

# **The Ashley**

SEC of Arizona Avenue and Appleby Road

Chandler, Arizona

Area Plan Amendment, Rezoning, Preliminary

Development Plan and Preliminary Plat

PLH20-0050, PLH20-0051 and PLT21-0015



Prepared for:

Porter-Kyle Builders

**Submitted by:**

Sean B. Lake

Pew & Lake, PLC

1744 S. Val Vista Drive, Suite 217

Mesa, AZ 85204

**Submitted to:**

The City of Chandler

**May 10, 2021**

## **The Ashley Development Team**

### **Applicant**

Mr. Sean B. Lake  
Pew & Lake, PLC  
1744 South Val Vista Drive  
Suite 217  
Mesa, AZ 85204  
Sean.lake@pewandlake.com

### **Property Owner**

Gwen D. Farmer  
21205 S. Arizona Avenue  
Chandler, AZ 85248

### **Developer**

Mr. Michael Stephan  
Porter Kyle Builders  
8149 East Evans Road, Suite 8  
Scottsdale, AZ 85260  
mstephan@porterkyle.com

### **Architect**

Mr. Andrew Hesse  
Porter Kyle Builders  
8149 East Evans Road, Suite 8  
Scottsdale, AZ 85260  
ahesse@porterkyle.com

### **Engineer**

Mr. Daniel "Ox" Auxier  
EPS Group  
1130 North Alma School Road  
Suite 120  
Mesa, AZ 85201  
dan.auxier@epsgroupinc.com

### **Landscape Architecture**

Mr. Jesse Westad  
WERK Urban Design  
455 N. 3<sup>rd</sup> Street, Suite 1010  
Phoenix, AZ 85004  
jesse@werkurbandesign.com



## Table of Contents

|                                                                |    |
|----------------------------------------------------------------|----|
| Project Overview .....                                         | 2  |
| About Porter Kyle Builders .....                               | 2  |
| Relationship to Surrounding Properties .....                   | 2  |
| Existing Area Plan Designation and Zoning Classification ..... | 3  |
| Our Requests .....                                             | 4  |
| General Plan and Chandler Airpark Area Plan.....               | 4  |
| Zoning Analysis .....                                          | 5  |
| The Development Plan .....                                     | 6  |
| Design Intent .....                                            | 6  |
| Development Standards .....                                    | 8  |
| Landscaping and Open Spaces .....                              | 9  |
| Parking.....                                                   | 10 |
| Neighborhood Outreach.....                                     | 10 |
| Conclusion .....                                               | 11 |

## Table of Exhibits

|   |                                  |
|---|----------------------------------|
| A | Site Plan                        |
| B | Perspective Renderings           |
| C | Elevations                       |
| D | Unit Floor Plans                 |
| E | Clubhouse Floorplans             |
| F | Wall Plan                        |
| G | Material and Color Palette       |
| H | Preliminary Landscape Plan       |
| I | Signage                          |
| J | Site Details and Amenities       |
| K | Preliminary Grading and Drainage |
| L | Preliminary Plat                 |
| M | Miscellaneous                    |

## Project Overview

On behalf of Porter Kyle Builders, Pew & Lake, PLC is pleased to submit this project narrative and Conceptual Site Plan for The Ashley, a proposed multifamily development on 4.96 net acres located at the southeast corner of Arizona Avenue and Appleby Roads in the City of Chandler. The small, infill site is known as Maricopa County Parcel Number 303-041-017 and the approximate boundaries of the proposed development site are shown below.



## About Porter Kyle Builders

Based in Scottsdale, Arizona, Porter Kyle builders is a vertically integrated, multifamily developer that specializes in the design and build of contemporary and sustainable townhome communities. The Porter Kyle team has been involved in the development and construction of over 5,000 multi-family units with construction values in excess of \$500 million.

## Relationship to Surrounding Properties

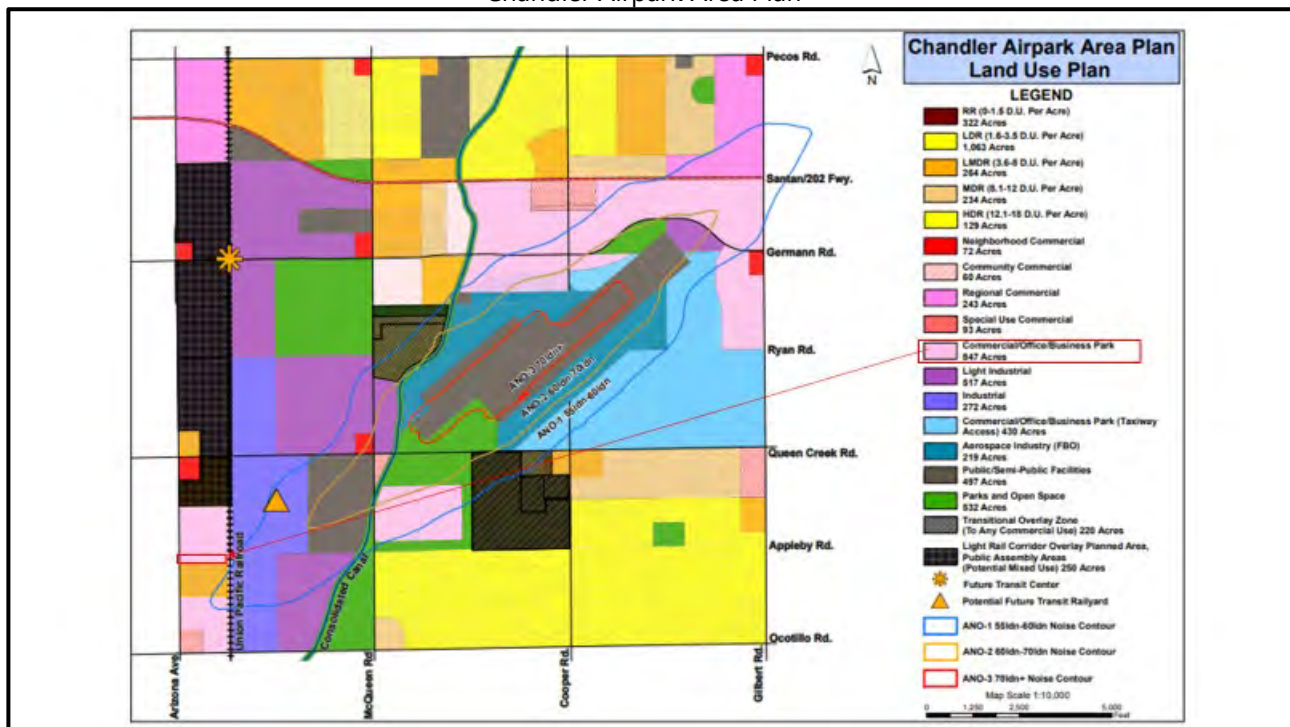
As shown on the next page, the site is currently a single residential home on a property that lies within unincorporated Maricopa County. It is surrounded by a residential subdivision to the south, railroad tracks to the east, a residential subdivision is currently being developed on the north and Hamilton High School is across Arizona Avenue to the west.

|                     | Area Plan Designation                       | Zoning Classification | Existing Use                                 |
|---------------------|---------------------------------------------|-----------------------|----------------------------------------------|
| North               | LMDR                                        | PAD                   | Church, Residential                          |
| South               | MDR                                         | PAD                   | Residential                                  |
| East                | Industrial                                  | RU-43 (County)        | RR Tracks,<br>Maricopa County<br>Residential |
| West                | N/A                                         | PAD                   | Hamilton High<br>School                      |
| <b>Project Site</b> | <b>Commercial/Office/<br/>Business Park</b> | <b>RU-43 (County)</b> | <b>Single residential<br/>home</b>           |

## Existing Area Plan Designation and Zoning Classification

As shown above and in the graphic below, the site is currently designated for Commercial/Office/Business Park in the Chandler Airpark Area Plan and has no zoning designation.

Chandler Airpark Area Plan



## Our Requests

Our requests to the City of Chandler are:

1. Annexation of the property into the City's jurisdictional boundaries (under a separate process).
2. An amendment to the Chandler Airpark Area Plan from Commercial/Office/Business Park to HDR (12.1 to 18 DU/AC).
3. Rezoning of the property from Maricopa County RU-43 to MF-2 with a Planned Area Development (PAD) Overlay.
4. Preliminary Development Plan.
5. Preliminary Plat.

If approved, these requests will allow for the development of a 78-unit townhome development.

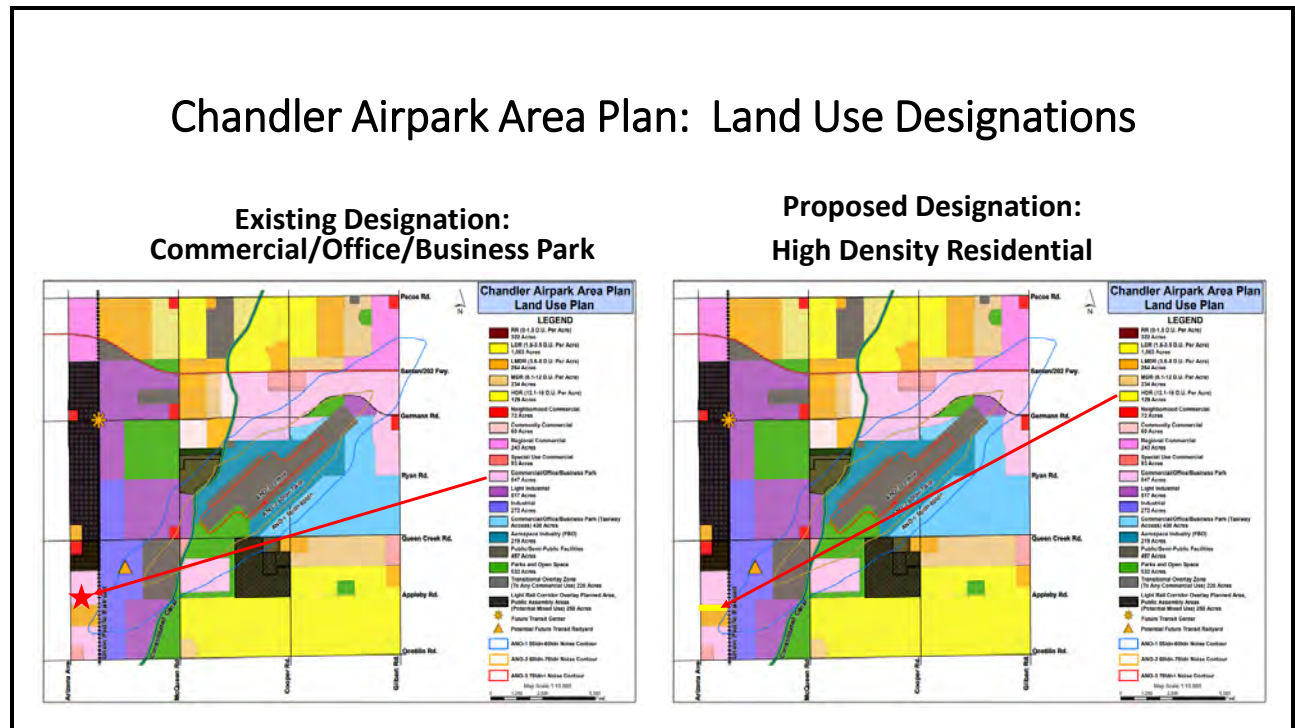
## General Plan and Chandler Airpark Area Plan

The site is designated on the City of Chandler's General Plan as Employment. The Employment designation in the General Plan specifically states that the area between Arizona Avenue and the Union Pacific Railroad is unique as it is characterized by a mix of land uses including industrial, commercial, institutional, recreation, neighborhoods and *a range of residential densities* (emphasis added). The appropriate land use is determined by the adjacent uses, parcel size, and transitioning techniques.

The site is also within the Chandler Airpark Area Plan. The Area Plan designates the site as Commercial/Office/Business Park. This request will amend the Chandler Airpark Area Plan from Commercial/ Office/Business Park to High Density Residential (HDR). Given the size of this parcel, the setbacks required from residential properties and the related parking requirements, the development of the site as Commercial, Office, or Business Park is not viable. Additionally, an employment/commercial office business park use would not be compatible with the adjacent residential development.

The proposed residential use is compatible with the existing uses of the surrounding properties, as much of the surrounding area has been developed, or is being developed, as residential. North of the site, La Costera Landing is currently under development, and south of the site is the existing Cachet at Paseo Lindo residential subdivision. On the east side of the property, the Union Pacific Railroad buffers the site from the County land designated in the Airpark Area Plan as Industrial. While the proposed density for the Ashley is higher than the nearby residential subdivisions, it is worth noting that the unique parcel shape and configuration allows this density to be achieved at a building height of 28-feet, which is less than the 45-feet allowed in the MF-2 zoning district, and the "multiple story structures" allowed in the HDR land use category. The

Airpark Plan specifically mentions that “densities achieved will be predicated on available infrastructure and development impacts.” The HDR land use designation allows densities that fall between 12.1 du/ac to 18 du/ac. The density proposed for The Ashley, at 15.72 net du/ac, is necessary for the viability of the project, given the extensive amount of offsite improvements that must be installed with the development of this property. This proposed density falls within the middle of the allowable density range.



Finally, the development site is outside of the 55-decibel noise contour shown in the Area Plan making it suitable for residential development.

## Zoning Analysis

As proposed, The Ashley will feature 78 dwelling units at a resulting density of 15.72 net du/ac. This density falls squarely within the Planned Area Development for multi-family (PAD/MF-2) zoning district and the HDR area plan category we are seeking. As expressed in Section 35-901 of the Chandler Municipal Code, the MF-2 zoning district is “intended to provide a diversity of dwelling units at an appropriate density which will enable Chandler to offer a balanced housing market.” As previously noted, this small, infill parcel presents the perfect opportunity for a unique multi-family development that will provide a transitional use between the existing single-family residential development south of the parcel, and the church and residential use north of the development site. The Ashley will bring a modern, unique housing product to the City of



Chandler that is not currently available in this part of the City.

The proposed development meets or exceeds the development standards contained in the requested zoning district, and the community has been designed to capitalize on the shape of the site, without requesting the 45-foot allowed height in the underlying zoning district. The two-story height proposed in The Ashley is consistent with some of the homes in Paseo Lindo, and is also less than the height that would be allowed in a commercial district.

It is also important to note that, with regards to the subdivision to the south, Conditions of Approval from the original Paseo Lindo zoning case (Ord. No. 3866) required: 1) a 35-foot setback on the north property line, 2) a double-row of trees and 3) allows development of this parcel to measure building setbacks from the nearest residential homes in Paseo Lindo, rather than the parcel's south property line.

## **The Development Plan**

Porter Kyle is excited to introduce The Ashley, a proposed multi-family development at the southeast corner of Arizona Avenue and Appleby Road. This small, infill parcel presents the perfect opportunity for a unique multi-family development that will provide a transitional use between the existing single-family residential development south of the parcel, and the church and residential use north of the development site. The Ashley will bring a unique housing product that is not currently available in this part of Chandler. The Ashley will feature 78 townhomes in a gated community.

As shown on the Site Plan, The Ashley is designed to take advantage of the long, rectilinear configuration of the site. It has a main entry off Appleby Road, that is directly opposite the clubhouse, pool and main amenity area. A single, meandering, 25' drive aisle proceeds down the center of the rectangular property that provides access to twelve different residential buildings, as well as secondary points of egress. The townhome buildings contain three to eight units apiece. The homes in The Ashley range in size from 750 to 1,500 livable square feet and each home features a two-car direct-access garage, a private backyard and upper-level balcony.

## **Design Intent**

Porter Kyle designs and builds contemporary, energy efficient townhome communities that exude style. Designed by award winning architects, their new construction luxury townhomes live more like a single-family home than a traditional garden-style building. Porter Kyle is known for authentic and innovative design and quality construction. Some of the features found in Porter Kyle communities include:



- Swimming Pools in every Community
- Outdoor living in private backyards
- Thoughtful landscape designs
- Interiors that include 10-foot ceilings, elegant hardwood style flooring, stainless steel appliances and attached garages
- Sustainable and environmentally friendly building materials
- Energy efficient LED fixtures throughout the property.

Shown on the next page are examples of the overall design aesthetic and quality finishes proposed for The Ashley:



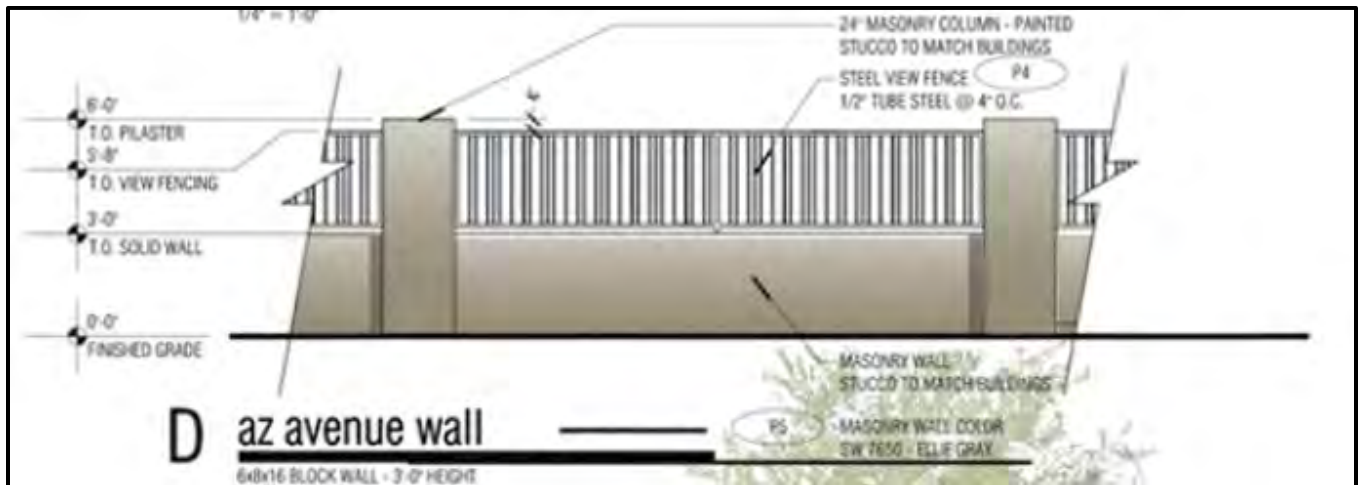


## Development Standards

The Ashley community has been thoughtfully designed with the following development standards. Shown on the next page are the required MF-2 standards, and the manner in which The Ashley meets or exceeds those standards. The design of this subdivision will enhance the living experience for residents of The Ashley, and also mitigate impacts to the surrounding neighborhoods.

| Standard                         | Required- MF-2                        | Proposed- PAD/MF-2                    |
|----------------------------------|---------------------------------------|---------------------------------------|
| Front Setback (Arizona Avenue)   | 50'                                   | 50'                                   |
| Rear Setback (East Side)         | 10'                                   | 30'                                   |
| Street Side Setback (Appleby Rd) | 30'                                   | 26'                                   |
| Side Setback (Paseo Lindo)       | 10'                                   | 10'                                   |
|                                  |                                       |                                       |
| Building Height                  | 45'                                   | 26'                                   |
|                                  |                                       |                                       |
| Density (maximum)                | 18 du/ac                              | 15.72 net du/ac                       |
| Common Open Space                | 24,750 s.f.<br>(150 s.f. per bedroom) | 36,093 s.f.<br>(421 s.f. per bedroom) |
| Private Open Space               | 8,814 s.f.<br>(113 s.f. per unit)     | 21,450 s.f.<br>(275 s.f. per unit)    |
| Lot Coverage (maximum)           | 45%                                   | 32%                                   |

It is worth noting that the while this development meets the building setbacks required for an arterial/collector intersection, the perimeter walls along Arizona Avenue encroach into the landscape setback. This encroachment is to ensure the continuity of the gated community and provide security to residents in the Ashley. Along Arizona Avenue, the perimeter fencing has been designed to provide steel view fencing atop a solid base as shown below. This will provide visual transparency while providing the security necessary to an adjacent arterial street.



Appleby Road is designated as a collector and requires a 30-foot building setback. However, since the street dead-ends at the railroad crossing, this development is providing a 26-foot building setback. Additionally, the fences that create the private yards that back onto Appleby Road vary from 12-feet to 14-feet from the property line. This variation provides visual interest along Appleby and breaks up the vast expanse of wall along Appleby Road.

## Landscaping and Open Spaces

As shown in the chart above, The Ashley provides an abundance of private and common open space. Similarly, the landscaping proposed in this community exceeds the code requirement. Where 73 trees and 434 shrubs are required, The Ashley will have 106 trees and 665 shrubs. The caliper and container sizes for the chosen plants and trees are also in compliance with the code. The landscaping in The Ashley allows for a lot coverage that is well below the coverage allowed in the MF-2 zoning district. Finally, the amenities provided in The Ashley include a fitness center, pool, outdoor barbecues, three pocket parks and a dog park creating a modern, livable multifamily community.

## Parking

As shown below, The Ashley provides more than the amount of parking required for multifamily developments in the City of Chandler. Each home has a two-car garage, and 35 of the units have full-size, two-car driveways. Where there are three-bedroom units without a driveway, there is surface parking to accommodate a possible third car. Additionally, the surface parking is sufficient to accommodate visitors to the community.

| Parking Analysis                 |                     |                   |                          |
|----------------------------------|---------------------|-------------------|--------------------------|
| Resident Parking Required        | # of Units          | Required Spaces   | The Ashley PAD- Provided |
| 1 Bedroom (1.5 spaces per unit)  | 20                  | 30                | 40 garage spaces         |
| 2 Bedroom (2 per unit)           | 29                  | 58                | 58 garage spaces         |
| 3 Bedroom (2.25 Spaces per unit) | 29                  | 66                | 58 garage spaces         |
|                                  |                     |                   |                          |
| <b>Sub Total</b>                 |                     | <b>154</b>        | <b>156 Spaces</b>        |
| Visitor/Guest Parking Required   | .25 Spaces per Unit | 20 Spaces         | 24 spaces                |
| <b>Total Required Parking</b>    |                     | <b>178 Spaces</b> | <b>180 Spaces</b>        |
|                                  |                     |                   |                          |
| Garage Parking                   |                     |                   | 156 spaces               |
| Surface Parking                  |                     |                   | 24 spaces                |
| <b>Total Parking Provided</b>    |                     |                   | <b>180 spaces</b>        |

## Neighborhood Outreach

As required by the City's Municipal Code, a virtual neighborhood meeting was held on August 3, 2020 via *GoToMeeting*. The required 1320' notification distance yielded a notification list of 257 property owners. The developer attended the meeting along with land use Counsel. Three neighbors attended the meeting. A second neighborhood meeting was held on March 16, 2021. Sixteen individuals participated in the virtual meeting, including members of the development team and City staff. The primary interest of the neighbors is the landscaping on the south side of the development and how it relates to the existing Paseo Lindo subdivision.

Additionally, the Developer and Applicant attended a virtual meeting of the Cachet at Paseo Lindo Homeowner's Association on January 14, 2021. The proposed development was presented to the Board of Directors and approximately six to eight homeowner attendees, a few of whom had participated in the neighborhood meeting. The overall attitude toward The Ashley development was positive, and the neighbors indicated that they are looking forward to the development of this property for this proposed use.

## **Conclusion**

Porter Kyle has identified the City of Chandler as a dynamic community in need of a diversity of housing options for its current and future residents and is excited to develop a multifamily residential community at this unique, infill location. We look forward to gathering input from City staff that will allow us to make our vision for this site a reality.

# **Exhibit A- Site Plan**

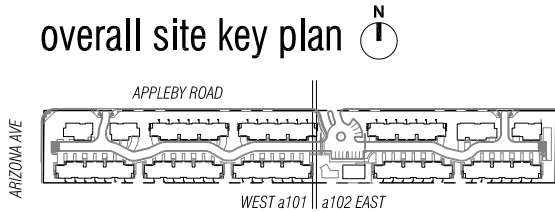


project description

CITY OF CHANDLER: PLH20-0051  
SCOPE OF WORK: NEW CONSTRUCTION FOR 78 MULTIFAMILY RESIDENTIAL  
UNITS WITH SHARED COMMUNITY BUILDING.

140,000 GSF NEW CONSTRUCTION - APARTMENTS  
2,200 GSF NEW CONSTRUCTION LEASING OFFICE | CLUBHOUSE

overall site key plan



zoning

155 E APPLEBY ROAD  
CHANDLER, AZ 85248 (MARICOPA COUNTY)  
303-41-017 (222,543 SF)

N 202F OF SW4 LY W OF R/W S PAC R/R EX N & W 33F & EX RD  
TOWNSHIP 2S, RANGE 5E, SECTION 15

222,543 GSF TOTAL LOT SIZE (5.11 ACRES)  
215,912 NSF (4.96 ACRES)

ZONING: MARICOPA COUNTY RU-43 (EXISTING)  
PAD/MF-2 (PROPOSED)

SETBACKS SEC. 35-1003  
STREET SIDE SETBACK (APPLEBY): 30' for first 100' then 25'  
FRONT SETBACK (ARIZ AVENUE): 50' for first 250'  
REAR SETBACK (RAILROAD): 10'-0"  
SIDE SETBACK (PASEO LINDO): 10'-0"

REQUIRED 30' for first 100' then 25'  
PROPOSED 30' for first 100' then 25'  
50' for first 125' then 30'-7"  
30'-0"  
10'-0"

HEIGHT LIMIT: 45 FT MAX. 26'-0"

DENSITY SEC. 35-1003  
18.0 DWELLING UNITS/ACRE ALLOWED  
15.72 DWELLING UNITS/ACRE PROPOSED

parking

MULTI-FAMILY SEC. 35-1804  
UNIT TYPES QUANTITY  
ONE BEDROOM 20  
TWO BEDROOM 29  
THREE BEDROOM 29

1.5 SPACES/UNIT  
2 SPACES/UNIT  
2.25 SPACES/UNIT  
TOTAL 154 SPACES

VISITOR PARKING 4 SPACES/UNIT

REQUIRED 30.00  
58.00  
65.25  
154 SPACES

78/4 = 19.5  
20 SPACES REQUIRED  
24 SPACES PROVIDED

174 SPACES REQUIRED  
180 SPACES PROVIDED

156 GARAGE SPACES + 24 SURFACE SPACES  
25 OF 29 3 BEDROOM UNITS HAVE (2) CAR DRIVEWAY (MINIMUM 20' DEPTH)  
2 OF 29 2 BEDROOM UNITS HAVE (2) CAR DRIVEWAY (MINIMUM 20' DEPTH)  
8 OF 20 1 BEDROOM UNITS HAVE (2) CAR DRIVEWAY (MINIMUM 20' DEPTH)

\* GARAGE ACCESS WITH LESS THAN 20' CLEAR DEPTH FROM BACK OF CURB OR SIDEWALK TO BE STRIPED OR SIGNED FOR NO PARKING.

open space

215,912 NSF TOTAL LOT SIZE (4.96 ACRES)

GENERAL OPEN SPACE REQUIREMENTS  
MULTIFAMILY (150 SF PER BEDROOM)

ONE BDRM 20 x 1 20  
TWO BDRM 29 x 2 58  
THREE BDRM 29 x 3 87

TOTAL BEDROOMS 165 x 150 SF 24,750 SF REQUIRED

TOTAL COMMON SPACE 36,093 SF PROVIDED

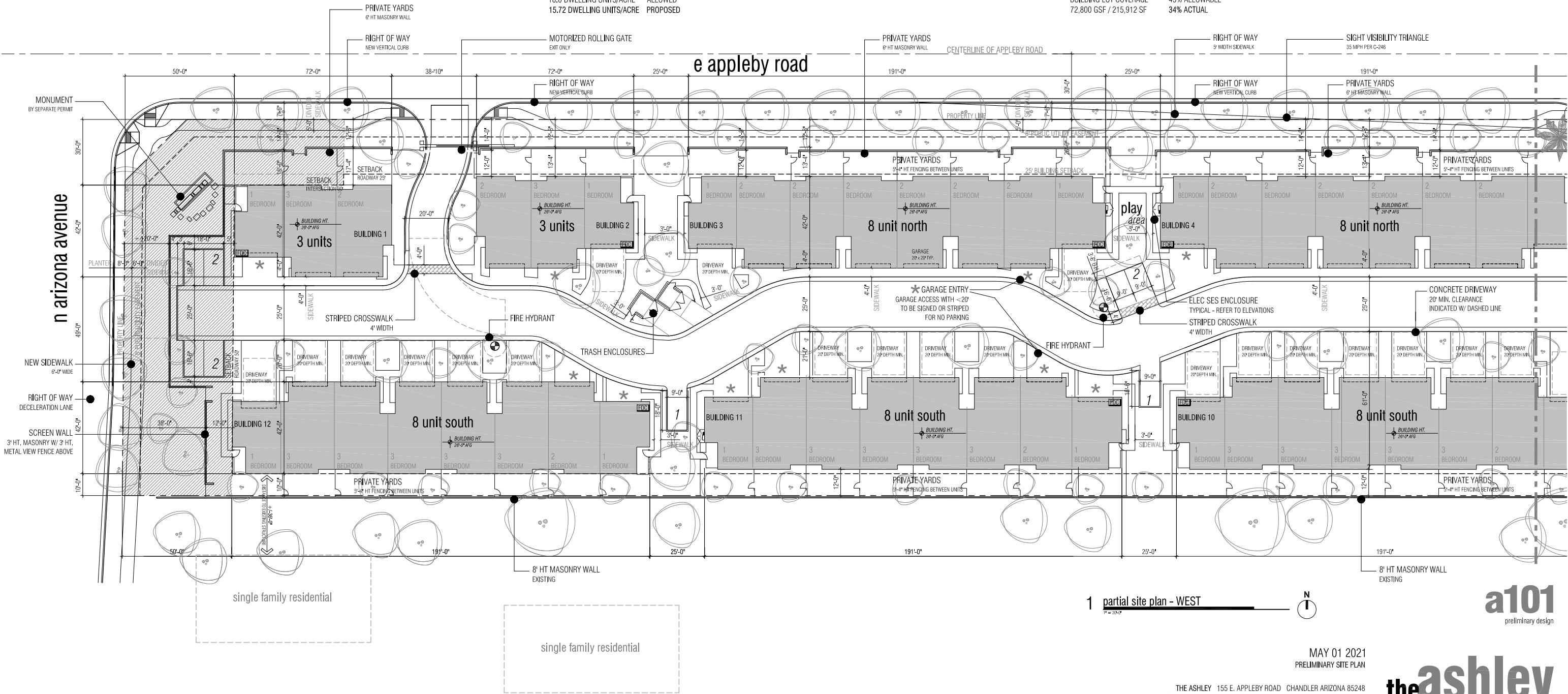
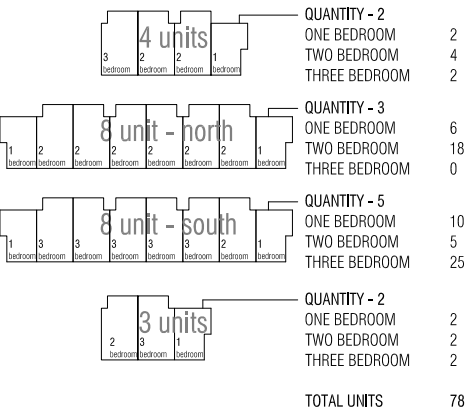
PRIVATE BACKYARDS  
MULTIFAMILY (113 SF PER UNIT) 8,814 SF REQUIRED  
21,450 SF PROVIDED

BALCONIES (8' DIAMETER MINIMUM)  
2ND FLOOR BALCONY 1 BDRM 72 SF x 20 1,440 SF  
2ND FLOOR BALCONY 2 BDRM 128 SF x 29 3,712 SF  
2ND FLOOR BALCONY 3 BDRM 72 SF x 29 2,088 SF

7,240 SF PROVIDED

BUILDING LOT COVERAGE 45% ALLOWABLE  
72,800 GSF / 215,912 SF 34% ACTUAL

unit configuration diagrams



1 partial site plan - WEST  
1" = 10'-0"



a101  
preliminary design

MAY 01 2021  
PRELIMINARY SITE PLAN

THE ASHLEY 155 E. APPLEBY ROAD CHANDLER ARIZONA 85248  
PORTER KYLE BUILDERS LLC 8149 E. EVANS ROAD SUITE 8 SCOTTSDALE ARIZONA 85260

theashley

project description

CITY OF CHANDLER: PLH20-0051  
SCOPE OF WORK: NEW CONSTRUCTION FOR 78 MULTIFAMILY RESIDENTIAL UNITS WITH SHARED COMMUNITY BUILDING.

140,000 GSF NEW CONSTRUCTION - MULTIFAMILY APARTMENTS  
2,200 GSF NEW CONSTRUCTION LEASING OFFICE | CLUBHOUSE

project information

MULTIFAMILY AMENITIES REQUIREMENTS SEC. 35-1902  
GYM  
POOL  
OUTDOOR BBQ AT POOL AREA  
PARK / PLAY AREA  
DOG PARK

building codes

APPLICABLE BUILDING CODES  
  
ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES IN THE CITY OF CHANDLER, ARIZONA.

|                       |                              |                  |
|-----------------------|------------------------------|------------------|
| 1                     | OCCUPANCY GROUP              |                  |
| R-2                   | RESIDENTIAL APARTMENTS       | 78 UNITS         |
| A-3                   | CLUBHOUSE AND LEASING OFFICE | 2,200 OVERALL SF |
| LOBBY (A-3 OCCUPANCY) |                              | 92 OCCUPANTS     |
| GYM (B OCCUPANCY)     |                              | 16 OCCUPANTS     |

2 GENERAL BUILDING HEIGHTS AND AREAS  
  
RESIDENTIAL:  
CONSTRUCTION TYPE (IBC TABLE 601): TYPE VB

PER TABLE 503  
GROUP R-2: 9,000 SF / FLOOR  
ACTUAL AREA: +/-7,000 SF / 2 LEVEL 8 UNIT BUILDING  
ACTUAL AREA: +/-3,500 SF / 2 LEVEL 4 UNIT BUILDING  
ACTUAL AREA: +/-2,450 SF / 2 LEVEL 3 UNIT BUILDING

MAXIMUM ALLOWABLE HEIGHT: 40'  
ACTUAL MAXIMUM HEIGHT: 26'

fire access notes:

FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT. THE MINIMUM STANDARDS SHALL COMPLY WITH SECTIONS 503.1 AND 503.2 OF THE INTERNATIONAL FIRE CODE

DRIVE AISLES DESIGNED TO AASHTO WB-50 TEMPLATE

DEAD END DRIVEWAYS 150 FT ALLOWABLE  
100 FT MAXIMUM PROVIDED

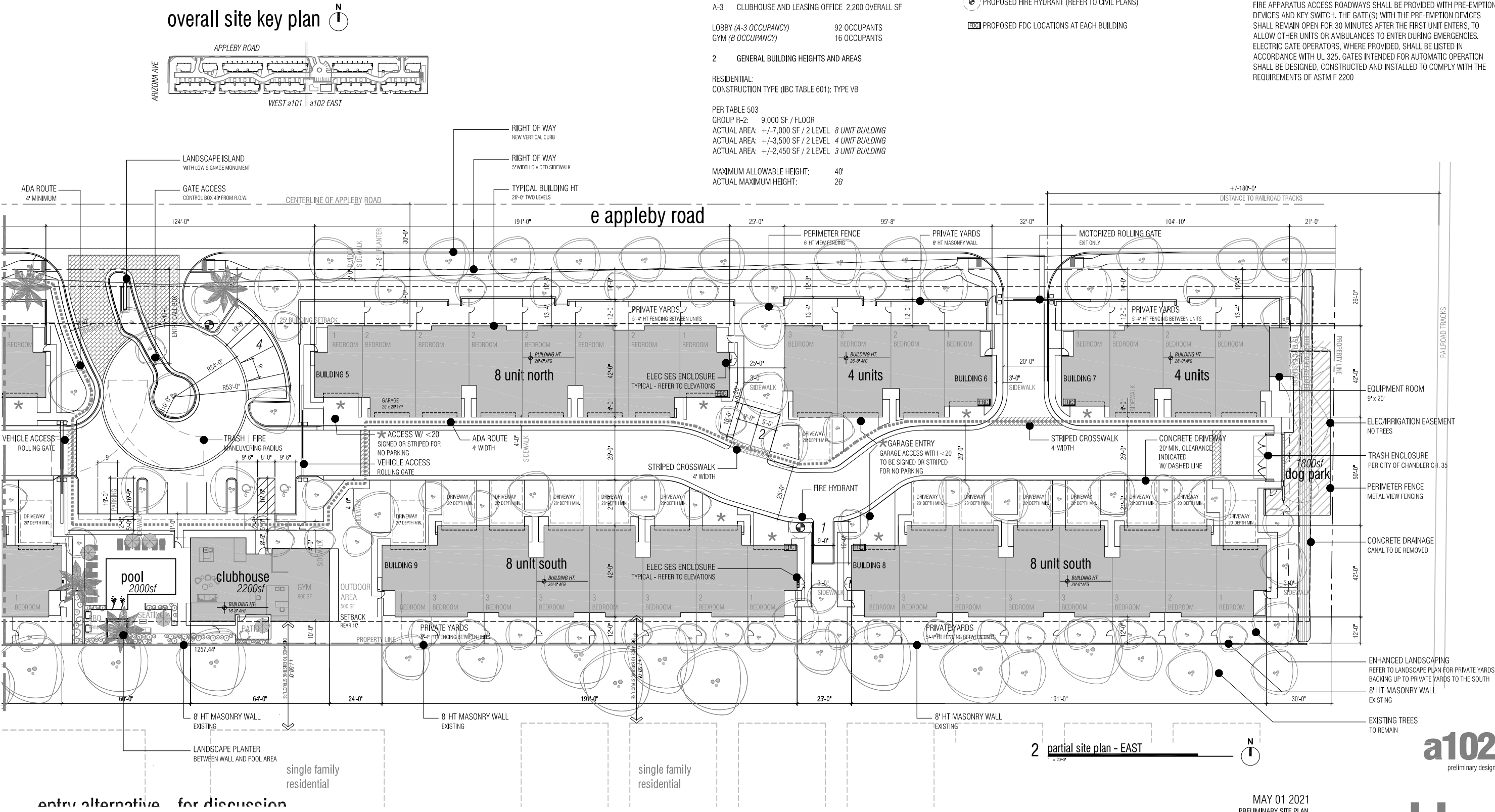
PROPOSED FIRE HYDRANT (REFER TO CIVIL PLANS)

PROPOSED FDC LOCATIONS AT EACH BUILDING

fire notes

VEHICLES OF ALL OWNERS, TENANTS, LESSEES, AGENTS, GUESTS AND INVITEES ARE TO BE KEPT IN DESIGNATED PARKING SPACE. OWNER'S GUEST AND INVITEES MAY PARK VEHICLES IN DESIGNATED AREAS ONLY AS DETERMINED BY THE CITY OF CHANDLER ORDINANCES. CITY OF CHANDLER CODE REQUIRES THERE SHALL BE NO PARKING OR OTHER OBSTRUCTION IN DESIGNATED FIRE LANES. THE BOARD OF DIRECTORS, PROPERTY MANAGER WILL ENFORCE THE NO PARKING REQUIREMENT AND THE MAINTENANCE THEREOF WILL FALL TO PROPERTY OWNER AND/OR MANAGEMENT.

ELECTRICALLY OPERATED OR LOCKED GATES INSTALLED ACROSS REQUIRED FIRE APPARATUS ACCESS ROADWAYS SHALL BE PROVIDED WITH PRE-EMPTION DEVICES AND KEY SWITCH. THE GATE(S) WITH THE PRE-EMPTION DEVICES SHALL REMAIN OPEN FOR 30 MINUTES AFTER THE FIRST UNIT ENTERS, TO ALLOW OTHER UNITS OR AMBULANCES TO ENTER DURING EMERGENCIES. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200



entry alternative for discussion

2 partial site plan - EAST



a102  
preliminary design

MAY 01 2021  
PRELIMINARY SITE PLAN

THE ASHLEY 155 E. APPLEBY ROAD CHANDLER ARIZONA 85248  
PORTER KYLE BUILDERS LLC 8149 E. EVANS ROAD SUITE 8 SCOTTSDALE ARIZONA 85260

theashley

# **Exhibit B- Perspective Renderings**





MARCH 29 2021

THE ASHLEY 155 E. APPLEBY ROAD CHANDLER ARIZONA 85248  
 PORTER KYLE BUILDERS LLC 8149 E. EVANS ROAD SUITE 8 SCOTTSDALE ARIZONA 85260

**theashley**







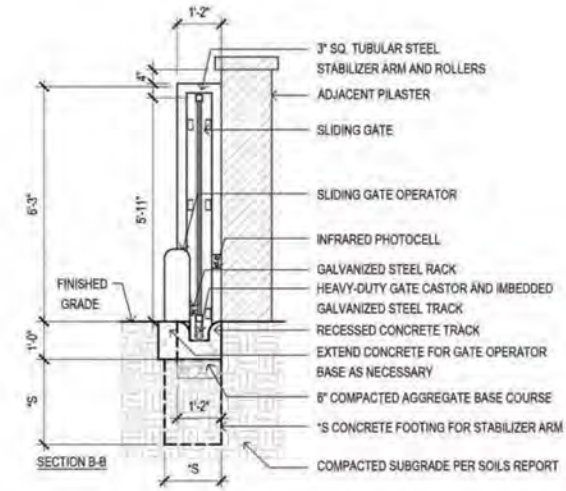
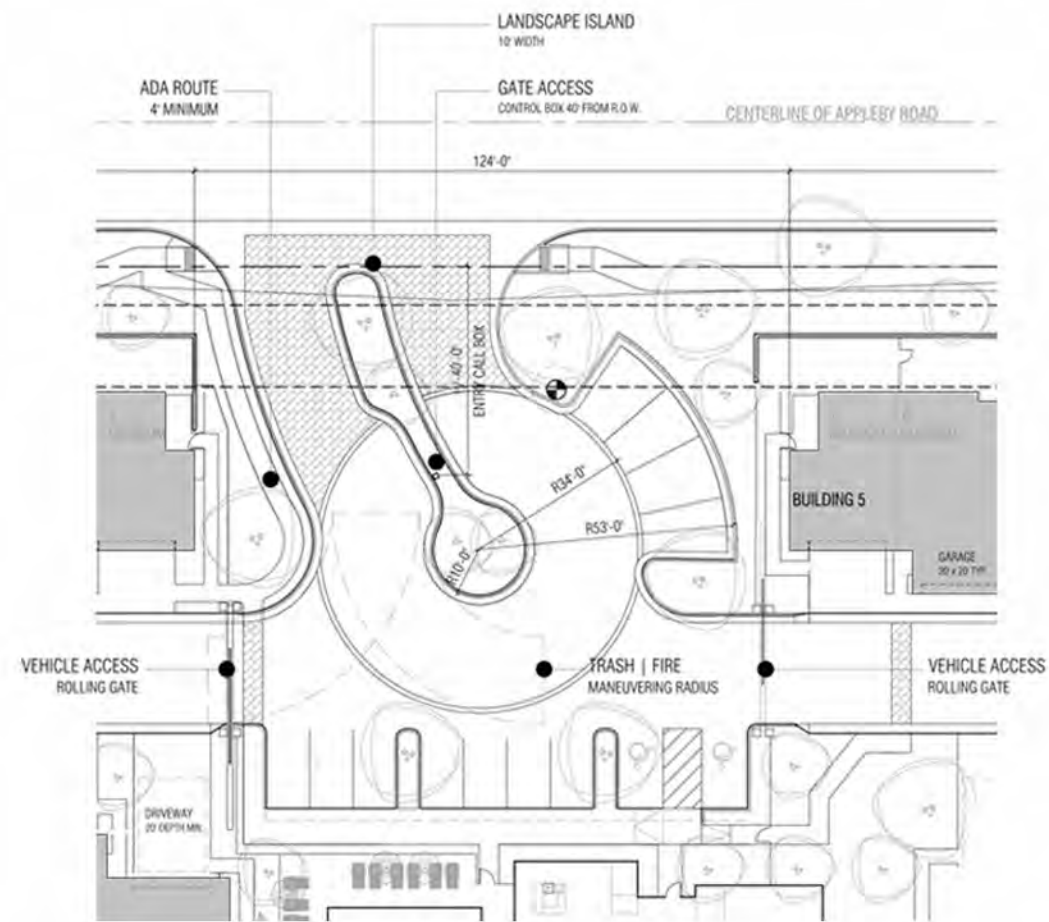


MAY 01 2021

THE ASHLEY 155 E. APPLEBY ROAD CHANDLER ARIZONA 85248  
PORTER KYLE BUILDERS LLC 8149 E. EVANS ROAD SUITE 8 SCOTTSDALE ARIZONA 85260

**theashley**





MARCH 29 2021  
VEHICLE ENTRY GATE





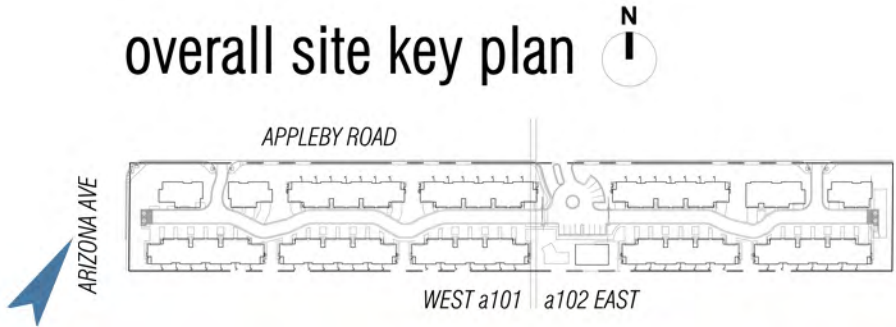
MAY 01 2021

THE ASHLEY 155 E. APPLEBY ROAD CHANDLER ARIZONA 85248  
PORTER KYLE BUILDERS LLC 8149 E. EVANS ROAD SUITE 8 SCOTTSDALE ARIZONA 85260

theashley



overall site key plan



View from Arizona Avenue - looking North

MAY 01 2021

THE ASHLEY 155 E. APPLEBY ROAD CHANDLER ARIZONA 85248  
PORTER KYLE BUILDERS LLC 8149 E. EVANS ROAD SUITE 8 SCOTTSDALE ARIZONA 85260







*View of Equipment Room from Railroad*



26'-0"  
T.O. PARAPET

15'-0"  
T.O. EQUIPMENT ROOM

BUILDING 7 EQUIPMENT ROOM  
MAY 01 2021

# **Exhibit C- Elevations**





1 two bedroom side entry  
1/8" = 1'-0"



2 one bedroom side entry  
1/8" = 1'-0"

elevation general notes

- A. ALL ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW.
- B. ALL STUCCO TO BE LIGHT SAND FINISH

painting legend

|    |                     |                         |
|----|---------------------|-------------------------|
| P1 | BODY STUCCO COLOR   | SW 1015 - SKYLINE STEEL |
| P2 | ACCENT STUCCO COLOR | SW 9615 - SEA SERPENT   |
| P3 | ACCENT DOOR COLOR   | SW 9100 - UMBER RUST    |
| P4 | ACCENT METAL COLOR  | SW 7674 - PEPPERCORN    |

material keynotes

1. SAND FINISH STUCCO OVER 1" FOAM
2. FLAT PANEL METAL SHEATHING WRAPPED BEAM
3. 42" HT METAL RAILING WITH COMPOSITE WOOD PANEL INFILL
4. WALL MOUNTED EXTERIOR LIGHT
5. INSULATED FIBERGLASS DOOR AND FRAME
6. VINYL OR ALUMINUM FRAME WINDOWS
7. VINYL OR ALUMINUM FRAME SLIDING GLASS DOORS
8. COMPOSITE WOOD PANEL RAINSCREEN SIDING
9. PAINTED SECTIONAL GARAGE DOOR
10. COMPOSITE WOOD PANEL FENCING OVER STEEL SUPPORTS - 6' HT.
11. FLAT PANEL METAL SHEATHING
12. METAL SWING GATE TO PRIVATE PATIO
13. BALCONY FRAMING EXTENDING OUT FROM THE BUILDING - SHEATH THE WOOD BEAMS IN 24ga METAL PANELS
14. COMPOSITE WOOD OR PAINTED FIBER CEMENT PANEL MECH SCREEN OVER STEEL STRUCTURE
15. PET DOOR
16. ELECTRICAL SERVICE ENTRY PANEL AND METERS (WHERE OCCURS ON ELECTRICAL PLANS)
17. WOOD TRELLIS - REFER TO STRUCTURAL AND ARCH DETAILS



3b 3 unit - private yard elevation  
1/8" = 1'-0"



4b 4 unit - private yard elevation  
1/8" = 1'-0"



3a 3 unit - garage entry elevation  
1/8" = 1'-0"



4a 4 unit - garage entry elevation  
1/8" = 1'-0"

a202  
preliminary design

MARCH 29 2021  
PRELIMINARY BUILDING PLANS AND ELEVATIONS

THE ASHLEY 155 E. APPLEBY ROAD CHANDLER ARIZONA 85248  
PORTER KYLE BUILDERS LLC 8149 E. EVANS ROAD SUITE 8 SCOTTSDALE ARIZONA 85260

theashley





SES elec panel enclosure incorporated into the private yard fencing

side elevation



side elevation



2 private yard elevation



patio and window shade trellis

- 28'-0" T.O. MECH SCREEN
- 26'-0" T.O. PARAPET
- 20'-2" T.O. OPENINGS
- 12'-0" SECOND FLOOR FFE
- 0'-0" FINISHED FLOOR



1 8-unit building elevation

MARCH 29 2021  
PRELIMINARY ELEVATIONS

THE ASHLEY 155 E. APPLEBY ROAD CHANDLER ARIZONA 85248  
PORTER KYLE BUILDERS LLC 8149 E. EVANS ROAD SUITE 8 SCOTTSDALE ARIZONA 85260

theashley



elevation general notes

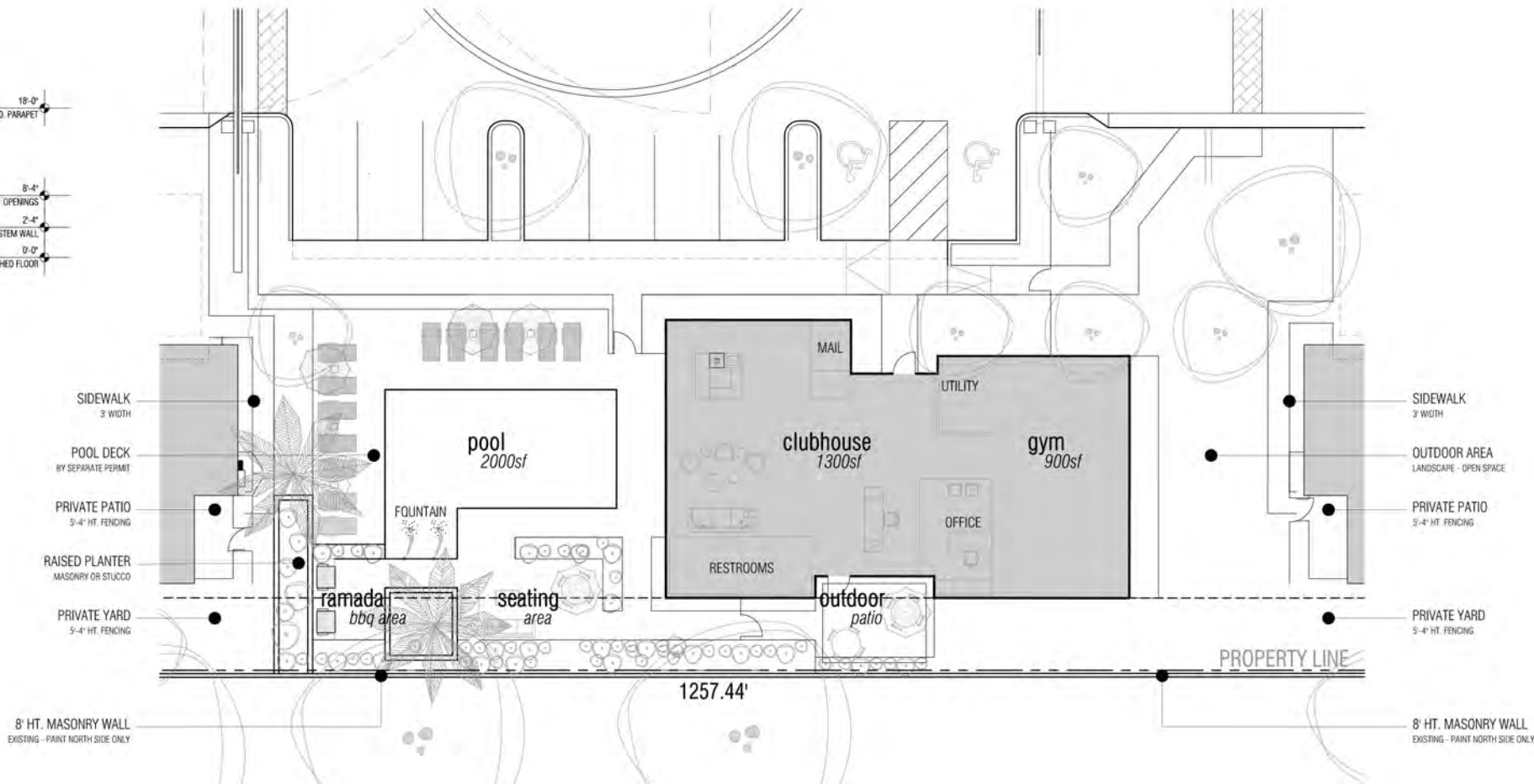
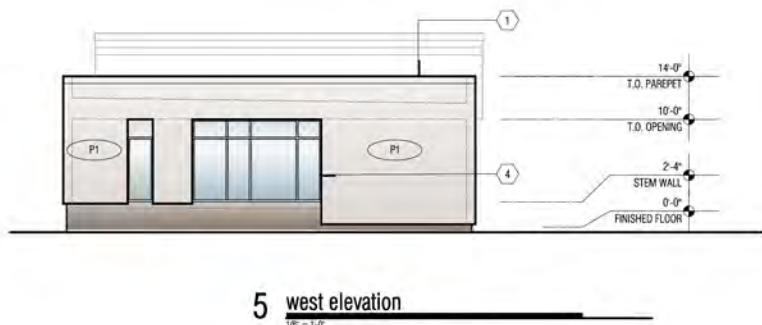
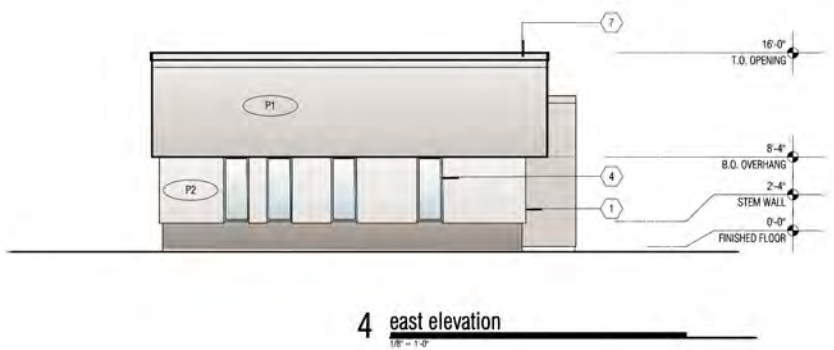
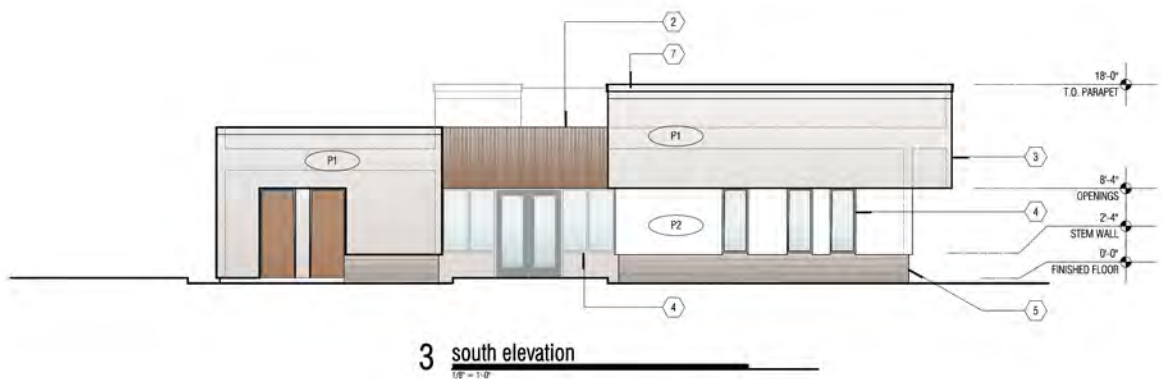
- A. ALL ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW.  
B. ALL STUCCO TO BE LIGHT SAND FINISH

painting legend - clubhouse

|    |                     |                         |
|----|---------------------|-------------------------|
| P1 | BODY STUCCO COLOR   | SW 1015 - SKYLINE STEEL |
| P2 | ACCENT STUCCO COLOR | SW 7014 - ELDER WHITE   |
| P3 | ACCENT DOOR COLOR   | SW 9100 - UMBER RUST    |
| P4 | ACCENT METAL COLOR  | SW 7674 - PEPPERCORN    |

material keynotes

1. SAND FINISH STUCCO OVER 1" FOAM
2. RUST FINISH OR CORTEN STEEL CORRUGATED METAL PANEL
3. STUCCO PARAPET OVERHANG
4. ALUMINUM FRAME WINDOWS
5. MASONRY STEM WALL
6. WALL MOUNTED ACCENT LIGHTING
7. STUCCO PARAPET CAP DETAIL



1 clubhouse plan

1" = 10'-0"



a106  
preliminary design

JANUARY 2021  
PRELIMINARY CLUBHOUSE ELEVATIONS

THE ASHLEY 155 E. APPLEBY ROAD CHANDLER ARIZONA 85248  
PORTER KYLE BUILDERS LLC 8149 E. EVANS ROAD SUITE 8 SCOTTSDALE ARIZONA 85260

theashley

elevation general notes  
A. ALL ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW.  
B. ALL STUCCO TO BE LIGHT SAND FINISH

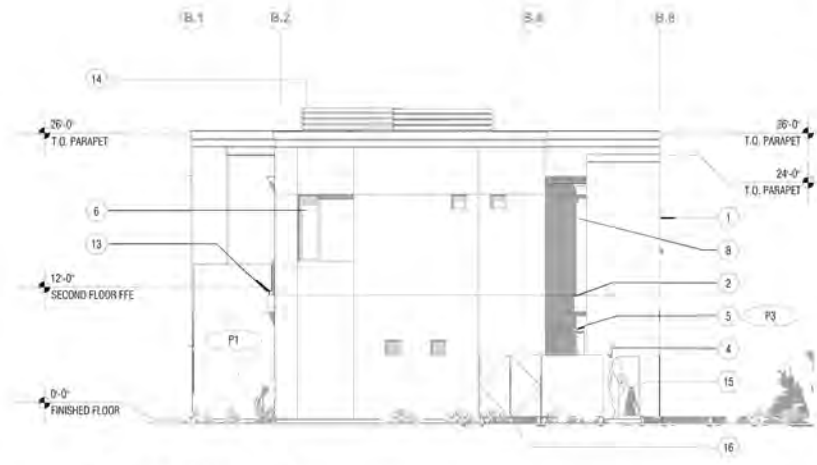
painting legend

|    |                     |                         |
|----|---------------------|-------------------------|
| P1 | BODY STUCCO COLOR   | SW 1015 - SKYLINE STEEL |
| P2 | ACCENT STUCCO COLOR | SW 9615 - SEA SERPENT   |
| P3 | ACCENT DOOR COLOR   | SW 9100 - UMBER RUST    |
| P4 | ACCENT METAL COLOR  | SW 7674 - PEPPERCORN    |

- material keynotes
- SAND FINISH STUCCO OVER 1" FOAM
  - FLAT PANEL METAL SHEATHING WRAPPED BEAM
  - 42" HT METAL RAILING WITH COMPOSITE WOOD PANEL INFILL
  - WALL MOUNTED EXTERIOR LIGHT
  - INSULATED FIBERGLASS DOOR AND FRAME
  - VINYL OR ALUMINUM FRAME WINDOWS
  - VINYL OR ALUMINUM FRAME SLIDING GLASS DOORS
  - COMPOSITE WOOD PANEL RAINSCREEN SIDING
  - PAINTED SECTIONAL GARAGE DOOR
  - COMPOSITE WOOD PANEL FENCING OVER STEEL SUPPORTS - 6' HT.
  - FLAT PANEL METAL SHEATHING
  - METAL SWING GATE TO PRIVATE PATIO
  - BALCONY FRAMING EXTENDING OUT FROM THE BUILDING - SHEATH THE WOOD BEAMS IN 24ga METAL PANELS
  - COMPOSITE WOOD OR PAINTED FIBER CEMENT PANEL MECH SCREEN OVER STEEL STRUCTURE
  - PET DOOR
  - ELECTRICAL SERVICE ENTRY PANEL AND METERS (WHERE OCCURS ON ELECTRICAL PLANS)
  - WOOD TRELLIS - REFER TO STRUCTURAL AND ARCH DETAILS



1 two bedroom side entry  
1/8" = 1'-0"



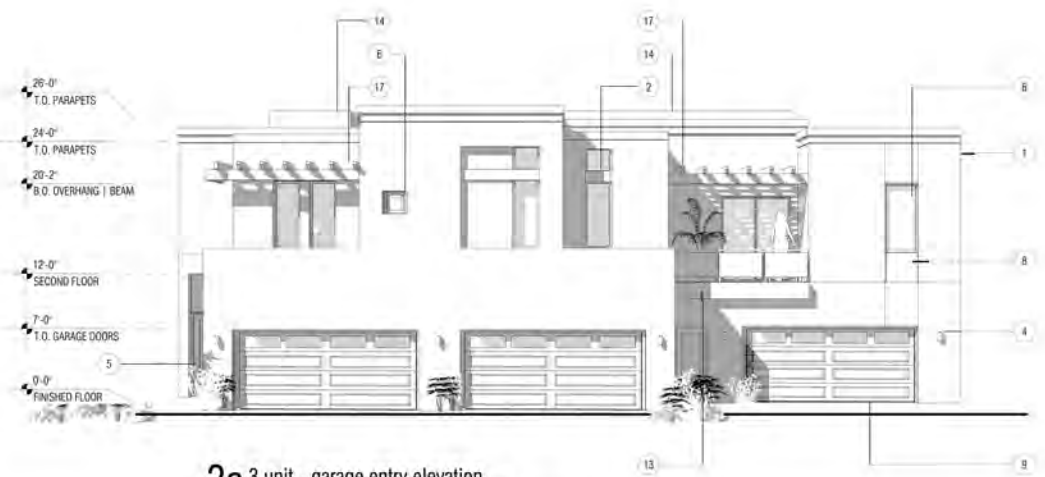
2 one bedroom side entry  
1/8" = 1'-0"



3b 3 unit - private yard elevation  
1/8" = 1'-0"



4b 4 unit - private yard elevation  
1/8" = 1'-0"



3a 3 unit - garage entry elevation  
1/8" = 1'-0"



4a 4 unit - garage entry elevation  
1/8" = 1'-0"



elevation general notes

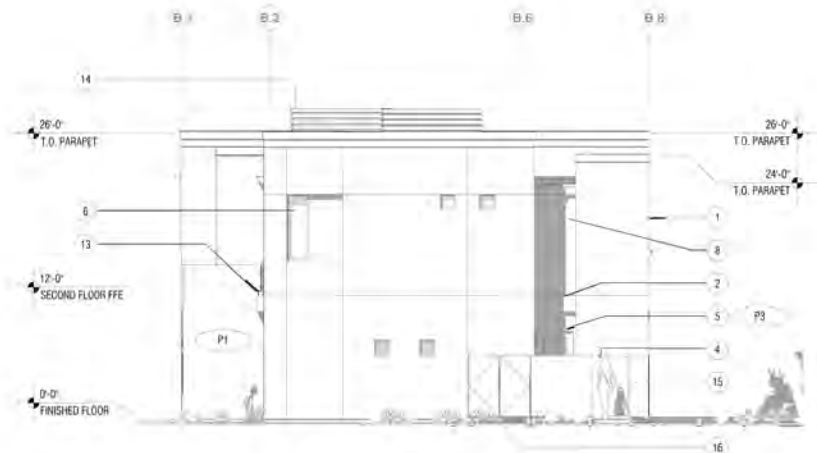
- A ALL ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW  
B ALL STUCCO TO BE LIGHT SAND FINISH

painting legend

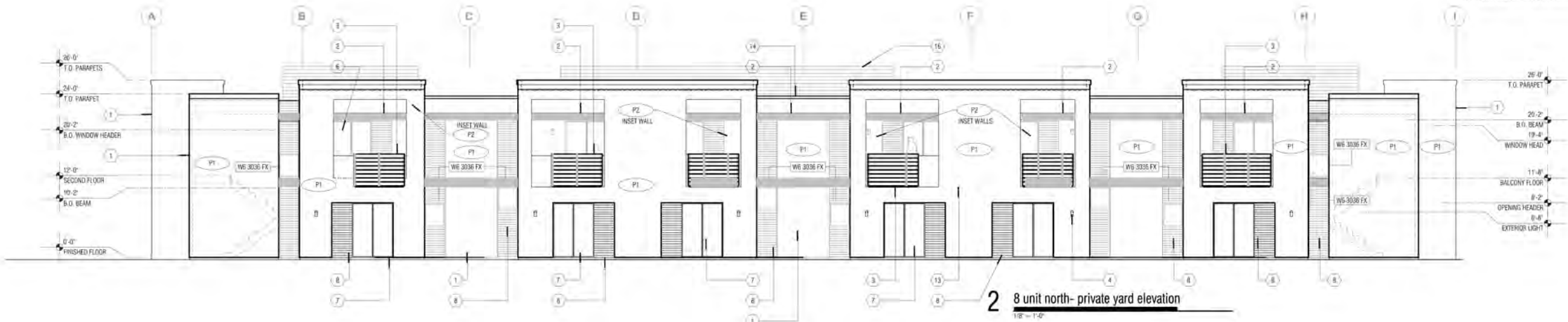
|    |                     |                         |
|----|---------------------|-------------------------|
| P1 | BODY STUCCO COLOR   | SW 1015 - SKYLINE STEEL |
| P2 | ACCENT STUCCO COLOR | SW 9615 - SEA SERPENT   |
| P3 | ACCENT DOOR COLOR   | SW 9100 - OMBRE RUST    |
| P4 | ACCENT METAL COLOR  | SW 7074 - PEPPER CORN   |

material keynotes

- SAND FINISH STUCCO OVER 1" FOAM
- FLAT PANEL METAL SHEATHING WRAPPED BEAM
- 42" HT METAL RAILING WITH COMPOSITE WOOD PANEL INFILL
- WALL MOUNTED EXTERIOR LIGHT
- INSULATED FIBERGLASS DOOR AND FRAME
- VINYL OR ALUMINUM FRAME WINDOWS
- VINYL OR ALUMINUM FRAME SLIDING GLASS DOORS
- COMPOSITE WOOD PANEL RAINSCREEN SIDING
- PAINTED SECTIONAL GARAGE DOOR
- COMPOSITE WOOD OR FIBER PANEL FENCING OVER STEEL SUPPORTS - 8' HT
- FLAT PANEL METAL SHEATHING
- METAL SWING GATE TO PRIVATE PATIO
- BALCONY FRAMING EXTENDING OUT FROM THE BUILDING - SHEATH THE WOOD BEAMS IN 24ga METAL PANELS
- 16" DEEP PARAPET DETAIL - 8" x 2" EXTRUDED STUCCO BAND @ ABOVE 3/4" CONTROL/REVEAL JOINT
- PET DOOR
- COMPOSITE WOOD OR PAINTED FIBER PANEL SCREEN AROUND ROOFTOP MECHANICAL EQUIPMENT
- WOOD TRELLIS - REFER TO STRUCTURAL AND ARCH DETAILS



3 one bedroom side entry  
1/8" = 1'-0"



2 8 unit north- private yard elevation  
1/8" = 1'-0"



1 8 unit north - entry elevation  
1/8" = 1'-0"

a302  
preliminary design

MARCH 29 2021  
PRELIMINARY BUILDING PLANS AND ELEVATIONS

THE ASHLEY 155 E. APPLEBY ROAD CHANDLER ARIZONA 85248  
PORTER KYLE BUILDERS LLC 8149 E. EVANS ROAD SUITE B SCOTTSDALE ARIZONA 85260

theashley

elevation general notes

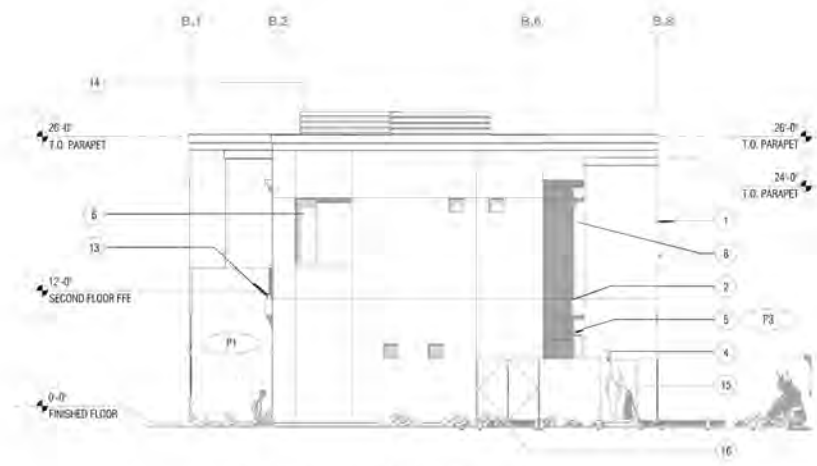
- A ALL ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW.  
H ALL STUCCO TO BE LIGHT SAND FINISH.

painting legend

|    |                     |                         |
|----|---------------------|-------------------------|
| P1 | BODY STUCCO COLOR   | SW 1015 - SKYLINE STEEL |
| P2 | ACCENT STUCCO COLOR | SW 9015 - SEA SERPENT   |
| P3 | ACCENT DOOR COLOR   | SW 9100 - UMBER RUST    |
| P4 | ACCENT METAL COLOR  | SW 7074 - PEPPER CORN   |

material keynotes

- SAND FINISH STUCCO OVER 1" FOAM
- FLAT PANEL METAL SHEATHING WRAPPED BEAM
- 42" HT METAL RAILING WITH COMPOSITE WOOD PANEL INFILL
- WALL MOUNTED EXTERIOR LIGHT
- INSULATED FIBERGLASS DOOR AND FRAME
- VINYL OR ALUMINUM FRAME WINDOWS
- VINYL OR ALUMINUM FRAME SLIDING GLASS DOORS
- COMPOSITE WOOD PANEL RAINSCREEN SIDING
- PAINTED SECTIONAL GARAGE DOOR
- COMPOSITE WOOD PANEL FENCING OVER STEEL SUPPORTS - 8 HT
- FLAT PANEL METAL SHEATHING
- METAL SWING GATE TO PRIVATE PATIO
- BALCONY FRAMING EXTENDING OUT FROM THE BUILDING - SHEATH THE WOOD BEAMS IN 24" METAL PANELS
- METAL PARAPET CAP
- PE1 DOOR
- ELECTRICAL SERVICE ENTRY PANEL AND METERS (WHERE OCCURS ON ELECTRICAL PLANS)
- WOOD TRELLIS - REFER TO STRUCTURAL AND ARCH DETAILS



3 one bedroom side entry  
1/8" = 1'-0"



2 8 unit south- private yard elevation  
1/8" = 1'-0"



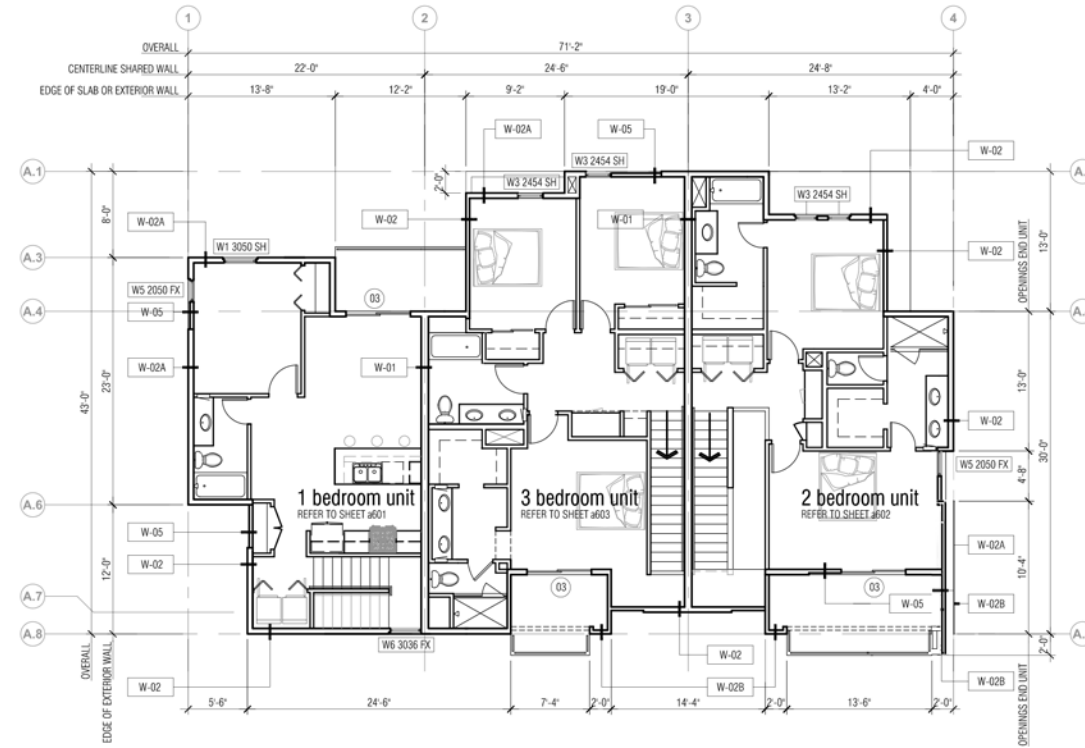
1 8 unit south - entry elevation  
1/8" = 1'-0"

a402  
preliminary design

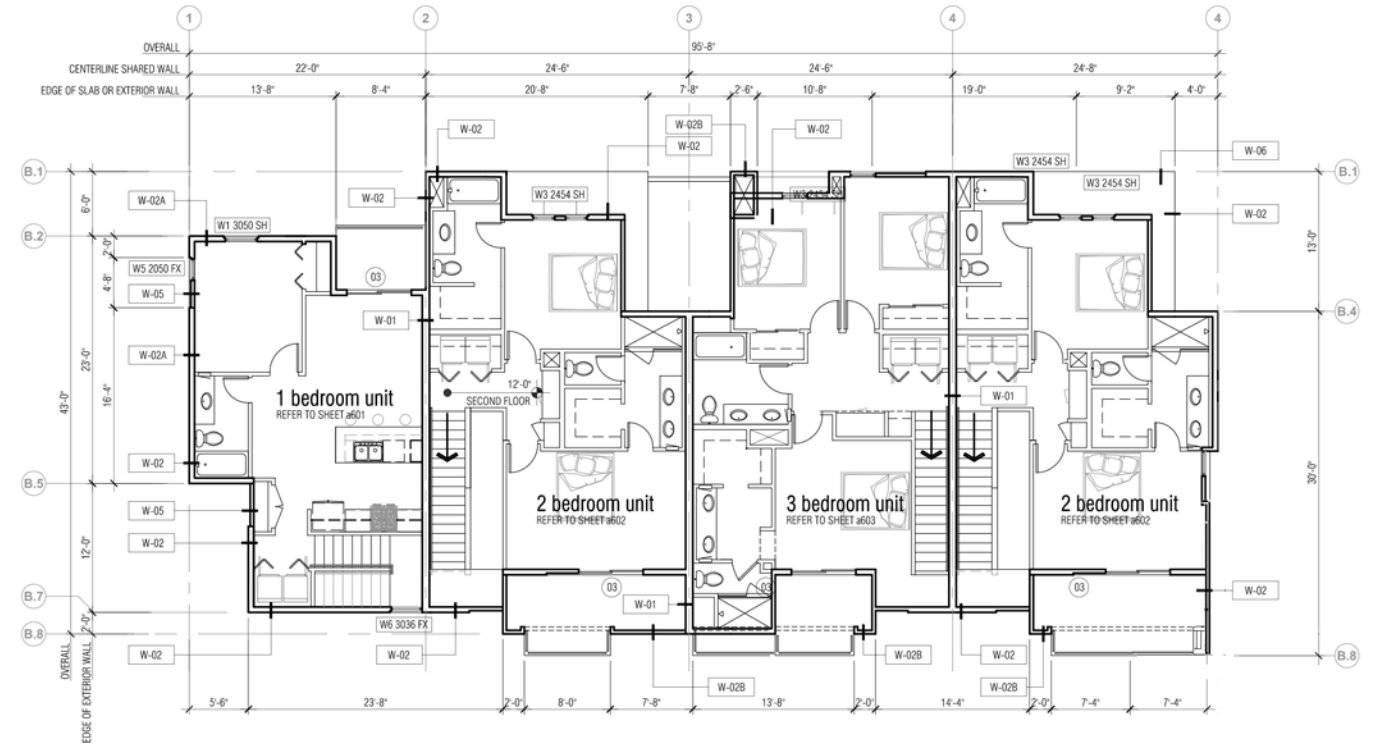
theashley



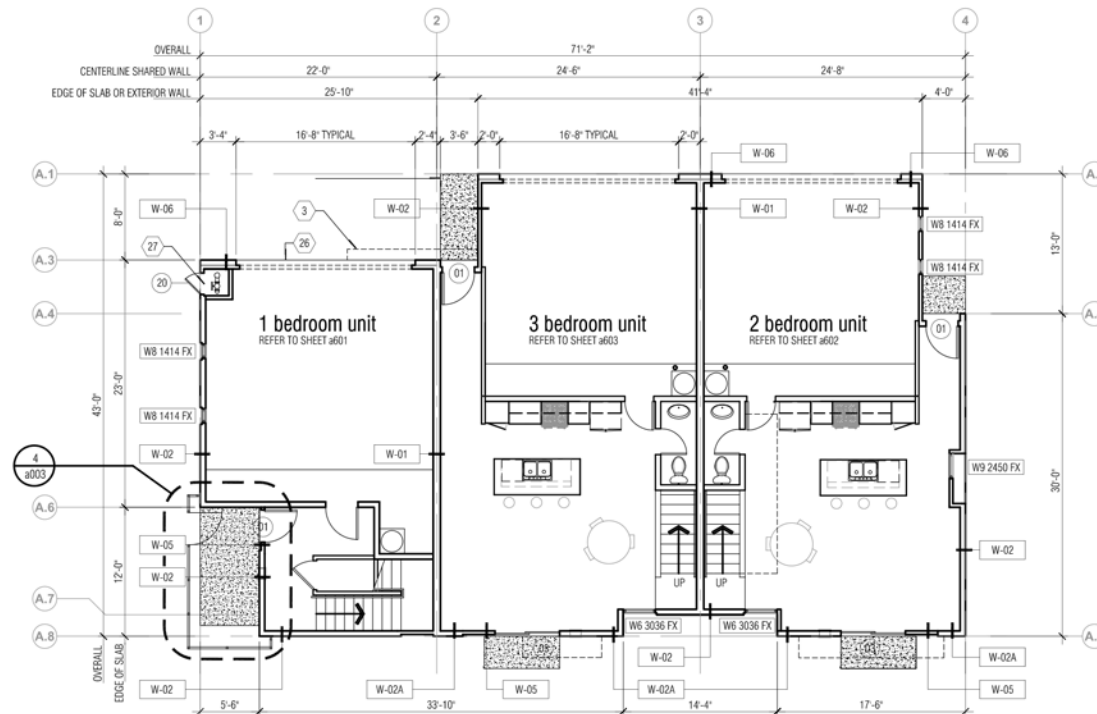
# **Exhibit D- Unit Floorplans**



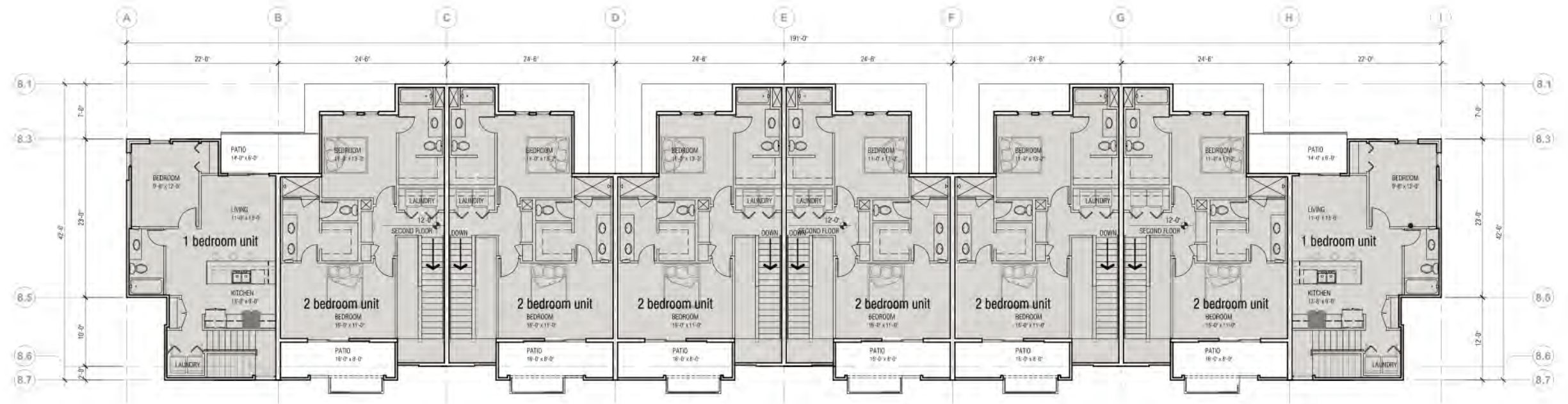
4 3 unit - second floor plan  
1/8" = 1'-0"



2 4 unit - second floor plan  
1/8" = 1'-0"

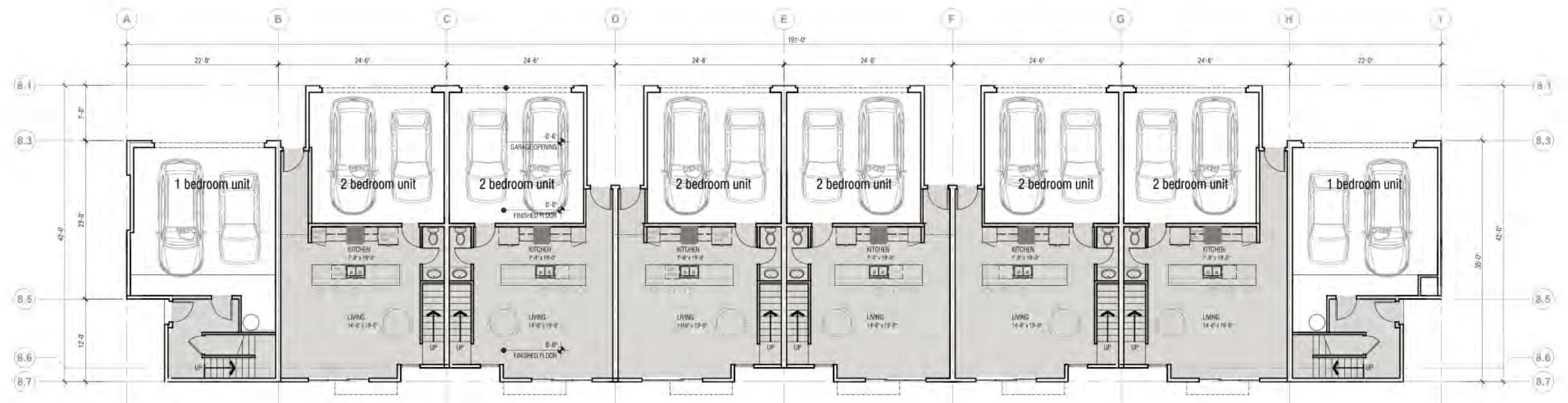






2 8 unit north - second floor plan

1/8" = 1'-0"

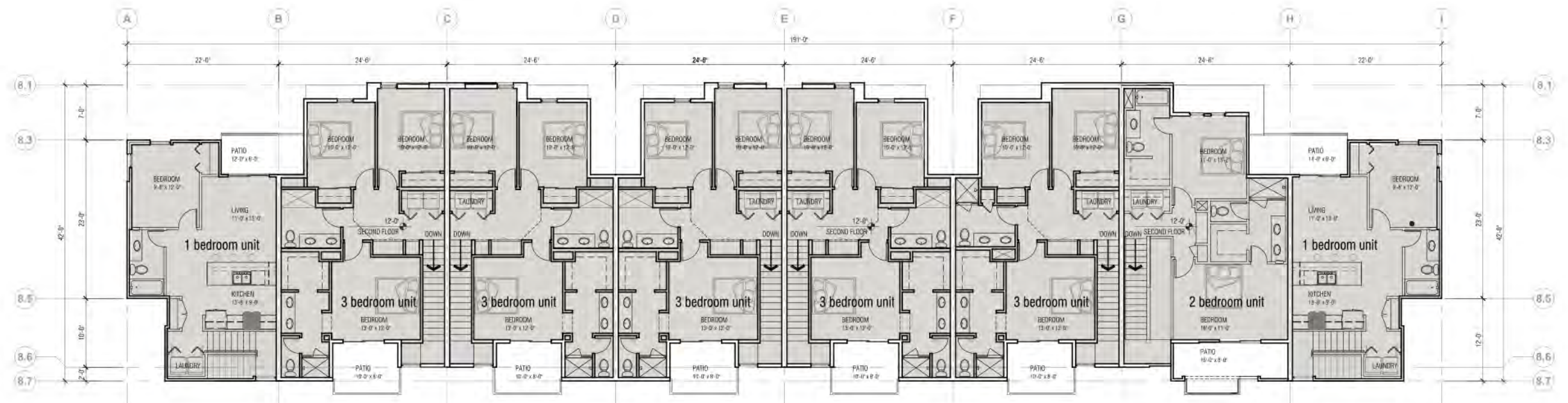


1 8 unit north - first floor plan

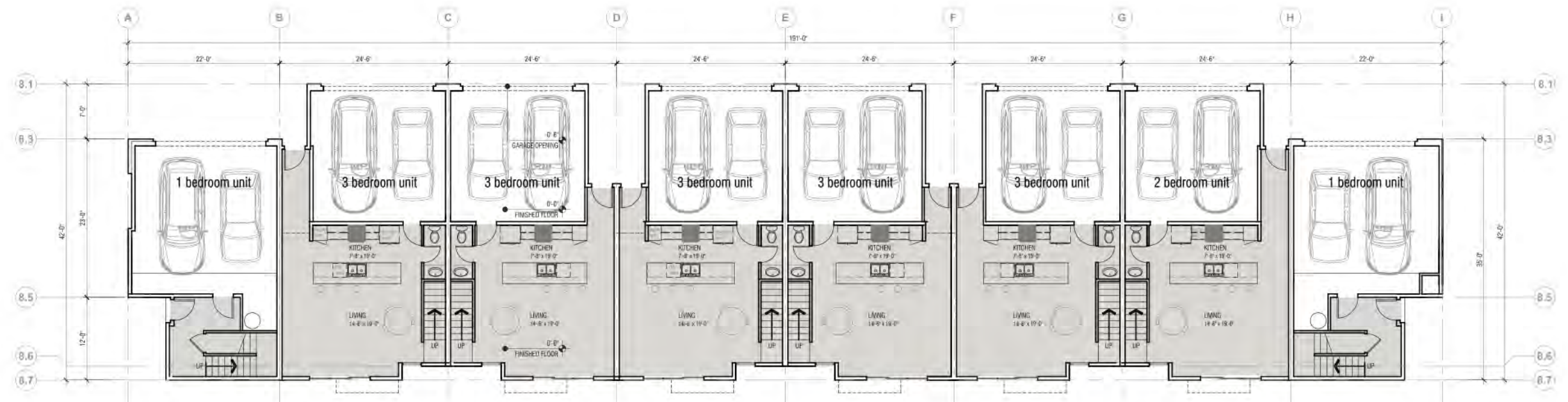
1/8" = 1'-0"







2 8 unit south - second floor plan  
1/8" = 1'-0"

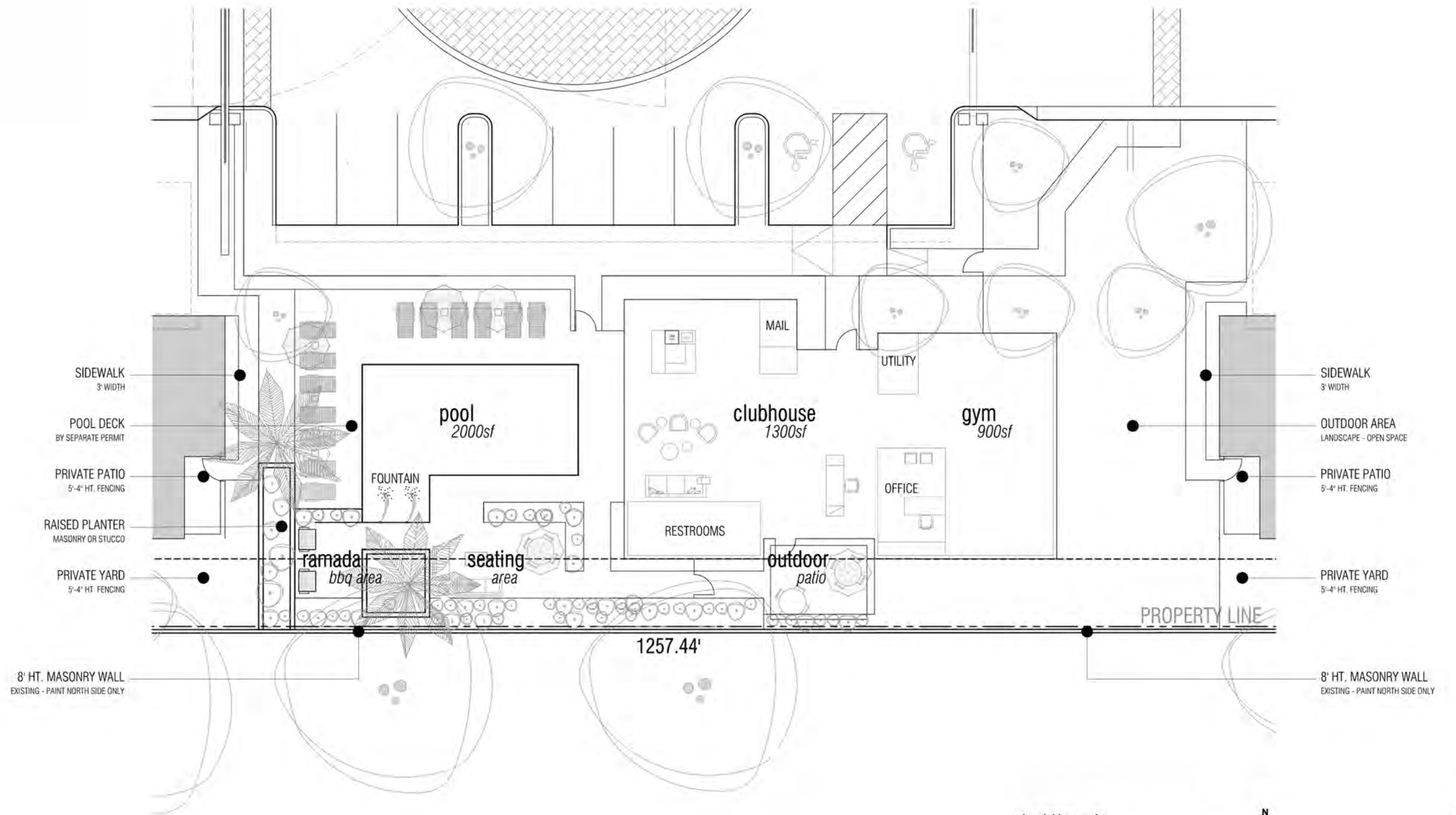


1 8 unit south - first floor plan  
1/8" = 1'-0"





# **Exhibit E- Clubhouse Floorplan**



1 clubhouse plan  
 1" = 10'-0"



**a106**  
 preliminary design

JANUARY 2021  
 PRELIMINARY CLUBHOUSE PLAN

THE ASHLEY 155 E. APPLBY ROAD CHANDLER ARIZONA 85248  
 PORTER KYLE BUILDERS LLC 8149 E. EVANS ROAD SUITE B SCOTTSDALE ARIZONA 85260

**theashley**



# **Exhibit F- Wall Plan**

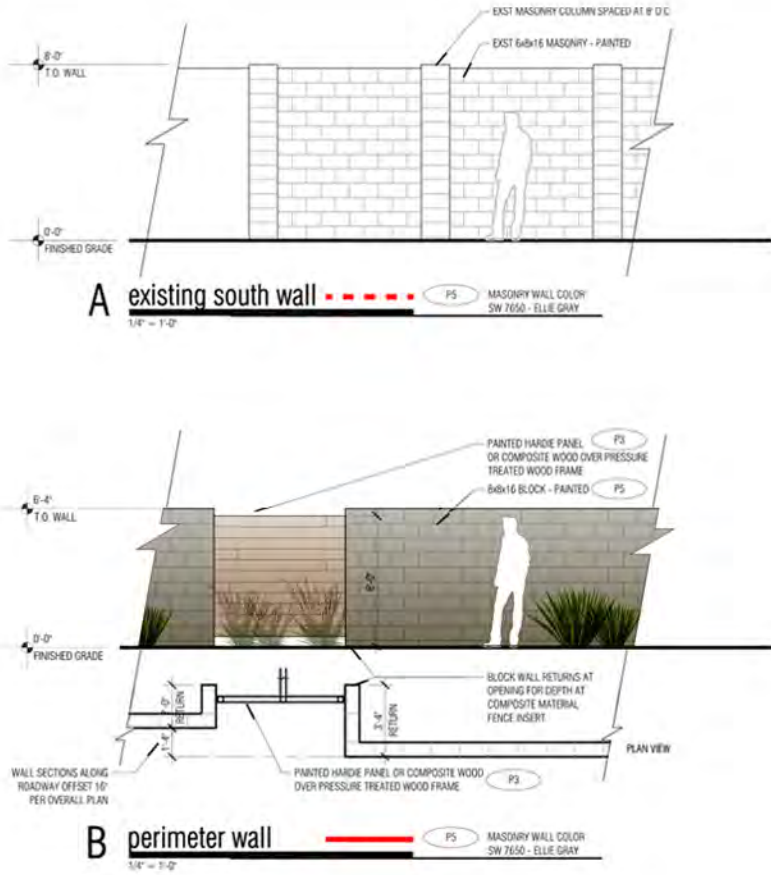
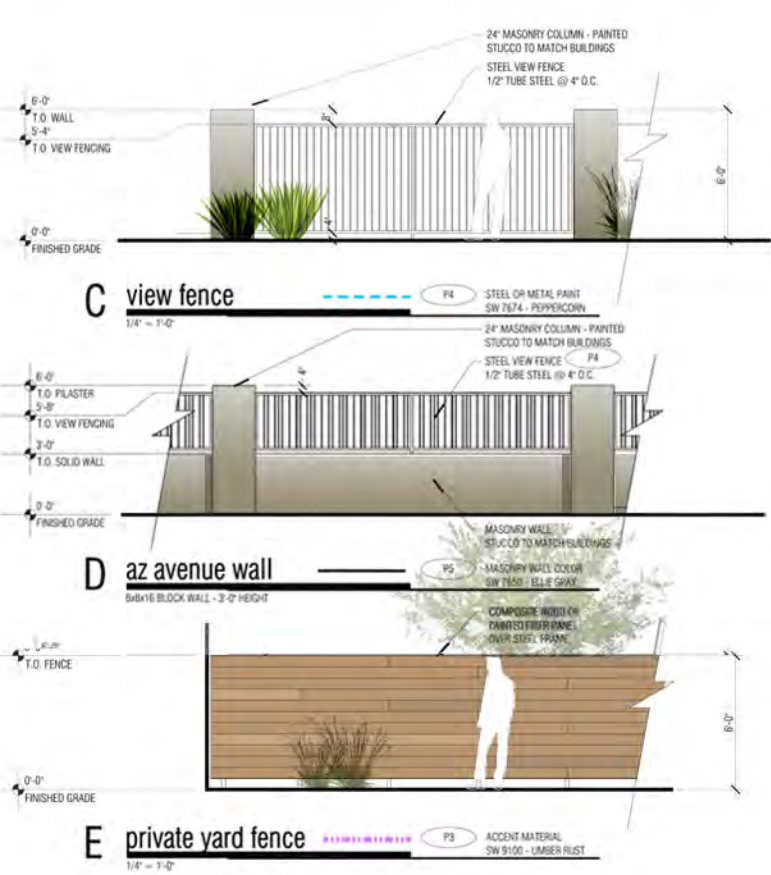
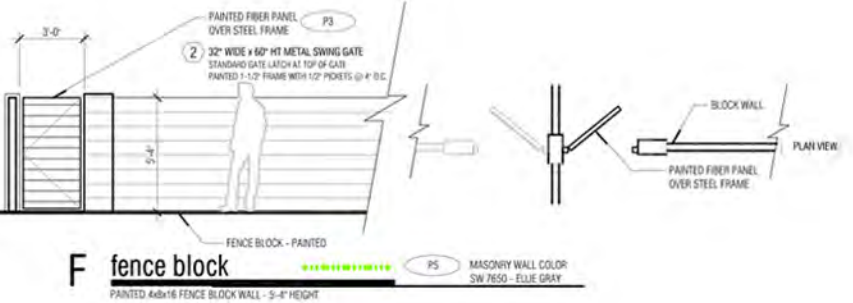
project description

CITY OF CHANDLER: PLH20-0051  
SCOPE OF WORK: NEW CONSTRUCTION FOR 78 MULTIFAMILY RESIDENTIAL  
UNITS WITH SHARED COMMUNITY BUILDING.  
140,000 GSF NEW CONSTRUCTION - APARTMENTS  
2,200 GSF NEW CONSTRUCTION LEASING OFFICE | CLUBHOUSE

painting legend

|    |                        |                         |
|----|------------------------|-------------------------|
| P1 | BODY STUCCO COLOR      | SW 1015 - SKYLINE STEEL |
| P2 | ACCENT STUCCO COLOR    | SW 7615 - SEA SERPENT   |
| P3 | ACCENT MATERIALS COLOR | SW 9100 - UMBER RUST    |
| P4 | STEEL OR METAL PAINT   | SW 7674 PEPPERCORN      |
| P5 | MASONRY WALL COLOR     | SW 7650 - ELLIE GRAY    |

|         |                      |                     |                         |
|---------|----------------------|---------------------|-------------------------|
| SW 1015 | <b>Skyline Steel</b> | Interior / Exterior | Location Number: 283-C3 |
| SW 7650 | <b>Ellie Gray</b>    | Interior / Exterior | Location Number: 239-C6 |
| SW 7674 | <b>Peppercorn</b>    | Interior / Exterior | Location Number: 236-C7 |





# **Exhibit G- Material and Color Palette**



**PARAPET DETAIL:**  
8" HT x 2" FLAT STUCCO BAND WITH A STUCCO  
CONTROL JOINT AND REVEAL BELOW



**PAINTED STUCCO**  
SW 7615  
**Sea Serpent**  
Interior / Exterior  
Location Number: 204-C2

**PAINTED STUCCO**  
SW 1015  
**Skyline Steel**  
Interior / Exterior  
Location Number: 205-C1



**BALCONY SHADE TRELLIS:**  
DARK ANNOXIDIZED METAL WRAPPED OVER  
GLULAM WOOD BEAMS - SECONDARY  
FRAMING EXPOSED WOOD MEMBERS



**OPAQUE MECHANICAL EQUIPMENT SCREENS:**  
FIBERON COMPOSITE DECKING OR  
PAINTED FIBER PANEL FASTENED  
TO STEEL STRUCTURE  
COLOR: UMBER RUST



**BUILDING STUCCO**  
SAND FINISH  
COLOR: SKYLINE STEEL

**BUILDING ACCENTS**  
DARK ANNOXIDIZED METAL  
FLASHING/RECESSED DETAILS

**BUILDING STUCCO**  
SAND FINISH  
COLOR: SEA SERPENT

**BUILDING STUCCO**  
SAND FINISH  
COLOR: SKYLINE STEEL

**BUILDING ACCENTS**  
DARK ANNOXIDIZED METAL  
BALCONY EXTENSIONS

**BUILDING ACCENTS**  
DARK ANNOXIDIZED METAL  
BALCONY EXTENSIONS

**BALCONY GUARD RAILS**  
PAINTED FIBER PANEL OR COMPOSITE  
WOOD OVER STEEL ANGLE FRAME



**BUILDING ACCENTS**  
FIBERON COMPOSITE DECKING  
OR PAINTED FIBER PANEL  
COLOR: UMBER RUST



**BUILDING ACCENTS**  
FIBERON COMPOSITE DECKING  
OR PAINTED FIBER PANEL  
COLOR: UMBER RUST



**BUILDING ACCENTS**  
ANODIZED ALUMINUM METAL  
BEAM WRAP

**EXTERIOR DOORS | GARAGE DOORS**  
SW 9100  
**Umber Rust**  
Interior / Exterior  
Location Number: 202-C3

**BUILDING MOUNTED LIGHTING**





# **Exhibit H- Preliminary Landscape Plan**



bioRxiv preprint doi: <https://doi.org/10.1101/2020.01.21.369494>; this version posted January 21, 2020. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.



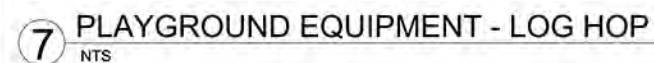






### 3 BIKE RACK SECTION

4 BH1835RBT - BEACON HILL 35G RECEPTACLE  
NTS





# **Exhibit I- Signage**





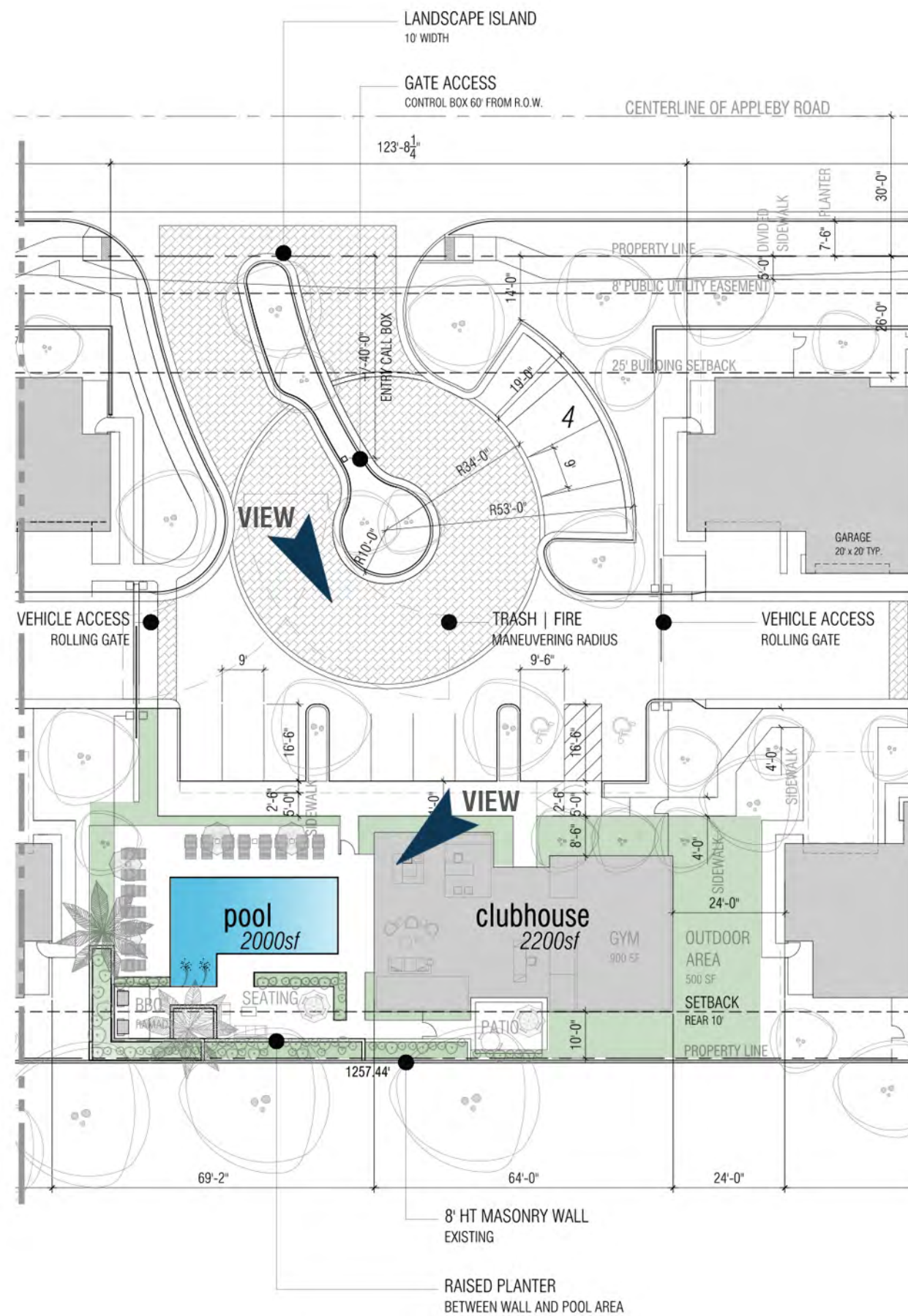
MAY 01 2021

THE ASHLEY 155 E. APPLEBY ROAD CHANDLER ARIZONA 85248  
PORTER KYLE BUILDERS LLC 8149 E. EVANS ROAD SUITE 8 SCOTTSDALE ARIZONA 85260

**theashley**

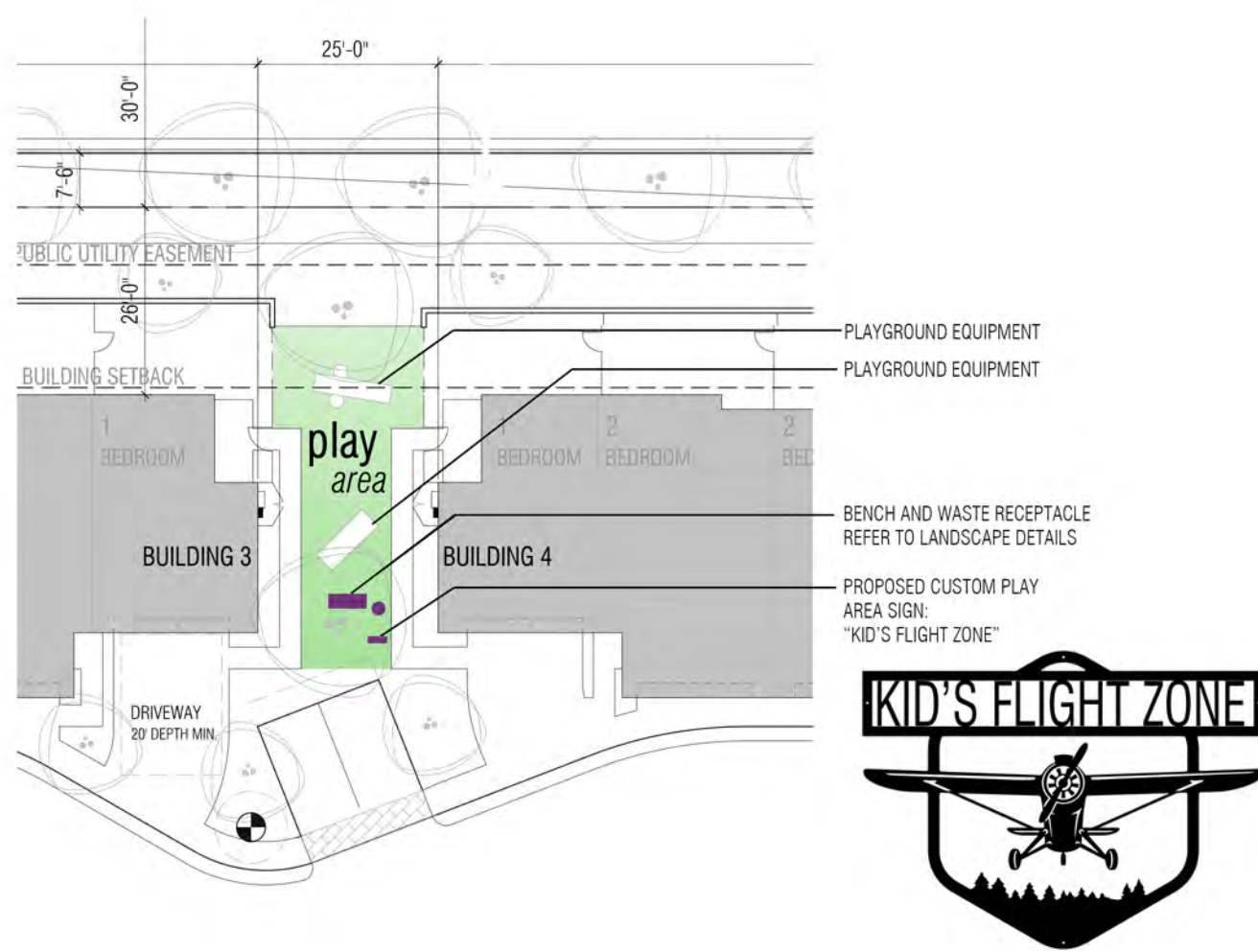


# **Exhibit J- Site Details and Amenities**

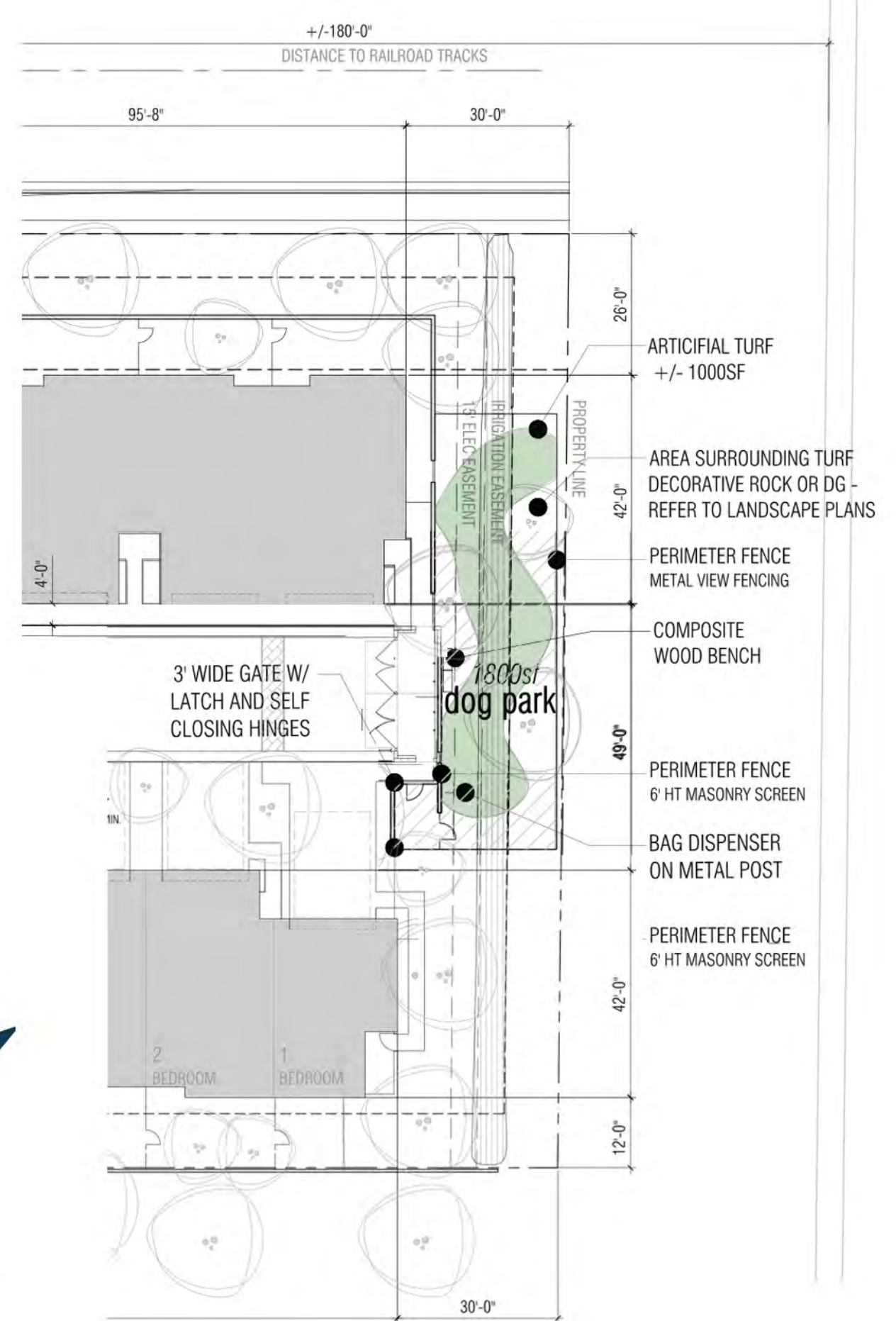


conceptual clubhouse | pool amenity





VIEW

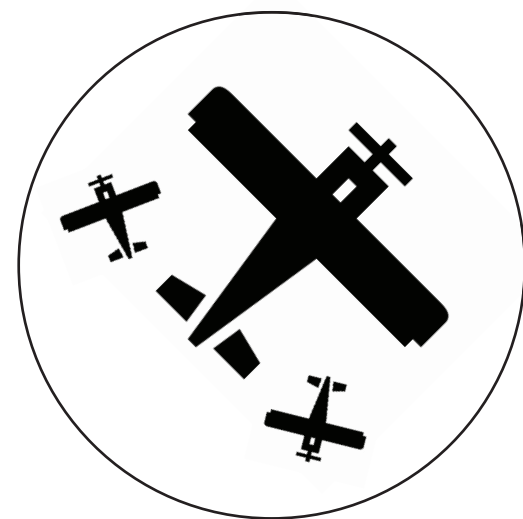


AMENITIES

THE ASHLEY 155 E. APPLEBY ROAD CHANDLER ARIZONA 85248  
PORTER KYLE BUILDERS LLC 8149 E. EVANS ROAD SUITE 8 SCOTTSDALE ARIZONA 85260

theashley

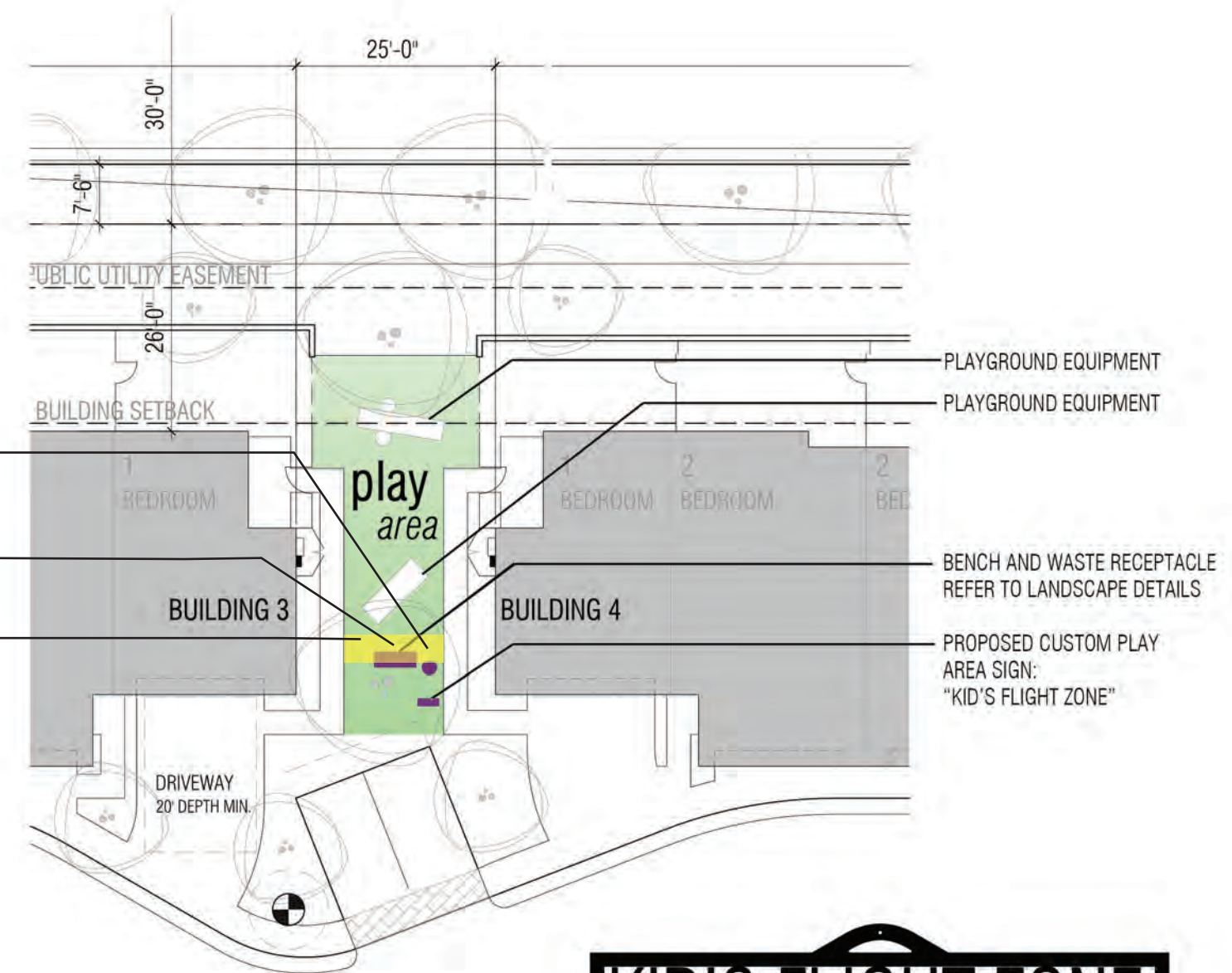




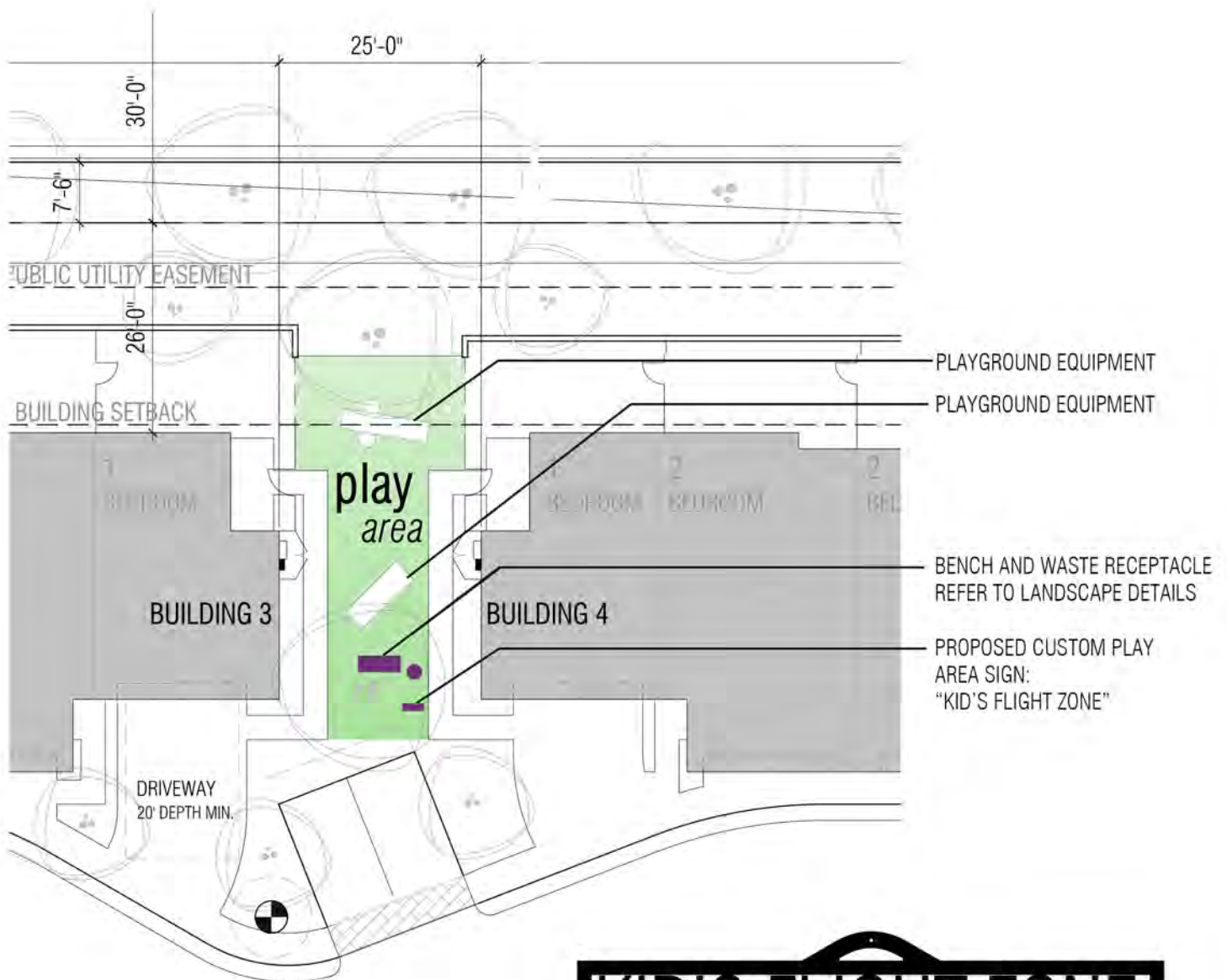
NAVIGATION TEXT  
CONCRETE SANDBLAST

AVIATION STAR  
CONCRETE SANDBLAST

PROPELLER PLANE  
CONCRETE SANDBLAST







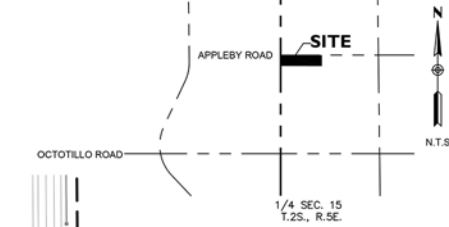
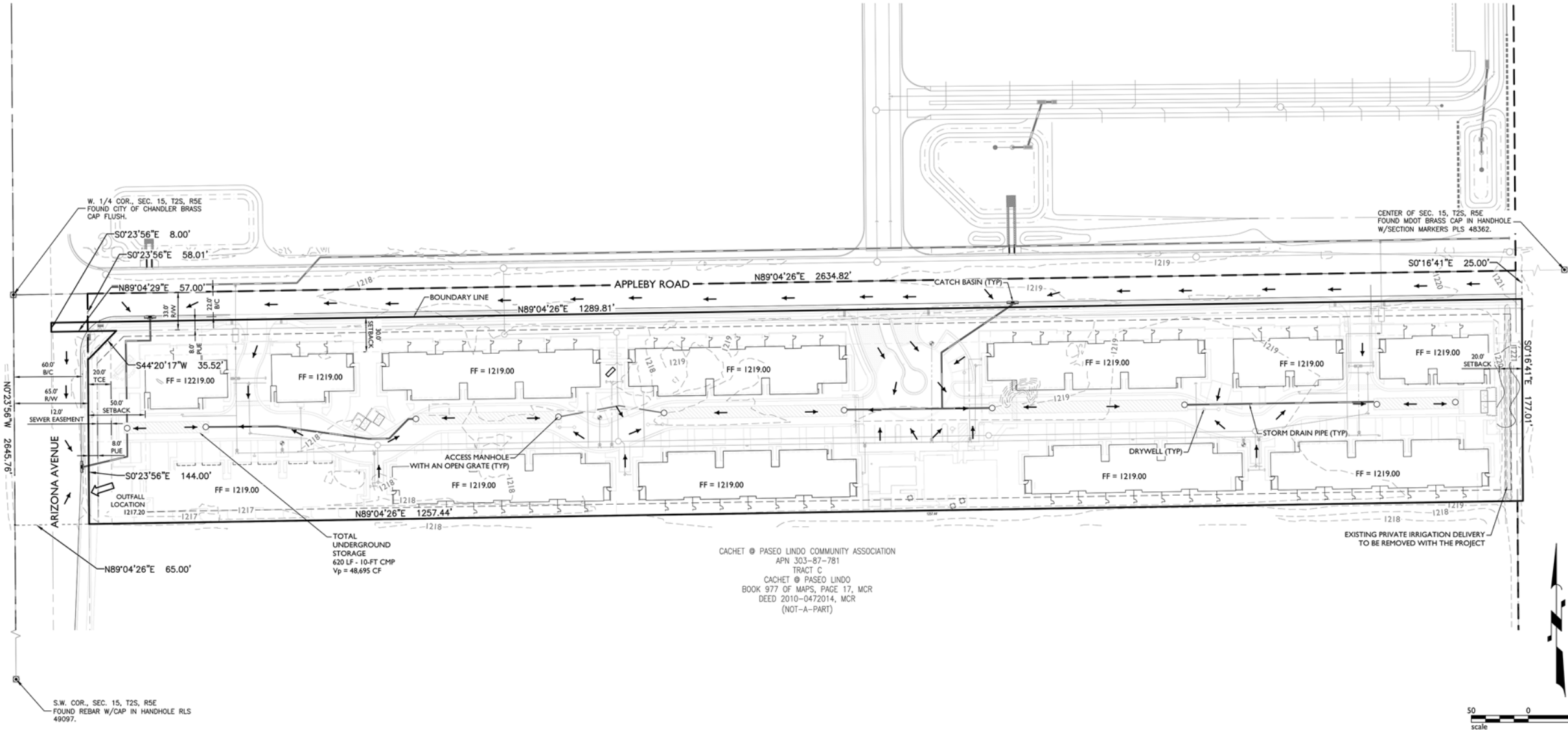
MARCH 29 2021

# **Exhibit K- Preliminary Grading and Drainage Plan**



# PRELIMINARY GRADING & DRAINAGE PLAN FOR Appleby | Arizona Townhomes

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15,  
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE  
AND MERIDIAN MARICOPA COUNTY, ARIZONA



## VICINITY MAP N.T.S.

## PROJECT TEAM

PORTER KYLE  
8149 E. EVANS ROAD, STE. 8  
SCOTTSDALE, AZ 85260  
CONTACT: MIKE STEPHAN  
mstephan@porterkyle.com

EPS GROUP, INC.  
1130 N. ALMA SCHOOL ROAD, SUITE 120  
MESA, AZ 85201  
TEL: (480)-503-2250  
FAX: (480)-503-2258  
CONTACT: DANIEL AUXIER  
dan.auxier@epsgruoinc.com

## BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF  
SECTION 15, TOWNSHIP 2 SOUTH RANGE 5 EAST  
PER FINAL PLAT OF CACHET @ PASEO LINDO AS  
RECORDED THEREOF IN BOOK 977 OF MAPS, MCR.

BEARING = (NORTH 00°23'56")

## BENCHMARK

CITY OF CHANDLER B.M. #43A, 3" BRASS CAP IN  
CONCRETE, 100' NORTH, 70' WEST OF INTERSECTION  
OF ARIZONA AVE AND QUEEN CREEK RD, ON  
ROADSIDE BY SRP STRUCTURE.

ELEV. = 1215.57 NAVD 88

## RETENTION CALCULATIONS

| REQUIRED VOLUME:                         | RETENTION:   |                |                |                        |  |
|------------------------------------------|--------------|----------------|----------------|------------------------|--|
| $V = 110\% \cdot C \cdot A \cdot P / 12$ | UGR (620 LF) | Vr = 48,492 CF | Vp = 48,695 CF | EXCESS VOLUME = 203 CF |  |
| AREA = 267,172 SF                        | TOTALS =     | Vr = 48,492 CF | Vp = 48,695 CF | EXCESS VOLUME = 203 CF |  |
| C = 0.90                                 |              |                |                |                        |  |
| P = 2.20 IN                              |              |                |                |                        |  |
| Vr = 48,492 CF                           |              |                |                |                        |  |

NOTE:  
ALL BASINS AND UNDERGROUND RETENTION ARE COMBINED BY EQUALIZER PIPES.

## LEGEND

|  |               |  |                   |
|--|---------------|--|-------------------|
|  | SEWER LINE    |  | FINISHED FLOOR    |
|  | SEWER MANHOLE |  | SLOPE DIRECTION   |
|  | WATER LINE    |  | STORM DRAIN PIPE  |
|  | FIRE HYDRANT  |  | TRENCH DRAIN PIPE |
|  | WATER VALVE   |  | CATCH BASIN       |
|  |               |  | DRYWELL           |
|  |               |  | GUTTER            |

1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
T: 480.503.2250 | F: 480.503.2258  
www.epsgruoinc.com

Project: Appleby | Arizona Townhomes  
Chandler, Arizona

Revisions:

Call at least two full working days before you begin excavation.  
  
Dual 6-1/2 or 1-1/2 INCHES OF (1/4 INCH) IN MARICOPA COUNTY (000001-100)

Designer: EPS  
Drawn by: EPS

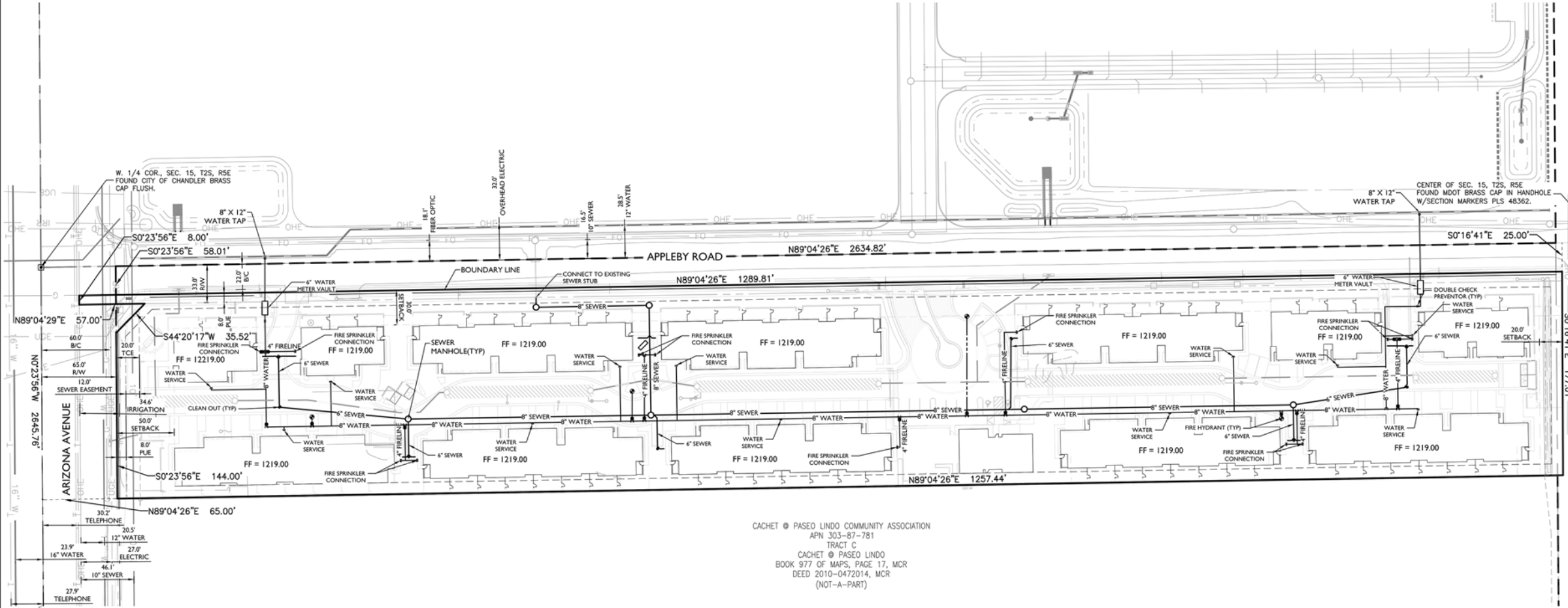
Job No.  
20-0504

PG01

Sheet No.  
1  
of 1

PRELIMINARY UTILITY PLAN  
FOR  
Appleby | Arizona Townhomes

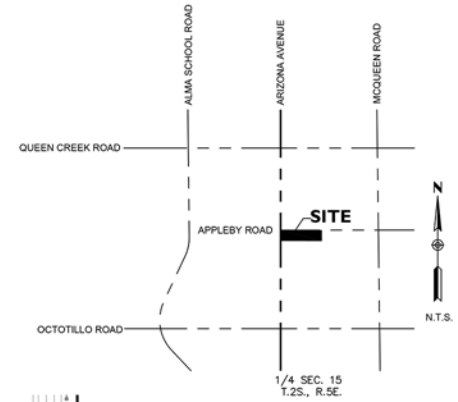
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15,  
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE  
AND MERIDIAN MARICOPA COUNTY, ARIZONA



CACHET @ PASEO LINDO COMMUNITY ASSOCIATION  
APN 303-87-781  
TRACT C  
CACHET @ PASEO LINDO  
BOOK 977 OF MAPS, PAGE 17, MCR  
DEED 2010-0472014, MCR  
(NOT-A-PART)

LEGEND

- |  |               |     |                   |
|--|---------------|-----|-------------------|
|  | SEWER LINE    | FF= | FINISHED FLOOR    |
|  | SEWER MANHOLE |     | SLOPE DIRECTION   |
|  | WATER LINE    |     | STORM DRAIN PIPE  |
|  | FIRE HYDRANT  |     | TRENCH DRAIN PIPE |
|  | WATER VALVE   |     | CATCH BASIN       |
|  |               |     | DRYWELL           |
|  |               |     | GUTTER            |



VICINITY MAP  
N.T.S.

PROJECT TEAM

PORTER KYLE  
8149 E. EVANS ROAD, STE. 8  
SCOTTSDALE, AZ 85260  
CONTACT: MIKE STEPHAN  
mstephan@porterkyle.com

EPS GROUP, INC.  
1130 N. ALMA SCHOOL ROAD, SUITE 120  
MESA, AZ 85201  
TEL: (480)-503-2250  
FAX: (480)-503-2258  
CONTACT: DANIEL AUXIER  
dan.auxier@epsgruopinc.com

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF  
SECTION 15, TOWNSHIP 2 SOUTH RANGE 5 EAST  
PER FINAL PLAT OF CACHET @ PASEO LINDO AS  
RECORDED THEREOF IN BOOK 977 OF MAPS, MCR.

BEARING = (NORTH 00°23'56")

BENCHMARK

CITY OF CHANDLER B.M. #43A, 3" BRASS CAP IN  
CONCRETE, 100' NORTH, 70' WEST OF INTERSECTION  
OF ARIZONA AVE AND QUEEN CREEK RD; ON  
ROADSIDE BY SRP STRUCTURE.

ELEV. = 1215.57 NAVD 88

1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
T: 480.503.2250 | F: 480.503.2258  
www.epsgruopinc.com

Project: Appleby | Arizona Townhomes  
Chandler, Arizona

Revisions:

| No. | Description | By | Date |
|-----|-------------|----|------|
|     |             |    |      |
|     |             |    |      |
|     |             |    |      |
|     |             |    |      |

Call at least two full working days before you begin excavation.

Drawn by: EPS  
Designer: EPS

Job No. 20-0504  
UT01  
Sheet No. 1 of 1



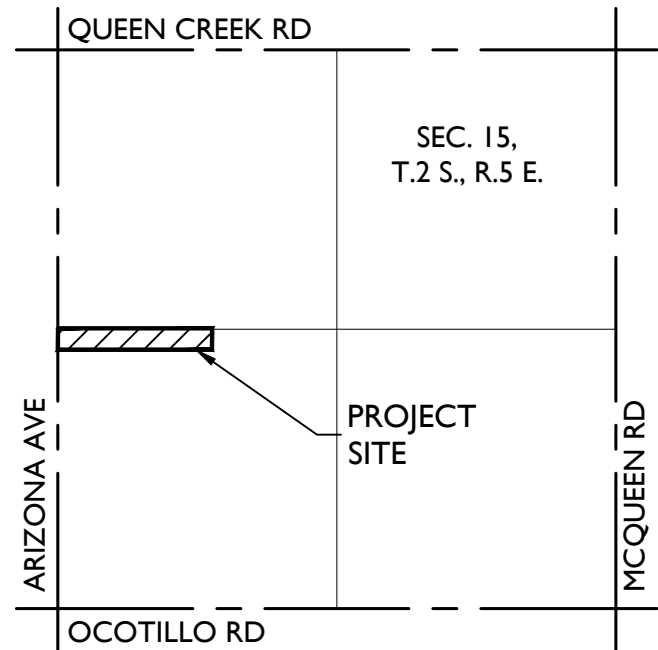
# **Exhibit L- Preliminary Plat**

# PRELIMINARY PLAT FOR THE ASHLEY

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 2  
SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN  
MARICOPA COUNTY, ARIZONA

## VICINITY MAP

N.T.S.



## PROJECT TEAM

**DEVELOPER**  
PORTER KYLE BUILDERS  
8149 E. EVANS ROAD, STE 8  
SCOTTSDALE, AZ 85260  
TEL: (480)-939-3330  
CONTACT: MIKE STEPHAN  
mstephan@porterkyle.com

**CIVIL ENGINEERING:**  
EPS GROUP, INC.  
1130 N. ALMA SCHOOL ROAD, STE 120  
MESA, AZ 85201  
TEL: (480)-503-2250  
FAX: (480)-503-2258  
CONTACT: DANIEL AUXIER, P.E.  
dan.auxier@epsgruoinc.com

## PROJECT DATA

A.P.N.: 303-41-017  
CURRENT LAND USE: RESIDENTIAL  
EXISTING GENERAL PLAN: EMPLOYMENT  
EXISTING ZONING: PAD/MF-2  
PROPOSED ZONING: MF-2  
GROSS AREA: ± 6.13 ACRES (± 267,173.70 SQ. FT.)  
NET AREA: ± 4.95 ACRES (± 215,035.49 SQ. FT.)  
DENSITY: 15.76 DU/ACRE (OF NET AREA)  
NO. OF UNITS  
1 BEDROOM 20 UNITS (26%)  
2 BEDROOM 30 UNITS (38%)  
3 BEDROOM 28 UNITS (36%)  
TOTAL 78 UNITS (100%)  
OPEN SPACE: ± 1.76 ACRES (± 76,665.6 SQ. FT.)  
OPEN SPACE (%): 36% OF NET AREA

## PARKING SUMMARY

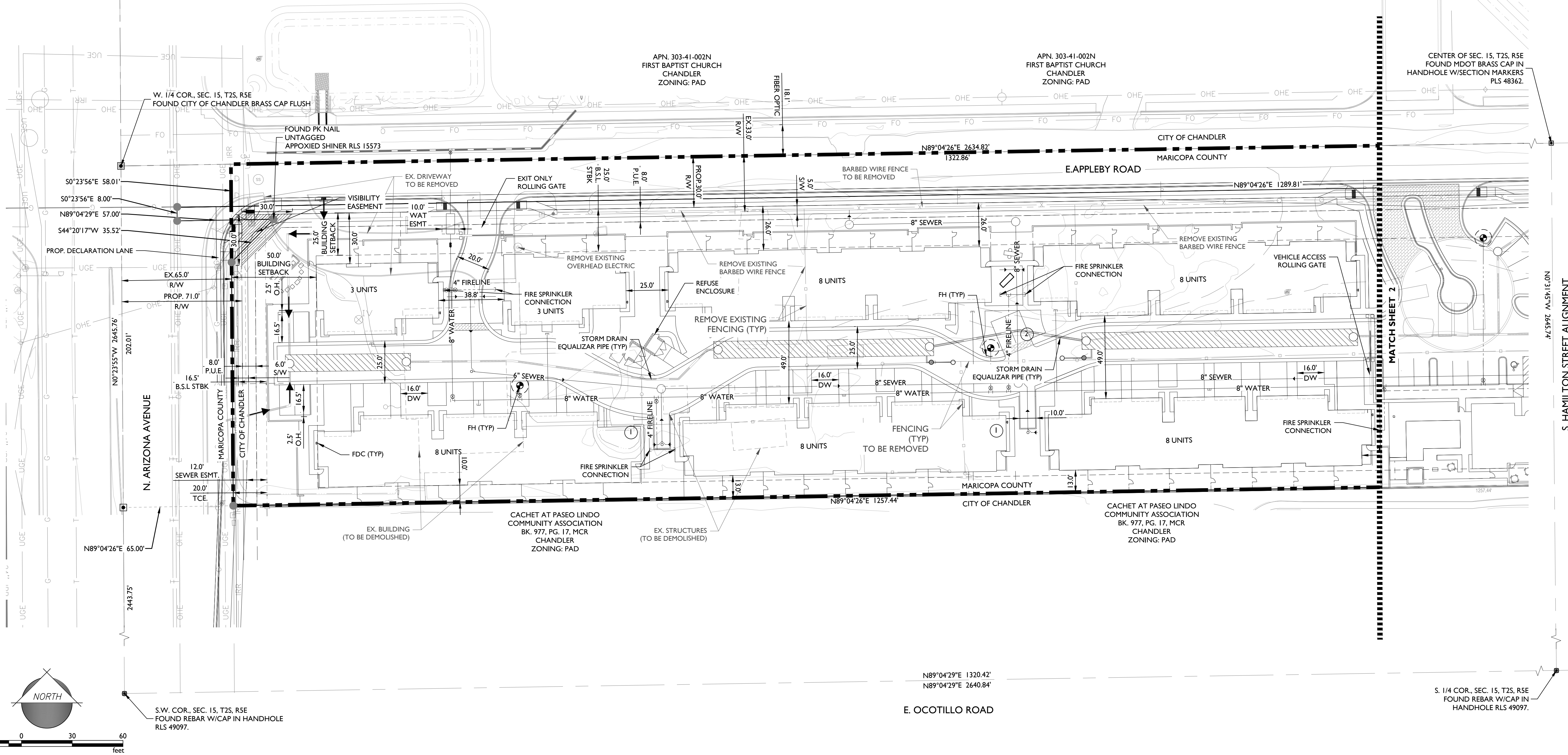
|                           |                                  |
|---------------------------|----------------------------------|
| PARKING REQUIRED          | 30 SPACES (1 PER UNIT)           |
| 1 BR UNITS                | 60 SPACES (2 PER UNIT)           |
| 2 BR UNITS                | 63 SPACES (2.25 SPACES PER UNIT) |
| 3 BR UNIT                 | 12 SPACES (1 PER 200 SF)         |
| COMMUNITY CENTER (2400SF) | 165 SPACES                       |
| TOTAL REQUIRED            |                                  |
| PARKING PROVIDED          | 30 SPACES                        |
| 1 BR UNITS                | 60 SPACES                        |
| 2 BR UNITS                | 63 SPACES                        |
| 3 BR UNITS                | 23 SPACES (2 ADA STALL)          |
| COMMUNITY CENTER          | 176 SPACES                       |
| TOTAL PROVIDED            |                                  |
| ENCLOSED/COVERED PARKING  | 153 SPACES                       |
| UNCOVERED PARKING         | 23 SPACES (2 ADA STALL)          |
| TOTAL PARKING             | 176 SPACES                       |

## NOTES

- THIS SUBDIVISION IS WITHIN CHANDLER MUNICIPAL AIRPORT; AIRPORT IMPACT OVERLAY DISTRICT. AN AVIATION OR AVIGATION EASEMENT SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING.
- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE IMPROVEMENTS SHOWN ON THE SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- VISIBILITY EASEMENTS RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

## GENERAL SITE PLAN NOTES

- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
- THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR.
- SIGNS REQUIRE SEPARATE PERMIT.
- THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
- ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE TO BE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
- ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.



2045 S. Vineyard Ave, Suite 101  
Mesa, AZ 85210  
T: 480.503.2250 | F: 480.503.2258  
www.epsgruoinc.com

**EPS GROUP**

The Ashley  
Gilbert, Arizona

Preliminary Plat

Project: SEPTEMBER 2020 - 1ST PRELIMINARY PLAT SUB.

Revisions:

Design: DHC  
Drawn by: JAJ

Arizona State Board of Professional Engineers and Land Surveyors  
50291  
DANIEL B. AUXIER  
Exp. 04/2027

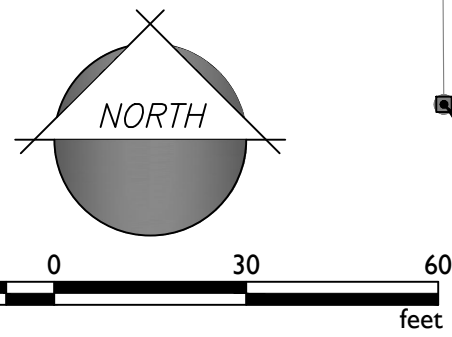
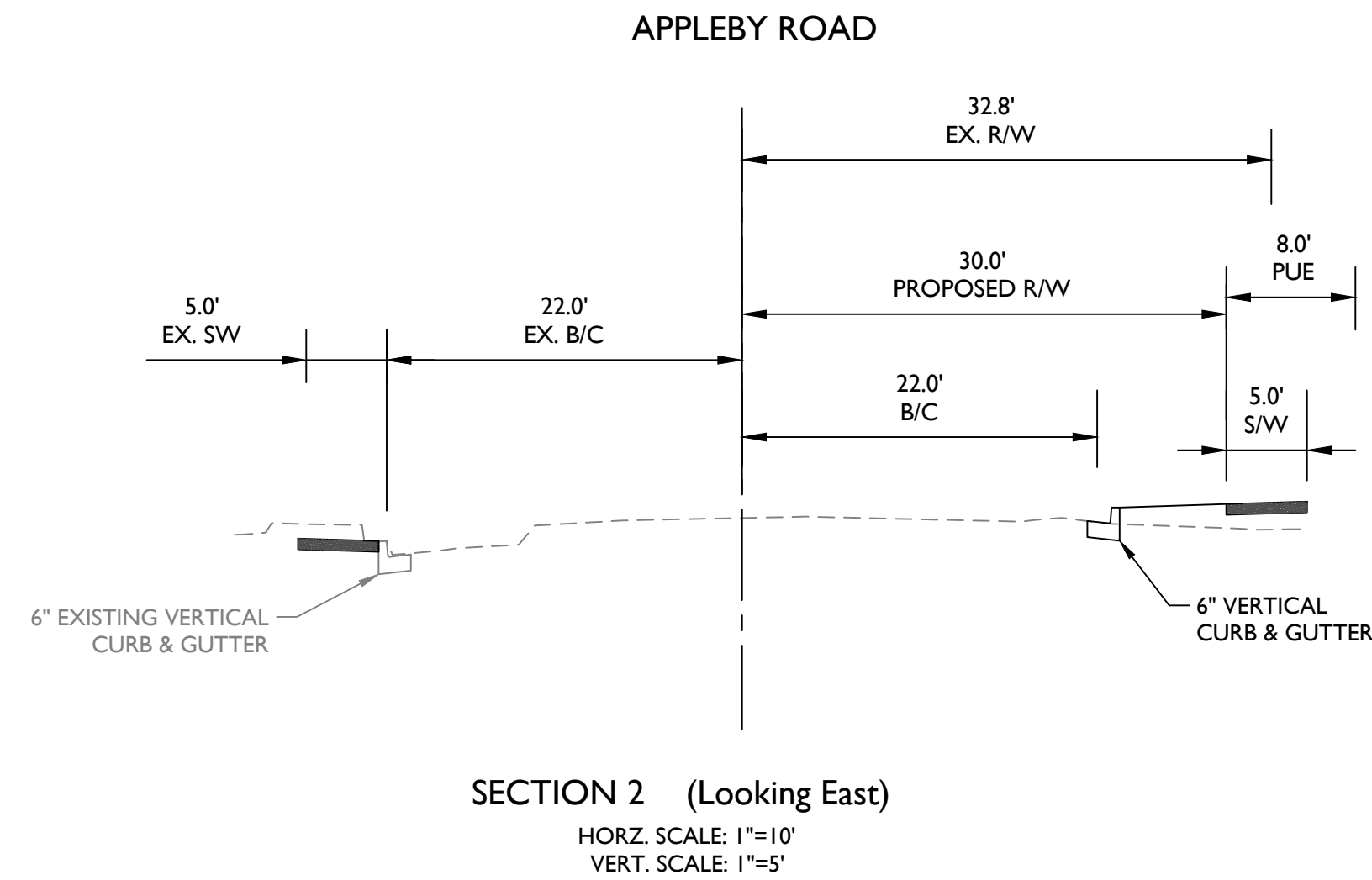
Job No.  
20-0504  
PP01

Sheet No.  
1  
of 2

C.O.C. Log No. PL21-0015



Apr 30, 2021 1:52pm S:\Projects\2020\20-0504\Planning\Drawings\Preliminary Plat\20-0504 - PP02.dwg



# **Exhibit M- Miscellaneous**



