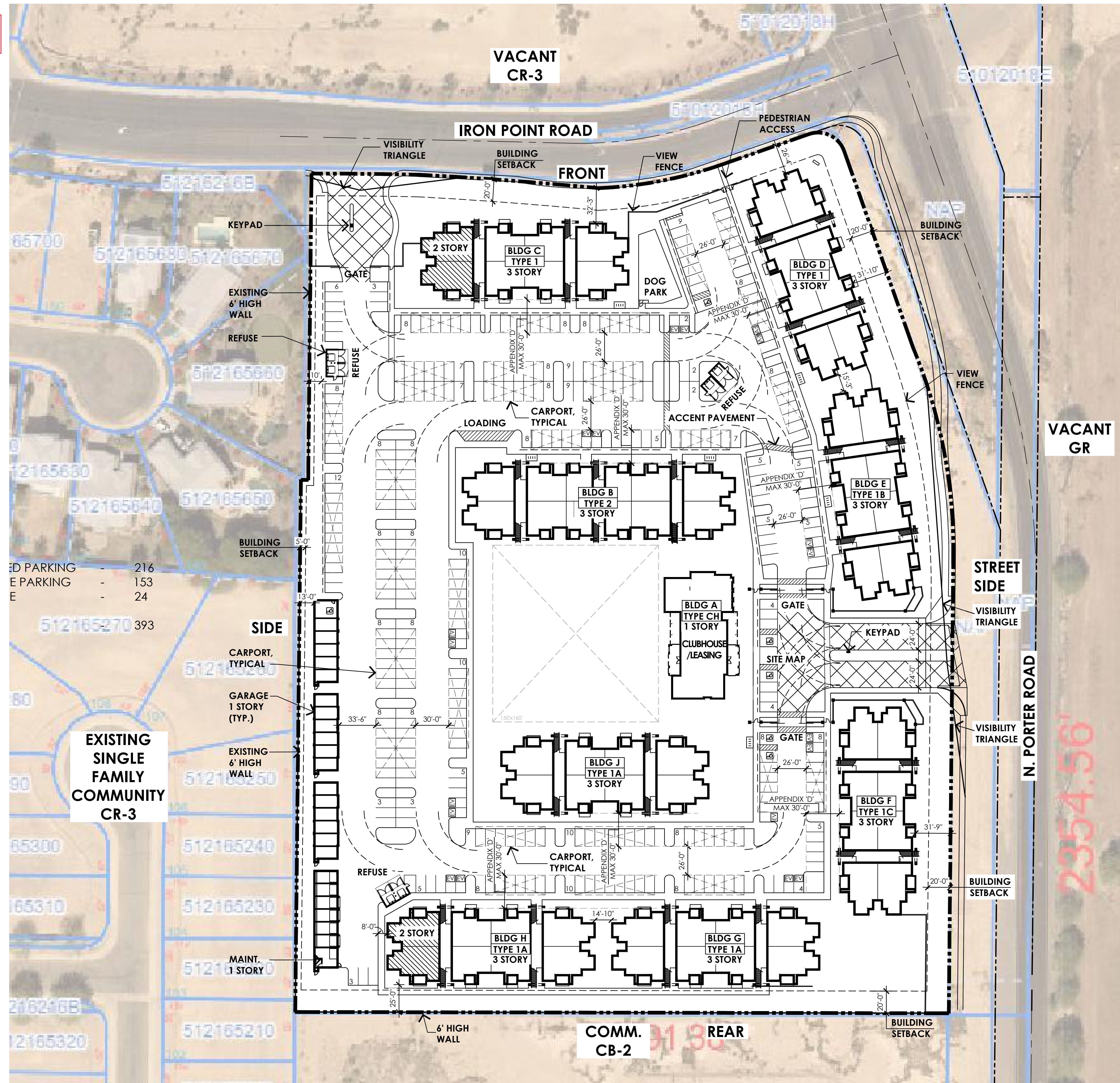


**EXHIBIT C
CONCEPTUAL DESIGN**



CONCEPTUAL SITE PLAN

SITE DATA

ASSESSOR'S PARCEL NUMBER	51012018L 51012018M
SITE AREA:	
GROSS SITE AREA	+/- 11.89 AC (517,928.4 SQ.FT.)
NET SITE AREA	+/- 10.0 AC (435,600 SQ.FT.)
SITE ADDRESS:	16720 NORTH PORTER ROAD
ZONING:	
EXISTING ZONING	CB-2
PROPOSED ZONING	RH
DENSITY	
NET DENSITY ALLOWED	(200 DU) 20 DU/AC
NET DENSITY PROPOSED	(200 DU) 20 DU/AC
BUILDING HEIGHT:	
ALLOWED	42'
PROPOSED	3 STORIES, 42'
MIN. BUILDING SETBACKS:	REQUIRED PROPOSED
FRONT (IRON POINT RD.) SETBACK	20' 20'
SIDE STREET (PORTER RD.) SETBACK	20' 20'
REAR (SOUTH PROPERTY LINE) SETBACK	20' 20'
SIDE (WEST PROPERTY LINE) SETBACK	5' 5'
APARTMENT TYPE AND MIX:	

UNIT TYPE	RATIO	#DU
A 1BR/1BA	6.0%	12
B 2BR/2BA	48.0%	96
C 3BR/2BA	46.0%	92
TOTAL	100.0%	200

UNIT TYPE	#DU	P.S./DU	P.S. REQ.	P.S. REQ.
A 1BR/1BA	12	1.5	18	18
B 2BR/2BA	96	2.0	192	192
C 3BR/2BA	94	2.5	235	235
GUEST	200	0.2	40	40
TOTAL	200		485	485

20% REDUCTION FOR SUSTAINABLE DESIGNS: 485 x 0.8 = 388 (+/-1.94 P.S./DU)

SUSTAINABLE MEASURES WILL BE PROVIDED TO ENABLE A 20% PARKING REDUCTION AS PROVIDED FOR IN THE CITY'S ZONING CODE, ARTICLE 411 SUSTAINABLE DEVELOPMENT INCENTIVE PROGRAM.

PARKING PROVIDED:

SURFACE	153
COVERED SURFACE	216
GARAGE	24
TOTAL PARKING PROVIDED	393 P.S (1.97 P.S./DU)

BICYCLE PARKING:
REQUIRED BICYCLE PARKING:
MUST PROVIDE 3 BIKE PARKING SPACES OR AT LEAST 1 BIKE SPACE PER 10 OFF-STREET VEHICLE PARKING SPACE PROVIDED
393 VEHICLE ÷ 10 P.S. = 40 BICYCLE PARKING SPACE REQUIRED
PROVIDED BICYCLE PARKING: 40 P.S

ELECTRIC VEHICLE CHARGING STATIONS:
REQUIRED EV CHARGING STATIONS:
AT LEAST 5% OF PARKING SPACES SHALL BE ELECTRIC CHARGING STATIONS
393 P.S x 0.05 = 20 ELECTRIC CHARGING STATIONS REQUIRED
PROVIDED EV CHARGING STATIONS: 20 CHARGING STATIONS

OPEN SPACE CALCULATION:
REQUIRED OVERALL O. S.: 86,946 SQ.FT. (1.99 AC) - 20%
PROVIDED OVERALL O. S.: 154,391 SQ.FT. (3.54AC) - 35.5%
PROVIDED OVERALL O.S. (WITH L.S. BUFFERS): 182,488 SQ.FT. - (4.19 AC) 41.9%
REQUIRED ACTIVE OPEN SPACE: 52,167 SQ.FT. (1.19 AC) - 60% OF REQUIRED OPEN SPACE
PROVIDED ACTIVE OPEN SPACE: 62,955 SQ.FT. (1.45AC) - 72.4% OF REQUIRED OPEN SPACE

PRIVATE OPEN SPACE:
REQUIRED TOTAL PRIVATE OPEN SPACE: 17,360 SQ.FT.
PROVIDED TOTAL PRIVATE OPEN SPACE: 15,316 SQ.FT.

PROVIDED ACTIVE OPEN SPACE: 62,955 SQ.FT.
REQUIRED ACTIVE OPEN SPACE: 52,167 SQ.FT.
SURPLUS ACTIVE OPEN SPACE: 10,788 SQ.FT.

SURPLUS ACTIVE O.S. + PRIVATE O.S. PROVIDED 26,104 SQ.FT.

NO. 21-2043-01
**PORTER &
IRON POINT
APARTMENTS**

CITY OF MARICOPA, AZ
ROERS COMPANIES

110 CHESHIRE LANE, #120
MINNETONKA, MN 55305
612-751-1285 p

SCHEMATIC NOT
FOR CONSTRUCTION
OR RECORDING



ARCHITECTURE, PLANNING,
LANDSCAPE ARCHITECTURE.

4019 N. 44TH ST. / PHOENIX, AZ 85018
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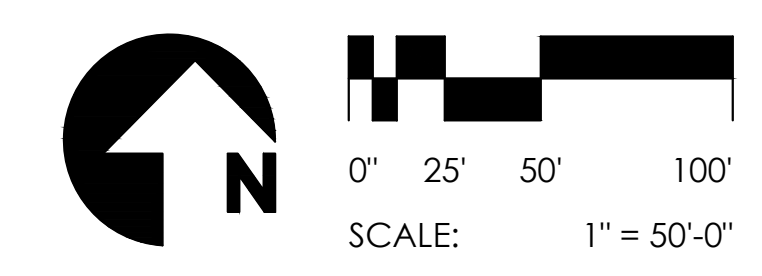
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05-12-2022

Proj Mgr.:
Drawn By:
Rev. Date: Description:

LEGEND

[Symbol]	PARKING CANOPY
[Symbol]	ASSUMED PROPERTY LINE
[Symbol]	ACCESSIBLE PARKING SPACE
[Symbol]	FIRE TRUCK TURNING RADII PER CITY OF MARICOPA STANDARDS.
[Symbol]	ELECTRIC VEHICLE CHARGING STATION W/ BOLLARDS AS REQD.
[Symbol]	PEDESTRIAN ACCESS ROUTES



**CONCEPTUAL
SITE PLAN
A1.0**



MASTER PLANT LEGEND

TREES (LARGE)

SYMBOL	BOTANICAL NAME	COMMON NAME	GAL.
	ACACIA ANEURA	MULGA TREE	17/15 GAL.*
	CHILEAN MESQUITE	CITRUS x 'ROBERTSON'	27/36" BOX*
	FRAXINUS VELUTINA 'BONITA'	BONITA ASH	17/24" BOX*
	PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	27/36" BOX*
	PROSOPIS THORNLESS GLANDULOSA 'AZI'	THORNLESS HONEY MESQUITE / 25'X.30'	27/36" BOX*
	QUERCUS VIRGINIANA	LIVE OAK	17/24" BOX*
	ULMUS PARVIFLORA	EVERGREEN ELM	27/36" BOX*

TREES (SMALL)

	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE 1"	
	CHITALPA X TASHKANTENSIS 'PINK DAWN'	CHITALPA TREE	2"
	CORDIA BOISSIERI	TEXAS OLIVE	2"
	PISTACIA LENTISCUS	MASTIC TREE	2"
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	1"

PALMS

	CHAMAEROPS HUMILIS	MEDITERRANEAN PALM	15 G/36"
	PHOENIX DACTYLIFERA	DATE PALM	25 T.F..
	PHOENIX ROEBELINI	PIGMY DATE PALM	15 GAL.

SHRUBS

BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUG.	5 GAL.
BOUGAINVILLEA X ROSENKA	ROSENKA BOUGAINVILLEA	5 GAL.
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.
CARISSA MACROCARPA 'TUTTLE'	TUTTLE NATAL PLUM	5 GAL.
FICUS NITIDA COLUMNS	INDIAN LAUREL COLUMNS	15 GAL.
LEUCOPHYLLUM 'LYNNS LEGACY'	HYBRID TEXAS SAGE	5 GAL.
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.
MUHLENBERGIA LINDHEIMERI	AUTUMN GLOW GRASS	5 GAL.
MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL.
NERIUM OLEANDER 'PETITE PINK'	DWARF PINK OLEANDER	5 GAL.
OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	5 GAL.
ROSA SPP. 'ICEBERG'	WHITE ICEBERG SHRUB	5 GAL.
RUELLIA BRITONIANA	BLUE RUELLIA	5 GAL.
RUELLIA PENINSULARIS	BAJA RUELLIA	5 GAL.
RUESSIA EUISETIFORMIS	CORAL FOUNTAIN	5 GAL.
TECOMA X 'SIERRA APRICOT'	SIERRA APRICOT TECOMA	5 GAL.
TECOMA STANS 'GOLD STAR'	GOLD STAR TECOMA	5 GAL.
TECOMA X 'SOLAR FLARE'	SOLAR FLARE TECOMA	5 GAL.
XYLOSMA CONGESTUM 'COMPACTA'	DWARF XYLOSMA	5 GAL.

ACCENTS

ALOE X BLUE ELF	BLUE ELF ALOE	3 GAL.
ALOE BARBADENSIS	MEDICINAL ALOE	5 GAL.
AGAVE DESMETIANA	SMOOTH AGAVE	5 GAL.
DASYLIRION QUADRANGULATUM	MEXICAN GRASS TREE	5 GAL.
EUPHORBIA TIRUCALLI	FIRE STICKS	5 GAL.
HESPERALOE FUNIFERA	GIANT YUCCA	5 GAL.
HESPERALOE PARVILORA	RED YUCCA	5 GAL.
PEDILANTHUS MACROCARPUS	LADY'S SLIPPER	5 GAL.
SANSEVIERIA TRIFASCIATA	MOTHER-IN-LAW TONGUE	5 GAL.
PORTULACARIA AFRA	ELEPHANT'S FOOD	5 GAL.

GROUNDCOVERS

CALLESTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	5 GAL.
CARISSA GRANDIFLORA 'GREEN CARPET'	TUTTLE NATAL PLUM	5 GAL.
EREMOPHILA GLABRA 'MINGENOW GOLD'	OUTBACK SUNRISE EMU	5 GAL.
LANTANA 'DALLAS RED'	RED LANTANA	5 GAL.
LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA	5 GAL.
LANTANA MONTEVIDENSIS	PURPLE LANTANA	5 GAL.
SPHAGNETICOLA TRILOBATA	YELLOW DOT	5 GAL.

VINES

BIGNONIA CAPREOLATA	CROSSVINE	5 GAL.
BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA VINE	5 GAL.

GROUND PLANE

	DECOMPOSED GRANITE: 2" DEPTH OF 3/4" SCREENED 'MOUNTAIN VISTA BROWN'
	CYNODON DACTYLON 'TIFF GREEN' 'TIFF GREEN' SOD TURF
	COBBLE: 3"-8" COBBLESTONE / RIP RAP - LOCATION PER PLANS

SYNTHETIC TURF: 'KID PLAY' BY ARTIFICIAL GRASS SUPERSTORE
 ALTERNATE: NATURAL 'MIDIRON' BERMUDA SOD TURF

*ALL TREES TO BE CHOSEN BY CALIPER SIZE REGARDLESS OF BOX SIZE

