

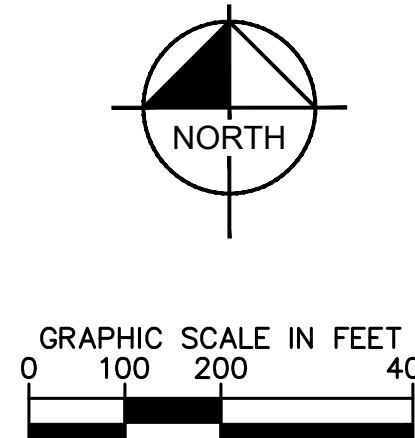
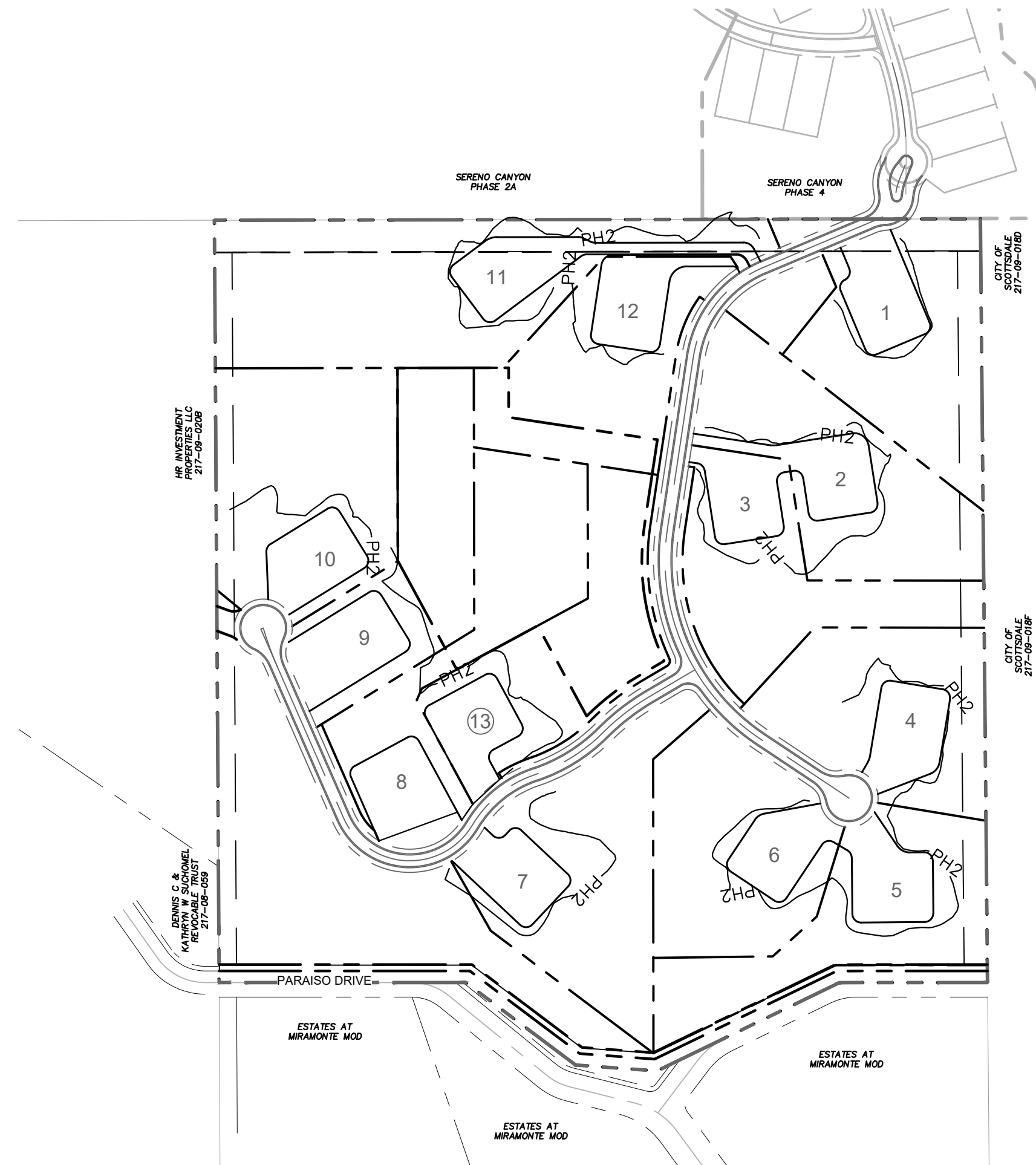
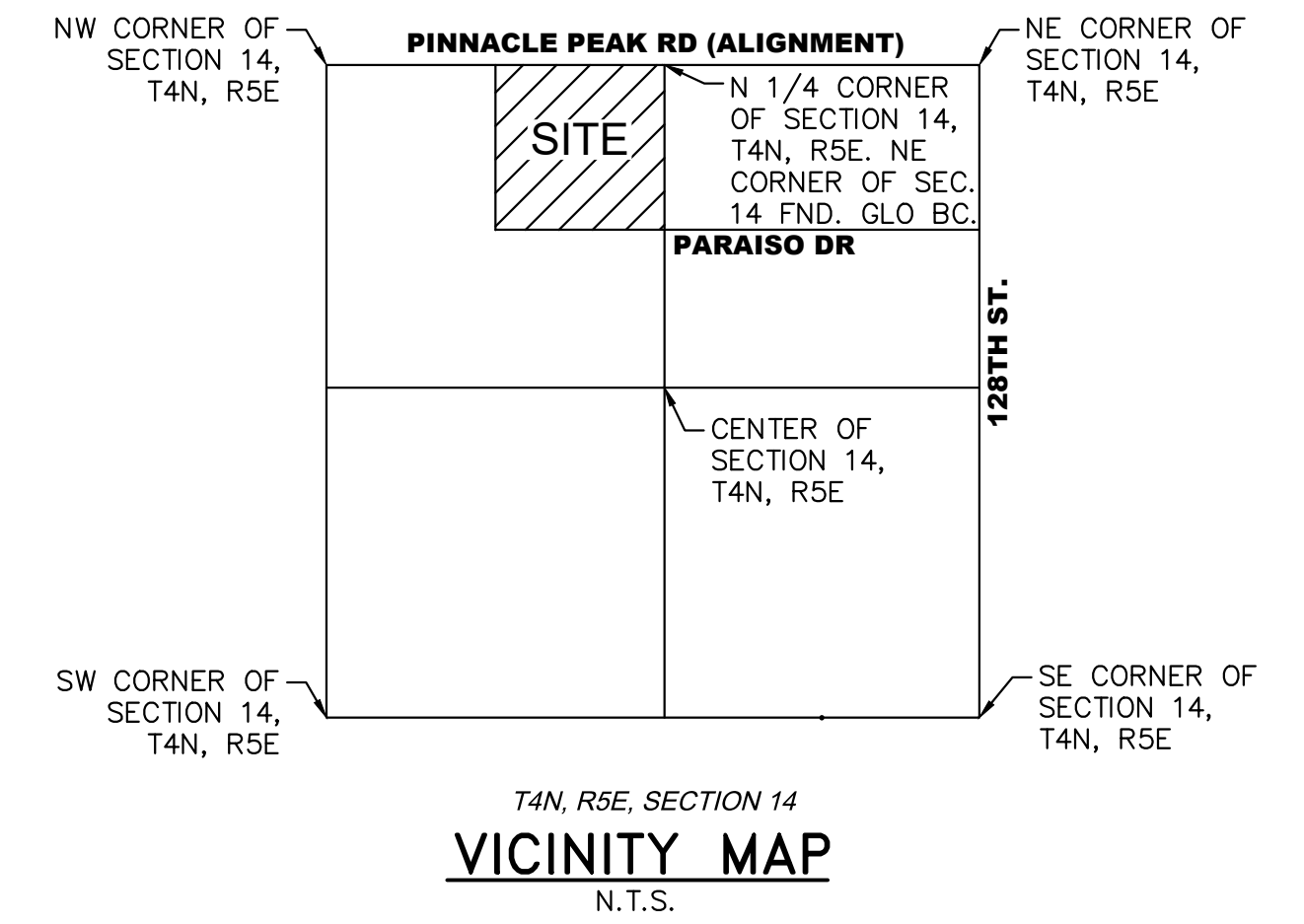
LEGEND

	PROPERTY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	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
	EROSION HAZARD SETBACK
	PROPOSED SURVEY MONUMENT
	PROPOSED FIRE HYDRANT
	PUBLIC UTILITY EASEMENT
	RIGHT-OF-WAY
	BACK OF CURB
	TYPICAL
	HIGHWAY EASEMENT
	ACCESS EASEMENT
	DRAINAGE EASEMENT
	SEWER EASEMENT
	REAR YARD SETBACK
	TYPICAL
	TYPICAL
	TYPICAL
	PAVEMENT SPOT ELEVATION AT FINISHED GRADE
	FLOW LINE
	EXISTING GRADE
	SLOPE AT FINISHED GRADE
	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

Plan #	
Case #	3-PP-2006#3
Q-S #	
<input checked="" type="checkbox"/> Accepted	
<input type="checkbox"/> Corrections	
Reviewed By	N. Baronas 5/6/2022
Date	

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.



ENGINEER

KIMLEY-HORN & ASSOCIATES
1001 W SOUTHERN AVE, SUITE 131
MESA, ARIZONA 85210
TELEPHONE: (480) 207-2666
CONTACT: ZACH HILL, P.E.

SURVEYOR

SURVEY INNOVATION GROUP, INC
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	INDEX DATE	FIRM ZONE	BASE FLOOD ELEVATION
045012	1335	M	10/16/2013	7/20/2021	"D"	N/A

ENGINEERS CERTIFICATION:

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.

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. (GW)

NOTES

- F2** & **F2** 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

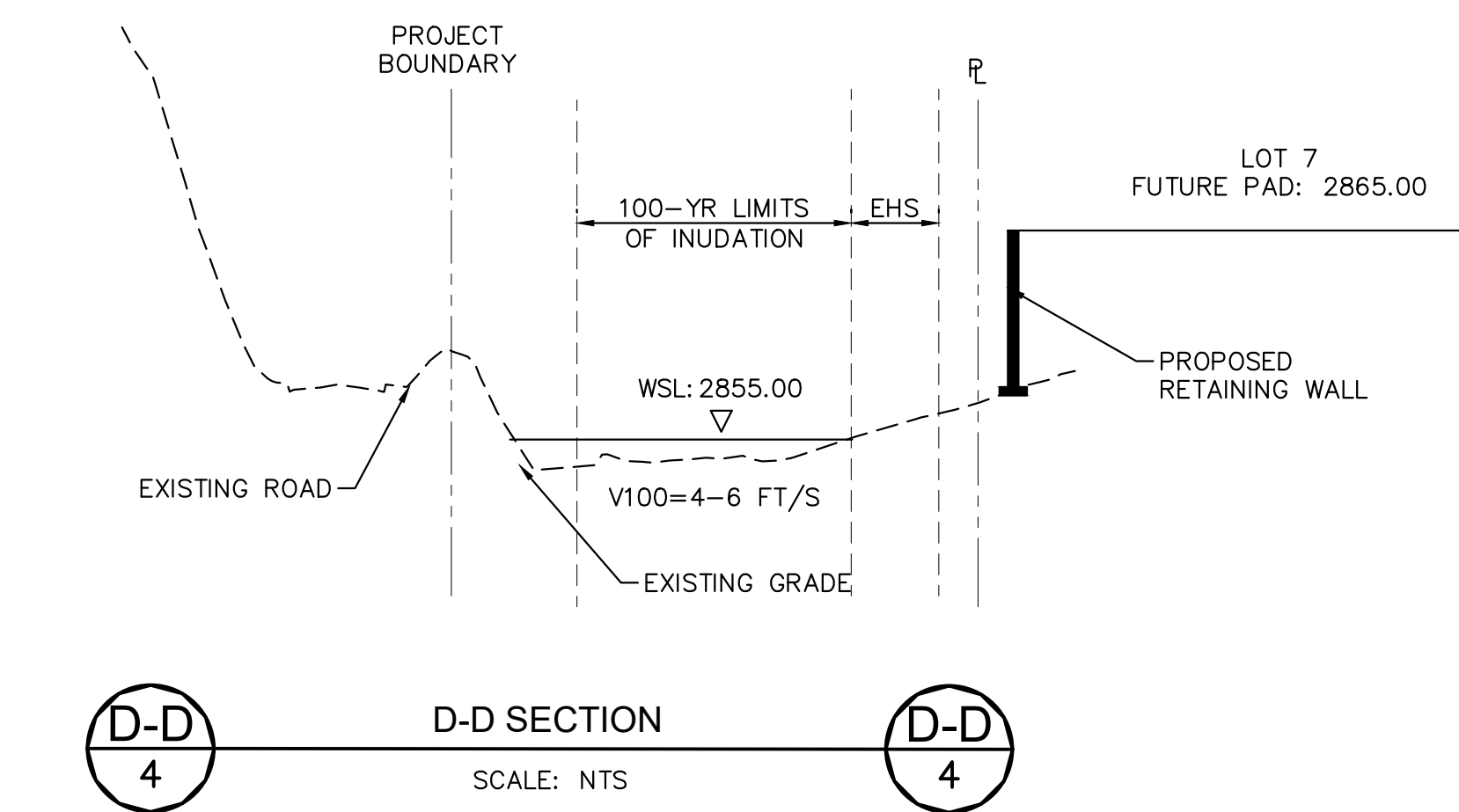
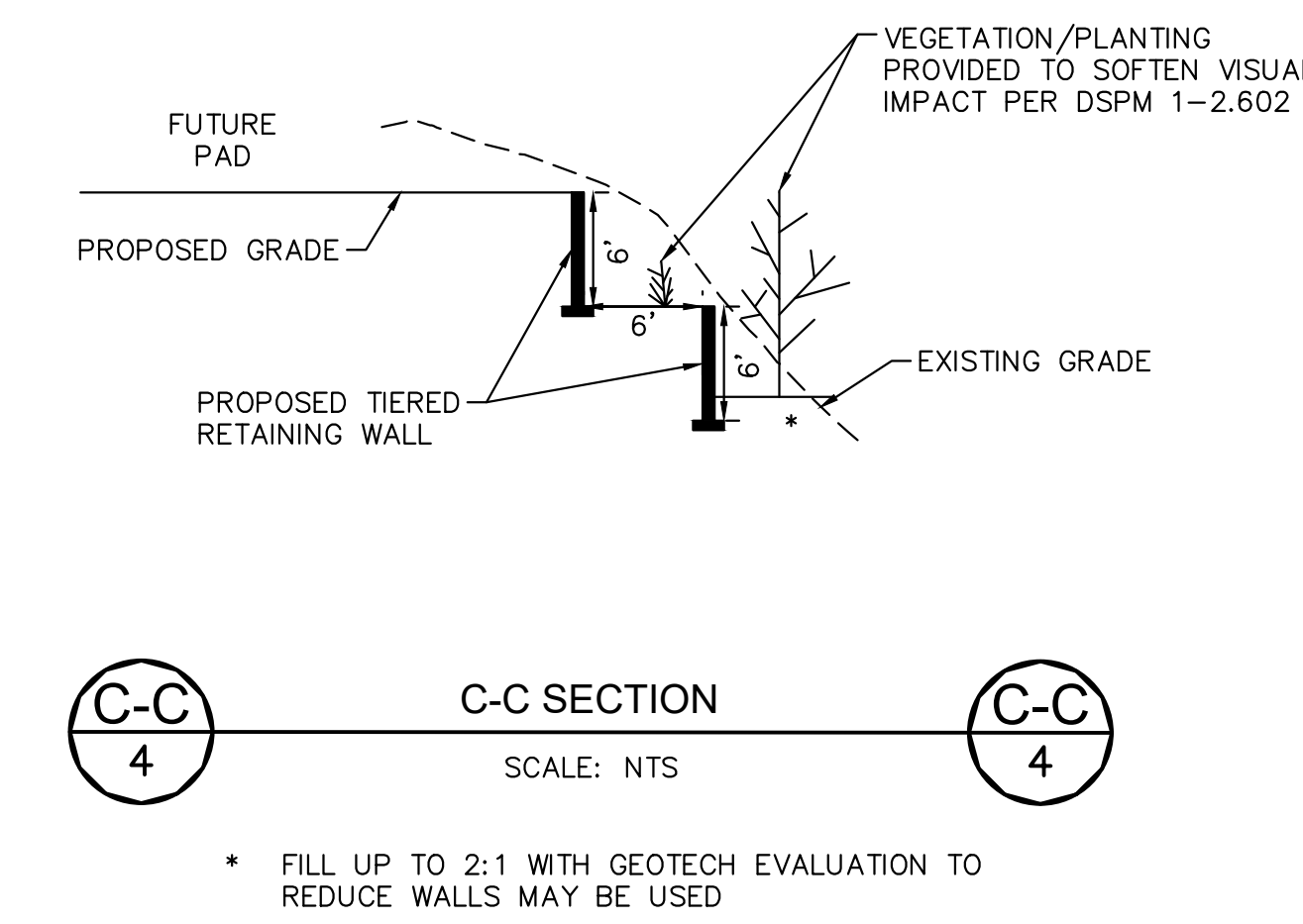
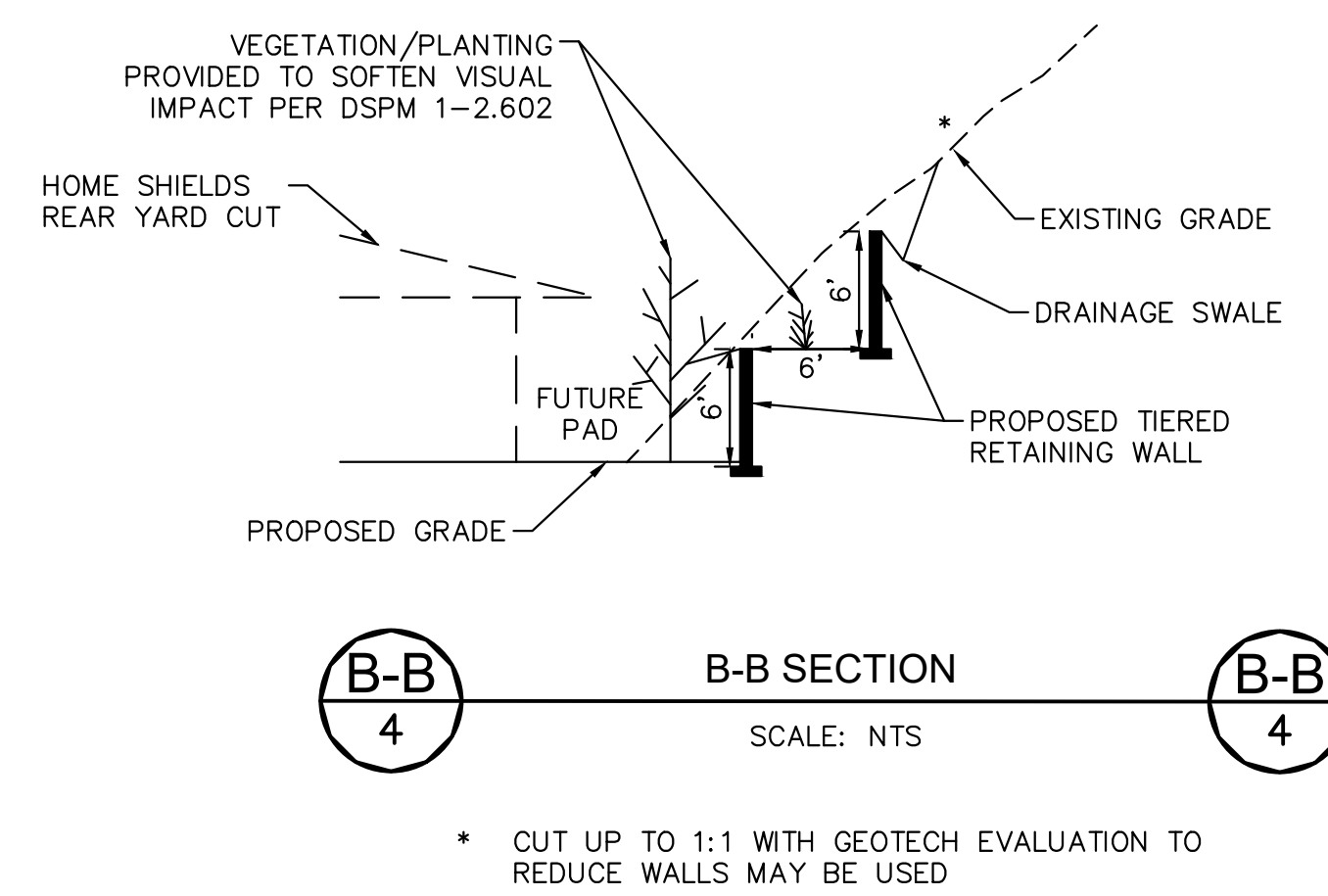
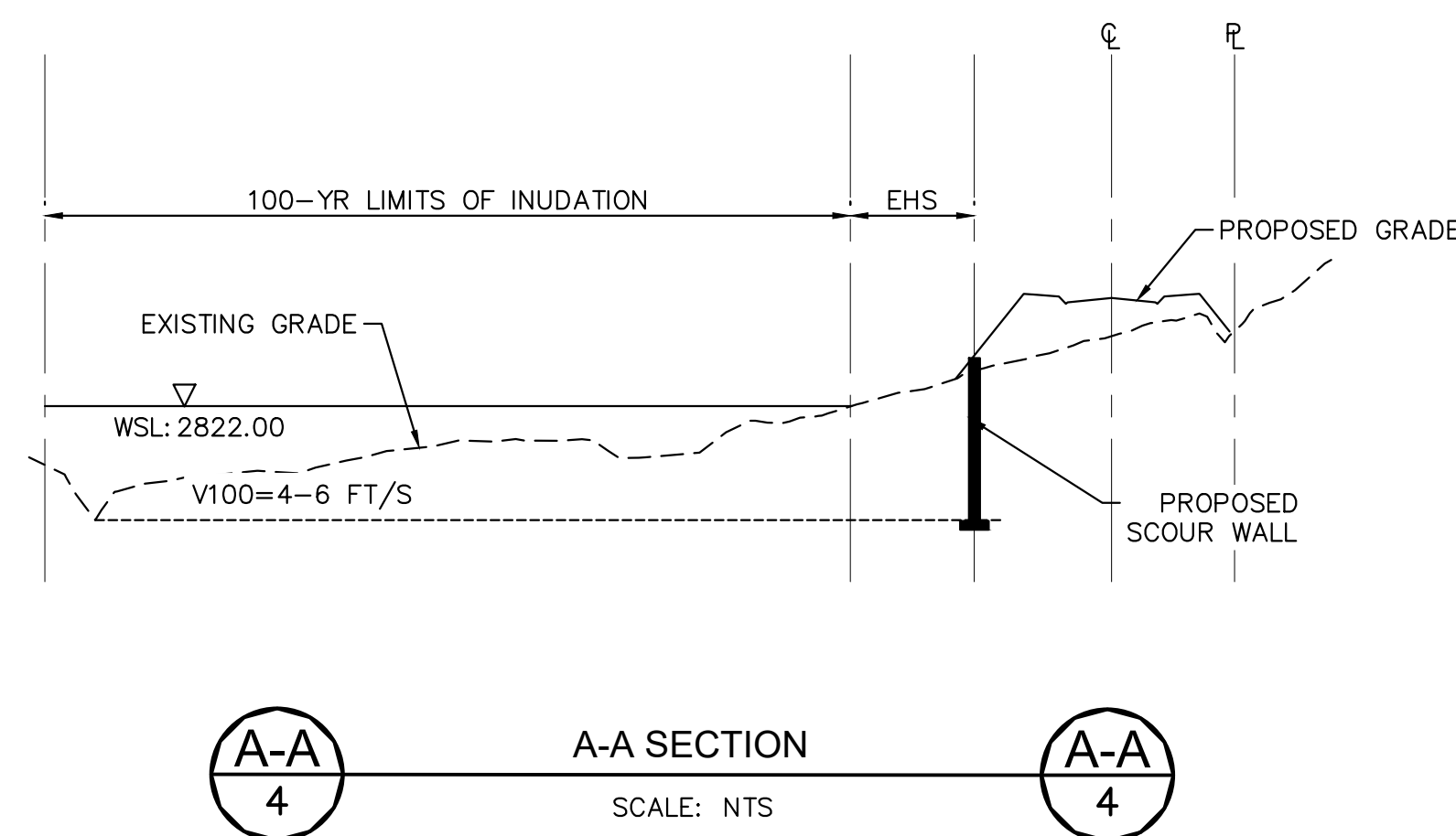
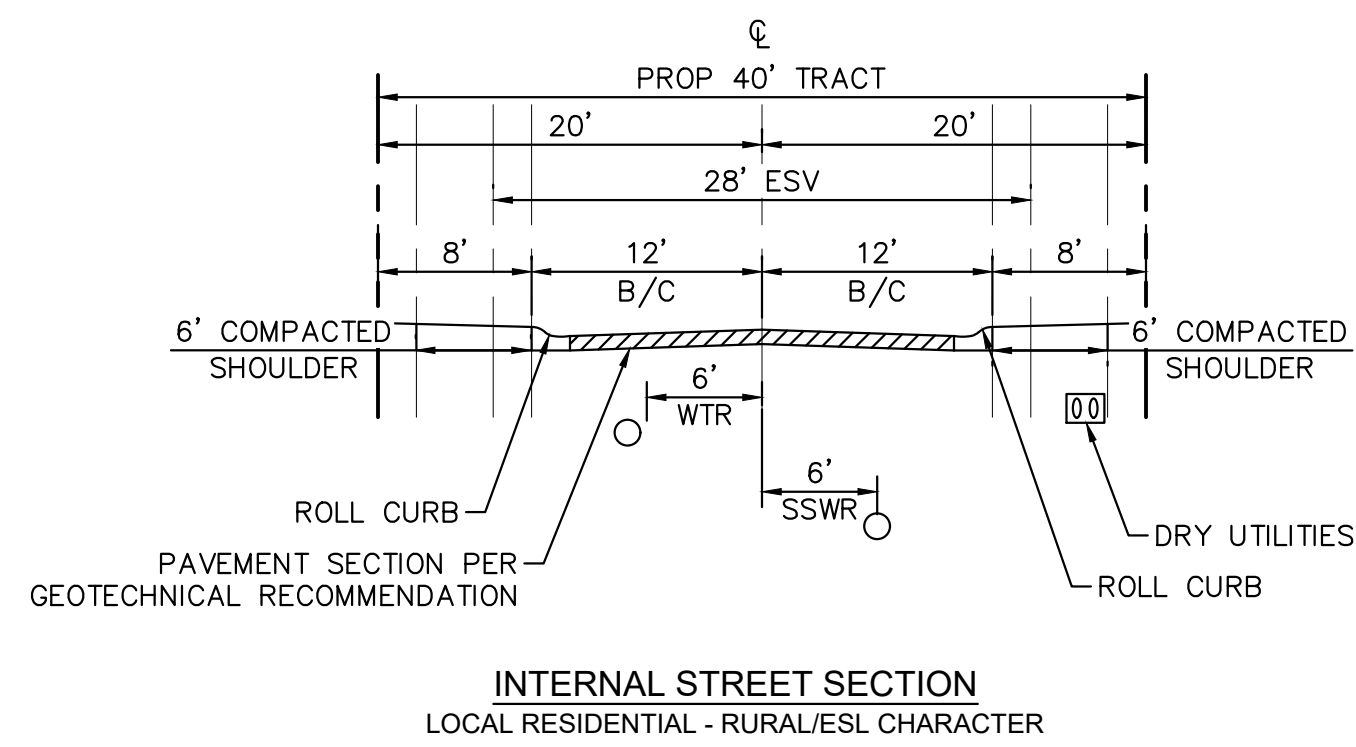
TRACT TABLE

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	DRAINAGE/OPEN SPACE/NAOS	0.38
TRACT C	PRIVATE HOA	OPEN SPACE/NAOS	0.10
TRACT D	PRIVATE HOA	DRAINAGE/OPEN SPACE / UTILITIES	4.50
TRACT E	PRIVATE HOA	OPEN SPACE/NAOS	0.17
TRACT F	PRIVATE HOA	OPEN SPACE/NAOS	0.08

LEGAL DESCRIPTION

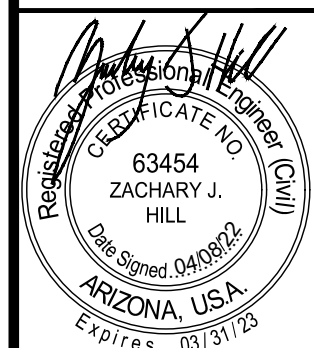
THE NORTHEAST QUARTER OF THE NORTHWEST QUADRANT OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

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NOTE:
1. LOT TO USE SINGLE OR TIERED RETAINING WALLS AS NEEDED

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 XREFS: x45004BEM-PP, x45004TB-PP, x45004UT, x45004NAGOS, x45004YS, x45004TP, x45004UNDATION-LIMITS
 OF AND WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

<h1 style="margin: 0;">Kimley»Horn</h1> <p style="font-size: 8px; margin: 0;">© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1001 W SOUTHERN AVE, SUITE 131 MESA, ARIZONA 85210 (480) 207-2866</p>	<p style="font-size: 8px; margin: 0;">NO. _____</p> <p style="font-size: 8px; margin: 0;">REVISION _____</p> <p style="font-size: 8px; margin: 0;">BY DATE APPR.</p>
<p style="font-size: 8px; margin: 0;">SCALE (H): 1"=60'</p> <p style="font-size: 8px; margin: 0;">SCALE (V): NONE</p> <p style="font-size: 8px; margin: 0;">DESIGNED BY: ZJH</p> <p style="font-size: 8px; margin: 0;">DRAWN BY: AJE</p> <p style="font-size: 8px; margin: 0;">CHECKED BY: ZJH</p> <p style="font-size: 8px; margin: 0;">DATE: APR 2022</p>	
<p style="font-size: 8px; margin: 0;">SONORAN SKY PRELIMINARY PLAT CROSS SECTIONS SCOTTSDALE, ARIZONA</p>	
	
<p style="font-size: 8px; margin: 0;">PROJECT NO. 191919000</p> <p style="font-size: 8px; margin: 0;">DRAWING NAME 45004GD.DWG</p>	
<p style="font-size: 12px; margin: 0;">04 OF 04</p>	