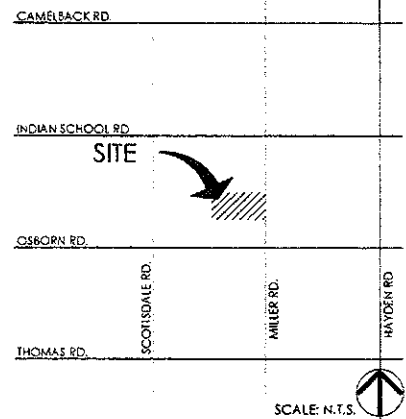


VICINITY MAP



GRADING AND DRAINAGE CONSTRUCTION NOTES
 1 CONTRACTOR TO PROTECT EXISTING UTILITIES TO REMAIN IN PLACE.

LEGEND

- EXISTING SIDEWALK/CONCRETE TO BE REMOVED
- EXISTING ASPHALT TO BE REMOVED
- EXISTING POOL TO BE REMOVED
- EXISTING BUILDINGS TO BE DEMOLISHED
- AREA TO BE DEMOLISHED
- UTILITY POLE TO REMAIN
- TELEPHONE PEDESTAL TO REMAIN
- SIGN (SPEED LIMIT 35MPH) TO REMAIN
- TELEPHONE VAULT TO REMAIN
- DIRECT BURIED CABLE
- AERIAL CABLE

NOTE:
 EXISTING VEGETATION TO BE REMOVED/SALVAGED PER PLANT SALVAGE PLAN

SITE DATA

LOCATION: N OF NW CORNER OF MILLER RD. & OSBORN RD.
 ADDRESS: 3510 N. MILLER RD.
 PARCEL #: 130-24-050 & 130-24-029 THROUGH -049
 ZONING: R-5 DD
 CURRENT USE: VACANT APT. COMPLEX
 PROPOSED USE: SINGLE-FAMILY RES. - CONDOMINIUMS
 GROSS ACRES: 1.89 ACRES (82,659.78 S.F.)
 NET ACRES: 1.70 ACRES (74,308.14 S.F.)
 DWELLING UNITS: 24
 ALLOWED DU/AC: 423
 PROPOSED DU/AC: 12.6
 ALLOWED 1ST FLOOR COVERAGE (NET): 35%
 PROPOSED 1ST FLOOR COVERAGE (NET): +/-27%
 ALLOWED HEIGHT: (36') 3 STORY
 PROPOSED HEIGHT: (36') 3 STORY
 ALLOWED WALL HEIGHT: VARIES (8' MAX)
 PROPOSED WALL HEIGHT: VARIES (8' MAX)
 REQUIRED BICYCLE PARKING (1/10 REQ. V.P.): 4.8
 PROPOSED BICYCLE PARKING: 8
 ALLOWED DISTANCE BETWEEN BUILDINGS: 10' MIN.
 PROPOSED DISTANCE BETWEEN BUILDINGS: 210'

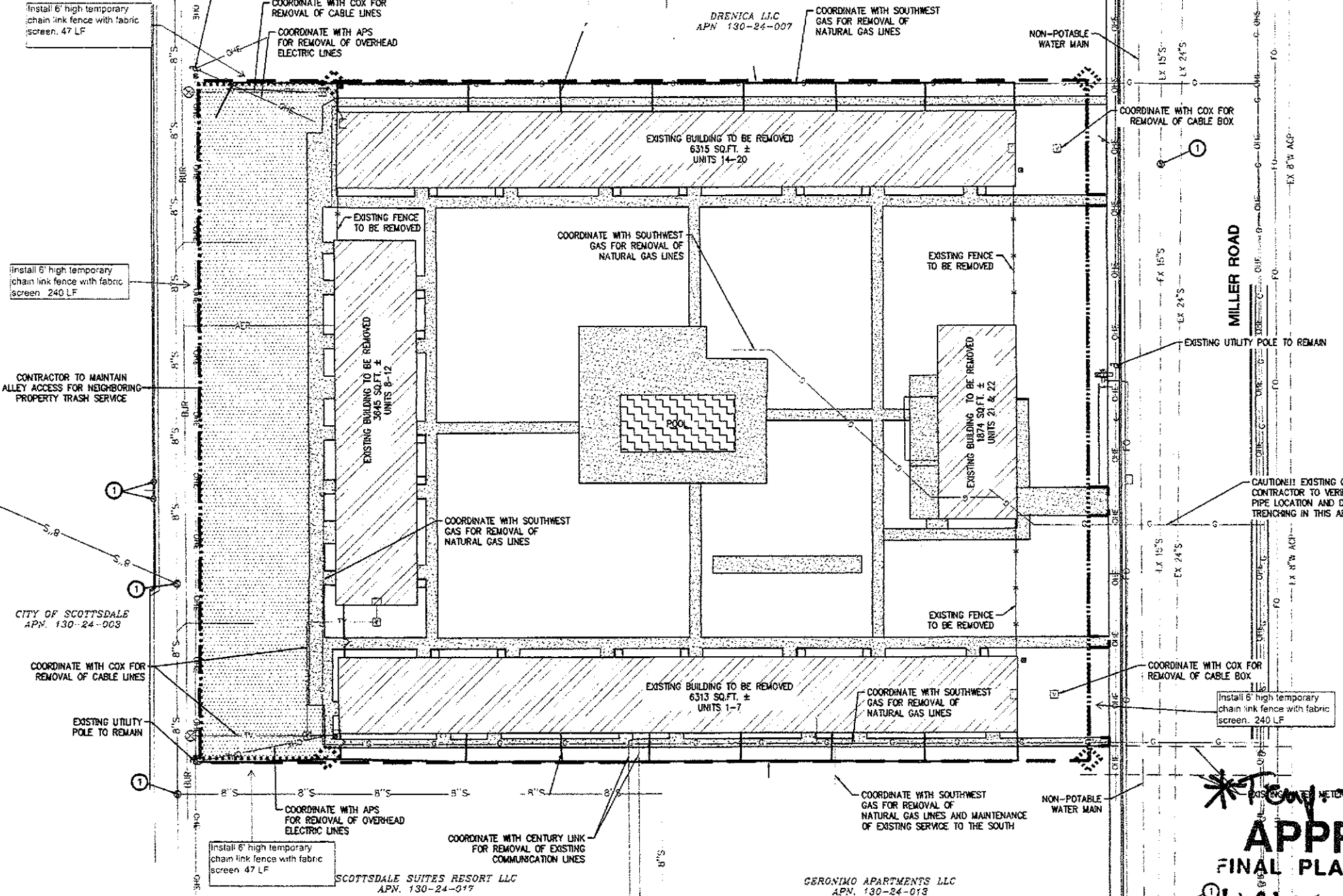
SETBACKS:	REQUIRED	PROVIDED
FRONT (FROM BOC):	20'	20'
FRONT STEPBACK:	6'	6'
(1:1 STARTING AT 30')		
SIDE:	0' OR 10'	210'
REAR:	0' OR 10'	210'

PROJECT TEAM

Discipline	Company Contact Info.
Client	TAYLOR MORRISON COLIN PHIPPS 9000 E. PIMA CENTER PARKWAY, SUITE 350 SCOTTSDALE, AZ 85258 480.346.1719 CPHIPPS@TAYLORMORRISON.COM
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Civil Engineer	HILGART WILSON ZACH HILGART, PE LEED-AP 2141 E. HIGHLAND AVENUE, SUITE 250 PHOENIX, ARIZONA 85016 602.490.0535 X104 ZHILGART@HILGARTWILSON.COM
Architect	858 DESIGN, INC. BRAD SONNENBURG 6125 E. INDIAN SCHOOL ROAD, SUITE 1001 SCOTTSDALE, AZ 85251 480.663.2100 BSONNENBURG@858DESIGN.COM

TRÉO
 3510 NORTH MILLER ROAD
 SCOTTSDALE, ARIZONA
 TEMP. FENCING PLAN

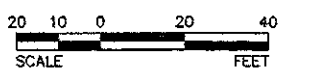
HILGARTWILSON	PROJ NO.: 1454
	DATE: AUGUST 2015
	SCALE: 1" = 20'
	DRAWN: HW
	DESIGNED: HW
	APPROVED: ZH
	DWG. NO. C-DP-110.1
	SHT. 1 OF 1



FLOOD ZONE DESIGNATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE
045012	2235	L	10-16-2013	X

**Temp fence only*
APPROVED
 FINAL PLANS PLANNING
 DATE: 6-21-15
 APPROVED BY: [Signature]



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