

Planning and Zoning Commission Regular Meeting

May 15, 2024 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago Street, Chandler AZ



Commission Members

Chair Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Mike Quinn
Commissioner Kyle Barichello
Commissioner Rene Lopez
Commissioner Charlotte Golla

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a **REGULAR MEETING** open to the public on Wednesday, May 15, 2024, at 5:30 p.m., at City Council Chambers, 88 E. Chicago Street, Chandler, AZ. One or more members of the Commission may attend this meeting by telephone.

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

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

Planning and Zoning Commission

Regular Meeting Agenda - May 15, 2024

Call to Order/Roll Call

Pledge of Allegiance

Scheduled/Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

Consent Agenda

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

- 1. May 1, 2024, Planning and Zoning Commission Meeting Minutes**
Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session and Regular Meeting of May 1, 2024
- 2. Rezoning, PLH23-0057 Guerrero Residence, located at 943, 953 and 963 North Mill Avenue, generally located ½ mile east of the southeast corner of Kyrene and Ray roads.**
Move Planning and Zoning Commission recommend approval of PLH23-0057 Guerrero Residence, Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Single-Family Residential with reduced setbacks, subject to the conditions as recommended by Planning staff.
- 3. Rezoning, PLH23-0070 Chandler Palms Medical Offices, located at 500 N. Juniper Drive, generally located 1/2 mile north and west of Chandler Boulevard and McClintock Drive.**
Move Planning and Zoning Commission recommend approval of Rezoning PLH23-0070 Chandler Palms Medical Offices, amending the existing PAD to allow medical office uses in addition to the uses currently allowed, subject to the conditions as recommended by Planning staff.
- 4. Use Permit and Entertainment Use Permit, PLH24-0004 The Forum, 2301 South Stearman Drive, generally located south of the southwest corner of Gilbert and Germann roads.**

Move Planning and Zoning Commission recommend approval of PLH24-0004 The Forum, a Use Permit time extension for a Series 6 Bar license and an Entertainment Use Permit time extension for live music inside and on an outdoor patio, subject to the conditions as recommended by Planning staff.

5. **Preliminary Plat, PLT23-0039, generally located 1/4 mile south of the southeast corner of Arizona Avenue and Germann Road**

Move Planning Commission recommend approval of Preliminary Plat PLT23-0039 Chandler Innovation Center, per Planning staff recommendation.

Action Agenda

6. **Election of Officers**

Move Planning and Zoning Commission elect a Chair and Vice Chair of the Planning and Zoning Commission.

Discussion

Member Comments/Announcements

Calendar

7. The next Regular Meeting will be held on Wednesday, June 5, 2024, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn



**Planning & Zoning Commission
24-034**

Development Services Memo No. PZ

Date: May 15, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
From: Julie San Miguel, Senior Administrative Assistant
Subject: May 1, 2024, Planning and Zoning Commission Meeting Minutes

Proposed Motion:

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session and Regular Meeting of May 1, 2024

Attachments

- May 1, 2024 Study Session Minutes
- May 1, 2024 Regular Meeting Minutes

Meeting Minutes

Planning and Zoning Commission

Study Session

May 1, 2024 | 5:00 p.m.

Chandler City Council Chambers

88 E. Chicago Street, Chandler, AZ



Call to Order

The meeting was called to order by Chairman Heumann at 5:00 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann

Vice Chair Sherri Koshiol

Commissioner Michael Quinn

Commissioner Kyle Barichello

Commissioner Rene Lopez (appearing telephonically)

Commissioner Charlotte Golla

Staff Attendance

Kevin Mayo, Planning Administrator

David de la Torre, Planning Manager

Lauren Schumann, Principal Planner

Alisa Petterson, Senior Planner

Darsy Omer, Associate Planner

Taylor Manemann, Associate Planner

Thomas Allen, Assistant City Attorney

Julie San Miguel, Clerk

Michelle Reeder, Clerk

Scheduled/Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

Consent Agenda and Discussion

1. April 17, 2024, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of April 17, 2024, and Regular Meeting of April 17, 2024.

CHAIRMAN HEUMANN confirmed there were no questions or comments from the Commission Members.

2. PLH23-0063 – CBREIM Frye

Rezoning from Planned Industrial (I-1) District to Planned Area Development (PAD) for a data center with Mid-Rise Overlay to allow building heights up to 95 feet and Preliminary Development Plan approval to expand an existing data center facility. The subject site is located at 2500 W. Frye Road, generally located ½ mile south and east of Chandler Boulevard and Price Road.

Move Planning and Zoning Commission continue PLH23-0063 CBREIM Frye, Rezoning from Planned Industrial (I-1) District to Planned Area Development (PAD) for a data center with Mid-Rise Overlay to allow building heights up to 95 feet and Preliminary Development Plan approval to expand an existing data center facility to the June 5, 2024, meeting, as requested by the applicant.

An Addendum Memo was presented to the Commission, Planning staff received a letter from the Applicant addressed to the Planning and Zoning Commission providing details relating to the request for continuance.

CHAIRMAN HEUMANN confirmed there were no questions or comments from the Commission Members and asked when this one will be presented.

DAVID DE LA TORRE, PLANNING MANAGER stated the Applicant advised staff that this would be the last request for continuance.

3. PLH24-0012/PLH23-0056/PLT23-0022 VIVIENDO

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding the request to amend Section 23 Area Plan from Neighborhood Commercial to Residential, Rezoning from Planned Area Development (PAD) for Neighborhood Commercial and congregate care to PAD for single-family residential, Preliminary Development Plan approval for subdivision layout and housing product, and Preliminary Plat approval for a 76-lot single-family subdivision on approximately 15.4 acres located at the southeast corner of Ocotillo and McQueen roads.

An Addendum Memo was presented to the Commission, Planning staff received two additional letters from adjacent residents: one in support and the other against the request.

CHAIRMAN HEUMANN mentioned concerns regarding the exit on Alamosa. He asked if home fronts were facing this area and if the exit will be properly gated.

LAUREN SCHUMANN, SENIOR CITY PLANNER confirmed the exit will be properly gated and is intended to be exit-only. She stated the proposed gate could be opened with a remote opener and faces the sides of the houses.

CHAIRMAN HEUMANN pointed out one of the letters mentioned retention and confirmed that

the greenbelts will be handling the water retention and the Applicant will be managing that.

4. PLH23-0067 ALL COPY

DARSY OMER, ASSOCIATE PLANNER presented details regarding the request for Use Permit approval for an office/warehouse building located at the northwest corner of Chicago Street and Beck Avenue, generally located ¼ mile east and south of 56th Street and Chandler Boulevard.

CHAIRMAN HEUMANN confirmed there were no questions or comments from the Commission Members.

5. PLH24-0005 GOLD TRUST REALTY

DARSY OMER, ASSOCIATE PLANNER presented details request a Use Permit time extension to allow the continued use of a residential home zoned Single-Family District (SF-8.5) as a real estate office. The business is located at 200 S Dobson Road, generally located north of the northwest corner of Dobson and Frye roads.

CHAIRMAN HEUMANN confirmed there were no questions or comments from the Commission Members.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, May 15, 2024, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn

The meeting was adjourned at 5:21 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

May 1, 2024 | 5:30 p.m.

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



Call to Order

The meeting was called to order by Chairman Heumann at 5:33 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Michael Quinn
Commissioner Kyle Barichello
Commissioner Rene Lopez (appearing telephonically)
Commissioner Charlotte Golla

Staff Attendance

Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Lauren Schumann, Principal Planner
Alisa Petterson, Senior Planner
Darsy Omer, Associate Planner
Taylor Manemann, Associate Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk
Michelle Reeder, Clerk

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Barichello.

Scheduled and Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

Consent Agenda and Discussion

1. April 17, 2024, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of April 17, 2024, and Regular Meeting of April 17, 2024.

2. PLH23-0063 – CBREIM Frye

Rezoning from Planned Industrial (I-1) District to Planned Area Development (PAD) for a data center with Mid-Rise Overlay to allow building heights up to 95 feet and Preliminary Development Plan approval to expand an existing data center facility. The subject site is located at 2500 W. Frye Road, generally located ½ mile south and east of Chandler Boulevard and Price Road.

Move Planning and Zoning Commission continue PLH23-0063 CBREIM Frye, Rezoning from Planned Industrial (I-1) District to Planned Area Development (PAD) for a data center with Mid-Rise Overlay to allow building heights up to 95 feet and Preliminary Development Plan approval to expand an existing data center facility to the June 5, 2024, meeting, as requested by the applicant.

An Addendum Memo was presented to the Commission, Planning staff received a letter from the Applicant addressed to the Planning and Zoning Commission providing details relating to the request for continuance.

4. PLH23-0067 ALL COPY

Request Use Permit approval for an office/warehouse building located at the northwest corner of Chicago Street and Beck Avenue, generally located ¼ mile east and south of 56th Street and Chandler Boulevard.

Recommended Conditions of Approval

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit/Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with exhibits and representations entitled "PLH23-0067 All Copy Exhibits" kept on file in the City of Chandler's Planning Division, in file No. PLH23-0067 All Copy, modified by such conditions included at the time the exhibits were approved by the City Council and/or as thereafter amended, modified or supplemented by the City Council.
2. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.
3. Uses permitted shall be those permitted in the I-2 General Industrial District and office provided that parking requirements are met pursuant to Article XVIII Parking and Loading Regulations of the Chandler City Code.

4. All employees and clients shall park on-site.
5. The site shall be maintained in a clean and orderly manner.

5. PLH24-0005 GOLD TRUST REALTY

Request Use Permit time extension to allow the continued use of a residential home zoned Single-Family District (SF-8.5) as a real estate office. The business is located at 200 S Dobson Road, generally located north of the northwest corner of Dobson and Frye roads.

Recommended Conditions of Approval

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits (Exhibits and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. Any expansion or modifications beyond the approved exhibits shall void the Use Permit.
3. The Use Permit is non-transferable to any other property.
4. Substantial increases in on-site employment over that as represented as 3 full time equivalent, or substantial expansion of the home to provide additional office space, shall require Use Permit amendment and approval by the City of Chandler.
5. The site shall be maintained in a clean and orderly manner.
6. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.

Consent Agenda Motion and Vote

VICE CHAIR KOSHIOL moved to approve the Consent Agenda of the May 1, 2024, Regular Planning and Zoning Commission Meeting with stipulations presented by staff; Seconded by COMMISSIONER QUINN.

Motion carried unanimously (6-0).

Action Agenda Item No. 3 and Discussion

3. PLH24-0012/PLH23-0056/PLT23-0022 VIVIENDO

LAUREN SCHUMANN, PRINCIPAL PLANNER, presented details regarding a request to amend Section 23 Area Plan from Neighborhood Commercial to Residential, Rezoning from Planned

Area Development (PAD) for Neighborhood Commercial and congregate care to PAD for single-family residential, Preliminary Development Plan approval for subdivision layout and housing product, and Preliminary Plat approval for a 76-lot single-family subdivision on approximately 15.4 acres located at the southeast corner of Ocotillo and McQueen roads.

An Addendum Memo was presented to the Commission, Planning staff received two additional letters from adjacent residents: one in support and the other against the request.

CHAIRMAN HEUMANN announced that he has received some speaker cards for Item No. 3 and he would like to hear from the speakers before deciding to pull the Item from the Consent Agenda.

CONNIE FRASIER, 4295 SOUTH CROSSCREEK DRIVE expressed concerns about the proposed housing development. She stated a month earlier, a representative said there would be a reduction in the number of houses planned and they would be keeping an entrance and exit on Alamosa. She asked why they needed this entrance was as there is already an existing entrance on McQueen. She presented concerns regarding the small size of Alamosa Street and increased traffic issues especially turning left on to McQueen. She asked why a traffic signal could not be installed and was advised that its too close to the signal on Ocotillo, she pointed out that the distance seemed to be the same.

JENNIFER ALVEY, 1154 EAST GRAND CANYON ROAD stated she has lived in Chandler for twenty-two years and expressed appreciation for the city's management of growth. She voiced concerns over the housing development and stated what is build should benefit the people moving in and the residents who are existing. She highlighted the importance of maintaining the buffer between existing homes and how after they were shown a proposal with a buffer then shown an updated image with the buffer altered to be smaller. She presented further concerns regarding the impact of traffic due to the Amazon, bus barn, and other developments.

RIZWAN RASHEED, 4190 SOUTH JESSE STREET stated that Jennifer Alvey is his neighbor and there will be twelve homes up against their two homes. He expressed concerns about the density of the proposed development and suggested a different builder who could provide lower-density or light commercial. He stated the Applicant advised him that they could not provide a lower density in a profitable way and that they are only looking out for their best interest and not the community.

CHAIRMAN HEUMANN announced that he will be pulling this Item for Action and asked staff to address the concerns voiced by the speakers, regarding residential impact and traffic.

LAUREN SCHUMANN, PRINCIPAL PLANNER explained before the applicant submitted an application, they provided a preliminary technical review; this allowed various municipal departments, including fire, civil, traffic, building, and utilities, to review the proposal before an

application is filed. She stated the city's general practice for developments is to limit the number of entrances on an arterial road and to use collector streets to channel traffic from smaller to larger roads. She stated it is the city's preference to use Alamosa to allow traffic to flow rather than creating another entrance on McQueen. She bought up Google Maps and pointed out the subdivisions south of the area do not have access to McQueen and instead used collector streets to the north and south. She stated that this is the best practice per the City's Traffic Engineer.

CHAIRMAN HEUMANN confirmed that the closest school was San Tan Elementary and that drivers would have to do a lot of cutting through neighborhoods to reach it. He asked staff to address the concerns raised by the speakers.

LAUREN SCHUMANN, PRINCIPAL PLANNER stated that she spoke to the resident who brought up the need for a traffic signal at a neighborhood meeting and it was confirmed with the traffic engineer that Amorosa was too close to the intersection of McQueen and Ocotillo to install a traffic signal.

CHAIRMAN HEUMANN pointed out that one speaker stated that he supported commercial. He asked staff to explain the traffic impact if the area were developed commercially, such as a convenience store, compared to the current residential proposal.

LAUREN SCHUMANN, PRINCIPAL PLANNER responded that commercial developments typically generate more traffic than residential or even multifamily developments due to the higher number of trips generated.

CHAIRMAN HEUMANN commented on a recent proposal for a Quick Trip that came before Planning and Zoning and that could generate hundreds of trips.

VICE CHAIR KOSHIOL asked staff to clarify the situation regarding a buffer zone that was mentioned previously.

LAUREN SCHUMANN, PRINCIPAL PLANNER stated at the December neighborhood meeting, a proposal was made for a 20-foot sidewalk buffer between existing and proposed homes. She described this space as historically being a 'no man's land' and detailed concerns about safety and security within these zones, suggesting instead that larger lots with landscaped areas would be more beneficial.

VICE CHAIR KOSHIOL sought to confirm that the 20-foot buffer had been incorporated into the lot sizes of lots 30 through 40 to make them deeper.

LAUREN SCHUMANN, PRINCIPAL PLANNER confirmed that is correct and there will be another sidewalk along McQueen closer to the development to provide a safer environment for residents

walking their dogs away from the busy road.

VICE CHAIR KOSHIOL advised that she liked that idea a lot and asked if that would be gated off.

LAUREN SCHUMANN, PRINCIPAL PLANNER confirmed that the walkway would be open to the public and not gated off.

COMMISSIONER BARICHELLO stated he did not see that in the rendering.

LAUREN SCHUMANN, PRINCIPAL PLANNER stated staff will confirm.

COMMISSIONER GOLLA sought clarification whether the larger lot sizes still allowed for a 20-foot buffer.

LAUREN SCHUMANN, PRINCIPAL PLANNER explained that the 20-foot landscaped area was eliminated in favor of extending the lot sizes, thus providing larger backyards and maintaining a buffer from the homes.

CHAIRMAN HEUMANN asked staff to address issues related to building height and the single story with push back two story and their impact on privacy.

KEVIN MAYO, PLANNING ADMINISTRATOR stated that these questions are aimed towards specifics in the proposal and would be better addressed by the Applicant.

RALPH PEW, APPLICANT introduced himself and stated that Mr. Chuck Chism and Francisco Castillo from K. Hovnanian are present in case there are any questions they could address. He stated Alamosa Drive has been a point of discussion from the beginning with the neighbors and as staff indicated, the city wanted to minimize the number of access points on McQueen Road. He explained that consequently, the best approach was to place an entrance on Alamosa at the southern edge and make it only for residents. He further explained this entrance would require a key; therefore deliveries, guest and public access would occur up on Ocotillo. The Applicant believed they have done all they could to comply with the street design standards in the city while creating a better situation for the neighborhood with the Alamosa location. He further explained the existing curb cuts on McQueen Road are roadway drainage spillways. He stated spillways take drainage from the road and channeled water from the street, he wanted to make sure everyone knew they were not designed for road access. He stated that the buffer had also become an issue and explained that without constant monitoring, it could turn into a location for mischief; therefore, it was decided the best to incorporate that land into the lots. He further explained the change was initially thought to be a good idea until further consideration led to its revision. He stated all the single-story homes adjoining this property were planned to not have two-story homes near them. He stated the proposed residential is better than commercial due to the increased traffic that commercial would cause. He further stated their plan had been

revised from 91 lots to 76, so they have been reducing the density and keeping it consistent with the Southeast Area Chandler Plan. He explained the density appeared higher when calculated just for the 15.3 net acres at 76 units, it fit well within the allowed density ranges when averaged as intended under the plan and the home sizes in this proposal ranged from just over 2000 to almost 3400 square feet, indicating that these were significant homes on smaller lots. He presented an image showing an overview of the site, demonstrating compliance with the Southeast Area Chandler Plan, and outlining the changes in the plan from 91 lots at 4000 square feet to the current 76 lots with almost 5000 square feet each. He stated there were now 12 two-story lots with a 40-foot minimum setback, and 15 of the 76 lots were specifically limited to single-story homes. He then presented renderings of the elevations, providing a visual of the spatial relationships and textures within the community, particularly in the remodeled barbecue and amenity areas. He emphasized efforts to avoid situations where a rear wall met the minimum setback and aligned with all other rear walls, showing the textured appearance on the street frontages, especially along McQueen Road. He thanked the Commission and urged the support of this project.

CHAIRMAN HEUMANN invited any members of the audience would like to speak to come up to the podium.

CONNIE FRASIER, 4295 SOUTH CROSSCREEK DRIVE thanked the Applicant for providing clarity on some of the issues, but she would like to point out that Alamosa is not a feeder street and does not travel continuously from east to west. She clarified Alamosa spans the length of six houses before ending at entrances to Alamosa Estates or Geneva Estates and this is not comparable to a feeder street situation because any car exiting the new subdivision onto Alamosa to reach Santana Elementary or Junior High would have to navigate through residential neighborhoods. She presented concerns regarding impact on their streets as this is where children bike, walk to school, and there are multigenerational families where elderly live. She emphasized the community's concern about the increase in traffic through neighborhoods rather than on a feeder street, urging the city to consider this when making their decisions.

CHAIRMAN HEUMANN thanked the speaker and asked if anyone else in the audience wanted to speak. He asked staff to address the feeder street issue.

KEVIN MAYO, PLANNING ADMINISTRATOR explained although there was never a formal Preliminary Development Plan (PDP) approved for the commercial center, the concept site plan for Geneva Estates included a driveway connection to Alamosa and exits onto McQueen and another street. He noted that even if the area developed as intended with retail and office spaces, the traffic from those commercial activities would exceed what the proposed residential subdivision would generate. He described how collector streets function not always to connect one arterial to another but to collect traffic from neighborhoods like Geneva Estates and Alamosa Estates and direct it towards major roads like McQueen. He stated despite the speaker's correct observation that the situation was different south of the site, in traffic

engineering terms, it was still considered a collector street. Kevin acknowledged the legitimate concerns about cut through traffic affecting local school routes, explaining that even if the subdivision's access point were moved, parents might still choose to cut through neighborhoods to reach schools. This issue, he noted, is a common challenge near schools throughout the city.

CHAIRMAN HEUMANN thanked staff for the explanation and confirmed there were no further questions or comments from the Commission Members.

Action Agenda Item No. 3 Motion and Vote

Proposed Motion:

Area Plan

Move Planning and Zoning Commission recommend approval of Section 23 Area Plan amendment, PLH24-0012, as recommended Planning staff.

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH23-0056 Viviendo, Rezoning from PAD for Neighborhood Commercial and congregate care to PAD for single-family residential on approximately 15.4 acres, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH23-0056 Viviendo for subdivision layout and housing product, subject to the conditions as recommended by Planning staff.

Preliminary Plat

Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT23-0022 Viviendo, a 76-lot single-family subdivision, subject to the condition as recommended by Planning staff.

Recommended Conditions of Approval:

Area Plan Amendment

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Area Plan Amendment to the Section 23 Area Plan from Neighborhood Commercial to Residential.

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from PAD for Neighborhood Commercial and congregate care to PAD for single-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Viviendo" and kept on file in the City of Chandler Planning Division, in File No. PLH23-0056, modified by such conditions including at the time the Booklet was approved by the Chandler City Council and/or as therefore amended, modified or supplemented by Chandler City Council.
2. Uses permitted shall be single-family dwellings, with a minimum lot size of 4,500 square feet.
3. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
4. The landscaping in all private open-spaces shall be maintained by the property owner or property's association, and shall be maintained at a level consistent with or better than at the time of planting.
5. The landscaping in all rights-of-ways shall be maintained by the adjacent property owner or property owner's association.
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s) the developer shall be required to upgrade such landscaping to meet current City Standards.
7. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
8. Lot coverage shall not exceed sixty percent (60%) of each lot area.
9. Minimum setbacks shall be as provided below and further detailed in the Development Booklet:

Property Line	Building Setback
Front Yard	20 ft. from back of sidewalk to garage door 13 ft. from property line to livable
Side Yards	5 ft. for each side
Rear Yard	10 ft.; Accessory buildings 5 ft.

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled, "Viviendo" and kept on file in the City of Chandler Planning Division, in File No. PLH23-0056, modified by such conditions including at the time the Booklet was approved by the Chandler City Council and/or as therefore amended, modified or supplemented by Chandler City Council.
2. The same elevation shall not be built side-by-side or directly across the street from one another.
3. Lots shall be restricted to single-story or a combination of one-story with two story elements as indicated in the Viviendo- Site Plan.
4. The site shall be maintained in a clean and orderly manner.
5. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
6. The following enhanced landscape standards shall apply to the common open space and retention area along Ocotillo and McQueen roads:
 - a. 50% of required trees shall have a minimum planting size of a 36-inch box and a minimum of 12-feet in height at the time of planting.
 - b. A minimum of one (1) tree and six (6) shrubs per twenty-five (25) lineal feet of frontage on arterial or collector street rights-of-way.
7. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.
8. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
9. Each garage shall be pre-wired to provide 240V electrical capacity necessary to accommodate future electric vehicle charging equipment.
10. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

Planning staff recommends the Planning and Zoning Commission move to recommend approval of the Preliminary Plat subject to the following condition:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

COMMISSIONER QUINN moved to approve the Action Agenda of the May 1, 2024, Regular Planning and Zoning Commission Meeting with stipulations presented by staff; Seconded by COMMISSIONER BARICHELLO.

Motion carried unanimously (6-0).

CHAIRMAN HEUMANN announced that the Planning and Zoning Commission is a recommending board to the City Council, therefore the speakers and other members of the public will have another opportunity to present their concerns. He asked staff when this item would go before City Council

DAVID DE LA TORRE, PLANNING MANAGER stated that that this item will go before the City Council on Thursday, May 23, 2024.

Member Comments/Announcements

CHAIRMAN HEUMANN extended warm wishes for a Happy Mother's Day to all mothers, for the upcoming holiday.

Calendar

The next regular meeting will be held on Wednesday, May 15, 2024, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn

The meeting was adjourned at 6:12 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman



Planning & Zoning Commission Memorandum Development Services
Memo No. 24-031

Date: May 15, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
 David de la Torre, Planning Manager
From: Mikayela Liburd, Associate Planner
Subject: PLH23-0057 Guerrero Residence
Request: Rezone from Agricultural District (AG-1) to Planned Area Development (PAD) for Single-Family Residential with reduced setbacks.
Location: 943, 953 and 963 North Mill Avenue, generally located ½ mile east of the southeast corner of Kyrene and Ray roads
Applicant: Jesse and Laurie Guerrero

Proposed Motion:

Move Planning and Zoning Commission recommend approval of PLH23-0057 Guerrero Residence, Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Single-Family Residential with reduced setbacks, subject to the conditions as recommended by Planning staff.

Background Data:

- The subject site is part of the Guerrero Estates Subdivision.
- The property is currently zoned Agricultural District (AG-1).
- The subject site is comprised of three parcels totaling approximately 2.75 acres.
- Rezoning to PAD is required to allow for reduced setbacks.

Surrounding Land Use Data:

North	Single-Family Residential	South	Single-Family Residential
East	Canal, then Single-Family Residential	West	Single-Family Residential

General Plan and Area Plan Designations

	Existing	Proposed
General Plan	Neighborhoods	No Change

Proposed Development

Total Subject Site Acreage	Approximately 2.75 Acres
Lot 2	51,924 sq ft.
Lot 3	37,767 sq ft.
Lot 4	30,276 sq ft.
Proposed Building Setbacks	Front:20' Sides: 10' & 10' Rear: 10'

Review and Recommendation

The subject site is made up of three parcels, two of which are vacant and one with an existing home. All three parcels are currently zoned Agricultural District (AG-1).

The current request is to approve a rezoning from AG-1 to PAD for a single-family residence.

As part of this request, the applicant is requesting deviations from the required 30 ft. side yard and 40 ft. rear yard setbacks required for properties zoned AG-1. Proposed setbacks of 10ft. on both side yards and 10ft. from the rear yard are being requested. This is consistent with other single family developments in the area as well as others that have recently been approved by the City Council.

Planning Staff has reviewed the request and supports the proposal, citing consistency with the General Plan and Zoning Code. The proposal is consistent with the policies of the General Plan which call for a variety of housing choices and a compatible mix of housing choices within the Neighborhood Designation. Planning staff recommends approval subject to conditions.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on February 28, 2024. In addition to the

applicant and city staff, two residents were in attendance.

- As of the writing of this memo, Planning staff is not aware of any opposition to the request.

Recommended Conditions of Approval:

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from AG-1 to PAD for Single-Family Residential with reduced setbacks, subject to the following conditions:

1. Uses permitted on the property shall be those permitted in the Single-Family (SF-33) zoning district, except as modified by conditions herein.
2. Minimum setbacks shall be as provided below:

Property Line	Building Setback
Front Yard	20 ft.
Side Yard	10 ft. for each side
Rear Yard	10 ft.

3. Development standards in the City of Chandler Zoning Code for SF-33-Single Family District shall apply, except as modified by conditions herein.

4. Developer shall provide all required right-of-way dedications and/or easements as determined by the Development Services Director at the time of construction plan review.

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

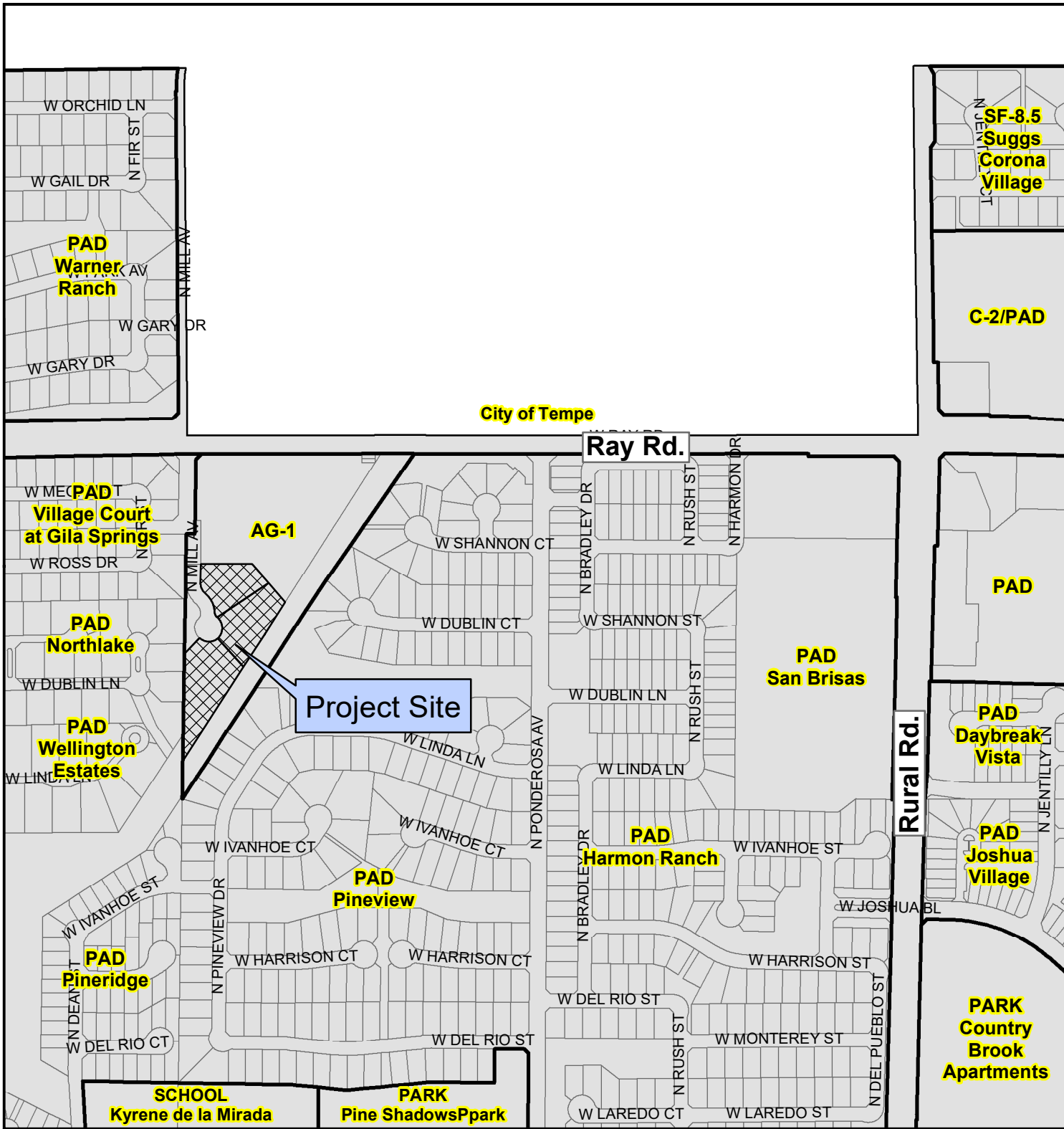
6. Landscaping in all rights-of-way shall be maintained by the adjacent property owner. Additionally, hardscape improvements located behind the sidewalk and within the right-of-way shall be maintained by the adjacent property owner.

Attachments

Vicinity

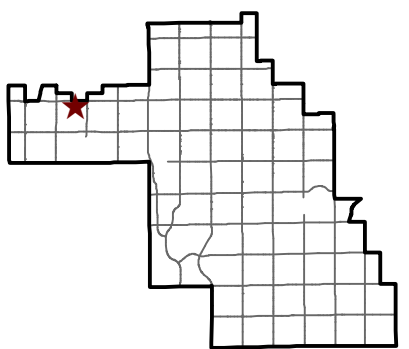
Narrative PLH23-0057

Site Plan-PLH23-0057



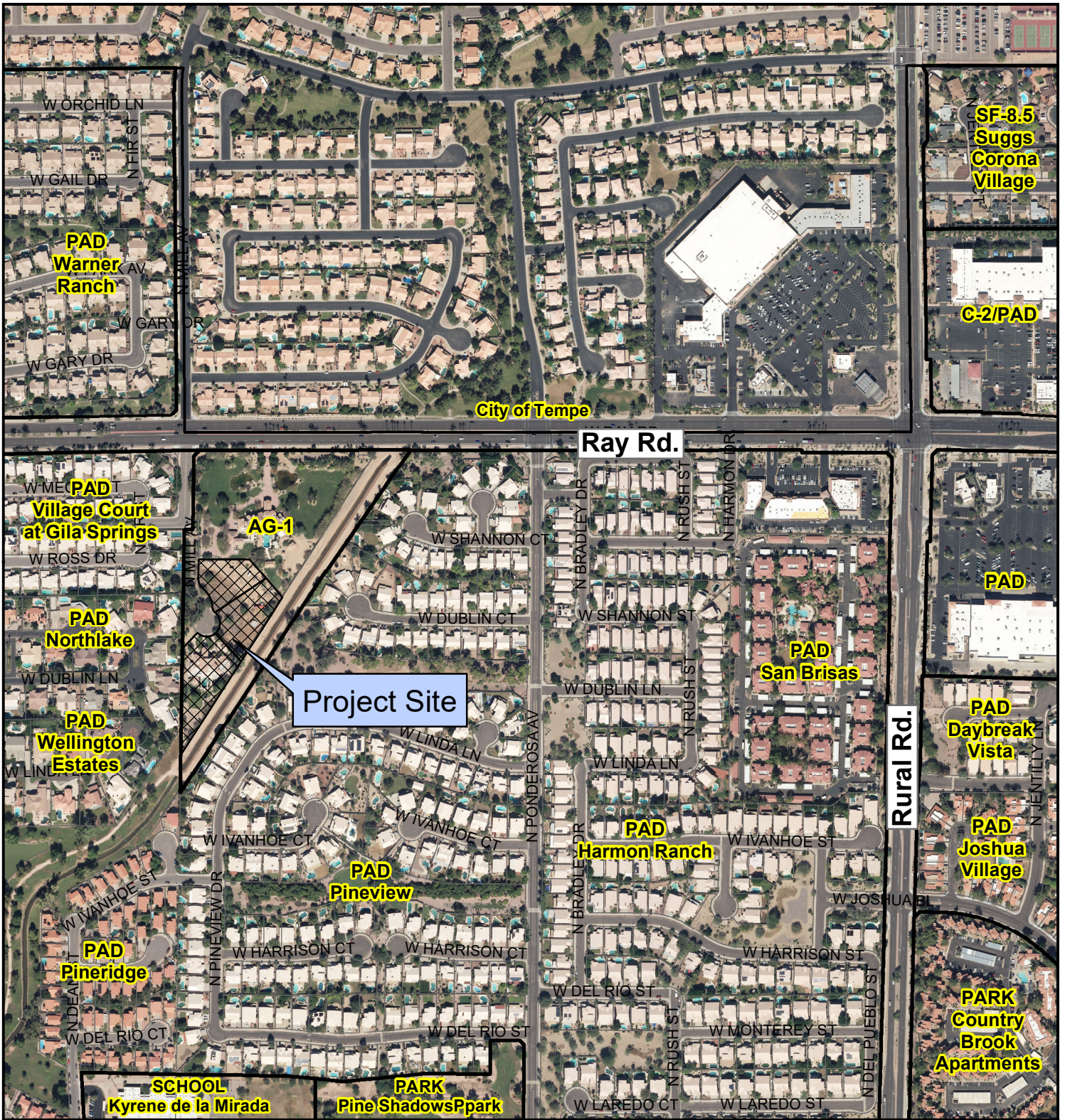
 **PLH23-0057 Guerra Residence**

Proposed Project Details
 943, 953, 963 N Mill Ave.
 Rezoning from AG-1 to Single-Family Residential
 with reduced setbacks



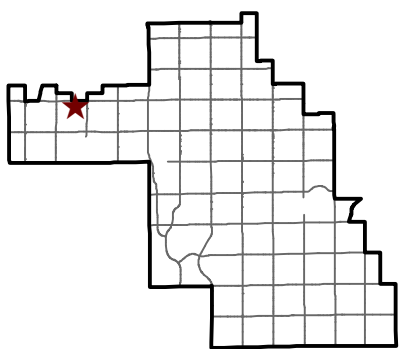
City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>





PLH23-0057 Guerro Residence

Proposed Project Details
 943, 953, 963 N Mill Ave.
 Rezoning from AG-1 to Single-Family Residential
 with reduced setbacks



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

February 7, 2024

PLH23-0057 Guerrero Residence Rezone,

APN 301-87-978

943, 953, 963 North Mill Avenue

Chandler Arizona, 85226

A rezoning change is being requested from agriculture to PAD for reduced setbacks on Parcel 301-87-978 at 943 N. Mill Ave, Parcel 301-87-797 at 953 N. Mill Ave and Parcel 301-87-980 at 963 N. Mill Ave. The site is fully developed with a gated entry and private drive, fully landscaped with a variety of trees and shrubs. The three lots are odd shaped. There is a home built on 943 N. Mill Ave. Currently, 953 and 963 are vacant. Due to the irregular shape of lots, it is in the best interest of the subdivision to rezone from agricultural to PAD allowing for reduction of the setbacks. The current site plan hinders the new construction from developing a home that is equal to the home located at 943 N. Mill Ave. With current set backs, we will not achieve community cohesion and will not be feasible to build accordingly. As a result there is a detriment to the neighborhood and loss of development uniformity. The attempt is to preserve standards and not change the character of the neighborhood. The goal is to memorialize the level of quality custom home and conformity of the subdivision. The plan is to rezone the area and include setbacks to expand the buildable envelope.

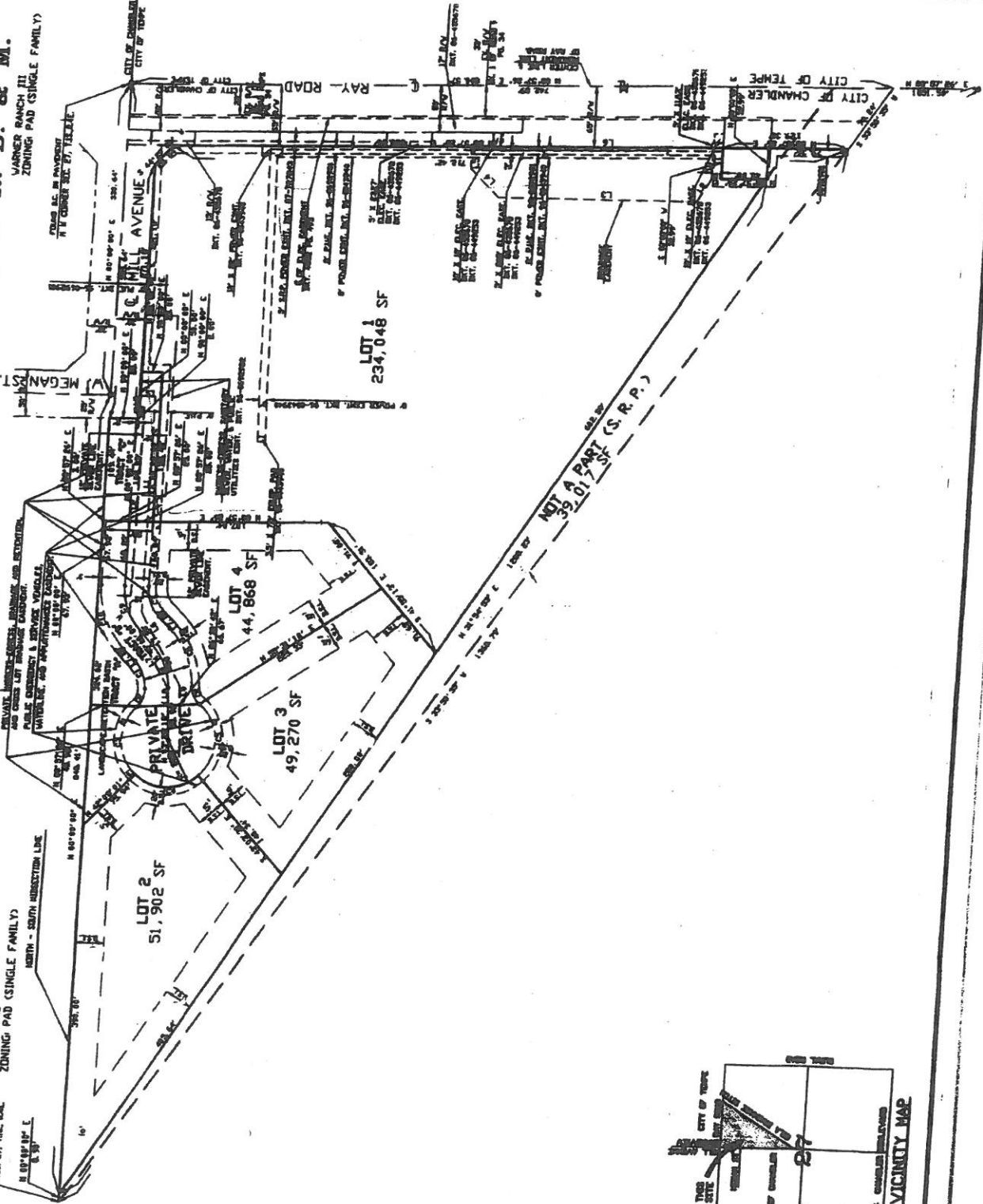
Sincerely,

Laurie Guerrero

GUERRERO ESTATES

SITUATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH RANGE 4 EAST, G. & S. R. B. & M.

THE VILLAGE OF GILA SPRINGS - PHASE I
ZONING PAD (SINGLE FAMILY)

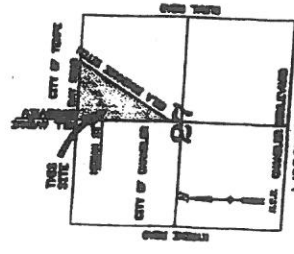


VARNER RANCH III
ZONING PAD (SINGLE FAMILY)

PRIVATE DRIVE
ZONING PAD (SINGLE FAMILY)

NORTH LAKE
ZONING PAD (SINGLE FAMILY)

MILL AVENUE
ZONING PAD (SINGLE FAMILY)



ALLEN CONSULTING ENGINEERS, INC.
GUERRERO ESTATES
MILL AVENUE & RAY ROAD
CHANDLER, ARIZONA

187 WEST BUNNELL
MESA, ARIZONA 85201
PHONE (602) 944-1111

NORTH - SOUTH MIDSECTION LINE

WATERLINE, AND APPURTENANCES EASEMENT.

LOT 2
51,902 SF

LOT 3
49,270 SF

LOT 4
44,868 SF

PRIVATE DRIVE

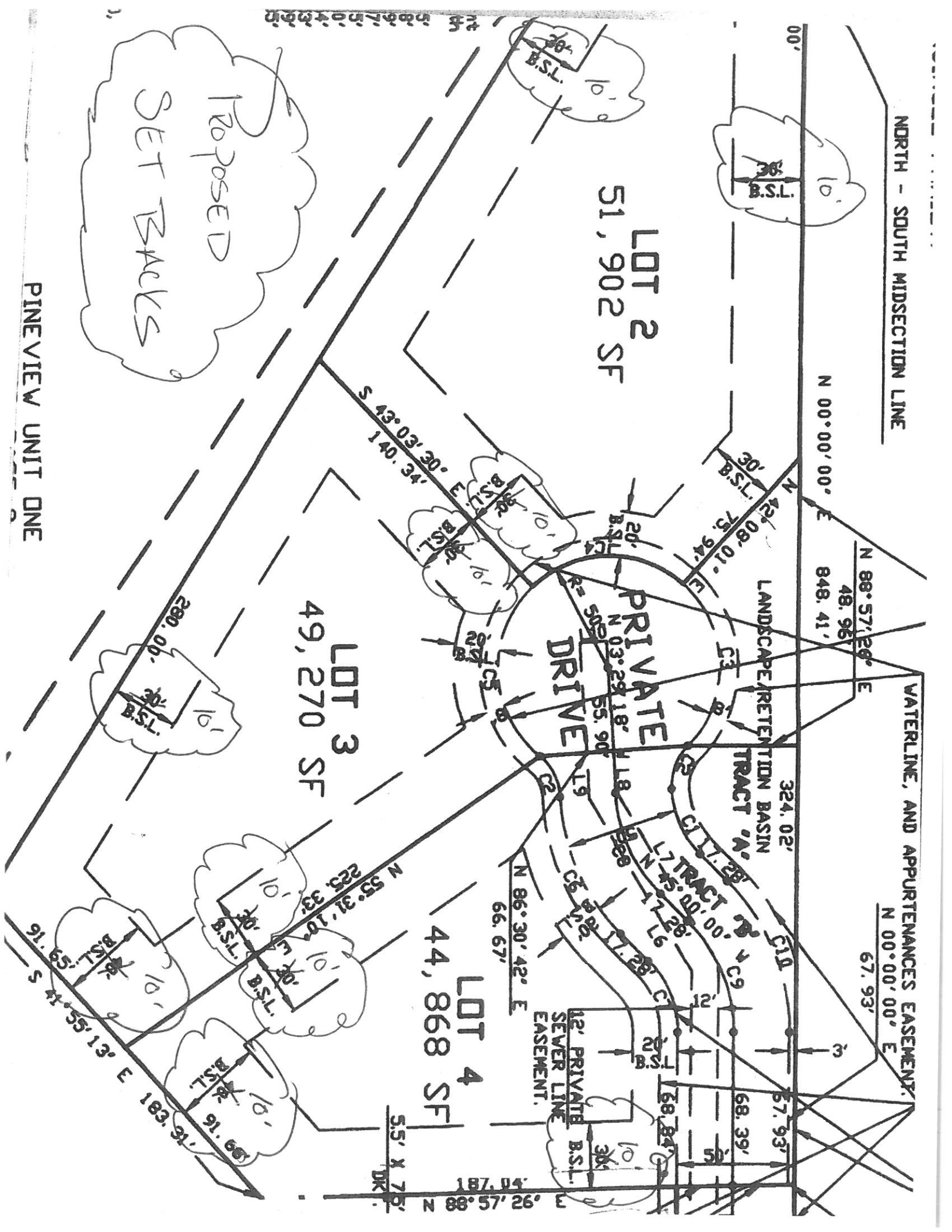
LANDSCAPE/RETENTION BASIN TRACT 'A'

TRACT 'B'

12' PRIVATE SEWER LINE EASEMENT.

PROPOSED SET BACKS

PINEVIEW UNIT ONE



NORTH - SOUTH MIDSECTION LINE

WATERLINE, AND APPURTENANCES EASEMENT.

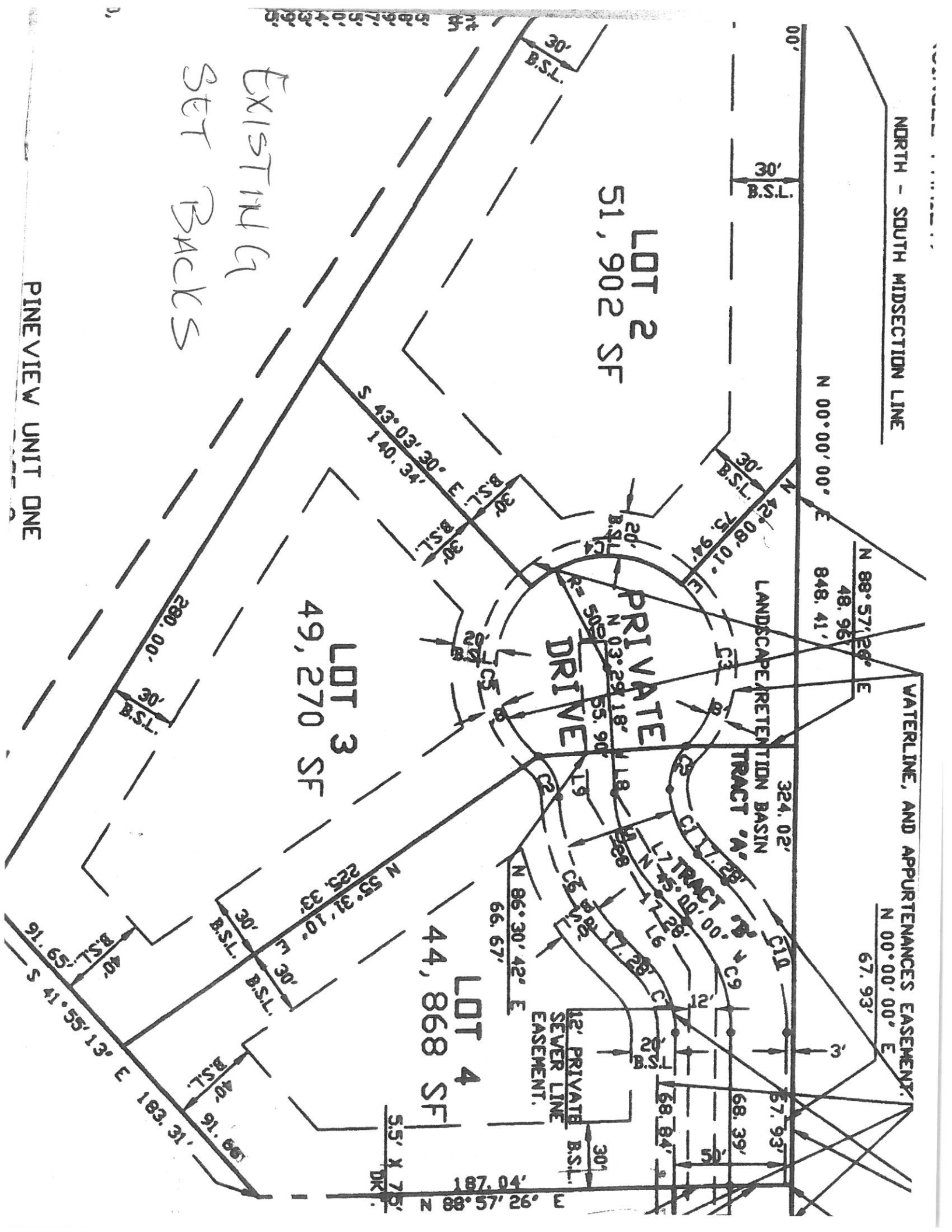
LOT 2
51,902 SF

LOT 3
49,270 SF

LOT 4
44,868 SF

EXISTING
SET BACKS

PINEVIEW UNIT ONE





Planning & Zoning Commission Memorandum Development Services
Memo No. 24-030

Date: May 15, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
 David de la Torre, Planning Manager
From: Benjamin Cereceres, Planner
Subject: PLH23-0070 Chandler Palms Medical Offices
Request: Amend the existing Planned Area Development (PAD) zoning district by allowing medical office uses in addition to the uses currently allowed, which include industrial, office and warehouse. The site consists of two (2) existing buildings.
Location: 500 N. Juniper Drive, generally located 1/2 mile north and west of Chandler Boulevard and McClintock Drive
Applicant: Casandra Zeitlin, HAM Chandler Palms LLC / HAM Papago LLC / HAM Fairway LLC

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Rezoning PLH23-0070 Chandler Palms Medical Offices, amending the existing PAD to allow medical office uses in addition to the uses currently allowed, subject to the conditions as recommended by Planning staff.

Background Data:

- The subject site is currently zoned PAD for industrial, general office, and warehouse.
- Per the current zoning, medical office uses are not permitted.
- A PAD amendment is required to allow for medical uses.

Surrounding Land Use Data:

North	Public Park, Desert Breeze Blvd, then elementary school	South	vacant parcel owned by City of Chandler, then storage facility
East	Industrial Buildings	West	Public Park

General Plan and Area Plan Designations

	Existing	Proposed
General Plan	Employment	No Change

Proposed Development

Building I	70,573 Square-Feet
Building II	70,573 Square-Feet
Building I & II Total Square-Footage	141,146 Square-Feet
Parking Provided	936
Parking Required	941

Review and Recommendation

The property was zoned Planned Area Development (PAD) for limited warehouse, industrial and general office in 1988 through zoning case Z88-018 as part of a larger development, Chandler Corporate Center. For this portion of the development, medical office was not a permitted use. The current request is to amend the PAD to allow for medical office use.

Preliminary Development Plan, PDP05-0009 Chandler Corporate Center, was approved in 2005 for a mixed-use development including industrial, warehouse, and office uses. The building is currently occupied by general office uses.

The applicant is requesting to allow for limited medical uses that generate less demand for parking than general-care medical office uses, such as pediatrics, dentists or optometrists, which will be prohibited. Such limited medical uses would be required to submit a parking study to demonstrate the services provided will not generate demand for parking that exceeds 1 space for every 250 square feet, the same parking ratio that is required for general office. Staff supports adding limited medical uses given that the parking demand would not increase. Section 35-1804 of the City of Chandler's parking regulations dictates that medical office uses should be parked at one (1) space per one hundred fifty (150) square feet and general office at one (1) space per two hundred fifty (250) square feet. The site currently contains a total of 936 parking spaces on-site, a total of 941 parking spaces are required.

No changes are proposed to the site. A copy of the Chandler Corporate Center preliminary development plan booklet (approved in 2005) is attached for reference only as it will continue to regulate development within the proposed amended PAD. A copy of the current PAD, Ordinance 1968 is also attached for reference. Planning staff has reviewed the request and finds it to be consistent with the General Plan and Zoning Code requirements.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on May 1, 2024. One business, an existing tenant located in one of the subject buildings, was in attendance and had concerns regarding the proposed medical office use.
- As of the writing of this memo, Planning staff is aware of one business in opposition to the request

Recommended Conditions of Approval:

Planning staff recommends Planning and Zoning Commission move to recommend approval of amending the PAD to allow for Medical Office Uses, subject to the following conditions:

1. Development shall be in substantial conformance with exhibits and representation entitled "Chandler Corporate Center" kept on file in the City of Chandler's Planning Division in file No. PDP05-0009, modified by such conditions included at the time the exhibits were approved by City Council and/or as thereafter amended, modified or supplemented by the City Council.
2. Uses permitted shall be limited to light industrial, general office, and warehouse. Additionally, medical uses, such as but not limited to counseling services and medical specialists, shall be permitted subject to providing a parking study that demonstrates the services provided generate a parking demand that does not exceed one (1) space per two hundred and fifty (250) square-feet. More intense medical uses such as but not limited to general practitioners, pediatricians, dental and optometrists shall be prohibited.
3. All employees and clients shall park on-site.
4. The site shall be maintained in a clean and orderly manner.

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

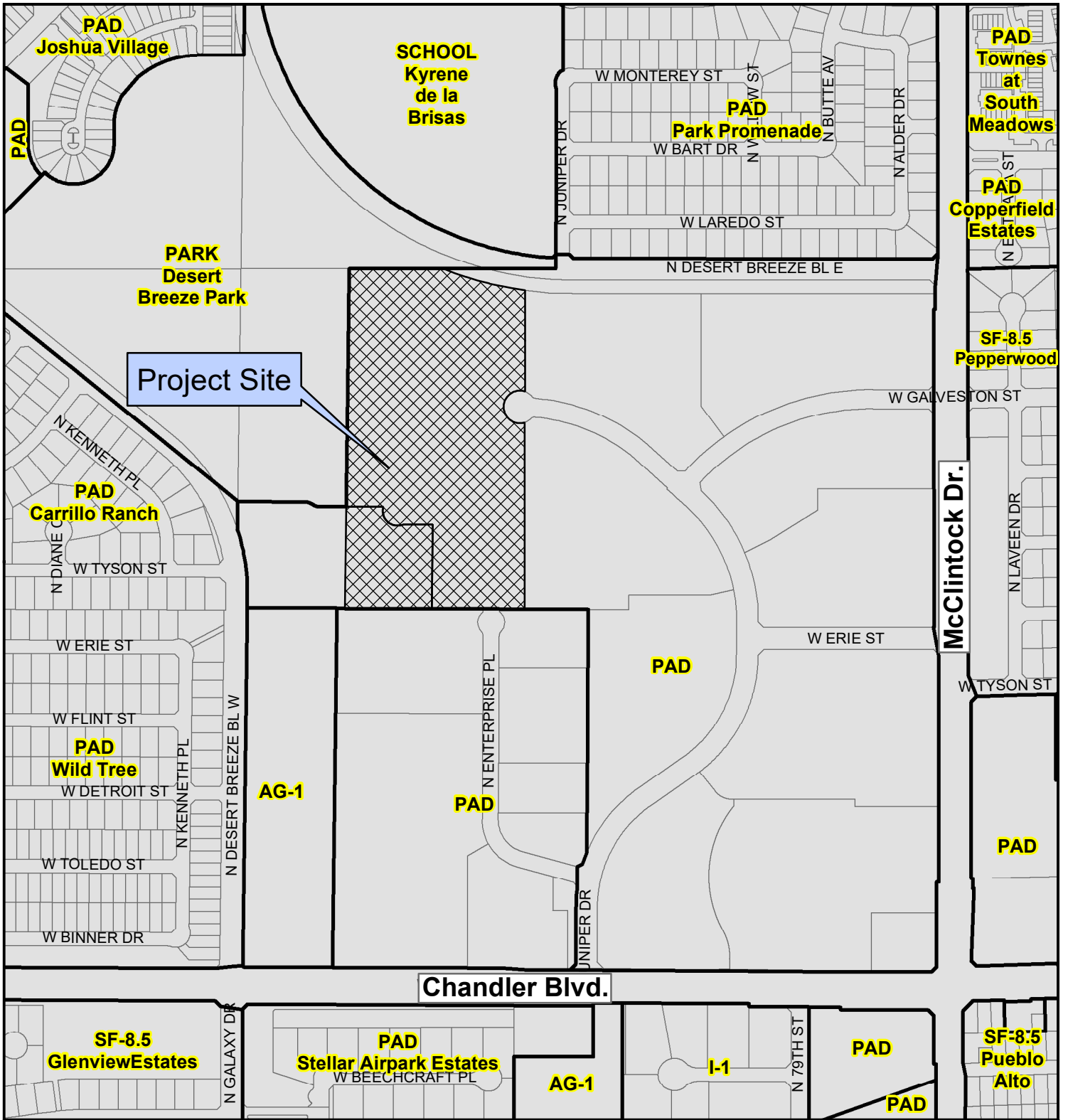
Attachments

Vicinity Maps

Narrative & Exhibits

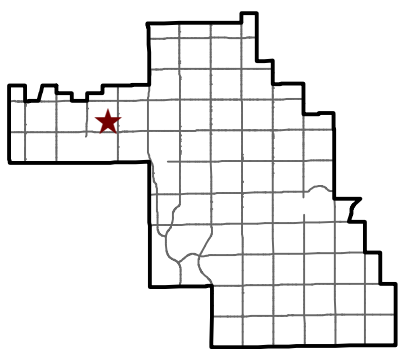
Ordinance No. 1968

PDP05-0009 Chandler Corporate Center Development Booklet

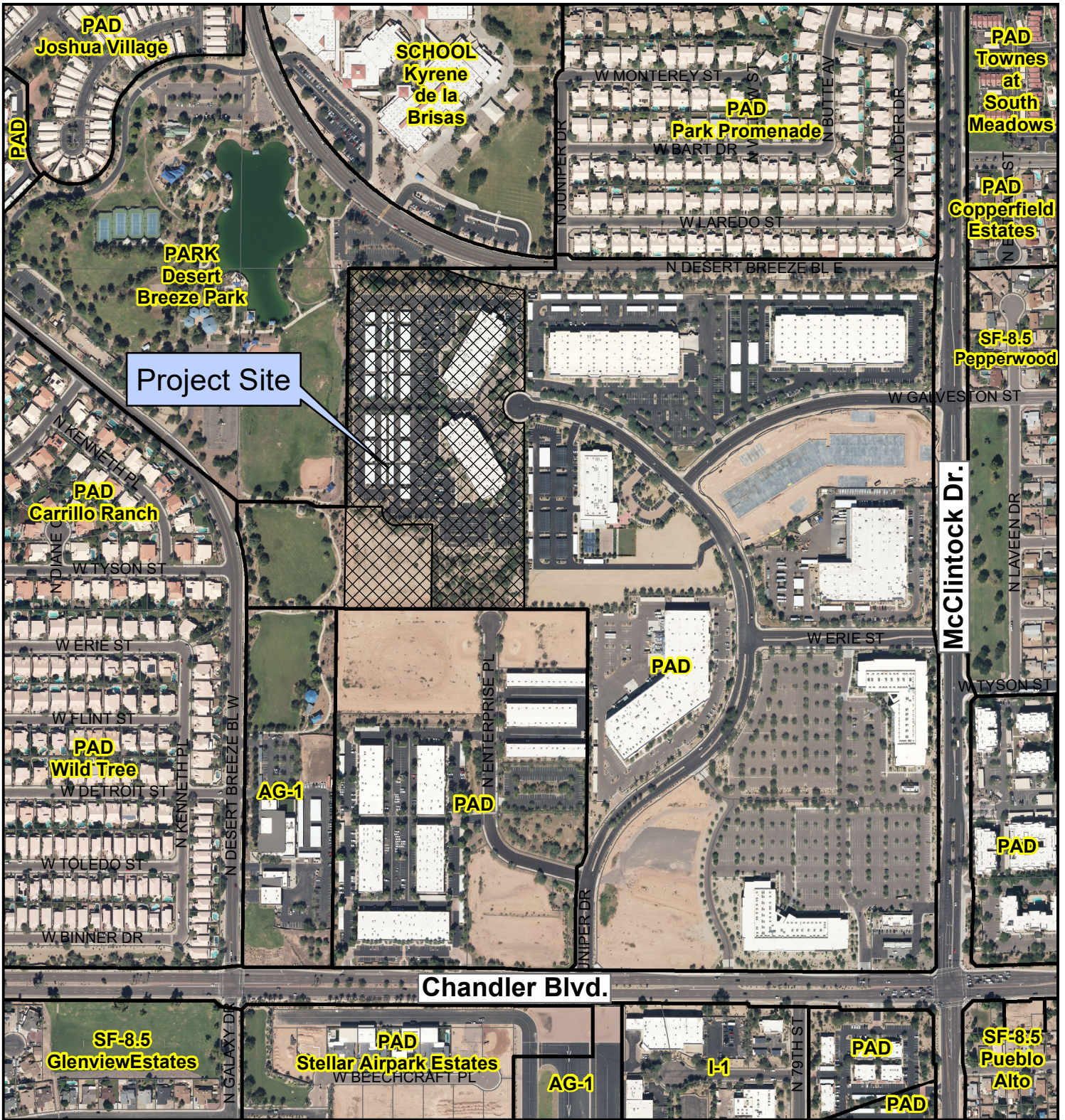


 **PLH23-0070 Chandler Palms Medical Offices**

Proposed Project Details
 500 N. Juniper Dr.
 Rezoning to allow for Medical Office Uses

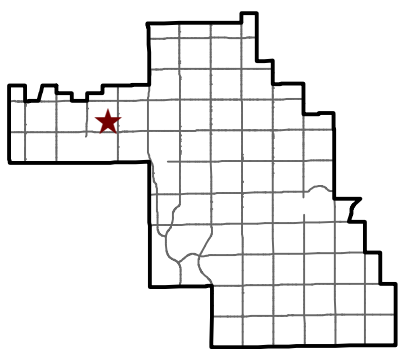


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 For more information visit:
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 **PLH23-0070 Chandler Palms Medical Offices**

Proposed Project Details
 500 N. Juniper Dr.
 Rezoning to allow for Medical Office Uses



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

CHANDLER PALMS:
REZONING
NARRATIVE AND EXHIBITS

(Updated 3/27/2024)

- i. **PARCEL NO.:** 301-86-316A (“**Parcel**”), a diagram of the Parcel is attached hereto as **Exhibit A** and the legal description is attached hereto as **Exhibit B**.
- ii. **ADDRESSES:** 585 North Juniper Drive, Chandler, AZ 85226 (“**Building I**”)
500 North Juniper Drive, Chandler, AZ 85226 (“**Building II**”)
- iii. **BUILDING I:** Existing two-story building, 70,573 sq. ft. A depiction of the existing floor plate is attached hereto as **Exhibit C**.
- iv. **BUILDING II:** Existing two-story building, 70,573 sq. ft. A depiction of the existing floor plate is attached hereto as **Exhibit D**.
- v. **TOTAL SQUARE FOOTAGE OF BUILDING I & II:** 141,146 sq. ft., zoning and building code compliance sheet, attached hereto as **Exhibit E**.
- vi. **EXISTING PARCEL ZONING:** PAD zoned, permitting Industrial/Office/Warehouse uses.
- vii. **REQUEST AND PURPOSE:** The request is for an amendment to the PAD to include Medical Office uses on the Parcel. No intense general-care medical office uses, such as pediatrics or urgent care facilities, are intended for the Parcel. The intended purpose of the rezone is to permit less-intense medical office uses on the Parcel, such as those providing narrow or specialized care (i.e., dermatology, podiatry, mental health, etc.).

Applicant agrees that approval of this rezone application will be on the condition of not leasing to intense general-care medical office uses until such time as the Parcel complies with now-current or then-current parking ratio requirements for medical uses, whichever requirement is lesser.
- viii. **PARCEL TOTAL PARKING SPACES:** 936. **Total Ratio: 6.64/1,000.** ALTA surveys, attached hereto as **Exhibit F**.
- ix. **LETTER OF AUTHORIZATION,** attached hereto as **Exhibit G**.

Exhibit A



Exhibit B

Legal Description

LOTS 1 & 2 CHANDLER CORPORATE CENTER NORTH MCR 919-49.

Exhibit C

Building I – 70,573 sq. ft. total

(First Floor)

585 North Juniper Drive - 1st Floor

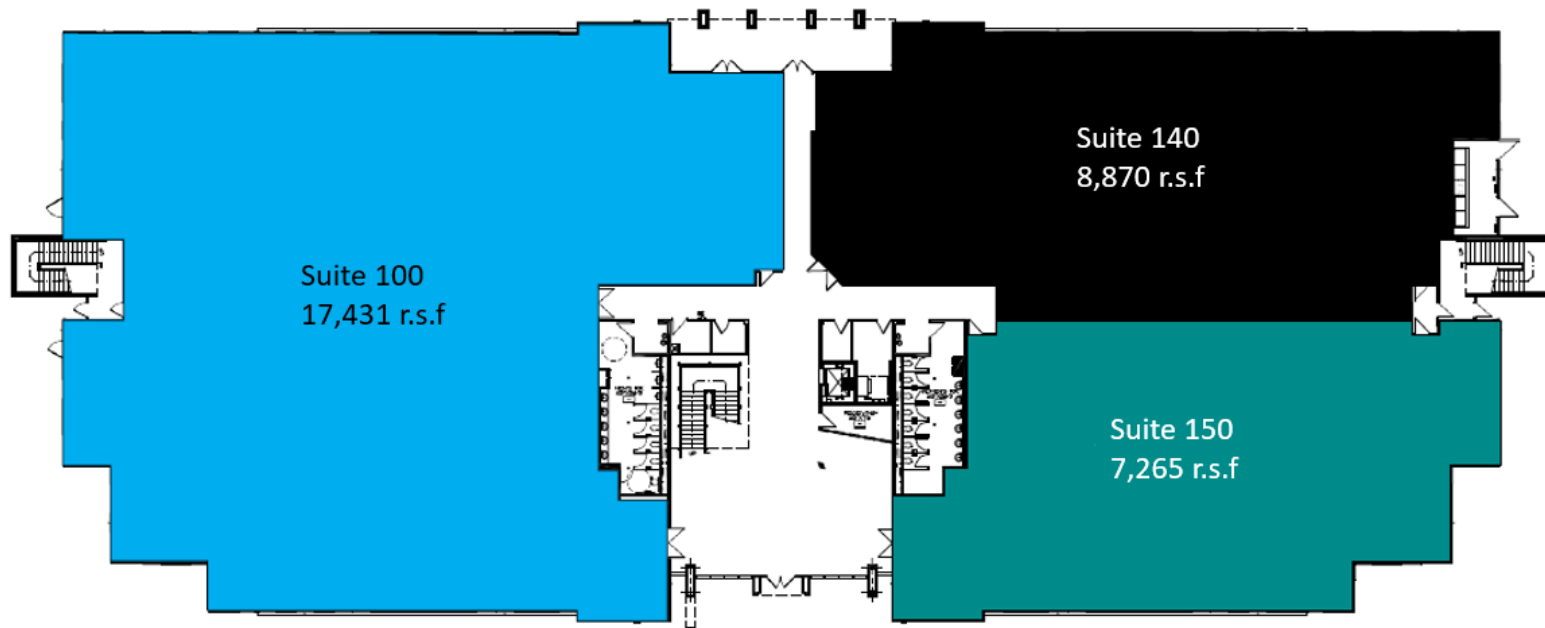


Exhibit C – cont'd

(Building I – Second Floor)

585 North Juniper Drive - 2nd Floor

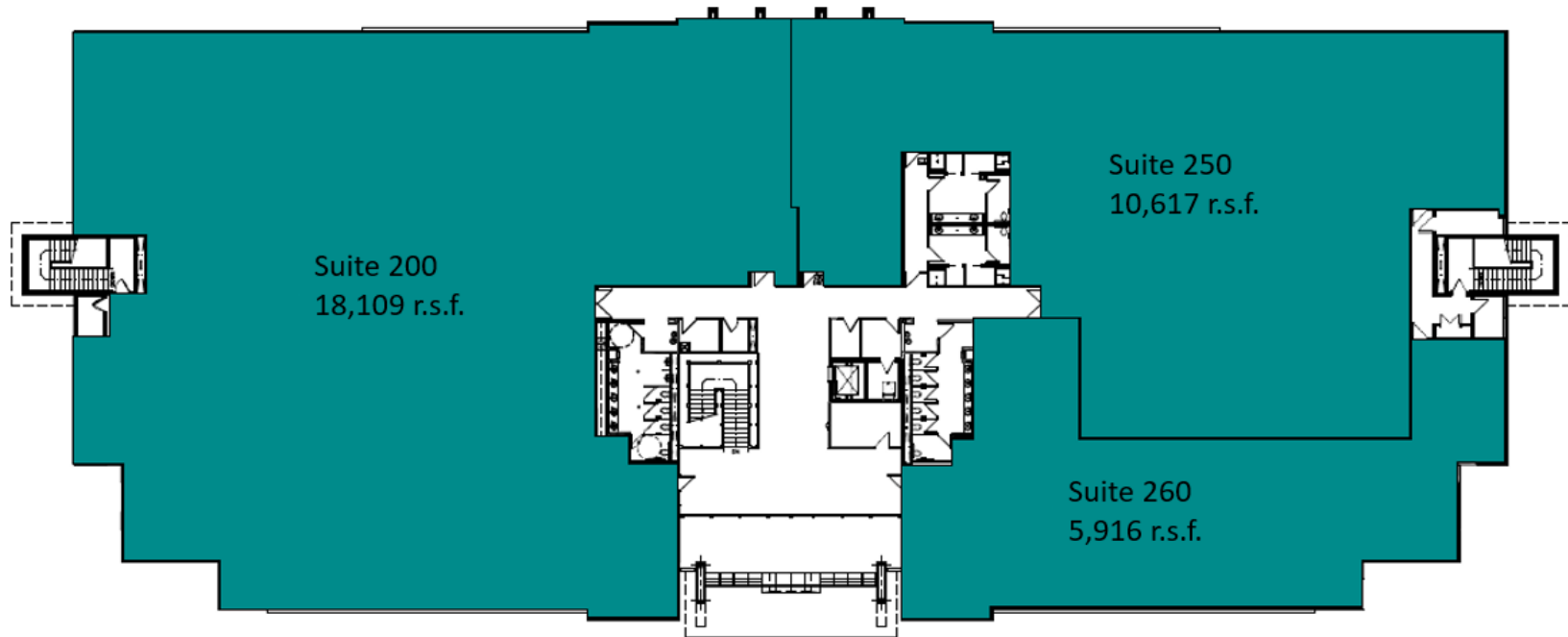


Exhibit D

Building II – 70,573 sq. ft. total

(First Floor)

500 North Juniper Drive - 1st Floor

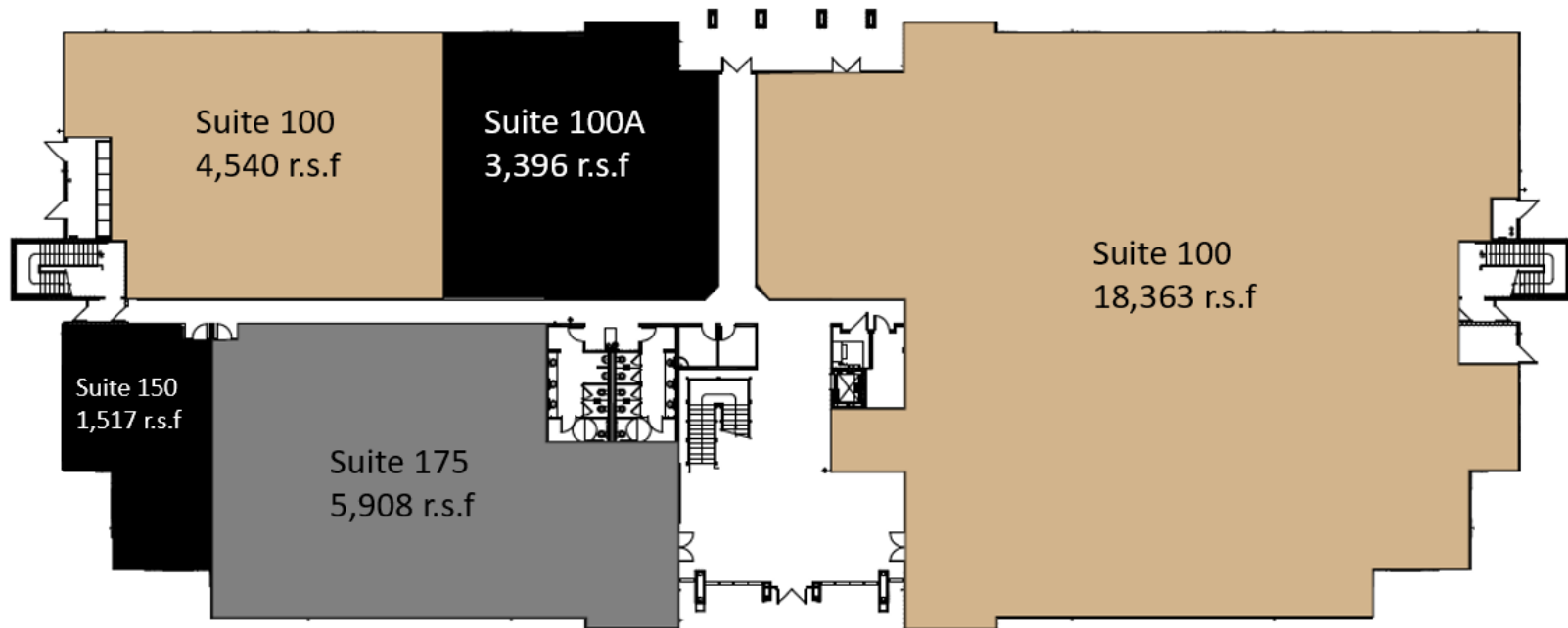


Exhibit D – cont'd

(Building II – Second Floor)

500 North Juniper Drive - 2nd Floor

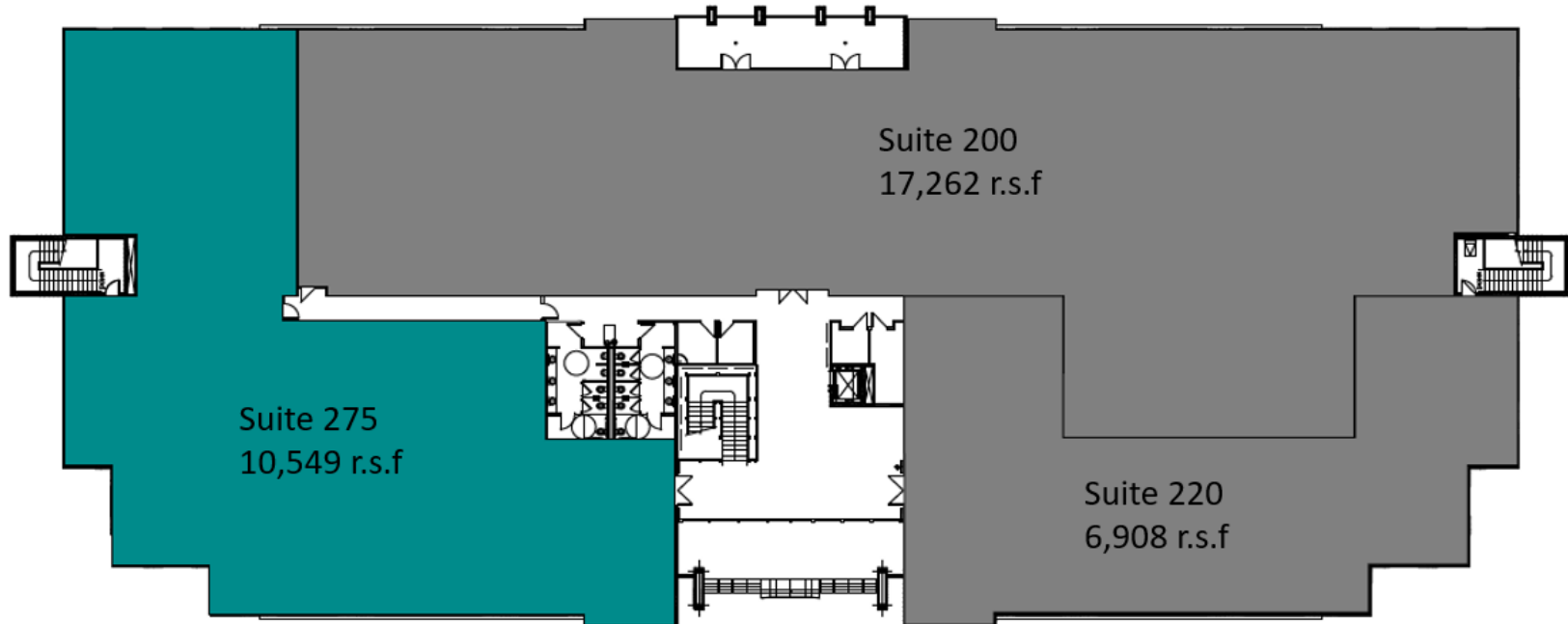
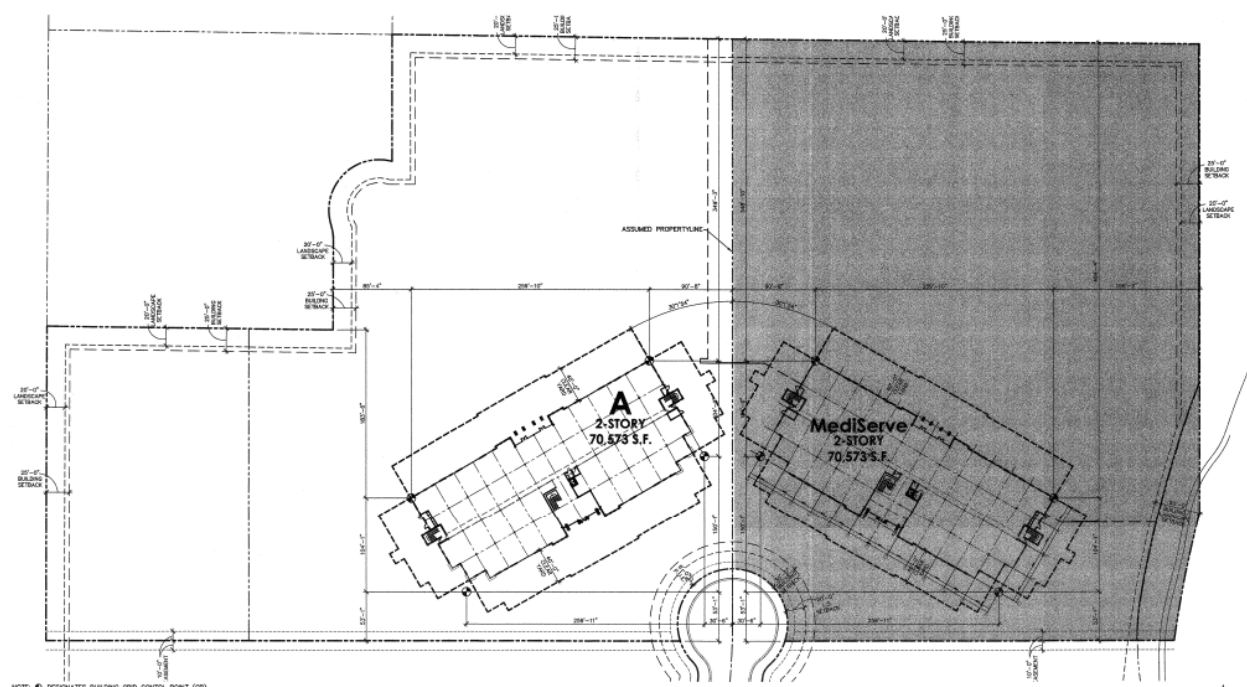
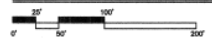


Exhibit E

Zoning/Building Compliance Sheet



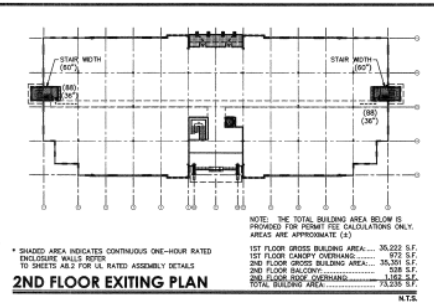
NOTE: (A) DESIGNATES BUILDING GRID CONTROL POINT (CP)
LOCATION ON PROPERTY PLAN



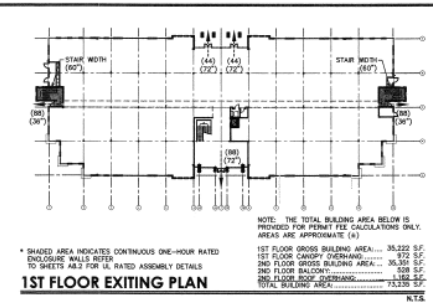
PROJECT DATA

ZONING CODE COMPLIANCE:	
QUARTER SECTION:	S2E, T15, R4C
A.C.M.N.:	301-88-316
ZONING:	P42
PROPOSED USE:	COMMERCIAL OFFICE/ INDUSTRIAL
Building Setbacks	Setback: 30'-0" (Min.) From RDW (arterial) 30'-0" (Min.) From RDW (collector) 30'-0" (Min.)
Landscaping Setbacks	Front: 20'-0" (Min.) Side: 10'-0" (Min.) Rear: 10'-0" (Min.) Desert Breeze Blvd.: 75'-4" (Min.)
SITE AREA	NET SITE AREA: 707,853 s.f. (16.3 acres)
RETENTION PHASE II	75,705 s.f. (1.7 acres)
RETENTION PHASE III	328,489 s.f. (7.5 acres)
RETENTION PHASE IV	328,749 s.f. (7.5 acres)
BUILDING HEIGHT:	38'-0" T.O.P.
ALLOWABLE PROVIDED:	38'-0"
BUILDING AREA:	1st FLR = 35,222 sq ft 2nd FLR = 35,222 sq ft Total = 70,573 sq ft
BUILDING 'A':	1st FLR = 35,222 sq ft 2nd FLR = 35,222 sq ft Total = 70,573 sq ft
TOTAL BUILDING:	141,146 sq ft
E.A.R. ALLOWABLE PROVIDED:	Phase II: 0.11 Phase III: 0.11 Phase IV: 0.11
LOT COVERAGE:	30% 30% 30%
BARKING:	OFFICE (1,000 SQFT): Provided MEDISERVE: 353 STALLS / 466 STALLS BUILDING 'A': 353 STALLS / 466 STALLS TOTAL: 706 STALLS / 932 STALLS
ADA PARKING:	353 STALLS / 466 STALLS BUILDING 'A': 353 STALLS / 466 STALLS TOTAL: 706 STALLS / 932 STALLS
WALK ACCESSIBLE:	2 STALLS / 2 STALLS MEDISERVE: 2 STALLS / 2 STALLS BUILDING 'A': 2 STALLS / 2 STALLS TOTAL: 4 STALLS / 4 STALLS
BICYCLE PARKING:	8.8 BIKES / 10 BIKES BUILDING 'A': 8.8 BIKES / 10 BIKES
BARKING STALLS:	6.6 / 1,000 MEDISERVE: 6.6 / 1,000 BUILDING 'A': 6.6 / 1,000

VICINITY MAP



2ND FLOOR EXITING PLAN



1ST FLOOR EXITING PLAN

PROJECT DATA (cont'd)

APPLICABLE CODES:
 All construction shall comply with the following codes and amendments per the existing ordinances:
 2008 INTERNATIONAL MECHANICAL CODE
 2008 INTERNATIONAL PLUMBING CODE
 2008 INTERNATIONAL FIRE CODE
 2008 NATIONAL ELECTRICAL CODE
 1975 BUILDING CODE
 All products listed in I.C.A.O.V.I.L. numbers shall be installed per the manufacturer's published instructions. Product literature for products listed shall also have I.C.S.C. approved underwriter approval or the approved test listed by other nationally recognized testing agencies.

Permitted Occupancy: 1-6 (S111)
Construction Code: Fully Synchronized per NFPA-13-2000
Building Height Allowable: 3 stories / 42'-0"
Permitted Use: 3 stories / 34'-0"

BUILDING CODE COMPLIANCE (cont'd)

Allowable Area Increase Equation - per IRC 504.1.2, Building Area 5-11

$$A_n = A_u \left[\frac{A_1}{100} \right] \left[\frac{A_2}{100} \right]$$
 Calculation:

$$9,000 \left[\frac{9,000 + 100}{100} \right] \left[\frac{9,000 + 200}{100} \right] = 18,000$$

$$A_n = 36,000 \text{ s.f. (Allowable Building Area) per Floor}$$
Footage Increase Equation - per IRC 504.2, Structure 5-2

$$I_1 = 100 \left[\frac{F}{F_1} - 25 \right] \frac{W}{30}$$
 Calculation:

$$100 \left[\frac{500 \text{ SF}^2}{100 \text{ SF}^2} - 25 \right] \frac{70 \text{ ft}}{30} = 40 \text{ ft} \times 1.333 \times 1.00 = 100 \text{ ft}$$

$$I_1 = 100 \%$$
Building Area Equation:
 1st FLR = 35,222 sq ft
 2nd FLR = 35,222 sq ft
 Total = 70,573 sq ft

BUILDING CODE COMPLIANCE (cont'd)

Occupancy Load:
 100 sq ft = 1 person (per 100 sq ft)
 Building 'A': 1st FLR = 352 Dec.
 2nd FLR = 352 Dec.
 Total = 704 Dec.

Stair Width:
 100 sq ft = 1 person (per 100 sq ft)
 Building 'A': 1st FLR = 352 Dec.
 2nd FLR = 352 Dec.
 Total = 704 Dec.

Stairway:
 100 sq ft = 1 person (per 100 sq ft)
 Building 'A': 1st FLR = 352 Dec.
 2nd FLR = 352 Dec.
 Total = 704 Dec.

Required No. of Exit Routes:
 1st FLR = 352 Dec.
 2nd FLR = 352 Dec.
 Total = 704 Dec.

PHArchitect
 Patrick Hayes Architecture
 10000 W. 7th Street
 Suite 200
 Scottsdale, Arizona 85254
 P: 480.565.9490
 www.pharchitect.com

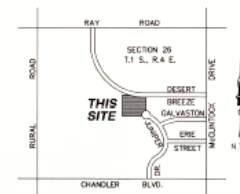
CHANDLER CORPORATE CENTER - PHASE II
R.G. McCLINTOCK - BUILDING 'A'
 RWC Chandler Blvd. & McClintock Drive
 Chandler, Arizona

PRESS-0013, PD05-0007 AS, C107-0004
A0.1

Exhibit F

ALTA/ACSM LAND TITLE SURVEY

LOT 3, "CHANDLER CORPORATE CENTER-NORTH" AS RECORDED IN BOOK 919 OF MAPS, PAGE 48 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



LEGEND:

(R)	RECORDED DATA PER "CHANDLER CORPORATE CENTER-NORTH" AS RECORDED IN BOOK 919 OF MAPS, PAGE 48 OF MARICOPA COUNTY, ARIZONA, CALCULATED DATA PER RECORDED INFO.
(C)	SET IN/WASHER RLS4835
▲	CHISELED X
●	SPIKE
●	COTTON PICKER SPINDLE
■	ALUMINUM CAP IN HANDHOLE
▲	SUBDIVISION CORNER
●	BRASS CAP IN HANDHOLE
●	FOUND AS NOTED
●	BRASS CAP FLUSH
●	ALUMINUM CAP FLUSH
●	SET REBAR & CAP RLS4835
●	GAS VALVE
●	GAS MANHOLE
●	GAS BLEESTAKE
●	GAS METER
●	GAS PRESSURE REDUCER
●	GAS MARKER
●	SEWER MANHOLE
●	SEWER CLEANOUT
●	FIBER OPTIC BLEESTAKE
●	FIBER OPTIC MANHOLE
●	ELECTRIC MANHOLE
●	ELECTRIC JUNCTION BOX
●	ELECTRIC BLEESTAKE
●	ELECTRIC METER
●	ELECTRIC CABINET
●	FIRE DEPT. CONNECTION
●	WATER VALVE
●	FIRE HYDRANT
●	WATER METER
●	BACKFLOW PREVENTER
●	WATER MANHOLE
●	BLEESTAKE WATER
●	IRRIGATION CONTROL VALVE
●	IRRIGATION MANHOLE
●	STORM MANHOLE
●	STORM DRAIN INTERCEPTOR
●	DRY WELL
●	STORM CLEANOUT
●	CATCH BASIN
●	TRAFFIC SIGNAL
●	TRAFFIC SIGNAL WITH MAST
●	TRAFFIC SIGNAL JUNCTION BOX
●	TELEPHONE MANHOLE
●	TELEPHONE JUNCTION BOX
●	POWER POLE
●	DOWN OUT
●	LIGHT POST
●	STREET LIGHT W/ MAST ARM
●	TELEVISION RESEER
●	SCHEDULE B ITEM
---	MONUMENT LINE
---	PROPERTY LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY LINE
---	SANITARY SEWER LINE
---	18" STORM LINE
---	UNDERGROUND ELECTRIC LINE
---	OVERHEAD ELECTRIC LINE
---	WATERLINE
---	PARKING SPACE COUNT
■	CONCRETE
■	ASPHALT

SCHEDULE "B" ITEMS:

- THE LIABILITIES, OBLIGATIONS AND BURDENS IMPOSED UPON SAID LAND BY REASON OF INCLUSION WITHIN THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT AND AGRICULTURAL IMPROVEMENT DISTRICTS. (AFFECTS PARCEL, BUT NOT THE SURVEY)
- TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER. A LIEN NOT YET DUE AND PAYABLE FOR THE FOLLOWING YEAR: 2011 (AFFECTS PARCEL, BUT NOT THE SURVEY)
- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN DOCKET 2226
PAGE 217
PURPOSE IRRIGATION DITCH PURPOSES (AS SHOWN)
- AGREEMENTS ACCORDING TO THE TERMS AND CONDITIONS CONTAINED THEREIN PURPOSE DEVELOPMENT AGREEMENTS
DOCKET 16009
PAGE 649 AND
DOCUMENT NO. 1984-0028834 (AFFECTS PARCEL, BUT NOT THE SURVEY)
- EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS AS SET FORTH ON THE PLAT OF CHANDLER CORPORATE CENTER-NORTH RECORDED IN BOOK 919 OF MAPS, PAGE 48, AND THEREAFTER CERTIFICATE OF CORRECTION RECORDED IN DOCUMENT NO. 1987-985668 (AFFECTS PARCEL, BUT NOT THE SURVEY)
- RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS AND EASEMENTS, AND LIABILITIES AND OBLIGATIONS TO THE CHANDLER CORPORATE CENTER-NORTH OWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, INCLUDING BUT NOT LIMITED TO ANY REZONING CREATING EASEMENTS OR PARTY WALLS, OMITTING, IF ANY, FROM THE ABOVE, ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAR STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT)
RECORDED IN DOCUMENT NO. 2007-529450 AND RE-RECORDED IN DOCUMENT NO. 2007-530883 (AFFECTS PARCEL, BUT NOT THE SURVEY)
- EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS AS SET FORTH ON THE PLAT OF CHANDLER CORPORATE CENTER-NORTH RECORDED IN BOOK 919 OF MAPS, PAGE 48, AND THEREAFTER ATTAYMENT OF CORRECTION RECORDED IN DOCUMENT NO. 2008-518303. (AS SHOWN)
- MATTERS SET FORTH IN DECLARATION OF RECIPROCAL EASEMENT RECORDED IN DOCUMENT NO. 2007-574082 (AS SHOWN)
- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT.
RECORDED IN DOCUMENT NO. 2007-1300561
PURPOSE ELECTRIC LINES AND APPURTENANT FACILITIES (AS SHOWN)
- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT.
RECORDED IN DOCUMENT NO. 2008-216332
PURPOSE ELECTRIC LINES AND APPURTENANT FACILITIES (AS SHOWN)
- AGREEMENT ACCORDING TO THE TERMS AND CONDITIONS CONTAINED THEREIN:
PURPOSE RECIPROCAL DRAINAGE EASEMENT AGREEMENT
DOCUMENT NO. 2008-322834 (AS SHOWN)
- UNRECORDED LEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY:
LESSOR S & W 950, L.L.C.
LESSEE GARMAN INTERNATIONAL, INC.
DATED AS OF OCTOBER 24, 2008
AS DISCLOSED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT
RECORDED NOVEMBER 5, 2010
DOCUMENT NO. 2010-871577 (AFFECTS PARCEL, BUT NOT THE SURVEY)
- UNRECORDED LEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY:
LESSOR S & W 950, L.L.C.
LESSEE STA TRAVEL, INC.
DATED AS OF DECEMBER 19, 2008
AS DISCLOSED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT
RECORDED NOVEMBER 5, 2010
DOCUMENT NO. 2010-871578 (AFFECTS PARCEL, BUT NOT THE SURVEY)
- UNRECORDED LEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY:
LESSOR CORPORATE CENTER INVESTMENTS LLC
LESSEE MEDISCOPE INFORMATION SYSTEMS, INC.
DATED AS OF JUNE 1, 2010
AS DISCLOSED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT
RECORDED NOVEMBER 5, 2010
DOCUMENT NO. 2010-871579 (AFFECTS PARCEL, BUT NOT THE SURVEY)
- AGREEMENT ACCORDING TO THE TERMS AND CONDITIONS CONTAINED THEREIN.
PURPOSE LIGHT IMPROVEMENT AGREEMENT
DOCUMENT NO. 2011-0434474 (AS SHOWN)

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C02649F (EFFECTIVE REVISED DATE SEPTEMBER 30, 2005), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE "X".
ZONE "X" IS DEFINED AS AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AREA OF 1% ANNUAL CHANCE SHEET FLOODING WHERE THE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVES, NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THESE ZONES.

NOTES:

- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 00982591-040-14, EFFECTIVE DATE: MAY 31, 2011, AT 7:30 AM.
- THE UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON RECORDS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES WITHOUT VERIFICATION BY THE SURVEYOR; THEREFORE, NO GUARANTEE CAN BE MADE AS TO THE EXTENT OF THE UTILITIES AVAILABLE, EITHER IN SERVICE OR ABANDONED, NO GUARANTEE TO THEIR EXACT LOCATION PLEASE CALL "811-CALL BEFORE YOU DIG" AT 602-263-1100, PRIOR TO ANY EXCAVATION OR TO DETERMINE WHAT UTILITIES FOR THE OPERATION OF THE PROPERTY ARE AVAILABLE AT THE LOT LINES, EITHER FROM CONTIGUOUS PROPERTY OR ADJOINING STREETS.
- THE SURVEYOR HAS MADE NO ATTEMPT AND HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT-OF-WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY HAVE MADE OR MAY REQUIRE.
- USE OF THE INFORMATION CONTAINED IN THIS ALTA/ACSM LAND TITLE SURVEY, FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED (TITLE INSURANCE MATTERS), IS FORBIDDEN, UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY HUNTER ENGINEERING, INC. AND THEREFORE SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE.
- THE BUILDING LINES AND DIMENSIONS SHOWN DEPICT THE EXTERIOR BUILDING FOOTPRINT AT GROUND LEVEL, BASED ON FIELD MEASUREMENTS; THIS INFORMATION IS INTENDED TO DEPICT THE GENERAL CONFIGURATION OF THE BUILDING AT GROUND LEVEL, AND MAY OR MAY NOT BE THE EXACT DIMENSIONS OF THE BUILDING FOUNDATION; THE BUILDING SQUARE FOOTAGE IS BASED ON THE EXTERIOR BUILDING FOOTPRINT AND IS NOT INTENDED TO REFLECT THE INTERIOR OR LEASABLE AREA OF ANY BUILDING; THE BUILDING OFFSET DISTANCES SHOWN ARE TO ACTUAL BUILDING CORNERS.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- THERE IS NO EVIDENCE TO SUGGEST THAT THERE IS A CEMETERY OR BURIAL GROUNDS ON THESE PREMISES.

PARKING SPACES:

COVERED PARKING SPACES = 184 SPACES
STANDARD PARKING SPACES = 252 SPACES
HANDICAPPED PARKING SPACES = 12 SPACES
TOTAL = 448 SPACES

BASIS OF BEARING:

BASES OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°46'20" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF "CHANDLER CORPORATE CENTER-NORTH", RECORDED IN BOOK 919, PAGE 48, MARICOPA COUNTY RECORDS, ARIZONA.

SITE ADDRESS:

585 N. JAWNER DRIVE
CHANDLER, ARIZONA 85226

LEGAL DESCRIPTION:

LOT 3, CHANDLER CORPORATE CENTER-NORTH, ACCORDING TO BOOK 919 OF MAPS, PAGE 48 AND ATTAYMENT OF CORRECTION RECORDED IN DOCUMENT NO. 2008-518303, RECORDS OF MARICOPA COUNTY, ARIZONA.

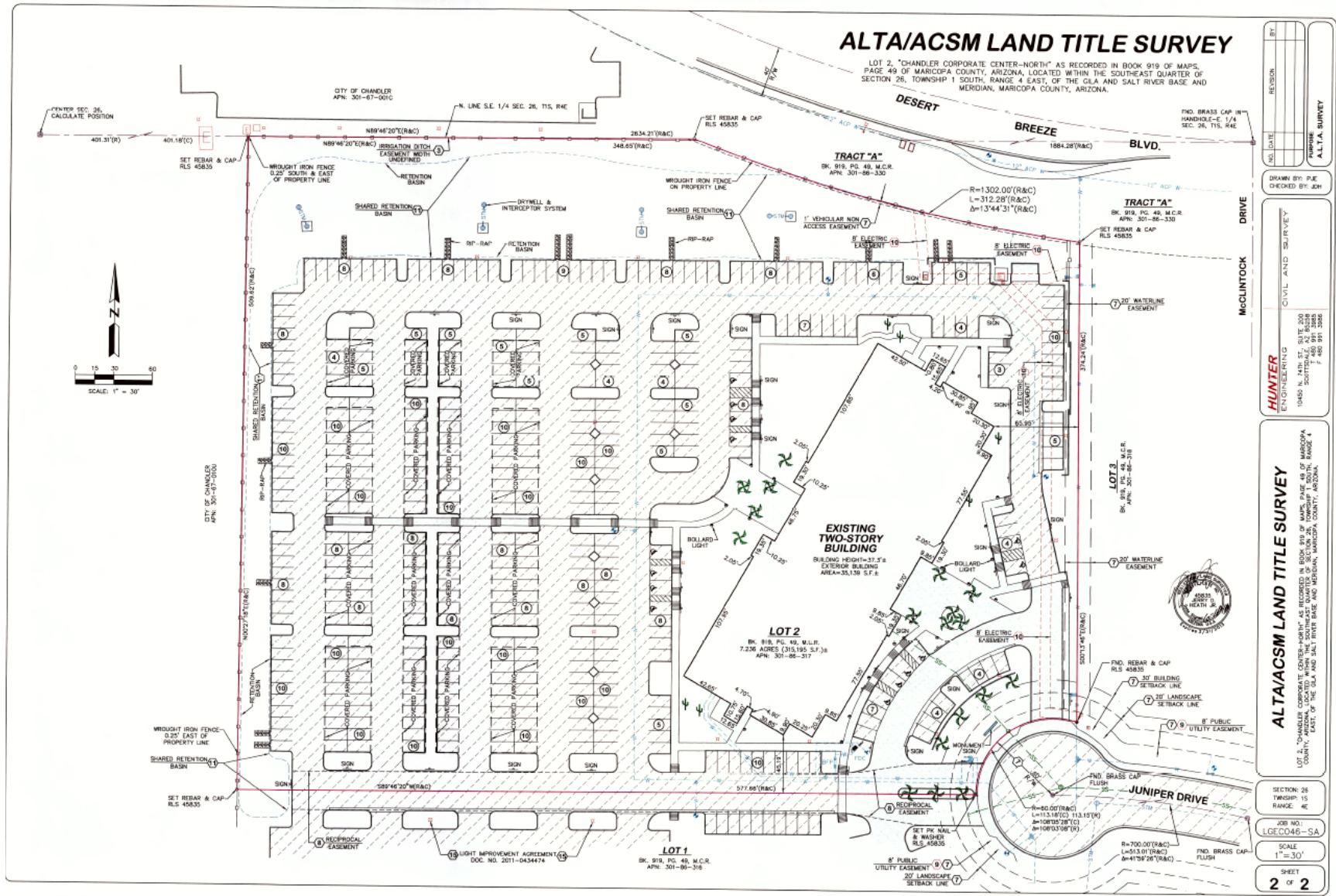
SURVEYOR'S CERTIFICATION:

TO: CORPORATE CENTER INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, LAWYERS TITLE INSURANCE CORPORATION AND COMMONWEALTH LAND TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NPSI IN 2011, AND INCLUDES ITEMS 1,2,3,4,7(a), 7(b), 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



NO. DATE	REVISION	BY
DRAWN BY: JKH CHECKED BY: JKH		
HUNTER ENGINEERING CIVIL AND SURVEY 10400 N. 24TH ST., SUITE 200 SCOTTSDALE, ARIZONA 85258 PHONE: 480.991.1888 FAX: 480.991.1889		
ALTA/ACSM LAND TITLE SURVEY LOT 3, "CHANDLER CORPORATE CENTER-NORTH" AS RECORDED IN BOOK 919 OF MAPS, PAGE 48 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.		
SECTION: 26	TOWNSHIP: 1S	RANGE: 4E
JOB NO. LC00046-5A		
SCALE 1" = 30'		
SHEET 1 OF 2		



ALTA/ACSM LAND TITLE SURVEY

LOT 1, CHANDLER CORPORATE CENTER-NORTH AS RECORDED IN BOOK 919 OF MAPS, PAGE 49, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SCHEDULE "B" ITEMS:

- SECOND INSTALLMENT OF 2014 TAXES, A LIEN, PAYABLE ON OR BEFORE MARCH 1, 2015, AND DELINQUENT MAY 1, 2015.
AFFECTS THE PROPERTY BUT NOT THE SURVEY.
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- THE LIEN/BLUES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSE OF OBTAINING WATER RIGHTS FOR SAID LAND. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID).
AFFECTS THE PROPERTY BUT NOT THE SURVEY.
- RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
AFFECTS THE PROPERTY BUT NOT THE SURVEY.
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF CHANDLER CORPORATE CENTER - NORTH, AS RECORDED IN PLAT BOOK 919 OF MAPS, PAGE(S) 49 AND AFFIDAVIT OF CORRECTION RECORDED JUNE 11, 2008 AS 2008-0516301 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
AS SHOWN ON SURVEY.
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN 2007-520455 OF OFFICIAL RECORDS AND RE-RECORDED AS 2007-520893 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (ALL ASSESSMENTS DUE AND PAYABLE CHANDLER CORPORATE CENTER-NORTH OWNERS ASSOCIATION ARE PAID).
AFFECTS THE PROPERTY BUT NOT THE SURVEY.
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL DRAINAGE EASEMENT AGREEMENT" RECORDED APRIL 11, 2008 AS 2008-0322834 OF OFFICIAL RECORDS.
AS SHOWN ON SURVEY.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED AUGUST 21, 2008 AS 2008-0731219 OF OFFICIAL RECORDS.
AS SHOWN ON SURVEY.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "LIGHT IMPROVEMENT AGREEMENT" RECORDED MAY 24, 2011 AS 2011-0434474 OF OFFICIAL RECORDS.
AS SHOWN ON SURVEY.
- ALL MATTERS AS SET FORTH IN DECLARATION OF EASEMENT, RECORDED DECEMBER 30, 2003 AS 2003-1745331 OF OFFICIAL RECORDS.
AS SHOWN ON SURVEY.
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- ALL MATTERS AS SET FORTH IN DECLARATION OF RECIPROCAL EASEMENT, RECORDED MAY 17, 2007 AS 2007-574082 OF OFFICIAL RECORDS.
AS SHOWN ON SURVEY.
- AN EASEMENT FOR IRRIGATION DITCH AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2002-1120210 OF OFFICIAL RECORDS.
NOTE: AN EASEMENT PARCELS ARE FOR SRP POWER DISTRIBUTION EQUIPMENT AND ARE ALL ADJOINING THE 30' PUE ALONG THE WEST SIDE OF MCINTOCK DRIVE. SEE VICINITY MAP FOR MCINTOCK DR.
DOES NOT AFFECT THIS PARCEL.
- AN EASEMENT FOR ELECTRICAL POWER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2007-1320561 OF OFFICIAL RECORDS.
AS SHOWN ON SURVEY.
- AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2009-0045439 OF OFFICIAL RECORDS.
AS SHOWN ON SURVEY.
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- RIGHTS TENANTS, AS TENANTS ONLY, UNDER THE ATTACHED CERTIFIED RENT ROLL, WHICH RIGHTS DO NOT INCLUDE A RIGHT OF FIRST REFUSAL OR FIRST OFFER OR A RIGHT TO PURCHASE ALL OR ANY PORTION OF THE LAND.
AFFECTS THE PROPERTY BUT NOT THE SURVEY.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
AFFECTS THE PROPERTY BUT NOT THE SURVEY.

NOTES:

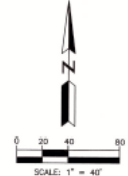
- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES, NO. WCS-874644-FINAT, THIRD AMENDED, EFFECTIVE DATE: NOVEMBER 18, 2014.
- THE UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON RECORDS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES WITHOUT VERIFICATION BY THE SURVEYOR. THEREFORE, NO GUARANTEE CAN BE MADE AS TO THE EXTENT OF THE UTILITIES AVAILABLE, EITHER IN SERVICE, ABANDONED, NOR GUARANTEE TO THEIR EXACT LOCATION. PLEASE CALL "TILE-STAKE" AT 802-283-1100, PRIOR TO ANY EXCAVATION OR TO DETERMINE WHAT UTILITIES FOR THE OPERATION OF THE PROPERTY ARE AVAILABLE AT THE LOT LINES, EITHER FROM CONTIGUOUS PROPERTY OR ADJOINING STREETS.
- BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°48'20" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF "CHANDLER CORPORATE CENTER-NORTH", RECORDED IN BOOK 919, PAGE 49, MARICOPA COUNTY RECORDS, ARIZONA.
- THE SURVEYOR HAS MADE NO ATTEMPT AND HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT-OF-WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL, OR GOVERNMENTAL AGENCY MAY HAVE MADE OR MAY REQUIRE.
- USE OF THE INFORMATION, CONTAINED IN THIS ALTA/ACSM LAND TITLE SURVEY, FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED ("TITLE INSURANCE MATTERS"), IS PROHIBITED UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY HUNTER ENGINEERING, INC. AND THEREFORE SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE.
- THE BUILDING LINES AND DIMENSIONS SHOWN DEPict THE EXTERIOR BUILDING FOOTPRINT AT GROUND LEVEL BASED ON FIELD MEASUREMENTS. THIS INFORMATION IS INTENDED TO DEPICT THE GENERAL CONFIGURATION OF THE BUILDING AT GROUND LEVEL AND MAY OR MAY NOT BE THE EXACT DIMENSIONS OF THE BUILDING FOUNDATION. THE BUILDING SQUARE FOOTAGE SHOWN IS BASED ON THE EXTERIOR BUILDING FOOTPRINT AND IS NOT INTENDED TO REFLECT THE INTERIOR OR LEASABLE AREA OF ANY BUILDING.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUSTMENTS WITHIN RECENT MONTHS.
- THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- THERE IS NO EVIDENCE TO SUGGEST THAT THERE IS A CEMETERY OR BURIAL GROUNDS ON THESE PREMISES.
- THE SUBJECT PARCEL HAS ACCESS TO JUNIPER DRIVE WHICH IS A PUBLICLY DEDICATED STREET.
- THERE ARE NO APPARENT ENCROACHMENTS ON TO SUBJECT PROPERTY.

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 0403C 2720L (EFFECTIVE: REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X
ZONE X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOODS (ANLAS) 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 THE ANNUAL CHANCE FLOOD.

LEGEND:

- ▲ P/W/ASHER
- BRASS CAP IN HANDHOLE
- FOUND AS NOTED OR TO BE SET
- BRASS CAP FLUSH
- ⊕ ELECTRIC TRANSFORMER
- ⊕ TELEPHONE JUNCTION BOX
- ⊕ LIGHT POST
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- STORM CATCH BASIN
- STORM DRAIN INTERCEPTOR
- DRY WELL
- ① SCHEDULE B HEX ITEMS THAT ARE PLOTTED OR REFERENCED ON SURVEY
- ② PARKING SPACE COUNT
- SEWER CLEANOUT
- FIRE DEPT. CONNECTION
- CHECK VALVE
- BACKFLOW PREVENTER
- PALM TREE
- W WATER LINE
- S STORM DRAIN
- SS SANITARY SEWER LINE
- P PROPERTY LINE
- CONCRETE CONCRETE HATCH COLOR & PATTERN
- AC PAVT ASPHALT HATCH COLOR & PATTERN
- PAVERS HATCH COLOR & PATTERN
- B.S.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- L.E. LANDSCAPE EASEMENT
- L.L.E. LIMITED LIABILITY EASEMENT
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY



VICINITY MAP:

LEGAL DESCRIPTION:

LOT 1, CHANDLER CORPORATE CENTER-NORTH, ACCORDING TO BOOK 919 OF MAPS, PAGE 49 AND AFFIDAVIT OF CORRECTION RECORDED JUNE 11, 2008 AS 2008-0516301 OF OFFICIAL RECORDS, RECORDS OF MARICOPA COUNTY, ARIZONA.

SITE ADDRESS:

500 N. JUNIPER DRIVE, CHANDLER, AZ 85226

LOT AREA:

LOT 1, CHANDLER CORPORATE CENTER-NORTH

8.753 ACRES, 381,286

PARKING SPACES:

STANDARD PARKING SPACES = 474 SPACES

HANDICAPPED PARKING SPACES = 14 SPACES

BASIS OF BEARING:

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°48'20" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF "CHANDLER CORPORATE CENTER-NORTH", RECORDED IN BOOK 919, PAGE 49, MARICOPA COUNTY RECORDS, ARIZONA.

ZONING CLASSIFICATION:

THE CURRENT ZONING CLASSIFICATION FOR THIS PARCEL IS "P40" PLANNED AREA DEVELOPMENT PLEASE NOTE, ACCORDING TO ERIC SWANSON, SENIOR CITY PLANNER, THE SUBJECT SITE IS NOT PART OF ANY SPECIFIC AREA PLAN. HOWEVER, IT IS WITHIN THE AIRPORT NOISE IMPACT OVERLAY DISTRICT FOR STELLAR AIRPARK. REQUIREMENTS FOR SETBACKS, HEIGHT, DENSITY, AND PARKING WERE PROVIDED DIRECTLY FROM ERIC SWANSON IN THE ZONING VERIFICATION LETTER. REFERENCE P29 REPORT FOR CHANDLER CORPORATE CENTER PREPARED FOR PALSADES CAPITAL REALTY ADVISORS/LLC DATED 11-25-14, P29 SITE NUMBER 79851-1.

BUILDING SETBACKS	
FRONT	30 FEET - 125 FEET +/- (PER SCALE OF SURVEY) SIDE OR REAR
SIDE	12 FEET 43 FEET (PER SURVEY)
REAR	30 FEET 175 FEET +/- (PER SCALE OF SURVEY)
BUILDING HEIGHT	
MAXIMUM BUILDING HEIGHT	NO BUILDING HEIGHT SHALL EXCEED 30 FEET IN HEIGHT AT THE THIRTY-FOOT FRONT BUILDING SETBACK LINE, EXCEPT THAT A BUILDING MAY EXCEED SUCH HEIGHT PROVIDED THAT AT NO POINT IT PROJECTS ABOVE A LINE SLOPING INWARD AND UPWARD AT A 45 DEGREE ANGLE AT THE REQUIRED HEIGHT AND SETBACK LINE
EXISTING BUILDING HEIGHT	TOP OF PARAPET - 36 FEET
	PARKING
PARKING REQUIRED	352 TOTAL PARKING SPACES 488 EXISTING

SURVEYOR'S CERTIFICATION:

TO: STARWOOD MORTGAGE CAPITAL LLC, STARWOOD MORTGAGE FUNDING I LLC AND STARWOOD MORTGAGE FUNDING II LLC, AND THEIR SUCCESSORS AND ASSIGNEES
 RIG-MO-FINCOX LLC, A DELAWARE LIMITED LIABILITY COMPANY
 FIRST AMERICAN TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES
 PALSADES CAPITAL REALTY ADVISORS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
 CHANDLER CORPORATE CENTER II, LLC, A DELAWARE LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NPS IN 2011, AND INCLUDES ITEMS 2.3.4, 7.0(1), 8.0(1), 9.0(1), 10.0, 13.16, 17.8(1) OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NPS, ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE. THE FIELD WORK WAS COMPLETED ON 11/19/14.
 DATE OF PLAT OR MAP 12-11-14.

JAMES A. BRUCI
 PLS 20650
 jbruci@hunterengineeringinc.com



ALL DATE
 1 11-19-14
 2 11-20-14
 3 12-09-14
 4 THIRD AMENDED TITLE REPORT
 HUNTER
 A.L.T.A. SURVEY

DRAWN BY: JMB
 CHECKED BY: JAB

CIVIL AND SURVEY
 HUNTER ENGINEERING
 7075 N. 74TH ST., SUITE 200
 SCOTTSDALE, ARIZONA 85258
 P 480 949 3988
 F 480 949 3988

ALTA/ACSM LAND TITLE SURVEY
 LOT 1, CHANDLER CORPORATE CENTER-NORTH AS RECORDED IN BOOK 919 OF MAPS, PAGE 49, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION 26
 TWP 1 S
 RANGE 4 E

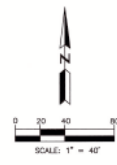
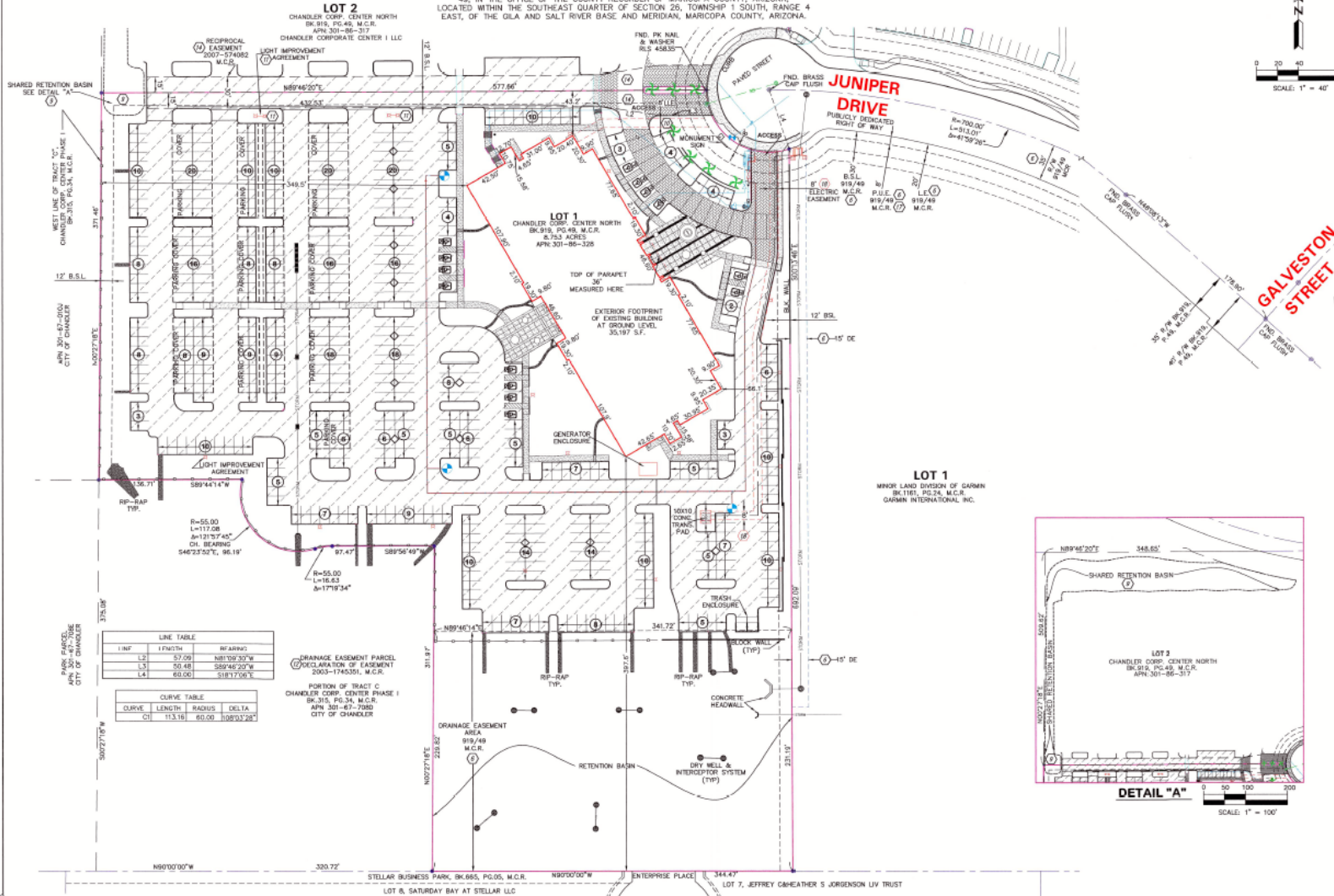
JOB NO: ROCK001-1-S

SCALE: 1" = 40'

SHEET: 1 OF 2

ALTA/ACSM LAND TITLE SURVEY

LOT 1, CHANDLER CORPORATE CENTER-NORTH AS RECORDED IN BOOK 919 OF MAPS, PAGE 49, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



LINE TABLE			
LINE	LENGTH	BEARING	REMARKS
L1	57.09	N87°02'50"W	
L2	50.88	S89°42'20"W	
L3	60.00	S18°17'59"E	

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	113.16	60.00	108°02'28"

DRAINAGE EASEMENT PARCEL
DECLARATION OF EASEMENT
2003-1745351, M.C.R.

PORTION OF TRACT C
CHANDLER CORP. CENTER PHASE I
BK. 315, PG. 24, M.C.R.
APN 581-671-388
CITY OF CHANDLER

SECTION 26
TWP. 13 N
RANGE 4E

JUNTER ENGINEERING
10400 N. 74TH ST., SUITE 200
SCOTTSDALE, ARIZONA 85258
TEL: 480 991 3388
F: 480 991 3389

ALTA/ACSM LAND TITLE SURVEY

LOT 1, CHANDLER CORPORATE CENTER-NORTH AS RECORDED IN BOOK 919 OF MAPS, PAGE 49, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

JOB NO.: ROCK001-1-S

SCALE: 1" = 40'

SHEET 2 OF 2

Exhibit G



Letter of Authorization

Please accept an application for Rezoning and/or a Preliminary Development Plan for property located at:

Parcel NO. 301-86-316A

585 & 500 North Juniper Drive, Chandler, AZ 85226

Said property is owned by (provide the Maricopa County recorded Property Owner information):

HAM Chandler Palms LLC / HAM Papago LLC / HAM Fairway LLC (collectively, HAM)

and legally described as (may state "See attached"):

See exhibit B to Rezone Application

Assessor Parcel Number(s):

301-86-316A

The attached map and/or survey accurately portray the parcel configuration and property dimensions, as reflected in the legal description.

I certify that the above information is correct, and that I am authorized to file an application on said property on behalf of the owner.

Calvin Zeitlin 1/31/24
Applicant Signature Date

Harry Zeitlin 1/31/24
Property Owner Name Printed Date

[Signature] 1/31/24
Property Owner Signature Date

Property Owner Name Printed Date

Property Owner Signature Date

ORDINANCE NO. 1968

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL OF LAND FROM P.A.D. TO P.A.D. (Z88-018 CHANDLER CORPORATE CENTER) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

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

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

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

WHEREAS, public hearings were held by the Planning and Zoning Commission and the City Council as required by the Zoning Code;

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

SECTION 1. Legal description of property:

A portion of the North half of the Southeast Quarter of Section (26) Twenty Six, Township One (1) South, Range Four (4) East, Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

COMMENCING on the East Quarter corner, Section 26, T1S, R4E, G&SRB&M, Maricopa County, Arizona;

THENCE S89°45'45"W, a distance of 75.00 feet to the TRUE POINT OF BEGINNING;

THENCE S00°24'42"E, a distance of 40.00 feet;

THENCE S45°24'42"E, to a point on the West 55.00 foot Right-of-Way of McClintock Drive, a distance of 28.28 feet;

THENCE S00°24'42"E, along the said West 55.00 foot Right-of-Way, a distance of 1245.79 feet;

THENCE S44°35'18"W, a distance of 28.28 feet;

THENCE S89°34'57"W, a distance of 627.17 feet;

THENCE N45°12'20"W, a distance of 28.18 feet;

THENCE N00°00'22"E, a distance of 0.64 feet;

THENCE N89°59'38"W, a distance of 629.79 feet;

THENCE N00°00'22"E, a distance of 45.07 feet;

THENCE West, a distance of 1301.15 feet to a point on the East-West mid-section line;

THENCE N00°25'43"E, along the East-West mid-section line, a distance of 393.11 feet;
THENCE S89°34'17"E, a distance of 249.43 feet to a point of curvature of a curve to the right with a Delta of 33°54'04" and a Radius of 50.00 feet;
THENCE along said curve, a distance of 29.58 feet to a point of curvature of a curve to the left with a Delta of 33°54'04" and a Radius of 50.00 feet;
THENCE along said curve, a distance of 29.58 feet;
THENCE N89°45'45"E, a distance of 95.89 feet;
THENCE N00°25'43"E, to a point on the North-South mid-section line, a distance of 880.90 feet;
THENCE N89°45'45"E, along the North-South mid-section line, a distance of 2157.89 feet to the TRUE POINT OF BEGINNING.

Said parcel is hereby rezoned from P.A.D. to P.A.D. subject to the conditions set forth as follows:

1. The uses in the commercial parcel shall be limited to industrial related business and personal services; the uses in the office area shall be restricted to industrial related offices; the uses along the south side of Galveston shall be limited to light industrial such as but not limited to offices and research and development.
2. Buildings along Galveston shall be set back a minimum of 50 feet except any building or portion of a building not exceeding 18 feet in height may encroach into the 50 foot setback by 20 feet resulting in a minimum setback of 30 feet. Special attention (landscaping, screening, buffering) shall be paid to the interface and transition to the multifamily to the north at the time of Preliminary Development Plan.
3. All development shall be in accordance with the City's development standards at the time of development.
4. Development shall be in accordance with the City's Environmental Design Criteria for Industrial Parks entitled "Exhibit D."
5. Development shall be in substantial conformance with Exhibit A, Photographic Quality Exhibit Booklet, and Exhibit B, Chandler Corporate Center Conceptual Master Plan.

6. The construction of Galveston Street adjacent to the property shall commence within 120 days upon the order of the Public Works Director and said order shall not be issued before August 1, 1989.

(Z88-018 Chandler Corporate Center)

NOTE: All above referenced exhibits are on file in the Department of Planning & Development.

SECTION 2. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION 3. The Department of Planning and Development of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 28th day of April, 19 88.

ATTEST:

Carolyn Susan
DEPUTY CITY CLERK

John R. Berg
MAYOR

PASSED AND ADOPTED by the City Council this 12th day of May, 19 88.

ATTEST:

Carolyn Susan
DEPUTY CITY CLERK

John R. Berg
MAYOR

C E R T I F I C A T I O N

I HEREBY CERTIFY that the above and foregoing Ordinance No. 1968 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 13th day of May, 1988, and that a quorum was present thereat.

Carolyn Susan
DEPUTY CITY CLERK

APPROVED AS TO FORM:

Maureen R. George
CITY ATTORNEY

PUBLISHED: May 20 + 27, 1988

#18

DEC 15 2005

CHANDLER CORPORATE CENTER

PRELIMINARY DEVELOPMENT PLAN AND MASTER DESIGN GUIDELINES

PHArchitecture
Patrick Hayes Architecture



RRS & Company



FILE COPY
CASE # PD05-0009
PLANNER: Kim Clark
APPROVED BY COUNCIL: 12/15/05

November 3, 2005

Index

- I. INTRODUCTION
- II. MASTER PLAN VIEWS
- III. USES & REGULATIONS
- IV. INTENSITY & LOT USE
- V. ARCHITECTURAL & LANDSCAPE DESIGN STANDARDS
- VI. SITE STANDARDS
- VII. PARKING
- VIII. SITE LIGHTING
- IX. SIGNAGE
- X. MEDISERVE PDP
- XI. OFFICE CONDO PDP
- XII. INDUSTRIAL/WAREHOUSE PDP
- XIII. FLEX OFFICE PDP

Introduction

The property is approximately 100 acres located at the northwest corner of McClintock Drive and Chandler Boulevard in the City of Chandler ("Property"). This is to request approval of a Preliminary Development Plan (PDP) on the approximate 75 acre portion of the property north and west of the existing Juniper Drive and Erie Street alignment. PDP(s) for the remaining approximate 25 acres will be submitted at a later date.

This PDP will establish the site plan, development standards and development guidelines for the property. The site plan(s) contained herein are conceptual only; the development shall be in conformance with the development intensity chart on page 7. The building elevations contained herein are typical office and typical employment/industrial buildings and are intended to establish a level of quality and guidelines for future review of building plans by City Staff.

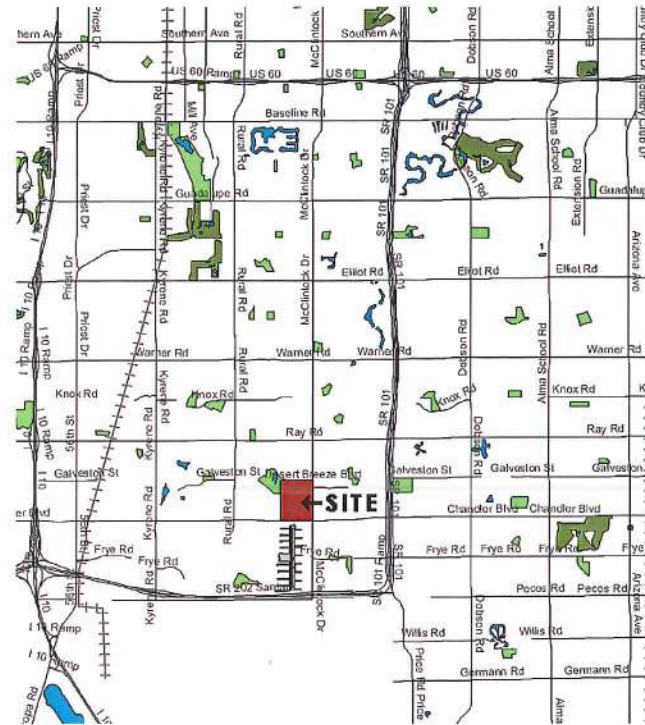
The zoning for the property approved in Case No. Z-88-018, and as set forth in Ordinance No. 1968, is now vested and final. The PDP submitted with this application is in substantial conformance with the stipulations set forth in Ordinance No. 1968.

This PDP is enhanced and superior to the current PDP on this property approved by the City Council on December 14, 2000. This PDP has less square footage and will therefore generate less traffic. In addition, the general sizes of the building footprints have been reduced in this PDP. The two-story building at the SWC of Desert Breeze Boulevard and McClintock Drive has been eliminated and replaced with a two-story office building at the far west portion of the property, adjacent to the park. All of the other buildings on the south frontage of Desert Breeze Boulevard (directly south of the existing single-family subdivision) will now be limited to one-story. Finally, all of the key elements of the current PDP have been retained and/or enhanced: (i) There is no vehicular access to Desert Breeze Boulevard; (ii) the 50' wide landscape setback along the south side of Desert Breeze Boulevard will be dedicated to the City as a lineal park to provide a connection between

McClintock Drive and Desert Breeze Park; (iii) entry way features shall be maintained and/or expanded upon, and (iv) landscape areas are designed and distributed throughout the property to provide a corporate setting and unified theme.

The intent of this document is to set forth and establish a Preliminary Development Plan (PDP) and development guidelines. Plans for individual buildings within the project shall be reviewed and approved administratively by staff.

It is anticipated that the first phase will include a Class A office building for MediServe Information Systems. MediServe has been a pioneer in clinical information systems for key departments of healthcare organizations since 1985 – creating solutions that provide both clinical and business impact for ancillary departments. The MediServe office building will set a standard for future development.



Vicinity Map



Context Plan

Proposed PDP Master Plan
(Current Owner for this submittal)



Proposed PDP Master Plan



Proposed PDP Master Plan



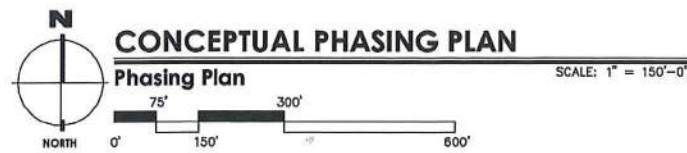
Aerial View



Aerial View



Conceptual Phase 1 Plan



Uses & Regulations

PERMITTED USES

1. Industrial/office/warehouse (Limited)

Any light industrial uses such as, but not limited to, office and research and development.

2. Industrial/Office/Warehouse (General)

Any use or similar use indicated by an "X" under the I-1 District on the "Table of Permitted Uses for Non-Residential Districts" [Article XXI of the Chandler Zoning Ordinance] and/or general offices shall be permitted.

3. Office

Industrial related offices (including general office uses).

4. Commercial

Industrial related businesses and personal services (including offices and uses further clarified by the City correspondence dated April 15, 1986 see in exhibit section).

DEVELOPMENT STANDARDS

All development must conform to the standards set forth in the I-1 District of the Chandler Zoning Ordinances or the standards set forth in this section, whichever is more restrictive.

HEIGHT AND AREA REGULATIONS

A. Heights

No building shall exceed thirty (30) feet in height at a thirty (30) foot front building setback line, except a building may exceed such height provided that at no point it projects above a line sloping inward and upward at a forty-five degree(45) angle commencing at the public R.O.W., except as limited by the Development Standards Chart.

B. Setbacks

1. Front Yard

Buildings shall be set back at least fifty (50) feet from the right-of-way line along arterial streets (Chandler Blvd., McClintock Dr., and Desert Breeze Blvd.); and at

least thirty (30) feet from the right-of-way line along all other streets. (Future right-of-way dedications for decel lanes, bus bays, etc., shall be allowed to encroach on the required setbacks.)

2. Side Yard

A minimum side yard of twelve (12) feet shall be required on one side of any lot or parcel not having rear or alley access. On multi-building projects with on-site drives suitable for fire lanes, the required side yard setbacks may be waived upon approval of the site development plan by the planning director and the fire chief. In all instances, a minimum fifty (50) foot side yard setback shall be required for industrial development when abutting residentially zoned property. (Ord. No. 1518, II, 8-1-85, Supp. No. 29, 2-26-87)

3. Rear Yard

Fifty (50) feet when abutting or adjacent to residential zoned property. No rear yard is required when a minimum six (6) foot masonry wall and/or building wall is constructed along the rear property line and provided also no access or servicing is permitted to the rear of the property. A rear yard of twenty-five (25) feet is required in all other instances.

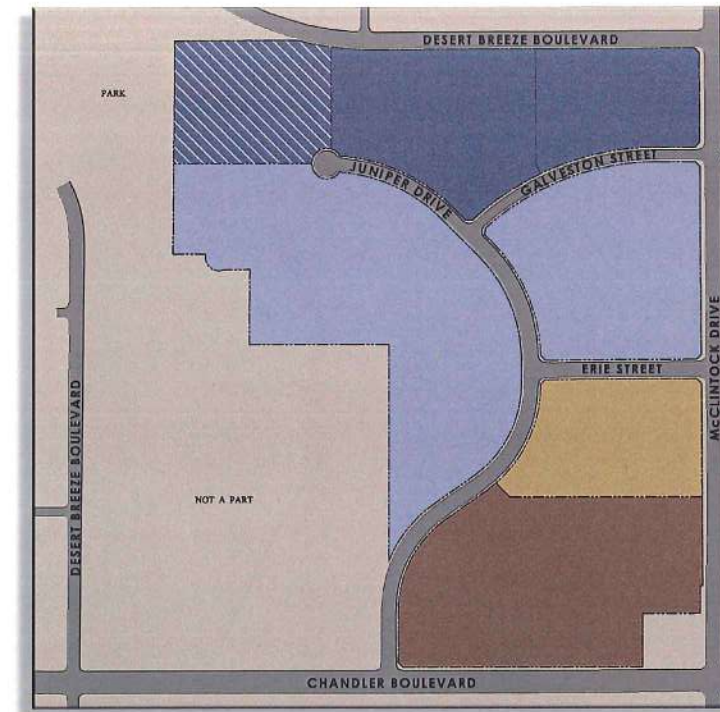
DEFINITIONS AND TERMS

Common Access Easement – An easement contained on the Subdivision Plat which provides for common ingress and egress over two adjacent lots.

Lot Coverage – The percent total derived by dividing the net building "footprint" into the net site area.

Ordinance – City of Chandler's Zoning Ordinance in place at the time of the City Council's approval of this Preliminary Development Plan.

PRELIMINARY DEVELOPMENT PLAN - LAND USE MAP



ZONING	BLDG HGTS/ # STORIES	BUILDING SETBACKS	MAX. LOT COVERAGE**
INDUSTRIAL/OFFICE/WAREHOUSE (LIMITED)	30'/1 STORY	STREET 30'*	35%
INDUSTRIAL/OFFICE/WAREHOUSE (LIMITED)	35'/2 STORIES	SIDE 12' REAR 30'	35%
INDUSTRIAL/OFFICE/WAREHOUSE (GENERAL)	35'/2 STORIES	STREET 30'*	40%
OFFICE	45'/3 STORIES	SIDE 12' REAR 25'	35%
COMMERCIAL	45'/3 STORIES	STREET 30'*	35%

*50' setback along arterial streets

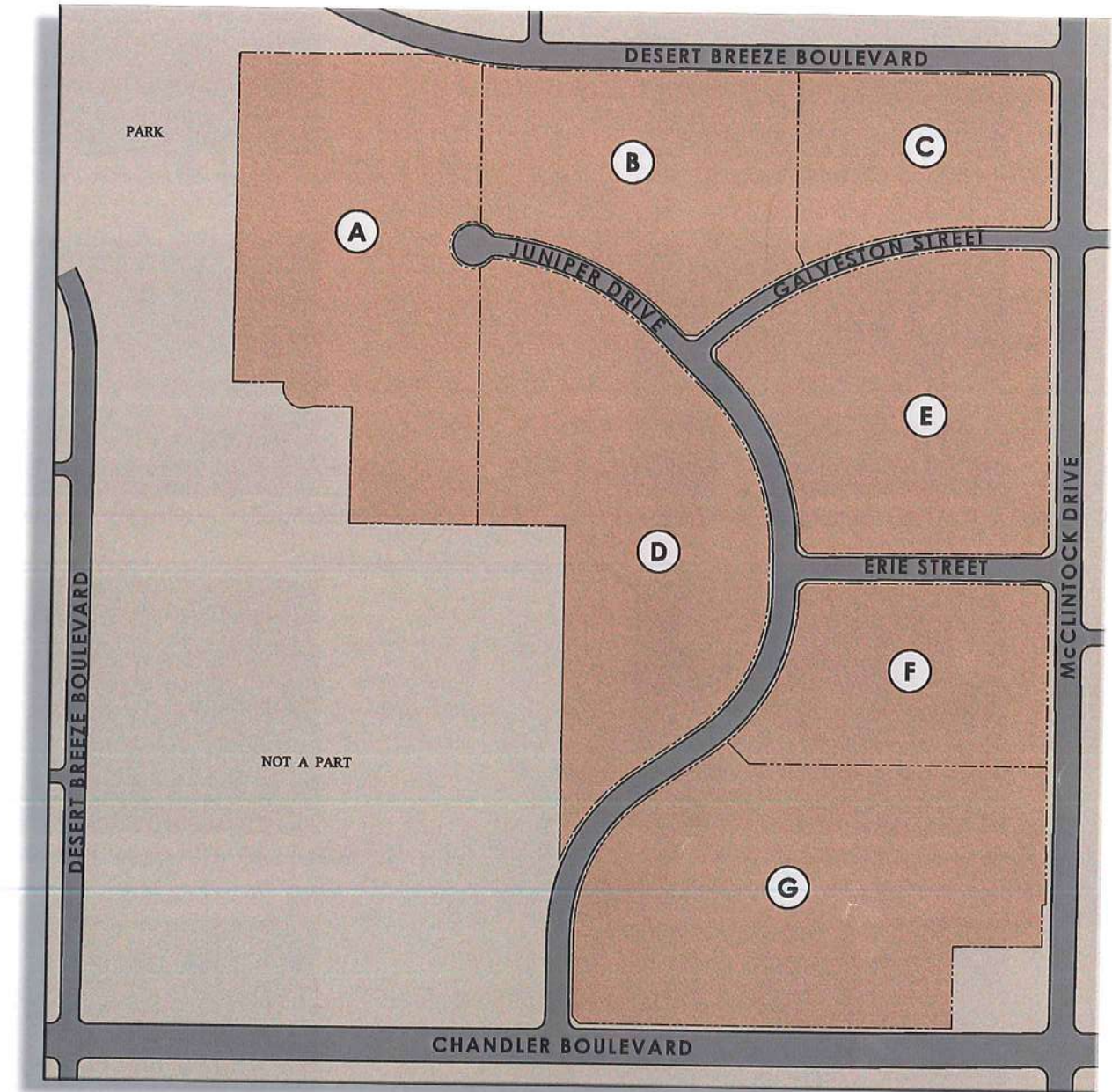
**Exclusive of parking structures and canopies

Intensity & Lot Use

No building(s) shall occupy more than forty(40) percent of the lot area, exclusive of parking structures and canopies. (Per Ord. No. 1513, §II, 8-1-85, Supp. No. 29, 2-26-87), except as limited by the Development Standards Chart.

DEVELOPMENT SITE PLAN AND INTENSITY OF LOT USE CHART

	MINIMUM NUMBER OF BUILDINGS	MAXIMUM BUILDING FOOTPRINT	TOTAL MAXIMUM S.F.
PARCEL A	2	80,000 S.F.	175,000 S.F.
PARCEL B	3	72,000 S.F.	120,000 S.F.
PARCEL C	2	35,000 S.F.	75,000 S.F.
PARCEL D	3	75,000 S.F.	240,000 S.F.
PARCEL E	3	85,000 S.F.	190,000 S.F.
PARCEL F	1	90,000 S.F.	130,000 S.F.
PARCEL G OFFICE/INDUSTRIAL RETAIL	2 2	100,000 S.F. 25,000 S.F.	300,000 S.F. 50,000 S.F.



Architectural Design Standards

It is the intent of the Guidelines to cause the creation of an attractive, high quality development incorporating a variety of architectural styles, but with emphasis on a business park environment appearance.

APPROVED MATERIALS

- Common clay brick
- Architectural metal (e.g., Alucobond™)
- Poured in place, tilt-up or precast concrete provided that surfaces must be painted or have exposed aggregate finish (color and texture of exposed aggregate must be approved).
- Stucco or "dryvit" type systems provided that finishes must be smooth or sand finish.
- Integrally colored concrete block, smooth face and/or split-face units.
- Granite, marble or other natural stone.
- Ceramic tile.
- Sloped roofs may be flat concrete tile or architectural metal.

APPROVED COLOR PALETTE

Colors and like materials should be used to create visual harmony within Chandler Corporate Center.

Approved colors include:

- Desert hues and other "earth tones" including light brown, cream, tan, warm grays, brick-tones.
- Muted shades of blue, mauve, lavender.
- Off-white
- Colors appearing in natural stone utilized in buildings.

PROHIBITED MATERIALS AND COLOR PALETTES

Materials and colors not permitted include:

- Wood, except for very limited amounts of trim
- Corrugated metal and pre-engineered metal-sided buildings
- Bright colors such as orange, red, blue, green, yellow, purple, and similar colors, except for accenting purposes.
- Spanish or mission-type barrel roof tile.

BLOCK SAMPLES



Acme Block - Apache Brown (Or Equivalent)



Acme Block - Pewter (Or Equivalent)



Acme Block - Granite (Or Equivalent)



Acme Block - Copperstone (Or Equivalent)



Acme Block - Charcoal (Or Equivalent)



Acme Block - Lonestar (Or Equivalent)



Acme Block - Terra Cotta (Or Equivalent)



Acme Block - Saddle Tan (Or Equivalent)

Color Samples

COLOR PALETTE 1



FRAZEE PAINT
DESERT TUMBLEWEED
8723M



FRAZEE PAINT
SLIVERED BARK
8314M



FRAZEE PAINT
RAVENWOOD
8315D



FRAZEE PAINT
MANGANESE
8826N

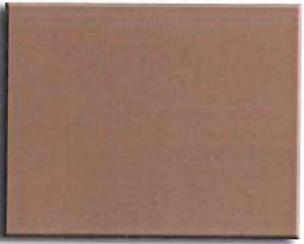
COLOR PALETTE 2



FRAZEE PAINT
NORTHERN PLAINS
8242W



FRAZEE PAINT
COPPER SPRINGS
8244D

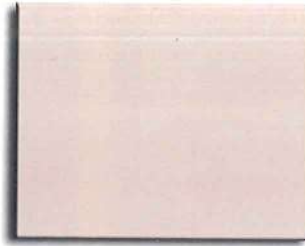


FRAZEE PAINT
OCHRE RUST
8245A



FRAZEE PAINT
SWEET EARTH
8256N

COLOR PALETTE 3



FRAZEE PAINT
STAGHORN
8731W



FRAZEE PAINT
DAPLIN
8234M



FRAZEE PAINT
AUTUMN WHEAT
8225D



FRAZEE PAINT
OCTOBER OAK
8226N

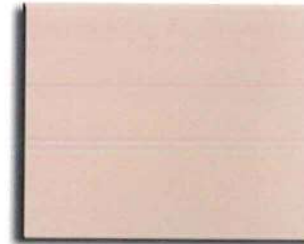
COLOR PALETTE 4



FRAZEE PAINT
STUCCO GREIGE
8693M



FRAZEE PAINT
SAWYER'S FENCE
8231W



FRAZEE PAINT
LULLED BEIGE
8232W



FRAZEE PAINT
CRISP KHAKE
8233M



FRAZEE PAINT
BRUSH BOX
8235D

BUILDING DETAILS

- Building details should reflect contemporary order of architecture.
- Building entries should be recessed and defined with special architectural features such as canopies, upgraded and special architectural treatments. Paving and ground treatment should be articulated and upgraded with special complimentary materials.
- Building walls should extend beyond the footprint with site wall elements that visually anchor the building to the site.
- Deep recesses or architectural treatment should be incorporated into exterior walls to articulate the facade.
- Building mass and scale should be sensitive to sit context and the desert environment and unify the project.
- Expansive building masses should be avoided. The architectural concept should be maintained in the architectural appointments and details.
- Pedestrian access should be integrated into the site and landscape.
- Architectural elements should complement the building aesthetics.
- A sense of arrival should enhance the project.

2-STORY BUILDING ENTRY DETAILS



1-STORY BUILDING ENTRY DETAILS



SITE DEVELOPMENT

- The building should be visually integrated with the site and its context by utilizing form, materials and colors that harmonize with the site and surrounding environment.
- A balance should be created between the building and its open space. Buildings should establish a hierarchy of spatial definition.
- Buildings should be planned with respect to solar orientation and views, employing a geometry sympathetic to its site and surroundings.

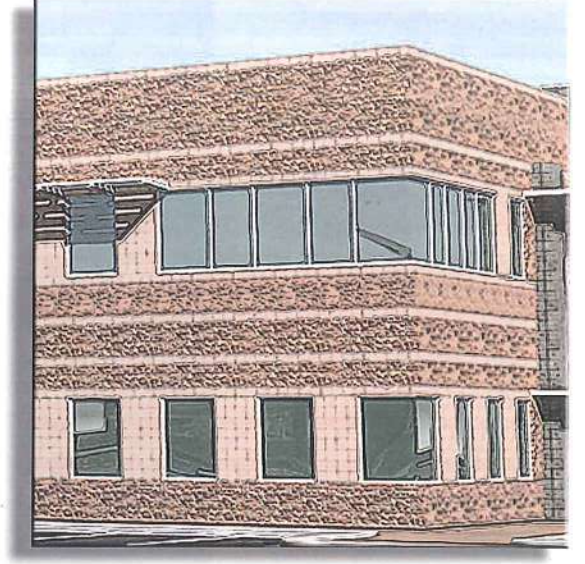
MASS AND SCALE

- Buildings should be clean, orderly and of a timeless expression, reflection the human scale. Buildings should be sensitive to the streetscape and adjacent developments.
- Building height, parking and open space shall comply with the City of Chandler Zoning Ordinance, or with the specific stipulations contained within individual zoning cases for each parcel or project.
- Building mass and form should create an orderly sense and be sensitive to surrounding forms.
- Rooftop equipment screening should integrate into the building mass and form, and should be constructed of similar or complementary materials.

MATERIALS

- Exterior materials should be of a high quality and reflect their Sonoran Desert setting. They should possess properties which age and weather with dignity, enhancing the aesthetic quality of the building.
- Materials should include natural stone, precast concrete, brick, colored and/or textured concrete masonry units or smooth or sand finish stucco. If the use of stucco is employed, a wainscot of a higher quality material should be incorporated for aesthetics and durability.
- Building elevations should be designed with all building elevations reflecting a similar aesthetic. The elevations may vary according to their respective exposure and orientation.
- Colors should reflect the desert environment and complement adjacent development.

2-STORY BUILDING CORNER DETAILS



1-STORY BUILDING CORNER DETAILS



ARCHITECTURAL
DESIGN CHARACTER



The images represented on this page are conceptual and for illustrative purposes only. They are intended to establish the character of the development and a certain level of quality. Each individual development will establish its own design consistent with these images.

ARCHITECTURAL
DESIGN CHARACTER



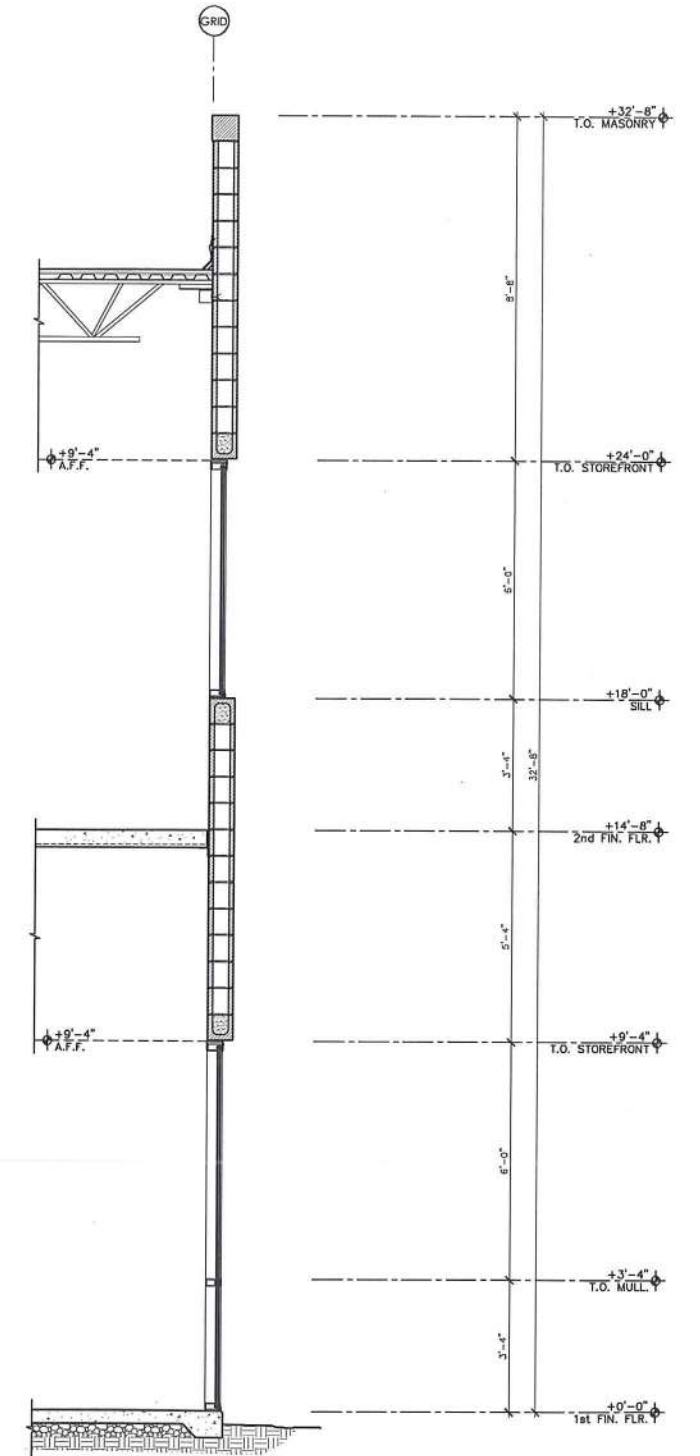
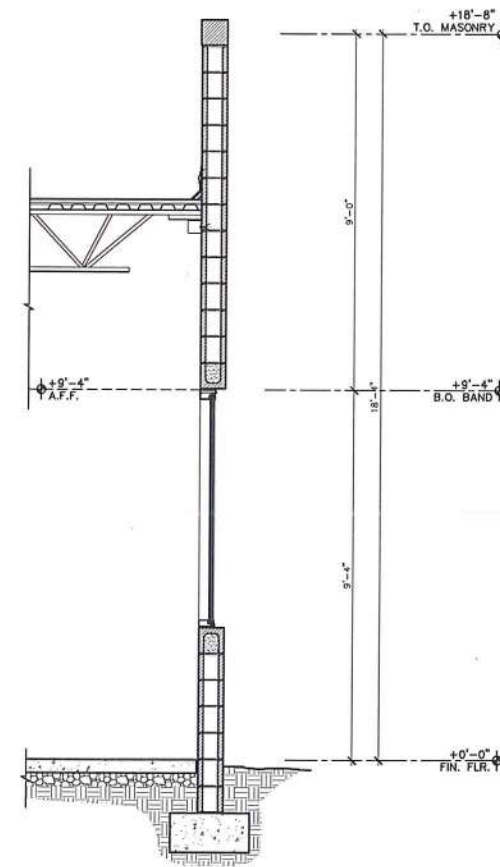
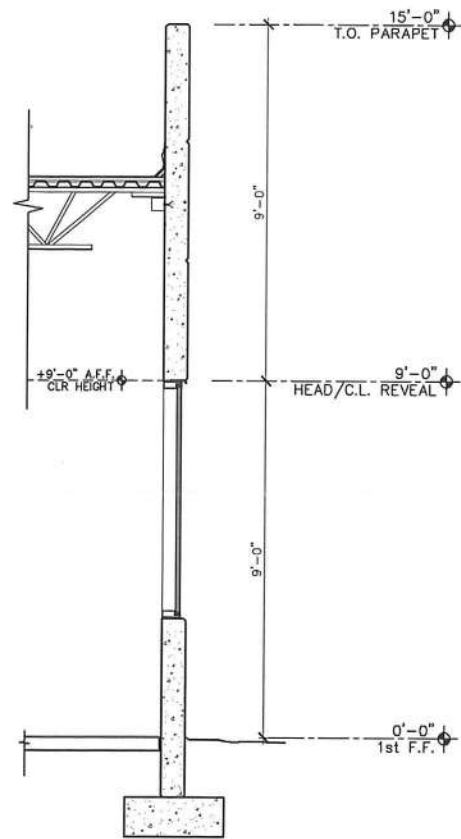
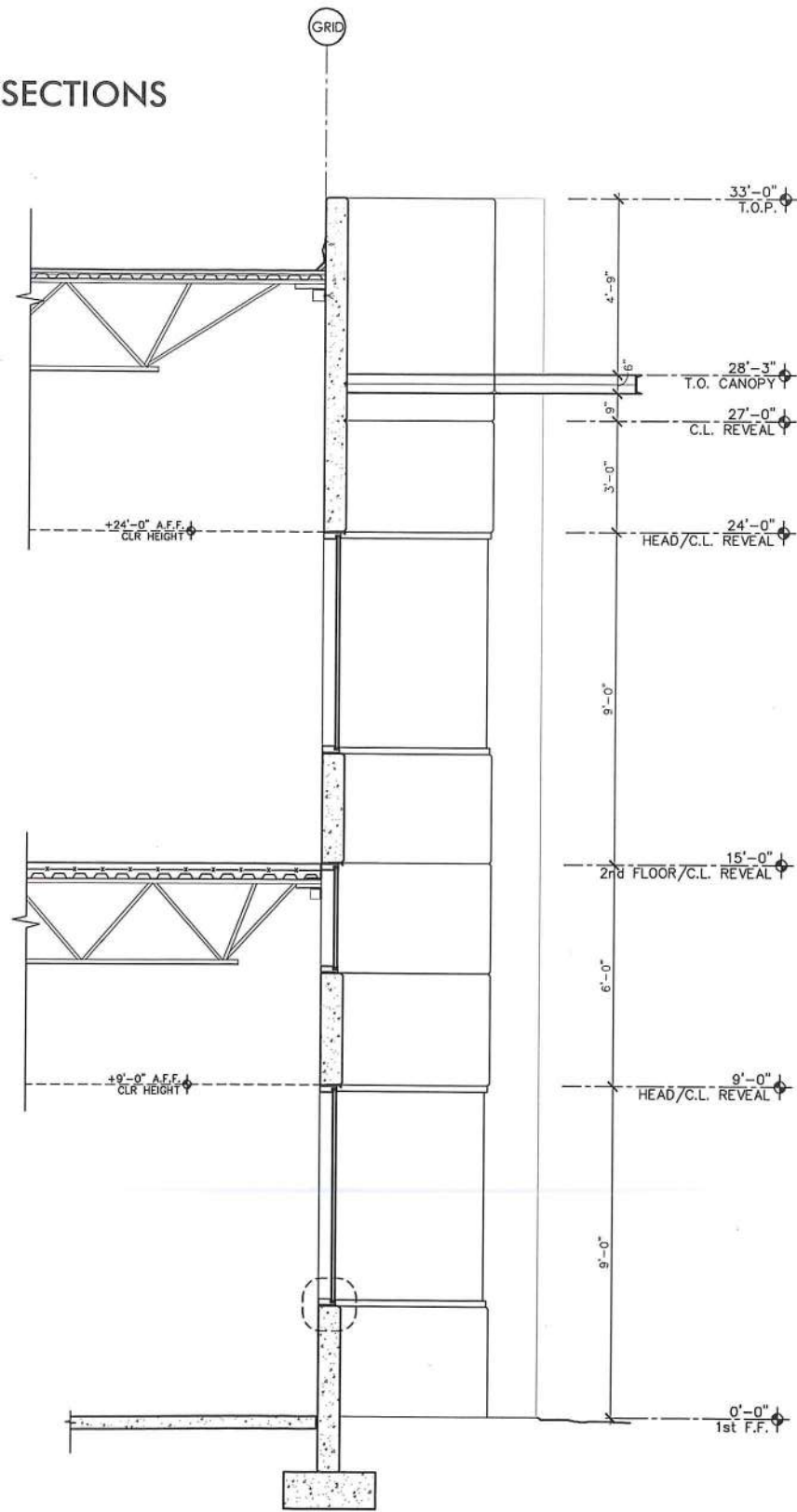
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TYPICAL WALL SECTIONS



Landscape Design Standards

OVERVIEW

The Chandler Corporate Center landscape theme is intended to contribute to a continuity of design for this mixed use project.

The interior streetscape theme which is required for properties fronting the arterial streets and interior roads also provides a sense of community through creating a shaded street and sidewalk.

The project shall have a lush desert appearance all year round using drought tolerant plant material combined with minimal use of turf areas. Utilize only those plants on the "Low Water Use Plant List".

Turf shall not exceed 10% of total landscape areas or each individual development.

At a minimum of 3 years growth, no non-turf areas shall have ground areas not covered by shrub and on-ground cover areas that exceed 7 square feet between plant materials.

The use of seasonal color is encouraged at main building areas.

A. APPROVED PLANT SELECTION

The following is a preliminary approved plant list composed of plant materials that have low water requirements. It is the intent of the guidelines to present a consistent selection of plant materials throughout the entire development. Additional plant material may be considered on a case by case basis.

The use of large non-vegetated areas is not permitted. In landscape areas where turf is not used, a minimum of 50% of the total area must be planted with shrubs and vegetative ground covers.

TREES

50% 24" box, 25% 36" Box, 25% 48" Box. All trees between parking areas and back of curb along the street shall be a minimum of 24" box size.

Common Name
 Sonoran Palo Verde
 Shoestring Acacia
 Chilean Mesquite
 Saguaro
 Willow Acacia
 Sweet Acacia
 Palo Verde
 Ironwood
 Mondel Pine
 Date Palm
 Mexican Fan Palm
 Feather Acacia
 Evergreen Elm
 Narrow-Leaf Gimlet

Botanical
 Cercidium Praecox
 Acacia Stenophylla
 Prosopis Chilensis
 Carnegia Gigantea
 Acacia Salicina
 Acacia Smallii
 Cercidium
 Oneya Tesota
 Pinus Elderica
 Phoenix Dactylifera
 Washingtonia Robusta
 Acacia Berlandieri
 Ulmus Parvifolia
 Eucalyptus Spathulata

SHRUBS

5 gallon minimum

Common name
 Bougainvillea
 Sage
 Cassia
 Petite Oleander
 Bird Of Paradise
 Bush Morning Glory
 Trailing Acacia

Ruellia
 Desert Spoon
 Green Hop Brush
 Texas Sage
 Dwarf Heavenly Bamboo
 Yellow Oleander
 Red Yucca

Botanical
 Bougainvillea Sp.
 Leucophyllum Sp.
 Cassia Sp.
 Nerium Oleander "Petite Pink"
 Caesalpinia Sp.
 Convolvulus Cneorum
 g.c. Acacia Redolen
 "Desert Carpet"
 Ruellia Sp.
 Dasyliirion Wheelerii
 Dodonaea Viscosa
 Green Cloud
 Nandina Domestica
 Thevetia Peruviana
 Hesperaloe Parviflora

INORGANIC MATERIALS

Decomposed Granite –
 1/2" Minus Walker Butte "Red"
 6"x6" Concrete Header
 Granite Rip Rap, Rip Rap – 1" To 6" Walker Butte "Red"

ACCENTS

5 gallon/1 gallon

Common Name
 Boulders (Granite)
 Desert Spoon
 Red Yucca
 Agave
 Prickly Pear
 Seasonal Color

Botanical
 3'x3'x3' (min.) Surface Select
 Dasyliirion Wheelerii
 Hesperaloe Parviflora
 Agave Sp.
 Opuntia Sp.
 Annuals

GROUND COVERS

Plant Material 1 gallon minimum

Common Name
 Morning Glory
 Trailing Ruellia
 Lantana
 Dwarf Trailing Acacia

Botanical
 Convolvulus Sp.
 Ruellia "Katie"
 Lantana Sp.
 Acacia Redolens
 "New Dwarf"
 Baccharis "Centennial"
 Verbena
 Turf Mid-Iron

B. PROHIBITED PLANT LIST

Except as may already exist

Common Name
 Mulberry
 Cypress
 Cottonwood
 Arborvitae
 Olive (Fruitless exempt)
 Sycamore
 Tamarisk
 Eucalyptus
 Carob Tree
 Pecan
 Walnut
 Willow
 Silk Oak
 Tree Of Heaven
 Russian Olive
 Cedar
 China-berry Tree
 Siberian Elm
 Parkinsonia aculeata

Botanical
 Morus Alba
 Cupressus (All Species)
 Populus
 Thuja
 Olea europaea
 Platanus
 Tamarix
 Eucalyptus rudis
 Ceratonia siligua
 Carya illinoensis
 Julians
 Salix babylonica
 Grevillea robusta
 Ailanthus altissima
 Elaeagnus angustifolia
 Cedrus
 Melia
 Ulmus pumila

C. COMMON LANDSCAPE AREAS

A standard landscape design for such common landscape areas has been adopted, to which all Owners having properties in such common Landscape Areas shall adhere to.

A 60% dominant tree (Palo Brea) and shrub (Rio Bravo Sage) has been selected for the common areas which are to be massed in groups of three (3) or more. Shrub spacing should be sufficient to allowed plants to reach their natural mature size and form.

Front yard/street rights-of-way along twenty foot (20) setback areas must include one (1) tree and six (6) shrubs per thirty (30) lineal feet plus shrub and ground coverage of fifty percent (50%) of area.

Provide intersection landscape setbacks per Section 19022(4)(a) 2, Zoning Code. Intersection setback areas must include 1 tree and 6 shrubs per 800 square feet plus shrub and ground coverage of fifty percent (50%) of area.

Street frontage areas must be graded to natural and pleasing ground forms. A maximum of fifty percent (50%) of street frontage landscape area may be used for storm water retention. Soil excavated for retention basins must be used to create complimentary earth mounds.

No turf is allowed within rights-of-way. Turf permitted as a percent of the total landscape area on site as follows:

Commercial/Office/Industrial: 10%

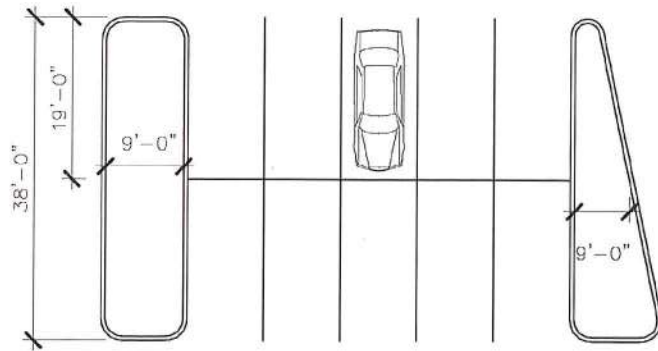
Common Open Space/Retention Basins: 40%

PARKING LOT LANDSCAPING

A minimum of ten percent (10%) of the interior surface area of all parking lots shall be landscaped.

Landscaping shall be provided within all parking lots in accordance with the following requirements:

- Parking lot landscaping shall consist of parking islands, uniformly distributed throughout the parking area, a minimum of nine (9) feet in width and protected by raised curbs, at a minimum of one (1) planter and two (2) diamond planters every ten (10) spaces for commercial/office use; and one (1) planter and two (2) diamond planters every twenty (20) spaces for industrial use.



- Normal size single-row planter islands (9 x 19 feet) shall contain a minimum of one (1) tree and five (5) shrubs. Trees must be planted in all parking lots. A minimum of one (1) 15-gallon tree and five (5) 5-gallon shrubs for each island.
- Double row planter islands (9 x 38 feet) shall contain a minimum of two (2) trees and ten (10) shrubs.

- Planter islands larger than those described above, as needed to meet the ten percent (10%) landscaping requirement, shall contain one (1) additional shrub per each additional twenty-five (25) square feet of area. Trees shall have a minimum clear canopy distance of five (5) feet.
- Parking lot trees must have a minimum clear canopy distance of five (5) feet.
- Landscaping adjacent to the building, project perimeter and street trees may not be counted as parking lot landscaping.
- A curb or bumper guard at least six inches (6") in height shall be installed so that no part of any vehicle extends into any landscaped setbacks or areas required by Chandler ordinances or beyond a property line.
- A minimum of fifty percent (50%) of the landscaped areas are to be planted with vegetative ground cover. Minimum size and spacing to be (1) 1-gallon size plants at a maximum three (3) feet on center.

SIDEWALKS

Where vehicles extend into or overhang any walkway, a minimum five (5) feet wide sidewalk shall be installed.

BICYCLE PROVISIONS

Provision shall be made for bicycle storage as appropriate to any specific development. Submit details and show location(s) on site plan.

IRRIGATION SYSTEM

All irrigation systems shall be below ground, fully automated systems in compliance with all building code requirements. Use of water conserving systems such as drip irrigation for shrub and tree planting is encouraged.

All backflow control devices are to be located or screened so that they are not visible from public streets or parking lots.

Irrigation systems are to be kept in proper working condition.

Owners shall adjust, repair and clean such systems on a regular basis.

MAINTENANCE OF LANDSCAPING

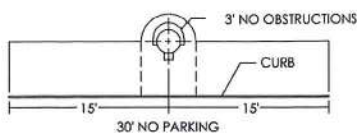
Common Landscape Areas shall be maintained by the Association.

Site landscape areas shall be maintained by the Owner:

- All plantings shall be maintained in healthy growing condition. Fertilization, cultivation and pruning shall be carried out on a regular basis.
- Dead or dying plants shall be removed and replaced promptly.
- All plantings are to be irrigated as often as necessary to provide healthy growing conditions.
- All lawns shall be kept neat and mowed to a maximum height of two inches.

CLEARANCE AROUND FIRE HYDRANTS.

A CLEAR SPACE OF 3' SHALL BE MAINTAINED AROUND FIRE HYDRANTS. CURBS SHALL BE PAINTED BRILLIANT RED.



CITY OF CHANDLER LANDSCAPE NOTES:

ALL PLANT MATERIALS ARE GUARANTEED FOR A 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 OF WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.

TREES, SHRUBS, GROUND COVER AND TURF WHICH HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT.

ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN.

PARKING LOT TREES ARE TO HAVE A MINIMUM CLEAR CANOPY DISTANCE OF FIVE (5) FEET.

THE FINISH GRADE TOP OF GRANITE IS TO BE 1 1/2" BELOW THE TOP OF SIDEWALKS OR ANY OTHER PAVED SURFACE.

ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.

FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF OR D.G.) MUST BE GRADED TO 1-1/2" BELOW CONCRETE OR OTHER PAVED SURFACES.

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION-RECOMMENDED TREE SPECIFICATIONS.' SEE SECTION 1903(6) (A) ZONING CODE.

THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED, CORRECTED BEFORE THE FIELD INSPECTOR WILL ACCEPT, PASS THE SIGN IN THE FIELD OR ISSUE AN CERTIFICATE OF OCCUPANCY FOR A PROJECT

DOUBLE ROW PLANTERS ISLANDS [9' X 38'] MUST CONTAIN A MIN. OF 2 TREES AND 10 [5 GALLON] SHRUBS AND 1 ADDITIONAL SHRUB FOR EVERY 25 FEET

PARKING LOT TREES MUST HAVE A MIN. CLEAR CANOPY DISTANCE OF 5' SEE SECTION 1903 (6) [c] [4] ZONING CODE

TREES MUST BE PLACED MIN. OF 5' FROM SIDEWALKS. PUBLIC ACCESS WAYS SHRUBS MUST BE AT MATURITY, 3' FROM ALL SIDES OF A. F.H INDICATES HYDRATE LOCATIONS.

ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEAN UP MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE

ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR

I HEREBY CERTIFY THAT NO TREE OR BOULDER IS DESIGNED CLOSER THAN SIX (6) FEET TO THE FACE OF STREET CURB.

REGISTERED LANDSCAPE ARCHITECT DATE



LANDSCAPE LEGEND

	HEIGHT	WIDTH	CALIPER
CERCIDIUM FLORIDUM BLUE PALO VERDE 24" BOX	6.0	2.0	0.75
CERCIDIUM PRAECOX PALO BREA 24" BOX	7.0	4.0	1.50
PROSOPIS CHILENSIS CHILEAN MESQUITE (THORNLESS) 24" BOX	8.0	4.0	1.50
ONLEYA TESOTA IRONWOOD 24" BOX	6.0	3.0	1.25
ACAICA STENOPHYLLA SHOESTRING ACACIA 36" BOX	13.0	6.0	2.50
ACAICA STENOPHYLLA SHOESTRING ACACIA 15 GALLON	7.0	2.5	0.75
PROPOSED SALVAGED TREE FROM FUTURE PLANT INVENTORY	VARIES	VARIES	
WASHINGTONIA ROBUSTA MEXICAN FAN PALM 20' TRUNK FT (SKINNED)	20.0		
RUELLIA PENINSULARIS BAJA RUELLA 5 GALLON			
NERIUM OLENDER 'PETITE PINK' PETITE PINK 5 GALLON			
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD SAGE' 5 GALLON			
LEUCOPHYLLUM CANDIDUM SILVER CLOUD SAGE 5 GALLON			
LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON			
LANTANA MONTEVIDENSIS 'TRAILING PURPLE' 1 GALLON			
DALEA GREGGII TRAILING DALEA 1 GALLON			
1/2" MINUS WALKER BUTTE 'RED' DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS			
AGAVE WEBERII AGAVE 5 GALLON			
HESPERALOE PARVIFLORA RED YUCCA 5 GALLON			
CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON			
ACAICA REDOLENS DESERT CARPET 5 GALLON			
AMBROSIA DELTOIDEA BURSAGE 5 GALLON			
BAILEYA MULTIRADIATA DESERT MARIGOLD 1 GALLON			
ENCELIA FARINOSA BRITTLE BUSH 5 GALLON			
JUSTICIA CALIFORNICA CHUPAROSA 5 GALLON			
LARREA TRIDENTATA CREOSOTE BUSH 5 GALLON			
VERBENA RIGIADA SANDPAPER VERBENA 1 GALLON			
YUCCA BACCATA BANANA YUCCA 5 GALLON			



TJM ASSOCIATES
T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
1121 East Missouri Ave., Suite 218
Phoenix, Arizona 85014
(E-MAIL) timmccqueen@tjma.net
(602) 265-0320
FAX 265-6519





LANDSCAPE LEGEND

	HEIGHT	WIDTH	CALIPER
CERCIDIUM FLORIDUM BLUE PALO VERDE 24" BOX	6.0	2.0	0.75
CERCIDIUM PRAECOX PALO BREA 24" BOX	7.0	4.0	1.50
PROSOPIS CHILENSIS CHILEAN MESQUITE (THORNLESS) 24" BOX	8.0	4.0	1.50
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PROPOSED SALVAGED TREE FROM FUTURE PLANT INVENTORY	VARIES	VARIES	
WASHINGTONIA ROBUSTA MEXICAN FAN PALM 20' TRUNK FT (SKINNED)	20.0		

- RUELLIA PENINSULARIS
BAJA RUELLA
5 GALLON
- NERIUM OLEANDER 'PETITE PINK'
PETITE PINK
5 GALLON
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD SAGE'
5 GALLON
- LEUCOPHYLLUM CANDIDUM
SILVER CLOUD SAGE
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- LANTANA MONTEVIDENSIS
'TRAILING PURPLE'
1 GALLON
- DALEA GREGGII
TRAILING DALEA
1 GALLON

- AMBROSIA DELTOIDEA
BURSAGE
5 GALLON
- BAILEYA MULTIRADIATA
DESERT MARIGOLD
1 GALLON
- ENCELIA FARINOSA
BRITTLE BUSH
5 GALLON
- JUSTICIA CALIFORNICA
CHUPAROSA
5 GALLON
- LARREA TRIDENTATA
CREOSOTE BUSH
5 GALLON
- VERBENA RIGIDA
SANDPAPER VERBENA
1 GALLON
- YUCCA BACCATA
BANANA YUCCA
5 GALLON
- SAGUARO
SAGUARO
3 ARM MIN.

- 1/2" MINUS WALKER BUTTE 'RED'
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS
- AGAVE WEBERII
AGAVE
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- ACAICA REDOLENS
DESERT CARPET
5 GALLON
- MID-IRON
TURF
SOD
- 3'x3'x3' SURFACE SELECT
GRANITE BOULDER
MINIMUM 2000lbs EACH
- 6" EXTRUDED CURB
CONCRETE HEADER
SEE DETAIL



Site Standards

SITE GRADING

- Site grading shall provide positive drainage
- No slopes shall be steeper than 4-to-1 unless adequate erosion control is provided. Where space limitations demand, terracing with approved retaining walls shall be utilized.
- The retention areas shall not occupy more than 50% of the on-site street frontage landscape area.
- Where retaining walls are used, they shall be of materials compatible with the building architecture and/or details contained within these guidelines with City Engineer approval.
- Berms, channels, swales, and the like shall be built as an integral part of the grading and paved surface and designed with smooth transitions between changes in slope.
- Grading must provide for retention of all water falling on the site, and for controlled release as allowed in the City Zoning Ordinance.

EQUIPMENT

All roof-mounted equipment and ventilators shall be completely screened as required by the City of Chandler.

Ground-mounted mechanical equipment must be painted to match the screen walls or adjacent wall material/color. No wall-mounted equipment shall be permitted on the front or sides of any such building. Ground-mounted equipment shall be permitted on the front or sides of any such building. Ground-mounted building electrical or mechanical equipment will be allowed only in side or rear yards, and must be screened from view by walls and landscaping. No ground-mounted equipment will be permitted between any street and the respective building setback line.

Storage tanks and process equipment will be allowed only in side or rear yards of lots. Such tanks and equipment must be located where they will not be visible to the public and must be screened by screen walls and/or landscaping. No storage tanks or process equipment shall be located between any street and the respective building setback line. No tanks will be allowed along Desert Breeze. All screen walls shall be of similar material and color to the building.

UTILITY LINES AND ANTENNAE

No antenna larger than three (3) feet in diameter for the transmission or reception of telephone, television, microwave, or radio signals shall be placed on any building or other improvement on any lot within 300 feet of Desert Breeze Blvd. Special attention shall also be given to properly screen any such antenna from Desert Breeze Blvd.

Nothing contained herein shall be deemed to forbid the erection or use of temporary power or telephone facilities incidental to the construction or repair of improvements on any lot.

No cesspool, septic tank, sewage or hazardous waste disposal facility shall be erected or maintained upon a site.

All utility appurtenances within a site, including telephone pedestals, utility meters, transformers and the like shall be screened from view from streets, sidewalks, and adjacent sites (subject to limits imposed by utility company regulations).

EXTERIOR STORAGE AREAS AND SERVICE YARDS

All outdoor storage areas for materials, vehicles, trailers, equipment, trash or other similar items shall be screened by a masonry or concrete wall. This wall shall be a minimum of (6) six-feet in height, but not to exceed (8) eight-feet in height measured from the highest adjacent grade. Ordinance allows 8' max.

All refuse areas, loading, delivery and servicing bays shall be screened from view by a minimum six (6) feet high masonry wall and solid gates. No outdoor storage shall be permitted adjacent to Desert Breeze Blvd. or the Chandler Municipal park or to arterial sheets.

LOADING AND SERVICING AREAS

All loading/unloading and servicing areas shall be designed and maintained to meet the standards set forth in the I-1 District of the City of Chandler Zoning Ordinance.

PROJECT SCREEN WALLS

All on-site screen walls shall be designed and constructed to meet the City of Chandler ordinance requirements.

All screen walls adjacent to the project streets shall be designed and installed to match the project theme wall.

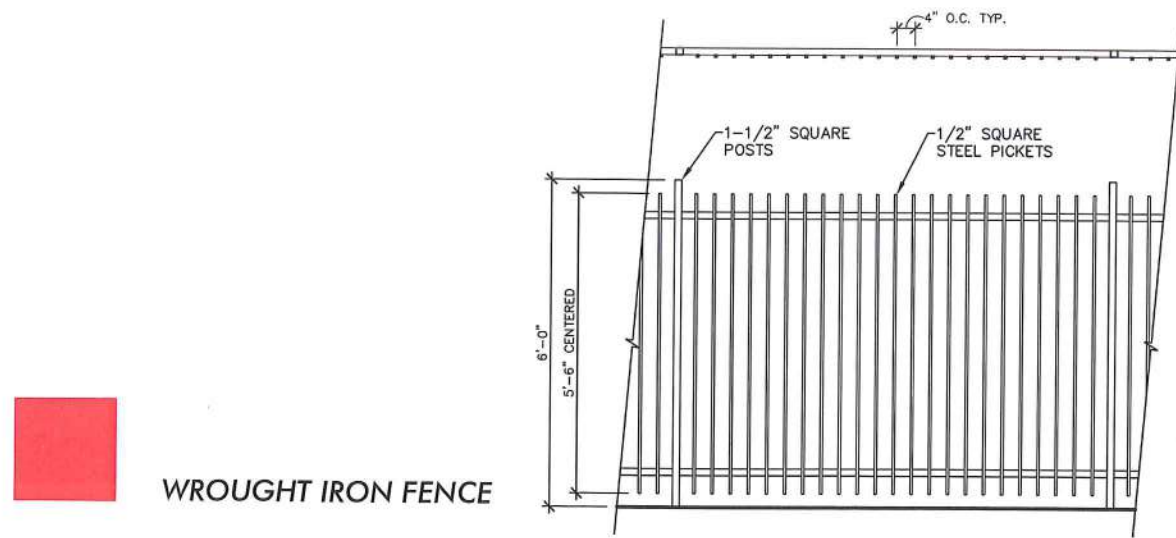
Screen walls along property lines will be installed by the individual lot Owner. Any Owner who builds next to an existing wall will refinish his side of the existing wall to match or complement his building(s) through joint agreement with the adjacent wall Owner.

All detached perimeter screen walls are to match the screen wall drawings at right. These walls are constructed of a multiple colored and banded CMU units.

Walls that exceed three (3) feet in height shall extend bottom coursing of block to height required.

Parking lot screen walls are to be measured from elevation of adjacent parking lot or driveway. All entry drives shall have screen wall segments on both sides with minimum lengths of twelve (12) feet with the detail at the drive entrance. Variation required every 80' minimum.

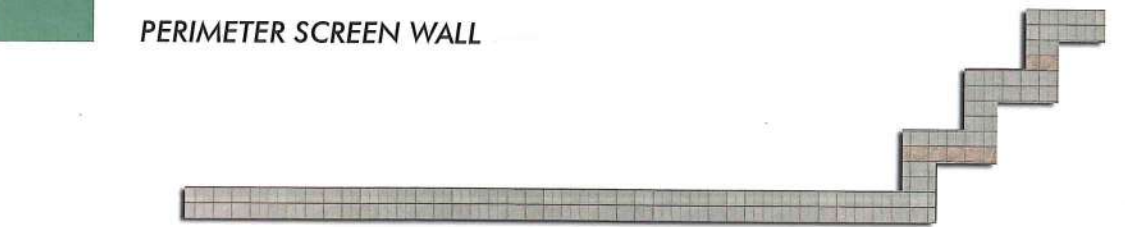
Wall Location Plan

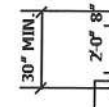


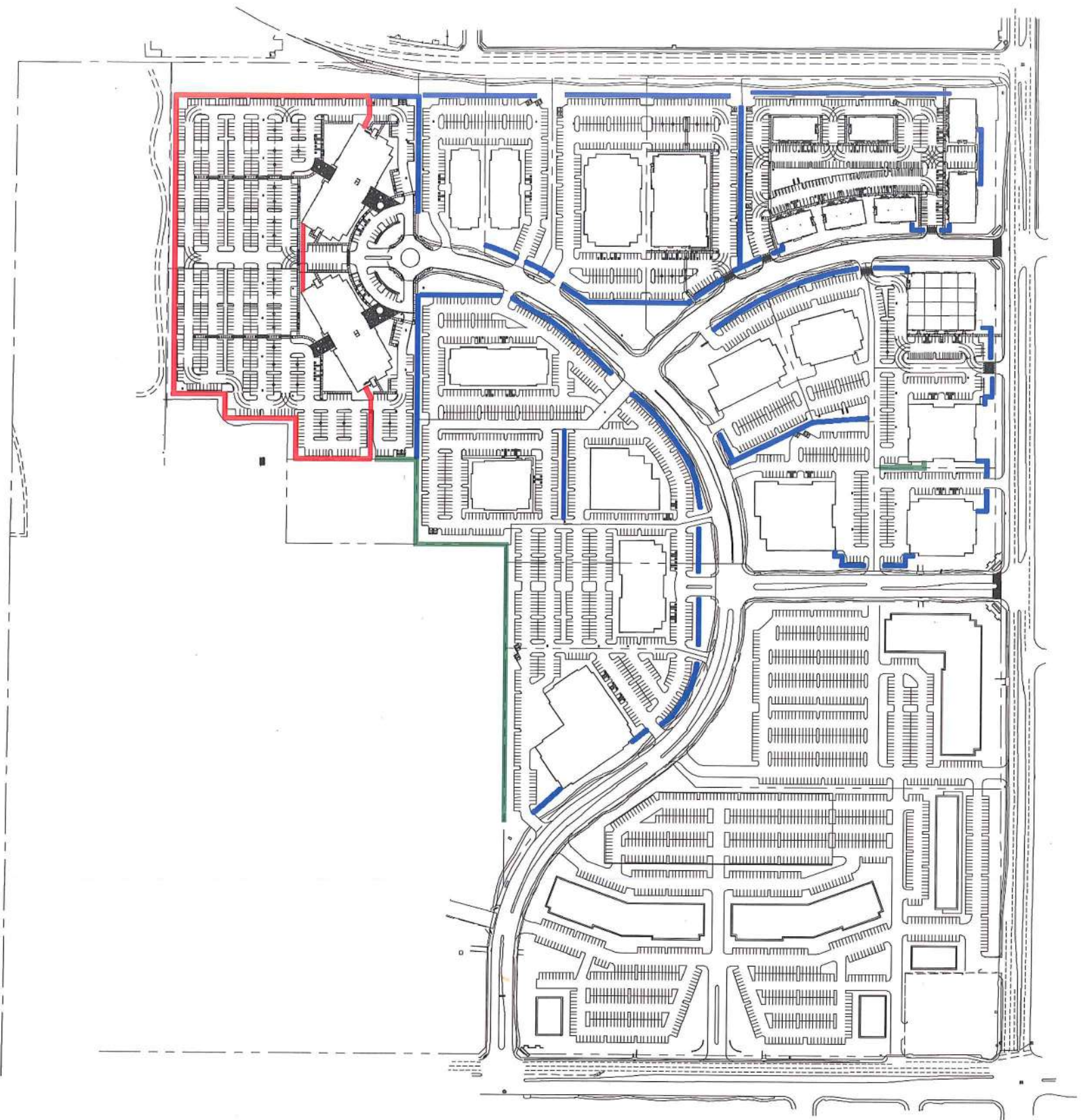
 WROUGHT IRON FENCE



 PERIMETER SCREEN WALL



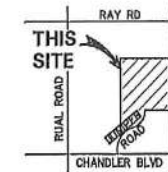
 PARKING SCREEN WALL



CONCEPTUAL MASTER GRADING AND DRAINAGE PLAN

FOR CHANDLER CORPORATE CENTER NWC CHANDLER BLVD & McCLINTOCK DRIVE CHANDLER, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



N.T.S.

VICINITY MAP

DEVELOPER/OWNER

LGE CORPORATION
740 N. 52ND STREET SUITE 200
PHOENIX, ARIZONA 85008
PHONE: (602) 966-4001
FAX: (602) 966-9001
CONTACT: FRANK PETIT

ARCHITECT

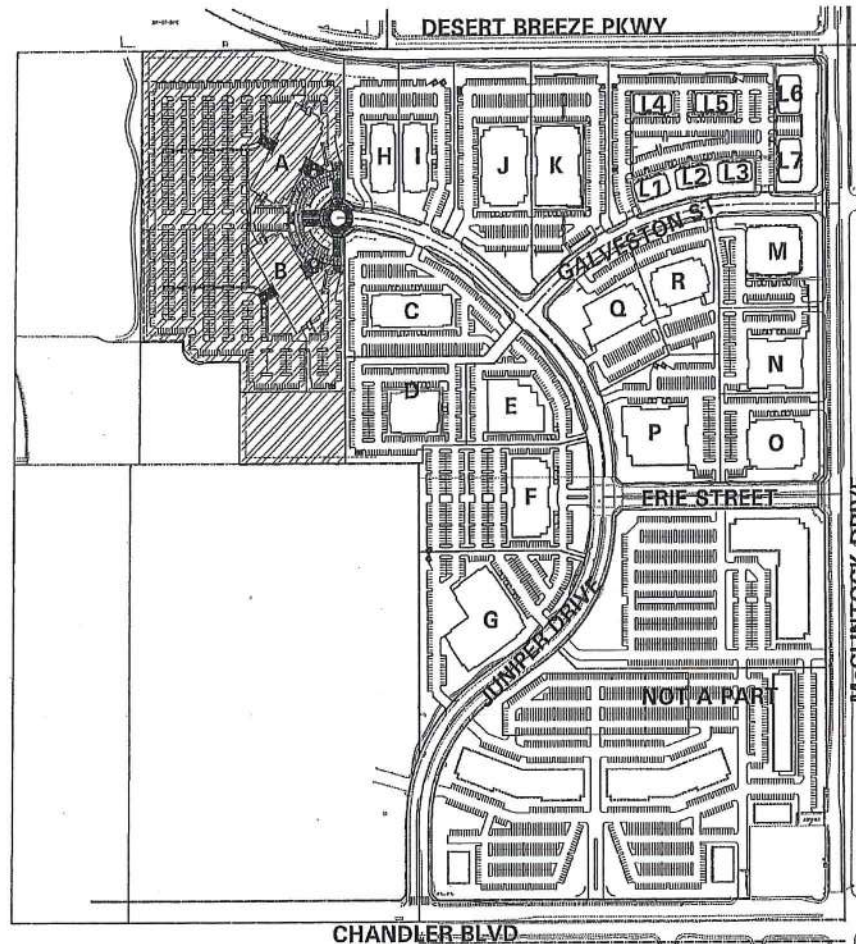
PATRICK HAYES ARCHITECTS
15849 N. 71ST STREET SUITE 200
SCOTTSDALE, ARIZONA 85264
PHONE: (480) 556-8000
FAX: (480) 556-9400
CONTACT: TIM THIELKE

CIVIL ENGINEER

HUNTER ENGINEERING, P.C.
8283 N. HAYDEN ROAD SUITE 275
SCOTTSDALE, ARIZONA 85268
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JEFF HUNTER

SHEET INDEX

COVER SHEET.....	C1
CONCEPT MASTER GRADING AND DRAINAGE PLAN.....	C2
CONCEPT MASTER GRADING AND DRAINAGE PLAN.....	C3
CONCEPT MASTER UTILITY PLAN.....	C4
CONCEPT MASTER UTILITY PLAN.....	C5



SITE PLAN

N.T.S.

NO.	DATE	REVISION	BY

DESIGN BY: DRW
DRAWN BY: PLM
CHECKED BY: LMT

CIVIL AND SURVEY

HUNTER
ENGINEERING
8283 N. HAYDEN RD, SUITE 275
SCOTTSDALE, AZ 85268
PHONE: (480) 991-3985
FAX: (480) 991-3986



COVER SHEET
FOR
CHANDLER CORPORATE CENTER
NWC CHANDLER BLVD & McCLINTOCK DR
CHANDLER, ARIZONA

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

THE JOB NO.: LGEC040

SCALE
N.T.S.

SHEET
C1 OF 5

C.O.C. LOG NO. PPT 05-0010



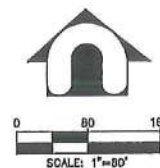
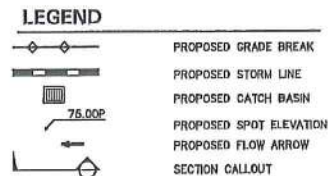
PHArchitecture
Patrick Hayes Architecture



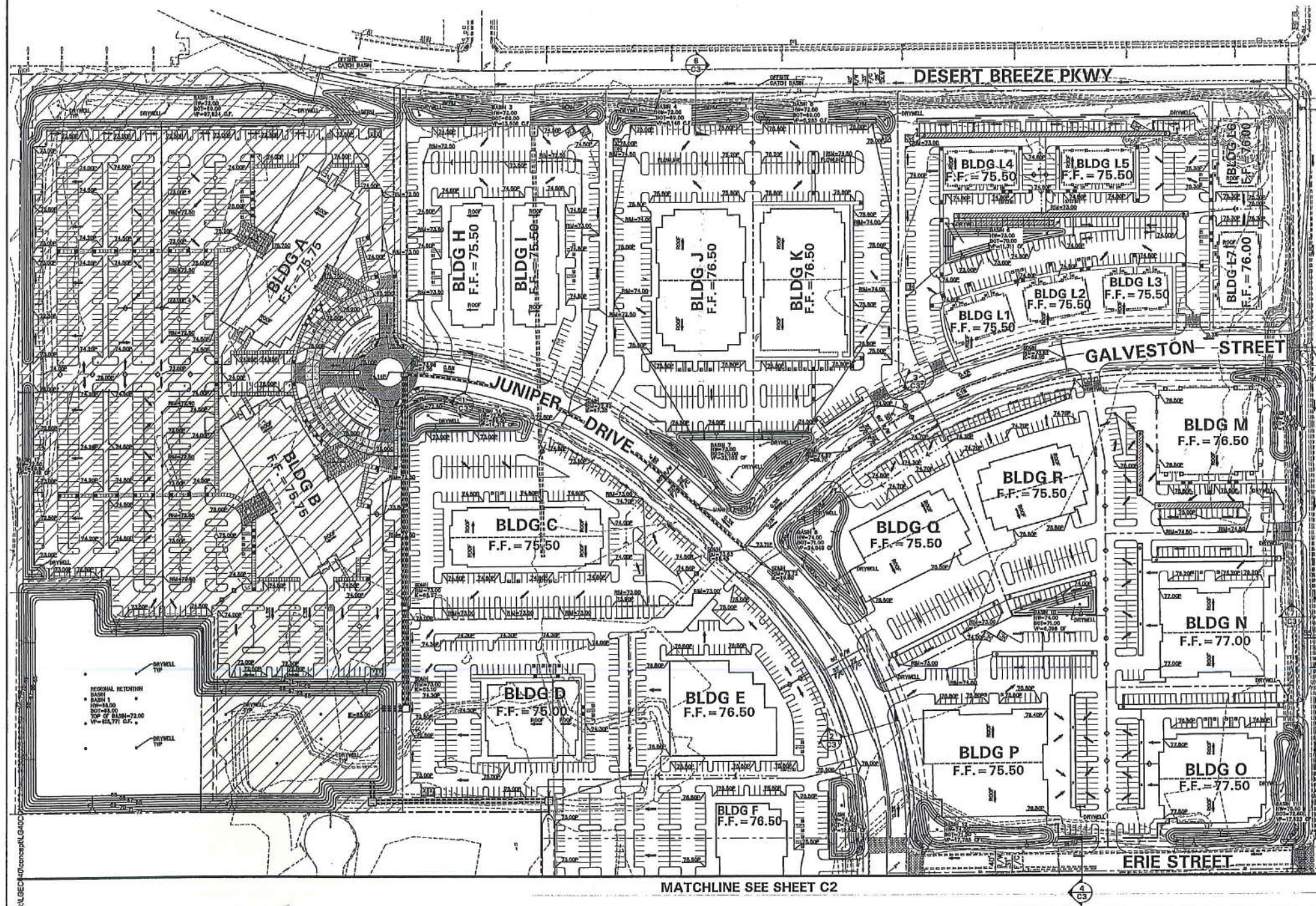
11.03.05

Page 23

CONCEPTUAL MASTER GRADING & DRAINAGE PLAN NWC CHANDLER BLVD & MCCLINTOCK DRIVE



NO.	DATE	REVISION	BY



RETENTION SUMMARY

RETENTION REQUIRED
SITE AREA 75.18
CITY OF CHANDLER FORMULA
 $V=D/12 \times A \times C \times 1.1$ D=2.6
RETENTION REQUIRED=
 $(0.8)(2.6/12)(75.18)(43560)(1.1)=702,453 \text{ CU.FT.}$

REGIONAL RETENTION
RETENTION REQUIRED 43.56
SITE AREA 43.56
RETENTION REQUIRED=
 $(0.8)(2.6/12)(43.56)(43560)(1.1)=407,008 \text{ CU.FT.}$

RETENTION PROVIDED

BASIN 1	425,771 CU.FT.
BASIN 7	32,102 CU.FT.
BASIN 13	12,582 CU.FT.
BASIN 14	14,312 CU.FT.
BASIN 15	9,715 CU.FT.
BASIN 16	2,216 CU.FT.
BASIN 17	7,946 CU.FT.
BASIN 18	13,919 CU.FT.
BASIN 19	3,938 CU.FT.
SURFACE TOTAL	522,501 CU.FT.

TOTALS
TOTAL RETENTION REQUIRED — 407,008 CU.FT.
TOTAL RETENTION PROVIDED — 522,501 CU.FT.
EXCESS — 115,493 CU.FT.

UNDERGROUND RET.

RETENTION REQUIRED
SITE AREA 22.73
RETENTION REQUIRED=
 $(0.8)(2.6/12)(22.73)(43560)(1.1)=212,380 \text{ CU.FT.}$

RETENTION PROVIDED

BASIN 8	11,311 CU.FT.
BASIN 9	24,049 CU.FT.
BASIN 10	13,216 CU.FT.
BASIN 11	6,398 CU.FT.
BASIN 12	17,823 CU.FT.
BASIN 12	17,785 CU.FT.
SURFACE TOTAL	90,284 CU.FT.

TOTALS
TOTAL RETENTION REQUIRED — 212,380 CU.FT.
TOTAL RETENTION PROVIDED — 90,284 CU.FT.
UNDERGROUND — 122,096 CU.FT.

RETENTION

RETENTION REQUIRED
SITE AREA 8.88
RETENTION REQUIRED=
 $(0.8)(2.6/12)(8.88)(43560)(1.1)=82,971 \text{ CU.FT.}$

RETENTION PROVIDED

BASIN 2	97,824 CU.FT.
BASIN 3	13,606 CU.FT.
BASIN 4	5,148 CU.FT.
BASIN 5	6,283 CU.FT.
SURFACE TOTAL	121,861 CU.FT.

TOTALS
TOTAL RETENTION REQUIRED — 82,971 CU.FT.
TOTAL RETENTION PROVIDED — 121,861 CU.FT.
EXCESS — 38,890 CU.FT.

DESIGN BY: CRW
DRAWN BY: JLM
CHECKED BY: JLM

CIVIL AND SURVEY

HUNTER
ENGINEERING
8283 N. HAYDEN RD. SUITE 275
SCOTTSDALE, AZ 85258
480.891.3985
F 480.891.3986



CONCEPTUAL MASTER GRADING
AND DRAINAGE PLAN FOR
CHANDLER CORPORATE CENTER
NWC CHANDLER BLVD & MCCLINTOCK DR
CHANDLER, ARIZONA

THESE PLANS ARE
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FROM THE GOVERNING
MUNICIPALITY.

HE JOB NO.1
LGE040

SCALE
1"=80'

SHEET
C2 OF 5

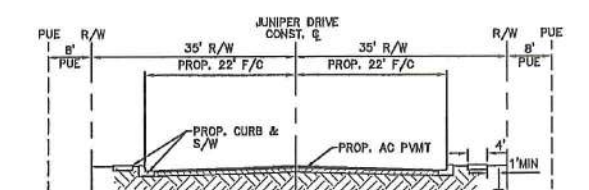
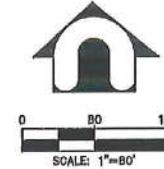
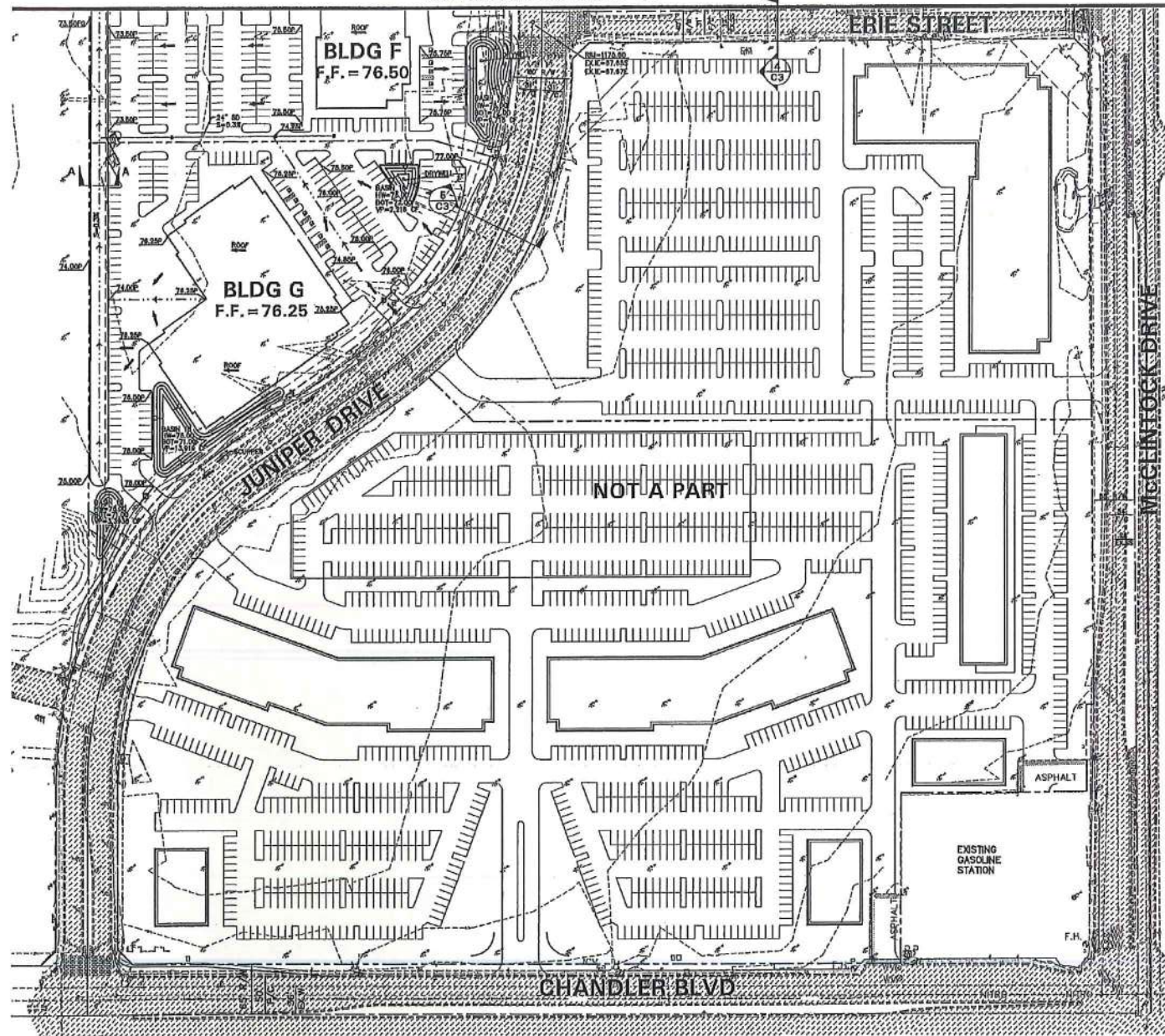
MATCHLINE SEE SHEET C2

C.O.C. LOG NO. PPT 05-0010

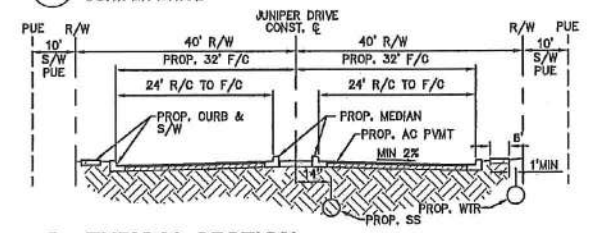


CONCEPTUAL MASTER GRADING & DRAINAGE PLAN NWC CHANDLER BLVD & MCCLINTOCK DRIVE

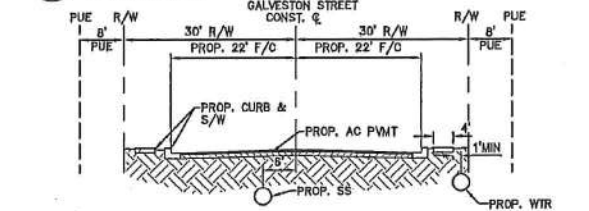
MATCHLINE SEE SHEET C1



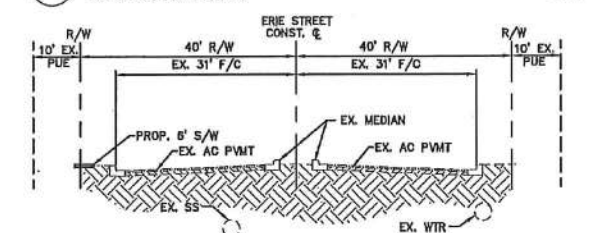
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JUNIPER DRIVE N.T.S.



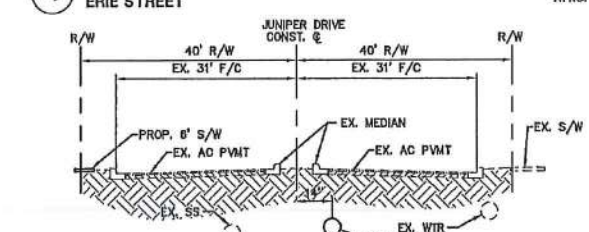
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JUNIPER DRIVE N.T.S.



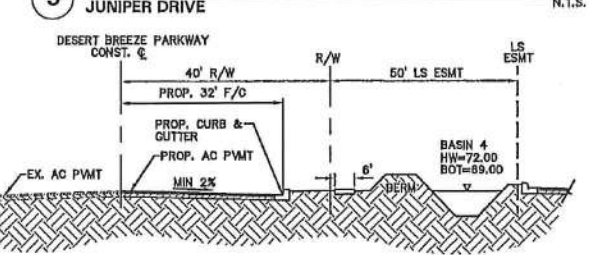
3 TYPICAL SECTION
GALVESTON STREET N.T.S.



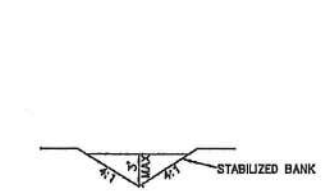
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ERIE STREET N.T.S.



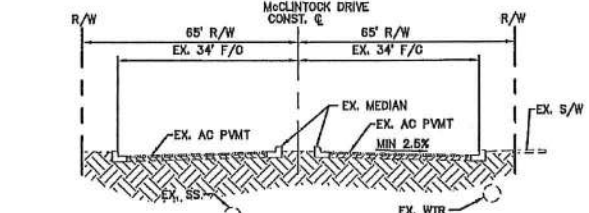
5 TYPICAL SECTION
JUNIPER DRIVE N.T.S.



6 TYPICAL SECTION
DESERT BREEZE PARKWAY N.T.S.



A-A DITCH SECTION N.T.S.



7 TYPICAL SECTION
McCLINTOCK DRIVE N.T.S.

BY:	
NO. DATE	
REVISION	
PURPOSE	

DESIGN BY: GRW
DRAWN BY: RJM
CHECKED BY: LMT

CIVIL AND SURVEY
HUNTER
ENGINEERING
8235 N. HAYDEN RD., SUITE 275
SCOTTSDALE, AZ 85258
F: 480.991.3668



CONCEPTUAL MASTER GRADING
AND DRAINAGE PLAN FOR
CHANDLER CORPORATE CENTER
NWC CHANDLER BLVD & MCCLINTOCK DR
CHANDLER, ARIZONA

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FROM THE GOVERNING
MUNICIPALITY.

HE JOB NO.:
LGEC040

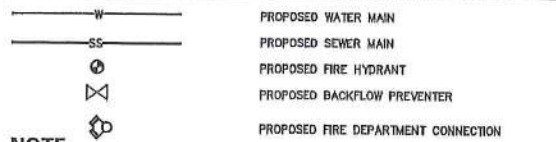
SCALE
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SHEET
C3 OF 5

C.O.C. LOG NO. PPT 05-0010



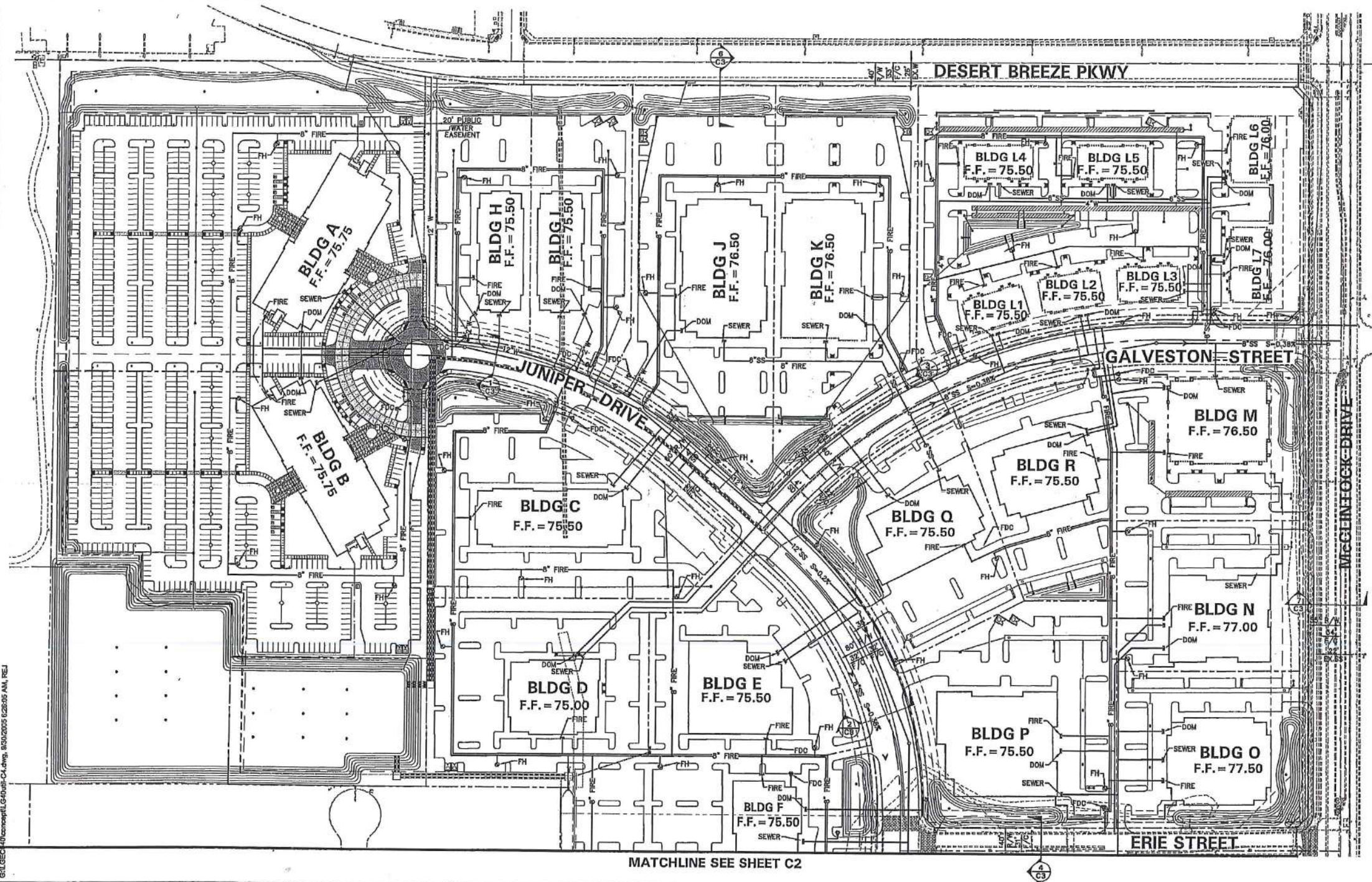
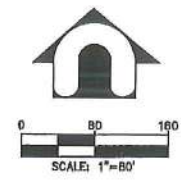
LEGEND



NOTE

1.) ON-SITE FIRE AND DOMESTIC WATER SERVICES ARE SUBJECT TO CHANGE DURING FINAL SITE DESIGN AND DEVELOPMENT.
 2.) MINIMUM DESIGN SEWER SLOPE SHALL BE 0.0036 FT/FT FOR PUBLIC 6" SANITARY SEWER LINES IN ORDER TO SERVICE THIS DEVELOPMENT.

**CONCEPTUAL MASTER UTILITY PLAN
 NWC CHANDLER BLVD & MCCLINTOCK DRIVE**



NO.	DATE	REVISION	BY

PURPOSE:

DESIGN BY: CRW
 DRAWN BY: RLM
 CHECKED BY: LMT

HUNTER
 ENGINEERING
 8283 N. HAYDEN RD. SUITE 272
 SCOTTSDALE, AZ 85258
 T 480 991 3985
 F 480 991 3986



**CONCEPT MASTER UTILITY PLAN
 FOR
 CHANDLER CORPORATE CENTER
 NWC CHANDLER BLVD & MCCLINTOCK DR
 CHANDLER, ARIZONA**

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HE JOB NO.: LGEC040

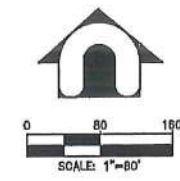
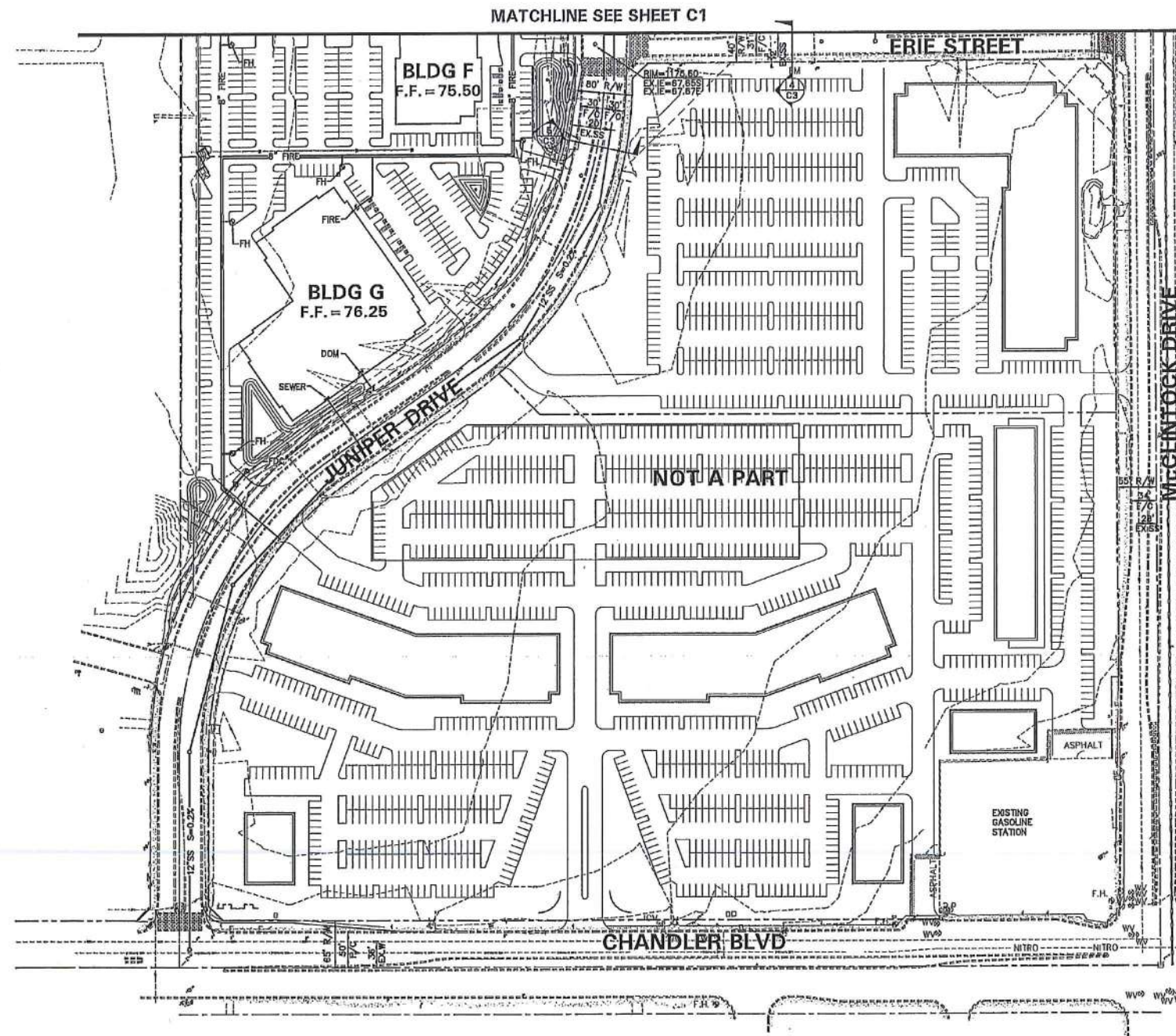
SCALE: 1" = 80'

SHEET 4 OF 5

C.O.C. LOG NO. PPT 05-0010



CONCEPTUAL MASTER UTILITY PLAN NWC CHANDLER BLVD & MCCLINTOCK DRIVE



NO.	DATE	REVISION	BY

PURPOSE

DESIGN BY: CRW
 DRAWN BY: RJM
 CHECKED BY: LMT

HUNTER
 ENGINEERING
 8833 N. HAYDEN RD., SUITE 275
 SCOTTSDALE, AZ 85258
 F: 480.951.3986

CIVIL AND SURVEY



CONCEPTUAL MASTER UTILITY PLAN
 FOR
 CHANDLER CORPORATE CENTER
 NWC CHANDLER BLVD & MCCLINTOCK DR
 CHANDLER, ARIZONA

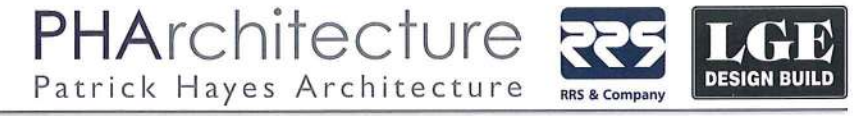
THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

HE JOB NO.: LGEC040

SCALE: 1"=80'

SHEET C5 OF 5

C.O.C. LOG NO. PPT 05-0010



Parking

GENERAL REQUIREMENTS & CONSTRUCTION STANDARDS

The size of all parking spaces, driveways, islands in parking areas and other improvements in the parking areas must conform to the minimum established requirements of the City of Chandler Zoning Ordinance (Article No. XVIII, §1802 No 1-16, Supp. No 2-26-87)

- Minimum size of a parking space shall be nine (9) feet by nineteen (19) feet. A two-foot, six inch landscape strip is permitted for vehicular overhang at the front of the parking stall. Said strip is not considered a part of any required on-site landscaping.
- Minimum driveway widths shall be twenty-four (24) feet for two-way drives. Fourteen (14) foot one-way drives are permitted where such drives are not required as fire lanes by the fire department. All driveways shall be located at least ten (10) feet from an interior lot line.
- Minimum parking lot aisle widths:

Parking Angle	30°	40°	60°	90°
Aisle Width	13'	15'	19'	24'
- All required off-street parking spaces shall be connected with a public street by a paved driveway not less than twenty (20) feet in length within the property lines.
- All parking areas and driveways shall have a surface of masonry, concrete or asphalt.
- No temporary parking lots will be allowed.
- Alleys used for commercial or industrial uses adjacent to a single-family residential district may not be used as access to parking or loading area, except where such arrangement has been authorized by a use permit.
- There shall be no storage or display of merchandise or goods in parking lots and pedestrian walkways within a parking area.
- Storage and collection areas for shopping carts shall be provided in all parking lots for retail establishments utilizing such carts.
- Covered parking – such structures shall be located and/or arranged that it is perceived as an integral part of the building elevations. Said structures shall be enhanced through architectural treatment and/or trees and shrubs. Canopy structures shall be finished with colors which match or complement building colors. Canopies shall be cantilever type. Special attention shall be given to the citing of any covered parking canopies adjacent to Desert Breeze Boulevard. Covered parking areas for each building shall be designated in connection with staff approval of Final Development Plans for each building.
- Tandem parking of vehicles shall not qualify for required parking spaces.
- All vehicular egress from parking lots to public rights-of-way shall be by forward motion only.
- Except where a wall is required, six-inch concrete curbing shall be required around the perimeter of the parking area to protect landscaped areas and control vehicular circulation and the flow of storm water.
- In the design of the parking lots and entrances to and from those parking lots and facilities served by those parking lots, provisions shall be provided for adequate, safe, convenient pedestrian circulation, including for the handicapped.
- No Compact spaces will be allowed.
- All driveways and parking areas must be paved with concrete or asphaltic concrete. Except for edges of paving adjacent to walls, vertical curbs shall be constructed at all edges of any paving. Asphalt curbs are prohibited, and the use of precast concrete parking bumpers in lieu of curbs is prohibited.

PARKING SCHEDULES

The following parking standards are the minimum requirements as set forth by the Chandler zoning ordinances.

General offices, non-retail commercial – 1 space per 200 square feet.

Restaurants, cafes – 1 space per 50 square feet of public serving area, plus 1 space per 200 square feet of preparation area.

Shopping Centers – 5.5 spaces per 1,000 square feet.

Retail Sales – 1 space per 250 square feet.

Industrial, Manufacturing, Warehousing –

- 1 space per 500 square feet gross floor area
- 1 space per 200 square feet of office space
- 1 loading space for each 25,000 square feet of gross floor area.

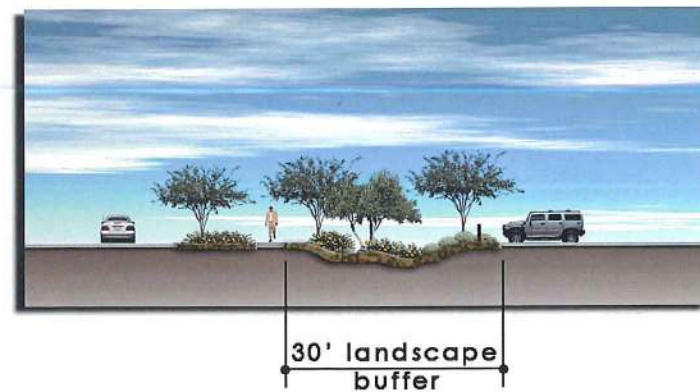
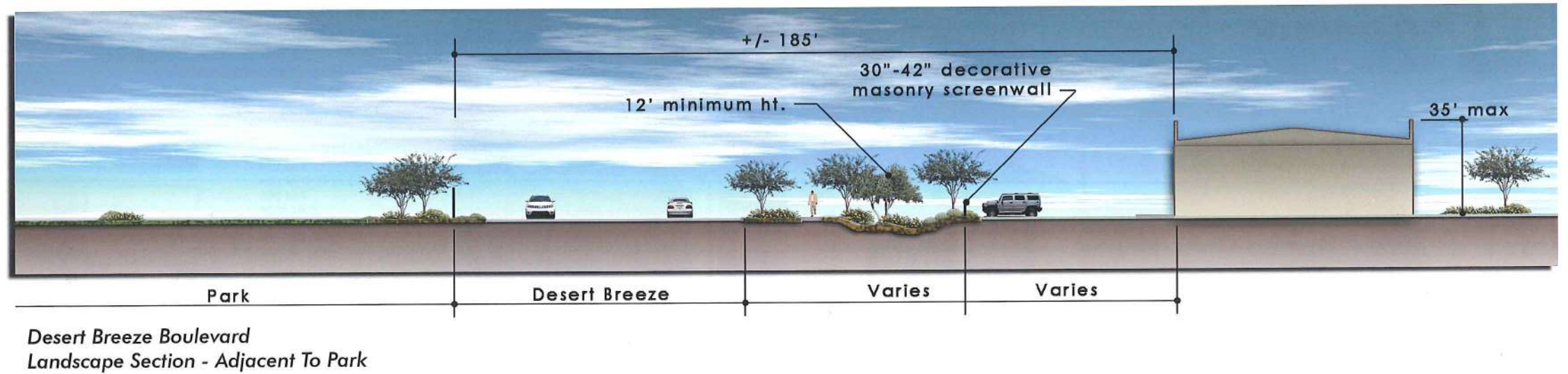
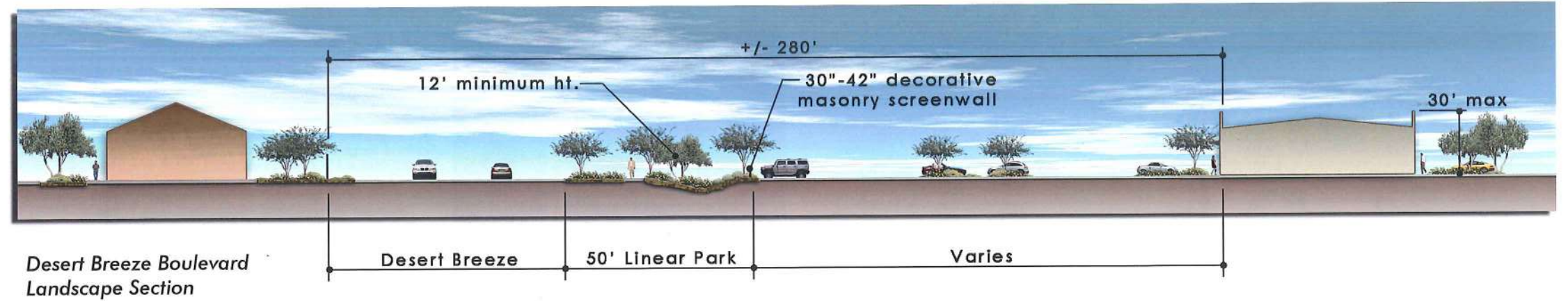
SCREENING OF PARKING AREAS

When parking areas abut a front yard or road frontage landscaped area, such parking areas shall be screened with decorative masonry walls and earth berms ranging between thirty (30) and forty-two (42) inches in height. Horizontal and vertical variation in the design of the screening walls is required whenever linear alignments exceed eighty (80) feet.

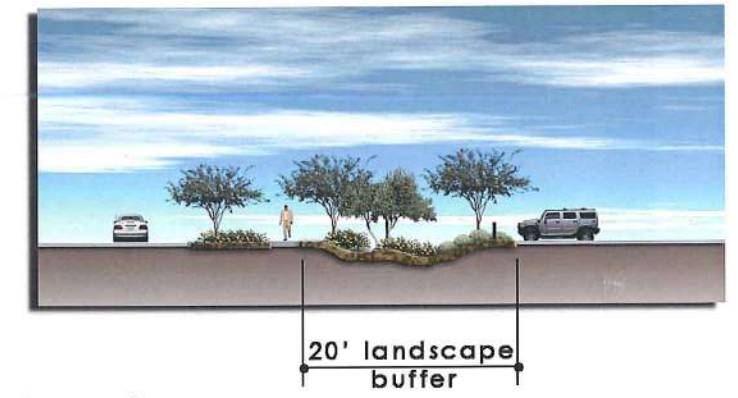
Twenty (20) foot setback areas shall be provided at a minimum rate of one (1) tree and six (6) shrubs per thirty (30) lineal feet of frontage plus sufficient ground cover plantings to provide a combined shrub and ground coverage of fifty percent (50%) (or more) of the total landscaped area.

Intersection setback areas shall be provided at a minimum rate of one (1) tree and six (6) shrubs per eight-hundred (800) square feet plus sufficient ground cover plantings to provide a combined shrub and ground coverage of 50% (or more) of the total landscaped area.

Trees must be placed a minimum of five feet (5') from sidewalks, public access ways or rear of fire hydrants. Shrubs must be, at maturity, five feet (5') from the rear of a fire hydrant. No material, other than groundcover, may be placed between the street or roadway and fifteen feet (15') either side of a fire hydrant. Show hydrant locations on landscape plans.



McClintock Road & Chandler Boulevard Landscape Section



Interior Street Landscape Section

Site Lighting

Lighting fixtures have been selected from the Aviator from beta-lighting to be used throughout the site.

Along interior streets there shall be a lamp on one side. The lamp shall be metal halide with a mounting height of twenty-five feet (25') from grade.

Within parking lots there shall be lamps on both sides. A metal halide lamp with a mounting height of thirty feet (30') from grade will be used.

All fixtures will be finished in the Standard Finish - Bronze. No light shall trespass across residential property lines.

Specifications

Housing
Rugged extruded 6063 T6 aluminum Min 0.080" (2mm) max 0.410" (10mm) incorporating precision, internally welded with clamp joint construction. Extruded aluminum heavy wall yoke incorporating circular reveals to allow light passage reducing 'ground shadowing'. Aerodynamic profile reduces wind loading cross-section. Unique 'positive lift' design transposes lateral loading and pole sway with upward 'lift', much like the wing on an aircraft.

Reflector
High performance highly polished specular grade aluminum multi-stage optics are segmented, multifaceted and rotatable in 90 degree increments. Eliminator reflectors utilize horizontal lamp positions and are designed to minimize light output directly below the luminaire at low mounting heights. IES distributions available are Type: V, III, FF

Lens / Frame
6063 T6 clear anodized extruded aluminum. Servicing made easy with a hinged tool-less entry tempered glass lens fully gasketed and accessed below the luminaire. Flat tempered safety glass encased with EPDM gasket is standard. Sag bubble glass is optional.

Electrical
High power factor ballasts rated to -30°C (-20°F). 4 KV rated mogul base lamp holders are utilized for all reflector types.

Finish
For long life, oven baked polyester powder coatings utilizing multi stage pre-treatment are supplied as standard. Hard color anodizing is optional.

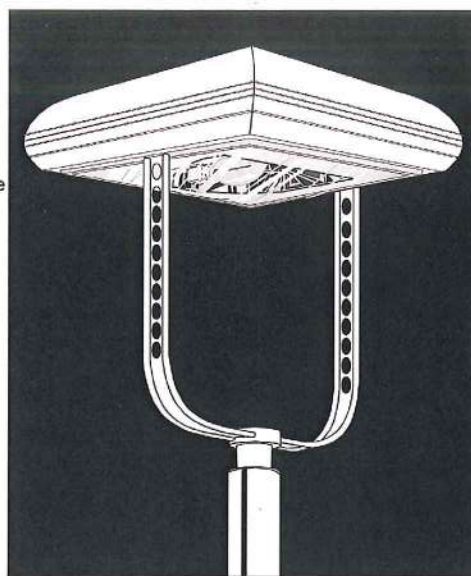
Warranty
A three year warranty against defects in material and workmanship. The ballast manufacturer provides a two year warranty. All warranties are limited to replacement and/or repair.

Catalog Code

ELT 1	1000 MH
	750 MHP (PULSE)
	450 MH
	400 MHP (PULSE)
	400 MH
	1000 HPS
	120, 208, 240, 277, 347, 480, 600
	VQ, III, FF (IES type 4)
	Flat Glass (LG)
	Frosted Glass (FG)
	Bubble Glass (BG)
	Yoke Mount (YM)
	Pole Mount (PM)
	Slip Fitter Mount 1 fixture (FT1)
	Slip Fitter Mount 2 fixture 180 deg. (FT2)
	Slip Fitter Mount 3 fixture 120 deg. (FT3)
	Photo Control (PC) Quartz Restrike (Q)
	Fuse(s) (F) Modular Discon. (MD)
	House Side Shield (HS)
	White (WH) Clear Anodizing (CLA)
	Black (MBK) Black Anodizing (MBA)
	Bronze (BZS) Bronze Anodizing (BZA)
	Special (SPC)

Eliminator

1000 watt HID Cut-Off Post Top Luminaire
1000 MH use BT37
Reduced Envelope Lamps.



Effective Projected Area:

E.P.A. measured in sq/ft and includes yoke mounting
EPA = 1.06

Pappi Lighting



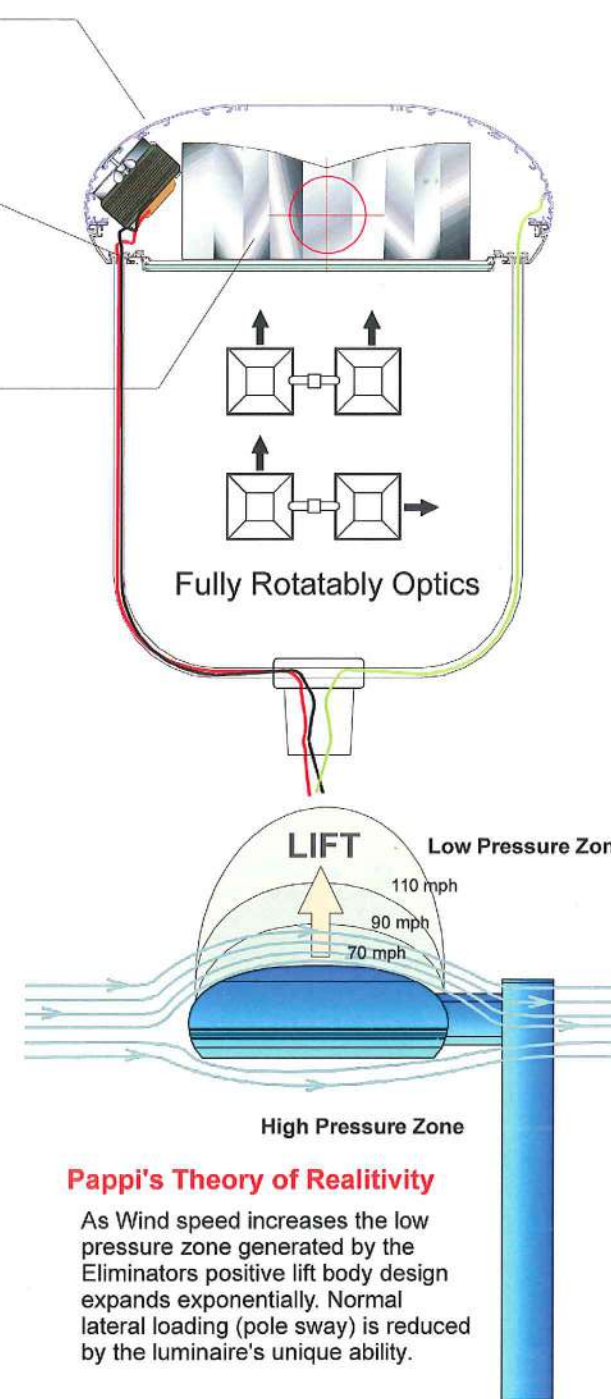
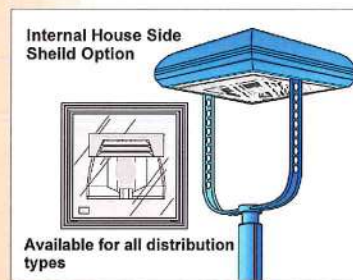
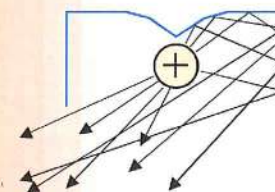
Listed for Wet Location

www.pappilighting.com Tel: 888-853-1139 Fax: 866-720-3015

Features / Construction

Eliminator 1000watt - Aerodynamic - High Performance - HID Cut-Off Luminaire

- Extruded aluminum construction offered in a wide variety of colors and unmatched ultra-tuff hard color anodized finishes.
- Servicing made easy with a hinged tool-less entry tempered glass lens fully gasketed and accessed below the luminaire. The low mounting height will eliminate the need for long reach equipment.
- High performance multi-stage stepped optics are engineered to remove the 'Hot Spot' and to maximize uniformity at a never before 30' mounting height. The Eliminator will reduce the number of luminaires and poles required on your project significantly.



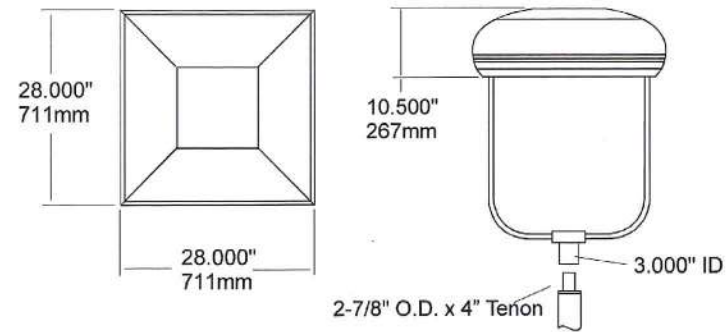
Pappi's Theory of Reality

As Wind speed increases the low pressure zone generated by the Eliminators positive lift body design expands exponentially. Normal lateral loading (pole sway) is reduced by the luminaire's unique ability.

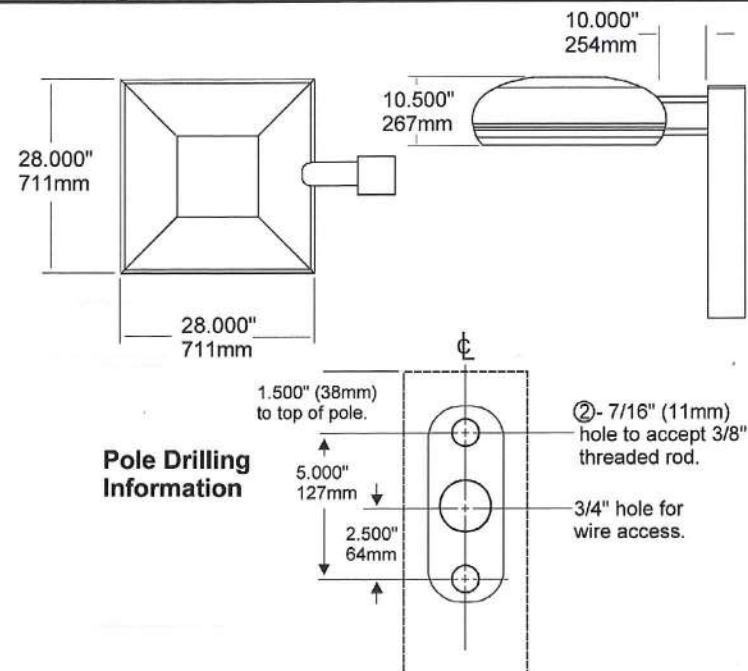
Eliminator Mounting

Eliminator 1000watt - Aerodynamic - High Performance - HID Cut-Off Luminaire

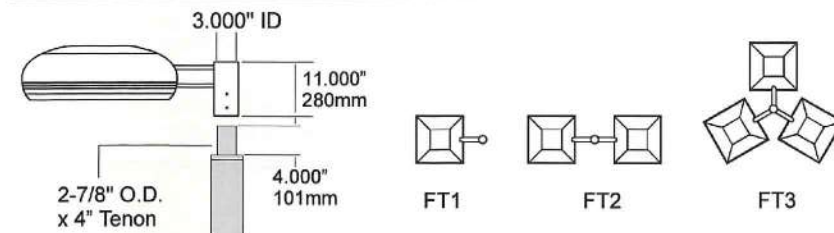
Post-Top Mounting Information



Pole Mounting Information



Slipfitter Mounting Information

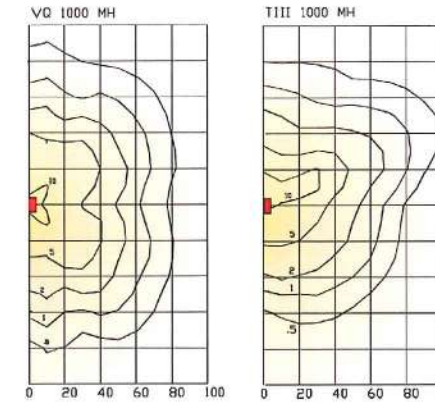
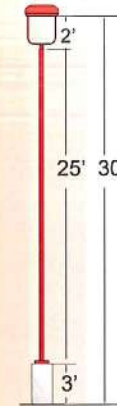


Pappi Lighting reserves the right to make product changes for improvement without prior notification

Photometrics

Eliminator 1000watt - Aerodynamic - High Performance - HID Cut-Off Luminaire

Area Applications

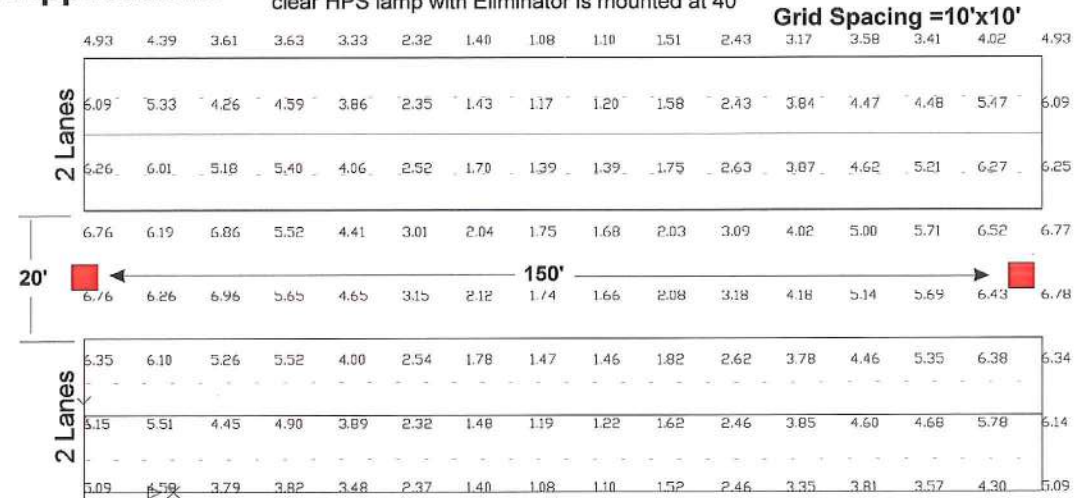
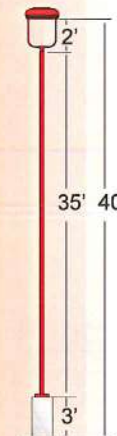


Photometrics are Initial and based on single luminaire 1000w clear MH lamp with a reduced envelope (BT-37). Eliminator is mounted at 30'

Grid Spacing = 20'x20'

Roadway Applications

Photometrics include a 0.72 LLF and based on single luminaire 1000w clear HPS lamp with Eliminator is mounted at 40'



Pappi Lighting

www.pappilighting.com Tel: 888-853-1139 Fax: 866-720-3015

Specifications

Housing
Extruded 6063 T6 aluminum Min 0.100" (2.5mm) max 0.470" (12mm) incorporating precision, clamp joint construction.

Reflector
Optics are segmented, multifaceted and rotatable. Five (4) Area lighting distributions are available. Types are: FF, VQ, III, and II.

Lens / Frame
6063 T6 extruded aluminum alloy. Self-hinge that opens to 120 degrees. Single handed tool-less access and removal is standard. Tempered safety glass encased with EPDM gasket is standard.

Electrical
High power factor ballasts rated to -30°C (-20°F) mounted to tool-less entry, hinged 'heat-sink door' for increased ballast life. 4 KV rated mogul base lamp holders are utilized for all reflector types.

Finish
For long life, oven baked polyester powder coatings utilizing multi stage pre-treatment are supplied as standard. Hard color anodizing is optional.

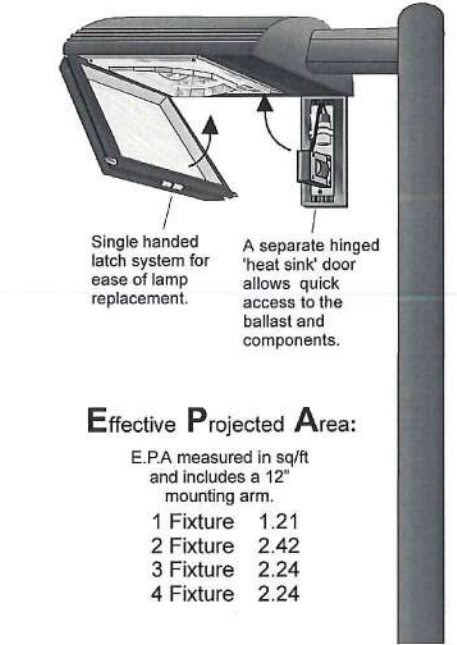
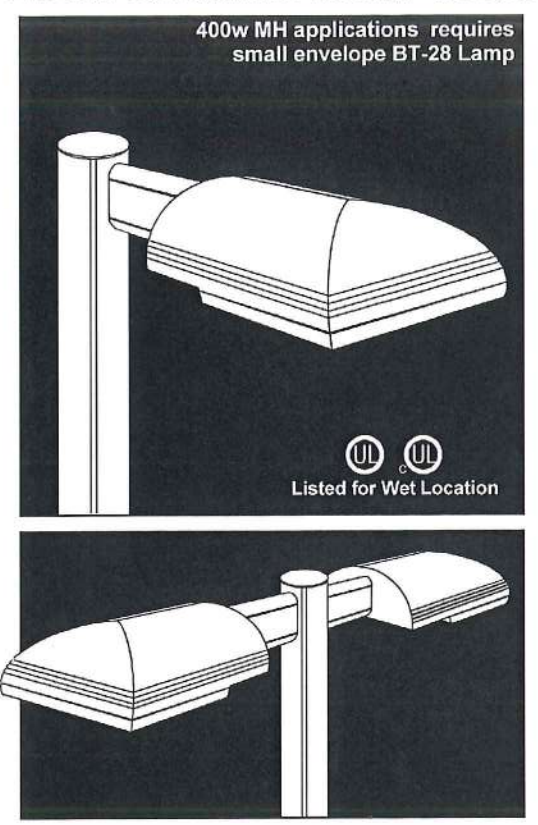
Warranty
Pappi HID Luminaires are warranted against defects in material and workmanship for five years. The ballast manufacturer provides a five year warranty. All warranties are limited to replacement and/or repair.

Catalog Code

AU1	450mh	400hps
	400mh	250hps
	250mh	200hps
	200mh	150hps
	175mh	
Lamp		
Voltage	120, 208, 240, 277, 347, 480, 600	
Distribution	VQ, III, II, FF	
Lens	Flat Glass (LG) Frosted Glass (FG)	
Mounting	Pole Mount (PM) Wall Mount (WM) Single Slipfitter (FT1) Twin Slipfitter @ 90 (FT2-90) Twin Slipfitter @ 180 (FT2-180) Triple Slipfitter (FT3) Quad Slipfitter (FT4)	
Options	4" Pole Mount Arm (AS4) 6" Pole Mount Arm (AS6) 12" Pole Mount Arm (AS12) Photo Control (PC) Quartz Restrike (Q) Fuse(s) (F) Modular Discon. (MD) House Side Sheild (HS)	
Color / Finish	Powder Coating White (WHI) Black (MBK) Bronze (BZS) Special (SPC) Anodizing Clear (CLA) Black (MBA) Bronze (BZA)	



Auraform One
HID Cut-Off Luminaire 150 Watt - 400 Watt



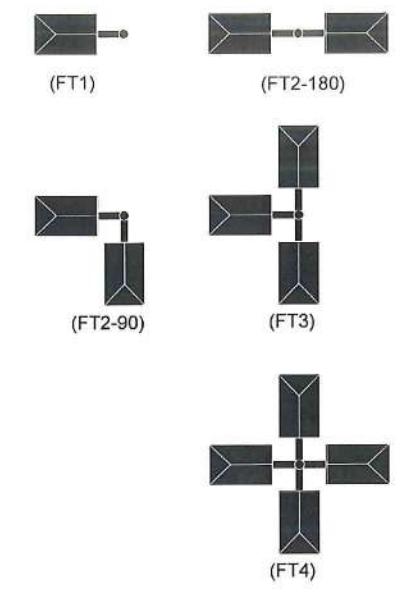
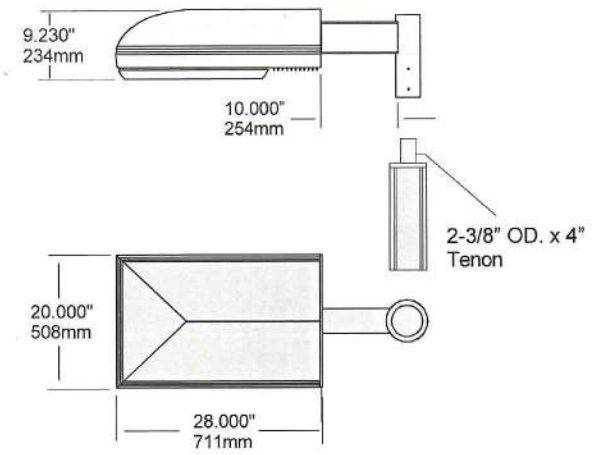
Effective Projected Area:

E.P.A measured in sq/ft and includes a 12" mounting arm.

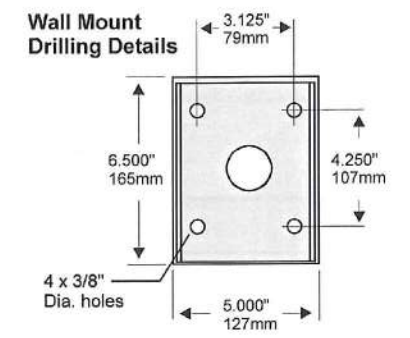
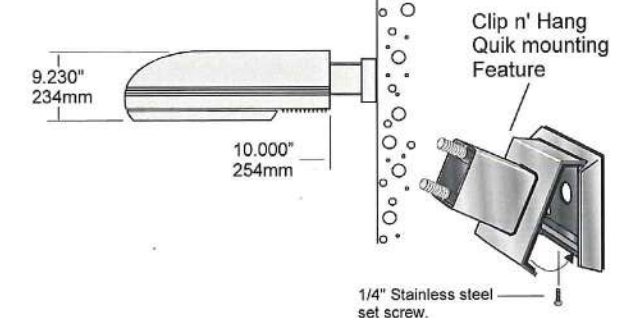
1 Fixture	1.21
2 Fixture	2.42
3 Fixture	2.24
4 Fixture	2.24

Auraform One Twin Bar Hangers 150 watt - 400 watt

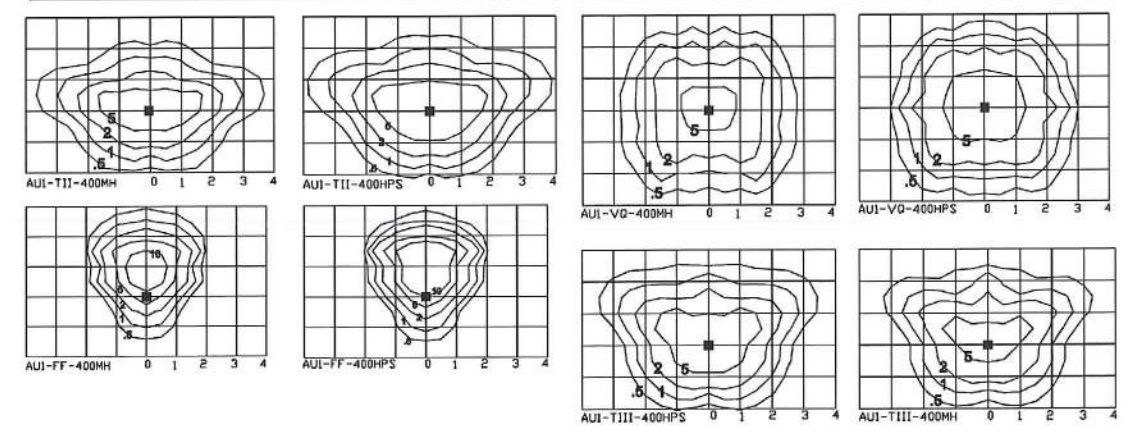
Slipfitter Mount



Wall Mount



Photometric Data



Auraform One Mounting height Multiplier.

Height	8'	15'	18'	20'	24'	28'	30'
Multiplier	3.51	1.77	1.23	1	0.69	0.51	0.44

Pappi Lighting reserves the right to make product changes for improvement without prior notification



Signage Design Standards

OVERVIEW

Chandler Corporate Center signage has been developed to create an integrated graphic system that will provide standards for individual business identification and the Chandler Corporate Center.

Along with architecture and landscaping, signage and graphics for Chandler Corporate Center integrate the overall scheme of the Center through the promotion of the project through consistency, quality and fairness while being responsive to the adjacent residential neighborhoods. The signage system provides information and directs users and visitors in the development.

SIGN STANDARDS

The sign standards are to be used by each Owner of all parcels/projects and buildings within Chandler Corporate Center.

These sign standards describe approaches to be used in developing a sign program for each site. All signs shall conform to the Chandler Sign Ordinance. Any sign which bears the Chandler Corporate Center name and/or logo shall conform to the established logo standards.

Sign standards are for all Owners and tenants at Chandler Corporate Center, and are intended to allow for a strong marketing image, the creation of a related community of buildings and facilities, and contribute to the vitality and value of the entire Chandler Corporate Center.

For each development/project within Chandler Corporate Center, wall/building signage shall be approved by staff as part of the Final Development Approval, and shall be in compliance with the City of Chandler sign standards.

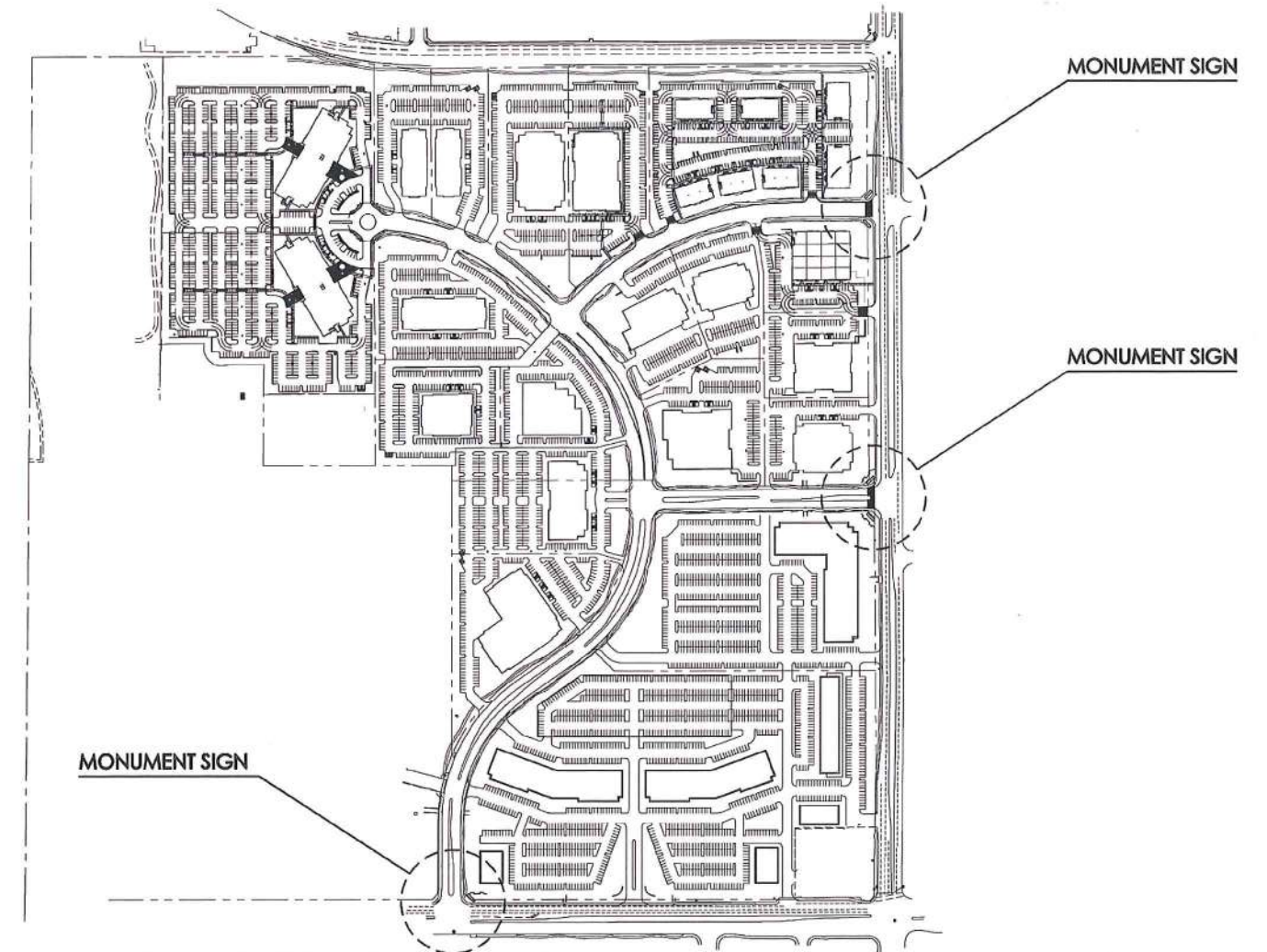
PROJECT SIGN TYPES

Each Owner is responsible for all signs on site which shall be built, installed and maintained by the Owner as part of their improvements. Signage for the common areas, project identity and individual tenant standards have been created in the following categories:

- Chandler Corporate Center Project ID
- Onsite Center Directory/Directionals
- Parcel Tenant Freestanding Identification
- Traffic Directionals
- Regulatory Signs
- Building/Tenant Signage
- Building Addressing

On site directory/directional and parcel/tenant freestanding identification signage to be reviewed and approved administratively by staff at time of individual plan application.

TYPICAL SIGN LOCATIONS



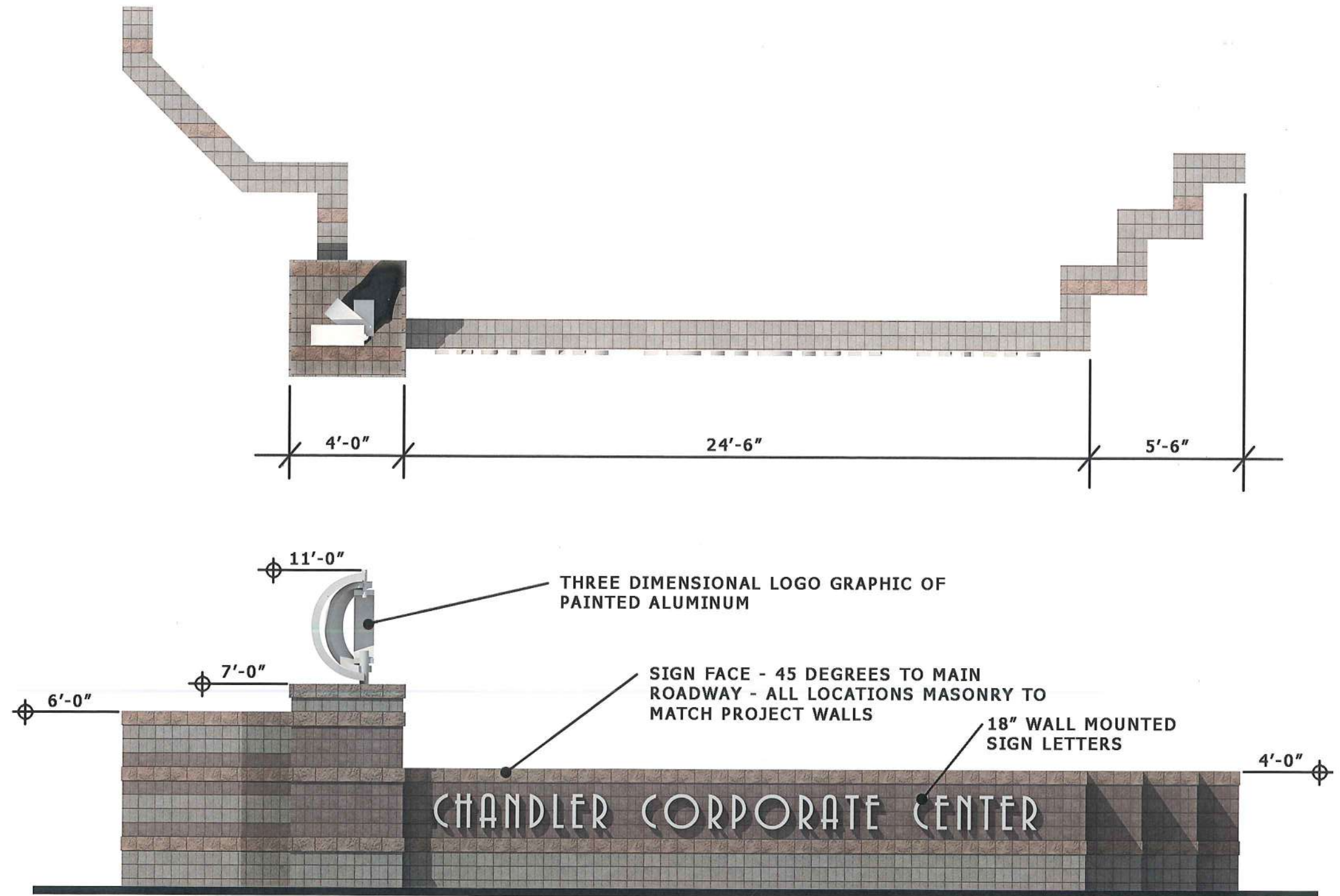
MAIN PROJECT IDENTIFICATION

These signs have been designed to create a sense of entry at the major entry points to the center located at McClintock and Erie, both entries along Desert Breeze and along the south at Chandler Boulevard and Juniper Road. The project entry signage will be incorporated into the entry theme walls and landscape concepts, utilizing contemporary design elements and compatible materials of masonry block, and dimensional aluminum fabricated graphics.

The logo and lettering for the identity is constructed of dimension and flat cut out aluminum with finishes and colors to accentuate and complement the architectural color palettes.

The project's logo is finished in painted aluminum (colors TBD) in a three dimensional form which will be accented by ground mounted illumination fixtures. The lighting fixtures will highlight the lettering as well as the landscaping.

MONUMENT SIGN ENTRY WALL



ON-SITE DIRECTORY/DIRECTIONAL SIGNS

Directory/directional signs have been designed to be utilized along the interior roads of the project to assist in directing to projects and major tenants located within.

These signs shall have a consistent look and design to help tie the project together. The Chandler Corporate Center logo and project lettering will be used along the top of each sign. A consistent letterstyle, Arial Bold, will be used to identify all projects and/or buildings identified by a major tenant. This will then be used on the identification signs for the individual projects.

Signs shall be no more than forty (40) square feet in area and eight (8) feet tall. Where applicable, both sides of the elements will be utilized for directional information and could have up to two (2) tenant panels.

The Chandler Corporate Center project logo will be used on each element in a size that is proportional to the sign face.

MONUMENT SIGN DETAILS



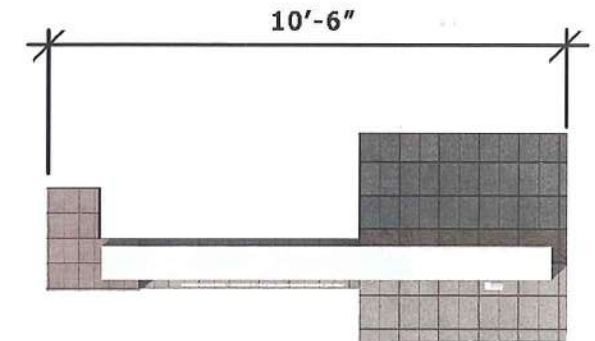
LOGO TO BE MADE OUT OF ALUMINUM AND STUD MOUNTED ON WALL TO MAKE 3-DIMENSIONAL GRAPHIC. FINAL COLORS TBD.

LOGO AND LETTERING DETAILS



LETTERING TO BE 1/2" THICK FLAT CUT OUT NON-DIRECTIONAL FINISHED ALUMINUM, STUD MOUNTED ONTO 1/4" FCO ALUMINUM. FINAL COLORS TBD.

DIRECTORY/DIRECTIONALS



PARCEL/TENANT FREESTANDING IDENTIFICATION SIGNS

Each parcel will be allowed a minimum of one (1) ground sign along each interior road it abuts, to identify the name of the project and multi-tenant building, or the name of its sole tenant. Signs must conform to the following criteria:

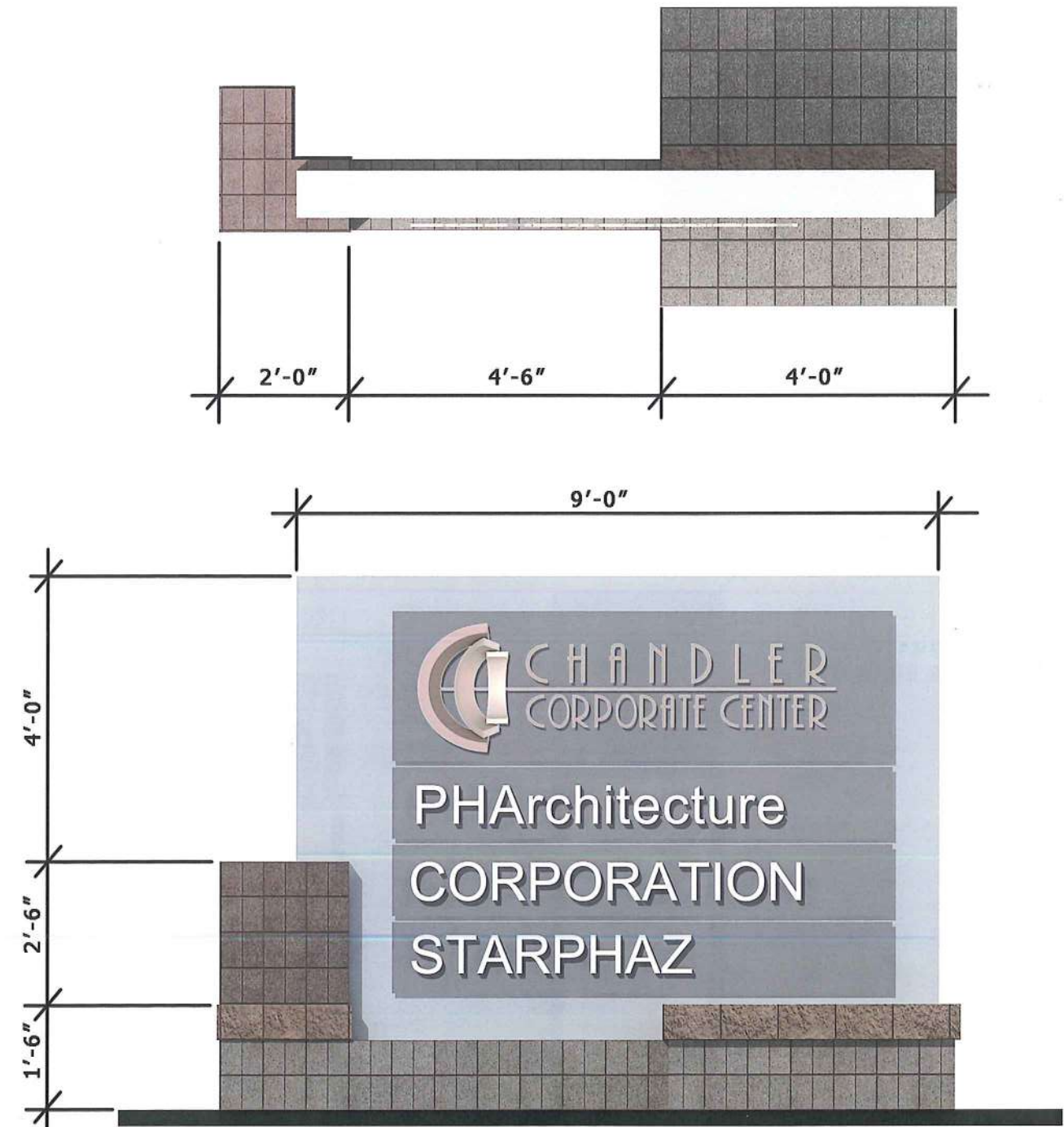
- Where the parcel has an excess of three hundred (300) feet of frontage, one (1) additional monument sign will be allowed for a total of two (2) signs per street.
- Maximum square footage shall never exceed four hundred and fifty (450) for all detached ground signs for any project.
- Content of ground signs may contain no more than two (2) tenants and may also contain a generic name of the project. If more than one sign per street front is allowed, it may contain two different tenant names than the first.
- Where the parcel has an excess of three hundred (300) feet of business frontage and only one entrance, the content may contain no more than four (4) tenants and may or may not contain a generic name of the project.
- All ground sign(s) shall integrate project screen wall materials and finishes, or as an extension of the wall.

- Maximum height of ground signs shall not exceed 8'-0".
- Name of project and/or major tenant shall be in Arial Bold as shown on the directory/directional sign, on the upper panel of the sign. Identification shall be routed from aluminum panel with black and white acrylic back up for internal illumination.

All tenant signage shall be on individual routed panels, of Arial Bold typeface with white acrylic backup panels, internally illuminated.

- Address numerals 6" in height, flat cut out aluminum, painted to match logo, stud mounted into masonry base or pilasters.
- Materials: masonry, concrete and architectural metals. Signs shall be compatible with adjacent building colors, materials, and architecture.
- Location: parallel or perpendicular to the street; conforming to setback requirements per City of Chandler ordinances.
- Illumination: sign base and cabinet to be ground illuminated with landscape fixtures hidden from view by landscaping features.

FREESTANDING IDENTIFICATION SIGNS



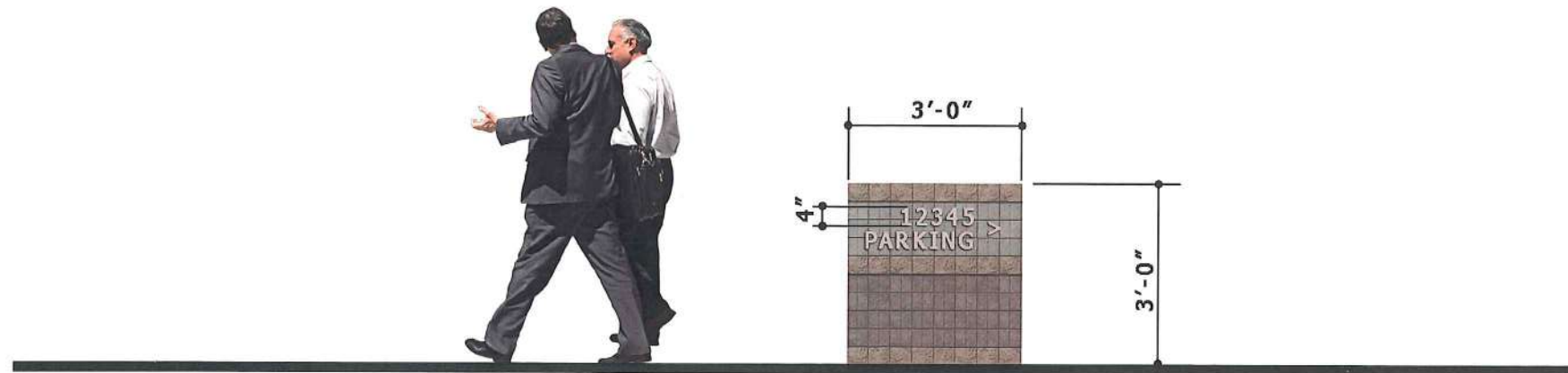
TRAFFIC DIRECTIONALS

Traffic directionals may be placed throughout the development to ensure safe and efficient vehicular traffic patterns and flow. Traffic directionals are used for identification of main entrances, speciality entrances for loading, deliveries, etc., and to delineate address entrances.

These signs must conform to the following criteria:

- Signs shall not exceed three feet six inches (3'-6") in height from grade.
- All copy shall be directional in nature, no tenant logos or names shall be used.
- Typestyle to be Arial Bold and reflective white vinyl.

Directionals

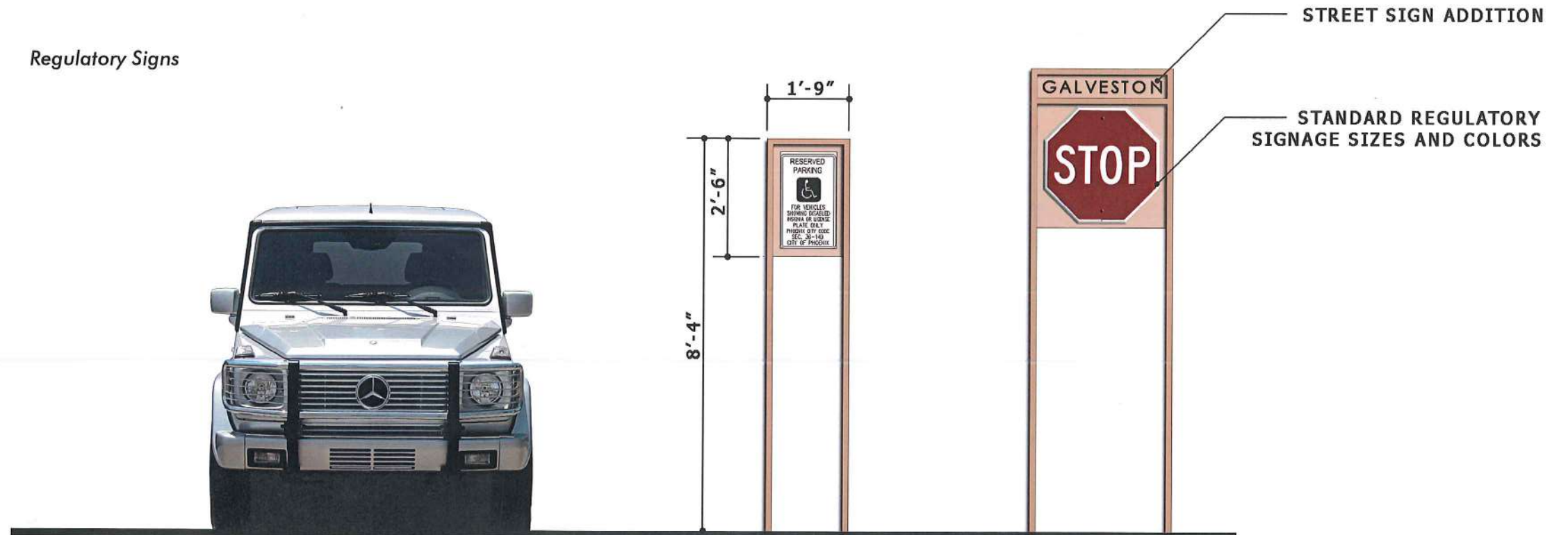


REGULATORY SIGNS

Regulatory signage will also be placed throughout Chandler Corporate Center to ensure safe and efficient vehicular traffic patterns and flow. These signs are upgraded from the standard DOT type u-channel and sheet metal signs through use of custom panels, backgrounds and colors. However, the signage panels will be standard DOT colors, shapes and sizes so there is no confusion to traffic regulatory information.

Custom colors will be used on the post and panel system for signs in all public right-of-ways as shown.

Regulatory Signs



Building/Tenant Wall Signage

For the identification of individual business within a multi-tenant facility, only individual letters will be allowed and must adhere to the following criteria:

- Signs shall not exceed one (1) square feet of sign area for each lineal foot of business frontage.
- Letter height – Not to exceed 80% of the fascia height (designated sign band area).
- Sign Length – No more than 80% of the length of the store front, or a maximum of two (2) square feet per each lineal feet of frontage.
- Quantity – One sign per tenant, per street elevation.
- Location – Within tenant's lease space area of the facade, centered horizontally and vertically within a designated sign band.
- Materials – Reverse pan channel metal.
- Illumination – Buildings adjacent to Desert Breeze Boulevard shall not have illuminated signs facing Desert Breeze Boulevard.
- Content – Occupant name and logo.
- Color – All tenant signs shall be of same color and finish as designated in the buildings sign program
- Typography – Per Occupant/Owner identity or as approved by the Committee.
- Installation – Individual forms with no exposed conduit, raceway or transformers.

BUILDING ADDRESSES (All Parcels)

- During daytime viewing, numerals/letters should create a high contrast to the background surface to which they are applied.
- All building numbers shall be 12" high and of the same material and construction as designated in the buildings sign program.
- Addresses are recommended for each corner of the building which faces a vehicular access. Rear elevations of buildings not directed toward public streets shall not require address numerals.

TEMPORARY SIGNS

Temporary signs can be used for construction and design team information or future tenant identification. These signs shall match the design theme of the project in all respects with the exception of materials.

Size, height and square footage allocations shall conform to the standards set forth in the I-1 District of the Chandler Zoning Sign Code.

GENERAL RESTRICTIONS

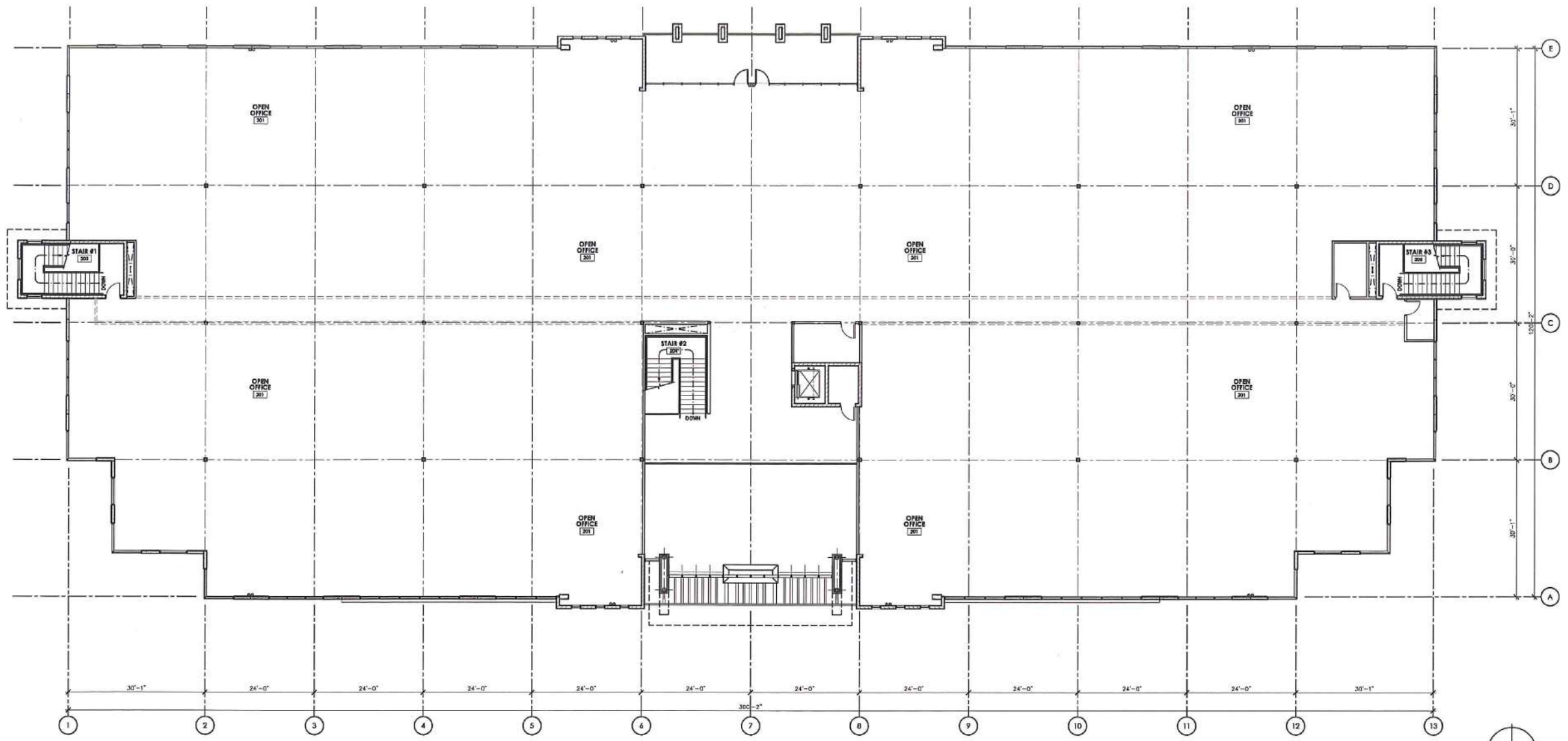
- Information may be added to signs. However, each revision must conform to the Guidelines. A sign that is to be replaced must be removed before the new sign can be installed.
- Temporary signs must be removed from the site when construction is substantially complete. Leasing signs must be removed when all space in a building has been leased.
- Temporary signs must be maintained in a "like new" condition.
- Temporary signs and construction fences shall conform to the City Of Chandler's Sign Ordinance for size, placement, and structural requirements.
- Animated, moving, flashing, or sound-emitting signs are prohibited.
- Signs painted with iridescent paint or Dayglow colors are prohibited.
- Exposed fluorescent or incandescent illumination is prohibited.
- Size, height and square footage allocations shall conform to the standards set forth in the I-1 District of The Chandler Zoning Sign Code.

SIGN MAINTENANCE

- Any signage that has been approved or that has been issued a permit by the City of Chandler shall be maintained by the Owner or Occupant in possession of the property on which the sign is located. The signage must continue to conform to the conditions imposed by the sign permits.
- Any damaged sign shall be repaired within 30 days from date when damage was sustained.
- Any metal elements of signage cabinets, letters or panels shall be kept free of rust and rust stains.
- Any internally or backlit signage elements which do not illuminate 100% shall not be illuminated until repaired.







BUILDING 'A' 2ND FLOOR PLAN

3/32" = 1'-0"



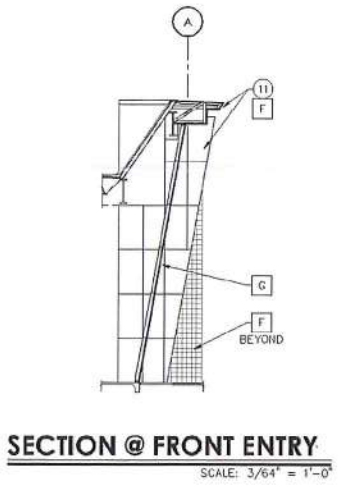
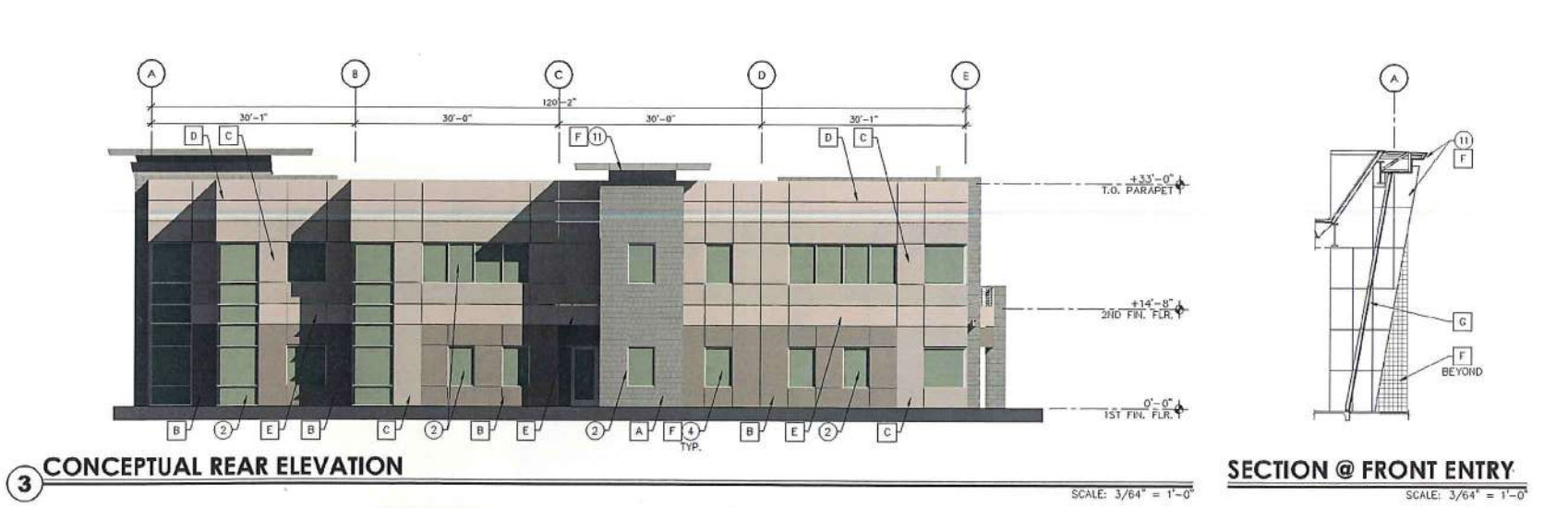
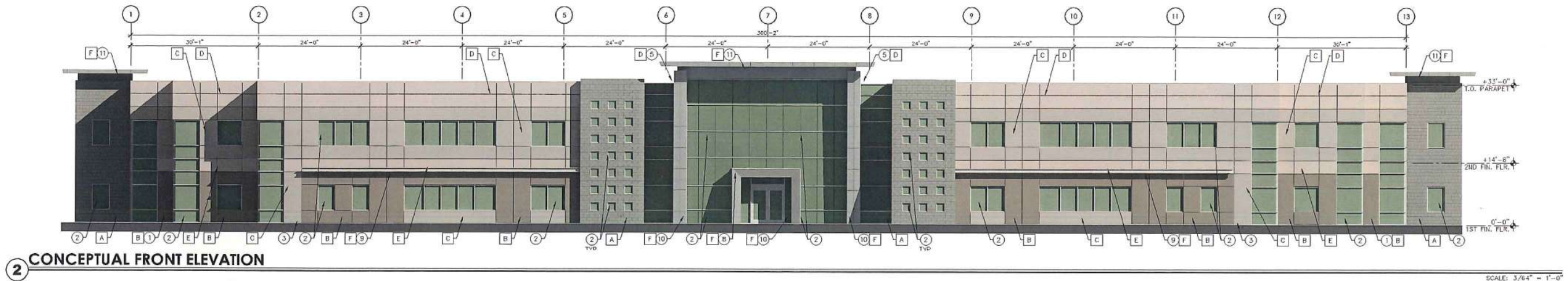
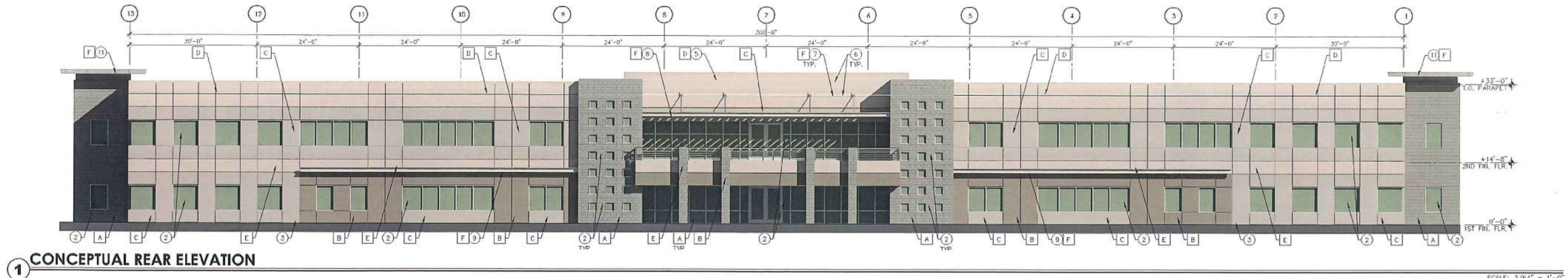
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- KEYNOTES**
- NOTE: THE FLOOR PLAN KEYNOTES LISTED BELOW ARE TYPICAL TO THE BUILDING AND MAY NOT BE APPLICABLE AND/OR REFERENCED ON ALL SHEETS.
1. CONCRETE SLAB - REFER TO STRUCTURAL DRAWINGS.
 2. INDEPENDANT ROOF/OVERFLOW LEADERS TO DAYLIGHT AT FACE OF WALL WITH ABS PIPE W/ ASDEC. BEND AT BOTTOM - REFER TO PLUMBING, CIVIL & --/A-- AND --/A--.
 3. TUBE STEEL COLUMN - REFER TO STRUCTURAL DRAWINGS.
 4. 1" INSULATED GLAZING IN ALUMINUM WINDOW SYSTEM - REFER TO SHEETS A3.1-A3.4.
 5. LINE OF CANOPY / OVERHANG ABOVE - REFER TO REFLECTED CEILING PLAN.
 6. FIRE RISER LOCATION.
 7. PROVIDE DBX "AS-BUILT DRAWINGS" CABINET ADJACENT TO ALL FIRE RISER LOCATIONS (TYPICAL ALL BUILDINGS).
 8. ELECTRICAL SERVICE ENTRY SECTION - REFER TO ELECTRICAL DRAWINGS.
 9. KNOX BOX FOR FIRE DEPARTMENT ACCESS WITH DARK BRONZE AB-6 POWDER COAT FINISH, RECESS MOUNTED AT 4'-6" A.F.F. - REFER STRUCTURAL DRAWINGS.
 10. STRUCTURAL CONCRETE SLAB OVER METAL DECK - REFER STRUCTURAL DRAWINGS.
 11. ROOF ACCESS HATCH & LADDER - REFER TO DETAIL --/A--.
 12. A.C.M. WRAPPED PIER - REFER TO SHEETS A--- & A---

- WALL TYPE LEGEND**
- ▨ 8" C.M.U. TO MATCH FINISH 'H' - MORTAR JOINTS TO HAVE RAKED JOINTS - REFER TO ELEVATIONS FOR TYPE AND SPECIFICATIONS. (INTEGRALLY COLORED) - TEXTURED SIDE TO FACE EXTERIOR.
 - ▨ 8" C.M.U. TO MATCH FINISH 'J' - MORTAR JOINTS TO HAVE RAKED JOINTS - REFER TO ELEVATIONS FOR TYPE AND SPECIFICATIONS. (INTEGRALLY COLORED) - TEXTURED SIDE TO FACE EXTERIOR.
 - ▨ LEVEL 2 FINISH ON 5/8" GYPSUM BOARD SHEATHING OVER 3-5/8" X 20 GA. METAL STUDS - BOTH SIDES - (1-HOUR RATED).
 - ▨ LEVEL 2 FINISH ON 5/8" GYPSUM BOARD SHEATHING OVER 3-5/8" X 20 GA. METAL STUDS - BOTH SIDES.

- SYMBOL LEGEND**
- ◊ - CORRESPONDS TO WINDOW ELEVATION, SHEET A3.1 (SEE WINDOW ELEVATIONS FOR TEMPERED GLASS LOCATIONS.)
 - ◉ - CORRESPONDS TO DOOR SCHEDULE, SHEET A3.2
 - PJ - CORRESPONDS TO A PANEL JOINT, SEE DETAILS 5.6/AB.1 & SEE STRUCT.
 - ⊕ - FIRE EXTINGUISHER - SURFACE MOUNTED.
 - ⊕ - CORRESPONDS TO CONCRETE TILT-UP PANEL NUMBER - SEE STRUCTURAL.
 - ⊕ - EXIT SIGN. SEE ELECTRICAL.
 - - SLAB VENT

- GENERAL NOTES**
- A. DIMENSIONS ARE TO OUTSIDE FACE OF MASONRY, CONC. TILT PANEL OR GLAZING SYSTEM UNLESS NOTED OTHERWISE. (U.M.O.)
 - B. ALL FLOORING SURFACES TO BE PREPARED TO ACCEPT FLOORING PER SSPC-SP13 / NACES.
 - C. REFER TO --/A-- FOR INTERSTITIAL SPACE DIAGRAM.
 - D. REST ROOMS ARE TO BE PROVIDED WITH TENANT IMPROVEMENT PHASE.



- KEYNOTES**
- NOTE: THE FLOOR PLAN KEYNOTES LISTED BELOW ARE TYPICAL TO THE BUILDING AND MAY NOT BE APPLICABLE AND/OR REFERENCED ON ALL SHEETS.
1. PAINTED CONCRETE TILT PANEL - REFER TO PLANS AND STRUCT. DRAWINGS
 2. 1" INSULATED GLAZING - REFER TO SHEETS A3.1 & A3.2 FOR WINDOW ELEVATIONS AND TYPE
 3. INDEPENDANT ROOF AND OVERFLOW DRAIN LEADERS WITH ABS PIPE W/ 45DEG. BEND AT BOTTOM.
 4. HOLLOW METAL DOOR AND FRAME.
 5. MEDIUM SAND FINISH E.L.F.S. FINISH ON 1-1/2" EPS BOARD OVER (1) LAYER OF 5/8" DENS-GLASS GOLD EXTERIOR SHEATHING.
 6. 3/4" V GROOVE - REFER TO DETAIL 18/AS.1.
 7. CANOPY SUPPORT ROD - REFER TO ELEVATIONS FOR COLORS AND STRUCTURAL DRAWINGS.
 8. TUBE STEEL CANOPY - REFER TO SHEETS AS.3 & AS.4.
 9. STEEL CHANNEL SHADE FEATURE.
 10. A.C.M. WRAPPED PIER - REFER TO SHEETS AS.3 & AS.4.
 11. A.C.M. WRAPPED CORNICE - REFER TO SHEETS AS.3 & AS.4.
 12. EXTERIOR BALCONY GUARDRAIL - REFER TO DETAIL 14, 19, 220/AG.7.
 13. HVAC UNIT BEYOND - SEE MECHANICAL

MATERIAL SCHEDULE

STAINED MASONRY:

[Symbol]	MFR:	SUPERLITE (OR EQUAL)
[Symbol]	TYPE:	8" SMOOTH FACE (CENTER SCORED)
[Symbol]	COLOR:	TO MATCH FRAZZE COLOR
[Symbol]	MORTAR:	8693M, "STUCCO GREIGE" TO MATCH FRAZZE COLOR

PAINT:

[Symbol]	MFR:	PER SPECIFICATIONS TO MATCH FRAZZE COLOR
[Symbol]	COLOR:	8235D, "BRUSH BOX"
[Symbol]	MFR:	PER SPECIFICATIONS TO MATCH FRAZZE COLOR
[Symbol]	COLOR:	8232W, "LALLED BEIGE"
[Symbol]	MFR:	PER SPECIFICATIONS TO MATCH FRAZZE COLOR
[Symbol]	COLOR:	8231W, "SAWYER'S FENCE"
[Symbol]	MFR:	PER SPECIFICATIONS TO MATCH FRAZZE COLOR
[Symbol]	COLOR:	8692M, "STUCCO GREIGE" (ARCHITECTURAL METAL WORK)

GLAZING:

[Symbol]	MFR:	VERSALUX (OR EQUAL)
[Symbol]	TYPE:	1" INSUL. REFLECTIVE
[Symbol]	COLOR:	GREEN
[Symbol]	MFR:	VERSALUX (OR EQUAL)
[Symbol]	TYPE:	1/4" NON-REFLECTIVE
[Symbol]	COLOR:	GREEN

ALUMINUM STOREFRONT:

[Symbol]	MFR:	ARCADIA ANODIZED, ALUMINUM
[Symbol]	COLOR:	

NOTE: COLORS SHOWN FOR DESIGN INTENT ONLY. FINAL SELECTIONS TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.

KEY PLAN

GENERAL NOTES

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT TO BE FULLY SCREENED BY PARAPET.
- B. ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
- C. ALL SIGNAGE TO BE PROCESSED AS A SEPARATE PERMIT.
- D. ALL EXPOSED METALWORK TO BE GROUND VERY SMOOTH, PRIMED AND PAINTED.



LANDSCAPE LEGEND

Symbol	Plant Name	Height	Width	Caliper
	CERCIDIUM FLORIDUM BLUE PALO VERDE 24" BOX	6.0	2.0	0.75
	CERCIDIUM PRAECOX PALO BREA 24" BOX	7.0	4.0	1.50
	PROSOPIS CHILENSIS CHILEAN MESQUITE (THORNLESS) 24" BOX	8.0	4.0	1.50
	ONLEYA TESOTA IRONWOOD 24" BOX	6.0	3.0	1.25
	ACAICA STENOPHYLLA SHOESTRING ACACIA 36" BOX	13.0	6.0	2.50
	ACAICA STENOPHYLLA SHOESTRING ACACIA 15 GALLON	7.0	2.5	0.75
	PROPOSED SALVAGED TREE FROM FUTURE PLANT INVENTORY	VARIES	VARIES	
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM 20' TRUNK FT (SKINNED)	20.0		
	RUELLIA PENINSULARIS BAJA RUELLA 5 GALLON			
	NERIUM OLENDER 'PETITE PINK' PETITE PINK 5 GALLON			
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD SAGE' 5 GALLON			
	LEUCOPHYLLUM CANDIDUM SILVER CLOUD SAGE 5 GALLON			
	LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON			
	LANTANA MONTEVIDENSIS 'TRAILING PURPLE' 1 GALLON			
	DALEA GREGGII TRAILING DALEA 1 GALLON			
	1/2" MINUS WALKER BUTTE 'RED' DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS			
	AGAVE WEBERII AGAVE 5 GALLON			
	HESPERALOE PARVIFLORA RED YUCCA 5 GALLON			
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON			
	ACAICA REDOLENS DESERT CARPET 5 GALLON			
	AMBROSIA DELTOIDEA BURSAGE 5 GALLON			
	BAILEYA MULTIRADIATA DESERT MARIGOLD 1 GALLON			
	ENCELIA FARINOSA BRITTLE BUSH 5 GALLON			
	JUSTICIA CALIFORNICA CHUPAROSA 5 GALLON			
	LARREA TRIDENTATA CREOSOTE BUSH 5 GALLON			
	VERBENA RIGIADA SANDPAPER VERBENA 1 GALLON			
	YUCCA BACCATA BANANA YUCCA 5 GALLON			
	MID-IRON TURF SOD			
	3x3x3" SURFACE SELECT GRANITE BOULDER MINIMUM 2000lbs EACH			
	6" EXTRUDED CURB CONCRETE HEADER SEE DETAIL			
	SAGUARO SAGUARO 3 ARM MIN.			

NORTH
LANDSCAPE PLAN BUILDINGS A & B
SCALE: 1" = 40'



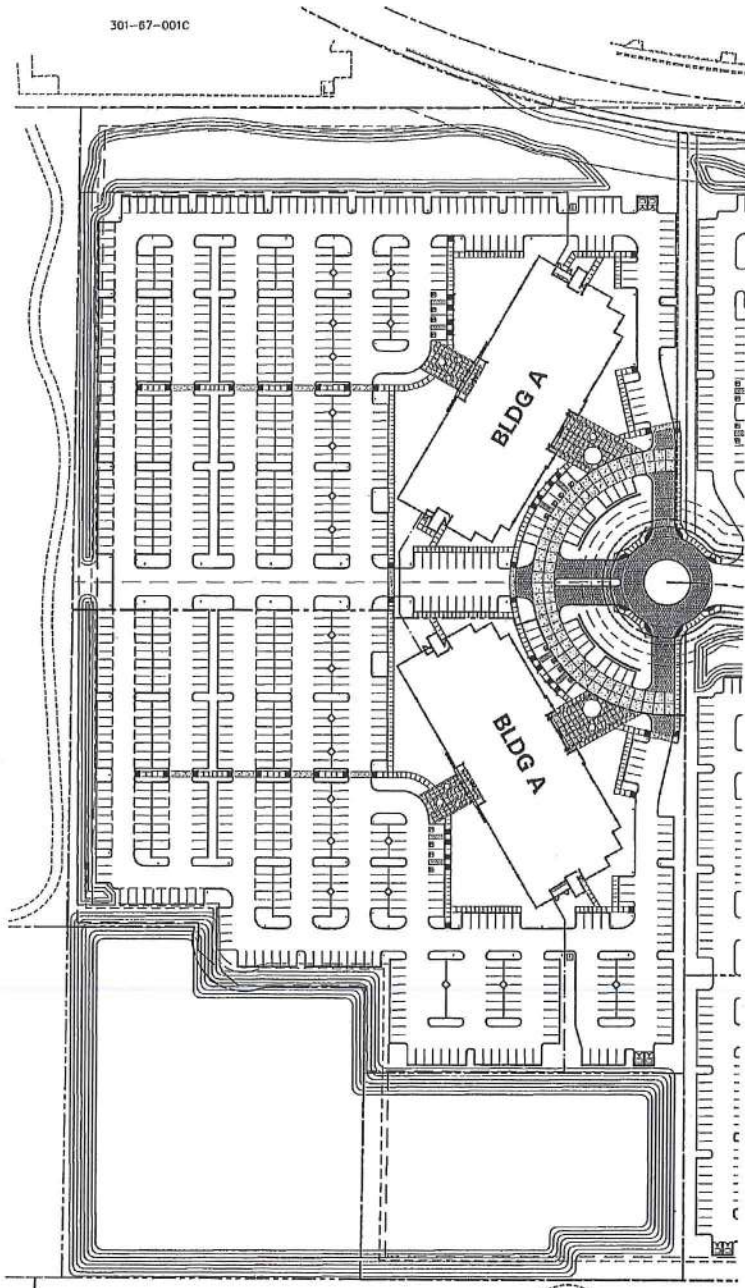
T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
1121 East Missouri Ave., Suite 218
Phoenix, Arizona 85014
(E-MAIL) timmcqueen@tjma.net
(602) 265-0320
FAX 265-6618



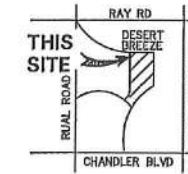
**COVER SHEET
MEDISERVE
FOR
CHANDLER CORPORATE CENTER
NWC CHANDLER BLVD & McCLINTOCK DRIVE
CHANDLER, ARIZONA**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

301-67-001C



SITE PLAN



VICINITY MAP



SHEET INDEX

COVER SHEET.....	C1
CONCEPT GRADING AND DRAINAGE PLAN.....	C2
CONCEPT UTILITY PLAN.....	C3

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NO.	DATE	REVISION	BY

DESIGN BY: ORW
DRAWN BY: RJM
CHECKED BY: LMT

CIVIL AND SURVEY
HUNTER ENGINEERING
8283 N. HAYDEN RD., SUITE 275
SCOTTSDALE, ARIZONA 85268
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: FRANK PETRI



**COVER SHEET
FOR MEDISERVE
CHANDLER CORPORATE CENTER
NWC CHANDLER BLVD & McCLINTOCK DR
CHANDLER, ARIZONA**

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

THE JOB NO.: LGE040

SCALE: N.T.S.

SHEET: C1 OF 3

DEVELOPER/OWNER

LGE CORPORATION
740 N. 52ND STREET SUITE 200
PHOENIX, ARIZONA 85008
PHONE: (602) 966-4001
FAX: (602) 966-9001
CONTACT: FRANK PETRI

ARCHITECT

PATRICK HAYES ARCHITECTS
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SCOTTSDALE, ARIZONA 85264
PHONE: (480) 556-9000
FAX: (480) 556-9490
CONTACT: TIM THIELKE

CIVIL ENGINEER

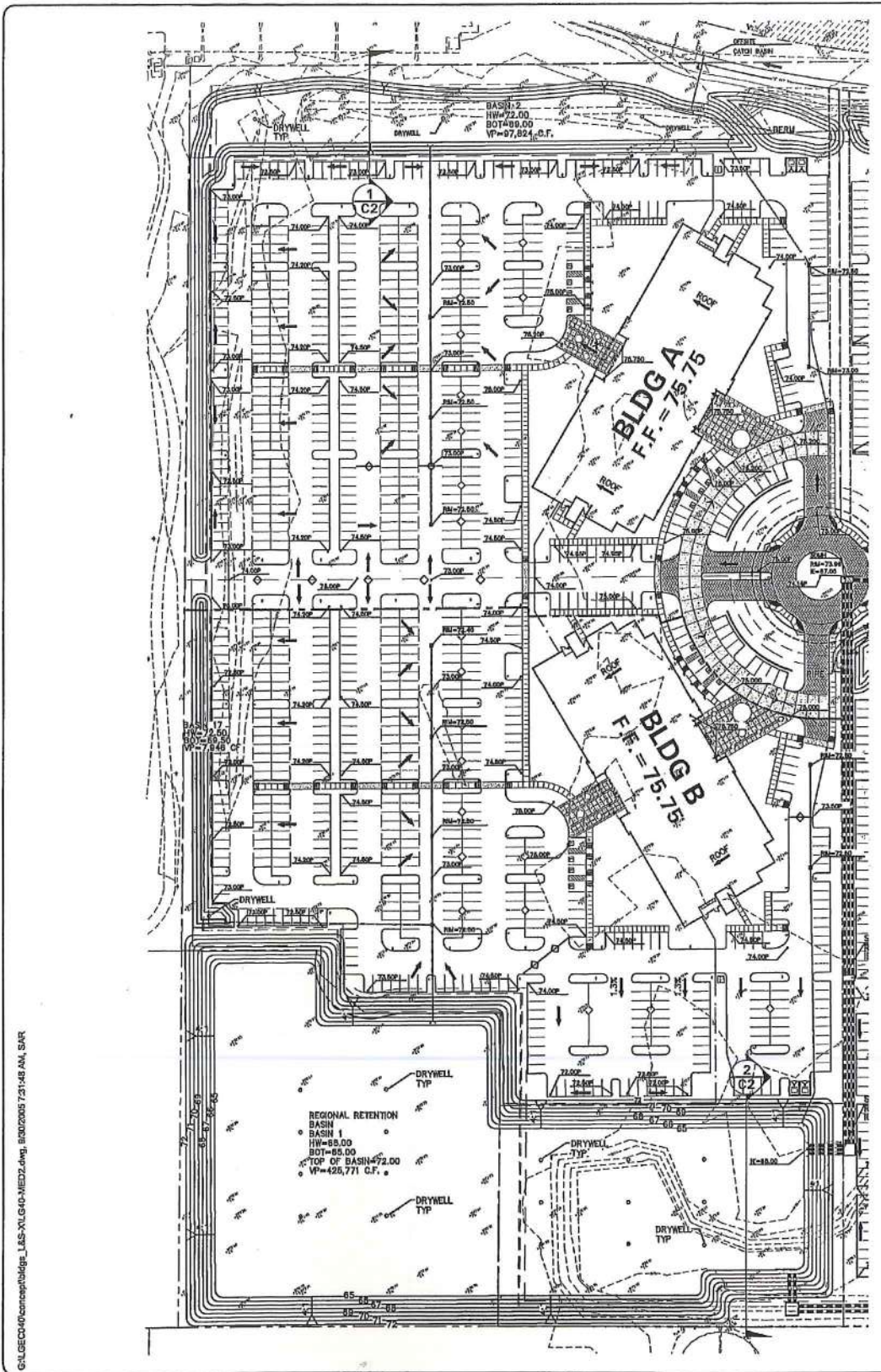
HUNTER ENGINEERING, P.C.
8283 N. HAYDEN ROAD SUITE 275
SCOTTSDALE, ARIZONA 85268
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JEFF HUNTER

C.O.C. LOG NO. PPT 05-0010

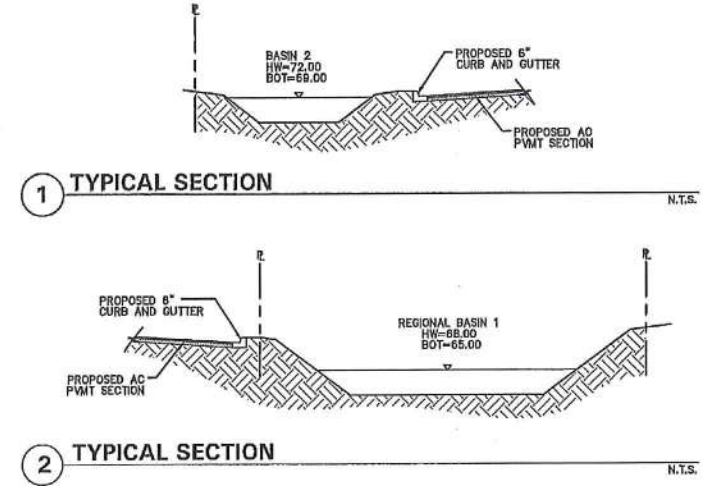


PHArchitecture
Patrick Hayes Architecture





CONCEPTUAL GRADING & DRAINAGE PLAN MEDISERVE CHANDLER CORPORATE CENTER



RETENTION SUMMARY

RETENTION REQUIRED
PHASE I & PHASE II
SITE AREA 14.44 ACRES
CITY OF CHANDLER FORMULA
 $V = D / (12 * A * C * 1.1) \quad D = 2.6$
RETENTION REQUIRED =
 $(2.6 / 12) * (14.44) * (43550) * (0.8) * (1.1) = 134,922 \text{ CU.FT.}$

RETENTION PROVIDED
BASIN 1 - WITHIN REGIONAL BASIN 20,152 CU.FT.
BASIN 2 67,824 CU.FT.
BASIN 17 7,946 CU.FT.
TOTAL 134,922 CU.FT.

TOTALS
TOTAL RETENTION REQUIRED 134,922 CU.FT.
TOTAL RETENTION PROVIDED 134,922 CU.FT.
EXCESS 0 CU.FT.

LEGEND

- PROPOSED GRADE BREAK
- PROPOSED STORM LINE
- PROPOSED CATCH BASIN
- PROPOSED SPOT ELEVATION
- PROPOSED FLOW ARROW
- SECTION CALLOUT

NO.	DATE	REVISION	BY
PURPOSE			

DESIGN BY: CRW
DRAWN BY: RLM
CHECKED BY: LMT

HUNTER ENGINEERING
CIVIL AND SURVEY
8225 N. HAYDEN RD., SUITE 275
SCOTTSDALE, AZ 85258
P: 480.991.3888
F: 480.991.3888



**CONCEPTUAL GRADING & DRAINAGE
MEDISERVE
CHANDLER CORPORATE CENTER
NWC CHANDLER BLVD & MCCLINTOCK DR
CHANDLER, ARIZONA**

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

HE JOB NO.: LGECO40

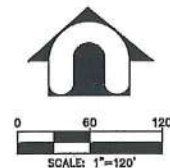
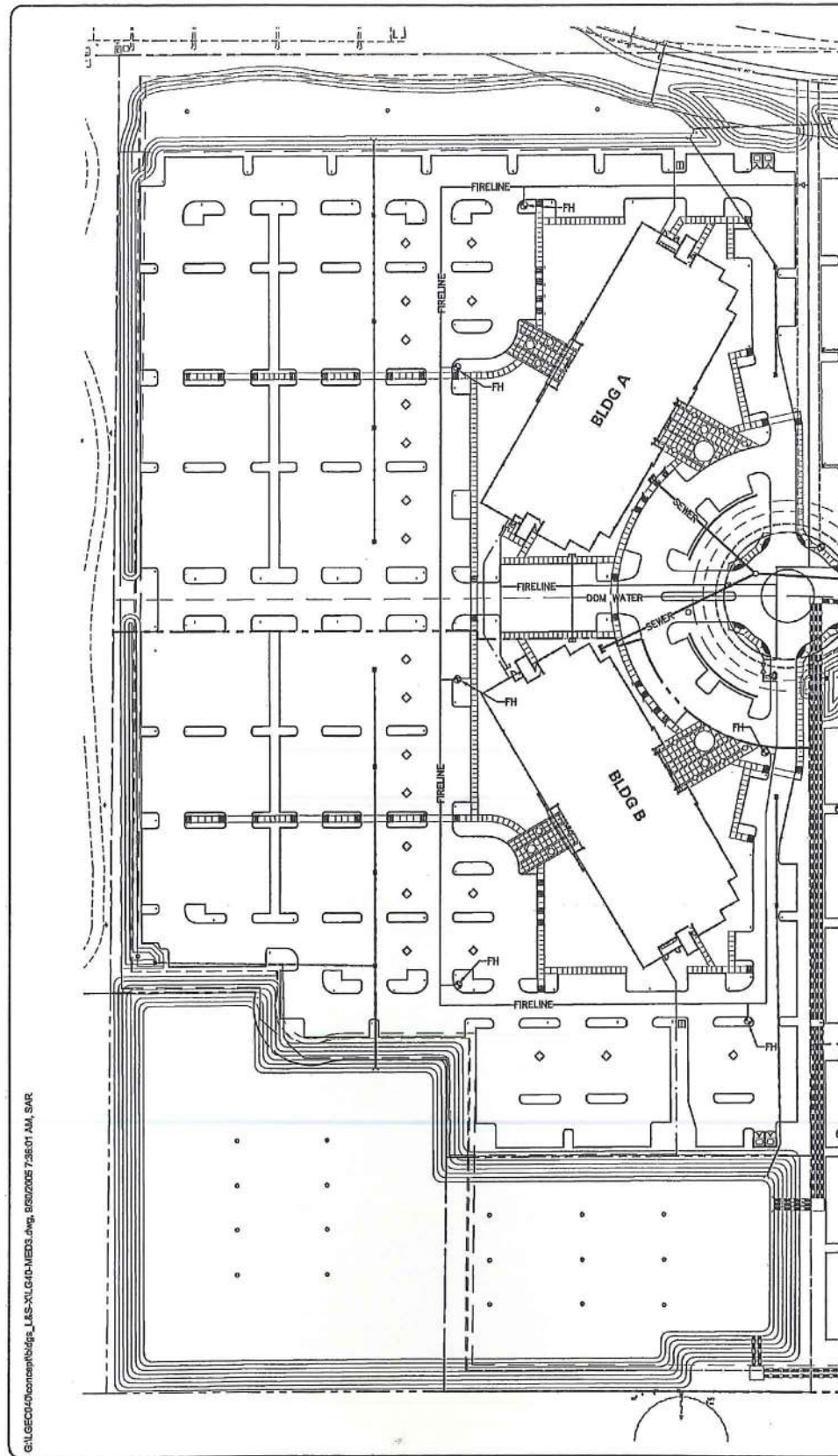
SCALE: 1"=60'

SHEET C2 OF 3

C.O.C. LOG NO. PPT 05-0010



CONCEPTUAL UTILITY PLAN MEDISERVE NWC CHANDLER BLVD & MCCLINTOCK DRIVE



LEGEND

— W —	PROPOSED WATER MAIN
— SS —	PROPOSED SEWER MAIN
⊙	PROPOSED FIRE HYDRANT
⊗	PROPOSED BACKFLOW PREVENTER
⊠	PROPOSED FIRE DEPARTMENT CONNECTION

NOTE

- 1.) ON-SITE FIRE AND DOMESTIC WATER SERVICES ARE SUBJECT TO CHANGE DURING FINAL SITE DESIGN AND DEVELOPMENT.
- 2.) MINIMUM DESIGN SEWER SLOPE SHALL BE 0.0038 FT/FT FOR PUBLIC 8" SANITARY SEWER LINES IN ORDER TO SERVICE THIS DEVELOPMENT.

NO.	DATE	REVISION	BY

DESIGN BY: CRW
 DRAWN BY: RJK
 CHECKED BY: LMT

CIVIL AND SURVEY

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CONCEPT UTILITY PLAN
 MEDISERVE
 CHANDLER CORPORATE CENTER
 NWC CHANDLER BLVD & MCCLINTOCK DR
 CHANDLER, ARIZONA

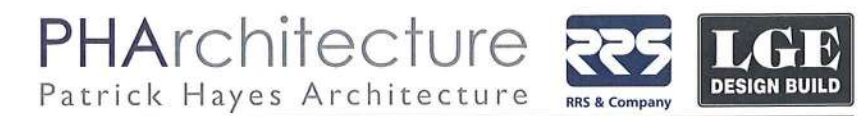
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RE JOB NO.: LGEC040

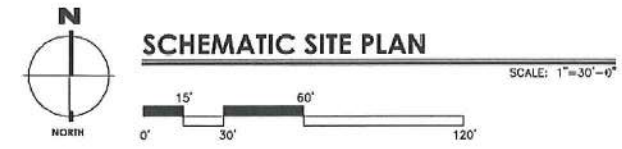
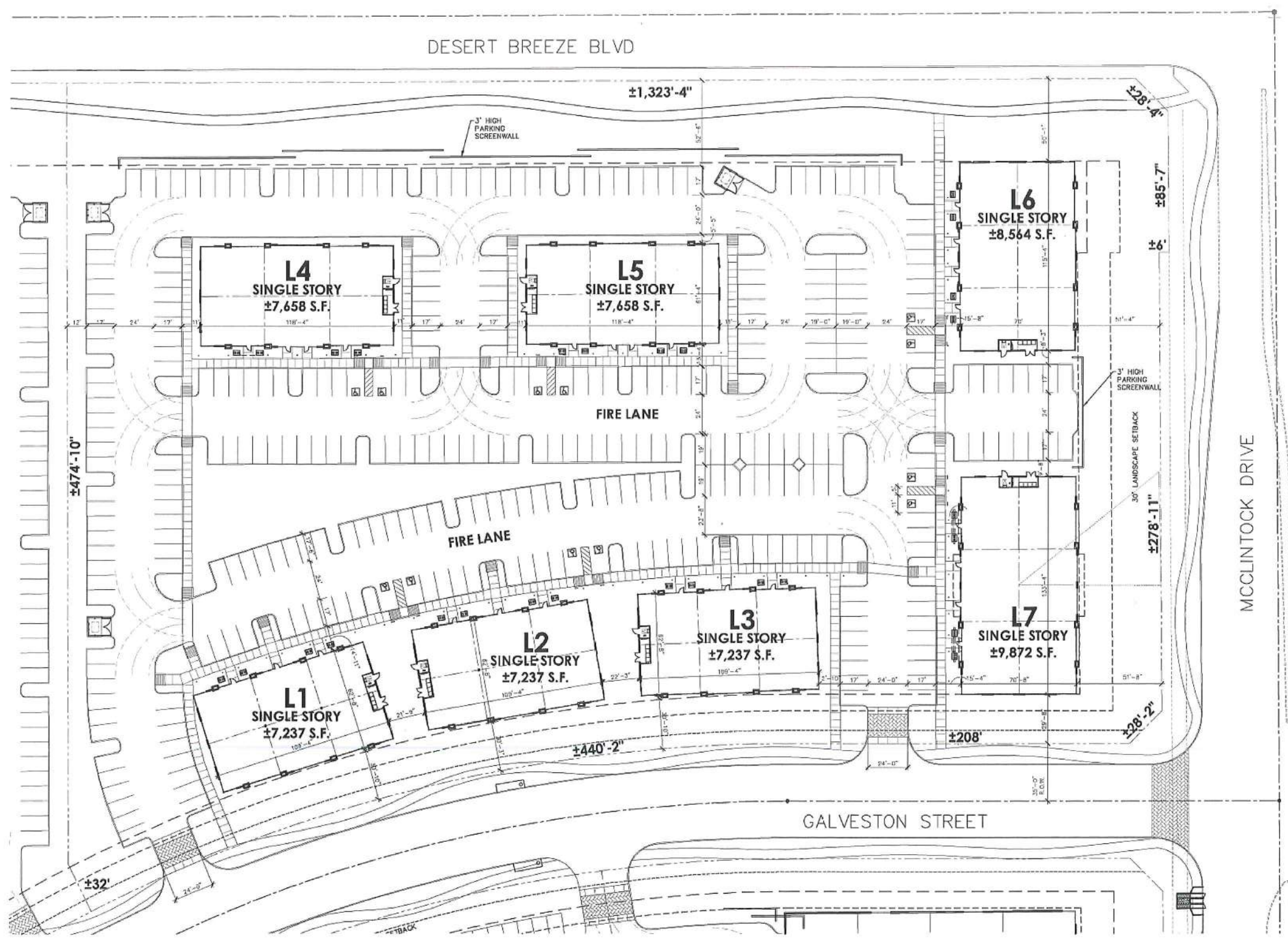
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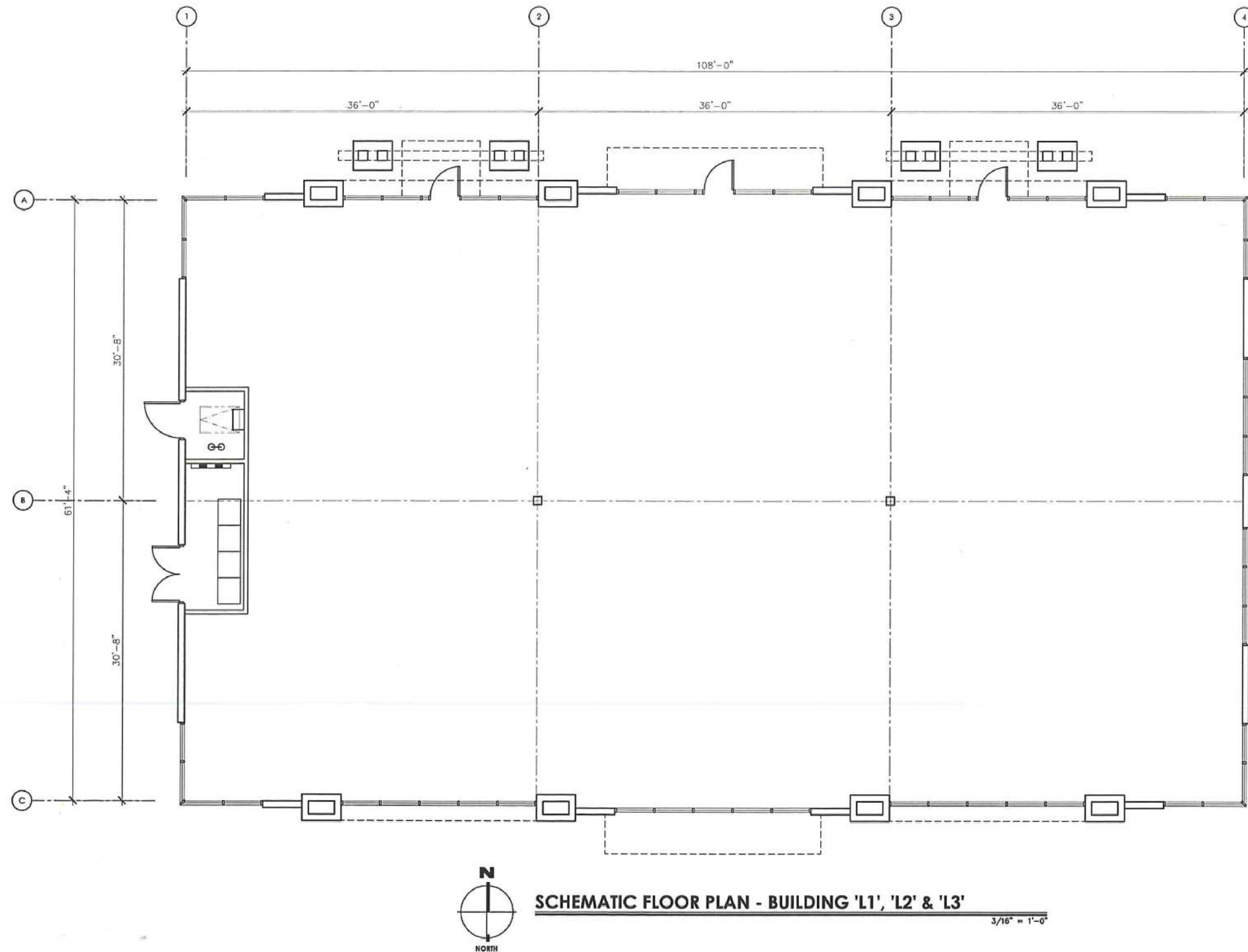
SHEET: C3 OF 3

C.O.C. LOG NO. PPT 05-0010



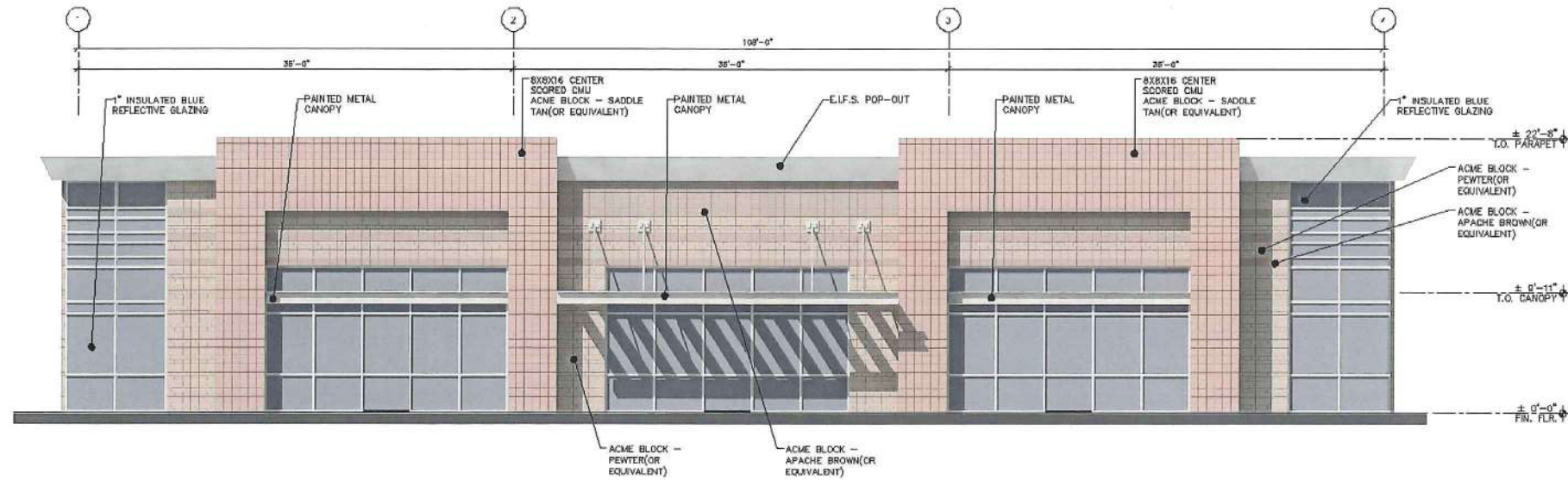




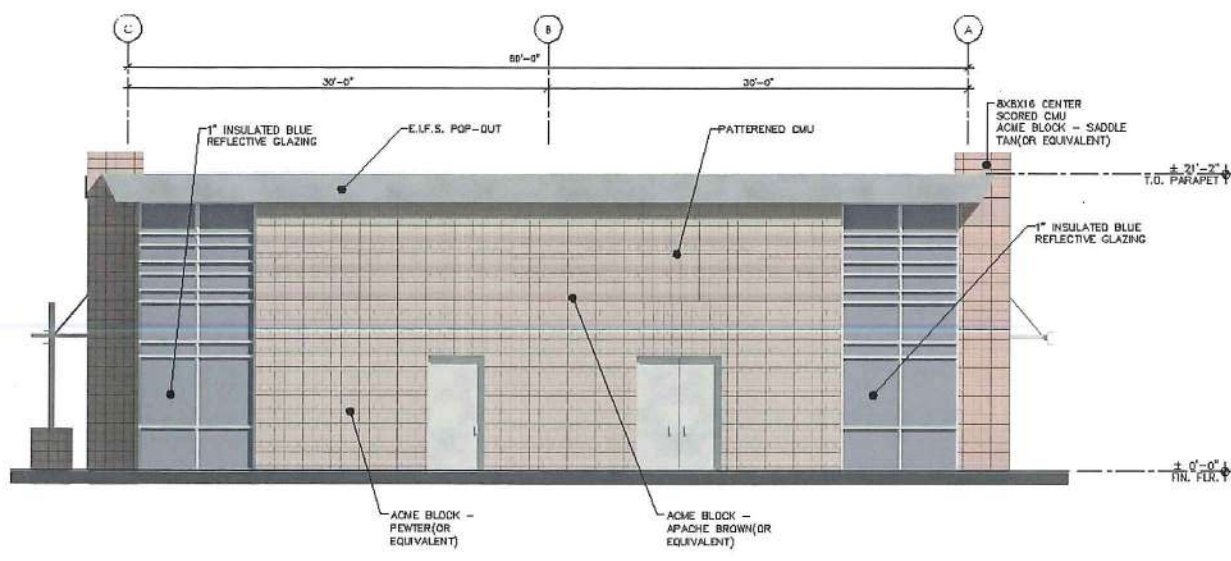


SCHEMATIC FLOOR PLAN - BUILDING 'L1', 'L2' & 'L3'
3/16" = 1'-0"

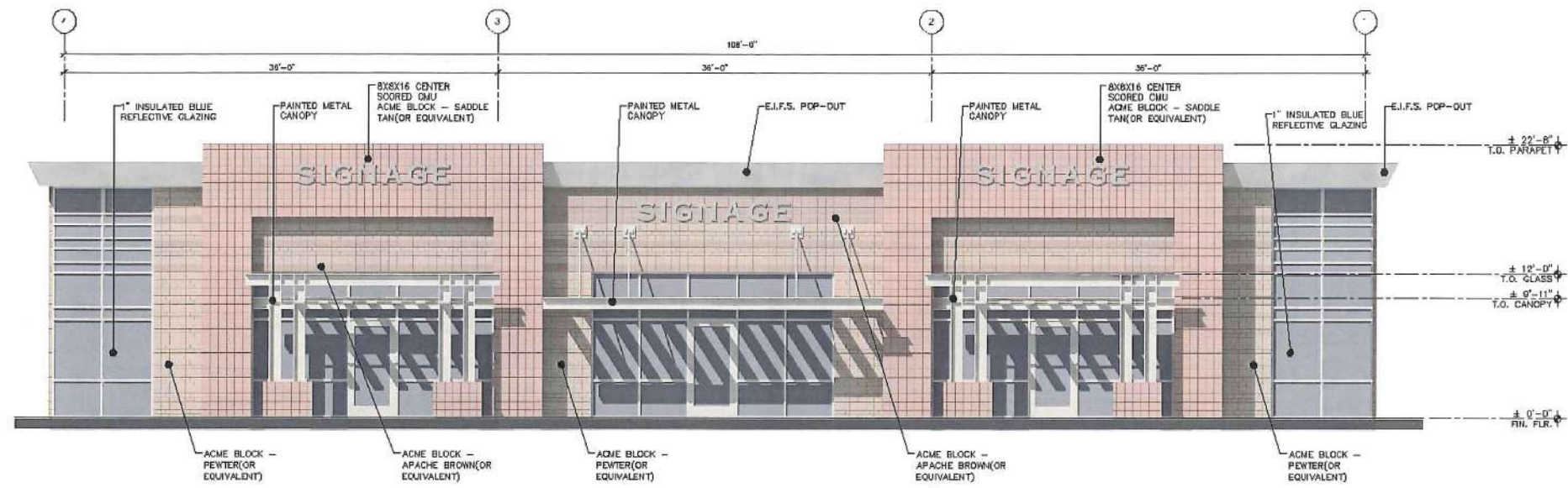
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SOUTH ELEVATION - BUILDING L2
SCALE: 3/16"=1'-0"

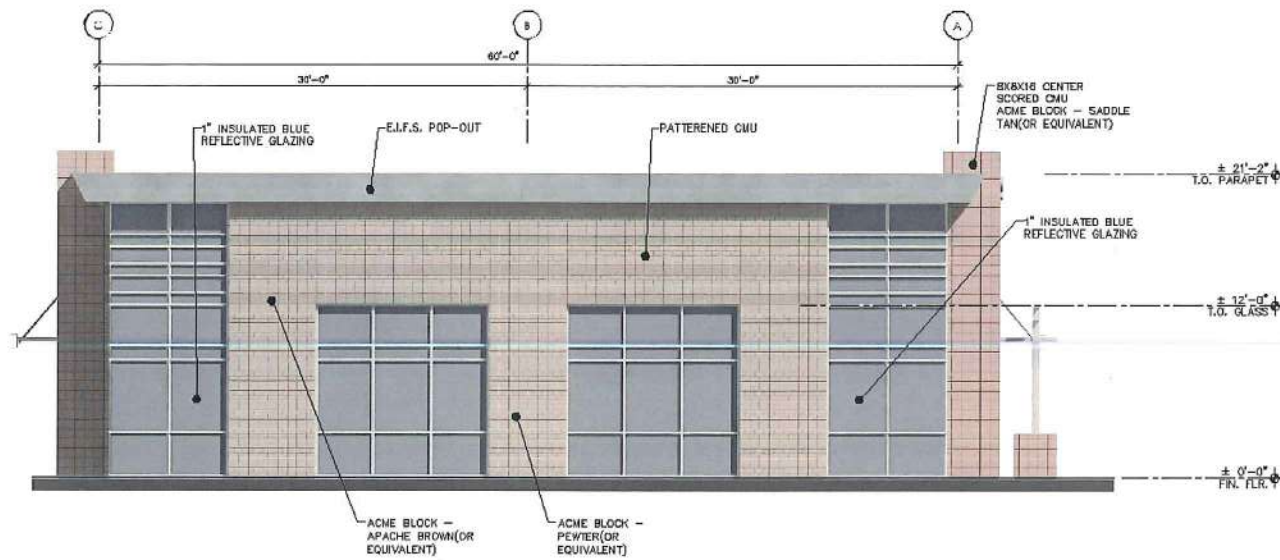


WEST ELEVATION - BUILDING L2
SCALE: 3/16"=1'-0"



NORTH ELEVATION - BUILDING L2

SCALE: 3/16"=1'-0"

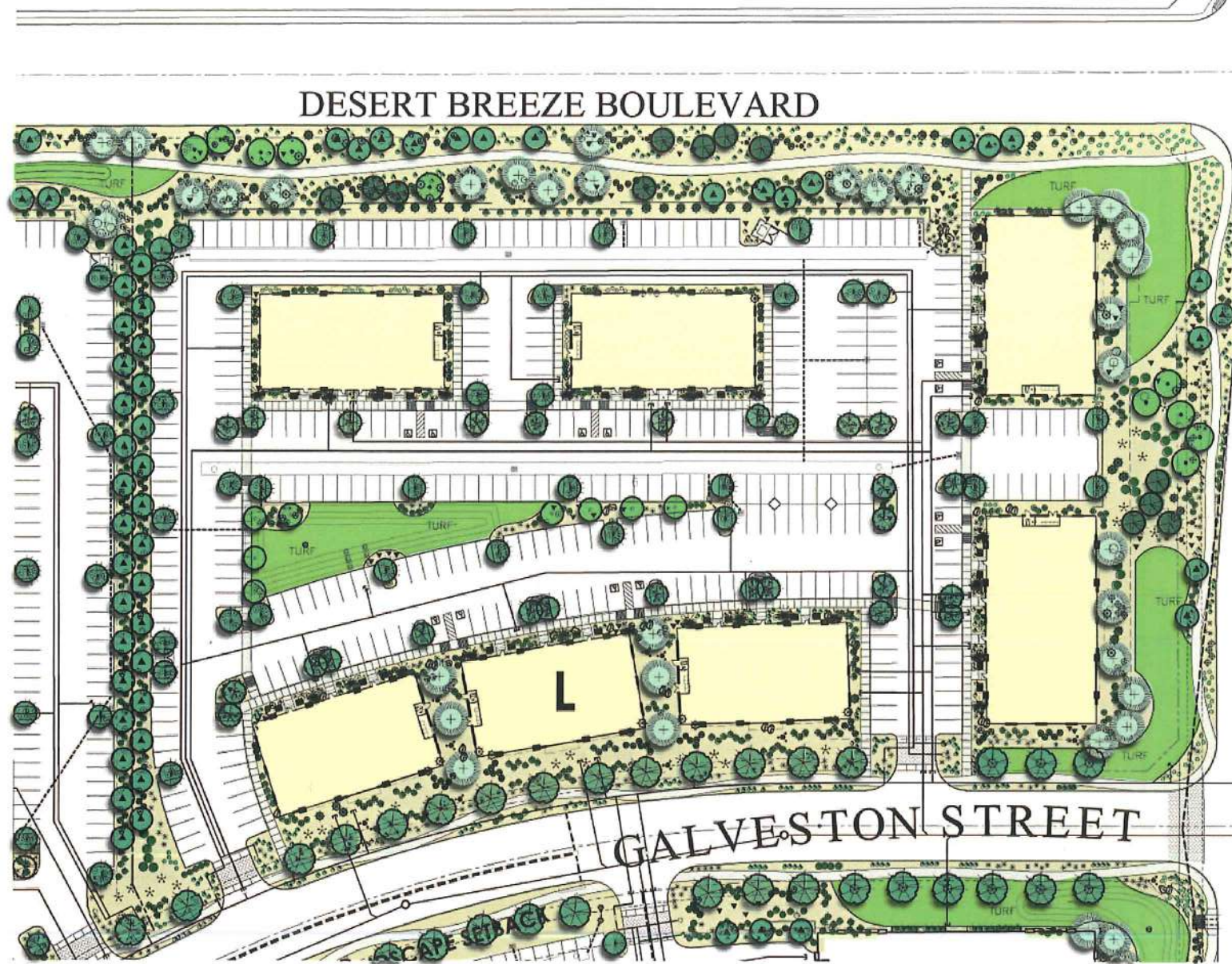


EAST ELEVATION - BUILDING L2

SCALE: 3/16"=1'-0"

LANDSCAPE LEGEND

	HEIGHT	WIDTH	CALIPER
CERCIDIUM FLORIDUM BLUE PALO VERDE 24" BOX	6.0	2.0	0.75
CERCIDIUM PRAECOX PALO BREA 24" BOX	7.0	4.0	1.50
PROSOPIS CHILENSIS CHILEAN MESQUITE (THORNLESS) 24" BOX	8.0	4.0	1.50
ONLEYA TESOTA IRONWOOD 24" BOX	6.0	3.0	1.25
ACAICA STENOPHYLLA SHOESTRING ACACIA 36" BOX	13.0	6.0	2.50
ACAICA STENOPHYLLA SHOESTRING ACACIA 15 GALLON	7.0	2.5	0.75
PROPOSED SALVAGED TREE FROM FUTURE PLANT INVENTORY	VARIABLES	VARIABLES	
WASHINGTONIA ROBUSTA MEXICAN FAN PALM 20' TRUNK FT (SKINNED)	20.0		
RUELLIA PENINSULARIS BAJA RUELLA 5 GALLON			
NERIUM OLENDER 'PETITE PINK' PETITE PINK 5 GALLON			
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD SAGE' 5 GALLON			
LEUCOPHYLLUM CANDIDUM SILVER CLOUD SAGE 5 GALLON			
LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON			
LANTANA MONTEVIDENSIS 'TRAILING PURPLE' 1 GALLON			
DALEA GREGGII TRAILING DALEA 1 GALLON			
1/2" MINUS WALKER BUTTE 'RED' DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS			
AGAVE WEBERII AGAVE 5 GALLON			
HESPERALOE PARVIFLORA RED YUCCA 5 GALLON			
CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON			
ACAICA REDOLENS DESERT CARPET 5 GALLON			
AMBROSIA DELTOIDEA BURSAGE 5 GALLON			
BAILEYA MULTIRADIATA DESERT MARIGOLD 1 GALLON			
ENCELIA FARINOSA BRITTLE BUSH 5 GALLON			
JUSTICIA CALIFORNICA CHUPAROSA 5 GALLON			
LARREA TRIDENTATA CREOSOTE BUSH 5 GALLON			
VERBENA RIGIADA SANDPAPER VERBENA 1 GALLON			
YUCCA BACCATA BANANA YUCCA 5 GALLON			
MID-IRON TURF SOD			
3'x3'x3" SURFACE SELECT GRANITE BOULDER MINIMUM 2000lbs EACH			
6" EXTRUDED CURB CONCRETE HEADER SEE DETAIL			
SAGUARO SAGUARO 3 ARM MIN.			

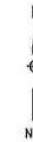
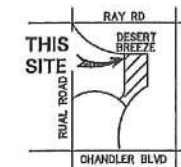


NORTH
LANDSCAPE PLAN BUILDING'S L
 SCALE: 1" = 40'-0"

McCLINTOCK DRIVE

**COVER SHEET
FOR BUILDINGS L1 THRU L7
FOR
CHANDLER CORPORATE CENTER
NWC CHANDLER BLVD & McCLINTOCK DRIVE
CHANDLER, ARIZONA**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP

N.T.S.

DEVELOPER/OWNER

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740 N. 52ND STREET SUITE 200
PHOENIX, ARIZONA 85008
PHONE: (602) 956-4001
FAX: (602) 966-9001
CONTACT: FRANK PETTIT

ARCHITECT

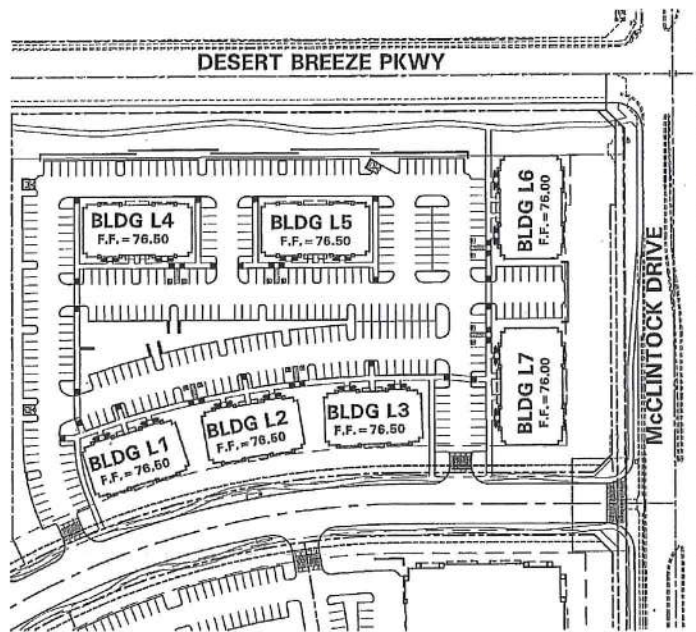
PATRICK HAYES ARCHITECTS
18849 N. 71ST STREET SUITE 200
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HUNTER ENGINEERING, P.C.
8283 N. HAYDEN ROAD SUITE 275
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PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JEFF HUNTER

SHEET INDEX

COVER SHEET	C1
CONCEPT GRADING AND DRAINAGE PLAN	C2
CONCEPT UTILITY PLAN	C3



SITE PLAN

N.T.S.

NO.	DATE	REVISION	BY:

DESIGN BY: CRW
DRAWN BY: RLM
CHECKED BY: LMT

HUNTER ENGINEERING
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8283 N. HAYDEN RD. SUITE 275
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CONTACT: JEFF HUNTER



**COVER SHEET
FOR BUILDINGS L1 THRU L7
CHANDLER CORPORATE CENTER
NWC CHANDLER BLVD & McCLINTOCK DR
CHANDLER, ARIZONA**

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

THE JOB NO.:
LGE040

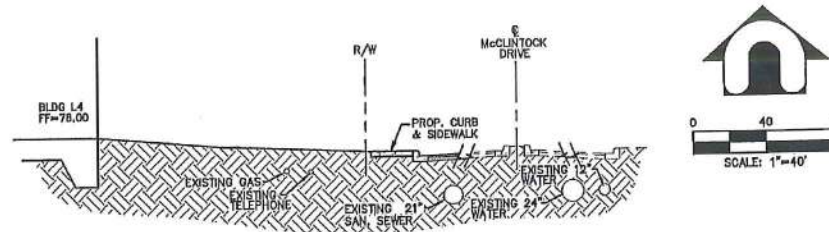
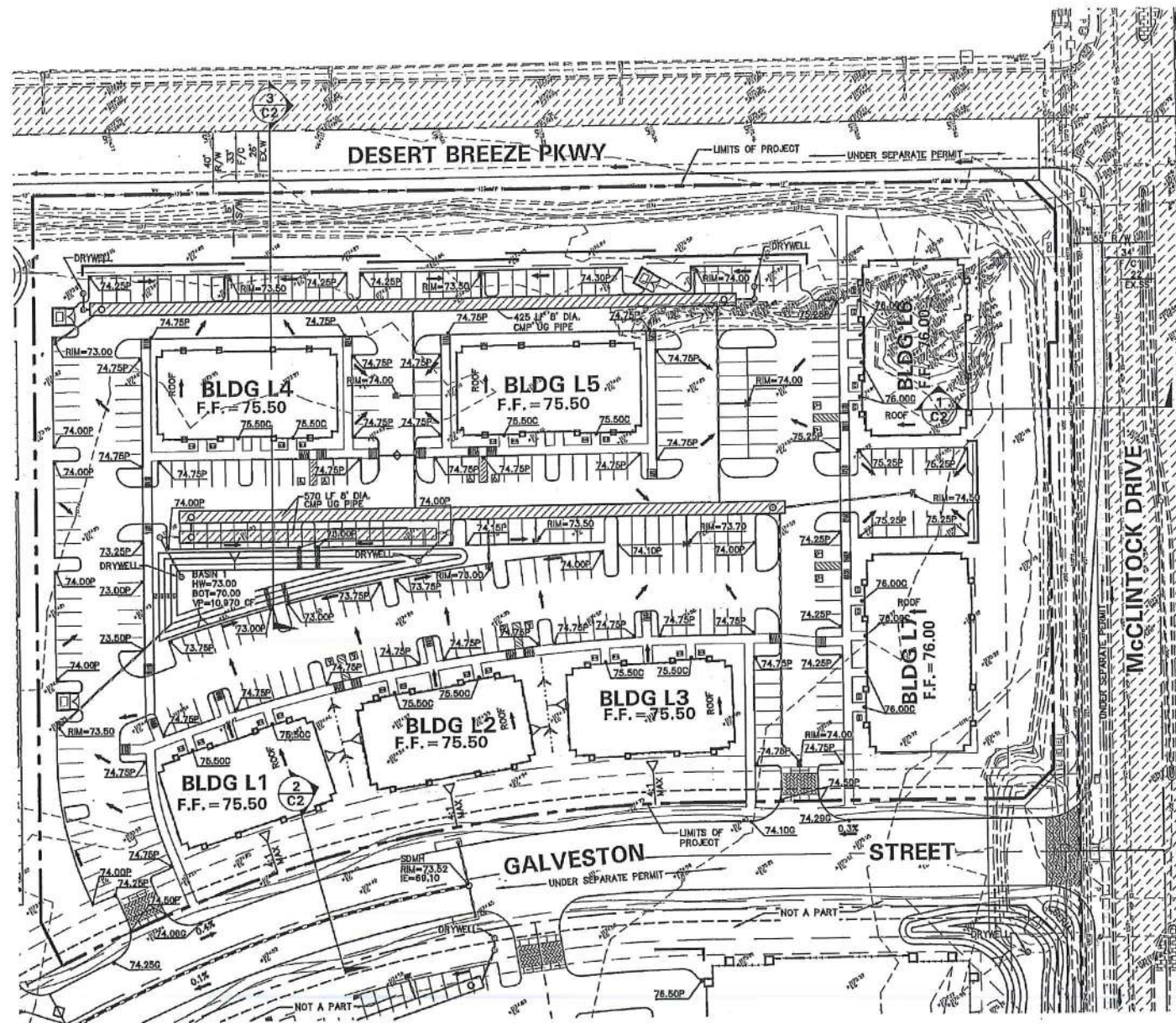
SCALE
N.T.S.

SHEET
C1 OF **3**

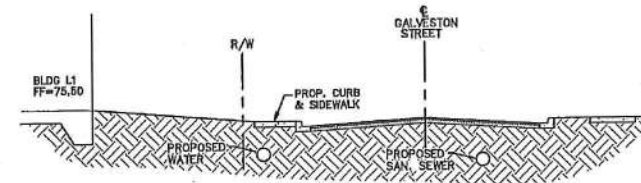
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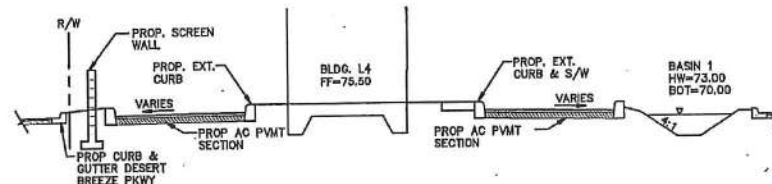
CONCEPTUAL GRADING & DRAINAGE PLAN BUILDINGS L1 THRU L7 CHANDLER CORPORATE CENTER



1 TYPICAL SECTION N.T.S.



2 TYPICAL SECTION N.T.S.



3 TYPICAL SECTION N.T.S.

RETENTION SUMMARY

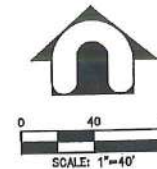
RETENTION REQUIRED
 SITE AREA — 6.52 ACRES
 CITY OF CHANDLER FORMULA
 $V = D/12 * A * C * I$ D=2.6
 RETENTION REQUIRED =
 $(2.6/12)(6.52)(43560)(0.9)(1.1) = 60,917$ CU.FT.

RETENTION PROVIDED
 BASIN 1 — 10,970 CU.FT.
 UNDERGROUND RETENTION — 49,889 CU.FT.
 UNDERGROUND TOTAL — 60,959 CU.FT.

TOTALS
 TOTAL RETENTION REQUIRED — 60,917 CU.FT.
 TOTAL RETENTION PROVIDED — 60,959 CU.FT.
 EXCESS — 42 CU.FT.

LEGEND

- PROPOSED GRADE BREAK
- PROPOSED STORM LINE
- PROPOSED CATCH BASIN
- PROPOSED SPOT ELEVATION
- PROPOSED FLOW ARROW
- SECTION CALLOUT



NO.	DATE	REVISION	BY	PURPOSE

DESIGN BY: CRW
 DRAWN BY: RLM
 CHECKED BY: LMT

CIVIL AND SURVEY

HUNTER
 ENGINEERING
 8235 N. HAVEN RD., SUITE 275
 SCOTTSDALE, AZ 85258
 T 480 991 3985
 F 480 991 3988



CONCEPTUAL GRADING & DRAINAGE
 BUILDINGS L1 THRU L7
 CHANDLER CORPORATE CENTER
 NWC CHANDLER BLVD & McCLINTOCK DR
 CHANDLER, ARIZONA

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

HE JOB NO.: LGEC040

SCALE: 1"=40'

SHEET C2 OF 3

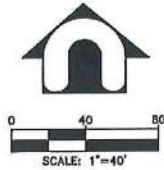
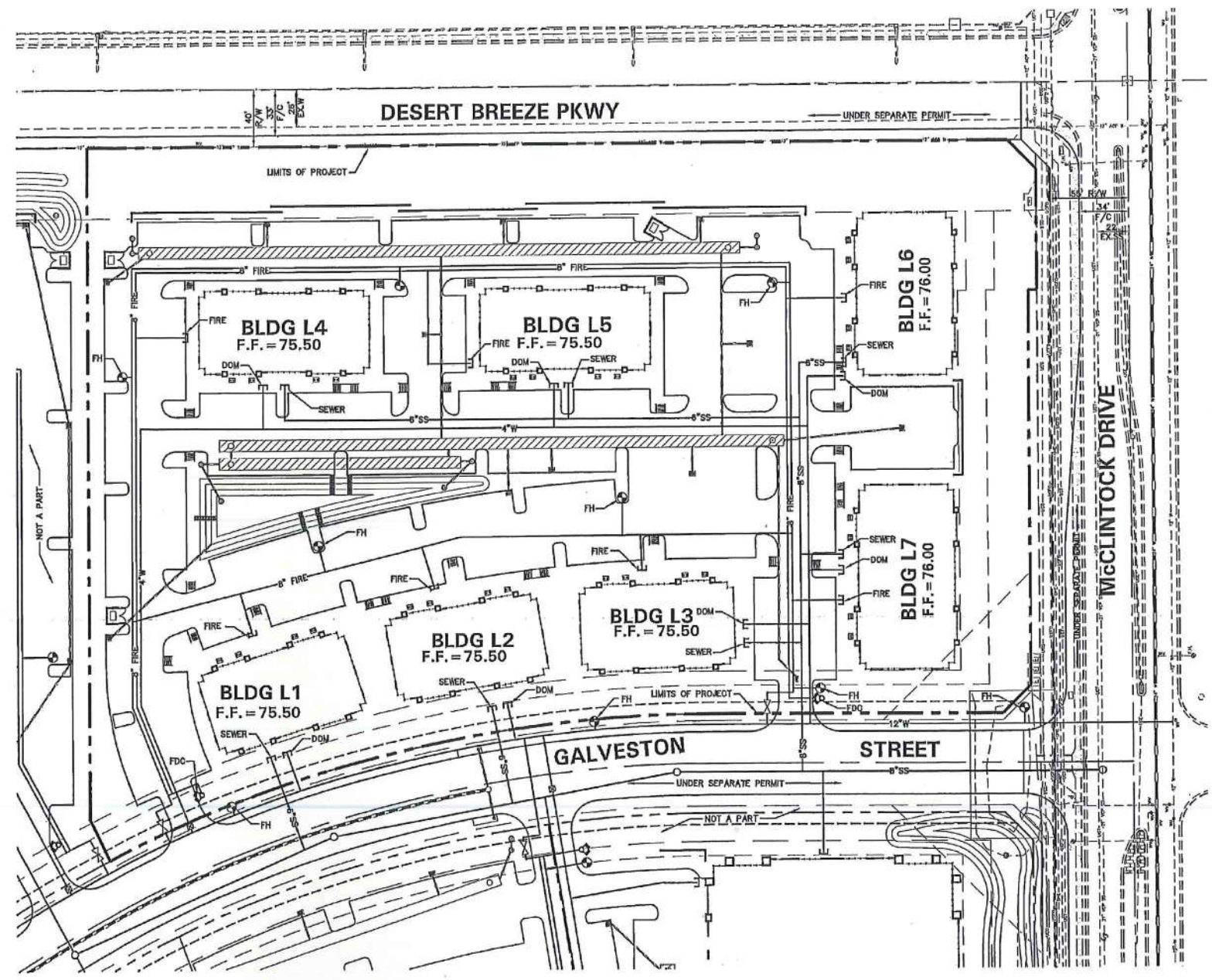
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PHArchitecture
 Patrick Hayes Architecture



CONCEPTUAL UTILITY PLAN BUILDINGS L1 THRU L7 NWC CHANDLER BLVD & MCCLINTOCK DRIVE



LEGEND

— W —	PROPOSED WATER MAIN
— SS —	PROPOSED SEWER MAIN
○ FH ○	PROPOSED FIRE HYDRANT
⊗ BFP ⊗	PROPOSED BACKFLOW PREVENTER
⊕ FDC ⊕	PROPOSED FIRE DEPARTMENT CONNECTION

NOTE

1.) ON-SITE FIRE AND DOMESTIC WATER SERVICES ARE SUBJECT TO CHANGE DURING FINAL SITE DESIGN AND DEVELOPMENT.
 2.) MINIMUM DESIGN SEWER SLOPE SHALL BE 0.0038 FT/FT FOR PUBLIC 8" SANITARY SEWER LINES IN ORDER TO SERVICE THIS DEVELOPMENT.

NO.	DATE	REVISION	BY

DESIGN BY: CRW
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CIVIL AND SURVEY

HUNTER
ENGINEERING

8235 N. HAYDEN AVE. SUITE 205
 SCOTTSDALE, AZ 85258
 T 480 991 3985
 F 480 991 3986



CONCEPT UTILITY PLAN
 BLDGS L1 THRU L7
 CHANDLER CORPORATE CENTER
 NWC CHANDLER BLVD & MCCLINTOCK DR
 CHANDLER, ARIZONA

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THE JOB NO.:
 LGECO40

SCALE
 1" = 40'

SHEET
C3 OF 3

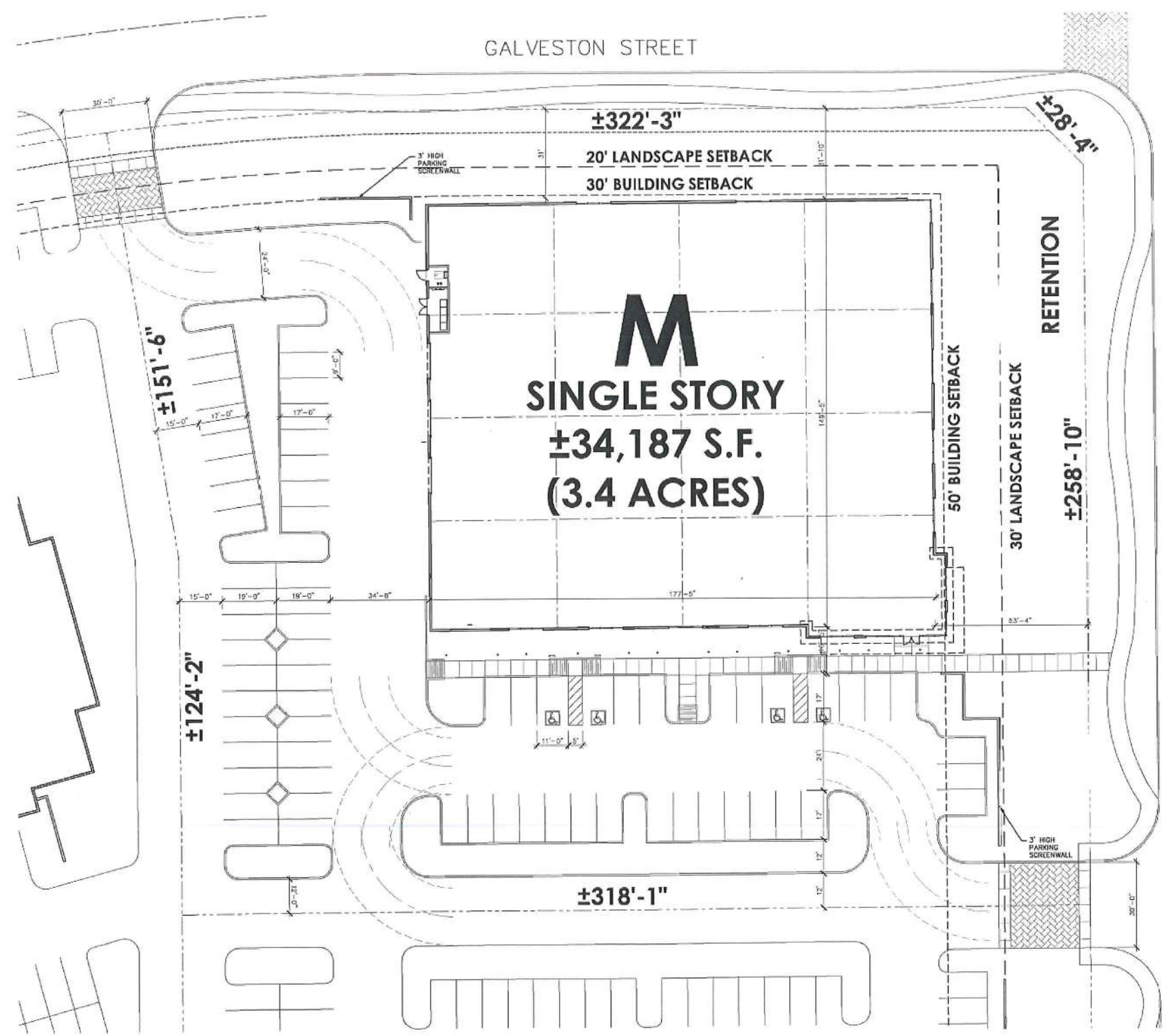
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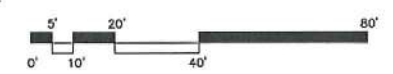
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 Patrick Hayes Architecture

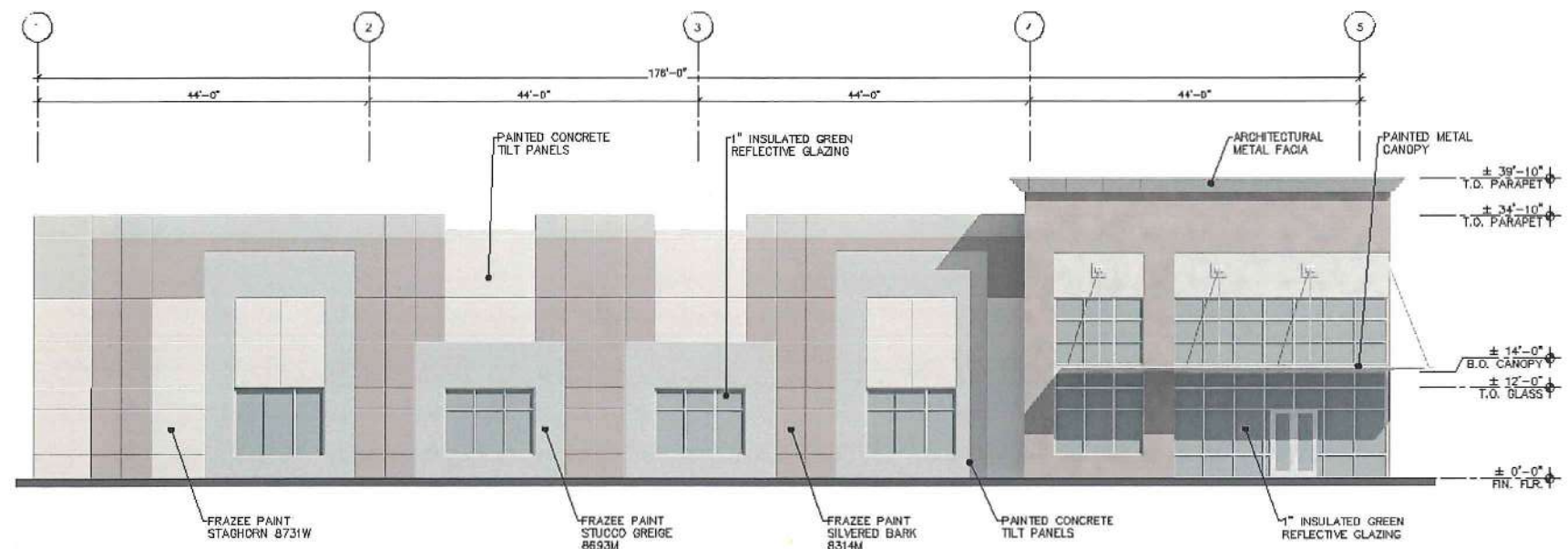




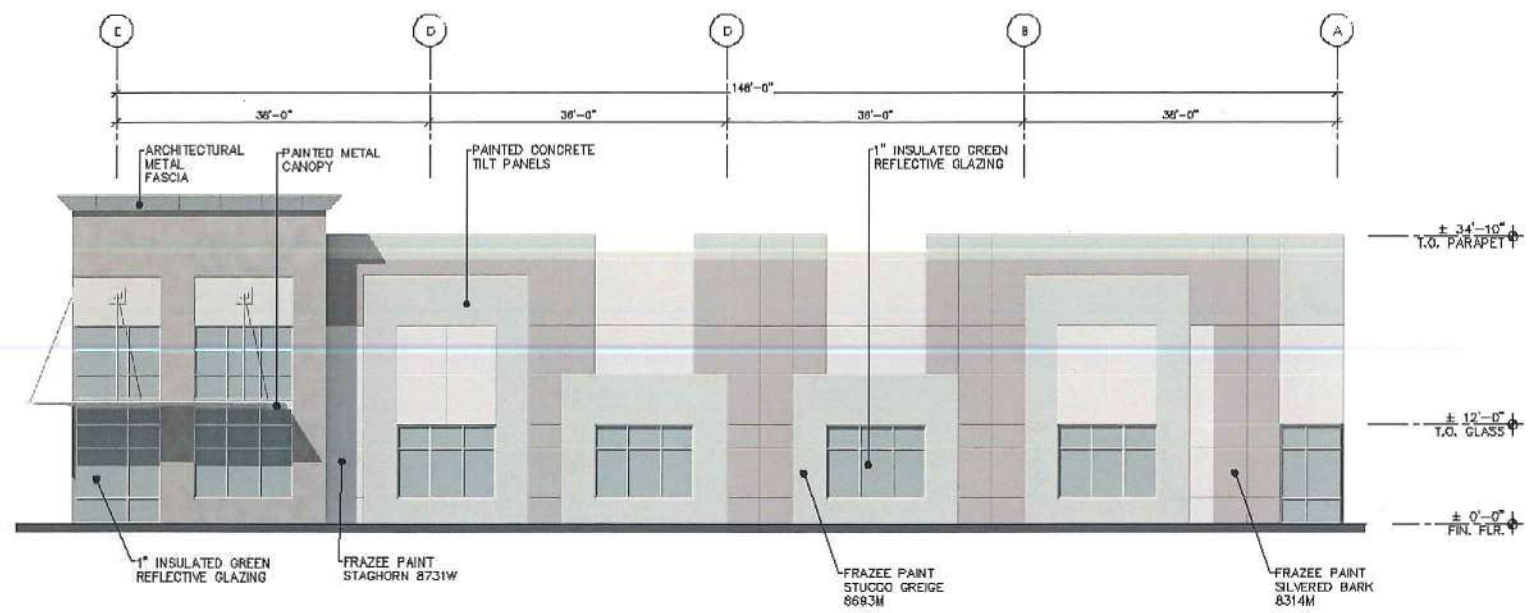


SCHEMATIC SITE PLAN - BUILDING M
SCALE: 1"=20'-0"

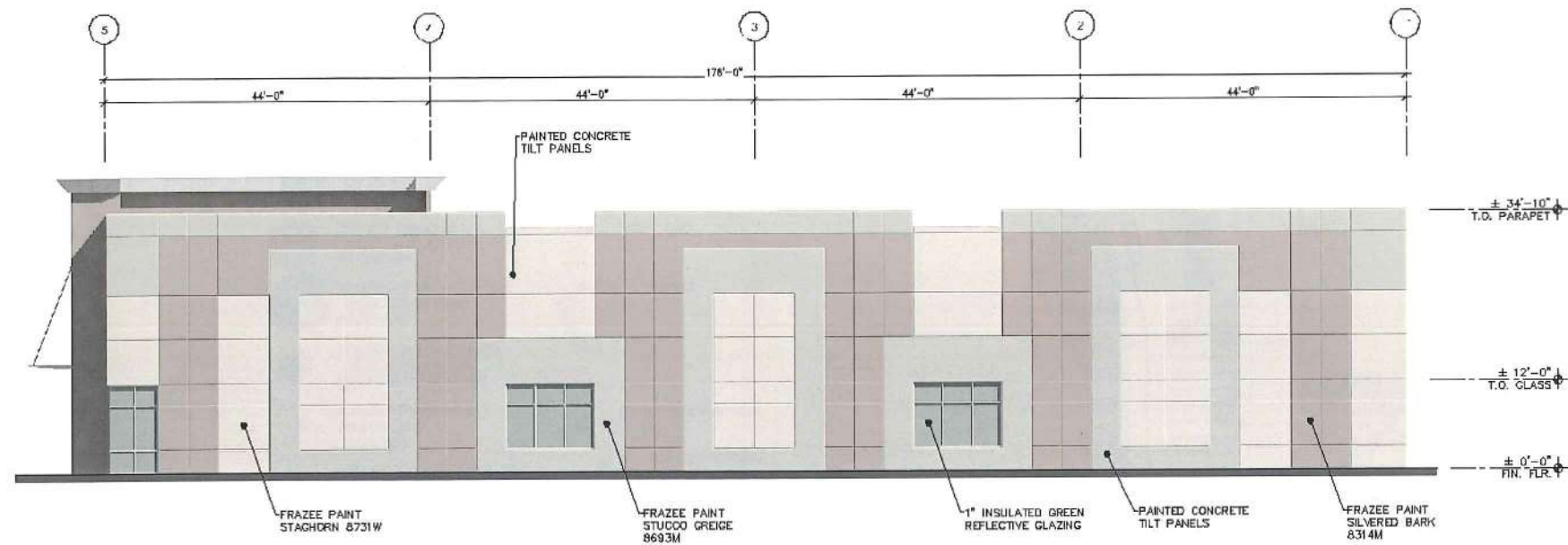




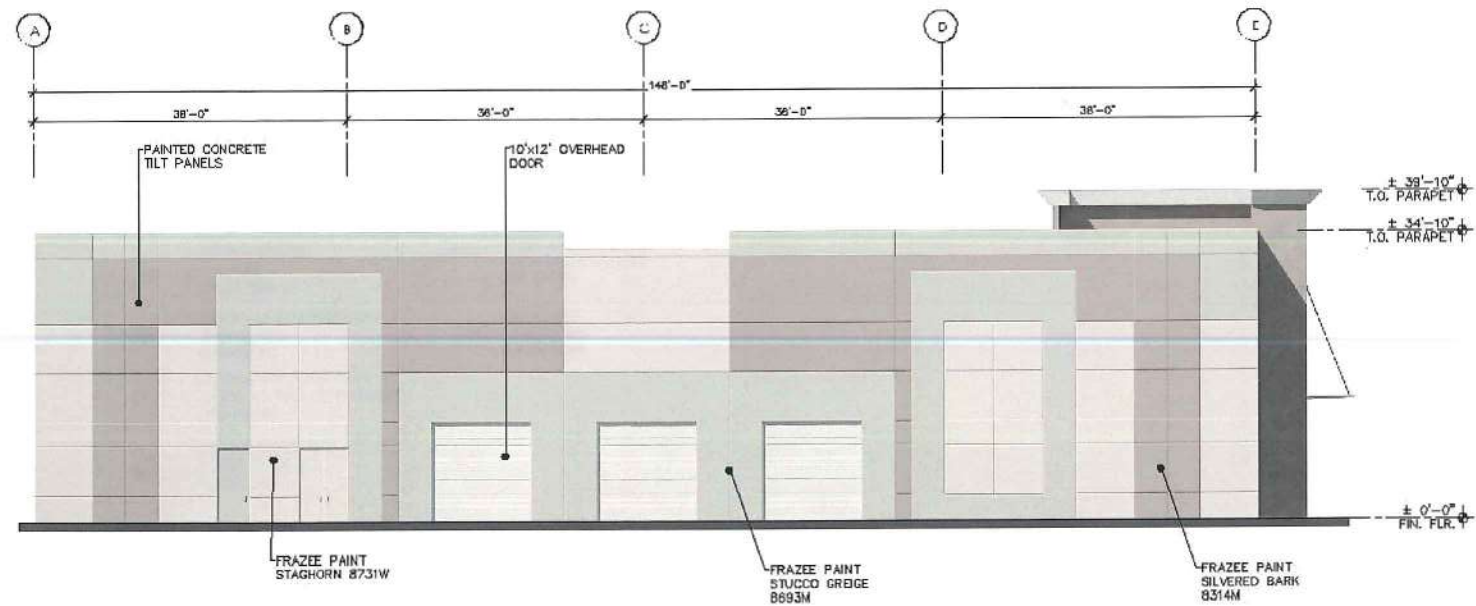
SOUTH ELEVATION - BUILDING M
SCALE: 3/32"=1'-0"



EAST ELEVATION - BUILDING M
SCALE: 3/32"=1'-0"



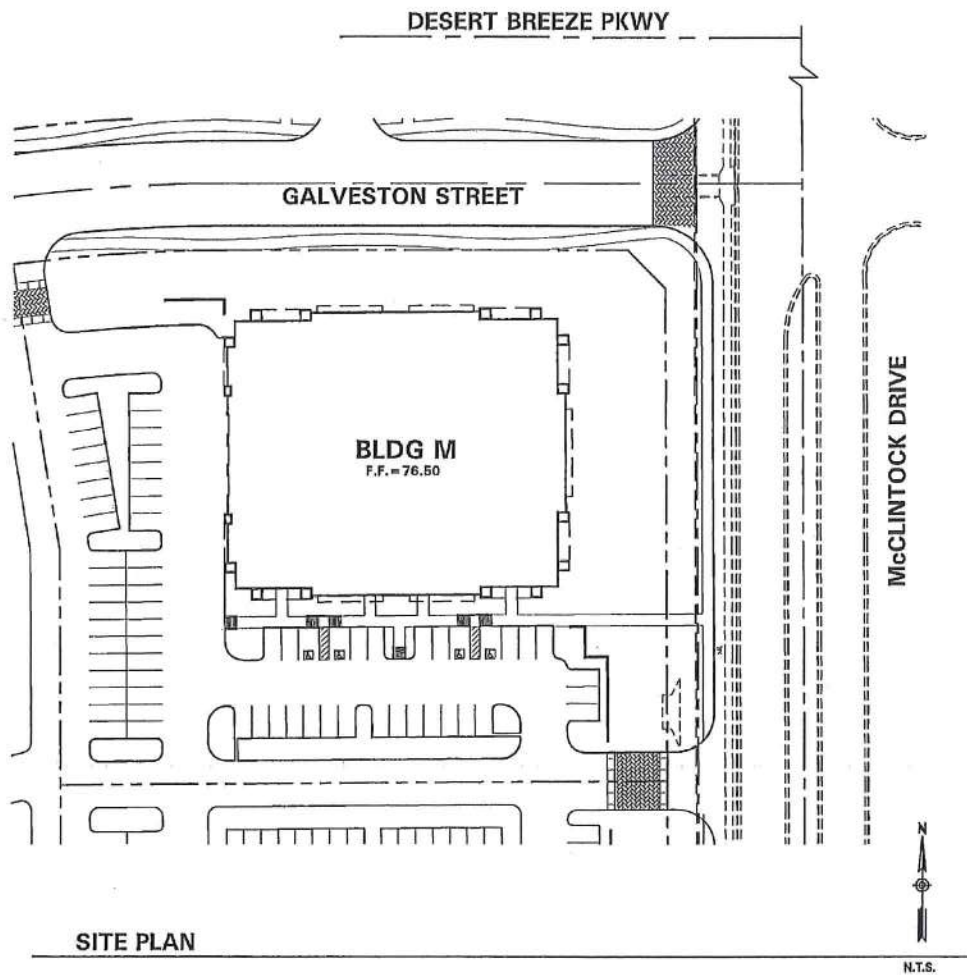
NORTH ELEVATION - BUILDING M
SCALE: 3/32"=1'-0"



WEST ELEVATION - BUILDING M
SCALE: 3/32"=1'-0"

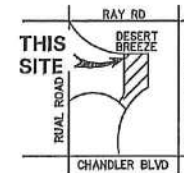
**COVER SHEET
FOR BUILDING M**
FOR
CHANDLER CORPORATE CENTER
NWC CHANDLER BLVD & McCLINTOCK DRIVE
CHANDLER, ARIZONA

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SHEET INDEX

COVER SHEET.....	C1
CONCEPT GRADING AND DRAINAGE PLAN.....	C2
CONCEPT UTILITY PLAN.....	C3



N
NTS
N.T.S.

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FAX: (480) 991-3986
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CHANDLER CORPORATE CENTER
NWC CHANDLER BLVD & McCLINTOCK DR
CHANDLER, ARIZONA**

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

THE JOB NO.:
LGEC040

SCALE
N.T.S.

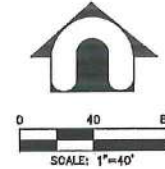
SHEET
C1 of 3

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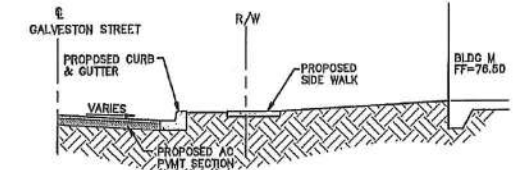
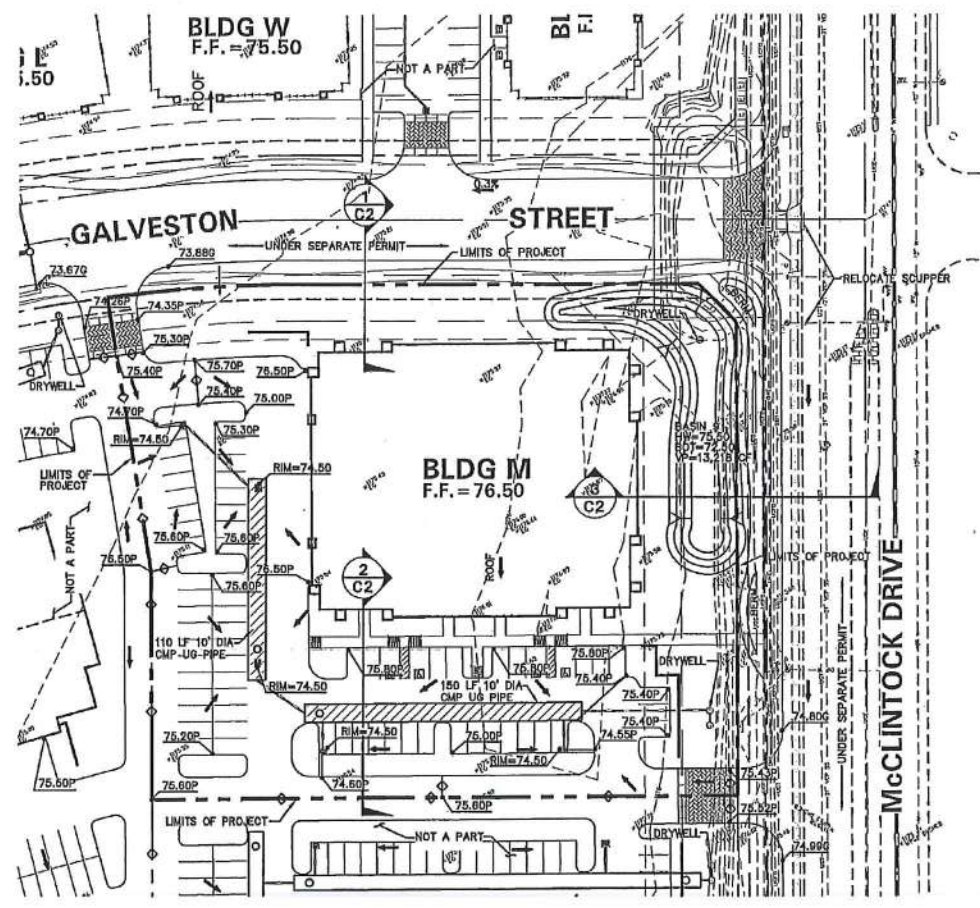
C.O.C. LOG NO. PPT 05-0010



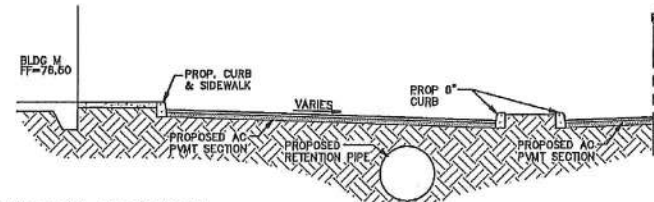
CONCEPTUAL GRADING & DRAINAGE PLAN BUILDING M CHANDLER CORPORATE CENTER



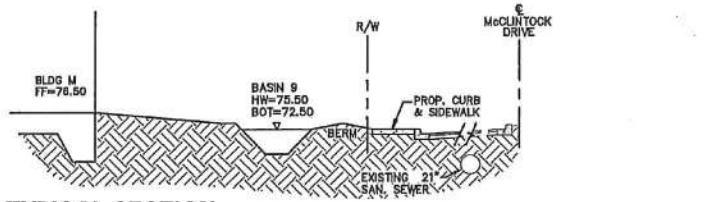
NO.	DATE	REVISION	BY
DESIGN BY: CRW			PURPOSE
DRAWN BY: RAL			
CHECKED BY: LMT			



1 TYPICAL SECTION N.T.S.



2 TYPICAL SECTION N.T.S.



3 TYPICAL SECTION N.T.S.

RETENTION SUMMARY

RETENTION REQUIRED	2.16
SITE AREA	
CITY OF CHANDLER FORMULA	
$V = D/12 \times A \times C \times 1.1$ D=2.6	
RETENTION REQUIRED=	$(2.6/12)(2.16)(43560)(0.8)(1.1) = 20,182$ CU.FT.
RETENTION PROVIDED	
UNDERGROUND RETENTION	20,420 CU.FT.
UNDERGROUND TOTAL	20,420 CU.FT.
BASIN 9 (OFFSITE RETENTION)	
TOTALS	
TOTAL RETENTION REQUIRED	20,182 CU.FT.
TOTAL RETENTION PROVIDED	20,420 CU.FT.
EXCESS	238 CU.FT.

LEGEND

- PROPOSED GRADE BREAK
- PROPOSED STORM LINE
- PROPOSED CATCH BASIN
- PROPOSED SPOT ELEVATION
- PROPOSED FLOW ARROW
- SECTION CALLOUT

CIVIL AND SURVEY
HUNTER
ENGINEERING
8283 N. HAYDEN RD., SUITE 275
CHANDLER, AZ 85258
T 480 941 3985
F 480 941 3986



CONCEPTUAL GRADING & DRAINAGE
BUILDING M
CHANDLER CORPORATE CENTER
NWC CHANDLER BLVD & McCLINTOCK DR
CHANDLER, ARIZONA

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

HE JOB NO.: LGECO40

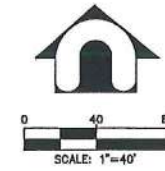
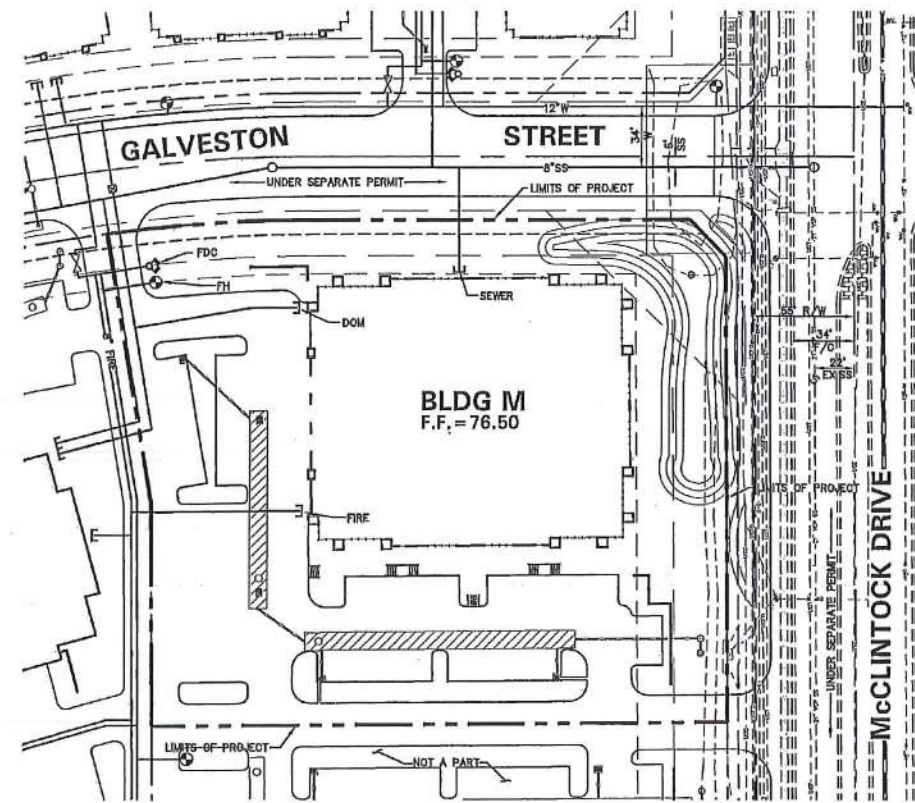
SCALE: 1"=40'

SHEET C2 OF 3

C.O.C. LOG NO. PPT 05-0010



CONCEPTUAL UTILITY PLAN BUILDING M CHANDLER CORPORATE CENTER



LEGEND

— W —	PROPOSED WATER MAIN
— SS —	PROPOSED SEWER MAIN
⊗	PROPOSED FIRE HYDRANT
⊗	PROPOSED BACKFLOW PREVENTER
⊗	PROPOSED FIRE DEPARTMENT CONNECTION

NOTE

- 1.) ON-SITE FIRE AND DOMESTIC WATER SERVICES ARE SUBJECT TO CHANGE DURING FINAL SITE DESIGN AND DEVELOPMENT.
- 2.) MINIMUM DESIGN SEWER SLOPE SHALL BE 0.0038 FT/FT FOR PUBLIC 8" SANITARY SEWER LINES IN ORDER TO SERVICE THIS DEVELOPMENT.

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NO.	DATE	REVISION	BY

DESIGN BY: CRW
DRAWN BY: RJM
CHECKED BY: LMT

HUNTER
ENGINEERING
CIVIL AND SURVEY
8283 N. HAYDEN RD. SUITE 275
SCOTTSDALE, AZ 85258
TEL: 480 991 3885
F: 480 991 3886



**CONCEPT UTILITY PLAN
BUILDING M
CHANDLER CORPORATE CENTER
NWC CHANDLER BLVD & MCCLINTOCK DR
CHANDLER, ARIZONA**

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

THE JOB NO. LGECO40

SCALE 1" = 40'

SHEET C3 OF 3

C.O.C. LOG NO. PPT 05-0010



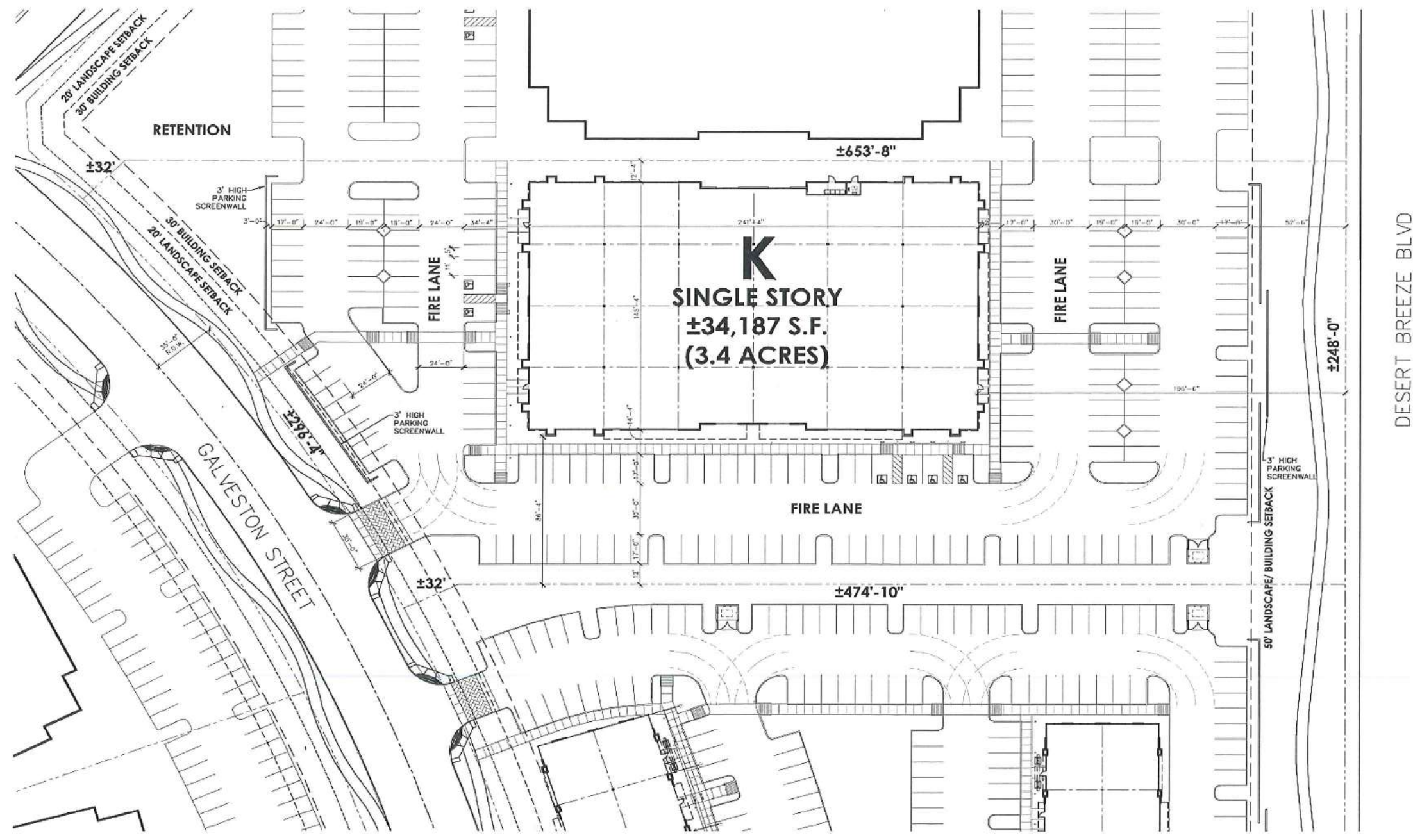
PHArchitecture
Patrick Hayes Architecture



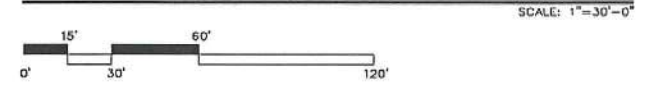
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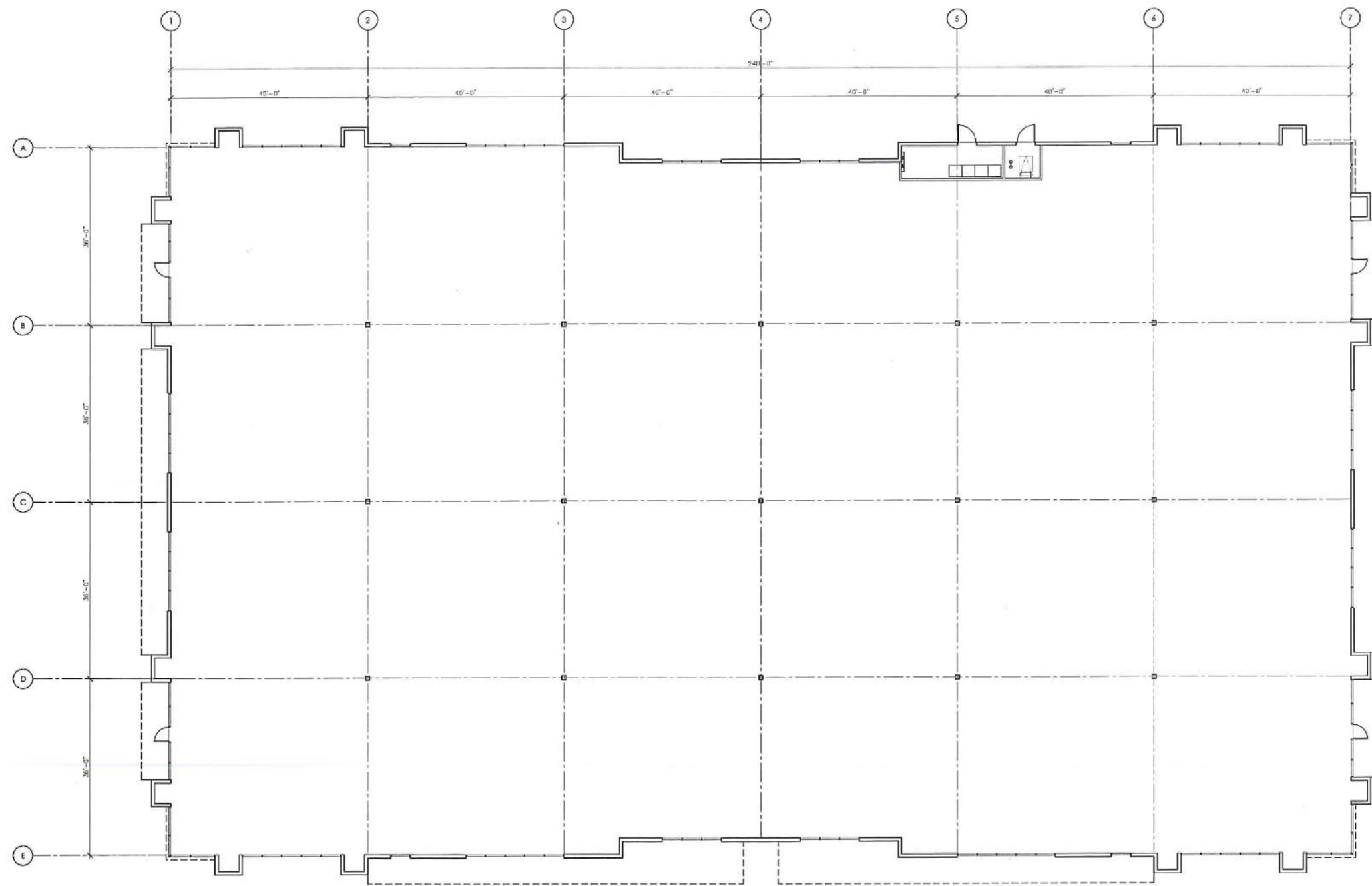
Page 66





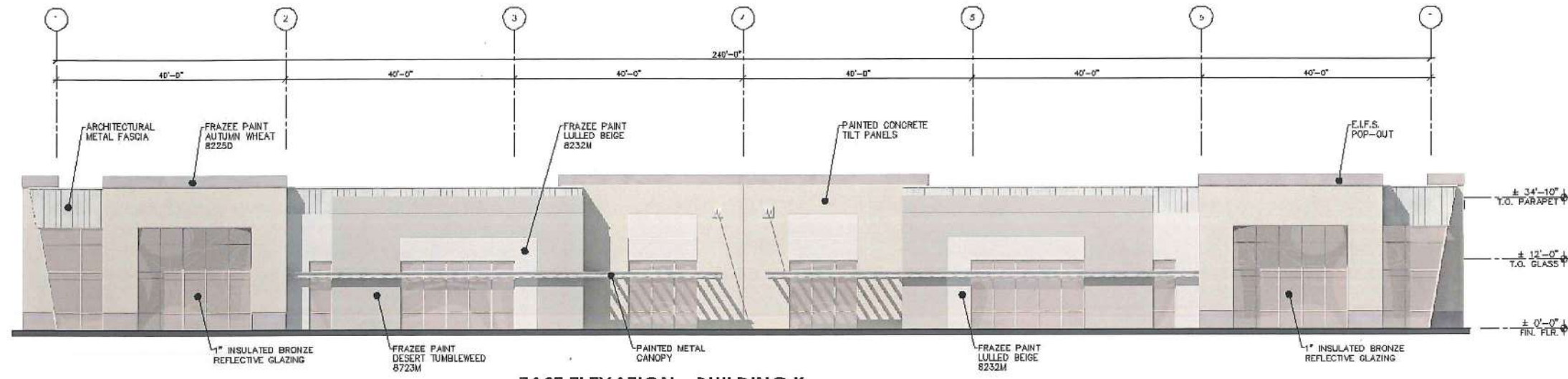
SCHEMATIC SITE PLAN - BUILDING K



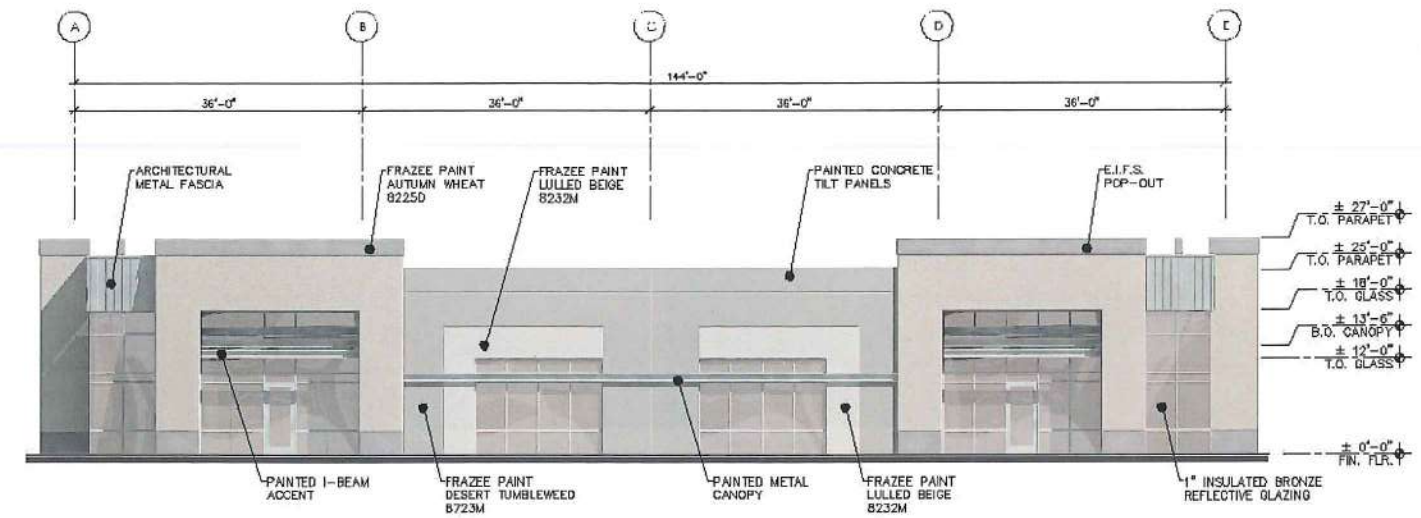


SCHEMATIC FLOOR PLAN - BUILDING 'K'

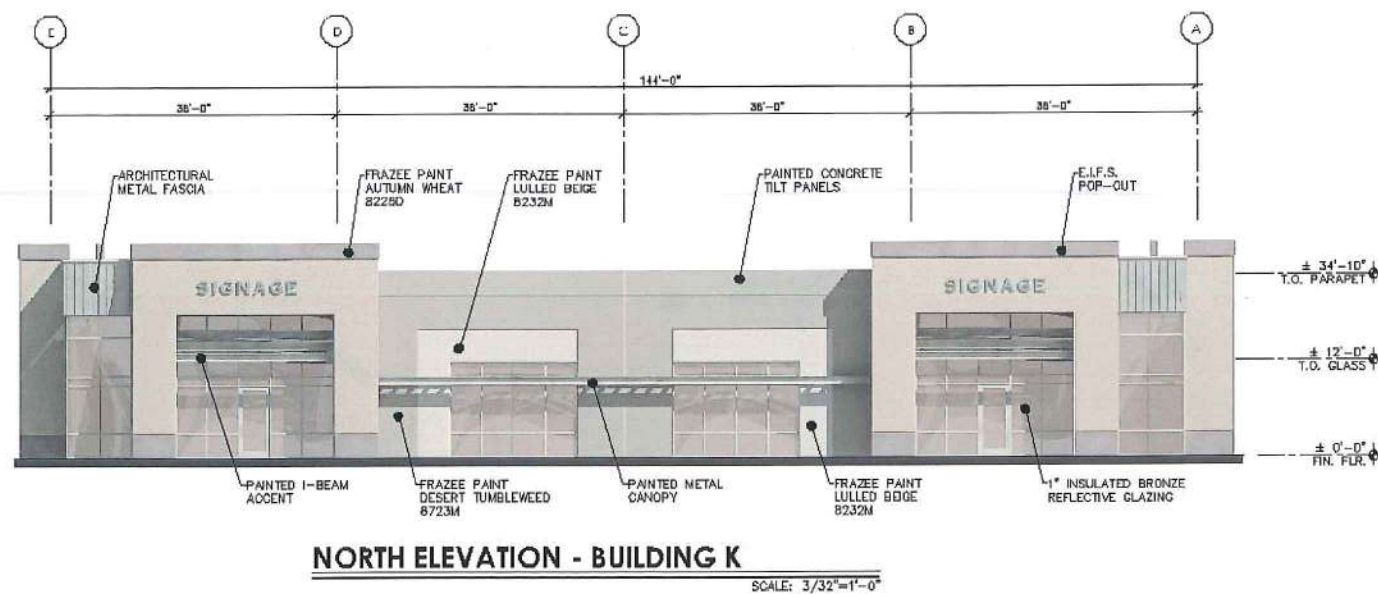
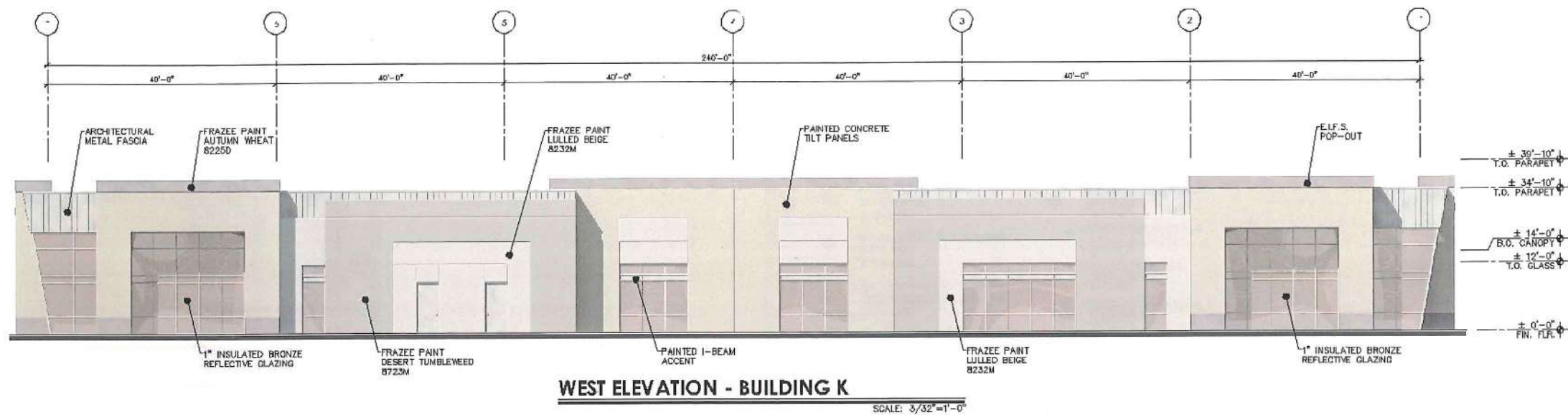
3/32" = 1'-0"

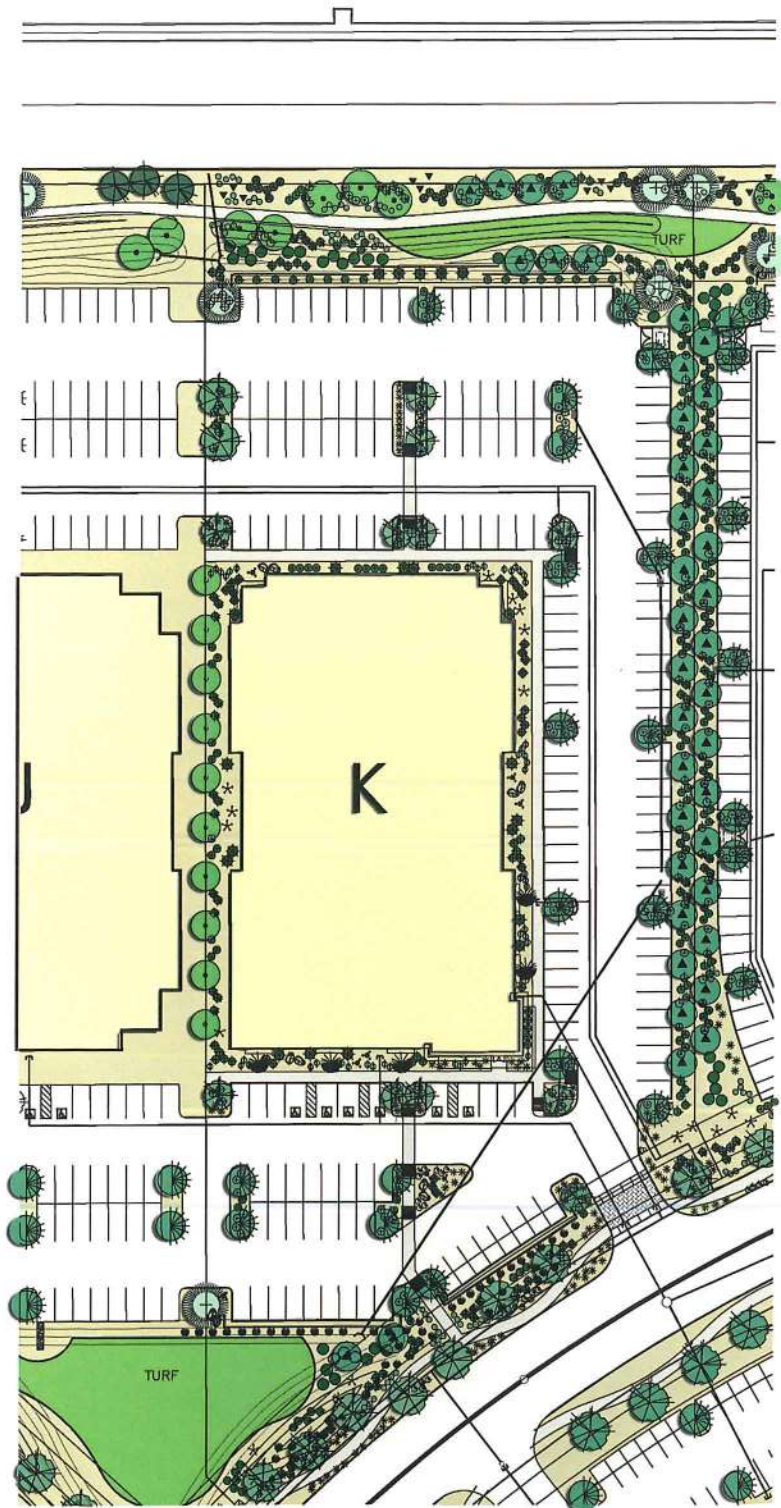


EAST ELEVATION - BUILDING K
SCALE: 3/32"=1'-0"




SOUTH ELEVATION - BUILDING K
SCALE: 3/32"=1'-0"





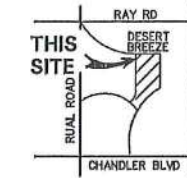

 NORTH
LANDSCAPE PLAN BUILDING K
 SCALE: 1" = 40'-0"

LANDSCAPE LEGEND

	HEIGHT	WIDTH	CALIPER
 CERCIDIUM FLORIDUM BLUE PALO VERDE 24" BOX	6.0	2.0	0.75
 CERCIDIUM PRAECOX PALO BREA 24" BOX	7.0	4.0	1.50
 PROSOPIS CHILENSIS CHILEAN MESQUITE (THORNLESS) 24" BOX	8.0	4.0	1.50
 ONLEYA TESOTA IRONWOOD 24" BOX	6.0	3.0	1.25
 ACAICA STENOPHYLLA SHOESTRING ACACIA 36" BOX	13.0	6.0	2.50
 ACAICA STENOPHYLLA SHOESTRING ACACIA 15 GALLON	7.0	2.5	0.75
 PROPOSED SALVAGED TREE FROM FUTURE PLANT INVENTORY	VARIES	VARIES	
 WASHINGTONIA ROBUSTA MEXICAN FAN PALM 20' TRUNK FT (SKINNED)	20.0		
 RUELLIA PENINSULARIS BAJA RUELLA 5 GALLON			
 NERIUM OLENDER 'PETITE PINK' PETITE PINK 5 GALLON			
 LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD SAGE' 5 GALLON			
 LEUCOPHYLLUM CANDIDUM SILVER CLOUD SAGE 5 GALLON			
 LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON			
 LANTANA MONTEVIDENSIS 'TRAILING PURPLE' 1 GALLON			
 DALEA GREGGII TRAILING DALEA 1 GALLON			
 1/2" MINUS WALKER BUTTE 'RED' DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS			
 AGAVE WEBERII AGAVE 5 GALLON			
 HESPERALOE PARVIFLORA RED YUCCA 5 GALLON			
 CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON			
 ACAICA REDOLENS DESERT CARPET 5 GALLON			
 AMBROSIA DELTOIDEA BURSAGE 5 GALLON			
 BAILEYA MULTIRADIATA DESERT MARIGOLD 1 GALLON			
 ENCELIA FARINOSA BRITTLE BUSH 5 GALLON			
 JUSTICIA CALIFORNICA CHUPAROSA 5 GALLON			
 LARREA TRIDENTATA CREOSOTE BUSH 5 GALLON			
 VERBENA RIGIADA SANDPAPER VERBENA 1 GALLON			
 YUCCA BACCATA BANANA YUCCA 5 GALLON			
 MID-IRON TURF SOD			
 3x3x3" SURFACE SELECT GRANITE BOULDER MINIMUM 2000lbs EACH			
 6" EXTRUDED CURB CONCRETE HEADER SEE DETAIL			
 SAGUARO SAGUARO 3 ARM MIN.			

**COVER SHEET
FOR BUILDINGS J AND K
FOR
CHANDLER CORPORATE CENTER
NWC CHANDLER BLVD & McCLINTOCK DRIVE
CHANDLER, ARIZONA**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP

NTS

DEVELOPER/OWNER

LGE CORPORATION
740 N. 52ND STREET SUITE 200
PHOENIX, ARIZONA 85008
PHONE: (602) 966-4001
FAX: (602) 966-9001
CONTACT: FRANK PETTIT

ARCHITECT

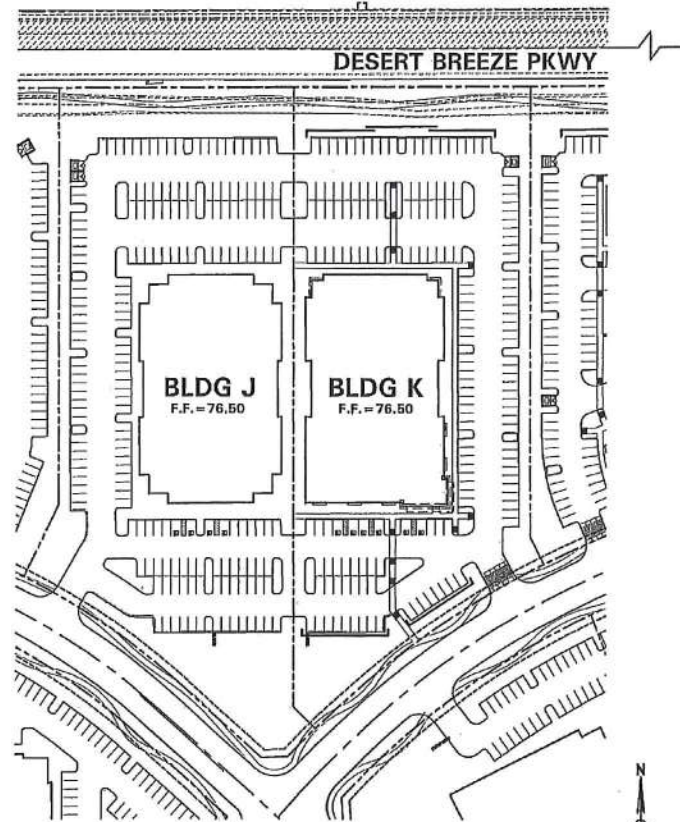
PATRICK HAYES ARCHITECTS
15849 N. 71ST STREET SUITE 200
SCOTTSDALE, ARIZONA 85264
PHONE: (480) 556-9000
FAX: (480) 538-9490
CONTACT: TIM THIELKE

CIVIL ENGINEER

HUNTER ENGINEERING, P.C.
8283 N. HAYDEN ROAD SUITE 275
SCOTTSDALE, ARIZONA 85268
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JEFF HUNTER

SHEET INDEX

COVER SHEET.....	C1
CONCEPT GRADING AND DRAINAGE PLAN.....	C2
CONCEPT UTILITY PLAN.....	C3



SITE PLAN

NTS

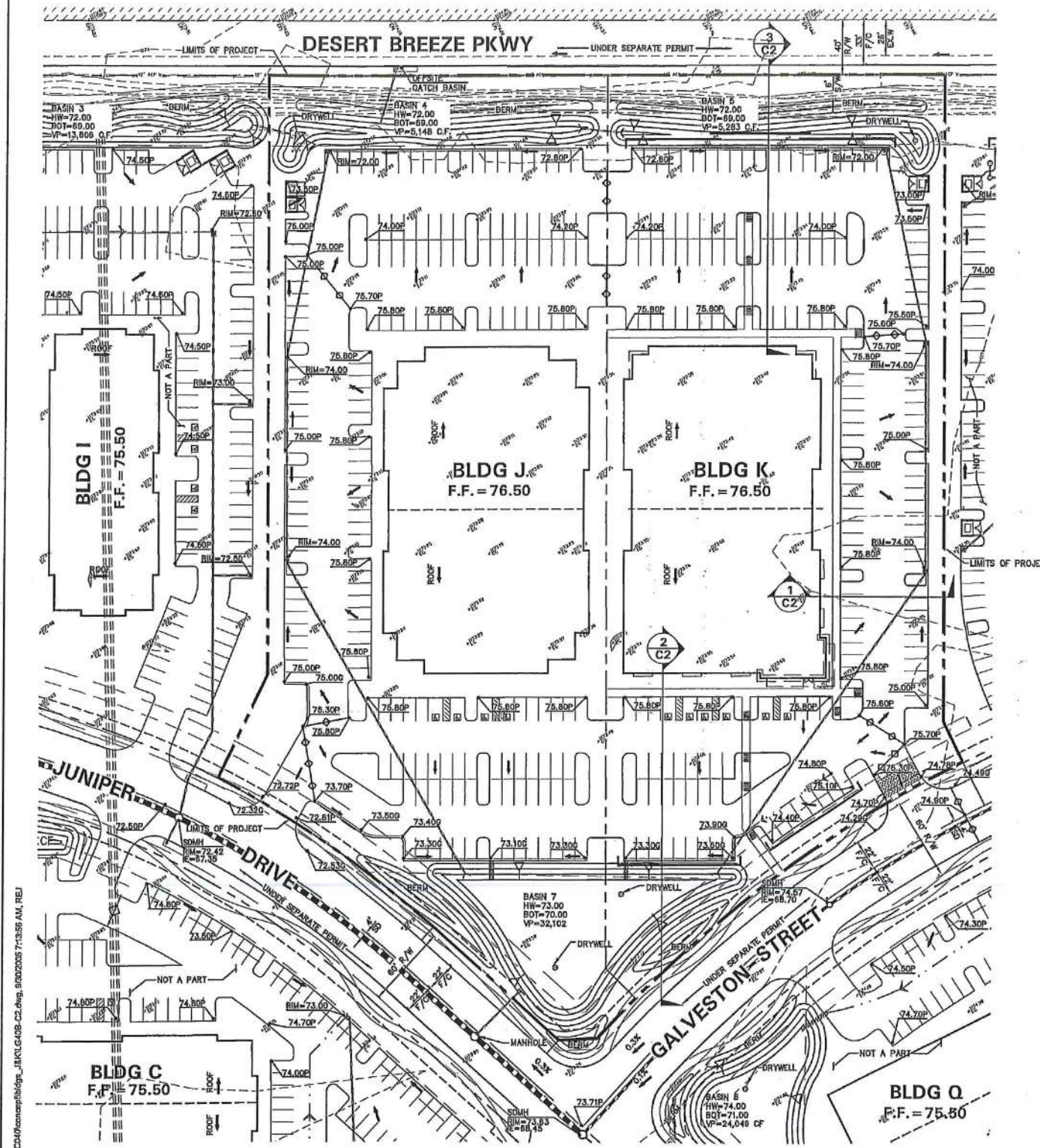
NO.	DATE	REVISION	BY
PURPOSE			
DESIGN BY:		CRW	
DRAWN BY:		RUE	
CHECKED BY:		LTJ	
CIVIL AND SURVEY			
HUNTER ENGINEERING			
8283 N. HAYDEN RD. SUITE 275 SCOTTSDALE, AZ 85268 T 480 991 3985 F 480 991 3986			
COVER SHEET FOR BUILDINGS J AND K CHANDLER CORPORATE CENTER NWC CHANDLER BLVD & McCLINTOCK DR CHANDLER, ARIZONA			
<small>THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.</small>			
<small>THE JOB NO.:</small> LGE0040			
<small>SCALE</small> N.T.S.			
<small>SHEET</small> C1 of 3			

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C.O.C. LOG NO. PPT 05-0010



CONCEPTUAL GRADING & DRAINAGE PLAN BUILDINGS J & K CHANDLER CORPORATE CENTER



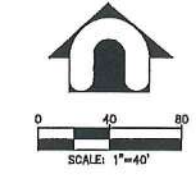
RETENTION SUMMARY

RETENTION REQUIRED
 SITE AREA 6.44
 CITY OF CHANDLER FORMULA
 $V = D/12 \cdot A \cdot C \cdot 1.1 \quad D = 2.6$
 RETENTION REQUIRED =
 $(2.6/12)(6.44)(43560)(0.9)(1.1) = 60,173 \text{ CU.FT.}$

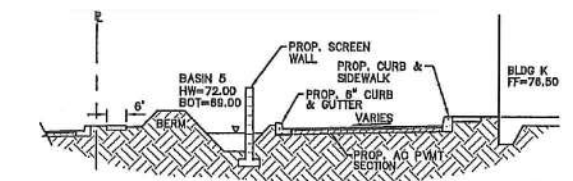
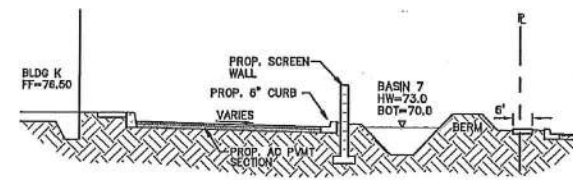
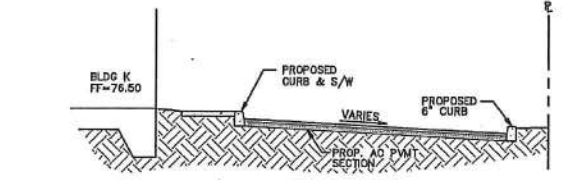
RETENTION PROVIDED
 BASIN 7 32,102 CU.FT.
 SURFACE TOTAL 32,102 CU.FT.

TOTALS
 TOTAL RETENTION REQUIRED 60,173 CU.FT.
 TOTAL RETENTION PROVIDED 32,102 CU.FT.
 TO REGIONAL RETENTION 28,071 CU.FT.

* BASINS 4 & 5 CONNECT W/ OTHER BASINS ALONG DESERT BREEZE PKWY TO COLLECT STORMWATER RUN OFF FROM DESERT BREEZE. REFER TO CONCEPTUAL MASTER GRADING & DRAINAGE PLAN FOR THE CHANDLER CORPORATE CENTER.



- LEGEND**
- PROPOSED GRADE BREAK
 - PROPOSED STORM LINE
 - PROPOSED CATCH BASIN
 - PROPOSED SPOT ELEVATION
 - PROPOSED FLOW ARROW
 - SECTION CALLOUT



NO.	DATE	REVISION	BY

DESIGN BY: CRW
 DRAWN BY: P.M.
 CHECKED BY: LMT

CIVIL AND SURVEY

HUNTER ENGINEERING
 8283 N. HAYDEN RD., SUITE 275
 SCOTTSDALE, AZ 85258
 P. 480.981.3885
 F. 480.981.3885



CONCEPTUAL GRADING & DRAINAGE
 BUILDINGS J AND K
 CHANDLER CORPORATE CENTER
 NWC CHANDLER BLVD & MCCLINTOCK DR
 CHANDLER, ARIZONA

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

HE JOB NO.: LGEC040
 SCALE: 1"=40'
 SHEET: C2 OF 3

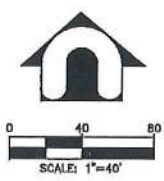
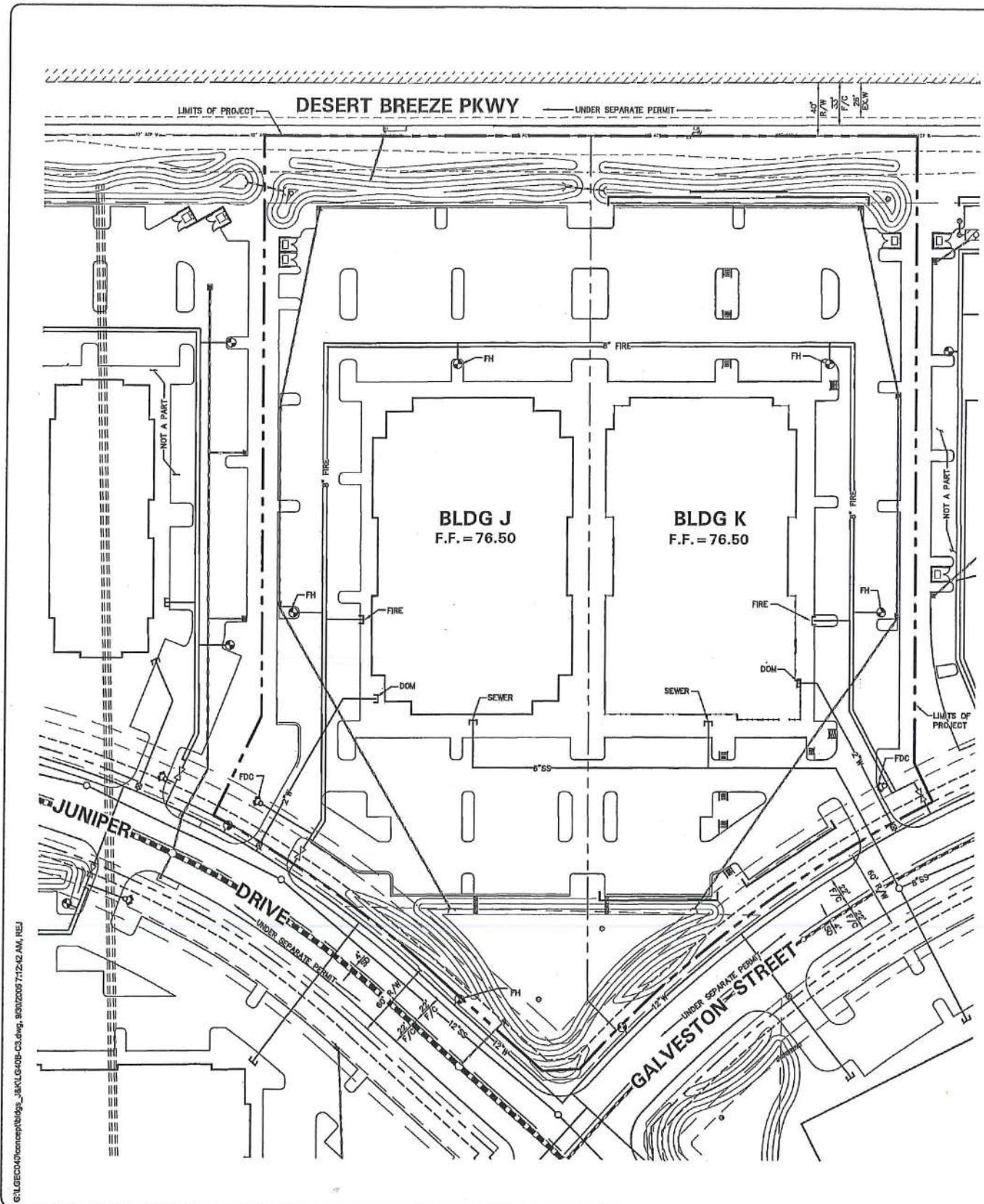
C.O.C. LOG NO. PPT 05-0010



PHArchitecture
 Patrick Hayes Architecture



CONCEPTUAL UTILITY PLAN BUILDINGS J & K CHANDLER CORPORATE CENTER



LEGEND

— W —	PROPOSED WATER MAIN
— SS —	PROPOSED SEWER MAIN
⊙	PROPOSED FIRE HYDRANT
⊗	PROPOSED BACKFLOW PREVENTER
⊕	PROPOSED FIRE DEPARTMENT CONNECTION

NOTE

- 1.) ON-SITE FIRE AND DOMESTIC WATER SERVICES ARE SUBJECT TO CHANGE DURING FINAL SITE DESIGN AND DEVELOPMENT.
- 2.) MINIMUM DESIGN SEWER SLOPE SHALL BE 0.0038 FT/FT FOR PUBLIC 8" SANITARY SEWER LINES IN ORDER TO SERVICE THIS DEVELOPMENT.

NO.	DATE	REVISION	BY
			PURPOSE

DESIGN BY: CRW
 DRAWN BY: RLM
 CHECKED BY: LMT

HUNTER
 ENGINEERING
 8283 N. HAYDEN RD., SUITE 275
 SCOTTSDALE, AZ 85258
 T 480 991 3585
 F 480 991 3586



CONCEPT UTILITY PLAN
 BLDGS J & K
 CHANDLER CORPORATE CENTER
 NWC CHANDLER BLVD & McCLINTOCK DR
 CHANDLER, ARIZONA

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

HE JOB NO.: LGEC040

SCALE 1"=40'

SHEET C3 OF 3

C.O.C. LOG NO. PPT 05-0010





Planning & Zoning Commission Memorandum Development Services
Memo No. 24-032

Date: May 15, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
From: Darsy Omer, Associate Planner
Subject: PLH24-0004 The Forum
Request: Use Permit time extension for a Series 6 Bar license and an Entertainment Use Permit for live music inside and on an outdoor patio.
Location: 2301 South Stearman Drive, generally located south of the southwest corner of Gilbert and Germann roads
Applicant: Robert Leavitt, Arizona Liquor Industry Consultants

Proposed Motion:

Move Planning and Zoning Commission recommend approval of PLH24-0004 The Forum, a Use Permit time extension for a Series 6 Bar license and an Entertainment Use Permit time extension for live music inside and on an outdoor patio, subject to the conditions as recommended by Planning staff.

Background Data:

- Zoned Planned Area Development (PAD) for commercial and retail uses.
- Zoning code requires Use Permit approval for any bar license.
- Zoning code requires Entertainment Use Permits approval for any live entertainment or speakers provided outdoors that is located 1,320 feet or less from a residentially zoned property.
- The closest residential property is approximately 900 feet to the east, across Gilbert Road.
- Liquor Use Permit approved in 2017 and 2022 for a Series 6 bar license and live music.

Surrounding Land Use Data:

North	Charter School (Great Hearts)	South	Daycare (Kids Incorporated Learning Center)
East	Vacant parcel zoned PAD for a medical facility	West	Industrial (Aero Zone)

Proposed Business Operations (for Use Permit) or Proposed Development (for PDP)

Size of Business	20,214 sq ft
Size of Patio	3,361 sq ft
Seating and Serving	221 persons
Hours of Business Operation	Monday - Wednesday: 8 am - 9:30 pm Thursday: 8 am - 10 pm Friday: 8 am - 12 am Saturday: 4 pm- 12 am Sunday: 2pm - 9pm
Type of Live Entertainment	Popular, Blues and Country Western bands (not limited to these genres) Disc Jockeys (DJs) New outdoor stage Played through indoor and patio speakers
Hours of Live Entertainment	Indoors Monday - Thursday: 8 am - 9:30pm Friday - Saturday: 8 am - 12am Sunday: 2 pm -9 pm Applicant requested in 2021 to extend indoor live entertainment to 12:00 a.m., seven (7) days per week as needed for third-party events. Outdoor Patio - Recommendation to limit hours of live music and entertainment <ul style="list-style-type: none"> • Amplified: 10 a.m. to 10 p.m. Sunday through Thursday and 10 a.m. to 11 p.m. Friday and Saturday • Non-amplified: 8 a.m. to 10 p.m. Sunday through Thursday and 8 a.m. to 11 p.m. Friday and Saturday

Additional Entertainment	10 TV's on patio, pool table, 8 outdoor speakers, live musical entertainment, disc jockeys and dancing inside and outside.
-----------------------------	--

Review and Recommendation:

Per Zoning Code section 35-305(4), an Entertainment Use Permit is required when alcoholic beverages are sold or served; there is entertainment activity provided outdoors with the property being located 1,320 ft. or less from a residentially zoned property; and/or if there is entertainment provided indoors with the property being located 600 feet or less from a residentially zoned property. The distance is measured from the closest exterior wall or fence of any indoor or outdoor space occupied by the subject establishment to the closest property line of a residentially zoned property. The nearest single-family residential development to this project is located approximately 900 feet to the east, across Gilbert Road.

A Use Permit is also required for a Series 6 liquor license for bars to operate within a commercially zoned district. The Forum currently operates with a Series 6 liquor license, and in 2017 and 2022 a liquor use permit was approved for a Series 6 bar license along with limited live entertainment. A time stipulation of two-years was provided upon approval.

In 2022, The Forum proposed to expand its indoor and outdoor live entertainment including bands, DJs, and additional outdoor speakers. Business operations of The Forum allow events to occur after regular business hours. The applicant at this time requested the indoor live entertainment to extend until 12 a.m. seven days per week. To be consistent with approved Entertainment Use Permits for establishments located in proximity to residential developments, staff recommends all live entertainment occurring within the outdoor patio, including dancing, speakers, and bands, conclude by 10:00 pm, Sunday through Thursday and by 11:00 pm on Friday and Saturday. This proposed stipulation was presented to the applicant, who has agreed to limiting hours of live entertainment on the outdoor patio.

In 2022, at Planning and Zoning Commission, Chair Heumann requested that the hours of live entertainment on the patio be modified to address the start of amplified and non-amplified music. Condition No. 10 was modified to address their concerns as follows:

Amplified live music and entertainment on the patio may occur from 10 a.m. to 10 p.m. Sunday through Thursday and from 10 a.m. to 11 p.m. Friday and Saturday. Non-amplified live music and entertainment on the patio may occur from 8 a.m. to 10 p.m. Sunday through Thursday and from 8 a.m. to 11 p.m. Friday and Saturday.

The applicant is not proposing to change anything since the 2022 approval. The Use Permit does not override any state liquor licensing requirements. The applicant must comply with all State regulations that pertain to the liquor license.

Planning staff has reviewed the request and finds it to be consistent with the General Plan and applicable zoning. Live entertainment is a compatible land use with the surrounding commercial development and the residential development located to the east, across Gilbert Rd. with the proposed stipulations. Planning and Zoning Commission recommends approval.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on April 10, 2024, and only the applicant and staff attended the meeting
- As of the writing of this memo, Planning staff is not aware of any opposition to the request

Recommended Conditions of Approval

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit/Preliminary Development Plan, subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require a new Use Permit application and approval.
2. The Use Permit is non-transferable to any other location.
3. This Use Permit approval is solely for a Series 6 Bar license.
4. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Entertainment Use Permit and require a new Entertainment Use Permit application and approval.
5. The Entertainment Use Permit is non-transferable to any other location.
6. The site shall be maintained in a clean and orderly manner.
7. No noise shall be emitted from external speakers or live entertainment in such a manner that exceeds the general level of noise by uses outside the premises of the business and disturbs adjacent businesses and residential areas.
8. Music shall be controlled so as to not unreasonably disturb area residents and

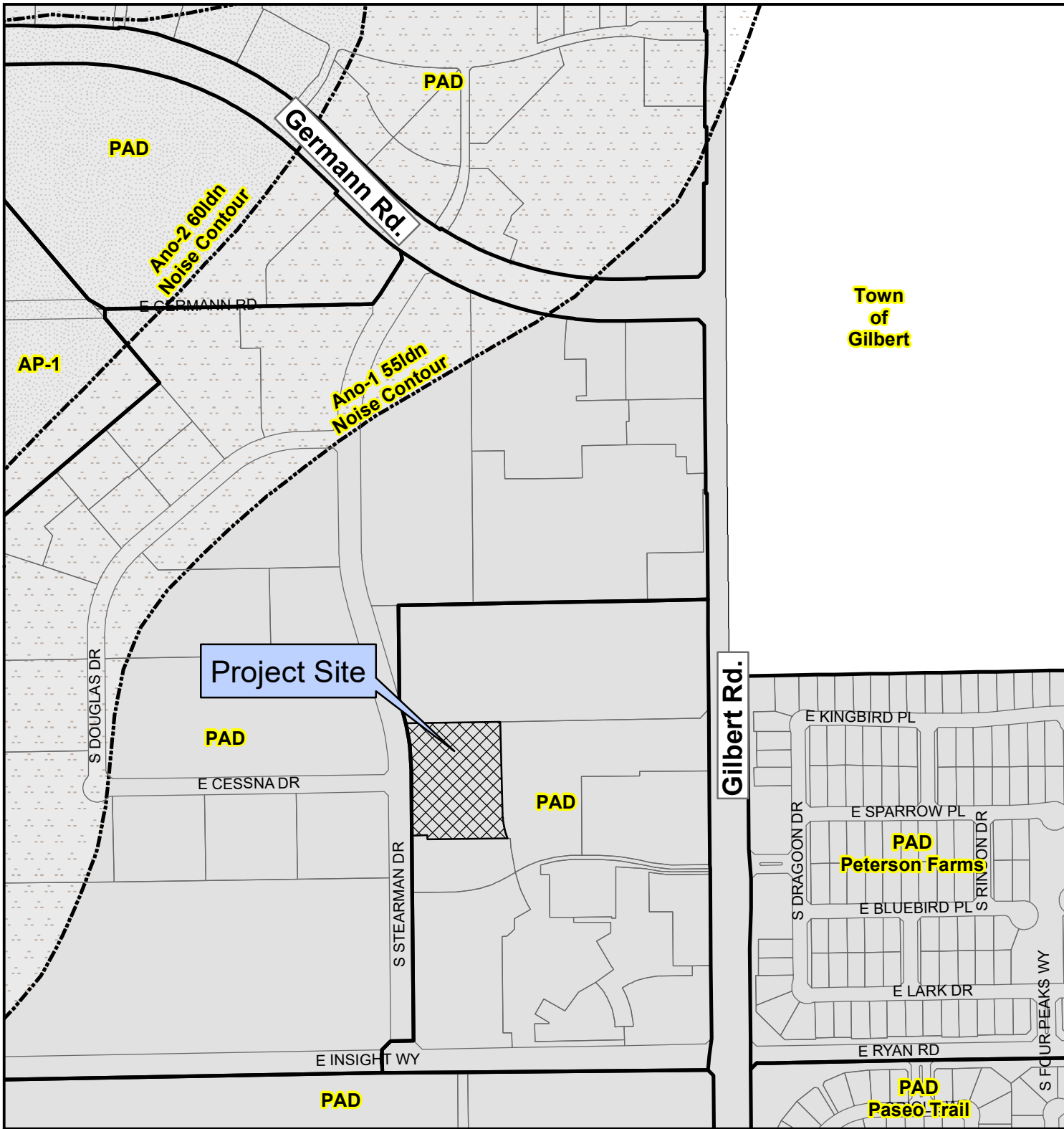
shall not exceed the ambient noise level as measured at the commercial property line.

9. The establishment shall provide a contact phone number for a responsible person (i.e. bar owner and/or manager) to any interested neighbors or property owners to resolve complaints quickly and directly.
10. Amplified live music and entertainment on the patio may occur from 10 a.m. to 10 p.m. Sunday through Thursday and from 10 a.m. to 11 p.m. Friday and Saturday. Non-amplified live music and entertainment on the patio may occur from 8 a.m. to 10 p.m. Sunday through Thursday and from 8 a.m. to 11 p.m. Friday and Saturday.
11. The Entertainment Use Permit shall remain in effect from the date of Council approval.
12. The Use Permit does not override any State liquor licensing requirements. The applicant must comply with all regulations that pertain to the liquor license.


Attachments

Vicinity Maps

Exhibits



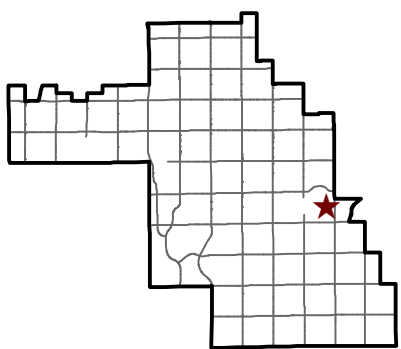
Project Site

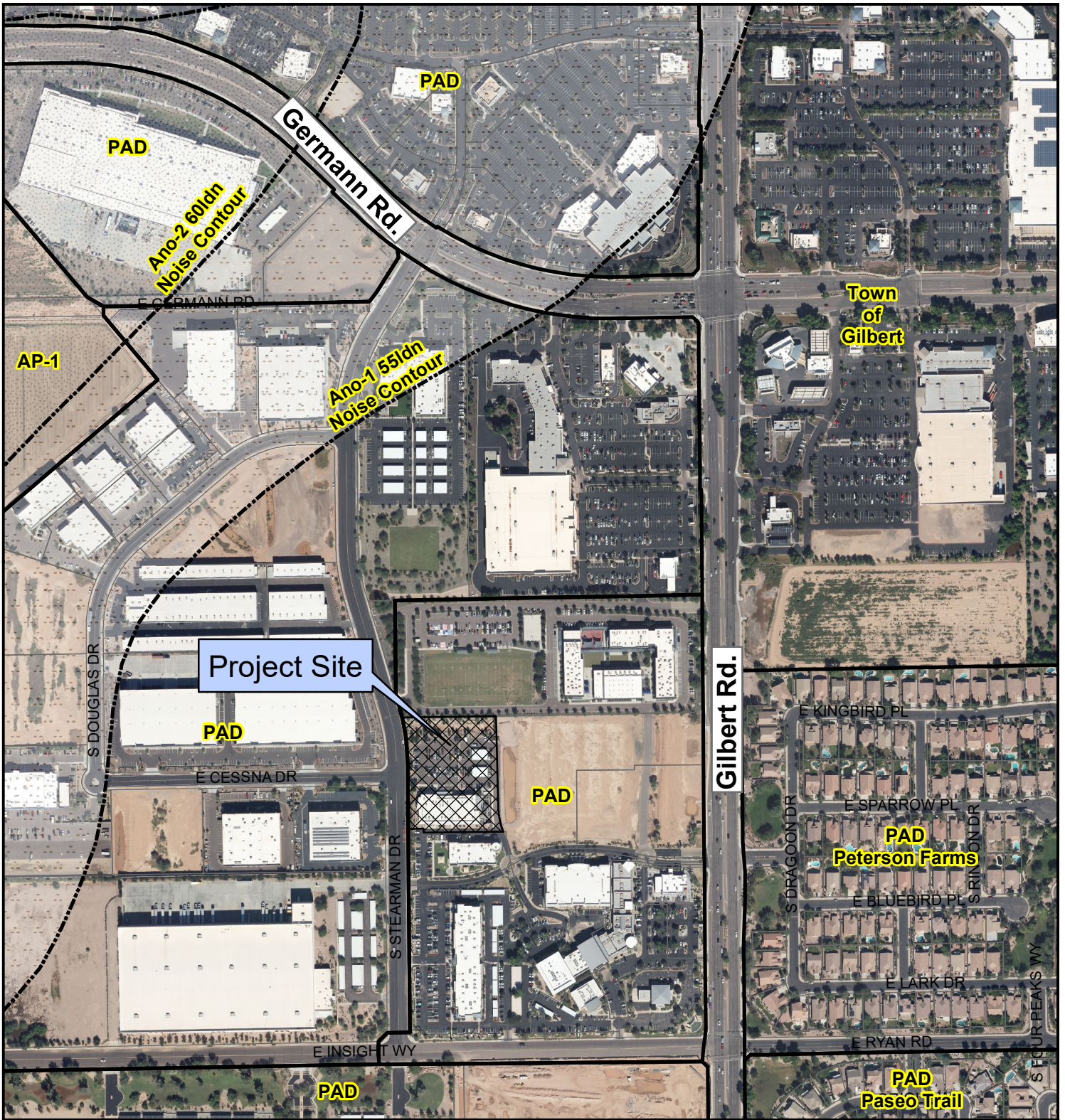
 **PLH24-0004 The Forum**

Proposed Project Details
 2301 S. Stearman Dr.
 Request Use Permit time extension for a
 Series 6 bar license and Entertainment Use
 Permit for live music inside and on an outdoor patio



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





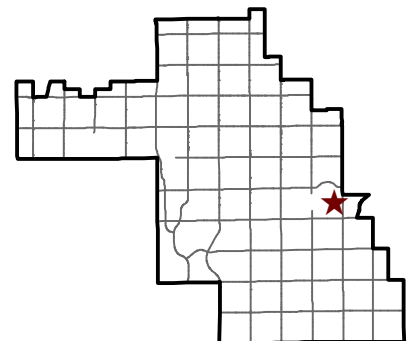
PLH24-0004 The Forum

Proposed Project Details

2301 S. Stearman Dr.
 Request Use Permit time extension for a
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 Permit for live music inside and on an outdoor patio



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PLH24-0004

The Forum

2301 S Stearman Drive,
generally located south of
the southwest corner of
Gilbert Rd and Germann
Rd.

Table of Contents:

1. Narrative
2. Site Plan
3. Aerial View
4. Existing Site

P.O. Box 2502
Chandler, Arizona 85244
(480) 730-2675 Phone (480) 730-2676 Fax



**ARIZONA LIQUOR
INDUSTRY CONSULTANTS**

March 12, 2024

**City of Chandler
Planning Department
Attn: Ms. Darsy Omner, Associate City Planner
175 South Arizona Avenue
Chandler, Arizona 85225**

**Re: The Forum
2301 South Stearman Drive
Chandler Arizona 85386 Maricopa County Assessor Parcel: 303-31-381
Legal Description: VERSANTE AT CHANDLER AIRPARK LOT 2 REPLAT MCR
1330-22
Chandler Case: PLH24-0004**

Ms. Darsy Omer:

Our firm is the applicant on behalf of The Forum (as referenced above) seeking renewal approval of the existing Chandler Entertainment Use Permit. The applicant holds a valid Arizona Liquor License Series 6 for a Bar (ADLLC 06070292).

The premises total three thousand three hundred eighty-one (3,361) square feet, with two thousand one hundred eight-one (2,181) square feet of interior space and one thousand one hundred eighty (1,180) square feet for the attached outdoor patio. The business has a seating capacity of two hundred twenty-one (221) persons, with one hundred forty-six (146) persons designated for the interior space and seventy-five (75) persons designated for the attached outdoor patio area. The attached outdoor patio has eight (8) entrances/exits and is in full compliance with ARS Title IV for an attached outdoor patio.

The applicant's licensed serving area includes both the interior space and the attached outdoor patio. The applicant strictly enforces the policy of NO SMOKING anywhere on their premises, including the attached outdoor patio.

The applicant employs ten (10) people, with five (5) people full-time and five (5) people part-time.

The business will continue its existing approved hours of operation between 0800 – 1700 hours Monday through Friday and 0800-1500 hours on Saturday. The business is CLOSED on Sunday.

- The business has ten (10) wall mounted televisions throughout the premises.
- An indoor pool table within the existing licensed area
- Eight (8) five ½ (5 ½) inch outdoor directional speakers on the attached outdoor patio with all sound directed inward to minimize any ambient sound leaving the premises.
- Live musical entertainment both inside and outside which will be played through interior and patio speakers.
- Musical entertainment will be provided Thursday, Friday, and Saturday between 8:00 AM until 2:00 PM
- The musical entertainment will include but not be limited to Popular, Blues and Country/Western
- Disc Jockeys (“DJ’s) both inside and outside with dancing inside and outside.

The business will not add, change, or remove the existing building or monument signage. The business is nine hundred (nine hundred) horizontal feet from any surrounding residential area or religious organization.

The applicant has made no changes of any type to the premises as described and approved in the initial Entertain Use Permit.

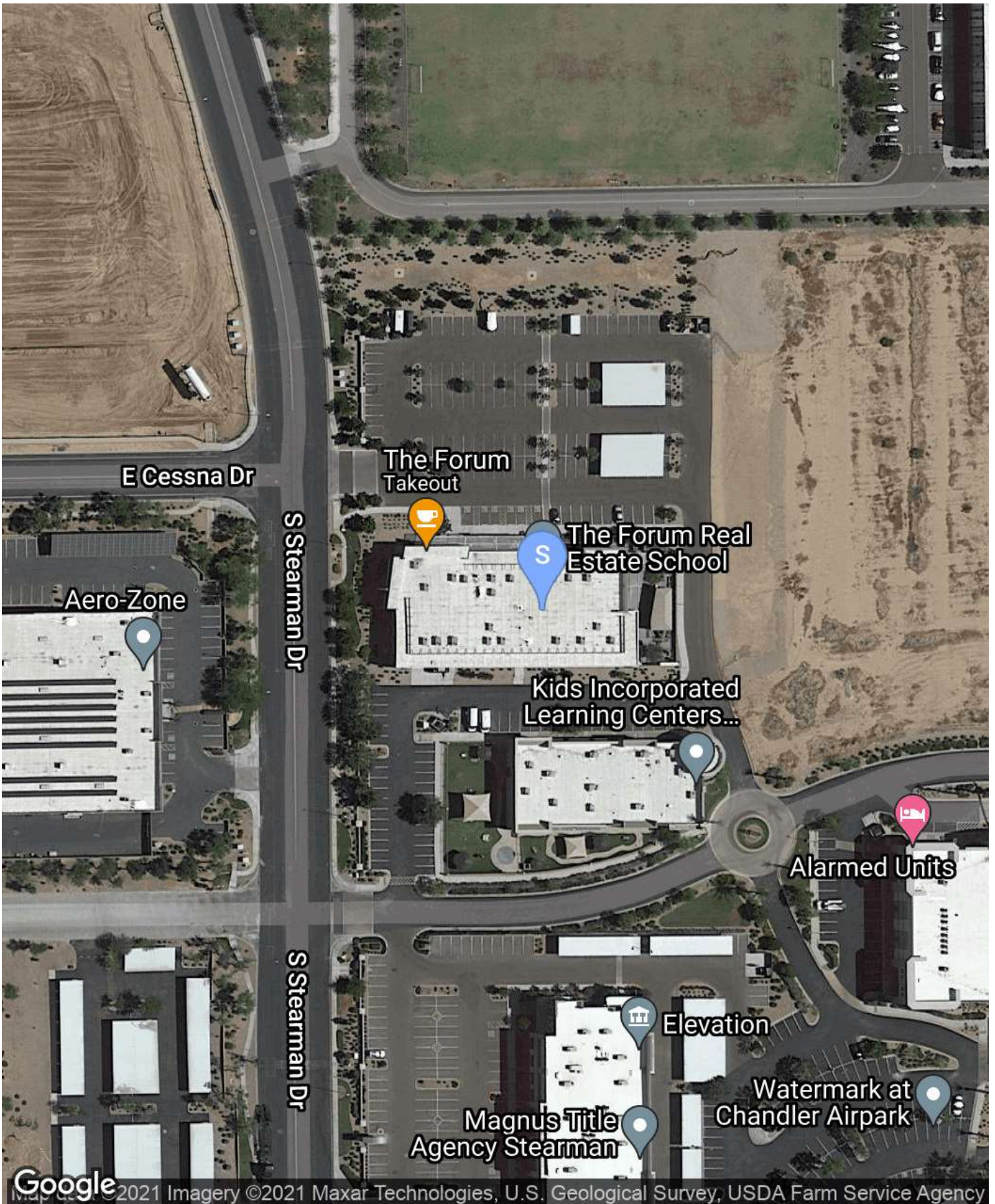
The Chandler Police Department has received no complaints of any type arising from the operation of The Forum during their existence.

The property at 2301 South Stearman Drive, Phoenix, Arizona 85286 is wholly owned by Stearman Drive, LLC, of which the principal(s) of The Forum is/are the sole Manager and Member of said limited liability company. As such, no third (third) party permission is required for the Use Permit applied for herein.

The granting of this Entertainment Use Permit renewal will not cause any significant vehicular or pedestrian traffic in adjacent areas. The surrounding area contains other restaurants and stores, therefore, will not cause any additional nuisances such as odor, dust, gas, vibration, smoke, heat, or glare.

Respectfully submitted,

Jeffrey Craig Miller





EXTERIOR PROFILE



EXTERIOR PROFILE



EXTERIOR PROFILE



EXTERIOR PROFILE



EXTERIOR PROFILE



EXTERIOR PROFILE



Planning & Zoning Commission Memorandum Development Services
Memo No. 24-023

Date: May 15, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
From: Benjamin Cereceres, Planner
Subject: PLT23-0039 Chandler Innovation Center
Request: Preliminary Plat Approval
Location: located 1/4 mile south of the southeast corner of Arizona Avenue and
Germann Road
Applicant: Jeffrey Rybarczyk, Bowman Consulting

Proposed Motion:

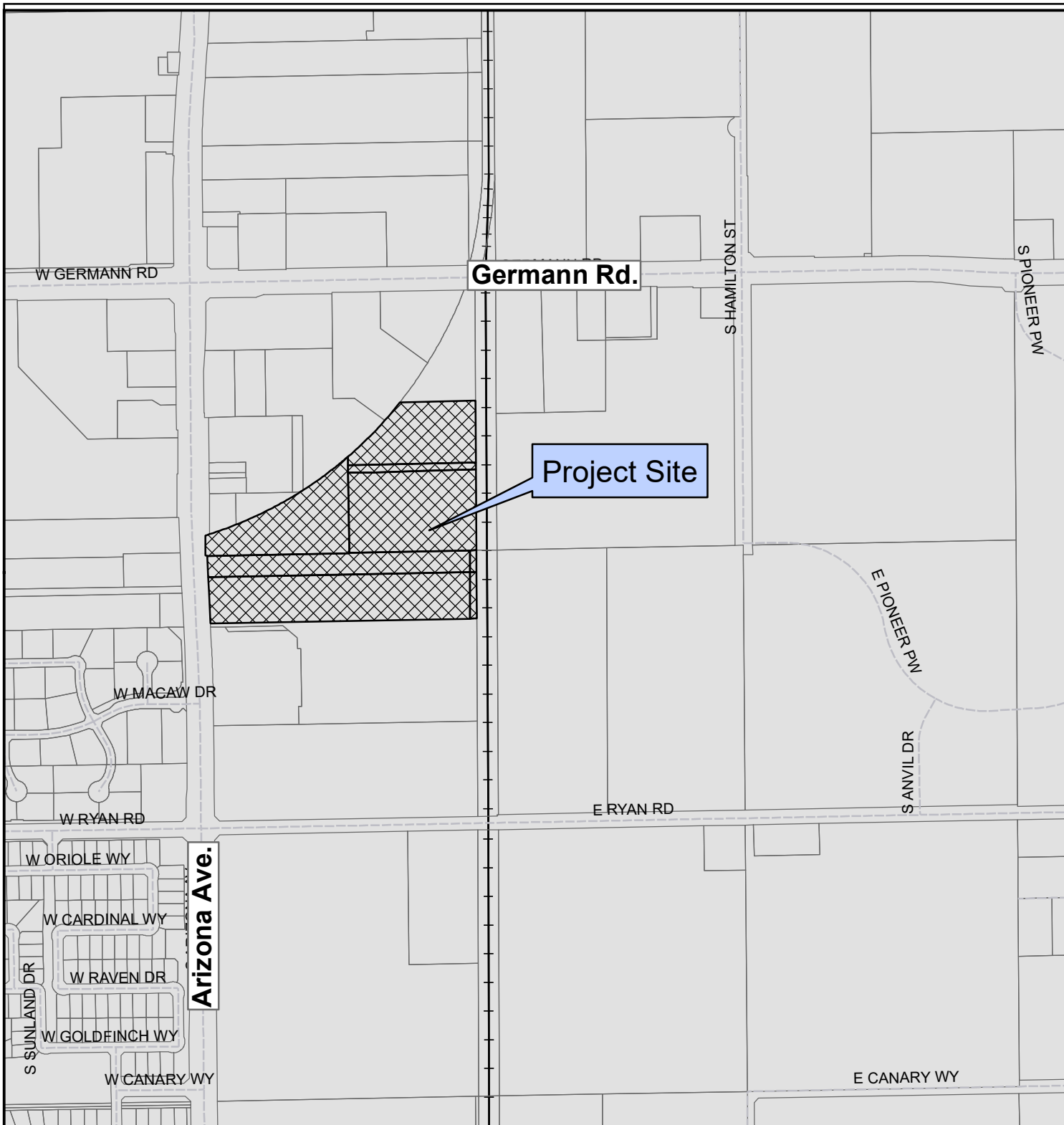
Move Planning Commission recommend approval of Preliminary Plat PLT23-0039 Chandler Innovation Center, per Planning staff recommendation.

Background Data:



- Approximately 23.45 acres
 - The northern portion of the plat is within Maricopa County and is zoned IND-1 (Planned Industrial). An annexation is being processed to annex the northern section of the land and provide initial City zoning of I-1 (Planned Industrial District), which is consistent with the current zoning of the southern portion of the land.
 - City staff has reviewed and processed an Administrative Design Review application for industrial development consisting of three buildings totaling 327,776 square-feet. The proposed development meets all Zoning Code standards.
 - The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.
-

Attachments

Vicinity Maps
Preliminary Plat



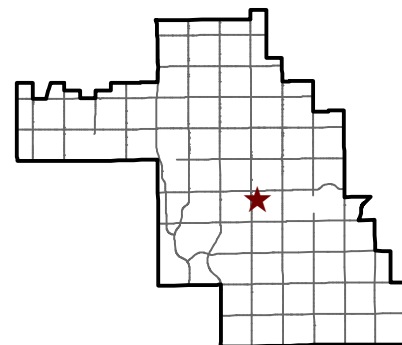
Project Site

 **PLT23-0039 Chandler Innovation Center (Pre-Plat)** 

Project Details
 Zoning Case-PLA24-0057 Chandler Innovation Center
 23.45 Acres (Net)
 3 Industrial Lots



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





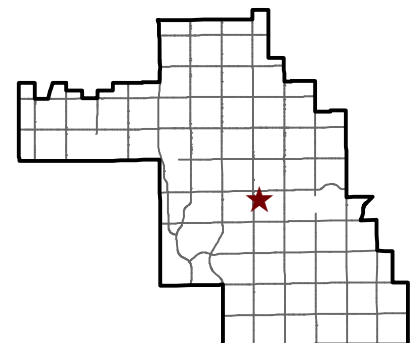
PLT23-0039 Chandler Innovation Center (Pre-Plat)



Project Details
 Zoning Case-PLA24-0057 Chandler Innovation Center
 23.45 Acres (Net)
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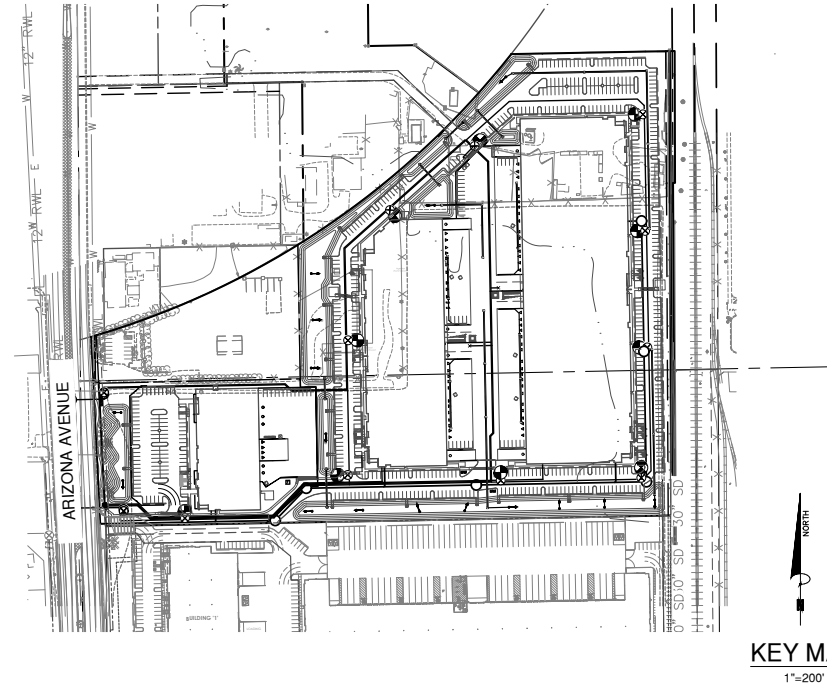
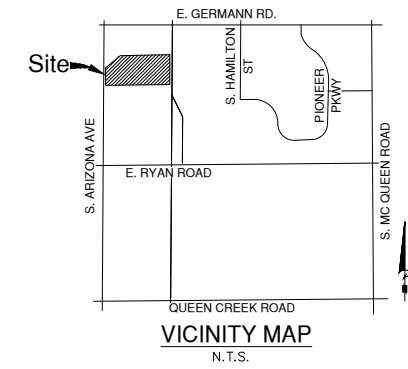


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PRELIMINARY PLAT CHANDLER INNOVATION CENTER CHANDLER, ARIZONA

LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



DEVELOPER

CHANDLER INNOVATION PARK, LLC
7800 EAST UNION AVENUE
SUITE 800
DENVER, COLORADO 80237
PH: 720.528.3344
CONTACT: TONY KILL
EMAIL: TKILL@DPCCOMPANIES.COM

ENGINEER

BOWMAN CONSULTING
1600 N DESERT DRIVE
SUITE 210
TEMPE, ARIZONA 85288
PH: 480.629.8830
CONTACT: JEFFREY S. RYBARCZYK
E-MAIL: JRYBARCZYK@BOWMAN.COM

BASIS OF BEARING

THE BASIS OF BEARING IS SOUTH 00°31'15" EAST ALONG THE WEST LINE OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN ACCORDING TO BOOK 589 OF SURVEYS, PAGE 48 MARICOPA COUNTY RECORDS.

PROJECT DATA:

ADDRESS: SOUTH OF THE SEC OF ARIZONA & GERMANN ROAD
APN: 303-33-007M, 303-33-013M, 303-33-013N, 303-33-013P, 303-33-013Q, 303-33-013R, 303-33-987, 303-33-988
SITE AREA (GROSS): 1,021,448 SF / 23.45 AC
SITE AREA (NET): 1,021,448 SF / 23.45 AC
EXISTING ZONING: IND-1, IND-2 & I-1
PROPOSED ZONING: I-1
TOTAL LOTS: 3

UTILITIES SERVICES

WATER: CITY OF CHANDLER
SEWER: CITY OF CHANDLER
ELECTRIC: SALT RIVER PROJECT
TELEPHONE: CENTURY LINK
CABLE: COX COMMUNICATIONS
GAS: SOUTHWEST GAS
RECLAIMED WATER: CITY OF CHANDLER
IRRIGATION: ROOSEVELT WATER CONSERVATION DISTRICT

FLOOD ZONE CERTIFICATION

FLOOD INSURANCE MAP NUMBER 04013C2743M EFFECTIVE ON 11/04/2015 ZONE AH, FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING). BASE FLOOD ELEVATION DETERMINED, AND ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FOR FLOOD; AREAS OF 1% ANNUAL CHANCE OF 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 OF FLOOD. FLOOD ZONE DESIGNATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTES:

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

ARCHITECTS

BALMER ARCHITECTURAL GROUP INC.
2425 E CAMELBACK RD STE. 775
PHOENIX, ARIZONA 85016
PH: 602.954.6718
CONTACT: WESLEY BALMER
EMAIL: WBALMER@BAG-INC.COM

BENCHMARK

SECTION 9, T2S, R5E FOUND. 3" BRASS CAP IN CONCRETE 100' NORTH, 70' WEST OF INTERSECTION OF ARIZONA AVE AND QUEEN CREEK ROAD; ON ROADSIDE BY SRP STRUCTURE CITY OF CHANDLER CONTROL NETWORK BM 43A ELEVATION: 1215.57' NAVD 88

RETENTION CALCULATIONS

VOLUME REQUIRED = 1.1 x D x A x C
D = 2.20 INCHES (100 YR - 2HR PRECIPITATION DEPTH)
A = AREA (SQUARE FEET)
C = 0.90

DRAINAGE AREA	AREA SF	VOLUME REQ CF	VOLUME PROVIDED BASINS(CF)	VOLUME PROVIDED PIPES(CF)	VOLUME PROVIDED TOTAL(CF)
1	118,908	21,581	21,931	-	21,931
2	862,454	156,535	196,462	-	196,462

NOTES:

RETENTION VOLUME PROVIDED IS THE GREATER OF THE 100 YEAR 2 HOUR STORM OR THE EXISTING VOLUME OF THE STORAGE LOCATED IN FLOOD ZONE AH. CLOMR/LOMR TO BE SUBMITTED FOR REVISION TO THE FLOOD PLAN.

Bowman

Bowman Consulting Group, Ltd
1600 N. Desert Dr. Ste 210
Tempe, Arizona 85288
Phone: (480) 629-8830
www.bowman.com
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PRELIMINARY PLAT
CHANDLER INNOVATION CENTER
CHANDLER, ARIZONA
MARICOPA COUNTY

C.O.C. LOG NO. PLT 23-0039
PROJECT NUMBER



PLAN STATUS

DATE	DESCRIPTION
JSR	JMB JSR
DESIGN	DRAWN CHKD
SCALE	H: 1" = 60'
	V:
JOB No.	051343-01-001
DATE	2.20.2024
C1.0	
SHEET	1 OF 2

C.O.C. LOG NO. PLT 23-0039



**Planning & Zoning Commission
24-033**

Development Services Memo No. PZ

Date: May 15, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
From: Julie San Miguel, Senior Administrative Assistant
Subject: Election of Officers

Proposed Motion:

Move Planning and Zoning Commission elect a Chair and Vice Chair of the Planning and Zoning Commission.
