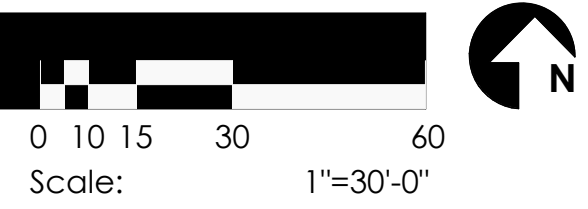


SITE PLAN



LEGAL DESCRIPTION
 A PORTION OF LOTS 3, 4, 5, 6 AND 8 OF SUBURBAN ACRES, ACCORDING TO BOOK 13 OF MAPS, PAGE 22, LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A STONE IN A HANDHOLE AT THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTH/SOUTH MID-SECTION LINE OF SAID SECTION 20, A DISTANCE OF 1,320.15 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 59 SECONDS WEST, LEAVING SAID MID-SECTION LINE, ALONG THE MONUMENT LINE OF HIGHLAND AVENUE, A DISTANCE OF 67.08 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF CENTRAL AVENUE AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 9.22 FEET; THENCE SOUTH 49 DEGREES 24 MINUTES 19 SECONDS EAST, A DISTANCE OF 17.23 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 84.64 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 59 SECONDS EAST, A DISTANCE OF 4.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 210.00 FEET TO A POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF COOLIDGE STREET AND SAID WEST RIGHT OF WAY LINE OF CENTRAL AVENUE; THENCE NORTH 89 DEGREES 41 MINUTES 59 SECONDS WEST, LEAVING SAID POINT OF INTERSECTION, ALONG THE NORTH RIGHT OF WAY LINE OF SAID COOLIDGE STREET, A DISTANCE OF 4.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 13.65 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 59 SECONDS WEST, A DISTANCE OF 7.39 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 33 SECONDS WEST, A DISTANCE OF 5.08 FEET; THENCE SOUTH 46 DEGREES 17 MINUTES 39 SECONDS WEST, A DISTANCE OF 14.66 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 52 SECONDS WEST, A DISTANCE OF 2.97 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES 05 SECONDS WEST, A DISTANCE OF 70.04 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 55 SECONDS EAST, A DISTANCE OF 2.50 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 59 SECONDS WEST, A DISTANCE OF 70.05 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 45 SECONDS EAST, LEAVING SAID NORTH RIGHT OF WAY LINE OF COOLIDGE STREET, A DISTANCE OF 292.50 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID HIGHLAND AVENUE; THENCE SOUTH 89 DEGREES 41 MINUTES 59 SECONDS EAST, ALONG SAID MONUMENT LINE, A DISTANCE OF 202.87 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

- ZONING STIPULATIONS Z-31-12-4**
- AN UPDATED DEVELOPMENT NARRATIVE FOR THE CENTRAL AND HIGHLAND PUD REFLECTING THE CHANGES APPROVED THROUGH THIS REQUEST SHALL BE SUBMITTED TO THE PLANNING AND DEVELOPMENT WITHIN 30 DAYS OF CITY COUNCIL APPROVAL OF THIS REQUEST. THE UPDATED DEVELOPMENT NARRATIVE SHALL BE CONSISTENT WITH THE DEVELOPMENT NARRATIVE DATED STAMPED DECEMBER 19, 2012.
 - THE DEVELOPER SHALL DEDICATE A MINIMUM OF 20 FEET OF RIGHT-OF-WAY FOR THE SOUTH HALF OF HIGHLAND AVENUE TO ACCOMMODATE A 32-FOOT PAVEMENT SECTION DESIGNATED WITH APPROPRIATE TAPER TO EXISTING IMPROVEMENTS TO THE WEST, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - A MINIMUM 8-FOOT SIDEWALK EASEMENT SHALL BE DEDICATED ALONG THE SOUTH SIDE OF HIGHLAND AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - A MINIMUM 25 FEET OF RIGHT-OF-WAY TRIANGLE SHALL BE DEDICATED AT THE SOUTHWEST CORNER OF HIGHLAND AVENUE AND CENTRAL AVENUE.
 - A 12-FOOT BY 12-FOOT RIGHT-OF-WAY TRIANGLE SHALL BE DEDICATED AT THE SOUTHWEST CORNER OF HIGHLAND AVENUE AND CENTRAL AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - A 21-FOOT BY 21-FOOT RIGHT-OF-WAY TRIANGLE SHALL BE DEDICATED AT THE NORTHWEST CORNER OF COOLIDGE STREET AND CENTRAL AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - THE DEVELOPER SHALL CONSTRUCT ALL STREETS ADJACENT TO THE COMPLETE SET SUBMITTED TO THE PLANNING AND DEVELOPMENT DEPARTMENT WITH PAVING, CURB GUTTER SIDEWALK, CURB RAMPS, STREETLIGHTS, LANDSCAPING AND OTHER INCIDENTALS AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL IMPROVEMENTS SHALL COMPLY WITH ALL ADA ACCESSIBILITY STANDARDS.
 - RELOCATE THE EXISTING TRAFFIC SIGNAL AND EQUIPMENT ON THE SOUTHWEST CORNER OF CENTRAL AVENUE AND HIGHLAND AVENUE. THE PLAN IS TO BE SUBMITTED TO THE STREET TRANSPORTATION DEPARTMENT (ZEKE RIOS, 602-256-3409 OR ZEKE.RIOS@PHOENIX.GOV) FOR REVIEW AND APPROVAL. SUBMITTAL WILL BE MADE AS A SEPARATE DOCUMENT THAT SHOWS THE ENTIRE INTERSECTION AND THE LOCATION OF EXISTING EQUIPMENT AND CONDUIT RUNS. THE DEVELOPER WILL SUBMIT THE APPROVED TRAFFIC PLAN TO THE CIVIL PLANS COORDINATOR AS PART OF THE CIVIL ENGINEERING PLAN SET. ALL WORK RELATED TO THE CONSTRUCTION OR RECONSTRUCTION OF THE TRAFFIC SIGNAL IS THE RESPONSIBILITY OF THE DEVELOPER.
 - PROVIDE A STRIPING AND SIGNING DIAGRAM PER THE CITY OF PHOENIX STREET TRANSPORTATION DEPARTMENT STANDARDS FOR CENTRAL AVENUE AND HIGHLAND AVENUE AND A COPY OF PAVING PLANS FOR STREET TRANSPORTATION REVIEW. STRIPING AND SIGNING PLAN MUST BE DRAWN ON SEPARATE SHEETS FROM PAVING PLANS AND INCLUDED AS PART OF THE COMPLETE SET SUBMITTED TO THE PLANNING AND DEVELOPMENT DEPARTMENT AT CENTRAL LOG-IN ON THE 2 FLOOR OF CITY HALL. APPROVAL OF STRIPING AND SIGNING PLANS MUST BE OBTAINED FROM THE STREET TRANSPORTATION DEPARTMENT (ZEKE RIOS 602-256-3409 AND KERRY WILCOXON AT 602-262-4613).
 - SUBMIT A TRAFFIC IMPACT ANALYSIS FOR DEVELOPMENT PER THE PUD REQUIREMENTS. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY NECESSARY DEDICATIONS AND IMPROVEMENTS TO THE STREET NETWORK AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.
 - RELOCATE BUS STOP PAD CLOSER TO HIGHLAND AVENUE AS APPROVED BY THE PUBLIC TRANSIT DEPARTMENT.
 - THE PROPERTY OWNER SHALL RECORD A NATIVE TO PROSPECTIVE PURCHASERS OF PROXIMITY TO AIRPORT IN ORDER TO DISCLOSE THE EXISTENCE, AND OPERATIONAL CHARACTERISTICS OF CITY OF PHOENIX SKY HARBOR INTERNATIONAL AIRPORT TO FUTURE OWNERS OR TENANTS OF THE PROPERTY.

- FIRE APPEAL # FPAP # 130012**
- A REQUEST FOR AN APPEAL TO THE 150 FOOT HOSE PULL REQUIREMENT (SECTION 503.1.1) HAS BEEN SUBMITTED TO THE FIRE MARSHAL.
 - THE FIRE APPEAL HAS BEEN APPROVED WITH STIPULATIONS. STIPULATIONS WILL BE ADDED TO SITE PLAN NOTES ONCE THE STIPULATIONS HAVE BEEN RECEIVED.
- FIRE APPEAL # FPAP # 130012**
- THE TOP LEVEL OF THE PARKING GARAGE WILL CONTAIN FULL CUTOFF SHOEBOX LIGHT POLES.
 - THE POLE LIGHTS WILL BE MOUNTED AT +14'-6" MEASURED FROM THE FINISH FLOOR TO THE TOP OF THE FIXTURE.
 - THE LAMP IS ONE 150W CLEAR METAL HALIDE LAMP.

- SITE NOTES**
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
 - THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
 - ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
 - STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
 - STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES AT STREET INTERSECTION WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
 - STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE RIGHT-OF-WAY LINES AT UNCONTROLLED FOUR-WAY INTERSECTIONS OF PRIVATE ACCESSWAYS WITH PRIVATE ACCESSWAYS WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 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.
 - OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
 - ALL ROOF TOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
 - ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
 - ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
 - ALL MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF.

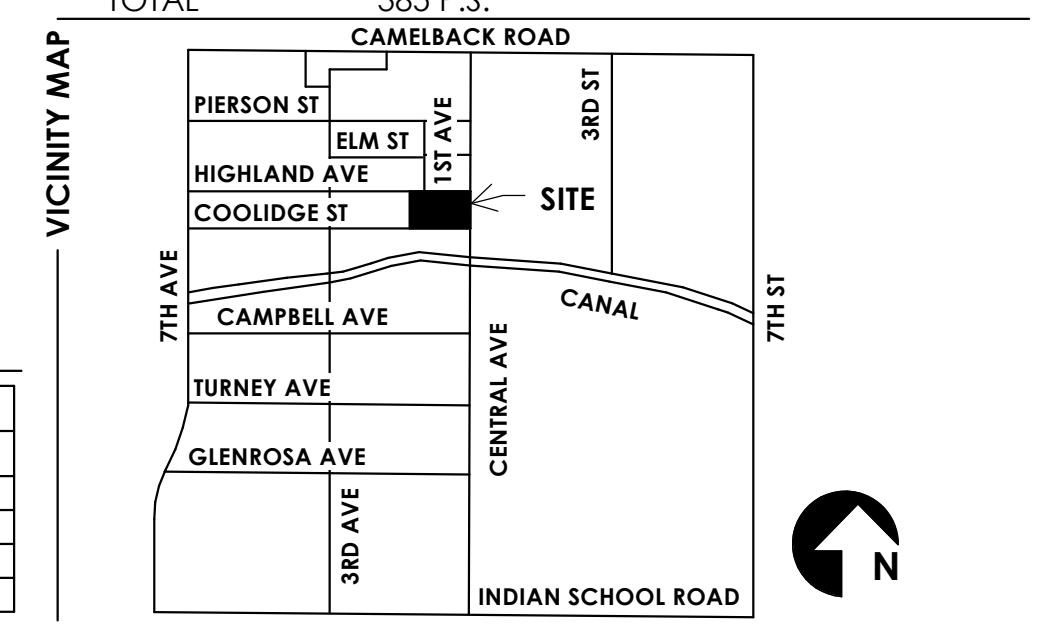
Gross Building Area

Area Subtype	Level	Area
BUILDING 1A	1st FLOOR	37149 SF
BUILDING 1A	2nd FLOOR	34375 SF
BUILDING 1A	3rd FLOOR	36259 SF
BUILDING 1A	4th FLOOR	35771 SF
BUILDING 1B	1st FLOOR	12527 SF
BUILDING 1B	2nd FLOOR	27936 SF
BUILDING 1B	4th FLOOR	29494 SF
BUILDING 1B	3rd FLOOR	29519 SF
BUILDING 1C	4th FLOOR	7428 SF
BUILDING 1C	3rd FLOOR	7214 SF
BUILDING 1C	2nd FLOOR	7214 SF
BUILDING 1C	1st FLOOR	7045 SF
		271930 SF

TRASH COLLECTION

NOTE:

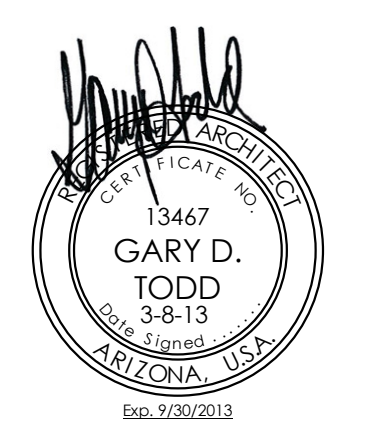
- THERE WILL BE ONE TRASH CHUTE AND ONE TRASH COMPACTOR WHICH WILL BE A 30 TO 35 YARD TRASH COMPACTOR.
- THE TRASH ROOM IS A 2-STORY VOLUME TO ALLOW TRASH COLLECTION TO PICK UP THE COMPACTOR WITHIN THE TRASH ROOM.



MDEV / SDEV NO. 1300028
DSB KIVA NO. / PAPP NO. 13-92 / 1300089
VARIANCE NO. ---
ZONING MAP QUATER SECTION NO. H-8 18-27
PRE-APPLICATION MEETING 01-30-13

NO. 12-2022-01
Apts. @ CENTRAL & HIGHLAND
 4650 N. Central Ave.
 Phoenix, AZ

VEDURA RESIDENTIAL
 6720 N. Scottsdale Rd. #109
 (480) 922-9200 P
 (480) 922-9201 F



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03-15-13
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 Proj Mgr. A J
 Dwn By: Author
 Rev. Date: Description:



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 Choose Appropriate Option from the Titleblock properties. There are 5 options, make the option you want visible and make sure the rest are unchecked. Also clear check box for instructions.

SITE PLAN
A1.1

DESIGN TEAM
DEVELOPER/OWNER:
 VEDURA RESIDENTIAL
 6720 N. SCOTTSDALE RD. #109
 SCOTTSDALE, AZ 85253
 (480) 922-9200 P
 (480) 922-9201 F
 CONTACT: BRUCE HART
ARCHITECTURAL:
 TODD AND ASSOCIATES, INC.
 4019 N. 44TH ST.
 PHOENIX, AZ, 85018
 (602) 952-8280 P
 (602) 952-8995 F
 CONTACT: ANTHONY JAURIGUE

PROJECT DATA
PROJECT NAME & ADDRESS:
 APARTMENTS @ HIGHLAND AND CENTRAL AVENUE
 4650 N. CENTRAL AVE.
 PHOENIX, ARIZONA
PROJECT DESCRIPTION:
 4-STORY RESIDENTIAL WRAPPED AROUND A 6-LEVEL PARKING GARAGE
GENERAL ZONING ANALYSIS:
SITE AREA:
 GROSS ACRES: ± 4.300 ACRES (187,308 S.F.)
 NET ACRES: ± 3.428 ACRES (149,323 S.F.)
SPRINKLER SYSTEM:
 RESIDENTIAL: NFPA 13
 PARKING GARAGE: NFPA 13
ZONING:
 EXISTING: C-2 / H-R, R-3, R-5, (TOD-1 OVERLAY)
 PROPOSED: PUD (TOD-1 OVERLAY)
DENSITY:
 PROPOSED: 61.8 D.U. / GROSS ACRE
 78.2 D.U. / NET ACRE
BUILDING HEIGHT:
 PROPOSED: 69'-8"
OPEN SPACE:
 PROPOSED: 13% OF GROSS AREA
 (187,308 S.F. x 13% = 24,110 S.F.)
SETBACKS:
 PROPOSED:
 FRONT: 12'-0" MAX.
 SIDE (COOLIDGE ST.): 12'-0" MAX.
 SIDE (HIGHLAND ST.): 12'-0" MAX.
 REAR: 14'-0" MIN.
RETENTION:
 ALL RETENTION WILL BE UNDERGROUND
SIDEWALK:
 PROPOSED:
 FRONT: 18'-0"
 SIDE (COOLIDGE ST.): 8'-0"
 SIDE (HIGHLAND ST.): 8'-0"

LOT COVERAGE

BUILDING AREA	97969 SF
LOT COVERAGE	= 97,969 / 1,000,000 = 9.7969%
NET SITE AREA	149,323 S.F.

PROPOSED UNIT MIX:

UNIT TYPE	# BED/ BATH	1st FLR	2nd FLR	3rd FLR	4th FLR	TOTAL	% OF UNITS
TYPE 1	STUDIO / 1 BA	2	2	2	2	8	3%
TYPE 2	1 BD / 1 BA	25	28	30	30	113	42%
TYPE 3	2 BD / 2 BA	11	11	11	11	44	17%
TYPE 4	2 BD / 1 BA	6	6	6	6	24	9%
TYPE 5	2 BD / 2 BA	0	0	3	3	6	2%
TYPE 6	1 BD / 1 BA	0	0	1	1	2	1%
TYPE 7	STUDIO/1 BA	8	8	8	8	32	12%
TYPE 8	STUDIO/1 BA	8	8	8	8	32	12%
TYPE 9	1 BD / 1 BA	0	1	2	2	5	2%
UNIT TOTALS		60	64	71	71	266	100%

PARKING STANDARDS:

PARKING STALL: 18'-0" x 8'-6"
 ACCESSIBLE STALL: 18'-0" x 11'-0"
 PARKING GARAGE AISLE: 24'-0"
 LOADING ZONE: 30'-0" x 10'-0"

PROVIDED PARKING:
 PARKING GARAGE: 400 P.S. MAX.
 PROVIDED PARKING RATIO: 400 P.S./266 D.U.=1.50 P.S./D.U.

BIKE PARKING:
 SPACES PROPOSED: 50 B.P.S.

REQUIRED PARKING:
 STUDIO (1.3 P.S. / D.U.): 94 P.S.
 1 BEDROOM (1.5 P.S. / D.U.): 180 P.S.
 2 BEDROOM (1.5 P.S. / D.U.): 111 P.S.
 TOTAL: 385 P.S.