



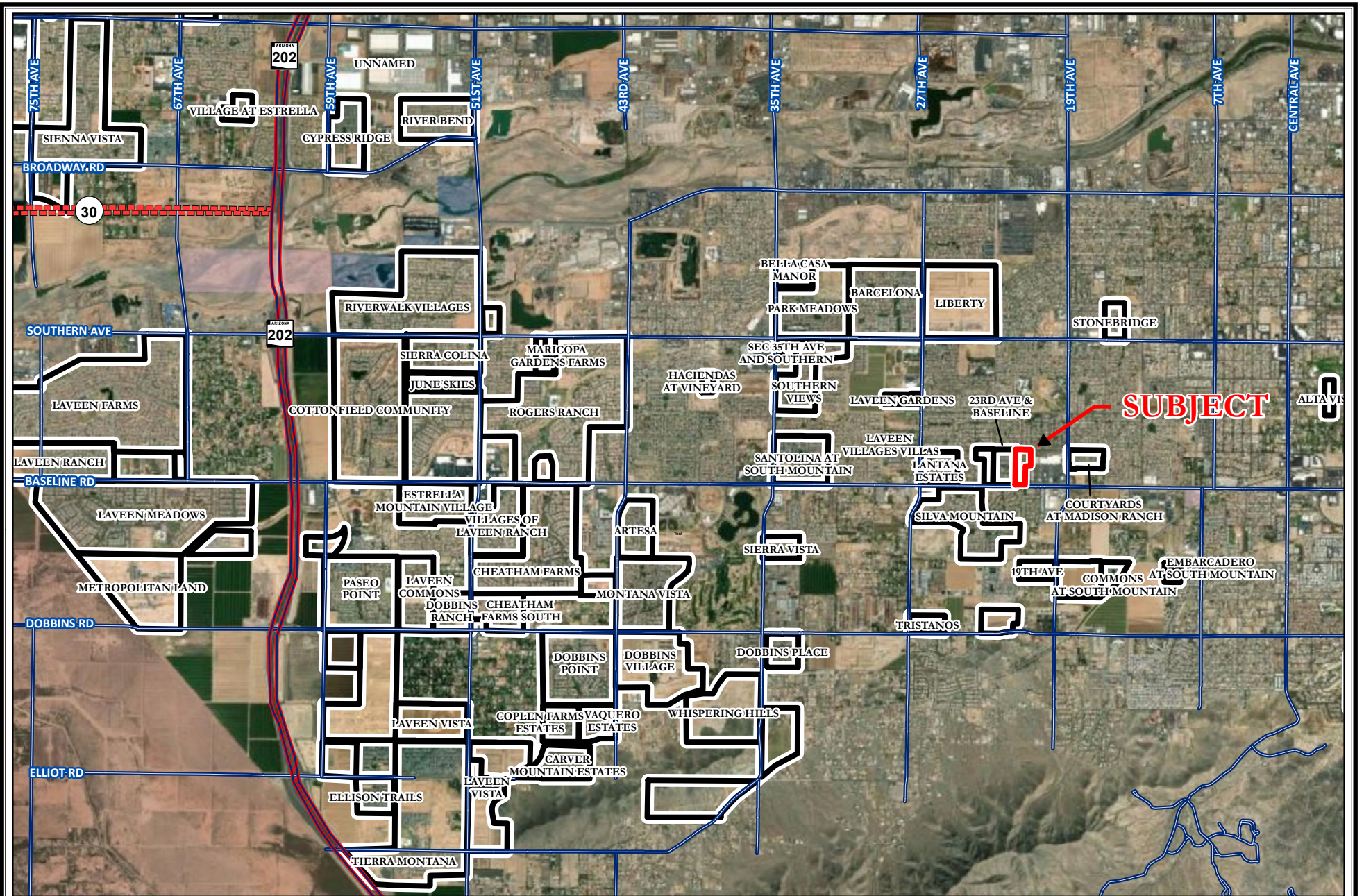
**Northwest of 19th Avenue and Baseline Road
Phoenix, AZ**

(EXCLUSIVELY AVAILABLE)



Project Details

Location:	Northwest of 19 th Avenue and Baseline Road Phoenix, AZ
Acres:	+/- 14 Acres
Zoning:	S-1
General Plan:	Residential 2-5 DU/AC
Utilities:	Water: City of Phoenix Sewer: City of Phoenix Electricity: SRP
Price:	Call for Pricing
Terms:	Cash
Impact Fees:	\$10,608 per lot (Single-family detached)-Calculate for Multi-family
Comments:	Seller is open to higher density residential on the site. See attached site plan for 152 BTR/BFR units. The site plan was submitted, but not approved yet. Buyer can prepare their own site plan and product or utilize this one.



SUBJECT

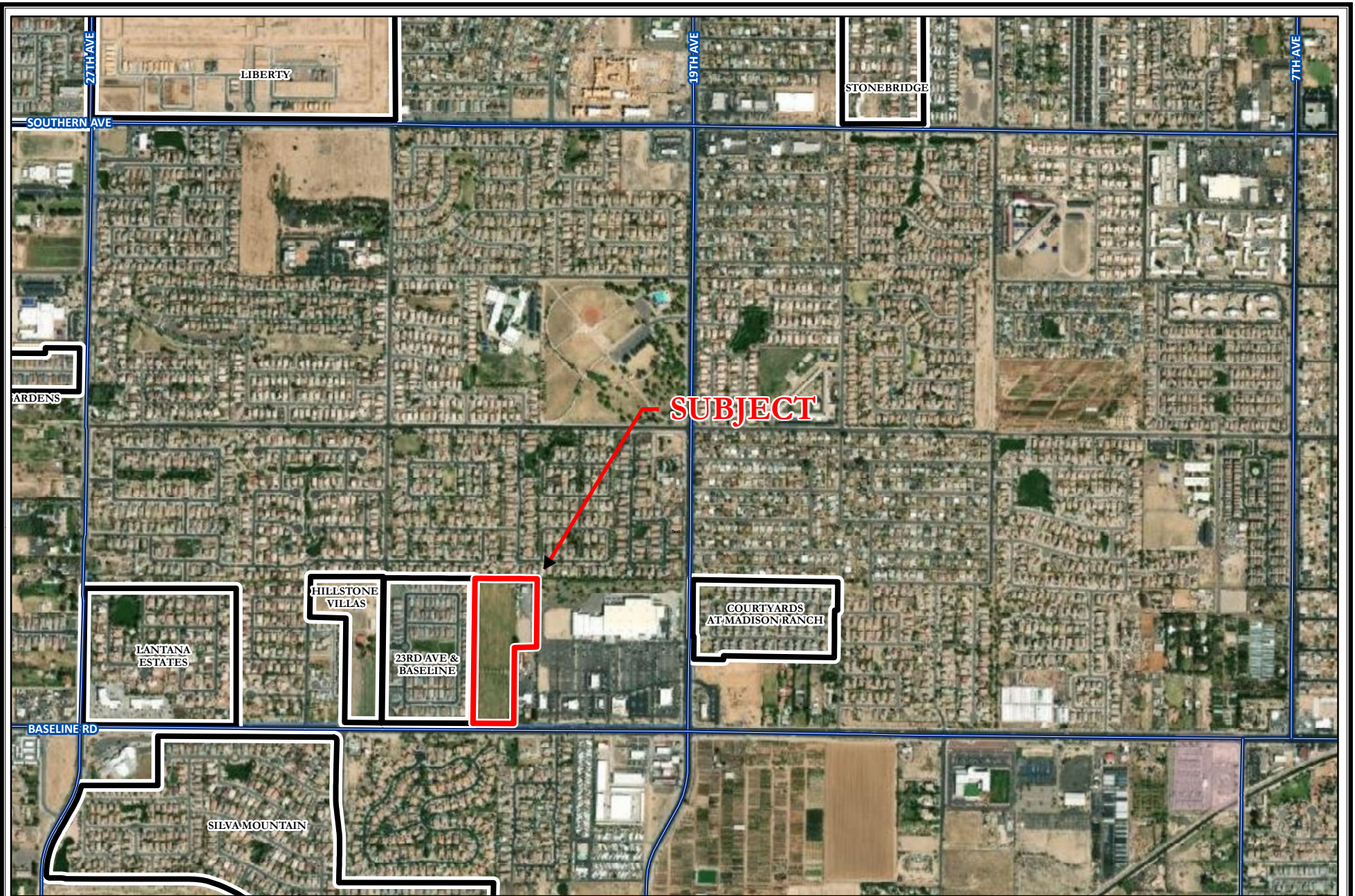
McARTHUR
LAND COMPANY

Subject
 Master Planned Communities
 Major Roads
 Highways

Land Use





Reservation
 State Land
 Federal Land




McArthur Land Company
2550 W. Union Hills Dr. Suite 350
Phoenix, AZ 85027
(602) 478-9377
JMcArthur@McLandCo.com
www.McLandCo.com



SUBJECT



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-  Master Planned Communities
-  Major Roads
-  Highways

- Land Use**
-  Reservation
 -  State Land
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 2550 W. Union Hills Dr. Suite 350
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PRELIMINARY SITE PLAN

FOR

SPARROW 19TH AND BASELINE

2102 W BASELINE ROAD

PHOENIX, ARIZONA 85041

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THAT GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLD MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 36, SAID POINT BEARS SOUTH 39°51'15" WEST, A DISTANCE OF 2647.63 FEET FROM A BRASS CAP IN HAND HOLD MARKING THE SOUTHEAST CORNER OF SAID SECTION 36;

THENCE NORTH 89°51'15" EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 763.58 FEET TO A POINT;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°20'41" EAST, A DISTANCE OF 55.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BASELINE ROAD, AS DESCRIBED IN DOC. 2000-0760397, OF MARICOPA COUNTY RECORDS, AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING NORTH 00°20'41" EAST, A DISTANCE OF 1263.65 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;

THENCE NORTH 89°51'10" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 556.35 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;

THENCE SOUTH 00°10'34" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 690.31 FEET TO A POINT;

THENCE SOUTH 89°56'00" WEST, A DISTANCE OF 184.54 FEET;

THENCE SOUTH 01°06'20" WEST, A DISTANCE OF 118.80 FEET;

THENCE SOUTH 89°15'17" WEST, A DISTANCE OF 16.89 FEET;

THENCE SOUTH 00°53'47" WEST, A DISTANCE OF 455.13 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BASELINE ROAD, AS DESCRIBED IN DOC. 2000-0760397, OF MARICOPA COUNTY RECORDS;

THENCE SOUTH 89°51'15" WEST, ALONG SAID NORTH RIGHT -OF-WAY LINE, A DISTANCE OF 351.00 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

NORTH 89 DEGREES 51 MINUTES 15 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY.

CITY OF PHOENIX SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
4. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHT-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.

PROJECT DESCRIPTION

THE SCOPE OF THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW MULTI-FAMILY "BUILD TO RENT" (BTR) SITE IN PHOENIX, ARIZONA. THE PROPOSED SPARROW BTR SITE, IS BOUNDED BY EXISTING SINGLE FAMILY RESIDENTIAL TO THE NORTH AND WEST, EXISTING COMMERCIAL AND EXISTING RESIDENTIAL TO THE EAST, AND BASELINE ROAD TO THE SOUTH.

THE PROPOSED ESTABLISHMENT IS A MULTIFAMILY BUILD TO RENT SITE. THE CURRENT ZONING FOR THE PROPOSED SITE IS S-1. THE PROPOSED ZONING FOR THE PROPOSED SITE IS R-2. THE SURROUNDING PARCELS ARE ZONED R1-8, R1-10, C-2, AND S-1.

DEVELOPER

SPARROW PARTNERS
2500 BEE CAVE RD., BLDG. 1, SUITE 380
AUSTIN, TX 78746
TEL. NO. (512) 982-6927
CONTACT: CLINT KNOX
EMAIL: CLINT.KNOX@SPARROW-PARTNERS.COM

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
1001 WEST SOUTHERN AVE. SUITE 131
MESA, ARIZONA 85210
TEL. NO. (623) 552-3101
CONTACT: STERLING MARGETTS
EMAIL: STERLING.MARGETTS@KIMLEY-HORN.COM

SITE INFORMATION

ADDRESS: 2102 W BASELINE RD
PHOENIX, AZ

APN: A PORTION OF 105-86-017M
AND 105-86-017J

EXISTING ZONING: S-1
PROPOSED ZONING: R-2

EXISTING USE: AGRICULTURE
PROPOSED USE: MULTIFAMILY

CONSTRUCTION TYPE V-A
OCCUPANCY TYPE R-3

LOT 1:

LANDSCAPE AREA: 211,791 SF
LANDSCAPE LOT COVERAGE: 211,791 / 611,844 = 34.6%

PARKING LANDSCAPE AREA: 19,104 SF
PARKING LANDSCAPE LOT COVERAGE: 19,104 / 382,074 = 5%

OPEN SPACE: (211,791 + 19,104) / 611,844 = 37.7%

LOT 2:

OPEN SPACE: 77,748 / 93,338 = 83.3%

LOT 1 SPARROW BUILD TO RENT

LOT AREA (NET): 14.05± AC
611,844± SF

LOT AREA (GROSS): 14.49± AC
631,134± SF

DENSITY

LOT 1:

REQUIRED 10.5 DU/GA
PROPOSED 10.4 DU/GA

NUMBER OF UNITS 152

BUILDING AREA: 160,541 SF
BLDG HEIGHT: 26'-0" MAX
BLDG LOT COVERAGE: 160,541 SF / 611,844 = 26.2%

PARKING SUMMARY - LOT 1 SPARROW

INDIVIDUAL PARKING:	REQUIRED	PROVIDED
PARKING RATIO 2 SPACES/ 1 DU AND 0.25 SPACES / 1 DU UNASSIGNED		
1 BED (13)	30	
2 BED (106)	239	
3 BED (33)	75	
STANDARD COVERED		83
STANDARD UNCOVERED		308
TOTAL STANDARD PARKING	335	391
ACCESSIBLE COVERED		3
ACCESSIBLE UNCOVERED		6
TOTAL ACCESSIBLE PER ADA	9	9
TOTAL PARKING	344	400

BUILDING SUMMARY

MODEL	SF	HEIGHT	FLOORS	CONSTRUCTION TYPE	OCCUP
MODEL A	800 SF	19'-1"	V-A	R-3	
MODEL B	1,110 SF	19'-1"	V-A	R-3	
MODEL C	1,502 SF	26'-0"	2	V-A	
MODEL D	1,485 SF	26'-0"	2	V-A	

PARKING SUMMARY - LOT 2

INDIVIDUAL PARKING:	REQUIRED	PROVIDED
PARKING RATIO 2 SPACES/ 1 DU		
BUILDING (2)	4	
TOTAL PARKING	4	4

LOT 2

LOT AREA (NET): 2.14± AC
93,338± SF

LOT AREA (GROSS): 2.41± AC
105,017± SF

DENSITY

LOT 2:

REQUIRED 10.5 DU/GA
PROPOSED 0.83 DU/GA

NUMBER OF UNITS 2

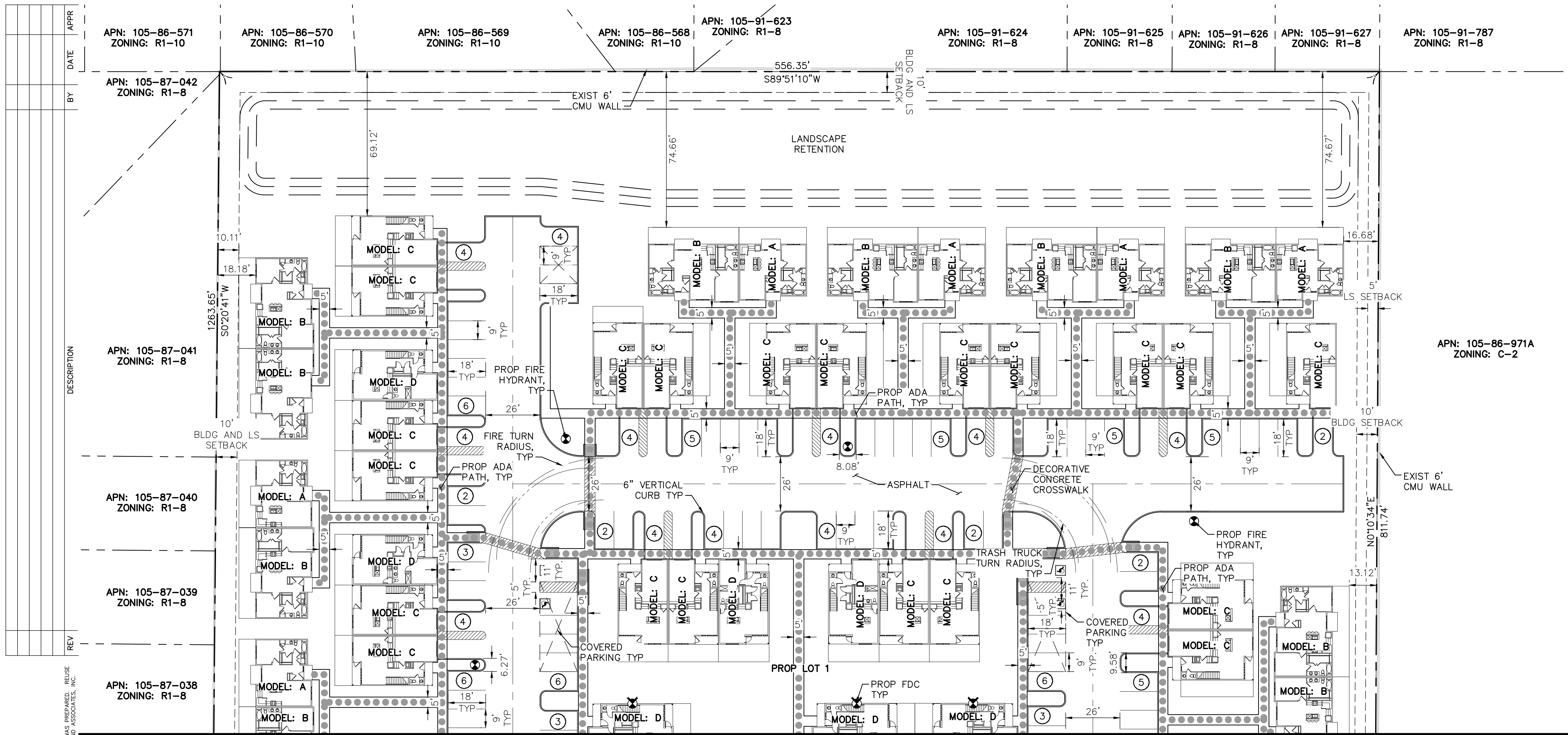
BUILDING AREA: 15,590 SF
BLDG HEIGHT: 26'-0" MAX
BLDG LOT COVERAGE: 15,590 SF / 93,338 = 16.7%

CONSENT

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.

SIGNATURE OF COPYRIGHT OWNER
STERLING MARGETTS

DATE



SITE INFORMATION

ADDRESS: 2102 W BASELINE RD
PHOENIX, AZ

APN: A PORTION OF 105-86-017M AND 105-86-017J

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PROPOSED ZONING: R-2

EXISTING USE: AGRICULTURE
PROPOSED USE: MULTIFAMILY

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OCCUPANCY TYPE: R-3

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611,844± SF
LOT AREA (GROSS): 14.49± AC
631,134± SF

DENSITY

LOT 1:
REQUIRED: 10.5 DU/GA
PROPOSED: 10.4 DU/GA

NUMBER OF UNITS

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DENSITY

LOT 2:
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PROPOSED: 0.83 DU/GA

NUMBER OF UNITS

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BLDG HEIGHT: 26'-0" MAX
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MATCHLINE SEE SHEET 3

LOT 1:
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PARKING SUMMARY - LOT 2

INDIVIDUAL PARKING:	REQUIRED	PROVIDED
PARKING RATIO 2 SPACES/ 1 DU		
BUILDING (2)	4	
TOTAL PARKING	4	4

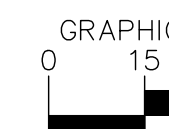
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CURRENT CODE YEARS:

- 2018 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS
- 2018 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS
- 2018 INTERNATIONAL EXISTING BUILDING CODE WITH AMENDMENTS
- 2018 INTERNATIONAL CODE COUNCIL PERFORMANCE CODE WITH AMENDMENTS
- 2018 INTERNATIONAL PLUMBING CODE WITH AMENDMENTS
- 2017 NATIONAL ELECTRICAL CODE/NFPA-70 WITH AMENDMENTS
- 2018 CITY OF PHOENIX BUILDING ADMINISTRATIVE PROVISIONS FOR THE P

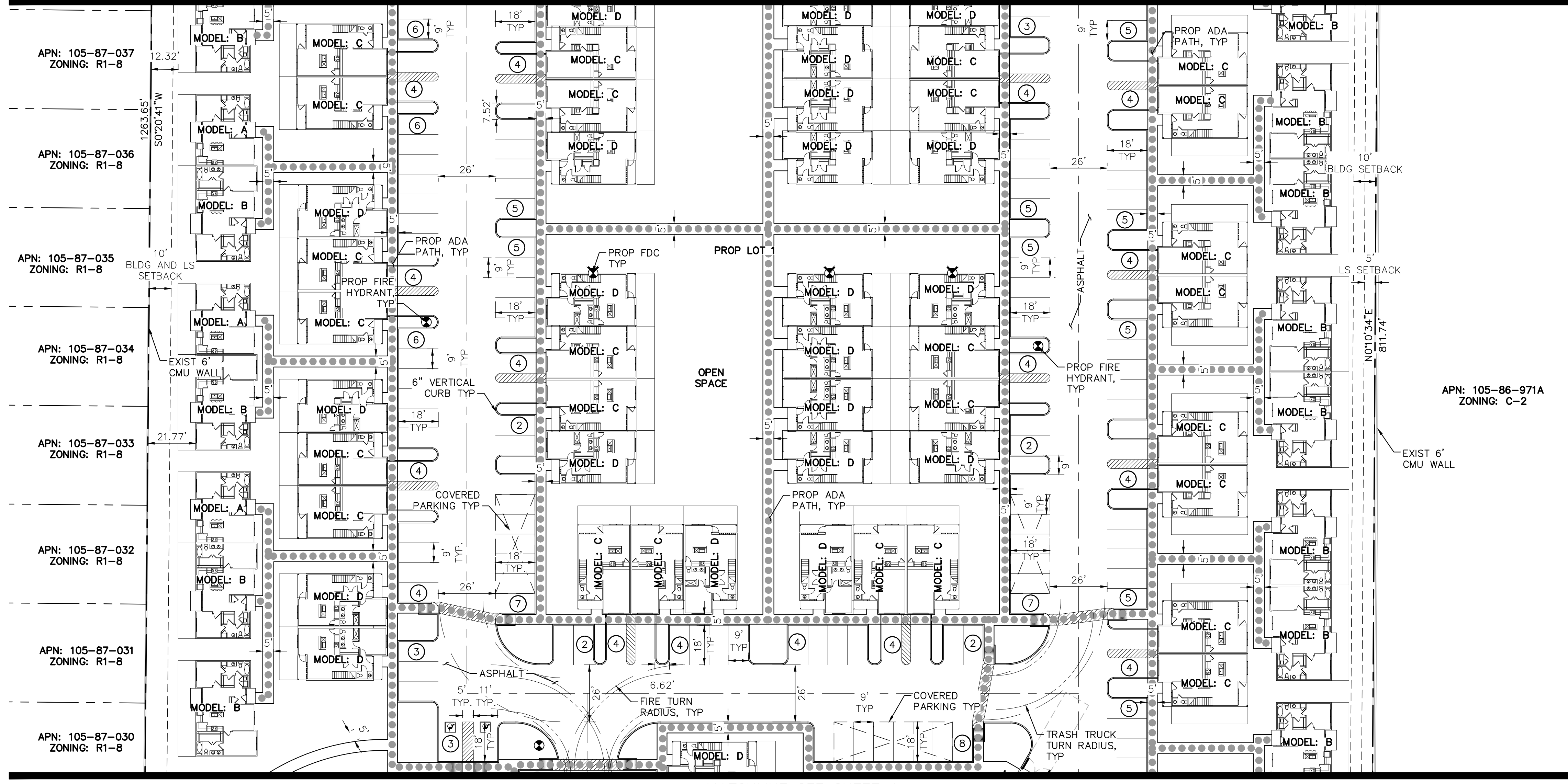


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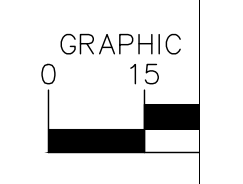
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MATCHLINE SEE SHEET 2



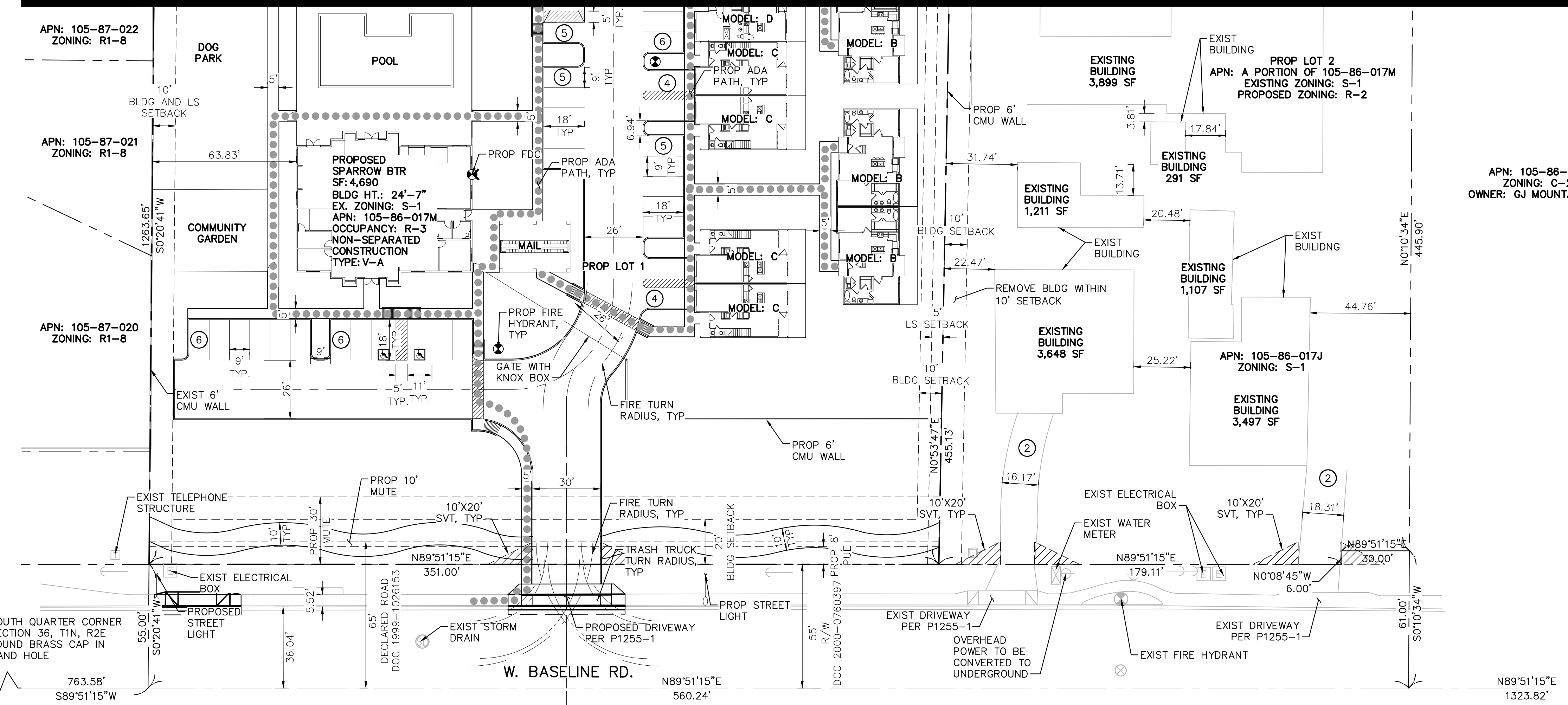
MATCHLINE SEE SHEET 4

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MATCHLINE SEE SHEET 4

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LEGEND

- CONCRETE HARDSCAPE
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED CONCRETE SIDEWALK
- ADA ROUTE
- PARKING SPACE COUNT
- FULL ACCESS
- FIRE TURNING RADIUS
- TRASH TRUCK TURNING RADIUS

