

LEGAL DESCRIPTION

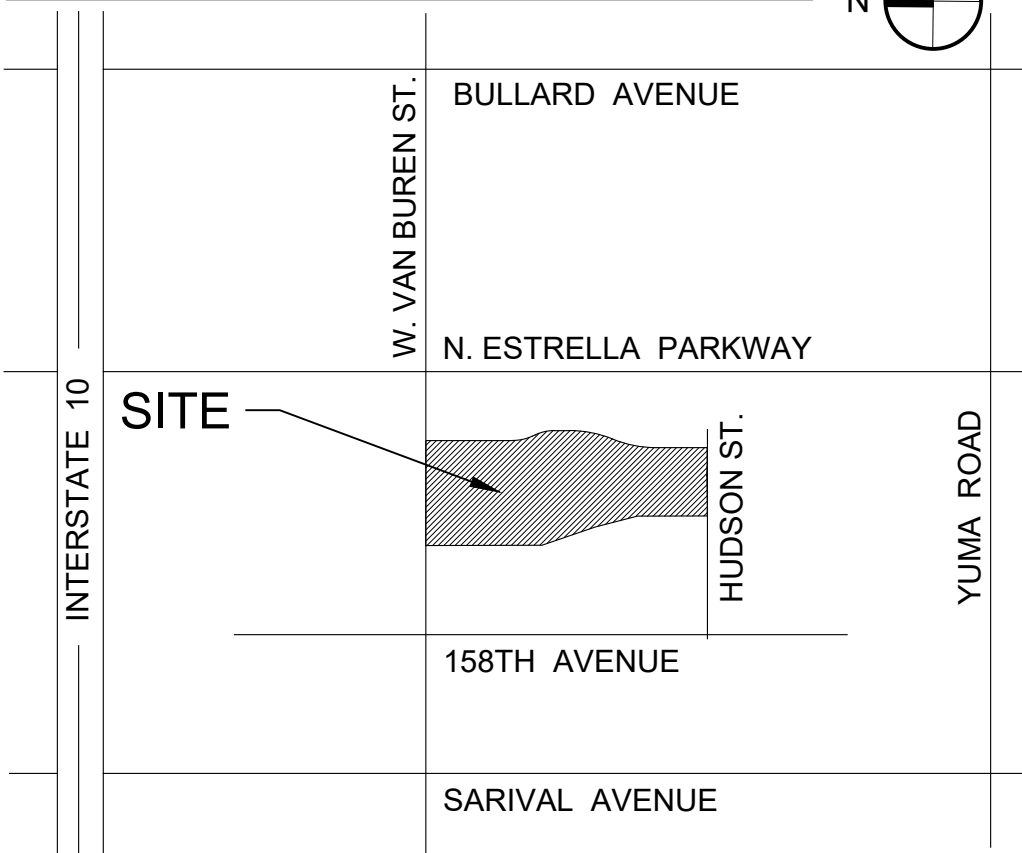
A PORTION OF THE FOLLOWING PROPERTY:
A PORTION OF LOT 1 OF MINOR LAND DIVISION RECORDED AT BOOK 1420 OF MAPS, PAGE 25,
RECORDS OF
MARICOPA COUNTY, ARIZONA.
NOTE: EXACT LEGAL DESCRIPTION TO BE FURNISHED PRIOR TO CLOSE OF ESCROW.

A portion of Lot 1 as shown on the Minor Land Division for Hudson Commons, recorded in Book 1420, Page 25, Maricopa County Records (MCR), lying within the northeast quarter of Section 7, Township 1 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:
Commencing at the northeast corner of said Section 7, a brass cap in handhole, from which the north quarter corner of said Section 7, bears North 89°42'17" West, a distance of 2602.11 feet;
Thence along the north line of the northeast quarter of said Section, North 89°42'17" West, a distance of 789.59 feet;
Thence leaving said north line, South 00°17'43" West, a distance of 65.00 feet, to the northwest corner of said Lot 1 and the Point of Beginning;

Thence along the northerly line of said Lot 1, South 89°42'17" East, a distance of 274.79 feet;
Thence South 84°21'06" East, a distance of 107.19 feet;
Thence South 89°42'17" East, a distance of 79.52 feet;
Thence leaving said northerly line, South 00°10'47" West, a distance of 363.76 feet, to the beginning of a curve, concave northeasterly, having a radius of 200.00 feet;
Thence southeasterly along said curve, an arc length of 87.05 feet, through a central angle of 24°56'15";
Thence South 24°45'28" East, a distance of 15.21 feet, to the beginning of a curve, concave southwesterly, having a radius of 200.00 feet;
Thence southeasterly along said curve, an arc length of 87.05 feet, through a central angle of 24°56'15";
Thence South 00°10'47" West, a distance of 65.41 feet, to the beginning of a curve, concave northwesterly, having a radius of 500.00 feet;
Thence southwesterly along said curve, an arc length of 194.88 feet, through a central angle of 22°19'54", to the point of reverse curvature, having a radius of 500.00 feet;
Thence southwesterly along said curve, an arc length of 194.88 feet, through a central angle of 22°19'54";
Thence South 00°10'47" West, a distance of 224.26 feet, to the southerly line of said Lot 1;

Thence along said southerly line, North 89°49'13" West, a distance of 83.87 feet, to the beginning of a curve, concave northerly, having a radius of 470.00 feet;
Thence westerly along said curve, an arc length of 38.63 feet, through a central angle of 4°42'33";
Thence North 85°06'42" West, a distance of 150.46 feet, to the beginning of a curve, concave southerly, having a radius of 530.00 feet;
Thence westerly along said curve, an arc length of 27.64 feet, through a central of 2°59'19", to the westerly line of said Lot 1;
Thence leaving said southerly line, along said westerly line, North 00°00'15" East, a distance of 290.62 feet;
Thence North 14°08'46" West, a distance of 190.63 feet;
Thence North 18°42'18" West, a distance of 247.53 feet;
Thence North 00°00'15" East, a distance of 501.76 feet, to the Point of Beginning.

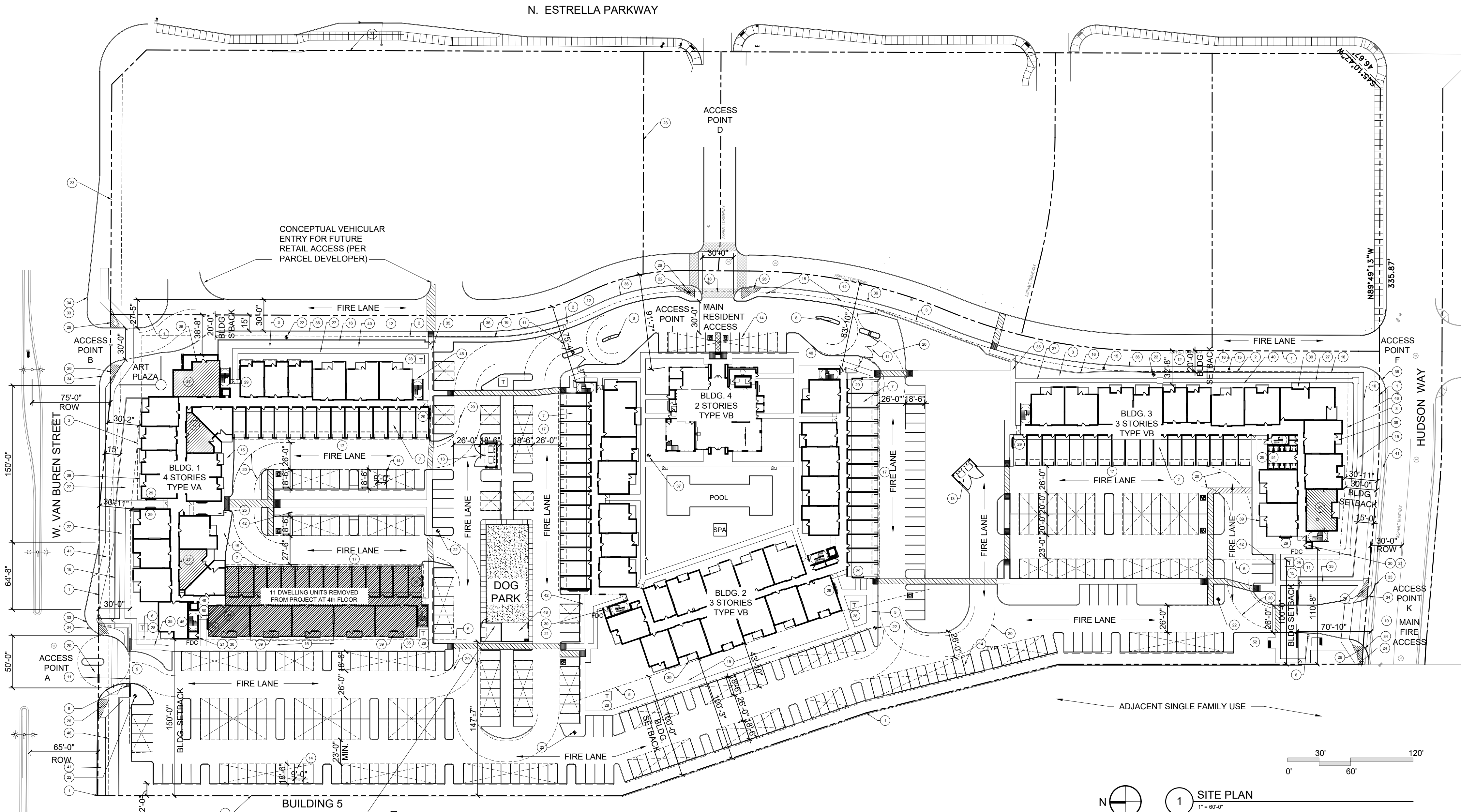
VICINITY MAP (N.T.S.)



PRELIMINARY
NOT FOR
CONSTRUCTION

KEYNOTES

1. PROPERTY BOUNDARY DEFINING PORTION OF APN 500-10-852G
2. BUILDING SETBACK, SIDE YARD, 20' REQUIRED
3. BUILDING SETBACK, STREET, 20' REQUIRED
4. NOT USED
5. 100' BUILDING SETBACK, SIDE YARD ADJACENT TO SINGLE FAMILY (MAXIMUM 40' BUILDING HEIGHT AT THIS SETBACK)
6. 150' BUILDING SETBACK, SIDE YARD ADJACENT TO SINGLE FAMILY (MAXIMUM 50' BUILDING HEIGHT AT THIS SETBACK)
7. PRIVATE GARAGE PARKING
8. REQUIRED GATE KNOX BOX FOR FIRE DEPARTMENT (IFC 506.4)
9. TENANT EXIT ONLY GATE (26' CLEAR FOR FIRE APPARATUS)
10. MAIN EMERGENCY ENTRANCE FOR FIRE APPARATUS
11. GATE, SERVES AS FIRE LANE WHEN OPEN
12. 15' FROM PROPERTY LINE TO CURB
13. TRASH ENCLOSURE PER CITY STANDARD
14. STANDARD SURFACE PARKING STALL, 9'x20' or 9' x 18'-6" w/ 1'-6" OVERHANG
15. LANDSCAPED AREA, PART OF REQUIRED 20% OF NET SITE AREA
16. SITE WALL, 6' HIGH, SEE LANDSCAPE DRAWINGS
17. BUILDING SETBACK, 10' FROM FIRE LANE (WAIVED AT GARAGE PARKING)
18. PRIMARY TENANT AND VISITOR ENTRANCE (30')
19. MIN. FIRE LANE, 26' WIDE, BUILDING HEIGHT OVER 30' (IFC D105.2)
20. MIN FIRE APPARATUS TURNING RADIUS, INSIDE 28', OUTSIDE 48'
21. FIRE DEPARTMENT CONNECTION (FDC), LOCATED ON THE APPROACH SIDE OF THE BUILDING, WITHIN ONE HUNDRED (150) FEET IN LENGTH OF A FIRE HYDRANT, UNLESS AN APPROVED TURN AROUND OR A SECONDARY OUTLET IS PROVIDED. (IFC 912.2)
22. FIRE HYDRANT, HOSE LAY DISTANCE TO STRUCTURE EXTERIOR MAX 400 FT. & WITHIN 150 FT. MAX TO PROPOSED FDC LOCATIONS (IFC 507.5.1)
23. PROPERTY LINE (NOT PART OF PROPOSED SITE DESIGN)
24. EXISTING FIRE HYDRANT
25. KNOX BOX (IFC 506.1 & IFC 506.4)
26. SITE VISIBILITY TRIANGLE PER CITY STANDARD
27. PRIVATE ON-SITE SIDEWALK PER CIVIL AND LANDSCAPE DRAWINGS
28. TRANSFORMER AND PAD LOCATION, (2) AS PER POWER COMPANY REQUIREMENTS, LANDSCAPE SCREENING, SEE LANDSCAPE DRAWINGS
29. SES & ELECTRIC METER LOCATIONS
30. FIRE RISER ROOM, FOR AUTOMATIC FIRE SPRINKLER SYSTEM (IFC 903.2)
31. FIRE LINE BACK FLOW PREVENTOR
32. LANDSCAPE SCREEN FOR UTILITY, SEE LANDSCAPE
33. PROVIDE ACCESSIBLE CURB AS PER DETAIL MAG STANDARD P1238-2
34. NEW CURB CUT PER GOODYEAR STANDARD, SEE CIVIL DWGS
35. PRIVATE ON-SITE SIDEWALK PER CIVIL & LANDSCAPE
36. EXISTING CURBING NOT TO BE REMOVED (UNTIL DRIVEWAY AND RELATED DETAILS ARE APPROVED FOR BOTH PEDESTRIAN AND VEHICLE SAFETY)
37. CLASS 1, WET STANDPIPE CONNECTION (TO BE PART OF BUILDING SPRINKLER SYSTEM WHERE REQUIRED PER IFC 503.1.1)
38. EXISTING SITE WALL ALONG WEST PROPERTY LINE (VERIFY LOCATION)
39. 60 SQ. FT. (MIN.) BALCONY AT ALL UNITS
40. FIRE AERIAL ACCESS SETBACK FROM CURB (15'-30')
41. EXISTING PUBLIC SIDEWALK
42. EV CHARGER STATION (2 VEHICLES, SIDE BY SIDE)
43. CAMPUS MAP AT PRIMARY FIRE APPARATUS ENTRY (IFC 505.1)
44. BUILDING ADDRESS LOCATION (IFC 505.1)
45. LADDER ACCESS TO TOP OF ROOF (IFC 504.3)
46. 10' PUBLIC UTILITY EASEMENT ADJACENT TO PROPERTY LINE (PUE)
47. HATCHED UNIT, INDICATES TYPE A ACCESSIBLE
48. SHADED OUTDOOR SPACE, PART OF BUILDING 5 STRUCTURE
49. SECURITY GATE AT NON CONDITIONED BUILDING CORRIDOR
50. SECURITY GATE AT STAIR
51. BIKE REPAIR AMENITY (LEVEL 1), STORAGE (LEVELS 2 AND 3)
52. LOCATION FOR BENCH AND DOGGY POT AMENITIES



PROJECT DATA

PROJECT ADDRESS	
SOUTHWEST OF ESTRELLA PARKWAY AND VAN BUREN INTERSECTION GOODYEAR, AZ	
PROJECT DESCRIPTION	
THIS PROJECT IS A MULTIFAMILY FOR RENT PROJECT CONSISTING OF 2 THREE STORY APARTMENT BUILDING, 1 APARTMENT BUILDING PART-FOUR-STORY AND PART-THREE-STORY, 1 TWO STORY AMENITY BUILDING, AND 1 ONE STORY MAINTENANCE BUILDING. RECREATIONAL OPEN SPACE INCLUDES POOL AREA, EXERCISE PATH, AND DOG PARK.	
ZONING:	
EXISTING	PAD
PROPOSED	MF24 (MULTI-FAMILY)
APN:	
500-10-852G	
DENSITY CALCULATION:	
ALLOWABLE	26 UNITS/ACRE
PROPOSED	25 UNITS/ACRE
	284 UNITS (11.37 NET ACRES x 25 = 284.25)
OCCUPANCY:	
MIXED - SEPARATED OCCUPANCIES (IBC 508.4)	
R-2 APARTMENTS (IBC 310) - FLOORS 1-4	
U PRIVATE PARKING GARAGE (IBC 311) FLOORS 1	
CONSTRUCTION TYPE:	
TYPE VB	SPRINKLERS: YES, NFPA 13R
EMERGENCY LIGHTING:	
YES	MANUAL FIRE ALARM SYSTEM: YES, IFC 907.3.2

APPLICABLE CODES AND STANDARDS

2018 INTERNATIONAL BUILDING CODE	
2018 INTERNATIONAL RESIDENTIAL CODE	
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN	
2018 INTERNATIONAL FIRE CODE w/ PHOENIX AMMENDMENTS	
2018 INTERNATIONAL ENERGY CONSERVATION CODE	
2018 INTERNATIONAL MECHANICAL CODE	
2018 INTERNATIONAL CODE COUNCIL PERFORMANCE CODE	
2018 PHOENIX BUILDING CONSTRUCTION CODE-ADMINISTRATIVE PROVISIONS	
2018 INTERNATIONAL FUEL GAS CODE (IFGC)	
2018 INTERNATIONAL PLUMBING CODE	
2009 ANSI ICC A117.1	
2017 NATIONAL ELECTRICAL CODE / NFPA-70	
NET SITE AREA (APN 500-10-852G)	
495,466 SF (11.37 ACRES)	
RECREATIONAL OPEN SPACE:	
REQUIRED	113,600 SF (284 UNITS x 400 SF/UNIT)
PROPOSED	115,338 SF
LANDSCAPED OPEN SPACE, WALKING PATHS 101,677 SF	
AMENITY BUILDING 4 INTERIORS 8,802 SF	
AMENITY BUILDING ROOF TOP 999 SF	
BIKE REPAIR, BUILDING 3 INTERIORS 635 SF	
BUILDING LOBBIES (GRADE LEVEL) 1,225 SF	
BUILDING LOBBIES (UPPER LEVELS) 2,000 SF	
TOTAL 115,338 SF	
PRIVATE OPEN SPACE	
REQUIRED	17,700 SF (295 UNITS x 60 SF/UNIT)
PROPOSED	23,446 SF (TOTAL PRIVATE PATIOS / BALCONIES)

AMENITIES PROVIDED:

1. AMENITY BUILDING WITH VIEW DECK, POOL AREA, BBQ & PICNIC AREAS		
2. DOG PARK, DOG WASH, SHADED DOG PARK PATIO, DOG POT STATIONS		
3. WALKING PATHS THROUGHOUT THE SITE WITH THROUGH-BUILDINGS LINKS		
4. BICYCLE REPAIR SPACE IN BUILDING 3		
BUILDING SETBACKS :		
FRONT SETBACK (NORTH STREET)	30'-0"	30'-2"
REAR SETBACK (SOUTH STREET)		
BUILDING 3	30'-0"	30'-11"
SIDE YARD SETBACK (EAST RETAIL)		
BUILDING 1	20'-0"	38'-8"
BUILDING 2	20'-0"	75'-4"
BUILDING 3	20'-0"	32'-8"
BUILDING 4	20'-0"	83'-10"
SIDE YARD SETBACK (WEST SINGLE FAMILY)		
BUILDING 1 (MAX BUILDING HEIGHT 50')	150'-0"	150'- 0" *
BUILDING 2 (MAX BUILDING HEIGHT 40')	100'-0"	100'- 3" *
BUILDING 3 (MAX BUILDING HEIGHT 40')	100'-0"	110'-8" *
BUILDING 5 (MAX BUILDING HEIGHT 30')	50'-0"	147'-7" *
*(ADJACENT TO SINGLE FAMILY ZONING, MIN 50' SETBACK, INCREASES 5' FOR EVERY 1' OVER 30' BLDG HT)		
PARKING:		
REQUIRED:		PROPOSED PARKING:
(150) ONE BEDROOM x 1.5 PER	234 SPACES	x 1.35 SPACES = 211
(118) TWO BEDROOM x 2 PER	236 SPACES	x 2 SPACES = 236
(10) THREE BEDROOM x 2 PER	20 SPACES	x 2 SPACES = 20
GUEST (284 UNITS/10)	28.4 SPACES	x 1 SPACES = 28
TOTAL		519 SPACES
		495 SPACES (1.74 SPACES/UNIT)

LOT COVERAGE:
MAX. ALLOWED = 50% OF NET SF
495,466 NET SF x .5 = 247,733 SF MAX

PROPOSED:	
CARPOT PARKING	51,120 SF (180 SF X 284 UNITS)
BUILDING 1	45,867 SF FOOTPRINT
BUILDING 2	43,288 SF FOOTPRINT
BUILDING 3	27,127 SF FOOTPRINT
BUILDING 4	7,223 SF FOOTPRINT
BUILDING 5	720 SF FOOTPRINT
TOTAL	175,145 SF (175,145 SF/495,466 SF) x 100 = 35.4%
BUILDING AREAS:	
APARTMENT BUILDING 1	APARTMENT BUILDING 2
1ST FLR GROSS 43,434 SF	1ST FLR GROSS 41,503 SF
2ND FLR GROSS 42,388 SF	2ND FLR GROSS 40,376 SF
3RD FLR GROSS 42,388 SF	3RD FLR GROSS 40,376 SF
4TH FLR GROSS 29,724 SF	3RD FLR GROSS 40,376 SF
TOTAL	157,843 SF
AMENITY BUILDING 4	AMENITY BUILDING 5
1ST FLR GROSS 6,998 SF	1ST FLR GROSS 720 SF
2ND FLR GROSS 1,806 SF	2ND FLR GROSS 1,806 SF
TOTAL	8,802 SF
MAINTENANCE BUILDING 5	
1ST FLR GROSS 720 SF	
TOTAL	720 SF
PARKING:	
PROVIDED:	
GARAGE	73 SPACES
SURFACE PARKING (284 CARPORT, 138 OTHER)	422 SPACES
TOTAL	495 SPACES
ACCESSIBLE PARKING SPACES	
PER IBC 2% OF 519 = 10.38	11 11
COVERED PARKING SPACES	
1 COVERED PARKING PER UNIT	284 357 (GARAGE 73, CARPORT 284)

BUILDING HEIGHT:		ALLOWED	PROPOSED	
APARTMENT BUILDING 1		40'-0"	50'-0" (MAX)	
(COMPLIANT WITH 150' SETBACK REQUIRED WITH THIS HEIGHT ADJACENT TO WEST SINGLE FAMILY USE)				
APARTMENT BUILDING 2		40'-0"	40'-0"	
APARTMENT BUILDING 3		40'-0"	40'-0"	
AMENITY BUILDING 4		40'-0"	30'-0"	
MAINTENANCE BUILDING 5		30'-0"	16'-0"	
UNIT MIX:				
UNIT TYPE			COUNT	
1 BEDROOM (54%+)			156	
2 BEDROOM (42%+)			118	
3 BEDROOM (4%+)			10	
TOTAL (100%)			284	
UNIT MIX BREAKDOWN				
UNIT TYPE	SQ. FT.	BALC. SQ. FT.	COUNT	NRSF
A1.0	744	74	50	37,200
A2.0	745	87	50	37,250
A3.0	807	113	16	12,912
A4.0	927	81	40	37,080
B1.0	1,059	60	62	65,658
B2.0	1,137	65	38	43,206
B3.0	1,174	64	9	10,566
B3.1	1,179	64	9	10,611
C1.0	1,393	224	4	5,572
C2.0	1,575	225	6	9,450
TOTAL			284	269,505
*NOTE: NRSF DOES NOT INCLUDE PRIVATE BALCONY AND PATIO AREAS				

GENERAL NOTES

1. PROPERTY LINE, DEFINING PORTION APN 500-10-852G
2. ANY GATES INSTALLED ACROSS A FIRE APPARATUS ACCESS ROAD WILL REQUIRE A SEPARATE SUBMITTAL AND PERMIT (IFC 503.6)
3. KNOX BOX REQUIRED AT POOL GATES (IFC 506.4)
4. FOUR (4) STORY BUILDINGS WILL BE REQUIRED TO TO BE EQUIPPED WITH INTERIOR, CLASS 1, STANDPIPE SYSTEM ON EACH FLOOR
5. 7 FOOT CLEAR SPACE REQUIRED AROUND ALL FIRE HYDRANTS, SEE LANDSCAPE PLANS
6. FIRE EMERGENCY GUIDES, (IFC 403.10.2.1 THROUGH 403.10.2.2.3)
7. THE FIRE DEPARTMENT DOES NOT ALLOW SPEED BUMPS OR ANY OBSTRUCTIONS THAT MAY IMPED AN EMERGENCY VEHICLE RESPONSE ON A FIRE DEPARTMENT ACCESS ROADWAY (IFC 503.4.1)
8. (IFC 504.3) ROOF ACCESS FOR FOUR (4) STORY BUILDINGS
9. (IFC 903.4) FIRE ALARM SYSTEM FOR SPRINKLER SYSTEM
10. (IFC 907.2.3.1) MANUAL FIRE ALARM SYSTEM
11. (IFC 915.1.5) CARBON MONOXIDE DETECTION
12. LOCATIONS OF SES & ELECTRIC METERS TO BE DETERMINED
13. DIMENSIONS SHOWN ARE FOR GENERAL REFERENCE AND NOT TO BE USED FOR CONSTRUCTION LAYOUT. OBTAIN LAYOUT DIMENSIONS FROM CIVIL ENGINEERING

PROJECT TEAM

OWNER	LANDSCAPE ARCHITECT
LEON CAPITAL GROUP 3500 MAPLE AVE, SUITE 1600 DALLAS, TX 75219 CONTACT: CARL STARRY 927.679.6887	COE & VAN LOO CONSULTANTS, INC CONTACT: COLIN HANSON 602.285.4766
ARCHITECT	MPE ENGINEER
CCBG ARCHITECTS, INC. 102 E BUCHANAN STREET PHOENIX, AZ 85007 CONTACT: BILL KURTZ 602.258.2211	TBD
CIVIL ENGINEER	STRUCTURAL ENGINEER
SEG 6280 E GELDING DR., SUITE 101 SCOTTSDALE, AZ 85260 CONTACT: ALI FAKIH 480.237.2507	TBD

ISSUE		
DATE	REV	FOR
08.09.2023		REZONE SUBMITTAL
Drawn		
HM,HV		
Checked		
BK		
Job Number		
2152		
Drawing		
SITE PLAN		
Sheet		

A1.00