

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:

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Submitted to:

The City of Chandler

May 10, 2021

The Ashley Development Team

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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

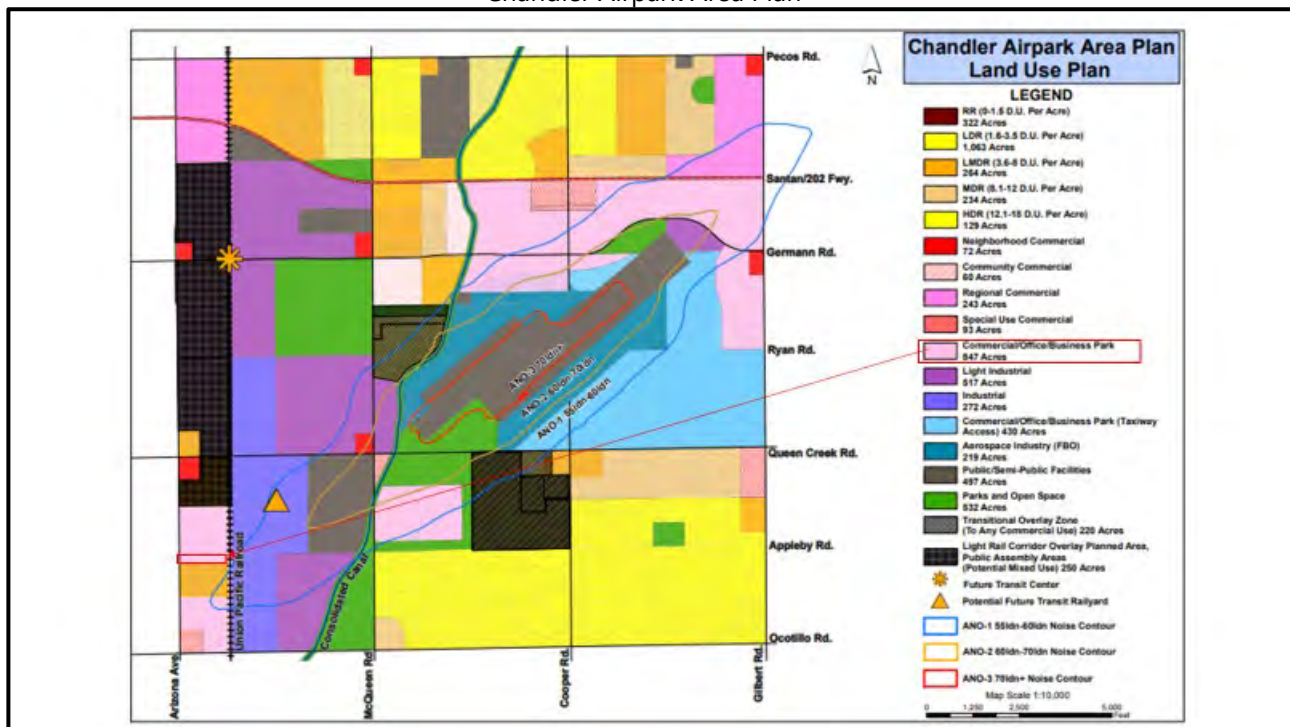
As shown on the next page, the site is currently a single residential home on a property that lies within unincorporated Maricopa County. It is surrounded by a residential subdivision to the south, railroad tracks to the east, a residential subdivision is currently being developed on the north and Hamilton 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, Maricopa County Residential
West	N/A	PAD	Hamilton High School
Project Site	Commercial/Office/ Business Park	RU-43 (County)	Single residential home

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.

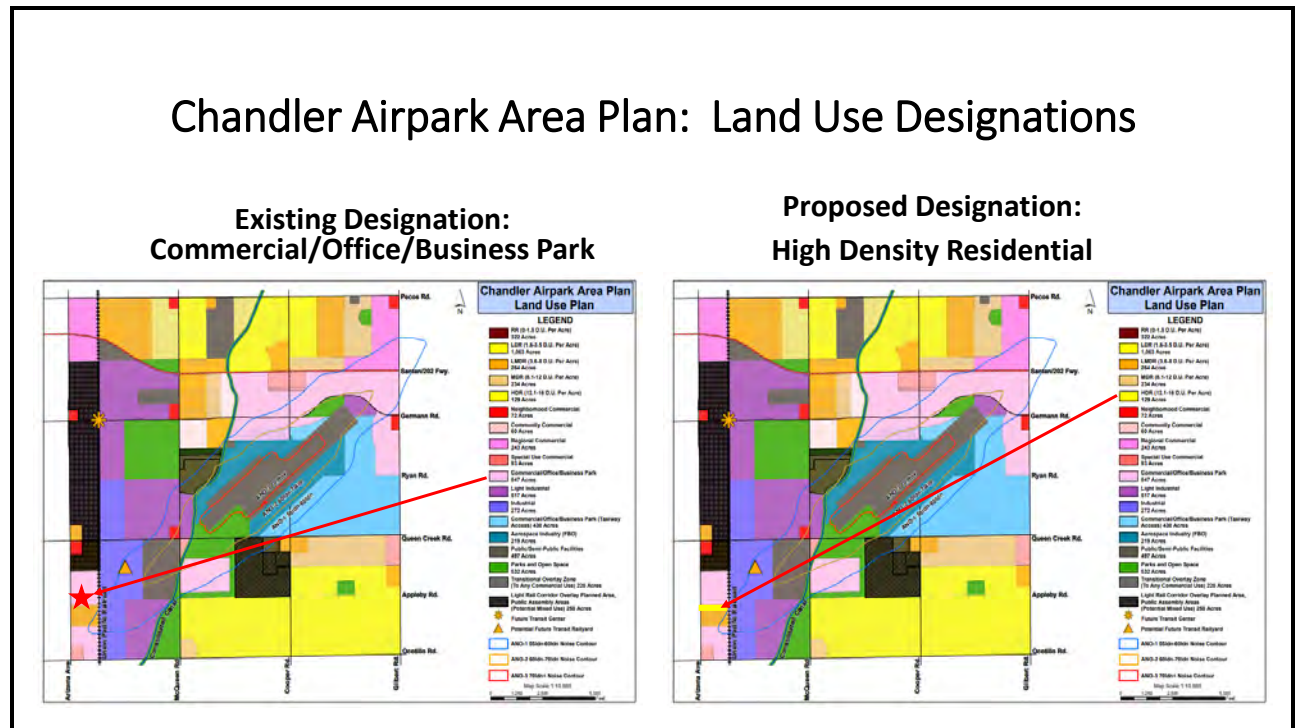
General Plan and Chandler Airpark Area Plan

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:



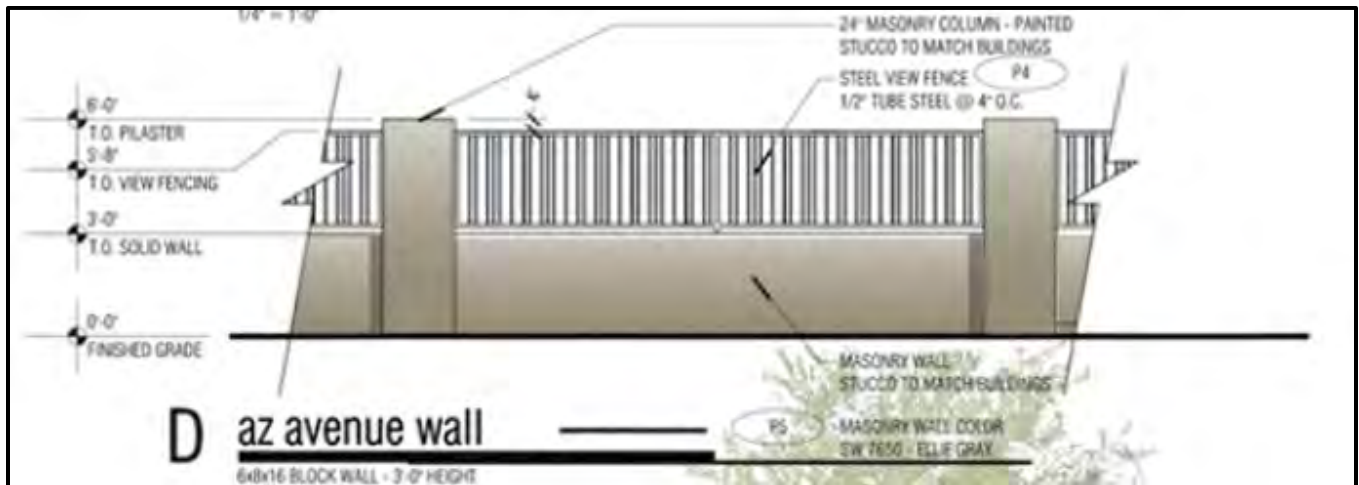


Development Standards

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. (150 s.f. per bedroom)	36,093 s.f. (421 s.f. per bedroom)
Private Open Space	8,814 s.f. (113 s.f. per unit)	21,450 s.f. (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
Sub Total		154	156 Spaces
Visitor/Guest Parking Required	.25 Spaces per Unit	20 Spaces	24 spaces
Total Required Parking		178 Spaces	180 Spaces
Garage Parking			156 spaces
Surface Parking			24 spaces
Total Parking Provided			180 spaces

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.

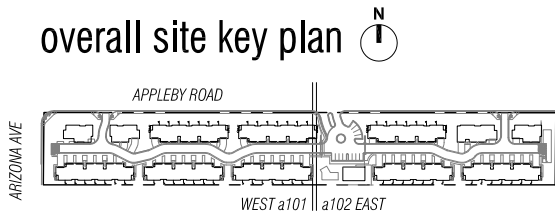
Exhibit A- Site Plan

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'
50' for first 250'
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
78/4 = 19.5
20 SPACES REQUIRED
24 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

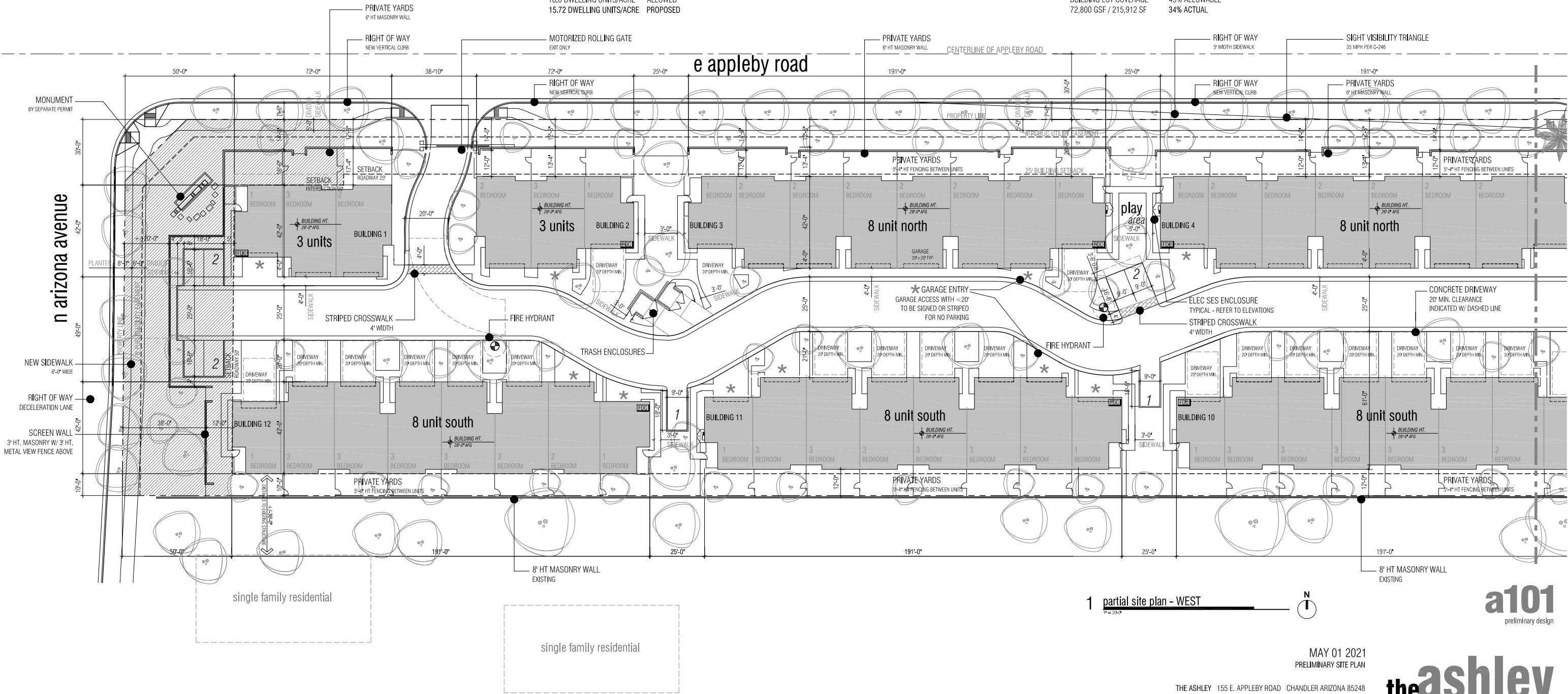
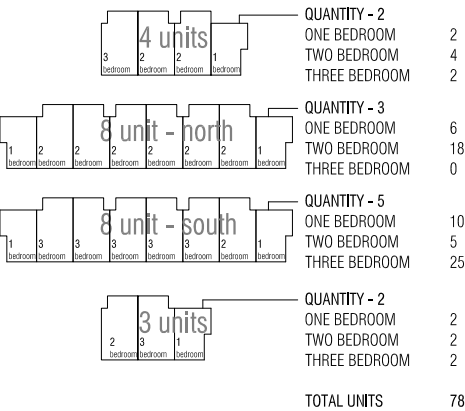
PRIVATE BACKYARDS
MULTIFAMILY (113 SF PER UNIT) 8,814 SF REQUIRED
21,450 SF PROVIDED

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



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

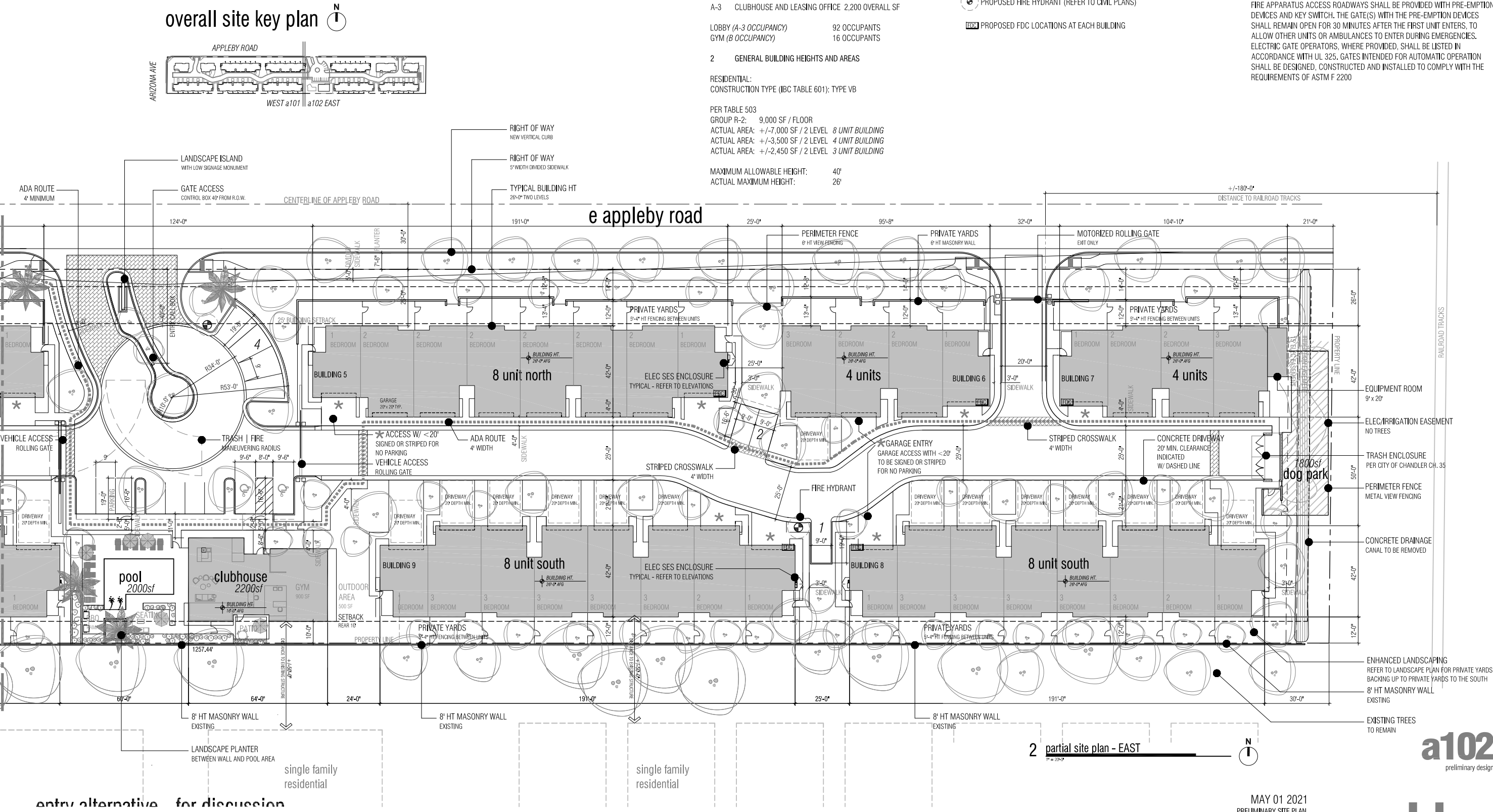
PROPOSED FIRE HYDRANT (REFER TO CIVIL PLANS)

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
1" = 10'-0"



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

a102
preliminary design

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

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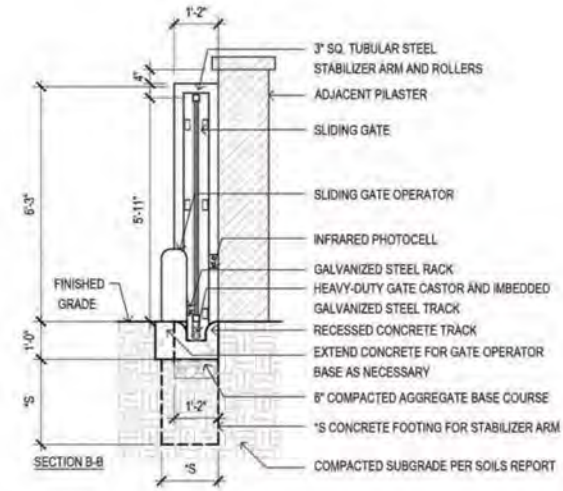
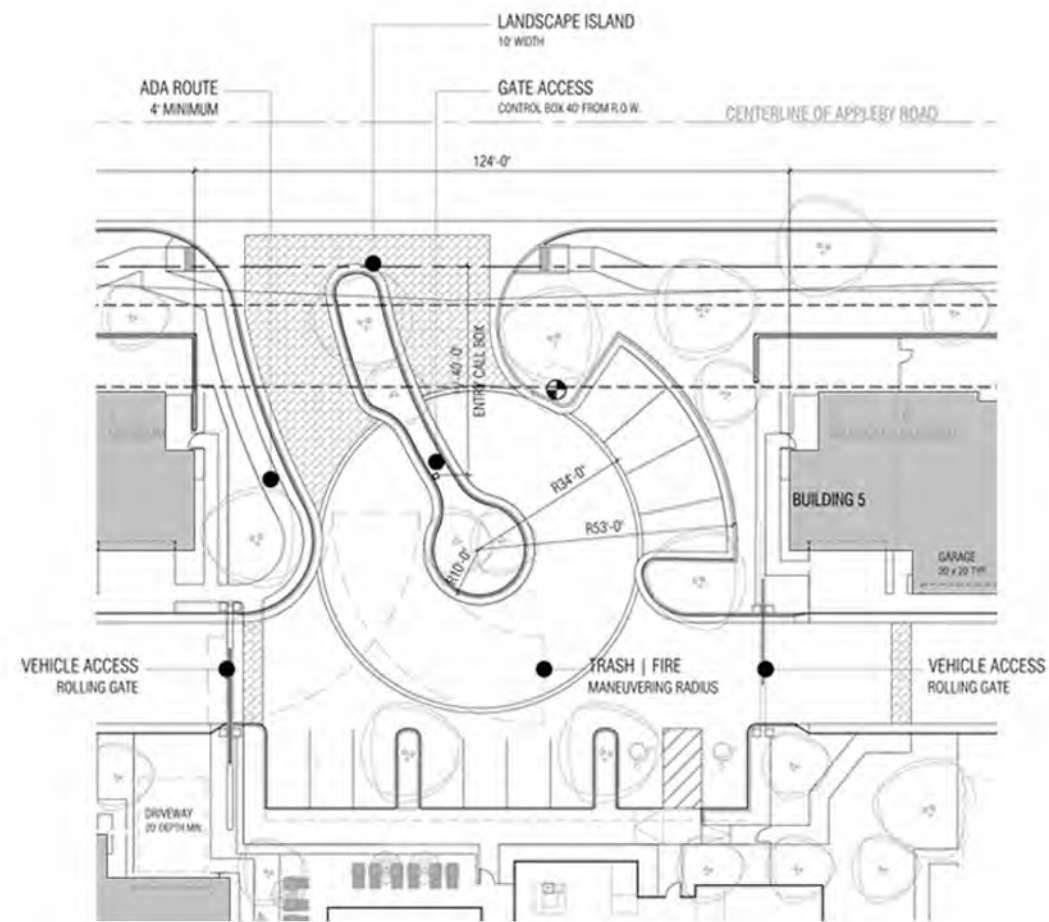




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PORTER KYLE BUILDERS LLC 8149 E. EVANS ROAD SUITE 8 SCOTTSDALE ARIZONA 85260

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MARCH 29 2021
VEHICLE ENTRY GATE

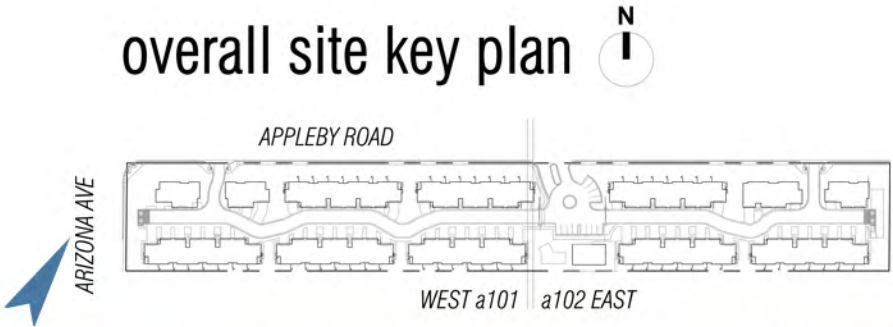


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overall site key plan



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



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
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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

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elevation general notes

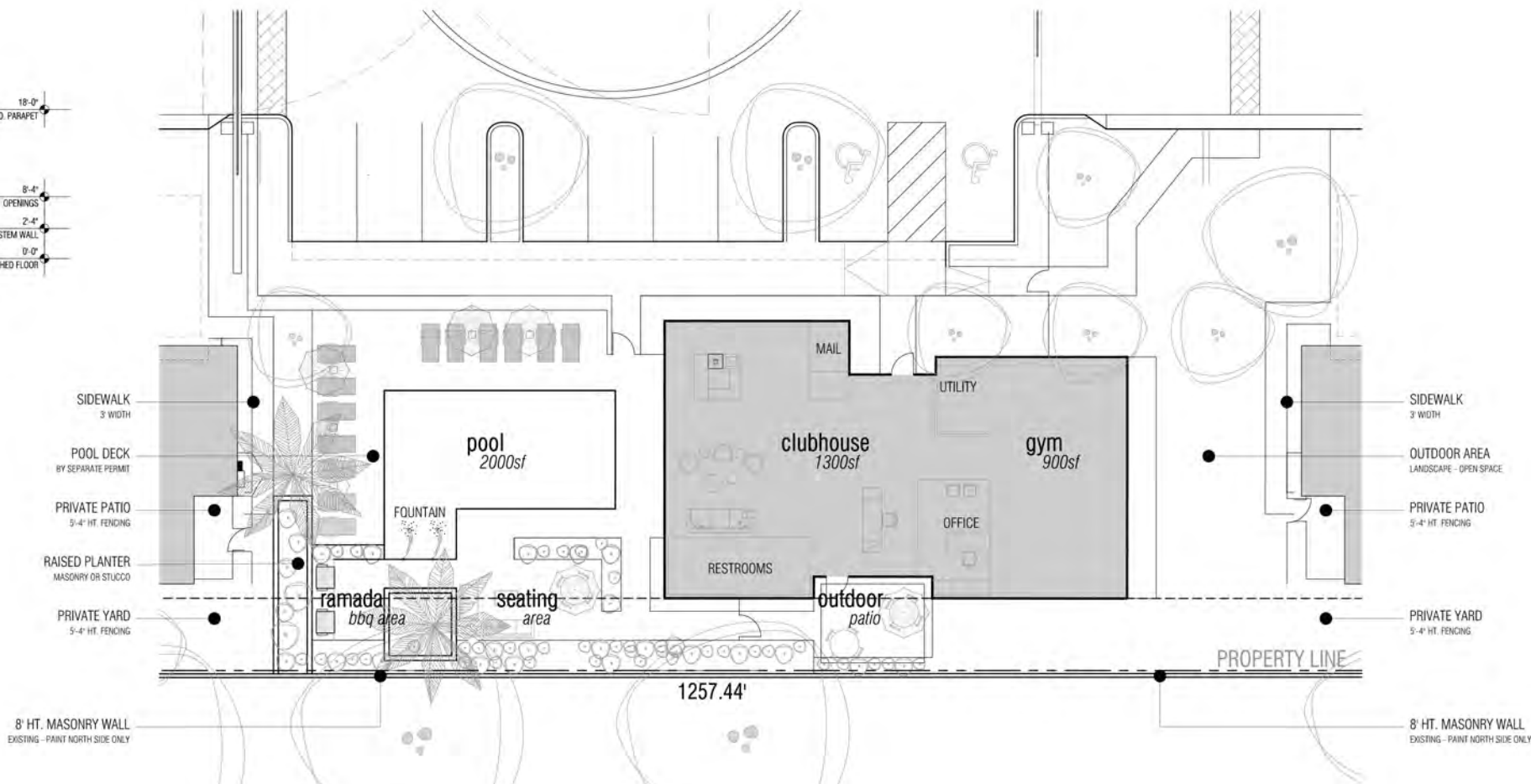
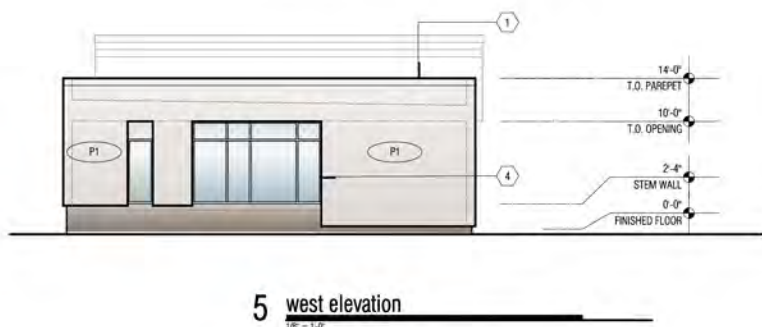
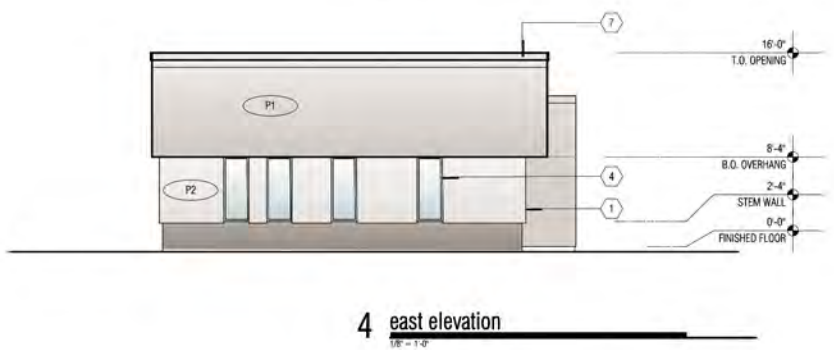
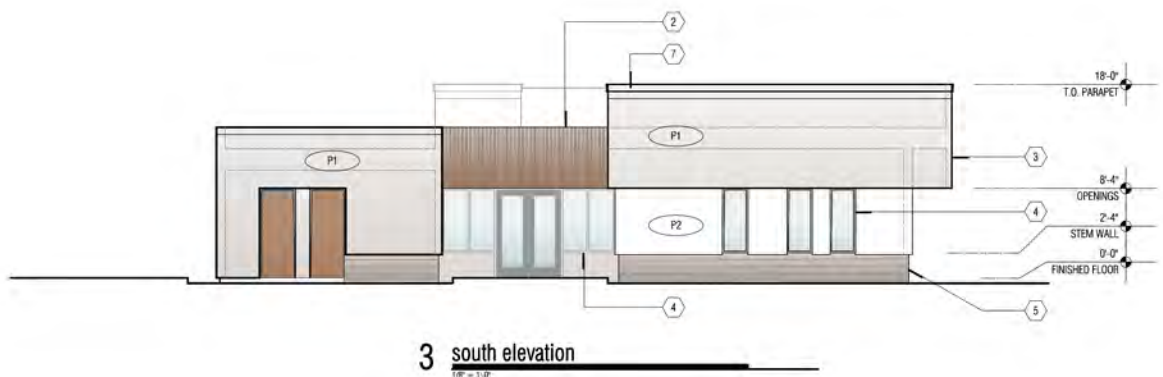
- A. ALL ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW.
B. ALL STUCCO TO BE LIGHT SAND FINISH

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



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

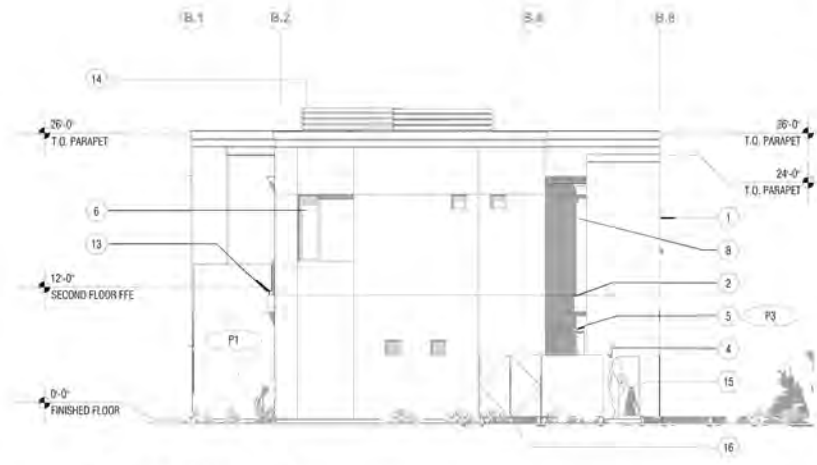
material keynotes

- 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



1 two bedroom side entry

1/8" = 1'-0"



2 one bedroom side entry

1/8" = 1'-0"

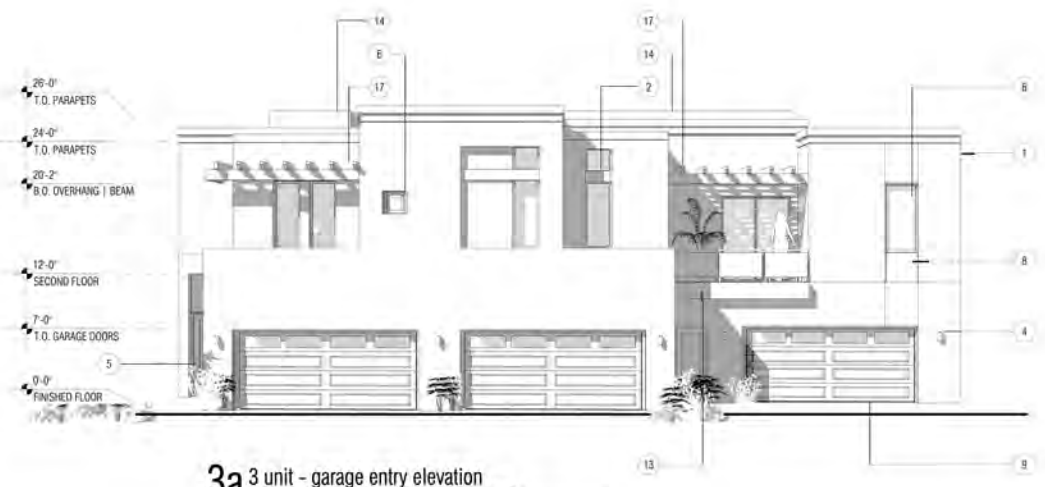


3b 3 unit - private yard elevation



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"

MARCH 29 2021
PRELIMINARY BUILDING PLANS AND ELEVATIONS

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

elevation general notes

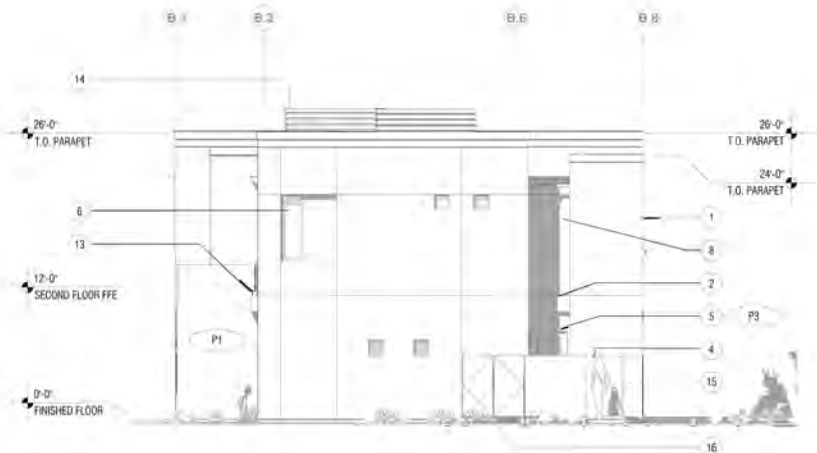
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B ALL STUCCO TO BE LIGHT SAND FINISH

painting legend

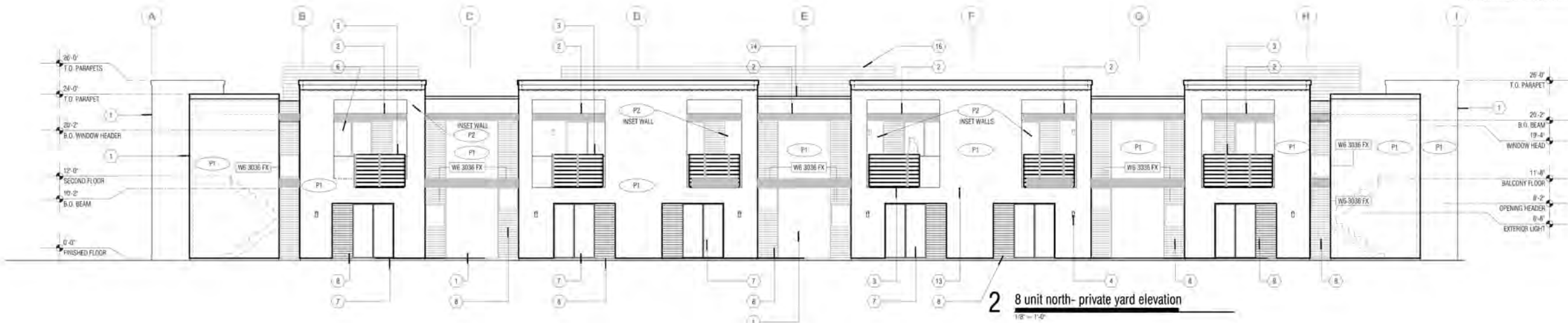
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P2	ACCENT STUCCO COLOR	SW 9615 - SEA SERPENT
P3	ACCENT DOOR COLOR	SW 9100 - DIMSIE RUST
P4	ACCENT METAL COLOR	SW 7074 - PEPPER CORN

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

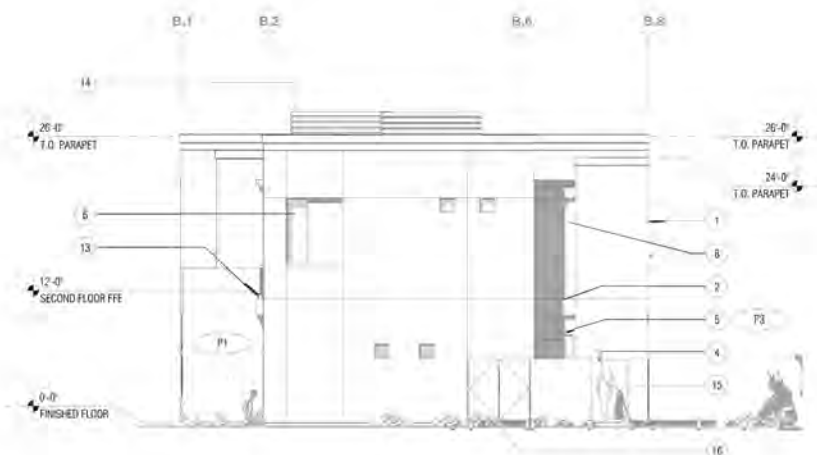
A ALL ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW.
H ALL STUCCO TO BE LIGHT SAND FINISH.

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 (R41)
- 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"

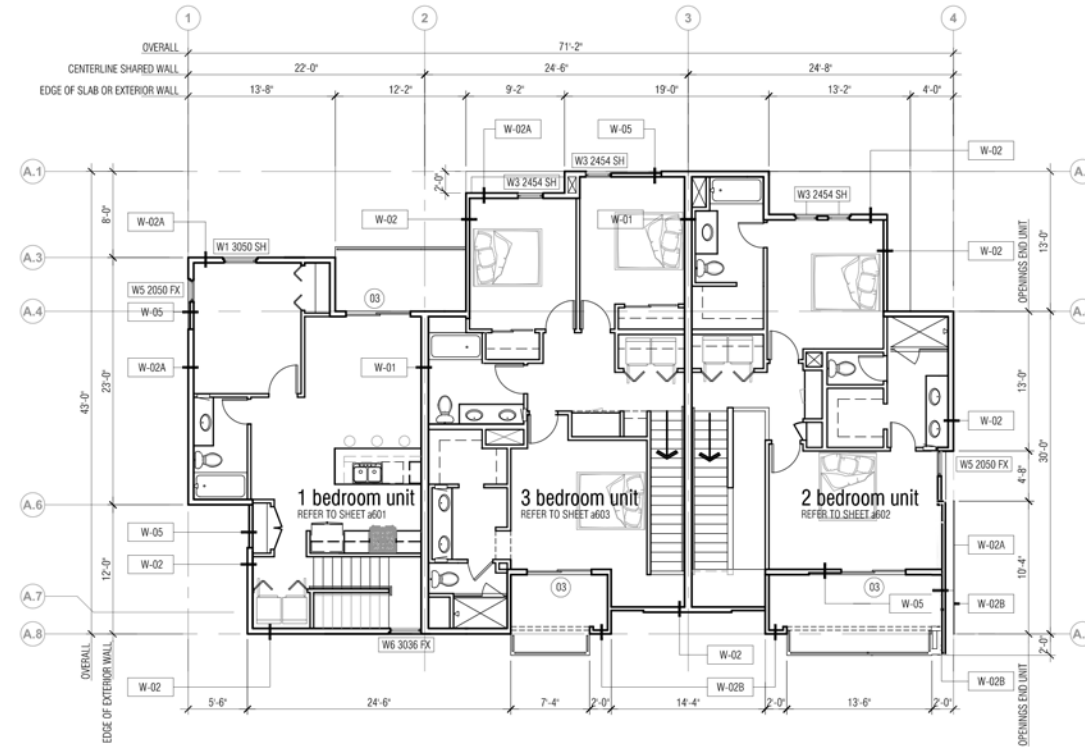
a402
preliminary design

MAY 05 2021
PRELIMINARY BUILDING PLANS AND ELEVATIONS

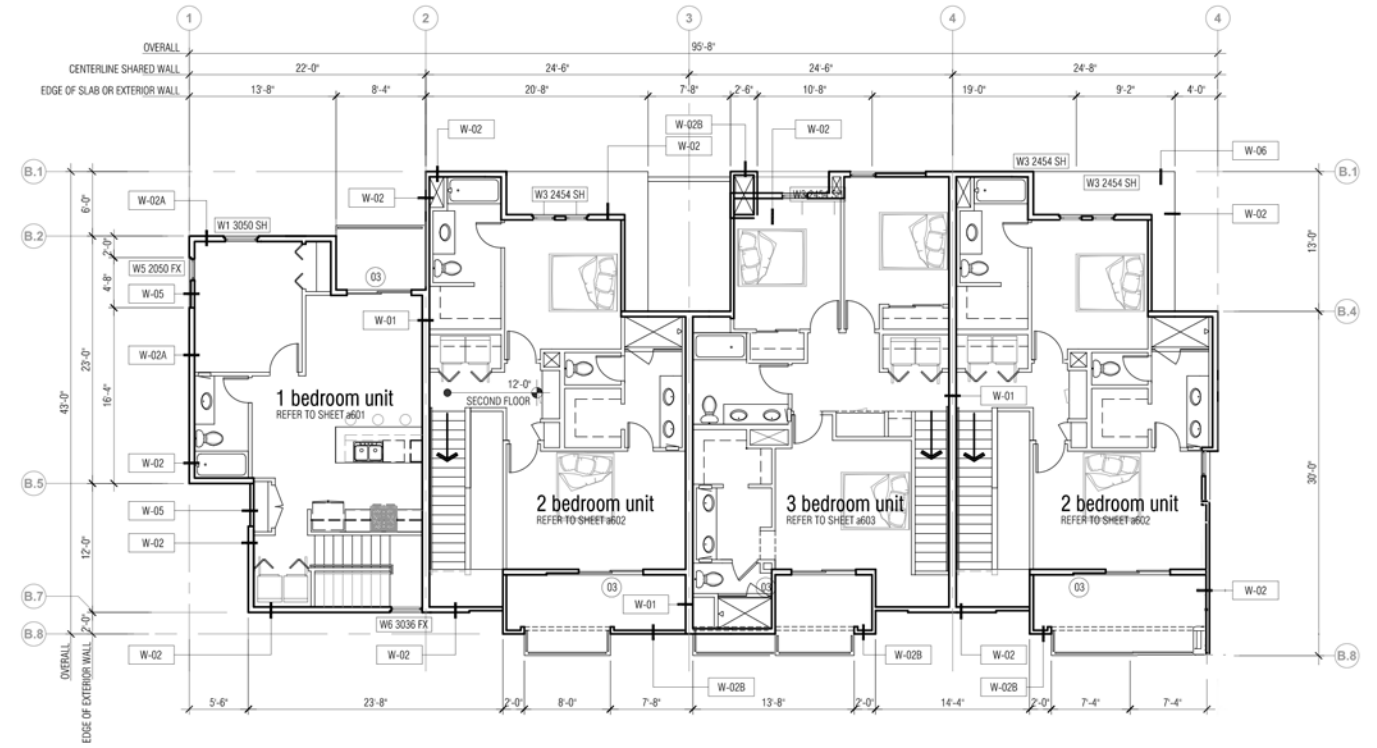
THE ASHLEY 155 E. APPLEBY ROAD CHANDLER ARIZONA 85248
PORTER KYLE BUILDERS LLC 8149 E. EVANS ROAD SUITE 8 SCOTTSDALE ARIZONA 85260

theashley

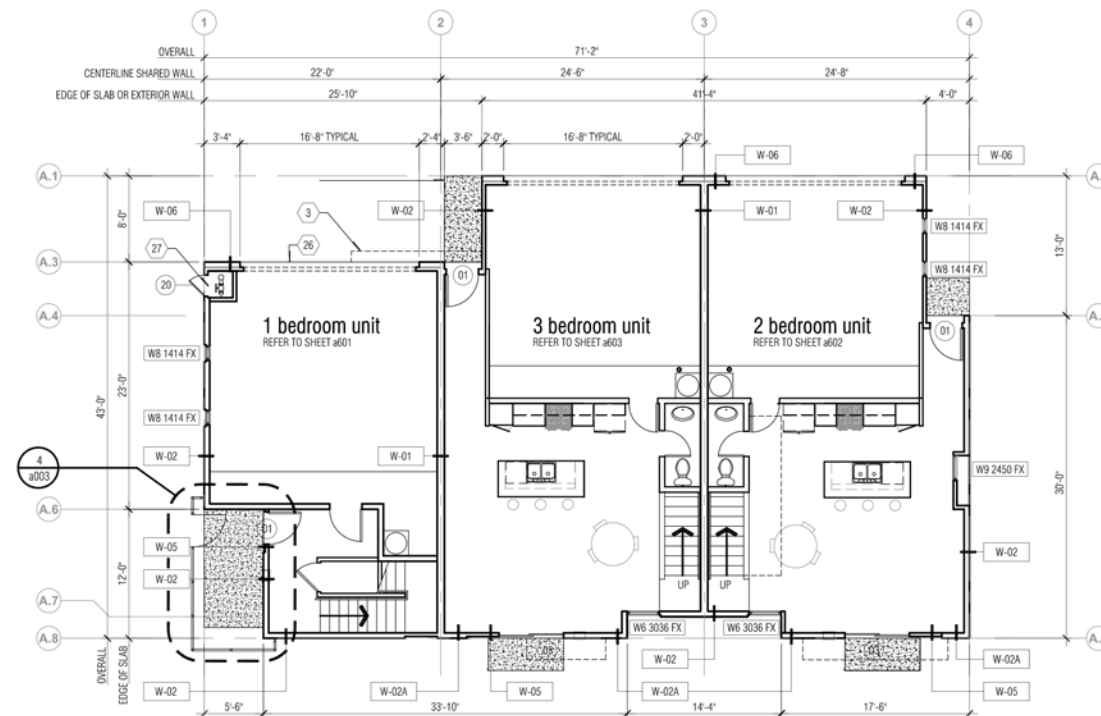
Exhibit D- Unit Floorplans



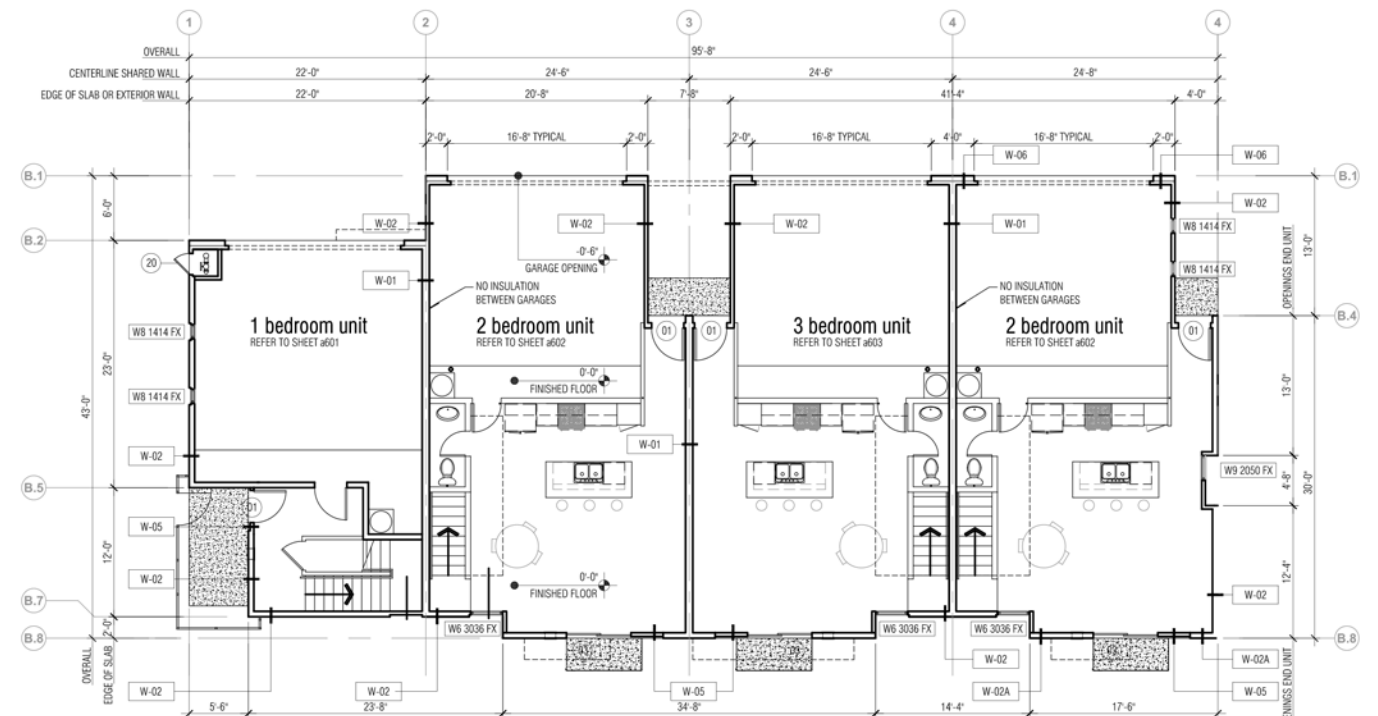
4 3 unit - second floor plan
1/8" = 1'-0"



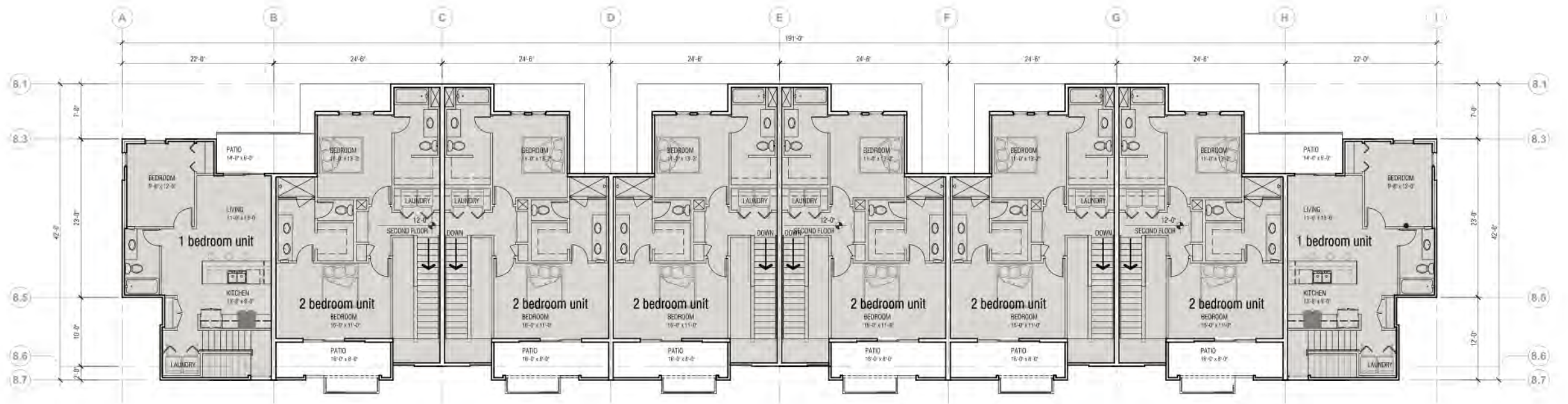
2 4 unit - second floor plan
1/8" = 1'-0"



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

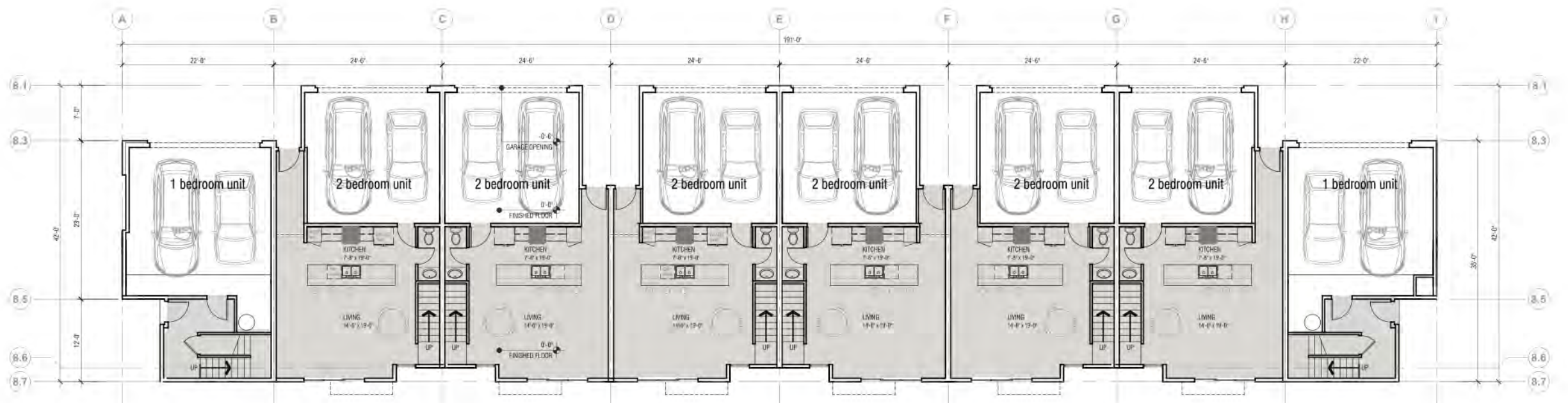


1 4 unit - first floor plan
1/8" = 1'-0"



2 8 unit north - second floor plan

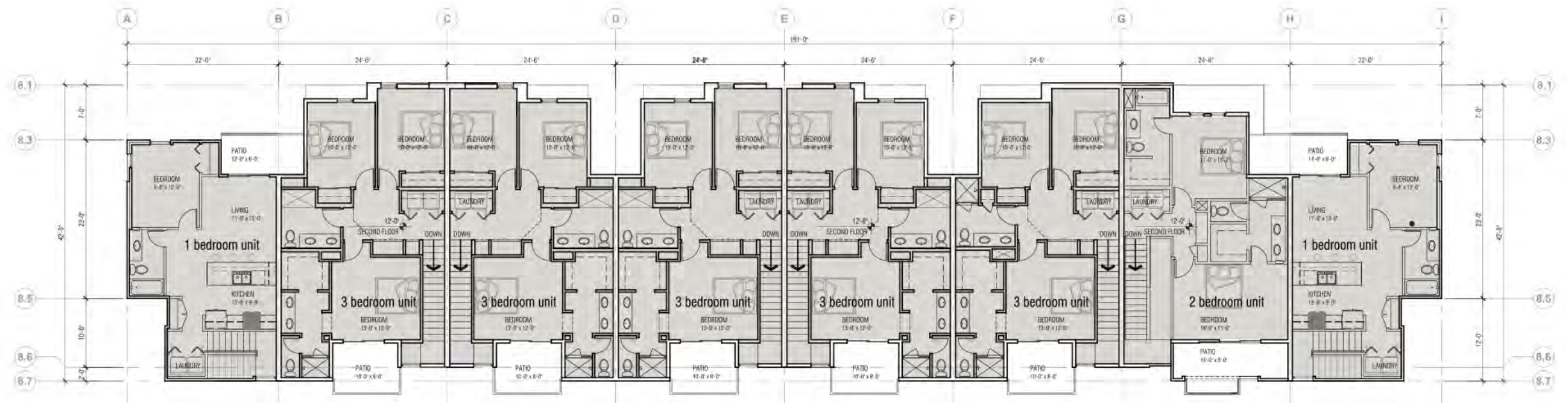
1/8" = 1'-0"



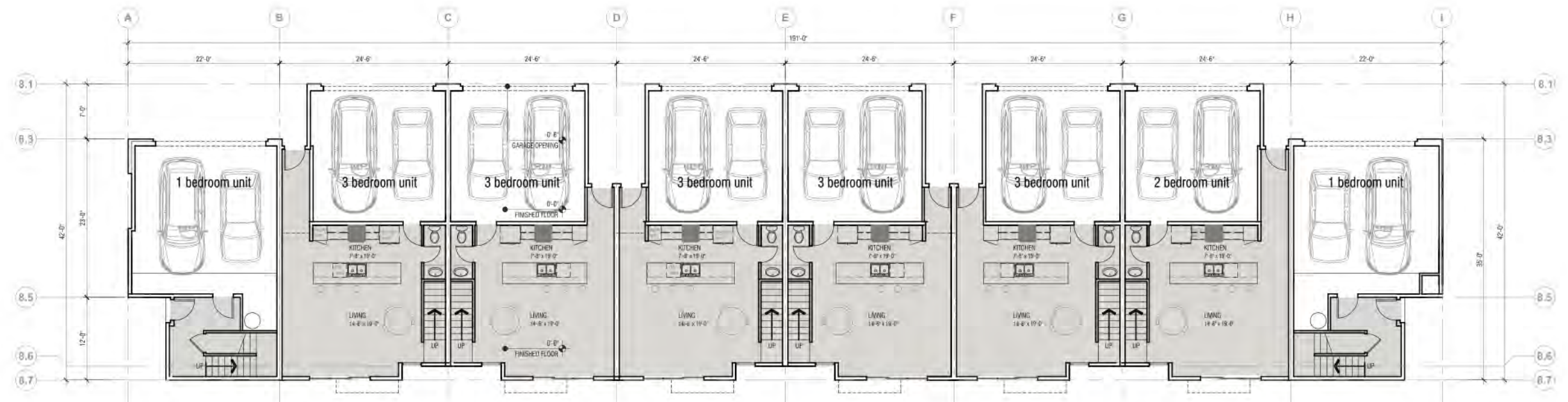
1 8 unit north - first floor plan

1/8" = 1'-0"



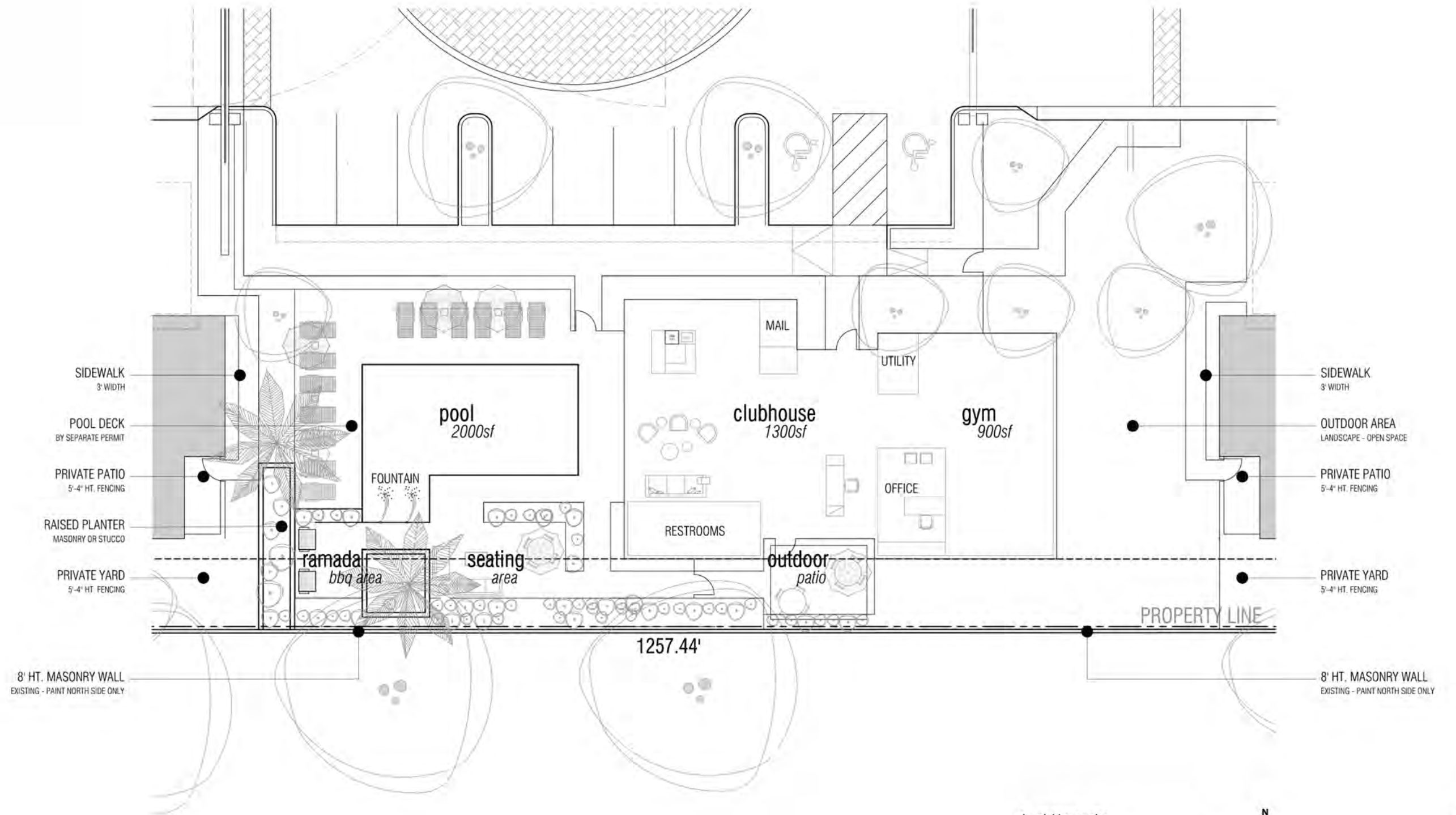


2 8 unit south - second floor plan
1/8" = 1'-0"



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

Exhibit E- Clubhouse Floorplan



1 clubhouse plan
0' = 10' 0"



a106
preliminary design

JANUARY 2021
PRELIMINARY CLUBHOUSE PLAN

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

theashley

Exhibit F- Wall Plan

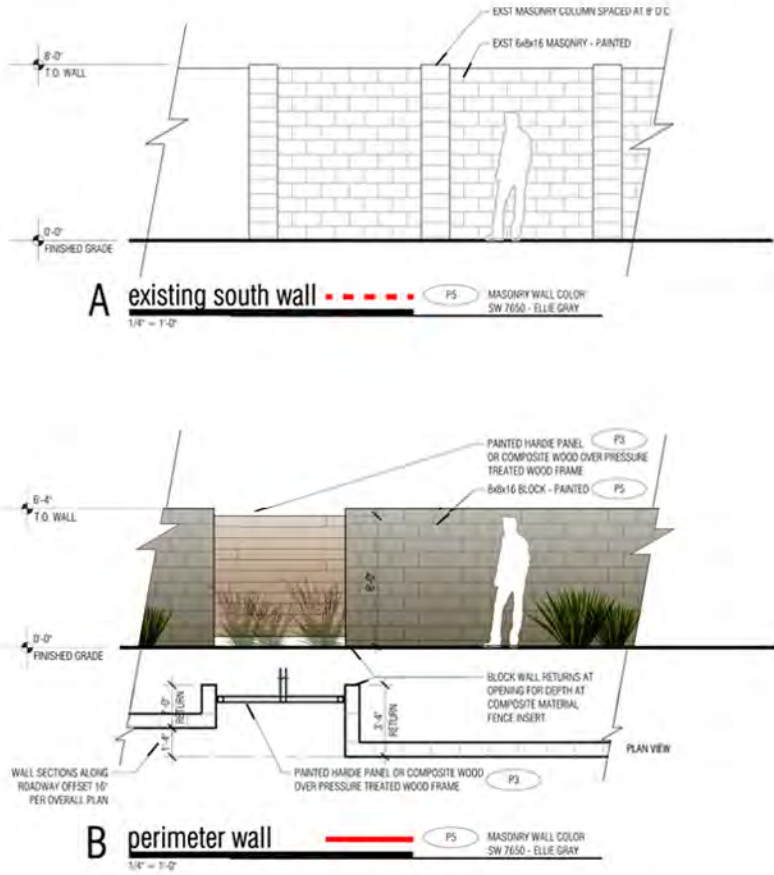
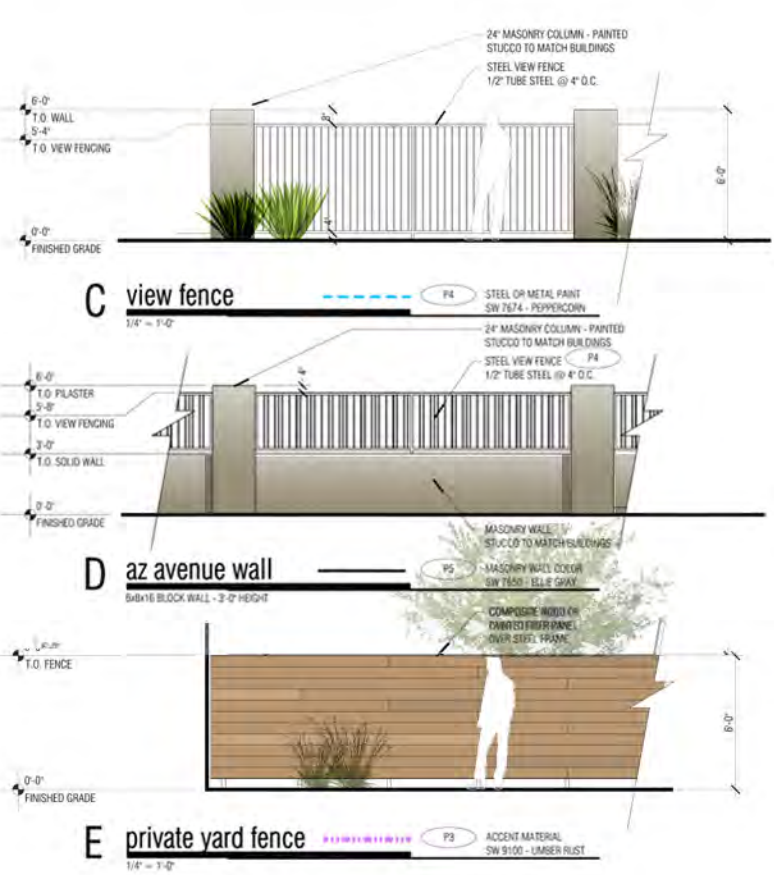
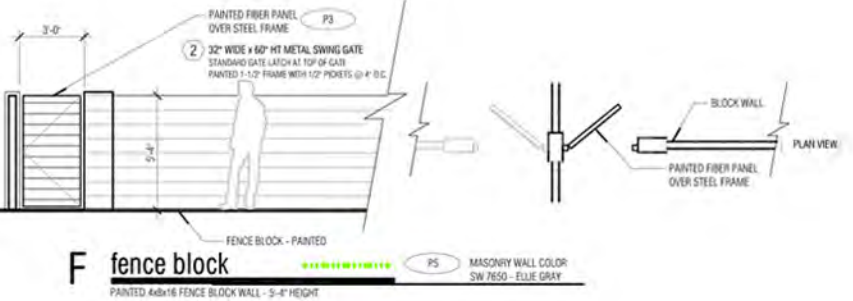
project description

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



2 plan - single enclosure

1 plan - double enclosure

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 ANNOIDIZED 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 ANNOIDIZED METAL
FLASHING/RECESSED DETAILS

BUILDING STUCCO
SAND FINISH
COLOR: SEA SERPENT

BUILDING STUCCO
SAND FINISH
COLOR: SKYLINE STEEL

BUILDING ACCENTS
DARK ANNOIDIZED METAL
BALCONY EXTENSIONS

BUILDING ACCENTS
DARK ANNOIDIZED 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

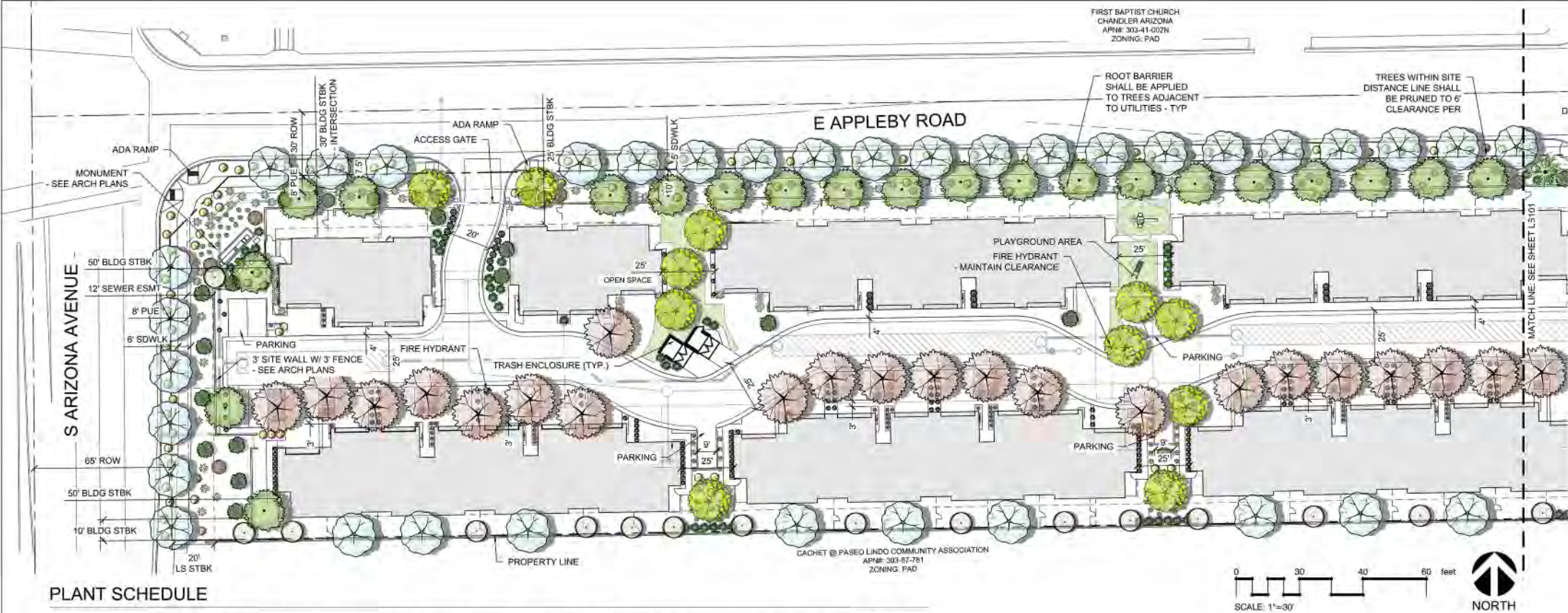


BUILDING MOUNTED LIGHTING

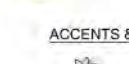


Exhibit H- Preliminary Landscape Plan

THIS DOCUMENT IS THE PROPERTY OF WERK, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WERK, LLC. ALL RIGHTS ARE RESERVED. WERK, LLC SHALL BE NOTICED IMMEDIATELY BY THE USER.



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	HEIGHT	WIDTH	MATURE SIZE
	37	Ebenopsis ebano Texas Ebony	24" Box	1.0"-1.5"	6.0'-7.0'	3.0'-4.0'	20' x 20'
	73	Eucalyptus papuana Ghost Gum	24" Box	1.0"-1.5"	8.0'-10.0'	3.0'-4.0'	40' x 25'
	17	Mariosousa willardiana Palo Blanco	15 gal	0.5"-1.0"	4.0'-5.0'	1.5'-2.5'	20' x 15'
	4	Phoenix dactylifera Date Palm	FG	12" CAL.	20' BROWN TRUNK HT		
	40	Pistacia x 'Red Push' Red Push Pistache	36" Box	1.75"-2.25"	9.0'-11.0'	4.0'-5.0'	25' x 25'
	23	Tipuana tipu Tipu Tree	24" Box	1.0"-1.5"	7.0'-8.0'	3.0'-4.0'	25' x 20'
ACCENTS & GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	GROUND COVER & SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	186	Asclepias subulata Desert Milkweed	5 gal		23	Bougainvillea x 'La Jolla' La Jolla Bougainvillea	5 gal
	127	Cortaderia selloana 'Pumila' Dwarf Pampas Grass	5 gal		30	Caesalpinia mexicana Mexican Bird of Paradise	15 gal
	113	Hesperaloe parviflora 'Sandia Glow' Sandia Glow Red Yucca	5 gal		77	Eremophila hygrophana Blue Bells	5 gal
	319	Muhlenbergia dubia Pine Muhly	5 gal		223	Lantana x 'New Gold' New Gold Lantana	5 gal
	160	Muhlenbergia x 'Pink Flamingo' Pink Flamingo Muhly	5 gal		95	Penstemon eatonii Firecracker Penstemon	5 gal
VINES	QTY	BOTANICAL / COMMON NAME	SIZE	GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE
	150	Parthenocissus 'Hacienda Creeper' Hacienda Creeper	5 gal		3,989 sf	Cynodon dactylon 'BOB sod' Bermuda Grass	sod

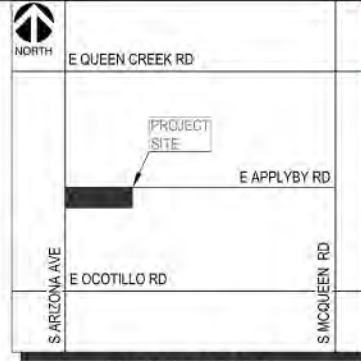
CALL FOR WORKING DRAFTS
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

DEVELOPER
PORTER KYLE BUILDERS
8149 E EVANS RD, SUITE 8
SCOTTSDALE, AZ 85260
TEL: 480-542-1220
CONTACT: MIKE STEPHAN
MSTEPHAN@PORTERKYLE.COM

ARCHITECT
PORTER KYLE
8149 E EVANS RD, SUITE 8
SCOTTSDALE, AZ 85260
TEL: 520-548-0417
CONTACT: ANDREW HESSE
AHESSE@PORTERKYLE.COM

CIVIL ENGINEER
EPS GROUP, INC.
1130 N. ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
CONTACT: DANIEL AUXIER, P.E.
DAN.AUXIER@EPSGROUPINC.COM

LANDSCAPE ARCHITECT
WERK | URBAN DESIGN
POC: JESSE WESTAD
51 WEST THIRD ST. SUITE 450
TEMPE, AZ 85281
PHONE: 602-429-9922 EXT 700
EMAIL: JESSE@WERKURBANDESIGN.COM



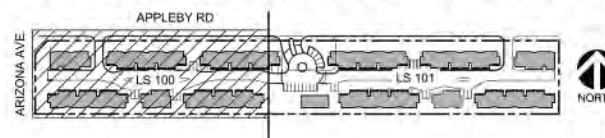
VICINITY MAP

CITY OF CHANDLER
N.T.S.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
LS100	LANDSCAPE PLAN
LS101	LANDSCAPE PLAN

OVERALL SITE PLAN KEY



PROJECT INFORMATION

ADDRESS: 155 E APPLEBY ROAD, CHANDLER, AZ 85248
A.P.N.: 303-41-017
ZONING: EXISTING: RU-43
PROPOSED: PAD/MF-2
GROSS AREA: 222,543 SQ. FT. (5.11 ACRES)

CITY OF CHANDLER LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
STREET FRONTAGE NORTH PERIMETER (APPLEBY RD): 1,253 LF 1 Tree per 30 LF, excluding driveway 6 Shrubs per Tree, 5 gal min. 50% coverage WEST PERIMETER (AZ AVE): 177 LF 1 Tree 6 Shrubs per 30 LF	1253 / 30 LF = 42 Trees 42 * 6 = 252 Shrubs 177 / 30 LF = 5.9 Trees 5.9 * 6 = 35.4 Shrubs	62 trees 252 Shrubs 6 Trees 37 Shrubs
PERIMETER LANDSCAPE: SOUTH PERIMETER: 1252 LF 1 Tree 6 Shrubs per 30 LF EAST PERIMETER: 177 LF 1 Tree 6 Shrubs per 30 LF	1252 / 30 LF = 42 Trees 42 * 6 = 252 Shrubs 177 / 30 LF = 5.9 Trees 5.9 * 6 = 35.4 Shrubs	44 Trees 252 Shrubs 6 Trees 36 Shrubs
OPEN SPACE REQUIREMENTS Common Space: 150 SF per bedroom Private Space: Private Patio Space 275 SF each 1 Tree, 6 Shrubs/ 500 SF Open Space, Min 50% coverage	160x150SF = 24,750SF 72 Trees 434 Shrubs	30,080 SF Common 21,450 SF Private 72 Trees 677 Shrubs
MINIMUM TREE SIZE 15 gallon (50% of required trees) 24-inch box (50% of required trees) 15 gal Trees (qtys. that exceed min. code standard) *Date palm or fan palms in excess of 15' in trunk height may qualify as a required 36" or 48" size.		Confirmed Confirmed Confirmed Confirmed
MINIMUM SHRUB SIZE Shrubs	5 gal mini	Confirmed
PARKING LOT LANDSCAPE 1 planter / 10 parking spaces note: 9 trees moved from north buffer to open space count	One (1) Planter	One (1) Planter

NOTES:

- TOTAL LANDSCAPE SETBACK AND INTERSECTION SETBACK LANDSCAPE AREA SHALL BE 50% VEGETATIVE GROUND COVER, PER CITY OF CHANDLER LANDSCAPE REQUIREMENTS.
- ALL LANDSCAPE AREAS WILL HAVE A 2" THICK LAYER OF 1/2" SCREENED DECOMPOSED GRANITE.



PORTER KYLE BUILDERS, LLC

REV	DESCRIPTION	BY	DATE	APPR

PRELIMINARY LANDSCAPE PLAN

THE ASHLEY PREPARED FOR 155 E APPLEBY ROAD

PROJECT No: 20012

SCALE (H): 1" = 30'

SCALE (V): NONE

DRAWN BY: JMS

DESIGN BY: JMS

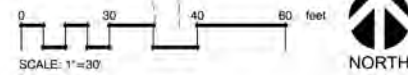
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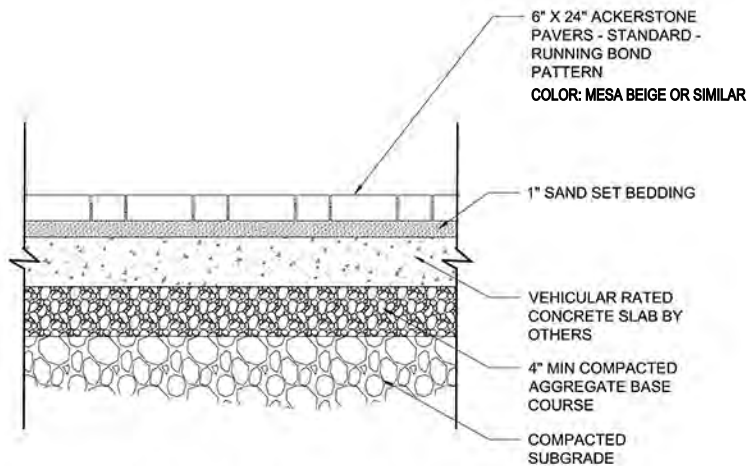
DATE: 03/29/2021

APR 1 2021

LS100

1 OF 2 SHEETS

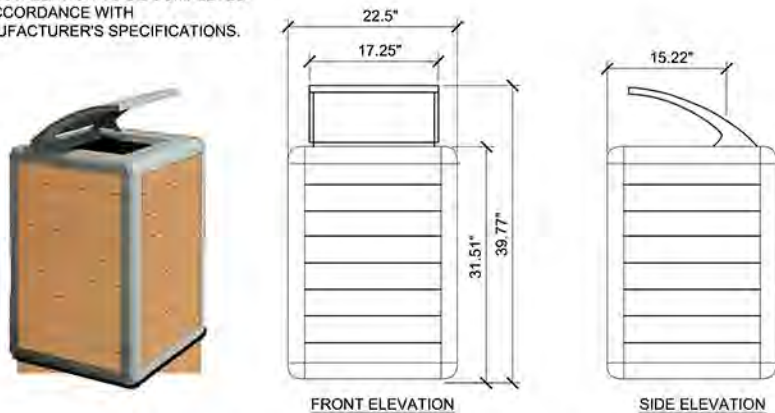




1 VEHICULAR CONCRETE PAVERS

SCALE: 3/32" = 1'-0"

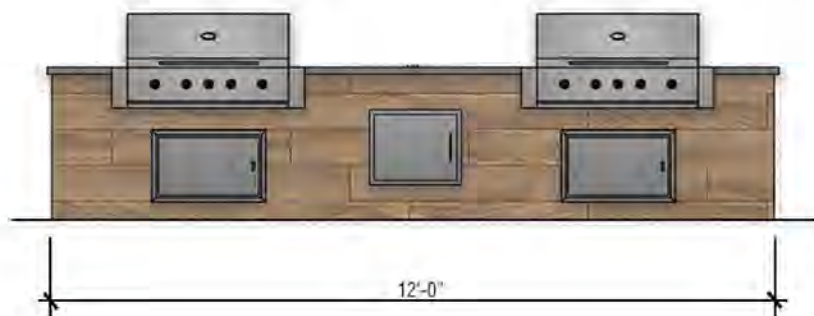
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



FINISH: FADE-RESISTANT, POWDER COATED STEEL AND ALUMINUM COMPONENTS FEATURE A STATE-OF-THE-ART PRIMER PROVEN TO PREVENT RUSTING.
MATERIAL: 1" X 4" RECYCLED PLASTIC PLANKS, EXTRUDED ALUMINUM FRAME
UNIT WEIGHT: 130 LBS
ASSEMBLY: THE RECEPTACLE SHIPS FULLY ASSEMBLED AND READY FOR USE.
WARRANTY: 20-YEAR LIMITED STRUCTURAL WARRANTY WITH 7-YEAR FINISH WARRANTY FROM DATE OF PURCHASE.

4 BH1835RBT - BEACON HILL 35G RECEPTACLE

NTS



6 POOL BBQ COUNTER

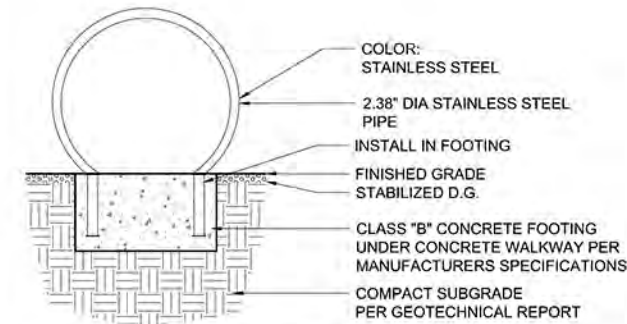
NTS



MANUFACTURER: ANOVA
MODEL: 1003HP-L
DOGIPOT ALUMINUM PET WASTE DISPOSAL STATION
INCLUDES 4' - 8' TELESCOPE MOUNTING POST

2 PET WASTE STATION

NTS

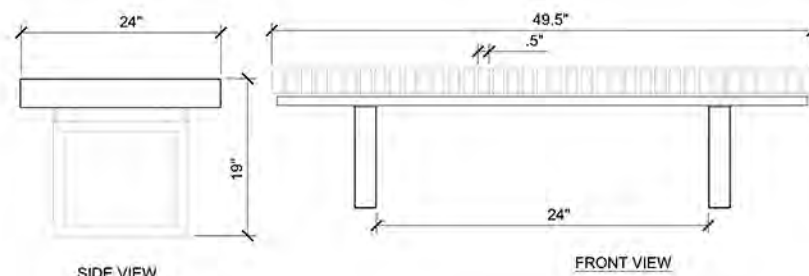


3 BIKE RACK SECTION

NTS

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

COLORS AND/OR OPTIONS: PLEASE SEE MANUFACTURER WEBSITE AT WWW.ANOVAFURNISHINGS.COM.
FINISH: HOT DIPPED GALVANIZED STEEL COMPONENTS ARE CORROSION RESISTANT, REQUIRE NO COATING OR MAINTENANCE AND ARE 100% RECYCLABLE.
MATERIAL: THE LINEAR BENCH IS COMPOSED OF 1.5" X 3.5" THERMORY HARDWOOD PLANKS AND 7-GAUGE GALVANIZED STEEL FRAME AND SUPPORTS.
CAPACITY: N/A.
UNIT WEIGHT: 175 LBS.
ASSEMBLY: EACH LINEAR SECTION SHIPS PARTIALLY ASSEMBLED. ASSEMBLY INCLUDES STAINLESS STEEL HARDWARE.
STRUCTURAL WARRANTY: LIMITED 10-YEAR WARRANTY.
FINISH WARRANTY: PLANKS: 10-YEAR WARRANTY. GALVANIZED: 7-YEAR WARRANTY AGAINST FADING, RUSTING, PEELING, CHIPPING, CRACKING, MOLD, MILDEW, AND DEFECTS IN MATERIALS AND/OR WORKMANSHIP.



5 INF24L4R - INFINITY 2' X 4' LINEAR RECYCLED PLASTIC BENCH

NTS



Product Description
Create an imaginative path thru the swamp or forest. Available in 12' and 16' versions.

Product Details

Size: 1' 5\"/>

Capacity: 1

7 PLAYGROUND EQUIPMENT - LOG HOP

NTS



Product Description
Bumpy slide helps build multi-sensory awareness. Canopy encourages seated sliding. Runout features molded-in grooves. From 5' (1.52m) decks. Freestanding version features coated, perforated steel stairs and deck.

Product Details

Size: 4' 5\"/>

Capacity: 6

8 PLAYGROUND EQUIPMENT - SLIDE

NTS



PORTER KYLE BUILDERS, LLC

REV	DESCRIPTION	BY	DATE	APPRO

LANDSCAPE DETAILS

THE ASHLEY
PREPARED FOR
155 E APPLEBY ROAD
CHANDLER, ARIZONA

PROJECT No:	20012
SCALE (H):	NONE
SCALE (V):	NONE
DRAWN BY:	KMS
DESIGN BY:	KMS
CHECK BY:	JAW
DATE:	03/28/2021
PRELIMINARY CONSTRUCTION NOT FOR CONSTRUCTION Expires 03/31/2023	
25% PLAN SET	
LS200	
3 OF 3 SHEETS	

Exhibit I- Signage

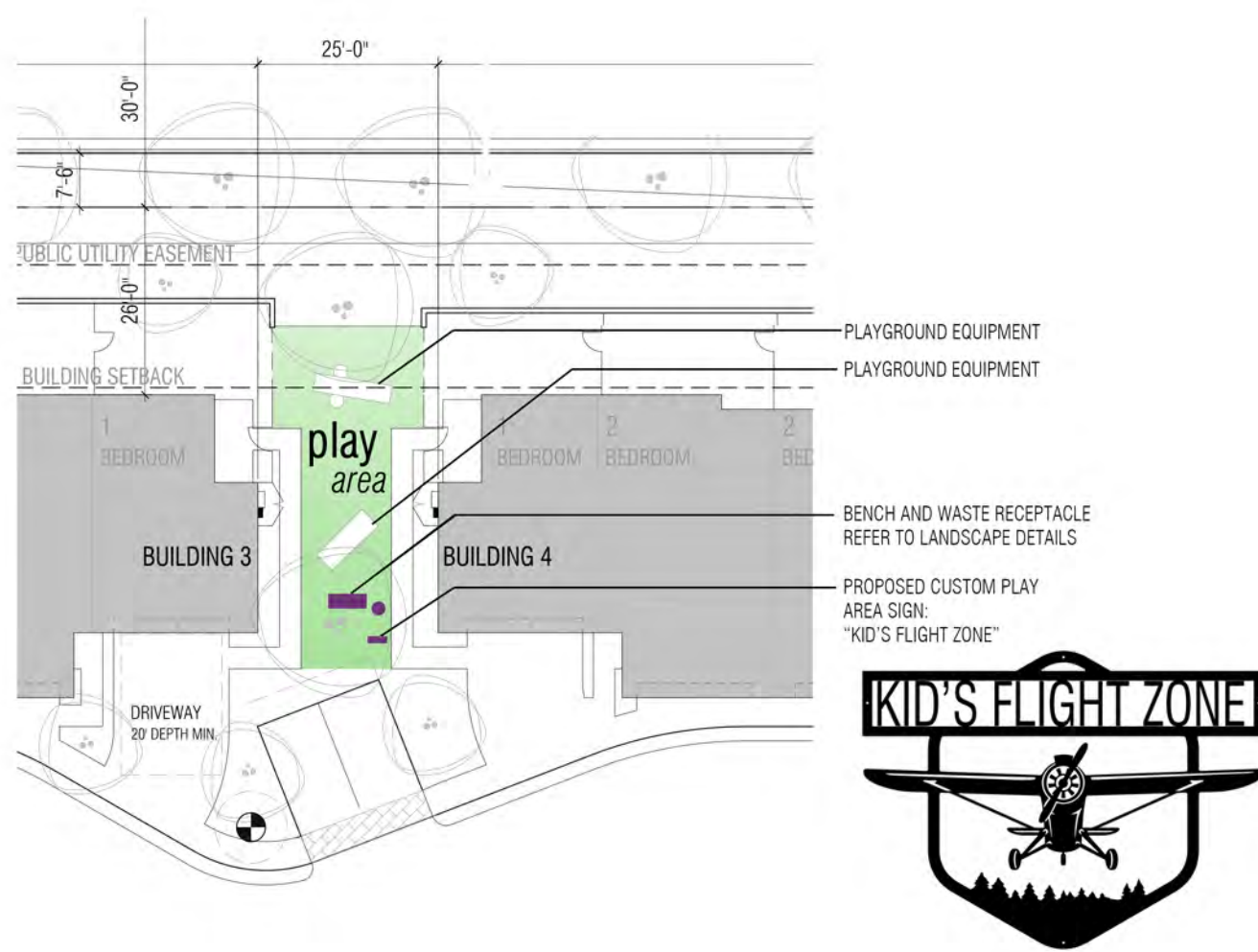


MAY 01 2021

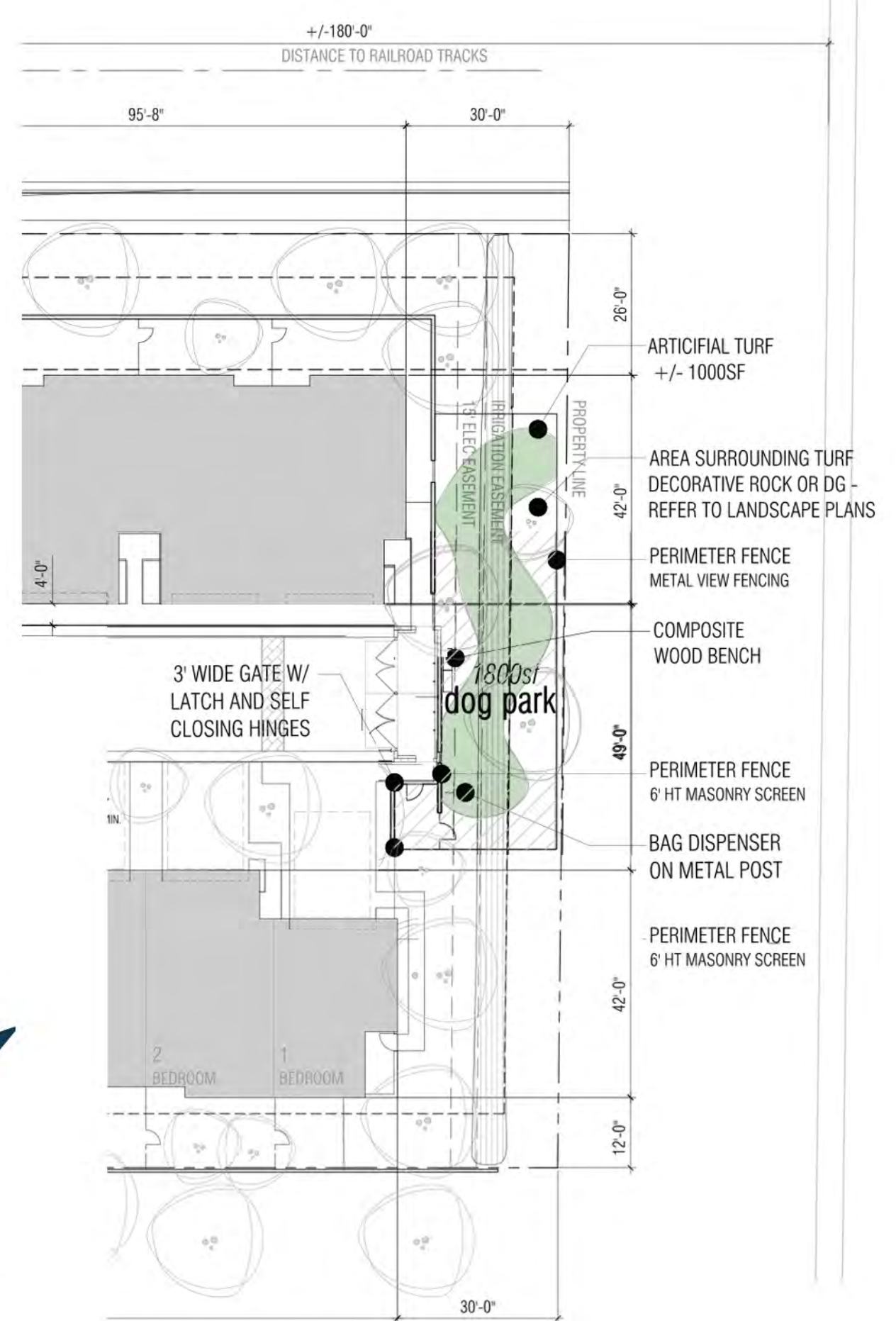
THE ASHLEY 155 E. APPLEBY ROAD CHANDLER ARIZONA 85248
PORTER KYLE BUILDERS LLC 8149 E. EVANS ROAD SUITE 8 SCOTTSDALE ARIZONA 85260

theashley

Exhibit J- Site Details and Amenities



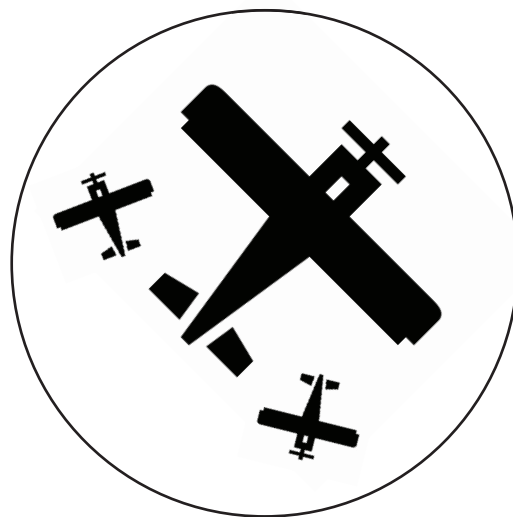
VIEW



AMENITIES

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

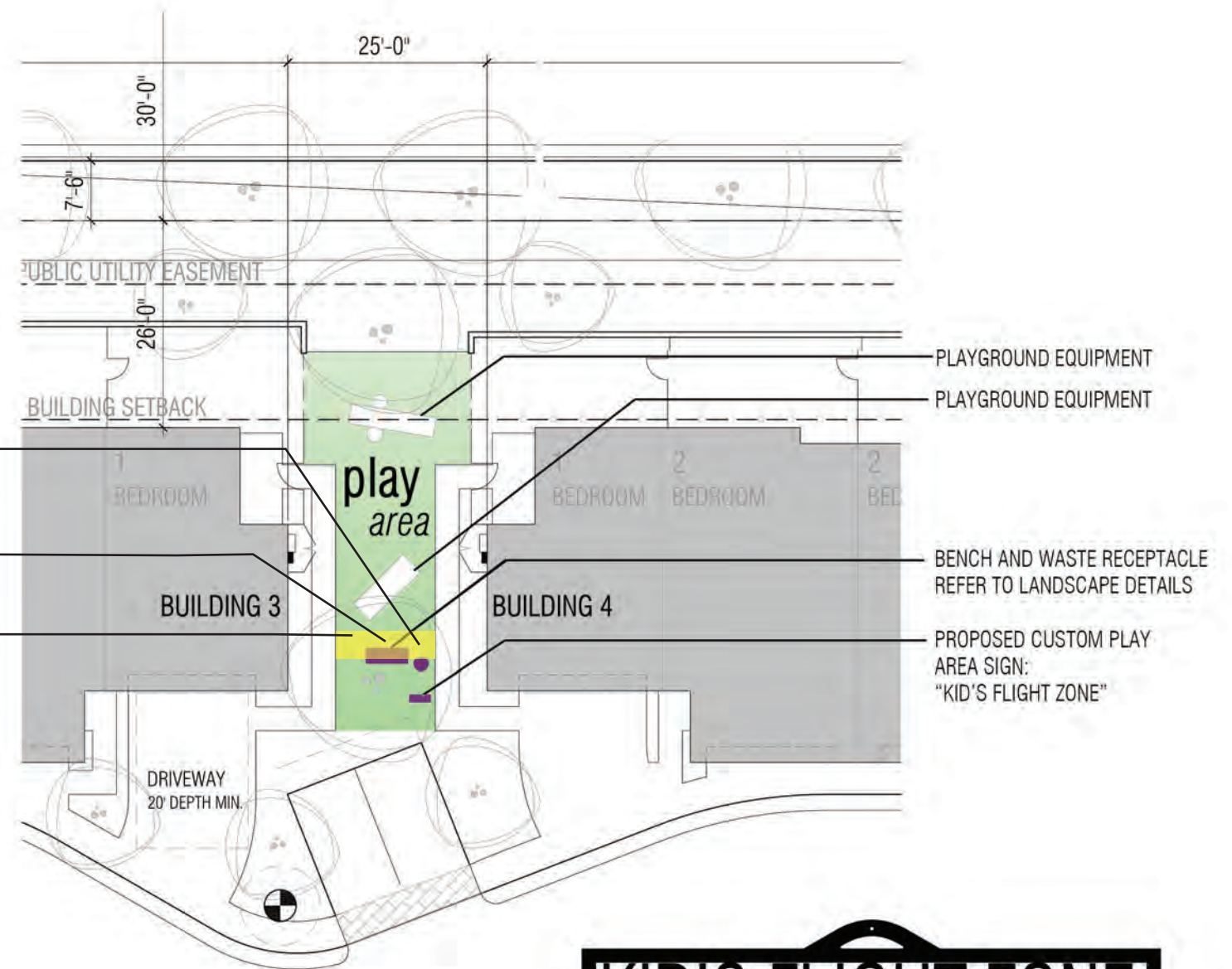
theashley

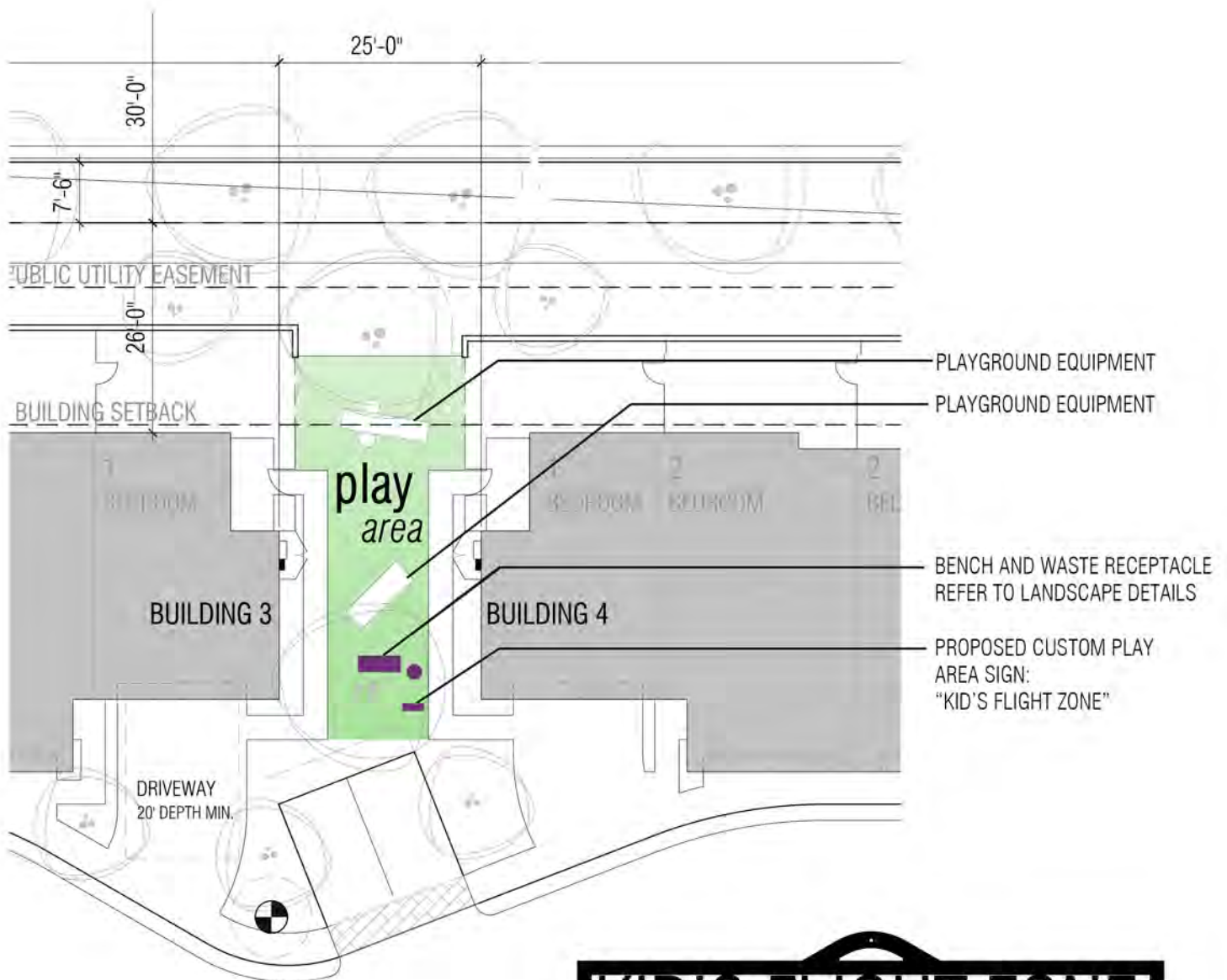


NAVIGATION TEXT
CONCRETE SANDBLAST

AVIATION STAR
CONCRETE SANDBLAST

PROPELLER PLANE
CONCRETE SANDBLAST



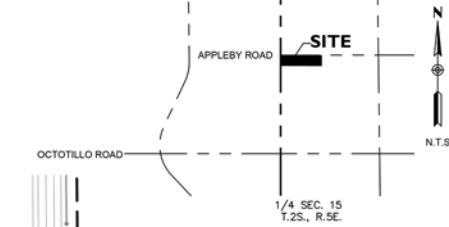
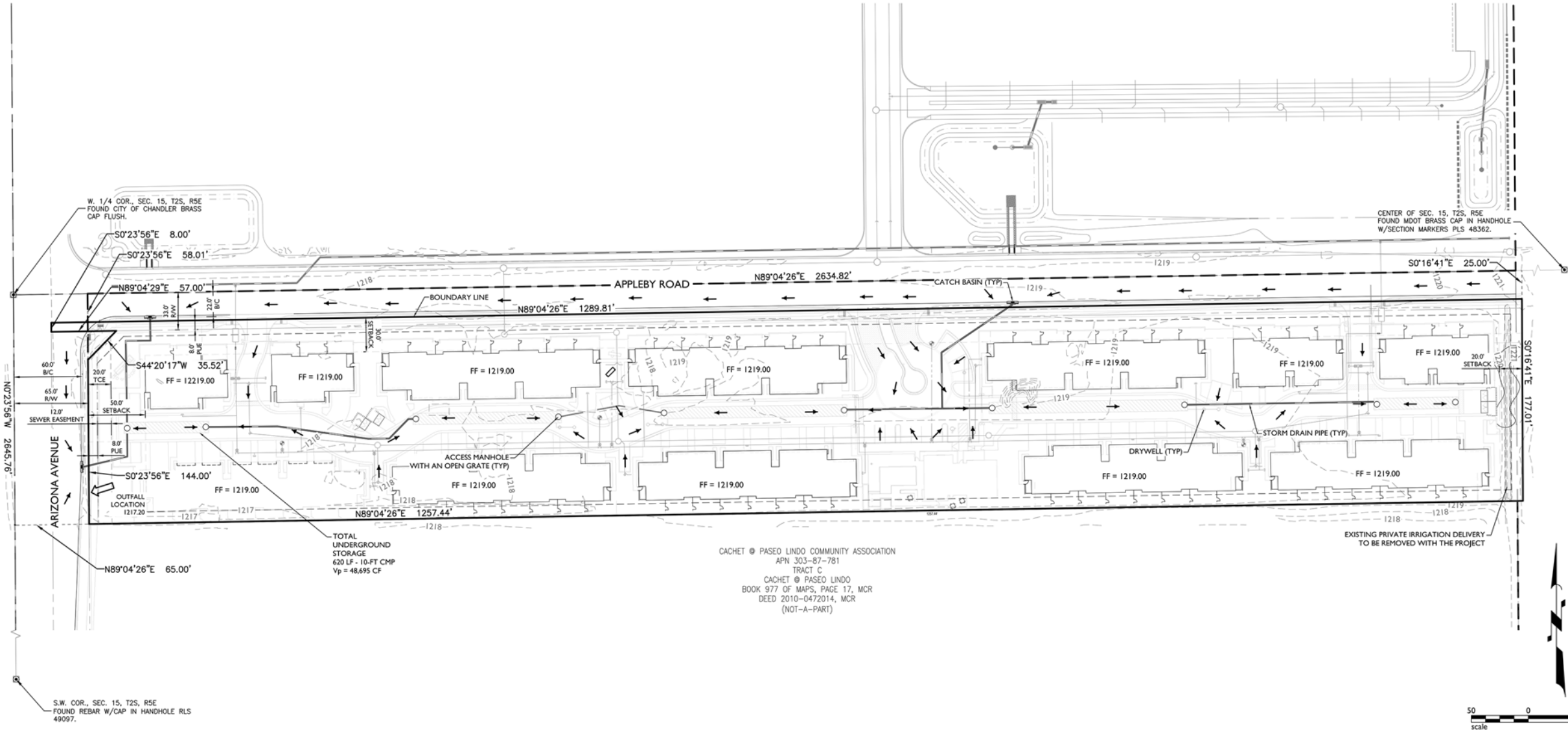


MARCH 29 2021

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)	$V_r = 48,492 \text{ CF}$	$V_p = 48,695 \text{ CF}$	$\text{EXCESS VOLUME} = 203 \text{ CF}$	
AREA = 267,172 SF	TOTALS =	$V_r = 48,492 \text{ CF}$	$V_p = 48,695 \text{ CF}$	$\text{EXCESS VOLUME} = 203 \text{ CF}$	
C = 0.90					
P = 2.20 IN					
$V_r = 48,492 \text{ CF}$					

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

EPS GROUP

Project: Appleby | Arizona Townhomes
Chandler, Arizona

Revisions:

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

ARIZONA
EXPERIENCE THE DIFFERENCE

Designer: EPS
Drawn by: EPS

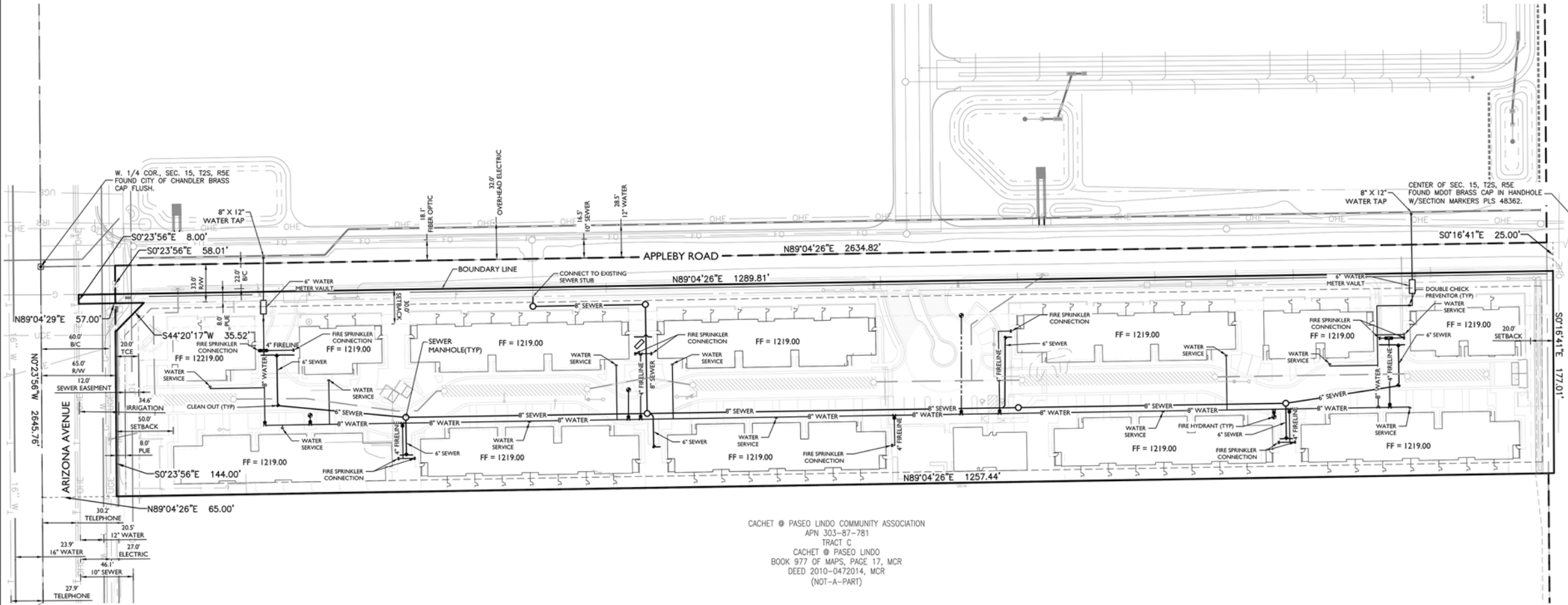
Job No.
20-0504

PG01

Sheet No.
1
of 1

PRELIMINARY UTILITY PLAN FOR Appleby | Arizona Townhomes

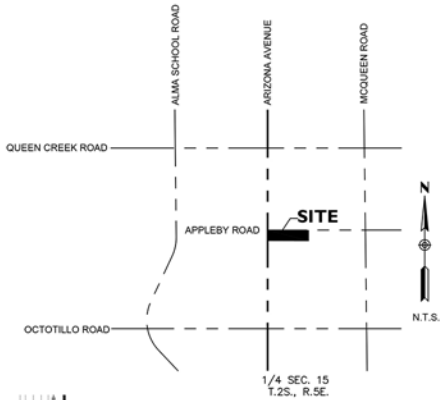
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15,
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE
AND MERIDIAN MARICOPA COUNTY, ARIZONA



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@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

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:

No.	Description	By	Date

Call at least two full working days
before you begin excavation.
ARIZONA
Excavation Permit
Dual 8-1/2" x 11" or 1400-STATE OF (116-0348)
In Maricopa County (0102051-110)

Designer: EPS
Drawn by: EPS

Job No.
20-0504

UT01

Sheet No.
1
of **1**

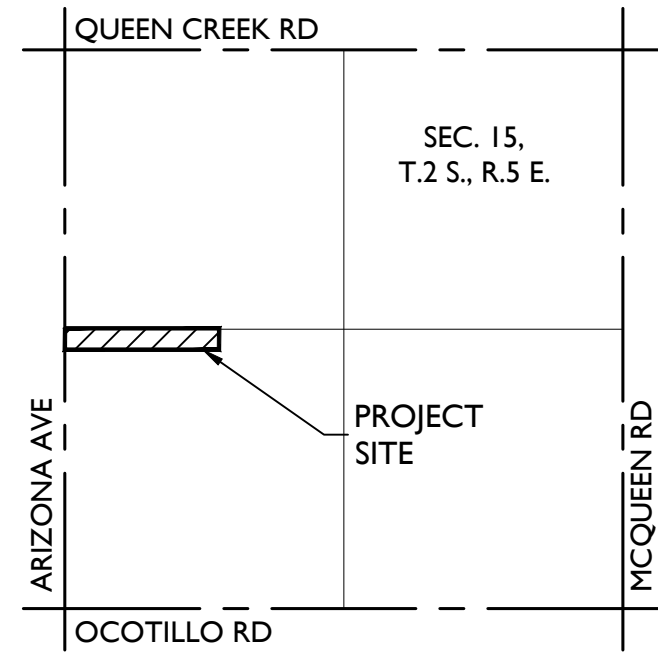
Exhibit L- Preliminary Plat

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

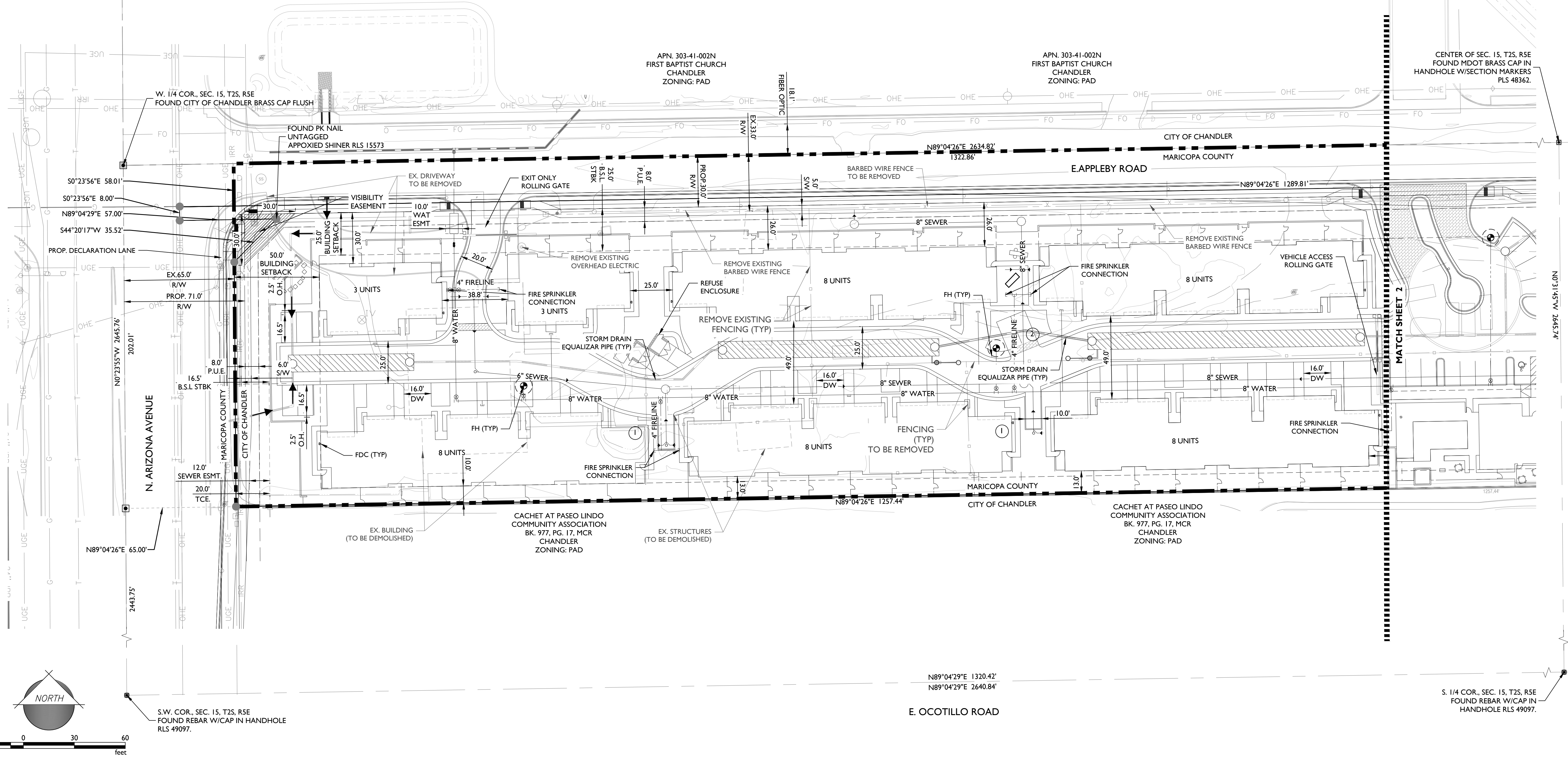
PARKING REQUIRED	
1 BR UNITS	30 SPACES (1 PER UNIT)
2 BR UNITS	60 SPACES (2 PER UNIT)
3 BR UNIT	63 SPACES (2.25 SPACES PER UNIT)
COMMUNITY CENTER (2400SF)	12 SPACES (1 PER 200 SF)
TOTAL REQUIRED	165 SPACES
PARKING PROVIDED	
1 BR UNITS	30 SPACES
2 BR UNITS	60 SPACES
3 BR UNITS	63 SPACES
COMMUNITY CENTER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

The Ashley
Gilbert, Arizona

Preliminary Plat

SEPTEMBER 2020 - 1ST PRELIMINARY PLAT SUB.

Revisions:

SEPTEMBER 2020 - 1ST PRELIMINARY PLAT SUB.

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

ARIZONA
Professional Engineer
50291
DANIEL B. AUXIER
Designated 04/29/21

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

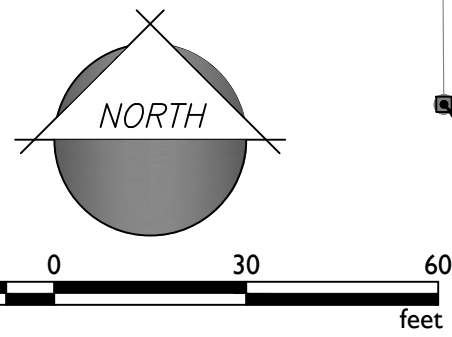
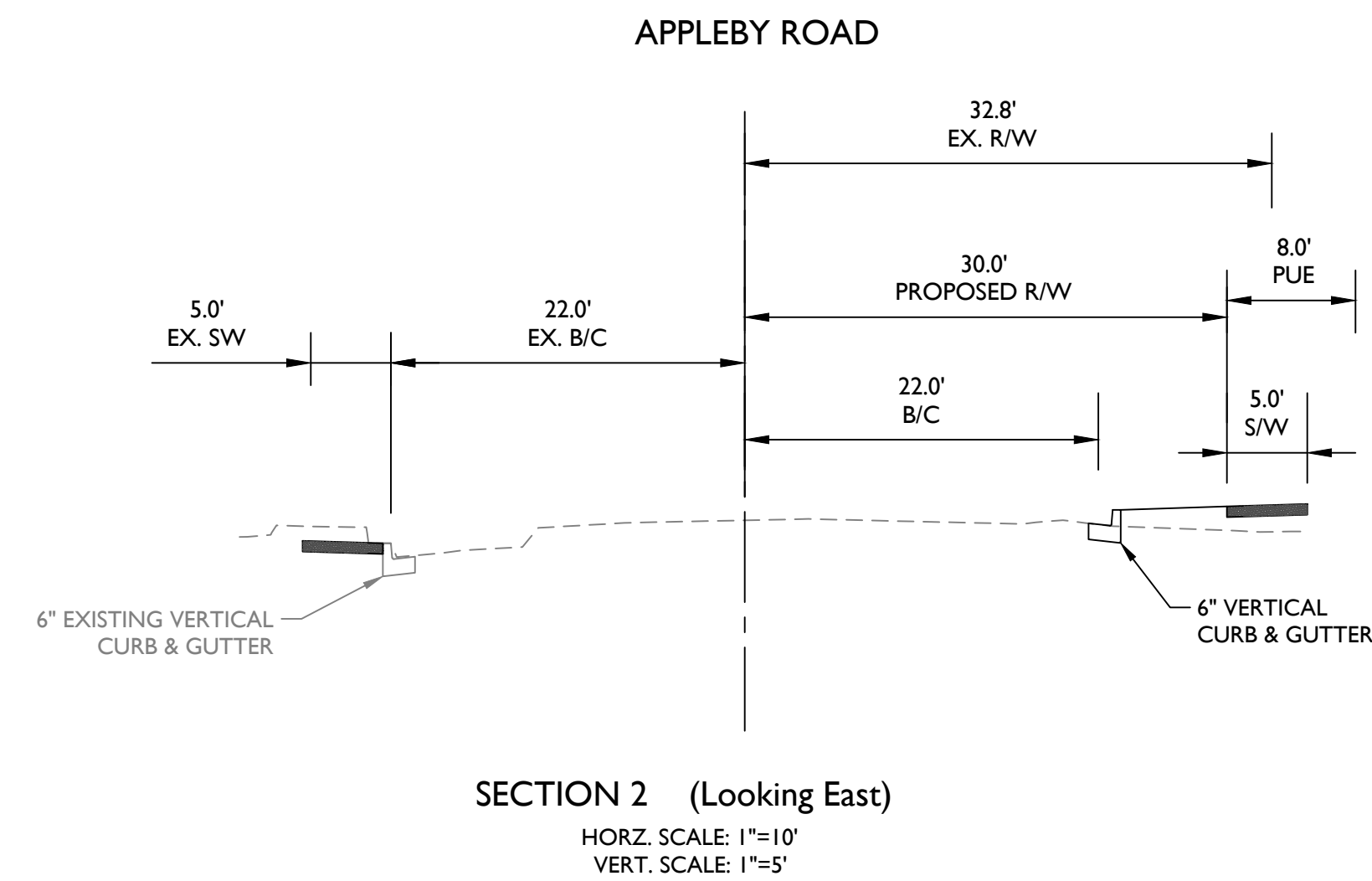


Exhibit M- Miscellaneous

