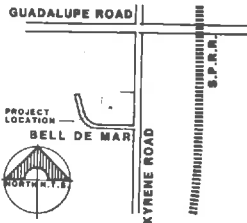


**VICINITY MAP**



**LEGAL DESCRIPTION**

TRACT "E" OF TERRACE WALK, A SUBDIVISION OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST, CLAS. B. 1.14 AS RECORDED IN MARICOPA COUNTY RECORDS BOOK 213, PAGE 28.

**PROJECT DATA**

**SITE DATA:**  
 EXISTING ZONING: R-2 (R-2D)  
 PROPOSED ZONING: R-3 (P.A.D.)  
 20-15 SITE AREA: 13,714 AC.  
 20-15 SITE AREA: 9,918 AC. OR 432,028.08 S.F.  
 ALLOWABLE DENSITY: 12 UNITS/AC.  
 PROPOSED DENSITY: 7.6 UNITS/AC.  
 TOTAL UNITS: 81 UNITS

**PERCENTAGE COVERAGE:**  
 20-15: 1.10% 243,000 S.F.  
 REC. PARK: 1.00% 1,000 S.F.  
 TOTAL COVERAGE: 2.10% 244,000 S.F.  
 20-15: 1.10% 243,000 S.F.  
 LESS TOTAL COVERAGE: 432,028 S.F. OPEN SPACE: 221,803 S.F.

**PARKING REQUIRED:**  
 81 x 2 P.S. UNITS = 162  
 16  
 REL. SPACES = 14 (SEE VARIANCE)  
 152 TOTAL SPACES

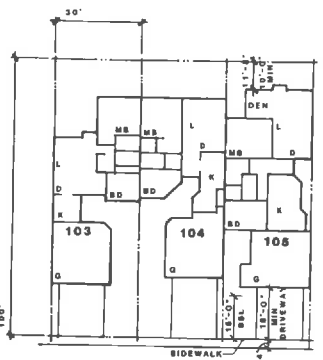
**REUSE INFORMATION:**  
 5 BINS PROVIDED  
 TYPICAL LOADING OF CONVENTIONAL CONTAINERS PER CITY OF TOMB'S REFUSE DEPARTMENT.

**VARIANCE CRITERIA: (SP-85.50, SPD-85.41)**  
 - SIDE YARD: 10' TO 0'  
 - REAR YARD: 15' TO 0'  
 - STREET SIDE YARD: 25' TO 0'  
 - MAX. LOT AREA: 2630 SQ. FT.  
 - MAX. LOT WIDTH: 85' TO 0'  
 - MAX. LOT COVERAGE: 40% TO 50%  
 15' LANDSCAPE SETBACK PROPERTY LINE

**CONDITIONS OF APPROVAL**

- Public Works Department approval of all street dedications, street widening, drainage, drainage, water and sewer connections, refuse pickup, refuse improvement and buspaths are required.
- Full vertical street dedication shall be made within six (6) months of Council approval and shall be reflected on the subdivision map prior to construction.
- Full general street improvements on all roads covered by this Ordinance must be indicated prior to the issuance of any building permits for the first phase of development. Details shall be approved by the Public Works Department.
- All street dedications shall be established to provide for the common maintenance of the street. Details to be submitted to the Planning Department and Attorney's Office for approval prior to subdivision construction.
- CDMP's shall be submitted and approved by the Planning Department and Attorney's Office prior to introduction of the subdivision map. A license shall be included to require and cause maintenance of the street to be approved by the Attorney's Office and Planning Department.
- All driveways to be a maximum of 10' in width.
- All 8' high walls, w/stucco, shall be constructed within 10' of the street frontage and shall be approved by Design Review prior to Council introduction.
- Specific details of all recreational areas to be approved by Design Review prior to Council introduction.
- Boat and storage areas to have an 8' height wall or be decreased 2' and provide a 6' height wall.
- All fences, fencing and gates shall be masonry with stucco finish on masonry. Details to be approved by Design Review.
- Owner shall file an application of Access Road and Bell de Mar Road to be verified by the Traffic Engineer and site plan submitted to Traffic Engineering prior to Council introduction.
- 15' Area at least of side to clear the top of any structure on the new property line and set back 15' from the 15' of side setback to Design Review approval.
- Landscaping plan to include landscape area for maintenance areas at the end of the area.
- Plan to be approved by Design Review prior to Council introduction.
- Notes attached to single facilities at the end of the site shall be necessary and be in mechanical equipment mounted on the structure.
- Landscaping details for construction in all other areas to be submitted and approved by Design Review prior to Council introduction.
- All non-official requirements shall be set and approved by Design Review prior to Council introduction.
- Utility Study shall be passed prior to Council introduction.
- All conditions of Design Review to be adhered to.

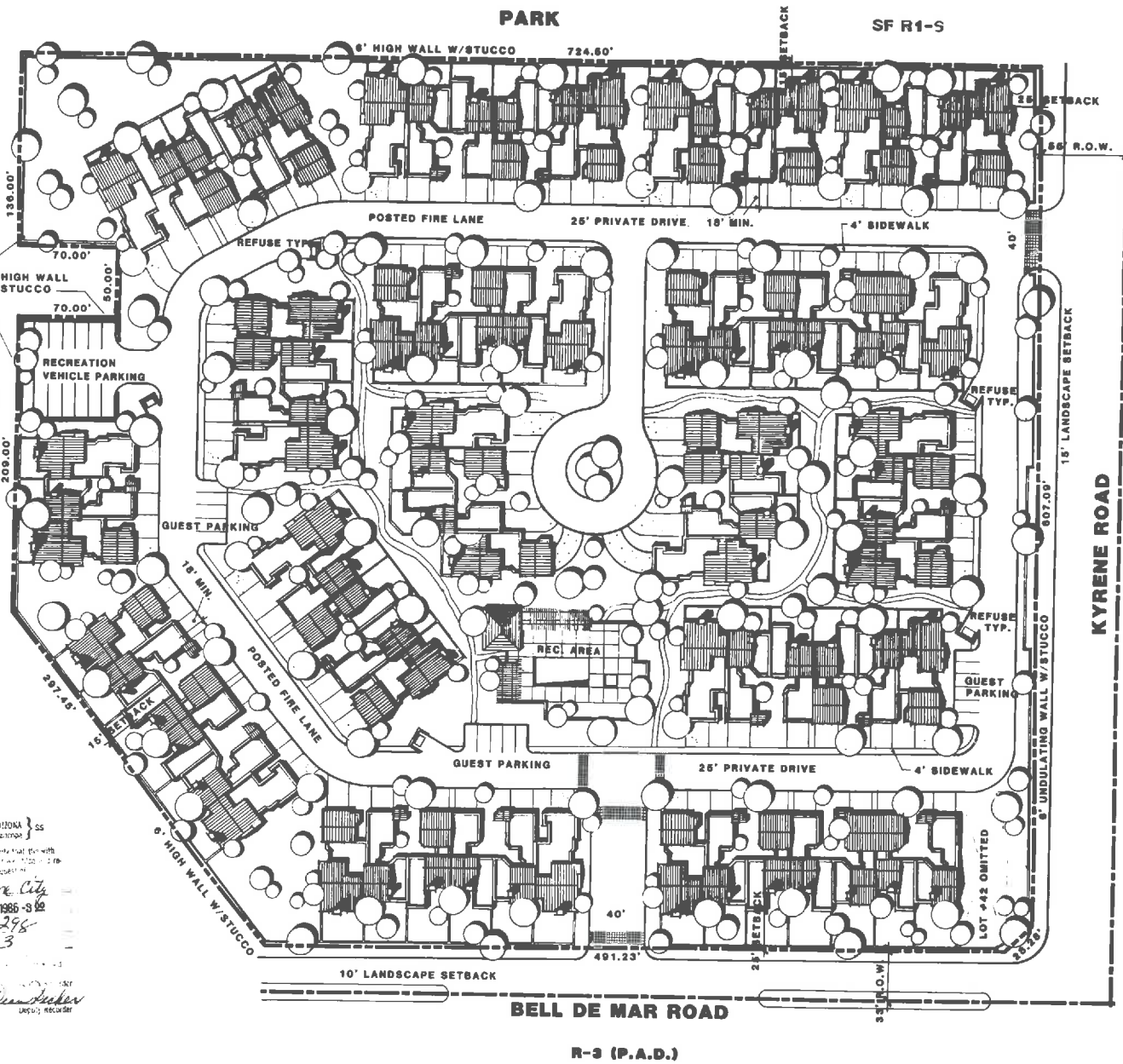
**TYPICAL LOT**



OWNER: THE GREG HANCOCK COMPANY, INC.  
 5110 NORTH 40TH STREET, SUITE 2232  
 PHOENIX, ARIZONA 85018  
 (602) 957-8988

ARCHITECT: LINDEROTH ASSOCIATES, ARCHITECTS INC.  
 6162 FIRST AVENUE, SUITE 1108  
 SCOTTSDALE, ARIZONA 85251  
 (602) 941-0840

STATE OF ARIZONA  
 County of Maricopa } SS  
 I being duly qualified with  
 in and to say that I am the  
 County Recorder.  
*Joseph City*  
 MAY 21 1986 - 8:16  
 In Book 296  
 on page 3  
 Witness:  
 Seal of the County Recorder  
*Joseph City*  
 County Recorder



**FINAL P.A.D MAP for:**  
**BRITTANY LANE**  
 OWNER: THE GREG HANCOCK COMPANY  
 ARCHITECT: LINDEROTH ASSOCIATES

4/18/86

93