City Council Regular Meeting

Monday, November 6, 2023
6:00 p.m.

Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ

CHANDLER
arizona
Community of Innovation

Back row
Councilmember OD Harris, Mayor Kevin Hartke, Councilmember Mark Stewart

Front row
Councilmember Jane Poston, Councilmember Angel Encinas, Vice Mayor Matt Orlando, Councilmember Christine Ellis

Our Vision

We are a world class City that provides an exceptional quality of life.

Our Brand

A safe, diverse, equitable and inclusive community that connects people, chooses innovation and inspires excellence.

Innovative Focus

Innovation is the lifeblood of our community. The introduction of new ideas and methods is rooted in Chandler's culture and heritage. This thread of innovation embodies how we connect, plan and serve our city to be a contemporary, financially responsible and safe place to live and work.

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, notice is hereby given to the members of the Chandler City Council and to the general public that the Chandler City Council will hold a REGULAR MEETING open to the public on Monday, November 6, 2023, immediately following the Public Housing Authority Meeting which begins at 6:00 p.m. in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona. One or more members of the Chandler City Council may attend this meeting by telephone.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk’s office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

Regular Meeting Agenda

Call to Order

Roll Call

Invocation - Pastor Sean Eddy, Chandler Bible Church

Pledge of Allegiance

Scheduled Public Appearances

1. Service Recognitions

2. Proclamation - Pride Month

3. Recognition - Chandler Exchange Club Award to Chandler Firefighters and Police Officers

4. Recognition - Si Se Puede Foundation 1st Place in the US and 4th Place in the World for Robonation's International Robosub Competition

Consent Agenda

Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the governing body, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.

Proposed Motion: Move to approve the Consent Agenda of the November 6, 2023, Regular Meeting, Items 1 - 4.

City Clerk

1. **Approval of Minutes**

   Move City Council approve the Council meeting minutes of the Work Session of October 16, 2023, the Regular Meeting of October 16, 2023, the Study Session of October 16, 2023, the Special Meeting - Budget Kickoff of October 19, 2023, and the Regular Meeting of October 19, 2023.

Development Services

2. **Final Adoption of Ordinance No. 5068, PLH22-0044 Chandler Farms, Located at the Southwest Corner of Arizona Avenue & Queen Creek Road**

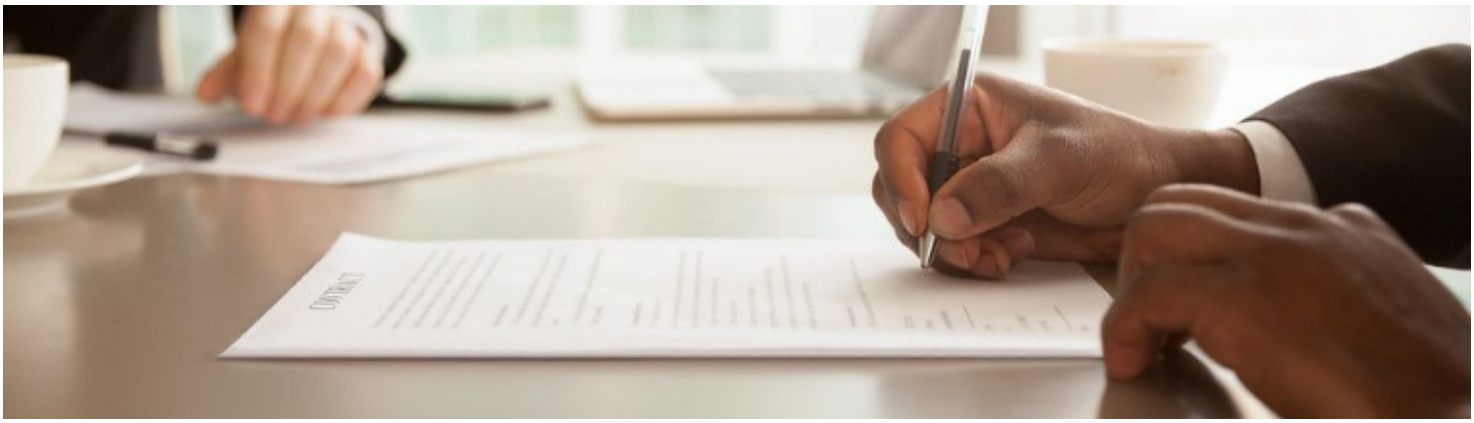
   Move City Council adopt Ordinance No. 5068 approving PLH22-0044 Chandler Farms, Rezoning from PAD for commercial to PAD for mixed-use development including multi-family and commercial, subject to the conditions as recommended by Planning and Zoning Commission.

   Council Focus Area(s):

3. **Final Adoption of Ordinance No. 5069 Rezoning, PLH22-0046 Rezamp LLC, Located West of the Northwest Corner of Chandler Boulevard and Arizona Avenue**

Move City Council adopt Ordinance No. 5069 approving PLH22-0046 Rezamp LLC Office #2 & 3, Rezoning from SF-8.5 to SF-8.5/PAD for professional offices and to allow reduced setbacks for an existing building, subject to conditions as recommended by Planning and Zoning Commission.

Council Focus Area(s):



Management Services

4. **Final Adoption of Ordinance No. 5065 Amending the Code of the City of Chandler, Sections 44-6 and 44-7 of Chapter 44 Garbage and Refuse, and Sections 50-11 and 50-12 of Chapter 50 Sale of Utilities to Update Regulations Relating to Collection of Bulk Materials and Refuse Drop-Off and to Change Certain Water, Wastewater, Reclaimed Water, and Solid Waste Rates and Policies**

Move City Council adopt Ordinance No. 5065 amending the Code of the City of Chandler, Sections 44-6 and 44-7 of Chapter 44 Garbage and Refuse, and Sections 50-11 and 50-12 of Chapter 50 Sale of Utilities to update regulations relating to collection of bulk materials and refuse drop-off and to change certain water, reclaimed water, wastewater, and solid waste rates and policies, effective January 1, 2024.

Council Focus Area(s):

Adjourn

ITEM 1

CHANDLER arizona
Community of Innovation

City Council Memorandum City Clerk's Office Memo No. N/A

Date:	November 06, 2023
To:	Mayor and Council
From:	Dana DeLong, City Clerk
Subject:	Approval of Minutes

Proposed Motion:

Move City Council approve the Council meeting minutes of the Work Session of October 16, 2023, the Regular Meeting of October 16, 2023, the Study Session of October 16, 2023, the Special Meeting - Budget Kickoff of October 19, 2023, and the Regular Meeting of October 19, 2023.

Attachments

Minutes of the Work Session of October 16, 2023
Minutes of the Regular Meeting of October 16, 2023
Minutes of the Study Session of October 16, 2023
Minutes of the Special Meeting - Budget Kickoff of October 19, 2023
Minutes of the Regular Meeting of October 19, 2023

Meeting Minutes
City Council Work Session

October 16, 2023 | 4:00 p.m.
Council Chambers Conference Room
88 E. Chicago St., Chandler, AZ

Call to Order

The meeting was called to order by Mayor Kevin Hartke at 4:00 p.m.

Roll Call

Council Attendance

Mayor Kevin Hartke
Vice Mayor Matt Orlando
Councilmember OD Harris (arrived at 4:14 p.m.)
Councilmember Mark Stewart
Councilmember Christine Ellis
Councilmember Jane Poston
Councilmember Angel Encinas

Appointee Attendance

Josh Wright, City Manager
Kelly Schwab, City Attorney
Dana DeLong, City Clerk

Staff in Attendance

Tadd Wille, Assistant City Manager
Dawn Lang, Deputy City manager / Chief Financial Officer
Andy Bass, Deputy City Manager
John Sefton, Community Services Director
Matt Dunbar, Budget and Policy Assistant Director
John Knudson, Public Works and Utilities Director
Joshua Adams, Business Systems Support Analyst
Chris Smith, Aquatics Superintendent

Discussion

1. Utility Rate Feedback Overview
2. Community Services Fee Policy and Procedures Relating to Use of Parks, Recreation, and Aquatics Facilities, Programs and Services

MAYOR HARTKE called for a staff presentation.

JOSHUA WRIGHT, City Manager, introduced the discussion item.

MATT DUNBAR, Budget and Policy Assistant Director, presented the following presentation.

- Mayor and Council Work Session
- Agenda
    - Utilities Rate Feedback Overview
        - City Rate Comparisons
    - Community Services Fees
        - Fee Policy Discussion
            - Overview / Background
            - Policy Updates
- Utility Rate Feedback
    - The outreach achieved:
        - Met with industry partners
        - Met with Chandler Chamber
        - Presented at Chamber Policy event
        - Targeted outreach to high-volume users
        - Held public feedback meeting in-person and virtual
        - Robust website information
        - Social media push to drive traffic to website
        - Bill notices on every Utility bill
        - Public Notice posted on our utility fee changes webpage and published in newspaper
        - Message in the CityScope
- Utility Rate Feedback cont.
    - Responses:
        - Over 1,033 unique page views of our website
        - Seven webpage comments: four of which did not want rate increases (residents), one which wanted a breakout of what the changes would do on their non-residential account, and two in support (residents)
        - One public meeting comment from a resident in support
- Average Residential Cost Comparison for Water, Wastewater and Solid Waste

COUNCILMEMBER STEWART asked what the reason for Chandler's low residential cost of water, wastewater, and solid waste was.

MR. DUNBAR answered that there are multiple reasons; low costs of debt due to our great bond rating, strategic and consistent financial policies, and projects builds were covered by system development fees. Other cities were not able to be covered by system development fees. How

and when Chandler grew was strategic. We also have a diversity of water sources that we utilize rather than a sole source.

COUNCILMEMBER STEWART asked how we compare when it comes to solid waste.

MR. DUNBAR said we have a contract through Waste Management, the company keeps our cost lower.

MAYOR HARTKE commented that the slide likely shows which cities have in-house services and who contracts these services out.

VICE MAYOR ORLANDO asked how one-time dollars and grants contribute to this infrastructure.

MR. DUNBAR said one-time dollars are allocated at the end of the year if revenues are stronger than anticipated. We incorporate these into our infrastructure, and utilize planned rate increases to cash fund and pay debt services.

MR. DUNBAR continued the presentation.

- Average Multi-Family Cost Comparison for Water, Wastewater
- Average Non-Residential Cost Comparison for Water, Wastewater

MAYOR HARTKE asked if the chart depicts current rate increases for other municipalities.

MR. DUNBAR said it includes some of the current rate increases for other municipalities, but it is likely that there will be more increases in the next few months. The rates will increase depending on where the final percentage lands.

VICE MAYOR ORLANDO asked when the last time Chandler raised utility rates.

MR. DUNBAR said they went into effect July 1, 2022, and the previous change went into effect January 1, 2020.

VICE MAYOR ORLANDO requested information on tools for modeling that could be shared.

MR. DUNBAR said information on modeling tools of economic impacts would be provided to those requesting it. Our next cost of service study will study this as well.

VICE MAYOR ORLANDO asked if after five years of the adjustments bringing the cost of service up to standard, will this be reevaluated in a couple years, or in a longer stretch of time.

MR. DUNBAR said every two years we look at the rate increases, the goal of the cost-of-service studies is to be in alignment or within 1-2% of alignment. Customers and usage shifts, but we hope to maintain 100% alignment.

MAYOR HARTKE asked if other cities take in ancillary items outside out straight cost.

MR. DUNBAR answered that other Arizona cities have not incorporated these ancillary items into cost-of-service studies for water utility.

MR. WRIGHT mentioned that any customer during the public outreach period of the study could use an online tool to generate a sample of their bill.

MR. DUNBAR added that any customer base – residential, non-residential, multi-family could use the tool to determine their probable cost will the changed rate of service.

MAYOR HARTKE said there were concerns about the nonresidential use and their impact upon their rates, but it ended up being not an issue.

MR. DUNBAR said large water users were fine with the rate increases.

MAYOR HARTKE said the value of our water is recognized.

JOHN SEFTON presented the following presentation.

- Community Services Fee Policy
- Purpose of Discussion
    - Proposed Park and Recreation (P&R) fee changes proposed during FY 2023-24 Budget process
    - Action delayed to engage user groups, Council subcommittee, and P&R Board
    - Tonight: review of the Community Services P&R Fee Policy and Procedure – prior to Council Fee Action on November 9th
    - Timing consideration: February 1 effective date for spring P&R registrations
- Community Services Fees Change Summary
    - Aquatics, Park and Recreation Facilities, Recreation Fitness Passes and Tennis Center, and Registration Based Class, Program and Activity Fees
- Proposed Fee Changes FY 2023-24
    - Why Fee Changes?
        - Average 34% increase in staff costs (ex. Lifeguards $12.60 to $16.93/hr)
        - Average 8+% increase in supply costs (ex. Supplies / equipment / materials)
- Stakeholder Notice & Feedback
    - Swim & Dive Clubs – Intro meetings held with each
    - Chandler Youth Sports Association (CYSA) – WebEx Meetings 2/24
    - Tennis Center – 2/28, 3/2 in person (no participation)

    - Athletic Field Tournament Users – WebEx 3/8
    - Proposed fees posted on city website 8/18/23
    - Social Media posts directing to webpage
    - Feedback webpage hits-count
- Why Assess Fees Citywide?
    - Fees assessed for use of facilities or services benefiting specific groups
        - Ensures taxes charged to support general services benefit all
    - Fees reflect recovery of cost to provide service, unless market demands lower rate
    - Authority to charge must exist in City Code (fee amounts and specifics set by resolution)
- Why Fees for Parks & Recreation Services / Facilities?
    - Program sustainability
    - Program popularity
    - Personal benefits derived
    - Fees support ongoing facility repair and replacement and enhancement of programs
- Fee Policy & Procedure
    - Establish fees for offering a wide range of services and activities while maintaining principles of equity and efficiency
    - Quality of Life
    - Neighborhoods
    - Sustainability / Technology
- Fee Policy & Procedure
    - 2008 – Fee Policy & Procedure Adopted by 4145
    - 2013 – Philosophy expanded and incorporated into Citywide Fee Schedule with Ordinance 4470
    - FY 2022-23 P&R Divisions Revenues: $3,186,574
    - P&R Divisions Expenses: $30,000,000
- FY 2022-23 Park & Recreation Revenues
- FY 2022-23 Park & Recreation Expenditures
- Fee Policy & Procedure
    - Two Fee Types (from City Code):
        - All fees charged for the use of Department Facilities, or the issuance of permits or licenses shall be in accordance with the approved fee policy and adopted by Council resolution. [Ch. §31-21.A]
        - All fees for Department registration-based classes, programs and activities shall be established and approved by the Community Services Director using formulas in accordance with Community Services' approved fee policy and adopted by Council resolution. [Ch. §31-21.B]
- Fee Policy & Procedure
    - Five Fee Categories
- Fee Policy & Procedure

MAYOR HARTKE asked if resources like water are not part of the fees, where do these come from.

MR. SEFTON said the general fund is what supports the cost of the utilities. Most administrative costs and staff costs are not funded by specific programs. They can be offset through rentals or tournaments and other non-program revenue sources.

MR. SEFTON continued the presentation.

- Fee Policy & Procedure
- Category #1 Community Benefit
- Category #2 Enhanced / Specialized
- Category #3 Exclusive Use
- Category #2 Enhanced / Specialized
- Category #1 Community Benefit
- Public Rec Swim Admission Fees

COUNCILMEMBER STEWART mentioned that swim rates were mentioned previously in a council subcommittee meeting. Inflation competes with our discussion on raising rates. Councilmember Stewart asked what the expectation of the revenue is if these fee increases are implemented.

JOSHUA ADAMS listed that community recreation programs would be $70,000, the total from rentals is unknown, and memberships would be based on new memberships.

MR. SEFTON added there are many different areas in this model, it could result in a range of revenue values, between 10% and 25%.

COUNCILMEMBER STEWART asked why this rate increase was investigated.

MR. SEFTON responded that it is part of policy to do a rate analysis as part of the budget every year. To understand the direct cost and how we want to structure our guiding philosophy, we needed to have more discussion from relevant groups. The policy has not been updated since 2008, the last public rec swim fee increase was in 1999.

COUNCILMEMBER STEWART said we may be able to absorb the costs of public rec swim admission fees for at least another year in this period of high inflation in the economy, until we can come back and revisit these fees. Councilmember Stewart asked if 10% of the total cost in the fee structure can be absorbed and asked to consider keeping swim fees at $1 for children.

VICE MAYOR ORLANDO said he needs more time to review the policy. Previous discussions were about the fee structure rather than the costs. We are at 50%, we don't know if 65-80% is appropriate, so we should compare to other cities and see what they are doing. Fee structure increases can be investigated, as increases have not been made recently.

MR. SEFTON affirmed that this takes a lot of time to consider. It is intended to be relatively simple with individual and community benefit. The intention is to red line the previous policy to review changes made. We need a long lead time to communicate any potential changes to the public.

VICE MAYOR ORLANDO said if we must wait until the next cycle of the recreation activities guide Break Time, it would be fine.

MR. SEFTON said February is not a deadline.

MAYOR HARTKE asked when Break Time would come out if these changes were implemented.

MR. SEFTON said the Break Time for March April May would be released early February. The deadline to decide would be by March 9.

COUNCILMEMBER HARRIS shared that he felt uncomfortable about asking our community for more money. Councilmember Harris asked how this would affect the budget.

MR. WRIGHT answered that this is not a matter of imbalance in the budget but adjusting policies to bring them to current times and standards. The discussion is how to study these for the future. Our policies are not in alignment with the practice.

COUNCILMEMBER HARRIS said policy change and fee increase are a lot to digest at once. Councilmember Harris said he is against fee increases.

COUNCILMEMBER ELLIS said she is familiar with the formula used to calculate fees for services. It is not all about the money, we have time to get into place. Councilmember Ellis said let's keep looking into this now, and revisit this later next year when we have time to inform residents.

MAYOR HARTKE said this is a good conversation about our philosophy about these services. Many families enjoy Chandler's amenities. We can revisit and keep coming back to discuss with Council.

VICE MAYOR ORLANDO said he was looking at the percentage increases and how does inflation impact these numbers. Looking at this holistically, we need to examine how we determine community benefit. We need to compare with industry averages.

MR. SEFTON continued the presentation.

- Category #2 Enhanced / Specialized
- In Summary
    - November 9th Council Agenda
    - P&R Fee Policy & Procedure Update
    - Community Services Fee Changes for Spring implementation (as noted on 'Summary' posted online)

        - Aquatics
        - Parks Facilities
        - Recreation Facilities & Fitness Passes
        - Tennis Center
        - Registration-Based Class, Program & Activities
- Timeline for Spring ’24 Breaktime (Mar-Apr-May)
- Questions? Thank you!

MAYOR HARTKE said that we understand for rentals, their payment for use should cover the cost.

COUNCILMEMBER STEWART said no, users have already paid for their use through bonds and sales tax.

MAYOR HARTKE restated that we are not at a consensus for this then.

COUNCILMEMBER POSTON said that for example, to use a ramada, one pays to use it as they are taking it out of service for other potential users. Spaces rented for personal use are removed temporarily from the public. The six-month rec center is a benefit for the community that is an added service. Otherwise, residents are facing inflation.

COUNCILMEMBER ELLIS asked where we see in the recreation fees that we can move forward with increases, and where should we pull back costs. We need to look at the timeline where we can get this fully aligned and must adjust eventually.

COUNCILMEMBER HARRIS added that there can be more discussion about facility rental fees. Councilmember Harris is against charging residents more money. We must consider what we use funds for and the necessity. The proceeds are unneeded, but we do need to examine our policies. Let’s continue the open dialogue on this subject.

COUNCILMEMBER STEWART requested to continue this increase until next year. The council contingency funds are also potentially available for use.

MS. LANG said that this can be funded through the general taxes, Mr. Sefton is bringing this forward to be in alignment with the policy from 2008. It is okay to be outside of the policy and out of alignment if that is council’s direction.

MR. WRIGHT said that there a couple of fees that the change benefits the user. Revising the structure creates some user-friendly changes that residents have requested.

MR. SEFTON suggested the six-month membership at Tumbleweed recreation center is an example. It is a discount over the monthly and daily rates, for those users who would not need a yearly pass.

MAYOR HARTKE said we will need one on one conversations or another conversation before continuing.

MR. WRIGHT surmised that we would avoid adopting changes that cause additional impacts to residents, if there are structural changes that benefit the customer. There are still some aspects that can be considered, we will just split them up differently in conversation.

MAYOR HARTKE recapped that the philosophy discussed with be readdressed to council later, overall hold any increases as residents face inflationary pressures. Mayor Hartke requested more conversation later.

COUNCILMEMBER STEWART asked if we are continuing to discuss utilities. We can hold off on utility rate increases. The timing of these increases is hard. This could be a time to utilize the contingency fund.

MAYOR HARTKE said these types of fees of the enterprise fund, is that water pays for water. We still maintain the lowest cost out of other cities.

COUNCILMEMBER STEWART said we have used one-time dollars for many purposes. There is a possibility to use one-time funds to delay an increase like this.

COUNCILMEMBER ELLIS this is a matter of business sense and our financial philosophy. We must be considerate of where we source funds from. Increases may come at any time, whether they be large increases farther apart, or incrementally in short times.

VICE MAYOR ORLANDO said it depends on what the environment is. We have to consider the contracts we have approved and if they would be affected, and we can consider our 20% reserve. There are adjustments we can make to make this easier.

COUNCILMEMBER STEWART agreed and asked about our revenue collection.

MS. LANG said we are around $12 million.

COUNCILMEMBER STEWART asked if we know how much money the utility rate increase will bring in.

MR. DUNBAR said it would be around $350,000 for a 1% increase for water.

COUNCILMEMBER STEWART asked what this looks like for the annual utilities.

MR. WRIGHT said staff would provide values.

COUNCILMEMBER STEWART said we have many potential solutions to consider.

Adjourn

The meeting was adjourned at 5:12 p.m.

ATTEST: _____ _____

City Clerk Mayor

Approval Date of Minutes: November 6, 2023

Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Work Session of the City Council of Chandler, Arizona, held on the 16th day of October 2023. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of November, 2023.

_____

City Clerk

Meeting Minutes
City Council Regular Meeting

October 16, 2023 | 6:00 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ

Call to Order
The meeting was called to order by Mayor Kevin Hartke at 6:00 p.m.

Roll Call
Council Attendance
Mayor Kevin Hartke
Vice Mayor Matt Orlando
Councilmember OD Harris
Councilmember Mark Stewart
Councilmember Christine Ellis
Councilmember Jane Poston
Councilmember Angel Encinas

Appointee Attendance
Josh Wright, City Manager
Kelly Schwab, City Attorney
Dana DeLong, City Clerk

Invocation
The invocation was given by Reverend Tara Smith, Crossroads Nazarene Church.

Pledge of Allegiance
The Pledge of Allegiance was led by Councilmember Harris.

Scheduled Public Appearances
MAYOR HARTKE invited Councilmember Stewart to join him for the recognitions.

1. Service Recognitions
Raquel Espinoza – 10 Years, Community Services
Bob Graffius – 20 Years, Development Services
Earl Holland – 10 Years, Information Technology

2. Proclamation – Arizona Cities and Towns Week

MAYOR HARTKE read the proclamation and invited Tom Belshe, Executive Director of League of Arizona Cities and Towns to accept.

MR. BELSHE said the City of Chandler is looked to as an example for many cities in Arizona.

3. Proclamation – Cyber Security Awareness Month

MAYOR HARTKE read the proclamation and invited Sandip Dholakia, Information Technology Director, and Mitchell Robinson, IT Security Program Manager to accept.

MR. DHOLAKIA thanked team members of City of Chandler for their improvements in cyber security, security is our shared responsibility.

4. Recognition – 2023 Telly and NATOA Video Awards

MATT BURDICK, Communications & Public Affairs Director recognized Courtney Randolph, Digital Media Principal Producer; Julie Carpenter, Digital Media Principal Producer; Stacy Sacco, Digital Media Manager; and Melina Zuniga, Digital Media Senior Producer for their work on Chandler's award-winning videos, bringing home a total of 8 awards from the 44th Annual Telly Awards and the National Association of Telecommunications Officers and Advisors (NATOA) 38th Annual Government Programming Awards.

5. Recognition – 2022 Certificate of Achievement for Excellence in Financial Reporting

DAWN LANG, Chief Financial Officer and Deputy City Manager recognized Kristi Smith, Financial Services Assistant Director; Robert Steele, Accounting Senior Manager; and Shalonda Haynes, Accounting Technician for their work with Management Services towards their completion of the annual audit and achieving the high standards set by the Government Accounting Standards Board and Government Finance Officers Association.

6. Recognition – 2023 Achievement of Excellence in Procurement Award

MS. LANG recognized the purchasing team represented by Christina Pryor, Procurement and Supply Senior Manager; Rosenda Contreras, Procurement Senior Specialist; Sherri Revis, Procurement Senior Specialist; Christian Johnson, Procurement Officer; and Raquel McMahon, Procurement Officer for their work toward Chandler's continuous improvement in areas like innovation, professionalism, e-procurement, productivity, and leadership.

Consent Agenda and Discussion

City Clerk

1. Approval of Minutes

   Move City Council approve the Council meeting minutes of the Special Meeting of September 7, 2023; the Special Joint Meeting of September 12, 2023; the Regular Meeting of September 18, 2023; the Study Session of September 18, 2023; the Special Meeting of

September 18, 2023; the Special Meeting of September 21, 2023; the Regular Meeting of September 21, 2023; and the Special Meeting of September 26, 2023.

Development Services

2. Final Adoption of Ordinance No. 5064, Rezoning PLH21-0069 Harris Place, Located 1/4 Mile West of the Southwest Corner of McQueen Road and Ocotillo Road
   Move City Council adopt Ordinance No. 5064 approving PLH21-0069 Harris Place, Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for single-family residential, subject to the conditions as recommended by Planning and Zoning Commission.

3. Final Adoption of Ordinance No. 5063, Annexation ANX21-0005 Harris Place, Approving the Annexation of Two Parcels Totaling 3.4 Acres, Located West of the Southwest Corner of Ocotillo and McQueen Roads
   Move City Council adopt Ordinance No. 5063 approving ANX21-0005 Harris Place, as recommended by Planning staff.

Public Works and Utilities

4. Final Adoption of Ordinance No. 5066 Granting a Non-Exclusive Power Distribution Easement to Salt River Project Agricultural Improvement and Power District (SRP), for Replacement of 12 Kilovolt (kV) Electric Cable and Conduit and Extension of a Power Line at the City's Water Facility
   Move City Council adopt Ordinance No. 5066 granting a non-exclusive power distribution easement to SRP for replacement of 12 kV electric cable and conduit and extension of a power line at the city's water facility, located at 2107 N. 91st Place, in consideration for the payment of $1,000.

Consent Agenda Motion and Vote

Vice Mayor Orlando moved to approve the Consent Agenda of the October 16, 2023, Regular City Council Meeting; Seconded by Councilmember Ellis.

Motion carried unanimously (7-0).

Adjourn

The meeting was adjourned at 6:26 p.m.

ATTEST: _____ _____

City Clerk Mayor

Approval Date of Minutes: November 6, 2023

Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of Regular Meeting of the City Council of Chandler, Arizona, held on the 16th day of October 2023. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of November, 2023.

_____
City Clerk

Meeting Minutes
City Council Study Session

October 16, 2023 | 6:00 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ

CHANDLER arizona
Community of Innovation

Call to Order

The meeting was called to order by Mayor Kevin Hartke at 6:26 p.m.

Roll Call

Council Attendance

Mayor Kevin Hartke
Vice Mayor Matt Orlando
Councilmember OD Harris
Councilmember Mark Stewart
Councilmember Christine Ellis
Councilmember Jane Poston
Councilmember Angel Encinas

Appointee Attendance

Josh Wright, City Manager
Kelly Schwab, City Attorney
Dana DeLong, City Clerk

Consent Agenda and Discussion

Discussion held on items 8, 14, 24, 25, 32, 39, and 40.

Community Services

1. Professional Services Agreement No. PR2206.201, with Dig Studio for the Pickleball and Tennis Courts at Tumbleweed Park Design Services
   Move City Council award Professional Services Agreement No. PR2206.201 to Dig Studio for the Pickleball and Tennis Courts at Tumbleweed Park Design Services, in an amount not to exceed $282,226.

2. Agreement No. CS4-988-4668, for Park Mowing Services
   Move City Council approve Agreement No. CS4-988-4668, for Park Mowing Services, with Artistic Land Management, Inc., in an amount not to exceed $589,004, for a one-year term, November 1, 2023, through October 31, 2024, with the option of up to four additional, one-year extensions.

3. Agreement No. CS4-988-4669, for Park Herbicide Application Services
Move City Council approve Agreement No. CS4-988-4669, for park herbicide application services, with BrightView Landscape Services, Inc., in an amount not to exceed $211,671.07, for a one-year term, November 1, 2023, through October 31, 2024, with the option of up to four additional one-year extensions.

4. Purchase of Rotary Mower
Move City Council approve the utilization of City of Mesa Contract No. 2017025, for the purchase of a Rotary Mower, from Simpson Norton, in the amount of $141,557.09.

Development Services

5. Resolution No. 5746 and Introduction of Ordinance No. 5068, Area Plan Amendment, Rezoning, and Preliminary Development Plan, PLH23-0017 / PLH22-0044 Chandler Farms, Located at the Southwest Corner of Arizona Avenue & Queen Creek Road

Area Plan
Move City Council approve Resolution No. 5746 Section 16 Area Plan amendment, PLH23-0017, as recommended by Planning and Zoning Commission.

Rezoning
Move City Council introduce and tentatively adopt Ordinance No. 5068 approving PLH22-0017 Chandler Farms, Rezoning from PAD for commercial to PAD for mixed-use development including multi-family and commercial, subject to the conditions as recommended by Planning and Zoning Commission.

Preliminary Development Plan
Move City Council approve Preliminary Development Plan PLH22-0017 Chandler Farms for site layout and building architecture, subject to the conditions as recommended by Planning and Zoning Commission.

6. Introduction of Ordinance No. 5069 Rezoning, PLH22-0046 Rezamp LLC, Located West of the Northwest Corner of Chandler Boulevard and Arizona Avenue
Move City Council introduce and tentatively adopt Ordinance No. 5069 approving PLH22-0046 Rezamp LLC Office #2 & 3, Rezoning from SF-8.5 to SF-8.5/PAD for professional offices and to allow reduced setbacks for an existing building, subject to conditions as recommended by Planning and Zoning Commission.

7. Final Plat Approval for PLT23-0015 Honeysuckle Trail, Located at the Northwest Corner of Warner Road and Bullmoose Drive

Move City Council approve Final Plat PLT23-0015, Honeysuckle Trail, as recommended by staff.

8. Use Permit, PLH23-0020 Hunt Highway Cell Tower, Approving Installation of a Wireless Communication Facility, Located Within the Sunbird Golf Resort Community at the Southwest Corner of Riggs Road and Cooper Road
   Move City Council approve Use Permit, PLH23-0020 Hunt Highway Cell Tower, subject to the conditions recommended by Planning and Zoning Commission.

COUNCILMEMBER STEWART asked for an overview of this item.

KELLY SCHWAB, City Attorney responded that regulations of zoning and right-of-way as it relates to cell towers, is preempted by federal and state government. Under state law, what the city can control is to certify that the provider complies with federal requirements. The city has a small opportunity to provide any regulation.

VICE MAYOR ORLANDO asked if this item is before us because of the location it is being placed in.

MS. SCHWAB answered that because of the location we have a conditional use permit.

9. Use Permit and Entertainment Use Permit, PLH23-0014 Good Time Charli's, 6045 W. Chandler Boulevard, Ste. 7, generally located at the southwest corner of Chandler Boulevard and Kyrene Road
   Move City Council approve Use Permit case PLH23-0014 Good Time Charli's for a Series 6 Bar Liquor License and a time extension for an Entertainment Use Permit for live indoor and outdoor entertainment, subject to the conditions recommended by Planning and Zoning Commission.

10. Use Permit and Entertainment Use Permit, PLH23-0024 The Stillery, 130 S. Arizona Ave, located at the northwest corner of Arizona Avenue and Chicago Street (continued from the Council Regular Meeting of September 21, 2023)
    Move City Council approve case PLH23-0024 The Stillery, Use Permit approval for a Series 6 Bar Liquor License and a time extension for an Entertainment Use Permit for live indoor entertainment and outside patio speakers for background music only, subject to the conditions recommended by Planning and Zoning Commission.

Facilities and Fleet

11. Agreement No. BF2-912-4485, with ASR Construction Group, LLC; Crawford Mechanical Services, LLC; FPS Civil, LLC; DMS Companies, Inc., dba Hernandez Companies; Kowalski Construction, Inc.; MGC Contractors, Inc.; and Nickle Contracting, LLC, for General Building Maintenance Services

Move City Council approve Agreement No. BF2-912-4485, with ASR Construction Group, LLC; Crawford Mechanical Services, LLC; FPS Civil, LLC; DMS Companies, Inc., dba Hernandez Companies; Kowalski Construction, Inc.; MGC Contractors, Inc.; and Nickle Contracting, LLC, for General Building Maintenance Services in an amount not to exceed $4,240,000, for a period of one year, beginning September 1, 2023, through August 31, 2024.

12. Purchase of Maintenance, Repairs and Purchase of Doors, Locking Systems, Door Hardware, and Operable Walls
Move City Council approve the utilization of the Mohave Educational Services Cooperative Contract No. 21H-DHP-0917, for maintenance, repairs, and purchase of bay doors, locking systems, door hardware, and operable walls, from DH Pace Company, Inc., in an amount not to exceed $200,000, for the period of one year, September 17, 2023, through September 16, 2024.

13. Purchase of Heating, Ventilation, and Air Conditioning (HVAC) Equipment, Installation, Service, and Related Products
Move City Council approve the utilization of the Mohave Educational Services Cooperative, Contract No. 19F-SMC-0904, for the purchase of HVAC equipment, installation, service, and related products, from Sun Mechanical Contracting, Inc., in an amount not to exceed $1,600,000, for the period of one year, beginning September 5, 2023, through September 4, 2024.

14. Purchase of Vehicles
Move City Council approve the purchase of vehicles using multiple vendors under the State of Arizona, Sourcewell, Omnia, HGAC, and Maricopa County contracts, in an amount not to exceed $4,549,265.

MICHAEL HOLLINGSWORTH, Facilities and Fleet Manager, presented the following presentation.

- City Council Study Session Item 14: FY2023-24 Vehicle Purchases
- Overview of Citywide Vehicle Purchases
    - Vehicle Replacements not automatically replaced when years/ mileage are reached
        - Use systematic “15 point replacement criteria”, inspections, and Fleet Advisory Committee reviews to narrow down replacements (based on age, mileage, and cost to maintain)
    - Manage Vehicle Replacement Fund to ensure funding for future replacements of vehicles
    - Agenda Item includes:
        - 69 public safety vehicles with average age 9 years & mileage over 88,000
        - 24 service vehicles with average age of 11 years & mileage over 90,000
        - 5 new vehicles approved through budget process (3 police, 1 code enforcement, and 1 park maintenance)

- Proposed FY 2023-24 Vehicle Purchases
    - 5 New and 93 Replacements ($4.55M)
- Questions?

COUNCILMEMBER STEWART thanked staff for their work on this item. Much of the funding is for our public safety team.

COUNCILMEMBER ELLIS asked about the mechanics that maintain the city's fleet.

MR. HOLLINGSWORTH shared that the fleet team has 12 employees with over 800 vehicles to maintain. We have a full-service shop that handles maintenance on the city's fleet.

VICE MAYOR ORLANDO asked if more electric vehicles will be implemented.

MR. HOLLINGSWORTH said as those vehicles become available, they are purchased. There were some options identified to replace with electric vehicles, but the electric cars were unavailable for purchase.

VICE MAYOR ORLANDO asked if the need is there, will they purchase whatever vehicle is available.

MR. HOLLINGSWORTH answered that if the demand was there, they would purchase whatever vehicle was available.

VICE MAYOR ORLANDO asked if we are limited to purchasing the current vehicle inventory.

MR. HOLLINGSWORTH said if it was a couple months wait to get electric vehicles in stock, we could wait, but the current demand would not be able to wait until the end of the year when they would become available.

VICE MAYOR ORLANDO asked what the plan is to migrate our current gasoline cars to incorporate more electric or hybrid vehicles over time.

MR. HOLLINGSWORTH said as more electric and hybrid vehicles become available through dealership, they will be incorporated into the fleet as demand warrants.

MAYOR HARTKE summarized that we have a demand for these vehicles, but the supply of electric vehicles cannot currently meet it for when we need them by.

COUNCILMEMBER ELLIS asked if the plan was to convert all fleet vehicles to be electric vehicles.

MR. HOLLINGSWORTH said no.

COUNCILMEMBER ELLIS said this is not the goal, but it would be good to diversify the vehicles we do have.

MR. HOLLINGSWORTH said the addition of electric vehicles to fleet is done as is practical for the needs and situation at hand.

Fire Department

15. Resolution No. 5745 Authorizing a Grant Agreement with the Arizona Department of Homeland Security for the 2023 Community Emergency Response Team (CERT) Training
    Move City Council pass and adopt Resolution No. 5745, authorizing the City to enter into a Grant Agreement with the Arizona Department of Homeland Security (AZDOHS) for the Community Emergency Response Team (CERT) Training in the amount of $9,000, and authorize the Fire Chief to implement the provisions of the agreement.

16. Resolution No. 5744 Authorizing a Grant Agreement with the Arizona Department of Homeland Security for the 2023 Urban Area Security Initiative (UASI) for Rapid Response Fire Teams Equipment and Training
    Move City Council pass and adopt Resolution No. 5744, authorizing the City to enter into a Grant Agreement with the Arizona Department of Homeland Security (AZDOHS) for the Urban Area Security Initiative (UASI) Rapid Response Fire Teams, for equipment and training, in the amount of $87,145.

17. Agreement No. FD3-200-4486, Amendment No. 1, with 030530 Uniforms, LLC, dba Ace Uniforms of Phoenix, for Fire Uniforms
    Move City Council approve Agreement No. FD3-200-4486, Amendment No. 1, with 030530 Uniforms, LLC, dba Ace Uniforms of Phoenix, for fire uniforms, in an amount not to exceed $250,000, for the period of one-year, November 15, 2023, through November 14, 2024.

Human Resources

18. Resolution No. 5737, Renewal Request to Industrial Commission of Arizona for Continued Exemption from Requirement to Post Security for Self-Insured Workers' Compensation Program
    Move City Council pass and adopt Resolution No. 5737, renewing the request to the Industrial Commission of Arizona for continued exemption from the requirement to post security for the Self-Insurance Workers' Compensation Program.

19. Agreement No. 1193, Calendar Year 2024 Amendment, with Delta Dental Plan of Arizona, Inc., for Dental Insurance Benefit
    Move City Council approve Agreement No. 1193, Calendar Year 2024 Amendment, with Delta Dental Plan of Arizona, Inc., for dental insurance benefit, in an amount not to exceed $120,000, for the period of one year, beginning January 1, 2024, through December 31, 2024, and authorize the City Manager, or designee to extend the Agreement for an

additional one-year term of January 1, 2025, through December 31, 2025 (CY2025), subject to the same terms and conditions.

20. Agreement No. 4118, Amendment No. 4, with The Segal Company (Western States), Inc., for Employee Benefits Consulting Services
Move City Council approve Agreement No. 4118, Amendment No. 4, with The Segal Company (Western States), Inc., for employee benefits consulting services, in an amount not to exceed $120,000, for the period of one year, beginning January 1, 2024, through December 31, 2024.

21. Agreement No. HR3-920-4599, with Alight Solutions LLC, for the Benefits Administration Program and Wellness Portal
Move City Council approve Agreement No. HR3-920-4599, with Alight Solutions LLC, for the benefits administration program and wellness portal, in an amount not to exceed or total $602,000 in the first year, for the period of three years, beginning on the execution date of the agreement.

Information Technology

22. Agreement No. 4409, Amendment No. 2, Information Technology Consulting Services
Move City Council approve Agreement No. 4409, Amendment No. 2, with NST Technologies, Inc., for information technology consulting services, in an amount not to exceed $300,000, for a period of one year, beginning October 15, 2023, through October 14, 2024.

23. Agreement No. 4526, Amendment No. 1, with Neudesic, LLC, for Annual Application Support Services
Move City Council approve Agreement No. 4526, Amendment No. 1, with Neudesic, LLC, for annual application support services, in an amount not to exceed $156,000, for the period of one year, beginning November 1, 2023, through October 31, 2024.

Management Services

24. Resolution No. 5730 Authorizing the Issuance and Sale of Not to Exceed $120,000,000 in General Obligation (GO) Bonds, Series 2023
Move City Council pass and adopt Resolution No. 5730, authorizing and providing for the issuance and sale of not to exceed $120,000,000 in General Obligation Bonds, Series 2023, and authorizing Authorized Representatives of the City to determine whether it is in the City's best interest to sell the Bonds in a competitive bid or through a negotiated sale.

MS. LANG explained that the items are two resolutions being brought forward asking for permission to sell bonds to fund projects in our 10-year capital improvement program, those in process or budgeted for in 2023 – 2024 in the areas of parks and recreation, library, police, fire, stormwater, and public buildings. These projects were discussed with the Citizens Advisory Panel

during the 2021 bond election. They are planned at the existing secondary property tax rate of 87 cents per 100 of an assessed value, so it will not cause a change to the tax rate.

25. Resolution No. 5732 Authorizing the Sale, Execution and Delivery of Not to Exceed $75,000,000 in Excise Tax Revenue Obligations (ETROs), Series 2023
Move City Council pass and adopt Resolution No. 5732, authorizing and providing for the sale, execution and delivery of not to exceed $75,000,000 of Excise Tax Revenue Obligations, Series 2023, and authorizing Authorized Representatives of the City to determine whether it is in the City's best interest to sell the Obligations in a competitive bid or through a negotiated sale.

MS. LANG explained this item is requesting the sale of excise tax revenue obligations, backed by excise taxes but paid by water and wastewater user fees. This will be used to fund water and wastewater projects. This would require Chandler to be rated financially, we currently have a triple A bond rating and would have less expensive debts with a lower interest rate.

COUNCILMEMBER HARRIS thanked staff and asked what the approval percentage of voters in 2021 voting to approve these bonds projects were.

MAYOR HARTKE said we averaged about 71% approval for all five subjects.

COUNCILMEMBER ELLIS asked where we pay that money back.

MS. LANG said the principal and interest of general obligation bonds are paid for with secondary property taxes. Excise revenue tax obligations are sourced from water and wastewater user fees.

COUNCILMEMBER ELLIS said our bond rating gives a sense of security.

MS. LANG said with strong management policies, it has given Chandler the bond rating and excellent credit worthiness and helps us keep our taxes low.

COUNCILMEMBER ELLIS thanked staff.

26. Agreement No. WH4-801-4646 for Traffic Signs & Related Items
Move City Council approve Agreement No. WH4-801-4646, with Interwest Safety Supply, LLC, for traffic signs and related items, in an amount not to exceed $150,000, for the period of November 1, 2023, through October 31, 2024.

27. New License Series 12, Restaurant Liquor License Application for Jason Joseph Ross, Agent, AIKG Chandler, LLC, DBA Andretti Indoor Karting and Games
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 255036, a Series 12, Restaurant Liquor License, for

Jason Joseph Ross, Agent, AIKG Chandler, LLC, DBA Andretti Indoor Karting and Games, located at 1712 S. Cooper Road, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 305952.

28. New License Series 10, Beer and Wine Store Liquor License Application for Camila Alarcon, Agent, STB Boston, LLC, DBA Spin The Bottle
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 256455, a Series 10, Beer and Wine Store Liquor License, including sampling, for Camila Alarcon, Agent, STB Boston, LLC, DBA Spin The Bottle, located at 105 W. Boston Street, and approval of the City of Chandler, Series 10, Beer and Wine Store Liquor License No. 305971.

Neighborhood Resources

29. Agreement No. 4638, with GAJANAN, LLC, for Temporary Accommodation Services
Move City Council approve Agreement No. 4638, with GAJANAN, LLC, for temporary accommodation services, in an amount not to exceed $600,000, for the period of one year, beginning October 1, 2023, through September 30, 2024.

Police Department

30. Resolution No. 5749 Authorizing Amendment No. 1 to the Intergovernmental Agreement for Data Sharing Between the City of Chandler and the Arizona Board of Regents for and on Behalf of Arizona State University (ASU)
Move City Council pass and adopt Resolution No. 5749 authorizing Amendment No. 1 to the Intergovernmental Agreement for Data Sharing between the City of Chandler and the Arizona Board of Regents for and on behalf of Arizona State University (ASU); authorizing the Mayor and Chief of Police to sign the Agreement; and authorizing the Chief of Police to administer, execute, and submit all documents and other necessary instruments in connection with such Agreement.

Public Works and Utilities

31. Resolution No. 5736 Approving an Amended and Restated Intergovernmental Agreement Between the City of Chandler and Maricopa County for Right-of-Way Assistance for Lindsay Road from Ocotillo Road to Hunt Highway
Move City Council pass and adopt Resolution No. 5736, approving an amended and restated IGA between the City of Chandler and Maricopa County for right-of-way assistance for Lindsay Road from Ocotillo Road to Hunt Highway; and authorizing the Mayor to sign the agreement and all related documents on behalf of the City of Chandler.

32. Job Order Project Agreement No. WA2401.401, with PCL Construction, Inc., Pursuant to Job Order Master Agreement No. JOC1915.401, for the Pecos Surface Water Treatment Plant Filter Improvements Phase 2

Move City Council award Job Order Project Agreement No. WA2401.401 to PCL Construction, Inc., Pursuant to Job Order Master Agreement No. JOC1915.401, for the Pecos Surface Water Treatment Plant Filter Improvements Phase 2, in an amount not to exceed $1,750,173.72.

JOHN KNUDSON, Public Works and Utilities Director, presented the item. This is part of the efforts to maintain aging infrastructure. This is part of an ongoing program for the replacement of the media and filters at our water plant. The media in the filters to filter out particulate matter need replacement. It provides a higher quality water and reduces contaminants in the water for the residents of the Chandler. There are additional projects at the water plant that will spread out over time.

COUNCILMEMBER ELLIS thanked staff for keeping our water safe. Councilmember Ellis asked what projects would happen in the next couple years.

MR. KNUDSON answered that projects for the Pecos water plant in the next ten years will focus on improving process and water quality are planned.

COUNCILMEMBER STEWART asked for an overview on microplastics.

MR. KNUDSON answered that Chandler is fortunate that we have not found microplastic contamination in our wells above the limit set by the EPA.

COUNCILMEMBER STEWART thanked staff.

MAYOR HARTKE said these filters are essential due to the material being carried into our water systems from forest fires and other pollution.

MR. KNUDSON said the SRP delivery system has seen an increased level of total organic carbon contaminants. Byproducts created from treatment are regulated substances. It has been important to remove contaminants at the source.

33. Construction Services Agreement No. ST2210.401, with CS Construction, Inc., for the Chandler Integrated Corridor Management (ICM) Detection and Communication Systems
    Move City Council award Construction Services Agreement No. ST2210.401, to CS Construction, Inc., for the Chandler ICM Detection and Communication Systems, in an amount not to exceed $1,110,000.

34. Construction Agreement No. ST2209.401, with CS Construction, Inc., for the Chandler Local Detection and Communication Systems

Move City Council award Construction Agreement No. ST2209.401 to CS Construction, Inc., for the Chandler Local Detection and Communication Systems, in an amount not to exceed $699,942.

35. Professional Services Agreement No. WA2106.453, with Kitchell CEM, Inc., for the Pecos Surface Water Treatment Plant Administration Building HVAC and Water Quality Lab Renovation Construction Management Services
Move City Council award Professional Services Agreement No. WA2106.453 to Kitchell CEM, Inc., for the Pecos Surface Water Treatment Plant Administration Building HVAC and Water Quality Lab Renovation Construction Management Services, in an amount not to exceed $487,968.51.

36. Construction Manager at Risk Construction Services Agreement No. WA2106.401, Guaranteed Maximum Price Proposal No. 2, with Caliente Construction, Inc., for the Pecos Surface Treatment Plant Admin Building HVAC and Water Quality Lab Renovation
Move City Council award CMAR Construction Services Agreement No. WA2106.401, Guaranteed Maximum Price Proposal No. 2, to Caliente Construction, Inc., for the Pecos Surface Treatment Plant Admin Building HVAC and Water Quality Lab Renovation, in the amount of $6,398,027.

37. Professional Services Agreement No. ST2101.451, Amendment No. 1, with Ardurra Group, Inc., for the Detroit Basin/Gazelle Meadows Park Storm System & Associated Improvements
Move City Council award Professional Services Agreement No. ST2101.451, Amendment No. 1, to Ardurra Group, Inc., in the amount of $315,160.

38. Construction Manager at Risk (CMAR) Construction Services Agreement No. ST2101.401, Guaranteed Maximum Price Proposal No. 2, with Achen Gardner Construction, LLC, for the Detroit Basin/Gazelle Meadows Park Storm System & Associated Improvements
Move City Council award CMAR Construction Services Agreement No. ST2101.401, Guaranteed Maximum Price Proposal No. 2, to Achen Gardner Construction, LLC, in the amount of $2,294,480.53.

39. Agreement No. PW0-745-4183, Amendment No. 6, with M.R. Tanner Development and Construction, Inc., for Street Maintenance Repaving, Surface Seal, and Repair Services
Move City Council approve Agreement No. PW0-745-4183, Amendment No. 6, with M.R. Tanner Development and Construction, Inc., for street maintenance repaving, surface seal, and repair services, increasing the spending limit by $21,000,000.

40. Agreement No. PW0-745-4122, Amendment No. 4, with Vincon Engineering Construction, LLC, for Concrete Repair Maintenance Services

Move City Council approve Agreement No. PW0-745-4122, Amendment No. 4, with Vincon Engineering Construction, LLC, for concrete repair maintenance services, in an amount not to exceed $10,000,000, for a one-year term, January 1, 2024, through December 31, 2024.

MR. KNUDSON said that items 39 and 40 relate to street repaving program, the city has 2,100 lane miles of roadway that we aim to maintain at the highest level, measured by pavement quality index. We strive for a 70 out of 100 on the index, the current average score on the index is a 63, and we are working to improve the score. The last budget cycle, there was an additional amount set aside to improve the score, these two items are projects with our paving company and our concrete company. Streets projects occur in two phases – first the ADA improvements with concrete in neighborhoods, and then pave streets. It is a two- or three-year process between concrete and asphalt work done.

COUNCILMEMBER HARRIS thanked staff for addressing our aging infrastructure.

COUNCILMEMBER STEWART asked about the change orders.

MR. KNUDSON said one is due to a change condition on site, the condition of the road was worse than anticipated.

41. Agreement No. PW0-745-4123, Amendment No. 6, with M.R. Tanner Development and Construction, Inc., for Street Maintenance and Repair Services
Move City Council approve Agreement No. PW0-745-4123, Amendment No. 6, with M.R. Tanner Development and Construction, Inc., for street maintenance and repair services, in an amount not to exceed $1,720,497.33, for a one-year term, January 1, 2024, through December 31, 2024.

42. Agreement No. 4688, with Stantec Consulting Services, Inc., for the Purchase of Professional Services for the Pavement Quality Index Survey
Move City Council approve Agreement No. 4688, with Stantec Consulting Services, Inc., for the purchase of professional services for the Pavement Quality Index Survey, in an amount not to exceed $174,704.

43. Construction Agreement No. ST1616.401; Federal No. CHN 0(241)D; ADOT No. T010301C, Change Order No. 2, with Haydon Companies, LLC, for the Ocotillo Road Improvements - Gilbert Road to 148th Street
Move City Council award Construction Agreement No. ST1616.401; Federal No. CHN 0(241)D; ADOT No. T010301C, Change Order No. 2, to Haydon Companies, LLC, for the Ocotillo Road Improvements - Gilbert Road to 148th Street, in the amount of $900,000.

44. Job Order Project Agreement No. WW2001.403, with Garney Companies, Inc., Pursuant to Job Order Master Agreement No. JOC1914.401, for the Ocotillo Brine Reduction Facility

Hydrochloric Acid Storage and Weak Acid Containment Mixing Improvements and Related Contingency Transfer

Move City Council award Job Order Project Agreement No. WW2001.403 to Garney Companies, Inc., pursuant to Job Order Master Agreement No. JOC1914.401, for the Ocotillo Brine Reduction Facility Hydrochloric Acid Storage and Weak Acid Containment Mixing Improvements, in an amount not to exceed $1,878,326.92, and authorize a Wastewater Industrial Process Treatment Plant Fund contingency transfer of $1,173,036 to the Wastewater Industrial Process Treatment Plant Fund, Wastewater Capital, Plant Additions and Improvement account.

45. Job Order Project Agreement No. WW2001.404, with Garney Companies, Inc., Pursuant to Job Order Master Agreement No. JOC1914.401, for the Ocotillo Brine Reduction Facility Ion Exchange Outlet Waste Improvements

    Move City Council award Job Order Project Agreement No. WW2001.404 to Garney Companies, Inc., pursuant to Job Order Master Agreement No. JOC1914.401, for the Ocotillo Brine Reduction Facility Ion Exchange Outlet Waste Improvements, in an amount not to exceed $319,309.86.

46. Professional Services Agreement No. WW2001.453, with HDR, Inc., for the Ocotillo Brine Reduction Facility Hydrochloric Acid Storage and Weak Acid Containment Mixing Improvements Construction Management Services

    Move City Council award Professional Services Agreement No. WW2001.453 to HDR, Inc., for the Ocotillo Brine Reduction Facility Hydrochloric Acid Storage and Weak Acid Containment Mixing Improvements Construction Management Services, in an amount not to exceed $174,820.

47. Agreement No. PW3-925-4631, with Hazen and Sawyer, P.C., for the Water System Upgrades Program Consultant Services

    Move City Council approve Agreement No. PW3-925-4631, with Hazen and Sawyer, P.C., for the Water System Upgrades Program consultant services, in the amount of $695,720.

Public Hearing

48. Public Hearing Regarding Proposed Changes to Certain Water, Wastewater, Reclaimed Water, and Solid Waste Fees
    1. Open Public Hearing
    2. Staff Presentation
    3. Council Discussion
    4. Discussion from the Audience
    5. Close Public Hearing

Action Agenda

49. Introduction and Tentative Adoption of Ordinance No. 5065 Amending the Code of the City of Chandler, Sections 44-6 and 44-7 of Chapter 44 Garbage and Refuse, and Sections 50-11 and 50-12 of Chapter 50 Sale of Utilities to Update Regulations Relating to Collection of Bulk Materials and Refuse Drop-Off and to Change Certain Water, Wastewater, Reclaimed Water, and Solid Waste Rates and Policies
Move City Council introduce and tentatively adopt Ordinance No. 5065 amending the Code of the City of Chandler, Sections 44-6 and 44-7 of Chapter 44 Garbage and Refuse, and Sections 50-11 and 50-12 of Chapter 50 Sale of Utilities to update regulations relating to collection of bulk materials and refuse drop-off and to change certain water, reclaimed water, wastewater, and solid waste rates and policies, effective January 1, 2024.

50. Resolution No. 5751 Amending the Citywide Fee Schedule Relating to the Public Works & Utilities Department, Solid Waste Division, Section 7
Move City Council pass and adopt Resolution No. 5751 amending the Citywide Fee Schedule relating to the Public Works & Utilities Department, Solid Waste Division, Section 7, with fee changes effective January 1, 2024.

Briefing

51. Presentation / Briefing Regarding the Police Department's Employee Health and Wellness Resources, Solari Crisis Response Service, and Behavioral Health Unit, as Requested by Councilmember Harris

52. Presentation / Briefing Regarding Retail Theft and Organized Crime in Chandler, as Requested by Councilmember Harris

Informational

53. Special Event Liquor Licenses and Temporary and Permanent Extensions of Liquor License Premises Administratively Approved

54. Contracts and Agreements Administratively Approved, Month of September 2023

55. Claims Report for the Quarter Ended September 30, 2023

Adjourn

The meeting was adjourned at 6:56 p.m.

ATTEST: _____ _____
City Clerk Mayor

Approval Date of Minutes: November 6, 2023

Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Chandler, Arizona, held on the 16th day of October 2023. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of November, 2023.

_____
City Clerk

Meeting Minutes
City Council Special Meeting

October 19, 2023 | 4:00 p.m.
Council Chambers Conference Room
88 E. Chicago St., Chandler, AZ

Call to Order

The meeting was called to order by Mayor Kevin Hartke at 4:00 p.m.

Roll Call

Council Attendance

Mayor Kevin Hartke
Vice Mayor Matt Orlando
Councilmember OD Harris
Councilmember Mark Stewart
Councilmember Christine Ellis
Councilmember Jane Poston
Councilmember Angel Encinas

Appointee Attendance

Josh Wright, City Manager
Kelly Schwab, City Attorney
Dana DeLong, City Clerk

Staff in Attendance

Tadd Wille, Assistant City Manager
Dawn Lang, Deputy City Manager/CFO
Andy Bass, Deputy City Manager
Matt Dunbar, Budget & Policy Assistant Director
Rae Lynn Nielsen, Human Resources Director
Jennifer Edblad, Deputy City Clerk

Discussion

1. Budget 2024-2025 Budget Kickoff Worksession
    1. FY 2023-24 Budget Actions
    2. Budget Process
    3. Strategic Framework Focus Areas
    4. FY 2024-25 Budgetary Impacts
    5. Capital Guidelines

6. Financial Policies and Budget Practices
7. Key Dates

MAYOR HARTKE introduced the discussion item and called for a staff presentation.

JOSHUA WRIGHT, City Manager, said the first discussion will be regarding the FY 2024-25-year budget, which is the initial step among many. This is something we have been doing for the past two years. The reason we do it so early is that it is before our departments start submitting their budget requests. This approach has benefited us in the past few years in getting high-level policy direction. Previously, the Council's first interaction with the budget would occur after the department requests were already in. This made it challenging to work backward and provide direction to staff retroactively from the Council's input. We will present options or other information you want us to research as we proceed through the future budget steps. Our focus will be on policy direction and policies for the Council, not numbers.

DAWN LANG, Deputy City Manager/Chief Financial Officer, presented the following presentation.

- Agenda
  - FY 2023-24 Budget Actions
  - Budget Process
  - Strategic Framework Focus Areas
  - FY 2024-25 Budgetary Impacts
  - Capital Guidelines
  - Financial Policies and Budget Practices
  - Key Dates

- FY 2023-24 Budget Actions
  - Sales tax rates unchanged – one of the lowest in AZ
  - Reduced property tax rate from $1.1026 to $1.0926 per $100 of assessed value – 8th of reduction
  - Water/Wastewater/Reclaimed & Solid Waste Rate changes proposed to go into effect Jan. 1, 2024

COUNCILMEMBER STEWART asked what the total number is.

MS. LANG said the total is $8,960,000.

MATT DUNBAR, Budget and Policy Officer, said water $3.66 million, wastewater $3.96 million, reclaimed water $97,000, and solid waste $1.2 million.

MS. LANG said a grand total of $8.962 million.

MS. LANG continued the presentation.

- Added increases to capital budgets to compensate for inflation affected projects, maintain aging infrastructure, as well as finishing planned parks and arterial streets

MAYOR HARTKE asked if the items mentioned would have required bonding, but utilizing the one-time dollars serves as a pay-forward for all the mentioned items. This might bring about a potential change in the budget.

MS. LANG said that the only area we cannot bond for is technology.

MS. LANG continued the presentation.

- Continued to address pension debt through additional one-time funding to pay off the Public Safety Personnel Retirement System (PSPRS) unfunded liability (+73M/$198.3M to date)

VICE MAYOR ORLANDO asked if the $130M is excluded from the $73M pension.

MS. LANG said it is not, it is just the capital portion.

VICE MAYOR ORLANDO asked if $203 million of one-time funds would be used to pay off projects or pensions.

MS. LANG said the grand total of $85 million over the calendar year was applied.

VICE MAYOR ORLANDO said the one-time funds are being used to pay down.

MS. LANG said yes.

MS. LANG continued the presentation.

- Adds funding for labor association commitments and general employee pay increases
- Added positions in critical areas such as Public Safety, Clerk, IT, ED, HR, Parks, Neighborhoods, and Public Works
- Increased Budget Stabilization Reserve to $20M and updated Financial policy so that only ongoing revenues are used to calculate minimum reserve balance

COUNCILMEMBER STEWART asked about the budget stabilization reserve and whether it was a different one.

MS. LANG said the other financial policy reserves that were revised are the minimum fund balance reserve and the 15% reserve appropriated contingency.

COUNCILMEMBER STEWART said we have a bigger bucket to manage and asked if that is that around four months' worth of operations.

MS. LANG answered that we are required to maintain a minimum fund balance that is equivalent to four months of ongoing revenues. To calculate this balance, we divide the annual revenue by 12 and multiply it by 4. In 2023-2024, the minimum balance amounted to $92.2 million, so we cannot go below this figure. We have a reserve policy that guides us on appropriate funds, including a 15% contingency reserve specifically for unforeseen expenses that arise mid-year. This reserve can be used for unexpected grants or projects or if the state decides to sweep an ongoing revenue source. It allows us to continue our budgeted expenditures without cutting back on essential services. This is the appropriated reserve, and that one equates to $55 million.

COUNCILMEMBER STEWART asked if this was the total.

MS. LANG said, no, this is the 15%. It gets calculated as 15% of our operating revenues; that is what we appropriate. This is the only one that gets appropriated in our budget.

COUNCILMEMBER STEWART said that we have set aside 90 million dollars specifically for Operation and Maintenance expenses.

MS. LANG said operations and maintenance and staffing. $92.2 is just our minimum balance that just invests. It just stays there, and that is our minimum reserves in our general fund.

COUNCILMEMBER STEWART asked the $55 million is what.

MS. LANG said that $55 million is appropriated from the $92.2 million budget, but it is not counted towards the reserve for unforeseen circumstances. The council approves this reserve and requires their approval to be spent. However, it is not guaranteed that the reserve will be used. On average, only a tiny portion of the reserve is used, if at all. If unused, it falls back into the general fund and keeps our four-month reserve intact. Therefore, we do not need to budget an additional $55 million on top of the $92 million. We only need to budget the portion needed for our minimum reserve if we do not spend the $55 million reserve.

VICE MAYOR ORLANDO said out of the $92 million, only $55 million had been appropriated.

MS. LANG said correct.

VICE MAYOR ORLANDO said the other $37 million portion has not been appropriated, it is being held in reserve.

MS. LANG said we consider the four-month minimum as part of the count.

VICE MAYOR ORLANDO said the amount of $20 million is being referred to as the budget.

MS. LANG said the $20 million is also part of the $92 million.

VICE MAYOR ORLANDO said the $55 million and $20 million are allocated either to manage the stabilized reserve and the $55 million is allocated for the budget.

MS. LANG said we appropriate funds for one, but not the other. We do not expect to spend the funds which meet our reserve requirement.

VICE MAYOR ORLANDO said that is why we change the ongoing.

MS. LANG said that if we have a year with solid revenues, we do not want to overspend on our operating reserve, whether for ongoing or one-time expenses.

COUNCILMEMBER POSTON asked for an example of when we have used the $55 million.

MS. LANG said there have been a couple of examples that came up with the police grant at $2 million allocated.

COUNCILMEMBER POSTON asked if there were any more significant than that.

MS. LANG said the example in question pertains to additional funds that were added to our budget. Although we have not yet fully utilized these funds, we still need the appropriate authorization to be able to spend them. Therefore, we must transfer the appropriation to access the $2.25 million.

MAYOR HARTKE asked if the police electrical failure was one that we also pulled out of and the water line failure.

MS. LANG said yes, that was the waterline, so we were able to use the contingency reserve out of the water fund.

MS. LANG continued the presentation.

- Where are we in the Budget Process
    - Kickoff allows for council direction on Strategic Focus Areas, policies & guidelines before budget process begins & Resident Budget Survey initiated
    - Decision Package and CIP recommendations submitted by departments in December
    - Financial forecast, funding decisions brought to Council during workshops 1 (February) and 2 (March)
    - Proposed budget brought to Council for discussion at all day briefing (April)
- FY 2024-25 Budget Theme “Chandler: Making it Happen”
- Strategic Framework Guides our Decision Making
- Focus Areas

- Economic Vitality
- Sustainability and Technology
- Connectivity
- Neighborhoods
- Quality of Life
- Community Safety

*All CIP and Decision Package adds are now able to be tied to the Focus Area they relate to

MR. DUNBAR continued the presentation.

- FY 2024-25 Budgetary Impacts- The Brightside
- Personnel/Staffing
  - PSPRS unfunded liability should in essence be paid off, which allows for freed up ongoing funding (full effects not seen until FY 2025-26)
  - Making progress on the number of vacancies
  - Added 53 FTE (45% public safety) over last 2 years to reduce pressure in high need years
- Local Economic Impacts
  - Local revenues continue to come in strong
  - Industrial construction impacts are still being seen in our monthly revenues
  - New retail that brought a destination-based shopping experience to Chandler now open
  - State shared income tax continues at 18% to offset flat tax implications, and will level out
  - Inflation continues to drive revenues higher
  - Long tradition of strong financial management

MAYOR HARTKE asked where this puts us in relation to our state shared revenues.

MR. DUNBAR said it will depend on the category of state-shared revenues from a transaction privilege tax perspective. That is where they are seeing a lot of reductions that will impact our shared TPT tax in the current year. We are watching that one closely because that will have an impact.

MAYOR HARTKE asked about the usual budget cuts for the state and city, and past projections that could affect the current legislative session, and previous budget cuts that we should consider when planning our budget.

MR. DUNBAR said that in the past, they have considered returning some of the state shared revenues back to the state, which they have not done for many years. Although they have many other options to consider before reaching that point, it is still concerning because we rely on them for a portion of our shared revenue. The voters authorized the generation of that revenue for the cities, and we need to keep a close eye on the situation.

MAYOR HARTKE asked about our state's shared revenues in the event of a sweep.

MR. DUNBAR said staff will follow up.

COUNCILMEMBER HARRIS asked about the impacts on retail. Are we factoring in the potential elimination of grocery taxes by legislation.

MR. DUNBAR said it is essential to keep a close eye on the budget. The decision to increase the budget stabilization from 10 to 20 million was made due to uncertainties surrounding the budget year. There are concerns regarding residential rental, food for home consumption, and some of the tax proposals that may have decreased revenue. Fortunately, the other tax proposals did not pass, but residential rental did pass after the fact. As a result, we now have a start date for when that revenue will begin to decrease. This could lead to a reduction in revenue, but other proposals could come up as well.

COUNCILMEMBER HARRIS said to be clear, we have already cut the rental tax that cost us $11 million dollars.

MR. DUNBAR said the budget did not include removing a particular tax, as it had not been passed at the time of adoption. Therefore, we need to adjust our revenue projections in future forecasts to account for this. However, the tax has been passed unless there is a legislative action this year that would repeal it or introduce an alternative tax. Currently, the tax is still included in our budget as a revenue stream.

MAYOR HARTKE asked if that is expected January 2025.

MR. DUNBAR said that halfway through this budget year, we are planning for 2024-25.

COUNCILMEMBER STEWART inquired about the pressure of the macro and wanted to know the Chamber's observations.

MS. LANG said the savings have depleted due to COVID concerns, leading to growing debt and reduced spending that will impact the economy.

VICE MAYOR ORLANDO said we are still paying the PSPRS premium this year, even though it will not show up until next year.

MS. LANG said the report will reflect a $50 million decrease, marking the first-year rates went down.

VICE MAYOR ORLANDO asked when the $73 million payment was made.

MS. LANG said the payment was on July 1, 2023.

MAYOR HARTKE asked why there was a delay.

MS. LANG said it is like the financial year ending, as it takes that long to assemble all the financial reports.

MAYOR HARTKE asked if we get a credit when we give it, and we just do not hear what the impact is until later.

MS. LANG said it is part of the transaction for the year until they can analyze it.

MR. DUNBAR said we pay July 1, so during that entire year we are earning interest.

MS. LANG said the contribution that is paid on every sworn police or fire is prepay in July as well.

MR. DUNBAR continued the presentation.

- FY2024-25 Budgetary Impacts – The Challenges
- Economy & Inflation
    - Persistent effects still being felt in utilities, chemicals, construction materials, and labor, vehicles, and equipment; potential recession
    - Bond passed two years ago will not go as far
- Technology
    - Multi-year citywide Enterprise Resource Planning (ERP) system replacement
    - Cybersecurity posture/Infrastructure
    - Governance/speed to delivery
    - Mobility and flexibility/ more to do

COUNCILMEMBER STEWART asked when we plan to ask for a bond, should we start prioritizing and delaying certain projects.

MS. LANG said that if we continue building with CIP, we need to consider the availability of bond authorization for each project. If we do not have the necessary authorization, we are already shifting projects out. In other words, if a project lacks authorization, we delay it until we secure more bond authorization.

VICE MAYOR ORLANDO said this is nothing new, we still had bond authorization from 2008. We do this every time and that does not mean we have to do the next set of bonds.

MS. LANG said every year we look at it, with the recession and the bonds that one authorization lasts longer.

VICE MAYOR ORLANDO said when we sell the bonds in November it does not mean we need to utilize the project there is a timeframe where can utilize it for the contract.

MS. LANG said yes.

MAYOR HARTKE said by the time we get to the CIP discussion he would like to pull that out separately rather than trying to do one massive long meeting, and have a separate meeting.

MS. LANG said we will have a specific meeting around CIP.

COUNCILMEMBER HARRIS said having a review of previously approved projects to determine stopping points and push out timelines may mitigate potential issues.

MS. LANG said more information on the bond authorization and what the shifts might look like will be presented at a later time.

MR. DUNBAR continued the presentation.

- Personnel/Staffing
    - Retirement and vacancy impacts are still an issue
    - Attracting talent to fill vacancies
    - ERP system will require significant citywide staff effort
    - Developing new labor association contracts
    - Reliant on temp labor for critical services
- Legislative Impacts
    - Legislative Impacts to local tax base and Model City Tax Code continue to be an issue (e.g., grocery tax)
    - Residential rental tax removal bill passed (est. impact $11m on going or about 6% of TPT revenue)
    - Prop 400 extension will go to voters but future unknown
- FY 2024-25 Budgetary Impacts – The challenges
- Services & Position Needs Citywide
    - Analysis is underway with each Department to evaluate current services and staffing levels
    - Framework will provide details into what would be accomplished with additional staff
    - There may be additional ongoing requests this year as we evaluate needs city-wide
    - Need to align one-time needs to one-time positions and services and ongoing needs to ongoing positions and services
    - Decisions will be contingent on financing
    - Example One-Time Funded Positions in FY 2023-24
        - Digital Media Producer, CAPA
        - Management Assistant, Community Services
        - Downtown Operations Coordinator, Cultural Dev.

        - IT Service Desk Technician, IT
        - Crime and Intelligence Analyst, Police
    - Example One-Time Services in FY 2023-24
        - Contigo Special Event, DEI
        - Marketing & Promotional Campaigns, CAPA
        - Translation Services, CAPA
        - Court Security Officer Contract, City Magistrate
        - Managed Services and Various Contracts, IT
        - Homeless Services
        - Chemicals and Contract Increases

COUNCILMEMBER HARRIS asked about changing the term "homelessness" to "unsheltered".

MS. LANG said yes.

MATT continued the presentation
- FY 2024-25 Budgetary Impacts – The Challenges
- Delineating Ongoing vs. One-Time
    - This year 77% ongoing and 23% one-time was budgeted
    - Evaluation is done for each TPT category and their ongoing versus one-time components

COUNCILMEMBER STEWART asked about the difference between the terms "unsheltered" and "homeless", could you explain the reason behind it.

MAYOR HARTKE requested staff recommendations and noted that the label change would not affect funding.

MR. DUNBAR continued the presentation.
- Council Priorities for One-Time Dollars
    - Reinvest in aging infrastructure, neighborhoods & Systems
    - Operating & Capital spending to move strategic focus area action items
    - Maintain Reserves sufficient to meet financial policies
    - New initiatives and Capital including sustainability

COUNCILMEMBER HARRIS said he supports the priorities, but suggested adding a focus on community and neighborhoods, and exploring how one-time funds can benefit these areas.

COUNCILMEMBER HARRIS agreed with the priorities.

COUNCILMEMBER STEWART suggested flipping priorities 1 and 2. One-time dollars used for infrastructure. Prioritize core projects requiring ongoing attention.

MAYOR HARTKE asked Councilmember Stewart for clarification on priorities 1 and 2. He thought that Councilmember Stewart mentioned priority 1, but asked if he was referring to priority 2.

COUNCILMEMBER STEWART said that water and road infrastructure should be the top priority and suggested that it is important to be specific about which projects need to be addressed first.

MS. LANG said that reinvesting in aging infrastructure, whether it is from the general fund, one-time water funds, or one-time wastewater funds, is where we would put capital fund dollars.

MAYOR HARTKE said we are not highlighting any specific project we are just looking over the general principles.

COUNCILMEMBER POSTON agreed with the priorities.

VICE MAYOR ORLANDO asked if sustainability is part of our strategic plan and why it is specifically called out.

MR. WRIGHT said that was a good point.

MS. LANG said in item four we had new initiatives and we added capital, including sustainability we could just say new initiatives.

COUNCILMEMBER ENCINAS agreed with the priorities.

MAYOR HARTKE said he approves because we have one-time funding and are maintaining our current resources.

COUNCILMEMBER HARRIS said he wanted to make sure we are continuing with the infrastructure act and that we are targeting federal dollars.

MAYOR HARTKE said we could get an update on that.

MR. WRIGHT mentioned leveraging federal dollars.

MR. DUNBAR continued the presentation.

- Capital Guidelines
    - Minimize increase in secondary property taxes
    - Re-imagine resident amenities scheduled for replacement
    - Prioritize aging infrastructure
    - Finish planned construction of streets, parks, fiber and utility systems
    - Prior to adding capital, ensure related ongoing O&M can be supported
    - Utilize master plans to guide long-term capital investment

    - Deliver on commitments made to residents through 2021 bond election
    - Balance inflation, workload, and timely completion of high visibility and grant funded projects
- Resident Budget Survey
- Maintain similar Budget Survey process to generate more community involvement
    - Run from Nov. – Jan., with Council outreach video
    - Run ad campaign to encourage participation
    - Expand the outreach on social media
        - Weekly poll questions
        - 5 total polls- one for each focus area
    - Offer English, Spanish, and Mandarin
    - 15 questions, 1-2 in each focus area with comment box

MAYOR HARTKE said if you have new ideas go ahead and incorporate them.

COUNCILMEMBER STEWART asked for a briefing on the survey before it goes out.

MS. LANG said a briefing would be provided.

COUNCILMEMBER STEWART recommended sharing information to residents in person at upcoming city events.

MAYOR HARTKE said it was a good idea to email the volunteers.

MS. LANG said yes.

COUNCILMEMBER POSTON said the board and commission members get the same emails can we scrape the emails that come into the Mayor and Council and send an email to them.

KELLY SCHWAB, City Attorney, said yes, we can legally do it.

COUNCILMEMBER HARRIS mentioned partnering with the Chamber of Commerce.

MAYOR HARTKE said whatever events emails we can find.

COUNCILMEMBER POSTON asked if there is a way we can use any other means to reach people not online.

COUNCILMEMBER ENCINCAS said that by paying utilities in person we could have the survey there.

COUNCILMEMBER ELLIS asked if they had spoken with the Senior assisted living.

MAYOR HARTKE suggested a kiosk at Tumbleweed to take a 5-minute survey.

MS. LANG continued the presentation.

- Financial Policies
    - Operating Management
    - Capital Management
    - Reserves (updated Apr. 27, 2023)
    - Debt Management
    - Long-Range Financial Planning
    - Grant Management
    - Investment
    - Accounting, Auditing, and Financial Reporting
    - Pension Funding (annual update; Apr. 27, 2023)

  Will review and bring to Council any recommended updates along with the required update for pension policy
- Council Approved Budgeting Practices Support Financial Sustainability
- Maintain AAA bond ratings from Moody's, Fitch and S&P
    - Continue adherence to all fiscal policies
- Remain Structurally balanced
    - Ongoing revenues support ongoing expenditures
    - One-time revenues support one-time expenditures
- Maintain strong reserves
    - 15% General Fund contingency reserve
    - Budget Stabilization reserve
- Balanced expenditure growth
    - Focus on maintaining and/or modernizing existing services
- Control Primary Property Tax
    - Provide options should the forecast allow reduction
- FY 2024-25 Budget Process Changes
- Implemented new budget software
    - Paperless process with automated approvals
    - System links budget data to book creation software
- Began Modified Zero Based Budget (MZBB)
    - Helps ensure current budgets are right sized on services provided
    - Analysis will include review of services, related expenditure category spending trends, and line-item reviews
    - Results to be reported at All day Budget Briefing

MAYOR HARTKE asked how long it would take to get through the entire organization.

MS. LANG said it could take five to six years.

COUNCILMEMBER STEWART asked about the possibility of hiring a third party to assist with the project.

MS. LANG said she is not sure of the results from a company that does not know our budget process well and said the cost would be expensive.

VICE MAYOR ORLANDO said it is a good way of reevaluating the departments every year.

MS. LANG continued the presentation.
Council Process Feedback from FY 2023-24 Budget

- List department accomplishments without making them the focus of the presentation
- List all capital projects and decision packages, but focus presentations on the highlights
- Additional discussion of timing of projects where policy direction may be needed
- Provide Council a "Review Guide" to help with budget book review process
- Hold All-Day Budget Briefing on non-Council meeting week

Feedback Received last Budget Process Additional Thoughts?

VICE MAYOR ORLANDO said we must keep flipping back to the CIP is there any way we can put the Police and then the CIP.

MS. LANG said yes, we could do that.

MS. LANG continued the presentation.

- Tentative Key Budget Dates
- Budget Event
  - Council Budget Kickoff – Tonight
  - Resident Budget Survey with Council Outreach Videos – Nov 2023 – Jan 2024
  - Council Workshop 1 -February 8, 2024
  - Council Workshop 2 – March 23, 2024
  - All-Day Budget Brief – April 26, 2024
  - Council Meetings:
    - Amendment Discussion – May 23, 2024
    - Tentative Adoption – May 23, 2024
    - Public Hearing & Final Adoption – June 13, 2024
    - Adoption of Tax Levy – June 27, 2024
- Questions?

Adjourn

The meeting was adjourned at 5:31 p.m.

ATTEST: _____ _____

City Clerk Mayor

Approval Date of Minutes: November 6, 2023

Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Work Session of the City Council of Chandler, Arizona, held on the 19th day of October 2023. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of November, 2023.

_____

City Clerk

Meeting Minutes
City Council Regular Meeting

October 19, 2023 | 6:00 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ

Call to Order
The meeting was called to order by Mayor Kevin Hartke at 6:01 p.m.

Roll Call
Council Attendance
Mayor Kevin Hartke
Vice Mayor Matt Orlando
Councilmember OD Harris
Councilmember Mark Stewart
Councilmember Christine Ellis
Councilmember Jane Poston
Councilmember Angel Encinas

Appointee Attendance
Josh Wright, City Manager
Kelly Schwab, City Attorney
Dana DeLong, City Clerk

Invocation
The invocation was given by Pastor Victor Hardy, Congregational Church of the Valley.

Pledge of Allegiance
The Pledge of Allegiance was led by Councilmember Encinas.

Consent Agenda and Discussion
Community Services
1. Professional Services Agreement No. PR2206.201, with Dig Studio for the Pickleball and Tennis Courts at Tumbleweed Park Design Services
   Move City Council award Professional Services Agreement No. PR2206.201 to Dig Studio for the Pickleball and Tennis Courts at Tumbleweed Park Design Services, in an amount not to exceed $282,226.

2. Agreement No. CS4-988-4668, for Park Mowing Services
Move City Council approve Agreement No. CS4-988-4668, for Park Mowing Services, with Artistic Land Management, Inc., in an amount not to exceed $589,004, for a one-year term, November 1, 2023, through October 31, 2024, with the option of up to four additional, one-year extensions.

3. Agreement No. CS4-988-4669, for Park Herbicide Application Services
Move City Council approve Agreement No. CS4-988-4669, for park herbicide application services, with BrightView Landscape Services, Inc., in an amount not to exceed $211,671.07, for a one-year term, November 1, 2023, through October 31, 2024, with the option of up to four additional one-year extensions.

4. Purchase of Rotary Mower
Move City Council approve the utilization of City of Mesa Contract No. 2017025, for the purchase of a Rotary Mower, from Simpson Norton, in the amount of $141,557.09.

Development Services

5. Resolution No. 5746 and Introduction of Ordinance No. 5068, Area Plan Amendment, Rezoning, and Preliminary Development Plan, PLH23-0017 / PLH22-0044 Chandler Farms, Located at the Southwest Corner of Arizona Avenue & Queen Creek Road

Area Plan
Move City Council approve Resolution No. 5746 Section 16 Area Plan amendment, PLH23-0017, as recommended by Planning and Zoning Commission.

Rezoning
Move City Council introduce and tentatively adopt Ordinance No. 5068 approving PLH22-0017 Chandler Farms, Rezoning from PAD for commercial to PAD for mixed-use development including multi-family and commercial, subject to the conditions as recommended by Planning and Zoning Commission.

Preliminary Development Plan
Move City Council approve Preliminary Development Plan PLH22-0017 Chandler Farms for site layout and building architecture, subject to the conditions as recommended by Planning and Zoning Commission.

ROBERT STY, 3120 S Dakota Place, spoke on item 5 about a new apartment complex being developed by Mill Creek Residential on Chandler Farms. He appreciated the engagement of Mill Creek Residential and Brenan Ray with the community but strongly opposed the development due to its density and negative impact on the surrounding community. He suggested a much lower density of residential development and the addition of neighborhood retail. In conclusion, he

urged the collective decision-makers to consider smart and appropriate development of the limited resources.

6. Introduction of Ordinance No. 5069 Rezoning, PLH22-0046 Rezamp LLC, Located West of the Northwest Corner of Chandler Boulevard and Arizona Avenue
   Move City Council introduce and tentatively adopt Ordinance No. 5069 approving PLH22-0046 Rezamp LLC Office #2 & 3, Rezoning from SF-8.5 to SF-8.5/PAD for professional offices and to allow reduced setbacks for an existing building, subject to conditions as recommended by Planning and Zoning Commission.

7. Final Plat Approval for PLT23-0015 Honeysuckle Trail, Located at the Northwest Corner of Warner Road and Bullmoose Drive
   Move City Council approve Final Plat PLT23-0015, Honeysuckle Trail, as recommended by staff.

8. Use Permit, PLH23-0020 Hunt Highway Cell Tower, Approving Installation of a Wireless Communication Facility, Located Within the Sunbird Golf Resort Community at the Southwest Corner of Riggs Road and Cooper Road
   Move City Council approve Use Permit, PLH23-0020 Hunt Highway Cell Tower, subject to the conditions recommended by Planning and Zoning Commission.

TIM BELL, 1833 E Riviera Drive, spoke on item 8. There are many issues he had with the cell tower proposal, but his main concern is the health risks associated with the EMFs and RFS projected from the tower. As someone with a background in electricity, he understood the dangers of EL. He did not think it was safe to have a cell tower in the center of Sunbird Community, considering the radioactive properties in the 600-foot danger zone. He worried about the safety of current and future residents, including his grandkids and his sister's grandkids. Physicians have conducted studies on this topic, and it is not a good idea to have it in the middle of a subdivision. The Golf Association is getting kickbacks for this, and although it may be FCC-regulated, it is not fair to the residents.

COUNCILMEMBER STEWART asked the City Attorney what the council could and could not do in relation to federal law.

KELLY SCHWAB, City Attorney, said cell phone towers and small area cell facilities fall under federal, state, and local government regulations. However, local governments have limited power to regulate radiofrequency radiation. They cannot prohibit these facilities or consider height and aesthetics. They can only set requirements for setbacks and height, and mandate that providers comply with federal standards for RF radiation.

COUNCILMEMBER STEWART asked the City Attorney what would happen if the council voted against placing the cell tower.

MS. SCHWAB said we may be in violation of both federal and state laws.

COUNCILMEMBER STEWART said a lawsuit.

MS. SCHWAB said absolutely.

MICHAEL REED, 1909 E Glendale Dr., spoke on item 8 in favor of a cellphone tower at a recent planning meeting. He lives in Chandler and has experienced a decline in cell service quality over the past three years. Mr. Reed believes that additional infrastructure is needed to improve the situation. He supports the installation of a new tower as long as it complies with FCC regulations.

HELEN MORTIMER, 6401 S. Championship Dr., spoke on item 8, a Sunbird homeowner concerned about the proposed cell tower near her residence. She believes it may devalue her home and questions its value to the community. She surveyed cell phone coverage in Sunbird and found that 5G was available north of the halfway point in Sunbird but not in some areas south of it. She also noticed Cox Communication things being put around the community, including a 5G enhancer, which gave her excellent cell service. She implores the council to investigate if the little towers already deployed have the technology in the proposed cell tower, which would render it redundant. She also questions the golf course's motivation to embrace the cell tower, which she believes is not a modest return. She urges the council to think twice about setting a precedent of putting a cell tower in a residential community.

COUNCILMEMBER ELLIS asked why they were reluctant to provide an appraisal for this. As a resident living near a tower, she obtained an appraisal and recently refinanced her place. She wanted to emphasize that there are existing towers near other people's homes, and those individuals have been able to get their appraisals done, including herself.

GARY SATTLER, 19241 E. Gleneagle Dr., spoke on item 8. His concern ws that Sunbird is a community where half of the residents do not live there year-round. By having this vote now, 50% of the residents are not being represented. The cell tower was moved from near valuable homes to fewer valuable homes with fewer residents. It looks like those with power got it moved, and those without have no voice. He was not against a cell tower, but it should not be placed in a community with primarily seniors, single people, and underrepresented people.

Comments Received
DEBBIE SATTLER 1924 E. Gleneagle Dr., in opposition to item 8
I do not feel it should be in a community.

GARY SATTLER 1924 E. Gleneagle Dr., in opposition to item 8

Prefer council table item until Sunbird Golf Resort members have fully returned and a majority of homeowners can review the proposal and see sighting for the tower.

MAUREEN MOOR 6421 S. Championship Dr., in opposition to item 8

Hopefully, City Council will look at future direction of the City of Chandler regarding where cell towers are allowed to be erected.

COUNCILMEMBER HARRIS said approving the proposal saves the city from a lawsuit. Not approving it leads to litigation, which is costly. What about the cost to taxpayers if the city defends its position in court? The city should consider the potential costs before pursuing litigation.

MS. SCHWAB said that it is impossible to predict the outcome as there are many hypotheticals involved the impact could be significant.

COUNCILMEMBER HARRIS said which means that we may have to fight an uphill battle without a winning hand in a sense.

MS. SCHWAB said clearly, we will do our best.

COUNCILMEMBER HARRIS asked how we can empower residents to advocate at the federal level and ensure compliance with the company installing radiation equipment in the community.

MS. SCHWAB said that any modifications to federal laws need to go through Congress. Therefore, individuals can contact their respective congress representatives to address any possible legal changes to federal law. Additionally, our staff receives certifications as part of the use permit process.

COUNCILMEMBER HARRIS said that after council approval, there is a supervisor who oversees the testing to ensure compliance with Federal regulations and FCC.

MS. SCHWAB said the testing is not done by the city; our limitation is we can ask for certification that the testing of the frequencies meets the federal requirements.

COUNCILMEMBER HARRIS asked if neighbors could access testing info if the proposal were approved. Is there a way for them to get certified copies to ensure public accessibility.

MS. SCHWAB said zoning files are public records, and they are available for public reviewing and to get copies.

COUNCILMEMBER HARRIS asked if a copy of the certification could be available for the resident to double-check the certification at the clerk's office.

MS. SCHWAB said we will look into that possibility.

VICE MAYOR ORLANDO asked for the applicant to present.

MICHAEL POWERS, Atlas Tower 1 3002 Bluff St., Boulder, CO, said Verizon Wireless is the mobile network partner for this project. Several Verizon representatives attended the Planning Commission, He did not believe they returned for this hearing. If the Council had questions, he was available to answer them.

VICE MAYOR ORLANDO said when he attended the Neighborhood meeting, he asked for a map of the cell. Were you able to provide it.

MR. POWERS said yes absolutely.

VICE MAYOR ORLANDO said you are prepared to show that tonight.

MR. POWERS said he believed all of that was integrated into the staff report shown at the Planning Commission.

VICE MAYOR ORLANDO said he could look at the coverage map here, but he also want the residents to know what was happening.

VICE MAYOR ORLANDO said there was a concern raised by one of the residents about this was sourced initially in another area of the community. What was the reason to change it.

MR. POWERS shared that the locations were sighted based on an engineered evaluation of the carrier's coverage in the area. This produced a circle on a map, known as a "search ring", within which, if equipment is brought in to fix the problem, it would be possible to move forward and solve the issue. This site, like many others, followed the same procedure within the ring. Our team conducted a comprehensive review of all the parcels that fit within the ring, researching zoning regulations to determine what was allowed in the area. Many parcels were ruled out due to being too small or not meeting zoning requirements. We then sent letters to landowners, trying to engage them in a dialogue about the possibility of hosting the site through a commercial lease. As expected, the number of possible spots decreased as we progressed through this process, and in this ring, there was only one option available, which is the one we are discussing.

VICE MAYOR ORLANDO said let me clarify, you were not considering multiple options on the golf course, but rather one site. The multiple options were outside of the golf course.

MR. POWERS said the leasing team follows a standard procedure for every site. They would send a letter to each parcel within the search ring that they believed could legally accommodate this infrastructure type based on the zoning code. If several parcels were owned by the golf course, for example, the same letter would have been sent to all of them. In addition to the zoning and approval government process, this site is a Verizon site, so the engineers are also evaluating the viable site and have a significant say in selecting the location to address the problem. Therefore, several factors have led us to this location.

VICE MAYOR ORLANDO asked if other sites were considered at the golf course and whether they were relocated due to any reasons on the golf course.

MR. POWERS said he is unaware of everything staff did leading up to the point where we applied for a specific parcel at a specific location. The process has been ongoing for about two to three years, so his knowledge is limited to what has happened in that time frame.

VICE MAYOR ORLANDO asked if he knew the map and exact coverage of the area on the board and how it relates to the existing coverage.

MR. POWERS asked for clarification.

VICE MAYOR ORLANDO said that one of the concerns raised was the availability of cell phone coverage in the area. Though it was emphasized that there was a lack of cell towers in the area covering this, the presentation tonight seems to suggest that other carriers may have already established their services there.

MR. POWERS said the nearest structure that could fix the problem in the area was confirmed on a different set of documents sent to planning, and it was well out of the search and about a mile north. He believes the information people in the neighborhood are getting regarding this specific project is incorrect. For the hearing, the coverage from other carriers does not necessarily become an element for denial because each mobile network operator within this space has a right to deliver to their customer pursuant to the FCC regulation. They are working directly with Verizon, and he knows that AT&T, T-Mobile, and probably Dish Network would also be interested because there is a huge gap in service here.

VICE MAYOR ORLANDO asked if the pole could accommodate multiple carriers besides the one it currently hosts.

MR. POWERS said the structure is designed for collocation. However, the ability to collocate multiple structures on a tower or a structure of this height may be limited. It depends on how

flexible the carriers are in bringing in smaller equipment to ensure it fits without damaging the architectural stealth component we are striving for.

VICE MAYOR ORLANDO asked if the permit is long-term or just a year.

BENJAMIN CERECERES, Planner, said the request is not temporary it is on a permanent basis

VICE MAYOR ORLANDO said that the permit is permanent if the structure remains.

MR. CERECERES said that was correct.

VICE MAYOR ORLANDO asked if there are any plans for structures to be built in this area.

MR. CERECERES said he is not aware of any other proposed cell tower in the surrounding location as of right now.

VICE MAYOR ORLANDO said his concern about the urgency conveyed in the emails he received, which often mentioned that the matter at hand was a matter of life or death. At least a dozen of those emails cited an incident where 911 was not accessible. While he does not claim that the approval of the proposal would entirely solve the problem, he believes it would make a significant difference.

MR. CERECERES said he believed that was something best for the applicant to address.

VICE MAYOR ORLANDO asked about trees and he knew that there was a stipulation by Planning and Zoning, and wondered what more trees meant.

MR. CERECERES said the Planning and Zoning Commission stipulation was added for the applicant. Stipulation number five requires the applicant to collaborate with the staff to plant more trees around the proposed facility. Specifically, they are going to add three more pine trees, which are already present around the facility. The new trees will be placed in strategic locations to help screen the cell tower from public view.

VICE MAYOR ORLANDO asked what size of trees will be installed.

MR. CERECERES said they will be 36-inch box trees in size they can be from 11 to 13 feet in height at the time of planting.

VICE MAYOR ORLANDO asked if they thought this will improve cell coverage.

MR. POWERS said the benefits of bringing in a more advanced component to a network. By doing so, we not only ensure that 911 calls made from mobile phones can be accessed, which accounts for 70 to 95% of all 911 calls, but we also enhance the capabilities of emergency services personnel, including fire, police, and ambulance. For example, police and first responders now have laptops in their vehicles, which they can use to input information when approaching a call for a domestic disturbance, fire, or other incidents where time and information are critical. This makes it safer for them as they have more information about what they are walking into, and it is also easier to rally additional support if needed. This upgrade is very important to the community.

MR. POWERS asked if he could correct or add information to some comments. As citizens and government representatives, we can discuss various topics. However, he wanted to clarify that the regulation of the telecommunication industry is a federal matter and not a state or local one due to federal preemption. This means that this body cannot regulate technology such as Advil or Tylenol, as that is the responsibility of the Food and Drug Administration, a federal administration.

COUNCILMEMBER HARRIS had a question about the possibility of litigation. If this body were to consider any statements that legal and compliant technology in Chandler harms human health, it would not result in a lawsuit. Instead, the decision made by this body would be considered an error, and we would have to hold another hearing. However, we are not interested in lawsuits; our goal is to bring infrastructure to the community for its benefit. If anyone needs more information, he recommended visiting the FCC's website, which provides comprehensive and reliable information about the safety and regulation of this technology in the US. Finally, he wanted to address an allegation that this project has a million-dollar price. Typically, ground leases for telecommunication sites in the US range from $500 to $1,800 per month. Ground leases above $2,000 are rare. The payback on these sites is usually around 13-15% of the capital, which is far from a million-dollar payment. The telecommunication industry is a long-term investment, and the cash flow is thin. However, with time and multiple investments, the business can be profitable.

COUNCILMEMBER STEWART said concerns from the neighbors about health are not crackpot comments. These are important for these folks to consider.

MR. POWERS said what he meant was that there is a lot of false information on the internet. That is what he was trying to convey. He did not direct that toward anyone.

COUNCILMEMBER STEWART asked why not place the location in the middle, away from the houses. It seems like the best option.

MR. POWERS said the traditional approach of setting up a network is outdated. Multiple antennas are now used to spread out evenly throughout the community. Low-powered devices, with an average of 2.3 devices per person in America, can handle weak signals. The FCC rules for operating

antennas depend on height and proximity to humans. Antennas located under a commercial building have low wattage because they are only 10 feet off the ground.

COUNCILMEMBER STEWART asked if this one is low wattage.

MR. POWERS said our partner, Verizon, possesses multiple licenses that enable them to utilize this technology to meet the needs of their customers. As per their requirements, they are obligated to purchase certified equipment that conforms to the technical specifications of the FCC. Moreover, their engineers must ensure that the equipment can manage the wattage and positioning when installed on top of a 300-foot tower, while also complying with the corresponding regulations in different locations.

COUNCILMEMBER STEWART said that he is trying to figure out what would be the best thing for the neighborhood. Some neighbors think it is great because they will get better coverage, but those living closer to the site feel that it should be located elsewhere. Could you explain why this is happening today instead of in December when everyone is back. It seems like a total coincidence.

MR. POWERS said we have no control over it.

MAYOR HARTKE said he personally responded to over a hundred people in favor of this. He appreciated the hospitality and conversations at Sunbird and thanked those who attended the Planning and Zoning meeting.

9. Use Permit and Entertainment Use Permit, PLH23-0014 Good Time Charli's, 6045 W. Chandler Boulevard, Ste. 7, generally located at the southwest corner of Chandler Boulevard and Kyrene Road
   Move City Council approve Use Permit case PLH23-0014 Good Time Charli's for a Series 6 Bar Liquor License and a time extension for an Entertainment Use Permit for live indoor and outdoor entertainment, subject to the conditions recommended by Planning and Zoning Commission.

10. Use Permit and Entertainment Use Permit, PLH23-0024 The Stillery, 130 S. Arizona Ave, located at the northwest corner of Arizona Avenue and Chicago Street (continued from the Council Regular Meeting of September 21, 2023)
    Move City Council approve case PLH23-0024 The Stillery, Use Permit approval for a Series 6 Bar Liquor License and a time extension for an Entertainment Use Permit for live indoor entertainment and outside patio speakers for background music only, subject to the conditions recommended by Planning and Zoning Commission.

Facilities and Fleet

11. Agreement No. BF2-912-4485, with ASR Construction Group, LLC; Crawford Mechanical Services, LLC; FPS Civil, LLC; DMS Companies, Inc., dba Hernandez Companies; Kowalski Construction, Inc.; MGC Contractors, Inc.; and Nickle Contracting, LLC, for General Building Maintenance Services

    Move City Council approve Agreement No. BF2-912-4485, with ASR Construction Group, LLC; Crawford Mechanical Services, LLC; FPS Civil, LLC; DMS Companies, Inc., dba Hernandez Companies; Kowalski Construction, Inc.; MGC Contractors, Inc.; and Nickle Contracting, LLC, for General Building Maintenance Services in an amount not to exceed $4,240,000, for a period of one year, beginning September 1, 2023, through August 31, 2024.

12. Purchase of Maintenance, Repairs and Purchase of Doors, Locking Systems, Door Hardware, and Operable Walls

    Move City Council approve the utilization of the Mohave Educational Services Cooperative Contract No. 21H-DHP-0917, for maintenance, repairs, and purchase of bay doors, locking systems, door hardware, and operable walls, from DH Pace Company, Inc., in an amount not to exceed $200,000, for the period of one year, September 17, 2023, through September 16, 2024.

13. Purchase of Heating, Ventilation, and Air Conditioning (HVAC) Equipment, Installation, Service, and Related Products

    Move City Council approve the utilization of the Mohave Educational Services Cooperative, Contract No. 19F-SMC-0904, for the purchase of HVAC equipment, installation, service, and related products, from Sun Mechanical Contracting, Inc., in an amount not to exceed $1,600,000, for the period of one year, beginning September 5, 2023, through September 4, 2024.

14. Purchase of Vehicles

    Move City Council approve the purchase of vehicles using multiple vendors under the State of Arizona, Sourcewell, Omnia, HGAC, and Maricopa County contracts, in an amount not to exceed $4,549,265.

Fire Department

15. Resolution No. 5745 Authorizing a Grant Agreement with the Arizona Department of Homeland Security for the 2023 Community Emergency Response Team (CERT) Training

    Move City Council pass and adopt Resolution No. 5745, authorizing the City to enter into a Grant Agreement with the Arizona Department of Homeland Security (AZDOHS) for the Community Emergency Response Team (CERT) Training in the amount of $9,000, and authorize the Fire Chief to implement the provisions of the agreement.

16. Resolution No. 5744 Authorizing a Grant Agreement with the Arizona Department of Homeland Security for the 2023 Urban Area Security Initiative (UASI) for Rapid Response Fire Teams Equipment and Training
Move City Council pass and adopt Resolution No. 5744, authorizing the City to enter into a Grant Agreement with the Arizona Department of Homeland Security (AZDOHS) for the Urban Area Security Initiative (UASI) Rapid Response Fire Teams, for equipment and training, in the amount of $87,145.

17. Agreement No. FD3-200-4486, Amendment No. 1, with 030530 Uniforms, LLC, dba Ace Uniforms of Phoenix, for Fire Uniforms
Move City Council approve Agreement No. FD3-200-4486, Amendment No. 1, with 030530 Uniforms, LLC, dba Ace Uniforms of Phoenix, for fire uniforms, in an amount not to exceed $250,000, for the period of one-year, November 15, 2023, through November 14, 2024.

Human Resources

18. Resolution No. 5737, Renewal Request to Industrial Commission of Arizona for Continued Exemption from Requirement to Post Security for Self-Insured Workers' Compensation Program
Move City Council pass and adopt Resolution No. 5737, renewing the request to the Industrial Commission of Arizona for continued exemption from the requirement to post security for the Self-Insurance Workers' Compensation Program.

19. Agreement No. 1193, Calendar Year 2024 Amendment, with Delta Dental Plan of Arizona, Inc., for Dental Insurance Benefit
Move City Council approve Agreement No. 1193, Calendar Year 2024 Amendment, with Delta Dental Plan of Arizona, Inc., for dental insurance benefit, in an amount not to exceed $120,000, for the period of one year, beginning January 1, 2024, through December 31, 2024, and authorize the City Manager, or designee to extend the Agreement for an additional one-year term of January 1, 2025, through December 31, 2025 (CY2025), subject to the same terms and conditions.

20. Agreement No. 4118, Amendment No. 4, with The Segal Company (Western States), Inc., for Employee Benefits Consulting Services
Move City Council approve Agreement No. 4118, Amendment No. 4, with The Segal Company (Western States), Inc., for employee benefits consulting services, in an amount not to exceed $120,000, for the period of one year, beginning January 1, 2024, through December 31, 2024.

21. Agreement No. HR3-920-4599, with Alight Solutions LLC, for the Benefits Administration Program and Wellness Portal

Move City Council approve Agreement No. HR3-920-4599, with Alight Solutions LLC, for the benefits administration program and wellness portal, in an amount not to exceed or total $602,000 in the first year, for the period of three years, beginning on the execution date of the agreement.

Information Technology

22. Agreement No. 4409, Amendment No. 2, Information Technology Consulting Services
Move City Council approve Agreement No. 4409, Amendment No. 2, with NST Technologies, Inc., for information technology consulting services, in an amount not to exceed $300,000, for a period of one year, beginning October 15, 2023, through October 14, 2024.

23. Agreement No. 4526, Amendment No. 1, with Neudesic, LLC, for Annual Application Support Services
Move City Council approve Agreement No. 4526, Amendment No. 1, with Neudesic, LLC, for annual application support services, in an amount not to exceed $156,000, for the period of one year, beginning November 1, 2023, through October 31, 2024.

Management Services

24. Resolution No. 5730 Authorizing the Issuance and Sale of Not to Exceed $120,000,000 in General Obligation (GO) Bonds, Series 2023
Move City Council pass and adopt Resolution No. 5730, authorizing and providing for the issuance and sale of not to exceed $120,000,000 in General Obligation Bonds, Series 2023, and authorizing Authorized Representatives of the City to determine whether it is in the City's best interest to sell the Bonds in a competitive bid or through a negotiated sale.

25. Resolution No. 5732 Authorizing the Sale, Execution and Delivery of Not to Exceed $75,000,000 in Excise Tax Revenue Obligations (ETROs), Series 2023
Move City Council pass and adopt Resolution No. 5732, authorizing and providing for the sale, execution and delivery of not to exceed $75,000,000 of Excise Tax Revenue Obligations, Series 2023, and authorizing Authorized Representatives of the City to determine whether it is in the City's best interest to sell the Obligations in a competitive bid or through a negotiated sale.

26. Agreement No. WH4-801-4646 for Traffic Signs & Related Items
Move City Council approve Agreement No. WH4-801-4646, with Interwest Safety Supply, LLC, for traffic signs and related items, in an amount not to exceed $150,000, for the period of November 1, 2023, through October 31, 2024.

27. New License Series 12, Restaurant Liquor License Application for Jason Joseph Ross, Agent, AIKG Chandler, LLC, DBA Andretti Indoor Karting and Games

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 255036, a Series 12, Restaurant Liquor License, for Jason Joseph Ross, Agent, AIKG Chandler, LLC, DBA Andretti Indoor Karting and Games, located at 1712 S. Cooper Road, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 305952.

28. New License Series 10, Beer and Wine Store Liquor License Application for Camila Alarcon, Agent, STB Boston, LLC, DBA Spin The Bottle
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 256455, a Series 10, Beer and Wine Store Liquor License, including sampling, for Camila Alarcon, Agent, STB Boston, LLC, DBA Spin The Bottle, located at 105 W. Boston Street, and approval of the City of Chandler, Series 10, Beer and Wine Store Liquor License No. 305971.

Neighborhood Resources

29. Agreement No. 4638, with GAJANAN, LLC, for Temporary Accommodation Services
Move City Council approve Agreement No. 4638, with GAJANAN, LLC, for temporary accommodation services, in an amount not to exceed $600,000, for the period of one year, beginning October 1, 2023, through September 30, 2024.

Police Department

30. Resolution No. 5749 Authorizing Amendment No. 1 to the Intergovernmental Agreement for Data Sharing Between the City of Chandler and the Arizona Board of Regents for and on Behalf of Arizona State University (ASU)
Move City Council pass and adopt Resolution No. 5749 authorizing Amendment No. 1 to the Intergovernmental Agreement for Data Sharing between the City of Chandler and the Arizona Board of Regents for and on behalf of Arizona State University (ASU); authorizing the Mayor and Chief of Police to sign the Agreement; and authorizing the Chief of Police to administer, execute, and submit all documents and other necessary instruments in connection with such Agreement.

Public Works and Utilities

31. Resolution No. 5736 Approving an Amended and Restated Intergovernmental Agreement Between the City of Chandler and Maricopa County for Right-of-Way Assistance for Lindsay Road from Ocotillo Road to Hunt Highway
Move City Council pass and adopt Resolution No. 5736, approving an amended and restated IGA between the City of Chandler and Maricopa County for right-of-way assistance for Lindsay Road from Ocotillo Road to Hunt Highway; and authorizing the Mayor to sign the agreement and all related documents on behalf of the City of Chandler.

32. Job Order Project Agreement No. WA2401.401, with PCL Construction, Inc., Pursuant to Job Order Master Agreement No. JOC1915.401, for the Pecos Surface Water Treatment Plant Filter Improvements Phase 2
Move City Council award Job Order Project Agreement No. WA2401.401 to PCL Construction, Inc., Pursuant to Job Order Master Agreement No. JOC1915.401, for the Pecos Surface Water Treatment Plant Filter Improvements Phase 2, in an amount not to exceed $1,750,173.72.

33. Construction Services Agreement No. ST2210.401, with CS Construction, Inc., for the Chandler Integrated Corridor Management (ICM) Detection and Communication Systems
Move City Council award Construction Services Agreement No. ST2210.401, to CS Construction, Inc., for the Chandler ICM Detection and Communication Systems, in an amount not to exceed $1,110,000.

34. Construction Agreement No. ST2209.401, with CS Construction, Inc., for the Chandler Local Detection and Communication Systems
Move City Council award Construction Agreement No. ST2209.401 to CS Construction, Inc., for the Chandler Local Detection and Communication Systems, in an amount not to exceed $699,942.

35. Professional Services Agreement No. WA2106.453, with Kitchell CEM, Inc., for the Pecos Surface Water Treatment Plant Administration Building HVAC and Water Quality Lab Renovation Construction Management Services
Move City Council award Professional Services Agreement No. WA2106.453 to Kitchell CEM, Inc., for the Pecos Surface Water Treatment Plant Administration Building HVAC and Water Quality Lab Renovation Construction Management Services, in an amount not to exceed $487,968.51.

36. Construction Manager at Risk Construction Services Agreement No. WA2106.401, Guaranteed Maximum Price Proposal No. 2, with Caliente Construction, Inc., for the Pecos Surface Treatment Plant Admin Building HVAC and Water Quality Lab Renovation
Move City Council award CMAR Construction Services Agreement No. WA2106.401, Guaranteed Maximum Price Proposal No. 2, to Caliente Construction, Inc., for the Pecos Surface Treatment Plant Admin Building HVAC and Water Quality Lab Renovation, in the amount of $6,398,027.

37. Professional Services Agreement No. ST2101.451, Amendment No. 1, with Ardurra Group, Inc., for the Detroit Basin/Gazelle Meadows Park Storm System & Associated Improvements
Move City Council award Professional Services Agreement No. ST2101.451, Amendment No. 1, to Ardurra Group, Inc., in the amount of $315,160.

38. Construction Manager at Risk (CMAR) Construction Services Agreement No. ST2101.401, Guaranteed Maximum Price Proposal No. 2, with Achen Gardner Construction, LLC, for the Detroit Basin/Gazelle Meadows Park Storm System & Associated Improvements
Move City Council award CMAR Construction Services Agreement No. ST2101.401, Guaranteed Maximum Price Proposal No. 2, to Achen Gardner Construction, LLC, in the amount of $2,294,480.53.

39. Agreement No. PW0-745-4183, Amendment No. 6, with M.R. Tanner Development and Construction, Inc., for Street Maintenance Repaving, Surface Seal, and Repair Services
Move City Council approve Agreement No. PW0-745-4183, Amendment No. 6, with M.R. Tanner Development and Construction, Inc., for street maintenance repaving, surface seal, and repair services, increasing the spending limit by $21,000,000.

40. Agreement No. PW0-745-4122, Amendment No. 4, with Vincon Engineering Construction, LLC, for Concrete Repair Maintenance Services
Move City Council approve Agreement No. PW0-745-4122, Amendment No. 4, with Vincon Engineering Construction, LLC, for concrete repair maintenance services, in an amount not to exceed $10,000,000, for a one-year term, January 1, 2024, through December 31, 2024.

41. Agreement No. PW0-745-4123, Amendment No. 6, with M.R. Tanner Development and Construction, Inc., for Street Maintenance and Repair Services
Move City Council approve Agreement No. PW0-745-4123, Amendment No. 6, with M.R. Tanner Development and Construction, Inc., for street maintenance and repair services, in an amount not to exceed $1,720,497.33, for a one-year term, January 1, 2024, through December 31, 2024.

42. Agreement No. 4688, with Stantec Consulting Services, Inc., for the Purchase of Professional Services for the Pavement Quality Index Survey
Move City Council approve Agreement No. 4688, with Stantec Consulting Services, Inc., for the purchase of professional services for the Pavement Quality Index Survey, in an amount not to exceed $174,704.

43. Construction Agreement No. ST1616.401; Federal No. CHN 0(241)D; ADOT No. T010301C, Change Order No. 2, with Haydon Companies, LLC, for the Ocotillo Road Improvements - Gilbert Road to 148th Street
Move City Council award Construction Agreement No. ST1616.401; Federal No. CHN 0(241)D; ADOT No. T010301C, Change Order No. 2, to Haydon Companies, LLC, for the Ocotillo Road Improvements - Gilbert Road to 148th Street, in the amount of $900,000.

44. Job Order Project Agreement No. WW2001.403, with Garney Companies, Inc., Pursuant to Job Order Master Agreement No. JOC1914.401, for the Ocotillo Brine Reduction Facility

Hydrochloric Acid Storage and Weak Acid Containment Mixing Improvements and Related Contingency Transfer
Move City Council award Job Order Project Agreement No. WW2001.403 to Garney Companies, Inc., pursuant to Job Order Master Agreement No. JOC1914.401, for the Ocotillo Brine Reduction Facility Hydrochloric Acid Storage and Weak Acid Containment Mixing Improvements, in an amount not to exceed $1,878,326.92, and authorize a Wastewater Industrial Process Treatment Plant Fund contingency transfer of $1,173,036 to the Wastewater Industrial Process Treatment Plant Fund, Wastewater Capital, Plant Additions and Improvement account.

45. Job Order Project Agreement No. WW2001.404, with Garney Companies, Inc., Pursuant to Job Order Master Agreement No. JOC1914.401, for the Ocotillo Brine Reduction Facility Ion Exchange Outlet Waste Improvements
Move City Council award Job Order Project Agreement No. WW2001.404 to Garney Companies, Inc., pursuant to Job Order Master Agreement No. JOC1914.401, for the Ocotillo Brine Reduction Facility Ion Exchange Outlet Waste Improvements, in an amount not to exceed $319,309.86.

46. Professional Services Agreement No. WW2001.453, with HDR, Inc., for the Ocotillo Brine Reduction Facility Hydrochloric Acid Storage and Weak Acid Containment Mixing Improvements Construction Management Services
Move City Council award Professional Services Agreement No. WW2001.453 to HDR, Inc., for the Ocotillo Brine Reduction Facility Hydrochloric Acid Storage and Weak Acid Containment Mixing Improvements Construction Management Services, in an amount not to exceed $174,820.

47. Agreement No. PW3-925-4631, with Hazen and Sawyer, P.C., for the Water System Upgrades Program Consultant Services
Move City Council approve Agreement No. PW3-925-4631, with Hazen and Sawyer, P.C., for the Water System Upgrades Program consultant services, in the amount of $695,720.

Consent Agenda Motion and Vote

Vice Mayor Orlando moved to approve the Consent Agenda of the October 19, 2023, Regular City Council Meeting; Seconded by Councilmember Encinas.

The motion to approve the Consent Agenda of the October 19, 2023 carried unanimously (7-0), with the exception of Item 8 which passed by majority, (6-1) with Councilmember Stewart dissenting; and Item 9 which passed by majority, (6-0), with Vice Mayor Orlando declaring a conflict of interest.

Public Hearing

48. Public Hearing Regarding Proposed Changes to Certain Water, Wastewater, Reclaimed Water, and Solid Waste Fees

Open Public Hearing

MAYOR HARTKE opened the public hearing at 6:57 p.m.

Staff Presentation

MATT DUNBAR, Budget & Policy Assistant Director presented the following presentation.

- Utility Rates Public Hearing
- Agenda
- Utilities Rate Change Outreach
- Rate Analysis & Cost of Service Process
- Utilities Revenue Requirements
- Major Utility Rate Cost Drivers
    - Water
    - Wastewater
    - Reclaimed
    - Solid Waste
- Utility Rate Comparisons
- Proposed Ordinance and Resolution
- Water, Wastewater, Reclaimed & Solid Waste Rate Change Outreach
- Public Outreach: Website
    - Public meeting schedule, Council action schedule, process timeline
    - Rate changes in % and $ by classification, monthly bill calculator, FAQs
    - History of rate changes and 5-year projected rate changes
    - Last cost of Service (COS) study presentations, COS Report
- Public Outreach: Meetings
    - City Council Work Session, Public Hearing, Notice of Intent, and ongoing updates
    - Residential and Non-Residential public meeting 9/12/23 in person and virtual
    - Chamber public policy meeting presentation on utility rate changes 9/8/23
    - Met with individual stakeholders as needed
- Utility Rates Cost of Service (COS) Process (2nd step of 3 towards COS realignment)
    - City's Financial Plan Review (completed annually)
        - What is the funding requirement?
    - Cost of Service Analysis
        - More accurately reflects actual cost of providing service to each customer class (completed every 5-7 years) Is everyone paying their fair share?
- Revenue Requirements Revenue Increase -%
    - Water
    - Wastewater

- Reclaimed
- Solid Waste

Future year projections subject to change

MAYOR HARTKE asked for clarification on the 0.2% and typical outside agency recoupment.

MR. DUNBAR said the length of time the outstanding bill has been in the collection process, as well as the internal collection process, are determining factors. The 0.2% of the company's total revenues amount to approximately $180 million per year. Therefore, the uncollectible portion would be around $300,000 at 0.2% of the total revenue.

- Major Rate Cost Drivers – Aging Infrastructure
- Water
  - Total mains 1,238 miles
  - 10-year main replacement CIP $81.6M
  - Reflects 1-2 miles of replacements per year
  - Proactive replacements based on risk (breaks interrupt plan)
  - Increasing regulation
  - Inflation impact on capital and operations
- Wastewater
  - Total pipes & valves 947 miles
  - 10-year pipes & valves replacement CIP $131.8M
  - Reflects significant individual projects (e.g., 66” Sewer Main)
  - Reactive replacements based on video/inspections
  - Increasing regulation for Water Effluent Quality
  - Inflation impact on capital and operations
- Water Rates
- Cost of Service Rates To ensure everyone is paying their fair share
  - Revenue Requirement +7%
  - Residential
  - Multifamily
  - Non-residential
  - Industrial
  - Landscape

Shifting cost burden of revenue requirement to customer classifications differently allows for more accurate reflection of actual cost of providing service to each customer class

- Volumetric and Base Water Rate Changes (2nd step towards 100%COS)
  - Customer Class
  - Existing
  - FY 2023-24 (Jan. 2024)
  - Rate Change

    - Single Family
    - Multi-Family
    - Base Charge $ per Bill
    - Reflects total revenue recovery projected increase of 7.0%
- Water Average Bill Example
    - Water – Avg. Bill Examples
    - Current
    - Proposed for Jan. 2024
- Water Conservation
- Tiered rates encourage conservation
    - Low water users pay less per gallon for water they use, high water users pay more
    - Chandler offers free water-wise workshops, site visits, and retrofit kits (homes built prior to 1992)
    - Current and new conservation rebate programs
        - Residential and commercial grass removal
        - Non-functional turf removal
        - Smart irrigation controller installation
        - Council approved additional grant funding available this year to increase incentives
- Wastewater Rates
- Cost of Service Rates
    - To ensure everyone is paying their fair share
    - Revenue Requirement
    - Residential
    - Multifamily
    - Non-residential
    - Shifting cost burden of revenue requirement to customer classifications differently allows for more accurate reflection of actual cost of providing service to each customer class
- Wastewater Rate Changes (2nd Step Towards 100% COS)
    - Customer Class Existing
    - FY 2023-24 (Jan. 2024)
    - Rate Change %
    - Residential Base*
    - Multifamily Base*
    - Non-Residential
    - Volumetric**
    - Customer Charge
    - *Monthly Charge per Dwelling Unit/ Flat Rate
    - **Per 1,000 Gallons %
- Wastewater Average Bill Example

    - Wastewater – Avg. Bill Example
    - Current
    - Proposed for Jan. 2024
- Reclaimed Water Rates
- Reclaimed Water Volume Rate Change and Average Bill Example
    - All Reclaimed Customer
    - Existing
    - FY 2023-24 (Jan. 2024)
    - Reclaimed – Avg. Bill Example Monthly Average (850k gal)
    - Current $637.50
    - Proposed for Jan. 2024 $680.00
- Solid Waste Rates
- Solid Waste Rate Change and Average Bill Example
    - FY 2023-24 All Covered Residences
    - Proposed for Jan. 2024 +7%
    - Solid Waste – Avg. Bill Example Monthly Fee (Flat Fee)
    - Current $18.56
    - Proposed for Jan. 2024 $19.86
- Solid Waste Policy Changes
- January 2024 Free RSWCC Visits and Bulk Pick-up Policy Changes
- A total of 4 no charge RSWCC visits or bulk pickups per calendar year in any combination
    - Currently 2 free RSWCC visits and 2 free bulk pickups, but customer feedback wanted change
- After 4 no charge, RSWCC is $10 for up to 400 lbs. and bulk pickups are currently $30 proposed to change to $35
- Solid Waste Fee Updates
- Additional/Replacement container charge from $60 to $75
- Additional/Replacement Containers for Large Alley size change from $235 to $430
- Additional container collection fee $7.50 to $15
- Special collection fee non-alley $17.50 to $18.50 and Alley $25 to $35
- Additional Bulk collections above free allocation from $30 to $35
- *All of these are to adjust costs to the current City cost for full cost recovery
- Combined Average Customer Bill Example
    - Combined Average Bill Examples
        - Residential Combined Avg. Bill
        - Multifamily Combined Avg. Bill
        - Non-Residential Combined Avg. Bill
    - Current
    - Proposed for Jan. 24
- Average Residential Cost Comparison for Water, Wastewater and Solid Waste
    - Chandler

    - Chandler Proposed
    - Tempe
    - Gilbert
    - Peoria
    - Scottsdale
    - Phoenix
    - Glendale
    - Mesa
    - Estimated based on Tempe Cost of Service July 2023 results at 10,000 gallons single-family residential rates for FY 2022-23 plus Chandler's planned rate increases and any recently passed rate increases for other communications
- Average Multi-Family Cost Comparison for Water, Wastewater
    - Chandler
    - Chandler Proposed
    - Tempe
    - Peoria
    - Phoenix
    - Scottsdale
    - Gilbert
    - Glendale
    - Mesa
    - Estimated based on current adopted rates by city (some cities may be increasing rates which are not included). Includes 500kgal of monthly usage, a 6" meter, and 150 units.
- Average Non-Residential Cost Comparison for Water, Wastewater
    - Gilbert
    - Chandler Current
    - Tempe
    - Chandler Proposed
    - Peoria
    - Mesa
    - Scottsdale
    - Glendale
    - Phoenix
    - Estimated based on current adopted rates by city (some cities may be increasing rates which are not included). Includes 200kgal of monthly usage and a 2" meter.
- For changes to be effective an Ordinance and Resolution are both needed
    - Ordinance #5065 allows for changes to City code chapters 44 (Solid Waste) and 50 (Utilities) to make the needed rate and fee policy adjustments
    - Resolution #5751 allows for changes to the fee schedule which is where solid waste fees are presented
- Rate Adjustment Timeline

    - Task or Event
    - Date
- Questions

Council Discussion

COUNCILMEMBER POSTON asked why our proposed increase would result in lower costs than our neighbors.

MR. DUNBAR said Chandler's enterprise funds management as a key contributor to the city's success. The city's approach of assessing rates every other year demonstrates careful monitoring of utilities, which increases bond agencies' confidence. The enterprise funds benefit from cost savings on infrastructure. Chandler's excellent staff avoids constructing new facilities, saving millions. The city focuses on aging infrastructure and meeting new regulatory requirements. Capital funds are for repairing aging infrastructure, not constructing new facilities.

COUNCILMEMBER POSTON said that some residents have been asking about the cash the city has on hand, which is restricted in reserves. We had a discussion on how to define that. Please elaborate on this matter.

MR. DUNBAR said that two funding mechanisms exist for the City of Chandler. The general fund is used for taxes that pay for government operations. Enterprise funds, which include utilities, must generate enough revenue to cover expenses and maintain a certain fund balance. This ensures preparedness for unforeseen circumstances. Additional fund balance is used for one-time capital programs. Funding for ongoing components is analyzed to maintain sound financial policies and utilities.

COUNCILMEMBER POSTON said the fund balance was about $92 million exactly, which we voted on in our most recent budget in that policy.

DAWN LANG, Deputy City Manager/CFO, said there are a few points related to the city's fund balance policy. The 100 million mentioned in some emails refers to the generated fund, while the 92.2 million is the operating reserve required for the general fund. The general fund supports public safety, parks and recreation, and streets, among other services provided by the city. Holding four months of operating reserve in the general fund is a best practice that helps maintain the city's AAA Bond rating. The revenue generated in the city was higher than the expenses during the period ending in 2023, resulting in more one-time dollars. The Mayor and Council decided to use these one-time dollars to pay off the pension obligation for police and fire, which would reduce the city's annual contribution towards the pension. This decision would help keep the taxes low in the future. The council also decided to use these one-time dollars for additional capital, such as the street program and parks. Technology was another area where cash funding was appropriate, as the city did not have bond authority for it. Estimates that if all the designated funds were spent,

the city's fund balance at the end of this year would be $123 million, which is above the required financial policy of $92.2 million.

COUNCILMEMBER POSTON said she cannot recall any instance of using one-time funds for ongoing expenses during her 22 years in Chandler government. Was there such an occurrence that she may have missed.

MR. DUNBAR said that he could only speak for the past four years, during which the organization maintained a balance between ongoing and one-time budgets. Ms. Lang, with more experience, may have further insights.

MS. LANG said she could not recall the council ever doing what was proposed. Ongoing revenue is used for ongoing expenses, while one-time revenue is spent on non-recurring capital expenditures. In the long run, it's an ongoing financial policy to avoid relying on one-time revenue for hiring and supporting services.

COUNCILMEMBER POSTON said during the recession council did not use that as an action, which is good governance. Every person on this dais has taken pride in it, and it has allowed us to do many things.

COUNCILMEMBER HARRIS said hypothetically, if council takes out $100 million from the fund and decides not to increase water prices. However, this would only cover a portion of the necessary infrastructure repairs, leaving the council with insufficient funds; where would that leave us.

MS. LANG said that using one-time money to cover ongoing expenses in the enterprise funds could have negative consequences. The Mayor and Council recently approved two bond issues for projects in the 10-year capital plan, including a water and wastewater project with a maximum cost of $75 million. The debt service for the project is an ongoing cost, so using one-time money to cover it would not eliminate the cost but instead would require rate increases and would double the amount needed. All the enterprise funds have an ongoing need of approximately $8.69 million. If one-time funds are used, these expenses will continue year after year and could lead to a situation where the revenue coming in on an annual basis is not enough to cover the expenses. This would result in drawing down the fund balance, which is not ideal. While one-time funds could bring the fund balance back up, using them in this way is against the financial policies. Moreover, the AAA bond rating is extremely important when the city goes out to get bonds rated every two years. This rating reduces the debt cost and requires fewer user fees or taxes. If the city goes against its own financial policies, it could affect the AAA bond rating and result in higher costs.

COUNCILMEMBER HARRIS said the state requires the city to conduct an annual audit. If the city conducts the audit and reveals any issues, it will prompt further action.

MS. LANG stated that the city code mandates an external auditing agency to audit our city's financials annually. The results of this audit are used to create a financial report that rating agencies then use to evaluate our financial status. The rating agencies analyze various ratios to determine how our city has performed year over year. They also review the actions and votes by the council and speak to the staff to ensure consistency in our financial management practices. This is part of the process for getting rated every year for the City of Chandler.

COUNCILMEMBER HARRIS said he has concerns about the $75 replacement cost for the bins and the lack of information regarding their lifespan and about the replacement of a missing bin lid under the agreement.

MR. DUNBAR said that replacement costs apply only if the resident damages the container, such as by burning a hole through the bottom. Solid Waste replaces carts periodically and provides replacements at no cost. The first container is included in the monthly bill, but additional containers will incur an extra charge.

COUNCILMEMBER STEWART asked about the excess revenue from last year, which amounted to $65 million, and could be balanced with the $22 million that is expected to exceed the budget this year. Although it was fortunate that this excess revenue was used to fund the PSPRS, it is not a good budgeting practice. The concern is balancing the residents' tax burden with the general fund's surplus while keeping the enterprise fund in mind.

MR. DUNBAR said that transaction privilege tax and other taxes are kept separate from Enterprise funds for financial regularity. We plan for significant improvements, hence the 10-year view. We evaluate our Capital plan annually, considering projects necessary for quality water and wastewater treatment. On the general fund, Covid did not cause a revenue dive. An industrial partner invested billions in our community, affecting the budget. ARPA dollars have also affected general fund revenues. On the Enterprise side, projections are more accessible, but we must be aware of conservation. From a budget perspective, we are close to the target.

COUNCILMEMBER STEWART said something was brought up about mingling General funds. I know we recently made a vendor hole regarding one of the services they provide for us with a one-time shot of Revenue; where did that money come.

MR. DUNBAR said he did not know.

COUNCILMEMBER STEWART said we just voted for a million-dollar increase and asked City Manager Mr. Wright if that came from the enterprise fund or general fund the million-dollar increase for Waste Management.

MS. LANG said you are referring to the vote tonight on the agenda using contingency funds.

COUNCILMEMBER STEWART said this occurred a month and a half ago.

MS. LANG said the collection carrier is responsible for picking up all the residential trash in the City of Chandler under the Waste Management contract. Due to the COVID-19 pandemic, there has been an increase in costs. The city does not own the trucks, and the carriers are responsible for managing the trucks, fuel, and staff, which has contributed to the higher costs. As a result, the contract has been authorized to increase. Currently, the Council has authorized a one-time payment to cover the extraordinary cost that the carriers have experienced. However, if the authorization does not pass tonight, the carriers will request an ongoing payment because they are the City's collection provider, and this is what it is costing them to execute the contract.

COUNCILMEMBER STEWART asked about the specific deficit resulting from the increase in cost.

MR. DUNBAR said that the $8.6 million came from the Solid Waste fund, not the Waste Management general fund.

COUNCILMEMBER STEWART said we had extra money that we keep that came from the contingency fund that is in the enterprise fund.

MR. DUNBAR said that there was a contingency fund and a balance in that fund.

COUNCILMEMBER STEWART asked about reducing the cost escalation of ongoing projects. Can we delay some projects to keep costs low, which could be a priority value. We are actively exploring cost-saving measures.

VICE MAYOR ORLANDO said he appreciates Councilmember Stewart's focus on equity in water usage and commended the council for ensuring residents do not pay for others' usage. The city rebalanced its portfolio last year and went full board this year to address this. Chandler's introduction of impact fees saved millions that residents would have paid. The council's role is to innovate, save taxpayers' money, and use funds effectively. Vice Mayor Orlando thanked residents for trusting the council to make beneficial decisions.

COUNCILMEMBER ELLIS said appreciates the transparency shown in the meeting. She emphasized that the city is being run like a business and that they are managing it efficiently. To do this, they need to be well-equipped and clearly understand what needs to be done today and in the next five or ten years. She commended the staff for their hard work behind the scenes and stressed that every decision was thoroughly considered. She encouraged the public to get involved, investigate the numbers presented, and understand that the city is investing in the future by ensuring that the water provided is safe to drink. She pointed out that the city's AAA bond rating

is a result of good decisions made by the council in the past, and it is their duty to continue making good decisions for future generations.

COUNCILMEMBER ENCINAS thanked the council and staff for their work. The decision keeps rates and fees low, remaining in single digits and comparable to other cities. Projections for 2025-28 also show rates staying in single digits.

Discussion from the Audience

LESLIE MINKUS, 3377 E Gemini Ct., spoke on item 48., As shareholders, we have the right to receive transparent information, including financial statements about the enterprise fund. However, we have not been given much information about it, which makes it difficult for us to know how much money is coming in or going out. With over 100 million in excess revenue mingled with the general fund, we need to be careful about how we use this money. We need to address the issues of the people in Chandler today, especially those on fixed incomes who are in need. Instead of implementing an increase now, we can apply some of the additional funds and only put part of the increase this year. We should also address losses that have taken place, such as the collection of money from water and sewer from renters and homeowners, which amounted to over three million dollars in the past seven years.

MAYOR HARTKE asked for a location or website where residents can access information about how our city compares to others. During the discussion, it was mentioned that a difference of two-tenths of a percent amounted to $360,000. However, it was not clear whether this amount was per year or over a period of three years.

MS. LANG said, as discussed earlier, the financial statements for general funds and Enterprise funds are available online. We have five years' worth of these financial statements, which are listed out separately for each fund with a balance sheet profit and loss analysis. These statements are prepared according to government accounting principles, which is a nationwide practice. The public can access these financial statements anytime, and we are happy to answer any questions. Regarding utility funds, uncollectible accounts are a part of running a utility. In the last three years, our average uncollectible balance has been 0.2%, which is $245,600. It is still below 0.5%, which is considered excellent. We write off accounts only if the account is closed and we have been unable to collect through our own means. We turn such accounts over to a collection agency as a last resort. We have been successful in managing our collections due to better economic conditions and excellent internal processes. We rewrote our collection policy and consulted with other cities to improve it further. Our current policy is better than those of other surrounding cities. Our staff has done an excellent job in implementing the new policy. There is a lot of effort that goes into managing these accounts before we must pass them over to a collection agency. This is where we stand today with our utility collections.

COUNCILMEMBER ELLIS said that many people were facing difficulties during the pandemic and the council had provided one-time financial assistance to help them pay off their debts and become current. The council will continue to support these individuals until they are able to manage their finances independently. The goal is to help our community during these challenging times.

VICE MAYOR ORLANDO asked do we have a listing of what dollars we did recoup.

MS. LANG said that she does not currently have the information. However, we can expect an annual check from the collection agency, so I can follow up on that.

VICE MAYOR ORLANDO asked if there is a method to track the bad credit of a person and whether the agency can require them to pay more upfront before providing them with water and other utilities.

MS. LANG said when opening a utility account, a deposit is required if the necessary documents are not provided. However, if the individual can prove that they have had no issues with previous utility accounts, the deposit may be waived. It is mandatory for the utility company to collect a deposit, but it will be returned after a certain period, provided that the account history remains positive.

RICK HEUMANN, 4310 W. Dublin St., spoke on item 48, representing the Chandler Chamber of Commerce as the past board chair, we support the financial policies put in place by the Council over the past 50 years. The importance of having strong reserves, AAA bond ratings, and not using ongoing money for one-time expenses. We commended the Council's 0.2% deficit or debt policy, which most businesses would consider a remarkable achievement. The Chamber has sent a letter to the Mayor and Council asking them to consider the economic impact on businesses when the next rate increase is implemented in a couple of years. The speaker emphasized the importance of having reliable and safe water services for businesses like Intel, Rogers, and North to operate successfully. The Chamber supports the Council's efforts to maintain transparency and provide reliable water services for the future.

Close Public Hearing

MAYOR HARTKE closed the public hearing at 8:07 p.m.

Action Agenda Item No. 49

49. Introduction and Tentative Adoption of Ordinance No. 5065 Amending the Code of the City of Chandler, Sections 44-6 and 44-7 of Chapter 44 Garbage and Refuse, and Sections 50-11 and 50-12 of Chapter 50 Sale of Utilities to Update Regulations Relating to Collection of Bulk Materials and Refuse Drop-Off and to Change Certain Water, Wastewater, Reclaimed Water, and Solid Waste Rates and Policies

Move City Council introduce and tentatively adopt Ordinance No. 5065 amending the Code of the City of Chandler, Sections 44-6 and 44-7 of Chapter 44 Garbage and Refuse, and Sections 50-11 and 50-12 of Chapter 50 Sale of Utilities to update regulations relating to collection of bulk materials and refuse drop-off and to change certain water, reclaimed water, wastewater, and solid waste rates and policies, effective January 1, 2024.

Action Agenda Item No. 49 Motion and Vote

Councilmember Ellis moved to introduce and tentatively adopt Ordinance No. 5065 amending the Code of the City of Chandler, Sections 44-6 and 44-7 of Chapter 44 Garbage and Refuse, and Sections 50-11 and 50-12 of Chapter 50 Sale of Utilities to update regulations relating to collection of bulk materials and refuse drop-off and to change certain water, reclaimed water, wastewater, and solid waste rates and policies, effective January 1, 2024; Seconded by Councilmember Poston.

The motion carried by majority (6-1), with Councilmember Stewart dissenting.

Action Agenda Item No. 50

50. Resolution No. 5751 Amending the Citywide Fee Schedule Relating to the Public Works & Utilities Department, Solid Waste Division, Section 7
Move City Council pass and adopt Resolution No. 5751 amending the Citywide Fee Schedule relating to the Public Works & Utilities Department, Solid Waste Division, Section 7, with fee changes effective January 1, 2024.

Action Agenda Item No. 50 Motion and Vote

Vice Mayor Orlando moved to pass and adopt Resolution No. 5751 amending the Citywide Fee Schedule relating to the Public Works & Utilities Department, Solid Waste Division, Section 7, with fee changes effective January 1, 2024.; Seconded by Councilmember Encinas.

The motion carried by majority (6-1), with Councilmember Stewart dissenting.

Briefing

51. Presentation / Briefing Regarding the Police Department's Employee Health and Wellness Resources, Solari Crisis Response Service, and Behavioral Health Unit, as Requested by Councilmember Harris

MELISSA DEANDA, Assistant Police Chief, gave a briefing presentation on the following.

- Chandler Police
- Employee Health and Wellness, Solari Crisis Response, and Behavioral Health Unit Updates

- Mental Health
    - Health and Wellness coordinator, March 2022
    - Wellness centers for officers in crisis
    - Mindfulness/Resiliency training
    - Vitanya/Wellness Rooms
    - Bullet proof app
    - Peer Support team
- Physical Health
    - Sigma Tactical Health and Wellness screenings
    - Yoga for First Responders
    - Upgraded gym equipment
    - Workout of the day correspondence
    - Lytebite meal prep service
- Family & Financial Health
    - Financial wellness courses
    - Work-life balance 4 course seminar
    - Compassion Alliance spouse and family event
    - City programs
- Moving Forward in 2024
- New & Upcoming Programs
- Paws for Police
- Baby at work
- Cold plunge
- Compensation time for physical fitness
- Strength Health and Wellness Culture

COUNCILMEMBER HARRIS said the significance of mental health and the need to ensure that our law enforcement officers are equipped to handle individuals with mental health issues. It is crucial for the residents to be aware of the resources available to our officers. He believes that our city's law enforcement should be trained adequately to handle individuals with mental health issues to avoid any negative consequences. He also expressed his satisfaction with the actions taken by law enforcement and requested to continue providing resources to the officers.

COUNCILMEMBER ELLIS said the privacy of people seeking mental health support is essential and asked what measures have been implemented to encourage officers to access these programs without feeling the stigma associated with mental illness or fatigue. Councilmember Ellis also inquired if there are any specific parameters in place for such situations.

ASSISTANT CHIEF DEANDA said that our department has a peer support team consisting of 25 members. Any conversations between the peer support team and our employees are protected and private. This means that they are not shared with anyone else. We also have other programs

like the Bulletproof app, which is set up on an employee's cell phone. It allows them to access services, read articles, and contact the support center while maintaining privacy. The same level of privacy is ensured in our EAP program as well, where all information shared by employees seeking help for the trauma, they are facing is kept confidential. We take these definite steps to protect our employees' privacy and confidentiality.

ASSISTANT CHIEF DEANDA gave a briefing presentation on the following.

- Solari
  - Established partnership Aug 21'
  - March 2023, embedded Solari in Communications
  - Solaris liaisons worked 670 hours
  - Since Aug 21', 692 total diverted calls
  - 264 between Aug 21' – Mar 23'
  - 428 between Mar 23' – Sept 23
    - CPD Behavioral Health Unit
  - Mission: Provided a multidisciplinary approach to assist individuals in crisis, reduce exposure to the CJ system and refer to appropriate community services
  - Objectives: Serve mental health orders, assist patrol with in-progress CFS, collaborate with community partners to establish follow up care
  - 1 Sergent (staffed), 4 officers (vacant)
  - 2 officers starting in January 2024

COUNCILMEMBER HARRIS said Law enforcement responded quickly and efficiently to reports of unsheltered individuals at Tibshraeny Family Park, impressing me with their knowledge of available resources. Councilmember Harris commended law enforcement's respectful treatment of unsheltered individuals and expressed gratitude towards the team for their hard work.

COUNCILMEMBER ELLIS thanked the City Manager for helping to establish the Chandler Mental Health Unit. She had approached the Chief about the need for a separate department for mental health issues, which resonated with the City Manager. Two percent of people the department interacted with were found to have mental health problems, making it a crucial matter. The Vice Mayor and others were supportive and willing to allocate the necessary resources to make the unit a reality. I applaud everyone's efforts in making this unit a reality, and we can now proudly say that Chandler has a dedicated unit for mental health issues.

52. Presentation / Briefing Regarding Retail Theft and Organized Crime in Chandler, as Requested by Councilmember Harris

ASSISTANT CHIEF DEANDA gave a presentation on the following.

- Organized Retail Crime

- Organized Retail Crime (ORC) is the large-scale theft of retail merchandise with the intention to resell the items for financial gain
- Current ORC trends
    - Legos over $100
    - Kitchen Aid Mixers
    - Tide Pods and laundry detergent
    - Vinyl Records
- Where are these retail items frequently sold?
    - Facebook Marketplace
    - Offer up

VICE MAYOR ORLANDO asked about the effort of police officers in the shoplifting program and its prevalence in Chandler.

ASSISTANT CHIEF DEANDA said retail crime is an issue across the country, but not in Chandler. Instead, thieves steal ready-to-resell items from Walmart, Target, Home Depot, and Lowes. We have a team of detectives to handle property crimes but partnering with Arizona Retailer Association is where the real progress is made. Together, retailers and detectives locate and apprehend suspects throughout the region.

VICE MAYOR ORLANDO said that if someone is caught inside the store, the police officers are called and must do the paperwork and make the arrest, which takes a lot of time.

ASSISTANT CHIEF DEANDA said if there is follow-up work to be done it would be assigned to our detective's bureau.

COUNCILMEMBER STEWART asked if the courts are providing enough support when it comes to arrests in these areas, especially since there have been reports of shoplifting. He asked what were the actions taken by the Attorney General and Maricopa County Attorney in prosecuting these cases. Many cases are being prosecuted in the courts since Chandler does not tolerate such crimes.

ASSISTANT CHIEF DEANDA said that when dealing with organized retail crime, an ARA partnership refers to the collaboration between law enforcement agencies, retailers, and prosecutor bodies. The Maricopa County Attorney's Office is actively involved in investigating and charging these crimes.

COUNCILMEMBER POSTON asked if there were any recommendations for our residents or if something is too good to be true.

ASSISTANT CHIEF DEANDA said certain suspects operate with a fencing system, and they possess well-developed websites or profiles on Offer Up or Facebook Marketplace. It can be challenging to identify if the products they are selling are stolen. However, if the prices seem too good to be true, there is a high possibility that they are.

COUNCILMEMBER POSTON asked do profiles look realistically like one's neighbor.

ASSISTANT CHIEF DEANDA said yes, it could be anyone they are good at what they do, yes very much.

MICHELLE AHLMER, Executive Director of Arizona Retailers Association 224 West 2nd St. Mesa, AZ., said organized retail theft is a significant issue in Arizona, costing about $1.35 billion annually. Retailers collaborate with law enforcement to tackle this issue, and Arizona has some of the best laws in the country to prosecute and arrest perpetrators. We focus on the "fences" who buy and sell the stolen merchandise, investing millions of dollars in technology and training to combat retail crime. Our partnership with the Chandler Police Department has been instrumental in our efforts.

BRIAN BARRAT, Loss Prevention Chairman/Acting President, said shoplifting can be categorized into three levels: minor incidents, habitual offenders, and organized retail crime (ORC). ORC is a severe issue that affects retailers' bottom line and involves stealing items from multiple locations in a single day for reselling. Retailers combat ORC through information sharing and collaboration with law enforcement agencies. Detective Deetz from Chandler PD has been instrumental in working on these cases, and the speaker encourages continued efforts at all levels to prevent organized retail crime in Chandler and surrounding areas.

COUNCILMEMBER HARRIS thanked the presenter and expressed appreciation for taking the time to talk to local businesses. They emphasized the city's proactive approach to addressing any issues and mentioned Officer Dietz's involvement. The goal is to let people know that disruption will not be tolerated, and the city stands with its businesses.

VICE MAYOR ORLANDO said we may lose $11 million in rental tax and $14 million in food tax. There is a potential budget shortfall, which could affect our ability to provide essential services. We need friends of the cities and towns to speak on our behalf to legislators and tell them that we need our revenue stream. He asked if we could rely on their help. He asked them to please talk to their board and help us fight for our city's needs.

COUNCILMEMBER STEWART asked about best practices that could be incorporated into an ordinance to help prevent harmful occurrences in California. Additionally, they asked how the state could be lobbied for stronger laws to tackle these issues.

MS. AHLMER said while there are good laws in place, some adjustments need to be made to existing laws. The current task force functioning under the Attorney General's Office is working well, but there are restrictions on who can be a part of it due to staffing issues with local enforcement. Additionally, adjustments are being considered for shoplifting laws, as judges and attorneys tend to plead things down, resulting in recidivism. These changes would be beneficial. At the ordinance level, the city courts are doing well, particularly with small-level shoplifting cases. However, there is room for improvement with judges, and efforts need to be made to ensure they understand the issues at hand.

COUNCILMEMBER STEWART asked for a list of judges not fulfilling their duties, as there is a process for replacing them.

Informational

53. Special Event Liquor Licenses and Temporary and Permanent Extensions of Liquor License Premises Administratively Approved

54. Contracts and Agreements Administratively Approved, Month of September 2023

55. Claims Report for the Quarter Ended September 30, 2023

Unscheduled Public Appearances

RON BURCHETTE, Arizona Rangers presented an award to Chandler Chief of Police Sean Duggan.

SASHA REVERON, 2023 Miss Juneteenth, spoke on the importance of making books available to everyone in Chandler Libraries. Books are critical for understanding, learning, and personal growth.

SARA LIPICH, 2609 N Yucca St., spoke in support of intellectual freedom & and Chandler Public Library. Libraries should provide inclusive resources, and librarians can assist in finding the right fit for each family. Let us preserve the library as a safe space that reflects the community.

TAMAR NORWOOD, 752 E. Buena Vista Dr., spoke in support the current collection policy of Chandler public libraries, despite challenges by special interest groups advocating for censorship. As a former library manager in the city of Maricopa, she recalled a meeting where council member Vincent Manfredi was asked to meet with a group advocating for censorship. His response was, "When does censorship end?" She urged the Council to consider this if approached by such groups, as their censorship advocacy is just the tip of the iceberg. As President Dwight D. Eisenhower said, "Don't join the book burners. Don't be afraid to go to the library and read every book.".

DR. WILLIAM CRAWFORD, 1252 N. McKemy Ave., said he wanted to remind the Council that they have been committed to inclusion in the City of Chandler and to not deviate from that, as leaders in this community stood firm about inclusion, diversity, and Equity years ago. Stay the course.

CARMEN LOREDO, 1835 W. Musket Way., spoke on the library's collection is diverse and current and represents the interests of the community. They think that parents should take on the responsibility of selecting appropriate materials for their children and support the freedom to choose what to read. Finally, they ask the council to ensure that the library materials remain diverse and let the librarians do their job.

MICHELLE ESTRADA, 464 N. Halsted Ct., spoke on the Chandler Public Library and how it has been a significant influence in my life since childhood. The availability of various media forms helped me expand my mind. Movement in public spaces should not be restricted, and librarians should be free to fulfill their jobs without critique from a small group. Advocating for intellectual freedom is part of their responsibility, and I am glad to see people advocating for it.

REV. SARAH OGLESBY-DUNEGAN, 6400 W. Del Rio spoke on libraries and their staff, expressing concern over harassment and protests aimed at librarians for curating LGBTIQ-themed materials. She emphasized the importance of protecting public servants and promoting accessibility of learning materials for all. The speaker urged leaders to set clear boundaries and thanked everyone for their commitment to diversity.

HAYDEN NGUYEN, 200 W. Jasper Dr., spoke on the content of certain books in public libraries and claimed it was their right to determine what books were appropriate for everyone. However, banning books further marginalizes minority students. The speaker urged the city council to trust students and allow them access to diverse literature. The importance of democracy and the right to see oneself is reflected in the books I read while growing up.

DAWN SUYI, 6201 W. Park Ave., spoke about the recent challenges faced by Chandler libraries concerning the user as they seek to marginalize minorities. Students should be trusted to make decisions, and the school's library is a safe space for them. I urge the council to protect LGBTQ youth and their stories by standing up for their right.

EDUARDA SCHRODER, 3480 W Ross Dr., spoke on Diverse libraries with age-appropriate books that broaden perspectives, encourage critical thinking, and foster freedom of expression. Parents have the right to guide their child's reading but should not decide for others. A diverse catalog encourages exploration, and the Sunset Library is a great example.

Written Comments Received
SANIYA REVERON

On the subject of banning books, I believe students should have the liberty to learn without restrictions. Reading is very powerful and restricting the knowledge student intake takes away that.

BARBARA FACE, 4652 W Linda Ln.,

I support the freedom of libraries to have a diversity and variety of books available for patrons. I oppose banning or limiting books by people who are afraid of diversity. They can have their opinion but should keep their hands off books.

Current Events

Mayor's Announcements

MAYOR HARTKE announced For Our City Day Saturday October 21st at Colonia Coronita Neighborhood, Halloween Spooktacular Friday October 27th from 5:30 – 8:30 in Downtown Chandler at Dr. AJ Chandler Park stage, and Arbor Day Saturday, November 4th at Chandler Nature Center.

MAYOR HARTKE mentioned Chandler made the Top Five of the Ready for the Future Cities in the nation.

Council's Announcements

COUNCILMEMBER ENCINAS is looking forward to seeing all at the For Our City Day as well the Mental Health Symposium.

VICE MAYOR ORLANDO wished all the veterans a Happy Veterans Day and announced the Military Appreciation Breakfast Friday, November 3rd, 8:30 – 10:30 Downtown Chandler Community Center, Veterans Day Celebration Saturday, November 11th, 4:30 pm – 8 pm.

COUNCILMEMBER STEWART mentioned the Second Annual Diwali Festival of Lights Saturday, November 4th, 11 am – to 3 pm.

COUNCILMEMBER HARRIS discussed the role of the government in the workplace and expressed his pride in learning about the NDO.

COUNCILMEMBER HARRIS wished everyone a Happy Veterans Day.

COUNCILMEMBER HARRIS announced the Mental Health Symposium Saturday, October 21, 9 a.m. – to 1 p.m. 2nd Annual Mental Health Walk Saturday, October 28, 8 a.m. – to 10 a.m.

COUNCILMEMBER POSTON recognized Chandler Chamber President Terry Kimble for receiving the Local Heroes award and praised her for spotlighting success.

City Manager's Announcements

None.

Adjourn

The meeting was adjourned at 9:23 p.m.

ATTEST: _____ _____

City Clerk Mayor

Approval Date of Minutes: November 6, 2023

Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of Regular Meeting of the City Council of Chandler, Arizona, held on the 19th day of October 2023. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of November, 2023.

_____

City Clerk

CHANDLER arizona
Community of Innovation

City Council Memorandum Development Services Memo No. 23-048

Date: November 06, 2023
To: Mayor and Council
Thru: Joshua H. Wright, City Manager
Andy Bass, Deputy City Manager
Micah Miranda, Acting Development Services Director
From: Alisa Petterson, Senior Planner
Subject: PLH23-0017/PLH22-0044 Chandler Farms
Final Adoption of Ordinance No. 5068
Request: Rezoning from Planned Area Development (PAD) for commercial to PAD for mixed-use development including multi-family and commercial
Location: Southwest corner of Arizona Avenue & Queen Creek Road
Applicant: Brennan Ray; Burch & Cracchiolo, P.A.

Proposed Motion:

Move City Council adopt Ordinance No. 5068 approving PLH22-0044 Chandler Farms, Rezoning from PAD for commercial to PAD for mixed-use development including multi-family and commercial, subject to the conditions as recommended by Planning and Zoning Commission.

Background Data:

- Approximately 14.9 acre vacant site, bounded by Arizona Avenue and Queen Creek Road
- Currently zoned as Planned Area Development (PAD) Commercial for C-2 Uses, approved under PDP07-0034 in 2008
- Proposed mixed-use development will include 345 multi-family units and 9,400 sq. ft. of commercial space
- The development includes 7 multi-family buildings that are 3 stories high and 45’ at the tallest roof point
- The development incudes 2 commercial buildings at the northeast corner of the site that are 1 story and 25' high at the tallest sloped roof point
- A pedestrian connection is provided at the west property line to tie the commercial uses to the existing single-family residential to the southwest

- All required parking is provided via surface parking and private garages
- The development features a public art component at the northeast corner of the site, adjacent to the two commercial building outdoor patios

Surrounding Land Use Data:

North	Queen Creek Road, then three-story senior living, and two undeveloped lots currently zoned PAD for multi-family and commercial uses	South	Multi-family residential (apartments)
East	Arizona Avenue, then transitional health care and single-family homes	West	Single-family homes

General Plan and Area Plan Designations:

	Existing	Proposed
General Plan	Neighborhoods	No Change
Section 16 Area Plan	Commercial	Multi-Family and Commercial

Proposed Development

Proposed Land Uses	Mixed-use development: • Multi-family residential: 345 units, 439,961 sq. ft., with 7 three-story buildings • Commercial (limited to retail, restaurants and personal services uses): 9,400 sq. ft., 2 one-story buildings
Density	24 dwelling units/acre
Building Setbacks	North (Queen Creek Road): 50 feet at commercial and 168 feet at multi-family East (Arizona Avenue): 50 feet at commercial and 100 feet at multi-family West: 100 feet (multi-family adjacent to existing single-family) and 85 feet (multi-family adjacent to existing multi-family) South: 10 feet (multi-family adjacent to existing multi-family)

Height	Multi-family: three stories totaling 40 feet to tallest sloped roof element (actual); 45 feet max Commercial: one story totaling 25 feet to tallest sloped roof element (actual); 30 feet max
Site Design	Access to the site is via two new entrances with a continuous deceleration lane on Queen Creek Road, and two new entrances on Arizona Avenue with a continuous deceleration lane. The existing entrance at the south end of the site is for emergency access only. Commercial buildings are located at the corner of Arizona Avenue and Queen Creek Road, which feature one drive-thru and outdoor patios that connect to a public art feature with outdoor activity space, artificial turf, shaded walkway and modern cactus sculptures. Multi-family buildings are pulled away from Queen Creek Road, located behind the commercial buildings to the south. The buildings are organized around a series of outdoor amenity areas of 38,928 sq. ft. A total of 129,762 sq. ft. (3 acres) of open space is provided across the site. A range of multi-family amenity features will be available to residents on-site for outdoor recreation and entertainment, including an outdoor playground area. A 20’ walking path with lush landscaping and bollard lighting will be provided along the west property line. This feature will serve as a buffer for the single-family housing to the west and connect to a larger existing walkway system to the southwest. Chandler Farms is the last major development to be completed in Section 16; it will complete and preserve the vision that Chandler City Council approved that will serve the existing single-family residential communities with a pedestrian connection to the commercial buildings.
Building Materials & Accents	The proposed development is rendering in a sophisticated modern farmhouse theme. Construction materials include metal siding, board siding and stucco that are accented with a brick veneer, concrete faux wood plank veneer and faux wood siding accents. Balconies feature decorative metal and glass railing, with concrete roof tile throughout.

Amenities	Multi-family amenities include a pool with private cabanas; group pool shade structure with barbeque grills; an open deck lounge space; heated spa; two-level clubhouse lounge area with fire pit, seating and lounge space; an event lawn with festoon lighting; fire pits with seating areas dispersed throughout the community amenity spaces; and event barn that includes barbeque grill space, interactive games, and general seating area. Also, an elevated ramada with ramp and stair access, grill space and furniture; a hammock park; cantilevered ramadas with grill space and furniture; and outdoor gaming areas, including a synthetic turf putting green. A nature-inspired children's play area is provided on-site, as well as a private gated dog park.
Parking	Surface parking is provided for commercial buildings. Residential parking consists of a combination of surface parking, separate one-story parking garages, and tuck-under garage parking spaces. The majority of the surface parking and all garages for the multi-family residents is located behind secure gates, with some open parking along Queen Creek Road. A 10% parking reduction is allowed at the commercial buildings for ride- share loading areas. 100% of the required residential parking is provided. 689 total parking spaces are required and 690 parking spaces are provided. Parking includes 56 EV parking spaces for both commercial and multi-family, 177 covered parking spaces, and 112 resident garage parking spaces.

Review and Recommendation

The subject site was annexed in 1983, considered for a regional mall site in 2000, and zoned for commercial uses in 2008 after the adjacent properties to the south and west (known today as Avalon and Portillo) were approved as Dobson Crossing single family residential in 2004. Currently, the site is surrounded by existing developments, including single-family to the east and west, multi-family to the south, and commercial developments to the east and north. This site remains undeveloped and is currently utilized for agricultural uses.

The site is located at the southern end of the Arizona Avenue High-Capacity Transit Corridor which ends at Queen Creek Road, and is just west of the Chandler Airpark Growth Area. These designations would support consideration for multi-family developments with densities exceeding 18 dwelling

units per acre and developments that request buildings exceeding 45’ feet in height, if required. The proposed development aligns with the policies of the High-Capacity Transit Corridor as identified within the General Plan by providing mixed-land uses and a landscaped 20’ wide pedestrian path along the west property line. The multi-family buildings are sited closer to Arizona Avenue with pedestrian entrances to encourage walkable access to future public transit. The proposed development will support the adjacent Employment and Growth Areas associated with Chandler Airpark by providing more housing options for those employees within the area.

In addition, the General Plan supports redevelopment of underutilized commercial properties to other uses. Current zoning at the subject site is PAD for C-2 commercial uses, secured via DVR07-0034 in 2008, which proposed a commercial development with a separate housing proposal (DVR07-0054) on a larger 50-acre site. DVR07-0054 was approved and built, but the commercial development did not occur as planned, leaving behind an underutilized commercial and infill lot.

Redevelopment of the site to multi-family and commercial uses is appropriate and provides more housing within the City's boundaries and commercial uses to serve the neighboring community. The development presents a modern farmhouse aesthetic to a community that is a mile away from the Southeast Chandler Area Plan. The three-story building configuration, 100-foot setback from existing single family homes and landscaped walking path buffer at the west property line help mitigate impacts to the existing community. Ample amenities are provided for the residents on-site while maintaining the pedestrian connection to the neighborhoods to the southwest.

Chandler Farms will complete the build out of Section 16 and the vision defined by the Dobson Crossing (DVR03-0030) master plan, approved by Chandler City Council in 2004. This original master plan provided extensive pedestrian connections from the existing Ocotillo East single-family residential community, through Dobson Crossing (Avalon and Portello subdivisions), with a goal of connecting to future commercial uses at Arizona Avenue and Queen Creek Road. This important and desired pedestrian infrastructure was provided at the request of Chandler residents in the Ocotillo East community, who understood the benefit of a walkable community.

Additional relevant case history includes Chandler Center Residential (DVR07-0054, approved 2008), which secured zoning approvals for multi-family residential uses at the current Liv Avenida and what would eventually become Hamilton Heights. Hamilton Heights (DVR10-0023, approved 2012)

established the single family residential that exists today. These applications preserved the original community vision by maintaining, extending, and allowing access to the existing greenbelt pedestrian path. Chandler Farms will complete the mission to serve the community by providing the last segment of the pedestrian connection along the west property line. Please refer to the attached historical zoning approvals from Dobson Crossing, Chandler Center Residential and Hamilton Heights for more context.

Chandler Farms proposes a mixed-use development on a site that has long remained vacant. The General Plan supports the redevelopment of under utilized commercial properties to other uses. Redevelopment of the site to mixed uses that includes both commercial and multi-family is appropriate and provides more housing within the City's boundaries and adjacent to the Chandler Airpark employment district. For these reasons, staff finds the proposed mixed-use development aligns with the goals and policies within the General Plan and the Planning and Zoning Commission recommends approval subject to conditions.

Economic Analysis
Economic Development is in support of approving the rezoning request. The project as proposed would provide one-time and ongoing revenues for the city. Anticipated revenues would include property taxes, building permit and plan review fees, commercial lease tax (retail portion only), transaction privilege tax on construction activity, transaction privilege tax from local spending by on-site residents, transaction privilege tax from on-site retail sales, and state shared revenues.

Traffic Analysis

A Traffic Impact Study (TIS) was provided by the applicant which includes an analysis of traffic-related impacts of the proposed development to the adjacent roadway network during AM and PM peak hours for the years 2024 and 2029. The study looked at expected traffic capacity at both project build-out and five years in the future. The TIS confirmed the proposed site plan, with stop sign controls at the four new proposed driveways, is the appropriate design to effectively manage traffic coming and going to the site.

Chandler's traffic design standards required the construction of new deceleration lanes at each of the four new entrances to the proposed development. The proposed development goes beyond this baseline and has provided continuous deceleration lanes along both Queen Creek Road and

Arizona Avenue to deliver deceleration lanes along both Queen Creek Road and Arizona Avenue to deliver traffic to Chandler Farms safely and with the least possible impact to the existing transportation system.

To provide greater insight on the proposal, Chandler's Traffic Engineering Division performed an analysis of the proposed Chandler Farms mixed used development as well as the previously approved Chandler Center commercial development to compare the relative anticipated traffic impacts of each. Their study, based on current engineering design standards, indicates that Chandler Farms can be expected to generate approximately one-half the volume of traffic per day that would be generated by the commercial development: approximately 2,500 vehicle trips per day for Chandler Farms vs. approximately 5,000 vehicle trips per day for the commercial development.

The TIS has been reviewed and accepted by City traffic engineering staff.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Neighborhood meeting signs were posted on the site and on social media via NextDoor.
- Two neighborhood meetings were held due to the original request for a Mid-Rise Overlay.
- The first meeting was held on March 30, 2023, and was a well-attended presentation-style meeting. Residents who attended expressed concerns about the proposed 4-story buildings and felt it would not be a good fit with the existing community. There were also safety concerns related to the walking path along the west property line and the pedestrian connection to the neighborhoods to the southwest.
- The second neighborhood meeting was held May 31, 2023, and was attended by many of the same property owners who attended the first meeting. Concerns remained about the 4-story building proposal, with additional concerns related to risk of increased vandalism to HOA-owned play equipment and amenity areas owned by Avalon and Dobson Crossing.
- The applicant provided an additional letter notification on July 21, 2023, informing property owners that the proposal had been revised to eliminate the proposed fourth floor and that the proposal would be for 3 stories only, based on community feedback received.
- At the time of the first neighborhood meeting, Planning staff was aware of 8 emails and 1 phone call against the proposal and 1 email in support of the proposal.

- At the time of the second neighborhood meeting, Planning staff was aware of 5 emails against the proposal and 1 call in support of the proposal.
- Prior to the Planning & Zoning meeting, Planning staff was aware of 8 residents who were opposed to the proposed development based on concerns about the proposed density, the safety of the proposed the walking path along the west property line, and fears of increased vandalism to existing HOA amenity areas to the southwest. See the emails attached.
- At the Planning & Zoning regular meeting, 1 property owner spoke in opposition to the proposed Chandler Farms, who felt the proposal is too dense for the area and will create excessive traffic and asked for dedicated turn lanes into the development. A second property owner spoke in support of Chandler Farms, but presented a signature list of residents that are concerned about an existing walking path that will connect to Chandler Farms. These residents wish to close off the existing walking path within the Portello subdivision.
- As of the writing of this memo, Planning staff is aware of 1 resident who remains opposed based on concerns about proposed density and increased traffic.
- Planning staff has also received an updated signature list of neighbors who wish to close off the existing walking path (see the email attached).

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting September 20, 2023
Motion to Approve

In Favor: 7 Opposed: 0

At the Planning and Zoning Commission regular meeting, a resident expressed a desire to close off an existing walking path that will be connected to Chandler Farms. Staff has received a signature list of residents who wish to make this change within the Portello subdivision, southwest of the subject site. After some discussion and with input from Planning staff, the Planning Commission voted to approve the request with the connecting path as proposed.

Recommended Conditions of Approval

Ordinance No. 5068 was introduced and tentatively adopted on October 19, 2023.

Planning staff finds the request is in compliance with the General Plan and Planning and Zoning Commission and recommends the City Council approve Rezoning from PAD for commercial to PAD for mixed-use development, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled “Chandler Farms” and kept on file in the City of Chandler Planning Division, in File No. PLH22-0044, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified, or supplemented by the Chandler City Council.

2. Multiple-family residential shall be permitted at a maximum density of 24 dwelling units per acre.

3. Uses permitted within the commercial buildings shall be limited to retail, restaurants, and personal services, except the following uses shall be prohibited: tattoo and body piercing parlors, dry cleaners and laundromats, and sexually oriented businesses.

4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements, and street lighting to achieve conformance with City codes, standard details, and design manuals.

5. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.

6. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.

7. Minimum building setbacks shall be as provided below and further detailed in the development booklet:

Property Line Location	Building Setback
North (Queen Creek Rd.)	50 feet at commercial, and165 feet at multi-family (168 feet actual)
East (Arizona Ave.)	50 feet at commercial, and 100 feet at multi-family
West	95 feet at multi-family adjacent to existing single-family (100 feet actual), and 80 feet at multi-family adjacent to existing multi-family (85 feet actual) at commercial
South	10 feet at multi-family adjacent to existing multi-family

8. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

Attachments

Ordinance #5068
Vicinity Maps
Development Booklet
Housing Impact Statement
Historic Zoning Approvals
Community Input
Walking Path Signature List

ORDINANCE NO. 5068

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO BY REZONING PARCELS FROM PLANNED AREA DEVELOPMENT (PAD) FOR COMMERCIAL TO PAD FOR MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AS SHOWN IN CASE PLH22-0044 (CHANDLER FARMS) GENERALLY LOCATED AT THE SOUTHEAST CORNER OF ARIZONA AVENUE AND QUEEN CREEK ROAD WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR PENALTIES.

WHEREAS, an application for rezoning certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days' notice of the time, place, and date of the public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to the public hearing; and

WHEREAS, the City Council has considered the probable impact of this ordinance on the cost to construct housing for sale or rent; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. Legal Description of Property:

EXHIBIT 'A'

Said parcel is hereby rezoned from Planned Area Development (PAD) for commercial to PAD for multi-family residential and commercial, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Chandler Farms," and kept on file in the City of Chandler Planning Division, in File No. PLH22-0044, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified, or supplemented by the Chandler City Council.

2. Multiple-family residential shall be permitted at a maximum density of 24 dwelling units per acre.

3. Uses permitted within the commercial buildings shall be limited to retail, restaurants, and personal services, except the following uses shall be prohibited: tattoo and body piercing parlors, dry cleaners and laundromats, and sexually oriented businesses.

4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements, and street lighting to achieve conformance with City codes, standard details, and design manuals.

5. The landscaping in all open spaces shall be maintained by the property owner or property owners' association and shall be maintained at a level consistent with or better than at the time of planting.

6. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.

7. Minimum building setbacks shall be as provided below and further detailed in the development booklet:

Property Line	**Building Setback**
North (Queen Creek Rd.)	50 feet at commercial, and 165 feet at multi-family
East (Arizona Ave.)	50 feet at commercial, and 100 feet at multi-family
West	95 feet at multi-family adjacent to existing single-family, and 80 feet at multi-family adjacent to existing multi-family
South	10 feet at multi-family adjacent to existing multi-family

8. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

Section 2. The Planning Division of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this Ordinance.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance, or any parts hereof, are hereby repealed.

Section 4. In any case, where any building, structure, or land is used in violation of this Ordinance, the Planning Division of the City of Chandler may institute an injunction or any other appropriate action in proceeding to prevent the use of such building, structure, or land.

Section 5. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then this entire ordinance is invalid and shall have no force or effect.

Section 6. A violation of this Ordinance shall be a Class 1 misdemeanor subject to the enforcement and penalty provisions set forth in Section 1-8.3 of the Chandler City Code. Each day a violation continues, or the failure to perform any act or duty required by this Ordinance or the Zoning Code, shall constitute a separate offense.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2023.

ATTEST:

_____ _____
CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2023.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 5068 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2023, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY TA

Published in the Arizona Republic on:

EXHIBIT "A"

LEGAL DESCRIPTION – CHANDLER FARMS

LEGAL DESCRIPTION
MILL CROSSING
CHANDLER, ARIZONA

June 22, 2022
Job No. P6247
Page 1 of 1

A PORTION OF LOT 3 OF "CHANDLER CENTER AT DOBSON CROSSING" AS RECORDED IN BOOK 1082 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST CORNER OF SAID SECTION 16, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 16 BEARS NORTH 89 DEGREES 48 MINUTES 25 SECONDS WEST, A DISTANCE OF 2631.58 FEET;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION SOUTH 00 DEGREES 49 MINUTES 38 SECONDS WEST, A DISTANCE OF 1,316.72 FEET;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 124.95 FEET;

THENCE FOLLOWING SAID LOT 3 NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 54.23 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 17 SECONDS WEST, A DISTANCE OF 32.87 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 57.20 FEET;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 52.16 FEET;

THENCE NORTH 22 DEGREES 53 MINUTES 08 SECONDS WEST, A DISTANCE OF 113.07 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 155.98 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 216.74 FEET;

THENCE SOUTH 45 DEGREES 43 MINUTES 06 SECONDS WEST, A DISTANCE OF 114.53 FEET;

THENCE NORTH 44 DEGREES 38 MINUTES 18 SECONDS WEST, A DISTANCE OF 248.96 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 75.53 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 23.49 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 123.28 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES 52 SECONDS EAST, A DISTANCE OF 10.00 FEET TO THE SOUTHEAST CORNER OF "FINAL PLAT HAMILTON HEIGHTS" AS RECORDED IN BOOK 1126 OF MAPS, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE EAST LINE OF SAID PLAT NORTH 0 DEGREES 00 MINUTES 02 SECONDS EAST, A DISTANCE OF 651.60 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER;

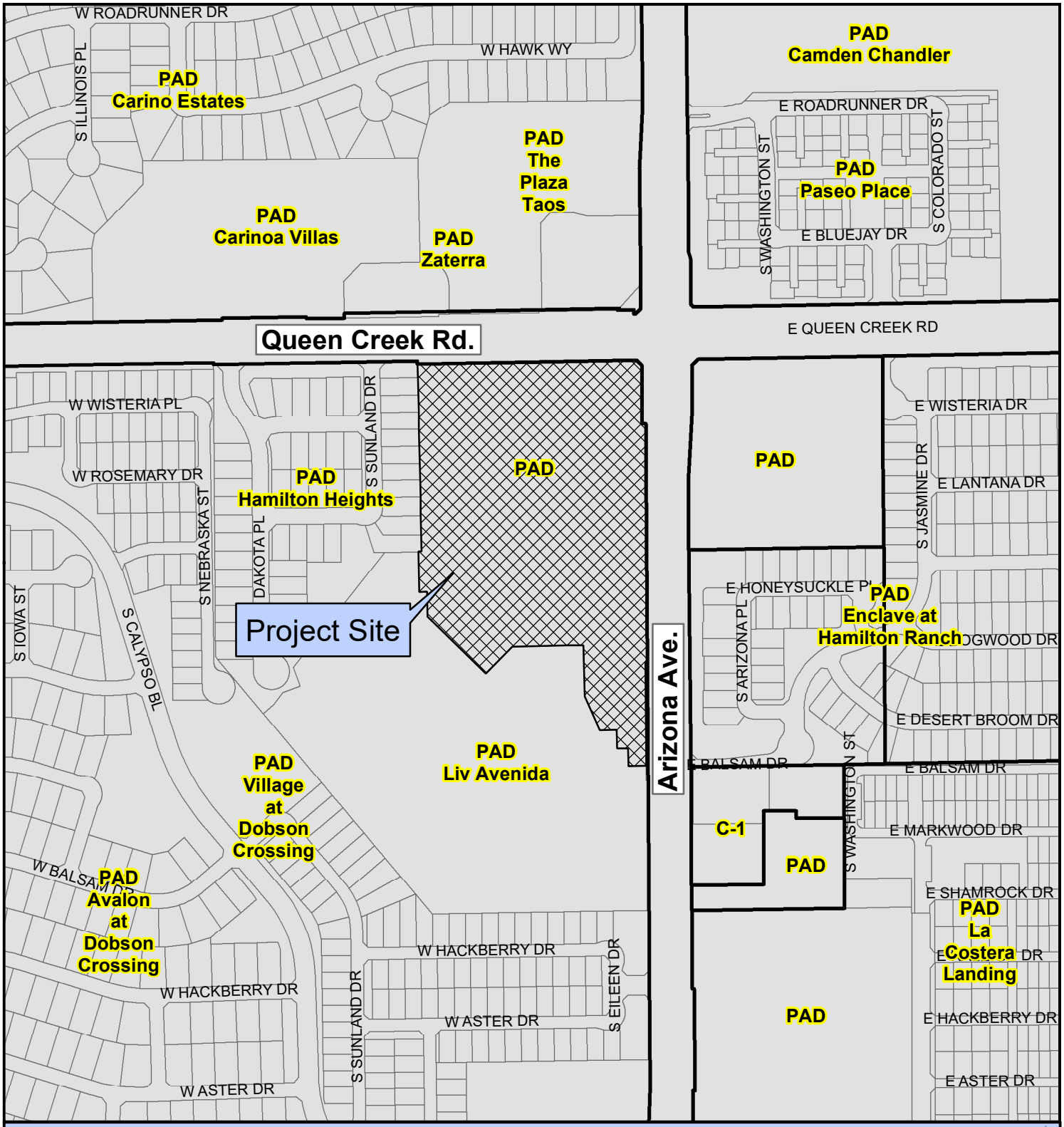
THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 48 MINUTES 25 SECONDS EAST, A DISTANCE OF 760.11 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 794,109 SQUARE FEET OR 18.230 ACRES, MORE OR LESS.

THENCE NORTH 89 DEGREES 52 MINUTES 52 SECONDS EAST, A DISTANCE OF 10.00 FEET TO THE SOUTHEAST CORNER OF "FINAL PLAT HAMILTON HEIGHTS" AS RECORDED IN BOOK 1126 OF MAPS, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA;

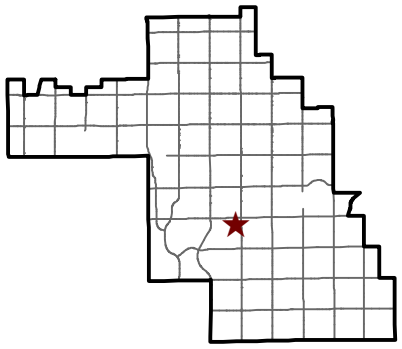
THENCE ALONG THE EAST LINE OF SAID PLAT NORTH 00 DEGREES 00 MINUTES 02 SECONDS EAST, A DISTANCE OF 571.60 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 648,804 SQUARE FEET OR 14.895 ACRES, MORE OR LESS.



PLH23-0017/PLH22-0044 Chandler Farms

Project Details
Area Plan Amendment/Rezone/PDP
14.9 net acres
345 du / multi-family & commercial



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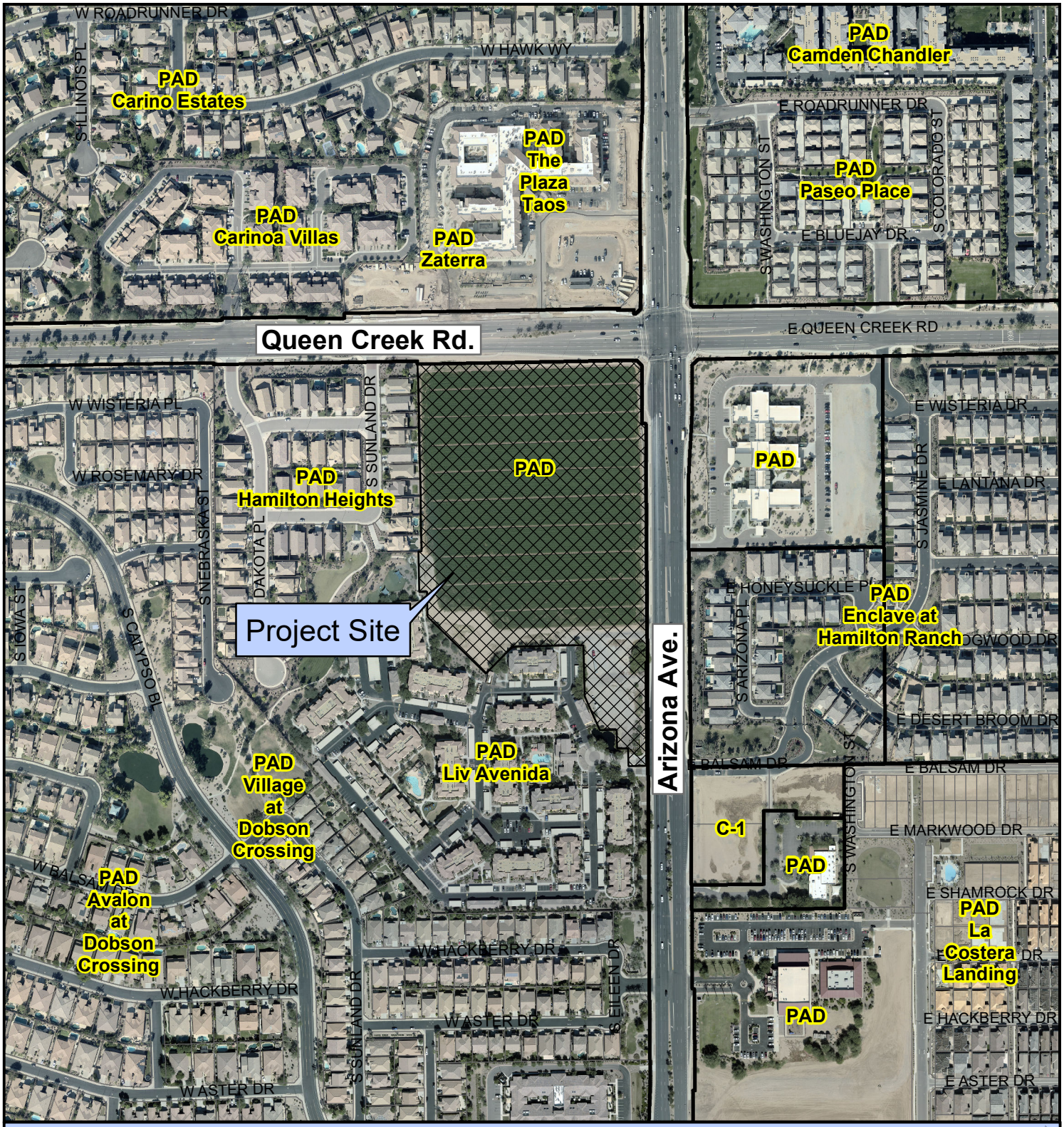
City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning



PLH23-0017/PLH22-0044 Chandler Farms

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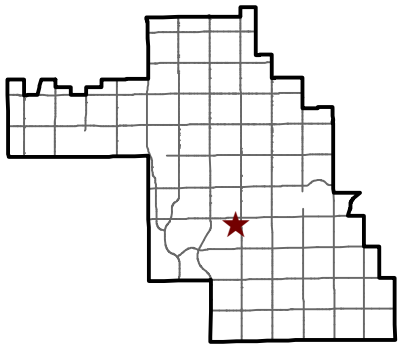

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City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning

Area Plan Amendment,

Planned Area Development

and

Preliminary Development Plan

for

Chandler Farms

Southwest Corner of
Arizona Avenue and Queen Creek Road

by:

Mill Creek Residential

Case No.: PLH22-0044

Submitted: August 18, 2022
Updated: July 19, 2023
Updated September: 26, 2023

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CHANDLER FARMS

I. INTRODUCTION

Continuing its reputation of building high-quality, multi-family communities, Mill Creek Residential ("MCR") is the proposed developer of 18.23± gross (14.9± net) acres at the southwest corner of Queen Creek Road and Arizona Avenue (the "Site"). MCR anticipates developing this challenging infill site as a high-quality mixed-use development with commercial and residential uses. This mixed-use development will be known as "*Chandler Farms*." Chandler Farms will consist of a neighborhood scale commercial development and multi-family buildings integrated through the layout, architecture, landscaping, theming, etc., to create a cohesive development. This mixed-use development will provide a viable and sustainable solution on this infill site that has failed to develop under the existing entitlements. To achieve this, MCR is requesting the Site be zoned Planned Area Development (PAD) for commercial and residential uses and seeks Preliminary Development Plan (PDP) approval for the development plans.

Significant amounts of development—employment, commercial, public facilities, and residential uses—have taken place in the area over the past 10-20 years, effectively making this Site an "infill" development. There have been considerable changes in the way people live, shop, and work over this same time period. When collectively taken together, these events create a unique opportunity on the Site to create a mixed-use development that will provide for appropriate amounts of sustainable and viable commercial and residential uses on the Site and provide for a cohesive development through the Site's theming, layout, architecture, landscaping, etc. that will meet or exceed the City's development criteria and expectations. The development plans included in this Rezoning case contain design concepts and plans that portray superb quality and an extraordinary sense of community, compatibility, and sustainability.

II. SITE AND SURROUNDING AREA

An ***Aerial*** of the Site is attached as ***Exhibit 1***. The Site is bounded by Arizona Avenue on the east, Queen Creek Road on the north, and single-family residential on the west, and multi-family residential to the south. The Site is designated on the General Plan as Neighborhoods and was part of a larger area that was zoned PAD in 2007. The previous PAD/PDP contemplated a mix of commercial and office uses on the Site, including a hotel. Despite the commercial zoning, the Site has failed to develop consistent with the entitlements notwithstanding the considerable residential growth that has occurred in the immediate area since the 2007 approval.

Additionally, the Site is adjacent to the High-Capacity Transit Corridor. The High-Capacity Transit Corridor runs north/south along Arizona Avenue/State Route 87. Additional density residential (18+ du/ac) such as is being proposed by MCR 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 adjacent to the High-Capacity Transit Corridor;
- provide neighborhood-oriented commercial uses;
- complement and provide 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.

This Site is strategically positioned between multiple employment areas; within three miles of the Price Road Corridor, Airpark Area, and significant commercial development north and south of the Site along Arizona Avenue/State Route 87. Approximately 44,000 jobs from 711 employers are within the Price Road Corridor. This proposal can help provide much-needed housing in convenient locations for many employment opportunities.

III. PROPOSED AREA PLAN AMENDMENT

The Site is located in the Section 16 Area Plan and is designated as "Commercial." Chandler Farms is proposing to be a mixed-use commercial and multi-family development on 14.9 net acres. The multi-family area is approximately 12.5 net acres. Therefore, Mill Creek Residential requests an amendment to the Section16 Area Plan to designate the 12.5 net acres planned for multi-family to "Residential", leaving the remaining approximately 2.5 net acres as "Commercial." ***See Exhibit 2, Section 16 Area Plan – Existing and Proposed***. Since the Section 16 Area Plan was adopted in 1999, conditions have changed dramatically, including an ever-increasing demand for housing in the Valley and significant commercial devoplment at the intersections of Arizona Avenue and Ocotillo Road (1 mile to the south) and Alma School Road and Queen Creek Road (1 mile to the west). At these two intersections there are approximately 1,413,543 square feet of existing commercial developments. Chandler Farms preserves a portion of the Site as Commercial, providing an appropriately sized site for neighborhood commercial opportunity. This Area Plan Amendment will help to facilitate an exciting mixed-use development on a currently underutilized Site.

IV. PROPOSED PAD

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 Commercial (C-2 uses as found in the City's Zoning Code and office, including general, professional, and medical office) and Residential. The proposed zoning change responds to the existing and future needs of the community by providing neighborhood commercial uses and customers and employees to the planned and existing commercial, office, and retail developments in the area and providing additional housing choices for people seeking to live in an infill setting. The proposed PAD meets the applicable zoning objectives.

V. PROPOSED PDP

A. Layout

As is depicted on the ***Site Plan*** attached as ***Exhibit 3***, careful consideration has gone into planning Chandler Farms. Chandler Farms is a true mixed-use development with the neighborhood commercial and residences integrated through the layout, landscaping, architecture, and theming. ***See Exhibit 4, Perspectives***. With Arizona Avenue being a major transportation corridor (State Route 87), a shared access is provided that allows residents, guests, and customers ease of access to the mixed uses. A sense of arrival is created through lush landscaping, hardscape, and other features. Users will be able to turn to the commercial or head straight to the residential centralized leasing and clubhouse. Additional access to the mixed uses occurs from Queen Creek Road.

The mixed uses are further integrated through a strong pedestrian experience and connection. Direct pedestrian access is provided from the intersection heading southwest through the neighborhood commercial, through a heavily landscaped seating area then heading west through one of two amenity areas for the residential. This pedestrian path continues to the western property line where it intersects with a north/south oriented trail that continues access to the southwest (at its southern point) as was originally envisioned with the previous approval. The pedestrian path will be shared through a combination of organic (trees and landscaping) and structural (the residential buildings) creating a pleasing environment as people use these pedestrian paths.

Neighborhood Commercial. The neighborhood commercial development will consist of 2 attractive buildings totaling approximately 9,400 square feet. One building is planned to be with a drive-through and the second building is proposed to traditional commercial retail space. The buildings are located in a substantial landscape setting, providing a pleasing environment for patrons and uses to enjoy and to screen a drive-thru lane. The design of the elevations for the retail buildings is to be a contemporary mix of dyed fiber-board concrete, standing seam roof, and off-white stucco paneling, with light wood veneers for the underside and inside of all exterior elements. Great care was taken in making sure the design elements of the neighborhood commercial building complement the contemporary farmhouse aesthetic of the residential. In an effort to screen rooftop equipment (such as HVAC and venting apparatus) roofs will have parapets to hide all equipment from public view.

Residential. The residential portion will consist of will consist of 3-story buildings with 345 dwellings (23.15 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. Future residents will be able to choose between 1-, 2-, and 3-bedrooms residences ranging in size between 674 square feet and 1,400 square feet.

B. Landscaping

The proposed landscape character will utilize a contemporary agrarian theme appropriate for the modern farmhouse/modern organic architectural character for the community. ***See Exhibit 5, Conceptual Landscape Plan***. The landscaping theming creates a sustainable, colorful, and approachable plant palette for Chandler Farms that will provide customers, residents, and guests a "resort-like" experience. The landscape plan features an ample hierarchy of plant material, patterning to arrange a mixture of textures, colors, and seasonal blooming materials to provide a year-round quality appearance. The selected plant material chosen, will be low water use and selected from the Arizona Department of Water Resources (ADWR) "Low Water Use Plant List."

C. Amenities

A wide range of areas for amenities and social gathering are provided throughout the Site to provide customers, residents, and guests with spaces to relax and connect with others in a social environment:

Commercial. The integrated amenities connecting the commercial and residential provide a shaded retreat for the pedestrian users to gather and socialize. Plaza space has been integrated into the proposed corner art/sculpture element, allowing customers and residents ease of access and usability to the commercial site.

Residential. The residential portion of the development has been planned with amenities that create a sense of community through purposeful planning by providing opportunities for residents and guest to socially interact, relax, play, or gather. ***See Exhibit 6, Amenity Enlargement*** arrangements with Amenities include, but are not limited to, a resort style pool and lounging areas that have been carefully designed for maximum comfort and usability; a multi-level fitness center and multi-level clubhouse, with a second story sky deck overlooking the pool and patio areas below. Directly west of the club space, a covered patio and soft seating arrangement is in the foreground of the community pool area, spa and pool shade structure. Moving beyond the pool, additional gathering spaces including an elevated ramada with outdoor gaming and lounging spaces around a fire pit and festoon lighting is available for residents. Additional open space areas between the buildings have been provided with additional gaming and lounging opportunities have been planned for residents seeking a more intimate and tucked away vibe. The second of two-central activity/event lawns is situated between the northern most building and the centralized building. This area is home to another elevated ramada, an event lawn with festoon lights and a hammock park. The planned event and open spaces will provide ample opportunities for residents to entertain, lounge, or seek shade during the hotter Arizona afternoons. ***See Exhibit 7, Open Space Plan***.

D. Building Elevations

The buildings architecture for Chandler Farms were designed to reflect a vision of modernizing the City's rural/agrarian history and connection to outdoor recreation — Sophisticated, Relaxed and Dynamic. The architecture is combination of modern farmhouse and modern organic aesthetic. ***See Exhibit 8, Commercial Elevations and Exhibit 9, Residential Elevations***. The architectural theme is embodied in these common themes/elements:

- *Organic Contemporary Farmhouse, Meets European Sophistication*
- *Clean Lines + Smooth Textures*
- *Contrast of Warm Organic + Heavier Masculine Forms*

The farmhouse lines and vernacular are elevated with elements of European styling. The style is a blend of the organic country look with a more elegant contemporary design. The proposed contemporary farmhouse style is less rustic and adds more contemporary touches like the highlighting of contrasting color scheme and smooth lines. Bringing in elements of a neutral mixed with bold color/material palette, alongside timber elements provide an interesting base of design elements. These elements are enhanced and elevated by the placement of gable and parapet roofs, and large picture windows with headers are consistent throughout the building types. Further building fenestration is achieved through providing large windows with simple lines. Sliding door applications, with dark metal hardware seek to enhance the central and linearly combined common amenity buildings, creating open and exciting resident activity and gathering zones. Additional materials consist of cement board and batten siding, smooth stucco, standing seam dormer and canopy roofs, and exposed brick to round out the contemporary farmhouse material palette and aesthetic. ***See Exhibit 11, Colors & Materials Board***.

E. Monument, Walls, and Signage

A vital part of Chandler Farms is the placemaking monument at the corner of the intersection of Queen Creek Road and Arizona Avenue. ***See Exhibit 3, Site Plan***. This monument is prominently located at the hard corner, inviting people and passers-by into the development. Accessible by the existing public sidewalk network, as well as through the planned pedestrian

pathways throughout the community, the monument will be situated near and within planned outdoor landscaped plaza(s) with features like a seating wall and tree lined paths. This feature monument will be visible and passively interactive with the development, surrounding properties, and the community at large. No commercial monument signage is proposed at this time; however potential locations are identified on ***Exhibit 13, Wall Plan & Details***.

The residential portion of the development will be gated with theme walls that take design cues from the architectural character. ***See Exhibit 13, Wall Plan & Details***. The entry wall will be integrated into the perimeter fencing. The site perimeter fencing includes masonry columns between the spans of fencing sections. Monument signage for the residences will be at the primary entry from Arizona Avenue. ***See Exhibit 14, Residential Monument Sign Detail.***

F. Development Standards

Chandler Farms will be developed with the following development standards:

Regulation	Development Standard
Building Height (max.)	45 ft.
Building Setback[1] (min.) - East (Arizona Ave.) - North (Queen Creek Road) - West - South	 50 ft. 50 ft. 100 ft. 10 ft.
Land Use Setback (between neighborhood commercial & multi-family residential)	0 ft.
Landscape Setback (min.) - East (Arizona Ave.) - North (Queen Creek Road) - West - South	 20 ft. 20 ft. 20 ft. 5 ft.

G. Parking

The development is anticipated to have ample parking for customers, residents, and guests with uncovered/covered parking spaces, ride share drop off/pick up, and garages with opportunities for EV charging ports. Chandler Farms will contain 690 parking spaces where 689 parking spaces are required. The development also features one (1) ride share drop off/pick up loading area (Conistent with the Sec. 35-1808) that is provided for the retail/commercial area. Applying the parking reduction credit for this loading area, the parking requirement for retail/commercial portion of Chandler Farms (70 spaces) is reduced by 10% to 63 spaces.

	Required Parking:	Provided Parking
Residential	**626**	**627**
Commercial	**63**	**63**
Totals	**689**	**690**

[1] Building setbacks do not apply to any garages or carports, which shall be setback a minimum of 5 feet from the property line. Patios and balconies are permitted to encroach into any required setback up to 5 feet.

H. Parking Area Landscaping

Typical landscape buffers between property lines and public rights-of-way are on average 15 – 20-feet wide. Chandler Farms is providing significant landscape material in excess of those required buffer areas in widths averaging 30-50-feet. A deviation is requested from Section 35-1903(6)(b)(2) to provide 11 parking spaces in lieu of 11 required landscape planter islands as reflected on ***Exhibit 3, Site Plan***.

VI. 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:

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. MCR 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 provide better opportunities for residents and guests to interact with each other. Approximately 184,506 square feet (4.24± ac.) of total open space is provided, including 59,248 square feet of active open space and 24,765 square feet of private open space. ***See Exhibit 7, 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 12, Circulation Plan.*** A neighborhood connection trail has been provided, connecting the single-family residential neighborhood to the west through the residential leading to the neighborhood commercial. 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, and location (all four sides). Additional details concerning parking are in Section V.G.

3. Amenity Options

Six amenities are required to be provided in accordance with the following schedule: 260 units or larger. The proposed development contains approximately 16 amenities which is almost triple the required number of amenities. ***See Section V.C and Exhibit 6, Amenity Enlargements.*** The amenities that have been provided throughout the development exceed the industry standards for quantity and quality of amenities in most multifamily developments. The amenities provided include:

- Pool with private cabanas
- Group pool shade structure with barbeque grills
- Open deck lounge space
- Heated spa
- 2-level clubhouse lounge area - fire pit, seating & lounge space
- Event lawn with festoon lighting
- Fire pits with seating areas dispersed throughout the community amenity spaces
- Event barn - including barbeque grill space, interactive games, and general seating area
- Elevated ramada - ramp and stair access, grill space and furniture

- Hammock park
- Cantilevered ramadas - grill space, furniture
- Outdoor gaming areas
- Synthetic turf putting green
- Nature play inspired children's play area
- Private gated dog park
- Bike racks and bike parking

Because of the urban, in-fill nature of the Site and proposed community, MCR 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.

4. Interface with Single-Family Areas

MCR has taken great care in providing extensive building setbacks from the single-family development to the west. The buildings in this area are purposefully setback a minimum of 100 feet. Within this significant setback is a minimum 20-foot wide landscape area, perimeter fence, parking canopies, a drive aisle, additional parking, and additional landscaping before reaching a 3-story building. Consistent with the intent of the previous approval, a pedestrian path is provided within the landscape area to allow access through the Site as people travel northeast from the existing residential developments in the area.

5. Specific design attention areas

The design of courtyards and pedestrian areas will relate to "human scale." Large unvaried building facades have been 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 MCR as design elements that set their communities apart from other multi-family developments.

6. Energy conservation

Chandler Farms 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 V.E for details concerning the proposed signage.

VII. MISCELLANEOUS

A. Phasing

MCR intends to develop in one phase. Deviations from the proposed phasing schedule may be administratively approved by Staff.

B. Grading and Drainage

The Conceptual Grading and Drainage Plan is attached as ***Exhibit 15***. All development drainage systems will be designed and constructed in accordance to the latest MAG Standard Specifications and Details and the latest City Standards Details and Specifications. Onsite drainage and retention shall consist of some onsite surface retention and an underground storm drain system that will be designed to capture storm water runoff according to the City's calculation requirements.

VIII. PROJECT TEAM

Developer:	Mill Creek Residential Attn: Tyler Wilson Frederick Hood, AICP 15210 N. Scottsdale Road, Suite 210 Scottsdale, AZ, 85254
Architect:	CCBG Architecture, Inc. Attn: Brian Cassidy 102 East Buchanan Street Phoenix, AZ 85004
Landscape:	ABLA Attn: Andy Baron Brian Rogers 310 E. Rio Salado Parkway Tempe, AZ 85281
Civil Engineer:	Kimley-Horn Attn: Bryce Quigley 7740 N. 16th Street, Suite 300, Phoenix, AZ 85020

Traffic Engineer:	Lokahi Attn: Jamie Blakeman 10555 N. 114th Street, Suite 105, Scottsdale, AZ 85259
Zoning:	Burch & Cracchiolo, P.A. Attn: Brennan Ray Madison Leake 1850 North Central Avenue, Suite 1700 Phoenix, AZ 85004

IX. CONCLUSION

Chandler Farms is designed as a high quality, multi-family community. The proposed development is an excellent use of this challenging infill property marrying an updated perspective on multi-family community living, with what we believe is the perfect amount of neighborhood commercial opportunity. The architecture is compatible with the surrounding area and incorporates elements that respects the history, significance, and future of the City. The thoughtful design will be an attractive in area and provide support to the existing and future employment and commercial developments in the area. We request your approval.

Mill Creek Residential

Exhibit 1

MILL CREEK RESIDENTIAL

MODERA CHANDLER

Aerial Vicinity Map

Plan Scale 1:150 Date: 08-08-2022

ABLASTUDIO.COM

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Exhibit 2

Section 16 Area Plan

APL11-0001 area plan amendment via Resolution No. 4574 (DVR10-0023 Hamilton Heights), amending prior area plan adopted via Resolution No. 3725 (DVR03-0030 Dobson Crossing)

PROPOSED SECTION 16 AREA PLAN

Section 16 Area Plan

APL11-0001 area plan amendment via Resolution No. 4574 (DVR10-0023 Hamilton Heights), amending prior area plan adopted via Resolution No. 3725 (DVR03-0030 Dobson Crossing)

PROPOSED SECTION 16 AREA PLAN

Exhibit 3

SITE DATA	
PROJECT NAME	CHANDLER FARMS PAD
APN NUMBER	303-07-805A
GROSS ACREAGE	18.2 AC.
NET ACREAGE	14.9 AC.
NET SQUARE FOOTAGE	648,811 SF
UNITS	345 D.U.
DENSITY	23 DU/AC.
ZONING	PLANNED AREA DEVELOPMENT (PAD)
MULTI-FAMILY ACREAGE	12.5 AC.
RETAIL ACREAGE	2.4 AC.

DESCRIPTION	CATEGORY	SQUARE FOOTAGE PER FLOOR	STORIES	BUILDING AREA	RESIDENT PARKING
BUILDING A	RES	67,371 SF	3	202,113 SF	627
BUILDING B	RES	16,424 SF	3	49,272 SF	
BUILDING C	RES	12,944 SF	3	38,832 SF	
BUILDING D	RES	12,058 SF	3	36,174 SF	
BUILDING E	COMM	3,700 SF	1	3,700 SF	63
BUILDING F	COMM	5,700 SF	1	5,700 SF	
MAINTENANCE GARAGE	RES	550 SF	1	550 SF	
DETACHED GARAGES	RES	1,540 SF	1	1,540 SF	
TOTAL					690

RESIDENTIAL			
DESCRIPTION	NUMBER OF BUILDINGS	BUILDING AREA	TOTAL BUILDING AREA
BUILDING A	1	202,113 SF	202,113 SF
BUILDING B	1	49,272 SF	49,272 SF
BUILDING C	2	38,832 SF	77,664 SF
BUILDING D	3	36,174 SF	108,522 SF
MAINTENANCE GARAGE	1	550 SF	550 SF
DETACHED GARAGES	1	1,540 SF	1,540 SF
TOTAL RESIDENTIAL			439,961 SF
BUILDING E		3,700 SF	3,700 SF
BUILDING F		5,700 SF	5,700 SF
TOTAL COMMERCIAL			9,400 SF
PROJECT TOTAL			449,361 SF

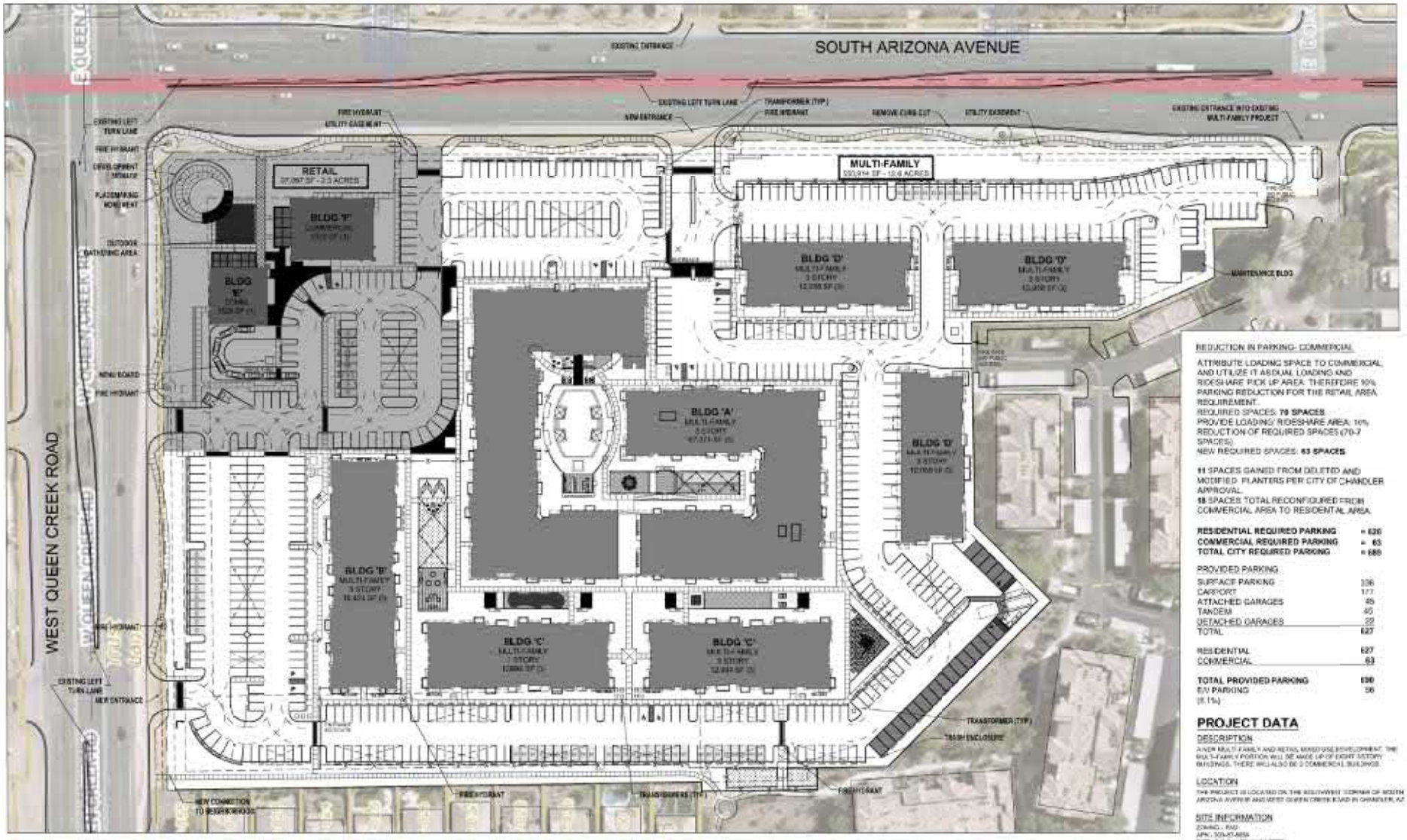
MILL CREEK RESIDENTIAL

CHANDLER FARMS

Modera Chandler - Conceptual Site Plan

MIXED USE DEVELOPMENT
CASE NUMBER: PLH22-0044 Plan Scale: 1" = 80' Date: 07-07-2023

AB LA



REDUCTION IN PARKING- COMMERCIAL

ATTRIBUTE LOADING SPACE TO COMMERCIAL AND UTILIZE IT AS DUAL LOADING AND RIDESHARE PICK UP AREA. THEREFORE 10% PARKING REDUCTION FOR THE RETAIL AREA REQUIREMENT.
REQUIRED SPACES: **70 SPACES**
PROVIDE LOADING/ RIDESHARE AREA: 10%
REDUCTION OF REQUIRED SPACES (70-7 SPACES)
NEW REQUIRED SPACES: **63 SPACES**

11 SPACES GAINED FROM DELETED AND MODIFIED PLANTERS PER CITY OF CHANDLER APPROVAL.
58 SPACES TOTAL RECONFIGURED FROM COMMERCIAL AREA TO RESIDENTIAL AREA.

RESIDENTIAL REQUIRED PARKING	**= 626**
COMMERCIAL REQUIRED PARKING	**= 63**
TOTAL CITY REQUIRED PARKING	**= 689**

PROVIDED PARKING

SURFACE PARKING	336
CARPORT	177
ATTACHED GARAGES	65
TANDEM	65
DETACHED GARAGES	22
TOTAL	627
RESIDENTIAL	627
COMMERCIAL	63
TOTAL PROVIDED PARKING	**690**
EV PARKING (8.1%)	56

PROJECT DATA

DESCRIPTION

A NEW MULTI-FAMILY AND RETAIL MIXED USE DEVELOPMENT. THE MULTI-FAMILY PORTION WILL BE MADE UP OF EIGHT (8) STORY BUILDINGS. THERE WILL ALSO BE 2 COMMERCIAL BUILDINGS.

LOCATION

THE PROJECT IS LOCATED ON THE SOUTHWEST CORNER OF SOUTH ARIZONA AVENUE AND WEST QUEEN CREEK ROAD IN CHANDLER, AZ.

SITE INFORMATION

ZONING - PAD
APN: 303-07-865A
SIZE: 1946811 SF (44.6 ACRES)

ACREAGE

RESIDENTIAL - 42.36 ACRES
RETAIL - 2.43 ACRES

PROJECT CONTACTS

OWNER/DEVELOPER
MILLROSE
8501 E. SCOTTSDALE ROAD SUITE 270
SCOTTSDALE, AZ 85250
T 602.765.3800
CONTACT: TYLER WILSON

ARCHITECT
CCBG ARCHITECTS
902 E. BUCHANAN STREET
PHOENIX, AZ 85006
T. 602.258.2211
CONTACT: BRIAN CASSIDY

BUILDING SQUARE FOOTAGES

BUILDING 'A' - MULTI-FAMILY
87,371 SF PER FLOOR * 3 STORIES = 262,113 SF

BUILDING 'B' - MULTI-FAMILY
14,434 SF PER FLOOR * 3 STORIES = 43,272 SF

BUILDING 'C' - MULTI-FAMILY
12,994 SF PER FLOOR * 3 STORIES = 38,982 SF

BUILDING 'D' - MULTI-FAMILY
12,058 SF PER FLOOR * 3 STORIES = 36,174 SF

BUILDING 'E' - COMMERCIAL
3,700 SF PER FLOOR * 1 STORY = 3,700 SF

BUILDING 'F' - COMMERCIAL
3,700 SF PER FLOOR * 1 STORY = 3,700 SF

TOTAL	
MULTI-FAMILY	
BUILDING 'A'	262,113 SF
BUILDING 'B'	43,272 SF
BUILDING 'C' (x2)	77,964 SF
BUILDING 'D' (x2)	108,522 SF
MAINTENANCE GARAGE	900 SF
DETACHED GARAGES	3,923 SF
TOTAL	443,452 SF
COMMERCIAL	
BUILDING 'E'	3,700 SF
BUILDING 'F'	3,700 SF
TOTAL	7,400 SF
PROJECT TOTAL	450,852 SF

UNIT SQUARE FOOTAGES

UNIT	SF	QTY.	NRSF
A1	987	87	85,869
A2	955	72	68,760
A3	961	1	961
A4	770	14	10,780
A5	736	6	4,417
A6.2	954	47	43,138
A20	985	24	21,270
B1	1,175	11	12,925
B1A	1,604	21	21,704
B2	1,204	32	38,530
B3	1,139	78	88,842
B4	1,138	4	4,552
C1	1,988	35	36,754
C2	1,100	6	6,600
		351	387,855

PROJECT TOTAL		
A UNITS	144 (42%)	
B UNITS	170 (48%)	
C UNITS	37 (10%)	
TOTAL	351	

PARKING CALCULATIONS

CITY REQUIRED PARKING - MULTI-FAMILY

A UNITS	144 * 1.5	= 216
B UNITS	170 * 2	= 340
C UNITS	37 * 2.25	= 70
RESIDENTIAL REQUIRED PARKING		**= 626**

CITY REQUIRED PARKING - COMMERCIAL

TOP CUP (FOH)	1,850/50	= 37
TOP CUP (BOH)	1,850/200	= 10
RESTAURANT REQUIRED PARKING		= 47
RETAIL	5,700/250	= 23
RETAIL REQUIRED PARKING		= 23

CCBG Architects, Inc.

CASE NUMBER: PL122-0044
MIXED USE DEVELOPMENT
CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL
2035 S ARIZONA AVE.
CHANDLER, ARIZONA 85286

ISSUE
DATE BLP ITEM

Drawn
JF
Checked
BC
Job Number
2204
Drawing
PRELIMINARY SITE PLAN
Sheet
A1.00

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Exhibit 4

Exhibit 5

SR-87 SOUTH ARIZONA AVENUE

PLACEMAKING MONUMENT

COVERED PAVILION

COVERED PATIO

66'-3" BOC

80'-0" ROW

DRIVE THROUGH

WEST QUEEN CREEK ROAD

71'-0" ROW

21'-0" LNDSCP SETBACK

BLDG 'F' COMMERCIAL

BLDG 'E' COMMERCIAL

COMMERCIAL PROPERTY LINE

BLDG 'A1' RESIDENTIAL 3 STORY

BLDG 'D1' RESIDENTIAL 3 STORY

BLDG 'D2' RESIDENTIAL 3 STORY

EMERGENCY ACCESS ONLY

MAINTENANCE BUILDING

EMERGENCY ACCESS ONLY

POOL AMENITY

RECREATION AMENITY

BLDG 'D3' RESIDENTIAL 3 STORY

LOUNGE AMENITY

BLDG 'B' RESIDENTIAL 3 STORY

BLDG 'A2' RESIDENTIAL 3 STORY

BLDG 'C1' RESIDENTIAL 3 STORY

BLDG 'C2' RESIDENTIAL 3 STORY

TRASH COMPACTOR

PLAYGROUND

20'-0" LNDSCP SETBACK

5' CONCRETE TRAIL

DOG PARK

PLANT MATERIALS LEGEND

Tree	Cal (in)	Qty
Acacia aneura Mulga Acacia	2"	105
Caesalpinia cacalaco Smoothie Cascalote (Thornless)	1"	48
Pistacia x 'Red Push' Red Push Pistache	2"	69
Quercus fusiformis 'Joan Lionetti' Joan Lionetti Live Oak	2"	179

Extra Large Shrubs	Size	Qty
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	73
Caesalpinia pulcherrima Red Bird of Paradise	5 gal.	120
Dodonaea viscosa Hopbush	5 gal.	118
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	6

Large Shrubs	Size	Qty
Cassia nemophila Desert Cassia	5 gal.	204
Leucophyllum langmaniae Lynn's Legacy Sage	5 gal.	776

Medium Shrubs	Size	Qty
Eremophila glabra spp. carnosa Winter Blaze	5 gal.	555
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	1020
Simmondsia Chinensis 'Vista' Compact Jojoba	5 gal.	110

Small Shrubs	Size	Qty
Russelia equisetiformis Coral Fountain	5 gal.	178

Groundcovers	Size	Qty
Eremophila prostrata Outback Sunrise	1 gal.	830
Lantana sp. 'New Gold' Lantana	1 gal.	379
Rosmarinus officinalis 'prostatus' Trailing Rosemary	1 gal.	80

Cacti/ Accents	Size	Qty
Agave ovatifolia Whale's Tongue Agave	5 gal.	76
Bouteloua gracilis Blond Ambition	5 gal.	780
Dasylirion wheeleri Desert Spoon	5 gal.	264
Hesperaloe parviflora 'Brakelights' Red Yucca	3 gal.	104
Muhlenbergia rigens Deer Grass	3 gal.	560
Nassella tenuissima Mexican Feather Grass	5 gal.	2408
Opuntia santa rita Purple Prickly Pear	5 gal.	428
Portulacaria afra minima Dwarf Elephant Food	5 gal.	115
Yucca pallida Pale Leaf Yucca	5 gal.	332

Vines	Size	Qty
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	5

Inerts	Size	Qty
Decomposed Granite See Detail 11, sheet LA7.1		
Turf See Detail 12, sheet LA7.1		
Turf Synthetic See Detail 7, sheet LA6.6		
Concrete Header See Detail 5, sheet LA6.6		
Putting Green See Detail x, sheet LA7.x		
Wood Fiber-Hatch See Detail x, sheet LA6.x		

MILL CREEK RESIDENTIAL

CHANDLER FARMS

Modera Chandler - Conceptual Landscape Plan

MIXED USE DEVELOPMENT
CASE NUMBER: PLH22-0044

50' 100' 150'
Plan Scale 1:50

Date: 07-17-2023

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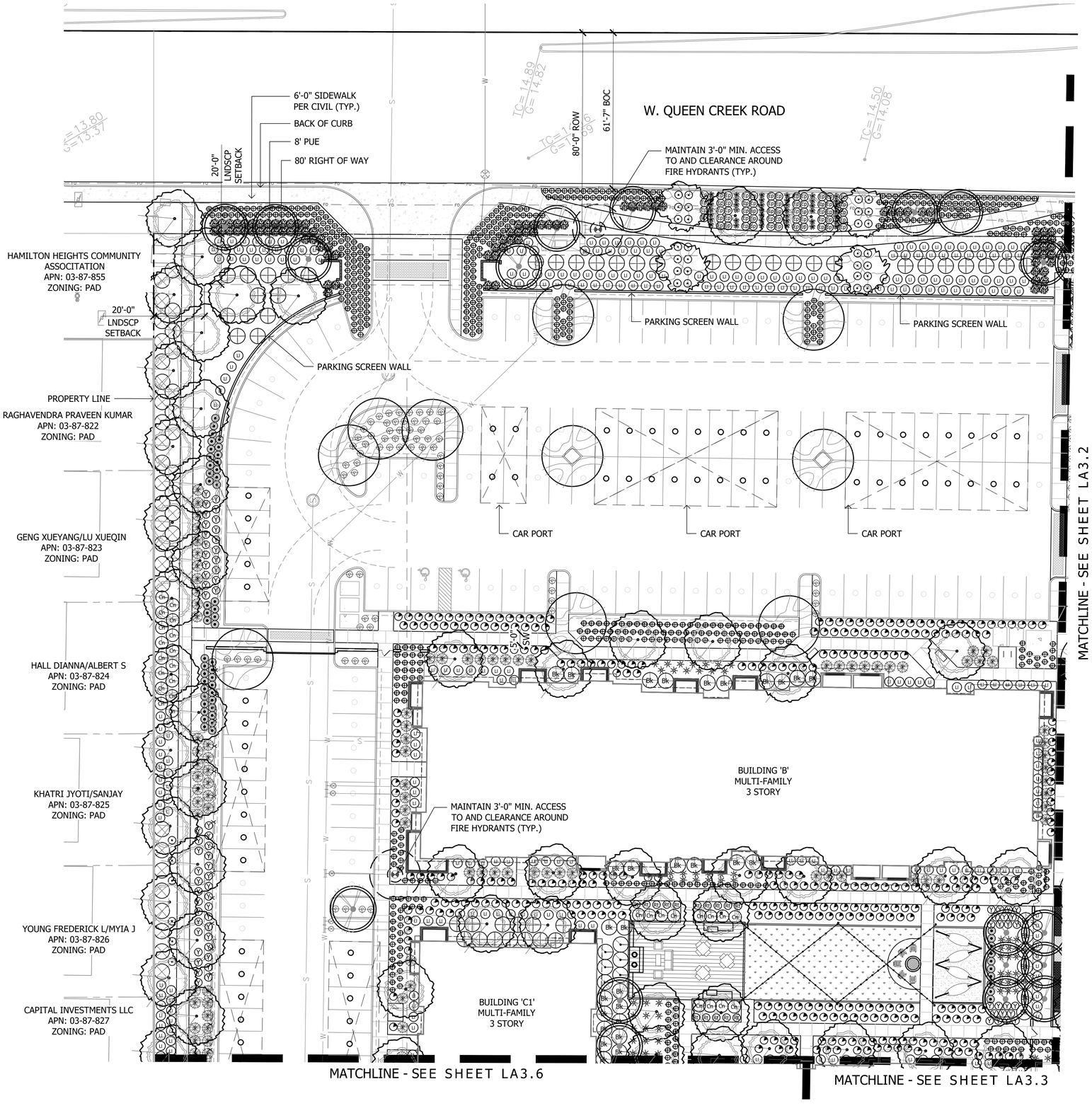
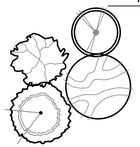


Scale 1:20'

PLANT MATERIALS LEGEND



Tree	Cal (in)	Qty
Acacia aneura Mulga Acacia	2"	105
Caeselpinia cacalaco Smoothie Cascalote (Thornless)	1"	48
Pistacia x 'Red Push' Red Push Pistache	2"	69
Quercus fusiformis 'Joan Lionetti' Joan Lionetti Live Oak	2"	179

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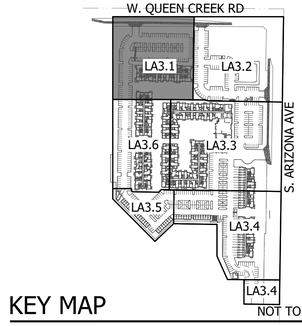

KEY MAP

NOT TO SCALE

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

PRELIMINARY NOT FOR CONSTRUCTION
ANDREW D. CARON 35446 ARIZONA U.S.A. REGISTERED LANDSCAPE ARCHITECT
EXP. 12-31-24

CASE NUMBER: PLH22-0044

MIXED USE DEVELOPMENT

CHANDLER FARMS

MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

PLANTING PLAN

ISSUE

DATE	REV	FOR

Drawn	JM
Checked	BR
Job Number	2204
Drawing	PRELIMINARY PLANTING PLAN
Sheet	LA3.1

PG. 11 OF 26

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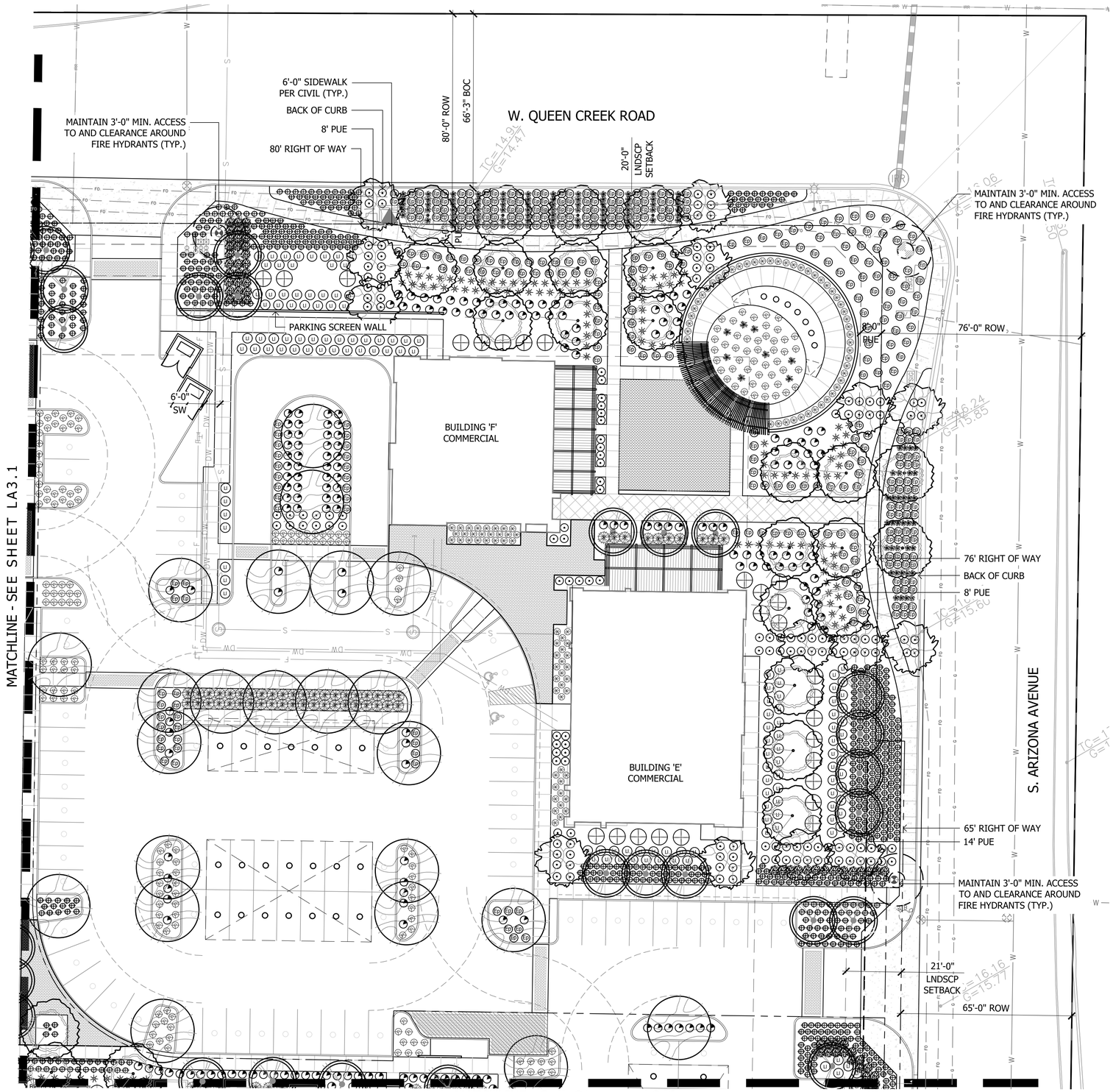
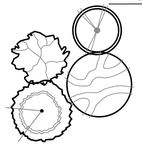


Scale 1:20'

PLANT MATERIALS LEGEND



Tree	Cal (in)	Qty
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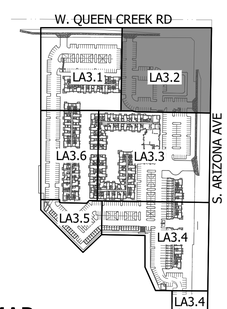
Putting Green See Detail x, sheet LA7.x		
Wood Fiber-Hatch See Detail x, sheet LA6.x		



KEY MAP NOT TO SCALE

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310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
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WEB:ABLASTUDIO.COM

PRELIMINARY NOT FOR CONSTRUCTION
EXP. 12-31-24

CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT
CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL
3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248
PLANTING PLAN

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PRELIMINARY PLANTING PLAN
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LA3.2
PG. 12 OF 26

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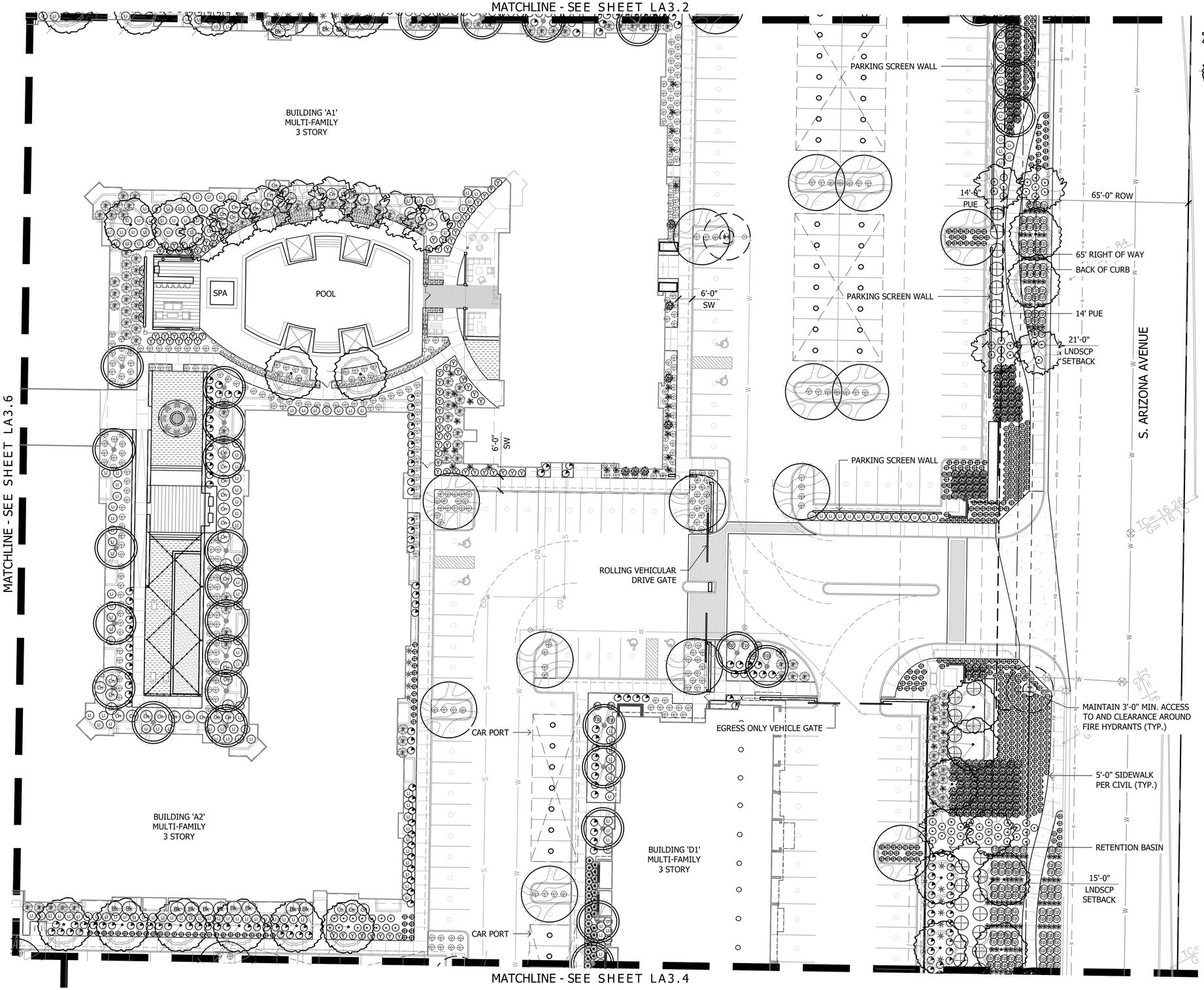

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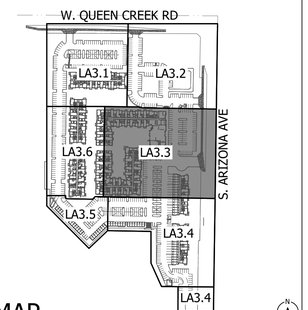

KEY MAP

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PRELIMINARY NOT FOR CONSTRUCTION
EXP. 12-31-24

CASE NUMBER: PLH22-0044

MIXED USE DEVELOPMENT

MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

PLANTING PLAN

ISSUE

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PLANTING PLAN
Sheet
LA3.3

PG. 13 OF 26

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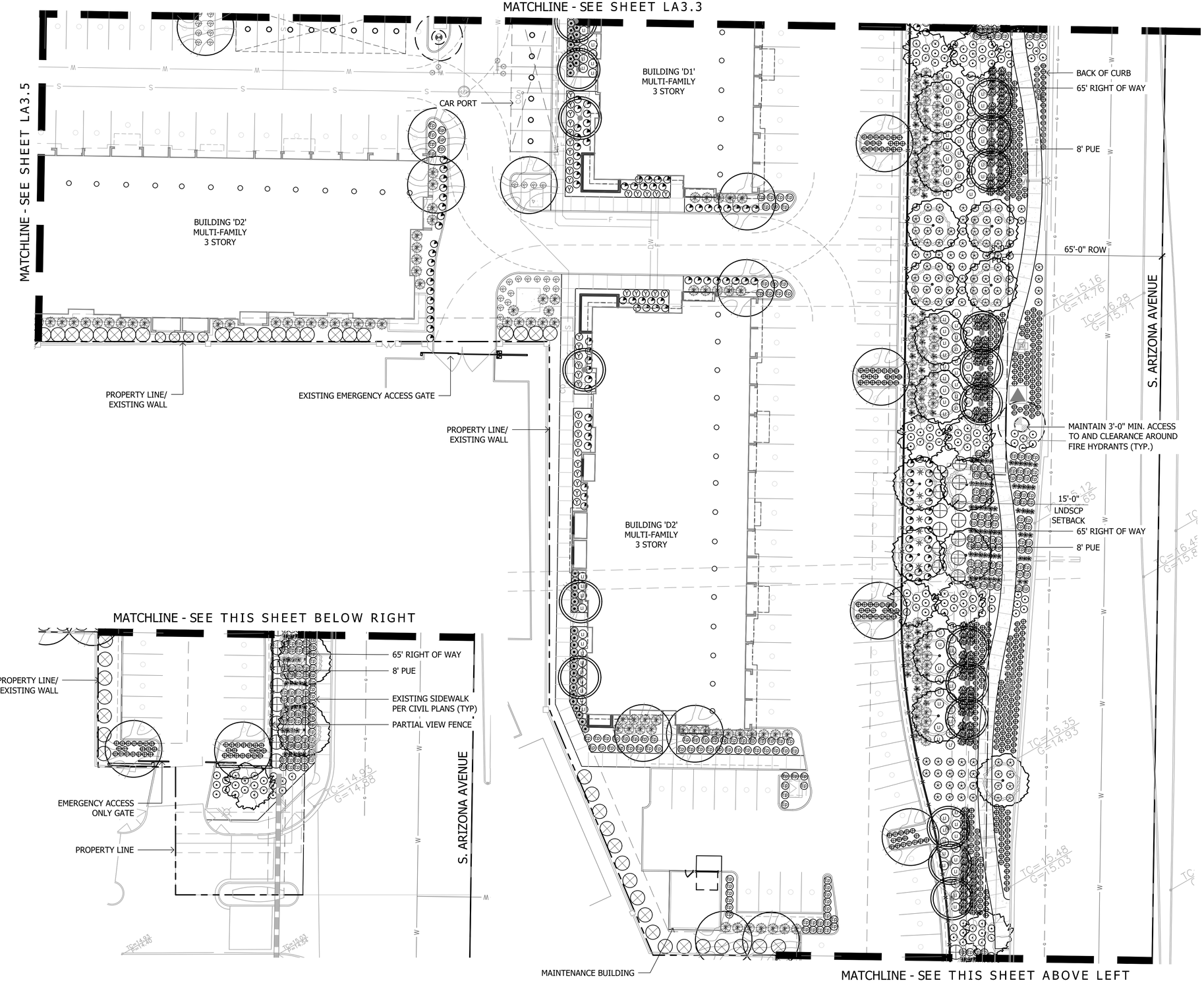
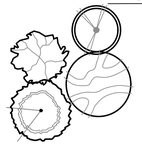


PLANT MATERIALS LEGEND



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Wood Fiber-Hatch See Detail x, sheet LA6.x		

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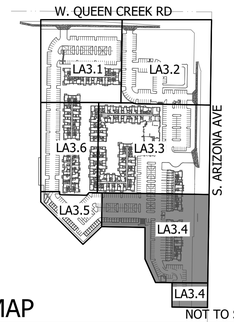

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PRELIMINARY NOT FOR CONSTRUCTION
ANDREW D. CARON 35446 ARIZONA
EXP. 12-31-24

CASE NUMBER: PLH22-0044

MIXED USE DEVELOPMENT

CHANDLER FARMS

MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

PLANTING PLAN

ISSUE

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PLANTING PLAN
Sheet
LA3.4

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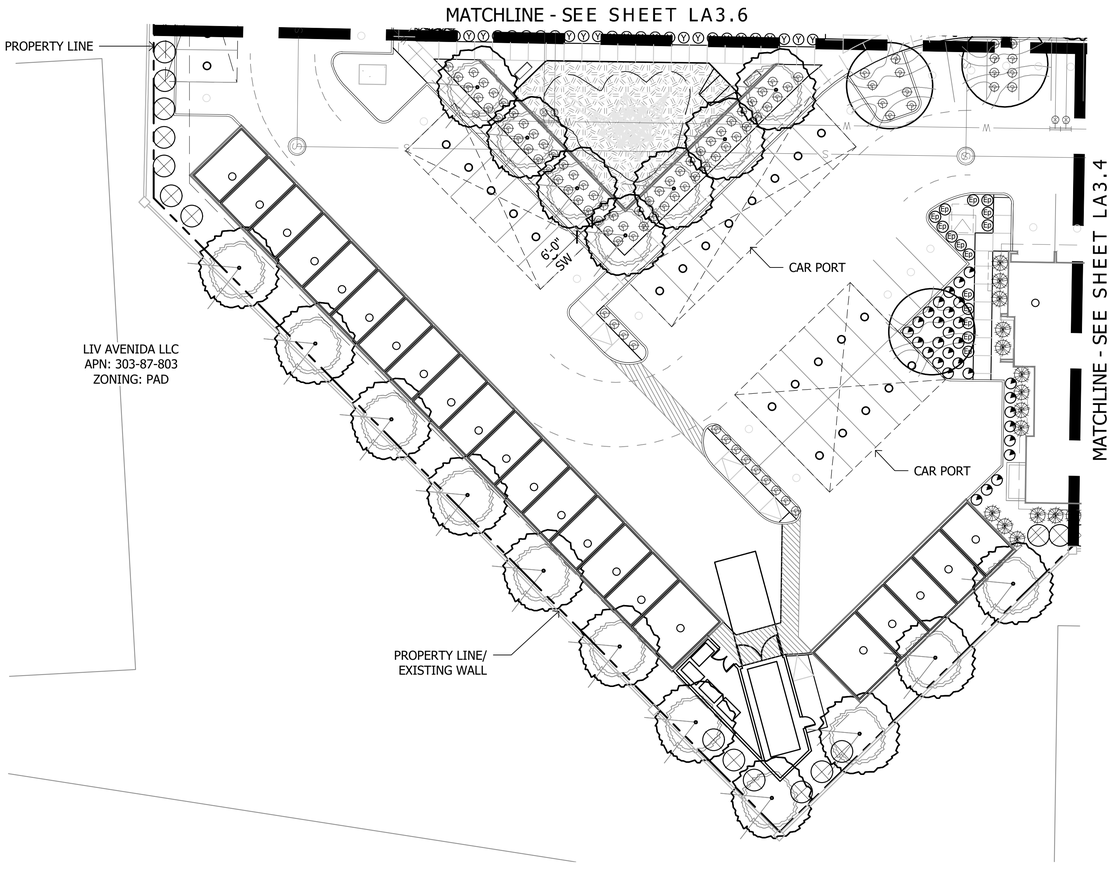
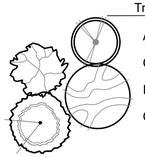


PLANT MATERIALS LEGEND



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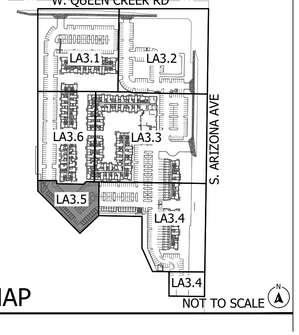
Scale 1:20'



KEY MAP

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

PRELIMINARY NOT FOR CONSTRUCTION
EXP. 12-31-24

CASE NUMBER: PLH22-0044
MIXED USE PLANNED USE DEVELOPMENT
CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL
3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248
PLANTING PLAN

ISSUE

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Drawing
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Sheet
LA3.5

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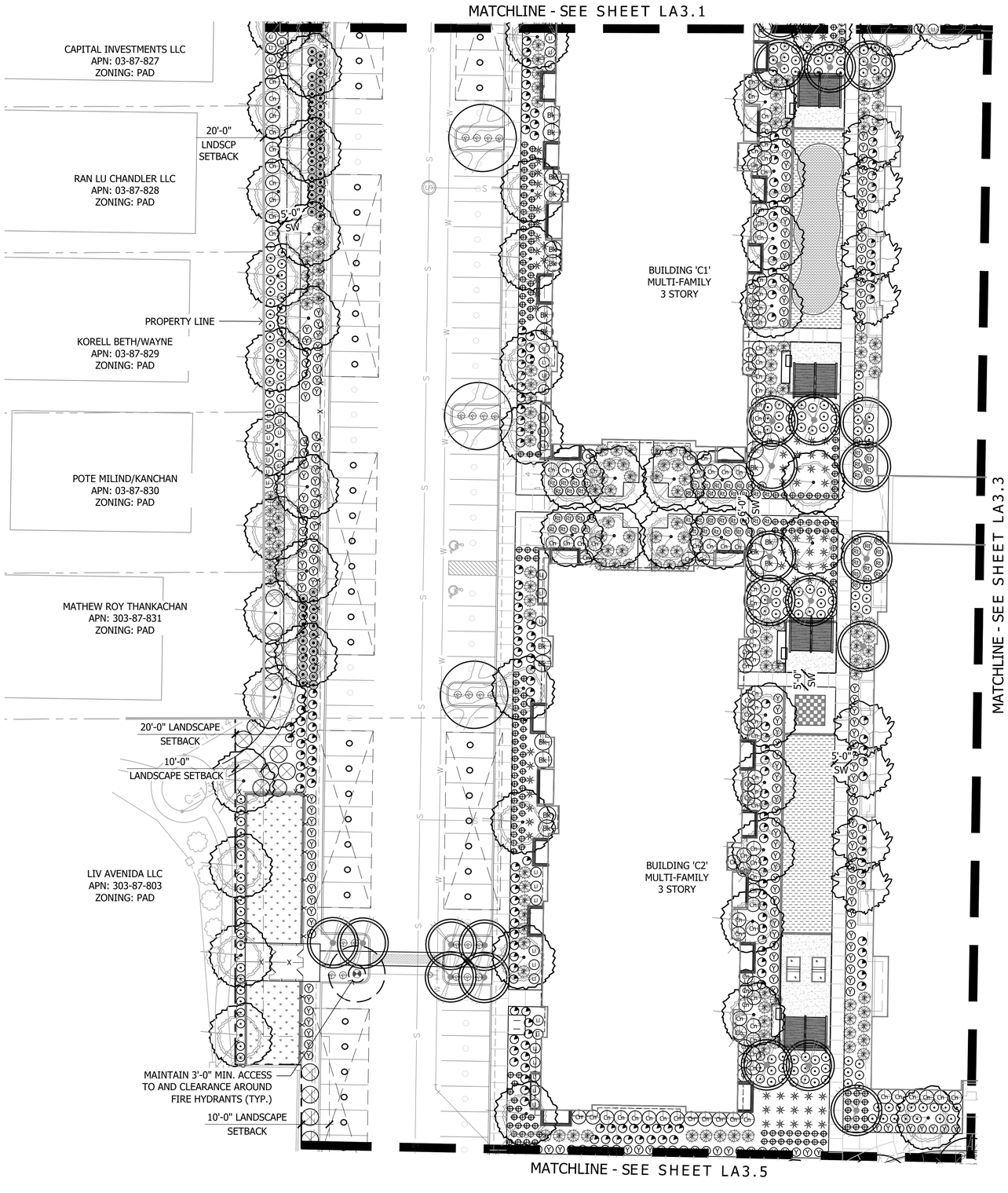
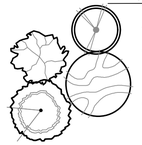


PLANT MATERIALS LEGEND



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Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	6

Large Shrubs	Size	Qty
Cassia nemophila Desert Cassia	5 gal.	204
Leucophyllum langmaniae Lynn's Legacy Sage	5 gal.	776

Medium Shrubs	Size	Qty
Eremophila glabra spp. carnosa Winter Blaze	5 gal.	555
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	1020
Simmondsia Chinensis 'Vista' Compact Jojoba	5 gal.	110

Small Shrubs	Size	Qty
Russelia equisetiformis Coral Fountain	5 gal.	178

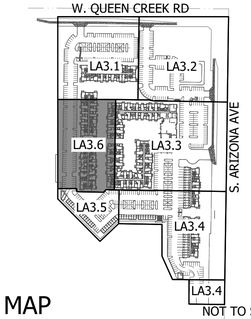
Groundcovers	Size	Qty
Eremophila prostrata Outback Sunrise	1 gal.	830
Lantana sp. 'New Gold' Lantana	1 gal.	379
Rosmarinus officinalis 'prostatus' Trailing Rosemary	1 gal.	80

Cacti/ Accents	Size	Qty
Agave ovatifolia Whale's Tongue Agave	5 gal.	76
Bouteloua gracilis Blond Ambition	5 gal.	780
Dasylirion wheeleri Desert Spoon	5 gal.	264
Hesperaloe parviflora 'Brakelights' Red Yucca	3 gal.	104
Muhlenbergia rigens Deer Grass	3 gal.	560
Nassella tenuissima Mexican Feather Grass	5 gal.	2408
Opuntia santa rita Purple Prickly Pear	5 gal.	428
Portulacaria afra minima Dwarf Elephant Food	5 gal.	115
Yucca pallida Pale Leaf Yucca	5 gal.	332

Vines	Size	Qty
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	5

Inerts	Size	Qty
Decomposed Granite See Detail 11, sheet LA7.1		
Turf See Detail 12, sheet LA7.1		
Turf Synthetic See Detail 7, sheet LA6.6		
Concrete Header See Detail 5, sheet LA6.6		
Putting Green See Detail x, sheet LA7.x		
Wood Fiber-Hatch See Detail x, sheet LA6.x		

Scale 1:20'



KEY MAP

NOT TO SCALE

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TEMPE, ARIZONA 85281
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ANDREW D. BARRON
EXP. 12-31-24

CASE NUMBER: PLH22-0044

MIXED USE DEVELOPMENT

MODERA CHANDLER FARMS

MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

PLANTING PLAN

ISSUE

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Job Number: 2204

Drawing: PRELIMINARY PLANTING PLAN

Sheet: LA3.6

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Exhibit 6

MILL CREEK RESIDENTIAL

CHANDLER FARMS

Modera Chandler - Amenity Area Enlargement

MIXED USE DEVELOPMENT | CASE NUMBER: PLH22-0044 | Plan Scale: 1" = 10' | Date: 03-31-2023

AB LA

MILL CREEK RESIDENTIAL

CHANDLER FARMS

Modera Chandler - Pool Amenity Enlargement

MIXED USE DEVELOPMENT
CASE NUMBER: PLH22-0044 Plan Scale: 1" = 10' Date: 03-31-2023

AB LA

1 Commercial Corner Monument Section

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

2 Commercial Corner Monument

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

MILL CREEK RESIDENTIAL

CHANDLER FARMS

Modera Chandler - Commercial Corner Art Enlargement

MIXED USE DEVELOPMENT
CASE NUMBER: PLH22-0044 Date: 07-10-2023

ABLA

Exhibit 7

OPEN SPACE CALCULATIONS				
DESCRIPTION	**SQUARE FEET**		**ACREAGE**	
GROSS ACREAGE	794,109 S.F.		18.23 AC.	
NET ACREAGE	648,811 S.F.		14.90 AC.	
OPEN SPACE CALCULATIONS	**REQUIRED**		**PROVIDED**	
TOTAL OPEN SPACE	129,762 S.F.	2.98 AC.	184,506 S.F.	4.24 AC.
ACTIVE OPEN SPACE	38,928 S.F.	.89 AC.	59,248 S.F.	1.36 AC.
PRIVATE OPEN SPACE (BALCONYS)	0,000 S.F.	.00 AC.	24,765 S.F.	.57 AC.

MILL CREEK RESIDENTIAL

CHANDLER FARMS

Modera Chandler - Conceptual Open Space Plan

MIXED USE DEVELOPMENT
CASE NUMBER: PLH22-0044

50' 100' 150'
Plan Scale 1:50 Date: 07-17-2023

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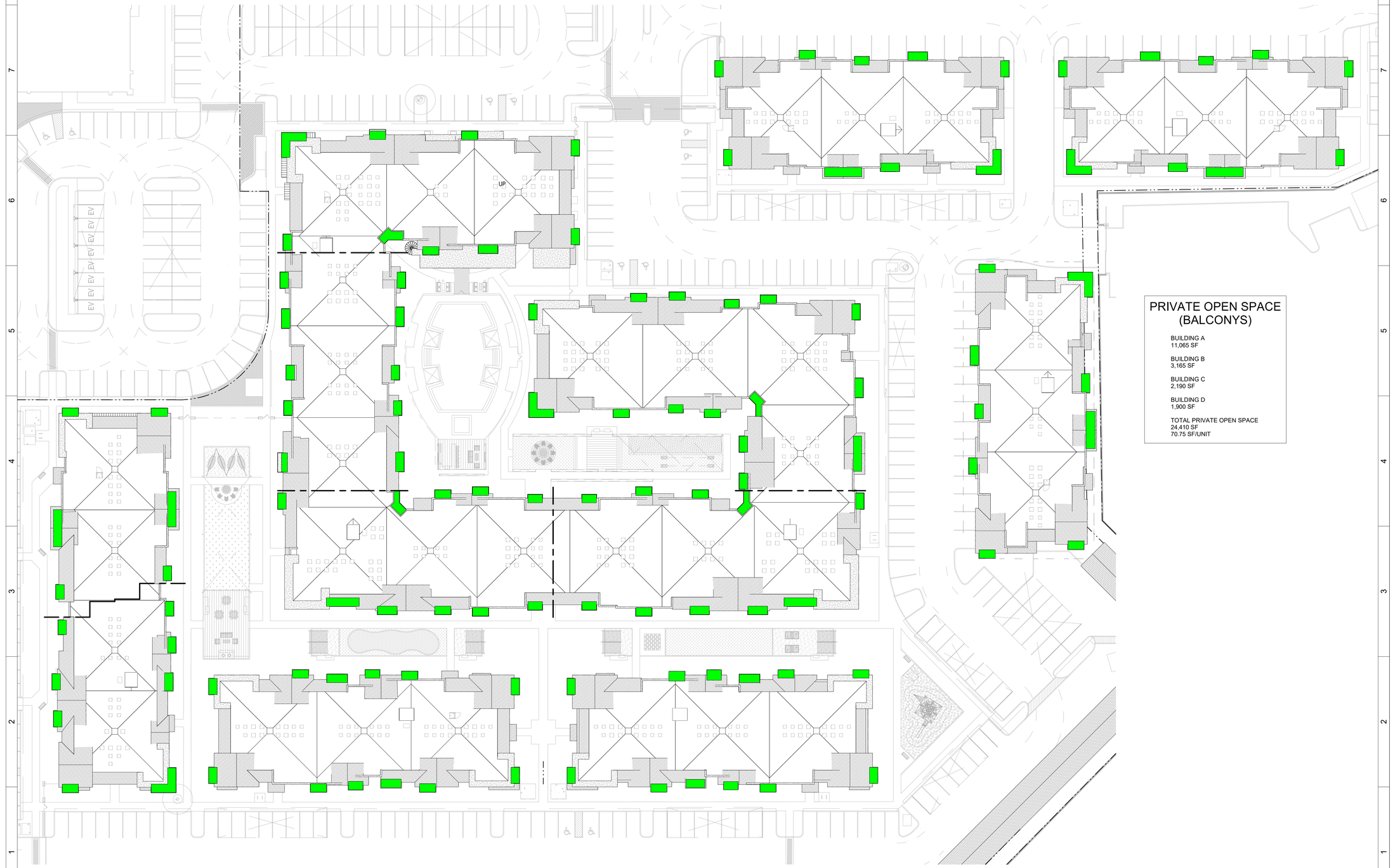

PRIVATE OPEN SPACE (BALCONYS)

BUILDING A
11,065 SF

BUILDING B
3,165 SF

BUILDING C
2,190 SF

BUILDING D
1,900 SF

TOTAL PRIVATE OPEN SPACE
24,410 SF
70.75 SF/UNIT

1 PRIVATE OPEN SPACE PLAN
1" = 30'-0"

GRAPHIC SCALES:
0 1" 2" 1-1/2" = 1'-0"
0 1' 2' 3' 1" = 1'-0"
0 1' 2' 3' 4' 3/4" = 1'-0"
0 2' 4' 6' 1/2" = 1'-0"
0 4' 8' 12' 1/4" = 1'-0"
0 8' 16' 24' 1/8" = 1'-0"

7/18/2023 11:40:16 AM

CCBG Architects, Inc.
Phoenix - San Diego
102 East Buchanan Street
Phoenix AZ 85004 602.258.2211
www.ccbgarchitects.com

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CHANDLER FARMS
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CHANDLER, ARIZONA 85248

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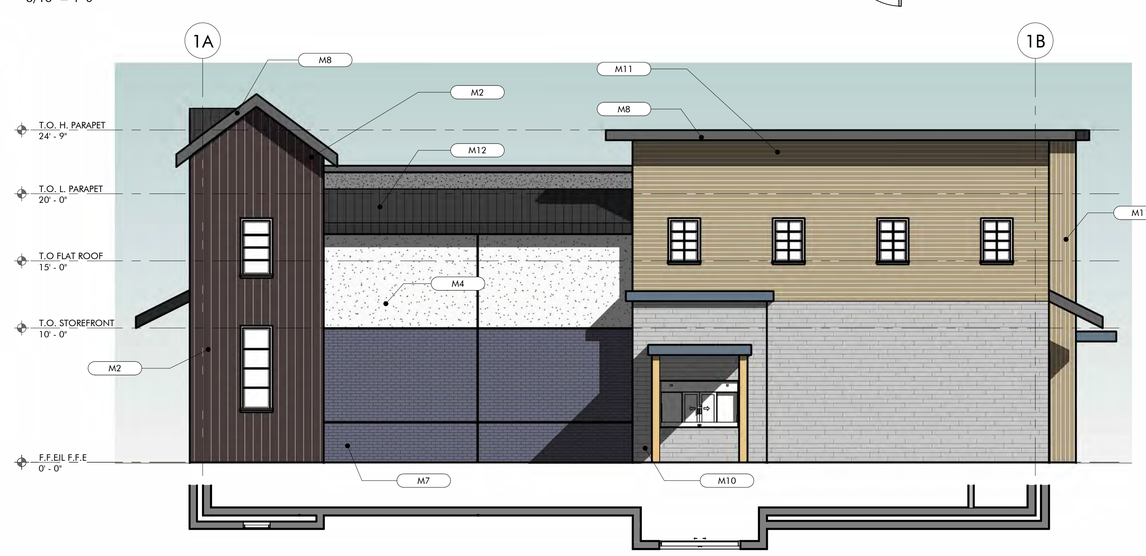
Exhibit 8

1 TOP CUP ELEVATION EAST EXPO
3/16" = 1'-0"

2 TOP CUP ELEVATION NORTH EXPO
3/16" = 1'-0"

3 TOP CUP ELEVATION SOUTH EXPO
3/16" = 1'-0"



4 TOP CUP ELEVATION WEST EXPO
3/16" = 1'-0"

MATERIAL KEYNOTE LEGEND	
M1	HARDIE PANEL - ARCTIC WHITE (NOT USED)
M2	METAL WALL PANEL - ATAS - OPALINE- MATTE BLACK
M3	ROOF - CERTAINTEED - LANDMARK PRO GEORGETOWN GRAY ROOF SHINGLES (NOT USED)
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GREY (NOT USED)
M6	STUCCO - SW 6258 - TRICORN BLACK (NOT USED)
M7	APPLIED BRICK VENEER - EBONY - H.C. MUDDOX
M8	BRAKE METAL/FLASHING - M.F.C. BY G.C. - DARK BRONZE
M10	BOARD FORMED PANEL - FORMEFFECTS - COASTAL
M11	CONCRETE FIBERBOARD - NICHIHA - VINTAGEWOOD CEDAR
M12	CLASSIC METAL ROOFING SYSTEMS - PEARL BLACK - "CLICKLOCK STANDING SEAM"
M13	STOREFRONT MULLIONS - ARCADIA INC - DARK BRONZE

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TOP CUP ELEVATIONS
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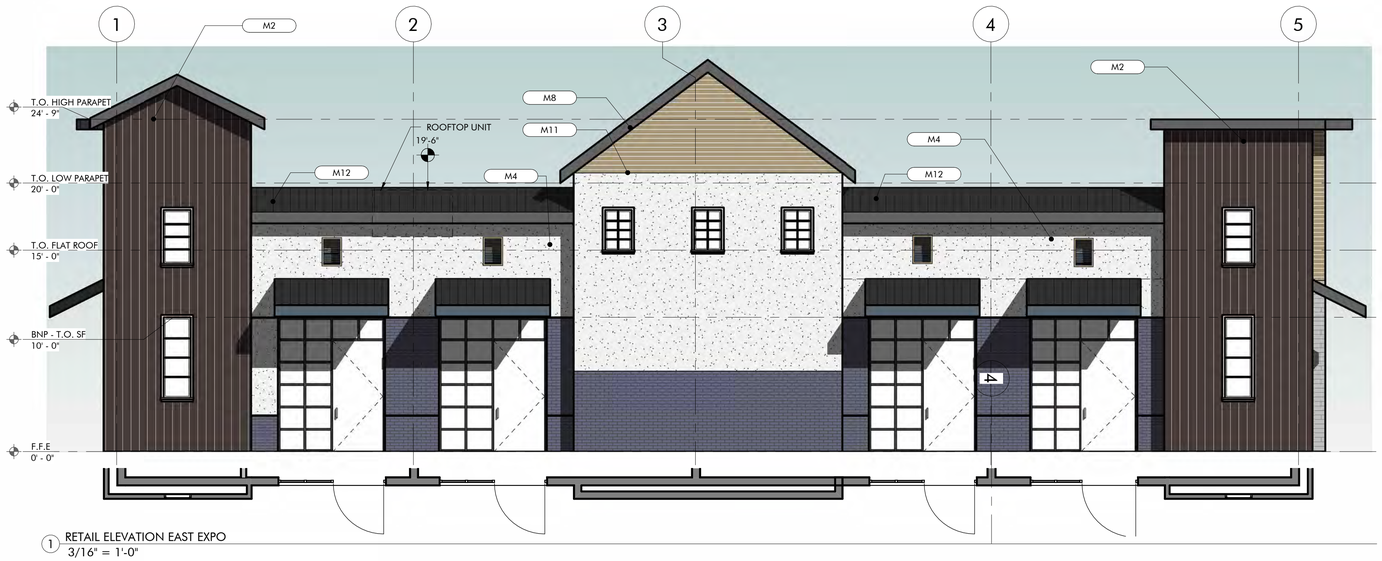
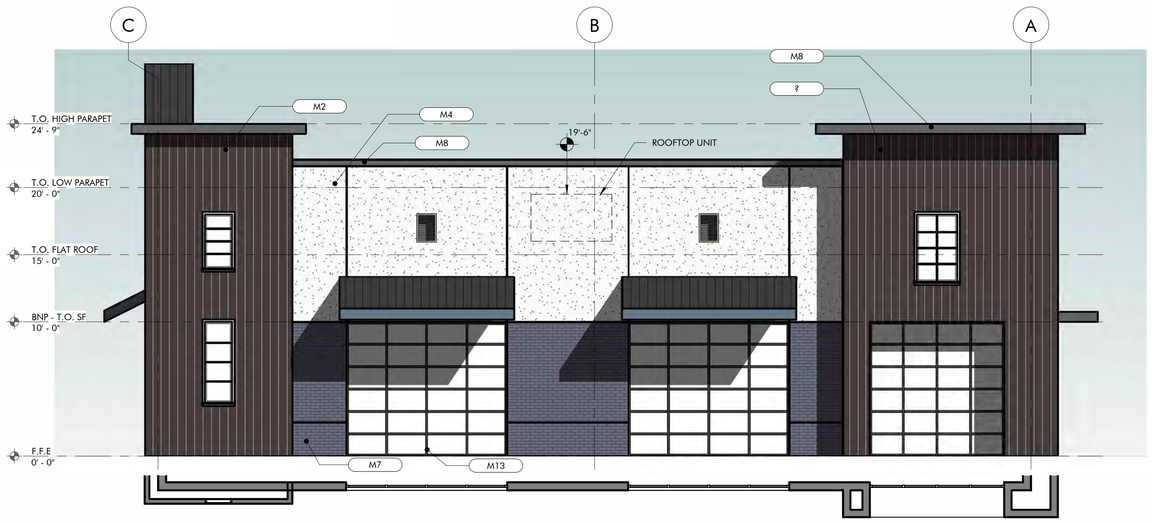


1 RETAIL ELEVATION EAST EXPO
3/16" = 1'-0"



2 RETAIL ELEVATION NORTH EXPO
3/16" = 1'-0"

3 RETAIL ELEVATION SOUTH EXPO
3/16" = 1'-0"

MATERIAL KEYNOTE LEGEND	
M1	HARDIE PANEL - ARCTIC WHITE (NOT USED)
M2	METAL WALL PANEL - ATAS - OPALINE- MATTE BLACK
M3	ROOF - CERTAINTEED - LANDMARK PRO GEORGETOWN GRAY ROOF SHINGLES (NOT USED)
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GREY (NOT USED)
M6	STUCCO - SW 6258 - TRICORN BLACK (NOT USED)
M7	APPLIED BRICK VENEER - EBONY - H.C. MUDDOX
M8	BRAKE METAL/FLASHING - M.F.C. BY G.C. - DARK BRONZE
M10	BOARD FORMED PANEL - FORMEFFECTS - COASTAL
M11	CONCRETE FIBERBOARD - NICHIHA - VINTAGEWOOD CEDAR
M12	CLASSIC METAL ROOFING SYSTEMS - PEARL BLACK - "CLICKLOCK STANDING SEAM"
M13	STOREFRONT MULLIONS - ARCADIA INC - DARK BRONZE

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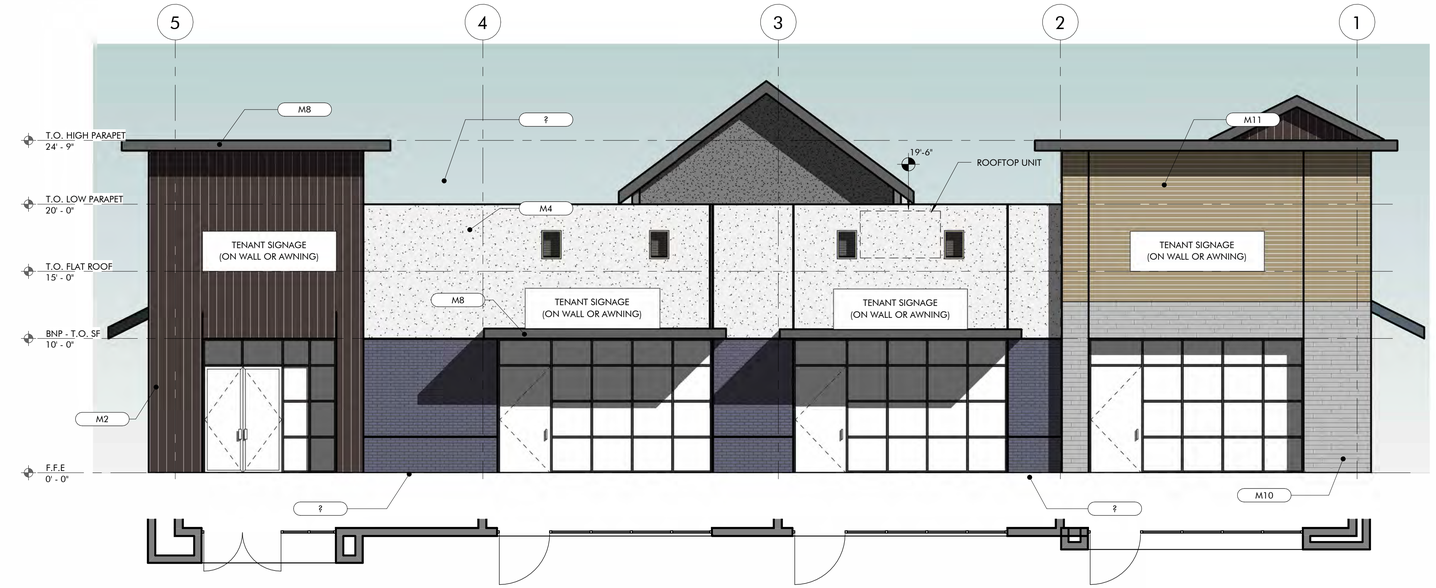

1 RETAIL ELEVATION WEST EXPO
3/16" = 1'-0"

MATERIAL KEYNOTE LEGEND	
M1	HARDIE PANEL - ARCTIC WHITE (NOT USED)
M2	METAL WALL PANEL - ATAS - OPALINE- MATTE BLACK
M3	ROOF - CERTAINTEED - LANDMARK PRO GEORGETOWN GRAY ROOF SHINGLES (NOT USED)
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GREY (NOT USED)
M6	STUCCO - SW 6258 - TRICORN BLACK (NOT USED)
M7	APPLIED BRICK VENEER - EBONY - H.C. MUDDOX
M8	BRAKE METAL/FLASHING - M.F.C. BY G.C. - DARK BRONZE
M10	BOARD FORMED PANEL - FORMEFFECTS - COASTAL
M11	CONCRETE FIBERBOARD - NICHIHA - VINTAGEWOOD CEDAR
M12	CLASSIC METAL ROOFING SYSTEMS - PEARL BLACK - "CLICKLOCK STANDING SEAM"
M13	STOREFRONT MULLIONS - ARCADIA INC - DARK BRONZE

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Exhibit 9

3 BUILDING A1 - EAST ELEVATION

2 BUILDING A1 - NORTH ELEVATION

1 BUILDING A1 - SOUTH ELEVATION

KEYNOTE LEGEND	
400	ROOFTOP CONDENSING UNIT: SEE MECHANICAL
401	EXTERIOR METERS FULLY SCREENED

MATERIAL KEYNOTE LEGEND	
M1	COMPOSITE PANELING - ARCTIC WHITE
M2	COMPOSITE PANELING - MATTE BLACK
M3	CONCRETE TILES - BEL AIR SIERRA MADRE
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GRAY
M6	STUCCO - SW 6258 - TRICORN BLACK
M7	BRICK - EBONY
M8	DOOR/WINDOW TRIM - DARK BRONZE
M10	COMPOSITE PANELING - CONCRETE
M11	COMPOSITE PANELING - VINTAGEWOOD CEDAR
M12	COMPOSITE PANELING - COLONIAL SEAM BLACK
M13	STUCCO - SW 7037 - BALANCED BEIGE

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Drawing: BUILDING A EXTERIOR ELEVATIONS
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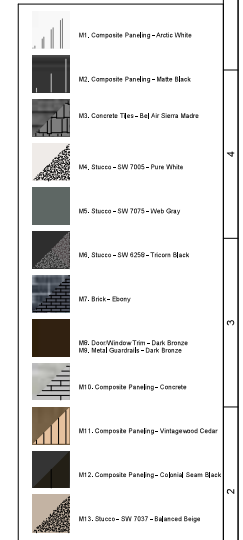
GRAPHIC SCALES: 1-1/2" = 1'-0" | 1" = 1'-0" | 3/4" = 1'-0" | 1/2" = 1'-0" | 1/4" = 1'-0" | 1/8" = 1'-0"

2 BUILDING A2 - NORTH ELEVATION
1/8" = 1'-0"

1 BUILDING A1 - WEST ELEVATION
1/8" = 1'-0"

KEYNOTE LEGEND	
400	ROOFTOP CONDENSING UNIT: SEE MECHANICAL



ALL MATERIALS TO BE THE SPECIFIED PRODUCT OR EQUAL

MATERIAL KEYNOTE LEGEND	
M1	COMPOSITE PANELING - ARCTIC WHITE
M2	COMPOSITE PANELING - MATTE BLACK
M3	CONCRETE TILES - BEL AIR SIERRA MADRE
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GRAY
M6	STUCCO - SW 6258 - TRICORN BLACK
M7	BRICK - EBONY
M8	DOOR/WINDOW TRIM - DARK BRONZE
M9	METAL GUARDRAILS/METAL CANOPIES - DARK BRONZE
M11	COMPOSITE PANELING - VINTAGEWOOD CEDAR
M13	STUCCO - SW 7037 - BALANCED BEIGE

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2204
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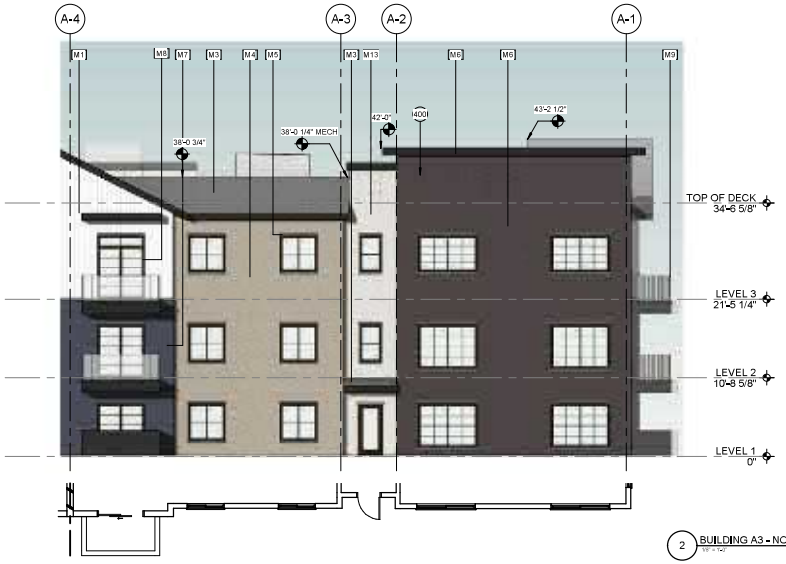

2 BUILDING A3 - NORTH ELEVATION

1 BUILDING A2 - SOUTH ELEVATION

KEYNOTE LEGEND	
400	ROOFTOP CONDENSING UNIT: SEE MECHANICAL

MATERIAL KEYNOTE LEGEND	
M1	COMPOSITE PANELING - ARCTIC WHITE
M3	CONCRETE TILES - BEL AIR SIERRA MADRE
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GRAY
M6	STUCCO - SW 6258 - TRICORN BLACK
M7	BRICK - EBONY
M8	DOOR/WINDOW TRIM - DARK BRONZE
M9	METAL GUARDRAILS/METAL CANOPIES - DARK BRONZE
M11	COMPOSITE PANELING - VINTAGEWOOD CEDAR
M13	STUCCO - SW 7037 - BALANCED BEIGE

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1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

2 BUILDING A3 - WEST ELEVATION

1 BUILDING A3 - EAST ELEVATION

KEYNOTE LEGEND	
400	ROOFTOP CONDENSING UNIT: SEE MECHANICAL

MATERIAL KEYNOTE LEGEND	
M3	CONCRETE TILES - BEL AIR SIERRA MADRE
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GRAY
M6	STUCCO - SW 6258 - TRICORN BLACK
M7	BRICK - EBONY
M8	DOOR/WINDOW TRIM - DARK BRONZE
M9	METAL GUARDRAILS/METAL CANOPIES - DARK BRONZE
M11	COMPOSITE PANELING - VINTAGEWOOD CEDAR
M13	STUCCO - SW 7037 - BALANCED BEIGE

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CASE NUMBER: PL#22-0044
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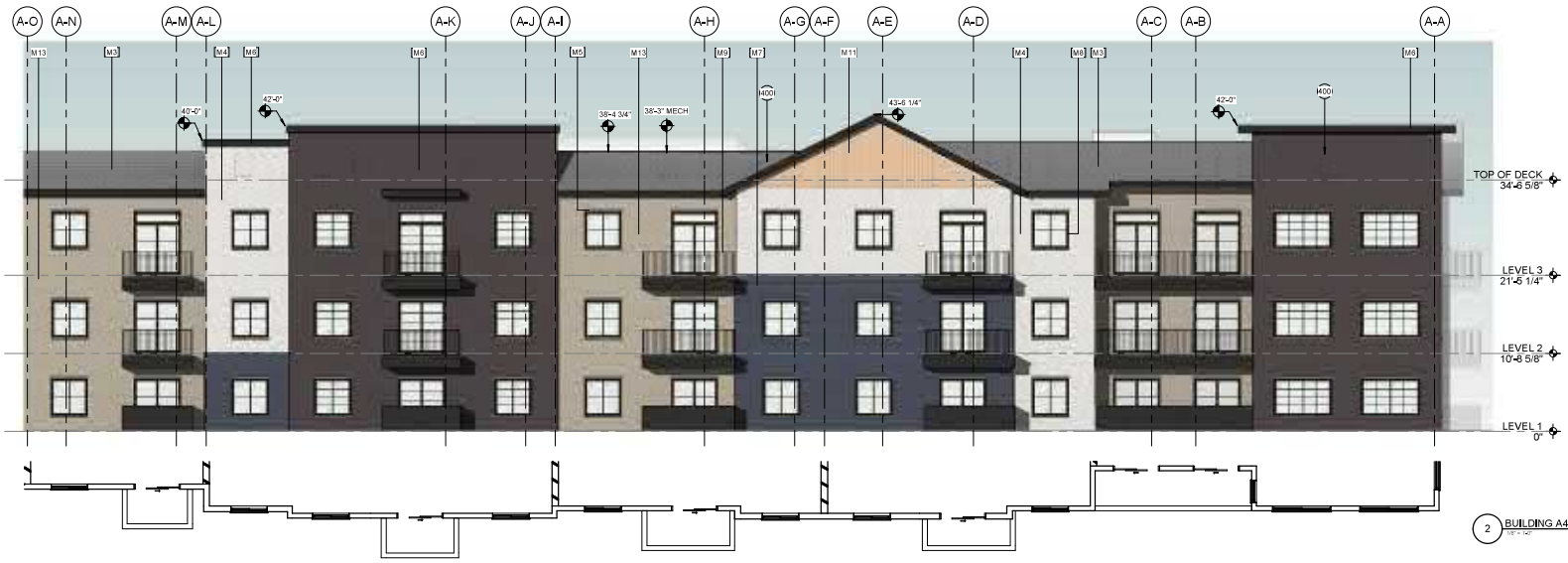
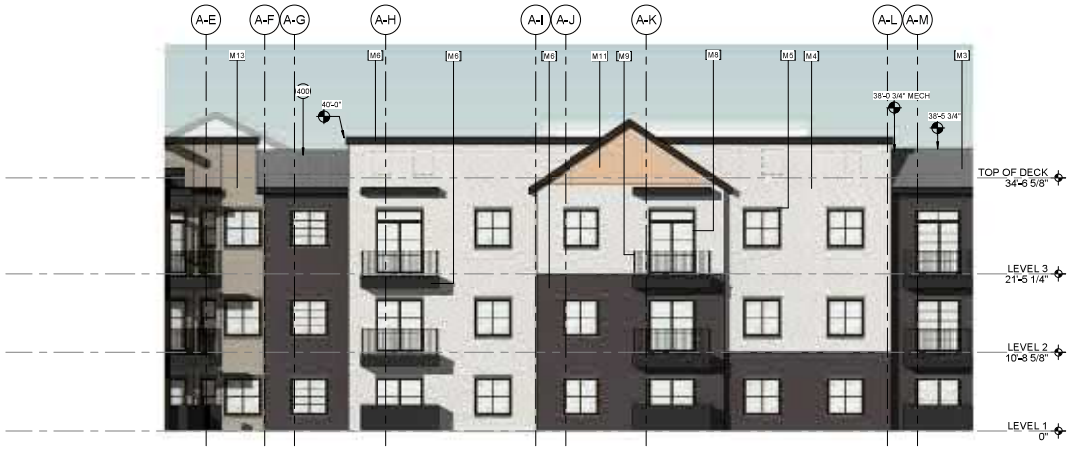


2 BUILDING A4 - WEST ELEVATION



1 BUILDING A4 - EAST ELEVATION

KEYNOTE LEGEND	
400	ROOFTOP CONDENSING UNIT: SEE MECHANICAL

MATERIAL KEYNOTE LEGEND	
M3	CONCRETE TILES - BEL AIR SIERRA MADRE
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GRAY
M6	STUCCO - SW 6258 - TRICORN BLACK
M7	BRICK - EBONY
M8	DOOR/WINDOW TRIM - DARK BRONZE
M9	METAL GUARDRAILS/METAL CANOPIES - DARK BRONZE
M11	COMPOSITE PANELING - VINTAGEWOOD CEDAR
M13	STUCCO - SW 7037 - BALANCED BEIGE

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CASE NUMBER: PLH22-0044
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CHANDLER, ARIZONA 85248

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06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL
06.09.2023		PAD/PDP 3RD SUBMITTAL

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Job Number
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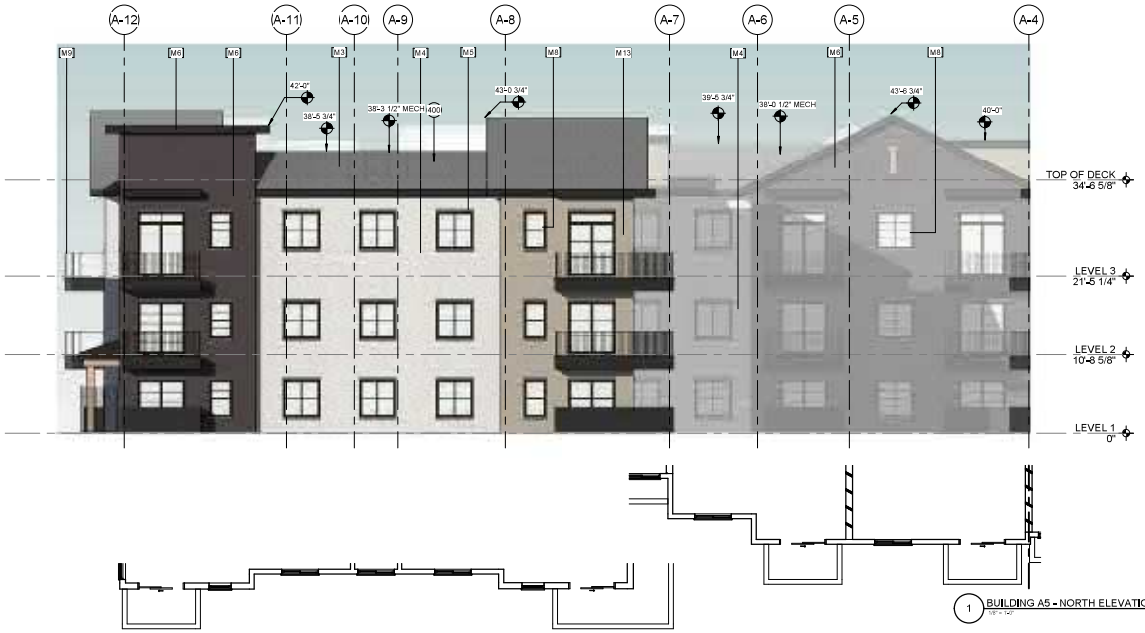
2 BUILDING A5 - EAST ELEVATION



1 BUILDING A5 - NORTH ELEVATION

KEYNOTE LEGEND	
400	ROOFTOP CONDENSING UNIT: SEE MECHANICAL

MATERIAL KEYNOTE LEGEND	
M1	COMPOSITE PANELING - ARCTIC WHITE
M2	COMPOSITE PANELING - MATTE BLACK
M3	CONCRETE TILES - BEL AIR SIERRA MADRE
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GRAY
M6	STUCCO - SW 6258 - TRICORN BLACK
M7	BRICK - EBONY
M8	DOOR/WINDOW TRIM - DARK BRONZE
M9	METAL GUARDRAILS/METAL CANOPIES - DARK BRONZE
M13	STUCCO - SW 7037 - BALANCED BEIGE

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CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
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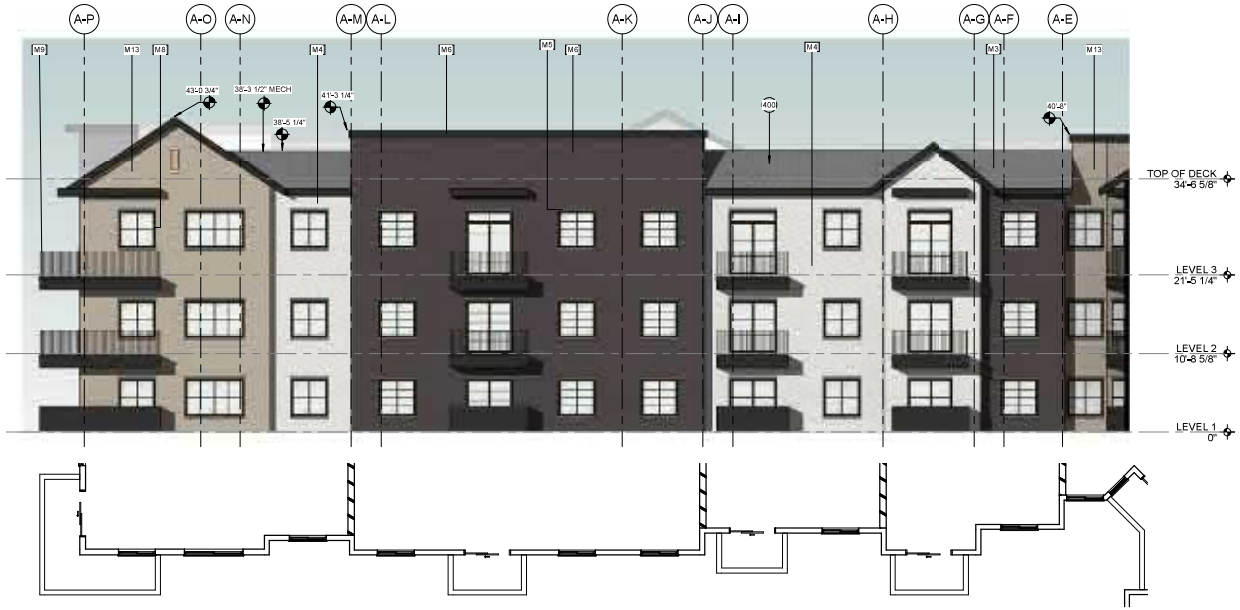
GRAPHIC SCALES: 1-1/2" = 1'-0" | 1" = 1'-0" | 3/4" = 1'-0" | 1/2" = 1'-0" | 1/4" = 1'-0" | 1/8" = 1'-0"

2 BUILDING A4 - SOUTH ELEVATION
1/8" = 1'-0"



1 BUILDING A5 - WEST ELEVATION
1/8" = 1'-0"

KEYNOTE LEGEND	
400	ROOFTOP CONDENSING UNIT: SEE MECHANICAL

MATERIAL KEYNOTE LEGEND	
M3	CONCRETE TILES - BEL AIR SIERRA MADRE
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GRAY
M6	STUCCO - SW 6258 - TRICORN BLACK
M7	BRICK - EBONY
M8	DOOR/WINDOW TRIM - DARK BRONZE
M9	METAL GUARDRAILS/METAL CANOPIES - DARK BRONZE
M11	COMPOSITE PANELING - VINTAGEWOOD CEDAR
M13	STUCCO - SW 7037 - BALANCED BEIGE

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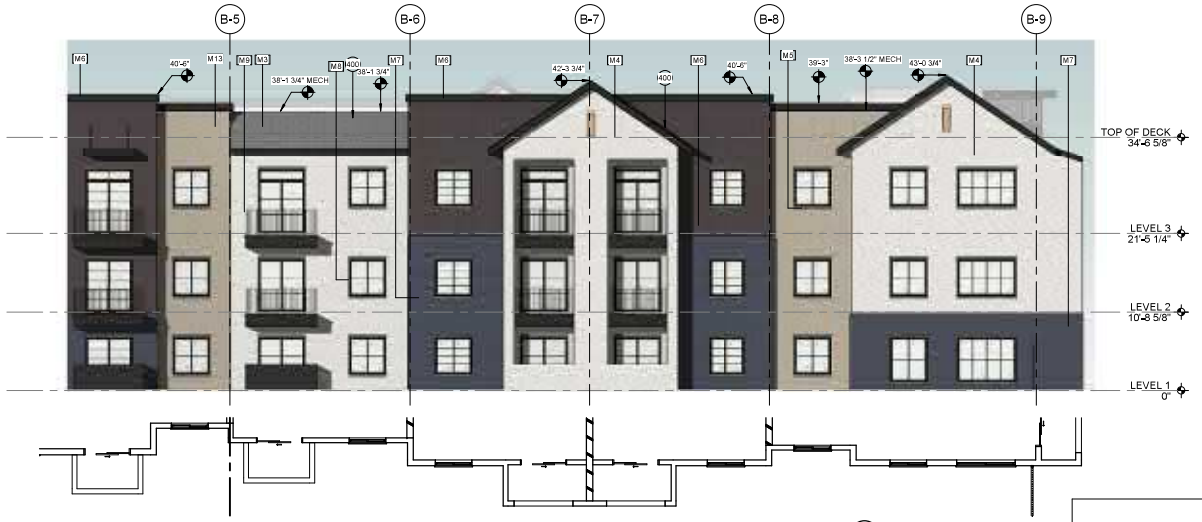
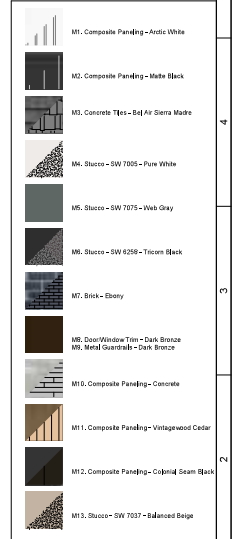
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

2 BUILDING B - SOUTH 2 ELEVATION
1/8" = 1'-0"



1 BUILDING B - SOUTH 1 ELEVATION
1/8" = 1'-0"

KEYNOTE LEGEND	
400	ROOFTOP CONDENSING UNIT: SEE MECHANICAL



ALL MATERIALS TO BE THE SPECIFIED PRODUCT OR EQUAL

MATERIAL KEYNOTE LEGEND	
M1	COMPOSITE PANELING - ARCTIC WHITE
M3	CONCRETE TILES - BEL AIR SIERRA MADRE
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GRAY
M6	STUCCO - SW 6258 - TRICORN BLACK
M7	BRICK - EBONY
M8	DOOR/WINDOW TRIM - DARK BRONZE
M9	METAL GUARDRAILS/METAL CANOPIES - DARK BRONZE
M13	STUCCO - SW 7037 - BALANCED BEIGE

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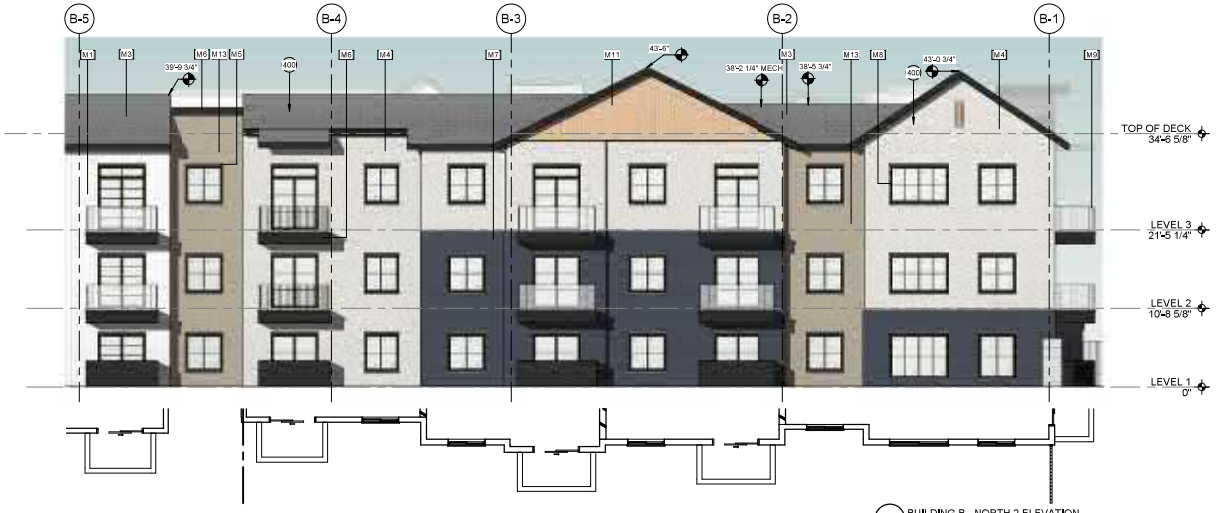
KEYNOTE LEGEND	
400	ROOFTOP CONDENSING UNIT: SEE MECHANICAL



2 BUILDING B - NORTH 2 ELEVATION
1/8" = 1'-0"

1 BUILDING B - NORTH 1 ELEVATION
1/8" = 1'-0"

MATERIAL KEYNOTE LEGEND	
M1	COMPOSITE PANELING - ARCTIC WHITE
M2	COMPOSITE PANELING - MATTE BLACK
M3	CONCRETE TILES - BEL AIR SIERRA MADRE
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GRAY
M6	STUCCO - SW 6258 - TRICORN BLACK
M7	BRICK - EBONY
M8	DOOR/WINDOW TRIM - DARK BRONZE
M9	METAL GUARDRAILS/METAL CANOPIES - DARK BRONZE
M11	COMPOSITE PANELING - VINTAGEWOOD CEDAR
M13	STUCCO - SW 7037 - BALANCED BEIGE

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3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

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2 BUILDING B - WEST ELEVATION
1/8" = 1'-0"

1 BUILDING B - EAST ELEVATION
1/8" = 1'-0"

KEYNOTE LEGEND	
400	ROOFTOP CONDENSING UNIT: SEE MECHANICAL
401	EXTERIOR METERS FULLY SCREENED

MATERIAL KEYNOTE LEGEND	
M2	COMPOSITE PANELING - MATTE BLACK
M3	CONCRETE TILES - BEL AIR SIERRA MADRE
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GRAY
M6	STUCCO - SW 6258 - TRICORN BLACK
M7	BRICK - EBONY
M8	DOOR/WINDOW TRIM - DARK BRONZE
M9	METAL GUARDRAILS/METAL CANOPIES - DARK BRONZE
M12	COMPOSITE PANELING - COLONIAL SEAM BLACK
M13	STUCCO - SW 7037 - BALANCED BEIGE

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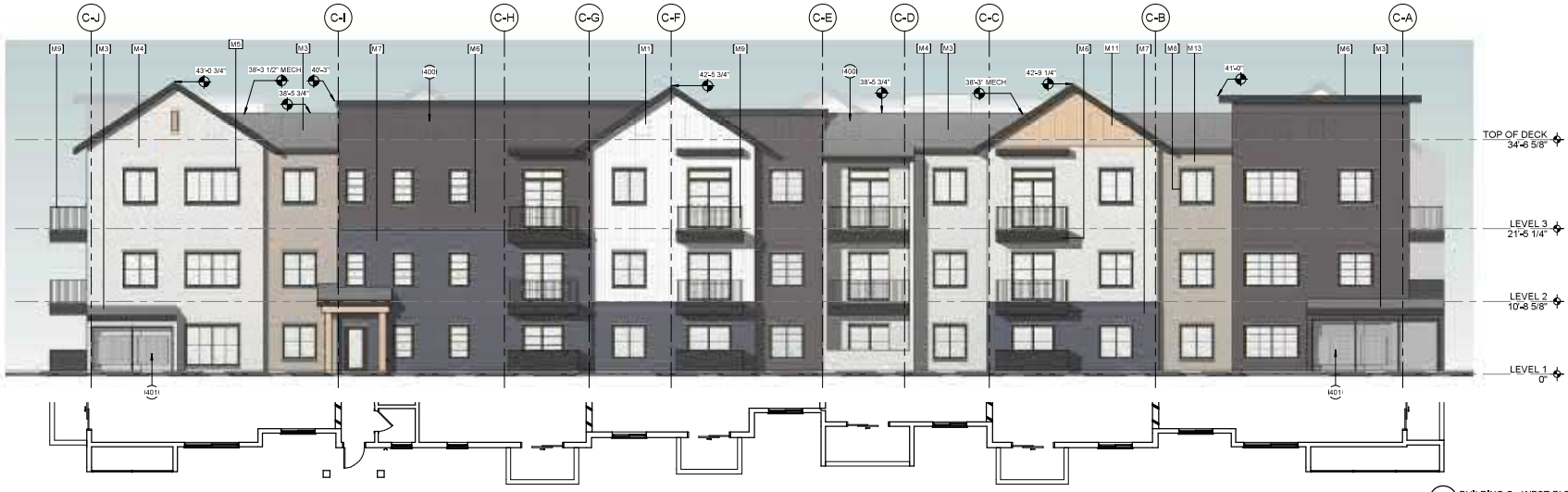
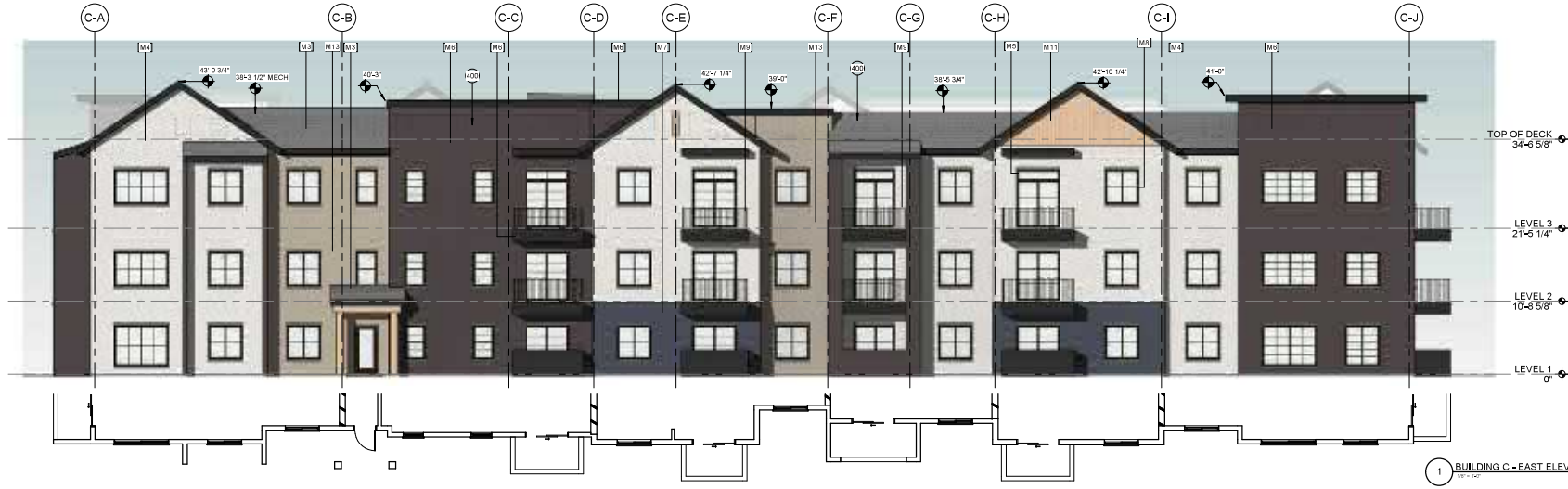


2 BUILDING C - WEST ELEVATION



1 BUILDING C - EAST ELEVATION

KEYNOTE LEGEND	
400	ROOFTOP CONDENSING UNIT: SEE MECHANICAL
401	EXTERIOR METERS FULLY SCREENED

MATERIAL KEYNOTE LEGEND	
M1	COMPOSITE PANELING - ARCTIC WHITE
M3	CONCRETE TILES - BEL AIR SIERRA MADRE
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GRAY
M6	STUCCO - SW 6258 - TRICORN BLACK
M7	BRICK - EBONY
M8	DOOR/WINDOW TRIM - DARK BRONZE
M9	METAL GUARDRAILS/METAL CANOPIES - DARK BRONZE
M11	COMPOSITE PANELING - VINTAGEWOOD CEDAR
M13	STUCCO - SW 7037 - BALANCED BEIGE

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1/2" = 1'-0"
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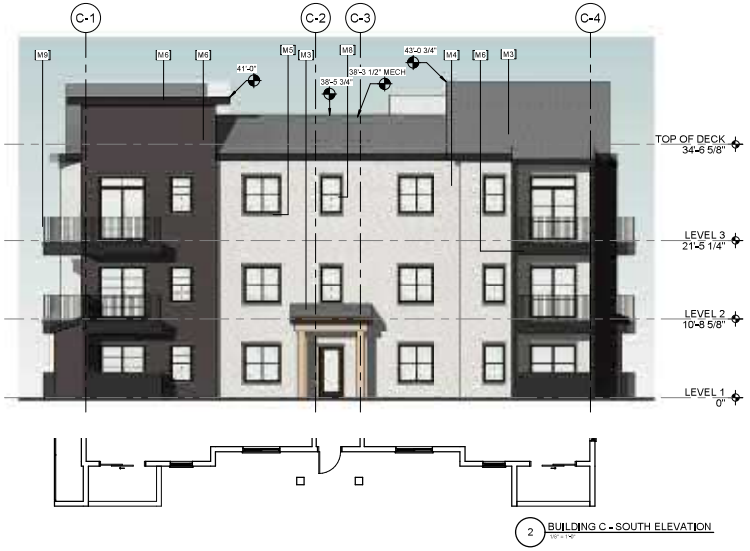
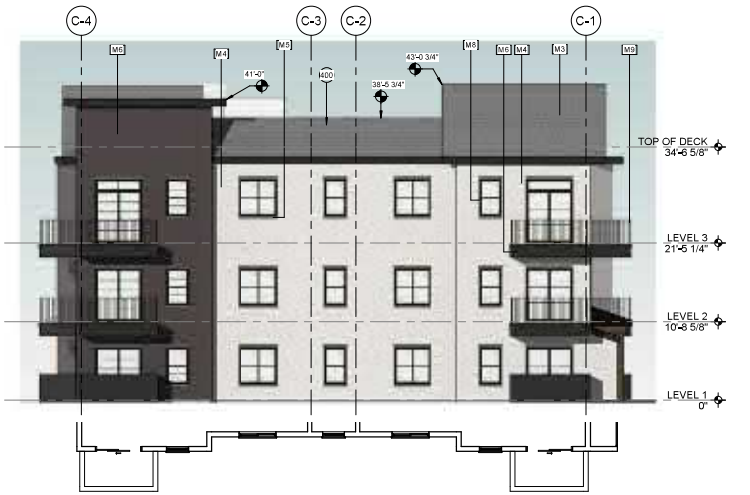


2 BUILDING C - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING C - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

KEYNOTE LEGEND	
400	ROOFTOP CONDENSING UNIT: SEE MECHANICAL

MATERIAL KEYNOTE LEGEND	
M3	CONCRETE TILES - BEL AIR SIERRA MADRE
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GRAY
M6	STUCCO - SW 6258 - TRICORN BLACK
M8	DOOR/WINDOW TRIM - DARK BRONZE
M9	METAL GUARDRAILS/METAL CANOPIES - DARK BRONZE

M1. Composite Paneling - Arctic White
M2. Composite Paneling - Matte Black
M3. Concrete Tiles - Bel Air Sierra Madre
M4. Stucco - SW 7005 - Pure White
M5. Stucco - SW 7075 - Web Gray
M6. Stucco - SW 6258 - Tricorn Black
M7. Brick - Ebony
M8. Door/Window Trim - Dark Bronze
M9. Metal Guardrails - Dark Bronze
M10. Composite Paneling - Concrete
M11. Composite Paneling - Vintagewood Cedar
M12. Composite Paneling - Colonial Seam Black
M13. Stucco - SW 7037 - Balanced Beige

ALL MATERIALS TO BE THE SPECIFIED PRODUCT OR EQUAL

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CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

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1/4" = 1'-0"
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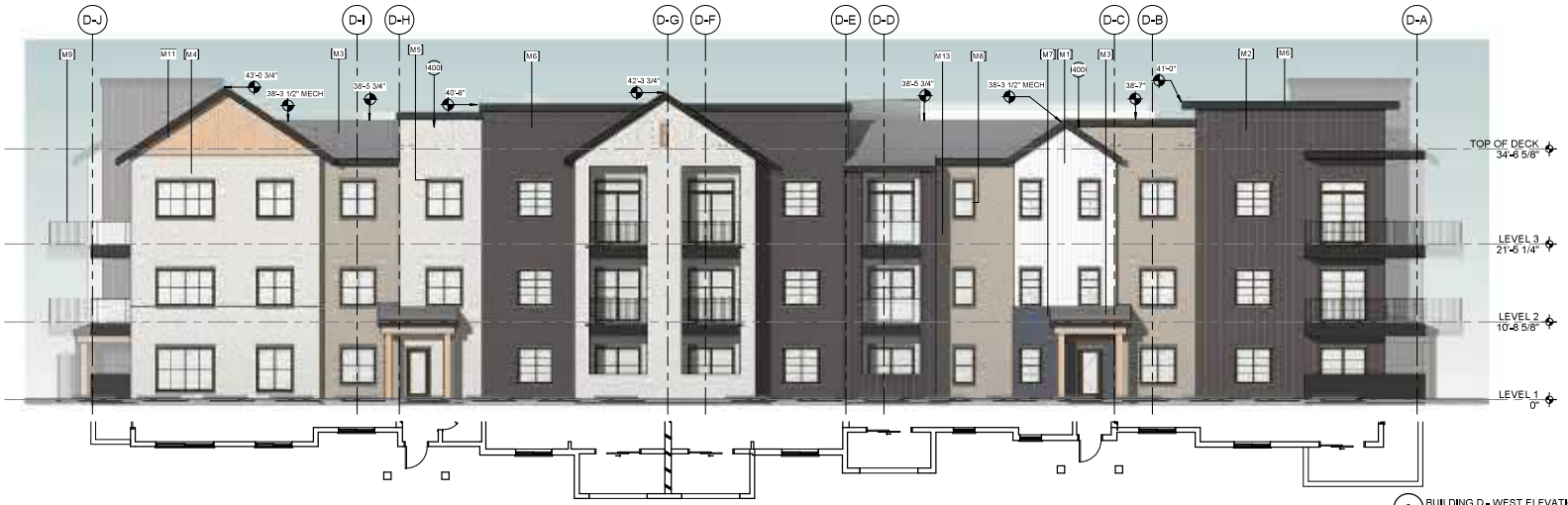

2 BUILDING D - WEST ELEVATION
1/8" = 1'-0"

1 BUILDING D - SOUTH ELEVATION
1/8" = 1'-0"

M1. Composite Paneling - Arctic White

M2. Composite Paneling - Matte Black

M3. Concrete Tiles - Bel Air Sierra Madre

M4. Stucco - SW 7005 - Pure White

M5. Stucco - SW 7075 - Web Gray

M6. Stucco - SW 6258 - Tricorn Black

M7. Brick - Ebony

M8. Door/Window Trim - Dark Bronze
M9. Metal Guardrails - Dark Bronze

M10. Composite Paneling - Concrete

M11. Composite Paneling - Vintagewood Cedar

M12. Composite Paneling - Colonial Seam Black

M13. Stucco - SW 7037 - Balanced Beige

ALL MATERIALS TO BE THE SPECIFIED PRODUCT OR EQUAL

KEYNOTE LEGEND	
400	ROOFTOP CONDENSING UNIT: SEE MECHANICAL
401	EXTERIOR METERS FULLY SCREENED

MATERIAL KEYNOTE LEGEND	
M1	COMPOSITE PANELING - ARCTIC WHITE
M2	COMPOSITE PANELING - MATTE BLACK
M3	CONCRETE TILES - BEL AIR SIERRA MADRE
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GRAY
M6	STUCCO - SW 6258 - TRICORN BLACK
M7	BRICK - EBONY
M8	DOOR/WINDOW TRIM - DARK BRONZE
M9	METAL GUARDRAILS/METAL CANOPIES - DARK BRONZE
M11	COMPOSITE PANELING - VINTAGEWOOD CEDAR
M13	STUCCO - SW 7037 - BALANCED BEIGE

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2 BUILDING D - EAST ELEVATION

1 BUILDING D - NORTH ELEVATION

KEYNOTE LEGEND	
400	ROOFTOP CONDENSING UNIT: SEE MECHANICAL
401	EXTERIOR METERS FULLY SCREENED

MATERIAL KEYNOTE LEGEND	
M1	COMPOSITE PANELING - ARCTIC WHITE
M2	COMPOSITE PANELING - MATTE BLACK
M3	CONCRETE TILES - BEL AIR SIERRA MADRE
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GRAY
M6	STUCCO - SW 6258 - TRICORN BLACK
M7	BRICK - EBONY
M8	DOOR/WINDOW TRIM - DARK BRONZE
M9	METAL GUARDRAILS/METAL CANOPIES - DARK BRONZE
M11	COMPOSITE PANELING - VINTAGEWOOD CEDAR
M13	STUCCO - SW 7037 - BALANCED BEIGE

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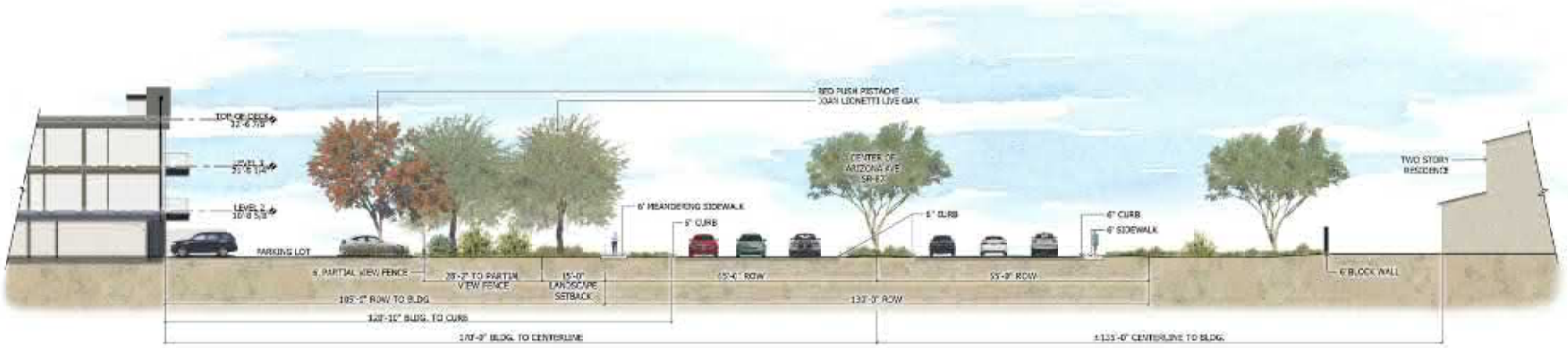

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CHANDLER FARMS

Modera Chandler - Building D Elevations

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CASE NUMBER: PLH22-0044

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Exhibit 10

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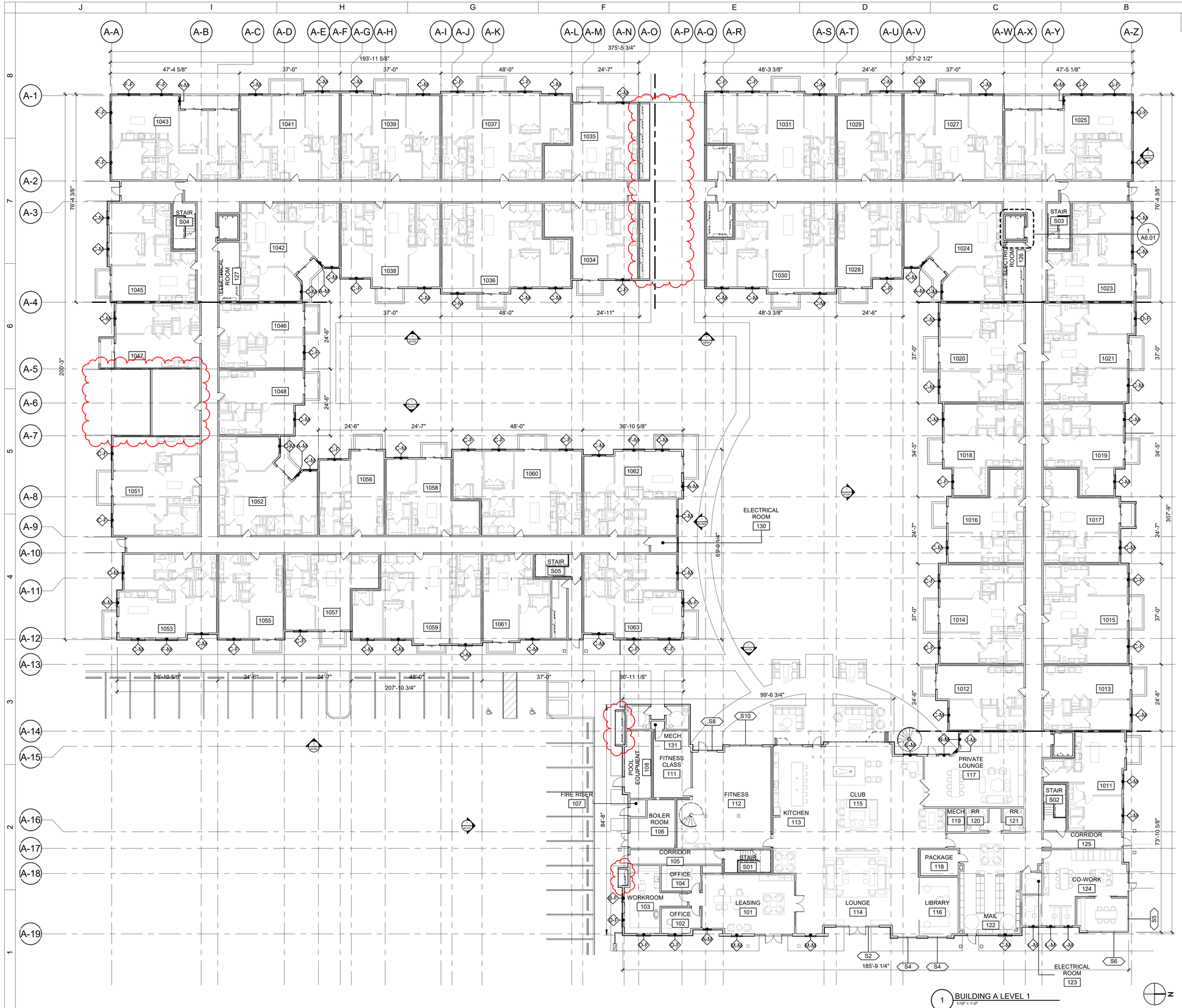

KEYNOTE LEGEND

GENERAL NOTES:

A. REFER TO SHEET A0.1 FOR PROJECT GENERAL NOTES.
B. REFER TO DOOR AND WINDOW SCHEDULE SHEETS A9.1 THRU A9.3 FOR EXTERIOR DOORS AND WINDOWS
C. REFER TO DOOR AND FRAME SCHEDULE FOR DOORS REQUIRING ADA ACCESS CONTROL
D. ALL PARTITIONS AT TOILETS SHALL HAVE FULL-HEIGHT CONTINUOUS BATT INSULATION
E. ALL DIMENSIONS ARE TO FACE OF STUD (UNLESS NOTED OTHERWISE)
F. PROVIDE ALL BLOCKING FOR SHELVING, CLOSET RODS, CABINETRY, FUTURE GRAB BARS, AND ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES.
G. PROVIDE 1/2" DENSHIELD AT ALL SHOWER & TUB WALL IN LIEU OF GWB. DO NOT OMIT TYPE 'X' GWB AT 1 HOUR RATED WALLS
H. DOUBLE STUD FRAMING AT ALL DOOR JAMBS.
I. CAULK ALL FOUR SIDES OF BASE AT LAUNDRY AREAS
J. ALL PLUMBING WALLS SHALL BE 6" (TYP.)
K. HINGE SIDE JAMB OF DOORS TO BE 3" FROM ADJACENT PERPENDICULAR WALL.
L. ALL UNITS TO BE PRE-WIRED FOR CABLE (COAX) AND TELEPHONE.
M. ALL EXPOSED CONCRETE COLUMNS, WALL AND CEILINGS SHALL BE COMPLETELY CLEANED AND LEFT UNFINISHED.
N. ALL COAT HOOKS TO BE MOUNTED GREATER THAN 48" AFF, AT 54" AFF.
O. ALL FLOORING PER INTERIOR DESIGN DRAWINGS
P. SEE INTERIOR DESIGN DRAWINGS FOR CABINET COLORS, FINISHES, CABINET DOOR STYLES, ETC.
Q. PER IGCC 504.1. PROVIDE NOT LESS THAN TWO (2) 7-GALLON MINIMUM PULL-OUT BINS FOR RECYCLING AND TRASH AS PART OF KITCHEN BASE CABINETS. BINS TO BE LOCATED IN 15" BASE CABINET.

ACCESSIBILITY NOTES:

1. CHANGES IN LEVEL SHALL CONFORM TO ANSI A117.1.
2. ALL DOORS SHALL PROVIDE CLEAR WIDTH OF 32" MEASURED FROM THE DOOR STOP TO FACE OF OPENED DOOR, POSITIONED AT 90 DEGREES.
3. DWELLING UNITS REQ'D. TO BE ACCESSIBLE UNITS SHALL COMPLY W/ THE APPLICABLE PORTIONS OF ICC A117.1. REFER TO THIS CODE FOR ALL CLEARANCES, CONTROL LOCATIONS, ETC.
4. PROVIDE WALL BLOCKING AND BACKING FOR FUTURE GRAB BAR INSTALLATION AT ALL BATHS PER DETAIL ON SHEET A0.3
5. REMOVEABLE BASE CABINETS TO BE INSTALLED AT UNITS SHOWN IN INTERIOR ELEVATIONS. SEE DETAIL SHEET A0.3 FOR DETAILS.
6. ALL TYPE 'B' DWELLING UNITS SHALL UTILIZE EITHER OPTION 'A' OR OPTION 'B' BATHROOM PER APPLICABLE PORTIONS OF ICC A117.1
7. REFER TO SHEET A0.02 FOR ALL STANDARD MOUNTING HEIGHTS, CLEARANCES, AND CONFIGURATIONS UNLESS SPECIFICALLY NOTED OR DIMENSIONED OTHERWISE.
8. REFER TO SHEET A0.03 AND A0.04 FOR ALL ALL ANSI A AND B, REQUIRED CLEARANCES AND MOUNTING HEIGHTS.
9. IN CORNER SECTIONS OF KITCHEN COUNTERS, PROVIDE AT LEAST (1) ELECTRICAL RECEPTACLE AT A MINIMUM OF 36" FROM THE INSIDE CORNER. SEE ELECTRICAL.

CCBG Architects, Inc.
Phoenix - San Diego
102 East Buchanan Street
Phoenix AZ 85004 602.258.2211
www.ccbgarchitects.com

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Job Number: 2204
Drawing: BUILDING A LEVEL 1 FLOOR PLAN
Sheet: A2.A01

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6/7/2023 2:59:03 PM
GRAPHIC SCALES:

PLEASE RECYCLE

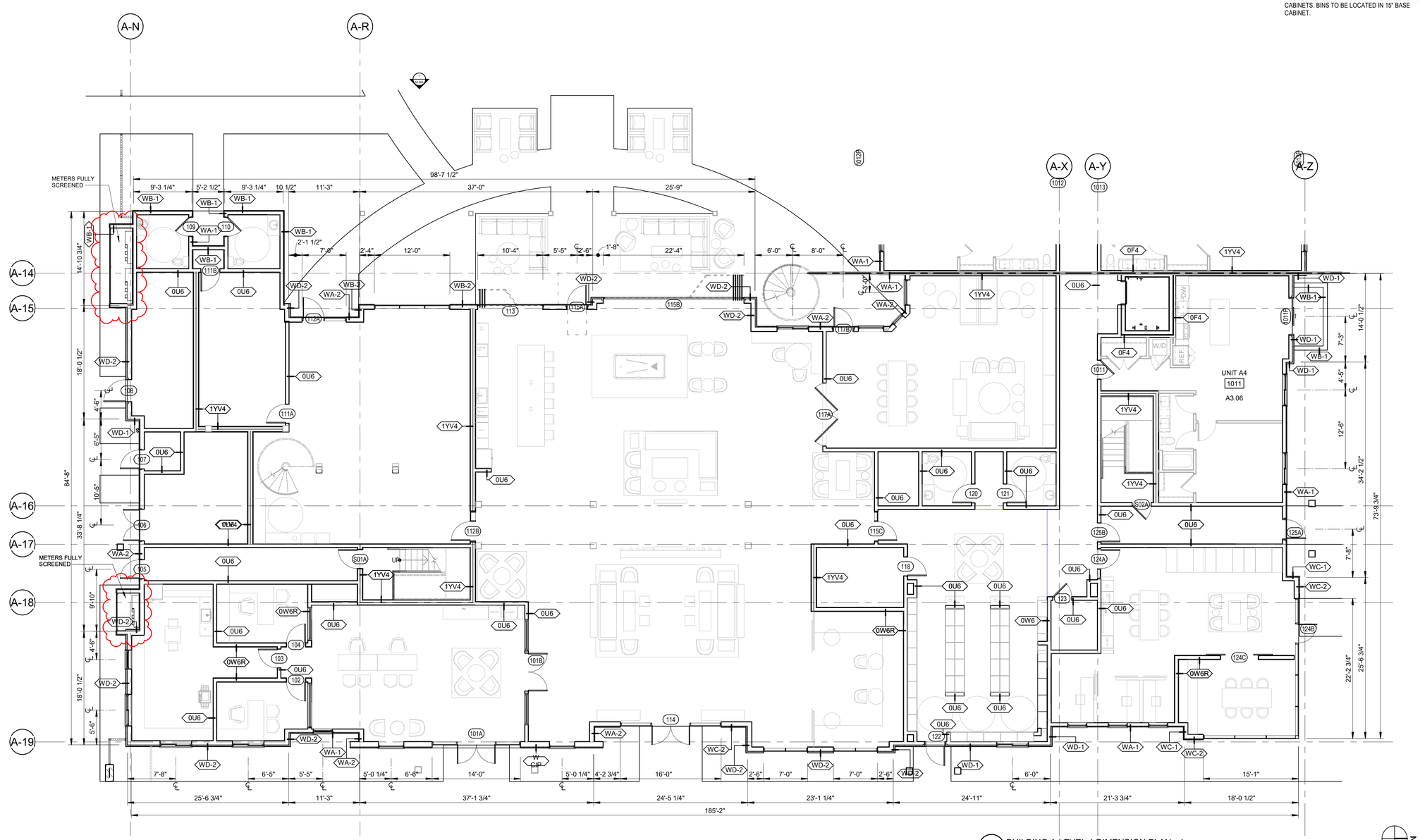
KEYNOTE LEGEND

ACCESSIBILITY NOTES:

1. CHANGES IN LEVEL SHALL CONFORM TO ANSI A117.1.
2. ALL DOORS SHALL PROVIDE CLEAR WIDTH OF 32" MEASURED FROM THE DOOR STOP TO FACE OF OPENED DOOR, POSITIONED AT 90 DEGREES.
3. DWELLING UNITS REQ'D. TO BE ACCESSIBLE UNITS SHALL COMPLY W/ THE APPLICABLE PORTIONS OF ICC A117.1. REFER TO THIS CODE FOR ALL CLEARANCES, CONTROL LOCATIONS, ETC.
4. PROVIDE WALL BLOCKING AND BACKING FOR FUTURE GRAB BAR INSTALLATION AT ALL BATHS PER DETAIL ON SHEET A0.3
5. REMOVEABLE BASE CABINETS TO BE INSTALLED AT UNITS SHOWN IN INTERIOR ELEVATIONS. SEE DETAIL SHEET A0.3 FOR DETAILS.
6. ALL TYPE 'B' DWELLING UNITS SHALL UTILIZE EITHER OPTION 'A' OR OPTION 'B' BATHROOM PER APPLICABLE PORTIONS OF ICC A117.1
7. REFER TO SHEET A0.02 FOR ALL STANDARD MOUNTING HEIGHTS, CLEARANCES, AND CONFIGURATIONS UNLESS SPECIFICALLY NOTED OR DIMENSIONED OTHERWISE.
8. REFER TO SHEET A0.03 AND A0.04 FOR ALL ALL ANSI A AND B, REQUIRED CLEARANCES AND MOUNTING HEIGHTS.
9. IN CORNER SECTIONS OF KITCHEN COUNTERS, PROVIDE AT LEAST (1) ELECTRICAL RECEPTACLE AT A MINIMUM OF 36" FROM THE INSIDE CORNER. SEE ELECTRICAL.

GENERAL NOTES:

A. REFER TO SHEET A0.1 FOR PROJECT GENERAL NOTES.
B. REFER TO DOOR AND WINDOW SCHEDULE SHEETS A9.1 THRU A9.3 FOR EXTERIOR DOORS AND WINDOWS
C. REFER TO DOOR AND FRAME SCHEDULE FOR DOORS REQUIRING ADA ACCESS CONTROL
D. ALL PARTITIONS AT TOILETS SHALL HAVE FULL-HEIGHT CONTINUOUS BATT INSULATION
E. ALL DIMENSIONS ARE TO FACE OF STUD (UNLESS NOTED OTHERWISE)
F. PROVIDE ALL BLOCKING FOR SHELVING, CLOSET RODS, CABINETRY, FUTURE GRAB BARS, AND ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES.
G. PROVIDE 1/2" DENSHIELD AT ALL SHOWER & TUB WALL IN LIEU OF GWB. DO NOT OMIT TYPE 'X' GWB AT 1 HOUR RATED WALLS
H. DOUBLE STUD FRAMING AT ALL DOOR JAMBS.
I. CAULK ALL FOUR SIDES OF BASE AT LAUNDRY AREAS
J. ALL PLUMBING WALLS SHALL BE 6" (TYP.)
K. HINGE SIDE JAMB OF DOORS TO BE 3" FROM ADJACENT PERPENDICULAR WALL.
L. ALL UNITS TO BE PRE-WIRED FOR CABLE (COAX) AND TELEPHONE.
M. ALL EXPOSED CONCRETE COLUMNS, WALL AND CEILINGS SHALL BE COMPLETELY CLEANED AND LEFT UNFINISHED.
N. ALL COAT HOOKS TO BE MOUNTED GREATER THAN 48" AFF, AT 54" AFF.
O. ALL FLOORING PER INTERIOR DESIGN DRAWINGS
P. SEE INTERIOR DESIGN DRAWINGS FOR CABINET COLORS, FINISHES, CABINET DOOR STYLES, ETC.
Q. PER IGCC 504.1. PROVIDE NOT LESS THAN TWO (2) 7-GALLON MINIMUM PULL-OUT BINS FOR RECYCLING AND TRASH AS PART OF KITCHEN BASE CABINETS. BINS TO BE LOCATED IN 15" BASE CABINET.



1 BUILDING A LEVEL 1 DIMENSION PLAN - 1
1/8" = 1'-0"

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Phoenix - San Diego
102 East Buchanan Street
Phoenix AZ 85004 602.258.2211
www.ccbgarchitects.com

CASE NUMBER: PL22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL
06.09.2023		PAD/PDP 3RD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING A LEVEL 1 DIMENSION PLAN - 1
Sheet: A2.A01D1

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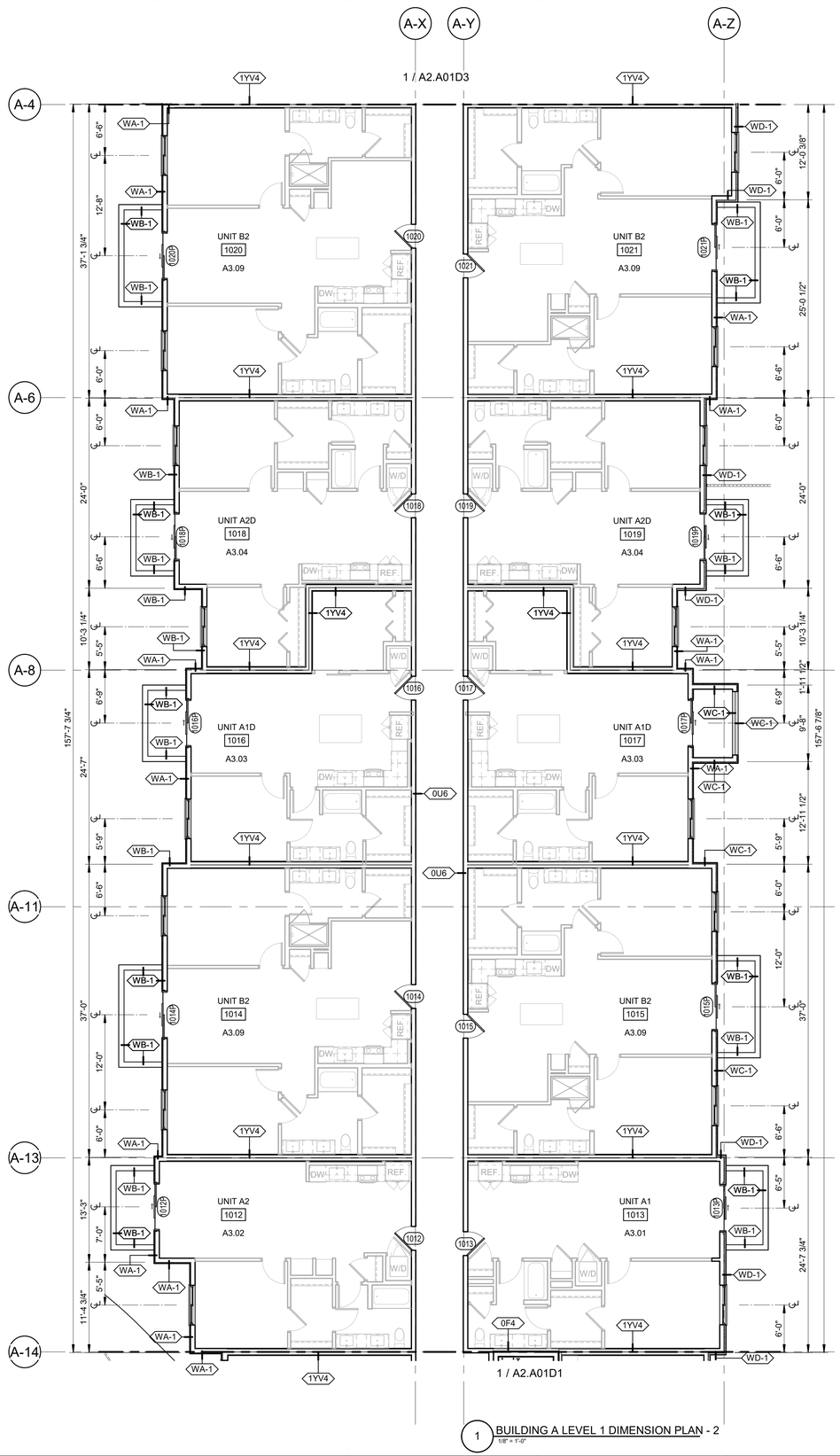
6/7/2023 2:59:07 PM

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

PLEASE RECYCLE



1 BUILDING A LEVEL 1 DIMENSION PLAN - 2
1/8" = 1'-0"

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4. PROVIDE WALL BLOCKING AND BACKING FOR FUTURE GRAB BAR INSTALLATION AT ALL BATHS PER DETAIL ON SHEET A0.3
5. REMOVEABLE BASE CABINETS TO BE INSTALLED AT UNITS SHOWN IN INTERIOR ELEVATIONS. SEE DETAIL SHEET A0.3 FOR DETAILS.
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9. IN CORNER SECTIONS OF KITCHEN COUNTERS, PROVIDE AT LEAST (1) ELECTRICAL RECEPTACLE AT A MINIMUM OF 36" FROM THE INSIDE CORNER. SEE ELECTRICAL.

GENERAL NOTES:

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O. ALL FLOORING PER INTERIOR DESIGN DRAWINGS
P. SEE INTERIOR DESIGN DRAWINGS FOR CABINET COLORS, FINISHES, CABINET DOOR STYLES, ETC.
Q. PER IGCC 504.1. PROVIDE NOT LESS THAN TWO (2) 7-GALLON MINIMUM PULL-OUT BINS FOR RECYCLING AND TRASH AS PART OF KITCHEN BASE CABINETS. BINS TO BE LOCATED IN 15" BASE CABINET.

KEYNOTE LEGEND

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CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
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10.07.2022		DD SUBMITTAL

Drawn: JP
Checked: JF
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Sheet: A2.A01D2

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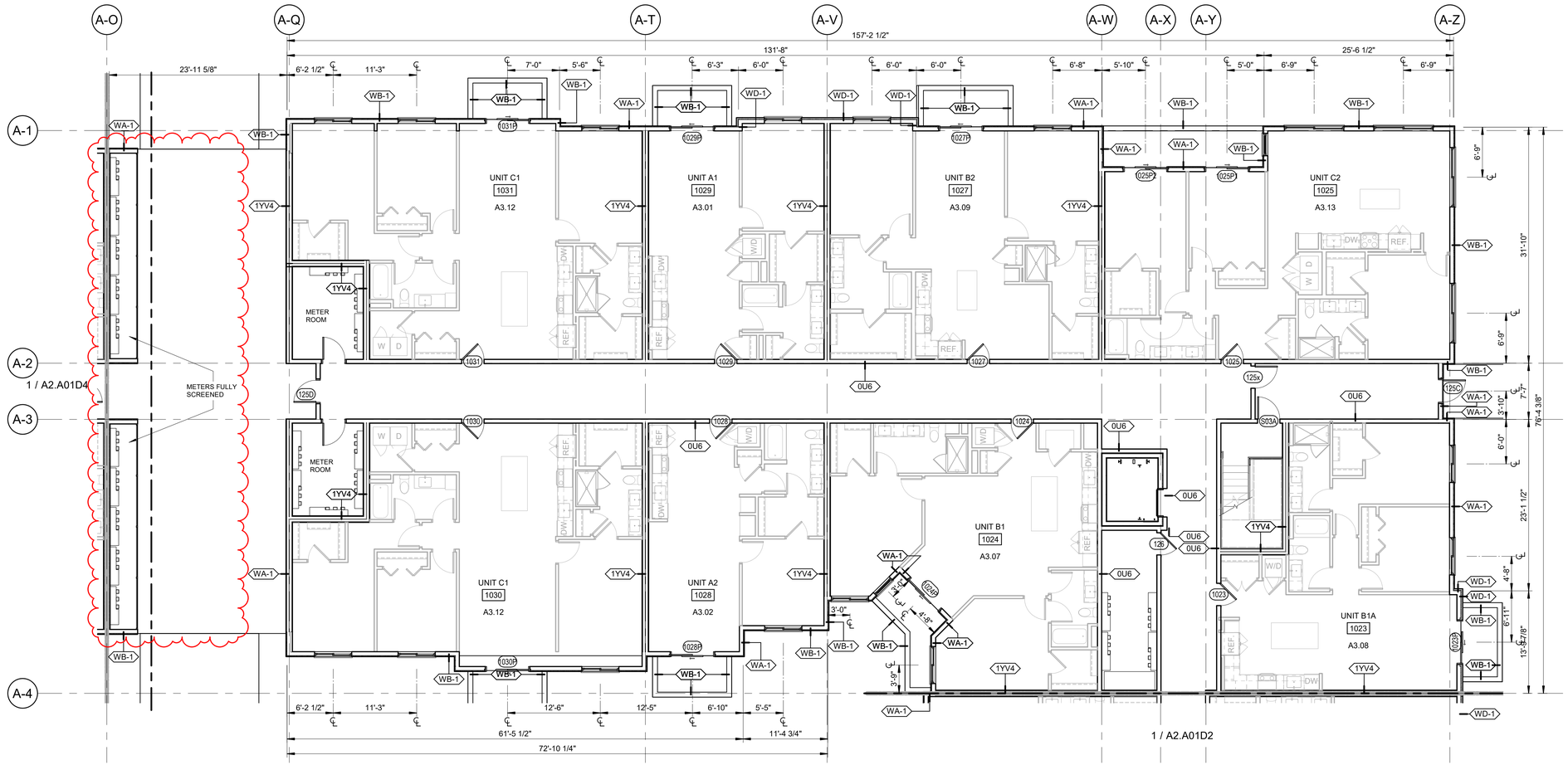

1 BUILDING A LEVEL 1 DIMENSION PLAN - 3
1/8" = 1'-0"

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

6/7/2023 2:59:13 PM

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Drawing: BUILDING A LEVEL 1 DIMENSION PLAN - 3
Sheet: A2.A01D3

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PLEASE RECYCLE

KEYNOTE LEGEND

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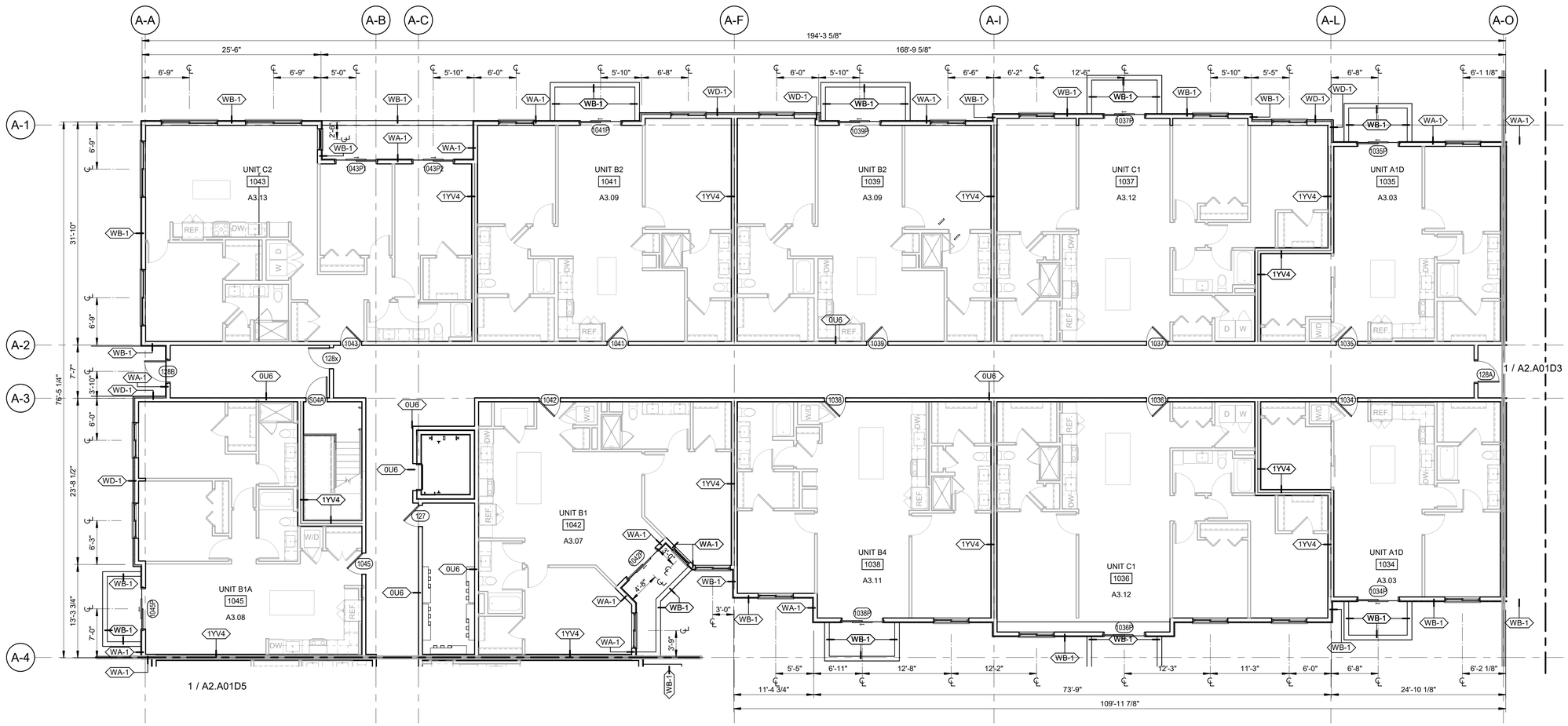

1 BUILDING A LEVEL 1 DIMENSION PLAN - 4
1/8" = 1'-0"

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CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING A LEVEL 1 DIMENSION PLAN - 4
Sheet: A2.A01D4

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GRAPHIC SCALES:

PLEASE RECYCLE

KEYNOTE LEGEND

ACCESSIBILITY NOTES:

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1 BUILDING A LEVEL 1 DIMENSION PLAN - 5
1/8" = 1'-0"

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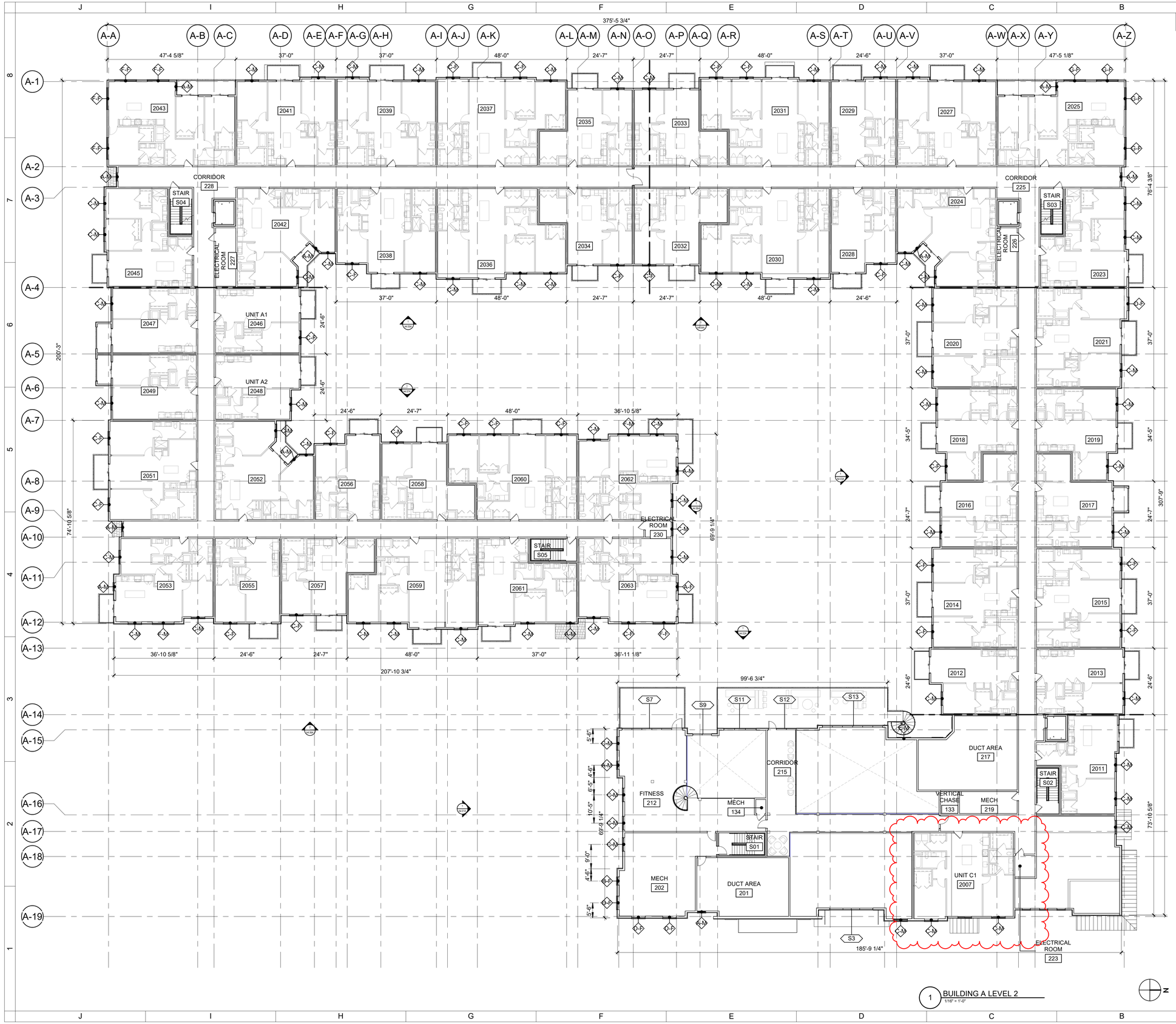
GRAPHIC SCALES:

PLEASE RECYCLE



1 BUILDING A LEVEL 2
1/16" = 1'-0"

N

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
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4. PROVIDE WALL BLOCKING AND BACKING FOR FUTURE GRAB BAR INSTALLATION AT ALL BATHS PER DETAIL ON SHEET A0.3
5. REMOVEABLE BASE CABINETS TO BE INSTALLED AT UNITS SHOWN IN INTERIOR ELEVATIONS. SEE DETAIL SHEET A0.3 FOR DETAILS.
6. ALL TYPE 'B' DWELLING UNITS SHALL UTILIZE EITHER OPTION 'A' OR OPTION 'B' BATHROOM PER APPLICABLE PORTIONS OF ICC A117.1
7. REFER TO SHEET A0.02 FOR ALL STANDARD MOUNTING HEIGHTS, CLEARANCES, AND CONFIGURATIONS UNLESS SPECIFICALLY NOTED OR DIMENSIONED OTHERWISE.
8. REFER TO SHEET A0.03 AND A0.04 FOR ALL ALL ANSI A AND B, REQUIRED CLEARANCES AND MOUNTING HEIGHTS.
9. IN CORNER SECTIONS OF KITCHEN COUNTERS, PROVIDE AT LEAST (1) ELECTRICAL RECEPTACLE AT A MINIMUM OF 36" FROM THE INSIDE CORNER. SEE ELECTRICAL.

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102 East Buchanan Street
Phoenix AZ 85004 602.258.2211
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CASE NUMBER: PL-H22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL
06.09.2023		PAD/PDP 3RD SUBMITTAL

Drawn
JP
Checked
JF
Job Number
2204
Drawing
BUILDING A LEVEL 2 FLOOR PLAN
Sheet
A2.A02

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KEYNOTE LEGEND

ACCESSIBILITY NOTES:

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C. REFER TO DOOR AND FRAME SCHEDULE FOR DOORS REQUIRING ADA ACCESS CONTROL
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F. PROVIDE ALL BLOCKING FOR SHELVING, CLOSET RODS, CABINETRY, FUTURE GRAB BARS, AND ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES.
G. PROVIDE 1/2" DENSHIELD AT ALL SHOWER & TUB WALL IN LIEU OF GWB. DO NOT OMIT TYPE 'X' GWB AT 1 HOUR RATED WALLS
H. DOUBLE STUD FRAMING AT ALL DOOR JAMBS.
I. CAULK ALL FOUR SIDES OF BASE AT LAUNDRY AREAS
J. ALL PLUMBING WALLS SHALL BE 6" (TYP.)
K. HINGE SIDE JAMB OF DOORS TO BE 3" FROM ADJACENT PERPENDICULAR WALL.
L. ALL UNITS TO BE PRE-WIRED FOR CABLE (COAX) AND TELEPHONE.
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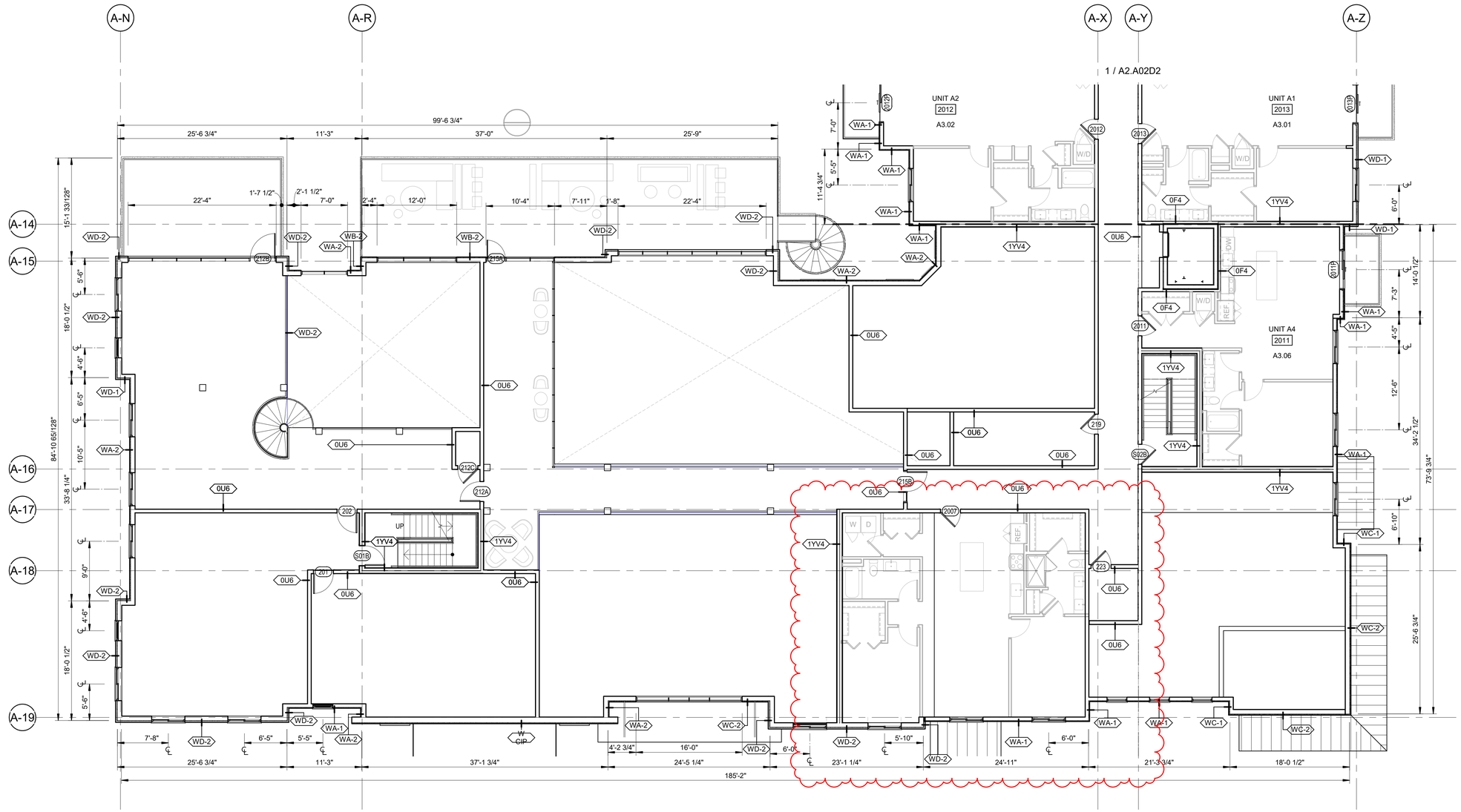
N. ALL COAT HOOKS TO BE MOUNTED GREATER THAN 48" AFF, AT 54" AFF.
O. ALL FLOORING PER INTERIOR DESIGN DRAWINGS
P. SEE INTERIOR DESIGN DRAWINGS FOR CABINET COLORS, FINISHES, CABINET DOOR STYLES, ETC.
Q. PER IGCC 504.1. PROVIDE NOT LESS THAN TWO (2) 7-GALLON MINIMUM PULL-OUT BINS FOR RECYCLING AND TRASH AS PART OF KITCHEN BASE CABINETS. BINS TO BE LOCATED IN 15" BASE CABINET.



1 BUILDING A LEVEL 2 DIMENSION PLAN - 1
1/8" = 1'-0"

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
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06.09.2023		PAD/PDP 3RD SUBMITTAL

Drawn
JP
Checked
JF
Job Number
2204
Drawing
BUILDING A LEVEL 2 DIMENSION PLAN - 1

Sheet
A2.A02D1

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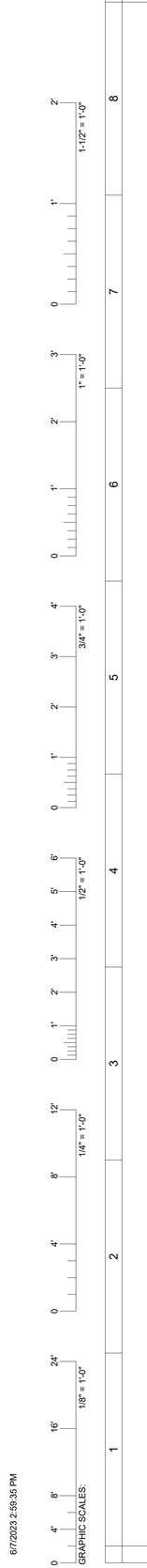

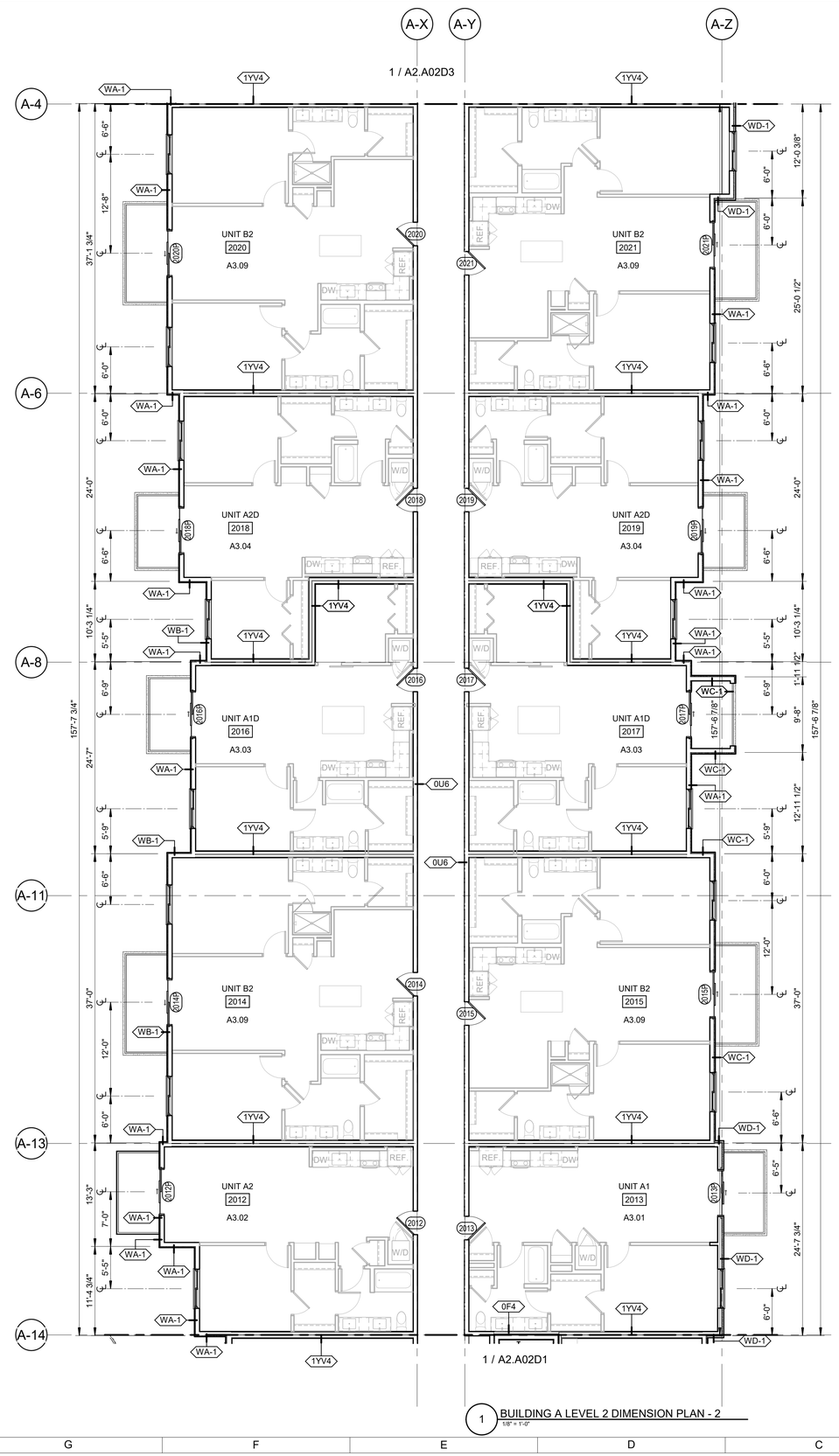

1 BUILDING A LEVEL 2 DIMENSION PLAN - 2
1/8" = 1'-0"

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KEYNOTE LEGEND

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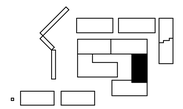

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Job Number
2204
Drawing
BUILDING A LEVEL 2 DIMENSION PLAN - 2

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KEYNOTE LEGEND

ACCESSIBILITY NOTES:

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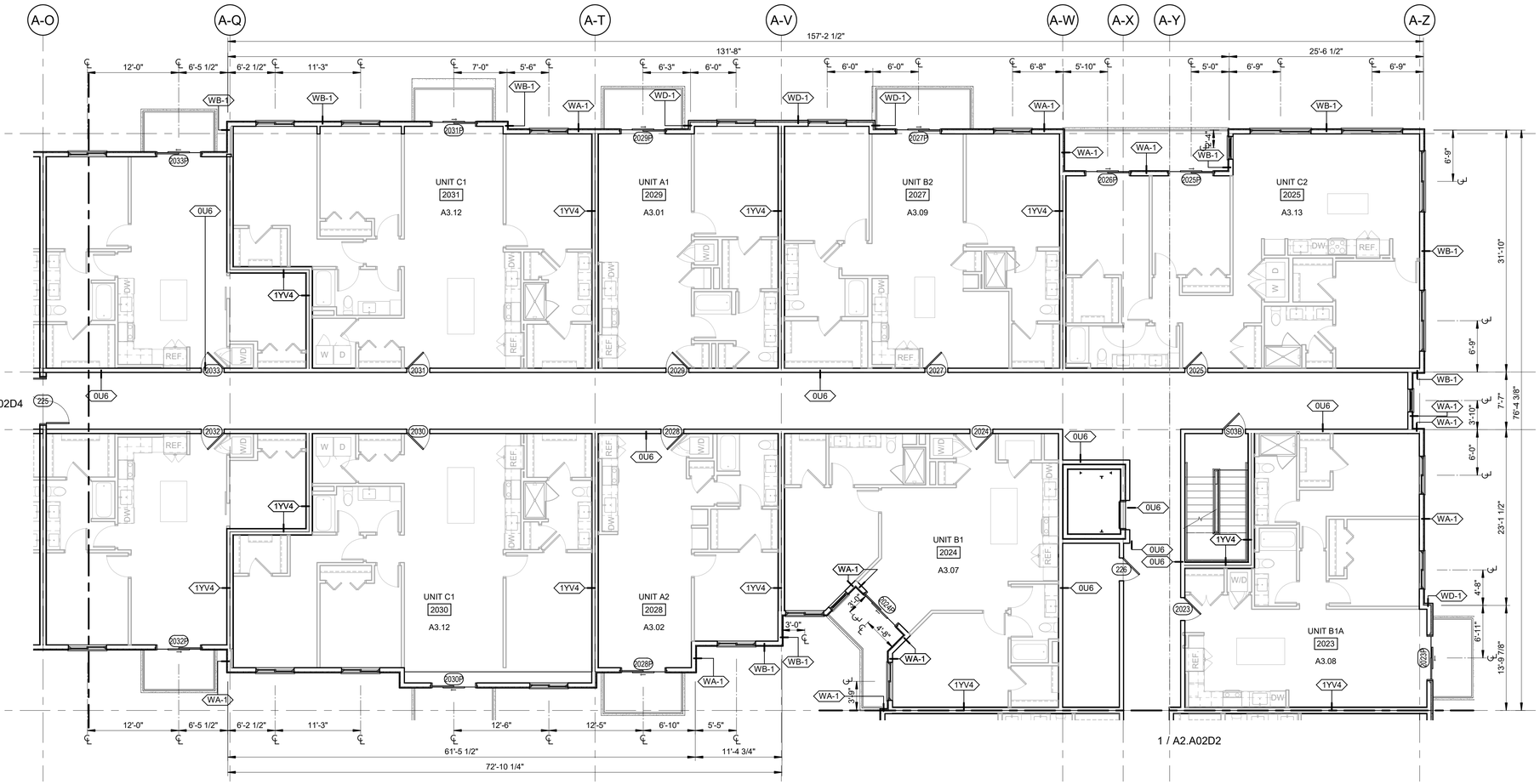

1 BUILDING A LEVEL 2 DIMENSION PLAN - 3
1/8" = 1'-0"

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

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CASE NUMBER: PL22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn
JP
Checked
JF
Job Number
2204
Drawing
BUILDING A LEVEL 2 DIMENSION PLAN - 3
Sheet
A2.A02D3

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6/7/2023 2:59:42 PM

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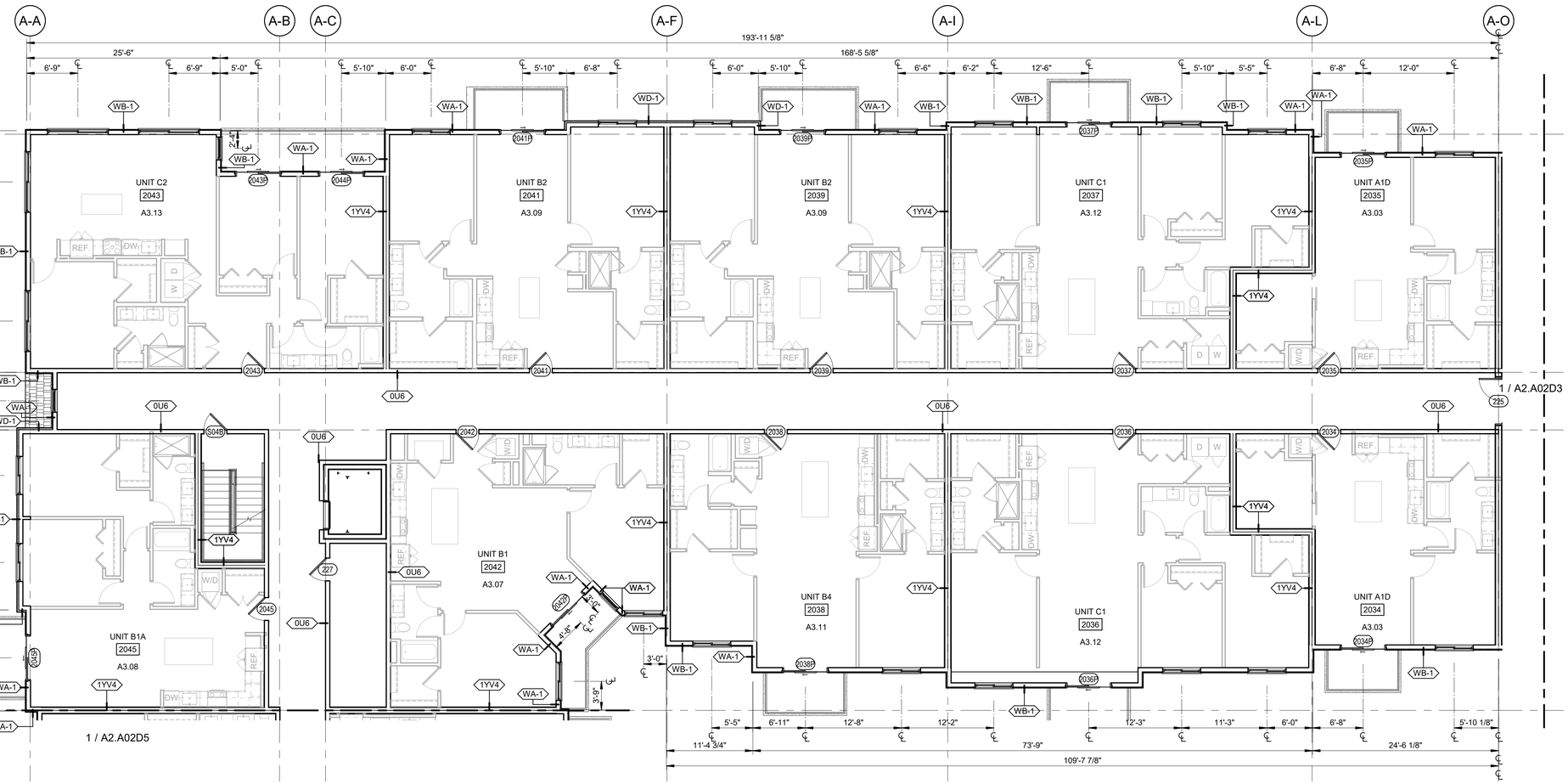

1 BUILDING A LEVEL 2 DIMENSION PLAN - 4
1/8" = 1'-0"

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Phoenix AZ 85004 602.258.2211
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CASE NUMBER: PL22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
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CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING A LEVEL 2 DIMENSION PLAN - 4

Sheet: A2.A02D4

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KEYNOTE LEGEND

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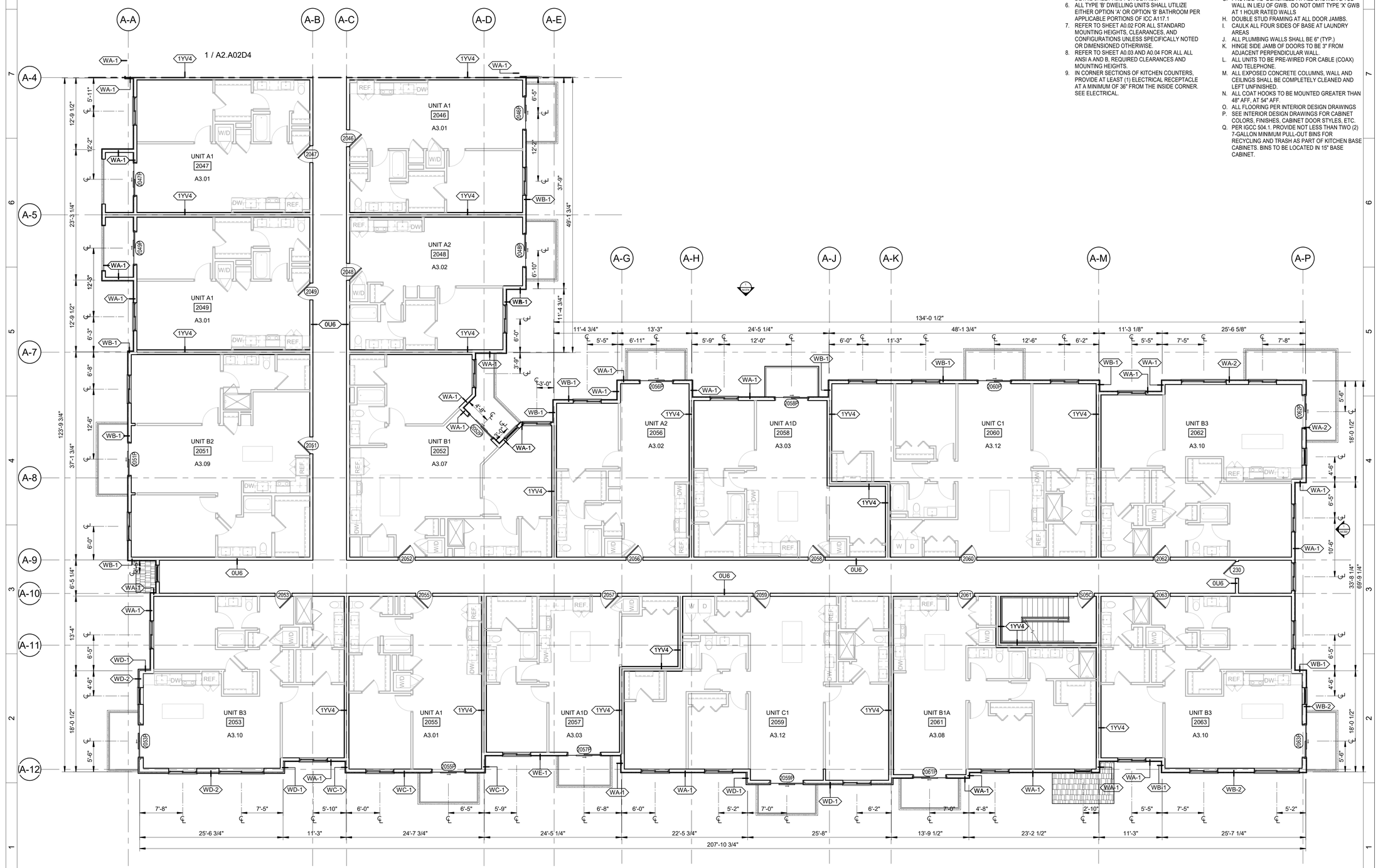

1 BUILDING A LEVEL 2 DIMENSION PLAN - 5
1/8" = 1'-0"

GRAPHIC SCALES: 1-1/2" = 1'-0" | 1" = 1'-0" | 3/4" = 1'-0" | 1/2" = 1'-0" | 1/4" = 1'-0" | 1/8" = 1'-0"

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Drawing: BUILDING A LEVEL 2 DIMENSION PLAN - 5
Sheet: A2.A02D5

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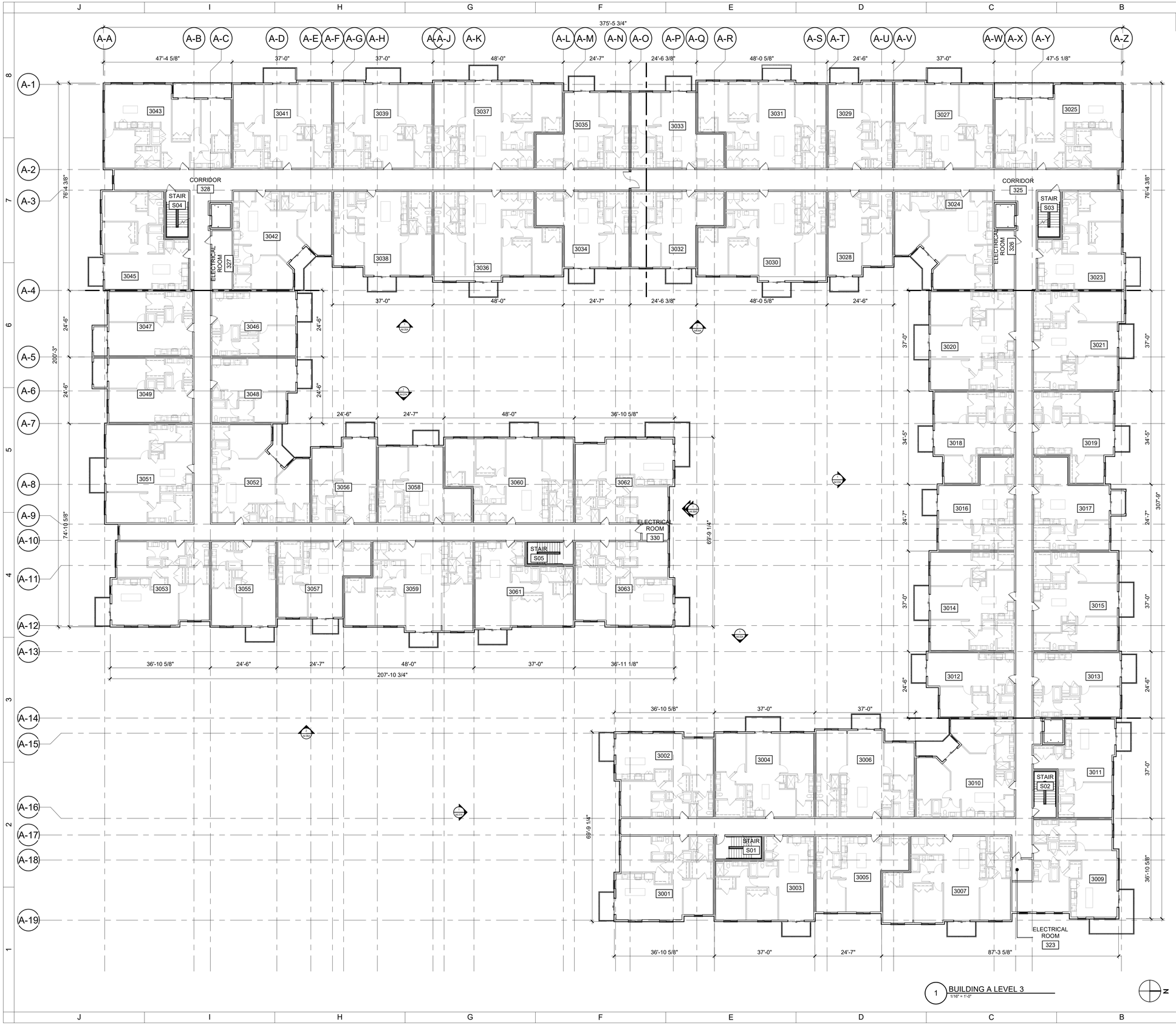
PLEASE RECYCLE

GRAPHIC SCALES: 1-1/2" = 1'-0" | 1" = 1'-0" | 3/4" = 1'-0" | 1/2" = 1'-0" | 1/4" = 1'-0" | 1/8" = 1'-0"



1 BUILDING A LEVEL 3
1/16" = 1'-0"

N

KEYNOTE LEGEND

GENERAL NOTES:

A. REFER TO SHEET A0.1 FOR PROJECT GENERAL NOTES.
B. REFER TO DOOR AND WINDOW SCHEDULE SHEETS A9.1 THRU A9.3 FOR EXTERIOR DOORS AND WINDOWS
C. REFER TO DOOR AND FRAME SCHEDULE FOR DOORS REQUIRING ADA ACCESS CONTROL
D. ALL PARTITIONS AT TOILETS SHALL HAVE FULL-HEIGHT CONTINUOUS BATT INSULATION
E. ALL DIMENSIONS ARE TO FACE OF STUD (UNLESS NOTED OTHERWISE)
F. PROVIDE ALL BLOCKING FOR SHELVING, CLOSET RODS, CABINETRY, FUTURE GRAB BARS, AND ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES.
G. PROVIDE 1/2" DENSHIELD AT ALL SHOWER & TUB WALL IN LIEU OF GWB. DO NOT OMIT TYPE 'X' GWB AT 1 HOUR RATED WALLS
H. DOUBLE STUD FRAMING AT ALL DOOR JAMBS.
I. CAULK ALL FOUR SIDES OF BASE AT LAUNDRY AREAS
J. ALL PLUMBING WALLS SHALL BE 6" (TYP.)
K. HINGE SIDE JAMB OF DOORS TO BE 3" FROM ADJACENT PERPENDICULAR WALL
L. ALL UNITS TO BE PRE-WIRED FOR CABLE (COAX) AND TELEPHONE.
M. ALL EXPOSED CONCRETE COLUMNS, WALL AND CEILINGS SHALL BE COMPLETELY CLEANED AND LEFT UNFINISHED
N. ALL COAT HOOKS TO BE MOUNTED GREATER THAN 48" AFF, AT 54" AFF.
O. ALL FLOORING PER INTERIOR DESIGN DRAWINGS
P. SEE INTERIOR DESIGN DRAWINGS FOR CABINET COLORS, FINISHES, CABINET DOOR STYLES, ETC.
Q. PER IGCC 504.1. PROVIDE NOT LESS THAN TWO (2) 7-GALLON MINIMUM PULL-OUT BINS FOR RECYCLING AND TRASH AS PART OF KITCHEN BASE CABINETS. BINS TO BE LOCATED IN 15" BASE CABINET.

ACCESSIBILITY NOTES:

1. CHANGES IN LEVEL SHALL CONFORM TO ANSI A117.1.
2. ALL DOORS SHALL PROVIDE CLEAR WIDTH OF 32" MEASURED FROM THE DOOR STOP TO FACE OF OPENED DOOR, POSITIONED AT 90 DEGREES.
3. DWELLING UNITS REQ'D. TO BE ACCESSIBLE UNITS SHALL COMPLY W/ THE APPLICABLE PORTIONS OF ICC A117.1. REFER TO THIS CODE FOR ALL CLEARANCES, CONTROL LOCATIONS, ETC.
4. PROVIDE WALL BLOCKING AND BACKING FOR FUTURE GRAB BAR INSTALLATION AT ALL BATHS PER DETAIL ON SHEET A0.3
5. REMOVEABLE BASE CABINETS TO BE INSTALLED AT UNITS SHOWN IN INTERIOR ELEVATIONS. SEE DETAIL SHEET A0.3 FOR DETAILS.
6. ALL TYPE 'B' DWELLING UNITS SHALL UTILIZE EITHER OPTION 'A' OR OPTION 'B' BATHROOM PER APPLICABLE PORTIONS OF ICC A117.1
7. REFER TO SHEET A0.02 FOR ALL STANDARD MOUNTING HEIGHTS, CLEARANCES, AND CONFIGURATIONS UNLESS SPECIFICALLY NOTED OR DIMENSIONED OTHERWISE.
8. REFER TO SHEET A0.03 AND A0.04 FOR ALL ALL ANSI A AND B, REQUIRED CLEARANCES AND MOUNTING HEIGHTS.
9. IN CORNER SECTIONS OF KITCHEN COUNTERS, PROVIDE AT LEAST (1) ELECTRICAL RECEPTACLE AT A MINIMUM OF 36" FROM THE INSIDE CORNER. SEE ELECTRICAL.

CCBG Architects, Inc.
Phoenix - San Diego
102 East Buchanan Street
Phoenix AZ 85004 602.258.2211
www.ccbgarchitects.com

CASE NUMBER: PL-H22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING A LEVEL 3 FLOOR PLAN
Sheet: A2.A03

6/7/2023 2:59:53 PM

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PLEASE RECYCLE

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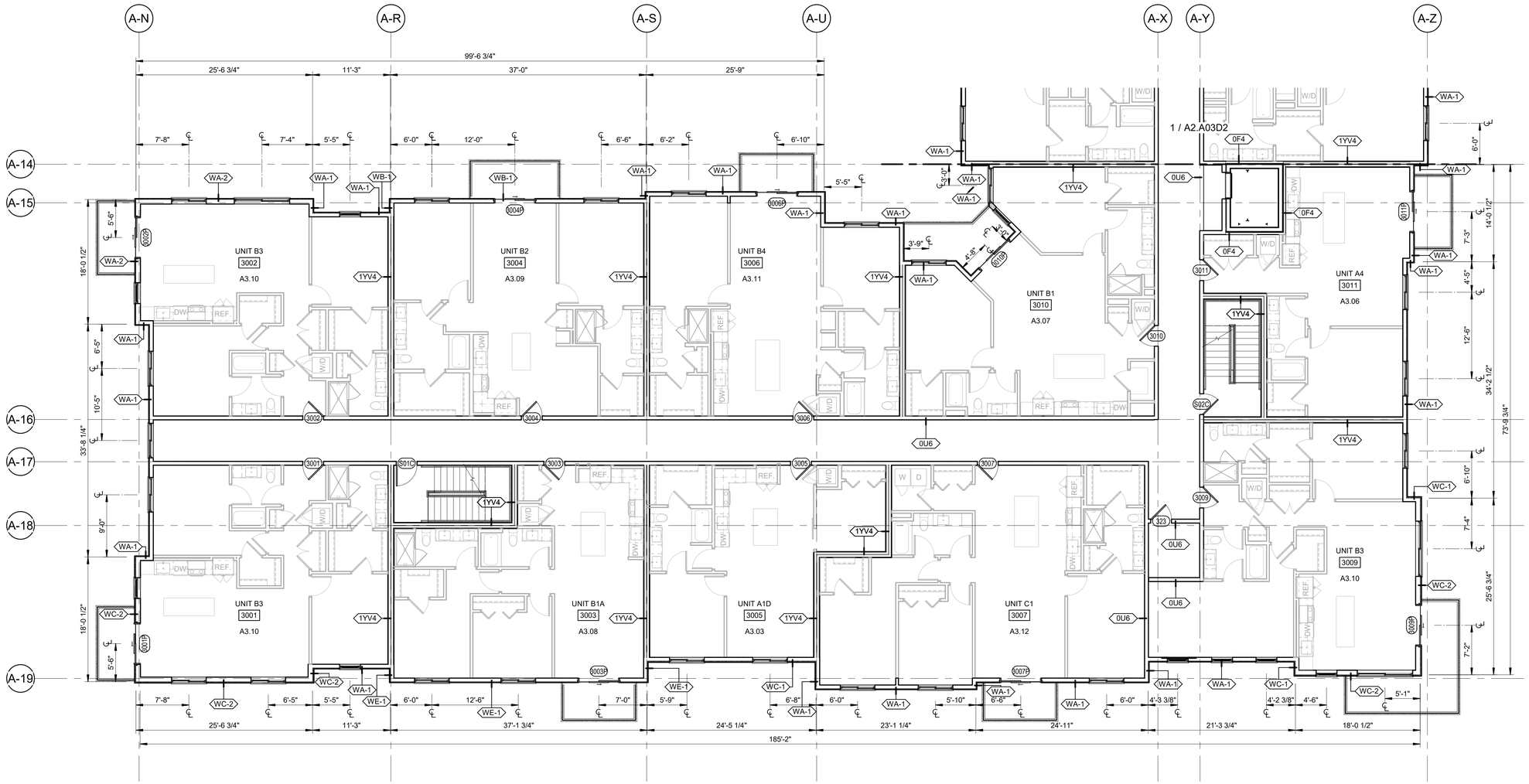

1 BUILDING A LEVEL 3 DIMENSION PLAN - 1
1/8" = 1'-0"

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

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ISSUANCE

DATE	REV	FOR
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10.07.2022		DD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING A LEVEL 3 DIMENSION PLAN - 1
Sheet: A2.A03D1

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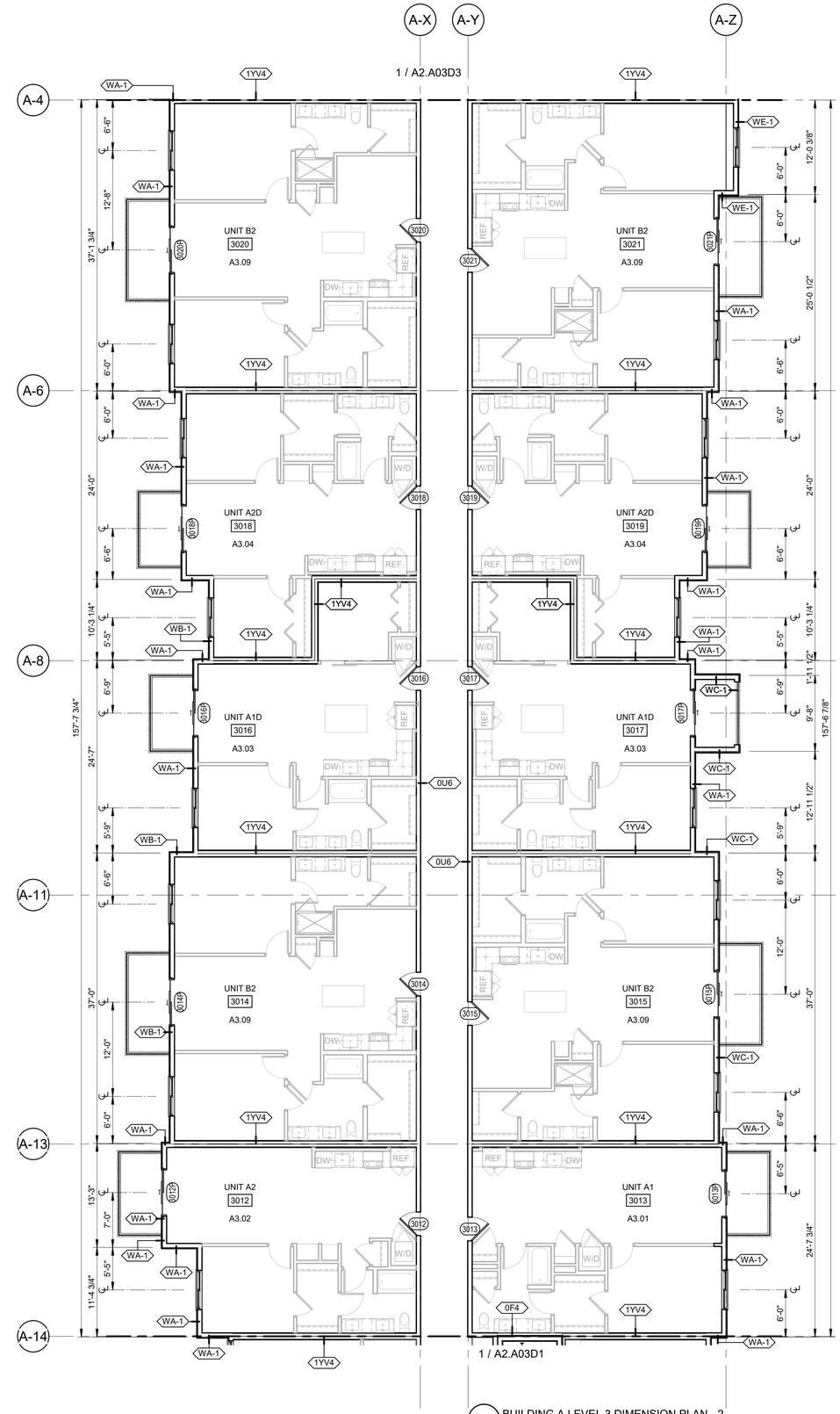

1 BUILDING A LEVEL 3 DIMENSION PLAN - 2
1/8" = 1'-0"

ACCESSIBILITY NOTES:

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5. REMOVEABLE BASE CABINETS TO BE INSTALLED AT UNITS SHOWN IN INTERIOR ELEVATIONS. SEE DETAIL SHEET A0.3 FOR DETAILS.
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7. REFER TO SHEET A0.02 FOR ALL STANDARD MOUNTING HEIGHTS, CLEARANCES, AND CONFIGURATIONS UNLESS SPECIFICALLY NOTED OR DIMENSIONED OTHERWISE.
8. REFER TO SHEET A0.03 AND A0.04 FOR ALL ALL ANSI A AND B, REQUIRED CLEARANCES AND MOUNTING HEIGHTS.
9. IN CORNER SECTIONS OF KITCHEN COUNTERS, PROVIDE AT LEAST (1) ELECTRICAL RECEPTACLE AT A MINIMUM OF 36" FROM THE INSIDE CORNER. SEE ELECTRICAL

GENERAL NOTES:

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KEYNOTE LEGEND

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MIXED USE DEVELOPMENT

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CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn: JP
Checked: JF
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Drawing: BUILDING A LEVEL 3 DIMENSION PLAN - 2
Sheet: A2.A03D2

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GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
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PLEASE RECYCLE

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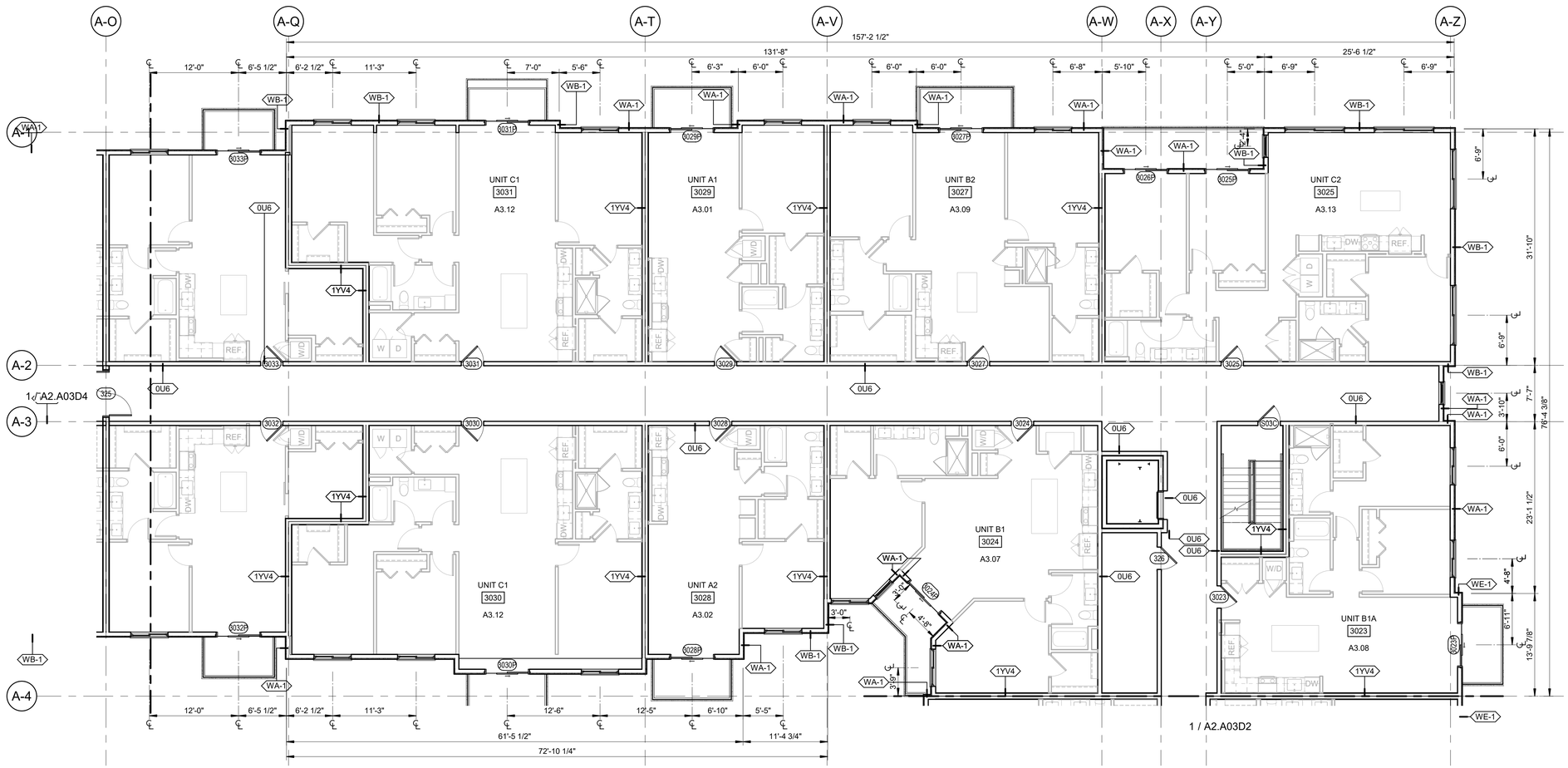

1 BUILDING A LEVEL 3 DIMENSION PLAN - 3
1/8" = 1'-0"

GRAPHIC SCALES: 2" = 1'-0" (1-1/2" = 1'-0") | 1" = 1'-0" (3/4" = 1'-0") | 1/2" = 1'-0" (1/4" = 1'-0") | 1/8" = 1'-0"

6/7/2023 3:00:02 PM

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CASE NUMBER: PL22-0044
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ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING A LEVEL 3 DIMENSION PLAN - 3
Sheet: A2.A03D3

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PLEASE RECYCLE

KEYNOTE LEGEND

ACCESSIBILITY NOTES:

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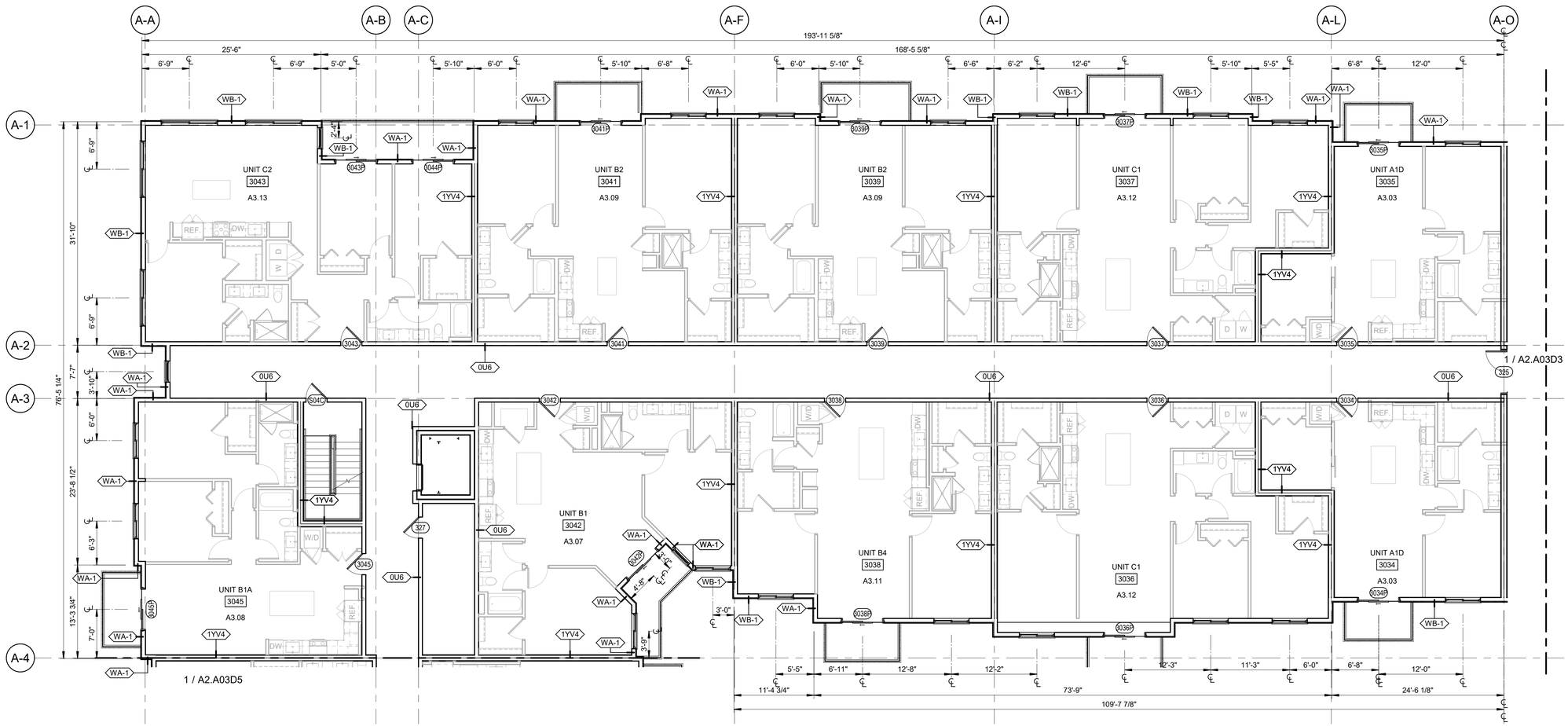

1 BUILDING A LEVEL 3 DIMENSION PLAN - 4
1/8" = 1'-0"

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
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6/7/2023 3:00:05 PM

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Sheet: A2.A03D4

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PLEASE RECYCLE

KEYNOTE LEGEND

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L. ALL UNITS TO BE PRE-WIRED FOR CABLE (COAX) AND TELEPHONE.
M. ALL EXPOSED CONCRETE COLUMNS, WALL AND CEILINGS SHALL BE COMPLETELY CLEANED AND LEFT UNFINISHED.
N. ALL COAT HOOKS TO BE MOUNTED GREATER THAN 48" AFF, AT 54" AFF.
O. ALL FLOORING PER INTERIOR DESIGN DRAWINGS
P. SEE INTERIOR DESIGN DRAWINGS FOR CABINET COLORS, FINISHES, CABINET DOOR STYLES, ETC.
Q. PER IGCC 504.1. PROVIDE NOT LESS THAN TWO (2) 7-GALLON MINIMUM PULL-OUT BINS FOR RECYCLING AND TRASH AS PART OF KITCHEN BASE CABINETS. BINS TO BE LOCATED IN 15" BASE CABINET.

1 BUILDING A LEVEL 3 DIMENSION PLAN - 5
1/8" = 1'-0"

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CASE NUMBER: PL22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING A LEVEL 3 DIMENSION PLAN - 5
Sheet: A2.A03D5

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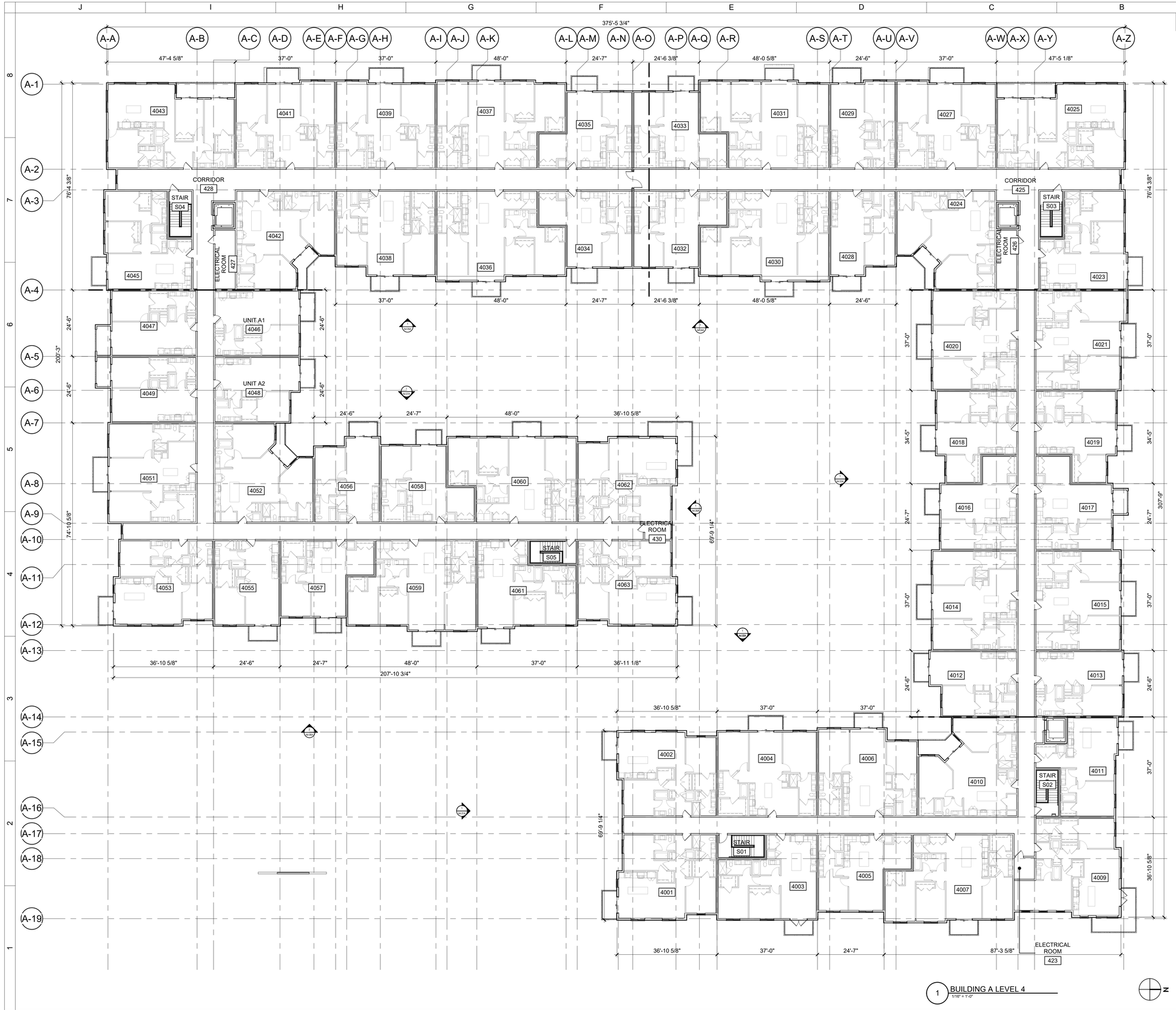
GRAPHIC SCALES:

PLEASE RECYCLE



1 BUILDING A LEVEL 4
1/16" = 1'-0"

N

KEYNOTE LEGEND

GENERAL NOTES:

A. REFER TO SHEET A0.1 FOR PROJECT GENERAL NOTES.
B. REFER TO DOOR AND WINDOW SCHEDULE SHEETS A9.1 THRU A9.3 FOR EXTERIOR DOORS AND WINDOWS
C. REFER TO DOOR AND FRAME SCHEDULE FOR DOORS REQUIRING ADA ACCESS CONTROL
D. ALL PARTITIONS AT TOILETS SHALL HAVE FULL-HEIGHT CONTINUOUS BATT INSULATION
E. ALL DIMENSIONS ARE TO FACE OF STUD (UNLESS NOTED OTHERWISE)
F. PROVIDE ALL BLOCKING FOR SHELVING, CLOSET RODS, CABINETRY, FUTURE GRAB BARS, AND ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES.
G. PROVIDE 1/2" DENSHIELD AT ALL SHOWER & TUB WALL IN LIEU OF GWB. DO NOT OMIT TYPE 'X' GWB AT 1 HOUR RATED WALLS
H. DOUBLE STUD FRAMING AT ALL DOOR JAMBS.
I. CAULK ALL FOUR SIDES OF BASE AT LAUNDRY AREAS
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K. HINGE SIDE JAMB OF DOORS TO BE 3" FROM ADJACENT PERPENDICULAR WALL
L. ALL UNITS TO BE PRE-WIRED FOR CABLE (COAX) AND TELEPHONE.
M. ALL EXPOSED CONCRETE COLUMNS, WALL AND CEILINGS SHALL BE COMPLETELY CLEANED AND LEFT UNFINISHED.
N. ALL COAT HOOKS TO BE MOUNTED GREATER THAN 48" AFF, AT 54" AFF.
O. ALL FLOORING PER INTERIOR DESIGN DRAWINGS
P. SEE INTERIOR DESIGN DRAWINGS FOR CABINET COLORS, FINISHES, CABINET DOOR STYLES, ETC.
Q. PER IGCC 504.1, PROVIDE NOT LESS THAN TWO (2) 7-GALLON MINIMUM PULL-OUT BINS FOR RECYCLING AND TRASH AS PART OF KITCHEN BASE CABINETS. BINS TO BE LOCATED IN 15" BASE CABINET.

ACCESSIBILITY NOTES:

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4. PROVIDE WALL BLOCKING AND BACKING FOR FUTURE GRAB BAR INSTALLATION AT ALL BATHS PER DETAIL ON SHEET A0.3
5. REMOVEABLE BASE CABINETS TO BE INSTALLED AT UNITS SHOWN IN INTERIOR ELEVATIONS. SEE DETAIL SHEET A0.3 FOR DETAILS.
6. ALL TYPE 'B' DWELLING UNITS SHALL UTILIZE EITHER OPTION 'A' OR OPTION 'B' BATHROOM PER APPLICABLE PORTIONS OF ICC A117.1
7. REFER TO SHEET A0.02 FOR ALL STANDARD MOUNTING HEIGHTS, CLEARANCES, AND CONFIGURATIONS UNLESS SPECIFICALLY NOTED OR DIMENSIONED OTHERWISE.
8. REFER TO SHEET A0.03 AND A0.04 FOR ALL ALL ANSI A AND B, REQUIRED CLEARANCES AND MOUNTING HEIGHTS.
9. IN CORNER SECTIONS OF KITCHEN COUNTERS, PROVIDE AT LEAST (1) ELECTRICAL RECEPTACLE AT A MINIMUM OF 36" FROM THE INSIDE CORNER. SEE ELECTRICAL.

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

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CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

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CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn
JP
Checked
JF
Job Number
2204
Drawing
BUILDING A LEVEL 4 FLOOR PLAN
Sheet
A2.A04

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KEYNOTE LEGEND

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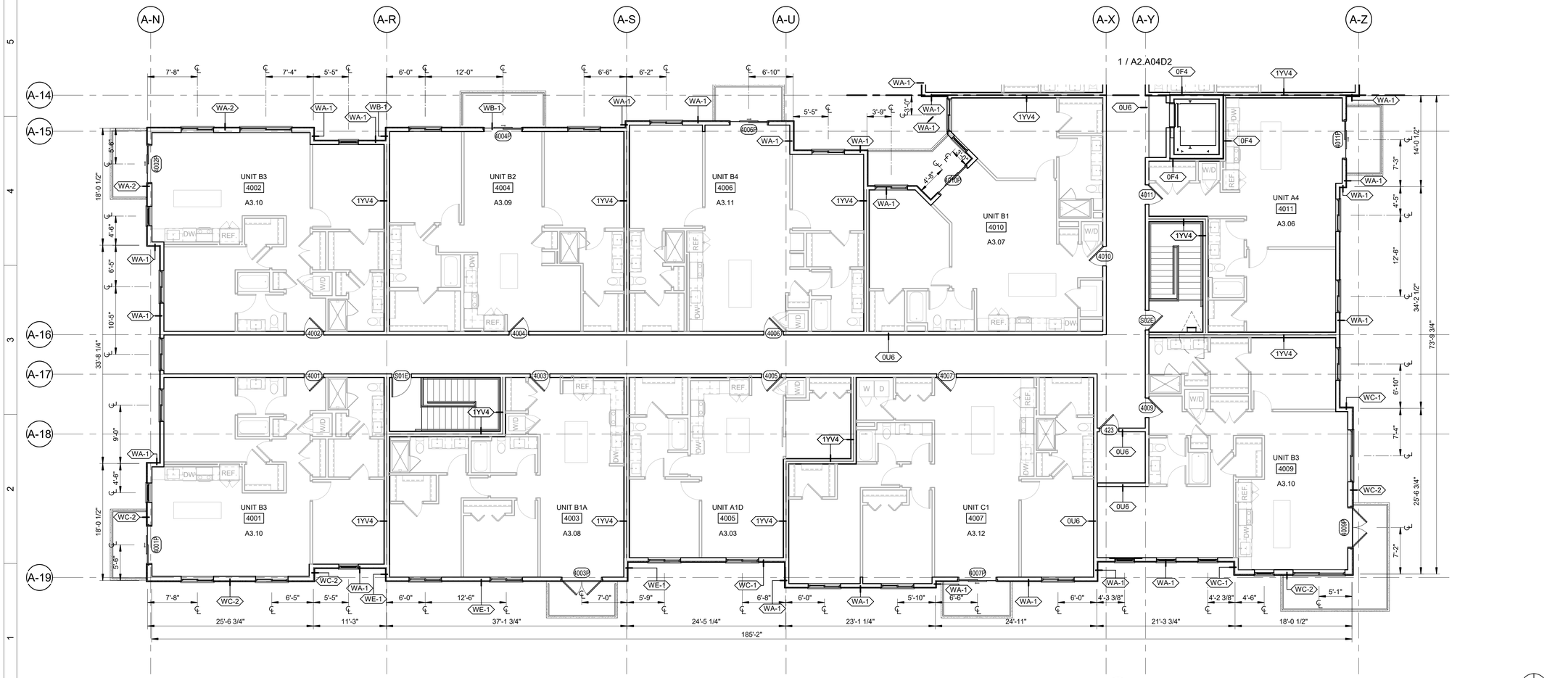

1 BUILDING A LEVEL 4 DIMENSION PLAN - 1
1/8" = 1'-0"

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
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CASE NUMBER: PL22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING A LEVEL 4 DIMENSION PLAN - 1

Sheet
A2.A04D1

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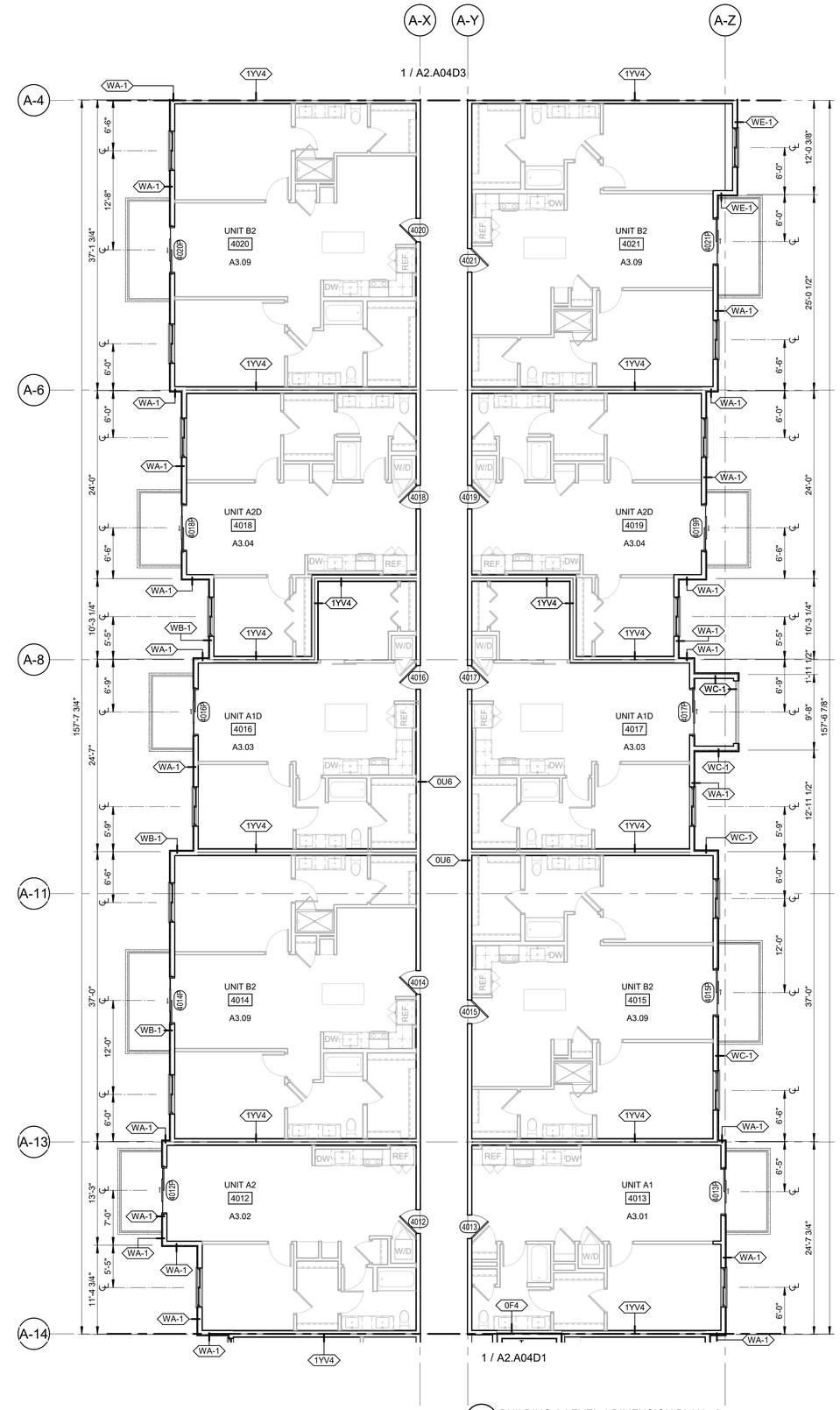

1 BUILDING A LEVEL 4 DIMENSION PLAN - 2
1/8" = 1'-0"

ACCESSIBILITY NOTES:

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9. IN CORNER SECTIONS OF KITCHEN COUNTERS, PROVIDE AT LEAST (1) ELECTRICAL RECEPTACLE AT A MINIMUM OF 36" FROM THE INSIDE CORNER. SEE ELECTRICAL.

GENERAL NOTES:

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KEYNOTE LEGEND

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Phoenix AZ 85004 602.258.2211
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CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING A LEVEL 4 DIMENSION PLAN - 2
Sheet: A2.A04D2

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GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
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1/8" = 1'-0"

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KEYNOTE LEGEND

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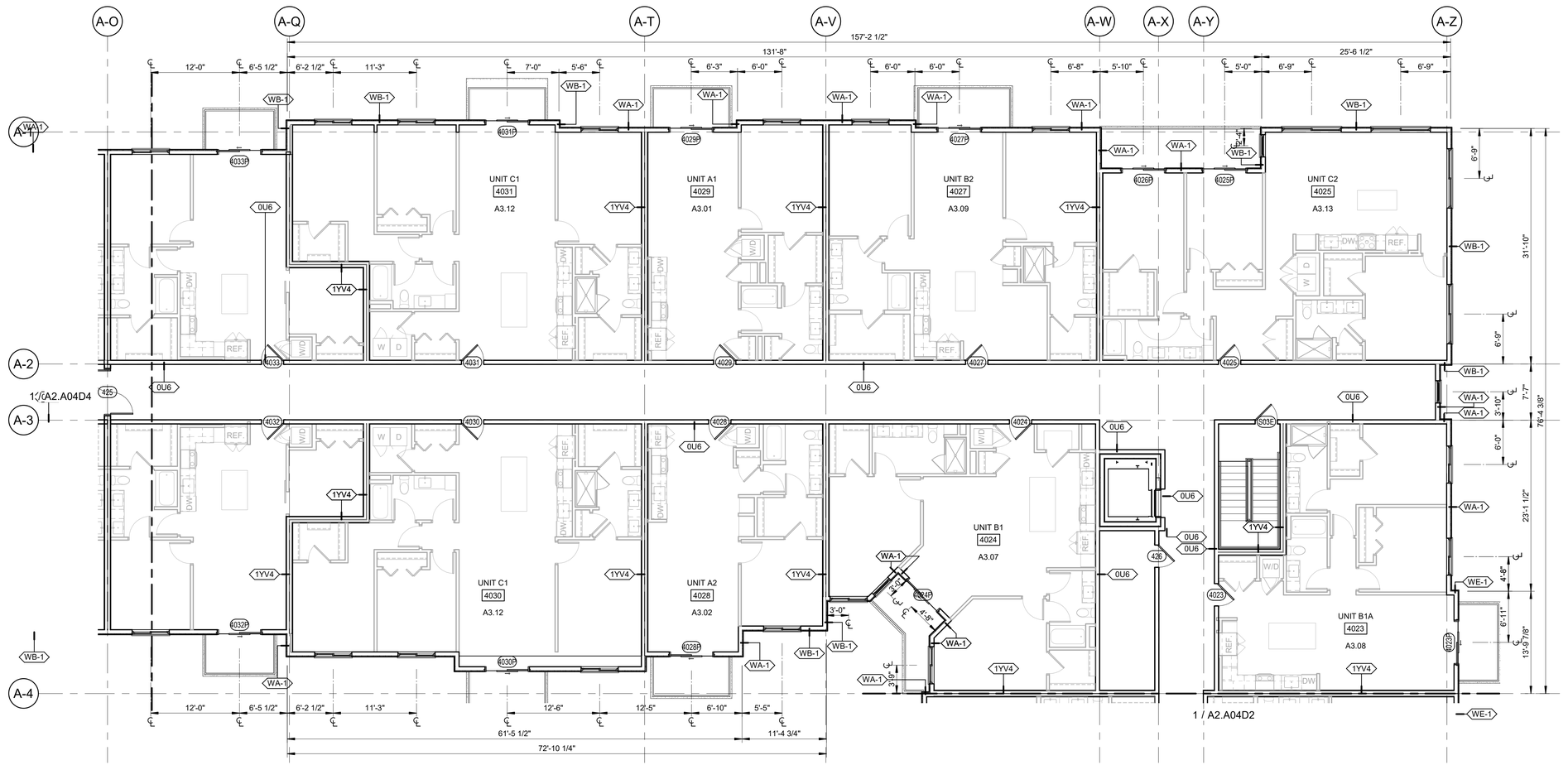

1 BUILDING A LEVEL 4 DIMENSION PLAN - 3
1/8" = 1'-0"

GRAPHIC SCALES: 1-1/2" = 1'-0" | 1" = 1'-0" | 3/4" = 1'-0" | 1/2" = 1'-0" | 1/4" = 1'-0" | 1/8" = 1'-0"

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CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

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ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING A LEVEL 4 DIMENSION PLAN - 3
Sheet: A2.A04D3

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PLEASE RECYCLE

KEYNOTE LEGEND

ACCESSIBILITY NOTES:

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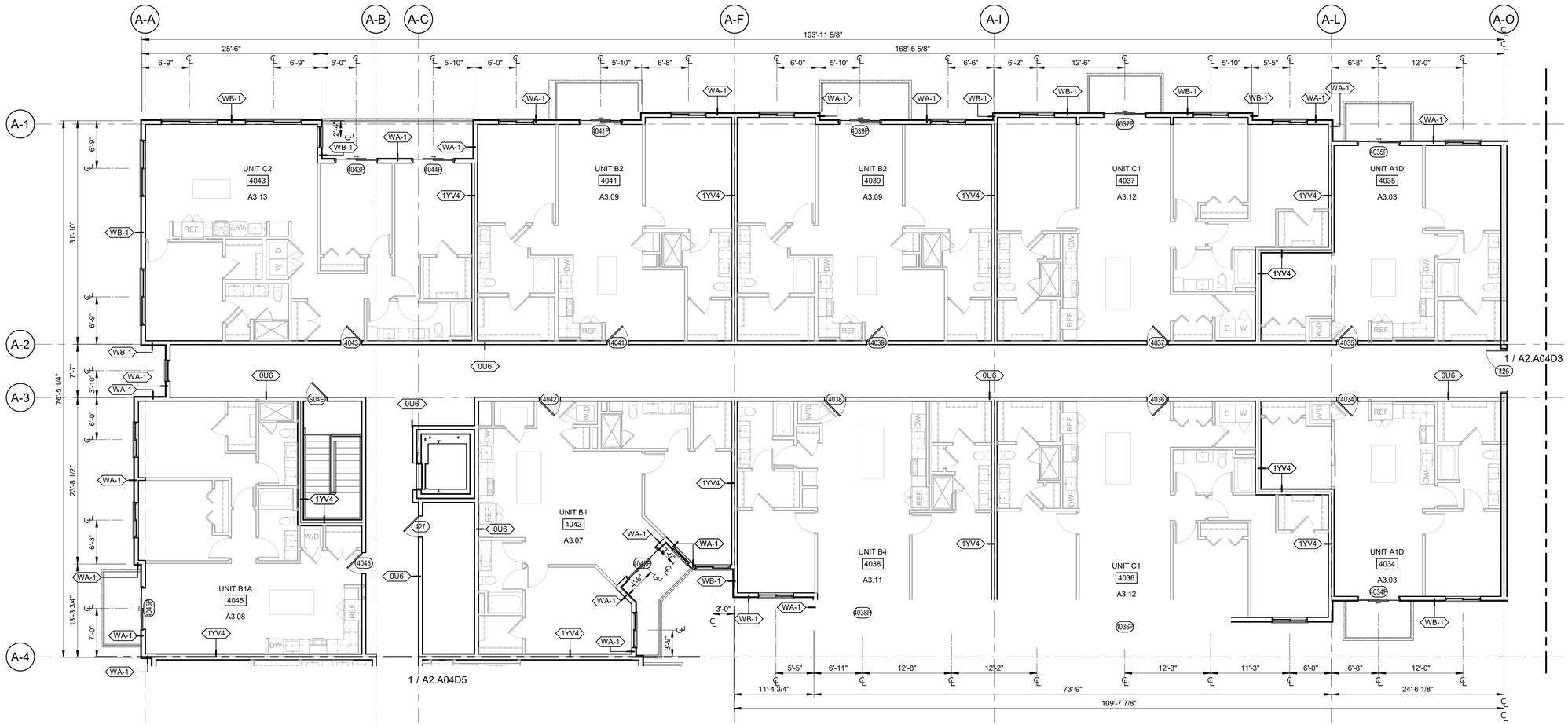

1 BUILDING A LEVEL 4 DIMENSION PLAN - 4
1/8" = 1'-0"

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
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Drawing: BUILDING A LEVEL 4 DIMENSION PLAN - 4
Sheet: A2.A04D4

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KEYNOTE LEGEND

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7. REFER TO SHEET A0.02 FOR ALL STANDARD MOUNTING HEIGHTS, CLEARANCES, AND CONFIGURATIONS UNLESS SPECIFICALLY NOTED OR DIMENSIONED OTHERWISE.
8. REFER TO SHEET A0.03 AND A0.04 FOR ALL ALL ANSI A AND B, REQUIRED CLEARANCES AND MOUNTING HEIGHTS.
9. IN CORNER SECTIONS OF KITCHEN COUNTERS, PROVIDE AT LEAST (1) ELECTRICAL RECEPTACLE AT A MINIMUM OF 36" FROM THE INSIDE CORNER. SEE ELECTRICAL.

GENERAL NOTES:

A. REFER TO SHEET A0.1 FOR PROJECT GENERAL NOTES.
B. REFER TO DOOR AND WINDOW SCHEDULE SHEETS A9.1 THRU A9.3 FOR EXTERIOR DOORS AND WINDOWS
C. REFER TO DOOR AND FRAME SCHEDULE FOR DOORS REQUIRING ADA ACCESS CONTROL
D. ALL PARTITIONS AT TOILETS SHALL HAVE FULL-HEIGHT CONTINUOUS BATT INSULATION
E. ALL DIMENSIONS ARE TO FACE OF STUD (UNLESS NOTED OTHERWISE)
F. PROVIDE ALL BLOCKING FOR SHELVING, CLOSET RODS, CABINETRY, FUTURE GRAB BARS, AND ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES.
G. PROVIDE 1/2" DENSHIELD AT ALL SHOWER & TUB WALL IN LIEU OF GWB. DO NOT OMIT TYPE 'X' GWB AT 1 HOUR RATED WALLS
H. DOUBLE STUD FRAMING AT ALL DOOR JAMBS.
I. CAULK ALL FOUR SIDES OF BASE AT LAUNDRY AREAS
J. ALL PLUMBING WALLS SHALL BE 6" (TYP.)
K. HINGE SIDE JAMB OF DOORS TO BE 3" FROM ADJACENT PERPENDICULAR WALL.
L. ALL UNITS TO BE PRE-WIRED FOR CABLE (COAX) AND TELEPHONE.
M. ALL EXPOSED CONCRETE COLUMNS, WALL AND CEILINGS SHALL BE COMPLETELY CLEANED AND LEFT UNFINISHED.
N. ALL COAT HOOKS TO BE MOUNTED GREATER THAN 48" AFF, AT 54" AFF.
O. ALL FLOORING PER INTERIOR DESIGN DRAWINGS
P. SEE INTERIOR DESIGN DRAWINGS FOR CABINET COLORS, FINISHES, CABINET DOOR STYLES, ETC.
Q. PER IGCC 504.1. PROVIDE NOT LESS THAN TWO (2) 7-GALLON MINIMUM PULL-OUT BINS FOR RECYCLING AND TRASH AS PART OF KITCHEN BASE CABINETS. BINS TO BE LOCATED IN 15" BASE CABINET.

1 BUILDING A LEVEL 4 DIMENSION PLAN - 5
1/8" = 1'-0"

GRAPHIC SCALES: 1-1/2" = 1'-0" | 1" = 1'-0" | 3/4" = 1'-0" | 1/2" = 1'-0" | 1/4" = 1'-0" | 1/8" = 1'-0"

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102 East Buchanan Street
Phoenix AZ 85004 602.258.2211
www.ccbgarchitects.com

CASE NUMBER: PL22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING A LEVEL 4 DIMENSION PLAN - 5
Sheet: A2.A04D5

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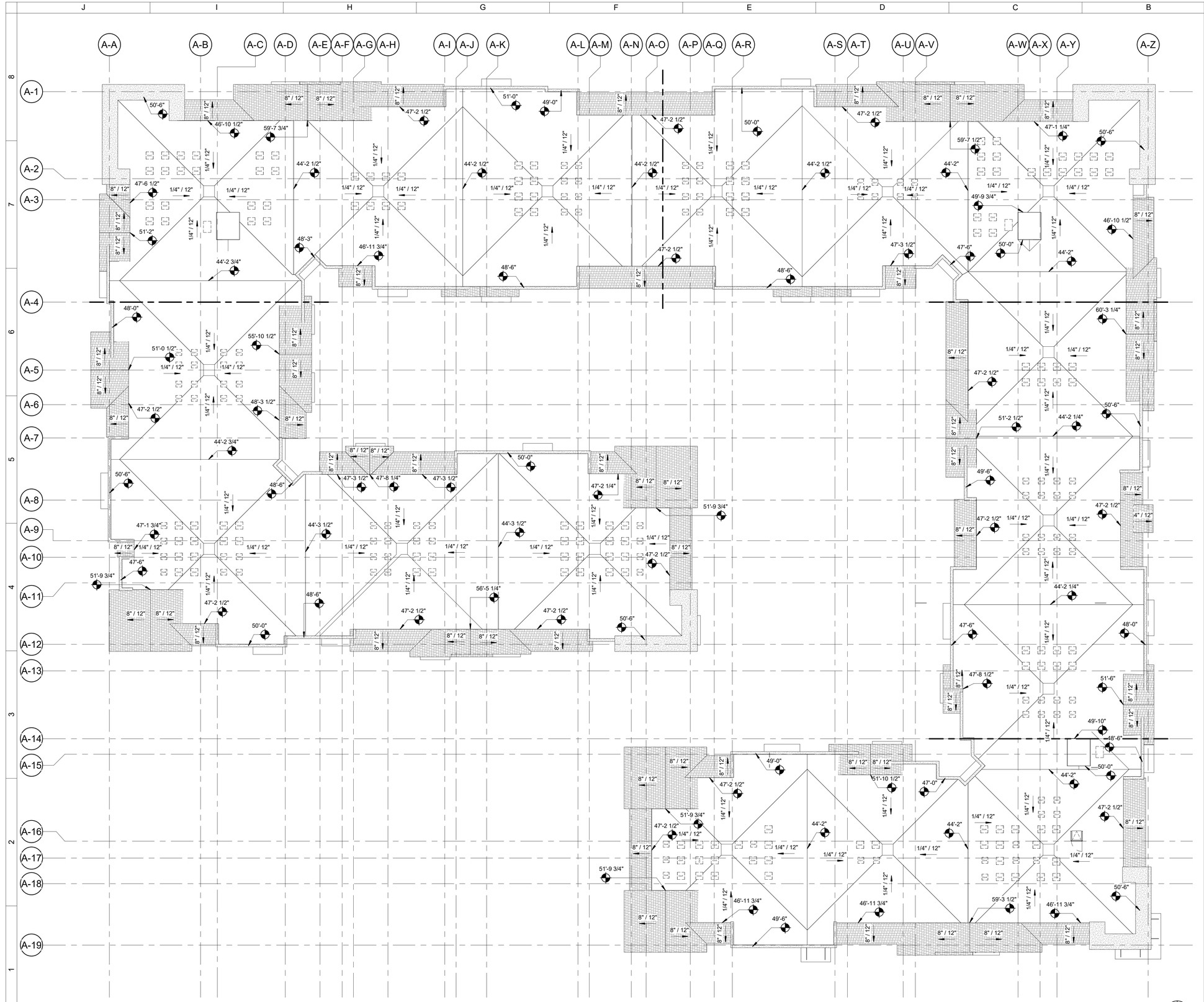

1 BUILDING A ROOF
1/16" = 1'-0"

N

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

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ROOF NOTES

1. USER DEFINE NOTES
2. USER DEFINE NOTES

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MIXED USE DEVELOPMENT

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MODERA CHANDLER - MILL CREEK RESIDENTIAL

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CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn
JP
Checked
JF
Job Number
2204
Drawing
BUILDING A ROOF PLAN

Sheet
A2.A08

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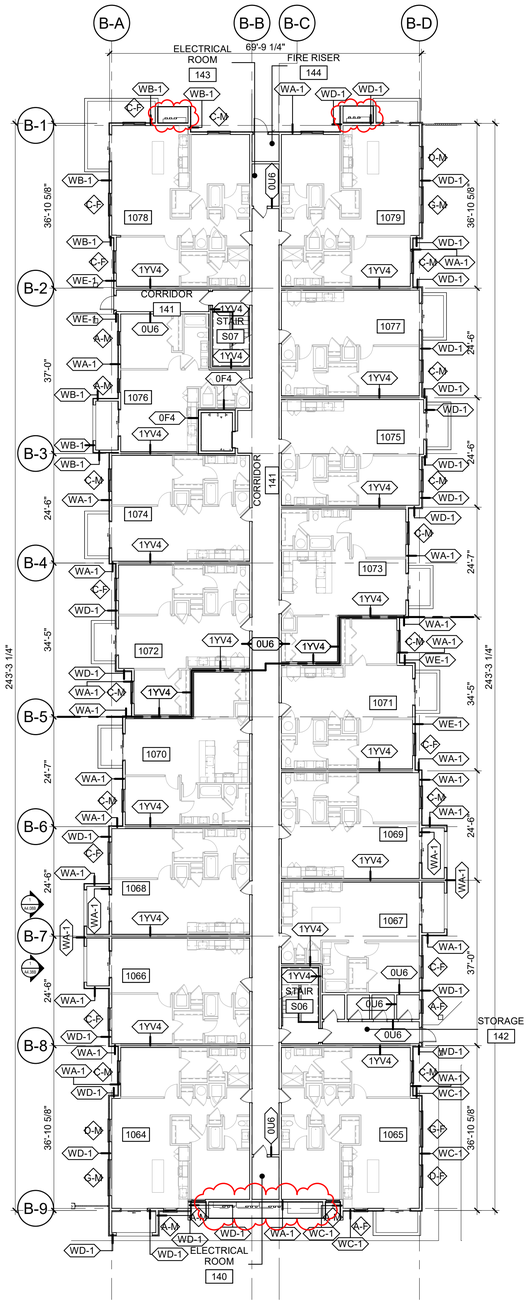

1 BUILDING B LEVEL 1
1/16" = 1'-0"

KEYNOTE LEGEND

GENERAL NOTES:

A. REFER TO SHEET A0.1 FOR PROJECT GENERAL NOTES.
B. REFER TO DOOR AND WINDOW SCHEDULE SHEETS A9.1 THRU A9.3 FOR EXTERIOR DOORS AND WINDOWS
C. REFER TO DOOR AND FRAME SCHEDULE FOR DOORS REQUIRING ADA ACCESS CONTROL
D. ALL PARTITIONS AT TOILETS SHALL HAVE FULL-HEIGHT CONTINUOUS BATT INSULATION
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G. PROVIDE 1/2" DENSHIELD AT ALL SHOWER & TUB WALL IN LIEU OF GWB. DO NOT OMIT TYPE 'X' GWB AT 1 HOUR RATED WALLS
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N. ALL COAT HOOKS TO BE MOUNTED GREATER THAN 48" AFF, AT 54" AFF.
O. ALL FLOORING PER INTERIOR DESIGN DRAWINGS
P. SEE INTERIOR DESIGN DRAWINGS FOR CABINET COLORS, FINISHES, CABINET DOOR STYLES, ETC.
Q. PER IGCC 504.1. PROVIDE NOT LESS THAN TWO (2) 7-GALLON MINIMUM PULL-OUT BINS FOR RECYCLING AND TRASH AS PART OF KITCHEN BASE CABINETS. BINS TO BE LOCATED IN 15" BASE CABINET.

ACCESSIBILITY NOTES:

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2. ALL DOORS SHALL PROVIDE CLEAR WIDTH OF 32" MEASURED FROM THE DOOR STOP TO FACE OF OPENED DOOR, POSITIONED AT 90 DEGREES.
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8. REFER TO SHEET A0.03 AND A0.04 FOR ALL ALL ANSI A AND B, REQUIRED CLEARANCES AND MOUNTING HEIGHTS.
9. IN CORNER SECTIONS OF KITCHEN COUNTERS, PROVIDE AT LEAST (1) ELECTRICAL RECEPTACLE AT A MINIMUM OF 36" FROM THE INSIDE CORNER. SEE ELECTRICAL.

N

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CASE NUMBER: PLH22-0044
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MODERA CHANDLER - MILL CREEK RESIDENTIAL

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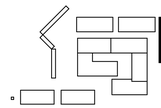
ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL
06.09.2023		PAD/PDP 3RD SUBMITTAL



Drawn
JP
Checked
JF
Job Number
2204
Drawing
BUILDING B LEVEL 1 FLOOR PLAN
Sheet
A2.B01

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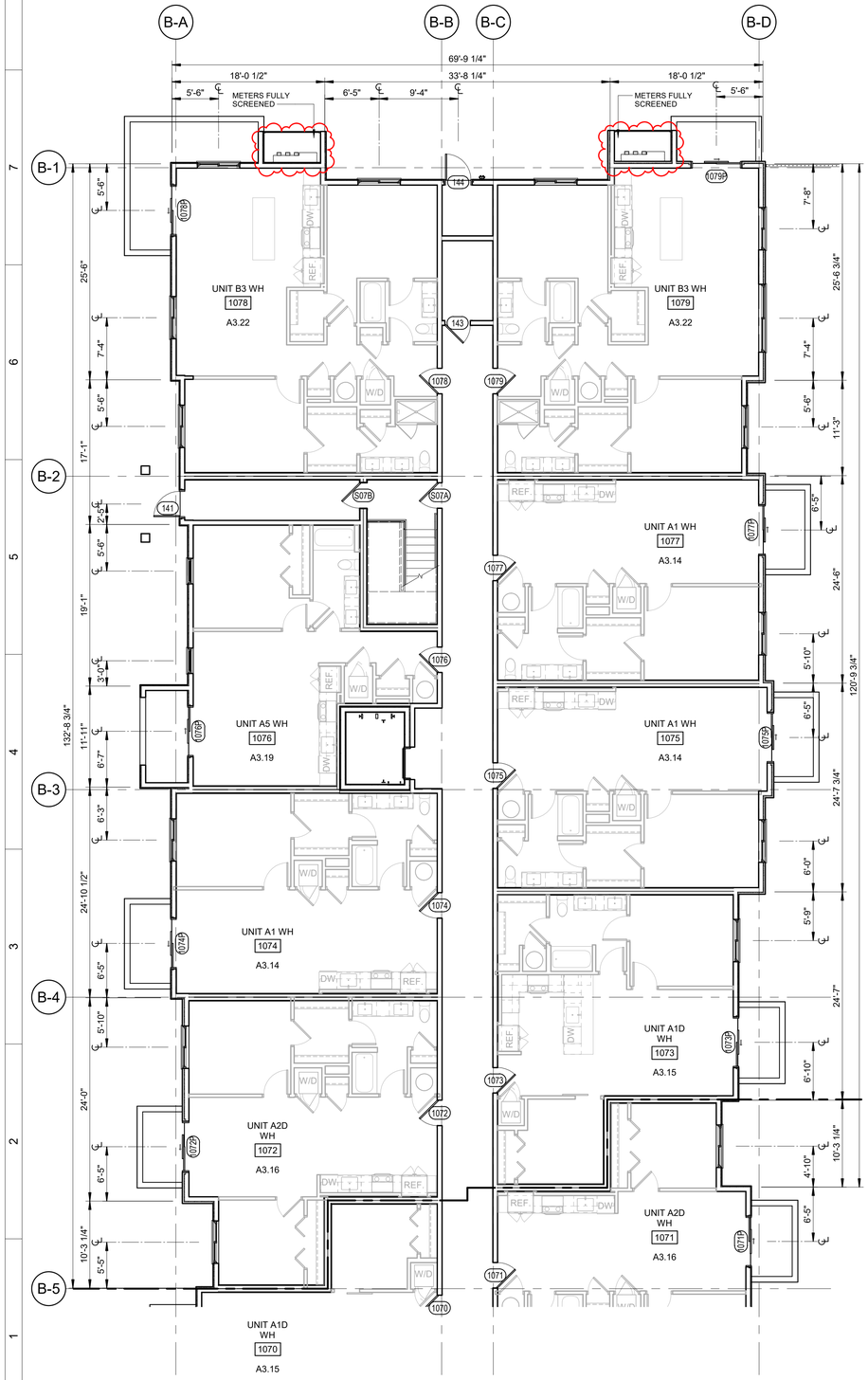
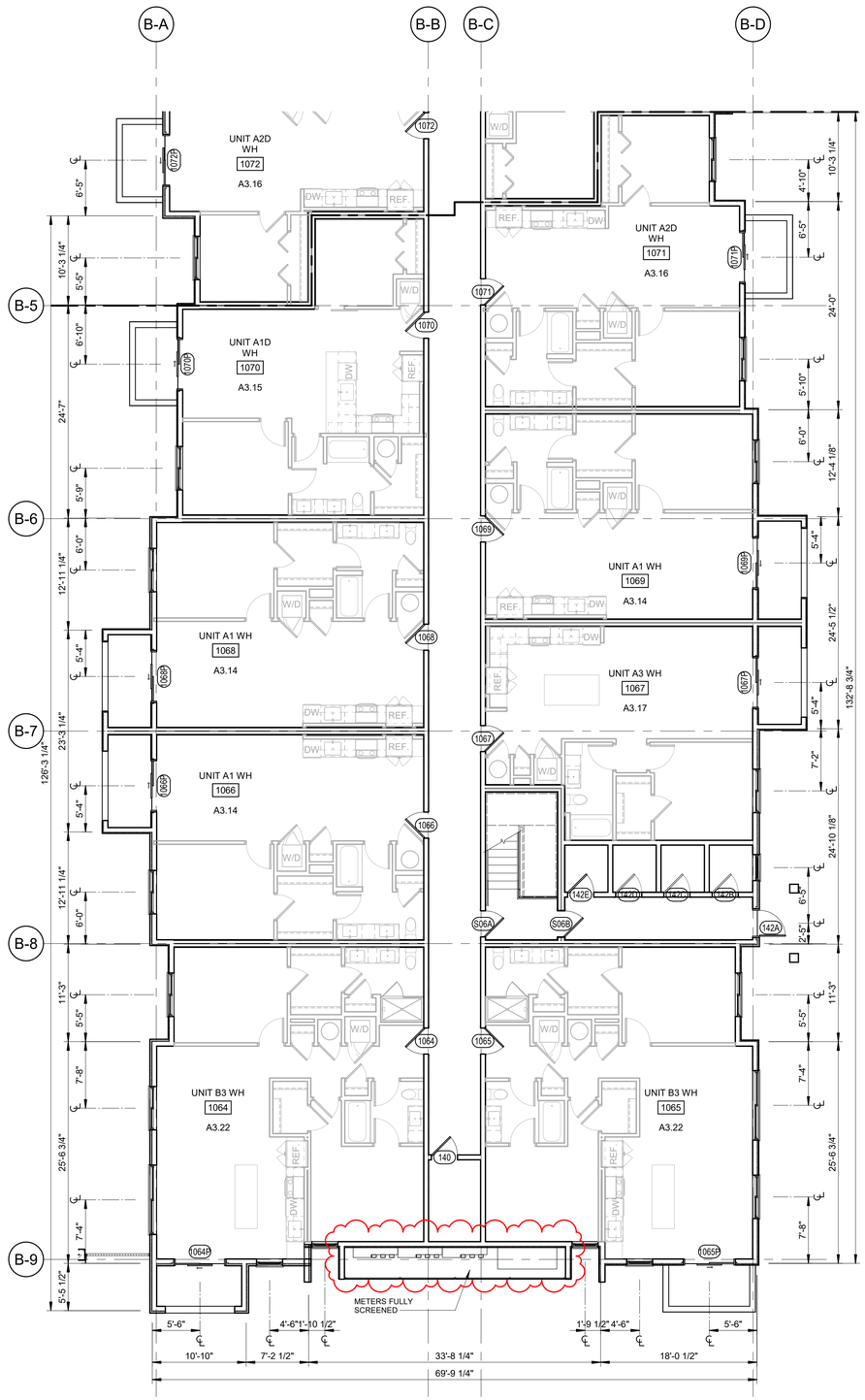
KEYNOTE LEGEND



2 BUILDING B LEVEL 1 DIMENSION PLAN - 2
1/8" = 1'-0"



1 BUILDING B LEVEL 1 DIMENSION PLAN - 1
1/8" = 1'-0"

N

GENERAL NOTES:

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CASE NUMBER: PL22-0044
MIXED USE DEVELOPMENT

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MODERA CHANDLER - MILL CREEK RESIDENTIAL

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CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL
06.09.2023		PAD/PDP 3RD SUBMITTAL

Drawn
JP
Checked
JF
Job Number
2204
Drawing
BUILDING B LEVEL 1 DIMENSION PLAN

Sheet
A2.B01D

GRAPHIC SCALES: 1-1/2" = 1'-0" | 1" = 1'-0" | 3/4" = 1'-0" | 1/2" = 1'-0" | 1/4" = 1'-0" | 1/8" = 1'-0"

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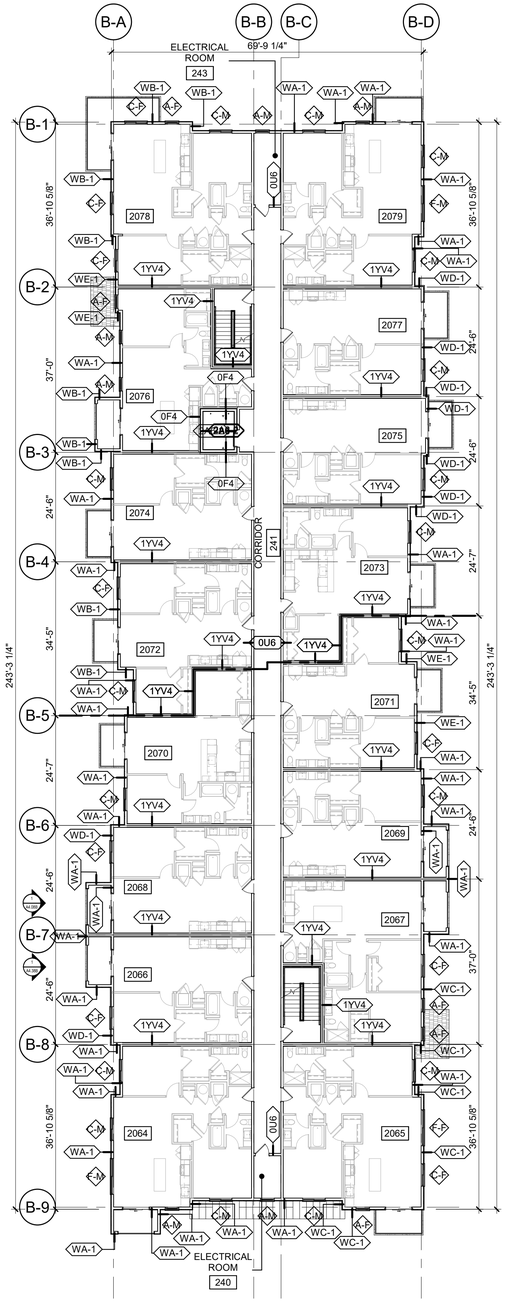

1 BUILDING B LEVEL 2
1/16" = 1'-0"

KEYNOTE LEGEND

GENERAL NOTES:

A. REFER TO SHEET A0.1 FOR PROJECT GENERAL NOTES.
B. REFER TO DOOR AND WINDOW SCHEDULE SHEETS A9.1 THRU A9.3 FOR EXTERIOR DOORS AND WINDOWS
C. REFER TO DOOR AND FRAME SCHEDULE FOR DOORS REQUIRING ADA ACCESS CONTROL
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G. PROVIDE 1/2" DENSHIELD AT ALL SHOWER & TUB WALL IN LIEU OF GWB. DO NOT OMIT TYPE 'X' GWB AT 1 HOUR RATED WALLS
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P. SEE INTERIOR DESIGN DRAWINGS FOR CABINET COLORS, FINISHES, CABINET DOOR STYLES, ETC.
Q. PER IGCC 504.1, PROVIDE NOT LESS THAN TWO (2) 7-GALLON MINIMUM PULL-OUT BINS FOR RECYCLING AND TRASH AS PART OF KITCHEN BASE CABINETS. BINS TO BE LOCATED IN 15" BASE CABINET.

ACCESSIBILITY NOTES:

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CASE NUMBER: PL-H22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn
JP
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JF
Job Number
2204
Drawing
BUILDING B LEVEL 2 FLOOR PLAN
Sheet
A2.B02

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GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

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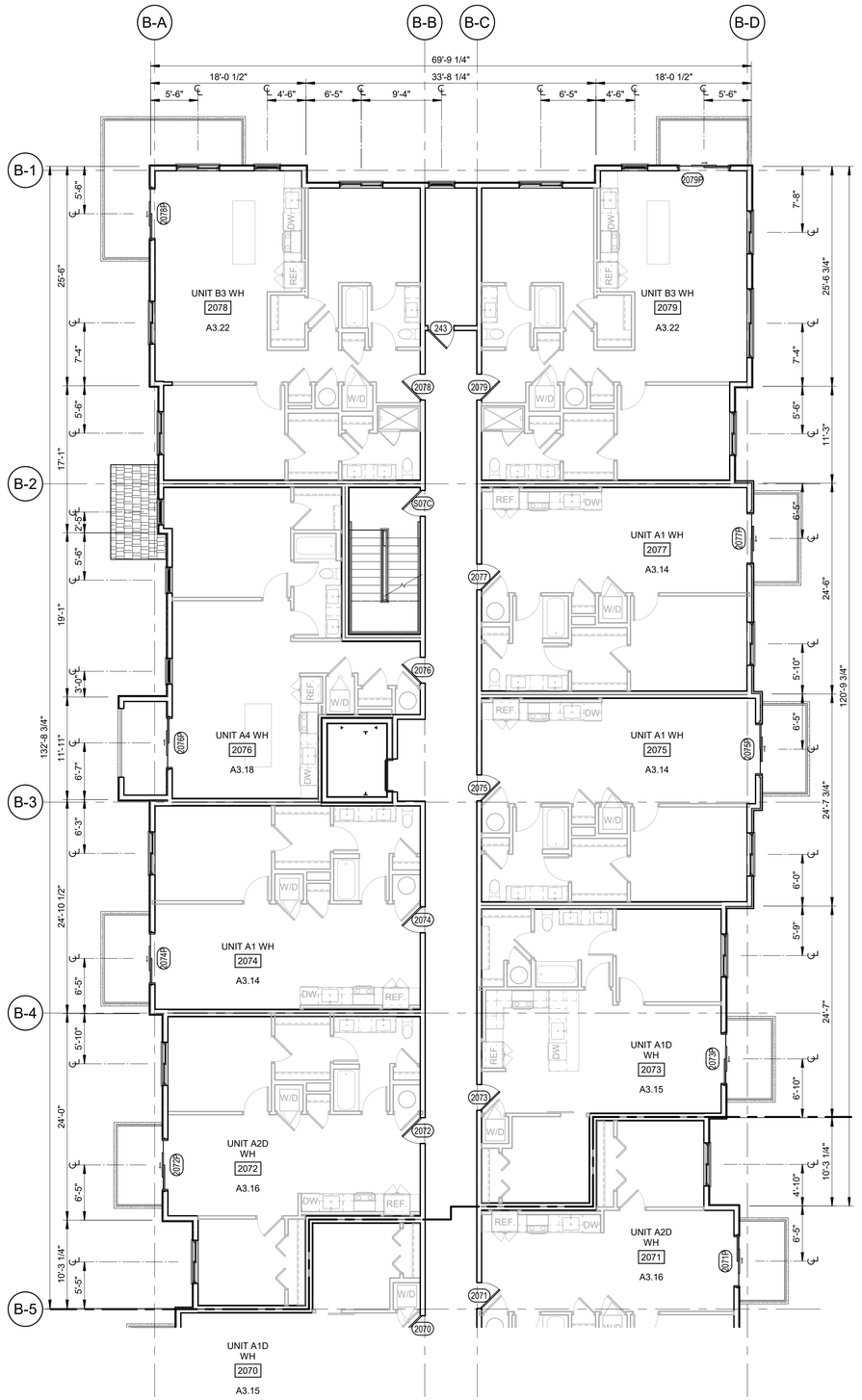
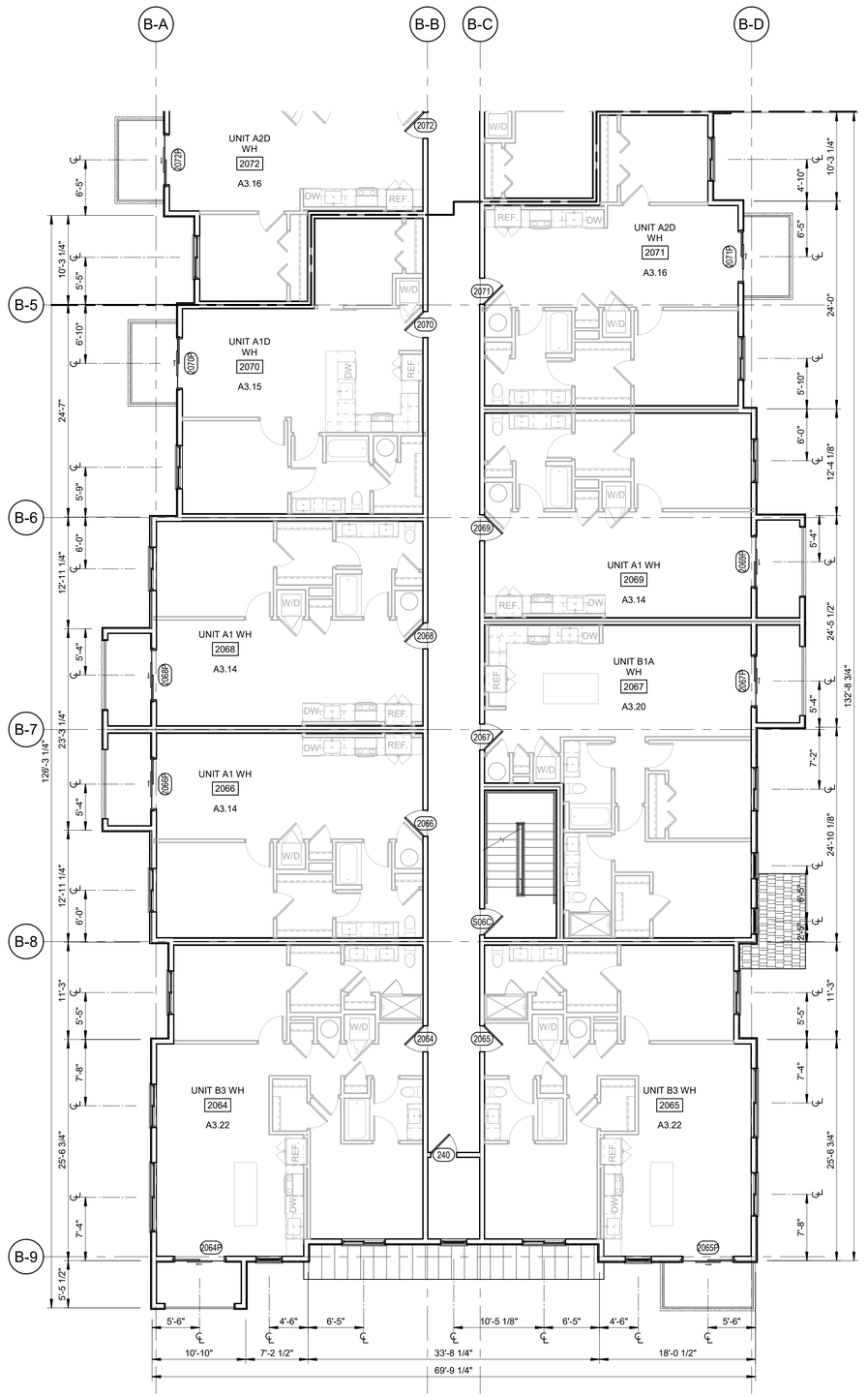
KEYNOTE LEGEND



2 BUILDING B LEVEL 2 DIMENSION PLAN - 2
1/8" = 1'-0"



1 BUILDING B LEVEL 2 DIMENSION PLAN - 1
1/8" = 1'-0"

N

GENERAL NOTES:

A. REFER TO SHEET A0.1 FOR PROJECT GENERAL NOTES.
B. REFER TO DOOR AND WINDOW SCHEDULE SHEETS A9.1 THRU A9.3 FOR EXTERIOR DOORS AND WINDOWS
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CASE NUMBER: PL-H22-0044
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CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn
JP
Checked
JF
Job Number
2204
Drawing
BUILDING B LEVEL 2 DIMENSION PLAN

Sheet
A2.B02D

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6/7/2023 3:00:51 PM

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
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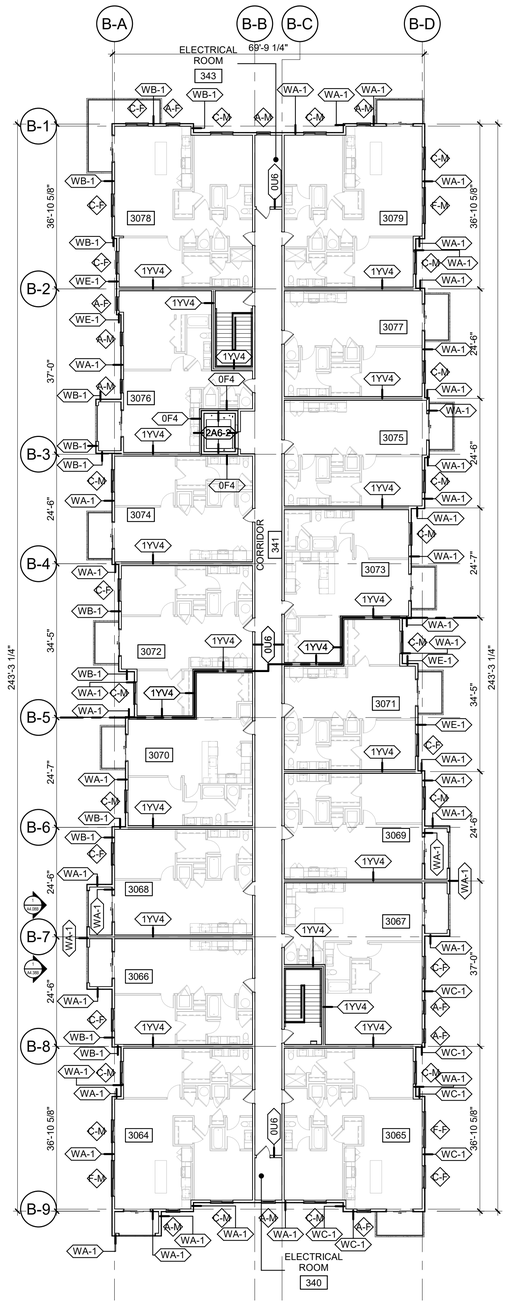
KEYNOTE LEGEND



1 BUILDING B LEVEL 3
1/16" = 1'-0"

GENERAL NOTES:

A. REFER TO SHEET A0.1 FOR PROJECT GENERAL NOTES.
B. REFER TO DOOR AND WINDOW SCHEDULE SHEETS A9.1 THRU A9.3 FOR EXTERIOR DOORS AND WINDOWS
C. REFER TO DOOR AND FRAME SCHEDULE FOR DOORS REQUIRING ADA ACCESS CONTROL
D. ALL PARTITIONS AT TOILETS SHALL HAVE FULL-HEIGHT CONTINUOUS BATT INSULATION
E. ALL DIMENSIONS ARE TO FACE OF STUD (UNLESS NOTED OTHERWISE)
F. PROVIDE ALL BLOCKING FOR SHELVING, CLOSET RODS, CABINETRY, FUTURE GRAB BARS, AND ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES.
G. PROVIDE 1/2" DENSHIELD AT ALL SHOWER & TUB WALL IN LIEU OF GWB. DO NOT OMIT TYPE 'X' GWB AT 1 HOUR RATED WALLS
H. DOUBLE STUD FRAMING AT ALL DOOR JAMBS.
I. CAULK ALL FOUR SIDES OF BASE AT LAUNDRY AREAS
J. ALL PLUMBING WALLS SHALL BE 6" (TYP.)
K. HINGE SIDE JAMB OF DOORS TO BE 3" FROM ADJACENT PERPENDICULAR WALL.
L. ALL UNITS TO BE PRE-WIRED FOR CABLE (COAX) AND TELEPHONE.
M. ALL EXPOSED CONCRETE COLUMNS, WALL AND CEILINGS SHALL BE COMPLETELY CLEANED AND LEFT UNFINISHED.
N. ALL COAT HOOKS TO BE MOUNTED GREATER THAN 48" AFF, AT 54" AFF.
O. ALL FLOORING PER INTERIOR DESIGN DRAWINGS
P. SEE INTERIOR DESIGN DRAWINGS FOR CABINET COLORS, FINISHES, CABINET DOOR STYLES, ETC.
Q. PER IGCC 504.1, PROVIDE NOT LESS THAN TWO (2) 7-GALLON MINIMUM PULL-OUT BINS FOR RECYCLING AND TRASH AS PART OF KITCHEN BASE CABINETS. BINS TO BE LOCATED IN 15" BASE CABINET.

ACCESSIBILITY NOTES:

1. CHANGES IN LEVEL SHALL CONFORM TO ANSI A117.1.
2. ALL DOORS SHALL PROVIDE CLEAR WIDTH OF 32" MEASURED FROM THE DOOR STOP TO FACE OF OPENED DOOR, POSITIONED AT 90 DEGREES.
3. DWELLING UNITS REQ'D. TO BE ACCESSIBLE UNITS SHALL COMPLY W/ THE APPLICABLE PORTIONS OF ICC A117.1. REFER TO THIS CODE FOR ALL CLEARANCES, CONTROL LOCATIONS, ETC.
4. PROVIDE WALL BLOCKING AND BACKING FOR FUTURE GRAB BAR INSTALLATION AT ALL BATHS PER DETAIL ON SHEET A0.3
5. REMOVEABLE BASE CABINETS TO BE INSTALLED AT UNITS SHOWN IN INTERIOR ELEVATIONS. SEE DETAIL SHEET A0.3 FOR DETAILS.
6. ALL TYPE 'B' DWELLING UNITS SHALL UTILIZE EITHER OPTION 'A' OR OPTION 'B' BATHROOM PER APPLICABLE PORTIONS OF ICC A117.1
7. REFER TO SHEET A0.02 FOR ALL STANDARD MOUNTING HEIGHTS, CLEARANCES, AND CONFIGURATIONS UNLESS SPECIFICALLY NOTED OR DIMENSIONED OTHERWISE.
8. REFER TO SHEET A0.03 AND A0.04 FOR ALL ALL ANSI A AND B, REQUIRED CLEARANCES AND MOUNTING HEIGHTS.
9. IN CORNER SECTIONS OF KITCHEN COUNTERS, PROVIDE AT LEAST (1) ELECTRICAL RECEPTACLE AT A MINIMUM OF 36" FROM THE INSIDE CORNER. SEE ELECTRICAL.

N

CCBG Architects, Inc.
Phoenix - San Diego
102 East Buchanan Street
Phoenix AZ 85004 602.258.2211
www.ccbgarchitects.com

CASE NUMBER: PL-H22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn
JP
Checked
JF
Job Number
2204
Drawing
BUILDING B LEVEL 3 FLOOR PLAN
Sheet
A2.B03

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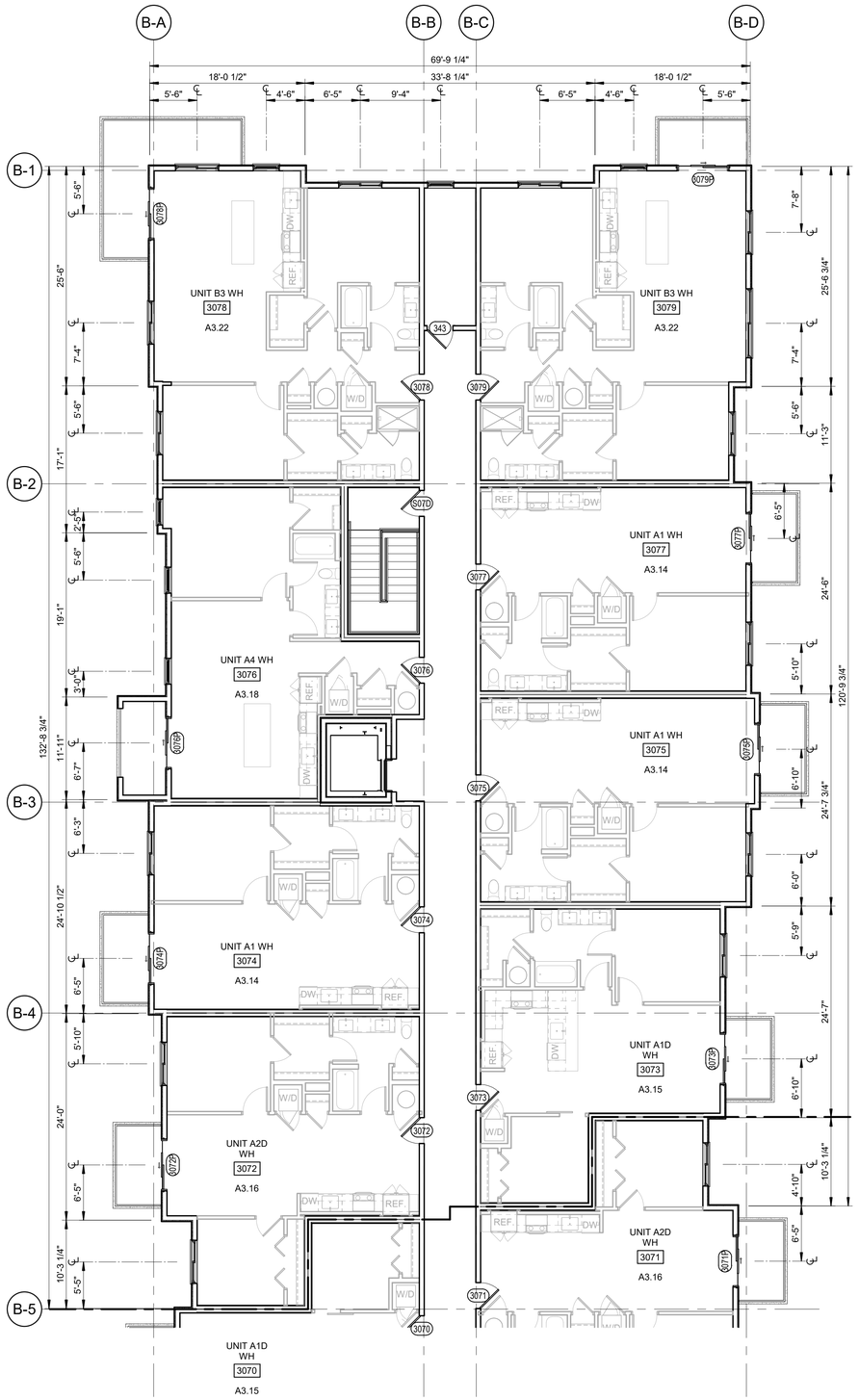
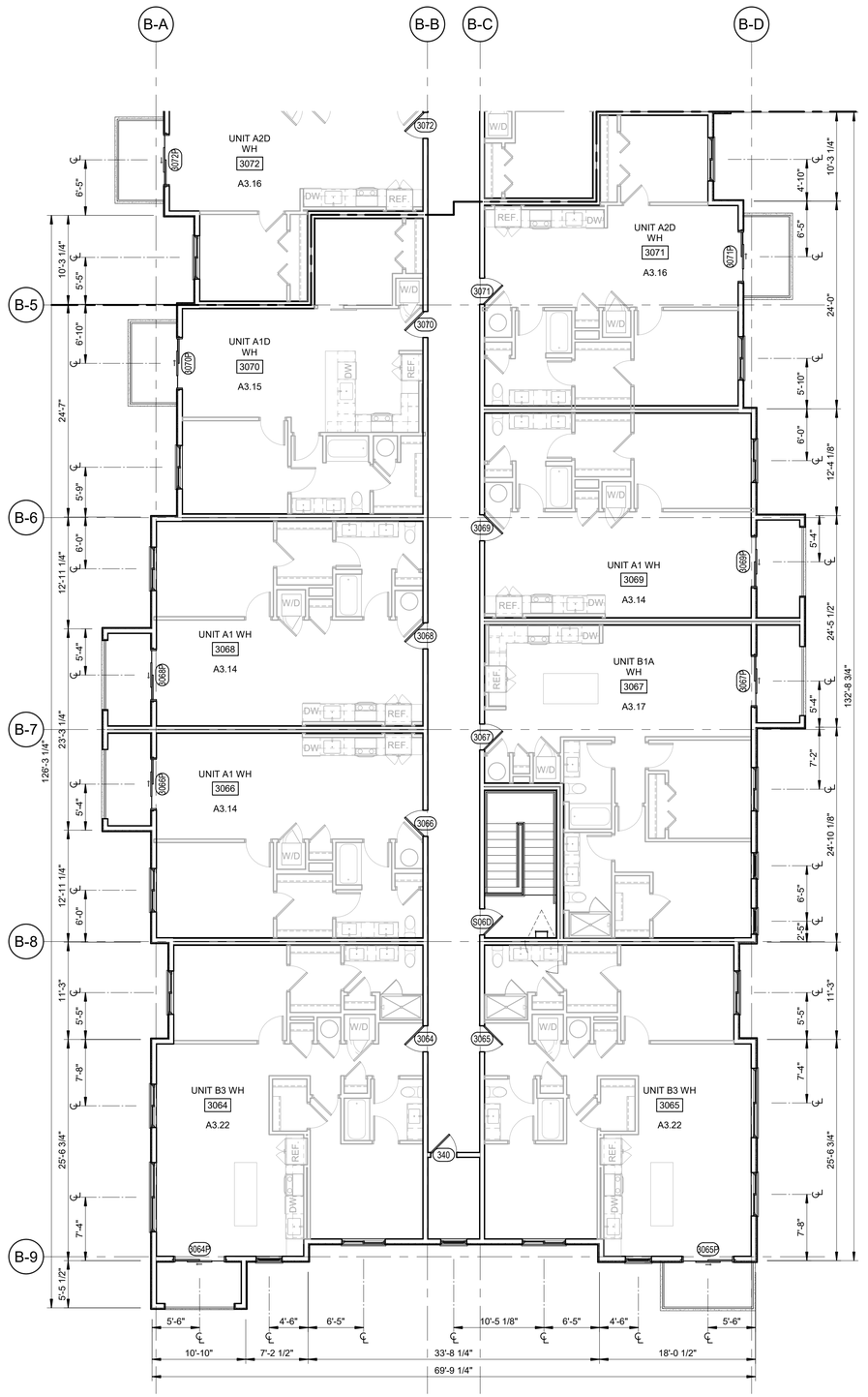
PLEASE RECYCLE



2 BUILDING B LEVEL 3 DIMENSION PLAN - 2
1/8" = 1'-0"



1 BUILDING B LEVEL 3 DIMENSION PLAN - 1
1/8" = 1'-0"

N

KEYNOTE LEGEND

GENERAL NOTES:

A. REFER TO SHEET A0.1 FOR PROJECT GENERAL NOTES.
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G. PROVIDE 1/2" DENSHIELD AT ALL SHOWER & TUB WALL IN LIEU OF GWB. DO NOT OMIT TYPE 'X' GWB AT 1 HOUR RATED WALLS.
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ACCESSIBILITY NOTES:

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CCBG Architects, Inc.
Phoenix - San Diego
102 East Buchanan Street
Phoenix AZ 85004 602.258.2211
www.ccbgarchitects.com

CASE NUMBER: PL-H22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn
JP
Checked
JF
Job Number
2204
Drawing
BUILDING B LEVEL 3 DIMENSION PLAN

Sheet
A2.B03D

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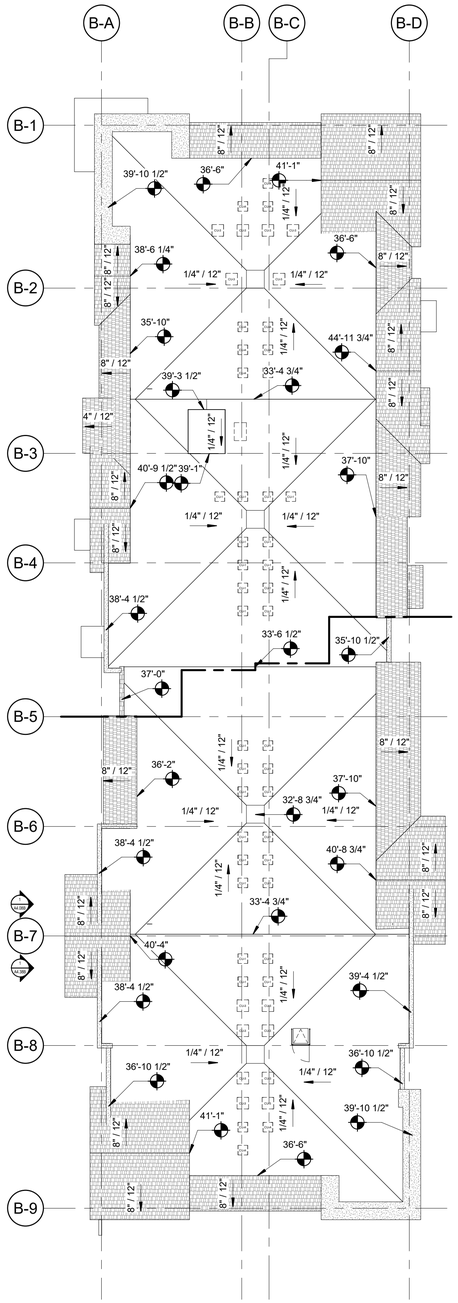
GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

PLEASE RECYCLE

KEYNOTE LEGEND



1 BUILDING B ROOF
1/16" = 1'-0"

GRAPHIC SCALES:
1/8" = 1'-0"
1/4" = 1'-0"
3/4" = 1'-0"
1" = 1'-0"
1-1/2" = 1'-0"
1/2" = 1'-0"

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Phoenix AZ 85004 602.258.2211
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CASE NUMBER: PL-H22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

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JP
Checked
JF
Job Number
2204
Drawing
BUILDING B ROOF PLAN

Sheet
A2.B08

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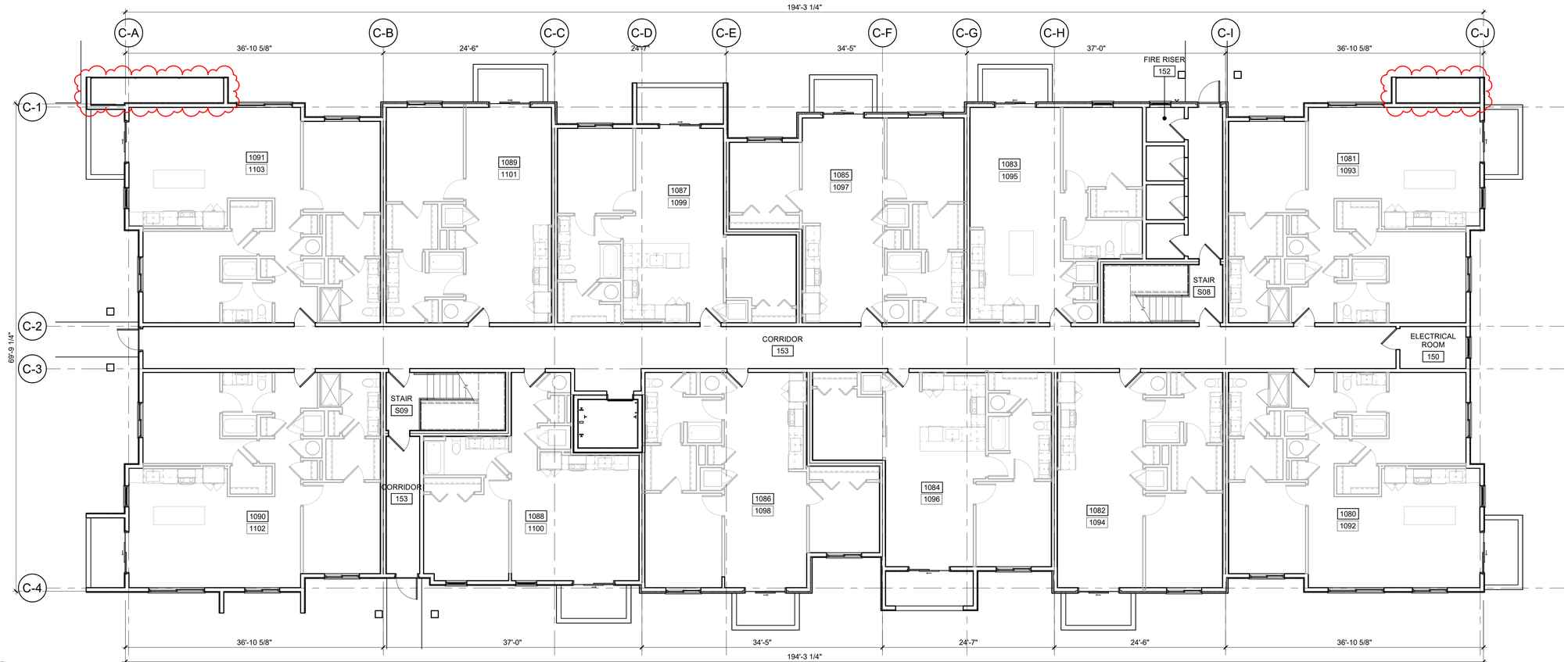

1 BUILDING C LEVEL 1
1/8" = 1'-0"

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

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Phoenix - San Diego
102 East Buchanan Street
Phoenix AZ 85004 602.258.2211
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CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL
06.09.2023		PAD/PDP 3RD SUBMITTAL

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JP
Checked
JF
Job Number
2204
Drawing
BUILDING C LEVEL 1 FLOOR PLAN

Sheet
A2.C01

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PLEASE RECYCLE

KEYNOTE LEGEND

ACCESSIBILITY NOTES:

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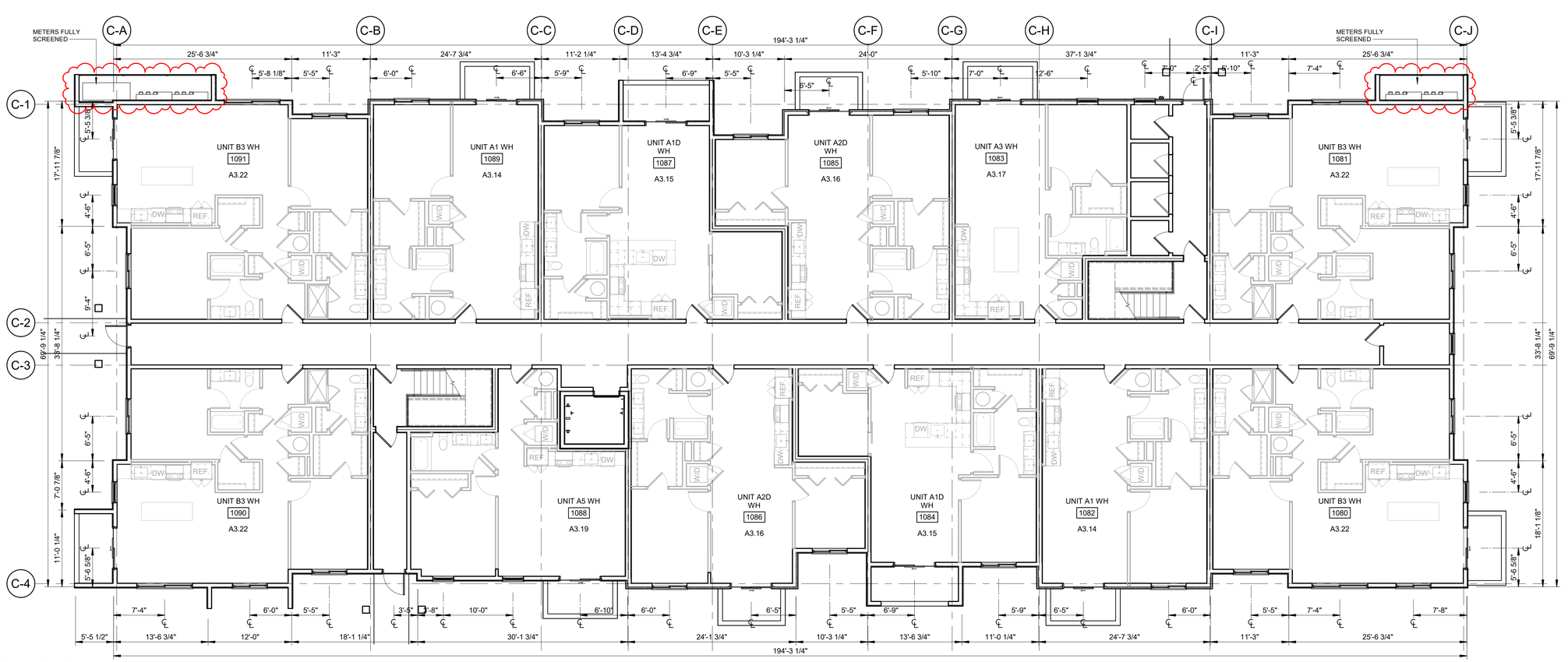

1 BUILDING C LEVEL 1 DIMENSION PLAN
1/8" = 1'-0"

GRAPHIC SCALES: 1-1/2" = 1'-0" | 1" = 1'-0" | 3/4" = 1'-0" | 1/2" = 1'-0" | 1/4" = 1'-0" | 1/8" = 1'-0"

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Phoenix - San Diego
102 East Buchanan Street
Phoenix AZ 85004 602.258.2211
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CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL
06.09.2023		PAD/PDP 3RD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING C LEVEL 1 DIMENSION PLAN
Sheet: A2.C01D

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PLEASE RECYCLE

KEYNOTE LEGEND

ACCESSIBILITY NOTES:

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1 BUILDING C LEVEL 2
1/8" = 1'-0"

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
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6/7/2023 3:01:09 PM

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Phoenix - San Diego
102 East Buchanan Street
Phoenix AZ 85004 602.258.2211
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CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn
JP
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JF
Job Number
2204
Drawing
BUILDING C LEVEL 2 FLOOR PLAN
Sheet
A2.C02

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GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
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1/4" = 1'-0"
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6/7/2023 3:01:12 PM

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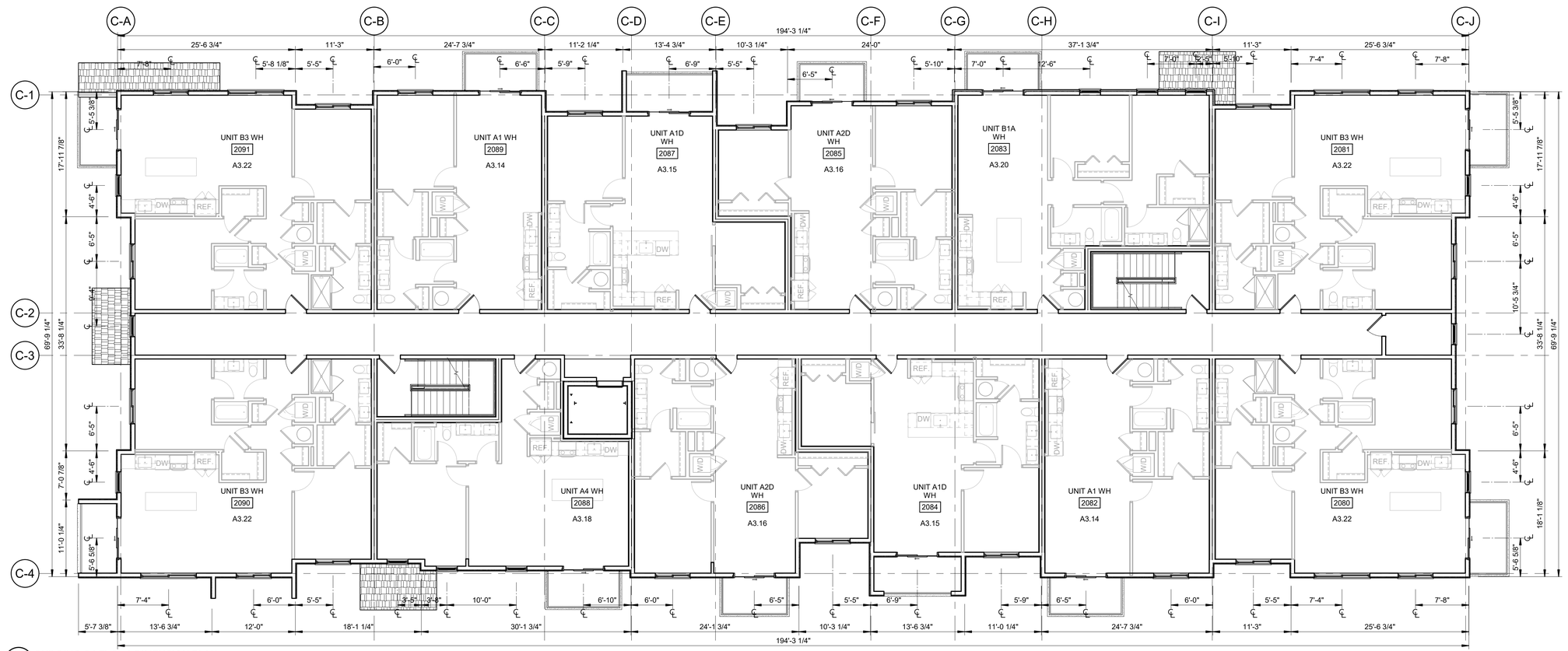
B. REFER TO DOOR AND WINDOW SCHEDULE SHEETS A9.1 THRU A9.3 FOR EXTERIOR DOORS AND WINDOWS
C. REFER TO DOOR AND FRAME SCHEDULE FOR DOORS REQUIRING ADA ACCESS CONTROL
D. ALL PARTITIONS AT TOILETS SHALL HAVE FULL-HEIGHT CONTINUOUS BATT INSULATION
E. ALL DIMENSIONS ARE TO FACE OF STUD (UNLESS NOTED OTHERWISE)
F. PROVIDE ALL BLOCKING FOR SHELVING, CLOSET RODS, CABINETRY, FUTURE GRAB BARS, AND ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES.
G. PROVIDE 1/2" DENSHIELD AT ALL SHOWER & TUB WALL IN LIEU OF GWB. DO NOT OMIT TYPE 'X' GWB AT 1 HOUR RATED WALLS
H. DOUBLE STUD FRAMING AT ALL DOOR JAMBS.
I. CAULK ALL FOUR SIDES OF BASE AT LAUNDRY AREAS
J. ALL PLUMBING WALLS SHALL BE 6" (TYP.)
K. HINGE SIDE JAMB OF DOORS TO BE 3" FROM ADJACENT PERPENDICULAR WALL.
L. ALL UNITS TO BE PRE-WIRED FOR CABLE (COAX) AND TELEPHONE.
M. ALL EXPOSED CONCRETE COLUMNS, WALL AND CEILINGS SHALL BE COMPLETELY CLEANED AND LEFT UNFINISHED.
N. ALL COAT HOOKS TO BE MOUNTED GREATER THAN 48" AFF, AT 54" AFF.
O. ALL FLOORING PER INTERIOR DESIGN DRAWINGS
P. SEE INTERIOR DESIGN DRAWINGS FOR CABINET COLORS, FINISHES, CABINET DOOR STYLES, ETC.
Q. PER IGCC 504.1. PROVIDE NOT LESS THAN TWO (2) 7-GALLON MINIMUM PULL-OUT BINS FOR RECYCLING AND TRASH AS PART OF KITCHEN BASE CABINETS. BINS TO BE LOCATED IN 15" BASE CABINET.



1 BUILDING C LEVEL 2 DIMENSION PLAN
1/8" = 1'-0"

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102 East Buchanan Street
Phoenix AZ 85004 602.258.2211
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CASE NUMBER: PL22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn
JP
Checked
JF
Job Number
2204
Drawing
BUILDING C LEVEL 2 DIMENSION PLAN

Sheet
A2.C02D

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PLEASE RECYCLE

KEYNOTE LEGEND

ACCESSIBILITY NOTES:

1. CHANGES IN LEVEL SHALL CONFORM TO ANSI A117.1.
2. ALL DOORS SHALL PROVIDE CLEAR WIDTH OF 32" MEASURED FROM THE DOOR STOP TO FACE OF OPENED DOOR, POSITIONED AT 90 DEGREES.
3. DWELLING UNITS REQ'D. TO BE ACCESSIBLE UNITS SHALL COMPLY W/ THE APPLICABLE PORTIONS OF ICC A117.1. REFER TO THIS CODE FOR ALL CLEARANCES, CONTROL LOCATIONS, ETC.
4. PROVIDE WALL BLOCKING AND BACKING FOR FUTURE GRAB BAR INSTALLATION AT ALL BATHS PER DETAIL ON SHEET A0.3
5. REMOVEABLE BASE CABINETS TO BE INSTALLED AT UNITS SHOWN IN INTERIOR ELEVATIONS. SEE DETAIL SHEET A0.3 FOR DETAILS.
6. ALL TYPE 'B' DWELLING UNITS SHALL UTILIZE EITHER OPTION 'A' OR OPTION 'B' BATHROOM PER APPLICABLE PORTIONS OF ICC A117.1
7. REFER TO SHEET A0.02 FOR ALL STANDARD MOUNTING HEIGHTS, CLEARANCES, AND CONFIGURATIONS UNLESS SPECIFICALLY NOTED OR DIMENSIONED OTHERWISE.
8. REFER TO SHEET A0.03 AND A0.04 FOR ALL ALL ANSI A AND B, REQUIRED CLEARANCES AND MOUNTING HEIGHTS.
9. IN CORNER SECTIONS OF KITCHEN COUNTERS, PROVIDE AT LEAST (1) ELECTRICAL RECEPTACLE AT A MINIMUM OF 36" FROM THE INSIDE CORNER. SEE ELECTRICAL.

GENERAL NOTES:

A. REFER TO SHEET A0.1 FOR PROJECT GENERAL NOTES.
B. REFER TO DOOR AND WINDOW SCHEDULE SHEETS A9.1 THRU A9.3 FOR EXTERIOR DOORS AND WINDOWS
C. REFER TO DOOR AND FRAME SCHEDULE FOR DOORS REQUIRING ADA ACCESS CONTROL
D. ALL PARTITIONS AT TOILETS SHALL HAVE FULL-HEIGHT CONTINUOUS BATT INSULATION
E. ALL DIMENSIONS ARE TO FACE OF STUD (UNLESS NOTED OTHERWISE)
F. PROVIDE ALL BLOCKING FOR SHELVING, CLOSET RODS, CABINETRY, FUTURE GRAB BARS, AND ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES.
G. PROVIDE 1/2" DENSHIELD AT ALL SHOWER & TUB WALL IN LIEU OF GWB. DO NOT OMIT TYPE 'X' GWB AT 1 HOUR RATED WALLS
H. DOUBLE STUD FRAMING AT ALL DOOR JAMBS.
I. CAULK ALL FOUR SIDES OF BASE AT LAUNDRY AREAS
J. ALL PLUMBING WALLS SHALL BE 6" (TYP.)
K. HINGE SIDE JAMB OF DOORS TO BE 3" FROM ADJACENT PERPENDICULAR WALL.
L. ALL UNITS TO BE PRE-WIRED FOR CABLE (COAX) AND TELEPHONE.
M. ALL EXPOSED CONCRETE COLUMNS, WALL AND CEILINGS SHALL BE COMPLETELY CLEANED AND LEFT UNFINISHED.
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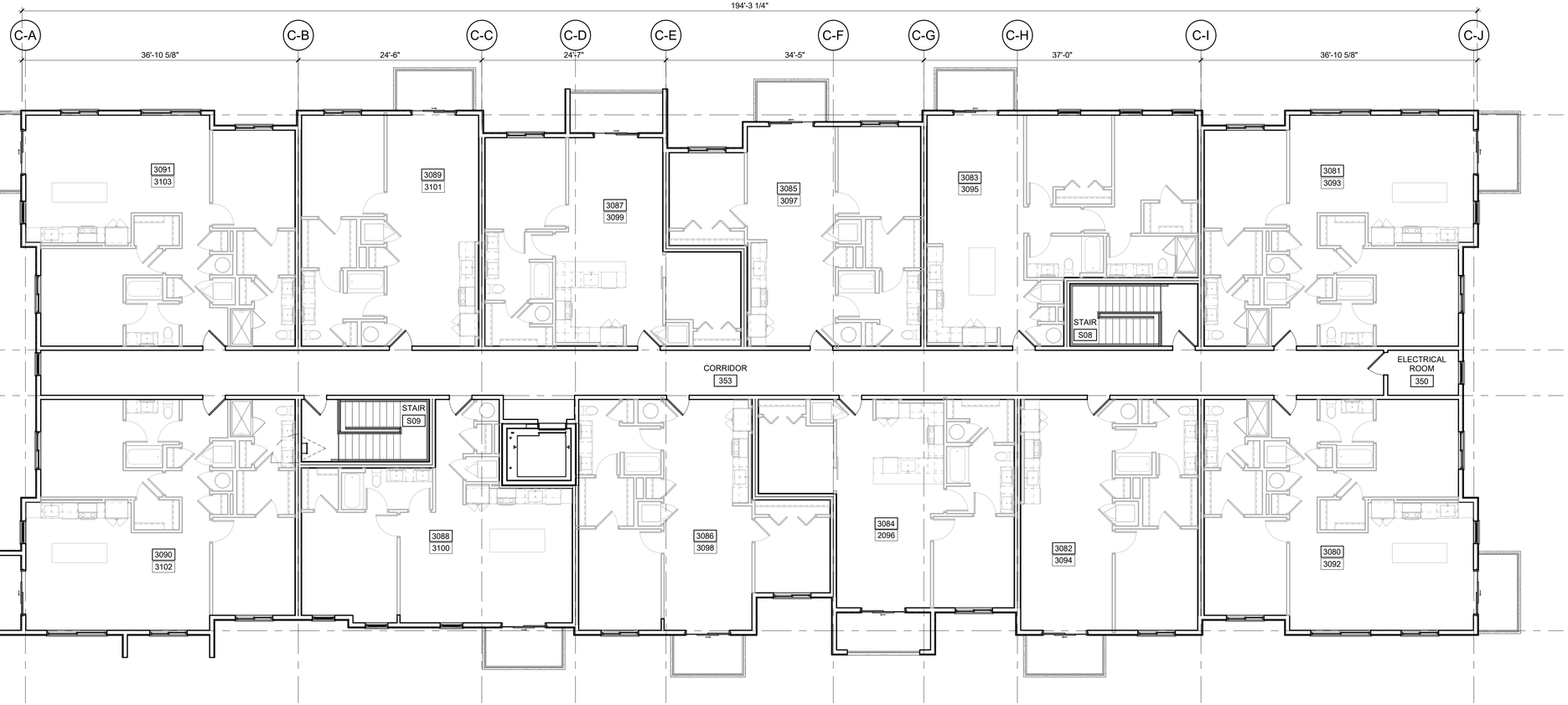

1 BUILDING C LEVEL 3
1/8" = 1'-0"

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

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CASE NUMBER: PL22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

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JF
Job Number
2204
Drawing
BUILDING C LEVEL 3 FLOOR PLAN

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A2.C03

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PLEASE RECYCLE

KEYNOTE LEGEND

ACCESSIBILITY NOTES:

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4. PROVIDE WALL BLOCKING AND BACKING FOR FUTURE GRAB BAR INSTALLATION AT ALL BATHS PER DETAIL ON SHEET A0.3
5. REMOVEABLE BASE CABINETS TO BE INSTALLED AT UNITS SHOWN IN INTERIOR ELEVATIONS. SEE DETAIL SHEET A0.3 FOR DETAILS.
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8. REFER TO SHEET A0.03 AND A0.04 FOR ALL ALL ANSI A AND B, REQUIRED CLEARANCES AND MOUNTING HEIGHTS.
9. IN CORNER SECTIONS OF KITCHEN COUNTERS, PROVIDE AT LEAST (1) ELECTRICAL RECEPTACLE AT A MINIMUM OF 36" FROM THE INSIDE CORNER. SEE ELECTRICAL.

GENERAL NOTES:

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O. ALL FLOORING PER INTERIOR DESIGN DRAWINGS
P. SEE INTERIOR DESIGN DRAWINGS FOR CABINET COLORS, FINISHES, CABINET DOOR STYLES, ETC.
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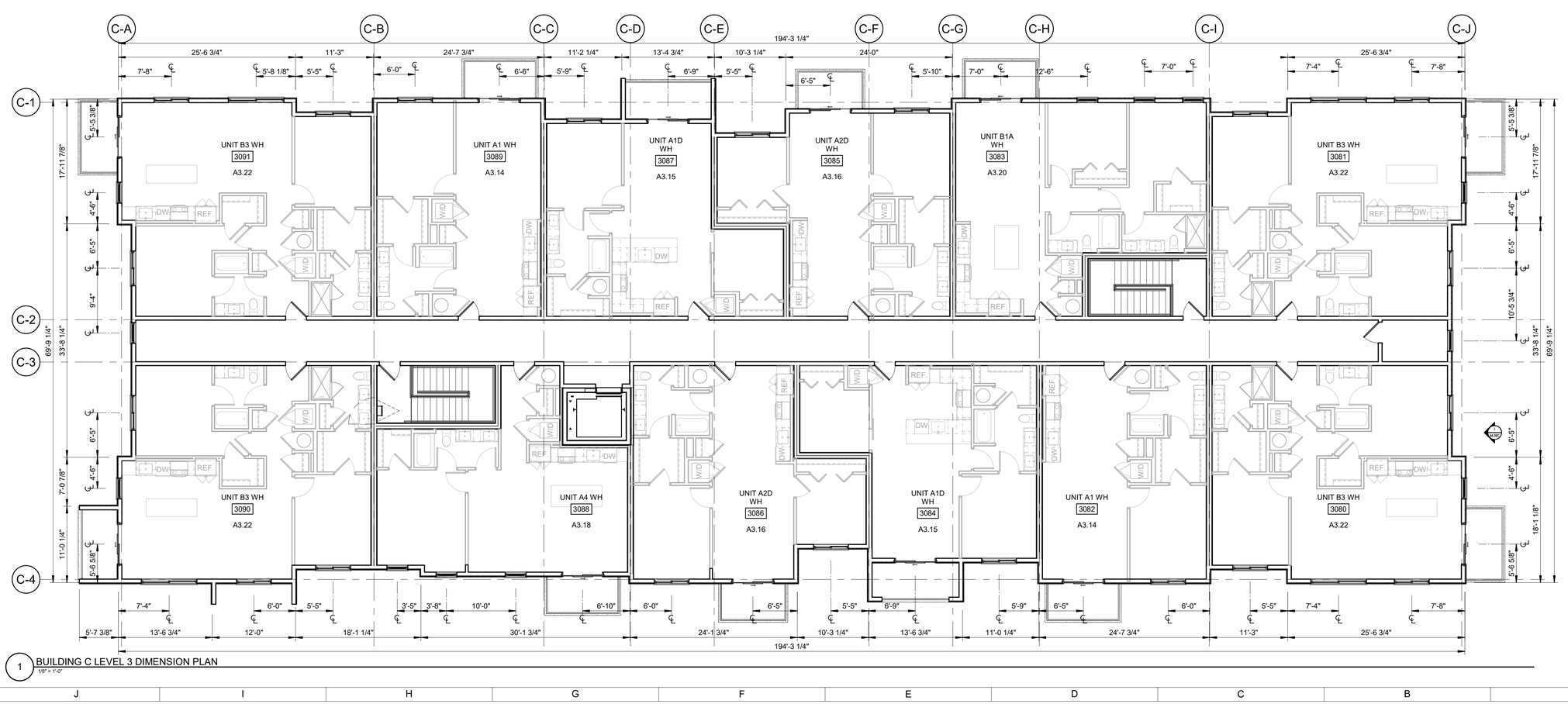

1 BUILDING C LEVEL 3 DIMENSION PLAN
1/8" = 1'-0"

GRAPHIC SCALES: 1-1/2" = 1'-0" | 1" = 1'-0" | 3/4" = 1'-0" | 1/2" = 1'-0" | 1/4" = 1'-0" | 1/8" = 1'-0"

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CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn
JP
Checked
JF
Job Number
2204
Drawing
BUILDING C LEVEL 3 DIMENSION PLAN
Sheet
A2.C03D

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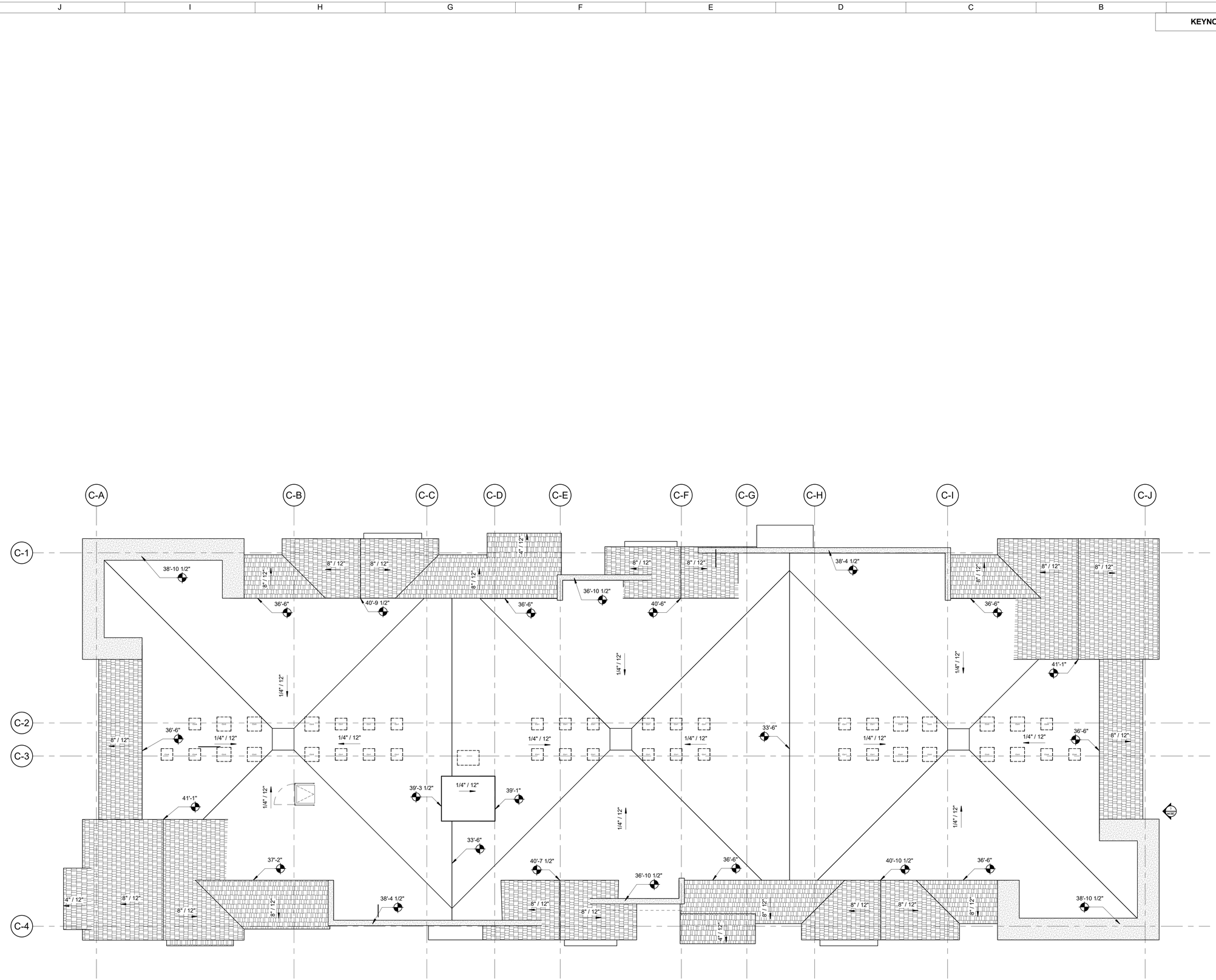
KEYNOTE LEGEND



1 BUILDING C ROOF
1/8" = 1'-0"

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

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CASE NUMBER: PL-H22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING C ROOF PLAN

Sheet
A2.C08

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PLEASE RECYCLE

KEYNOTE LEGEND

ACCESSIBILITY NOTES:

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GENERAL NOTES:

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H. DOUBLE STUD FRAMING AT ALL DOOR JAMBS.
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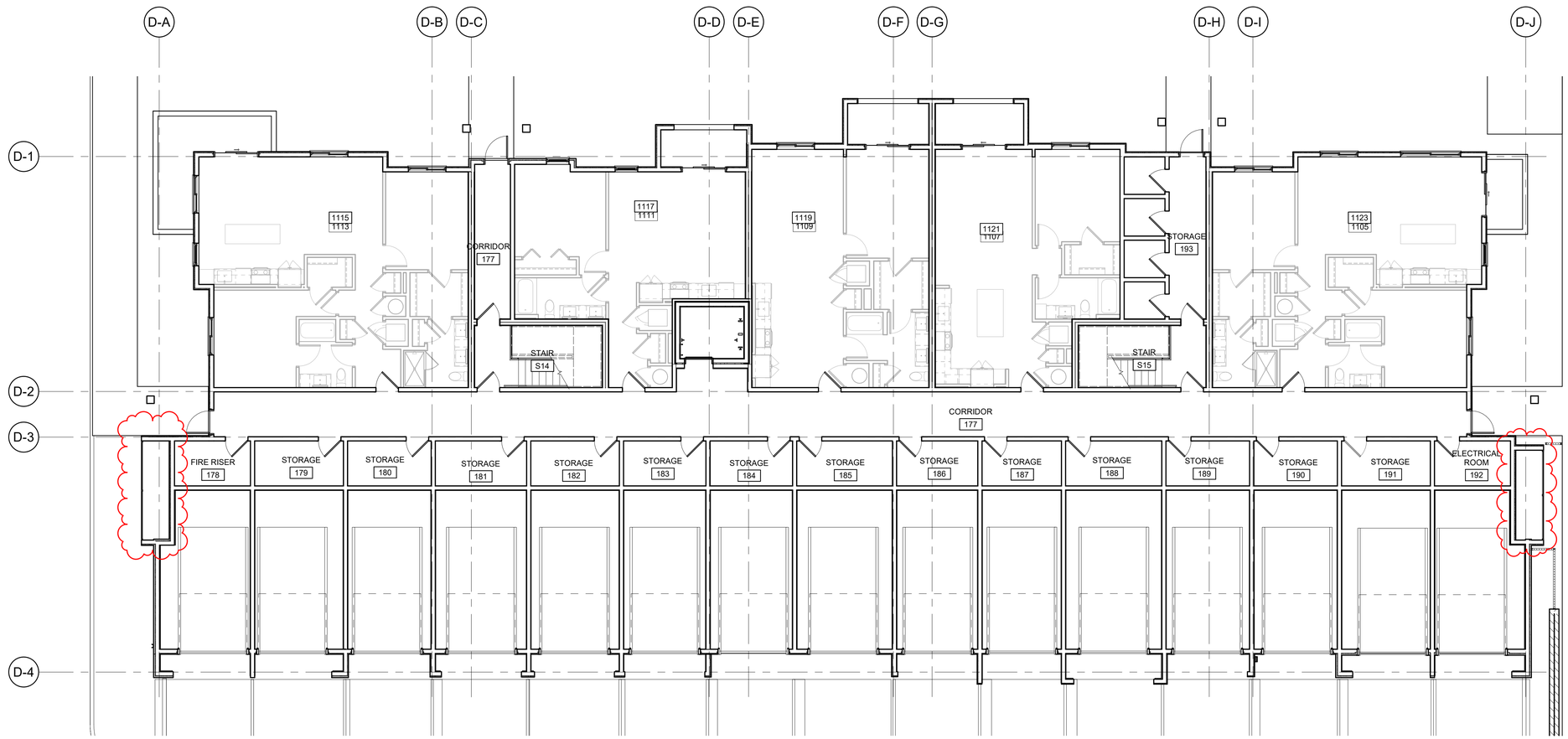

1 BUILDING D LEVEL 1
1/8" = 1'-0"

GRAPHIC SCALES:
2" 1" 0 — 1-1/2" = 1'-0"
3' 2' 1' 0 — 1" = 1'-0"
4' 3' 2' 1' 0 — 3/4" = 1'-0"
6' 5' 4' 3' 2' 1' 0 — 1/2" = 1'-0"
12' 8' 4' 0 — 1/4" = 1'-0"
24' 16' 8' 4' 0 — 1/8" = 1'-0"

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Phoenix - San Diego
102 East Buchanan Street
Phoenix AZ 85004 602.258.2211
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CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL
06.09.2023		PAD/PDP 3RD SUBMITTAL

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JF
Job Number
2204
Drawing
BUILDING D LEVEL 1 FLOOR PLAN

Sheet
A2.D01

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PLEASE RECYCLE

KEYNOTE LEGEND

ACCESSIBILITY NOTES:

1. CHANGES IN LEVEL SHALL CONFORM TO ANSI A117.1.
2. ALL DOORS SHALL PROVIDE CLEAR WIDTH OF 32" MEASURED FROM THE DOOR STOP TO FACE OF OPENED DOOR, POSITIONED AT 90 DEGREES.
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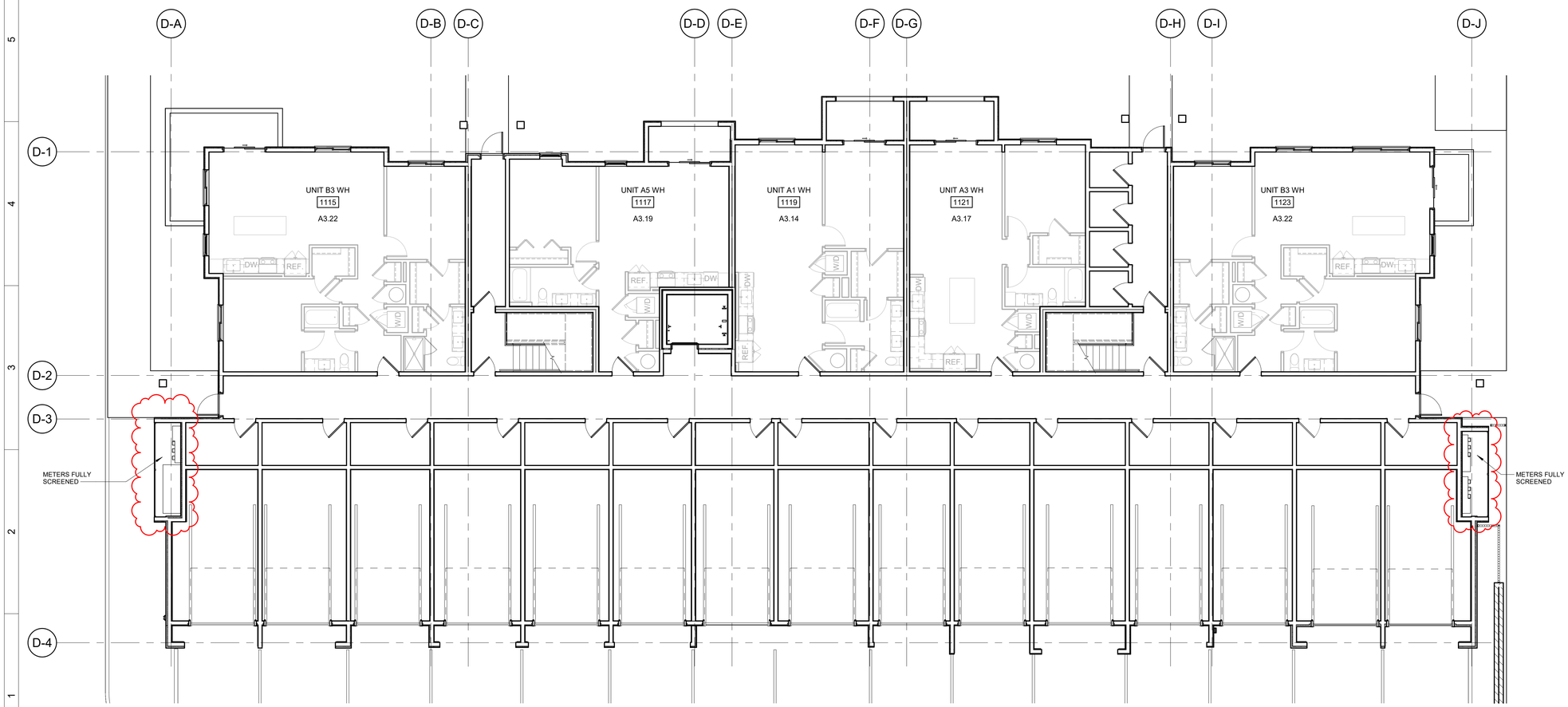

1 BUILDING D LEVEL 1 DIMENSION PLAN
1/8" = 1'-0"

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
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Phoenix - San Diego
102 East Buchanan Street
Phoenix AZ 85004 602.258.2211
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CASE NUMBER: PL22-0044
MIXED USE DEVELOPMENT

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CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL
06.09.2023		PAD/PDP 3RD SUBMITTAL

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JP
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JF
Job Number
2204
Drawing
BUILDING D LEVEL 1 DIMENSION PLAN

Sheet
A2.D01D

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KEYNOTE LEGEND

ACCESSIBILITY NOTES:

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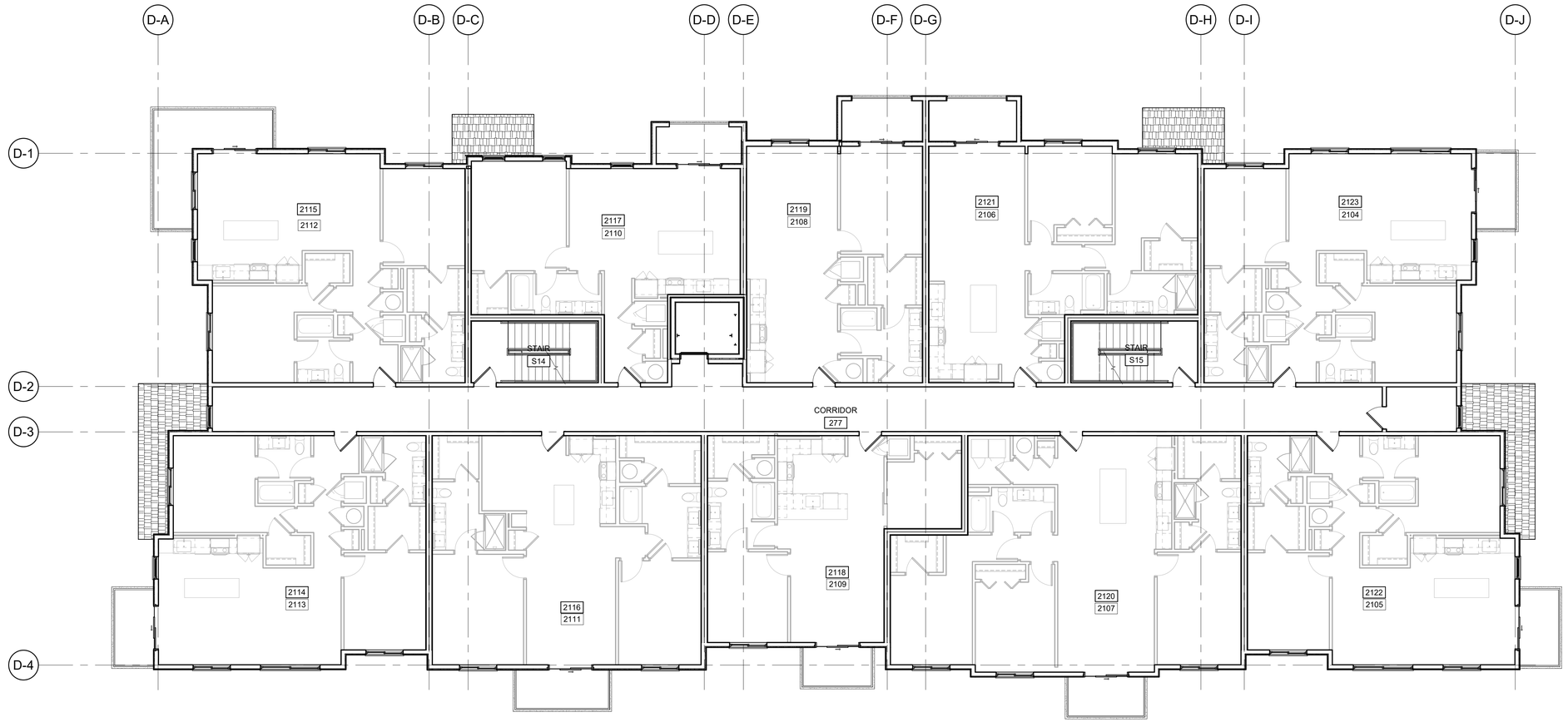

1 BUILDING D LEVEL 2
1/8" = 1'-0"

N

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

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CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

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Drawing
BUILDING D LEVEL 2 FLOOR PLAN
Sheet
A2.D02

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PLEASE RECYCLE

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

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KEYNOTE LEGEND

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8. REFER TO SHEET A0.03 AND A0.04 FOR ALL ALL ANSI A AND B, REQUIRED CLEARANCES AND MOUNTING HEIGHTS.
9. IN CORNER SECTIONS OF KITCHEN COUNTERS, PROVIDE AT LEAST (1) ELECTRICAL RECEPTACLE AT A MINIMUM OF 36" FROM THE INSIDE CORNER. SEE ELECTRICAL.

GENERAL NOTES:

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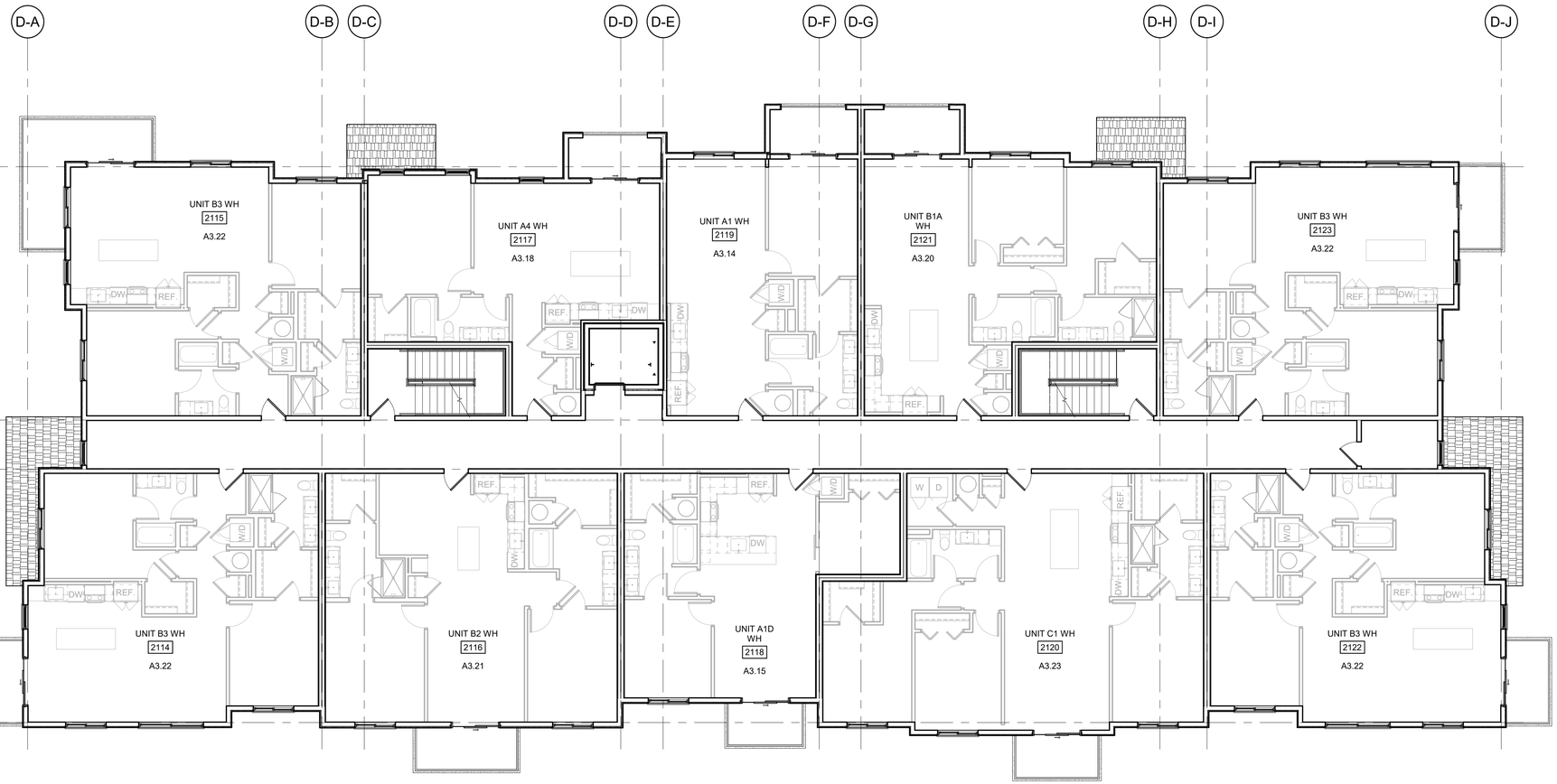

1 BUILDING D LEVEL 2 DIMENSION PLAN
1/8" = 1'-0"

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CASE NUMBER: PL22-0044
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MODERA CHANDLER - MILL CREEK RESIDENTIAL

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CHANDLER, ARIZONA 85248

ISSUANCE

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BUILDING D LEVEL 2 DIMENSION PLAN

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A2.D02D

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PLEASE RECYCLE

KEYNOTE LEGEND

ACCESSIBILITY NOTES:

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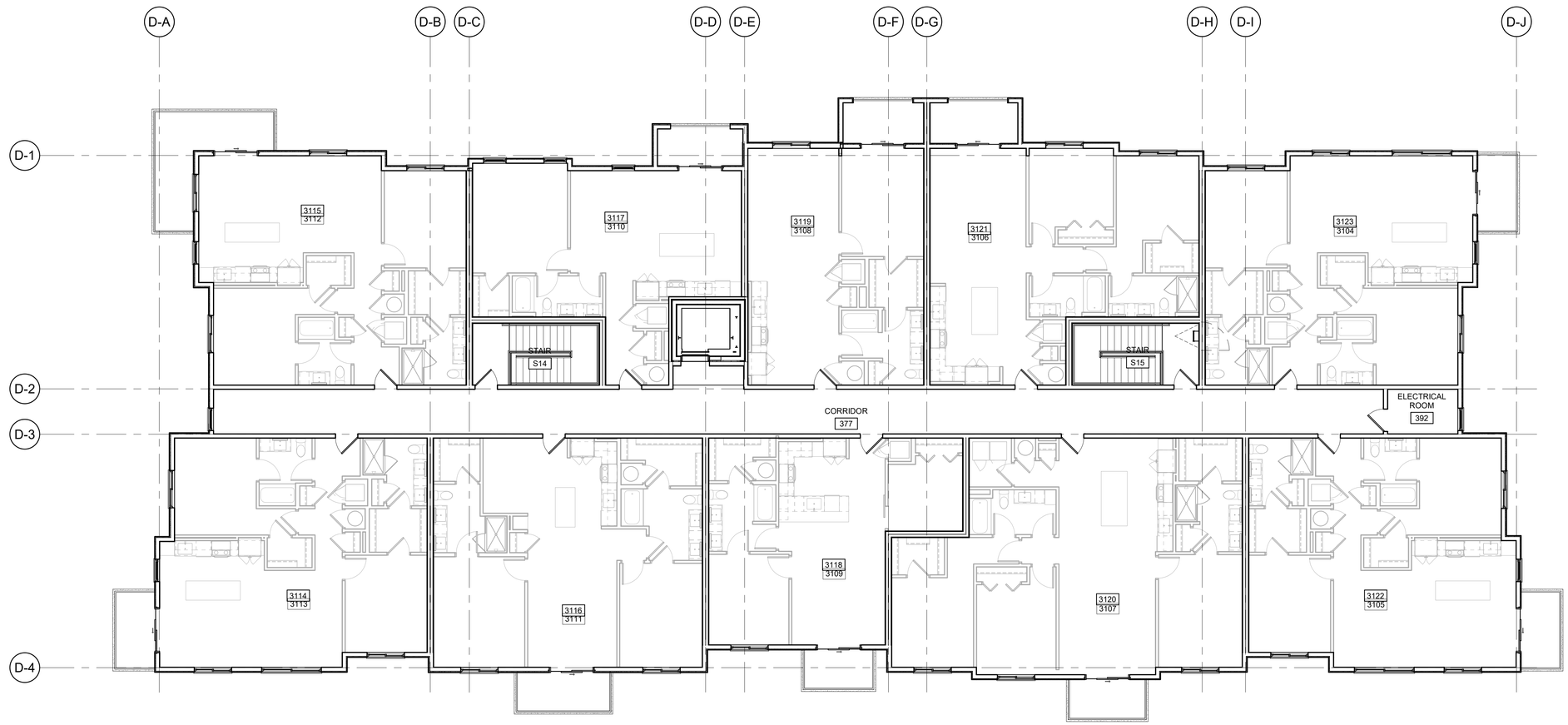

1 BUILDING D LEVEL 3
1/8" = 1'-0"

N

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

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CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

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Job Number
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Drawing
BUILDING D LEVEL 3 FLOOR PLAN
Sheet
A2.D03

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KEYNOTE LEGEND

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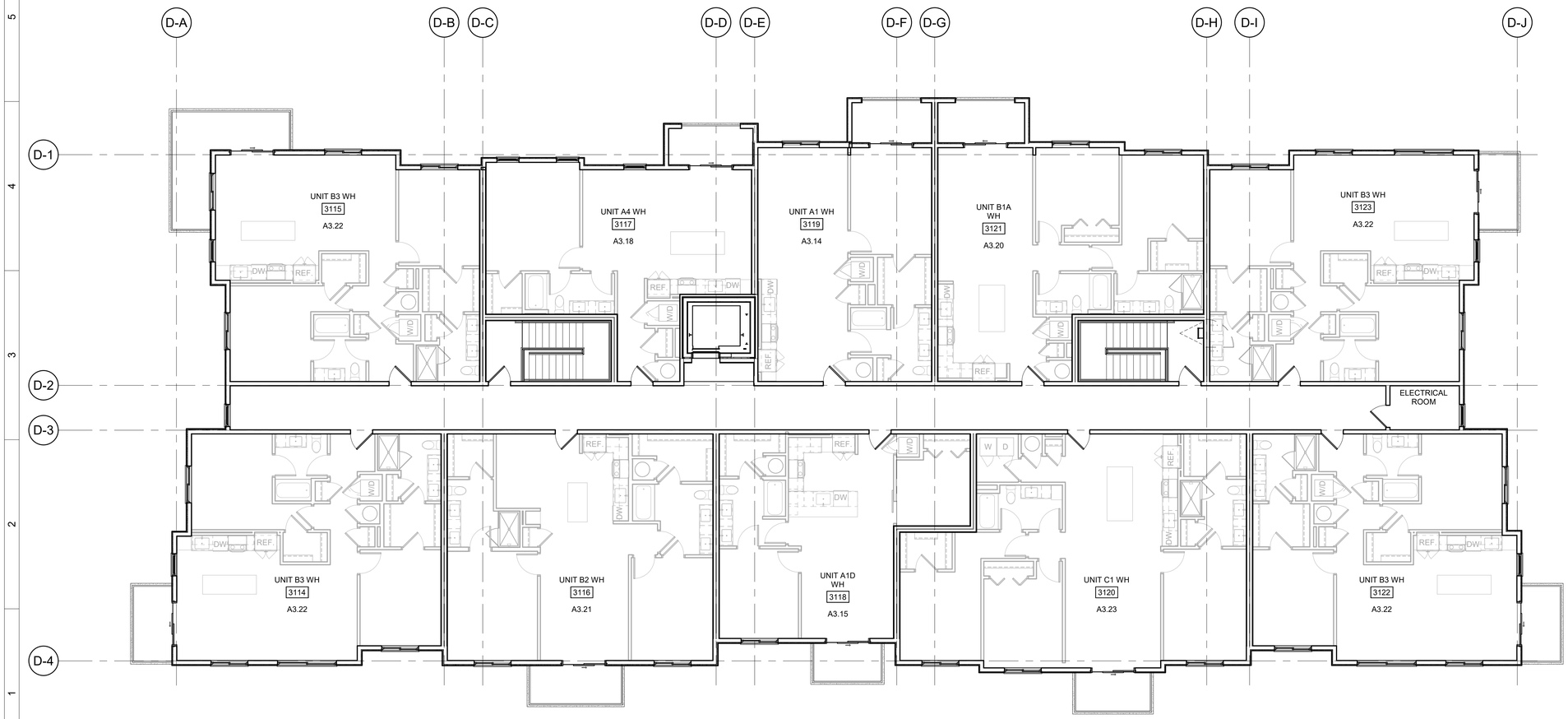

1 BUILDING D LEVEL 3 DIMENSION PLAN
1/8" = 1'-0"

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

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CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT

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MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
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JF
Job Number
2204
Drawing
BUILDING D LEVEL 3 DIMENSION PLAN

Sheet
A2.D03D

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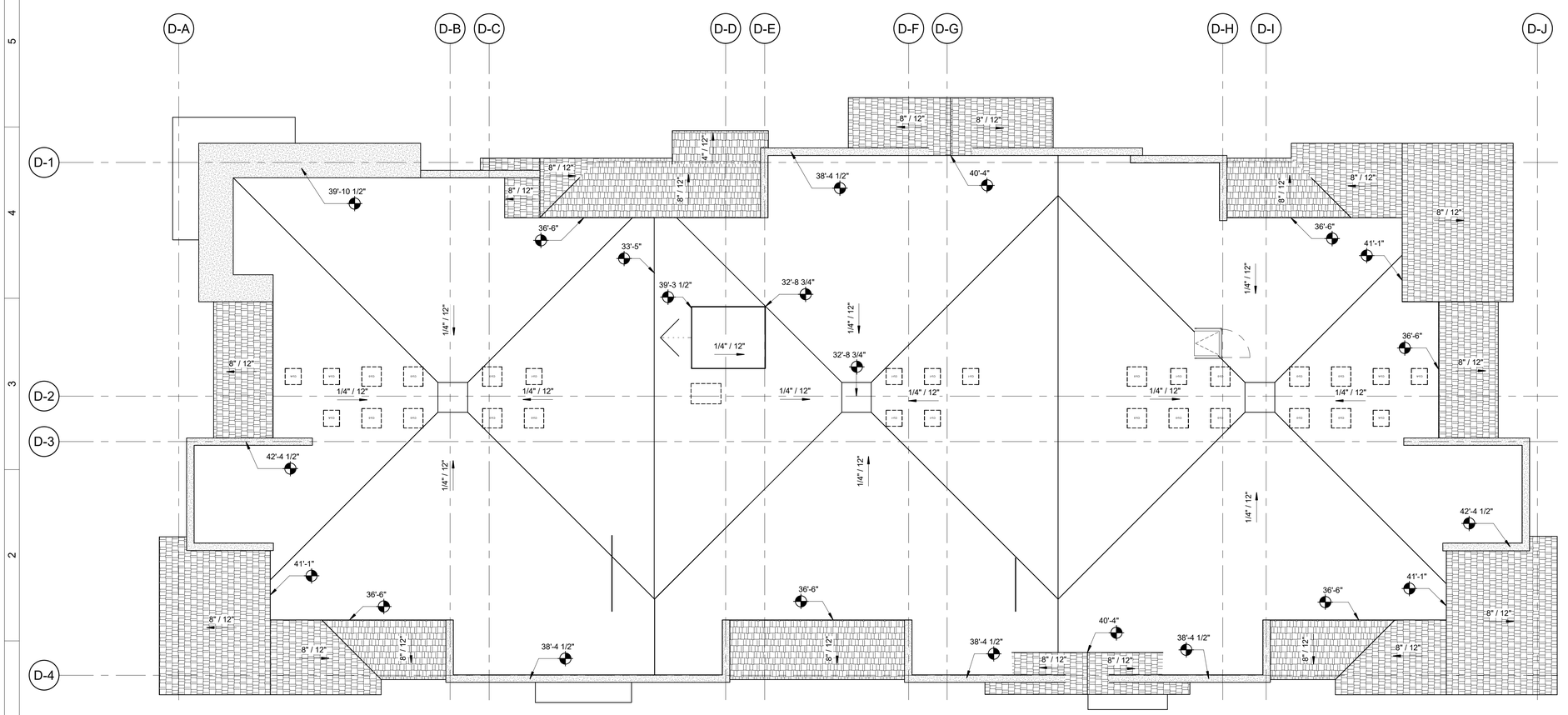
KEYNOTE LEGEND



1 BUILDING D ROOF
1/8" = 1'-0"

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
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JF
Job Number
2204
Drawing
BUILDING D ROOF PLAN

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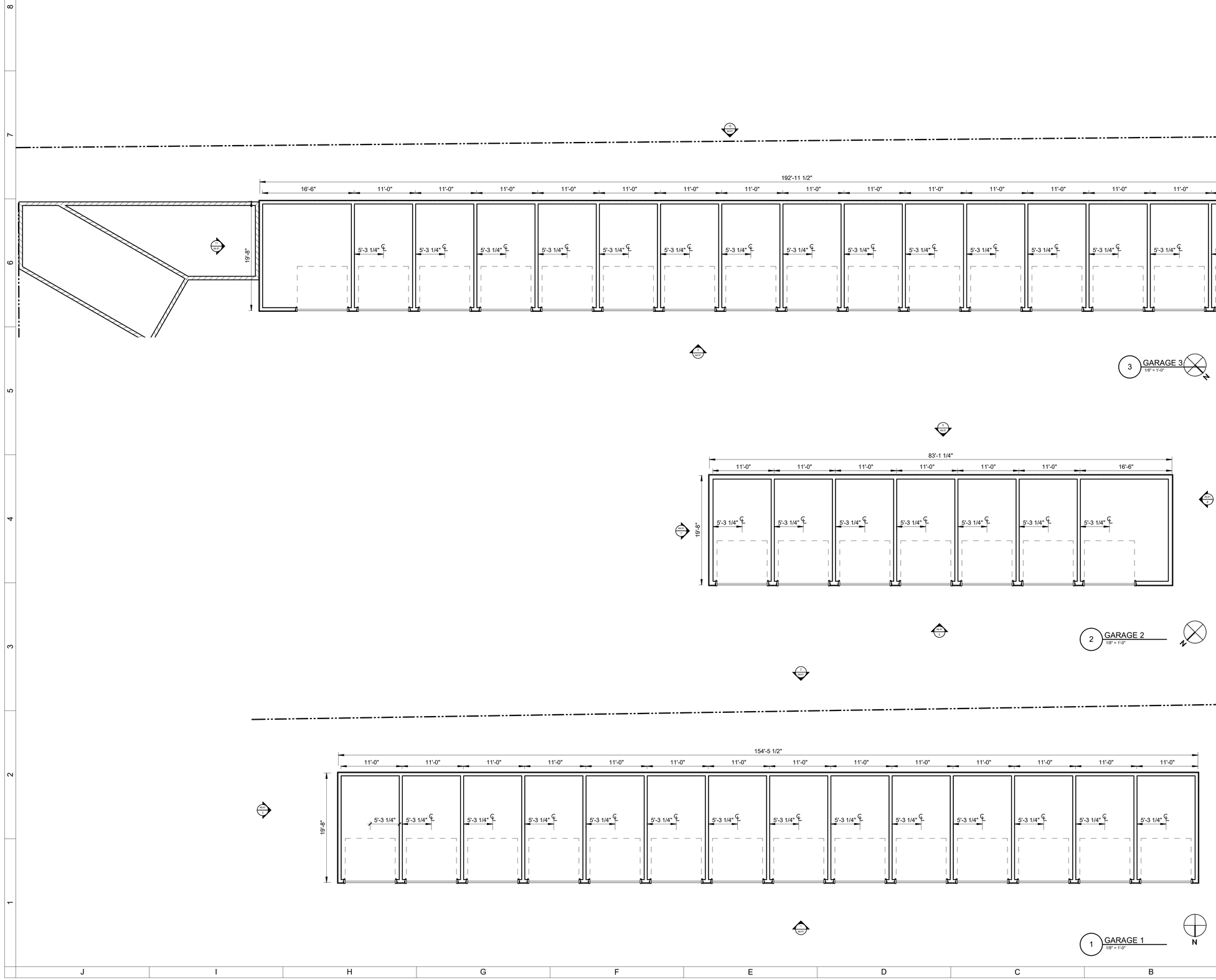

GRAPHIC SCALES:
0 4' 8' 16' 24' 1/8" = 1'-0"
0 4' 8' 12' 1/4" = 1'-0"
0 1' 2' 3' 4' 3/4" = 1'-0"
0 1' 2' 3' 1" = 1'-0"
0 1' 2' 1-1/2" = 1'-0"
0 1' 2' 3' 4' 5' 6' 1/2" = 1'-0"

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JF
Job Number
2204
Drawing
GARAGE PLANS

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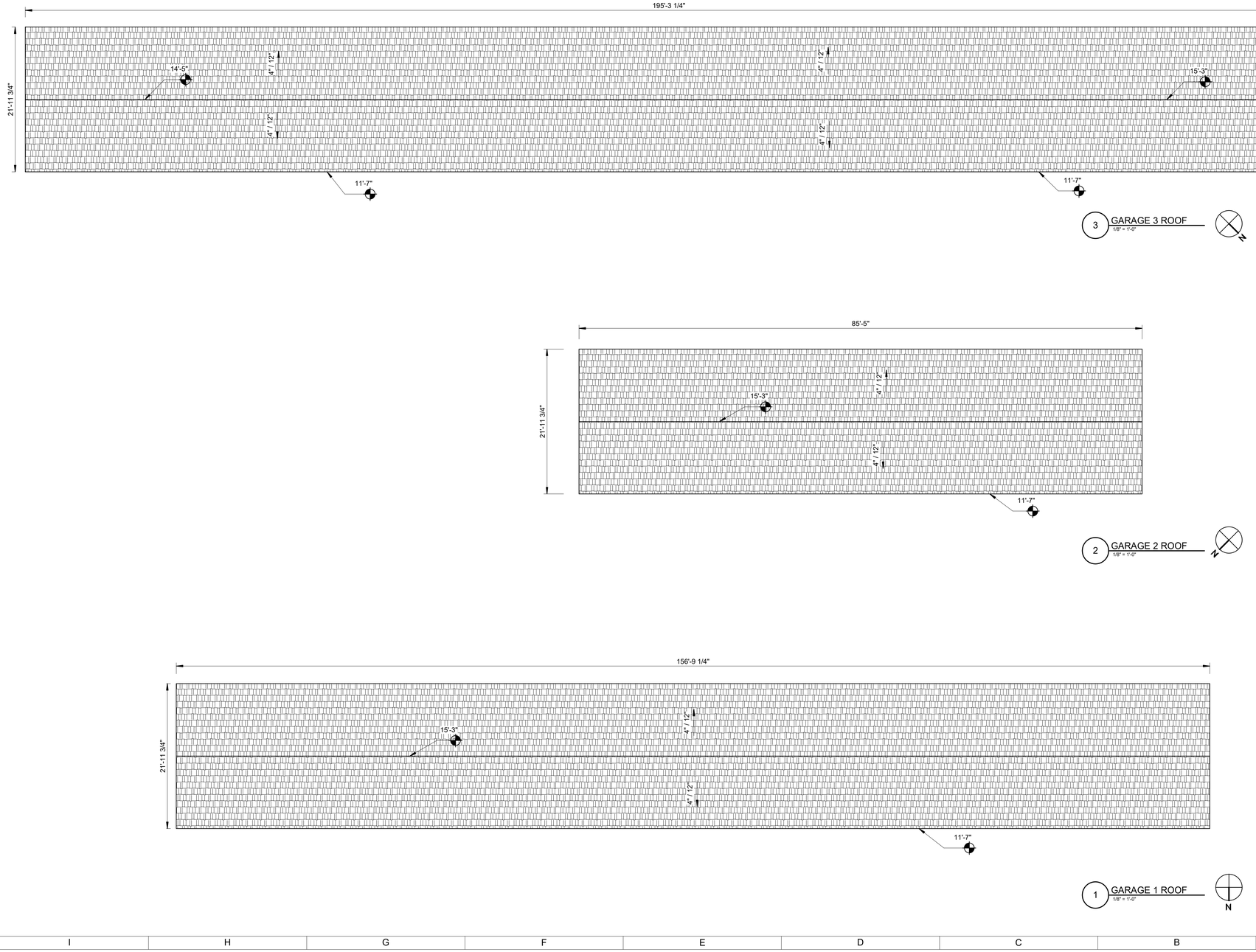

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Drawing
GARAGE ROOF PLANS

Sheet
A7.01S

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3/4" = 1'-0"
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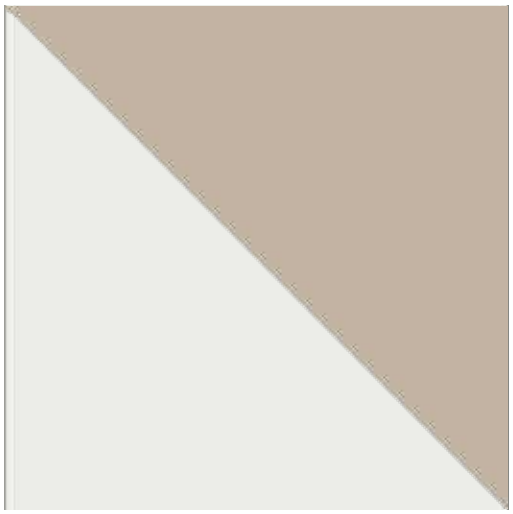
Exhibit 11

1. Composite Paneling - Arctic White

2. Composite Paneling - Matte Black

3. Concrete Tiles - Bel Air Sierra Madre

12. Composite Paneling - Colonial Seam Black



4. Stucco - SW 7005 - Pure White

13. Stucco - SW 7037 - Balanced Beige

5. Stucco - SW 7075 - Web Gray

6. Stucco - SW 6258 - Tricorn Black

7. Brick - Ebony

8. Door/Window Trim - Dark Bronze

9. Metal Guardrails - Dark Bronze

10. Composite Paneling – Concrete

11. Composite Paneling - Vintagewood Cedar

CCBG Architects, Inc.

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CHANDLER FARMS

MODERA CHANDLER - MILL CREEK RESIDENTIAL

Materials/Colors
Design Review Submittal

July 2023

CCBG Architects, Inc.

Exhibit 12

SR-87 SOUTH ARIZONA AVENUE

PLACEMAKING MONUMENT

COVERED PAVILION

COVERED PATIO

66'-3" BOC

80'-0" ROW

DRIVE THROUGH

WEST QUEEN CREEK ROAD

71'-0" ROW

21'-0" LNDSCP SETBACK

BLDG 'F' COMMERCIAL

BLDG 'E' COMMERCIAL

COMMERCIAL PROPERTY LINE

BLDG 'A1' RESIDENTIAL 3 STORY

BLDG 'D1' RESIDENTIAL 3 STORY

BLDG 'D2' RESIDENTIAL 3 STORY

EMERGENCY ACCESS ONLY

MAINTENANCE BUILDING

EMERGENCY ACCESS ONLY

POOL AMENITY

RECREATION AMENITY

BLDG 'D3' RESIDENTIAL 3 STORY

B

B

BLDG 'B' RESIDENTIAL 3 STORY

LOUNGE AMENITY

BLDG 'A2' RESIDENTIAL 3 STORY

BLDG 'C1' RESIDENTIAL 3 STORY

BLDG 'C2' RESIDENTIAL 3 STORY

TRASH COMPACTOR

PLAYGROUND

A

A

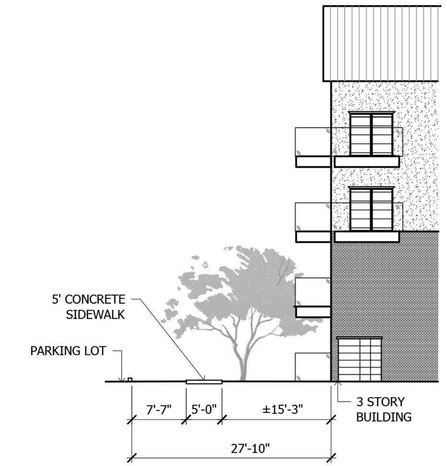
20'-0" LNDSCP SETBACK

5' CONCRETE TRAIL

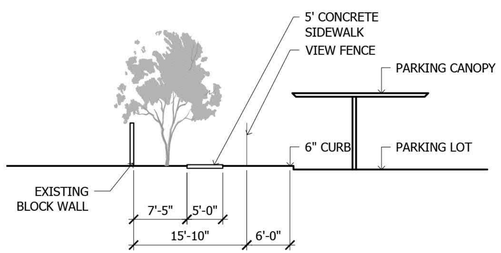
DOG PARK

CIRCULATION LEGEND

SYMBOL	DESCRIPTION
	5' CONCRETE PATH
	6' CONCRETE PATH
	5' PAVER CROSSWALK
	6' PAVER CROSSWALK
	NEIGHBORHOOD CONNECTION TRAIL
	EXISTING SIDEWALK



SECTION B-B



SECTION A-A

MILL CREEK RESIDENTIAL

CHANDLER FARMS

Modera Chandler - Conceptual Circulation Plan

MIXED USE DEVELOPMENT
CASE NUMBER: PLH22-0044

Plan Scale 1 : 5 0 (50' 100' 150')

Date: 07-17-2023

ABLASTUDIO.COM

ABLA

Exhibit 13

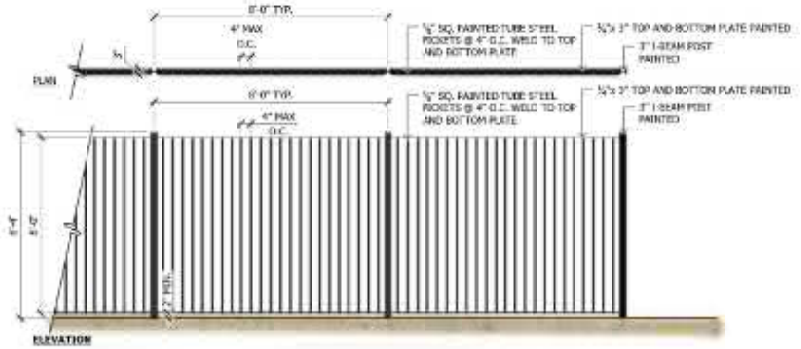
MILL CREEK RESIDENTIAL

CHANDLER FARMS

Modera Chandler - Conceptual Wall Plan

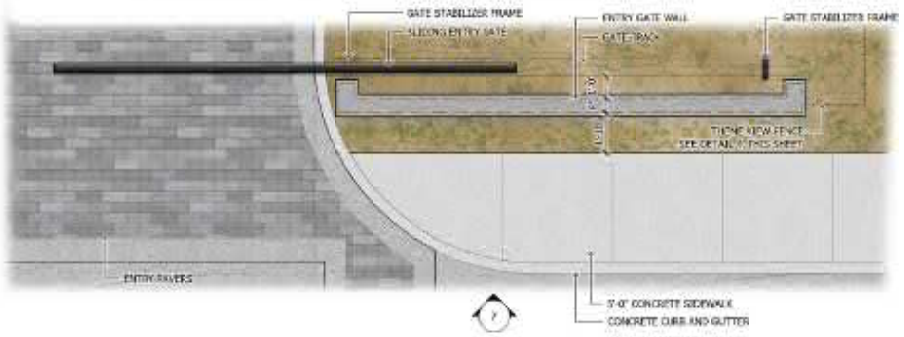
MIXED USE DEVELOPMENT
CASE NUMBER: PLH22-0044 Plan Scale: 1" = 0' Date: 03-07-2023

ABLA



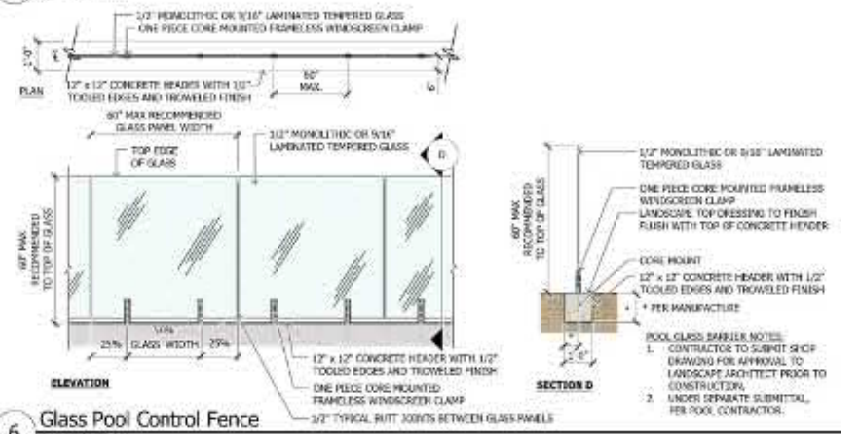
4 Theme View Fence

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



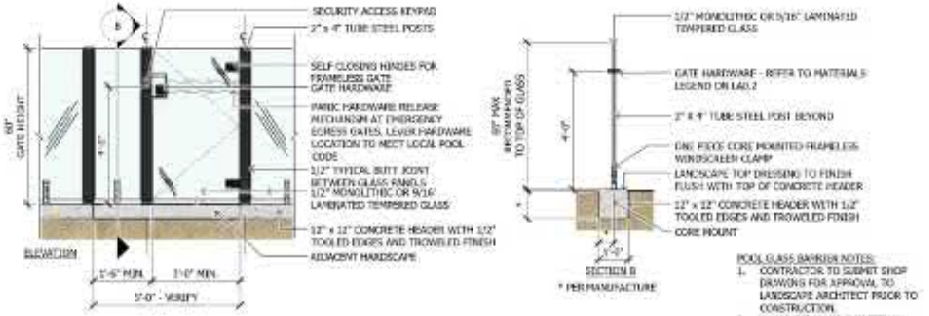
5 Vehicle Entry Plan View

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

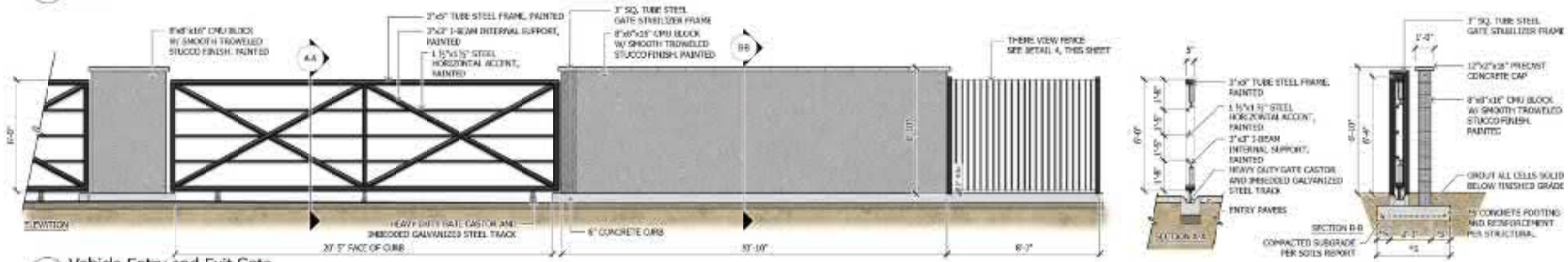


6 Glass Pool Control Fence

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

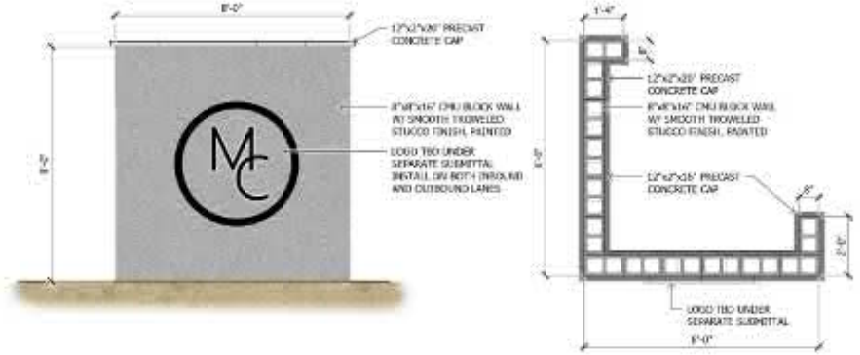


Glass Pool Pedestrian Access Gate



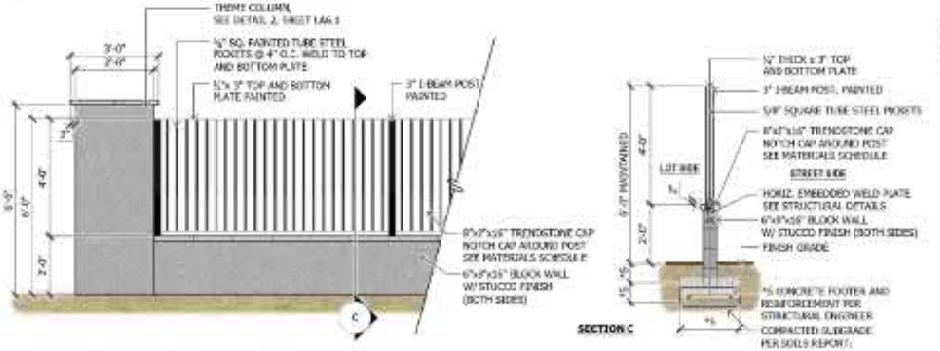
7 Vehicle Entry and Exit Gate

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



8 Entry Monument - Secondary

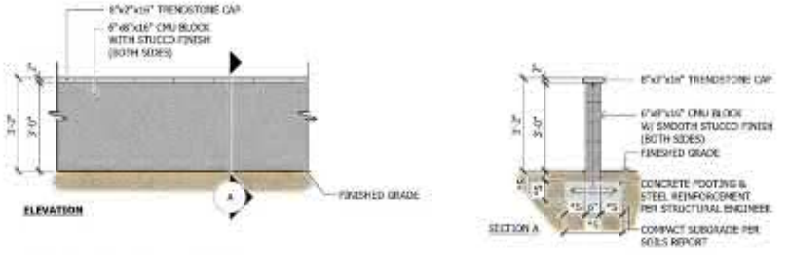
SCALE: 1/2"=1'-0"



9 Partial View Fence - 4' View over 2' Solid

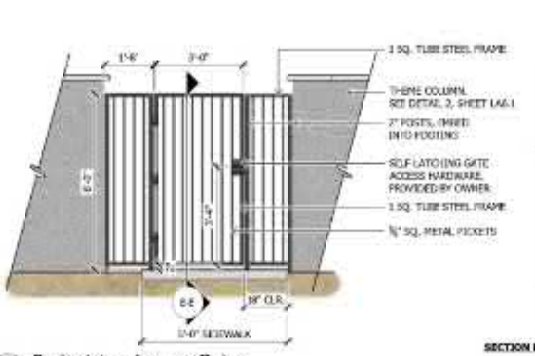
SCALE: 1/2"=1'-0"

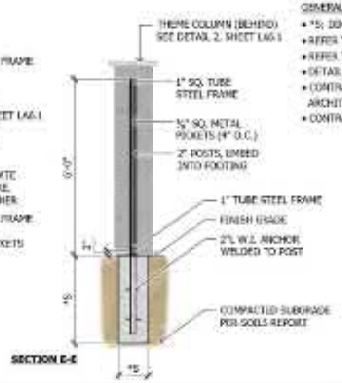
NOTE:
- *S DIMENSIONS AND NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION
- REFER TO SHEET LA0.2 FOR MATERIALS SCHEDULE, COLORS AND FINISHES



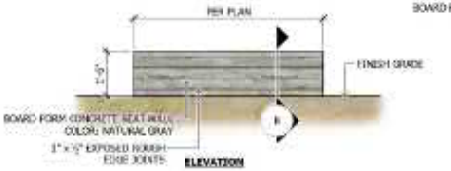
10 Parking Screen Wall

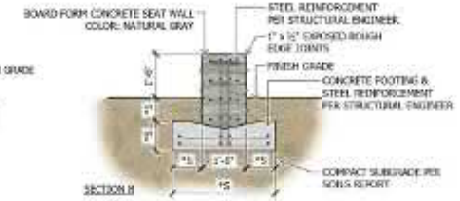
SCALE: 1/2"=1'-0"





GENERAL NOTES:
- *S: DIMENSIONS & NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER.
- REFER TO WAL. PLAN LA2.0A FOR LOCATION OF WALL CONDITIONS.
- REFER TO MATERIALS SCHEDULE LA0.2 FOR COLORS AND FINISHES
- DETAIL PROVIDED FOR DESIGN INTENT ONLY
- CONTRACTOR TO SUBMIT ALL MATERIALS AND SHOP DRAWINGS TO LANDSCAPE ARCHITECT/CLIENT FOR REVIEW PRIOR TO CONSTRUCTION
- CONTRACTOR TO CONSTRUCT MOCKUP WALL FOR REVIEW PRIOR TO CONSTRUCTION





11 Pedestrian Access Gate

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

12 Seat Wall

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

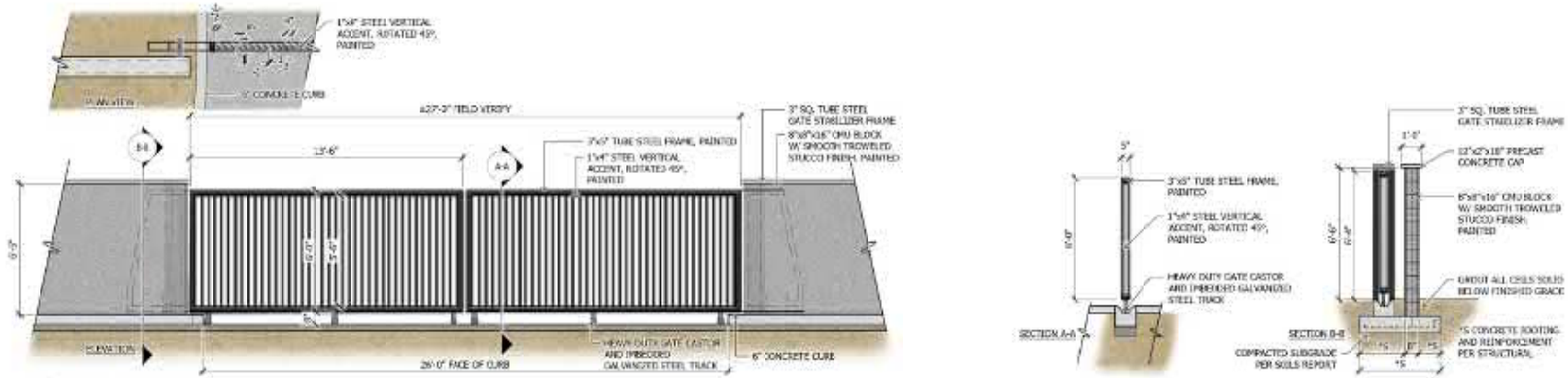
MILL CREEK RESIDENTIAL

CHANDLER FARMS

Modera Chandler - Wall Details

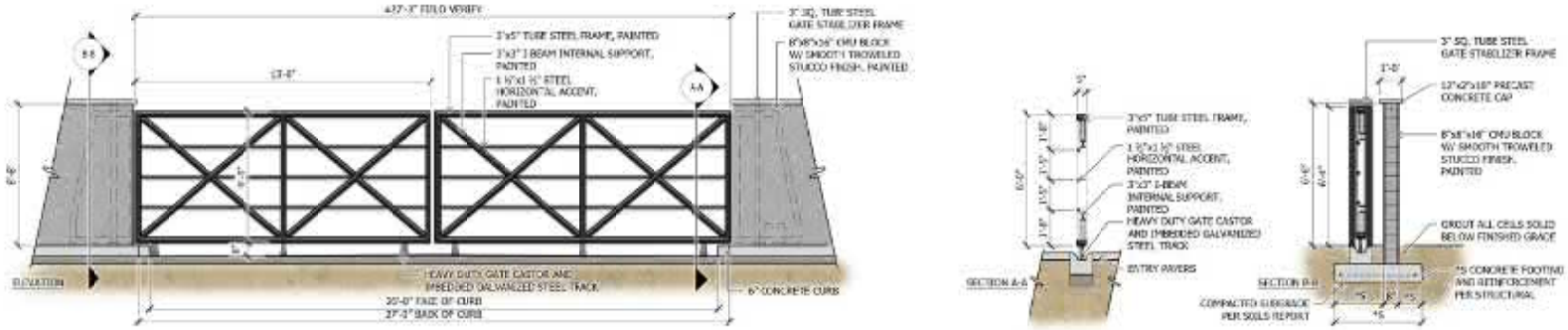
MIXED USE DEVELOPMENT
CASE NUMBER: PLH22-0044 Date: 03-31-2023

AB LA



13 Vehicle Exit Only Gate

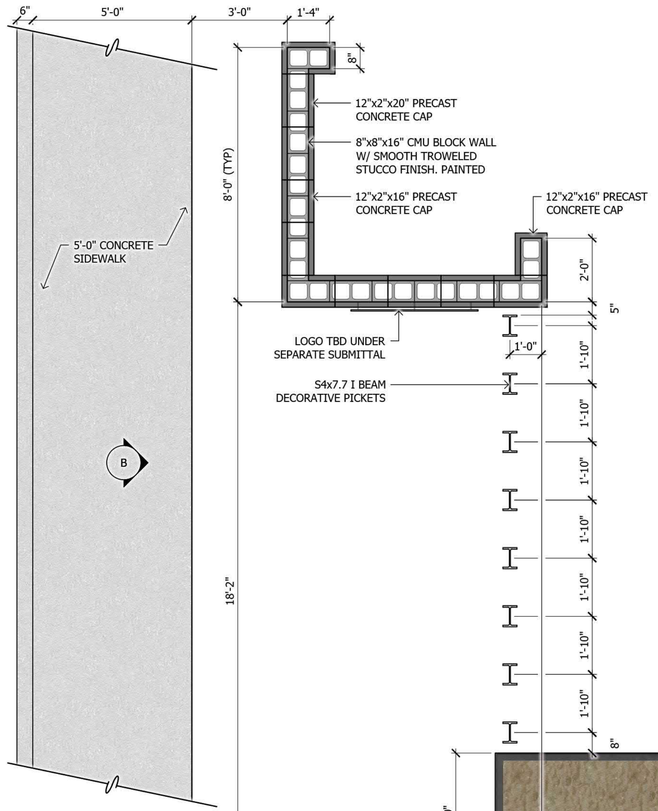
SCALE: 3/8"=1'-0"

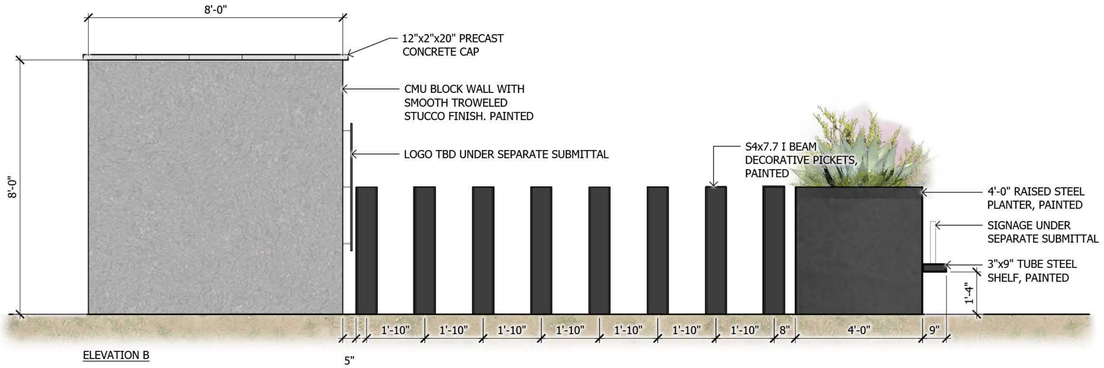


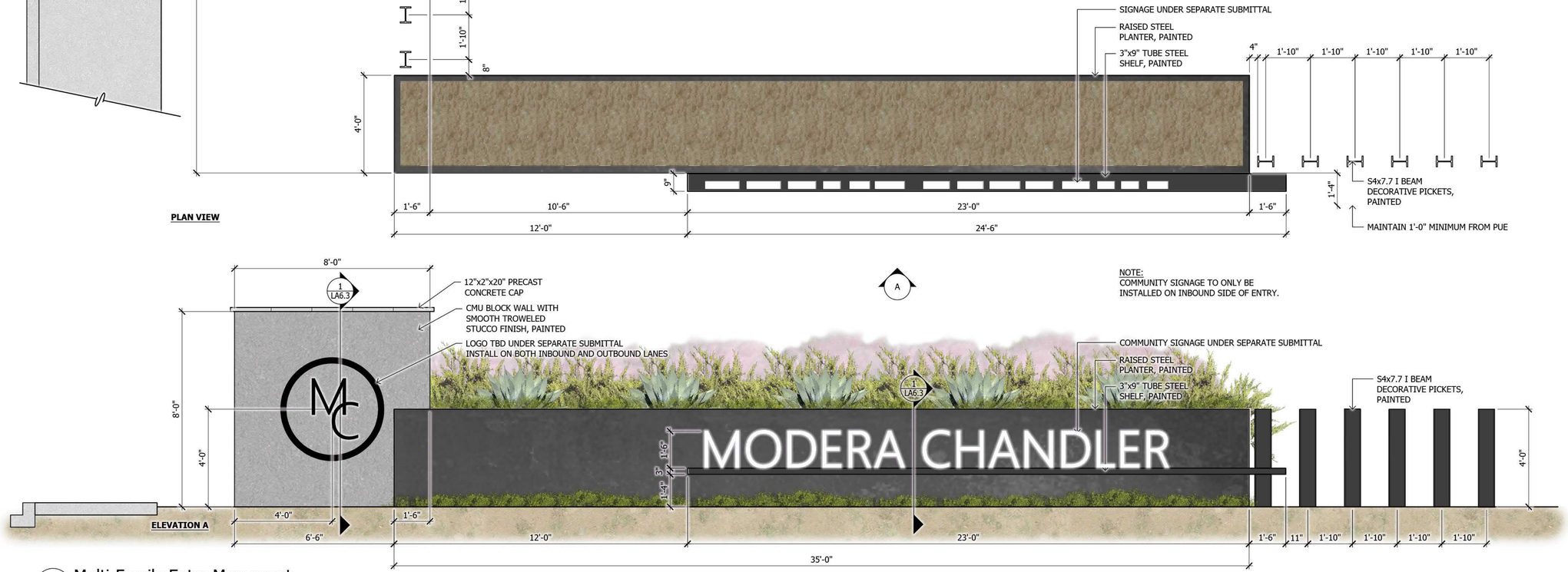
14 Resident Entry Only and Exit Gate

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

Exhibit 14







3 Multi-Family Entry Monument
SCALE: 1/2"=1'-0"

MILL CREEK RESIDENTIAL

CHANDLER FARMS

Modera Chandler - Monument Detail

MIXED USE DEVELOPMENT
CASE NUMBER: PLH22-0044 Date: 07-10-2023

ABLASTUDIO.COM

ABLA

Exhibit 15

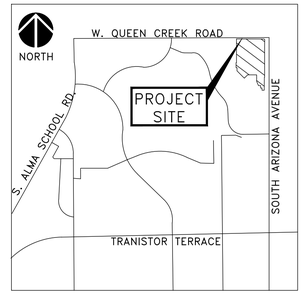
LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- S — EXISTING SANITARY SEWER MAIN
- W — EXISTING PUBLIC WATER MAIN
- EXSTING STORM DRAIN
- HP — HIGH POINT
- 12 — PROPOSED CONTOUR
- 2 — EXISTING CONTOURS
- 10.00 P — PROPOSED PAVEMENT SPOT ELEVATION
- 10.00 E — EXISTING SPOT ELEVATION
- (S) — EXISTING SANITARY SEWER MANHOLE
- (D) — PROPOSED STORM DRAIN MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED CATCH BASIN
- SINGLE-CHAMBER DRYWELL

M/E	MATCH EXISTING ELEVATION
G	GUTTER/GRATE ELEVATION
FG	FINISH GRADE ELEVATION
P	PAVEMENT ELEVATION
TC	TOP OF CURB ELEVATION
SW	SIDEWALK ELEVATION
R	RIM ELEVATION

GRADING AND DRAINAGE CONSTRUCTION NOTES

1. HDPE STORM DRAIN PIPE.
3. CATCH BASIN PER MAG STD DET 537.
5. UNDERGROUND STORM WATER RETENTION.
6. STORM DRAIN CONNECTION TO UNDERGROUND RETENTION.
7. RETENTION TANK ACCESS RISER WITH GRATED COVER.
9. DUAL CHAMBER DRYWELL.



VICINITY MAP
CHANDLER, AZ
NOT TO SCALE

NOTES:

1. ADD 1100' TO ALL ELEVATIONS.
2. ADD 0.5 TO PAVEMENT ELEVATIONS FOR TOP OF CURB ELEVATION, UNLESS OTHERWISE NOTED.

SITE DATA

A.P.N. 303-87-805A
NET SITE AREA: 648,811 SF (14.9± AC)
GROSS SITE AREA: 794,244 SF (18.2± AC)

FLOOD INFORMATION

THIS PROPERTY LIES IN FLOOD ZONE X, ACCORDING TO FIRM NO. 04013C2739M AS PUBLISHED BY FEMA ON NOVEMBER 4, 2015. ZONE X-DOTTED 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.

DEVELOPER

MILL CREEK RESIDENTIAL
15210 N. SCOTTSDALE RD., SUITE 210
PHOENIX, AZ 85254
PH: (602) 789-3883
CONTACT: MILL CREEK RESIDENTIAL TYLER WILSON

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH: (602) 944-5500
CONTACT: BRYCE QUIGLEY, PE

LAND SURVEYOR

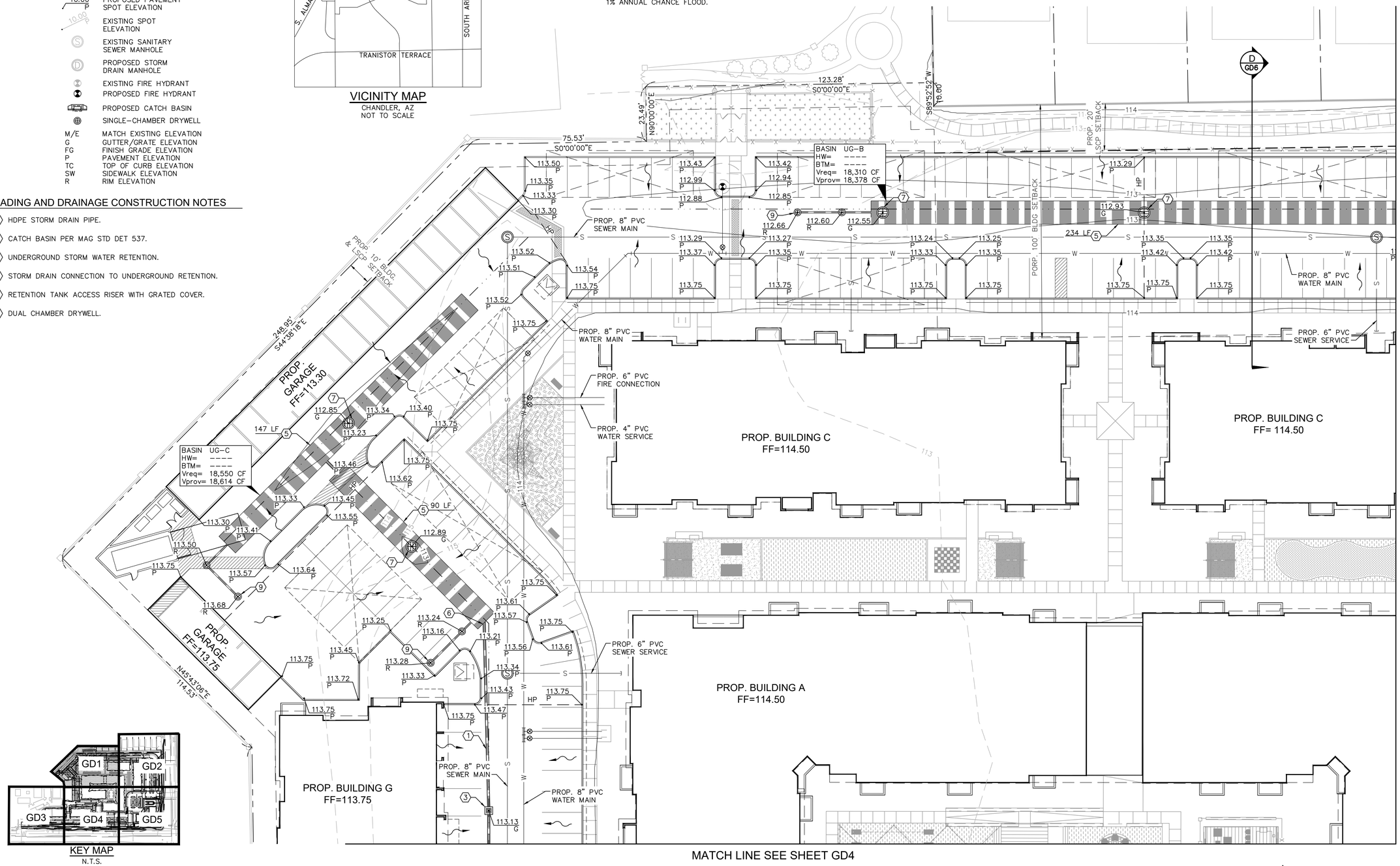
SURVEY INNOVATION GROUP
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
PH: (480) 922-0780
CONTACT: ERIC SOSTROM, RLS

ARCHITECT

CCBG ARCHITECTS, INC
102 E. BUCHANAN STREET
PHOENIX, AZ 85004
PH: (602) 258-2211
CONTACT: BRIAN CASSIDY

LANDSCAPE ARCHITECT

ABLA STUDIO
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
PH: (480) 530-0077
CONTACT: BRIAN ROGERS, RLA



KEY MAP
N.T.S.

BASIS OF BEARING

PER SURVEY INNOVATION GROUP, INC., THE BASIS OF BEARING IS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, SAID LINE BEARS NORTH 89 DEGREES 48 MINUTES 25 SECONDS WEST.

BENCHMARK

PER SURVEY INNOVATION GROUP, INC., FOUND 3" BRASS CAP IN CONCRETE, 70' NORTH, 70' EAST OF INTERSECTION OF BASHA ROAD AND OCOTILLO RD; 4' NORTH OF BACK OF SIDEWALK.
ELEVATION = 1206.19'

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ARIZONA811
Call 811 or click Arizona811.com

NORTH

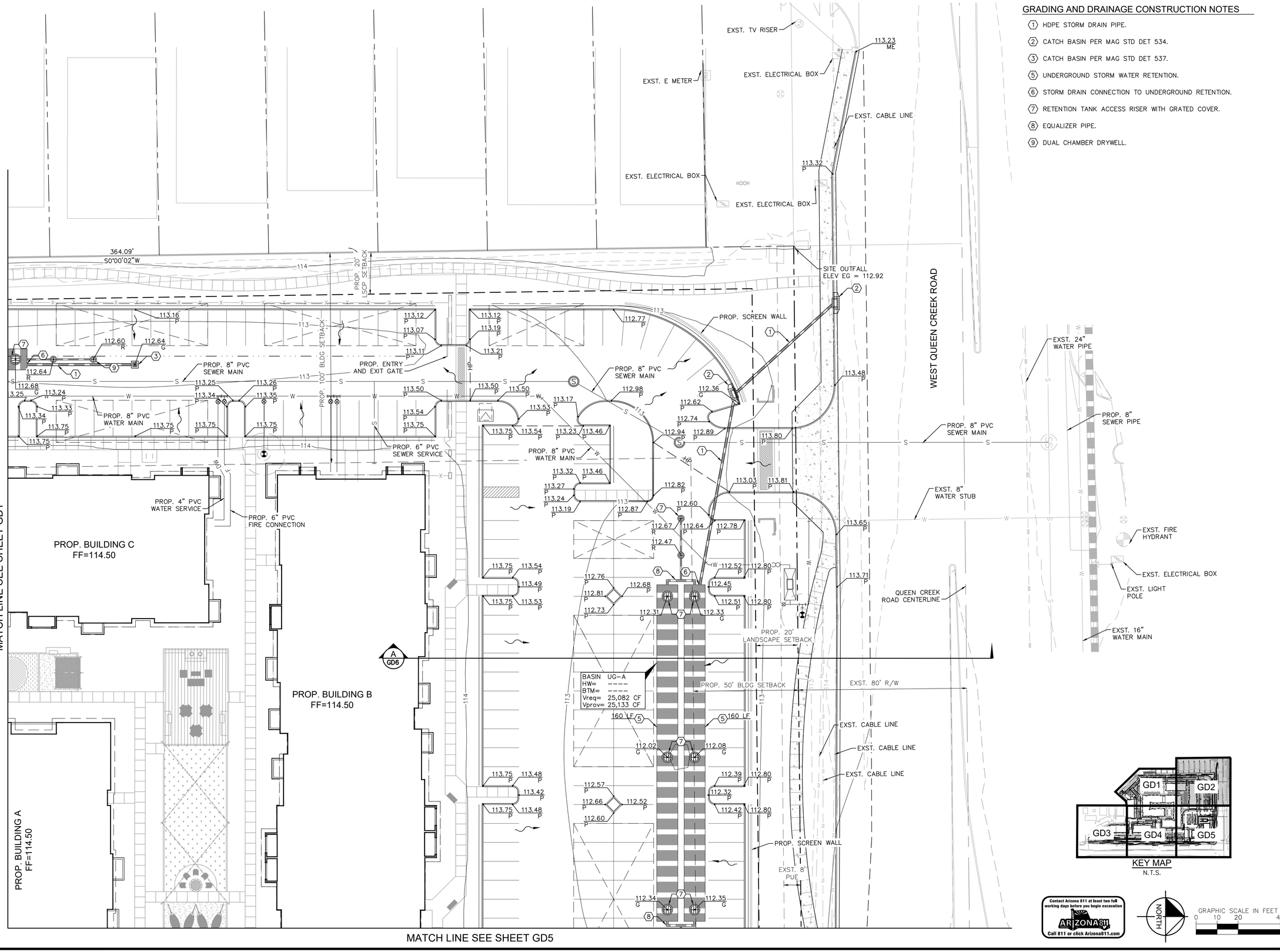
GRAPHIC SCALE IN FEET
0 10 20 40

APPR. | DATE | BY | DESCRIPTION | REV

K:\phx_civil\291606004 - mill creek - chandler\CADD\606004 Pre-GD.dwg, Layout:GD1 Jul 13, 2023 - 5:16pm graham.earnest
XREF DSC_4061(OVERLAY).JPG XREF DSC_4062(OVERLAY).JPG XREF DSC_4063(OVERLAY).JPG XREF DSC_4064(OVERLAY).JPG XREF DSC_4065(OVERLAY).JPG XREF DSC_4066(OVERLAY).JPG XREF DSC_4067(OVERLAY).JPG XREF DSC_4068(OVERLAY).JPG XREF DSC_4069(OVERLAY).JPG XREF DSC_4070(OVERLAY).JPG XREF DSC_4071(OVERLAY).JPG XREF DSC_4072(OVERLAY).JPG XREF DSC_4073(OVERLAY).JPG XREF DSC_4074(OVERLAY).JPG XREF DSC_4075(OVERLAY).JPG XREF DSC_4076(OVERLAY).JPG XREF DSC_4077(OVERLAY).JPG XREF DSC_4078(OVERLAY).JPG XREF DSC_4079(OVERLAY).JPG XREF DSC_4080(OVERLAY).JPG XREF

GRADING AND DRAINAGE CONSTRUCTION NOTES

1. HDPE STORM DRAIN PIPE.
2. CATCH BASIN PER MAG STD DET 534.
3. CATCH BASIN PER MAG STD DET 537.
5. UNDERGROUND STORM WATER RETENTION.
6. STORM DRAIN CONNECTION TO UNDERGROUND RETENTION.
7. RETENTION TANK ACCESS RISER WITH GRATED COVER.
8. EQUALIZER PIPE.
9. DUAL CHAMBER DRYWELL.



KEY MAP
N.T.S.

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ARIZONA811
Call 811 or click Arizona811.com

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

606004 Pre-GD.dwg

GD2
2 OF 6 SHEETS

REV	DESCRIPTION	BY	DATE	APPR

K:\phx_civil\291606004 - mill creek - chandler\CADD\606004 Pre-GD.dwg, Layout:GD2 Jul 13, 2023 - 5:17pm graham.earnest
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Kimley»Horn

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

CHANDLER FARMS

MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 SOUTH ARIZONA AVENUE,
CHANDLER, ARIZONA 85248

PRELIMINARY GRADING AND DRAINAGE PLAN

CHANDLER, ARIZONA

PROJECT No.	291606004
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	CAC
DESIGN BY:	BEQ
CHECK BY:	BEQ
DATE:	07/17/2023

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
ENGINEER B. QUIGLEY
PE NO. 71824 DATE 07/23

REV	DESCRIPTION	BY	DATE	APPR.

MATCH LINE SEE SHEET GD1

MATCH LINE SEE SHEET GD4

GRADING AND DRAINAGE CONSTRUCTION NOTES

(5) UNDERGROUND STORM WATER RETENTION.

(7) RETENTION TANK ACCESS RISER WITH GRATED COVER.

(9) DUAL CHAMBER DRYWELL.

(10) 2' WIDE DRAINAGE CHANNEL.

MAINTENANCE BUILDING FF=114.35

PROP. BUILDING D FF=114.50

155.98' S0°00'00"E

113.07' S22°53'08"E

PROP. 10' BLDG. & LSCP. SETBACK

52.16' N90°00'00"E

57.20' S0°00'00"E

32.87' N89°55'17"E

54.23' S0°00'00"E

53.94' N90°00'00"E

BASIN UG-D
HW= ----
BTM= ----
Vreq= 22,206 CF
Vprov= 22,227 CF

BASIN A
HW= 114
BTM= 113
Vreq= 6,635 CF
Vprov= 6,659 CF

283 LF

EXST. SRP IRRIGATION PIPE TO REMAIN

EXST. FIRE HYDRANT

EXST. ELECTRICAL BOX

EXST. LIGHT POLE

EXST. T BOX

PROP. EMERGENCY ACCESS GATE

PROP. SCREEN WALL

PROP. 50' BLDG SETBACK

EXST. 8' P.U.E.

15' LANDSCAPE SETBACK

EXST. TRANSFORMER

315.2' S0°49'38"W

N0°49'38"E 315.18'

S89°10'22"E 6.00'

EXST. SCUPPER G=114.63

EXST. GAS LINE

EXST. 8" WATER PIPE

EXST. 16" WATER PIPE

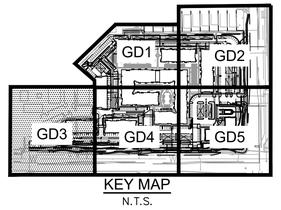
ARIZONA AVENUE CENTERLINE

EXST. 16" WATER MAIN

EXST. 71' R/W

EXST. 65' R/W

SOUTH ARIZONA AVENUE



KEY MAP
N.T.S.

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ARIZONA811
Call 811 or click Arizona811.com

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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Phoenix, Arizona 85020 (602) 944-5500

CHANDLER FARMS

MODERA CHANDLER - MILL CREEK RESIDENTIAL

PRELIMINARY GRADING AND DRAINAGE PLAN

3230 SOUTH ARIZONA AVENUE,
CHANDLER, ARIZONA 85248

CHANDLER, ARIZONA

PROJECT No.	291606004
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	CAC
DESIGN BY:	BEQ
CHECK BY:	BEQ
DATE:	07/17/2023

PRELIMINARY
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NOT FOR CONSTRUCTION
Kimley»Horn
ENGINEER B. QUIGLEY
PE NO. 71824 DATE 07/23

606004 Pre-GD.dwg

GD3
3 OF 6 SHEETS

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MATCH LINE SEE SHEET GD1

MATCH LINE SEE SHEET GD3

MATCH LINE SEE SHEET GD5

PROP. BUILDING G.
FF=113.75

PROP. BUILDING A
FF=114.50

PROP. POOL /
AMENITY AREA

PROP. BUILDING D
FF=114.50

PROP. BUILDING A
FF=114.50

216.74'
N90°00'00"E

PROP. 6" PVC
SEWER SERVICE

PROP. 8" PVC
SEWER MAIN

PROP. 8" PVC
WATER MAIN

PROP. 6" PVC
SEWER SERVICE

PROP. 4" PVC
WATER SERVICE

PROP. 6" PVC
FIRE CONNECTION

PROP. ENTRY
AND EXIT GATE

PROP. 8" PVC
WATER MAIN

PROP. EXIT
ONLY GATE

BASIN A
HW= 114
BTM= 113
Vreq= 6,635 CF
Vprov= 6,659 CF

BASIN UG-D
HW= ----
BTM= ----
Vreq= 22,206 CF
Vprov= 22,227 CF

BASIN UG-E
HW= ----
BTM= ----
Vreq= 24,736 CF
Vprov= 24,740 CF

283 LF

158 LF

157 LF

PROP. 50' BLDG SETBACK

PROP. 15' LSCP SETBACK

EXST. 8' P.U.E.

PROP. 8' P.U.E.

N0°49'38"E
308.74'

N0°49'38"E
417.37'

EXST. LIGHT POLE

EXST. ELECTRICAL BOX

EXST. TRICAL BOX

EXST. SCUPPER
G=114.73

EXST. SCUPPER
G=114.69

EXST. CABLE LINE

EXST. GAS LINE

EXST. 8"
WATER PIPE

EXST. 16"
WATER MAIN

PROP. SCREEN WALL

EXST. 65' R/W

PROP. 71' R/W

ARIZONA
AVENUE
CENTERLINE

SOUTH ARIZONA AVENUE

GRADING AND DRAINAGECONSTRUCTION NOTES

1. HDPE STORM DRAIN PIPE.
2. CATCH BASIN PER MAG STD DET 534.
3. CATCH BASIN PER MAG STD DET 537.
4. STORM DRAIN MANHOLE.
5. UNDERGROUND STORM WATER RETENTION.
6. STORM DRAIN CONNECTION TO UNDERGROUND RETENTION.
7. RETENTION TANK ACCESS RISER WITH GRATED COVER.
8. EQUALIZER PIPE.
9. DUAL CHAMBER DRYWELL.

KEY MAP
N.T.S.

GD1 GD2 GD3 GD4 GD5

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

APPR. | DATE | BY | DESCRIPTION | REV

Kimley»Horn

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Phoenix, Arizona 85020 (602) 944-5500

CHANDLER FARMS

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3230 SOUTH ARIZONA AVENUE,
CHANDLER, ARIZONA 85248

PRELIMINARY GRADING AND DRAINAGE PLAN

CHANDLER, ARIZONA

PROJECT No.
291606004

SCALE (H):1"=20'
SCALE (V): NONE
DRAWN BY: CAC
DESIGN BY: BEQ
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DATE: 07/17/2023

PRELIMINARY
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Kimley»Horn
ENGINEER B. QUIGLEY
PE NO. 71824 DATE 07/23

606004 Pre-GD.dwg

GD4
4 OF 6 SHEETS

K:\phx_civil\291606004 - mill creek - chandler\CADD\606004 Pre-GD.dwg, Layout: GD4 Jul 13, 2023 - 5:17pm graham.earnest
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MATCH LINE SEE SHEET GD2

MATCH LINE SEE SHEET GD4

PROP. BUILDING A
FF= 114.50

PROP. PROPERTY LINE

BASIN UG-F
HW= ----
BTM= ----
Vreq= 5,838 CF
Vprov= 5,890CF

75 LF

PROP. 8" PVC SEWER MAIN

BASIN C
HW= 114.75
BTM= 113.75
Vreq= 2,948 CF*
Vprov= 962 CF

* THE DEFICIENT VOLUME IN BASIN C IS PROVIDED IN BASIN C-1.

PROP. BUILDING E
FF=115.60

BASIN C-1
HW= 114.75
BTM= 113.75
Vreq= 2,948 CF
Vprov= 2,032 CF*

PROP. 6" PVC SEWER SERVICE

PROP. BUILDING F
FF=115.60

BASIN B
HW= 115
BTM= 114
Vreq= 2,969 CF
Vprov= 3,093 CF

158 LF

157 LF

PROP. 8" PVC WATER MAIN

PROP. SCREEN WALL

EXST. 8" WATER PIPE

PROP. 8" PVC SEWER MAIN

EXST. CABLE LINE

EXST. CABLE LINE

EXST. CABLE LINE

EXST. TRANSFORMER

EXST. TV RISER

QUEEN CREEK ROAD CENTERLINE

EXST. 8' P.U.E.

PROP. 250' SETBACK

WEST QUEEN CREEK ROAD

PROP. 50' BLDG & LSCP SETBACK

EXST. 80' R/W

EXST. LIGHT POLE

EXST. TV BOX

EXST. FIRE HYDRANT

EXST. TSIG BOX

EXST. TSIG BOX

EXST. CABLE LINE

EXST. CABLE LINE

EXST. 76' R/W

PROP. 50' BLDG & LSCP SETBACK

PROP. 250' SETBACK

N89°49'25"W 669.95'

N44°29'33"W 21.10'

N0°49'38"E 180.61'

N89°10'22"W 5.00'

EXST. GAS LINE

EXST. GAS LINE

EXST. 8" WATER PIPE

SOUTH ARIZONA AVENUE

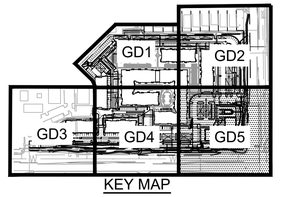
EXST. 8" WATER PIPE

ARIZONA AVENUE CENTERLINE

EXST. 16" WATER MAIN

GRADING AND DRAINAGE CONSTRUCTION NOTES

1. HDPE STORM DRAIN PIPE.
5. UNDERGROUND STORM WATER RETENTION.
7. RETENTION TANK ACCESS RISER WITH GRATED COVER.
8. EQUALIZER PIPE.
9. DUAL CHAMBER DRYWELL.
11. HDPE FLARED END SECTION WITH RIP-RAP PROTECTION.



KEY MAP
N.T.S.

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

APPR. | DATE | BY | DESCRIPTION | REV

K:\phx_civil\291606004 - mill creek - chandler\CADD\606004 Pre-GD.dwg, Layout:GD5 Jul 13, 2023 - 5:17pm graham.earnest

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Kimley»Horn

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

CHANDLER FARMS

MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 SOUTH ARIZONA AVENUE,
CHANDLER, ARIZONA 85248

PRELIMINARY GRADING AND DRAINAGE PLAN

CHANDLER, ARIZONA

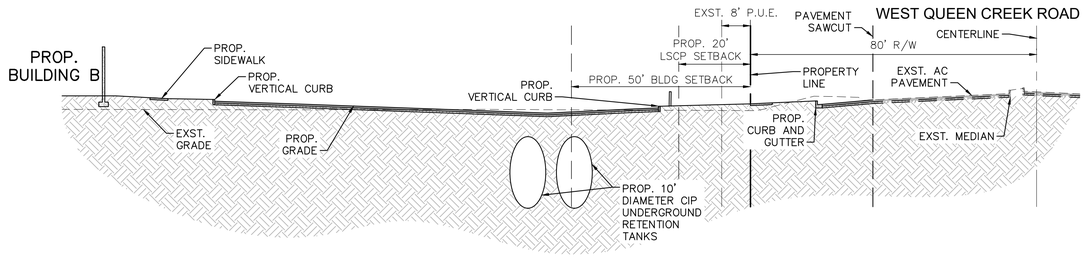
PROJECT No.	291606004
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	CAC
DESIGN BY:	BEQ
CHECK BY:	BEQ
DATE:	07/17/2023

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
ENGINEER B. QUIGLEY
PE NO. 71824 DATE 07/23

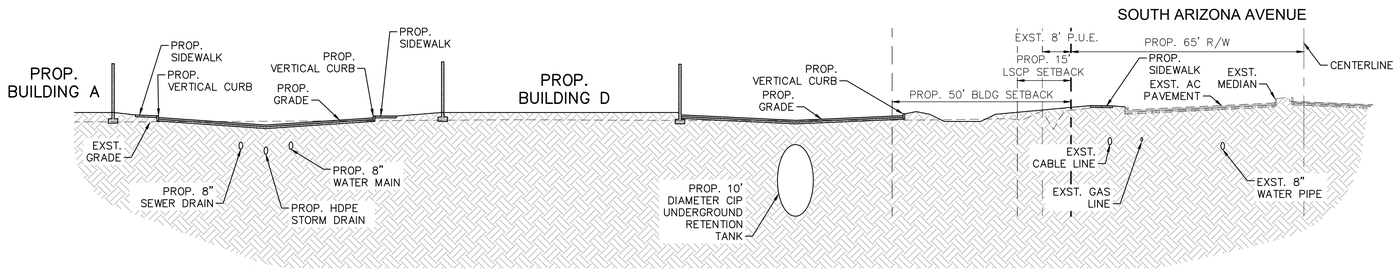
606004 Pre-GD.dwg

GD5

5 OF 6 SHEETS



SECTION A
N.T.S



SECTION B
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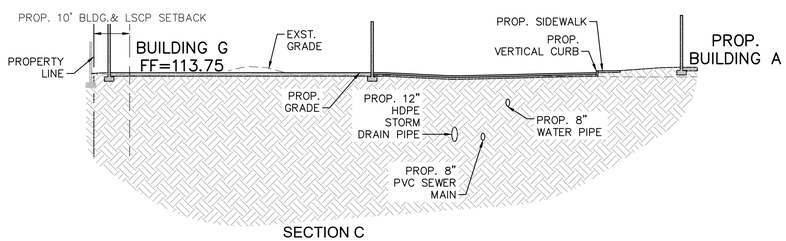
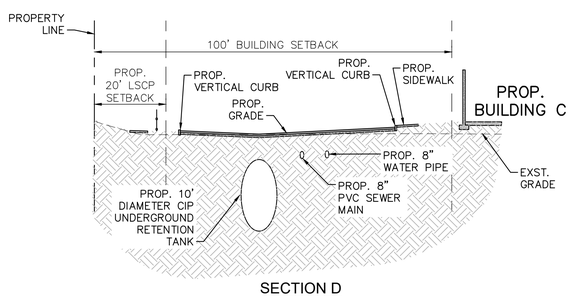


SECTION C
N.T.S



SECTION D
N.T.S

ON-SITE RETENTION TABLE

PER CITY OF CHANDLER DRAINAGE POLICIES AND STANDARDS SEC 6.11.
VOLUME REQUIRED = 1.1 X 0.183 FT X DRAINAGE AREA (SF) X RUNOFF COEFFICIENT

Basin	Land Use	Runoff Coefficient	Drainage Area (ft^2)	Required Volume (ft^3)	Provided Volume (ft^3)	Surplus (ft^3)
UG-A	Building/Pavement	0.95	112,116	21,480		
	Landscape	0.50	35,721	3,602		
		Total	147,838	25,082	25,133	51

Basin	Land Use	Runoff Coefficient	Drainage Area (ft^2)	Required Volume (ft^3)	Provided Volume (ft^3)	Surplus (ft^3)
UG-B	Building/Pavement	0.95	59,859	11,468		
	Landscape	0.50	67,853	6,842		
		Total	127,712	18,310	18,378	69

Basin	Land Use	Runoff Coefficient	Drainage Area (ft^2)	Required Volume (ft^3)	Provided Volume (ft^3)	Surplus (ft^3)
UG-C	Building/Pavement	0.95	82,006	15,711		
	Landscape	0.50	28,157	2,839		
		Total	110,163	18,550	18,614	64

Basin	Land Use	Runoff Coefficient	Drainage Area (ft^2)	Required Volume (ft^3)	Provided Volume (ft^3)	Surplus (ft^3)
UG-D	Building/Pavement	0.95	91,099	17,453		
	Landscape	0.50	47,134	4,753		
		Total	138,233	22,206	22,227	21

Basin	Land Use	Runoff Coefficient	Drainage Area (ft^2)	Required Volume (ft^3)	Provided Volume (ft^3)	Surplus (ft^3)
UG-E	Building/Pavement	0.95	110,834	21,234		
	Landscape	0.50	34,734	3,502		
		Total	145,568	24,736	24,740	4

Basin	Land Use	Runoff Coefficient	Drainage Area (ft^2)	Required Volume (ft^3)	Provided Volume (ft^3)	Surplus (ft^3)
UG-F	Building/Pavement	0.95	28,634	5,486		
	Landscape	0.50	3,494	352		
		Total	32,128	5,838	5,890	52

Basin	Land Use	Runoff Coefficient	Drainage Area (ft^2)	Required Volume (ft^3)	Provided Volume (ft^3)	Surplus (ft^3)
S-A	Building/Pavement	0.95	29,956	5,739		
	Landscape	0.50	8,887	896		
		Total	38,843	6,635	6,659	24

Basin	Land Use	Runoff Coefficient	Drainage Area (ft^2)	Required Volume (ft^3)	Provided Volume (ft^3)	Surplus (ft^3)
S-B	Building/Pavement	0.95	5,883	1,127		
	Landscape	0.50	18,264	1,842		
		Total	24,147	2,969	3,093	124

Basin	Land Use	Runoff Coefficient	Drainage Area (ft^2)	Required Volume (ft^3)	Provided Volume (ft^3)	Surplus (ft^3)
S-C	Building/Pavement	0.95	6,092	1,167		
	Landscape	0.50	17,667	1,781		
		Total	23,758	2,948	2,994	46

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

REV	DESCRIPTION	BY	DATE	APPR.

K:\phx_civil\291606004 - mill creek - chandler\CADD\606004 Pre-CD.dwg, Layout:GD6 Jul 13, 2023 - 5:17pm graham.earnest
XREFS: ISO-GD6-TITLEBLOCK-24x36.dwg, ISO-GD6-ANSI D.ctb, 24x36 LANDSCAPE, 1=1, shordsdonohue
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CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 SOUTH ARIZONA AVENUE,
CHANDLER, ARIZONA 85248

SECTIONS
CHANDLER, ARIZONA

PROJECT No.
291606004

SCALE (H): NONE
SCALE (V): NONE
DRAWN BY: CAC
DESIGN BY: BEQ
CHECK BY: BEQ
DATE: 07/17/2023

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
ENGINEER B. QUIGLEY
PE NO. 71824 DATE 07/23

606004 Pre-CD.dwg

6
6 OF 6 SHEETS

MEMORANDUM

To: Alisa Petterson, City of Chandler
From: Brennan Ray
Date: September 26, 2023
RE: **PLH22-0044 Chandler Farms**
Housing Impact Statement

1. *A general estimate of the probable impact on the average cost to construct housing for sale or rent within the zoning districts to which the zoning ordinance or text amendment applies.*

   RESPONSE: This proposed development will have a positive impact on housing costs in the area. Given the current housing shortage, additional units are needed to bring down costs of renting and owning.

2. *A description of any data or reference material on which the proposed zoning ordinance or text amendment is based on.*

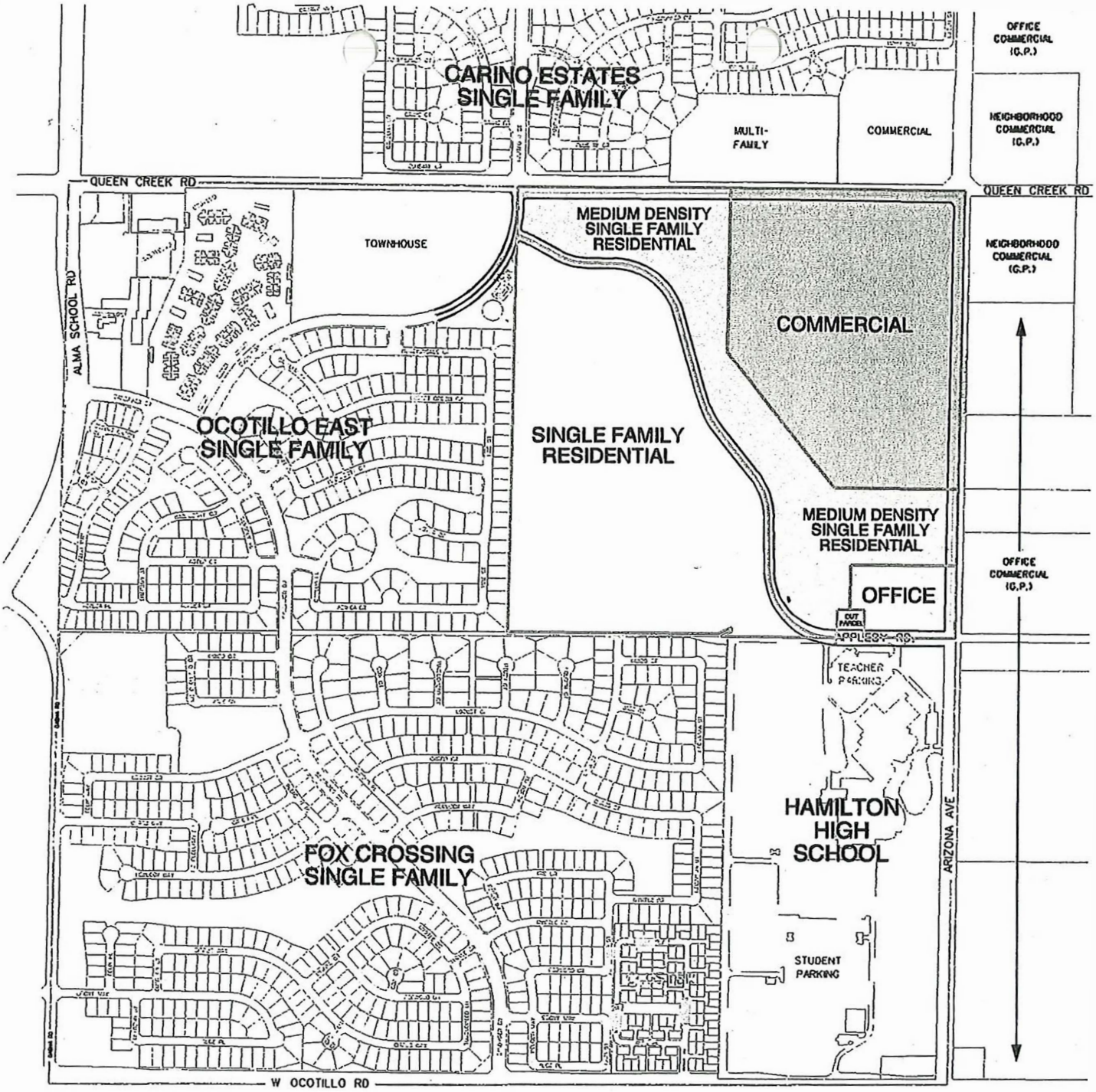
   RESPONSE: The proposed zoning is based on the entire Site not being viable for a large-scale commercial development. The highest and best use of the land is to develop it with multi-family housing and neighborhood commercial uses. This decision is based on good, well-founded planning principles.

3. *A description of any less costly or less restrictive alternative methods of achieving the purpose of the proposed zoning ordinance or text amendment.*

   RESPONSE: The development will be constructed using cost-appropriate materials and construction techniques. Where appropriate for a high-quality development, less costly or less restrictive methods will be used.

M. Brennan Ray
1850 North Central Ave., Suite 1700
Phoenix, Arizona 850004
(602) 234-8794
bray@bcattorneys.com

RE:
September 26, 2023



PROPOSED AREA PLAN
FOR
AVALON AT DOBSON CROSSING

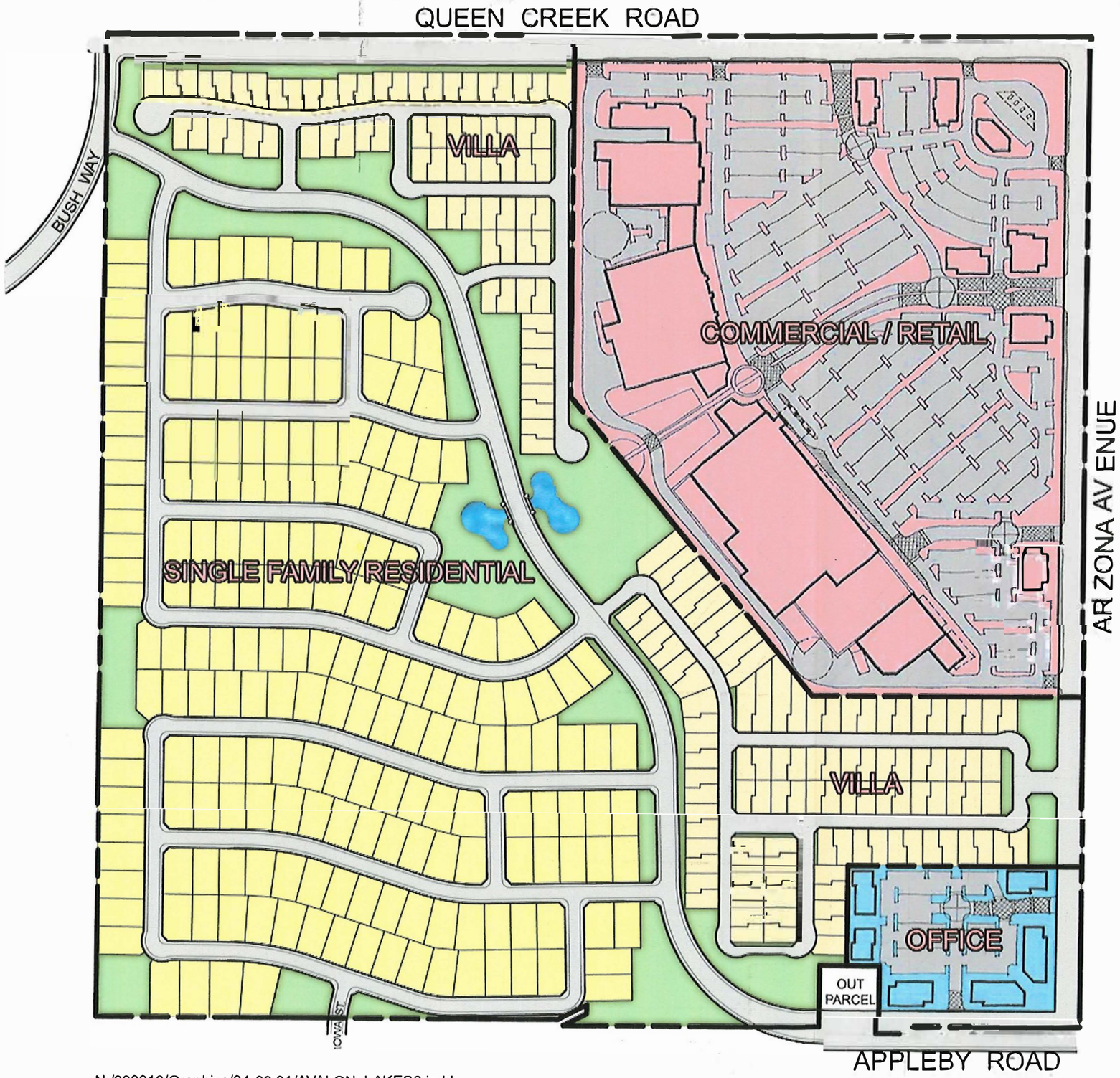
2004 Approval

DVR03-0030 Dobson Crossing

0' 450' 900' 1800'

CVL

CVL#: 990013-12 DATE: 2-6-04



N:/990013/Graphics/04-09.01/AVALON_LAKES2.indd

2004 Approval
DVR03-0030 Dobson Crossing

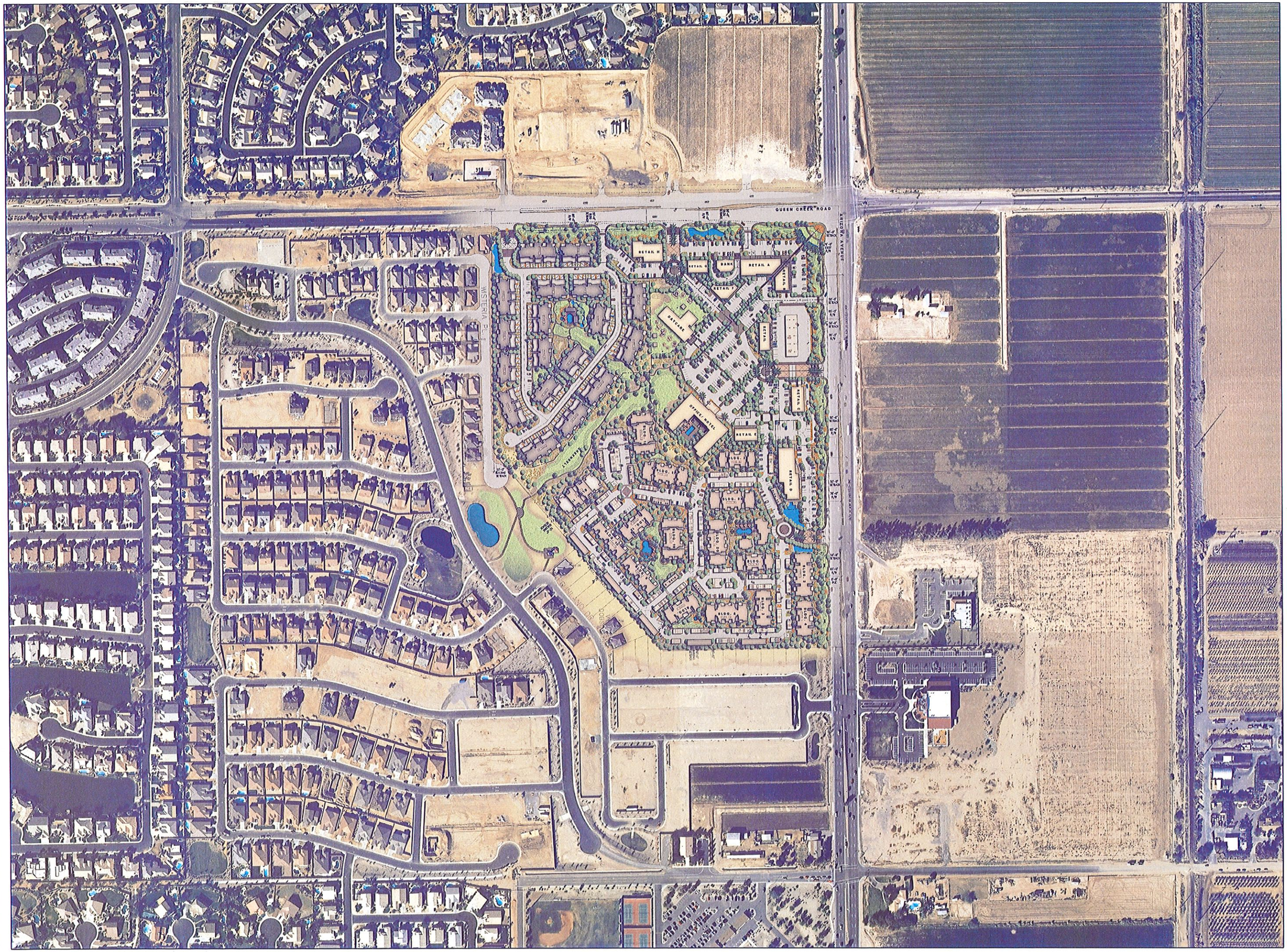
PRELIMINARY DEVELOPMENT MASTER PLAN
FOR
AVALON
AT DOBSON CROSSING

APPLICANT
PEW AND LAKE
10 W. MAIN ST.
MESA AZ 85201
(480)461-4670
(480)461-4675 FAX

SUBDIVIDER
SHEA HOMES
8800 N GAINEY CENTER DRIVE
4550 NORTH 12TH STREET
Suite #350
SCOTTSDALE, AZ 85258
(480) 348-6000
(480) 948-8806

PLANNER/ENGINEER
COE & VAN LOO CONSULTANTS, INC.

PHOENIX, ARIZONA 85014
(602) 264-6831
(602) 264-4303 (FAX)
CONTACT: JOE WALSH


QUEEN CREEK ROAD
ARIZONA AVENUE
WISTERIA PL.
RETAIL H
RETAIL G
BANK
RETAIL A
RETAIL F
RETAIL B
RETAIL C
RETAIL E
RETAIL D
BOUTIQUE HOTEL
BLDG. 1
BLDG. 2
BLDG. 3
BLDG. 4
BLDG. 5
BLDG. 6
BLDG. 7
BLDG. 8
BLDG. 9
BLDG. 10
BLDG. 11
BLDG. 12
BLDG. 13
BLDG. 14
BLDG. 15
BLDG. 16
BLDG. 17
BLDG. 18
BLDG. 19
BLDG. 20
BLDG.

SITE PLAN

2008 Approval

DVR07-0054 Chandler Residential

PRELIMINARY

CHANDLER CENTER

CHANDLER, ARIZONA

P.B. BELL & ASSOCIATES, INC.

WHITNEYBELL PERRY INC.
1102 East Missouri Avenue
Phoenix, Arizona 85014-2784
(602)265-1891

ARCHITECTURE AND PLANNING

1.10

0644 & 0730

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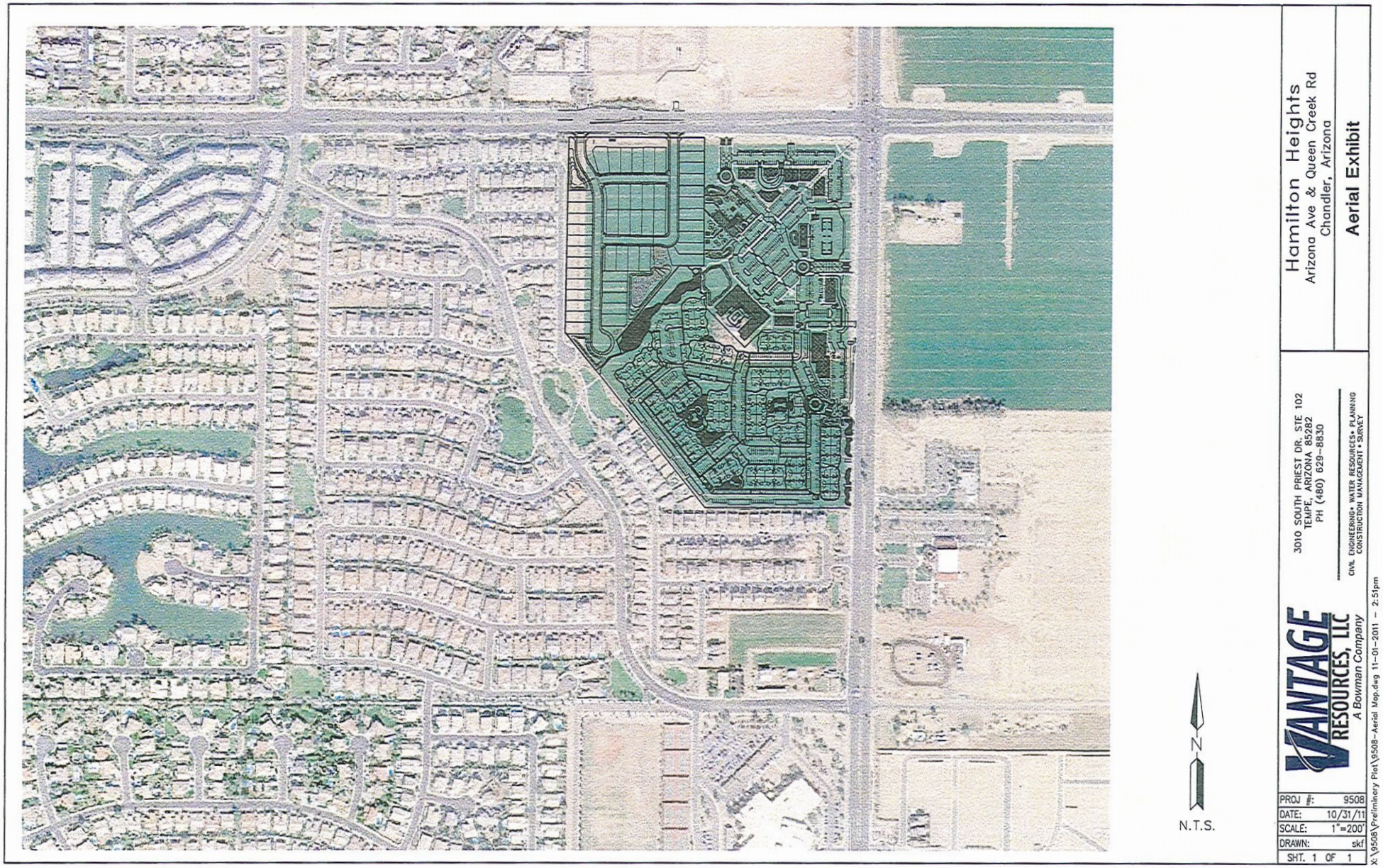
22 Jan 2008

ARCHITECTURAL SITE PLAN

2012 Approval

DVR10-0023 Hamilton Heights



2012 Approval

DVR10-0023 Hamilton Heights

LANDSCAPE SCHEDULE

All tree sizes to meet or exceed Arizona Nurseryman Association (ANA) Specifications U.O.N. - Unless otherwise noted

TREES

Item	Size	Quantity	Comments
Acacia anaura Mulga	24" box Std. Trunk	14	
Chitalpa tashkentensis Chitalpa	24" box Multi Trunk	8	
Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	15 gal. Std. Trunk	55	
Quercus virginiana Southern Live Oak	15 gal. 24" box U.O.N. Std. Trunk	15 25	
Ulmus parvifolia Chinese Evergreen Elm	24" box Std. Trunk	11	

SHRUBS & ACCENTS

Item	Size	Quantity	Comments
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	49	
Caesalpinia pulcherrima 'Mexican Bird of Paradise' Mexican Bird of Paradise Shrub	15 gal.	73	
Dasylirion wheeleri Desert Spoon	5 gal.	17	
Euphorbia biglandulosa Goat's Foot	1 gal.	53	
Leucophyllum langmaniae 'Rio Bravo' ™ Rio Bravo	5 gal.	152	
Leucophyllum zygophyllum 'Cimarron' ™ Cimarron Sage	5 gal.	243	
Muhlenbergia capillaris 'Regal Mist' ™ Regal Mist Grass	5 gal.	102	
Muhlenbergia lindheimeri 'Autumn Glow' Autumn Glow Grass	5 gal.	135	
Ruellia peninsularis Desert Ruellia	5 gal.	220	
Salvia x 'Wendy's Wish' Silver Leaf Cenizo	5 gal.	133	
Zephyranthes x candida 'Fields Forever' Fields Forever Rain Lily	1 gal.	81	

GROUNDCOVERS

Item	Size	Quantity	Comments
Lantana species 'New Gold' New Gold Lantana	1 gal.	313	
Rosmarinus officinalis 'Huntington Carpet' Trailing Rosemary	1 gal.	332	

MISCELLANEOUS

Item	Size	Quantity	Comments
Concrete Header	6"x6"	6,010 l.f.	Natural grey color
Decomposed Granite - 'Saddleback Brown'	1/2" Screened	99,000 s.f.	2" Depth, in shrub/groundcover
Turf - Mid Iron Bermuda Sod		19,450 s.f.	

HADLEY DESIGN GROUP

Pulte Homes

HAMILTON HEIGHTS

A Community for Pulte Homes

Conceptual Landscape Plan

November 2, 2011

From: Ann Addington
To: Alisa Petterson
Subject: Mill Creek Resident ial Request for Zoning Change
Date: Monday, March 20, 2023 10:54:04 AM

Dear Alisa,

I just received a letter from Burch & Cracchiolo concerning a request by Mill Creek Residential (owner and developer of Chandler Farms) to rezone the southwest corner of Queen Creek Rd & Arizona Ave. The rezoning requests a change from commercial to a mixed usage (commercial/multi-family development).

They want to build 3 and 4 story multi-family dwellings on the property! This will seriously change the look of the neighborhood, since all the surrounding homes and multi-family dwellings are only 2 stories. There is only one 3-story development in the area (on the northeast side of Queen Creek & Az Ave), which is an assisted living community.

If it is decided to change the zoning to include multi-family dwellings, please make sure that the building heights are restricted to be not more than 2 stories high.

Please respond.

Sincerely,
Ann Addington
[redacted]

Sent from my iPhone

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

From: G H
To: Alisa Petterson
Subject: Chandler Farms. PL22-0044 and PLH23-0017
Date: Monday, March 20, 2023 8:44:16 PM

RE: Case Nos. PL22-0044 and PLH23-0017
Chandler Farms at Arizona Avenue and Queen Creek Area

We are residents of the Carino Villas Condominiums and DO NOT want a Mid-Rise building over 45 feet high to be built at the corner of Queen Creek and Arizona Ave in Chandler. This architectural style does NOT keep with the overall atmosphere in this Chandler area. We are older/retired individuals and purchased a condominium in this area because of the quiet, small town feel. Mill Creek Residential is asking for large, city type, buildings and with that will come many more people, increasing traffic and causing overcrowding in the area. I do NOT agree that any Area Plan Amendment approval from Commercial to Multi-Family should be given. Leave it commercial as originally zoned. There have been a significant number of apartment buildings that have been built lately and schools, parks, and stores will soon feel the strain as new tenants arrive. There is ALREADY an apartment complex right next to the proposed development! And those apartments are only three stories tall. The neighborhood just to the west consists of only single and two story homes. Four stories is too much and does not fit in the area.
Keep Chandler the place where people want to retire to.
Please hear me - my vote is NO on this amendment. NO on the mixed-use. NO on the Mid-Rise.

Thank you,
Gary and Ellen Hale
[redacted]

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

From: Adam Marsolek
To: Alisa Petterson
Subject: Re: Case# PL22-0044 and PLH23-0017
Date: Tuesday, April 11, 2023 10:41:54 AM
Attachments: image002.png
image001.png

Thank you for your quick reply! I appreciate you listening to my concerns. This area of Chandler has been a wonderful area to raise kids and it used to be a lot safer & less congested. Either way, thank you for all that you do! I hope your week goes well! :)

On Tue, Apr 11, 2023 at 10:25 AM Alisa Petterson <Alisa.Petterson@chandleraz.gov> wrote:

> Hello again Adam,
>
> I'm very happy to help and am available to answer any further questions you may have - and receive any additional input you care to offer. Your time and input in this public approval process is very much appreciated by the City of Chandler.
>
> To be clear, no decisions have been made at this time whether to support this project or not. Chandler Planning will maintain a neutral position on the application through the neighborhood meeting and Planning & Zoning hearing process; this allows us time to collect neighborhood input and provide the applicant with the time and opportunity to address resident concerns. The City Council will make their final determination based upon planning's recommendation when the case is heard before them – a date for that hearing is yet to be determined.
>
> There will be another neighborhood meeting in the next couple of weeks. We don't know when it will be yet, but you will receive another letter of notification as you did for the first meeting. Please watch for that and attend if you are able. And then please provide any additional feedback you may have at that time.
>
> I am recording all emails and calls I receive, and am being forwarded those emails received by our city council and mayor. The will be included with the other project exhibits when it comes to making a final decision by our city council on whether to approve the project. So your concerns will be passed along.
>
> Sincerely,
>
> Alisa Petterson, AIA, LEED AP BD+C
> Senior Planner

City of Chandler | Development Services Planning Division
480-782-3060 direct
alisa.petterson@chandleraz.gov

From: Adam Marsolek [redacted]
Sent: Monday, April 10, 2023 1:47 PM
To: Alisa Petterson <Alisa.Petterson@chandleraz.gov>
Subject: Re: Case# PL22-0044 and PLH23-0017

Thank you for the quick reply. It sounds like the decision to remove the farm and construct apartments at that location has already been decided. I do have a major concern with that location, and that is with the amount of traffic accidents at that intersection and of the increase in crime. That intersection of Queen Creek and Arizona ave is one of the worst in South Chandler. There are an average of 2-3 accidents every week, and it has gotten tremendously worse. It has gotten worse due to the flood of people moving into this small area (mainly from out of state) and from the amount of apartments that are located there (which have been built fairly recently). The other issue is with the major increase in crime at this location and near this location. It has gotten extremely bad over the past couple of years, and keeps getting worse every day. Many people in my neighborhood are calling this are "The New Compton". This is all due to the new builds of apartment complexes and the high migration of people flooding South Chandler. Can you pass along this concern to those responsible for crime deterrence and whoever manages traffic concerns? I know there is nothing that you can do about the heavy increase in population to this area, and you actually would promote it... more people = more $ for a City. It's just a major talking point for all of us locals in this area and with many saying that they will be departing Chandler very soon due to the crime and horrible traffic on Queen Creek and Arizona Ave.

On Wed, Mar 22, 2023 at 4:41 PM Alisa Petterson <Alisa.Petterson@chandleraz.gov> wrote:

> Good afternoon Adam,
>
> Thank you for your interest in the proposed development within your community and for your input on this project.
>
> To answer your question, the two neighborhood meetings will be run by the developer of

the proposal; it is their chance to present their project to surrounding neighbors, answer questions and get feedback on their proposal. There isn't a specific agenda, other than a general presentation by the owners and opportunity for questions and answers. I am the planner assigned to the case, so I will be there to observe.

Chandler Farms is requesting a Rezoning, Preliminary Development Plan Approval for site layout and architecture, Area Plan Amendment and for a Mid-Rise Overlay (MRO) to allow building heights over 45-feet. The MRO would allow the 4-story building heights, currently proposed as approximately 52' at the mid-point of the gable roof accents. Qualifying conditions that could justify an MRO approval include the project's site adjacency to a High-Capacity Transit Corridor (Arizona Avenue / State Route 87), their 'mixed-use' classification, and development of an infill site.

At this time, Chandler Planning can confirm this proposal is only in general conformance with the current Chandler General Plan. But we are at the very beginning of the public hearing process, and we are recording all feedback and input on the proposal. Ultimately, Chandler City Council will make the final determination on whether the application qualifies for a Mid-Rise Overlay and can move ahead as proposed.

In 2008, this site was part of a larger 50-acre parcel with Commercial (C-2) zoning, and City Council approved a request for that zoning to be amended to allow PAD for Multi-Family. The larger development was planned as a mixed-use development, with housing wrapping the current site, which was to be developed as commercial/retail. However, only the housing was built. As such, the remaining property - the subject site for this application - has existing approval in place from 2008 by Chandler's City Council for a retail/ commercial development to include a gas station, convenience store, bank, offices, retail shops, and a 4-story hotel with accent towers of over 55 feet in height. Of course, that development was never built.

Currently, there's an existing 3-story development at the NE corner of Arizona Avenue & Queen Creek Road. There are also 3-story buildings at Liv Avenida Apartments just south of the site. Chandler typically will consider allowing higher densities at major road intersections, such as Arizona Avenue and Queen Creek. But the application has to meet all setback requirements to preserve open space and views, and 4-story buildings are held to the interior of the site. And as a policy, Chandler will only approve developments that are deemed as high quality and sustainable, and which support the needs of our existing community, such as providing much needed housing.

This application requires a public hearing process, including obtaining neighborhood input and City Council approval before it can proceed. The public hearing process requires the applicant to hold two neighborhood meetings, to present their proposal and

answer questions or concerns from affected neighboring property owners.

The first neighborhood meeting is scheduled as per the notification letter you received. The second neighborhood meeting has not been scheduled yet but will likely happen about a month after the first, so the developer can address any concerns expressed by neighbors at the first meeting. Please attend these meetings so you can learn about and weigh in on what is proposed.

Again, Chandler Planning is recording the feedback we receive on this proposal, and we ask applicants to work with neighbors on any key issues. Once the neighborhood meetings are complete, next steps for the application will be to go before our Planning and Zoning board and then our City Council for their consideration. Dates for these hearings are yet to be determined.

I'm happy to answer any questions you may have, provide additional info as needed, or collect any additional feedback you wish to offer.

Thanks again for your email!

Alisa

Alisa Petterson, AIA, LEED AP BD+C
Senior Planner

City of Chandler | Development Services Planning Division
480-782-3060 direct
alisa.petterson@chandleraz.gov

CHANDLER arizona

From: Adam Marsolek [redacted]
Sent: Tuesday, March 21, 2023 7:14 AM
To: Alisa Petterson <Alisa.Petterson@chandleraz.gov>
Subject: Case# PL22-0044 and PLH23-0017

Mrs. Petterson,

In regards to the rezoning application for Chandler Farms at the location of Arizona Ave and McQueen, what will the two neighborhood meetings entail? Is there a specific agenda, or do the residents that live in that area be able to vote yes or no on the development? Any information on the procedures would be wonderful! Thank you so much!

--

Adam Marsolek
Sr. Infrastructure Engineer - American Airlines

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--

Adam Marsolek
Sr. Infrastructure Engineer - American Airlines

From: Alisa Petterson
To: Ricky Young
Subject: RE: Residential and preliminary zoning. Queen Creek n Arizona Ave
Date: Tuesday, April 11, 2023 11:18:00 AM

Hi Ricky,

My apologies if I misunderstood your question.

Please ask your neighborhood community to keep the city informed of your concerns - you can email me as you have. Others have emailed the mayor and city council as well. These emails are being recorded and will be included in the final memo that our city council will review when it is time for them to vote whether to approve or deny the application. Planning as well as the mayor and council are monitoring how this application is being received by the community.

Please attend the next neighborhood meeting. The discussion and feedback received at these meetings is definitely considered by Planning as well as by our Planning & Zoning Commission and City Council. And if you still have concerns or questions after the next neighborhood meeting - please provide additional input so the city is aware of any remaining or ongoing issues,

After the next neighborhood meeting, Planning will continue to work with the applicant on their proposal to see if the issues can be addressed. It is helpful for our team to understand concerns and objections from the community. After the next neighborhood meeting, there will be a Planning & Zoning hearing so our commissioners can determine if they will recommend our City Council approve the project. Final vote to approve or deny the project will be at a city council hearing. The community can attend these public hearings and sign up to state their opinion on the application. Public hearing dates are yet to be determined.

This is the public hearing process, and its goal is to give the community a voice in how our city grows. I hope this information is helpful. Please let me know if I can assist further.

Thank you,

Alisa Petterson, AIA, LEED AP BD+C
Senior Planner
City of Chandler | Development Services Planning Division
480-782-3060 direct
alisa.petterson@chandleraz.gov

-----Original Message-----
From: Ricky Young[redacted]
Sent: Tuesday, April 11, 2023 10:53 AM
To: Alisa Petterson <Alisa.Petterson@chandleraz.gov>
Subject: Re: Residential and preliminary zoning. Queen Creek n Arizona Ave

Alisa,
I did receive your email thank you, my concern is how the neighborhood can stand up and stop this from going through and a detailed description to what those steps look like.

There are a bunch of hard working families that are very busy but if I can outline a path for them and share with each of them I think we will have a solid turn out with plenty of detail in the concerns of security, privacy, street congestion due to these families turning into the new neighborhood, the schools are already at capacity from middle school to high school so where does these 290 families kids attend, and last is how is this a mixed use build when 400k+ is residential and 9k is commercial.

The community walking path that has been presented is a major issue for the neighborhood as it has access directly to Queen Creek road giving anyone the ability to walk behind 10 of our homes at any hour of the day or night.

Thanks,

Ricky Young

> On Apr 11, 2023, at 10:41 AM, Alisa Petterson <Alisa.Petterson@chandleraz.gov> wrote:
>
> Good morning Ricky,
>
> I'm following up on my email reply provided on March 27 to make sure you received it and see if you had any further questions or concerns about this proposed development.
>
> Also I wanted to let you know there will be another neighborhood meeting, likely in the next two weeks. No date has been determined, but you should receive another letter providing details for this meeting as you did for the first. I encourage you to attend this meeting, as the applicant has this opportunity to address any neighbor's concerns that were identified at the first meeting. And please provide any input (pro or con) you may have again after that meeting. Chandler is very interested in collecting input on proposed developments from our community.
>
> Sincerely,
>
> Alisa Petterson, AIA, LEED AP BD+C
> Senior Planner
> City of Chandler | Development Services Planning Division
> 480-782-3060 direct
> alisa.petterson@chandleraz.gov
>
>
>
> -----Original Message-----
> From: Alisa Petterson
> Sent: Monday, March 27, 2023 2:24 PM
> To: Ricky Young[redacted]
> Subject: RE: Residential and preliminary zoning. Queen Creek n Arizona Ave
>
> Good afternoon Ricky,
>
> Thank you for your interest in the proposed development within your community and for your input on this project. I'm happy to answer any questions you may have, provide additional info as needed, or collect any feedback you wish to offer. In response to your questions:
>
> 1) What are the requirements and necessary items in order to rezone from commercial to residential?
> The developer has applied for a Rezoning / Preliminary Development Plan (PDP), and for an Area Plan Amendment for this development. This application provides the path forward to rezone the property from Commercial (C-2) to Planned Area Development (PAD) for commercial and residential uses. They have requested a Mid-Rise Overlay (MRO) to allow building heights over 45-feet. MRO's must be approved by our City Council. It is the MRO that would allow the 4-story building heights, currently proposed as 52' at the mid-point of the gable roof accents. Qualifying conditions that could justify an MRO approval include the project's site adjacency to a High-Capacity Transit Corridor (Arizona Avenue / State Route 87), their 'mixed-use' classification, and development of an infill site.
>
> We require exhibits for our review, including site plans including landscaping and parking counts, development floor plans, and building elevations for design, colors and materials proposed. We review these to determine if the proposed development aligns with our council-approved General Plan and to verify they meet the city's development standards. To obtain input from the surrounding community, we require the applicant to conduct at least 2

neighborhood meetings, so we can gauge local support vs. opposition for the development. This is the first stage of our public approval process, and we would strongly encourage you to attend these meetings so you can provide input. The goal is for the developer to understand any concerns or issues that may exist at the first meeting, and address these concerns and present any modifications to the community in the second meeting. We hope to find solutions any issues before they go before the Planning & Zoning Commission (P&Z) and City Council for their consideration.
>
> 2) Where is the process now and what is the timeline that this progresses?
> We're at the neighborhood meeting phase. Chandler Planning has provided our initial input on their proposal, and we'll continue working with them on any issues identified in the neighborhood meetings. Depending on what comes out of the neighborhood meetings, the design may be adjusted. Generally speaking, the whole process can take from 6-10 months (more in some cases) to bring a proposed development to City Council. We'd would the case to go before City Council in the next 2-3 months, though timelines can vary. Dates for P&Z and City Council are yet to be determined, but you can monitor upcoming dates on our website at: https://gis.chandleraz.gov/planning/
>
> 3) Who has a say or voice in this rezoning option?
> Affected neighbors, such as yourself, most definitely have a voice in the development through the neighborhood meetings. These meetings will be run by the developer to present their proposal, but as the case planner, I'll be there to observe discussion and note any key issues that may arise. And we keep a record of emails and phone calls received that offer input - for, against or neutral - on the proposal. Emails will be provided to P&Z and council as exhibits, and calls will be tallied and provided as well. After the neighborhood meetings, the case will go before P&Z to get their input, and then to City Council for their approval or denial of the application.
>
> 4) Can this be stopped or voted upon?
> The proposal will be voted upon by our City Council, and they will have the final vote. Input received for or against the development from neighbors during the neighborhood meeting phase, and input from P&Z when the application comes before them will also influence whether the application will ultimately be approved by council.
>
> 5) Who are the people that received this letter and are influenced by this option or change?
> Notifications were sent to neighboring property owners within a 1/4 mile radius, and Home Owner's Associations & Registered Neighborhood Organizations within a 1/2 mile radius.
>
> I hope this information is helpful, please feel free to reach out should you have any further questions.
>
> Thank you,
>
> Alisa Petterson, AIA, LEED AP BD+C
> Senior Planner
> City of Chandler | Development Services Planning Division
> 480-782-3060 direct
> alisa.petterson@chandleraz.gov
>
>
>
> -----Original Message-----
> From: Ricky Young [redacted]
> Sent: Thursday, March 23, 2023 7:14 PM
> To: Alisa Petterson <Alisa.Petterson@chandleraz.gov>
> Subject: Residential and preliminary zoning. Queen Creek n Arizona Ave
>
> Alisa
> Can you please give me more information on the steps and process for this letter I just got in the mail. There is a neighborhood meeting on 3/30 but before that happens I would like as much information as possible.
> -What are the requirements and necessary items in order to rezone from commercial to residential?
> -where is the process now and what is the timeline that this progresses?
> -who has a say or voice in this rezoning option?
> -can this be stopped or voted upon?

> -who are the people that received this letter and are influenced by this option or change?
>
> Thank you very much for your time and attention to this.
>
> Thanks,
>
> Ricky Young
>
>
>
>
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>
>
>
> NOTICE: This E-mail (including attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. ss 2510-2521, is confidential and is legally privileged. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution, or copying of this communication is strictly prohibited. Please delete if received in error and notify sender. Thank you kindly.

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From: Bilal Ch
To: Alisa Petterson; rhorowitz@bcattorneys.com; bray@bcattorneys.com
Subject: Chandler Farms Comments from neighbor in Carino Estates
Date: Friday, March 24, 2023 3:43:24 PM

Hello,

My name is Bilal Chaudhry and I own [redacted] in Carino Estates.

I will not be able to attend the meeting but wanted to provide my comments/input. I like the idea of having mid-rise apartments in the farmhouse style as shown in the renderings. Keeps things upscale and adds badly needed housing in this area. Anything to increase density is a good thing in my book.

My only real comment comes with the commercial area PAD. I would actually recommend having more area for commercial so that you can have lots of community retail such as small restaurants, To Go, sandwich shop, etc. Not sure how the 9k square feet will be split up but I think having more area for commercial in that area would be a good thing.

In General, this part of chandler needs more dense residential zoning and if it means moving allowable height to 45 -55 feet feet, then I agree. There are sufficient parking space (650-something overall if i remember correctly) for this project. I did not see any mention of it but elevators should be required in the buildings that are 4 stories high.

Best of luck at the community meetings.

Thanks and Regards,

Bilal Chaudhry

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From: Ricky Young
To: Alisa Petterson
Subject: Lit pathway
Date: Sunday, August 6, 2023 4:31:52 PM

Alisa,
I wanted to check in on the Mill Creek development behind my home on Arizona Ave and Queen Creek and submit another email disagreeing with the planned walkway that is open to Queen Creek road and runs right behind my families home.
Security wise this is a big issue to think that at any time of the night someone could jump into my backyard and risk my families lives no matter the amount of cameras I would need to have.

I am glad that the new design has parking underneath as well as a max of 3 stories but I am curious as to your thoughts and opinions on this actually passing and being built.

It's a very selfish concern for me, but for an 18 month buildout/construction job.
I am going to have loud music, cranes, drilling, banging and hammering going on at 4-5am right behind my master bedroom which makes it very tough for me to be excited about this buildout. I have to believe the other 9 homeowners next to me will not be very happy either once that begins.

Thanks,

Ricky Young

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From: City of Chandler
To: David De La Torre; POD
Subject: Webform Submission From: Planning and Zoning Commission Public Comment Form
Date: Sunday, September 10, 2023 4:47:17 PM

Submitted on Sun, 09/10/2023 - 04:47 PM

Submitted by: Anonymous

Submitted values are:

Name
Bruce Walag

Address
[redacted]
Chandler, Arizona. 85248

Phone Number
[redacted]

Agenda Item No.
PLH22-0044

Support/Oppose
Oppose

Comments
Supporting the builder's willingness to lower the structure to 3 stories (instead of 4). Thank you for listening to the neighbors at the 2 meetings. With that being said, we will have potentially over 1000 new residents on that corner and there is an area that was originally going to be a walking path to shopping and restaurants envisioned there for Chandler Mall which opened in 2001, 4 miles away. Instead of the mall, we have Hamilton Heights, and Portello (single family homes) and another massive apartment complex (Liv Avenida) built there. The builder was using this walking path as an amenity to parks and recreation, but every area is either Portello, Avalon, or Liv Avenida's PRIVATE property, with no shared monetary dues. I would like to add that Liv Avenida's apartments have key fobs so they can trespass on our HOA common areas, but we cannot use any of their amenities like EV chargers, pools, dog part, ect. I would like the original wall closed off as NOTHING on the original plans remains except for a walking path that increases traffic to private property as well as UNFENCED water reservoirs.

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From: City of Chandler
To: David De La Torre; POD
Subject: Webform Submission From: Planning and Zoning Commission Public Comment Form
Date: Monday, September 11, 2023 7:27:02 AM

Submitted on Mon, 09/11/2023 - 07:26 AM

Submitted by: Anonymous

Submitted values are:

Name
Aaron Hawkins

Address
[redacted]
Chandler, Arizona. 85248

Phone Number
[redacted]

Agenda Item No.
Public walkway that moves southwest from the corner of Arizona Avenue and Queen Creek through the neighborhoods of Portello and Avalon

Support/Oppose
Oppose

Comments
The genesis for this path was originally for access to the Chandler Mall which was originally planned for this corner. The mall clearly wasn't built on this corner. The challenge with this path is that it is bordered on two sides with very large apartment complexes. The path leads to the lakes, parks and playground equipment that our HOA pay for and maintain. People passing through that path border from those apartments do not pay to maintain these parks, lakes etc. This is an unfair burdon on our community and we wish to have this path closed at the fence that borders the Portello Community and the apartment complexes. Again, the initial intent for the path was a greenbelt leading to a proposed location for Chandler Mall. That plan was in place before the homes in Portello and Avalon were built. The intent is no longer applicable and we would appreciate if that gate would be sealed. Thank you

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From: City of Chandler
To: David De La Torre; POD
Subject: Webform Submission From: Planning and Zoning Commission Public Comment Form
Date: Tuesday, September 12, 2023 9:12:56 PM

Submitted on Tue, 09/12/2023 - 09:12 PM

Submitted by: Anonymous

Submitted values are:

Name
Mochael Fox

Address
[redacted]
Chandler, Arizona. 85248

Phone Number
[redacted]

Support/Oppose
Oppose

Comments
With regard to case number PLH22-0044, as a longtime neighbor in the adjacent Avalon sub-division. It is hereby requested that the planned new multi-level apartment complex at the southwest corner of Arizona Ave and Queen Creek Rd not include a pathway leading to the parks of tbe Avalon neighborhood. These properties are currently often at their maximum multigenerational usage now with and for this reason as well as a concern for the safery of residebts residing in the neighborhood, it is critically important this planned pedestrian accessibility be eliminated from any further consideration while finalizing plans for this project. Thank you.

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From: City of Chandler
To: David De La Torre; POD
Subject: Webform Submission From: Planning and Zoning Commission Public Comment Form
Date: Wednesday, September 13, 2023 7:46:24 PM

Submitted on Wed, 09/13/2023 - 07:46 PM

Submitted by: Anonymous

Submitted values are:

Name
Robert Navarro

Address
[redacted]
Chandler, Arizona. 85248

Phone Number
[redacted]

Agenda Item No.
PLH22-0044

Support/Oppose
Oppose

Comments
First off, we do not need more apartments here in south Chandler, the traffic and congestion they cause is awful. While this maybe a forgone conclusion, this complex must walled in so that they can not use the amenities of the communities near by. These amenities are paid for by the residents of these communities and are not for people in these apartments.

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From: City of Chandler
To: David De La Torre; POD
Subject: Webform Submission From: Planning and Zoning Commission Public Comment Form
Date: Friday, September 15, 2023 12:26:39 PM

Submitted on Fri, 09/15/2023 - 12:26 PM

Submitted by: Anonymous

Submitted values are:

Name
Gina Keilen

Address
[redacted]
Chandler, Arizona. 85248

Phone Number
[redacted]

Agenda Item No.
H22-0044

Support/Oppose
Support

Comments
Thank you to the builder for their willingness to lower the height from 4 to 3 stories but the last sticking point (brought up by the builder) is a walking path that is open from a late 1990s plan for retail and restaurants. Our community will be the recipient of trespassers from 2 massive apartment complexes slated for completion in the near future. We want the wall closed off and the new builder or Liv Avenida to assume the cost

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From: City of Chandler
To: David De La Torre; POD
Subject: Webform Submission From: Planning and Zoning Commission Public Comment Form
Date: Tuesday, September 19, 2023 5:26:10 PM

Submitted on Tue, 09/19/2023 - 05:26 PM

Submitted by: Anonymous

Submitted values are:

Name
Sanjeev Khunkhun

Address
[redacted]
Chandler, Arizona. 85248

Phone Number
[redacted]

Agenda Item No.
Case PLH22-0044

Support/Oppose
Support

Comments
I support the request for the rezone. However, I am requesting closure of the opening in the western boundary wall, using matching brick, to prevent tenants of Chandler Farms from freely utilizing HOA maintained common areas (amenities) of the Portello and Avalon at Dobson Crossing developments. If such permanent and complete closure of the wall does not occur, proposing that tenants of Chandler Farms also be responsible for contributing to the HOA dues of said developments to help offset the increased need of maintenance of the common areas (amenities) of these developments.

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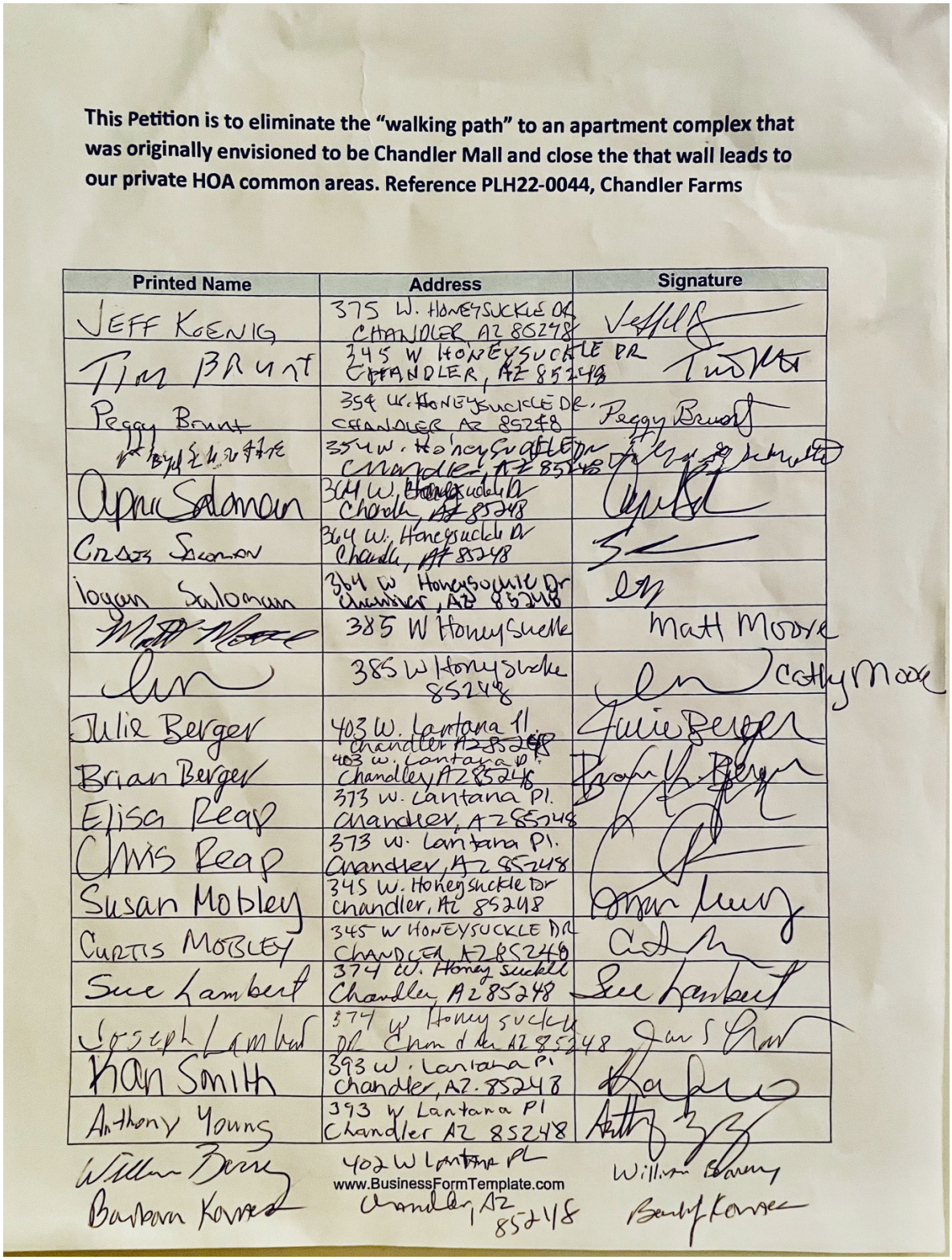
Alisa Petterson

From: Bruce Walag <bwalag@outlook.com>
Sent: Wednesday, September 20, 2023 6:04 PM
To: Alisa Petterson
Subject: Updated list



This Petition is to eliminate the "walking path" to an apartment complex that was originally envisioned to be Chandler Mall and close the that wall leads to our private HOA common areas. Reference PLH22-0044, Chandler Farms

Printed Name	Address	Signature
JEFF KOENIG	375 W. HONEYSUCKLE DR CHANDLER AZ 85248	
TIM BRUNT	345 W HONEYSUCKLE DR CHANDLER, AZ 85248	
Peggy Brunt	354 W. HONEYSUCKLE DR. CHANDLER AZ 85248	Peggy Brunt
	354 W. Honeysuckle Dr Chandler, AZ 85248	
Aprie Salomon	364 W. Honeysuckle Dr Chandler, AZ 85248	
Cross Salomon	364 W. Honeysuckle Dr Chandler, AZ 85248	
logan Salomon	364 W Honeysuckle Dr Chandler, AZ 85248	
	385 W Honeysuckle	Matt Moore
	385 W Honeysuckle 85248	Cathy Moore
Julie Berger	403 W. Lantana Pl. Chandler AZ 85248	Julie Berger
Brian Berger	403 W. Lantana Pl. Chandler, AZ 85248	
Elisa Reap	373 W. Lantana Pl. Chandler, AZ 85248	
Chris Reap	373 W. Lantana Pl. Chandler, AZ 85248	
Susan Mobley	345 W. Honeysuckle Dr Chandler, AZ 85248	
CURTIS MOBLEY	345 W HONEYSUCKLE DR CHANDLER AZ 85248	
Sue Lambert	374 W. Honeysuckle Chandler AZ 85248	Sue Lambert
Joseph Lambert	374 W Honeysuckle Dr Chandler AZ 85248	
Kan Smith	393 W. Lantana Pl. Chandler, AZ. 85248	
Anthony Young	393 W Lantana Pl Chandler AZ 85248	
William Berry	402 W Lantana Pl Chandler, AZ 85248	William Berry
Barbara Kovacs		Barbara Kovacs

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This Petition is to eliminate the "walking path" to an apartment complex that was originally envisioned to be Chandler Mall and close the that wall leads to our private HOA common areas. Reference PLH22-0044, Chandler Farms

Printed Name	Address	Signature
Xinhao Zhao	386 W Desert Broom Dr Chandler AZ	Xinhao Zhao
[illegible]	377 W. DESERT BROOM DR CHANDLER, AZ	
Verita Koenig	375 W Hackberry Chandler, AZ	
SANJEEV KHUNKHUN	378 W. BALSAM DR CHANDLER, AZ 85248	
Amanda Riggs	339 W Balsam Dr	Amanda Riggs
Aaron Hawkins	338 W Edson Dr	
Robert NAVARRO	367 W Desert Broom DR	
Bruce Walag	396 W. Desert Broom	
Chris Martinez	3160 S. Holguin Way Chandler, AZ 85248	
MIKE CANEJO	467 W. DESERT BROOM DR. CHANDLER AZ 85248	
Michael J. Fox	3220 S Holguin Way	
Gina Keilen	461 W. Hackberry Chandler 85248	
MARK FELDMAN	406 W. DESERT BROOM DR CHANDLER AZ 85248	
Jen Sitzler	290 W. Hackberry	
Amanda Baldwin	417 W. Desert Broom Dr	
Jeff Wright	395 W. Honeysuckle Dr.	

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-Bruce

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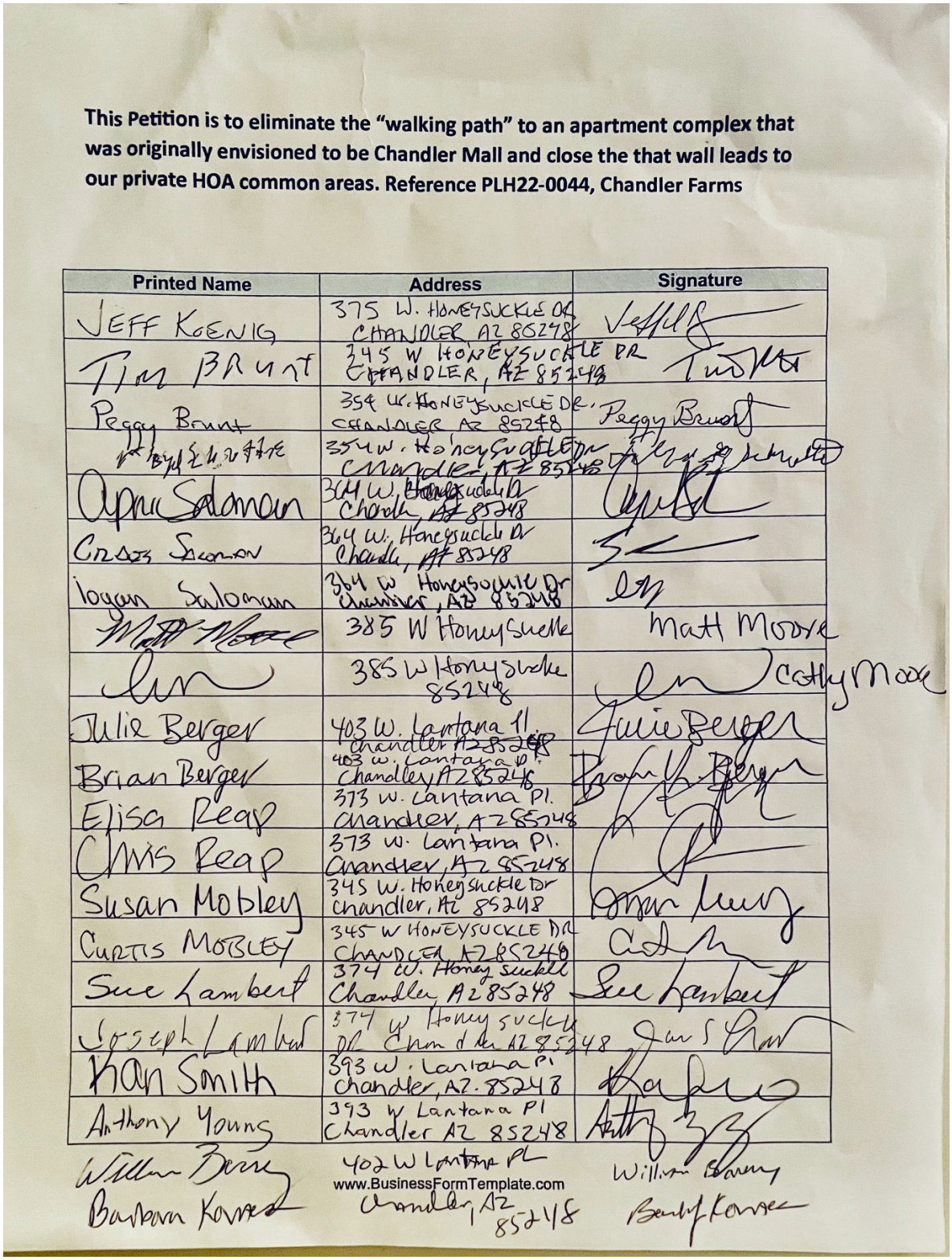
Alisa Petterson

From: Bruce Walag <bwalag@outlook.com>
Sent: Wednesday, September 20, 2023 6:04 PM
To: Alisa Petterson
Subject: Updated list



This Petition is to eliminate the "walking path" to an apartment complex that was originally envisioned to be Chandler Mall and close the that wall leads to our private HOA common areas. Reference PLH22-0044, Chandler Farms

Printed Name	Address	Signature
JEFF KOENIG	375 W. HONEYSUCKLE DR CHANDLER AZ 85248	
TIM BRUNT	345 W HONEYSUCKLE DR CHANDLER, AZ 85248	
Peggy Brunt	354 W. HONEYSUCKLE DR. CHANDLER AZ 85248	Peggy Brunt
	354 W. Honeysuckle Dr Chandler, AZ 85248	
Aprie Salomon	364 W. Honeysuckle Dr Chandler, AZ 85248	
Cross Salomon	364 W. Honeysuckle Dr Chandler, AZ 85248	
logan Salomon	364 W Honeysuckle Dr Chandler, AZ 85248	
	385 W Honeysuckle	Matt Moore
	385 W Honeysuckle 85248	Cathy Moore
Julie Berger	403 W. Lantana Pl. Chandler AZ 85248	Julie Berger
Brian Berger	403 W. Lantana Pl. Chandler, AZ 85248	
Elisa Reap	373 W. Lantana Pl. Chandler, AZ 85248	
Chris Reap	373 W. Lantana Pl. Chandler, AZ 85248	
Susan Mobley	345 W. Honeysuckle Dr Chandler, AZ 85248	
CURTIS MOBLEY	345 W HONEYSUCKLE DR CHANDLER AZ 85248	
Sue Lambert	374 W. Honeysuckle Chandler AZ 85248	Sue Lambert
Joseph Lambert	374 W Honeysuckle Dr Chandler AZ 85248	
Kan Smith	393 W. Lantana Pl. Chandler, AZ. 85248	
Anthony Young	393 W Lantana Pl Chandler AZ 85248	
William Berry	402 W Lantana Pl Chandler, AZ 85248	William Berry
Barbara Kovacs		Barbara Kovacs

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This Petition is to eliminate the "walking path" to an apartment complex that was originally envisioned to be Chandler Mall and close the that wall leads to our private HOA common areas. Reference PLH22-0044, Chandler Farms

Printed Name	Address	Signature
Xinhao Zhao	386 W Desert Broom Dr Chandler AZ	Xinhao Zhao
[illegible]	377 W. DESERT BROOM DR CHANDLER, AZ	
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SANJEEV KHUNKHUN	378 W. BALSAM DR CHANDLER, AZ 85248	
Amanda Riggs	339 W Balsam Dr	Amanda Riggs
Aaron Hawkins	338 W Edson Dr	
Robert NAVARRO	367 W Desert Broom DR	
Bruce Walag	396 W. Desert Broom	
Chris Martinez	3160 S. Holguin Way Chandler, AZ 85248	
MIKE CANEJO	467 W. DESERT BROOM DR. CHANDLER AZ 85248	
Michael J. Fox	3220 S Holguin Way	
Gina Keilen	461 W. Hackberry Chandler 85248	
MARK FELDMAN	406 W. DESERT BROOM DR CHANDLER AZ 85248	
Jen Sitzler	290 W. Hackberry	
Amanda Baldwin	417 W. Desert Broom Dr	
Jeff Wright	395 W. Honeysuckle Dr.	

www.BusinessFormTemplate.com

-Bruce

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CHANDLER arizona
Community of Innovation

City Council Memorandum Development Services Memo No. 23-043

Date: November 06, 2023
To: Mayor and Council
Thru: Joshua H. Wright, City Manager
Andy Bass, Deputy City Manager
Micah Miranda, Acting Development Services Director
From: Mikayela Liburd, Associate Planner
Subject: PLH22-0046 Rezamp LLC Office #2 & 3
Final Adoption of Ordinance No. 5069
Request: Rezone from SF-8.5 to SF-8.5/PAD for professional offices to allow reduced setbacks for existing building.
Location: 484 and 456 W. Chandler Blvd.
Applicant: Justin Schnettler; Rezamp LLC

Proposed Motion:

Move City Council adopt Ordinance No. 5069 approving PLH22-0046 Rezamp LLC Office #2 & 3, Rezoning from SF-8.5 to SF-8.5/PAD for professional offices and to allow reduced setbacks for an existing building, subject to conditions as recommended by Planning and Zoning Commission.

Background Data:

- Subject site zoned SF-8.5
- The property has been operating as an office since 1994 when Use Permits were approved for a general office under the Residential Conversion Policy, with several time extensions.
- A PAD overlay is required to allow for office use permanently, while allowing for reduced setbacks for an existing structure located at the northwest corner of the site.

Surrounding Land Use Data:

North	Single family residential	South	Chandler Boulevard, then multifamily

East	Single family residential with Use Permit for office use	West	Single family residential with Use Permit for personal services

General Plan and Area Plan Designations:

The subject site has a General Plan designation of Neighborhoods.

Proposed Development

Existing Building Square Footage (Office #2)	2,250 sq. ft.
Existing Building Square Footage (Office #3)	1,596 sq. ft.
Existing Structure (Northwest Corner)	1,104 sq. ft.
Existing Parking Spaces	18

Review and Recommendation

The property is zoned Single-Family Residential District (SF-8.5) and was built around 1949. Since 1994, Use Permits were approved for a general office under the Residential Conversion Policy, with several time extensions approved until the last extension in 2019 for Rezamp LLC under PLH19-0005 and PLH19-0006.

The current request is to approve a rezoning from SF-8.5 to SF-8.5/PAD for professional offices. As part of this request, the applicant is requesting to permit an existing 1,104 square foot metal structure that has been on the property since at least 1986. Stipulation #3 has been added to allow for the existing structure located at the northwest corner of the property to remain. Any expansion to the existing structure shall comply with SF-8.5 development standards. Additionally, if the structure were to be demolished or burned down, it could not be rebuilt unless the new structure complies with SF-8.5 development standards, including setbacks.

There have been no complaints from neighbors for the duration of the time for which the properties have been occupied by Rezamp, LLC. Planning staff has reviewed the request and finds it to be consistent with the General Plan and Zoning Code.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A virtual neighborhood meeting was held on July 11, 2023. No one attended other than the applicant and Staff.
- As of the writing of this memo, Planning staff is not aware of any opposition to the project.

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting September 20, 2023
Motion to Approve

In Favor: 7 Opposed: 0

Recommended Conditions of Approval

Ordinance No. 5069 was introduced and tentatively adopted on October 19, 2023

Planning and Zoning Commission recommends the City Council approve the rezoning from SF-8.5 to SF-8.5/PAD for professional offices to allow for reduced setbacks, subject to the following conditions;

1. Development shall be in substantial conformance with the attached exhibits and kept on file in the City of Chandler Planning Division, on file in Rezamp LLC PLH22-0046, modified by such conditions included at the time the exhibits were approved by the City Council and/or as thereafter amended, modified or supplemented by the City Council.

2. Uses permitted shall be those permitted in the SF-8.5 Single-Family District and Office, except that medical uses such as but not limited to general practitioners, pediatricians, dental and optometrists shall be prohibited. Medical uses such as but not limited to psychiatry, counseling services and other medical specialists, shall be permitted subject to providing a parking study to be reviewed and approved by the Zoning Administrator that demonstrates the services provided will not generate a parking demand that exceeds the number of parking spaces on site.

3. Any development on either lot must comply with SF-8.5 development standards except that building setbacks for the existing structure located to the northwest corner of the site shall comply with a side yard setback of zero (0) feet and a rear yard setback of seven (7) feet. Any expansion to the existing structure located at the northwest corner of the site shall comply with SF-8.5 development standards.

4. The maximum number of on-site employees shall not exceed six (6).

5. No building shall operate on weekends and shall close no later than 6 p.m during the week.

6. All employees and clients shall park on-site.

7. The site shall be maintained in a clean and orderly manner.

Attachments

Ordinance
Vicinity Maps
Narrative
Site Plan
Floor Plan
Floor Plan

ORDINANCE NO. 5069

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING PARCELS FROM SF-8.5 TO SF-8.5/PAD FOR PROFESSIONAL OFFICES TO ALLOW REDUCED SETBACKS FOR AN EXISTING BUILDING AS SHOWN IN CASE PLH22-0046 (REZAMP LLC), LOCATED AT 484 AND 456 W. CHANDLER BLVD WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR PENALTIES.

WHEREAS, an application for rezoning certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days' notice of the time, place, and date of the public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to the public hearing; and

WHEREAS, the City Council has considered the probable impact of this ordinance on the cost to construct housing for sale or rent; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. Legal Description of Property:

EXHIBIT 'A'

Said parcel is hereby rezoned from Single-Family District (SF-8.5) to Single-Family District (SF-8.5)/Planned Area Development (PAD) for professional offices to allow for reduced setbacks, subject to the following conditions:

1. Development shall be in substantial conformance with the attached exhibits and kept on file in the City of Chandler Planning Division, on file in Rezamp LLC PLH22-0046, modified by such conditions included at the time the exhibits were approved by the City Council and/or as thereafter amended, modified, or supplemented by the City Council.

2. Uses permitted shall be those permitted in the SF-8.5 Single-Family District and Office, except that medical uses such as but not limited to general practitioners, pediatricians, dental, and optometrists shall be prohibited. Medical uses, such as but not limited to psychiatry, counseling services, and other medical specialists, shall be permitted subject to providing a parking study to be reviewed and approved by the Zoning Administrator that demonstrates the services provided will not generate a parking demand that exceeds the number of spaces on the site.

3. Any development on either lot must comply with SF-8.5 development standards except that building setbacks for the existing structure located at the northwest corner of the site shall comply with a side yard setback of zero (0) feet and a rear setback of seven (7) feet. Any expansion to the existing structure located at the northwest corner of the site shall comply with SF-8.5 development standards.

4. The maximum number of on-site employees per address shall not exceed six (6).

5. No building shall operate on weekends and shall close no later than 6 p.m. during the week.

6. All employees and clients shall park on-site.

7. The site shall be maintained in a clean and orderly manner.

Section 2. The Planning Division of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this Ordinance.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance, or any parts hereof, are hereby repealed.

Section 4. In any case, where any building, structure, or land is used in violation of this Ordinance, the Planning Division of the City of Chandler may institute an injunction or any other appropriate action in proceeding to prevent the use of such building, structure, or land.

Section 5. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then this entire ordinance is invalid and shall have no force or effect.

Section 6. A violation of this Ordinance shall be a Class 1 misdemeanor subject to the enforcement and penalty provisions set forth in Section 1-8.3 of the Chandler City

Code. Each day a violation continues, or the failure to perform any act or duty required by this Ordinance or the Zoning Code shall constitute a separate offense.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2023.

ATTEST:

_____ _____
CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2023.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 5069 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2023, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY TA

Published in the Arizona Republic on:

EXHIBIT “A”

LEGAL DESCRIPTION – Rezamp LLC Office #2

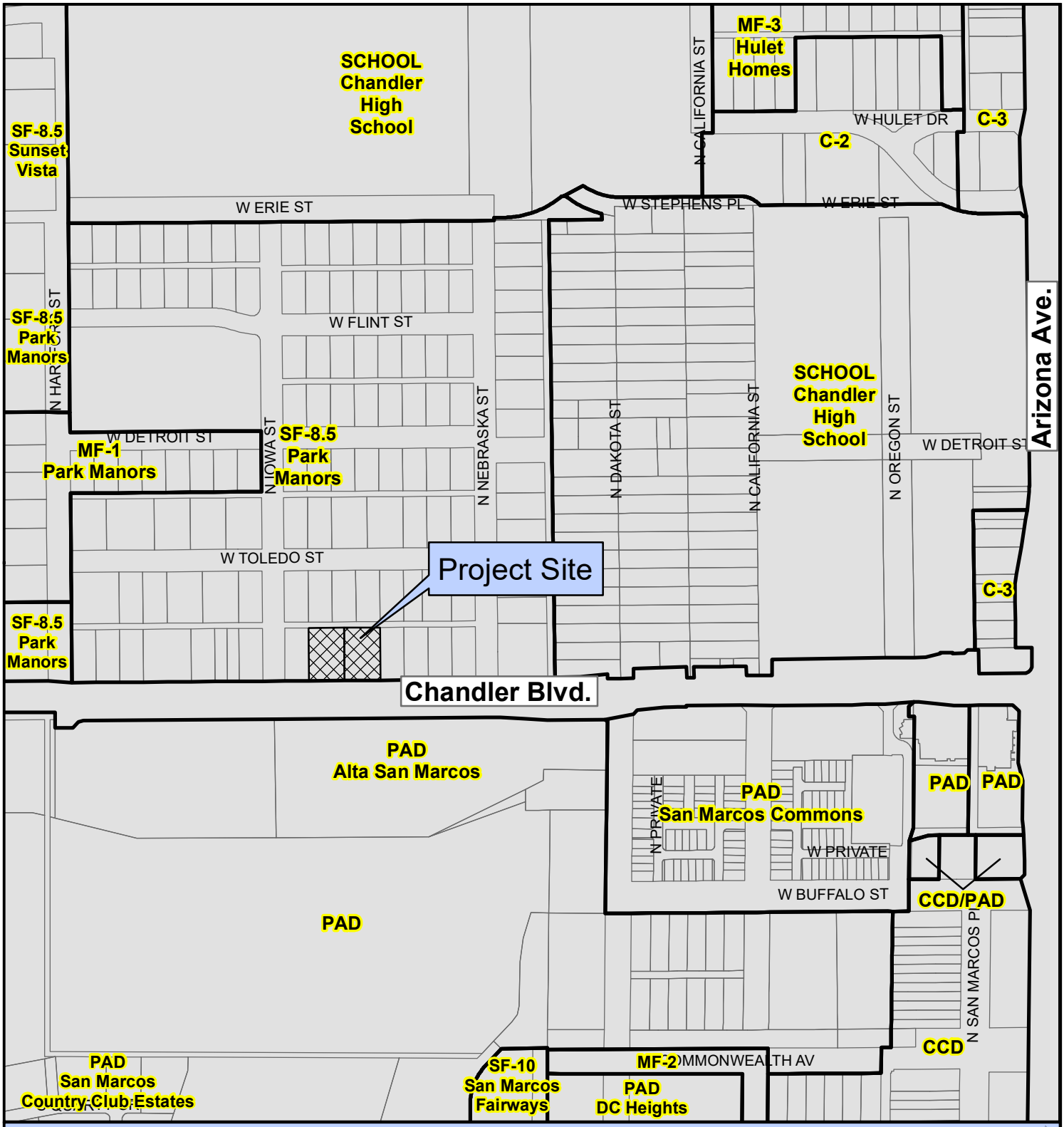
484 W Chandler Blvd

Lot 15 and the West half of Lot 14, Park Manors, a subdivision recorded in Book 37 of Maps, Page 6, records of Maricopa County, Arizona.

LEGAL DESCRIPTION – Rezamp LLC Office #3

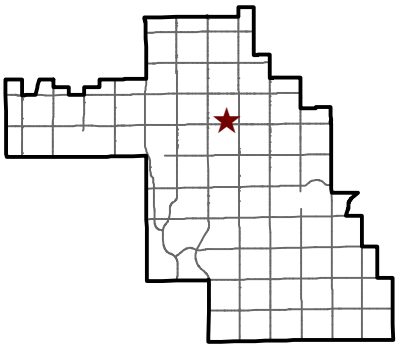
456 W Chandler Blvd

Lot 13, and the East half of Lot 14, Park Manors, according to the Plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 37 of Maps, Page 6.



PLH22-0046 Rezamp LLC Office #2 & 3

Proposed Project Details
456 and 484 W. Chandler Blvd.
Rezoning

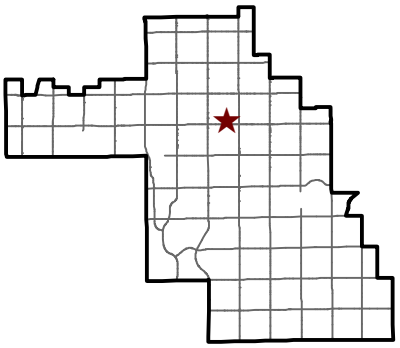


CHANDLER arizona

City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning

PLH22-0046 Rezamp LLC Office #2 & 3

Proposed Project Details
456 and 484 W. Chandler Blvd.
Rezoning



CHANDLER arizona

City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning

March 29, 2023

PROJECT NARRATIVE

Project Name:	Rezamp Office #2 and #3
Project Address:	484 W Chandler Blvd and 456 W Chandler Blvd Chandler AZ 85225
Land Uses:	Request rezoning approval to operate professional offices within a Single Family (SF 8.5) District.
Property Eligibility:	The existing single-family homes have only frontage to Chandler Blvd an arterial road in Chandler. The properties include parcels APN 302-60-014, at approximately 0.322 acres (14,044 sq ft) and APN 302-60-013, at approximately 0.323 acres (14,057 sq ft). The properties are part of the Park Manors plat.
Building Size:	The main building at 484 W Chandler Blvd is approximately 2,250 square feet, there is a detached two-car garage building (approximately 616 square feet), and a metal covered parking structure on the west side of the garage (this structure is 158 inches tall). The building at 456 W Chandler Blvd is 1,596 sq ft.
Project Objectives:	The subject properties were purchased by Rezamp with the intent to rent out the buildings to professional businesses such as law offices, insurance offices, real estate offices, or similar type businesses. We will not lease to a medical office.
Architecture:	The building at 484 W Chandler, built in 1950, is a painted brick home with a shingle roof, and the exterior is white/light gray. The building at 456 W Chandler Blvd, built in 1946, is a painted brick home with a shingle roof, and the exterior is gray.
Landscape:	The front and back yard landscape is mostly rock, with plants and trees throughout.
Parking:	The properties include concrete parking slabs on the north side of the buildings, adjacent to the back alley. There is also easy access for each property to Chandler Blvd.

Total of provided parking spaces: 18 spaces, including two ADA compliant space (spaces 15 and 18). See attached parking plan. Total parking--4462 sq ft

Operations:

1. Office Hours – Proposed hours of operation will be 8:00 am to 6:00 pm, Monday through Friday, closed all major holidays and weekends.
2. Number of Employee – No more than six (6) during normal hours of operation.
3. Environmental Impact – No noise, nuisance or traffic in the premises. On weekends and after 6:00 PM on weekdays, there will be no activity in the property. Office activities are not to interfere with the neighbors' environment.

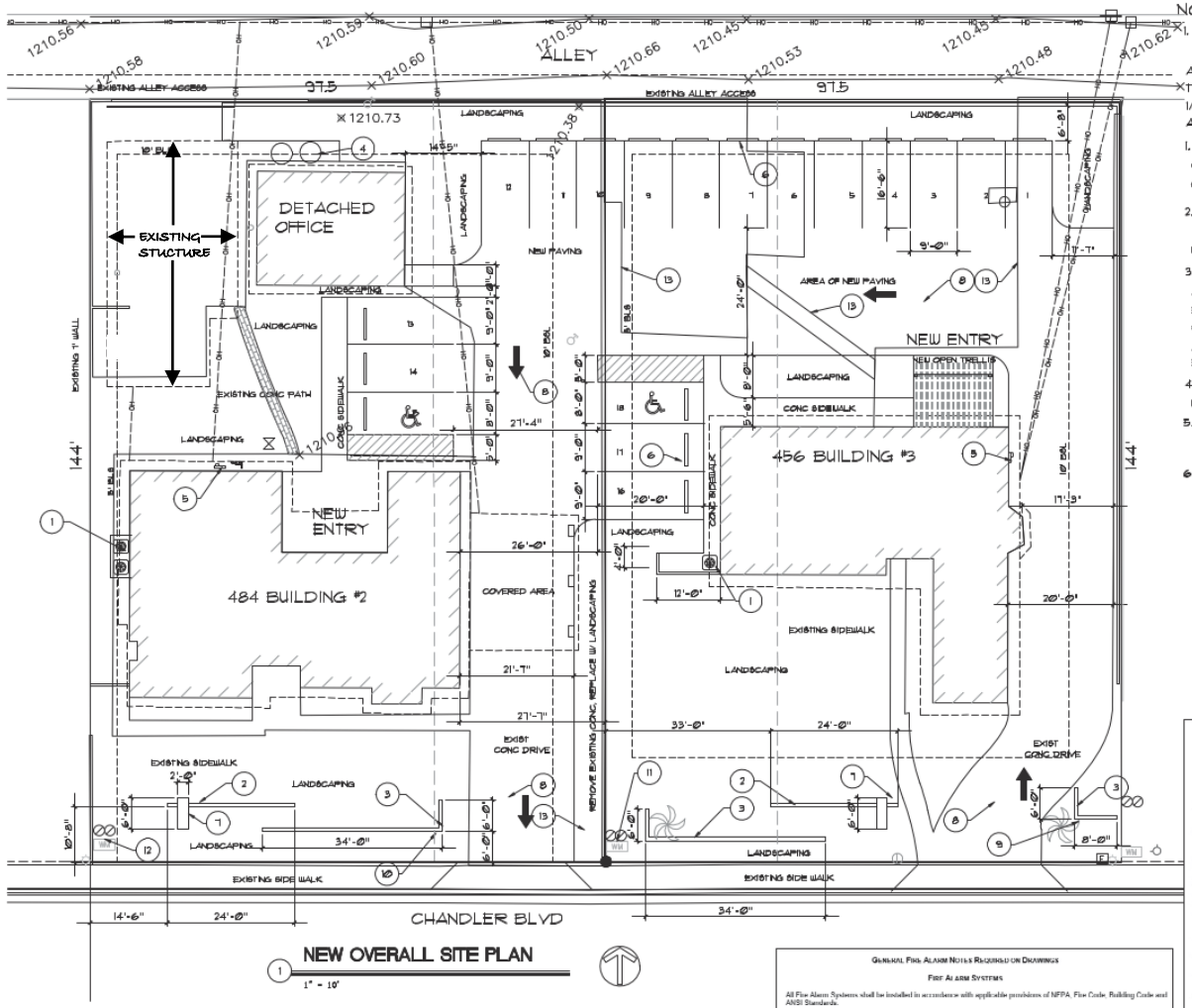
Included Documents: Also included on the provided thumb drive are the following requested documents:

1. Parking Plans
2. Site Plans
3. Floor Plans
4. Grading Plans
5. Photographs of building and tenant space

Sincerely,

_____

Justin Schnettler, Owner and Manager



NEW OVERALL SITE PLAN

1 — 1" = 10'

KEYNOTES

1. NEW OUTSIDE COMPRESSOR LOCATIONS.
2. 3' HIGH MAS/STUCCO WALL
3. 2' HIGH MAS/STUCCO WALL
4. ROLLING TRASH CONTAINERS
5. NEW ELEC SERVICE
6. STANDARD 6' LONG CONC WHEEL STOPS.
7. MONUMENT SIGNAGE (UNDER SEPERATE PERMIT)
8. DIRECTION TRAFFIC ARROWS ON PAVEMENT
9. ENTRANCE ONLY SIGN ON WALL (SEPERATE PERMIT)
10. EXIT SIGN ON WALL (SEPERATE PERMIT)
11. 1" WATER METER
12. 3/4" WATER METER
13. EXISTING CONC TO BE REMOVED

NOTES

1. FIELD VERIFY ALL SITE DIMENSIONS AND LOCATIONS OF BUILDINGS.

GENERAL ADA ACCESS AND PARKING NOTES

ALL EXTERIOR DOORS MUST MEASURE AT LEAST 32" WIDE WHEN OPEN TO 90 DEGREES. THE THRESHOLD HEIGHT CAN BE NO HIGHER THAN 1/2" AND HARDWARE MUST BE PLACED AT NO HIGHER THAN 48" ABOVE THE FINISH FLOOR.

1. PARKING SPACE IDENTIFICATION SIGN WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 703.7.2.1 MOUNTED 60 IN. MIN. ABOVE GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.
2. IF THE ACCESSIBLE ROUTE IS LOCATED IN FRONT THE PARKING SPACE, INSTALL WHEEL STOPS TO KEEP VEHICLES FROM REDUCING THE CLEAR WIDTH OF THE ACCESSIBLE ROUTE BELOW 36 INCHES.
3. TWO PARKING SPACES MAY SHARE AN ACCESS AISLE EXCEPT FOR ANGLED PARKING SPACES. ACCESS AISLE WIDTH IS AT LEAST 60" MUST BE AT THE SAME LEVEL AND THE SAME LENGTH AS THE ADJACENT PARKING SPACE IT SERVES. MAX SLOPE IN ALL DIRECTIONS IS 1:48 AND ACCESS AISLE MUST CONNECT THE TO AN ACCESSIBLE ROUTE TO THE BUILDING. RAMPS MUST NOT EXTEND INTO THE ACCESS AISLE.
4. PARKING SPACE SHALL BE 96" WIDE MIN. MARKED TO DEFINE THE WIDTH AND MAX SLOPE IN ALL DIRECTIONS IS 1:48
5. BOUNDARY OF THE ACCESS AISLE MUST BE CLEARLY MARKED SO AS TO DISCOURAGE PARKING IN IT./STATE AND LOCAL LAWS MAY ADDRESS THE MANNER THAT PARKING SPACES AND ACCESS AISLE ARE MARKED.
6. CURB CUT WITH 6" RISE TO TOP OF ENTRANCE PATIO SLAB W/ MAX. SLOPE OF 1:48.

GENERAL FIRE ALARM NOTES REQUIRED ON DRAWINGS

FIRE ALARM SYSTEMS

All Fire Alarm Systems shall be installed in accordance with applicable provisions of NFPA, Fire Code, Building Code and ANSI Standards.

One set of approved drawings shall be maintained on-site and made available to City Inspectors on demand.

A City Inspector shall witness the final acceptance test of the alarm system. Call 480-782-3500 to schedule an appointment at least 72 hours in advance.

A contractor licensed to perform such work shall install fire protection systems by the State of Arizona, and who also is on the Chandler Fire Department Contractors List for such work

Electrically operated water flow alarm devices attached to sprinkler systems to provide required supervision shall be interconnected to the fire alarm system in accordance with the appropriate NFPA standard.

Alarm system supervision of sprinkler system trouble and water flow indications in buildings more than one story high, shall be provided by the fire alarm system in accordance with NFPA 13.

The contractor shall provide the City Inspector two copies of a "Fire Alarm System Certification and Description" record, with Section 1 and Sections 3 through 9 fully filled out, prior to the start of the final acceptance test. One copy of the completed form will then be given to the contractor upon successful completion of the test.

The contractor is to place a floor plan of the building inside the Fire Alarm Panel. The floor plan shall show the location of all devices and provide room numbers and/or description of room that is compatible with the Fire Alarm System notification (example: 1st floor smoke detector room 103 or break room).

*Zone Maps are to be placed in the Fire Alarm Panel

The contractor shall place a key to the fire alarm panel in the Key Box.

All Fire Alarm Rooms shall be signed in accordance with Fire Department detail FD106.

CHANDLER FIRE DEPARTMENT

GENERAL NOTES TO THE CONTRACTOR

All buildings shall be provided with an approved automatic fire sprinkler system installed in accordance with Fire Code, NFPA 13, and City of Chandler Fire Code amendments

Residential (multi-family) - all private shared domestic and residential fire line mains shall have a reduced pressure backflow installed per COC Detail C-315.

Educational brochure for Residential Single Family homes. Any person, including but not limited to sub-dividers, developers, sellers and/or realtors, offering single family detached homes for sale within the City through the use of a model home sales office, shall provide to each prospective homebuyer an educational brochure or handout explaining misconceptions and facts concerning residential automatic sprinkler systems, and, further, shall cause to be provided, as an available purchase option, to the homebuyer, an approved residential automatic sprinkler system, to be installed in the home as the home is constructed, at a competitive cost, by an Arizona State licensed fire protection contractor. The City of Chandler Fire Department will have available acceptable brochures for use by such sellers. Such sellers shall, at the time a purchase and construction contract is executed, obtain signed documentation from any homebuyer who chooses to decline an optional automatic sprinkler system.

Fire protection systems shall be installed or modified by a contractor licensed to perform such work by the State of Arizona, and who also holds a current valid permit from the Chandler Fire Department to conduct such work within the City of Chandler

Fire Department Connections (FDC's) for Fire Code, Building Code and NFPA 13 fire sprinkler systems shall be 2 and 1/2" female swivels with National Standard Threads. FDCs shall be located at the primary entrances to the site. Fire Hydrant and FDC shall be on the same side of the drive entrance to prevent access obstruction. FDC's for NFPA 13D and 13R sprinkler systems shall be single female swivels with 1 and 1/2" National Standard Threads.

All Fire Department Hose connections and Standpipe hose connections for Fire Department use shall be 2 and 1/2" National Standard Threads. **No hose shall be attached to the Fire Department Hose Stations.**

Automatic sprinkler systems shall be supervised by an approved central, proprietary or remote signal station service, or an audible signal shall sound at a constantly attended location when the number of sprinkler heads in 20 in all other occupancies

Fire Department vehicle access roadways shall be provided and maintained throughout construction. Temporary access roads shall be a minimum 20' clear width with 6" compacted AB or gravel. No trenching across Fire Access roads. Required water fire flow shall be provided and maintained throughout construction **Prior to any combustibles being brought on site, all hydrants shall be approved and functional.** Permanent fire vehicle access roadways shall be 20' clear width, all weather surface. **If hydrants are placed on access road width shall be 26' clear width, all weather surface.**

One set of stamped, approved drawings shall be maintained on site and made available to City Inspectors on demand

The contractor shall provide the City Inspector with copy of the "Contractor's Material and Test Certificate For Aboveground Piping" in accordance with NFPA 13, and the "Contractors Material & Test Certificate for Underground Piping" in accordance with NFPA 24; and the "Certificate of Compliance" for fire alarm systems in accordance with NFPA 72, upon successful completion of the system test and prior to City acceptance of the system.

Tenant Improvement Projects

Any modifications to existing systems shall be submitted for plan review to the Transportation and Development Department Plans shall be reviewed, approved, permit issued and on site prior to work beginning.

HEADS	SPRINKLER SYSTEM TEST REQUIRED
9 or <	A visual inspection only is required
10 - 19	50 psi above normal static pressure for 15 minutes
20 or >	50 psi above normal static pressure for 2 hours
All new systems:	Per NFPA 13

Fire flow calculation area shall be in accordance with Appendix B of the Fire Code.

TRANSPORTATION AND DEVELOPMENT DEPARTMENT
City of Chandler
REVIEWED FOR COMPLIANCE WITH BUILDING CODES
MAINTAIN ON JOB SITE
Review of plans and specifications shall not be construed as a permit for or an approval of any violation of the provisions of the Building Inspection Division.
02/05/2020 04:56:54 PM
#[BLD20-0150]

02/11/2020 11:18:41 AM
#[BLD20-0150]

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NEW OVERALL SITE PLAN

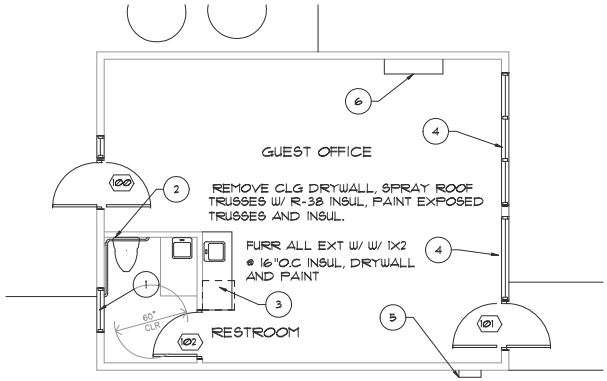
TENANT IMPROVEMENTS FOR REZAMP OFFICE #3

456 W CHANDLER BLVD
CHANDLER, AZ 85225

ARCHITECT: MICHAEL RUST (480) 219-0554

BUILDING SUBMITTAL
DATE: JANUARY 6TH 2020
CITY REVISIONS

A1



NEW FLOOR PLAN - GUEST OFFICE

2 1/4" = 1'-0"

DOOR SCHEDULE

ALL INTERIOR DOORS ARE SOLID CORE- SPECIES AND COLOR OR STAIN TBD

NO.	TYPE	MAT'L	GRD.	WIDTH	HEIGHT	THICK.	FINISH	BUCK.	THRES.	TEMP.	HARDWARE	REMARKS	EXIT DR
100	GL	AL	EXT.	3'-0"	6'-8"	2"		WOOD	MTL	YES	LOCKSET/DEADBOLT	W/ 2'X6'-8" FX TEMP GLASS SIDE LITE	YES
101	GL	AL	EXT	3'-0"	6'-8"	2"		WOOD	MTL	YES			YES
102	SC	WOOD	INT	3'-0"	6'-8"	1 3/8"	STAIN	WOOD			PRIVACY - PUSH PLATE ON OUTSIDE		
103	SC	WOOD	INT	3'-0"	6'-8"	1 3/8"	STAIN	WOOD			PRIVACY - PUSH PLATE ON OUTSIDE		
104	GL	AL	EXT.	3'-0"	6'-8"	2"		WOOD	MTL	YES	LOCKSET/DEADBOLT		YES
105	GL	AL	EXT.	3'-0"	6'-8"	2"		WOOD	MTL	YES	LOCKSET/DEADBOLT		YES
106	SC	WOOD	INT	3'-0"	6'-8"	1 3/8"	STAIN	WOOD			PRIVACY - PUSH PLATE ON OUTSIDE		
107	SC	WOOD	INT	2'-6"	6'-8"	1 3/8"	STAIN	WOOD			PASSAGE		

AL = ALUMINUM EXT WITH TEMP GLASS (ALL EXT DOORS TO SWING BOTH WAYS) SC = SOLID CORE MTL - METAL GL - TEMPERED GLASS

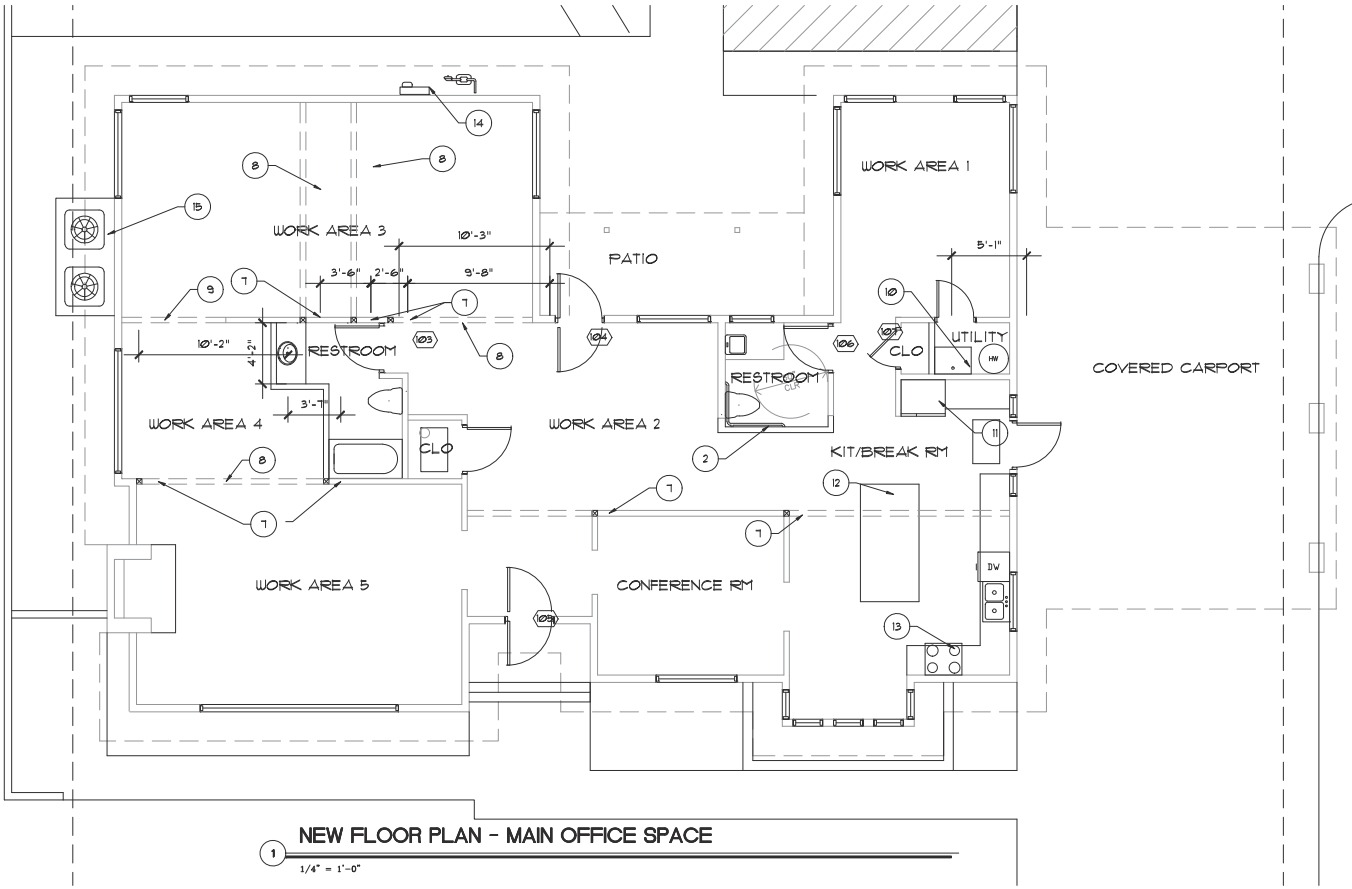
FINISH SCHEDULE

FINISH SCHEDULE

ALL ROOMS	FLOORING	SEALED CONCRETE
	BASE	NO BASE
	CEILINGS	LIGHT TEXTURE - PAINTED (2 COATS) DRYWALL COLOR TBD BY OWNER
	WALLS	LIGHT TEXTURE - PAINTED (2 COATS) DRYWALL COLOR TBD BY OWNER
UNI-SEX RESTROOM	WALLS	6X6 CERAMIC TILE FROM FLOOR UP TO 48" AFF LIGHT TEXTURE - PAINTED (2 COATS) DRYWALL ABOVE TILE TO CEILING
	BASE	TILE BASE
MOP ROOM	WALLS	WHITE FRP ALL WALLS UP TO CEILING
	BASE	RUBBER BASE

ADA RESTROOM NOTES:

1. SINKS SHALL NOT BE MOUNTED HIGHER THAN 34" FROM THE FLOOR, HAVE A KNEE CLEARANCE OF 27" HIGH, 30 IN. WIDE AND 11-25 IN. DEEP. PROVIDE A CLEAR FLOOR SPACE IN FRONT OF 30" WX 48" DP. INSULATE ALL WATER LINES.
2. FACUETS TO BE LEVER OPERATED, PUSH, TOUCH OR ELECTRONICALLY CONTROLLED, THEY SHOULD BE USABLE WITH ONE HAND WITHOUT THE NEED TO TIGHTLY GRASP PINCH OR TWIST THE WRIST. USERS SHOULN'T HAVE TO EXERT MORE THAN 5# OF FORCE TO USE THE FACUET TO MEET ADA REQUIRMENTS.
3. GRAB BARS SHOULD BE AT LEAST 36" LONG (REAR WALL) AND 42" LONG ON THE SIDE WALL AND SHOULD BE MOUNTED 33-36 IN. ABOVE THE FLOOR. THEY SHOULD BE MOUNTED 1.5" FROM THE WALL AND BE ABLE TO WITHSTAND A MIN OF N250# OF PRESSURE.



NEW FLOOR PLAN - MAIN OFFICE SPACE

1 1/4" = 1'-0"

WALL LEGEND

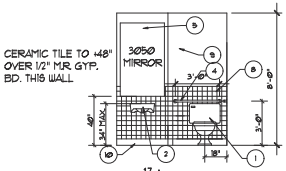
NEW 2X4 WD STUD WALLS @ 16"O.C W/ SOUND INSUL.

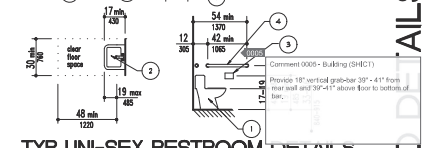
KEYNOTES

1. NEW REED GLASS WINDOW (PATCH BRICK TO MATCH EXISTING
2. NEW ADA CONT GRAB BAR
3. NEW COUNTERTOP W/ SINK AND UNDER CAB MINI REFRIGERATOR
4. NEW FULL HGT TEMP GLASS
5. NEW 60 AMP SUB-PANEL
6. NEW MINI-MATE WALL MOUNTED AC UNIT
7. NEW STRUCTURAL POST (SEE STRUCT DWGS)
8. NEW HEADER (SEE STRUCTURAL)
9. EXISTING HEADER TO REMAIN
10. NEW MOP SINK
11. NEW REFRIGERATOR
12. NEW KITCHEN ISLAND
13. RELOCATED COOKTOP AND GAS LINE
14. NEW 200 AMP ELEC SERVICE
15. NEW COMPRESSOR ON ISOLATED CONC PADS

NOTES

1. FIELD VERIFY ALL DIMENSIONS PRIOR TO DEMO.
2. PROVIDE FRP PANELS 4' HIGH AROUND ENTIRE MOP SINK AND WATER HEATER WALLS.
3. PROVIDE PT BOTTOM PLATES AT ALL NEW WALLS.
4. ALL CEILINGS ARE AT 8'-0" , PAINTED DRYWALL





TYP UNI-SEX RESTROOM DETAILS

3

1. TOILET
2. WALL MOUNTED LAVATORY
3. SEAT COVER AND DUAL TP HOLDER
4. ADA GRAB BARS
5. FRAMELESS MIRROR GLUED TO WALL
6. RECESSED SOAP DISPENSER
7. PAPER TOWEL HOLDER AND TRASH RECEPTACLE
8. 6"X6" CERAMIC WALL TILE (SELECTED BY OWNER)
9. PAINTED GYP BD.
10. VCT FLOORING UP WALL TO CREATE BASE

TRANSPORTATION AND DEVELOPMENT DEPARTMENT
City of Chandler
REVIEWED FOR COMPLIANCE WITH BUILDING CODES MAINTAIN ON JOB SITE
Review of plans and specifications shall not be construed as a permit for or an approval of any violation of the provisions of the Building Inspection Division.
02/14/2020 17:10:54 PM
[BLD20-0149]

REGISTERED ARCHITECT
CERTIFICATE NO.
27504
MICHAEL P. RUST
01/31/2020
ARIZONA, U.S.A.
EXP. DATE 9/30/20

02/14/2020 15:23:47 PM
[BLD20-0149]

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NEW FLOOR PLAN AND DETAILS

TENANT IMPROVEMENTS FOR REZAMP OFFICE #2

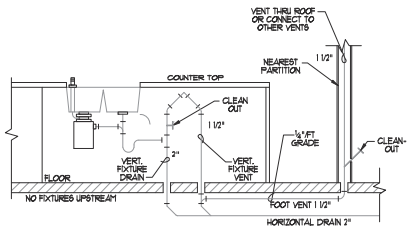
484 W CHANDLER BLVD
CHANDLER, AZ 85225

ARCHITECT: MICHAEL RUST (480) 219-0554

BUILDING SUBMITTAL
DATE: JANUARY 6TH 2020

CITY REVISIONS

A2



TYP ISLAND VENTING

3

DOOR SCHEDULE

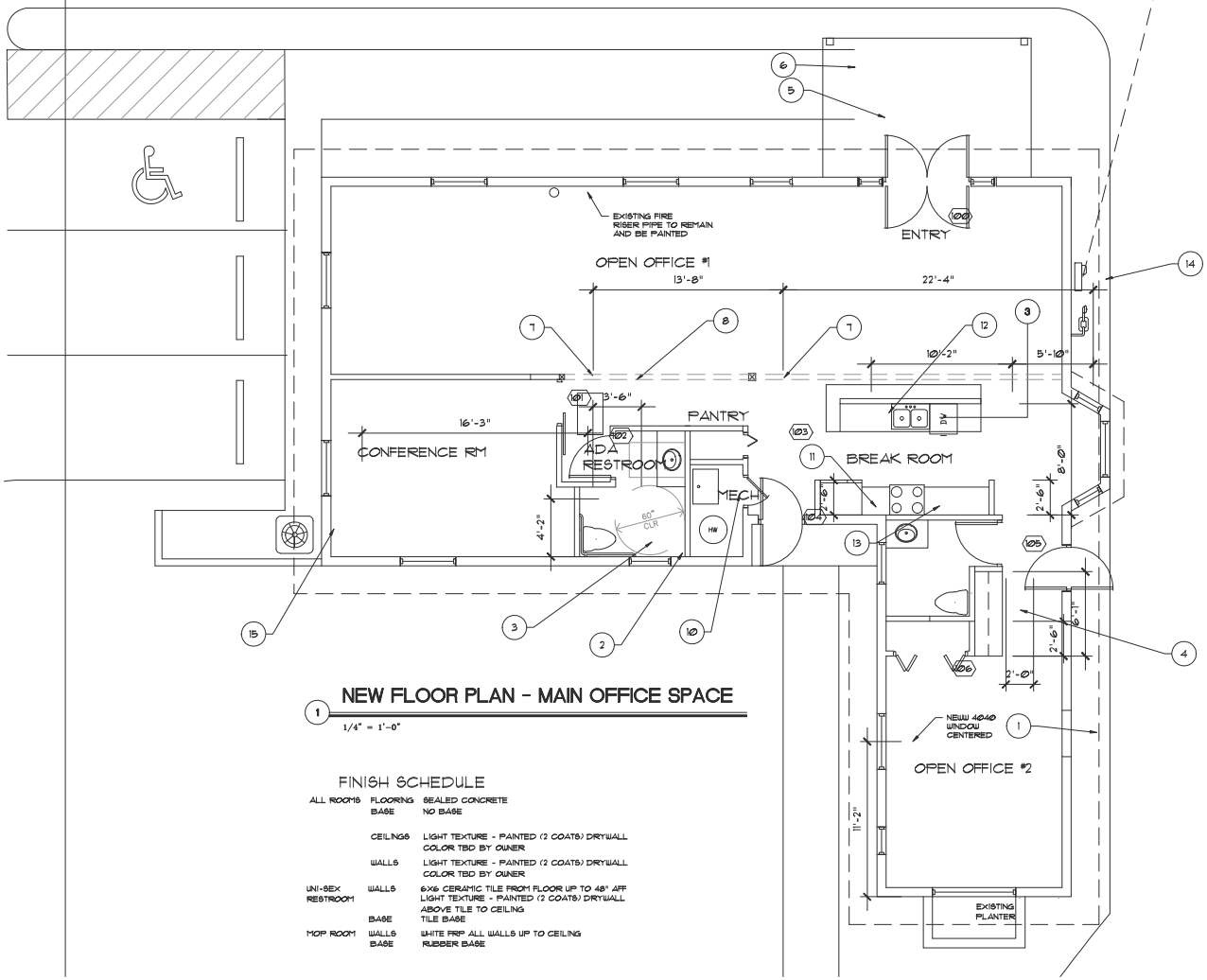
ALL INTERIOR DOORS ARE SOLID CORE- SPECIES AND COLOR OR STAIN TBD

NO.	TYPE	MAT'L	GRD.	WIDTH	HEIGHT	THICK.	FINISH	BUCK.	THRES.	TEMP.	HARDWARE	REMARKS	EXIT DR.
100	GL	AL	EXT.	6'-0"	6'-8"	2"		WOOD	MTL	YES	LOCKSET/DEADBOLT	W/ (2) 18"X6'-8" FX TEMP GLASS SIDE LITES	
101	SC	WD	INT	3'-0"	6'-8"	1 3/8"	STAIN	WOOD			SLIDING BARN DOOR		YES
102	SC	WD	INT	3'-0"	6'-8"	1 3/8"	STAIN	WOOD			PRIVACY - PUSH PLATE ON OUTSIDE		
103	SC	WD	INT	1'-6"	6'-8"	1 3/8"	STAIN	WOOD			BI-PASS FOLDING		
104	GL	AL	EXT.	3'-0"	6'-8"	2"		WOOD	MTL	YES	LOCKSET/DEADBOLT		YES
105	SC	WD	INT	3'-0"	6'-8"	1 3/8"	STAIN	WOOD			PRIVACY - PUSH PLATE ON OUTSIDE		YES
106	SC	WOOD	INT	5'-0"	6'-8"	1 3/8"	STAIN	WOOD			BI-PASS FOLDING		

AL = ALUMINUM EXT WITH TEMP GLASS (ALL EXT DOORS SWING BOTH DIRECTIONS)
SC = SOLID CORE
GL - TEMPERED GLASS
MTL - METAL

ADA RESTROOM NOTES:

1. SINKS SHALL NOT BE MOUNTED HIGHER THAN 34" FROM THE FLOOR. HAVE A KNEE CLEARNANCE OF 27" HIGH, 30 IN. WIDE AND 11-25 IN. DEEP. PROVIDE A CLEAR FLOOR SPACE IN FRONT OF 30" WX 48" DP. INSULATE ALL WATER LINES.
2. FACUETS TO BE LEVER OPERATED, PUSH, TOUCH OR ELECTRONICALLY CONTROLLED. THEY SHOULD BE USABLE WITH ONE HAND WITHOUT THE NEED TO TIGHTLY GRASP PINCH OR TWIST THE WRIST. USERS SHOULN'T HAVE TO EXERT MORE THAN 5# OF FORCE TO USE THE FACUET TO MEET ADA REQUIREMENTS.
3. GRAB BARS SHOULD BE AT LEAST 36" LONG (REAR WALL) AND 42" LONG ON THE SIDE WALL AND SHOULD BE MOUNTED 33-36 IN. ABOVE THE FLOOR. THEY SHOULD BE MOUNTED 1.5" FROM THE WALL AND BE ABLE TO WITHSTAND A MIN OF N250# OF PRESSURE.



NEW FLOOR PLAN - MAIN OFFICE SPACE

1

1/4" = 1'-0"

FINISH SCHEDULE

ALL ROOMS	FLOORING	SEALED CONCRETE
	BASE	NO BASE
	CEILINGS	LIGHT TEXTURE - PAINTED (2 COATS) DRYWALL COLOR TBD BY OWNER
	WALLS	LIGHT TEXTURE - PAINTED (2 COATS) DRYWALL COLOR TBD BY OWNER
UNI-SEX RESTROOM	WALLS	6X6 CERAMIC TILE FROM FLOOR UP TO 48" AFF LIGHT TEXTURE - PAINTED (2 COATS) DRYWALL ABOVE TILE TO CEILING
	BASE	TILE BASE
MOP ROOM	WALLS	WHITE FRP ALL WALLS UP TO CEILING
	BASE	RUBBER BASE

WALL LEGEND

NEW 2X4 WD STUD WALLS @ 16"O.C W/ SOUND INSUL.

KEYNOTES

1. REPLACE DOOR W/ 3' W X HGT TO MATCH OTHER WINDOWS, PATCH BELOW TO MATCH
2. NEW ADA CONT GRAB BAR
3. 30"X48" CLEAR FLR SPACE
4. NEW COUNTERTOP W/ OVERHEAD CABINETS
5. NEW WD TRELLIS ON GLB ON WD POST
6. NEW CONC SLAB/SIDE WALL MAX 1/2" LOWER THAN FIN. FLR OF MAIN SPACE.
7. NEW STRUCTURAL POST (SEE STRUCT DWGS)
8. NEW HEADER (SEE STRUCTURAL)
9. NOT USED
10. NEW MOP SINK
11. NEW REFRIGERATOR
12. NEW KITCHEN ISLAND W/ 42" CANT BAR COUNTER
13. RELOCATED COOK TOP AND GAS LINE
14. NEW 200 AMP ELEC SERVICE
15. NEW COMPRESSOR ON ISOLATED CONC PADS

NOTES

1. FIELD VERIFY ALL DIMENSIONS PRIOR TO DEMO.
2. PROVIDE FRP PANELS 4' HIGH AROUND ENTIRE MOP SINK AND WATER HEATER WALLS.
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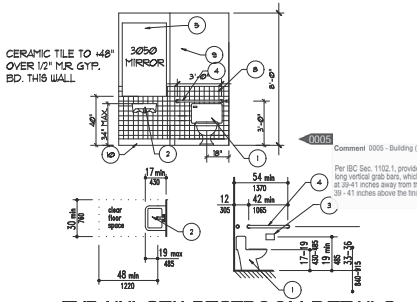

TYP UNI-SEX RESTROOM DETAILS

2

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4. ADA GRAB BARS
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TRANSPORTATION AND DEVELOPMENT DEPARTMENT
City of Chandler
REVIEWED FOR COMPLIANCE WITH BUILDING CODES
MAINTAIN ON JOB SITE
Review of plans and specifications shall not be construed as a permit or as an approval of any violation of the provisions of the Building Inspection Division.
05/26/2020 04:56:54 PM
#[BLD20-0150]

REGISTERED ARCHITECT
CERTIFICATE NO. #27504
MICHAEL D. RUST
ARIZONA, U.S.A.
EXP. DATE 9/30/20

CITY DEVELOPMENT APPROVED FOR ISSUANCE
02/11/2020 11:28:18 AM
#[BLD20-0150]

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NEW FLOOR PLAN AND DETAILS FOR REZAMP OFFICE #3

TENANT IMPROVMENTS FOR REZAMP OFFICE #3
456 W CHANDLER BLVD
CHANDLER, AZ 85225
ARCHITECT: MICHAEL RUST (480) 219-0554

BUILDING SUBMITTAL
DATE: JANUARY 6TH 2020

CITY REVISIONS
1

A2

City Council Memorandum **Management Services** **Memo No.** 24-027

Date: November 06, 2023
To: Mayor and Council
Thru: Joshua H. Wright, City Manager
Dawn Lang, Deputy City Manager - CFO
From: Matthew Dunbar, Budget and Policy Assistant Director
Subject: Final Adoption of Ordinance No. 5065 Amending the Code of the City of Chandler, Sections 44-6 and 44-7 of Chapter 44 Garbage and Refuse, and Sections 50-11 and 50-12 of Chapter 50 Sale of Utilities to Update Regulations Relating to Collection of Bulk Materials and Refuse Drop-Off and to Change Certain Water, Wastewater, Reclaimed Water, and Solid Waste Rates and Policies

---

Proposed Motion:

Move City Council adopt Ordinance No. 5065 amending the Code of the City of Chandler, Sections 44-6 and 44-7 of Chapter 44 Garbage and Refuse, and Sections 50-11 and 50-12 of Chapter 50 Sale of Utilities to update regulations relating to collection of bulk materials and refuse drop-off and to change certain water, reclaimed water, wastewater, and solid waste rates and policies, effective January 1, 2024.

Background:

As required by the City's Financial Policies, each year the Management Services and the Public Works Departments work together to review the revenue requirements for the individual enterprise activities (Water, Wastewater, Reclaimed Water, and Solid Waste), and to review the cost of providing those services within each utility based on the most recent Cost of Service (COS) study. The results of the Cost of Service study completed in 2021 required significant outreach and reflected that the cost of providing water and wastewater services by customer class was out of alignment. It was directed by City Council at that time to transition to COS alignment by customer class for Water and Wastewater over a five-year period. Since the City completes rate changes every other year, it would require three steps over the five years to reach COS alignment for Water and

Wastewater. In lieu of applying “Across the Board” rate increases to generate the revenue needed for the Water and Wastewater systems, the COS study results will continue to be incorporated over time to get each customer class back in alignment while generating the necessary additional revenue for each utility. The first rate change was effective in July 2022 and the second is planned for January 1, 2024. These proposed rate changes were discussed at a Council Work Session on July 20, 2023.

The impact of the FY 2023-24 rate changes are summarized below and on the attached schedules, which show comparisons between existing rates and proposed rates for each category.

Water Rates: The financial plan review resulted in a determination that an overall water utility revenue increase of 7% is required for FY 2023-24. The revenue increase of 7% is necessary to meet current and future ongoing financial commitments, specifically to cover additional debt service costs tied to aging infrastructure and operating cost increases. Based on the COS study, rate increases vary by customer class to continue moving the customer classes back into alignment. Rate increases recommended for each classification using a blended tier rate are: Single Family 2.45%, Multi-Family 3.15%, Non-Residential 8.22%, Landscape 14.07%, and Industrial 9.22%. Outside City rates will continue to be calculated using the current differential of 1.4 times the inside City rates.

Wastewater Rates: The financial plan review resulted in a determination that an overall wastewater utility revenue increase of 8% is required for FY 2023-24. The revenue increase of 8% is necessary to meet current and future ongoing financial commitments, specifically to cover additional debt service costs tied to construction related to aging infrastructure and operating cost increases. Based on the COS study, rate increases vary by customer class to continue moving the customer classes back into alignment. The proposed 0% increase for Single-Family customers will result in no change to their monthly household wastewater bill. Multi-Family will increase 22.23% and Non-Residential customers rates will increase approximately 17.16%. Outside City rates will continue to be calculated using the current differential of 1.6 times the inside City rates.

Reclaimed Water Rates: The financial plan review resulted in a determination that the FY 2023-24 rate increase of 7% is necessary to meet current and future ongoing financial commitments and to meet costs that are currently shown in the Water and Wastewater system costs. The proposed 7% increase for all customers will result in a new rate of $0.80 per 1,000 gallons from $0.75 for all metered users. Outside City rates will continue to be calculated using the current differential of 1.4 times the inside City rates.

Solid Waste Rates: The financial plan review resulted in a determination that the FY 2023-24 rate increase of 7% is necessary to meet current and future ongoing financial commitments, specifically continued increases to the Solid Waste collection contract for consumer price index and extraordinary adjustments as part of the contract. Along with the proposed rate change are additional structural modifications that will allow more flexibility in services residents receive.

In addition to the rate increases included in this Ordinance for Water, Reclaimed Water and Wastewater, there are two policy changes as part of chapter 44 policy adjustments:

(A) The Ordinance will change the number of no-charge bulk trash pick-ups from two (2) per calendar year, with additional collections being charged a fee, to clarify these are as allowed in the Citywide Fee Schedule, which is being amended by resolution. The resolution changes would allow for up to four (4) free collections per year, but takes into account no-cost visits to the Recycling and Solid Waste Collection Center (RSWCC) as well, for combined visits and/or collections of four (4) free in any given calendar year.
(B) The Ordinance will change the number of no-charge RSWCC visits from two (2) per calendar year, up to the first 400 lbs, to clarify these are as allowed in the Citywide Fee Schedule, which is being amended by resolution. The resolution changes the fees for use of the RSWCC from two (2) no charge visits for loads up to 400 pounds per calendar year for covered residences, to allow for up to four (4) free visits per year for the first 400 lbs, but takes into account no-cost bulk collections to allow for combined visits and/or collections of four (4) free in any given calendar year.

Ordinance No. 5065 was introduced and tentatively adopted on October 19, 2023.

Discussion:
In accordance with State Statutes, the Official Notice of Intention to increase certain Water, Wastewater, Reclaimed Water, and Solid Waste rates was approved by Council on August 17, 2023 (attached), posted on the City's website and published in the Arizona Republic newspaper showing the date, time, and place of the Public Hearing. As is also required by State Statutes, a copy of the documents supporting the revised Water, Wastewater, Reclaimed Water, and Solid Waste fees was filed with the City Clerk for public review at least 30 days prior to the hearing, which was also filed on August 17, 2023.

From July to October 2023, City staff conducted public outreach with detailed

information on our website, press releases, feedback gathering meetings, and discussions with key stakeholders. Over 540 unique visitors reviewed the information on the city website related to these utility changes, and staff received six (6) comments from residents (as of October 9): one comment in favor, one comment requesting information on their new potential utility bill, and four comments in opposition.

Financial Implications:

The financial plan reflects revenue increases needed of 7% for Water, 8% for Wastewater, 7% for Reclaimed Water, and 7% for Solid Waste Utility Enterprises. These increases will cover additional debt service costs needed to finance infrastructure and anticipated contract and operating cost increases and ensure the enterprise funds continue to meet reserve amounts established by the City financial policies and debt covenants.

Attachments

Ordinance 5065

Chapter 50 Water Wastewater Blackline

Chapter 44 Solid Waste Blackline

Chapter 50 Water Wastewater Clean Copy

Chapter 44 Solid Waste Clean Copy

Notice of Intention to Change Utility Rates

ORDINANCE NO. 5065

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, DECLARING THAT DOCUMENT ENTITLED "2023 AMENDMENTS TO CHANDLER CITY CODE CHAPTERS 44 AND 50" TO BE A PUBLIC RECORD; AMENDING THE CODE OF THE CITY OF CHANDLER, SECTIONS 44-6 AND 44-7 OF CHAPTER 44 GARBAGE AND REFUSE AND SECTIONS 50-11 AND 50-12 CHAPTER 50 SALE OF UTILITIES TO UPDATE REGULATIONS RELATING TO COLLECTION OF BULK MATERIALS AND REFUSE DROP-OFF AND TO CHANGE WATER, WASTEWATER, AND RECLAIMED WATER RATES.

WHEREAS, Chapter 44 provides for the regulation of the collection and disposal of garbage and refuse; and

WHEREAS, Chapter 50 governs the sale of utilities and reflects the actual water, wastewater, and reclaimed water service rates that apply to all covered residences receiving utility services within and outside of the Chandler city limits; and

WHEREAS, the City conducted a Cost of Service study to determine the appropriate rates for water, wastewater, and reclaimed water service rates that apply to all covered residences receiving utility services within and outside of the Chandler city limits; and

WHEREAS, the rate increases are based on continuation of the Cost of Service study results, as well as other drivers such as aging infrastructure costs and inflationary increases; and

WHEREAS, there are recommended changes to the collection of bulk materials and the requirements for refuse drop-off; and

WHEREAS, approval of the proposed amendments to Chapters 44 and 50 furnish the City with the services and revenue necessary to provide utility services to businesses and residents, and the proposed amendments are in the best interests of the citizens of Chandler;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona that the Code of the City of Chandler, Arizona be amended effective January 1, 2024 as follows:

Section 1. That certain document known as the "2023 Amendments to Chandler City Code Chapters 44 and 50," one paper copy and one electronic copy of which shall remain on file in the office of the City Clerk, is hereby declared to be a public record.

Section 2. That the Chandler City Code, Sections 44-6 and 44-7 of Chapter 44 Garbage and Refuse and Sections 50-11 and 50-12 of Chapter 50 Sale of Utilities, are hereby amended by adoption of the amendments set forth in "2023 Amendments to Chandler City Code Chapters 44 and 50," said document having been declared to be a public record.

All ordinances or parts of ordinances in conflict with the provisions of this ordinance, or any parts hereof, are hereby repealed.

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this _____ day of October, 2023.

ATTEST:

CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this ____ day of November, 2023.

ATTEST:

CITY CLERK MAYOR

APPROVED AS TO FORM:

CITY ATTORNEY

Published in the Arizona Republic on:
9/27/2023

2023 Amendments to Chandler City Code Chapter 50
{Public Record for Ordinance No 5065}

The Chandler City Code, Chapter 50 Sale of Utilities, is hereby amended by adding the following (additions in ALL CAPS, deletions in ~~strikeout~~):

50-1. Definitions.

The following definitions shall apply:

A. *Utilities* shall mean domestic water, reclaimed water, sewage disposal service and garbage and refuse collection.

B. *Single-family dwelling* shall mean a building located upon a separate lot, designed for occupancy by one (1) family for living purposes. Single-family dwelling shall include a mobile home located upon a lot in a mobile home subdivision. Single-family dwelling shall also include a condominium or townhouse which has a separate water meter.

C. *Multi-family dwelling* shall mean a building or group of buildings located upon a lot or group of adjoining lots having common ownership served by common water meters, designed for occupancy by two (2) or more families such as duplexes, triplexes, multiplex apartments, condominiums, townhouses and trailer or mobile home parks.

D. *Commercial building* shall mean a building or group of buildings upon a lot or group of adjoining lots, having common ownership designed for any commercial purpose other than multifamily dwellings. Any building or group of buildings where combined residence and business is practiced, where such business is advertised by a sign of any type on the premises and/or listed in the telephone directory as a business, shall be classified as commercial. Commercial building shall include hotel, motel, tourist courts, rooming houses or any establishment catering to transient residents.

E. *Reclaimed water* shall mean effluent, other than effluent produced by the City's reverse osmosis plant, which has been treated to achieve a quality suitable for its intended use as prescribed by federal and state regulations.

F. *Special request recovered water* shall mean recovered reclaimed water delivered directly from a recovery well for the exclusive use of a single user.

(Ord. No. 669, § 2, 3-11-76; Ord. No. 2206, § I, 1-24-91; Ord. No. 3058, § 2, 11-18-99; Ord. No. 3164, § 1, 8-24-00; Ord. No. 3943, § 1(A), 8-23-07)

50-2. Application for utility service; requested discontinuance of service.

All applications for utility service shall be made through the Office of the Management Services Director. The applicant shall furnish the following: name; spouse's name (if applicable); the official street number assigned to the premises or the legal description of the property; previous address; a copy of the lease or rental agreement if applicant is not the property owner may be required and the address of which the monthly statement is to be mailed. The applicant may be required to show picture identification.

All applicants shall pay a fee of twenty-five dollars ($25.00) to open an account and are required to give a twenty-four-hour notice to have water service turned on. Where the request requires the service be performed outside normal working hours, weekends or holidays, an additional fee of twenty-seven dollars ($27.00) shall be charged. Normal working hours are defined as weekdays between the hours of 8:00 a.m. and 5:00 p.m.

Customers desiring to discontinue the use of water must give a twenty-four-hour notice thereof through the Office of the Management Services Director, or the charges for utilities will be continued until such notice is given. Any service call on weekends, holidays, or between the hours of 5:00 p.m. and 8:00 a.m. shall pay a fee of thirty-five dollars ($35.00). Customers desiring their water service turned off for the purpose of repairing their plumbing shall pay a fee of thirty-five dollars ($35.00) if the service call is on weekends, holidays or between the hours of 5:00 p.m. and 8:00 a.m. During normal working hours this service will be performed at no charge.

(Ord. No. 669, § 2, 3-11-76; Ord. No. 1555, §§ 1, 2, 11-21-85; Ord. No. 1971, § I, 7-14-88; Ord. No. 2206, § I, 1-24-91; Ord. No. 2310, § I, 11-5-92; Ord. No. 3058, § 2, 11-18-99; Ord. No. 3943, § 1(B), 8-23-07; Ord. No. 4465, § 1(A), 8-15-13; Ord. No. 4646, § 2A, 8-16-15; Ord. No. 4752, § 1A, 6-22-17)

Editor's note(s)—It should be noted that section 2 of Ord. No. 4752 provides, "The new rates and fees established by this Ordinance No. 4752 shall become effective with all bills issued on or after October 1, 2017."

50-3. Security deposits.

A. When satisfactory credit has not been established all utility customers shall place a deposit with the Management Services Director before being furnished utilities in accordance with the following minimums:

Single-Family, Duplex and Triplex Residential Customers

Account type	Inside City Minimum Deposit	Outside City Minimum Deposit
Single Family Residential	$120.00	$168.00
Duplex	$240.00	$336.00
Triplex	$360.00	$504.00

All Other Type-User Customers

Account Type	Inside City Minimum Deposit (Per Meter)	Outside City Minimum Deposit (Per Meter)
Multi-family	$1,000.00	$1,400.00
Commercial	400.00	560.00
Industrial	2,500.00	3,500.00
Landscape	300.00	420.00

The Management Services Director may require a security deposit equal to two (2) times the maximum monthly bill during the previous twelve (12) months in lieu of the minimum deposit listed above.

B. All residential account customers shall pay a deposit unless they have established a satisfactory payment history with the city or provide a recent (within the last 12 months) satisfactory letter of credit from another utility company. Upon default of payment for utility services by the account owner, the Management Services Director may require the placement of a security deposit, as defined above, before continuation or resumption of City Services. Upon default of payment for utility services by the account owner, the Management Services Director may require the placement of a security deposit as defined above, before continuation or resumption of City Services.

C. Deposits which guarantee payment of utility bills shall be noninterest-bearing and shall be refunded to the consumer at the end of a twelve-month period, providing the consumer has not allowed the account to become delinquent during said twelve-month period or upon voluntary discontinuance of service. Any charges due at discontinuance of service shall be deducted from said security deposit before the refund is made.

D. Residential customers receiving refuse collection and/or wastewater service who are without an active water account shall be required to place a security deposit with the Management Services Director equal to two (2) times the current monthly refuse collection bill. This deposit shall be required in addition to the deposit requirements outlined in paragraph A. of this section.

(Ord. No. 669, § 2, 3-11-76; Ord. No. 1180, § 1, 4-25-83; Ord. No. 1971, § I, 7-14-88; Ord. No. 2056, § 2, 5-25-89; Ord. No. 2206, § I, 1-24-91; Ord. No. 2310, § I, 11-5-92; Ord. No. 3058, § 2, 11-18-99; Ord. No. 3943, § 1(C), 8-23-07; Ord. No. 4465, § 1(B), 8-15-13)

Editor's note(s)—It should be noted that section 2 of Ord. No. 4465 provides, "The new rates and fees established by this Ordinance shall become effective with all bills issued on or after October 1, 2013."

50-4. Customer billing.

A. Monthly statements shall be rendered by the Management Services Director to each utility customer, billing periods to normally consist of approximately thirty (30) days. Separate statements shall be rendered for each water meter based upon the service rendered thereby. Each statement shall also inform the customer of the consequences of nonpayment and the telephone numbers of appropriate personnel authorized to resolve billing disputes. Each statement shall contain the customer's account number; the reading date; the delinquent date; the present and previous meter reading; the consumption in thousand gallons; the amount of charges for water services; wastewater service; garbage and refuse removal service; new account fee or service call fee, if applicable; previous balance, if any; applicable taxes; and total amount due.

B. First and/or final statements rendered for periods of less or more than thirty (30) days shall have the minimum monthly utility charges prorated daily. In addition to the prorated utility charges, the statement shall include a charge for each thousand gallons of water metered during said period plus applicable taxes.

C. Statements rendered on properties during the course of construction or development shall be for water only plus applicable taxes; however, the builder or developer shall be responsible for the removal and disposal of all construction debris. Wastewater service charges and garbage and refuse collection charges shall be charged to the builder or developer following final inspection by the building inspection division.

D. Should a billing error be found, whether in favor of the City or in favor of the customer, adjustments to prior bills will be allowed for a period of not more than twenty-four (24) months from the date the error was first reported. Refunds to customers or additional charges due from customers will be non-interest bearing.

Any property upon which utility services may have been furnished by the City, and which may not for any cause have been assessed for such use on the books of the City, shall be assessed for the use for which it is in arrears. Upon the failure of the payment of these charges, the supply of water shall be turned off, pending settlement.

(Ord. No. 669, § 2, 3-11-76; Ord. No. 1971, § I, 7-14-88; Ord. No. 2206, § I, 1-24-91; Ord. No. 3058, § 2, 11-18-99; Ord. No. 4465, § 1(C), 8-15-13; Ord. No. 4752, § 1B, 6-22-17)

Editor's note(s)—It should be noted that section 2 of Ord. No. 4752 provides, "The new rates and fees established by this Ordinance No. 4752 shall become effective with all bills issued on or after October 1, 2017."

50-5. Payment of bills.

50-5.1. All bills rendered for each billing period are due and payable by the due date printed on the statement. The due date shall be no less than twenty-four (24) calendar days after each billing period. A late fee of two (2) percent will be charged for any outstanding balance showing on the statement (excluding taxes) not paid by the due date. If the total of such bill is not paid by the due date, water service is subject to discontinuance pursuant to Code Section 50-6.

50-5.2. When water is turned off because of a delinquent bill, or if the consumer necessitates a personal call by a utility services representative, an automated outbound call, or a scheduled disconnect order is generated because of the delinquent status of the account, whether or not service is turned off, a service fee of twenty dollars ($20.00) shall be charged. Water services shall not be continued or resumed until such delinquent bill and service fee has been collected in full. In addition, the delinquent customer shall be required to place a new or additional security deposit as defined in section 50-3 above. Acceptable method of payment shall be limited to cash, personal check with a valid guarantee card, money order, certified check, cashier's check or traveler's check.

50-5.3. A customer's water service may be disconnected for nonpayment of a bill for utility service rendered to the customer at a previous location, provided such bill is not paid within twenty-one (21) days after the unpaid bill has been rendered to the customer at the new location.

(Ord. No. 669, § 2, 3-11-76; Ord. No. 1180, § 1, 4-25-83; Ord. No. 1971, § I, 7-14-88; Ord. No. 2206, § I, 1-24-91; Ord. No. 2310, § I, 11-5-92; Ord. No. 3058, § 2, 11-18-99; Ord. No. 3164, § 2, 8-24-00; Ord. No. 3861, § 1, 1-11-07; Ord. No. 3943, § 1(D), 8-23-07; Ord. No. 4156, § 1A, 6-25-09; Ord. No. 4465, § 1(D), 8-15-13)

Editor's note(s)—It should be noted that section 2 of Ord. No. 4465 provides, "The new rates and fees established by this Ordinance shall become effective with all bills issued on or after October 1, 2013."

50-6. Discontinuance of service.

A. Before any discontinuance of water service shall be made, other than specified in subsection B. below, the resident shall receive written notice of the reason for the discontinuance and be advised, also in writing, of the opportunity to contact customer service personnel to present any objections. If service is disconnected and subsequently reconnected, a thirty dollar ($30.00) reconnect fee may be applied to the account for all future occurrences of the account being disconnected for non-payment.

B. In the case of unnecessary waste, fraudulent representation on the part of any water customer, or in an emergency, the City reserves the right to turn off water without notice until all charges have been paid in full and/or waste or emergency corrected.

(Ord. No. 2206, § I, 1-24-91; Ord. No. 3058, § 2, 11-18-99; Ord. No. 4465, § 1(E), 8-15-13)

Editor's note(s)—It should be noted that section 2 of Ord. No. 4465 provides, "The new rates and fees established by this Ordinance shall become effective with all bills issued on or after October 1, 2013."

Former § 25A-6 is now § 25A-6.1.

50-7. Right to enter premises.

Employees of the City may enter upon the premises of any water customer at any reasonable time to examine the pipes and fixtures, the quantity of water used and the manner of its use.

(Ord. No. 669, § 2, 3-11-76; Ord. No. 2206, § I, 1-24-91; Ord. No. 3058, § 2, 11-18-99)

Editor's note(s)—These provisions were formerly located in § 25A-6. In its revision of this article, Ord. No. 2206 redesignated the provisions § 25A-7. The editor has included the provisions as § 25A-6.1 in order to avoid duplication of section numbers.

50-8. Unauthorized use.

A service charge of one hundred dollars ($100.00) plus charges for estimated consumption, according to the applicable consumption rate schedule, will be assessed to any customer for unauthorized use of water services for each occurrence. Unauthorized use shall mean the taking of service by (a) turning the service on without authority, or (b) by connecting directly into service or hydrant without a meter, or (c) willfully modifying the meter or service apparatus so as to cause loss or reduction in consumption registration. Such sum shall be charged against the premises, and the supply of water to such premises shall be withheld until such sum is paid. In addition, charges for damages and/or special services performed will be assessed to the customer. Charges will be based upon materials and/or labor. Such sum shall be charged against the premises, and the supply of water to such premises shall be withheld until such sum is paid. The provisions of this section shall not preclude the assessment of any criminal penalties authorized by this Code.

50-8.1. *Accessibility of water meter.* Water meter boxes shall be installed and maintained such that the access cover is exposed and not lower than the finished grade. It shall be the responsibility of the consumer to ensure that access by employees of the City to the water meter is not obstructed by landscape materials, vehicles or any other obstruction. In the event the consumer does not allow adequate access to the water meter box, ten (10) business days after proper written notification the City will remove the obstruction and charge a fee on the basis of time and materials.

(Ord. No. 2310, § I, 11-5-92; Ord. No. 3058, § 2, 11-18-99; Ord. No. 3943, § 1(E), 8-23-07; Ord. No. 4465, § 1(F), 8-15-13)

Editor's note(s)—It should be noted that section 2 of Ord. No. 4465 provides, "The new rates and fees established by this Ordinance shall become effective with all bills issued on or after October 1, 2013."

ARTICLE II. METER INSTALLATIONS, SEWER CONNECTIONS

50-9. Water meter installation fee.

50-9.1. Properties inside City limits to be connected to the municipal water or reclaimed water distribution system shall pay a fee for which the City will install a service line and meter box in accordance with the following schedule plus all applicable costs incurred by the City for concrete and asphalt repair and replacement in the public right-of-way required for installation:

Meter Size (In Inches)	Inside City	Outside City
¾	$1,819.00	$2,547.00
1	1,847.00	2,586.00
1½	1,942.00	2,719.00
2	2,044.00	2,862.00

Installation of the above size meters outside the City limits shall be one and four-tenths (1.4) times the fee for installation inside the City limits.

50-9.2. Properties to be connected to the municipal water or reclaimed water distribution system where the service line (from the water main to the property line) and meter box is installed by the subdivider or developer shall be charged a fee for the meter installation in accordance with the following schedule:

Meter Size (In Inches)	Inside City	Outside City
¾	$419.00	$587.00
1	447.00	626.00
1½	542.00	759.00
2	644.00	902.00
3 - Turbine	2,186.00	3,060.00
3 - Compound	3,405.00	4,767.00
3 - Turbine Fire Protection Meter	3,462.00	4,847.00
4 - Turbine	2,786.00	3,900.00
4 - Compound	4,196.00	5,874.00
4 - Turbine Fire Protection Meter	3,983.00	5,576.00

4 - Compound Fire Protection Meter	7,347.00	10,286.00
6 - Turbine	4,387.00	6,142.00
6 - Compound	6,433.00	9,006.00
6 - Turbine Fire Protection Meter	5,180.00	7,252.00
6 - Compound Fire Protection Meter	9,278.00	12,989.00
8 - Turbine	6,380.00	8,932.00
8 - Compound	9,113.00	12,758.00
8 - Turbine Fire Protection Meter	6,046.00	8,464.00
8 - Compound Fire Protection Meter	11,641.00	16,297.00
10 - Turbine	9,953.00	13,934.00
10 - Turbine Fire Protection Meter	7,846.00	10,984.00
10 - Compound Fire Protection Meter	16,713.00	23,398.00
12 - Turbine	15,717.00	22,004.00

Installation of the above size meters outside the City limits shall be one and four-tenths (1.4) times the fee for installation inside the City limits.

An additional charge of ninety-seven dollars ($97.00) per meter inside the City limits and one hundred thirty-five dollars and eighty cents ($135.80) per meter outside the City limits shall be made for installations requiring more than two (2) service calls. The charge shall be levied for each return trip necessary to complete the meter installation and shall be shown on the utility billing statement.

50-9.3. All water meters larger than two (2) inches shall have the service line and meter box installed by the subdivider or developer using specifications approved by the City. The subdivider or developer will be responsible to pay the charges associated with the water meter and installation.

50-9.4. All water meters shall remain the property of the City, and the City shall be responsible for maintenance of meters.

(Ord. No. 669, § 2, 3-11-76; Ord. No. 707, § 1, 4-14-77; Ord. No. 903, § 1, 11-13-80; Ord. No. 1056, § 1, 4-22-82; Ord. No. 1219, § 1, 9-6-83; Ord. No. 1408, § 1, 12-20-84; Ord. No. 1858, §§ 1—3, 7-23-87; Ord. No. 2164, § 1, 9-13-90; Ord. No. 2407, § I, 9-23-93; Ord. No. 2473, § 1, 7-28-94; Ord. No. 3058, § 2, 11-18-99; Ord. No. 3164, § 3, 8-24-00; Ord. No. 3943, § 1(F), 8-23-07; Ord. No. 4156, § 1B, 6-25-09; Ord. No. 4465, § 1(G), 8-15-13)

Editor's note(s)—It should be noted that section 2 of Ord. No. 4465 provides, "The new rates and fees established by this Ordinance shall become effective with all bills issued on or after October 1, 2013."

50-10. Backflow prevention device installation fee.

A. Residential properties to be connected to the municipal water system which incorporate the use of reclaimed wastewater as a water conservation measure shall be charged a fee for installation of backflow prevention devices in accordance with the following schedule:

	Inside City	Outside City
Water service lines up to 1 inch	$225.00	$315.00

Devices to be installed inside the City on service lines larger than one (1) inch will be installed on the basis of time and materials plus twenty-five (25) percent. The deposit fee will be estimated by the Water Quality Program Manager and shall be required by the Management Services Director prior to installation, with the balance due upon completion of the installation. Installation of devices outside the City on service lines larger than one (1) inch shall be 1.4 times the fee for installation inside the City limits.

B. An additional charge of fifty dollars ($50.00) per device inside the City limits and seventy dollars ($70.00) per device outside the City limits shall be made for installations requiring more than two (2) service calls, or for testing the backflow prevention device after relocation of a hydrant meter. The charge shall be levied for each return trip necessary to complete the installation of the device.

C. All backflow prevention devices installed under this program shall remain the property of the City, and the City shall be responsible for testing and maintenance of the devices.

(Ord. No. 2164, § 2, 9-13-90; Ord. No. 3058, § 2, 11-18-99; Ord. No. 3943, § 1(G), 8-23-07; Ord. No. 4465, § 1(H), 8-15-13; Ord. No. 4646, § 2B, 8-16-15)

Editor's note(s)—It should be noted that section 3 of Ord. No. 4646 provides, "The new rates and fees established by this Ordinance No. 4646 shall become effective with all bills issued on or after October 1, 2015."

ARTICLE III. UTILITY RATES AND REFUSE REMOVAL COLLECTION SCHEDULE

50-11. Water rates.

A. The following rates shall apply to all individually metered water services:

	Monthly Base Charge

Meter Size (in inches)	Inside City	Outside City
⅝	~~9.26~~ 9.72	~~12.97~~13.61
¾	~~10.56~~ 11.10	~~14.74~~ 15.54
1	~~13.49~~ 14.17	~~18.89~~ 19.84
1½	~~21.24~~ 22.30	~~29.74~~ 31.22
2	~~29.90~~ 31.40	~~41.86~~ 43.96
3	~~63.03~~66.19	~~88.25~~ 92.67
4	~~88.94~~ 93.38	~~124.52~~ 130.74
6	~~168.88~~ 177.32	~~236.44~~ 248.25
8	~~255.85~~ 268.65	~~358.19~~ 376.11
10	~~435.93~~ 457.73	~~610.31~~ 640.83
12	~~616.03~~ 646.83	~~862.45~~ 905.56

B. In addition to the monthly base charge, all water metered shall be charged at the following rates by class per one thousand (1,000) gallons, plus the applicable proportionate part of any taxes or any governmental impositions, which are assessed on water sales:

	Year-Round Single-Family	
	Inside City	Outside City
First 10,000 gallons	$ ~~1.62~~ 1.66	$ ~~2.27~~ 2.33
Next 10,000 gallons	~~2.11~~ 2.15	~~2.96~~ 3.01
Next 40,000 gallons	~~2.65~~ 2.73	~~3.71~~ 3.83
Over 60,000 gallons	~~3.31~~ 3.39	~~4.64~~ 4.75

	Year-Round Multi-Family	
	Inside City	Outside City
First 10,000 gallons	$ ~~.89~~ 0.91	$ ~~1.25~~ 1.28
Next 10,000 gallons	~~1.09~~ 1.13	~~1.53~~ 1.59
Next 20,000 gallons	~~1.49~~ 1.55	~~2.09~~ 2.17
Over 40,000 gallons	~~2.25~~ 2.31	~~3.15~~ 3.24

	Year-Round Industrial	
	Inside City	Outside City
All Usage	$ ~~2.17~~ 2.37	$~~3.04~~ 3.32

	Year-Round Landscape	
	Inside City	Outside City
All Usage	$~~2.70~~ 3.08	$ ~~3.78~~ 4.32

	Year-Round All Other Non-Residential	
	Inside City	Outside City
All Usage	$~~2.19~~ 2.37	$~~3.07~~ 3.32

(Ord. No. 669, § 2, 3-11-76; Ord. No. 707, § 2, 4-14-77; Ord. No. 859, § 1, 6-26-80; Ord. No. 1180, § 1, 4-25-83; Ord. No. 1397, § I, 9-27-84; Ord. No. 1496, § I, 7-25-85; Ord. No. 1677, § I, 8-28-86; Ord. No. 1821, § I, 4-23-87; Ord. No. 2027, § I, 11-17-88; Ord. No. 2047, § I, 2-9-89; Ord. No. 2101, § I, 11-16-89; Ord. No. 2186, § I, 11-29-90; Ord. No. 2266, § I, 2-27-92; Ord. No. 2330, § I, 1-14-93; Ord. No. 2407, § I, 9-23-93; Ord. No. 2473, § 1, 7-28-94; Ord. No. 2772, § 1, 1-8-98; Ord. No. 3058, § 2, 11-18-99; Ord. No. 3478, § 1, 10-23-03; Ord. No. 3943, § 1(H), 8-23-07; Ord. No. 4158, § 1A, 6-25-09; Ord. No. 4263, § 1A, 2-10-11; Ord. No. 4646, § 2C, 8-16-15; Ord. No. 4752, § 1C, 6-22-17; Ord. No. 5007 , § 2(Exh.), 5-12-22, Ord. No. 5065, § 2, 11-9-23)

Editor's note(s)—It should be noted that section 2 of Ord. No. ~~4752~~ 5065 provides, "The new rates and fees established by this Ordinance No. ~~4752~~ 5065 shall become effective with all bills issued on or after ~~October~~ JANUARY 1, ~~2017~~ 2024."

50-11.1. Reclaimed water service rates.

The following rates per one thousand (1,000) gallons shall apply to all individually metered reclaimed water services:

	Year-Round Rate	
	Inside City	Outside City
Reclaimed water	$ ~~0.75~~ 0.80	$ ~~1.05~~ 1.13

(Ord. No. 3164, § 4, 8-24-00; Ord. No. 3943, § 1(H), 8-23-07; Ord. No. 4158, § 1A, 6-25-09; Ord. No. 4263, § 1A, 2-10-11; Ord. No. 4465, § 1(I), 8-15-13; Ord. No. 4646, § 2D, 8-16-15; Ord. No. 4752, § 1D, 6-22-17; Ord. No. 5007 , § 2(Exh.), 5-12-22, Ord. No. 5065, § 2, 11-9-23)

Editor's note(s)—It should be noted that section 2 of Ord. No. ~~4752~~ 5065 provides, "The new rates and fees established by this Ordinance No. ~~4752~~ 5065 shall become effective with all bills issued on or after ~~October~~ JANUARY 1, ~~2017~~ 2024."

50-12. Wastewater service rates.

A. The following wastewater service rates shall apply to all dwelling and commercial units where the property is connected to a City sewer main and the water account is active, unless the unit is outside the City limits and not connected to a City sewer main. In the event the active water account is for the sole purpose of providing fire flow, lawn, landscaping or other irrigation and sprinkling or other use approved by the City Engineer not requiring a sewer connection, the following service rates shall not apply.

Type of Service	Water Metered	Inside City	Outside City
Single-Family Dwelling Unit	Not Applicable	$~~27.32~~ 27.65	$~~43.72~~ 44.24

Multi-Family Dwelling Unit	Not Applicable	~~10.93~~ 12.92	~~17.49~~ 20.68
Non-Residential: Commercial, Commercial Processing & Manufacturing, Medical Institutions, Educational Institutions, and Large Volume Industrial	Monthly Base Charge	~~8.35~~ 9.58	~~13.35~~ 15.33
	Per 1,000 gallons	~~3.81~~ 4.37	~~6.09~~ 7.00

B. Should a customer pay applicable wastewater service rates in accordance with [subsection] 50-12.A., but the customer is not physically connected to City wastewater service, the customer may request a credit of paid-to-date wastewater fees be applied to any system development fees due, to establish an active City wastewater service connection. The customer account must be active and in good standing for the credit to be calculated and applied, and only those fees paid by the current customer will be available as a credit.

C. In the event there is a privately owned City approved sewer meter installed for commercial and industrial users, the wastewater metered volumes will be charged at the rates listed below. The installation costs of the sewer meter shall be borne by the customer and the meter placement shall allow access for reading.

The meter shall be calibrated annually City-required standards with a testing certification provided to the City. At any time should the meter begin to malfunction causing inaccurate reads, the sewer account owner shall correct the issue and provide a new testing certification to the City. Should the issue not be resolved within sixty (60) days, the customer's sewer charges will revert back to the water metered rates listed in [subsection] 50-12.A. until the meter is repaired.

Type of Service	Inside City	Outside City
Approved Non-Residential commercial or industrial wastewater meter:		
Monthly base charge	$~~8.35~~ 9.58	$~~13.35~~ 15.33
Per 1,000 gallons	~~3.81~~ 4.37	~~6.09~~ 7.00

(Ord. No. 669, § 2, 3-11-76; Ord. No. 707, § 2, 4-14-77; Ord. No. 807, § 1, 6-28-79; Ord. No. 859, § 1, 6-26-80; Ord. No. 1243, § 1, 9-19-83; Ord. No. 1259, § 1, 10-24-83; Ord. No. 1497, § I, 7- 25-85; Ord. No. 1678, § I, 8-28-86; Ord. No. 1833, § I, 6-11-87; Ord. No. 2028, § I, 11-17-88; Ord. No. 2102, § I, 11-16-89; Ord. No. 2187, § I, 11-29-90; Ord. No. 2267, § I, 2-27-92; Ord. No. 2331, § I, 1-14-93; Ord. No. 2473, § 3, 7-28-94; Ord. No. 2748, § 1, 8-28-97; Ord. No. 3058, § 2, 11-18-99; Ord. No. 3943, § 1(I), 8-23-07; Ord. No. 4158, § 1B, 6-25-09; Ord. No. 4263, § 1B, 2-10-11; Ord. No. 4465, § 1(J), 8-15-13; Ord. No. 4646, § 2E, 8-16-15; Ord. No. 4752, § 1E, 6-22-17; Ord. No. 4895, § 2(Exh., § I), 12-9-19; Ord. No. 5007 , § 2(Exh.), 5-12-22, Ord. No. 5065, § 2, 11-9-23)

Editor's note(s)—It should be noted that section 2 of Ord. No. ~~4752~~ 5065 provides, "The new rates and fees established by this Ordinance No. ~~4752~~ 5065 shall become effective with all bills issued on or after ~~October~~ JANUARY 1, ~~2017~~ 2024."

50-13. Wastewater pretreatment program cost recovery.

A. In order to provide for recovery of City costs associated with the City of Chandler wastewater pretreatment program, the following fee schedule is established:

Industrial User permit application and renewal$480.00

Monthly metered water charge, per 1,000 gallons0.183

Excess pollutant processing charge:

Per excess lb. BOD*0.415

Per excess lb. TSS**0.083

Per excess lb. Ammonia0.487

*BOD: Biochemical oxygen demand

**TSS: Total Suspended solids

The above fees shall be separate from all other fees chargeable by the City and apply to Industrial Users required to be permitted under the procedures contained in the City's approved Pretreatment Program. Industrial Users that certify no discharging of any process and/or process related wastewater regulated under Federal Pretreatment Categorical Standards shall be exempt from the monthly metered water charge in this section. The monthly metered water charge is measured at the Industrial User's water meter(s) or at the metered combined sewer outfall if approved by the City. These fees relate solely to the pretreatment program requirements and are structured to reimburse the following:

1. Costs of setting up and operating the City's wastewater pretreatment program;
2. Costs of monitoring, inspection and surveillance procedures;
3. Costs of reviewing accidental discharge procedures and construction;
4. Costs associated with processing permit applications and issuing permits;
5. Costs associated with filing appeals;
6. Costs incurred by City for consistent removal of pollutants otherwise subject to Federal pretreatment standards;
7. Other costs deemed necessary to carry out the requirements of the pretreatment program.

Fees shall be reviewed annually each January by the Director of the Public Works and Utilities Department to assure they are equitable and sufficient to recover City costs associated with the program as defined above.

B. If any provision, paragraph, word or section of this ordinance is invalidated by any court of competent jurisdiction, the remaining provisions, paragraphs, words or sections shall not be affected and shall continue in full force and effect.

C. All other ordinances and parts of other ordinances inconsistent or conflicting with any part of this ordinance are hereby repealed to the extent of such inconsistency of conflict.

(Ord. No. 1013, § 1, 11-12-81; Ord. No. 1314, § 1, 3-8-84; Ord. No. 3058, § 2, 11-18-99; Ord. No. 3311, § 5, 9-27-01; Ord. No. 4465, § 1(K), 8-15-13; Ord. No. 4646, § 2F, 8-16-15; Ord. No. 4802, § 2(Exh., § 31), 4-26-18)

Editor's note(s)—It should be noted that section 3 of Ord. No. 4646 provides, "The new rates and fees established by this Ordinance No. 4646 shall become effective with all bills issued on or after October 1, 2015."

50-14. [Reserved.]

Editor's note(s)—Ord. No. 3739, § 2, adopted Dec. 12, 2005, repealed § 50-14, which pertained to the residential refuse removal collection schedule. See also the Code Comparative Table.

50-15. Fee for basic solid waste services.

A. *Basic solid waste services.* A monthly disposal fee shall apply to all covered residences receiving basic solid waste services as set forth in Chapter 44 of this Code, and shall be set forth by City Council resolution. The City will bill the monthly disposal fee on the water account serving each covered residence. When the owner or occupant of a covered residence does not have an active water account to bill, a utility billing account will be established. A security deposit, as specified in section 50-3, shall be required from owners or occupants of covered residences without an active water account. An additional fee shall be applied to all covered residences utilizing alley-collection as set forth in Chapter 44 of this Code, and shall be set forth by City Council resolution.

B. *Unoccupied residences.* Covered residences under construction, not occupied, with the water account in the name of the contractor, will not be assessed the monthly disposal fee.

C. *Common water account.* When covered residences share a common water account, the aggregate of all of the monthly disposal fees applicable to each covered residence specified in this section will be charged to the common water account.

(Ord. No. 669, § 2, 3-11-76; Ord. No. 2060, § 1, 5-11-89; Ord. No. 2135, § 1, 5-24-90; Ord. No. 2230, § I, 6-27-91; Ord. No. 2283, § I, 7-9-92; Ord. No. 2372, § I, 6-10-93; Ord. No. 2686, § 9, 12-16-96; Ord. No. 3058, § 2, 11-18-99; Ord. No. 3689, § 2, 6-23-05; Ord. No. 3739, § 3, 12-12-05; Ord. No. 3886, § 10, 5-10-07; Ord. No. 4646, § 2G, 8-16-15; Ord. No. 4752, § 1F, 6-22-17; Ord. No. 4895, § 2(Exh., § J), 12-9-19; Ord. No. 5007 , § 2(Exh.), 5-12-22)

50-16. Solid waste fees.

All solid waste fees referenced in Chapter 44 of this Code, shall be set forth by City Council resolution. Any miscellaneous solid waste fees may be billed with the monthly disposal fee when charged to a covered residence.

(Ord. No. 669, § 2, 3-11-76; Ord. No. 807, § 1, 6-28-79; Ord. No. 815, § 3, 8-9-79; Ord. No. 871, § 1, 8-14-80; Ord. No. 1099, § 1, 12-22-82; Ord. No. 1133, § 1, 1-13-83; Ord. No. 1213, § 1, 6-20-82; Ord. No. 1376, § I, 7-9-84; Ord. No. 1641, § I, 6-12-86; Ord. No. 1853, § I, 8-20-87; Ord. No. 1970, § I, 5-26-88; Ord. No. 2060, § 1, 5-11-89; Ord. No. 2230, § I, 6-27-91; Ord. No. 2244, § I, 8-22-91; Ord. No. 2283, § I, 7-9-92; Ord. No. 2372, § I, 6-10-93; Ord. No. 2686, § 9, 12-16-96; Ord. No. 3058, § 2, 11-18-99; Ord. No. 3311, § 6, 9-27-01; Ord. No. 3689, § 3, 6-23-05; Ord. No. 3739, § 3, 12-12-05; Ord. No. 3886, § 11, 5-10-07; Ord. No. 4895, § 2(Exh., § K), 12-9-19)

50-17. [Reserved.]

Editor's note(s)—Ord. No. 3611, § 2, adopted Oct. 14, 2004, repealed § 50-17, which pertained to sanitary landfill disposal fees. See also the Code Comparative Table.

50-18. Water meter testing fee.

50-18.1. When a customer requests an accuracy test be conducted on a water meter, a fee shall be charged in accordance with the following schedule:

Meter Size (in inches)	
2-inch or smaller	$35.00
3-inch or larger	Actual cost of materials and labor, including administrative costs

50-18.2. All tests shall conform with requirements set forth by the American Water Works Association.

50-18.3. If the meter's performance is found to be outside the acceptable standard as set forth by the American Water Works Association, the test fee shall be waived.

(Ord. No. 3164, § 5, 8-24-00; Ord. No. 3943, § 1(J), 8-23-07)

50-19. Construction water fees.

50-19.1. When requesting a hydrant meter for construction water, customers shall deposit the sum of one thousand four hundred fifty dollars ($1,450.00) with the City for the hydrant meter, fittings and required backflow device. The deposit, less charges for any repair, replacement, labor or balance due, shall be refunded upon termination of the customer's use of the hydrant meter Charges for any repair, replacement, and labor may be direct charged to the customer.

50-19.2. The customer shall pay a monthly water base charge in the amount of eighty-one dollars and thirty-four cents ($81.34) for all hydrant meters.

50-19.3. In addition to the monthly water base charge, the customer shall pay for all water metered at the rates set forth in section 50-11 of this chapter.

50-19.4. The customer shall pay a fee of forty-six dollars ($46.00) for each requested hydrant meter installation, repair, or relocation.

(Ord. No. 3164, § 5, 8-24-00; Ord. No. 3943, § 1(K), 8-23-07; Ord. No. 4465, § 1(L), 8-15-13; Ord. No. 4646, § 2H, 8-16-15)

Editor's note(s)—It should be noted that section 3 of Ord. No. 4646 provides, "The new rates and fees established by this Ordinance No. 4646 shall become effective with all bills issued on or after October 1, 2015."

2023 Amendments to Chandler City Code Chapter 44
{Public Record for Ordinance No 5065}

The Chandler City Code, Chapter 44 Garbage and Refuse, is hereby amended by adding the following (additions in ALL CAPS, deletions in ~~strikeout~~):

44-1. Definitions.

In addition to the definitions set forth in section 1-2 of this Code, the following terms, as used in this Chapter, shall have the following meanings unless the context clearly requires otherwise:

Alley collection means collection of refuse deposited in three hundred-gallon plastic refuse containers utilized by more than one (1) covered residence and that are located in an alley behind those covered residences.

Basic solid waste services means the collection and disposal of solid waste generated by a covered residence in accordance with this Chapter pursuant to a schedule developed by the Director to ensure that refuse will be collected once per calendar week and that recyclable materials will be collected once per calendar week.

Bulk materials means materials that are too large to be deposited in a City-provided refuse or recycling container but may be collected by the City pursuant to section 44-6.

Business establishment means any facility utilized to conduct any sort of commercial, business or industrial enterprise, other than a covered residence from which a home-based business is being legally conducted. Business establishments include apartment complexes, multi-plexes, other than covered residences, mobile home parks, hotels, motels, motor inns, and other like establishments providing lodging for travelers, long-term care facilities and nursing homes and activities conducted by nonprofit organizations.

Commercial hauler means any person engaged in collecting, removing, transporting or hauling solid waste on or along any public street, avenue or alley within the City.

Construction debris shall have the meaning set forth in A.R.S. Section 49-701.5.

Covered residence means the following types of residential units located within the City that allow safe access for collection vehicles to complete curbside collection in front of each unit, as determined by the Director:

a) Single-family homes;

b) Duplexes;

c) Tri-plexes; and

d) Multi-plexes, other than business establishments.

Curbside collection means collection of refuse deposited in refuse containers, and recyclable materials deposited in recycling containers, that are utilized by a covered residence on the designated days for collection of refuse and recyclable materials respectively.

Director means the Director of the Department of Public Works and Utilities or designee.

Generator means the person who resides at a covered residence and produces or generates the solid waste to which the provisions of this Chapter apply.

Hazardous waste shall have the meaning set forth in A.R.S. Section 49-921.5.

Household hazardous waste shall have the meaning set forth in A.R.S. Section 49-701.13.

Household hazardous waste collection center means that area located within the recycling-solid waste collection center that is designed to accept and accumulate household hazardous waste for processing, recycling and proper disposal.

Landscaping rubble shall have the meaning set forth in A.R.S. Section 49-701.17.

Large appliances means discarded appliances emptied of contents, including refrigerators, freezers, oven ranges, water heaters, dishwashers, washers, dryers, kitchen compactors, window unit air conditioners, evaporative coolers, water softeners and other similar large residential appliances.

Medical waste shall have the meaning set forth in A.R.S. Section 49-701.19.

Neighborhood drop-off-sites means designated sites throughout the City for the placement of containers for collection of specified recyclable materials.

Recyclable materials means solid waste that is separated from other solid waste for the purpose of recycling or reuse, and that meets the qualitative criteria established by the Director for recycling.

Recycling shall have the meaning set forth in A.R.S. Section 49-831.21.

Recycling container means a container used for the placement of recyclable materials for collection by either the City or a commercial hauler permitted pursuant to this Chapter.

Recycling drop-off zone means that area located within the recycling-solid waste collection center designed to accept and accumulate recyclable materials for the purpose of recycling and reuse.

Recycling-solid waste collection center means the City-owned property that houses the refuse drop-off zone, the recycling drop-off zone and the household hazardous waste collection center.

Refuse means solid waste other than recyclable materials placed in a recycling container and unacceptable waste.

Refuse container means a container used for the placement of refuse for collection by either the City or a commercial hauler permitted pursuant to this Chapter.

Refuse drop-off zone means that area located within the recycling-solid waste collection center designed to operate as a transfer facility.

Salvaging shall have the meaning set forth in A.R.S. Section 49-701.27.

Scavenging shall have the meaning set forth in A.R.S. Section 49-701.28.

Scrap metals means ferrous and non-ferrous materials suitable for recycling.

Secondary hauler means any person engaged in a business that generates, collects, removes or hauls solid waste as a by-product of its primary business. Examples of secondary haulers include carpet installers, roofing companies and landscape contractors.

Solid waste shall have the meaning set forth in A.R.S. Section 49-701.01.A, without the exclusions set forth in A.R.S. Section 49-701.01.B.

Special waste shall have the meaning set forth in A.R.S. Section 49-851.A.

Transfer facility shall have the meaning set forth in A.R.S. Section 49-701.34.

Unacceptable waste means the following types of solid wastes that may not be placed in a City-provided roll-off, refuse or recycling container, or placed at the curb for bulk materials collection, and that will not be accepted at the recycling-solid waste collection center:

(a) liquid waste;

(b) septic tank pumpings;

(c) hazardous waste;

(d) household hazardous waste (except at the household hazardous waste collection center);

(e) special waste;

(f) sludge;

(g) vehicle bodies;

(h) vehicle tires or equipment tires (except at the recycling drop-off zone);

(i) livestock or dead domestic animals (except that dead domestic animals under seventy-five (75) pounds will be accepted at the refuse drop-off zone);

(j) batteries, other than small alkaline batteries (except that all batteries will be accepted at the household hazardous waste collection center);

(k) ammunition;

(l) medical waste;

(m) radioactive waste;

(n) scrap metal (except for bulk collection and at the recycling drop-off zone);

(o) household construction and demolition debris (except at the refuse drop-off zone when authorized by the Director);

(p) concrete (except that concrete slabs that are less than twenty-four (24) inches by twenty-four (24) inches by twenty-four (24) inches in size will be accepted at the refuse drop-off zone);

(q) dirt, gravel and rocks (except at the refuse drop-off zone when authorized by the Director); and

(r) livestock manure (except at the refuse drop-off zone when authorized by the Director).

Vegetative waste shall have the meaning set forth in A.R.S. Section 49-701.36.

(Ord. No. 1103, § 1, 10-28-82; Ord. No. 1544, § 1, 10-10-85; Ord. No. 1978, § 1, 6-9-88; Ord. No. 2056, § 1, 5-25-89; Ord. No. 2287, § I, 7-9-92; Ord. No. 2371, § I, 6-10-93; Ord. No. 2686, § 2, 12-16-96; Ord. No. 3027, § 3, 10-14-99; Ord. No. 3311, § 4, 9-27-01; Ord. No. 3689, § 1, 6-23-05; Ord. No. 3739, § 1, 12-12-05; Ord. No. 3886, § 1, 5-10-07; Ord. No. 4802, § 2(Exh., § 6), 4-26-18; Ord. No. 4895, § 2(Exh., § A), 12-9-19)

44-2. General requirements.

44-2.1. Generator responsibilities. Generators shall be responsible for compliance with all applicable federal, state and local laws relating to the solid waste generated, including compliance with this Chapter and, as applicable, the alley maintenance provisions of Chapter 30 of this Code.

44-2.2. Property owner and tenant responsibilities. Property owners and tenants shall be responsible for compliance with all applicable federal, state and local laws relating to the solid waste generated, accumulated, stored or otherwise deposited on their property, including compliance with this Chapter and, as applicable, the alley maintenance provisions of Chapter 30 of this Code.

44-2.3. Proper storage of refuse. Except where expressly provided otherwise in this Chapter, all refuse shall be stored or accumulated in refuse containers meeting the requirements of this Chapter. Refuse shall be placed in leak proof plastic bags that are tightly secured prior to being placed in refuse containers. This subsection does not

apply to the storage or accumulation of recyclable materials pursuant to this Chapter, solid waste stored or accumulated within a building structure and vegetative waste stored or accumulated on property in conjunction with legitimate composting activities.

44-2.4. Recyclable materials. It shall be the responsibility of persons receiving basic solid waste services to ensure that only recyclable materials are placed in recycling containers. Recyclable materials shall not be secured in plastic bags when placed in the recycling container. Placement of refuse or hazardous waste in recycling containers is prohibited, and may result in the City replacing the recycling container with a second refuse container and charging the covered residence the additional fee set forth by City Council resolution for this change in collection service.

44-2.5. Proper placement of solid waste. Unacceptable waste shall not be placed in refuse or recycling containers. No solid waste shall be placed in a refuse or recycling container if such placement will damage the container or preclude the lid from completely closing.

44-2.6. Maximum weight. The weight of the solid waste placed in City issued refuse or recycling containers shall not exceed two hundred (200) pounds for refuse and recycling containers provided for curbside collection or six hundred (600) pounds for refuse containers provided for alley collection.

44-2.7. Proper disposal. In addition to other federal, state and local statutes, rules and regulations limiting the disposal of solid waste, no person shall discard or otherwise dispose of any solid waste on or in a City refuse or recycling container that has not been assigned for use by that person or on or in any street, sidewalk, alley, right-of-way or other City property except as expressly authorized and approved by the Director.

(Ord. No. 1103, § 1, 10-28-82; Ord. No. 1544, §§ 2, 3, 10-10-85; Ord. No. 2056, § 1, 5-25-89; Ord. No. 2686, §§ 2, 8, 12-16-96; Ord. No. 2287, § I, 7-9-92; Ord. No. 3027, § 3, 10-14-99; Ord. No. 3611, § 1, 10-14-04; Ord. No. 3689, § 1, 6-23-05; Ord. No. 3739, § 1, 12-12-05; Ord. No. 3886, § 2, 5-10-07; Ord. No. 4895, § 2(Exh., § B), 12-9-19)

44-3. Inspections.

Representatives of the City may conduct inspections of solid waste storage, collection, hauling and disposal activities to ensure compliance with, and knowledge of, the provisions of this Chapter. The City may provide notice of compliance violations prior to undertaking formal enforcement action pursuant to procedures established by the administrator. Inspections of restricted access areas on private property shall not be conducted without prior notice to the property owner.

(Ord. No. 1103, § 1, 10-28-82; Ord. No. 1299, § 1, 7-9-84; Ord. No. 2056, § 1, 5-25-89; Ord. No. 2287, § I, 7-9-92; Ord. No. 2371, § I, 6-10-93; Ord. No. 2686, § 2, 12-16-96; Ord. No. 1103, § 1, 10-28-82; Ord. No. 2056, § 1, 5-25-89; Ord. No. 2371, § I, 6-10-93; Ord. No. 3027, § 3, 10-14-99; Ord. No. 3689, § 1, 6-23-05; Ord. No. 3739, § 1, 12-12-05)

44-4. Collection of solid waste.

44-4.1. City collection of solid waste. Except as expressly provided to the contrary in this Chapter, all solid waste, other than unacceptable waste, generated at a covered residence shall be collected and either disposed or recycled by City forces and every person residing in a covered residence that generates solid wastes shall cause the same to be collected by the City, its authorized agents or other qualified operatives as provided herein.

44-4.2. Covered residences. The City will provide basic solid waste services for all covered residences, unless determined by the Director to be infeasible or unsafe to do so, and charge the monthly disposal fee for these services including an additional fee for residents receiving alley collection, as set forth by City Council resolution. The City will provide additional refuse collection services for those additional refuse containers provided pursuant to Section 44-5 for the additional fee set forth by City Council resolution for such additional refuse collection. The additional refuse collection fee shall apply to the owner or occupant of a covered residence requesting an

additional refuse container until such time that the additional refuse container provided is returned to the City. Solid waste will only be collected by the City when placed in refuse or recycling containers issued by the City, or when properly set out for bulk collection pursuant to Section 44-6.

44-4.3. Special collections. The owner or occupant of a covered residence may, in addition to the established weekly refuse collection provide as part of basic solid waste services, request a one-time special collection of their curbside or alley refuse container upon paying the additional fee set forth by City Council resolution for such special collection.

44-4.4. Business establishments. The City will not provide solid waste collection and disposal services for business establishments. Business establishments must either properly dispose of all solid waste they generate or contract for the collection of all solid waste they generate with a commercial hauler that is permitted to provide such collection activities pursuant to section 44-9.

44-4.5. Conversion from alley to curbside collection. The Director may convert areas receiving alley collection to curbside collection pursuant to established administrative procedures under either of the following circumstances:

A. Where the Director determines that there are safety issues associated with continued alley collection; or

B. Where a majority of residents in a neighborhood wish to convert from alley collection to curbside collection.

44-4.6. Prohibited actions. Except as authorized by the Director, no person shall engage in scavenging or salvaging solid waste placed in refuse or recycling containers, or at the recycling-solid waste collection center.

(Ord. No. 1103, § 1, 10-28-82; Ord. No. 2056, § 1, 5-25-89; Ord. No. 2371, § I, 6-10-93; Ord. No. 3027, § 3, 10-14-99; Ord. No. 3611, § 1, 10-14-04; Ord. No. 3689, § 1, 6-23-05; Ord. No. 3739, § 1, 12-12-05; Ord. No. 3886, § 3, 5-10-07; Ord. No. 4060, §§ 1, 2, 5-8-08; Ord. No. 4895, § 2(Exh., § C), 12-9-19; Ord. No. 5007 , § 2(Exh.), 5-12-22)

44-5. Container requirements.

44-5.1. City-provided refuse and recycling containers for covered residences.

A. The City shall provide refuse containers to all covered residences for either curbside collection (one curbside container per covered residence) or alley collection (one alley container per two covered residences), whichever is applicable. The City will also provide curbside recycling containers to all covered residences. Covered residences shall only use City-provided refuse and recycling containers.

B. All City-provided refuse and recycling containers are the property of the City and shall remain at the covered residence, or in the alley, as applicable, after the residence is sold or new occupants move in.

C. The City will provide replacement containers at no additional expense to the owner or occupant of a covered residence where replacement is necessary because of normal wear and tear caused by proper usage. The owner or occupant of a covered residence will be charged the fee set forth by City Council resolution when replacement of a container is required or requested because of something other than normal wear and tear caused by proper usage.

D. At the request of an owner or occupant of a covered residence, the City will provide additional curbside refuse container(s) to accommodate additional curbside refuse collection for the fees set forth by City Council resolution.

E. At the request of an owner or occupant of a covered residence, subject to the Director's determination that an additional alley refuse container can safely and effectively be placed in an alley, the City will provide an additional alley refuse container to accommodate additional alley refuse collection for the fees set forth

by City Council resolution. Only the owner or occupant of a covered residence who requested the additional alley refuse container shall be charged. While the City will place the additional alley refuse container as close to the covered residence of the person requesting the additional alley refuse container as practicable, the City cannot guarantee that the person requesting the additional alley refuse container will have exclusive use of that container.

F. At the request of an owner or occupant of a covered residence, additional recycling container(s) will be provided to covered residences as set forth by City Council resolution.

G. The owner or occupant of a covered residence is responsible for keeping all City-provided refuse and recycling containers in a clean and sanitary condition and to use such containers only for their intended purpose.

44-5.2. Cost of solid waste containers. The initial cost of providing refuse containers and recycling containers, including the cost of assembling such containers, for newly constructed covered residences shall be set forth by City Council resolution and shall be paid by the person applying for the initial building permit for each new covered residence at the same time that the fees for the residential building permit are paid. When property with a covered residence located thereon is annexed into the City, the owner of such property shall pay the initial cost to the City of providing such property with a refuse container and a recycling container as set forth by City Council resolution.

44-5.3. Placement of containers.

A. Refuse containers used for alley collection shall be placed by the City in the alley in a location determined by the Director. No person may change these locations without prior approval by the Director.

B. Refuse and recycling containers used for curbside collection shall be placed in the street against the curb in front of each covered residence, in the driveway for that residence at the curb line, or in a location determined by the Director, away from street light poles, mail boxes and parked cars. Refuse and recycling containers shall be located in such a manner as to not create a pedestrian hazard, impair the use of the sidewalk or interfere with vehicular traffic. If parked cars prevent access by collection vehicles to the sidewalk or driveway, the containers shall be placed in the street away from such parked cars. Refuse and recycling containers must be placed in such a manner that the lids open toward the street to facilitate proper dumping of the containers into the collection vehicles.

C. If provided with written documentation from a physician setting forth the need for an accommodation, the Director will provide reasonable accommodations for those person's needing special assistance with proper placement of containers for curbside collection. Written documentation from that person's physician must be updated on an annual basis unless ruled exempt by the Director.

D. Where collection vehicle access is restricted by the residential development design, the City shall designate the collection location for refuse and recycling containers, and bulk materials, in a location in which collection vehicles are able to operate safely. Because refuse and recycling containers from such developments will be grouped together, rather than being adjacent to a covered residence as set forth in subparagraph B above, the City shall require house number markings to be affixed on top of the lid of City-provided containers by the owner or occupant to identify the covered residence address associated with each container placed for collection. The owner or occupant of a covered residence shall place refuse and recycling containers a minimum of two (2) feet apart to facilitate automated collection.

E. Refuse and recycling containers used for curbside collection that require repair or replacement shall be placed at the curb on the scheduled date for repair or replacement. Containers not accessible at the curb for maintenance or replacement shall be subject to a fee set forth by City Council resolution.

44-5.4 Time for placement of containers. Refuse and recycling containers used for curbside collection shall be placed at the curbside prior to 6:00 a.m. on the designated collection day, but shall not be placed at the curbside before 6:00 p.m. on the day preceding the designated collection day. Containers must be removed from the curb

by 9:00 a.m. on the day following collection and shall be secured at the covered residence between collection days in such a manner that they are not readily susceptible to theft or vandalism.

(Ord. No. 1103, § 1, 10-28-82; Ord. No. 2056, § 1, 5-25-89; Ord. No. 2287, § I, 7-9-92; Ord. No. 2371, § I, 6-10-93; Ord. No. 2686, § 4, 12-16-96; Ord. No. 3027, § 3, 10-14-99; Ord. No. 3689, § 1, 6-23-05; Ord. No. 3739, § 1, 12-12-05; Ord. No. 3886, § 4, 5-10-07; Ord. No. 4060, § 3, 2, 5-8-08; Ord. No. 4305, 6-9-11; Ord. No. 4895, § 2(Exh., § D), 12-9-19; Ord. No. 5007 , § 2(Exh.), 5-12-22)

44-6. Collection of bulk materials.

44-6.1. Bulk materials collected for disposal; requirements; fees. Included as part of the monthly disposal fee for providing basic solid waste services for covered residences is the right to request the collection of bulk materials for disposal at NO ADDITIONAL CHARGE AT a frequency SET FORTH BY CITY COUNCIL RESOLUTION AS FOUND IN THE CITY-WIDE FEE SCHEDULE. ~~of up to twice every calendar year at no additional charge.~~ Requests for collection of bulk materials for disposal that exceed the ~~twice~~ ALLOWED ~~every calendar year~~ frequency ~~provided at no additional charge~~ shall be charged the fee set forth by City Council resolution for additional bulk material disposal. Placement and sizing of bulk material shall be established by the Director.

44.6.2. Bulk materials collected for recycling; requirements; fees. Bulk materials collected for recycling shall be collected separately from bulk materials for disposal. Cardboard boxes shall be empty, flattened and stacked. Large appliances containing refrigerants such as freon that require refrigerant removal are subject to a fee set forth by City Council resolution. Refrigerators, freezers and similar appliances shall have the doors removed or secured for safety.

44-6.3. Collection parameters. Owners or occupants of a covered residence wishing to request bulk materials collection shall call Solid Waste Customer Service. Upon receipt of a request for bulk materials collection from an owner or occupant of a covered residence, the Director will schedule a day for the collection of the bulk materials. Bulk materials shall be placed out for collection no later than 6:00 a.m. on the day scheduled for collection and no earlier than twenty-four (24) hours before the collection day scheduled by the City. Except as provided by the Director, the quantity of the bulk materials to be collected shall be capable of fitting into a container four (4) feet deep, sixteen (16) feet wide and four (4) feet high. The City will not accept unacceptable waste during a bulk materials collection.

44-6.4. Placement of bulk materials to be collected. Bulk materials shall only be collected if placed along the right-of-way behind the curb or sidewalk, on the property of the covered residence. Bulk materials to be collected shall not be collected when placed in public or private alleys. The placement of bulk materials must not block alley passages, sidewalks for pedestrian usage or interfere with curbside container collection and shall be no more than four (4) feet from the sidewalk, or curb where there is no sidewalk. Notwithstanding the above, the Director may designate an alternative location for the placement of bulk materials to be collected where there is restricted access to the front of a covered residence, or to provide reasonable accommodations for those persons needing special assistance with proper placement. Persons in need of an accommodation shall provide the Director with written documentation from that person's physician setting forth the need for such accommodations. Such written documentation from that person's physician must be updated on an annual basis unless ruled exempt by the Director.

44-6.5. Christmas trees. Christmas tree collection for a covered residence shall be the first business day following December 25th through the last regular recycling collection day of the 3rd week of January. Trees shall be placed in front of each covered residence behind the curb line so as not to interfere with vehicular traffic or obstruct pedestrian traffic on or along the sidewalk. Trees shall not be placed inside a City-provided refuse container pursuant to 44-2.3 and 44-2.4 or in the alley for collection. The City may designate other collection areas, such as neighborhood drop off sites, or provide reasonable accommodations for those persons needing special assistance.

(Ord. No. 1978, § 2, 6-9-88; Ord. No. 2056, § 1, 5-25-89; Ord. No. 3027, § 3, 10-14-99; Ord. No. 3689, § 1, 6-23-05; Ord. No. 3739, § 1, 12-12-05; Ord. No. 3886, § 5, 5-10-07; Ord. No. 4895, § 2(Exh., § E), 12-9-19; Ord. No. 5007 , § 2(Exh.), 5-12-22)

44-7. Use of recycling-solid waste collection center.

44-7.1. Staff direction. Staff at the recycling-solid waste collection center shall direct persons to the appropriate area of the center for the type of solid waste being presented. Unless specified in Chapter 44, unacceptable waste shall not be accepted at the recycling-solid waste collection center.

44-7.2. Refuse drop-off zone. The following provisions shall apply to use of the refuse drop-off zone.

A. Persons presenting documentation establishing covered residence status and residing at the covered residence are allowed to use the refuse drop-off zone, FOR LOADS UP TO THE ALLOWABLE WEIGHT LIMIT, at no ADDITIONAL charge AT A FREQUENCY AND VOLUME SET FORTH BY CITY COUNCIL RESOLUTION AS FOUND IN THE CITY-WIDE FEE SCHEDULE. ADDITIONAL VISITS THAT EXCEED THE ALLOWED FREQUENCY SHALL BE CHARGED THE ~~twice during the calendar year, or for a~~ fee set forth by City Council resolution for additional visits or loads in excess of ~~400 pounds~~ THE ALLOWABLE WEIGHT LIMIT. Additionally, persons presenting documentation to use the refuse drop-off zone pursuant to an agreement approved by the City Council , and persons wishing to drop off refuse generated from neighborhood cleanup programs sponsored by the City and approved by the Director, shall be entitled to use the refuse drop-off zone at no charge.

B. Persons presenting documentation establishing City residency, but who are not an owner or occupant of a covered residence, may use the residential drop-off zone upon payment of the fee set forth by City Council resolution.

C. Refuse to be accepted at the refuse drop-off zone shall be limited to loosely compacted matter that can be removed and handled by machinery normally used at a transfer facility.

44-7.3. Household hazardous waste collection center. Persons presenting documentation establishing City residency may schedule an appointment for use of the household hazardous waste collection center at no charge. Household hazardous waste, to the extent capable of being containerized, shall be presented in a container(s) that are properly sealed and labeled as to contents. Due to the nature of the operation, containers will not be returned to the person. The Director reserves the right to make inquiry as to the origination of any waste presented as household hazardous waste to ensure that such waste qualifies as household hazardous waste rather than hazardous waste.

44-7.4. Recycling drop-off zone. Any person bringing recyclable materials to the recycling drop-off zone is allowed to use the recycling drop-off zone at no charge with the exception of large appliances that require removal of coolant(s) for a fee set forth by City Council resolution. Recycling is required and materials must be separated by type and be placed in the designated area of the recycling drop-off zone applicable to that type of recyclable material.

44-7.5. Proper Documentation. Proper documentation to establish covered residence status under this section means the presentation of a current printed copy or by mobile device screen of a City of Chandler utility billing statement for basic solid waste services dated within sixty (60) days of the date of the use of the recycling-solid waste collection center and a picture identification that includes the same last name included on the billing statement and a picture that matches the facial characteristics of the person presenting the identification. Proper documentation to establish City residency under this section is the same as that to establish covered residence status except that any form of billing statement setting forth a City address that is dated within sixty (60) days of the date of use of the recycling-solid waste collection center may be used instead of the City billing statement for basic solid waste services. The Director may also develop other, equivalent, methods for providing the proper

documentation required under this section as necessary to implement the intent of this section, including a method for those circumstances where not all of the occupants of a residence share the same last name.

44-7.6. Exception to salvaging prohibitions. Salvaging of bicycles and other usable items at the recycling-solid waste collection center shall be permitted if conducted pursuant to a City-sponsored program. Bicycles and other usable items salvaged from the recycling-solid waste collection center pursuant to such a program may be distributed to nonprofit, charitable organizations, or restored by City staff, individuals or volunteer groups and then given to the needy, with City residents being given first priority. The City shall receive an executed release of liability form prior to distributing or releasing any bicycle or other useful items to a person under this section. The public sale requirements of this Code shall not apply to salvaged bicycles and other items donated for the purposes set forth in this section.

(Ord. No. 2056, § 1, 5-25-89; Ord. No. 2287, § I, 7-9-92; Ord. No. 2371, § I, 6-10-93; Ord. No. 2686, § 5, 12-16-96; Ord. No. 3027, § 3, 10-14-99; Ord. No. 3689, § 1, 6-23-05; Ord. No. 3739, § 1, 12-12-05; Ord. No. 3886, § 6, 5-10-07; Ord. No. 4646, § 1, 8-16-15; Ord. No. 4895, § 2(Exh., § F), 12-9-19; Ord. No. 5007 , § 2(Exh.), 5-12-22)

44-8. Containers for business establishments.

The City will not provide refuse or recycling containers for use by business establishments. Business establishments must either provide containers necessary for collection of solid waste or have the commercial hauler that will collect solid waste provide the necessary containers. All containers used must have operative lids covering entire opening of the container and be equipped with a lid type brace to prohibit the lid from falling behind the container and shall include decals stating that container lids must be closed at all times other than when placing solid waste in the container. Other industry standard decals required by ANSI, OSHA or other regulating agencies must also be affixed to these containers. All containers must be painted and include the name and telephone number of the commercial hauler responsible for collecting the solid waste placed in the containers legibly printed thereon. Except where the Director determines that an alternative container capacity requirement satisfies the disposal requirements for a particular business establishment, the size of the containers utilized shall be a minimum of three-fourths (¾) cubic yard capacity per unit collected on a twice per week basis. It shall be the responsibility of the owner of the container (whether owned by the business establishment or by a City permitted commercial hauler) to maintain them in sanitary condition and in good repair and to remove any graffiti on these containers within seventy-two (72) hours following notification by a designated City representative.

(Ord. No. 815, § 1, 8-9-79; Ord. No. 870, 8-14-80; Ord. No. 1057, § 5, 4-8-82; Ord. No. 1103, §§ 2—4, 10-28-82; Ord. No. 1141, § 1, 1-27-83; Ord. No. 1544, § 5, 10-10-85; Ord. No. 1167, § 1, 4-11-83; Ord. No. 1978, § 3, 6-9-88; Ord. No. 2056, § 1, 5-25-89; Ord. No. 2287, § I, 7-9-92; Ord. No. 2371, § I, 6-10-93; Ord. No. 2617, 2-8-96; Ord. No. 2686, §§ 6, 7, 12-16-96; Ord. No. 2773, § 1, 12-15-97; Ord. No. 3027, § 3, 10-14-99; Ord. No. 3611, § 1, 10-14-04; Ord. No. 3689, § 1, 6-23-05; Ord. No. 3739, § 1, 12-12-05; Ord. No. 3886, § 7, 5-10-07; Ord. No. 4895, § 2(Exh., § G), 12-9-19)

44-9. Commercial hauler permit.

44-9.1. Permit required; exceptions. Except as provided in this Chapter, it shall be unlawful for any person to collect, remove or haul any solid waste on or along any street within the City without first obtaining a commercial hauler permit from the Director. A commercial hauler permit shall not be required for the following:

A. Tenants and property owners hauling solid wastes generated on their property within the City;

B. Secondary refuse haulers;

C. Charitable entities collecting reusable materials as approved by the Director;

D. Solid waste haulers who do not collect solid waste within the City and are simply traversing the City with solid waste collected outside of the City; and

E. Solid waste haulers with proper state or county permits that collect and transport unacceptable waste that will not be collected by the City, its agents, or City-permitted haulers.

44-9.2. Permit application. Applicants for a new commercial hauler permit, or for an annual renewal thereof, shall file a City-provided application form with the Director that includes the following information, documentation and fees:

A. The name, address and local telephone number(s), and email address(es) of the individual(s) applying for the permit;

B. The name, address and local telephone number of the business entity that will conduct commercial hauling activities;

C. The name(s), business address, telephone number(s), and email address(es) of all owners, partners, general managers and principal officers of the business entity that will conduct commercial hauling activities;

D. Evidence that the applicant possesses the adequate equipment and necessary qualifications to collect, transport and dispose of solid waste in a manner satisfactory to the Director and in conformity with this Chapter and all applicable federal, state and county laws.

E. Evidence that the applicant possesses the appropriate City business registration and has all required federal, state and county vehicle permits for each vehicle and/or trailer to be used pursuant to the permit.

F. Other information that the Director may reasonably require to verify the applicant's qualifications and the information submitted in the application. Such information may include an audited financial statement and other indicators of the financial stability of the applicant.

G. The nonrefundable permit application or renewal fee set forth by City Council resolution.

H. The per vehicle fee set forth by City Council resolution. This fee shall not be refundable unless the applicant's permit application is denied by the Director.

44-9.3. Insurance and Indemnification.

A. Applicants shall be required to submit a certificate evidencing coverage for public liability, property damage, business automobile liability and worker's compensation/employer's liability insurance in amounts and under terms to be established by the City prior to issuance of a commercial hauler permit. The coverage limits and terms imposed by the City on applicants shall not exceed the standard coverage limits and terms adopted by the City pursuant to administrative regulation. Such insurance policies shall list the City as an additional named insured and shall require that the City's Risk Manager be given a minimum thirty (30) days' written notice prior to cancellation for any reason. Any deductible or self-insured retention shall be the responsibility of the permittee and any self-insurance amounts over twenty-five thousand dollars ($25,000.00) shall require the approval of the City's Risk Manager. The lapse of any of the above-stated insurance policies shall be cause for revocation of the permit.

B. Permittee shall agree to indemnify, defend, and save harmless the City from all losses, claims, suits, actions, payments and judgments, demands, expenses, attorney's fees, defense costs, or actions of any kind and nature resulting from personal injury to any person, including employees of the permittee or of any subcontractor employed the permittee (including bodily injury and death) or damages to any property, arising or alleged to have arisen out of permittee's actions under the permit issued. The amount and type of

insurance coverage requirements set forth herein will in no way be construed as limiting the scope of indemnity provided pursuant to this section.

44-9.4. Issuance of permit. The Director may issue a commercial hauler permit to any applicant satisfying the requirements listed in this section. Such permits shall expire on June 30th of each year unless renewed prior to expiration. Permits are nontransferable.

44-9.5. Vehicle requirements. The Director may inspect the vehicles to be utilized by a permittee prior to issuance of a permit or permit renewal and at any time during the term of the permit. All vehicles must meet the following requirements throughout the term of the permit:

A. Vehicles must be maintained in good condition and repair. That portion of the vehicle into which solid waste is deposited shall be watertight up through eighteen (18) inches above the bed floor, shall have watertight rear door seal(s), if applicable, and be free of any openings that would permit solid waste to leak from the vehicle;

B. Vehicles shall be maintained in a clean and neat manner and operated in a manner necessary to reasonably prevent solid waste from spilling, leaking and blowing from the vehicle;

C. All open-top vehicles must be covered or tarped when in transit to prevent its contents from spilling or blowing from the container onto the roadway. Tarps must be affixed to each vehicle at all times;

D. All vehicles shall be equipped with an operable backup audible safety alarm meeting industry standards;

E. Vehicles shall be maintained and operated in such a manner to ensure that noise levels do not exceed seventy-five (75) decibels at a distance of twenty-five (25) feet; and

F. The outside of each vehicle must be clearly identified with the name and phone number of the contractor operating the vehicle. All letters shall be no less than three (3) inches in height and shall be displayed on both sides and the rear of the vehicle. A City-provided decal shall be affixed to and be clearly visible on the driver's side window of each vehicle utilized by a permittee. Only vehicles with a City decal may be used to haul solid waste within the City pursuant to the permit issued.

44-9.6. Container requirements for collection by permitted hauler.

A. Permittee shall have joint responsibility with the business establishment for whom it will provide solid waste collection services to keep and maintain sufficient collection containers, as may be reasonably determined by the Director, to accommodate the disposal needs of the business establishment.

B. Permittee shall have joint responsibility with the business establishment for whom it will provide solid waste collection services to keep and maintain the containers utilized for the collection of solid waste in a sanitary condition and in good repair.

C. Permittees shall service only those collection containers consistent with the permit issued under this Chapter. The collection containers shall be located so as not to interfere with vehicular or pedestrian traffic.

44-9.7. Conditions of permit. The following conditions shall apply to commercial hauler permittees throughout the term of the permit:

A. Permittees shall comply with all provisions of the permit, this Code and applicable federal, state and county laws relating to transporting solid waste;

B. Permittees shall not collect solid waste from any location within three hundred (300) feet of the property line of any residential property between the hours of 7:00 p.m. and 6:00 a.m.;

C. Permittees shall provide the City the number, type, and size of containers and frequency of collection for any business establishment serviced within City limits. Permittees shall also promptly notify the City if

permittee's business is sold, transferred or assigned or if permittee discontinues the collection and hauling of solid waste within the City;

D. Permittees shall complete and provide with their permit renewal application an annual solid waste and recycling tonnage report on a City-provided form for waste that it collected and diverted for recycling in the City during the previous year;

E. All contracts for the collection and hauling of solid waste within the City shall contain a clause allowing the contract to be cancelled by the customer in the event the permittee's permit is suspended or revoked by the City; and

F. Permittees shall immediately pick up all material that drops, spills, leaks, or is blown from a collection container or vehicle, and shall repair damage to, and clean the place onto which any material was so dropped, spilled, blown or leaked to the reasonable satisfaction of the Director.

44-9.8. Suspension or revocation of permit. The City may suspend or revoke the commercial hauler permit whenever a permittee violates the provisions of that permit, or this Chapter, or fails to pay all fees when due. Notice of proposed suspension or revocation shall be delivered personally or by registered mail to the permittee and shall become effective five (5) working days after the receipt of the notice unless the permittee files a notice of appeal pursuant to section 1-7 of this Code. Failure to file a notice of appeal within five (5) working days of the date of the notice of suspension or revocation shall constitute a full waiver of the right to contest that suspension or termination. If a permit is suspended for collecting solid waste within the City with a non-permitted vehicle, the permit may be reinstated only upon payment of twice the amount of the established per vehicle fee for the vehicle found to be in violation.

(Ord. No. 815, § 1, 8-9-79; Ord. No. 2056, § 1, 5-25-89; Ord. No. 2773, § 2, 12-15-97; Ord. No. 3027, § 3, 10-14-99; Ord. No. 3496, § 5, 12-18-03; Ord. No. 3689, § 1, 6-23-05; Ord. No. 3739, § 1, 12-12-05; Ord. No. 3886, § 8, 5-10-07; Ord. No. 4895, § 2(Exh., § H), 12-9-19)

44-10. Violations.

Any person who violates any of the provisions of this Chapter, or any permit issued pursuant to this Chapter, shall be guilty of a civil infraction punishable as set forth in Section 1-8.7A of this Code unless such violation causes such person to meet the definition of a "Habitual Offender" set forth in Section 1-8.7B of this Code, in which case they shall be guilty of a criminal misdemeanor punishable as set forth in Section 1-8.3 of this Code. Violations of this Chapter that are continuous with respect to time are a public nuisance and may be abated through administrative enforcement pursuant to Chapter 26 of this Code or by injunctive or other equitable relief. The imposition of civil or criminal penalties pursuant to this section shall not prevent the administrator from suspending or revoking any permit issued pursuant to this Chapter or from imposing other administrative sanctions, enforcement actions or abatement actions or from seeking injunctive relief. Violations of this Chapter may also result in the charges for special refuse service or the additional vehicle permitting fees set forth in this Chapter.

(Ord. No. 3739, § 1, 12-12-05; Ord. No. 3886, § 9, 5-10-07)

2023 Amendments to Chandler City Code Chapter 50
{Public Record for Ordinance No 5065}

50-1. Definitions.

The following definitions shall apply:

A. *Utilities* shall mean domestic water, reclaimed water, sewage disposal service and garbage and refuse collection.

B. *Single-family dwelling* shall mean a building located upon a separate lot, designed for occupancy by one (1) family for living purposes. Single-family dwelling shall include a mobile home located upon a lot in a mobile home subdivision. Single-family dwelling shall also include a condominium or townhouse which has a separate water meter.

C. *Multi-family dwelling* shall mean a building or group of buildings located upon a lot or group of adjoining lots having common ownership served by common water meters, designed for occupancy by two (2) or more families such as duplexes, triplexes, multiplex apartments, condominiums, townhouses and trailer or mobile home parks.

D. *Commercial building* shall mean a building or group of buildings upon a lot or group of adjoining lots, having common ownership designed for any commercial purpose other than multifamily dwellings. Any building or group of buildings where combined residence and business is practiced, where such business is advertised by a sign of any type on the premises and/or listed in the telephone directory as a business, shall be classified as commercial. Commercial building shall include hotel, motel, tourist courts, rooming houses or any establishment catering to transient residents.

E. *Reclaimed water* shall mean effluent, other than effluent produced by the City's reverse osmosis plant, which has been treated to achieve a quality suitable for its intended use as prescribed by federal and state regulations.

F. *Special request recovered water* shall mean recovered reclaimed water delivered directly from a recovery well for the exclusive use of a single user.

(Ord. No. 669, § 2, 3-11-76; Ord. No. 2206, § I, 1-24-91; Ord. No. 3058, § 2, 11-18-99; Ord. No. 3164, § 1, 8-24-00; Ord. No. 3943, § 1(A), 8-23-07)

50-2. Application for utility service; requested discontinuance of service.

All applications for utility service shall be made through the Office of the Management Services Director. The applicant shall furnish the following: name; spouse's name (if applicable); the official street number assigned to the premises or the legal description of the property; previous address; a copy of the lease or rental agreement if applicant is not the property owner may be required and the address of which the monthly statement is to be mailed. The applicant may be required to show picture identification.

All applicants shall pay a fee of twenty-five dollars ($25.00) to open an account and are required to give a twenty-four-hour notice to have water service turned on. Where the request requires the service be performed outside normal working hours, weekends or holidays, an additional fee of twenty-seven dollars ($27.00) shall be charged. Normal working hours are defined as weekdays between the hours of 8:00 a.m. and 5:00 p.m.

Customers desiring to discontinue the use of water must give a twenty-four-hour notice thereof through the Office of the Management Services Director, or the charges for utilities will be continued until such notice is given. Any service call on weekends, holidays, or between the hours of 5:00 p.m. and 8:00 a.m. shall pay a fee of thirty-five

dollars ($35.00). Customers desiring their water service turned off for the purpose of repairing their plumbing shall pay a fee of thirty-five dollars ($35.00) if the service call is on weekends, holidays or between the hours of 5:00 p.m. and 8:00 a.m. During normal working hours this service will be performed at no charge.

(Ord. No. 669, § 2, 3-11-76; Ord. No. 1555, §§ 1, 2, 11-21-85; Ord. No. 1971, § I, 7-14-88; Ord. No. 2206, § I, 1-24-91; Ord. No. 2310, § I, 11-5-92; Ord. No. 3058, § 2, 11-18-99; Ord. No. 3943, § 1(B), 8-23-07; Ord. No. 4465, § 1(A), 8-15-13; Ord. No. 4646, § 2A, 8-16-15; Ord. No. 4752, § 1A, 6-22-17)

Editor's note(s)—It should be noted that section 2 of Ord. No. 4752 provides, "The new rates and fees established by this Ordinance No. 4752 shall become effective with all bills issued on or after October 1, 2017."

50-3. Security deposits.

A. When satisfactory credit has not been established all utility customers shall place a deposit with the Management Services Director before being furnished utilities in accordance with the following minimums:

Single-Family, Duplex and Triplex Residential Customers

Account type	Inside City Minimum Deposit	Outside City Minimum Deposit
Single Family Residential	$120.00	$168.00
Duplex	$240.00	$336.00
Triplex	$360.00	$504.00

All Other Type-User Customers

Account Type	Inside City Minimum Deposit (Per Meter)	Outside City Minimum Deposit (Per Meter)
Multi-family	$1,000.00	$1,400.00
Commercial	400.00	560.00
Industrial	2,500.00	3,500.00
Landscape	300.00	420.00

The Management Services Director may require a security deposit equal to two (2) times the maximum monthly bill during the previous twelve (12) months in lieu of the minimum deposit listed above.

B. All residential account customers shall pay a deposit unless they have established a satisfactory payment history with the city or provide a recent (within the last 12 months) satisfactory letter of credit from another utility company. Upon default of payment for utility services by the account owner, the Management Services Director may require the placement of a security deposit, as defined above, before continuation or resumption of City Services. Upon default of payment for utility services by the account owner, the Management Services Director may require the placement of a security deposit as defined above, before continuation or resumption of City Services.

C. Deposits which guarantee payment of utility bills shall be noninterest-bearing and shall be refunded to the consumer at the end of a twelve-month period, providing the consumer has not allowed the account to become delinquent during said twelve-month period or upon voluntary discontinuance of service. Any charges due at discontinuance of service shall be deducted from said security deposit before the refund is made.

D. Residential customers receiving refuse collection and/or wastewater service who are without an active water account shall be required to place a security deposit with the Management Services Director equal to two (2) times the current monthly refuse collection bill. This deposit shall be required in addition to the deposit requirements outlined in paragraph A. of this section.

(Ord. No. 669, § 2, 3-11-76; Ord. No. 1180, § 1, 4-25-83; Ord. No. 1971, § I, 7-14-88; Ord. No. 2056, § 2, 5-25-89; Ord. No. 2206, § I, 1-24-91; Ord. No. 2310, § I, 11-5-92; Ord. No. 3058, § 2, 11-18-99; Ord. No. 3943, § 1(C), 8-23-07; Ord. No. 4465, § 1(B), 8-15-13)

Editor's note(s)—It should be noted that section 2 of Ord. No. 4465 provides, "The new rates and fees established by this Ordinance shall become effective with all bills issued on or after October 1, 2013."

50-4. Customer billing.

A. Monthly statements shall be rendered by the Management Services Director to each utility customer, billing periods to normally consist of approximately thirty (30) days. Separate statements shall be rendered for each water meter based upon the service rendered thereby. Each statement shall also inform the customer of the consequences of nonpayment and the telephone numbers of appropriate personnel authorized to resolve billing disputes. Each statement shall contain the customer's account number; the reading date; the delinquent date; the present and previous meter reading; the consumption in thousand gallons; the amount of charges for water services; wastewater service; garbage and refuse removal service; new account fee or service call fee, if applicable; previous balance, if any; applicable taxes; and total amount due.

B. First and/or final statements rendered for periods of less or more than thirty (30) days shall have the minimum monthly utility charges prorated daily. In addition to the prorated utility charges, the statement shall include a charge for each thousand gallons of water metered during said period plus applicable taxes.

C. Statements rendered on properties during the course of construction or development shall be for water only plus applicable taxes; however, the builder or developer shall be responsible for the removal and disposal of all construction debris. Wastewater service charges and garbage and refuse collection charges shall be charged to the builder or developer following final inspection by the building inspection division.

D. Should a billing error be found, whether in favor of the City or in favor of the customer, adjustments to prior bills will be allowed for a period of not more than twenty-four (24) months from the date the error was first reported. Refunds to customers or additional charges due from customers will be non-interest bearing.

Any property upon which utility services may have been furnished by the City, and which may not for any cause have been assessed for such use on the books of the City, shall be assessed for the use for which it is in arrears. Upon the failure of the payment of these charges, the supply of water shall be turned off, pending settlement.

(Ord. No. 669, § 2, 3-11-76; Ord. No. 1971, § I, 7-14-88; Ord. No. 2206, § I, 1-24-91; Ord. No. 3058, § 2, 11-18-99; Ord. No. 4465, § 1(C), 8-15-13; Ord. No. 4752, § 1B, 6-22-17)

Editor's note(s)—It should be noted that section 2 of Ord. No. 4752 provides, "The new rates and fees established by this Ordinance No. 4752 shall become effective with all bills issued on or after October 1, 2017."

50-5. Payment of bills.

50-5.1. All bills rendered for each billing period are due and payable by the due date printed on the statement. The due date shall be no less than twenty-four (24) calendar days after each billing period. A late fee of two (2) percent will be charged for any outstanding balance showing on the statement (excluding taxes) not paid by the due date. If the total of such bill is not paid by the due date, water service is subject to discontinuance pursuant to Code Section 50-6.

50-5.2. When water is turned off because of a delinquent bill, or if the consumer necessitates a personal call by a utility services representative, an automated outbound call, or a scheduled disconnect order is generated because of the delinquent status of the account, whether or not service is turned off, a service fee of twenty dollars ($20.00) shall be charged. Water services shall not be continued or resumed until such delinquent bill and service fee has been collected in full. In addition, the delinquent customer shall be required to place a new or additional security deposit as defined in section 50-3 above. Acceptable method of payment shall be limited to cash, personal check with a valid guarantee card, money order, certified check, cashier's check or traveler's check.

50-5.3. A customer's water service may be disconnected for nonpayment of a bill for utility service rendered to the customer at a previous location, provided such bill is not paid within twenty-one (21) days after the unpaid bill has been rendered to the customer at the new location.

(Ord. No. 669, § 2, 3-11-76; Ord. No. 1180, § 1, 4-25-83; Ord. No. 1971, § I, 7-14-88; Ord. No. 2206, § I, 1-24-91; Ord. No. 2310, § I, 11-5-92; Ord. No. 3058, § 2, 11-18-99; Ord. No. 3164, § 2, 8-24-00; Ord. No. 3861, § 1, 1-11-07; Ord. No. 3943, § 1(D), 8-23-07; Ord. No. 4156, § 1A, 6-25-09; Ord. No. 4465, § 1(D), 8-15-13)

Editor's note(s)—It should be noted that section 2 of Ord. No. 4465 provides, "The new rates and fees established by this Ordinance shall become effective with all bills issued on or after October 1, 2013."

50-6. Discontinuance of service.

A. Before any discontinuance of water service shall be made, other than specified in subsection B. below, the resident shall receive written notice of the reason for the discontinuance and be advised, also in writing, of the opportunity to contact customer service personnel to present any objections. If service is disconnected and subsequently reconnected, a thirty dollar ($30.00) reconnect fee may be applied to the account for all future occurrences of the account being disconnected for non-payment.

B. In the case of unnecessary waste, fraudulent representation on the part of any water customer, or in an emergency, the City reserves the right to turn off water without notice until all charges have been paid in full and/or waste or emergency corrected.

(Ord. No. 2206, § I, 1-24-91; Ord. No. 3058, § 2, 11-18-99; Ord. No. 4465, § 1(E), 8-15-13)

Editor's note(s)—It should be noted that section 2 of Ord. No. 4465 provides, "The new rates and fees established by this Ordinance shall become effective with all bills issued on or after October 1, 2013."

Former § 25A-6 is now § 25A-6.1.

50-7. Right to enter premises.

Employees of the City may enter upon the premises of any water customer at any reasonable time to examine the pipes and fixtures, the quantity of water used and the manner of its use.

(Ord. No. 669, § 2, 3-11-76; Ord. No. 2206, § I, 1-24-91; Ord. No. 3058, § 2, 11-18-99)

Editor's note(s)—These provisions were formerly located in § 25A-6. In its revision of this article, Ord. No. 2206 redesignated the provisions § 25A-7. The editor has included the provisions as § 25A-6.1 in order to avoid duplication of section numbers.

50-8. Unauthorized use.

A service charge of one hundred dollars ($100.00) plus charges for estimated consumption, according to the applicable consumption rate schedule, will be assessed to any customer for unauthorized use of water services for each occurrence. Unauthorized use shall mean the taking of service by (a) turning the service on without authority, or (b) by connecting directly into service or hydrant without a meter, or (c) willfully modifying the meter or service apparatus so as to cause loss or reduction in consumption registration. Such sum shall be charged against the premises, and the supply of water to such premises shall be withheld until such sum is paid. In addition, charges for damages and/or special services performed will be assessed to the customer. Charges will be based upon materials and/or labor. Such sum shall be charged against the premises, and the supply of water to such premises shall be withheld until such sum is paid. The provisions of this section shall not preclude the assessment of any criminal penalties authorized by this Code.

50-8.1. *Accessibility of water meter.* Water meter boxes shall be installed and maintained such that the access cover is exposed and not lower than the finished grade. It shall be the responsibility of the consumer to ensure that access by employees of the City to the water meter is not obstructed by landscape materials, vehicles or any other obstruction. In the event the consumer does not allow adequate access to the water meter box, ten (10) business days after proper written notification the City will remove the obstruction and charge a fee on the basis of time and materials.

(Ord. No. 2310, § I, 11-5-92; Ord. No. 3058, § 2, 11-18-99; Ord. No. 3943, § 1(E), 8-23-07; Ord. No. 4465, § 1(F), 8-15-13)

Editor's note(s)—It should be noted that section 2 of Ord. No. 4465 provides, "The new rates and fees established by this Ordinance shall become effective with all bills issued on or after October 1, 2013."

ARTICLE II. METER INSTALLATIONS, SEWER CONNECTIONS

50-9. Water meter installation fee.

50-9.1. Properties inside City limits to be connected to the municipal water or reclaimed water distribution system shall pay a fee for which the City will install a service line and meter box in accordance with the following schedule plus all applicable costs incurred by the City for concrete and asphalt repair and replacement in the public right-of-way required for installation:

Meter Size (In Inches)	Inside City	Outside City

¾	$1,819.00	$2,547.00
1	1,847.00	2,586.00
1½	1,942.00	2,719.00
2	2,044.00	2,862.00

Installation of the above size meters outside the City limits shall be one and four-tenths (1.4) times the fee for installation inside the City limits.

50-9.2. Properties to be connected to the municipal water or reclaimed water distribution system where the service line (from the water main to the property line) and meter box is installed by the subdivider or developer shall be charged a fee for the meter installation in accordance with the following schedule:

Meter Size (In Inches)	Inside City	Outside City
¾	$419.00	$587.00
1	447.00	626.00
1½	542.00	759.00
2	644.00	902.00
3 - Turbine	2,186.00	3,060.00
3 - Compound	3,405.00	4,767.00
3 - Turbine Fire Protection Meter	3,462.00	4,847.00
4 - Turbine	2,786.00	3,900.00
4 - Compound	4,196.00	5,874.00
4 - Turbine Fire Protection Meter	3,983.00	5,576.00
4 - Compound Fire Protection Meter	7,347.00	10,286.00

6 - Turbine	4,387.00	6,142.00
6 - Compound	6,433.00	9,006.00
6 - Turbine Fire Protection Meter	5,180.00	7,252.00
6 - Compound Fire Protection Meter	9,278.00	12,989.00
8 - Turbine	6,380.00	8,932.00
8 - Compound	9,113.00	12,758.00
8 - Turbine Fire Protection Meter	6,046.00	8,464.00
8 - Compound Fire Protection Meter	11,641.00	16,297.00
10 - Turbine	9,953.00	13,934.00
10 - Turbine Fire Protection Meter	7,846.00	10,984.00
10 - Compound Fire Protection Meter	16,713.00	23,398.00
12 - Turbine	15,717.00	22,004.00

Installation of the above size meters outside the City limits shall be one and four-tenths (1.4) times the fee for installation inside the City limits.

An additional charge of ninety-seven dollars ($97.00) per meter inside the City limits and one hundred thirty-five dollars and eighty cents ($135.80) per meter outside the City limits shall be made for installations requiring more than two (2) service calls. The charge shall be levied for each return trip necessary to complete the meter installation and shall be shown on the utility billing statement.

50-9.3. All water meters larger than two (2) inches shall have the service line and meter box installed by the subdivider or developer using specifications approved by the City. The subdivider or developer will be responsible to pay the charges associated with the water meter and installation.

50-9.4. All water meters shall remain the property of the City, and the City shall be responsible for maintenance of meters.

(Ord. No. 669, § 2, 3-11-76; Ord. No. 707, § 1, 4-14-77; Ord. No. 903, § 1, 11-13-80; Ord. No. 1056, § 1, 4-22-82; Ord. No. 1219, § 1, 9-6-83; Ord. No. 1408, § 1, 12-20-84; Ord. No. 1858, §§ 1—3, 7-23-87; Ord. No. 2164, § 1, 9-13-

90; Ord. No. 2407, § I, 9-23-93; Ord. No. 2473, § 1, 7-28-94; Ord. No. 3058, § 2, 11-18-99; Ord. No. 3164, § 3, 8-24-00; Ord. No. 3943, § 1(F), 8-23-07; Ord. No. 4156, § 1B, 6-25-09; Ord. No. 4465, § 1(G), 8-15-13)

Editor's note(s)—It should be noted that section 2 of Ord. No. 4465 provides, "The new rates and fees established by this Ordinance shall become effective with all bills issued on or after October 1, 2013."

50-10. Backflow prevention device installation fee.

A. Residential properties to be connected to the municipal water system which incorporate the use of reclaimed wastewater as a water conservation measure shall be charged a fee for installation of backflow prevention devices in accordance with the following schedule:

	Inside City	Outside City
Water service lines up to 1 inch	$225.00	$315.00

Devices to be installed inside the City on service lines larger than one (1) inch will be installed on the basis of time and materials plus twenty-five (25) percent. The deposit fee will be estimated by the Water Quality Program Manager and shall be required by the Management Services Director prior to installation, with the balance due upon completion of the installation. Installation of devices outside the City on service lines larger than one (1) inch shall be 1.4 times the fee for installation inside the City limits.

B. An additional charge of fifty dollars ($50.00) per device inside the City limits and seventy dollars ($70.00) per device outside the City limits shall be made for installations requiring more than two (2) service calls, or for testing the backflow prevention device after relocation of a hydrant meter. The charge shall be levied for each return trip necessary to complete the installation of the device.

C. All backflow prevention devices installed under this program shall remain the property of the City, and the City shall be responsible for testing and maintenance of the devices.

(Ord. No. 2164, § 2, 9-13-90; Ord. No. 3058, § 2, 11-18-99; Ord. No. 3943, § 1(G), 8-23-07; Ord. No. 4465, § 1(H), 8-15-13; Ord. No. 4646, § 2B, 8-16-15)

Editor's note(s)—It should be noted that section 3 of Ord. No. 4646 provides, "The new rates and fees established by this Ordinance No. 4646 shall become effective with all bills issued on or after October 1, 2015."

ARTICLE III. UTILITY RATES AND REFUSE REMOVAL COLLECTION SCHEDULE

50-11. Water rates.

A. The following rates shall apply to all individually metered water services:

Meter Size (in inches)	Monthly Base Charge	
	Inside City	Outside City
⅝	$9.72	$13.61
¾	11.10	15.54

1	14.17	19.84
1½	22.30	31.22
2	31.40	43.96
3	66.19	92.67
4	93.38	130.74
6	177.32	248.25
8	268.65	376.11
10	457.73	640.83
12	646.83	905.56

B. In addition to the monthly base charge, all water metered shall be charged at the following rates by class per one thousand (1,000) gallons, plus the applicable proportionate part of any taxes or any governmental impositions, which are assessed on water sales:

	Year-Round Single-Family	
	Inside City	Outside City
First 10,000 gallons	$1.66	$2.33
Next 10,000 gallons	2.15	3.01
Next 40,000 gallons	2.73	3.83
Over 60,000 gallons	3.39	4.75

	Year-Round Multi-Family	
	Inside City	Outside City

First 10,000 gallons	$0.91	$1.28
Next 10,000 gallons	1.13	1.59
Next 20,000 gallons	1.55	2.17
Over 40,000 gallons	2.31	3.24

	Year-Round Industrial	
	Inside City	Outside City
All Usage	$2.37	$3.32

	Year-Round Landscape	
	Inside City	Outside City
All Usage	$3.08	$4.32

	Year-Round All Other Non-Residential	
	Inside City	Outside City
All Usage	$2.37	$3.32

(Ord. No. 669, § 2, 3-11-76; Ord. No. 707, § 2, 4-14-77; Ord. No. 859, § 1, 6-26-80; Ord. No. 1180, § 1, 4-25-83; Ord. No. 1397, § I, 9-27-84; Ord. No. 1496, § I, 7-25-85; Ord. No. 1677, § I, 8-28-86; Ord. No. 1821, § I, 4-23-87; Ord. No. 2027, § I, 11-17-88; Ord. No. 2047, § I, 2-9-89; Ord. No. 2101, § I, 11-16-89; Ord. No. 2186, § I, 11-29-90; Ord. No. 2266, § I, 2-27-92; Ord. No. 2330, § I, 1-14-93; Ord. No. 2407, § I, 9-23-93; Ord. No. 2473, § 1, 7-28-94; Ord. No. 2772, § 1, 1-8-98; Ord. No. 3058, § 2, 11-18-99; Ord. No. 3478, § 1, 10-23-03; Ord. No. 3943, § 1(H), 8-23-07; Ord.

No. 4158, § 1A, 6-25-09; Ord. No. 4263, § 1A, 2-10-11; Ord. No. 4646, § 2C, 8-16-15; Ord. No. 4752, § 1C, 6-22-17; Ord. No. 5007 , § 2(Exh.), 5-12-22, Ord. No. 5065, § 2, 11-9-23)

Editor's note(s)—It should be noted that section 2 of Ord. No. 5065 provides, "The new rates and fees established by this Ordinance No. 5065 shall become effective with all bills issued on or after January 1, 2024."

50-11.1. Reclaimed water service rates.

The following rates per one thousand (1,000) gallons shall apply to all individually metered reclaimed water services:

	Year-Round Rate	
	Inside City	Outside City
Reclaimed water	$0.80	$1.13

(Ord. No. 3164, § 4, 8-24-00; Ord. No. 3943, § 1(H), 8-23-07; Ord. No. 4158, § 1A, 6-25-09; Ord. No. 4263, § 1A, 2-10-11; Ord. No. 4465, § 1(I), 8-15-13; Ord. No. 4646, § 2D, 8-16-15; Ord. No. 4752, § 1D, 6-22-17; Ord. No. 5007 , § 2(Exh.), 5-12-22, Ord. No. 5065, § 2, 11-9-23)

Editor's note(s)—It should be noted that section 2 of Ord. No. 5065 provides, "The new rates and fees established by this Ordinance No. 5065 shall become effective with all bills issued on or after January 1, 2024."

50-12. Wastewater service rates.

A. The following wastewater service rates shall apply to all dwelling and commercial units where the property is connected to a City sewer main and the water account is active, unless the unit is outside the City limits and not connected to a City sewer main. In the event the active water account is for the sole purpose of providing fire flow, lawn, landscaping or other irrigation and sprinkling or other use approved by the City Engineer not requiring a sewer connection, the following service rates shall not apply.

Type of Service	Water Metered	Inside City	Outside City
Single-Family Dwelling Unit	Not Applicable	$27.65	$44.24
Multi-Family Dwelling Unit	Not Applicable	12.92	20.68
Non-Residential: Commercial, Commercial Processing & Manufacturing, Medical Institutions,	Monthly Base Charge	9.58	15.33
	Per 1,000 gallons	4.37	7.00

Educational Institutions, and Large Volume Industrial			

B. Should a customer pay applicable wastewater service rates in accordance with [subsection] 50-12.A., but the customer is not physically connected to City wastewater service, the customer may request a credit of paid-to-date wastewater fees be applied to any system development fees due, to establish an active City wastewater service connection. The customer account must be active and in good standing for the credit to be calculated and applied, and only those fees paid by the current customer will be available as a credit.

C. In the event there is a privately owned City approved sewer meter installed for commercial and industrial users, the wastewater metered volumes will be charged at the rates listed below. The installation costs of the sewer meter shall be borne by the customer and the meter placement shall allow access for reading.

The meter shall be calibrated annually City-required standards with a testing certification provided to the City. At any time should the meter begin to malfunction causing inaccurate reads, the sewer account owner shall correct the issue and provide a new testing certification to the City. Should the issue not be resolved within sixty (60) days, the customer's sewer charges will revert back to the water metered rates listed in [subsection] 50-12.A. until the meter is repaired.

Type of Service	Inside City	Outside City
Approved Non-Residential commercial or industrial wastewater meter:		
Monthly base charge	$9.58	$15.33
Per 1,000 gallons	4.37	7.00

(Ord. No. 669, § 2, 3-11-76; Ord. No. 707, § 2, 4-14-77; Ord. No. 807, § 1, 6-28-79; Ord. No. 859, § 1, 6-26-80; Ord. No. 1243, § 1, 9-19-83; Ord. No. 1259, § 1, 10-24-83; Ord. No. 1497, § I, 7- 25-85; Ord. No. 1678, § I, 8-28-86; Ord. No. 1833, § I, 6-11-87; Ord. No. 2028, § I, 11-17-88; Ord. No. 2102, § I, 11-16-89; Ord. No. 2187, § I, 11-29-90; Ord. No. 2267, § I, 2-27-92; Ord. No. 2331, § I, 1-14-93; Ord. No. 2473, § 3, 7-28-94; Ord. No. 2748, § 1, 8-28-97; Ord. No. 3058, § 2, 11-18-99; Ord. No. 3943, § 1(I), 8-23-07; Ord. No. 4158, § 1B, 6-25-09; Ord. No. 4263, § 1B, 2-10-11; Ord. No. 4465, § 1(J), 8-15-13; Ord. No. 4646, § 2E, 8-16-15; Ord. No. 4752, § 1E, 6-22-17; Ord. No. 4895, § 2(Exh., § I), 12-9-19; Ord. No. 5007 , § 2(Exh.), 5-12-22, Ord. No. 5065, § 2, 11-9-23)

Editor's note(s)—It should be noted that section 2 of Ord. No. 5065 provides, "The new rates and fees established by this Ordinance No. 5065 shall become effective with all bills issued on or after January 1, 2024."

50-13. Wastewater pretreatment program cost recovery.

A. In order to provide for recovery of City costs associated with the City of Chandler wastewater pretreatment program, the following fee schedule is established:

Industrial User permit application and renewal$480.00

Monthly metered water charge, per 1,000 gallons0.183

Excess pollutant processing charge:

Per excess lb. BOD*0.415

Per excess lb. TSS**0.083

Per excess lb. Ammonia0.487

*BOD: Biochemical oxygen demand

**TSS: Total Suspended solids

The above fees shall be separate from all other fees chargeable by the City and apply to Industrial Users required to be permitted under the procedures contained in the City's approved Pretreatment Program. Industrial Users that certify no discharging of any process and/or process related wastewater regulated under Federal Pretreatment Categorical Standards shall be exempt from the monthly metered water charge in this section. The monthly metered water charge is measured at the Industrial User's water meter(s) or at the metered combined sewer outfall if approved by the City. These fees relate solely to the pretreatment program requirements and are structured to reimburse the following:

1. Costs of setting up and operating the City's wastewater pretreatment program;

2. Costs of monitoring, inspection and surveillance procedures;

3. Costs of reviewing accidental discharge procedures and construction;

4. Costs associated with processing permit applications and issuing permits;

5. Costs associated with filing appeals;

6. Costs incurred by City for consistent removal of pollutants otherwise subject to Federal pretreatment standards;

7. Other costs deemed necessary to carry out the requirements of the pretreatment program.

Fees shall be reviewed annually each January by the Director of the Public Works and Utilities Department to assure they are equitable and sufficient to recover City costs associated with the program as defined above.

B. If any provision, paragraph, word or section of this ordinance is invalidated by any court of competent jurisdiction, the remaining provisions, paragraphs, words or sections shall not be affected and shall continue in full force and effect.

C. All other ordinances and parts of other ordinances inconsistent or conflicting with any part of this ordinance are hereby repealed to the extent of such inconsistency of conflict.

(Ord. No. 1013, § 1, 11-12-81; Ord. No. 1314, § 1, 3-8-84; Ord. No. 3058, § 2, 11-18-99; Ord. No. 3311, § 5, 9-27-01; Ord. No. 4465, § 1(K), 8-15-13; Ord. No. 4646, § 2F, 8-16-15; Ord. No. 4802, § 2(Exh., § 31), 4-26-18)

Editor's note(s)—It should be noted that section 3 of Ord. No. 4646 provides, "The new rates and fees established by this Ordinance No. 4646 shall become effective with all bills issued on or after October 1, 2015."

50-14. [Reserved.]

Editor's note(s)—Ord. No. 3739, § 2, adopted Dec. 12, 2005, repealed § 50-14, which pertained to the residential refuse removal collection schedule. See also the Code Comparative Table.

50-15. Fee for basic solid waste services.

A. *Basic solid waste services.* A monthly disposal fee shall apply to all covered residences receiving basic solid waste services as set forth in Chapter 44 of this Code, and shall be set forth by City Council resolution. The City will bill the monthly disposal fee on the water account serving each covered residence. When the owner or occupant of a covered residence does not have an active water account to bill, a utility billing account will be established. A security deposit, as specified in section 50-3, shall be required from owners or occupants of covered residences without an active water account. An additional fee shall be applied to all covered residences utilizing alley-collection as set forth in Chapter 44 of this Code, and shall be set forth by City Council resolution.

B. *Unoccupied residences.* Covered residences under construction, not occupied, with the water account in the name of the contractor, will not be assessed the monthly disposal fee.

C. *Common water account.* When covered residences share a common water account, the aggregate of all of the monthly disposal fees applicable to each covered residence specified in this section will be charged to the common water account.

(Ord. No. 669, § 2, 3-11-76; Ord. No. 2060, § 1, 5-11-89; Ord. No. 2135, § 1, 5-24-90; Ord. No. 2230, § I, 6-27-91; Ord. No. 2283, § I, 7-9-92; Ord. No. 2372, § I, 6-10-93; Ord. No. 2686, § 9, 12-16-96; Ord. No. 3058, § 2, 11-18-99; Ord. No. 3689, § 2, 6-23-05; Ord. No. 3739, § 3, 12-12-05; Ord. No. 3886, § 10, 5-10-07; Ord. No. 4646, § 2G, 8-16-15; Ord. No. 4752, § 1F, 6-22-17; Ord. No. 4895, § 2(Exh., § J), 12-9-19; Ord. No. 5007 , § 2(Exh.), 5-12-22)

50-16. Solid waste fees.

All solid waste fees referenced in Chapter 44 of this Code, shall be set forth by City Council resolution. Any miscellaneous solid waste fees may be billed with the monthly disposal fee when charged to a covered residence.

(Ord. No. 669, § 2, 3-11-76; Ord. No. 807, § 1, 6-28-79; Ord. No. 815, § 3, 8-9-79; Ord. No. 871, § 1, 8-14-80; Ord. No. 1099, § 1, 12-22-82; Ord. No. 1133, § 1, 1-13-83; Ord. No. 1213, § 1, 6-20-82; Ord. No. 1376, § I, 7-9-84; Ord. No. 1641, § I, 6-12-86; Ord. No. 1853, § I, 8-20-87; Ord. No. 1970, § I, 5-26-88; Ord. No. 2060, § 1, 5-11-89; Ord. No. 2230, § I, 6-27-91; Ord. No. 2244, § I, 8-22-91; Ord. No. 2283, § I, 7-9-92; Ord. No. 2372, § I, 6-10-93; Ord. No. 2686, § 9, 12-16-96; Ord. No. 3058, § 2, 11-18-99; Ord. No. 3311, § 6, 9-27-01; Ord. No. 3689, § 3, 6-23-05; Ord. No. 3739, § 3, 12-12-05; Ord. No. 3886, § 11, 5-10-07; Ord. No. 4895, § 2(Exh., § K), 12-9-19)

50-17. [Reserved.]

Editor's note(s)—Ord. No. 3611, § 2, adopted Oct. 14, 2004, repealed § 50-17, which pertained to sanitary landfill disposal fees. See also the Code Comparative Table.

50-18. Water meter testing fee.

50-18.1. When a customer requests an accuracy test be conducted on a water meter, a fee shall be charged in accordance with the following schedule:

Meter Size (in inches)	

2-inch or smaller	$35.00
3-inch or larger	Actual cost of materials and labor, including administrative costs

50-18.2. All tests shall conform with requirements set forth by the American Water Works Association.

50-18.3. If the meter's performance is found to be outside the acceptable standard as set forth by the American Water Works Association, the test fee shall be waived.

(Ord. No. 3164, § 5, 8-24-00; Ord. No. 3943, § 1(J), 8-23-07)

50-19. Construction water fees.

50-19.1. When requesting a hydrant meter for construction water, customers shall deposit the sum of one thousand four hundred fifty dollars ($1,450.00) with the City for the hydrant meter, fittings and required backflow device. The deposit, less charges for any repair, replacement, labor or balance due, shall be refunded upon termination of the customer's use of the hydrant meter Charges for any repair, replacement, and labor may be direct charged to the customer.

50-19.2. The customer shall pay a monthly water base charge in the amount of eighty-one dollars and thirty-four cents ($81.34) for all hydrant meters.

50-19.3. In addition to the monthly water base charge, the customer shall pay for all water metered at the rates set forth in section 50-11 of this chapter.

50-19.4. The customer shall pay a fee of forty-six dollars ($46.00) for each requested hydrant meter installation, repair, or relocation.

(Ord. No. 3164, § 5, 8-24-00; Ord. No. 3943, § 1(K), 8-23-07; Ord. No. 4465, § 1(L), 8-15-13; Ord. No. 4646, § 2H, 8-16-15)

Editor's note(s)—It should be noted that section 3 of Ord. No. 4646 provides, "The new rates and fees established by this Ordinance No. 4646 shall become effective with all bills issued on or after October 1, 2015."

2023 Amendments to Chandler City Code Chapter 44
{Public Record for Ordinance No 5065}

44-1. Definitions.

In addition to the definitions set forth in section 1-2 of this Code, the following terms, as used in this Chapter, shall have the following meanings unless the context clearly requires otherwise:

Alley collection means collection of refuse deposited in three hundred-gallon plastic refuse containers utilized by more than one (1) covered residence and that are located in an alley behind those covered residences.

Basic solid waste services means the collection and disposal of solid waste generated by a covered residence in accordance with this Chapter pursuant to a schedule developed by the Director to ensure that refuse will be collected once per calendar week and that recyclable materials will be collected once per calendar week.

Bulk materials means materials that are too large to be deposited in a City-provided refuse or recycling container but may be collected by the City pursuant to section 44-6.

Business establishment means any facility utilized to conduct any sort of commercial, business or industrial enterprise, other than a covered residence from which a home-based business is being legally conducted. Business establishments include apartment complexes, multi-plexes, other than covered residences, mobile home parks, hotels, motels, motor inns, and other like establishments providing lodging for travelers, long-term care facilities and nursing homes and activities conducted by nonprofit organizations.

Commercial hauler means any person engaged in collecting, removing, transporting or hauling solid waste on or along any public street, avenue or alley within the City.

Construction debris shall have the meaning set forth in A.R.S. Section 49-701.5.

Covered residence means the following types of residential units located within the City that allow safe access for collection vehicles to complete curbside collection in front of each unit, as determined by the Director:

a) Single-family homes;

b) Duplexes;

c) Tri-plexes; and

d) Multi-plexes, other than business establishments.

Curbside collection means collection of refuse deposited in refuse containers, and recyclable materials deposited in recycling containers, that are utilized by a covered residence on the designated days for collection of refuse and recyclable materials respectively.

Director means the Director of the Department of Public Works and Utilities or designee.

Generator means the person who resides at a covered residence and produces or generates the solid waste to which the provisions of this Chapter apply.

Hazardous waste shall have the meaning set forth in A.R.S. Section 49-921.5.

Household hazardous waste shall have the meaning set forth in A.R.S. Section 49-701.13.

Household hazardous waste collection center means that area located within the recycling-solid waste collection center that is designed to accept and accumulate household hazardous waste for processing, recycling and proper disposal.

Landscaping rubble shall have the meaning set forth in A.R.S. Section 49-701.17.

Large appliances means discarded appliances emptied of contents, including refrigerators, freezers, oven ranges, water heaters, dishwashers, washers, dryers, kitchen compactors, window unit air conditioners, evaporative coolers, water softeners and other similar large residential appliances.

Medical waste shall have the meaning set forth in A.R.S. Section 49-701.19.

Neighborhood drop-off-sites means designated sites throughout the City for the placement of containers for collection of specified recyclable materials.

Recyclable materials means solid waste that is separated from other solid waste for the purpose of recycling or reuse, and that meets the qualitative criteria established by the Director for recycling.

Recycling shall have the meaning set forth in A.R.S. Section 49-831.21.

Recycling container means a container used for the placement of recyclable materials for collection by either the City or a commercial hauler permitted pursuant to this Chapter.

Recycling drop-off zone means that area located within the recycling-solid waste collection center designed to accept and accumulate recyclable materials for the purpose of recycling and reuse.

Recycling-solid waste collection center means the City-owned property that houses the refuse drop-off zone, the recycling drop-off zone and the household hazardous waste collection center.

Refuse means solid waste other than recyclable materials placed in a recycling container and unacceptable waste.

Refuse container means a container used for the placement of refuse for collection by either the City or a commercial hauler permitted pursuant to this Chapter.

Refuse drop-off zone means that area located within the recycling-solid waste collection center designed to operate as a transfer facility.

Salvaging shall have the meaning set forth in A.R.S. Section 49-701.27.

Scavenging shall have the meaning set forth in A.R.S. Section 49-701.28.

Scrap metals means ferrous and non-ferrous materials suitable for recycling.

Secondary hauler means any person engaged in a business that generates, collects, removes or hauls solid waste as a by-product of its primary business. Examples of secondary haulers include carpet installers, roofing companies and landscape contractors.

Solid waste shall have the meaning set forth in A.R.S. Section 49-701.01.A, without the exclusions set forth in A.R.S. Section 49-701.01.B.

Special waste shall have the meaning set forth in A.R.S. Section 49-851.A.

Transfer facility shall have the meaning set forth in A.R.S. Section 49-701.34.

Unacceptable waste means the following types of solid wastes that may not be placed in a City-provided roll-off, refuse or recycling container, or placed at the curb for bulk materials collection, and that will not be accepted at the recycling-solid waste collection center:

(a) liquid waste;

(b) septic tank pumpings;

(c) hazardous waste;

(d) household hazardous waste (except at the household hazardous waste collection center);

(e) special waste;

(f) sludge;

(g) vehicle bodies;

(h) vehicle tires or equipment tires (except at the recycling drop-off zone);

(i) livestock or dead domestic animals (except that dead domestic animals under seventy-five (75) pounds will be accepted at the refuse drop-off zone);

(j) batteries, other than small alkaline batteries (except that all batteries will be accepted at the household hazardous waste collection center);

(k) ammunition;

(l) medical waste;

(m) radioactive waste;

(n) scrap metal (except for bulk collection and at the recycling drop-off zone);

(o) household construction and demolition debris (except at the refuse drop-off zone when authorized by the Director);

(p) concrete (except that concrete slabs that are less than twenty-four (24) inches by twenty-four (24) inches by twenty-four (24) inches in size will be accepted at the refuse drop-off zone);

(q) dirt, gravel and rocks (except at the refuse drop-off zone when authorized by the Director); and

(r) livestock manure (except at the refuse drop-off zone when authorized by the Director).

Vegetative waste shall have the meaning set forth in A.R.S. Section 49-701.36.

(Ord. No. 1103, § 1, 10-28-82; Ord. No. 1544, § 1, 10-10-85; Ord. No. 1978, § 1, 6-9-88; Ord. No. 2056, § 1, 5-25-89; Ord. No. 2287, § I, 7-9-92; Ord. No. 2371, § I, 6-10-93; Ord. No. 2686, § 2, 12-16-96; Ord. No. 3027, § 3, 10-14-99; Ord. No. 3311, § 4, 9-27-01; Ord. No. 3689, § 1, 6-23-05; Ord. No. 3739, § 1, 12-12-05; Ord. No. 3886, § 1, 5-10-07; Ord. No. 4802, § 2(Exh., § 6), 4-26-18; Ord. No. 4895, § 2(Exh., § A), 12-9-19)

44-2. General requirements.

44-2.1. Generator responsibilities. Generators shall be responsible for compliance with all applicable federal, state and local laws relating to the solid waste generated, including compliance with this Chapter and, as applicable, the alley maintenance provisions of Chapter 30 of this Code.

44-2.2. Property owner and tenant responsibilities. Property owners and tenants shall be responsible for compliance with all applicable federal, state and local laws relating to the solid waste generated, accumulated, stored or otherwise deposited on their property, including compliance with this Chapter and, as applicable, the alley maintenance provisions of Chapter 30 of this Code.

44-2.3. Proper storage of refuse. Except where expressly provided otherwise in this Chapter, all refuse shall be stored or accumulated in refuse containers meeting the requirements of this Chapter. Refuse shall be placed in leak proof plastic bags that are tightly secured prior to being placed in refuse containers. This subsection does not apply to the storage or accumulation of recyclable materials pursuant to this Chapter, solid waste stored or

accumulated within a building structure and vegetative waste stored or accumulated on property in conjunction with legitimate composting activities.

44-2.4. Recyclable materials. It shall be the responsibility of persons receiving basic solid waste services to ensure that only recyclable materials are placed in recycling containers. Recyclable materials shall not be secured in plastic bags when placed in the recycling container. Placement of refuse or hazardous waste in recycling containers is prohibited, and may result in the City replacing the recycling container with a second refuse container and charging the covered residence the additional fee set forth by City Council resolution for this change in collection service.

44-2.5. Proper placement of solid waste. Unacceptable waste shall not be placed in refuse or recycling containers. No solid waste shall be placed in a refuse or recycling container if such placement will damage the container or preclude the lid from completely closing.

44-2.6. Maximum weight. The weight of the solid waste placed in City issued refuse or recycling containers shall not exceed two hundred (200) pounds for refuse and recycling containers provided for curbside collection or six hundred (600) pounds for refuse containers provided for alley collection.

44-2.7. Proper disposal. In addition to other federal, state and local statutes, rules and regulations limiting the disposal of solid waste, no person shall discard or otherwise dispose of any solid waste on or in a City refuse or recycling container that has not been assigned for use by that person or on or in any street, sidewalk, alley, right-of-way or other City property except as expressly authorized and approved by the Director.

(Ord. No. 1103, § 1, 10-28-82; Ord. No. 1544, §§ 2, 3, 10-10-85; Ord. No. 2056, § 1, 5-25-89; Ord. No. 2686, §§ 2, 8, 12-16-96; Ord. No. 2287, § I, 7-9-92; Ord. No. 3027, § 3, 10-14-99; Ord. No. 3611, § 1, 10-14-04; Ord. No. 3689, § 1, 6-23-05; Ord. No. 3739, § 1, 12-12-05; Ord. No. 3886, § 2, 5-10-07; Ord. No. 4895, § 2(Exh., § B), 12-9-19)

44-3. Inspections.

Representatives of the City may conduct inspections of solid waste storage, collection, hauling and disposal activities to ensure compliance with, and knowledge of, the provisions of this Chapter. The City may provide notice of compliance violations prior to undertaking formal enforcement action pursuant to procedures established by the administrator. Inspections of restricted access areas on private property shall not be conducted without prior notice to the property owner.

(Ord. No. 1103, § 1, 10-28-82; Ord. No. 1299, § 1, 7-9-84; Ord. No. 2056, § 1, 5-25-89; Ord. No. 2287, § I, 7-9-92; Ord. No. 2371, § I, 6-10-93; Ord. No. 2686, § 2, 12-16-96; Ord. No. 1103, § 1, 10-28-82; Ord. No. 2056, § 1, 5-25-89; Ord. No. 2371, § I, 6-10-93; Ord. No. 3027, § 3, 10-14-99; Ord. No. 3689, § 1, 6-23-05; Ord. No. 3739, § 1, 12-12-05)

44-4. Collection of solid waste.

44-4.1. City collection of solid waste. Except as expressly provided to the contrary in this Chapter, all solid waste, other than unacceptable waste, generated at a covered residence shall be collected and either disposed or recycled by City forces and every person residing in a covered residence that generates solid wastes shall cause the same to be collected by the City, its authorized agents or other qualified operatives as provided herein.

44-4.2. Covered residences. The City will provide basic solid waste services for all covered residences, unless determined by the Director to be infeasible or unsafe to do so, and charge the monthly disposal fee for these services including an additional fee for residents receiving alley collection, as set forth by City Council resolution. The City will provide additional refuse collection services for those additional refuse containers provided pursuant to Section 44-5 for the additional fee set forth by City Council resolution for such additional refuse collection. The additional refuse collection fee shall apply to the owner or occupant of a covered residence requesting an additional refuse container until such time that the additional refuse container provided is returned to the City.

Solid waste will only be collected by the City when placed in refuse or recycling containers issued by the City, or when properly set out for bulk collection pursuant to Section 44-6.

44-4.3. Special collections. The owner or occupant of a covered residence may, in addition to the established weekly refuse collection provide as part of basic solid waste services, request a one-time special collection of their curbside or alley refuse container upon paying the additional fee set forth by City Council resolution for such special collection.

44-4.4. Business establishments. The City will not provide solid waste collection and disposal services for business establishments. Business establishments must either properly dispose of all solid waste they generate or contract for the collection of all solid waste they generate with a commercial hauler that is permitted to provide such collection activities pursuant to section 44-9.

44-4.5. Conversion from alley to curbside collection. The Director may convert areas receiving alley collection to curbside collection pursuant to established administrative procedures under either of the following circumstances:

A. Where the Director determines that there are safety issues associated with continued alley collection; or

B. Where a majority of residents in a neighborhood wish to convert from alley collection to curbside collection.

44-4.6. Prohibited actions. Except as authorized by the Director, no person shall engage in scavenging or salvaging solid waste placed in refuse or recycling containers, or at the recycling-solid waste collection center.

(Ord. No. 1103, § 1, 10-28-82; Ord. No. 2056, § 1, 5-25-89; Ord. No. 2371, § I, 6-10-93; Ord. No. 3027, § 3, 10-14-99; Ord. No. 3611, § 1, 10-14-04; Ord. No. 3689, § 1, 6-23-05; Ord. No. 3739, § 1, 12-12-05; Ord. No. 3886, § 3, 5-10-07; Ord. No. 4060, §§ 1, 2, 5-8-08; Ord. No. 4895, § 2(Exh., § C), 12-9-19; Ord. No. 5007 , § 2(Exh.), 5-12-22)

44-5. Container requirements.

44-5.1. City-provided refuse and recycling containers for covered residences.

A. The City shall provide refuse containers to all covered residences for either curbside collection (one curbside container per covered residence) or alley collection (one alley container per two covered residences), whichever is applicable. The City will also provide curbside recycling containers to all covered residences. Covered residences shall only use City-provided refuse and recycling containers.

B. All City-provided refuse and recycling containers are the property of the City and shall remain at the covered residence, or in the alley, as applicable, after the residence is sold or new occupants move in.

C. The City will provide replacement containers at no additional expense to the owner or occupant of a covered residence where replacement is necessary because of normal wear and tear caused by proper usage. The owner or occupant of a covered residence will be charged the fee set forth by City Council resolution when replacement of a container is required or requested because of something other than normal wear and tear caused by proper usage.

D. At the request of an owner or occupant of a covered residence, the City will provide additional curbside refuse container(s) to accommodate additional curbside refuse collection for the fees set forth by City Council resolution.

E. At the request of an owner or occupant of a covered residence, subject to the Director's determination that an additional alley refuse container can safely and effectively be placed in an alley, the City will provide an additional alley refuse container to accommodate additional alley refuse collection for the fees set forth by City Council resolution. Only the owner or occupant of a covered residence who requested the additional

alley refuse container shall be charged. While the City will place the additional alley refuse container as close to the covered residence of the person requesting the additional alley refuse container as practicable, the City cannot guarantee that the person requesting the additional alley refuse container will have exclusive use of that container.

F. At the request of an owner or occupant of a covered residence, additional recycling container(s) will be provided to covered residences as set forth by City Council resolution.

G. The owner or occupant of a covered residence is responsible for keeping all City-provided refuse and recycling containers in a clean and sanitary condition and to use such containers only for their intended purpose.

44-5.2. Cost of solid waste containers. The initial cost of providing refuse containers and recycling containers, including the cost of assembling such containers, for newly constructed covered residences shall be set forth by City Council resolution and shall be paid by the person applying for the initial building permit for each new covered residence at the same time that the fees for the residential building permit are paid. When property with a covered residence located thereon is annexed into the City, the owner of such property shall pay the initial cost to the City of providing such property with a refuse container and a recycling container as set forth by City Council resolution.

44-5.3. Placement of containers.

A. Refuse containers used for alley collection shall be placed by the City in the alley in a location determined by the Director. No person may change these locations without prior approval by the Director.

B. Refuse and recycling containers used for curbside collection shall be placed in the street against the curb in front of each covered residence, in the driveway for that residence at the curb line, or in a location determined by the Director, away from street light poles, mail boxes and parked cars. Refuse and recycling containers shall be located in such a manner as to not create a pedestrian hazard, impair the use of the sidewalk or interfere with vehicular traffic. If parked cars prevent access by collection vehicles to the sidewalk or driveway, the containers shall be placed in the street away from such parked cars. Refuse and recycling containers must be placed in such a manner that the lids open toward the street to facilitate proper dumping of the containers into the collection vehicles.

C. If provided with written documentation from a physician setting forth the need for an accommodation, the Director will provide reasonable accommodations for those person's needing special assistance with proper placement of containers for curbside collection. Written documentation from that person's physician must be updated on an annual basis unless ruled exempt by the Director.

D. Where collection vehicle access is restricted by the residential development design, the City shall designate the collection location for refuse and recycling containers, and bulk materials, in a location in which collection vehicles are able to operate safely. Because refuse and recycling containers from such developments will be grouped together, rather than being adjacent to a covered residence as set forth in subparagraph B above, the City shall require house number markings to be affixed on top of the lid of City-provided containers by the owner or occupant to identify the covered residence address associated with each container placed for collection. The owner or occupant of a covered residence shall place refuse and recycling containers a minimum of two (2) feet apart to facilitate automated collection.

E. Refuse and recycling containers used for curbside collection that require repair or replacement shall be placed at the curb on the scheduled date for repair or replacement. Containers not accessible at the curb for maintenance or replacement shall be subject to a fee set forth by City Council resolution.

44-5.4 Time for placement of containers. Refuse and recycling containers used for curbside collection shall be placed at the curbside prior to 6:00 a.m. on the designated collection day, but shall not be placed at the curbside before 6:00 p.m. on the day preceding the designated collection day. Containers must be removed from the curb

by 9:00 a.m. on the day following collection and shall be secured at the covered residence between collection days in such a manner that they are not readily susceptible to theft or vandalism.

(Ord. No. 1103, § 1, 10-28-82; Ord. No. 2056, § 1, 5-25-89; Ord. No. 2287, § I, 7-9-92; Ord. No. 2371, § I, 6-10-93; Ord. No. 2686, § 4, 12-16-96; Ord. No. 3027, § 3, 10-14-99; Ord. No. 3689, § 1, 6-23-05; Ord. No. 3739, § 1, 12-12-05; Ord. No. 3886, § 4, 5-10-07; Ord. No. 4060, § 3, 2, 5-8-08; Ord. No. 4305, 6-9-11; Ord. No. 4895, § 2(Exh., § D), 12-9-19; Ord. No. 5007 , § 2(Exh.), 5-12-22)

44-6. Collection of bulk materials.

44-6.1. Bulk materials collected for disposal; requirements; fees. Included as part of the monthly disposal fee for providing basic solid waste services for covered residences is the right to request the collection of bulk materials for disposal at no additional charge at a frequency set forth by City Council resolution as found in the City-wide Fee Schedule. Requests for collection of bulk materials for disposal that exceed the allowed frequency shall be charged the fee set forth by City Council resolution for additional bulk material disposal. Placement and sizing of bulk material shall be established by the Director.

44.6.2. Bulk materials collected for recycling; requirements; fees. Bulk materials collected for recycling shall be collected separately from bulk materials for disposal. Cardboard boxes shall be empty, flattened and stacked. Large appliances containing refrigerants such as freon that require refrigerant removal are subject to a fee set forth by City Council resolution. Refrigerators, freezers and similar appliances shall have the doors removed or secured for safety.

44-6.3. Collection parameters. Owners or occupants of a covered residence wishing to request bulk materials collection shall call Solid Waste Customer Service. Upon receipt of a request for bulk materials collection from an owner or occupant of a covered residence, the Director will schedule a day for the collection of the bulk materials. Bulk materials shall be placed out for collection no later than 6:00 a.m. on the day scheduled for collection and no earlier than twenty-four (24) hours before the collection day scheduled by the City. Except as provided by the Director, the quantity of the bulk materials to be collected shall be capable of fitting into a container four (4) feet deep, sixteen (16) feet wide and four (4) feet high. The City will not accept unacceptable waste during a bulk materials collection.

44-6.4. Placement of bulk materials to be collected. Bulk materials shall only be collected if placed along the right-of-way behind the curb or sidewalk, on the property of the covered residence. Bulk materials to be collected shall not be collected when placed in public or private alleys. The placement of bulk materials must not block alley passages, sidewalks for pedestrian usage or interfere with curbside container collection and shall be no more than four (4) feet from the sidewalk, or curb where there is no sidewalk. Notwithstanding the above, the Director may designate an alternative location for the placement of bulk materials to be collected where there is restricted access to the front of a covered residence, or to provide reasonable accommodations for those persons needing special assistance with proper placement. Persons in need of an accommodation shall provide the Director with written documentation from that person's physician setting forth the need for such accommodations. Such written documentation from that person's physician must be updated on an annual basis unless ruled exempt by the Director.

44-6.5. Christmas trees. Christmas tree collection for a covered residence shall be the first business day following December 25th through the last regular recycling collection day of the 3rd week of January. Trees shall be placed in front of each covered residence behind the curb line so as not to interfere with vehicular traffic or obstruct pedestrian traffic on or along the sidewalk. Trees shall not be placed inside a City-provided refuse container pursuant to 44-2.3 and 44-2.4 or in the alley for collection. The City may designate other collection areas, such as neighborhood drop off sites, or provide reasonable accommodations for those persons needing special assistance.

(Ord. No. 1978, § 2, 6-9-88; Ord. No. 2056, § 1, 5-25-89; Ord. No. 3027, § 3, 10-14-99; Ord. No. 3689, § 1, 6-23-05; Ord. No. 3739, § 1, 12-12-05; Ord. No. 3886, § 5, 5-10-07; Ord. No. 4895, § 2(Exh., § E), 12-9-19; Ord. No. 5007 , § 2(Exh.), 5-12-22)

44-7. Use of recycling-solid waste collection center.

44-7.1. Staff direction. Staff at the recycling-solid waste collection center shall direct persons to the appropriate area of the center for the type of solid waste being presented. Unless specified in Chapter 44, unacceptable waste shall not be accepted at the recycling-solid waste collection center.

44-7.2. Refuse drop-off zone. The following provisions shall apply to use of the refuse drop-off zone.

A. Persons presenting documentation establishing covered residence status and residing at the covered residence are allowed to use the refuse drop-off zone, for loads up to the allowable weight limit, at no additional charge at a frequency set forth by City Council resolution as found in the City-wide Fee Schedule. Additional visits that exceed the allowed frequency shall be charged the fee set forth by City Council resolution for additional visits or loads in excess of the allowable weight limit. Additionally, persons presenting documentation to use the refuse drop-off zone pursuant to an agreement approved by the City Council , and persons wishing to drop off refuse generated from neighborhood cleanup programs sponsored by the City and approved by the Director, shall be entitled to use the refuse drop-off zone at no charge.

B. Persons presenting documentation establishing City residency, but who are not an owner or occupant of a covered residence, may use the residential drop-off zone upon payment of the fee set forth by City Council resolution.

C. Refuse to be accepted at the refuse drop-off zone shall be limited to loosely compacted matter that can be removed and handled by machinery normally used at a transfer facility.

44-7.3. Household hazardous waste collection center. Persons presenting documentation establishing City residency may schedule an appointment for use of the household hazardous waste collection center at no charge. Household hazardous waste, to the extent capable of being containerized, shall be presented in a container(s) that are properly sealed and labeled as to contents. Due to the nature of the operation, containers will not be returned to the person. The Director reserves the right to make inquiry as to the origination of any waste presented as household hazardous waste to ensure that such waste qualifies as household hazardous waste rather than hazardous waste.

44-7.4. Recycling drop-off zone. Any person bringing recyclable materials to the recycling drop-off zone is allowed to use the recycling drop-off zone at no charge with the exception of large appliances that require removal of coolant(s) for a fee set forth by City Council resolution. Recycling is required and materials must be separated by type and be placed in the designated area of the recycling drop-off zone applicable to that type of recyclable material.

44-7.5. Proper Documentation. Proper documentation to establish covered residence status under this section means the presentation of a current printed copy or by mobile device screen of a City of Chandler utility billing statement for basic solid waste services dated within sixty (60) days of the date of the use of the recycling-solid waste collection center and a picture identification that includes the same last name included on the billing statement and a picture that matches the facial characteristics of the person presenting the identification. Proper documentation to establish City residency under this section is the same as that to establish covered residence status except that any form of billing statement setting forth a City address that is dated within sixty (60) days of the date of use of the recycling-solid waste collection center may be used instead of the City billing statement for basic solid waste services. The Director may also develop other, equivalent, methods for providing the proper documentation required under this section as necessary to implement the intent of this section, including a method for those circumstances where not all of the occupants of a residence share the same last name.

44-7.6. Exception to salvaging prohibitions. Salvaging of bicycles and other usable items at the recycling-solid waste collection center shall be permitted if conducted pursuant to a City-sponsored program. Bicycles and other usable items salvaged from the recycling-solid waste collection center pursuant to such a program may be distributed to nonprofit, charitable organizations, or restored by City staff, individuals or volunteer groups and then given to the needy, with City residents being given first priority. The City shall receive an executed release of liability form prior to distributing or releasing any bicycle or other useful items to a person under this section. The public sale requirements of this Code shall not apply to salvaged bicycles and other items donated for the purposes set forth in this section.

(Ord. No. 2056, § 1, 5-25-89; Ord. No. 2287, § I, 7-9-92; Ord. No. 2371, § I, 6-10-93; Ord. No. 2686, § 5, 12-16-96; Ord. No. 3027, § 3, 10-14-99; Ord. No. 3689, § 1, 6-23-05; Ord. No. 3739, § 1, 12-12-05; Ord. No. 3886, § 6, 5-10-07; Ord. No. 4646, § 1, 8-16-15; Ord. No. 4895, § 2(Exh., § F), 12-9-19; Ord. No. 5007 , § 2(Exh.), 5-12-22)

44-8. Containers for business establishments.

The City will not provide refuse or recycling containers for use by business establishments. Business establishments must either provide containers necessary for collection of solid waste or have the commercial hauler that will collect solid waste provide the necessary containers. All containers used must have operative lids covering entire opening of the container and be equipped with a lid type brace to prohibit the lid from falling behind the container and shall include decals stating that container lids must be closed at all times other than when placing solid waste in the container. Other industry standard decals required by ANSI, OSHA or other regulating agencies must also be affixed to these containers. All containers must be painted and include the name and telephone number of the commercial hauler responsible for collecting the solid waste placed in the containers legibly printed thereon. Except where the Director determines that an alternative container capacity requirement satisfies the disposal requirements for a particular business establishment, the size of the containers utilized shall be a minimum of three-fourths (¾) cubic yard capacity per unit collected on a twice per week basis. It shall be the responsibility of the owner of the container (whether owned by the business establishment or by a City permitted commercial hauler) to maintain them in sanitary condition and in good repair and to remove any graffiti on these containers within seventy-two (72) hours following notification by a designated City representative.

(Ord. No. 815, § 1, 8-9-79; Ord. No. 870, 8-14-80; Ord. No. 1057, § 5, 4-8-82; Ord. No. 1103, §§ 2—4, 10-28-82; Ord. No. 1141, § 1, 1-27-83; Ord. No. 1544, § 5, 10-10-85; Ord. No. 1167, § 1, 4-11-83; Ord. No. 1978, § 3, 6-9-88; Ord. No. 2056, § 1, 5-25-89; Ord. No. 2287, § I, 7-9-92; Ord. No. 2371, § I, 6-10-93; Ord. No. 2617, 2-8-96; Ord. No. 2686, §§ 6, 7, 12-16-96; Ord. No. 2773, § 1, 12-15-97; Ord. No. 3027, § 3, 10-14-99; Ord. No. 3611, § 1, 10-14-04; Ord. No. 3689, § 1, 6-23-05; Ord. No. 3739, § 1, 12-12-05; Ord. No. 3886, § 7, 5-10-07; Ord. No. 4895, § 2(Exh., § G), 12-9-19)

44-9. Commercial hauler permit.

44-9.1. Permit required; exceptions. Except as provided in this Chapter, it shall be unlawful for any person to collect, remove or haul any solid waste on or along any street within the City without first obtaining a commercial hauler permit from the Director. A commercial hauler permit shall not be required for the following:

A. Tenants and property owners hauling solid wastes generated on their property within the City;

B. Secondary refuse haulers;

C. Charitable entities collecting reusable materials as approved by the Director;

D. Solid waste haulers who do not collect solid waste within the City and are simply traversing the City with solid waste collected outside of the City; and

E. Solid waste haulers with proper state or county permits that collect and transport unacceptable waste that will not be collected by the City, its agents, or City-permitted haulers.

44-9.2. Permit application. Applicants for a new commercial hauler permit, or for an annual renewal thereof, shall file a City-provided application form with the Director that includes the following information, documentation and fees:

A. The name, address and local telephone number(s), and email address(es) of the individual(s) applying for the permit;

B. The name, address and local telephone number of the business entity that will conduct commercial hauling activities;

C. The name(s), business address, telephone number(s), and email address(es) of all owners, partners, general managers and principal officers of the business entity that will conduct commercial hauling activities;

D. Evidence that the applicant possesses the adequate equipment and necessary qualifications to collect, transport and dispose of solid waste in a manner satisfactory to the Director and in conformity with this Chapter and all applicable federal, state and county laws.

E. Evidence that the applicant possesses the appropriate City business registration and has all required federal, state and county vehicle permits for each vehicle and/or trailer to be used pursuant to the permit.

F. Other information that the Director may reasonably require to verify the applicant's qualifications and the information submitted in the application. Such information may include an audited financial statement and other indicators of the financial stability of the applicant.

G. The nonrefundable permit application or renewal fee set forth by City Council resolution.

H. The per vehicle fee set forth by City Council resolution. This fee shall not be refundable unless the applicant's permit application is denied by the Director.

44-9.3. Insurance and Indemnification.

A. Applicants shall be required to submit a certificate evidencing coverage for public liability, property damage, business automobile liability and worker's compensation/employer's liability insurance in amounts and under terms to be established by the City prior to issuance of a commercial hauler permit. The coverage limits and terms imposed by the City on applicants shall not exceed the standard coverage limits and terms adopted by the City pursuant to administrative regulation. Such insurance policies shall list the City as an additional named insured and shall require that the City's Risk Manager be given a minimum thirty (30) days'

written notice prior to cancellation for any reason. Any deductible or self-insured retention shall be the responsibility of the permittee and any self-insurance amounts over twenty-five thousand dollars ($25,000.00) shall require the approval of the City's Risk Manager. The lapse of any of the above-stated insurance policies shall be cause for revocation of the permit.

B. Permittee shall agree to indemnify, defend, and save harmless the City from all losses, claims, suits, actions, payments and judgments, demands, expenses, attorney's fees, defense costs, or actions of any kind and nature resulting from personal injury to any person, including employees of the permittee or of any subcontractor employed the permittee (including bodily injury and death) or damages to any property, arising or alleged to have arisen out of permittee's actions under the permit issued. The amount and type of insurance coverage requirements set forth herein will in no way be construed as limiting the scope of indemnity provided pursuant to this section.

44-9.4. Issuance of permit. The Director may issue a commercial hauler permit to any applicant satisfying the requirements listed in this section. Such permits shall expire on June 30th of each year unless renewed prior to expiration. Permits are nontransferable.

44-9.5. Vehicle requirements. The Director may inspect the vehicles to be utilized by a permittee prior to issuance of a permit or permit renewal and at any time during the term of the permit. All vehicles must meet the following requirements throughout the term of the permit:

A. Vehicles must be maintained in good condition and repair. That portion of the vehicle into which solid waste is deposited shall be watertight up through eighteen (18) inches above the bed floor, shall have watertight rear door seal(s), if applicable, and be free of any openings that would permit solid waste to leak from the vehicle;

B. Vehicles shall be maintained in a clean and neat manner and operated in a manner necessary to reasonably prevent solid waste from spilling, leaking and blowing from the vehicle;

C. All open-top vehicles must be covered or tarped when in transit to prevent its contents from spilling or blowing from the container onto the roadway. Tarps must be affixed to each vehicle at all times;

D. All vehicles shall be equipped with an operable backup audible safety alarm meeting industry standards;

E. Vehicles shall be maintained and operated in such a manner to ensure that noise levels do not exceed seventy-five (75) decibels at a distance of twenty-five (25) feet; and

F. The outside of each vehicle must be clearly identified with the name and phone number of the contractor operating the vehicle. All letters shall be no less than three (3) inches in height and shall be displayed on both sides and the rear of the vehicle. A City-provided decal shall be affixed to and be clearly visible on the driver's side window of each vehicle utilized by a permittee. Only vehicles with a City decal may be used to haul solid waste within the City pursuant to the permit issued.

44-9.6. Container requirements for collection by permitted hauler.

A. Permittee shall have joint responsibility with the business establishment for whom it will provide solid waste collection services to keep and maintain sufficient collection containers, as may be reasonably determined by the Director, to accommodate the disposal needs of the business establishment.

B. Permittee shall have joint responsibility with the business establishment for whom it will provide solid waste collection services to keep and maintain the containers utilized for the collection of solid waste in a sanitary condition and in good repair.

C. Permittees shall service only those collection containers consistent with the permit issued under this Chapter. The collection containers shall be located so as not to interfere with vehicular or pedestrian traffic.

44-9.7. Conditions of permit. The following conditions shall apply to commercial hauler permittees throughout the term of the permit:

A. Permittees shall comply with all provisions of the permit, this Code and applicable federal, state and county laws relating to transporting solid waste;

B. Permittees shall not collect solid waste from any location within three hundred (300) feet of the property line of any residential property between the hours of 7:00 p.m. and 6:00 a.m.;

C. Permittees shall provide the City the number, type, and size of containers and frequency of collection for any business establishment serviced within City limits. Permittees shall also promptly notify the City if permittee's business is sold, transferred or assigned or if permittee discontinues the collection and hauling of solid waste within the City;

D. Permittees shall complete and provide with their permit renewal application an annual solid waste and recycling tonnage report on a City-provided form for waste that it collected and diverted for recycling in the City during the previous year;

E. All contracts for the collection and hauling of solid waste within the City shall contain a clause allowing the contract to be cancelled by the customer in the event the permittee's permit is suspended or revoked by the City; and

F. Permittees shall immediately pick up all material that drops, spills, leaks, or is blown from a collection container or vehicle, and shall repair damage to, and clean the place onto which any material was so dropped, spilled, blown or leaked to the reasonable satisfaction of the Director.

44-9.8. Suspension or revocation of permit. The City may suspend or revoke the commercial hauler permit whenever a permittee violates the provisions of that permit, or this Chapter, or fails to pay all fees when due. Notice of proposed suspension or revocation shall be delivered personally or by registered mail to the permittee and shall become effective five (5) working days after the receipt of the notice unless the permittee files a notice of appeal pursuant to section 1-7 of this Code. Failure to file a notice of appeal within five (5) working days of the date of the notice of suspension or revocation shall constitute a full waiver of the right to contest that suspension or termination. If a permit is suspended for collecting solid waste within the City with a non-permitted vehicle, the permit may be reinstated only upon payment of twice the amount of the established per vehicle fee for the vehicle found to be in violation.

(Ord. No. 815, § 1, 8-9-79; Ord. No. 2056, § 1, 5-25-89; Ord. No. 2773, § 2, 12-15-97; Ord. No. 3027, § 3, 10-14-99; Ord. No. 3496, § 5, 12-18-03; Ord. No. 3689, § 1, 6-23-05; Ord. No. 3739, § 1, 12-12-05; Ord. No. 3886, § 8, 5-10-07; Ord. No. 4895, § 2(Exh., § H), 12-9-19)

44-10. Violations.

Any person who violates any of the provisions of this Chapter, or any permit issued pursuant to this Chapter, shall be guilty of a civil infraction punishable as set forth in Section 1-8.7A of this Code unless such violation causes such person to meet the definition of a "Habitual Offender" set forth in Section 1-8.7B of this Code, in which case they shall be guilty of a criminal misdemeanor punishable as set forth in Section 1-8.3 of this Code. Violations of this Chapter that are continuous with respect to time are a public nuisance and may be abated through administrative enforcement pursuant to Chapter 26 of this Code or by injunctive or other equitable relief. The imposition of civil or criminal penalties pursuant to this section shall not prevent the administrator from suspending or revoking any permit issued pursuant to this Chapter or from imposing other administrative sanctions, enforcement actions or abatement actions or from seeking injunctive relief. Violations of this Chapter may also result in the charges for special refuse service or the additional vehicle permitting fees set forth in this Chapter.

(Ord. No. 3739, § 1, 12-12-05; Ord. No. 3886, § 9, 5-10-07)

CITY OF CHANDLER
NOTICE OF INTENTION TO AMEND
CITYWIDE UTILITY RATES

NOTICE IS HEREBY GIVEN THAT at a Regular Meeting of the Chandler City Council to be held in the Council Chambers, 88 E. Chicago Street, on Thursday, October 19, 2023, at 6:00 p.m., it is the City Council's intention to amend Solid Waste, Water, Wastewater and Reclaimed Water Utilities rates which will be effective January 1, 2024. A Public Hearing will also be held on Thursday October 19, 2023, at a Regular Meeting of the City Council to be held in the Council Chambers, 88 E. Chicago Street at 6:00 p.m. to hear and receive written comments regarding the proposed increase to certain Water, Wastewater, Reclaimed Water and Solid Waste rates.

A copy of the documents supporting the Increase to Certain Water, Wastewater, Reclaimed Water, and Solid Waste Rates will be available in the office of the City Clerk commencing August 18, 2023 and are available online on the 2024 Utility Rate Changes webpage.

Attachment 1