

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- W ----- PROPOSED WATER LINE
- PROPOSED STORM DRAIN
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED CENTERLINE
- BUILDING SETBACK
- NAOS LIMITS
- EHS ----- EROSION HAZARD SETBACK
- ⊙ PROPOSED SURVEY MONUMENT
- ⊙ PROPOSED FIRE HYDRANT
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- B/C BACK OF CURB
- TYP. TYPICAL
- HE HIGHWAY EASEMENT
- AE ACCESS EASEMENT
- DE DRAINAGE EASEMENT
- SE SEWER EASEMENT
- RSB REAR YARD SETBACK
- SSB TYPICAL
- FSB TYPICAL
- CFS TYPICAL
- 80.2' P PAVEMENT SPOT ELEVATION AT FINISHED GRADE
- FL FLOW LINE
- EG EXISTING GRADE
- 0.95% SLOPE AT FINISHED GRADE
- 10 PROPOSED LOT NUMBERS

- 100-YEAR INUNDATION LIMITS
- 100-YEAR BASE FLOOD ELEVATION AND CROSS SECTION LOCATION
- ▨ FILL AREA GREATER THAN 6'
- ▩ CUT AREA GREATER THAN 6'
- ▨ NAOS EXTENTS

- APPROX. LIMITS OF 100 YEAR INUNDATION
- PAD CONSTRUCTION ENVELOPE

NOTES
 1. [E1] & [E2] INDICATE ANTICIPATED CUT AND FILL HEIGHTS AT THE LOCATION FROM PROPOSED PAD ELEVATION TO EXISTING GROUND.

SHEET INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	PRELIMINARY PLAT
3	PRELIMINARY GRADING PLAN
4	TYPICAL & GRADING SECTIONS

LOT QUANTITIES

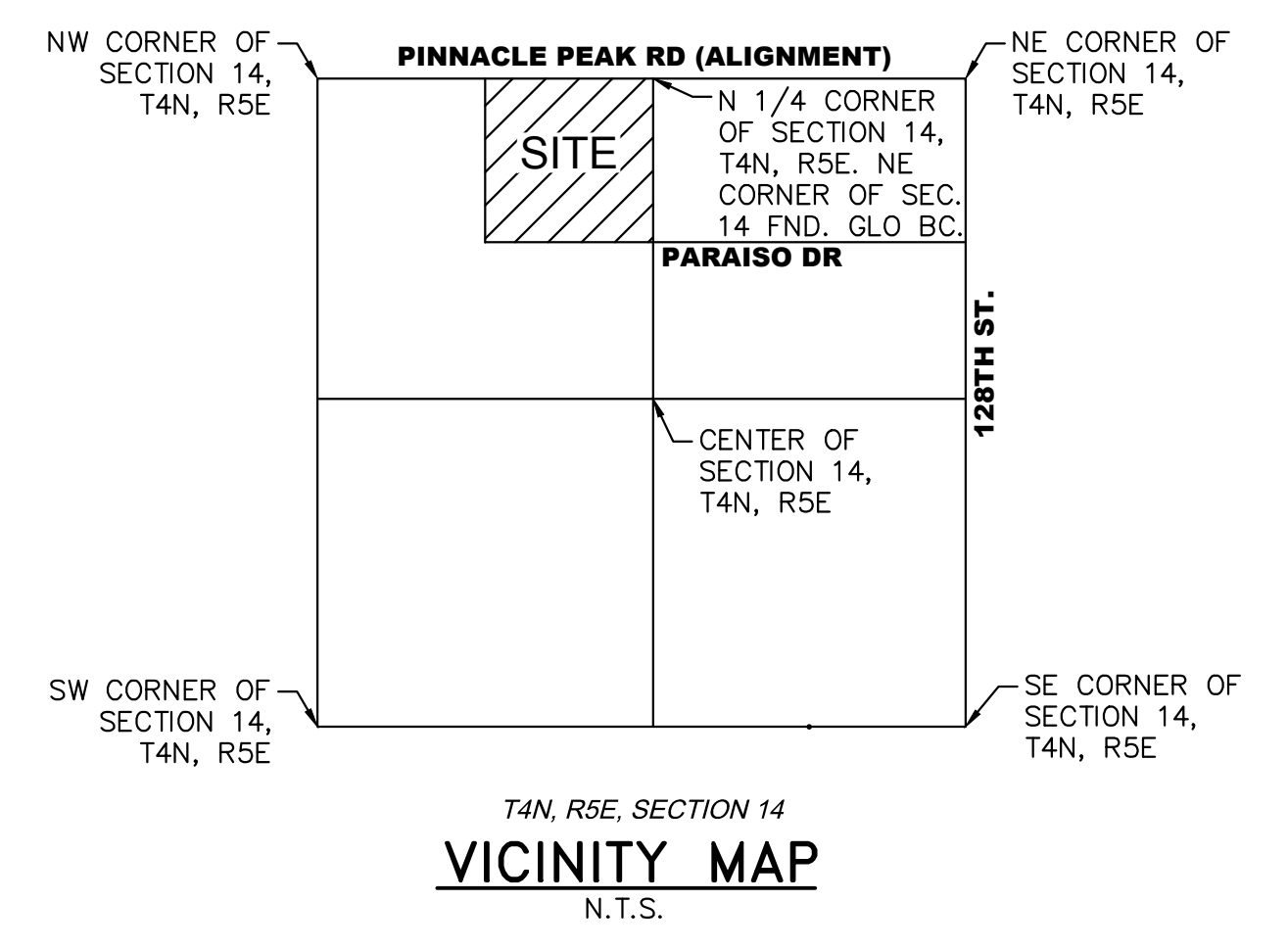
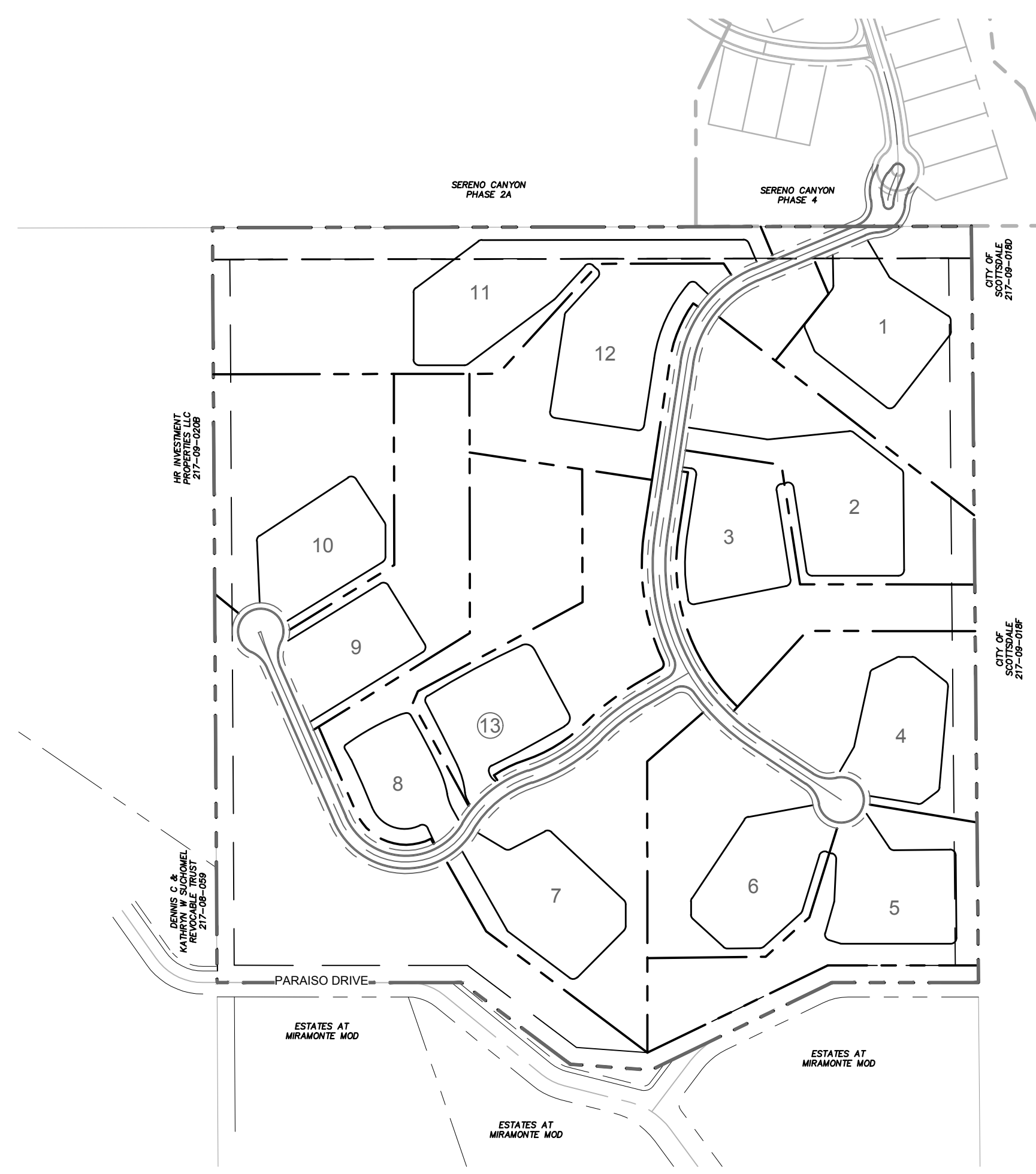
LOT NO.	AREA (SQ FT)
1	107011
2	112190
3	97927
4	100573
5	101684
6	103707
7	121697
8	111912
9	98887
10	123506
11	173398
12	104358
13	101311

TRACT TABLE

TRACT TABLE			
NAME	OWNERSHIP/MAINT.	TRACT USES	AREA (ACRES)
TRACT A	PRIVATE HOA	ACCESS/EMERGENCY AND SERVICE ACCESS/WATER AND SEWER FACILITIES/PUBLIC UTILITIES	2.49
TRACT B	PRIVATE HOA	OPEN SPACE/NAOS	0.38
TRACT C	PRIVATE HOA	OPEN SPACE/NAOS	0.10
TRACT D	PRIVATE HOA	OPEN SPACE/UTILITIES/NAOS	4.50
TRACT E	PRIVATE HOA	OPEN SPACE/NAOS	0.17
TRACT F	PRIVATE HOA	OPEN SPACE/NAOS	0.08

PRELIMINARY PLAT AND PRELIMINARY GRADING AND DRAINAGE FOR SONORAN SKY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



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SURVEYOR

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 7301 E. EVANS ROAD
 SCOTTSDALE, ARIZONA 85260
 TELEPHONE: 480-922-0780
 CONTACT: JASON SEGNERI

OWNER/DEVELOPER

TOLL BROTHERS
 8767 E. VIA DE VENTURA SUITE #390
 SCOTTSDALE, AZ 85258
 TELEPHONE: 480-314-6711
 CONTACT: OSCAR DOMINGUEZ

BENCHMARK

GLO BC, NORTHWEST CORNER SECTION 14, CITY OF SCOTTSDALE GPS POINT 200, NAVD 88, ELEV. 2741.69'

UTILITIES

WATER CITY OF SCOTTSDALE
 SEWER CITY OF SCOTTSDALE (SEPTIC)
 ELECTRIC ARIZONA PUBLIC SERVICE CO
 TELEPHONE -
 CABLE T.V. -
 GAS -

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14 AS SHOWN IN BOOK 1 OF SURVEYS, PAGE 61, MARICOPA COUNTY RECORDS. SAID LINE BEARS S89°53'57"W, 2,638.48'

ZONING

CURRENT: R-130 ESL

SITE DATA

GROSS AREA 41.21 AC±
 NET AREA 38.10 AC±
 TOTAL NUMBER OF LOTS 13
 TYPICAL LOT SIZE CUSTOM
 MINIMUM LOT AREA 97,500 S.F.
 DENSITY 0.31 DU/AC
 MINIMUM LOT WIDTH 150'

SETBACK TABLE

FRONT	60 FT
REAR	60 FT
SIDE	30 FT

FLOOD INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
04013	1330	L	10/16/2013	"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.

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHWEST QUADRANT OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

NAOS DEDICATION

A MAJORITY OF THE AREAS OUTSIDE OF BUILDING ENVELOPES AND TRACTS WILL BE DEDICATED ON THE FINAL PLAT AS NATURAL AREA OPEN SPACE (NAOS).

REQUIRED NAOS: 22.64± AC. (54.9%)
 ADDITIONAL 5%: 1.13± AC.
 PROVIDED NAOS: 24.59± AC. (21%)

PER LOT NAOS PROVIDED ON FINAL PLAT AND FINAL NAOS EXHIBIT. PER LOT NAOS FOR REFERENCE ONLY. NAOS REQUIRED IS FOR WHOLE PROJECT NOT PER LOT BASIS.

FIRE DEPARTMENT NOTES

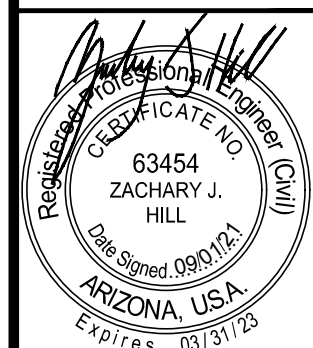
- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'6"
- KEY SWITCH/PRE-EMPTION SENSOR REQUIRED
- HYDRANT SPACING PER DS&PM 6-1.502.
- FIRE LANE SURFACE WILL SUPPORT 83,000 LBS. (GVW)

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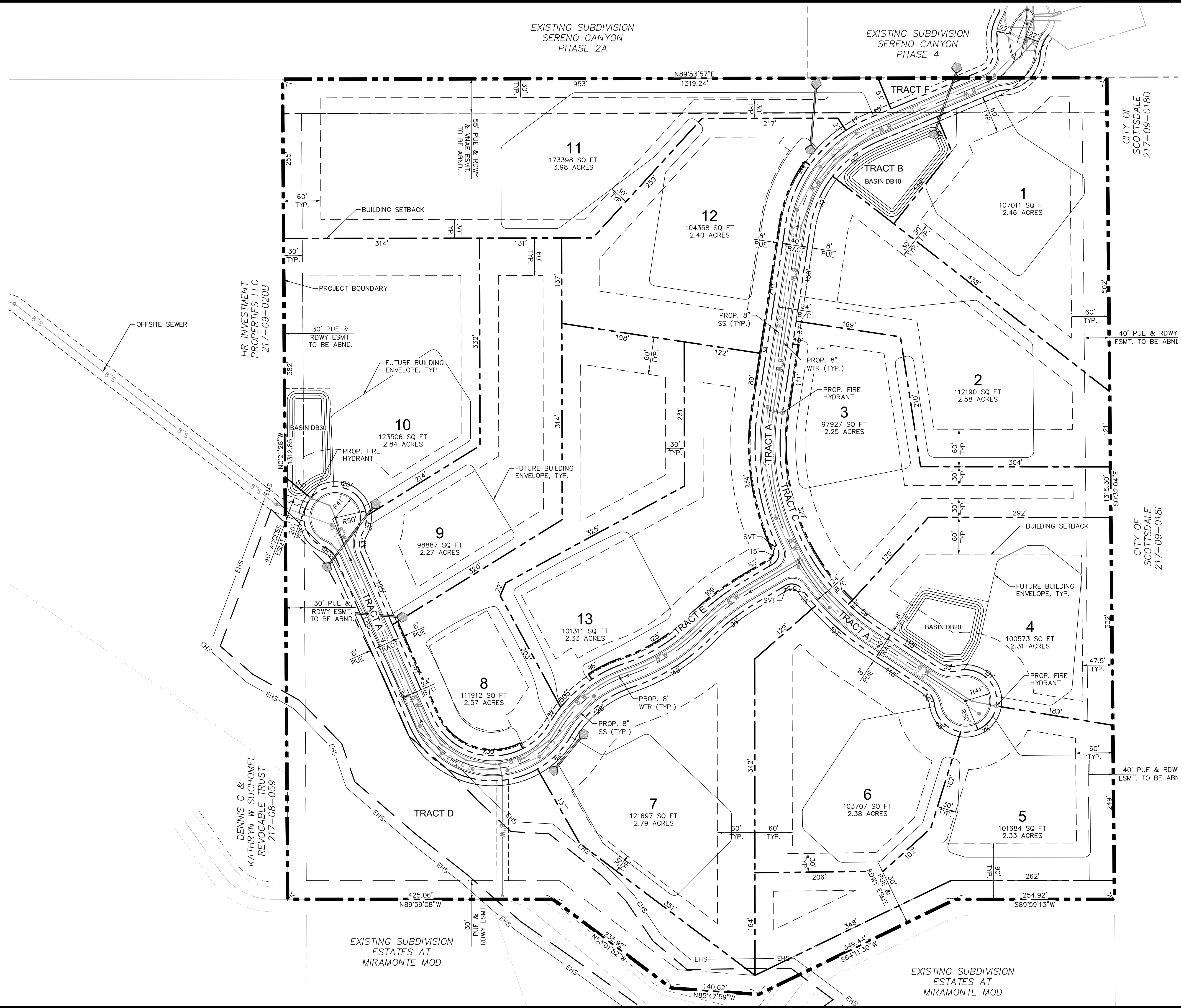
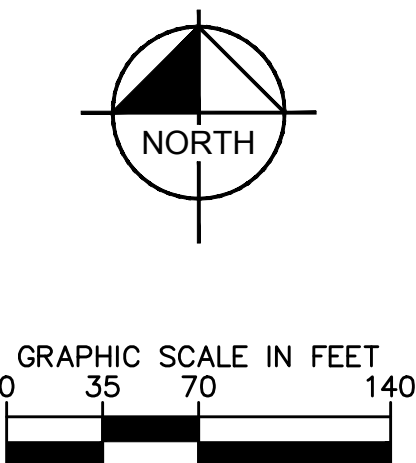
SONORAN SKY
 PRELIMINARY PLAT
 COVER SHEET
 SCOTTSDALE, ARIZONA



PROJECT NO.
191919000

DRAWING NAME
45004PP-CV.DWG

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		SONORAN SKY PRELIMINARY PLAT PRELIMINARY PLAT SCOTTSDALE, ARIZONA	
		PROJECT NO. 191919000 DRAWING NAME 45004PP.DWG 02 OF 04	
SCALE (H): 1"=60' SCALE (V): NONE	DESIGNED BY: ZJH DRAWN BY: AJE CHECKED BY: ZJH DATE: SEPT 2021	CITY OF SCOTTSDALE 217-09-018F	CITY OF SCOTTSDALE 217-09-018D
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