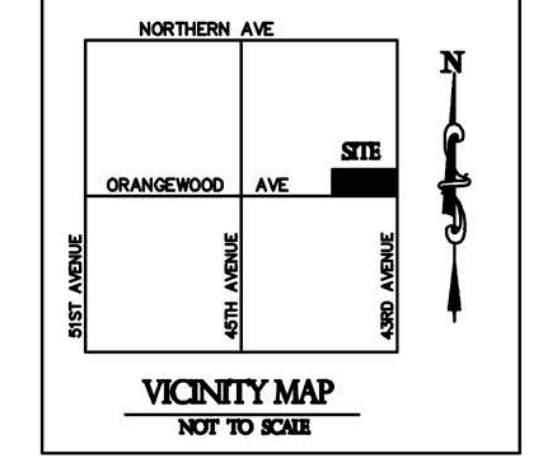


# SITE LAYOUT PLAN FOR KEBEDE RESIDENCES

**BUILDING DATA:**  
 USE: RESIDENTIAL  
 EXISTING ZONING: C-0  
 PROPOSAL ZONING: R1-6 PRD  
 OCCUPANCY: R1-6  
 CONSTRUCTION TYPE: V-B  
 APN 147-06-091-A & APN 147-06-091-B

**ADDRESS:**  
 7510N 43RD AVENUE  
 GLENDALE, AZ  
**SITE DATA:**  
 GENERAL PLAN DESIGNATION: MHDR-8  
 COUNCIL DISTRICT: CACTUS  
 ZONING: R1-6PRD  
 PARCEL NUMBER: APN 147-06-091-A & APN 147-06-091-B

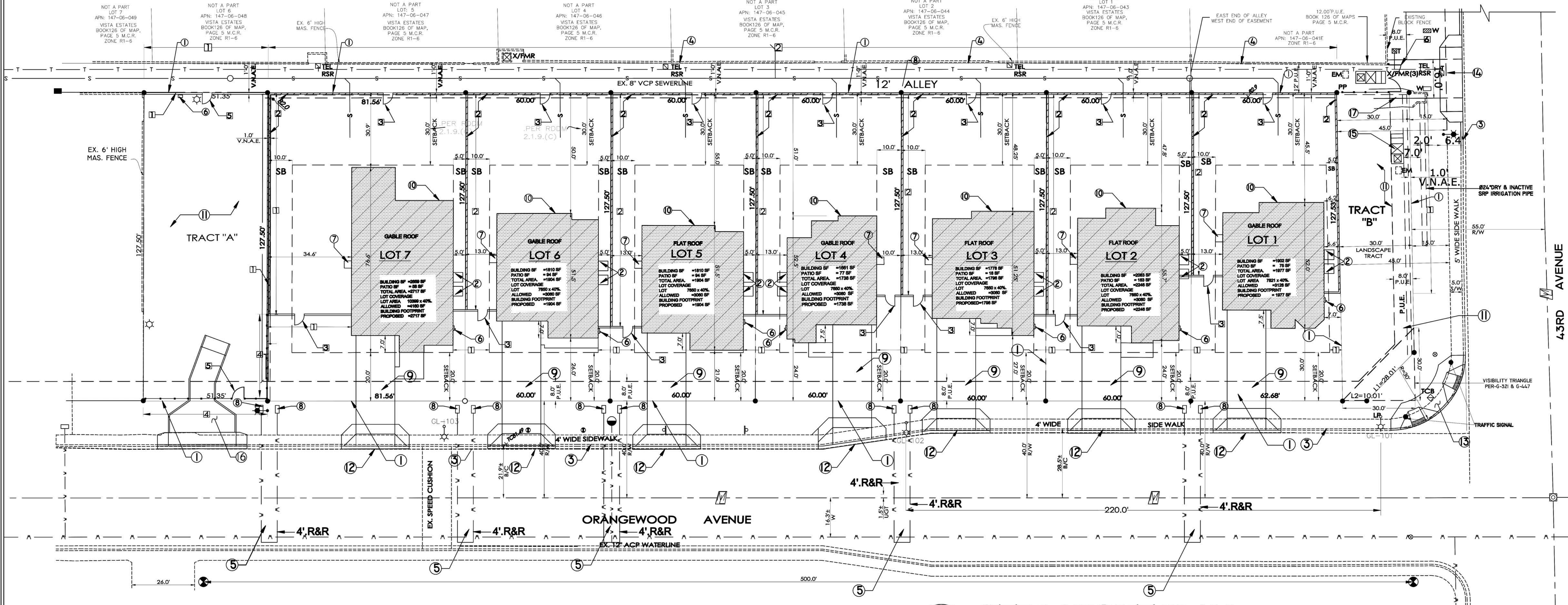


**ORANGWOOD MEADOWS-TWO**  
 7510 N.43RD.AVENUE  
 GLENDALE, AZ, 85301

**RENAISSANCE G.C. LLC**  
 SINGLE FAMILY UNITS DEV -  
 AT 7510N, 43RD AVENUE  
 GLENDALE, AZ, 85301



**MILLION A. KEBEDE**  
 4248 E. ROMA AVENUE  
 PHOENIX, AZ, 85018  
 623-755-4659



**LOT MATRIX**

LOT NO.	LOT AREA SF.	AVG WIDTH	AVG LENGTH	LOT AREA ACRE	%
1.	7,821	61.2'	127.50'	0.17655	11.71
2.	7,650	60'	127.50'	0.17562	11.48
3.	7,650	60'	127.50'	0.17562	11.48
4.	7,650	60'	127.50'	0.17562	11.48
5.	7,650	60'	127.50'	0.17562	11.48
6.	7,650	60'	127.50'	0.17562	11.48
7.	10,399	81.56'	127.50'	0.23873	15.61
TRACT "A"	6,547	51.35'	127.50'	0.15030	9.83
TRACT "B"	3,618	30.00'	117.52'	0.08306	5.44
<b>TOTAL</b>	<b>66,635</b>			<b>1.52973</b>	<b>100%</b>

**TRACT TABLE**

TRACT NO.	TRACT AREA	AVE-WIDTH	AVE-LENGTH	USE OF THE TRACTS
TRACT A	6,547 SQ.FT.	51.35 FT.	127.50 FT.	RETENTION BASIN AND PASSIVE RECREATION AREA TO RESIDENTS.
TRACT B	3,618 SQ.FT.	30.00 FT.	117.52 FT.	TO THE LANDSCAPE BUFFER BETWEEN THE RESIDENTIAL LOT AND THE SIDEWALK IN THE RIGHT OF WAY

**DENSITY**  
 -MHDR 8 ————— 5-8 du/ac  
 -TOTAL LOT AREA ————— 1.53 acre  
 -THE SUM OF 7 UNITS LOTS AREA ————— 1.30 acre  
 GROSS DENSITY=7 units/1.33 acre = 4 units/ac.  
 NET DENSITY = 7 units/1.34 acre = 5 units/ac.

**R1-6 PRD DEVELOPMENT STANDARDS**

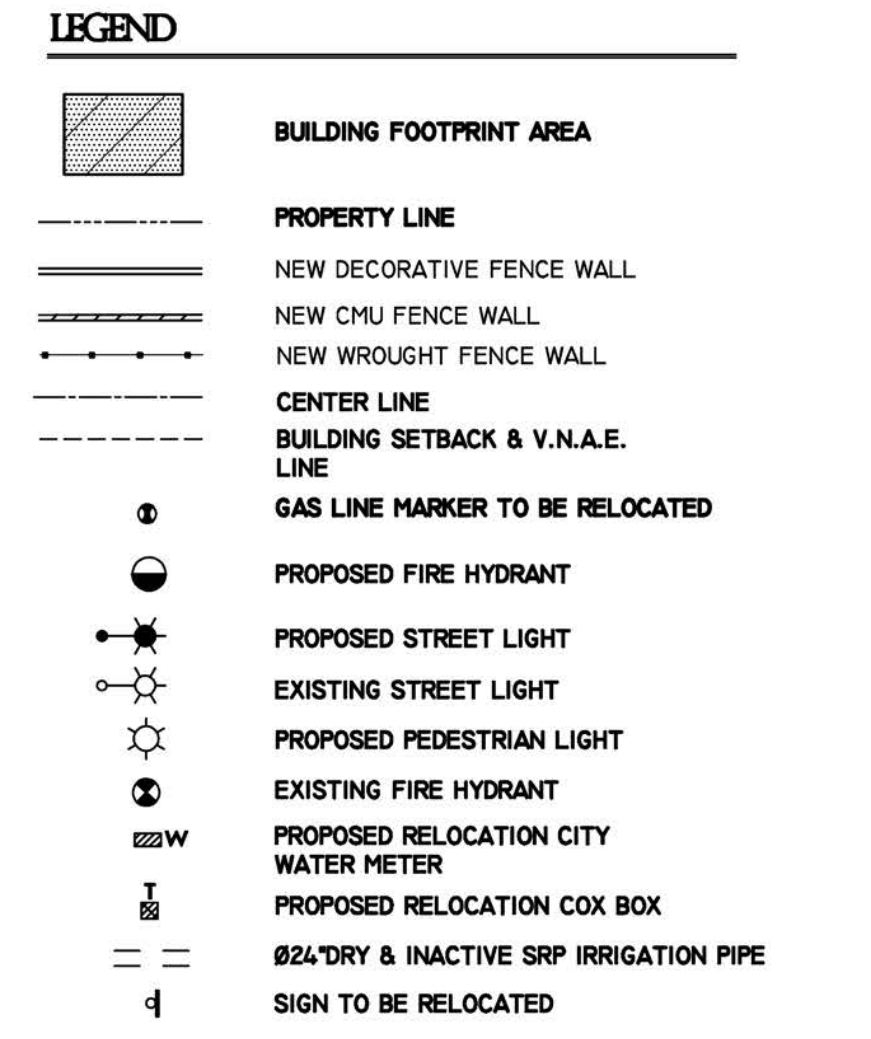
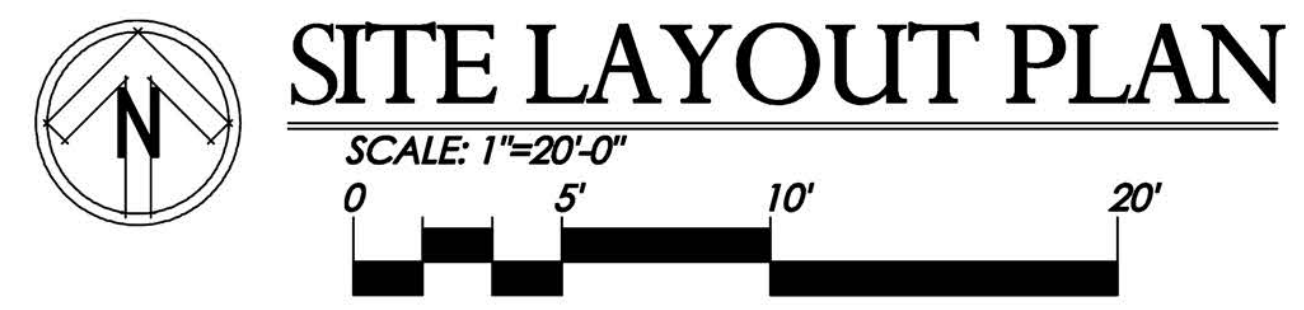
	DISTRICT STANDARDS	PROPOSED STANDARDS
MINIMUM NET LOT AREA	6000 SF	7650 SF
MINIMUM LOT WIDTH	60'	60'
MINIMUM LOT DEPTH	100'	127.5'
MINIMUM FRONT SETBACK	15' & 20' <sup>1</sup>	15' & 20' <sup>1</sup>
MINIMUM REAR SETBACK	20'	30'
MINIMUM SIDE SETBACK	5' & 10' <sup>2</sup>	5' & 10' <sup>2</sup>
MINIMUM DISTANCE BETWEEN BUILDING ON ADJACENT LOTS	15'	15'
MINIMUM STREET SIDE YARD SETBACK	10'	10'
MAXIMUM STRUCTURE HEIGHT	30'	30'
MAXIMUM % LOT COVERAGE	40 %	40 %

1- MINIMUM 3' STAGGER ON ADJACENT LOTS.  
 2- FRONT SETBACK 20 FEET TO LIVING AREA, 25 FEET TO GARAGES OR CARPORT

**LINE TABLE**

LINE	BEARING	LENGTH (M)(C)(R)
L1	N44°26'08"W	28.01' (M)
L2	N44°26'33"W	28.01' (C)
L3	S89°59'35"W	10.01' (R)

- KEYNOTES:**
- PROPERTY LINE
  - NEW HVAC UNIT-SEE MECHANICAL PLANS
  - EXISTING CONCRETE AND SITE TO REMAIN
  - EXISTING CMU WALL TO REMAIN
  - EXISTING ASPHALT WALL BE CUT FOR WATERLINES, UTILITIES & REBUILD WITH TYPE II SLURRY TO BE PLACED AFTER UTILITY CUTS ARE COMPLETED ACCORDING TO G-319.
  - NEW ELECTRICAL METER
  - GAS METER
  - WATER METER & BACKFLOW PREVENTION
  - NEW CONCRETE DRIVEWAY
  - NEW DG LANDSCAPING REFER TO LANDSCAPE PLAN
  - NEW DRIVEWAY RAMP AND CURB CUT.MAG-250-2
  - DUAL ADA ACCESSIBLE RAMP PER C.O.G. STD DET.G-345
  - PROVIDE A 16' P-1255-1/2 DRIVEWAY ON 43RD.AVE ALLEY ACCESS (PER CITY OF PHOENIX STREET TRANSPORTATION DEPARTMENT)
  - PROPOSED LOCATION TO LUMEN TECHNOLOGY BOXES (CENTURY LINK)
  - CONCRETE SCUPPER (SEE GRADING & DRAINAGE PLAN)
  - INACTIVE FIELD DRAIN TO BE PLUGGED PER S.R.P.



- FENCE KEY NOTES**
- NEW 6'-0" HIGH FENCE PER CITY GLENDALE RDDM, 2.5 WALLS AND DECORATIVE FENCING.
  - NEW CMU FENCE WALL
  - NEW 4'-0" WIDE x 6'-0" HEIGHT WROUGHT IRON GATE WITH WOOD SLATS
  - 6' HIGH WROUGHT IRON FENCE PER C.O.G., RDDM 4.1.20
  - SELF CLOSED & LOCKABLE 4'-0" WIDE 6'-0" HEIGHT WROUGHT IRON GATE TO WALKWAY ENTRANCE. PER C.O.G., RDDM 4.1.20
  - 12'-0" WIDE x 6'-0" HEIGHT WIDE OPEN ALLEY GATE TO THE EAST & WEST SIDE OF ALLEY ENTRANCE.(TO CREATE GATED ALLEY)

DATE:  
06/05/2024

SHEET SCALE:  
1"=20'

REVISIONS:

SHEET NUMBER

# A1.1

SITE LAYOUT PLAN