

**Planned Area Development,
Preliminary Development Plan,**

and

Preliminary Plat

for

Magnolia

**East of the Northeast Corner of
Cooper Road and Riggs Road**

by:

MSH Chandler

Case No.: PLH21-0050

1st Submittal: July 1, 2021

2nd Submittal: December 29, 2021

3rd Submittal: February 11, 2022

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Magnolia

I. INTRODUCTION

MSH Chandler is the property owner and proposed developer of approximately 38.2 gross acres (36.2 net acres) vacant infill property located east of the northeast corner of Cooper Road and Riggs Road (the “Site”). A **Vicinity Map** is provided at **Exhibit A**. The proposed single family residential development is an amenitized, gated, single-family home community that offers future residents with a safe, high-quality community that provides opportunities for neighbors to interact together within a family-style neighborhood. The proposed residential community is known as “Magnolia.”

The Site is zoned RU-43 within Maricopa County and upon annexation the Site will be given initial city zoning of AG-1. As is discussed in detail below, MSH Chandler is requesting rezoning from AG-1 to PAD for Single-Family Residential, along with approvals of the Preliminary Development Plan (PDP) for Subdivision Layout and Preliminary Plat. Magnolia makes good land use sense on this Site, will be compatible with neighboring developments, and will provide an attractive presence in the area. Housing product is not part of this PDP request and will be submitted under a separate PDP.

II. SITE AND SURROUNDING AREA

An **Aerial Map** of the Site is attached as **Exhibit B**. The Site is bounded by Riggs Road on the south and the Circle G single-family subdivision on the north. South across Riggs Road is the Cooper Commons single-family subdivision, while west is the Windermere Ranch single-family subdivision. East of the Site is the Circle G single-family subdivision and undeveloped property owned by a Church, zoned AG-1.

The Site is designated on the City of Chandler’s (the “City”) General Plan as Residential and is located within the Southeast Chandler Area Plan (“SECAP”). The **SECAP Area Plan** is provided at **Exhibit C**. The SECAP identifies the Site as Rural/Agrarian Character. SECAP development standards allow up to 2.5 du/ac and include incentives to achieve increased densities above 2.5 du/ac.

The Site’s development as a residential subdivision is consistent with the General Plan’s “Residential” designation and the SECAP’s “Rural/Agrarian” Character. The General Plan supports a change from agricultural to residential uses where additional residential is needed when a property’s potential for commercial development is limited, such as is the case with the Site. MSH Chandler’s PAD request creates a sustainable solution on this Site by removing the AG-1 zoning and the PDP will provide a community that better responds to the needs of today’s potential homebuyers and is compatible with the land use patterns in the area.

III. PROPOSED PAD AND PDP

The proposed PAD will replace the undeveloped vacant infill property with a high quality, single-family subdivision. *See **Exhibit D, Rendered Site Plan***. MSH Chandler’s proposed PDP is for a traditional, gated single-family neighborhood that is compatible with the City’s General Plan, SECAP, and the surrounding area. Magnolia is proposed to be developed with 93 residential lots, with a density of 2.56 dwelling units per net acre. Lot sizes range from approximately 10,000 square feet to 16,500 square feet. The larger 16,500 square feet lots are located along the north

boundary of the Site and positioned to transition the lot sizes larger on the north to smaller towards the south. The larger lots have similar widths as the Circle G lots to the north.

Magnolia is designed as a highly amenitized community whose layout and configuration make good use on this Site. The layout and design of Magnolia creates an attractive and pleasing development within southeast Chandler. There are carefully planned open space areas that will provide residents with pleasing, active environments to play, relax, or socialize as families and with each other.

A. Landscaping, Open Space, and Amenities

Magnolia is designed as a community with HOA maintained open space and amenities, providing opportunities for future residents to interact and socialize with their families and each other. The **Landscape Master Plan** is attached as **Exhibit E**. The landscape theme, modern agrarian, is designed to enhance Magnolia through integration with the amenity features, theme walls, and entry monuments. The modern agrarian theme is consistent with what would be expected on a horse property and can be characterized as rustic sophisticated. The proposed landscape buffers, open spaces, and plantings along Riggs Road and within the community will help reinforce the rural agrarian theming required under the SECAP as well as detract from the existing overhead power lines on Riggs Road. *See Exhibit F, Entry Monument Elevation & Street Scene Plan*. There is an existing SRP easement along Riggs Road which limits the type of plantings within the easement area.

The plant palette consists of an array of colors and textures that will create an attractive experience for those who live there and travel on Riggs Road and the area. The **Preliminary Landscape Plan** at **Exhibit G**. The materials on the plant palette have been selected with the modern agrarian theme in mind, as well as those allowed under the overhead powerlines along Riggs Roads. The design will focus on mixing colors and textures to provide screening, shade, and visual interest. All the plant species will be taken from the Arizona Department of Water Resources, “Low Water Use Plant List.” The design of the landscape will be in keeping with the adjacent properties in the general vicinity.

The focal point of Magnolia is the centralized open space area and lineal walking path. *See Exhibit E, Landscape Master Plan*. Magnolia’s open spaces will feature an array of amenities that are interconnected with walkways. An outdoor living community space is a focal point of the centralized loop drive and will include an oversized group ramada, outdoor lounge seating area, barbecue, family game courts, and large open turf play areas. Vine covered arbors will be located at the entry pathways to the central park space providing visual interest and assist in wayfinding through the community. Further, decorative paving between the park spaces will enhance the connection between amenity areas and safety for pedestrians. Naturally shaded seating areas will be provided near the basketball court and play area. Enhanced seating nodes with naturally shaded benches and open turf play areas flank an entry area providing recreational opportunities for neighbor gathering within close proximity to the residential homes.

B. Walls and Entry Monumentation

The design of walls and fencing for Magnolia is consistent with the modern agrarian theme. *See Exhibit H, Wall Plan and Elevations*. The fences and walls will consist of the following types:

- Partial View Theme Wall – The 6-foot partial view theme wall will be staggered in combination with Full View Fence along Riggs Road. The staggered wall will allow for a 52-foot average landscaped setback (measured from the curb line to the fence/wall) along Riggs Road. The wall will be constructed of painted smooth CMU block with stone veneer columns and concrete caps reaching 6'-8' in height. The top of the wall will be constructed of wrought iron fence panels painted a complimentary color to enhance visual appeal. These walls will enhance the visual interconnection between the community.
- Full View Fence – The 6-foot Full View Fence will be staggered in combination with the partial view theme wall along Riggs Road. It will be constructed of custom steel panels with a wheat spike motif as a reminder of the agricultural history of the area. The full view fence will serve as a larger visual connection to and from the community while their placement will provide the desired privacy of residents facing Riggs Road.
- Accent Fencing – Accent fence will be placed in enhanced areas along Riggs Road where wall staggers will occur. This low 3-foot fence will be constructed of tubular steel panels placed between 3'-8" high stone veneer wrapped columns with solid concrete caps. These accent fence panels will also be placed near the entrances to amenity and play areas providing visual interest and enhanced safety precautions.
- Theme Wall – Theme walls will be located in areas near the entrance where a sense of privacy or enclosure is proposed to enhance the arrival sequence to the community. These 6-foot walls will consist of solid CMU block painted to match the partial view theme wall. Columns will consist of stone veneer over smooth CMU block with concrete caps not exceeding 6'-8" in height or as approved.
- Secondary Wall – The approximate 6'-2" secondary wall will be utilized mainly for the side yards of the homes that are adjacent to local streets within the interior of the development as well as properties adjoining open space areas. The secondary columns will be constructed of painted smooth CMU block with a contrasting, yet complimentary color for the split face CMU block columns.
- CMU Builder Wall – The CMU builder wall will be used along the interior perimeter of the site where a wall does not already exist. It will consist of painted smooth CMU block. Builder walls will be staggered as needed along the property line in order to ensure a minimum of 6-foot height on the lot side.
- Dooley Block Wall – Builder walls constructed of dooly block may be utilized between homes and as returns to the homes. These walls are internal to the lots and are not typically visible from the adjacent streets. These walls will consist of H-Block columns spaced 8-10' apart and will be either integral color or painted.

Magnolia will feature one primary entry from and to Riggs Road with an entry monument and agrarian art feature, providing a sense of neighborhood arrival. The monument signage will be designed with materials highlighting the character of the community. The color palette consisting of gray, black and white tones are also complimentary with the modern agrarian theme. Further, there is a secondary emergency vehicle access located at the southeast corner of the Site, providing emergency access to/from the Riggs Road / Emmett Drive traffic signal intersection.

C. *SECAP Development Standards and Community Amenities for Density Incentives*

Magnolia satisfies the additional development standards for PADs:

Regulation	Development Standard
On average, provide 45-foot wide landscaped setback (measured from the curb line to the fence wall) along arterials.	A 52-foot (average) wide landscape setback is provided along Riggs Road.
Use subdivision techniques that reduce the number of houses backing up to arterial streets.	No homes in Magnolia backup to the adjacent arterial streets.
Provide staggers or other breaks in perimeter fence walls adjoining arterial streets.	Staggers or other breaks are provided in the perimeter fence walls along the arterial streets.
Provide rural character entry features from arterial streets.	Rural character entry features are provided. <i>See Exhibit F.</i>

When backing onto an arterial street, the rear yard setback for a two-story elevation shall be a minimum of 40 feet, a minimum of 30 feet for a one-story elevation.	No homes in Magnolia backup to the adjacent arterial streets.
Side yards shall be a minimum of 10 feet on each side, with a minimum of 20 feet separation between homes.	Side yard setbacks of 5 feet and 10 feet are proposed.

Under the SECAP, to achieve a density of 2.5 du/ac to 2.75 du/ac (Increment 1) a community must provide the two required elements and the optional elements totaling a minimum of two points. Magnolia' design satisfies the two required elements and meets two of the optional elements. **Appendix A** identifies the Community Amenities planned for Magnolia that qualify for the required Density Incentives for Increment 1.

D. *Development Standards*

MSH Chandler proposes the following development standards for all lots within Magnolia.

Regulation	Development Standard
Front Yard Setback ^{a, b}	20 feet to the garage door of a forward-facing garage 14 feet to a side entry garage or livable area component
Rear Yard Setback	20 feet
Side Yard Setback ^{b, c, d}	5 and 10 feet
Minimum Lot Area	10,000 square feet
Minimum Lot Width	70 feet

Maximum Building Height e	2 stories and 30 feet
Maximum Lot Coverage	60%

- a. For forward-facing garages, front setbacks shall be a minimum twenty feet (20 ft.) measured to the face of the garage door. For side-loaded garages, porches, or livable space, front setbacks shall be a minimum of fourteen (14) feet.
- b. Architectural elements and/or projections shall be permitted to encroach up to twelve (12) inches into front and side yard setbacks.
- c. HVAC units and refuse receptacles will be allowed in the side yards, but no closer than three (3) feet from the property line.
- d. Lots 66 and 79 shall have a 5 feet side yard setback on the west side of the lots and 21 feet side yard setback on the east side of the lots.
- e. Lots 6, 7, 18, 19, 25, 39, 40, 54, 55, 65, 66, 79, 80, and 87 are limited to single story and 20 feet.

The following are the development standards for “accessory buildings” (as such term is defined by the City’s Zoning Code): the rear yard setback for an accessory building shall be a minimum of 10 feet and the side yard setbacks shall 5 feet or 10 feet.

E. Grading and Drainage

The **Preliminary Grading and Drainage Plan** is attached as **Exhibit I**. The lots and streets will be graded to convey storm water to the project retention basins. All project drainage systems will be designed and constructed per City of Chandler standards.

IV. PRELIMINARY PLAT

The proposed **Preliminary Plat** is attached as **Exhibit J**.

V. PROJECT TEAM

Owner:

MSH Chandler
Attn: Margaret Tam & Spencer Tam
10118 East Waterford Way
Chandler, AZ 85248
Phone: (415) 602-6500

Engineer, Planner & Landscape Architect:

Coe & Van Loo Consultants, Inc.
Attn: Curt Johnson, Heidi Tilson, and Holly Powell
4550 N. 12th Street
Phoenix, Arizona 85014
Phone: (602) 264-6831

Zoning:

Burch & Cracchiolo, P.A.
Attn: Brian Greathouse
1850 N. Central Ave., Suite 1700
Phoenix, Arizona 85004
Phone: (602) 234-9903

VI. CONCLUSION

Approval of the proposed development of Magnolia will allow for the creation of a distinct residential community that adds to the character and quality of the surrounding area. Residents will enjoy a highly amenitized neighborhood enhanced by richly landscaped open space areas. Magnolia makes good land use sense on this Site, will be compatible with neighboring developments, and will provide an attractive presence in the area. We request your approval.

APPENDIX A – SECAP COMMUNITY AMENITIES FOR DENSITY INCENTIVES INCREMENT 1***Required Elements:***

A-1. Neighborhood playlots/pocket parks provided as appropriate and located no greater than 1,320 feet from any dwelling unit.	Several park areas are provided that are less than 1,320 feet from the furthest dwelling unit.
A-4. Exceed 10% open space requirement by a minimum of an additional 2.5% (i.e., minimum 12.5% open space requirement).	The project open space comprises 15.81% of the project area.

Optional Elements (Minimum Required-2 points):***Points***

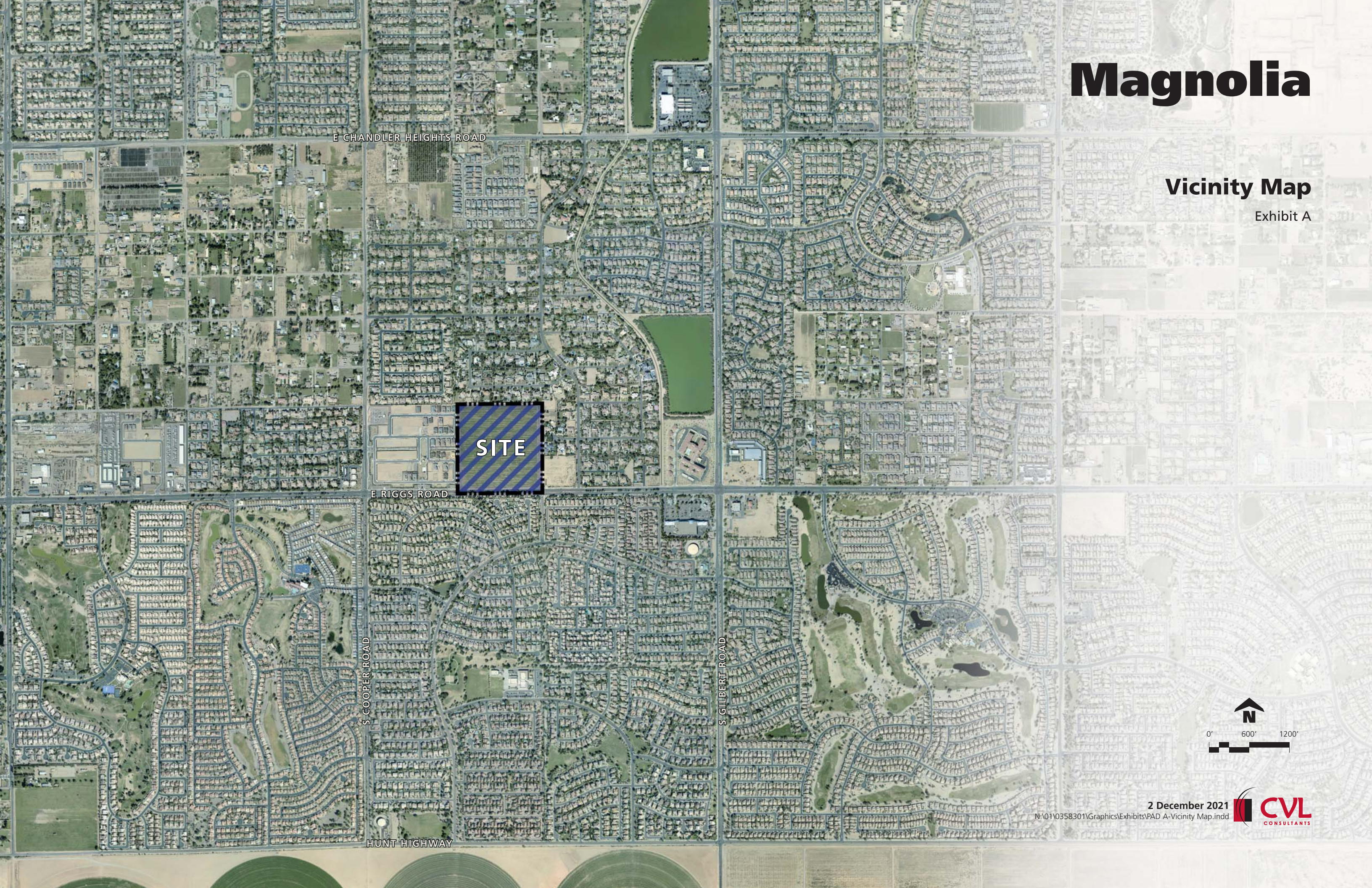
A-6. Exceed 10% open space requirement by a minimum of an additional 5% (i.e., minimum 15% open space requirement).	The project open space comprises 15.81% of the project area.	1
A-15. Provide varied finished grade elevations	Varied finished grade elevations have been provided throughout the site.	1
A-16. Provide bi-level or tri level landscaping (e.g., terraced landscaping, planter boxes, etc. along arterial)	Terraced Landscaping has been provided Along Riggs Road.	1
Total Points		3

EXHIBIT A

Magnolia

Vicinity Map

Exhibit A



E CHANDLER HEIGHTS ROAD

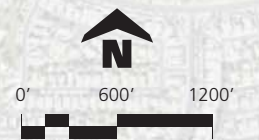
E RIGGS ROAD

S COOPER ROAD

HUNT HIGHWAY

SITE

S GILBERT ROAD



2 December 2021

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EXHIBIT B

Magnolia

Aerial Map

Exhibit B

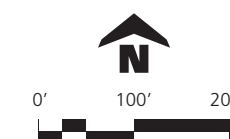
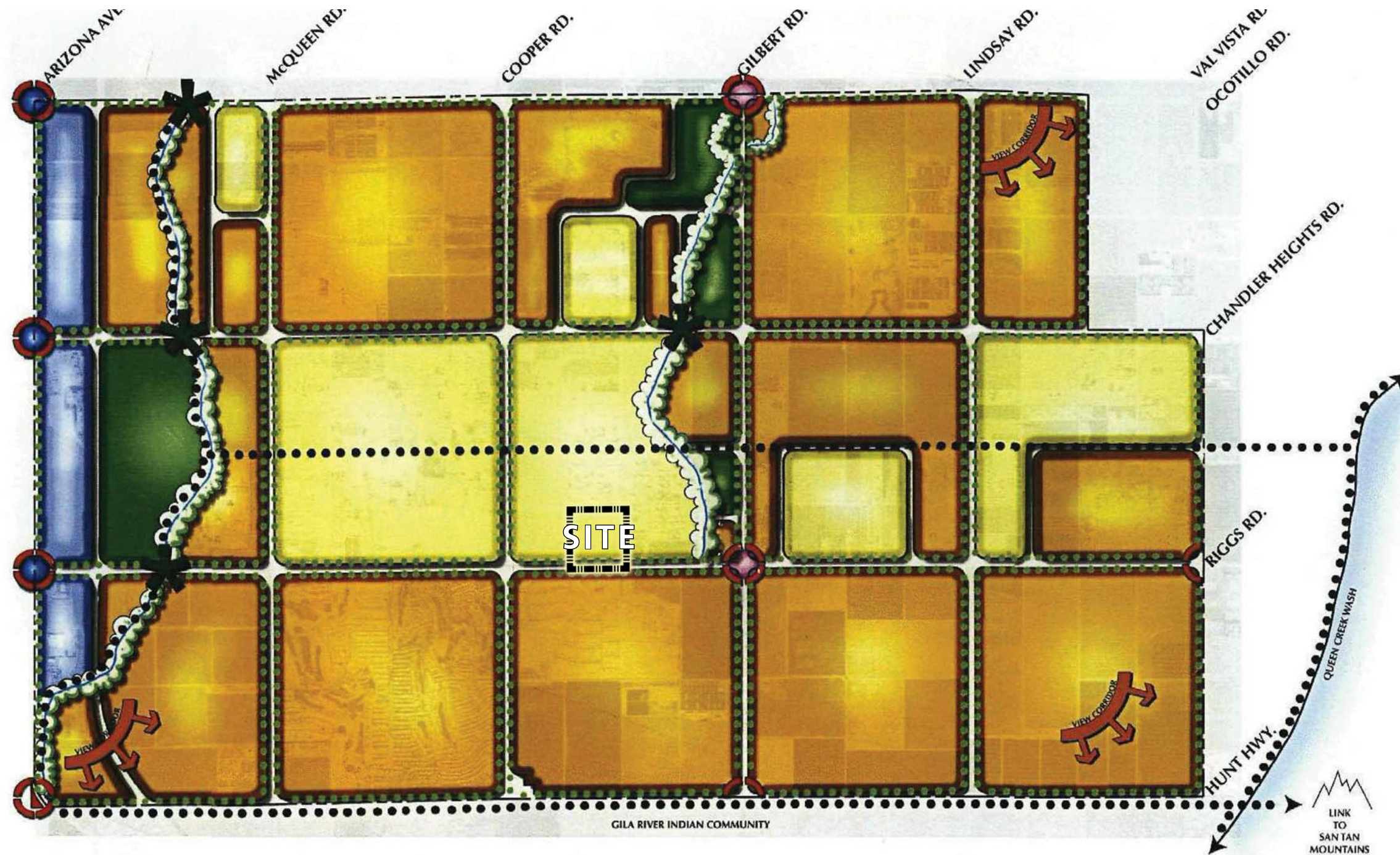


EXHIBIT C

Magnolia

Southeast Chandler Area Plan

Exhibit C



- RURAL / AGRARIAN CHARACTER
- TRADITIONAL SUBURBAN CHARACTER
- MIXED USE / EMPLOYMENT
- ENVISIONED COMMUNITY / REGIONAL OPEN SPACE AND RECREATIONAL OPPORTUNITIES
- PRIMARY EQUESTRIAN TRAIL (DESIRED ALIGNMENT)

- MAJOR ENTRY GATEWAY
- GENERAL PLAN DESIGNATED COMMERCIAL NODE
(PLANNED OFFICE, BUSINESS PARK, INDUSTRIAL, MULTI-FAMILY & MIXED USE)
- GENERAL PLAN DESIGNATED COMMERCIAL NODE
(PLANNED MEDIUM INTENSITY NEIGHBORHOOD COMMERCIAL)
- ENVISIONED TRAILHEAD ENHANCEMENTS
- ENVISIONED LANDSCAPED & TREE-LINED ARTERIAL CORRIDORS

City of Chandler, Arizona
S.E. CHANDLER VISION PLAN
Southeast Land Use Study Area



2 December 2021

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EXHIBIT D

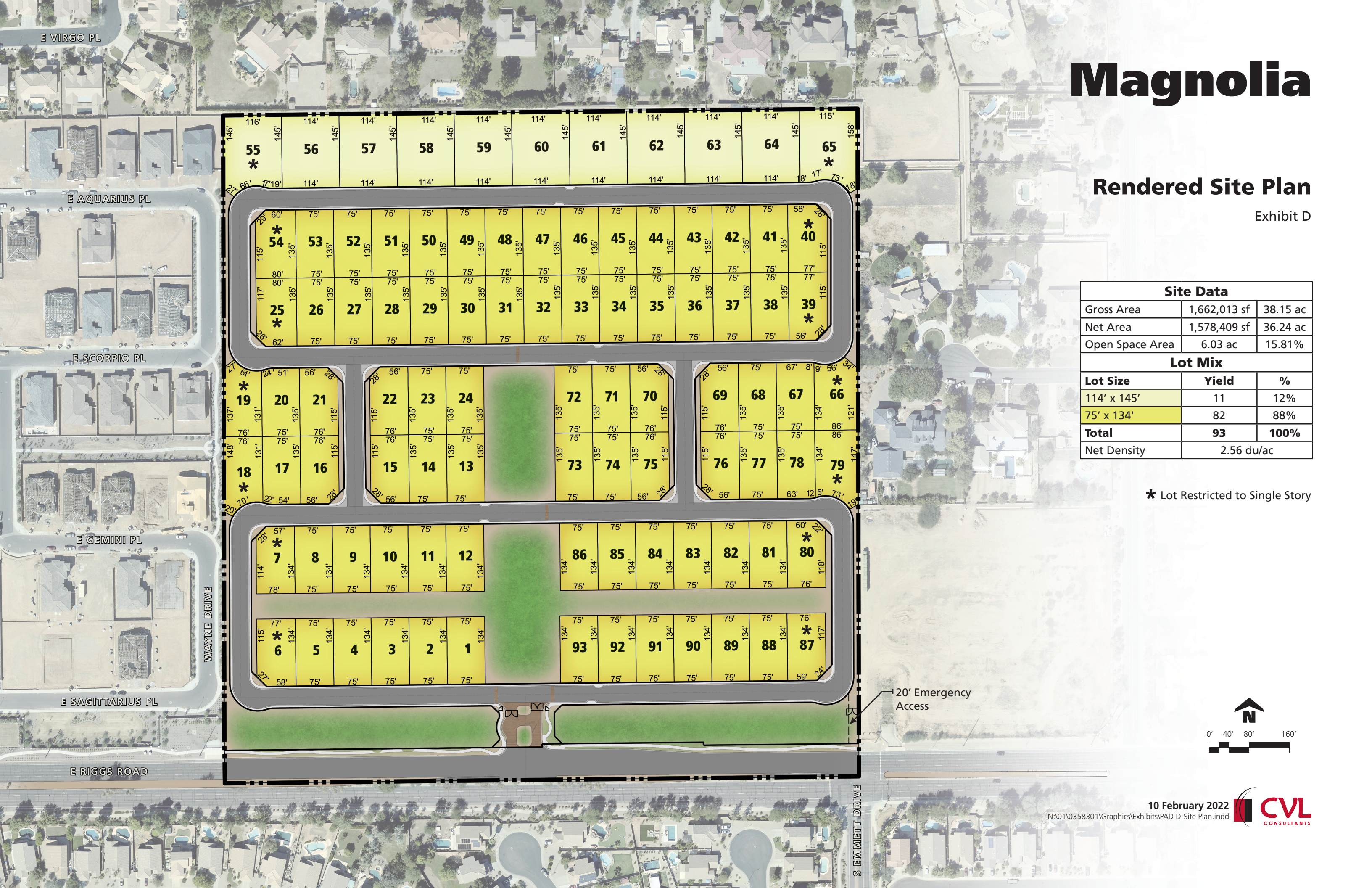
Magnolia

Rendered Site Plan

Exhibit D

Site Data		
Gross Area	1,662,013 sf	38.15 ac
Net Area	1,578,409 sf	36.24 ac
Open Space Area	6.03 ac	15.81%
Lot Mix		
Lot Size	Yield	%
114' x 145'	11	12%
75' x 134'	82	88%
Total	93	100%
Net Density	2.56 du/ac	

* Lot Restricted to Single Story



10 February 2022

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EXHIBIT E

Magnolia

Landscape Master Plan

Exhibit E



Legend

- A Main entrance at Riggs Road**
 - Enhanced entry area
 - Entry monument and gated entrance
 - Wheat bundle with vines
 - Custom gates with "wheat spike" motif
 - Shaded walkway
 - Ambient lighting
 - Decorative stamped paving
- B Entry Area Park**
 - Shaded benches at seating nodes
 - Mailbox station (final location to be determined by the USPS)
- C Community Gathering/Picnic Park**
 - Lighted shade ramada with lounge seating, tables, BBQ grills, and trash receptacle
 - Bocce court (Ages: teens to adults)
 - Cornhole game area (Ages: children to adults)
 - Turf open play area
 - Shaded 6' walking paths
 - Shaded benches
 - Pet waste stations
 - Accent fence with columns
 - Vine covered arbor
 - Decorative stamped crosswalks
- D Centralized Neighborhood Park**
 - Shaded play structure with area lighting (Ages: 2 to 5)
 - Half basketball court with lighting (Ages: teens to adults)
 - Shaded benches & trash receptacle
 - Turf open play area
 - Accent fence
 - Shaded 6' walking path
 - Mailbox station (final location to be determined by the USPS)
 - Decorative stamped paving
- E Emergency Access Entrance**
 - Gated entrance with fire access knox box
 - Gated pedestrian access

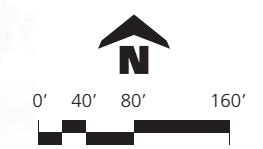


EXHIBIT F

Magnolia

Entry Monument Elevation & Street Scene

Exhibit F



ENTRY SIGN



ENTRY MONUMENT AND STREET SCENE

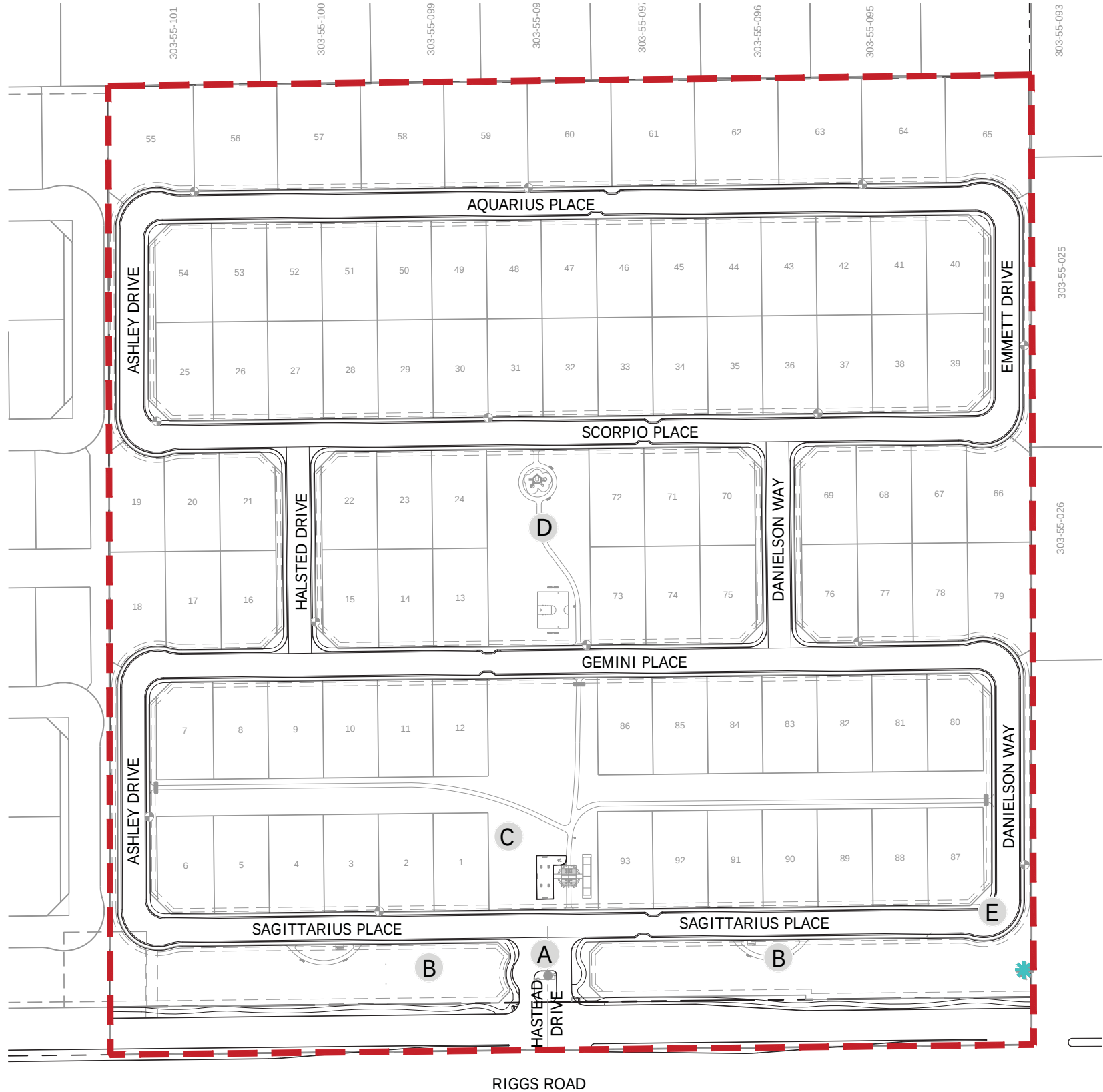


2 December 2021

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EXHIBIT G



MAGNOLIA OVERALL SITE PLAN

PLAY STRUCTURE NOTES:

1. ALL PLAY STRUCTURES SHALL BE PROVIDED WITH A COMBINATION OF NATURAL AND INTEGRAED ARTIFICIAL SHADE FEATURES.

- A MAIN ENTRANCE AT RIGGS ROAD**
 - ENHANCED ENTRY AREA
 - ENTRY MONUMENT AND GATED ENTRANCE
 - WHEAT BUNDLE WITH VINES
 - CUSTOM GATES WITH "WHEAT SPIKE" MOTIF
 - SHADED WALKWAY
 - AMBIENT LIGHTING
 - DECORATIVE STAMPED PAVING
- B ENTRY AREA PARK**
 - SHADED BENCHES AT SEATING NODES
 - MAILBOX STATION (FINAL LOCATION TO BE DETERMINED BY THE USPS)
- C COMMUNITY GATHERING/ PICNIC PARK**
 - LIGHTED SHADE RAMADA WITH LOUNGE SEATING, TABLES, BBQ GRILLS, AND TRASH RECEPTACLE
 - BOCCE COURT
 - AGES: TEENS TO ADULTS
 - CORNHOLE GAME AREA
 - AGES: CHILDREN TO ADULTS
 - TURF OPEN PLAY AREA
 - SHADED 6' WALKING PATHS
 - SHADED BENCHES
 - PET WASTE STATIONS
 - ACCENT FENCE WITH COLUMNS
 - VINE COVERED ARBOR
 - DECORATIVE STAMPED CROSSWALKS
- D CENTRALIZED NEIGHBORHOOD PARK**
 - SHADED PLAY STRUCTURE WITH AREA LIGHTING
 - AGES: 2 TO 5
 - HALF BASKETBALL COURT WITH LIGHTING
 - AGES: TEENS TO ADULTS
 - SHADED BENCHES & TRASH RECEPTACLE
 - TURF OPEN PLAY AREA
 - ACCENT FENCE
 - SHADED 6' WALKING PATH
 - MAILBOX STATION (FINAL LOCATION TO BE DETERMINED BY THE USPS)
 - DECORATIVE STAMPED PAVING
- E EMERGENCY ACCESS ENTRANCE**
 - GATED ENTRANCE WITH FIRE ACCESS KNOX BOX
 - GATED PEDESTRIAN ACCESS

PRELIMINARY LANDSCAPE PLANS FOR

Exhibit G.1

MAGNOLIA

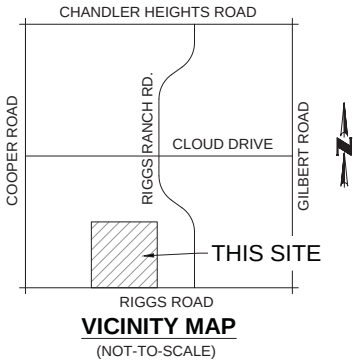
EAST OF THE NORTHEAST CORNER OF COOPER & RIGGS ROADS
CHANDLER, ARIZONA 85249

OWNER / DEVELOPER
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CHANDLER, AZ 85248
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SHEET INDEX

SHEET	DESCRIPTION
LS.100	COVER SHEET
LS.101	ENTRY AREA ENLARGEMENT PLAN
LS.102	EAST AND WEST AREA PARK ENLARGEMENT PLAN
LP.103	COMMUNITY GATHERING / PICNIC PARK ENLARGEMENT PLAN
LP.104	CENTRALIZED NEIGHBORHOOD PARK ENLARGEMENT PLAN
LP.105	PLANTING PLAN
LP.106	OVERALL WALL PLAN
LP.107	WALL DETAILS
LP.108	WALL DETAILS



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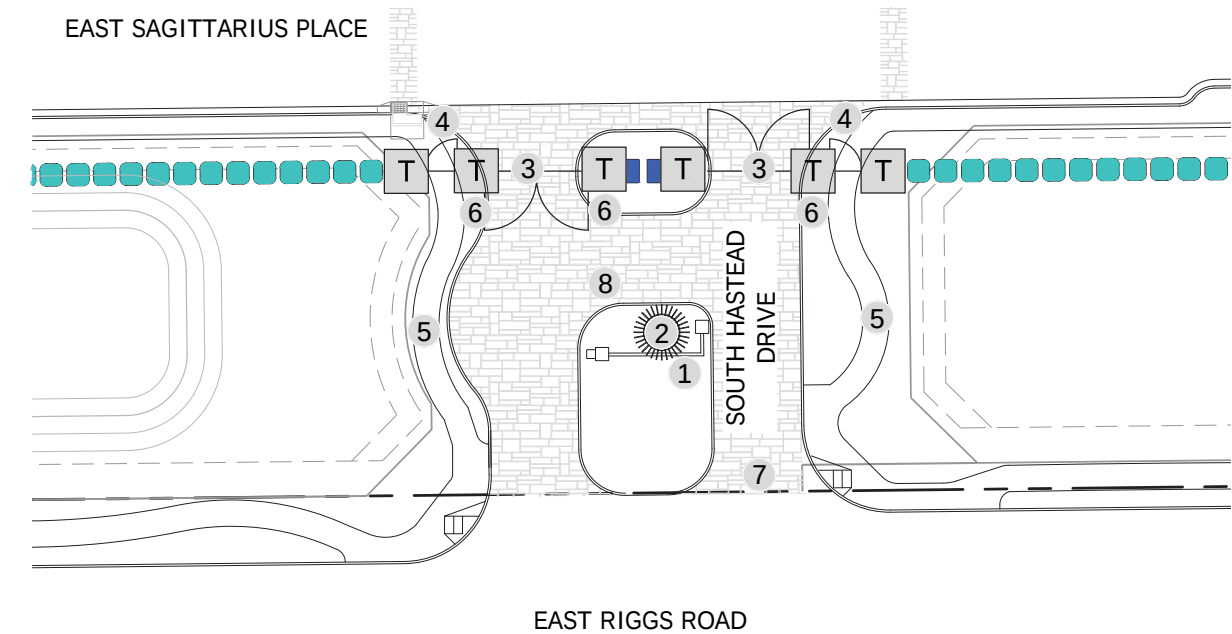
PRELIMINARY COVER SHEET



6.11.2021
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EXHIBIT LS.100
1 of 13

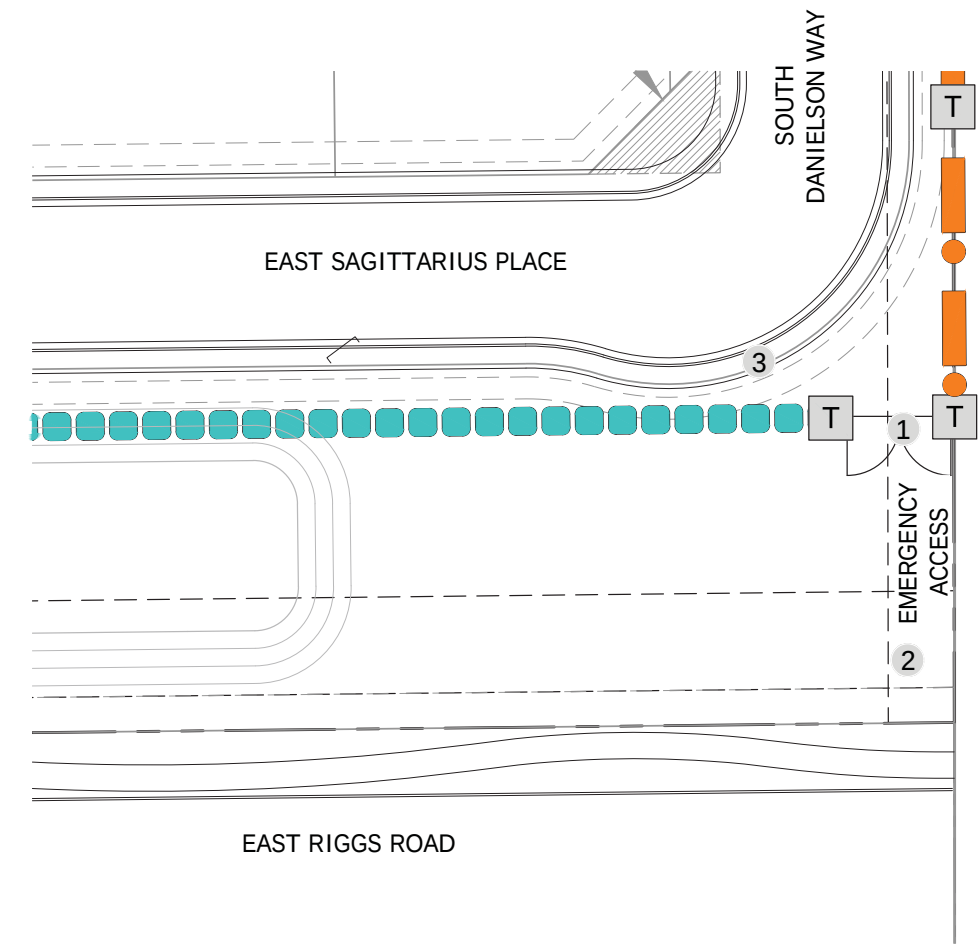
THESE CONCEPTS ARE AN ARTISTIC INTERPRETATION OF THE DESIGN.
IT IS NOT MEANT TO BE AN EXACT RENDITION.



MAIN ENTRANCE AT RIGGS ROAD

- 1 ENTRY MONUMENT
DOUBLE SIDED SIGN
INTEGRATED KEY PAD
DECORATIVE POT
AMBIENT LIGHTING
- 2 WHEAT BUNDLE WITH VINES
- 3 VEHICULAR GATES WITH "WHEAT SPIKE" MOTIF
- 4 PEDESTRIAN GATES WITH "WHEAT SPIKE" MOTIF
- 5 6' SHADED WALKWAY
- 6 AMBIENT LIGHTING
- 7 DECORATIVE STAMPED PAVING
- 8 TURN AROUND AREA

MAIN ENTRANCE AT RIGGS ROAD



EMERGENCY ENTRANCE/EXIT AT RIGGS ROAD

- 1 EMERGENCY GATES WITH KNOX BOX FOR EMERGENCY PERSONNEL
- 2 ALL WEATHER ROADWAY
- 3 SIDEWALK

EMERGENCY ACCESS ENTRANCE AT RIGGS ROAD

PRELIMINARY
LANDSCAPE
PLANS FOR
MAGNOLIA
EAST OF THE NORTHEAST CORNER OF COOPER & RIGGS ROADS
CHANDLER, ARIZONA 85249

Exhibit G.2

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REFERENCE NOTES SCHEDULE

- 6' THEME WALL
- 6' PARTIAL VIEW THEME WALL (4' VIEW OVER 2' BLOCK)
- 6' SECONDARY WALL
- 6' FULL VIEW FENCE
- 3' ACCENT FENCE
- 6' BUILDER WALL
- EXISTING WALL
- THEME COLUMN
- SECONDARY COLUMN
- ACCENT COLUMN

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PRELIMINARY
ENTRY AND EMERGENCY
ACCESS AREA
ENLARGEMENT PLAN

6.11.2021
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EXHIBIT
LS.101
2 of 13

PRELIMINARY
LANDSCAPE
PLANS FOR

MAGNOLIA

EAST OF THE NORTHEAST CORNER OF COOPER & RIGGS ROADS
CHANDLER, ARIZONA 85249

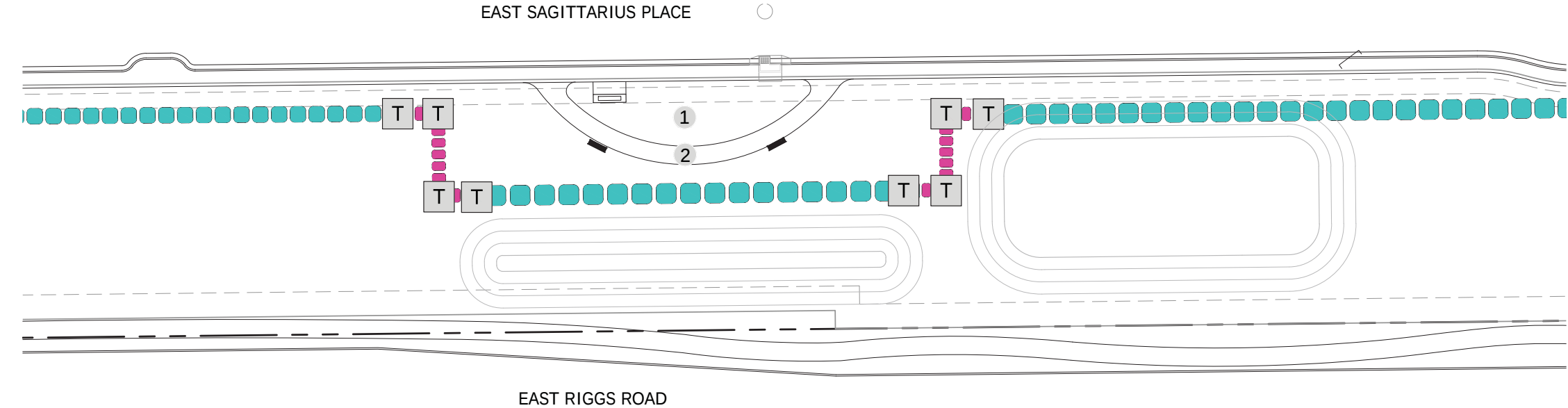
Exhibit G.3

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ENTRY AREA PARK

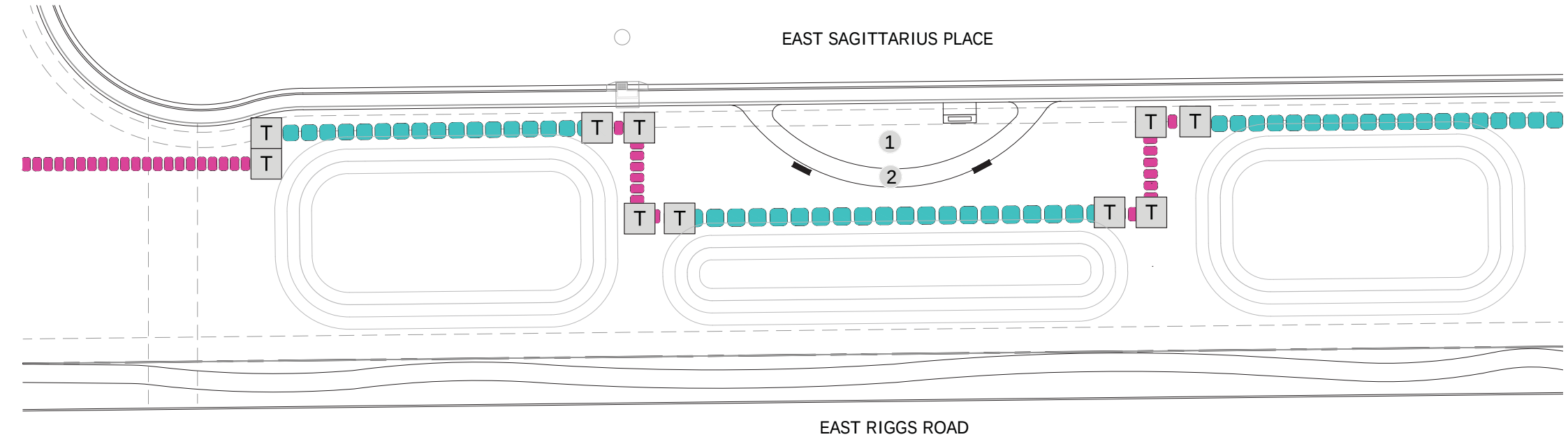
- 1 ENHANCED SEATING NODES
- NATURALLY SHADED BENCHES
- OPTIONAL MAILBOX STATION (FINAL
LOCATION TO BE DETERMINED BY THE USPS)
- 2 6' SHADED WALKWAY



ENTRY AREA PARK EAST



SCALE: 1" = 20'



REFERENCE NOTES SCHEDULE

- 6' THEME WALL
- 6' PARTIAL VIEW THEME WALL (4' VIEW OVER 2' BLOCK)
- 6' SECONDARY WALL
- 6' FULL VIEW FENCE
- 3' ACCENT FENCE
- 6' BUILDER WALL
- EXISTING WALL
- T THEME COLUMN
- E SECONDARY COLUMN
- A ACCENT COLUMN

ENTRY AREA PARK WEST



SCALE: 1" = 20'



PRELIMINARY
EAST AND WEST ENTRY
PARK ENLARGEMENT
PLAN

6.11.2021
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EXHIBIT
LS.102
3 of 13

PRELIMINARY
LANDSCAPE
PLANS FOR

MAGNOLIA

EAST OF THE NORTHEAST CORNER OF COOPER & RIGGS ROADS
CHANDLER, ARIZONA 85249

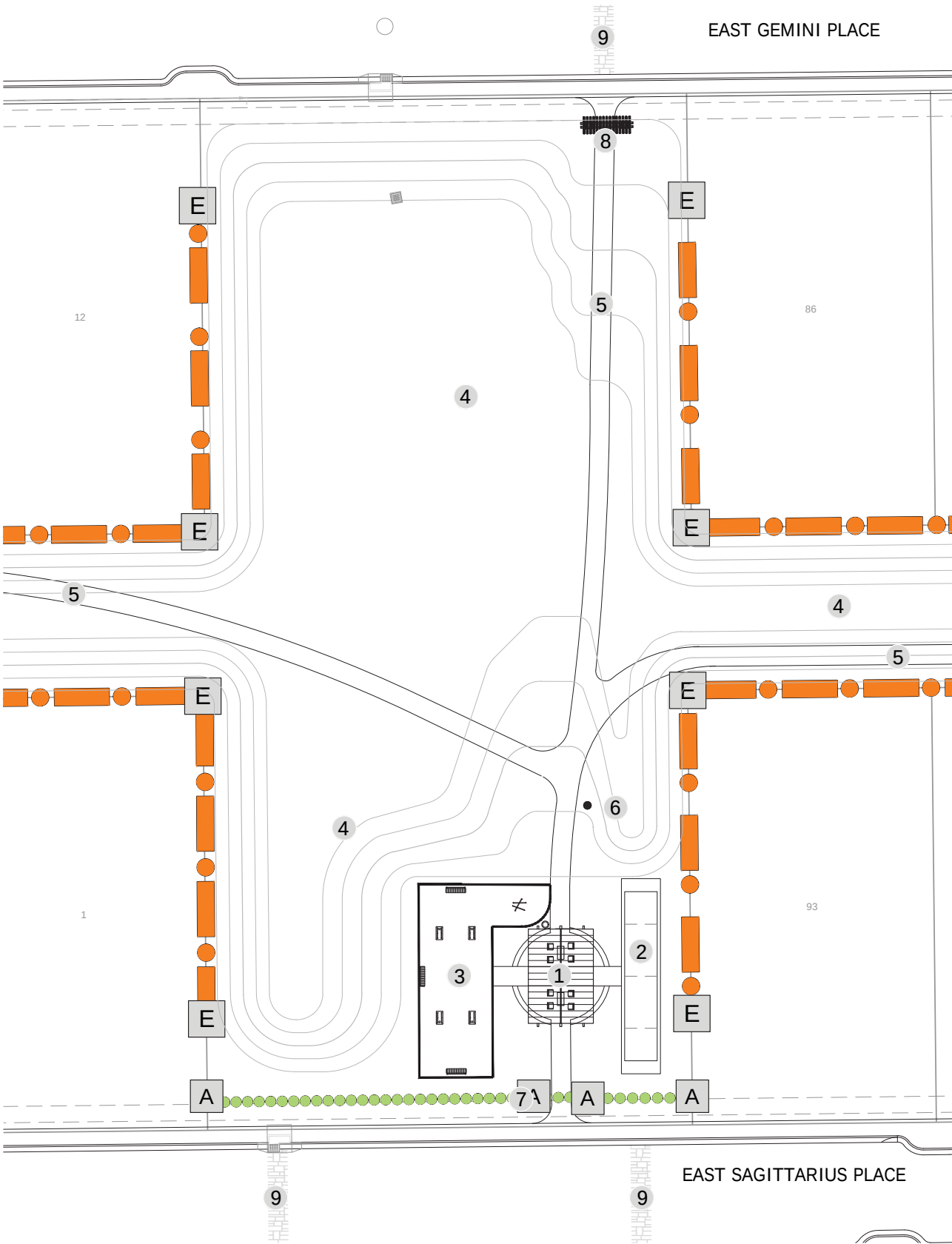
Exhibit G.4

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PHONE 602.285.4776
CONTACT: TIM STARKEY
EMAIL: TSTARKEY@CVLCI.COM

REFERENCE NOTES SCHEDULE

- 6' THEME WALL
- 6' PARTIAL VIEW THEME WALL (4' VIEW OVER 2' BLOCK)
- 6' SECONDARY WALL
- 6' FULL VIEW FENCE
- 3' ACCENT FENCE
- 6' BUILDER WALL
- EXISTING WALL
- THEME COLUMN
- SECONDARY COLUMN
- ACCENT COLUMN



ENTRY AREA PARK

- 1 COMMUNITY GATHERING AREA
 - LIGHTED SHADE RAMADA
 - LOUNGE SEATING WITH TABLES
 - BBQ GRILLS
 - TRASH RECEPTACLE
 - SEAT WALLS
- 2 BOCCE COURT
 - AGES: TEENS TO ADULTS
- 3 CORNHOLE GAME AREA
 - AGES: CHILDREN TO ADULTS
- 4 OPEN TURF PLAY AREA
- 5 6' SHADED WALKING PATHS
- 6 PET WASTE STATIONS
- 7 ACCENT FENCE WITH COLUMNS
- 8 VINE COVERED ARBOR
- 9 DECORATIVE STAMPED PAVING

COMMUNITY GATHERING / PICNIC PARK



SCALE: 1" = 20'



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PRELIMINARY
COMMUNITY GATHERING
AND PICNIC PARK
ENLARGEMENT PLAN

6.11.2021
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EXHIBIT
LS.103
4 of 13

PRELIMINARY
LANDSCAPE
PLANS FOR

Exhibit G.5

MAGNOLIA

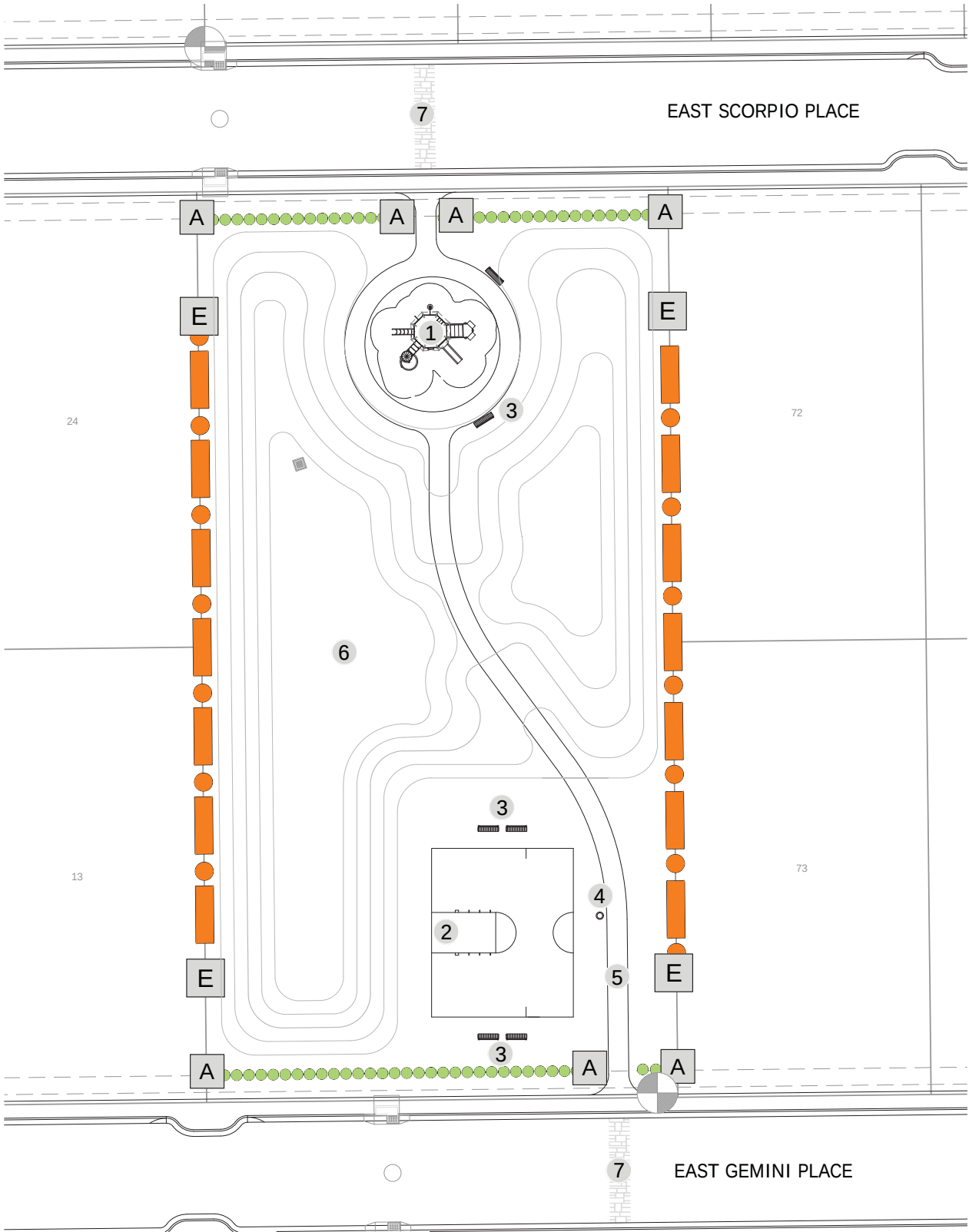
EAST OF THE NORTHEAST CORNER OF COOPER & RIGGS ROADS
CHANDLER, ARIZONA 85249

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EMAIL: TSTARKEY@CVLCI.COM

REFERENCE NOTES SCHEDULE

- 6' THEME WALL
- 6' PARTIAL VIEW THEME WALL (4' VIEW OVER 2' BLOCK)
- 6' SECONDARY WALL
- 6' FULL VIEW FENCE
- 3' ACCENT FENCE
- 6' BUILDER WALL
- EXISTING WALL
- THEME COLUMN
- SECONDARY COLUMN
- ACCENT COLUMN



CENTRALIZED NEIGHBORHOOD PARK

- 1 PLAY AREA
AGES: 2-5
INTEGRATED & NATURAL SHADE
AREA LIGHTING
ADA ACCESSIBLE
- 2 HALF BASKETBALL COURT
AREA LIGHTING
- 3 NATURALLY SHADED BENCHES
- 4 TRASH RECEPTACLE
- 5 NATURALLY SHADED 6' WALKING PATH
- 6 OPEN TURF PLAY AREA
- 7 STAMPED ASPHALT STREET CROSSING

CENTRALIZED NEIGHBORHOOD PARK



SCALE: 1" = 20'



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PRELIMINARY
CENTRALIZED
NEIGHBORHOOD PARK
ENLARGEMENT PLAN

6.11.2021
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EXHIBIT
LS.104
5 of 13

PRELIMINARY
LANDSCAPE
PLANS FOR

Exhibit G.6

MAGNOLIA

EAST OF THE NORTHEAST CORNER OF COOPER & RIGGS ROADS
CHANDLER, ARIZONA 85249

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CONCEPT PLANT SCHEDULE



THEME - STREET TREES
EUCALYPTUS PAPUANA / GHOST GUM
FRAXINUS UHDEI / SHAMEL ASH



ACCENT TREES
CAESALPINIA CALACAO 'SMOOTHIE' TM / CASCALOTE
CHLOPSIS LINEARIS 'BUBBA' / BUBBA DESERT WILLOW
PYRUS CALLERYANA / ORNAMENTAL PEAR



SHADE TREES
ACACIA SALIGNA / ORANGE WATTLE
PISTACIA X 'RED PUSH' / PISTACHE
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
ULMUS PARVIFOLIA / CHINESE ELM



SHRUBS
BACCHARIS X 'THOMPSON' / THOMPSON COYOTE BRUSH
CAESALPINIA X 'MNSTAMEPA' TM / SIERRA SUN CAESALPINIA
CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH
CARISSA MACROCARPA 'TUTTLE' / TUTTLE NATAL PLUM
DODONAEA VISCOSA 'PURPUREA' / PURPLE LEAFED HOPSEED BUSH
GREWIA OCCIDENTALIS / LAVENDER STARFLOWER
LANTANA CAMARA 'DALLAS RED' / DALLAS RED LANTANA
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM / GREEN CLOUD TEXAS RANGER
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM / RIO BRAVO LANGMAN'S SAGE
LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' / LYNN'S LEGACY LANGMAN'S SAGE
LEUCOPHYLLUM X 'HEAVENLY CLOUD' / BAROMETERBUSH
NERIUM OLEANDER 'PETITE PINK' / PETITE PINK OLEANDER
RHAPHIOLEPIS X 'MONTIC' TM / MAGESTIC BEAUTY INDIAN HAWTHORN
ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY
RUELLIA PENINSULARIS / WILD PETUNIA
TECOMA STANS 'BELLS OF FIRE' / BELLS OF FIRE TECOMA
TECOMA STANS 'GOLD STAR' / GOLD STAR TECOMA



ACCENTS
ANTIGONON LEPTOPUS / CORAL VINE
BOUGAINVILLEA X 'LAVENDER QUEEN' / LAVENDER QUEEN BOUGAINVILLEA
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
GREWIA OCCIDENTALIS / LAVENDER STARFLOWER ESPALIER
HESPERALOE PARVIFLORA / RED YUCCA
MUHLENBERGIA LINDHEIMERI 'LENI' TM / AUTUMN GLOW LINDHEIMER'S MUHLY
MUHLENBERGIA RIGENS / DEER GRASS



GROUND COVER
CARISSA MACROCARPA 'GREEN CARPET' / GREEN CARPET NATAL PLUM
EREMOPHILA PROSTRATA 'OUTBACK SUNRISE' / EMU BUSH
KENNEDIA NIGRICANS / BLACK CORAL PEA
LANTANA MONTEVIDENSIS 'ALBA' / WHITE TRAILING LANTANA
LANTANA SELLOWIANA 'MONSWEET' TM / LAVENDER SWIRL TRAILING LANTANA
PORTULACARIA AFRA 'MINIMA' / DWARF ELEPHANT BUSH
WEDELIA TRILOBATA / YELLOW DOT



TURF
EREMOPHILA PROSTRATA 'OUTBACK SUNRISE' / EMU BUSH
KENNEDIA NIGRICANS / BLACK CORAL PEA
LANTANA MONTEVIDENSIS 'ALBA' / WHITE TRAILING LANTANA
LANTANA MONTEVIDENSIS 'ROBWPUR' TM / LUSCIOUS GRAPE TRAILING LANTANA
LANTANA SELLOWIANA 'MONSWEET' TM / LAVENDER SWIRL TRAILING LANTANA

LEGEND



SECONDARY EMERGENCY ACCESS



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PRELIMINARY
PLANTING PLAN



0 60 120 180 feet

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EXHIBIT
LS.105
6 of 13

PRELIMINARY
LANDSCAPE
PLANS FOR

Exhibit G.7

MAGNOLIA

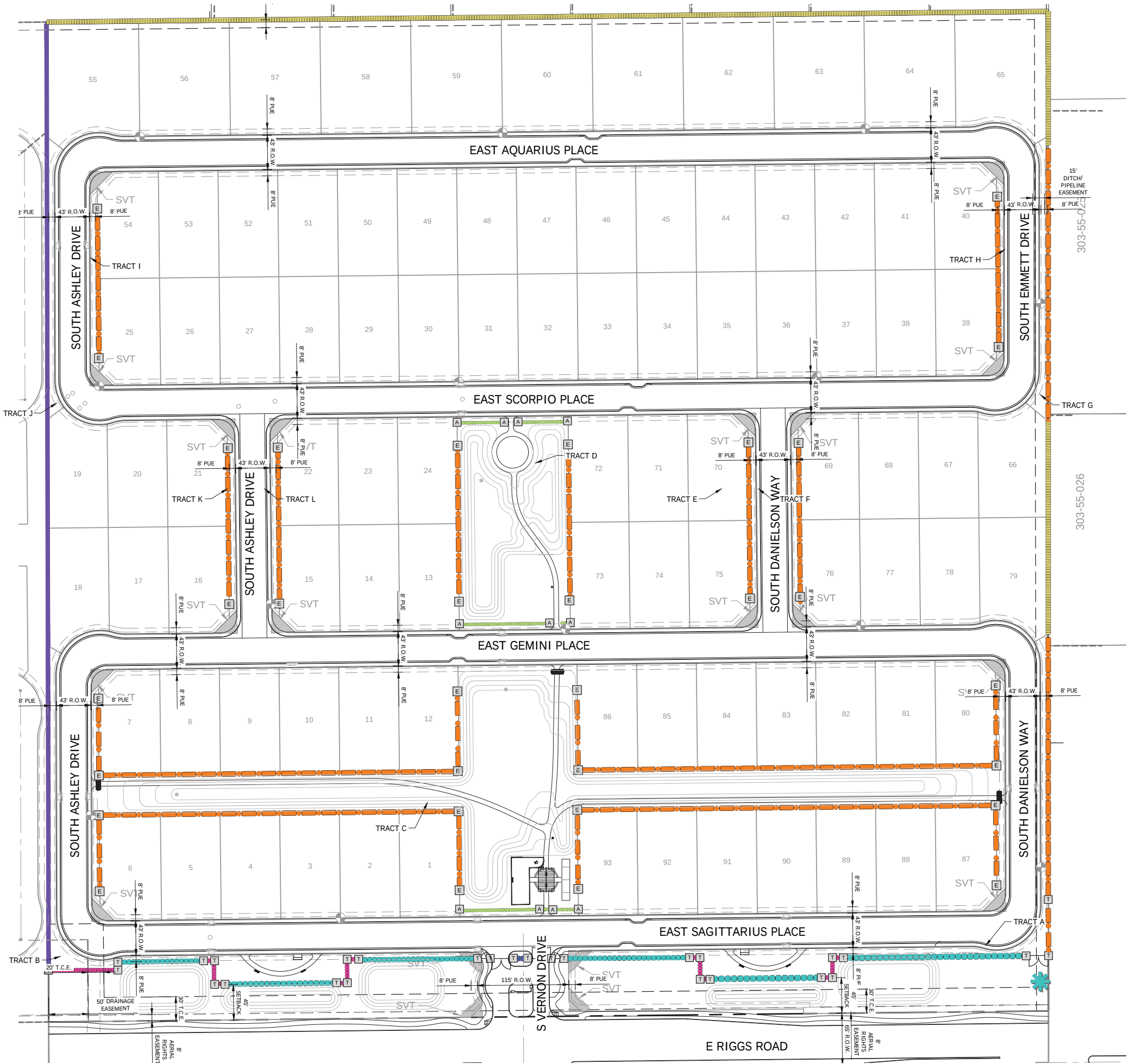
EAST OF THE NORTHEAST CORNER OF COOPER & RIGGS ROADS
CHANDLER, ARIZONA 85249

OWNER / DEVELOPER
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LEGEND

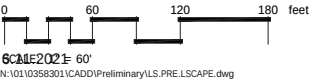
- THEME WALL
- PARTIAL VIEW THEME WALL
- FULL VIEW FENCE
- ACCENT FENCE
- SECONDARY WALL
- BUILDER WALL
- EXISTING WALL
- THEME COLUMN
- SECONDARY COLUMN
- ACCENT COLUMN
- SECONDARY EMERGENCY ACCESS



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PRELIMINARY
OVERALL WALL PLAN



SCALE 20' = 1" 6/11/2021
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EXHIBIT
LS.106
7 of 13

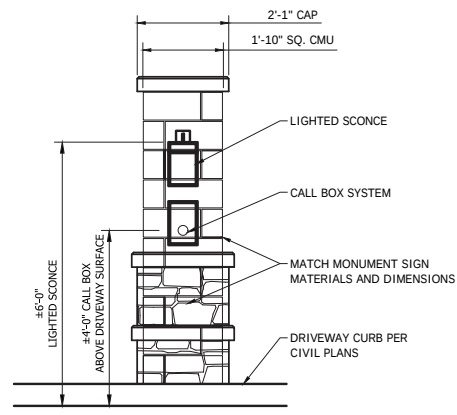
Technical drawing of a wall cross-section showing various layers and dimensions. The drawing includes the following labels and dimensions:

- ±1'-4" PRECAST CAP**: Dimension for the top precast concrete cap.
- 12" CMU CORE**: Dimension for the core of the precast cap.
- EL DORADO STONE WALL CAP**: Label for the top stone layer.
- 12" WIDE SMOOTH CMU WITH PAINTED FINISH**: Label for the smooth concrete masonry unit layer.
- APPROXIMATE SIGN LOCATION**: Label for the area where a sign is to be placed.
- EL DORADO STONE CHISELED WALL CAP**: Label for the chiseled stone layer.
- 16" WIDE CMU WITH STONE VENEER ON FRONT, BACK & SIDES OF LOWER STRUCTURE.**: Label for the lower concrete masonry unit with stone veneer.
- PROVIDE FOOTING AND REINFORCING PER STRUCTURAL ENGINEER DOCUMENTS**: Label for the foundation.
- PREPARE SUB GRADE PER SOILS REPORT REQUIREMENTS.**: Label for the subgrade preparation.
- ±5'-7"**: Overall height dimension.
- 3'-3" SMOOTH CMU**: Height dimension for the smooth concrete masonry unit section.
- 5" TYP.**: Typical thickness dimension.
- 2'-4" SMOOTH CMU AND CAST CAP**: Height dimension for the smooth concrete masonry unit and cast cap section.
- 8"**: Height dimension for the footing.
- 1'-4" CMU CORE**: Dimension for the core of the lower concrete masonry unit.
- PER ENGINEER**: Dimension for the footing width.

Exhibit G.8

EAST OF THE NORTHEAST CORNER OF COOPER & RIGGS ROADS
CHANDLER, ARIZONA 85249

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$$1/2'' = 1'-0''$$


Technical drawing of a vertical planter system, showing a cross-section and a side elevation.

Cross-Section Details:

- 6" CAST CONCRETE CURB SHELF WITH ANCHOR PLATE SYSTEM
- 1'-0" CAST CONCRETE RING (DAVIS RUSTIC BROWN)
- 4'-0" PLANTER WITH DEEP ROOT BARRIER
- 4'-10" TRELLIS
- ADJACENT GRADE PER PLAN
- 25 THK. ANCHOR PLATE (TYP AT 4 LOCATIONS), CUSTOM FABRICATE TO SITE CONDITIONS, GRIND SMOOTH EXPOSED EDGES
- PROVIDE ELECTRICAL AND LIGHTING AT PLANTER
- PROVIDE MATERIALS PER PLANTING AND IRRIGATION PLANS

Side Elevation Details:

- ±12'-8" WITH PLATE
- 3'-10"
- 11"
- 3'-11"
- 1'-2"
- 11"
- 1'-9"
- R2'-10"
- R2'-2"
- R1'-7"
- R1'-6"
- R1'-10"
- R2'-0"
- R2'-4"
- R ±4"
- #6 REBAR BASKET VERT AND HORIZ RINGS
- WELD TYP ALL INTERSECTIONS AT EACH RING
- GRIND SMOOTH ALL WELDS AND ANY SHARP EDGES.
- #6 REBAR BASKET VERT AND HORIZ RINGS TYP. WELD ALL JOINTS AND ALLOW FOR NATURAL RUST FINISH. GRIND SMOOTH, WELDS AND AND SHARP EDGES.
- 3" PLUMB VERT. SEGMENT AT NON - PLATE LOCATIONS. 6" MIN AT 4 ANCHOR PLATE WELD LOCATIONS
- ±6"
- 174°

Technical drawing of a vertical rebar basket. The drawing shows a curved structure with a radius of $R2'-10"$ at the top. The angle between the vertical and the tangent at the top is 10° . The angle between the vertical and the tangent at the bottom is $4'-3"$. The vertical distance from the top to the bottom is $1'-6"$. The drawing includes a note: "#6 REBAR BASKET VERT AND HORIZ RINGS TYP. WELD ALL JOINTS AND ALLOW FOR NATURAL RUST FINISH. GRIND SMOOTH, WELDS AND SHARP EDGES." The bottom section shows a vertical segment with a $3"$ plumb vertical segment at non-plate locations, a $6"$ minimum at 4 anchor plate weld locations, and a $\pm 6"$ dimension.

$$1/2'' = 1'-0''$$
$$1/2'' = 1'-0''$$


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EXHIBIT
LS.107
8 of 13

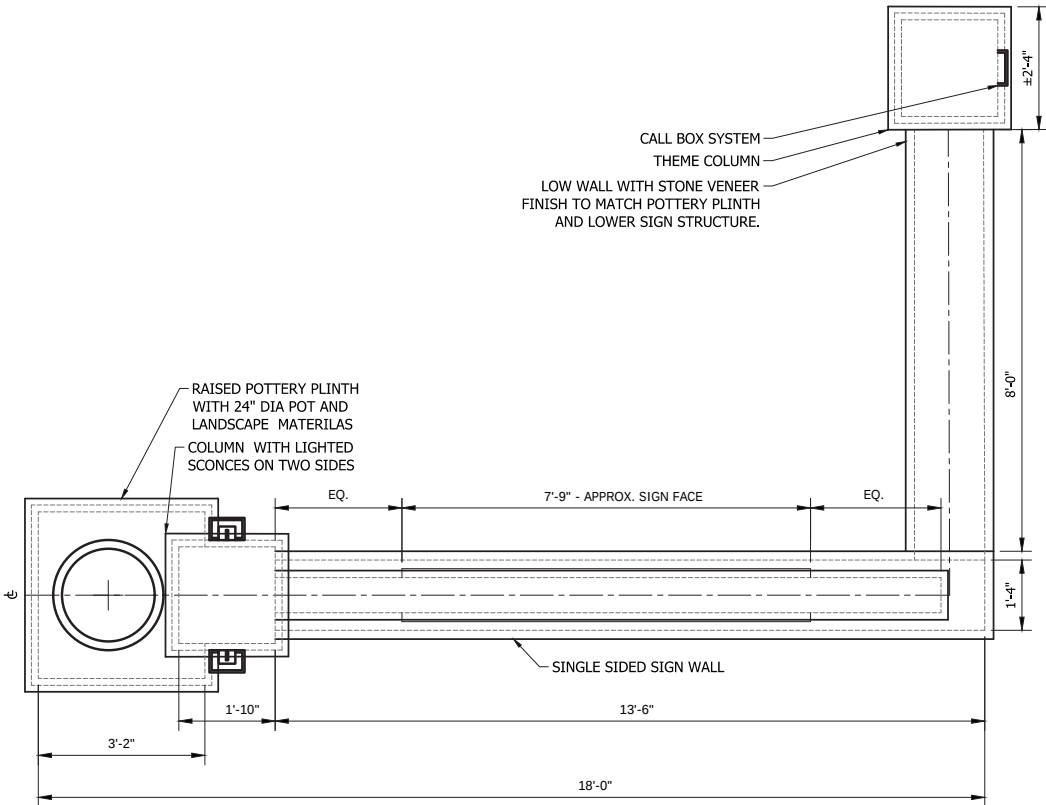
PRELIMINARY
LANDSCAPE
PLANS FOR

MAGNOLIA

EAST OF THE NORTHEAST CORNER OF COOPER & RIGGS ROADS
CHANDLER, ARIZONA 85249

OWNER / DEVELOPER
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PLAN VIEW



1 ENTRY MONUMENT PLAN
1/2" = 1'-0"

P-RE-TAM-86



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PRELIMINARY
ENTRY DETAILS



PRELIMINARY
LANDSCAPE
PLANS FOR

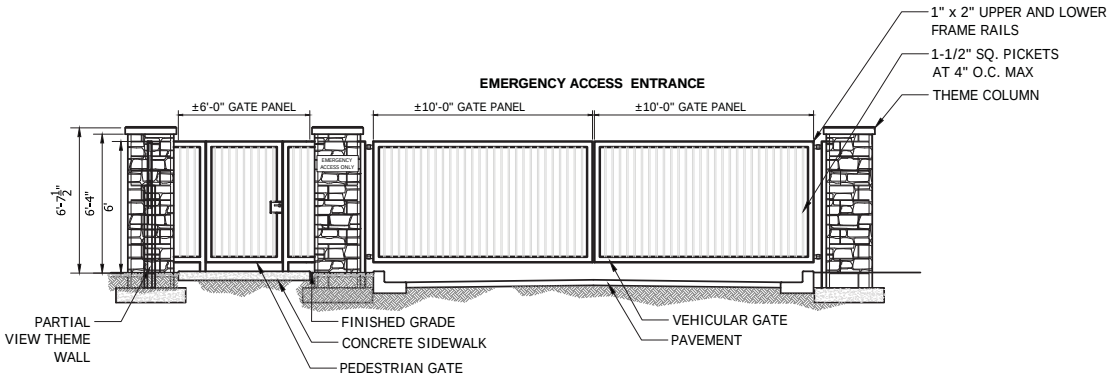
Exhibit G.10

MAGNOLIA

EAST OF THE NORTHEAST CORNER OF COOPER & RIGGS ROADS
CHANDLER, ARIZONA 85249

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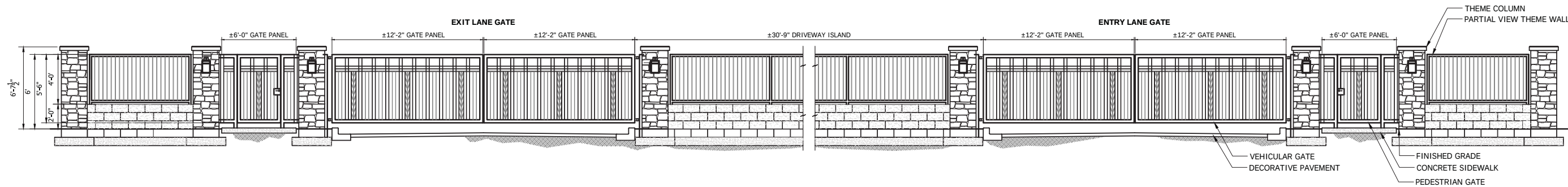
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PHOENIX, AZ 85014
PHONE 602.285.4776
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1 EMERGENCY ACCESS ELEVATION

1/4" = 1'-0"

P-RE-TAM-85



2 MAIN ENTRY ACCESS ELEVATION

1/4" = 1'-0"

P-RE-TAM-87



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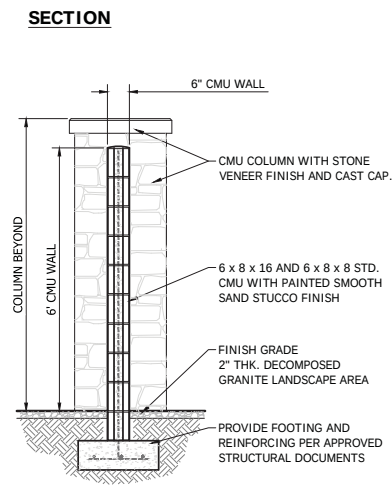
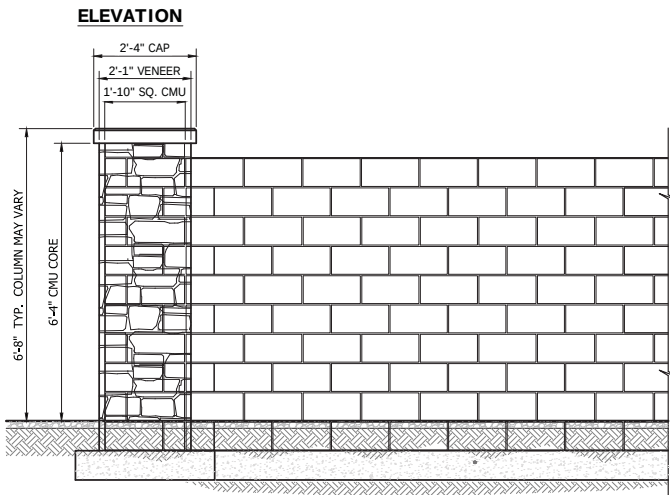
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PRELIMINARY
GATE DETAILS



6.11.2021
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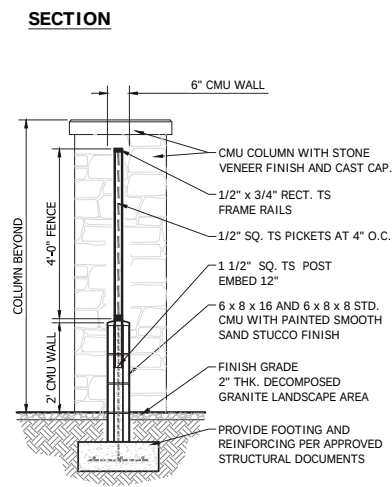
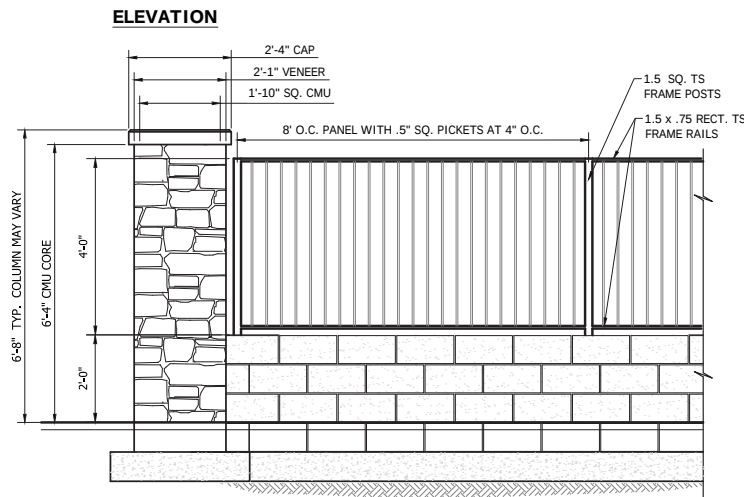
EXHIBIT
LS.109
10 of 13



1 THEME WALL

1/2" = 1'-0"

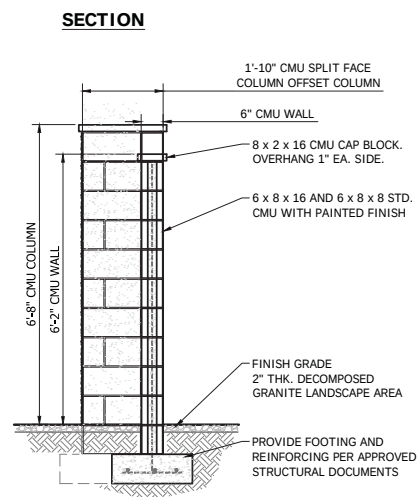
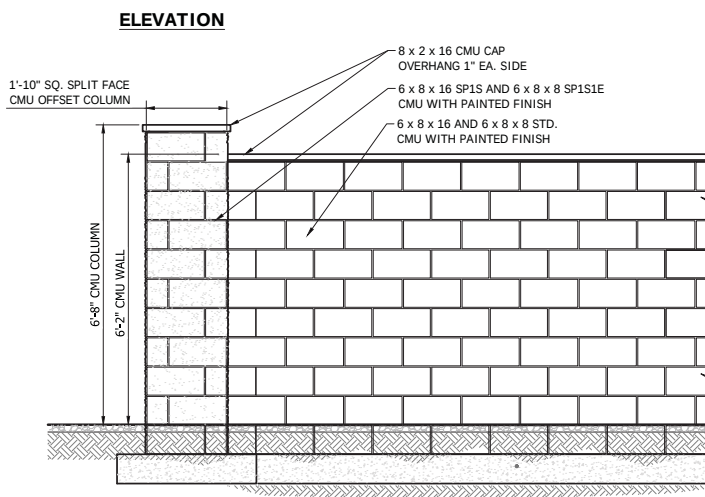
P-RE-TAM-14



2 PARTIAL VIEW THEME WALL

1/2" = 1'-0"

P-RE-TAM-88



3 SECONDARY WALL

1/2" = 1'-0"

P-RE-TAM-15

PRELIMINARY LANDSCAPE PLANS FOR

Exhibit G.11

MAGNOLIA

EAST OF THE NORTHEAST CORNER OF COOPER & RIGGS ROADS
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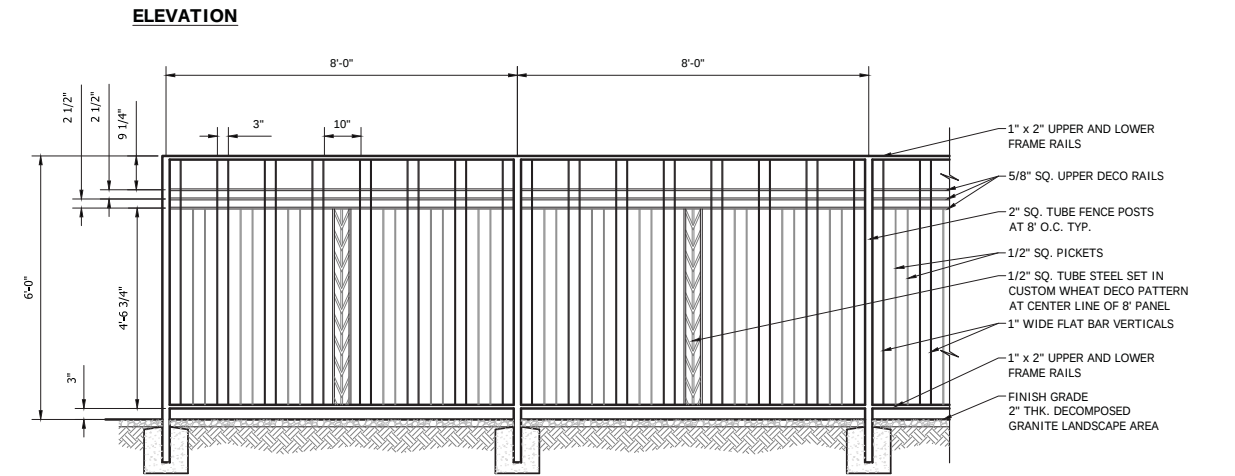
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PRELIMINARY WALL DETAILS

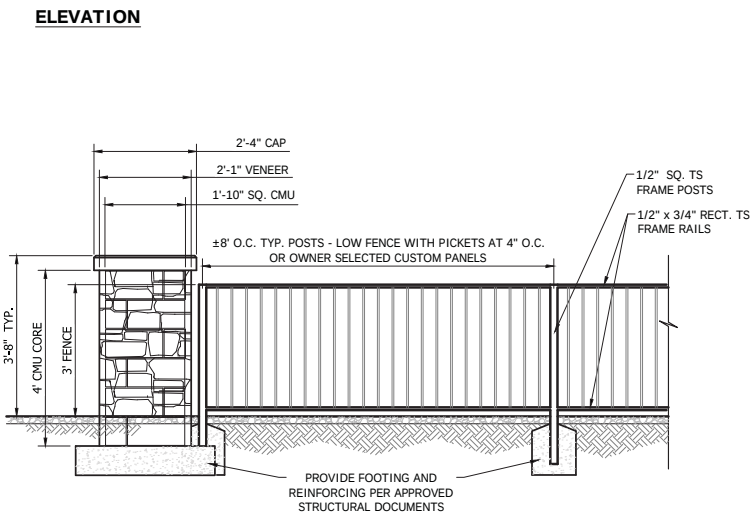


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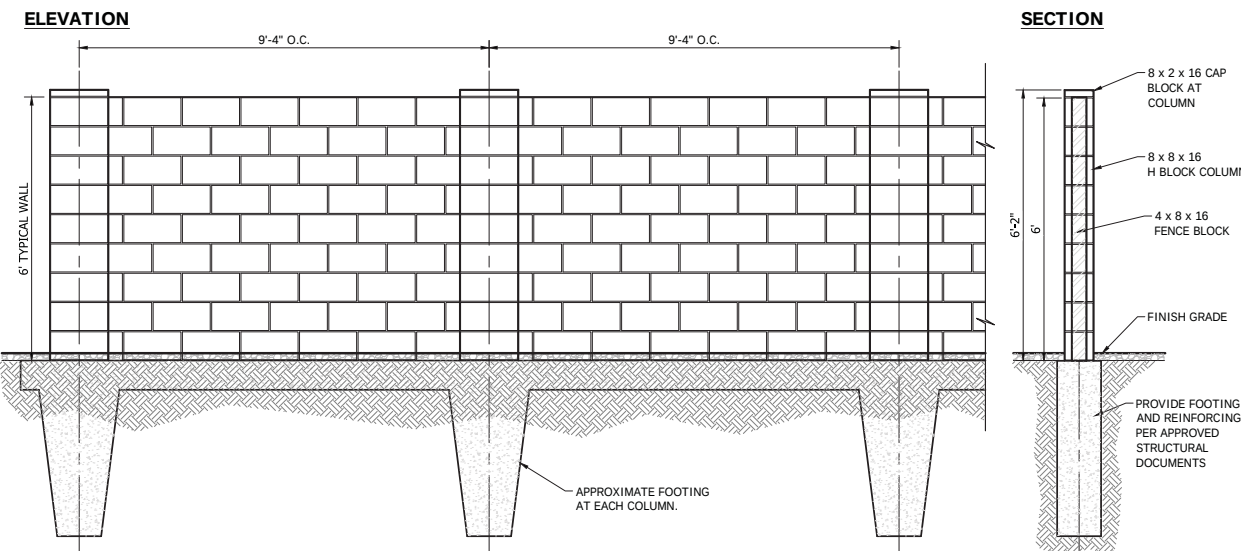
EXHIBIT LS.110
11 of 13



1 FULL VIEW FENCE
1/2" = 1'-0" P-RE-TAM-24



2 ACCENT FENCE
1/2" = 1'-0" P-RE-TAM-18



3 DOOLEY WALL
1/2" = 1'-0" P-RE-TAM-25

PRELIMINARY LANDSCAPE PLANS FOR MAGNOLIA

Exhibit G.12

EAST OF THE NORTHEAST CORNER OF COOPER & RIGGS ROADS
CHANDLER, ARIZONA 85249

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EMAIL: TSTARKEY@CVLCI.COM

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CELEBRATING 60 YEARS
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PRELIMINARY
WALL DETAILS



6.11.2021
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EXHIBIT
LS.111
12 of 13

PRELIMINARY
LANDSCAPE
PLANS FOR

Exhibit G.13

MAGNOLIA

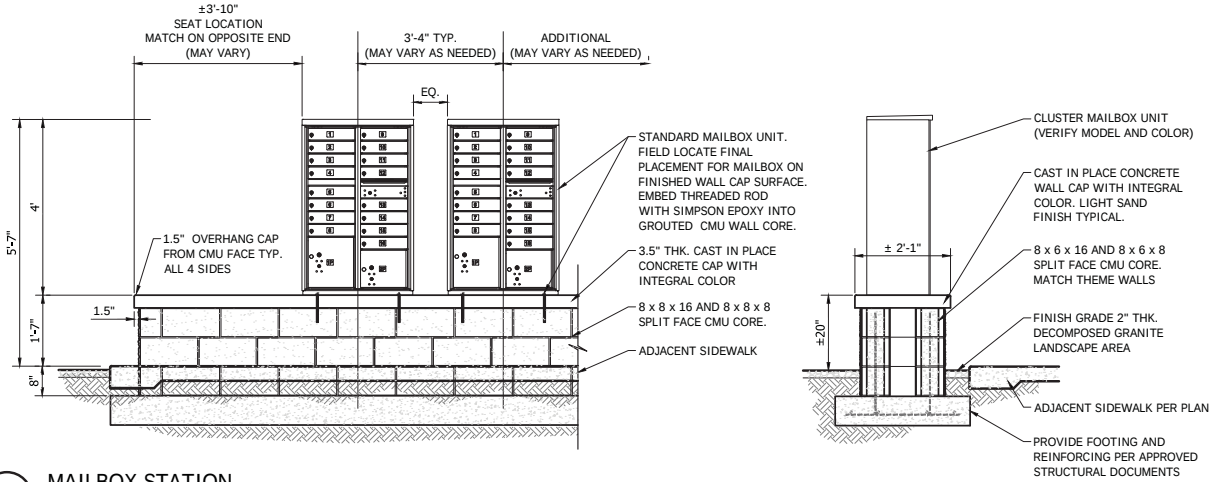
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PHONE 602.285.4776
CONTACT: TIM STARKEY
EMAIL: TSTARKEY@CVLCI.COM

ELEVATION

SECTION

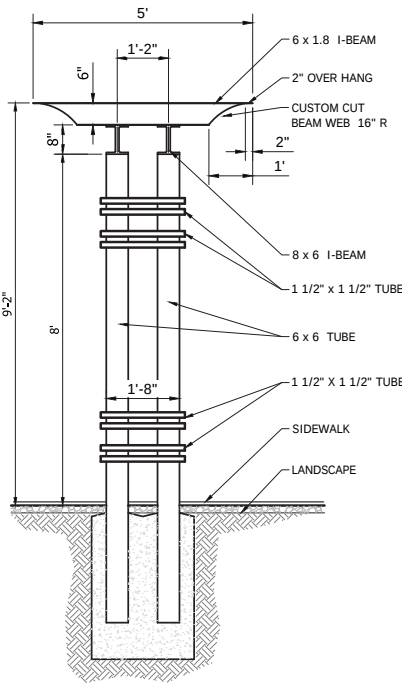
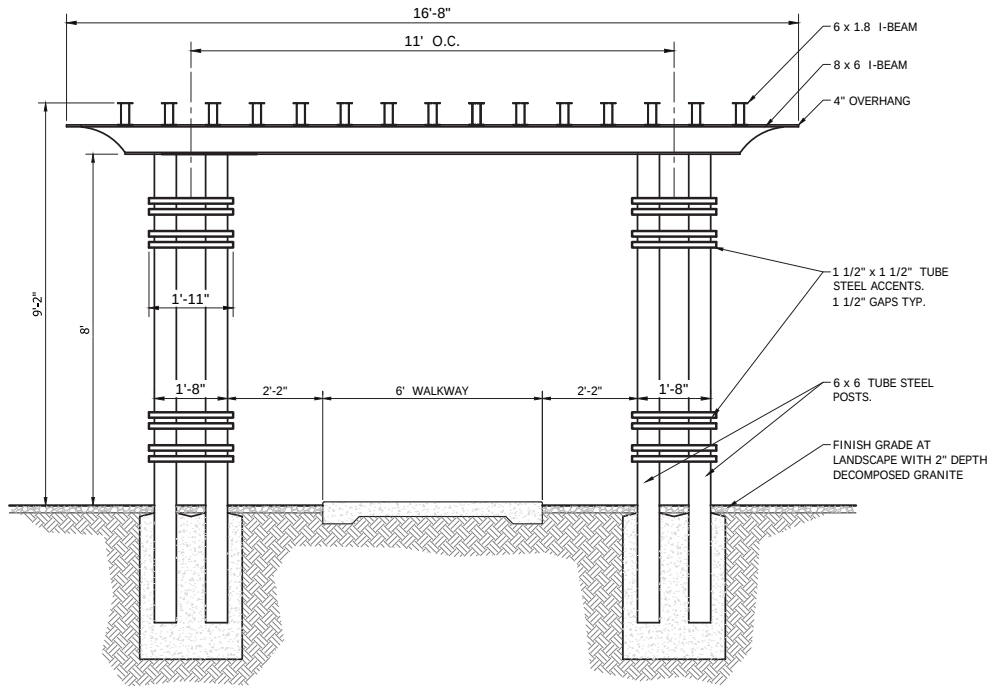


1 MAILBOX STATION
1/2" = 1'-0"

P-RE-TAM-16

ELEVATION

SIDE VIEW



COLUMNS SHALL BE PAINTED, COLOR: SW URBANE BRONZE 7048
TRELLIS AND STEEL ACCENT BANDS SHALL BE PAINTED, COLOR: BENJAMIN
MOORE - FIELDSTONE 1558

2 ARBOR
1/2" = 1'-0"

P-RE-TAM-84



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PRELIMINARY
HARDSCAPE DETAILS

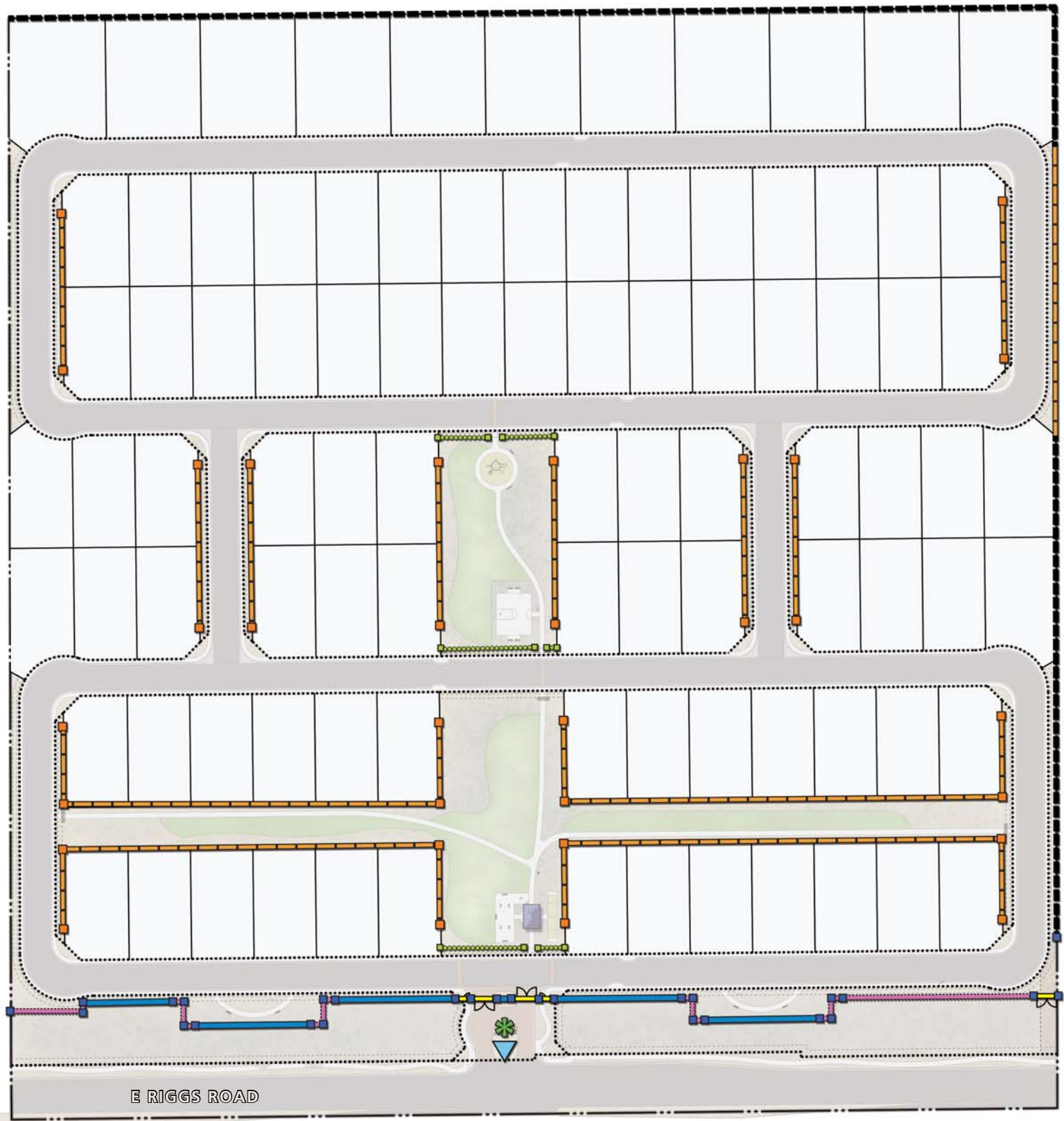


EXHIBIT H

Magnolia

Wall Plan

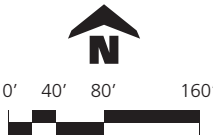
Exhibit H.1



EMMETT DRIVE

Legend

- Theme Wall
- Partial View Theme Wall
- Secondary Wall
- Full View Wall
- Accent Fence
- 6' Builder Wall
- Gated Access
- Accent Trellis
- Entry Monument Sign



Magnolia

Wall & Mailbox Elevations

Exhibit H.2

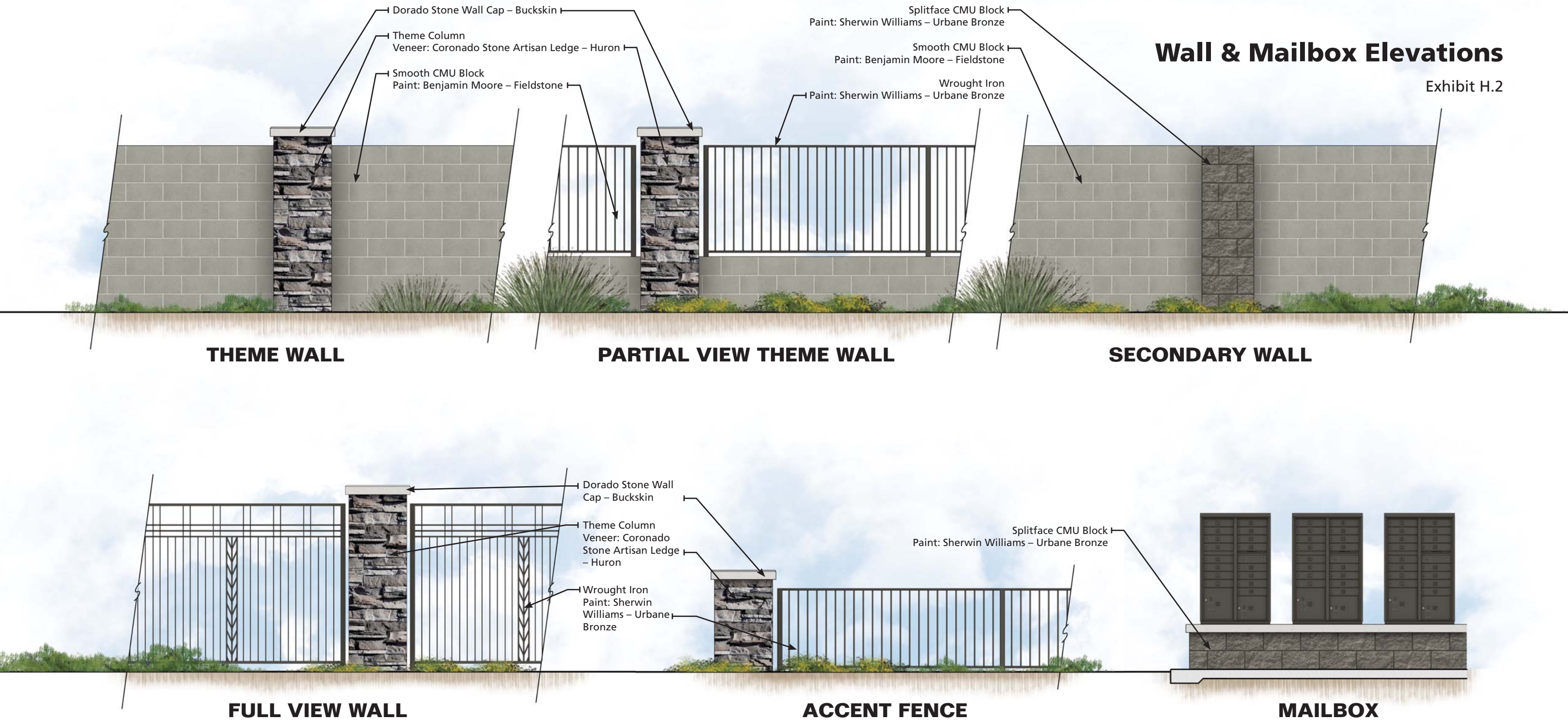


EXHIBIT I

PRELIMINARY PLAT FOR MAGNOLIA

Exhibit I

CHANDLER, AZ

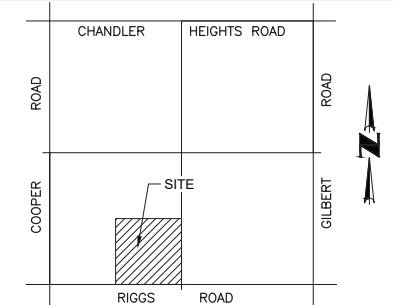
A PORTION OF LAND LOCATED IN SECTION 25, TOWNSHIP 2S, RANGE
5E OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

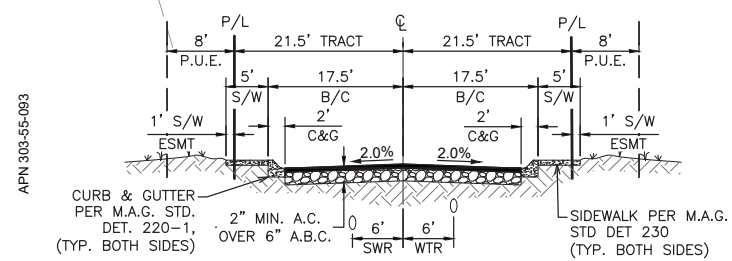
MR. SPENCER TAM
10118 EAST WATERFORD WAY
CHANDLER, AZ 85248
PHONE: (415) 602-6500
EMAIL:
TAMWESTERN@HOTMAIL.COM
CONTACT: SPENCER TAM

CVL DESIGN TEAM

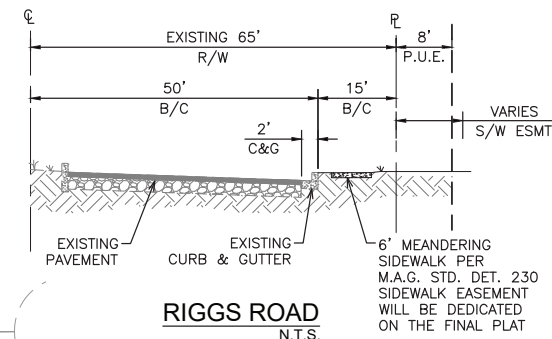
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4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4972
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CONTACT: ALEX CARAVEO



VICINITY MAP
(NOT-TO-SCALE)



SECTION A-A
PRIVATE RESIDENTIAL STREET SECTION
N.T.S.



LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- EXISTING CONTOUR
- EXISTING WATER
- EXISTING SEWER
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED CENTER LINE
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- SURFACE DRAINAGE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- SCUPPER
- STORM PIPE
- RETAINING WALL

SHEET INDEX

- SHEET 01 - COVER SHEET / NOTES/KEY MAP / SITE DATA TABLE / CROSS SECTION DETAILS
- SHEET 02 - TRACT TABLE/CENTERLINE DATA TABLE / LOT AREA TABLE
- SHEET 03 - SITE PLAN
- SHEET 04 - SITE PLAN WITH UTILITIES / RETENTION/ DRAINAGE
- SHEET 05 - PRELIMINARY WALL PLAN
- SHEET 06 - PRELIMINARY GRADING & DRAINAGE PLAN



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06 OF 06

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DATE: 1/6/2022

C.O.C. LOG NO. PLT 21-0033

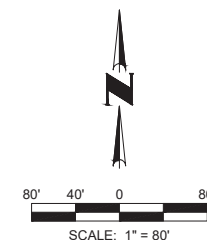
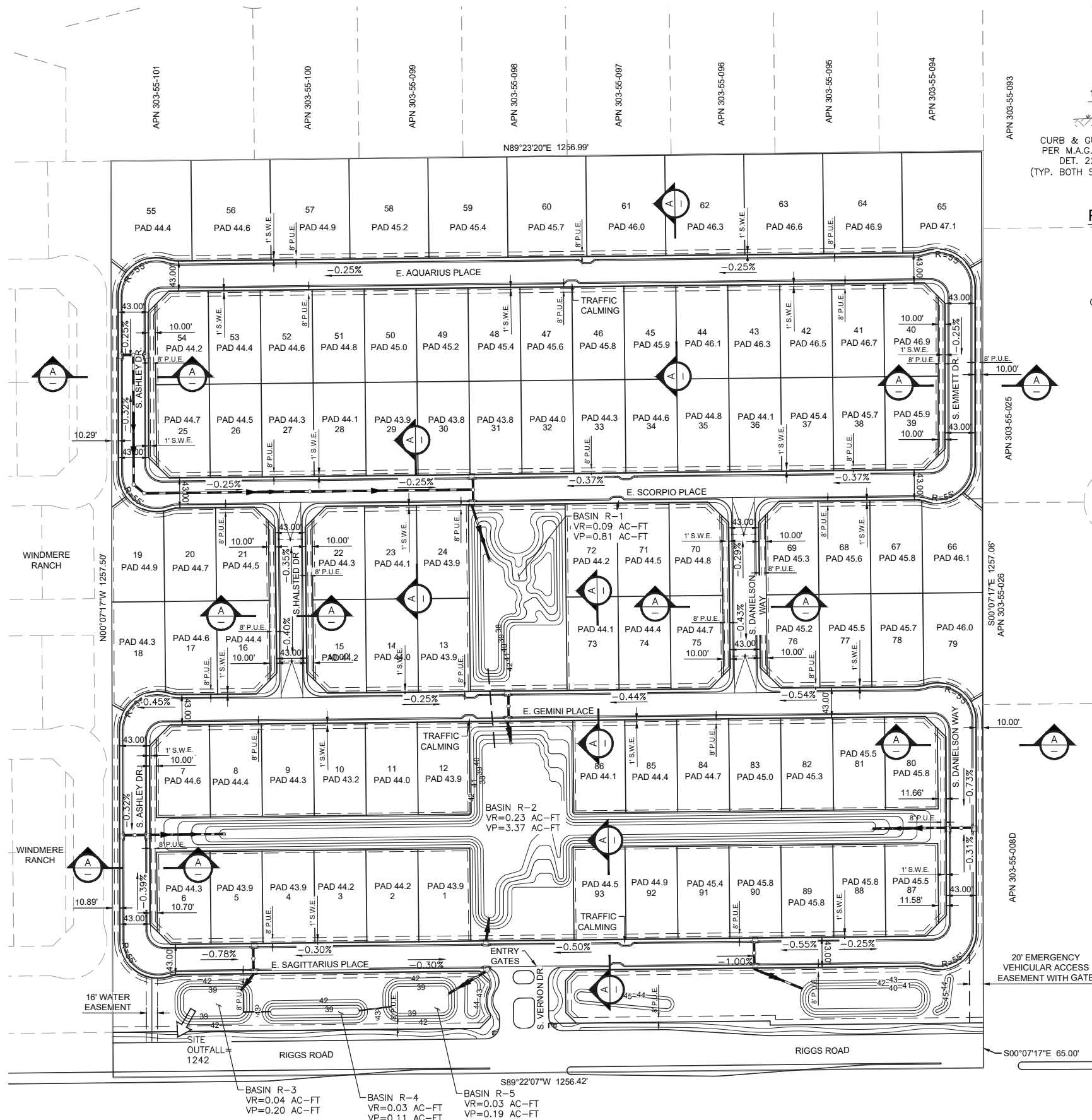


EXHIBIT J

GENERAL NOTES

- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "X" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04013C-3106 M DATED NOVEMBER 4, 2015, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "X" AS DEFINED BY FEMA IS:
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.

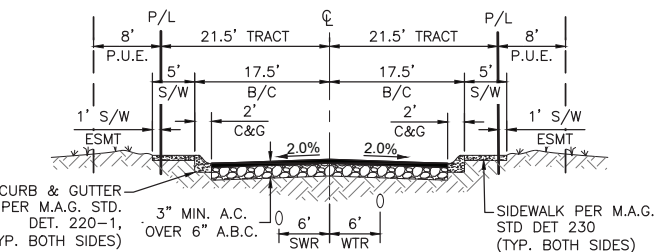
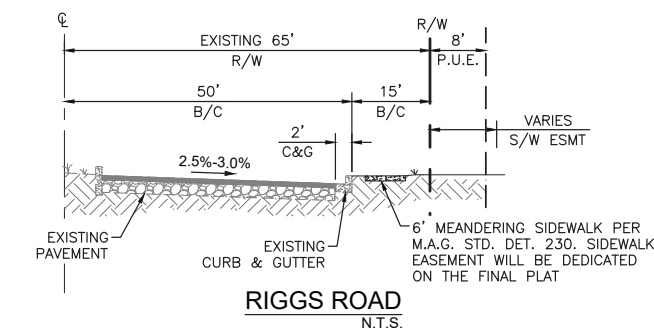
BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°22'07" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO PARCEL LEGAL DESCRIPTION.

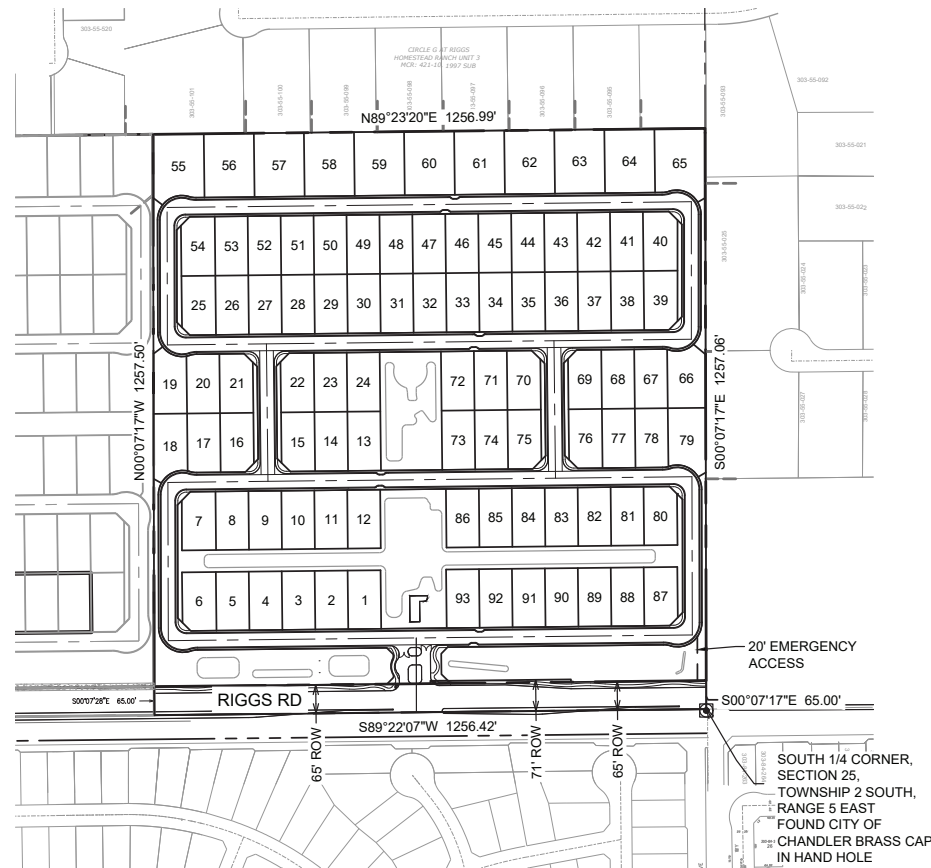
BENCHMARK

CITY OF CHANDLER BRASS CAP
IN HAND HOLE AT INTERSECTION OF COOPER
ROAD AND RIGGS ROAD (SOUTHWEST
CORNER, SECTION 25, T.2S., R.5E.)

ELEVATION 1238.95 (NAVD88)



PRIVATE RESIDENTIAL STREET SECTION
TRACT M
N.T.S.



KEY MAP
SCALE= 1"=200'

MAGNOLIA			
CURRENT ZONING	RU43		
PROPOSED ZONING	PAD		PDP
GROSS AREA	SQ. FT.	ACRES	LANDUSE %
	1,662,013	38.15	100.00%
NET AREA	1,578,409	36.24	94.97%
OPEN SPACE AREA	262,753	6.03	15.81%
MAJOR ROW	83,604	1.92	5.03%
PRIVATE STREET (TRACT M)	300713	6.90	18.09%
TOTAL LOT AREA	1,014,943	23.30	61.07%
YIELD	LOT SIZE		
11	114' X 145'		
82	75' X 134'		
93			
NET DENSITY	2.56 DU/AC		
LOT COVERAGE	MINIMUM LOT AREA (SF)	AVERAGE LOT AREA (SF)	
	10,000	10,913	
LOT COVERAGE AREA (60% OF LOT)	6,000	6,548	

DEVELOPMENT STANDARDS	PAD (PDP)
MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	130'
MAXIMUM BUILDING COVERAGE	60%
MINIMUM FRONT YARD SETBACK *	* 20'
MINIMUM SIDE YARD SETBACK **	** 5'/10'
MINIMUM REAR YARD SETBACK	20'
MINIMUM STREET SIDE YARD SETBACK	10'
* FOR FORWARD-FACING GARAGES FRONT SETBACK SHALL BE A MINIMUM TWENTY FEET (20 FT) MEASURED TO THE FACE OF THE GARAGE DOOR. FOR SIDE-LOADED GARAGES, PORCHES, OR LIVABLE SPACE, FRONT SETBACKS SHALL BE A MINIMUM OF FOURTEEN (14) FEET.	
** ARCHITECTURAL ELEMENTS SHALL BE PERMITTED TO ENCROACH UP TO TWELVE (12) INCHES INTO FRONT AND SIDE YARD SETBACKS; HVAC UNITS AND REFUSE RECEPTACLES WILL BE ALLOWED IN SIDE YARDS, BUT NO CLOSER THAN THREE (3) FEET FROM THE PROPERTY LINE; THE 10-FOOT SIDE YARD SETBACK FOR LOT 79 SHALL BE LOCATED ON THE EASTERN SIDE OF SAID LOT.	
ACCESSORY BUILDING SETBACK PER ZONING CASE #PLH21-0050	

FRONT YARD SETBACKS
1. 20' SETBACK IS MEASURED FROM TO FACE OF GARAGE (FRONT ENTRY)
2. 14' FOR SIDE LOADED GARAGES, PORCHES OR LIVABLE SPACE.

REAR SETBACKS
3. 20' FOR SINGLE-STORY HOMES AND/OR COVERED PATIOS.
4. 20' FOR TWO-STORY HOMES
5. 40' FOR LOTS# 58 - 67.

SIDE SETBACKS
6. 5'/10' ARCHITECTURAL ELEMENTS AND/OR PROJECTIONS SHALL BE PERMITTED TO ENCROACH UP TO TWELVE (12) INCHES INTO FRONT AND SIDE YARD SETBACKS
7. HVAC UNITS AND REFUSE RECEPTACLES WILL BE ALLOWED IN THE SIDE YARDS, BUT NO CLOSER THAN THREE (3) FEET FROM THE PROPERTY LINE

LEGEND
FSL - FRONT SETBACK LINE
SSL - SIDE SETBACK LINE
RSL - REAR SETBACK LINE
SVT - INDICATES 33X33' VISIBILITY TRIANGLE EASEMENT

NOTE: LOTS 66 & 79 ARE SUBJECT TO INCREASED SIDE YARD SETBACKS PER ZONING CASE # PLH21-0050.

PRELIMINARY PLAT FOR MAGNOLIA

Exhibit J.1

CHANDLER, AZ

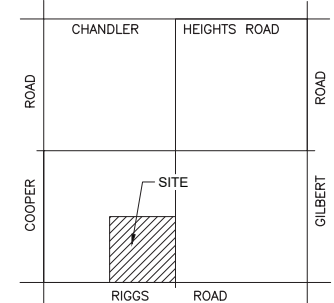
A PORTION OF LAND LOCATED IN SECTION 25, TOWNSHIP 2S, RANGE 5E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

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CONTACT: ALEX CARAVEO



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) 30' X 30' SIGHT VISIBILITY TRIANGLE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED 8-INCH WATERLINE & VALVE
	EXISTING 12-INCH WATERLINE & VALVE
	PROPOSED 8-INCH SEWER LINE & MANHOLE
	EXISTING 18-INCH SEWER LINE & MANHOLE
	8' PUBLIC UTILITY EASEMENT
	1' SIDEWALK EASEMENT
	3' VEHICULAR NON-ACCESS EASEMENT
	LOT RESTRICTED TO SINGLE-STORY

NOTE: LOTS 66 & 79 ARE SUBJECT TO INCREASED SIDE YARD SETBACKS PER ZONING CASE # PLH21-0050.

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DATE: 2/8/2022

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LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)
1	10,023	12	10,023	23	10,125	34	10,125	45	10,125	56	16,573	67	10,121	78	10,118	89	10,023
2	10,023	13	10,125	24	10,125	35	10,125	46	10,125	57	16,568	68	10,125	79	11,931	90	10,023
3	10,023	14	10,125	25	10,256	36	10,125	47	10,125	58	16,563	69	10,060	80	10,008	91	10,023
4	10,023	15	10,060	26	10,125	37	10,125	48	10,125	59	16,559	70	10,060	81	10,023	92	10,023
5	10,023	16	10,060	27	10,125	38	10,125	49	10,125	60	16,554	71	10,125	82	10,023	93	10,023
6	10,132	17	10,098	28	10,125	39	10,141	50	10,125	61	16,550	72	10,125	83	10,023		
7	10,125	18	10,773	29	10,125	40	10,342	51	10,125	62	16,545	73	10,125	84	10,023		
8	10,023	19	10,442	30	10,125	41	10,125	52	10,125	63	16,540	74	10,125	85	10,023		
9	10,023	20	10,087	31	10,125	42	10,125	53	10,125	64	16,536	75	10,060	86	10,023		
10	10,023	21	10,060	32	10,125	43	10,125	54	10,215	65	17,021	76	10,060	87	10,048		
11	10,023	22	10,060	33	10,125	44	10,125	55	17,045	66	11,576	77	10,125	88	10,023		

TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A	1.197	OPEN SPACE, LANDSCAPE, RETENTION, EMERGENCY VEHICULAR ACCESS EASEMENT, UTILITY EASEMENT
TRACT B	1.131	OPEN SPACE, LANDSCAPE, RETENTION, WATERLINE EASEMENT, UTILITY EASEMENT
TRACT C	2.348	OPEN SPACE, LANDSCAPE, RETENTION, UTILITY EASEMENT
TRACT D	0.865	OPEN SPACE, LANDSCAPE, RETENTION, UTILITY EASEMENT
TRACT E	0.051	LANDSCAPE TRACT
TRACT F	0.051	LANDSCAPE TRACT
TRACT G	0.092	LANDSCAPE TRACT
TRACT H	0.051	LANDSCAPE TRACT
TRACT I	0.055	LANDSCAPE TRACT
TRACT J	0.089	LANDSCAPE TRACT
TRACT K	0.051	LANDSCAPE TRACT
TRACT L	0.051	LANDSCAPE TRACT
TRACT M	6.903	PRIVATE STREET, UTILITIES, INGRESS AND EGRESS, EMERGENCY VEHICLE ACCESS, DRAINAGE, PEDESTRIAN ACCESS, VEHICULAR ACCESS EASEMENT

LINE TABLE		
NO.	LENGTH	BEARING
L1	169.25'	N00°04'57"W
L2	1193.08'	N89°22'07"E
L3	360.28'	N00°07'11"W
L4	1193.23'	N89°22'07"E
L5	313.00'	S00°37'53"E
L6	1193.02'	N89°22'07"E
L7	313.02'	N00°00'02"E
L8	1193.78'	N89°22'07"E
L9	303.01'	S00°08'38"E
L10	313.00'	S00°37'53"E
L11	360.28'	S00°08'38"E

LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE AT THE SOUTHWEST CORNER OF SAID SECTION 25 FROM WHICH A BRASS CAP IN HANDHOLE AT THE SOUTH QUARTER CORNER OF SAID SECTION 25 BEARS NORTH 89 DEGREES 22 MINUTES 07 SECONDS EAST (AN ASSUMED BEARING), AT A DISTANCE OF 2640.16;

THENCE NORTH 89 DEGREES 22 MINUTES 07 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 1383.75 FEET;

THENCE NORTH 00 DEGREES 37 MINUTES 53 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 65 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 25, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 07 MINUTES 17 SECONDS WEST, A DISTANCE OF 1257.50 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25;

THENCE NORTH 89 DEGREES 23 MINUTES 20 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1256.99 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25;

THENCE SOUTH 00 DEGREES 07 MINUTES 17 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 1257.05 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 65 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 25;

THENCE SOUTH 89 DEGREES 22 MINUTES 07 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1256.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,580,328 SQUARE FEET OR 36.279 ACRES, MORE OR LESS

PRELIMINARY PLAT FOR MAGNOLIA

Exhibit J.2

CHANDLER, AZ

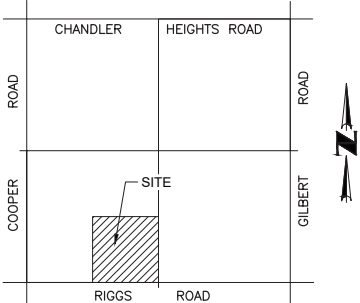
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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) 30' X 30' SIGHT VISIBILITY TRIANGLE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED 8-INCH WATERLINE & VALVE
	EXISTING 12-INCH WATERLINE & VALVE
	PROPOSED 8-INCH SEWER LINE & MANHOLE
	EXISTING 18-INCH SEWER LINE & MANHOLE
	8' PUBLIC UTILITY EASEMENT
	1' SIDEWALK EASEMENT
	3' VEHICULAR NON-ACCESS EASEMENT
	LOT RESTRICTED TO SINGLE-STORY

NOTE: LOTS 66 & 79 ARE SUBJECT TO INCREASED SIDE YARD SETBACKS PER ZONING CASE # PLH21-0050.

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SHEET
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DATE: 2/8/2022

PRELIMINARY PLAT FOR MAGNOLIA

Exhibit J.3

CHANDLER, AZ

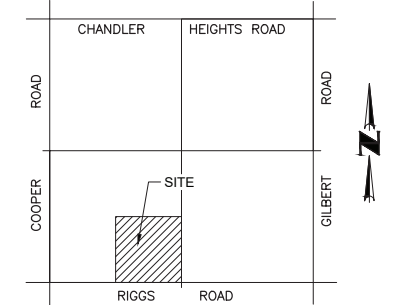
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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) 30' X 30' SIGHT VISIBILITY TRIANGLE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED 8-INCH WATERLINE & VALVE
	EXISTING 12-INCH WATERLINE & VALVE
	PROPOSED 8-INCH SEWER LINE & MANHOLE
	EXISTING 18-INCH SEWER LINE & MANHOLE
	8' PUBLIC UTILITY EASEMENT
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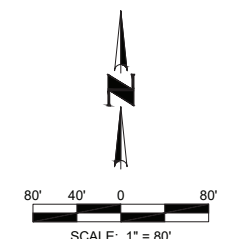
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DATE: 2/8/2022

C.O.C. LOG NO. PLT 21-0033

PRELIMINARY PLAT FOR MAGNOLIA

Exhibit J.4

CHANDLER, AZ

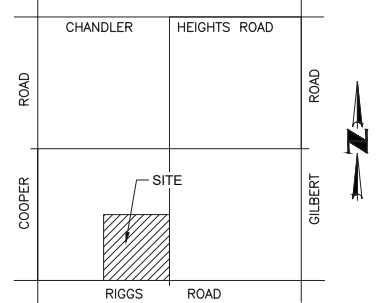
A PORTION OF LAND LOCATED IN SECTION 25, TOWNSHIP 2S, RANGE 5E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

MR. SPENCER TAM
10118 EAST WATERFORD WAY
CHANDLER, AZ 85248
PHONE: (415) 602-6500
EMAIL: TAMWESTERN@HOTMAIL.COM
CONTACT: SPENCER TAM

CVL DESIGN TEAM

CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4972
EMAIL: ACARAVEO@CVLCL.COM
CONTACT: ALEX CARAVEO



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) 30' X 30' SIGHT VISIBILITY TRIANGLE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED 8-INCH WATERLINE & VALVE
	EXISTING 12-INCH WATERLINE & VALVE
	PROPOSED 8-INCH SEWER LINE & MANHOLE
	EXISTING 18-INCH SEWER LINE & MANHOLE
	8' PUBLIC UTILITY EASEMENT
	1' SIDEWALK EASEMENT
	3' VEHICULAR NON-ACCESS EASEMENT
	LOT RESTRICTED TO SINGLE-STORY

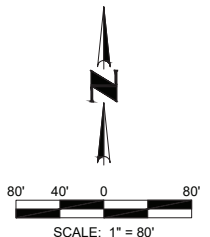
NOTE: LOTS 66 & 79 ARE SUBJECT TO INCREASED SIDE YARD SETBACKS PER ZONING CASE # PLH21-0050.

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PRELIMINARY PLAT
FOR
MAGNOLIA

Exhibit J.5

CHANDLER, AZ

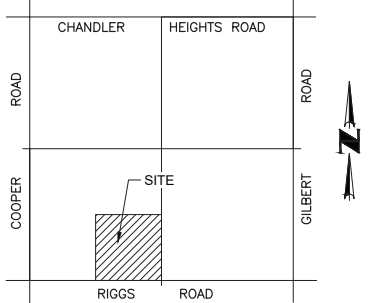
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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) 30' X 30' SIGHT VISIBILITY TRIANGLE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED 8-INCH WATERLINE & VALVE
	EXISTING 12-INCH WATERLINE & VALVE
	PROPOSED 8-INCH SEWER LINE & MANHOLE
	EXISTING 18-INCH SEWER LINE & MANHOLE
	8' PUBLIC UTILITY EASEMENT
	1' SIDEWALK EASEMENT
	3' VEHICULAR NON-ACCESS EASEMENT
	LOT RESTRICTED TO SINGLE-STORY

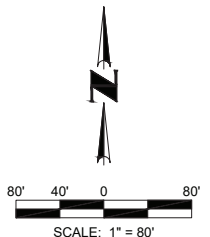
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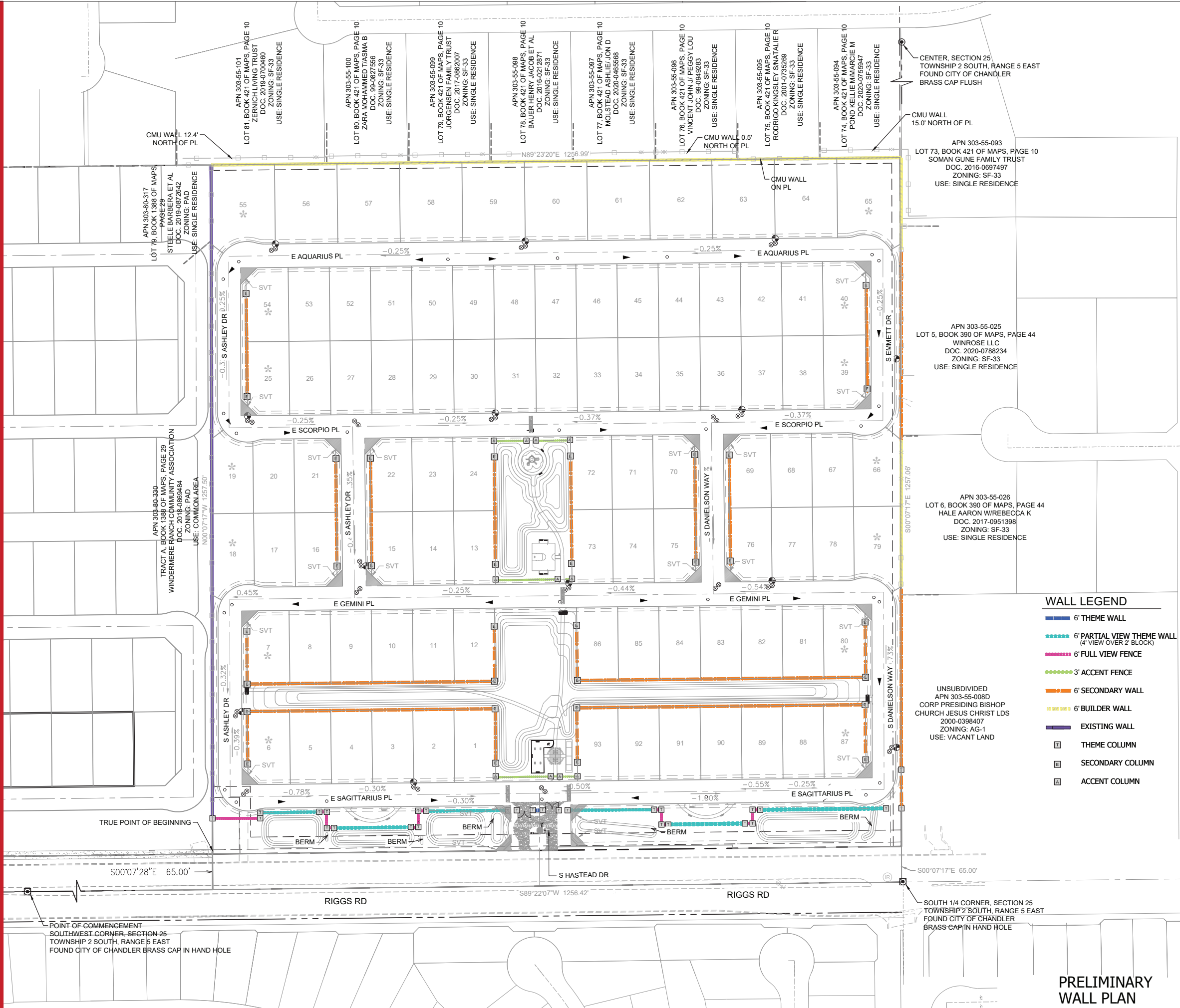


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DATE: 2/8/2022

PRELIMINARY
WALL PLAN

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PRELIMINARY PLAT
FOR
MAGNOLIA

Exhibit J.6

CHANDLER, AZ

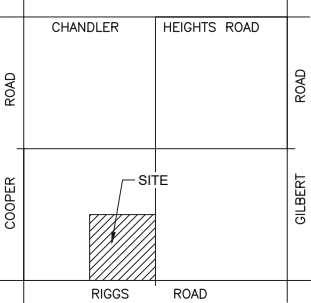
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5E OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
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OWNER / DEVELOPER

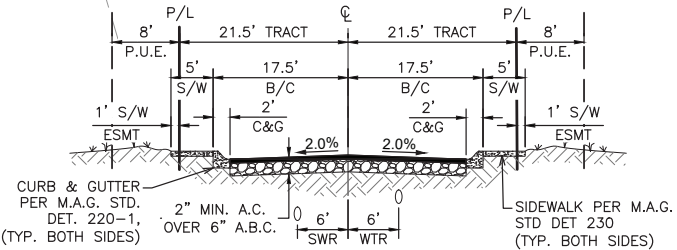
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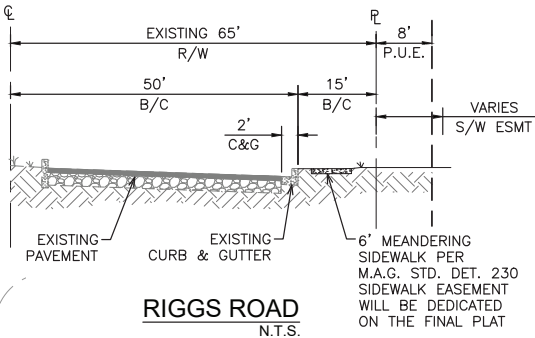
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VICINITY MAP
(NOT-TO-SCALE)



SECTION A-A
PRIVATE RESIDENTIAL STREET SECTION
N.T.S.



RIGGS ROAD
N.T.S.

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- EXISTING CONTOUR
- EXISTING WATER
- EXISTING SEWER
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED CENTER LINE
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- SURFACE DRAINAGE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- SCUPPER
- STORM PIPE
- RETAINING WALL

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DATE: 1/6/2022