

**PROJECT DESCRIPTION**

"PARKSIDE VILLAS" IS A PLANNED RESIDENTIAL DEVELOPMENT OF 36 LOTS WITH PRIVATE STREETS.

PROPOSED ZONING FOR THE SITE IS RSL-2.5, WITH PAD OVERLAY.

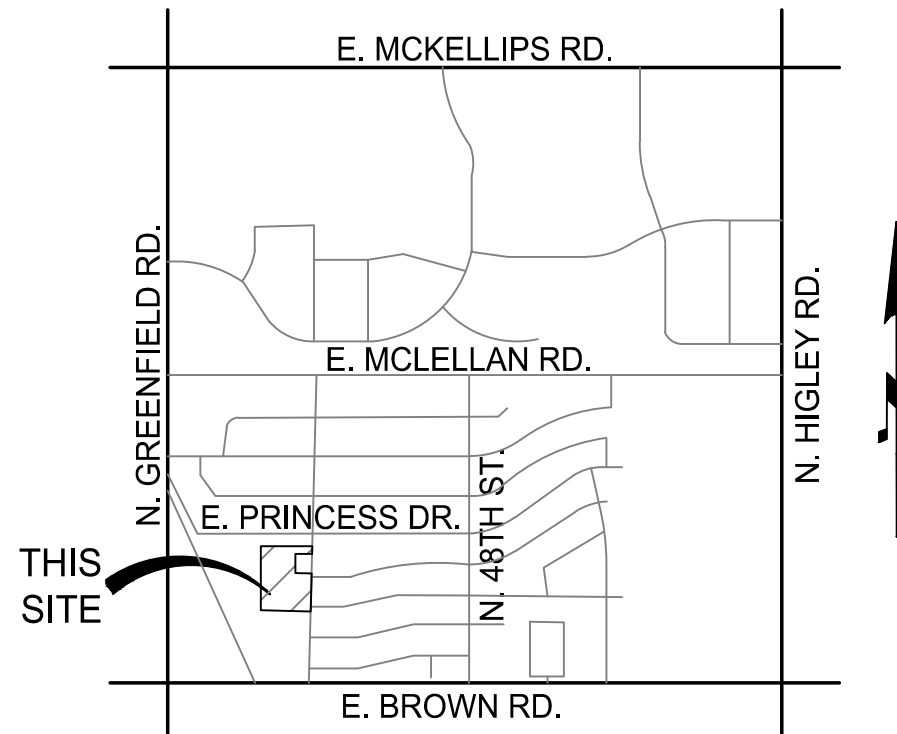
\*FIRE SPRINKLERS TO BE PROVIDED FOR EACH RESIDENCE

**OWNER / DEVELOPER**

CRAFT DEVELOPMENT, LLC.  
 1806 N. LINDSAY RD.  
 SUITE 106  
 MESA, AZ. 85213  
 PH: (480) 468-8881  
 FX: (480) 378-3100  
 CONTACT: BEAU TANNER

**ENGINEER**

BABBIT NELSON  
 ENGINEERING  
 1140 E. GREENWAY ST  
 SUITE 2  
 MESA, ARIZONA 85203  
 TEL: (480) 610-1341  
 FAX: (480) 962-9034  
 CONTACT: DARREN SMITH



**VICINITY MAP**

N.T.S.

**TRACT TABLE**

TRACT	SQ. FT.	ACRES	DESCRIPTION OF USE
TRACT A	1,475	0.0339	OPEN SPACE
TRACT B	1,129	0.0259	OPEN SPACE
TRACT C	649	0.0149	OPEN SPACE
TRACT D	2,459	0.0564	OPEN SPACE
TRACT E	14,386	0.3303	RETENTION
TRACT F	898	0.0206	OPEN SPACE
TRACT G	57,017	1.3089	INGRESS/EGRESS PUFE REFUSE & EMERGENCY VEHICULAR ACCESS PUBLIC UTILITY SYSTEMS

**AREA TABLE**

LOT #	AREA (S.F.)	BSL REAR 10' AREA (S.F.)	
		BSL REAR 10' AREA (S.F.)	BSL REAR 15' AREA (S.F.)
1	3,744	2,043	1,893
2	3,234	2,043	1,893
3	3,234	2,043	1,893
4	3,234	2,043	1,893
5	3,786	2,120	1,954
6	3,079	1,921	1,771
7	3,079	1,921	1,771
8	3,755	2,120	1,954
9	3,463	1,906	1,751
10	2,983	1,845	1,695
11	2,983	1,845	1,695
12	2,985	1,845	1,695
13	3,170	1,845	1,695
14	3,166	1,989	1,839
15	3,131	1,962	1,811
16	3,095	1,934	1,784
17	3,060	1,906	1,756
18	3,025	1,878	1,728
19	3,536	1,850	1,700
20	4,177	2,467	2,270
21	3,040	1,890	1,740
22	3,040	1,890	1,740
23	3,048	1,890	1,740
24	4,245	1,890	1,740
25	3,849	2,196	2,041
26	3,338	2,125	1,975
27	3,338	2,125	1,975
28	3,849	2,196	2,041
29	3,849	2,196	2,041
30	3,338	2,125	1,975
31	3,338	2,125	1,975
32	3,849	2,196	2,041
33	3,789	2,043	1,893
34	3,234	2,043	1,893
35	3,234	2,043	1,893
36	3,234	2,043	1,893
TOTAL	121,531	72,542	67,037

**LEGEND**

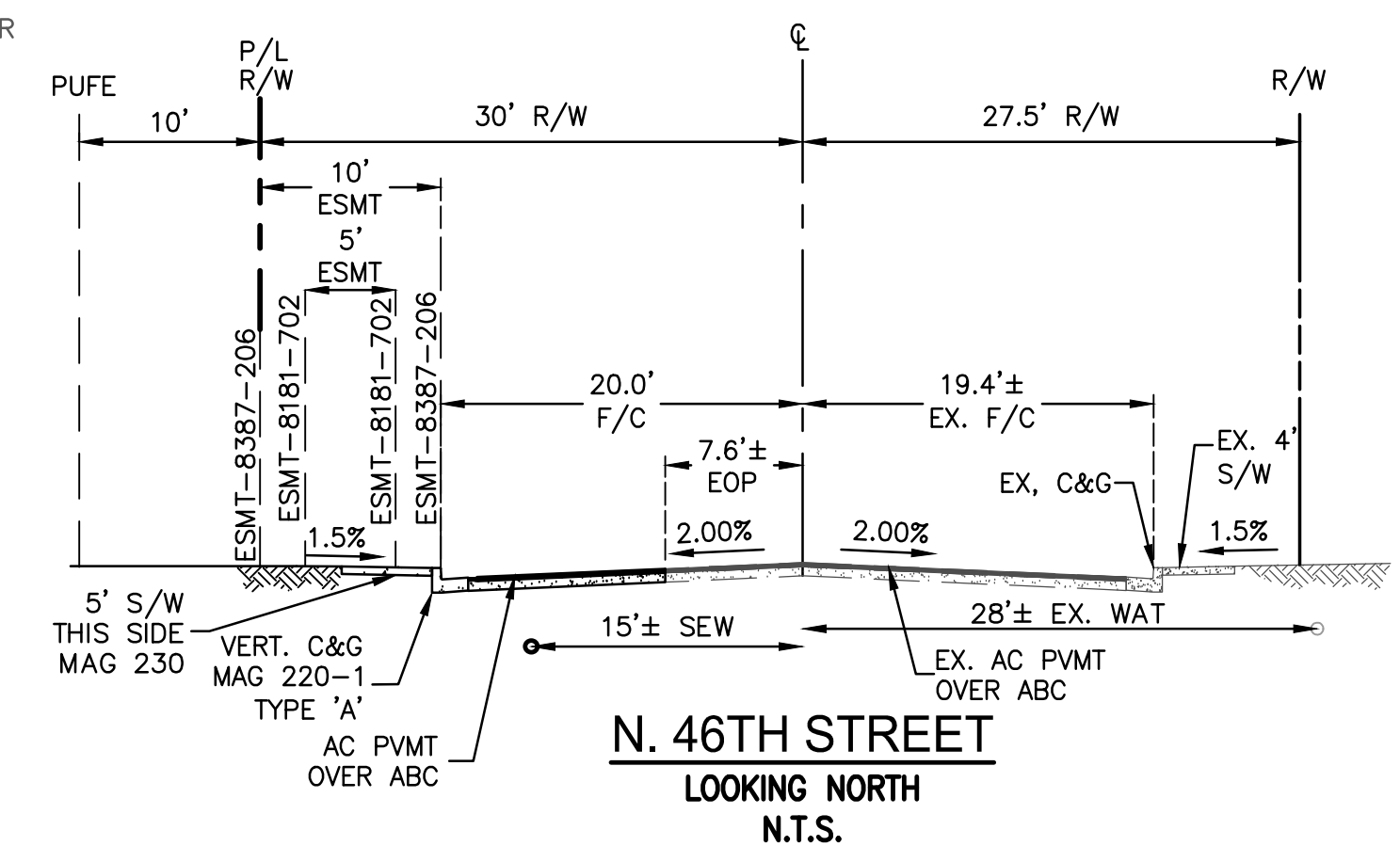
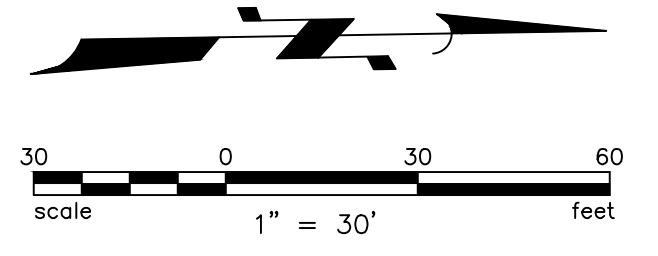


\* NOTE  
 211.1.4 SVTs SHALL BE CLEAR OF FENCES, WALLS, SHRUBBERY, TREES AND ANY OTHER OBSTRUCTIONS TO VISION BETWEEN A HEIGHT OF TWO AND ONE-HALF FEET (2.5') AND EIGHT FEET (8') ABOVE THE SIDEWALK OR TO FOURTEEN FEET (14') ABOVE THE ROADWAY. HOWEVER, TREES MAY BE CONSIDERED WITHIN SVTs AS LONG AS THEY ARE A SINGLE TRUNK VARIETY WITH A DIAMETER OF NO MORE THAN TWELVE INCHES (12") AT FULL GROWTH. THEIR CANOPIES ARE PLANTED AND MAINTAINED AT EIGHT FEET (8') ABOVE THE SIDEWALK OR FOURTEEN FEET (14') ABOVE THE ROADWAY, AND THEY ARE NOT SPACED IN A MANNER THAT CREATES A PICKET FENCE EFFECT, AS DETERMINED BY THE TRANSPORTATION DEPARTMENT. ANY TREES THAT ARE TO BE LOCATED WITHIN SVTs MUST BE REVIEWED AND APPROVED BY THE TRANSPORTATION DEPARTMENT. FIELD CHANGES MAY BE REQUIRED FOR THE ACCEPTANCE OF A LANDSCAPING PERMIT IF IT IS FOUND THAT THE SVT IS ADVERSELY IMPACTED BY NEW LANDSCAPING.

**PROJECT - SITE DATA**

STANDARDS	RSL - 2.5 WITH PAD OVERLAY
GROSS AREA:	±4.85 ACRES
NET AREA:	±4.58 ACRES
EXISTING ZONING:	RS-43
PROPOSED ZONING:	RSL 2.5
TOTAL NUMBER OF LOTS:	36
TYPICAL LOT SIZE:	38'X78' (2,964 SQ. FT.)
GROSS DENSITY:	7.42 DU/AC
NET DENSITY:	7.86 DU/AC
OPEN SPACE PROVIDED (% GROSS)	0.48 ACRES (10% OF GROSS AREA) (INCLUDE TRACTS A, B, C, D, E, & F)
MINIMUM LOT SIZE:	2,983 SQ. FT.
AVERAGE LOT SIZE:	3,376 SQ. FT.
MIN. REQ. AVERAGE LOT AREA	2,500 SQ. FT.

MINIMUM BUILDING INTERIOR SETBACKS	
FRONT-BUILDING	12'
FRONT-PORCH	7'
FRONT-GARAGE	20'
SIDE (MIN. / TOTAL)	4' / 8'
SIDE (STREET SIDE)	10'
REAR (LIVABLE)	15' (10' FOR REAR PATIO OPTION)



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PRELIMINARY SITE PLAN  
 PARKSIDE VILLAS  
 MESA, AZ.

PROJECT: 19096PSP.DWG  
 SHEET NO. 1  
 1 OF 1