



SITE NOTES	
<b>SITE DATA:</b>	APN 135-53-056 - 18,165 S.F. APN 135-53-058 - 14,052 S.F. APN 135-53-059 - 18,582 S.F. APN 135-53-003D - 3,564 S.F. APN 135-53-003C - 14,201 S.F. TOTAL AREA: 68,564 S.F. (1.57 ACRES)
<b>ZONING - ALL PARCELS:</b>	RM-4
<b>PROPOSED USE:</b>	MULTIPLE RESIDENCE COMMUNITY CENTER COMMUNITY GARDEN
<b>LOT COVERAGE:</b>	TOTAL LOT AREA: 68,564 S.F. (1.57 ACRES) MAX. LOT COVERAGE: 47,994.8 S.F. (70%) MAX. BUILDING COVERAGE: 37,710.2 S.F. (55%)
	PROPOSED LOT COVERAGE: 39,171.4 S.F. (57.1%) PROPOSED BUILDING COVERAGE: 16,616.4 S.F. (24.2%)
<b>RESIDENCES:</b>	(10) DUPLEX UNITS - 20 RESIDENCES (1) SINGLE UNITS - 1 RESIDENCES TOTAL OF 11 UNITS - 22 RESIDENCES *EACH RESIDENCE TO HAVE A 6' DEEP COVERED PATIO AND 110 S.F. OF PRIVATE COURTYARD
<b>CLUBHOUSE:</b>	3,693 LIVABLE SQUARE FEET 4,400 UNDER ROOF SQUARE FEET (1) COMMUNITY ROOM (1) COMMERCIAL KITCHEN AND PANTRY (1) COMMUNITY LAUNDRY ROOM (3) OFFICES (1) CONFERENCE ROOM (1) EA. MEN'S AND WOMEN'S RESTROOMS COVERED PORCH
<b>DRIVEWAY:</b>	20' WIDE, ONE-WAY TRAFFIC MATERIAL: ASPHALT PAVING
<b>PARKING:</b>	(17) STANDARD PARKING SPACES (2) HANDICAP SPACES AT COMMUNITY CENTER ENTRANCE (1) HANDICAP SPACE NEAR NORTH RESIDENCE ENTRANCE TOTAL DEDICATED PARKING: 20 SPACES + 3 BICYCLE PARKING SPACES AT THE COMMUNITY CENTER.
<b>COMMUNITY GARDEN:</b>	2,450 S.F.
<b>DONOR'S TRIBUTE GARDEN:</b>	312 S.F.
<b>COMMUNITY GATHERING AREA:</b>	7,200 S.F. PAVERS - SEE MATERIAL SELECTIONS
<b>DOG PARK:</b>	2,578 S.F.

SITE LEGEND	
	NEW PROPOSED 20' WIDE ONE-WAY ASPHALT DRIVE AND DEDICATED PARKING
	NEW PROPOSED WALKING PATHS AND COMMUNITY GATHERING AREAS - COMBINATION PAVERS
	NEW SITE WALL OR FENCE - HEIGHT FROM FINISHED GRADE AS NOTED
	NEW RESIDENCE - 480 LIVABLE S.F. EACH RESIDENCE
	NEW COMMUNITY CENTER - 3,693 S.F.
	NEW COMMUNITY GARDEN / DOG PARK

OPEN SPACE CALCULATIONS	
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<b>ZONING - ALL PARCELS:</b>	RM-4
<b>RESIDENCES:</b>	(10) DUPLEX UNITS - 20 RESIDENCES (1) SINGLE UNITS - 1 RESIDENCE TOTAL OF 11 UNITS - 21 RESIDENCES
<b>REQUIRED OPEN SPACE:</b>	150 S.F. PER UNIT 150 S.F. X 21 RESIDENTIAL UNITS = 3,150 S.F.
<b>PROVIDED OPEN SPACE:</b>	123 S.F. PRIVATE COURTYARD X 21 UNITS = 2,583 S.F. PRIVATE OUTDOOR SPACE COMMUNITY COURTYARD + BBQ = 7,200 S.F. DOG PARK = 2,578 S.F. TOTAL PROVIDED OPEN SPACE = 2,583 S.F. + 7,200 S.F. + 2,578 S.F. = 12,361 S.F.

**1 SITE PLAN**  
 1" = 10'-0"  
 NOTE: THE MAXIMUM ALLOWED LENGTH OF CONTINUOUS, UNBROKEN AND INTERRUPTED FENCE OR WALL PLANE ADJACENT TO RIGHT-OF-WAY OR PRIVATE STREETS FUNCTIONING AS PUBLIC ROADS IS 40'-0" PER SECTION 11-30-4.E OF THE MZO. THE LONGEST PROPOSED LENGTH OF CONTINUOUS, UNBROKEN FENCE OR WALL PLANE IS 38'-5"

**Eden Village of Arizona**  
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**NOT FOR CONSTRUCTION**

**Overall Site Plan**  
 SCALE: 1" = 10'-0"  
 DRAWING NUMBER: A1

REVISIONS:  
 DRAWN BY: JF  
 PROJECT NO: 23010  
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