

# RIVERVIEW PHOENIX, ARIZONA

## FIGURE 4 SITE PLAN

**LEGEND**

 PARK AVENUE

0 75 150 300  
SCALE: 1" = 150'

N

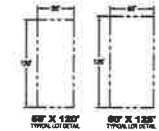
**PROJECT TEAM:**

**OWNER / DEVELOPER**  
EL DORADO HOLDINGS  
8501 North Scottsdale Road  
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**ENGINEER**  
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Contact: Rob Gubser, AICP

**SITE DATA:**

ADDRESS: Northwest corner of Circle Mountain Road  
& 43rd Avenue  
GROSS AREA: 160.0 AC  
RE-ZONING AREA: 46.5 AC  
NUMBER OF LOTS: 170  
GROSS DENSITY: 3.1 du/ac  
EXISTING ZONING: S-1  
PROPOSED ZONING: R1-6 PRD & S-1  
STREETS: PUBLIC  
TYPICAL LOT SIZES: 50' X 120', 60' X 125'

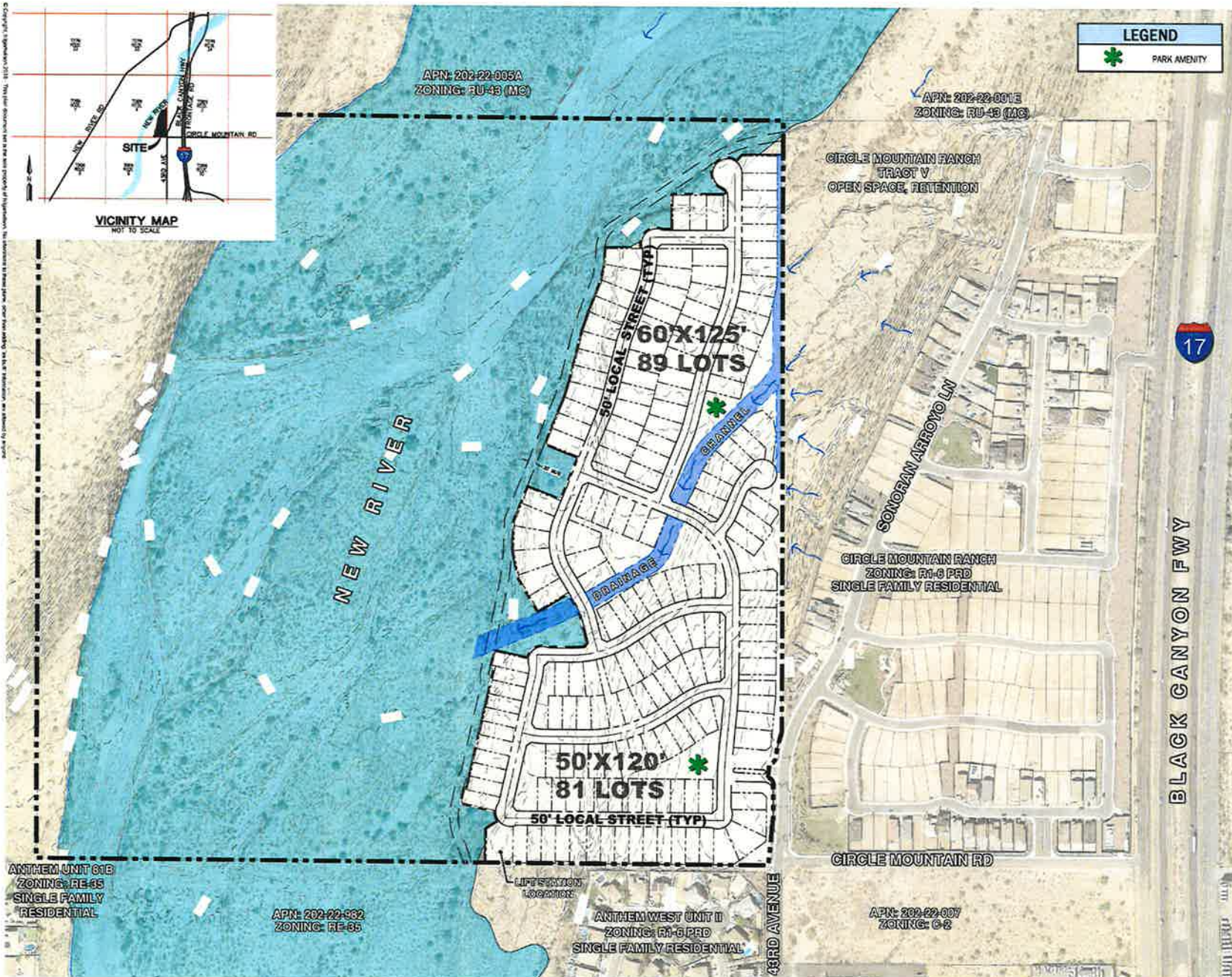


**PROPOSED R1-6 PRD DEVELOPMENT STANDARDS**

Standards	Planned Residential Development
Minimum Lot Width (ft.)	45'
Minimum Lot Depth (ft.)	None
Maximum Lot Coverage (%)	60%
Maximum Building Height (ft.)	2 stories / 30'
Front Yard Setback (ft.)	10'/20'
Rear Yard Setback (ft.)	15' (1-story) / 20' (2-story)
Side Yard Setback (ft.)	5' / 5'

HW Project Number: 1690  
Project Manager: RG  
Designed By: AP  
Drawn By: JW

FEBRUARY 2019



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FRONT ELEVATION A

**La Loma - Plan 5002  
Elevation A**



FRONT ELEVATION B

**La Loma - Plan 5002  
Elevation B**



FRONT ELEVATION C

**La Loma - Plan 5002  
Elevation C**



FRONT ELEVATION D

**La Loma - Plan 5002  
Elevation D**



FRONT ELEVATION A

**La Loma - Plan 5004  
Elevation A**



FRONT ELEVATION B

**La Loma - Plan 5004  
Elevation B**



FRONT ELEVATION C

**La Loma - Plan 5004  
Elevation C**



FRONT ELEVATION D

**La Loma - Plan 5004  
Elevation D**



Front Elevation

**Arroyo Seco - Plan K40A  
Elevation A**



Front Elevation

**Arroyo Seco - Plan K40A  
Elevation B**



Front Elevation

**Arroyo Seco - Plan K40A  
Elevation C**



\*Elevations shown are a representative example of the potential product and subject to change prior to final approval.



**RIVERVIEW**  
PHOENIX, AZ

FIGURE 10: CONCEPTUAL PRODUCT ELEVATIONS

DECEMBER 2018  
**HILGARTWILSON**  
ENGINEER | PLAN | SURVEY | MANAGE