

Arizona Avenue Commerce Center

Rezoning, Preliminary Development Plan and Preliminary Plat



Case No. PLH21-0032 AND PLT21-0034

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3rd Submittal: October 1, 2021

2nd Submittal: August 16, 2021

1st Submittal: April 26, 2021

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I. PLANNED AREA DEVELOPMENT

A. Project Overview

This application requests approval of a rezoning to Planned Area Development (PAD) for commercial, office, business park, and light industrial uses, as well as a Preliminary Development Plan (PDP) and preliminary plat for Arizona Avenue Commerce Center, on the approximate 16.61-acre property generally located 900 feet north of the northeast corner of Germann Road and Arizona Avenue intersection (the “Property”). **See *Tab A, Aerial Map***. Arizona Avenue Commerce Center is designed to facilitate a light industrial office park development within a growing area of the City of Chandler.

WDP Partners proposes a high-quality development (the “Project”) that will promote commercial, office, business park, and light industrial uses including flex warehouse, manufacturing, and warehouse distribution uses. Since part of the Property is currently in the county, approximately .27 acres will be annexed and rezoned into the City of Chandler. Although the balance of the Property already allows the proposed uses, the full site will be included in the rezone area so the entire property can be covered by one single PAD/PDP. To accommodate the Project being developed as envisioned, a rezoning of the Property to a PAD designation will be requested to create uniform zoning for the Property. A Preliminary Development Plan (“PDP”) will also be requested, along with annexation of the remanent .27-acre portion of the Property.

B. Relationship to Adjacent Properties

The area surrounding the Property consists of County RU-43 property to the north, including a mini-storage facility and plant nursery; Union Pacific Rail to the east, with industrial uses beyond that; a plant nursery to the south; and a proposed multi-family development to the west of Arizona Avenue.

C. General Plan Conformance

This request conforms to the City of Chandler General Plan which designates the Property for employment uses.

D. Airpark Area Plan Conformance

The Property is located within the Chandler Airpark Area Plan which designates the Property as Commercial/Office/Business Park. The Commercial/Office/Business Park land use permits, “retail services, research and development or office/showroom development.” The Chandler Airpark Area Plan states that: “Light Industrial and Commercial/Office/Business Park . . . may be considered as interchangeable on a case-by-case basis.” The Light Industrial designation permits, “small manufacturing, warehousing and distribution, back-office space and high tech uses.”

Arizona Avenue Commerce Center promotes and maximizes the economic development within the Chandler Municipal Airport area. The PAD and PDP are consistent and compatible with the Chandler Municipal Airport and other surrounding land uses and establish criteria to ensure the orderly and compatible development of Arizona Avenue Commerce Center.

E. Zoning History

In 2008, the City Council approved DVR07-0053, to rezone the Property to PAD to allow retail, office, and flex warehouse development on about 11 acres. In 2020, a larger area was assembled, and an apartment development was proposed but was not approved by the city council.

F. Permitted Uses

All uses permitted in the Planned Industrial (I-1) District of the Chandler Zoning Ordinance; all general offices, including professional and administrative, but excluding medical/dental offices; educational facilities; financial institutions, churches and places of worship; retail, restaurant, shared conference centers and similar uses; commercial service uses; automotive accessory sales and installation uses; and recreational assembly uses, provided such recreational assembly uses shall not exceed 15% of the total building square footage on the Property.

II. Preliminary Development Plan

The PDP will establish the site and building standards for the Property. This document will set forth and establish a PDP and development standards for all future development within Arizona Avenue Commerce Center.

A. Development Standards

All development standards in the I-1 zoning district of the Chandler Zoning Ordinance shall apply to the Property, except as provided herein. In the event of a conflict between a provision of this application and a provision of the Chandler Zoning Ordinance, the provisions of this PAD shall apply. Refer to Table 1 for a summary of development standards for this proposal.

Table 1 – Development Standards	
Development Standard	PAD
Building Height	45'
Building Setbacks	
Front (Arizona Avenue)	50'
Side	10'
Rear	25'

B. Site Layout and Design

Arizona Avenue Commerce Center consists of two (2) light industrial, business park, office, commercial and service-oriented buildings totaling nearly 270,000 square-feet. Building A is approximately 69,300 square feet and Building B is approximately 199,800 square feet in size. Two (2) conceptual site plans are provided herein in order to provide ultimate user flexibility. The two (2) plans have identical building footprints and access, which is proposed via two (2) driveways on Arizona Avenue. Below is a summary of site plan options.

Site Plan Option A: Site Plan Option A is designed to accommodate traditional light industrial uses. For Building A, 58 parking spaces are provided including three (3) EV Spaces and three (3) ADA spaces. 17 truck docks are also provided. For Building B, 146 parking spaces are provided, including five (5) EV parking spaces and six (6) ADA spaces. 56 trailer stalls are provided for Building B, as well as 48 truck docks. **See Tab B, Conceptual Site Plan Option A.**

Site Plan Option B: Site Plan Option B is designed to accommodate a higher percentage of office uses or uses of a similar intensity withing Building A. This is achieved by the removal of truck dock doors to the east of Building A. For Building A, a total of 164 parking spaces are provided, including three (3) EV spaces and six (6) ADA spaces. For Building B, 146 parking spaces are provided,

including give (5) EV spaces and six (6) ADA spaces. Building B is also designed to include 48 truck docks and 56 trailer stalls. **See Tab C, Conceptual Site Plan Option B.** A conceptual rendering is also provided at **Tab D.**

The driveways shall be permitted in the locations shown on the site plan. The two driveways will be provided for the site; one at the north and south, respectively. The south driveway will be set to align with the driveway on the west side of Arizona Ave. The north drive will be located as far north as possible to meet minimum spacing from the existing drive on the adjacent property to the north. The North Driveway will serve as a right-turn-in / right-turn-out access, and the South Driveway will be full access. These driveways will allow access to the internal onsite road system which allows circulation on all sides of all buildings and will be guided by signage to prevent truck and vehicular conflicts. Additionally, a 8-foot-tall sliding gate will be provided perpendicular to the southwest corner of Building B for truck-only access behind Building B.

Landscaping will be provided in accordance with the Zoning Ordinance, unless otherwise modified herein. **See Tab E, Conceptual Landscape Plan.** Three-foot-tall decorative screen walls will be provided for screening from Arizona Avenue. A combination of six-foot-tall and eight-foot-tall screen walls have also been strategically located to provide screening of truck parking areas and docks from view of public rights-of-way. The service area has been strategically located behind buildings, so that it is screened from view from Arizona Avenue.

**A minor deviation from Code Section 35-1903.6.c.6 is requested to allow for a natural vegetative screen to be utilized for a maximum of 45% of the northern perimeter of the property in lieu of a solid block wall. This is requested because the property to the north has an existing block wall, as shown on the enclosed site plan, and double walls are not generally appropriate. Where the existing wall terminates, enhanced landscaping is proposed as the appropriate screening mechanism, consistent with area trends (refer to Willis Corporate Park at the southwest corner of Willis Road and Union Pacific Railroad). The proposed vegetative screen will include a hedge-like application of orange jubilees, which will be 15 gallons at planting to ensure a more mature screen from initial installation. In addition, trees and additional shrubs will be provided, to meet the landscaping density requirements. This proposed deviation is consistent with the intent of the Zoning Code.*

The development team has been proactive in working with City of Chandler Staff to gather early input regarding the development of the Property. Based on direction from Staff regarding uses, driveways, circulation and more, we have created site plan options that addresses many of the site limitations that has long-impacted development of this parcel.

The Arizona Avenue Commerce Center achieves the goal of creating office, retail showroom, business park, and flex warehouse uses along Arizona Avenue maximizing and providing general industrial space at the back of the property where visibility is limited. Both Building A and Building B can be demised to functionally accommodate small and medium size users, and still provide larger contiguous spaces required by larger national employers.

C. Architectural Design and Theme

The overall architectural character for Arizona Avenue Commerce Center is contemporary. This will be established through the use of clean edges and forms, with architectural accents that create an underlying common connection between the buildings while allowing opportunities for individual uses and identity.

The conceptual building elevations include four-sided architecture and distinct design elements, such as strong architectural forms, colors and accent shading features, variations in building height, and offsets in building fronts, which collectively provide for an enhanced visual interest and varied building massing and create distinctive points of entry for users. **See Tab F, Elevations and Floor Plans.** Roof and ground mounted equipment, service areas, and utility terminations and devices will be screened from public view by parapets, screen walls other similar features. No portion of any roof mounted equipment shall be visible above the lowest wall parapet.

D. Colors and Materials

It is anticipated that the buildings will be constructed from site finished/painted cast in place concrete tilt walls with formed reveals, aluminum storefronts with insulated glazing, and drystack stone masonry. It is also anticipated that, at a minimum, a three (3) tier-colorization of the building facades, combined with accent color banding, will emphasize the various elements of the building façade, and

both buildings will have matching color palettes to tie both building facades together. **See Tab G, Colors and Materials Palette.**

E. Landscaping

A major objective of the landscaping is to provide for a well-planned landscape area along Arizona Avenue and for the entry into the project. The frontage is developed with formal rows of accent shrubs, formal placements of Chinese Elms and Red-Push Pistache and strong massings of shrubs and groundcovers. The main project entry includes the addition of date palms to provide for an enhanced entry to the project.

"Soldier rows" of trees, and the massing of shrub material in the background will provide for a streetscape that emulates a formal streetscape design. Color, texture and massings will create visual interest for people and cars passing by. The plant palette along the streetscape is limited to only a "handful" of plant varieties to provide continuity with the streetscape. Red yucca, desert spoon, regal mist deer grass, Gold and purple Lantana, and Red Bird of Paradise will be the prominent shrub and groundcover plantings in the landscape setback. Arterial tree sizes have been increased so that 50% of trees are 36" box size and 50% are 48" box size, creating an enhanced streetscape with more mature trees.

A 3-foot-tall decorative screen wall with bermed landscaping will screen the front parking area and vehicles. A formal and repetitive landscape will embellish the wall and provide the same design repetition and continuity provided in the wall design. The horizontal design of the wall allows landscaping on both sides so that the wall can be well integrated into the landscape.

The balance of the on-site landscape will consist of mature Elm Trees in the parking lot planting areas to provide shade for cars and pedestrians. Islands are placed every ten (10) parking spaces and planted with mature shade trees. Oak and elm trees accent and soften building masses, and fast growing Willow acacia trees are placed along the entire perimeter and to the west of Building B. Orange Jubilee will also be provided as noted in Section B. A pallet of flowering, low water use shrubs and groundcovers will complete the landscape.

F. Theme Walls and Entry Monuments

A 3-foot decorative masonry parking screen wall along Arizona Avenue shall be permitted within the required landscape setback. The design, materials and colors for all walls visible from public view with Arizona Avenue Commerce Center will be uniform in appearance. Two types of color finishes will be used on the decorative walls and the wall will be broken up by landscaping berms with shrubs and trees. **See *Tab H, Site Details*.**

G. Lighting

Decorative and custom color architectural lighting will be provided at each building entrance. General site light poles, building area lighting, and ingress/egress lighting will be finished similar to adjacent buildings/wall finishes.

H. Signage

Signage is conceptually proposed herein. Specifically, the envisioned signage for the project includes: (i) one (1) monument sign which will include: 60 square feet of sign area with three (3) individual tenant panels; and, wall mounted project and tenant identification signage. The signage proposed herein complements the project architecture and provides for a sense of continuity through the use of colors and materials. Please refer to the enclosed sign plan for additional details regarding signage (***Tab I***)

I. Phasing

It is not anticipated that this project will be phased.

III. Engineering

A. Grading and Drainage / Preliminary Plat

Existing drainage on the site generally flows east to west. The Arizona Avenue Commerce Center development will not alter this general pattern. Railroad tracks cut off flow from the east. Due to several site constraints, including permitted access points to the site which dictate building and parking locations, the 100-year, 2-hour volume will be retained in surface and underground retention

with disposal by standard drywells. See **Tab J, Preliminary Grading and Drainage Plan**. A preliminary plat is also provided herein at **Tab K**.

B. Water and Sewer

The Property is immediately bounded by public rights-of-way with existing public facilities in Arizona Avenue. The buildings will be connected to public water within Arizona Avenue and independently metered and be provided with their own backflow prevention systems. Landscaping water will also utilize the public water within Arizona Avenue and will be metered separately with its own backflow prevention system. Due to the limited water usage (drip only) – the project does not plan to use reclaim water and is planning to use potable water for landscape.

A private 8" sewer tap is planned to connect to the new public 10" sewer extension being constructed by PB Bell for the site on the west side of Arizona Ave. The private 8" line onsite will run along the south side of the site and provide sewer services to all buildings on the site.

The fire system is planned to be a dual FHL/FSL system with connection points to the public main at the north and south sides of the site. The system will be looped with onsite private hydrants and multiple lines feeding to risers as needed for fire code for each building. The FDCs will be located at the backflow / check valve at each connection (two total) to the public water system along Arizona Ave. A public fire hydrant will be located at each public drive, and private onsite fire hydrants at a spacing of 600' (hose lay) per TDM 1&2.

IV. Summary

The proposed PAD/PDP conforms with and promotes the goals and objectives of the City of Chandler General Plan and Airport Area Plan. Arizona Avenue Commerce Center compliments the Chandler Municipal Airport and surrounding area and will provide significant employment opportunities for business and the City of Chandler.

TAB A

ARIZONA AVENUE COMMERCE CENTER



Aerial Map

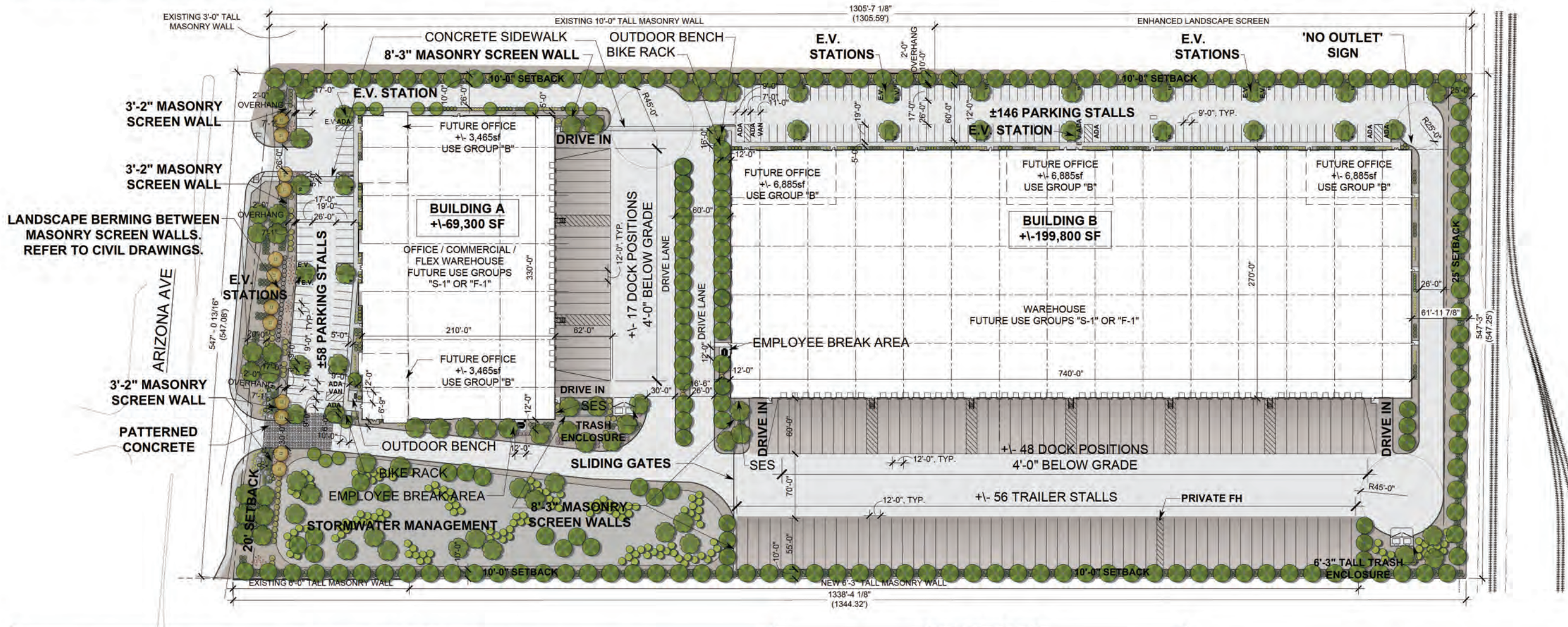


TAB B

ARIZONA AVENUE COMMERCE CENTER

NEW FACILITIES | CHANDLER, ARIZONA

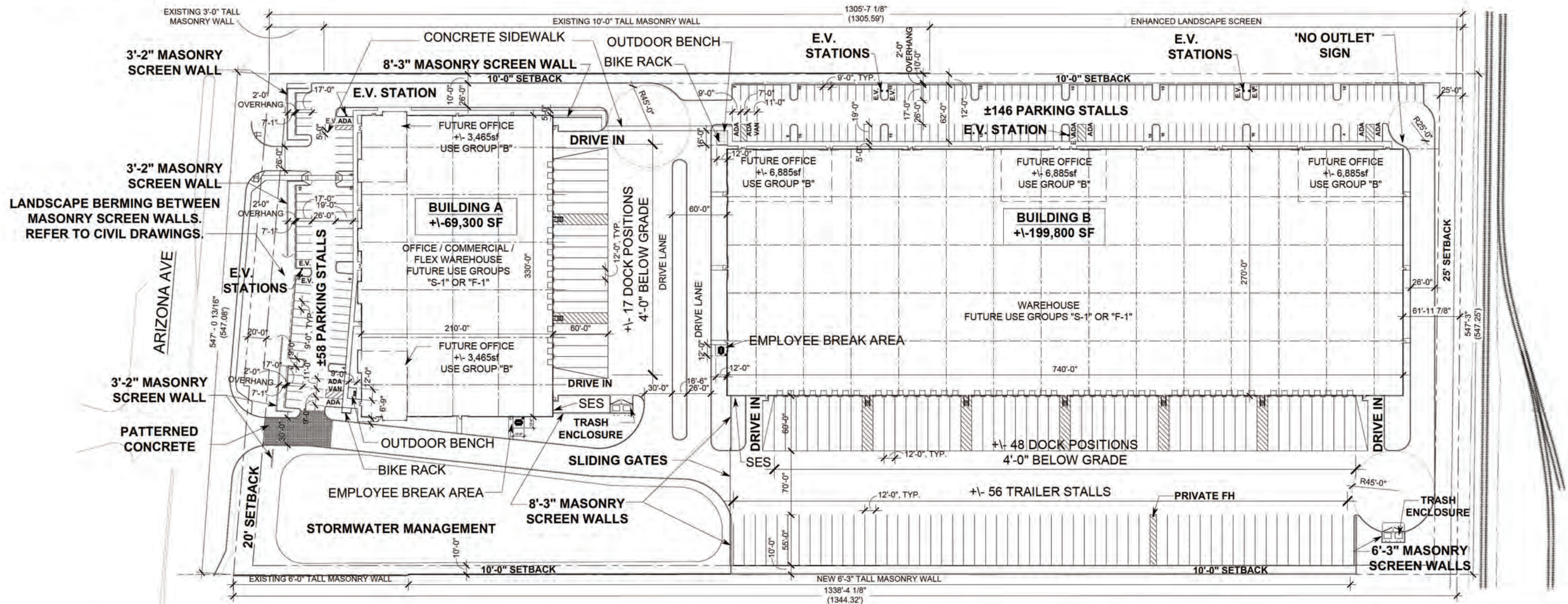
GMA JOB NUMBER: SJ2408 DATE:11.24.2021



PROJECT DATA FOR BOTH BUILDINGS				PARKING CALCULATIONS			
Project Name:		Total Building Area for A + B:		Building A		Building B	
Project Address:		Building Area Coverage:		Total Building Area:		Total Building Area:	
Gross Site Area:		Building Setbacks:		Parking Space Requirements:		Parking Space Requirements:	
Net Site Area:		Building Height:		% Office		% Office	
APN(s):		Landscape Setbacks:		Total Office SF:		Total Office SF:	
		Total Landscape Area:		Total Warehouse SF:		Total Warehouse SF:	
		Impervious Area Lot Coverage:		Parking Spaces (Required):		Parking Spaces (Required):	
				Parking Spaces (Provided):		Parking Spaces (Provided):	
				Typical Parking Spaces (Provided):		Typical Parking Spaces (Provided):	
				Accessible Parking Spaces (Provided):		Accessible Parking Spaces (Provided):	
				E.V. Charging Stations (Provided):		E.V. Charging Stations (Provided):	
Existing Zoning:							
Proposed Zoning:							
Proposed Use:							

NEW FACILITIES | CHANDLER, ARIZONA

GMA JOB NUMBER: SJ2408 DATE:11.24.2021

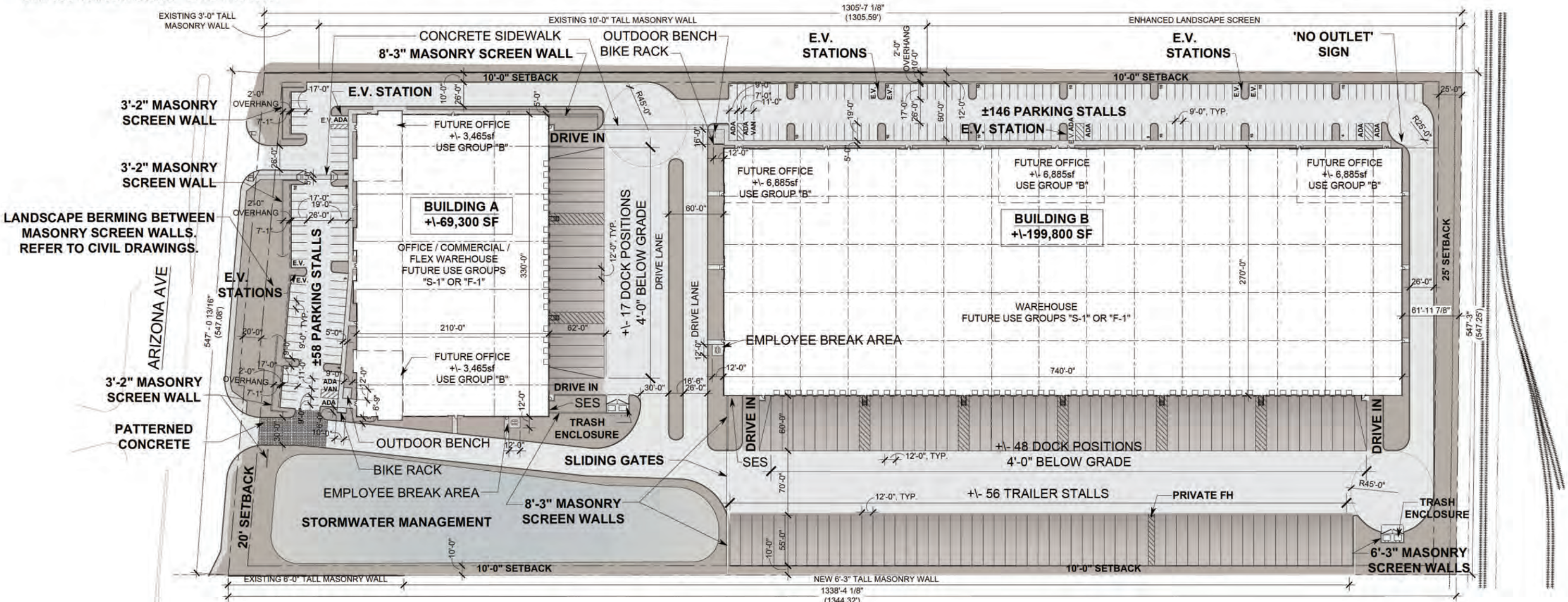


PROJECT DATA FOR BOTH BUILDINGS				
Project Name:	Germann Rd	Total Building Area for A + B:	269,100	sf
Project Address:	1691 S. Arizona Ave, Chandler, AZ, 85286	Building Area Coverage:	35%	
Gross Site Area:	17.46 acres	Building Setbacks:	50' Front, 10' Sideyard on Both Sides, 25' Rear	
Net Site Area:	16.61 acres	Building Height:	45'-0" Max. for BLD A + B	
APN(s):	303-28-028H			
	303-28-028F	Landscape Setbacks:	20' Front, 10' Side, 10' Rear	
	303-28-029E	Total Landscape Area:	163,935	sf
	303-28-008	Impervious Area Lot Coverage:	78%	
	303-28-013K			
	303-28-013J			
	303-28-003H			
Existing Zoning:	PAD / C-3 / AG-1 / County RU-43			
Proposed Zoning:	PAD (Planned Area Development)			
Proposed Use:	OFFICE / COMMERCIAL / FLEX WAREHOUSE			

PARKING CALCULATIONS		
Building A		
Total Building Area:	69,300	sf
Parking Space Requirements:	1/500 SF for first 10,000 SF of warehouse; 1/5,000 SF for remainder of Warehouse; 1/250 SF of office	
% Office	10%	
Total Office SF:	6,930	sf
Total Warehouse SF:	62,370	sf
Parking Spaces (Required):	58	stalls
Parking Spaces (Provided):	58	stalls
Typical Parking Spaces (Provided):	54	stalls
Accessible Parking Spaces (Provided):	2 Accessible Car Stalls + 1 Accessible Van Stall	
E.V. Charging Stations (Provided):	(2) Stalls in Building 'A' + (1) at Accessible Parking	
Building B		
Total Building Area:	199,800	sf
Parking Space Requirements:	1/500 SF for first 10,000 SF of warehouse; 1/5,000 SF for remainder of Warehouse; 1/250 SF of office	
% Office	10%	
Total Office SF:	19,980	sf
Total Warehouse SF:	179,820	sf
Parking Spaces (Required):	134	stalls
Parking Spaces (Provided):	146	stalls
Typical Parking Spaces (Provided):	140	stalls
Accessible Parking Spaces (Provided):	5 Accessible Car Stalls + 1 Accessible Van Stall	
E.V. Charging Stations (Provided):	(4) Stalls in Building 'B' + (1) at Accessible Parking	

NEW FACILITIES | CHANDLER, ARIZONA

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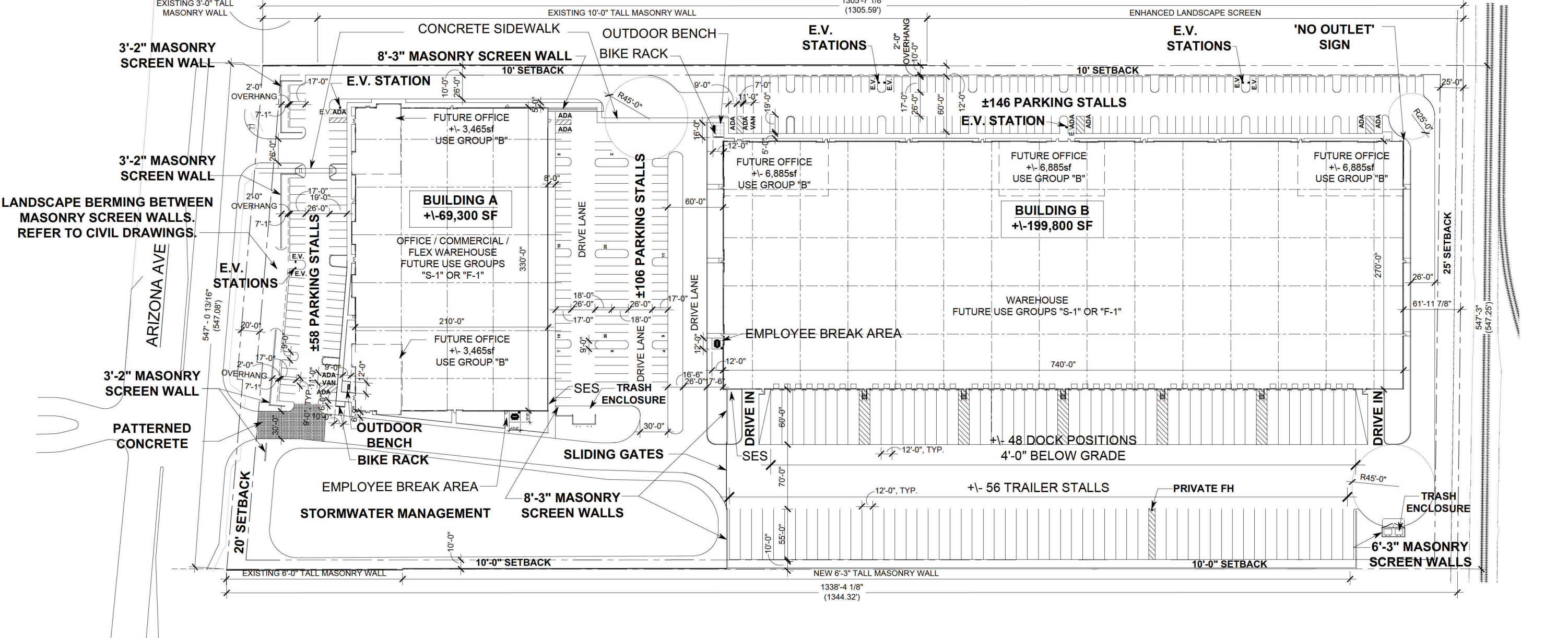
PARKING CALCULATIONS	
Building A	
Total Building Area:	69,300 sf
Parking Space Requirements:	1/500 SF for first 10,000 SF of warehouse; 1/5,000 SF for remainder of Warehouse; 1/250 SF of office
% Office	10%
Total Office SF:	6,930 sf
Total Warehouse SF:	62,370 sf
Parking Spaces (Required):	58 stalls
Parking Spaces (Provided):	58 stalls
Typical Parking Spaces (Provided):	54 stalls
Accessible Parking Spaces (Provided):	2 Accessible Car Stalls + 1 Accessible Van Stall
E.V. Charging Stations (Provided):	(2) Stalls in Building 'A' + (1) at Accessible Parking
Building B	
Total Building Area:	199,800 sf
Parking Space Requirements:	1/500 SF for first 10,000 SF of warehouse; 1/5,000 SF for remainder of Warehouse; 1/250 SF of office
% Office	10%
Total Office SF:	19,980 sf
Total Warehouse SF:	179,820 sf
Parking Spaces (Required):	134 stalls
Parking Spaces (Provided):	146 stalls
Typical Parking Spaces (Provided):	140 stalls
Accessible Parking Spaces (Provided):	5 Accessible Car Stalls + 1 Accessible Van Stall
E.V. Charging Stations (Provided):	(4) Stalls in Building 'B' + (1) at Accessible Parking

TAB C

ARIZONA AVENUE COMMERCE CENTER

NEW FACILITIES | CHANDLER, ARIZONA

GMA JOB NUMBER: SJ2408 DATE:11.24.2021



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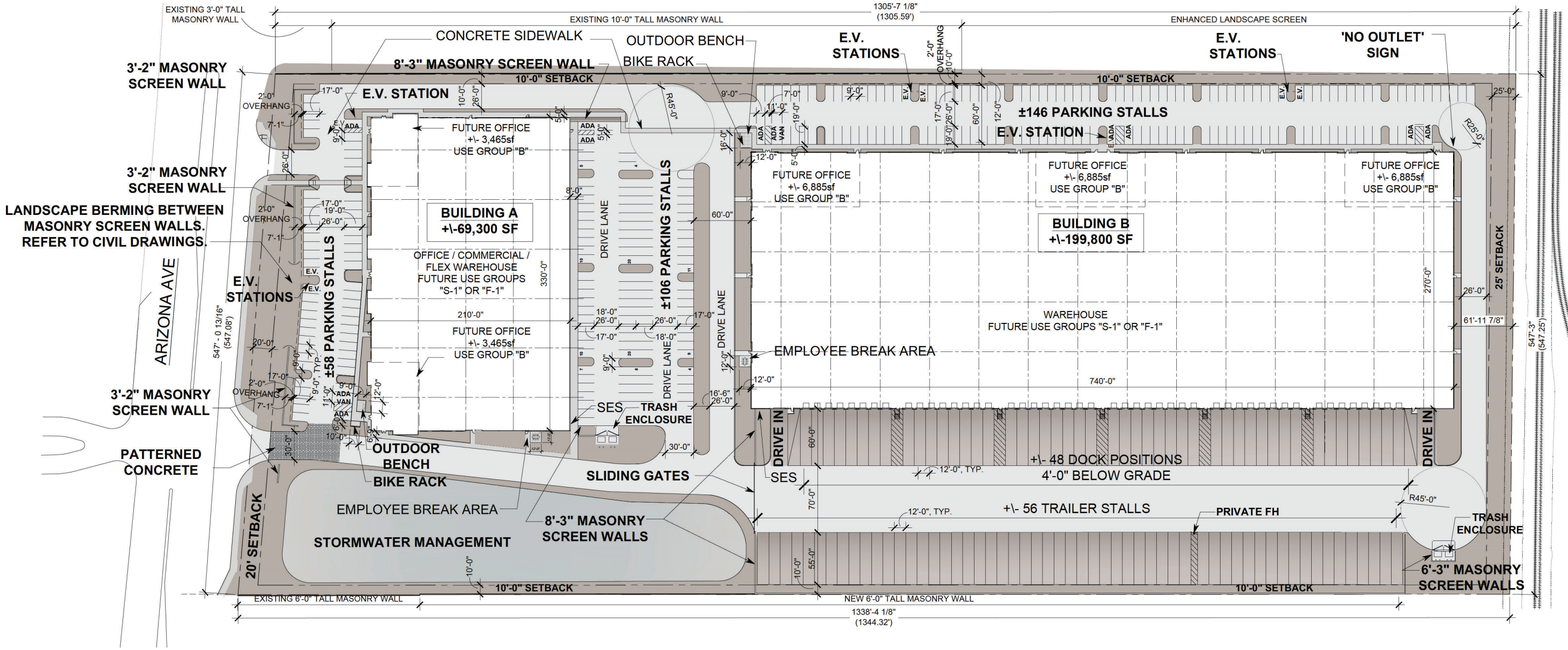
PARKING CALCULATIONS			
Building A			
Total Building Area:	69,300 sf		
Parking Space Requirements:	1/500 SF for first 10,000 SF of warehouse; 1/5,000 SF for remainder of Warehouse; 1/250 SF of office		
% Office	50%		
Total Office SF:	34,650 sf		
Total Warehouse SF:	34,650 sf		
Parking Spaces (Required):	139 (Office)	Total: 164 stalls	
	25 (Warehouse)		
Parking Spaces (Provided):	139 (Office)	Total: 164 stalls	
	25 (Warehouse)		
Typical Parking Spaces (Provided):	158 stalls		
Accessible Parking Spaces (Provided):	5 Accessible Car Stalls + 1 Accessible Van Stall		
ONLY	50% TO BE 'B' USE		
E.V. Charging Stations (Provided):	(2) Stalls in Building 'A' + (1) at Accessible Parking		

Building B	
Total Building Area:	199,800 sf
Parking Space Requirements:	1/500 SF for first 10,000 SF of warehouse; 1/5,000 SF for remainder of Warehouse; 1/250 SF of office
% Office	10%
Total Office SF:	19,980 sf
Total Warehouse SF:	179,820 sf
Parking Spaces (Required):	134 stalls
Parking Spaces (Provided):	146 stalls
Typical Parking Spaces (Provided):	140 stalls
Accessible Parking Spaces (Provided):	5 Accessible Car Stalls + 1 Accessible Van Stall
E.V. Charging Stations (Provided):	(4) Stalls in Building 'B' + (1) at Accessible Parking

BUILDING 'A' CAN ONLY BE MAXIMUM 50% BUSINESS OCCUPANCY DUE TO SPACING FOR PARKING.

NEW FACILITIES | CHANDLER, ARIZONA

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Total Office SF:	34,650 sf		
Total Warehouse SF:	34,650 sf		
Parking Spaces (Required):	139 (Office)	Total: 164 stalls	
Parking Spaces (Provided):	25 (Warehouse)	139 (Office)	
Typical Parking Spaces (Provided):	158 stalls	Total: 164 stalls	
Accessible Parking Spaces (Provided):	5 Accessible Car Stalls + 1 Accessible Van Stall		
ONLY	50% TO BE 'B' USE		
E.V. Charging Stations (Provided):	(2) Stalls in Building 'A' + (1) at Accessible Parking		

Building B	
Total Building Area:	199,800 sf
Parking Space Requirements:	1/500 SF for first 10,000 SF of warehouse; 1/5,000 SF for remainder of Warehouse; 1/250 SF of office
% Office	10%
Total Office SF:	19,980 sf
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Parking Spaces (Required):	134 stalls
Parking Spaces (Provided):	146 stalls
Typical Parking Spaces (Provided):	140 stalls
Accessible Parking Spaces (Provided):	5 Accessible Car Stalls + 1 Accessible Van Stall
E.V. Charging Stations (Provided):	(4) Stalls in Building 'B' + (1) at Accessible Parking

BUILDING 'A' CAN ONLY BE MAXIMUM 50% BUSINESS OCCUPANCY DUE TO SPACING FOR PARKING.

TAB D

ARIZONA AVENUE COMMERCE CENTER





A13 | AERIAL OF ENTRANCE





A11 | BUILDING A - PARKING LOT

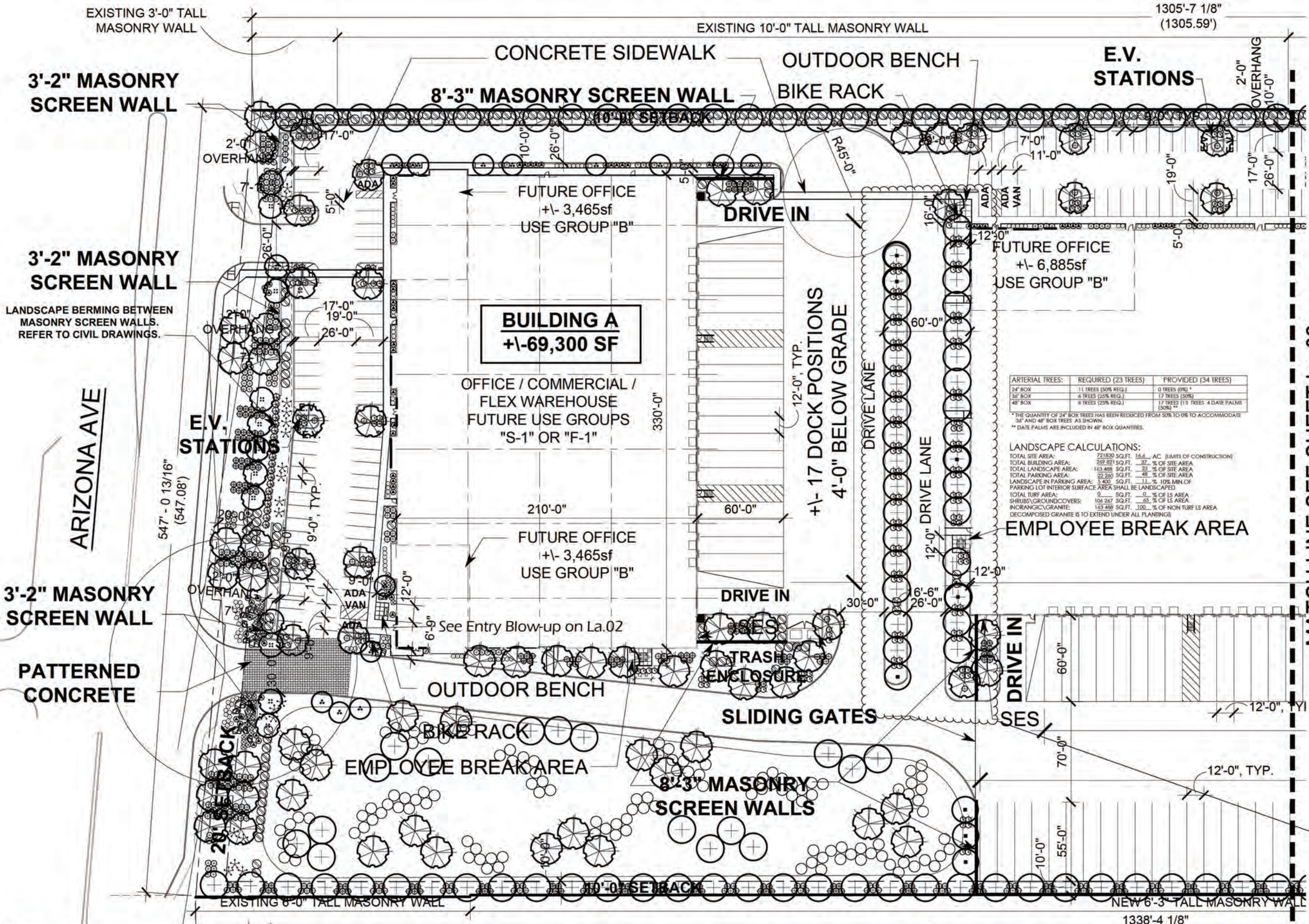


A12 | BUILDING B - SW CORNER



TAB E

ARIZONA AVENUE COMMERCE CENTER



- LANDSCAPE LEGEND**
- PHOENIX DACTYLIFERA
DATE PALM 20' T.F., MATCHING
DIAMOND CUT, STRAIGHT (4)
 - ULMUS PARVIFOLIA
CHINESE ELM
24" BOX 1.5" CALIP., 6.5T, 4W (61)
36" BOX 2" CALIP., 7.5T, 5W (17)
(36" BOX as noted)
 - ACACIA SALICINA
WILLOW ACACIA
12' TALL AT TIME OF PLANTING
 - PISTACHE RED-PUSH
RED PUSH PISTACHE
48" BOX 3.5" CALIP., 9.5T, 7 W (13)
 - SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
24" BOX 1.5" CALIP., 3.5T, 3.5W (14)
 - QUERCUS VIRGINIANA
LIVE OAK
36" BOX 2" CALIP., 8.5T, 4.5 W (49)
 - PACHYCREUS MARGINATUS
MEXICAN FENCE POST
15 GALLON (3 TRUNK MIN.) (96)
 - MUHLBERGIA 'REGAL MIST'
REGAL MIST DEER GRASS
5 GALLON (139)
 - LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON (20)
 - CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON (24)
 - TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
15 GALLON (272)
 - HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (493)
 - DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (375)
 - RUPELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON (304)
 - HESPERALOE PERPA
BRAKE LIGHT RED YUCCA
5 GALLON (39)
 - LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (197)
 - LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON (19)
 - ACACIA REDOLENS
'DESERT CARPET' tm
1 GALLON (152)
 - 3'x3'x3" SURFACE SELECT
GRANITE BOULDER
MINIMUM 2000lbs EACH (13)
 - 1" SCREENED IRON SPRINGS GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS
 - TREES IN TRUCK TRAFFIC AREAS ARE
AN UPRIGHT GROWING VARIETY AND
WILL NOT IMPEDE ON TRAFFIC

ARTERIAL TREES:	REQUIRED (23 TREES)	PROVIDED (34 TREES)
24" BOX	11 TREES (50% REQ.)	0 TREES (0%) *
36" BOX	6 TREES (25% REQ.)	17 TREES (50%)
48" BOX	6 TREES (25% REQ.)	17 TREES (13 TREES 4 DATE PALMS (50%)) **

* THE QUANTITY OF 24" BOX TREES HAS BEEN REDUCED FROM 50% TO 0% TO ACCOMMODATE 36" AND 48" BOX TREES AS SHOWN.
** DATE PALMS ARE INCLUDED IN 48" BOX QUANTITIES.

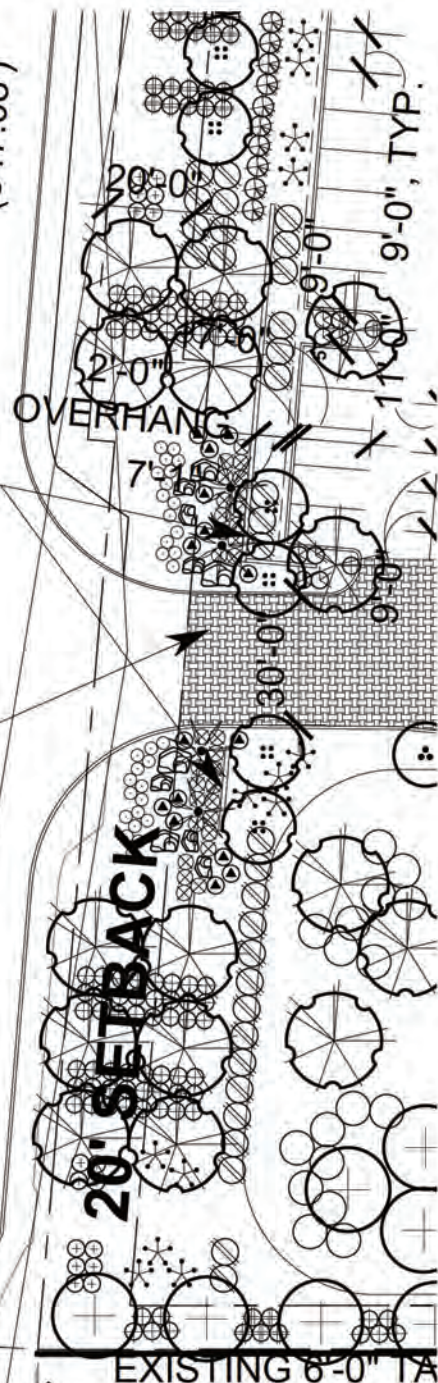
LANDSCAPE CALCULATIONS:	
TOTAL SITE AREA:	721839 SQ.FT. 16.4 AC. (LIMITS OF CONSTRUCTION)
TOTAL BUILDING AREA:	259 821 SQ.FT. 37 % OF SITE AREA
TOTAL LANDSCAPE AREA:	163 488 SQ.FT. 23 % OF SITE AREA
TOTAL PARKING AREA:	22 260 SQ.FT. 48 % OF SITE AREA
LANDSCAPE IN PARKING AREA:	3 400 SQ.FT. 11 % OF SITE AREA
PARKING LOT INTERIOR SURFACE AREA SHALL BE LANDSCAPED	
TOTAL TURF AREA:	0 SQ.FT. 0 % OF SITE AREA
SHRUBS/GROUNDCOVERS:	106 267 SQ.FT. 65 % OF SITE AREA
INCRANGLIC/GRANITE:	63 488 SQ.FT. 100 % OF NON TURF LS AREA
DECOMPOSED GRANITE IS TO EXTEND UNDER ALL PLANTINGS	

ARIZON

ASONRY
N WALL

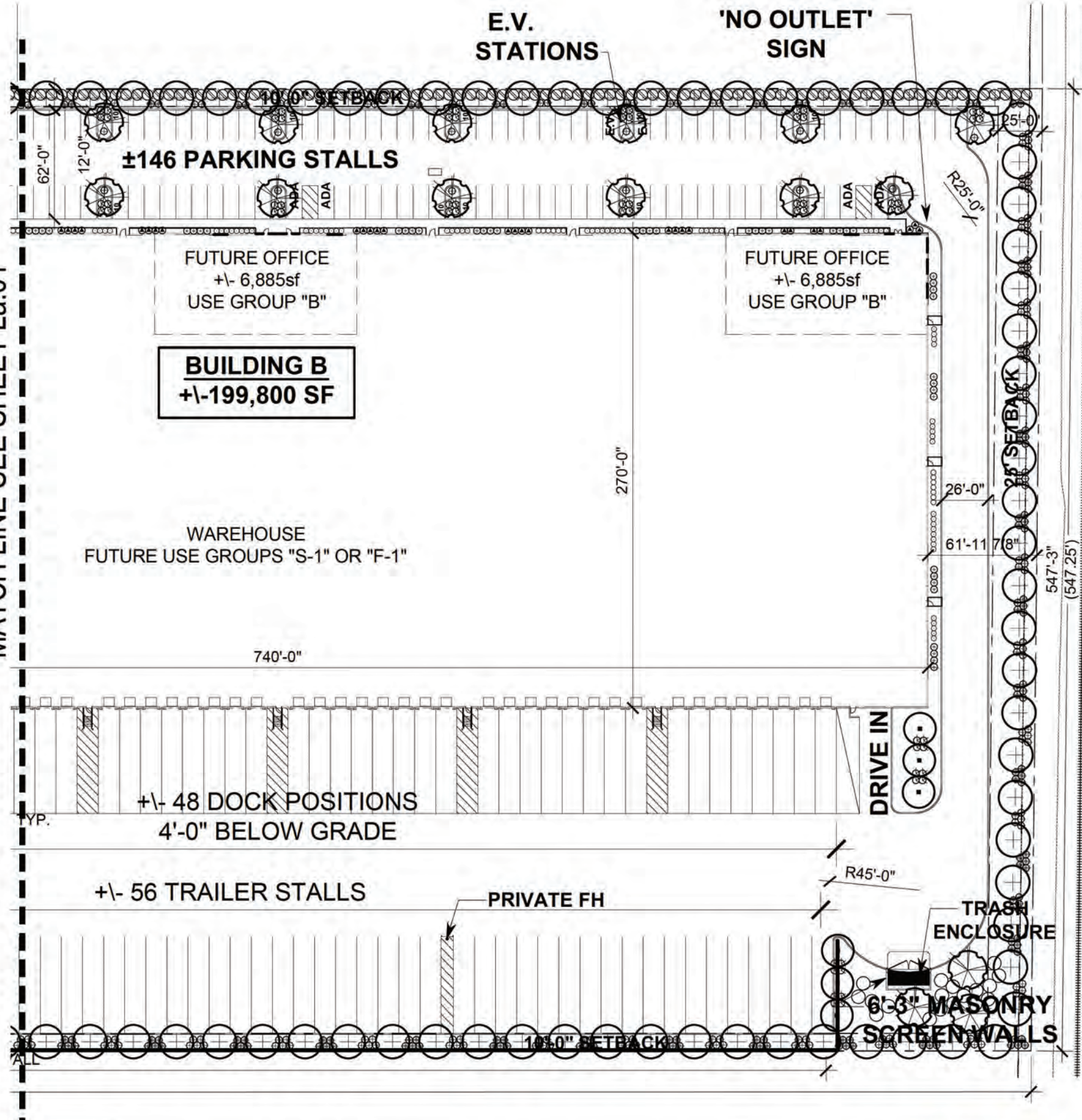
ERNED
CRETE

547' - 0 13/16"
(547.08')



Entry Blow-up
SCALE: 1" = 20'-00"

MATCH LINE SEE SHEET La.01



LANDSCAPE LEGEND

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5 GALLON (493)
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DESERT SPOON
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DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

ARIZON

ASONRY
N WALL

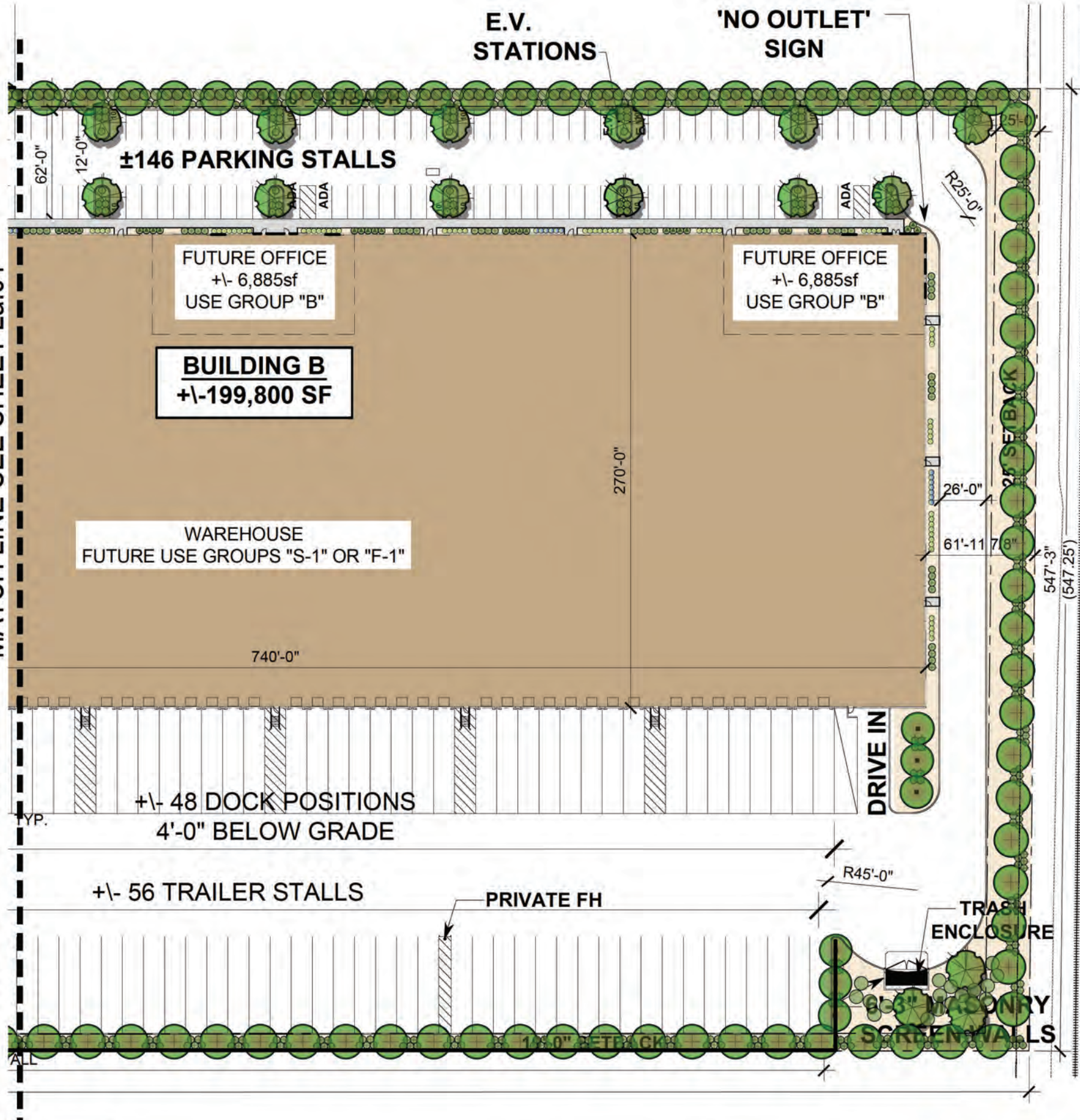
ERNED
CRETE

547' - 0 13/16"
(547.08')



Entry Blow-up
SCALE: 1" = 20'-00"

MATCH LINE SEE SHEET La.01



LANDSCAPE LEGEND

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2" DEPTH IN ALL LANDSCAPE AREAS

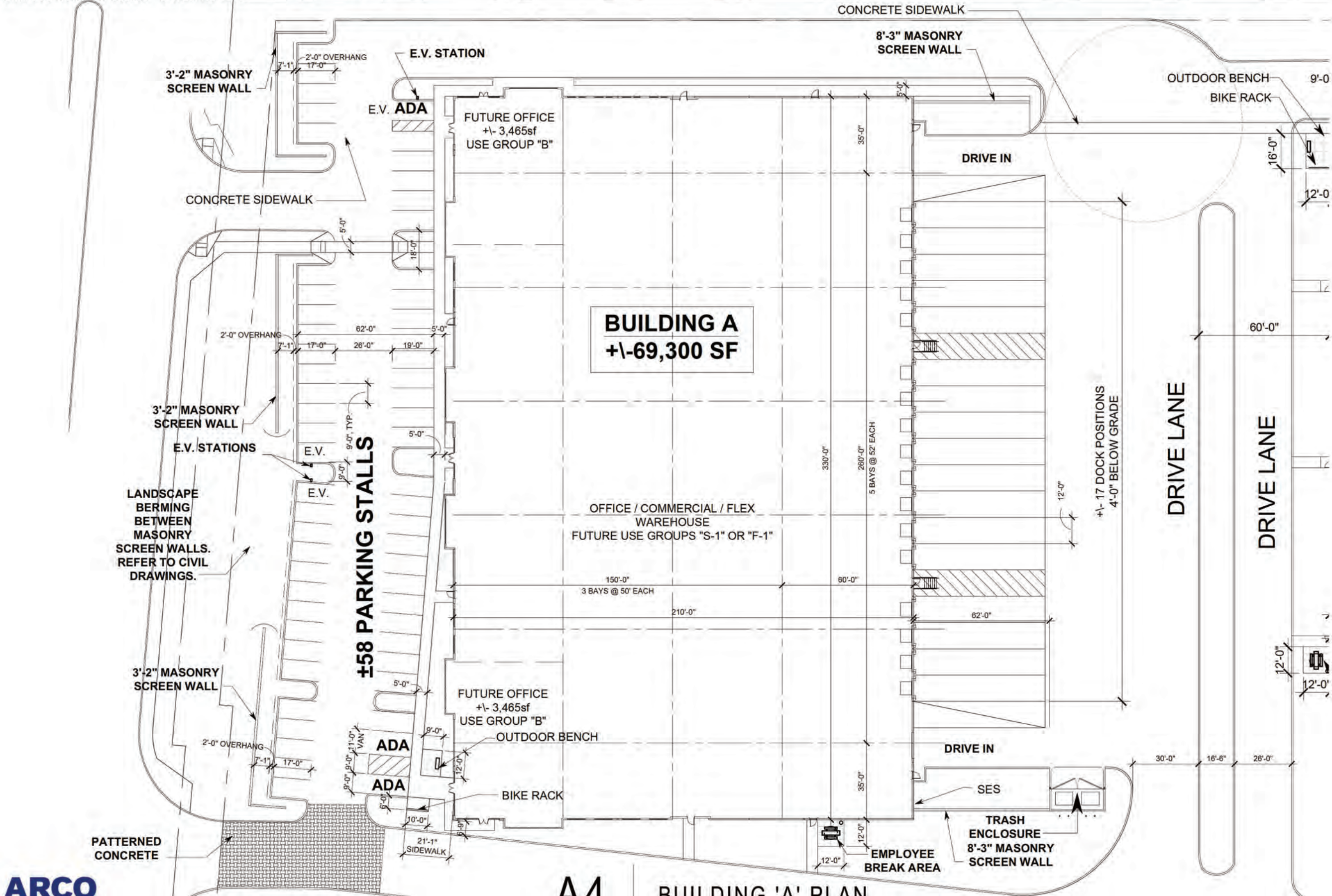


TAB F

ARIZONA AVENUE COMMERCE CENTER

NEW FACILITIES | CHANDLER, ARIZONA

GMA JOB NUMBER: SJ2408 DATE:11.24.2021

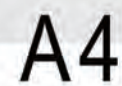


A4

BUILDING 'A' PLAN
SCALE: 1/20" = 1'-0"

GMA JOB NUMBER: SJ2408 DATE:11.24.2021

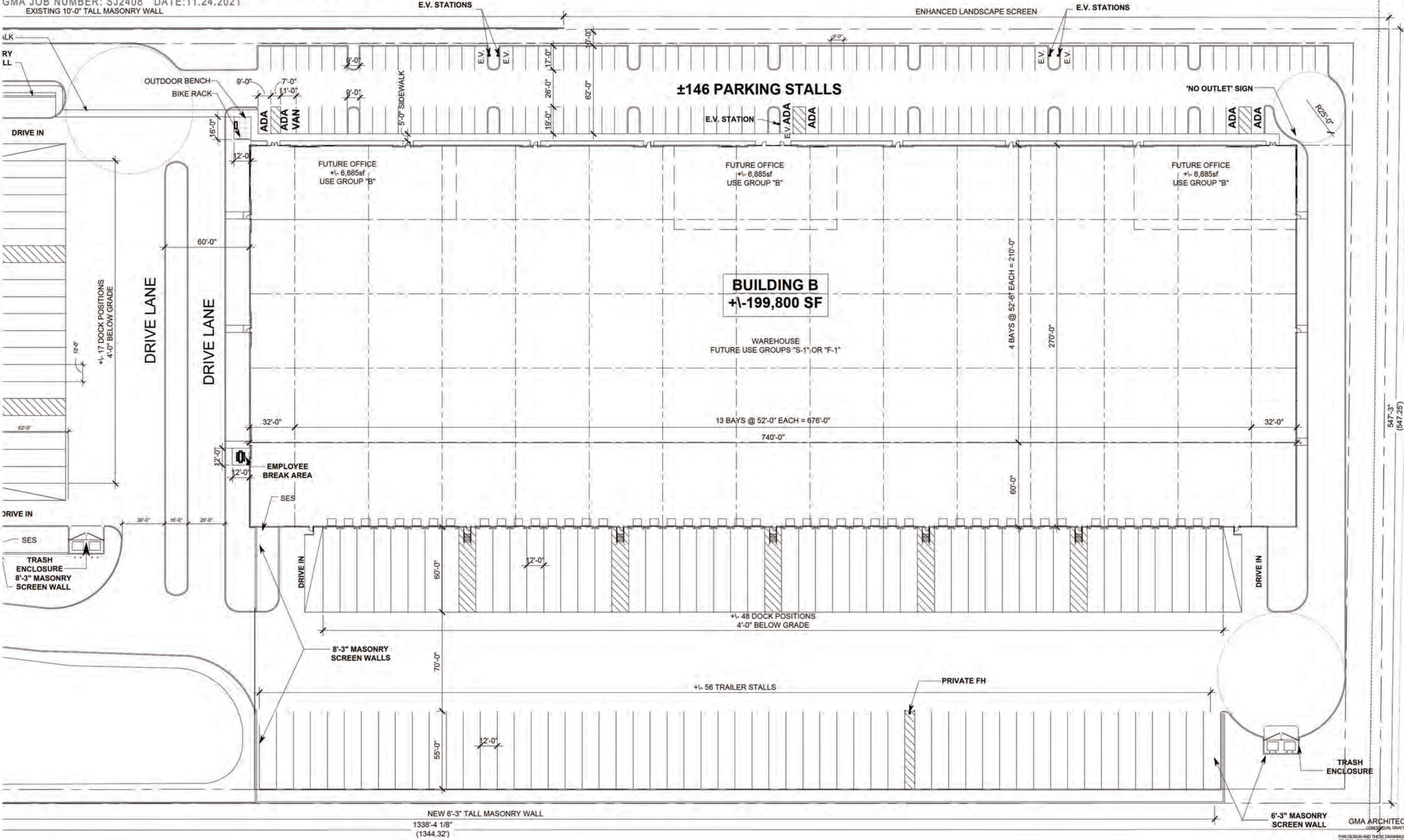
GMA JOB NUMBER: SJ2408 DATE:11.24.2021



BUILDING 'A' PLAN
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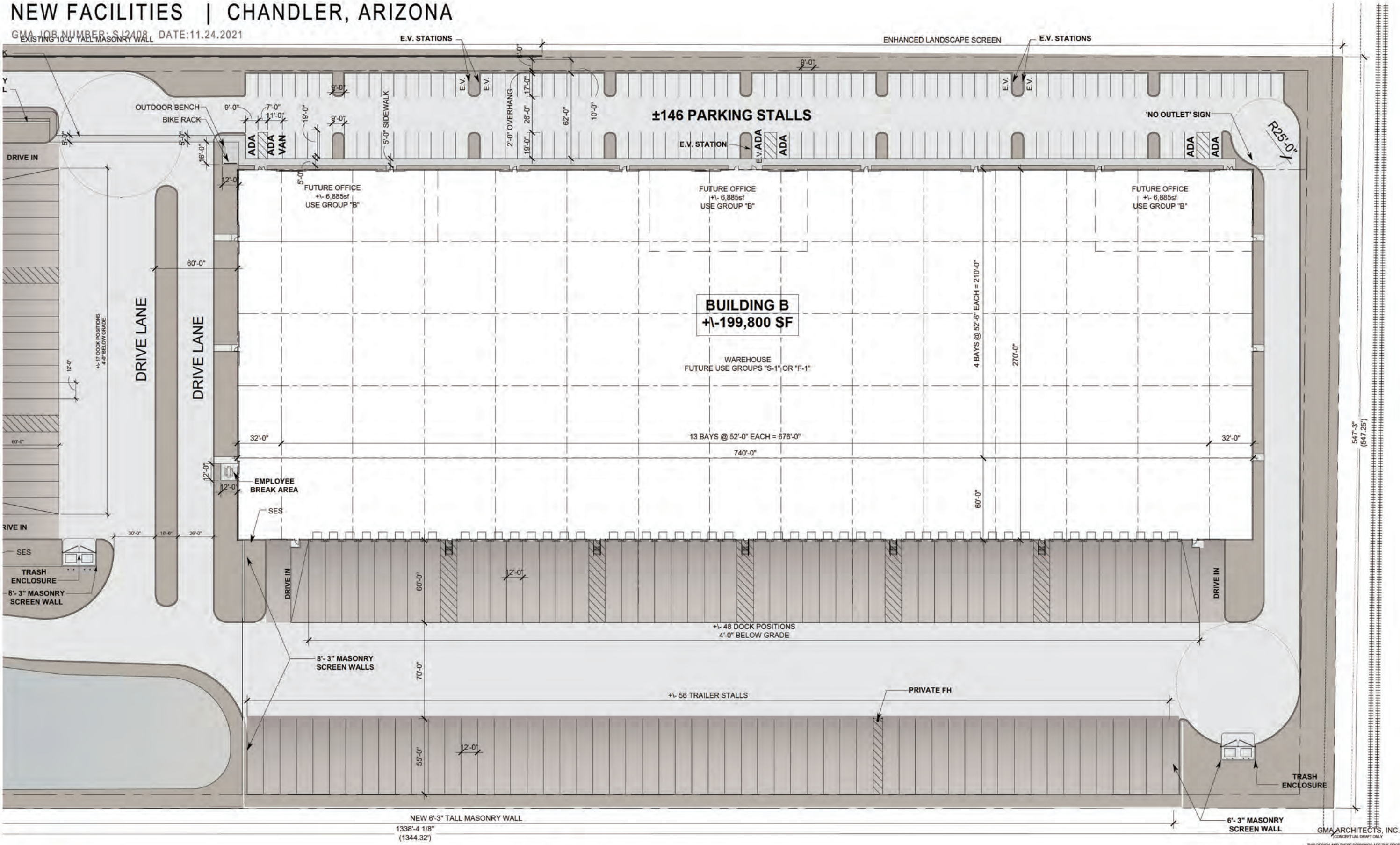
NEW FACILITIES | CHANDLER, ARIZONA

GMA JOB NUMBER: SJ2408 DATE:11.24.2021
EXISTING 10'-0" TALL MASONRY WALL



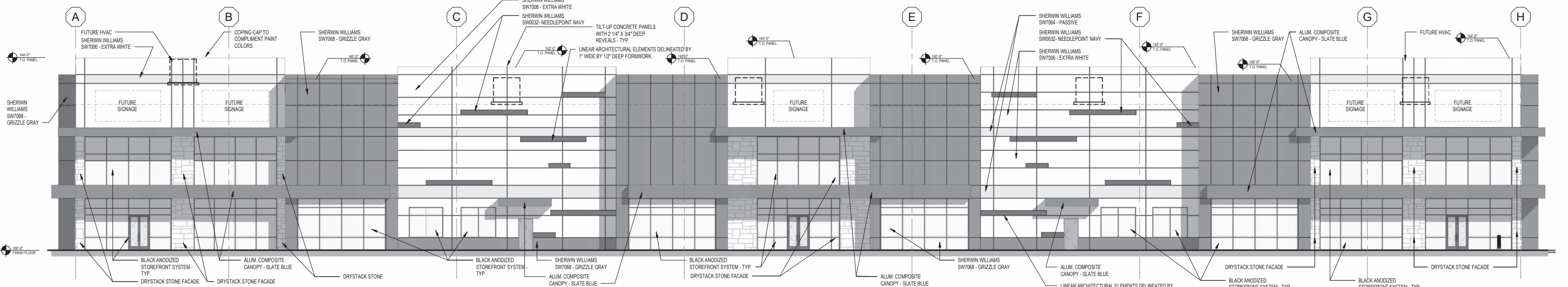
NEW FACILITIES | CHANDLER, ARIZONA

GMA JOB NUMBER: S12408 DATE: 11.24.2021

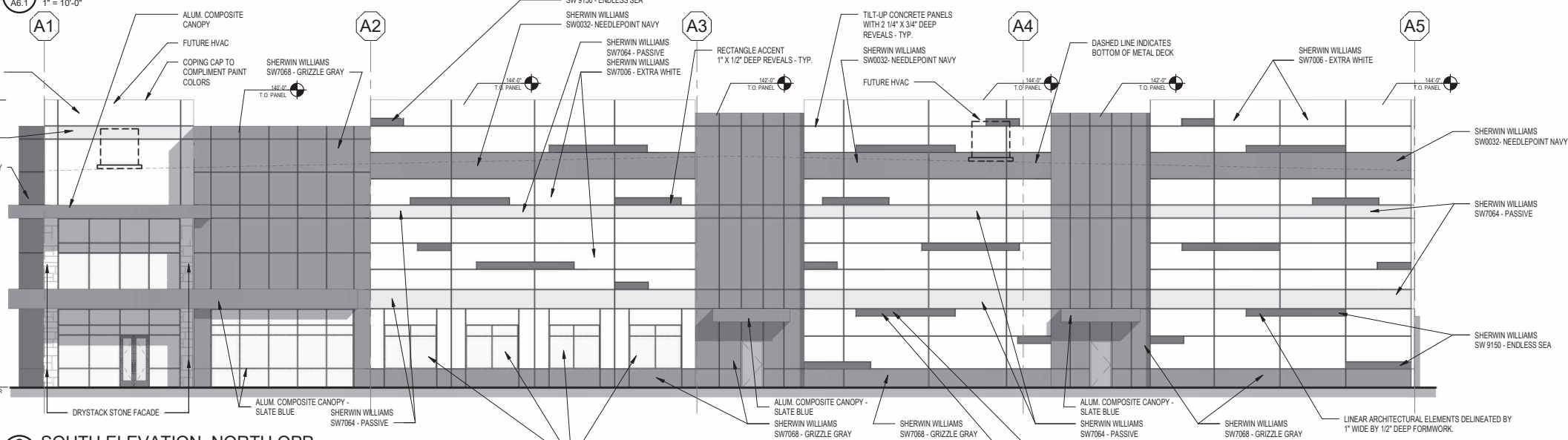


NEW FACILITIES | CHANDLER, ARIZONA

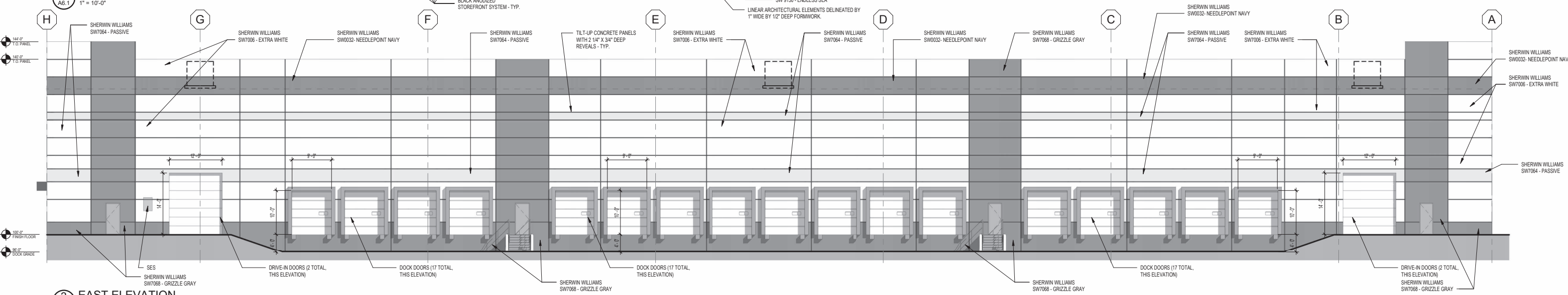
PROJECT NUMBER: SJ2408 DATE: 11.12.2021



1 WEST ELEVATION



2 SOUTH ELEVATION, NORTH OPP.



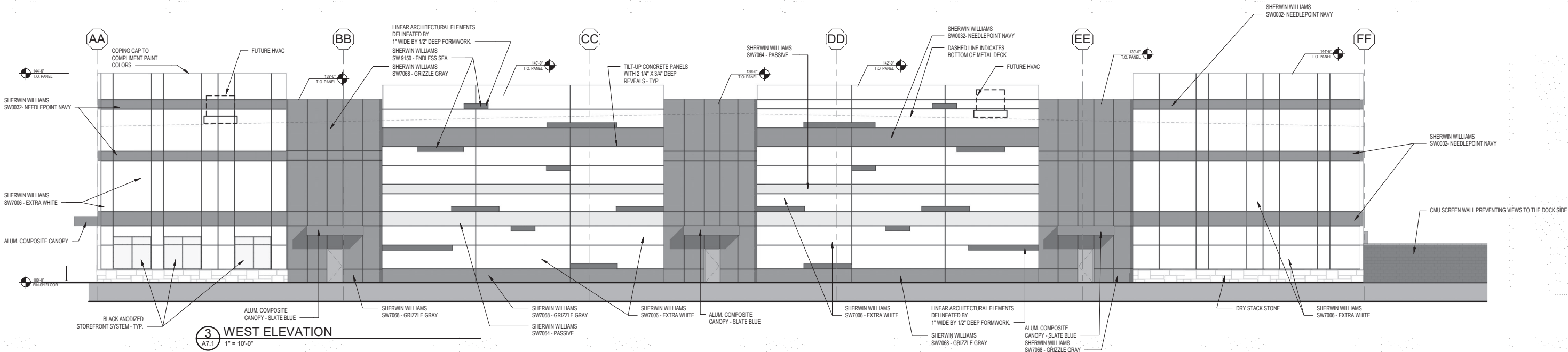
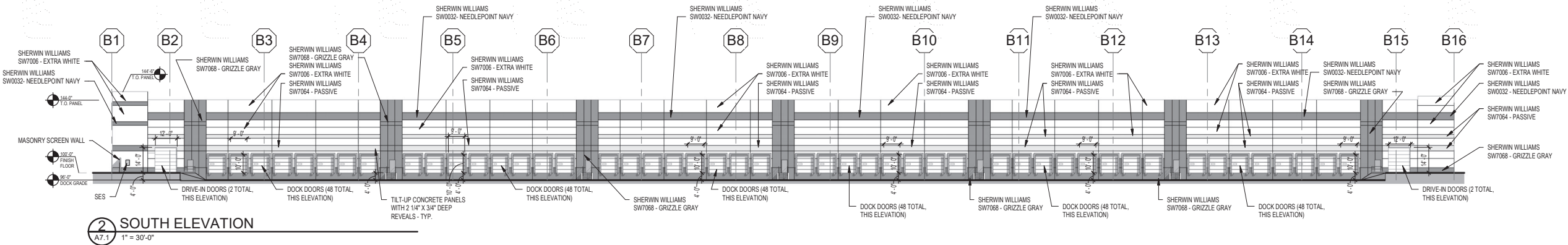
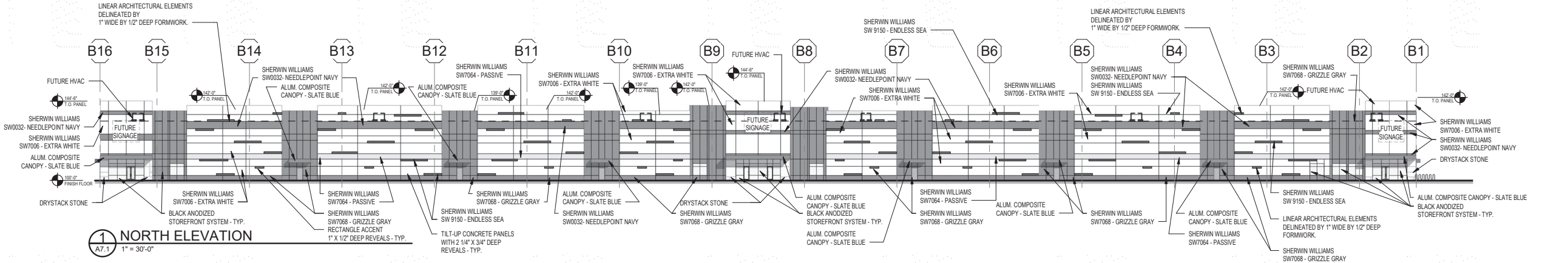
3 EAST ELEVATION

PROJECT NUMBER: SJ2408 DATE: 11/12/2021



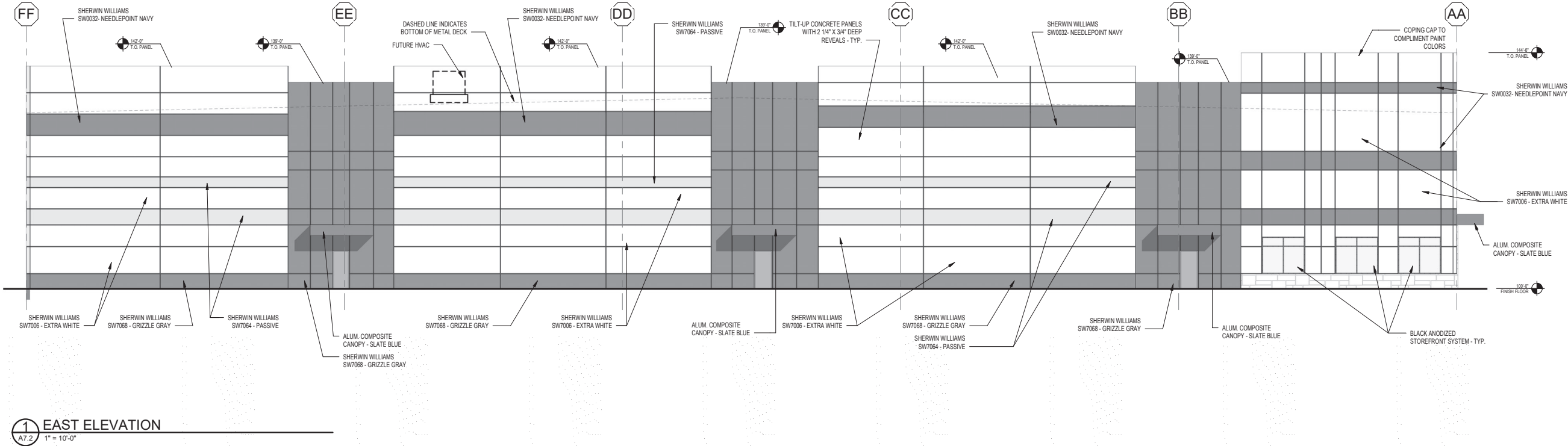
NEW FACILITIES | CHANDLER, ARIZONA

PROJECT NUMBER: SJ2408 DATE: 11.12.2021



NEW FACILITIES | CHANDLER, ARIZONA

PROJECT NUMBER: SJ2408 DATE: 11.12.2021



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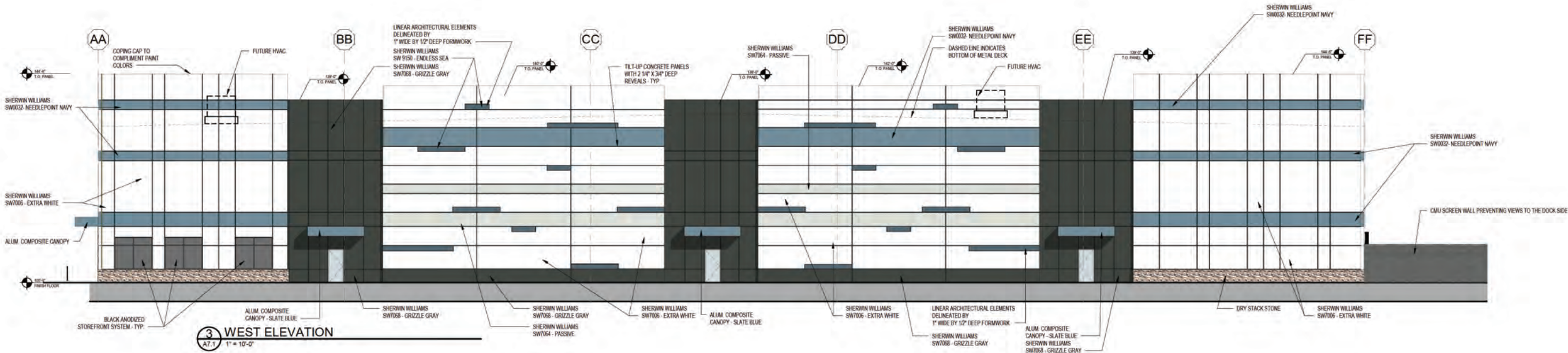
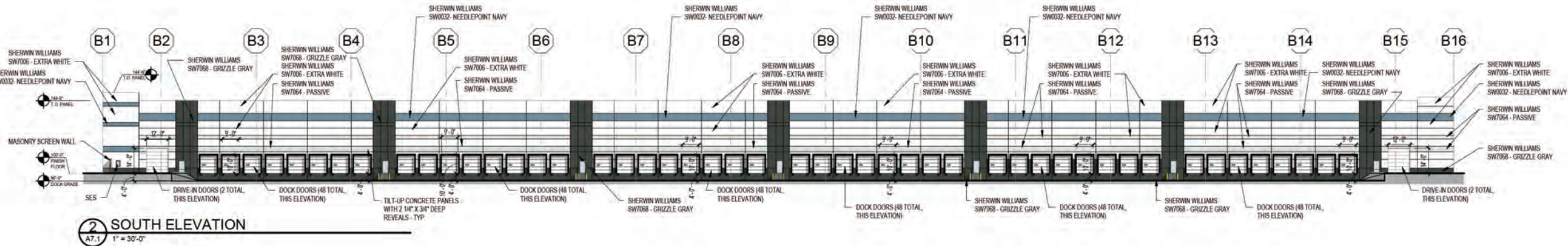
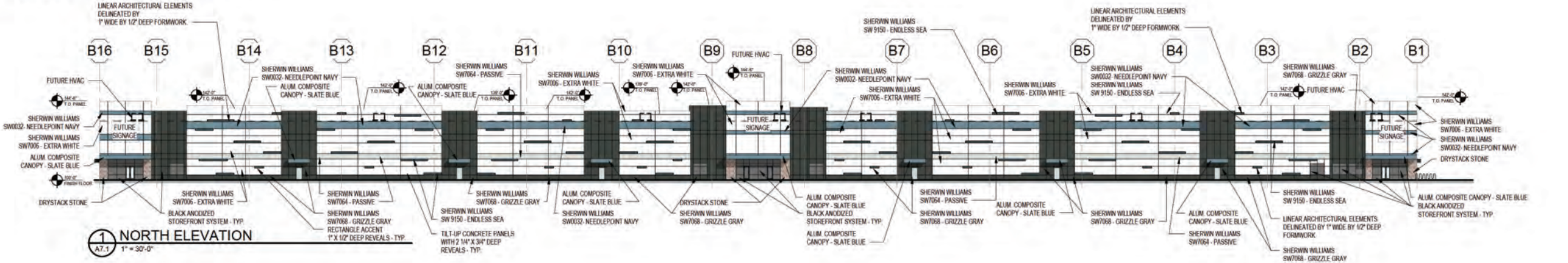


PROJECT NUMBER: SJ2408 DATE: 11/12/2021

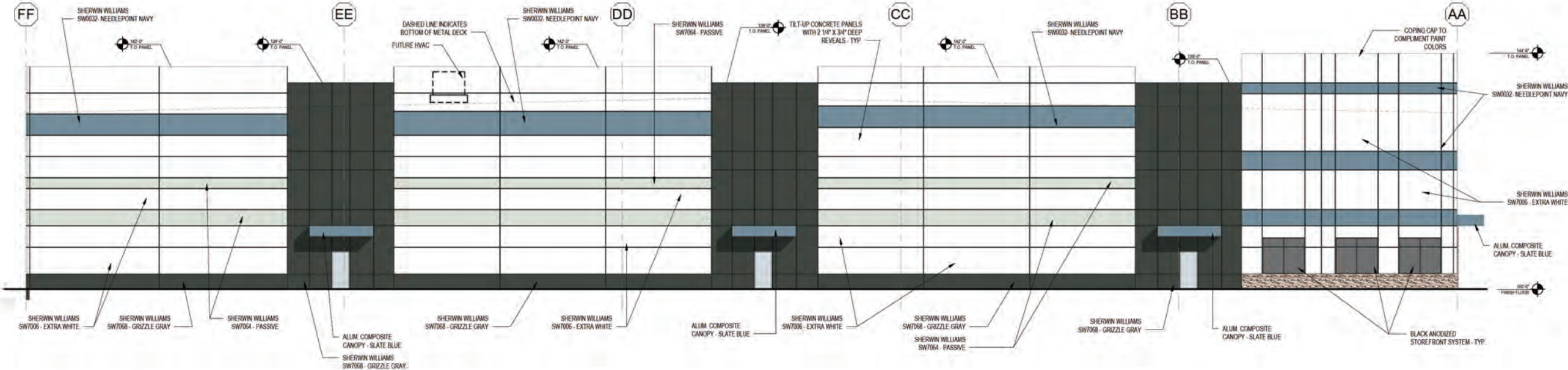


NEW FACILITIES | CHANDLER, ARIZONA

PROJECT NUMBER: SJ2408 DATE: 11.12.2021



A7.1 | ELEVATIONS - BUILDING B



1 EAST ELEVATION
A7.2 1" = 10'-0"

TAB G

ARIZONA AVENUE COMMERCE CENTER

NEW FACILITIES | CHANDLER, ARIZONA

GMA JOB NUMBER: SJ2408 DATE:11.24.2021



PAINTED CONCRETE



SW7006 -
EXTRA WHITE

SW7064 -
PASSIVE

SW7068 -
GRIZZLE GRAY



SW 9150
ENDLESS SEA

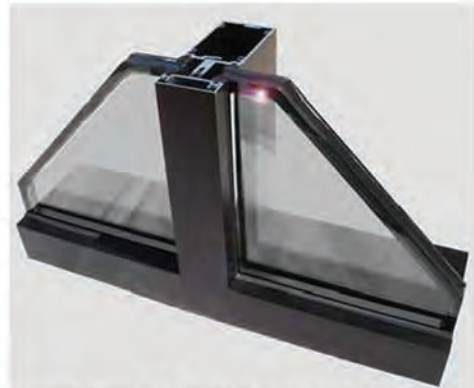
SW 0032
NEEDLEPOINT NAVY



PAINTED MASONRY



PICNIC TABLE WITH A HOLE FOR AN UMBRELLA -
UMBRELLA TO BE CHOSEN LATER



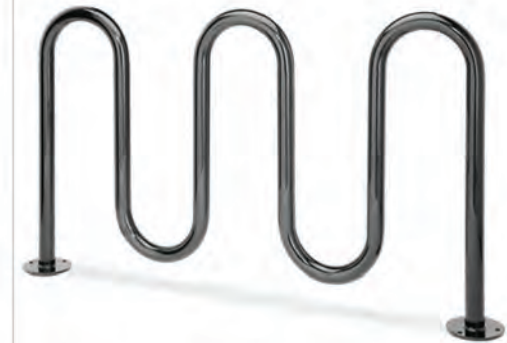
BLACK ANODIZED STOREFRONT



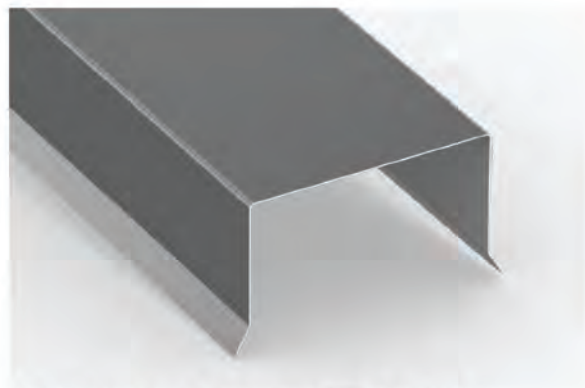
STAMPED CONCRETE



ALUMINUM COMPOSITE CANOPY
(COLOR TO BE NAVY TO BE MATCH
NEEDLEPOINT NAVY PAINT -
PAC-CLAD SLATE BLUE)



5 LOOP WAVE STYLE BIKE RACK



PREFINISHED METAL COPING
(SIMILAR FOR GUTTERS AND DOWNSPOUTS)



DRystack STONE



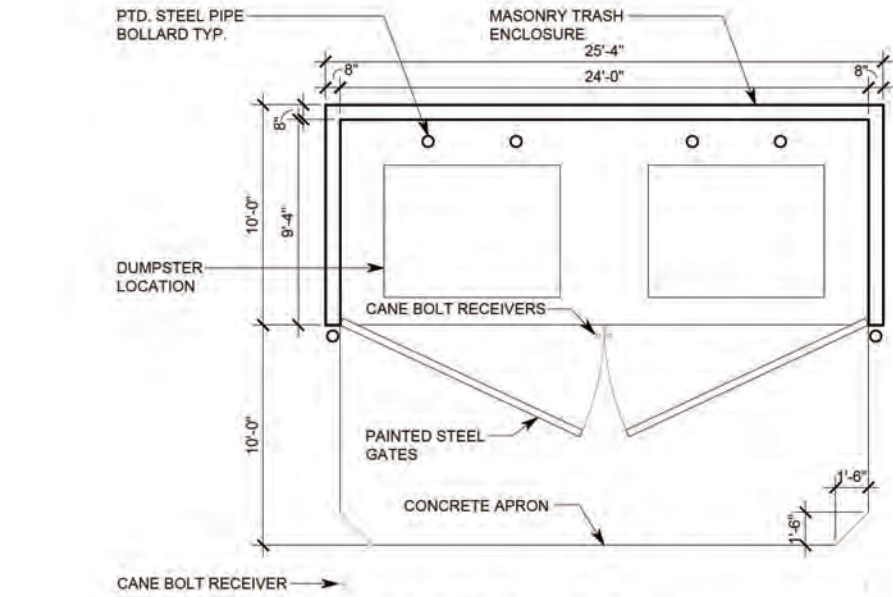
OUTDOOR BENCH

TAB H

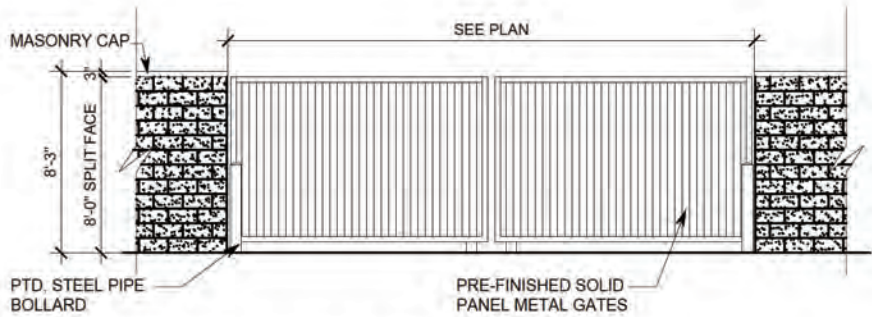
ARIZONA AVENUE COMMERCE CENTER

NEW FACILITIES | CHANDLER, ARIZONA

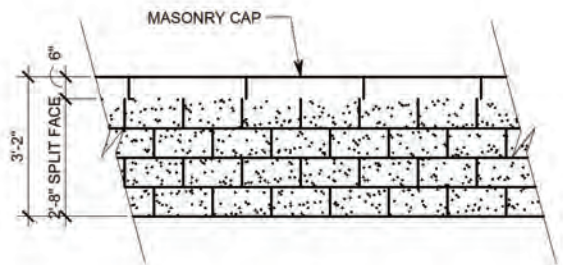
GMA JOB NUMBER: SJ2408 DATE:11.24.2021



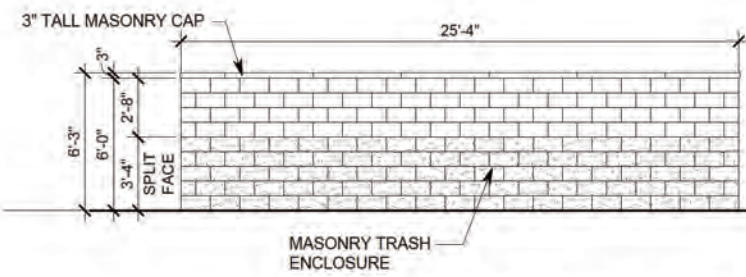
TRASH ENCLOSURE PLAN, TYP.
1/4" = 1'-0"



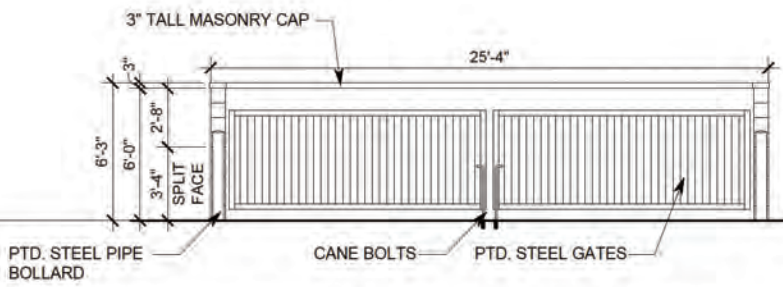
8'-3" TALL SLIDING GATE ELEVATION
1/4" = 1'-0"



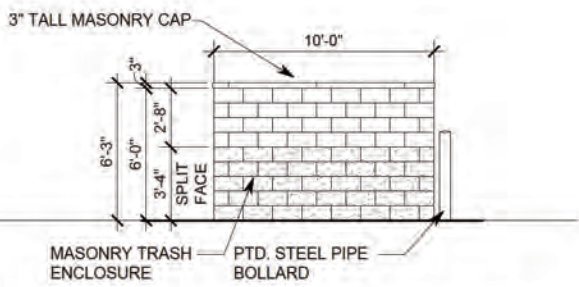
3'-2" TALL CMU SCREEN WALL ELEVATION
1/2" = 1'-0"



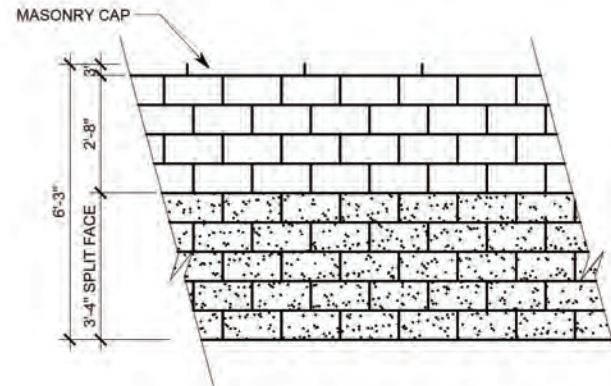
6'-3" TALL TRASH ENCLOSURE BACK ELEVATION
1/4" = 1'-0"



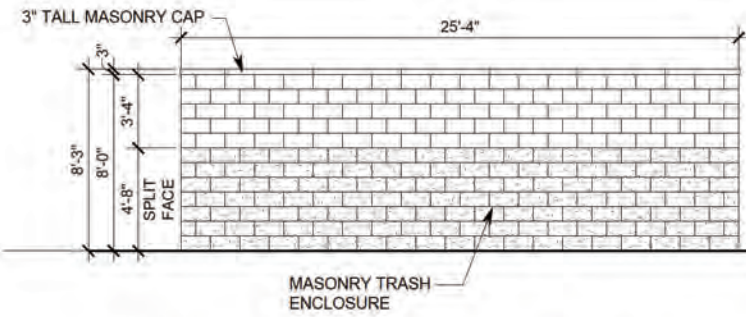
6'-3" TALL TRASH ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"



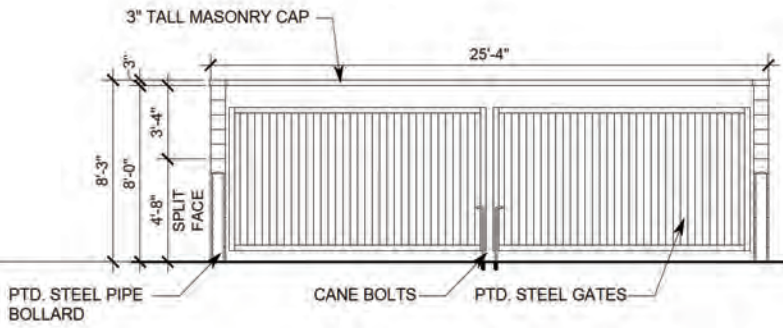
6'-3" TALL TRASH ENCLOSURE SIDE ELE
1/4" = 1'-0"



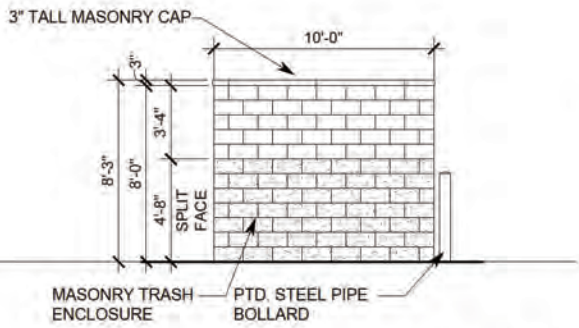
6'-3" TALL CMU SCREEN WALL ELEVATION
1/2" = 1'-0"



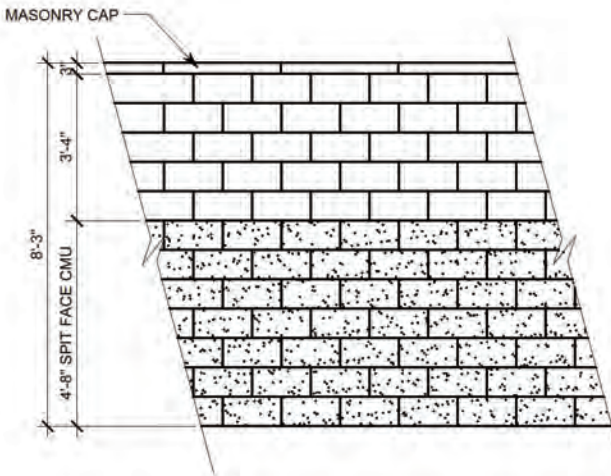
8'-3" TALL TRASH ENCLOSURE BACK ELEVATION
1/4" = 1'-0"



8'-3" TALL TRASH ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"



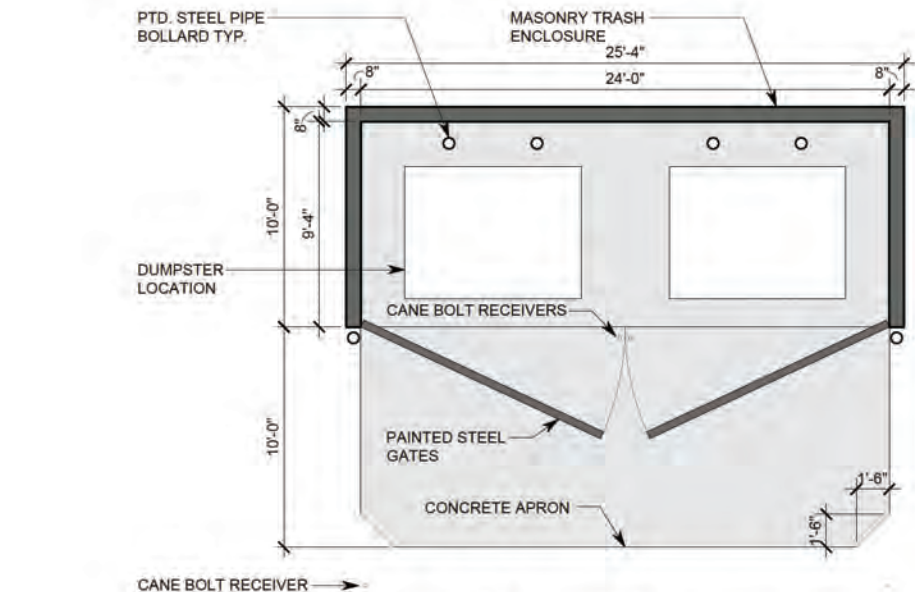
8'-3" TALL TRASH ENCLOSURE SIDE ELE
1/4" = 1'-0"



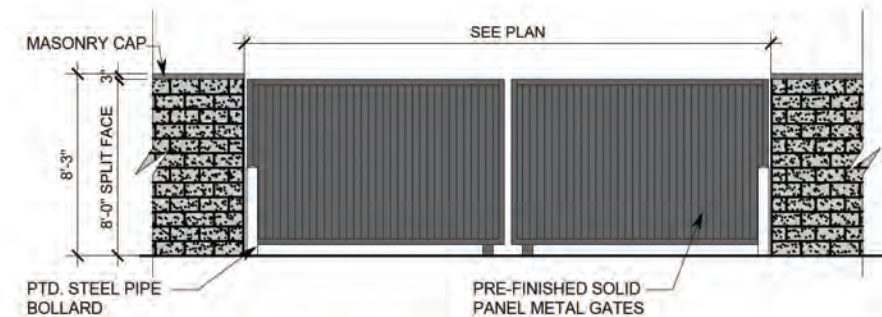
8'-3" TALL CMU SCREEN WALL ELEVATION
1/2" = 1'-0"

NEW FACILITIES | CHANDLER, ARIZONA

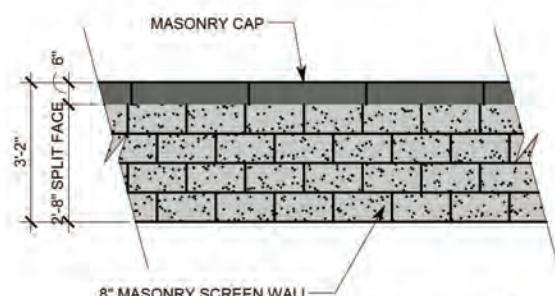
GMA JOB NUMBER: SJ2408 DATE:11.24.2021



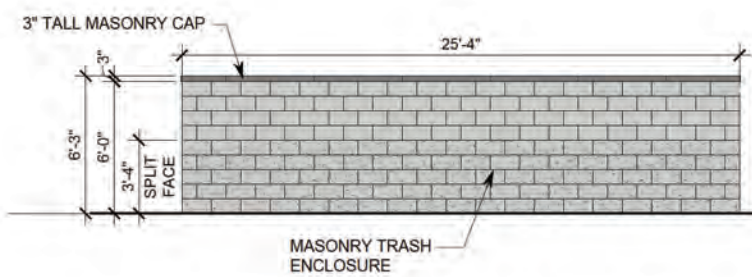
TRASH ENCLOSURE PLAN, TYP.
1/4" = 1'-0"



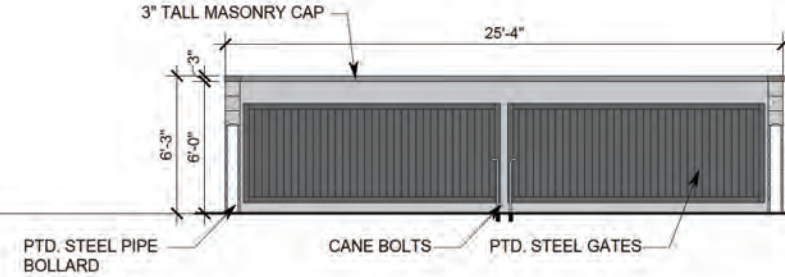
8'-3" TALL SLIDING GATE ELEVATION
1/4" = 1'-0"



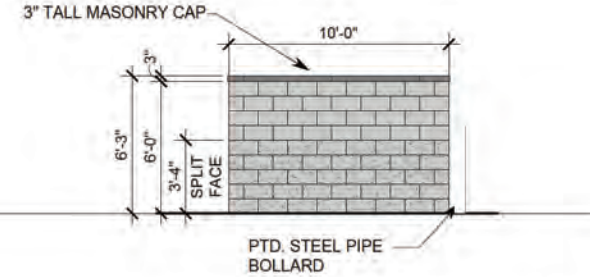
3'-2" TALL CMU SCREEN WALL ELEVATION
1/2" = 1'-0"



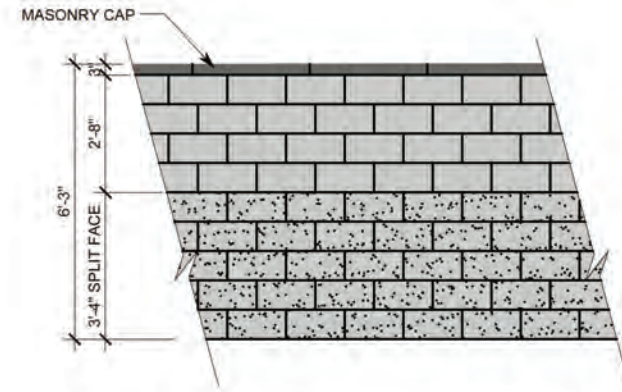
6'-3" TALL TRASH ENCLOSURE BACK ELEVATION
1/4" = 1'-0"



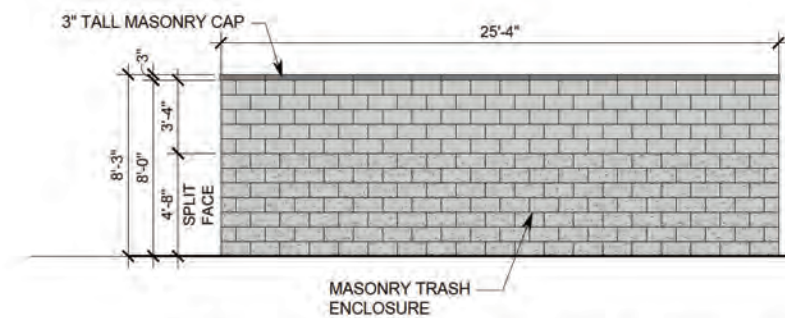
6'-3" TALL TRASH ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"



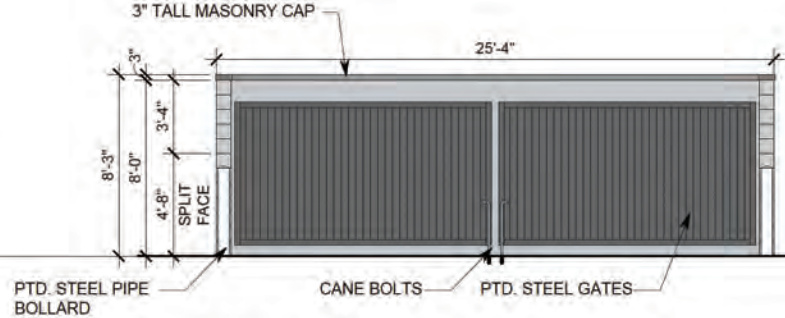
6'-3" TALL TRASH ENCLOSURE SIDE ELE
1/4" = 1'-0"



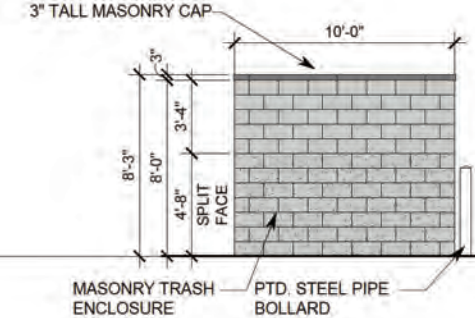
6'-0" TALL CMU SCREEN WALL ELEVATION
1/2" = 1'-0"



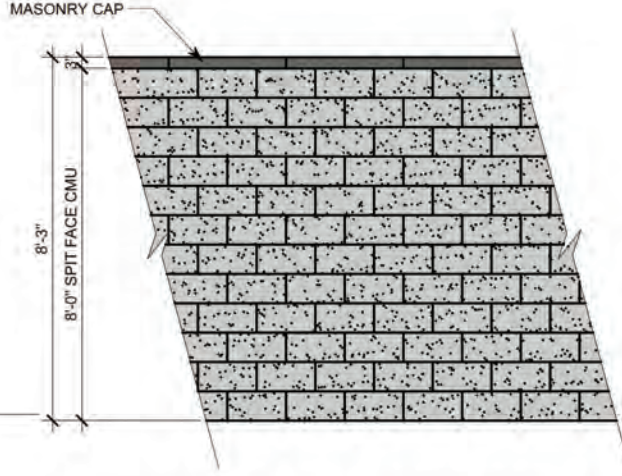
8'-3" TALL TRASH ENCLOSURE BACK ELEVATION
1/4" = 1'-0"



8'-3" TALL TRASH ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"



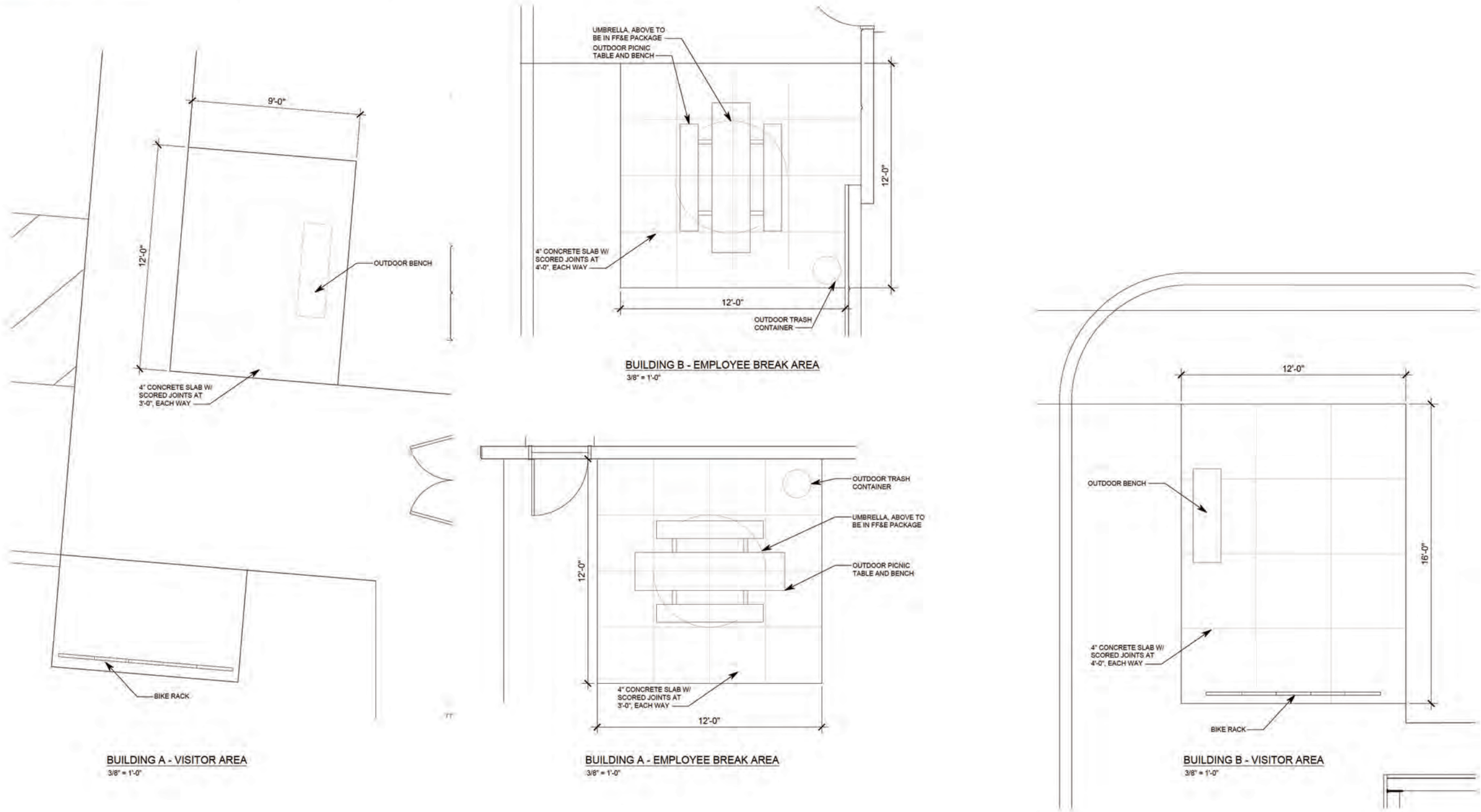
8'-3" TALL TRASH ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"



8'-3" CMU SCREEN WALL ELEVATION
1/2" = 1'-0"

NEW FACILITIES | CHANDLER, ARIZONA

GMA JOB NUMBER: SJ2408 DATE:11.24.2021

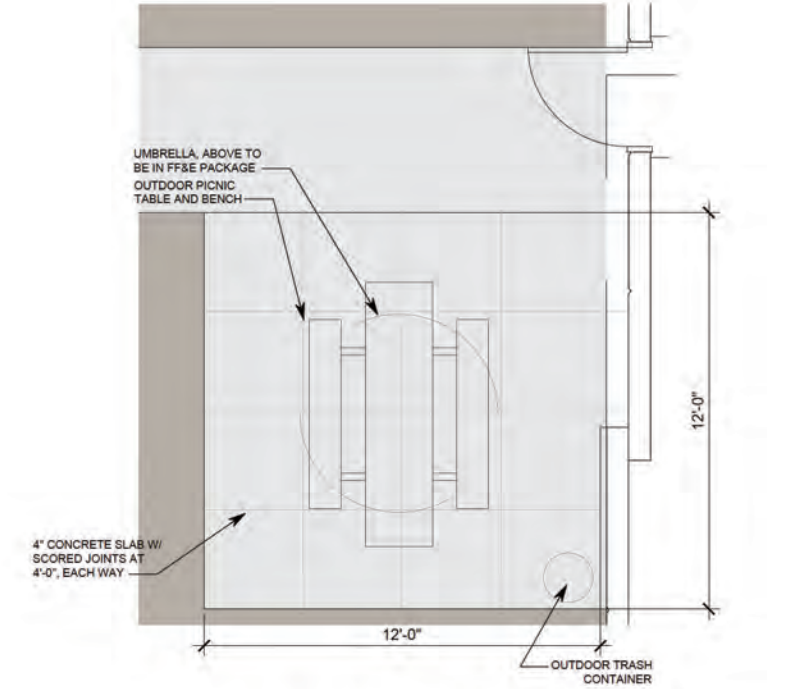


NEW FACILITIES | CHANDLER, ARIZONA

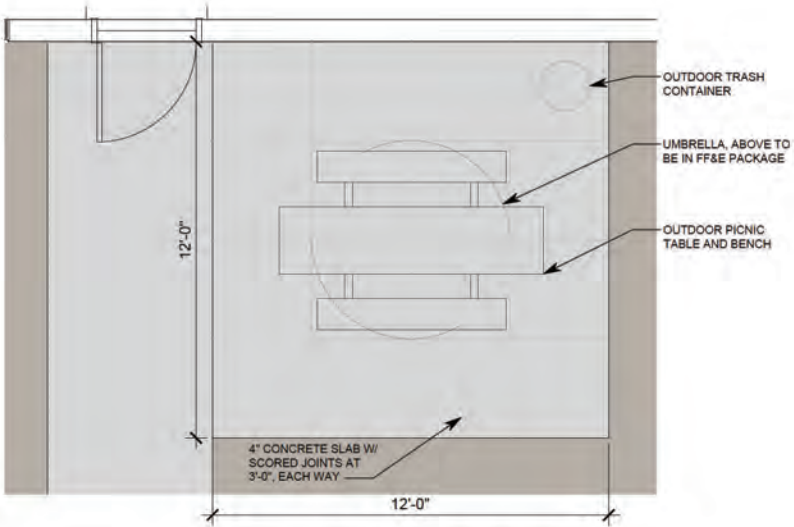
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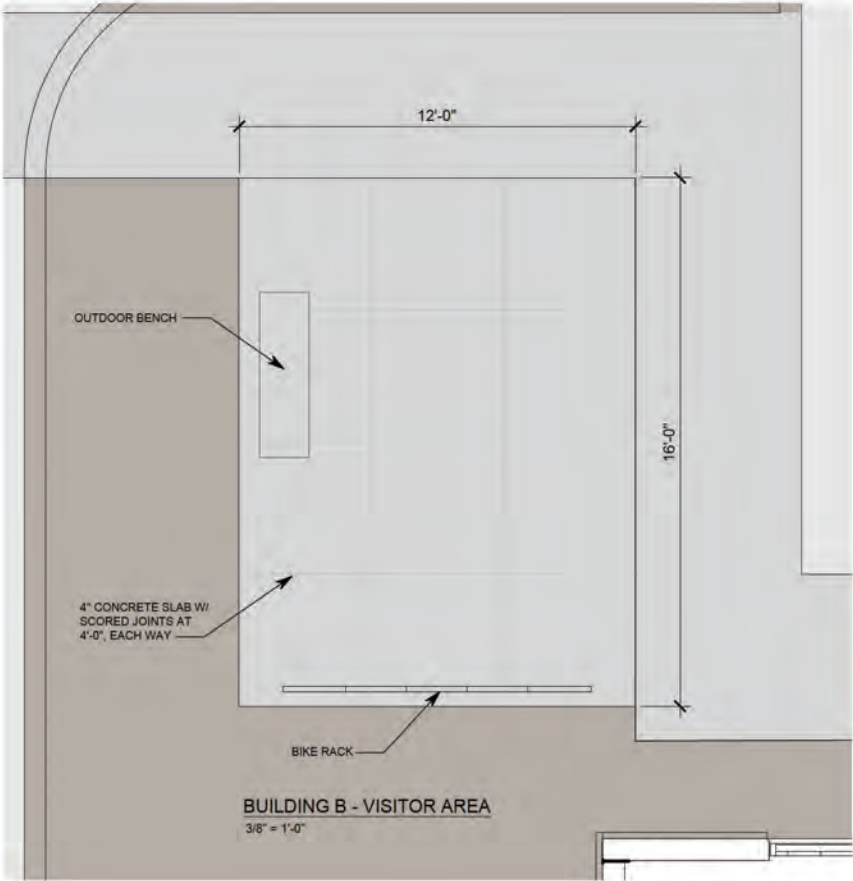
BUILDING A - VISITOR AREA
3/8" = 1'-0"



BUILDING B - EMPLOYEE BREAK AREA
3/8" = 1'-0"



BUILDING A - EMPLOYEE BREAK AREA
3/8" = 1'-0"



BUILDING B - VISITOR AREA
3/8" = 1'-0"

TAB I

ARIZONA AVENUE COMMERCE CENTER



Arizona Avenue Commerce Center

1691 S. Arizona Ave. | Chandler, AZ 85286

Gross Site Area:	16.68 acres
Net Site Area:	15.1 acres
APN(s):	303-28-028H
	303-28-028F
	303-28-029E
	303-28-008
	303-28-013K
	303-28-013J
	303-28-003H
Existing Zoning:	PAD / C-3 / AG-1 / County RU-43
Proposed Zoning:	PAD (Planned Area Development)
Proposed Use:	Industrial Warehouse / Distribution / Office

OWNER: WDP Partners
11411 N. Tatum Blvd.
Phoenix, AZ 85028

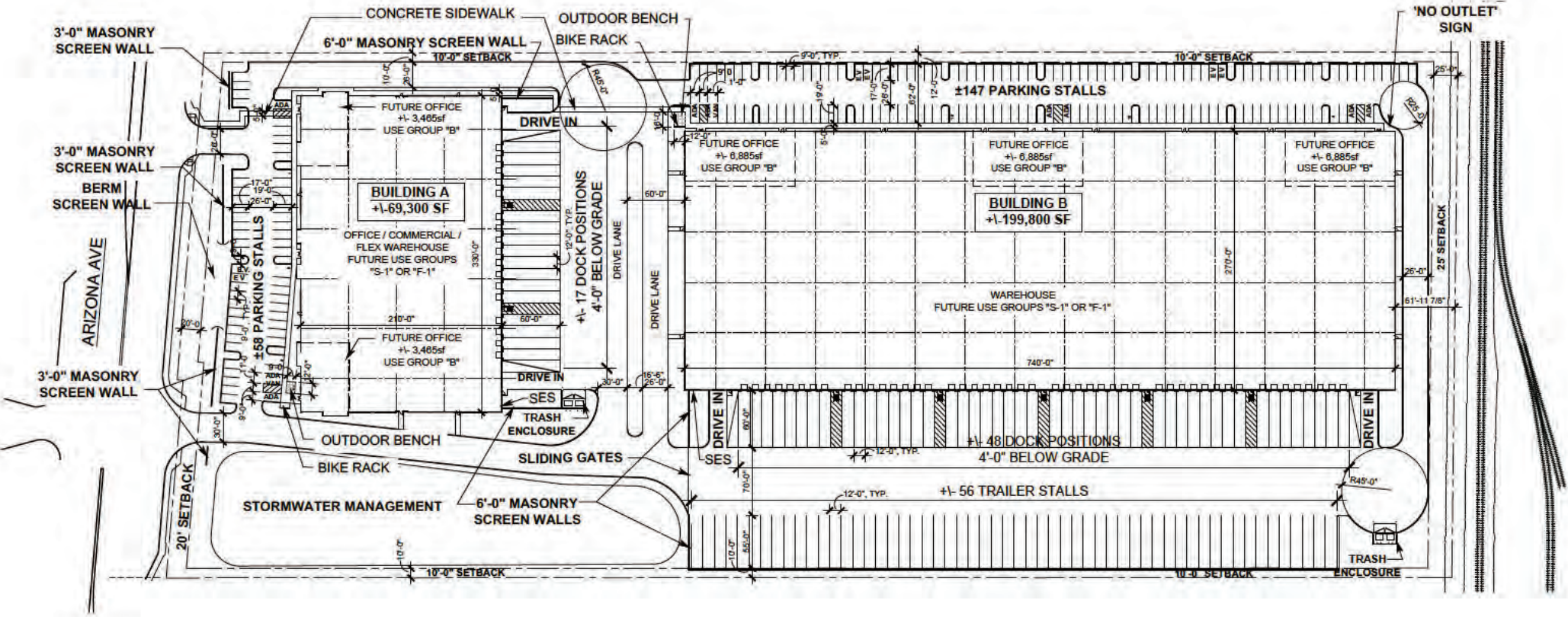
DESIGNER: Royal Sign Co.
Attn: Dane Alvord
2631 N. 31st Ave.
Phoenix, AZ 85009

APPLICANT: ARCO/Murray
Attn: J.R. Domalewski
3110 Woodcreek Dr.
Downers Grove, IL 60515

Prepared By:

**royal
sign** 
2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6286
royalsign.net

Comprehensive Sign Program Contents

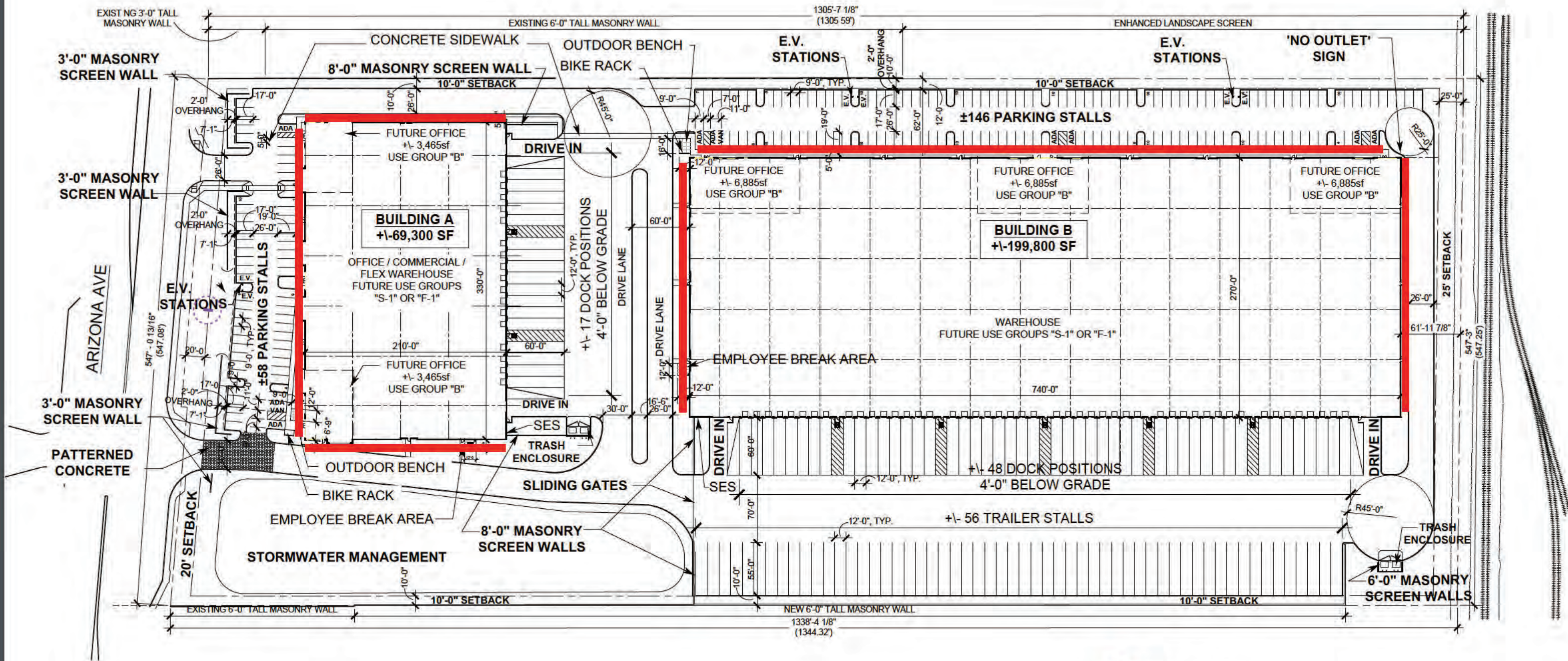


Cover Page	1
Contents	2
SECTION 1 / GENERAL INFO & OVERVIEW	
Site Plan	4
Intent of Signage Criteria	5
General Requirements	6
Sign Hierarchy	7
Prohibited Signs and Tenant Responsibilities	8
SECTION 2 / TENANT SIGNAGE	
Sign Design Criteria Matrix	10
Building A Elevations	11
Building B Elevations	12
Accepted Wall Sign Types	13
SECTION 3 / PROPERTY SIGNAGE	
Monument Site Plan Detail	15
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Section

1

General Information and Overview



- A Wall Signage
- B Multi-tenant Monument Sign

Intent of Signage and Graphics Criteria

Arizona Avenue Commerce Center encourages its tenants to be creative with their signage designs and does not wish to impose upon or hinder any tenants sign ambitions beyond the requirements of the approved CSP.

The intent of the Signage and Graphics Criteria for Arizona Avenue Commerce Center is to produce a consistent collage of signs that tastefully inform the patron while fitting in seamlessly with the context of the environment. All proposed designs and sign materials must be consistent with the design theme, enhancing the storefront and evoking a positive sleek light industrial image. Each proposed sign will be evaluated on its originality and compatibility with the neighboring signs and its overall image at Arizona Avenue Commerce Center.

All signs must comply with all City of Chandler sign ordinance (not expounded upon in this criteria) and will be required to have sign permits issued by the City of Chandler. The Landlord reserves the right to interpret, enforce and administer this Signage and Graphics Criteria in conjunction with the City of Chandler.

For questions regarding the signage & graphics criteria, or for help with the fabrication and/or installation of your sign package, please contact:

Dane Alvord
Royal Sign
602-278-6286 Ext. 212
dane@royalsign.net

General Requirements

- A). Imaginative sign layouts are encouraged.
- B). Each tenant will submit digital copies of detailed drawings specifying the location, size, layout, design methods of illumination and color of the proposed sign, including lettering and/or any special logo graphics.

Submit drawings via E-mail to the Landlord, Todd Chester, tchester@wdppartners.com.
- C). After written approval of the tenant's sign plans have been provided by the Landlord, all permits for signs and their installation shall be obtained by the tenant or its representative from the City of Chandler prior to sign installation.
- D). Landlord requires that the tenant must have their signage installed no later than 45 days after opening business to the public.
- E). Any signs installed or placed by the tenant on the premises or within the common area without the prior written approval of the Landlord will be subject to removal and proper installation at the tenant's cost. The tenant shall upon request of the Landlord, immediately remove any sign placed in, upon, above or about the premises, or in the common area, and which has not been approved in writing by the Landlord. If the tenant fails or refuses to do so, the Landlord may enter upon the premises and remove the same. The tenant shall be responsible for damages to cover the cost of repairs to sign fascia or removal of signage resulting from unapproved installations. The tenant shall be solely responsible for any and all fines, duties and liens whatsoever imposed upon the Landlord or Arizona Avenue Commerce Center by any governmental body or agency having jurisdiction there over pertaining to any sign which the tenant has placed or permitted to be placed in, upon, above or about the premises which is in violation of any ordinance, rule, law, directive, regulation, requirement, guideline or order of such body or agency. The tenant agrees that the exterior signs of the premises shall remain illuminated during the standard hours of operation of Arizona Avenue Commerce Center established by the Landlord.

Sign Hierarchy

The landlord proposes a simple approach for the Center's signage – building wall signs, and a multi-tenant monument sign. Locations for the signs are indicated on the Site Plan on page 4. This straightforward package will provide appropriate, attractive sign for Center tenants. Further information about these permitted sign types are detailed in the Sign Design Criteria Matrix on page 10:

- Wall signs. Sign envelopes for wall signs are included on the north, west and south elevations of Building A, and on the north, east, and west elevations of Building B. These signs will be placed on the identified tenants' spaces. The maximum sign sizes are based upon traditional regulations for planned area development (PAD) zoning.
- Multi-tenant monument sign. One double faced internally illuminated monument sign will be located on Arizona Avenue. The property ID and tenant copy will be displayed with 1" deep push-through acrylic. This sign will provide streetside display for the tenants of Arizona Avenue Commerce Center.

Prohibited Signs

- Conventional acrylic faced sign cabinets.
- Raceway mounted signage (without special authorization from both the landlord and City of Chandler due to electrical access restrictions).
- Painted or hand lettered signs.
- Paper, cardboard and Styrofoam signs.
- Vacuum formed or injection-molded plastic signs.
- Flashing, moving or audible signs.
- Inflatable signs or graphic devices.
- Flags or pennants.
- Internally illuminated awnings.
- PK mounted Illumination.
- Other signs deemed unsuitable by the Landlord.

Tenant Responsibilities Upon Completion of Tenure

- Removal of all retired signage and repair of the wall surface.
- Replace any segment of damaged fascia materials used for tenants signage.
- Replacing any occupied tenant panels with new, blank units.

Section

2

Tenant Wall Signage



Sign Design Criteria Matrix (Arizona Avenue Commerce Center)

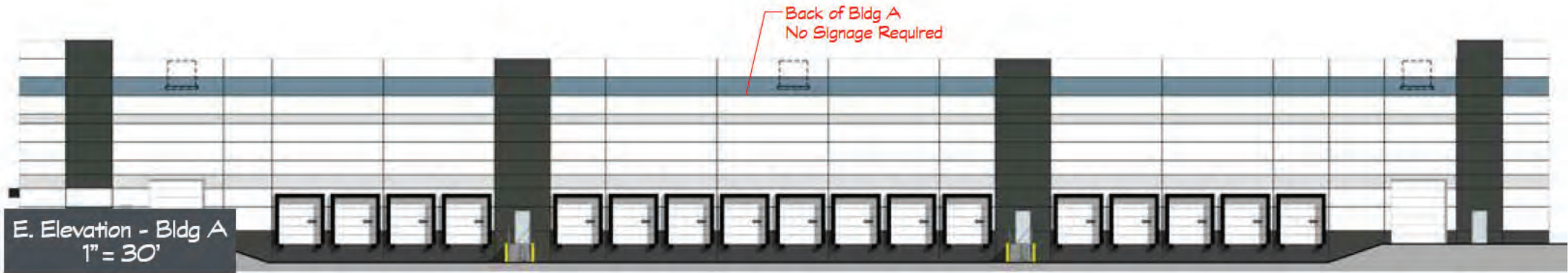
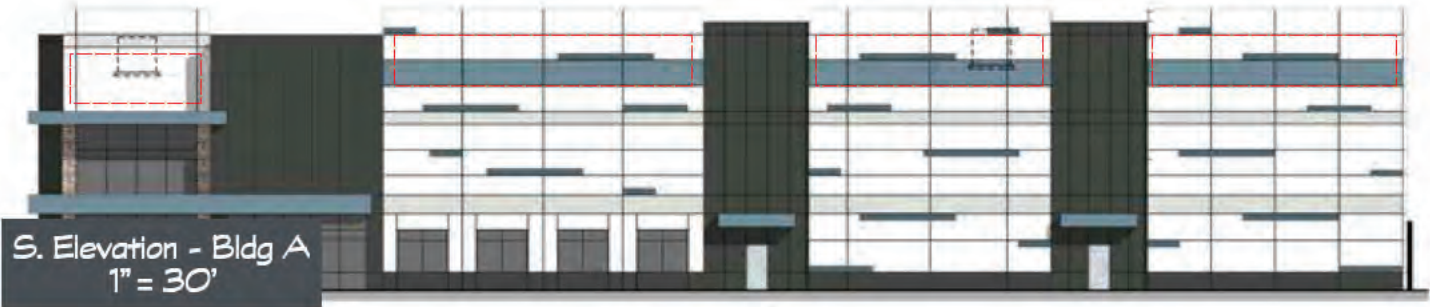
Sign Type	Size	Location	Height	Illumination	Materials
A Wall Signage	All tenants are allowed 2 square foot of signage for every 1 linear foot of frontage on their primary elevation. No signage is permitted on secondary elevations. Maximum 200 square feet per sign. Not to exceed 80% of designated sign area in height or width.	Wall signs are intended to be located inside of the sign envelopes shown on the included elevations Pgs. 11, 12. Sign locations outside of the illustrated sign envelopes may be permitted with special landlord approval.	Wall signage must fit inside the natural limitations of the sign envelope created by the building architecture, and must not extend above the roofline.	Facelit, backlit, or a combination thereof. Pan Channel or Reverse Pan Channel Letters, using LED illumination. Non-illuminated, Reverse Pan or Flat Cut Out characters.	Aluminum, acrylic, painted metal. All electrical sign components must be U.L. rated. No labels will be permitted on the exposed surface of signs, except those required by local ordinances. All penetrations of the building structure required for sign installation must be neatly sealed in a watertight condition.
B Multi-Tenant Monument Sign	600 sf of sign area. Three (3) individual tenant panels @ 13.60 sf each Sign is 8' wide x 10' overall height.	Visible along Arizona Ave. (see site plan - Pgs. 4, 15).	10' overall height.	Computer-routed faces with 1" thick clear acrylic push-thru letters. Facelit, internally-illuminated using white LEDs.	Aluminum, acrylic, painted metal. All electrical sign components must be U.L. rated.

If these criteria are silent on any sign type, then the Sign Code applies.

Note: Tenants may not exceed two (2) square feet of signage per linear foot of building elevation. These sign envelopes only illustrate the locations where said maximum amount signage may be located on the building.



= Sign Envelope



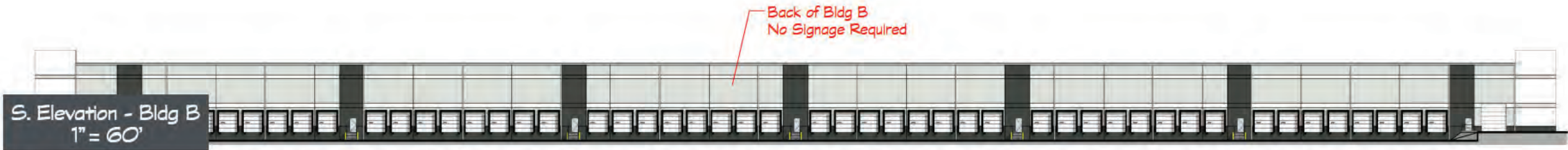
Note: Tenants may not exceed two (2) square feet of signage per linear foot of building elevation. These sign envelopes only illustrate the locations where said maximum amount signage may be located on the building.



= Sign Envelope



N. Elevation - Bldg B
1" = 60'



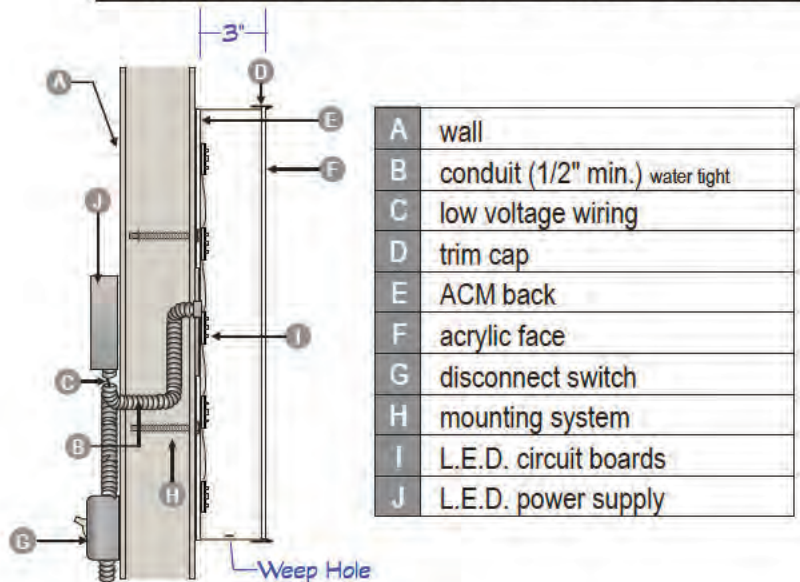
S. Elevation - Bldg B
1" = 60'



W. Elevation - Bldg B
1" = 20'

Acceptable (Building) Tenant Signage Types

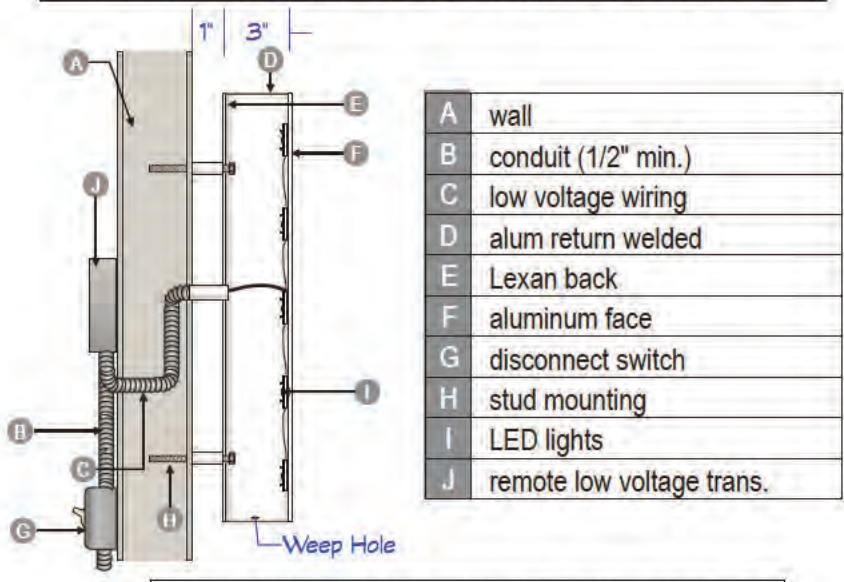
Internally-illum. PC Letter / LEDs - Cross Section Detail



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

U.L. LISTED

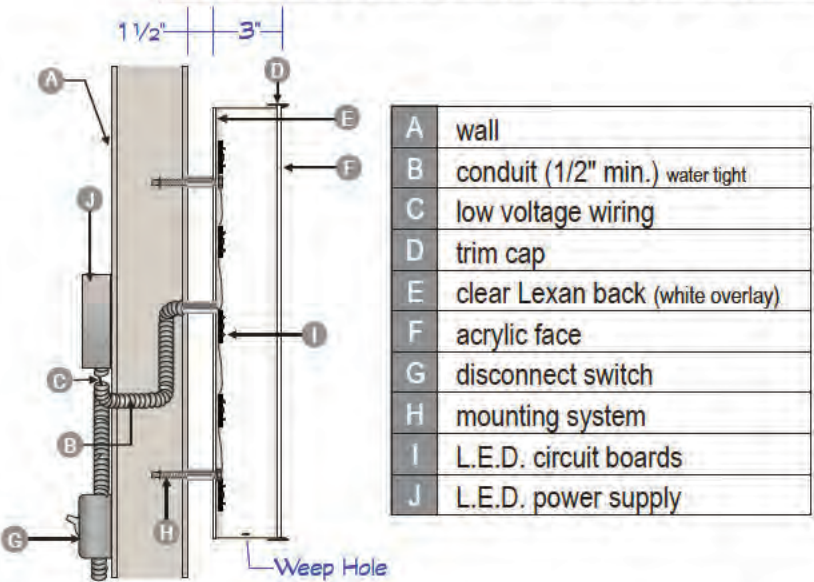
Halo-illum. RPC Letter / LEDs - Cross Section Detail



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U.L. LISTED

Dual-illum. PC Letter / LEDs - Cross Section Detail

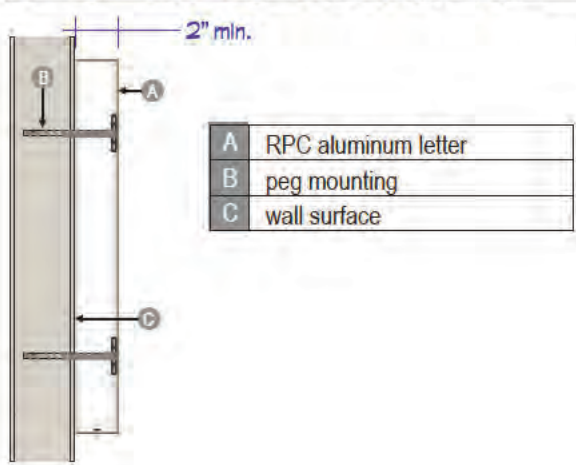


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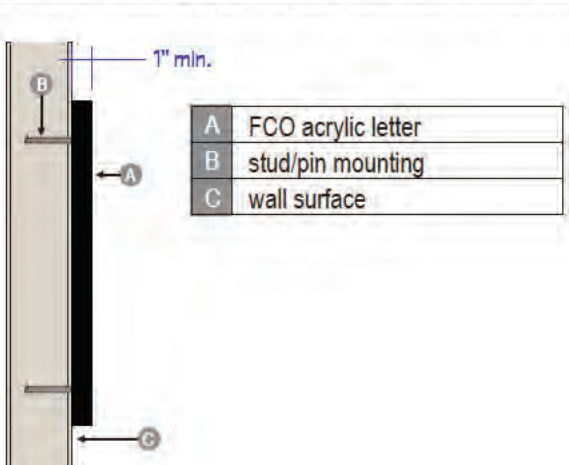
U.L. LISTED

Note: Signs attached to raceways are allowed with Landlord approval and only when required by field conditions.

Non-Illuminated RPC - Cross Section Detail



Non-Illuminated FCO - Cross Section Detail

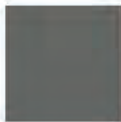


Acceptable Colors and Materials

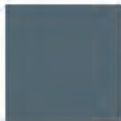
EXTERIOR PAINT COLORS



SW 7064 - Passive



SW7068 - Grizzle Gray



SW0032 - Needlepoint Navy



SW9150 - Endless Sea

Prefabricated Canopy color: Pac-Clad STD Color: Slate Blue - <https://www.pac-clad.com/specs/color-availability-chart/>



Slate Blue



Dry stack Stone:
Dutch Quality Stone - Dry Stack Prestige - <https://dutchqualitystone.com/products/dry-stack>

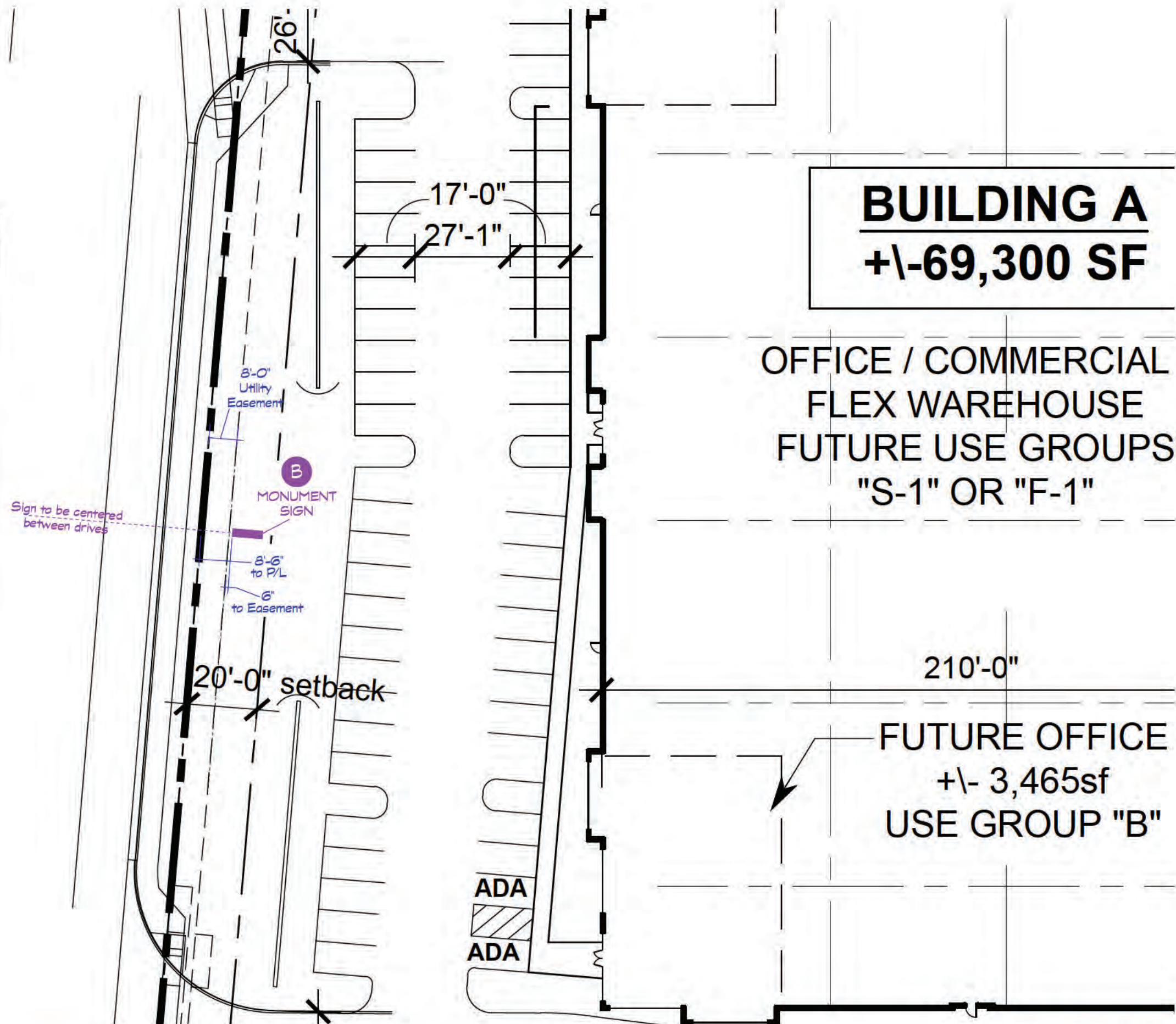


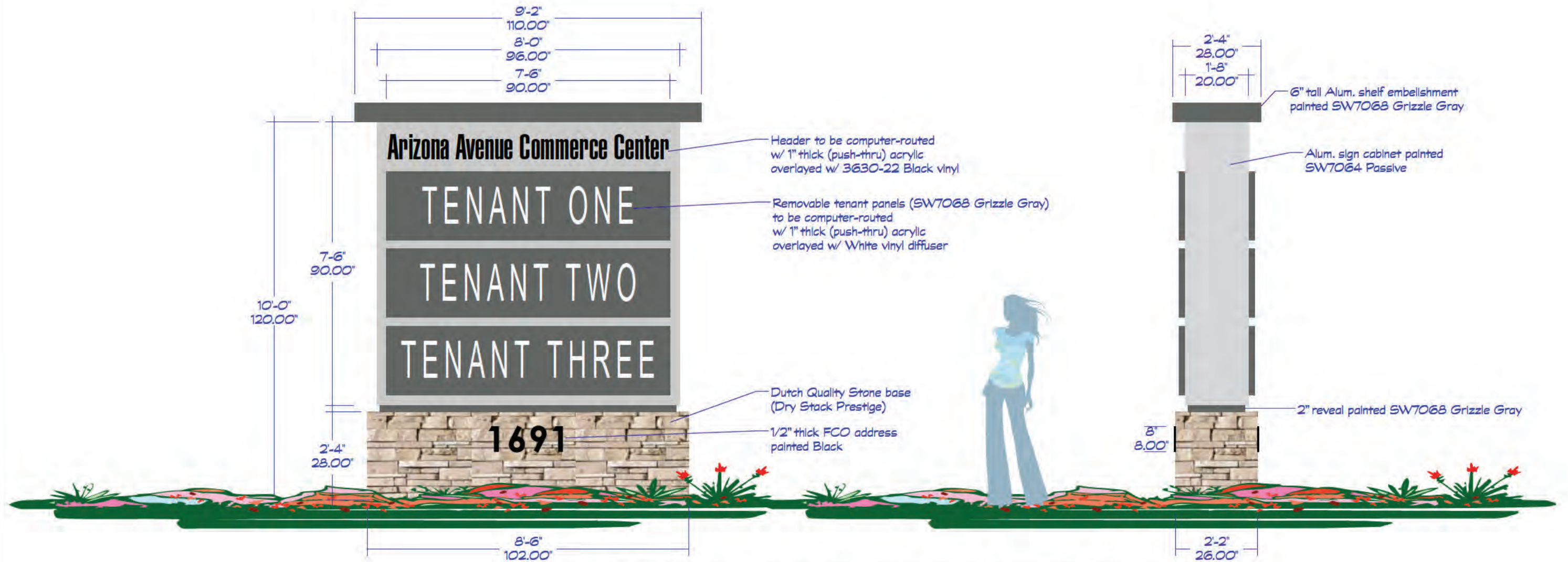
Section

3

Property Signage

ARIZONA AVE





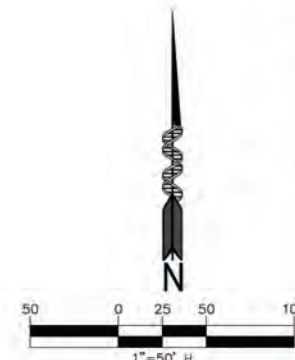
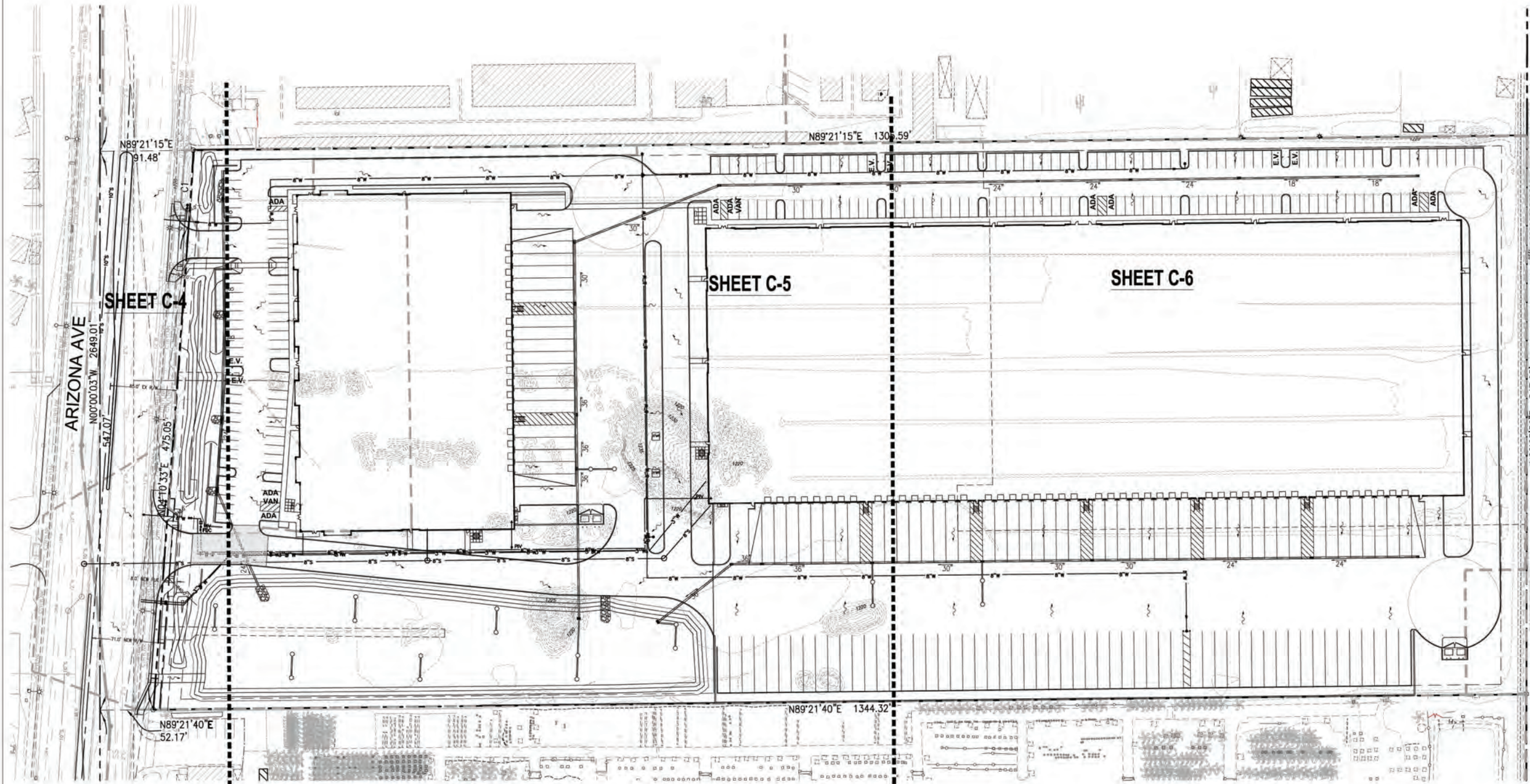
B	INTERNALLY-ILLUMINATED DOUBLE-FACED MONUMENT SIGN	Scale: 3/8" = 1'-0"	Sign Area 60.0 sf
----------	--	------------------------	----------------------

Fabricate & Install one (1) int-illuminated, aluminum-construction, D/F monument display to match building architecture as illustrated.

TAB J

ARIZONA AVENUE COMMERCE CENTER

New 15, 2021 - 9:31am
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6-29-21	REV SP
8-4-21	REV SP
8-12-21	REV SP
9-10-21	REV SP
11-09-21	REV SP

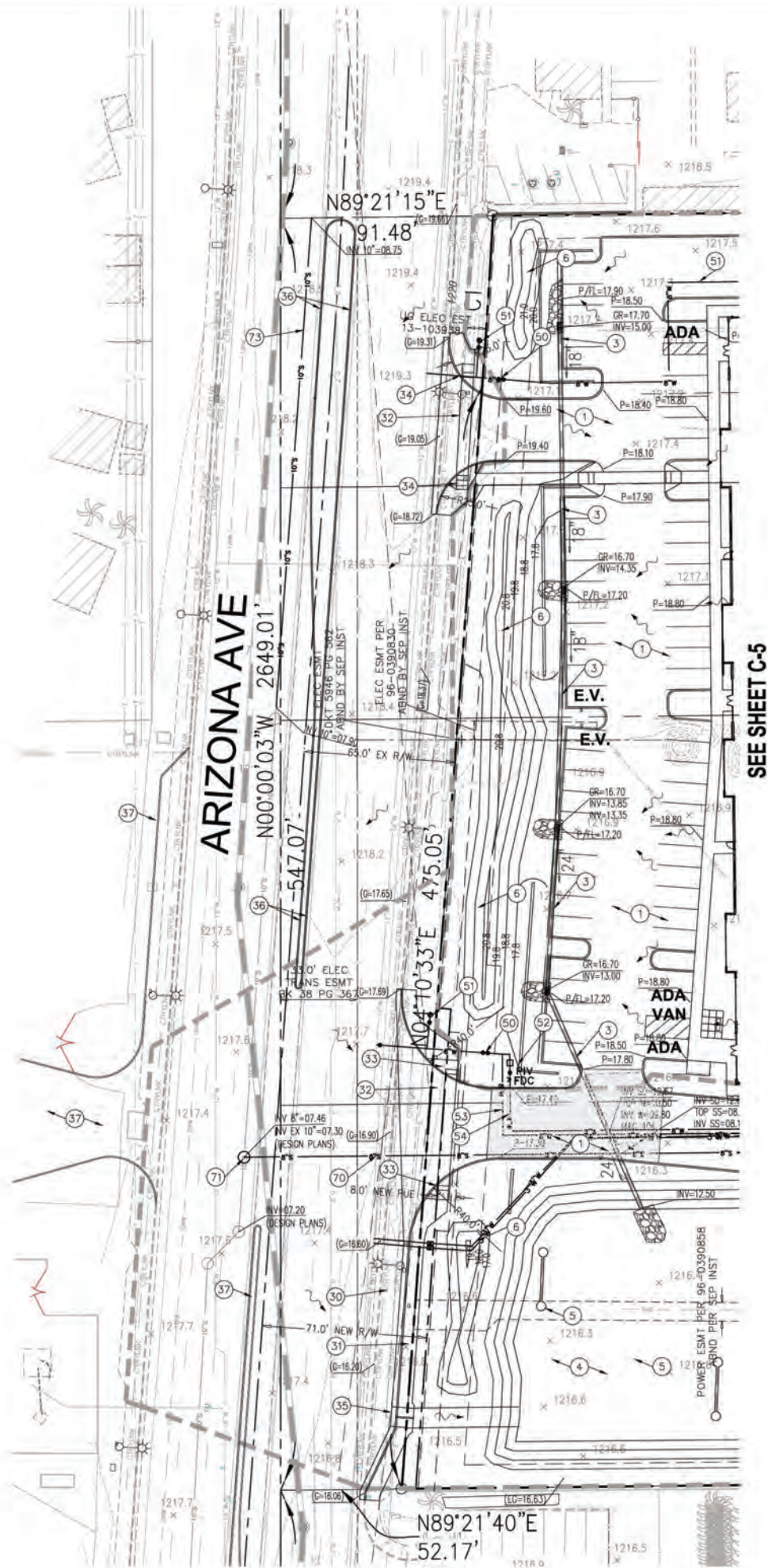
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PROJECT ADDRESS
**S. Arizona Ave
CHANDLER, ARIZONA
85286**
PROJECT AREA

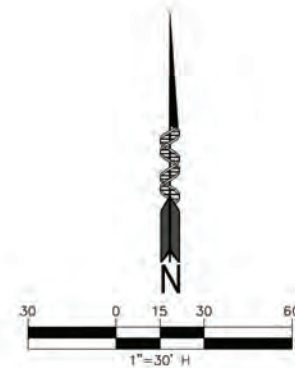
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CHECKED BY: SB
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**KEYMAP / UTILITY
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SHEET **C-3** PAGE **1 OF 4**
PLH 21-0032
PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

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- CONSTRUCTION NOTES**
1. NEW ONSITE ASPHALT PAVING
 2. NEW ONSITE CONCRETE PAVING
 3. NEW ONSITE STORM DRAIN
 4. NEW SURFACE BASIN
 5. NEW 2 CHAMBER DRYWELL PER COC STD DET C-501
 6. CONSTRUCT BERMING / MOUNDING
-
30. NEW DECEL LANE - MATCH ADOT CURB. CROSS SLOPE SHALL MATCH EXISTING AZ AVE CROSS SLOPE. (NOTE CROSS SLOPE ON AZ AVE VARIES)
 31. NEW 6" SIDEWALK
 32. NEW DRIVE PER MAG STD DET 251 TO RADIUS SHOWN
 33. NEW RAMP PER COC STD DET C-257
 34. NEW RAMP PER COC STD DET C-258
 35. NEW SCUPPER PER COC STD DET C-500
 36. CONSTRUCT RAISED MEDIAN
 37. DRIVEWAY PER COC CIV19-0185 (ZIGGY APTS)
-
50. NEW BACKFLOW PER COC STD DET C-315
 51. NEW PUBLIC FH
 52. SWING CHECK, PIV AND FDC PER COC STD DET FD103
 53. NEW PRIVATE ONSITE FHL
 54. NEW PRIVATE ONSITE FSL
 55. NEW PRIVATE ONSITE FIRE HYDRANT
-
70. NEW PRIVATE 8" SEWER @ 0.52% SLOPE
 71. NEW PUBLIC SS MH
 72. NEW PRIVATE SS MH
 73. EXTEND 10" PUBLIC SEWER AT 0.40% SLOPE



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11-09-21	REV SP

REVISIONS	
NO.	DATE
1	
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PROJECT NAME
AZ Ave Commerce Center

PROJECT ADDRESS
**S. Arizona Ave
CHANDLER, ARIZONA
85286**

PROJECT AREA

HELIX JOB NUMBER
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IN HOUSE
DRAWN BY: HXE
CHECKED BY: SB

SHEET TITLE

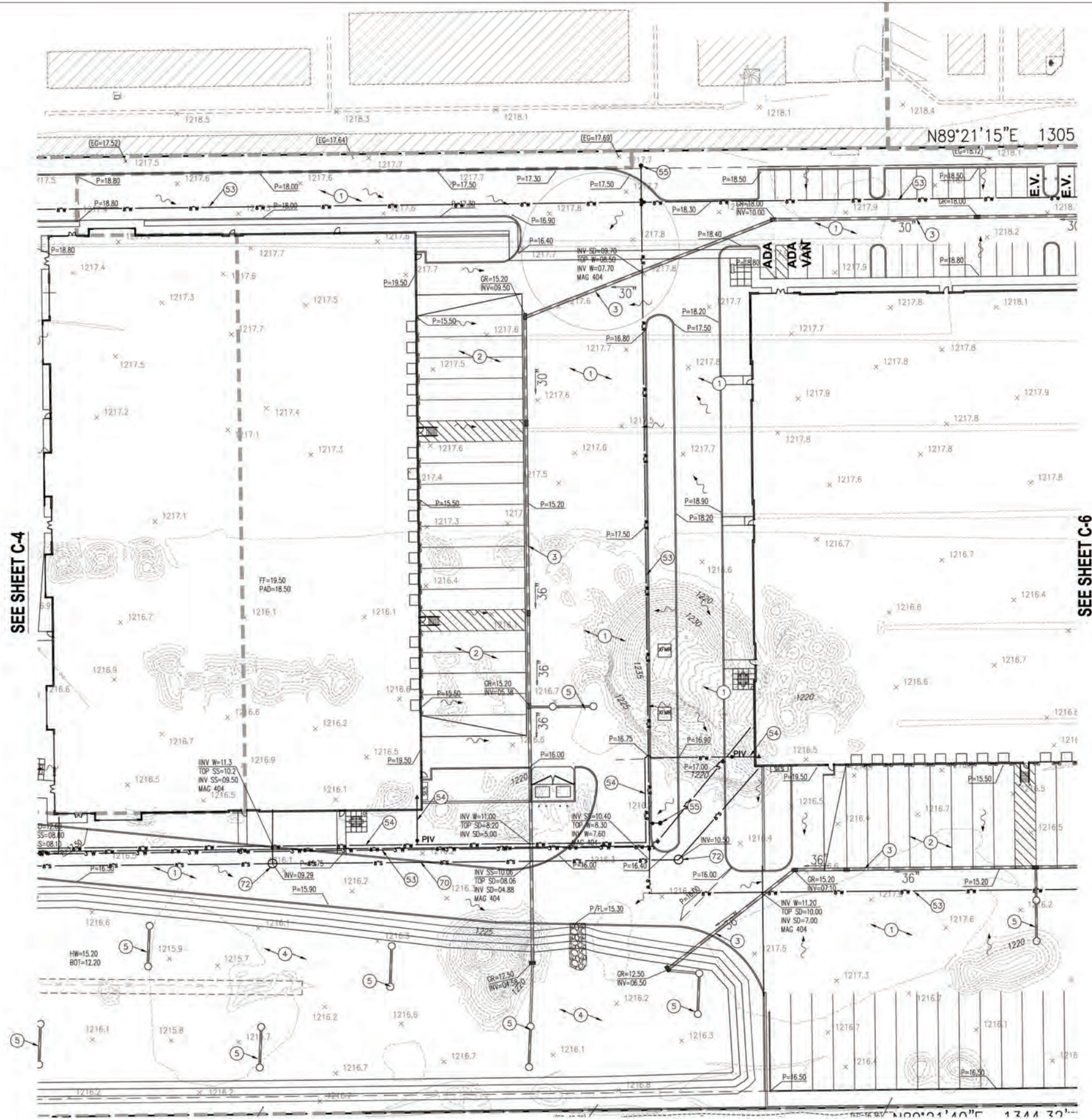
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SHEET
C-4

PAGE
2 OF 4

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

PLH 21-0032



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PRELIMINARY



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11-09-21	REV SP

REVISIONS	
NO.	DATE
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PROJECT NAME:

AZ Ave Commerce Center

PROJECT ADDRESS:

S. Arizona Ave
CHANDLER, ARIZONA
85286

PROJECT AREA:

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IN HOUSE: ☒ DRAWN BY: HXE

CHECKED BY: SB

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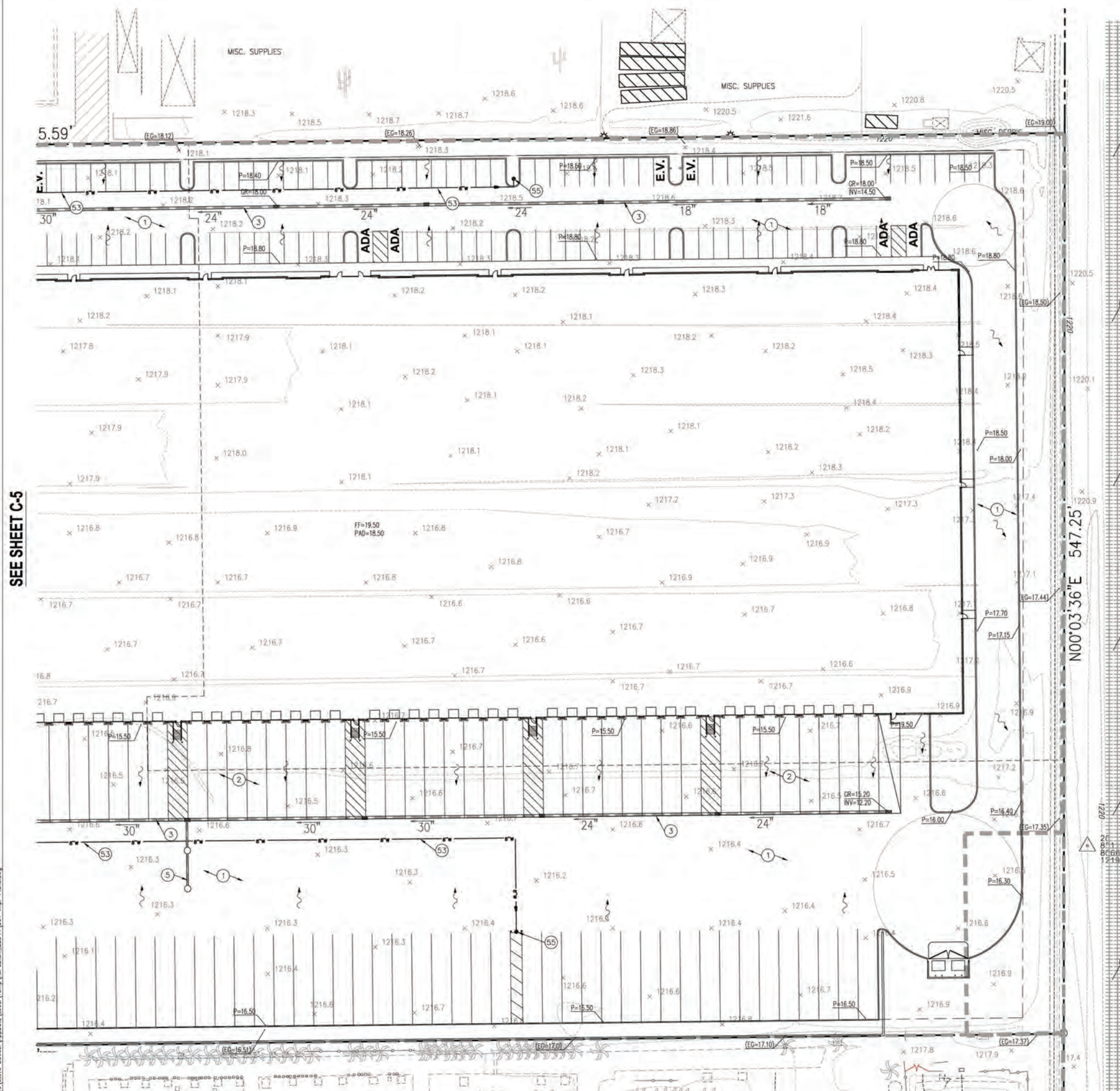
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PAGE: 3 OF 4

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

PLH 21-0032



(X)

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70. NEW PRIVATE 8" SEWER @ 0.52% SLOPE

71. NEW PUBLIC SS MH
72. NEW PRIVATE SS MH
73. EXTEND 10" PUBLIC SEWER AT 0.40% SLOPE

PRELIMINARY

Registered Professional Engineer (Civil)

CERTIFICATE NO. 30489

STEVEN R. BOWSER

11-15-21

ARIZONA U.S.A.

Expires 09/30/2023

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REVISIONS		
NO.	DATE	
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2		
3		

PROJECT NAME
AZ Ave Commerce Center

PROJECT ADDRESS
**S. Arizona Ave
CHANDLER, ARIZONA
85286**

PROJECT AREA

HELIX JOB NUMBER	IN HOUSE
531	DRAWN BY: HXE CHECKED BY: SB
SHEET TITLE	

PRELIM GD PLAN

SHEET PAGE
C-6 4 OF 4

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

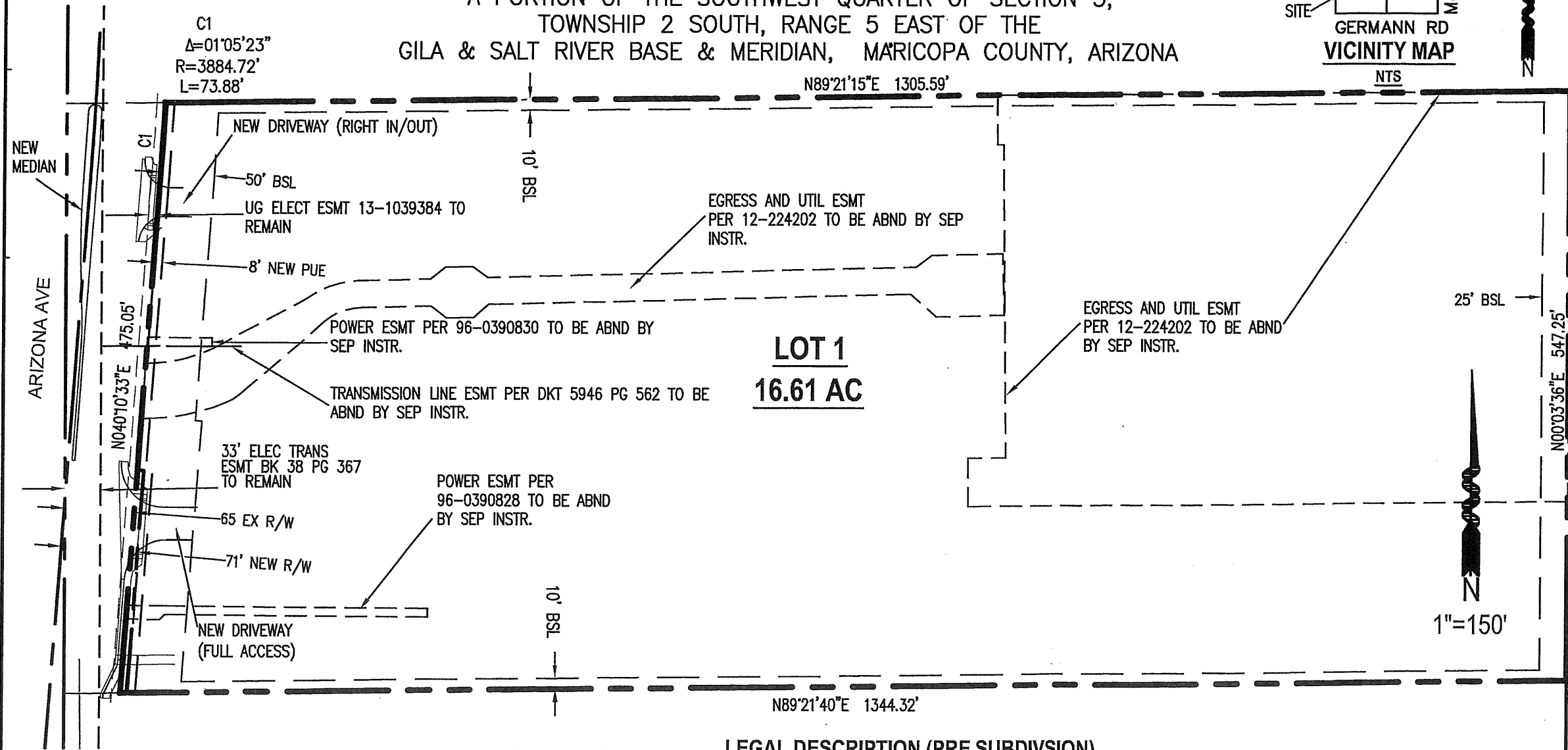
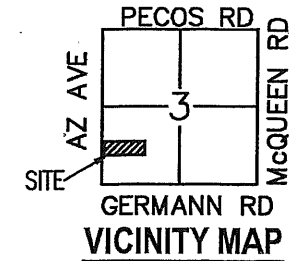
PLH 21-0032

TAB K

ARIZONA AVENUE COMMERCE CENTER

ARIZONA AVE COMMERCE CENTER PRELIMINARY PLAT

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE
GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA



PARCEL 1 THRU 7 INCLUSIVE, OF RECORD OF SURVEY RECORDED IN
BOOK 1502 PAGE 36, MARICOPA COUNTY, ARIZONA

ZONING -- EXISTING:	PAD
TOTAL NET AREA (PRE DEDICATION):	724,752 SF / 16.64 ACRES
TOTAL GROSS AREA:	760,433 SF / 17.46 ACRES
R/W TO BE DEDICATED:	1242 SF / 0.03 ACRES
TOTAL COVERAGE:	275,850 SF
NO. OF LOTS:	1
REQUIRED RETENTION VOLUME:	136,100 CF
LATITUDE AND LONGITUDE	N 33°16'46", W 111°50'20"

PROP LINE
PUE _____
NEW R/W _____
CENTERLINE _____
SECTION LINE

HELIX ENGINEERING, LLC 3240 E. UNION HILLS #113 PHOENIX, ARIZONA 85050 PHONE: (602) 788-2616 ATTN: STEVE BOWSER, PE MICHAEL THOMPSON, RLS SB@HXENG.COM / MT@HXENG.COM	WDP PARTNERS 11411 N. TATUM BOULEVARD PHOENIX, ARIZONA 85028 PHONE: (602) 953-6224 ATTN: TODD CHESTER TCHESTER@WDPPARTNERS.COM
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PLT 21-0034

DRAWN BY: HXE	DECEMBER 6, 2021	JOB No.:5311
CHECKED BY: SB		SHEET 1 OF 1

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