



LEGEND

- VILLA HOMESITES:**
LOCATED ALONG THE WESTERN AND SOUTHERN PERIMETER OF THE COMMUNITY, COMPRISING APPROX. 20 TO 21 HOMESITES WITH LOT AREAS OF NOT LESS THAN 11,000 SQUARE FEET.
- ESTATE HOMESITES:**
- ESTATE INTERIOR HOMESITES:**
LOCATED WITHIN THE INTERIOR OF THE COMMUNITY COMPRISING APPROX. 19 HOMESITES WITH LOT AREAS OF NOT LESS THAN 19,000 SQUARE FEET.
- ESTATE PERIMETER HOMESITES:**
LOCATED ALONG THE COMMUNITY'S NORTH AND EAST PERIMETER OF THE COMMUNITY, COMPRISING APPROX. 13 HOMESITES WITH LOT AREAS RANGING FROM APPROX. 19,000 TO 27,000 SQUARE FEET.

SITE DATA:

GROSS SITE AREA:	40.0 ACRES +/-
NET SITE AREA:	37.2 ACRES +/-
EXISTING ZONING:	R1-7 PCD (HD)
NUMBER OF LOTS:	54
MAX. ALLOWED DENSITY:	4.0 DU/AC PER 11-Z-86
PROPOSED DENSITY:	1.4 DU/AC
REQUIRED N.A.O.S.:	6.08 ACRES
PROVIDED N.A.O.S.:	6.25 ACRES

6/29/23



94TH STREET & BELL ROAD • PRELIMINARY SITE PLAN

SCOTTSDALE, AZ
 2023-05-24
 # 22002497
 AMERICAN FIRST BUILDERS, LLC

Final Naming: This keeps all homes on the loop as "Haven Lane" for the continuous loop and two short Cul-de-Sacs, and has distinct street name change for central cul-de-sac as "Haven Court".

