

REVISIONS TO SITE P.A.D.

- \* 2 SWIMMING POOLS and 3 RAMADAS AS SHOWN
- \* RELOCATE "SPORT COURT" AT CENTER AREA
- \* DELETE 3' WALL ALONG MILLER ROAD and INCLUDE WALL 5' HIGH STUCCOED AS SHOWN

APPROVALS

*Don Hull*  
 CITY OF TEMPE PLANNING AND ZONING DEPT.  
 DATE 9/28/81

RECEIVED

OCT 9 1981

CITY OF TEMPE  
 PLANNING DEPT.

REQUESTED VARIANCES

1. OMISSION OF FENCE ALONG EAST EDGE OF PROPERTY. EACH UNIT TO BE PROVIDED WITH A 5' HIGH WALL BUILDING TO THE EAST AND WEST EDGES OF PROPERTY TO BE ADJACENT TO PROPERTY LINE.
2. PERMITTED USE OF TENNIS COURTS. COURTS TO BE CONSTRUCTED WITH REQUIRED SETBACKS TO FENCES.
3. MINIMUM LOT AREA 3500 S.F. TO 1992.24 S.F. (MIN.)
4. MINIMUM LOT WIDTH 40' TO 27.87'
5. MINIMUM LOT LENGTH 90' TO 28.00'
6. LOT COVERAGE FROM 40% TO 75%
7. REQUIRED YARDS: FRONT: 25' TO 0'  
 REAR: 20' TO 0'  
 SIDE: 10' TO 0'  
 \*10' SIDE YARDS INCLUDED IN COMMON AREAS

PROJECT DESIGN DATA

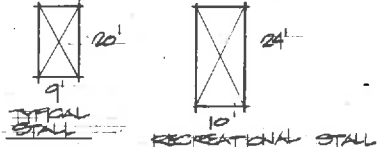
ZONING: R-TH (RESIDENTIAL TOWNHOUSE)  
 SITE: GROSS AREA = 652,029 S.F. = 14.93 ACRES  
 DENSITY: ALLOWABLE = 8 UNITS/ACRE 119.85 UNITS  
 ACTUAL = 7.47 UNITS/ACRE 112 UNITS TOTAL  
 SETBACKS: STREET = 25'  
 REAR = 20'  
 SIDE = 10' (10' BETWEEN BUILDINGS)  
 BUILDING AREA:  
 (A) UNIT 42 @ 1050 S.F. 44,100 S.F.  
 (B) UNIT 26 @ 1150 S.F. 41,400 S.F.  
 (C) UNIT 34 @ 1350 S.F. 45,900 S.F.  
 TOTAL S.F. 131,400

COVERAGE: ALLOWABLE = 40% = 261,051 S.F.  
 ACTUAL = 20.1% 131,400 S.F.

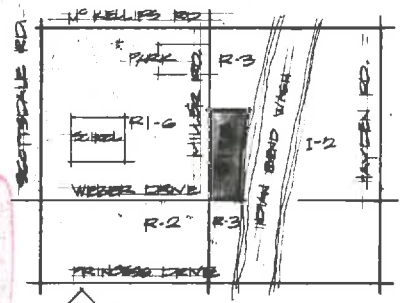
PARKING: 2 SPACES PER UNIT = 224 SPACES 224

REQ'D:	GUEST SPACE PER 5 UNITS	23 PROVIDED	40
	R.V. SPACE PER 5 UNITS	23	23
		270	1385 TOTAL

PARKING STALL SIZES

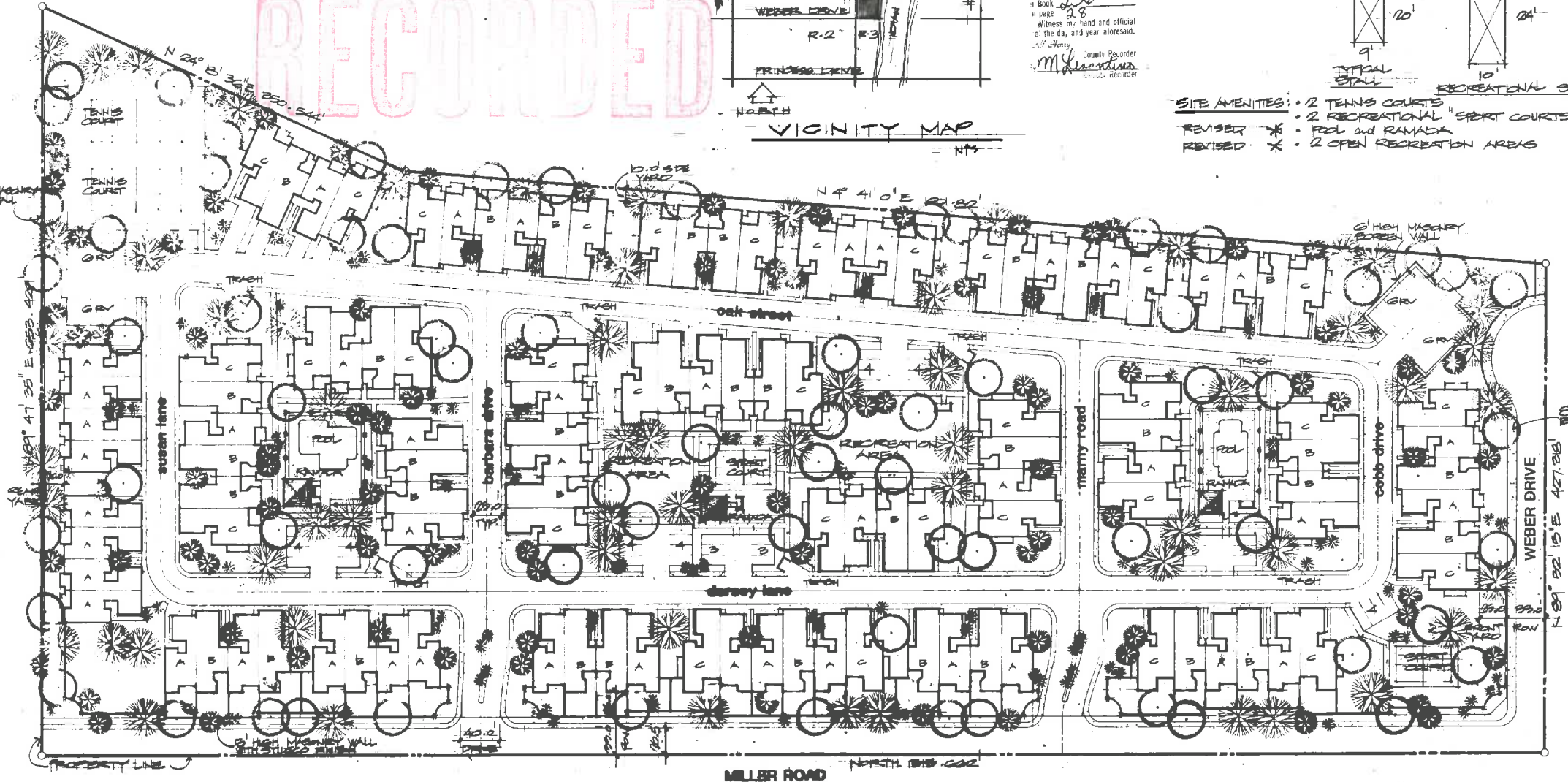


- SITE AMENITIES:
- \* 2 TENNIS COURTS
  - \* 2 RECREATIONAL "SPORT COURTS"
  - \* POOL and RAMADA
  - \* 2 OPEN RECREATION AREAS



OCT 5 - 1981 - 10 88  
 STATE OF ARIZONA  
 County of Maricopa  
 I hereby certify that the within instrument was filed and recorded at request of  
 CITY OF TEMPE  
 Book 236  
 Page 28  
 Witness my hand and official seal of the day and year aforesaid.  
 M. J. [Signature] County Recorder

RECORDED



PLANNED AREA DEVELOPMENT MAP (REVISED)

1" = 50' 0"



REVISIONS 9-28-81

Nick Adams

**THE GARDENS**  
 A 112 UNIT TOWNHOUSE DEVELOPMENT

date: 4-24  
 job no. 76  
 log no.

sheet