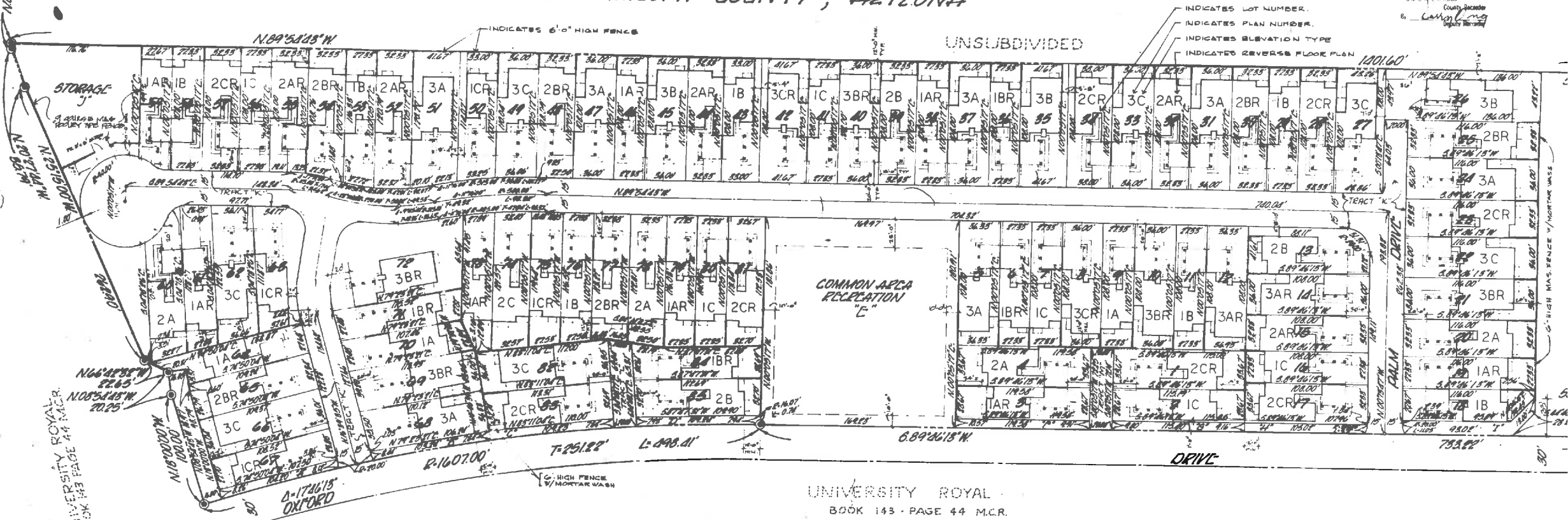


UNIVERSITY ROYAL TOWNHOUSES  
 A PLANNED RESIDENTIAL DEVELOPMENT AND A SUBDIVISION  
 A SUBDIVISION OF PART OF THE NE 1/4 OF SECTION 3, T.19, R.4E, G. & S. P.B. & M.  
 MARICOPA COUNTY, ARIZONA

Mastercraft to me  
 OCT 19 1973-10 25  
 County Recorder  
 Maricopa County  
 Phoenix, Arizona



UNIVERSITY ROYAL  
 BOOK 143 - PAGE 44 M.C.R.  
 MASTER DEVELOPMENT SITE PLAN

- CONDITIONS OF APPROVAL**
1. THAT A LANDSCAPING & WATERING PLAN IS TO BE APPROVED BY THE PLANNING DEPT. PRIOR TO INSTALLATION. THIS LANDSCAPING IS TO BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
  2. A HOME OWNER'S ASSOCIATION IS TO BE FORMED PRIOR TO THE SALE OF ANY HOMES. THE PLANNING DEPT. AND CITY ATTORNEY SHALL REVIEW DEED RESTRICTIONS FOR ADEQUACY.
  3. EACH HOME IS TO BE PROVIDED WITH A DOUBLE CARPORT, WHICH MAY NOT BE ENCLOSED AT ANY FUTURE DATE.
  4. COMMON AREAS, INCLUDING RECREATION AND STORAGE AREA, ARE TO BE IMPROVED PRIOR TO THE OCCUPANCY OF ANY DWELLING UNITS IN THE PROJECT, INCLUDING RURAL ROAD, AND MAINTAINED BY HOME OWNERS ASSOC.
  5. THAT THE APPLICANT OBTAIN APPROVAL FROM THE PUBLIC WORKS DEPT. FOR ALL STREET DEDICATIONS AND IMPROVEMENTS, ALLEYS AND DRIVEWAYS, EASEMENTS, REFUSE, DRAINAGE & OFF-SITE IMPROVEMENTS.
  6. MAXIMUM BUILDING COVERAGE OF ANY LOT SHALL NOT EXCEED 70% OF THE TOTAL NET SITE AREA.
  7. THAT THE BOAT, TRAILER & CAMPER STORAGE AREA SHALL BE ENCLOSED BY A SUITABLE FENCE, DUST PROOF OR PAVED, AND BE PROVIDED WITH SUITABLE SECURITY.
  8. RECREATION PLANS SHALL BE REVIEWED BY CITY COUNCIL.
  9. AN 8' BIKE PATH SHALL BE PROVIDED ALONG RURAL ROAD.
  10. ONE 15' GALLON TREE SHALL BE PROVIDED PER LOT. IN CASE OF PALM TREES, THE MINIMUM PALM TREE SHALL HAVE A 6" TRUNK.

- GENERAL NOTES**
1. ALL BUILDINGS SHALL BE 1-STORY MAX 15' HIGH.
  2. MAXIMUM ROOF PITCH ON ANY FRONT OR REAR YARD SHALL BE 3:12.
  3. MASONRY OR STUCCO WALLS & FENCES SHALL BE CONSTRUCTED AROUND LOT'S PER AND REAR YARDS AND AT ALL OTHER AREAS PER MIN. ON PLAN.
  4. MINIMUM YARD REQUIREMENTS:
 

FRONT YARD	MIN. 10 FT. (20' MIN. DRIVEWAY)
STREET SIDE YARD	MIN. 7 FT.
INTERIOR SIDE YARD	8 FT.
REAR YARD	MIN. 12 FT.

**TOWNHOUSE DATA**

PLAN NO.	MIN LOT WIDTH*	NO. OF UNITS	MIN. LOT AREA	AREA UNDER FLOOR	% OF LOT COVERAGE	TOTAL AREA
1	27'-4"	32	2,480 SQ. FT.	1,887 SQ. FT.	53.8%	80,784 SQ. FT.
2	32'-4"	27	3,490 SQ. FT.	1,961 SQ. FT.	56.2%	82,917 SQ. FT.
3	36'-0"	26	3,882 SQ. FT.	2,095 SQ. FT.	54%	64,518 SQ. FT.
X-ROAD 4" PARK CORNER LOTS		TOTAL				85 UNITS

**SUMMARY**

1. TOTAL GROSS ACRES	10.8
2. GROSS DENSITY	7.8 UNITS
3. TOTAL UNITS SHOWN	85 UNITS
4. NET AREA	100,000 SQ. FT.
5. AFTER ALL DEDICATIONS UNITS PER ACRE	9.5 UNITS
6. AFTER ALL DEDICATIONS	8.9 UNITS
7. RECREATION AREA	52,000 SQ. FT.
8. BOAT & TRAILER STORAGE	10,000 SQ. FT.
9. PARKING REQUIRED	70 CARS
10. PARKING PROVIDED	70 CARS



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	JOB NO. 7219		<b>CONSULTANT</b> 55 E WELDON PHOENIX, ARIZONA
	DATE MAR. 1973		
DRAWN [Signature]	DESIGNED [Signature]	FINAL SITE PLAN	
REV. 1-19-73	DATE 1-19-73	JOB NO. 7219	[Signature]