

SITE DATA

GROSS AREA: 16.3 AC. **NET AREA:** 13.5 AC.

PROPOSED ZONING: R-5 PCD

REQUIRED OPEN SPACE

2.97 AC (22% OF NET) PER MEDCP:

PROVIDED OPEN SPACE: 4.50 AC (33% OF NET)

LEGEND ACREAGE LANDSCAPE ZONE

1.5 AC

0.1 AC ENTRY ZONE (E) 2.5 AC SCENIC CORRIDOR AND BUFFER ZONE (SC) 0.4 AC AMENITY ZONE (A)

COMMUNITY OPEN SPACE ZONE (C)

DISCLAIMER: ALL GRAPHICS PROVIDED ARE CONCEPTUAL ONLY & SUBJECT TO CHANGE

15-ZN-2005, 13-UP-2005 STIPULATION **#7 SCENIC CORRIDORS, LANDSCAPED SETBACKS**

SCENIC CORRIDOR WIDTH AND LANDSCAPED SETBACKS SHALL COMPLY WITH THE FOLLOWING STANDARDS:

- A. THE SCENIC CORRIDOR WIDTH ALONG SCOTTSDALE ROAD SHALL BE A MINIMUM OF ONE HUNDRED (100) FEET. THE SCENIC CORRIDOR SHALL BE MEASURED FROM THE OUTSIDE EDGE OF THE ULTIMATE STREET RIGHT-OF-WAY
- THE MINIMUM LANDSCAPED SETBACK ALONG WILLIAMS DRIVE SHALL BE THIRTY (30) FEET

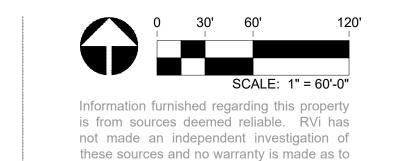


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SCOTTSDALE, AZ

2024-07-24 **#** 24000634

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their accuracy or completeness. This plan is

conceptual, subject to change, and does not

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