

LEGEND

GROSS SITE AREA: 18.8 AC.
 NET SITE AREA: 15.33 AC.
 PROPOSED ZONING: PAD
 # OF LOTS: 76
 NET SITE DENSITY: 4.9 DU/AC
 MIN. LOT SIZE: 46'X106'

GENEVA ESTATES AREA: $97.02 + 15.33 = 112.35$ AC
 PROP. TOTAL LOT COUNT: $268 + 76 = 344$ UNITS
 PROP. OVERALL DENSITY: $344 / 112.35 = 3.06$ DU/AC
 REQ. USEABLE O/S
 PER SECAP: 17.5% (2.7 AC)
 PROV. USEABLE O/S: 18% (2.8 AC)
 PROV. TOTAL O/S: 23% (3.5 AC)

SETBACKS:

FRONT: 20' FROM BACK OF S/W TO FACE OF GARAGE,
 13' FROM P.L. TO LIVABLE
 REAR: 10', 5' FOR AN ACCESSORY BUILDING
 SIDE: 5'-5'



COMMUNITY MAILBOX



LOTS W/ SINGLE-STORY RESTRICTION



LOTS W/ 40' MIN. REAR STBK TO 2ND
 STORY ELEMENTS



S MCQUEEN RD

PASEO VISTA VILLAGE
 (PAD)

E OCOTILLO RD

PRIMARY GATED ACCESS

AMENITY

E GRAND CANYON DR

GENEVA ESTATES
 (PAD)

E ALAMOSA DR

ALAMOSA ESTATES
 (PAD)

RESIDENT ONLY
 GATED ACCESS

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Aerial Photography Date:

VIVIENDO • SITE PLAN

📍 CHANDLER, AZ
 📅 2024-04-16
 # 23003921
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