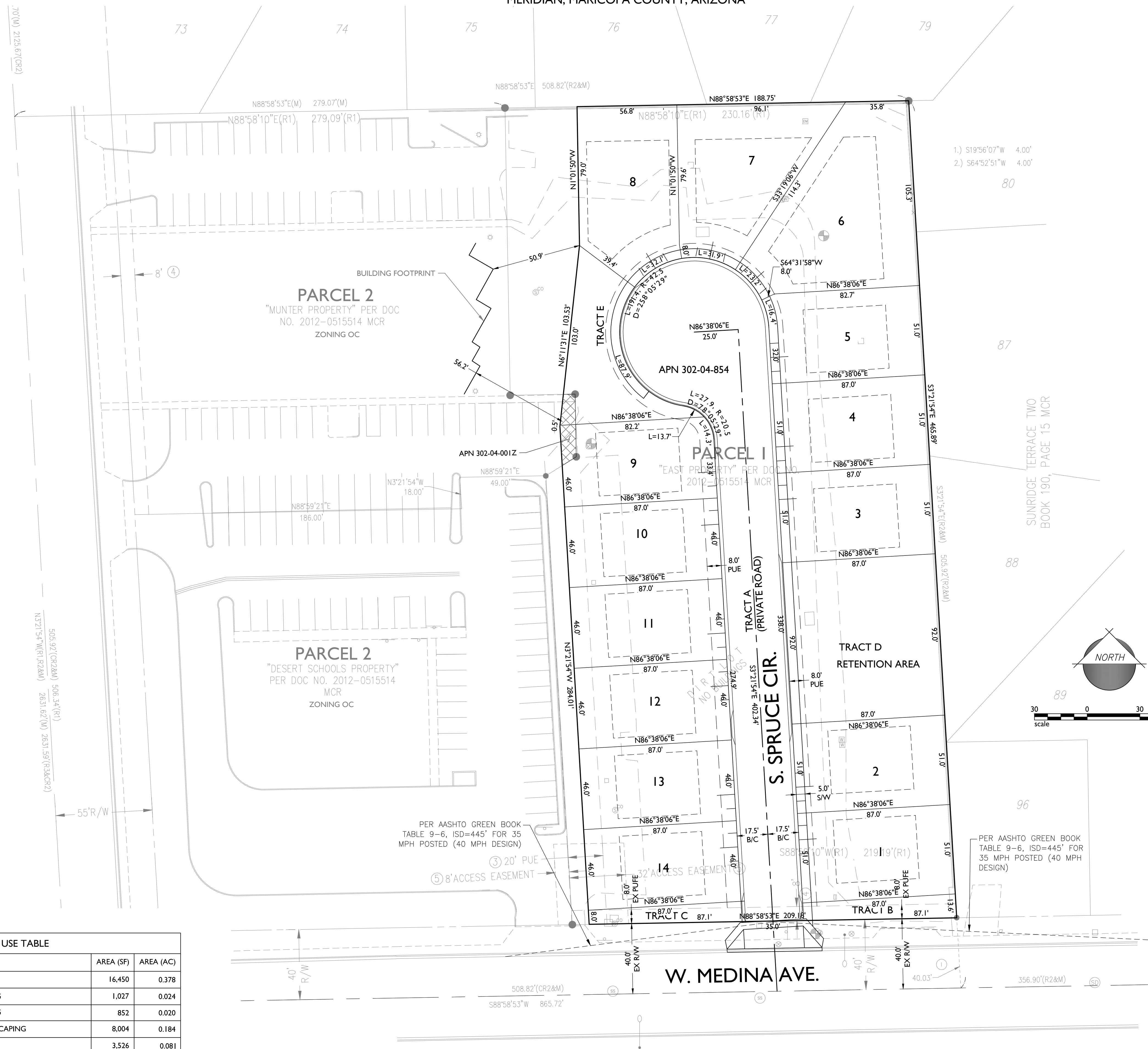


A PORTION OF THE WEST QUARTER OF SECTION 4, T.1 S., R.5 E., GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA



TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	PRIVATE ROAD	16,450	0.378
B	OPEN SPACE, PUFE, LANDSCAPING	1,027	0.024
C	OPEN SPACE, PUFE, LANDSCAPING	852	0.020
D	OPEN SPACE, RETENTION, LANDSCAPING	8,004	0.184
E	OPEN SPACE, LANDSCAPING	3,526	0.081

A map showing the location of the Project Site. The site is a hatched rectangle located between Alma School Road and Medina Ave. The map includes Baseline Road at the top, Guadalupe Road at the bottom, and Extension Rd. running vertically through the center. Arizona Ave. is on the right side. A north arrow and 'N.T.S.' are in the top right corner.

APPLICANT: ASHLAND COMPANIES, LLC 4032 N. 32ND ST. PHOENIX, AZ 85018 TEL: (602)-418-4155 CONTACT: MIKE HARE	CONSULTANT: EPS GROUP, INC. 2045 S. VINEYARD, SUITE 101 MESA, AZ 85210 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: JOHN C. MCGHEE, P.
DEVELOPER: SRM DEVELOPMENT 1817 N 3RD STREET PHOENIX, AZ 85004 TEL: (602)-686-7710 CONTACT: MIKE SMITH	

A.P.N.	304-04-854 & 302-04-001Z(PORION)
CURRENT LAND USE:	VACANT
EXISTING GENERAL PLAN:	NEIGHBORHOOD SUBURBAN
EXISTING ZONING:	OC
PROPOSED ZONING:	RSL-4.0
GROSS AREA:	+/- 2.37 ACRES
NET AREA:	+/- 2.18 ACRES
TYPICAL LOT SIZE:	46' x 87'
MIN. LOT SQ. FT. (REQUIRED):	4,000 SQ. FT.
MIN. LOT SQ. FT. (PROPOSED):	4,000 SQ. FT.
NO. OF LOTS:	14
GROSS DENSITY:	5.91 DU/AC
NET DENSITY:	6.42 DU/AC
PRIVATE OPEN SPACE (REQUIRED):	+/- 400 SQ. FT. PER UNIT
PRIVATE OPEN SPACE (PROVIDED):	+/- 920 SQ. FT. PER UNIT
ADDITIONAL COMMON OPEN SPACE PROVIDED:	+/- 0.26 AC (11,484 SQ. FT)

60 feet

35' TRACT

8' PUE

17.5' B/C

17.5' B/C

5' S/M

2.0%

2.0%

SETBACK DETAIL

*SIDEWALK WHERE SHOWN

