

Project PLH23-0053

Cambridge Medical Facility

2300 S. Gilbert Road, Chandler, AZ 85286



Pings & Associates

1/4/24





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**Project PLH23-0053
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PROJECT NARRATIVE

General Overview

This medical complex is composed of two buildings configured in three towers. The central and south tower structures are four story structures developed under the hospital classification as defined by the city's zoning code. The north tower is a three story medical office use. This is a focused medical facility expanding medical options for the patients served.

Entitlement

The project uses are in keeping with the site's current PAD permitting all Regional Commercial (C-3) zoning uses. This application is to expand the mid-rise overlay. This is to allow building up to 75' in height, which includes the integrated mechanical screens that conceal all mechanical equipment. This overlay already exists on a third of the site and on the parcel immediately west of this project. This increase in allowed height is critical to allow for the higher floor to floor heights needed in medical structures, and to screen the large mechanical systems needed by this comprehensive medical development. This is not a general lease space project. The development is designed to the needed services. Without the mid-rise overlay expansion, this project will need to be relocated to another larger site.

As background, the 2006 40 acre master plan (DVR 06-008) included two four story buildings with the mid-rise overlay needed for these buildings. (Sheet X1) This parcel was developed as single story buildings.

We are developing the last parcel of this larger master plan. In this, we have relocated these previously expected mid-rise height buildings east of the original location to our parcel, as a four and a three story structure. Our request for expansion of the mid-rise overlay on this parcel is in keeping with the original master plan. This is a normal implementation adjustment needed as a master planned project is developed.





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Housing Impact

Approving this application has no affect or impact on the city's housing market, as this parcel is not zoned for residential use. The hospital and medical office buildings are expected and allowed zoning uses. This is not a rezone for use, it is for the unique needs of this medical facility.

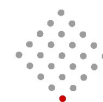
The unique construction materials and construction trades are not typically used in residential projects and are not financially compatible with residential development.

Waivers Requested

Our development has two unique approaches that are also a part of this review. The integrated landscape and parking design is based on all parking areas to include fully landscaped planters between all the parking isles. This allows for a uniform visual barrier between parking isles and for a more complete tree canopy. This alternate approach differs from the standard of a planting island for every 12 stalls per 35-1903.6(C(4)). This island approach to landscaping is in conflict with the required fire lane access of 15' height in the drive lane areas. Our alternate design allows for a full tree canopy respecting fire truck access needs. Our solution provides more landscaping (per Drawing D12). We are asking for a waiver for this needed alternate design approach.

Along the north property line, which is an existing 20' landscape area, we are proposing a 10' to curb landscape area, adding to the existing landscaping buffer. Technically this has the 2'-6" parking encroaching on the normally 10' landscape setback. This north parcel property owner continues to own the adjacent north property. It is our intent to provide a comprehensive landscape design across the 10' within our property and then add 20' on the north side to give a more unified landscaping approach. We need a waiver to encroach 2'-6" into the 10' landscaped area within our property.

This development needs to have the above mid-rise overlay onsite expansion and the two minor landscape development approaches.





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Hospital, Central & South Towers

This hospital function consists of inpatient and outpatient services, along with support and administration functions located within the dual four story towers. All uses/functions are as expected within the zoning classification of a hospital. Hospital transport to and from the medical center is not expected to be on an emergency basis, as common for other hospital facility trauma services. Ambulance service, when used, is expected to primarily be used for non-emergency transport. The facility provides a specialized service line focused on extended services not always available in a typical hospital. The national average hospital stay is less than five days. Our patient mix will include these short stay patients, but is focused on long stay patients to allow for extended treatment services. This is a hospital by zoning and licensing determination and our services provided are within expected hospital services. This will complement the existing area's service providers and provide the Chandler area with additional in-depth and extended service lines. The functions within include inpatient beds, with a mix of standard acuity and sub-acute beds.

This is currently designed to be 99 beds of all classifications, or less. Surgery facility functions are provided for both in and outpatient services. An Urgent Care/ED(HOPD) function is part of the facility but will serve a targeted patient population and not be a typical walk-in hospital unit. An advanced diagnostic imaging unit is included.

MOB - North Tower

This is a medical office function, housing the medical offices of specialty practitioners. No patient rooms are within the north tower. The ground floor is targeted to the physical therapy unit with a 'hot office'. The hot office is a term for an office which visiting physicians can use the suite on a day by day basis. This allows us to bring specialists into the area when the patient volume would not normally allow the service to have a full time office in this medical service area. It allows us to extend the quality of care provided. Education and outreach is the cornerstone of effective medical services. The individual practices are encouraged to provide patient education, including in small groups, within the practice space. The central tower administration floor does have a conference room for larger meetings, including public education on such topics as cancer. This will be community driven, sporadic and typically after hours, such as 6:00 p.m.





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The north tower, north side provides the entry point for the four level subterranean automated parking system (see Sheet A5). This is required because the site is undersized for our needed uses. It also provides secure parking for patients and staff, in a climate dampened structure. We have designed this to have robotic EV charging for vehicles while they are in the storage structure. These will be added if/as the need is defined by the facility users. The automated parking is available to patients as well as staff. A concierge assistant is expected to be available to facilitate use during normal business hours. The parking system provides 283 stalls of the total parking provided. Site signage will identify this parking option for the patients. The automated garage system will be controlled by an established guest's cell phone, or a visiting guest using the check-in kiosk in the interior reception corridor/entry portal. A person drives into the vault receiving room, then exits this area into the adjacent corridor. The vehicle is scanned for drop-off compliance. The visitor obtains their cars recovery information on cell or the kiosk.

Hours of Operation

The hospital facility functions are 24 hour, 7 days a week. The after hours, after 10:00 p.m. and before 6:00 a.m. have limited use. This facility has limited after hours admitting.

The medical office is a standard medical use with normal hours of operation, from 6:00 a.m. to 8:00 p.m. Monday through Friday. Some after hours and weekend use is expected to support the hospital, but this is limited and will generally not involve outside patients.

The project onsite staffing is not known at this time. It is in keeping with industry standards for the defined uses.





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Use Overview & Allocation

Ground Floor (shared with Central & South Towers)

- ASC/HOPD Surgical Unit
- Urgent Care/Emergency Department
- Diagnostic Imaging
- Services: Kitchen, Materials Management, etc.
- Clinical Services

Central Tower

Second Floor

- 19 Patient Beds
- Surgical Unit

Third Floor

- 26 Patient Beds

Fourth Floor

- Administration

South Tower

Second Floor

- 18 Patient Beds

Third Floor

- 18 Patient Beds

Fourth Floor

- 16 Patient Beds

North Tower

Subterranean

- 283 Automated Parking Bays

Ground Floor

- 3 Automated Parking Receiving Ports
- Physical Therapy
- Hot Office (Multi-Medical Tenants)

Second Floor

- Medical Lease Space

Third Floor

- Medical Lease Space





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Project Area Recap

Site Area		353,098 SF 8.21 acres
<u>Hospital</u> <u>Central and South Tower Building</u>		
Ground Floor (shared)	49,000 SF	
Second Floor	42,000 SF	
Third Floor	38,000 SF	
Fourth Floor	<u>27,000 SF</u>	
Subtotal:	156,000 SF	156,000 SF
<u>North Tower (with auto parking)</u> <u>Medical Office Building</u>		
Ground Floor, Leaseable (Parking Receiving Bays 1,700 SF)	16,200 SF	
Second Floor	17,000 SF	
Third Floor	<u>17,000 SF</u>	
Subtotal:	50,200 SF	<u>50,200 SF</u>
Project Total:		206,200 SF
Site Yield:		58.4%
Lot Coverage		
Site Area:	353,263 SF	
Building Area:	66,200 SF	18%
Paving Area:	227,329 SF	64%
Landscaping:	59,737 sf	18%

This is a mixed medical use facility with time of use considerations.





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Bed Allocation, South & Central Towers

	South Tower	Central Tower	North Tower	Total
Ground Floor	--	--	--	0
Second Floor	18	19	--	37
Third Floor	18	<u>26</u>	--	44
Fourth Floor	<u>18</u>	--		<u>18</u>
Total:	54	45	0	99

Project Statistics

South & Central Towers, Hospital Up to 99 Beds	156,000 SF / Four Stories
North Tower, Medical Offices	50,200 SF Plus Subterranean Parking Structure, non-occupiable
Parking Required	
Hospital, 99 bds at 3 stalls per bed	297 stalls
Medical Office, 50,200 SF @ 150 SF	<u>335 stalls</u>
	632 stalls
Parking Provided	
Surface Standard Handicapped Standard Van Total:	344 stalls 18 stalls <u>4 stalls</u> 366 stalls
Subterranean/Automated (all handicapped accessible)	<u>283 stalls</u>
Total Project:	649 stalls
Delivery Loading Zones	4 stalls
Drop off/Pick up Loading	7 stalls





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Site Design

This is a comprehensive design which incorporates and supports the existing and established area access and needs.

The parcel is developed within a larger previously adopted master plan and is the last large parcel. The site area is comprised of two parcels, APN 303-31-382 A&B. Our design is based on two buildings, maintaining two parcels, adjusting the existing internal parcel lot lines to match our needs, as shown on the site development plan. This will also allow for separate financing of the buildings, and allow phasing of construction for the two buildings, if needed.

The overall project layout is based on providing a unified campus, with direct public/patient access which is immediately perceivable. This includes a developed pedestrian access system from which all services can be accessed. As shown, this pedestrian access continues through the site and ties into the north and south project circulation systems. To complete this public use and access, the patient/public parking field is in the southeast area, while staff parking is in the northwest area. This provides a natural separation and allows for shorter access without competition for parking. The north building has automated subterranean parking below building.

This layout maintains the primary entry drive from the southeast Watermark drive entry and traffic circle, and the Gilbert Road existing right in, right out, driveway. Both are marked with a stone clad marker obelisk, in keeping with the overall Watermark improvements. The onsite tie to the north drive is maintained in its current location. This Gilbert Road access will be shared with the adjacent school facility as originally planned. This second Gilbert Road access point will serve the project and adjacent facilities. There is an existing cross parcel access roadway that is maintained in a relocated configuration.

The SES (Service Entrance Section) is located on the staff and service side, west side of the central and south towers. It is supported by staff parking, loading zones, and delivery stalls. It is architecturally integrated in the building design. The north tower is an MOB, with limited direct service. For incidental deliveries, a delivery stall is provided using the direct access corridor for the automated parking system. If larger deliveries are needed, these would be delivered to the facility material management system in the north/south tower SES.





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The site setbacks are in keeping with both the building setback and parking setbacks, including the Gilbert Road 20' parking setback. The needed landscape areas are provided. Proximity to the residential development across Gilbert Road has focused the overall building design and layout. The buildings are “tilted” using the three story north tower as a screening structure. See Site Proximity Plan Sheet M2.

The north tower is a medical office building with normal day use medical office functions. No patient use. The fourth floor of the central tower is administrative use.

Both buildings have been moved away from Gilbert Road to give greater separation. See the provided area map showing the distance to the residential units.

Building Design

To complete this project, and its 2006 40 acre master plan, great care has been taken to respect each adjacent function, to provide a bridge between the completed architecture. In this, these dissimilar uses with their unique function driven architectural statements have been incorporated with architectural articulation needed for this unique major medical function.

The project's design intentionally bridges between the south Watermark commercial development and the north educational facility. As the provided design documents demonstrate, the layout reflects the warmth and massing articulation of the south Watermark development and specifically keys off the unique articulation of this development, including the square window patterns and the introduction of surface articulation, common in the Watermark project. The exterior design reflects the medical use and updates the Watermark design, while adding the unique design needs of this intense medical use. The adjacent Lincoln Preparatory Academy is respected and transitions with the use of the interactive facade planes prevalent in this facility. The use of simple yet staggered vertical planes reflected the Academy's design approach. This bridge of the existing architectural vocabulary is updated to reflect today's architectural needs and expressed in the unique needs of this medical facility.

In this design we are using area specific materials with a focus on three colors of sandstone/flagstone. Natural materials and colors known and unique to the larger natural area. This is mixed with the white cement plaster specifically picking up the Watermark articulation approach. The glazing is a solar grey product, without a reflective surface, as needed for the air traffic in this unique location.





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As defined in the city's design guidelines, the building has a layered stepping effect combined with the material change modular massing, and intentionally uses a progression of colors and textures, with the Flagstone red being part of the entry articulation. Entry canopies are at the public entries. The primary tower entry has an extensive public drop-off / pickup canopy that ties the north and central tower's entry.

The overall project design respects the existing area's established architecture and blends between the differing design statements. It is articulated within today's needed medical vocabulary for a facility and function of this significant level of investment.

The 75' maximum height allows us to step the buildings massing for both aesthetic and functional reasons. This stepping from two story to four story in the same building is intentional. It is supported and driven by use, integrated with the design intent. This also allows the significant roof mechanical fields to become an accent by their associated mechanical roof screens that covers all equipment.

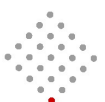
The roof areas of all buildings are designed to include solar cell panels, if and when appropriate.

View angles and shading were an intentionally and inherent part of this design. The angle of the project's siting is based on the sun angle affects on the interior use. The layout also respects the residential area across Gilbert Road. The layout naturally provides distance and screening for the view angle, with all inpatient services farthest away, and the day use north tower closest. The north tower will not have inpatient rooms with the use being normal business hours, not 24 hours stays.

The floor plates with utilization layouts are provided to illustrate building shell design and internal uses to illustrate the view and function within each area. Final space plans are not yet available as the business plan driving these is still in flux.

Fire Department Considerations

The project consists of two different uses. The hospital occupancy, I-2 and the medical office building, B occupancy with fire separated automated parking. The hospital is a defend-in-place facility with separate smoke separation zones to allow for patients and staff staging in a fire event. As the floor plates show, the exit stairs are separated and more than code requires, to provide any exit/entry needs. The area between the south and central tower is tied together with a service core which



has a fire separated area with a stairwell and a separately provided EM power hospital elevator for fire use, as deemed necessary by the fire department during any event.

The north tower MOB is a typical medical office with expected immediate evacuation during an event. It is served by three stairs to ensure access. The subterranean parking vault will have dual access ladders for fire personnel access with a ventilation system able to be increased by fire staff if a fire does start. We will work interactively with the Department in the final design of this unique area.

The hospital is expected to be a Type IIA, fire rated non-combustible building with an I-2 occupancy. The medical office is a type IIB, non-rated, non-combustible structure with a B occupancy use, with fire separation between the B occupancy and automated parking 'S' occupancy. Both buildings have full fire sprinklers and smoke detection systems. They also have a hazard communication system.

The site circulation has been designed to provide full fire vehicle access to all areas. All drive isles are 26' wide and as shown on the site plan, and the needed turning radius has been designed into all parking areas. The need for aerial fire apparatus has been laid out, with the recommended truck staging areas shown on the site plan. These are designed to gain multiple access to each roof surface. Additionally, in the south and central tower building, there is an on-roof fire/service access stair from the south tower for service and fire personnel. Once entering the third floor roof and the fourth floor roof levels, all roof levels can be reached,

Both buildings have a fire control room with the fire needed information, control panel, fire riser, and fire line booster pump.

The site is served from an existing fire line water stub on the south entry drive, with an onsite looping system to a new POC in the north drive lane. This system serves the fire hydrants and building fire suppression system. It is a separate dedicated line with appropriate back flow device protection.

Landscape

The landscape design has been an integral part of the larger design of the project. Creating landscape areas that allow for appropriate landscape density is a key part of the larger design. As the site plan shows, parking field isles are intentionally separated with 8' landscape planters allowing full tree planting between all drive isles. We have included a detail showing the layout within this planting strip (per Detail D12). The public parking field on the east Gilbert Road side is designed with





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planting to allow visual access for the project. The west staff parking areas have a heavier planting canopy.

There are a number of seating areas designed into the project. These are designed to the medical user's Healing Garden standards. These are personal seating areas with hard scape and landscape integration. These will have a healing garden accent tree. We are source larger Baobab trees for this focus. An accent tree location plan shows the expected locations of palm trees (per Sheet S4). These have been located to accent the entry areas of the project. This plan also shows the healing garden access trees, Baobab.

The desert museum palo verde tree has been removed from our landscape palette (per Sheet L3).

As discussed in our pre-design, we intend to work interactively with the city staff to create this unique approach to this project's landscape design. This will respect the Watermark plant direction, yet add to it in medically appropriate ways. This initial submission includes a concept site rendering and our proposed plant material pallet. We expect to work with the city to articulate the planting pallet, then generate the specific layout designs.

This system will be irrigated from the existing reclaimed water system along Gilbert Road.

Signage

The existing monument sign is being removed. See the site plan for the sign location and the sign detail sheet set with the new monument sign design and layout, Drawings D9 & D10. The yet to be finalized project name and logo is included with possibly two tenants' signage on the lower section of the monument sign. The signage logo and lettering will be indirect lit.

The on-building signage is on the exterior elevations and is included with this application. This will be the building name and project logo. This will be indirect lit. Reference Sheets E1 & E4.

There are two marker obelisks at the entry points to reflect the Watermark obelisk. These are stone clad with a log, no wording. See Site Plan S1 and Details D13 & D14. The balance of signage, including directional signs and service signs are within the current signage criteria and will be submitted as the project is permitted.





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Civil

The overall site design provides a unifying design for this established area. This includes the vehicular traffic and pedestrian access within and through the project. This is in keeping with the established overall development standards and master plan expectations.

The sewer system is based on two established POC's for this system on the south and the north of the project.

The domestic water system loops through the site, serving each building separately with a booster pump in each building. These are serviced from existing street lines and stubs.

Power is served from an existing easement on the west property line.

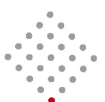
The power system feeds the corporation yard, which provide all the services for the project. The electricity serves both buildings and has the project transformer west of the building, immediately adjacent the electrical room. The corporation yard includes an emergency generator with an above ground diesel tank.

There is an oxygen tank in this yard and a recycling trash compactor. Wet refuse is in the adjacent trash enclosure. The medical office building north tower has a separate recycling and trash bin enclosure located out of the sight lines backing up on the landscape buffer. .

There is a parking screen wall along Gilbert Road. This serves to introduce the project and provide a visual screen of the cars. See Detail D11 for this design which is adapted from the Watermark designs.

The included grading plan establishes the drainage pattern. The specific elevations are still in flux as we are attempting to limit the off-hall generated from the subterranean parking basement. The shown flow patterns will remain. The final elevations may be updated.

This system moves the storm runoff water to four dry well areas, each with a retention area/basin..These will include a subterranean tank as an integrated part of the design. The system will provide storm water retention for the defined 100 year, 2 hour storm event, including the defined runoff from Gilbert Road and the west area. This in addition to our onsite generated water.





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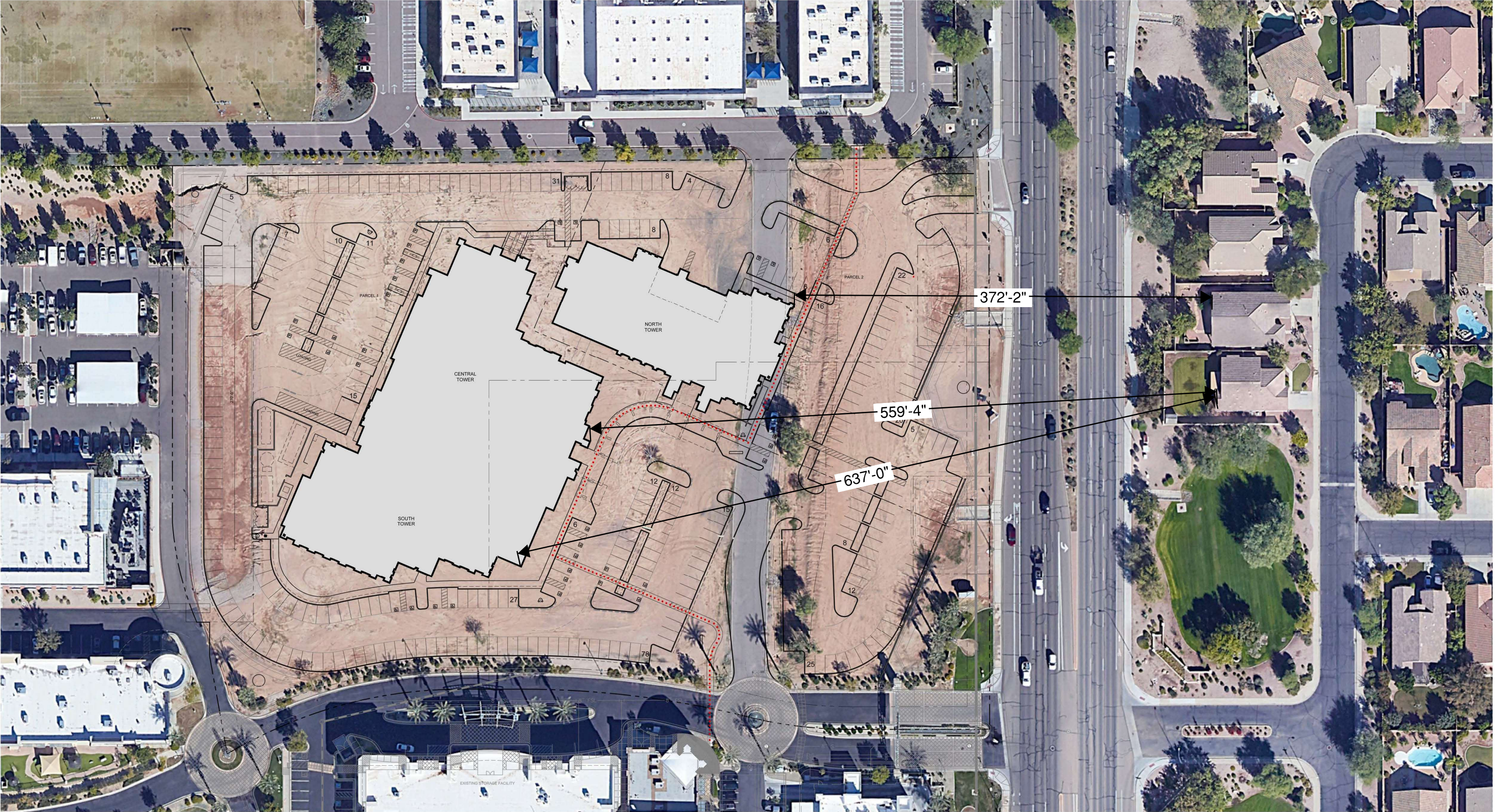
Recap

The medical functions provided in this major medical development are unique to the Phoenix area. The development of services needed to bring this delivery system to life has been years in formation. It is our desire to continue our interactive work with the city to locate this facility here. The benefit for patients cannot be overstated. This also brings specialty services to Chandler that are not, and would not, be present without this larger facility. The payroll to support these services is extensive, based on high paying positions directly benefiting the residential and business services of Chandler.

It is our hope to continue our city relationship to bring this project to reality and to Chandler. On the entitlement side, we need very little. Expand the existing mid-rise overlay in keeping with the existing overall master plan, and approving two minor landscape driven waivers. We can continue working together on implementation of the architectural articulation and development. We look forward to working as a team in the entitlement and permitting phases to bring this medical facility to Chandler.



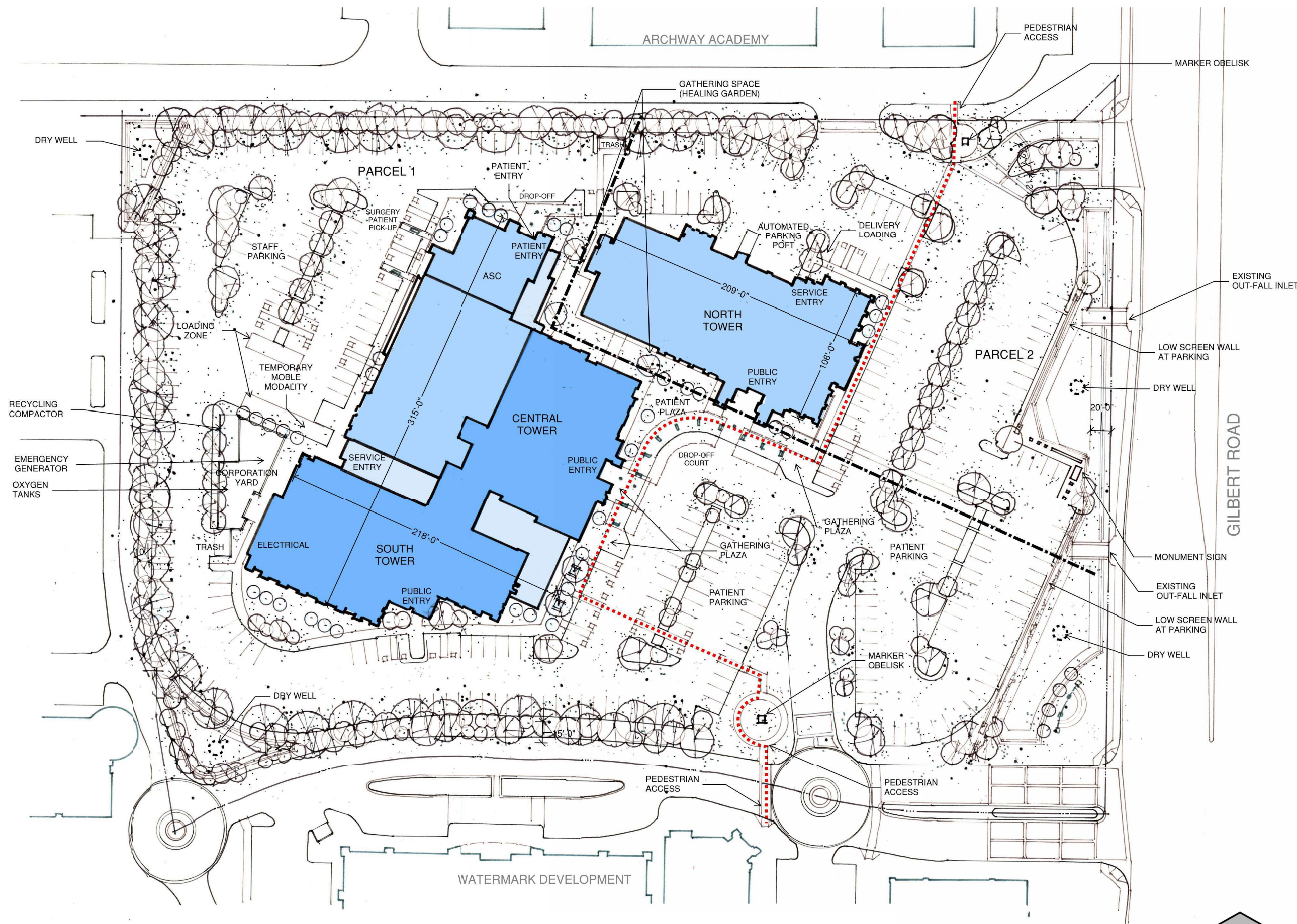




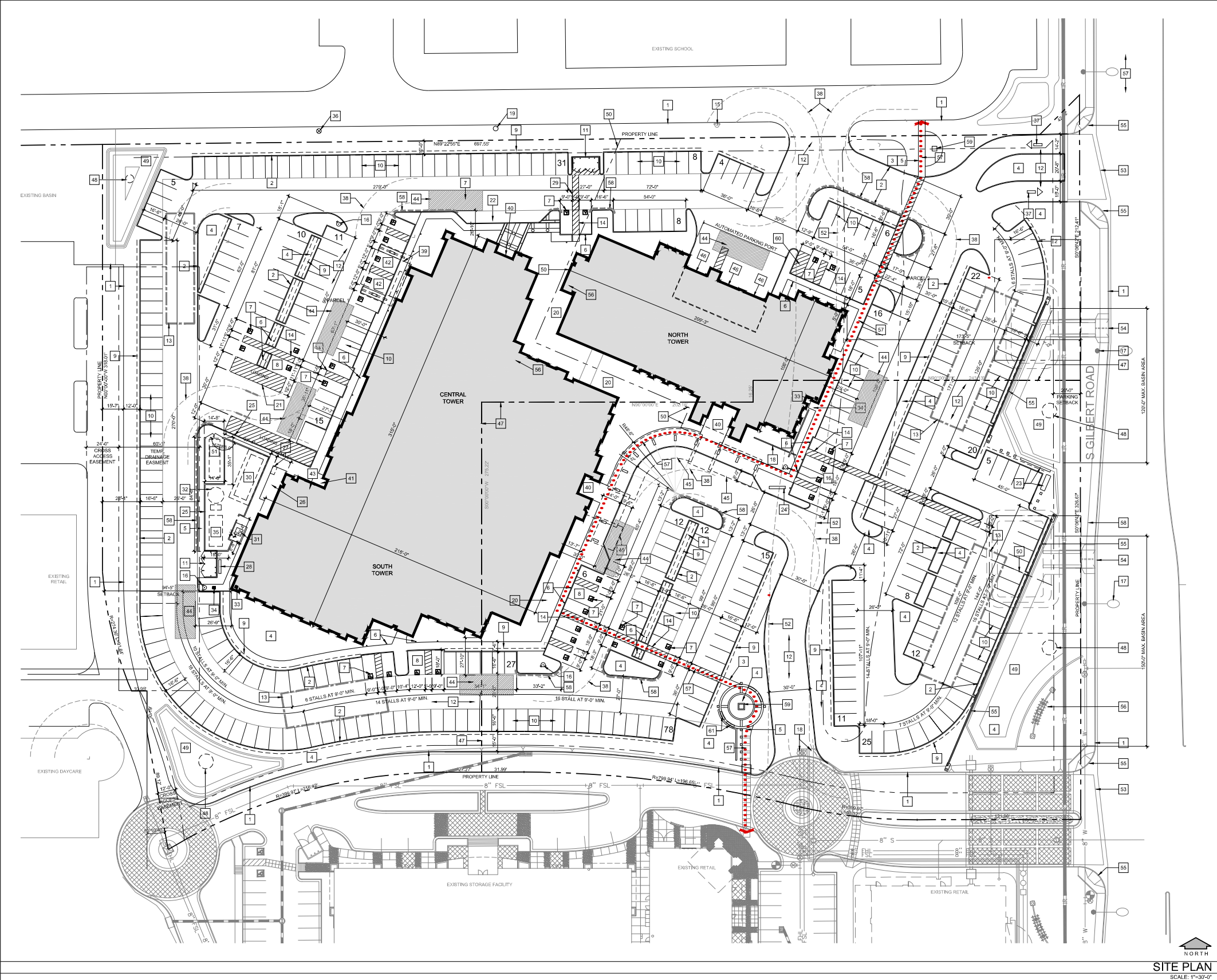
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CAMBRIDGE MEDICAL FACILITY
SITE PROXIMITY PLAN



CAMBRIDGE MEDICAL FACILITY
SITE PLAN



- SITE PLAN KEY NOTES**
- EXISTING 48" HIGH CONCRETE CURB TO REMAIN
 - NEW 6" HIGH CONCRETE CURB, TYP.
 - CONCRETE WALK
 - LANDSCAPE AREA
 - 4'-0" MIN. ACCESSIBLE PATH OF TRAVEL AT SIDEWALKS (5% MAX. SLOPE, 2% MAX. CROSS SLOPE)
 - ACCESSIBLE STALL, POLE SIGN
 - APPROVED 3'x3' HANDICAP PARKING SYMBOL
 - VAN ACCESSIBLE PARKING STALL AND LOADING AREA
 - LINE OF VEHICLE OVERHANG, 2'-6" TYP.
 - STANDARD PARKING STALL
 - TRASH ENCLOSURE PER CITY STANDARD
 - AC PAVING
 - UNDERGROUND STORM WATER STORAGE TANKS
 - NEW 5'-0" MIN. STRIPED OFF-LOAD AREA FOR ACCESSIBLE PARKING (TYP.)
 - EXISTING FIRE HYDRANT
 - PROPOSED LOCATION OF NEW FIRE HYDRANT
 - EXISTING STREET LIGHT / POWER POLE TO REMAIN - UPGRADE AS REQUIRED
 - EXISTING WATER, SEWER AND FIRELINE UTILITY CONNECTION POINTS TO SITE
 - EXISTING P.O.C. FOR SEWER, VERIFY LOCATION
 - HEALING GARDEN / PLAZA
 - NEW LOADING ZONE 12'-0" x 40'-0" MIN. PER CITY STANDARDS
 - PASSENGER LOADING ZONE
 - MONUMENT SIGN (UNDER SEPARATE PERMIT)
 - DIRECTIONAL SIGN
 - 10' HIGH CHALK WALL AT EQUIPMENT YARD
 - STAFF PATIO
 - BICYCLE PARKING
 - PROPOSED GAS METER LOCATION
 - 5'-0" MIN. WIDE STRIPPED AREA OF ACCESSIBLE PATH TO TRASH ENCLOSURE
 - EMERGENCY GENERATOR
 - NEW ELECTRICAL TRANSFORMER AND PAD
 - BULK OXYGEN TANK
 - INDICATES LOCATION OF FIRE RISER ROOM
 - INDICATES LOCATION OF PIV AND FDC.
 - DIESEL TANK, ABOVE GROUND
 - NEW TAP FOR FIRE WATER SERVICES
 - ONE WAY TRAFFIC
 - INDICATES 45'-0" OUTSIDE DIA. TURNING RADIUS FOR FIRE APPARATUS
 - PATIENT PICK-UP CANOPY
 - PUBLIC / PATIENT ENTRY
 - STAFF ENTRY
 - PATIENT DISCHARGE / PICK-UP STALLS
 - SERVICE ENTRY
 - HATCH INDICATES AREA OF FIRE LADDER TRUCK STAGING ACCESS TO BUILDING
 - STEEL PATIENT DROP-OFF CANOPY
 - ENTRY TO AUTOMATED BELOW GROUND PARKING
 - EXISTING PARCEL LINE TO BE ABANDON
 - DRY WALL
 - WATER RETENTION BASIN, MAX. 50% ON CHANDLER STREET FRONTAGE
 - PROPOSED PARCEL LINE
 - COMPACTOR FOR RECYCLABLE MATERIAL
 - EXISTING PAVED ROAD TO BE REMOVED
 - EXISTING DRIVE APPROACH TO REMAIN
 - EXISTING OUT FALL INLET TO REMAIN, MODIFY OUTLET
 - 36" HIGH SCREEN WALL WITH STONE CAP
 - DOMESTIC WATER BOOSTER PUMP
 - PEDESTRIAN ACCESS THROUGH SITE
 - DASHED LINE INDICATES RED PAINTED FIRE CURB
 - MARKER OBELISK WITH PLAZA
 - LOADING FOR DELIVERIES AND SERVICES
 - BENCH SEATING

BUILDING DATA

BUILDING DATA	
BUILDING AREA:	
CENTRAL / SOUTH TOWER:	156,000 S.F.
NORTH TOWER:	50,200 S.F.
TOTAL BUILDING AREA:	206,200 S.F.
BUILDING HEIGHT:	
CENTRAL / SOUTH TOWER:	73'-4" MAX. HEIGHT
NORTH TOWER:	56'-6" MAX. HEIGHT

PARKING DATA

PARKING REQUIREMENTS	
PARKING REQUIRED:	
HOSPITAL, 96 BEDS AT 3 STALLS / BED	287 STALLS
MEDICAL OFFICE BUILDING 150 S.F. / STALL	
50,200 S.F. / (150 S.F. / STALL) =	335 STALLS
	632 STALLS REQUIRED
PARKING PROVIDED:	
SURFACE PARKING STALLS	334 STALLS
ACCESSIBLE STALLS	18 STALLS
STANDARD ACC.	4 STALLS
VAN ACC.	
TOTAL SURFACE PARKING:	366 STALLS.
SUBTERRANEAN PARKING:	263 STALLS.
TOTAL PROJECT:	649 STALLS
DELIVERY LOADING:	3 STALLS
DROP OFF / PICK UP LOADING:	7 STALLS

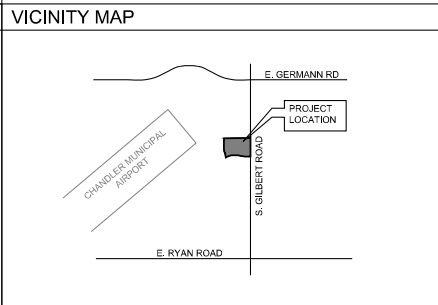
SIGNAGE ANALYSIS

MONUMENT SIGNAGE	
SIGN	AREA
A	164 S.F.

ALLOWABLE SIGN AREA:

BUILDING FRONTAGE = 243'-0" x 1.5 FT. / LINEAL FOOT OF BUILDING FRONTAGE

ALLOWED AREA:	215.5 S.F.
ACTUAL AREA - SIGN 'A':	164 S.F.



- GENERAL SITE NOTES**
- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
 - NO OBSTRUCTIONS TO VIEW SHALL BE ERECTED, CONSTRUCTED OR PARKED WITHIN THE SIGHT VISIBILITY AREA. ALL TREES WITHIN THE LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 6" CURB ELEVATION. ALL SHRUBS IN THIS AREA MAY NOT REACH A MATURE HEIGHT OVER 24".
 - ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY. ANY PLANT MATERIALS, WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.
 - TREES, SHRUBS, VINES, GROUND COVER AND TURF THAT HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT.
 - ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN.
 - PARKING LOT TREES MUST HAVE A MINIMUM CLEAR CANOPY DISTANCE OF 5'.

- ALL LANDSCAPE AREAS SHALL BE GRADED SO THAT FINISHED GRADE SURFACES OF ALL NON-LIVING MATERIALS (i.e. DECOMPOSED GRANITE, CRUSHED ROCK, MULCH, ETC.) ARE ONE AND ONE HALF INCHES BELOW CONCRETE OR OTHER PAVED SURFACES.
- TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALK AND PUBLIC ACCESS-WAYS. SHRUBS MUST BE, AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT, PIV OR FDC.
- ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR IN COMPLIANCE WITH THE ZONING CODE.
- THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED AN/OR CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
- ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
- ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.

- ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." (THIS IS TO BE NOTED IN THE PLANT LEGENDS ON EACH SHEET).
- ADD CURRENT CITY OF CHANDLER "CIVIL ENGINEERING RECLAIMED WATER NOTES" TO IRRIGATION PLAN WHEN USING EFFLUENT WATER FOR IRRIGATION.
- ADD CERTIFICATION TO THE COVER SHEET: I HEREBY CERTIFY THAT NO TREE OR BOULDER IS DESIGNED CLOSER THAN SIX FEET TO THE FACE OF PUBLIC STREET CURB.
- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULL SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF THE PROPERTY UPON WHICH THE LIGHTING IS

- SITE DATA**
- APN: 303-31-382 A&B
- PARCEL LINES TO BE RELOCATED WITH A LOT LINE ADJUSTMENT PAD (C-3) MIDRISE OVERLAY
- ZONE: 8.12 AC
- SITE AREA: 207'-0"
- SETBACKS: LANDSCAPE SETBACK 10'-0"
- EXISTING LAND USE: VACANT / PARKING
- PROPOSED LAND USE: MEDICAL OFFICE BUILDING
- LOT COVERAGE:
- | | |
|----------------|------------------|
| SITE AREA: | 353,263 S.F. |
| BUILDING AREA: | 65,200 S.F. 18% |
| PAVING AREA: | 227,335 S.F. 64% |
| LANDSCAPING: | 59,737 S.F. 18% |

SITE DATA

APN:	303-31-382 A&B
PARCEL LINES TO BE RELOCATED WITH A LOT LINE ADJUSTMENT PAD (C-3) MIDRISE OVERLAY	
ZONE:	8.12 AC
SITE AREA:	207'-0"
SETBACKS:	LANDSCAPE SETBACK 10'-0"
EXISTING LAND USE:	VACANT / PARKING
PROPOSED LAND USE:	MEDICAL OFFICE BUILDING
LOT COVERAGE:	
SITE AREA:	353,263 S.F.
BUILDING AREA:	65,200 S.F. 18%
PAVING AREA:	227,335 S.F. 64%
LANDSCAPING:	59,737 S.F. 18%

Anthony C. Pings and Associates

6121 North Theta #301, Fresno CA 93710
(P) 559-439-0700, (F) 559-439-0708
www.pings.com

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6121 North Theta #301, Fresno CA 93710
(P) 559-439-0700, (F) 559-439-0708
www.pings.com

Project Architect Approval:

Consultant:

Project Name:

SITE DEVELOPMENT FOR

CAMBRIDGE MEDICAL FACILITY

Chandler, AZ

Sheet Title:

Site Plan

Project Number: 431.0

Project Contact: ANTHONY PINGS

Scale: AS NOTED

Issue Date:	Issue Description:
6-26-23	PRELIM. DESIGN

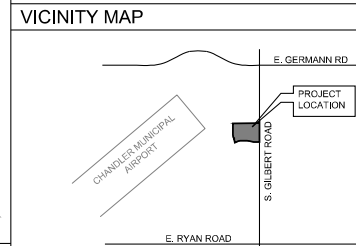
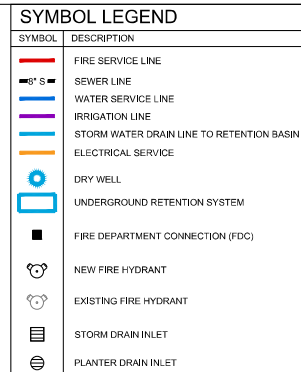
Revisions

No.	Revision:

Drawing

S1

Sheet of




 NORTH
UTILITY PLAN
 SCALE: 1"=30'-0"



Project Architect Approval

Consultant:

Project Name:

SITE DEVELOPMENT FOR
**CAMBRIDGE MEDICAL
FACILITY**
Chandler, AZ

Sheet Title:

Utility Plan

Project Number

431.0

Project Contact

ANTHONY PINGS

Scale:

AS NOTED

Issue Date:

Issue Description

626 22

PRELIM DESIGN

Revisions

No.

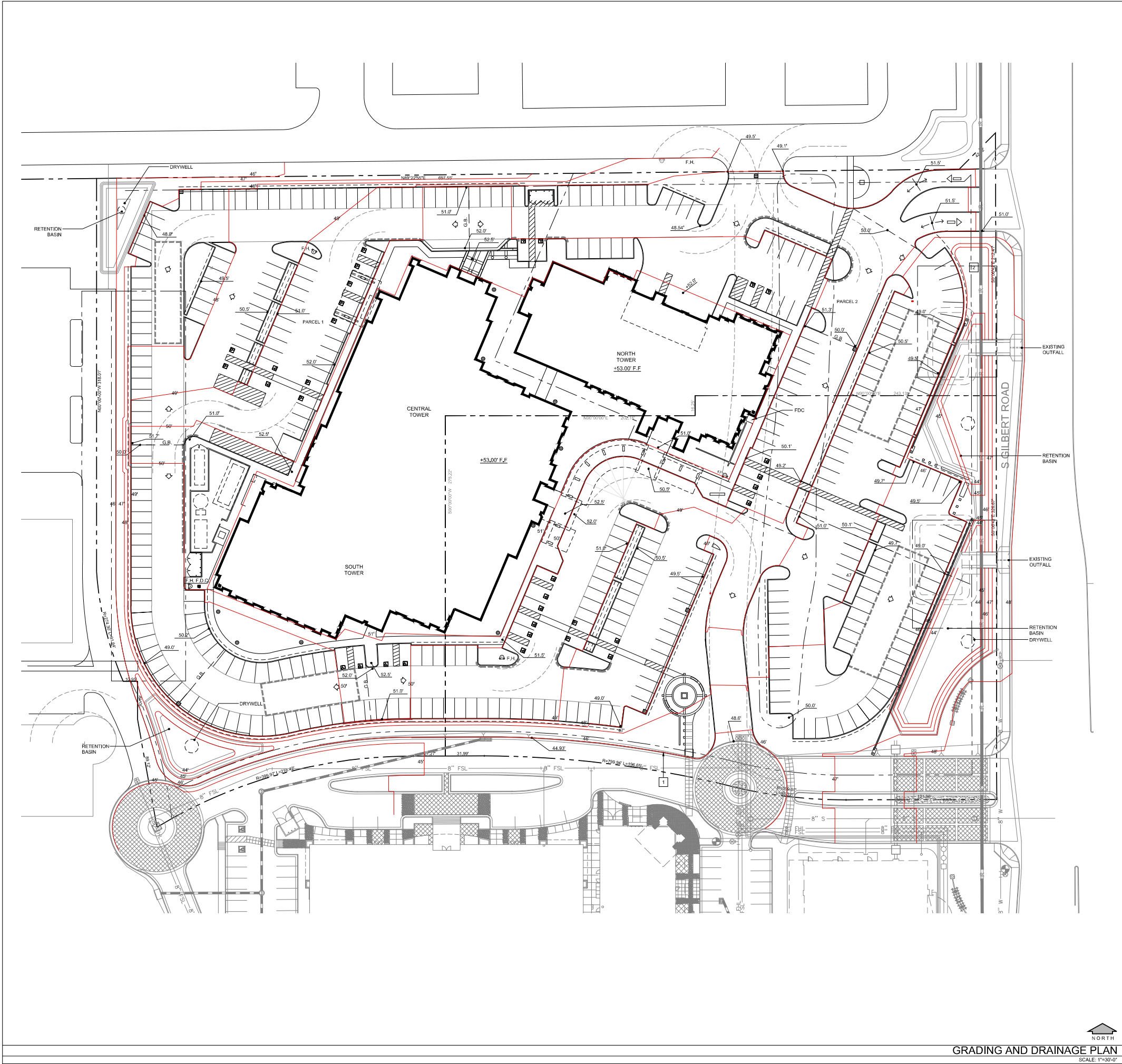
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Drawing

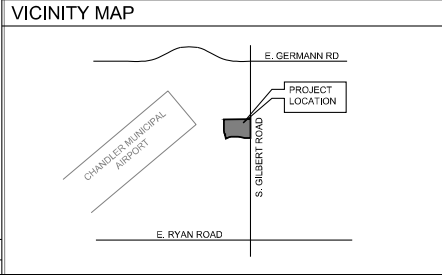
S2

Sheet

of



SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	00.0' PROPOSED GRADE
	00' EXISTING GRADE



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Project Architect Approval:
Consultant:

Project Name:

SITE DEVELOPMENT FOR
**CAMBRIDGE MEDICAL
FACILITY**
Chandler, AZ

Sheet Title:

**Grading + Drainage
Plan**

Project Number
431.0
Project Contact:
ANTHONY PINGS
Scale:
AS NOTED

Issue Date:	Issue Description:
6-26-23	PRELIM. DESIGN

Revisions	Revision:
No.	



CAMBRIDGE MEDICAL FACILITY
LANDSCAPING PLAN

PROPOSED LANDSCAPE PALETTE

TREES

screening

Quercus Sp
Live Oak

Prosopis Sp
Mesquite

Acacia Aneura
Mulga

Olneye Tessota
Ironwood

Acacia Sp
Acacia

Chilopsis linearis
'Seedless' Desert Willow

Caesalpinia Sp
Bird Of Paradise

Pistacia X Sp
Pistache

Ulmus Sp
Elm

Chilopsis Sp
Desert Willow

focal

Phoenix dactylifera
Date Palm

Baobab, Adansonia digitata
or SPECIMEN TREE
(to be determined by and approved by owner)

SHRUBS

screening

Tecoma Sp
Tecoma
Leucophyllum frutescens
Texas Sage

Bougainvillea Sp
Bougainvillea shrub-form

Dodonaea Sp
Dodonaea

Eremophila Sp
Blue Bells

Oleander Sp
Oleander

Salvia Sp
Savlia

Ruellia Sp
Ruellia

Rosemary Sp
Rosemary

Nolina Sp
Nolina

ACCENTS

Yucca Sp
Yucca

Cacti Sp
Cactus

Muhlenbergia Sp
Muhly

Dasyilirion Sp
Desert Spoon

Bougainvillea Sp (staked)
Bougainvillea (remove stake & espalier)

Hesperaloe Sp
Yucca

Agave SP
Agave

Aloe Sp
Aloe

Fouquieria splendens
Ocotillo



LASKIN & ASSOCIATES, INC.

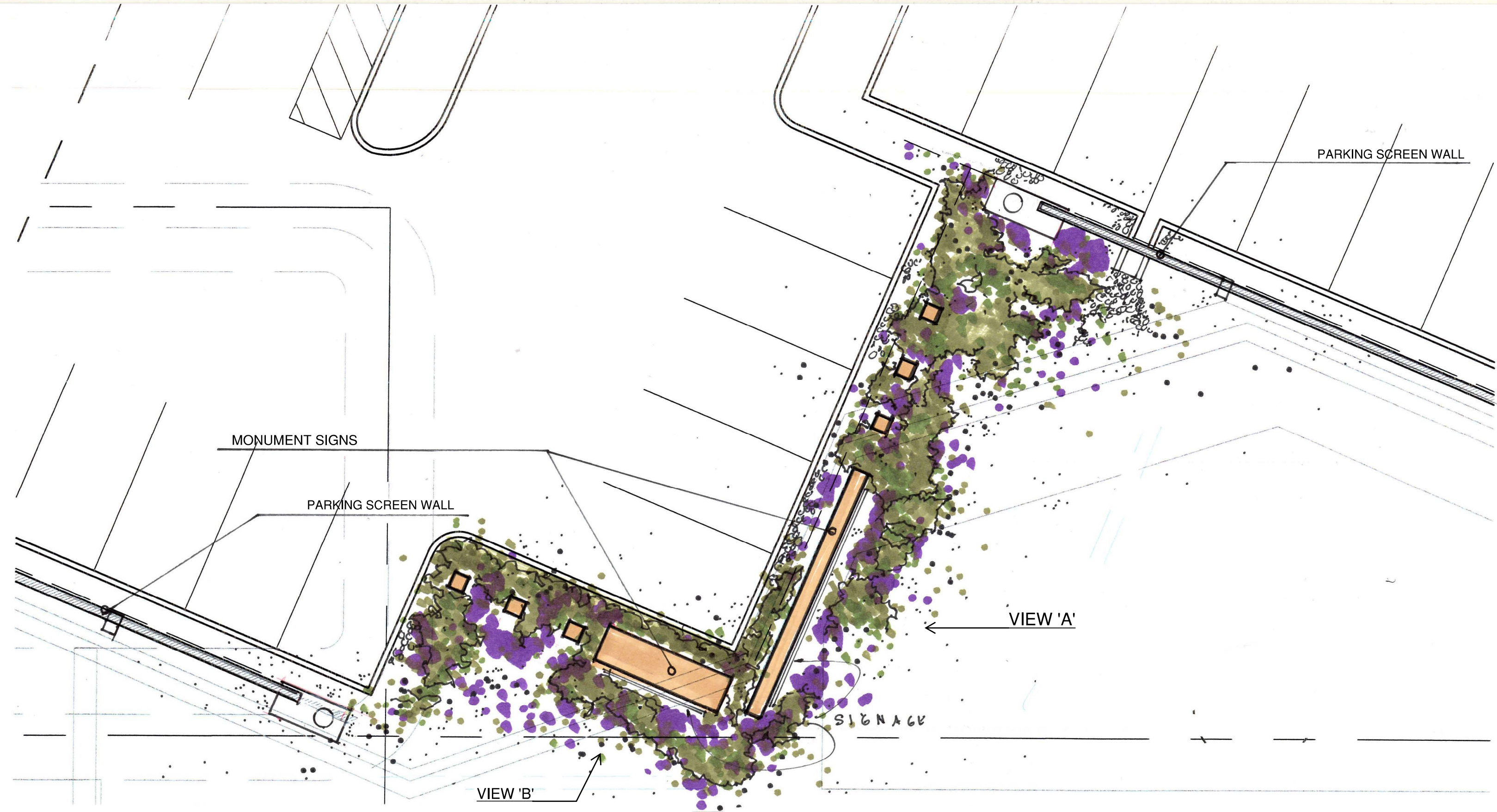
LANDSCAPE ARCHITECTS

5013 E. Washington St.
Suite 110

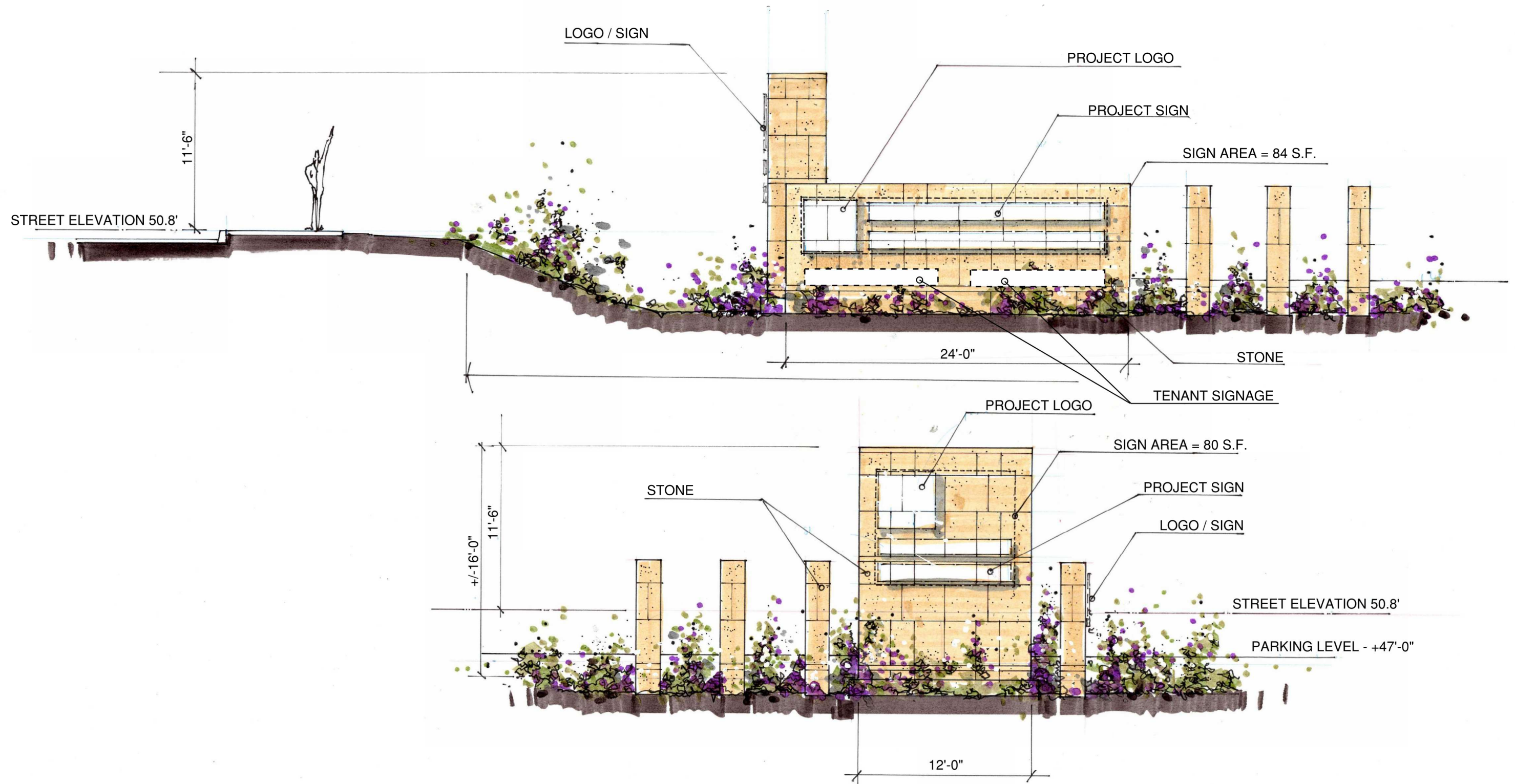
Phoenix, Arizona 85034

p (602) 840-7771

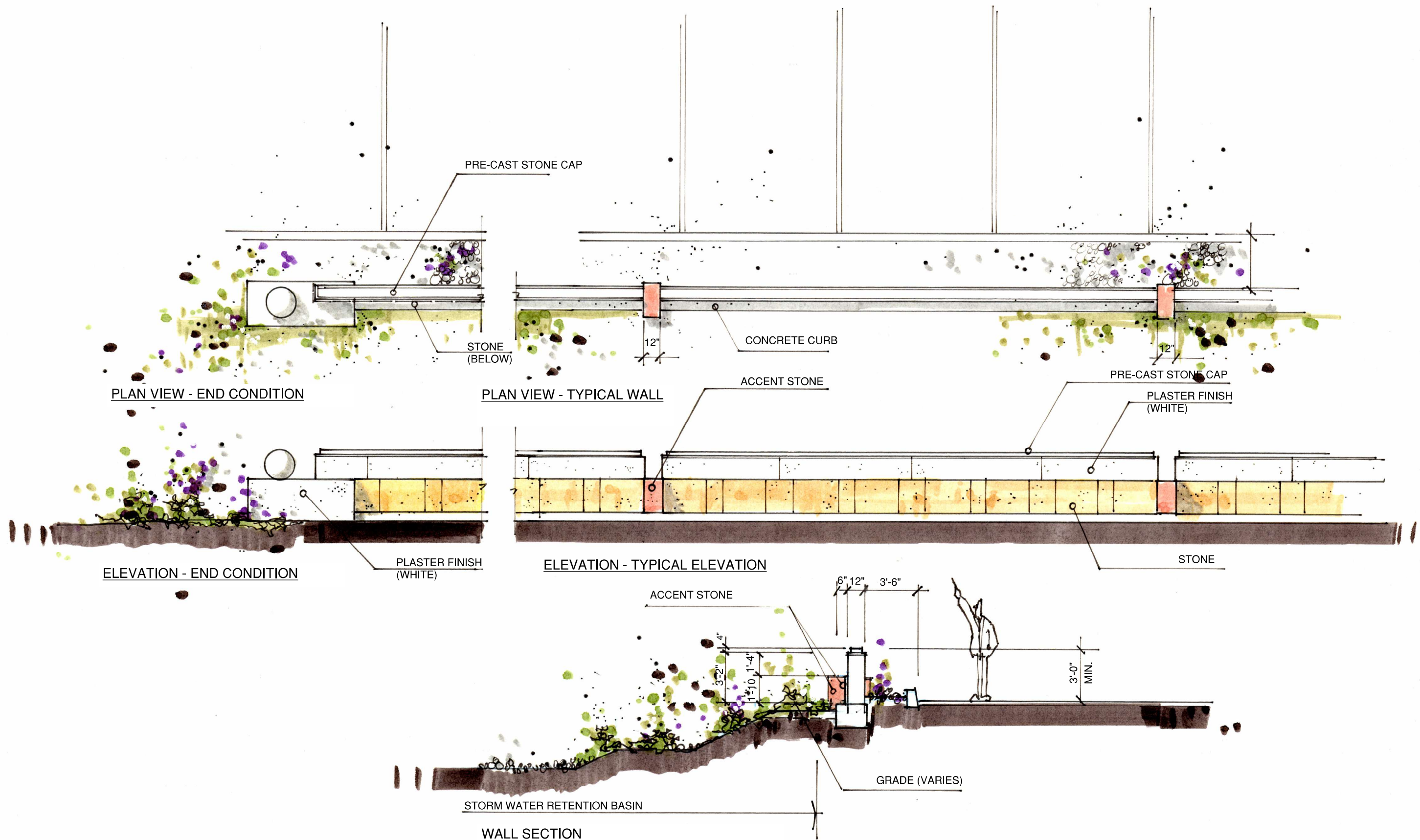
www.laskindesign.com



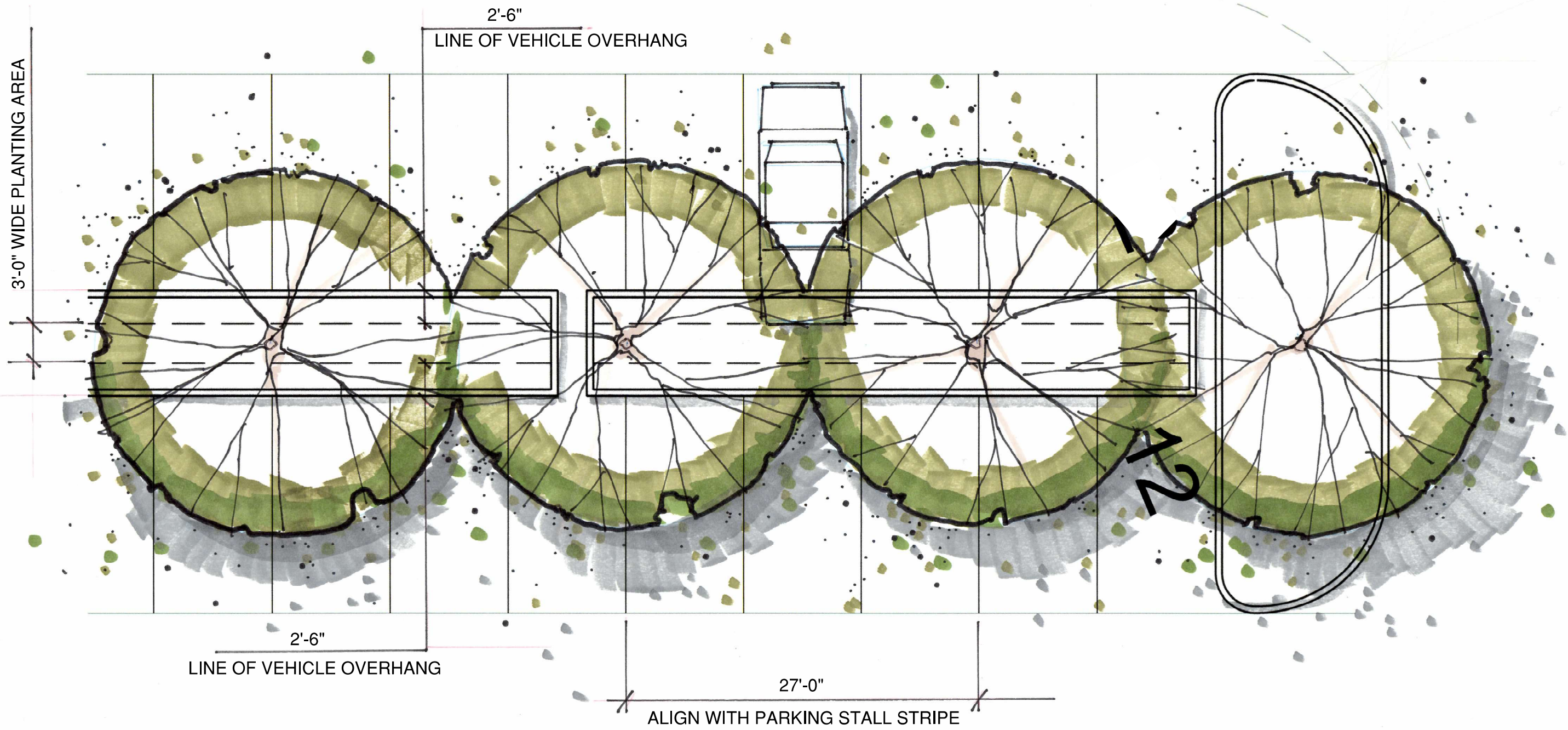
CAMBRIDGE MEDICAL FACILITY
MONUMENT SIGN PLAN



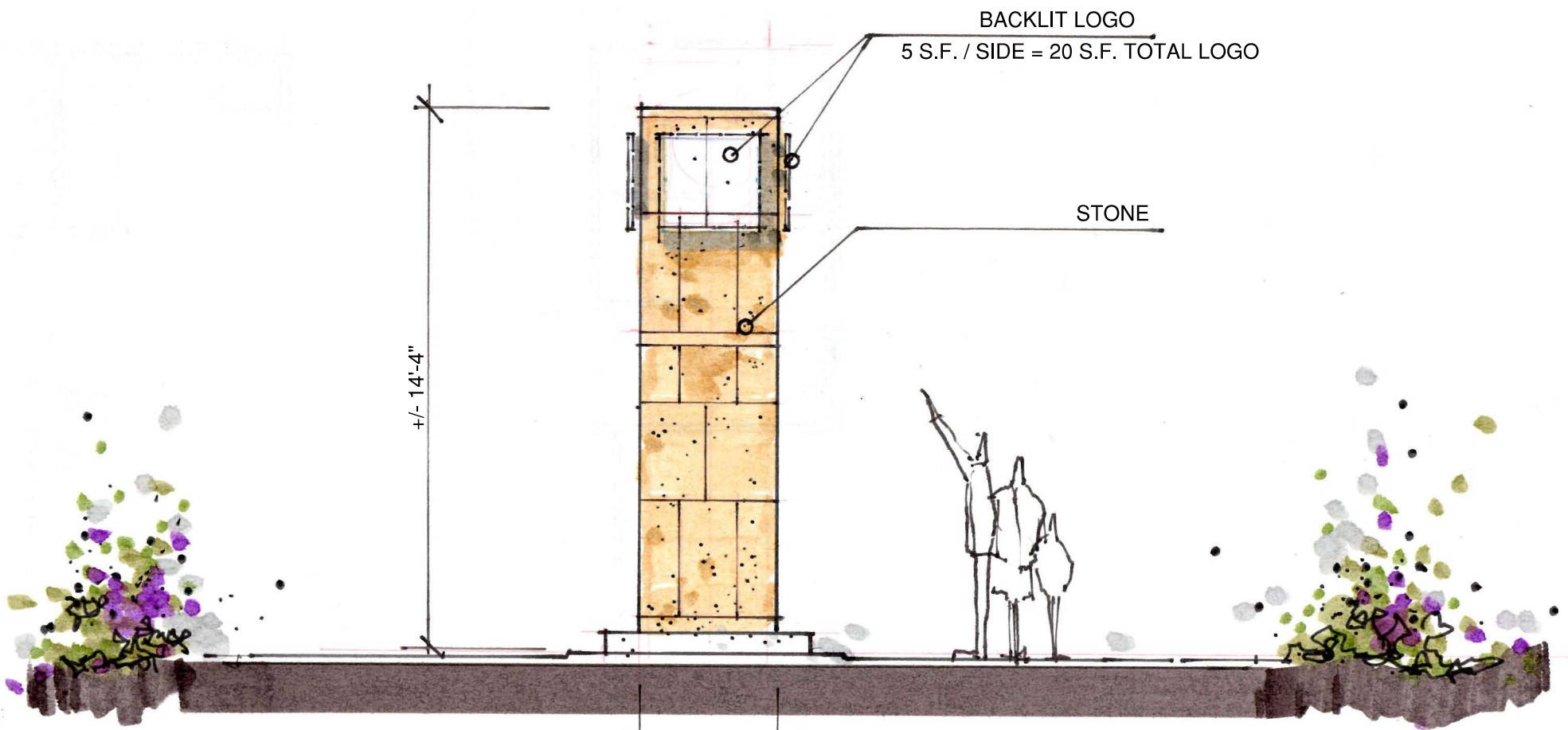
CAMBRIDGE MEDICAL FACILITY
MONUMENT SIGN ELEVATIONS



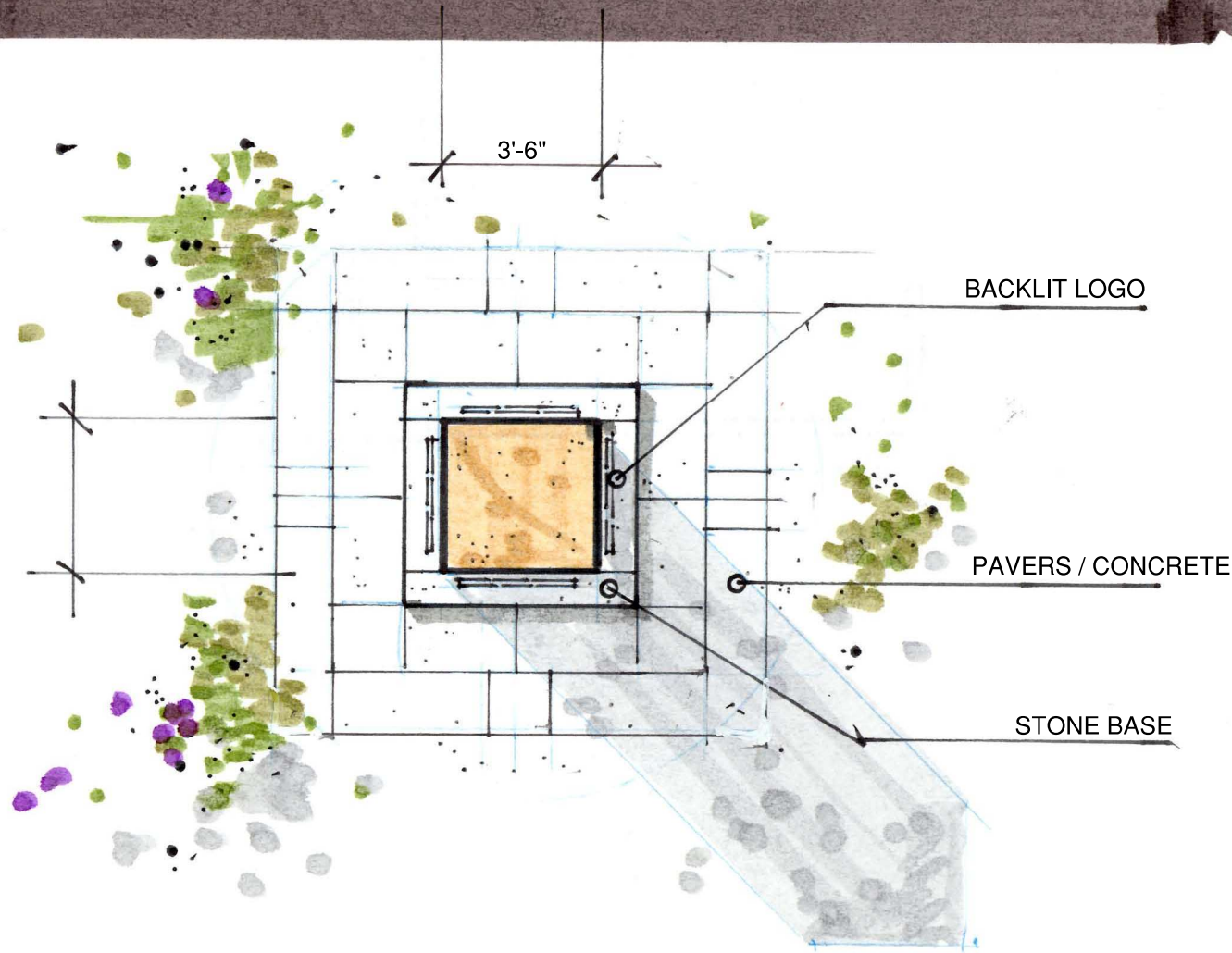
CAMBRIDGE MEDICAL FACILITY
PARKING SCREEN WALL



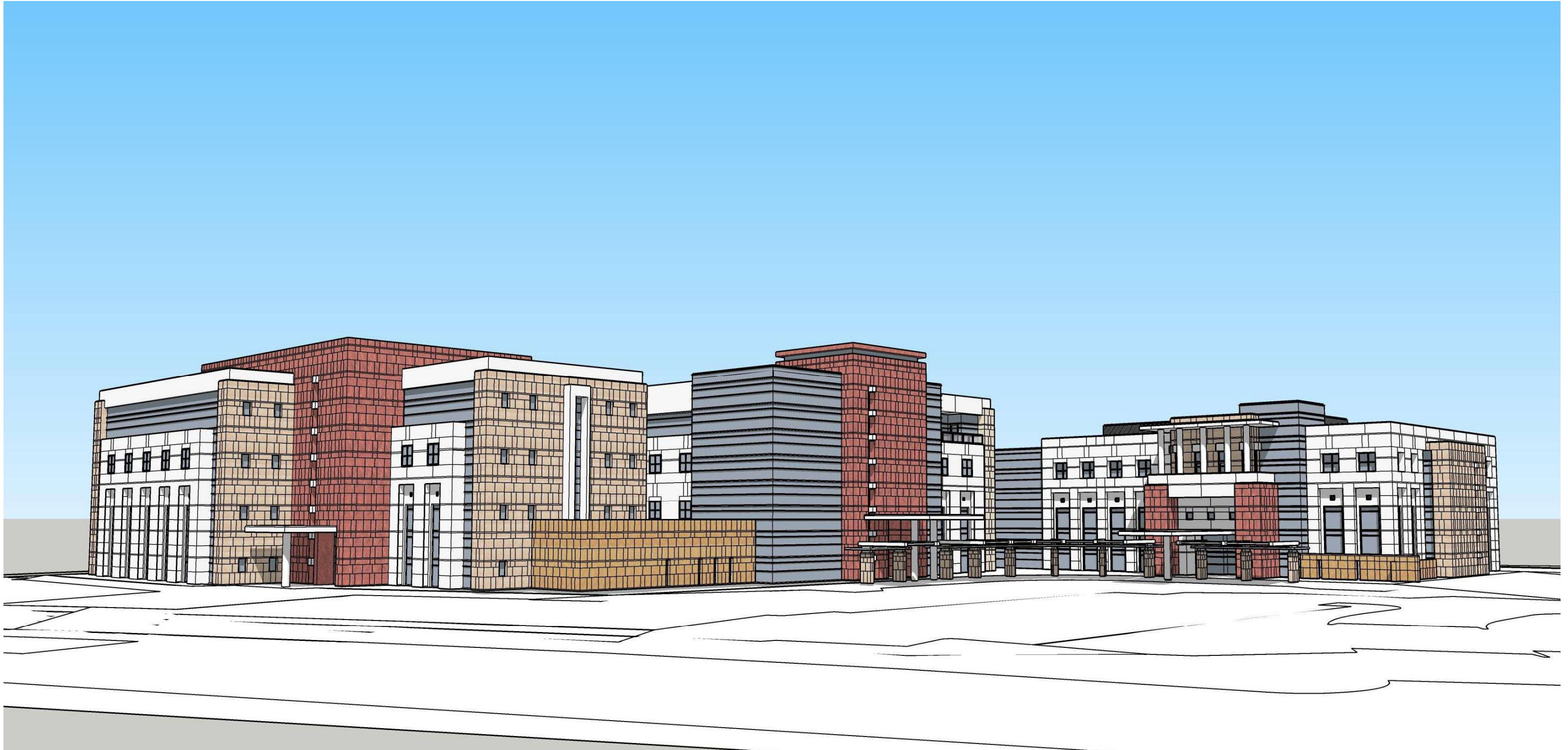




ELEVATION



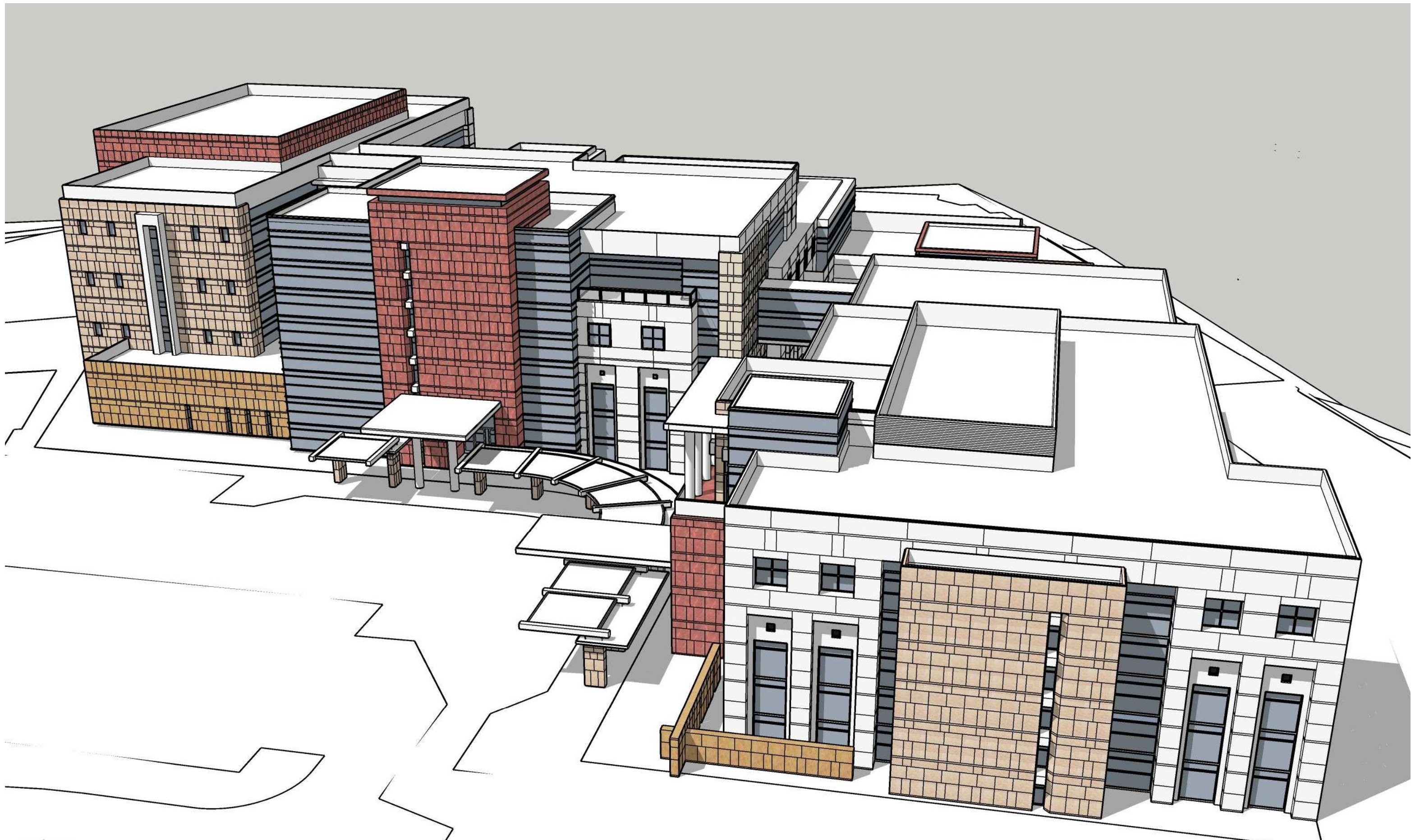
PLAN VIEW



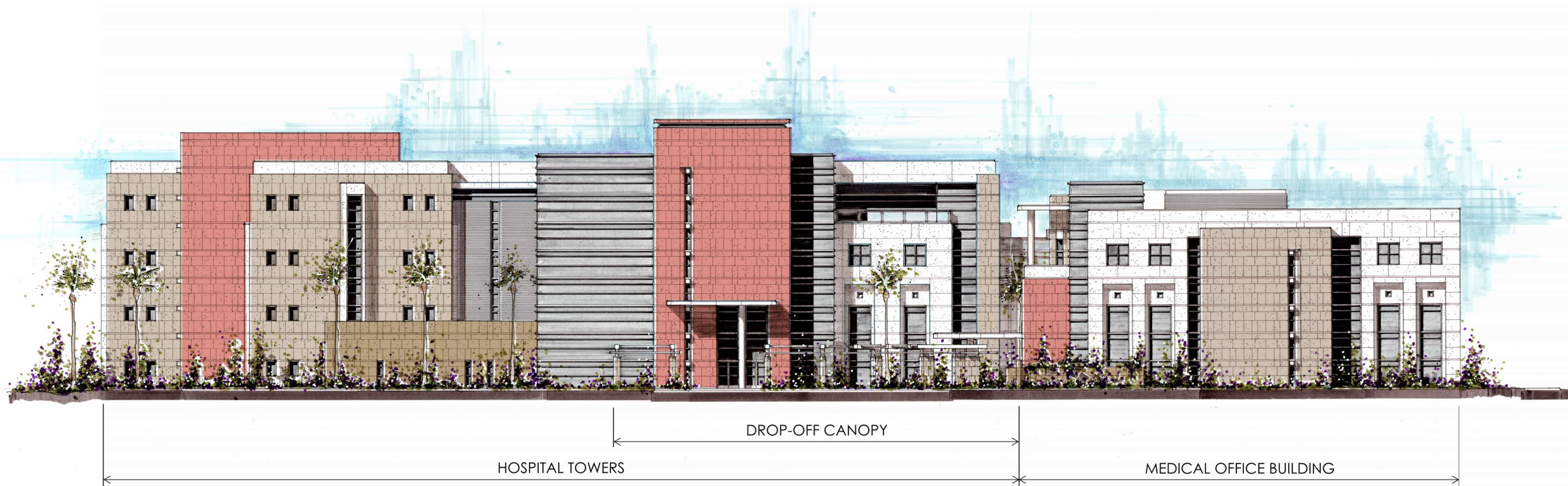
CAMBRIDGE MEDICAL FACILITY
ENTRY PERSPECTIVE



CAMBRIDGE MEDICAL FACILITY
WEST ELEVATION



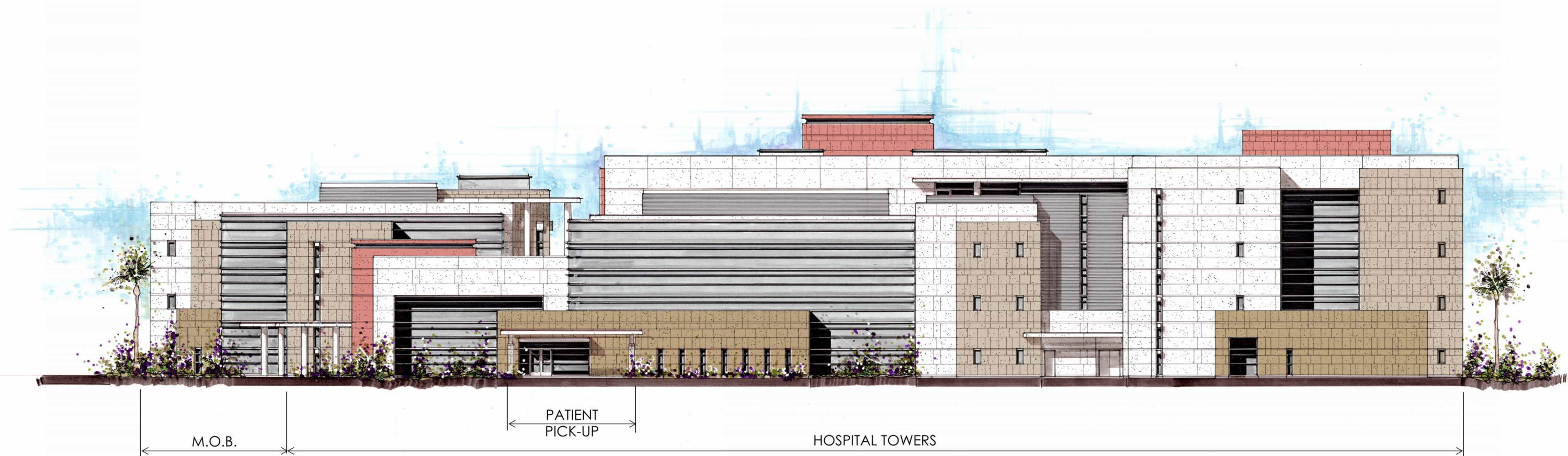
CAMBRIDGE MEDICAL FACILITY
AERIAL VIEW - PATIENT DROP-OFF CANOPY



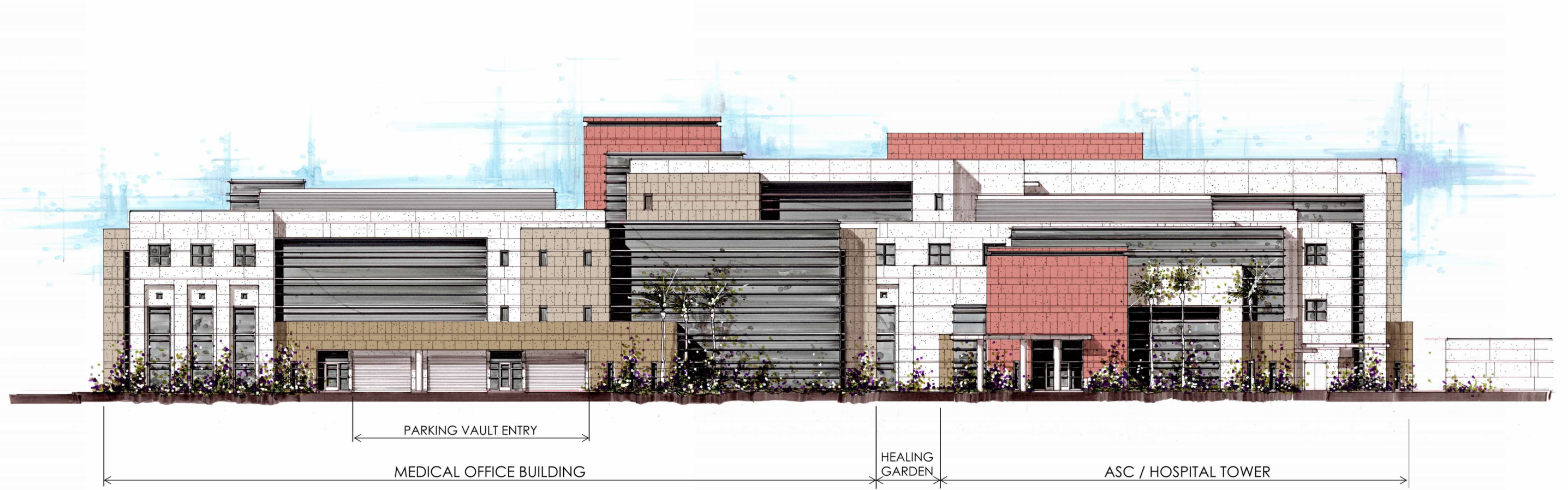
CAMBRIDGE MEDICAL FACILITY
EAST ELEVATION - GILBERT ROAD VIEW



CAMBRIDGE MEDICAL FACILITY
SOUTH ELEVATION



CAMBRIDGE MEDICAL FACILITY
WEST ELEVATION



CAMBRIDGE MEDICAL FACILITY
NORTH ELEVATION / PARKING VAULT ENTRY

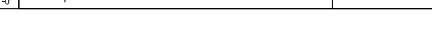


SIGNAGE ANALYSIS

ALLOWABLE SIGN AREA:

MONUMENT SIGNAGE	
SIGN	AREA

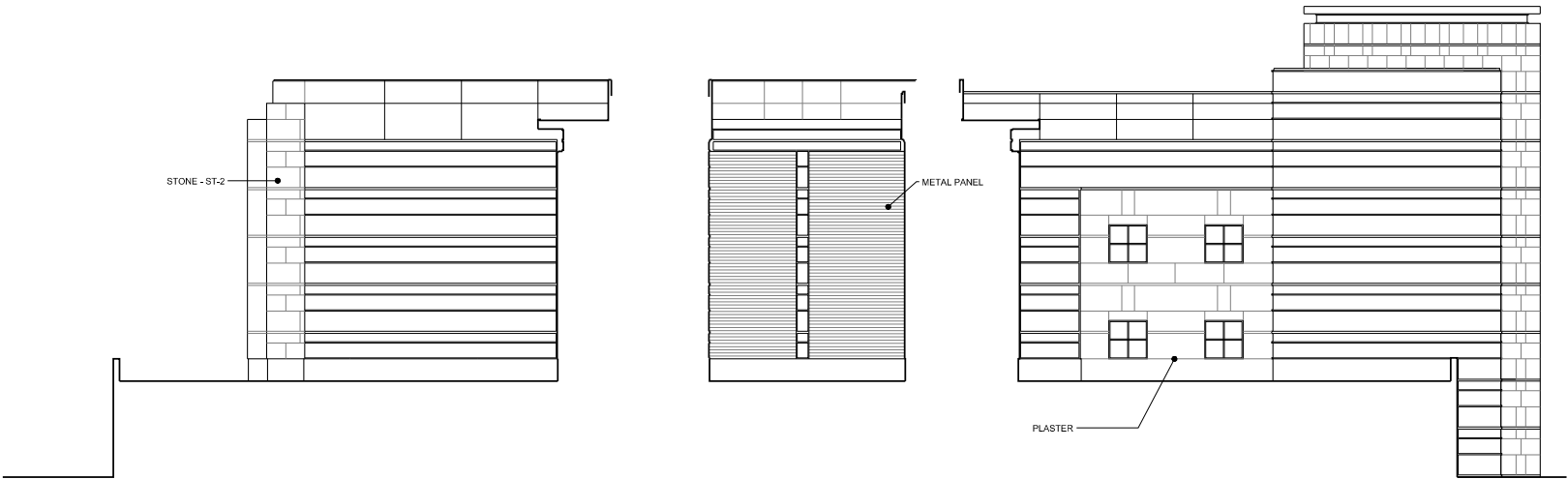
BUILDING FRONTAGE = 243'-0" x 2 FT / LINEAL FOOT OF BUILDING FRONTAGE

WEST

SCALE: $3/32 = 1.0$



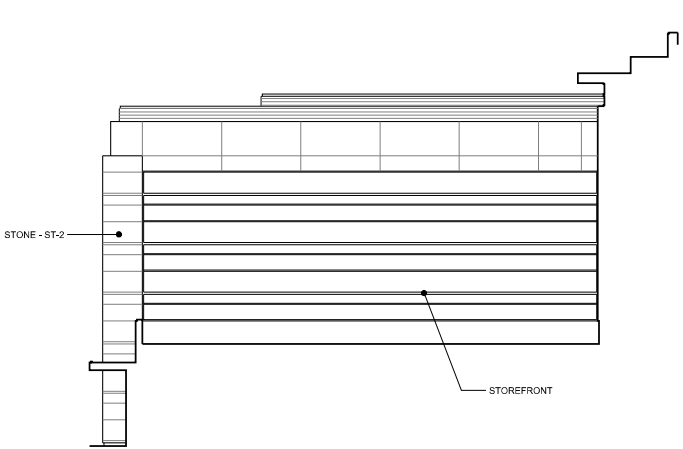
Site plan of the property at 243-0°N. The plan shows the building footprint, parking lot, and surrounding streets. The building is labeled "SIGN FRONTAGE 243-0°N". The parking lot is labeled "PARKING LOT". The surrounding streets are labeled "WEST", "EAST", "SOUTH", and "NORTH". The plan includes a north arrow and a scale bar.



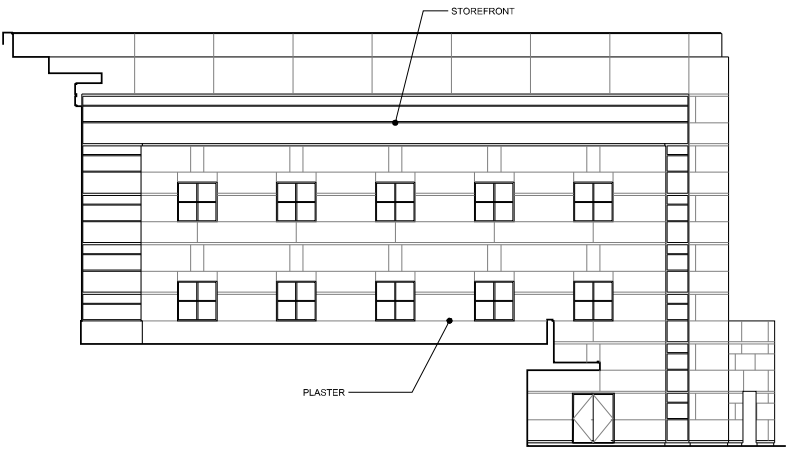
E PARTIAL ELEVATION

F PARTIAL ELEVATION

G PARTIAL ELEVATION



H PARTIAL ELEVATION

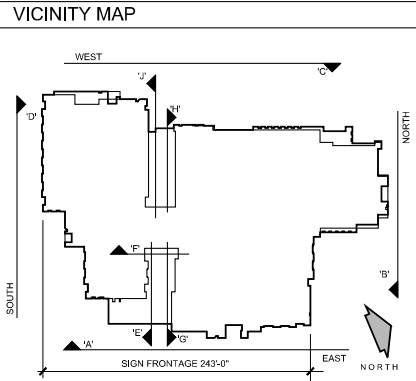


J NORTH ELEVATION

MATERIAL LEGEND	
SYMBOL	DESCRIPTION
STONE - ST-1	NATURAL FLAGSTONE - SEDONA RED
STONE - ST-2	NATURAL FLAGSTONE - BUFF
STONE - ST-3	NATURAL FLAGSTONE - GOLDEN

SIGNAGE ANALYSIS	
WALL SIGNAGE	
SIGN	AREA
A	320 S.F.
ALLOWABLE SIGN AREA:	
BUILDING FRONTAGE = 243'-0" x 2 FT / LINEAL FOOT OF BUILDING FRONTAGE	
ALLOWED AREA:	486 S.F.
ACTUAL AREA - SIGN 'A':	320 S.F.

MONUMENT SIGNAGE	
SIGN	AREA
A	320 S.F.
ALLOWABLE SIGN AREA:	
BUILDING FRONTAGE = 243'-0" x 2 FT / LINEAL FOOT OF BUILDING FRONTAGE	
ALLOWED AREA:	486 S.F.
ACTUAL AREA - SIGN 'A':	320 S.F.



Project Architect Approval:

Consultant:

Project Name:

SITE DEVELOPMENT FOR

CAMBRIDGE MEDICAL FACILITY

Chandler, AZ

Sheet Title:

Exterior Elevations

Project Number
431.0

Project Contact:
ANTHONY PINGS

Scale:
AS NOTED

Issue Date:	Issue Description:
6-26-23	PRELIM. DESIGN

Revisions	
No.	Revision :

Revisions	
No.	Revision :



EXTERIOR ELEVATIONS

SCALE: 3/32" = 1'-0"



Project Architect Approval:	
Consultant:	

Project Name: _____

SITE DEVELOPMENT FOR

**CAMBRIDGE MEE
FACILITY**

Chandler, AZ

Sheet Title:

Exterior Elevations -
North Tower

Project Number	431.0
Project Contact:	ANTHONY PINGS
Scale:	AS NOTED

Issue Date:	Issue Description:
6-26-23	PRELIM. DESIGN
Revisions	
No.	Revision :
Drawing	
E4	
Sheet	of



EXTERIOR ELEVATIONS



Project Architect Approval: _____
Consultant: _____

Project Name: _____

SITE DEVELOPMENT FOR
**CAMBRIDGE MEMORIAL
FACILITY**
Chandler, AZ

Sheet Title:

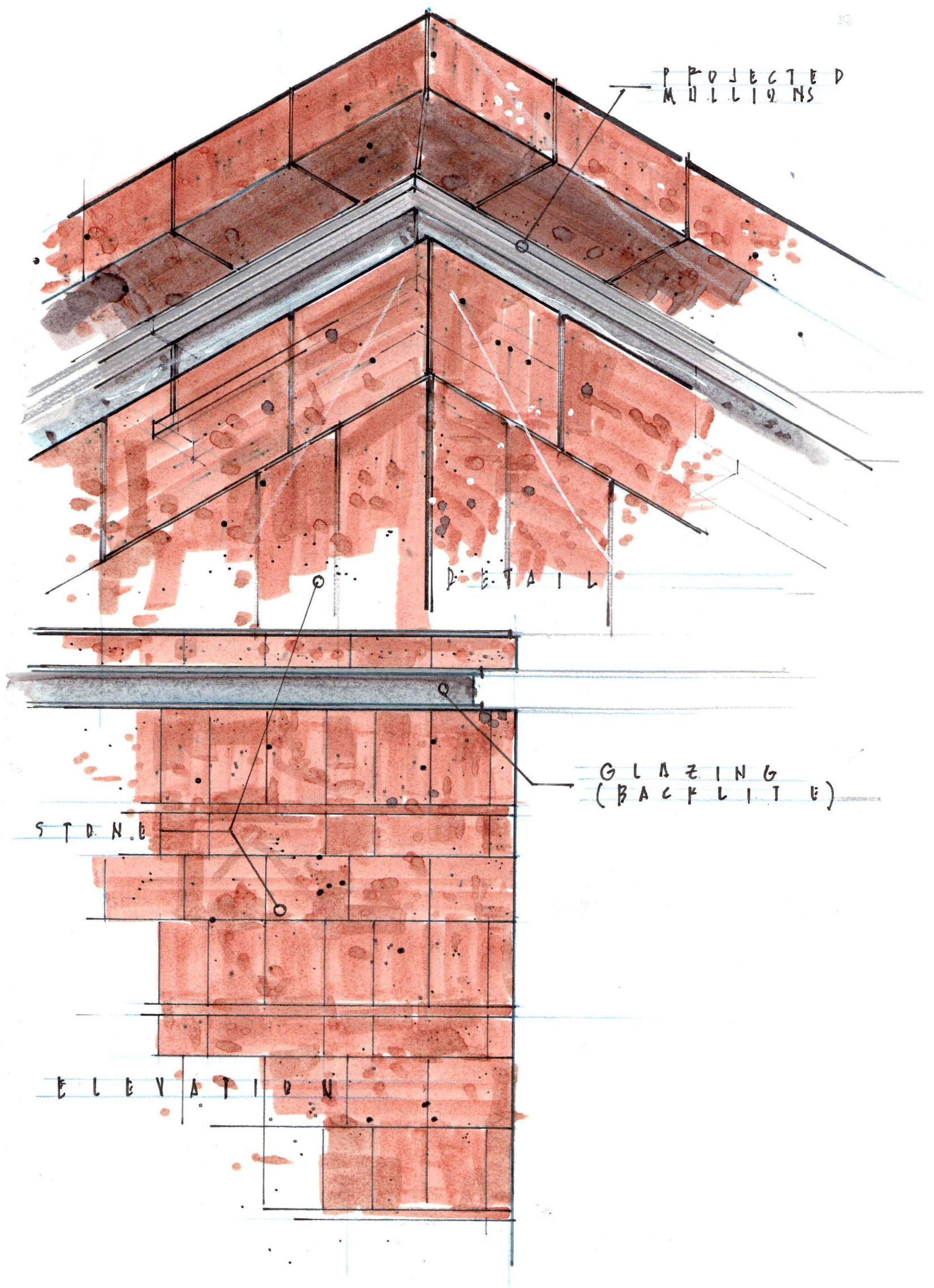
Exterior Elevations -
North Tower

Project Number
431.0

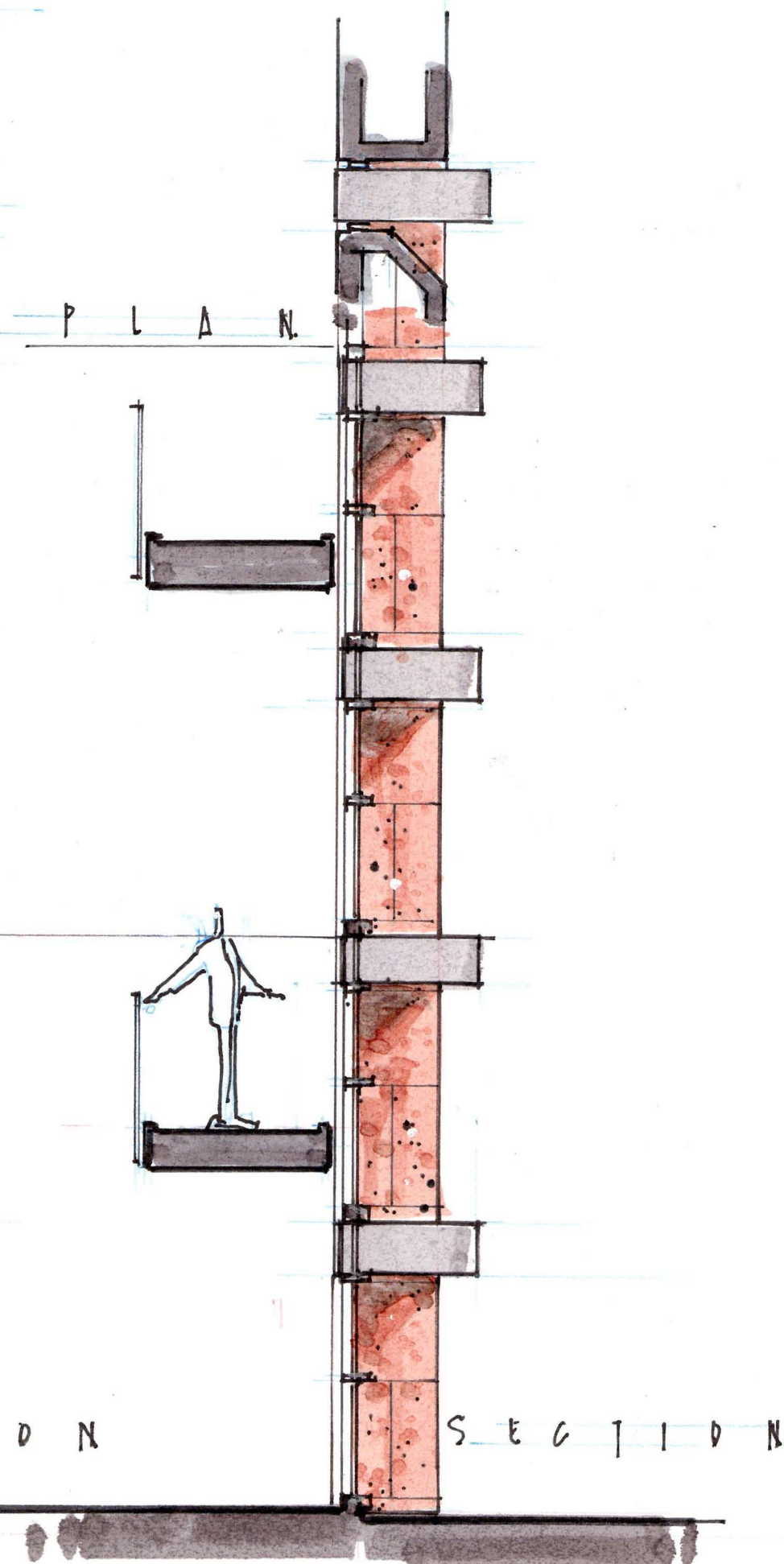
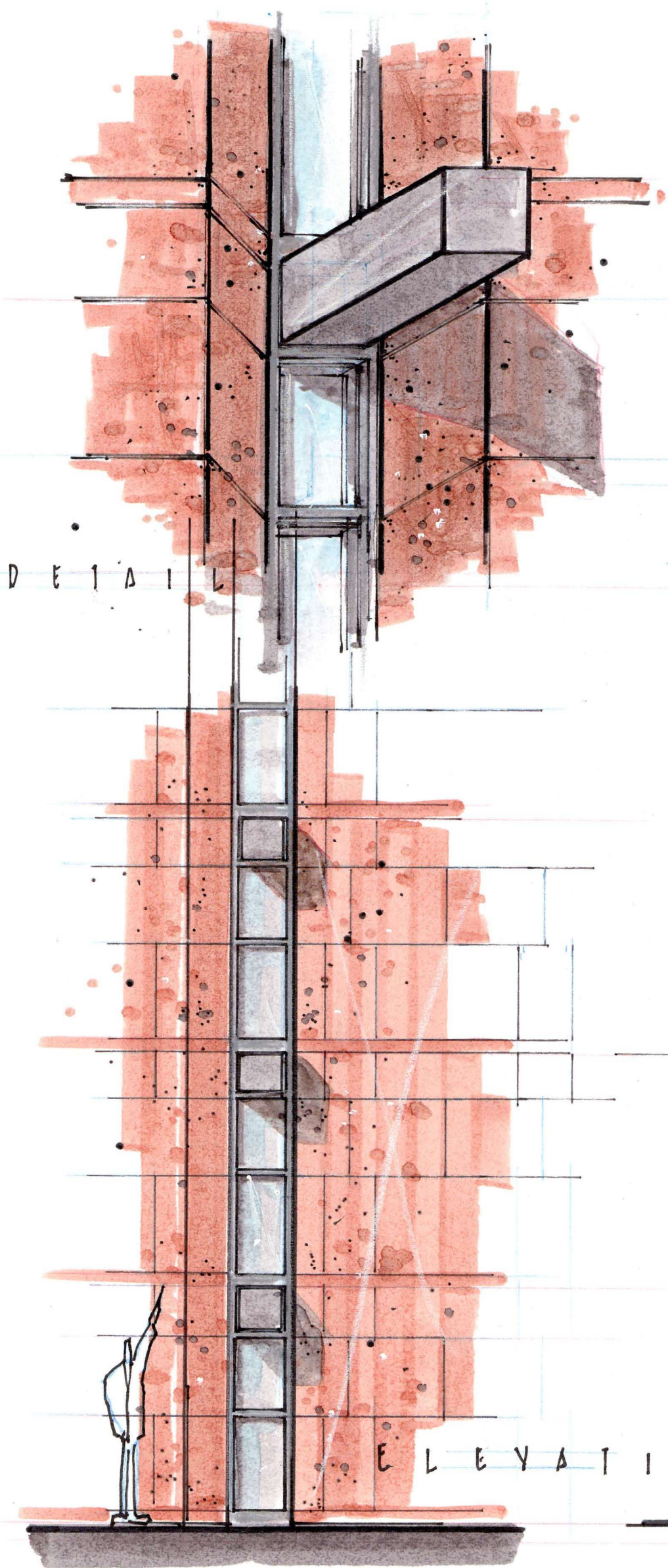
Project Contact:
ANTHONY PINGS

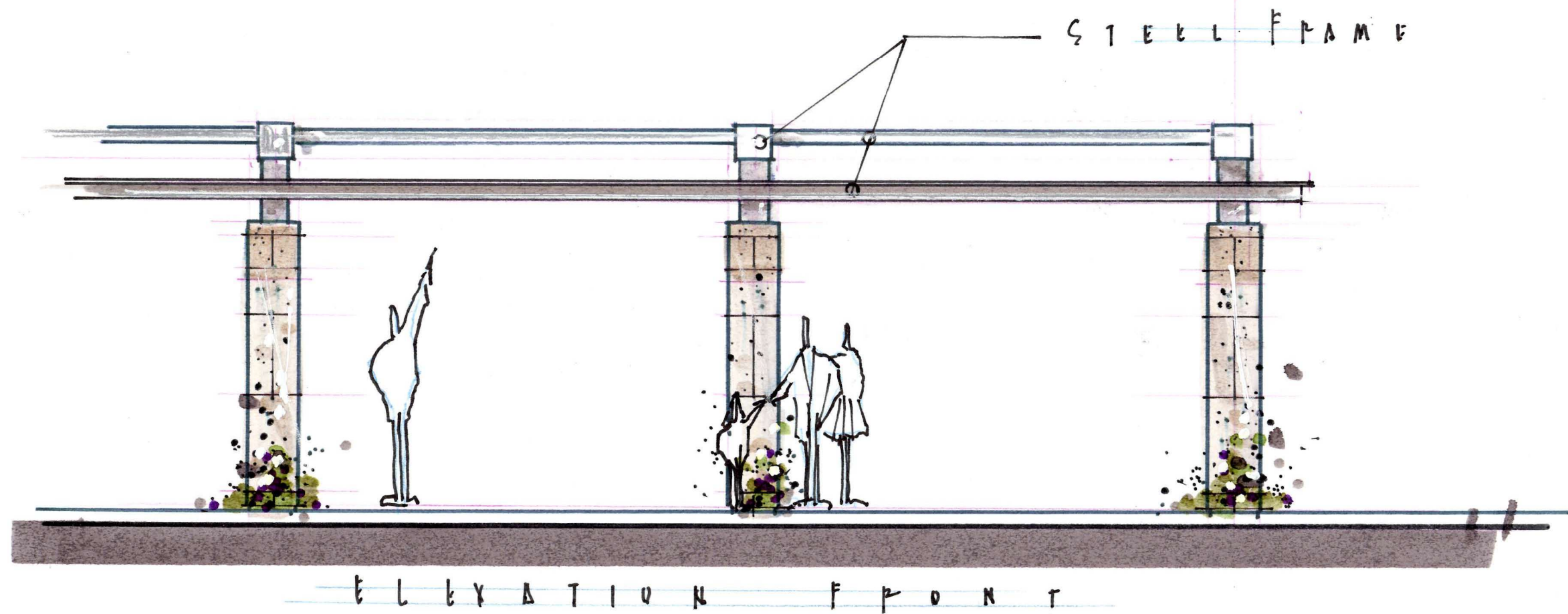
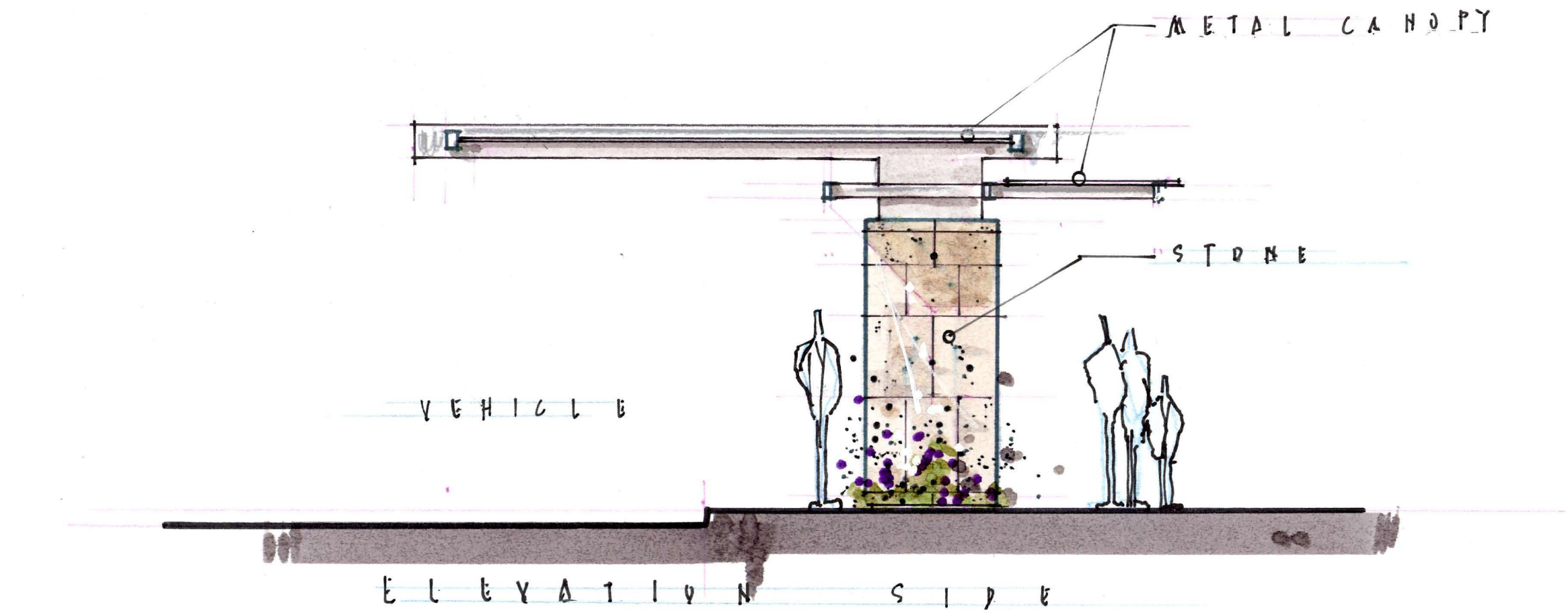
Scale:
AS NOTED

Issue Date:		Issue Description:
6-26-23		PRELIM. DESIGN
Revisions		
No.		Revision :
Drawing		
E5		
Sheet		of

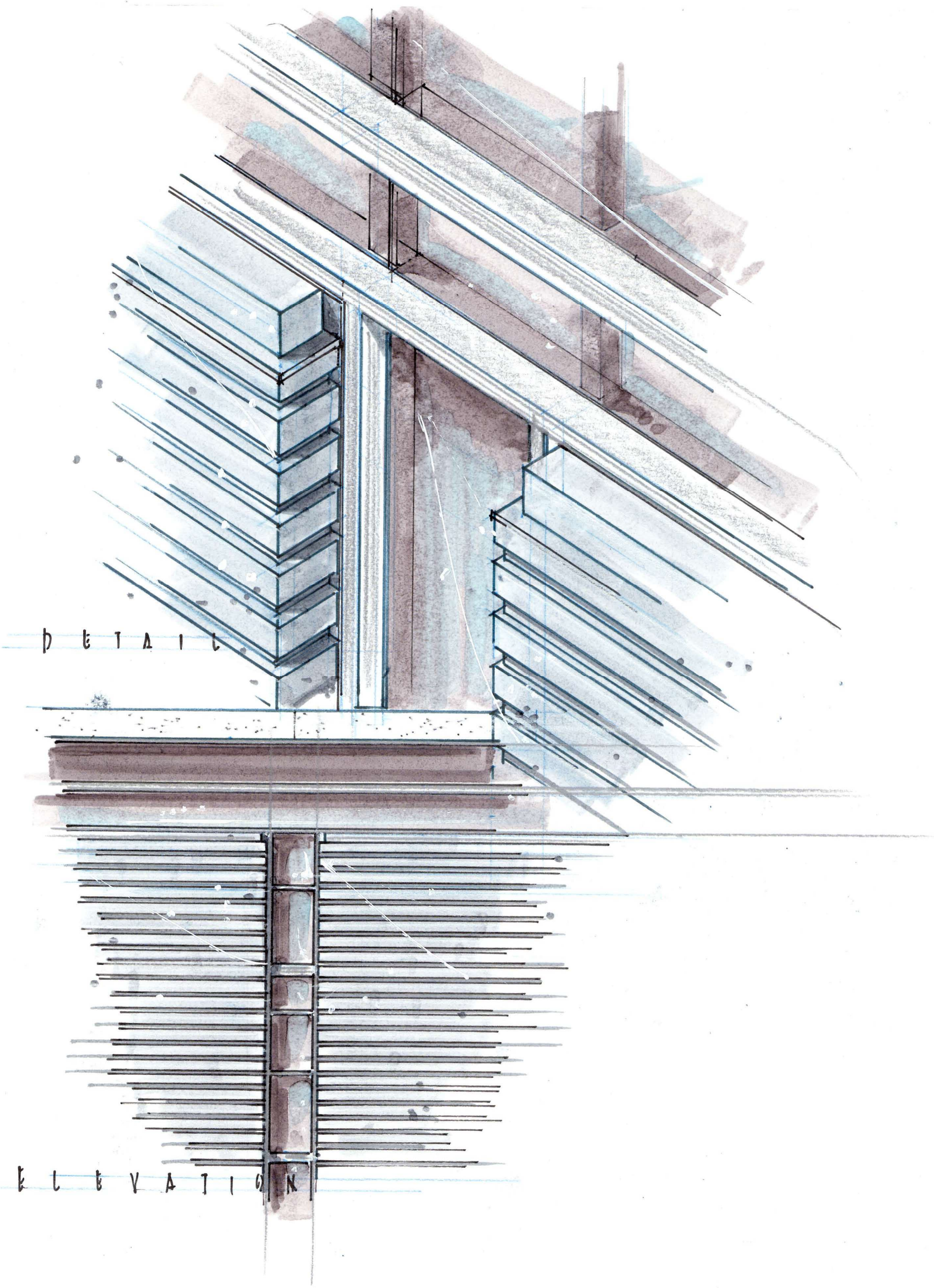


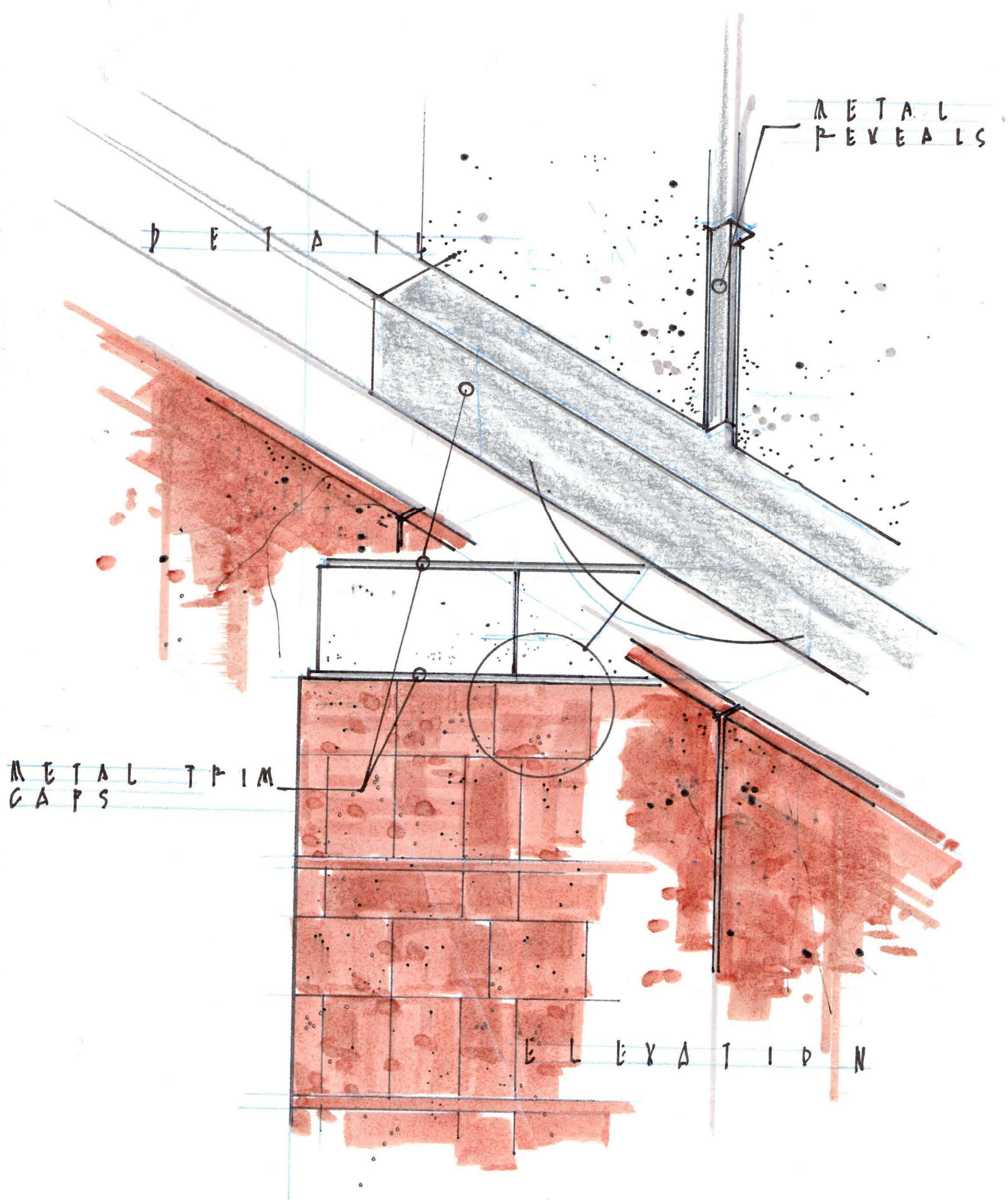
CAMBRIDGE MEDICAL FACILITY
TOWER CORNICE DETAIL

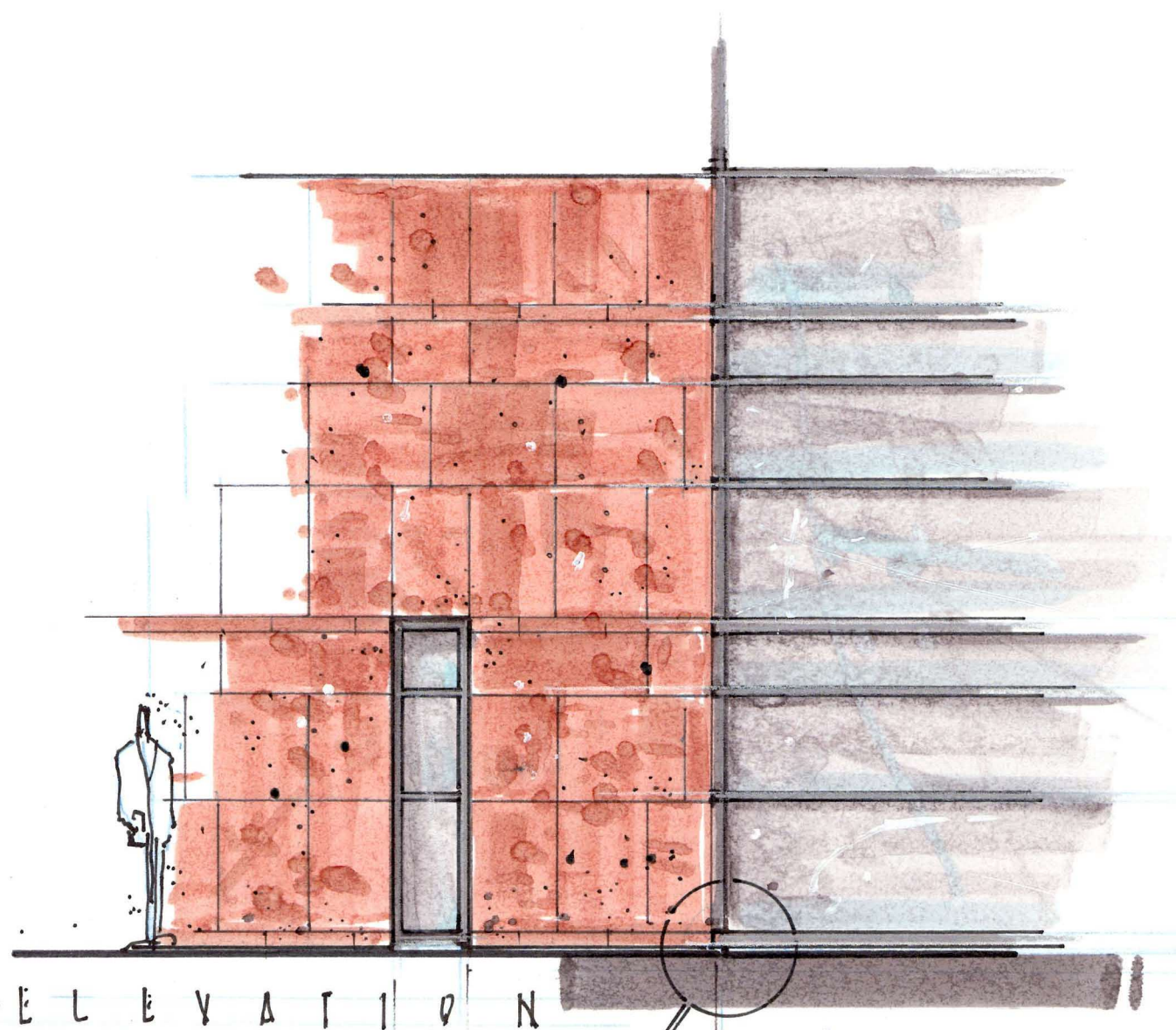




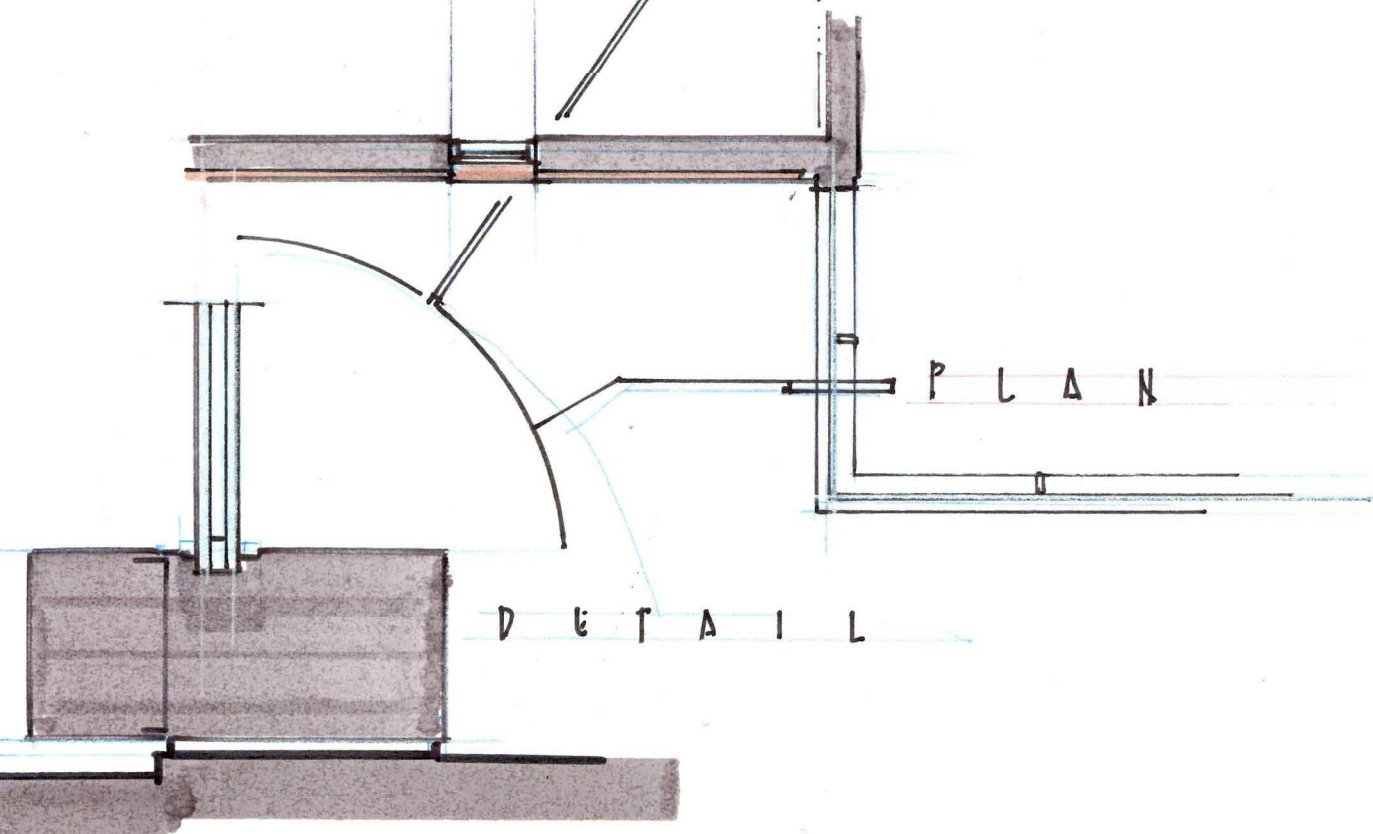
CAMBRIDGE MEDICAL FACILITY
PATIENT DROP-OFF CANOPY





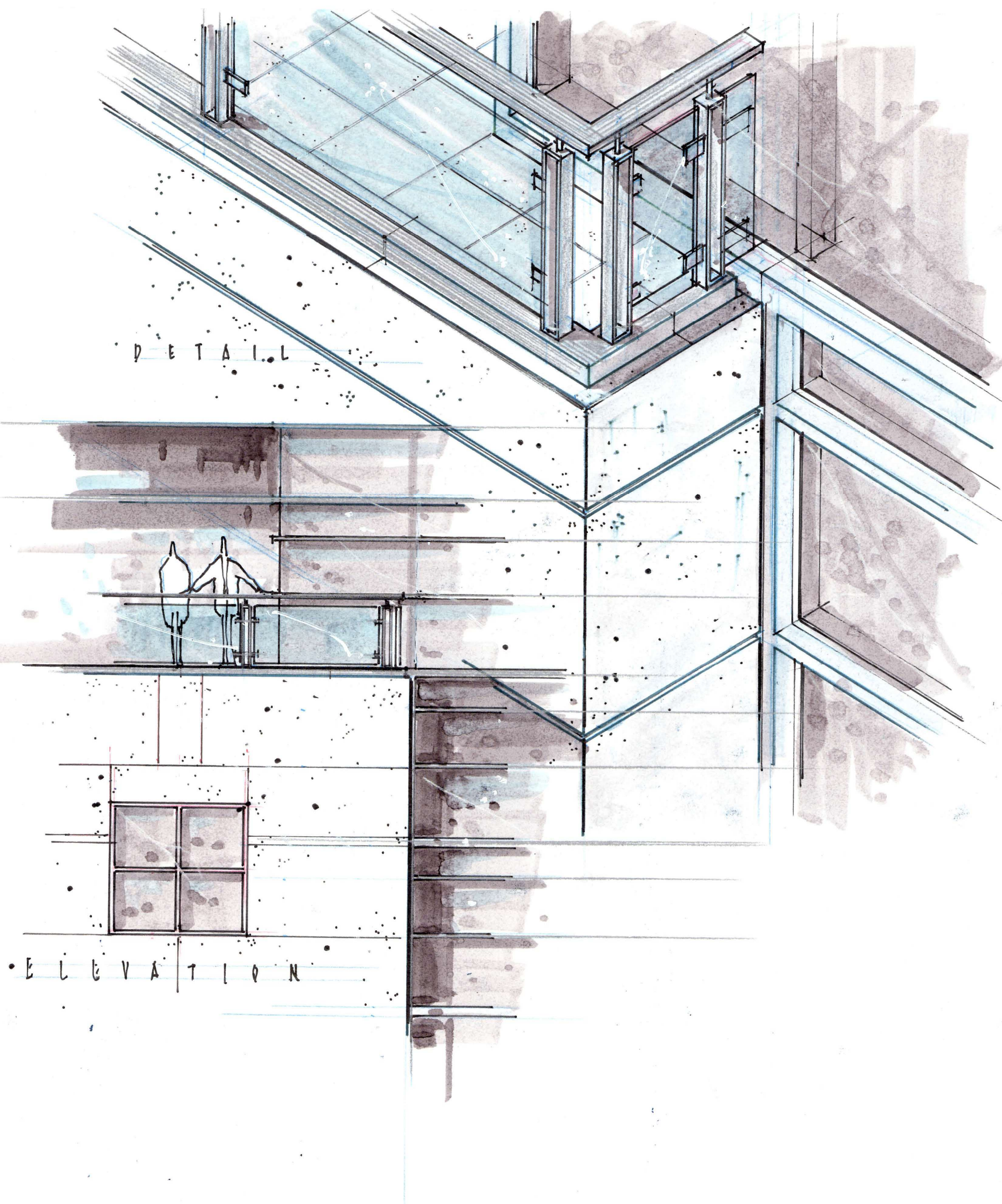


ELEVATION

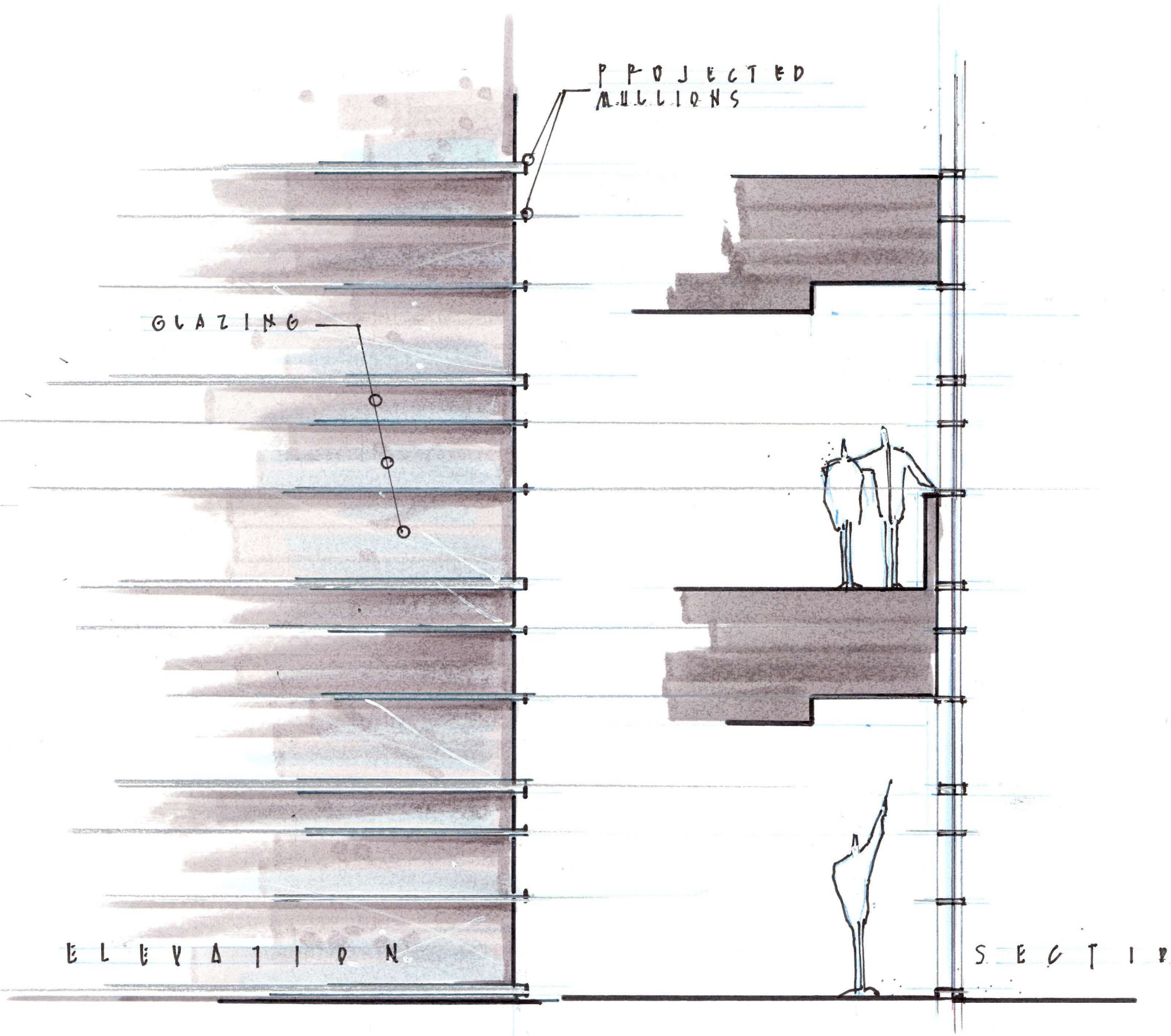


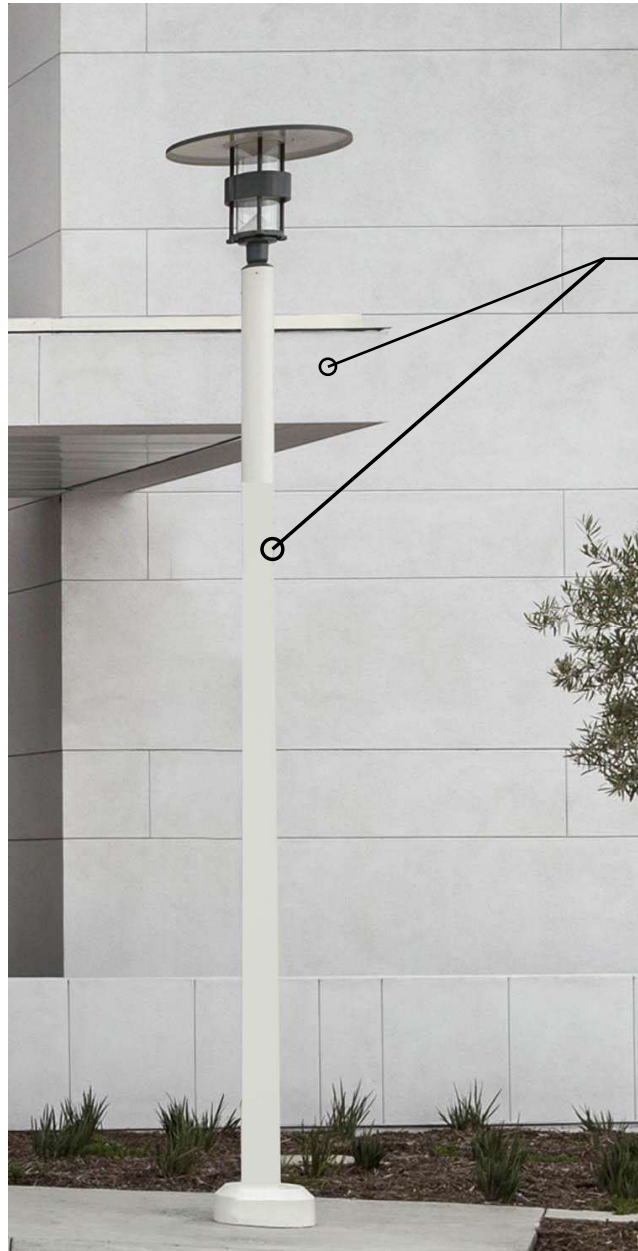
PLAN

DETAIL



CAMBRIDGE MEDICAL FACILITY
BALCONY DETAIL





STEEL PANEL CANOPY /
COLUMNS
(WHITE)



STOREFRONT / GLAZING SYSTEM

VITRO SOLARGRAY
INSULATED GLAZING

MILL FINISH ALUMINUM

PARAPET CAP / FLASHING
BRUSHED STAINLESS STEEL



CORRUGATED METAL PANEL
(GRAY FINISH)
OPAQUE - NO PERFORATIONS

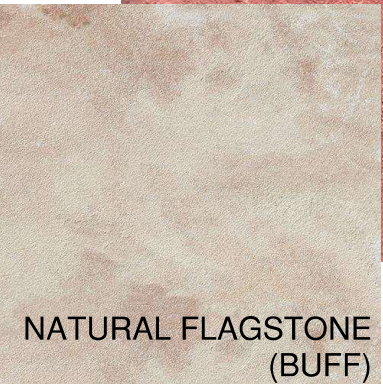


3-COAT PLASTER SYSTEM - SAND FINISH -
WHITE (MILL FINISH FRY REVEAL SYSTEM)

NATURAL FLAGSTONE
(SEDONA RED)

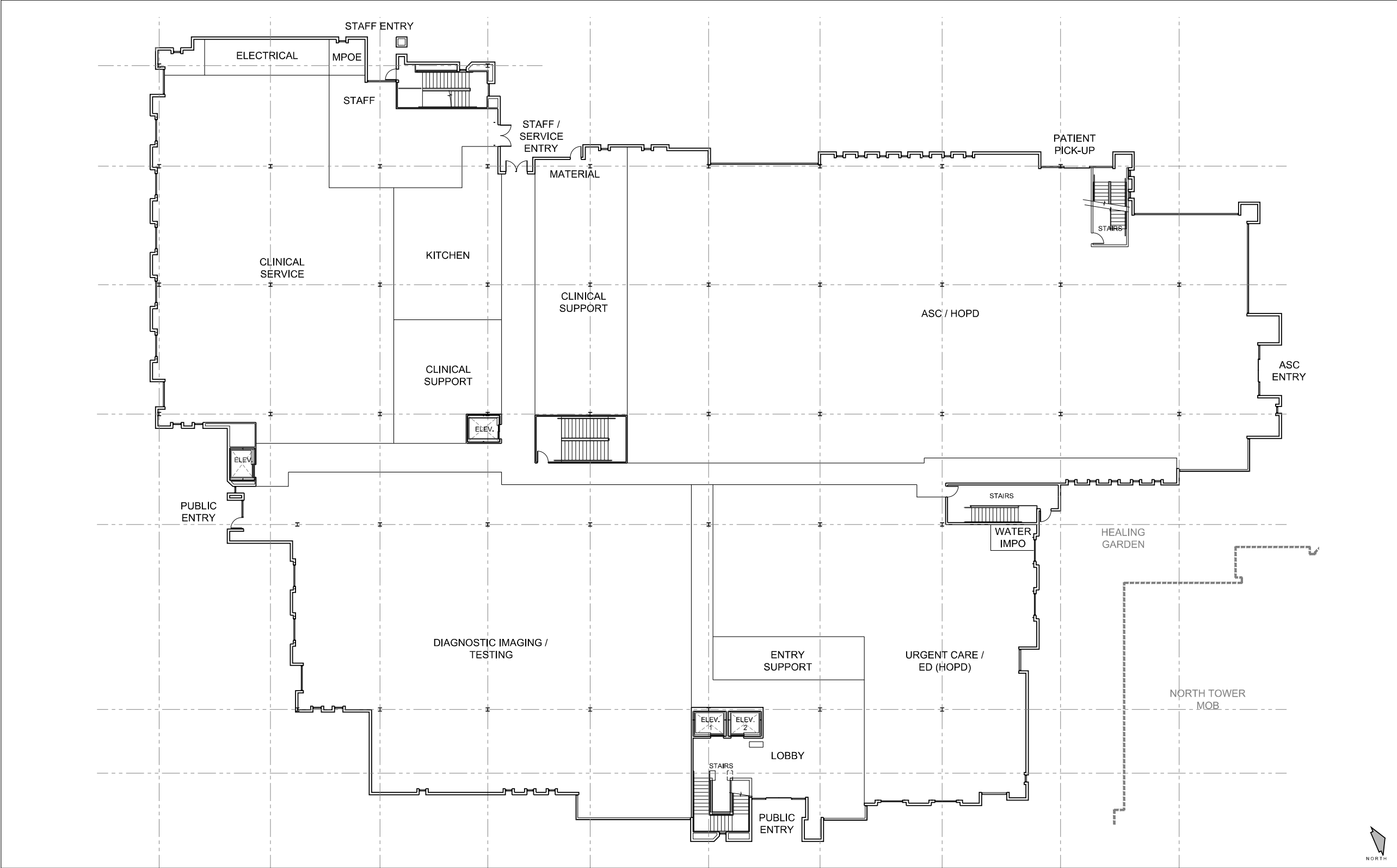


NATURAL FLAGSTONE
(BUFF)

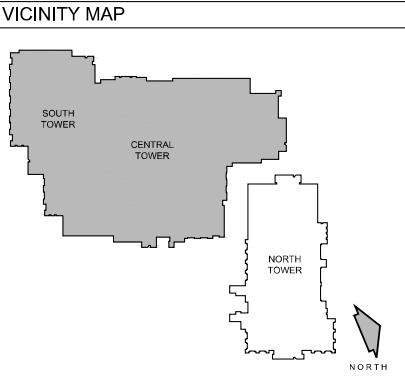


NATURAL FLAGSTONE
(GOLDEN)





OVERALL FLOOR PLAN - GROUND FLOOR
SCALE: 3/32" = 1'-0"



Anthony C. Pings and Associates

Architecture
Planning and
Interior Design

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Project Architect Approval:
Consultant:

Project Name:

SITE DEVELOPMENT FOR

CAMBRIDGE MEDICAL
FACILITY

Chandler, AZ

Sheet Title:
Overall Floor Plan
Ground Floor
Central / South Tower

Project Number
431.0

Project Contact:
ANTHONY PINGS

Scale:
AS NOTED

Issue Date:	Issue Description:
6-26-23	PRELIM. DESIGN

Revisions
No. Revision :

Drawing
A1
Sheet of



SCALE: 3/32" = 1'-0"

A map showing the layout of the three towers of the World Trade Center. The South Tower and Central Tower are shaded gray, while the North Tower is white. An arrow points to the right, indicating the direction of the view.

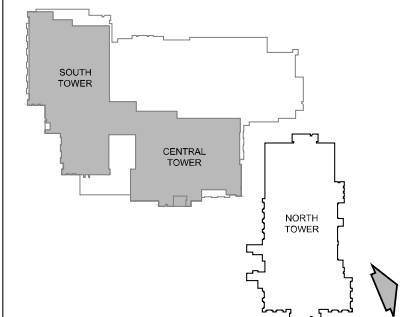


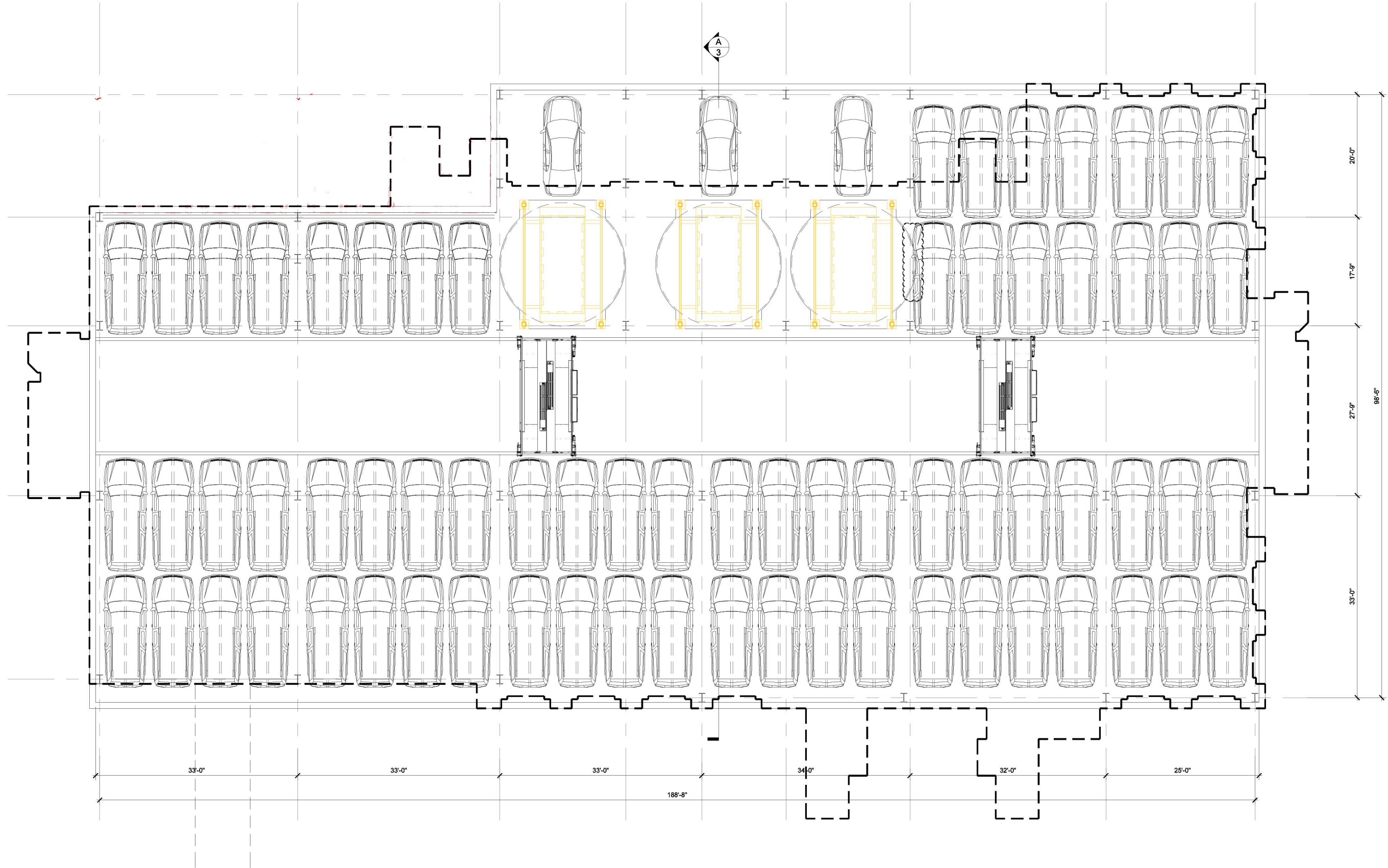
SCALE: 3/32" = 1'-0"





SCALE: 3/32" = 1'-0"





PARKING LEVEL CAPACITY: 71 CARS
TOTAL PARKING CAPACITY: 284 CARS

Project:
CHANDLER MEDICAL CENTER
CHANDLER, AZ

Description:
TYPICAL PARKING LEVEL
(P-1 - P-4)

File Name:
20230530 - V1

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

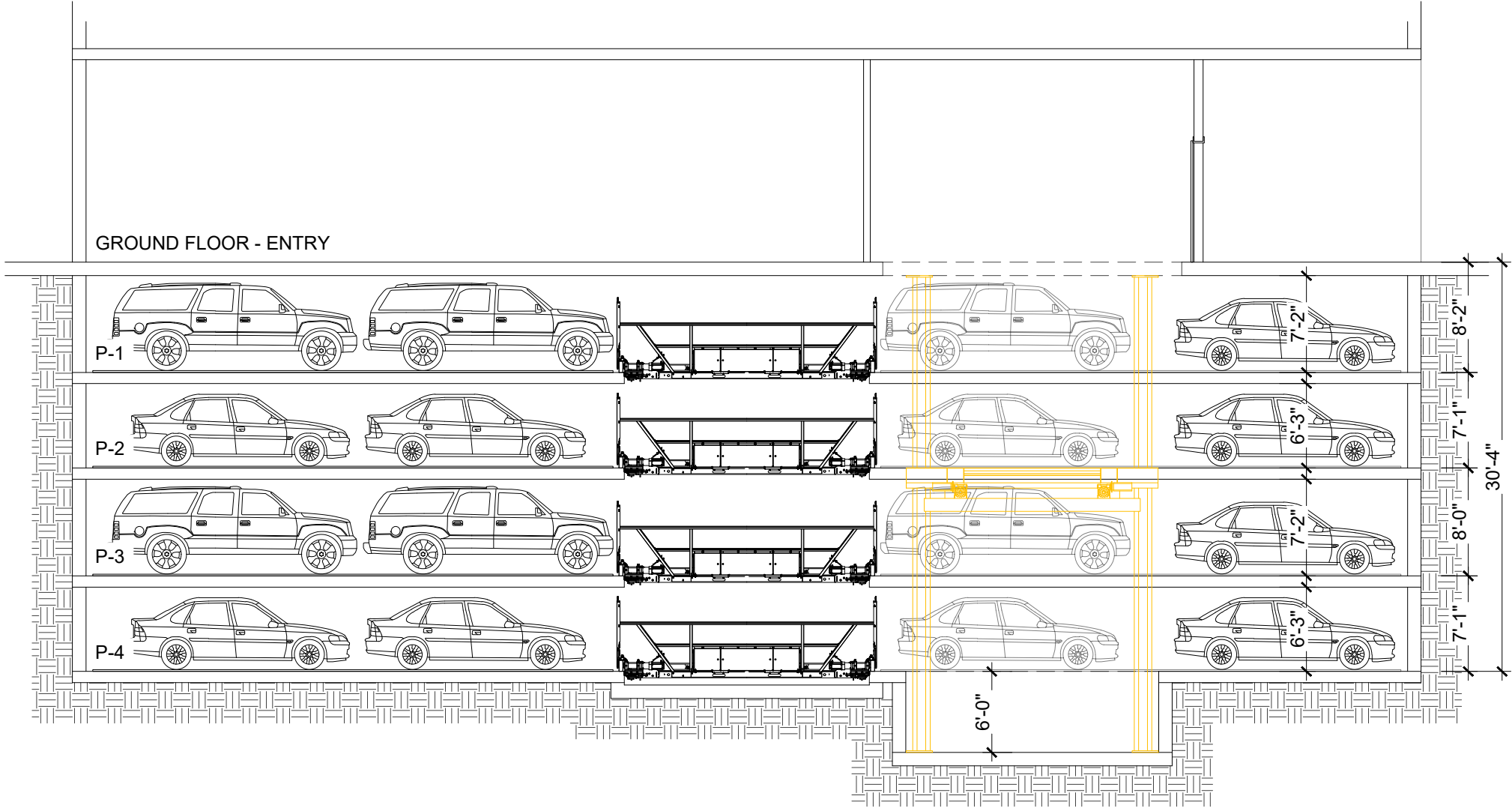
Revisions:

Sheet:
01 of 03

Date:
05.30.23

- ☐ - FOR EXECUTION
- ☐ - FOR TENDER ONLY
- ☒ - FOR EXPLANATORY


UTRON Parking
401 Hackensack Ave, Suite 505
Hackensack, NJ 07601
Tel: 201-592-1444
Fax: 201-592-1544



Project:
CHANDLER MEDICAL CENTER
CHANDLER, AZ

Description:
SECTION A

File Name:
20230530 - V1

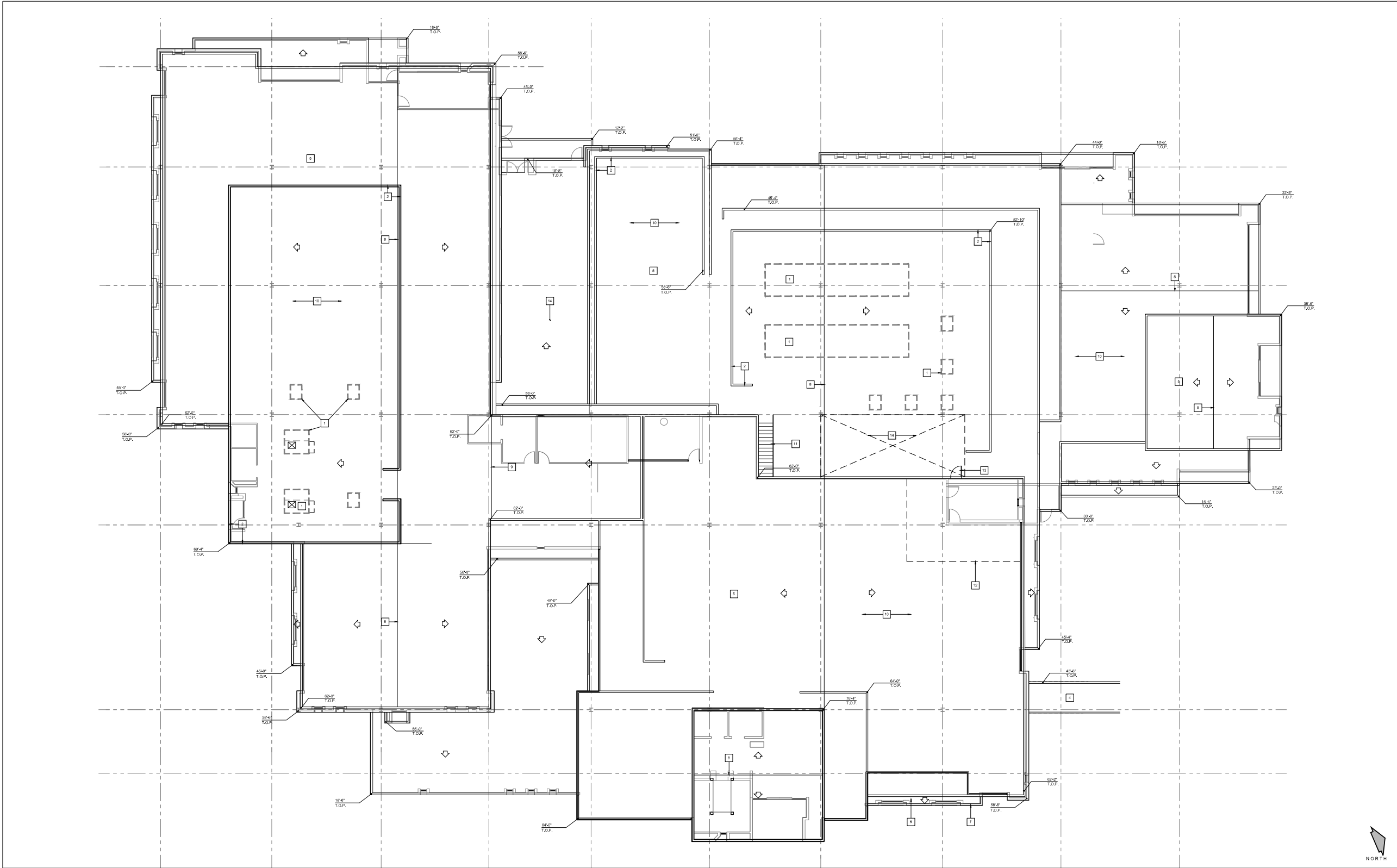
Scale:
NTS

Revisions:

Sheet:
03 of 03

Date:
05.30.23

- ☐ - FOR EXECUTION
- ☐ - FOR TENDER ONLY
- ☒ - FOR EXPLANATORY



OVERALL FLOOR PLAN - FOURTH FLOOR
SCALE: 3/32" = 1'-0"

GENERAL NOTES

- NO. DESCRIPTION
1. ALL ROOF MOUNTED EQUIPMENT SHALL BE AT OR BELOW ADJACENT PARAPET WALLS

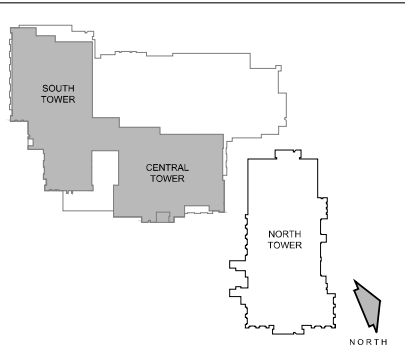
ROOF NOTES

- NO. DESCRIPTION
1. MAJOR MECHANICAL EQUIPMENT
 2. SCREEN PARAPET WALL - OPAQUE, NO PERFORATIONS
 3. NOT USED
 4. BRIDGE TO NORTH TOWER
 5. ROOFING
 6. BALCONY
 7. RAILING
 8. RIDGE
 9. VALLEY
 10. MECHANICAL WELL AREA
 11. ON ROOF STAIR (NON HANDICAPPED ACCESSIBLE) SERVICE / FIRE USE ONLY BELOW ADJACENT MECHANICAL SCREEN
 12. SAFE ROOF FIRE ACCESS ASSEMBLY AREA
 13. EMERGENCY EXIT FROM STAIR TO ROOF FROM FOURTH FLOOR
 14. EMERGENCY GATHERING SPACE FROM EXIT

SYMBOL LEGEND

- XX ——— HEIGHT
T.O.P. ——— TOP OF PARAPET
- ↘ ROOF SLOPE TO DRAIN

VICINITY MAP



Project Architect Approval:
Consultant:

Project Name:

SITE DEVELOPMENT FOR
**CAMBRIDGE MEDICAL
FACILITY**
Chandler, AZ

Sheet Title:
**Overall Roof Plan
Central / South Tower**

Project Number
431.0
Project Contact:
ANTHONY PINGS
Scale:
AS NOTED

Issue Date: 6-26-23
Issue Description: PRELIM. DESIGN

Revisions No.	Revision :



SCALE: 3/32" = 1'-0"

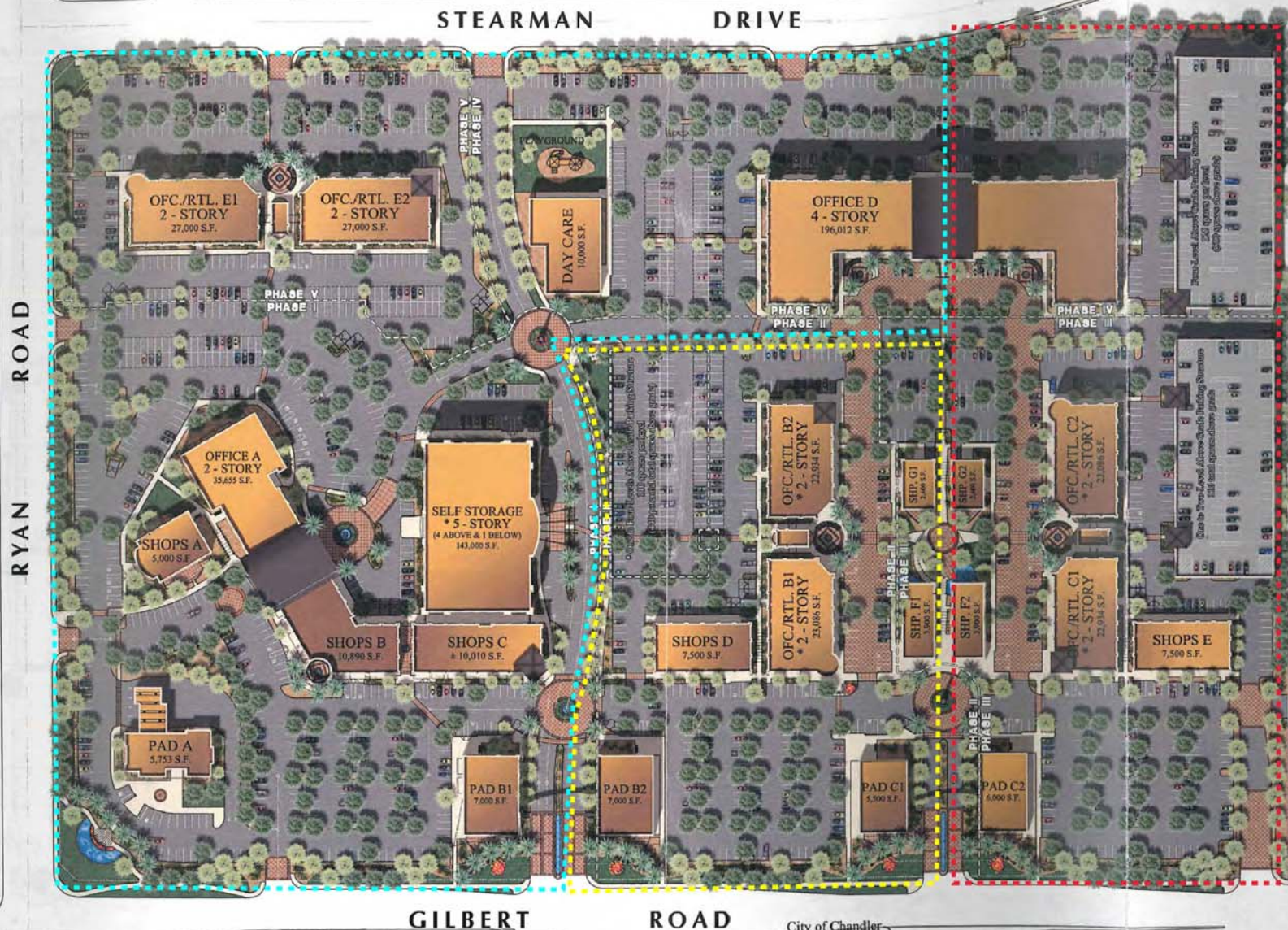
Drawing
A11
Sheet of

2006 Approved Master Site Plan (DVR06-008)

Blue Outline: Existing Watermark Development

Red Outline: Lincoln Preparatory Academy constructed in 2015

Yellow Outline: Subject Site - remaining undeveloped parcel



SITE PLAN



\\cp.rickeng.com\projects\PG5500\6809_Versante\ADMIN\Send\SEND_08142023\6809_ALTA_ADJUSTED_V2_08142023.dwg -- ©2023 Rick Engineering Company

ALTA / NSPS LAND TITLE SURVEY VERSANTE AT CHANDLER AIRPARK, LOT 2

A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

NOTES

THIS SURVEY IS BASED ON A SPECIAL REPORT, FOR INFORMATIONAL PURPOSES ONLY, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NO. NCS-1178929-PHX1 DATED MAY 12, 2023 AT 7:30 A.M.

THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE LAND SURVEY PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY IN A MANNER THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN LEGAL COUNSEL FOR ADDITIONAL INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ADDITIONAL EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

THIS SURVEY WAS COMPLETED USING GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE MONUMENTS LOCATED ARE WITHIN THE POSITIONAL TOLERANCES RECOMMENDED AND SHOWN IN SECTION 3E OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2021.

THE SITE HAS PHYSICAL ACCESS TO SOUTH GILBERT ROAD AS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY FIELDWORK.

PURSUANT TO TABLE "A" ITEM 6, THE SURVEYOR HAS SHOWN THE ZONING CLASSIFICATION AS SET FORTH BY THE LOCAL AGENCY OF JURISDICTION AND OR IDENTIFIED IN A ZONING REPORT OR LETTER AS PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE AS REFERENCED ON THIS SURVEY. A ZONING REPORT OR LETTER HAS NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY.

PURSUANT TO TABLE "A" ITEM 7, THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.

PURSUANT TO TABLE "A" ITEM 16, THE SURVEYOR DID NOT OBSERVE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PURSUANT TO TABLE "A" ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PURSUANT TO TABLE "A" ITEM 20, THE CLIENT AND THE SURVEYOR HAVE NEGOTIATED TO ADDITIONALLY SHOW UTILITIES, AS REPRESENTED AND SHOWN HEREON.

LEGAL DESCRIPTION

LOTS 2B-1 AND 2B-2, A MINOR LAND DIVISION OF LOTS 2B-1 & 2B-2 A MINOR LAND DIVISION MAP OF LOT 2B OF A REPLAT OF VERSANTE AT CHANDLER AIRPARK LOT 2 INTO LOTS 2A & 2B, BOOK 1330 OF MAPS, PAGE 22, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDER IN BOOK 1606 OF MAPS, PAGE 47.

REFERENCE DOCUMENTS

- FINAL PLAT OF VERSANTE AT CHANDLER AIRPARK, A COMMERCIAL SUBDIVISION WITHIN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 904, PAGE 14, MARICOPA COUNTY RECORDS.
- A MINOR LAND DIVISION MAP OF LOTS 7 THRU 15 OF VERSANTE AT CHANDLER AIRPARK BOOK 904, PAGE 14, MCR AND LANDSCAPE TRACT OF CHANDLER AIRPORT BUSINESS PARK BOOK 952, PAGE 50, MCR, BEING A PORTION OF THE NORTHEAST QUARTER OF SECITON 12, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1223, PAGE 20, MARICOPA COUNTY RECORDS.

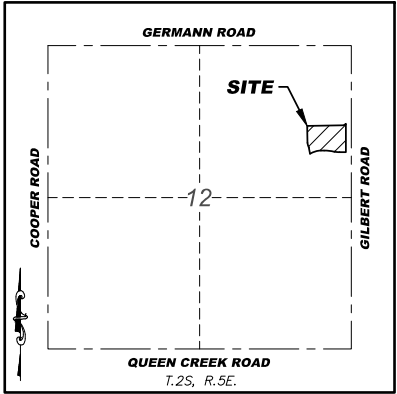
UTILITY MAP NOTE

DATE UTILITY MAPS ORDERED: 5/31/2023

UTILITY TYPE	PROVIDER	STATUS
ELECTRIC	SRP	RECEIVED
GAS	SWG	RECEIVED
TELEPHONE	CL	RECEIVED
TELEVISION	COX	RECEIVED
WATER	COC	RECEIVED
SEWER	COC	RECEIVED
STORM	COC	RECEIVED

SCHEDULE 'B' ITEMS

- TAXES FOR THE FULL YEAR OF 2023.
(THE FIRST HALF IS DUE OCTOBER 1, 2023 AND IS DELINQUENT NOVEMBER 1, 2023. THE SECOND HALF IS DUE MARCH 1, 2024 AND IS DELINQUENT MAY 1, 2024.)
(NOT A SURVEY MATTER)
- ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN ROOSEVELT WATER CONSERVATION DISTRICT.
(AFFECTS, BLANKET IN NATURE)
- ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN ROOSEVELT IRRIGATION DISTRICT.
(AFFECTS, BLANKET IN NATURE)
- ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN WATERMARK OWNERS ASSOCIATION.
(NO DOCUMENT PROVIDED)
- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF VERSANTE AT CHANDLER AIRPARK, AS RECORDED IN PLAT RECORD BOOK 904 OF MAPS, PAGE(S) 14 AND CERTIFICATE OF CORRECTION RECORDED AS 2010-82031 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
(AFFECTS ALL LOTS)
(AFFECTS, REFERENCED HEREON)
- DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED IN 2007-0249242 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
(AFFECTS ALL LOTS)
(AFFECTS, BLANKET IN NATURE)
- AN EASEMENT FOR GAS PIPELINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2008-0205027 OF OFFICIAL RECORDS. (AFFECTS ALL LOTS)
(AFFECTS -- BLANKET IN NATURE, NO DEFINED LOCATION OF EASEMENT)
- AN EASEMENT FOR POWER DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2008-0682802 OF OFFICIAL RECORDS. (AFFECTS LOT 2B-2)
(AFFECTS, REFERENCED HEREON)
- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF MINOR LAND DIVISION MAP, AS RECORDED IN PLAT RECORD BOOK 1223 OF MAPS, PAGE(S) 20, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
(AFFECTS ALL LOTS)
(AFFECTS, REFERENCED HEREON)
- AN EASEMENT FOR ACCESS DRIVEWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2014-703032 OF OFFICIAL RECORDS. (AFFECTS ALL LOTS)
(AFFECTS, NO DEFINED DESCRIPTION AND/OR PLACEMENT PROVIDED IN LEGAL DESCRIPTION -- GRAPHICALLY LOCATED)
- AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2017-0247538 OF OFFICIAL RECORDS. (AFFECTS LOT 2B-1)
(AFFECTS, REFERENCED HEREON)
- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF A RE-PLAT OF VERSANTE AT CHANDLER AIRPARK LOT 2 TO LOTS 2A AND 2B, AS RECORDED IN PLAT RECORD BOOK 1330 OF MAPS, PAGE(S) 22, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
(AFFECTS ALL LOTS)
(AFFECTS, REFERENCED HEREON)
- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF A MINOR LAND DIVISION OF LOTS 2B-1 & 2B-2 A MINOR LAND DIVISION MAP OF LOT 2B, AS RECORDED IN PLAT RECORD BOOK 1606 OF MAPS, PAGE(S) 47, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
(AFFECTS ALL LOTS)
(AFFECTS, REFERENCED HEREON)
- WE FIND NO OUTSTANDING VOLUNTARY LIENS OF RECORD AFFECTING SUBJECT PROPERTY. AN INQUIRY SHOULD BE MADE CONCERNING THE EXISTENCE OF ANY UNRECORDED LIEN OR OTHER INDEBTEDNESS WHICH COULD GIVE RISE TO ANY SECURITY INTEREST IN THE SUBJECT PROPERTY.
(NOT A SURVEY MATTER)
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
(NOT A SURVEY MATTER)



VICINITY MAP
N.T.S.

AREA

LOT 2B-1 CONTAINS 217,637 SQUARE FEET OR 4.996 ACRES, MORE OR LESS.
LOT 2B-2 CONTAINS 135,461 SQUARE FEET OR 3.110 ACRES, MORE OR LESS.

SUBJECT PROPERTY CONTAINS 353,098 SQUARE FEET OR 8.106 ACRES, MORE OR LESS.

ADDRESS

NO ADDRESS PROVIDED

APN: 303-31-382A & 303-31-382B

PARKING

NO STRIPED PARKING AT THE TIME OF SURVEY

BENCHMARK

FOUND 3" CITY OF CHANDLER BRASS CAP FLUSH
CITY OF CHANDLER SURVEY BENCHMARK NUMBER 41A, SEC. 12, T.2S., R.5E.

ELEVATION = 1249.40' NAVD '88

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 00°06'42" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE FINAL PLAT OF VERSANTE AT CHANDLER AIRPARK RECORDED IN BOOK 904, PAGE 14, MARICOPA COUNTY RECORDS, ARIZONA.

ZONING

ZONE: PAD (PLANNED AREA DEVELOPMENT)
ZONING INFORMATION OBTAINED FROM MARICOPA COUNTY ASSESSORS WEBSITE.

*PER 2021 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2743 M, DATED 11/04/2015, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". 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.

CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY;
TRANSFORMATIVE MEDICAL OF ARIZONA, LLC &
SUN PROPERTY HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 8, 9, 13, 16, 17, AND 20 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED JUNE 08, 2023

MICHAEL A. BANTA
2401 W. PEORIA AVE, SUITE 130
PHOENIX, AZ 85029
PHONE: 602-957-3350
MBANTA@RICKENGINEERING.COM

DATE



OPTIMUS
CIVIL DESIGN GROUP
4450 E COOPER ROAD, SUITE 200
PHOENIX, AZ 85040
PH: (602) 364-9300 FAX: (602) 364-9400

NO.	BY	DATE	REVISION

SURVEYOR

RICK
ENGINEERING COMPANY
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

2401 W PEORIA AVE, STE 130
PHOENIX, AZ 85029
602.957.3350
rickengineering.com

JTU | SCALE:
MAB | DATE:
7/14/23

ALTA / NSPS LAND TITLE SURVEY
VERSANTE AT CHANDLER
AIRPARK, LOT 2
CHANDLER, ARIZONA



PROJECT NO.
6809
SHEET NO. 1 OF 3

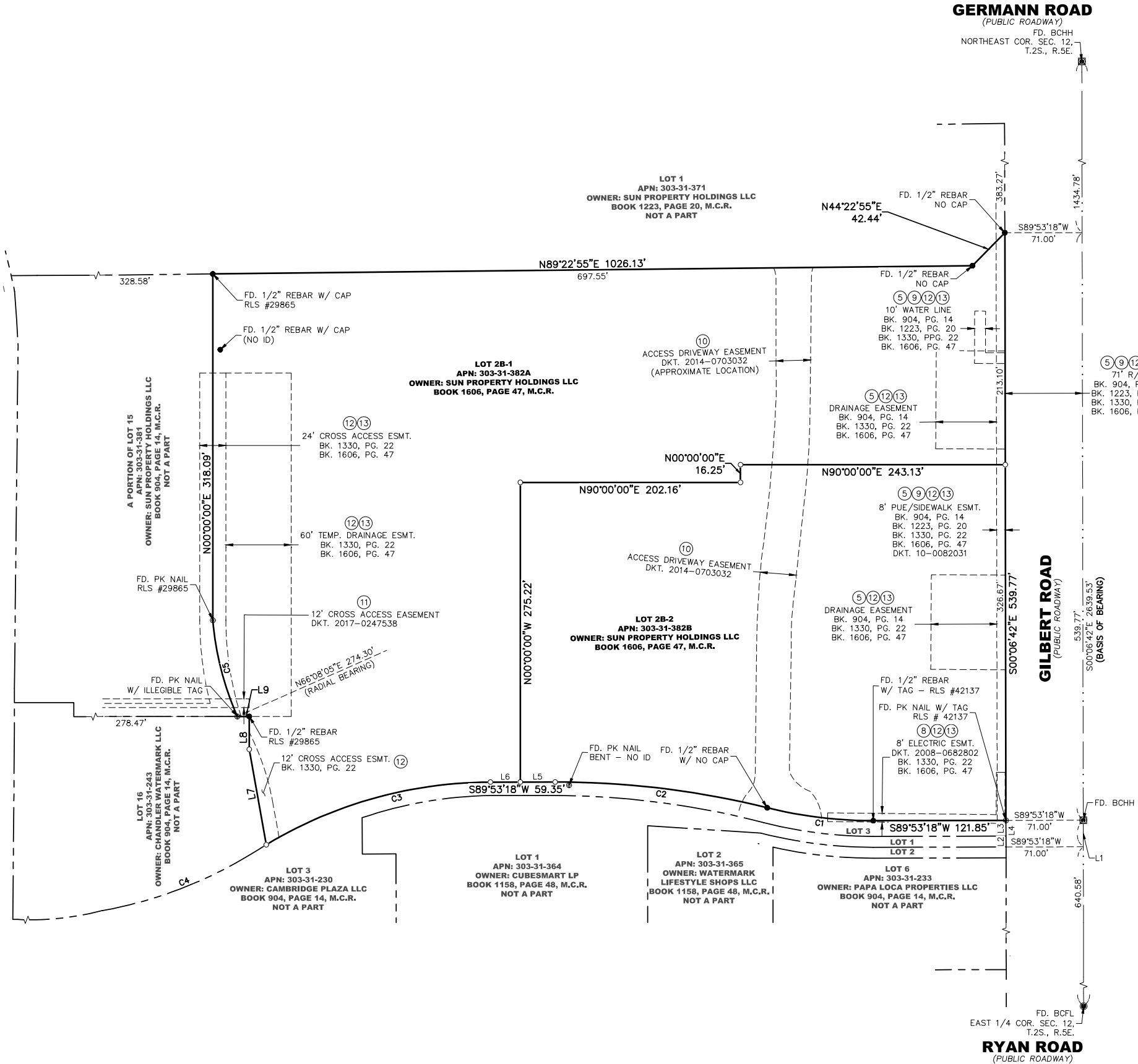
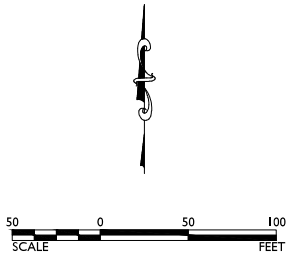
\\cpr.rickeng.com\projects\6809_Versante\Admin\Send\SEND_08142023\6809_ALTA_ADJUSTED_V2_08142023.dwg -- © 2023 Rick Engineering Company

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	14°05'04"	399.97'	98.32'	N83°04'10"W 98.07'
C2	14°05'06"	799.94'	196.65'	N83°04'11"W 196.16'
C3	30°59'38"	399.97'	216.36'	S74°23'29"W 213.73'
C4	33°34'59"	400.00'	234.45'	N73°05'48"E 231.11'
C5	19°08'30"	274.30'	91.64'	S14°17'40"E 91.21'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S00°06'42"E	24.40'
L2	S00°06'42"E	10.00'
L3	S00°06'42"E	14.40'
L4	S00°06'42"E	24.40'
L5	S89°53'18"W	32.00'
L6	S89°53'18"W	27.35'
L7	N10°07'33"W	88.99'
L8	N00°00'00"E	30.19'
L9	N90°00'00"W	10.95'

LEGEND

- ① SCHEDULE "B" ITEM PER TITLE REPORT
- COR. CORNER
- FD. FOUND
- M.C.R. MARICOPA COUNTY RECORDS
- BK./PG. BOOK & PAGE
- DKT. DOCKET NUMBER
- APN ASSESSOR PARCEL NUMBER
- R/W RIGHT OF WAY
- FOUND 'PK' NAIL
- FOUND 1/2" REBAR
- SET 1/2" REBAR WITH TAG RLS# 38175
- FOUND BRASS CAP FLUSH (BCFL)
- FOUND BRASS CAP IN HANDHOLE (BCHH)
- ⊠ FOUND CHISELED 'X'
- BOUNDARY LINE
- SECTION LINE
- - - EASEMENT LINE
- ADJACENT BOUNDARY LINE



NO.	BY	DATE	REVISION



RICK
ENGINEERING COMPANY
2401 W PEORIA AVE, STE 130
PHOENIX, AZ 85029
602.957.3350
rickengineering.com
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver
DRAWN BY: JTJ | SCALE: 1" = 50'
CHECKED BY: MAB | DATE: 7/14/23

ALTA / NSPS LAND TITLE SURVEY
VERSANTE AT CHANDLER
AIRPARK, LOT 2
CHANDLER, ARIZONA



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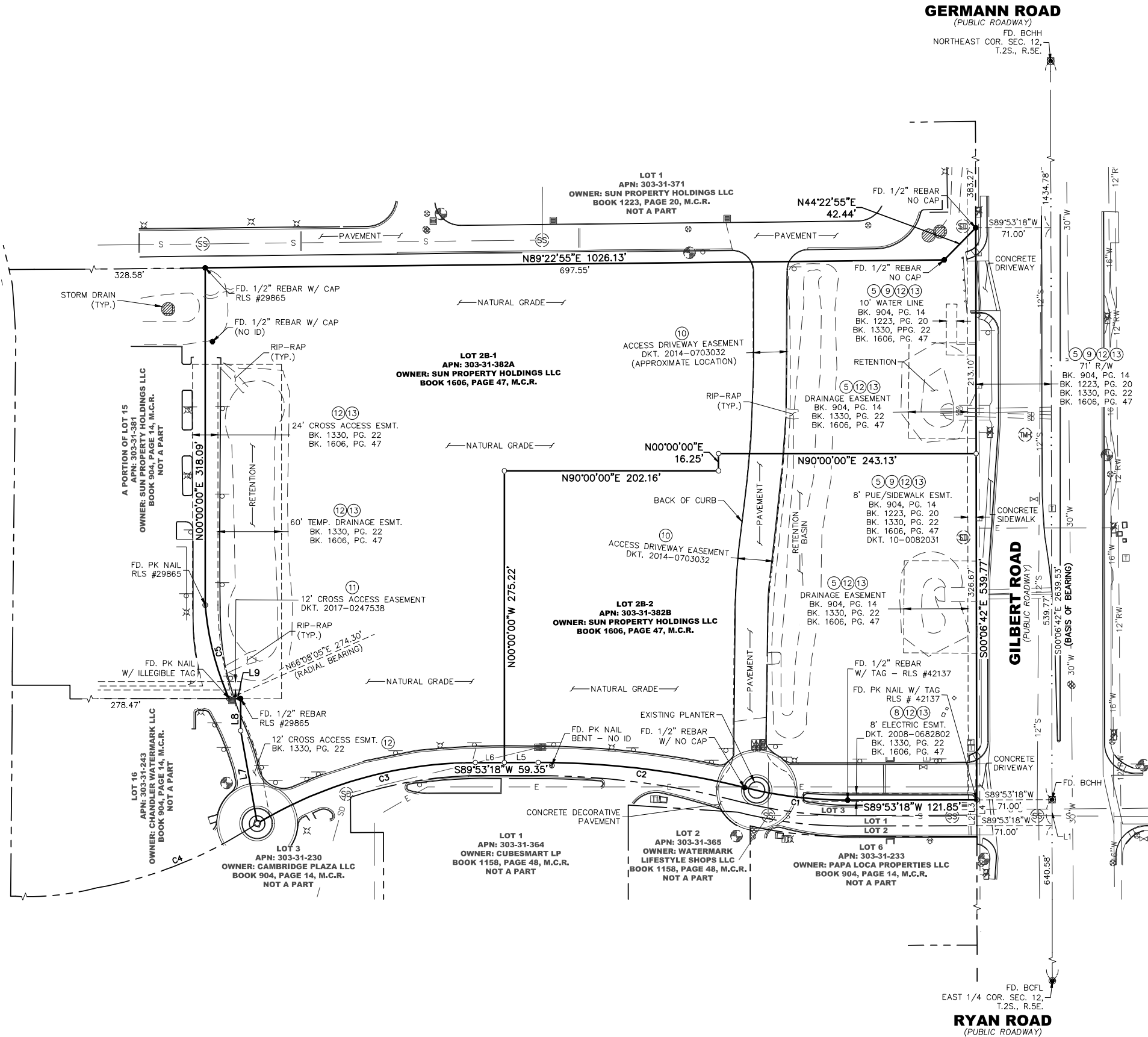
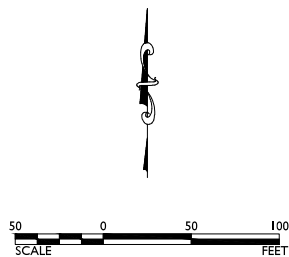
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L5	S89°53'18"W	32.00'
L6	S89°53'18"W	27.35'
L7	N10°07'33"W	88.99'
L8	N00°00'00"E	30.19'
L9	N90°00'00"W	10.95'

LEGEND

- ① SCHEDULE "B" ITEM PER TITLE REPORT
- COR. CORNER
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- BK./PG. BOOK & PAGE
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- ✕ FOUND CHISELED 'X'

- BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- ADJACENT BOUNDARY LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND ELECTRIC LINE

- CATCH BASIN
- WATER CHECK VALVE
- DRY WELL
- ELECTRIC JUNCTION BOX
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- WATER METER
- WATER VALVE
- FIRE DEPARTMENT CONNECTION
- GAS VALVE
- LIGHT POLE
- SIGN
- TELEPHONE RISER



ALTA / NSPS LAND TITLE SURVEY
VERSANTE AT CHANDLER
AIRPARK, LOT 2
CHANDLER, ARIZONA



PROJECT NO.
6809
SHEET NO. 3 OF 3

2401 W PEORIA AVE, STE 130
PHOENIX, AZ 85029
602.957.3350
rickengineering.com
San Diego - Riverside - Riverside - Orange - Tucson - Phoenix - Las Vegas - Denver
DRAWN BY: JTJ | SCALE: 1" = 50'
CHECKED BY: MAB | DATE: 7/14/23

NO.	BY	DATE	REVISION

OPTIMUS
CIVIL DESIGN GROUP
4600 E COOLIDGE BLVD. SUITE 100
PHOENIX, AZ 85040
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TOPOGRAPHIC SURVEY
VERSANTE AT CHANDLER AIRPARK, LOT 2
A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 5
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

NOTES

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND REQUESTED UTILITY DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. NOT ALL UTILITY COMPANIES CONTACTED HAVE PROVIDED FACILITY MAPS FOR THEIR UNDERGROUND UTILITIES AND NOT ALL COMPANIES MARKED THEIR FACILITIES BEFORE THE FIELD SURVEY WAS COMPLETED.

THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

LEGAL DESCRIPTION

LOTS 2B-1 AND 2B-2, A MINOR LAND DIVISION OF LOTS 2B-1 & 2B-2 A MINOR LAND DIVISION MAP OF LOT 2B OF A REPLAT OF VERSANTE AT CHANDLER AIRPARK LOT 2 INTO LOTS 2A & 2B, BOOK 1330 OF MAPS, PAGE 22, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDER IN BOOK 1606 OF MAPS, PAGE 47.

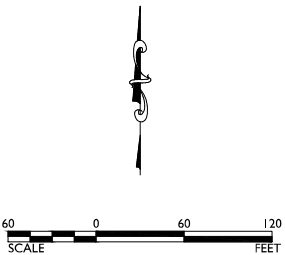
UTILITY MAP NOTE

DATE UTILITY MAPS ORDERED: 5/31/2023

UTILITY TYPE	PROVIDER	STATUS
ELECTRIC	SRP	RECEIVED
GAS	SWG	RECEIVED
TELEPHONE	CL	RECEIVED
TELEVISION	COX	RECEIVED
WATER	COC	RECEIVED
SEWER	COC	RECEIVED
STORM	COC	RECEIVED

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	14°05'04"	399.97'	98.32'	N83°04'10"W 98.07'
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C4	19°08'30"	274.30'	91.64'	S14°17'40"E 91.21'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S00°06'42"E	24.40'
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L4	N10°07'33"W	88.99'
L5	N00°00'00"E	30.19'
L6	N90°00'00"W	10.95'



FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2743 M, DATED 11/04/2015, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 00°06'42" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE FINAL PLAT OF VERSANTE AT CHANDLER AIRPARK RECORDED IN BOOK 904, PAGE 14, MARICOPA COUNTY RECORDS, ARIZONA.

AREA

LOT 2B-1 CONTAINS 217,637 SQUARE FEET OR 4.996 ACRES, MORE OR LESS.
LOT 2B-2 CONTAINS 135,461 SQUARE FEET OR 3.110 ACRES, MORE OR LESS.

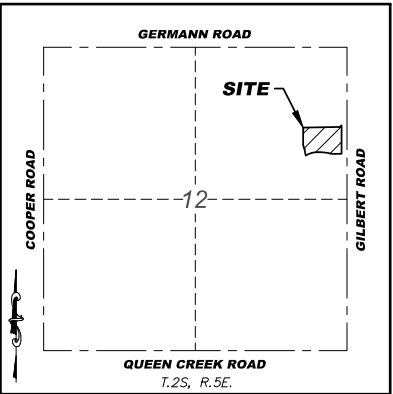
SUBJECT PROPERTY CONTAINS 353,098 SQUARE FEET OR 8.106 ACRES, MORE OR LESS.

ADDRESS

NO ADDRESS PROVIDED
APN: 303-31-382A & 303-31-382B

BENCHMARK

FOUND 3" CITY OF CHANDLER BRASS CAP FLUSH
CITY OF CHANDLER SURVEY BENCHMARK NUMBER 41A, SEC. 12, T.2S., R.5E.
ELEVATION = 1249.40' NAVD '88



VICINITY MAP
N.T.S.

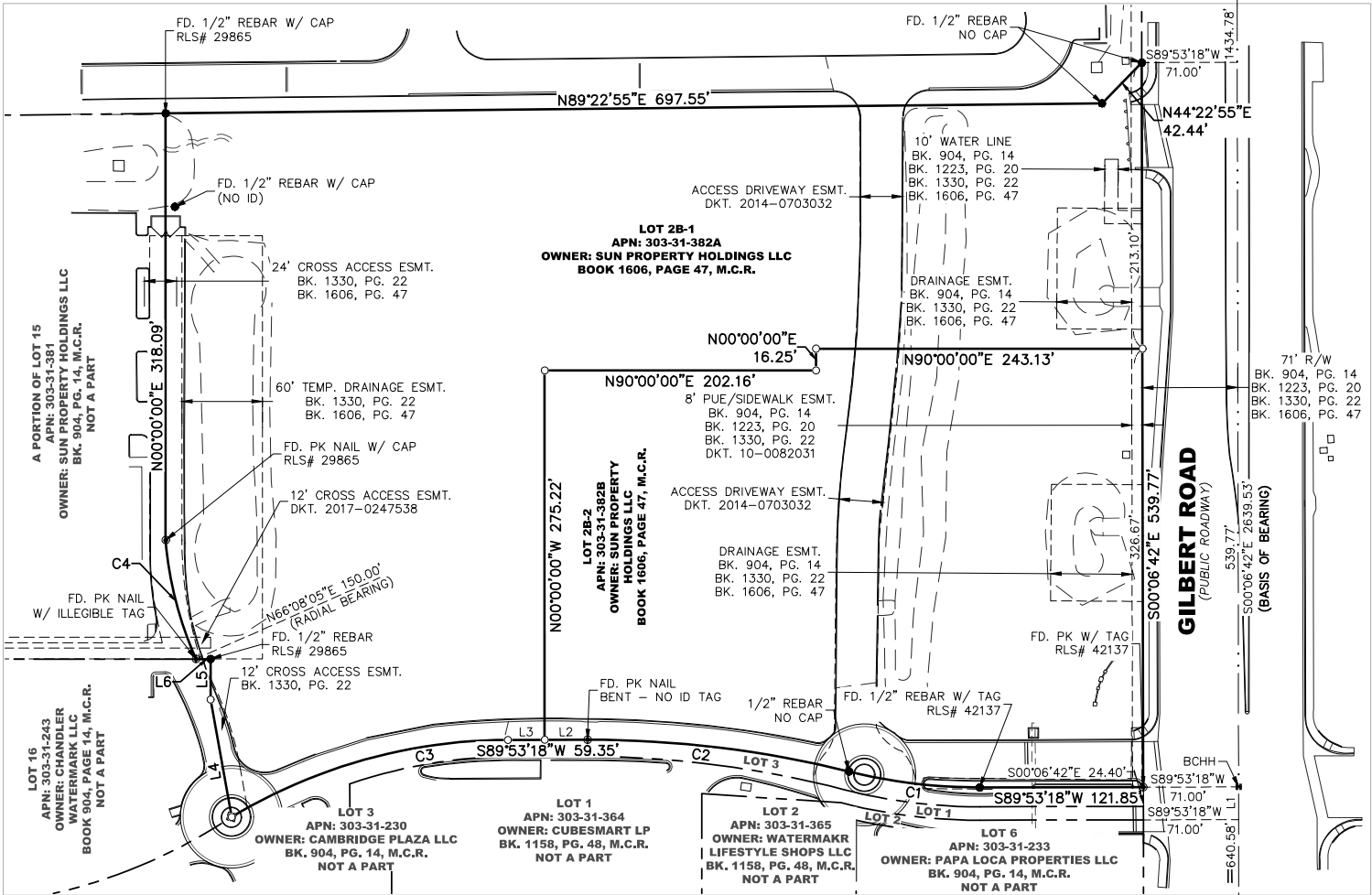
LEGEND

- ① SCHEDULE "B" ITEM PER TITLE REPORT
- COR. CORNER
- FD. FOUND
- M.C.R. MARICOPA COUNTY RECORDS
- BK./PG. BOOK & PAGE
- DKT. DOCKET NUMBER
- APN. ASSESSOR PARCEL NUMBER
- R/W RIGHT OF WAY
- FOUND 'PK' NAIL
- FOUND 1/2" REBAR
- SET 1/2" REBAR WITH TAG RLS# 38175
- FOUND BRASS CAP FLUSH (BCFL)
- FOUND BRASS CAP IN HANDHOLE (BCHH)
- ⊠ FOUND CHISELED 'X'
- ⊠ CATCH BASIN
- ⊠ WATER CHECK VALVE
- ⊠ DRY WELL
- ⊠ ELECTRIC JUNCTION BOX
- ⊠ FIRE HYDRANT
- ⊠ STORM DRAIN MANHOLE
- ⊠ SEWER MANHOLE
- ⊠ TELEPHONE MANHOLE
- ⊠ WATER METER
- ⊠ WATER VALVE
- ⊠ FIRE DEPARTMENT CONNECTION
- ⊠ GAS VALVE
- ⊠ LIGHT POLE
- ⊠ SIGN
- ⊠ TELEPHONE RISER
- BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- ADJACENT BOUNDARY LINE
- UNDERGROUND WATER LINE
- UNDERGROUND RECLAIMED WATER LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND STORM LINE
- UNDERGROUND ELECTRIC LINE

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 2023, AND THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

MICHAEL A. BANTA
2401 W. PEORIA AVE, SUITE 130
PHOENIX, AZ 85029
PHONE: 602-957-3350
MBANTA@RICKENGINEERING.COM



SEE SHEET 4

SEE SHEET 3

SEE SHEET 2

FD. BCFL
EAST 1/4 COR., SEC. 12,
T.2S., R.5E.

SURVEYOR:

2401 W PEORIA AVE, STE 130
PHOENIX, AZ 85029
602.957.3350

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TOPOGRAPHIC SURVEY
VERSANTE AT CHANDLER
AIRPARK, LOT 2
CHANDLER, ARIZONA



PROJECT NO.
6809
SHEET NO. 1 OF 4

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LEGEND

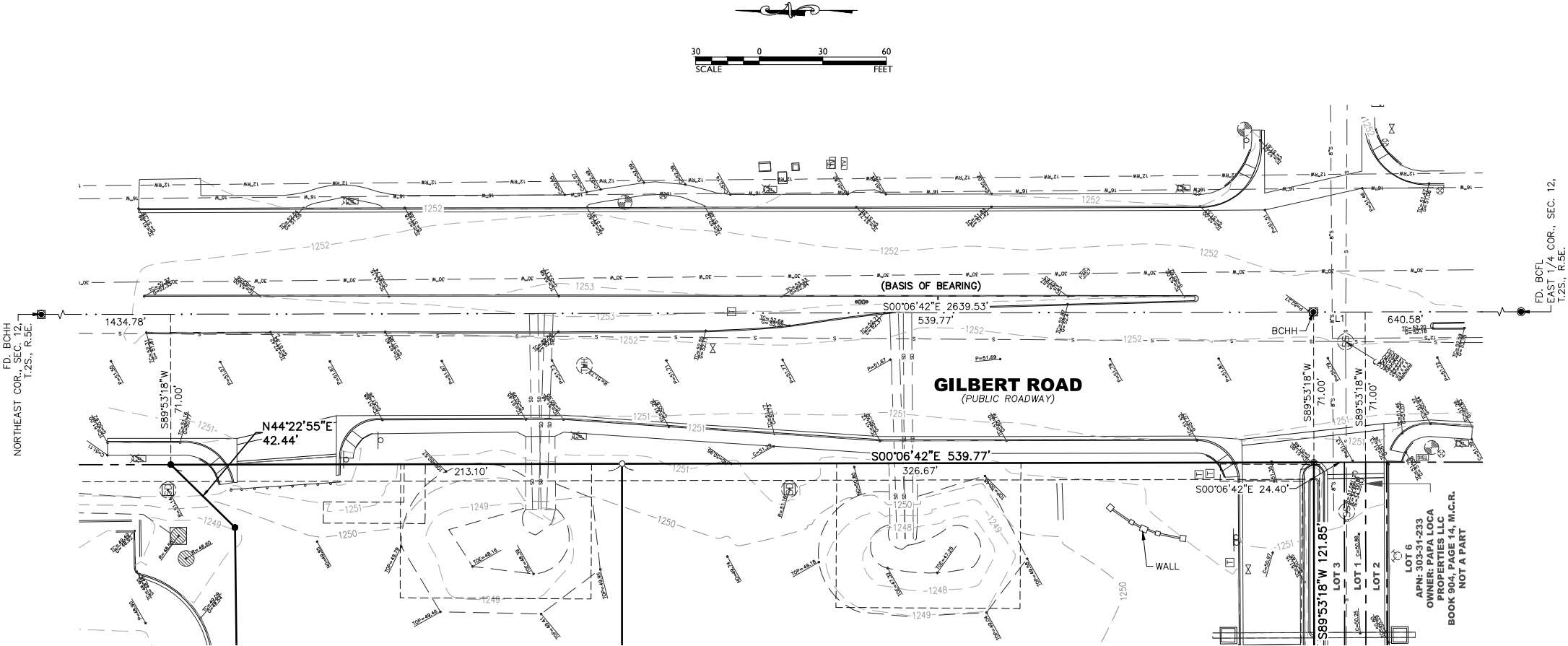
- ① SCHEDULE "B" ITEM PER TITLE REPORT
COR. CORNER
FD. FOUND
M.C.R. MARICOPA COUNTY RECORDS
BK./PG. BOOK & PAGE
DKT. DOCKET NUMBER
APN ASSESSOR PARCEL NUMBER
R/W RIGHT OF WAY
C CONCRETE ELEVATION
P PAVEMENT ELEVATION
R RIM ELEVATION
G GUTTER ELEVATION
TC TOP OF CURB ELEVATION
NG NATURAL GRADE
● FOUND 'PK' NAIL
● FOUND 1/2" REBAR
○ SET 1/2" REBAR WITH TAG RLS# 38175
● FOUND BRASS CAP FLUSH (BCFL)
● FOUND BRASS CAP IN HANDHOLE (BCHH)
✱ FOUND CHISELED 'X'

- ☐ CATCH BASIN
☉ WATER CHECK VALVE
☉ DRY WELL
☐ ELECTRIC JUNCTION BOX
☐ FIRE HYDRANT
☐ STORM DRAIN MANHOLE
☐ SEWER MANHOLE
☐ TELEPHONE MANHOLE
☐ WATER METER
☐ WATER VALVE
☐ FIRE DEPARTMENT CONNECTION
☐ GAS VALVE
☐ LIGHT POLE
☐ SIGN
☐ TELEPHONE RISER

- BOUNDARY LINE
- - - SECTION LINE
- - - EASEMENT LINE
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- - - UNDERGROUND SEWER LINE
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NO.	BY	DATE	REVISION



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ricklengengineering.com
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PHOENIX, AZ 85029
602.957.3350
DRAWN BY: JTJ | SCALE: 1" = 30'
CHECKED BY: MAB | DATE: 7/14/2023

TOPOGRAPHIC SURVEY
VERSANTE AT CHANDLER
AIRPARK, LOT 2
CHANDLER, ARIZONA



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LEGEND	
①	SCHEDULE "B" ITEM PER TITLE REPORT
COR.	CORNER
FD.	FOUND
M.C.R.	MARICOPA COUNTY RECORDS
BK./PG.	BOOK & PAGE
DKT.	DOCKET NUMBER
APN	ASSESSOR PARCEL NUMBER
R/W	RIGHT OF WAY
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	FIRE HYDRANT
	STORM DRAIN MANHOLE
	SEWER MANHOLE
	TELEPHONE MANHOLE
	WATER METER
	WATER VALVE
	FIRE DEPARTMENT CONNECTION
	GAS VALVE
	LIGHT POLE
	SIGN
	TELEPHONE RISER



PROJECT NO.
6809
SHEET NO. **3** OF **4**

TOPOGRAPHIC SURVEY
**VERSANTE AT CHANDLER
AIRPARK, LOT 2**
CHANDLER, ARIZONA



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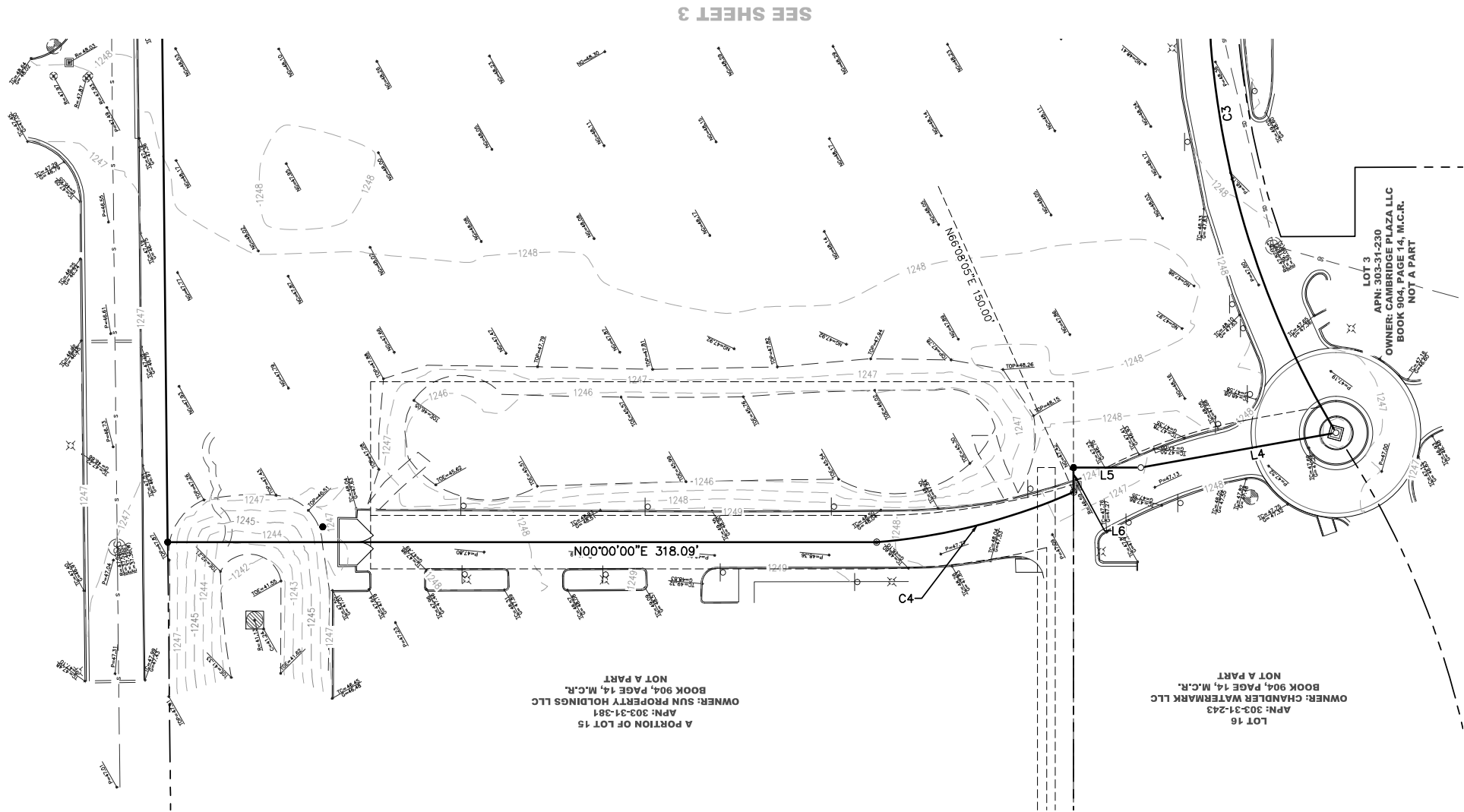
OPTIMUS
CIVIL DESIGN GROUP
4609 E COOLIDGE BLVD., SUITE 100
PHOENIX, AZ 85040
PH: (602) 265-9300 FAX: (602) 265-9400

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LEGEND

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	CATCH BASIN
	WATER CHECK VALVE
	DRY WELL
	ELECTRIC JUNCTION BOX
	FIRE HYDRANT
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PROJECT NO.
6809
SHEET NO. 4 OF 4

TOPOGRAPHIC SURVEY
VERSANTE AT CHANDLER
AIRPARK, LOT 2
CHANDLER, ARIZONA

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