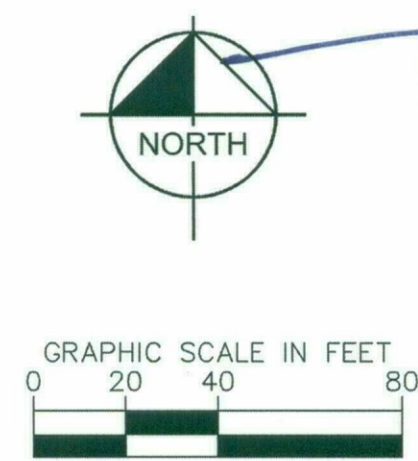
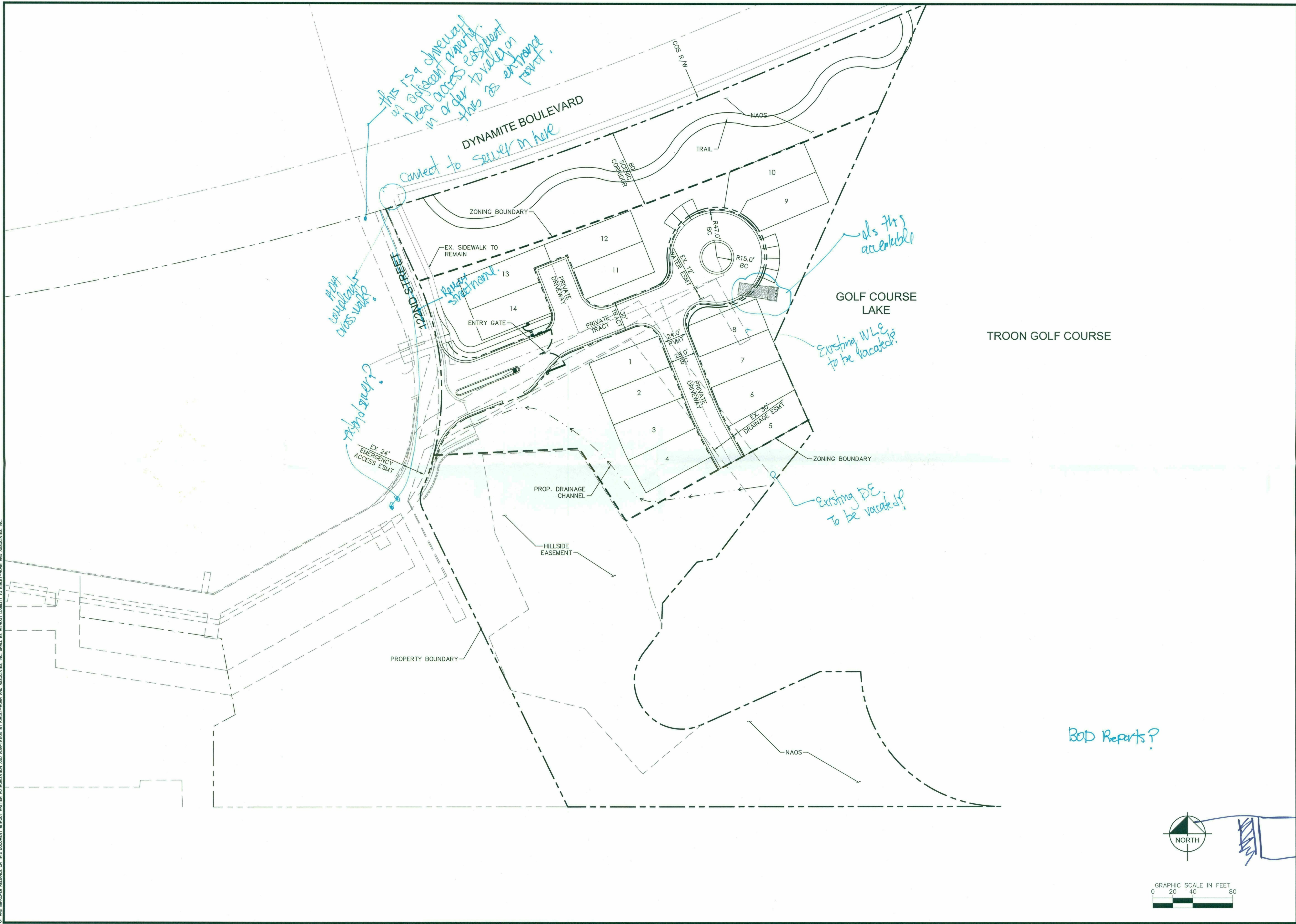


**Full Size or Largest Size**  
**(site plan, landscape, elevations)**

K:\EAV\_CWA\291071000 - Villages at Troon\CADD\Zoning\Zoning Site Plan Exhibit.dwg Feb 13, 2017 zoch.hll  
 XREFS: J71000BM J71000JG  
 THESE CONCEPTS AND ASSOCIATED SERVICES ARE PROVIDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY INFORMATION CONTAINED HEREIN, AS AN INSTRUMENT OF SERVICE, IS WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC.



NO.	REVISION	BY	DATE	APPR.

**Kimley»Horn**  
 © 2017 KIMLEY-HORN AND ASSOCIATES, INC.  
 7740 North 16th Street, Suite 300  
 Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=30'  
 SCALE (V): NONE  
 DESIGNED BY: ZJH  
 DRAWN BY: ZJH  
 CHECKED BY: JMB  
 DATE: FEB 2017

VILLAGES AT TROON - PHASE 3  
 ZONING SITE PLAN  
 SCOTTSDALE, ARIZONA

PROJECT NO.  
291071000  
 DRAWING NAME  
1 OF 1



SITE DATA:		OPEN SPACE:		FIRE:	
<b>EXISTING SITE DATA</b>		<b>COMMON OPEN SPACE</b>		<b>FIRE CONFORMANCE INFORMATION</b>	
LOCATION:	NEC 101ST WAY & DYNAMITE BLVD.	REQUIRED:	1.9 AC. (36% OF NET)	- ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.	
OVERALL SITE AREA (GROSS):	272,281 SF (6.2 AC)	PROVIDED:	2.9 AC. (55% OF NET)	- FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW	
OVERALL SITE AREA (NET):	232,233 SF (5.3 AC)	<b>PRIVATE OUTDOOR LIVING SPACE</b>		- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"	
EXISTING G.P. LAND USE:	COMMERCIAL	REQUIRED:	10% OF GROSS FLOOR AREA OF UNITS ON 1ST STORY	- KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES	
EXISTING ZONING:	C-2 (PER CASE #45-ZN-1990)	PROVIDED MIN.:	5% OF GROSS FLOOR AREA OF UNITS ABOVE 1ST STORY	- GATE DETAIL CONSISTENT WITH DS&PM	
<b>PROPOSED R-3 E.S.L. (HD) ZONING AREA</b>		<b>FRONTAGE OPEN SPACE</b>		- ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 45' OUTSIDE TURNING RADIUS WITH 5' SHOULDER FOR TURNING.	
R-3 ESL SITE AREA (GROSS):	179,169 SF (4.1 AC)	REQUIRED:	.6 AC. (12% OF NET AREA)	<b>NOTES:</b>	
R-3 ESL SITE AREA (NET):	139,109 SF (3.2 AC)	PROVIDED:	1.0 AC. (18% OF NET AREA)	- CONDO REGIME PLAT, NOT FEE-SIMPLE LOTS	
PROPOSED G.P. LAND USE:	URBAN NEIGHBORHOODS	<b>N.A.O.S.</b>		- INTERNAL DRIVE IS PRIVATE ACCESSWAY	
PROPOSED ZONING:	R-3 E.S.L. HD	<b>REQUIRED N.A.O.S. FOR TOTAL SITE PER PARKING PLAN 4-10-2008</b>			
DEVELOPMENT TYPE:	CONDOMINIUM PLAT	TOTAL N.A.O.S. REQUIRED:	223,314 SF (5.13 AC)		
PROPOSED # OF UNITS:	14	N.A.O.S. PREVIOUSLY PROVIDED:	231,553 SF (5.31 AC)		
MAX. GROSS DENSITY:	3.4 DU/AC	N.A.O.S. SURPLUS:	7,878 SF (.18 AC)		
REFUSE COLLECTION:	COMMUNITY BIN (1)	N.A.O.S. TO BE DEDICATED:	61,060 SF (1.4 AC)		
PARKING REQUIRED:	2 SPACES/UNIT TO BE PROVIDED IN GARAGE	<b>PREVIOUSLY DEDICATED N.A.O.S. &amp; H.C. PER PARKING PLAN 4-10-2008</b>			
GUEST PARKING:	7 OFF STREET SPACES	TOTAL HILLSIDE CONSERVATION (HC):	40,240 SF		
<b>R-3 E.S.L. DEVELOPMENT STANDARDS</b>		PHASE 1 & 2 DEDICATION:	170,493 SF		
MIN. BLDG. SETBACK:	0' (ADJACENT TO C-2 & O-S)	ASSUMED PHASE 3 DEDICATION:	61,060 SF		
	15' (ADJACENT TO R-4R)	N.A.O.S. - REVEGETATED:	86,509 SF		
MIN. YARD SETBACK:	10' (ADJACENT TO C-2)	N.A.O.S. - UNDISTURBED:	108,334 SF		
MIN. DISTANCE BETWEEN BLDGS.:	10'	N.A.O.S. - SURPLUS:	7,878 SF		
MAX. BLDG. HEIGHT:	30'	<b>SUBJECT SITE N.A.O.S. PROVIDED</b>			
MIN. GARAGE DOOR SETBACK:	FACE OF GARAGE SHALL BE SETBACK FROM CURB, SIDEWALK OR TRAVEL LANE EITHER 3' OR 6', OR AT LEAST 18'.	TOTAL PHASE 3 N.A.O.S. PROVIDED:	90,095 SF		
<b>PROPOSED O-S E.S.L. (HD) ZONING AREA</b>		N.A.O.S. - REVEGETATED:	0.0 SF (0%)		
O-S ESL SITE AREA:	56,661 SF (1.3 AC)	N.A.O.S. - UNDISTURBED:	90,095 ACRES (100%)		
PROPOSED G.P. LAND USE:	OPEN SPACE	TOTAL N.A.O.S. DEDICATED ON ALL PHASES:	260,588 SF		
PROPOSED ZONING:	O-S E.S.L. HD	<small>* THE PROPOSED DEDICATION FOR PHASE 3 IS IN CONFORMANCE WITH N.A.O.S. DEDICATIONS APPROVED IN PARKING PLAN 4-10-2008.</small>			
PROPOSED # OF LOTS:	0				
MAX. GROSS DENSITY:	0 DU/AC				
<b>PROPOSED C.O.S. E.S.L. (HD) ZONING AREA</b>					
C.O.S. SITE AREA:	36,463 SF (.8 AC)				
PROPOSED G.P. LAND USE:	OPEN SPACE				
PROPOSED ZONING:	C.O.S. E.S.L. HD				
PROPOSED # OF LOTS:	0				
MAX. GROSS DENSITY:	0 DU/AC				

