

**Planned Area Development,
Preliminary Development Plan
and
Preliminary Plat**

for

Alta Uptown

**Southeast Corner of
Arizona Avenue and Corporate Place**

by:

Wood Partners

Case No.: PLH21-0094

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ALTA UPTOWN

I. INTRODUCTION

Continuing its reputation of building high-quality, multi-family communities, Wood Partners is the proposed developer of 11.66± gross (9.96± net) acres at the southeast corner of Arizona Avenue and Corporate Place (the “Site”). Wood Partners anticipates developing this infill site with a luxury multi-family development known as “Alta Uptown.” Alta Uptown will consist of 4-story buildings with 425 dwellings (42.7 du/net ac) that will be an attractive presence in the area, providing an amenity-rich living alternative to single-family homes and serving as an appropriate and compatible land use for this Site and surrounding area in order to serve the local employment base. To achieve this, Wood Partners requests the Site be zoned Planned Area Development (PAD) for residential uses and Preliminary Development Plan (PDP) and Mid-Rise Overlay approvals.

Alta Uptown will offer future residents the opportunity to live in a well-located residential community with a wide variety of amenities. A high quality, urban scale multi-family community is an excellent use of this vacant, infill Site and will be a benefit to the adjacent properties. Consistent with the City’s General Plan and good planning principles, this development will provide urban scale residential density within the City’s High-Capacity Transportation Corridor and near three major transportation corridors (Arizona Avenue/State Route 87, the Loop 101—approximately three miles to the west, and the U.S. 60—approximately 2.5 miles to the north). The Site is also near to and will support the employment and commercial developments in the immediate area, Downtown and the Arizona Avenue/State Route 87 area. Such planning provides the opportunity for people to live, work, shop, and dine within close proximity to major employment areas and commercial developments, thereby reducing trips, trip lengths, travel times, and environmental impacts.

II. SITE AND SURROUNDING AREA

An *Aerial Map* of the Site is attached as ***Exhibit 1***. The Site is bounded by Arizona Avenue and commercial uses on the west, Corporate Place and employment uses on the north, industrial and multi-family uses on the east, and Earnhardt Chevrolet on the South. A portion of the Site is undeveloped and the balance is excess parking/vehicular storage for the auto dealership.

The Site is designated on the City’s General Plan as Employment and identifies it being within a High-Capacity Transit Corridor. The High-Capacity Transit Corridor runs north/south along Arizona Avenue/State Route 87. Urban density residential (18+ du/ac) such as is being proposed by Wood Partners can be considered within High-Capacity Transit Corridors. Consistent with the goals and objectives of the General Plan, rezoning the Site as an urban scale, multi-family residential community will:

- permit increased development intensity along this portion of the High-Capacity Transit Corridor;
- complement and provide much needed support to the existing commercial and employment uses in the surrounding area; and
- promote sustainable housing developments including a variety of housing types and higher densities that are compatible with the adjoining land uses.

III. PROPOSED PAD AND PDP

A. *PAD and PDP Overview*

One of the objectives of PAD zoning is “to provide for a coordinated and compatibly arranged variety of land uses through innovative site planning.” Another objective is “to provide a maximum choice in the types of environments for residential, commercial, and industrial uses and facilities.” The intent of this PAD is to accomplish those objectives by rezoning the Site from the existing PAD to PAD Multi-Family Residential. The proposed zoning change responds to the existing and future needs of the community by providing support to the planned and existing commercial, office, and retail developments in the area and provides additional housing choices for people seeking to live in an urban, infill setting. The proposed PAD Multi-Family Residential accomplishes the PAD zoning objectives.

Careful consideration has gone into planning Alta Uptown. The *Preliminary Site Plan* for Alta Uptown is provided at *Exhibit 2*. Wood Partners has created a community that is attractively designed, aesthetically landscaped, and provides an appropriate use of this Site. Alta Uptown is a gated community that will consist of approximately 425 residences at a density of approximately 41.5 du/net ac. The proposed design and layout provide convenient, safe, and attractive pedestrian connections throughout Alta Uptown. Particular attention has been given to provide pedestrians with access throughout the Site and to the amenity areas. *See Exhibit 11, Circulation Plan.*

B. *Landscaping*

The overall landscape theme is inspired by the Sonoran Desert with accents of lush, native, and native adapted, desert oasis landscaping at focal points and pedestrian nodes to create an environment of luxury resort living at Alta Uptown. *See Exhibit 3, Conceptual Landscape Plans.* As shown on the Landscape Plans, the design, elements, and materials create a sense of community and neighborhood, while adding a fresh approach to timeless desert environments for Arizona residential communities. The elements and features are designed to create a “sense of place” and a permanence achieved by relating the elements to the “human scale” and integrating with the architecture.

The landscape palette draws from the vibrant and highly textured Sonoran landscape palette tempered for the Arizona climate through the use of low water consumptive plant life. The landscape palette provides a diversity of colorful plant materials that enhance the community environment throughout the year with a variety of compositions, textures, and seasonal colors. Tree and shrub selections shall be of semi-arid nature utilized to complement the contemporary building architecture, define points of entry/egress, provide shaded pedestrian walkways and gathering areas, and to define amenity use areas via plant selections, spacing, and use of color and texture. Plant materials shall be utilized from the Arizona Department of Water Resources Low Water Use List to create transitional zones within the development that promote the Sonoran Desert environment. Special attention will be paid to providing shading to pedestrian walkways, amenity use areas, and parking lots. Tree locations shall take into consideration solar orientation of the building structures to provide shade to reduce energy consumption.

C. *Amenities*

Alta Uptown has been planned with quality amenities consistent with Wood Partners’ desire to create an upscale community where residents will be able to play, relax, or socialize in a pleasing environment. *See Exhibit 4, Amenity Enlargement.* The amenity areas within Alta

Uptown are designed to enhance the community character and quality of life by providing recreational opportunities and connectivity for residents through the integration of effective internal and external open spaces. The amenity and theming elements have been designed to maintain the overall “sense of place” and identity of the community. Alta Uptown will contain a primary amenity area, providing active and passive open space for residents and guests to enjoy. Additional amenities include a double-height clubhouse with gourmet kitchen area, conference/business center, TV/entertainment lounge area and state-of-the-art fitness center. Outdoor amenities will include an oversized courtyard with a pool, spa and structured shade, outdoor grills, and dog park. The east side of the development includes active program for those health focused residents. A push-up station, pull-up bar, balance beam and stepping blocks, create an integrated circuit training environment. This is enhanced with a stair area to get those steps in for the day leading down to a turf area to round out the day with wind sprints. This additional amenity area adds to the great diversity of active program provided within the Alta Uptown development.

Pedestrian paths are provided throughout the Site, connecting the residences to the amenities and the public sidewalks. *See Exhibit 12, Circulation Plan.* Particular attention has been given to the pedestrian experience along Arizona Avenue. *See Exhibit 5, Arizona Ave Enlargement.* A 10-foot-wide multi-use path is being provided within a highly texturized street scene. Patterned tree canopy provides scale against the building within the pedestrian zone. Plant materials are patterned to bring emphasis to the pedestrian zone, woven in with soft trails that lead to seating areas within a botanical environment. Architectural canopies provide visual emphasis at the key pedestrian connection from Arizona Avenue into the development.

The applicant will work with Staff on the shade features along the Arizona Avenue frontage. The shading will provide vertical scale and repetition. The height of the structure may vary between twelve (12) feet and eight (8) feet to relate to pedestrians and to complement the building architecture. The length of the overall expression shall be proportional to the pedestrian zone and access into the community amenity, not exceeding sixty (60) feet in overall length. The final materials shall be complementary to the proposed building materials. The percentage of shade provided shall be based on the materials proposed on the overhead canopy.

D. Building Elevations

Alta Uptown consists of luxurious, upscale living in four-story residential buildings. *See Exhibit 7, Building Elevations.* There are three floor plans (1-, 2-, and 3-bedroom units) ranging in square footage from 642 square feet to 1,614 square feet. *See Exhibit 8, Floor Plans.*

The architecture for Alta Uptown is loosely based on the French Eclectic style. The French Eclectic style was fashionable in the 1920s and 1930s. The style was utilized most often in residential architecture and emerged from an increased knowledge of French architecture and an appreciation for French culture. Key features of the French Eclectic style were elements of symmetry through entrances, windows, dormers, and chimneys, lending them a sense of formality and grandeur. For the exterior walls, brick or stucco is preferred. Light Earth tones, such as beige and gray, are the most common colors used.

As is shown on the Building Elevations, elements of the French Eclectic style appear through the use of intricate brickwork and variety of shapes and detailing in the roof line and massing of the different facades, rather than imitating the style exactly with mansard roof components or exposed wood detailing that is not compatible with the Arizona climate. Brick and

stucco are used as they would have traditionally been to break up the stories and reduce the sense of mass or flatness of the façade. The brick will be applied in different patterns (i.e., herringbone) at different unique elements of the façade; for example, the chimney-like element for signage next to the front entrance showcases the eclectic nature of the feature. Light earth tones are used as would have been used with the French Eclectic style, with dark accent colors on the windows and canopy/balcony elements to provide contrast in place of what would traditionally have been wood detailing. The design has steered away from using exact symmetry (which is a common theme of the French Eclectic style) and instead decided to use elements of symmetry or balance so that the feel is less formal and more casual.

Particular emphasis has been giving to ensuring the building massing is broken up through the following:

- The buildings will have multiple exterior accent materials such as brick, stucco, and steel that exhibit quality and durability.
- Building facades (street facing and non-street facing) will have compatible colors and materials.
- Multiple colors and cornice types are used throughout the different buildings (five different stucco colors and five different cornice/parapet types shown) to provide visual diversity. The undulating facade and varying heights give the development a casual feel and keep it less formal and rigorous.
- Two different brick selections will be laid in different patterns in specific highly visible places (e.g., at the main entrance).
- Columns at the front entry will establish a truth to the architecture of the development and a feeling of authenticity.
- Facade lengths will not exceed 100 feet without architectural embellishments and detailing such as textural changes, pilasters, offsets, recess, balconies, window fenestrations, and overhead canopies. The parapet/roofline likewise will not be in excess of 100 feet of continuous run without a step of not less than one foot in height at each end of the run.
- Varying throughout the development, building façades will undulate with offsets ranging from one foot to as much as 10 feet.
- The ground level units on the street frontages will have direct pedestrian access from their patio to the public sidewalk, establishing a strong residential character.

Further enhancing the urban theming of the community, the buildings are located around the perimeter of the Site and in close proximity to the streetscape. The roof projections of the buildings have been strategically placed to enhance the visual depth of the community and increase the amount of shade provided to each elevation. The various elements of the development harmoniously blend the architectural style with color, form, and texture. Two different brick selections, five stucco colors, dark bronze railings, and metal awnings will be used. ***See Exhibit 9, Color and Material Palette.***

E. Theme Walls and Building Sign

The theme walls and view fencing have been designed to be consistent with the building elevations and landscaping theme. The walls are clean, modern, and smooth, with horizontal lines accentuating the building massing. Walls are used to define areas along the property street frontages and are used sparingly to emphasize the pedestrian zones. The perimeter walls bordering the south and east side of the development are a painted masonry in a complementary color to the

building. Signage for Alta Uptown is located on the building façade along the Arizona Avenue frontage. The materials and colors complement of overall aesthetic of the building and are scaled appropriately to reflect a true urban character. *See Exhibit 10, Wall Plan & Elevations.*

F. Development Standards

Wood Partners is proposing the following development standards:

Regulation	Development Standard
Building Height (max.)	60 ft.
Building Setback (min.) - West (Arizona Ave.) - North (Corporate Pl.) - East - South	20 ft. (5 ft. for shade structure/accent feature) 20 ft. 30 ft. 20 ft.
Landscape Setback (min.) ¹ - West (Arizona Ave.) - North (Corporate Pl.) - East - South²	20 ft. 20 ft. 30 ft. 20 ft.
Arterial/Collector Landscape Setback	Arizona Ave – 35 ft. x 100 ft. Corporate Pl. – 20 ft. x 100 ft.

Wood Partners is requesting a Mid-Rise Overlay for the proposed 60-foot building height. Consistent with the City’s Mid-Rise Development Policy (the “Policy”), the additional height is appropriate as the Site is located near Downtown, along the Arizona Avenue/High-Capacity Transit Corridor, and within an area that is designated on the City’s General Plan as Employment.

G. Parking

The development will have a total of 688 residential parking spaces, where 700 are required.

H. Phasing

Alta Uptown will be constructed in one phase.

I. Grading and Drainage

The *Preliminary Grading and Drainage Map* is attached as *Exhibit 12*. The Site will be graded to convey storm water to the project retention basins. All project drainage systems will be designed and constructed per City standards.

IV. MULTI-FAMILY DESIGN STANDARDS

The City’s Zoning Ordinance sets forth additional requirements for multi-family development to encourage creative and innovative design techniques, quality, and merit. Alta Uptown provides the following:

¹ Stoops, walkways, patios, and balconies are allowed to encroach into the required setback up to 5 feet.

² The landscape setback adjacent to parking areas along the south shall be a minimum of 3 feet. The trash compactor/recycling enclosures are permitted to encroach into the landscape setback.

1. Open Space

The requirements for common and private open space are based on traditional suburban development and do not consider developing in an urban-like setting. Wood Partners has taken great efforts to ensure the usable common open space far exceeds what the City's Code would otherwise require. The amenities throughout the development and within the common open spaces in this urban-like setting provide better opportunities for residents and guests to interact with each other. Approximately 86,910 square feet exterior common open space and 11,609 interior square feet of usable common open space and 20,000± square feet of private open space is provided, a total of approximately 118,877 square feet or 279± square feet per unit. *See Exhibit 6, Conceptual Open Space Plan.*

2. Site Circulation and Parking

Safe and convenient pedestrian circulation to and from parking lots throughout the development is provided. *See Exhibit 11, Circulation Plan.* A 10-foot paved multi-use path is located on Arizona Avenue with public sidewalk access. *See Exhibit 5, Arizona Ave Enlargement.* Code-required parking spaces and ADA van accessible spaces are provided. Parking canopy covers will be architecturally integrated with the surrounding structures, i.e., color, materials, location, and 10-inch minimum fascia (all four sides).

3. Amenity Options

Six amenities are required to be provided in accordance with the following schedule: 260 units or larger. The proposed development exceeds this requirement. Because of the urban, in-fill nature of the Site and proposed community, Wood Partners believes the amount and quality of amenities provided satisfies the spirit and intent of needing to provide a second pool, ramada, etc. The design of the amenities that have been provided throughout the development exceed the expectations for quantity and quality of amenities in most multifamily developments. See Section III.C and *Exhibit 4, Amenity Enlargement*, for additional details.

4. Interface with Single-Family Areas

There are no single-family areas adjacent to the Site.

5. Specific design attention areas

The design of courtyards and pedestrian areas will relate to "human scale." Large unvaried building facades will be avoided. Common open spaces, rather than parking lots, will be used as central features. The specific design features incorporated into the design of the development are embraced by Wood Partners as design elements that set their communities apart from other multifamily developments.

6. Energy conservation

Alta Uptown provides shade of the buildings through overhangs and/or trees and shade trees along drives, building perimeters, and ample setbacks. Additional building shading is provided through the use of inset patios and balconies, metal canopies to shade windows, and the use of landscaping.

7. Landscaping

The amount of landscaping is of sufficient intensity to create a pleasant and comfortable living environment. Special attention is given to the streetscape, the main entry, the office/clubhouse, and amenity area to create an upscale landscape experience.

8. Building Standards

Mechanical equipment is fully screened through the use of parapet walls on the building elevations; they are concealed from view as an integral part of the building.

9. Lighting

Lighting will comply with the City's Zoning Code. External lighting will be appropriately located and designed to prevent light from spilling onto adjacent properties.

10. Signage

See the discussion in Section III.E for details concerning the proposed signage.

V. PRELIMINARY PLAT

The *Preliminary Plat* is included as *Exhibit 13*.

VI. PROJECT TEAM

Owner/Builder:

Wood Partners
Attn: Clay Richardson
8777 E. Via De Ventura, Suite 201
Scottsdale, AZ 85258

Architect:

CCBG Architects
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Phoenix, Arizona 85004

Civil Engineer

Wood Patel
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2051 West Northern Avenue, Suite 100
Phoenix, Arizona 85021

Landscape:

ABLA
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Zoning:

Burch & Cracchiolo, P.A.
Attn: Brennan Ray
1850 North Central Avenue, 17th Floor
Phoenix, Arizona 85004
Phone: (602) 234-8794

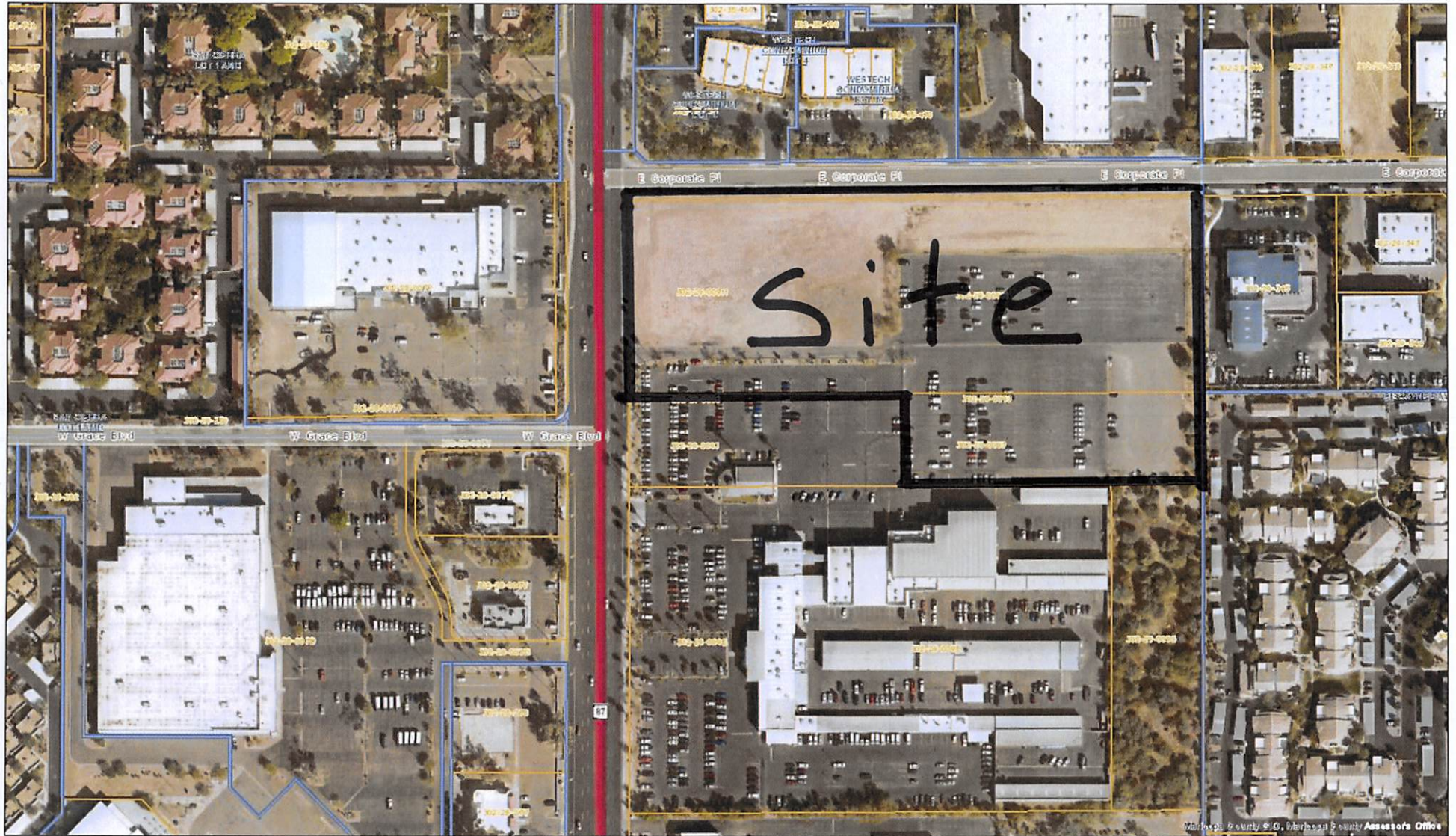
VII. CONCLUSION

Alta Uptown is designed as a high quality, urban scale, multi-family community. The proposed development is an excellent use of this infill property. The development offers an updated perspective on multi-family community living. Great detail has been provided for Alta Uptown to accommodate the growing demands of an employment base the City continues to foster in the North Arizona Avenue corridor. Alta Uptown conforms to the City's General Plan and is consistent with Site's location in a High-Capacity Transit Corridor. The architecture is compatible with the surrounding area and incorporates elements that respects the significance and future of Chandler. The thoughtful design will be an attractive in area and provide support to the substantial employment and commercial developments in the area. We request your approval.

Wood Partners



Map



PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT NOTES

CITY 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 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.

PROJECT DATA

DESCRIPTION

A NEW MULTI-FAMILY DEVELOPMENT AND WILL BE MADE UP OF THREE 4-STORY BUILDINGS WITH TUCK UNDER GARAGES. THERE WILL BE 10,000 SQUARE FOOT SET ASIDE FOR INTERIOR AMENITY SPACE INCLUDING A LOBBY/LEASING AREA, GAME/TV AREA AND A FITNESS CENTER. THE PROJECT WILL CONSIST OF 425 UNITS RANGING FROM 642SF -1614SF STUDIO, 1, 2, AND 3 BEDROOMS.

LOCATION

THE PROJECT IS LOCATED ON THE SOUTHEAST CORNER OF NORTH ARIZONA AVENUE AND EAST CORPORATE PLACE IN CHANDLER, AZ.

SITE INFORMATION

ZONING - PAD

APN - 302-29-009H + 302-29-009J

GROSS - 507,778 SF (11.66 ACRES)

NET - 445,679 SF (10.23 ACRES)

PROPOSED LOT COVERAGE - 121,925 (BUILDING FOOTPRINT)/445,679 = 27%

PROPOSED OPEN SPACE (HATCHED AREA) - 91,603 SF (EXTERIOR)

- 11,609 SF (INTERIOR)

- 103,212 SF

PROPOSED BUILDING SQUARE FOOTAGE - 487,700 SF

PROPOSED BUILDING HEIGHT - 60'-0"

UNIT MIX

BUILDING A

STUDIO 5

1 BD 151

2 BD 56

3 BD 3

TOTAL 215

BUILDING B

STUDIO 0

1 BD 92

2 BD 27

3 BD 0

TOTAL 119

BUILDING C

STUDIO 0

1 BD 53

2 BD 31

3 BD 7

TOTAL 91

PROJECT TOTAL

STUDIO 5 (1%)

1 BD 296 (70%)

2 BD 114 (27%)

3 BD 10 (2%)

TOTAL 425 UNITS

NRSF

390,772 SF

PARKING

REQUIRED PARKING

STUDIO (1 SPACE PER UNIT) = 5(1) = 5

1 BD (1.5 SPACES PER UNIT) = 296(1.5) = 444

2 BD (2 SPACES PER UNIT) = 114(2) = 228

3 BD (2.25 SPACES PER UNIT) = 10(2.25) = 23

TOTAL REQUIRED PARKING = 700 SPACES (1.65 PU)

PROVIDED PARKING

STANDARD PARKING 188 SPACES (5 HANDICAP)

COVERED PARKING 340 SPACES (8 HANDICAP)

PARALLEL STREET PARKING 20 SPACES (1 HANDICAP)

GARAGE PARKING 70 SPACES (2 HANDICAP)

TANDEM PARKING 70 SPACES (2 HANDICAP)

TOTAL PARKING 688 SPACES (1.62 PU) (18 HANDICAP)

PROJECT CONTACTS

OWNER DEVELOPER

WOOD PARTNERS

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NEW APARTMENT BUILDING

ALTA UPTOWN

WOOD PARTNERS

WASHINGTON & 10TH AVENUE

PHOENIX, AZ 85007

ISSUE

DATE REV FOR

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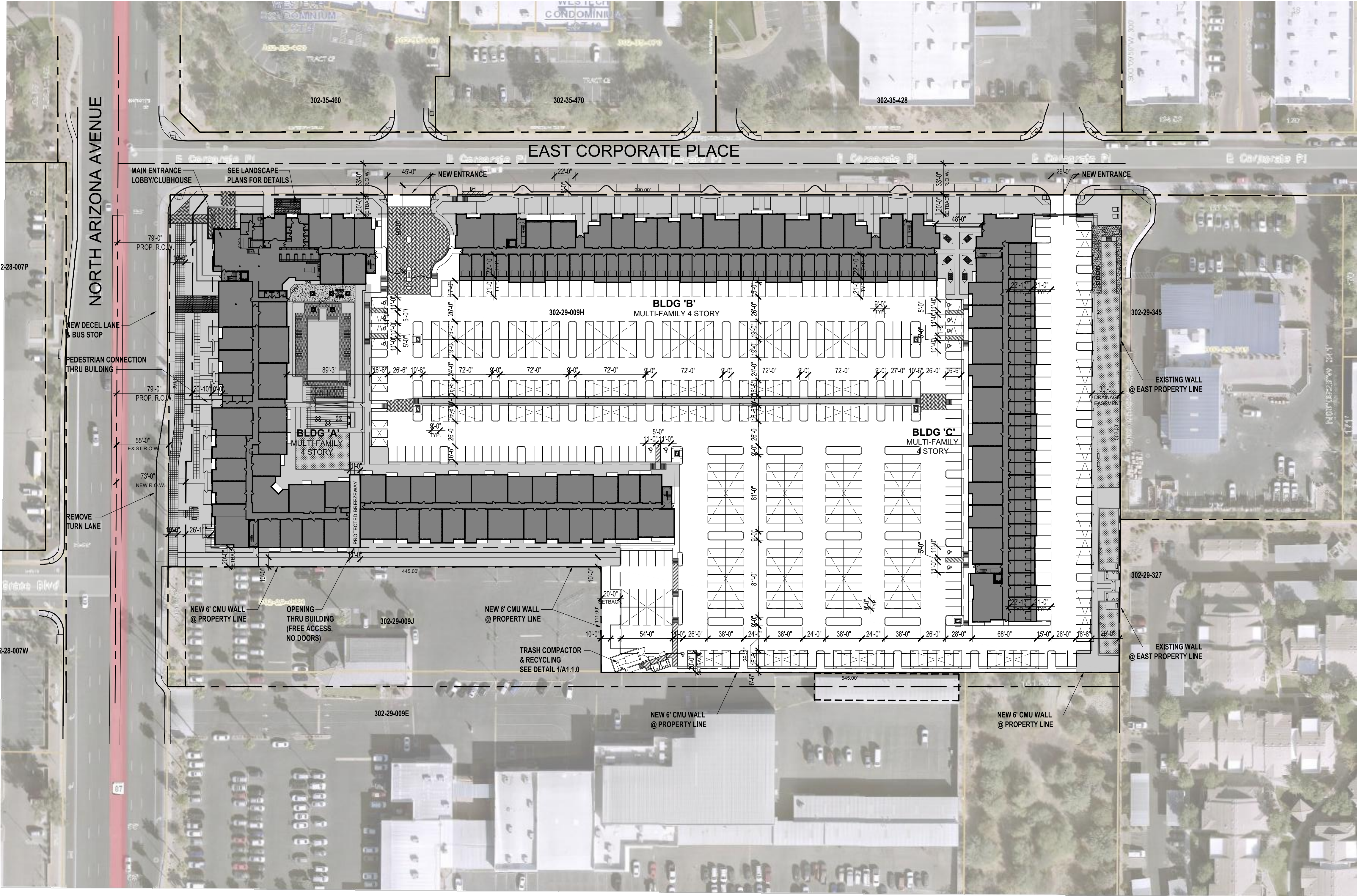
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PRELIMINARY

SITE PLAN

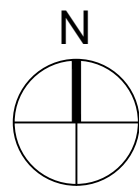
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1 PRELIMINARY SITE PLAN

1" = 100'-0"



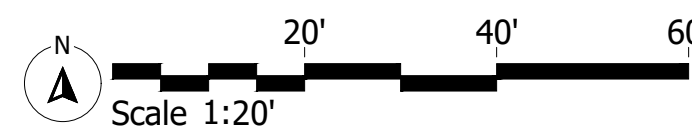


PLANT MATERIALS LEGEND					
	Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)
	Acacia aneura	2"	7'	4'	36"
	Mulga Acacia				
	Caesalpinia cacalaco 'Smoothie'	1"	5.0'	3.0'	24"
	Thornless Cascalote				
	Eucalyptus papuana	1.25"	7'	3'	24"
	Ghost Gum				
	Olea europea 'Swan Hill'	2"	8'	5'	36"
	Swan Hill Olive				
	Phoenix dactylifera	N/A	18.0'	TO PINAPPLE	
	Date Palm				
	Pistacia chinensis	2"	12'	6'	36"
	Chinese Pistache				
	Pistacia lentiscus	0.75"	7.0'	2.5'	15gal
	Mastic Tree				
	Pithecellobium flexicaule	2"	7'	5'	36"
	Texas Ebony				
	Prosopis Hybrid Thornless	2"	8'	7'	36"
	Thornless Mesquite				
	Quercus buckleyi	2"	10'	5'	36"
	Texas Red Oak				
Quercus virginiana	2"	10'	5'	36"	
'Cathedral Oak'					
Sophora secundiflora	.75"	3.0"	2.0'	24"	
Texas Mountain Laurel					
Ulmus parvifolia	1.0"	7.0'	3.0'	24"	
'Allee' Elm					
Extra Large Shrubs		Size	Groundcovers		Size
⊙	Bougainvillea 'Rosenka'	5 gal.	Ⓢ	Eremophila prostrata 'Outback Sunrise'	
⊙	Bougainvillea		Ⓢ	Outback Sunrise Eremophila	gal
⊙	Caesalpinia gillesii	5 gal.	Ⓢ	Lantana montevidensis	
⊙	Yellow Bird of Paradise	5 gal.	Ⓢ	Purple Trailing Lantana	1 gal.
⊙	Cordia Boissieri	5 gal.	Ⓢ	Lantana x 'Dallas Red'	
⊙	Anachuita	5 gal.	Ⓢ	Dallas Red Lantana	1 gal.
⊙	Dodonea viscosa	5 gal.	Ⓢ	Rosmarinus officinalis 'Prostratus'	
⊙	Green Hopbush	5 gal.	Ⓢ	Trailing Rosemary	1 gal.
⊙	Tecoma sp. 'Sparky	5 gal.	Ⓢ	Ruellia brittoniana 'Katie'	
⊙	Sparky	5 gal.	Ⓢ	Dwarf Katie Ruellia	1 gal.
⊙	Vaquelina californica	15 gal.	Ⓢ	Teucrium chamaedrys 'prostratum'	
⊙	Arizona Rosewood	15 gal.	Ⓢ	Prostrate Germander	1 gal.
Large Shrubs		Size	Cacti/ Accents		Size
⊙	Leucophyllum langmaniae 'Rio Bravo'	5 gal.	Ⓢ	Agave americana 'Marginata'	
⊙	Rio Bravo Sage	5 gal.	Ⓢ	Century Plant	5 gal.
⊙	Salvia clevelandii	5 gal.	Ⓢ	Agave geminiflora	
⊙	Chaparral Sage	5 gal.	Ⓢ	Twin Flowered Agave	5 gal.
Medium Shrubs		Size	Ⓢ	Agave weberi	
⊙	Eremophila hygrophana Blue Bells	5 gal.	Ⓢ	Weber's Agave	1 gal.
⊙	Blue Bells	5 gal.	Ⓢ	Aloe barbadensis	
⊙	Leucophyllum frutescens 'Lynn's Legacy'	5 gal.	Ⓢ	Medicinal Aloe	5 Gal.
⊙	Lynn's Legacy	5 gal.	Ⓢ	Boutelous gracilis	
⊙	Leucophyllum zygomphyllum	5 gal.	Ⓢ	Blond Ambition	1 gal
⊙	Cimarron Sage	5 gal.	Ⓢ	Cereus peruvianus	
⊙	Nerium oleander 'Petite Pink'	5 gal.	Ⓢ	Cereus	5 gal.
⊙	Oleander 'Petite Pink'	5 gal.	Ⓢ	Cereus hildmannianus	
⊙	Olea europaea 'Little Ollie'	5 gal.	Ⓢ	Twisted Cactus	5 gal.
⊙	Dwarf Olive	5 gal.	Ⓢ	Cycas revoluta	
⊙	Raphiolepis indica 'Pink Lady'	5 gal.	Ⓢ	Sago Palm	5 gal.
⊙	Indian Hawthorn	5 gal.	Ⓢ	Euphorbia royleana	
⊙	Rosmarinus officinalis 'Upright'	5 gal.	Ⓢ	Churee	5 gal.
⊙	Upright Rosemary	5 gal.	Ⓢ	Hesperaloe parviflora 'Brakelights'	
⊙	Ruellia brittoniana	5 gal.	Ⓢ	Brakelights Red Yucca	3 gal.
⊙	Ruellia	5 gal.	Ⓢ	Muhlenbergia capillaris	
⊙	Xylosma congestum 'Compactum'	5 gal.	Ⓢ	'Regal Mist'	5 gal.
⊙	Dwarf Shiny Xylosma	5 gal.	Ⓢ	Muhlenbergia lindheimeri	
Small Shrubs		Size	Ⓢ	'Autumn Glow'	5 gal.
⊙	Callistemon viminalis 'Little John'	5 gal.	Ⓢ	Muhlenbergia rigida 'Nashville'	
⊙	Little John Bottle Brush	5 gal.	Ⓢ	Nashville Muhly Grass	1 gal.
⊙	Myrtus communis 'compacta'	5 gal.	Ⓢ	Opuntia ficus indica	
⊙	Dwarf Myrtle	5 gal.	Ⓢ	Indian Fig Prickly Pear	8 Pad Min.
⊙	Teucrium chamaedrys	1 gal.	Ⓢ	Opuntia sp. Kelly's Choice	
⊙	Germander	1 gal.	Ⓢ	Kelly's Choice Prickly Pear	5 gal.
Vines		Size	Ⓢ	Pedilanthus macrocarpus	
⊙	Bougainvillea 'Barbara Karst'	5 gal.	Ⓢ	Slipper Plant	5 gal.
⊙	Bougainvillea	5 gal.	Ⓢ	Yucca baccata	
⊙	Bougainvillea 'Flame'	5 gal.	Ⓢ	Banana Yucca	5 Gal.
⊙	Bougainvillea	5 gal.	Ⓢ	Yucca pallida	
⊙	Rosa banksiae	5 Gal.	Ⓢ	Pale Leaf Yucca	5 gal
⊙	Lady Bank's Rose	5 Gal.	Ⓢ	Yucca rostrata	
			Ⓢ	Beaked Yucca	20 gal.
			Ⓢ	Yucca rupicola	
			Ⓢ	Twisted Leaf Yucca	5 gal.
			Ⓢ	Yucca gloriosa	
			Ⓢ	Spanish Dagger	

NOTES:

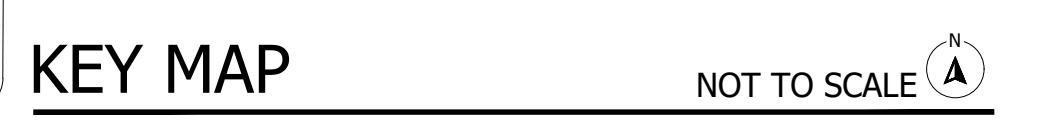
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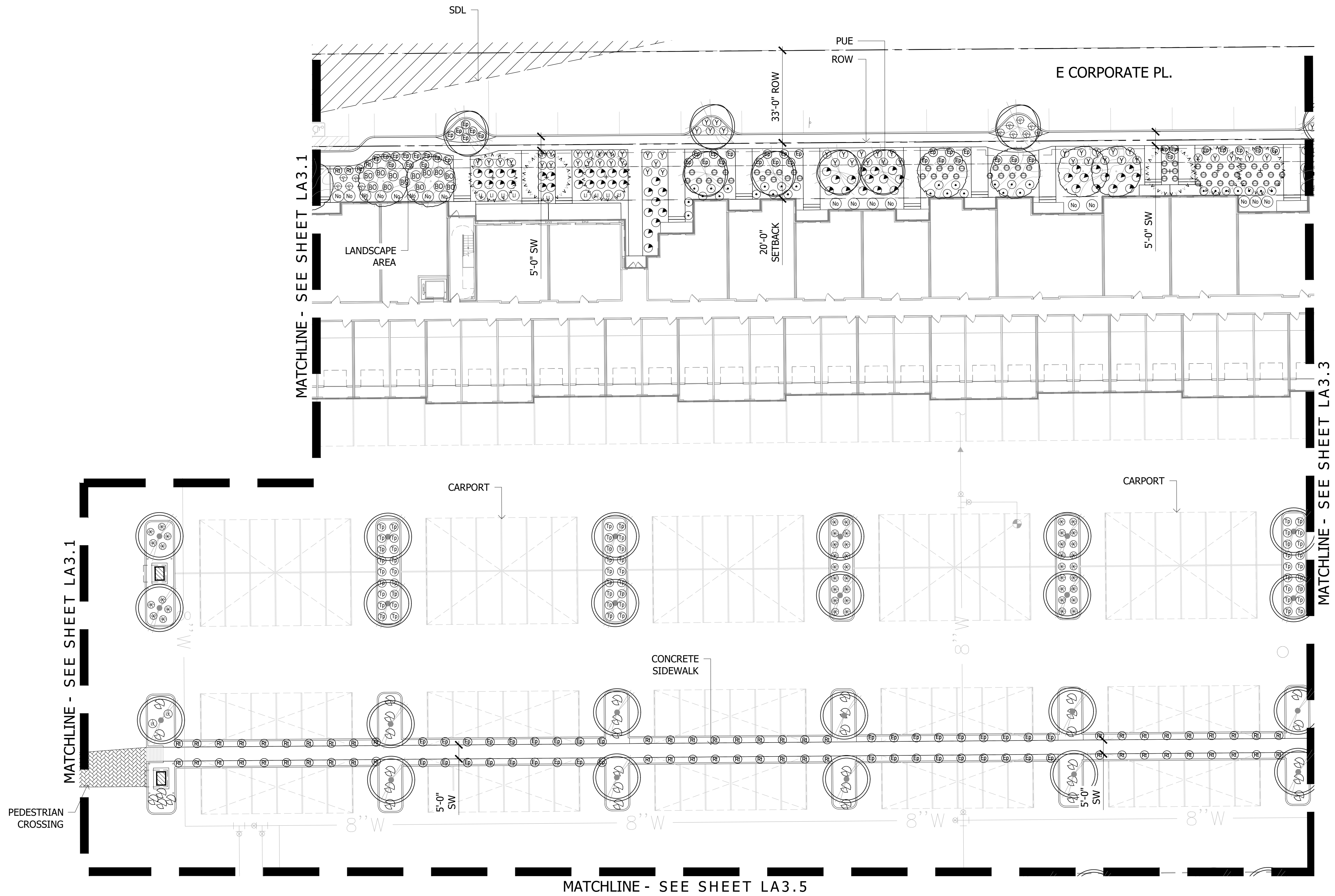


Extra Large Shrubs	Size	Groundcovers	Size
 Bougainvillea 'Rosenka'		 Eremophila prostrata 'Outback Sunrise'	
 Bougainvillea	5 gal.	 Outback Sunrise Eremophila gal	
 Caesalpinia gillesii		 Lantana montevidensis	
 Yellow Bird of Paradise	5 gal.	 Purple Trailing Lantana	1 gal.
 Cordia Boissieri		 Lantana x 'Dallas Red'	
 Anacuita	5 gal.	 Dallas Red Lantana	1 gal.
 Dodonea viscosa		 Rosmarinus officialis 'Prostratus'	
 Green Hopbush	5 gal.	 Trailing Rosemary	1 gal.
 Tecoma sp. 'Sparky		 Ruellia brittoniana 'Katie'	
 Sparky	5 gal.	 Dwarf Katie Ruellia	1 gal.
 Vaquelinea californica		 Teucrium chamaedrys 'prostratum'	
 Arizona Rosewood	15 gal.	 Prostrate Germander	1 gal.
Large Shrubs	Size	Cacti/ Accents	Size
 Leucophyllum langmaniae 'Rio Bravo'		 Agave americana 'Marginata'	
 Rio Bravo Sage	5 gal.	 Century Plant	5 gal.
 Salvia clevelandii		 Agave geminiflora	
 Chaparral Sage	5 gal.	 Twin Flowered Agave	5 gal.
Medium Shrubs	Size	 Agave weberi	
 Eremophila hygrophana Blue Bells		 Weber's Agave	1 gal.
 Blue Bells	5 gal.	 Aloe barbadensis	
 Leucophyllum frutescens 'Lynn's Legacy'		 Medicinal Aloe	5 Gal.
 Lynn's Legacy	5 gal.	 Bouteloua gracilis	
 Leucophyllum zygothphyllum		 Blond Ambition	1 gal
 Cimarron Sage	5 gal.	 Cereus peruvianus	
 Nerium oleander 'Petite Pink'		 Cereus	5 gal.
 Oleander 'Petite Pink'	5 gal.	 Cereus hildmannianus	
Olea europaea 'Little Ollie'		Twisted Cactus	5 gal.
Dwarf Olive	5 gal.	Cycas revoluta	
Rhaphiolepis indica 'Pink Lady'		Sago Palm	5 gal.
Indian Hawthorn	5 gal.	Euphorbia royleana	
Rosmarinus officialis 'Upright'		Churee	5 gal.
Upright Rosemary	5 gal.	Hesperaloe parviflora 'Brakelights'	
Ruellia brittoniana		Brakelights Red Yucca	3 gal.
Ruellia	5 gal.	Muhlenbergia capillaris	
Xylosma congestum 'Compactum'		'Regal Mist'	5 gal.
Dwarf Shiny Xylosma	5 gal.	Muhlenbergia lindheimeri	
Small Shrubs	Size	'Autumn Glow'	5 gal.
Callistemon viminalis 'Little John'		Muhlenbergia rigida 'Nashville'	
Little John Bottle Brush	5 gal.	Nashville Muhly Grass	1 callist.
Myrtus communis 'compacta'		Opuntia ficus indica	
Dwarf Myrtle	5 gal.	Indian Fig Prickly Pear	8 Pad Min.
Teucrium chamaedrys		Opuntia sp. Kelly's Choice	
Germander	1 gal.	Kelly's Choice Prickly Pear	5 gal.
Vines	Size	Pedilanthus macrocarpus	
Bougainvillea 'Barbara Karst'		Slipper Plant	5 gal.
Bougainvillea	5 gal.	Yucca baccata	
Bougainvillea 'Flame'		Banana Yucca	5 Gal.
Bougainvillea	5 gal.	Yucca pallida	
Rosa banksiae		Pale Leaf Yucca	5 gal.
Lady Bank's Rose	5 Gal.	Yucca rostrata	
		Beaked Yucca	20 gal.
		Yucca rupicola	
		Twisted Leaf Yucca	5 gal.
		Yucca gloriosa	
		Spanish Dagger	

NOTES:
1. ANY MATERIALS USED IN THE



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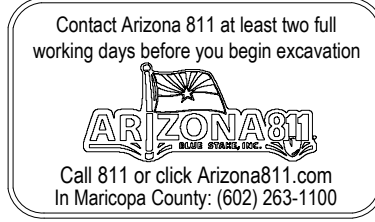
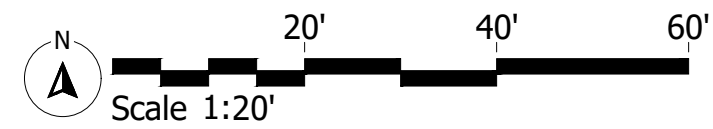
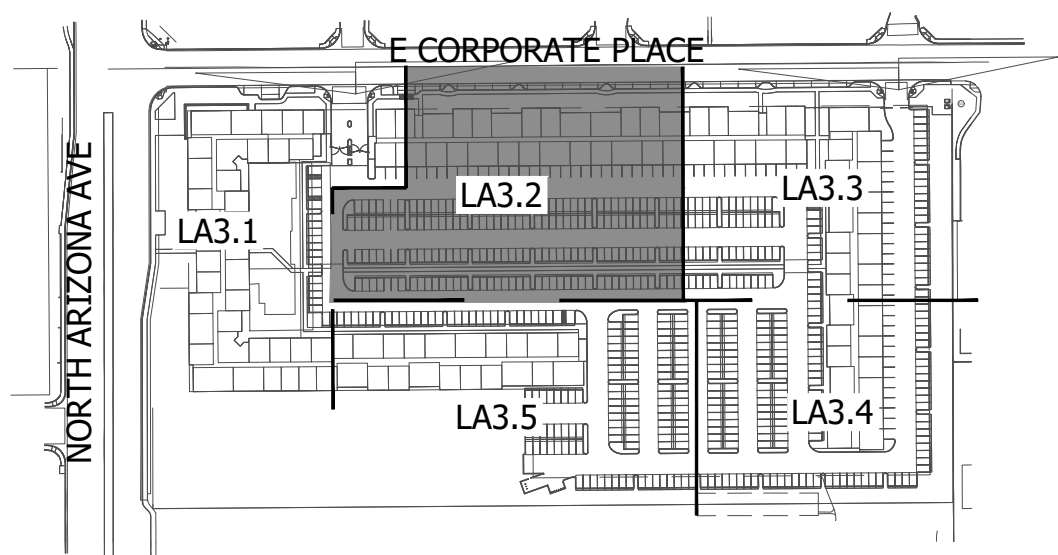


PLANT MATERIALS LEGEND

Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)
Acacia aneura	2"	7'	4'	36"
Mulga Acacia				
Caesalpinia cocalaco 'Smoothie'	1"	5.0'	3.0'	24"
Thornless Cascalote				
Eucalyptus papuana	1.25"	7'	3'	24"
Ghost Gum				
Olea europea 'Swan Hill'	2"	8'	5'	36"
Swan Hill Olive				
Phoenix dactylifera	N/A	18.0' TO PINAPPLE		
Date Palm				
Pistacia chinensis	2"	12'	6'	36"
Chinese Pistache				
Pistacia lentiscus	0.75"	7.0'	2.5'	15gal
Mastic Tree				
Pithecellobium flexicaule	2'	7'	5'	36"
Texas Ebony				
Prosopis Hybrid Thornless	2"	8'	7'	36"
Thornless Mesquite				
Quercus buckleyi	2"	10'	5'	36"
Texas Red Oak				
Quercus virginiana	2"	10'	5'	36"
'Cathedral Oak'				
Sophora secundiflora	.75"	3.0"	2.0'	24"
Texas Mountain Laurel				
Ulmus parvifolia	1.0"	7.0'	3.0'	24"
'Allee' Elm				

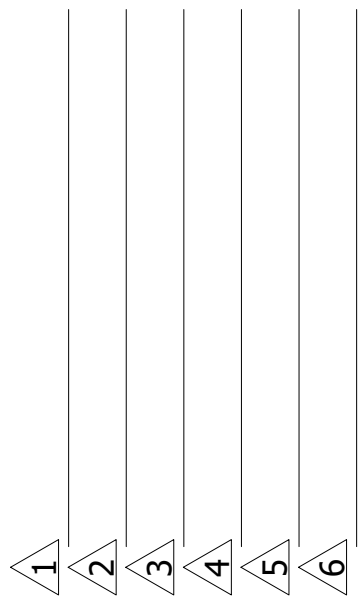
Extra Large Shrubs	Size	Groundcovers	Size
Bougainvillea 'Rosenka'	5 gal.	Eremophila prostrata 'Outback Sunrise'	1 gal.
Bougainvillea		Outback Sunrise Eremophila	1 gal.
Caesalpinia gillesii	5 gal.	Lantana montevidensis	1 gal.
Yellow Bird of Paradise		Purple Trailing Lantana	1 gal.
Cordia Boissieri	5 gal.	Lantana x 'Dallas Red'	1 gal.
Anacardium	5 gal.	Dallas Red Lantana	1 gal.
Dodonea viscosa	5 gal.	Rosmarinus officinalis 'Prostratus'	1 gal.
Green Hopbush	5 gal.	Trailing Rosemary	1 gal.
Tecoma sp. 'Sparky'	5 gal.	Ruellia brittoniana 'Katie'	1 gal.
Sparky	5 gal.	Dwarf Katie Ruellia	1 gal.
Vaquelina californica	15 gal.	Teucrium chamaedrys 'prostratum'	1 gal.
Arizona Rosewood	15 gal.	Prostrate Germander	1 gal.
Large Shrubs	Size	Cacti/ Accents	Size
Leucophyllum langmaniae 'Rio Bravo'	5 gal.	Agave americana 'Marginata'	5 gal.
Rio Bravo Sage	5 gal.	Century Plant	5 gal.
Salvia clevelandii	5 gal.	Agave geminiflora	5 gal.
Chaparral Sage	5 gal.	Twin Flowered Agave	5 gal.
Medium Shrubs	Size	Agave weberi	1 gal.
Eremophila hygrophana	5 gal.	Weber's Agave	1 gal.
Blue Bells	5 gal.	Aloe barbadensis	5 gal.
Leucophyllum frutescens 'Lynn's Legacy'	5 gal.	Medicinal Aloe	5 gal.
Lynn's Legacy	5 gal.	Bouteloua gracilis	1 gal.
Leucophyllum zygophyllum	5 gal.	Blond Ambition	5 gal.
Cimarron Sage	5 gal.	Cereus peruvianus	5 gal.
Nerium oleander 'Petite Pink'	5 gal.	Cereus	5 gal.
Oleander 'Petite Pink'	5 gal.	Cereus hildmannianus	5 gal.
Olea europaea 'Little Ollie'	5 gal.	Twisted Cactus	5 gal.
Dwarf Olive	5 gal.	Cycas revoluta	5 gal.
Rhaphiolepis indica 'Pink Lady'	5 gal.	Sago Palm	5 gal.
Indian Hawthorn	5 gal.	Euphorbia royleana	5 gal.
Rosmarinus officinalis 'Upright'	5 gal.	Churee	5 gal.
Upright Rosemary	5 gal.	Hesperaloe parviflora 'Brakelights'	3 gal.
Ruellia brittoniana	5 gal.	Brakelights Red Yucca	5 gal.
Ruellia	5 gal.	Muhlenbergia capillaris	5 gal.
Xylosma congestum 'Compactum'	5 gal.	'Regal Mist'	5 gal.
Dwarf Shiny Xylosma	5 gal.	Muhlenbergia lindheimeri	5 gal.
Small Shrubs	Size	Dwarf Shiny Xylosma	5 gal.
Callistemon viminalis 'Little John'	5 gal.	Muhlenbergia rigida 'Nashville'	1 gal.
Little John Bottle Brush	5 gal.	Nashville Muhly Grass	1 gal.
Myrtus communis 'compacta'	5 gal.	Opuntia ficus indica	8 Pad Min.
Dwarf Myrtle	5 gal.	Indian Fig Prickly Pear	5 gal.
Teucrium chamaedrys	1 gal.	Opuntia sp. Kelly's Choice	5 gal.
Germander	1 gal.	Kelly's Choice Prickly Pear	5 gal.
Vines	Size	Pedilanthus macrocarpus	5 gal.
Bougainvillea 'Barbara Karst'	5 gal.	Slipper Plant	5 gal.
Bougainvillea	5 gal.	Yucca baccata	5 gal.
Bougainvillea 'Flame'	5 gal.	Banana Yucca	5 gal.
Bougainvillea	5 gal.	Yucca pallida	5 gal.
Rosa banksiae	5 Gal.	Pale Leaf Yucca	5 gal.
Lady Bank's Rose	5 Gal.	Yucca rostrata	20 gal.
		Beaked Yucca	5 gal.
		Yucca rupicola	5 gal.
		Twisted Leaf Yucca	5 gal.
		Yucca gloriosa	5 gal.
		Spanish Dagger	

NOTES:
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KEY MAP

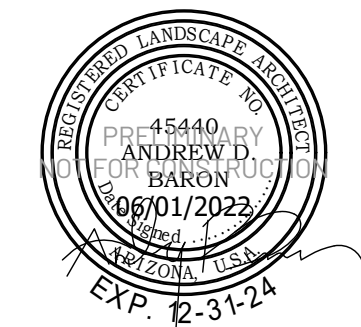
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Landscape Improvement Plans
Alta Uptown
N Arizona Ave and E Corporate Place
Chandler, AZ
SHEET TITLE: PLANTING PLAN



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TEMPE, ARIZONA 85281
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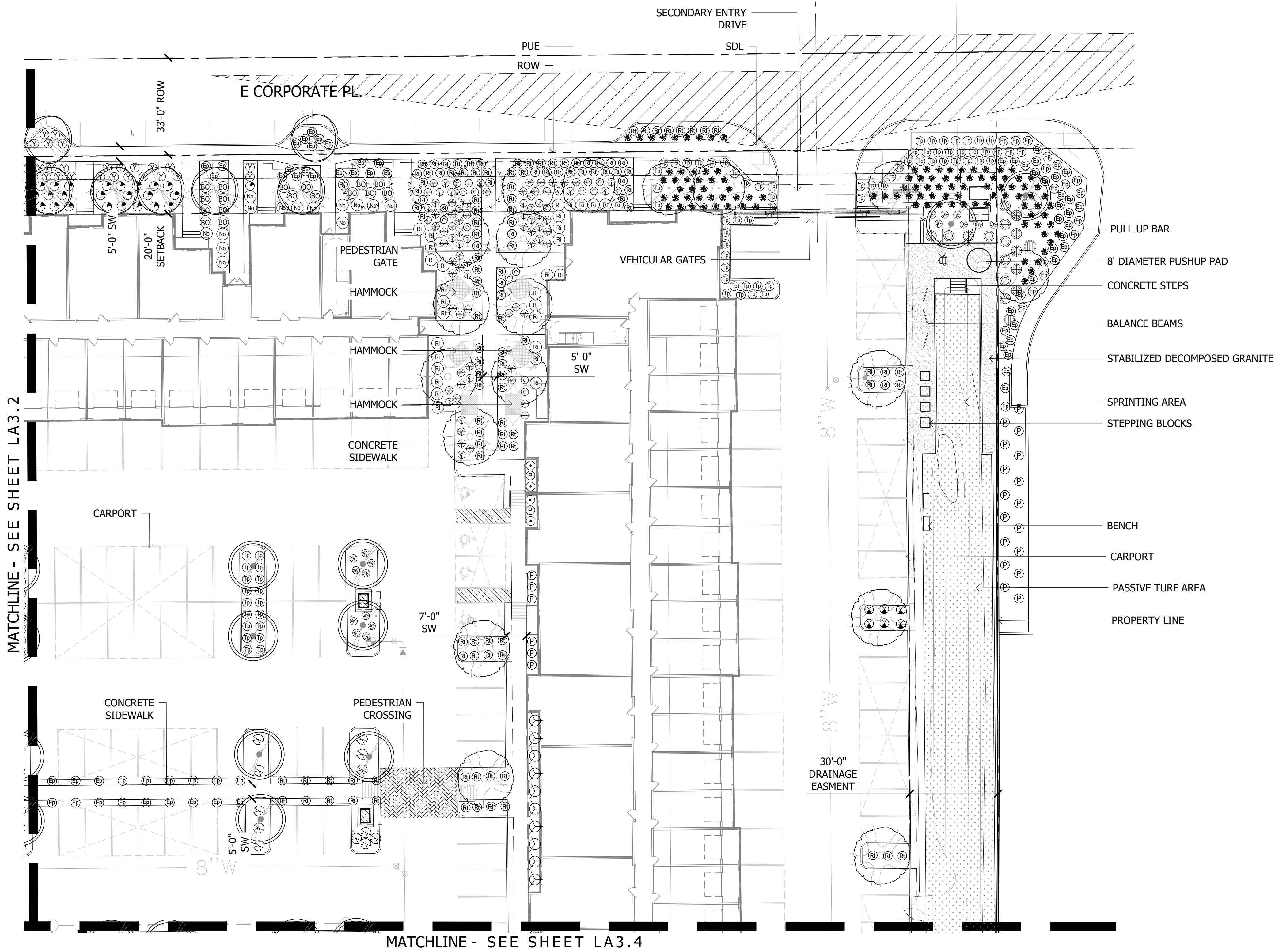


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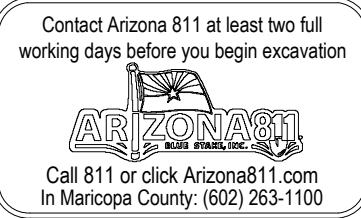
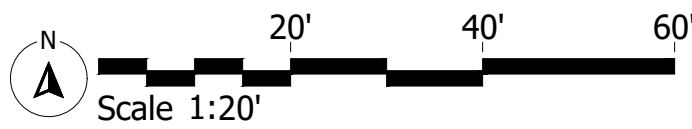
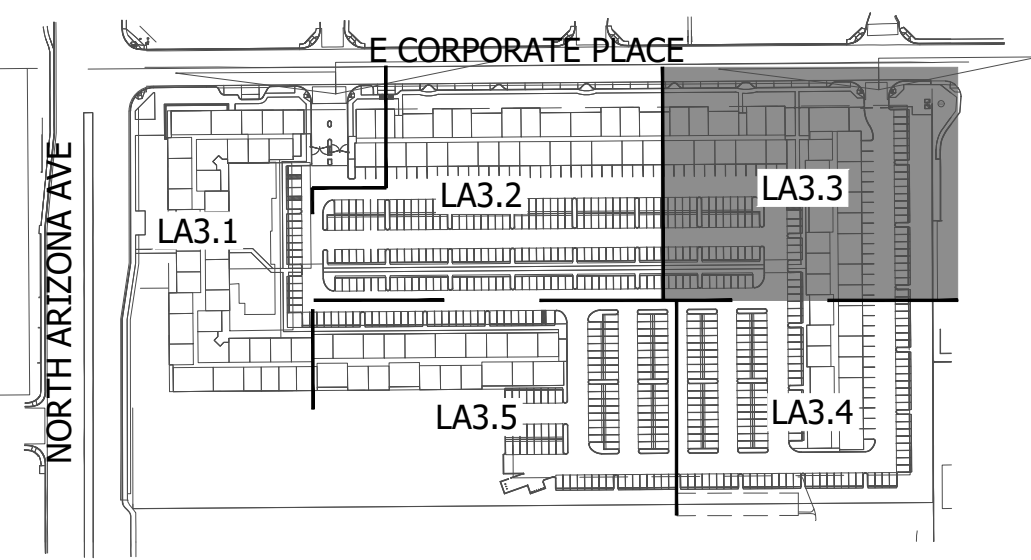


PLANT MATERIALS LEGEND

Tree	Cal (in.)	Height (Ft.)	Width (in.)	Box (in.)
Acacia aneura	2"	7'	4'	36"
Mulga Acacia				
Caesalpinia cocalaco 'Smoothie'	1"	5.0'	3.0'	24"
Thornless Cascalote				
Eucalyptus papuana	1.25"	7'	3'	24"
Ghost Gum				
Olea europea 'Swan Hill'	2"	8'	5'	36"
Swan Hill Olive				
Phoenix dactylifera	N/A	18.0' TO PINAPPLE		
Date Palm				
Pistacia chinensis	2"	12'	6'	36"
Chinese Pistache				
Pistacia lentiscus	0.75"	7.0'	2.5'	15gal
Mastic Tree				
Pithecellobium flexicaule	2'	7'	5'	36"
Texas Ebony				
Prosopis Hybrid Thornless	2"	8'	7'	36"
Thornless Mesquite				
Quercus buckleyi	2"	10'	5'	36"
Texas Red Oak				
Quercus virginiana	2"	10'	5'	36"
'Cathedral Oak'				
Sophora secundiflora	.75"	3.0"	2.0'	24"
Texas Mountain Laurel				
Ulmus parvifolia	1.0"	7.0'	3.0'	24"
'Allee' Elm				

Extra Large Shrubs	Size	Groundcovers	Size
Bougainvillea 'Rosenka'	5 gal.	Eremophila prostrata 'Outback Sunrise'	gal
Bougainvillea		Outback Sunrise Eremophila	gal
Caesalpinia gillesii	5 gal.	Lantana montevidensis	1 gal.
Yellow Bird of Paradise		Purple Trailing Lantana	1 gal.
Cordia Boissieri	5 gal.	Lantana x 'Dallas Red'	1 gal.
Anacantha	5 gal.	Dallas Red Lantana	1 gal.
Dodonea viscosa	5 gal.	Rosmarinus officinalis 'Prostratus'	1 gal.
Green Hopbush	5 gal.	Trailing Rosemary	1 gal.
Tecoma sp. 'Sparky'	5 gal.	Ruellia brittoniana 'Katie'	1 gal.
Sparky	5 gal.	Dwarf Katie Ruellia	1 gal.
Vaquelina californica	15 gal.	Teucrium chamaedrys 'prostratum'	1 gal.
Arizona Rosewood	1 gal.	Prostrate Germander	1 gal.
Large Shrubs	Size	Cacti/ Accents	Size
Leucophyllum langmaniae 'Rio Bravo'	5 gal.	Agave americana 'Marginata'	5 gal.
Rio Bravo Sage	5 gal.	Century Plant	5 gal.
Salvia clevelandii	5 gal.	Agave geminiflora	5 gal.
Chaparral Sage	5 gal.	Twin Flowered Agave	5 gal.
Medium Shrubs	Size	Agave weberi	1 gal.
Eremophila hygrophana	5 gal.	Weber's Agave	1 gal.
Blue Bells	5 gal.	Aloe barbadensis	5 gal.
Leucophyllum frutescens 'Lynn's Legacy'	5 gal.	Medicinal Aloe	5 gal.
Lynn's Legacy	5 gal.	Bouteloua gracilis	1 gal.
Leucophyllum zygophyllum	5 gal.	Blond Ambition	5 gal.
Cimarron Sage	5 gal.	Cereus peruvianus	5 gal.
Nerium oleander 'Petite Pink'	5 gal.	Cereus	5 gal.
Oleander 'Petite Pink'	5 gal.	Cereus hildmannianus	5 gal.
Olea europaea 'Little Ollie'	5 gal.	Twisted Cactus	5 gal.
Dwarf Olive	5 gal.	Cycas revoluta	5 gal.
Rhaphiolepis indica 'Pink Lady'	5 gal.	Sago Palm	5 gal.
Indian Hawthorn	5 gal.	Euphorbia royleana	5 gal.
Rosmarinus officinalis 'Upright'	5 gal.	Churee	5 gal.
Upright Rosemary	5 gal.	Hesperaloe parviflora 'Brakelights'	3 gal.
Ruellia brittoniana	5 gal.	Brakelights Red Yucca	5 gal.
Ruellia	5 gal.	Muhlenbergia capillaris	5 gal.
Xylosma congestum 'Compactum'	5 gal.	'Regal Mist'	5 gal.
Dwarf Shiny Xylosma	5 gal.	Muhlenbergia lindheimeri	5 gal.
Small Shrubs	Size	Dwarf Shiny Yucca	5 gal.
Callistemon viminalis 'Little John'	5 gal.	Muhlenbergia rigida 'Nashville'	1 gal.
Little John Bottle Brush	5 gal.	Nashville Muhly Grass	8 Pad Min.
Myrtus communis 'compacta'	5 gal.	Opuntia ficus indica	5 gal.
Dwarf Myrtle	5 gal.	Indian Fig Prickly Pear	5 gal.
Teucrium chamaedrys	1 gal.	Opuntia sp. Kelly's Choice	5 gal.
Germander	1 gal.	Kelly's Choice Prickly Pear	5 gal.
Vines	Size	Pedilanthus macrocarpus	5 gal.
Bougainvillea 'Barbara Karst'	5 gal.	Slipper Plant	5 gal.
Bougainvillea	5 gal.	Yucca baccata	5 gal.
Bougainvillea 'Flame'	5 gal.	Banana Yucca	5 gal.
Bougainvillea	5 gal.	Yucca pallida	5 gal.
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		Yucca rupicola	5 gal.
		Twisted Leaf Yucca	5 gal.
		Yucca gloriosa	5 gal.
		Spanish Dagger	

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KEY MAP

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Landscape Improvement Plans
Alta Uptown
N Arizona Ave and E Corporate Place
Chandler, AZ
SHEET TITLE: PLANTING PLAN

WOOD PARTNERS

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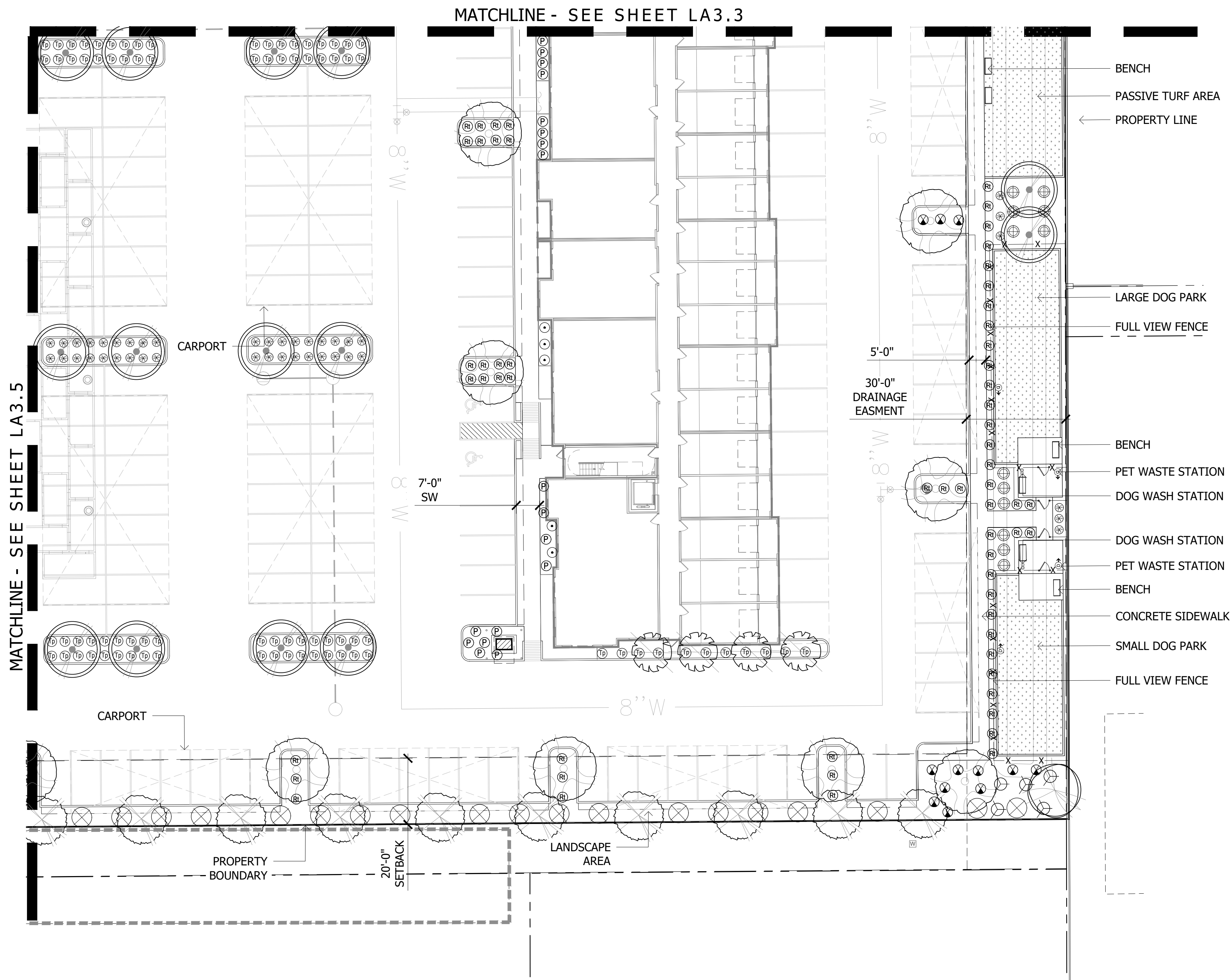
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TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM

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PERMIT NUMBER:	ABLA PROJECT NUMBER: 14-045-21

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PG: 3 OF 5

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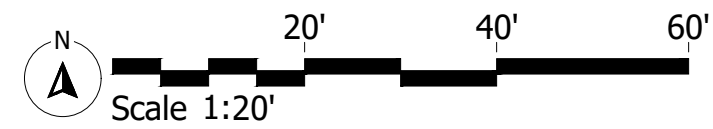
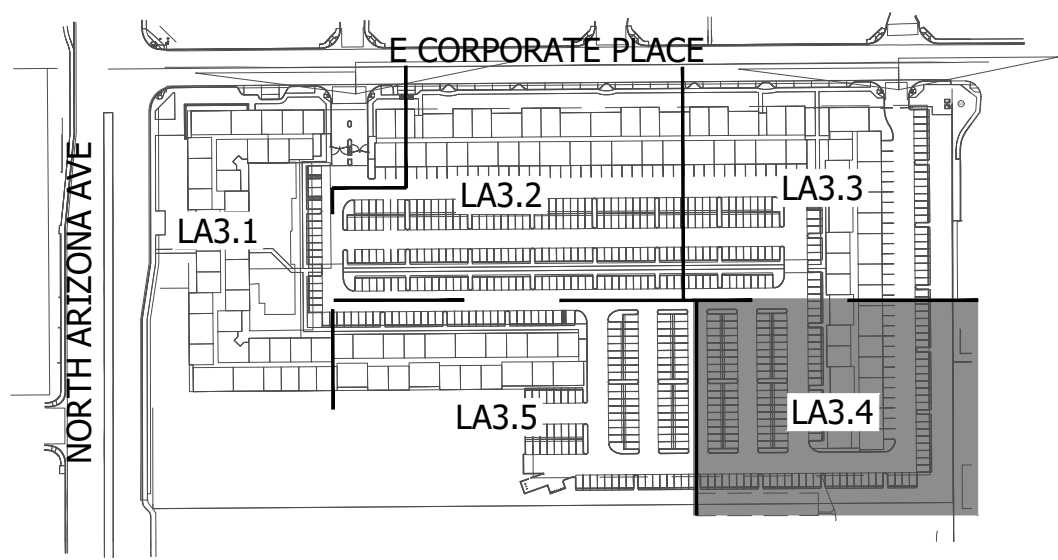


PLANT MATERIALS LEGEND

Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)
Acacia aneura	2"	7'	4'	36"
Mulga Acacia				
Caesalpinia cocalaco 'Smoothie'	1"	5.0'	3.0'	24"
Thornless Cascalote				
Eucalyptus papuana	1.25"	7'	3'	24"
Ghost Gum				
Olea europea 'Swan Hill'	2"	8'	5'	36"
Swan Hill Olive				
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Date Palm				
Pistacia chinensis	2"	12'	6'	36"
Chinese Pistache				
Pistacia lentiscus	0.75"	7.0'	2.5'	15gal
Mastic Tree				
Pithecellobium flexicaule	2'	7'	5'	36"
Texas Ebony				
Prosopis Hybrid Thornless	2"	8'	7'	36"
Thornless Mesquite				
Quercus buckleyi	2"	10'	5'	36"
Texas Red Oak				
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'Cathedral Oak'				
Sophora secundiflora	.75"	3.0"	2.0'	24"
Texas Mountain Laurel				
Ulmus parvifolia	1.0"	7.0'	3.0'	24"
'Allee' Elm				

Extra Large Shrubs	Size	Groundcovers	Size
Bougainvillea 'Rosenka'	5 gal.	Eremophila prostrata 'Outback Sunrise'	gal
Bougainvillea		Outback Sunrise Eremophila	gal
Caesalpinia gillesii	5 gal.	Lantana montevidensis	1 gal.
Yellow Bird of Paradise		Purple Trailing Lantana	1 gal.
Cordia Boissieri	5 gal.	Lantana x 'Dallas Red'	1 gal.
Anacardium	5 gal.	Dallas Red Lantana	1 gal.
Dodonea viscosa	5 gal.	Rosmarinus officinalis 'Prostratus'	1 gal.
Green Hopbush		Trailing Rosemary	1 gal.
Tecoma sp. 'Sparky'	5 gal.	Ruellia brittoniana 'Katie'	1 gal.
Sparky		Dwarf Katie Ruellia	1 gal.
Vaquelina californica	15 gal.	Teucrium chamaedrys 'prostratum'	1 gal.
Arizona Rosewood	1 gal.	Prostrate Germander	1 gal.
Large Shrubs	Size	Cacti/ Accents	Size
Leucophyllum langmaniae 'Rio Bravo'	5 gal.	Agave americana 'Marginata'	5 gal.
Rio Bravo Sage		Century Plant	5 gal.
Salvia clevelandii	5 gal.	Agave geminiflora	5 gal.
Chaparral Sage		Twin Flowered Agave	5 gal.
Medium Shrubs	Size	Agave weberi	1 gal.
Eremophila hygrophana Blue Bells	5 gal.	Weber's Agave	1 gal.
Blue Bells		Aloe barbadensis	5 gal.
Leucophyllum frutescens 'Lynn's Legacy'	5 gal.	Medicinal Aloe	5 gal.
Lynn's Legacy		Bouteloua gracilis	1 gal.
Leucophyllum zygophyllum	5 gal.	Blond Ambition	5 gal.
Cimarron Sage		Cereus peruvianus	5 gal.
Nerium oleander 'Petite Pink'	5 gal.	Cereus	5 gal.
Oleander 'Petite Pink'		Cereus hildmannianus	5 gal.
Olea europaea 'Little Ollie'	5 gal.	Twisted Cactus	5 gal.
Dwarf Olive		Cycas revoluta	5 gal.
Rhaphiolepis indica 'Pink Lady'	5 gal.	Sago Palm	5 gal.
Indian Hawthorn	5 gal.	Euphorbia royleana	5 gal.
Rosmarinus officinalis 'Upright'	5 gal.	Churee	5 gal.
Upright Rosemary		Hesperaloe parviflora 'Brakelights'	3 gal.
Ruellia brittoniana	5 gal.	Brakelights Red Yucca	5 gal.
Ruellia		Muhlenbergia capillaris	5 gal.
Xylosma congestum 'Compactum'	5 gal.	'Regal Mist'	5 gal.
Dwarf Shiny Xylosma		Muhlenbergia lindheimeri	5 gal.
Small Shrubs	Size	Muhlenbergia rigida 'Nashville'	1 gal.
Callistemon viminalis 'Little John'	5 gal.	Nashville Muhly Grass	8 Pad Min.
Little John Bottle Brush		Opuntia ficus indica	5 gal.
Myrtus communis 'compacta'	5 gal.	Indian Fig Prickly Pear	5 gal.
Dwarf Myrtle		Opuntia sp. Kelly's Choice	5 gal.
Teucrium chamaedrys	1 gal.	Kelly's Choice Prickly Pear	5 gal.
Germander		Pedilanthus macrocarpus	5 gal.
Vines	Size	Slipper Plant	5 gal.
Bougainvillea 'Barbara Karst'	5 gal.	Yucca baccata	5 gal.
Bougainvillea		Banana Yucca	5 gal.
Bougainvillea 'Flame'	5 gal.	Yucca pallida	5 gal.
Bougainvillea		Pale Leaf Yucca	5 gal.
Rosa banksiae	5 Gal.	Yucca rostrata	20 gal.
Lady Bank's Rose		Beaked Yucca	5 gal.
		Yucca rupicola	5 gal.
		Twisted Leaf Yucca	5 gal.
		Yucca gloriosa	
		Spanish Dagger	

NOTES:
1. ANY MATERIALS USED IN THE
ADWR MARICOPA COUNTY AMA MAY
BE UTILIZED



KEY MAP

NOT TO SCALE

Landscape Improvement Plans

Alta Uptown

N Arizona Ave and E Corporate Place

Chandler, AZ

SHEET TITLE: PLANTING PLAN

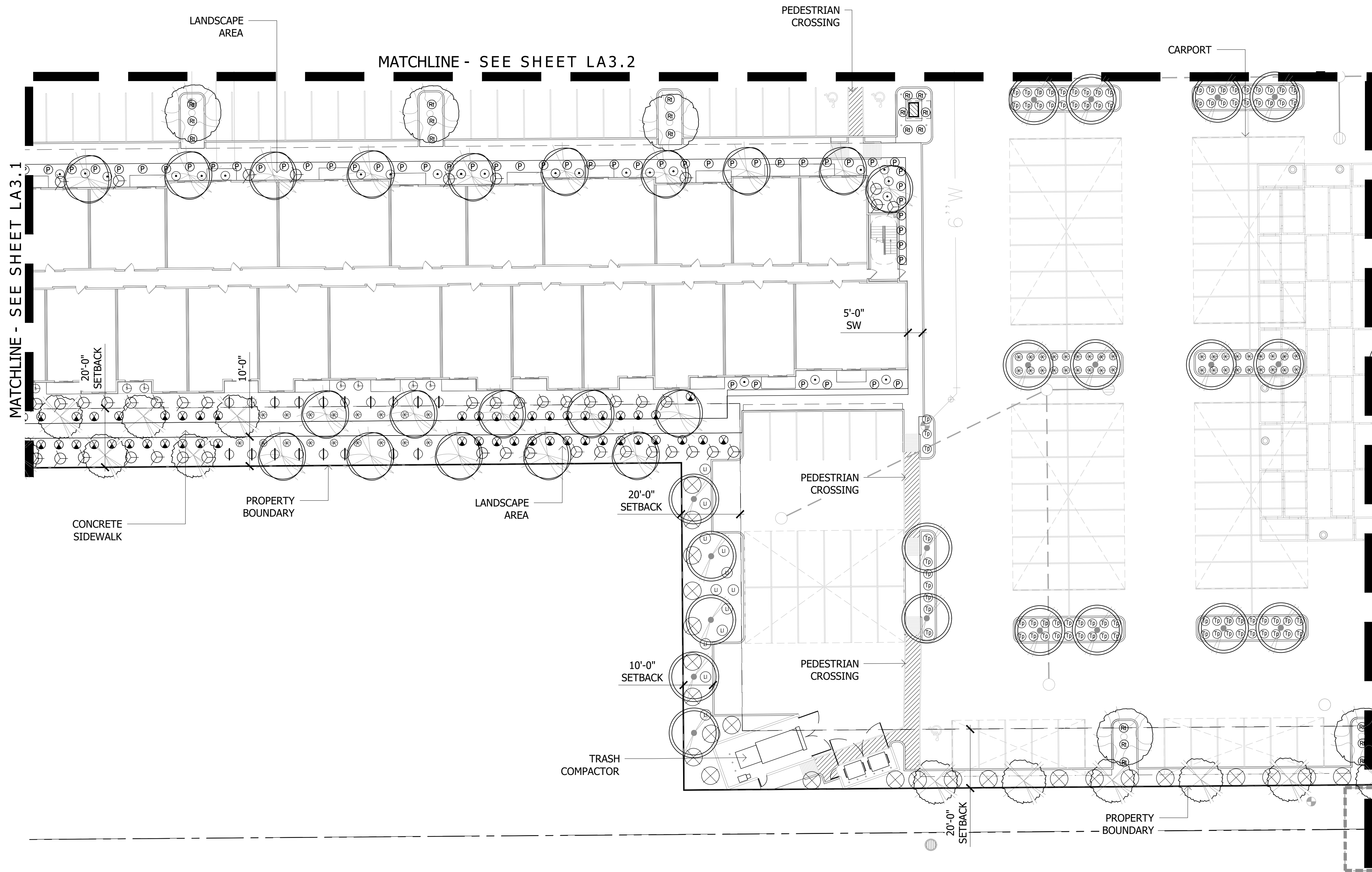


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DRAWN BY: BM	CHECKED BY: CR, AB	
PERMIT NUMBER:		

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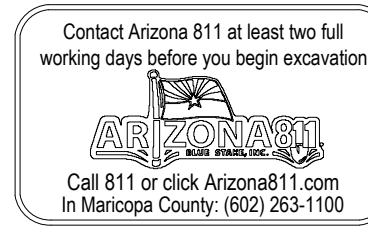
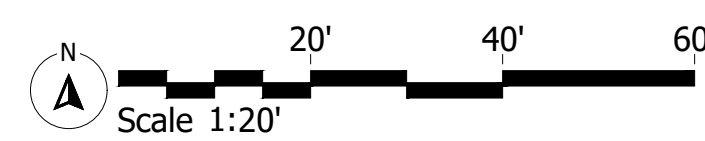
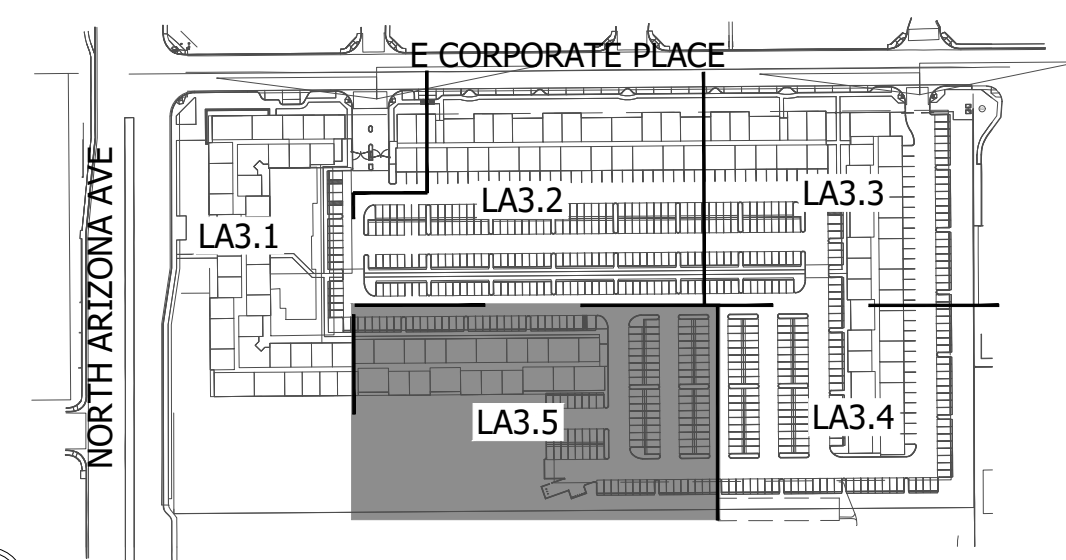


PLANT MATERIALS LEGEND

Tree	Cal (in.)	Height (Ft.)	Width (in.)	Box (in.)
Acacia aneura	2"	7'	4'	36"
Mulga Acacia				
Caesalpinia cocalaco 'Smoothie'	1"	5.0'	3.0'	24"
Thornless Cascalote				
Eucalyptus papuana	1.25"	7'	3'	24"
Ghost Gum				
Olea europea 'Swan Hill'	2"	8'	5'	36"
Swan Hill Olive				
Phoenix dactylifera	N/A	18.0' TO PINAPPLE		
Date Palm				
Pistacia chinensis	2"	12'	6'	36"
Chinese Pistache				
Pistacia lentiscus	0.75"	7.0'	2.5'	15gal
Mastic Tree				
Pithecellobium flexicaule	2'	7'	5'	36"
Texas Ebony				
Prosopis Hybrid Thornless	2"	8'	7'	36"
Thornless Mesquite				
Quercus buckleyi	2"	10'	5'	36"
Texas Red Oak				
Quercus virginiana	2"	10'	5'	36"
'Cathedral Oak'				
Sophora secundiflora	.75"	3.0"	2.0'	24"
Texas Mountain Laurel				
Ulmus parvifolia	1.0"	7.0'	3.0'	24"
'Allee' Elm				

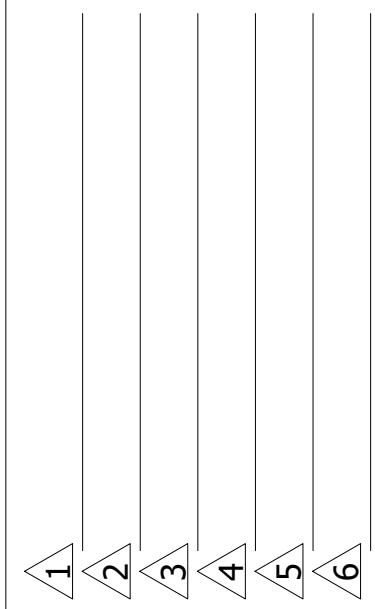
Extra Large Shrubs	Size	Groundcovers	Size
Bougainvillea 'Rosenka'	5 gal.	Eremophila prostrata 'Outback Sunrise'	gal
Bougainvillea		Outback Sunrise Eremophila	gal
Caesalpinia gillesii	5 gal.	Lantana montevidensis	1 gal.
Yellow Bird of Paradise		Purple Trailing Lantana	1 gal.
Cordia Boissieri	5 gal.	Lantana x 'Dallas Red'	1 gal.
Anacardium	5 gal.	Dallas Red Lantana	1 gal.
Dodonea viscosa	5 gal.	Rosmarinus officinalis 'Prostratus'	1 gal.
Green Hopbush	5 gal.	Trailing Rosemary	1 gal.
Tecoma sp. 'Sparky	5 gal.	Ruellia brittoniana 'Katie'	1 gal.
Sparky	5 gal.	Dwarf Katie Ruellia	1 gal.
Vaquelina californica	15 gal.	Teucrium chamaedrys 'prostratum'	1 gal.
Arizona Rosewood	15 gal.	Prostrate Germander	1 gal.
Large Shrubs	Size	Cacti/ Accents	Size
Leucophyllum langmaniae 'Rio Bravo'	5 gal.	Agave americana 'Marginata'	5 gal.
Rio Bravo Sage	5 gal.	Century Plant	5 gal.
Salvia clevelandii	5 gal.	Agave geminiflora	5 gal.
Chaparral Sage	5 gal.	Twin Flowered Agave	5 gal.
Medium Shrubs	Size	Agave weberi	5 gal.
Eremophila hygrophana Blue Bells	5 gal.	Weber's Agave	1 gal.
Blue Bells	5 gal.	Aloe barbadensis	5 gal.
Leucophyllum frutescens 'Lynn's Legacy'	5 gal.	Medicinal Aloe	5 gal.
Lynn's Legacy	5 gal.	Bouteloua gracilis	1 gal.
Leucophyllum zygophyllum	5 gal.	Blond Ambition	5 gal.
Cimarron Sage	5 gal.	Cereus peruvianus	5 gal.
Nerium oleander 'Petite Pink'	5 gal.	Cereus	5 gal.
Oleander 'Petite Pink'	5 gal.	Cereus hildmannianus	5 gal.
Olea europaea 'Little Ollie'	5 gal.	Twisted Cactus	5 gal.
Dwarf Olive	5 gal.	Cycas revoluta	5 gal.
Rhaphiolepis indica 'Pink Lady'	5 gal.	Sago Palm	5 gal.
Indian Hawthorn	5 gal.	Euphorbia royleana	5 gal.
Rosmarinus officinalis 'Upright'	5 gal.	Churee	5 gal.
Upright Rosemary	5 gal.	Hesperaloe parviflora 'Brakelights'	3 gal.
Ruellia brittoniana	5 gal.	Brakelights Red Yucca	5 gal.
Ruellia	5 gal.	Muhlenbergia capillaris	5 gal.
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Small Shrubs	Size	Muhlenbergia rigida 'Nashville'	5 gal.
Callistemon viminalis 'Little John'	5 gal.	Nashville Muhly Grass	1 gal.
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Myrtus communis 'compacta'	5 gal.	Indian Fig Prickly Pear	5 gal.
Dwarf Myrtle	5 gal.	Opuntia sp. Kelly's Choice	5 gal.
Teucrium chamaedrys	1 gal.	Kelly's Choice Prickly Pear	5 gal.
Germander	1 gal.	Pedilanthus macrocarpus	5 gal.
Vines	Size	Slipper Plant	5 gal.
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Bougainvillea	5 gal.	Banana Yucca	5 gal.
Bougainvillea 'Flame'	5 gal.	Yucca pallida	5 gal.
Bougainvillea	5 gal.	Pale Leaf Yucca	5 gal.
Rosa banksiae	5 gal.	Yucca rostrata	20 gal.
Lady Bank's Rose	5 Gal.	Beaked Yucca	5 gal.
		Yucca rupicola	5 gal.
		Twisted Leaf Yucca	5 gal.
		Yucca gloriosa	5 gal.
		Spanish Dagger	

NOTES:
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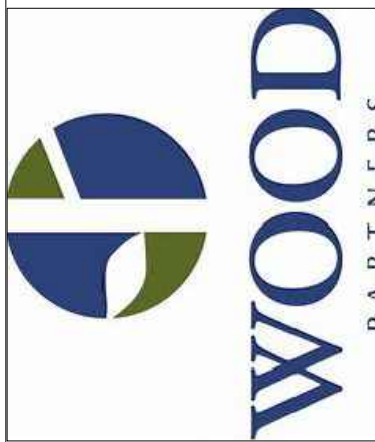


KEY MAP

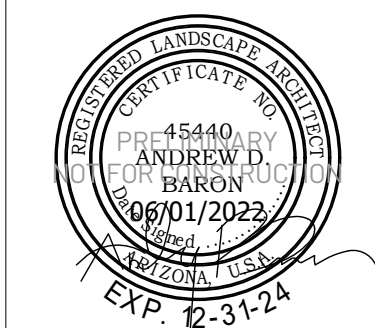
NOT TO SCALE



Landscape Improvement Plans
Alta Uptown
N Arizona Ave and E Corporate Place
Chandler, AZ
SHEET TITLE: PLANTING PLAN



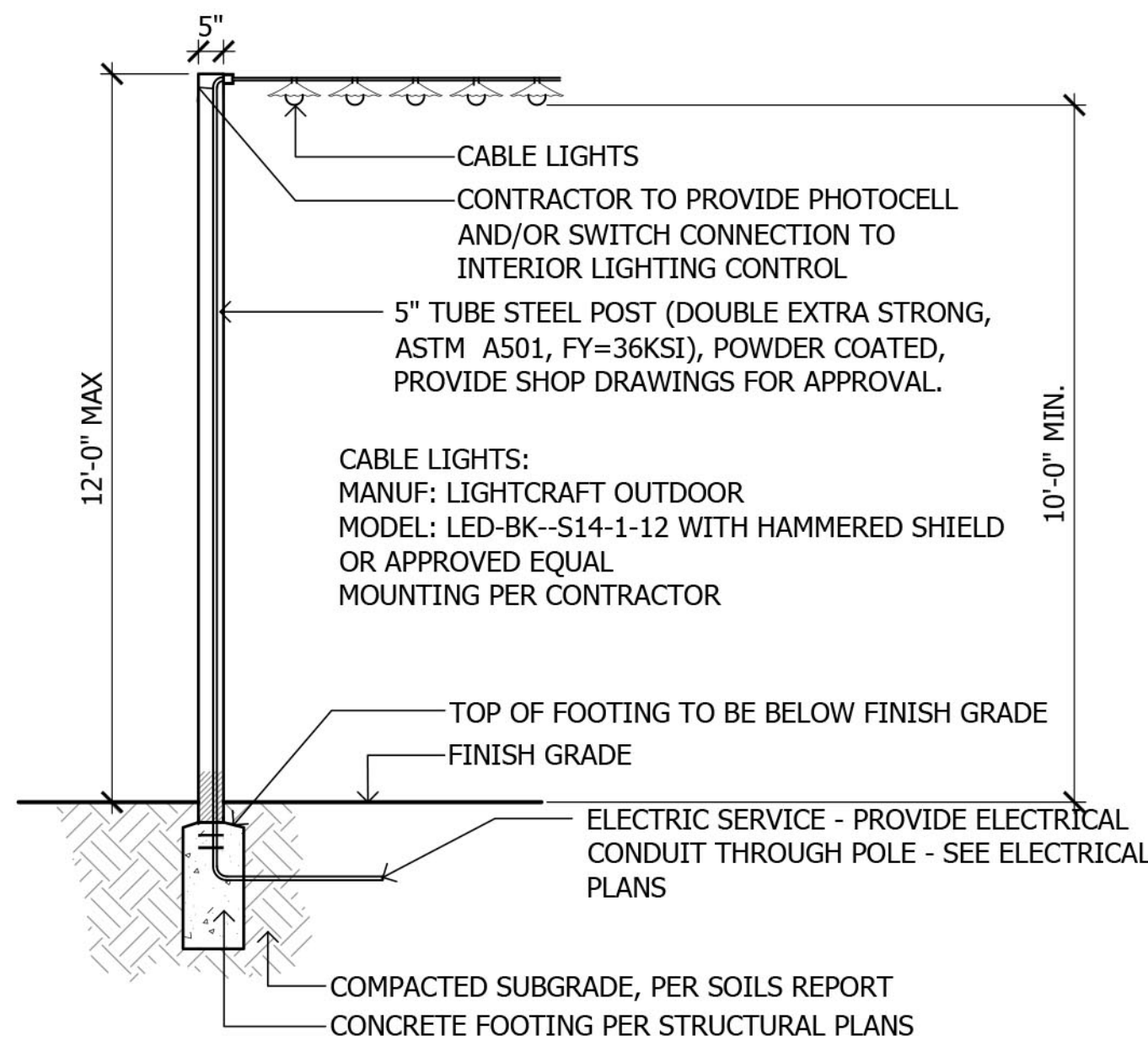
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310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM



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PERMIT NUMBER:
ABLA PROJECT NUMBER:
14-045-21

LA3.5
PG: 5 OF 5



1 Festoon Lights

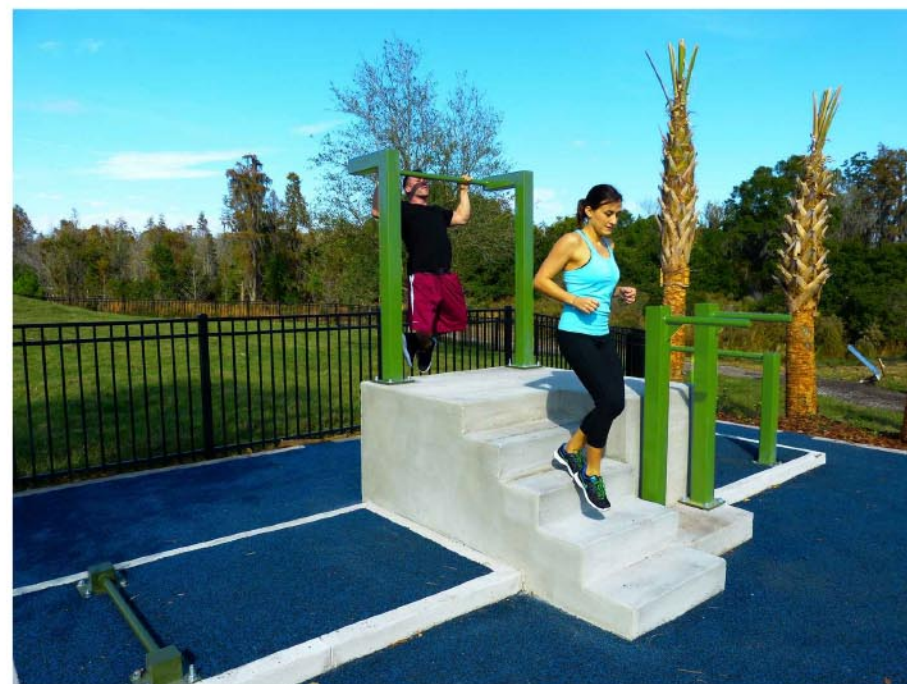
SCALE: 3/8"=1'-0"



MANUFACTURER:
P & P IMPORTS
MODEL:
CH-01-LED-WHITE (GLOW IN
THE DARK)
STYLE:
TAILGATE SIZE

5 Bean Bag Toss

SCALE: 1/2"=1'-0"



DESIGN INTENT IMAGE

9 Concrete Steps

SCALE: 1/2"=1'-0"



MANUFACTURER: LOLL DESIGN - 1-877-740-3387
MODEL: STANDARD ADIRONDACK CHAIR (FLAT)
COLOR: PER INTERIOR DESIGNER
OR APPROVED EQUAL

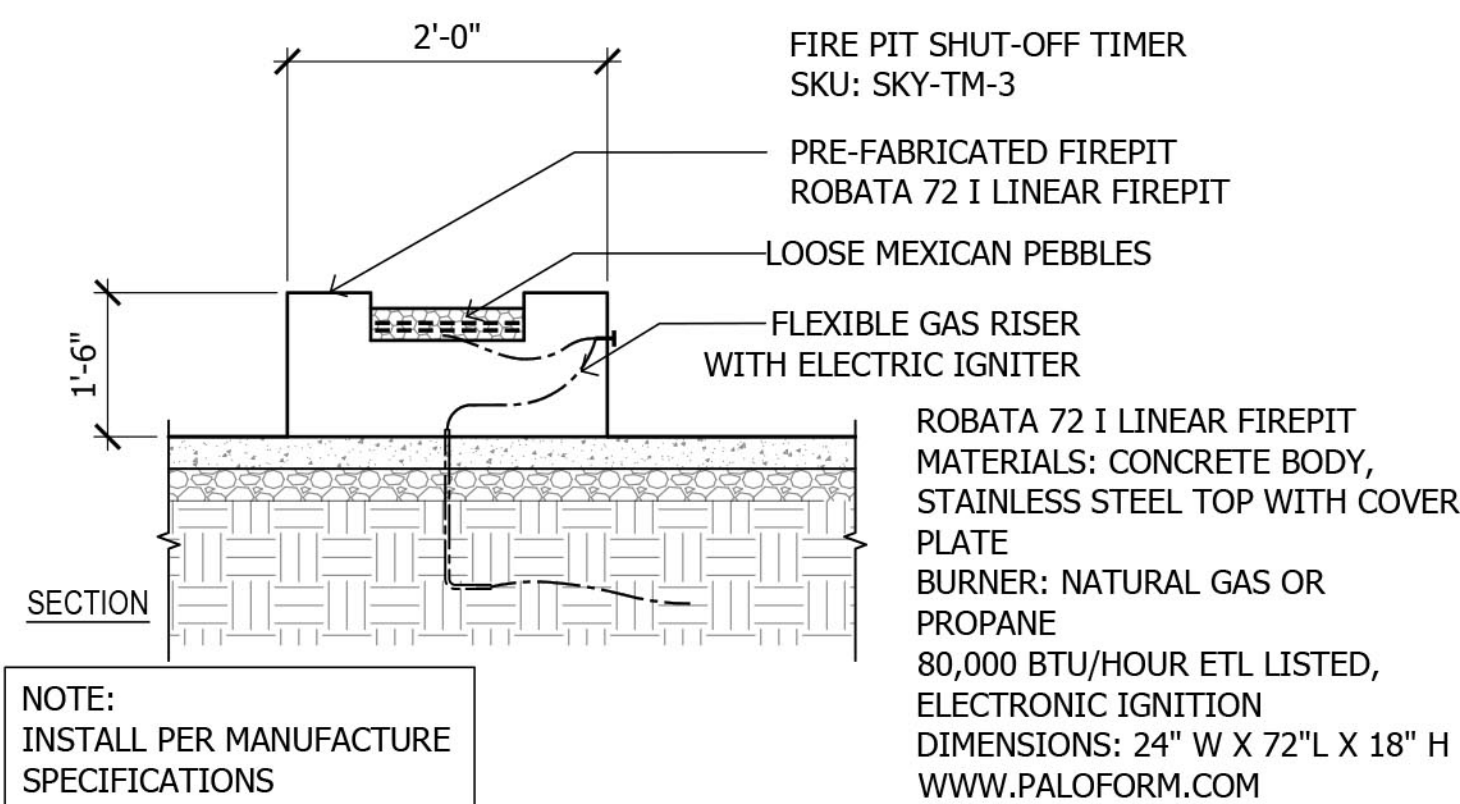
BY OWNER

2 Adirondack Chair

SCALE: 1/2"=1'-0"



GENERAL NOTES:
FIRE PIT ACCESSORIES
eFIREPLACE STORE
PHONE: 800-203-1642
WWW.EFIREPLACESTORE.COM
OR APPROVED EQUAL



6 Linear Fire Pit

SCALE: 1/2"=1'-0"



DESIGN INTENT IMAGE

10 8' Diameter Push Up Pad

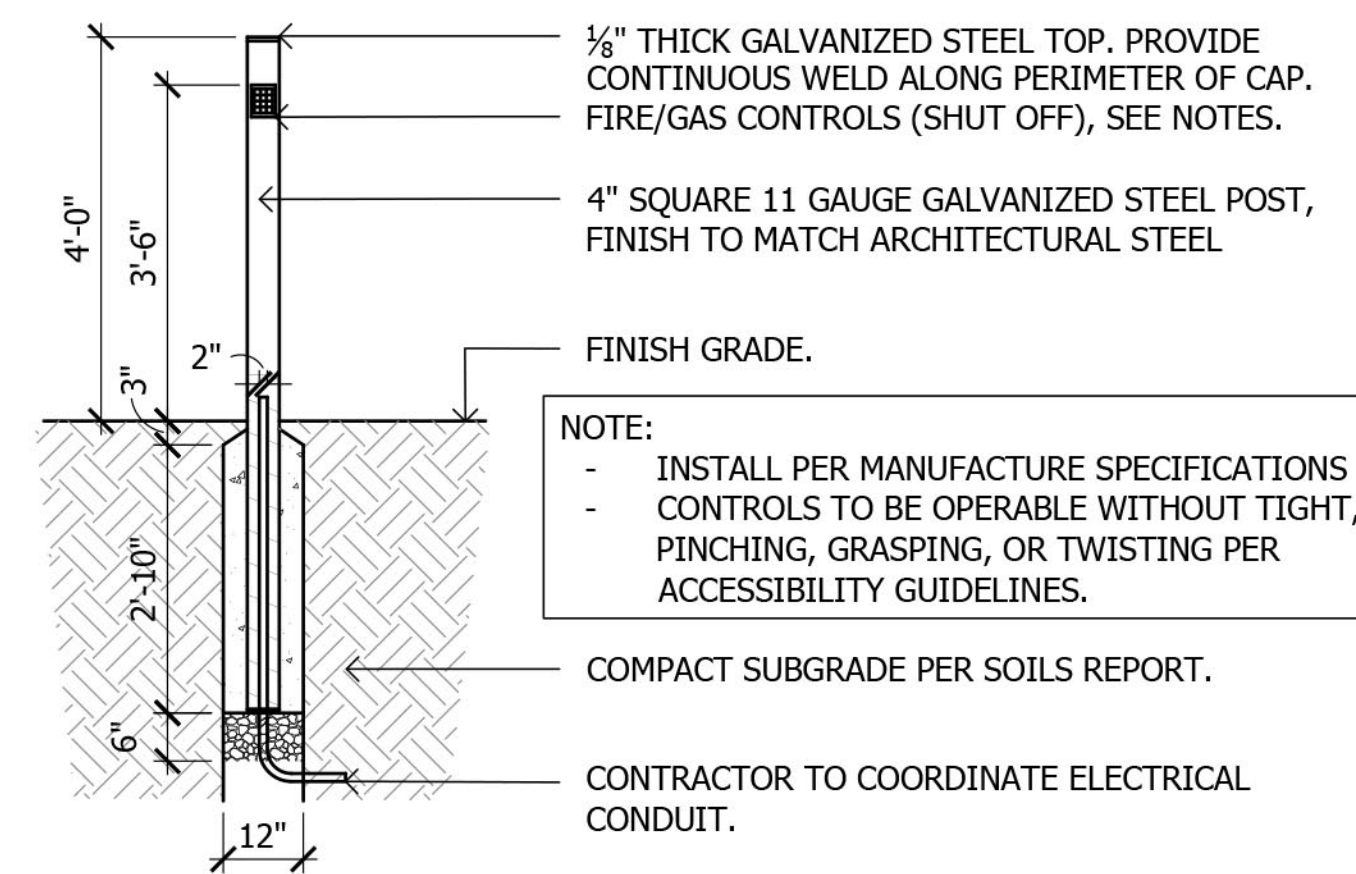
SCALE: 1/2"=1'-0"

BENCH:
MANUF: LANDSCAPE FORMS
MODEL: PARC-VUE
PV644-08
431 LAWDALE AVENUE
KALAMAZOO, MI 49048
PHONE: (269) 381-0396
FAX: (269) 381-3455
OR APPROVED EQUAL



3 Bench

SCALE: 1/2"=1'-0"



STEEL POST, KEYPAD NOTES:

- CONTRACTOR TO SUBMIT ALL MATERIALS & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
- CONTRACTOR TO PROVIDE SKYTECH 1.5 HOUR TIMER SKY-TM-3 ON ALL FIRE FEATURES. CONTRACTOR OR MECHANICAL ENGINEER TO PROVIDE SPECIFICATIONS ON GAS LINES, GAS CONNECTIONS, TIMERS, EMERGENCY SHUT OFFS (VALVES), KEY PAD OPERATORS, OR ANY NECESSARY EQUIPMENT OR PARTS TO SAFELY FUNCTION GAS COMPONENTS, INSTALL PER LOCAL CODES.

7 Fire Pit/Spa Controls

SCALE: 1/2"=1'-0"



DESIGN INTENT IMAGE

11 Balance Beam

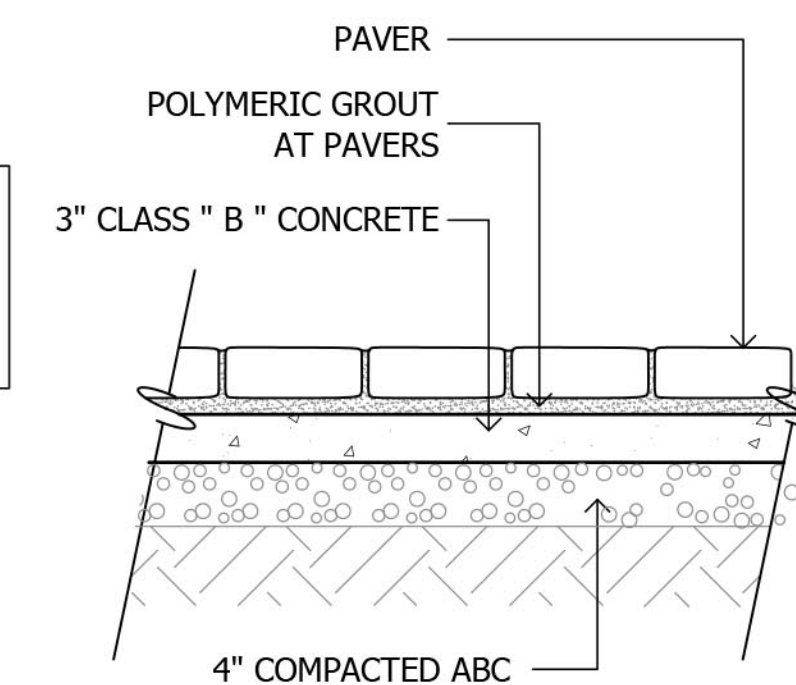
SCALE: 1/2"=1'-0"

TRASH RECEPTACLE:
MANUF: LANDSCAPE FORMS
MODEL: PARC-VUE
PV64-01 W/ URN SHAPED-LINER
431 LAWDALE AVENUE
KALAMAZOO, MI 49048
PHONE: (269) 381-0396
FAX: (269) 381-3455
OR APPROVED EQUAL



4 Trash Receptacle

SCALE: 1/2"=1'-0"



PAVER
MANUFACTURER: BELGARD
MODEL: HOLLAND STONE 60mm
COLOR: SABLE BLEND
SIZE: 3 1/2\"/>

NOTE:
INSTALL PER MANUFACTURER SPECS.
OR APPROVED EQUAL

8 Paver Walkway

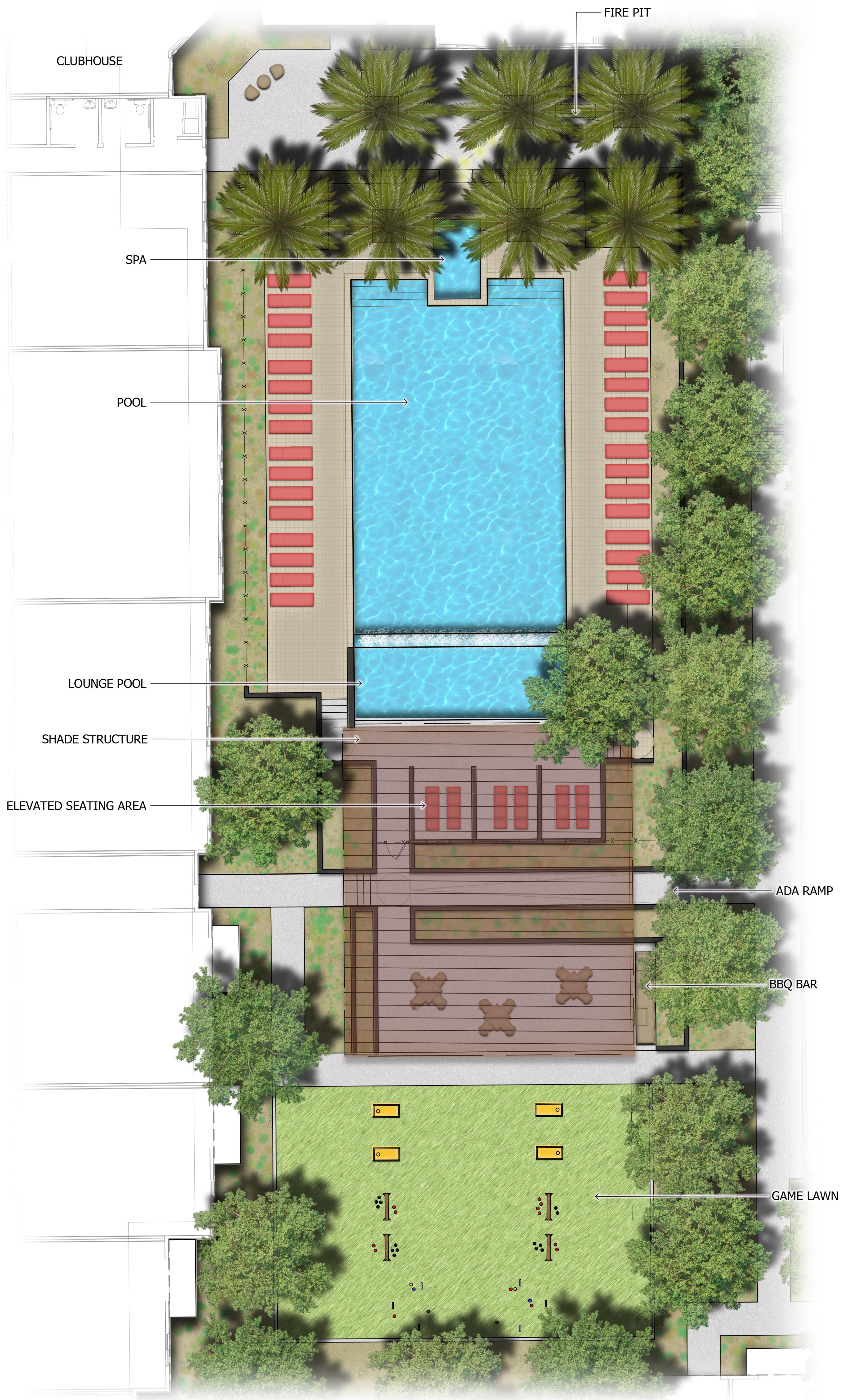
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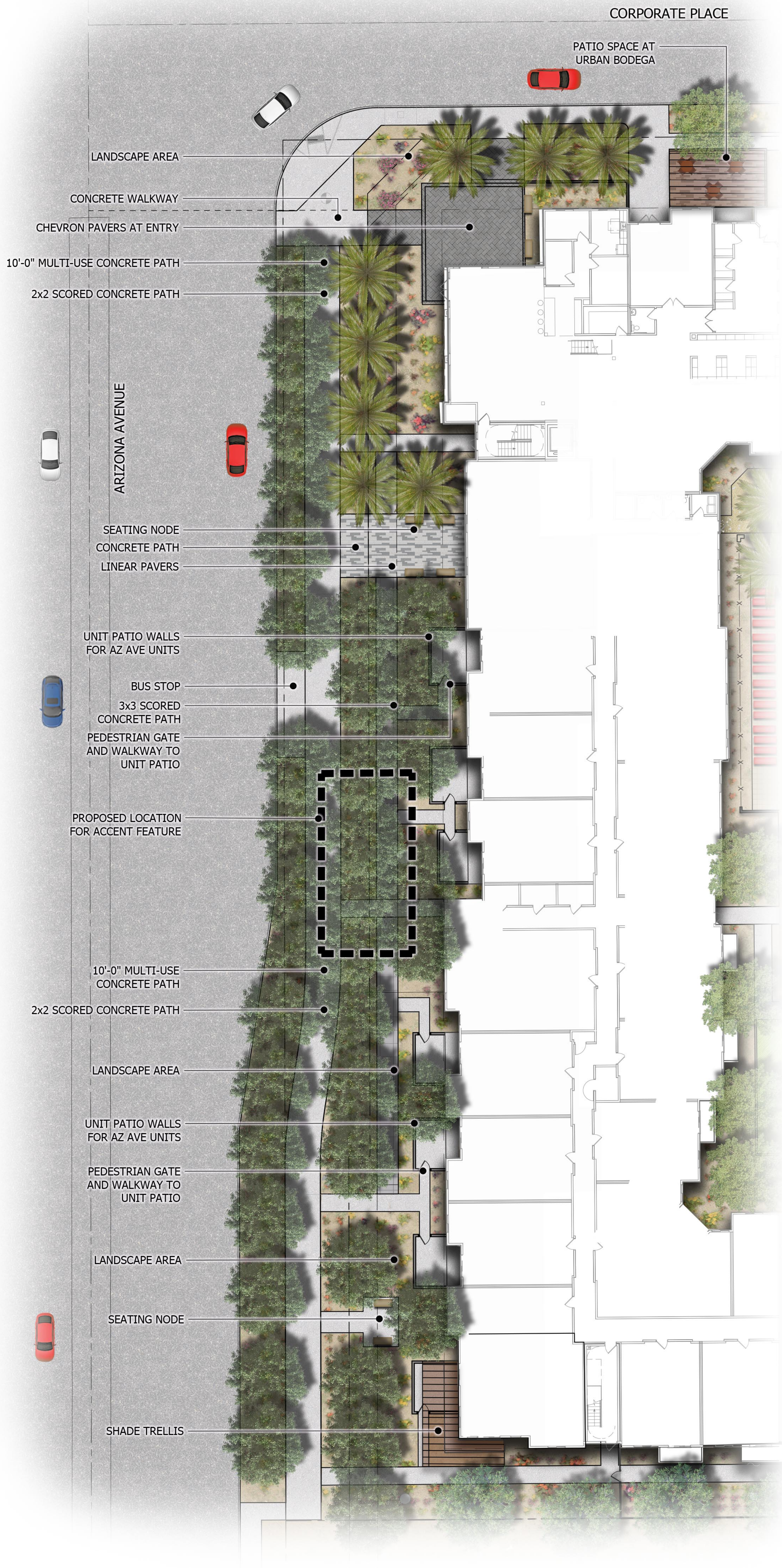


DESIGN INTENT IMAGE

12 Pull Up Bar

SCALE: 1/2"=1'-0"





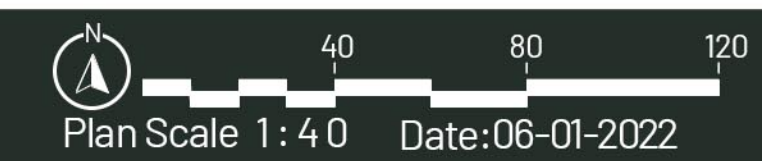


OPEN SPACE LEGEND			
SYMBOL	DESCRIPTION	PROVIDED	REQUIRED
	SHARED USEABLE EXTERIOR COMMON OPEN SPACE	89,452 S.F	89,025 S.F
	SHARED USEABLE INTERIOR COMMON OPEN SPACE	11,609 S.F	6,968 S.F
	TOTAL COMMON OPEN SPACE	101,061 S.F	95,993 S.F
	*PRIVATE OPEN SPACE	20,358 S.F	20,000 S.F
	*47 S.F AVERAGE PER UNIT AT 425 UNITS		



ALTA UPTOWN

Conceptual Open Space Plan

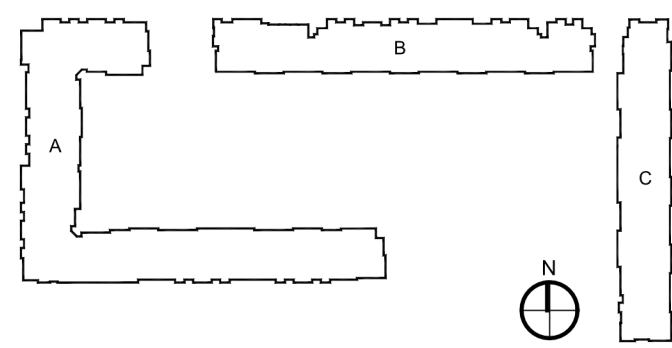


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BUILDING KEY PLAN



GENERAL NOTES

- 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 EQUIPMENT.
- ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS.
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- SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

MATERIAL/COLOR KEY

1	- BRICK - MCNEAR SANDMOLD SERIES - CUMBERLAND
2	- BRICK - MCNEAR SANDMOLD SERIES - EMBARCADERO
3	- HORIZONTAL TRIM / HEAD / SILL - SW 7009 PEARLY WHITE
4	- STUCCO - SW 7015 REPOSE GRAY
5	- STUCCO - SW 7520 PLANTATION SHUTTERS
6	- STUCCO - SW 6251 OUTERSPACE
7	- STUCCO - SW 7674 PEPPERCORN
8	- DOOR / WINDOW TRIM - DARK BRONZE
9	- METAL GUARDRAILS / CANOPIES - DARK BRONZE

PRELIMINARY
NOT FOR
CONSTRUCTION

NEW APARTMENT BUILDING
ALTA UPTOWN
WOOD PARTNERS
2001 NORTH ARIZONA AVE.
CHANDLER, AZ 85225

ISSUE

DATE	REV	FOR
12/03/2021		PAD/PDP SUBMITTAL
03/11/2022		PAD/PDP RESUBMITTAL
04/13/2022		PAD/PDP RESUBMITTAL

Drawn
JF
Checked
JF
Job Number
2141
Drawing
EXTERIOR
ELEVATIONS -
BUILDING #1
Sheet

A4.1.0

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NEW APARTMENT BUILDING
ALTA UPTOWN
WOOD PARTNERS
2001 NORTH ARIZONA AVE.
CHANDLER, AZ 85225

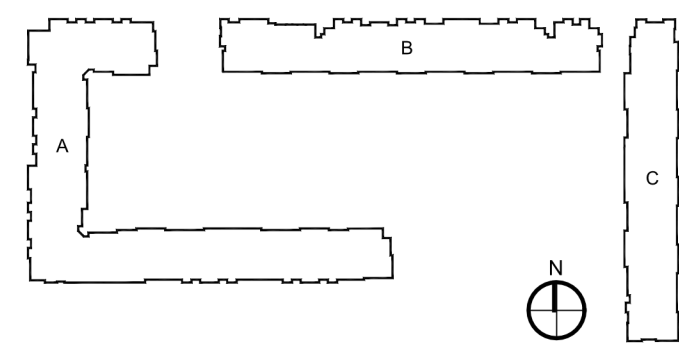
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12/03/2021		PAD/PDP SUBMITTAL
03/11/2022		PAD/PDP RESUBMITTAL

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Checked
JF
Job Number
2141
Drawing
EXTERIOR ELEVATIONS - BUILDING #1
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BUILDING KEY PLAN



GENERAL NOTES

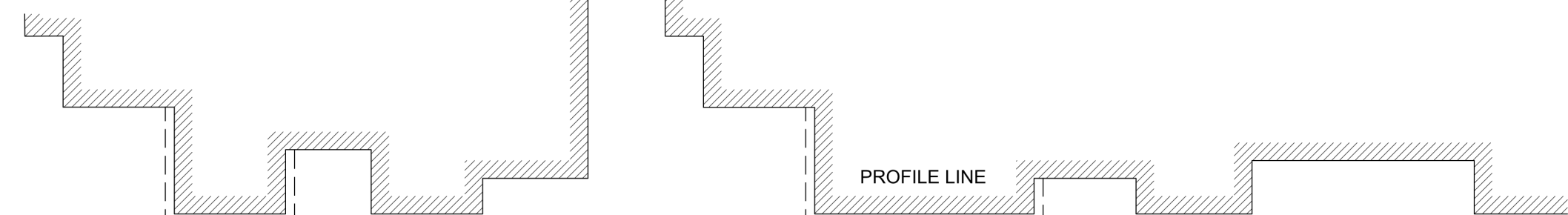
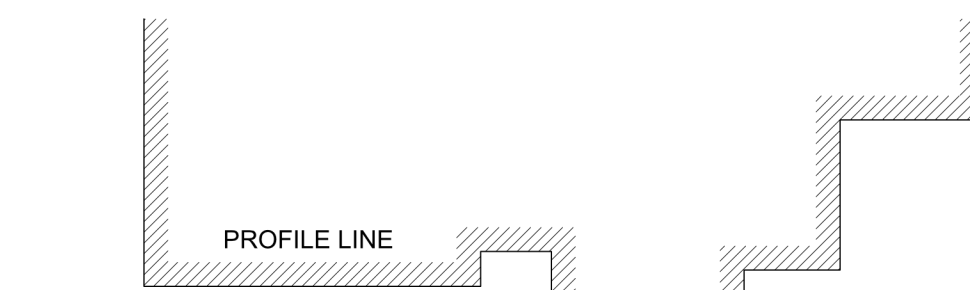
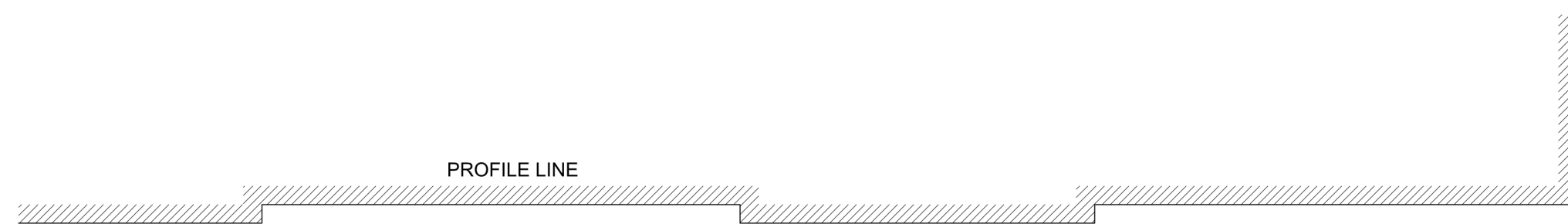
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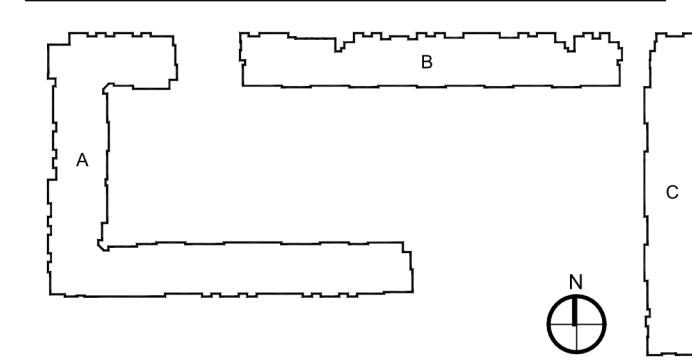
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PRELIMINARY
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CONSTRUCTION

NEW APARTMENT BUILDING
ALTA UPTOWN
WOOD PARTNERS
2001 NORTH ARIZONA AVE.
CHANDLER, AZ 85225



BUILDING KEY PLAN



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ISSUE

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Drawing

EXTERIOR

ELEVATIONS -

BUILDING #2

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NEW APARTMENT BUILDING
ALTA UPTOWN
WOOD PARTNERS
2001 NORTH ARIZONA AVE.
CHANDLER, AZ 85225

ISSUE

DATE	REV	FOR
12/03/2021		PAD/PDP SUBMITTAL
03/11/2022		PAD/PDP RESUBMITTAL

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EXTERIOR

EVOLUTIONS

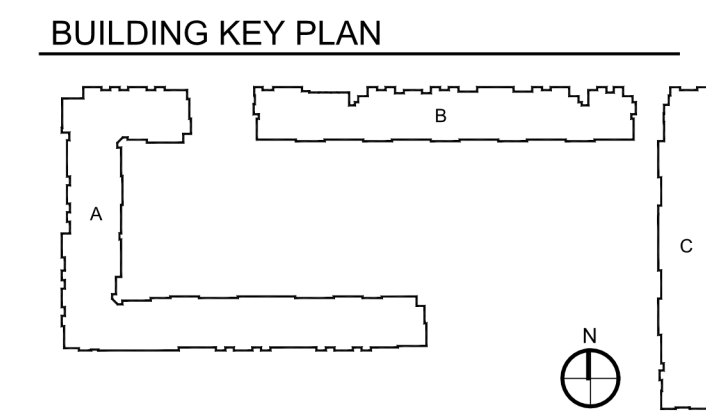
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- ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTUALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTUALLY INTEGRATED ROOF DRAINS SHALL BE IDENTICAL, REGARDLESS OF ADDITIONAL CIRCULATION BEYOND PAINT ACCENTS.
- SECTION 35-1902 (8)(E)(15), ZONING CODE.
- SCREENING SHALL BE ARCHITECTUALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH A GATE, RAIL, OR SIGNAGE TO IDENTIFY THE EQUIPMENT FROM THE MECHANICAL EQUIPMENT. SECTION 35-1902 (8)(E)(13), ZONING CODE.
- SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

MATERIAL/COLOR KEY

1	- BRICK - MCNEAR SANDMOLD SERIES - CUMMBERLAND
2	- BRICK - MCNEAR SANDMOLD SERIES - EMBARCADERO
3	- HORIZONTAL TRIM / HEAD / SILL - SW 7009 PEARLY WHITE
4	- STUCCO - SW 7015 REPOSE GRAY
5	- STUCCO - SW 7520 PLANTATION SHUTTERS
6	- STUCCO - SW 6251 OUTERSPACE
7	- STUCCO - SW 7674 PEPPER CORN
8	- DOOR / WINDOW TRIM - DARK BRONZE
9	- METAL GUARDRAILS / CANOPIES - DARK BRONZE



PRELIMINARY
NOT FOR
CONSTRUCTION

NEW APARTMENT BUILDING
ALTA UPTOWN
WOOD PARTNERS
2001 NORTH ARIZONA AVE.
CHANDLER, AZ 85225

ISSUE

DATE	REV	FOR
12/03/2021		PAD/PDP SUBMITTAL
03/11/2022		PAD/PDP RESUBMITTAL
04/13/2022		PAD/PDP RESUBMITTAL

Drawn

JF

Checked

JF

Job Number

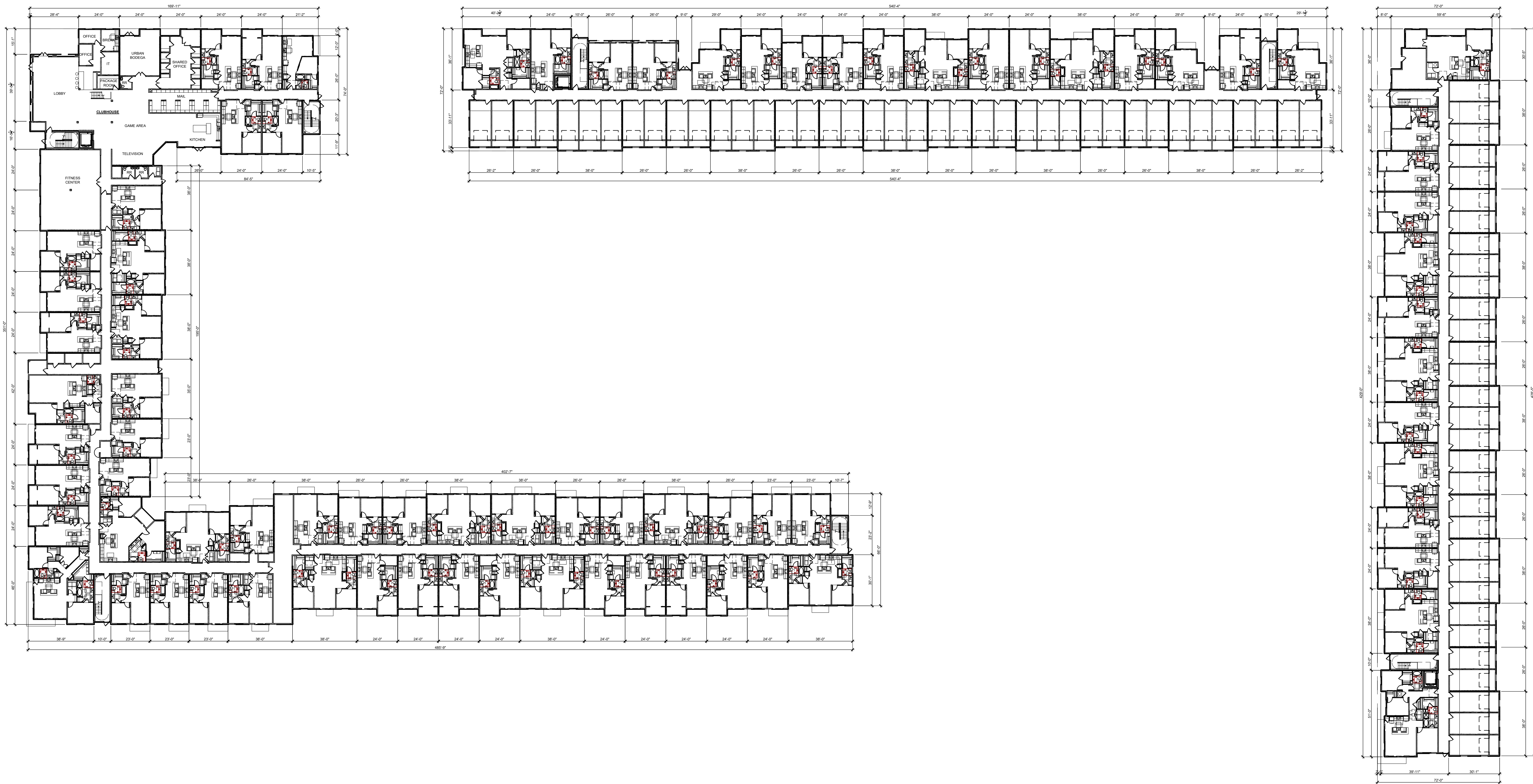
2141

Drawing

FIRST FLOOR PLAN

Sheet

A3.1.0



1 FIRST FLOOR PLAN
1/32" = 1'-0"



PRELIMINARY
NOT FOR
CONSTRUCTION

NEW APARTMENT BUILDING
ALTA UPTOWN
WOOD PARTNERS
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Drawn

JF

Checked

JF

Job Number

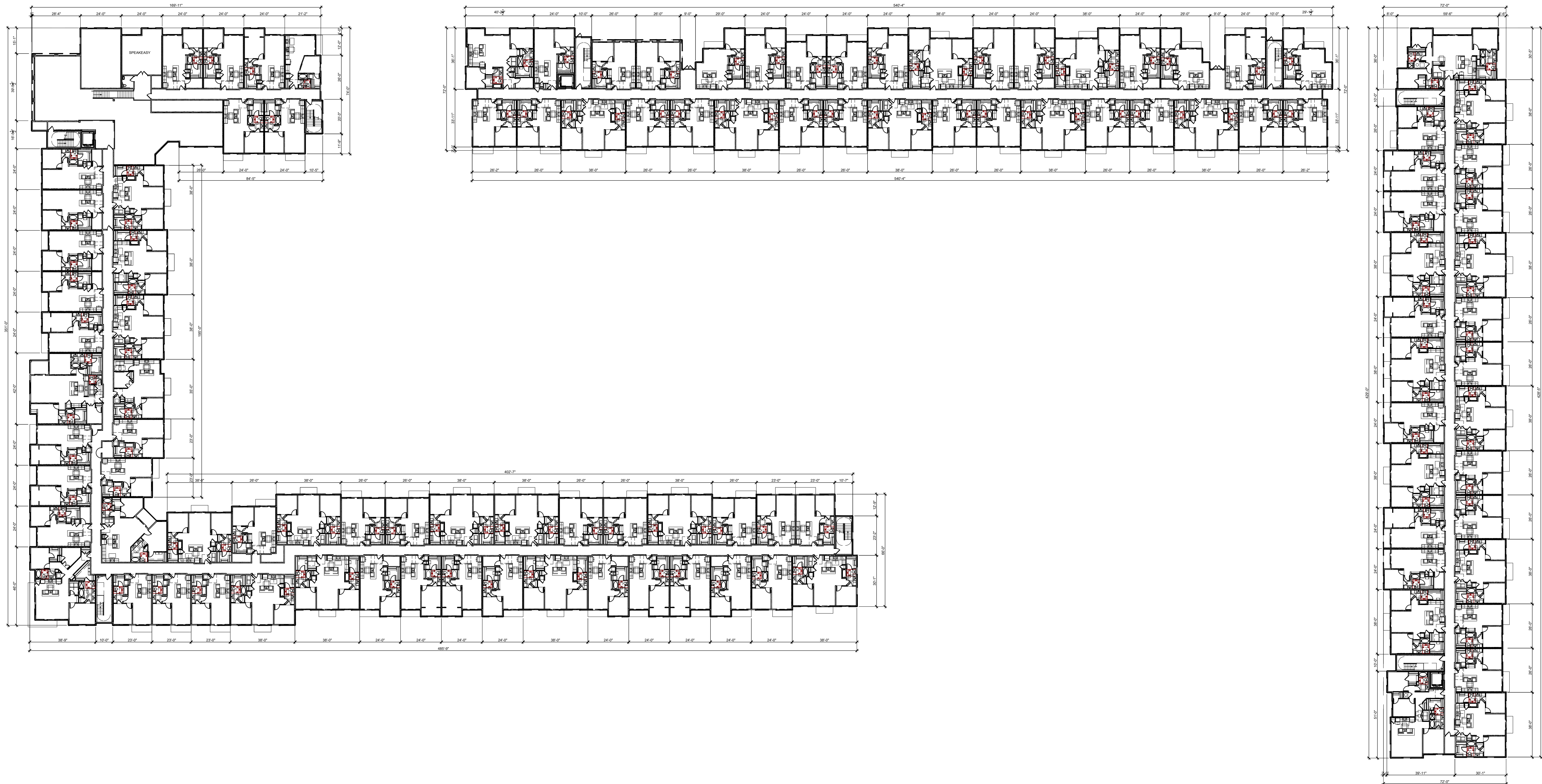
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Drawing

SECOND FLOOR PLAN

Sheet

A3.2.0



1 SECOND FLOOR PLAN
1/32" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

NEW APARTMENT BUILDING
ALTA UPTOWN
WOOD PARTNERS
2001 NORTH ARIZONA AVE.
CHANDLER, AZ 85225

ISSUE

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12/03/2021		PAD/PDP SUBMITTAL
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04/13/2022		PAD/PDP RESUBMITTAL

Drawn

JF

Checked

JF

Job Number

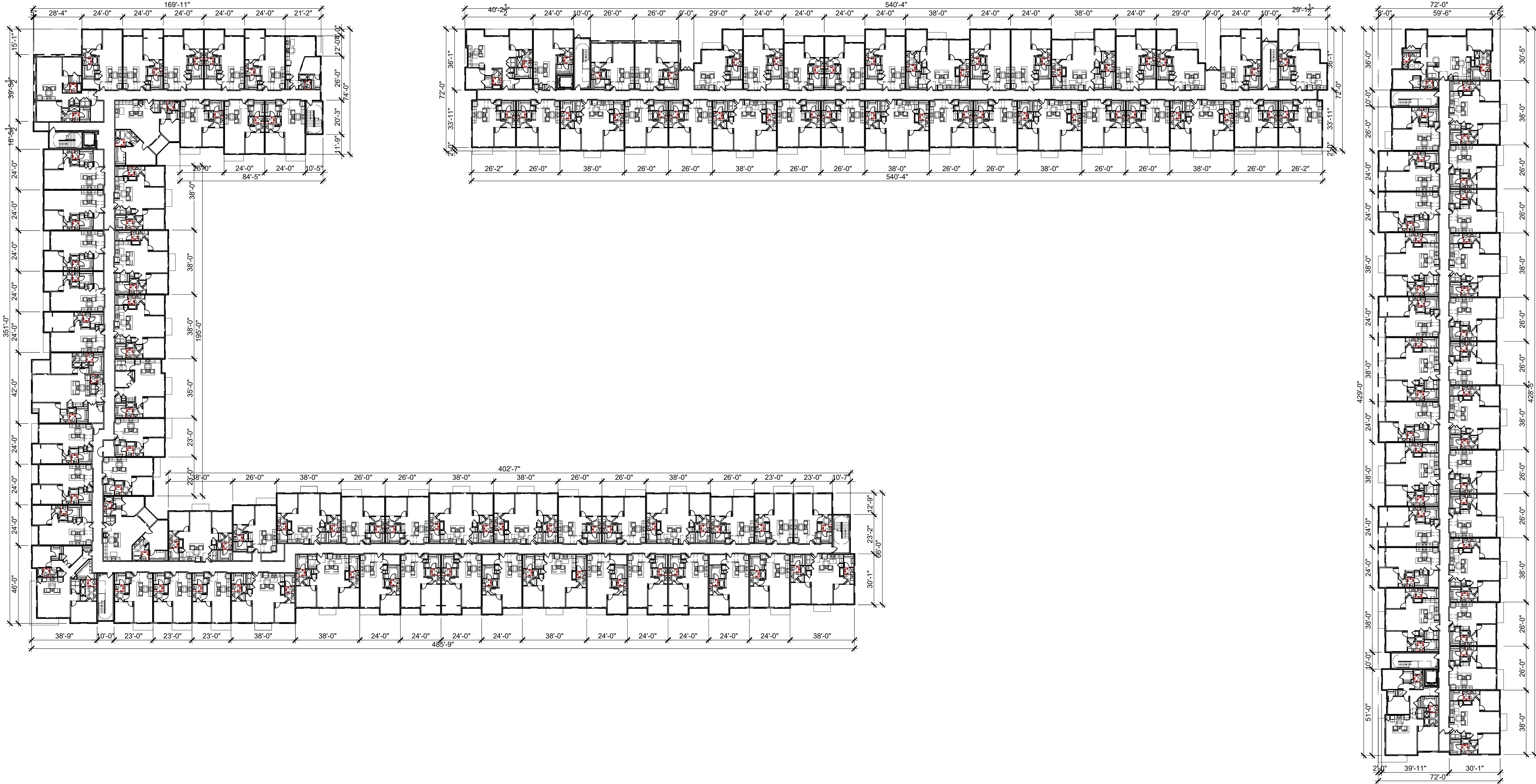
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Drawing

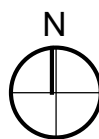
THIRD FLOOR PLAN

Sheet

A3.3.0



1 THIRD FLOOR PLAN
1/32" = 1'-0"



**PRELIMINARY
NOT FOR
CONSTRUCTION**

NEW APARTMENT BUILDING
ALTA UPTOWN
WOOD PARTNERS
2001 NORTH ARIZONA AVE.
CHANDLER, AZ 85225

ISSUE		
DATE	REV	FOR
12/03/2021		PAD/PDP SUBMITTAL
03/11/2022		PAD/PDP RESUBMITTAL
04/13/2022		PAD/PDP RESUBMITTAL

Draw

JF

Checked

JF

Job Numbr

2141

Drawing

FOURTH FLOOR
PLAN

Sheet

A3.4.0

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1. MCNEAR -SANDMOLD SERIES - CUMBERLAND

2. MCNEAR -SANDMOLD SERIES - EMBARCADERO

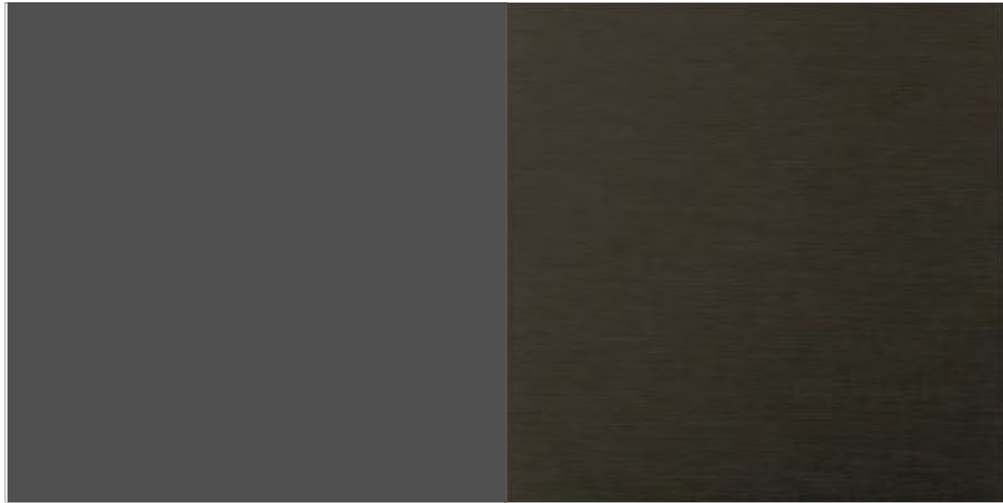
3. SW 7009 PEARLY WHITE



4. SW 7015 REPOSE GRAY

5. SW 7520 PLANTATION SHUTTERS

6. SW 6251 OUTERSPACE



7. SW 7674 PEPPERCORN

8. & 9. DARK BRONZE

MATERIAL/COLOR KEY

1	- BRICK - MCNEAR SANDMOLD SERIES - CUMBERLAND
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CCBG Architects, Inc.

102 E Buchanan Street
Phoenix, AZ 85004
(602) 258-2211
www.ccbgarchitects.com

ALTA Uptown
CHANDLER, ARIZONA
Materials/Colors
Design Review Submittal
WOOD PARTNERS
March 10, 2022



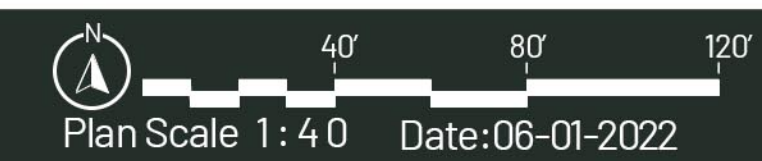


SYMBOL	DESCRIPTION
	LOW SITE WALL
	GLASS POOL BARRIER
	RETAINING WALL
	8' THEME WALL
	SCREEN WALL
	UNIT PATIO WALL
	6' SECONDARY THEME WALL
	FULL VIEW FENCE
	EXISTING WALL
	VEHICULAR GATE



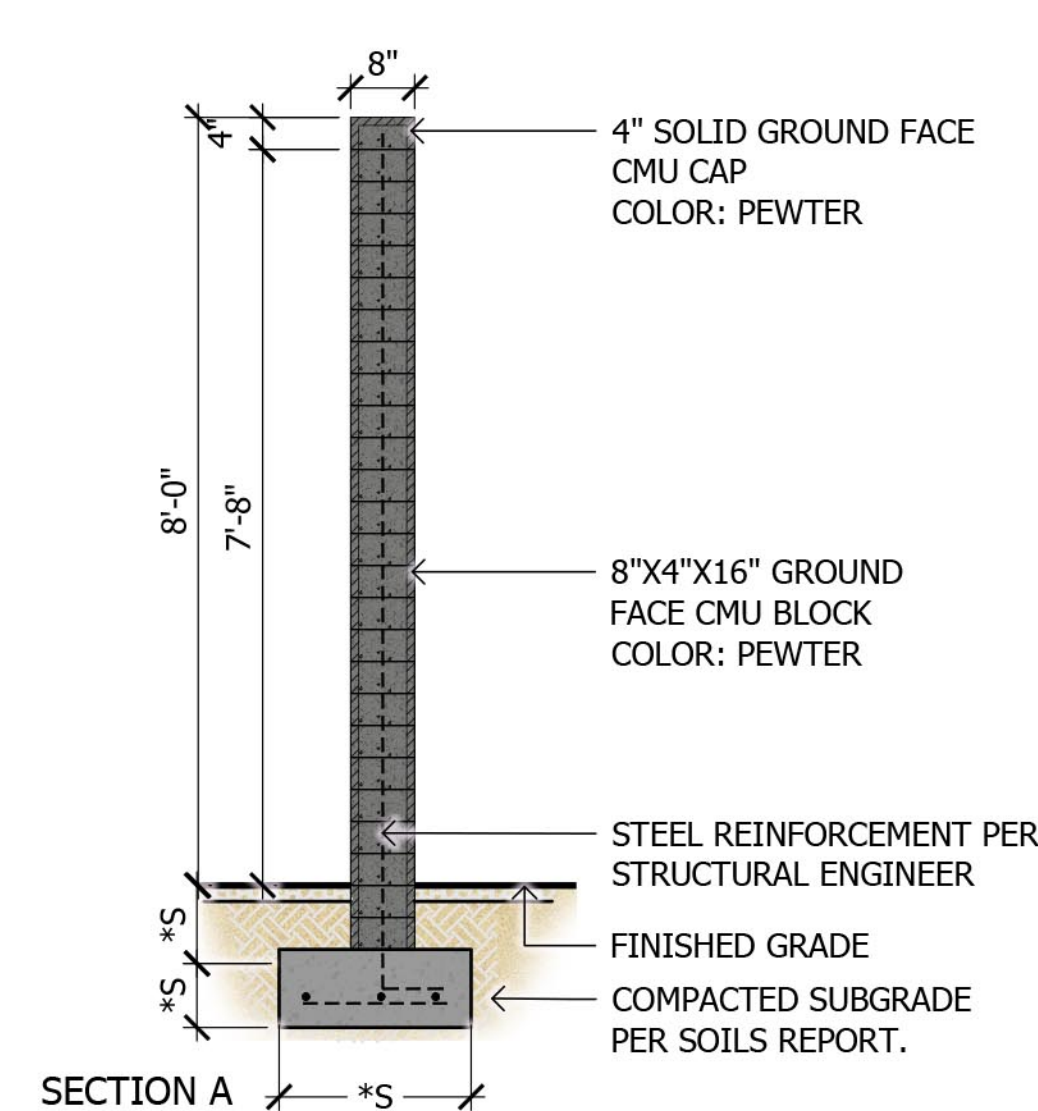
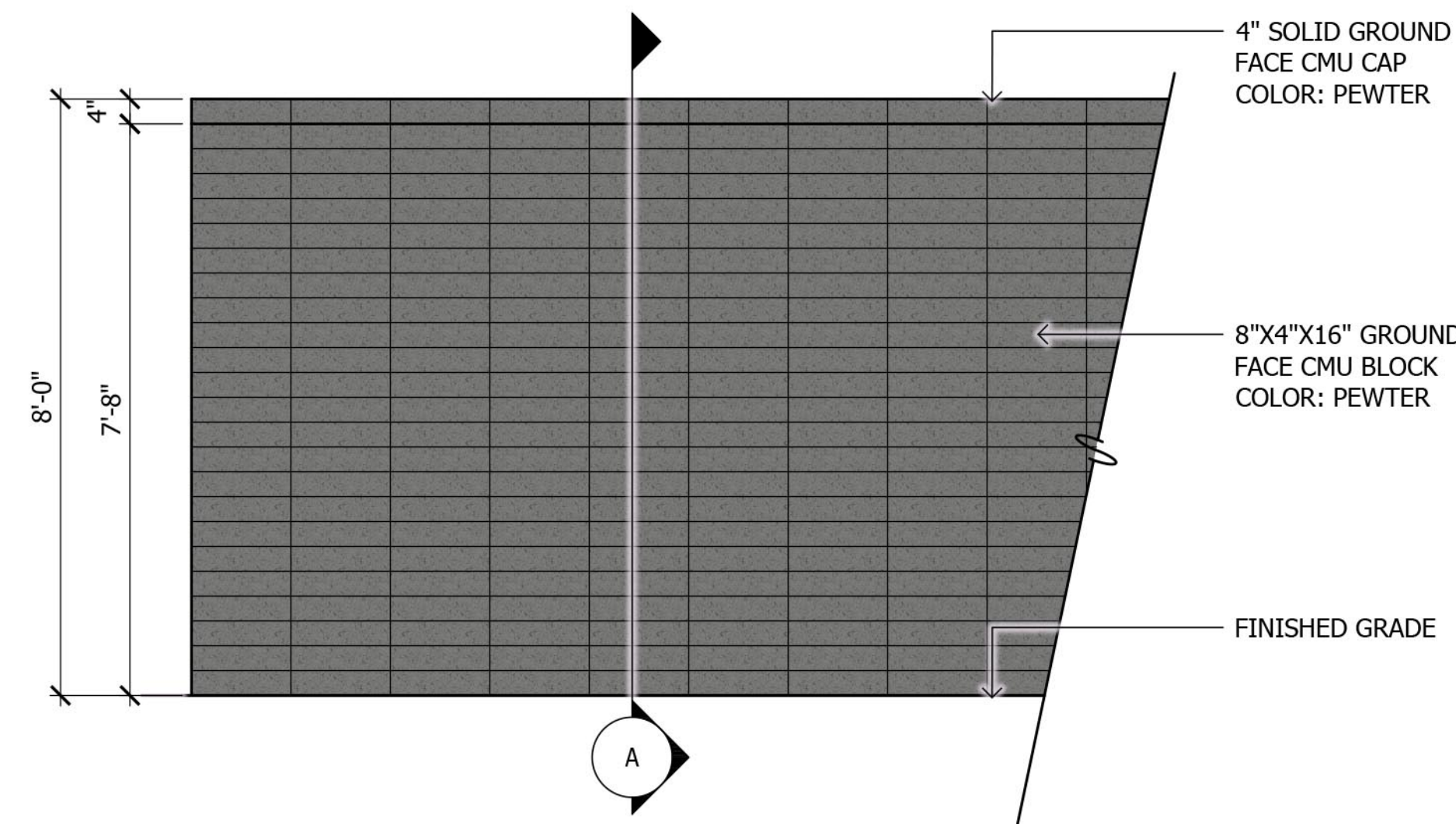
ALTA UPTOWN

Conceptual Wall Plan

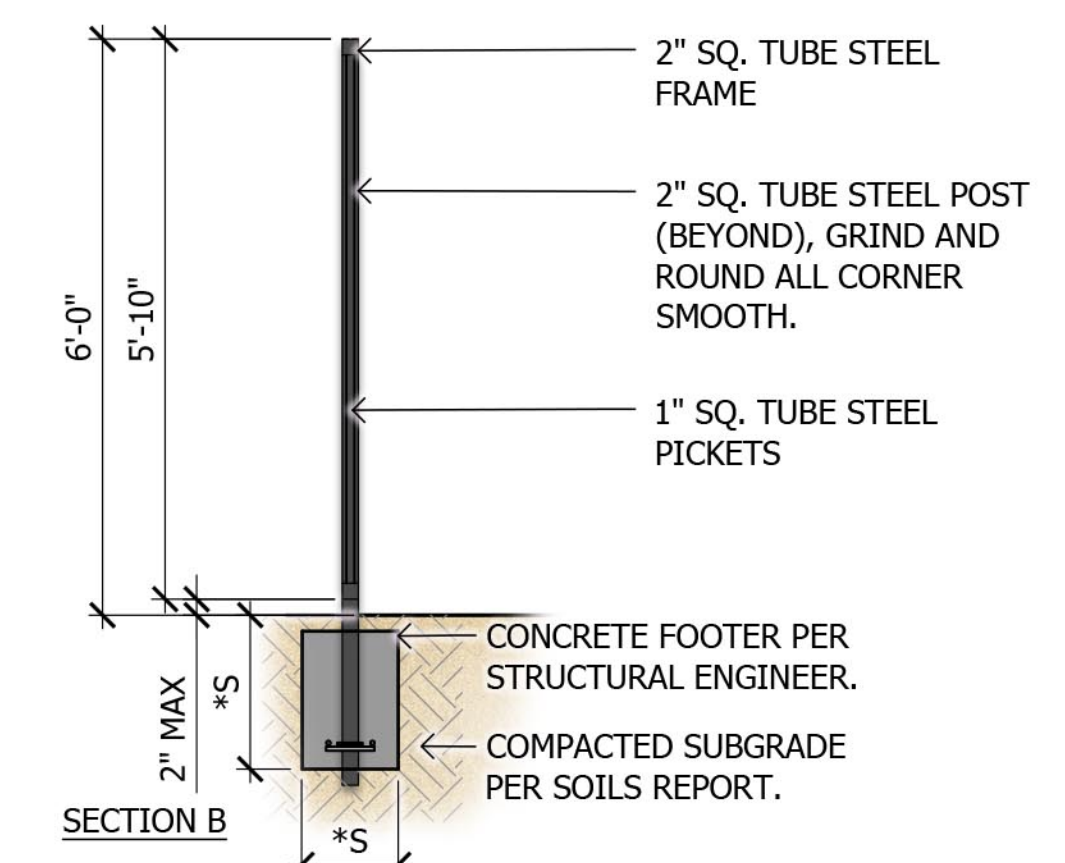
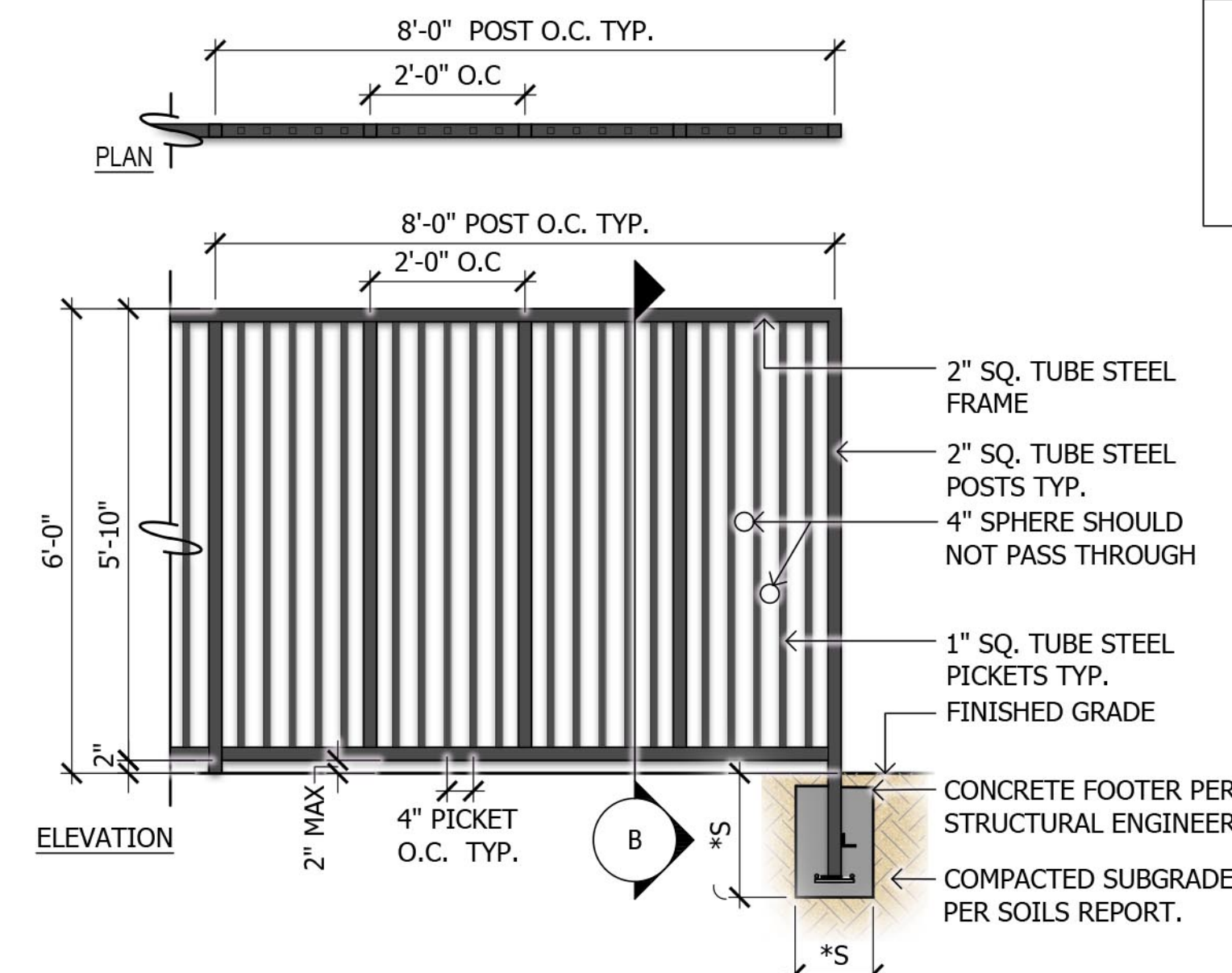


ABLASTUDIO.COM



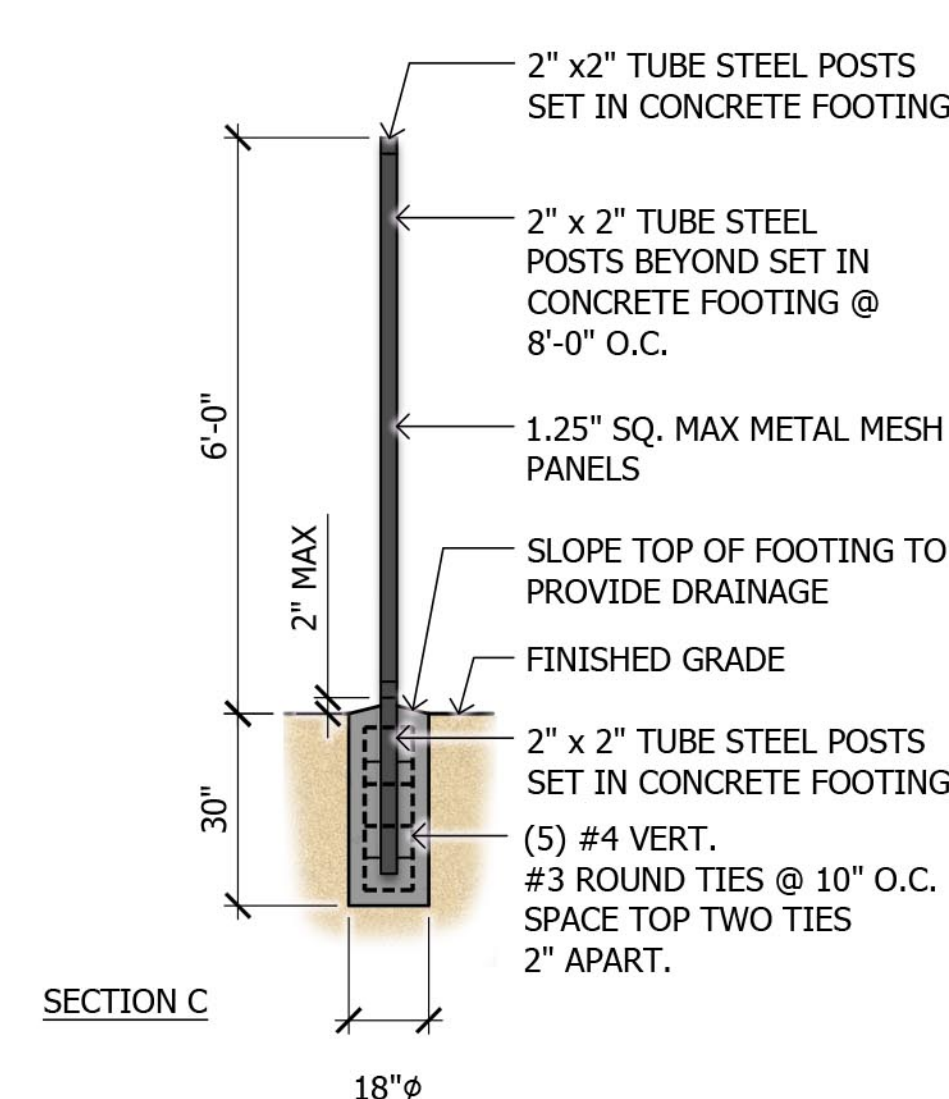
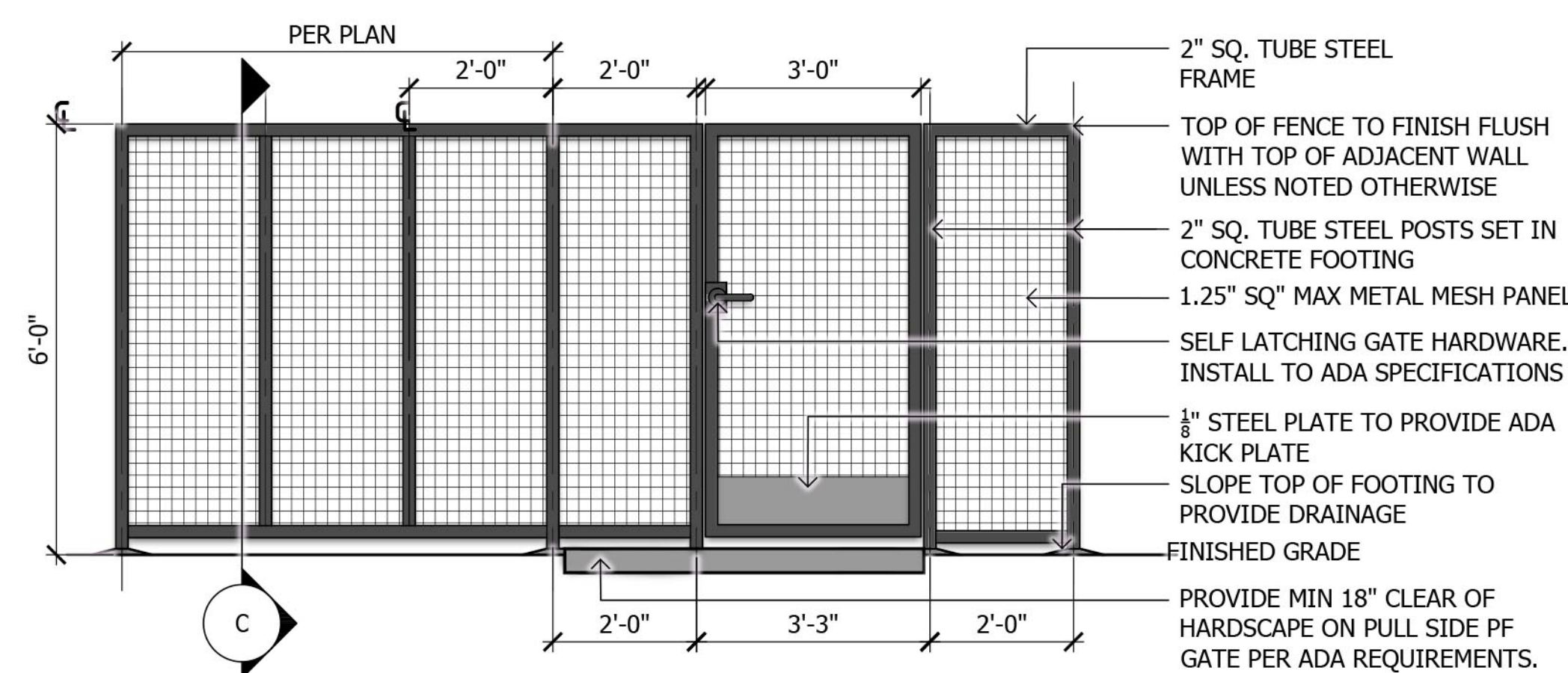


1 8' Theme Wall
SCALE: 1/2"=1'-0"

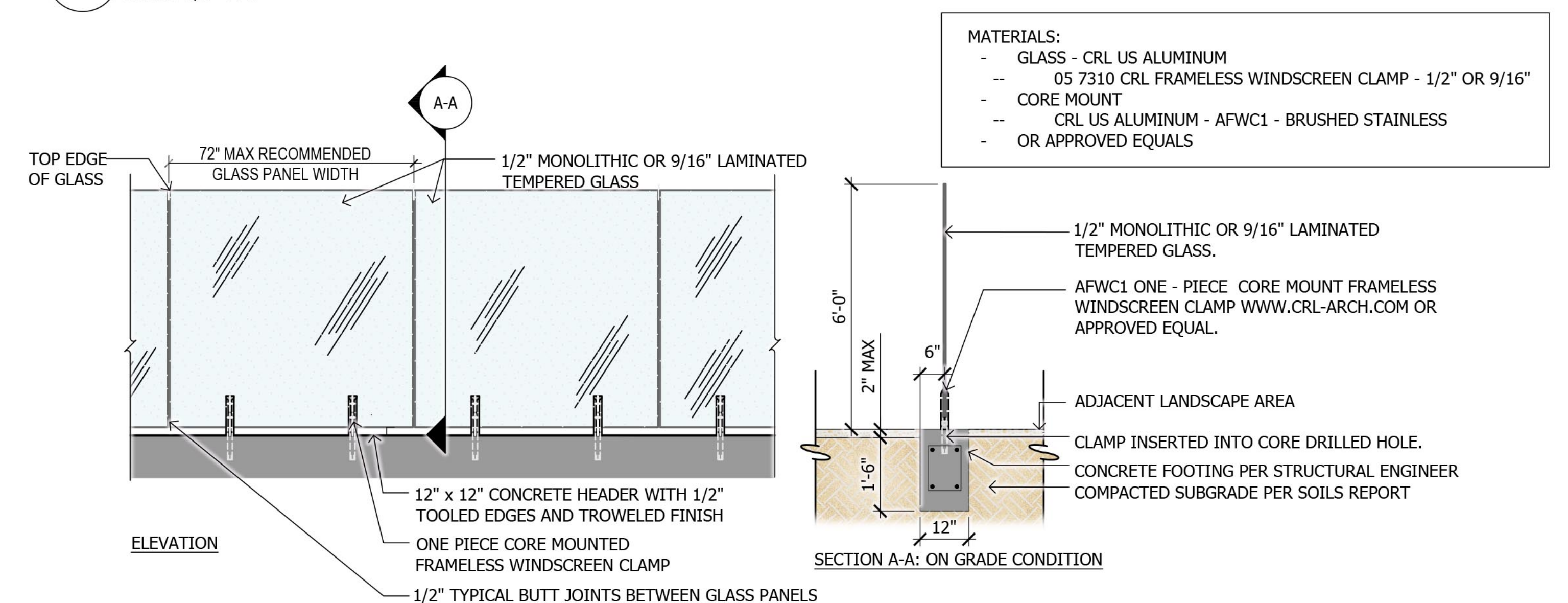


GENERAL NOTES:
• ALL STEEL COMPONENTS TO BE POWDER COATED BLACK.
• ALL WELDS TO BE GROUND SMOOTH
• CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION
• REFER TO WALL PLAN FOR LOCATION OF WALL CONDITIONS

2 Full View Fence
SCALE: 1/2"=1'-0"

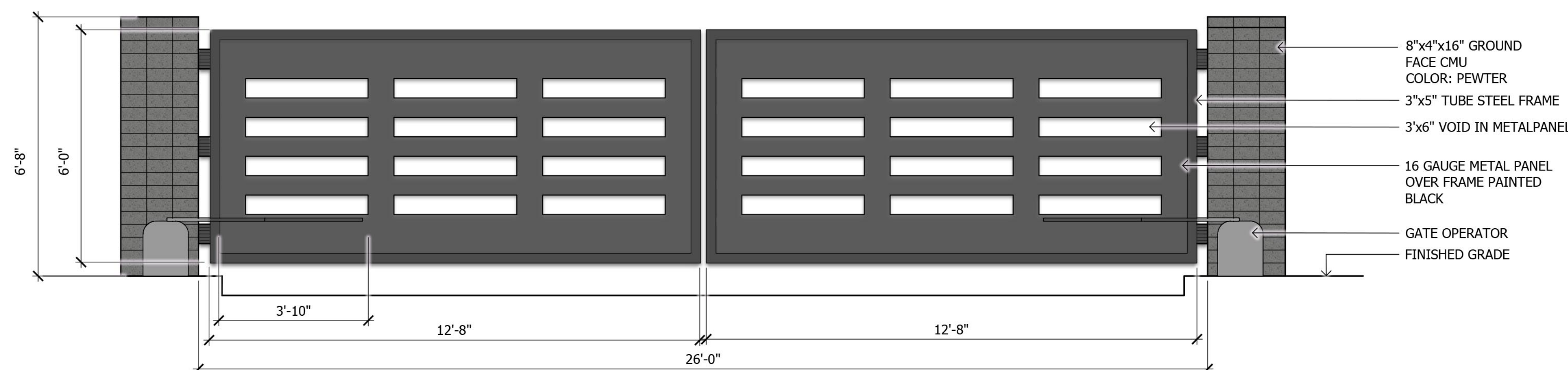


3 Metal Pool Barrier and Gate
SCALE: 1/2"=1'-0"

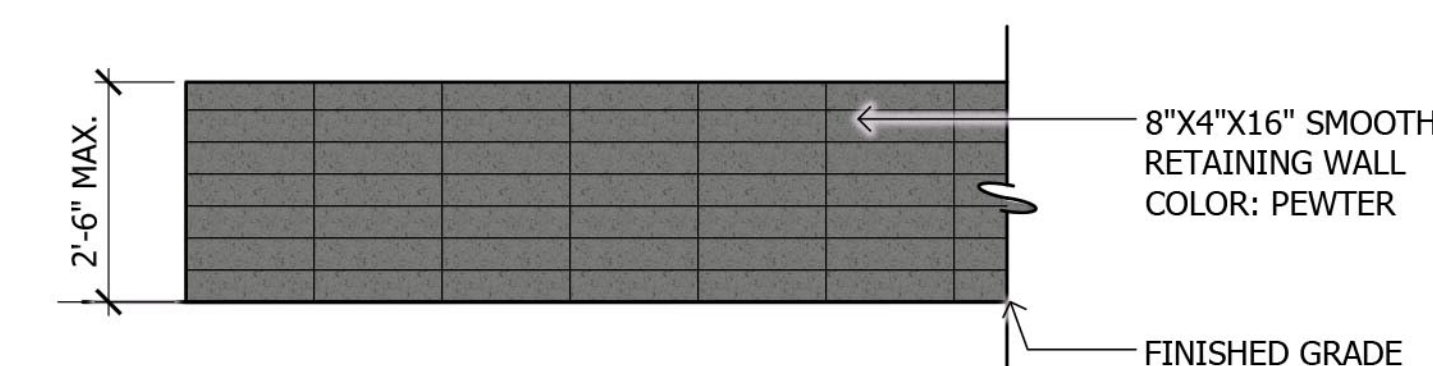


MATERIALS:
- GLASS - CRL US ALUMINUM
-- 05 7310 CRL FRAMELESS WINDSCREEN CLAMP - 1/2" OR 9/16"
- CORE MOUNT
-- CRL US ALUMINUM - AFWC1 - BRUSHED STAINLESS
- OR APPROVED EQUALS

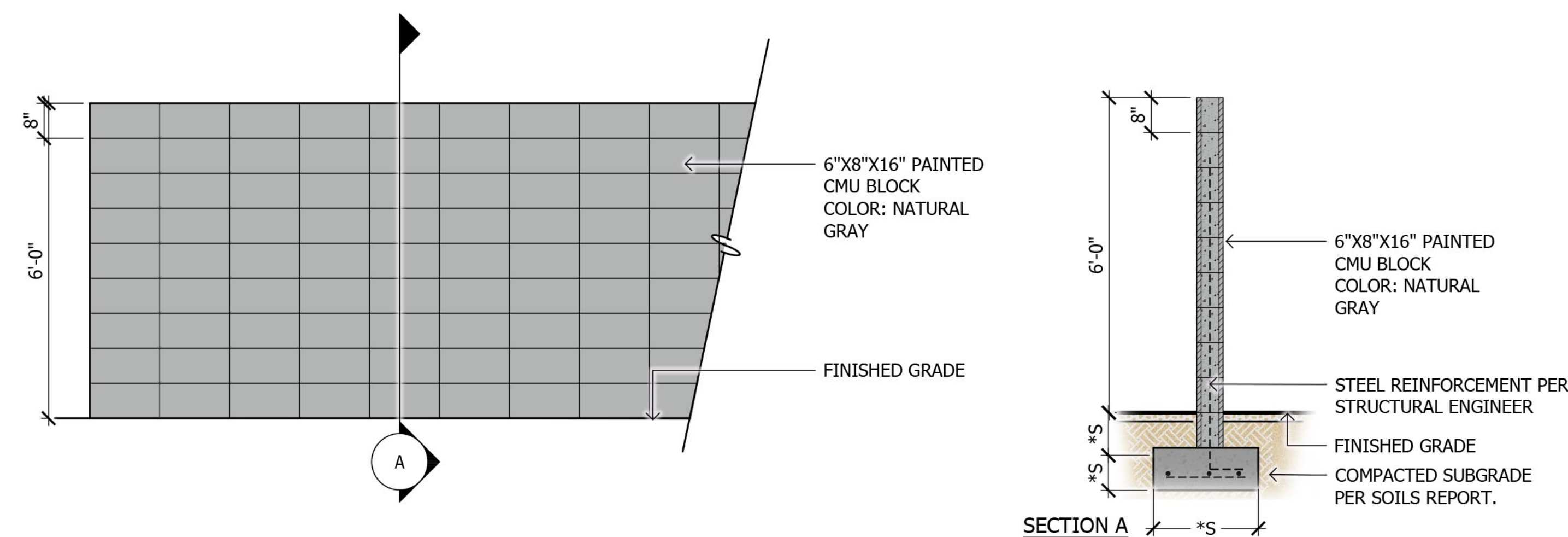
4 Glass Pool Barrier
SCALE: 1/2"=1'-0"



5 Vehicular Gates
SCALE: 1/2"=1'-0"

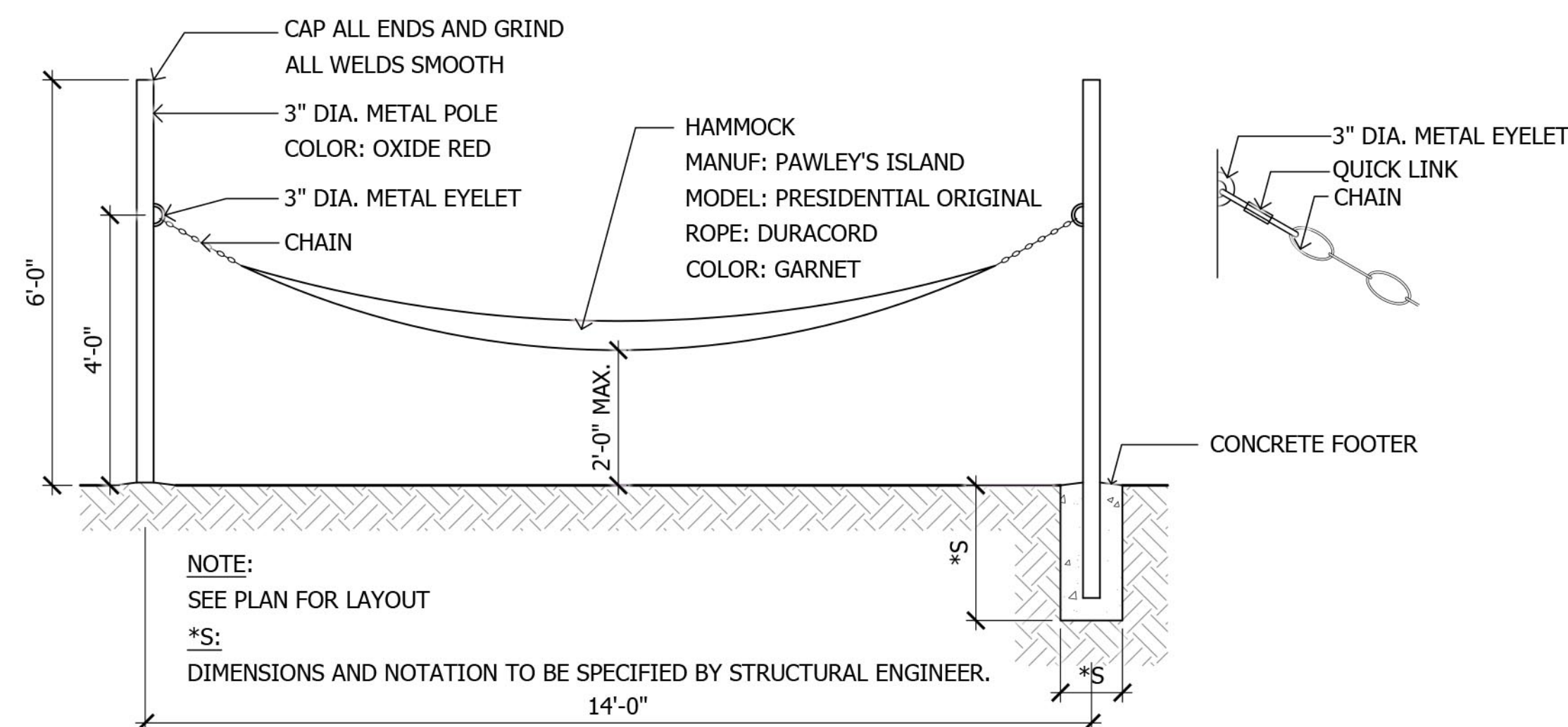


6 Site Wall
SCALE: 1/2"=1'-0"



1 6' Secondary Theme Wall

SCALE: 1/2"=1'-0"



2 Hammock

SCALE: 1/2"=1'-0"



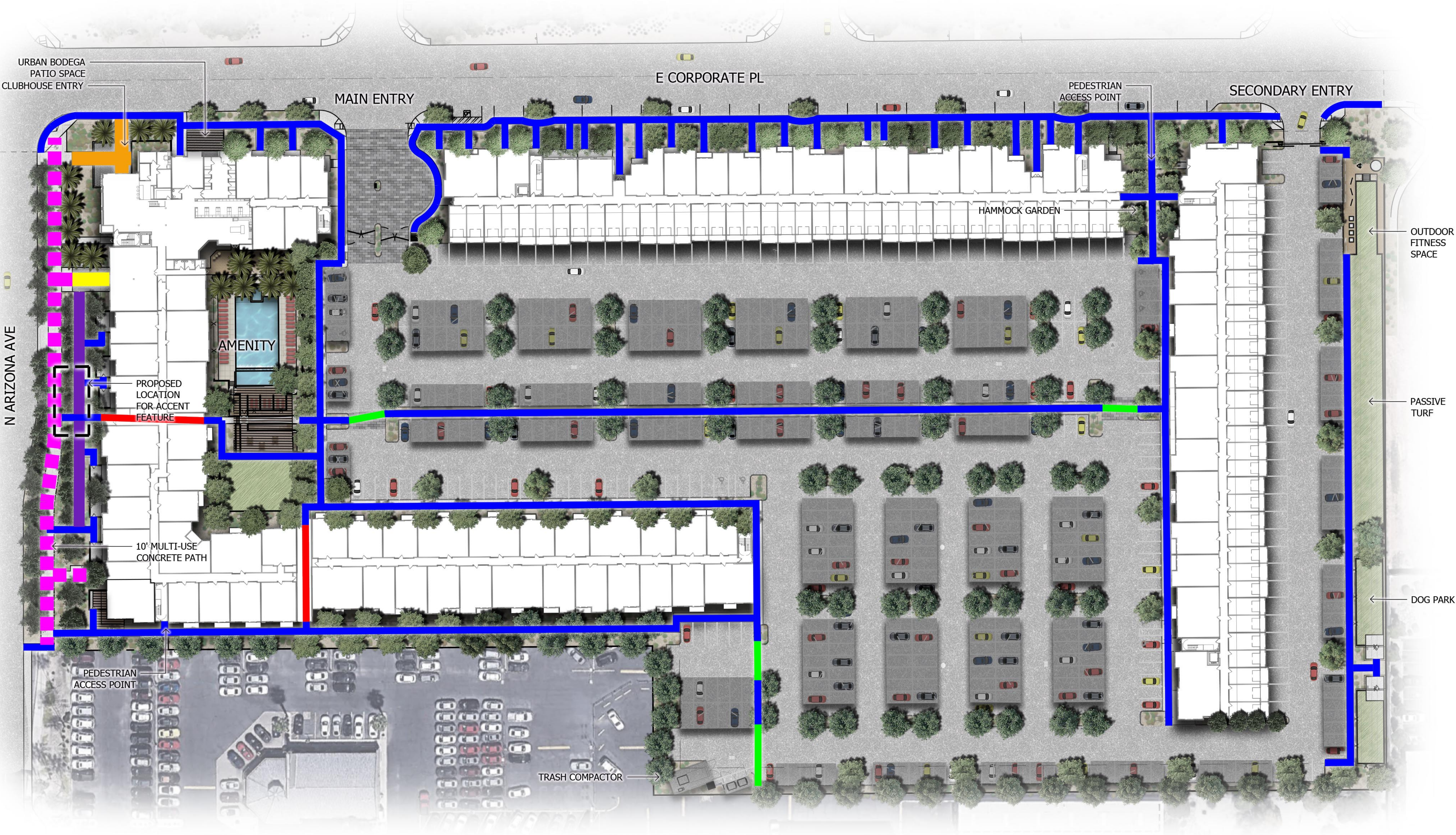
DESIGN INTENT IMAGE

3 Concrete Stepping Blocks

SCALE: 1/2"=1'-0"

CIRCULATION PLAN LEGEND

- 10' SCORED CONCRETE MULTI-USE TRAIL
- CONCRETE SIDEWALK
- PAVER CROSS-WALKS
- PEDESTRIAN ACCESS THROUGH BUILDING
- LINEAR PAVER WALKWAY
- HERRINGBONE PAVER WALKWAY
- 3x3 SCORED CONCRETE WALKWAY



ALTA UPTOWN
Conceptual Circulation Plan



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ALTA UPTOWN
PRELIMINARY GRADING, DRAINAGE, WATER & SEWER PLAN
CHANDLER, ARIZONA

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

EXISTING/PARENT PARCEL DESISCRPTIONS

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA,
STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE FOLLOWING PROPERTIES:

PARCEL NO. 1:

THE NORTH 356.33 FEET OF THE SOUTH 2022.00 FEET OF THE EAST 1022 FEET OF THE
WEST 1055.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1
SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA;

EXPECT THAT PROPERTY CONVEYED IN QUITCLAIM DEED RECORDED IN RECORDING
NO. 85-319670 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 15;

THENCE NORTH 89 DEGREES 45 MINUTES 58 SECONDS EAST ALONG THE EAST-WEST
MIDSECTION LINE, A DISTANCE OF 33.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH PARALLEL TO AND 33.00 FEET EAST OF THE WEST SECTION LINE OF
SAID SECTION 15, A DISTANCE OF 1699.08 FEET;

THENCE NORTH 89 DEGREE 37 MINUTES 20 SECONDS EAST, A DISTANCE OF 22.00 FEET;

THENCE NORTH, A DISTANCE OF 1699.02 FEET;

THENCE SOUTH 89 DEGREES 45 MINUTES 58 SECONDS WEST, A DISTANCE OF 22.00
FEET ALONG THE EAST-WEST MIDSECTION LINE TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:

THE NORTH 160.67 FEET OF THE SOUTH 1665.67 FEET OF THE EAST 1022 FEET OF THE
WEST 1055.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1
SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA;

EXOEPT THAT PROPERTY CONVEYED IN QUITCLAIM DEED RECORDED IN RECORDING
NO. 85-319670 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 15;

THENCE NORTH 89 DEGREES 45 MINUTES 58 SECONDS EAST ALONG THE EAST-WEST
MIDSECTION LINE, A DISTANCE OF 33.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH PARALLEL TO AND 33.00 FEET EAST OF THE WEST SECTION LINE OF
SAID SECTION 15, A DISTANCE OF 1699.08 FEET;

THENCE NORTH 89 DEGREE 37 MINUTES 20 SECONDS EAST, A DISTANCE OF 22.00 FEET;

THENCE NORTH, A DISTANCE OF 1699.02 FEET;

THENCE SOUTH 89 DEGREES 45 MINUTES 58 SECONDS WEST, A DISTANCE OF 22.00
FEET ALONG THE EAST-WEST MIDSECTION LINE TO THE TRUE POINT OF BEGINNING.

NOTE: EXACT LEGAL DESCRIPTION TO BE FURNISHED PRIOR TO CLOSE OF ESCROW.

LEGEND

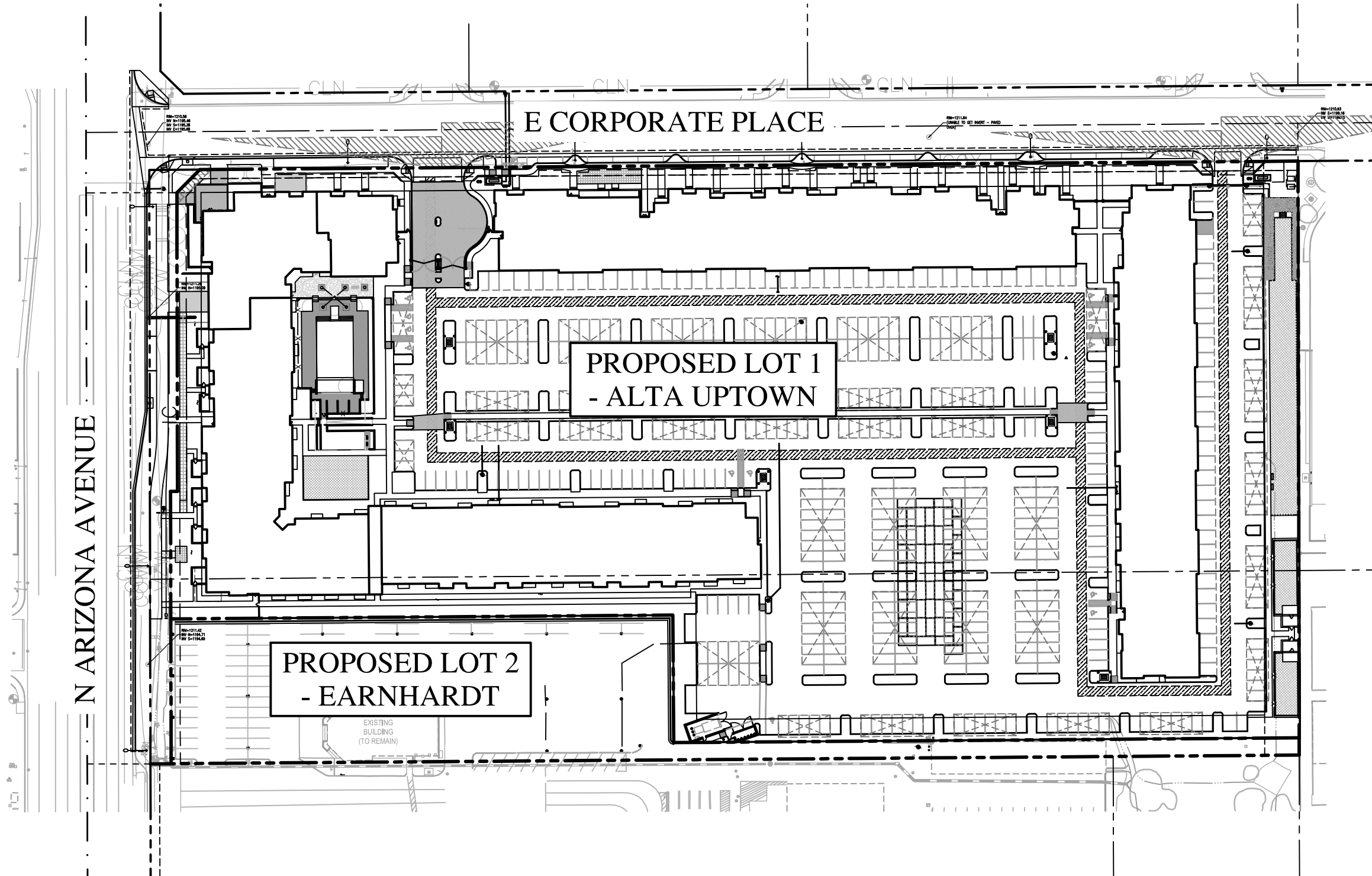
PLEASE REFER TO SHEET 2 FOR LEGEND AND LIST OF ABBREVIATIONS.

DRAINAGE STATEMENT

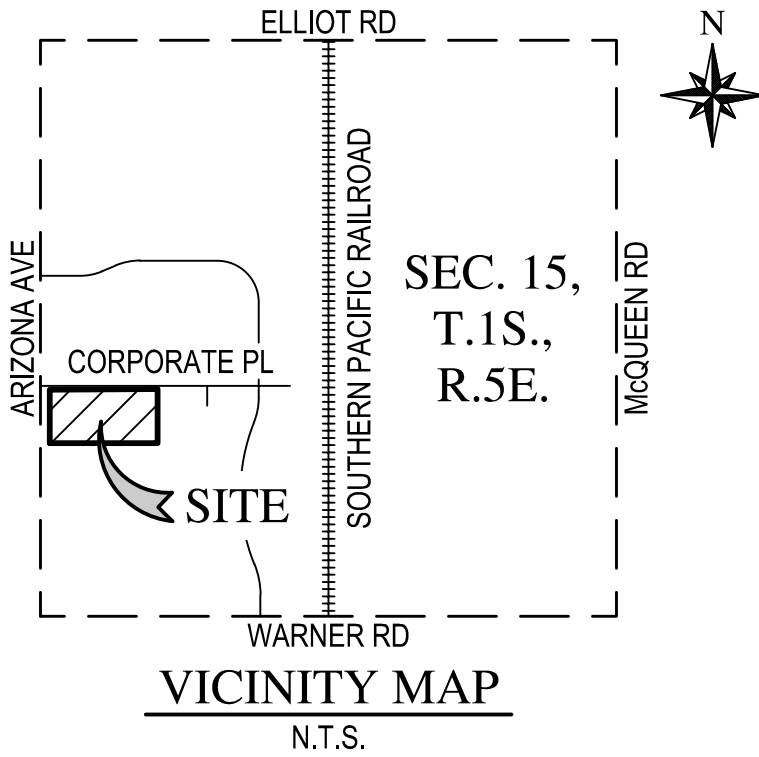
PLEASE REFER TO SHEET 2 FOR DRAINAGE STATEMENT.

RETENTION CALCULATIONS

PLEASE REFER TO SHEET 2 FOR RETENTION CALCULATIONS.



KEY MAP
N.T.S.



SHEET INDEX

- SHEET 1 COVER SHEET
- SHEET 2 NOTES & LEGEND
- SHEET 3 PRELIMINARY GRADING & DRAINAGE PLAN
- SHEET 4 PRELIMINARY WATER & SEWER PLAN

SURVEY NOTE

TOPOGRAPHIC SURVEY, BOUNDARY AND EASEMENT INFORMATION
USED FOR THIS PROJECT IS FROM THE ALTA/NSPS LAND TITLE SURVEY
FOR EARNHARDT SITE - WOOD PARTNERS PREPARED BY EPS GROUP,
DATED SEPTEMBER 22, 2021.

BENCHMARK

CITY OF CHANDLER BENCHMARK NO. 22, DESCRIBED AS A "3" CITY OF
CHANDLER BRASS CAP IN CONCRETE, FLUSH, BETWEEN ELLIOT RD AND
WARNER RD; 450' WEST OF ARIZONA AVE AT POINT OF TANGENCY OF
PALOMINO DR, STRAIGHT NORTH OF BLDG 8".
ELEVATION: 1209.44' (NAVD'88)

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID BEARING BEING NORTH 0
DEGREES 06 MINUTES 52 SECONDS WEST, AS MEASURED AND
RECORDED IN BOOK 669, PAGE 47 OF MARICOPA COUNTY RECORDS.

PROJECT DESCRIPTION

THIS PROJECT IS A PROPOSED MULTI-FAMILY DEVELOPMENT WITHIN
CHANDLER AT THE SOUTHEAST CORNER OF EAST CORPORATE PLACE &
NORTH ARIZONA AVE. THE PROJECT WILL CONSIST OF THREE (3)
4-STORY BUILDINGS WITH 431 UNITS, TUCK UNDER GARAGES,
COVERED AND UNCOVERED PARKING, LANDSCAPE, HARDSCAPE AND
UTILITY IMPROVEMENTS.

OWNER / DEVELOPER

WOOD PARTNERS
8777 EAST VIA DE VENTURA, SUITE 201
SCOTTSDALE, ARIZONA 85258
CONTACT: CLAY RICHARDSON
PHONE: (480) 567-0520
EMAIL: CLAY.RICHARDSON@WOODPARTNERS.COM

ENGINEER

WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
CONTACT: DEREK C. NICHOLS, P.E.
PHONE: (602) 335-8500
EMAIL: DNICHOLS@WOODPATEL.COM

ARCHITECT

CCBG ARCHITECTS, INC.
102 EAST BUCHANAN STREET
PHOENIX, ARIZONA 85004
CONTACT: JOE FITZPATRICK
PHONE: (602) 258-2211
EMAIL: JFITZPATRICK@CCBGARCHITECTS.COM

PROJECT SITE DATA

ASSESSOR PARCEL NUMBER(S):
302-29-009H, 302-29-009J
PROJECT SITE ADDRESS:
THIS PROJECT IS LOCATED ON THE SOUTHEAST
CORNER OF NORTH ARIZONA AVENUE AND
EAST CORPORATE PLACE, CHANDLER, ARIZONA
85225
PROJECT SITE AREA(S)/(PROPOSED LOT 1):
GROSS AREA =11.66 AC
NET AREA (AFTER R/W DEDICATION) =10.23 AC
EXISTING ZONING:
C-3
PROPOSED ZONING:
PAD

PUBLIC UTILITIES

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

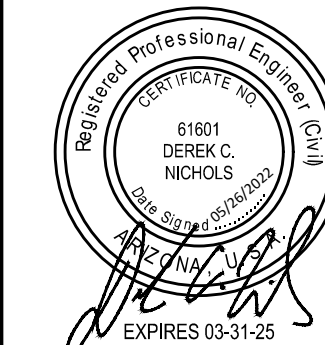


Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com



ALTA UPTOWN
PRELIMINARY GRADING, DRAINAGE,
WATER & SEWER PLAN
CHANDLER, ARIZONA
COVER SHEET

DATE				
DESCRIPTION				
REV				



SCALE (HORIZ.) N/A
SCALE (VERT.) N/A
DATE 05/26/2022
JOB NUMBER 215292
SHEET 1 OF 4

WHEN ON 11X17 SCALE: 1" = 80'

CHECKED BY: DCN DESIGNED BY: DCN DRAFTED BY: JRS

DRAINAGE STATEMENT

1. THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
2. THE EXISTING SITE RECEIVES OFFSITE FLOW FROM THE ADJACENT HALF-STREETS OF EAST CORPORATE PLACE & NORTH ARIZONA AVENUE.
3. THE PROJECT IS PROVIDED RETENTION FOR ALL ONSITE AREAS AS WELL AS THE ADJACENT HALF-STREETS OF EAST CORPORATE PLACE & NORTH ARIZONA AVENUE.
4. RETENTION IS PROVIDED FOR THE 100-YEAR, 2-HOUR STORM EVENT PLUS 10% ADDITIONAL VOLUME.
5. EXTREME STORM OUTFALLS THE SITE AT THE SOUTHEAST CORNER OF THE SITE INTO AN EXISTING RETENTION BASIN WITHIN AN EXISTING DRAINAGE EASEMENT.

RETENTION CALCULATIONS

$V_R = C \times (P/12) \times A \times 1.1$

DESIGN STORM: 100-YEAR, 2-HOUR + 10% ADDITIONAL

RAINFALL DEPTH, P: 2.20 INCHES

$V_P (\text{BASIN}) = 0.5 \times (\text{TOP CONTOUR AREA} + \text{BOTTOM CONTOUR AREA}) \times (\text{TOP CONTOUR ELEVATION} - \text{BOTTOM CONTOUR ELEVATION})$

$V_P (\text{PIPE}) = \pi \times (\text{DIAMETER}/2)^2 \times (\text{LENGTH})$

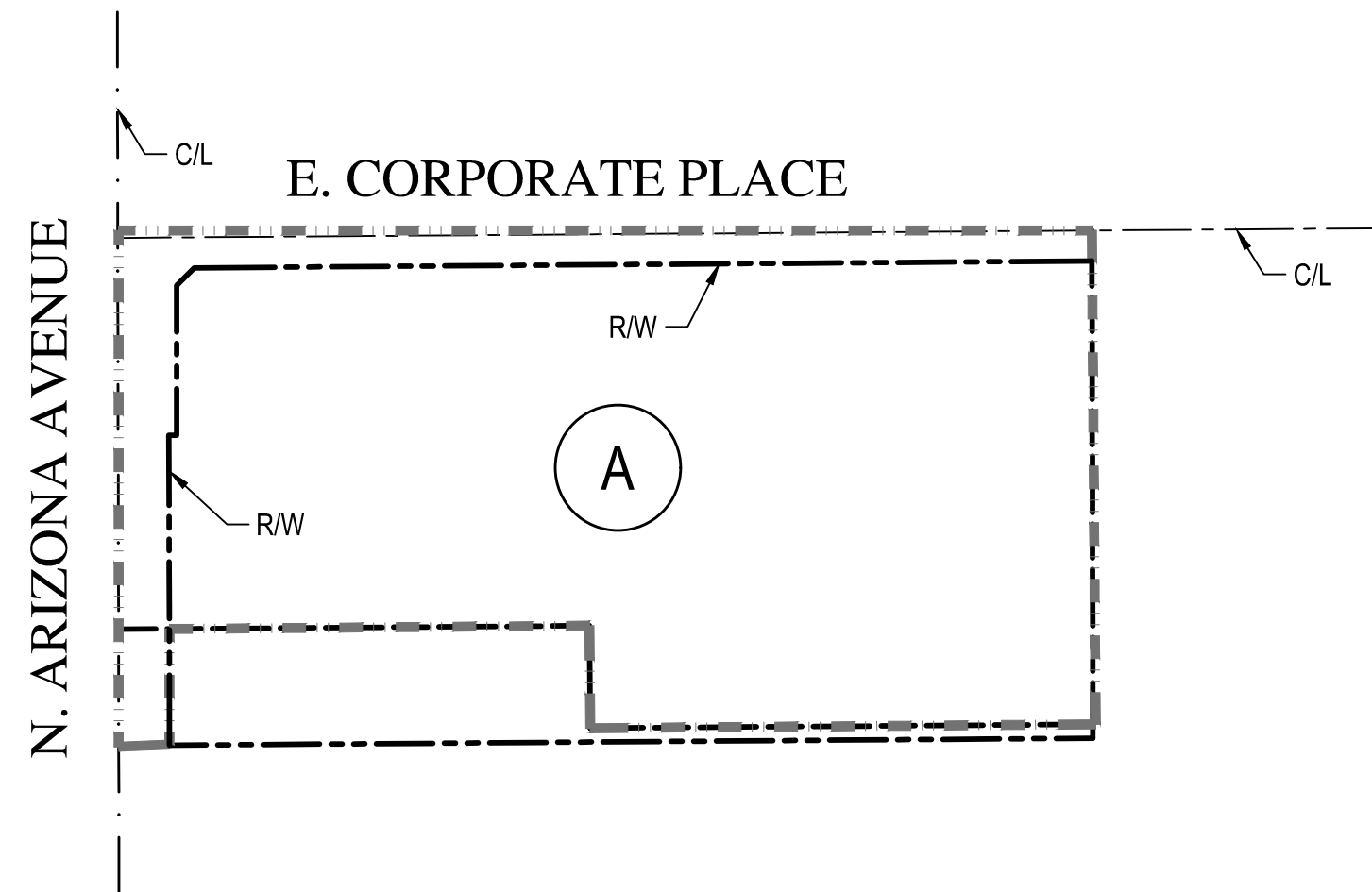
REQUIRED RETENTION VOLUME

BASIN ID	CONTRIBUTING DRAINAGE AREA, A (SF)	WEIGHTED RUNOFF COEFFICIENT, C*	RETENTION VOLUME REQUIRED, V _R (CF)
A	515,953	0.90	93,645

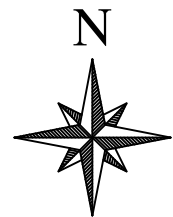
*WEIGHTED COEFFICIENTS DETERMINED USING C=0.95 FOR ROOFS, CONCRETE AND PAVEMENT AND 0.50 FOR LANDSCAPE.

PROVIDED RETENTION VOLUME

BASIN ID	TOP CONTOUR AREA (SF)	BOTTOM CONTOUR AREA (SF)	TOP CONTOUR ELEVATION	BOTTOM CONTOUR ELEVATION	RETENTION VOLUME PROVIDED, V _P (CF)	RETENTION VOLUME REQUIRED, V _R (CF)
A1	STORMCAPTURE CONCRETE CHAMBER SYSTEM: 57 CHAMBERS (8'W x 16'L x 14'D) 4 CORNER CHAMBERS @ 1,530 CF EA 18 PERIMETER CHAMBERS @ 1,550 CF EA 18 INSIDE CHAMBERS @ 1,590 CF EA 17 LINK SLAB CHAMBERS @ 1,860 CF EA				94,260	93,645



PRELIMINARY DRAINAGE MAP
N.T.S.

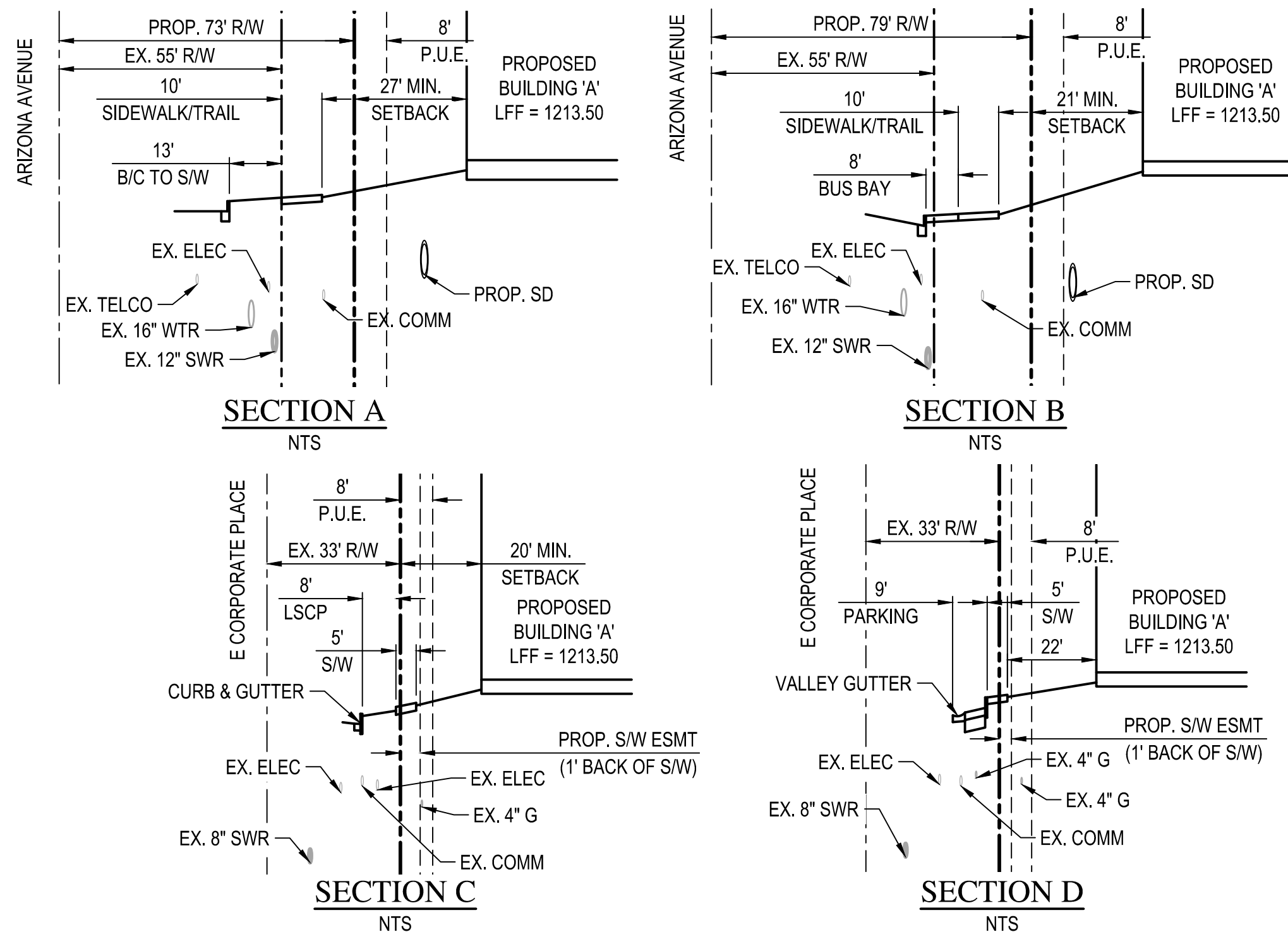


FEMA FIRM NOTE (ZONE X)

ACCORDING TO FEMA FLOOD INSURANCE RATE MAPPING, THE SUBJECT PROPERTY IS LOCATED IN 'OTHER FLOOD AREAS' 'ZONE X' (ZONE X SHADED). ZONE X SHADED IS DESCRIBED 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.'

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

MAP NUMBER	COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
04013C	040037	2729	M	11/04/2015	X	N/A



LEGEND	
EXISTING SURVEY	PROPOSED GRADING, DRAINAGE & PAVING
SECTION LINE	MAJOR CONTOUR
RIGHT OF WAY	MINOR CONTOUR
PROPERTY LINE	SPOT ELEVATIONS
ROAD CENTERLINE	STORM DRAIN PIPE
EASEMENT	STORM DRAIN CATCH BASIN
SURVEY MARKER	SLOPE ARROW
UG ELECTRIC (BURIED CABLE)	GRADE BREAK/RIDGE
UG ELECTRIC (CONDUIT)	RIP RAP
UG ELECTRIC (DUCT BANK)	WALL ELEVATION
OHE	ROOF DRAIN/DRAIN ARROW
OHT	DRYWELL
UG TELEPHONE	SITE ULTIMATE OUTFALL LOCATION & ELEVATION
CABLE TELEVISION	WALL
OHTV	CONCRETE SIDEWALK
T (DUCT BANK)	CONCRETE PAVEMENT
BARBED WIRE FENCE	LIGHT DUTY ASPHALT PAVEMENT
CHAIN LINK FENCE	HEAVY DUTY ASPHALT PAVEMENT
WOOD FENCE	STREET/PARKING LIGHT
BLOCK WALL	
GAS LINE	
SEWER LINE	
STORM DRAIN PIPE	
IRRIGATION LINE	
WATER LINE	
CURB	
SIDEWALK	
MAJOR CONTOUR	
MINOR CONTOUR	
VEGETATION	
BUILDING	
SEWER MANHOLE	
STORM DRAIN MANHOLE	
TELEPHONE MANHOLE	
SPOT ELEVATION	
SIGN	
JUNCTION BOX/RISER	
FIRE HYDRANT	
WATER VALVE	
STREET/PARKING LIGHT	
UTILITY POLE	
CATCH BASIN	

PROPOSED WATER & SEWER	
WATER LINE	
WATER LINE FITTINGS	
BACKFLOW PREVENTION DEVICE	
WATER VALVE	
FIRE DEPARTMENT CONNECTION	
FIRE HYDRANT	
WATER METER	
PLUG	
REDUCER	
TAPPING SLEEVE & VALVE	
CURB STOP	
PRESSURE RELEASE VALVE	
AIR/VACUUM RELEASE VALVE	
SEWER LINE	
SEWER MANHOLE	
CLEANOUT	

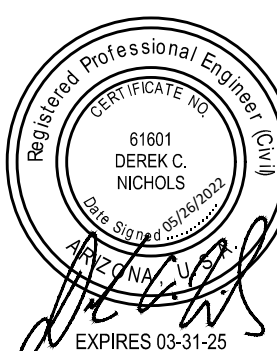


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ALTA UPTOWN
PRELIMINARY GRADING, DRAINAGE,
WATER & SEWER PLAN
CHANDLER, ARIZONA
NOTES & LEGEND

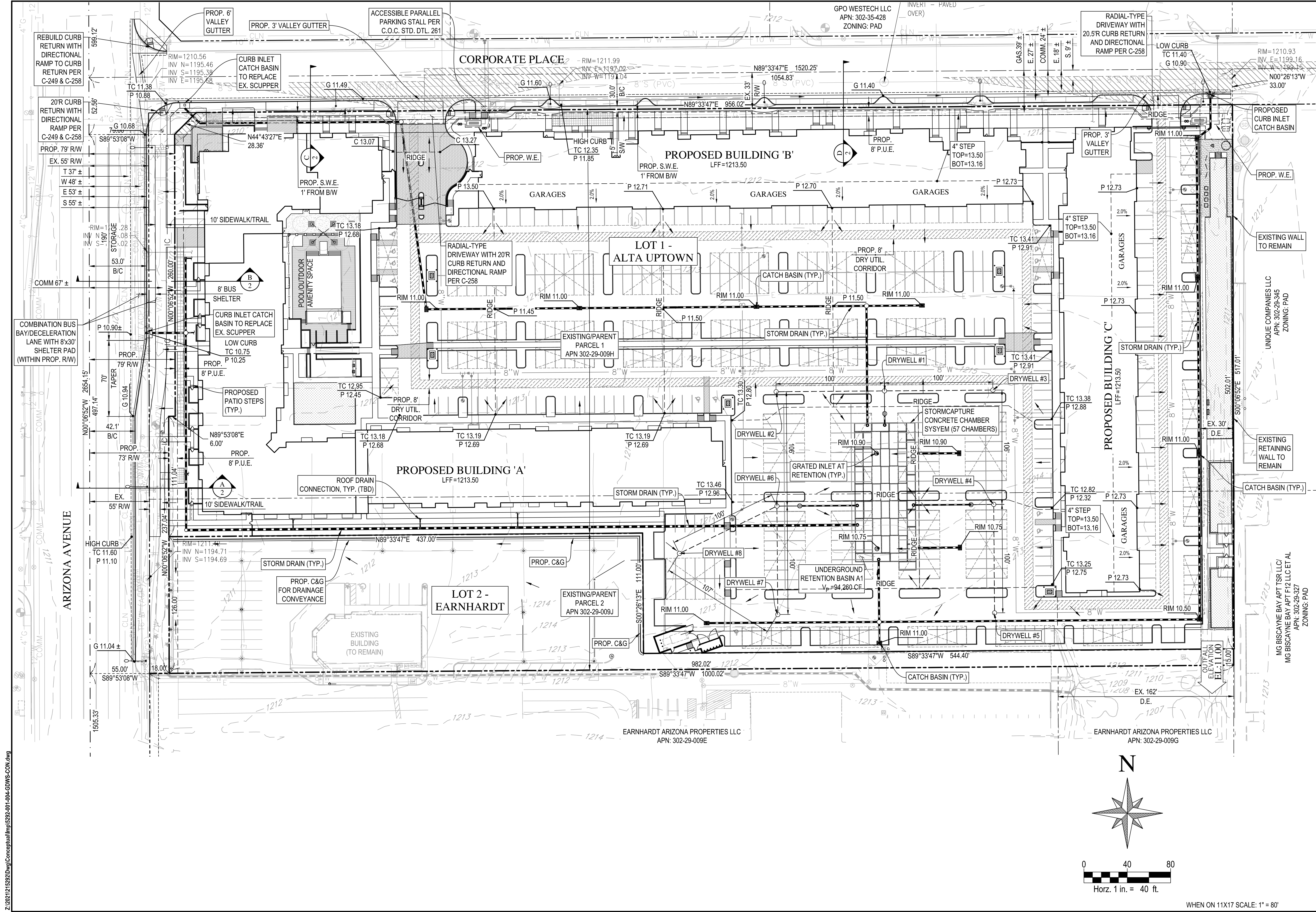
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DESCRIPTION				
REV				



SCALE (HORIZ.)	N/A
SCALE (VERT.)	N/A
DATE	05/26/2022
JOB NUMBER	215292
SHEET	2 OF 4

WHEN ON 11X17 SCALE: 1" = 80'

CHECKED BY: DCN DESIGNED BY: DCN DRAFTED BY: JRS

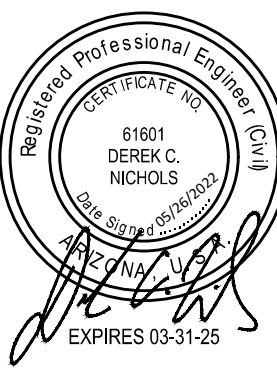


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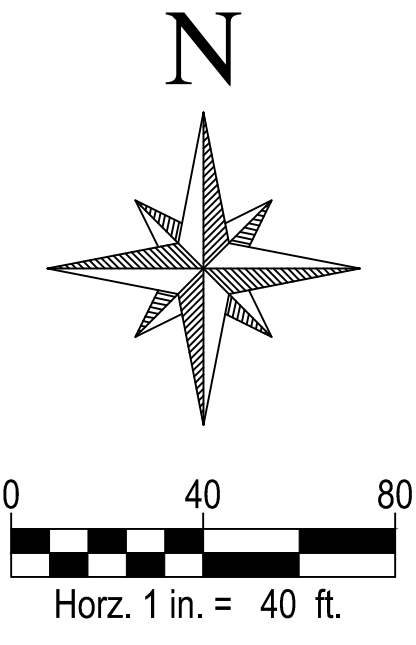


ALTA UPTOWN
PRELIMINARY GRADING, DRAINAGE,
WATER & SEWER PLAN
CHANDLER, ARIZONA
PRELIMINARY GRADING & DRAINAGE PLAN

REV	DESCRIPTION	DATE



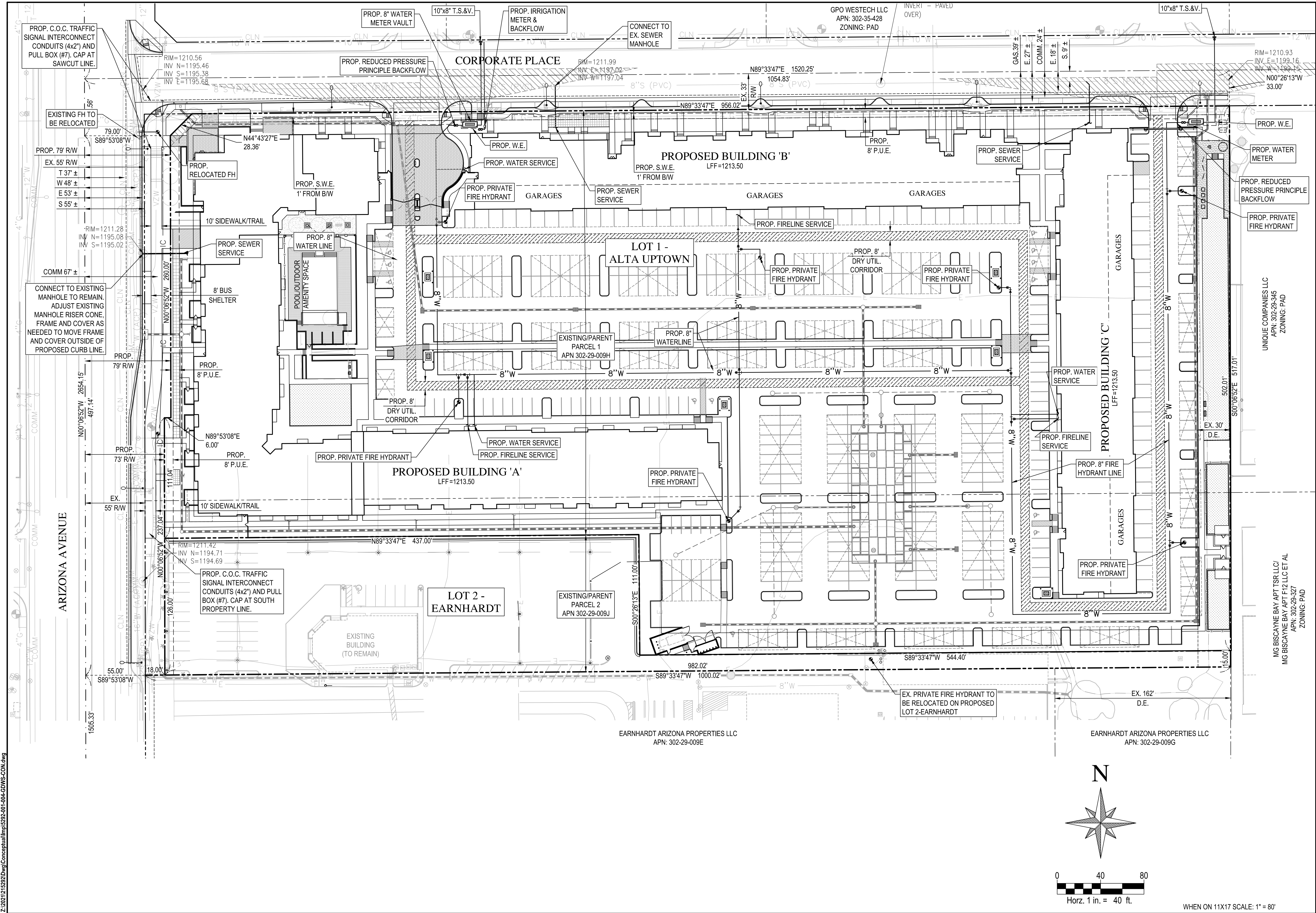
SCALE (HORIZ.) 1" = 40'
SCALE (VERT.) N/A
DATE 05/26/2022
JOB NUMBER 215292
SHEET 3 OF 4



WHEN ON 11X17 SCALE: 1" = 80'

CHECKED BY: DCN DESIGNED BY: DCN DRAFTED BY: JRS

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In Maricopa County: (602) 963-1100

ALTA UPTOWN
PRELIMINARY GRADING, DRAINAGE,
WATER & SEWER PLAN
CHANDLER, ARIZONA
PRELIMINARY WATER & SEWER

REV	DESCRIPTION	DATE

MG BISCAYNE BAY APT T&R LLC/
MG BISCAYNE BAY APT F12 LLC ET AL
APN: 302-29-327
ZONING: PAD

MG BISCAYNE BAY APT T&R LLC/
MG BISCAYNE BAY APT F12 LLC ET AL
APN: 302-29-345
ZONING: PAD

UNIQUE COMPANIES LLC
APN: 302-29-345
ZONING: PAD

GRO WESTECH LLC
APN: 302-35-428
ZONING: PAD

EARNHARDT ARIZONA PROPERTIES LLC
APN: 302-29-009E

EARNHARDT ARIZONA PROPERTIES LLC
APN: 302-29-009G

61601
DEREK C.
NICHOLS
REGISTERED PROFESSIONAL ENGINEER (C.E.)
EXPIRES 03-31-25

SCALE (HORIZ.) 1" = 40'
SCALE (VERT.) N/A
DATE 05/26/2022
JOB NUMBER 215292
SHEET 4 OF 4

CHECKED BY: DCN DESIGNED BY: DCN DRAFTED BY: JRS

EXISTING/PARENT PARCEL DESCRIPTIONS

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE FOLLOWING PROPERTIES:

PARCEL NO. 1:

THE NORTH 356.33 FEET OF THE SOUTH 2022.00 FEET OF THE EAST 1022 FEET OF THE WEST 1055.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXPECT THAT PROPERTY CONVEYED IN QUITCLAIM DEED RECORDED IN RECORDING NO. 85-319670 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 15;

THENCE NORTH 89 DEGREES 45 MINUTES 58 SECONDS EAST ALONG THE EAST-WEST MIDSECTION LINE, A DISTANCE OF 33.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH PARALLEL TO AND 33.00 FEET EAST OF THE WEST SECTION LINE OF SAID SECTION 15, A DISTANCE OF 1699.08 FEET;

THENCE NORTH 89 DEGREE 37 MINUTES 20 SECONDS EAST, A DISTANCE OF 22.00 FEET;

THENCE NORTH, A DISTANCE OF 1699.02 FEET;

THENCE SOUTH 89 DEGREES 45 MINUTES 58 SECONDS WEST, A DISTANCE OF 22.00 FEET ALONG THE EAST-WEST MIDSECTION LINE TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:
THE NORTH 160.67 FEET OF THE SOUTH 1665.67 FEET OF THE EAST 1022 FEET OF THE WEST 1055.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PROPERTY CONVEYED IN QUITCLAIM DEED RECORDED IN RECORDING NO. 85-319670 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 15;

THENCE NORTH 89 DEGREES 45 MINUTES 58 SECONDS EAST ALONG THE EAST-WEST MIDSECTION LINE, A DISTANCE OF 33.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH PARALLEL TO AND 33.00 FEET EAST OF THE WEST SECTION LINE OF SAID SECTION 15, A DISTANCE OF 1699.08 FEET;

THENCE NORTH 89 DEGREE 37 MINUTES 20 SECONDS EAST, A DISTANCE OF 22.00 FEET;

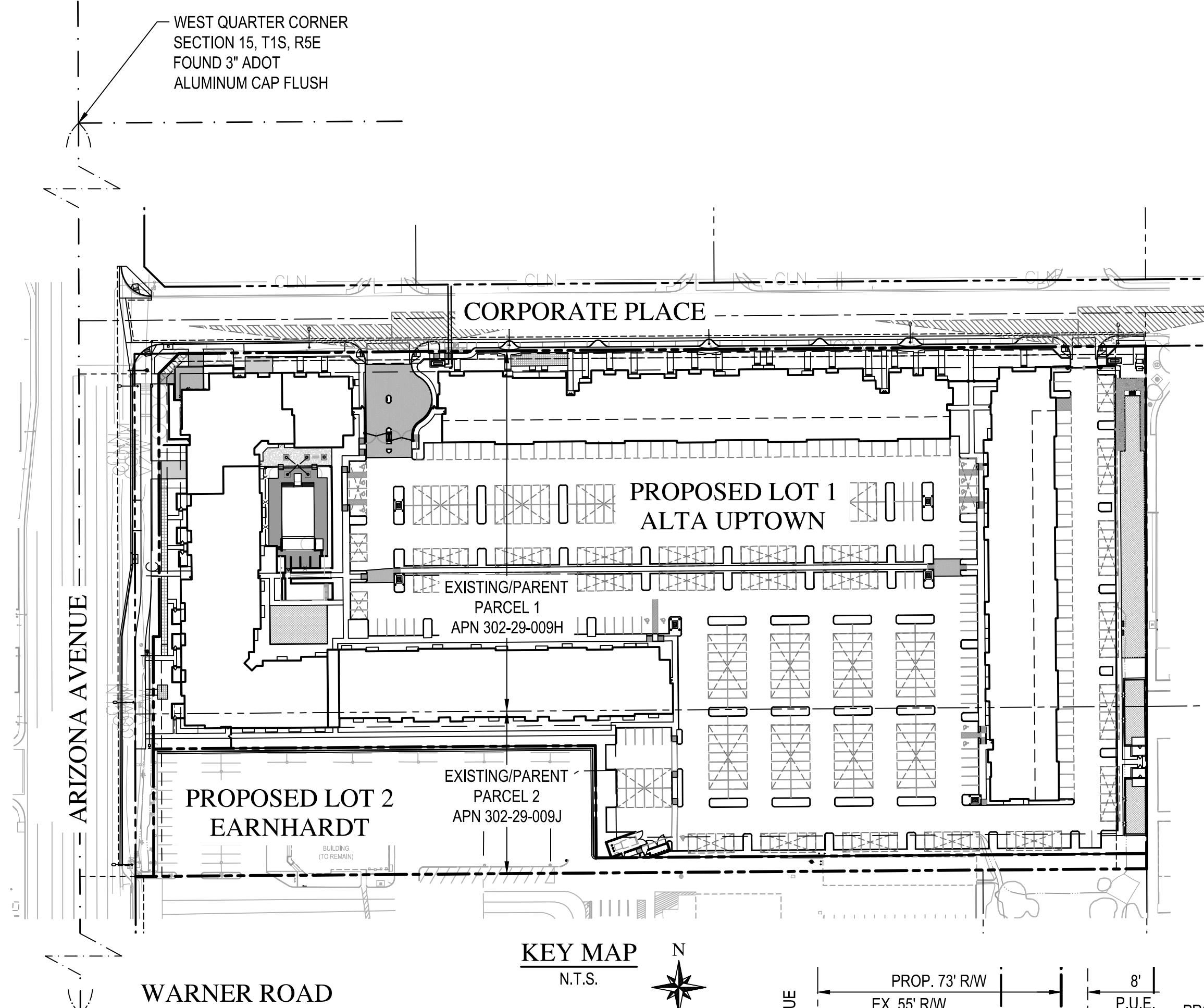
THENCE NORTH, A DISTANCE OF 1699.02 FEET;

THENCE SOUTH 89 DEGREES 45 MINUTES 58 SECONDS WEST, A DISTANCE OF 22.00 FEET ALONG THE EAST-WEST MIDSECTION LINE TO THE TRUE POINT OF BEGINNING.

NOTE: EXACT LEGAL DESCRIPTION TO BE FURNISHED PRIOR TO CLOSE OF ESCROW.

PRELIMINARY PLAT
FOR
"ALTA UPTOWN"
CHANDLER, ARIZONA

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



SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 PRELIMINARY PLAT

SURVEY NOTE

TOPOGRAPHIC SURVEY, BOUNDARY AND EASEMENT INFORMATION USED FOR THIS PROJECT IS FROM THE ALTA/NSPS LAND TITLE SURVEY FOR EARNHARDT SITE - WOOD PARTNERS PREPARED BY EPS GROUP, DATED SEPTEMBER 22, 2021.

BENCHMARK

CITY OF CHANDLER BENCHMARK NO. 22, DESCRIBED AS A "3" CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH, BETWEEN ELLIOT RD AND WARNER RD; 450' WEST OF ARIZONA AVE AT POINT OF TANGENCY OF PALOMINO DR, STRAIGHT NORTH OF BLDG 8".
ELEVATION: 1209.44' (NAVD'88)

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING NORTH 0 DEGREES 06 MINUTES 52 SECONDS WEST, AS MEASURED AND RECORDED IN BOOK 669, PAGE 47 OF MARICOPA COUNTY RECORDS.

PROJECT DESCRIPTION

THIS PROJECT IS A PROPOSED MULTI-FAMILY DEVELOPMENT WITHIN CHANDLER AT THE SOUTHEAST CORNER OF EAST CORPORATE PLACE & NORTH ARIZONA AVE. THE PROJECT WILL CONSIST OF THREE (3) 4-STORY BUILDINGS WITH 428 UNITS, TUCK UNDER GARAGES, COVERED AND UNCOVERED PARKING, LANDSCAPE, HARDSCAPE AND UTILITY IMPROVEMENTS.

OWNER / DEVELOPER

WOOD PARTNERS
8777 EAST VIA DE VENTURA, SUITE 201
SCOTTSDALE, ARIZONA 85258
CONTACT: CLAY RICHARDSON
PHONE: (480) 567-0520
EMAIL: CLAY.RICHARDSON@WOODPARTNERS.COM

ENGINEER

WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
CONTACT: DEREK C. NICHOLS, P.E.
PHONE: (602) 335-8500
EMAIL: DNICHOLS@WOODPATEL.COM

ARCHITECT

CCBG ARCHITECTS, INC.
102 EAST BUCHANAN STREET
PHOENIX, ARIZONA 85004
CONTACT: JOE FITZPATRICK
PHONE: (602) 258-2211
EMAIL: JFITZPATRICK@CCBGARCHITECTS.COM

PROJECT SITE DATA

ASSESSOR PARCEL NUMBER(S):
302-29-009H, 302-29-009J
PROJECT SITE ADDRESS:
THIS PROJECT IS LOCATED ON THE
SOUTHEAST CORNER OF NORTH ARIZONA
AVENUE AND EAST CORPORATE PLACE,
CHANDLER, ARIZONA 85225
EXISTING ZONING:
C-3
PROPOSED ZONING:
PAD

PUBLIC UTILITIES

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

PHASING NOTE

A PROJECT PHASING PLAN, AS APPLICABLE, WILL BE PROVIDED DURING CONSTRUCTION DOCUMENT SUBMITTAL OF THE BUILDING PACKAGE FOR THE PROJECT.

ALTA UPTOWN LAND USE SUMMARY TABLE				
EXISTING ZONING	C-3			
LOT 1 PROPOSED ZONING	PAD			
LOT 2 PROPOSED ZONING	C-3			
TOTAL NUMBER OF LOTS	2			
TOTAL GROSS AREA	580,247	SQ.FT.	13.32	AC
TOTAL NET AREA (BEFORE R/W DEDICATION)	517,008	SQ.FT.	11.87	AC
TOTAL NET AREA (AFTER R/W DEDICATION)	505,822	SQ.FT.	11.61	AC
TOTAL ADDITIONAL R/W DEDICATION	11,186	SQ.FT.	0.26	AC
LOT 1 GROSS AREA	507,778	SQ.FT.	11.66	AC
LOT 1 NET AREA (BEFORE R/W DEDICATION)	451,469	SQ.FT.	10.36	AC
LOT 1 NET AREA (AFTER R/W DEDICATION)	442,551	SQ.FT.	10.16	AC
LOT 1 ADDITIONAL R/W DEDICATION	8,918	SQ.FT.	0.20	AC
LOT 2 GROSS AREA	72,469	SQ.FT.	1.66	AC
LOT 2 NET AREA (BEFORE R/W DEDICATION)	65,539	SQ.FT.	1.50	AC
LOT 2 NET AREA (AFTER R/W DEDICATION)	63,271	SQ.FT.	1.45	AC
LOT 2 ADDITIONAL R/W DEDICATION	2,268	SQ.FT.	0.05	AC

REQUIRED RETENTION VOLUME

BASIN ID	CONTRIBUTING DRAINAGE AREA, A (SF)	WEIGHTED RUNOFF COEFFICIENT, C*	RETENTION VOLUME REQUIRED, V _R (CF)
TOTAL	515,953	0.90	93,645

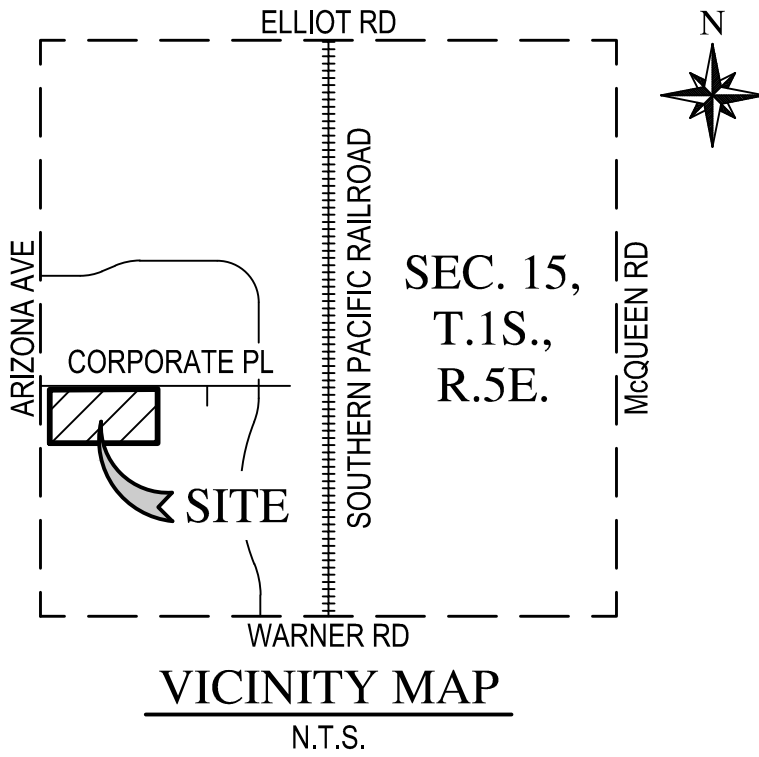
*WEIGHTED COEFFICIENTS DETERMINED USING C=0.90

FEMA FIRM NOTE (ZONE X)

ACCORDING TO FEMA FLOOD INSURANCE RATE MAPPING, THE SUBJECT PROPERTY IS LOCATED IN "OTHER FLOOD AREAS" "ZONE X" (ZONE X SHADED). ZONE X SHADED IS DESCRIBED 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."

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

MAP NUMBER	COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
04013C	040037	2729	M	11/04/2015	X	N/A



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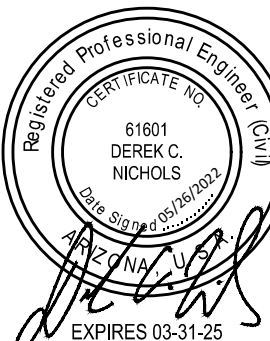
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Dual 8-1/2" x 11-3/8" STATE (1762-346)
In Maricopa County (R02) (R03-110)

ALTA UPTOWN
PRELIMINARY PLAT
CHANDLER, ARIZONA
COVER SHEET

DATE				
DESCRIPTION				
REV				



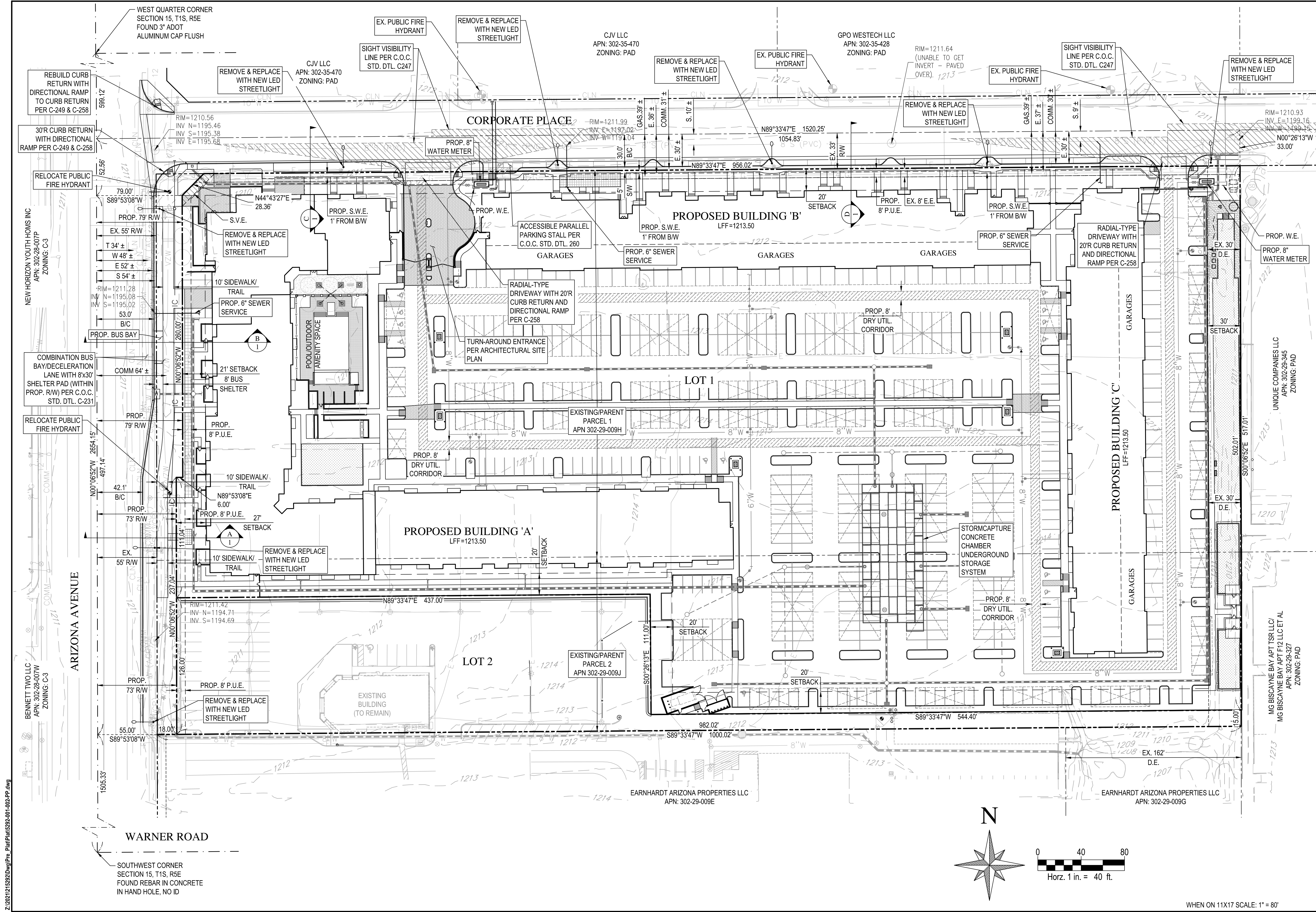
SCALE (HORIZ.) N/A
SCALE (VERT.) N/A
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JOB NUMBER 215292
SHEET 1 OF 2

WHEN ON 11X17 SCALE: 1" = 80'

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C.O.C. LOG NO. PLT21-0063



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ALTA UPTOWN
PRELIMINARY PLAT
CHANDLER, ARIZONA
PRELIMINARY PLAT

REV	DATE	DESCRIPTION



SCALE (HORIZ.) 1" = 40'
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SHEET 2 OF 2

Z:\2021\215292\DWG\Pre_Plat\Plat5292-001-002-PP.dwg

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