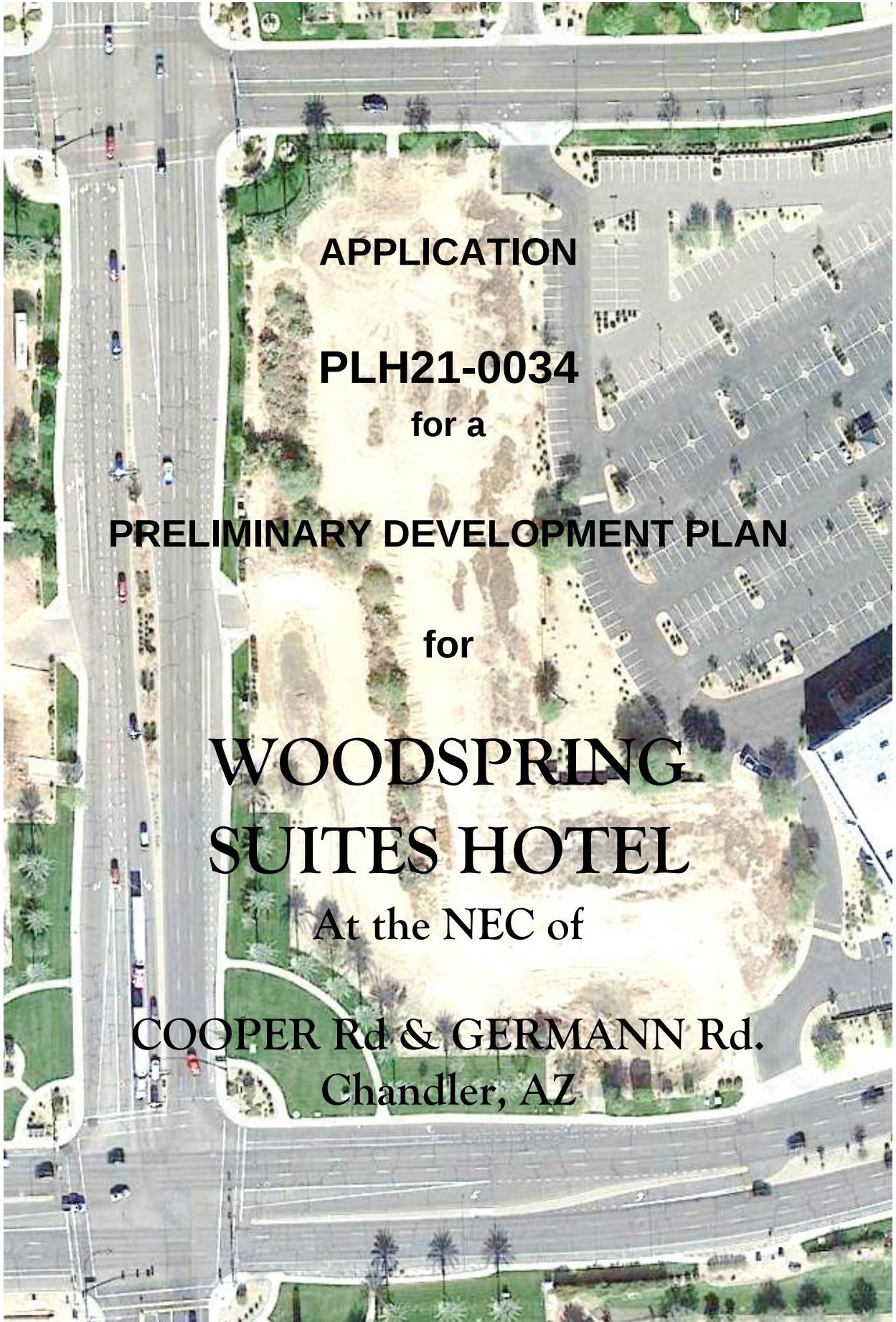




APPLICATION
PLH21-0034
for a
PRELIMINARY DEVELOPMENT PLAN

for
**WOODSPRING
SUITES HOTEL**

At the NEC of
COOPER Rd & GERMANN Rd.
Chandler, AZ

1. Project Introduction

On behalf of the BG Edge LLC (Future Owner/Developer), Gilmore Planning & Landscape Architecture (Applicant) respectfully submits for consideration this application for Preliminary Development Plan ("PDP") for a proposed 47,000 sq foot 4-story limited-service Hotel with 122 rooms to be developed on approximately 2.7 acres at the northeast corner of Cooper Rd and Germann Rd in Chandler, Arizona within the Chandler Airport Center ("CAC"). The project site is also identified as Lot 8 within the Final Plat for the CAC – Phase 1. Lot 8 includes 5.4 acres and extends along the Cooper Rd frontage between Germann Rd and Yeager Drive. The County Assessor identifies this parcel as APN 303-31-222.

Woodspring Suites will be situated on the southern portion of this parcel with frontage on both Cooper and Germann Roads. Access will be available from the two existing driveways, one on each of these arterial frontages. Additionally, this project will interconnect with the portion of the CAC south of Yeager which will allow for connectivity throughout the CAC.

2. Existing Land Use

Although there has not been any on-site development except for some temporary retention, the off-sites along Cooper and Germann Roads and their streetscapes have been completed with a traffic signal and street lighting. The two driveways to be used for access are also existing. The existing streetscapes will be preserved that are within landscape easements that extends well into the property off the intersection of Cooper and Germann.

3. Existing Zoning

The existing zoning is Planned Area Development (PAD) and approved in 2005 as the Chandler Airport Center PAD DVR04-0037 as Ordinance # 3673. The PAD Master Plan identifies the intended uses for the Subject Property as: Commercial, Hotel, Service Retail, and Office with a Midrise Overlay. This Overlay allows buildings for a maximum height of 70 feet. The PAD establishes development standards that have all been addressed and satisfied with this initial site plan.

4. Surrounding Land Uses.

North: The land area immediately north is just under 2.7 acres and is under consideration by another compatible user.

East: is a 3 story multi-tenant office building that will share access off Germann Road. The property is part of the Chandler Airport Center PAD.

South: Immediately south at the southeast corner of Cooper and Germann Roads is vacant ground that is within this PAD. The street frontages have been improved and landscaped similar to the Subject Property. The Master Plan calls for Office or Light Industrial with potential taxiway access.

West: Immediately west at the northwest corner of Cooper and Germann Roads is vacant ground that is within this PAD. The street frontages have been improved and landscaped similar to the Subject Property. The Master Plan permits Commercial, Hotel, Service Retail, and Office with the potential to be Midrise.

5. Development Plan

This proposed Woodspring Suites Hotel will be an extended stay limited services lodging use that provides affordable, clean and safe lodging to a broad demographic range with practical needs. Most guests in this hotel will be business travelers on temporary work assignments, or people managing transition such as transplant from other cities relocating to Chandler and shopping for a new house. Typically, guests of the Woodspring Suites Hotel are college educated and with incomes at or above national averages, they are cost-conscious and practical, opting for the solid value of a reasonably priced, comfortable place to stay, rather than the luxuries of a more costly traditional hotel. The Woodspring Suite Hotel will be a total of 46-47,000 square feet with 122 guestrooms on four floors, with a gym area and guest laundry area. There are no meeting rooms included. The hours of operation for the hotel will be twenty-four (24) hours which is customary for similar hotels.

6. Development Standards – Dimensional Criteria

Perimeter Building Setbacks	
Cooper Road	127'
Germann Road	90'
East Side Yard	59'
North Side Yard (shared interior lot line)	129' / 82'
Perimeter Landscape Setbacks	
Cooper Road	30'
Germann Road	30'
East Side Yard	10'
North Side Yard (shared interior lot line)	NA
Building Height (Top of Parapet)	45'
Lot Coverage (12,335sf / 2.73 Net Ac)	10.4%
Parking Required	
1 sp/unit: 122 + 1/100sf Mtg. ADA (5 spaces)	122
Parking Provided	123

7. Project Landscape

The PAD includes an extensive plant palette that will be used for the primary selection for this Woodspring Suites landscape. Size and quantities will address both the PAD requirements and the City's Landscape Ordinance. Trees and shrubs selected for this landscape will be low water use species that are also listed with the Phoenix Active Management Area's preferred low water use plant schedule. There will be no additional turf.

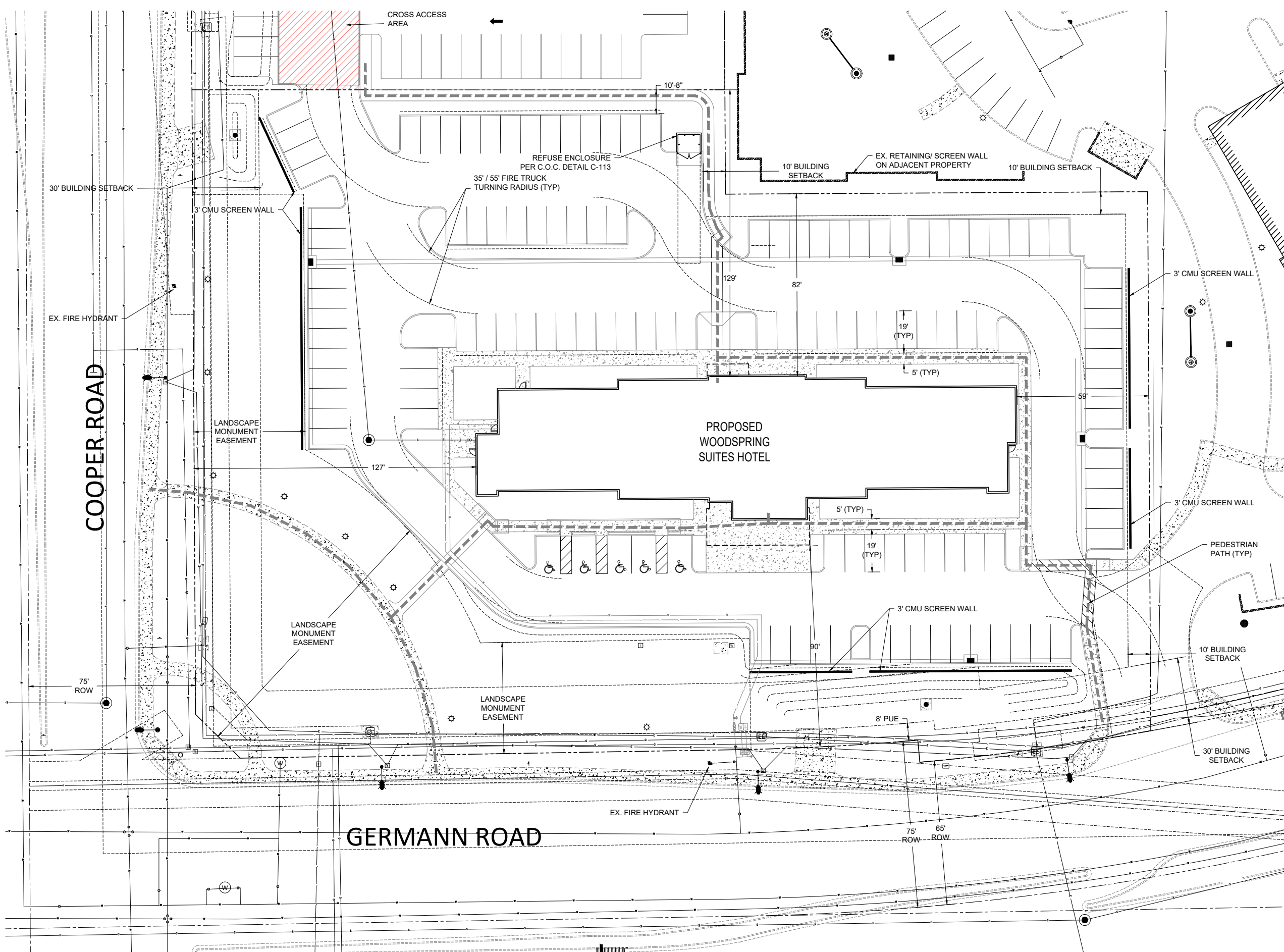
As acknowledged earlier, there is an extensive streetscape along both Cooper and Germann that will remain in place and should not be impacted by this new project. The intent

will be for this landscape to enhance the existing and expand in layers towards the Hotel structure. A Preliminary Landscape Plan has been prepared and submitted with this AR Application.

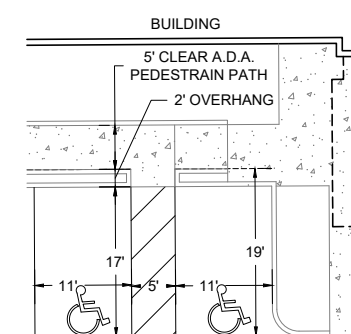
The new pedestrian network around the Hotel will be extended to the existing network along Cooper and Germann and to the adjacent projects.

8. Utilities & Drainage

Primary infrastructure is already available to the property. Enclosed with this Narrative is a Drainage Plan with utilities included and a Preliminary Drainage Report.



WOODSPRING SUITES SITE DATA	
Net Developable Area	2.73 Ac.
PARCELS	
303-31-222 - the south 2.73 Ac.	
ZONING	
PAD - Chandler Airport Center DVR04-0037 DB / DVR09-0023	
Building Information	
4 Floors , 122 Keys, Total Bldg SF = +/- 46,158	
Building Const.Type: 5A Occupamcy R-1	
Automatic Fire Sprinkler System - NFPA 13	
DEVELOPMENT STANDARDS	
Perimeter Building Setbacks	
Cooper Road	127'
Germann Road	90'
East Side Yard	59'
North Side Yard (shared interior lot line)	129' / 82'
Perimeter Landscape Setbacks	
Cooper Road	30'
Germann Road	30'
East Side Yard	10'
North Side Yard (shared interior lot line)	NA
Building Height	
46'-8"	
Lot Coverage (12,335sf / 2.73 Net Ac)	
10.4%	
Parking	
Required: 1 sp/unit: 122 + 1/100sf Mtg.	122
ADA Spaces: 5	5
Parking Required	
122	
Parking Provided	
123	



TYPICAL ADA PARKING STALL DETAIL
SCALE: 1" = 10'



GILMORE
PLANNING & LANDSCAPE ARCHITECTURE
2211 N. 7th Street
Phoenix, Az 85006
T 602.266.5622
www.getgilmore.com

PROPOSED WOODSPRING SUITES HOTEL

S. COOPER ROAD & YEAGER DRIVE, CHANDLER, AZ

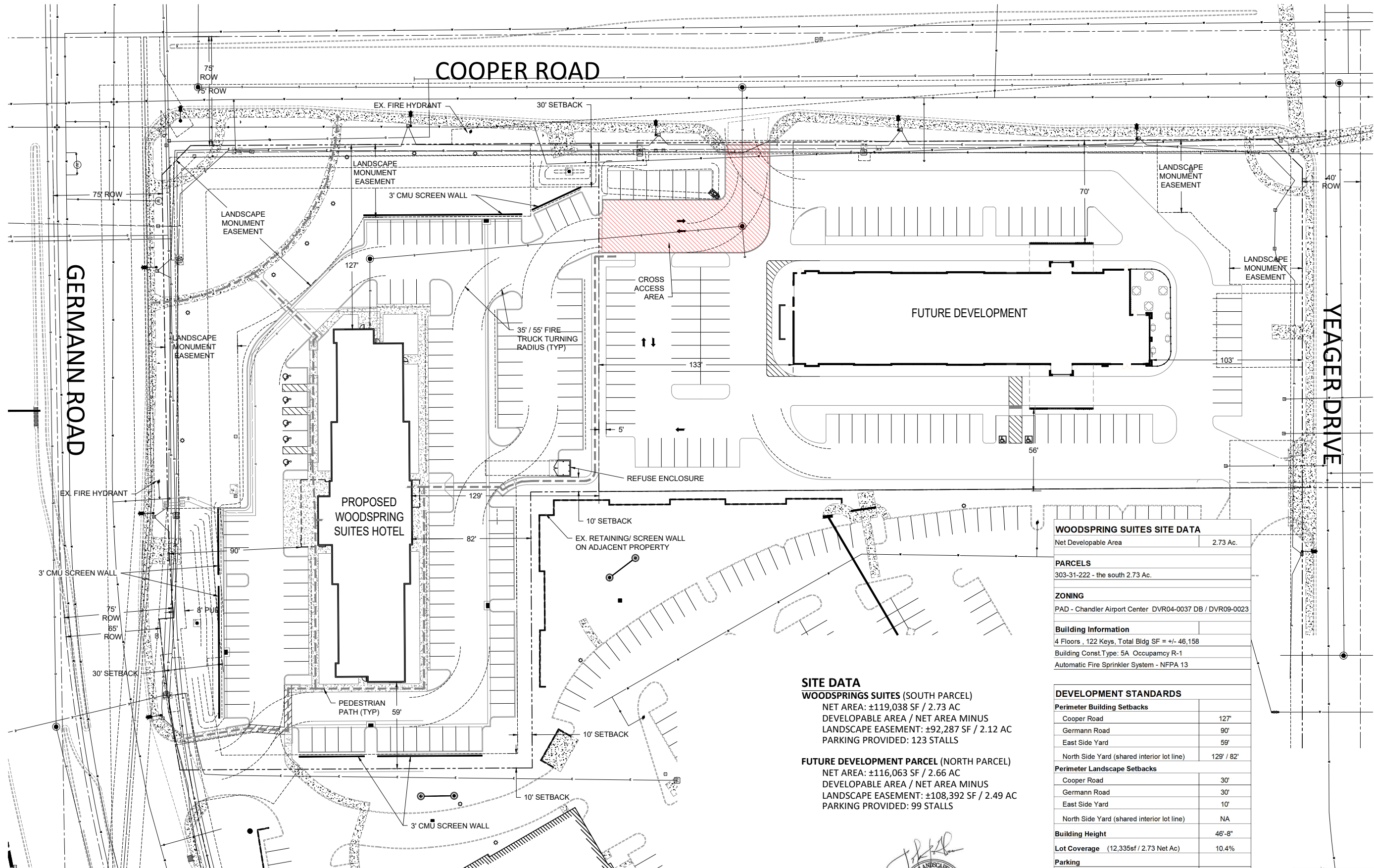
PREPARED FOR: B. G. EDGE, LLC

CONCEPTUAL SITE PLAN

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SCALE: 1" = 20'
DATE: 07.01.21
GPLA JOB# 21019





WOODSPRING SUITES SITE DATA	
Net Developable Area	2.73 Ac.
PARCELS	
303-31-222 - the south 2.73 Ac.	
ZONING	
PAD - Chandler Airport Center DVR04-0037 DB / DVR09-0023	
Building Information	
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North Side Yard (shared interior lot line)	NA
Building Height	
46'-8"	
Lot Coverage (12,335sf / 2.73 Net Ac)	
10.4%	
Parking	
Required: 1 sp/unit: 122 + 1/100sf Mtg.	122
ADA Spaces: 5	5
Parking Required	
122	
Parking Provided	
123	

SITE DATA
WOODSPRINGS SUITES (SOUTH PARCEL)
NET AREA: ±119,038 SF / 2.73 AC
DEVELOPABLE AREA / NET AREA MINUS
LANDSCAPE EASEMENT: ±92,287 SF / 2.12 AC
PARKING PROVIDED: 123 STALLS

FUTURE DEVELOPMENT PARCEL (NORTH PARCEL)
NET AREA: ±116,063 SF / 2.66 AC
DEVELOPABLE AREA / NET AREA MINUS
LANDSCAPE EASEMENT: ±108,392 SF / 2.49 AC
PARKING PROVIDED: 99 STALLS



CONCEPT SITE PLAN - LOT 8

WOODSPRING SUITES HOTEL & FUTURE DEVELOPMENT

S. COOPER ROAD & GERMANN ROAD, CHANDLER, AZ
PREPARED FOR: B. G. EDGE, LLC

CONCEPTUAL SITE PLAN

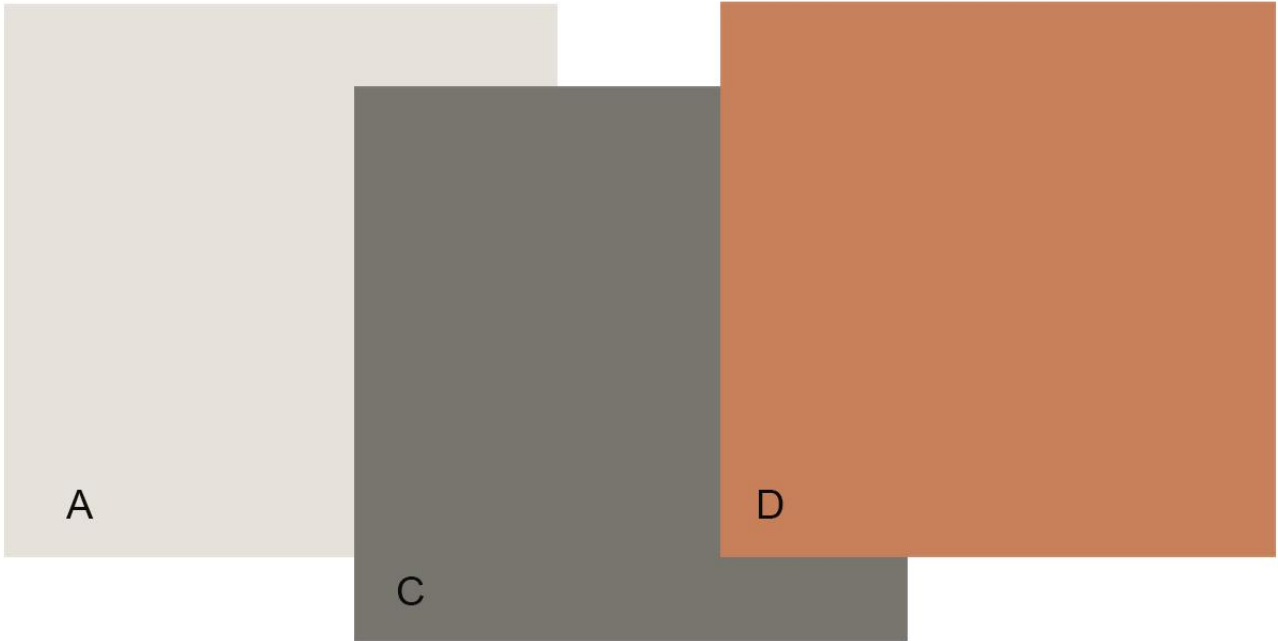
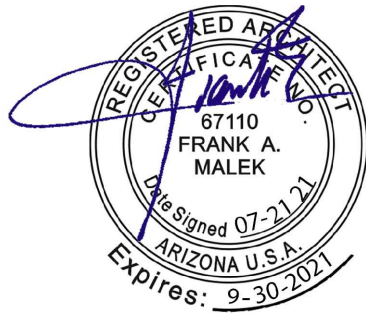
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DATE: 07.01.21
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0' 15' 30' 60' 90'

NORTH



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METAL PANEL 7.02



METAL PANEL 7.04

KEYNOTE LEGEND

1.01	SIGNAGE BY OWNER; UNDER SEPARATE PERMIT
4.01	MANUFACTURED STONE VENEER: SEE MATERIALS BOARD
5.01	NOT USED
6.01	CEMENT BOARD TRIM: 5/4 4"
6.02	MANUFACTURED STONE CAP
6.03	NOT USED
6.06	NOT USED
7.01	NOT USED
7.02	FLAT SEAM METAL PANEL - METALLIC FINISH
7.03	PRE-FINISHED METAL COPING
7.04	CORRUGATED METAL PANEL - FINISH TO MATCH MECHANICAL LOUVERS
7.05	MEMBRANE ROOF
7.06	3/8" STUCCO OVER METAL LATH
8.02	HOLLOW METAL DOOR
8.03	SLIDING WINDOW, TYP.: SEE SPECS
15.01	THRU-WALL HVAC UNIT
15.04	MECHANICAL LOUVERS: REF MECH. DWGS. MILL ALUMINUM FINISH
16.01	LIGHT WALL PACK, MOUNT 35'-0" TO CENTER OF FIXTURE, REF ELEC. DWGS.
16.02	CANOPY W/ FLAT SEAM METAL PANEL FASCIA AND SOFFIT

COLOR SCHEDULE

A	COLOR: "POPULAR GRAY " SW#6071
B	COLOR: NOT USED
C	COLOR: "CHRYSANTHEMUM SW#6347
D	COLOR: "GAUNTLET GRAY" SW#7019

- BUILDING GENERAL NOTES:
- **ALUMINUM LOUVER - COLOR TO MATCH ADJACENT WALL MATERIAL
 - **ALL WALL MOUNTED HVAC UNITS SHALL BE FLUSH WITH THE FACADE
 - **ALL OTHER MECHANICAL EQUIPMENT WILL BE SCREENED FULLY FROM VIEW AND SCREENING WILL BE ARCHITECTURALLY INTEGRATED INTO THE DESIGN.



WOODSPRING SUITES HOTEL CHANDLER

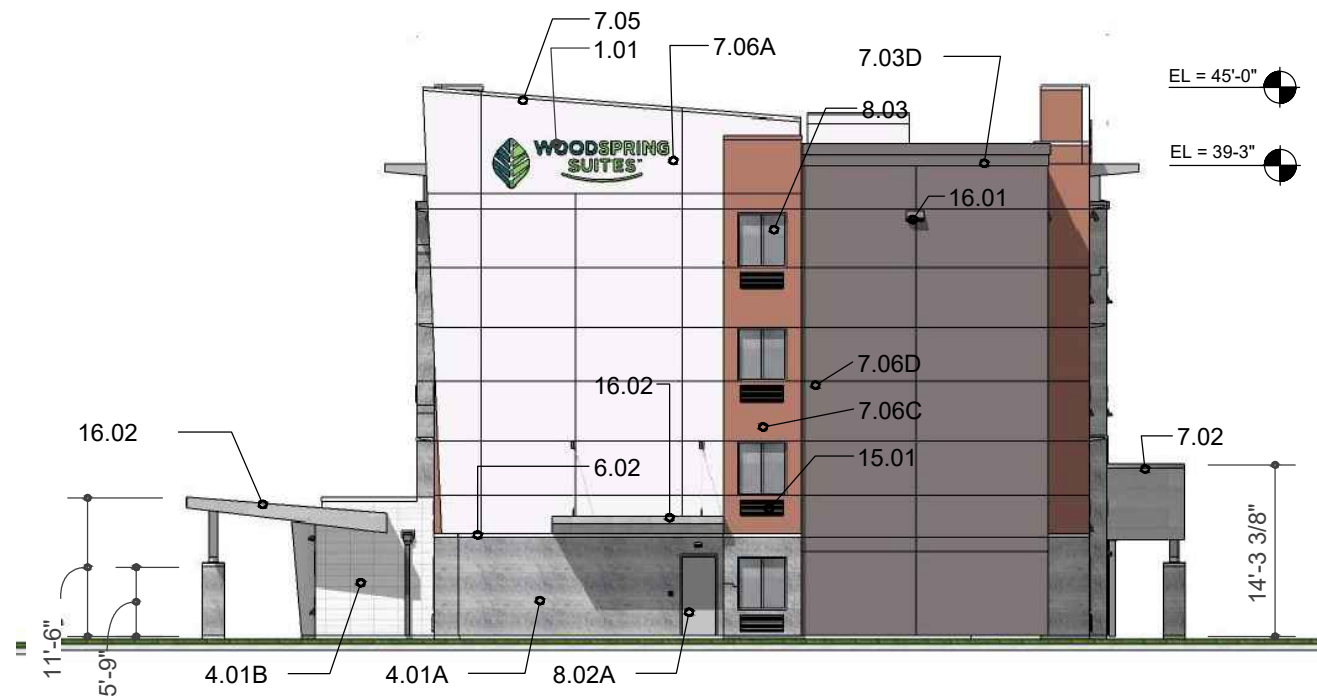
S. COOPER RD. & E. GERMANN RD. CHANDLER, AZ

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DATE: 07/21/2021
JOB #: 00.00



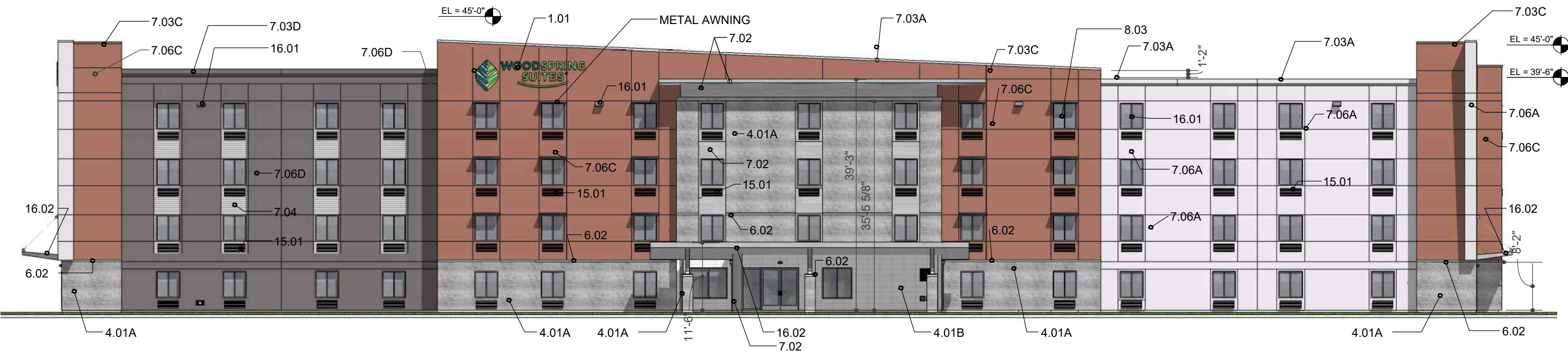
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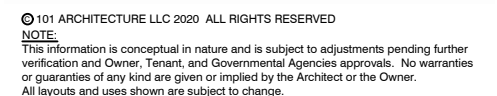
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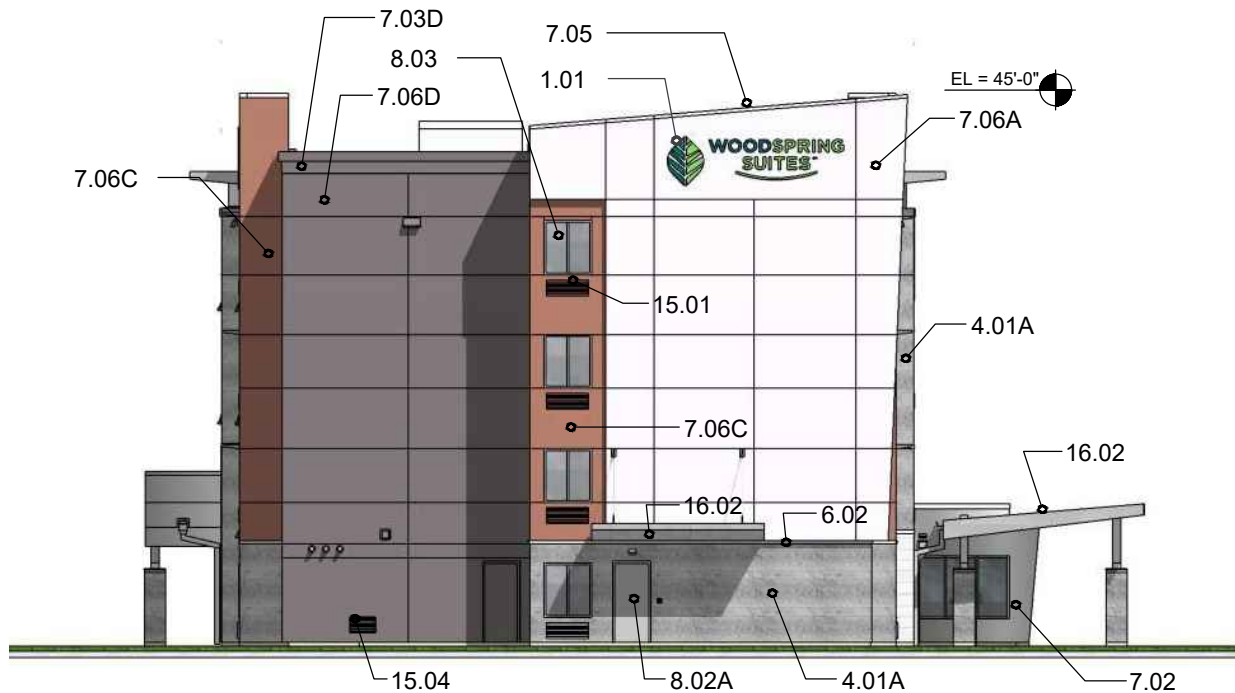
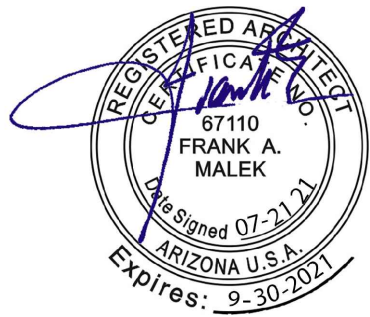
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SCALE: 1/16" = 1'-0"





WEST ELEVATION

SCALE: 1/16" = 1'-0"

KEYNOTE LEGEND

1.01	SIGNAGE BY OWNER; UNDER SEPARATE PERMIT
4.01	MANUFACTURED STONE VENEER: SEE MATERIALS BOARD
5.01	NOT USED
6.01	CEMENT BOARD TRIM: 5/4 4"
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6.06	NOT USED
7.01	NOT USED
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COLOR SCHEDULE	
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NORTH ELEVATION

SCALE: 1/16" = 1'-0"

WOODSPRING SUITES HOTEL CHANDLER

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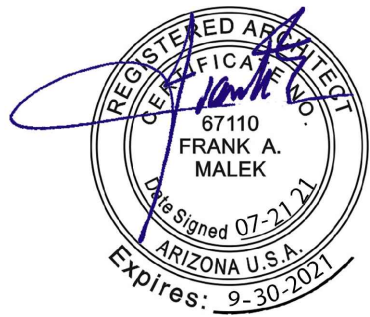


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PERSPECTIVE SOUTH ELEVATION



PERSPECTIVE NORTH ELEVATION



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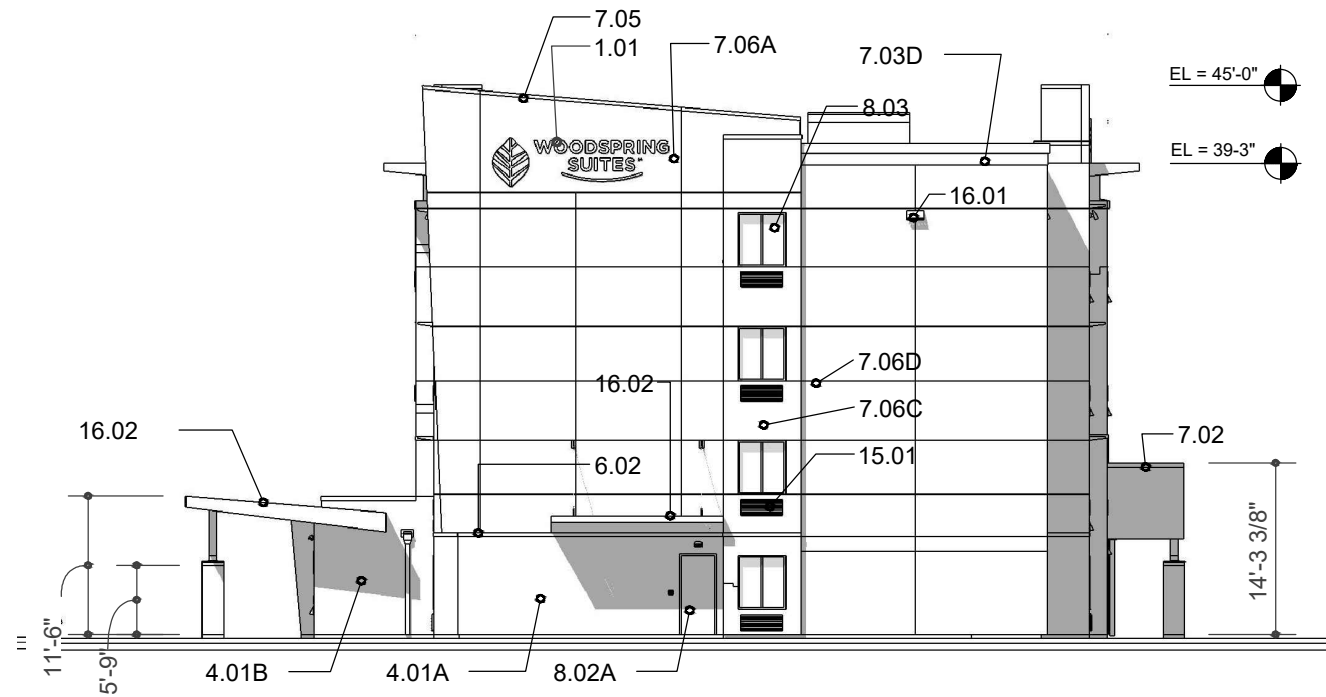
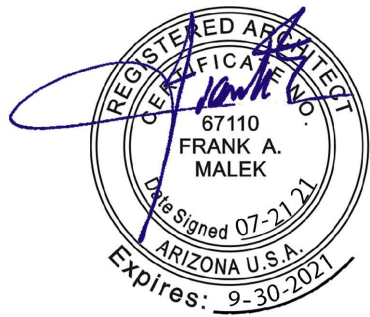
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EAST ELEVATION

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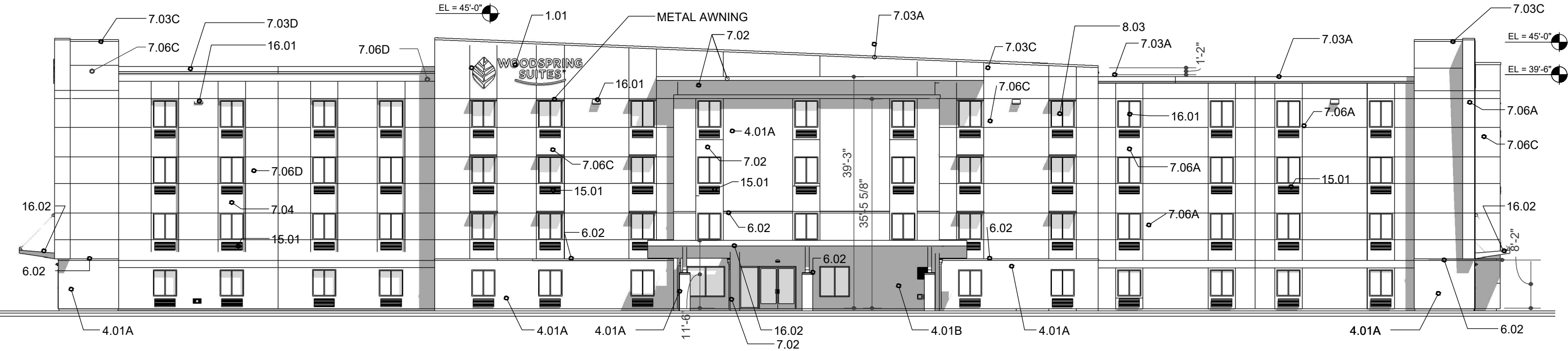
KEYNOTE LEGEND

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SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

WOODSPRING SUITES HOTEL CHANDLER

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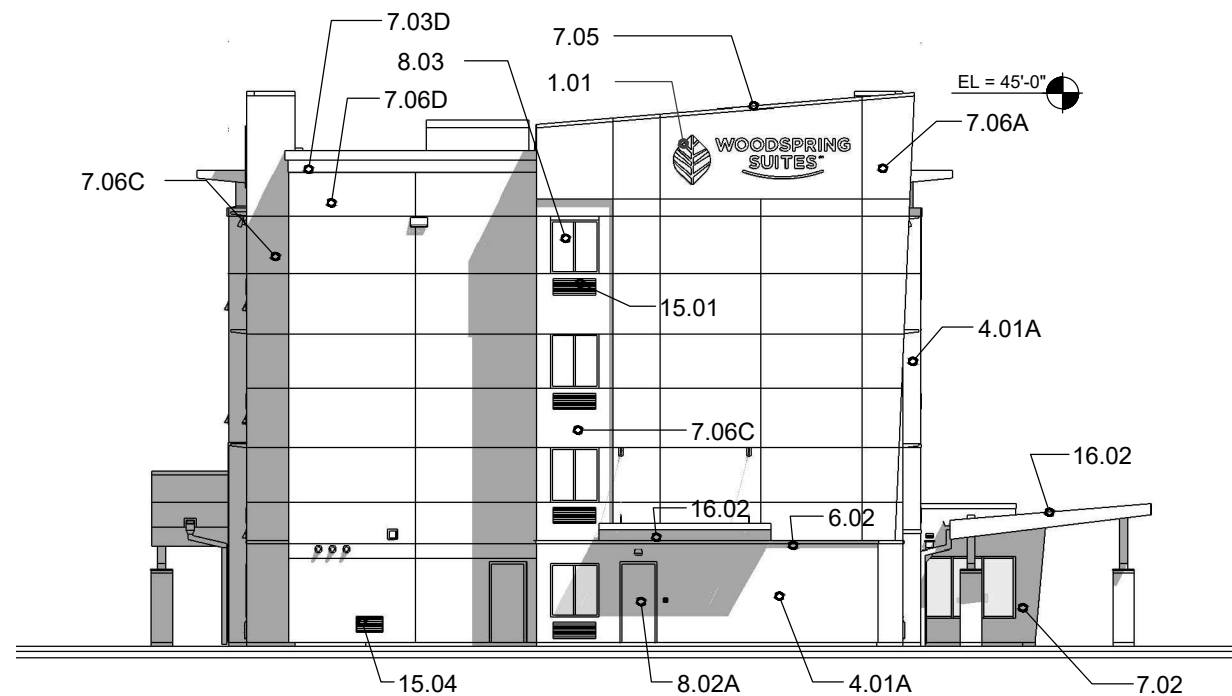


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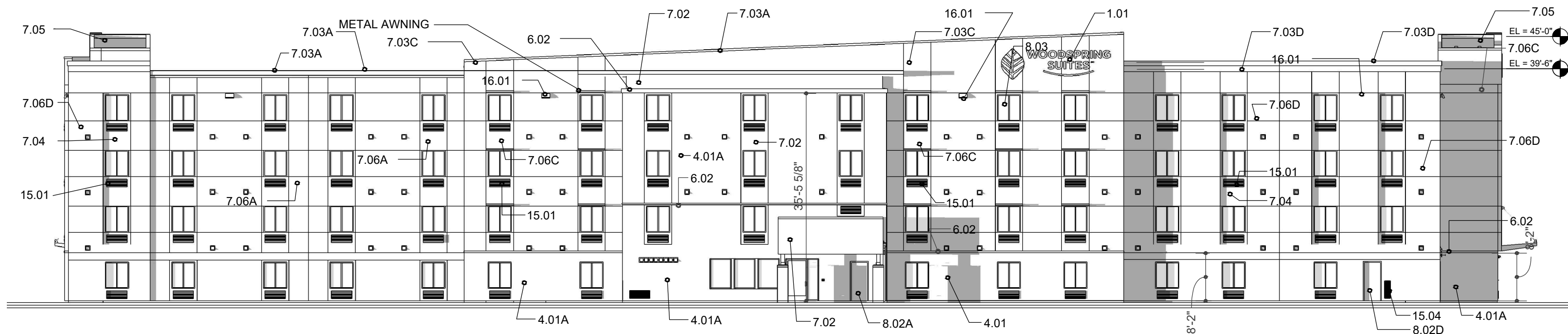
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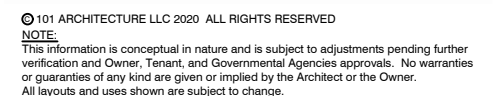
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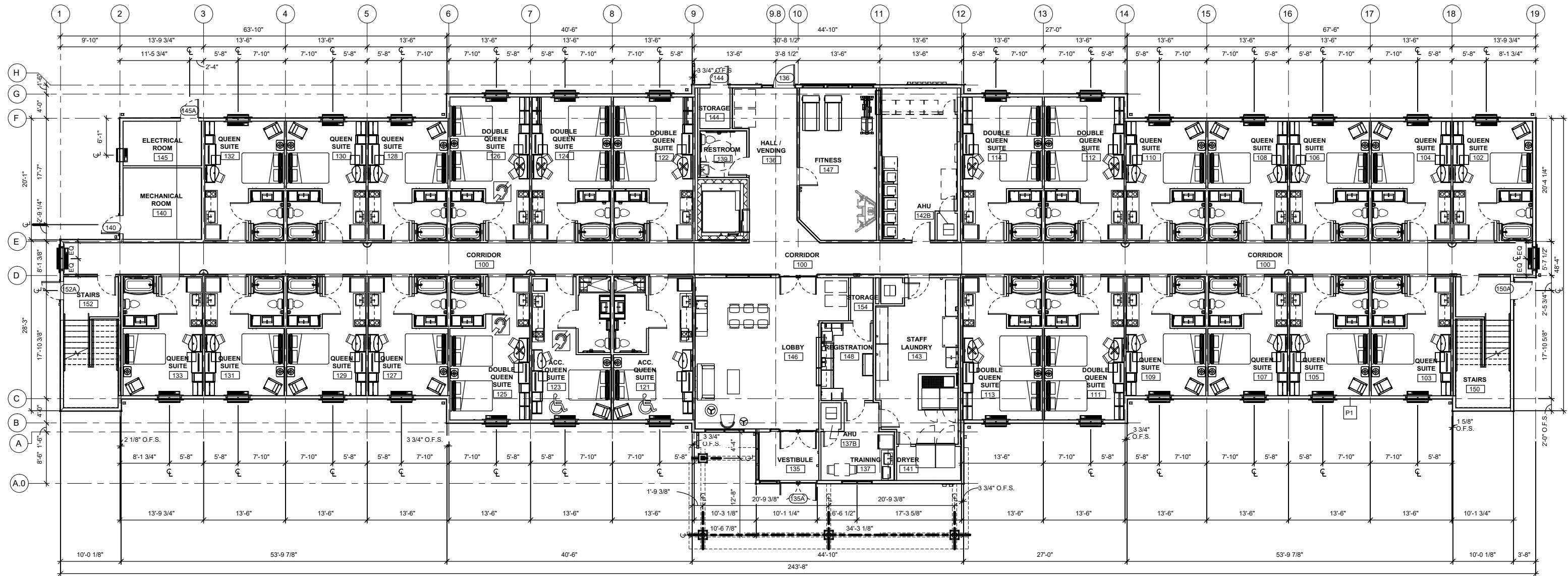
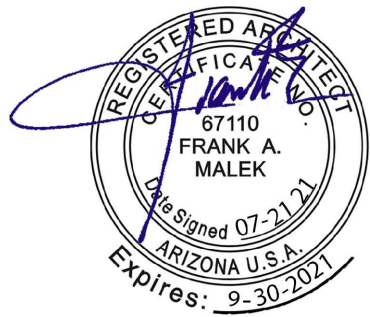
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SCALE: 1/16" = 1'-0"





FLOOR PLAN - LEVEL 1

SCALE: 1/16" = 1'-0"



WOODSPRING SUITES HOTEL CHANDLER

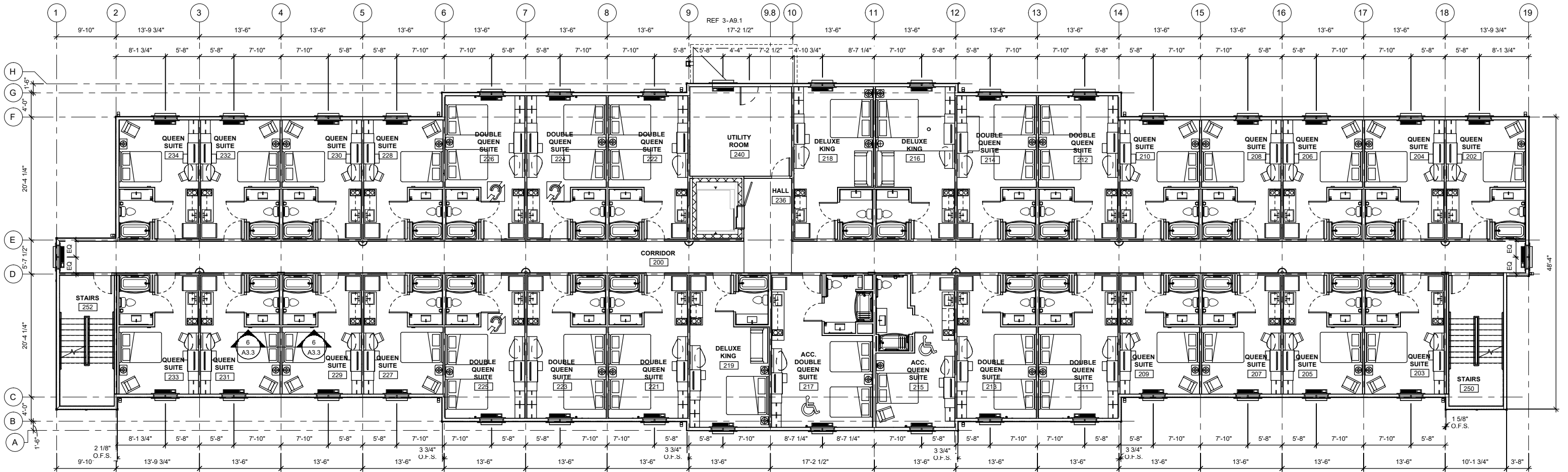
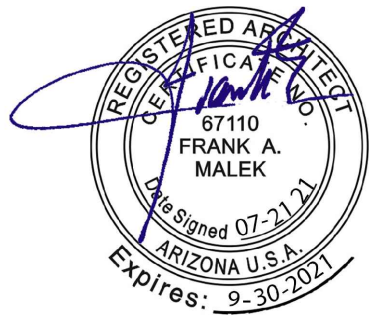
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FLOOR PLAN - TYP. UPPER LEVELS

SCALE: 1/16" = 1'-0"



WOODSPRING SUITES HOTEL CHANDLER

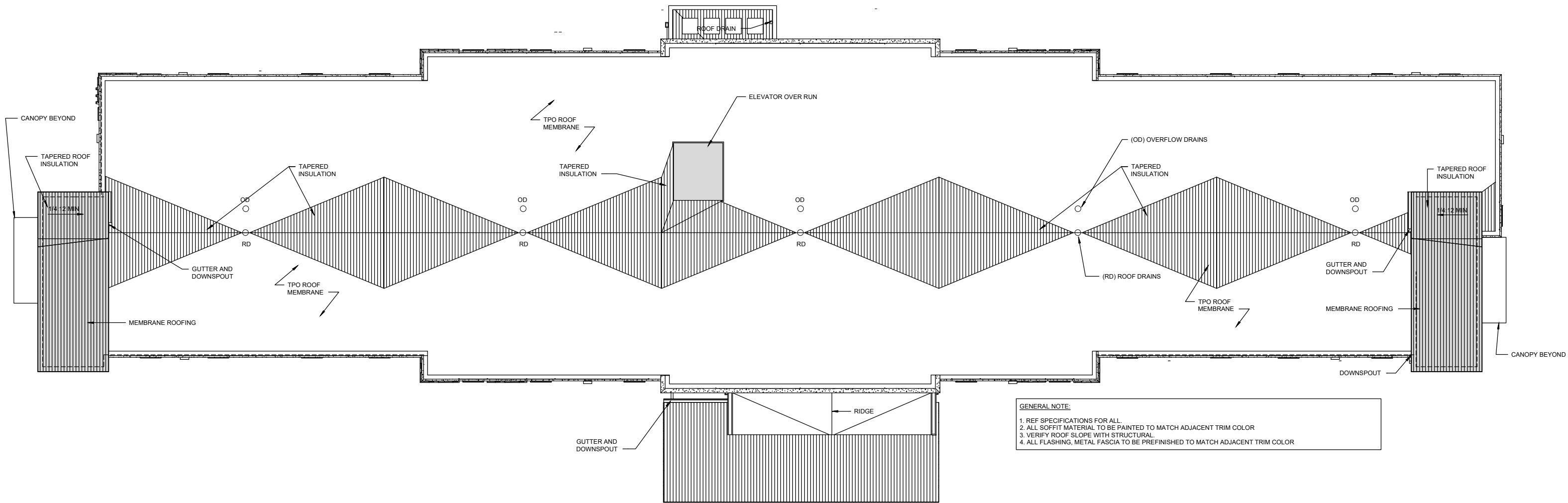
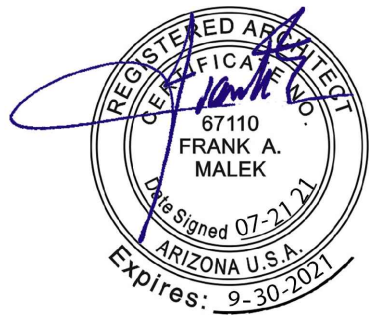
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PREPARED FOR: GENESIS CONSTRUCTION MANAGEMENT LLC

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ROOF PLAN

SCALE: 1/16" = 1'-0"



WOODSPRING SUITES HOTEL CHANDLER
S. COOPER RD. & E. GERMANN RD. CHANDLER, AZ

PREPARED FOR: GENESIS CONSTRUCTION MANAGEMENT LLC

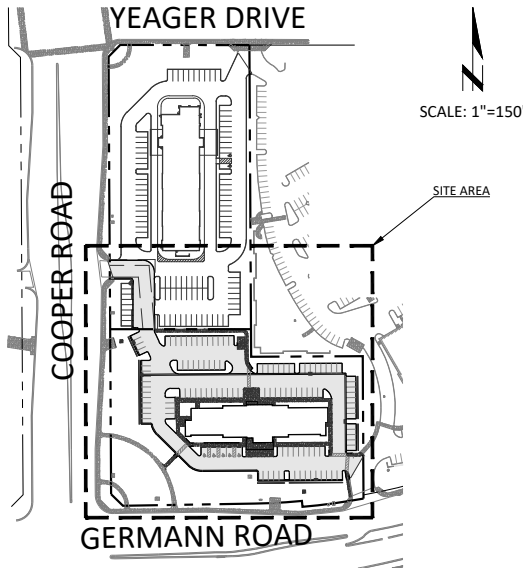
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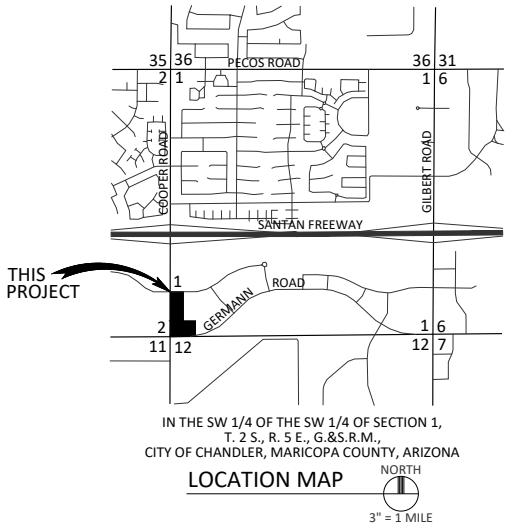
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PRELIMINARY IMPROVEMENT PLAN for
WOODSPRING SUITES - COOPER AND GERMANN

NEC COOPER ROAD & GERMANN ROAD CHANDLER, ARIZONA
A PORTION NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



PROJECT OVERVIEW



IN THE SW 1/4 OF THE SW 1/4 OF SECTION 1,
T. 2 S., R. 5 E., G. & S. R.M.,
CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA
LOCATION MAP
3" = 1 MILE

PROJECT INFORMATION

PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW MULTI-STORY HOTEL BUILDING WITH ALL REQUIRED GRADING & DRAINAGE, UTILITY AND PAVING IMPROVEMENTS.

ADDRESS:
NEC COOPER ROAD AND GERMANN ROAD
CHANDLER, ARIZONA 85286

APN: 303-31-222

ZONING: PAD

SITE AREA: 235,102 SF (5.40 AC)

SURVEY NOTES

- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
SUPERIOR SURVEYING SERVICES, INC.
2122 WEST LONE CACTUS DRIVE, SUITE 11
PHOENIX, ARIZONA 85027
PH: 623-869-0223
CONTACT: DAVID S. KLEIN, R.L.S.
- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF COOPER ROAD, ALSO BEING THE WEST LINE OF SOUTHWEST QUARTER OF SECTION 1, USING A BEARING OF NORTH 00°20'14" WEST PER THE FINAL PLAT FOR "CHANDLER AIRPORT CENTER PHASE I" BOOK 858 OF MAPS, PAGE 9 RECORDS OF MARICOPA COUNTY, ARIZONA.
- THE BASIS OF ELEVATION FOR THIS PROJECT IS THE CITY OF CHANDLER BENCHMARK 41A, BEING MARKED BY A 3" CITY OF CHANDLER BRASS CAP FLUSH, LOCATED AT POINT OF CURVATURE ON STEARMAN DRIVE, 300' SOUTH OF GERMANN ROAD AND 1000' WEST OF GILBERT ROAD, HAVING AN ELEVATION OF 1249.40 FEET, (NAVD88).

BENCHMARK

THE BENCHMARK USED FOR THIS PLAN IS THE CITY OF CHANDLER BENCHMARK 41A, BEING MARKED BY A 3" CITY OF CHANDLER BRASS CAP FLUSH, LOCATED AT POINT OF CURVATURE ON STEARMAN DRIVE, 300' SOUTH OF GERMANN ROAD AND 1000' WEST OF GILBERT ROAD, HAVING AN ELEVATION OF 1249.40 FEET, (NAVD88).

LEGAL DESCRIPTION

LOT 8, CHANDLER AIRPORT CENTER-PHASE 1, ACCORDING TO THE PLAT RECORDED IN BOOK 858 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA.

PROJECT RETENTION

REQUIRED RETENTION VOLUME:
VOLUME [CF] = C x (P [IN] / 12) x AREA [SF] x 1.1

100-YR, 2-HR:
V = 0.87 x (2.20/12) x 221,360 x 1.1 = 38,770 CF

PROVIDED:
ABOVE GROUND RETENTION BASIN #1 - 220 CF
ABOVE GROUND RETENTION BASIN #2 - 2,190 CF
464 LF 120" CMP RETENTION TANK - 36,424 CF

TOTAL PROVIDED VOLUME = 38,834 CF

TEMPORARY BASIN (DRIVEWAY ACCESS NORTH OF SITE)

100-YR, 2-HR:
V = 0.79 x (2.20/12) x 8,915 = 1,291 CF

PROVIDED:
TOTAL PROVIDED VOLUME = 1,450 CF VIA ABOVE GROUND RETENTION BASIN.

DRYWELL CALCULATIONS

TOTAL VOLUME = 32,246 CF

DRYWELL DISSIPATION RATE = 0.1 CFS PER DRYWELL PROVIDED

TIME [SEC] = VOLUME [CF] / RATE [CFS]

t = 38,834 / 0.3 = 129,447 SEC = 35.96 HOURS

DRAINAGE STATEMENT

-SITE IS IN A SPECIAL FLOOD HAZARD AREA - NO
-OFFSITE FLOWS AFFECT THIS SITE - YES, 1/2 STREET RIGHT-OF-WAY COOPER ROAD
AND 1/2 STREET RIGHT-OF-WAY GERMANN ROAD
-RETENTION PROVIDED IS 100-YR, 2-HR
-EXTREME STORM OUTFALLS THE SITE AT THE SOUTHEAST DRIVEWAY ENTRANCE AT THE ELEVATION OF 1239.00

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 04013C2743m, DATED OCTOBER 16, 2013 THE PARCEL IS LOCATED IN THE ZONE X (SHADED) AREA, WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

LEGEND

---	PROJECT RIGHT-OF-WAY		NEW ASPHALT
---	EXISTING RIGHT-OF-WAY		NEW CONCRETE
---	PROJECT/NEW PROPERTY LINE		NEW RIP RAP
---	ROADWAY CENTERLINE		NEW WALL
---	FLOW-LINE		EXISTING CURB
---	EXISTING EASEMENT		EXISTING PAINT STRIPE
---	NEW EASEMENT		NEW CURB
---	EXISTING CONTOUR		NEW PAINT STRIPE
---	NEW CONTOUR		NEW STORM DRAIN PIPE
	EXISTING CONCRETE		NEW SEWER LINE
	EXISTING WALL		NEW WATER LINE
	EXISTING STORM DRAIN PIPE		NEW FIRE SERVICE
	EXISTING UNDERGROUND ELECTRIC		NEW SEWER MANHOLE
	EXISTING COMMUNICATION LINE		NEW SEWER CLEANOUT
	EXISTING SEWER LINE		NEW WATER VALVE
	EXISTING WATER LINE		NEW WATER METER
	EXISTING RECLAIMED WATER LINE		NEW BACKFLOW PREVENTER
	EXISTING GAS LINE		NEW FIRE CONNECTION
	EXISTING SEWER MANHOLE		NEW FIRE BACKFLOW PREVENTER
	EXISTING WATER MANHOLE		NEW DRYWELL
	EXISTING WATER VALVE		SURVEY MONUMENT AS NOTED
	EXISTING BACKFLOW PREVENTER		SPOT ELEV. (EXIST. GRADE)
	EXISTING FIRE HYDRANT		SPOT ELEV. (NEW GRADE)
	EXISTING DRYWELL		RIGHT-OF-WAY
	EXISTING GAS VALVE		BACK OF CURB
	EXISTING SIGN		SIDEWALK
	EXISTING SITE LIGHT		RECORDED VALUE
	EXISTING STREET LIGHT		MEASURED VALUE
	EXISTING TRAFFIC SIGNAL STRUCTURE		RADIUS
	EXISTING ELECTRIC PULL BOX		PAVEMENT (ASPHALT)
	EXISTING ELECTRICAL EQUIPMENT		CONCRETE
	EXISTING COMMUNICATION PEDESTAL		GUTTER
	EXISTING COMMUNICATION PULL BOX/VAULT		TOP OF CURB
	EXISTING LIGHT PULL BOX		FINISHED GRADE
	EXISTING TRAFFIC LIGHT PULL BOX		TOP OF FOOTING
			GRADE BREAK
			FINISHED FLOOR ELEVATION
			FINISH GRADE HIGH
			FINISH GRADE LOW
			PUBLIC UTILITY EASEMENT
			MATCH EXISTING
			RIM
			INVERT
			LENGTH
			SLOPE

OWNER/DEVELOPER

GENESIS COMPANIES
4420 MADISON AVENUE, SUITE 104
CHANDLER, ARIZONA 85286
PH: 816-756-2331
ATTN: OMID SHAHBAZIAN

CIVIL ENGINEER

CYPRESS CIVIL DEVELOPMENT
4450 NORTH 12TH STREET, #228
PHOENIX, ARIZONA 85014
PH: 623-282-2498
ATTN: JEFF HUNT, PE

ARCHITECT

101 ARCHITECTURE
8400 EAST CRESCENT PARKWAY, #160
GREENWOOD VILLAGE, COLORADO 80111
PH: 720-881-1600
ATTN: FRANK MALEK, AIA

UTILITIES

WATER: CITY OF CHANDLER
SEWER: CITY OF CHANDLER
ELECTRIC: SALT RIVER PROJECT
GAS: SOUTHWEST GAS
TELEPHONE: CENTURYLINK
CABLE: COX COMMUNICATIONS

SHEET INDEX

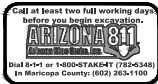
- COVER SHEET
- GRADING AND DRAINAGE PLAN
- ONSITE UTILITY PLAN

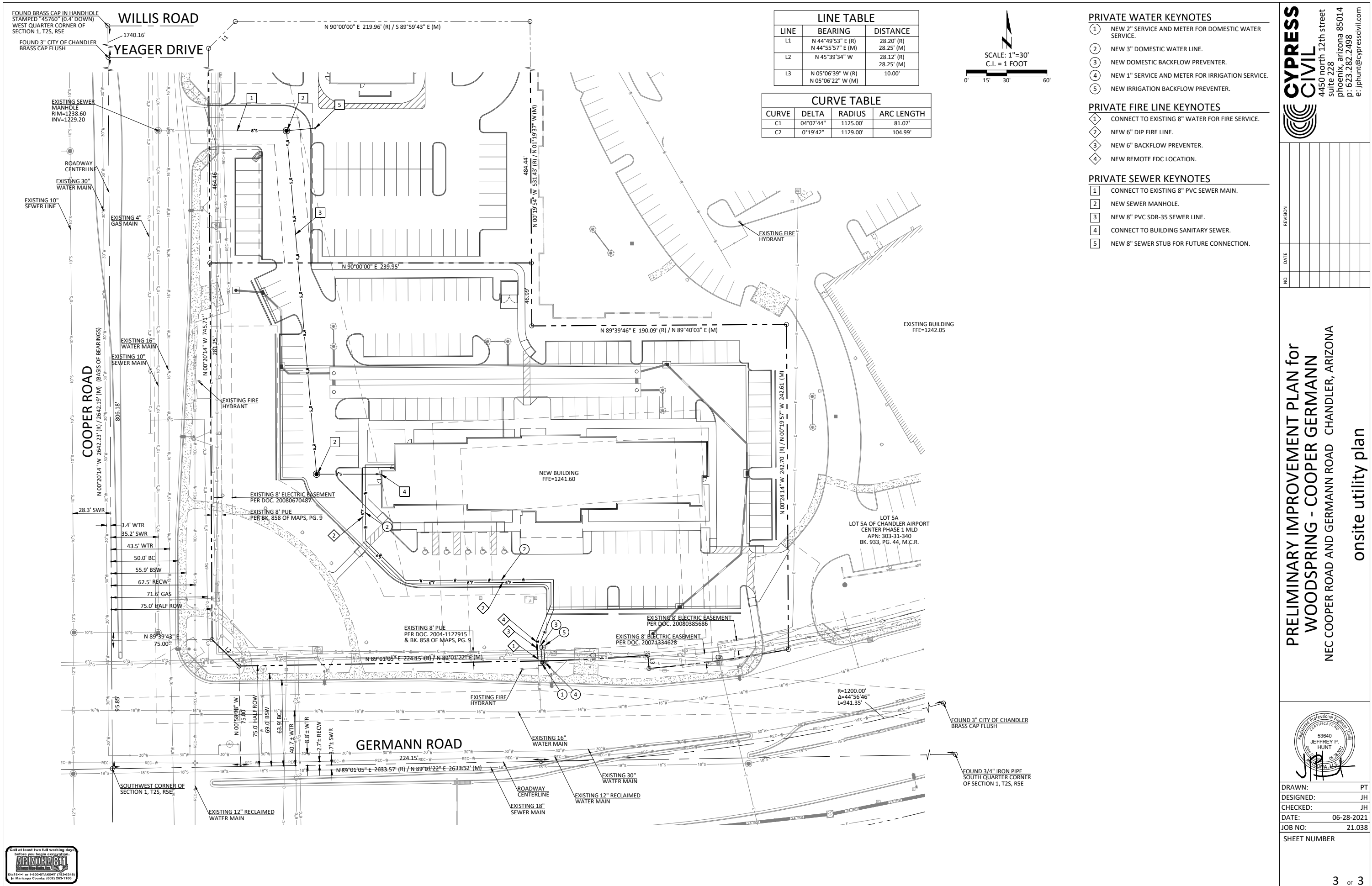
PRELIMINARY IMPROVEMENT PLAN for
WOODSPRING - COOPER GERMANN
NEC COOPER ROAD AND GERMANN ROAD CHANDLER, ARIZONA

cover



DRAWN: PT
DESIGNED: JH
CHECKED: JH
DATE: 06-28-2021
JOB NO: 21.038
SHEET NUMBER





THESE PLANS ARE PRELIMINARY AND ARE NOT FOR CONSTRUCTION OR RECORDING

CYPRESS CIVIL

4450 north 12th street
suite 228
phoenix, arizona 85014
p: 623.282.2498
e: jphunt@cypresscivil.com

PRELIMINARY IMPROVEMENT PLAN for
WOODSPRING - COOPER GERMANN
NEC COOPER ROAD AND GERMANN ROAD CHANDLER, ARIZONA

onsite utility plan

REVISION

NO.	DATE	REVISION

53640
JEFFREY P. HUNT
REGISTERED PROFESSIONAL ENGINEER
STATE OF ARIZONA

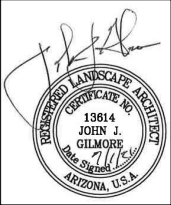
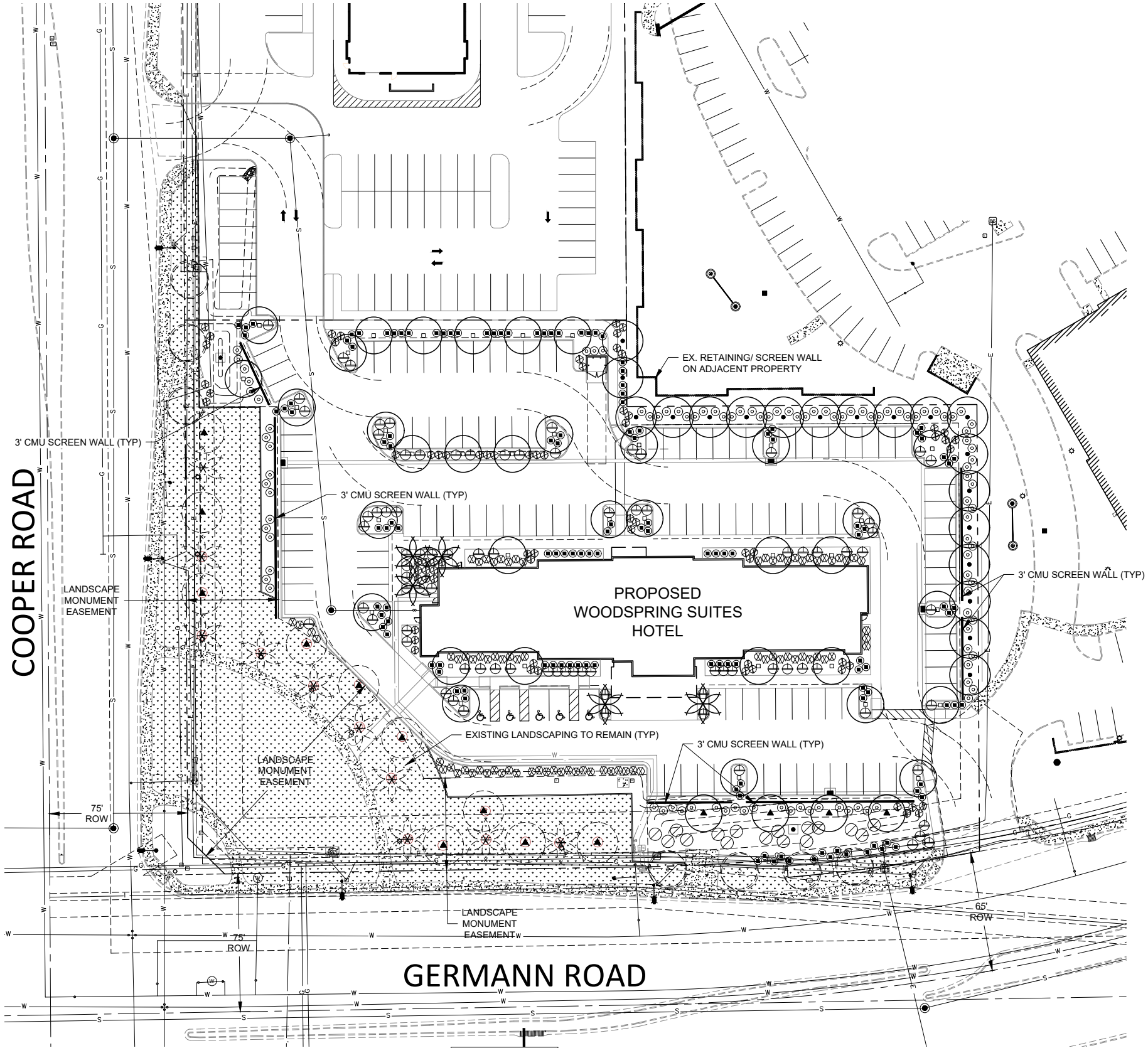
DRAWN: PT
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DATE: 06-28-2021
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3 OF 3

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	CLPR/SIZE	QTY.	REMARKS
TREES				
	CHILOPSIS LINEARIS DESERT WILLOW	24" BOX	-	STAKE AS REQUIRED
	CHILOPSIS LINEARIS DESERT WILLOW	EXISTING TO REMAIN	-	STAKE AS REQUIRED
	FRAXINUS VELUTINA "RIO GRANDE" FAN-TEX ASH	EXISTING TO REMAIN	-	STAKE AS REQUIRED
	PHOENIX DACTYLIFERA DATE PALM	25' CLEAR TRUNK	-	-
	PHOENIX DACTYLIFERA DATE PALM	EXISTING TO REMAIN	-	-
	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE	15 GAL.	-	STAKE AS REQUIRED
	PROSOPIS GLANDULOSA 'THORNLESS' THORNLESS HONEY MESQUITE	24" BOX	-	STAKE AS REQUIRED
SHRUBS				
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' tm RIO BRAVO SAGE	5 GAL.	-	1 GPH EMITTER
	LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON' tm CIMARRON SAGE	5 GAL.	-	1 GPH EMITTER
	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL.	-	1 GPH EMITTER
ACCENTS				
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	-	1 GPH EMITTER
GROUND COVER				
	ACACIA REDOLENS 'DESERT CARPET' ¹ N.C.N.	1 GAL.	-	1 GPH EMITTER
	EREMOPHILA GLABRA 'MINEGEW GOLD' OUTBACK SUNRISE EMU	1 GAL.	-	1 GPH EMITTER
	CYNODON DACTYLON 'MIDIRON' MIDIRON HYBRID BERMUDA	EXISTING	-	POP-UP SPRAY HEADS
	CONCRETE HEADER	6" x 6" CURBSTYLE	-	SEE DETAIL
	DECOMPOSED GRANITE "COLOR"	1/2" SCREENED	-	2" DEPTH ALL LANDSCAPE AREAS

NOTES:
1) TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE
2) LANDSCAPE TO BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.



WOODSPRING SUITES HOTEL

S. COOPER ROAD & GERMANN ROAD, CHANDLER, AZ
PREPARED FOR: B. G. EDGE, LLC

CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 30'
DATE: 07.1.21
GPLA JOB# 21019

