRAINAGE EASEMENT
	EXISTING SEWER LINE		SEWER EASEMENT
	PROPOSED CENTERLINE		BUILDING SETBACK
	BUILDING SETBACK		CUBIC FEET PER SECOND
	LIMITS OF DISTURBANCE (CONSTRUCTION ENVELOPE)		PAVEMENT SPOT ELEVATION AT FINISHED GRADE
	PROPOSED RETAINING WALL		FLOW LINE
	PROPOSED FENCE		EXISTING GRADE
	PROPOSED CUT-OFF WALL		SLOPE AT FINISHED GRADE
	EROSION HAZARD SETBACK		PROPOSED LOT NUMBERS
			0.95%
			10

LEGAL DESCRIPTION

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;

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.



ENGINEER

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

UTILITIES

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

SURVEYOR

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

BASIS OF BEARING

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.

BENCHMARK

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

LANDSCAPE ARCHITECT

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

OWNER/DEVELOPER

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

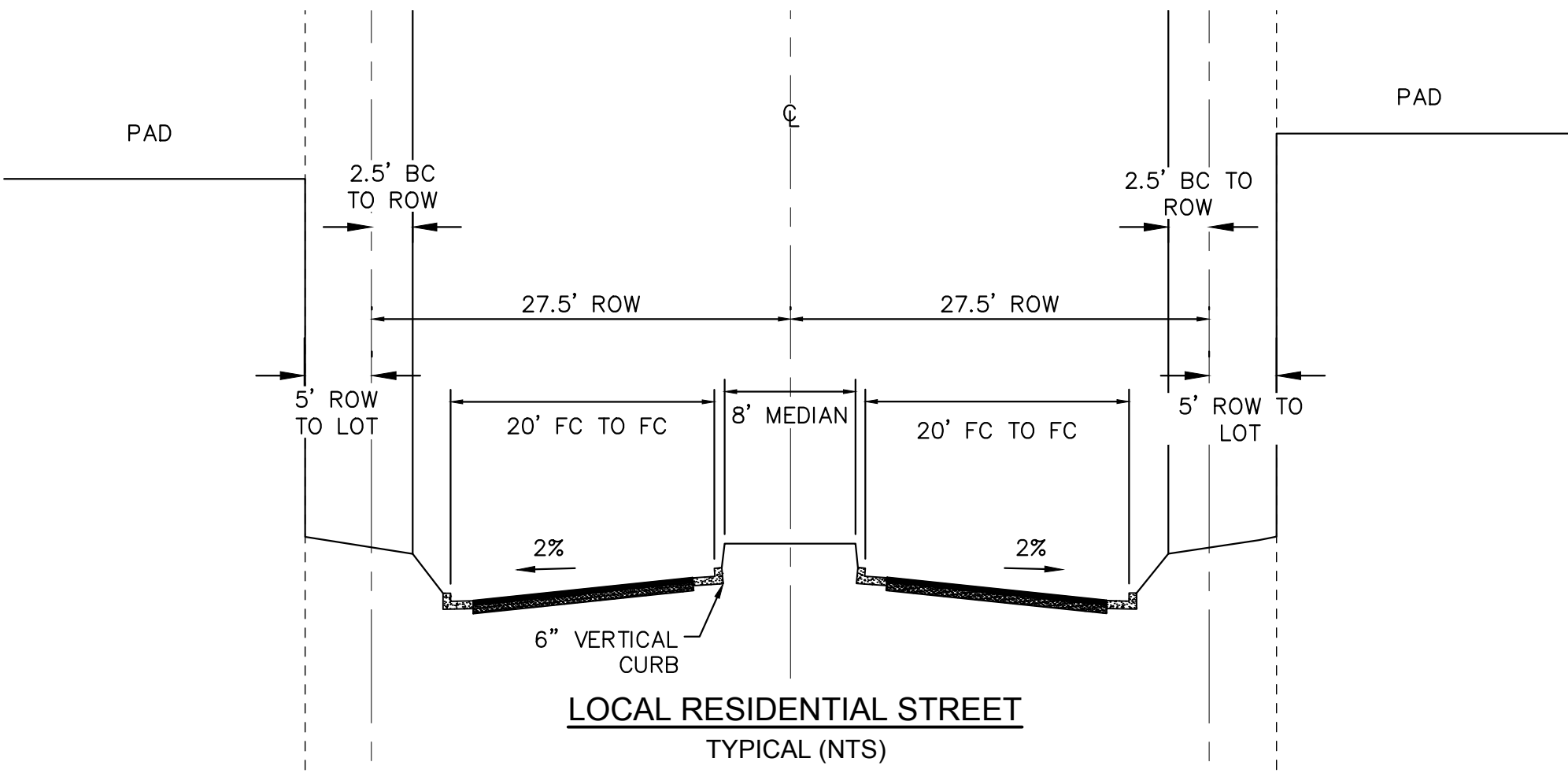
ZONING

CURRENT: R1-35
PROPOSED: R1-18 PRD

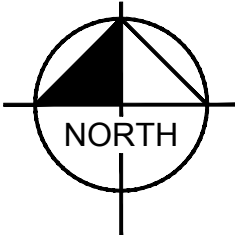
SHEET INDEX

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

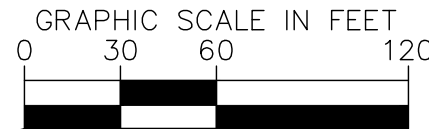
TYPICAL STREET AT ENTRYWAY



LOCAL RESIDENTIAL STREET
TYPICAL (NTS)



PROJECT MAP



FIRE DEPARTMENT NOTES

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.

FLOOD INFORMATION

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

THE LOWEST FLOOR ELEVATIONS AND/OR FLOOD PROOFING ELEVATIONS ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATIONS.

SITE DATA TABLE

	R1-18 Zoning Standards	Amended R1-18 Zoning Standards
Lot Area (Min.)	18,000sf	VARIES*
Lot Width (Min.)	120'	VARIES*
Building Height (Min.)	30'	30'
Front Setback (Min.)	35'	VARIES*
Side Yard (Min.)	10'	VARIES*
Rear Yard (Min.)	30'	VARIES*
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

SETBACK TABLE

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'

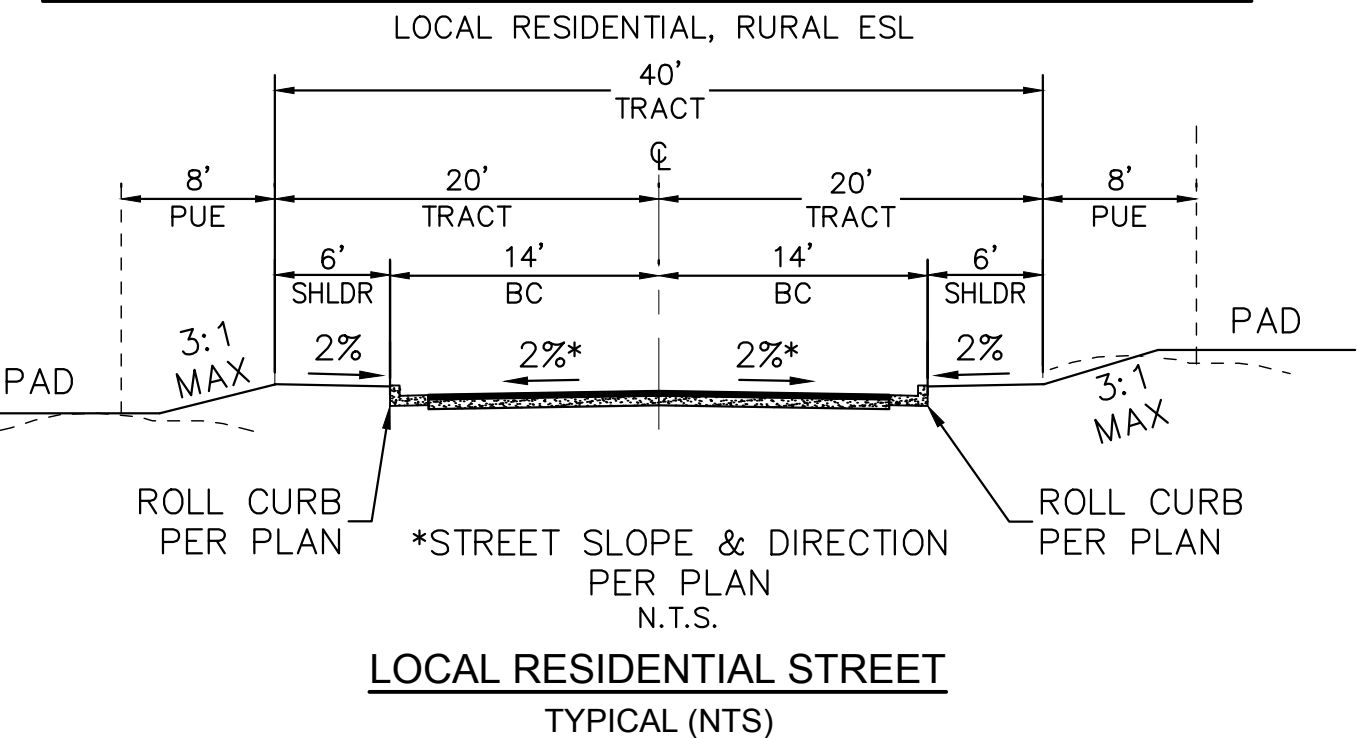
*10' to livable, 20' to face of garage.

*See sheet 6 for Setback Exhibit

LOT AREA/WIDTH TABLE

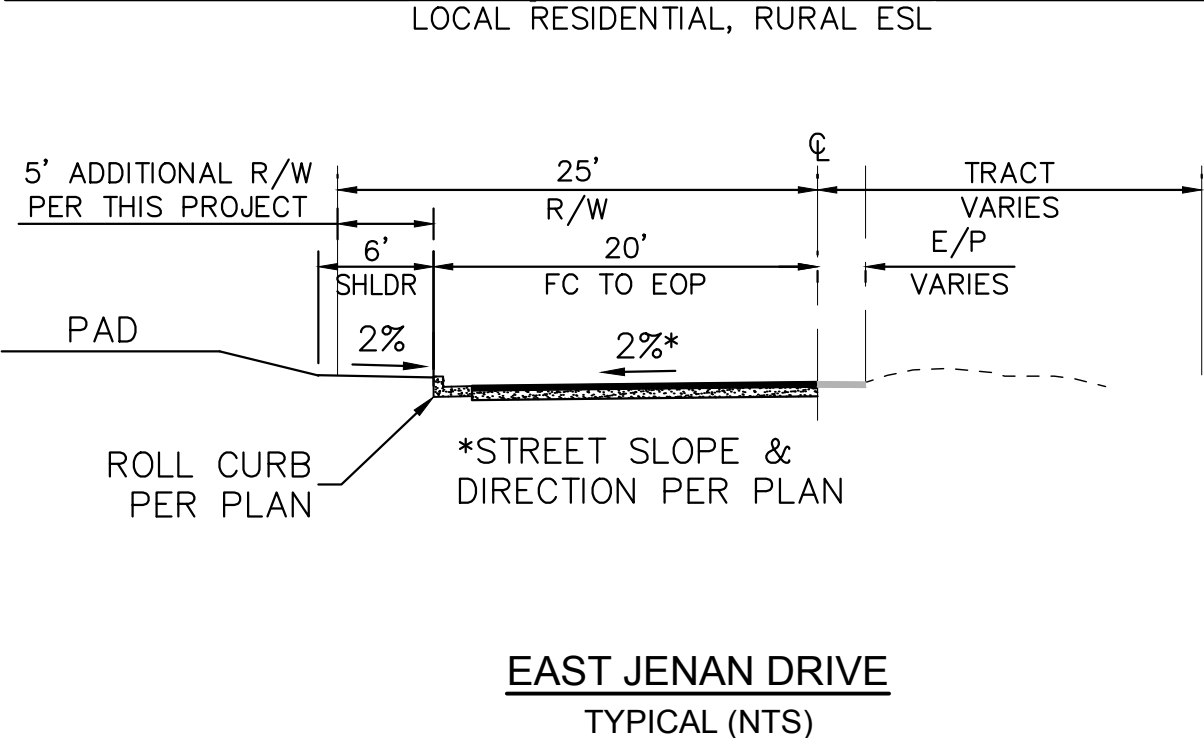
Lot #	Min. Lot Width [ft]	Min Lot Area [sf]
1	117'	17,000
2	117'	17,000
3	117'	17,000
4	80'	12,000
5	80'	12,000
6	117'	17,000
7	117'	17,000
8	117'	17,000
9	117'	17,000
10	117'	17,000

TYPICAL LOCAL STREET AT FINAL GRADE



LOCAL RESIDENTIAL STREET
TYPICAL (NTS)

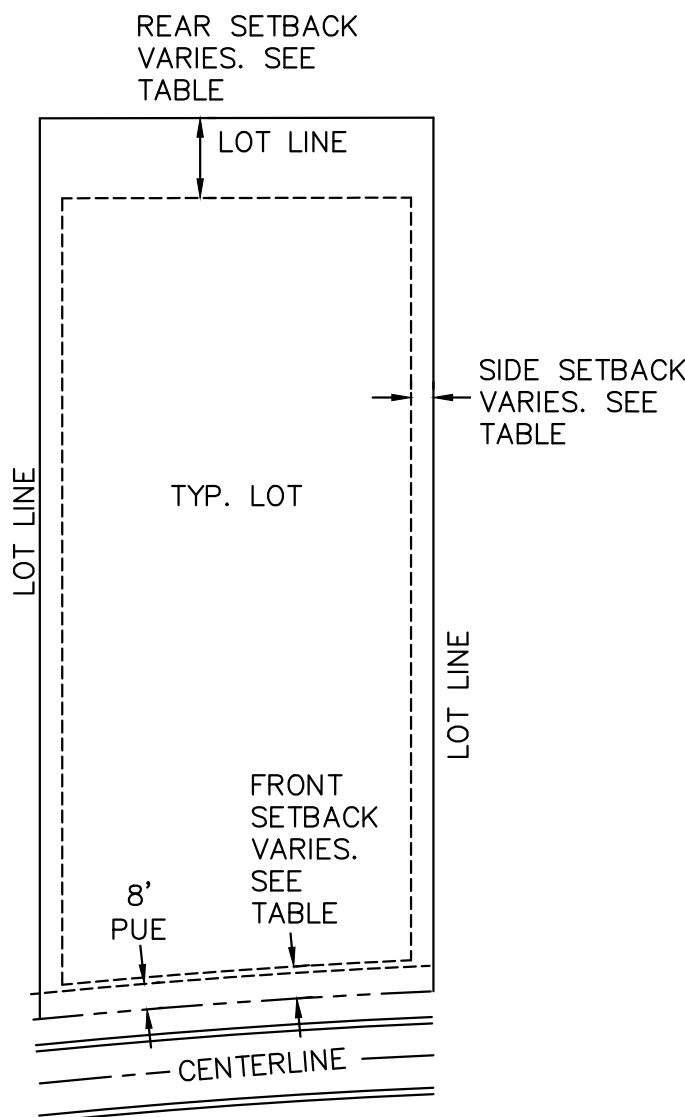
TYPICAL JENAN 1/2 STREET AT FINAL GRADE



EAST JENAN DRIVE
TYPICAL (NTS)

SETBACK EXHIBIT

N.T.S.



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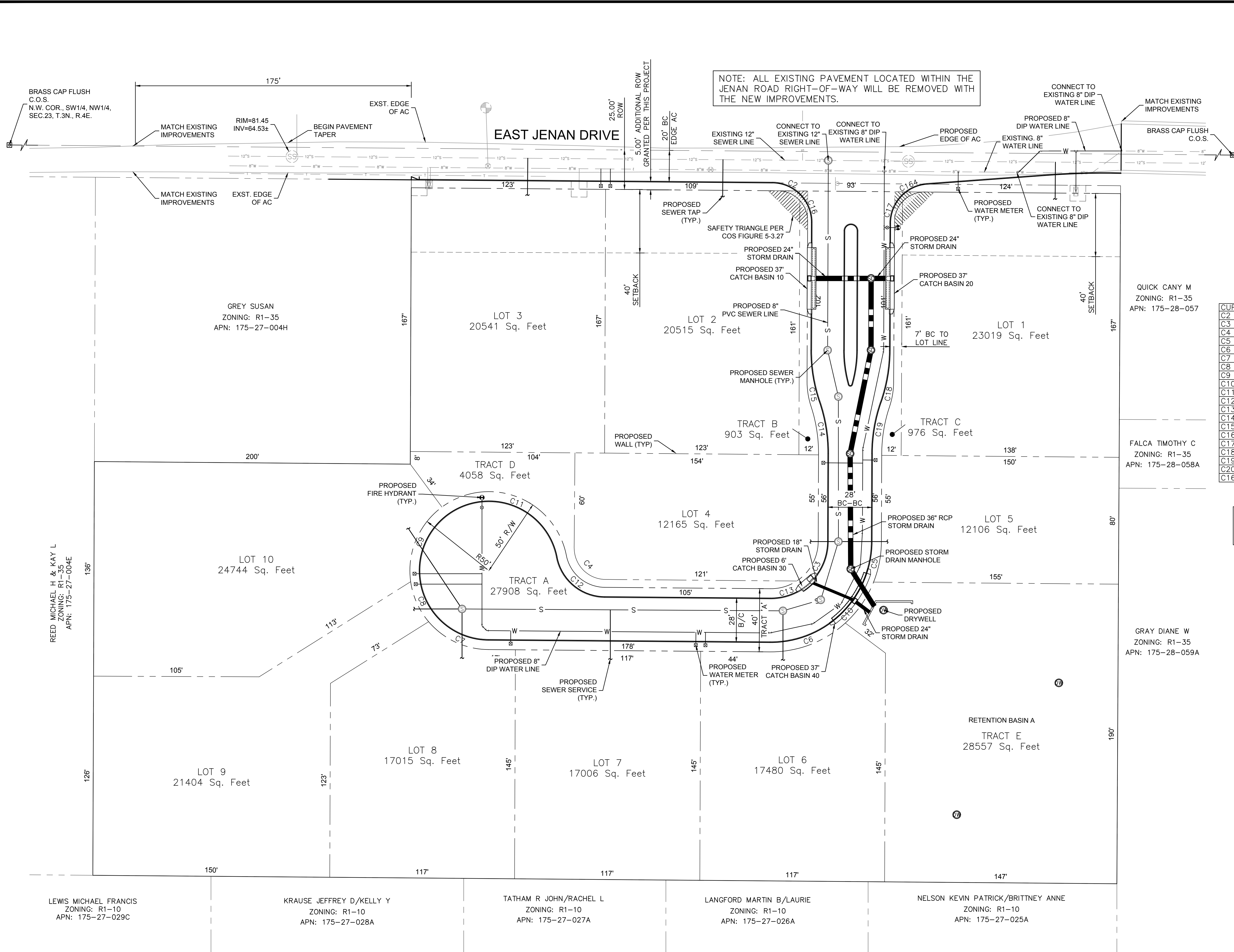
ESTATES AT JENAN
SCOTTSDALE, ARIZONA
SITE PLAN / DIMENSION PLAN
COVER SHEET



PROJECT NO.
291104074

DRAWING NAME
COVER

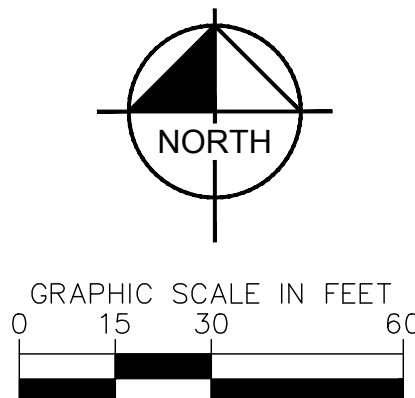
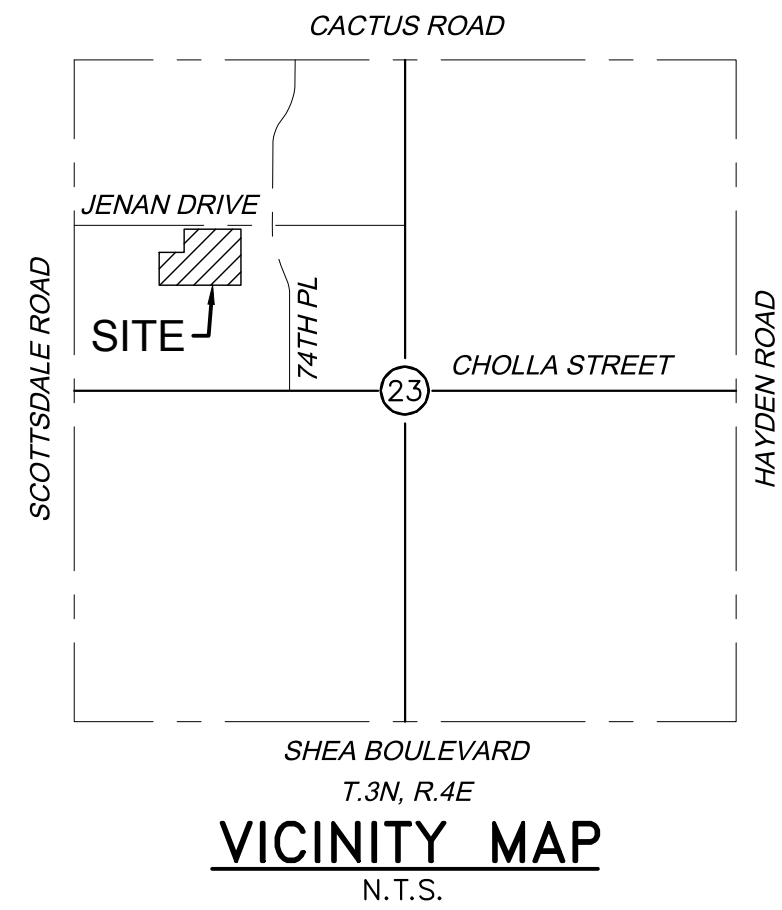
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NOTE: ALL EXISTING PAVEMENT LOCATED WITHIN THE JENAN ROAD RIGHT-OF-WAY WILL BE REMOVED WITH THE NEW IMPROVEMENTS.

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

31101
CURTIS LELAND BROWN
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2024

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

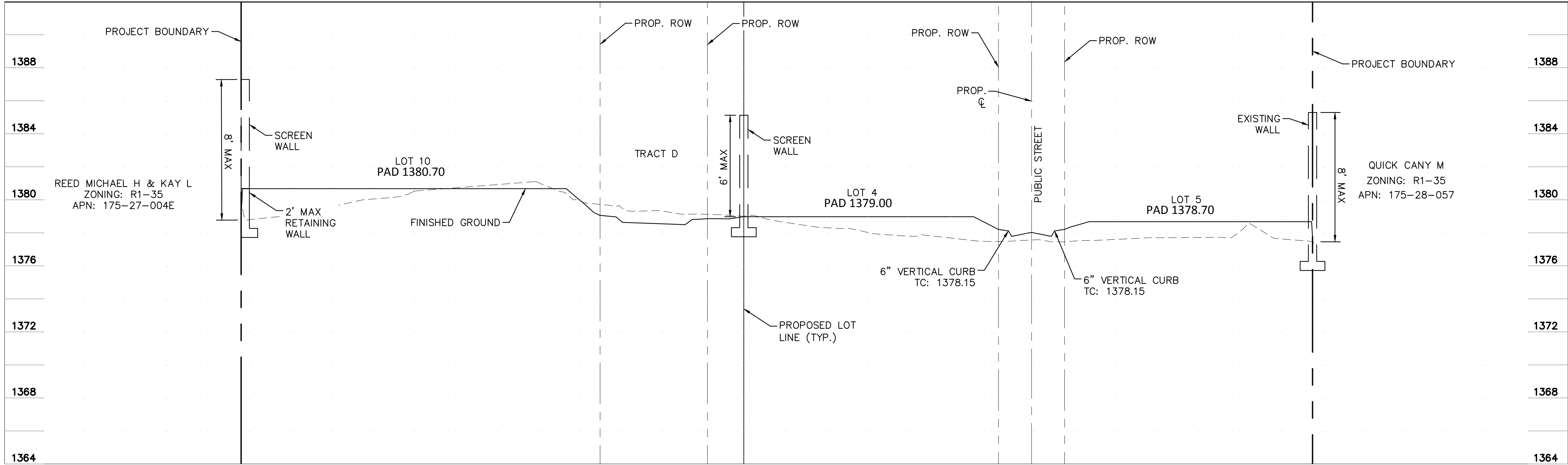
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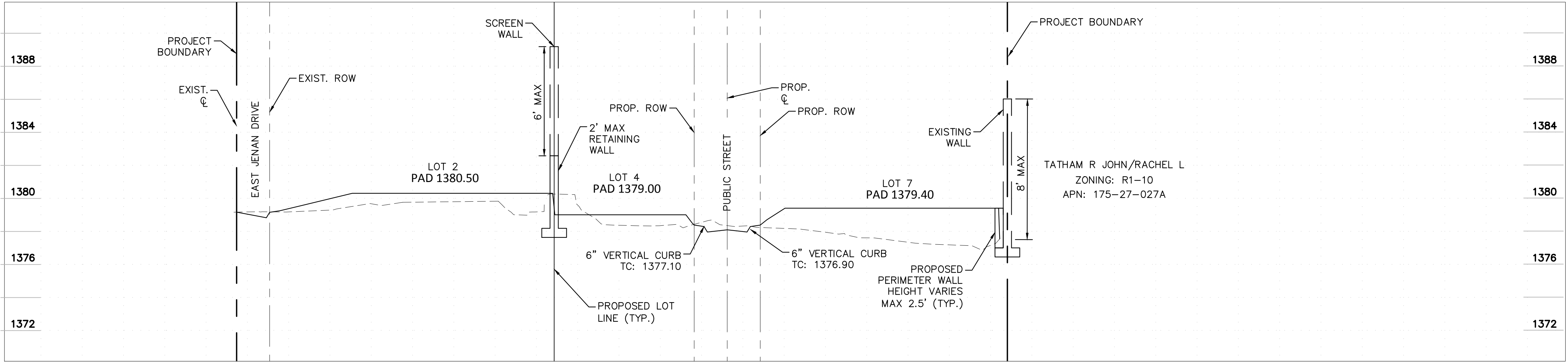
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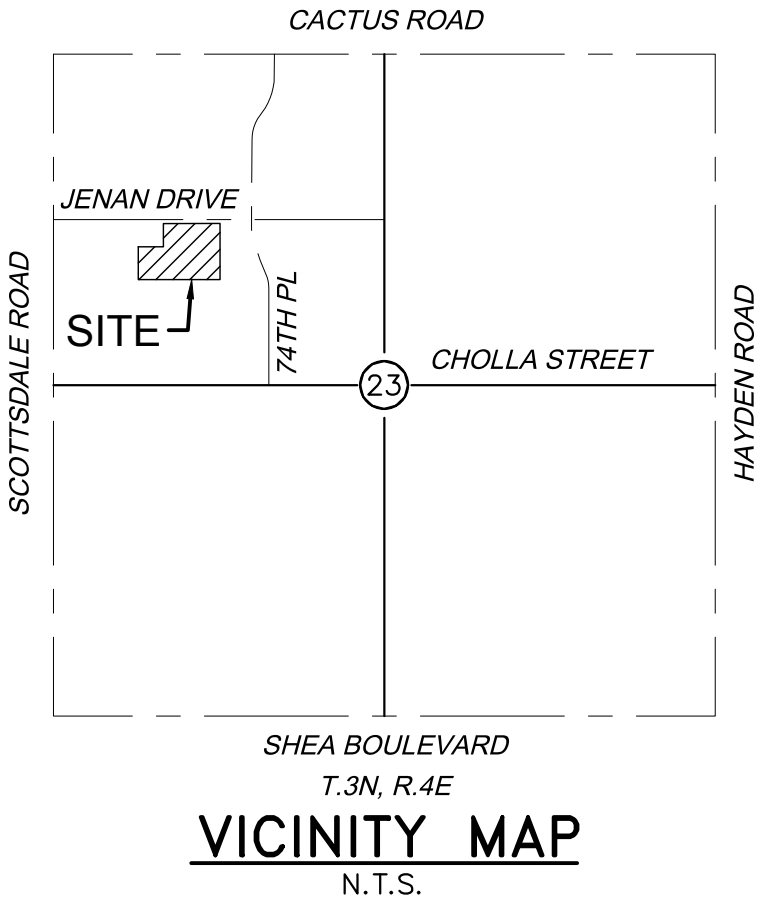
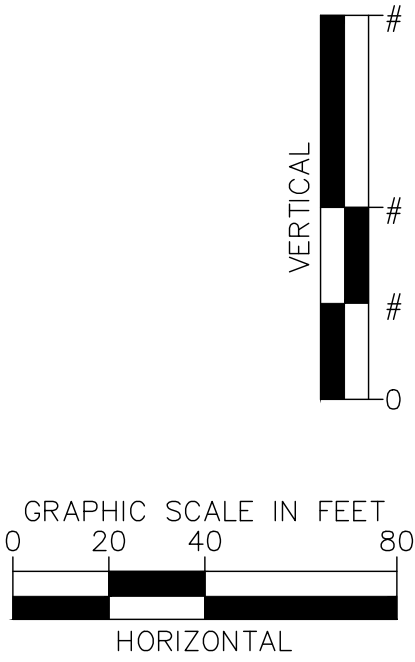


SECTION A1



SECTION B1

NOTE: 2' RETAINING WALL, 6'
SCREEN WALL COMBINED
HEIGHT NOT TO EXCEED 8'
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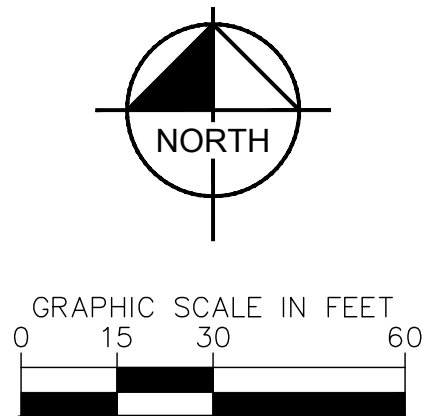
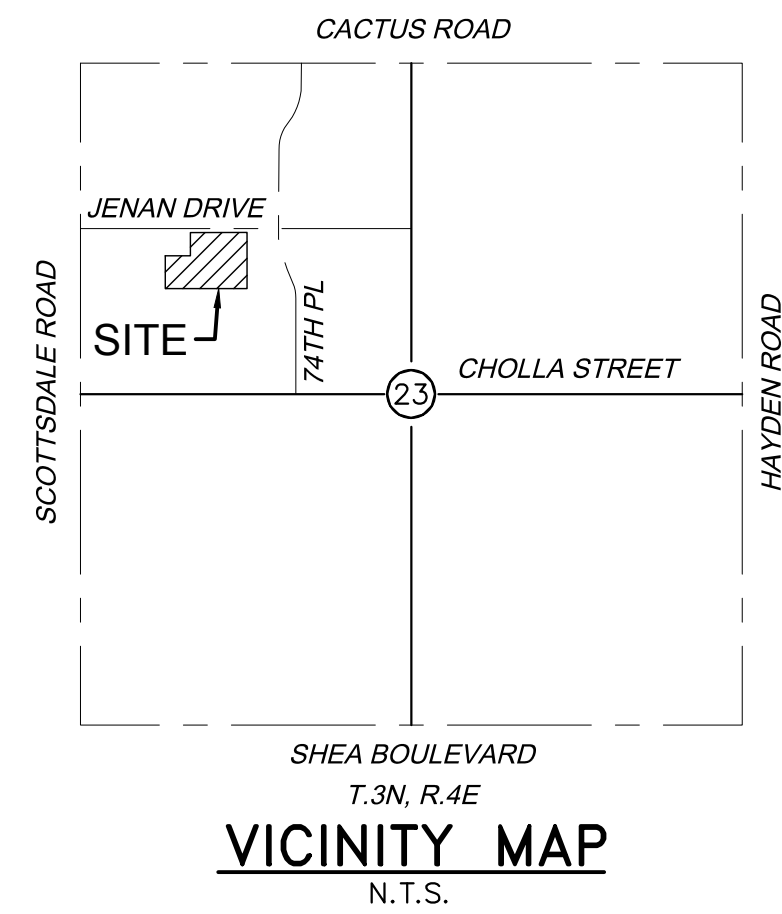
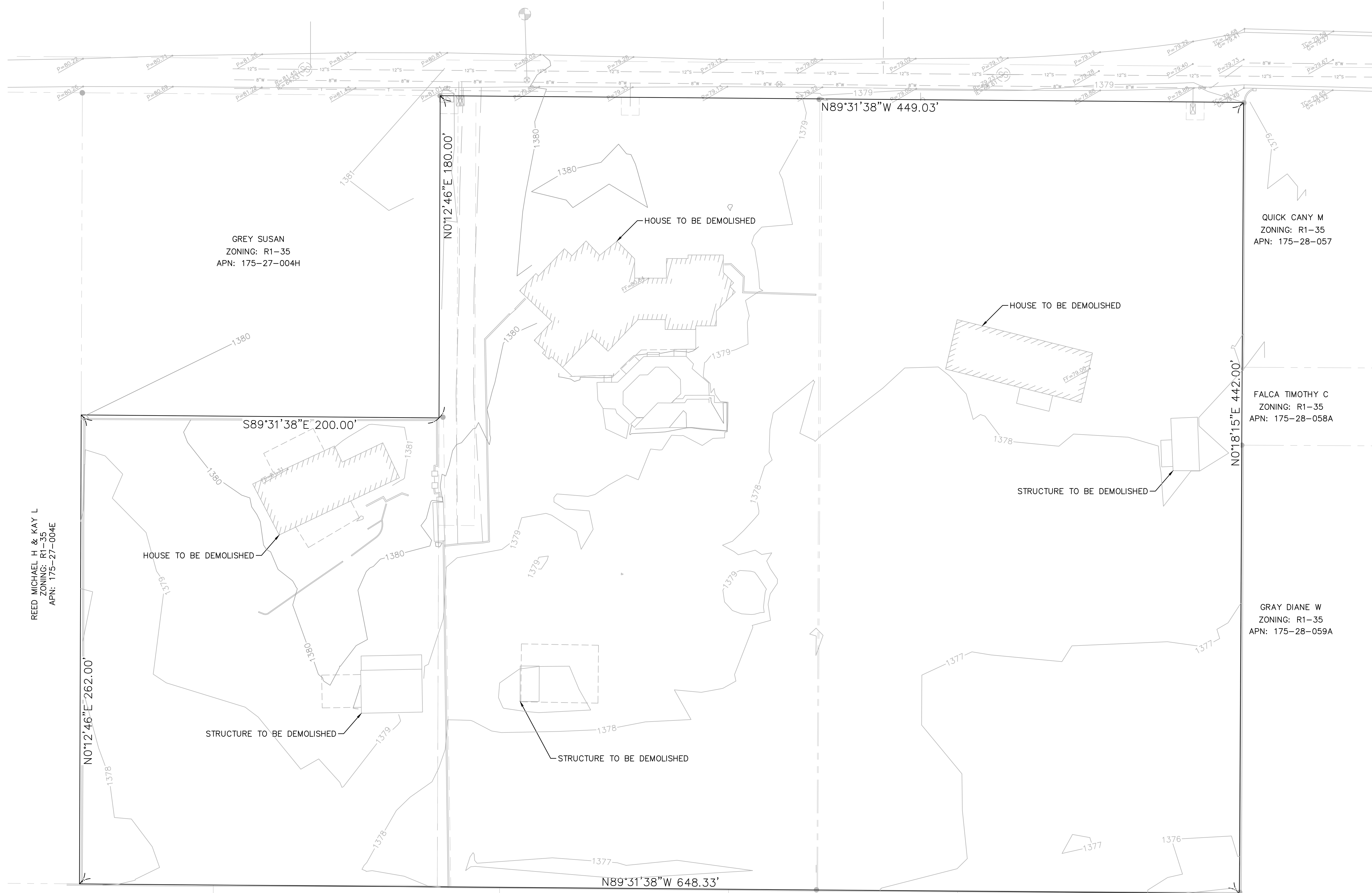
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ESTATES AT JENAN
SCOTTSDALE, ARIZONA
PRELIMINARY PLAT
SECTIONS



PROJECT NO.
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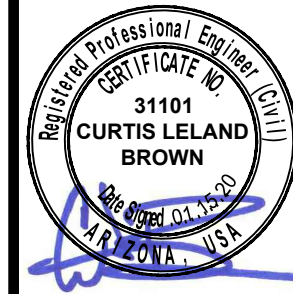


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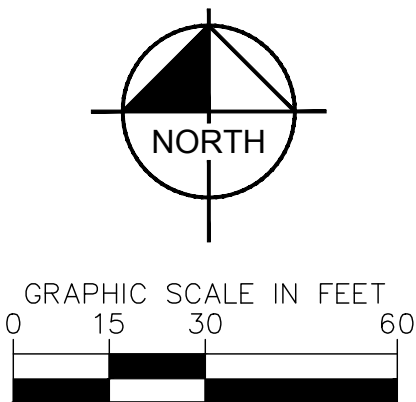
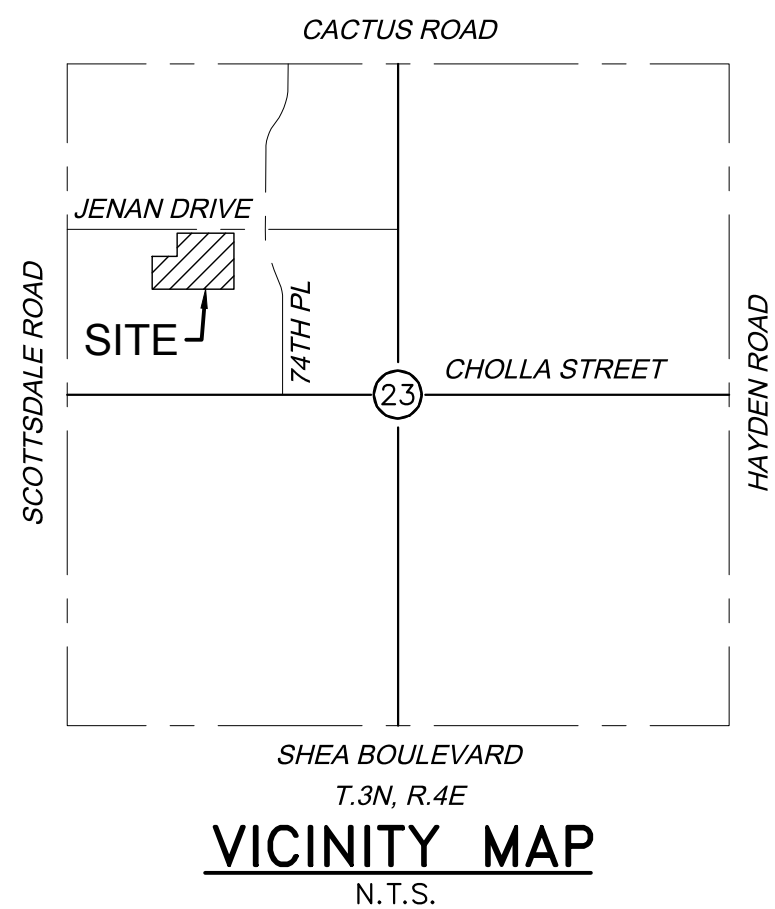
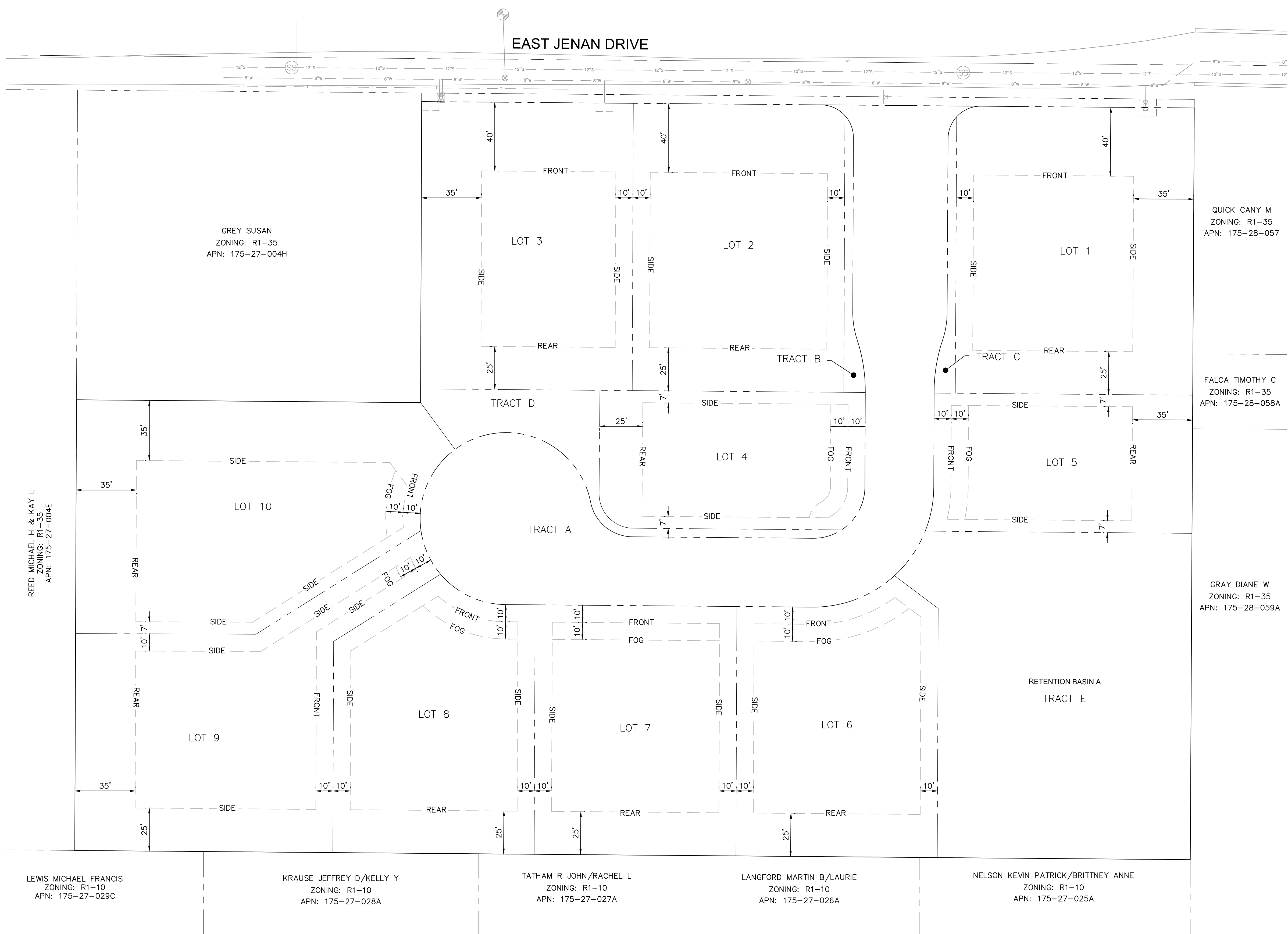
ESTATES AT JENAN
SCOTTSDALE, ARIZONA
DIMENSION PLAN
BOUNDARY OVER TOPO PLAN



PROJECT NO.
291104074
DRAWING NAME
BOUNDS

5 OF 6
2-ZN-2020
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SCOTTSDALE, ARIZONA
SITE PLAN / SUBDIVISION PLAN
SETBACK EXHIBIT

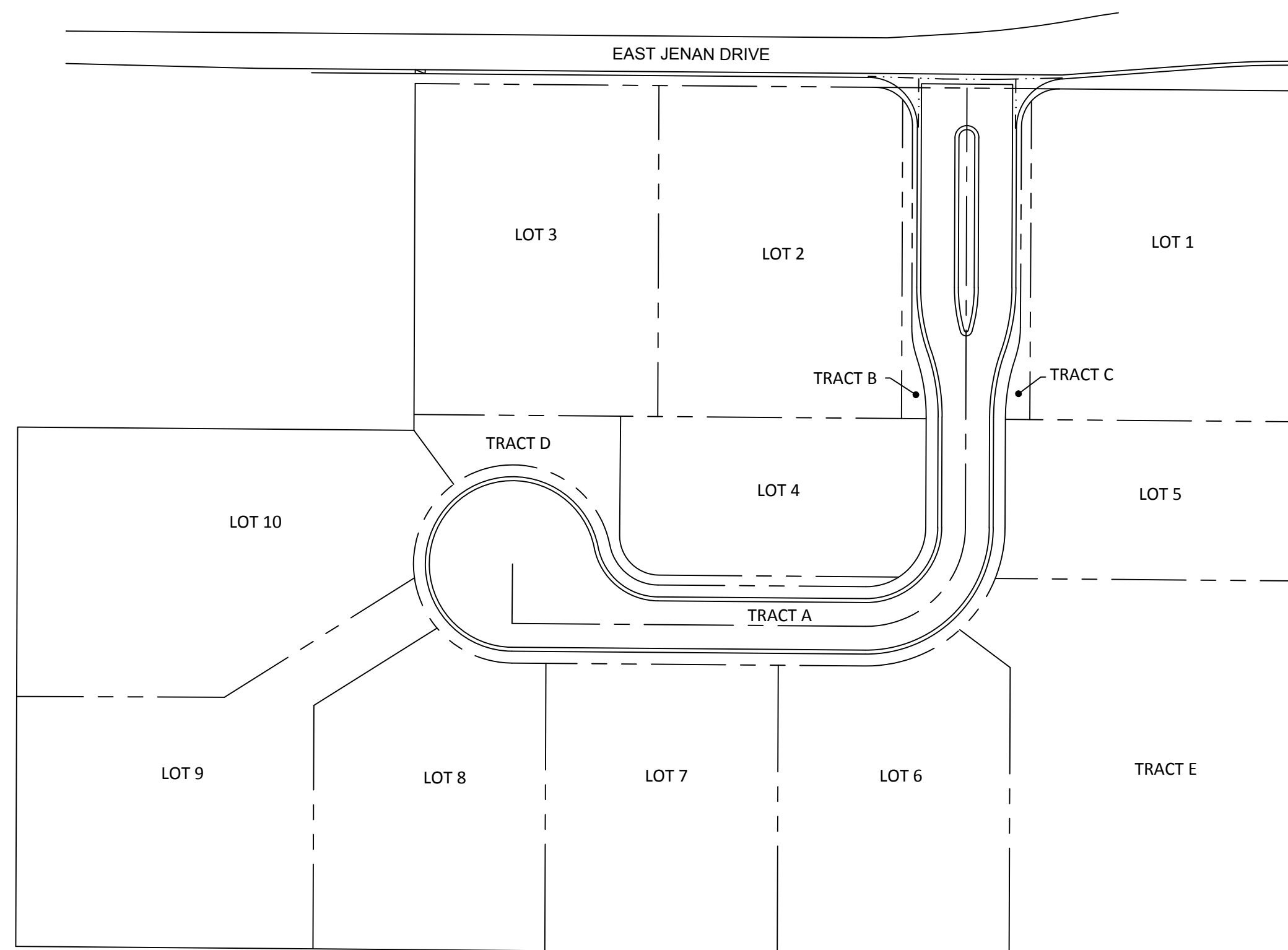


PROJECT NO.
291104074
DRAWING NAME
PP2

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 solid line shows the LOD score profile, which peaks at 3.5 between markers O and X. Dashed lines above and below the solid line represent the 95% confidence interval, which also peaks at 3.5 between markers 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

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

Diagram illustrating the cross-section of a typical local residential street (NTS). The street is symmetrical, with dimensions and components as follows:

- Centerline (C):** Indicated by a vertical dashed line.
- Right-of-Way (ROW):** 27.5' on each side of the centerline.
- Back (BC) to ROW:** 2.5' on each side of the ROW.
- Right-of-Way (ROW) to Lot:** 5' on each side of the ROW.
- Footway (FC) to FC:** 20' on each side of the median.
- Median:** 8' wide.
- Vertical Curb:** 6" high.
- Slope:** 2% on the footway sections.
- Labels:** PAD, ROW TO LOT, BC TO ROW, FC TO FC, MEDIAN, ROW TO LOT, ROW, C, LOCAL RESIDENTIAL STREET, TYPICAL (NTS).

Diagram illustrating the cross-section of a **LOCAL RESIDENTIAL STREET** with a **2% STREET SLOPE & DIRECTION PER PLAN** (N.T.S.).

The diagram shows a cross-section of the street with the following dimensions and features:

- Overall Width:** 40' TRACT
- Tract Segments:** 20' TRACT (left) and 20' TRACT (right), separated by a centerline (CL).
- Shoulders (SHLDR):** 6' on each side of the tract segments.
- Base Course (BC):** 14' wide on each side of the centerline.
- Street Slope:** 2% on both sides of the centerline.
- Side Slopes:** 3:1 MAX on the outer edges.
- Roll Curbs:** ROLL CURB PER PLAN on the outer edges.
- Public Utility Easements (PUE):** 8' on each side of the tract segments.

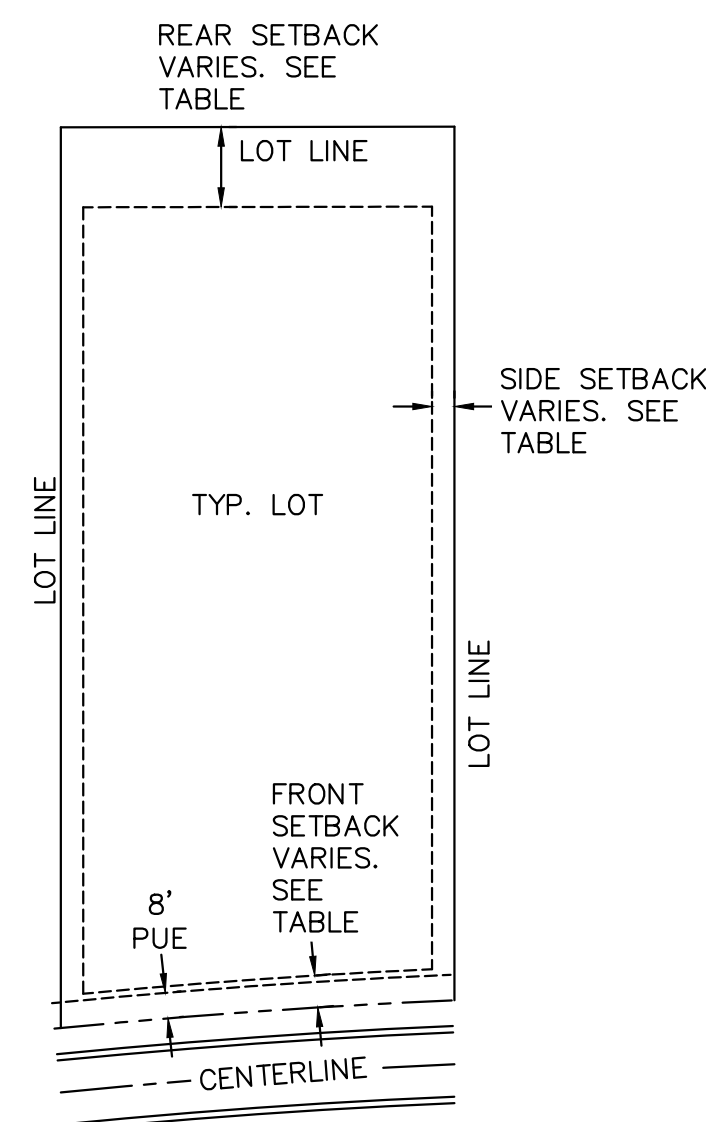
Diagram illustrating the typical cross-section of East Jenan Drive, showing dimensions and labels:

- 5' ADDITIONAL R/W PER THIS PROJECT
- 25' R/W
- TRACT VARIES
- 6' SHLDR
- 20' FC TO EOP
- E/P VARIES
- PAD
- 2% (road slope)
- 2%* (curb slope)
- ROLL CURB PER PLAN
- *STREET SLOPE & DIRECTION PER PLAN

EAST JENAN DRIVE
TYPICAL (NTS)

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

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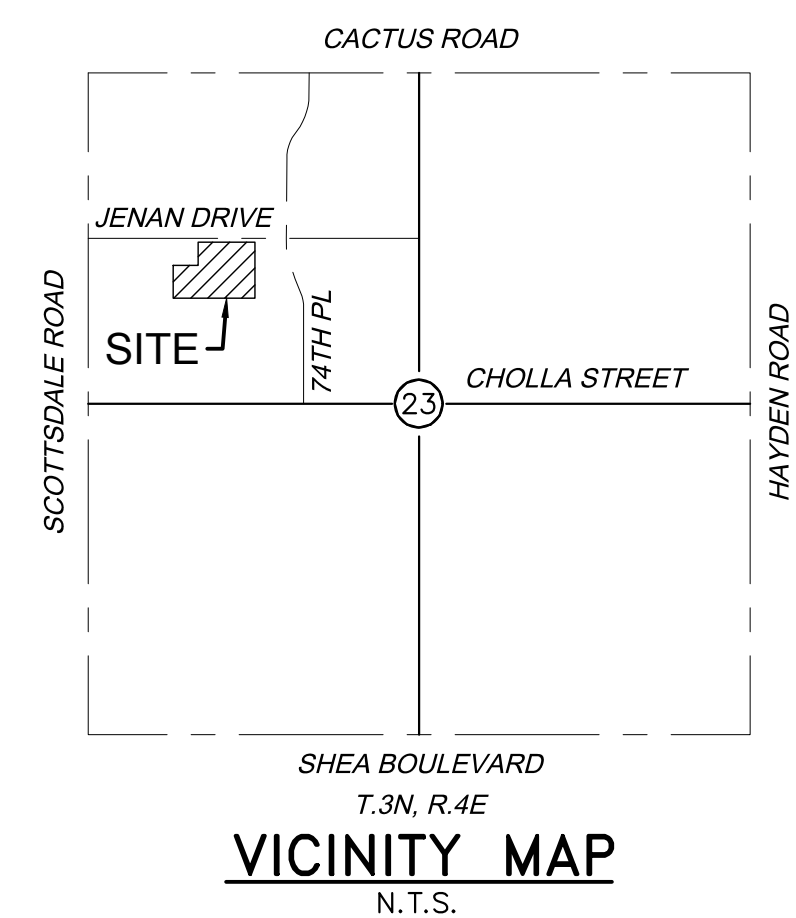
ESTATES AT JENAN
SCOTTSDALE, ARIZONA
SITE PLAN / DIMENSION PLAN
COVER SHEET

PROJECT NO.
291104074

DRAWING NAME
COVER

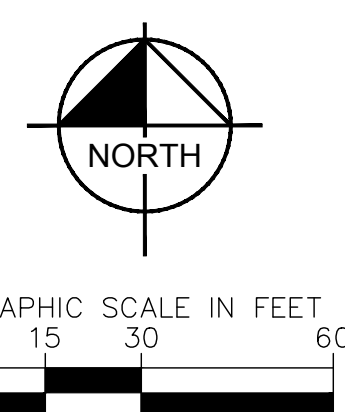
1 OF 6 2-ZN-202 1/28/2020

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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	19.00'	15.65'	15.21'	S 66° 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'	E 74° E	33°33'26"
C14	94.00'	39.35'	39.29'	S 29° W	18°30'05"
C15	50.00'	16.35'	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"
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ESTATES AT JENAN
SCOTTSDALE, ARIZONA
SITE PLAN / SUBDIVISION PLAN
DIMENSION PLAN



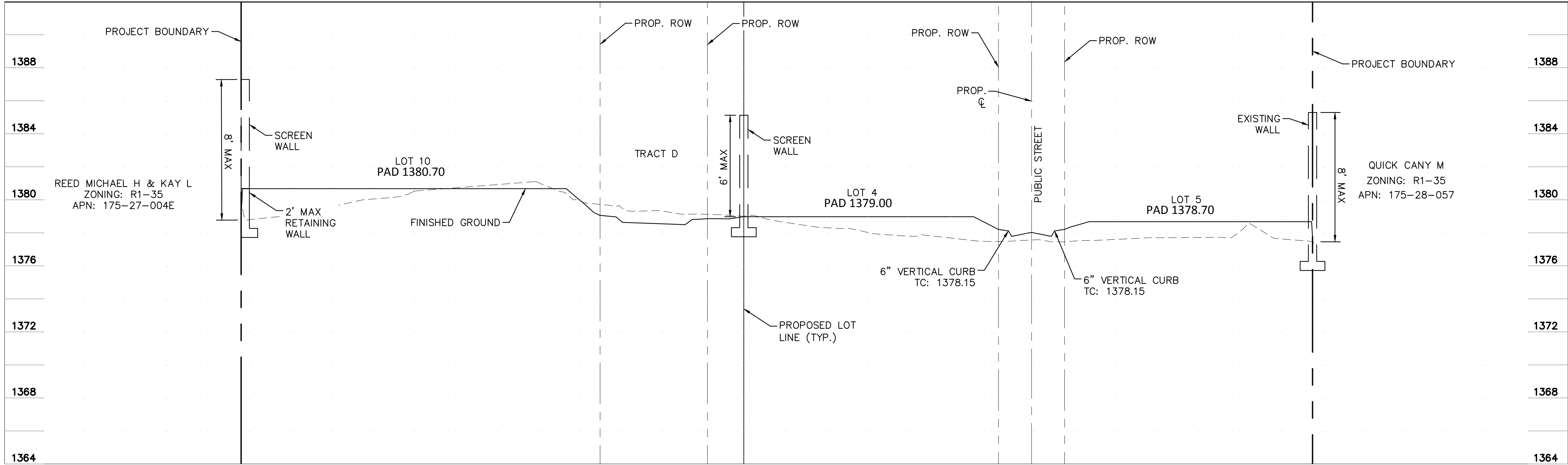
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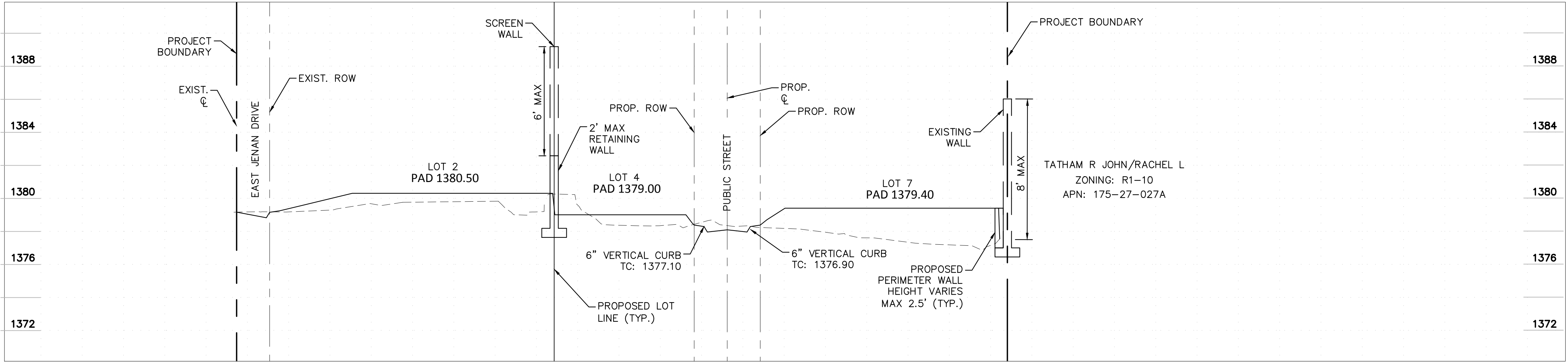
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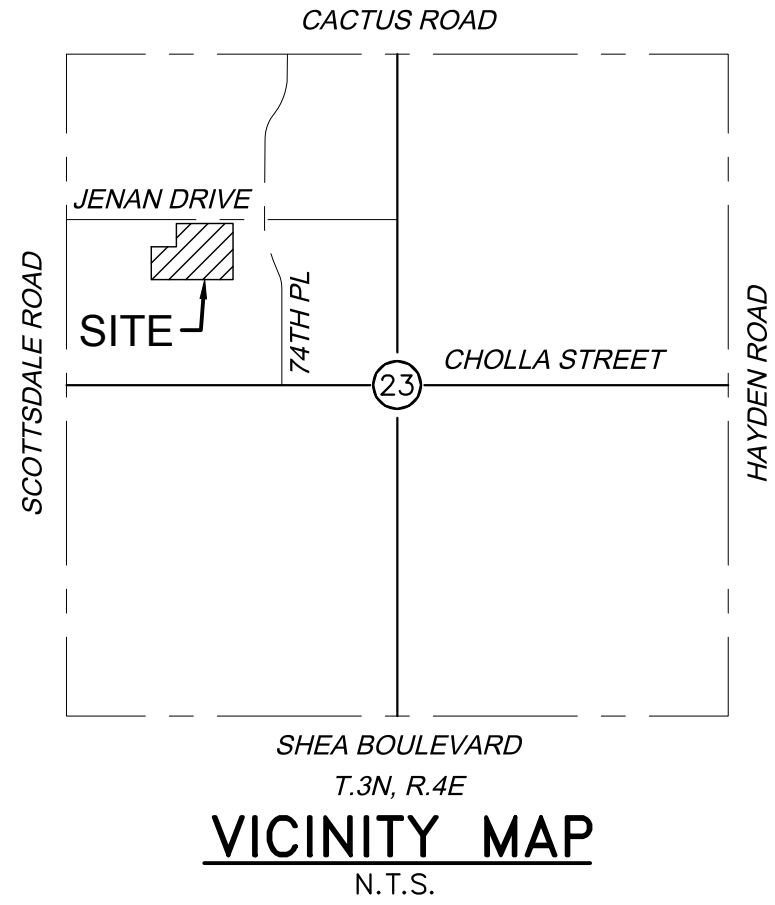
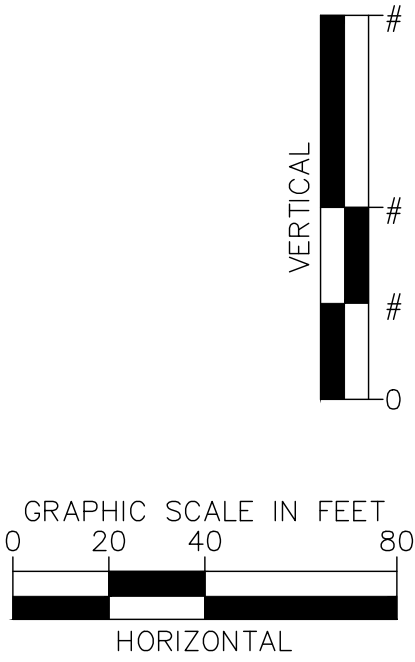


SECTION A1



SECTION B1

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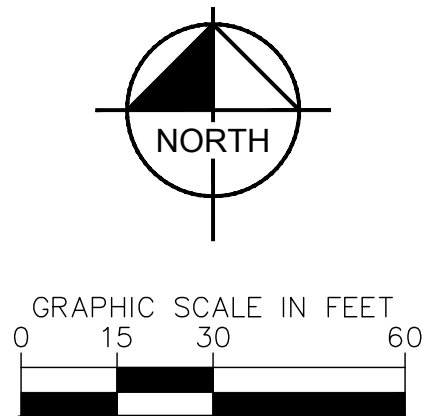
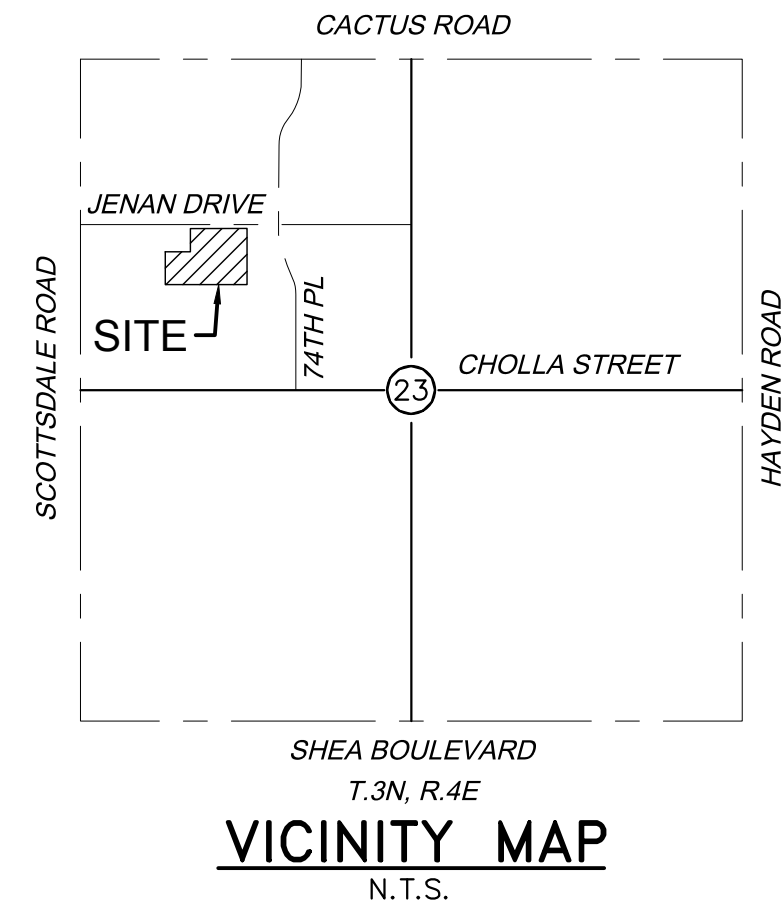
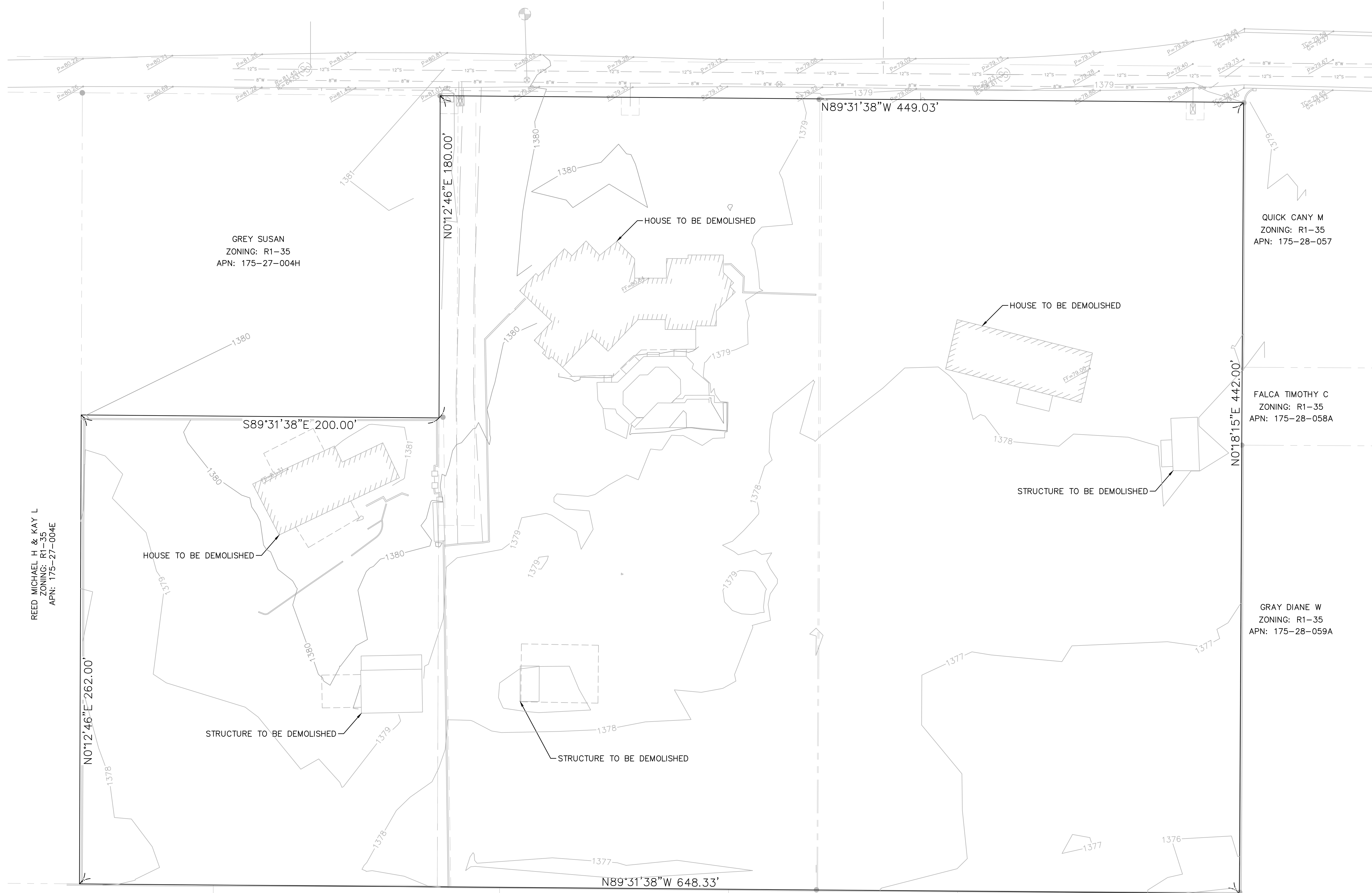
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ESTATES AT JENAN
SCOTTSDALE, ARIZONA
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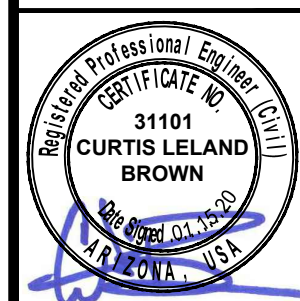


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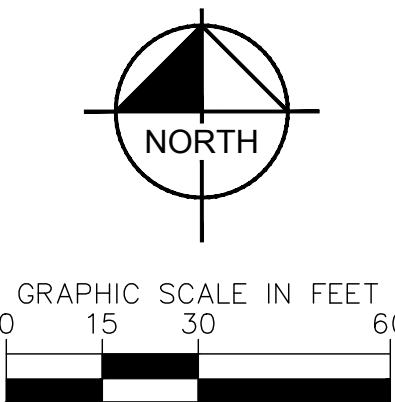
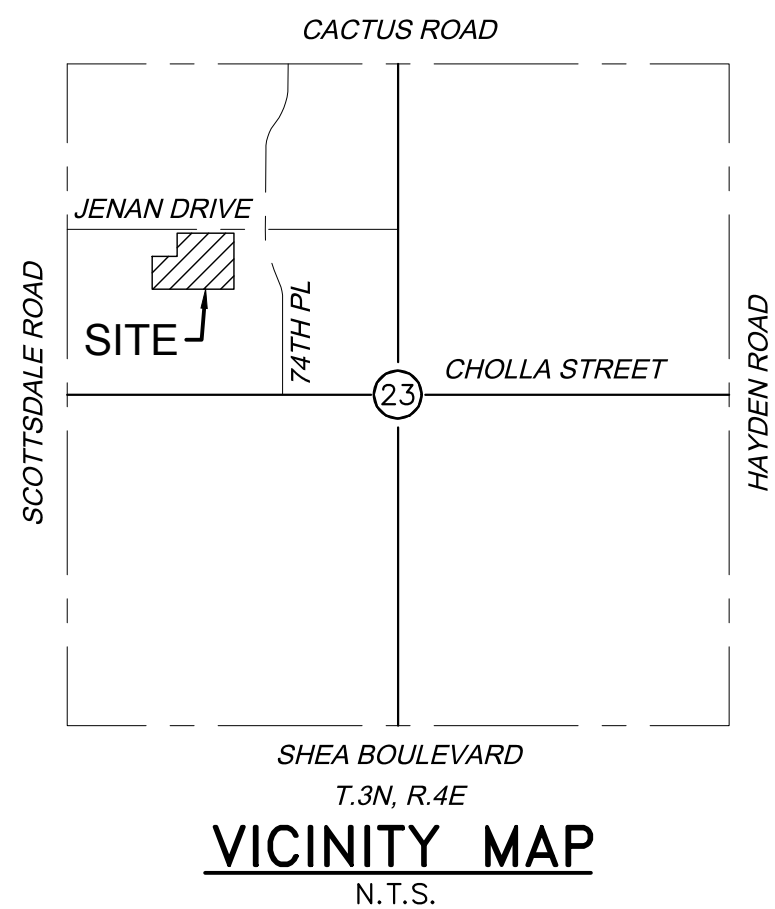
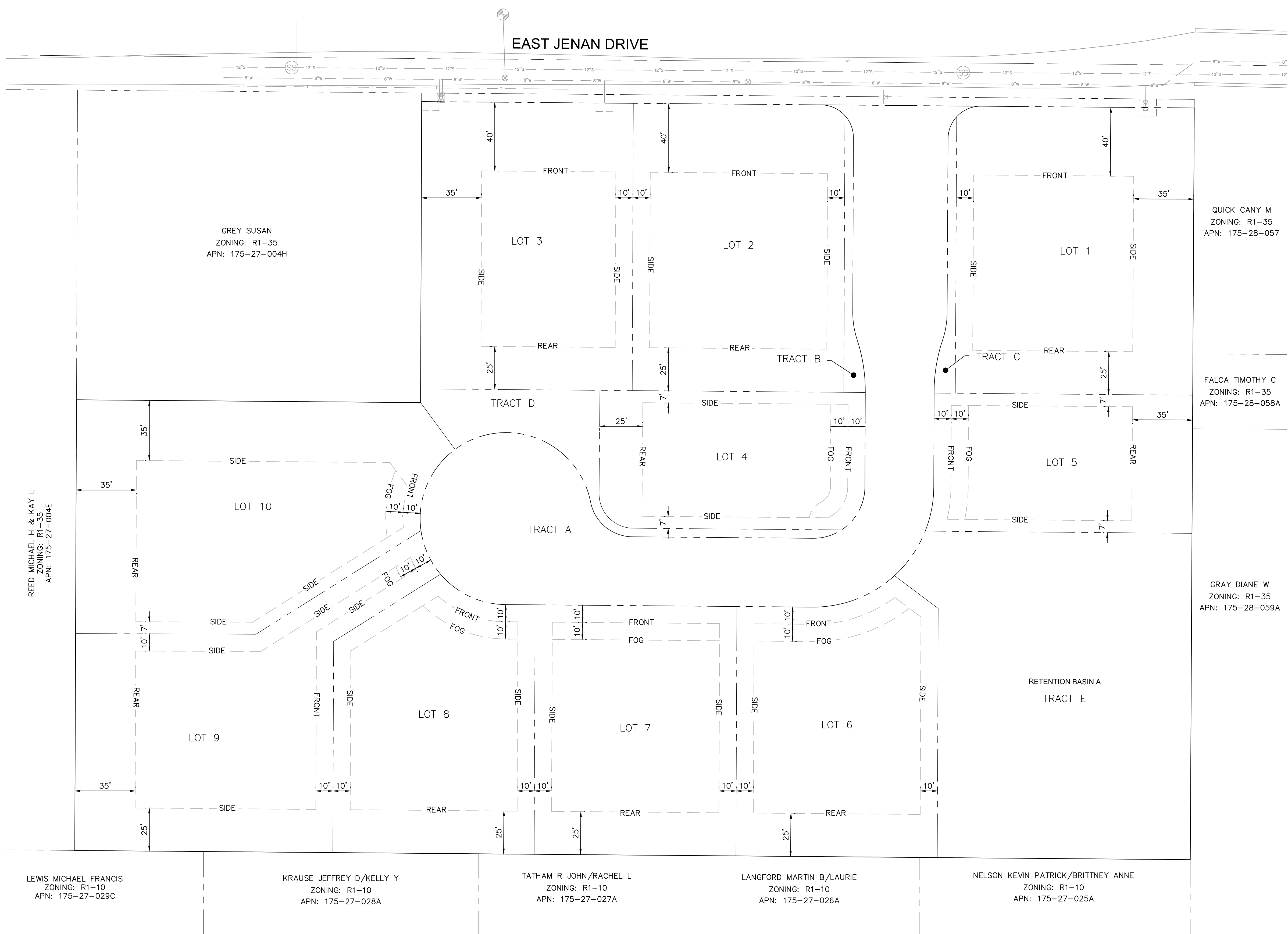
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DIMENSION PLAN
BOUNDARY OVER TOPO PLAN



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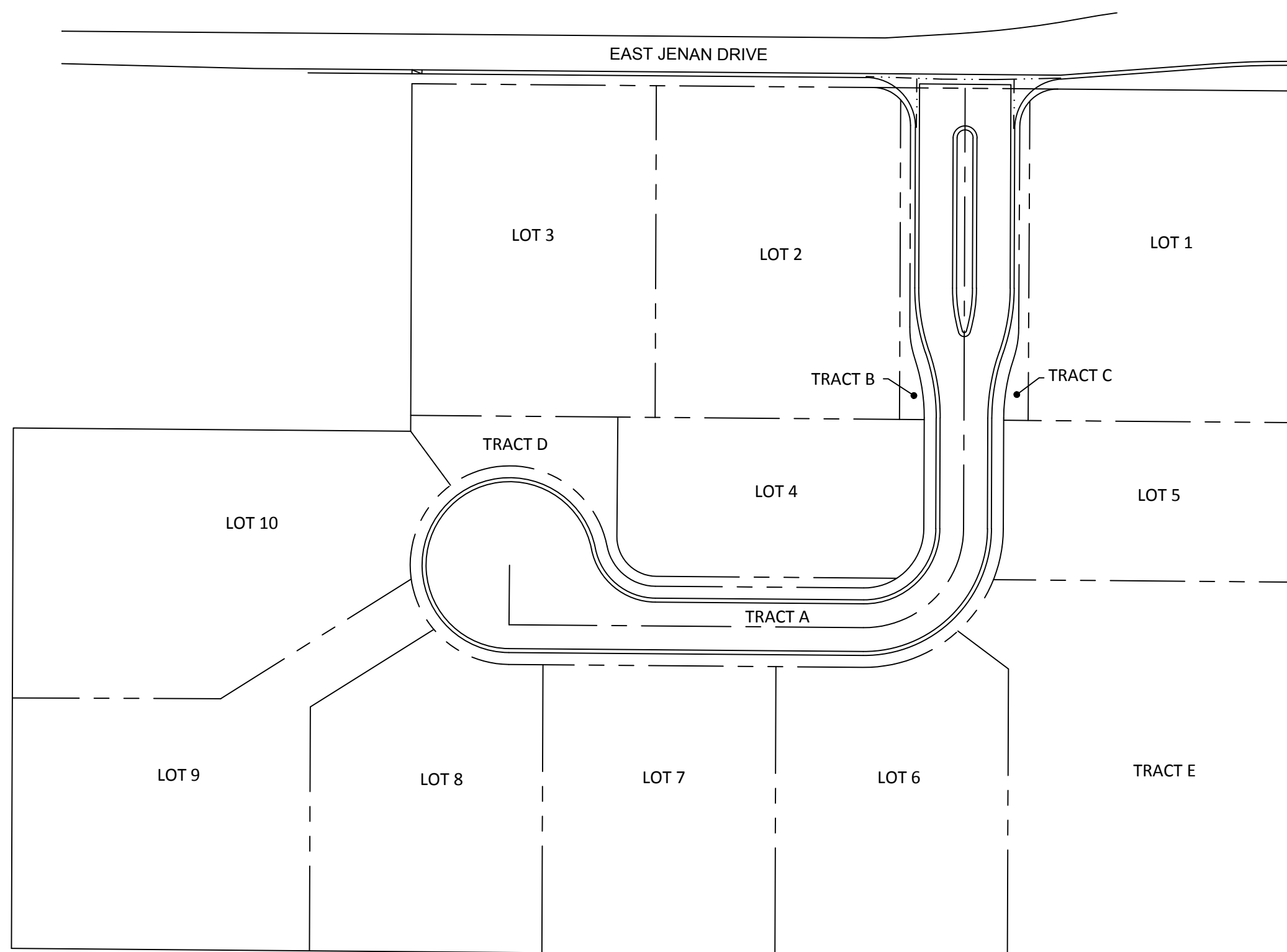


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DRAWING NAME
PP2

The diagram illustrates a LOD score plot. The vertical axis is labeled 'LOD' and has a horizontal line at the value 3, representing the significance threshold. The horizontal axis represents a chromosome with two markers, 'O' and 'X'. A solid line with a peak above the LOD threshold indicates a significant linkage. A dashed line below the threshold represents a non-significant result.

	●	⊗
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

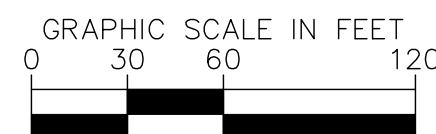
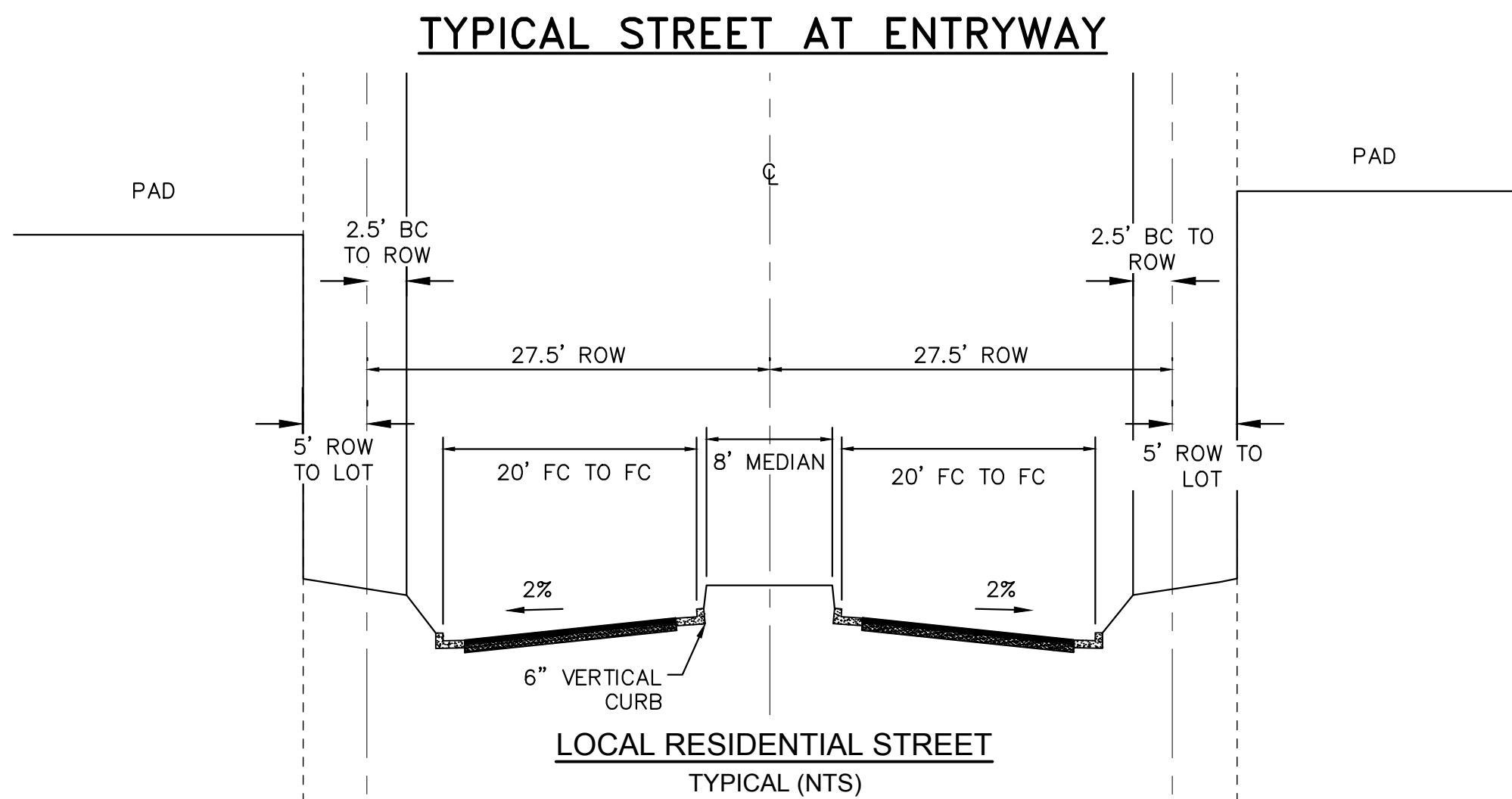
A vicinity map showing the intersection of Cactus Road, Cholla Street, and 74th Pl. The map includes Jenan Drive, Scottsdale Road, and Hayden Road. A shaded area indicates the project site, and a circled '23' is shown on Cholla Street.

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

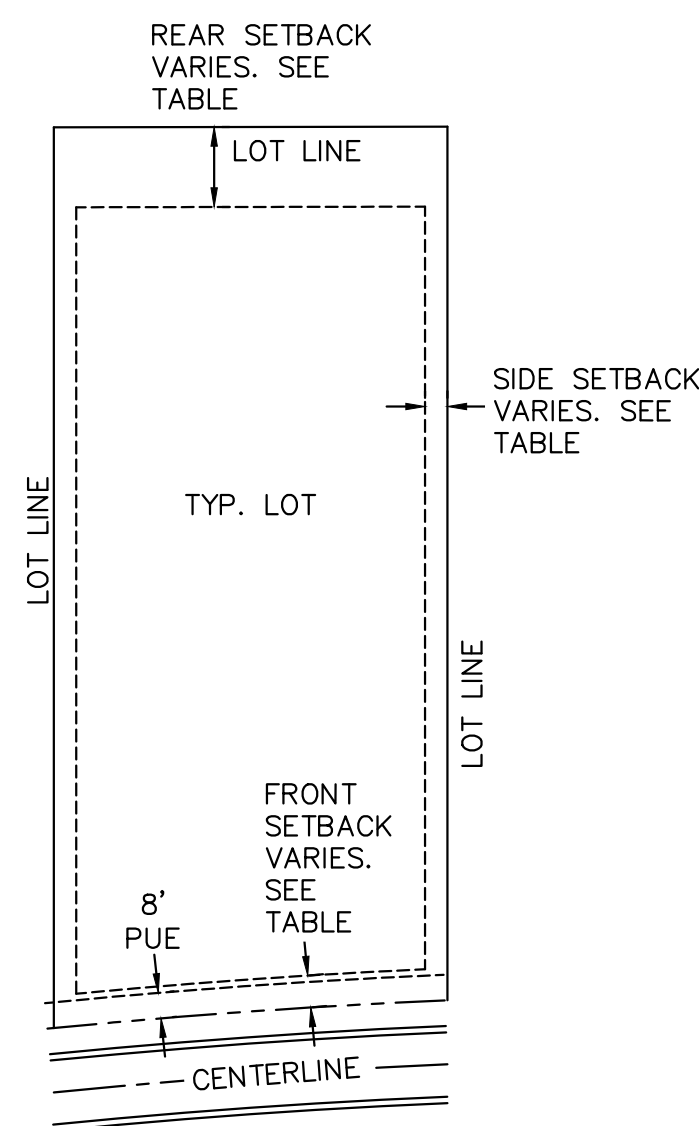
CURRENT: R1-35
PROPOSED: R1-18 PRD

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

[illegible]

5' ADDITIONAL R/W PER THIS PROJECT

25' R/W

6' SHLDR

20' FC TO EOP

2%

2%*

PAD

TRACT VARIES

E/P VARIES

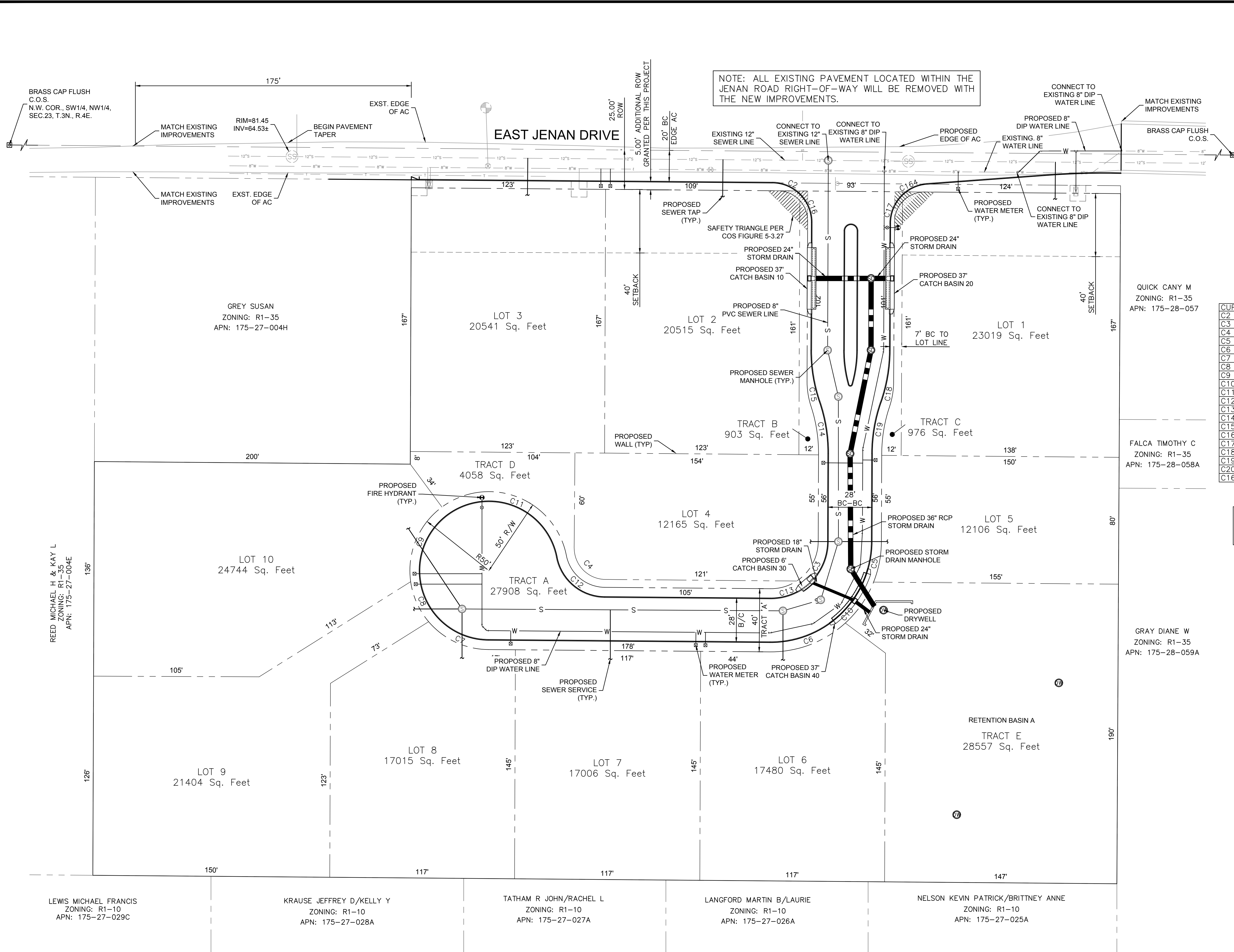
*STREET SLOPE & DIRECTION PER PLAN

ROLL CURB PER PLAN

EAST JENAN DRIVE

TYPICAL (NTS)

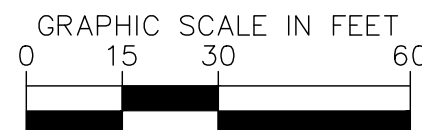
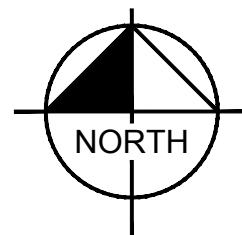
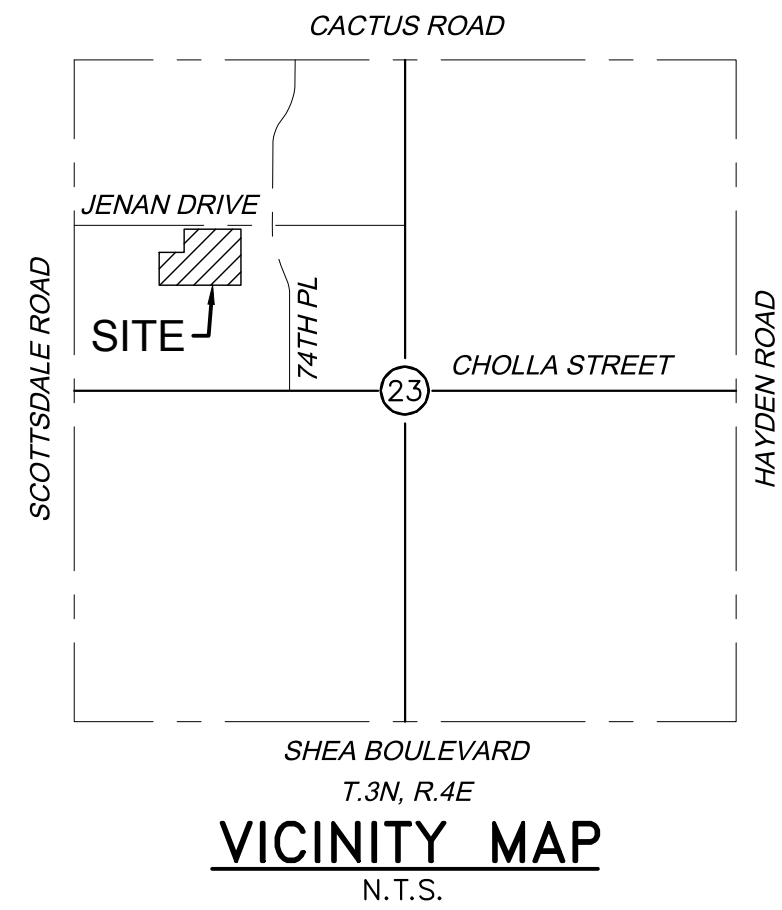
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NOTE: ALL EXISTING PAVEMENT LOCATED WITHIN THE JENAN ROAD RIGHT-OF-WAY WILL BE REMOVED WITH THE NEW IMPROVEMENTS.

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.



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



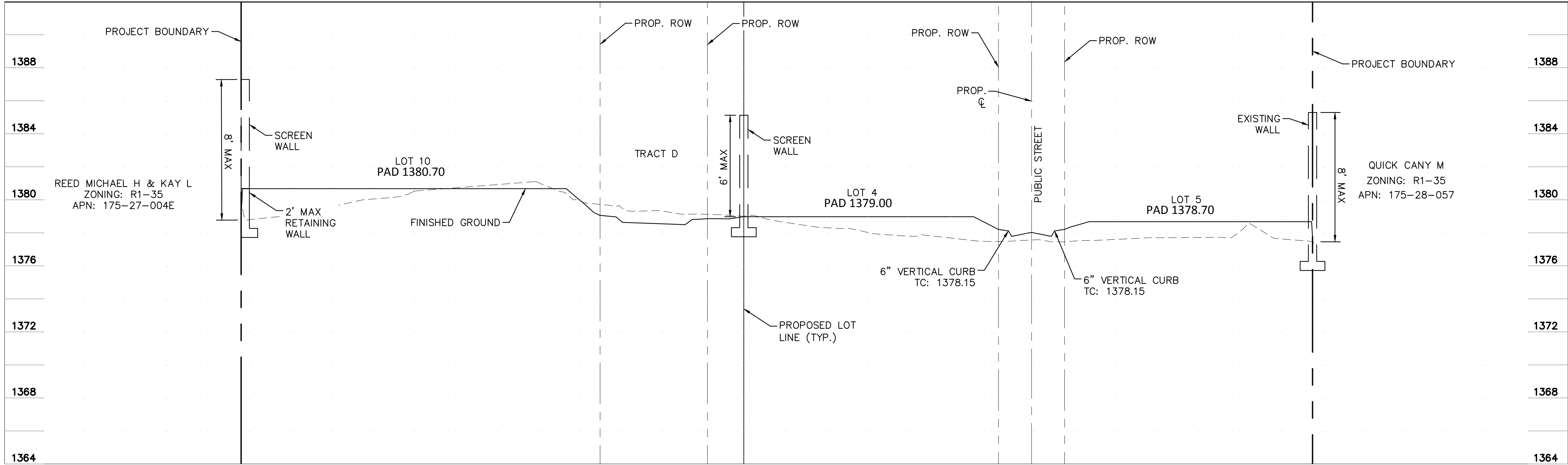
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291104074
DRAWING NAME
PP2

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

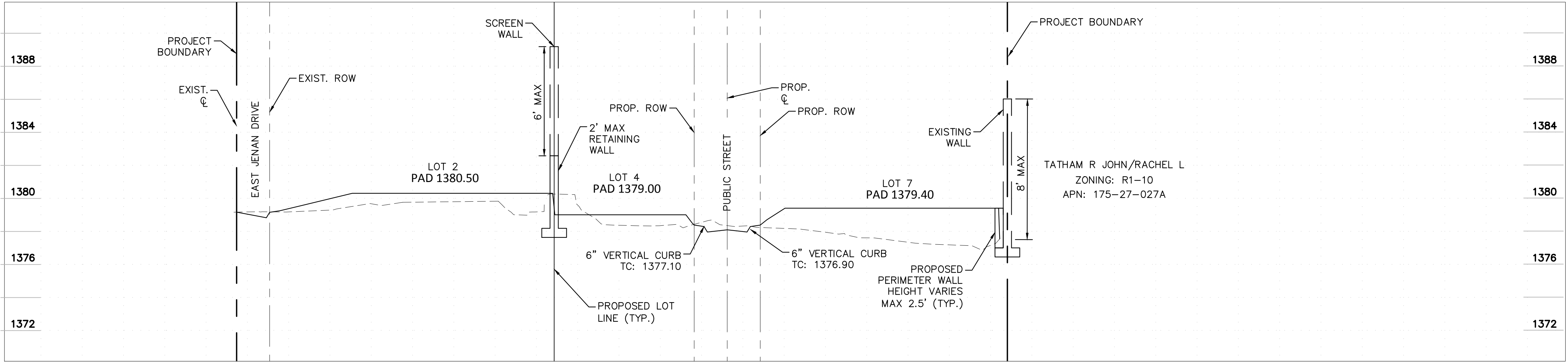
REVISION
BY DATE APPR.



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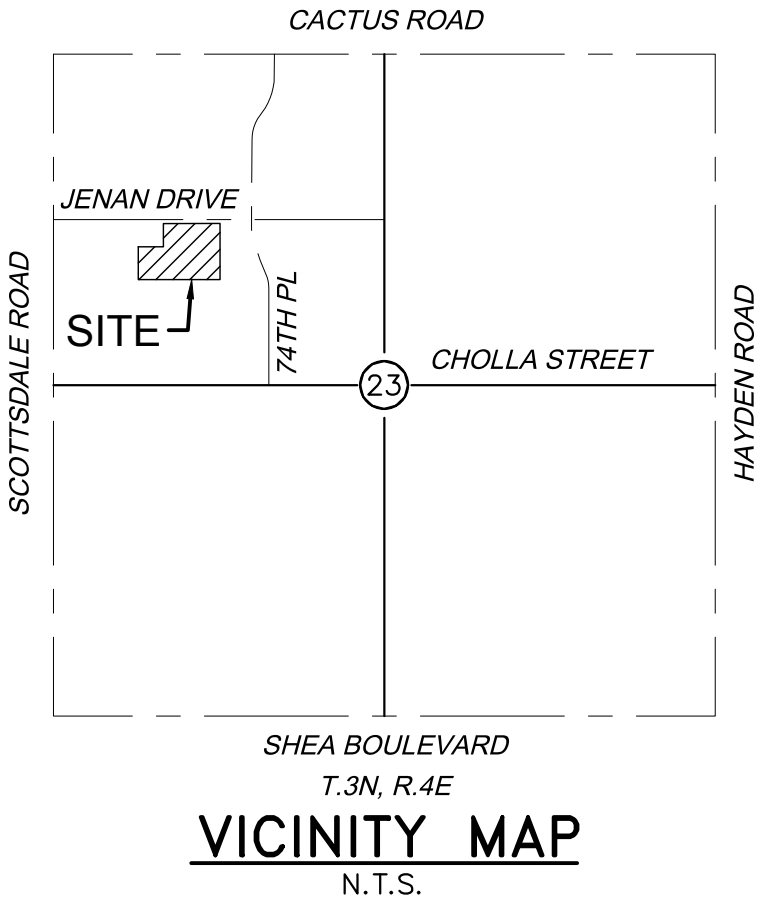
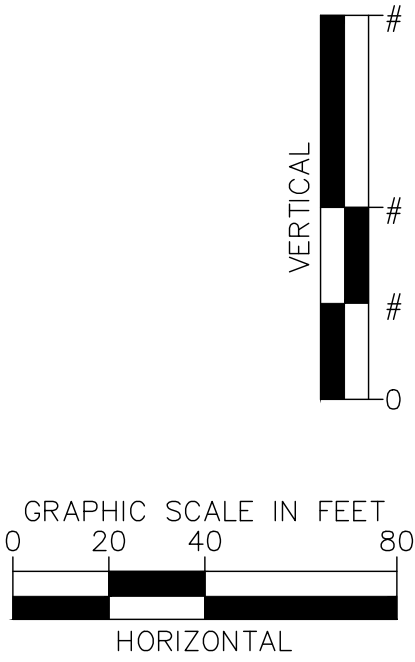


SECTION A1



SECTION B1

NOTE: 2' RETAINING WALL, 6'
SCREEN WALL COMBINED
HEIGHT NOT TO EXCEED 8'
AT ANY POINT.



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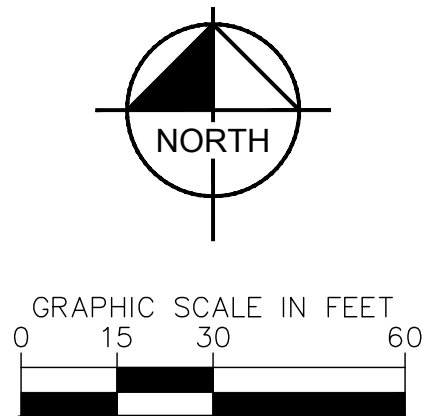
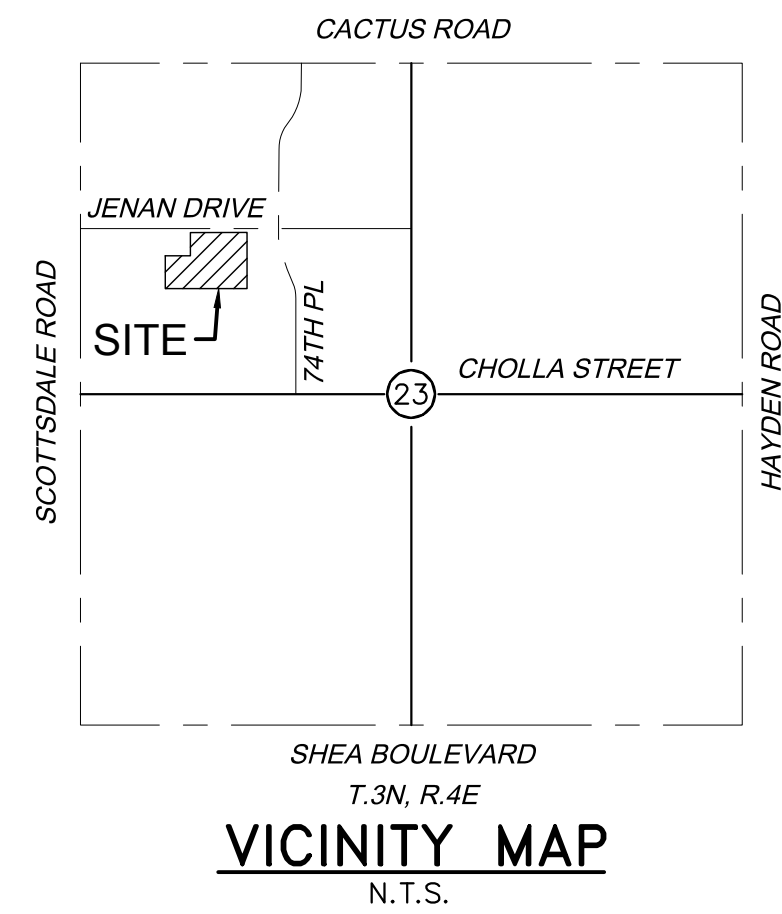
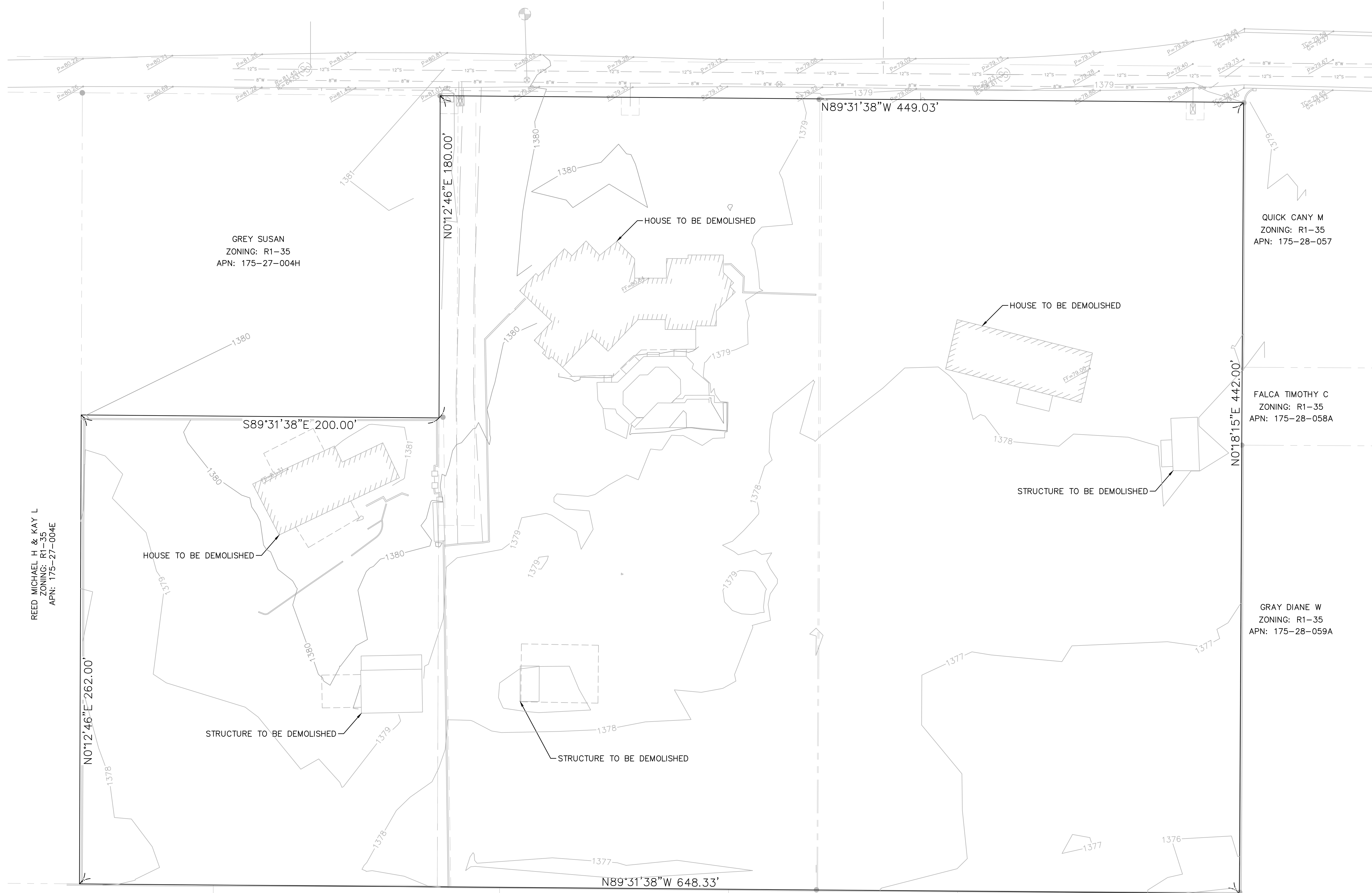
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SCALE (V): 1"=4'
DESIGNED BY: JRT
DRAWN BY: JRT
CHECKED BY: CLB
DATE: 01/15/2020

ESTATES AT JENAN
SCOTTSDALE, ARIZONA
PRELIMINARY PLAT
SECTIONS



PROJECT NO.
291104074
DRAWING NAME
SECTIONS

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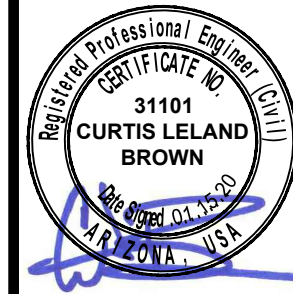


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SCALE (H): 1"=30'
SCALE (V): NONE
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DATE: 01/15/2020

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

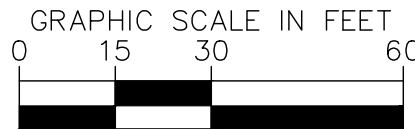
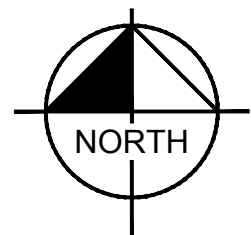
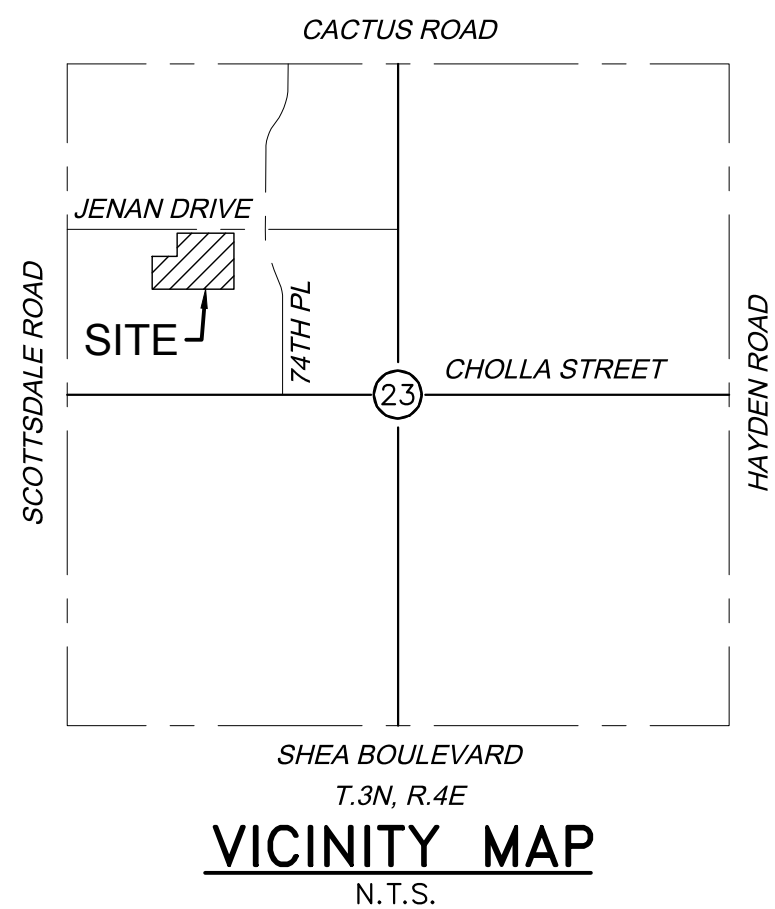
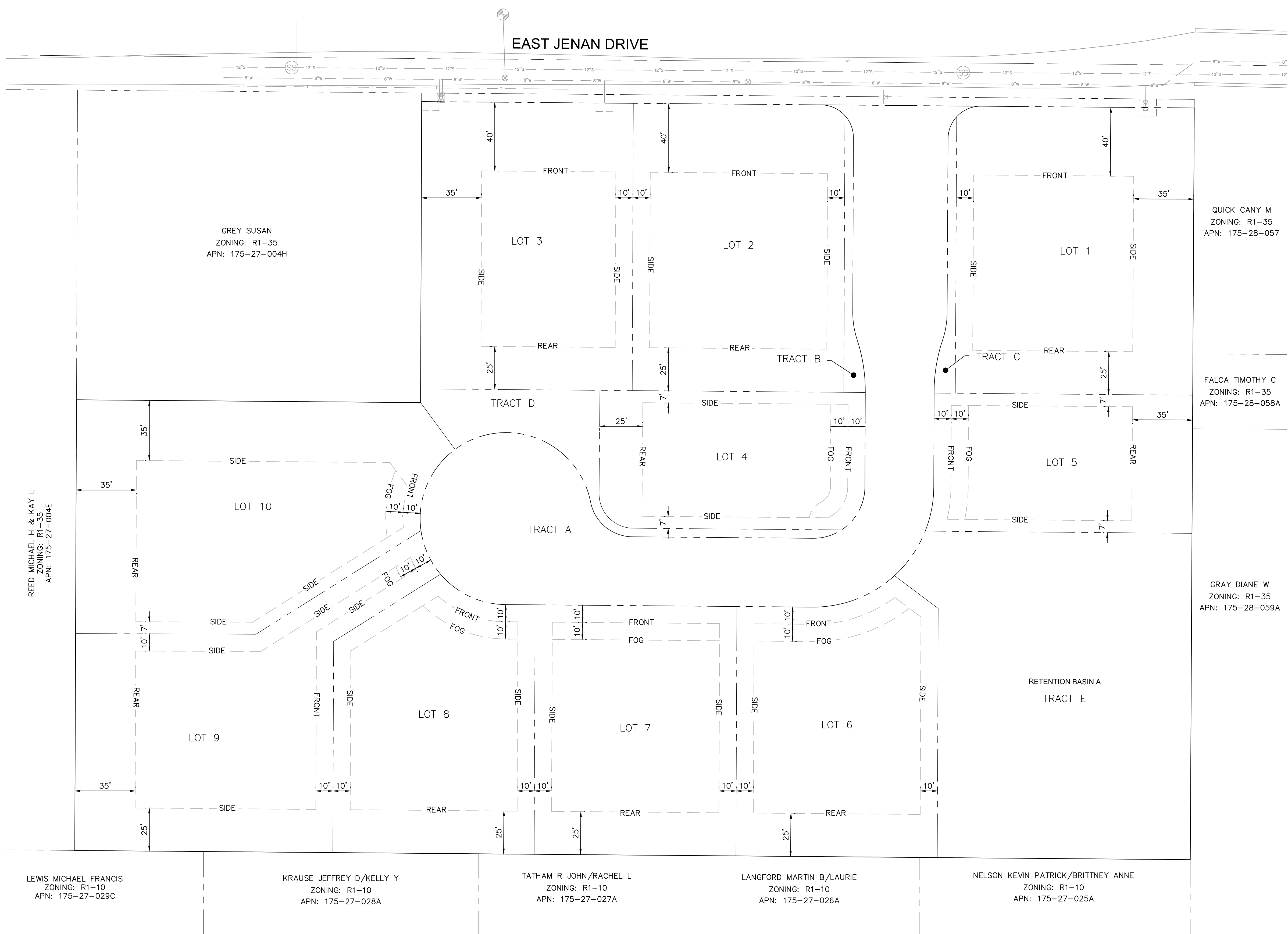


PROJECT NO.
291104074
DRAWING NAME
BOUNDS

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

30-15
BY DATE APPR.

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

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



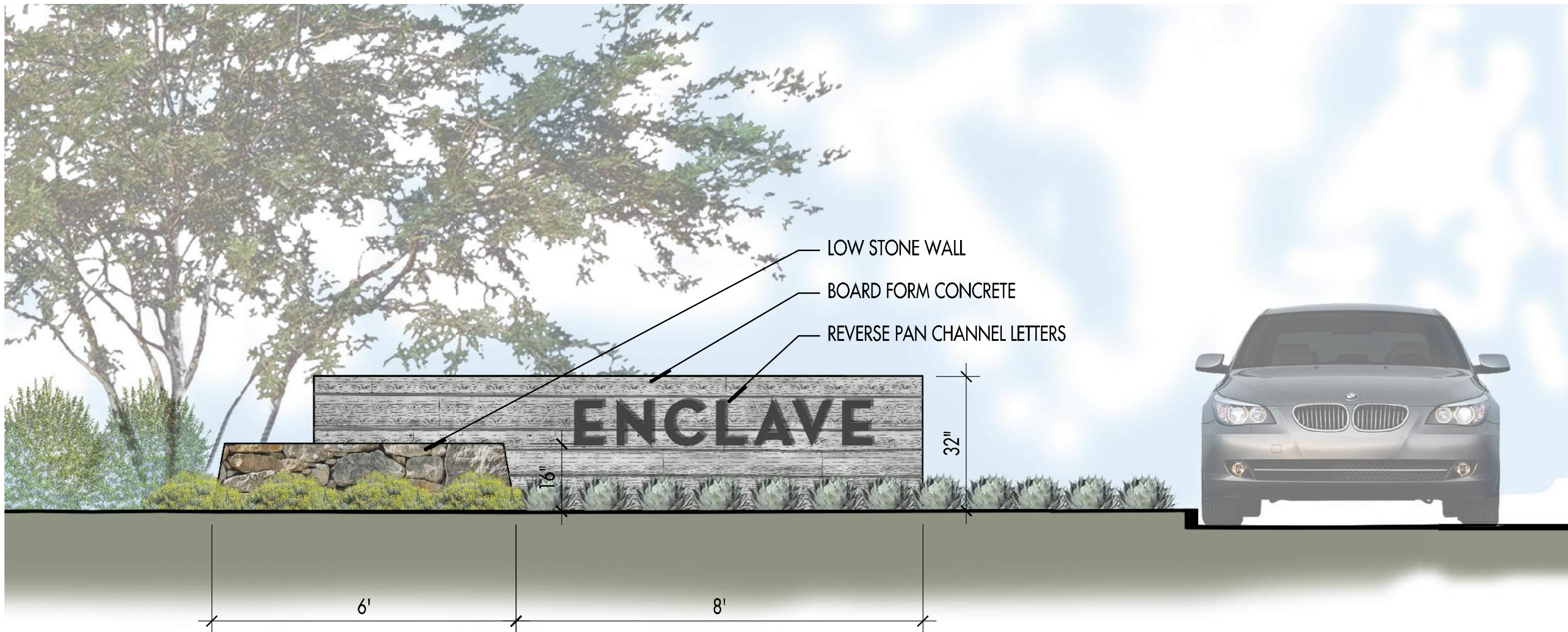
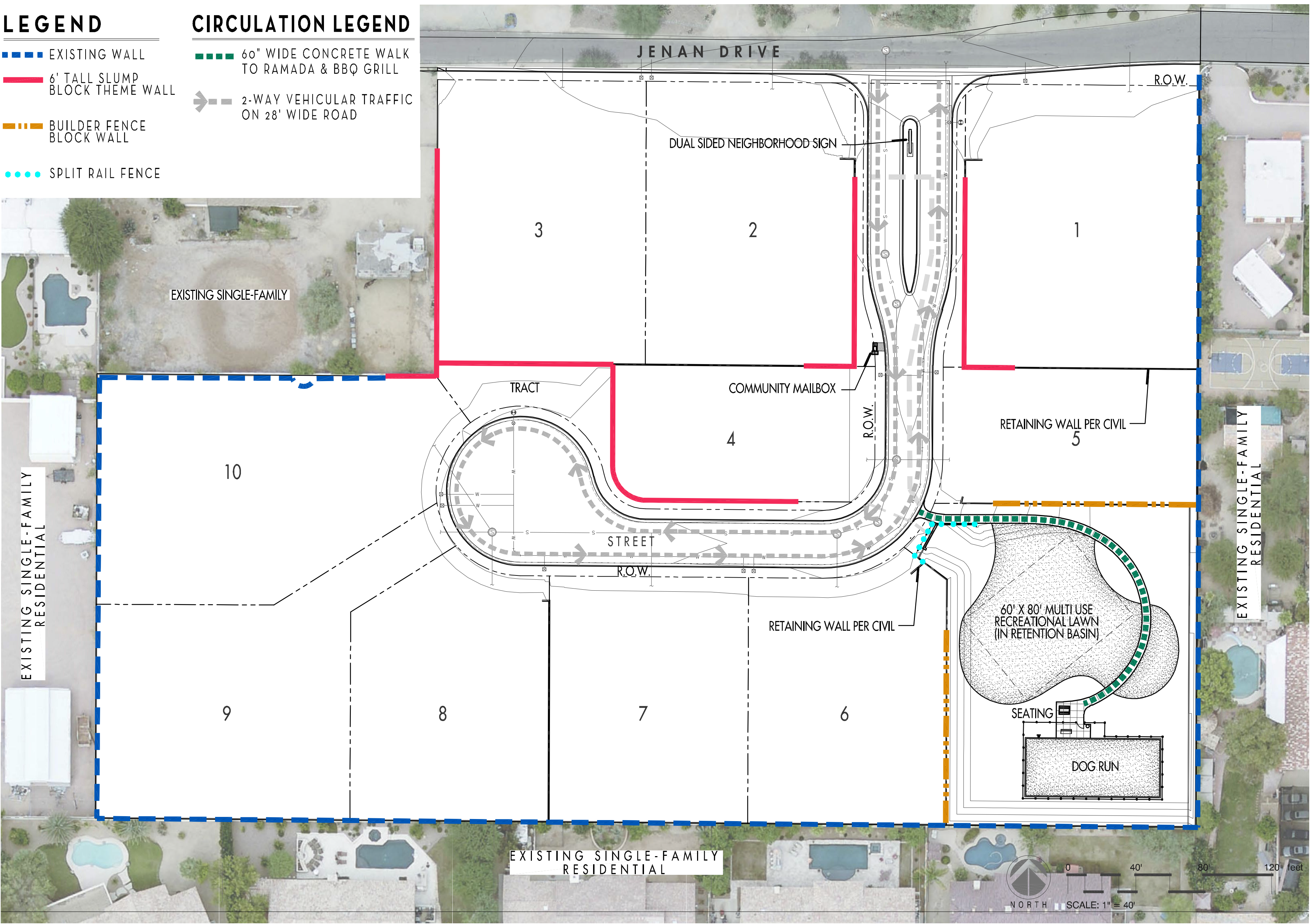
PROJECT NO.
291104074
DRAWING NAME
PP2

LEGEND

- EXISTING WALL
- 6' TALL SLUMP BLOCK THEME WALL
- BUILDER FENCE BLOCK WALL
- SPLIT RAIL FENCE

CIRCULATION LEGEND

- 60" WIDE CONCRETE WALK TO RAMADA & BBQ GRILL
- 2-WAY VEHICULAR TRAFFIC ON 28' WIDE ROAD



NEIGHBORHOOD SIGN ELEVATION



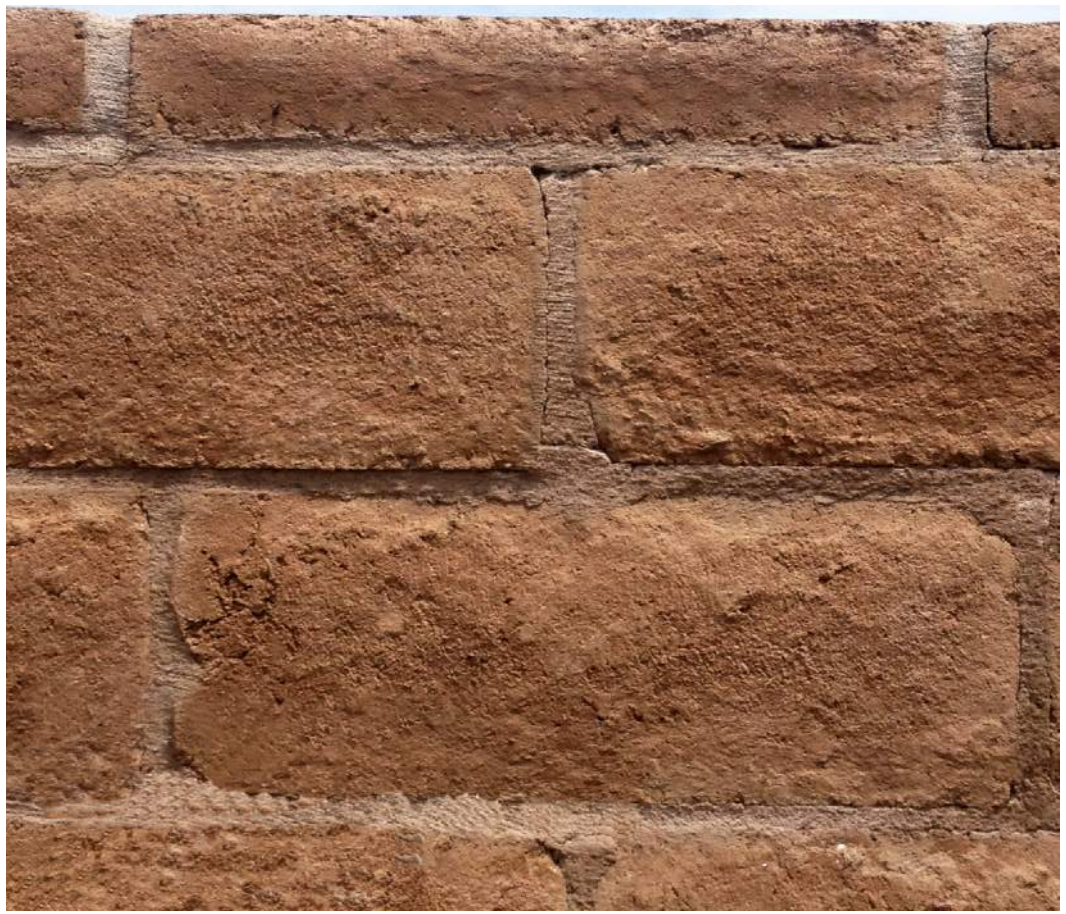
COMMUNITY MAILBOX



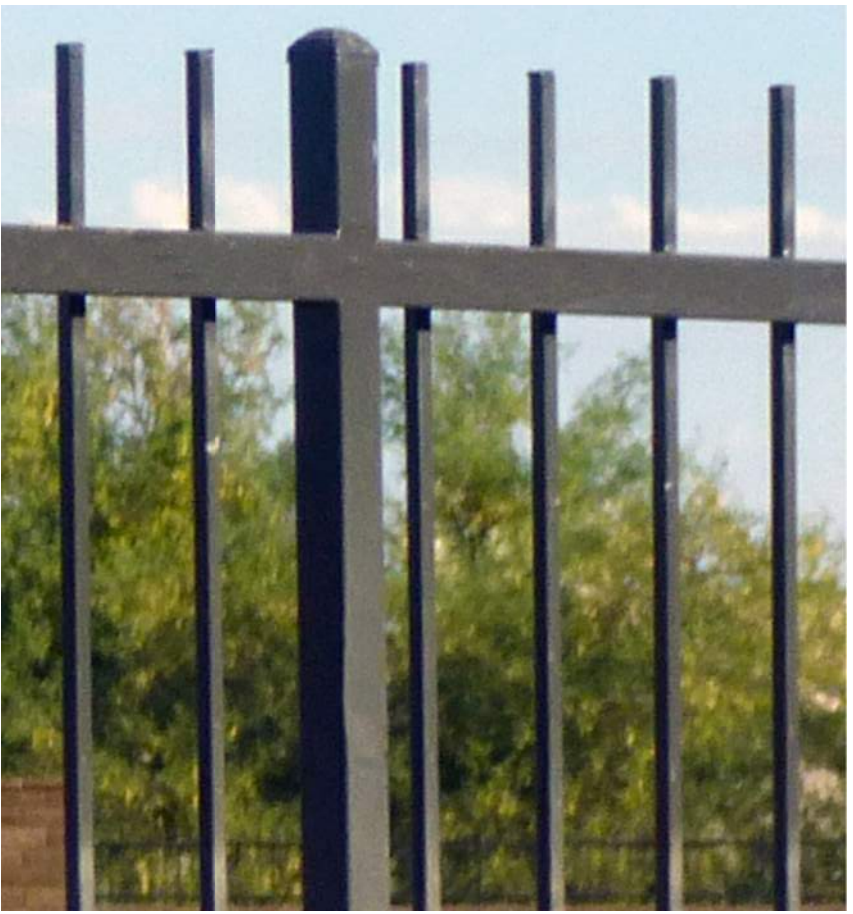
SPLIT RAIL FENCE



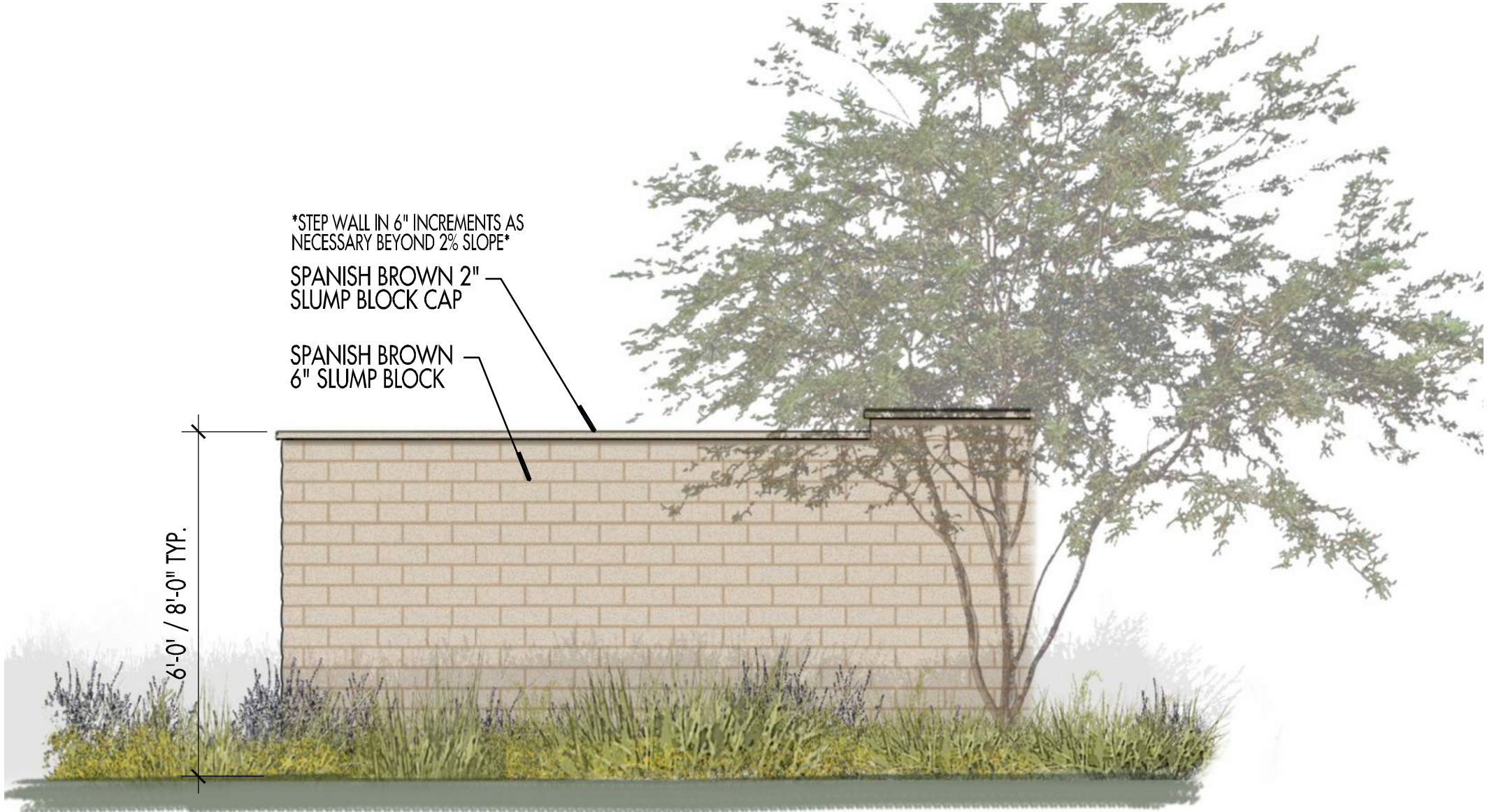
BOARD FORM CONCRETE SIGN WALL
COLOR: NATURAL GRAY



SLUMP BLOCK & CAP (Theme Wall)
SUPPLIER: CENTRAL ARIZONA BLOCK CO.
COLOR: SPANISH BROWN - 6" x 6" x 16" SLUMP BLOCK
2" x 8" x 16" SLUMP CAP



WROUGHT IRON (Dog Run)
1-1/2" SQUARE POST, 5/8" PICKETS @ 4" O.C.
COLOR: DUNN EDWARDS 'BLACK BEAN'



SLUMP BLOCK THEME WALL

WALL ELEVATIONS/DETAILS, HARDSCAPE AND
PEDESTRIAN CIRCULATION PLAN,
COMMUNITY FEATURES AND MATERIALS
THE ENCLAVE AT JENAN & 74TH PLACE

