



10/14/2024 3:31:24 PM - PLOT DATE
22028

88TH/SOUTHERN TOWNHOMES

COCONUT PROPERTIES LLC
8820 E SOUTHERN AVE. MESA, ARIZONA 85209

VICINITY MAP



PROJECT INFORMATION

SITE:	
APN:	218-49-016A, 218-49-015A,
AREA:	193,350 SF (4.4 ACRES)
ZONING:	RM-2-PAD
TOTAL UNITS:	54
DENSITY (SITE):	12.2 UNITS/ACRE
LOT COVERAGE (SITE):	65% (126,351 SF)
LOT COVERAGE (PER LOT):	95%
BUILDING COVERAGE (SITE):	31% (58,770 SF)
BUILDING COVERAGE (PER LOT):	87%
OPEN SPACE (SITE):	49% (95,089 SF)
OPEN SPACE/UNIT:	
UNIT A (TOTAL)	267 SF
PRIVATE	170 SF
COMMON (SEE SHEET A101 FOR COVERED % CALCS.)	97 SF
UNIT B (TOTAL)	228 SF
PRIVATE	131 SF
COMMON (SEE SHEET A101 FOR COVERED % CALCS.)	97 SF

PARKING INFORMATION

GARAGE SPACES:	108
TOTAL GUEST SPACES:	18
STANDARD:	2
PARALLEL:	15
ADA SPACES:	1
TOTAL VEHICLE SPACES:	126
REQUIRED VEHICLE SPACES:	114
@ 2.1/UNIT	
BIKE PARKING PROVIDED:	12
BIKE PARKING REQUIRED:	12
@ 1 PER 10 VEHICLE SPACES	

PROJECT TEAM

ARCHITECT
EDIFICE
922 N. GILBERT RD.
SUITE 103
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CONTACT: AARON RICKS

#	DESCRIPTION	DATE



1 FINAL SITE PLAN

1" = 30'-0"

