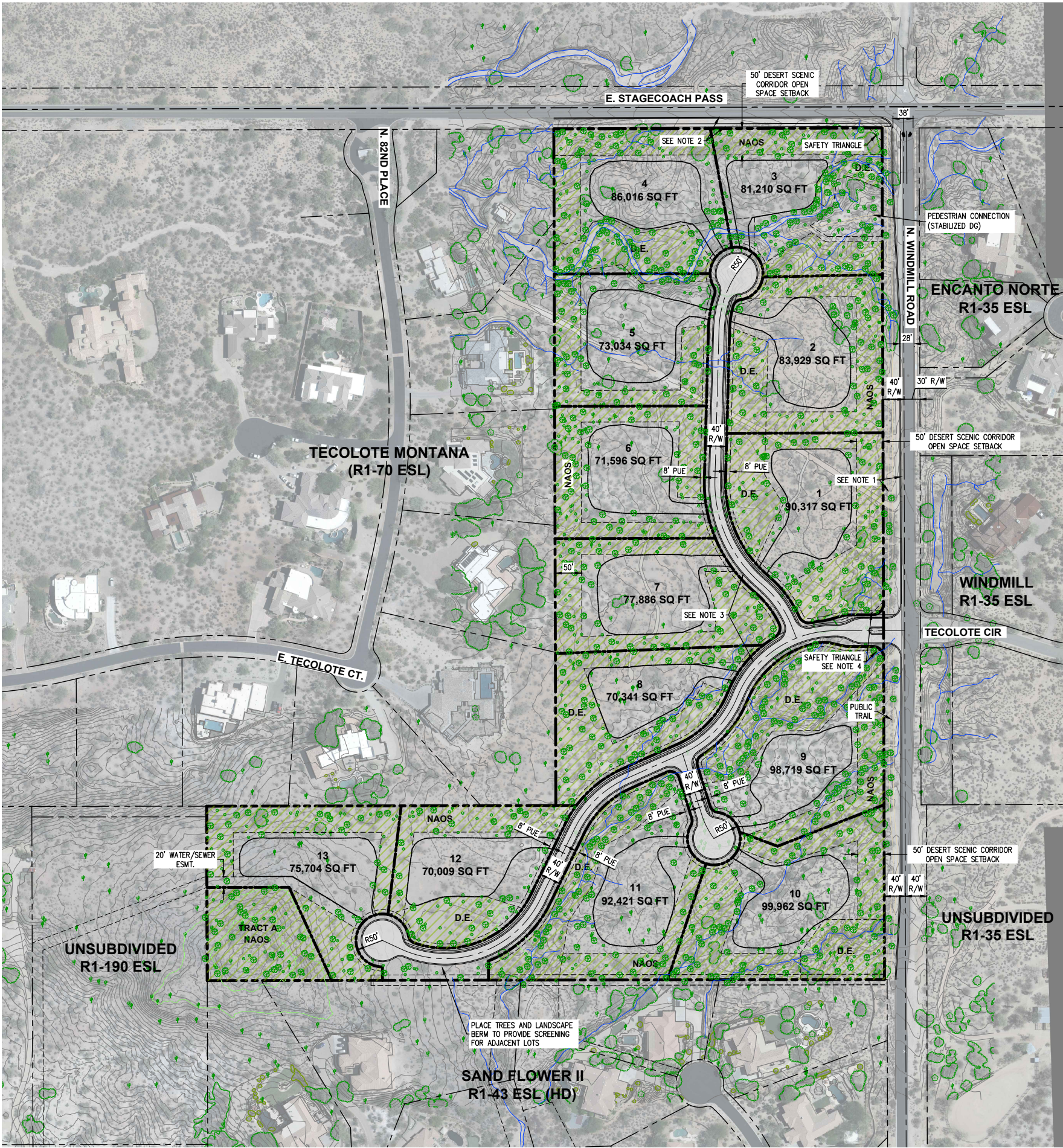


PLAN DATA	
GROSS SITE AREA	30.0 AC (+/-)
NET SITE AREA	27.9 AC (+/-)
EXISTING ZONING	R1-190 ESL
PROPOSED ZONING	R1-70 ESL
PROP. SINGLE FAMILY LOTS	13
PROPOSED DENSITY	0.43 DU/ GROSS AC
BUILDING HEIGHT	24' FROM NATURAL GRADE

- NOTES:**
1. CONSTRUCTION OF WINDMILL ROAD TO FULL LOCAL COLLECTOR CROSS SECTION, RURAL/ESL CHARACTER WITH TRAIL, DSPM FIGURE 5-3.15 IS REQUIRED. THE PAVEMENT SECTION APPROACHING STAGECOACH PASS SHALL BE WIDENED TO INCLUDE A SEPARATE NORTHBOUND RIGHT-TURN LANE AND LEFT-TURN LANE (38 FEET MIN. WIDTH).
 2. CONSTRUCTION OF STAGECOACH PASS TO FULL LOCAL COLLECTOR, RURAL/ESL CHARACTER - 24 FEET OF PAVEMENT WITH ROLL CURB ON THE SOUTH SIDE AND A 6-FOOT WIDE SIDEWALK SEPARATED FROM THE BACK OF CURB IS REQUIRED.
 3. INTERNAL STREETS SHALL BE LOCAL RESIDENTIAL, RURAL/ESL CHARACTER, DSPM FIGURE 5-3.19. A 5-FOOT WIDE SIDEWALK SHALL BE CONSTRUCTED ON AT LEAST ONE SIDE OF THE STREET AND A 6-FOOT WIDE SHOULDER SHALL BE CONSTRUCTED ON THE OTHER SIDE OF THE STREET IF NO SIDEWALK IS PROVIDED (DSPM SEC. 5-3.100; SCOTTSDALE REVISED CODE SEC. 47-21 AND 47-22; DSPM 5-3.110).
 4. DEDICATION OF A SAFETY TRIANGLE AT THE SITE ENTRANCE INTERSECTION ON WINDMILL ROAD AND AT THE INTERSECTION OF WINDMILL ROAD AND STAGECOACH PASS IS REQUIRED (DSPM 5-3.123; FIG. 5-3.27).



STAGECOACH & WINDMILL CONCEPTUAL SITE PLAN

Ordinance No. 4478
Exhibit A to Exhibit 1
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