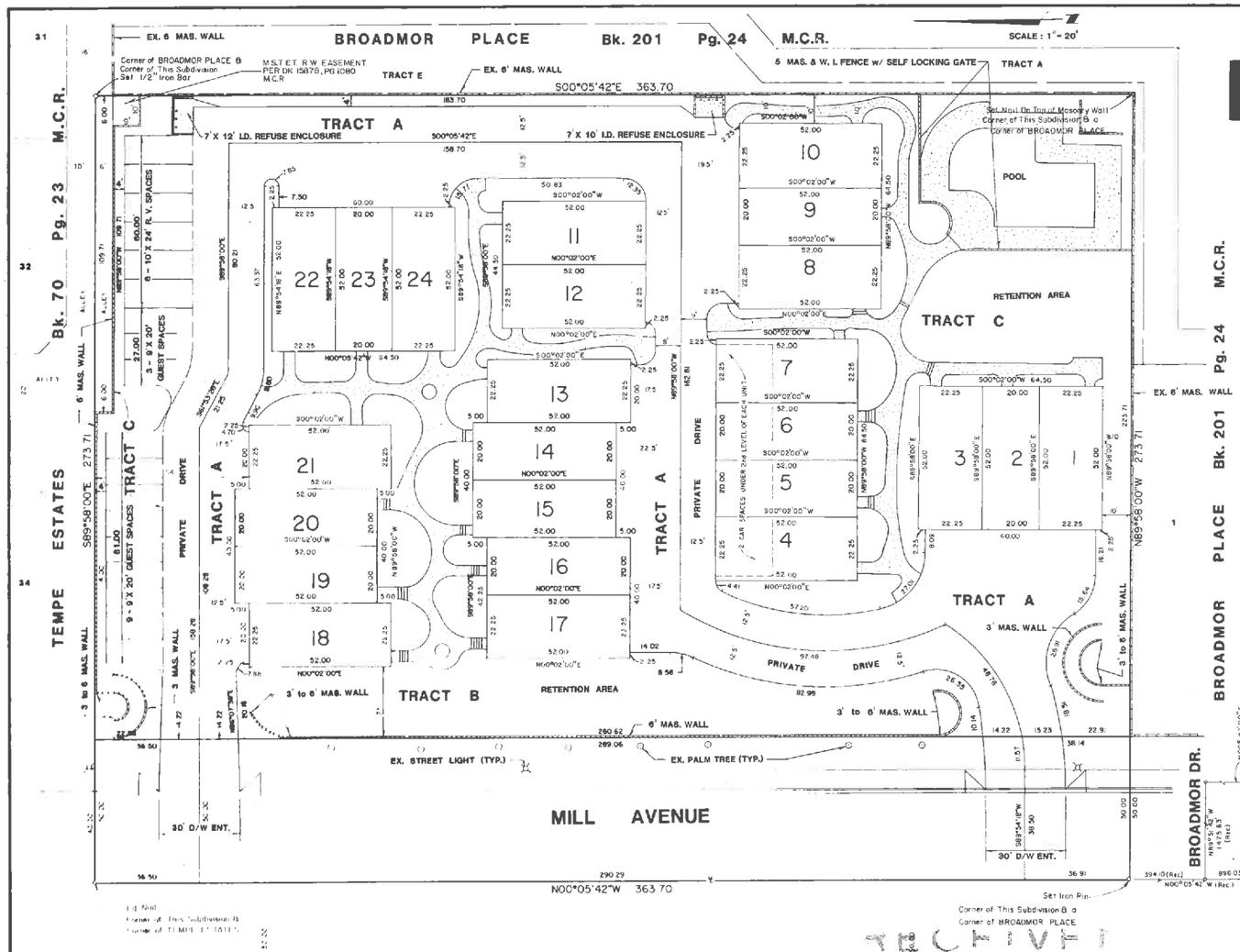
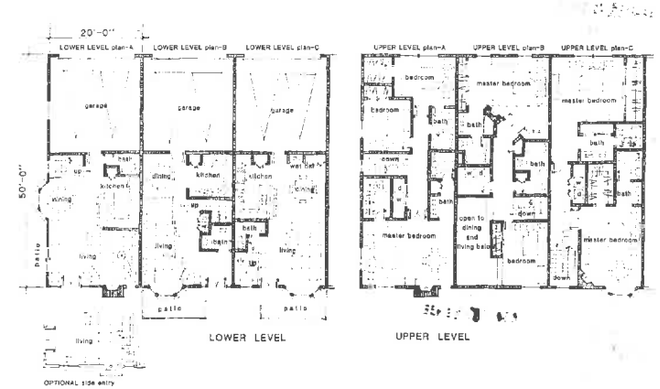
# BROADMOR II

## FINAL P. A. D. MAP

A PORTION OF THE NW1/4 OF SECTION 27 , T1N , R4E , G. & S. R. B. & M. , MARICOPA COUNTY , ARIZONA




## FLOOR PLANS

NO SCALE

## SITE DATA

| | | |
|---|---|---|
| GROSS AREA = | 84985.56 S.F. or | 1.951 Acres |
| NET AREA = | 80716.68 S.F. or | 1.853 Acres |
| FORMER ZONING | | R-O |
| PROPOSED ZONING (GRANTED) | | R-3 |
| USE | | MULTI FAMILY RESIDENCE (ATTACHED SINGLE FAMILY) |
| BUILDING AREA | | 1,000 S.F. Each |
| BUILDING COVERAGE | | 25,000 S.F. |
| NUMBER OF UNITS | | 24 |

| PARKING | REQ'D | PROVIDED |
|---|---|---|
| Covered Spaces | 48 | 48 |
| Guest Spaces | 5 | 12 |
| R.V. Parking | 5 | 6 |
| Bicycle | 7 | 7 |

STORM WATER RETENTION REQUIREMENTS FOR A 5 YEAR STORM SHALL BE PROVIDED FOR WITH LANDSCAPED RETENTION AREAS AND DRY WELLS.

## VARIANCES GRANTED

1. Reduce the width of the private street from 25' to 18'
2. Reduce minimum lot width from 60' to 20'
3. Reduce minimum lot depth from 100' to 50'
4. Reduce minimum lot area from 6,000 s.f. to 1,000 s.f.
5. Increase maximum lot coverage from 40% to 100%
6. Reduce landscape area along Mill Avenue from 25' to 20' for townhouse units and 2' for driveway.
7. Reduce required setbacks within individual lots as follows:
   front - 25' to 0'.
   side - 10' to 0'.
   rear - 15' to 0'.

### CONDITIONS OF APPROVAL

1. Public Works Department approval of all street dedications, alleys, easements, driveways, drainage, water and sewer construction drawings, refuse pickup, off-site improvements and bikepaths are required.
2. Full street dedication of 55' on Mill Avenue be dedicated prior to zoning becoming effective or within six (6) months, whichever comes first, and required screen wall encroachment permits be obtained as needed.
3. That fire lanes be provided as required by the Tempe Fire Marshall.
4. That a preliminary plan check be conducted by the Building Safety Department prior to Council action.

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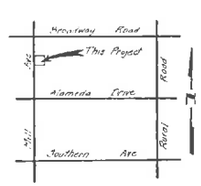


LOCATION MAP

NO SCALE

### SUBDIVIDER

WOODSTOCK HOMES
398 SOUTH MILL AVE.
TEMPE , ARIZONA 85281
968-9059


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