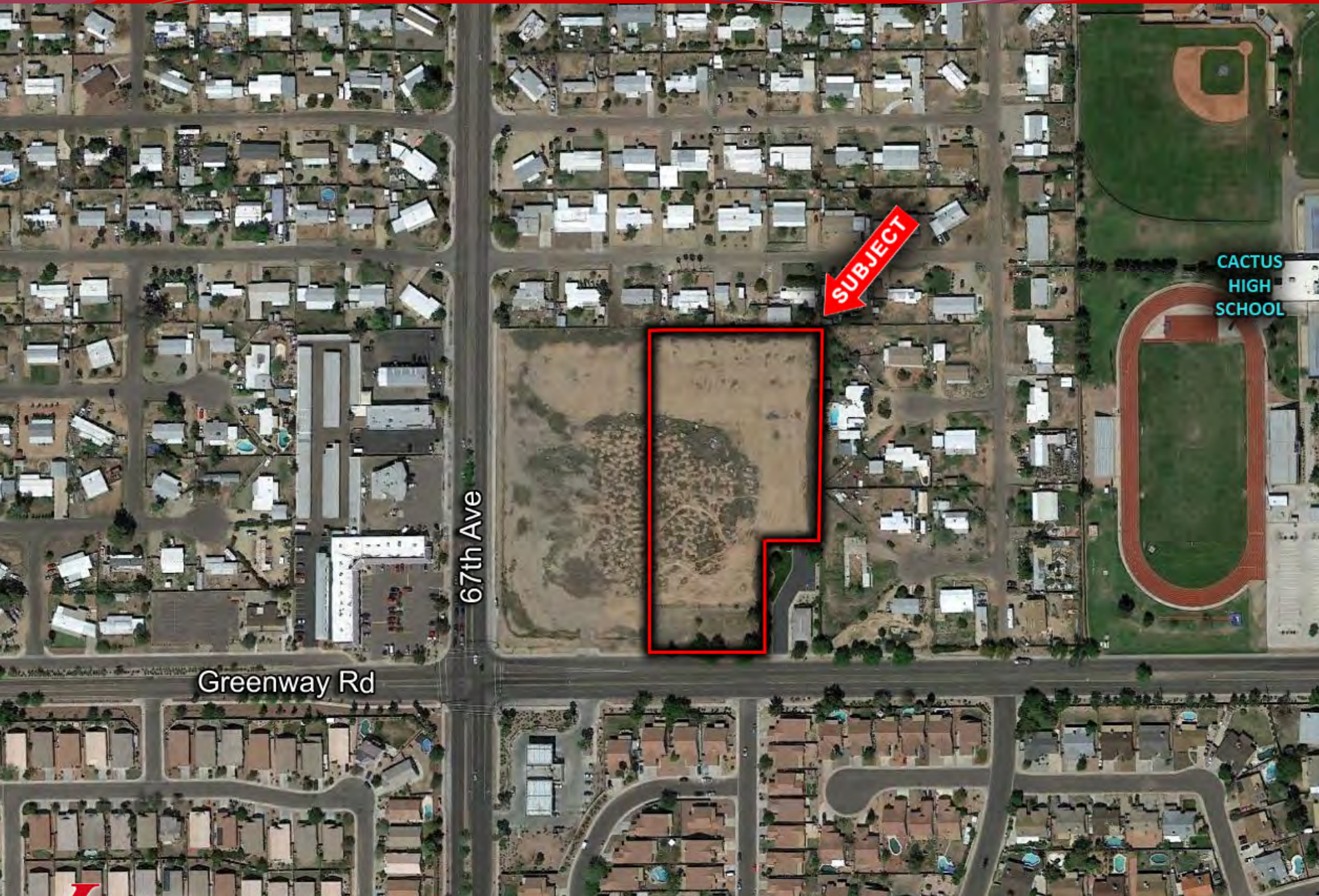




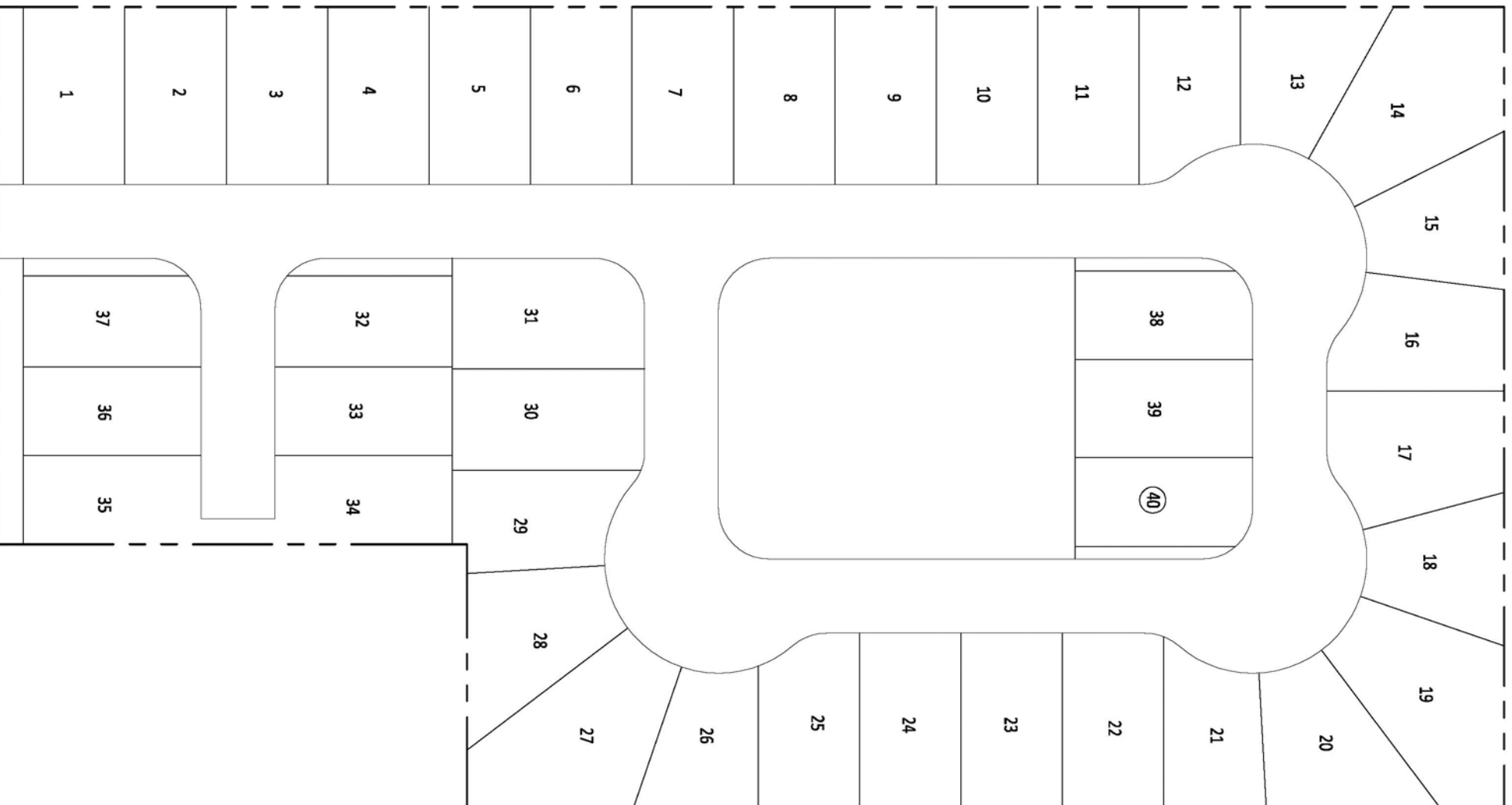
- ❑ **Location:** East of the NEC of 67th Ave & Greenway Rd in Glendale, AZ
- ❑ **APN:** 200-51-952B
- ❑ **Zoning:** R-3, Maricopa County (Approved for 9-14 du/acre)
- ❑ **Size:** 3.88 Acres
- ❑ **Utilities:** All utilities to Site
- ❑ **Price:** \$174,000/Acre
- ❑ **Comments:** One of the last remaining zoned residential parcels in the Arrowhead Ranch area. This property is primed for medium density development. See conceptual site plan within the attached package. Other potential uses may include medical office, office, senior living or religious facilities.



67th Ave

Greenway Rd

CACTUS
HIGH
SCHOOL



C of 67th AVENUE

EXISTING R1-6

NOTES:
AREAS WHERE THERE IS EXISTING CHAIN LINK OR WOOD FENCES ALONG THE PROPERTY LINES BORDERING RESIDENTIAL PROPERTIES SHALL BE REPLACED WITH A NEW BLOCK WALL OR A NEW BLOCK WALL SHALL BE BUILT ON THE NEW DEVELOPMENT'S SIDE OF THE PROPERTY LINE.

SUBJECT

EXISTING R1-6

PROJECT NARRATIVE

67th AVE. & GREENWAY IS A DINNER OCCUPED 99 UNIT TOWNHOUSE PROJECT. THE SITE IS A 7.79 (GROSS) ACRE PARCEL LOCATED AT THE N.E. CORNER OF 67th AVE. & GREENWAY APPROXIMATELY 307 FEET OF FRONTAGE ALONG 67th AVE. & APPROXIMATELY 284 FEET OF FRONTAGE ALONG GREENWAY. THIS DEVELOPMENT OF TWO STORY TOWNHOUSES WITH ATTACHED GARAGES INCLUDES A POOL, RAMADAS W/ BBQ'S, & TOT LOT. USABLE OPEN SPACE IS PROVIDED THROUGHOUT THE PROJECT.

PROJECT DATA

ADDRESS: N.E.C. OF 67th AVE. & GREENWAY
GLENDALE, ARIZONA
SITE AREA (GROSS): 87.79 ACRES (359,338 S.F.)
SITE AREA (NET): 48.77 ACRES (2,041,877 S.F.)
PROPOSED USE: MULTI-FAMILY RESIDENTIAL
DENSITY (GROSS): 15 UNITS PER ACRE
PROVIDED: 99 UNITS/7.79 ACRES = 12.84 U./AC
NO. OF BUILDINGS: 20
NO. OF BUILDING TYPES: 99
NO. OF UNITS: 99
ZONING: C-2
PROPOSED ZONING: R-3
BUILDING AREA: 182,154 S.F.
CONSTRUCTION TYPE: 2003 IRC TOWNHOUSE

BUILDING HEIGHT:
ALLOWED: 2 STORES - 30'-0"
PROVIDED: 2 STORES - 30'-0"
OPEN SPACE:
REQUIRED: 30% x 294,877 S.F. = 88,463 S.F.
PROVIDED: 39,482 S.F. / 294,877 S.F. = 13%
LOT COVERAGE (MAX 50%) 84,877 S.F. / 294,877 S.F. = 28%

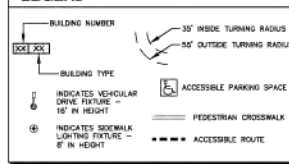
PARKING:
REQUIRED:
99 UNITS 4 x 1 (COVERED) = 99 P.S.
99 UNITS 4 x 1 (UNCOVERED) = 99 P.S.
TOTAL REQUIRED 231 P.S.
PROVIDED:
99 UNITS / 3 (UNCOVERED) = 33 P.S.
TOTAL PROVIDED 33 P.S.
ACCESSIBLE PARKING SPACES REQUIRED = 28 x 33 = .95 = 1 SPACE
ACCESSIBLE PARKING SPACES PROVIDED = 4 SPACE

TYPICAL PARKING STALL TO BE 10'-0" WIDE x 20'-0" LONG WITH 2'-0" OVERHANG
TYPICAL ACCESSIBLE PARKING STALL TO BE 11'-0" WIDE x 20'-0" LONG & 5'-0" WIDE ACCESS AISLE

GENERAL NOTES:

- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.
- PURSUANT TO CHAPTER 32.0 OF THE GLENDALE CITY CODE, ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND UNLESS A MAJOR DEFERRING OF UTILITY UNDERGROUNDING IS APPROVED BY THE CITY ENGINEER.
- ALL UTILITY BOXES, VALVES, AND BACKFLOW PREVENTION DEVICES SHALL BE PAINTED TO MATCH THE BUILDING AND SCHEDULED FROM PUBLIC VIEW BY A MASONRY WALL OR A ROUND-TOPPED WIRE MESH ENCLOSURE, PAINTED TO MATCH THE ADJACENT WALL.
- SIGHT DISTANCE REQUIREMENTS OF CDS DETAIL G-447 (LOCAL STREETS) OR G-448 (ARTERIAL AND COLLECTOR STREETS) ARE MET FOR ALL DRIVEWAYS AND INTERSECTIONS.
- STREETLIGHTS INSTALLED BY THE DEVELOPER MAY BE REQUIRED FOR CONSTRUCTION PLAN APPROVAL.
- ON-SITE LIGHTING SHALL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL USES AND MUST NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. THE HEIGHT OF THE PARKING LOT LIGHTS WITHIN 100' OF RESIDENTIAL USE TO BE 15' HIGH-PRESSURE SODIUM (HPS) LIGHTING REQUIRED ADJACENT TO RESIDENCE.
- ON-SITE LIGHTING SHALL MEET OUTDOOR LIGHT CONTROL ORDINANCE.
- MAXIMUM NOISE LEVEL: 55 DECIBELS (NORMAL SPEAKING VOICE) AT PROPERTY LINE.
- CONFORMANCE USES SHALL BE SUBJECT TO A SEPARATE CITIZEN PARTICIPATION AND CONDITIONAL USE PERMIT PROCESS.

LEGEND:



DATE

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.

SIGNATURE OF COPYRIGHT OWNER

PRINTED NAME OF COPYRIGHT OWNER

VICINITY MAP:



PROJECT LOCATION

NORTH



67th AVE & GREENWAY
Distinctive Residences

Old World Homes LLC
11811 N. Tatum Blvd. Suite 2610, Phoenix, Arizona 85028
PHONE (602) 722-9950
FAX (602) 984-3140

REVISIONS:
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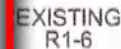
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ARCHITECTURAL SITE PLAN

© BILTFORM ARCHITECTURE GROUP, INC.

3.88 AC

SUBJECT



GENERAL NOTES

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LEGEND

[illegible]

VICINITY MAP

PROJECT LOCATION

ARCHITECTURAL SITE PLAN

bitform
architecture

William Greider
 Editor
 The New Yorker
 100 West 17th Street
 New York, NY 10011-4211
 Tel: 212 250 8000
 Fax: 212 250 8001

67th AVE & GREENWAY
Distinctive Residences

Old World Homes LLC
912.677.9674 www.owh.com & www.owh.com/atlanta

Old World Homes LLC
11811 N. Tatum Blvd. Suite 2610, Phoenix, Arizona 85028

A1.1

Greenway 67th Street
Single Family Home Subdivision

Purchase Price-Cash to Close	\$ 250,000	# Units	Unit Mix	Sq. Ft	PSF Cost	Build Cost	Selling PSF	Per House	Total
Closing costs	\$ 25,000	13	3Br/2.5 bath	1450	70	\$ 101,500	130	\$ 188,500	\$ 2,450,500
Entitlement costs	\$ 100,000	14	3 BR/ 2.5 Bath	1650	70	\$ 115,500	130	\$ 214,500	\$ 3,003,000
Misc.	\$ 50,000	13	4 BR/3.5 Bath	1850	70	\$ 129,500	130	\$ 240,500	\$ 3,126,500
Total-Purchase + Entitlement	\$ 425,000	40	Total	66000	Total	\$ 4,620,000	Total		\$ 8,580,000
Partner Equity	\$ 250,000								
Seller Equity	\$ 400,000								
Total Equity	\$ 650,000								
			Cash Summary						
			Land + Permitting			\$ 425,000			
			Amenities			\$ 100,000			
Number of lots	40		Lot Improvements			\$ 500,000			
Lot Value at Permitting-25% SP	\$ 50,000		Glendale Fees	7,500		\$ 300,000			
Number Lots Improve Phase 1	\$ 20		Interest Carry 2 yr	6.00%		\$ 166,200			
			Construction cost			\$ 4,620,000			
Amenities	\$ 100,000		Advertising			\$ 125,000			
3 models @\$75 x 1600 sf	\$ 360,000		Commission	0.06		\$ 514,800			
Model Value @ \$135	\$ 648,000		Misc & Conting	0.05		\$ 231,000			
Lot Improvement Cost/ lot	\$ 25,000		Total			\$ 6,982,000			
20 Lot Improvement total	\$ 500,000								
Improved Lot Value 25% SP	\$ 50,000		Project Profit			\$ 1,598,000			
Lot Retail Value-	\$ 1,000,000		Cash on Cash			246%			
Project Value (16+21 + .5line 9))	\$ 1,973,000		Profit per unit			\$ 39,950			
Total \$ Invested	\$ 1,385,000		Profit % (20/18)			23%			
Loan Required	\$ 1,385,000		Profit Split 50/500%						
Loan LTV	70%		Partner Profit		220%	\$ 799,000			
			Seller Profit		100%	\$ 799,000			