

Schnitzer Commerce Parks

Rezoning and Preliminary Development Plan Request

Ryan Commerce Center

Southeast Corner of
E. Ryan Road and Hamilton Street

Hamilton Commerce Center

Southwest Corner of
Hamilton Street and E. Ryan Road



Case No. PLH22-0028

1st Submittal: May 2022

2nd Submittal: May 2023

3rd Submittal: October 2023

4th Submittal: December 2023

DEVELOPMENT TEAM

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TABLE OF CONTENTS

I. PAD	4
A. PROJECT OVERVIEW	4
B. RELATIONSHIP TO ADJACENT PROPERTIES	5
C. GENERAL PLAN CONFORMANCE	5
D. AIRPARK AREA PLAN CONFORMANCE	5
E. PERMITTED USES	5
II. PDP	6
A. DEVELOPMENT STANDARDS	6
B. COMMERCE CENTER INTENT & GENERAL SPECS	6
C. CIRCULATION	8
D. ARCHITECTURAL THEME & DESIGN GUIDELINES	9
E. COLORS AND MATERIALS	10
F. LANDSCAPING	10
G. SCREENING, THEME WALLS AND ENTRY MONUMENTS	11
H. LIGHTING	12
I. SIGNAGE	12
J. PHASING	12
III. ENGINEERING	13
A. GRADING AND DRAINAGE / PRE-PLAT	13
B. WATER AND SEWER	13
IV. SUMMARY	13

LIST OF EXHIBITS

AERIAL CONTEXT MAP	A
CONCEPTUAL SITE PLAN OPTION	B
PERSPECTIVE RENDERINGS	C
LANDSCAPE PLAN	D
BUILDING FLOOR PLANS AND ELEVATIONS	E
COLORS AND MATERIALS PALETTE	F
SITE DETAILS	G
SIGNAGE	H
PRELIMINARY GRADING AND DRAINAGE PLAN	I
PRELIMINARY PLAT	J

I. PLANNED AREA DEVELOPMENT

A. Project Overview

This application requests approval of a rezoning to Planned Area Development (PAD) for industrial, office, and tech, research and business park uses, as well as a Preliminary Development Plan (PDP) and preliminary plat for two (2) major commerce centers, on the approximate 88-acre property generally located 1372 feet east of the southeast corner of Ryan Road and Arizona Avenue (the “Property”). See *Tab A, Aerial Map*. The Schnitzer Commerce Parks PAD is designed to follow the Chandler Airpark Area Plan which recommends Industrial uses for the Property. This PAD and PDP will facilitate a light industrial office park development within a growing area of the City of Chandler.

Schnitzer Properties proposes a high-quality development (the “Project”) that will promote office, business park, and industrial uses including flex warehouse, manufacturing, and warehouse distribution uses. To accommodate the Project being developed as envisioned, a rezoning of the Property to a PAD designation with a PDP is requested to create uniform zoning for the Property.

The two (2) commerce centers will be known as Ryan Commerce Center (38.9 acres) and Hamilton Commerce Center (47.7 acres) as shown on the map at Tab A.

Due to the site’s strategic location, this proposal has the potential to become a major source of new jobs to Chandler and achieves a logical pattern of development that may evolve over time. The site will capitalize on direct access to the San Tan Loop 202 Freeway and the nearby I-10 Freeway, both of which connect to the other municipalities, regional/ interstate transportation networks, as well as to the other existing and planned commercial developments in the region.

This Property is well positioned for employment and industrial users because of its proximity to the freeway interchange and the Southern Pacific Railroad which could be utilized for deliveries. This PAD/PDP request is consistent with the established land development pattern in the area and is an appropriate land use for this vicinity. Further, this request will allow for either development of industrial-related businesses in any combination or the development of the property under a single ownership over the entire property. Both

development scenarios ensure that future employment opportunities are provided which is consistent with the City's vision for this area. This Schnitzer Commerce Parks PAD will contribute to the orderly growth of the City by bringing potential office, industrial, commerce, warehouse, and/or distribution uses in an appropriate area of the City.

B. Relationship to Adjacent Properties

The area surrounding the Property consists of some agricultural uses (AG-1), city land (Tumbleweed Park) to the north zoned industrial (I-2), some residential uses to the east (zoned County RU-43), planned industrial uses to the south and southeast, and some multi-family apartments zoned PAD.

C. General Plan Conformance

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

D. Airpark Area Plan Conformance

The Property is located within the Chandler Airpark Area Plan which designates the Property as Industrial (Logistics and Manufacturing). The Industrial designation permits industrial uses that are “flexible in use and can accommodate a mix of office, showroom and potentially limited manufacturing.”

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

E. Permitted Uses

All uses permitted in the Planned Industrial (I-1) District of the Chandler Zoning Ordinance; all general offices, including professional and administrative, but excluding medical/dental offices; research and development; tech-related business; automotive accessory sales and installation uses; and recreational assembly uses, provided such recreational assembly uses shall not exceed 15% of the total building square footage on the Property.

II. Preliminary Development Plan

The PDP will establish the site and building standards for the Property. This document will set forth and establish a PDP and development standards for all future development within Schnitzer PAD.

A. Development Standards

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

Table 1 – Development Standards	
Development Standard	PAD
Building Height	45'
Building Setbacks	
Front (Ryan Road)	30'
Side	0' (50' when abutting residential)
Rear	25' (50' when abutting residential)

B. Commerce Center Intent & General Specs

1. Ryan Commerce Center:

Ryan Commerce Center consists of three (3) light industrial buildings totaling nearly 604,500 square-feet. Building A is approximately 166,835 square feet, Building B is approximately 208,435 square feet in size and Building C is approximately 229,230 square feet in size.

The purpose and intent of the Ryan Commerce Center is to promote a more intense development that will provide opportunities for light industrial, light warehousing, distribution, high-quality office, and retail flex-space types of uses through compatible design features. The requested development standards are intended to allow this property the ability to bring together various types of uses in a cohesively planned urban setting.

The conceptual site plan for *Ryan Commerce Center* proposes approximately 604,500 square-feet of building area with 1,146 parking spaces, including programming for future EV Spaces and 24 ADA spaces under a proposed configuration of three (3) buildings. The overall parking ratio for this phase is 1.90 parking

spaces per 1,000 square feet of building area. The conceptual site plan is intended to show a possible configuration and building orientation of the total site area to be developed and does not represent specific future tenant(s).

Three driveways are planned along existing E. Ryan Road (north), two driveways along future collector street Hamilton Street (west) and two driveways along future collector street Canary Way (south); one of these driveways will be coordinated with the CORE5 development south of the site; and the other driveway is a shared driveway with the McQueen project to the east.. The driveway will be set to align with driveways across the street and/or with median breaks.

2. Hamilton Commerce Center:

Hamilton Commerce Center consists of four (4) light industrial buildings totaling approximately 715,571 square-feet. Building A is approximately 150,102 square feet, Buildings B is approximately 199,292 square feet, Building C is approximately 216,692 square feet, and Building D is approximately 149,485 square feet in size.

The purpose and intent of the *Hamilton Commerce Center* is to promote a development that will provide for flexible uses including technologies, light industrial, light warehousing, distribution, high-quality office, and retail flex-space types of uses through compatible design features. The requested development standards are intended to allow this property the ability to bring together various types of uses in a cohesively planned urban setting.

The conceptual site plan for Hamilton Commerce Center proposes approximately 715,571 square-feet of building area with 1,363 parking spaces, including programming for future EV Spaces and 28 ADA spaces under a proposed configuration of four (4) buildings. The overall parking ratio for this phase is 1.91 parking spaces per 1,000 square feet of building area. The conceptual site plan is intended to show a possible configuration and building orientation of the total site area to be developed and does not represent specific future tenant(s).

Two driveways are planned along existing E. Ryan Road (north), and four driveways are planned along the future Hamilton Street collector (east) to be coordinated with the Ryan development east of the site and the Canary Way alignment. Driveways will be set to align with driveways across the street and/or with median breaks.

Due to the common ownership and management of the Property, parking is effectively shared across each respective commerce park phase with both site plan alternatives, thus, each site plan for the respective commerce park phase provides a ratio for the overall required parking. While parking for each tenant or building may vary, the parking provided for each commerce park phase is intended as an aggregate requirement to meet the parking requirement for each overall commerce park phase of the project. This will ensure flexibility for future users, so long as the minimum overall parking for each site is provided. Accordingly, parking for each Tenant Improvement plan should be reviewed with consideration of the overall parking ratio for the respective commerce park phase.

C. Circulation

Primary access will be provided from Ryan Road with secondary drive access from Hamilton Street. and Canary Way. The internal circulation of the site is designed to provide flexibility to support automotive, light truck, and tractor-trailer traffic to the parking and loading areas. The entire site allows for cross access to create a unified and flexible campus.

Pedestrian access will maintain the required walks accessing public streets and the interconnection within the development to provide access for business users. Additional internal circulation has been provided onsite to include employee amenity spaces and allow for greater connectivity between development plots.

D. Architectural Theme & Design Guidelines

The overall architectural character for Schnitzer PAD is contemporary. This will be established through the use of clean edges and forms, with architectural accents that create an underlying common connection between the buildings while allowing opportunities for individual uses and identity. Styles may, and should, vary while maintaining some common threads, which create compatibility between buildings and land uses. The representative images are for illustration purposes only, intended to communicate a general level of

quality and design vocabulary for future buildings within the Schnitzer PAD. See *Tab D, Perspective Renderings*. Buildings will incorporate the following approved exterior façade materials:

- Architectural metal panels
- Architectural storefront and spandrel glazing
- Projecting metal window shades with painted finish
- Poured in place, tilt-up or precast concrete provided that surfaces be painted or have exposed aggregate finish (color and texture of exposed aggregate must be approved through the Design Review process).
- Integrally colored concrete block, smooth face and/or split-face block units.
- Granite, marble or other natural stone.
- Ceramic tile.
- Any roof access ladders shall be located inside the building.
- All roof drainage shall be interior roof drains.

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

Buildings shall incorporate architectural elements such as tinted storefront glass entries, elevated metal tenant entrance canopies, projecting painted metal window shades and concrete tilt panel construction with varying widths of architectural reveals and contrasting colors.

The specific architecture and landscaping theme for this site will complement the surrounding area. Future, tenant-driven building elevations, landscape/civil drawings, site plans and other corresponding plans shall be required to be reviewed and approved by Staff and will not require a formal approval process.

E. Colors and Materials

The buildings will be constructed from site finished/painted cast in place concrete tilt walls with formed reveals, aluminum storefronts with insulated glazing, and architectural metal siding for accent. At a minimum, a four (4) tier-colorization of the building facades, combined with accent color banding, will emphasize the various elements of the building façade, sites will have complementary color palettes to tie project developments together while maintaining their individual identity. See *Tab G, Colors and Materials Palette*.

Colors and light materials should be used to create visual harmony. The proposed building colors on Phase 1, Ryan Commerce Center, are as follows: Iron Ore, Grizzle Gray, Stamped Concrete and Rarified Air. Proposed building colors on Phase 2, Hamilton Commerce Center, are as follows: Web Gray, Network Gray, Rarified Air and Extra White. Both developments will utilize Midnight Bronze architectural metal siding and projected metal window shades finished in Network Gray.

F. Landscaping

Landscaping will be provided in accordance with the Zoning Ordinance, unless otherwise modified herein. See *Tab E, Conceptual Landscape Plan*. A major objective of the landscaping is to provide a well-planned landscape area along Ryan Road and at key project entryways. The frontage is developed with formal rows of accent shrubs and formal placements of Cascalote and Pistache trees. The design includes strong masses of shrubs and groundcovers. The main project entry includes the addition of date palms to provide for an enhanced entry to the project.

The entries into the site shall be clearly identified as project entry points. The site entrances shall include increased and cohesive plant massing, themed plant species. Examples of landscape treatment in these areas may include palms, with shrub accent and groundcover plantings that add to site walls and directional signage.

"Soldier rows" of trees, and the massing of shrub material in the background will provide for a streetscape that emulates a formal streetscape design. Color, texture and massings will create visual interest for people and cars passing by. The plant palette along the streetscape is limited to only a "handful" of plant varieties to provide continuity with the streetscape. Yellow Bells, Winter Blaze, Baccharis Starn, Medicinal Aloe,

Rosemary, Baja Ruellia and Yellow Dot groundcover are the prominent shrub and groundcover plantings in the landscape setback. Arterial tree sizes have been increased so that 50% of trees are 36" box size and 50% are 48" box size, creating an enhanced streetscape with more mature trees.

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

The balance of the on-site landscape will consist of mature Evergreen Elm and Sissoo Trees in the parking lot planting areas to provide shade for cars and pedestrians. Islands are placed every twenty (20) parking spaces and planted with mature shade trees. Elm, Cascalote, Texas Mountain Laurel, Eucalyptus and Pine trees accent and soften building masses; and fast-growing Pistache and colorful Cascalote trees are placed along the entire perimeter. A pallet of flowering, low water use shrubs and groundcovers will complete the landscape.

G. Screen Walls, Theme Walls and Entry Monuments

A 3-foot-tall decorative masonry parking screen wall along Ryan Road shall be permitted within the required landscape setback. Screen walls along Ryan Road will complement the building architecture by utilizing similar details and material accents and providing detail and articulation appropriate to the public street frontages.

A combination of fifteen-foot-tall and eight-foot-tall walls and fully screened gates will be provided to screen truck parking areas, docks and any accessory outdoor storage from view within the public right-of-way along Hamilton Street. This screening is provided in anticipation that future building tenants may require some use of truck dock areas for the purposes of staging or storage, consistent with all other commerce park developments in the area. The service area has been strategically located behind buildings, so that it is screened from view from Ryan Road. A six-foot-tall screening wall will be provided to screen the rear yard of Building A from Hamilton Street on the Ryan Commerce Center site. An additional six-foot-tall wall will be

provided, along with landscaping, along the southeast of the Ryan Commerce Center to meet the dissimilar land use requirements.

The design, materials and colors for all walls visible from public view will be uniform in appearance. Two types of color finishes will be used on the decorative walls and the wall will be broken up by landscaping berms with shrubs and trees. See *Tab H, Site Details*.

H. Lighting

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

I. Signage

Signage is conceptually proposed herein. Specifically, the envisioned signage for each project includes: one (1) corner monument sign which will include: 40 square feet of signage area, each site will also include up to two (2) monument flag signs each with 20 square feet of signage area; and, wall mounted project and tenant identification signage. Additionally, numbering above dock doors may be provided to minimize conflicts and assist with wayfinding. Any such numbering shall not exceed 16-inches in height. All future tenant signage will comply with City of Chandler standards. The signage proposed herein complements the project architecture and provides for a sense of continuity through the use of colors and materials. Please refer to the enclosed sign plan for additional details regarding signage (*Tab I*)

J. Phasing

Schnitzer PAD will be constructed in a phased manner based on market demand. All needed off-site and on-site improvements will be constructed at the time each parcel is developed with a specific user subject to administrative review and approval for said user. When a parcel is developed it will include needed street improvements to provide proper access to a street/frontage road, water and sewer connections into the city system, on-site storm water retention, and perimeter streetscape improvements adjacent to the parcel.

III. Engineering

A. Grading and Drainage / Preliminary Plat

Existing drainage on the site generally flows from the northeast to the southwest. A portion of the site along the rail is within a flood hazard area and the proposed grading and drainage plans are developed to accommodate the flood plain. It is anticipated that a flood plain use permit will be obtained for the development within this area. The site will provide the required 100-yr, 2-hour retention via underground storage and surface retention basins. The site will dissipate the retention storage volume within the required 36 hours via approved drywells. See *Tab J, Preliminary Grading and Drainage Plan*. A preliminary plat is also provided herein at *Tab K*.

B. Water and Sewer

The Property is immediately bounded by public rights-of-way with existing public utilities within Ryan Road. In addition, the development to the south will be constructing water and sewer within the Hamilton Road and Canary Road alignments. It is anticipated that this development will extend public facilities within Hamilton Road and connect the looped water lines to Ryan Road. In addition, sewer will be extended north within Hamilton Road which will be used as a connection for a portion of this project. The sewer facilities for the remaining buildings are shallow and may require lift stations be installed during the construction phase of the projects. A water and sewer report will determine the final pipe sizes and connection locations for all buildings.

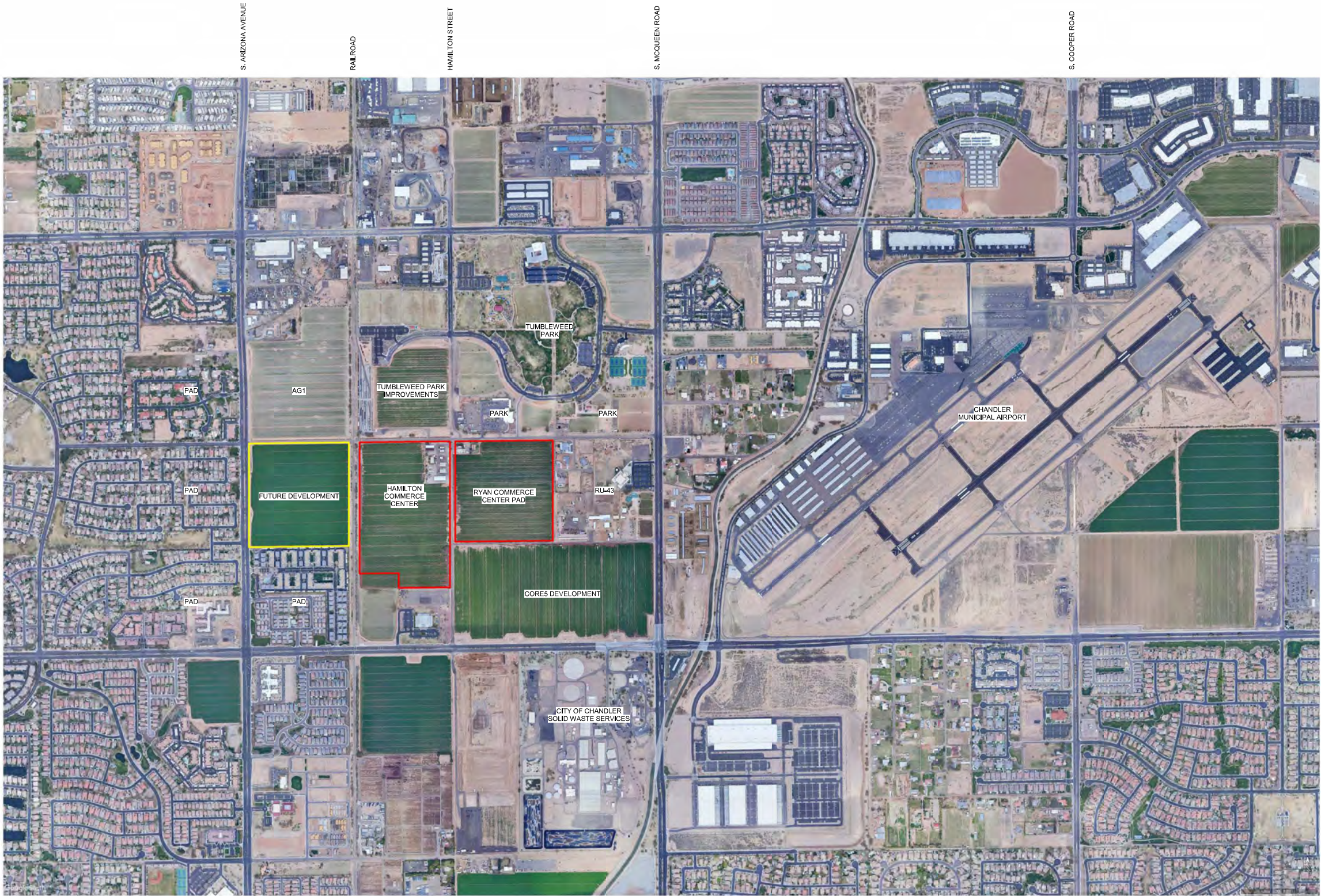
The fire system will be designed in accordance with City standards. The system will be looped with onsite private hydrants and multiple lines feeding to risers as needed for fire code for each building. The FDCs will be located at the backflow connection to the public water system along the adjacent rights of ways. Fire hydrants will be spaced in accordance with City standards.

IV. Summary

Schnitzer Commerce Parks PAD will provide an attractive, high-quality development that will attract employment users to the area and provide new building inventory for businesses and employers who will contribute to the economic vitality of the City. This flexible project with a variety of building sizes and potential tenant spaces will accommodate a variety of businesses sizes and types to locate or expand their operations in this employment area. The proposed PAD/PDP conforms with and promotes the goals and objectives of the City of Chandler

General Plan and Airpark Area Plan. Schnitzer Commerce Parks PAD complements the Chandler Municipal Airport and surrounding area and will provide significant employment opportunities for business and the City of Chandler.

TAB A



AERIAL CONTEXT MAP
N.T.S. Aerial View

SCHNITZER PROPERTIES: RYAN ROAD PLANNED AREA DEVELOPMENT

SCALE	PROJ. NO.
AS NOTED	*****
DRAWN	CHECKED
JAB	JCS

AERIAL CONTEXT MAP

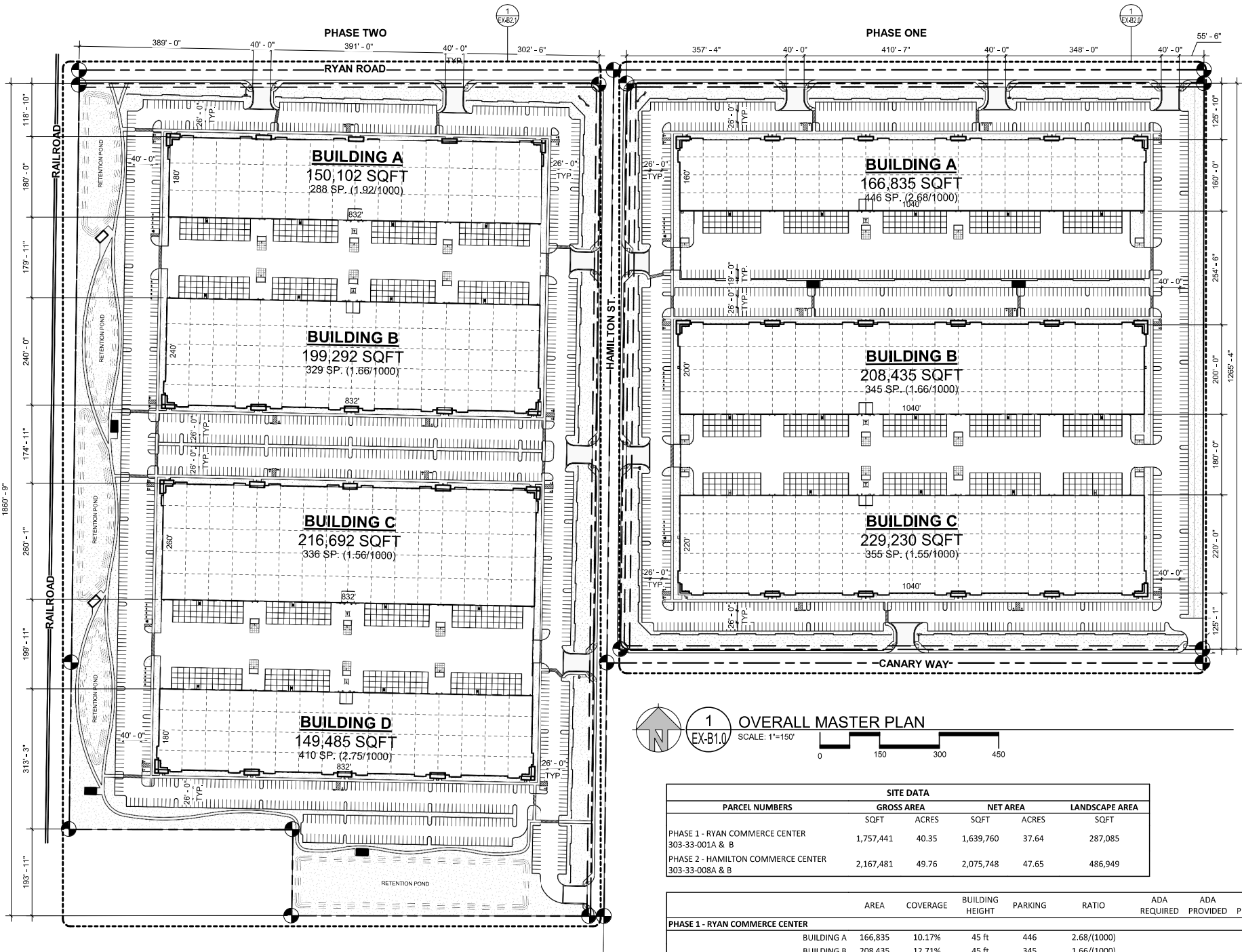


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TAB B



PROJECT NARRATIVE

THE PROPOSED PROJECT CONSISTS OF A TWO PHASE COMMERCE CENTER DEVELOPMENT LOCATED ON APPROXIMATELY 85 ACRES OF LAND STARTING EAST OF UNION PACIFIC RAILROAD AND EXTENDING EAST. THE MASTER PLANNED DEVELOPMENT WILL CONSIST OF APPROXIMATELY SEVEN BUILDINGS DESIGNED FOR A VARIETY OF USES CONSISTENT WITH THE CHANDLER AIRPARK AREA PLAN.

PROJECT TEAM

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PARCEL NUMBERS	GROSS AREA		NET AREA		LANDSCAPE AREA
	SQFT	ACRES	SQFT	ACRES	SQFT
PHASE 1 - RYAN COMMERCE CENTER 303-33-001A & B	1,757,441	40.35	1,639,760	37.64	287,085
PHASE 2 - HAMILTON COMMERCE CENTER 303-33-008A & B	2,167,481	49.76	2,075,748	47.65	486,949

	AREA	COVERAGE	BUILDING HEIGHT	PARKING	RATIO	ADA REQUIRED	ADA PROVIDED	EV PROVIDED
PHASE 1 - RYAN COMMERCE CENTER								
BUILDING A	166,835	10.17%	45 ft	446	2.68/(1000)	24	24	15
BUILDING B	208,435	12.71%	45 ft	345	1.66/(1000)			
BUILDING C	229,230	13.98%	45 ft	355	1.55/(1000)			
TOTAL	604,500	36.87%		1,146	1.90			
PHASE 2 - HAMILTON COMMERCE CENTER								
BUILDING A	150,102	7.23%	45 ft	288	1.92/(1000)	28	28	20
BUILDING B	199,292	9.60%	45 ft	329	1.66/(1000)			
BUILDING C	216,692	10.44%	45 ft	336	1.56/(1000)			
BUILDING D	149,485	7.20%	45 ft	410	2.75/(1000)			
TOTAL	715,571	34.47%		1,363	1.91			

PARKING RATIOS							
TOTAL AREA	OFFICE (20%)	INDUSTRIAL (80%)	OFFICE SPACES	INDUSTRIAL SPACES	PARKING REQUIRED	PARKING PROVIDED	RATIO #/(1000 SF)
PHASE 1 - RYAN COMMERCE CENTER							
BUILDING A	166,835	33367	133468	133.5	267	446	2.68
BUILDING B	208,435	41687	166748	166.7	334	345	1.66
BUILDING C	229,230	45846	183384	183.4	367	355	1.55
TOTAL	604,500	120900	483600	484	968	1146	1.9
PHASE 2 - HAMILTON COMMERCE CENTER							
BUILDING A	150,102	30020.4	120081.6	120.1	241	288	1.92
BUILDING B	199,292	39858.4	159433.6	159.4	319	329	1.66
BUILDING C	216,692	43338.4	173353.6	173.4	347	336	1.56
BUILDING D	149,485	29897	119588	119.6	240	410	2.75
TOTAL	715,571	143114.2	572456.8	573	1146	1363	1.91

SCHNITZER PROPERTIES: RYAN ROAD PLANNED AREA DEVELOPMENT



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SCALE AS NOTED	PROJ. NO. *****
DRAWN JAB	CHECKED JCS

OVERALL MASTER PLAN





1 OVERALL MASTER PLAN
EX-B1.1 N.T.S

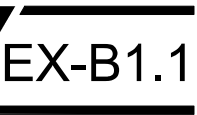
SCHNITZER PROPERTIES: RYAN ROAD PLANNED AREA DEVELOPMENT

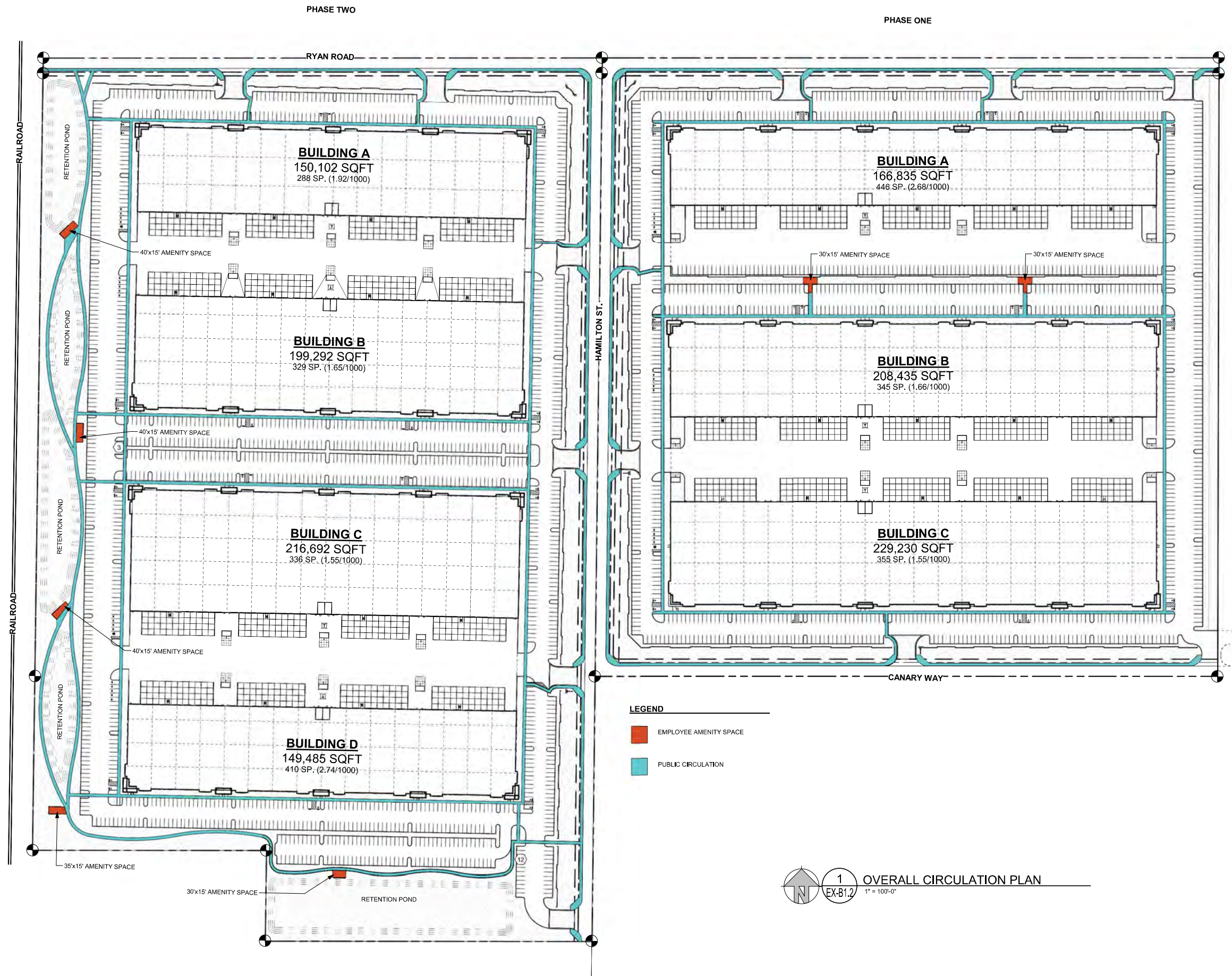
SCALE	PROJ. NO.
AS NOTED	*****
DRAWN	CHECKED
JAB	JCS

MASTER PLAN
COLOR



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SCHNITZER PROPERTIES: RYAN ROAD PLANNED AREA DEVELOPMENT

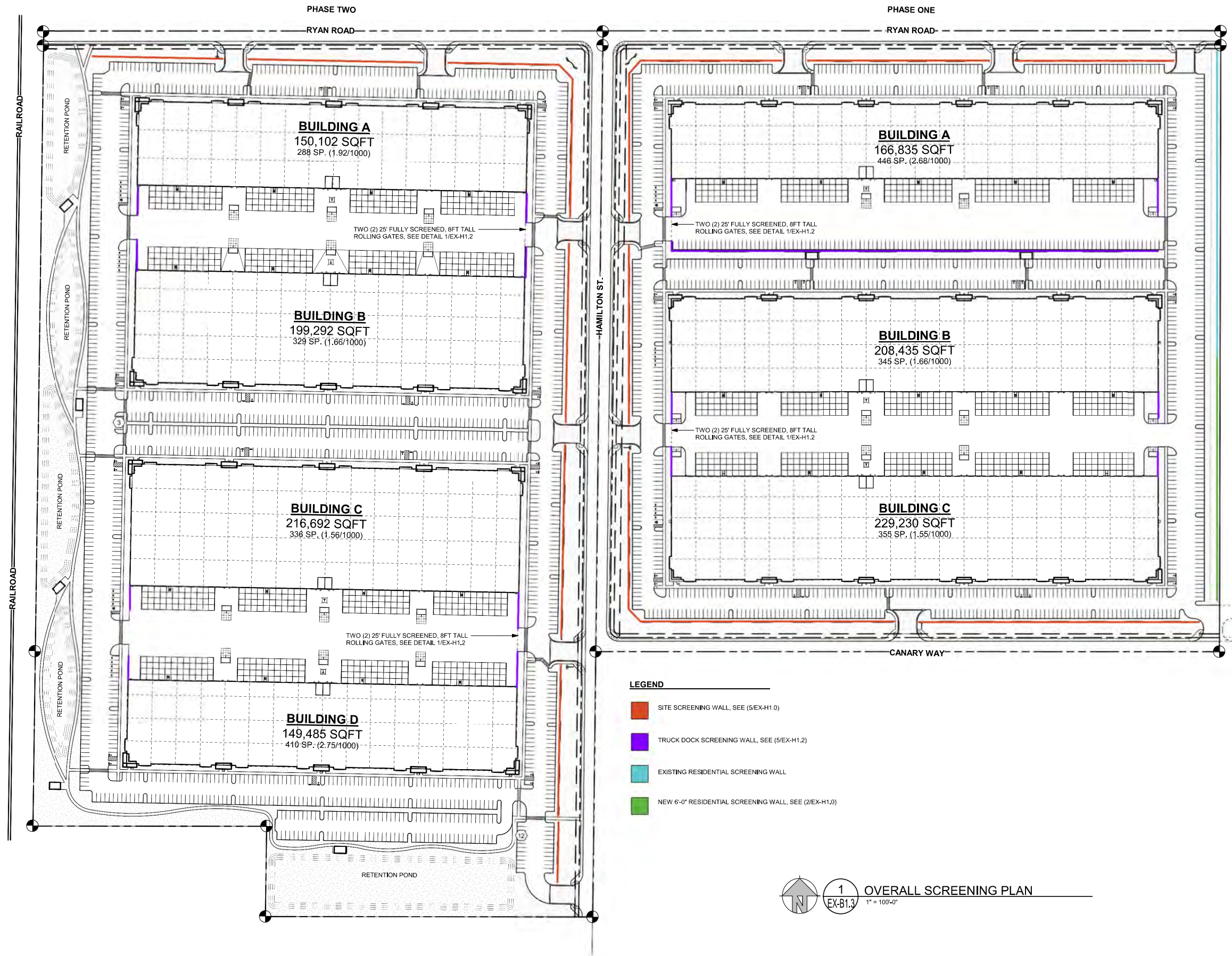


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DRAWN	CHECKED
JAB	JCS

CIRCULATION PLAN



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SCHNITZER PROPERTIES: RYAN ROAD PLANNED AREA DEVELOPMENT

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SCALE AS NOTED	PROJ. NO. *****
DRAWN JAB	CHECKED JCS

PH.1 & PH.2
OVERALL WALL &
SCREENING PLAN

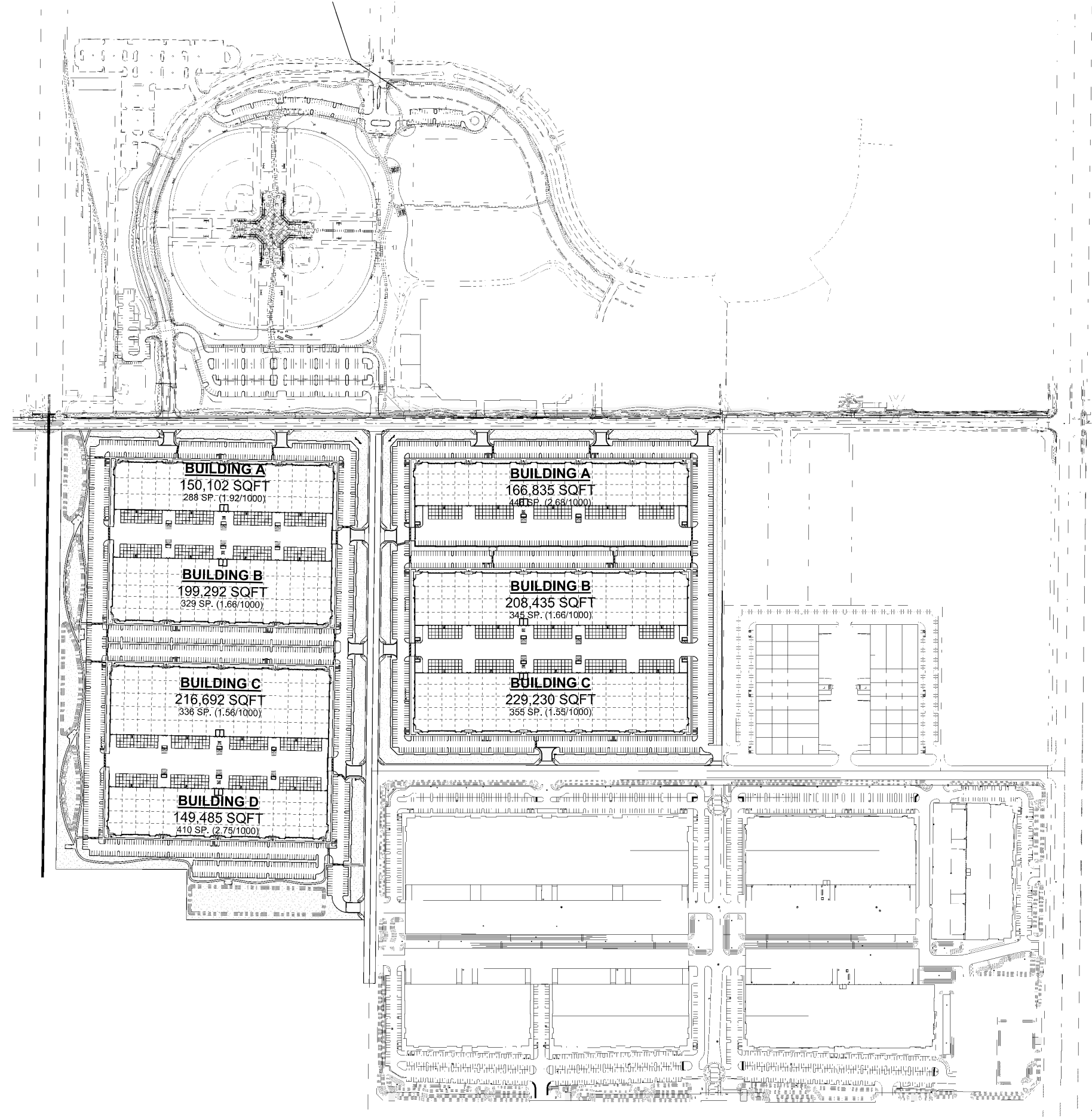
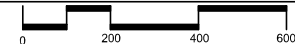
EX-B1.3



1
EX-B1.4

SITE CONTEXT PLAN

1" = 200'-0"



SCHNITZER PROPERTIES: RYAN ROAD PLANNED AREA DEVELOPMENT

SCALE	PROJ. NO.
AS NOTED	*****
DRAWN	CHECKED
JAB	JCS

ADJACENT
DEVELOPMENT
CONTEXT

EX-B1.4



12/13/23

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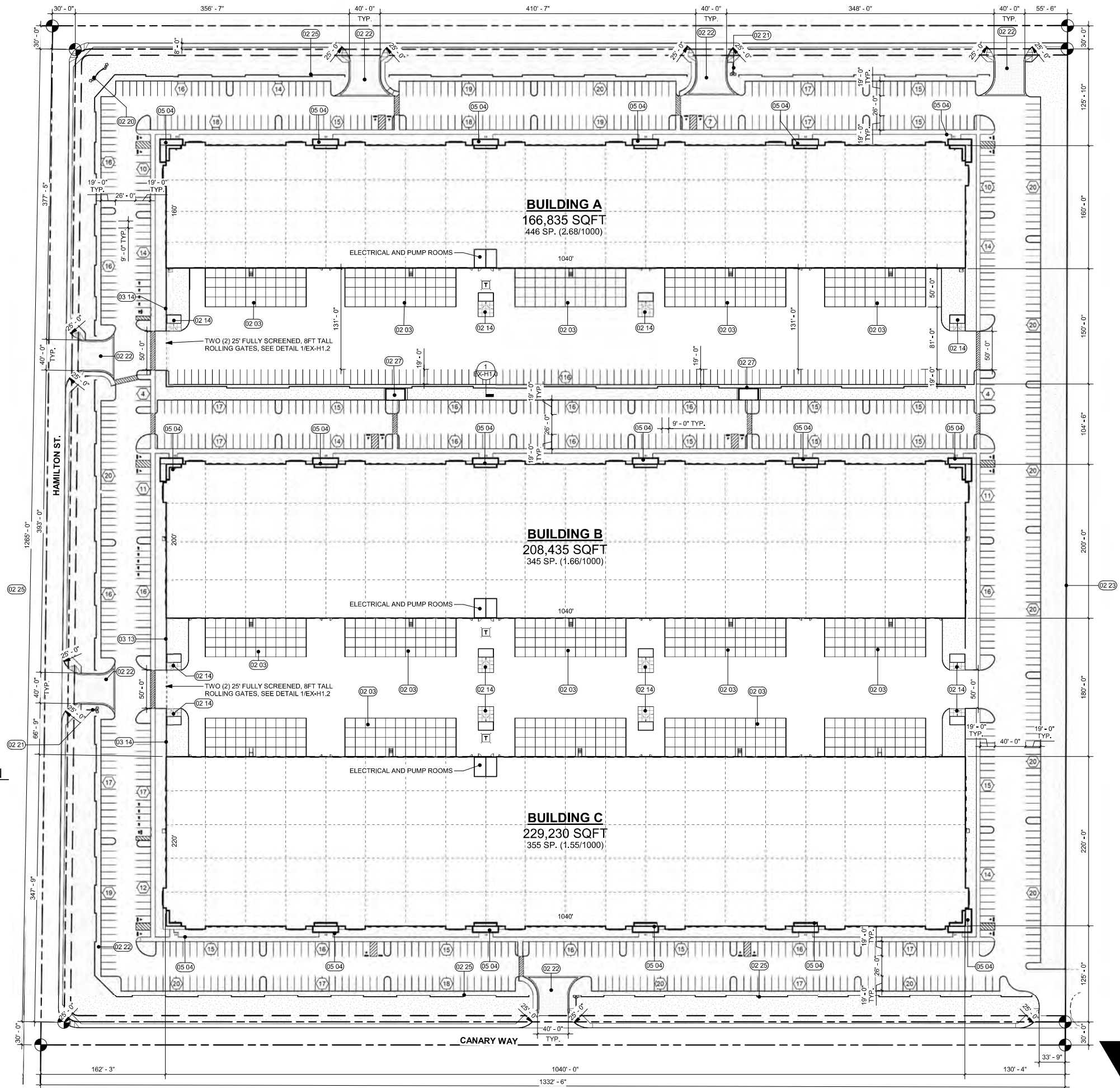
PH.1 ENLARGED RYAN COMMERCE CENTER PLAN

KEYNOTE LEGEND

- 02 03 LOADING DOCK CONCRETE SLAB, 7" THICK
UNREINFORCED CONCRETE OVER 6 INCHES
COMPACTED CRUSHED ROCK OVER COMPACTED
SUBGRADE.
- 02 14 TRASH REFUSE LOCATION
- 02 21 FLAG SIGNAGE SEE SIGNAGE DETAILS
- 02 22 ENHANCED DRIVE ASILE ENTRANCE, SEE SITE
DETAILS
- 02 23 DISSIMILAR USE SCREENING WALL, SEE SITE
DETAILS
- 02 25 STREET FRONT LOW SCREEN WALL, PER PLAN
- 02 27 EMPLOYEE AMENITY AREA WITH CANOPY
- 03 13 LOADING DOCK RETAINING WALL WITH GUARDRAIL
- 03 14 CONCRETE TILT-UP DOCK SCREENING WALL PER
ELEVATION
- 05 04 METAL TENANT ENTRY CANOPY PER PLAN AND
ELEVATION

NOTE: ALL SIDEWALKS AROUND THE BUILDING SHOWN WITH A HATCH PATTERN
ARE TO HAVE STAMPED / COLORED CONCRETE WITH PATTERN AND COLOR AS
NOTED BELOW:

1. STAMP PATTERN:
BRICKFORM ASHLAR CUT SLATE - STANDARD ID #FM-3125
2. INTEGRAL COLOR ADDITIVE:
BASF MASTERCOLOR (HAIRSTORM GRAY)



SCHNITZER PROPERTIES: RYAN ROAD PLANNED AREA DEVELOPMENT

RYAN CC OVERALL
SITE PLAN

EX-B2.0



12/13/23

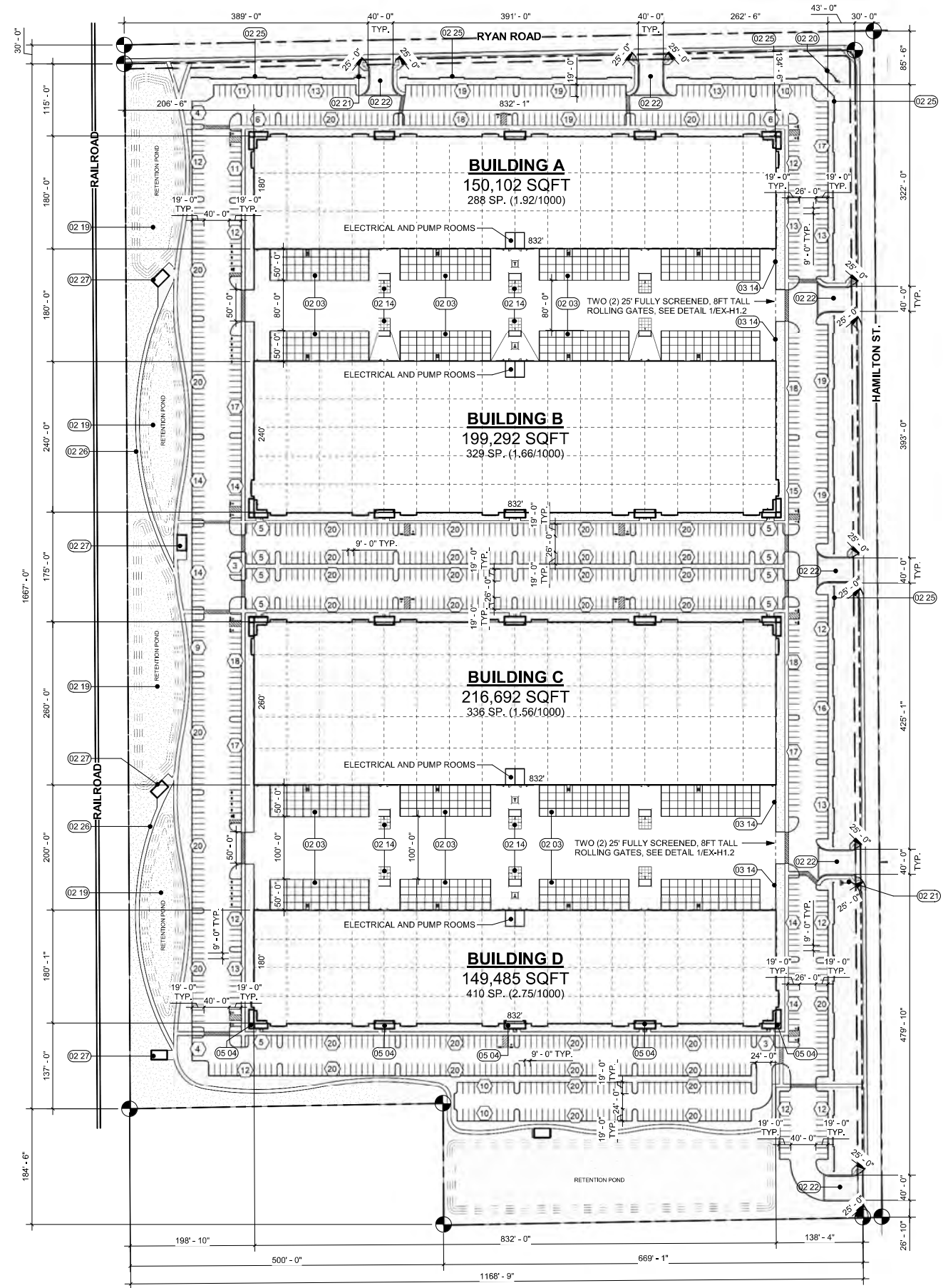
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FOR ANY PURPOSE OTHER THAN AS INTENDED BY THE ENGINEER IS PROHIBITED.



- KEYNOTE LEGEND**
- 02 03 LOADING DOCK CONCRETE SLAB, 7" THICK UNREINFORCED CONCRETE OVER 6 INCHES COMPACTED CRUSHED ROCK OVER COMPACTED SUBGRADE.
 - 02 14 TRASH REFUSE LOCATION
 - 02 19 RETENTION PONDS PER CIVIL
 - 02 20 FLAG SIGNAGE SEE SIGNAGE DETAILS
 - 02 21 ENHANCED DRIVE ASILE ENTRANCE, SEE SITE DETAILS
 - 02 25 STREET FRONT LOW SCREEN WALL, PER PLAN
 - 02 26 EMPLOYEE AMENITY TRAIL
 - 02 27 EMPLOYEE AMENITY AREA WITH CANOPY
 - 03 14 CONCRETE TILT-UP DOCK SCREENING WALL PER ELEVATION
 - 05 04 METAL TENANT ENTRY CANOPY PER PLAN AND ELEVATION

NOTE: ALL SIDEWALKS AROUND THE BUILDING SHOWN WITH A HATCH PATTERN ARE TO HAVE STAMPED / COLORED CONCRETE WITH PATTERN AND COLOR AS NOTED BELOW:

1. STAMP PATTERN: BRICKFORM ASHLAR CUT SLATE - STANDARD ID #FM-3125
2. INTERGRAL COLOR ADDITIVE: BASF MASTERCOLOR (HAILSTORM GRAY)



SCHNITZER PROPERTIES: RYAN ROAD PLANNED AREA DEVELOPMENT

SCALE	PROJ. NO.
AS NOTED	*****
DRAWN	CHECKED
JAB	JCS

HAMILTON CC
OVERALL SITE
PLAN



12/13/23

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TAB C



RYAN COMMERCE CENTER: NORTHEAST LOOKING SOUTHWEST

SCHNITZER PROPERTIES: RYAN ROAD PLANNED AREA DEVELOPMENT



12/13/23

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SCALE	PROJ. NO.
AS NOTED	*****
DRAWN	CHECKED
JAB	JCS

RYAN CC -
PERSPECTIVE
RENDER





RYAN COMMERCE CENTER: NORTHWEST LOOKING SOUTHEAST

SCHNITZER PROPERTIES: RYAN ROAD PLANNED AREA DEVELOPMENT



12/13/23

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SCALE	PROJ. NO.
AS NOTED	*****
DRAWN	CHECKED
JAB	JCS

RYAN CC -
PERSPECTIVE
RENDER





HAMILTON COMMERCE CENTER: AERIAL, NORTHEAST LOOKING SOUTHWEST

SCALE	PROJ. NO.
AS NOTED	*****
DRAWN	CHECKED
JAB	JCS

HAMILTON CC -
PERSPECTIVE
RENDER



HAMILTON COMMERCE CENTER: NORTHEAST LOOKING SOUTHWEST

SCHNITZER PROPERTIES: RYAN ROAD PLANNED AREA DEVELOPMENT



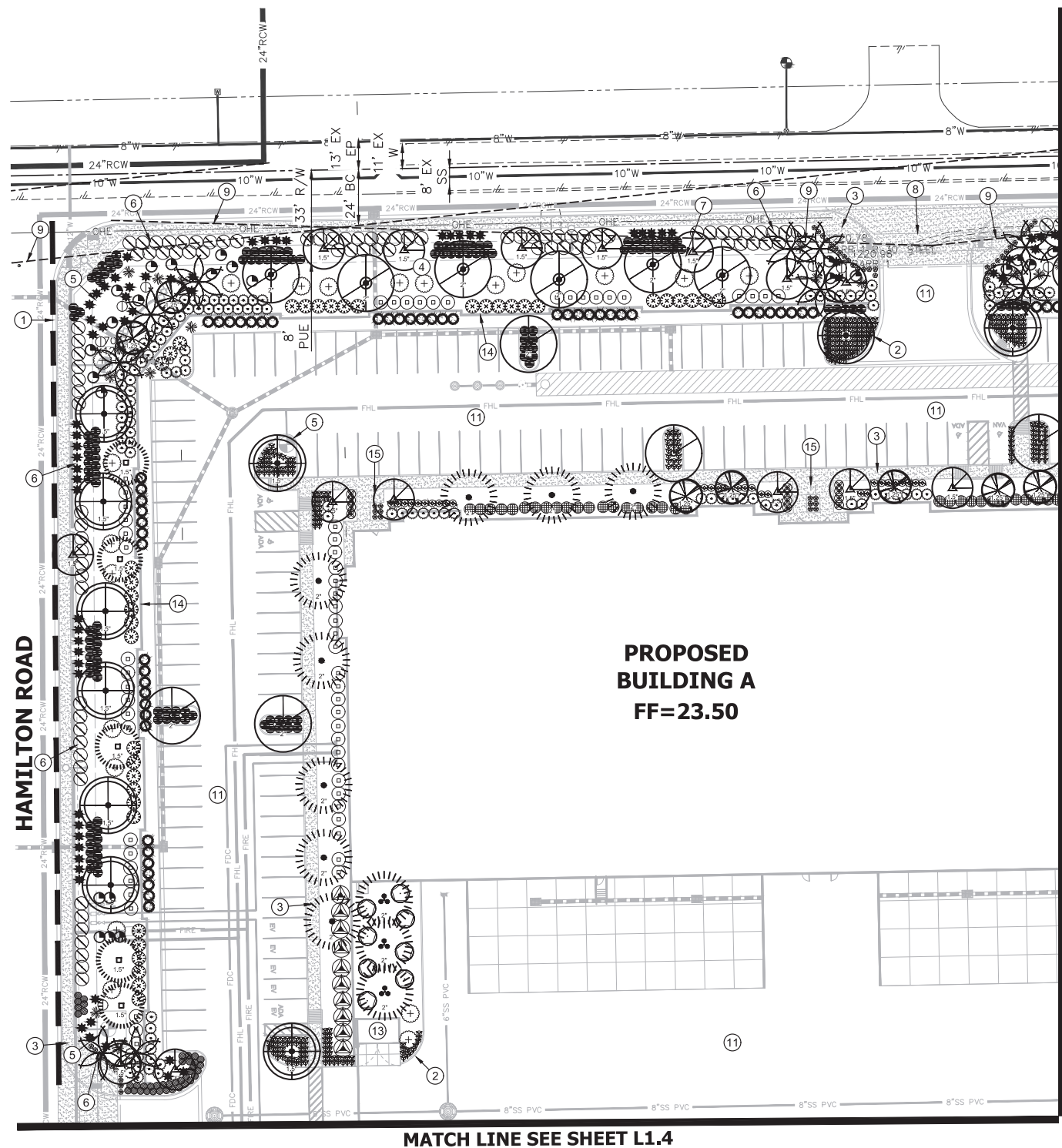
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SCALE	PROJ. NO.
AS NOTED	*****
DRAWN	CHECKED
JAB	JCS

HAMILTON CC -
PERSPECTIVE
RENDER



TAB D



SCHNITZER COMMERCE PARKS PAD

SEC OF RYAN RD AND ARIZONA AVE
CHANDLER, ARIZONA

CONCEPTUAL LANDSCAPE PLAN

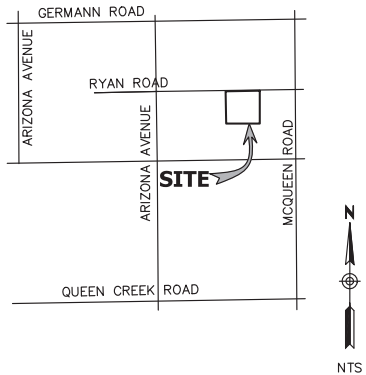
CITY OF CHANDLER GENERAL NOTES FOR LANDSCAPING

- A. ALL SITE IMPROVEMENTS FOR LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- B. 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 OF OVER 24".
- C. 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 20TH OF THE FOLLOWING CALENDAR YEAR.
- D. TREES, SHRUBS, GROUNDCOVER 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.
- E. 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. SEE SECTION 1902 (6)(H).
- F. PARKING LOT TREES MUST HAVE A MINIMUM CLEAR CANOPY DISTANCE OF 5'. SEE SECTION 1903(6)(C)(4).
- G. ALL LANDSCAPE AREAS SHALL BE GRADED SO THAT FINISH GRADE SURFACES OF ALL NON -LIVING MATERIALS (IE. DECOMPOSED GRANITE, CRUSHED ROCK, MULCH, ETC.) ARE ONE AND ONE HALF (1-1/2 INCHES BELOW CONCRETE OR OTHER PAVED SURFACES. SEE SECTION 1903(6)(C)(11) ZONING CODE.
- H. TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS AND PUBLIC ACCESS-WAYS. SHRUBS MUST BE, AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT, PIV. OR FDC. SEE SECTION 1903(6)(J)(1), ZONING CODE.
- I. ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR IN COMPLIANCE WITH THE ZONING CODE. SEE SECTION 1903(6)(H), ZONING CODE.
- J. THERE SHALL BE NO OBSTRUCTION OF THE SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED AND/OR CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
- K. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRICAL 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.
- L. ALL WALLS IN EXCESS OF 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.

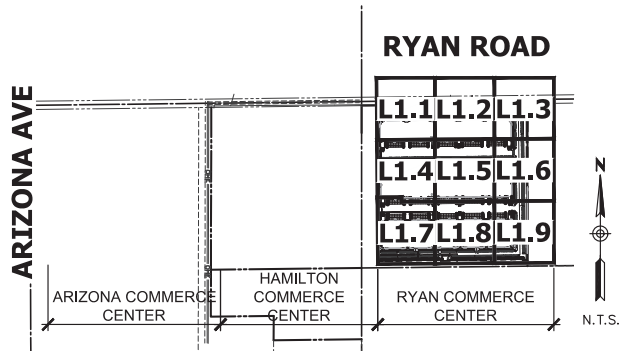
LANDSCAPE CALCULATIONS

LANDSCAPE DATA: (See Section 1303(6), 1903.1 Zoning Code)					
	SQ. FT	ACRE	% COVER	NOTES	
SITE AREA (NET)	1,627,533	37.36			
BUILDING AREA	602,735		37.03%	% of total site area (15%)	
LANDSCAPE AREA	269,853		16.58%	% of total site area (10%)	
TOTAL PARKING AREA	546,350			% of total site area (10%)	
INTERIOR OPEN SPACE	170,000				
PARKING ISLANDS	44				
HAMILTON ROAD	1,155			Not including driveways	
RYAN ROAD	1,170			Not including driveways	
UN-NAMED STREET	1,240			Not including driveways	
EAST PROPERTY BUFFER (Industrial)	533			Not including driveways	
EAST PROPERTY BUFFER (Residential)	670			Not including driveways	
LIVE VEGETATIVE COVERAGE OF TREES, SHRUBS, ACCENT PLANTS AND GROUND COVER PLANTS.	134,927		50%	Min. 50% of total landscape area shall consist of live vegetation,	
17.5' dia. tree cover, each	240			Ave. est. of all tree species	
6.5' dia. shrub cover, each	33			Ave. est. of all shrub	
4.5' dia. accent cover, each	16			Ave. est. of all accent	
3.5' dia. ground cover, each	10			Ave. est. of all ground	
5' tall min Palm ht. (root ball to bottom of Palm fronds)	78			Ave. est. of Palm species	
PLANTS	MIN. PLANT SIZES	VEGETATIVE COVER REQ'D	PLANTS REQUIRED	PLANTS REQ'D (ROUND UP)	PLANTS PROVIDED
Industrial Interior Open Space (170,000 sf)					
1 tree & 6 shrubs per 1,000 sf of interior open space and 50% min vegetative shrub and groundcover plants. Per Sec 1903 (6)(3), zoning code					
36"/48"Box Date Palms	48" Box /Palms	0	0	0	0
24" Box, 50% required	24" Box	40,800	170	170	180
5 Gal shrubs	100% min.	33,660	1,020.00	1,020	1,900
Hamilton Road Frontage Landscape (non-arterial) 1,155 LF/ 1 tree/30 lf					
36"/48"Box Date Palms	48" Box /Palms	0	0.00	0	18
24" Box, 50% required	24" Box	9,240	38.50	39	44
Ryan Road Frontage Landscape (non-arterial) 1,170 LF/ 1 tree/30 lf					
36"/48"Box Date Palms	48" Box /Palms	0	0.00	0	18
24" Box, 50% required	24" Box	9,360	39.00	39	46
Un-Named Street Frontage Landscape (non-arterial) 1,240 LF/ 1 tree/30 lf					
36"/48"Box Date Palms	48" Box /Palms	0	0.00	0	8
24" Box, 50% required	24" Box	9,920	41.33	42	44
Industrial Buffer along East Property line 533 LF/1 non-deciduous trees and 6 shrubs/30 lf SEC. 1902 (4) (a)(2), ZONING CODE					
36"/48"Box Date Palms	48" Box /Palms	0	0.00	0	0
24" Box, 50% required	24" Box	2,132	8.88	9	22
15 Gal, 50% required	15 Gal	2,132	8.88	9	22
5 Gal shrubs	5 Gal	2,345	71.07	72	168
Residential Buffer along East Property line 670 LF/1 non-deciduous trees and 4 shrubs/20 lf SEC. 1903 (6) (c), 6 Zoning Code					
36"/48"Box Date Palms	48" Box /Palms	0	0.00	0	0
24" Box, 50% required	24" Box	4,020	16.75	17	22
15 Gal, 50% required	15 Gal	4,020	16.75	17	22
5 Gal shrubs	5 Gal	3,518	106.60	107	168
Parking lot island landscape 1 tree and 5 shrubs per each 169 15' parking island; 10% -36" Box trees, 90%- 24" Box trees					
36"/48"Box Date Palms	48" Box /Palms	0	0.00	0	0
24" Box, 50% required	24" Box	5,280	22.00	22	22
15 Gal, 50% required	15 Gal	5,280	22.00	22	22
5 Gal shrubs	5 Gal	7,260	220.00	220	352
TOTAL PLANTS					
36"/48"Box Date Palms	48" Box/ Palms	0	0.00	0	44
24" Box, 50% required	24" Box	76,732	319.72	320	358
15 Gal, 50% required	15 Gal	7,412	30.88	31	44
Total shrubs	5 Gal	43,265	1,311.07	1,312	2,420

VICINITY MAP



KEY MAP



NOTE: LANDSCAPE CONCEPT SHOWN FOR RYAN COMMERCE CENTER ONLY. CIVIL ENGINEER IS SUBMITTING BOTH RYAN AND HAMILTON COMMERCE CENTERS AS REQUIRED BY CITY OF CHANDLER

EXISTING LEGEND

CENTERLINE	—+—+—+—
RIGHT OF WAY	—+—+—+—
PROPERTY LINE	—+—+—+—
EASEMENT	—+—+—+—
MAJOR CONTOUR	—1285—
MINOR CONTOUR	—1283—
SANITARY SEWERLINE	—SS—
WATERLINE	—W—
CHAIN LINK FENCE	—+—+—+—
STREET LIGHT	—+—+—+—
SANITARY SEWER MANHOLE	⊙
WATER VALVE	⊙
FIRE HYDRANT	⊙
SPOT ELEVATION	×1284.92
ELECTRICAL RISER	⊙
WATER METER	⊙
EX FLOW ARROW	→

PROJECT TEAM

DICIPLINE	CONTACT INFORMATION
OWNER/ DEVELOPER	SCHNITZER PROPERTIES 1121 SW SALMON ST PORTLAND, OREGON 97205 PHONE: (503) 973-0202 CONTACT: ROBERT STRYS EMAIL: ROBERTS@SCHNITZERPROPERTIES.COM
LANDSCAPE ARCHITECT	HUNTER ENGINEERING, INC. 10450 NORTH 74TH STREET, #200 SCOTTSDALE, ARIZONA 85258 PHONE: (480) 991-3985 CONTACT: AUDIE HENNINGTON EMAIL:AHENNINGTON@HUNTERENGINEERINGPC.COM
CIVIL ENGINEER	HUNTER ENGINEERING, INC. 10450 NORTH 74TH STREET, #200 SCOTTSDALE, ARIZONA 85258 PHONE: (480)991-3985 CONTACT: JEFF HUNTER EMAIL: JHUNTER@HUNTERENGINEERINGPC.COM
ARCHITECT	VLMK ENGINEERING + DESIGN 3933 S. KELLY AVENUE PORTLAND, OREGON 97239 PHONE: (971) 254-8298 CONTACT: JERICHO BANKSTON EMAIL: JERICHOB@VLMK.COM

NOTE:

SHEET #	SHEET	DESCRIPTION
1	L0.1	COVER SHEET
2	L1.1	PLANTING PLAN
3	L1.2	PLANTING PLAN
4	L1.3	PLANTING PLAN
5	L1.4	PLANTING PLAN
6	L1.5	PLANTING PLAN
7	L1.6	PLANTING PLAN
8	L1.7	PLANTING PLAN
9	L1.8	PLANTING PLAN
10	L1.9	PLANTING PLAN

PROPOSED LEGEND

CONTOUR	—82—
SEWERLINE	—+—+—+—
WATERLINE	—+—+—+—
FIRELINE	—+—+—+—
GRADE BREAK	—+—+—+—
STORM PIPE	—+—+—+—
FLOW ARROW	→
FIRE HYDRANT	⊙
TAPPING SLEEVE	⊙
DRYWELL	⊙
SPOT ELEVATION	×99.10P
CATCH BASIN	⊙
WATER METER	⊙
BACKFLOW PREVENTER	⊙
RIPRAP	⊙

NO.	DATE	REVISION	BY

PURPOSE: 3RD PRE PLAT SUBMITTAL

DESIGN BY: ALH
DRAWN BY: PR
CHECKED BY: ALH

HUNTER
ENGINEERING
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, ARIZONA 85258
T 480 991 3985
F 480 991 3986



COVER SHEET
SCHNITZER COMMERCE PARKS PAD
SEC OF RYAN RD AND ARIZONA AVE
CHANDLER, ARIZONA



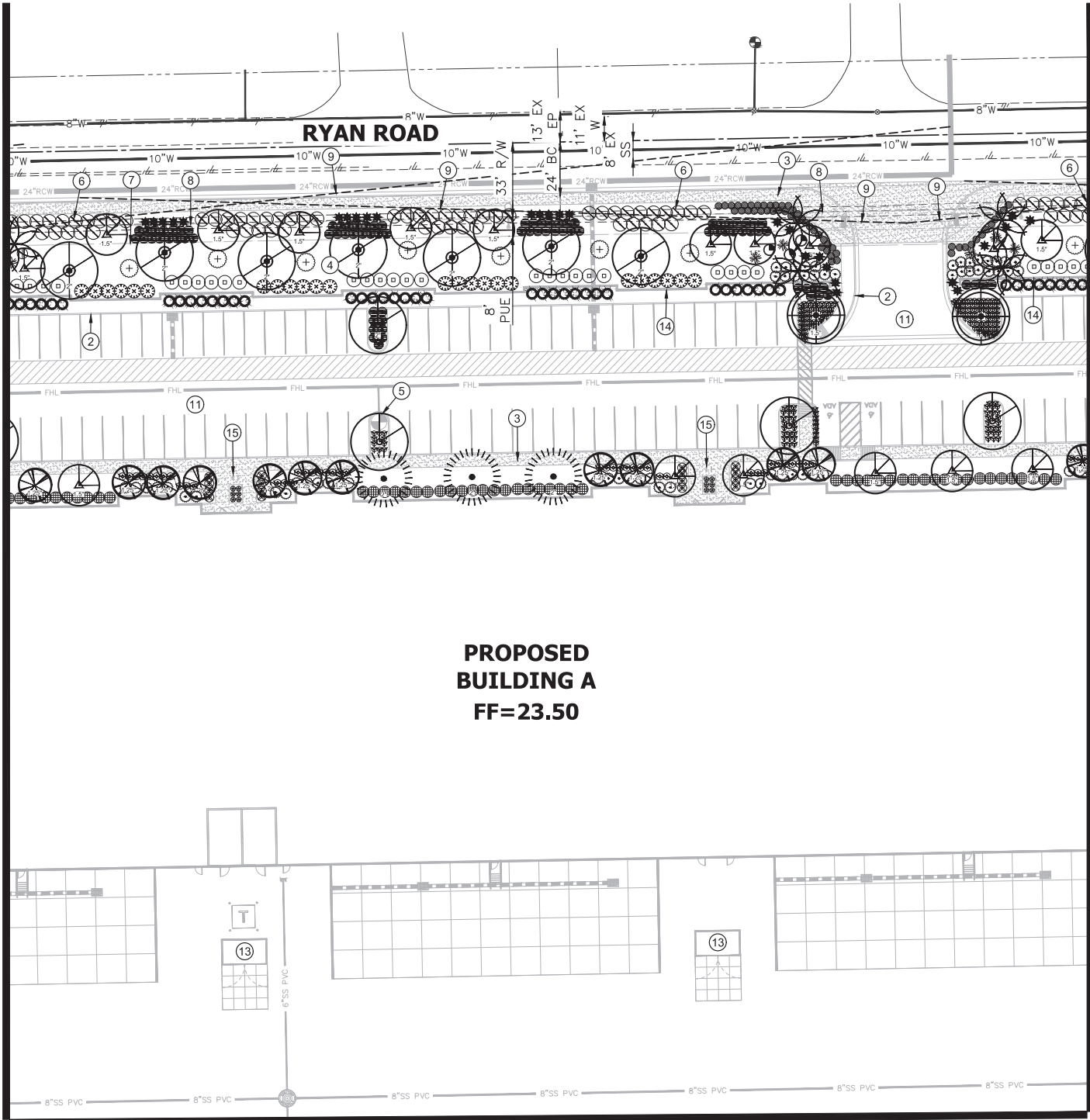
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PROJECT NAME:
COMMERCE CENTER

HE NO.: VLMK003
SCALE: N.T.S.

SHEET:
L0.1

MATCH LINE SEE SHEET L1.1



MATCH LINE SEE SHEET L1.5

MATCH LINE SEE SHEET L1.3

PLANTING LEGEND

Trees	Caliper	Qty.
Acacia aneura	2"	21
Mulga		
Caesalpinia cacalaco 'Smoothie'	1.5"	114
Cascolote		
Dalbergia sissoo	1.5"	67
Sissoo		
Ebenopsis ebano	1.5"	26
Texas Ebony		
Eucalyptus microtheca	2"	53
Coolibah		
Fraxinus velutina	2"	0
'Rio Grande' Ash		
Parkinsonia x 'desert museum'	1.5"	0
Desert Museum Palo Verde		
Pinus halepensis	2"	61
Aleppo Pine		
Pistacia x 'red push'	2"	19
Red Push Pistache		
Populus fremontii	2"	0
Cottonwood		
Prosopis glandulosa	1.5"	0
'Torreyana' Mesquite		
Sophora secundiflora	1.25"	90
Texas Mountain Laurel		
Quercus virginiana 'Heritage'	1.5"	12
Heritage Live Oak		
Ulmus parvifolia 'True Green'	2"	45
Evergreen Elm		
Phoenix dactylifera	24' Ht	38
Date Palm		

Shrubs	Size	Qty.
Baccharis x 'Starn' Thompson	5 gal.	434
Bougainvillea 'Barbara Karst'	5 gal.	160
'Barbara Karst'		
Caesalpinia pulcherrima	5 gal.	127
Red Bird of Paradise		
Calliandra eriophylla	5 gal.	46
Pink Fairy Duster		
Callistemon citrinus 'Little John'	5 gal.	0
Bush Bottlebrush		
Dodonaea viscosa	5 gal.	188
Hop Bush		
Encelia farinosa	5 gal.	0
Brittlebush		
Eremophila glabra	5 gal.	207
Winter Blaze		
Eremophila hygrophana 'Blue Bells'	5 gal.	66
Blue Bells		
Feijoa sellowiana	5 gal.	207
Pineapple Guava		
Leucophyllum candidum	5 gal.	0
Thunder Cloud		
Rosmarinus officinalis 'Tuscan Blue'	5 gal.	656
Tuscan Blue Rosemary		
Ruellia peninsularis	5 gal.	79
Baja Ruellia		
Tecoma stans	5 gal.	308
Yellow Bells		
Accents	Size	Qty.
Aloe barbadensis	5 gal.	262
Medicinal Aloe		
Bouteloua gracilis	1 gal.	1772
Blue Grama		
Echinocactus grusonii	5 gal.	247
Golden Barrel Cactus		
Muhlenbergia rigens	5 gal.	300
Deer Grass		
Pennisetum setaceum 'Rubrum'	1 gal.	422
Purple Fountain Grass		
Phoenix roebelenii	5 gal.	0
Pygmy Date Palm		
Yucca rigida	5 gal.	51
Blue Yucca		
Ground Covers	Size	Qty.
Acacia redolens 'Desert Carpet'	1 gal.	0
Prostrate Acacia		
Carissa macrocarpa 'Green Carpet'	gal.	107
Natal Plum		
Lantana camera 'New Gold'	1 gal.	215
New Gold Lantana		
Wedelia trilobata	1 gal.	433
Yellow Dot		
Decomposed Granite		
Color: Rock Pro's Apache Rose		
Size: 1/2", screened		
Thick: 2 inches		

PERIMETER LANDSCAPE REQUIREMENTS

A LANDSCAPE STRIP A MIN 10' WIDE ALONG ALL SITE BOUNDARIES INCLUDES A MIN OF 1 TREE AND 6 SHRUBS PER 30 LF, PER SECTION 1903 (6)(B)(3). ZONING CODE.

RETENTION BASIN LANDSCAPE REQUIREMENTS

OPEN SPACE IN RETENTION BASIN INCLUDES 1 TREE PER 1,000 SF, PLUS 50% LIVE GROUND COVER: NOT INCLUDING TREE CANOPIES.

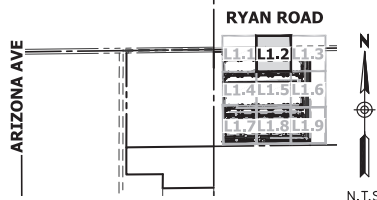
INDUSTRIAL LANDSCAPE REQUIREMENTS

PROVIDE 1 TREE AND 6 SHRUBS PER 1,000 SF OF INTERIOR SPACE AND 50% MIN VEGETATIVE SHRUB AND GROUND COVER PLANTS PER SEC 1903(6)(c)(3). ZONING CODE

KEY NOTES

- 1 LIMIT OF WORK
- 2 CONCRETE CURB-SEE CIVIL PLANS
- 3 CONCRETE SIDEWALK (SEE CIVIL PLANS)
- 4 DECOMPOSED GRANITE
- 5 FIRE HYDRANT
- 6 LIGHT POLE (SEE ELECTRICAL PLAN)
- 7 PUE
- 8 ROW
- 9 SIGHT LINE TRIANGLE (PER CITY STD'S)
- 10 RETENTION BASIN
- 11 PAVEMENT
- 12 RIP-RAP DRAINAGE
- 13 REFUSE ENCLOSURE
- 14 3' HIGH CMU PARKING SCREEN WALL
- 15 BIKE RACK
- 16 8' HIGH SCREEN WALL

KEY MAP



NO.	DATE	REVISION	BY

DESIGN BY: ALH
DRAWN BY: PR
CHECKED BY: ALH

HUNTER
ENGINEERING
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85260
T 480 991 3995
F 480 991 3996



PLANTING PLAN
SCHNITZER COMMERCE PARKS PAD
SEC OF RYAN RD AND ARIZONA AVE
CHANDLER, ARIZONA



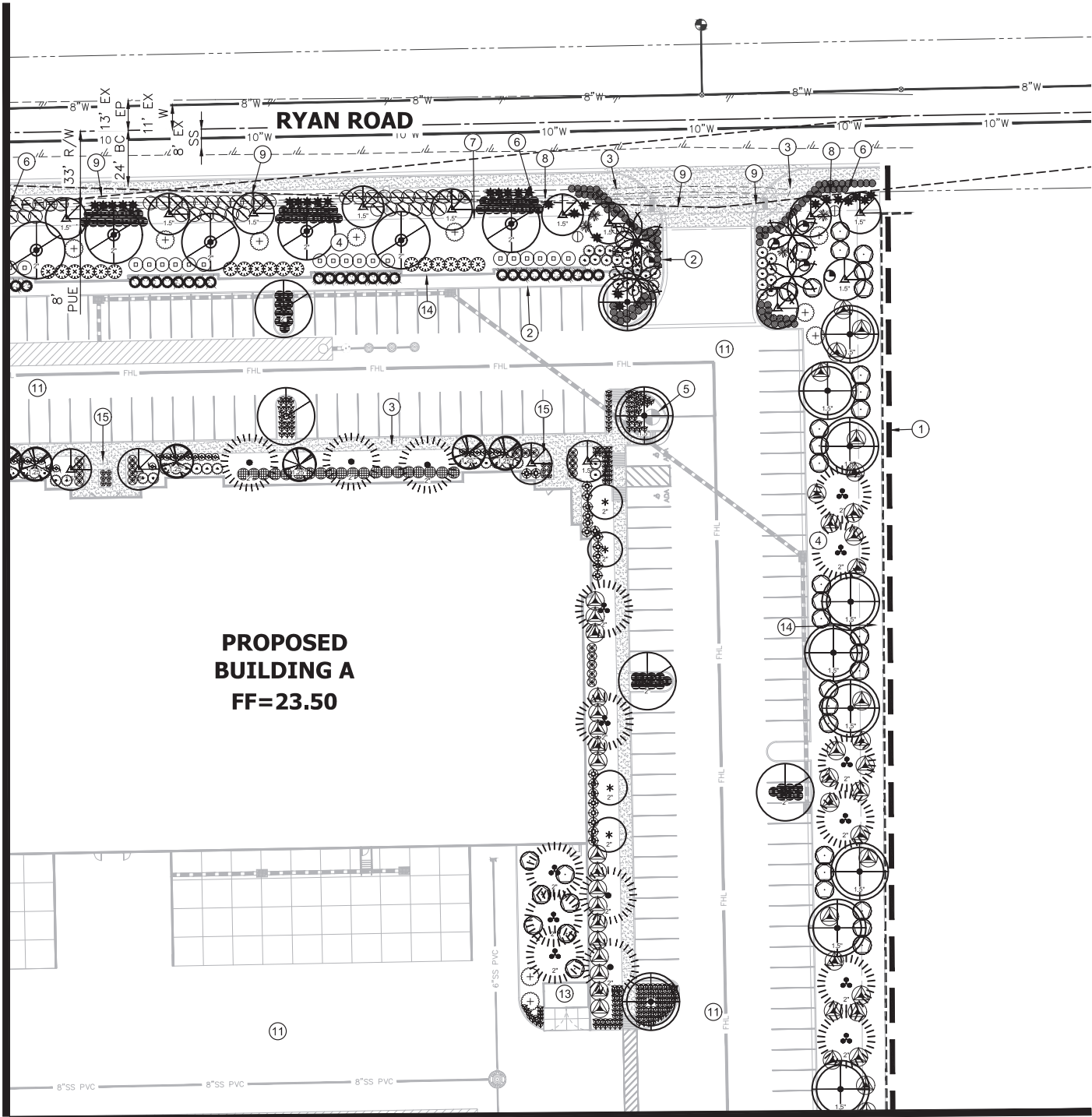
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PROJECT NAME:
COMMERCE CENTER

HE NO.: VLMK003
SCALE: 1"=30'

SHEET:
L1.2

MATCH LINE SEE SHEET L1.2



PROPOSED
BUILDING A
FF=23.50

MATCH LINE SEE SHEET L1.6

PLANTING LEGEND

Trees	Caliper	Qty.
Acacia aneura	2"	21
Mulga		
Caesalpinia cacalaco 'Smoothie'	1.5"	114
Cascolote		
Dalbergia sissoo	1.5"	67
Sissoo		
Ebenopsis ebano	1.5"	26
Texas Ebony		
Eucalyptus microtheca	2"	53
Coolibah		
Fraxinus velutina	2"	0
'Rio Grande' Ash		
Parkinsonia x 'desert museum'	1.5"	0
Desert Museum Palo Verde		
Pinus halepensis	2"	61
Aleppo Pine		
Pistacia x 'red push'	2"	19
Red Push Pistache		
Populus fremontii	2"	0
Cottonwood		
Prosopis glandulosa	1.5"	0
'Torreyana' Mesquite		
Sophora secundiflora	1.25"	90
Texas Mountain Laurel		
Quercus virginiana 'Heritage'	1.5"	12
Heritage Live Oak		
Ulmus parvifolia 'True Green'	2"	45
Evergreen Elm		
Phoenix dactylifera	24' Ht	38
Date Palm		

Shrubs	Size	Qty.
Baccharis x 'Starn' Thompson	5 gal.	434
Bougainvillea 'Barbara Karst'	5 gal.	160
'Barbara Karst'		
Caesalpinia pulcherrima	5 gal.	127
Red Bird of Paradise		
Calliandra eriophylla	5 gal.	46
Pink Fairy Duster		
Callistemon citrinus 'Little John'	5 gal.	0
Bush Bottlebrush		
Dodonaea viscosa	5 gal.	188
Hop Bush		
Encelia farinosa	5 gal.	0
Brittlebush		
Eremophila glabra	5 gal.	207
Winter Blaze		
Eremophila hygrophana 'Blue Bells'	5 gal.	66
Blue Bells		
Feijoa sellowiana	5 gal.	207
Pineapple Guava		
Leucophyllum candidum	5 gal.	0
Thunder Cloud		
Rosmarinus officinalis 'Tuscan Blue'	5 gal.	656
Tuscan Blue Rosemary		
Ruellia peninsularis	5 gal.	79
Baja Ruellia		
Tecoma stans	5 gal.	308
Yellow Bells		
Accents	Size	Qty.
Aloe barbadensis	5 gal.	262
Medicinal Aloe		
Bouteloua gracilis	1 gal.	1772
Blue Grama		
Echinocactus grusonii	5 gal.	247
Golden Barrel Cactus		
Muhlenbergia rigens	5 gal.	300
Deer Grass		
Pennisetum setaceum 'Rubrum'	1 gal.	422
Purple Fountain Grass		
Phoenix roebelenii	5 gal.	0
Pygmy Date Palm		
Yucca rigida	5 gal.	51
Blue Yucca		
Ground Covers	Size	Qty.
Acacia redolens 'Desert Carpet'	1 gal.	0
Prostrate Acacia		
Carissa macrocarpa 'Green Carpet'	gal.	107
Natal Plum		
Lantana camera 'New Gold'	1 gal.	215
New Gold Lantana		
Wedelia trilobata	1 gal.	433
Yellow Dot		
Decomposed Granite		
Color: Rock Pro's Apache Rose		
Size: 1/2", screened		
Thick: 2 inches		

PERIMETER LANDSCAPE REQUIREMENTS

A LANDSCAPE STRIP A MIN 10' WIDE ALONG ALL SITE BOUNDARIES INCLUDES A MIN OF 1 TREE AND 6 SHRUBS PER 30 LF, PER SECTION 1903 (6)(B)(3), ZONING CODE.

RETENTION BASIN LANDSCAPE REQUIREMENTS

OPEN SPACE IN RETENTION BASIN INCLUDES 1 TREE PER 1,000 SF, PLUS 50% LIVE GROUND COVER: NOT INCLUDING TREE CANOPIES.

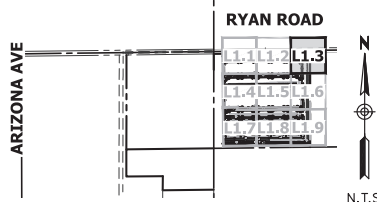
INDUSTRIAL LANDSCAPE REQUIREMENTS

PROVIDE 1 TREE AND 6 SHRUBS PER 1,000 SF OF INTERIOR SPACE AND 50% MIN VEGETATIVE SHRUB AND GROUND COVER PLANTS PER SEC 1903(6)(c)(3), ZONING CODE

KEY NOTES

- 1 LIMIT OF WORK
- 2 CONCRETE CURB-SEE CIVIL PLANS
- 3 CONCRETE SIDEWALK (SEE CIVIL PLANS)
- 4 DECOMPOSED GRANITE
- 5 FIRE HYDRANT
- 6 LIGHT POLE (SEE ELECTRICAL PLAN)
- 7 PUE
- 8 ROW
- 9 SIGHT LINE TRIANGLE (PER CITY STD'S)
- 10 RETENTION BASIN
- 11 PAVEMENT
- 12 RIP-RAP DRAINAGE
- 13 REFUSE ENCLOSURE
- 14 3' HIGH CMU PARKING SCREEN WALL
- 15 BIKE RACK
- 16 8' HIGH SCREEN WALL

KEY MAP



NO.	DATE	REVISION	BY

DESIGN BY: ALH
DRAWN BY: PR
CHECKED BY: ALH

HUNTER
ENGINEERING
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85260
T 480 991 3985
F 480 991 3986



PLANTING PLAN
SCHNITZER COMMERCE PARKS PAD
SEC OF RYAN RD AND ARIZONA AVE
CHANDLER, ARIZONA

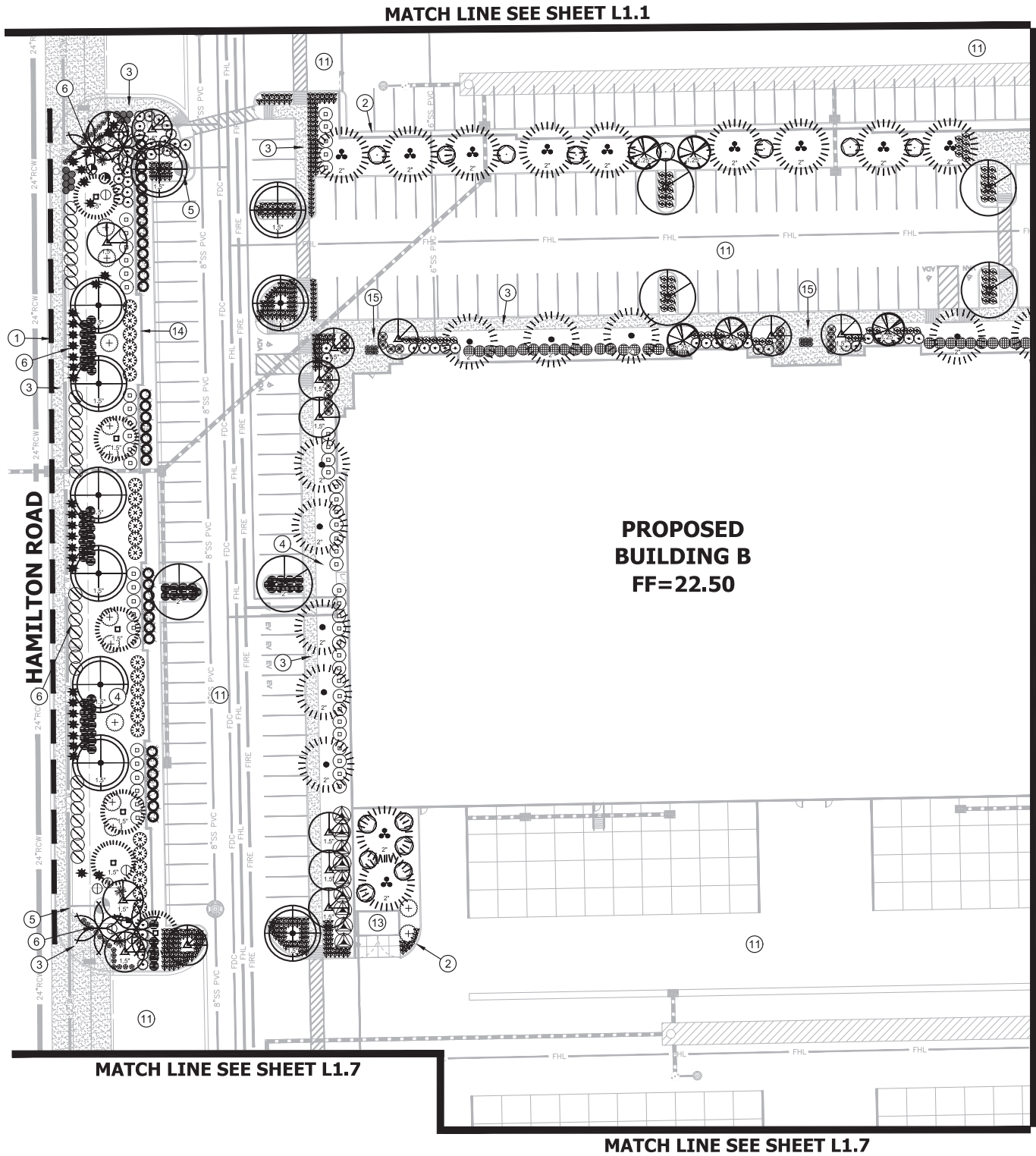


THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME:
COMMERCE CENTER

HE NO.: VLMK003
SCALE: 1"=30'

SHEET:
L1.3



PLANTING LEGEND

Trees	Caliper	Qty.
Acacia aneura	2"	21
Mulga		
Caesalpinia cacalaco 'Smoothie'	1.5"	114
Cascolote		
Dalbergia sissoo	1.5"	67
Sissoo		
Ebenopsis ebano	1.5"	26
Coolibah		
Eucalyptus microtheca	2"	53
Fraxinus velutina	2"	0
'Rio Grande' Ash		
Parkinsonia x 'desert museum'	1.5"	0
Desert Museum Palo Verde		
Pinus halepensis	2"	61
Aleppo Pine		
Pistacia x 'red push'	2"	19
Red Push Pistache		
Populus freemontii	2"	0
Cottonwood		
Prosopis glandulosa	1.5"	0
'Torreyana' Mesquite		
Sophora secundiflora	1.25"	90
Texas Mountain Laurel		
Quercus virginiana 'Heritage'	1.5"	12
Heritage Live Oak		
Ulmus parvifolia 'True Green'	2"	45
Evergreen Elm		
Phoenix dactylifera	24' Ht	38
Date Palm		

Shrubs	Size	Qty.
Baccharis x 'Starn' Thompson	5 gal.	434
Bougainvillea 'Barbara Karst'	5 gal.	160
'Barbara Karst'		
Caesalpinia pulcherrima	5 gal.	127
Red Bird of Paradise		
Calliandra eriophylla	5 gal.	46
Pink Fairy Duster		
Callistemon citrinus 'Little John'	5 gal.	0
Bush Bottlebrush		
Dodonaea viscosa	5 gal.	188
Hop Bush		
Encelia farinosa	5 gal.	0
Brittlebush		
Eremophila glabra	5 gal.	207
Winter Blaze		
Eremophila hygrophana 'Blue Bells'	5 gal.	66
Blue Bells		
Feijoa sellowiana	5 gal.	207
Pineapple Guava		
Leucophyllum candidum	5 gal.	0
Thunder Cloud		
Rosmarinus officinalis 'Tuscan Blue'	5 gal.	656
Tuscan Blue Rosemary		
Ruellia peninsularis	5 gal.	79
Baja Ruellia		
Tecoma stans	5 gal.	308
Yellow Bells		
Accents	Size	Qty.
Aloe barbadensis	5 gal.	262
Medicinal Aloe		
Bouteloua gracilis	1 gal.	1772
Blue Grama		
Echinocactus grusonii	5 gal.	247
Golden Barrel Cactus		
Muhlenbergia rigens	5 gal.	300
Deer Grass		
Pennisetum setaceum 'Rubrum'	1 gal.	422
Purple Fountain Grass		
Phoenix roebelenii	5 gal.	0
Pygmy Date Palm		
Yucca rigida	5 gal.	51
Blue Yucca		
Ground Covers	Size	Qty.
Acacia redolens 'Desert Carpet'	1 gal.	0
Prostrate Acacia		
Carissa macrocarpa 'Green Carpet'	gal.	107
Natal Plum		
Lantana camera 'New Gold'	1 gal.	215
New Gold Lantana		
Wedelia trilobata	1 gal.	433
Yellow Dot		
Decomposed Granite		
Color: Rock Pro's Apache Rose		
Size: 1/2", screened		
Thick: 2 inches		

PERIMETER LANDSCAPE REQUIREMENTS

A LANDSCAPE STRIP A MIN 10' WIDE ALONG ALL SITE BOUNDARIES INCLUDES A MIN OF 1 TREE AND 6 SHRUBS PER 30 LF, PER SECTION 1903 (6)(B)(3). ZONING CODE.

RETENTION BASIN LANDSCAPE REQUIREMENTS

OPEN SPACE IN RETENTION BASIN INCLUDES 1 TREE PER 1,000 SF, PLUS 50% LIVE GROUND COVER: NOT INCLUDING TREE CANOPIES.

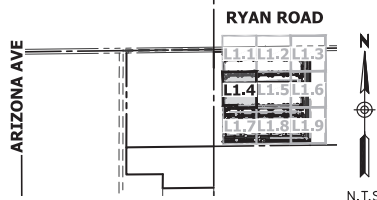
INDUSTRIAL LANDSCAPE REQUIREMENTS

PROVIDE 1 TREE AND 6 SHRUBS PER 1,000 SF OF INTERIOR SPACE AND 50% MIN VEGETATIVE SHRUB AND GROUND COVER PLANTS PER SEC 1903(6)(c)(3). ZONING CODE

KEY NOTES

- 1 LIMIT OF WORK
- 2 CONCRETE CURB-SEE CIVIL PLANS
- 3 CONCRETE SIDEWALK (SEE CIVIL PLANS)
- 4 DECOMPOSED GRANITE
- 5 FIRE HYDRANT
- 6 LIGHT POLE (SEE ELECTRICAL PLAN)
- 7 PUE
- 8 ROW
- 9 SIGHT LINE TRIANGLE (PER CITY STD'S)
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- 13 REFUSE ENCLOSURE
- 14 3' HIGH CMU PARKING SCREEN WALL
- 15 BIKE RACK
- 16 8' HIGH SCREEN WALL

KEY MAP



PLANTING PLAN

SCHNITZER COMMERCE PARKS PAD

SEC OF RYAN RD AND ARIZONA AVE

CHANDLER, ARIZONA



THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME:
COMMERCE
CENTER

HE NO.: VLMK003
SCALE: 1"=30'

SHEET:
L1.4

NO.	DATE	REVISION	BY

DESIGN BY: ALH
DRAWN BY: PR
CHECKED BY: ALH

HUNTER
ENGINEERING
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



REGISTERED LANDSCAPE ARCHITECT
AUDIE L. HENNINGTON
NO. 22398
STATE OF ARIZONA, U.S.A.

REGISTERED LANDSCAPE ARCHITECT
AUDIE L. HENNINGTON
NO. 22398
STATE OF ARIZONA, U.S.A.

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STATE OF ARIZONA, U.S.A.

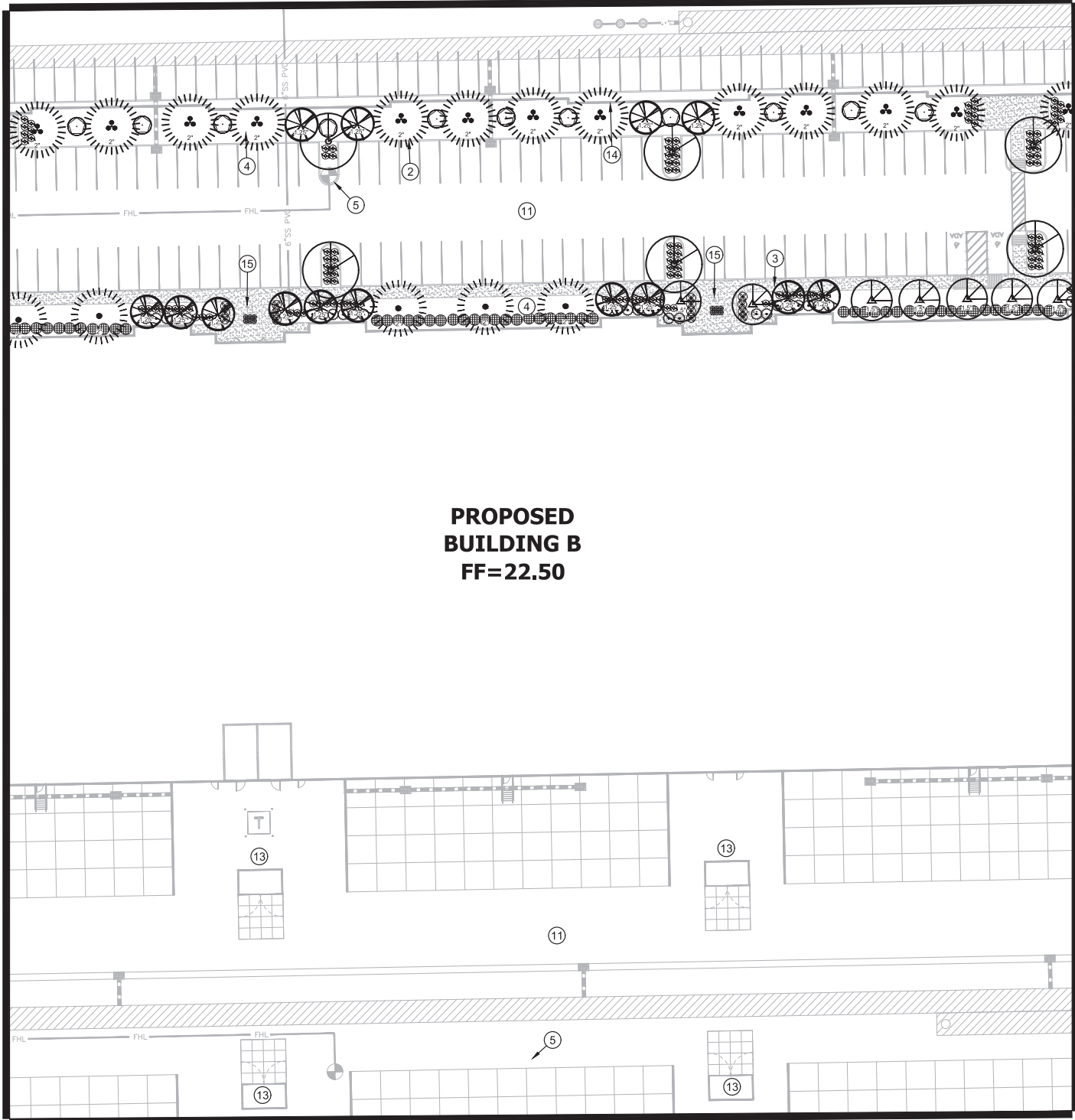
REGISTERED LANDSCAPE ARCHITECT
AUDIE L. HENNINGTON
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STATE OF ARIZONA, U.S.A.

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NO. 22398
STATE OF ARIZONA, U.S.A.

REGISTERED LANDSCAPE ARCHITECT
AUDIE L. HENNINGTON
NO. 22398
STATE OF ARIZONA, U.S.A.

MATCH LINE SEE SHEET L1.4



MATCH LINE SEE SHEET L1.2

PROPOSED
BUILDING B
FF=22.50

MATCH LINE SEE SHEET L1.8

MATCH LINE SEE SHEET L1.6

PLANTING LEGEND

Trees	Caliper	Qty.
Acacia aneura	2"	21
Mulga		
Caesalpinia cacalaco 'Smoothie'	1.5"	114
Cascolote		
Dalbergia sissoo	1.5"	67
Sissoo		
Ebenopsis ebano	1.5"	26
Texas Ebony		
Eucalyptus microtheca	2"	53
Coolibah		
Fraxinus velutina	2"	0
'Rio Grande' Ash		
Parkinsonia x 'desert museum'	1.5"	0
Desert Museum Palo Verde		
Pinus halepensis	2"	61
Aleppo Pine		
Pistacia x 'red push'	2"	19
Red Push Pistache		
Populus freemontii	2"	0
Cottonwood		
Prosopis glandulosa	1.5"	0
'Torreyana' Mesquite		
Sophora secundiflora	1.25"	90
Texas Mountain Laurel		
Quercus virginiana 'Heritage'	1.5"	12
Heritage Live Oak		
Ulmus parvifolia 'True Green'	2"	45
Evergreen Elm		
Phoenix dactylifera	24' Ht	38
Date Palm		

Shrubs	Size	Qty.
Baccharis x 'Starn' Thompson	5 gal.	434
Bougainvillea 'Barbara Karst'	5 gal.	160
'Barbara Karst'		
Caesalpinia pulcherrima	5 gal.	127
Red Bird of Paradise		
Calliandra eriophylla	5 gal.	46
Pink Fairy Duster		
Callistemon citrinus 'Little John'	5 gal.	0
Bush Bottlebrush		
Dodonaea viscosa	5 gal.	188
Hop Bush		
Encelia farinosa	5 gal.	0
Brittlebush		
Eremophila glabra	5 gal.	207
Winter Blaze		
Eremophila hygrophana 'Blue Bells'	5 gal.	66
Blue Bells		
Feijoa sellowiana	5 gal.	207
Pineapple Guava		
Leucophyllum candidum	5 gal.	0
Thunder Cloud		
Rosmarinus officinalis 'Tuscan Blue'	5 gal.	656
Tuscan Blue Rosemary		
Ruellia peninsularis	5 gal.	79
Baja Ruellia		
Tecoma stans	5 gal.	308
Yellow Bells		
Accents	Size	Qty.
Aloe barbadensis	5 gal.	262
Medicinal Aloe		
Bouteloua gracilis	1 gal.	1772
Blue Grama		
Echinocactus grusonii	5 gal.	247
Golden Barrel Cactus		
Muhlenbergia rigens	5 gal.	300
Deer Grass		
Pennisetum setaceum 'Rubrum'	1 gal.	422
Purple Fountain Grass		
Phoenix roebelenii	5 gal.	0
Pygmy Date Palm		
Yucca rigida	5 gal.	51
Blue Yucca		
Ground Covers	Size	Qty.
Acacia redolens 'Desert Carpet'	1 gal.	0
Prostrate Acacia		
Carissa macrocarpa 'Green Carpet'	gal.	107
Natal Plum		
Lantana camera 'New Gold'	1 gal.	215
New Gold Lantana		
Wedelia trilobata	1 gal.	433
Yellow Dot		
Decomposed Granite		
Color: Rock Pro's Apache Rose		
Size: 1/2", screened		
Thick: 2 inches		

PERIMETER LANDSCAPE REQUIREMENTS

A LANDSCAPE STRIP A MIN 10' WIDE ALONG ALL SITE BOUNDARIES INCLUDES A MIN OF 1 TREE AND 6 SHRUBS PER 30 LF, PER SECTION 1903 (6)(B)(3). ZONING CODE.

RETENTION BASIN LANDSCAPE REQUIREMENTS

OPEN SPACE IN RETENTION BASIN INCLUDES 1 TREE PER 1,000 SF, PLUS 50% LIVE GROUND COVER: NOT INCLUDING TREE CANOPIES.

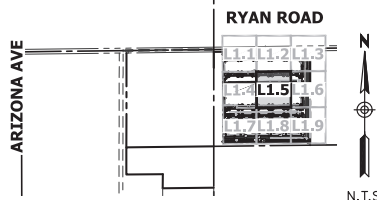
INDUSTRIAL LANDSCAPE REQUIREMENTS

PROVIDE 1 TREE AND 6 SHRUBS PER 1,000 SF OF INTERIOR SPACE AND 50% MIN VEGETATIVE SHRUB AND GROUND COVER PLANTS PER SEC 1903(6)(c)(3). ZONING CODE

KEY NOTES

- 1 LIMIT OF WORK
- 2 CONCRETE CURB-SEE CIVIL PLANS
- 3 CONCRETE SIDEWALK (SEE CIVIL PLANS)
- 4 DECOMPOSED GRANITE
- 5 FIRE HYDRANT
- 6 LIGHT POLE (SEE ELECTRICAL PLAN)
- 7 PUE
- 8 ROW
- 9 SIGHT LINE TRIANGLE (PER CITY STD'S)
- 10 RETENTION BASIN
- 11 PAVEMENT
- 12 RIP-RAP DRAINAGE
- 13 REFUSE ENCLOSURE
- 14 3' HIGH CMU PARKING SCREEN WALL
- 15 BIKE RACK
- 16 8' HIGH SCREEN WALL

KEY MAP



NO.	DATE	REVISION	BY

DESIGN BY: ALH
DRAWN BY: PR
CHECKED BY: ALH

HUNTER
ENGINEERING
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986
CIVIL AND SURVEY



PLANTING PLAN
SCHNITZER COMMERCE PARKS PAD
SEC OF RYAN RD AND ARIZONA AVE
CHANDLER, ARIZONA



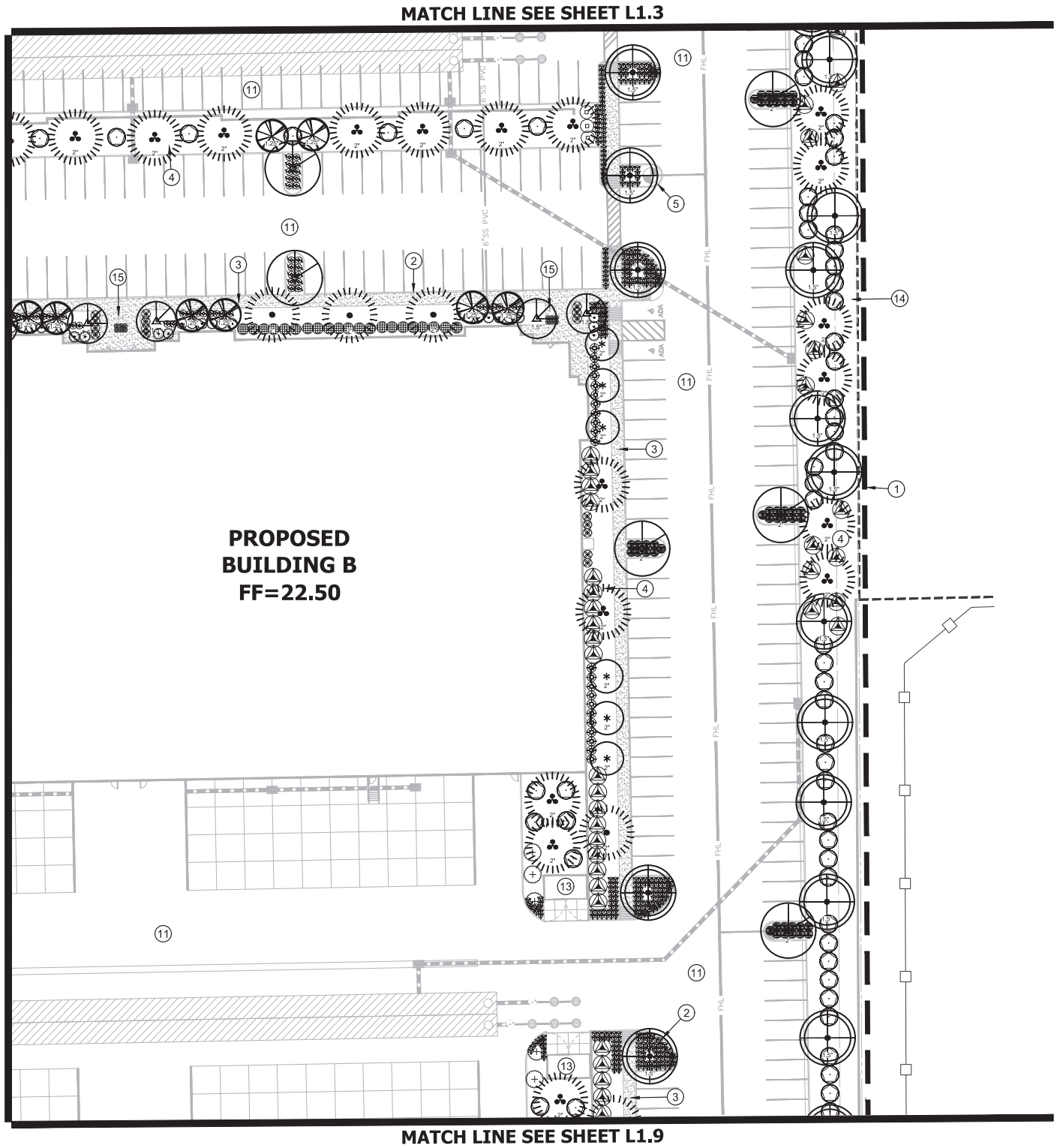
THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME:
COMMERCE
CENTER

HE NO.: VLMK003
SCALE: 1"=30'

SHEET:
L1.5

MATCH LINE SEE SHEET L1.5



PLANTING LEGEND

Trees	Caliper	Qty.
Acacia aneura	2"	21
Mulga		
Caesalpinia cacalaco 'Smoothie'	1.5"	114
Cascalote		
Dalbergia sissoo	1.5"	67
Sissoo		
Ebenopsis ebano	1.5"	26
Texas Ebony		
Eucalyptus microtheca	2"	53
Coolibah		
Fraxinus velutina	2"	0
'Rio Grande' Ash		
Parkinsonia x 'desert museum'	1.5"	0
Desert Museum Palo Verde		
Pinus halepensis	2"	61
Aleppo Pine		
Pistacia x 'red push'	2"	19
Red Push Pistache		
Populus fremontii	2"	0
Cottonwood		
Prosopis glandulosa	1.5"	0
'Torreyana' Mesquite		
Sophora secundiflora	1.25"	90
Texas Mountain Laurel		
Quercus virginiana 'Heritage'	1.5"	12
Heritage Live Oak		
Ulmus parvifolia 'True Green'	2"	45
Evergreen Elm		
Phoenix dactylifera	24' Ht	38
Date Palm		

Shrubs	Size	Qty.
Baccharis x 'Starr'	5 gal.	434
Thompson		
Bougainvillea 'Barbara Karst'	5 gal.	160
'Barbara Karst'		
Caesalpinia pulcherrima	5 gal.	127
Red Bird of Paradise		
Calliandra eriophylla	5 gal.	46
Pink Fairy Duster		
Callistemon citrinus 'Little John'	5 gal.	0
Bush Bottlebrush		
Dodonaea viscosa	5 gal.	188
Hop Bush		
Encelia farinosa	5 gal.	0
Brittlebush		
Eremophila glabra	5 gal.	207
Winter Blaze		
Eremophila hygrophana 'Blue Bells'	5 gal.	66
Blue Bells		
Feijoa sellowiana	5 gal.	207
Pineapple Guava		
Leucophyllum candidum	5 gal.	0
Thunder Cloud		
Rosmarinus officinalis 'Tuscan Blue'	5 gal.	656
Tuscan Blue Rosemary		
Ruellia peninsularis	5 gal.	79
Baja Ruellia		
Tecoma stans	5 gal.	308
Yellow Bells		
Accents	Size	Qty.
Aloe barbadensis	5 gal.	262
Medicinal Aloe		
Bouteloua gracilis	1 gal.	1772
Blue Grama		
Echinocactus grusonii	5 gal.	247
Golden Barrel Cactus		
Muhlenbergia rigens	5 gal.	300
Deer Grass		
Pennisetum setaceum 'Rubrum'	1 gal.	422
Purple Fountain Grass		
Phoenix roebelenii	5 gal.	0
Pygmy Date Palm		
Yucca rigida	5 gal.	51
Blue Yucca		
Ground Covers	Size	Qty.
Acacia redolens 'Desert Carpet'	1 gal.	0
Prostrate Acacia		
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Natal Plum		
Lantana camera 'New Gold'	1 gal.	215
New Gold Lantana		
Wedelia trilobata	1 gal.	433
Yellow Dot		
Decomposed Granite		
Color: Rock Pro's Apache Rose		
Size: 1/2", screened		
Thick: 2 inches		

PERIMETER LANDSCAPE REQUIREMENTS

A LANDSCAPE STRIP A MIN 10' WIDE ALONG ALL SITE BOUNDARIES INCLUDES A MIN OF 1 TREE AND 6 SHRUBS PER 30 LF, PER SECTION 1903 (6)(B)(3). ZONING CODE.

RETENTION BASIN LANDSCAPE REQUIREMENTS

OPEN SPACE IN RETENTION BASIN INCLUDES 1 TREE PER 1,000 SF, PLUS 50% LIVE GROUND COVER: NOT INCLUDING TREE CANOPIES.

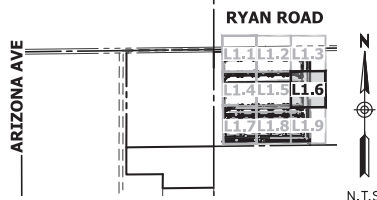
INDUSTRIAL LANDSCAPE REQUIREMENTS

PROVIDE 1 TREE AND 6 SHRUBS PER 1,000 SF OF INTERIOR SPACE AND 50% MIN VEGETATIVE SHRUB AND GROUND COVER PLANTS PER SEC 1903(6)(c)(3). ZONING CODE

KEY NOTES

- 1 LIMIT OF WORK
- 2 CONCRETE CURB-SEE CIVIL PLANS
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- 14 3' HIGH CMU PARKING SCREEN WALL
- 15 BIKE RACK
- 16 8' HIGH SCREEN WALL

KEY MAP



NO.	DATE	REVISION	BY

DESIGN BY: ALH
DRAWN BY: PR
CHECKED BY: ALH

HUNTER
ENGINEERING
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85250
T 480 991 3985
F 480 991 3986



PLANTING PLAN
SCHNITZER COMMERCE PARKS PAD
SEC OF RYAN RD AND ARIZONA AVE
CHANDLER, ARIZONA

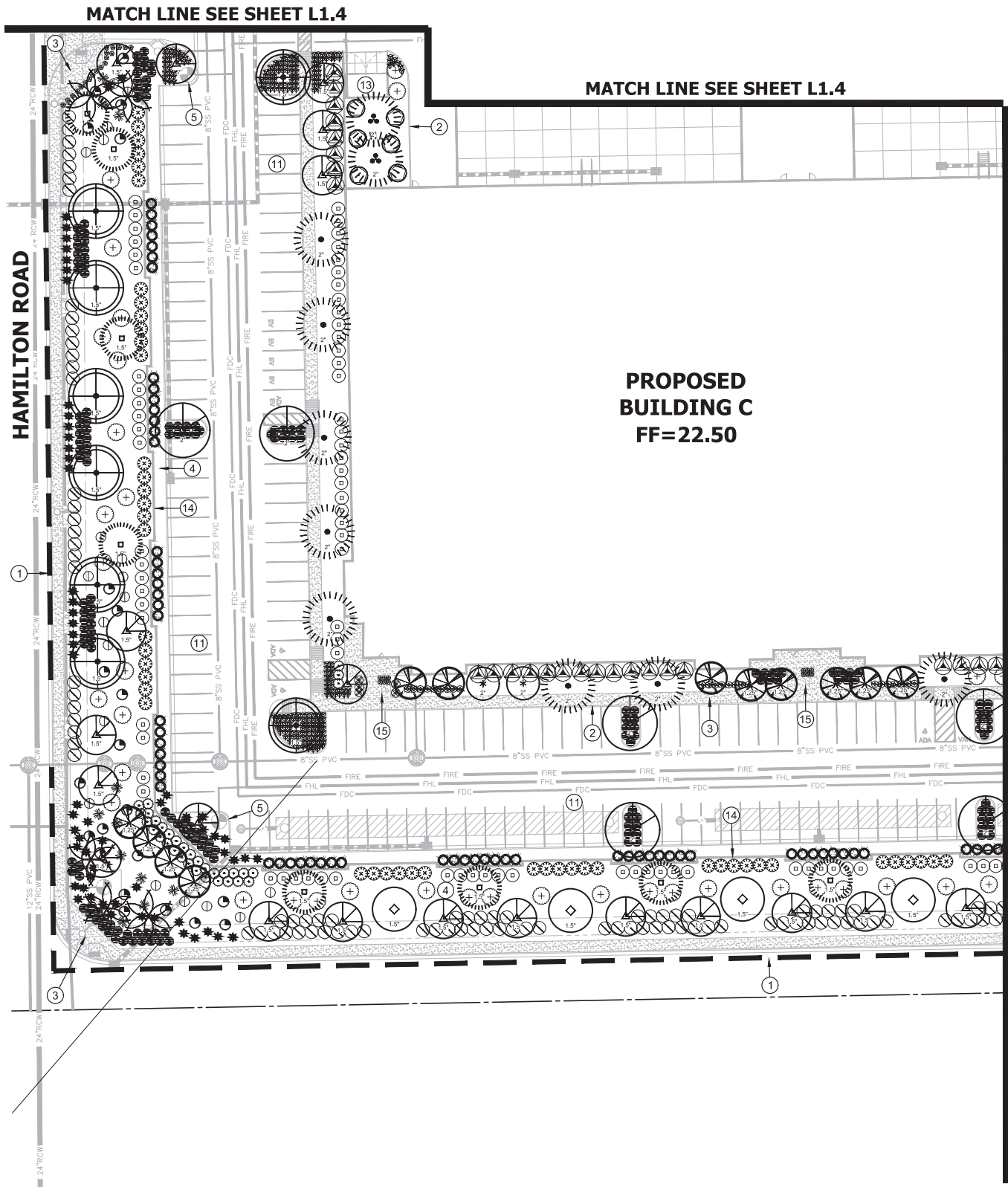


THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME:
COMMERCE CENTER

HE NO.: VLMK003
SCALE: 1"=30'

SHEET:
L1.6



PLANTING LEGEND

Trees	Caliper	Qty.
Acacia aneura	2"	21
Mulga		
Caesalpinia cacalaco 'Smoothie'	1.5"	114
Cascolote		
Dalbergia sissoo	1.5"	67
Sissoo		
Ebenopsis ebano	1.5"	26
Texas Ebony		
Eucalyptus microtheca	2"	53
Coolibah		
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Parkinsonia x 'desert museum'	1.5"	0
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Pistacia x 'red push'	2"	19
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Populus freemontii	2"	0
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Eremophila hygrophana 'Blue Bells'	5 gal.	66
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Muhlenbergia rigens	5 gal.	300
Deer Grass		
Pennisetum setaceum 'Rubrum'	1 gal.	422
Purple Fountain Grass		
Phoenix roebelenii	5 gal.	0
Pygmy Date Palm		
Yucca rigida	5 gal.	51
Blue Yucca		
Ground Covers	Size	Qty.
Acacia redolens 'Desert Carpet'	1 gal.	0
Prostrate Acacia		
Carissa macrocarpa 'Green Carpet'	gal.	107
Natal Plum		
Lantana camera 'New Gold'	1 gal.	215
New Gold Lantana		
Wedelia trilobata	1 gal.	433
Yellow Dot		
Decomposed Granite		
Color: Rock Pro's Apache Rose		
Size: 1/2", screened		
Thick: 2 inches		

PERIMETER LANDSCAPE REQUIREMENTS

A LANDSCAPE STRIP A MIN 10' WIDE ALONG ALL SITE BOUNDARIES INCLUDES A MIN OF 1 TREE AND 6 SHRUBS PER 30 LF, PER SECTION 1903 (6)(B)(3). ZONING CODE.

RETENTION BASIN LANDSCAPE REQUIREMENTS

OPEN SPACE IN RETENTION BASIN INCLUDES 1 TREE PER 1,000 SF, PLUS 50% LIVE GROUND COVER: NOT INCLUDING TREE CANOPIES.

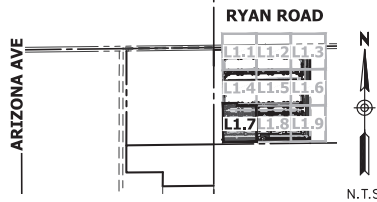
INDUSTRIAL LANDSCAPE REQUIREMENTS

PROVIDE 1 TREE AND 6 SHRUBS PER 1,000 SF OF INTERIOR SPACE AND 50% MIN VEGETATIVE SHRUB AND GROUND COVER PLANTS PER SEC 1903(6)(c)(3). ZONING CODE

KEY NOTES

- 1 LIMIT OF WORK
- 2 CONCRETE CURB-SEE CIVIL PLANS
- 3 CONCRETE SIDEWALK (SEE CIVIL PLANS)
- 4 DECOMPOSED GRANITE
- 5 FIRE HYDRANT
- 6 LIGHT POLE (SEE ELECTRICAL PLAN)
- 7 PUE
- 8 ROW
- 9 SIGHT LINE TRIANGLE (PER CITY STD'S)
- 10 RETENTION BASIN
- 11 PAVEMENT
- 12 RIP-RAP DRAINAGE
- 13 REFUSE ENCLOSURE
- 14 3' HIGH CMU PARKING SCREEN WALL
- 15 BIKE RACK
- 16 8' HIGH SCREEN WALL

KEY MAP



BY: _____

REVISION: _____

DATE: _____

NO. _____

DESIGN BY: ALH

DRAWN BY: PR

CHECKED BY: ALH

PURPOSE: 3RD PRE PLAT SUBMITTAL

HUNTER ENGINEERING CIVIL AND SURVEY

10450 NORTH 74TH STREET, SUITE 200 SCOTTSDALE, AZ 85258 T 480 991 3985 F 480 991 3986

REGISTERED LANDSCAPE ARCHITECT

CERTIFICATE NO. 22398

AUDIE L. HENNINGTON

Arizona, U.S.A.

PLANTING PLAN

SCHNITZER COMMERCE PARKS PAD

SEC OF RYAN RD AND ARIZONA AVE

CHANDLER, ARIZONA

CONTACT ARIZONA BUT AT LEAST 2 FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION

ARIZONA811

CALL 811 OR VISIT ARIZONA811.COM

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PROJECT NAME: COMMERCE CENTER

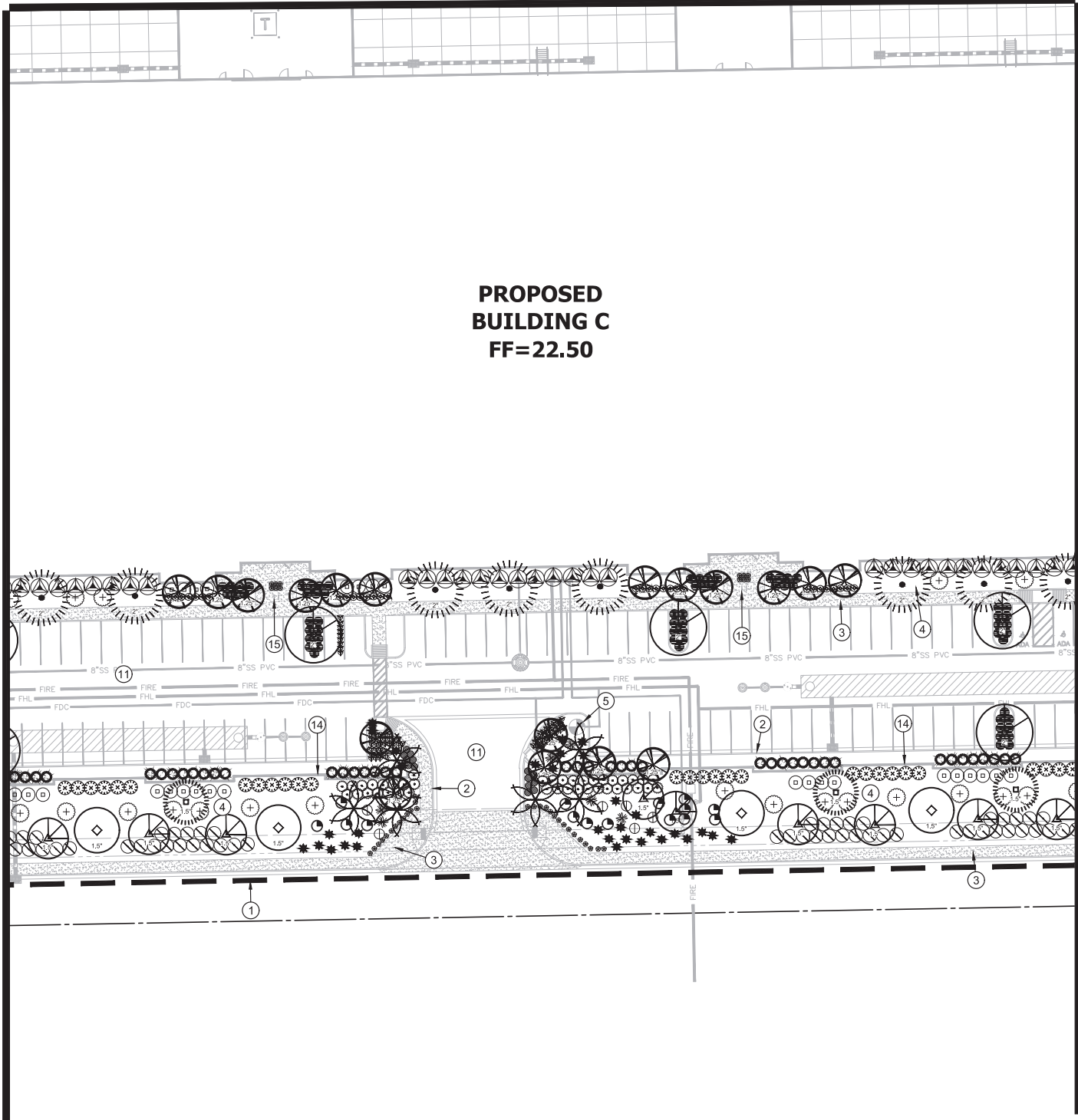
HE NO.: VLMK003

SCALE: 1"=30'

SHEET: L1.7

8 OF 10

MATCH LINE SEE SHEET L1.7



MATCH LINE SEE SHEET L1.9

PLANTING LEGEND

Trees	Caliper	Qty.
Acacia aneura	2"	21
Mulga		
Caesalpinia cacalaco 'Smoothie'	1.5"	114
Cascolote		
Dalbergia sissoo	1.5"	67
Sissoo		
Ebenopsis ebano	1.5"	26
Texas Ebony		
Eucalyptus microtheca	2"	53
Coolibah		
Fraxinus velutina	2"	0
'Rio Grande' Ash		
Parkinsonia x 'desert museum'	1.5"	0
Desert Museum Palo Verde		
Pinus halepensis	2"	61
Aleppo Pine		
Pistacia x 'red push'	2"	19
Red Push Pistache		
Populus freemontii	2"	0
Cottonwood		
Prosopis glandulosa	1.5"	0
'Torreyana' Mesquite		
Sophora secundiflora	1.25"	90
Texas Mountain Laurel		
Quercus virginiana 'Heritage'	1.5"	12
Heritage Live Oak		
Ulmus parvifolia 'True Green'	2"	45
Evergreen Elm		
Phoenix dactylifera	24' Ht	38
Date Palm		

Shrubs	Size	Qty.
Baccharis x 'Starn' Thompson	5 gal.	434
Bougainvillea 'Barbara Karst'	5 gal.	160
'Barbara Karst'		
Caesalpinia pulcherrima	5 gal.	127
Red Bird of Paradise		
Calliandra eriophylla	5 gal.	46
Pink Fairy Duster		
Callistemon citrinus 'Little John'	5 gal.	0
Bush Bottlebrush		
Dodonaea viscosa	5 gal.	188
Hop Bush		
Encelia farinosa	5 gal.	0
Brittlebush		
Eremophila glabra	5 gal.	207
Winter Blaze		
Eremophila hygrophana 'Blue Bell'	5 gal.	66
Blue Bells		
Feijoa sellowiana	5 gal.	207
Pineapple Guava		
Leucophyllum candidum	5 gal.	0
Thunder Cloud		
Rosmarinus officinalis 'Tuscan Blue'	5 gal.	656
Tuscan Blue Rosemary		
Ruellia peninsularis	5 gal.	79
Baja Ruellia		
Tecoma stans	5 gal.	308
Yellow Bells		
Accents	Size	Qty.
Aloe barbadensis	5 gal.	262
Medicinal Aloe		
Bouteloua gracilis	1 gal.	1772
Blue Grama		
Echinocactus grusonii	5 gal.	247
Golden Barrel Cactus		
Muhlenbergia rigens	5 gal.	300
Deer Grass		
Pennisetum setaceum 'Rubrum'	1 gal.	422
Purple Fountain Grass		
Phoenix roebelenii	5 gal.	0
Pygmy Date Palm		
Yucca rigida	5 gal.	51
Blue Yucca		
Ground Covers	Size	Qty.
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New Gold Lantana		
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Yellow Dot		
Decomposed Granite		
Color: Rock Pro's Apache Rose		
Size: 1/2", screened		
Thick: 2 inches		

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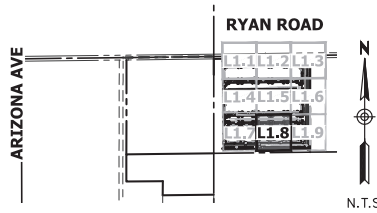
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- 15 BIKE RACK
- 16 8' HIGH SCREEN WALL

KEY MAP



BY: [Signature]
REVISION: [Table]
DATE: [Table]
NO.: [Table]

DESIGN BY: ALH
DRAWN BY: PR
CHECKED BY: ALH

HUNTER
ENGINEERING
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

REGISTERED LANDSCAPE ARCHITECT
AUDIE L. HENNINGTON
No. 22398
Signed 2/2/2023
ARIZONA, U.S.A.
[Signature]

PLANTING PLAN
SCHNITZER COMMERCE PARKS PAD
SEC OF RYAN RD AND ARIZONA AVE
CHANDLER, ARIZONA

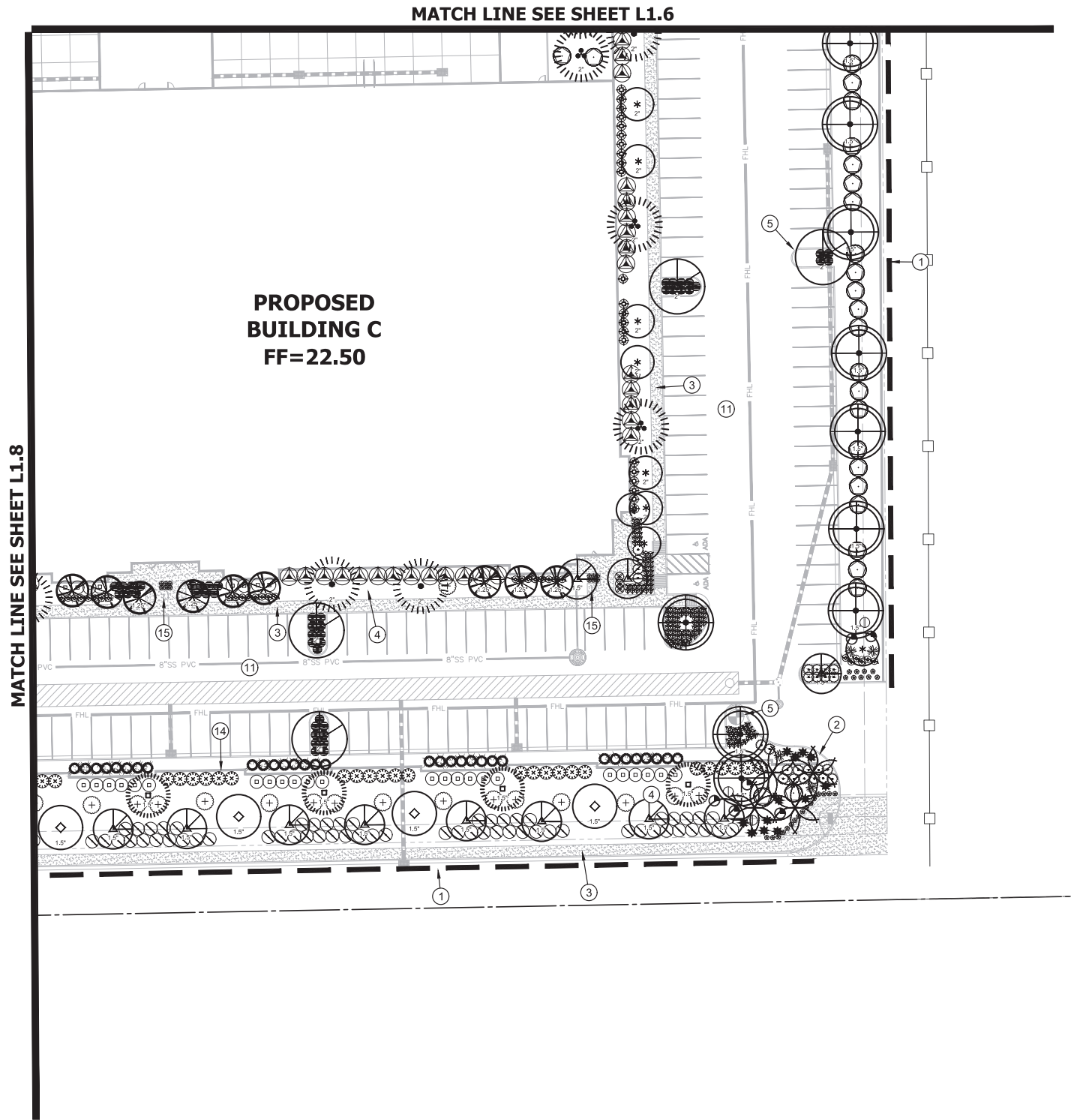
CONTACT ARIZONA BUT AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION
[ARIZONA811]
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APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

PROJECT NAME:
COMMERCE
CENTER

HE NO.: VLMK003
SCALE: 1"=30'

SHEET:
L1.8



PLANTING LEGEND

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Acacia aneura Mulga	2"	21
Caesalpinia cacalaco 'Smoothie'	1.5"	114
Cascalote		
Dalbergia sissoo	1.5"	67
Sissoo		
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Texas Ebony		
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Coolibah		
Fraxinus velutina	2"	0
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Desert Museum Palo Verde		
Pinus halepensis	2"	61
Aleppo Pine		
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Thunder Cloud		
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Color: Rock Pro's Apache Rose		
Size: 1/2", screened		
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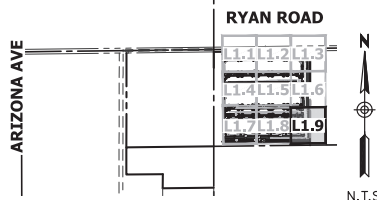
INDUSTRIAL LANDSCAPE REQUIREMENTS

PROVIDE 1 TREE AND 6 SHRUBS PER 1,000 SF OF INTERIOR SPACE AND 50% MIN VEGETATIVE SHRUB AND GROUND COVER PLANTS PER SEC 1903(6)(C)(3). ZONING CODE

KEY NOTES

- 1 LIMIT OF WORK
- 2 CONCRETE CURB-SEE CIVIL PLANS
- 3 CONCRETE SIDEWALK (SEE CIVIL PLANS)
- 4 DECOMPOSED GRANITE
- 5 FIRE HYDRANT
- 6 LIGHT POLE (SEE ELECTRICAL PLAN)
- 7 PUE
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- 13 REFUSE ENCLOSURE
- 14 3' HIGH CMU PARKING SCREEN WALL
- 15 BIKE RACK
- 16 8' HIGH SCREEN WALL

KEY MAP



NO.	DATE	REVISION	BY

DESIGN BY: ALH
DRAWN BY: PR
CHECKED BY: ALH

HUNTER
ENGINEERING
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986
CIVIL AND SURVEY



PLANTING PLAN
SCHNITZER COMMERCE PARKS PAD
SEC OF RYAN RD AND ARIZONA AVE
CHANDLER, ARIZONA



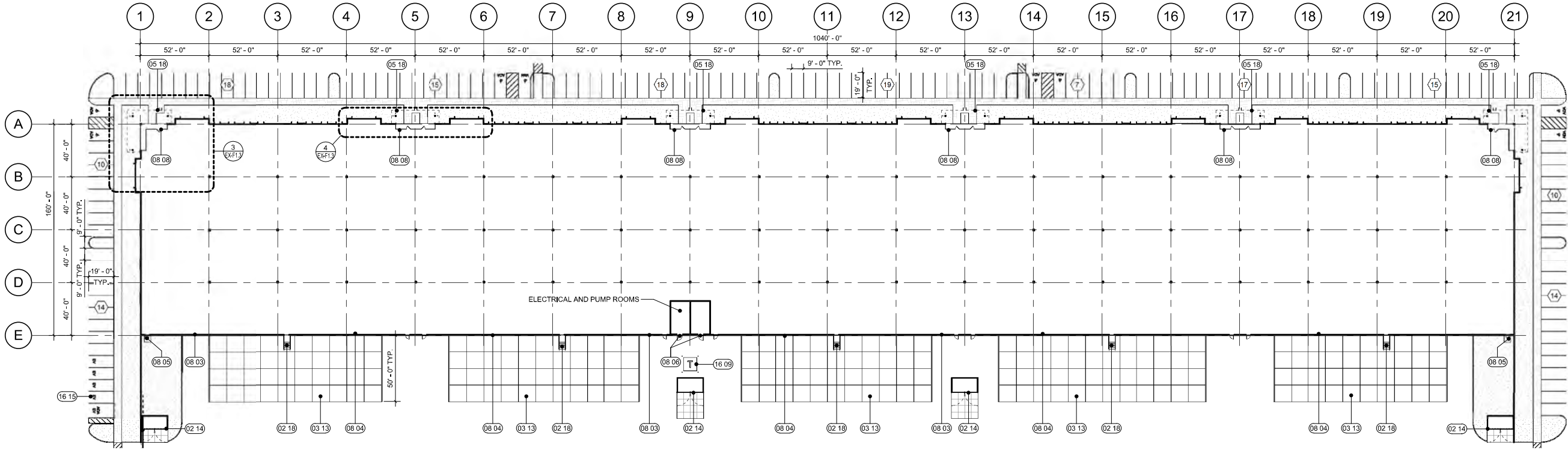
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PROJECT NAME:
COMMERCE CENTER

HE NO.: VLMK003
SCALE: 1"=30'

SHEET:
L1.9

TAB E



1 RYAN CC - BLDG A PLAN
EX-F1.0
1" = 40'-0"

- KEYNOTE LEGEND**
- 02 14 TRASH REFUSE LOCATION
 - 02 18 METAL DOCK STAIRS
 - 03 13 LOADING DOCK RETAINING WALL WITH GUARDRAIL
 - 05 18 ENHANCED TENANT ENTRANCE, SEE ENLARGED ELEVATIONS
 - 08 03 OVERHEAD DOOR AT GRADE LEVEL
 - 08 04 OVERHEAD DOORS AT DOCK LEVEL
 - 08 05 EXTERIOR MAN DOOR
 - 08 06 EXTERIOR MAN DOOR TO ELECTRICAL ROOM
 - 08 08 ALUM. STOREFRONT VESTIBULE AT MAIN ENTRY
 - 16 09 TRANSFORMER PAD AND BOLLARDS - COORDINATE WITH ELECTRICAL (BIDDER DESIGN)
 - 16 15 EV PARKING STALL

SCHNITZER PROPERTIES: RYAN ROAD PLANNED AREA DEVELOPMENT



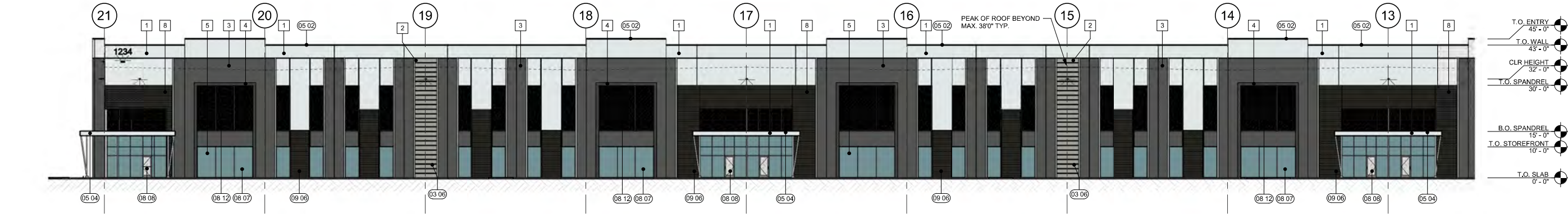
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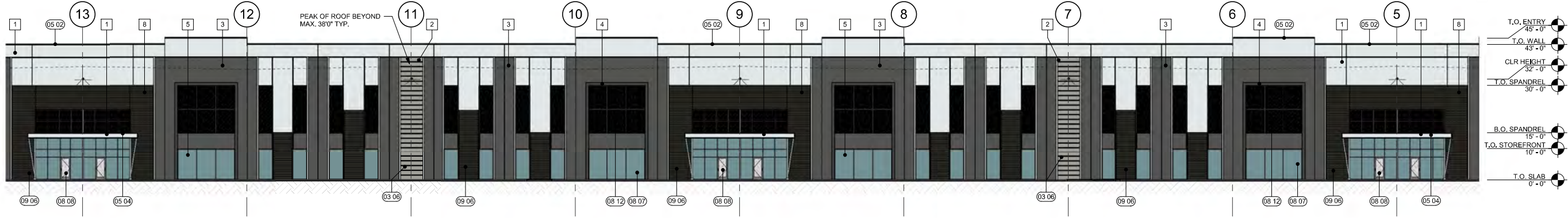
SCALE	PROJ. NO.
AS NOTED	*****
DRAWN	CHECKED
JAB	JCS

RYAN COMMERCE
CENTER BLDG A

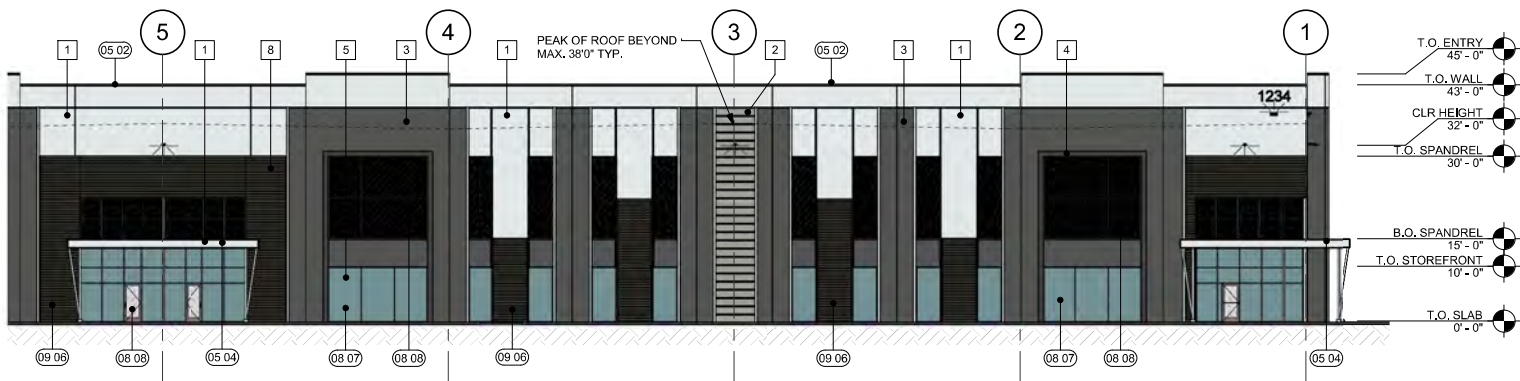




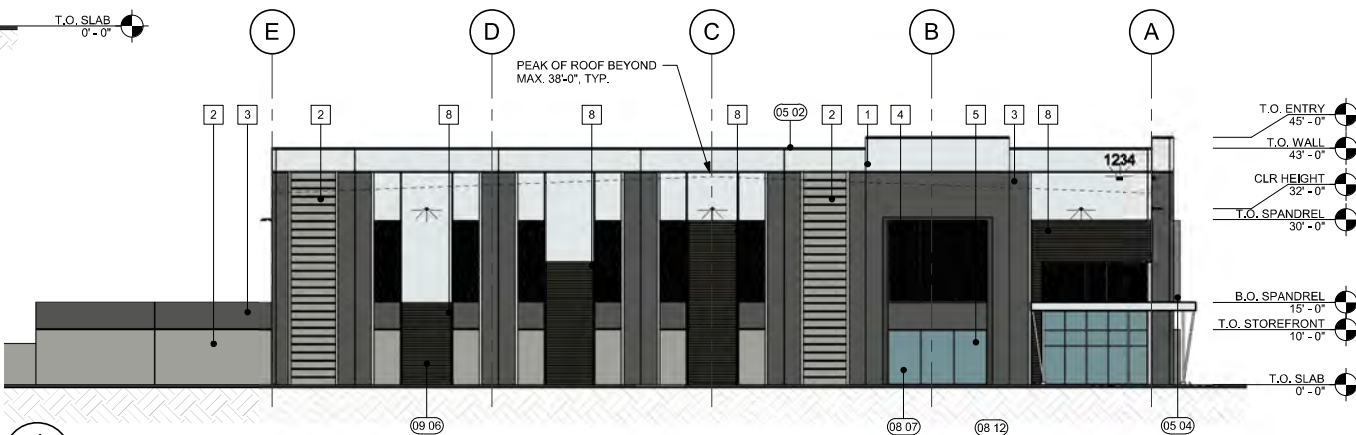
1 RYAN CC NORTH ELEVATION
EX-F1.1 1/16" = 1'-0"



2 RYAN CC NORTH ELEVATION
EX-F1.1 1/16" = 1'-0"



3 RYAN CC NORTH ELEVATION
EX-F1.1 1/16" = 1'-0"



4 RYAN CC EAST ELEVATION
EX-F1.1 1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

 1 SHERWIN WILLIAMS SW 6525 "RARIIFIED AIR"	 3 SHERWIN WILLIAMS SW 7068 "GRIZZLE GRAY"	 5 STOREFRONT GLAZING SYSTEM: VITRO ARCHITECTURAL GLASS VISTACOO (2) AZURIA SOLARBAN 60 (3) CLEAR WITH REFLECTIVE COATING	 7 3/16" GALVANIZED STEEL PROJECTED WINDOW FRAME, FINISH: "MATTE NETWORK GRAY"	 9 WILLOW CMU WITH GROUND FACE OR APPROVED SIM.	 11 CONCRETE TILT PANEL GENERAL REVEAL SIZES
 2 SHERWIN WILLIAMS SW 7655 "STAMPED CONCRETE"	 4 SHERWIN WILLIAMS SW 7069 "IRON ORE"	 6 STOREFRONT FRAME SYSTEM: CLASS 2 CLEAR ANODIZED ALUMINUM STOREFRONT FINISH	 8 AEP SPAN - METAL SIDING "REVERESED HR-36" FINISH: MIDNIGHT BRONZE	 10 CASCADE BLEND CMU WITH GROUND FACE OR APPROVED SIM.	 11 CONCRETE TILT PANEL GENERAL REVEAL SIZES

KEYNOTE LEGEND

- 03 06 CONCRETE TILT PANEL REVEAL WHERE SHOWN.
- 05 02 METAL CAP FLASHING TYPICAL AT PARAPET ON ALL SIDES.
- 05 04 METAL TENANT ENTRY CANOPY PER PLAN AND ELEVATION.
- 08 07 ALUMINUM STOREFRONT GLAZING.
- 08 08 ALUM. STOREFRONT VESTIBULE AT MAIN ENTRY.
- 08 12 SPANDREL GLASS ABOVE 15'-0" PER ELEVATIONS.
- 09 06 ARCHITECTURAL METAL SIDING PER ELEVATIONS.

SCHNITZER PROPERTIES: RYAN ROAD PLANNED AREA DEVELOPMENT

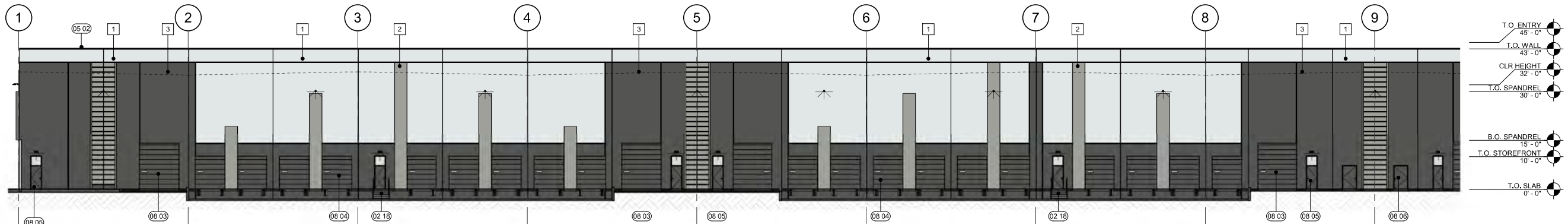
SCALE	AS NOTED	PROJ. NO.	*****
DRAWN	JAB	CHECKED	JCS

RYAN BLDG A
ELEVATIONS

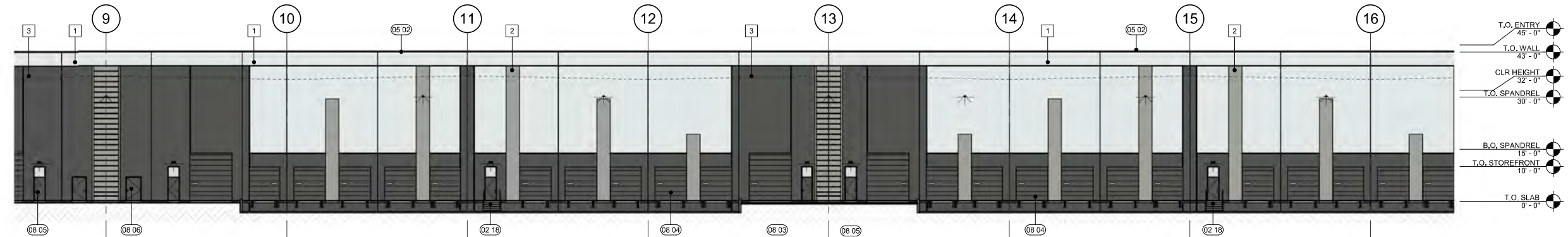


12/13/23

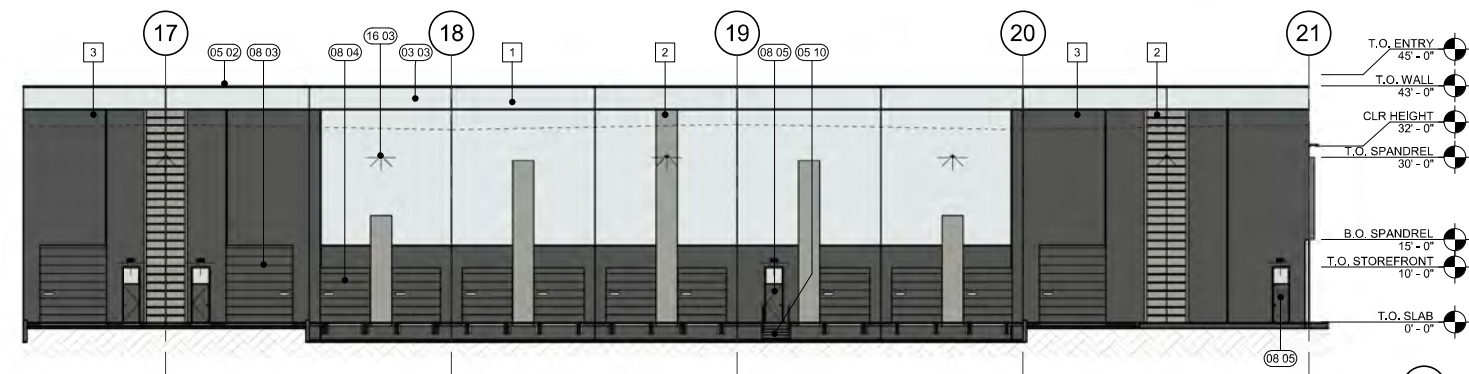
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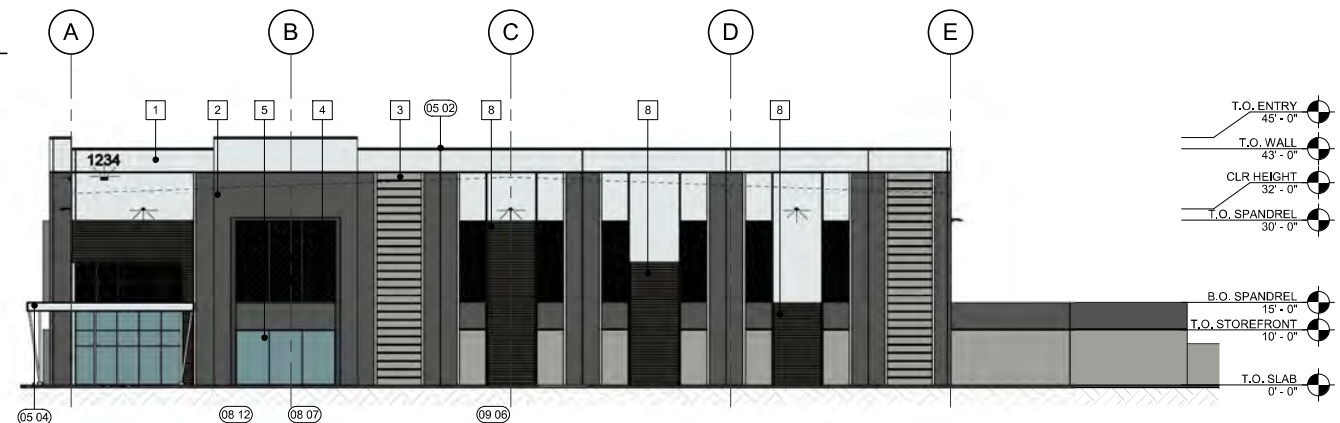
1 RYAN CC SOUTH ELEVATION
EX-F1.2 1/16" = 1'-0"



2 RYAN CC SOUTH ELEVATION
EX-F1.2 1/16" = 1'-0"



3 RYAN CC SOUTH ELEVATION
EX-F1.2 1/16" = 1'-0"



6 RYAN CC WEST ELEVATION
EX-F1.2 1/16" = 1'-0"

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KEYNOTE LEGEND

02 18	METAL DOCK STAIRS.
03 03	CONCRETE TILT-UP PANELS TYPICAL ON ALL SIDES. SEE STRUCTURAL FOR THICKNESS AND DETAILS.
05 02	METAL CAP FLASHING TYPICAL AT PARAPET ON ALL SIDES
05 04	METAL TENANT ENTRY CANOPY PER PLAN AND ELEVATION
05 10	STAIRS AND LANDING TO BE BIDDER DESIGN. CONCRETE TREAD WITH METAL PAN AND RISER, TYPICAL.
08 03	OVERHEAD DOOR AT GRADE LEVEL.
08 04	OVERHEAD DOORS AT DOCK LEVEL.
08 05	EXTERIOR MAN DOOR.
08 06	EXTERIOR MAN DOOR TO ELECTRICAL ROOM.
16 03	WALL LIGHT - PER ELECTRICAL (BIDDER DESIGN).

SCHNITZER PROPERTIES: RYAN ROAD PLANNED AREA DEVELOPMENT



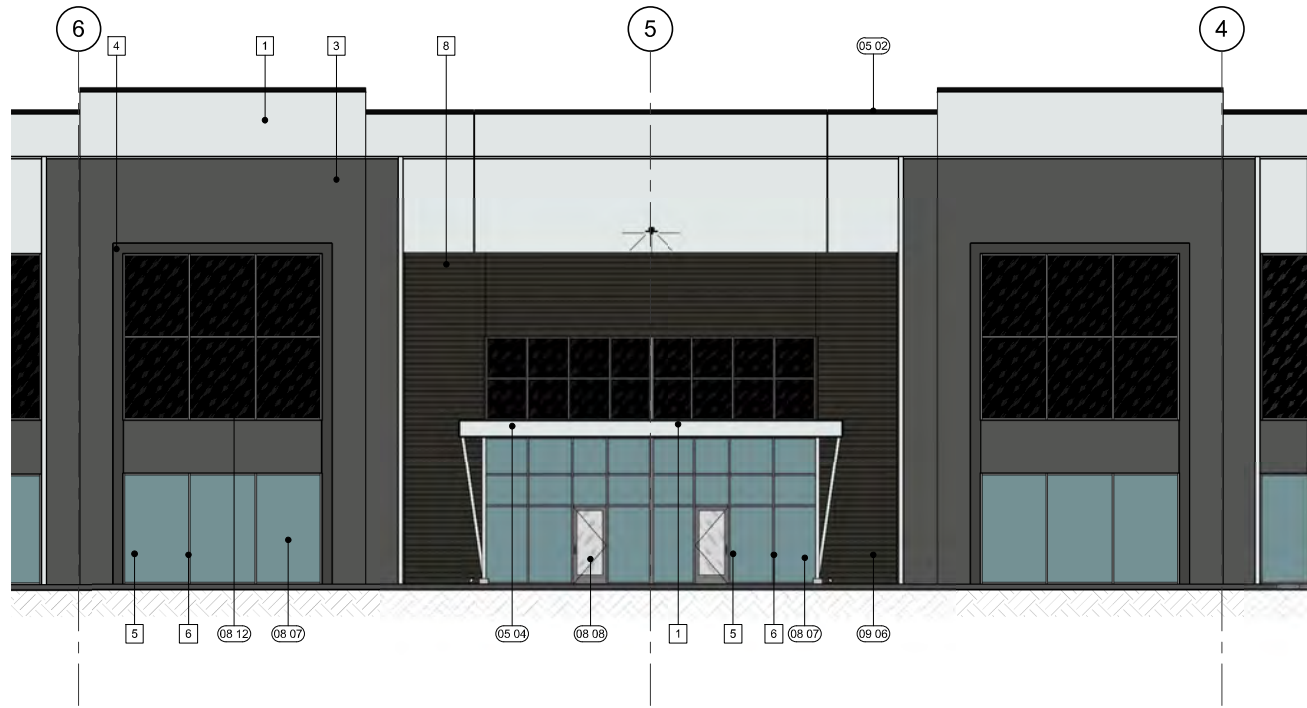
RYAN BLDG A
ELEVATIONS



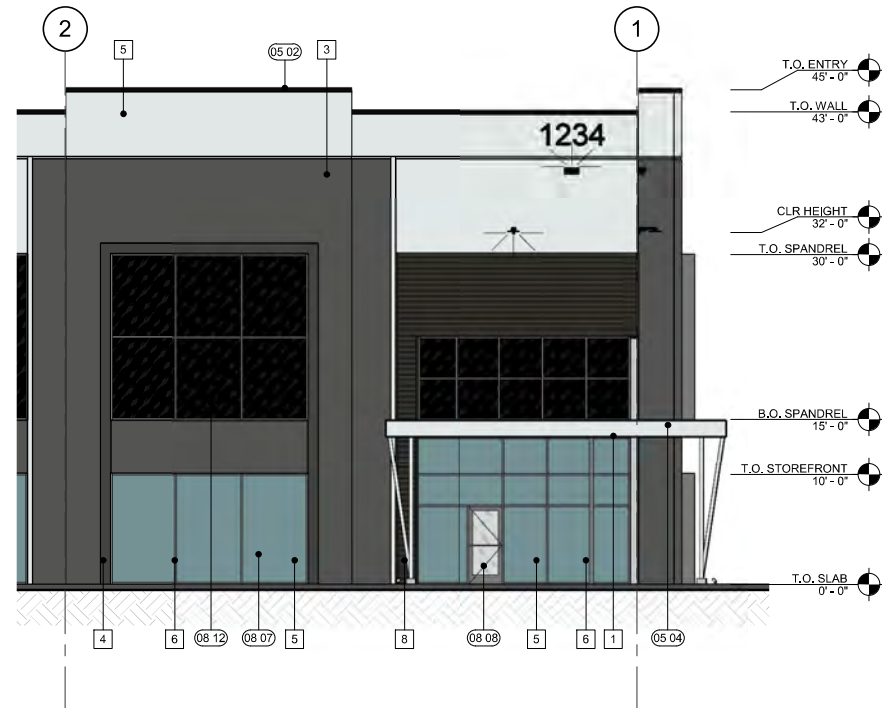
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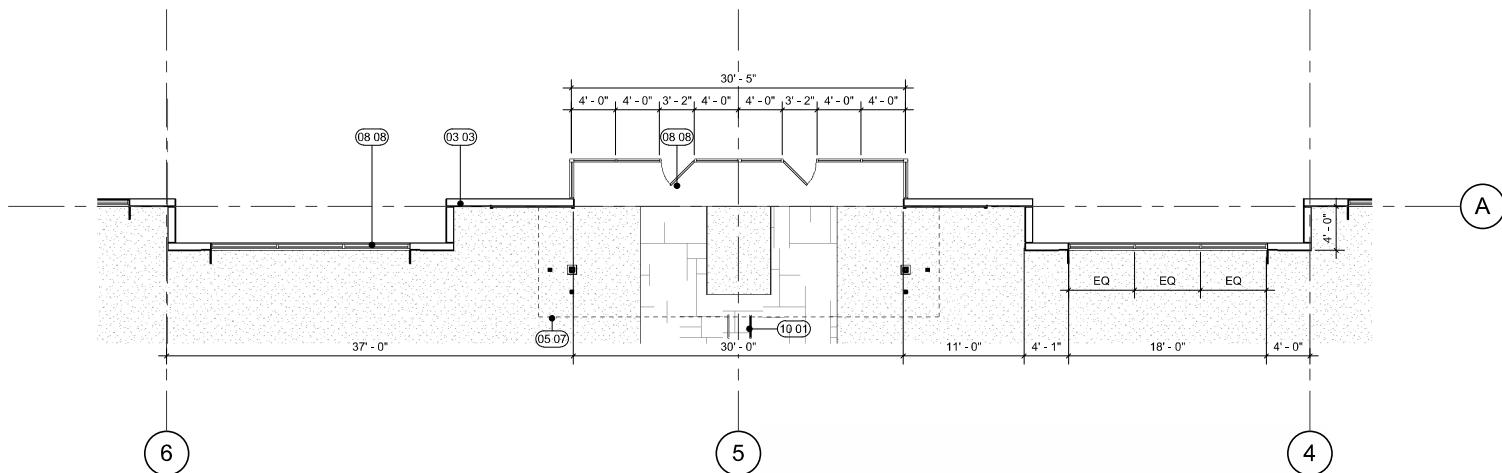
12/12/2023 3:32:23 PM



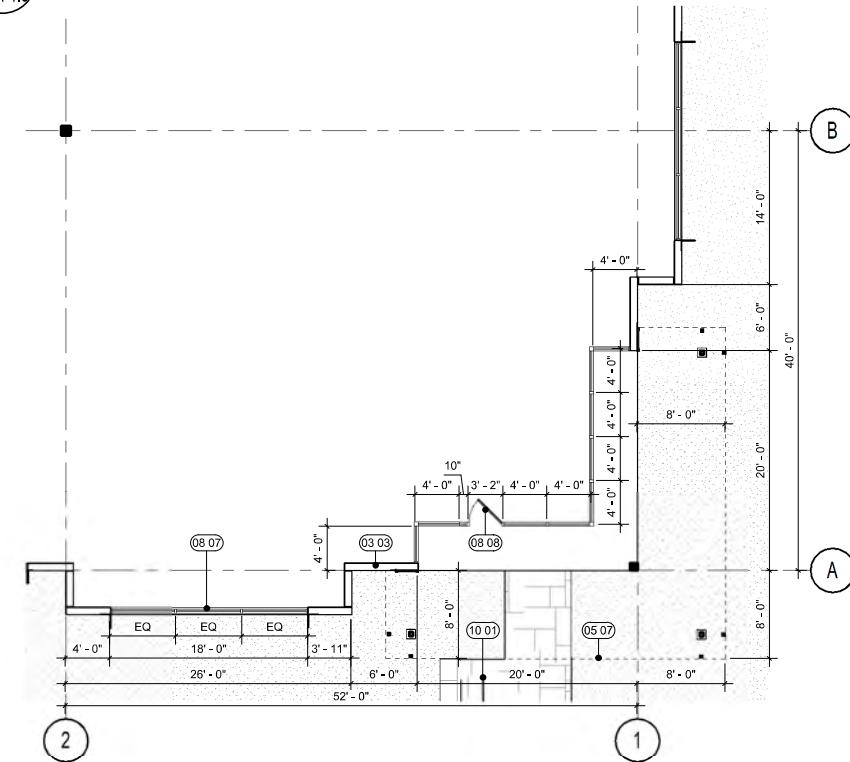
1 ENARGED DOUBLE TENANT ENTRANCE
EX-F1.3 1/8" = 1'-0"



2 RYAN CC - CORNER ENTRANCE
EX-F1.3 1/8" = 1'-0"

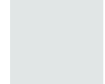
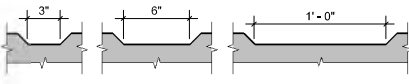


4 RYAN CC - DOUBLE TENANT ENTRANCE
EX-F1.3 1/8" = 1'-0"



3 RYAN CC - CORNER ENTRANCE
EX-F1.3 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

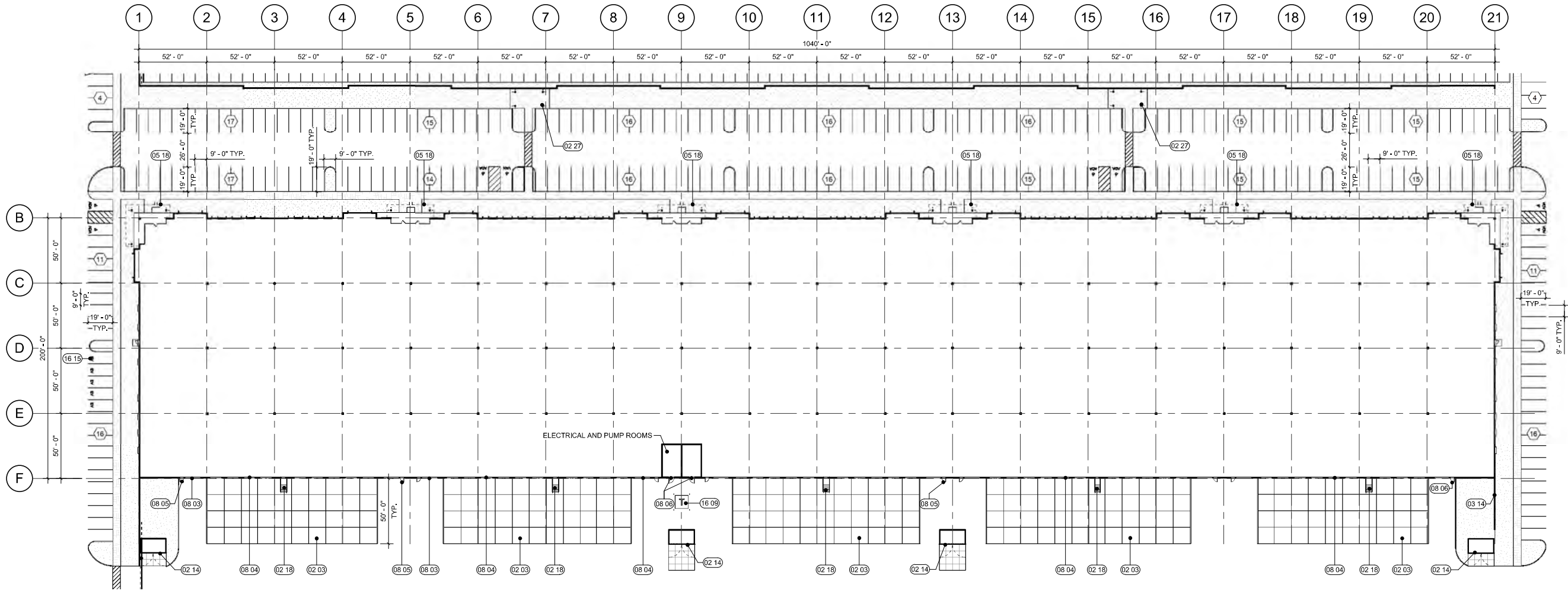
KEYNOTE LEGEND

03 03	CONCRETE TILT-UP PANELS TYPICAL ON ALL SIDES. SEE STRUCTURAL FOR THICKNESS AND DETAILS.
05 02	METAL CAP FLASHING TYPICAL AT PARAPET ON ALL SIDES
05 04	METAL TENANT ENTRY CANOPY PER PLAN AND ELEVATION
05 07	LINE OF CANOPY ABOVE
08 07	ALUMINUM STOREFRONT GLAZING.
08 08	ALUM. STOREFRONT VESTIBULE AT MAIN ENTRY.
08 12	SPANDREL GLASS ABOVE 15'-0" PER ELEVATIONS
09 06	ARCHITECTURAL METAL SIDING PER ELEVATIONS
10 01	BICYCLE PARKING - SEE SITE PLAN AND SITE DETAIL SHEET."

SCHNITZER PROPERTIES: RYAN ROAD PLANNED AREA DEVELOPMENT

RYAN ENLARGED ELEVATIONS

EX-F1.3



1 RYAN CC - BLDG B PLAN
EX-F2.0 1" = 40'-0"

- KEYNOTE LEGEND**
- 02 03 LOADING DOCK CONCRETE SLAB, 7" THICK UNREINFORCED CONCRETE OVER 6 INCHES COMPACTED CRUSHED ROCK OVER COMPACTED SUBGRADE.
 - 02 14 TRASH REFUSE LOCATION
 - 02 18 METAL DOCK STAIRS.
 - 02 25 STREET FRONT LOW SCREEN WALL, PER PLAN
 - 02 27 EMPLOYEE AMENITY AREA WITH CANOPY
 - 03 14 CONCRETE TILT-UP DOCK SCREENING WALL PER ELEVATION
 - 05 18 ENHANCED TENANT ENTRANCE, SEE ENLARGED ELEVATIONS
 - 08 03 OVERHEAD DOOR AT GRADE LEVEL.
 - 08 04 OVERHEAD DOORS AT DOCK LEVEL.
 - 08 05 EXTERIOR MAN DOOR.
 - 08 06 EXTERIOR MAN DOOR TO ELECTRICAL ROOM.
 - 08 08 ALUM. STOREFRONT VESTIBULE AT MAIN ENTRY.
 - 16 09 TRANSFORMER PAD AND BOLLARDS - COORDINATE WITH ELECTRICAL, (BIDDER DESIGN).
 - 16 15 EV PARKING STALL

SCHNITZER PROPERTIES: RYAN ROAD PLANNED AREA DEVELOPMENT



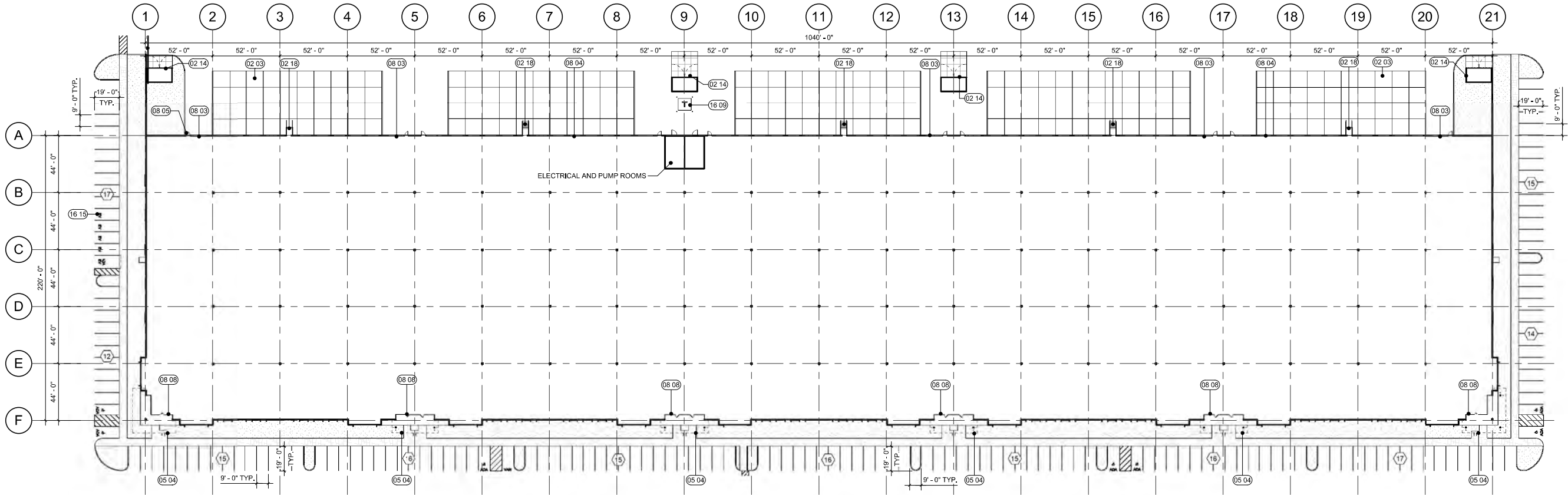
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SCALE AS NOTED	PROJ. NO. *****
DRAWN JAB	CHECKED JCS

RYAN COMMERCE
CENTER BLDG B





1 RYAN CC - BLDG C PLAN
EX-F3.0 1" = 40'-0"

- KEYNOTE LEGEND**
- 02 03 LOADING DOCK CONCRETE SLAB. 7" THICK UNREINFORCED CONCRETE OVER 6 INCHES COMPACTED CRUSHED ROCK OVER COMPACTED SUBGRADE.
 - 02 14 TRASH REFUSE LOCATION
 - 02 18 METAL DOCK STAIRS.
 - 05 04 METAL TENANT ENTRY CANOPY PER PLAN AND ELEVATION
 - 08 03 OVERHEAD DOOR AT GRADE LEVEL.
 - 08 04 OVERHEAD DOORS AT DOCK LEVEL.
 - 08 05 EXTERIOR MAN DOOR.
 - 08 08 ALUM. STOREFRONT VESTIBULE AT MAIN ENTRY.
 - 16 09 TRANSFORMER PAD AND BOLLARDS - COORDINATE WITH ELECTRICAL (BIDDER DESIGN).
 - 16 15 EV PARKING STALL

SCHNITZER PROPERTIES: RYAN ROAD PLANNED AREA DEVELOPMENT

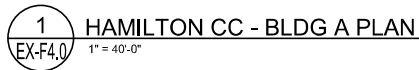


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SCALE	PROJ. NO.
AS NOTED	*****
DRAWN	CHECKED
JAB	JCS

RYAN COMMERCE
CENTER BLDG C





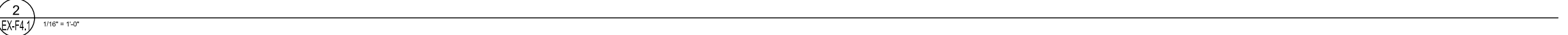
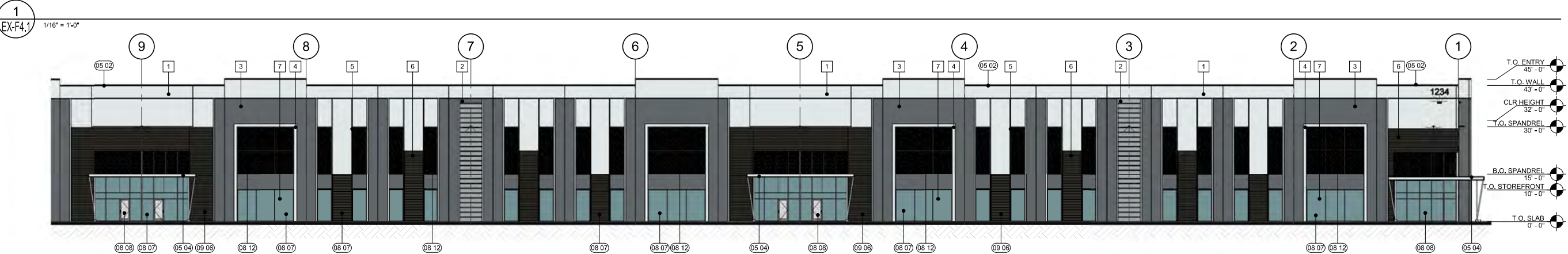
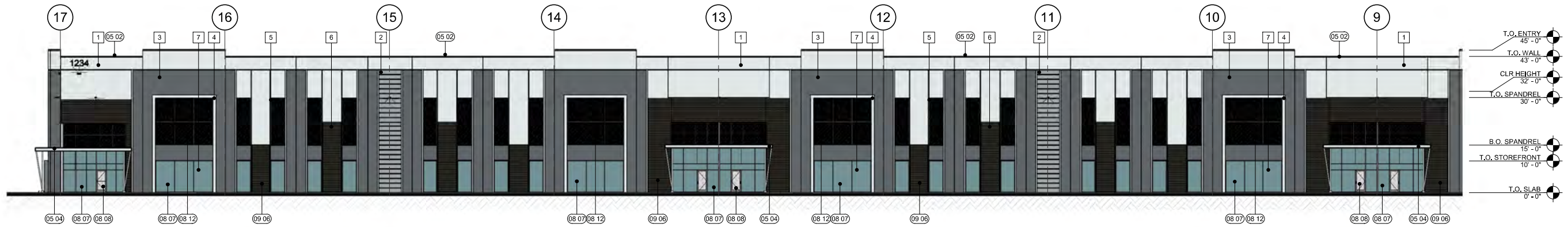
02 03	LOADING DOCK CONCRETE SLAB. 7" THICK UNREINFORCED CONCRETE OVER 6 INCHES COMPACTED CRUSHED ROCK OVER COMPACTED SUBGRADE.
02 14	TRASH REFUSE LOCATION
02 18	METAL DOCK STAIRS.
05 04	METAL TENANT ENTRY CANOPY PER PLAN AND ELEVATION
08 03	OVERHEAD DOOR AT GRADE LEVEL.
08 05	EXTERIOR MAN DOOR.
08 08	ALUM. STOREFRONT VESTIBULE AT MAIN ENTRY.
16 15	EV PARKING STALL

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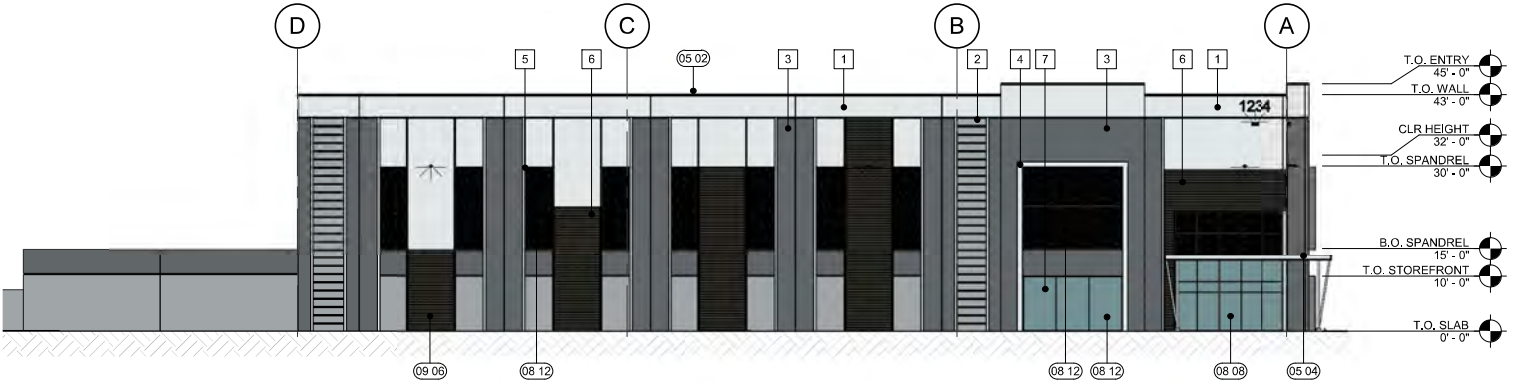
HAMILTON CC
BLDG A FLOOR
PLAN

EX-F4.0



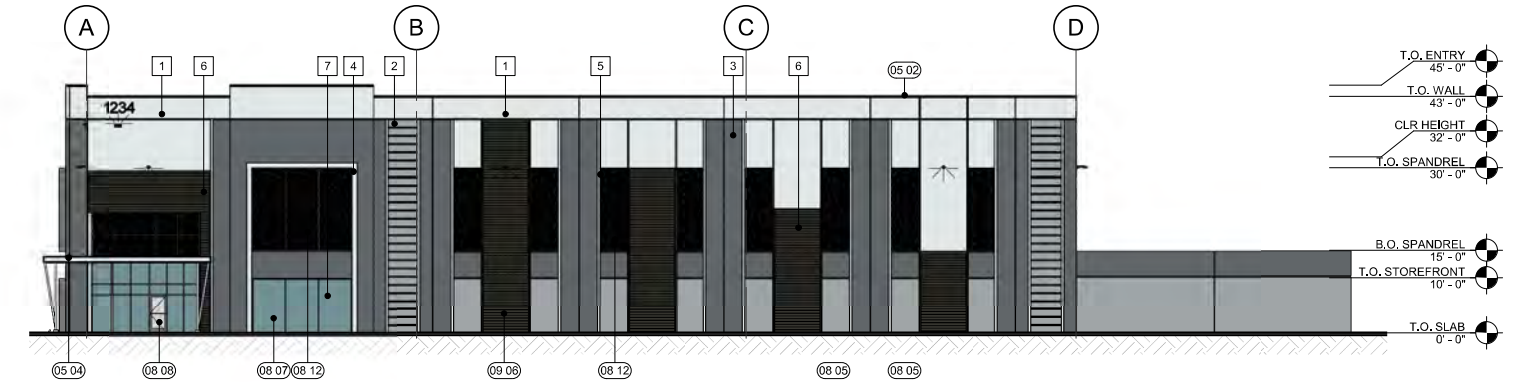
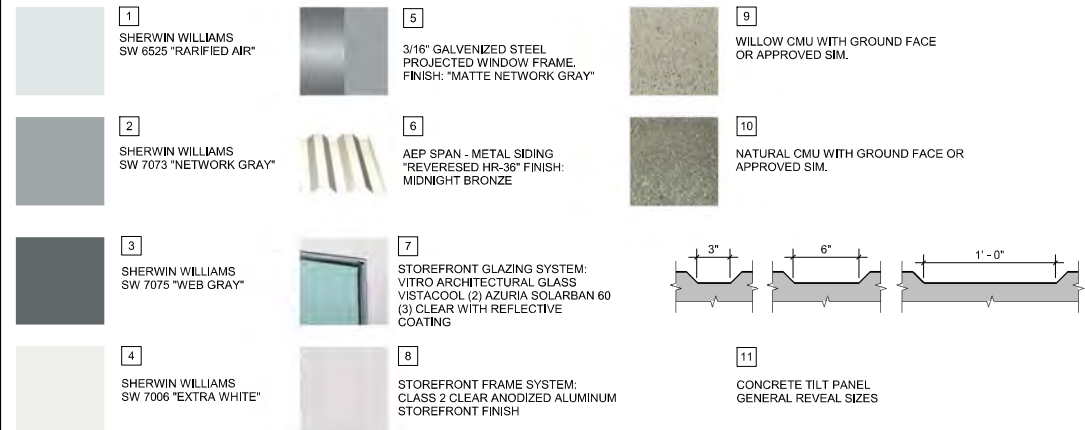
KEYNOTE LEGEND

- 05 02 METAL CAP FLASHING TYPICAL AT PARAPET ON ALL SIDES
05 04 METAL TENANT ENTRY CANOPY PER PLAN AND ELEVATION
08 07 ALUMINUM STOREFRONT GLAZING
08 08 ALUM. STOREFRONT VESTIBULE AT MAIN ENTRY
08 12 SPANDREL GLASS ABOVE 15'-0" PER ELEVATIONS
09 06 ARCHITECTURAL METAL SIDING PER ELEVATIONS

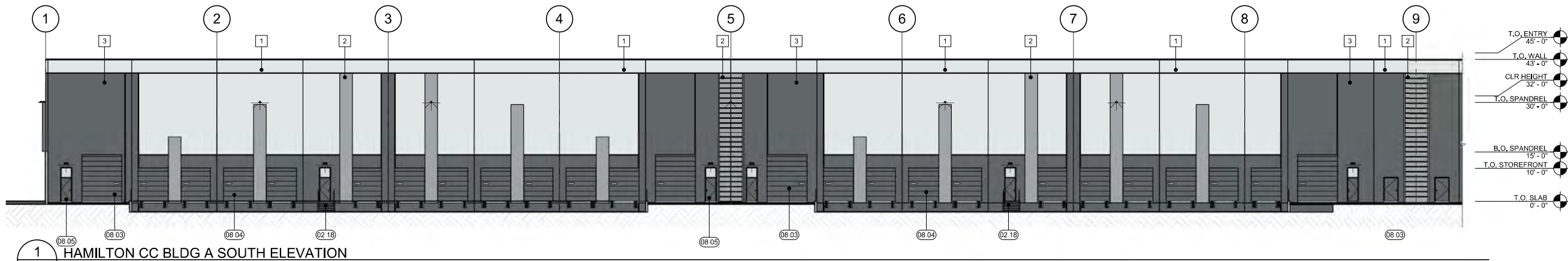


5 HAMILTON CC BLDG A EAST ELEVATION
1/16" = 1'-0"

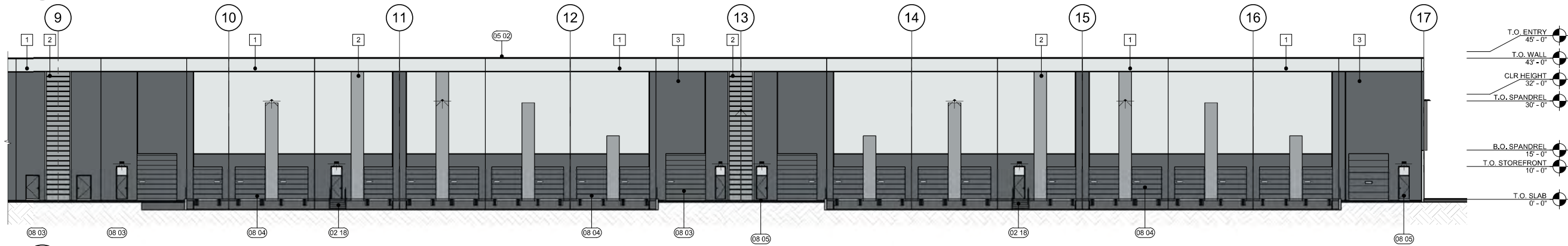
EXTERIOR MATERIAL LEGEND



6 HAMILTON CC BLDG A WEST ELEVATION
1/16" = 1'-0"



1 HAMILTON CC BLDG A SOUTH ELEVATION
EX-F4.2 1/16" = 1'-0"



2 HAMILTON CC BLDG A SOUTH ELEVATION
EX-F4.2 1/16" = 1'-0"

KEYNOTE LEGEND

02 18	METAL DOCK STAIRS.
05 02	METAL CAP FLASHING TYPICAL AT PARAPET ON ALL SIDES
08 03	OVERHEAD DOOR AT GRADE LEVEL.
08 04	OVERHEAD DOORS AT DOCK LEVEL.
08 05	EXTERIOR MAN DOOR.

EXTERIOR MATERIAL LEGEND

1 SHERWIN WILLIAMS SW 6525 "RARIFIED AIR"	5 3/16" GALVANIZED STEEL PROJECTED WINDOW FRAME. FINISH: "MATTE NETWORK GRAY"	9 WILLOW CMU WITH GROUND FACE OR APPROVED SIM.
2 SHERWIN WILLIAMS SW 7073 "NETWORK GRAY"	6 AEP SPAN - METAL SIDING "REVERESED HR-36" FINISH: MIDNIGHT BRONZE	10 NATURAL CMU WITH GROUND FACE OR APPROVED SIM.
3 SHERWIN WILLIAMS SW 7075 "WEB GRAY"	7 STOREFRONT GLAZING SYSTEM: VITRO ARCHITECTURAL GLASS VISTACOOOL (2) AZURIA SOLARBAN 60 (3) CLEAR WITH REFLECTIVE COATING	11 CONCRETE TILT PANEL GENERAL REVEAL SIZES
4 SHERWIN WILLIAMS SW 7006 "EXTRA WHITE"	8 STOREFRONT FRAME SYSTEM: CLASS 2 CLEAR ANODIZED ALUMINUM STOREFRONT FINISH	

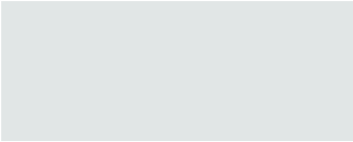
HAMILTON CC
BLDG A
ELEVATIONS

EX-F4.2

TAB F

RYAN COMMERCE CENTER

PAINTED FINISHES



SHERWIN WILLIAMS - SW 6525
"RARIFIED AIR"



SHERWIN WILLIAMS - SW 7655
"STAMPED CONCRETE"



SHERWIN WILLIAMS - SW 7068
"GRIZZLE GRAY"



SHERWIN WILLIAMS - SW 7069
"IRON ORE"

MATERIALS



STOREFRONT GLAZING SYSTEM:
VITRO ARCHITECTURAL GLASS VISTACOOOL
(2) AZURIA SOLARBAN 60 (3) CLEAR WITH
REFLECTIVE COATING



STOREFRONT FRAME SYSTEM:
CLASS 2 CLEAR ANODIZED ALUMINUM
STOREFRONT FINISH

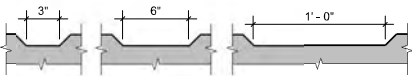


AEP SPAN - METAL SIDING
"REVERESED HR-36"
FINISH: MATTE BLACK



3/16" GALVENIZED STEEL PROJECTED
WINDOW FRAME.
FINISH: "MATTE NETWORK GRAY"

FORMLINERS & REVEAL PATTERNS



CONCRETE TILT PANEL
GENERAL REVEAL SIZES

SITE SCREENING WALLS



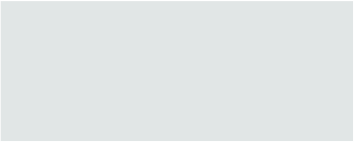
WILLOW CMU WITH GROUND FACE
OR APPROVED SIM.



CASCADE BLEND CMU WITH GROUND FACE
OR APPROVED SIM.

HAMILTON COMMERCE CENTER

PAINTED FINISHES



SHERWIN WILLIAMS - SW 6525
"RARIFIED AIR"



SHERWIN WILLIAMS - SW 7006
"EXTRA WHITE"



SHERWIN WILLIAMS - SW 7073
"NETWORK GRAY"

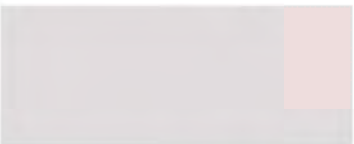


SHERWIN WILLIAMS - SW 7075
"WEB GRAY"

MATERIALS



STOREFRONT GLAZING SYSTEM:
VITRO ARCHITECTURAL GLASS
SOLARGRAY (2) SOLARBAN 60 (3) CLEAR
WITH REFLECTIVE COATING



STOREFRONT FRAME SYSTEM:
CLASS 2 CLEAR ANODIZED ALUMINUM
STOREFRONT FINISH

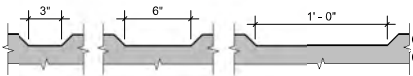


AEP SPAN - METAL SIDING
"REVERESED HR-36"
FINISH: MATTE BLACK



3/16" GALVENIZED STEEL
PROJECTED WINDOW FRAME.
FINISH: "MATTE NETWORK GRAY"

FORMLINERS & REVEAL PATTERNS



CONCRETE TILT PANEL
GENERAL REVEAL SIZES

SITE SCREENING WALLS



WILLOW CMU WITH GROUND FACE
OR APPROVED SIM.



NATURAL CMU WITH GROUND FACE
OR APPROVED SIM.



SCHNITZER PROPERTIES: RYAN ROAD PLANNED AREA DEVELOPMENT

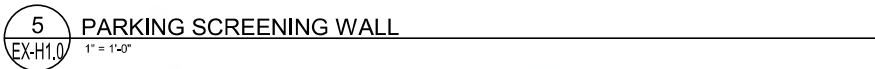
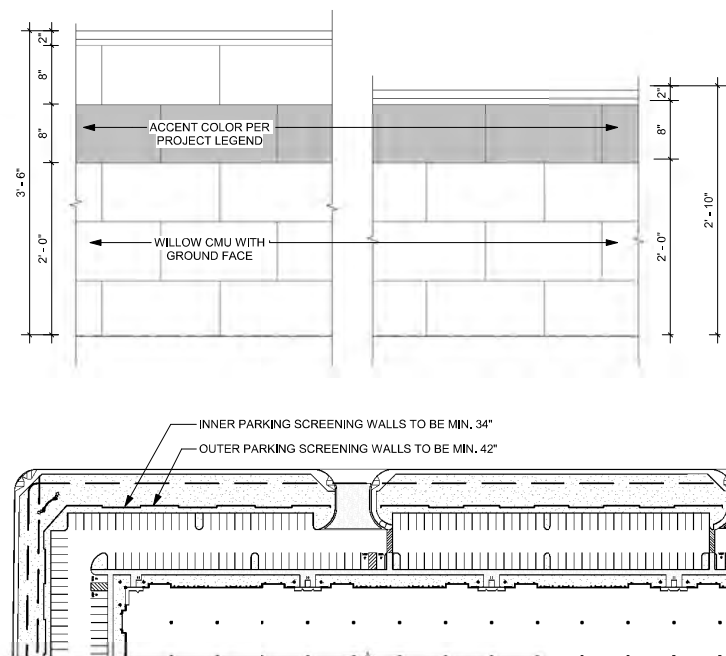
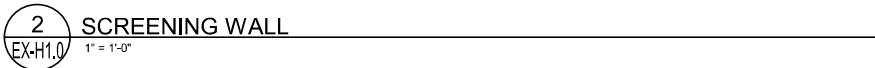
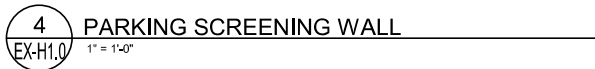
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SCALE	PROJ. NO.
AS NOTED	*****
DRAWN	CHECKED
JAB	JCS

MATERIAL PALLET

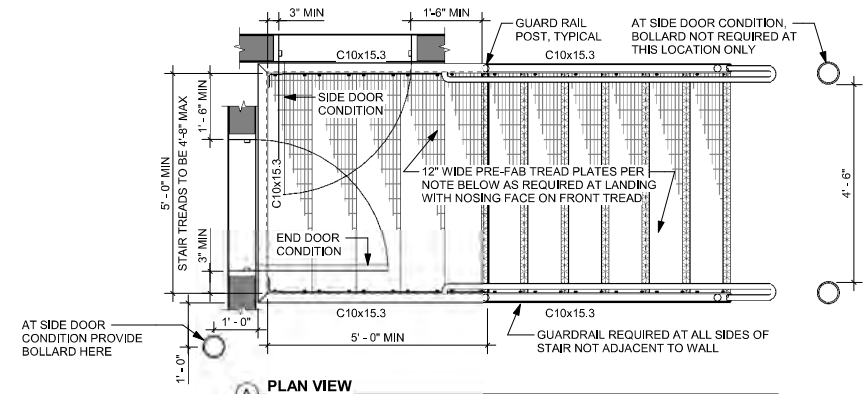
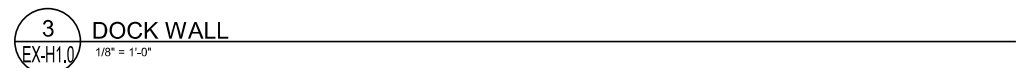
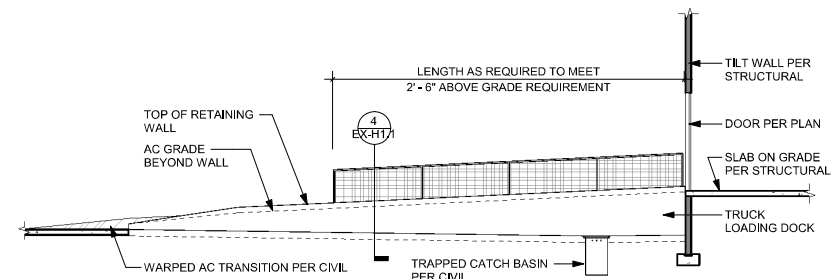


TAB G



SITE SCREENING WALLS MATERIAL LEGEND			
RYAN COMMERCE CENTER		HAMILTON COMMERCE CENTER	
	WILLOW CMU WITH GROUND FACE OR APPROVED SIM.		WILLOW CMU WITH GROUND FACE OR APPROVED SIM.
	CASCADE BLEND CMU WITH GROUND FACE OR APPROVED SIM.		NATURAL CMU WITH GROUND FACE OR APPROVED SIM.
NOTE: SEE SHEET EX-G FOR FULL PROJECT BUILDING MATERIAL PALLET			

NOTE: SEE SHEET EX-G FOR FULL PROJECT BUILDING MATERIAL PALLET

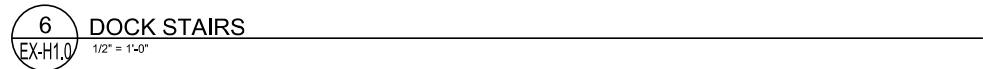
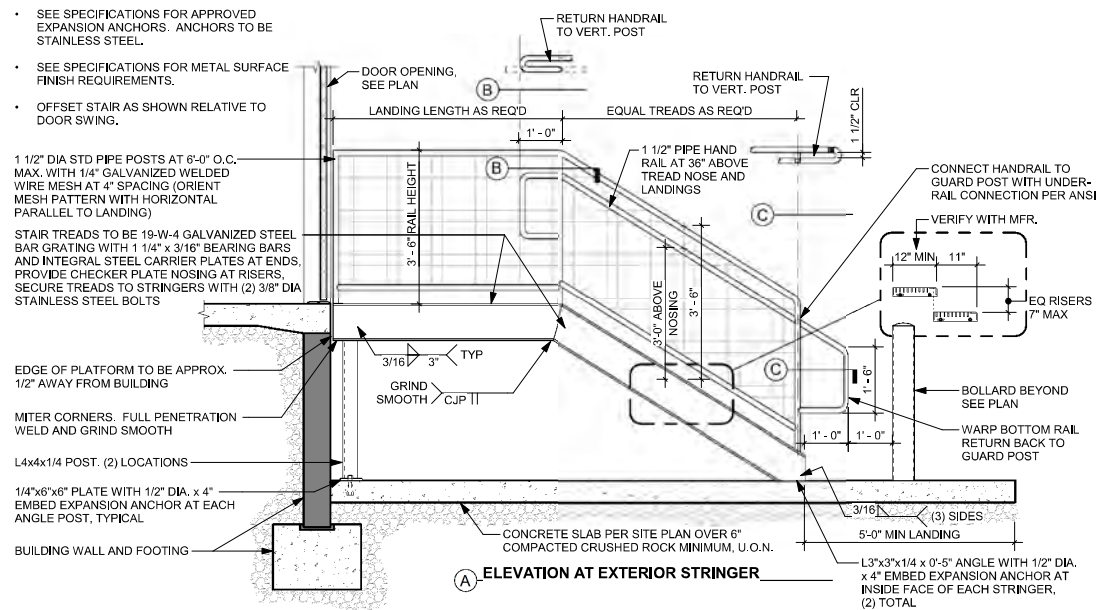


NOTES

- AT SIDE OF STAIRS AGAINST SOLID WALL PROVIDE HAND RAILS ONLY AND SPACE 1 1/2" CLEAR FROM WALL WITH BRACKETS AT ENDS AND 6'-0" O.C. MAX.
- SEE SPECIFICATIONS FOR APPROVED EXPANSION ANCHORS. ANCHORS TO BE STAINLESS STEEL.
- SEE SPECIFICATIONS FOR METAL SURFACE FINISH REQUIREMENTS.
- OFFSET STAIR AS SHOWN RELATIVE TO DOOR SWING.

- 1 1/2" DIA STD PIPE POSTS AT 6'-0" O.C.-
MAX. WITH 1/4" GALVANIZED WELDED
WIRE MESH AT 4" SPACING (ORIENT
MESH PATTERN WITH HORIZONTAL
PARALLEL TO LANDING)
- STAIR TREADS TO BE 19-W-4 GALVANIZED
BAR GRATING WITH 1 1/4" x 3/16" BEARING
AND INTEGRAL STEEL CARRIER PLATES
PROVIDE CHECKER PLATE NOSING AT RISE
SECURE TREADS TO STRINGERS WITH
STAINLESS STEEL BOLTS

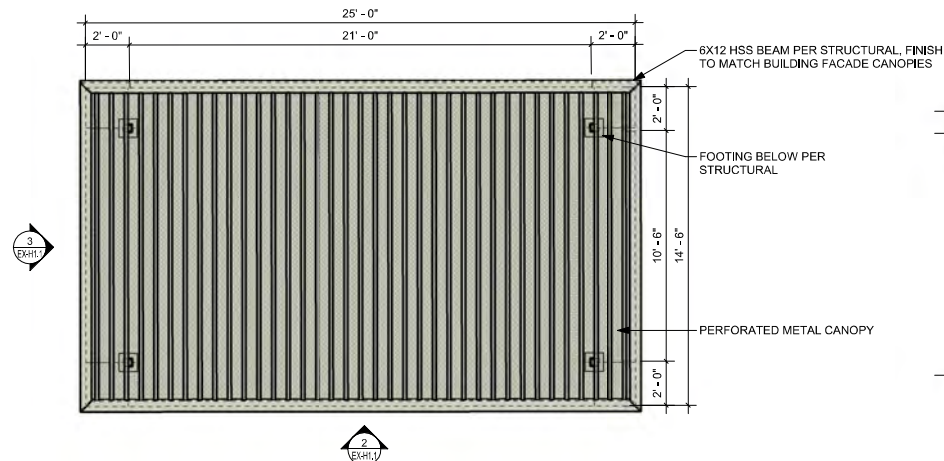
-
- EDGE OF PLATFORM TO BE APPROX. 1/2" AWAY FROM BUILDING
- MITER CORNERS. FULL PENETRATION WELD AND GRIND SMOOTH
- L4x4x1/4 POST. (2) LOCATIONS
- 1/4"x6"x6" PLATE WITH 1/2" DIA. x 4" EMBED EXPANSION ANCHOR AT EACH ANGLE POST, TYPICAL
- BUILDING WALL AND FOOTING



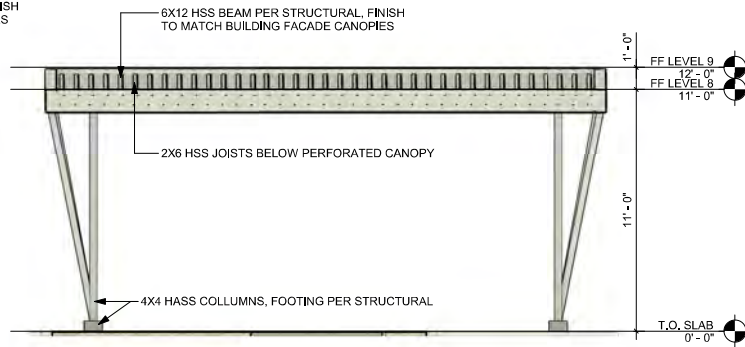
SCALE AS NOTED	PROJ. NO. *****
DRAWN JAB	CHECKED JCS

SITE DETAILS

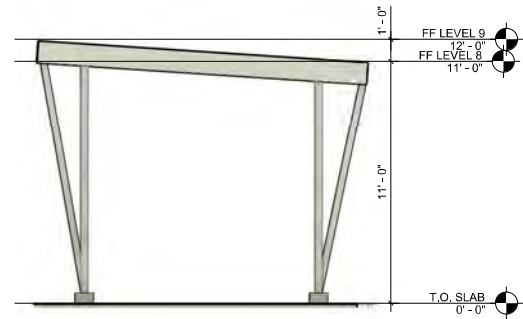




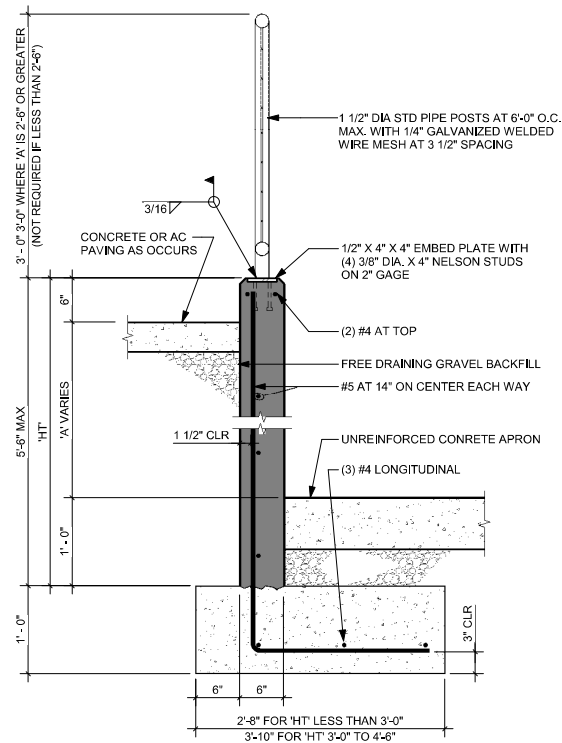
1
EX-H1.1
EMPLOYEE AMENITY CANOPY PLAN
1/4" = 1'-0"



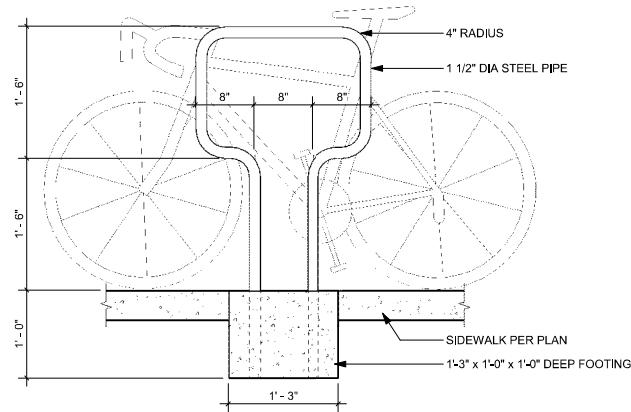
2
EX-H1.1
AMENITY CANOPY FRONT ELEVATION
1/4" = 1'-0"



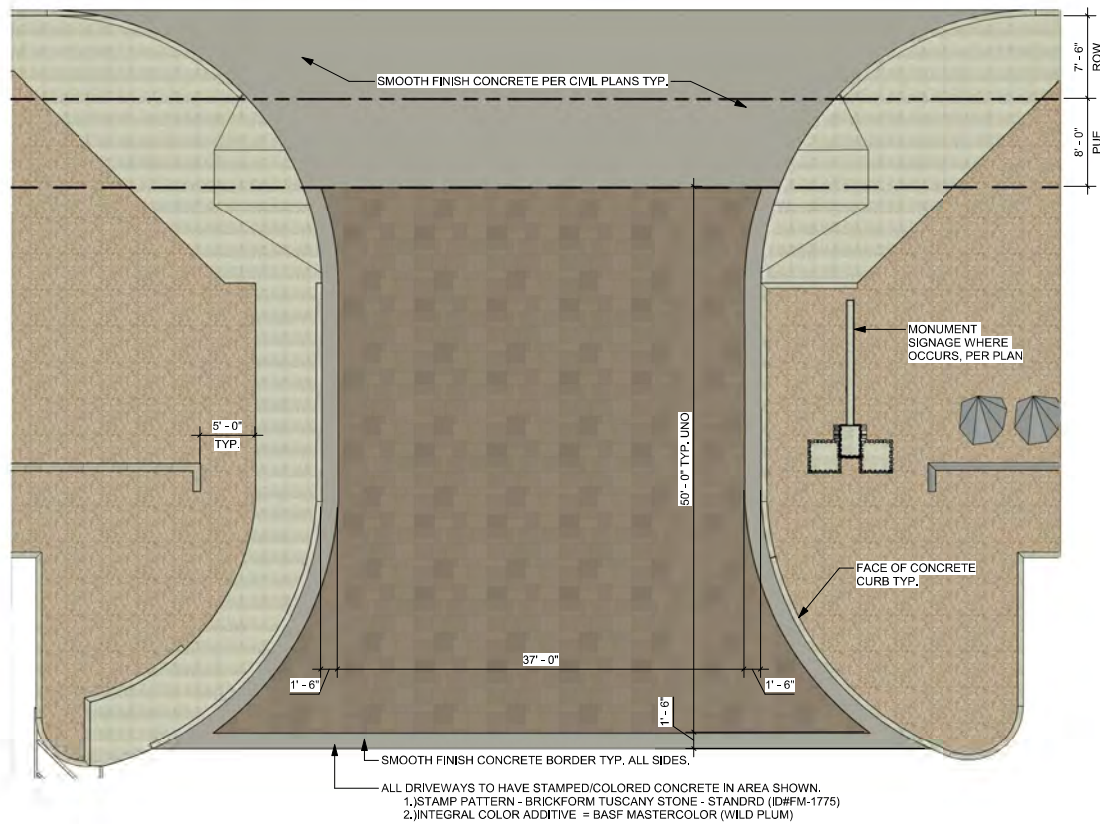
3
EX-H1.1
AMENITY CANOPY SIDE ELEVATION
1/4" = 1'-0"



4
EX-H1.1
DOCK WALL WITH RAIL
1" = 1'-0"

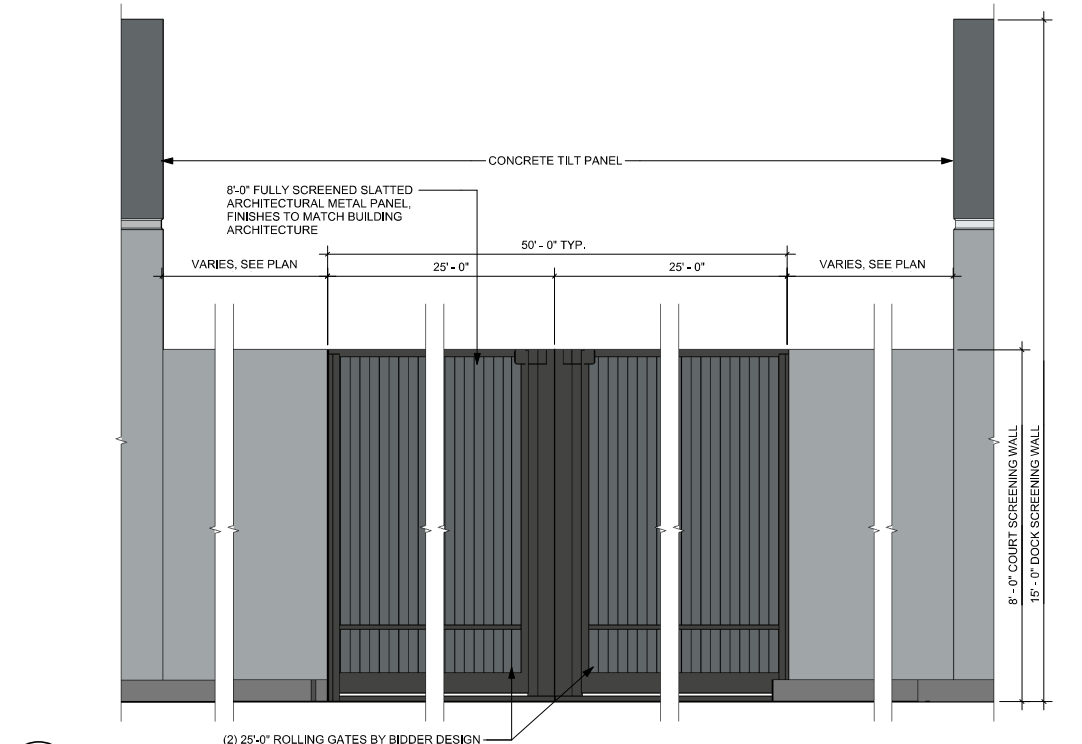


5
EX-H1.1
BIKE RACK
1" = 1'-0"

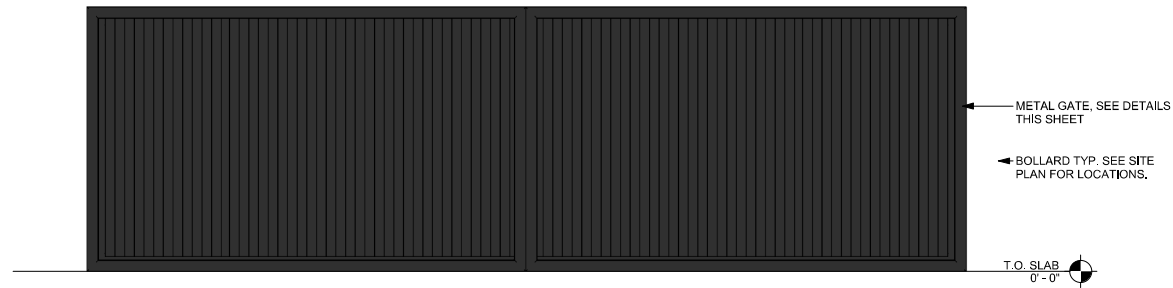


6
EX-H1.1
ENHANCED DRIVE WAY
1/8" = 1'-0"

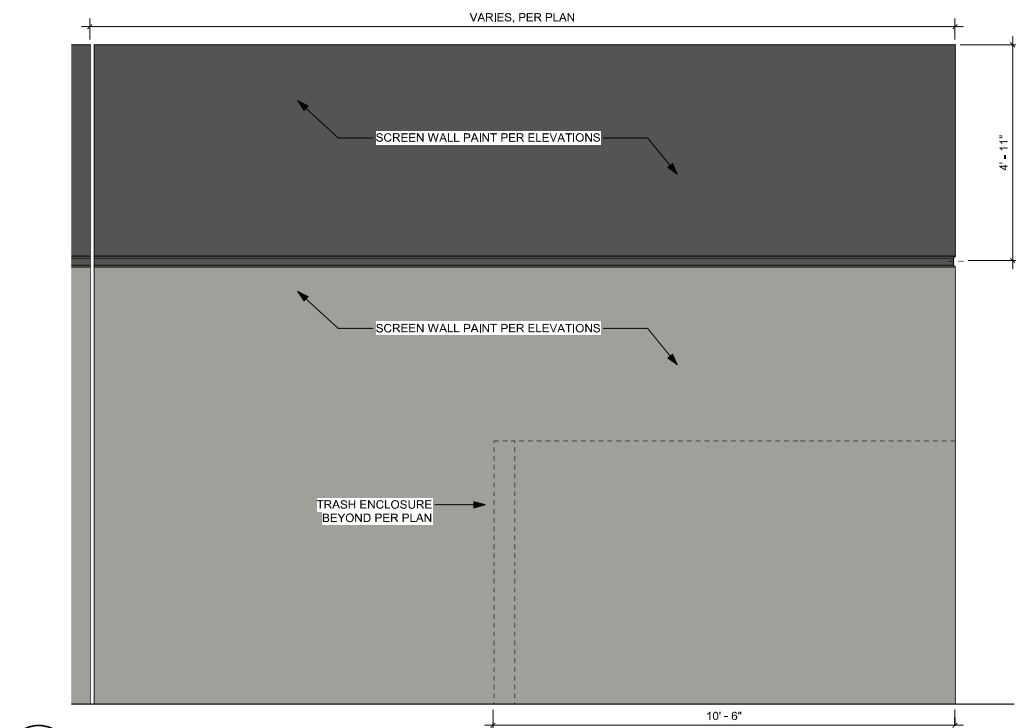
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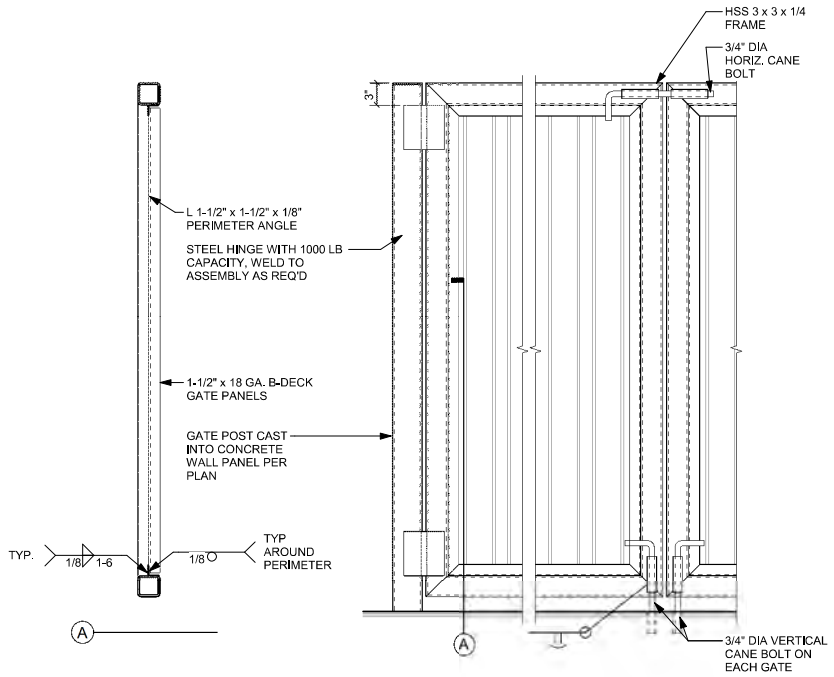
1
EX-H1.2
ROLLING SCREEN GATE
1/2" = 1'-0"



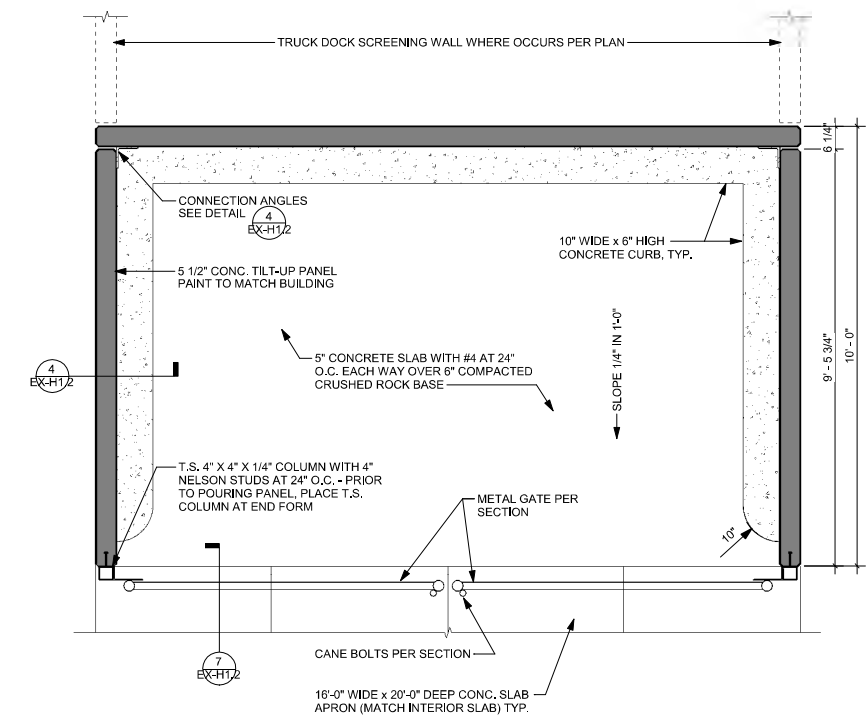
2
EX-H1.2
TRASH ENCLOSURE ELEVATION
1/2" = 1'-0"



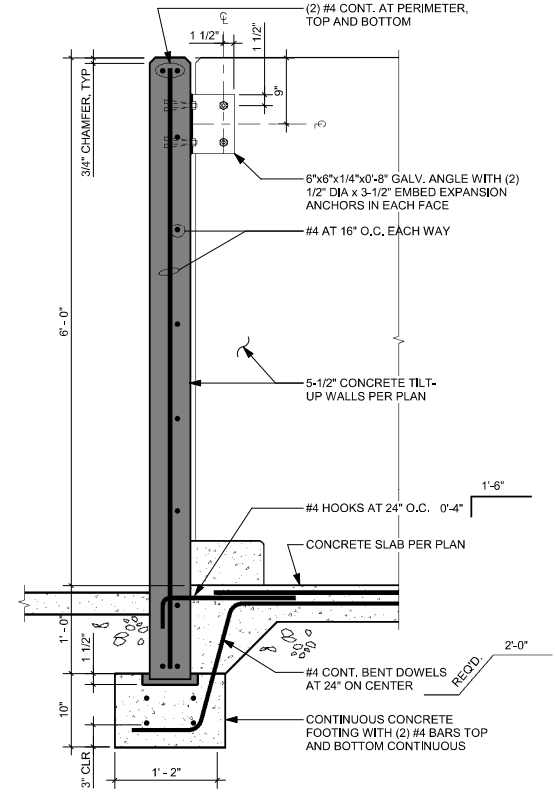
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EX-H1.2
TRUCK DOCK SCREENING WALL
1/2" = 1'-0"



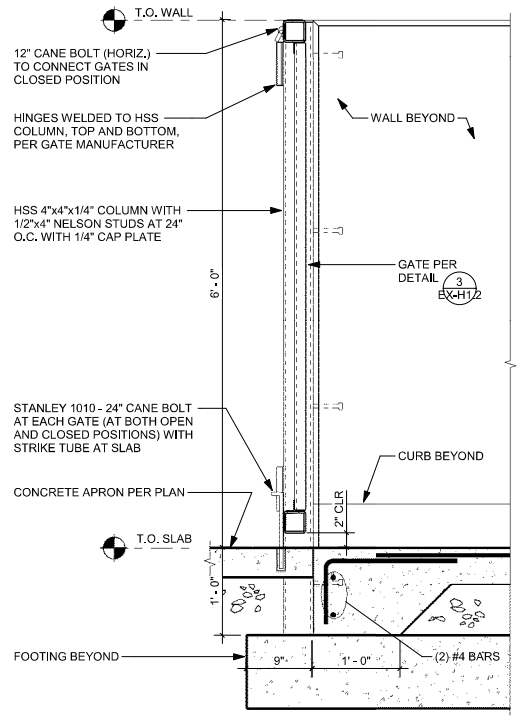
3
EX-H1.2
TRASH ENCLOSURE GATE DETAIL
1" = 1'-0"



6
EX-H1.2
TRASH ENCLOSURE PLAN
1/2" = 1'-0"

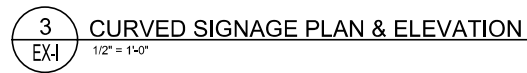
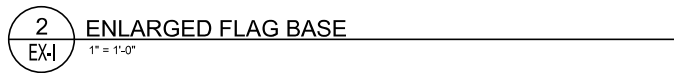
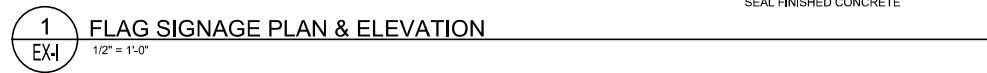


4
EX-H1.2
TRASH ENCLOSURE SECTION
1" = 1'-0"



7
EX-H1.2
TRASH ENCLOSURE GATE CONNECTION
1" = 1'-0"

TAB H



NOTES

1. REFER TO ELEVATION FOR ADDITIONAL COLUMN DIMENSIONS.
2. GROOVE WIDTHS 1" MINIMUM, 3" MAXIMUM, RANDOM SPACING.
3. GROOVE DEPTHS: 3/4" TO 1 1/2", RANDOM SPACING.
4. BATTER IS 1" PER VERTICAL FOOT FOR ALL COLUMNS, U.O.N.
5. MAINTAIN 1 1/2" (MIN) COVER AT ALL COLUMN AND WALL REINFORCING, AT FOOTINGS, INCREASE COVER TO 3".
6. ALL FINISHED CONCRETE TO BE SEALED.

SCHNITZER PROPERTIES: RYAN ROAD PLANNED AREA DEVELOPMENT



TAB I

CONCEPTUAL GRADING, DRAINAGE, & UTILITY PLAN

LEGAL DESCRIPTION: PHASE 1 - RYAN COMMERCE CENTER

PARCEL 1:
A PARCEL OF PROPERTY LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
THENCE CONTINUING SOUTHERLY ALONG THE CENTER LINE OF SAID SECTION 10 TO THE SOUTHERN RIGHT OF WAY OF RYAN ROAD (THE POINT OF BEGINNING);
THENCE WESTERLY ALONG THE SOUTHERN RIGHT OF WAY OF RYAN ROAD A DISTANCE OF 200 FEET;
THENCE SOUTHERLY PARALLEL WITH THE NORTH-SOUTH CENTER LINE OF THE SAID SOUTHWEST QUARTER A DISTANCE OF 218 FEET;
THENCE EASTERLY AND PARALLEL TO THE SOUTHERN RIGHT OF WAY OF RYAN ROAD A DISTANCE OF 200 FEET;
THENCE NORTHERLY ALONG SAID CENTER LINE A DISTANCE OF 218 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, LYING EAST OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY.
EXCEPT A PARCEL OF PROPERTY LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
THENCE CONTINUING SOUTHERLY ALONG THE CENTER LINE OF SAID SECTION 10 TO THE SOUTHERN RIGHT OF WAY OF RYAN ROAD (THE POINT OF BEGINNING);
THENCE WESTERLY ALONG THE SOUTHERN RIGHT OF WAY OF RYAN ROAD A DISTANCE OF 200 FEET;
THENCE SOUTHERLY PARALLEL WITH THE NORTH-SOUTH CENTER LINE OF THE SAID SOUTHWEST QUARTER A DISTANCE OF 218 FEET;
THENCE EASTERLY AND PARALLEL TO THE SOUTHERN RIGHT OF WAY OF RYAN ROAD A DISTANCE OF 200 FEET;
THENCE NORTHERLY ALONG SAID CENTER LINE A DISTANCE OF 218 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: PHASE 2 - HAMILTON COMMERCE CENTER

PARCEL 1:
A PARCEL OF PROPERTY LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
THENCE CONTINUING SOUTHERLY ALONG THE CENTER LINE OF SAID SECTION 10 TO THE SOUTHERN RIGHT OF WAY OF RYAN ROAD (THE POINT OF BEGINNING);
THENCE WESTERLY ALONG THE SOUTHERN RIGHT OF WAY OF RYAN ROAD A DISTANCE OF 200 FEET;
THENCE SOUTHERLY PARALLEL WITH THE NORTH-SOUTH CENTER LINE OF THE SAID SOUTHWEST QUARTER A DISTANCE OF 218 FEET;
THENCE EASTERLY AND PARALLEL TO THE SOUTHERN RIGHT OF WAY OF RYAN ROAD A DISTANCE OF 200 FEET;
THENCE NORTHERLY ALONG SAID CENTER LINE A DISTANCE OF 218 FEET TO THE POINT OF BEGINNING. EXCEPT ANY PORTION LYING WITHIN RAIL ROAD RIGHT OF WAY.

PARCEL 2:
A PARCEL OF PROPERTY LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, DESCRIBED AS FOLLOWS:
EXCEPT THAT PART COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE CONTINUING SOUTHERLY ALONG THE CENTER LINE OF SAID SECTION 10 TO THE SOUTHERN RIGHT OF WAY OF RYAN ROAD (THE POINT OF BEGINNING);
THENCE WESTERLY ALONG THE SOUTHERN RIGHT OF WAY OF RYAN ROAD A DISTANCE OF 200 FEET;
THENCE SOUTHERLY PARALLEL WITH THE NORTH-SOUTH CENTER LINE OF THE SAID SOUTHWEST QUARTER A DISTANCE OF 218 FEET; THENCE EASTERLY AND PARALLEL TO THE SOUTHERN RIGHT OF WAY OF RYAN ROAD A DISTANCE OF 200 FEET; THENCE NORTHERLY ALONG SAID CENTER LINE A DISTANCE OF 218 FEET TO THE POINT OF BEGINNING. EXCEPT ANY PORTION LYING WITHIN RAIL ROAD RIGHT OF WAY.

PARCEL 3:
LOT 2 AS DEPICTED ON THE MINOR LAND DIVISION MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 1191 OF MAPS, PAGE 6 BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 10, A CITY OF CHANDLER BRASS CAP IN HANDHOLE, FROM WHICH THE SOUTHWEST CORNER THEREOF, CITY OF CHANDLER BRASS CAP IN HANDHOLE, BEARS SOUTH 88 DEGREES 59 MINUTES 28 SECOND WEST (BASIS OF BEARINGS), ALONG THE SOUTHERLY LINE OF SECTION 10 AND THE CENTERLINE OF QUEEN CREEK ROAD, A DISTANCE OF 2628.24 FEET;
THENCE NORTH 00 DEGREES 23 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, A DISTANCE OF 566.03 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 566.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 10, BEING THE POINT OF BEGINNING;
THENCE SOUTH 88 DEGREES 59 MINUTES 28 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 566.00 FEET TO THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 699.47 FEET;
THENCE NORTH 00 DEGREES 17 MINUTES 09 SECONDS WEST, A DISTANCE OF 758.37 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
THENCE NORTH 88 DEGREES 57 MINUTES 28 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, A DISTANCE OF 697.98 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 00 DEGREES 23 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 758.76 FEET TO THE POINT OF BEGINNING;
EXCEPT THE SOUTH 192.00 FEET THEREOF.
EXCEPT 1/2 ALL OIL, GAS AND OTHER MINERALS, AS RESERVED IN DEED RECORDED IN BOOK 351 OF DEEDS, PAGE 174, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL 4:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, 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 THE SOUTH QUARTER CORNER OF SAID SECTION 10 FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS SOUTH 88 DEGREES 59 MINUTES 36 SECONDS WEST, 2628.10 FEET;
THENCE NORTH 00 DEGREES 23 MINUTES 51 SECONDS WEST, 80.00 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 TO THE NORTH LINE OF THE SOUTH 80.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
THENCE LEAVING SAID EAST LINE, SOUTH 88 DEGREES 59 MINUTES 36 SECONDS WEST, 1200.47 FEET ALONG SAID NORTH LINE TO THE EAST RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD AS DESCRIBED IN BOOK 189 OF DEEDS, PAGE 525 RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE LEAVING SAID NORTH LINE, NORTH 00 DEGREES 17 MINUTES 24 SECONDS WEST, 871.20 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00 DEGREES 17 MINUTES 24 SECONDS WEST, 372.93 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
THENCE LEAVING SAID EAST RIGHT OF WAY LINE, NORTH 88 DEGREES 57 MINUTES 28 SECONDS EAST, 500.04 FEET ALONG LAST SAID NORTH LINE TO THE WEST LINE OF LOT 2 OF THE MINOR LAND DIVISION FILED IN BOOK 1191 OF MAPS, PAGE 6, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE LEAVING LAST SAID NORTH LINE, SOUTH 00 DEGREES 17 MINUTES 24 SECONDS EAST, 373.25 FEET ALONG SAID WEST LINE; THENCE LEAVING SAID WEST LINE, SOUTH 88 DEGREES 59 MINUTES 36 SECONDS WEST, 500.04 FEET TO THE POINT OF BEGINNING. EXCEPT 1/2 ALL OIL, GAS AND OTHER MINERALS, AS RESERVED IN DEED RECORDED IN BOOK 351 OF DEEDS, PAGE 174, RECORDS OF MARICOPA COUNTY, ARIZONA.

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2739M (EFFECTIVE: REVISED DATE NOVEMBER 4, 2015), DESIGNATES THE FOLLOWING:

PHASE 1 – RYAN COMMERCE CENTER IS LOCATED WITHIN ZONE X.

ZONE X IS DEFINED 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.

PHASE 2 – HAMILTON COMMERCE CENTER IS LOCATED WITHIN ZONE X AND ZONE AH.

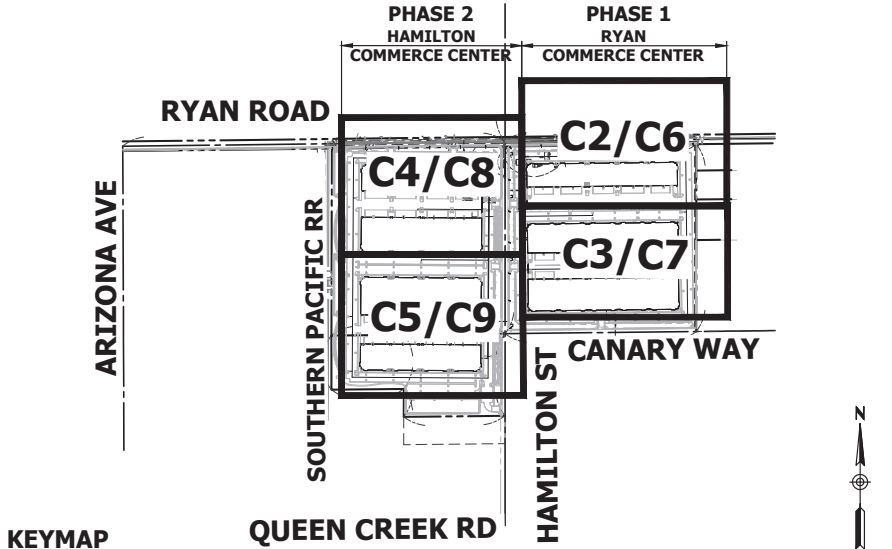
ZONE X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE AH IS DEFINED AS AREAS WITH A 1% ANNUAL CHANCE OF SHALLOW FLOODING, USUALLY IN THE FORM OF A POND, WITH AN AVERAGE DEPTH RANGING FROM 1 TO 3 FEET.

FOR
SCHNITZER COMMERCE PARKS PAD

SEC OF RYAN RD AND ARIZONA AVE
CHANDLER, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



KEYMAP

SHEET INDEX

CONCEPTUAL COVER SHEET	C1
CONCEPTUAL GRADING AND DRAINAGE PLAN	C2-C5
CONCEPTUAL UTILITY PLAN	C6-C9
CONCEPTUAL SECTIONS	C10

EXISTING LEGEND

CENTERLINE	---
RIGHT OF WAY	---
PROPERTY LINE	---
EASEMENT	---
MAJOR CONTOUR	-1285-
MINOR CONTOUR	-1283-
SANITARY SEWERLINE	---SS---
WATERLINE	---W---
CHAIN LINK FENCE	○-○-○
STREET LIGHT	⊙
SANITARY SEWER MANHOLE	⊙
WATER VALVE	⊗
FIRE HYDRANT	⊙
SPOT ELEVATION	x 1284.92 EG
ELECTRICAL RISER	⊙
WATER METER	⊙
EX FLOW ARROW	←

PROPOSED LEGEND

CONTOUR	82
SEWERLINE	---
WATERLINE	---
FIRELINE	---
GRADE BREAK	---
STORM PIPE	---
FLOW ARROW	↑
FIRE HYDRANT	⊙
TAPPING SLEEVE	⊙
DRYWELL	⊙
SPOT ELEVATION	99.10P
CATCH BASIN	⊙
WATER METER	⊙
BACKFLOW PREVENTER	⊙
RIPRAP	⊙
PROPERTY CORNER	⊙
PHASE LINE	---
VISIBILITY TRIANGLES	⊙
FLOOD ZONE AH	⊙

ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER	HP	HIGH POINT	R/W	RIGHT OF WAY
BC	BACK OF CURB	HW	HIGH WATER	SD	STORM DRAIN
BOT	BOTTOM	IE	INVERT ELEVATION	SF	SQUARE FEET
C	CONCRETE	IRR	IRRIGATION	SS	SANITARY SEWER
C/L	CENTERLINE	LF	LINEAR FEET	SW	SIDEWALK
CF	CUBIC FEET	LP	LOW POINT	STA	STATION
CF/S	CUBIC FEET PER SECOND	MCR	MARICOPA COUNTY RECORDER	SY	SQUARE YARDS
CY	CUBIC YARD	ML	MATCH LINE	TC	TOP OF CURB
DE	DRAINAGE EASEMENT	M	MONUMENT LINE	TEL	TELEPHONE
DW	DRYWELL	MUTE	MULTI USE TRAIL EASEMENT	TF	TOP OF FOOTING
EA	EACH	NTS	NOT TO SCALE	THR	TOP OF HANDRAIL
EL	ELEVATION	OHE	OVERHEAD ELECTRIC	TS	TRAFFIC SIGNAL
EP	EDGE OF PAVEMENT	P	PAVEMENT	UGFO	UNDERGROUND FIBER OPTIC
ESMT	EASEMENT	PAE	PUBLIC ACCESS EASEMENT	UGE	UNDERGROUND ELECTRIC
EG	EXISTING GRADE	PDE	PUBLIC DRAINAGE EASEMENT	UGT	UNDERGROUND TELEPHONE
EX	EXISTING	P	PROPERTY LINE	UTS	UNDERGROUND TRAFFIC SIGNAL
FC	FACE OF CURB	POB	POINT OF BEGINNING	VG	VALLEY GUTTER
FF	FINISH FLOOR	POC	POINT OF COMMENCEMENT	VNAE	VEHICULAR NON-ACCESS EASEMENT
FG	FINISH GRADE	PUE	PUBLIC UTILITY EASEMENT	VOL	VOLUME
FL	FLOWLINE	PUEF	PUBLIC UTILITY FACILITIES EASEMENT	VP	VOLUME PROVIDED
FT/FT	FOOT PER FOOT	PVI	POINT OF VERTICAL INTERSECTION	VR	VOLUME REQUIRED
FM	FORCE MAIN	PVMT	PAVEMENT	W	WATER
G	GUTTER	PC	PAVEMENT/CONCRETE	WLE	WATER LINE EASEMENT
GB	GRADE BREAK			WV	WATER VALVE
GR	GRATE				

OWNER/DEVELOPER

SCHNITZER PROPERTIES
1121 SW SALMON STREET
PORTLAND, OREGON 97205
CONTACT: ROBERT STRYS
PHONE: (503) 973-0202
EMAIL: ROBERTS@SCHNITZERPROPERTIES.COM

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10446 N. 74TH STREET, SUITE #140
SCOTTSDALE, ARIZONA 85258
CONTACT: JEFF HUNTER
PHONE: (480) 991-3985
EMAIL: JHUNTER@HUNTERENGINEERINGPC.COM

ARCHITECT

VLMK ENGINEERING + DESIGN
3933 S. KELLY AVENUE
PORTLAND, OREGON 97239
CONTACT: JERICOH BANKSTON
PHONE: (971) 254-8298
EMAIL: JERICOH@VLMK.COM

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°19'17" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF AMENDED RESULTS OF SURVEY, RECORDED IN BOOK 66, PAGE 38, MARICOPA COUNTY RECORDS, ARIZONA.

OVERLAY DISTRICT

THIS SUBDIVISION IS WITHIN CHANDLER MUNICIPAL AIRPORT IMPACT OVERLAY DISTRICT. AN AVIATION OR AVIGATION EASEMENT SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING.

RETENTION CALCULATIONS

GROSS AREA: 89.92 ACRES	
RETENTION REQUIRED:	
$V_r = (C)*(D)*(A)*1.1, \quad D=2.2 \text{ (100YR-2HR EVENT)}$	
$V_r = (0.90)*(2.2/12)*(89.92*43,560)*(1.1)$	= 710,920 CF
RETENTION PROVIDED:	
U.G. PIPE #1	66,445 CF
U.G. PIPE #2	103,280 CF
U.G. PIPE #3	89,614 CF
U.G. PIPE #4	29,452 CF
U.G. PIPE #5	34,793 CF
BASIN #1	11,173 CF
BASIN #2	7,466 CF
BASIN #3	57,463 CF
BASIN #4	42,491 CF
BASIN #5	65,046 CF
BASIN #6	36,191 CF
BASIN #7	169,389 CF
TOTAL PROVIDED:	712,800 CF

VICINITY MAP

NTS

APN

PHASE 1 – RYAN COMMERCE CENTER: 303-33-001 A & B
PHASE 2 – HAMILTON COMMERCE CENTER: 303-33-008 A & B, 303-33-017J, 303-33-017M

ZONING

EXISTING ZONING:AG1 & RU-43
PROPOSED ZONING:PAD

PROPOSED LOTS

LOT 1 (PHASE 1)	RYAN COMMERCE CENTER
	37.36 AC (NET)
	40.15 AC (GROSS)
LOT 2 (PHASE 2)	HAMILTON COMMERCE CENTER
	47.57 AC (NET)
	49.76 AC (GROSS)

BENCHMARK

BENCHMARK NUMBER #40A
SECTION 10, T2S, R5E, CITY OF CHANDLER BRASS CAP IN HANDHOLE AT THE INTERSECTION OF TUMBLEWEED PARK ROAD AND PIONEER PARKWAY: 1300' SOUTH OF GERMANN ROAD AND 700' WEST OF MCQUEEN ROAD, (NORTHING 827154.945 EASTING 727632.268)
(EQUATION) = 1222.715 (NGVD 29 DATUM) + 1.696
ELEVATION = 1224.41 (NAVD 88 DATUM)

NO.	DATE	REVISION	BY

DESIGN BY: CH
DRAWN BY: CH
CHECKED BY: CH

HUNTER
ENGINEERING
10446 NORTH 74TH STREET, SUITE #140
SCOTTSDALE, ARIZONA 85258
T 480 991 3985
F 480 991 3986
CIVIL AND SURVEY



CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN
FOR
SCHNITZER COMMERCE PARKS PAD
SEC OF RYAN RD AND ARIZONA AVE
CHANDLER, ARIZONA

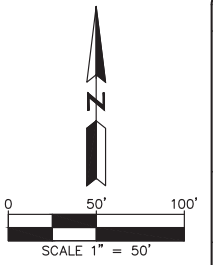
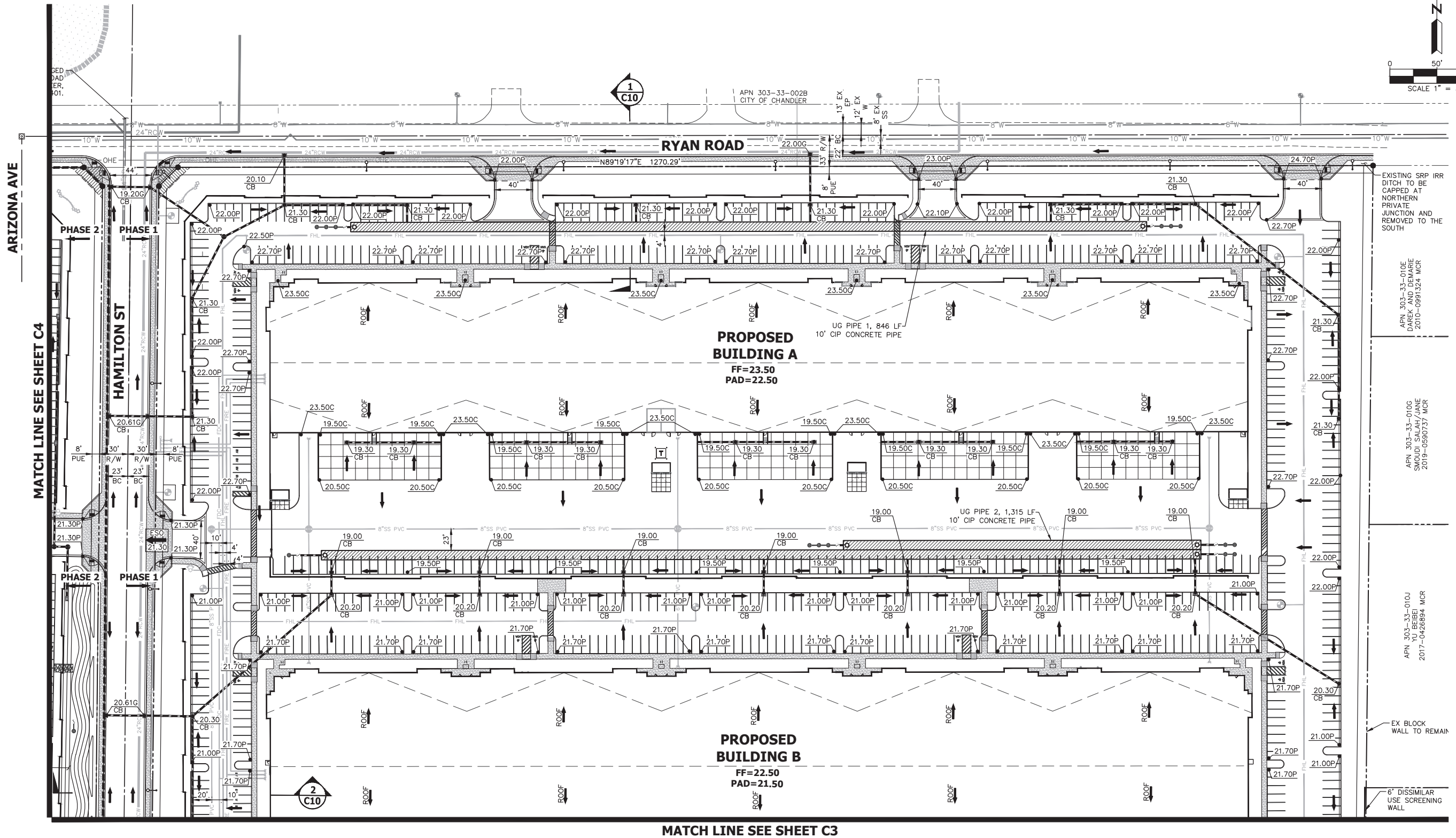


THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME:
COMMERCE CENTER

HE NO.: VLMK003
SCALE: NTS

SHEET:
C1



NO.	DATE	REVISION	BY

PURPOSE:
3RD CONCEPTUAL SUBMITTAL

DESIGN BY: CH
DRAWN BY: CH
CHECKED BY: CH

HUNTER
ENGINEERING
10446 NORTH 74TH STREET, SUITE 400
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986
CIVIL AND SURVEY



CONCEPTUAL GRADING AND DRAINAGE PLAN
FOR
SCHNITZER COMMERCE PARKS PAD
SEC OF RYAN RD AND ARIZONA AVE
CHANDLER, ARIZONA

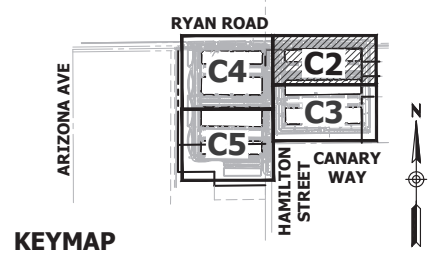
CONTACT ARIZONA DOT AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION
CALL 800-452-ARIZONA
ARIZONA811

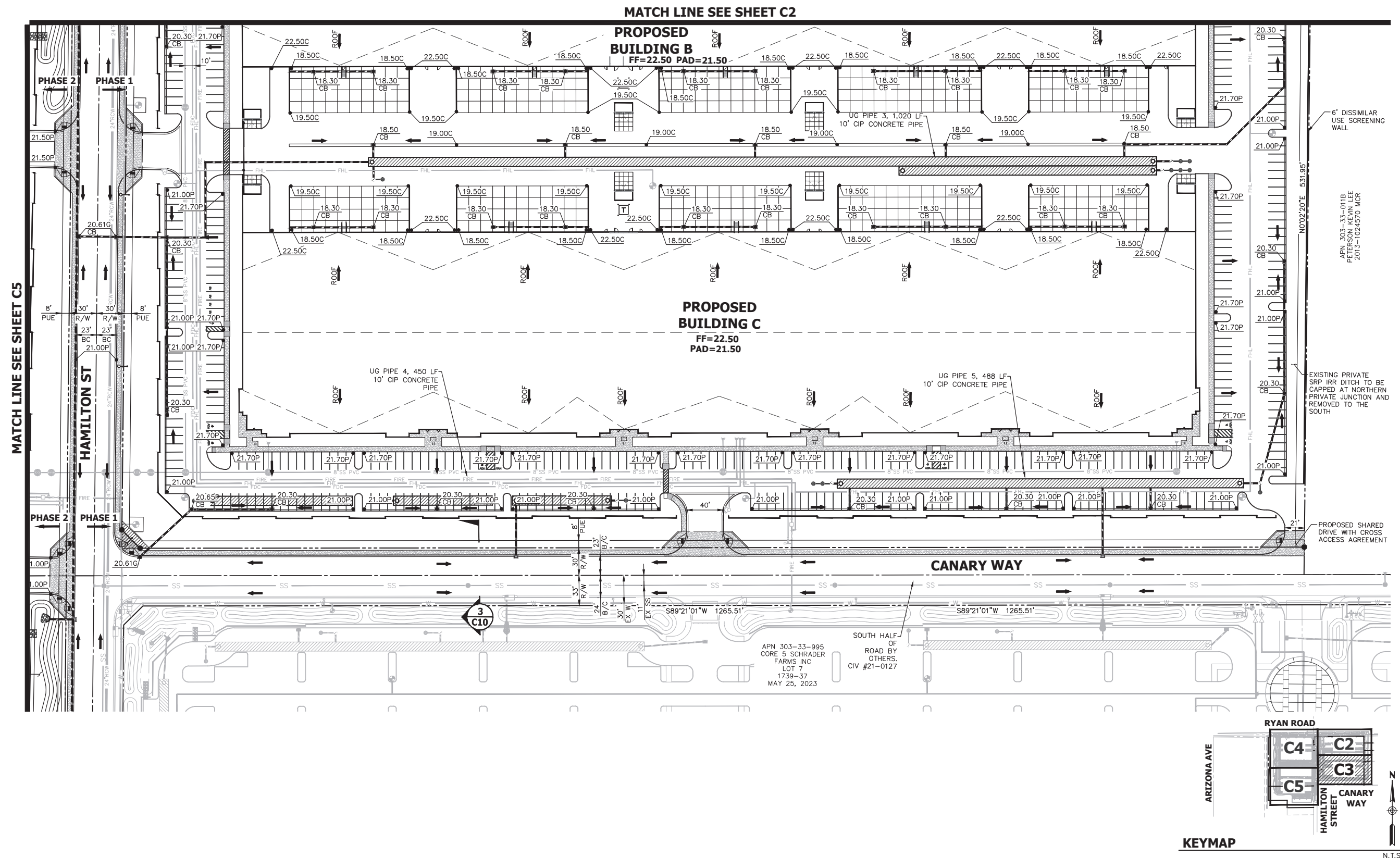
THESE PLANS ARE
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CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

PROJECT NAME:
COMMERCE
CENTER

HE NO.: VLMK003
SCALE: 1"=50'

SHEET:
C2





NO.	DATE	REVISION	BY

PURPOSE:
3RD CONCEPTUAL SUBMITTAL

DESIGN BY: GH
DRAWN BY: GM
CHECKED BY: GH

HUNTER
ENGINEERING
10446 NORTH 74TH STREET,
SUITE 110
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



**CONCEPTUAL GRADING AND DRAINAGE PLAN
FOR
SCHNITZER COMMERCE PARKS PAD
SEC OF RYAN RD AND ARIZONA AVE
CHANDLER, ARIZONA**

CONTACT ARIZONA 811 AT LEAST 2 FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION

ARIZONA811
BLUE STAKE, INC.

CALL 811 OR CLICK ARIZONA811.COM

THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

PROJECT NAME:
COMMERCE
CENTER

HE NO.: VLMK003
SCALE: 1"=50'

SHEET:
C3

ARIZONA AVE

SOUTHERN PACIFIC RAILWAY
APN 303-33-970
SOUTHERN PACIFIC
RAILROAD

PROPOSED RAILROAD
CROSSING DESIGN AND
CONSTRUCTION BY OTHERS
DEVELOPER TO PAY
IN-LIUE FEE

APN 303-33-016
JOHNSON STEWART CO.
86-0368242 MCR

EX SRP IRRIGATION PIPE TO BE PLUGGED
UNDER RYAN ROAD PER RYAN ROAD
IMPROVEMENTS BY GAVAN & BAKER,
PROJECT #PR2106.401.

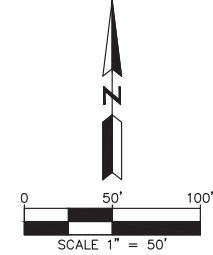
RYAN ROAD

PROPOSED
BUILDING A
FF=21.50
PAD=20.50

PROPOSED
BUILDING B
FF=21.50
PAD=20.50

MATCH LINE SEE SHEET C5

MATCH LINE SEE SHEET C2



NO.	DATE	REVISION	BY

DESIGN BY: CH
DRAWN BY: CH
CHECKED BY: CH

HUNTER
ENGINEERING
10446 NORTH 74TH STREET,
SUITE 400
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986
CIVIL AND SURVEY



CONCEPTUAL GRADING AND DRAINAGE PLAN
FOR
SCHNITZER COMMERCE PARKS PAD
SEC OF RYAN RD AND ARIZONA AVE
CHANDLER, ARIZONA

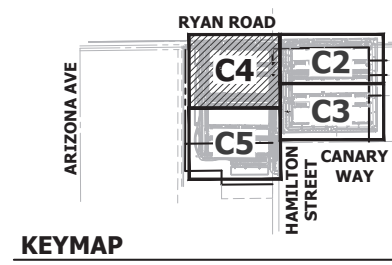
CONTACT ARIZONA BY AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION
AR ZONAS811
CALL 811 OR VISIT ARIZONA811.COM

THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

PROJECT NAME:
COMMERCE
CENTER

HE NO.: VLMK003
SCALE: 1"=50'

SHEET:
C4



N.T.S.

PLH 22-0028

4 OF 10

SOUTHERN PACIFIC RAILWAY

APN 303-33-971
SOUTHERN PACIFIC
RAILROAD

MATCH LINE SEE SHEET C4

PROPOSED
BUILDING C
FF=21.50
PAD=20.50

PROPOSED
BUILDING D
FF=21.50
PAD=20.50

BASIN 5
HW=18.00
(100YR-24HR)
HW=17.50
(100YR-2HR)
BOT=14.50
VP=65,046
VR=308,339

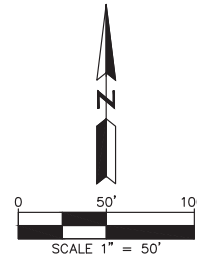
BASIN 6
HW=18.00
(100YR-24HR)
HW=17.50
(100YR-2HR)
BOT=14.50
VP=36,191
VR=308,339

BASIN 1
HW=19.00
BOT=17.00
VP=11,173
VR=9,962

BASIN 7
HW=17.50
BOT=14.50
VP=169,389
VR=60,877

APN 303-33-017J
575 E RYAN ROAD LLC
2021-1089343

APN 303-33-017N
FAITH FAMILY CHURCH INC
2014-0631137 MCR



NO.	REVISION	BY

PURPOSE:
3RD CONCEPTUAL SUBMITTAL

DESIGN BY: CH
DRAWN BY: CH
CHECKED BY: CH

HUNTER
ENGINEERING
10446 NORTH 74TH STREET,
SUITE 400
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



CONCEPTUAL GRADING AND DRAINAGE PLAN
FOR
SCHNITZER COMMERCE PARKS PAD
SEC OF RYAN RD AND ARIZONA AVE
CHANDLER, ARIZONA

CONTACT ARIZONA.BIT AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION
ARIZONA.BIT
CALL BIT OR CLICK ARIZONA.BIT.COM

THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

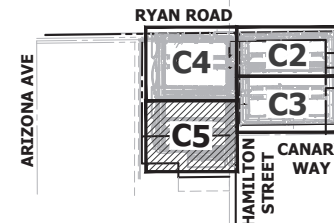
PROJECT NAME:
COMMERCE
CENTER

HE NO.: VLMK003
SCALE: 1"=50'

SHEET:
C5

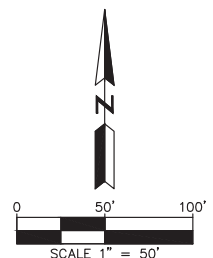
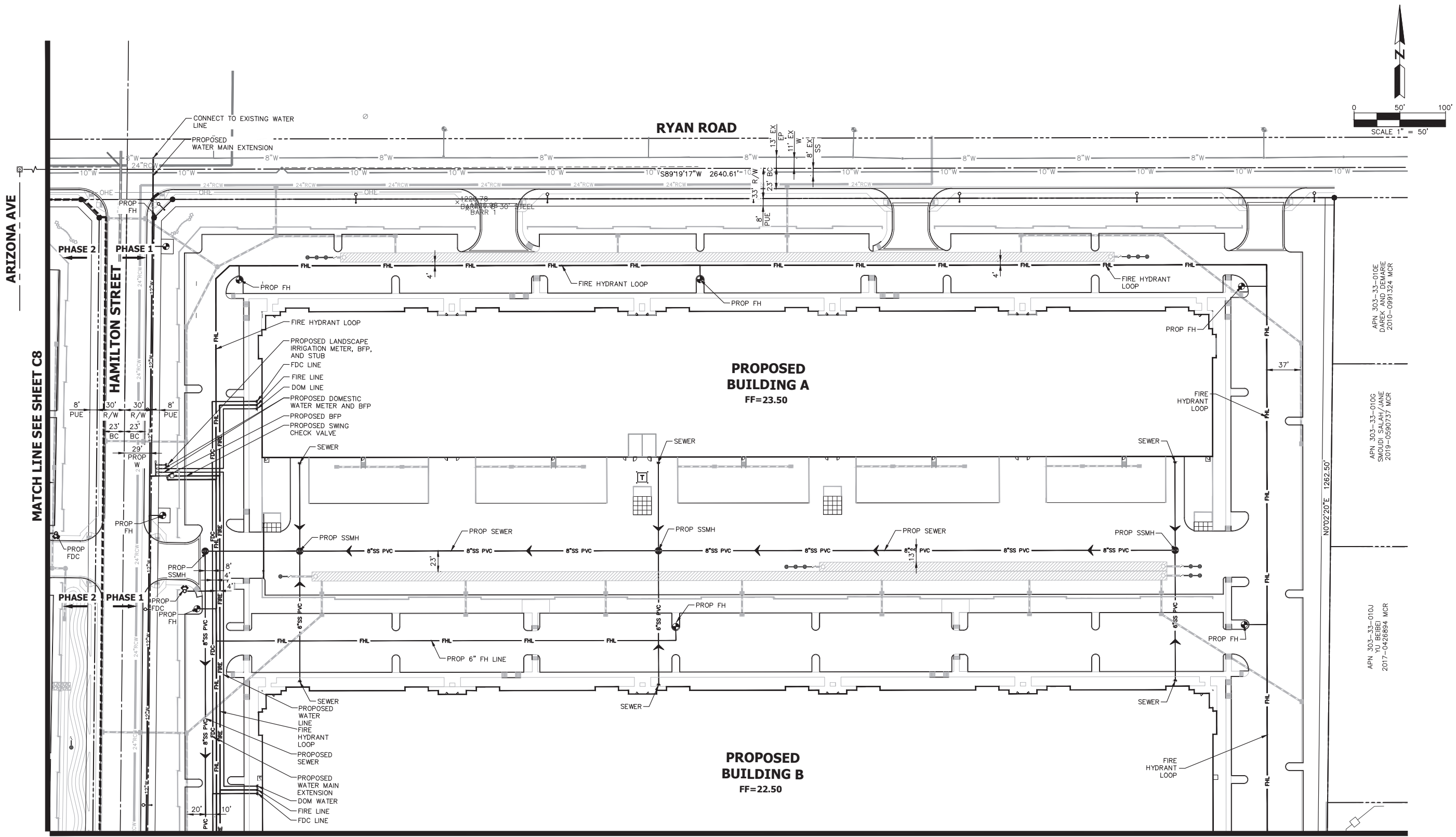
MATCH LINE SEE SHEET C3

KEYMAP



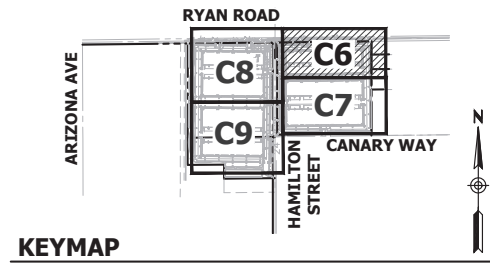
PLH 22-0028

5 OF 10



MATCH LINE SEE SHEET C8

MATCH LINE SEE SHEET C7



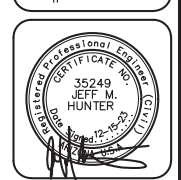
NO.	DATE	REVISION	BY

PURPOSE: 3RD CONCEPTUAL SUBMITTAL

DESIGN BY: CH
DRAWN BY: CH
CHECKED BY: CH

HUNTER
ENGINEERING
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

CIVIL AND SURVEY



CONCEPTUAL UTILITY PLAN
FOR
SCHNITZER COMMERCE PARKS PAD
SEC OF RYAN RD AND ARIZONA AVE
CHANDLER, ARIZONA

CONTACT ARIZONA.BIT AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION
CALL 811 OR 1-800-4-A-RIZONA

THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

PROJECT NAME:
COMMERCE
CENTER

HE NO.: VLMK003
SCALE: 1"=50'

SHEET:
C6

ARIZONA AVE

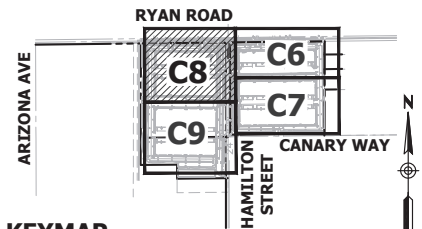
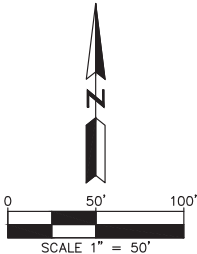
RYAN ROAD

PROPOSED
BUILDING A
FF=21.50

PROPOSED
BUILDING B
FF=21.50

MATCH LINE SEE SHEET C9

MATCH LINE SEE SHEET C6



NO.	DATE	REVISION	BY

DESIGN BY: CH
DRAWN BY: CM
CHECKED BY: CH

HUNTER
ENGINEERING
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

CIVIL AND SURVEY



CONCEPTUAL UTILITY PLAN
FOR
SCHNITZER COMMERCE PARKS PAD
SEC OF RYAN RD AND ARIZONA AVE
CHANDLER, ARIZONA

CONTACT ARIZONA.BIT AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION
ARIZONA.BIT
CALL BIT OR CLICK ARIZONA.BIT.COM

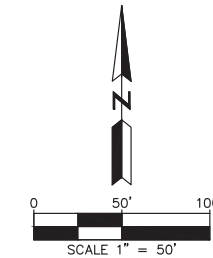
THESE PLANS ARE
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APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

PROJECT NAME:
COMMERCE
CENTER

HE NO.: VLMK003
SCALE: 1"=50'

SHEET:
C8

MATCH LINE SEE SHEET C8

[illegible]

PURPOSE:
3RD CONCEPTUAL SUBMITTAL

DESIGN BY: GH
DRAWN BY: GM
CHECKED BY: GH



HUNTER
ENGINEERING
CIVIL AND SURVEY

10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



**CONCEPTUAL UTILITY PLAN
FOR
SCHNITZER COMMERCE PARKS PAD
SEC OF RYAN RD AND ARIZONA AVE
CHANDLER, ARIZONA**

CONTACT ARIZONA 811 AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION

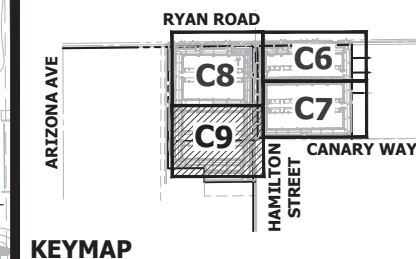
ARIZONA811
BLUE STAKE, INC.
CALL 811 OR CLICK ARIZONA811.COM

THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

PROJECT NAME:
COMMERCE
CENTER

HE NO.: VLMK003
SCALE: 1"=50'

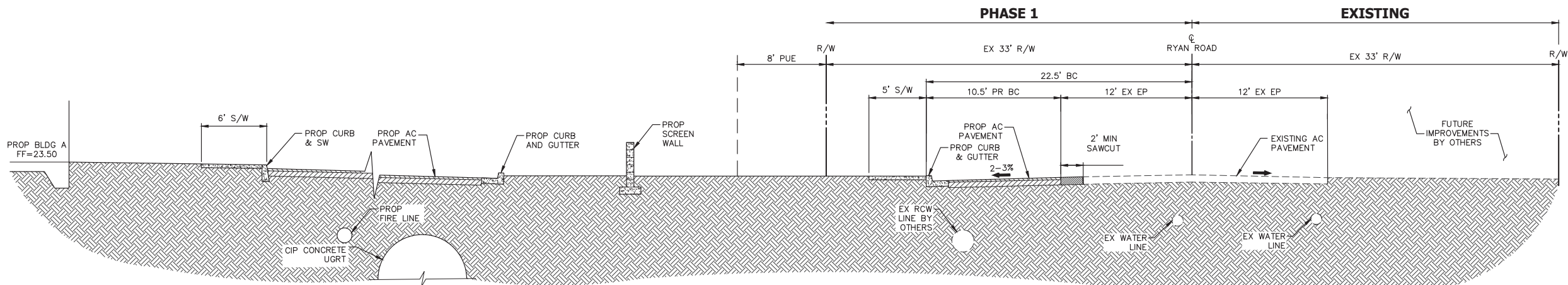
SHEET:
C9



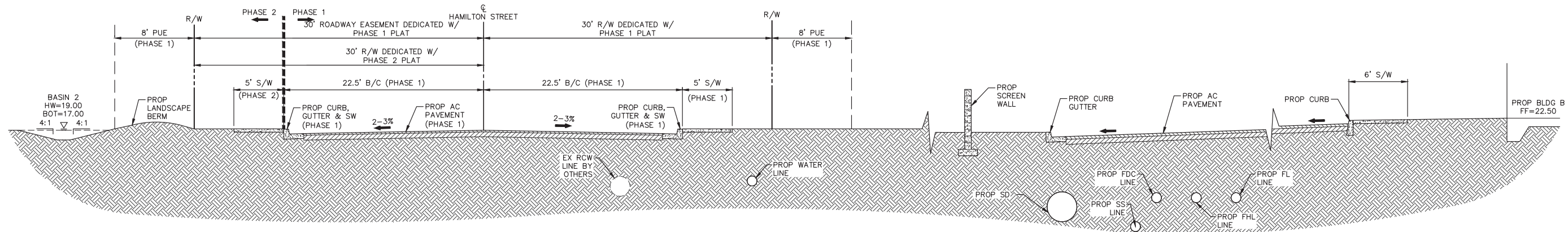
KEYMAP

PLH 22-0028

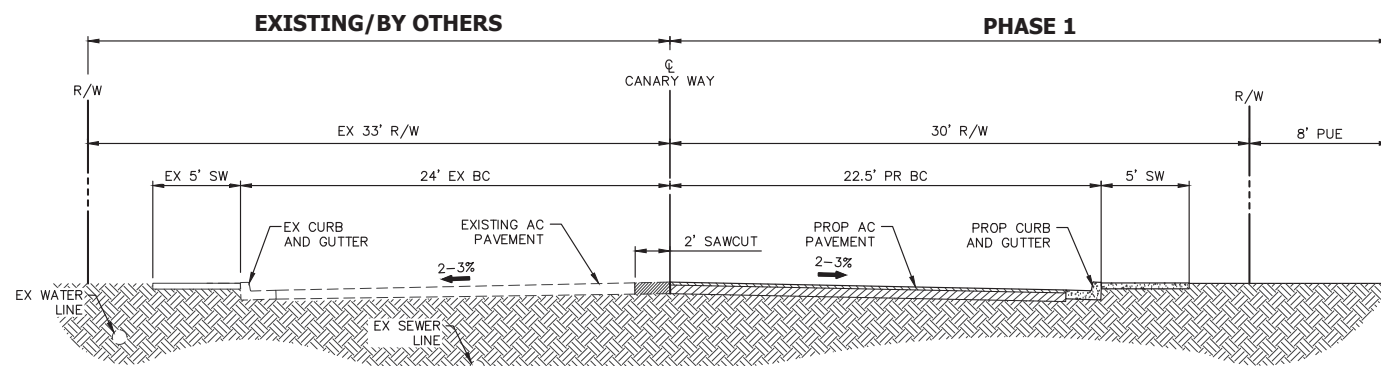
9 OF 10



1 RYAN ROAD TYPICAL SECTION



2 HAMILTON STREET TYPICAL SECTION



3 CANARY WAY TYPICAL SECTION

NO.	DATE	REVISION	BY

DESIGN BY: CH
DRAWN BY: CH
CHECKED BY: CH

HUNTER
ENGINEERING
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3995
F 480 991 3996

CIVIL AND SURVEY



**CONCEPTUAL SECTIONS
FOR
SCHNITZER COMMERCE PARKS PAD
SEC OF RYAN RD AND ARIZONA AVE
CHANDLER, ARIZONA**

CONTACT ARIZONA DOT AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION
ARIZONA811
CALL 811 OR VISIT ARIZONA811.COM

THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

**PROJECT NAME:
COMMERCE
CENTER**

HE NO.: VLMK003
SCALE: NTS

SHEET:
C10

TAB J

PRELIMINARY PLAT FOR SCHNITZER COMMERCE PARKS PAD

SEC OF RYAN RD AND ARIZONA AVE
CHANDLER, ARIZONA

A PORTION OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE
GLA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION: PHASE 1 - RYAN COMMERCE CENTER

PARCEL 1:
A PARCEL OF PROPERTY LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
THENCE CONTINUING SOUTHERLY ALONG THE CENTER LINE OF SAID SECTION 10 TO THE SOUTHERN RIGHT OF WAY OF RYAN ROAD (THE POINT OF BEGINNING);
THENCE WESTERLY ALONG THE SOUTHERN RIGHT OF WAY OF RYAN ROAD A DISTANCE OF 200 FEET;
THENCE SOUTHERLY PARALLEL WITH THE NORTH-SOUTH CENTER LINE OF THE SAID SOUTHWEST QUARTER A DISTANCE OF 218 FEET;
THENCE EASTERLY AND PARALLEL TO THE SOUTHERN RIGHT OF WAY OF RYAN ROAD A DISTANCE OF 200 FEET;
THENCE NORTHERLY ALONG SAID CENTER LINE A DISTANCE OF 218 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, LYING EAST OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY.
EXCEPT A PARCEL OF PROPERTY LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
THENCE CONTINUING SOUTHERLY ALONG THE CENTER LINE OF SAID SECTION 10 TO THE SOUTHERN RIGHT OF WAY OF RYAN ROAD (THE POINT OF BEGINNING);
THENCE WESTERLY ALONG THE SOUTHERN RIGHT OF WAY OF RYAN ROAD A DISTANCE OF 200 FEET;
THENCE SOUTHERLY PARALLEL WITH THE NORTH-SOUTH CENTER LINE OF THE SAID SOUTHWEST QUARTER A DISTANCE OF 218 FEET;
THENCE EASTERLY AND PARALLEL TO THE SOUTHERN RIGHT OF WAY OF RYAN ROAD A DISTANCE OF 200 FEET;
THENCE NORTHERLY ALONG SAID CENTER LINE A DISTANCE OF 218 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: PHASE 2 - HAMILTON COMMERCE CENTER

PARCEL 1:
A PARCEL OF PROPERTY LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
THENCE CONTINUING SOUTHERLY ALONG THE CENTER LINE OF SAID SECTION 10 TO THE SOUTHERN RIGHT OF WAY OF RYAN ROAD (THE POINT OF BEGINNING);
THENCE WESTERLY ALONG THE SOUTHERN RIGHT OF WAY OF RYAN ROAD A DISTANCE OF 200 FEET;
THENCE SOUTHERLY PARALLEL WITH THE NORTH-SOUTH CENTER LINE OF THE SAID SOUTHWEST QUARTER A DISTANCE OF 218 FEET;
THENCE EASTERLY AND PARALLEL TO THE SOUTHERN RIGHT OF WAY OF RYAN ROAD A DISTANCE OF 200 FEET;
THENCE NORTHERLY ALONG SAID CENTER LINE A DISTANCE OF 218 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
A PARCEL OF PROPERTY LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, DESCRIBED AS FOLLOWS:
EXCEPT THAT PART COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
THENCE CONTINUING SOUTHERLY ALONG THE CENTER LINE OF SAID SECTION 10 TO THE SOUTHERN RIGHT OF WAY OF RYAN ROAD (THE POINT OF BEGINNING);
THENCE WESTERLY ALONG THE SOUTHERN RIGHT OF WAY OF RYAN ROAD A DISTANCE OF 200 FEET;
THENCE SOUTHERLY PARALLEL WITH THE NORTH-SOUTH CENTER LINE OF THE SAID SOUTHWEST QUARTER A DISTANCE OF 218 FEET;
THENCE EASTERLY AND PARALLEL TO THE SOUTHERN RIGHT OF WAY OF RYAN ROAD A DISTANCE OF 200 FEET;
THENCE NORTHERLY ALONG SAID CENTER LINE A DISTANCE OF 218 FEET TO THE POINT OF BEGINNING.

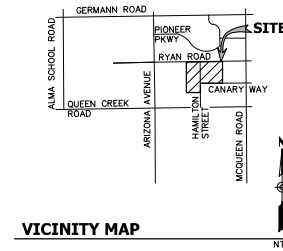
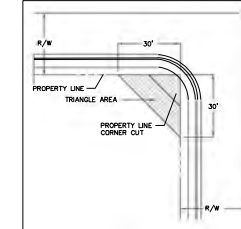
PARCEL 3:
LOT 2 AS DEPICTED ON THE MINOR LAND DIVISION MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 1191 OF MAPS, PAGE 6 BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 10, A CITY OF CHANDLER BRASS CAP IN HANDHOLE, FROM WHICH THE SOUTHWEST CORNER THEREOF, CITY OF CHANDLER BRASS CAP IN HANDHOLE, BEARS SOUTH 88 DEGREES 59 MINUTES 28 SECONDS WEST (BASIS OF BEARINGS), ALONG THE SOUTHERLY LINE OF SECTION 10 AND THE CENTERLINE OF QUEEN CREEK ROAD, A DISTANCE 2628.24 FEET;
THENCE NORTH 00 DEGREES 23 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, A DISTANCE OF 566.03 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, BEING THE POINT OF BEGINNING;
THENCE SOUTH 88 DEGREES 59 MINUTES 28 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, A DISTANCE OF 566.00 FEET TO THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 569.47 FEET;
THENCE NORTH 00 DEGREES 17 MINUTES 09 SECONDS WEST, A DISTANCE OF 758.37 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
THENCE NORTH 88 DEGREES 57 MINUTES 28 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, A DISTANCE OF 687.98 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, BEING THE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 23 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 758.76 FEET TO THE POINT OF BEGINNING;
EXCEPT THE SOUTH 192.00 FEET THEREOF;
EXCEPT 1/2 ALL OIL, GAS AND OTHER MINERALS, AS RESERVED IN DEED RECORDED IN BOOK 351 OF DEEDS, PAGE 174, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL 4:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 10 FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS SOUTH 88 DEGREES 59 MINUTES 36 SECONDS WEST, 2628.10 FEET;
THENCE NORTH 00 DEGREES 23 MINUTES 51 SECONDS WEST, 80.00 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
THENCE LEAVING SAID EAST LINE, SOUTH 88 DEGREES 59 MINUTES 36 SECONDS WEST, 1202.47 FEET ALONG SAID NORTH LINE TO THE EAST RIGHT OF WAY OF LOT 2 OF THE SOUTHERN PACIFIC RAILROAD AS DESCRIBED IN BOOK 189 OF DEEDS, PAGE 525 RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE LEAVING SAID NORTH LINE, NORTH 00 DEGREES 17 MINUTES 24 SECONDS WEST, 871.20 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00 DEGREES 17 MINUTES 24 SECONDS WEST, 372.93 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
THENCE LEAVING SAID EAST RIGHT OF WAY LINE, NORTH 88 DEGREES 57 MINUTES 26 SECONDS EAST, 500.04 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF LOT 2 OF THE MINOR LAND DIVISION FILED IN BOOK 1191 OF MAPS, PAGE 6, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE LEAVING SAID NORTH LINE, SOUTH 00 DEGREES 17 MINUTES 24 SECONDS EAST, 373.25 FEET ALONG SAID WEST LINE, THENCE LEAVING SAID WEST LINE, SOUTH 88 DEGREES 59 MINUTES 36 SECONDS WEST, 500.04 FEET TO THE POINT OF BEGINNING, EXCEPT 1/2 ALL OIL, GAS AND OTHER MINERALS, AS RESERVED IN DEED RECORDED IN BOOK 351 OF DEEDS, PAGE 174, RECORDS OF MARICOPA COUNTY, ARIZONA.

NOTES

- ALL EXISTING DRY UTILITY REMOVALS AND/OR RELOCATIONS TO BE COORDINATED WITH UTILITY OWNER.
- THIS SUBDIVISION IS WITHIN CHANDLER MUNICIPAL AIRPORT IMPACT OVERLAY DISTRICT, AN AVIATION OR AVIATION EASEMENT SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING.
- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE IMPROVEMENTS SHOWN ON THE SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 8' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

SIGHT VISIBILITY TRIANGLE DETAIL:



VICINITY MAP

OWNER/DEVELOPER

SCHNITZER PROPERTIES
1121 SW SALMON STREET
PORTLAND, OREGON 97205
CONTACT: ROBERT STRYS
PHONE: (503) 973-0202
EMAIL: ROBERT@SCHNITZERPROPERTIES.COM

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
CONTACT: JEFF HUNTER
PHONE: (480) 891-3985
EMAIL: JHUNTER@HUNTERENGINEERINGPC.COM

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°19'17" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 10, A CITY OF CHANDLER BRASS CAP IN HANDHOLE, FROM WHICH THE SOUTHWEST CORNER THEREOF, CITY OF CHANDLER BRASS CAP IN HANDHOLE, BEARS SOUTH 88 DEGREES 59 MINUTES 28 SECONDS WEST (BASIS OF BEARINGS), ALONG THE SOUTHERLY LINE OF SECTION 10 AND THE CENTERLINE OF QUEEN CREEK ROAD, A DISTANCE 2628.24 FEET;
THENCE NORTH 00 DEGREES 23 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, A DISTANCE OF 566.03 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, BEING THE POINT OF BEGINNING;
THENCE SOUTH 88 DEGREES 59 MINUTES 28 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, A DISTANCE OF 566.00 FEET TO THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 569.47 FEET;
THENCE NORTH 00 DEGREES 17 MINUTES 09 SECONDS WEST, A DISTANCE OF 758.37 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
THENCE NORTH 88 DEGREES 57 MINUTES 28 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, A DISTANCE OF 687.98 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, BEING THE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 23 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 758.76 FEET TO THE POINT OF BEGINNING;
EXCEPT THE SOUTH 192.00 FEET THEREOF;
EXCEPT 1/2 ALL OIL, GAS AND OTHER MINERALS, AS RESERVED IN DEED RECORDED IN BOOK 351 OF DEEDS, PAGE 174, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK

BENCHMARK NUMBER #40A
SECTION 10, T2S, R5E, CITY OF CHANDLER
BRASS CAP IN HANDHOLE AT THE
INTERSECTION OF TUMBLEWEED PARK ROAD
AND PIONEER PARKWAY, 1300' SOUTH OF
GERMANN ROAD AND 700' WEST OF MCQUEEN
ROAD, (NORTHING 827154.945 EASTING
727632.268)
ELEVATION = 1222.715 (NGVD 29 DATUM) +
1.696 (ELEVATION) =
1224.411 ELEVATION (NAVD 88 DATUM)

PROPOSED LOTS

LOT 1 (PHASE 1) - RYAN COMMERCE CENTER
- 37.36 AC (NET)
- 40.15 AC (GROSS)
LOT 2 (PHASE 2) - HAMILTON COMMERCE CENTER
- 47.57 AC (NET)
- 49.76 AC (GROSS)

RETENTION CALCULATIONS

GROSS AREA: 89.92 ACRES

RETENTION REQUIRED:

$V_h = (C)(D)(A)^{0.11}$, $D=2.2$ (100YR-2HR EVENT)

$V_h = (0.90)(2.2/12)(89.92^{0.11})(1.1) = 710,920 \text{ CF}$

RETENTION PROVIDED:

U.G. PIPE #1	66,445 CF
U.G. PIPE #2	103,280 CF
U.G. PIPE #3	89,614 CF
U.G. PIPE #4	29,452 CF
U.G. PIPE #5	29,452 CF
BASIN #1	11,173 CF
BASIN #2	7,463 CF
BASIN #3	57,463 CF
BASIN #4	42,491 CF
BASIN #5	65,046 CF
BASIN #6	36,191 CF
BASIN #7	169,389 CF

TOTAL PROVIDED: 712,800 CF

ZONING

AG-1
SUBJECT PARCELS
APN #303-33-001A
APN #303-33-001B
APN #303-33-008A
APN #303-33-008B
APN #303-33-017A
APN #303-33-017M

RU-43
ADJACENT PARCELS
APN #303-33-010E
APN #303-33-010G
APN #303-33-010I
APN #303-33-011A
APN #303-33-017M

PAD
ADJACENT PARCELS
APN #303-33-017H
APN #303-33-017M

AG-1
ADJACENT PARCEL
APN #303-33-070

EXISTING LEGEND

CENTERLINE
RIGHT OF WAY
PROPERTY LINE
EASEMENT
MAJOR CONTOUR
MINOR CONTOUR
SANITARY SEWERLINE
WATERLINE
CHAIN LINK FENCE
STREET LIGHT
SANITARY SEWER MANHOLE
WATER VALVE
FIRE HYDRANT
SPOT ELEVATION
ELECTRICAL RISER
WATER METER
EX FLOW ARROW

PROPOSED LEGEND

CONTOUR
SEWERLINE
WATERLINE
FIRELINE
FIRE HYDRANT LOOP
FDC LINE
GRADE BREAK
STORM PIPE
FLOW ARROW
FIRE HYDRANT
TAPPING SLEEVE
STREET LIGHT
DRIYELL
SPOT ELEVATION
CATCH BASIN
WATER METER
BACKFLOW PREVENTER
RIPRAP
PROPERTY CORNER
PHASE LINE
VISIBILITY TRIANGLES
EX BLDG TO BE REMOVED

ADDITIONAL NOTES:

ALL OFFSITE IMPROVEMENTS TO BE COMPLETED WITH PHASE 1 EXCEPT FOR ANY IMPROVEMENTS WEST OF THE BACK OF CURB ALONG HAMILTON STREET (SEE SIDEWALK AND LANDSCAPING).

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2739M (EFFECTIVE: REVISED DATE NOVEMBER 4, 2015), DESIGNATES THE FOLLOWING:

PHASE 1 - RYAN COMMERCE CENTER IS LOCATED WITHIN ZONE X.

ZONE X IS DEFINED 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.

PHASE 2 - HAMILTON COMMERCE CENTER IS LOCATED WITHIN ZONE X AND ZONE AH.

ZONE AH IS DEFINED 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.

ZONE AH IS DEFINED AS AREAS WITH A 1% ANNUAL CHANCE OF SHALLOW FLOODING, USUALLY IN THE FORM OF A POND, WITH AN AVERAGE DEPTH RANGING FROM 1 TO 3 FEET.

NO.	DATE	REVISION	BY

DESIGN BY: JH
DRAWN BY: JH
CHECKED BY: JH

HUNTER ENGINEERING
CIVIL AND SURVEY
10446 NORTH 74TH STREET, SUITE 140
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 891-3985
FAX: (480) 891-3986



PRELIMINARY PLAT
FOR
SCHNITZER COMMERCE PARKS PAD
SEC OF RYAN RD AND ARIZONA AVE
CHANDLER, ARIZONA



THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME:
COMMERCE CENTER

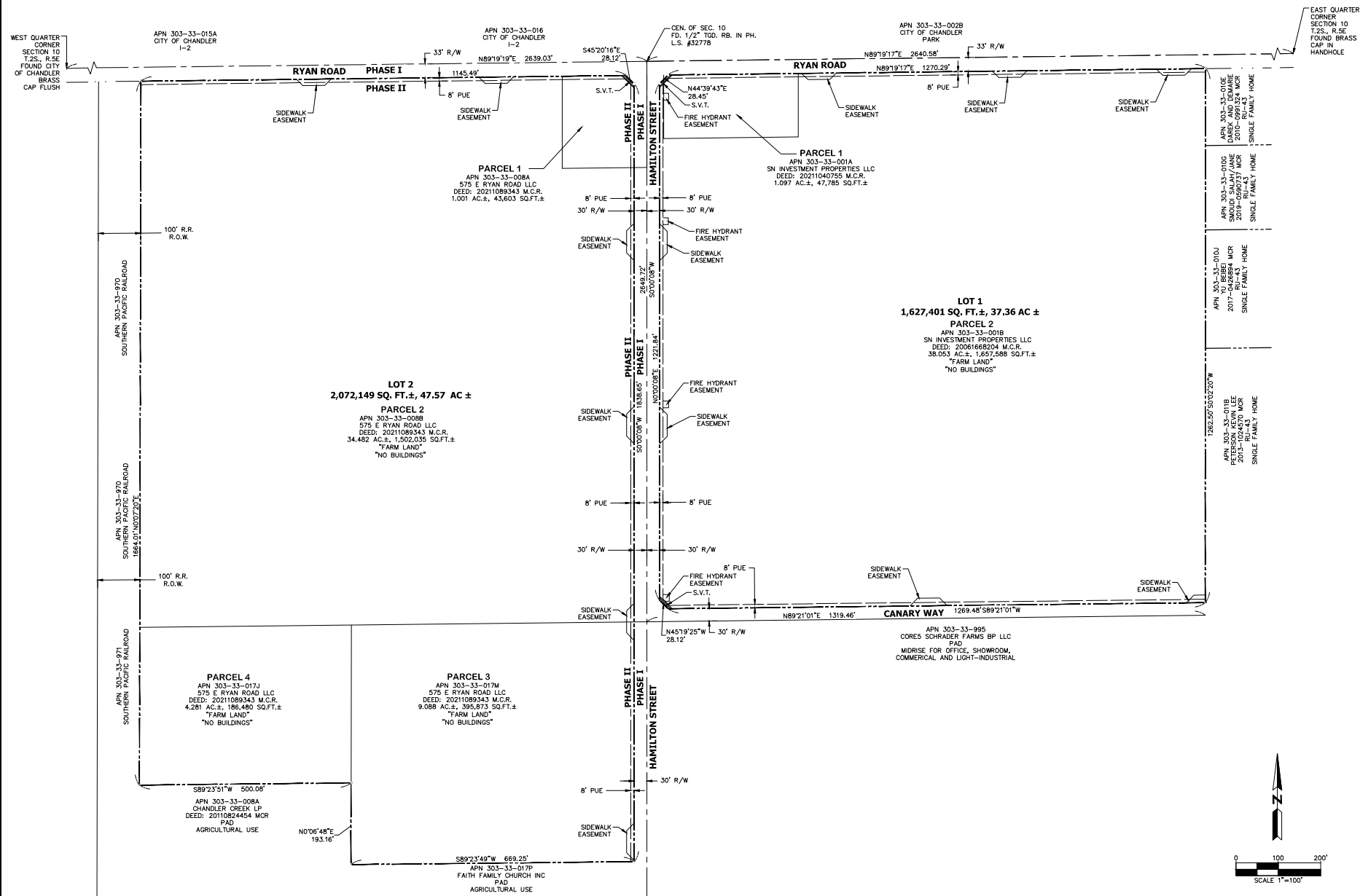
HE NO.: VLMK003

SHEET:

PP1

C.O.C. LOG NO. PLT23-0011

1 OF 2



NO.	DATE	REVISION	BY

PURPOSE:
3RD PRE-PLAT SUBMITTAL

DESIGN BY: _____
 DRAWN BY: _____
 CHECKED BY: _____

GH
 JH
 JH

HUNTER
ENGINEERING CIVIL AND SURVEY
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
T 480.991.3985
F 480.991.3986



**PRELIMINARY PLAT
FOR
SCHNITZER COMMERCE PARKS PAD
SEC OF RYAN RD AND ARIZONA AVE
CHANDLER, ARIZONA**

CONTACT ARIZONA BTL AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION

ARIZONA BTL
UNIVERSITY MICROFILMS
CALL BTL OR CLICK ARIZONABTL.COM

THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

PROJECT NAME:
COMMERCE
CENTER

HE NO.: VLMK003
SCALE: 1"=100'

SHEET:
PP2

C.O.C. LOG NO. PLT23-0011

2 OF 2