Planning and Zoning Commission Study Session

November 19, 2025 | 5:00 p.m.

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



Commission Members

Chair Rick Heumann
Commissioner Charlotte Golla
Commissioner Tom Bilsten
Commissioner Sherri Koshiol
Commissioner Mike Quinn
Commissioner Ryan Schwarzer

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 STUDY SESSION open to the public on Wednesday, November 19, 2025, at 5:00 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
Study Session Agenda - November 19, 2025

Call to Order/Roll Call

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

1. **October 15, 2025 Planning and Zoning Commission Meeting Minutes**

   Move Planning and Zoning Commission approve the meeting minutes of the Study Session and Regular Meeting held October 15, 2025.

2. **Area Plan Amendment, Rezoning and Preliminary Development Plan PLH25-0016/PLH25-0017/PLT25-0006 Havenwood Manor, located south of the southwest corner of Ocotillo Road and Basha Road**

   Area Plan Amendment

   Move Planning and Zoning Commission recommend approval of Ocotillo Master Plan amendment, PLH25-0017 Havenwood Manor from existing Basha's facility to single-family uses, as recommended by Planning staff.

   Rezoning

   Move Planning and Zoning Commission recommend approval of Rezoning PLH25-0016 Havenwood Manor, Rezoning from AG-1 to PAD for single-family residential, subject to the conditions as recommended by Planning staff.

   Preliminary Development Plan

   Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH25-0016 Havenwood Manor for subdivision layout for 107 homes and housing product, subject to the conditions as recommended by Planning staff.

   Preliminary Plat

   Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT25-0006 Havenwood Manor, subject to the condition as recommended by Planning staff.

3. **Entertainment Use Permit, PLH25-0027 Morning Glory Brunchery, 70 E Riggs Road, generally located at the northeast corner of Arizona Avenue and Riggs Road.**

   Move Planning and Zoning Commission recommend approval of Entertainment Use Permit PLH25-0027 Morning Glory Brunchery for speakers in an outdoor patio, subject to the conditions as recommended by Planning staff.

4. **Entertainment Use Permit, PLH25-0030 Maple House, 198 W Boston St., generally located ¼ mile south of the southwest corner of Arizona Avenue and Chandler Boulevard**

   Move Planning and Zoning Commission recommend approval of Entertainment Use Permit PLH25-0030 Maple House to continue to allow live outdoor entertainment and speakers indoors and outdoors, subject to the conditions as recommended by Planning staff.

5. **Entertainment Use Permit, PLH25-0021 J Alexander's Restaurant, 7111 W Ray Road, generally located at the southwest corner of Ray Road and 56th Street.**

   Move Planning and Zoning Commission recommend approval of Entertainment Use Permit PLH25-0021 J Alexander's Restaurant for speakers in an outdoor patio area, subject to the conditions as recommended by Planning staff.

6. **Notice of Cancellation of the December 3, 2025, Planning and Zoning Commission Hearing**

   Planning staff is recommending the cancellation of the December 3, 2025, Planning and Zoning Commission Hearing due to management of cases.

Member Comments/Announcements

Calendar

7. The next Study Session will be held before the Regular Meeting of the Planning and Zoning Commission on December 17, 2025, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn

ITEM 1

Planning & Zoning Commission **Development Services Memo No.**

Date: 11/19/2025
To: Planning and Zoning Commission
Thru:
From: Danielle Smee, Management Assistant
Subject: October 15, 2025 Planning and Zoning Commission Meeting Minutes

---

Proposed Motion:

Move Planning and Zoning Commission approve the meeting minutes of the Study Session and Regular Meeting held October 15, 2025.

Attachments

October 15, 2025 Study Session Meeting Minutes
October 15, 2025 Regular Meeting Minutes

Meeting Minutes
Planning and Zoning Commission
Study Session

October 15, 2025 | 5:00 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ

CHANDLER arizona
Community of Innovation

Call to Order

The meeting was called to order by Chairman Heumann at 5:05 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Vice Chairman Sherri Koshiol
Commissioner Michael Quinn
Commissioner Charlotte Golla
Commissioner Ryan Schwarzer
Commissioner Tom Bilsten

Staff Attendance

Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Darsy Smith, City Planner
Taylor Manemann, City Planner
Thomas Allen, Assistant City Attorney
Danielle Smee, 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. September 17, 2025 Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of September 17, 2025, and Regular Meeting of September 17,2025.

CHAIR HEUMANN inquired if there were any questions or comments with the previous meeting minutes.

VICE CHAIR KOSHIOL noted there may have been some formatting issues with a portion of the notes from the work session minutes. There were no other questions or comments.

2. Rezoning and Preliminary Development Plan, PLH25-0009 Cooper Road Medical and Retail Building, 0.64-acre site generally located south of the southwest corner of Cooper Road and Chandler Boulevard

TAYLOR MANEMANN, CITY PLANNER, presented details regarding the request for the rezoning and Preliminary Development Plan for Cooper Road Medical and Retail Building. MS. MANMANN reviewed the current zoning of the property, as well as the request for rezoning to PAD for community and commercial uses for a medical and retail building. Background information was provided on the property, including specification that future building on this site would require PDP approval.

MS. MANEMANN notes there is an equestrian trail that is currently in place near the property, which will remain. The remaining center includes an existing Walgreens, a medical office building and two retail pads. Setbacks, parking requirements and floor plans were reviewed, as well as proposed design materials that tie back into the existing Walgreens.

A neighborhood meeting was held, with one neighbor in attendance with no concerns or opposition reported. Staff recommends approval with stipulations.

COMMISSIONER SCHWARZER inquired about site retention. MS. MANNEMAN reports that she was not familiar with the site retention for this space but could investigate further.

CHAIR HEUMANN asked if this was "the last piece of dirt" available in this area. MS. MANEMANN reports there is still one more small piece of land available in this area.

3. Rezoning and Preliminary PLAT, PLH25-0034/PLT23-0023 Tumbleweed Estates, 5.02-acre site located at 1981 S Tumbleweed Lane, generally located 1/3-mile east and northeast corner of Germann and Alma School Road

TAYLOR MANEMANN, CITY PLANNER, presented details regarding the request for the rezoning and Preliminary Development Plan for Tumbleweed Estates. MS. MANEMANN reviewed the current zoning of the site and the proposed rezone for AG-1/PAD to allow for the development of 5 single family lots, varying in size.

MS. MANEMANN notes that the site previously had one resident with accessory buildings on the property, but is now vacant. It is noted that the lots for the 5 homes proposed will be one gross acre in size but they will be under one net acre, which requires the rezoning, due to the roadway

easement that would be required. Additional details were provided including information on access to city water and sewer to be provided by the applicant.

MS. MANEMANN notes that continued " rural agrarian qualities" was the intent of the proposal.

A neighborhood meeting was held with 8 neighbors in attendance. There has been an opposition letter submitted to staff, with questions about future hearings dates and concerns with the use of the property and the general request. Staff provided more information to the resident with clarification of the request and future hearing dates. Staff recommends approval with stipulations.

VICE CHAIR KOSHIOL notes she was happy to see that the applicant was provided water and sewer and inquired about the easement road and asked who would be maintaining the road.

MS. MANEMANN reports that this will be a private easement with lot lines going to the middle of the road, therefore property owners would be responsible for road maintenance. Per the Zoning Administrator, it was determined that roadway easements also apply toward the removal of net acreage. If this property/neighborhood were to dedicate their roadways to the city, then that area would be removed from their acreage.

CHAIR HEUMANN stated that bringing water and sewer would be a big benefit to this neighborhood.

4. Zoning Code Amendment, PLH25-0025 Objective Design Standards, amending Chapter 35 Land Use and Zoning pertaining to House Bill 2447

DARSY SMITH, CITY PLANNER presented details regarding the Zoning Code Amendment pertaining to House Bill 2447 in relation to Objective Design Standards. MS. SMITH reviewed the history of the Bill and the requirements that staff would be required to implement.

MS. SMITH reviewed the goal for a high level of design and standards that are objective to provide a greater predictability for the city and developers. Residential design guidelines and commercial design guidelines were elaborated on, including information on the materials, lengths, and landscaping. MS. SMITH noted that the changes that the commissioners previously requested from the Work Session held in September were made.

Staff is unaware of any opposition for this amendment. Staff recommends approval.

VICE CHAIR KOSHIOL asked about the slides for multi-family and asked to review slide again as she stated she did not understand what the slide was saying initially.

CHAIR HEUMANN notes that perhaps the language on that slide could be cleared up a little bit. He

notes that this Zoning Amendment will simplify things within the city for staff.

5. Zoning Code Amendment, PLH25-0024 Middle Housing Overlay District, amending Chapter 35 Land Use and Zoning pertaining to House Bill 2721

DARSY SMITH, CITY PLANNER presented details regarding the Zoning Code Amendment pertaining to House Bill 2721 in relation to the Middle Housing Overlay District. MS. SMITH reviewed the history of the Bill and the requirements staff would be required to implement.

MS. SMITH reviewed the area that would be considered the Middle Housing District and provided development standards for single family homes and

Staff is unaware of any opposition to the proposed zoning amendment. Staff recommends approval.

CHAIR HEUMANN commented about sewer and water, stating it was important that a developer cannot come into an area where it's utility use cannot be supported, unless the developer was willing to pay for the upgrades.

VICE CHAIR KOSHIOL asked how and when this Zoning Amendment would be reviewed over the years.

KEVIN MAYO, PLANNING ADMINSTRATOR stated that staff can see how this is going and see what changes are made statewide, noting that if these required changes do not work, staff may have to pivot and make changes as needed and they will continue to work in tandem with the State to create relief in housing.

COMMISIONER BILSTEN asked about water and sewer, asking that if something were rezoned in to residential that was in this area that those standards would apply. MS. SMITH confirmed that was correct.

6. Notice of Cancellation of the November 5, 2025, Planning and Zoning Commission Hearing

Move Planning and Zoning Commission to cancel the November 5, 2025, Planning and Zoning Commission

There were no questions or comments in regards to the cancellation of the November 5, 2025 Planning and Zoning Commission Hearing.

Action Agenda Item No.7

7. **Rezoning and Preliminary Development Plan, PLH24-0046 Price Road Innovation Campus, located 3380 S. Price Road (southwest corner of Price and Dobson roads)**

Move Planning and Zoning Commission recommend denial of PLH 24-0046 Price Road Innovation Campus, rezoning an approximately 40-acre site from Planned Area Development (PAD) to PAD for a data center (approximately 422,877 square feet and 85 square feet in height) in addition to knowledge-intensive uses, advanced business services and ancillary commercial with a Mid-Rise overlay up to 90 feet and Preliminary Development Plan approval for site layout and building architecture, as recommended by Planning staff.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, November 17, 2025, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:30 p.m.

David de la Torre, Secretary

Rick Heumann, Chairman

Meeting Minutes
Planning and Zoning Commission
Regular Meeting

October 15, 2025 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ

CHANDLER arizona
Community of Innovation

Call to Order

The meeting was called to order by Chairman Heumann at 5:45 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Vice Chairman Sherri Koshiol
Commissioner Michael Quinn
Commissioner Charlotte Golla
Commissioner Ryan Schwarzer
Commissioner Tom Bilsten

Staff Attendance

Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Darsy Smith, City Planner
Taylor Manemann, City Planner
Thomas Allen, Assistant City Attorney
Danielle Smee, Clerk

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Golla.

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. September 17, 2025 Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of September 17, 2025, and Regular Meeting of September 17,2025.

2. Rezoning and Preliminary Development Plan, PLH25-0009 Cooper Road Medical and Retail Building, 0.64-acre site generally located south of the southwest corner of Cooper Road and Chandler Boulevard

3. Rezoning and Preliminary PLAT, PLH25-0034/PLT23-0023 Tumbleweed Estates, 5.02-acre site located at 1981 S Tumbleweed Lane, generally located 1/3-mile east and northeast corner of Germann and Alma School Road

4. Zoning Code Amendment, PLH25-0025 Objective Design Standards, amending Chapter 35 Land Use and Zoning pertaining to House Bill 2447

5. Zoning Code Amendment, PLH25-0024 Middle Housing Overlay District, amending Chapter 35 Land Use and Zoning pertaining to House Bill 2721

6. Notice of Cancellation of the November 5, 2025, Planning and Zoning Commission Hearing

Move Planning and Zoning Commission to cancel the November 5, 2025, Planning and Zoning Commission

Consent Agenda Motion and Vote

Vice Chairman Koshiol moved to approve the Consent Agenda of the September 17, 2025, Regular Planning and Zoning Commission Meeting, Seconded by Commissioner Schwarzer.

Motion carried unanimously (6-0).

Action Agenda Item No. 7 Motion and Vote

7. **Rezoning and Preliminary Development Plan, PLH24-0046 Price Road Innovation Campus, located 3380 S. Price Road (southwest corner of Price and Dobson roads)**

Move Planning and Zoning Commission recommend denial of PLH 24-0046 Price Road Innovation Campus, rezoning an approximately 40-acre site from Planned Area Development (PAD) to PAD for a data center (approximately 422,877 square feet and 85 square feet in height) in addition to knowledge-intensive uses, advanced business services and ancillary commercial with a Mid-Rise overlay up to 90 feet and Preliminary Development Plan approval for site layout and building architecture, as recommended by Planning staff.

DAVID DE LA TORRE, PLANNING MANAGER, presented PLH24-0046 Price Road Innovation Campus. Mr. DE LA TORRE provided background information on the property and information on the proposed request to rezone for a data center, advanced business services and ancillary buildings. History of the property was provided, as well as a review of the history of the South Price Road Corridor, a major employment focused area.

MR. DE LA TORRE reviewed the zoning code for data center ordinances, noting that data centers as a primary use are not allowed by right. Ancillary data centers are allowed as long as they occupy no more than 10% of the footprint.

With the proposed development, there would be three phases, including a data center being "Building A" and which would be a standalone building with that as its primary use. "Building B" would be on the north side of the data center for a research and development SPEC building as no current tenant has been identified. It is noted that on the west side of the property there is a noticeable stench due to the water treatment plan nearby, which could be addressed. "Building C" and "Building D" would also be considered for research and development buildings. At this time, the only active tenant would be the data center, with the goal of attracting a single user for the remaining acres. "Building A" and "Building B" would be constructed at the same time.

There is a possible Development Agreement (DA) proposed for council approval to obtain permits for "Building E" and "Building F" within 12 months of receiving a certificate of occupancy of the data center. With the final phase, there is a commitment to obtain a building permit for "Building C" or "Building D." within 36 months of certificate of occupancy for the data center.

MR. DE LA TORRE reviewed the proposed architecture of the building, noting staff is pleased with the finished and "high tech" look applicants provided. Renderings of the buildings were provided.

With the 2016 General Plan, this site is located in the South Price Road Corridor, which is preserved for knowledge-based industries and has an intent to preserve "campus-like" environments. There are concerns that a data center provides lower numbers of jobs after construction is complete and may not fit in with what is envisioned for this area. Additionally, the campus-like setting does not appear to be achieved with the proposed later phases of this site.

MR. DE LA TORRE provided further explanation of a data center by definition, likening it to a storage center and stated that data centers may not be considered a knowledge-based industry.

In regard to the campus-like environment, staff reportedly struggles with then lack of a campus-like environment with the proposed layout, noting it lacks qualities of "campus design" including elements such as a boulevard like driveway that would connect and unify the buildings, enhanced pedestrian walkways and shared amenities or focal points that could bring a campus

together. It was noted there is a water feature on the northeast side of the property that could be utilized as a major focal point.

MR. DE LA TORRE noted that details within the policy for the General Plan, this specified area is planned to encourage more diversified knowledge-based industries in the area and preserve the campus-like environment, centered on a common design theme. Staff does not feel the proposal meets those policies.

Staff has concerns with the approval of a data center as a primary use is setting a precedent for the remaining undeveloped properties in the South Price Road Corridor. There are currently 10 data centers in the area, all of which were approved prior to the 2016 General Plan.

The applicant hosted three neighborhood meetings, one additional meeting to what was required by code. At each meeting, it was reported that there was discussion about a variety of topics about uses, heights, noise and other concerns. It was noted the applicant did address all comments. Staff has received three e-mails in support and seven emails in opposition. There were two couples that did each send their own e-mail, therefore totaling 5 households in opposition.

Staff recommended denial due to the inconsistency with the General Plan policy of the South Price Road Corridor. Should the Planning and Zoning Commission approve the item, there is an alternative motion with stipulations for the commission's consideration.

COMMISSIONER SCHWARZER asked about hearing the alternative motion stipulations.

CHAIR HEUMANN stated they needed to continue through the process and then could go back and see more information about the alternative motion, if necessary.

COMMISSIONER GOLLA inquired about the term campus-like setting, stating that in looking at the current area, there were not many campus-like environments that she could identify. There was also a question on the smell and wanting a campus and how that would work or make sense.

MR. DE LA TORRE elaborated about large setbacks, fountains and other water features, boulevards and greenery on either side, that previous buildings had in order to establish a campus-like look. With the stench, there were possible ways to provide help, noting a large building could be built to assist with blocking the stench, but that it does not have to be a data center.

CHAIR HEUMANN looked to examples of the current Wells Fargo building in the area, noting that campus may sound like a funny word in this application, but that the idea was to "pull things together" and give the feel of one comprehensive unit.

COMMISSIONER GOLLA noted that the setback comment helps and that with looking at a site-like Intel, she does not necessarily see campus but understands the provided references.

COMMMISSIONER BILSTEN commented that the "campus-like environment" concept was interesting to him, noting that he thinks of grassy lawns and picnic tables, but that there is a reported noticeable stench, so that may not be what is placed there. He noted there was nice areas in the existing area already. He wanted to dive in more as to what campus-like environment concepts mean, sharing that there is something interesting to rearranging the layout to make a grand boulevard or for the buildings look at each other.

COMMISSIONER BILSTEN stated that while another building could be proposed to be built and block the stench, the current proposal is what is what is being provided now, there is nothing else being proposed for the site currently.

VICE CHAIR KOSHIOL appreciated the proposals of the vision of the General Plan but stated that it seemed that the need was for more employment, but that there was a lot of focus on layout of the site.

MR. DE LA TORRE noted that one of the alternative motion stipulations was to redesign the layout with the applicants. It was noted that building higher may be a way to incorporate more space for more jobs while achieving the desired campus-like look.

VICE CHAIR KOSHIOL asked about possible employment footprint within each building that is proposed, as the data center would be limited to the specific space outlined.

MR. DE LA TORRE shared a "square feet per job" data slide he had prepared, emphasizing that data centers have quite a lower number of jobs per square feet compared to the targeted users for that area.

COMMISSIONER BILSTEN noticed staff comparing a data center to a storage facility. He noted that there are a lot of storage facilities being built and people may ask why they build so many, but that they would not be built if people were not using them, which could be applied to this instance with data centers. He commented that with these AI data centers, they could support high-tech industry and high-tech jobs.

CHAIR HEUMANN shared that with the provided footprint, the job creation with a data center is "nil." He then thanked MR. DE LA TORRE and asked the applicant to step forward.

ADAM BAUGH, ATTORNEY presented on behalf of applicants. MR. BAUGH elaborated on data centers and AI data centers, providing additional definitions and information on AI data centers specifically.

MR.BAUGH shared that there are a variety of parcels and opportunities in the South Price Road Corridor and he appreciated the intent from the previous General Plan and complimented staff on their use and ideas for the area, but stated that with this plan proposal, the applicant has had to change their plans to fit the parcel to adapt to the circumstances around it. MR. BAUGH noted that in this instance there are city owned facilities, such as the water treatment plant that create some challenges that the applicant is willing to adapt to. He stated that a data center would have less complaints about a possible smell than a "campus" would. It was also noted that Northrup Grunman moved out of the area after one year, which says to him that this building had become "functionally obsolete" and that to provide a space for a single user is not an easy task.

MR. BAUGH stated that with the robust development areas of other cities in the valley, Chandler has had competition to continue to be the innovative city it strives to be. He acknowledged that there are upcoming layoffs occurring in the area and that staff is asking for a campus-style use while current employers there are "shedding jobs."

It was elaborated that this proposal is not "just a data center" but is an AI data center and that it will have a "tech park" included. Additionally, MR. BAUGH stated that the uses that come with an AI data center are the types of knowledge-based industries encouraged by the 2016 General Plan. He stated that if this were "only a data center, it would be a different conversation."

MR. BAUGH wanted to distinguish the differences between an AI data center and a regular data center, noting that the equipment is different, in that it is modernized and that the power and cooling systems are different as well. He notes it does not compare to the other data centers in the area in its processes and power.

According to MR. BAUGH, the significance of an AI data center is the backbone of technology now and going forward and an AI data center is a part of "America's Action Plan" to win the AI race on a global scale. With having the 9-acre data center on this property, this would reportedly "unlock" the remaining acreage to have the additional buildings constructed.

It was noted that jobs will be created with this project, and MR. BAUGH stated that staff and the chair were seemingly ignoring that the other buildings on the site would create jobs, however the other buildings will not come without the AI data center. Also, regarding the reported odor, the AI data center would be built on the western side near the water facility, which would solve the odor problem, limiting the people that would be closest to the odor.

MR. BAUGH reports there are two different development scenarios in this instance, both of which will involve the building of an AI data center. He stated the city has the opportunity to attract and market the site for a single user. If after marketing without a single user acquired, the applicant would build the speculative buildings, because "they owe it to the city to ensure something happens with the space and it does not stay dirt." Additionally, there is an excess of parking planned, meaning any of the buildings would have the possibility for a second story or mezzanine level, increasing the employment spaces available.

MR. BAUGH showed renderings of buildings in the area and the design style, stating that the buildings are attractive for the area and have high quality architectural design expected of the area.

MR. BAUGH wanted to make it clear that the city did not ban data centers and elaborated on the zoning and rules. He provided the rules on notification process and meetings, stating the applicant has gone above and beyond and done extra things, such as a third neighborhood meeting.

MR. BAUGH reviewed what the top concerns were for this project, including noise levels, water use and traffic. He offered solutions for each issue. Additionally, he spoke about environmental concerns that people may have, which he respected. Residents reportedly had concerns with the power being used, but it was stated that the applicant has worked with SRP and completed a cluster study that could assist in how much power they would be using and would be paying for. It was reported no new power lines would be installed.

There is also a "phasing commitment plan" that is to be worked out in a development agreement, still pending at this time. It was reported that the applicant will decommission the existing water chillers within 60 days of zoning approval, demolish the existing structures within 90 days of zoning approval, and give the city opportunity to attract a user but will also commence construction to construct the buildings in the front (near Dobson Road) within 36 months of obtaining the building permit for data centers. It was reiterated that there will be not only a data center but other buildings that will provide employment opportunities. There is also a commitment proposed in the development agreement (still pending) for two jobs for every 1,000 square feet of occupied space or there would be a $2,000 penalty fee for each employee short. There is also a possible request for $200,000 each year that the required buildings in the front area are not completed as well as an additional $250,000 for every year the building proposed in the middle are not completed.

CHAIR HEUMANN asked how many years that money would be due, asking if there was a time limit or if it was in perpetuity. MR. BUAGH reports this money being owed annually would be active until the buildings have been completed.

Other important points that would be included in the development agreement were also addressed. There would be a building built prior to or concurrent with data center building establishing an opportunity for employment right away. If there was a fear that the power lines would affect the city's sewer and water lines, the applicant would absorb the cost to address.

This is reportedly a 2.5-billion-dollar project, which would also have construction jobs as well as continued jobs once built. The long-term impact would be "tremendous" for revenue for the city with things like permit and building fees.

MR. BAUGH stated that he had a difficult time with the staff's stipulation for a campus-like environment when he reports that there are things such as pedestrian walkways and gathering area and water features implemented in the original plan.

MR. BAUGH concluded his presentation differentiating between the definition of a data center and an AI data center, discussing building heights with option for second floors and increased employment, enhanced corridor aesthetic and that it is compliant with the 2016 General Plan.

CHAIR HEUMANN commented that there is no development agreement completed. THOMAS ALLEN, CITY ATTORNEY reports he is not the attorney working on this and that to his knowledge there is nothing formally in place or completed. CHAIR HEUMANN wanted to make that point about that not being an active and that this is "a lot of ifs and buts" right now. As far as layoffs, CHAIR HEUMANN stated that federal projects can come and go and that can vary employment for these types of businesses in the area.

VICE CHAIR KOSHIOL asked about the build time for the buildings, once permits are received for the data center.

JEFF ZYGLER, FOUNDER AND CEO OF ACTIVE INFRASTRUCTURE, responded that things will be done in a methodical way and may take about six months to complete.

VICE CHAIR KOSHIOL asked if there were any other AI data centers like this in the valley today.

MR. ZYGLER reports there are, but they are in construction and not operational yet.

VICE CHAIR KOSHIOL asked about the cluster study completed by SRP, asking if SRP reached out to the applicant about what the power needs were for the startup of the project and ongoing.

MR. ZYGLER reports they submitted their load ramp process to SRP and were then informed that SRP would be lumping everyone together and that would be in a cluster with other projects.

VICE CHAIR KOSHIOL asked the other projects that contributed information and if it included speculative developmental properties. She wanted to know if there was any sort of pre-planning or predictions made with his process.

MR. ZYGLER noted that he is not sure who the other projects belong to, but that to his knowledge the projects are real and include one in the immediate area.

VICE CHAIR KOSHIOL asked MR. ZYGLER to speak to the environmental concerns that have been bought to the Commissions attention by residents.

MR. ZYGLER noted that people had concerns about "forever chemicals" or PFAs and stated that they are everywhere in daily life, including commonly fire extinguisher foams and non-stick Teflon cookware. He reviewed the process of the closed loop water system that would prevent bacteria and that it would not need to be refilled unless there was required maintenance. Any water that would be drained would go to the wastewater treatment facility.

CHAIR HEUMANN asked if MR. ZYGLER has built one of these types of centers before anywhere. MR. ZYGLER reports he has a data center currently being built that is not completed or operational yet. He reported that this other data center is in Virigina.

COMMISSIONER BILSTEN complimented the commitments that the applicant made from the review of the slideshow. COMMISSIONER BILSTEN asked that if one singular tenant is not identified then building would then be built with more floors to accommodate more businesses. He also inquired about the calculations for how many employees would be required or what the city's expectation or threshold would be.

MR. ZYGLER provided basic numbers of employees per building that were requested of them. With an addition of a mezzanine it would increase those numbers.

CHAIR HEUMANN reiterated that there is no formal development agreement in place.

COMMISSIONER QUINN asked about the timelines, noting it sounded as if there was an acceleration to the building but then per the presentation, it appeared that nothing was "speeding up."

MR. ZYGLER clarified that the buildings would be built along Dobson Road after the Certificate of Occupancy was received for the data center. He reported that it can take a long time to obtain all the permits and certificates for a building this size.

COMMISSIONER QUINN further asked for clarification on when the provision for the employment "kicks in."

MR. ZYLGER shared that as each building is built, then that provision for employees per square foot would kick in.

COMMISSIOR QUINN asked what would be happening in "Phase One" construction. It was reported by MR. ZYGLER it would be "Building B" as part of the tech-pack.

COMMISSIONER QUINN further asked about the employee ratios of 2 to every 1000 square feet being applicable only to buildings B through F.

MR. ZYGLER reported that is correct.

COMMISSIONER QUINN stated that there is no reason for those buildings not to have a ratio like that, but that the "ask" is that the largest building on the property, the data center, would have a ratio of .2 employees per 1000 square feet.

MR. ZYGLER agreed stating that data centers do have overall less employees, which is why they are wanting to tie in the ratio with the tech-park.

CHAIR HEUMANN inquired about the employees threshold being in place for a reported five years but that the buildings, if they are not built is in perpetuity in which fees would be owed. It was also asked how the applicant would pay for this and if bond money was something that would be introduced.

KEVIN MAYO, ZONING ADMINSTRATOR interjected, stating that most of what was being discussed was not a part of what was being presented tonight for the Planning and Zoning Commission, and that things they were discussing were things that would be negotiated later.

CHAIR HEUMANN agreed but stated that the applicants brought up things within their presentation that brought up questions.

COMMISSIONER QUINN asked about the desirability of this project, noting that the applicants have stated that they are "giving the city the opportunity to attract others" but that if their facility is so desirable, it should be attracting people on its own.

MR. ZYGLER stated he believed it would attract users and that they are confident they can fill the buildings, but that they are allowing the city to identify a single user for the campus.

COMMISSIONER BILSTEN asked about "Building A" and the deed restrictions but stated that there was something else discussed and wanted the applicants to elaborate on what was said earlier.

MR. ZYGLER stated that there were two ways that it cannot encroach outside the boundary, noting they have a legal defined area they cannot change without coming back through the process of Planning and Zoning, as well as the deed restriction, basically "double locking" this in.

CHAIR HEUMANN then began calling speaker cards.

VEAN SIMON III (2312 W SUNRISE PLACE, CHANDLER) shared he appreciated the thoroughness of the project. He shared that money they are putting into this project out of pocket is high and that the technology they could be bringing to us is phenomenal. MR. SIMON felt that this project

"wanted to please us all" and that this project is "awesome." MR. SIMON felt that there was no issue with traffic and that they as the applicants do not have any responsibility for the smell in the area and that they are trying to offer a solution for it as well as occupying an otherwise empty building.

KYRSTEN SINEMA (NO ADDRESS PROVIDED) stated she was a part of the National Coalition that was formed to work with the Trump Administration as we as a nation prepare for "AI Dominance" and the AI revolution that is coming. MS. SINEMA reported that this would give Chandler the opportunity to determine how and when these data centers get built before federal pre-emption occurs. MS. SINEMA noted that AI was not mentioned in the 2016 General Plan but that the "spirit" of the General Plan to encourage and diversify knowledge-based industry, which is what the AI data center could provide. MS. SINEMA concluded that there was a lack of understanding of AI data centers from staff, noting that companies want to co-locate around these data centers, so they have the compute power near them to operate at the highest levels. MS. SINEMA was in support of this project to lead the "AI revolution" in America.

TERRI KIMBLE (491 W CHERRYWOOD DRIVE, CHANDLER) stated that she would let experts talk about AI but that she wanted to speak on the workforce in the area, stating that we need to advance our technology if Chandler wants to continue to be innovative and grow. MS. KIMBLE reported statistics of jobs in the Price Road area and how many are shifting to being hybrid or remote. MS. KIMBLE was in support of the project.

JEFF STICKELMAN (2477 W MARKET PLACE, CHANDLER) expressed his support for this project and lives adjacent to the proposed project site. He noted that he has seen the empty building for years and is happy to see them go forward with a project for that space.

LINDA LENOX (2511 W QUEEN CREEK DRIVE #207, CHANDLER) shared she was confused as to why Chandler needed another data center. MS. LENOX had concerns with the energy needs that any data center including an AI data center would utilize. She also had concerns of the size of the project, noting that it would take at least 10 years to get built and wondered if the buildings would remain empty if people want to work remote or hybrid. MS. LENOX concluded that she wanted the commission to think about if this what we really want to do with the space and that the buildings could remain empty.

ROBERT STY (3120 S DAKOTA PLACE, CHANDLER) reported he is a long-time Chandler resident and helps lead a local data center group within Arizona. MR. STY was in support of the project, stating that this project would help support a number of things from an AI standpoint as well as with research and development. He believed it would support the semi-conductor industry as well as many others and would bring jobs to the area.

CEPAND ALIZADEH (2800 N CENTRAL AVE, PHOENIX) shared that with reviewing e-mails about this project the words "eye sore" and "disappointment" stood out in reference to this current site. MR. ALIZADEH supported the project, stating that AI can provide jobs that would be good jobs with benefits. MR. ALIZADEH concluded on how AI has enhanced something like 911 emergency services and that it can save lives and shared his personal experience in an accident where AI assisted the first responders and were better able to help him.

CARLA HOEFER (2511 W QUEEN CREEK ROAD, CHANDLER) questioned the project, stating that she was in support for the concept of a tech park and having infrastructure for technology, but that she does have concerns with the proximity that she and many other neighbors would now be to an AI data center. She reported that there is little known about the short- and long-term impact of something like this and she was concerned with PFAs that were mentioned earlier in the evening. She concluded by stating she was concerned with the health risks to the exposure she and others may face.

DUANE LIDMAN (2301 W PALOMINO DRIVE, CHANDLER) reported he had questions about the water use and feels the applicant did answer this throughout the presentation. MR. LIDMAN spoke about the unknowns with water for the site.

CHAIR HEUMANN asked if there were any other speakers and seeing none, closed the floor for speakers. CHAIR HEUMMAN then asked DAVID DE LA TORRE to come back up to discuss his alternative motion option.

MR. DE LA TORRE presented the alternative motion option, which was to recommend approval with conditions. For the rezone, there were several stipulations. Stipulations 1 through 5 address the land use that would be permitted under the zoning and specifically discussed data center use. Stipulation 6 would discuss the mid-rise overlay, capping the height of buildings at 90 feet.

CHAIR HEUMMAN asked if every building on the site could be 90 feet if desired.

MR. DE LA TORRE reported that was correct.

MR. DE LA TORRE continued reviewing the stipulations. Stipulation 7 discussed the architectural design that the development would need to confirm with. Stipulations 8 though 11 were considered "boiler plate" about completion and construction of right-of-way improvements within the city. Stipulation 12 referred to water meters, and that a 1-inch water meter would be allowed to serve the data center and anything additional would have to go through the city for review. Stipulation 13 discussed the mechanical cooling system, requiring them to use the closed loop system as presented. Stipulation 14 required all generators be used as backup power only.

With the Preliminary Development Plan, Stipulation 1 required substantial conformance with the development booklet. Stipulation 2 required that building permit and plan review still need to

occur and that all buildings would need to meet city code. Stipulation 3 discussed the parking spaces and the percentage at which would need to be for electric vehicles. Stipulation 4 stated that the walkway that was previously utilized by previous occupants in the Orbital property would need to be removed. Stipulation 5 stated that the site plan layout for phases 2 and 3 would need to be redesigned to further create the campus-like feel, with a focal point on the water feature. Stipulation 6 stated that the phases of the building needed to be consistent with the development booklet unless a development agreement (DA) was in place, in that instance the DA would supersede.

COMMISSIONER SCHWARZER asked if the building needed to go through a redesign for the campus-life feel, would it come back to Planning and Zoning, if item was approved tonight.

MR. DE LA TORRE stated that this item would not need to come back to Planning and Zoning Commission and that the redesign would be worked on between staff and applicant.

CHAIR HEUMANN inquired if this project would need to go through the Design Review Committee.

MR. DE LA TORRE reported that it could be brought to Design Review Committee if that was the commission's decision.

COMMISSIONER SCHWARZER stated this was a significant enough project that it could make sense to go to Design Review Committee.

COMMISSIONER BILSTEN inquired if the 1st and 2nd stipulations were contradictory of each other.

CHAIR HEUMANN stated that it seemed clear of what buildings that could be a data center.

MR. DE LA TORRE elaborated that the stipulations talk about the entire site and the uses that are allowed.

VICE CHAIR KOSHIOL asked for clarification on where generators will be located.

MR. DE LA TORRE asked if the applicant wanted to provide that information.

MR. ZYGLER shared they would be behind the building, facing the wastewater treatment plant.

VICE CHAIR KOSHIOL asked about stipulation 5 under the Preliminary Development Plan, asking about re-evaluation of phases 2 and 3 and if previous iterations of design and plan fit more of what staff was wanting with the campus-life setting.

MR. DE LA TORRE stated there are elements in the previous versions of the site plan that do work with the campus-like setting than the current proposal

VICE CHAIR KOSHIOL asked about Stipulation 6 about phasing outline, with the understand there may be a development agreement, asking about the development booklet about the developers phasing timeline and demolition.

In the development booklet it does identify the timelines of the data center and Building B, as well as for the rest of the phases, but it does not discuss demolition timelines.

CHAIR HEUMANN reminded everyone that with no formal development agreement in place currently, what is being approved tonight would be what is in front of the Commission.

COMMISSIONER BILSTEN asked if the goal of the city to have the campus-like setting, if the applicant would have to have that completed prior to going to council. MR. BILSTEN did not want to see the project slowed down further and asked how they could keep moving.

CHAIR HEUMANN stated they could take the project to Design Review Committee or leave it up to staff to work with the applicants.

VICE CHAIR KOSHIOL concluded the evening, commending staff for their presentation and the work staff does for the city. VICH CHAIR KOSHIOL had some concerns with the water use, but believed that the city could be on the cutting edge for water use and savings. VICE CHAIR KOSHIOLs motion included returning to Design Review Committee.

CHAIR HEUMANN agreed that this has been a long process and that AI is going to be important for the region, but that he would be voting no tonight based on his experience with the Price Road Corridor and 2016 General Plan.

VICE CHAIR KOSHIOL moved to approve Action Agenda Item No. 7 of the October 15, 2025, Planning and Zoning Commission Meeting; seconded by COMMISSIONER BILSTEN.

Motion carried by majority (5-1), CHAIR HEUMANN dissenting.

KEVIN MAYO, ZONING AMDINSTATOR, closed out the meeting with complimenting staff for their work on the Objective Design Standards and Middle Housing Overlay, noting that other jurisdictions may not have done things "in house."

CHAIR HEUMANN reminded everyone of the upcoming election on November 4, 2025.

Calendar

The next regular meeting will be held on Wednesday, November 19, 2025, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 8:05 p.m.

David de la Torre, Secretary

Rick Heumann, Chairman

CHANDLER arizona
Community of Innovation

Planning & Zoning Commission Memorandum **Development Services**
Memo No. 25-028

Date: 11/19/2025
To: Planning and Zoning Commission
Thru: David de la Torre, Acting Planning Administrator
From: Darsy Smith, City Planner
Subject: PLH25-0016/ PLH25-0017/ PLT25-0006 Havenwood Manor
Request: Area Plan Amendment to the Ocotillo Master Plan from Existing Basha's Facility to Single-Family uses

Rezoning from Agricultural (AG-1) district to Planned Area Development (PAD) for single-family residential

Preliminary Development Plan approval for subdivision layout and housing product

Preliminary Plat approval for a 107-lot single-family subdivision on approximately 18.64 net acres

Location: 1/4 mile South of the Southwest Corner of Ocotillo Road and Basha Road
Applicant: Brennan Ray; Ray Law Firm

Proposed Motion:

Area Plan Amendment

Move Planning and Zoning Commission recommend approval of Ocotillo Master Plan amendment, PLH25-0017 Havenwood Manor from existing Basha's facility to single-family uses, as recommended by Planning staff.

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH25-0016 Havenwood Manor, Rezoning from AG-1 to PAD for single-family residential, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH25-0016 Havenwood Manor for subdivision layout for 107 homes and housing product, subject to the conditions as recommended by Planning staff.

Preliminary Plat
Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT25-0006 Havenwood Manor, subject to the condition as recommended by Planning staff.

Background Data:

- Subject site approximately 18.64 net acres and zoned RU-43 within Maricopa County
- Currently, Basha's facility. Site originated in 1932 as the Basha's General Store and later being converted to a Basha's distribution center
- Upon annexation, parcel will be given initial city zoning of AG-1 (Agricultural District)
- General Plan designates the site as Neighborhoods
- The Area Plan Amendment is to amend the Ocotillo Master Plan designates the site as The Existing Basha's Facility to Single-Family uses
- Project consists of 107 single-family lots totaling 5.7 du/ac

Surrounding Land Use Data:

North	Townhomes (8.7 du/ac)	South	Snedigar Park
East	Basha Road	West	Single-Family Homes (3.39 du/ac)

General Plan and Area Plan Designations

	Existing	Proposed
General Plan	Neighborhoods	No Change
Ocotillo Master Plan	Existing Basha's Facility	Single-Family uses

Proposed Development

	Gated single-family subdivision
Number of Lots	107
Proposed Density	5.7 du/ac

Building Setbacks (min)	Front: 20 ft from Back of Sidewalk Side: Min. 5 ft. Rear: 10 ft Accessory Structure minimum 5 ft.
Typical Lot Size	40 ft by 100 ft (4,000 sq ft)
Building Height	All two-story, 30 ft. max.
Total Lot Coverage	60%
Square Footage of Proposed Houses	2,349- 2,762 square feet
Proposed Architectural Themes	4 (Spanish, Farmhouse, Craftsman, and Contemporary)
Number of Floor Plans	4
Parking Provided	• Each lot provides a two-vehicle garage and a driveway with sufficient space for parking two additional vehicles • On-street parking is provided on one side of street

Review and Recommendation

Planning staff has reviewed the request and supports the proposal, citing consistency with the General Plan. The proposal is consistent with policies of the General Plan which call for a variety of housing choices and a compatible mix of housing types within the Neighborhood designation. The request for 5.7 dwelling units per acre falls under the medium-density residential category within the neighborhoods section of the general plan, which may be considered on sites adjacent to a regional park/ major recreation facilities.

The proposed subdivision honors the heritage of the Basha's facility, which operated as the corporate office for the Basha's family and grocery chain of stores by including a plaque in memory of the historical site adjacent to the pedestrian walking path at the southeast corner of the site. The historic Goodyear Canal will remain intact with no additional driveways added or palm trees removed to protect the historic nature of the canal. The proposal takes special consideration to the Goodyear Canal matching the sidewalk and wall plan of Echelon at Ocotillo to the north.

The proposed development offers a housing product that will bring more "missing

middle" housing options to the market. Havenwood Manor will provide a variety of floor plans with multiple architectural themes allowing for diverse housing throughout the 107-lot subdivision. The community offers 20% open space with a walking path that surrounds the subdivision, that also provides additional buffer from the adjacent neighborhoods.

For these reasons, staff finds the proposal to be consistent with the goals and objectives of the General Plan.

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.
- An in person meeting was held on September 29, 2025. The applicant's team, Planning staff, and 17 residents attended the neighborhood meeting. Adjacent neighbors had concerns about increased traffic, density, and general questions.
- Planning staff has been contacted by one resident with general questions and one resident in support. As of the writing of this memo, Planning staff is aware of two residents in opposition to the request due to the increased traffic and density being proposed.

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 Ocotillo Master Plan from existing Basha's facility to single-family residential.

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Rezoning from AG-1 to PAD for single-family subdivision, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet entitled “Havenwood Manor” and kept on file in the City of Chandler Planning Division, in File No. PLH25-0016, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified, or supplemented by Chandler City Council.

2. 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.

3. 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.

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

5. 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.

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

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

Front yard setback	20 ft. from property line 13 ft. from property line to livable
Side yard setbacks	Min. 5 ft.
Rear yard setbacks	10 ft. Accessory Structure minimum 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 "Havenwood Manor" and kept on file in the City of Chandler Planning Division, in File No. PLH25-0016, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. The same elevation shall not be built side-by-side or directly across the street from one another.

3. The site shall be maintained in a clean and orderly manner.

4. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.

5. 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.

6. 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.

7. Each garage shall be pre-wired to provide 240V electrical capacity necessary to accommodate future electric vehicle charging equipment.

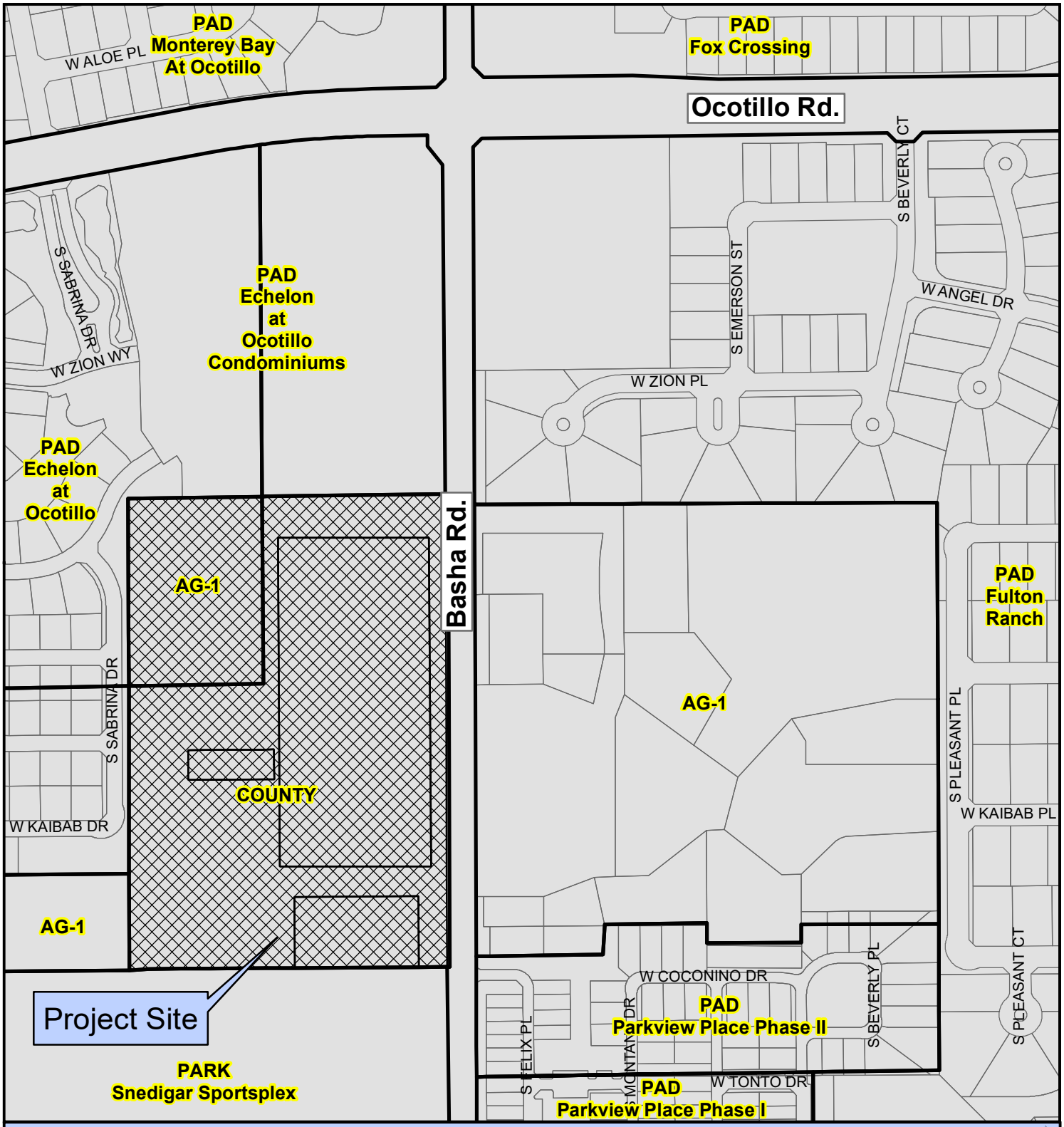
8. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

Preliminary Plat
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.

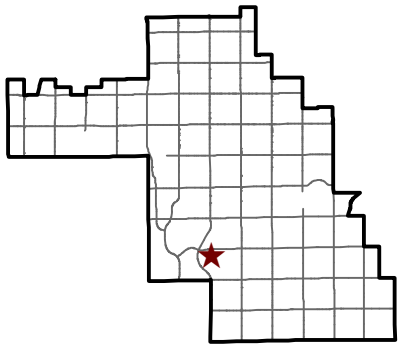
Attachments

Vicinity Maps
Development Booklet
Ocotillo Master Plan



PLH25-0016/PLH25-0017/PLT25-0006 Havenwood Manor

Proposed Project Details
Request Area Plan Amendment/ Rezoning from Agricultural (AG-1) district to Planned Area Development (PAD) for single-family residential/ Preliminary Development Plan approval for subdivision layout and housing product approval for a 107-lot single-family subdivision



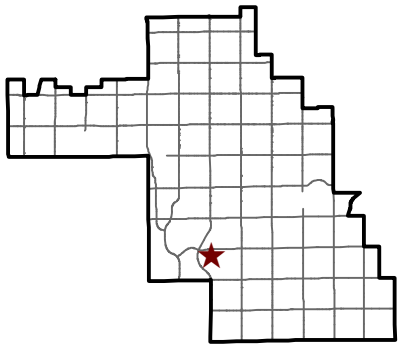
CHANDLER arizona

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



PLH25-0016/PLH25-0017/PLT25-0006 Havenwood Manor

Proposed Project Details
Request Area Plan Amendment/ Rezoning from Agricultural (AG-1) district to Planned Area Development (PAD) for single-family residential/ Preliminary Development Plan approval for subdivision layout and housing product approval for a 107-lot single-family subdivision



CHANDLER arizona

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

HAVENWOOD MANOR

PAD/PDP/PRELIMINARY PLAT NARRATIVE

1ST SUBMITTAL: MAY, 2025
2ND SUBMITTAL: SEPTEMBER, 2025
3RD SUBMITTAL: OCTOBER, 2025



PRESENTED BY:

RVi
Open the Outdoors

K. Hovnanian Homes

RA
RAY LAW FIRM

3

APPLICANT TEAM

APPLICANT
K Hovnanian
Mark Graminske
8800 East Raintree Drive, Suite 300
Scottsdale, AZ 85260
Email: mgraminske@khov.com
Phone: 480.824.4145

LAND PLANNING
RVi Planning + Landscape Architecture
Jessica Miller
4900 N. Scottsdale Road, Suite 1200
Scottsdale, AZ 85251
Phone: 480.586.2349
Email: jmiller@rviplanning.com

ATTORNEY
Ray Law Firm
Brennan Ray
Email: bray@raylawaz.com
Phone: 602.558-9934

ENGINEER
3engineering
Matt Mancini
6370 E. Thomas Rd., Suite # 200
Scottsdale, AZ 85251
Phone: 602.334.4387
Email: matt@3engineering.com

1. INTRODUCTION

Continuing to build on their reputation of building high-quality single-family communities, K. Hovnanian Homes ("K Hovnanian"), is the proposed developer of approximately 19.85± gross (18.64± net) acres located south of the southwest corner of Basha Road and Ocotillo Road (the "Site") as shown in ***Figure 1: Context Aerial***. K. Hovnanian intends to develop the Site with 107 single-family lots, a density of approximately 5.74 du/ac, that will be known as "Havenwood Manor." The challenging, infill property is ideally suited for a residential development. The proposed development offers a housing product which brings the highly demanded but often overlooked "Missing Middle" housing option to the market.

2. REQUEST

To achieve this, K Hovnanian requests:

- Zoning the Site Planned Area Development (PAD) for single-family residential,
- Preliminary Development Plan (PDP) for subdivision layout and housing product, and
- Preliminary Plat approval.

Simultaneous with these requests, approximately 15.4 acres of the Site that lies within unincorporated Maricopa County will be annexed into the City of Chandler (the "City").

3. SITE BACKGROUND & CONTEXT

The Site was previously utilized as the corporate office for the Basha's family and grocery chain of stores. Since selling the stores in 2022, the corporate offices are no longer necessary. A portion of the Site is zoned AG-1 and the unincorporated parcels are zoned RU-43 in Maricopa County. The Site is surrounded on two sides by Echelon a residential development consisting of single-family homes (west) and townhomes (north). Immediately south is the City's Snedigar Sports Complex. To the east, across Basha Road, exists a variety of uses including a day school, vacant land, and residential uses, all zoned AG-1. The Basha Road frontage has been designated Historical by the City to protect the canal and palm trees running parallel to the road.

4. GENERAL PLAN DESIGNATION

The City's General Plan designates the Site as 'Neighborhood'. K Hovnanian's requests are supported by the following goals and policies of the General Plan:

- Land Use & Development Policy 1.1.1(f) Encourage compatible infill projects.
- Housing & Neighborhoods Policy 1.1.2 (a), 1.1.2 (b), 1.1.2 (c) Provide for a variety of housing choices for all income levels and promote a compatible mix of housing types in infill areas. Encourage a range of housing types within walking distance of schools and other community facilities (e.g, recreation spaces).
- Growth Areas: It is important to note that there are infill lots and parcels that will be redeveloped outside of these growth areas. Chandler encourages infill and redevelopment to occur in appropriate areas throughout Chandler.
- Infill: Development of vacant lands in predominantly built-up portions of the community or redevelopment of properties that are underutilized so as to make the most efficient use of existing infrastructure and attain higher economic return from real estate.

5. PROPOSED AREA PLAN AMENDMENT

K. Hovnanian requests an Area Plan Amendment to update the Ocotillo Master Plan to modify the site's designation of "Existing Basha's Facility" to "Single-Family uses". This amended designation is appropriate for the infill site with its surrounding existing uses for residential and recreation. See ***Figure 2: Existing***

Ocotillo Master Plan and *Figure 3: Proposed Ocotillo Master Plan.*

6. PROPOSED PLANNED AREA DEVELOPMENT

One of the objectives of PAD zoning is "to assist in the fulfillment of the goals, objectives, and policies of the Chandler General Plan." Another objective is "to provide a maximum choice in the types of environments for residential, commercial, and industrial uses and facilities." The intent of this PAD is to accomplish those objectives by rezoning the Site from AG-1 and RU-43 to PAD Residential. The proposed zoning change responds to the existing and future needs of the community by providing additional housing choices for people seeking to live in an infill setting in south Chandler. The proposed PAD meets the applicable zoning objectives and is supported by the General Plan.

7. PROPOSED PRELIMINARY DEVELOPMENT PLAN

Site Layout

Havenwood Manor will be a high-quality, gated community that has been thoughtfully designed to comply with the City's Residential Design Standards, and to preserve and enhance the historic-designated canal and palm trees along the Basha Road frontage. The community will have 107 residences with a minimum lot size of 40'x100'. One primary point and one emergency/exit only access point are provided off of Basha Road, maintaining the existing canal crossings. See *Figure 4: Site Plan.*

The community offers a minimum of 20% open space with an amenity park towards the northeast corner of the development. The lots are a minimum of 4,000 square feet with detached single family housing product. The subdivision offers 39-foot-wide private local streets, which will accommodate guest parking on one side of the street. In addition, each home will provide two car garages and two car driveways, providing four parking spaces for each home.

Amenities & Open Space

Over 4-acres of open space are provided, with landscaping creating a sustainable and colorable plant palette as shown on *Figure 8: Landscape Plan*. The selected plant material will be low water use and selected from the Arizona Department of Water Resources (ADWR) "Low Water Use Plant List". The amenity area will include a tot lot, ramada, and turf area. Additionally, a walking trail is provided along the perimeter of the site providing connection to the Snedigar Dog Park, and Basha Road.

Entry, Walls, Signage

Two entry monuments shall be located on either side of the primary entry drive. A tribute to the Basha Family's legacy will be provided as a plaque along the perimeter walkways alongside the entry monumentation. Additionally, by using a corrugated steel roof decking material mechanically connected (skinned) to a CMU core, the vertical rib / board and batten look of the existing Bashas building will be replicated on monumentation throughout the community. Ground mounted lighting shall be provided to illuminate the monument as well as accent larger box trees immediately adjacent. See *Figure 8: Interpretive Sign Elevation* and *Figure 9: Hardscape Details.*

Rear lot walls along the north, west, and south edges of the site, and backing the amenity, will be a 1' over 5' partial view wall to provide visibility to the perimeter walking trail and active open spaces. A theme wall designed to match the existing walls of the Echelon community to the north of the project will be along the eastern portion of the community, with a secondary theme wall for side lot walls adjacent to open space tracts. The landscaping and hardscape improvements along the Basha Road frontage are consistent with

what was put in by the Echelon Community.

8. SUBDIVISION LAYOUT DIVERSITY

Havenwood Manor incorporates several of the Subdivision Diversity Elements into its design. Prior to arrival, the community begins to build visual interest prior to arrival through the staggered thematic-themed perimeter along Basha Road bordered by landscaped open spaces and irregular shaped retention basins. Upon turning onto the community's curvilinear street system, a sense of neighborhood will be experienced through the diverse, but complementary, architectural styles, landscaping, and open spaces.

Havenwood Manor is seeking to provide a middle housing option in an infill development. The site faces certain challenges that a traditional greenfield development would not. Havenwood Manor made intentional design choices such as providing additional open space and multi-use paths instead of vehicular rear yard access. The proposed multi-use paths wrap the community and provide several internal access points and opportunities for pedestrian connectivity. To create a visually interesting experience, the paths are lined with a variety of planting materials, are visible from adjacent rear yards by the implementation of partial view fencing, and lead to pockets of open space and retention basins that were designed for passive recreation. Staggered walls and select areas of full view fencing along the Basha Road frontage further this goal of visual interest, safety and welfare.

9. DEVELOPMENT STANDARDS

TABLE 2 – PROPOSED DEVELOPMENT STANDARDS	
Lot Size (min.)	40' x 100'
Front Setback	20' from Back of Sidewalk 13' from PL to livable
Rear Setback	10'; The rear yard setback for an accessory building shall be a minimum of 5 feet.
Street Side Setback	10' landscape tract can reduce the minimum street side setback by the width of the tract up to 5'
Side Setback	5'-5'
Building Height	30'
Density (Maximum)	5.7 du/ac
Common Open Space	20%
Lot Coverage	60%

Below are the development standards proposed for the Havenwood Manor residential subdivision:

10. HOUSING PRODUCT

Havenwood Manor will provide high-quality architecture consisting of Spanish Modern, Farmhouse and Contemporary styles. Four-sided architecture has been provided on all homes throughout the community. Each elevations style has 4 different color scheme options provided to further enhance the character and uniqueness of the community. Additionally, each architectural style will incorporate specific details, e.g., window trim, shutters, board and batten siding, masonry veneer, corbels, parapets, window girds, and

stucco control joints. See ***Appendix A: Building Elevations & Floorplans***, and ***Appendix B: Color & Materials Palette.***

The homes will be two story and range in size from 1,979 SF to 2,640 SF. All home designs include front doors and covered entry/porches that are visible from the street. The garage styles, locations, and coach



lights further diversify the design and deemphasize garage fronts. The image below illustrates the diversity of design and the unique collection of architectural styles.

11. MISCELLANEOUS

A. Grading and Drainage

The On-Site Drainage Map is attached as ***Exhibit 11***. All development drainage systems will be designed and constructed in accordance with the latest MAG Standard Specifications and Details and the latest City Standards Details and Specifications. Onsite drainage and retention shall consist of catch basins, storm drains, and retention basins. Retention basins have been sized to retain runoff from the 100-year, 2-hour storm.

B. Utilities

Utilities and services will be provided by the City.

C. Phasing

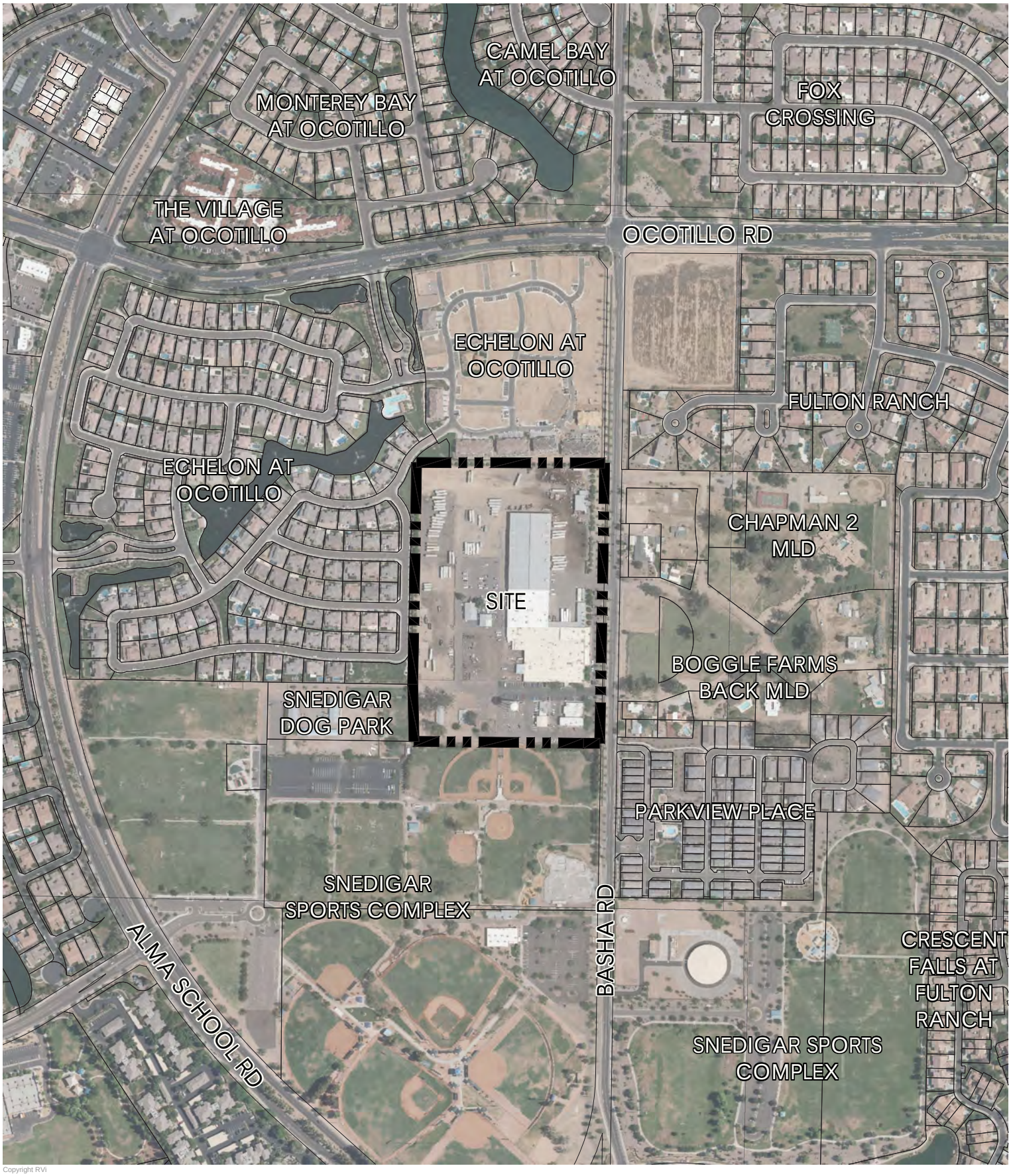
There is only one phase for the development. Any deviations from this phasing schedule may be administratively approved by Staff.

D. Preliminary Plat

A Preliminary Plat is included as ***Exhibit 12.***

12. CONCLUSION

Havenwood Manor makes good use of this infill Site, providing housing choices and variety that will be an attractive presence in the area. Developing the Site with a high-quality community, K. Hovnanian will inject a new type of housing product in this established part of the City. This development provides a sustainable solution on a challenging site and serves as an appropriate and compatible land use for this Site and surrounding area. The thoughtful design will be an attractive presence in the area. We request your approval.



Copyright RVi

4900 N. Scottsdale Rd. Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

EXHIBIT 1 • **CONTEXT AERIAL**

- CHANDLER, AZ
- 2025-05-20
- 25000143
- K. HOVNANIAN

0 250' 500'

SCALE: 1" = 500'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

L:\25000143 - Basha & Ocotillo (K. Hov)\06 PLANNING\02 CAD\04 SUPPORTING EXHIBITS\RVI-0143-CONTEXT AERIAL.dwg

L:\25000143 - Basha & Ocotillo (K. Hov)\06 PLANNING\02 CAD\03 SITE PLANS\RVI-0143-BASHA PLANNED AREA DEVELOPMENT.dwg

DVR06-0051/DVR06-0052

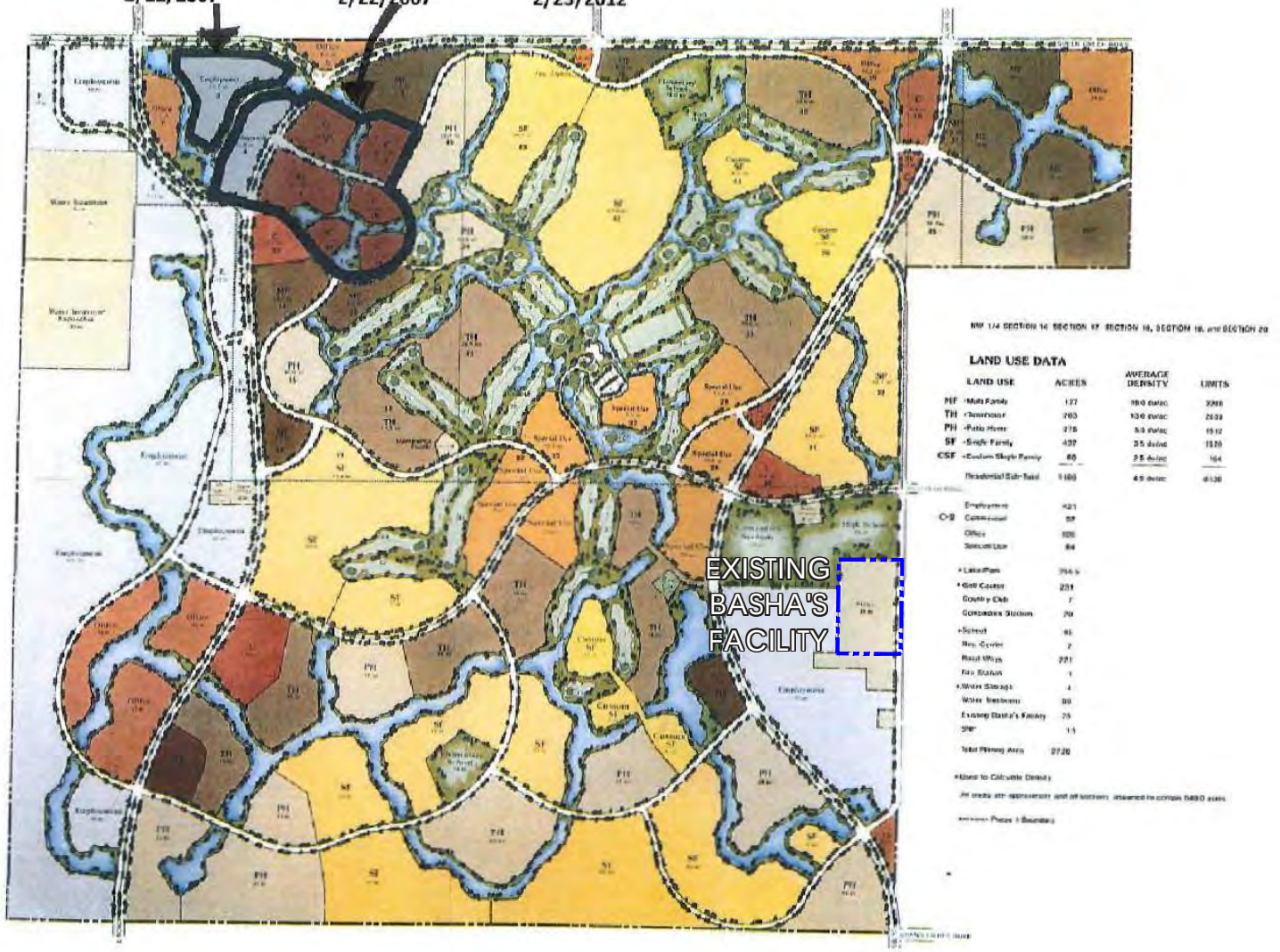
Ocotillo
Master Plan

Downtown Ocotillo
DVR06-0051
Ordinance: 3889
Resolution: 4044
2/22/2007

Waters at Ocotillo
DVR06-0052
Ordinance: 3890
Resolution: 4045
2/22/2007

&

DVR11-0035
Ordinance: 4349
Resolution: 4577
2/23/2012



Copyright RVi

RVi
4900 N. Scottsdale Rd. Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

EXHIBIT 2 • **EXISTING OCOTILLO MASTER PLAN**

CHANDLER, AZ
2025-05-20
25000143
K. HOVNANIAN

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

L:\25000143 - Basha & Ocotillo (K. Hov)\06 PLANNING\02 CAD\03 SITE PLANS\RVI-0143-BASHA PLANNED AREA DEVELOPMENT.dwg

DVR06-0051/DVR06-0052

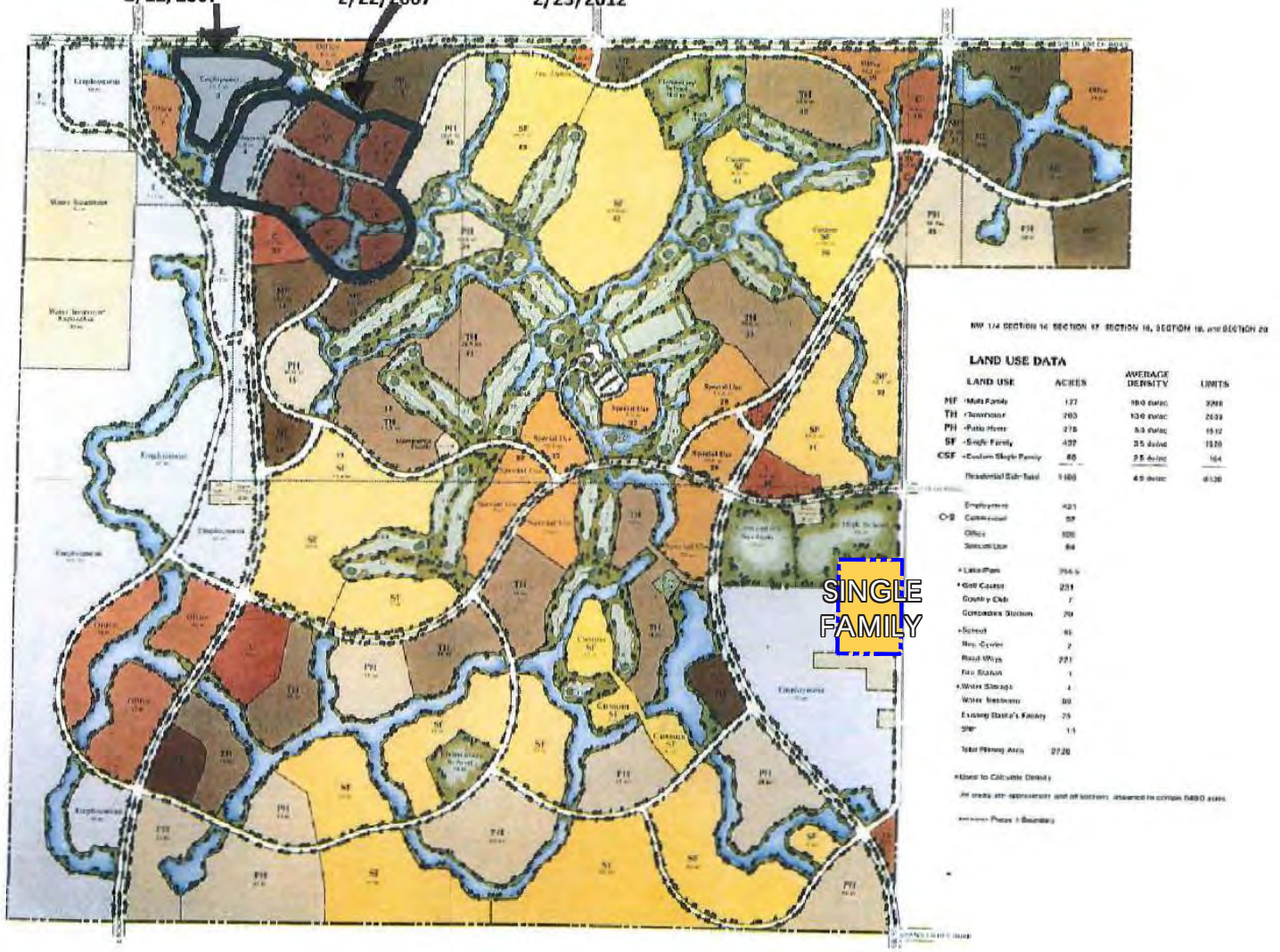
Ocotillo
Master Plan

Downtown Ocotillo
DVR06-0051
Ordinance: 3889
Resolution: 4044
2/22/2007

Waters at Ocotillo
DVR06-0052
Ordinance: 3890
Resolution: 4045
2/22/2007

&

DVR11-0035
Ordinance: 4349
Resolution: 4577
2/23/2012



Copyright RVi

RVi
4900 N. Scottsdale Rd. Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

EXHIBIT 3 • **PROPOSED OCOTILLO MASTER PLAN**

CHANDLER, AZ
2025-09-10
25000143
K. HOVNANIAN

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

SITE DATA

NET SITE AREA:	18.6 AC.
PROPOSED ZONING:	PAD
# OF LOTS:	107
NET SITE DENSITY:	5.7 DU/AC
MIN. LOT SIZE:	40' X 100'
NET O/S:	20% (4.0 AC.)

SETBACKS:

FRONT:	20' FROM BACK OF S/W TO FACE OF GARAGE, 13' FROM P.L. TO LIVABLE
REAR:	10', 5' FOR AN ACCESSORY BUILDING
SIDE:	5'-5'



Copyright RVi

RVi
4900 N. Scottsdale Rd. Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

EXHIBIT 4 • **COLORED SITE PLAN**

CHANDLER, AZ
2025-10-17
25000143
K. HOVNANIAN

0 75' 150'
SCALE: 1" = 150'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

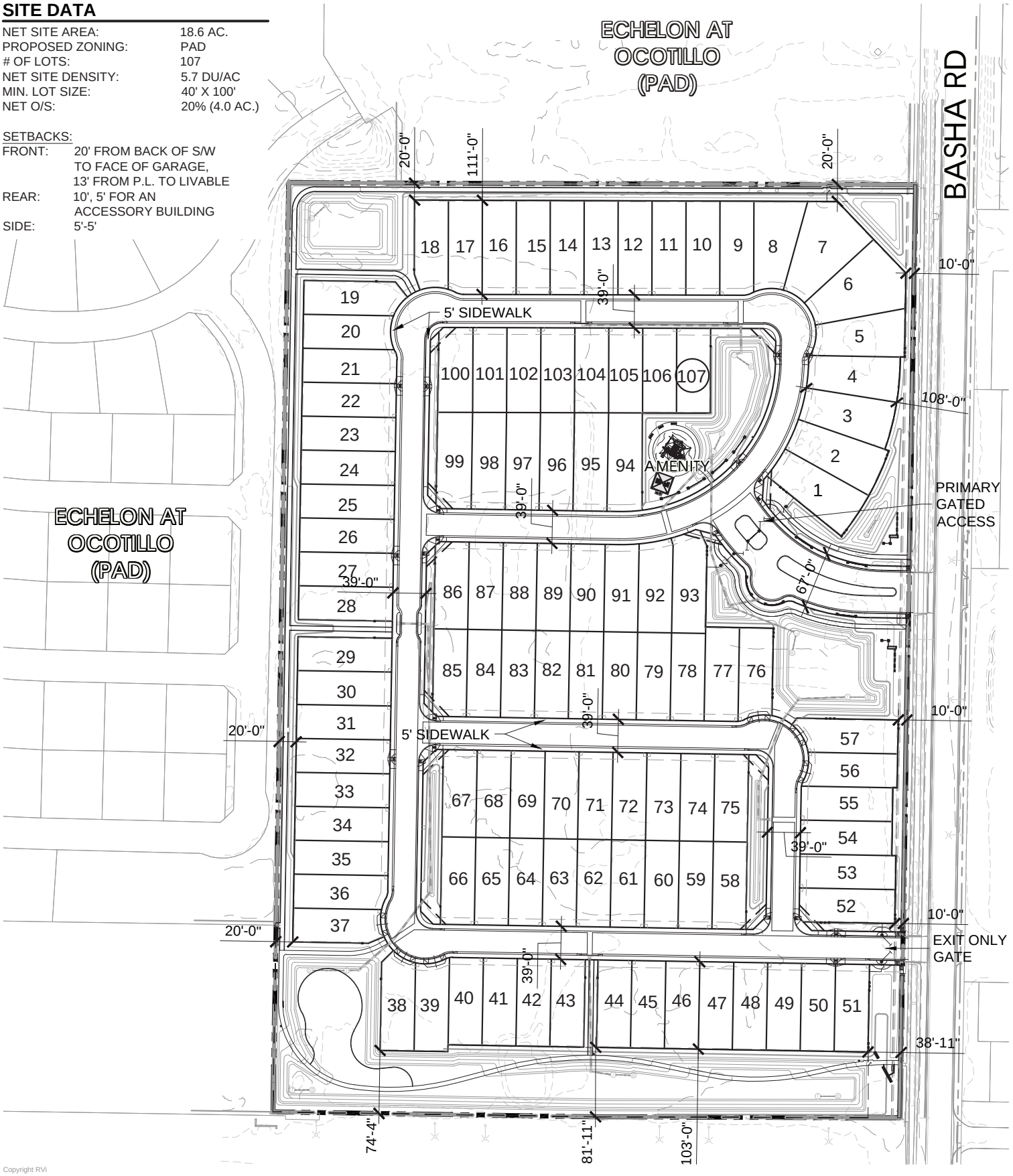
L\25000143 - Basha & Ocotillo (K. Hov)\06 PLANNING\02 CAD\03 SITE PLANS\RVI-0143-BASHA PLANNED AREA DEVELOPMENT.dwg

SITE DATA

NET SITE AREA:	18.6 AC.
PROPOSED ZONING:	PAD
# OF LOTS:	107
NET SITE DENSITY:	5.7 DU/AC
MIN. LOT SIZE:	40' X 100'
NET O/S:	20% (4.0 AC.)

SETBACKS:

FRONT:	20' FROM BACK OF S/W TO FACE OF GARAGE, 13' FROM P.L. TO LIVABLE
REAR:	10', 5' FOR AN ACCESSORY BUILDING
SIDE:	5'-5'



Copyright RVi

RVi
4900 N. Scottsdale Rd. Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

EXHIBIT 5 • **SITE PLAN**

- CHANDLER, AZ
- 2025-10-17
- 25000143
- K. HOVNANIAN

0 75' 150'

SCALE: 1" = 150'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

L:\25000143 - Basha & Ocotillo (K. Hov)\06 PLANNING\02 CAD\03 SITE PLANS\RVI-0143-BASHA PLANNED AREA DEVELOPMENT.dwg

PLANT PALETTE

TREES

BOTANICAL NAME	COMMON NAME
Acacia spp.	Acacia species
Bauhinia lunaroides	Anacacho Orchid Tree
Caesalpinia mexicana	Mexican Bird-of-Paradise
Olea europea 'Swan Hill'	Swan Hill Olive
Phoenix spp.	Date Palm species
Pistacia spp.	Pistache species
Quercus spp.	Live Oak species
Sophora secundiflora	Texas Mountain Laurel
Ulmus parvifolia	Chinese Evergreen Elm
Washingtonia spp.	Fan Palm species

SHRUBS, ACCENT, & VINES

BOTANICAL NAME	COMMON NAME
Agave spp.	Agave species
Bougainvillea spp.	Bougainvilla species
Caesalpinia pulcherrima	Red Bird-of-Paradise
Calliandra californica	Baja Fairy Duster
Callistemon viminalis 'Little John'	Little John Bottle Brush
Cassia spp.	Cassia species
Dodonaea viscosa spp.	Hopbush species
Eremophila spp.	Eremophila species
Hardenbergia violacea	Purple Coral Pea
Hesperaloe spp.	Hesperaloe species
Leucophyllum spp.	Leucophyllum species
Muhlenbergia spp.	Muhly species
Myrtus communis 'compacta'	Dwarf Myrtle
Nerium oleander 'Little Red'	Oleander 'Little Red'
Rosa banksiae	Lady Banks' Rose
Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary
Ruellia brittoniana	Mexican Petunia
Russelia equisetiformis	Firecracker Plant
Tecoma spp.	Tecoma species
Vaquelina californica	Arizona Rosewood
Yucca spp.	Yucca species

GROUNDCOVER

BOTANICAL NAME	COMMON NAME
Acacia redolens	Prostrate Acacia
Acalypha monstachya	Raspberry Fuzzies
Baccharis x 'Starn'	Dwarf Coyote Bush
Bougainvillea 'Ooh La La'	Bougainvillea
Eremophila glabra 'Mingenew Gold'	Outback Sunrise Emu Bush
Lantana spp.	Lantana species
Rosmarinus officinalis 'Prostratus'	Trailing Rosemary
Ruellia brittoniana x 'Katie'	Katie Ruellia
Teucrium chamaedrys 'Prostratus'	Trailing Germander

LANDSCAPE KEYNOTES

1. ENTRY MONUMENTATION
2. BASHA'S PLAQUE AREA
3. PRIMARY ENTRY - SWING GATE
4. EXIT ONLY ACCESS - SWING GATE
5. 5' SIDEWALK
6. PEDESTRIAN GATE
7. TOT LOT
8. MULTI-USE PATH



Copyright RVi

RVi
4900 N. Scottsdale Rd. Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

EXHIBIT 6 • **COLORED LANDSCAPE PLAN**

- CHANDLER, AZ
- 2025-10-17
- 25000143
- K. HOVNANIAN

0 100' 200'
SCALE: 1" = 200'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

L:\25000143 - Basha & Ocotillo (K. Hov)\06 PLANNING\02 CAD\03 SITE PLANS\RVI-0143-BASHA PLANNED AREA DEVELOPMENT.dwg

PLANT PALETTE

TREES

BOTANICAL NAME	COMMON NAME
Acacia spp.	Acacia species
Bauhinia lunaroides	Anacacho Orchid Tree
Caesalpinia mexicana	Mexican Bird-of-Paradise
Olea europea 'Swan Hill'	Swan Hill Olive
Phoenix spp.	Date Palm species
Pistacia spp.	Pistache species
Quercus spp.	Live Oak species
Sophora secundiflora	Texas Mountain Laurel
Ulmus parvifolia	Chinese Evergreen Elm
Washingtonia spp.	Fan Palm species

SHRUBS, ACCENT, & VINES

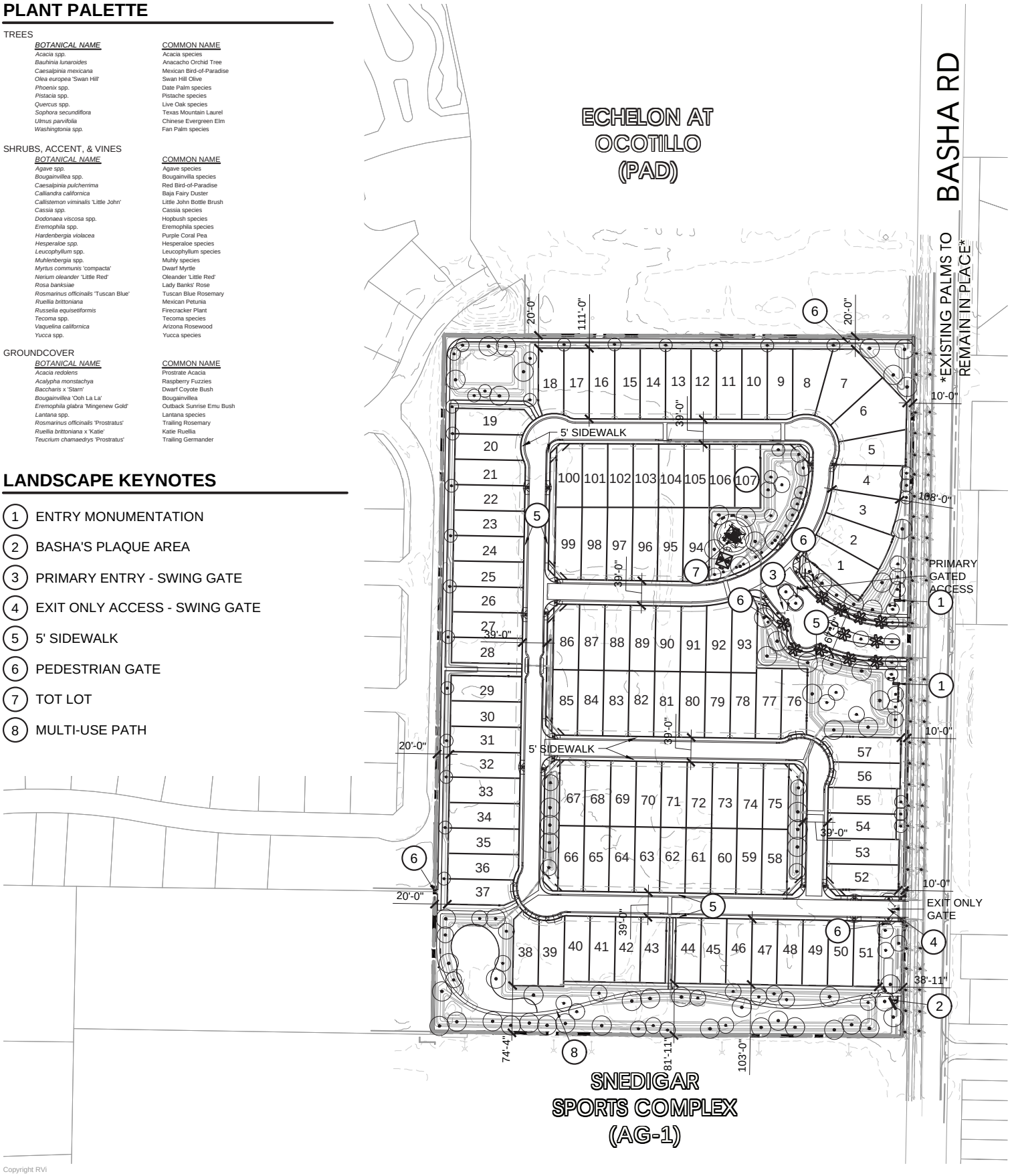
BOTANICAL NAME	COMMON NAME
Agave spp.	Agave species
Bougainvillea spp.	Bougainvilla species
Caesalpinia pulcherrima	Red Bird-of-Paradise
Calliandra californica	Baja Fairy Duster
Callistemon viminalis 'Little John'	Little John Bottle Brush
Cassia spp.	Cassia species
Dodonaea viscosa spp.	Hopbush species
Eremophila spp.	Eremophila species
Hardenbergia violacea	Purple Coral Pea
Hesperaloe spp.	Hesperaloe species
Leucophyllum spp.	Leucophyllum species
Muhlenbergia spp.	Muhly species
Myrtus communis 'compacta'	Dwarf Myrtle
Nerium oleander 'Little Red'	Oleander 'Little Red'
Rosa banksiae	Lady Banks' Rose
Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary
Ruellia brittoniana	Mexican Petunia
Russelia equisetiformis	Firecracker Plant
Tecoma spp.	Tecoma species
Vaquelina californica	Arizona Rosewood
Yucca spp.	Yucca species

GROUNDCOVER

BOTANICAL NAME	COMMON NAME
Acacia redolens	Prostrate Acacia
Acalypha monstachya	Raspberry Fuzzies
Baccharis x 'Starn'	Dwarf Coyote Bush
Bougainvillea 'Ooh La La'	Bougainvillea
Eremophila glabra 'Mingenew Gold'	Outback Sunrise Emu Bush
Lantana spp.	Lantana species
Rosmarinus officinalis 'Prostratus'	Trailing Rosemary
Ruellia brittoniana x 'Katie'	Katie Ruellia
Teucrium chamaedrys 'Prostratus'	Trailing Germander

LANDSCAPE KEYNOTES

1. ENTRY MONUMENTATION
2. BASHA'S PLAQUE AREA
3. PRIMARY ENTRY - SWING GATE
4. EXIT ONLY ACCESS - SWING GATE
5. 5' SIDEWALK
6. PEDESTRIAN GATE
7. TOT LOT
8. MULTI-USE PATH



Copyright RVi

RVi
4900 N. Scottsdale Rd. Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

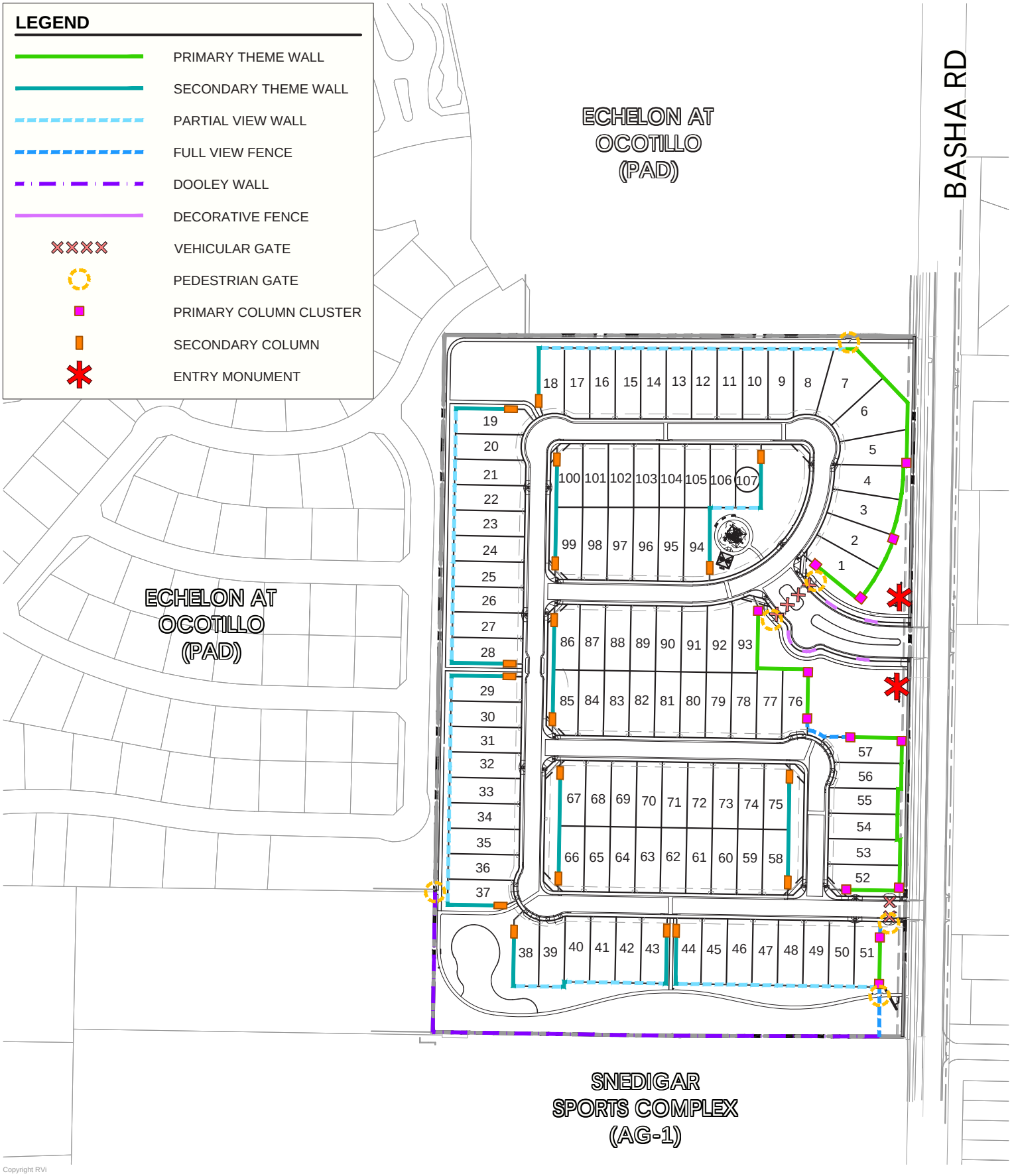
EXHIBIT 7 • **LANDSCAPE PLAN**

CHANDLER, AZ
2025-10-17
25000143
K. HOVNANIAN

0 100' 200'
SCALE: 1" = 200'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

L:\25000143 - Basha & Ocotillo (K. Hov)\06 PLANNING\02 CAD\03 SITE PLAN\SRVI-0143-BASHA PLANNED AREA DEVELOPMENT.dwg



L:\25000143 - Basha & Ocotillo (K. Hov)\06 PLANNING\02 CAD\03 SITE PLANS\RVI-0143-BASHA PLANNED AREA DEVELOPMENT.dwg

Copyright RVi

EXHIBIT 8 • **WALL PLAN**

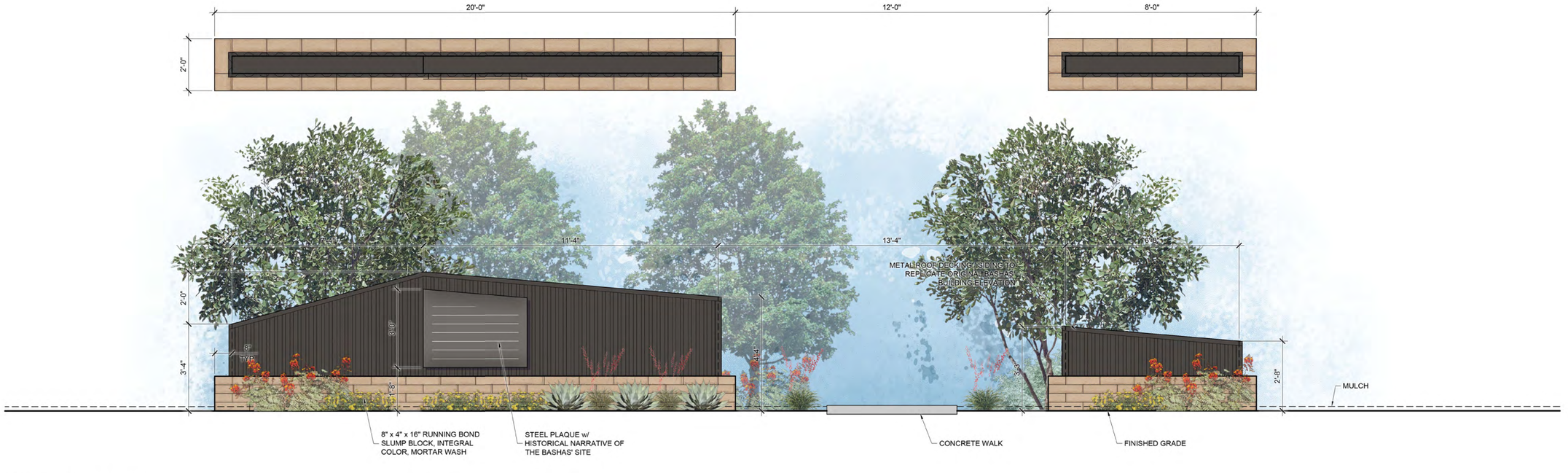
RVi
4900 N. Scottsdale Rd. Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

- CHANDLER, AZ
- 2025-10-17
- 25000143
- K. HOVNANIAN

0 100' 200'

SCALE: 1" = 200'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



1 INTERPRETIVE SIGN ELEVATION

SCALE: NTS

Copyright RVi

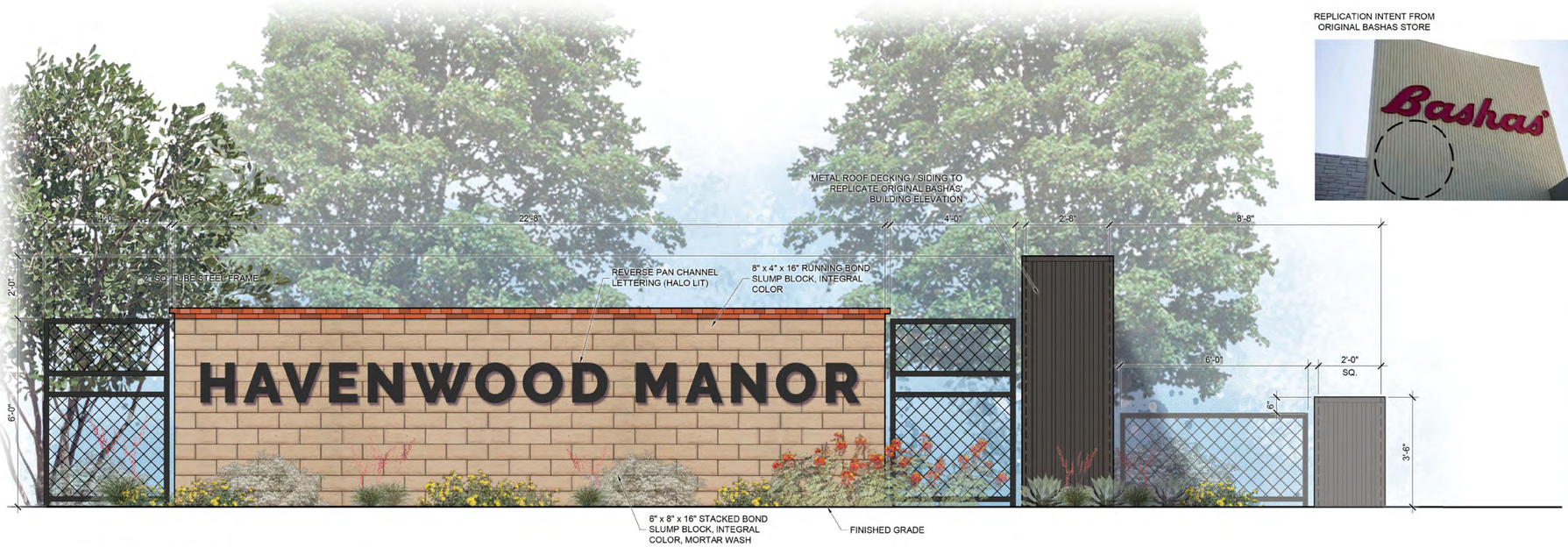
4900 N. Scottsdale Rd. Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

EXHIBIT 9 • **INTERPRETIVE SIGN ELEVATION**

CHANDLER, AZ
2025-09-10
25000143
K. HOVNANIAN

For Illustrative purposes only. Subject to change without notice.

L:\25000143 - Basha & Ocotillo (K. Hov)\07 LANDSCAPE ARCHITECTURE\02 DD\02 SHEET\50143-DD-HARDSCAPE DETAILS.dwg

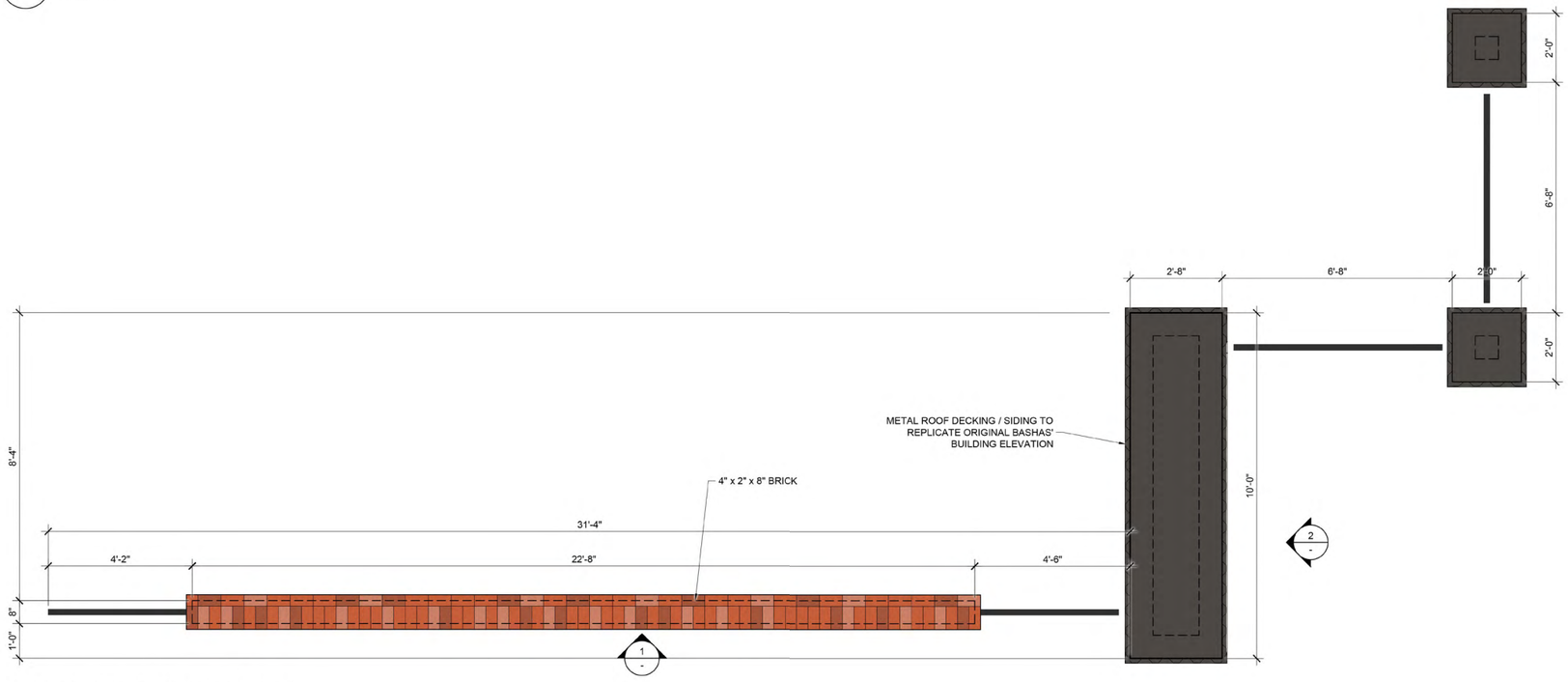


REPLICATION INTENT FROM ORIGINAL BASHAS STORE



1 ENTRY MONUMENT FRONT ELEVATION
SCALE: NTS

2 ENTRY MONUMENT END ELEVATION
SCALE: 1/2" = 1'-0"



3 ENTRY MONUMENT PLAN
SCALE: NTS



4 DECORATIVE FENCE ELEVATION
SCALE: NTS

Copyright RVi

RVi
4900 N. Scottsdale Rd. Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

EXHIBIT 10 • **HARDSCAPE DETAILS**

CHANDLER, AZ
2025-09-10
25000143
K. HOVNANIAN

For Illustrative purposes only. Subject to change without notice.

L:\25000143 - Bashs & Ocotillo (K. Hov)\07 LANDSCAPE ARCHITECTURE\02 DD\02 SHEET\$\0143-DD-HARDSCAPE DETAILS.dwg



1 VEHICULAR ENTRY SWING GATE ELEVATION

SCALE: NTS

Copyright RVi

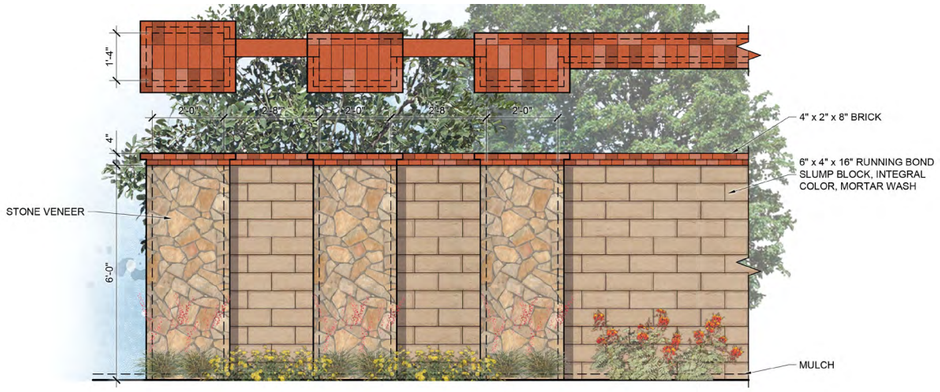
4900 N. Scottsdale Rd. Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

EXHIBIT 10 • **HARDSCAPE DETAILS**

CHANDLER, AZ
2025-05-20
25000143
K. HOVNANIAN

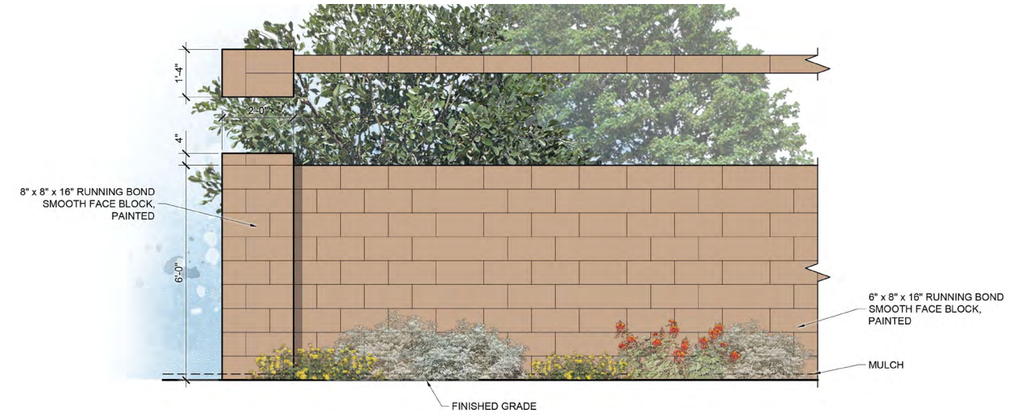
For Illustrative purposes only. Subject to change without notice.

L:\25000143 - Bucha & Ocotillo (K. Hov)\07 LANDSCAPE ARCHITECTURE\02 DD\02 SHEET S\00143-DD-HARDSCAPE DETAILS.dwg



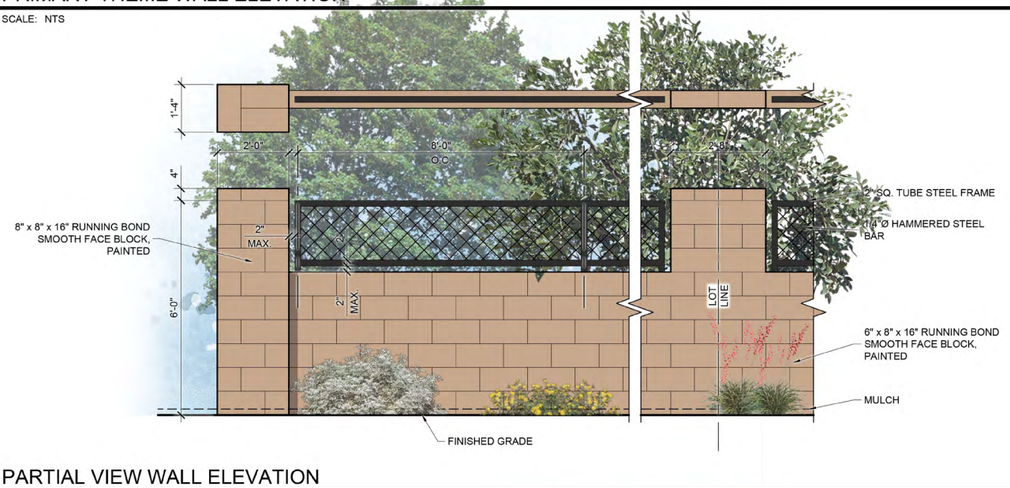
1 PRIMARY THEME WALL ELEVATION

SCALE: NTS



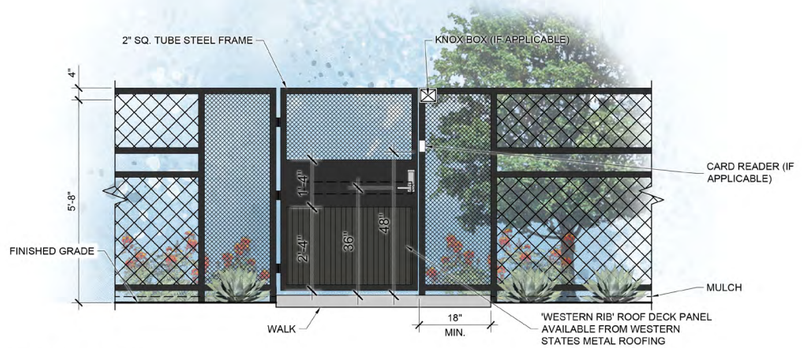
2 SECONDARY THEME WALL ELEVATION

SCALE: NTS



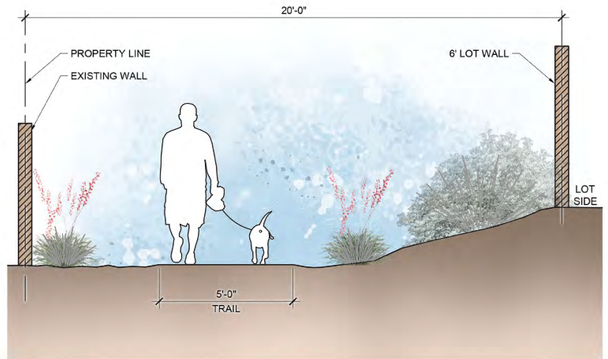
3 PARTIAL VIEW WALL ELEVATION

SCALE: NTS



4 FULL VIEW FENCE ELEVATION

SCALE: NTS



5 PEDESTRIAN GATE ELEVATION

SCALE: NTS

6 WEST EDGE TRAIL LOOKING NORTH

SCALE: 3/8" = 1'-0"

Copyright RVi

RVi
4900 N. Scottsdale Rd. Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

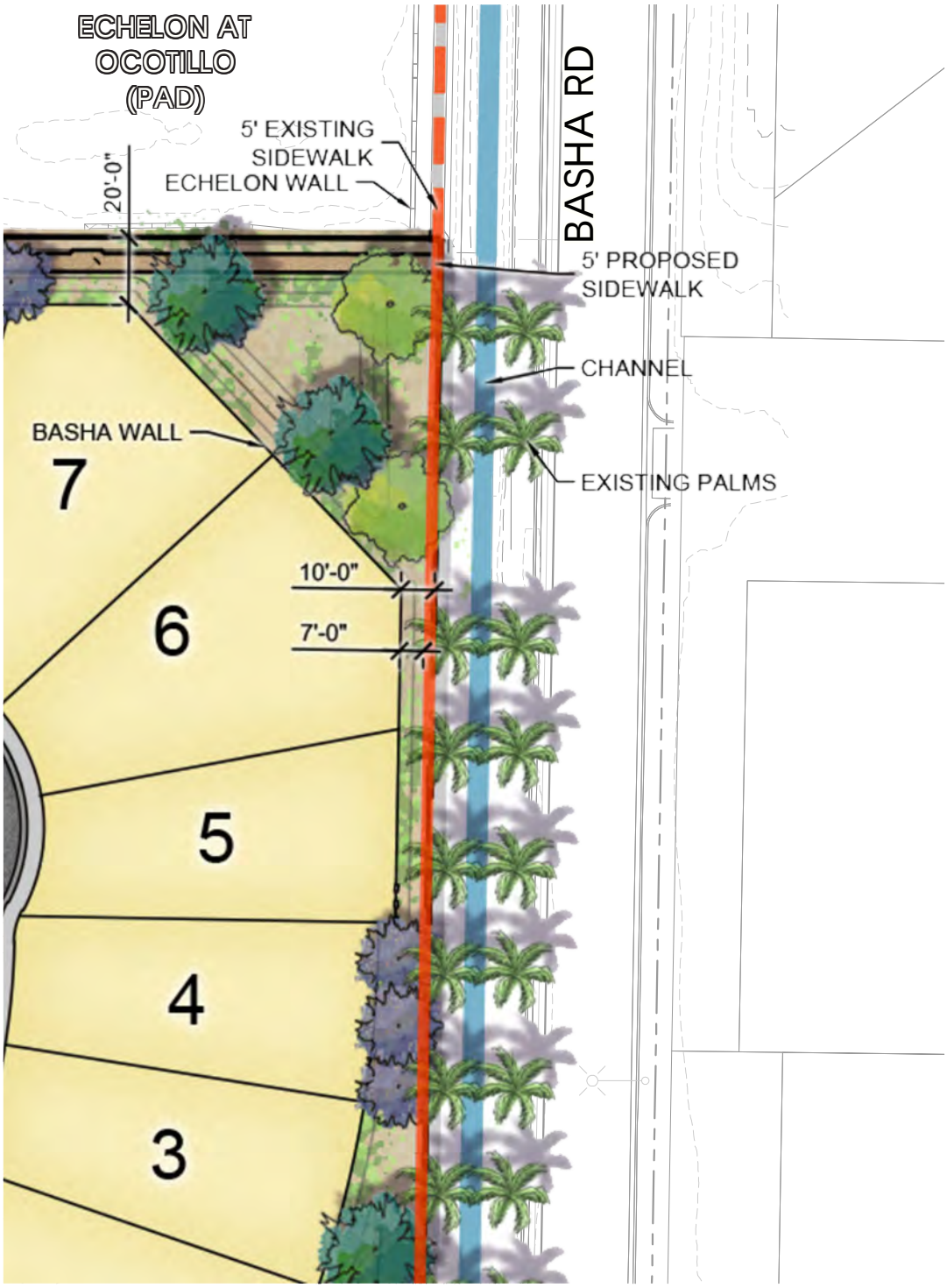
EXHIBIT 10 • **HARDSCAPE DETAILS**

CHANDLER, AZ
2025-05-20
25000143
K. HOVNANIAN

For Illustrative purposes only. Subject to change without notice.

L:\25000143 - Rachis & Costello (K. Hov)\07 LANDSCAPE ARCHITECTURE\02 DD\02 SHEET S\0143-DD-HARDSCAPE DETAILS.dwg

L:\25000143 - Basha & Ocotillo (K. Hov)\06 PLANNING\02 CAD\03 SITE PLANS\RVI-0143-BASHA PLANNED AREA DEVELOPMENT.dwg



Copyright RVi

4900 N. Scottsdale Rd. Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

EXHIBIT 11 • **ENLARGEMENTS - NE CORNER**

CHANDLER, AZ
2025-10-17
25000143
K. HOVNANIAN

0 25' 50'
SCALE: 1" = 50'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

L:\25000143 - Basha & Ocotillo (K. Hov)\06 PLANNING\02 CAD\03 SITE PLANS\RVI-0143-BASHA PLANNED AREA DEVELOPMENT.dwg



AREA OF OPEN SPACE: 4.77 ACRES, 25.59%

Copyright RVi

4900 N. Scottsdale Rd. Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

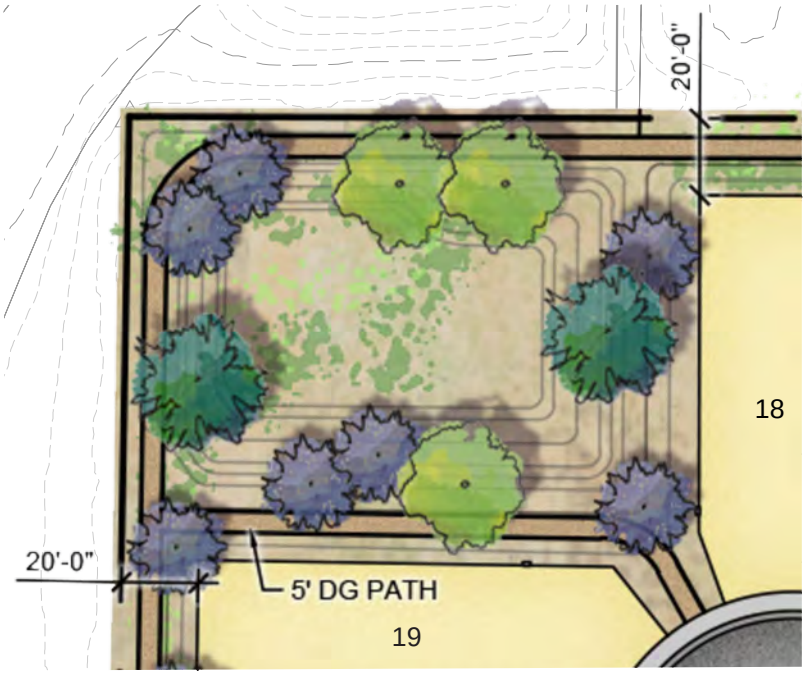
EXHIBIT 11• **ENLARGEMENTS - AMENITY AREA**

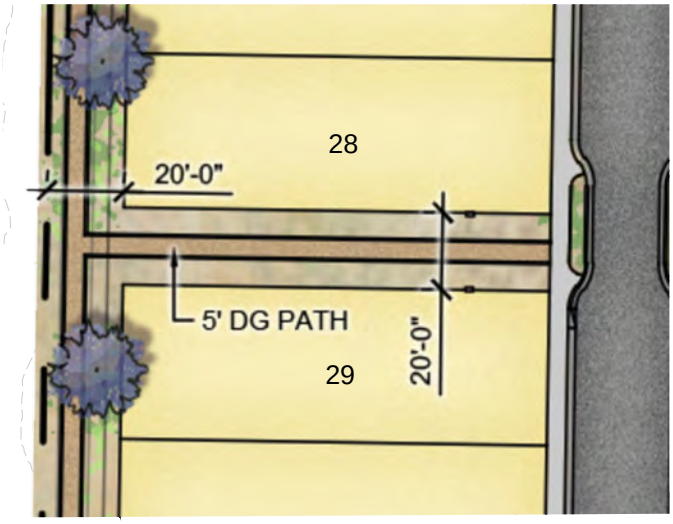
CHANDLER, AZ
2025-10-17
25000143
K. HOVNANIAN

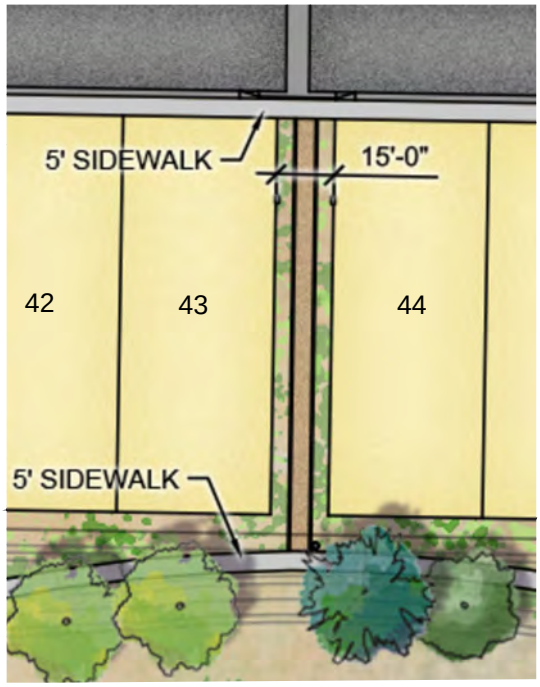
0 25' 50'
SCALE: 1" = 50'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

L:\25000143 - Basha & Ocotillo (K. Hov)\06 PLANNING\02 CAD\03 SITE PLANS\RVI-0143-BASHA PLANNED AREA DEVELOPMENT.dwg







Copyright RVi

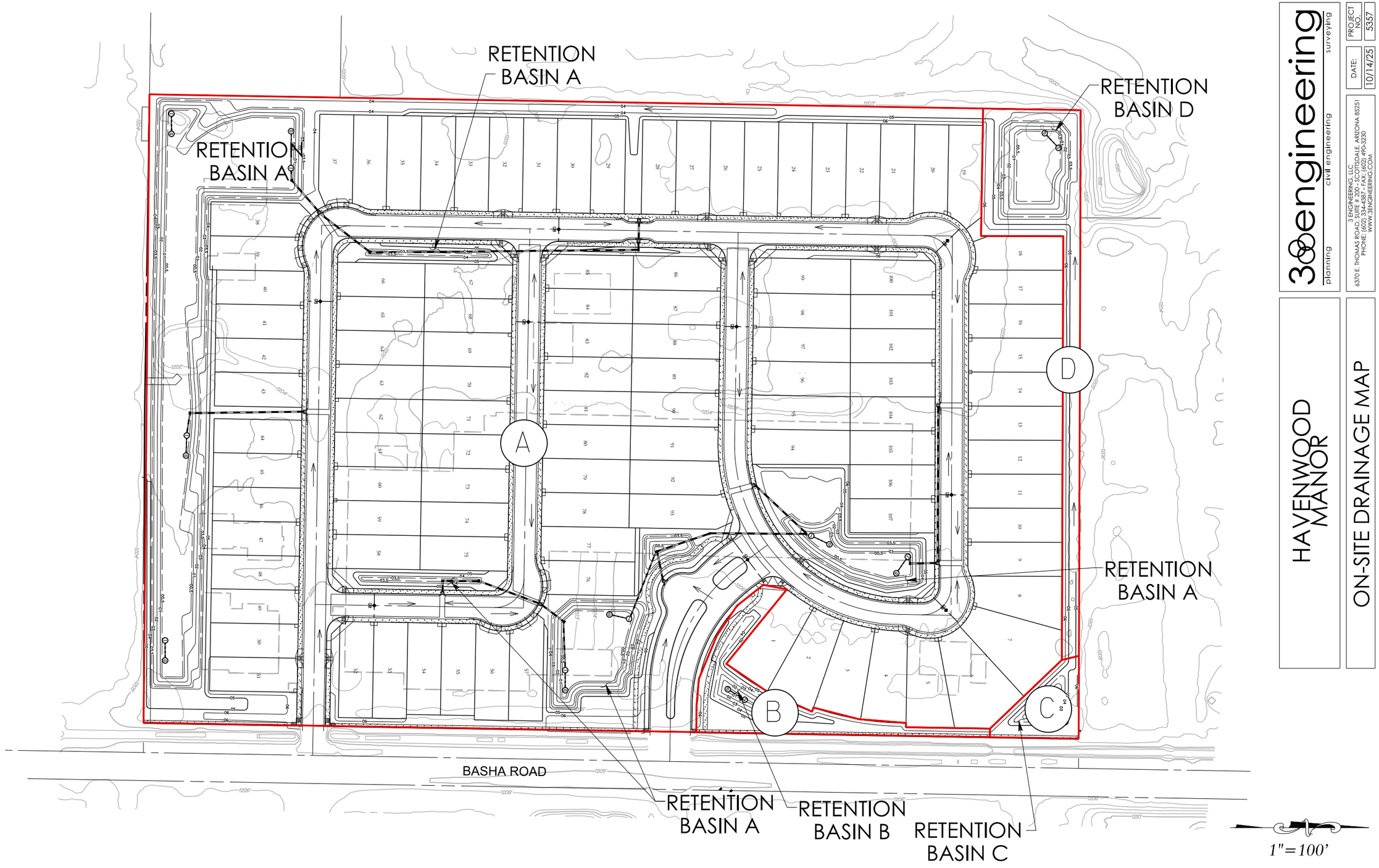
4900 N. Scottsdale Rd. Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

EXHIBIT 11 • ENLARGEMENTS - WALK CONNECTIONS BETWEEN LOTS

CHANDLER, AZ
2025-10-17
25000143
K. HOVNANIAN

0 25' 50'
SCALE: 1" = 50'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



3engineering
planning civil engineering surveying

3 ENGINEERING, LLC
6370 E. THOMAS ROAD, SUITE # 200 - SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4567 - FAX: (480) 490-3230
WWW.3ENGINEERING.COM

DATE: 10/14/25

PROJECT NO. 5357

HAVENWOOD MANOR

ON-SITE DRAINAGE MAP

COPYRIGHT 2025 3 ENGINEERING, LLC

C:\My SecuriSync\Projects_5000\5357_Havenwood Manor\Reports\Drainage\Preliminary\5357_DR Map - XXXXX.dgn

PRELIMINARY PLAT
FOR
HAVENWOOD MANOR

LOCATED IN A PORTION OF THE NORTHEAST SECTION 20, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION (PER TITLE REPORT):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER;

THENCE NORTH 00 DEGREES 58 MINUTES 25 SECONDS EAST (ASSUMED BEARING), ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 657.52 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES 27 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER, 35.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 48 MINUTES 27 SECONDS WEST, 362.00 FEET;

THENCE NORTH 89 DEGREES 06 MINUTES 36 SECONDS WEST, 376.97 FEET;

THENCE NORTH 00 DEGREES 58 MINUTES 25 SECONDS EAST, 1,095.41 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 27 SECONDS EAST, 739.00 FEET;

THENCE SOUTH 00 DEGREES 58 MINUTES 25 SECONDS WEST, 1,100.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

AN EASEMENT FOR INGRESS AND EGRESS, PURSUANT TO THOSE CERTAIN EASEMENTS RECORDED APRIL 20, 1989, IN DOCUMENT NO. 89-181123 AND DOCUMENT NO. 89-181130, RECORDS OF MARICOPA COUNTY, ARIZONA, OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER;

THENCE NORTH 00 DEGREES 58 MINUTES 25 SECONDS (ASSUMED BEARING) ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 657.52 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES 27 SECONDS WEST PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 12.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 48 MINUTES 27 SECONDS WEST, 23.00 FEET;

THENCE NORTH 00 DEGREES 58 MINUTES 25 SECONDS EAST PARALLEL WITH AND 35.00 FEET WEST OF SAID EAST LINE OF THE NORTHEAST QUARTER, 1,100.00 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 27 SECONDS EAST, 23.00 FEET;

THENCE SOUTH 00 DEGREES 58 MINUTES 25 SECONDS WEST PARALLEL WITH AND 12.00 FEET WEST OF SAID EAST LINE, 1,100.00 FEET TO THE TRUE POINT OF BEGINNING.

NOTES:

VISIBILITY EASEMENTS RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.

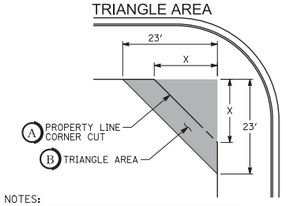
TRACT AREA AND USE TABLE

TRACT	AREA	USE
A	3.34 AC	LANDSCAPE, OPEN SPACE, RETENTION, UTILITY EASEMENT
B	0.43 AC	LANDSCAPE, OPEN SPACE, RETENTION, UTILITY EASEMENT, AMENITIES
C	0.67 AC	LANDSCAPE, OPEN SPACE, RETENTION, UTILITY EASEMENT
D	0.04 AC	LANDSCAPE, OPEN SPACE, UTILITY EASEMENT
E	0.04 AC	LANDSCAPE, OPEN SPACE, UTILITY EASEMENT
F	0.11 AC	LANDSCAPE, OPEN SPACE, UTILITY EASEMENT
G	0.11 AC	LANDSCAPE, OPEN SPACE, UTILITY EASEMENT
H	3.18 AC	PRIVATE STREET, PUBLIC WATER AND SEWER EASEMENT, UTILITIES, UTILITY EASEMENT, INGRESS AND EGRESS, DRAINAGE, EMERGENCY VEHICLE ACCESS, PEDESTRIAN ACCESS, VEHICLE ACCESS EASEMENT
TOTAL	7.92 AC	

NOTE: TRACTS A-H WILL BE DEDICATED TO THE HOMEOWNERS' ASSOCIATION.

THE CITY'S MUNICIPAL CODE CHAPTER 48-10.2 (PUBLIC WORKS - SUBDIVISION) SPECIFIES A RANGE OF TRIANGULAR CUTOFFS FOR THE CORNER PROPERTY LINE AT INTERSECTIONS. ADDITIONALLY, FIGURE 4-D BELOW REQUIRES THAT THE 30'x30' AREA BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN 2' AND 6' IN HEIGHT.

FIGURE 4-D
TRIANGLE AREA

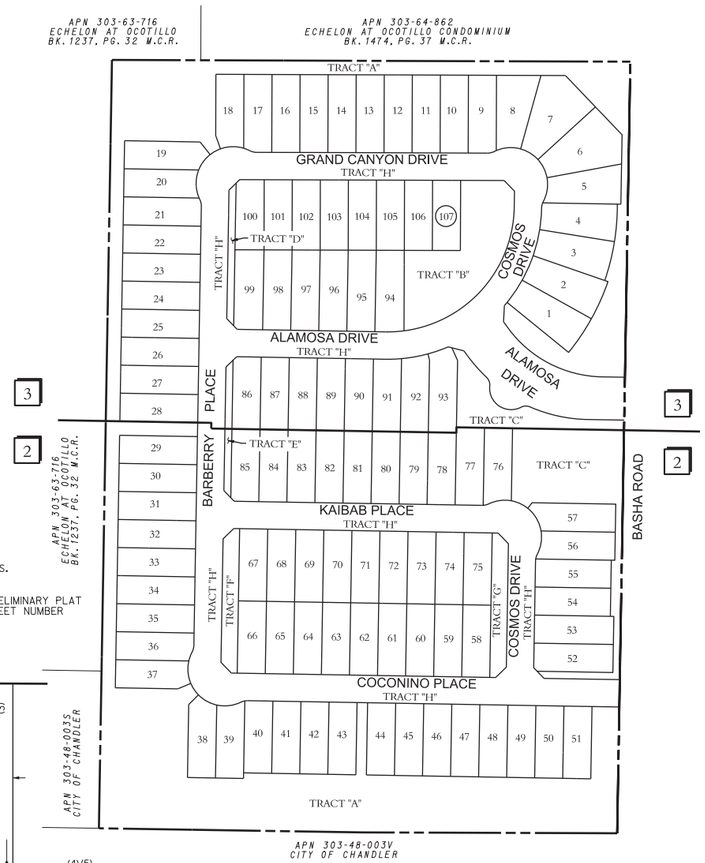


NOTES:

(A) X= 10' FOR ALLEYS
15' FOR LOCAL-LOCAL INTERSECTIONS.
20' FOR ALL OTHER INTERSECTIONS.
PER MUNICIPAL CODE CHAPTER 48-10.2

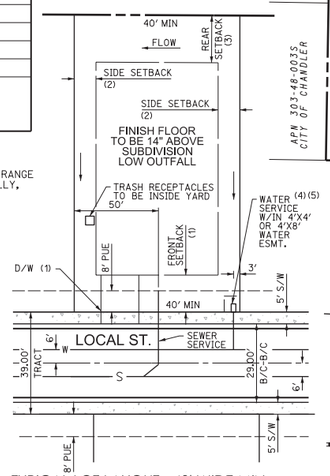
(B) GROUND COVER, FLOWERS, AND GRANITE LESS THAN 2' (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 6' ABOVE GROUND IN THIS AREA.
TREES SHALL NOT BE SPACED LESS THAN 8' APART
PER MUNICIPAL CODE CHAPTER 35-2205

SEE STANDARD DETAIL NO. C-246, C-247 AND C-248 FOR SIGHT DISTANCE REQUIRED AT DRIVEWAYS AND INTERSECTIONS.



N.T.S.

2 PRELIMINARY PLAT SHEET NUMBER



TYPICAL LOT LAYOUT - 40' WIDE MIN.

(1) 13' MIN. TO LIVABLE SPACE OR SIDE LOADED GARAGE; 20' MIN. TO FRONT FACING GARAGE FROM PROPERTY LINE.

(2) 5' MIN.

(3) 10' MIN. (5'MIN. ACCESSORY STRUCTURE)

(4) 1" WATER SERVICE, METER BOX & COVER PER M.A.G. STD. DTL. 320, AND C.O.C. STD. DTL. C-301-1 - SERVICE TO BE INSTALLED 2' BEHIND BACK OF RAMPS/DRIVEWAYS UNLESS NOTED OTHERWISE. (SIDE OF LOT PER PLAN)

(5) 4'X4' EASEMENT APPLIES TO FIRE HYDRANTS, AS WELL.

LEGEND

	PROPERTY / BOUNDARY LINE	EB○	EXISTING ELECTRIC BOX
1183	EXISTING CONTOUR ELEVATION	WM▭	EXISTING WATER METER
85	PROPOSED CONTOUR ELEVATION	BWV⋈	EX. BACKFLOW PREVENTER VALVE
+86.34	EXISTING ELEVATION	T	EXISTING BURIED TELEPHONE CONDUIT
+85.0	PROPOSED GROUND ELEVATION	E	EXISTING BURIED ELECTRIC CONDUIT
1%	DIRECTION OF FLOW & SLOPE	8"W WV	EXISTING WATER LINE,VALVE & SIZE
G◆B	PROPOSED GRADE BREAK	FH	EXISTING FIRE HYDRANT
PAD=	PROPOSED PAD ELEVATION	8"S	EXISTING SEWER LINE & SIZE
	PROPOSED CATCH BASIN	8"W	PROPOSED WATER
	PROPOSED STORM DRAIN PIPE	8"S	PROPOSED SEWER
D	PROPOSED DRYWELL	○	PROPOSED MANHOLE
	TAPPING SLEEVE & VALVE		PROPOSED HYDRANT
PUE	PUBLIC UTILITY EASEMENT	•	PROPOSED VALVE
RCW	RECLAIMED WATERLINE	⊙	PROPOSED MONUMENT
B/C	BACK OF CURB	△	SUBDIVISION CORNER
LS	LANDSCAPE	S/W	SIDEWALK
C&G	CURB & GUTTER	R/W	RIGHT-OF-WAY
LP	EXISTING LIGHT POLE	SVE	SIGHT VISIBILITY EASEMENT
ET ⊠	INDICATES EX. ELECTRIC TRANSFORMER	SWE	SIDEWALK EASEMENT
		93.00	TOP OF CURB ELEVATION

APPLICANT/OWNER/DEVELOPER:

K HOVNANIAN GREAT WESTERN HOMES, LLC
8800 E. RAINTREE DR., SUITE 300
PHOENIX, AZ 85260
CONTACT: MARK GRAMINSKE
EMAIL: MGRAMINSKE@KHOV.COM
PHONE: (480) 824-4145

ENGINEER:

3 ENGINEERING
6370 E. THOMAS ROAD
SUITE 200
SCOTTSDALE, ARIZONA 85251
CONTACT: MATTHEW J. MANCINI, P.E.
PHONE: (602) 334-4387
EMAIL: MATT@3ENGINEERING.COM

PROJECT DESCRIPTION:

THIS PROJECT IS PROPOSED AS A DETACHED SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A GROSS DENSITY OF 5.74 LOTS/AC. STANDARD LOT SIZES VARY WITH A MINIMUM LOT DIMENSION OF 40'x100'. THE PROJECT PROPOSES A TOTAL OF 107 LOTS WITH PRIVATE STREETS, PUBLIC WATER, AND PUBLIC SEWER.

FLOODPLAIN INFORMATION:

FIRM: 04013C3105M
PANEL NUMBER: 3105
PANEL DATE: 11/11/2015
SUFFIX: M
FIRM DATE: 11/11/2015
FIRM ZONE: X-SHADED
BASE FLOOD ELEV.: N/A

MISCELLANEOUS NOTES:

RETAINING WALL HEIGHTS TO BE DETERMINED AT FINAL DESIGN.

A SEPARATE PUBLIC STREET LIGHT PLAN TO BE COMPLETED DURING FINAL DESIGN.

NATIVE PLANT INVENTORY TO BE COMPLETED DURING FINAL DESIGN.

IMPROVEMENTS TO BASHA ROAD SHALL BE PREPARED ON A SEPARATE SET OF OFFSITE PLANS.

AN OFFSITE CONSTRUCTION ESTIMATE FORM FOR ALL QUANTITIES WITHIN R/W, INCLUDING PUBLIC WATER AND SEWER IN PRIVATE STREETS, SHALL BE SUBMITTED DURING FINAL DESIGN. A PERFORMANCE BOND AND CERTIFICATE OF INSURANCE ARE REQUIRED PRIOR TO ISSUING OF PERMITS. BOND TO BE CALCULATED BY THE CITY.

FOR ALL R/W DEDICATIONS, A PHASE 1 ENVIRONMENTAL ASSESSMENT SHALL BE SUBMITTED WITH THE FINAL PLAT.

DEVELOPER SHALL ENTER INTO A JOINT MAINTENANCE AGREEMENT FOR THE CANAL ALONG BASHA ROAD.

ALL EXISTING ABOVE GROUND UTILITIES ADJACENT TO THE SITE SHALL BE PLACED UNDERGROUND WITH THE CONSTRUCTION OF THIS PROJECT.

ALL EXISTING SIDEWALK AND/OR RAMPS ADJACENT TO THE PARCEL SHALL BE EVALUATED AND REPAIRED AND/OR UPDATED TO CURRENT ADA STANDARDS.

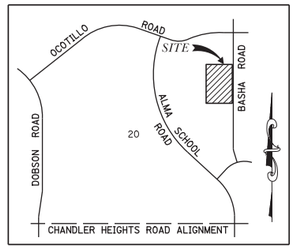
EX. STREET LIGHTS:

UPGRADE EXISTING STREETLIGHTS ALONG BASHA RD. TO MEET CURRENT CHANDLER STANDARDS. PROVIDE PUBLIC STREETLIGHTS PER CHANDLER STANDARDS FOR ALL NEW PRIVATE STREETS.

STORM WATER DISPOSAL:

STORM WATER RETENTION CALCULATIONS FOR THE SITE ARE SHOWN HEREON ON SHEETS 3. THE SITE IS REQUIRED TO DISPOSE OF ALL STORM WATER WITHIN 36 HOURS, AND IS PROPOSED TO DO SO VIA DRYWELL SYSTEMS.

ANY EXISTING DRYWELLS THAT ARE NOT USED SHALL BE DECOMMISSIONED PER ADEQ POLICIES AND PROCEDURES.



VICINITY MAP
N.T.S.

ASSESSORS PARCEL NO.

APN 303-48-002B, 303-48-003T, 303-48-003W, 303-48-013B, 303-48-013E

BENCHMARK:

CITY OF CHANDLER BENCHMARK NO. 46A
3" BRASS CAP IN CONCRETE, 70' NORTH, 70' EAST OF INTERSECTION OF BASHA ROAD & OCOTILLO ROAD; 4' NORTH OF BACK OF SIDEWALK.
ELEVATION: 1206.19 (NAVD '88)

BASIS OF BEARING:

THE BASIS OF BEARING IS THE EAST LINE OF NORTHEAST QUARTER SECTION 20, BEARS NORTH 00 DEGREES 58 MINUTES 25 SECONDS EAST PER DOCUMENT NO. 1989-018123 & 1989-018130 M.C.R.

UTILITIES:

TELEPHONE	- CENTURY LINK/ COX
ELECTRIC	- SALT RIVER PROJECT (SRP)
GAS	- SOUTHWEST GAS COMPANY
CABLE TV	- COX COMMUNICATIONS
SEWER	- CITY OF CHANDLER
WATER	- CITY OF CHANDLER
POLICE/FIRE	- CITY OF CHANDLER
REFUSE	- CITY OF CHANDLER

SITE DATA:

TOTAL LOTS	107
NET AREA	18.64 ACRES
GROSS AREA	18.64 ACRES
GROSS DENSITY	5.74 DU/AC
MAX. BLDG. HEIGHT	30' (2-STORY)
SETBACKS	SEE TYPICAL LOT DETAIL ON SHEET 4
AREA OF LOTS	10.72 ACRES
AREA OF OPEN SPACE	4.74 ACRES (25.43% GROSS, 25.43% NET)
AREA OF NEW PRIVATE STREETS TRACTS	3.18 ACRES
LOT SALES PROPOSED	YES
EX. ZONING	PAD
PROPOSED ZONING	PAD FOR SINGLE FAMILY RESIDENTIAL
LOT COVERAGE	51%

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
PP01	COVER SHEET
PP02-PP03	PRELIMINARY PLAT SHEETS

LOT TABLE

LOT #	AREA (SF)	AREA (ACRES)	LOT #	AREA (SF)	AREA (ACRES)	LOT #	AREA (SF)	AREA (ACRES)	LOT #	AREA (SF)	AREA (ACRES)
1	5,443	0.12	28	4,440	0.10	55	4,320	0.10	82	4,120	0.09
2	5,443	0.12	29	4,440	0.10	56	4,294	0.10	83	4,120	0.09
3	5,155	0.12	30	4,440	0.10	57	4,592	0.11	84	4,120	0.09
4	4,971	0.12	31	4,440	0.10	58	4,120	0.09	85	4,108	0.09
5	4,961	0.11	32	4,440	0.10	59	4,120	0.09	86	4,108	0.09
6	7,001	0.16	33	4,440	0.10	60	4,120	0.09	87	4,120	0.09
7	7,001	0.16	34	4,440	0.10	61	4,120	0.09	88	4,120	0.09
8	5,119	0.12	35	4,440	0.10	62	4,120	0.09	89	4,120	0.09
9	4,424	0.10	36	4,368	0.10	63	4,120	0.09	90	4,120	0.09
10	4,440	0.10	37	4,117	0.09	64	4,120	0.09	91	4,130	0.09
11	4,440	0.10	38	4,399	0.10	65	4,120	0.09	92	4,295	0.10
12	4,440	0.10	39	4,207	0.10	66	4,120	0.09	93	4,672	0.11
13	4,440	0.10	40	4,120	0.09	67	4,120	0.09	94	4,728	0.11
14	4,440	0.10	41	4,120	0.09	68	4,120	0.09	95	4,633	0.11
15	4,440	0.10	42	4,120	0.09	69	4,120	0.09	96	4,612	0.11
16	4,440	0.10	43	4,120	0.09	70	4,120	0.09	97	4,590	0.11
17	4,397	0.10	44	4,120	0.09	71	4,120	0.09	98	4,568	0.10
18	4,107	0.09	45	4,120	0.09	72	4,120	0.09	99	4,688	0.11
19	4,549	0.10	46	4,120	0.09	73	4,120	0.09	100	4,052	0.09
20	4,173	0.10	47	4,120	0.09	74	4,120	0.09	101	4,000	0.09
21	4,427	0.10	48	4,120	0.09	75	4,120	0.09	102	4,000	0.09
22	4,440	0.10	49	4,120	0.09	76	4,206	0.10	103	4,004	0.09
23	4,440	0.10	50	4,120	0.09	77	4,426	0.10	104	4,000	0.09
24	4,440	0.10	51	4,120	0.09	78	4,120	0.09	105	4,000	0.09
25	4,440	0.10	52	4,508	0.10	79	4,120	0.09	106	4,000	0.09
26	4,440	0.10	53	4,520	0.10	80	4,120	0.09	107	4,000	0.09
27	4,440	0.10	54	4,320	0.10	81	4,120	0.09			

Contact Arizona 811 at least two full working days before you begin excavation
Arizona811
Call 811 or click Arizona811.com

HAVENWOOD MANOR
CHANDLER, ARIZONA
COVER SHEET

Registered Professional Engineer
CERTIFICATE NO. 45652
MATTHEW J. MANCINI
10/14/25
ARIZONA, U.S.A.

EXPIRES: 12/31/2027

3engineering
civil engineering
planning
surveying

COPYRIGHT 2023 3 ENGINEERING, LLC

DESIGNER: M. MANCINI
DRAWN BY: D. MENTON
CHECKED: M. MANCINI

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230
WWW.3ENGINEERING.COM

DATE: 10/14/25

PROJECT NO.
5357

SHEET NO.
PP01
1 of 3

C.O.C. LOG. NO. PLT25-0006

C:\My Secure Sync Folder\3_5000-5357_plans\Havenwood Manor\5357cover.dgn

MATCHLINE - SEE SHEET PP03

APN 303-63-716
ECHELON AT OCOTILLO
BK. 1146, PG. 32
M.C.R.
ZONING - PAD SF

BARBERRY PLACE

KAIBAB PLACE

COCONINO PLACE

COSMOS DRIVE

BASHA ROAD

TRACT "A"

TRACT "B"

TRACT "C"

TRACT "E"

TRACT "F"

TRACT "G"

TRACT "H"

APN 303-48-003S
CITY OF CHANDLER
ZONING - PARK

APN 303-48-003V
CITY OF CHANDLER
ZONING - PARK

10' UTILITY & R/W ESMT. TO BE ABANDONED

8' UTILITY ESMT. TO BE ABANDONED

7' UTILITY ESMT. TO BE ABANDONED

52' I/E ESMT. TO BE ABANDONED

78' I/E ESMT. TO BE ABANDONED

16' NON-EXCLUSIVE ESMT.

SCALE: 1"=40'

0' 20' 40' 80'

C:\My Securitron\Projects_5000\5357_Havenwood Manor\5357xrefs\tt02_redacted.dgn

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com

HAVENWOOD MANOR
CHANDLER, ARIZONA

PRELIMINARY PLAT

Registered Professional Engineer (Civil)
CERTIFICATE NO. 45652
MATTHEW J. MANCINI
10/14/25
Date Signed
ARIZONA, U.S.A.

EXPIRES: 12/31/2027

3Dengineering
civil engineering
planning
surveying

COPYRIGHT 2025 3 ENGINEERING, LLC

CIVIL/SITE: G. BERNTSEN
SURVEY: M. MANCINI
PLANNER: M. MANCINI

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE V 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-0330
WWW.3ENGINEERING.COM

DATE: 10/14/25

PROJECT NO. 5357

SHEET NO. PP02 2 of 3

C.O.C. LOG. NO. PLT25-0006

APN 303-63-716
ECHELON AT OCOTILLO
BK. 1237, PG. 32
M.C.R.
ZONING - PAD SF

APN 303-64-862
ECHELON AT OCOTILLO CONDOMINIUM
BK. 1474, PG. 37 M.C.R.
ZONING - PAD MF

S89° 48'27"E
739.00'

TRACT "A"

GRAND CANYON DRIVE

S89° 48'27"E
446.04'

TRACT "H"

ALAMOSA DRIVE

N89° 01'35"W
246.00'

TRACT "H"

BARBERRY PLACE

COSMOS DRIVE

BASHA ROAD

TRACT "A"

TRACT "B"

TRACT "C"

TRACT "D"

TRACT "E"

TRACT "H"

TRACT "I"

1' VNAE

7' UTILITY ESMT. TO BE ABANDONED

8' UTILITY ESMT. TO BE ABANDONED

8' WATER ESMT

4' WATER ESMT

8' PUE

19.5' TRACT

7' UTILITY ESMT. TO BE ABANDONED

8' UTILITY ESMT. TO BE ABANDONED

10' UTILITY & R/W ESMT. TO BE ABANDONED

52' I/E ESMT. TO BE ABANDONED

16' NON-EXCLUSIVE ESMT.

23' PERPETUAL ESMT. & R/W ESMT.

R=200.00'
L=129.9'
Δ=90°00'00"
S36° 14'26"E
39.75'

L=314.16'
L=184.25'

R=200.00'
L=184.25'
Δ=52°46'59"

S00° 58'25"W
58.05'

N00° 58'25"E
741.97'

N00° 58'25"E
251.97'

N00° 58'25"E
245.00'

S89° 01'35"E
73.16'

MATCHLINE - SEE SHEET PP02

SCALE: 1"=40'
0' 20' 40' 80'

Contact Arizona 811 at least two full working days before you begin excavation.
Call 811 or click Arizona811.com

HAVENWOOD MANOR
CHANDLER, ARIZONA

PRELIMINARY PLAT

Registered Professional Engineer
CERTIFICATE NO.
45652
MATTHEW J. MANCINI
10/14/25
New Signed
ARIZONA, U.S.A.

EXPIRES: 12/31/2027

3Deengineering
surveying
planning
civil engineering

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230
WWW.3ENGINEERING.COM

COPYRIGHT 2023, 3 ENGINEERING, LLC

DRAWN BY: M. MANCINI
CHECKED BY: M. MANCINI
CAD DESIGN: G. BENSON

DATE: 10/14/25

PROJECT NO.
5357

SHEET NO.
PP03
3 of 3

C.O.C. LOG. NO. PLT25-0006

C:\My Files\Projects\Projects_5000\5357_Havenwood Manor\5357-preplat03_enclosed.dgn

APPENDIX A:
BUILDING ELEVATIONS & FLOORPLANS

30' MARKET RATE :: SP-3

2	•	PRODUCT MATRIX	
3	•	SETBACK EXHIBIT :: BASE CONDITION	
4	•	SETBACK EXHIBIT :: MAX CONDITION	
5	•	ELEVATION MATRIX :: FRONT	
6-7	•	ELEVATION MATRIX :: RIGHT	
8	•	ELEVATION MATRIX :: REAR	
9-10	•	ELEVATION MATRIX :: LEFT	
11	•	TYP. STREET SCENES :: FRONT & REAR	
12	•	PLAN 1 - PRAIRIE WILLOW - 7345	:: 2,349 S.F.
23	•	PLAN 2 - AVALON - 7351	:: 2,457 S.F.
34	•	PLAN 3 - SEAVIEW - 7357	:: 2,519 S.F.
45	•	PLAN 4 - HAMPTON - 7156	:: 2,762 S.F.
56	•	ARCHITECTURAL DETAILS	



Design Review | (110) 40' x 103' Lots

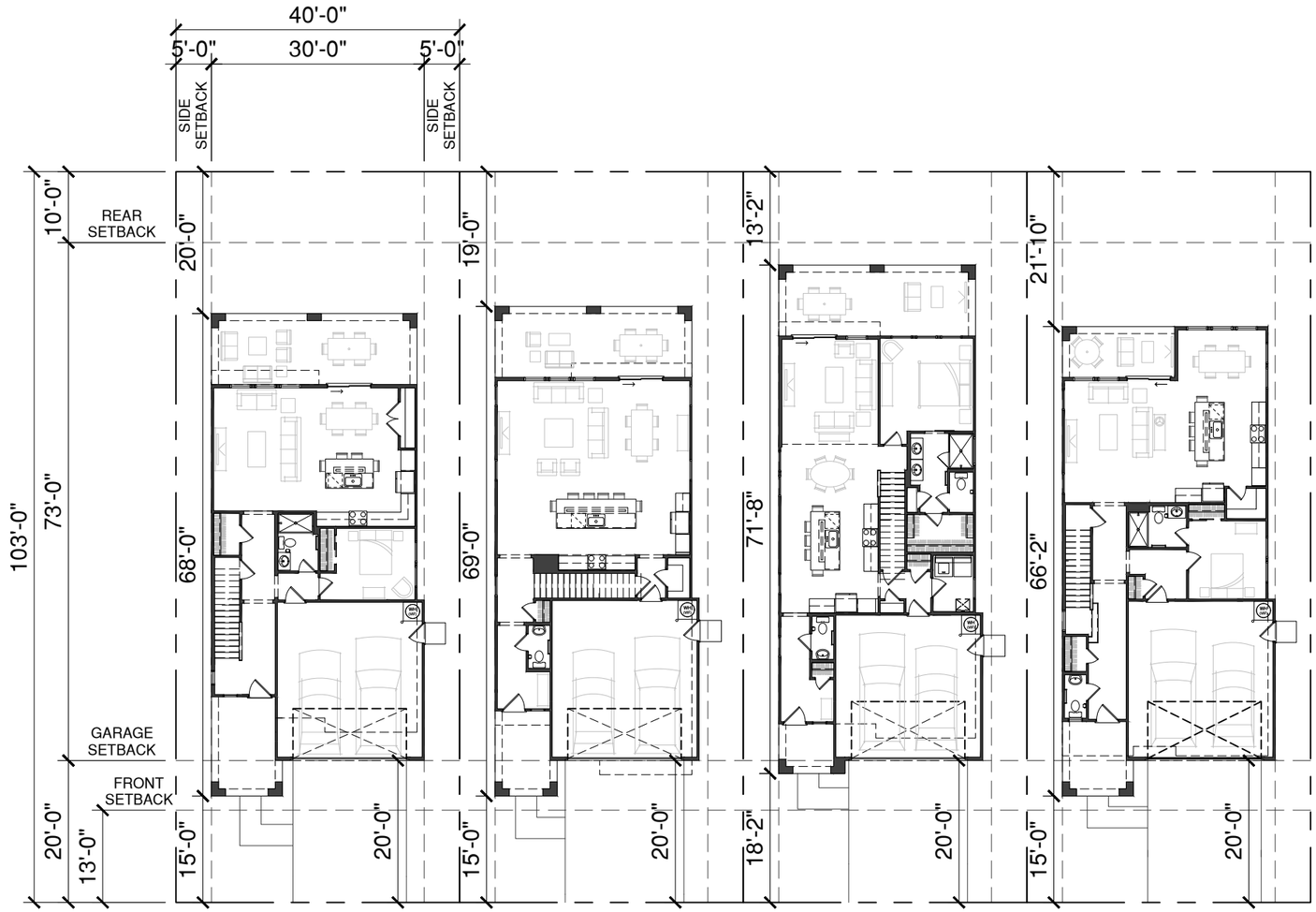
AZD Havenwood Manor :: Chandler, AZ

*04/**04**/2025* ***(Revised 07/15/2025)***

KHovnanian Homes

AZD Havenwood Manor 30' - Chandler, AZ															
Havenwood Manor - 30' Market Rate - Spec 3	*(Typ). Lot 40'x103'*														
	Floors	**Livable SF**	**Width**	**Base Depth**	**Max Depth**	**Bed Dn**	**Bed Up**	**Bath**	**Home Office**	**Loft**	**ESuite+**	**HovHub**	**HovHall**	**Laundry**	**Garage**	**Patio**
Plan 1 - 7345 *Prairie Willow*	*2*	*2,349*	*30'-0"*	*68'-0"*	*68'-0"*	1	4 *	3	***N/A***	1	1	***N/A***	***N/A***	UP	2 CAR	*Standard*
Plan 2 - 7351 *Avalon*	*2*	*2,457*	*28'-9"*	*69'-0"*	*69'-0"*	0	3*	2.5	***N/A***	1	***N/A***	***N/A***	***N/A***	UP	2 CAR	*Standard*
Plan 3 - 7357 *Seaview*	*2*	*2,519*	*28'-9"*	*71'-8"*	*73'-8"*	1*	3	3.5	***N/A***	1	***N/A***	***N/A***	1	DN	2 CAR	*Standard*
Plan 4 - 7156 *Hampton*	*2*	*2,762*	*30'-0"*	*66'-2"*	*66'-2"*	1	4 *	3.5	***N/A***	1	1	***N/A***	1	UP	2 CAR	*Standard*

** Identifies location of Primary Bedroom*



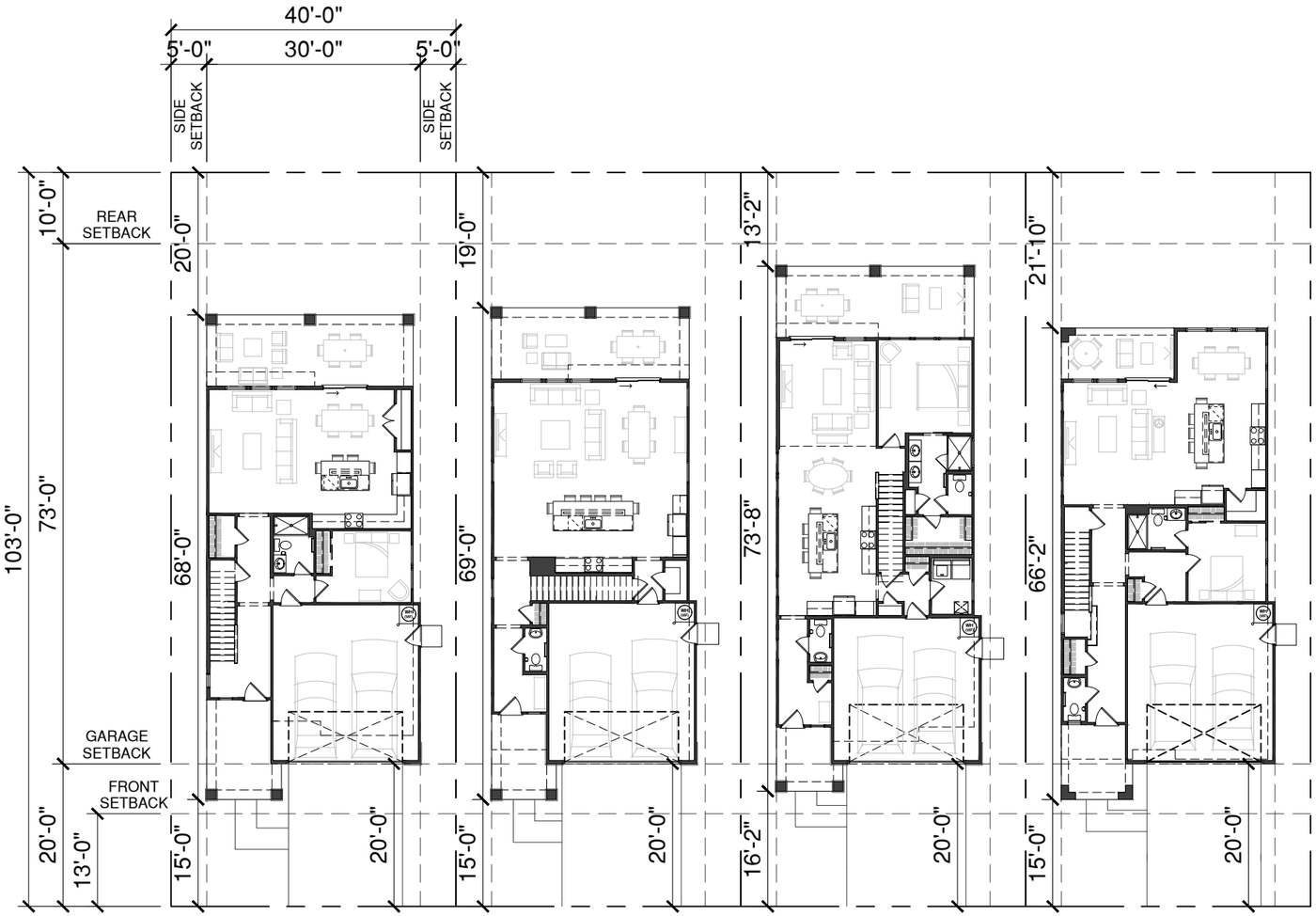
PRAIRIE WILLOW
PLAN 1 - 7345
FORM UD - SPANISH MODERN
2,349 SQ.FT. :: 30'-0" x 68'-0"

AVALON
PLAN 2 - 7351
FORM UD - SPANISH MODERN
2,457 SQ.FT. :: 28'-9" x 69'-0"

SEAVIEW
PLAN 3 - 7357
FORM UA - SPANISH MODERN
2,519 SQ.FT. :: 28'-9" x 71'-8"

HAMPTON
PLAN 4 - 7156
FORM UD - SPANISH MODERN
2,762 SQ.FT. :: 30'-0" x 66'-2"

SETBACK EXHIBIT - BASE HOUSE
SCALE :: 1" = 20'-0"



PRAIRIE WILLOW
PLAN 1 - 7345
FORM YD - CRAFTSMAN
2,349 SQ.FT. :: 30'-0" x 68'-0"

AVALON
PLAN 2 - 7351
FORM YD - CRAFTSMAN
2,457 SQ.FT. :: 28'-9" x 69'-0"

SEAVIEW
PLAN 3 - 7357
FORM YA - CRAFTSMAN
2,519 SQ.FT. :: 28'-9" x 73'-8"

HAMPTON
PLAN 4 - 7156
FORM UD - SPANISH MODERN
2,762 SQ.FT. :: 30'-0" x 66'-2"

SETBACK EXHIBIT - MAX CONDITION
SCALE :: 1" = 20'-0"

PLAN 1 - PRAIRIE WILLOW (#7345)



PLAN 2 - AVALON (#7351)



PLAN 3 - SEAVIEW (#7357)



PLAN 4 - HAMPTON (#7156)



SPANISH ELEVATIONS (FORM - UD)

*FORM UA - SPANISH MODERN









FARMHOUSE ELEVATIONS (FORM - WD)

*FORM WA - FARMHOUSE









CRAFTSMAN ELEVATIONS (FORM - YD)

*FORM YA - CRAFTSMAN









CONTEMPORARY ELEVATIONS (FORM - ZD)

*FORM ZA - CONTEMPORARY

*DESIGNATES FORM LETTER FOR SPECIFIED ELEVATION

PLAN 1 - PRAIRIE WILLOW (#7345)

PLAN 2 - AVALON (#7351)

PLAN 3 - SEAVIEW (#7357)



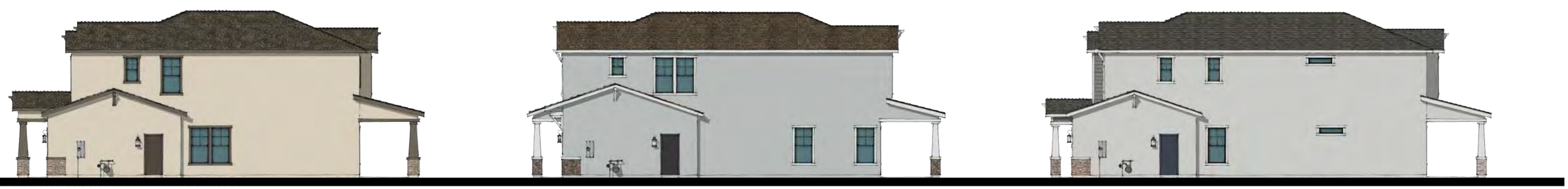
SPANISH ELEVATIONS (FORM - UD)

*FORM UA - SPANISH MODERN



FARMHOUSE ELEVATIONS (FORM - WD)

*FORM WA - FARMHOUSE



CRAFTSMAN ELEVATIONS (FORM - YD)

*FORM YA - CRAFTSMAN



CONTEMPORARY ELEVATIONS (FORM - ZD)

*FORM ZA - CONTEMPORARY *DESIGNATES FORM LETTER FOR SPECIFIED ELEVATION

PLAN 4 - HAMPTON (#7156)



SPANISH ELEVATIONS (FORM - UD)



FARMHOUSE ELEVATIONS (FORM - WD)



CRAFTSMAN ELEVATIONS (FORM - YD)



CONTEMPORARY ELEVATIONS (FORM - ZD)



PLAN 1 - PRAIRIE WILLOW (#7345)

PLAN 2 - AVALON (#7351)

PLAN 3 - SEAVIEW (#7357)



SPANISH ELEVATIONS (FORM - UD)

*FORM UA - SPANISH MODERN



FARMHOUSE ELEVATIONS (FORM - WD)

*FORM WA - FARMHOUSE



CRAFTSMAN ELEVATIONS (FORM - YD)

*FORM YA - CRAFTSMAN



CONTEMPORARY ELEVATIONS (FORM - ZD)

*FORM ZA - CONTEMPORARY *DESIGNATES FORM LETTER FOR SPECIFIED ELEVATION

PLAN 4 - HAMPTON (#7156)



SPANISH ELEVATIONS (FORM - UD)



FARMHOUSE ELEVATIONS (FORM - WD)



CRAFTSMAN ELEVATIONS (FORM - YD)



CONTEMPORARY ELEVATIONS (FORM - ZD)



PRAIRIE WILLOW	AVALON	SEAVIEW	HAMPTON	AVALON
PLAN 1 - #7345	**PLAN 2 - #7351**	**PLAN 3 - #7357**	**PLAN 4 - #7156**	**PLAN 2 - #7351**
FORM UD - SPANISH MODERN	FORM WD - FARMHOUSE	FORM YA - CRAFTSMAN	FORM ZD - CONTEMPORARY	FORM UD - SPANISH MODERN
2,379 SQ. FT. :: SINGLE STORY	2,490 SQ. FT. :: SINGLE STORY	2,519 SQ. FT. :: SINGLE STORY	2,762 SQ. FT. :: SINGLE STORY	2,519 SQ. FT. :: SINGLE STORY

STREET SCENE - FRONT
SCALE = NTS



PRAIRIE WILLOW	AVALON	SEAVIEW	HAMPTON	AVALON
PLAN 1 - #7345	**PLAN 2 - #7351**	**PLAN 3 - #7357**	**PLAN 4 - #7156**	**PLAN 2 - #7351**
FORM UD - SPANISH MODERN	FORM WD - FARMHOUSE	FORM YA - CRAFTSMAN	FORM ZD - CONTEMPORARY	FORM UD - SPANISH MODERN
2,379 SQ. FT. :: SINGLE STORY	2,490 SQ. FT. :: SINGLE STORY	2,519 SQ. FT. :: SINGLE STORY	2,762 SQ. FT. :: SINGLE STORY	2,519 SQ. FT. :: SINGLE STORY

STREET SCENE - REAR
SCALE = NTS

PLAN 1

LIV. SF:	2,349
PLAN W x D:	29'-0" X 68'-0"
PLAN #:	**7345**
SCALE:	**1/8" = 1'-0"**
PLAN NAME:	PRAIRIE WILLOW

VITAL STATS

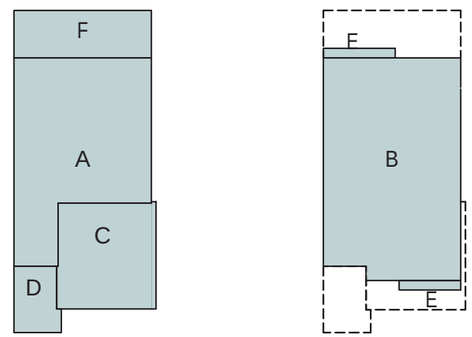
BEDROOM	**5**
BATH	**3**
CAR	**2**
CEILING	**10' | 9'**
WINDOW HDR	**8' | 8'**

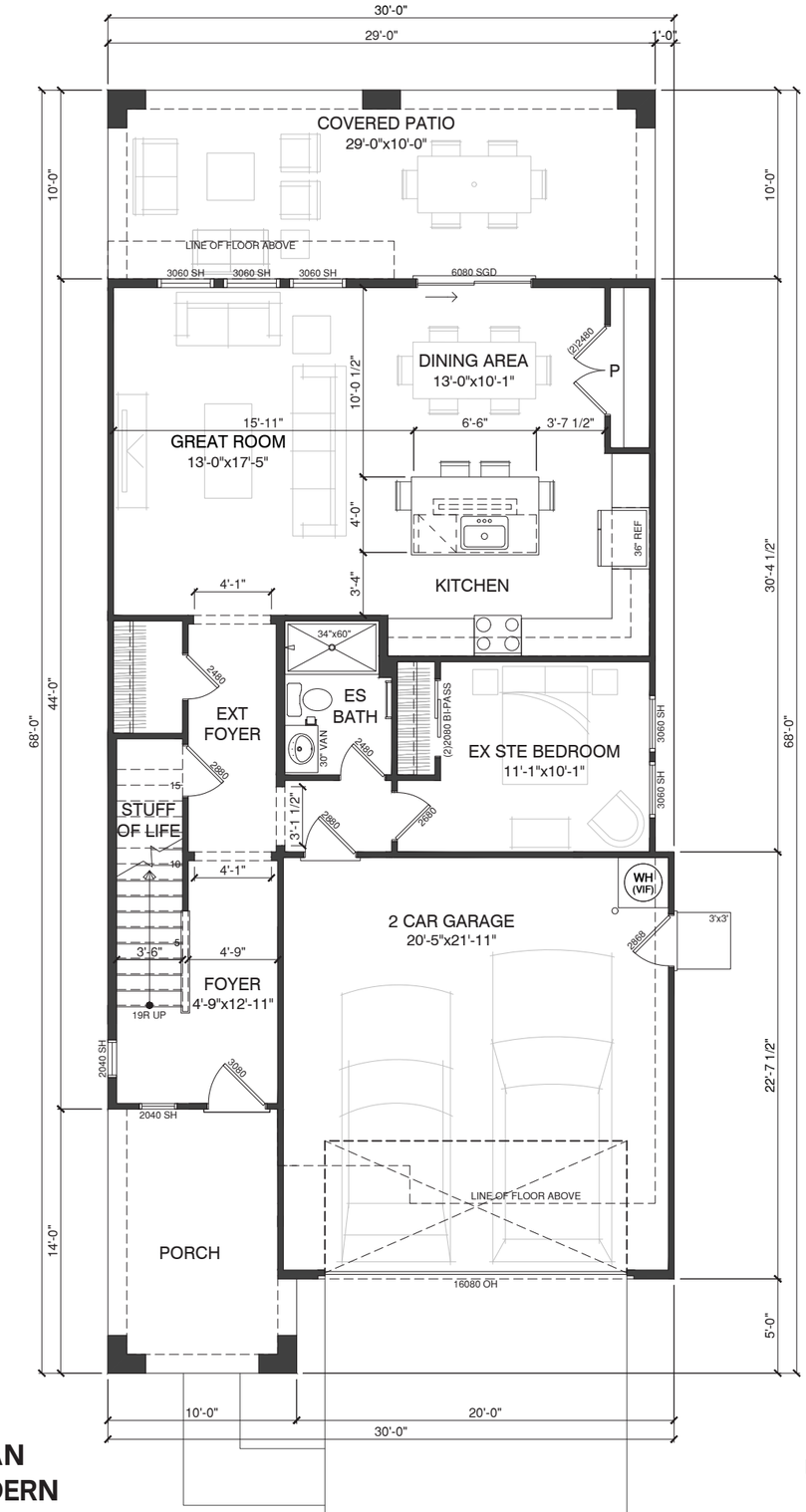
STATUS **| NTL PORTFOLIO PLAN**

AREA S.F. BREAKDOWN

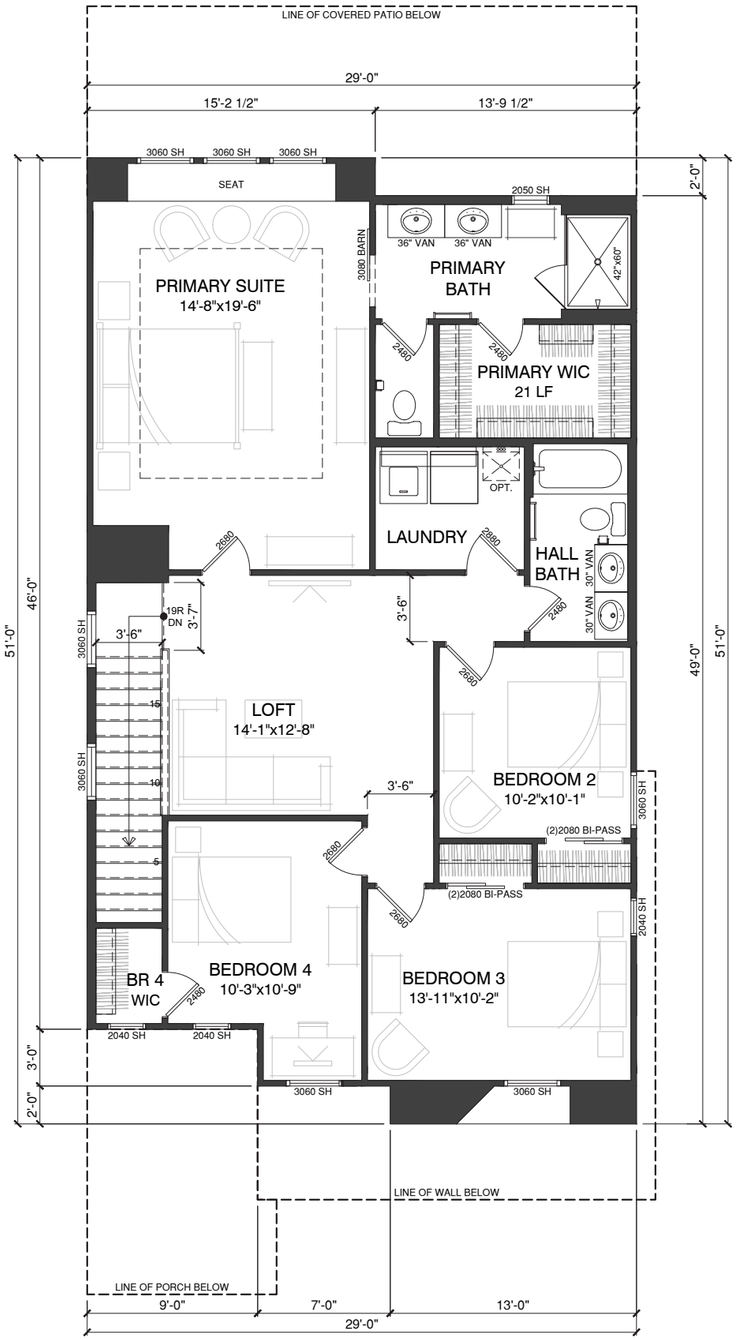
MAX. LIVABLE (A+B):	2,349
(A) 1ST FLR LIVABLE:	**1,013**
(B) 2ND FLR LIVABLE:	**1,366**
(C) GARAGE:	
2 CAR GARAGE:	**465**
(D) COVERED ENTRY:	
ELEVATION UD:	**131**
ELEVATION WD:	**130**
ELEVATION YD:	**134**
ELEVATION ZD:	**131**
(E) ARCH. PROJECTIONS	
ELEVATION UD:	**0+56**
ELEVATION WD:	**0+30**
ELEVATION YD:	**0+56**
ELEVATION ZD:	**0+62**
(F) COVERED PATIO:	**290**
MAX FOOTPRINT	1,902

TYP LOT SIZE **| 40'x103' (SF)**
LOT COVERAGE ALLOW **| 60.0%**
LOT COVERAGE **| 1,902 / 4,120 = 46.1%**



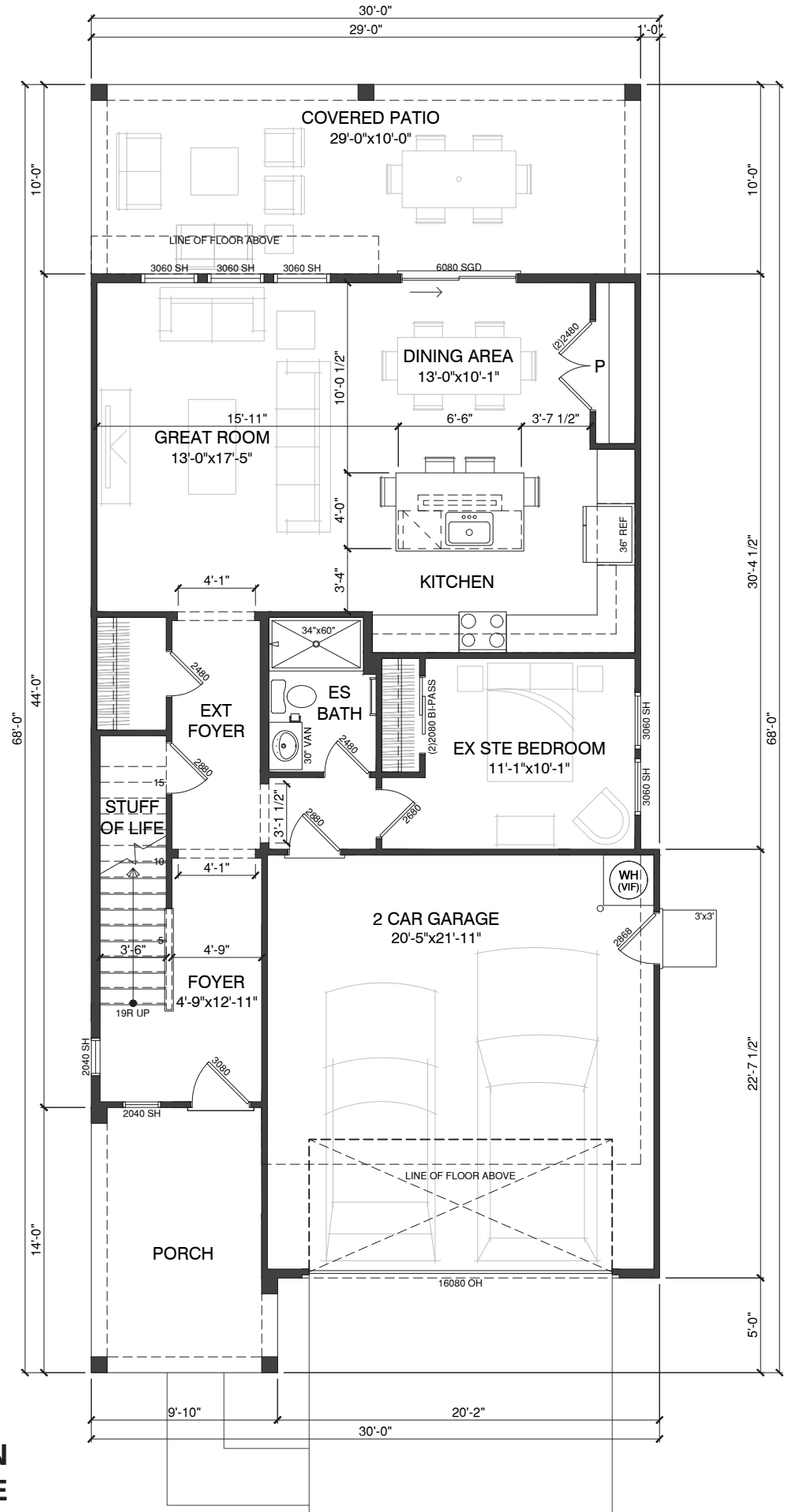


FIRST FLOOR PLAN
UD - SPANISH MODERN

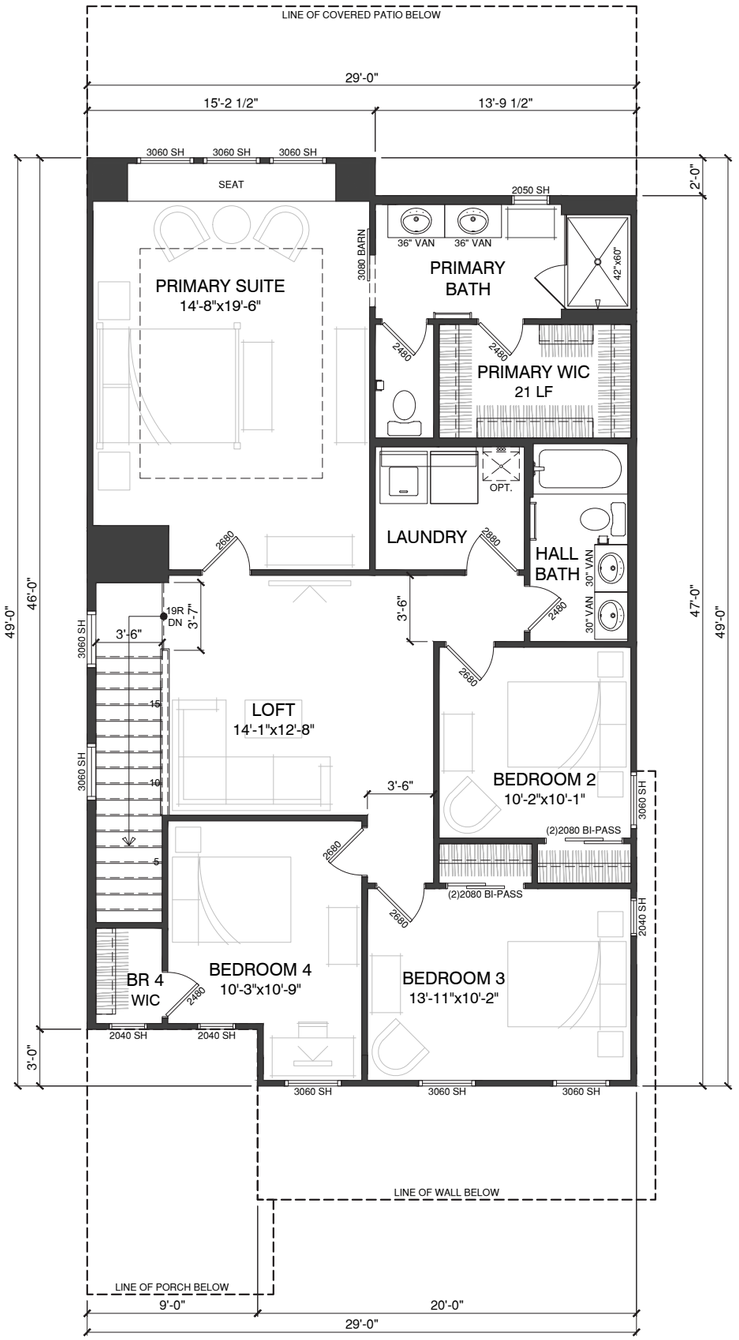


SECOND FLOOR PLAN
UD - SPANISH MODERN

AZD Havenwood Manor :: Chandler, AZ



FIRST FLOOR PLAN
WD - FARMHOUSE



SECOND FLOOR PLAN
WD - FARMHOUSE

AZD Havenwood Manor :: Chandler, AZ

30' MARKET RATE :: SPEC-3

PLAN 1

LIV. SF:	2,349
PLAN W x D:	29'-0" X 68'-0"
PLAN #:	**7345**
SCALE:	**1/8" = 1'-0"**
PLAN NAME:	PRAIRIE WILLOW

VITAL STATS

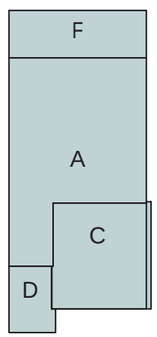
BEDROOM	**5**
BATH	**3**
CAR	**2**
CEILING	**10' | 9'**
WINDOW HDR	**8' | 8'**

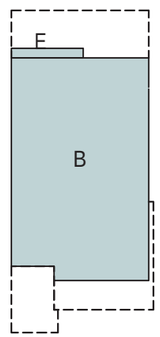
STATUS **| NTL PORTFOLIO PLAN**

AREA S.F. BREAKDOWN

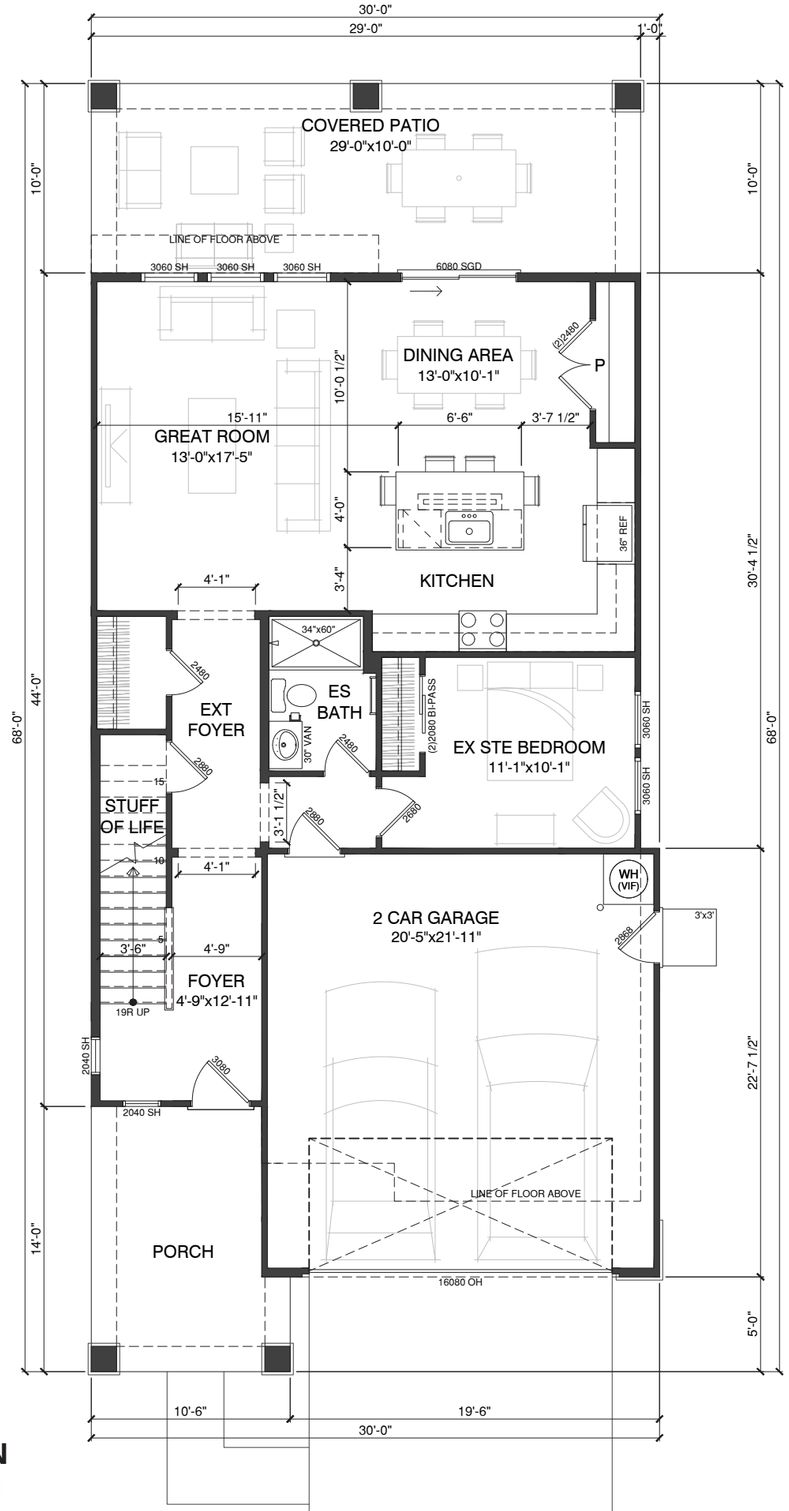
MAX. LIVABLE (A+B):	2,349
(A) 1ST FLR LIVABLE:	**1,013**
(B) 2ND FLR LIVABLE:	**1,366**
(C) GARAGE:	
2 CAR GARAGE:	**465**
(D) COVERED ENTRY:	
ELEVATION UD:	**131**
ELEVATION WD:	**130**
ELEVATION YD:	**134**
ELEVATION ZD:	**131**
(E) ARCH. PROJECTIONS	
ELEVATION UD:	**0+56**
ELEVATION WD:	**0+30**
ELEVATION YD:	**0+56**
ELEVATION ZD:	**0+62**
(F) COVERED PATIO:	**290**
MAX FOOTPRINT	1,902

TYP LOT SIZE **| 40'x103' (SF)**
LOT COVERAGE ALLOW **| 60.0%**
LOT COVERAGE **| 1,902 / 4,120 = 46.1%**

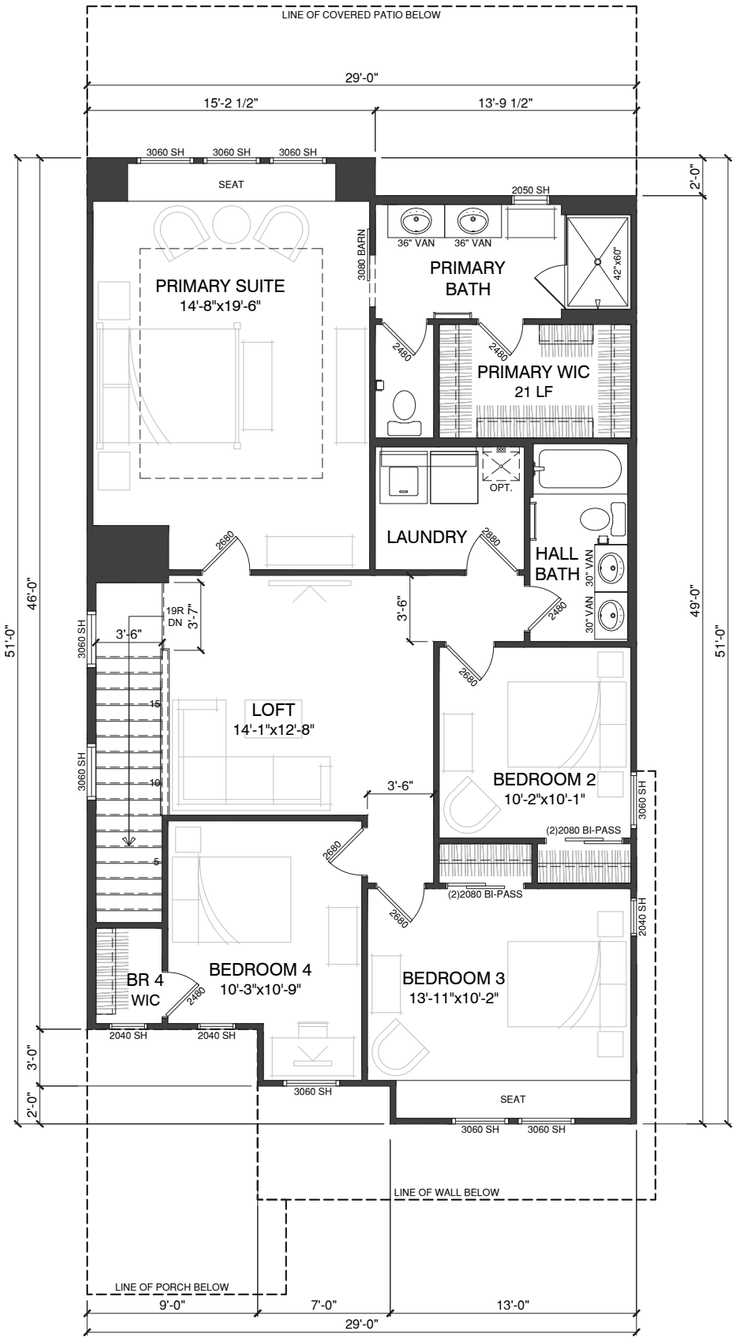




KHovnanian Homes



FIRST FLOOR PLAN
YD - CRAFTSMAN



SECOND FLOOR PLAN
YD - CRAFTSMAN

AZD Havenwood Manor :: Chandler, AZ

30' MARKET RATE :: SPEC-3

PLAN 1

LIV. SF:	2,349
PLAN W x D:	29'-0" X 68'-0"
PLAN #:	**7345**
SCALE:	**1/8" = 1'-0"**
PLAN NAME:	PRAIRIE WILLOW

VITAL STATS

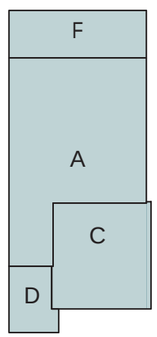
BEDROOM	**5**
BATH	**3**
CAR	**2**
CEILING	**10' | 9'**
WINDOW HDR	**8' | 8'**

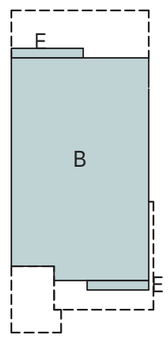
STATUS **| NTL PORTFOLIO PLAN**

AREA S.F. BREAKDOWN

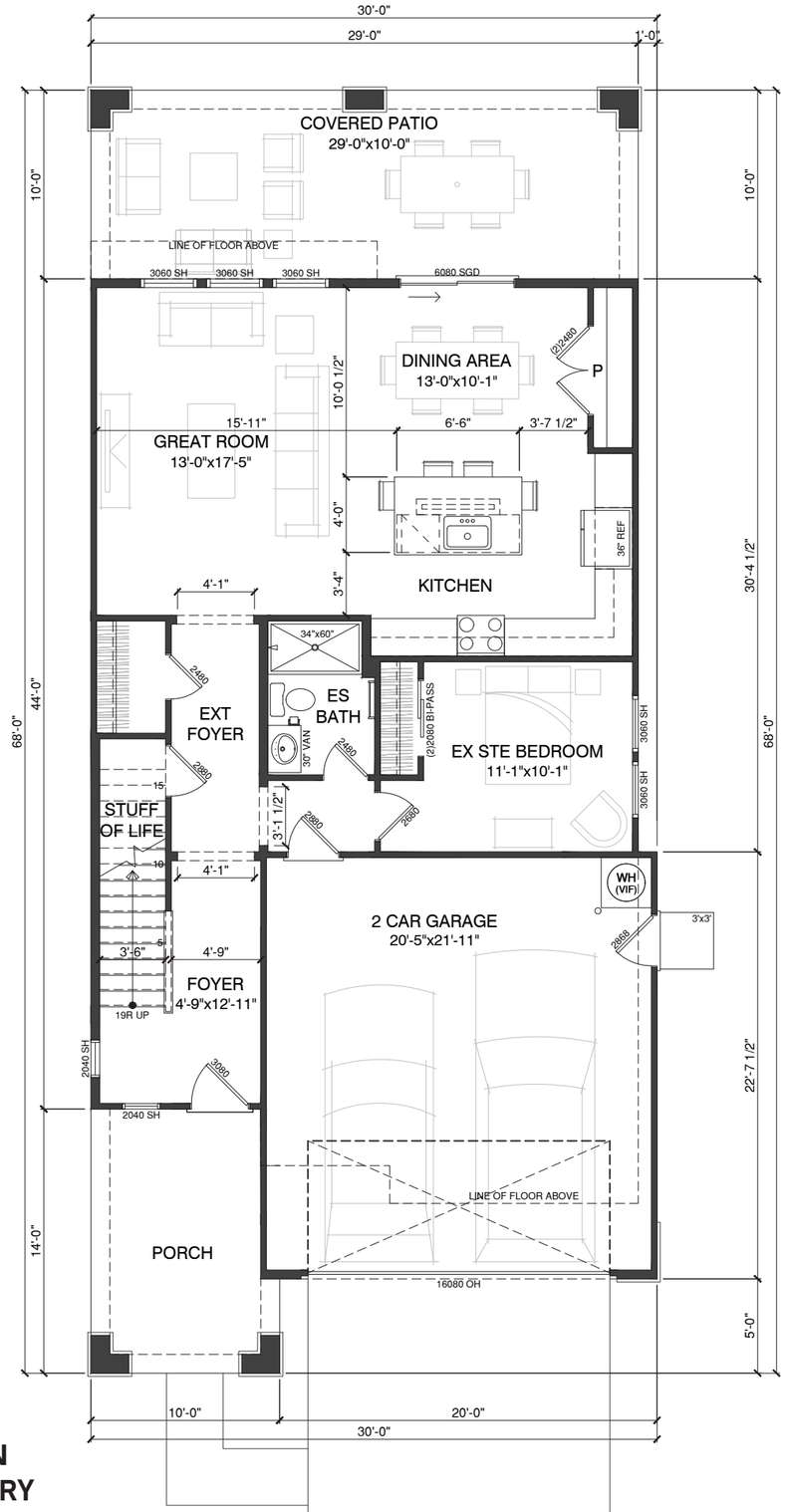
MAX. LIVABLE (A+B):	2,349
(A) 1ST FLR LIVABLE:	**1,013**
(B) 2ND FLR LIVABLE:	**1,366**
(C) GARAGE:	
2 CAR GARAGE:	**465**
(D) COVERED ENTRY:	
ELEVATION UD:	**131**
ELEVATION WD:	**130**
ELEVATION YD:	**134**
ELEVATION ZD:	**131**
(E) ARCH. PROJECTIONS	
ELEVATION UD:	**0+56**
ELEVATION WD:	**0+30**
ELEVATION YD:	**0+56**
ELEVATION ZD:	**0+62**
(F) COVERED PATIO:	**290**
MAX FOOTPRINT	1,902

TYP LOT SIZE **| 40'x103' (SF)**
LOT COVERAGE ALLOW **| 60.0%**
LOT COVERAGE **| 1,902 / 4,120 = 46.1%**

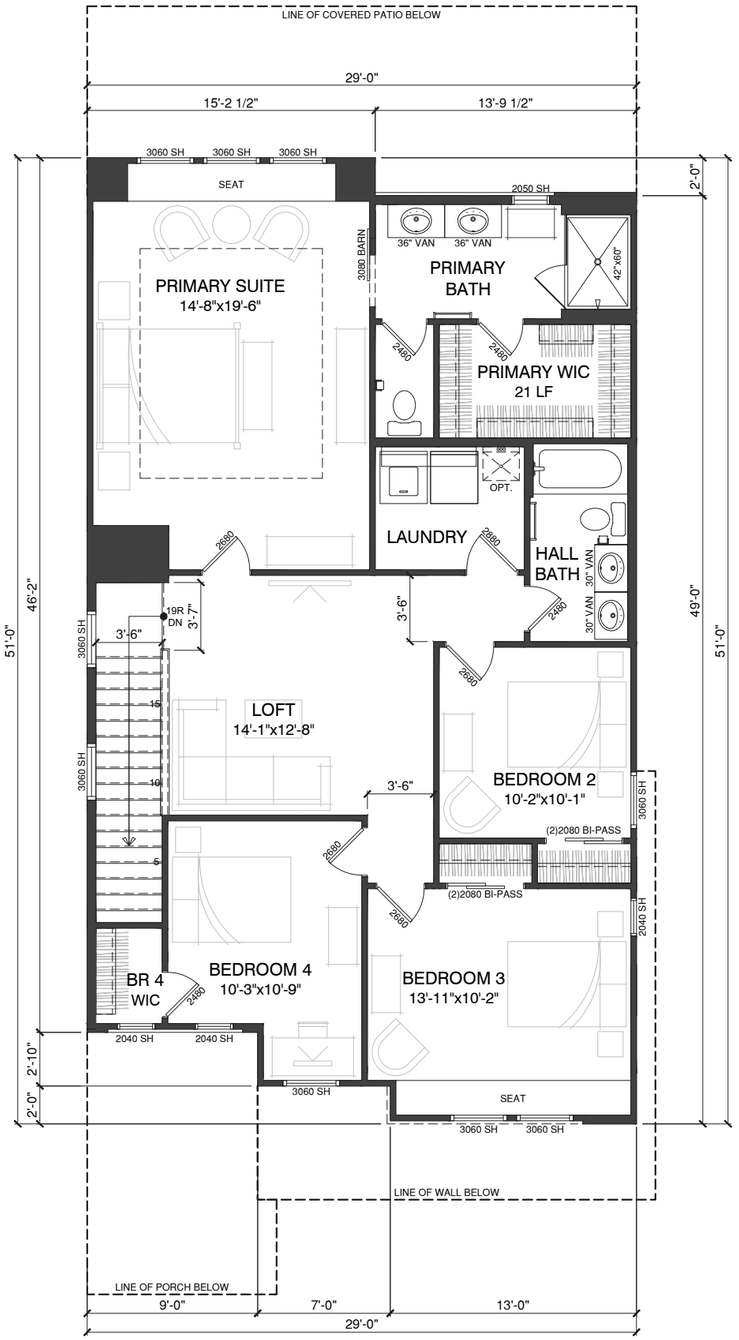




KHovnanian Homes



FIRST FLOOR PLAN
ZD - CONTEMPORARY



SECOND FLOOR PLAN
ZD - CONTEMPORARY

AZD Havenwood Manor :: Chandler, AZ

30' MARKET RATE :: SPEC-3

PLAN 1

LIV. SF:	2,349
PLAN W x D:	29'-0" X 68'-0"
PLAN #:	**7345**
SCALE:	**1/8" = 1'-0"**
PLAN NAME:	PRAIRIE WILLOW

VITAL STATS

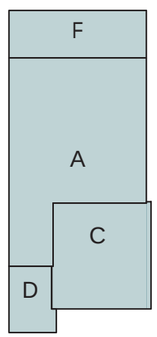
BEDROOM	**5**
BATH	**3**
CAR	**2**
CEILING	**10' | 9'**
WINDOW HDR	**8' | 8'**

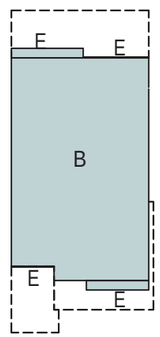
STATUS **| NTL PORTFOLIO PLAN**

AREA S.F. BREAKDOWN

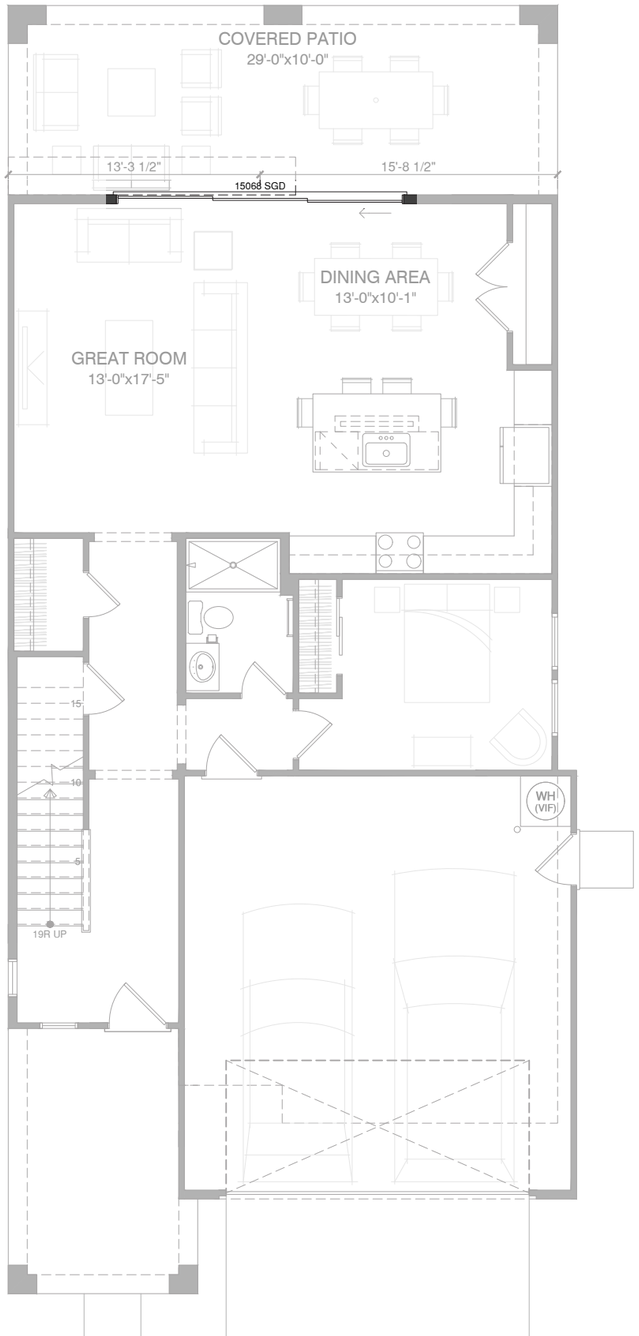
MAX. LIVABLE (A+B):	2,349
(A) 1ST FLR LIVABLE:	**1,013**
(B) 2ND FLR LIVABLE:	**1,366**
(C) GARAGE:	
2 CAR GARAGE:	**465**
(D) COVERED ENTRY:	
ELEVATION UD:	**131**
ELEVATION WD:	**130**
ELEVATION YD:	**134**
ELEVATION ZD:	**131**
(E) ARCH. PROJECTIONS	
ELEVATION UD:	**0+56**
ELEVATION WD:	**0+30**
ELEVATION YD:	**0+56**
ELEVATION ZD:	**0+62**
(F) COVERED PATIO:	**290**
MAX FOOTPRINT	1,902

TYP LOT SIZE **| 40'x103' (SF)**
LOT COVERAGE ALLOW **| 60.0%**
LOT COVERAGE **| 1,902 / 4,120 = 46.1%**

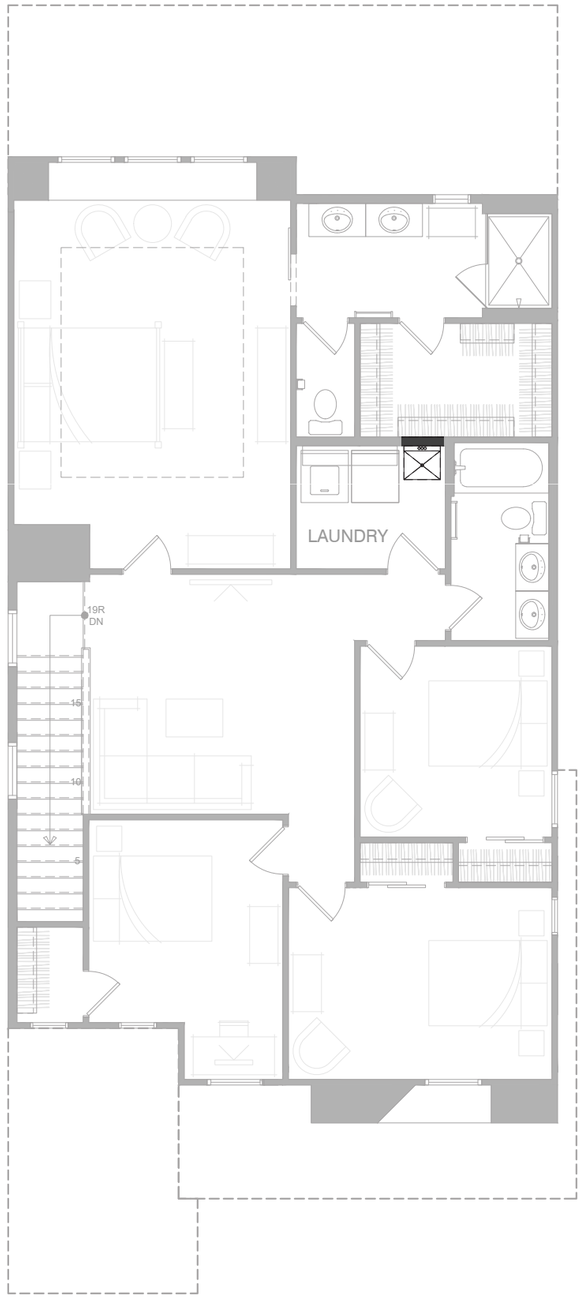




KHovnanian Homes



FIRST FLOOR PLAN
UD - SPANISH MODERN



SECOND FLOOR PLAN
UD - SPANISH MODERN

PLAN 1

LIV. SF:	2,349
PLAN W x D:	29'-0" X 68'-0"
PLAN #:	**7345**
SCALE:	**1/8" = 1'-0"**
PLAN NAME:	PRAIRIE WILLOW

VITAL STATS

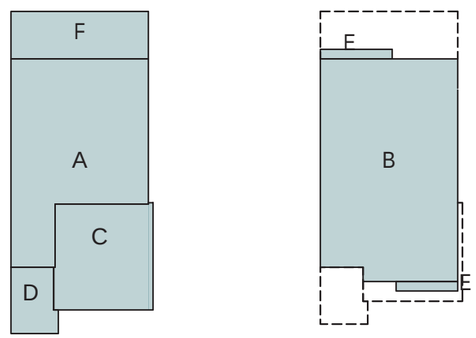
BEDROOM	**5**
BATH	**3**
CAR	**2**
CEILING	**10' | 9'**
WINDOW HDR	**8' | 8'**

STATUS **| NTL PORTFOLIO PLAN**

AREA S.F. BREAKDOWN

MAX. LIVABLE (A+B):	2,349
(A) 1ST FLR LIVABLE:	**1,013**
(B) 2ND FLR LIVABLE:	**1,366**
(C) GARAGE:	
2 CAR GARAGE:	**465**
(D) COVERED ENTRY:	
ELEVATION UD:	**131**
ELEVATION WD:	**130**
ELEVATION YD:	**134**
ELEVATION ZD:	**131**
(E) ARCH. PROJECTIONS	
ELEVATION UD:	**0+56**
ELEVATION WD:	**0+30**
ELEVATION YD:	**0+56**
ELEVATION ZD:	**0+62**
(F) COVERED PATIO:	**290**
MAX FOOTPRINT	1,902

TYP LOT SIZE **| 40'x103' (SF)**
LOT COVERAGE ALLOW **| 60.0%**
LOT COVERAGE **| 1,902 / 4,120 = 46.1%**



OPTION :: 15080 SGD AT GREAT ROOM AND DINING AREA
OPTION :: LAUNDRY TUB AT LAUNDRY

30' MARKET RATE :: SP-3

PLAN 1

PRAIRIE WILLOW

LIV. SF:	2,379
PLAN W x D:	29'-0" x 68'-0"
PLAN #:	7345

FORM: UD - SPANISH MODERN



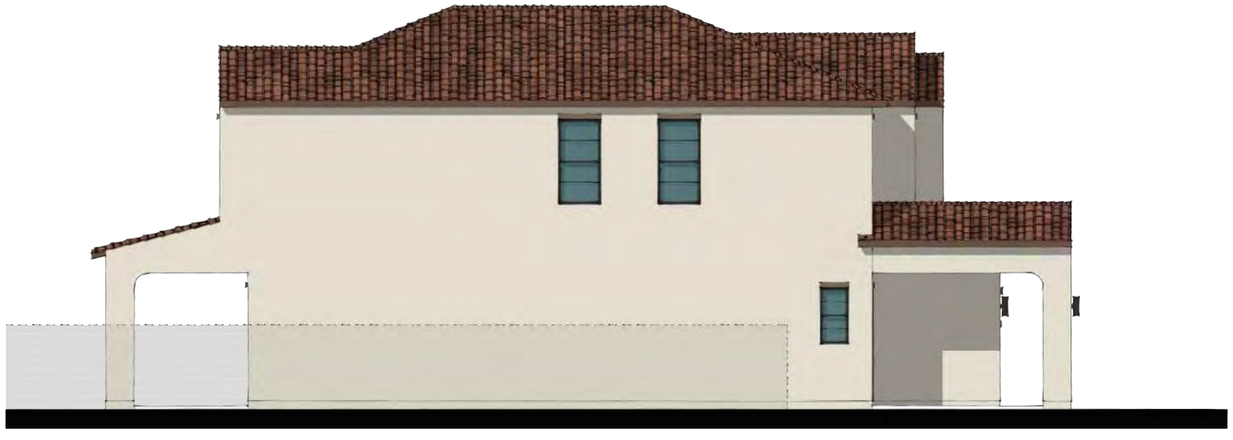
FORM UD - SPANISH MODERN
FRONT VIEW: N.T.S.



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



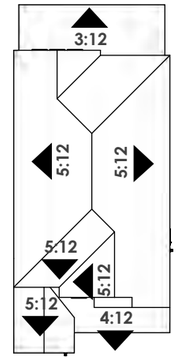
REAR ELEVATION
SCALE: 3/32" = 1'-0"



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



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



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1	PROMINENT GABLES
2	CONCRETE 'S' TILES
3	0" RAKES AND 12" EAVES
4	TAPERED RECESS AT WINDOWS
5	DECORATIVE ARCH DETAILS
6	DECORATIVE GABLE RECESS DETAILS
7	DECORATIVE SHUTTERS
8	PLATE HEIGHT - 10'-1" A.F.F. / 9'-1" A.S.F.F.
9	WINDOW HEADER - 8'-0" A.F.F. / 8'-0" A.S.F.F.
10	PLATE @ ENTRY - 11'-1" A.F.F.

KHovnanian Homes

30' MARKET RATE :: SP-3

PLAN 1

PRAIRIE WILLOW

LIV. SF:	2,3**4**9
PLAN W x D:	29'-0" x 68'-0"
PLAN #:	7345

FORM: WD - FARMHOUSE



FORM WD - FARMHOUSE
FRONT VIEW: N.T.S.



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



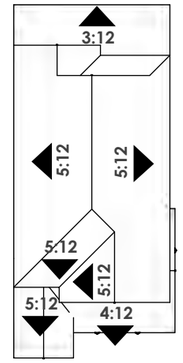
REAR ELEVATION
SCALE: 3/32" = 1'-0"



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



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



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE VENT DETAILS
5. DECORATIVE CORBLE DETAILS
6. DECORATIVE BOARD & BATTON
7. DECORATIVE SHUTTERS
8. PLATE HEIGHT - 10'-1" A.F.F. / 9'-1" A.S.F.F.
9. WINDOW HEADER - 8'-0" A.F.F. / 8'-0" A.S.F.F.
10. PLATE @ ENTRY - 10'-7" A.F.F.

KHovnanian Homes

30' MARKET RATE :: SP-3

PLAN 1

PRAIRIE WILLOW

LIV. SF:	2,3**4**9
PLAN W x D:	29'-0" x 68'-0"
PLAN #:	7345
FORM:	YD - CRAFTSMAN



FORM YD - CRAFTSMAN
FRONT VIEW: N.T.S.



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



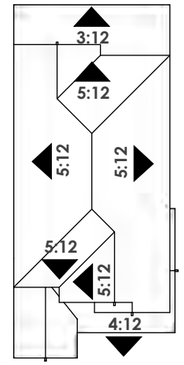
REAR ELEVATION
SCALE: 3/32" = 1'-0"



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



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



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE BRACKET DETAILS
5. DECORATIVE SIDING
6. DECORATIVE SHUTTERS
7. DECORATIVE VENEER ACCENTS
8. PLATE HEIGHT - 10-1" A.F.F. / 9'-1" A.S.F.F.
9. WINDOW HEADER - 8'-0" A.F.F. / 8'-0" A.S.F.F.
10. PLATE @ ENTRY - 10'-7" A.F.F.

KHovnanian Homes

30' MARKET RATE :: SP-3

PLAN 1

PRAIRIE WILLOW

LIV. SF:	2,349
PLAN W x D:	29'-0" x 68'-0"
PLAN #:	7345

FORM: ZD - CONTEMPORARY



FORM ZD - CONTEMPORARY
FRONT VIEW: N.T.S.



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



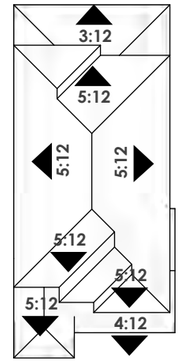
REAR ELEVATION
SCALE: 3/32" = 1'-0"



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



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



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT HIPS
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE SIDING
5. MASONRY VENEER ACCENTS
6. PLATE HEIGHT - 10'-1" A.F.F. / 9'-1" A.S.F.F.
7. WINDOW HEADER - 8'-0" A.F.F. / 8'-0" A.S.F.F.
8. PLATE @ ENTRY - 10'-7" A.F.F.

KHovnanian Homes

PLAN 1

PRAIRIE WILLOW

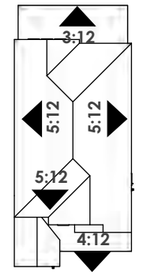
LIV. SF:	**2,379**
PLAN W x D:	VARIES
PLAN #:	7345

OPT. 15080 MULTI-SLIDE AT COVERED PATIO



FORM UD - SPANISH MODERN

OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"

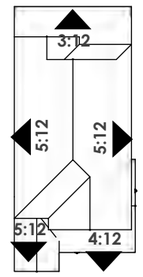


FORM UD - SPANISH MODERN



FORM WD - FARMHOUSE

OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"

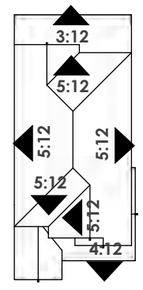


FORM WD - FARMHOUSE



FORM YD - CRAFTSMAN

OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"



FORM YD - CRAFTSMAN

KHovnanian Homes

30' MARKET RATE :: SP-3

PLAN 1

PRAIRIE WILLOW

LIV. SF:	**2,349**
PLAN W x D:	VARIES
PLAN #:	7345

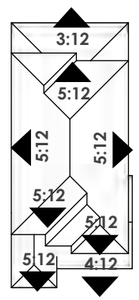
OPT. 15080 MULTI-SLIDE AT COVERED PATIO



FORM ZD - CONTEMPORARY

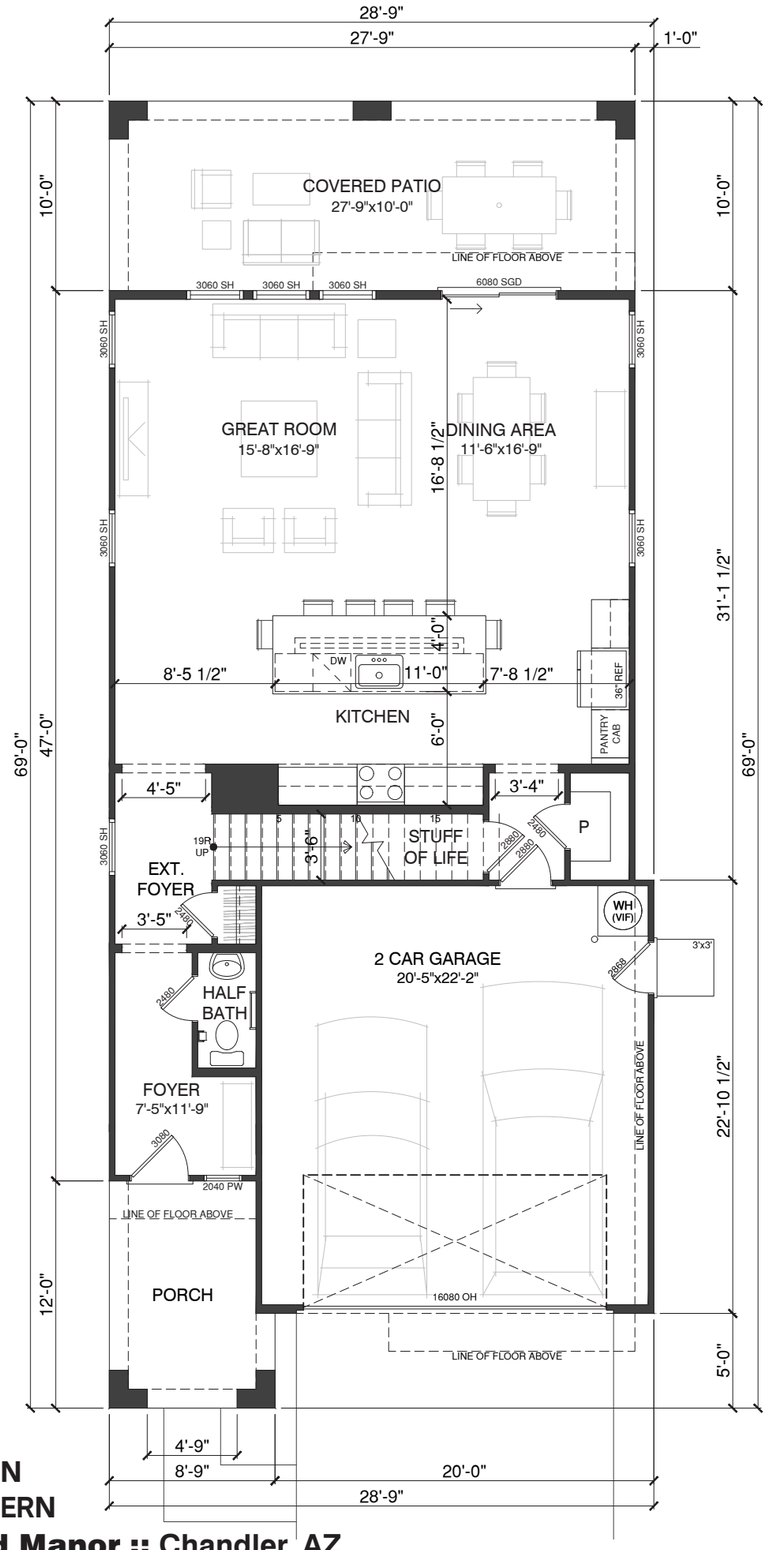
OPT. REAR ELEVATION

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

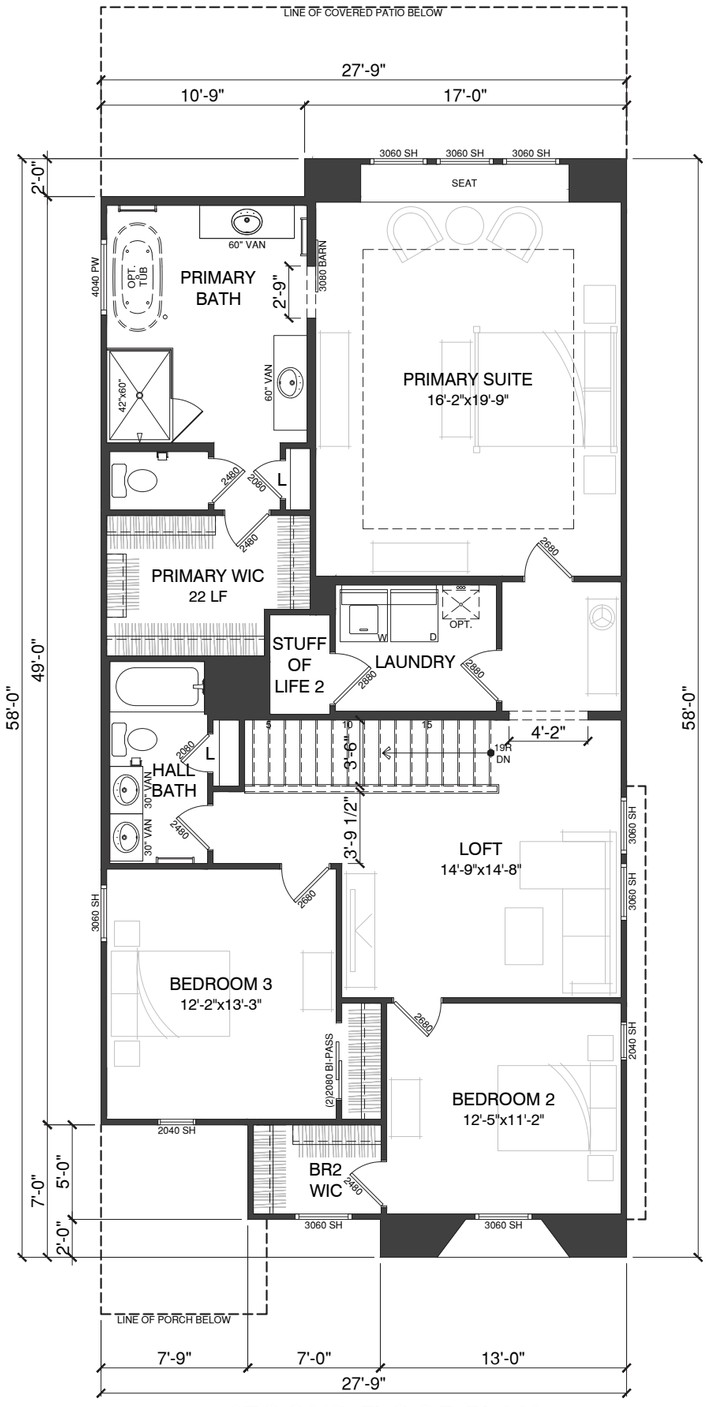


FORM ZD - CONTEMPORARY

KHovnanian Homes



FIRST FLOOR PLAN
UD - SPANISH MODERN



SECOND FLOOR PLAN
UD - SPANISH MODERN

AZD Havenwood Manor :: Chandler, AZ

30' MARKET RATE :: SPEC-3

PLAN 2

LIV. SF:	2,457
PLAN W x D:	28'-9" x 69'-0"
PLAN #:	**7351**
SCALE:	**1/8" = 1'-0"**
PLAN NAME:	AVALON I

VITAL STATS

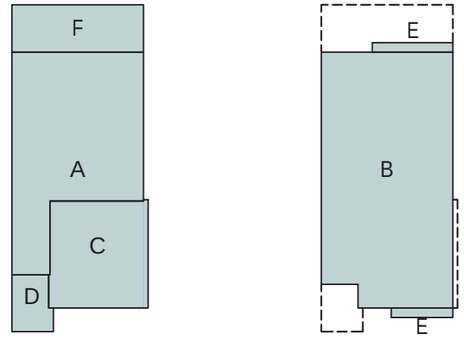
BEDROOM	**3**
BATH	**2.5**
CAR	**2**
CEILING	**10' | 9'**
WINDOW HDR	**8' | 8'**

STATUS **| NTL PORTFOLIO PLAN**

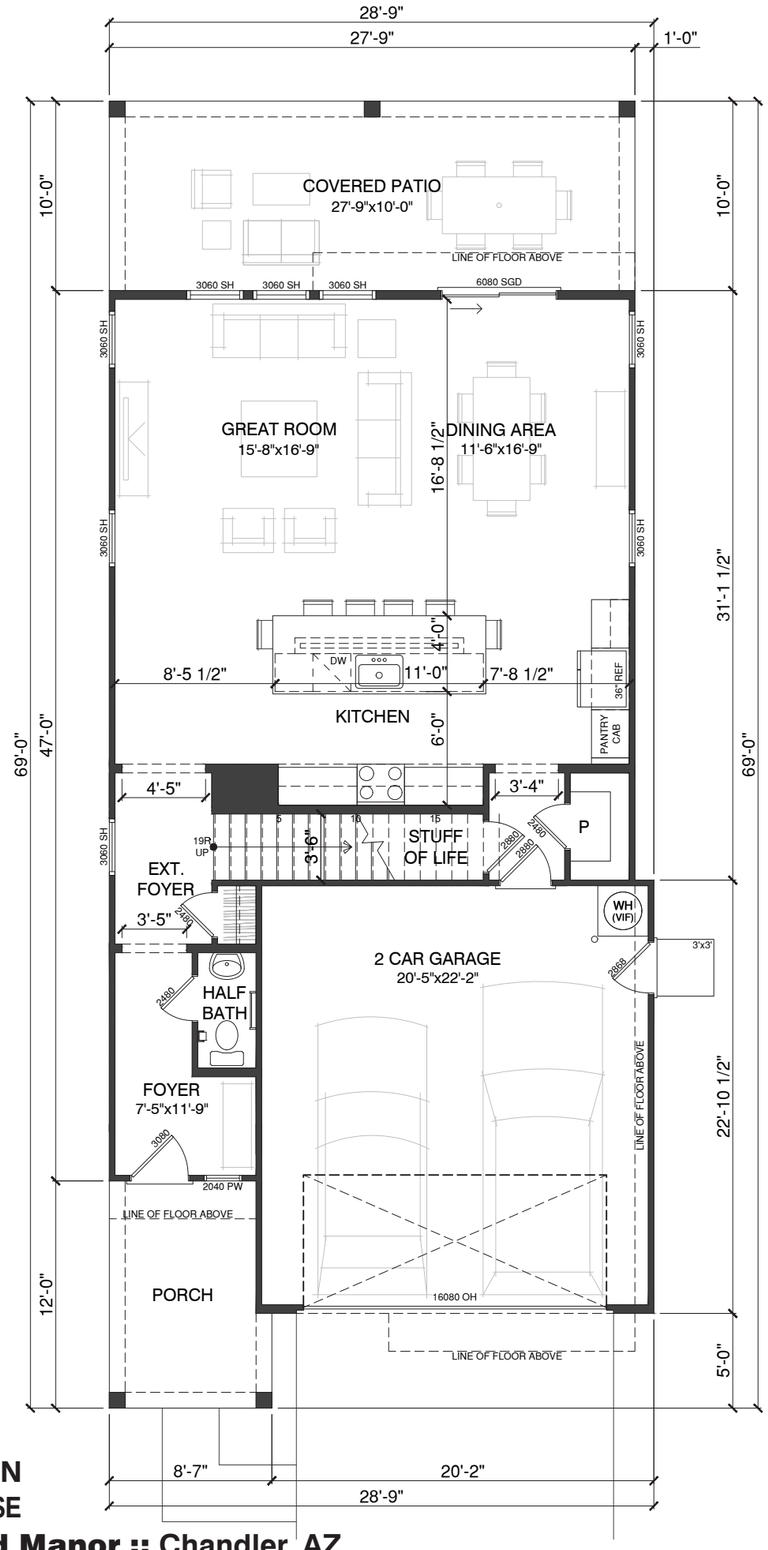
AREA S.F. BREAKDOWN

MAX. LIVABLE (A+B):	2,457
(A) 1ST FLR LIVABLE:	**997**
(B) 2ND FLR LIVABLE:	**1,493**
(C) GARAGE:	
2 CAR GARAGE:	**470**
(D) COVERED ENTRY:	
ELEVATION UD:	**98**
ELEVATION WD:	**97**
ELEVATION YD:	**100**
ELEVATION ZD:	**98**
(E) ARCH. PROJECTIONS	
ELEVATION UD:	**0+60**
ELEVATION WD:	**0+60**
ELEVATION YD:	**0+58**
ELEVATION ZD:	**0+85**
(F) COVERED PATIO:	**277**
MAX FOOTPRINT	1,844

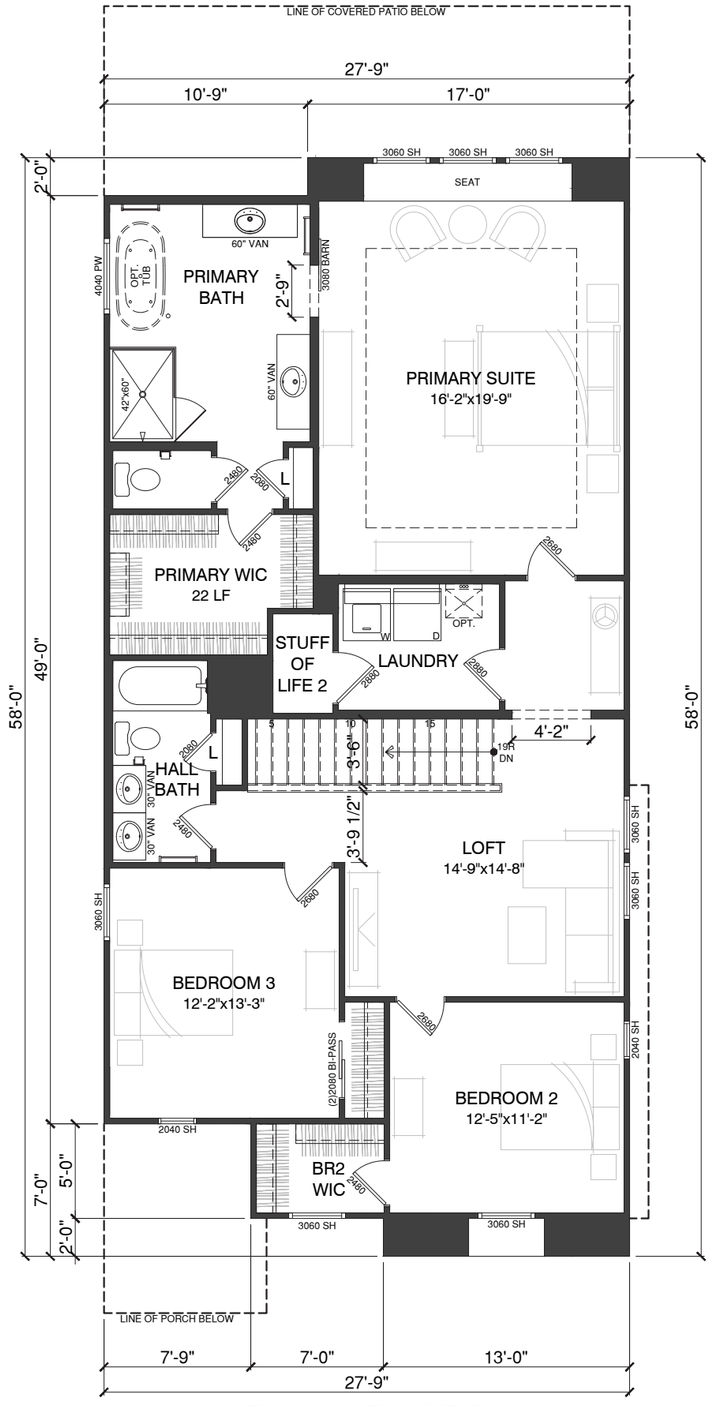
TYP LOT SIZE **| 40'x103' (SF)**
LOT COVERAGE ALLOW **| 60.0%**
LOT COVERAGE **| 1,844 / 4,120 = 44.7%**



KHovnanian Homes



FIRST FLOOR PLAN
WD - FARMHOUSE



SECOND FLOOR PLAN
WD - FARMHOUSE

30' MARKET RATE :: SPEC-3

PLAN 2

LIV. SF:	2,457
PLAN W x D:	28'-9" x 69'-0"
PLAN #:	**7351**
SCALE:	**1/8" = 1'-0"**
PLAN NAME:	AVALON I

VITAL STATS

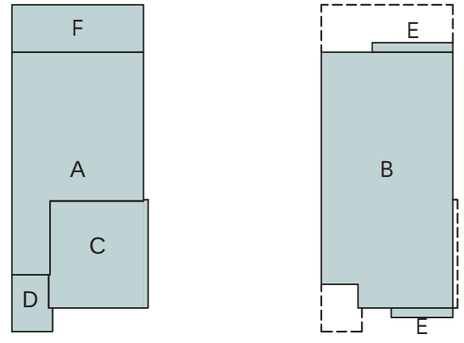
BEDROOM	**3**
BATH	**2.5**
CAR	**2**
CEILING	**10' | 9'**
WINDOW HDR	**8' | 8'**

STATUS **| NTL PORTFOLIO PLAN**

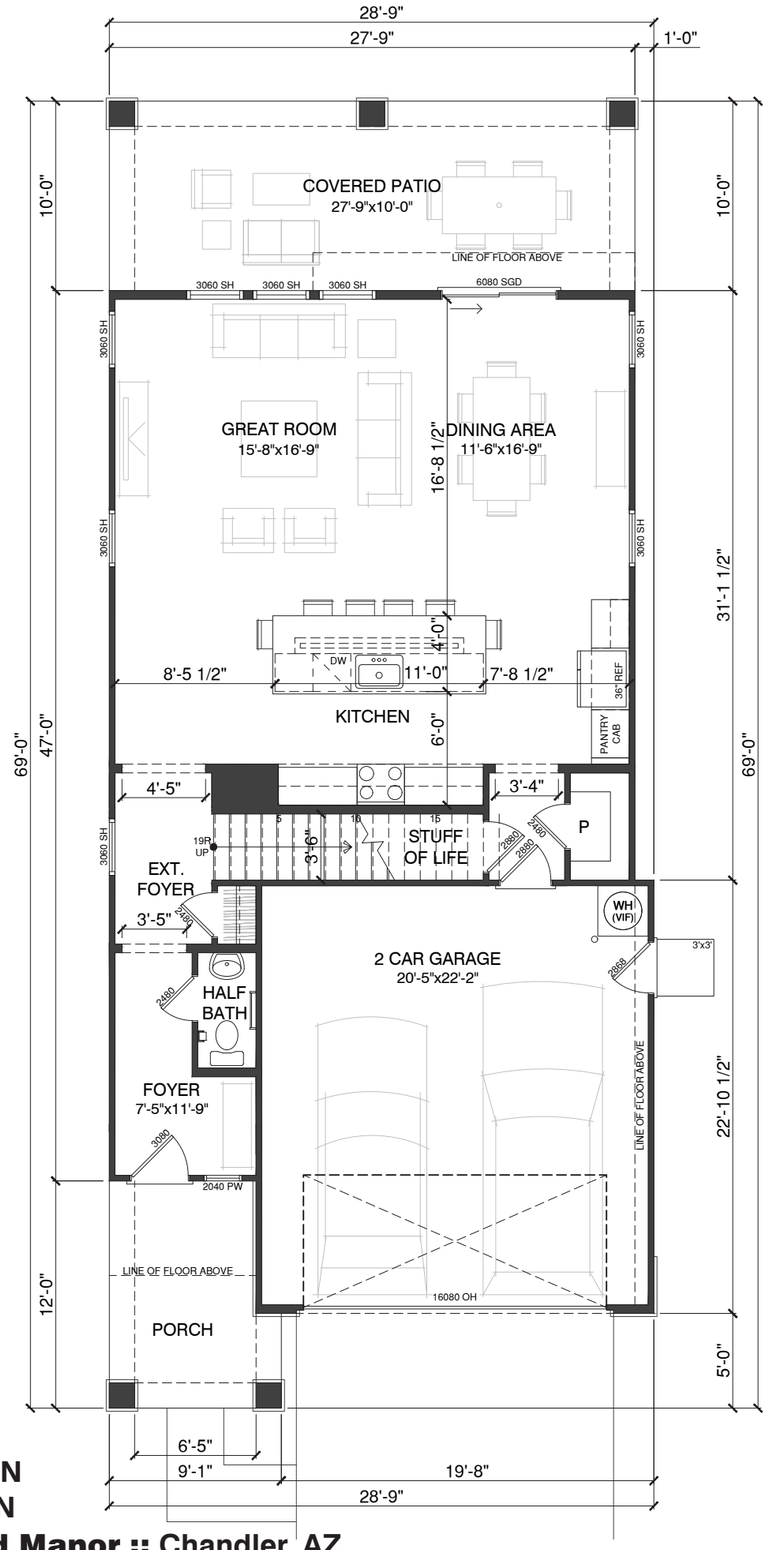
AREA S.F. BREAKDOWN

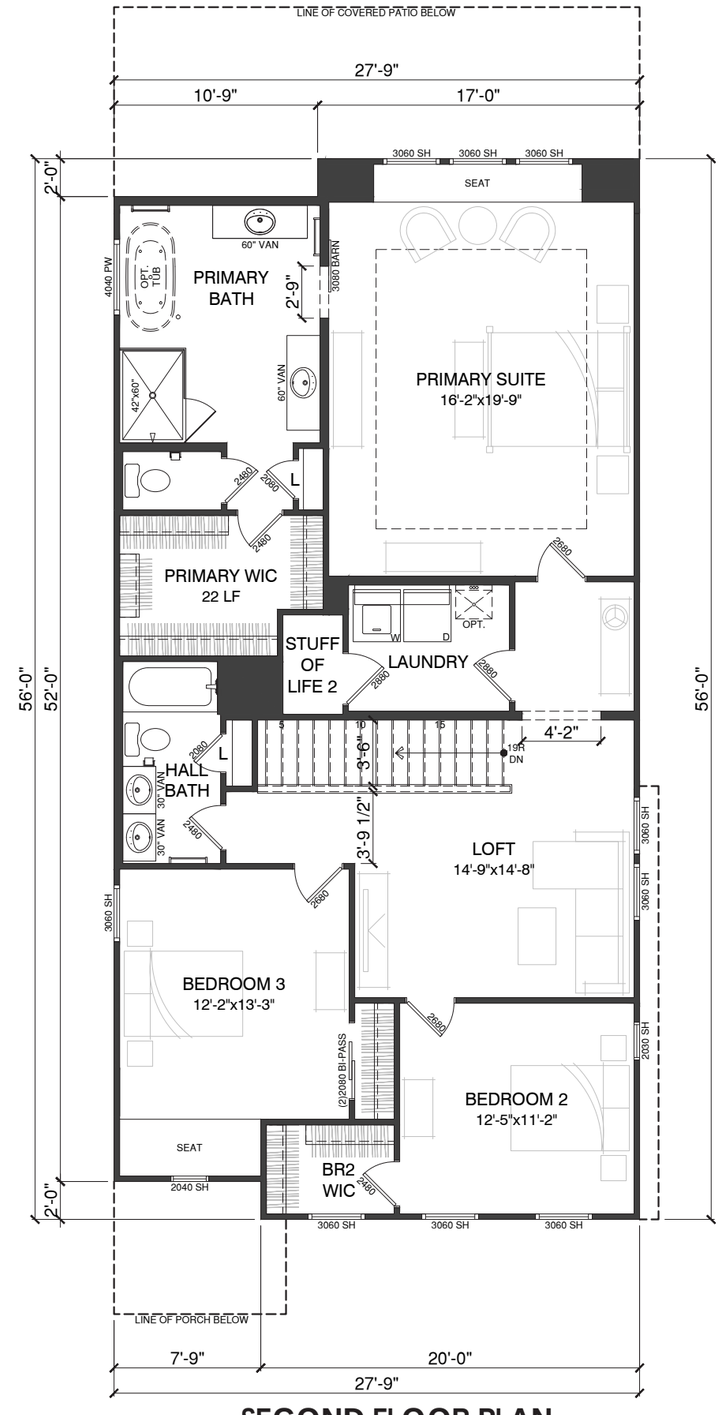
MAX. LIVABLE (A+B):	2,457
(A) 1ST FLR LIVABLE:	**997**
(B) 2ND FLR LIVABLE:	**1,493**
(C) GARAGE:	
2 CAR GARAGE:	**470**
(D) COVERED ENTRY:	
ELEVATION UD:	**98**
ELEVATION WD:	**97**
ELEVATION YD:	**100**
ELEVATION ZD:	**98**
(E) ARCH. PROJECTIONS	
ELEVATION UD:	**0+60**
ELEVATION WD:	**0+60**
ELEVATION YD:	**0+58**
ELEVATION ZD:	**0+85**
(F) COVERED PATIO:	**277**
MAX FOOTPRINT	1,844

TYP LOT SIZE **| 40'x103' (SF)**
LOT COVERAGE ALLOW **| 60.0%**
LOT COVERAGE **| 1,844 / 4,120 = 44.7%**



AZD Havenwood Manor :: Chandler, AZ





FIRST FLOOR PLAN
YD - CRAFTSMAN

SECOND FLOOR PLAN
YD - CRAFTSMAN

AZD Havenwood Manor :: Chandler, AZ

30' MARKET RATE :: SPEC-3

PLAN 2

LIV. SF:	2,457
PLAN W x D:	28'-9" x 69'-0"
PLAN #:	**7351**
SCALE:	**1/8" = 1'-0"**
PLAN NAME:	AVALON I

VITAL STATS

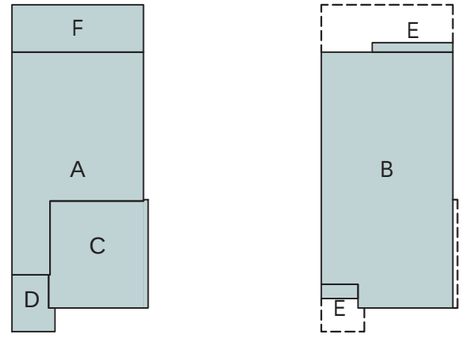
BEDROOM	**3**
BATH	**2.5**
CAR	**2**
CEILING	**10' | 9'**
WINDOW HDR	**8' | 8'**

STATUS **| NTL PORTFOLIO PLAN**

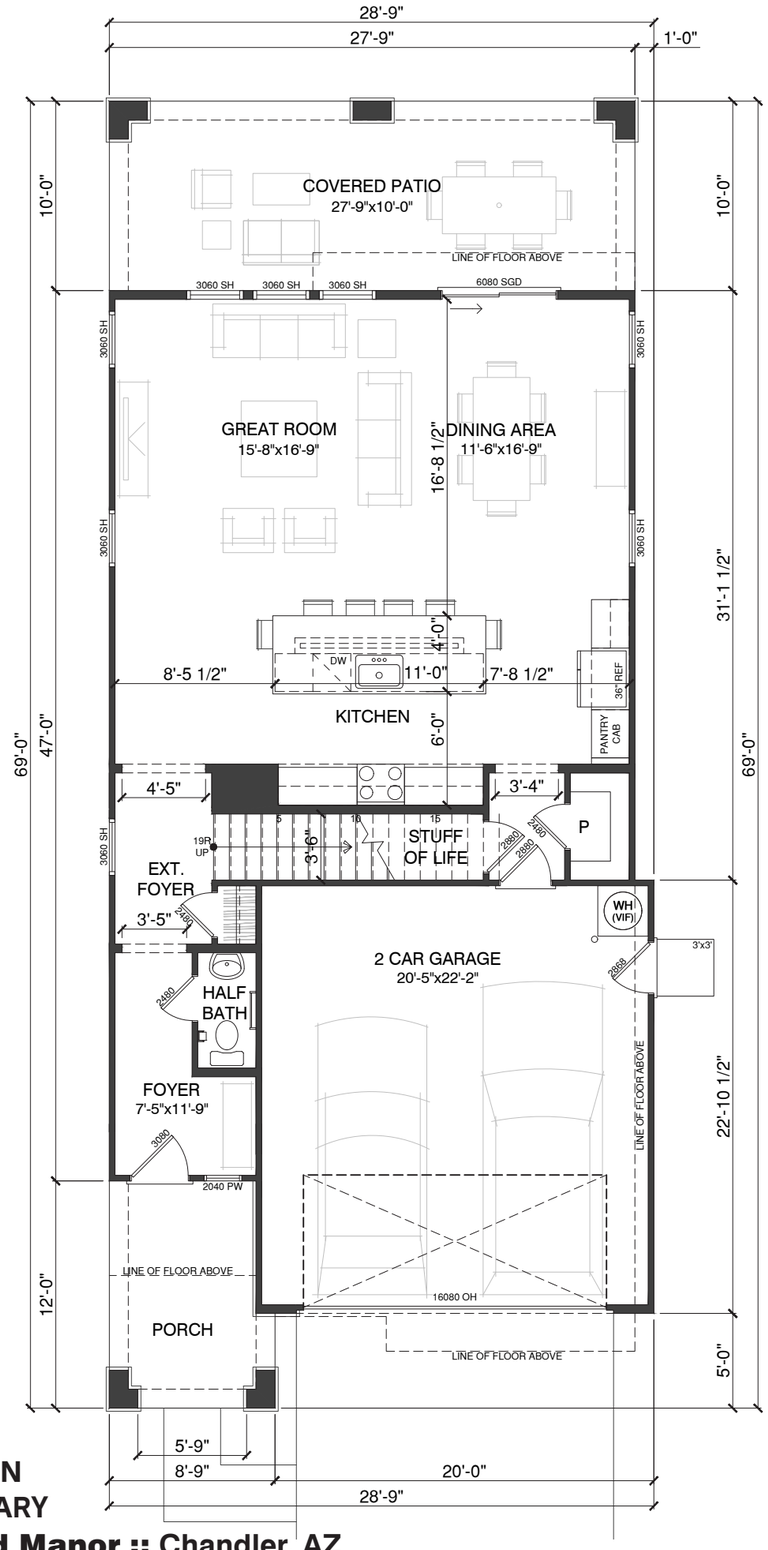
AREA S.F. BREAKDOWN

MAX. LIVABLE (A+B):	2,457
(A) 1ST FLR LIVABLE:	**997**
(B) 2ND FLR LIVABLE:	**1,493**
(C) GARAGE:	
2 CAR GARAGE:	**470**
(D) COVERED ENTRY:	
ELEVATION UD:	**98**
ELEVATION WD:	**97**
ELEVATION YD:	**100**
ELEVATION ZD:	**98**
(E) ARCH. PROJECTIONS	
ELEVATION UD:	**0+60**
ELEVATION WD:	**0+60**
ELEVATION YD:	**0+58**
ELEVATION ZD:	**0+85**
(F) COVERED PATIO:	**277**
MAX FOOTPRINT	1,844

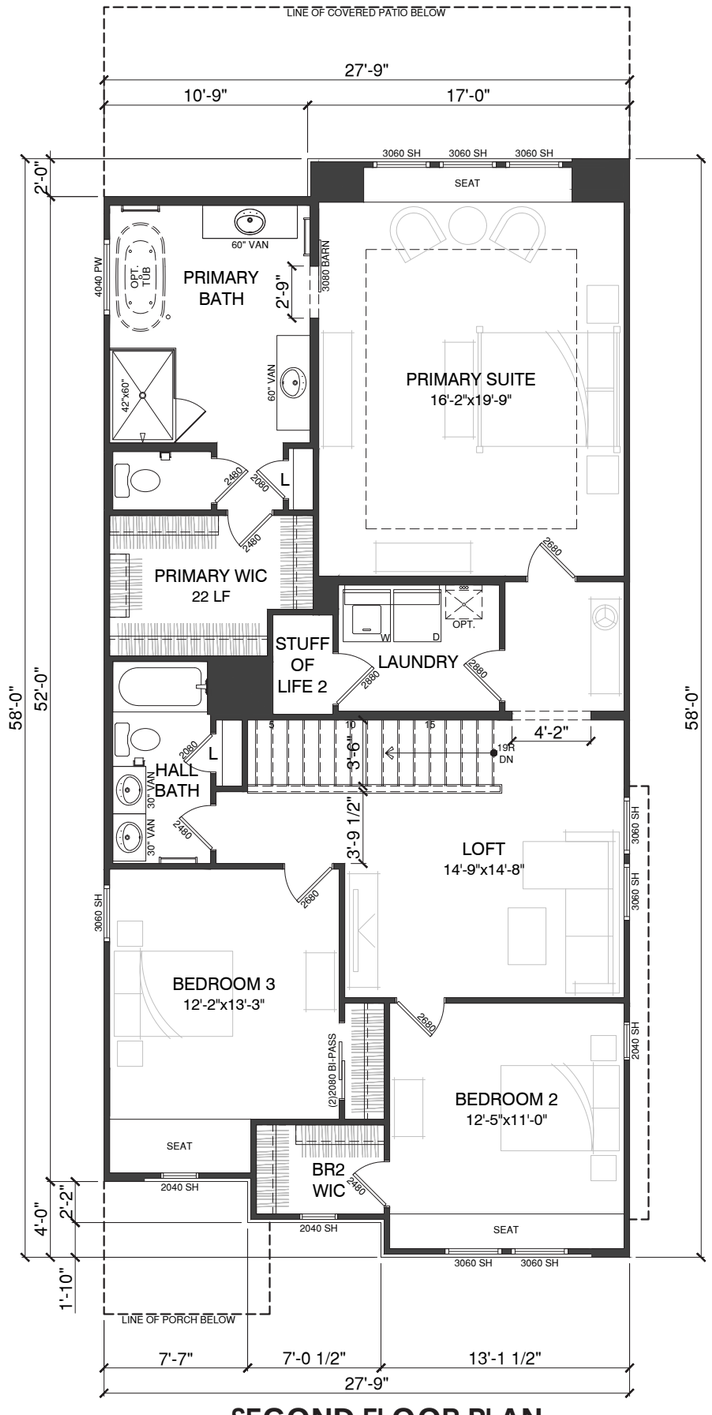
TYP LOT SIZE **| 40'x103' (SF)**
LOT COVERAGE ALLOW **| 60.0%**
LOT COVERAGE **| 1,844 / 4,120 = 44.7%**



KHovnanian Homes



FIRST FLOOR PLAN
ZD - CONTEMPORARY



SECOND FLOOR PLAN
ZD - CONTEMPORARY

30' MARKET RATE :: SPEC-3

PLAN 2

LIV. SF:	2,457
PLAN W x D:	28'-9" x 69'-0"
PLAN #:	**7351**
SCALE:	**1/8" = 1'-0"**
PLAN NAME:	AVALON I

VITAL STATS

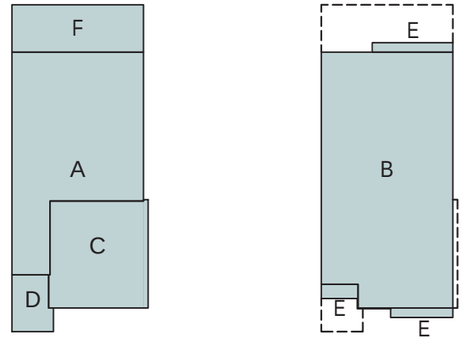
BEDROOM	**3**
BATH	**2.5**
CAR	**2**
CEILING	**10' | 9'**
WINDOW HDR	**8' | 8'**

STATUS **| NTL PORTFOLIO PLAN**

AREA S.F. BREAKDOWN

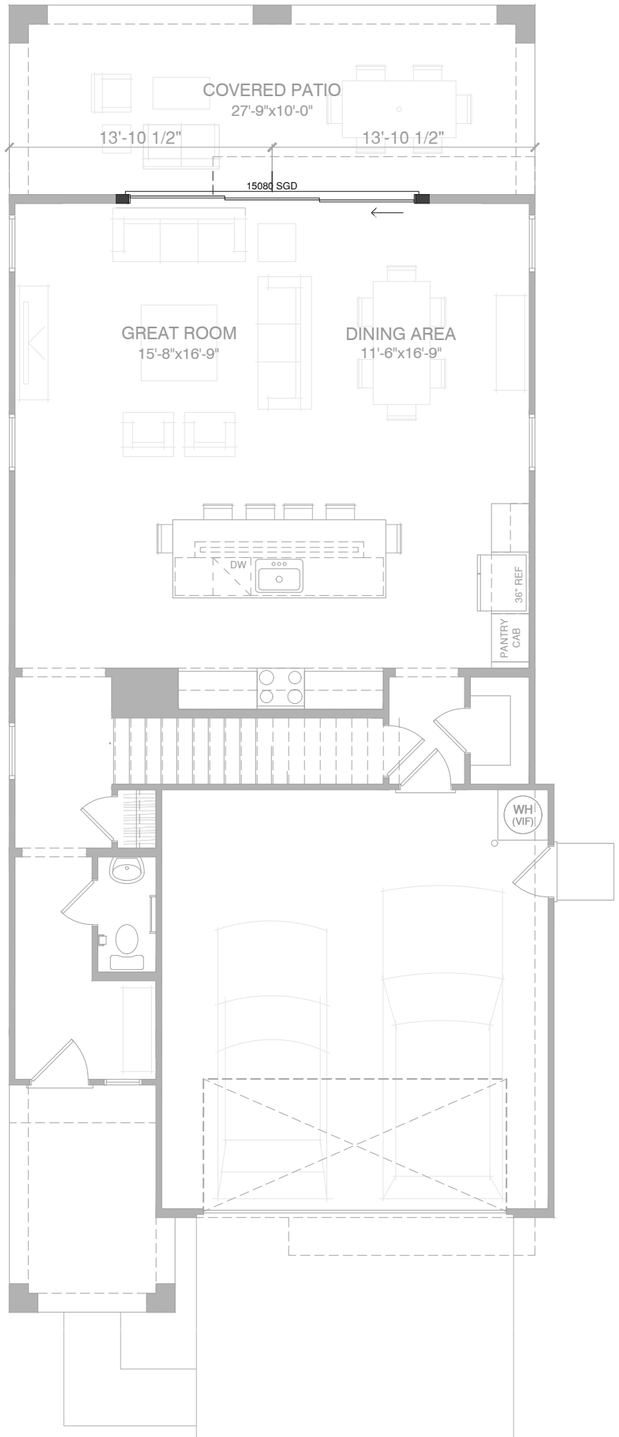
MAX. LIVABLE (A+B):	2,457
(A) 1ST FLR LIVABLE:	**997**
(B) 2ND FLR LIVABLE:	**1,493**
(C) GARAGE:	
2 CAR GARAGE:	**470**
(D) COVERED ENTRY:	
ELEVATION UD:	**98**
ELEVATION WD:	**97**
ELEVATION YD:	**100**
ELEVATION ZD:	**98**
(E) ARCH. PROJECTIONS	
ELEVATION UD:	**0+60**
ELEVATION WD:	**0+60**
ELEVATION YD:	**0+58**
ELEVATION ZD:	**0+85**
(F) COVERED PATIO:	**277**
MAX FOOTPRINT	1,844

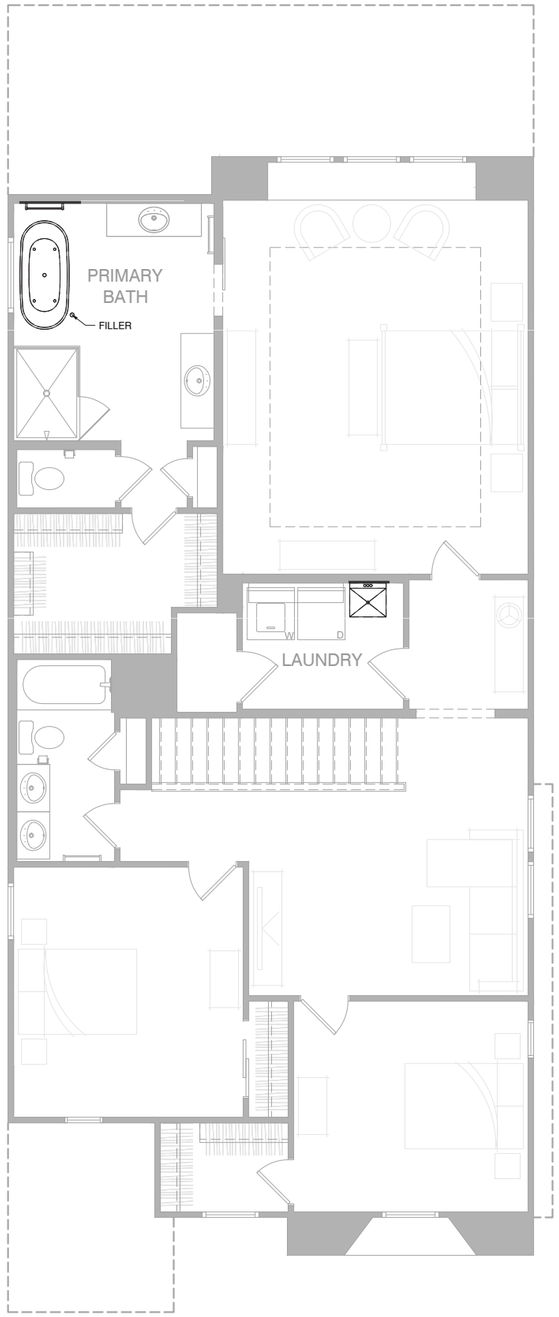
TYP LOT SIZE **| 40'x103' (SF)**
LOT COVERAGE ALLOW **| 60.0%**
LOT COVERAGE **| 1,844 / 4,120 = 44.7%**



KHovnanian Homes

AZD Havenwood Manor :: Chandler, AZ





PLAN 2 *(OPTIONS)*

LIV. SF:	2,457
PLAN W x D:	28'-9" x 69'-0"
PLAN #:	**7351**
SCALE:	**1/8" = 1'-0"**
PLAN NAME:	AVALON I

VITAL STATS

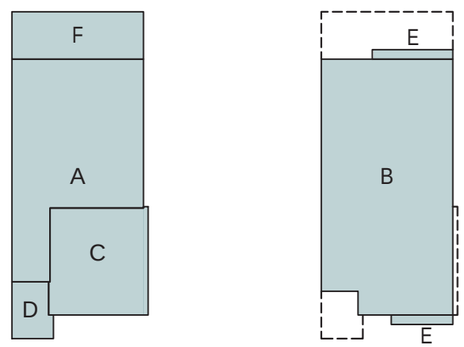
BEDROOM	**3**
BATH	**2.5**
CAR	**2**
CEILING	**10' | 9'**
WINDOW HDR	**8' | 8'**

STATUS **| NTL PORTFOLIO PLAN**

AREA S.F. BREAKDOWN

MAX. LIVABLE (A+B):	2,457
(A) 1ST FLR LIVABLE:	**997**
(B) 2ND FLR LIVABLE:	**1,493**
(C) GARAGE:	
2 CAR GARAGE:	**470**
(D) COVERED ENTRY:	
ELEVATION UD:	**98**
ELEVATION WD:	**97**
ELEVATION YD:	**100**
ELEVATION ZD:	**98**
(E) ARCH. PROJECTIONS	
ELEVATION UD:	**0+60**
ELEVATION WD:	**0+60**
ELEVATION YD:	**0+58**
ELEVATION ZD:	**0+85**
(F) COVERED PATIO:	**277**
MAX FOOTPRINT	1,844

TYP LOT SIZE **| 40'x103' (SF)**
LOT COVERAGE ALLOW **| 60.0%**
LOT COVERAGE **| 1,844 / 4,120 = 44.7%**



FIRST FLOOR PLAN
UD - SPANISH MODERN

SECOND FLOOR PLAN
UD - SPANISH MODERN

OPTION :: 15080 SGD AT GREAT ROOM AND DINING AREA
OPTION :: FREESTANDING-TUB AT PRIMARY BATH
OPTION :: LAUNDRY TUB AT LAUNDRY

KHovnanian Homes

30' MARKET RATE :: SP-3

PLAN 2

AVALON

LIV. SF:	2,490
PLAN W x D:	28'-9" x 69'-0"
PLAN #:	7351

FORM: UD - SPANISH MODERN



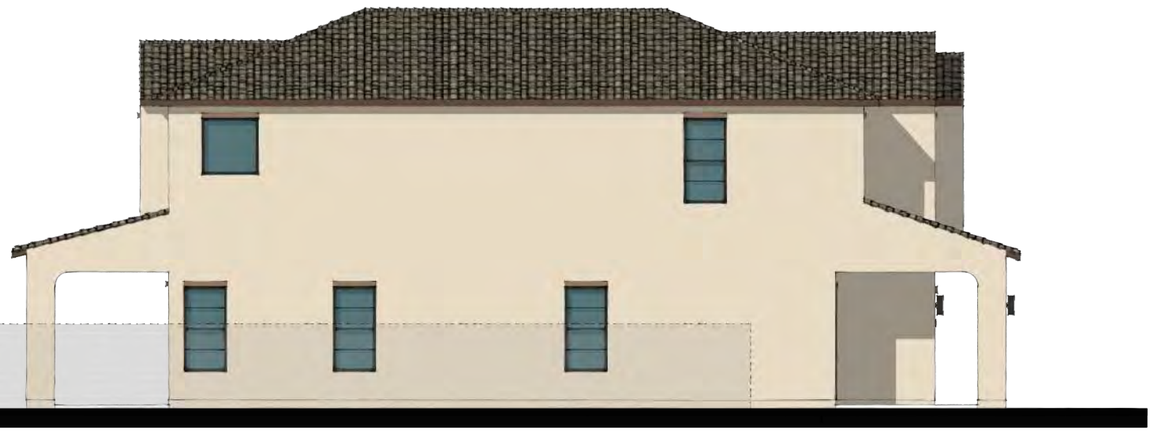
FORM UD - SPANISH MODERN
FRONT VIEW: N.T.S.



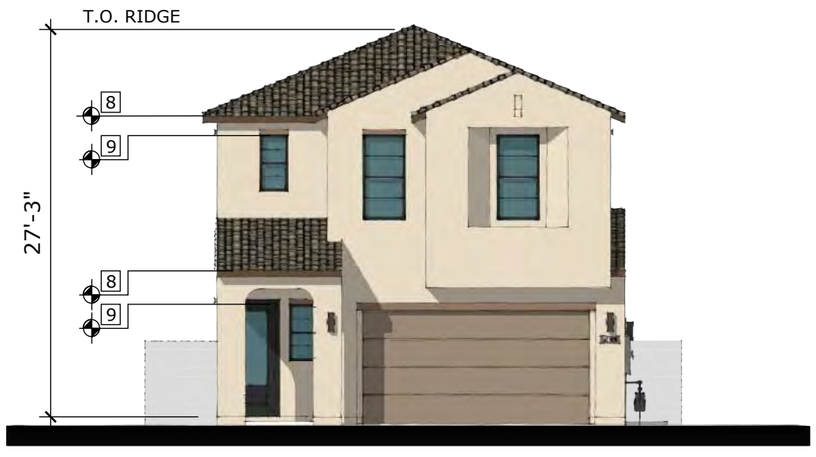
RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



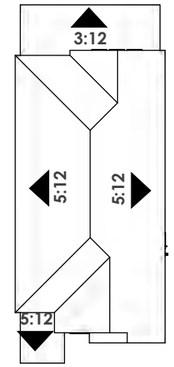
REAR ELEVATION
SCALE: 3/32" = 1'-0"



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



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



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'S' TILES
3. 0" RAKES AND 12" EAVES
4. TAPERED RECESS AT WINDOWS
5. DECORATIVE ARCH DETAILS
6. DECORATIVE GABLE RECESS
7. DECORATIVE SHUTTERS
8. PLATE HEIGHT - 10'-1" A.F.F. / 9'-1" A.S.F.F.
9. WINDOW HEADER - 8'-0" A.F.F. / 8'-0" A.S.F.F.

KHovnanian Homes

30' MARKET RATE :: SP-3

PLAN 2

AVALON

LIV. SF:	2,4**57**
PLAN W x D:	28'-9" x 69'-0"
PLAN #:	7351
FORM:	WD - FARMHOUSE



FORM WD - FARMHOUSE
FRONT VIEW: N.T.S.



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



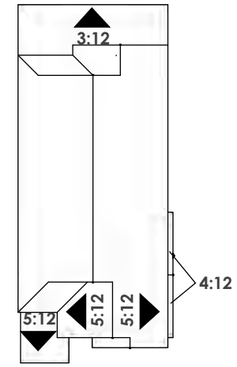
REAR ELEVATION
SCALE: 3/32" = 1'-0"



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



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



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1	PROMINENT GABLES
2	CONCRETE 'FLAT' TILES
3	12" RAKES AND EAVES
4	DECORATIVE VENT DETAILS
5	DECORATIVE CORBLE DETAILS
6	DECORATIVE BOARD & BATTON
7	PLATE HEIGHT - 10'-1" A.F.F. / 9'-1" A.S.F.F.
8	WINDOW HEADER - 8'-0" A.F.F. / 8'-0" A.S.F.F.

30' MARKET RATE :: SP-3

PLAN 2

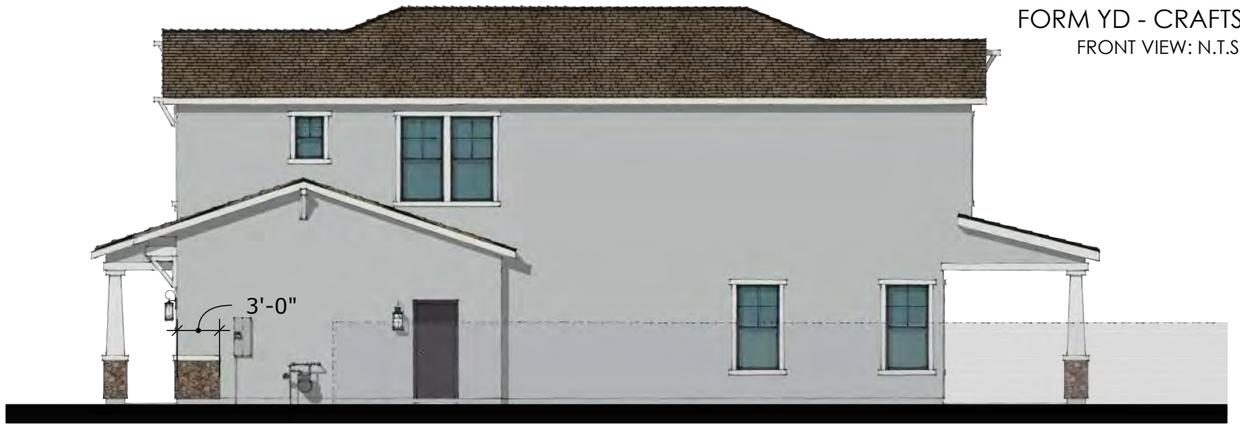
AVALON

LIV. SF:	2,4**57**
PLAN W x D:	28'-9" x 69'-0"
PLAN #:	7351

FORM: YD - CRAFTSMAN



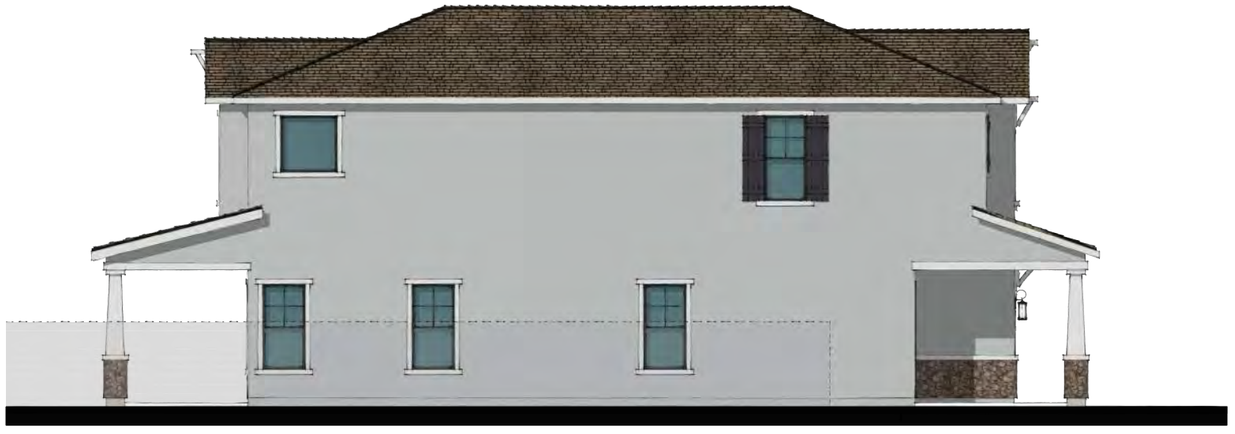
FORM YD - CRAFTSMAN
FRONT VIEW: N.T.S.



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



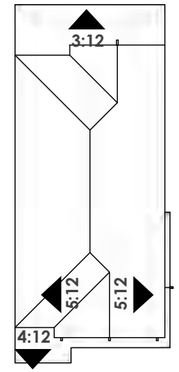
REAR ELEVATION
SCALE: 3/32" = 1'-0"



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



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



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE BRACKET DETAILS
5. DECORATIVE SIDING
6. DECORATIVE SHUTTERS
7. DECORATIVE VENEER ACCENTS
8. PLATE HEIGHT - 10-1" A.F.F. / 9'-1" A.S.F.F.
9. WINDOW HEADER - 8'-0" A.F.F. / 8'-0" A.S.F.F.

KHovnanian Homes

30' MARKET RATE :: SP-3

PLAN 2

AVALON

LIV. SF:	2,4**57**
PLAN W x D:	28'-9" x 69'-0"
PLAN #:	7351

FORM: ZD - CONTEMPORARY



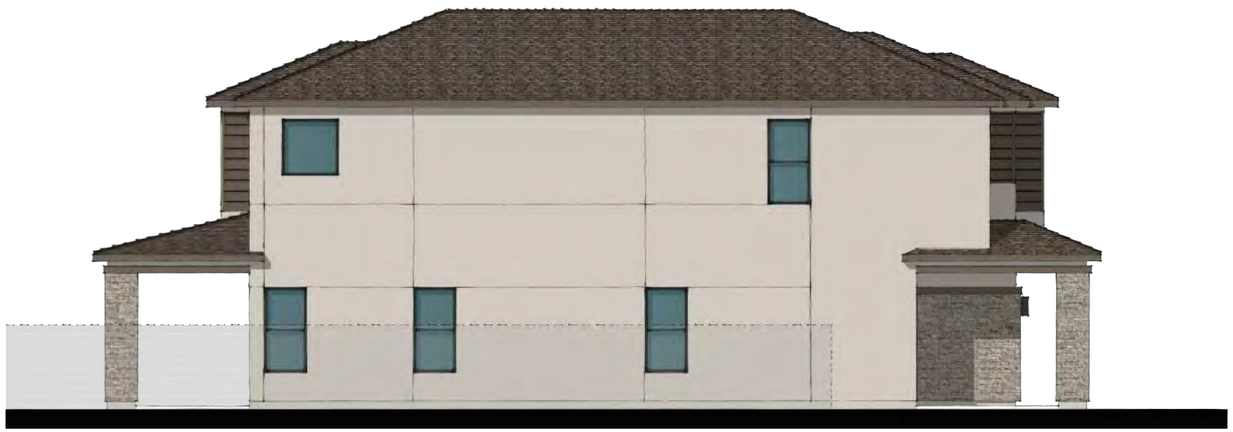
FORM ZD - CONTEMPORARY
FRONT VIEW: N.T.S.



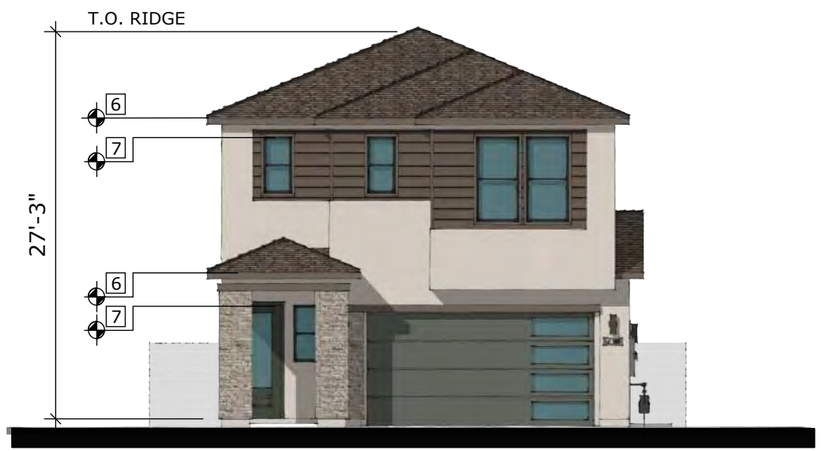
RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



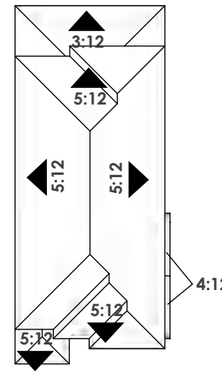
REAR ELEVATION
SCALE: 3/32" = 1'-0"



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



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



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT HIPS
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE SIDING
5. MASONRY VENEER ACCENTS
6. PLATE HEIGHT - 10'-1" A.F.F. / 9'-1" A.S.F.F.
7. WINDOW HEADER - 8'-0" A.F.F. / 8'-0" A.S.F.F.

KHovnanian Homes



FORM UD - SPANISH MODERN

OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"



FORM WD - FARMHOUSE

OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"



FORM YD - CRAFTSMAN

OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"

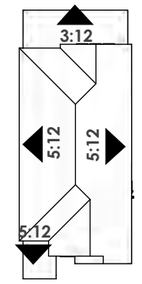
30' MARKET RATE :: SP-3

PLAN 2

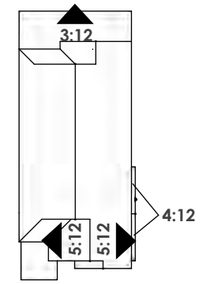
AVALON

LIV. SF:	**2,490**
PLAN W x D:	VARIES
PLAN #:	7351

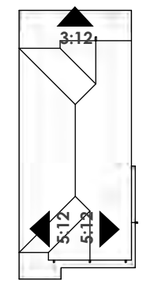
OPT. 15080 MULTI-SLIDE AT COVERED PATIO



FORM UD - SPANISH MODERN



FORM WD - FARMHOUSE



FORM YD - CRAFTSMAN

KHovnanian Homes

30' MARKET RATE :: SP-3

PLAN 2

AVALON

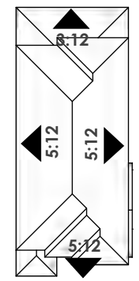
LIV. SF:	2,4**57**
PLAN W x D:	VARIES
PLAN #:	7351

OPT. 15080 MULTI-SLIDE AT COVERED PATIO



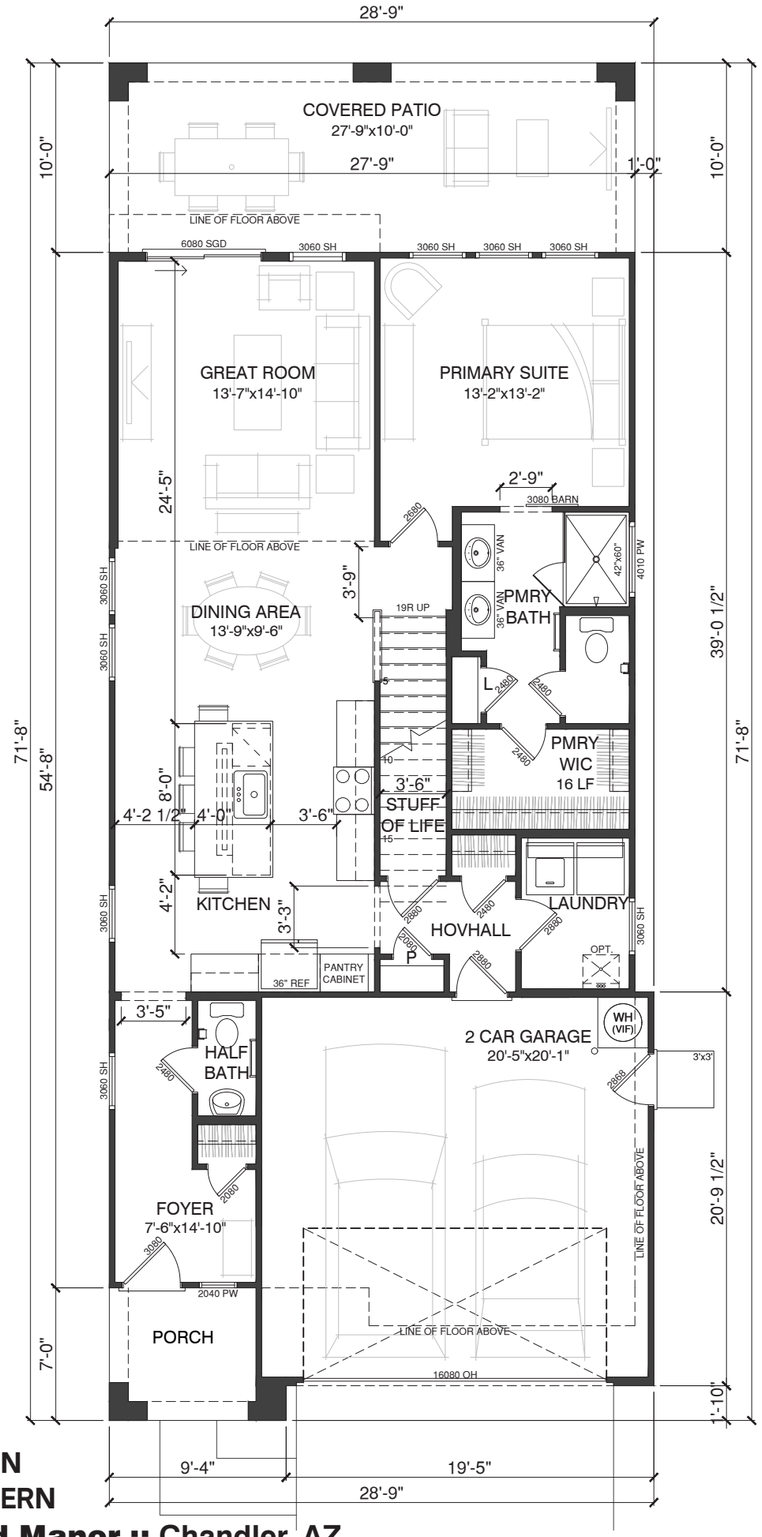
FORM ZD - CONTEMPORARY

OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"

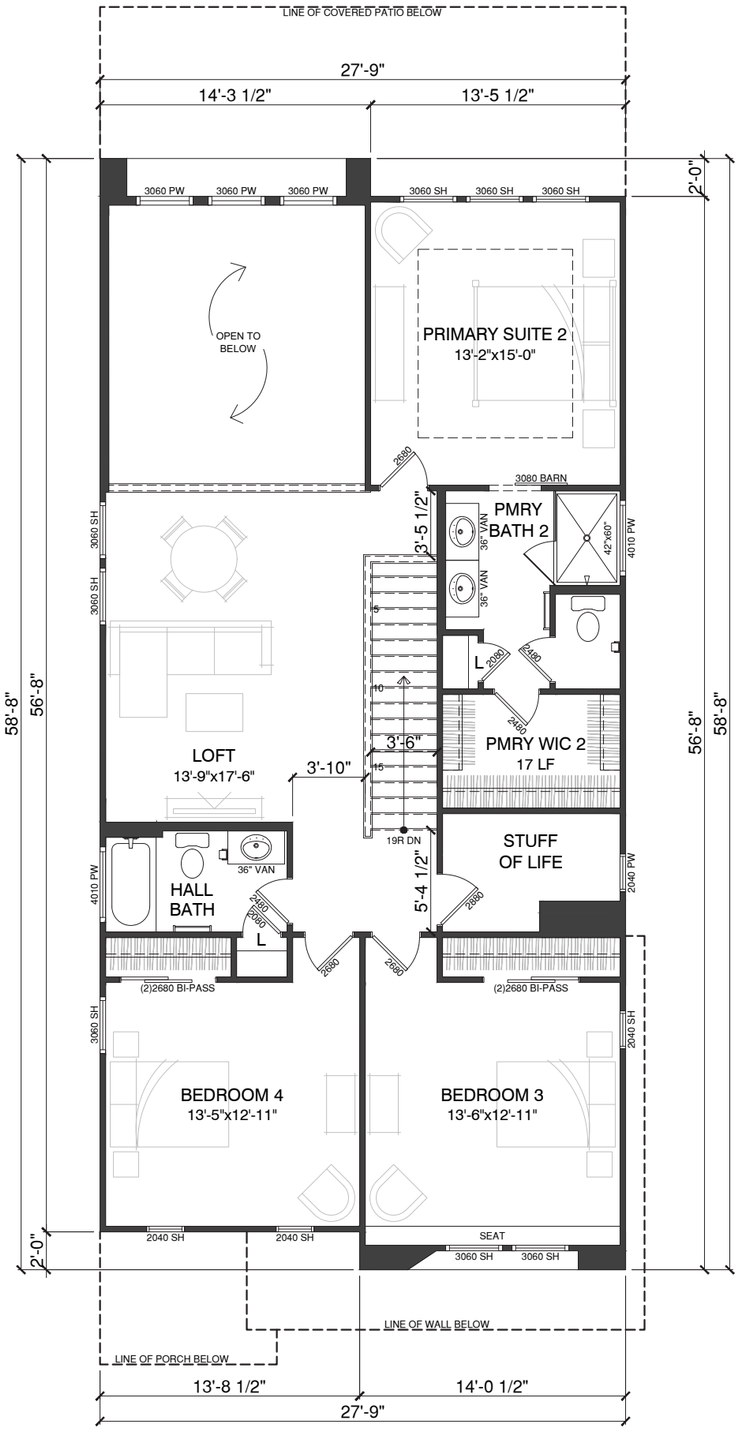


FORM ZD - CONTEMPORARY

KHovnanian Homes



FIRST FLOOR PLAN
UA - SPANISH MODERN



SECOND FLOOR PLAN
UA - SPANISH MODERN

AZD Havenwood Manor :: Chandler, AZ

30' MARKET RATE :: SPEC-3

PLAN 3

LIV. SF:	2,519
PLAN W x D:	28'-9" X 71'-8"
PLAN #:	**7357**
SCALE:	**1/8" = 1'-0"**
PLAN NAME:	SEAVIEW I

VITAL STATS

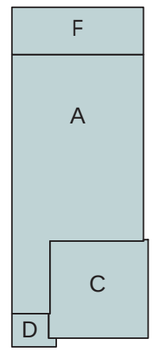
BEDROOM	**4**
BATH	**3.5**
CAR	**2**
CEILING	**10' | 9'**
WINDOW HDR	**8' | 8'**

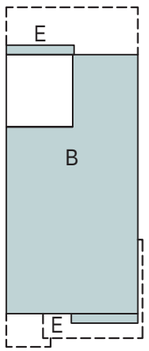
STATUS **| NTL PORTFOLIO PLAN**

AREA S.F. BREAKDOWN

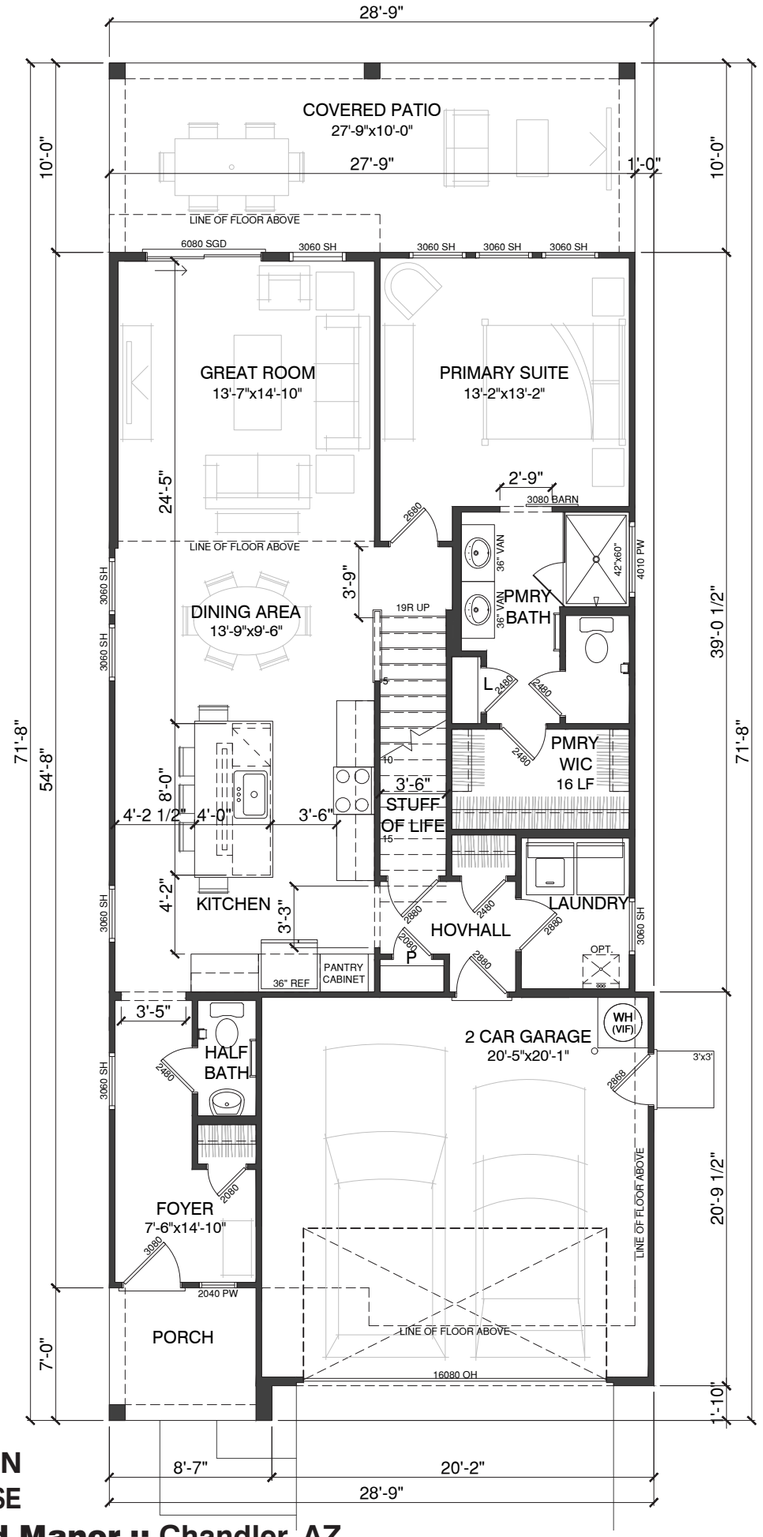
MAX. LIVABLE (A+B):	2,519
(A) 1ST FLR LIVABLE:	**1,215**
(B) 2ND FLR LIVABLE:	**1,304**
(C) GARAGE:	
2 CAR GARAGE:	**426**
(D) COVERED ENTRY:	
ELEVATION UA:	**57**
ELEVATION WA:	**56**
ELEVATION YA:	**76**
ELEVATION ZA:	**56**
(E) ARCH. PROJECTIONS	
ELEVATION UA:	**0+57**
ELEVATION WA:	**0+57**
ELEVATION YA:	**0+59**
ELEVATION ZA:	**0+51**
(F) COVERED PATIO:	**278**
MAX FOOTPRINT	1,995

TYP LOT SIZE **| 40'x103' (SF)**
LOT COVERAGE ALLOW **| 60.0%**
LOT COVERAGE **| 1,995 / 4,120 = 48.4%**

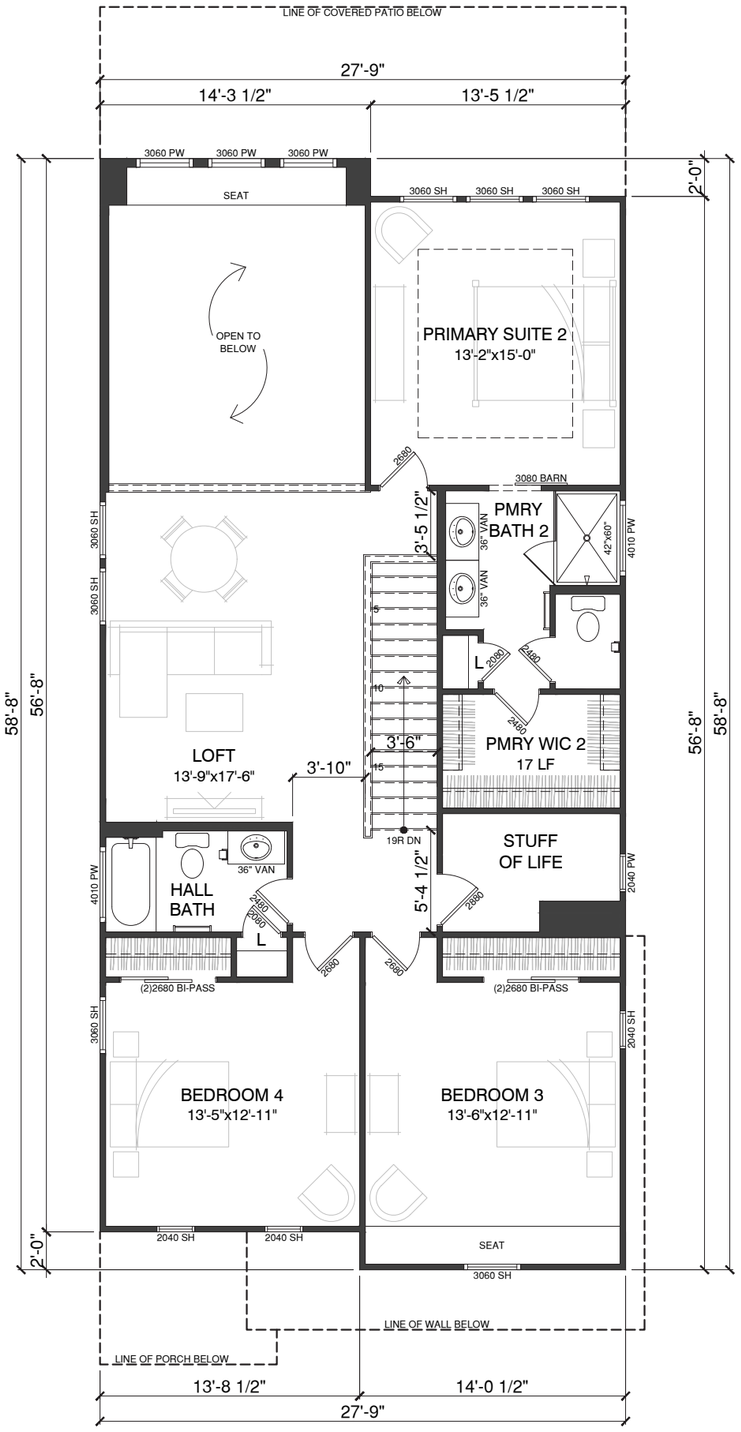




KHovnanian Homes



FIRST FLOOR PLAN
WA - FARMHOUSE



SECOND FLOOR PLAN
WA - FARMHOUSE

30' MARKET RATE :: SPEC-3

PLAN 3

LIV. SF:	2,519
PLAN W x D:	28'-9" X 71'-8"
PLAN #:	**7357**
SCALE:	**1/8" = 1'-0"**
PLAN NAME:	SEAVIEW I

VITAL STATS

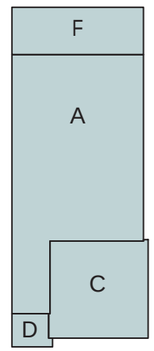
BEDROOM	**4**
BATH	**3.5**
CAR	**2**
CEILING	**10' | 9'**
WINDOW HDR	**8' | 8'**

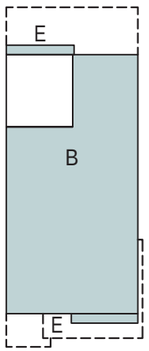
STATUS **| NTL PORTFOLIO PLAN**

AREA S.F. BREAKDOWN

MAX. LIVABLE (A+B):	2,519
(A) 1ST FLR LIVABLE:	**1,215**
(B) 2ND FLR LIVABLE:	**1,304**
(C) GARAGE:	
2 CAR GARAGE:	**426**
(D) COVERED ENTRY:	
ELEVATION UA:	**57**
ELEVATION WA:	**56**
ELEVATION YA:	**76**
ELEVATION ZA:	**56**
(E) ARCH. PROJECTIONS	
ELEVATION UA:	**0+57**
ELEVATION WA:	**0+57**
ELEVATION YA:	**0+59**
ELEVATION ZA:	**0+51**
(F) COVERED PATIO:	**278**
MAX FOOTPRINT	1,995

TYP LOT SIZE **| 40'x103' (SF)**
LOT COVERAGE ALLOW **| 60.0%**
LOT COVERAGE **| 1,995 / 4,120 = 48.4%**





KHovnanian Homes

AZD Havenwood Manor :: Chandler, AZ

PLAN 3

LIV. SF:	2,519
PLAN W x D:	28'-9" X 73'-8"
PLAN #:	**7357**
SCALE:	**1/8" = 1'-0"**
PLAN NAME:	SEAVIEW I

VITAL STATS

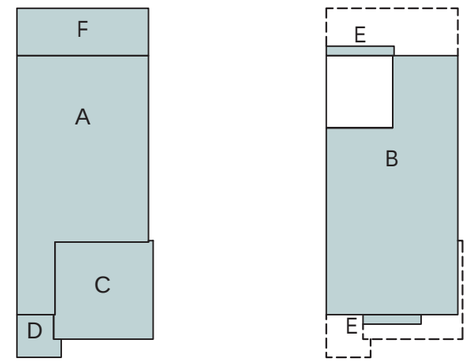
BEDROOM	**4**
BATH	**3.5**
CAR	**2**
CEILING	**10' | 9'**
WINDOW HDR	**8' | 8'**

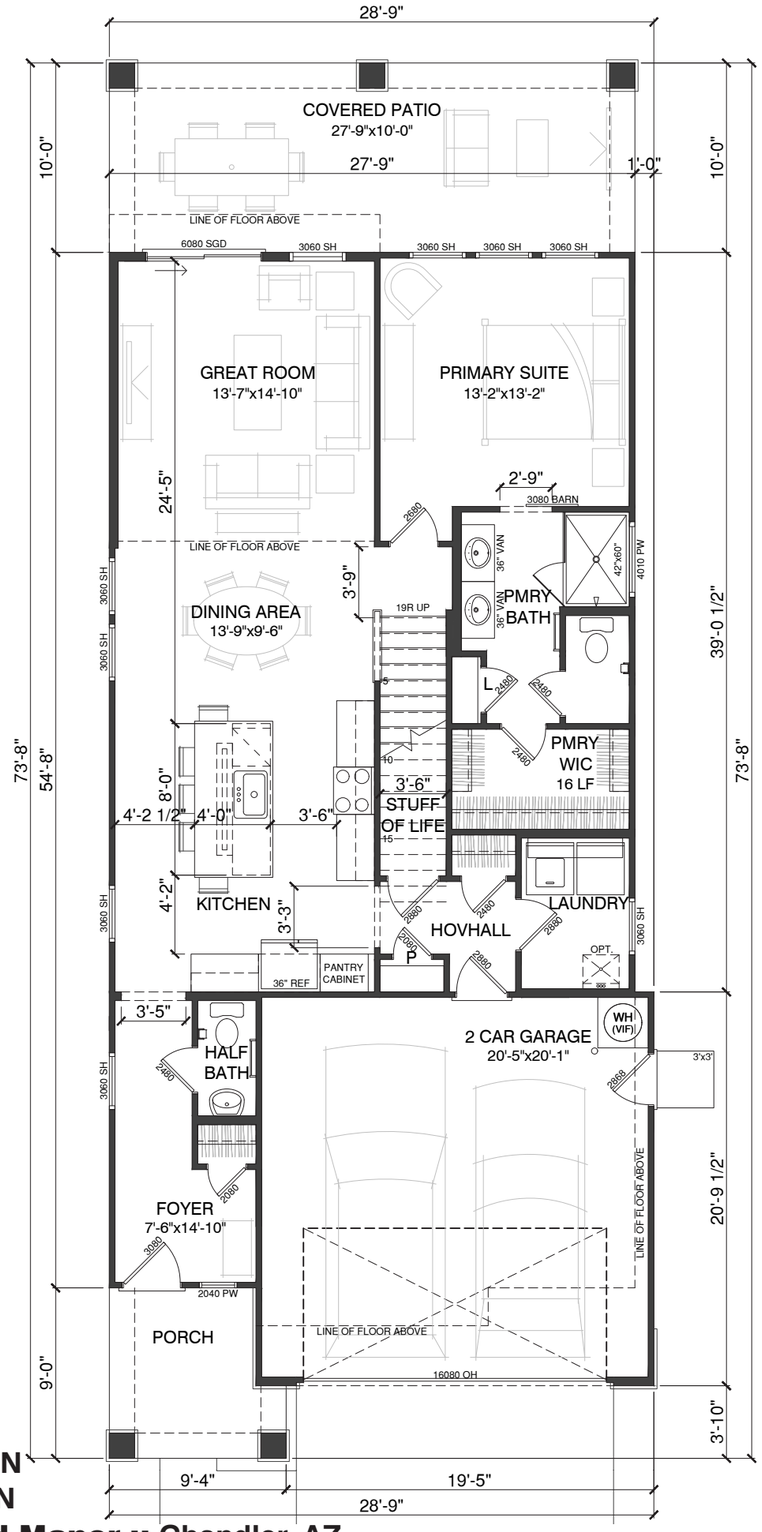
STATUS **| NTL PORTFOLIO PLAN**

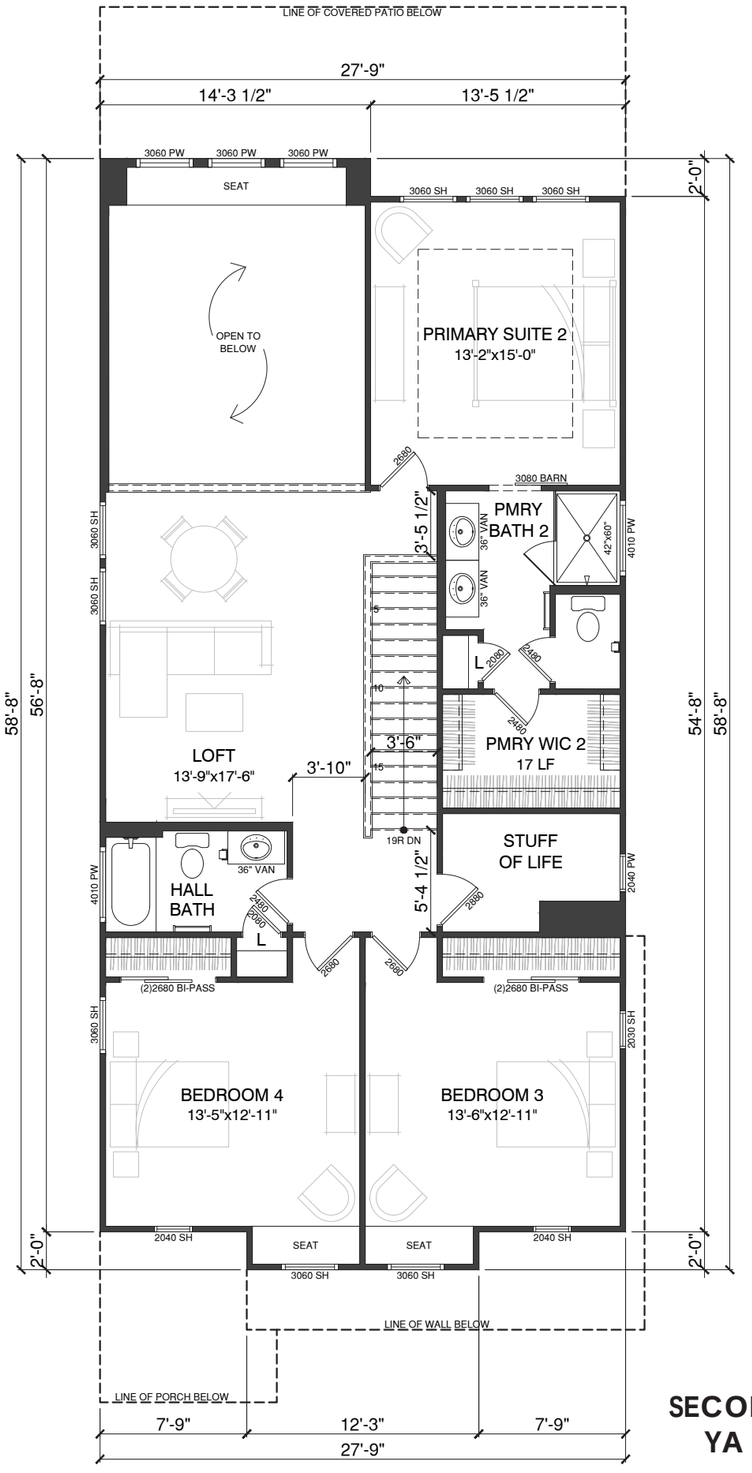
AREA S.F. BREAKDOWN

MAX. LIVABLE (A+B):	2,519
(A) 1ST FLR LIVABLE:	**1,215**
(B) 2ND FLR LIVABLE:	**1,304**
(C) GARAGE:	
2 CAR GARAGE:	**426**
(D) COVERED ENTRY:	
ELEVATION UA:	**57**
ELEVATION WA:	**56**
ELEVATION YA:	**76**
ELEVATION ZA:	**56**
(E) ARCH. PROJECTIONS	
ELEVATION UA:	**0+57**
ELEVATION WA:	**0+57**
ELEVATION YA:	**0+59**
ELEVATION ZA:	**0+51**
(F) COVERED PATIO:	**278**
MAX FOOTPRINT	1,995

TYP LOT SIZE **| 40'x103' (SF)**
LOT COVERAGE ALLOW **| 60.0%**
LOT COVERAGE **| 1,995 / 4,120 = 48.4%**





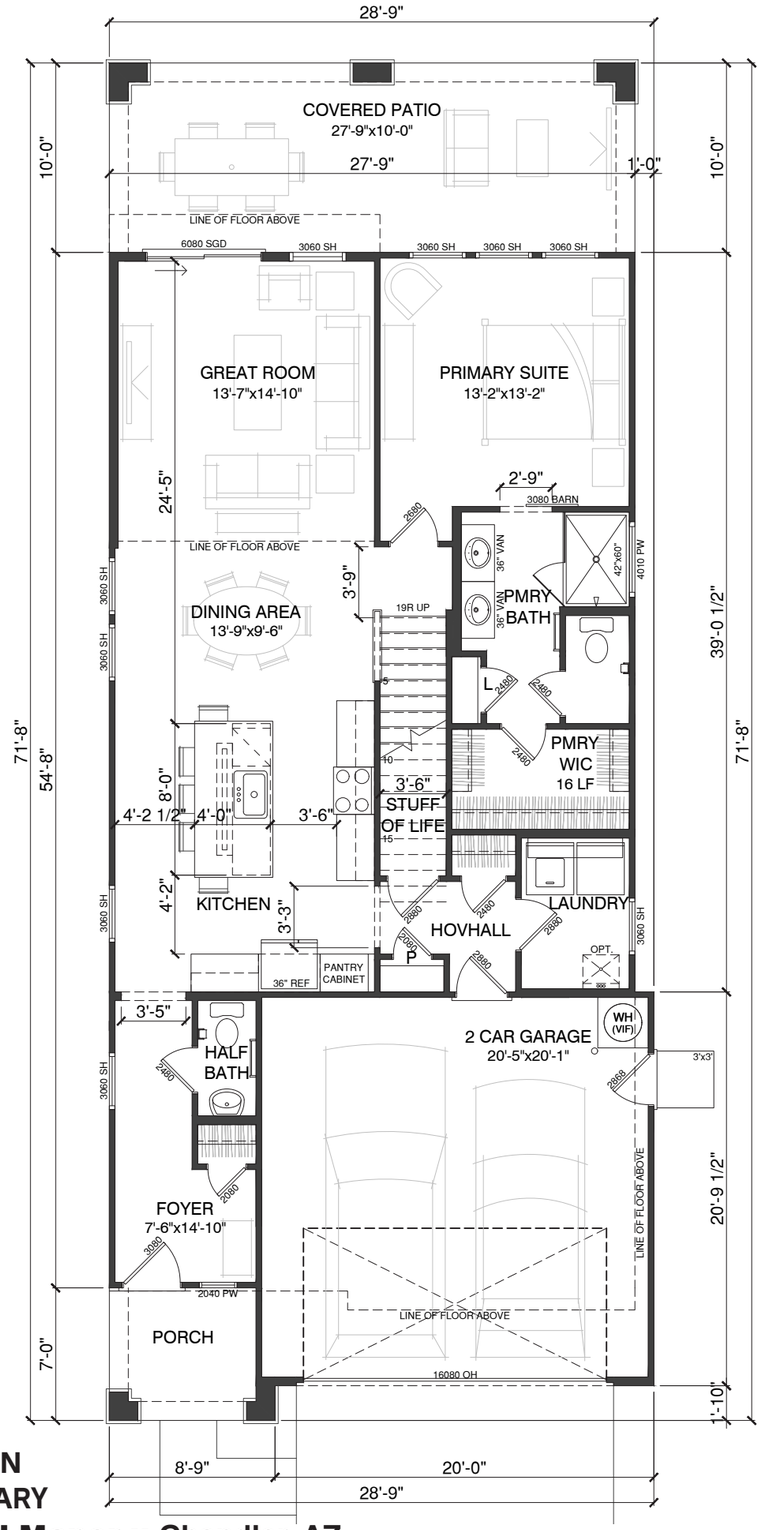


FIRST FLOOR PLAN
YA - CRAFTSMAN

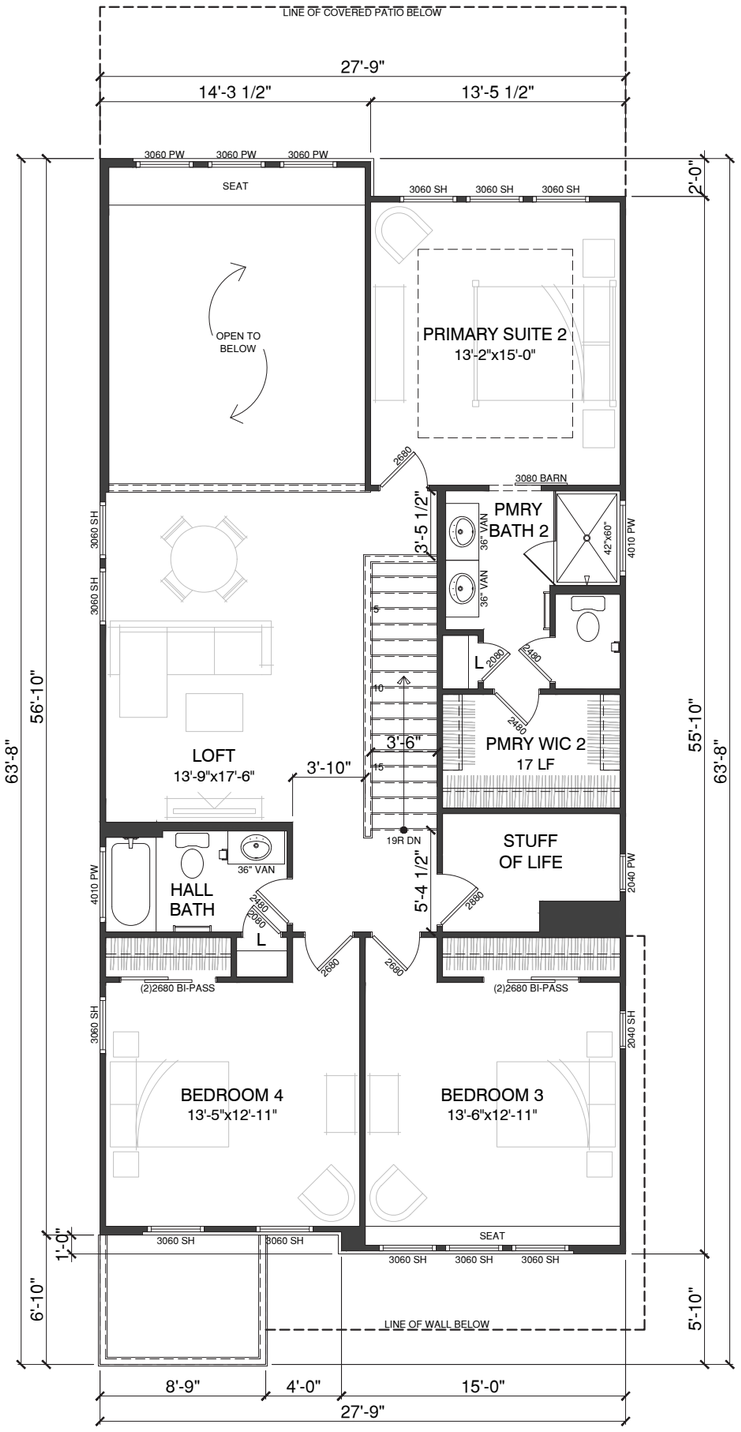
SECOND FLOOR PLAN
YA - CRAFTSMAN

AZD Havenwood Manor :: Chandler, AZ

KHovnanian Homes



FIRST FLOOR PLAN
ZA - CONTEMPORARY



SECOND FLOOR PLAN
ZA - CONTEMPORARY

30' MARKET RATE :: SPEC-3

PLAN 3

LIV. SF:	2,519
PLAN W x D:	28'-9" X 71'-8"
PLAN #:	**7357**
SCALE:	**1/8" = 1'-0"**
PLAN NAME:	SEAVIEW I

VITAL STATS

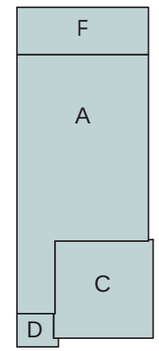
BEDROOM	**4**
BATH	**3.5**
CAR	**2**
CEILING	**10' | 9'**
WINDOW HDR	**8' | 8'**

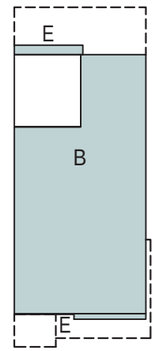
STATUS **| NTL PORTFOLIO PLAN**

AREA S.F. BREAKDOWN

MAX. LIVABLE (A+B):	2,519
(A) 1ST FLR LIVABLE:	**1,215**
(B) 2ND FLR LIVABLE:	**1,304**
(C) GARAGE:	
2 CAR GARAGE:	**426**
(D) COVERED ENTRY:	
ELEVATION UA:	**57**
ELEVATION WA:	**56**
ELEVATION YA:	**76**
ELEVATION ZA:	**56**
(E) ARCH. PROJECTIONS	
ELEVATION UA:	**0+57**
ELEVATION WA:	**0+57**
ELEVATION YA:	**0+59**
ELEVATION ZA:	**0+51**
(F) COVERED PATIO:	**278**
MAX FOOTPRINT	1,995

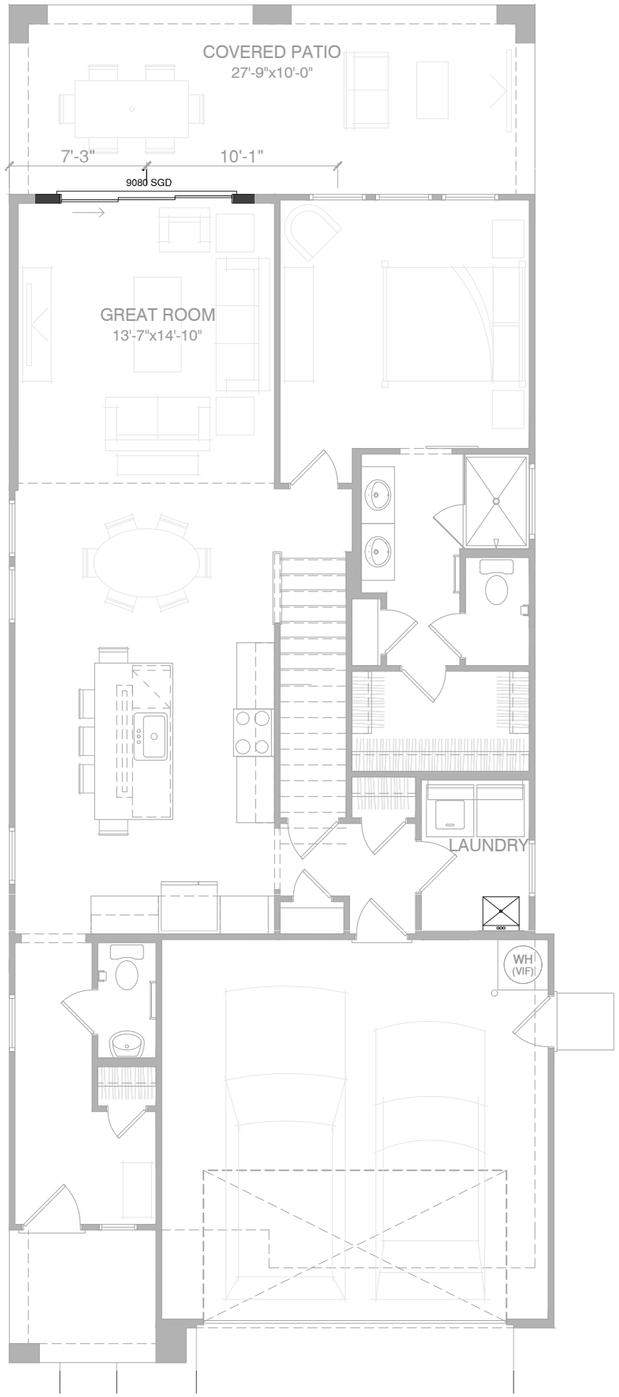
TYP LOT SIZE **| 40'x103' (SF)**
LOT COVERAGE ALLOW **| 60.0%**
LOT COVERAGE **| 1,995 / 4,120 = 48.4%**



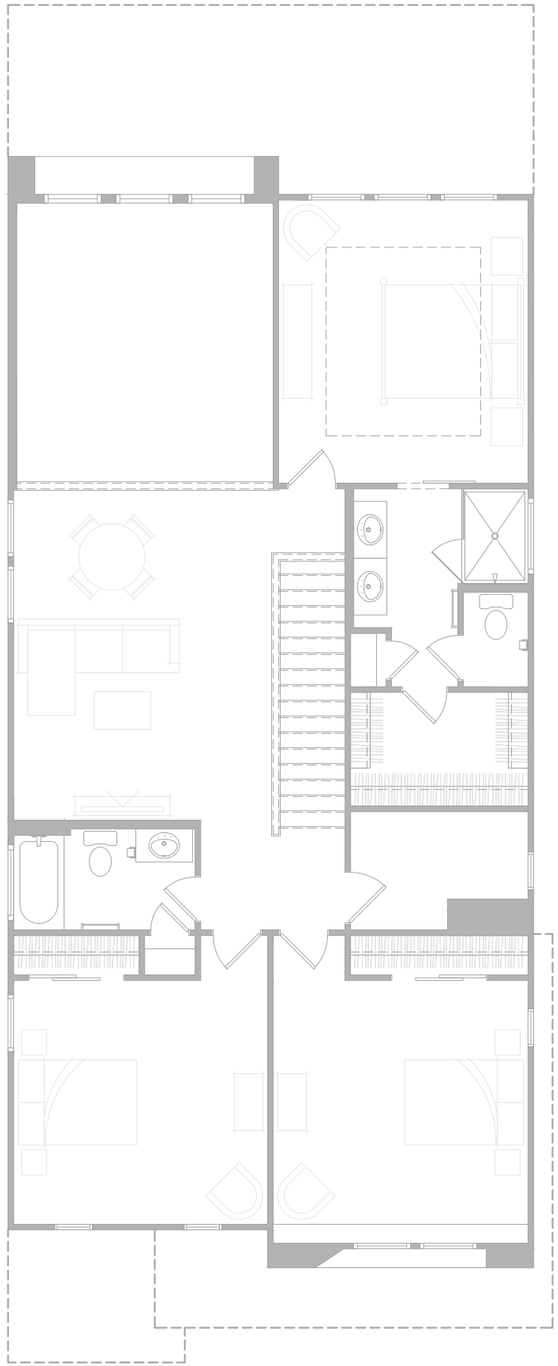


KHovnanian Homes

AZD Havenwood Manor :: Chandler, AZ



FIRST FLOOR PLAN
UA - SPANISH MODERN



OPTION :: 9080 SGD AT GREAT ROOM
OPTION :: LAUNDRY TUB AT LAUNDRY

SECOND FLOOR PLAN
UA - SPANISH MODERN

PLAN 3 *(OPTIONS)*

LIV. SF:	2,519
PLAN W x D:	28'-9" X 71'-8"
PLAN #:	**7357**
SCALE:	**1/8" = 1'-0"**
PLAN NAME:	SEAVIEW I

VITAL STATS

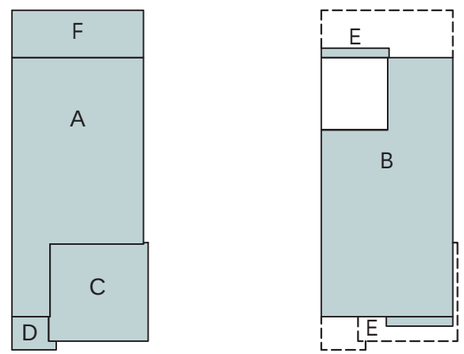
BEDROOM	**4**
BATH	**3.5**
CAR	**2**
CEILING	**10' | 9'**
WINDOW HDR	**8' | 8'**

STATUS **| NTL PORTFOLIO PLAN**

AREA S.F. BREAKDOWN

MAX. LIVABLE (A+B):	2,519
(A) 1ST FLR LIVABLE:	**1,215**
(B) 2ND FLR LIVABLE:	**1,304**
(C) GARAGE:	
2 CAR GARAGE:	**426**
(D) COVERED ENTRY:	
ELEVATION UA:	**57**
ELEVATION WA:	**56**
ELEVATION YA:	**76**
ELEVATION ZA:	**56**
(E) ARCH. PROJECTIONS	
ELEVATION UA:	**0+57**
ELEVATION WA:	**0+57**
ELEVATION YA:	**0+59**
ELEVATION ZA:	**0+51**
(F) COVERED PATIO:	**278**
MAX FOOTPRINT	1,995

TYP LOT SIZE **| 40'x103' (SF)**
LOT COVERAGE ALLOW **| 60.0%**
LOT COVERAGE **| 1,995 / 4,120 = 48.4%**



AZD Havenwood Manor :: Chandler, AZ

30' MARKET RATE :: SP-3

PLAN 3

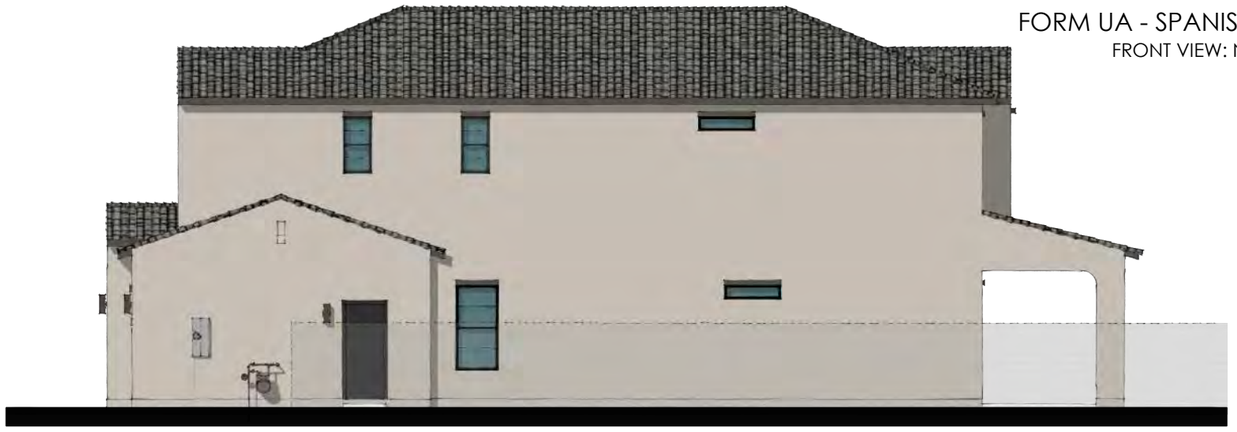
SEAVIEW

LIV. SF:	2,519
PLAN W x D:	28'-9" x 71'-8"
PLAN #:	7357

FORM: UA - SPANISH MODERN



FORM UA - SPANISH MODERN
FRONT VIEW: N.T.S.



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



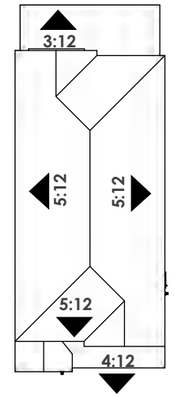
REAR ELEVATION
SCALE: 3/32" = 1'-0"



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



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



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'S' TILES
3. 0" RAKES AND 12" EAVES
4. TAPERED RECESS AT WINDOWS
5. DECORATIVE ARCH DETAILS
6. DECORATIVE GABLE RECESS
7. DECORATIVE SHUTTERS
8. PLATE HEIGHT - 10'-1" A.F.F. / 9'-1" A.S.F.F.
9. WINDOW HEADER - 8'-0" A.F.F. / 8'-0" A.S.F.F.
10. PLATE @ ENTRY - 11'-1" A.F.F.

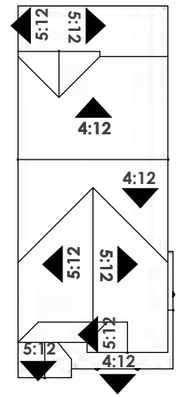
KHovnanian Homes

PLAN 3

SEAVIEW

LIV. SF:	2,519
PLAN W x D:	28'-9" x 71'-8"
PLAN #:	7357

FORM: WA - FARMHOUSE





FORM WA - FARMHOUSE
FRONT VIEW: N.T.S.



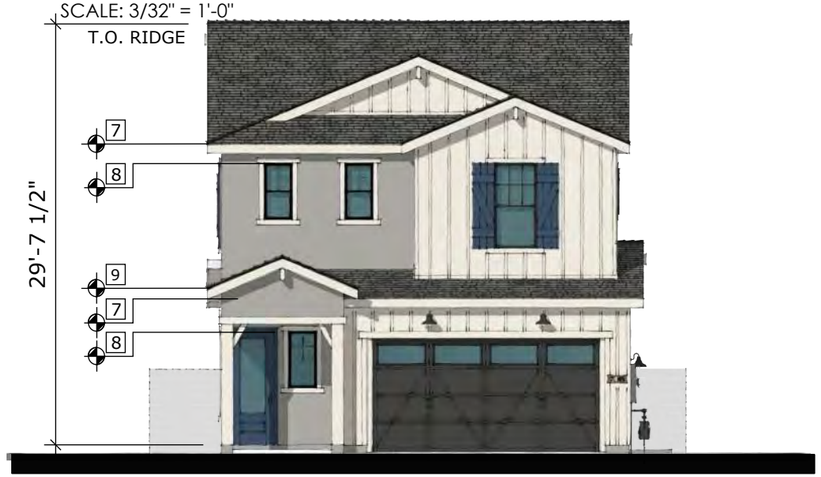
RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



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



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



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

ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE VENT DETAILS
5. DECORATIVE CORBLE DETAILS
6. DECORATIVE BOARD & BATTON
7. PLATE HEIGHT - 10'-1" A.F.F. / 9'-1" A.S.F.F.
8. WINDOW HEADER - 8'-0" A.F.F. / 8'-0" A.S.F.F.
9. PLATE @ ENTRY - 10'-1" A.F.F.

KHovnanian Homes

PLAN 3

SEAVIEW

LIV. SF:	2,519
PLAN W x D:	28'-9" x 73'-8"
PLAN #:	7357

FORM: YA - CRAFTSMAN



FORM YA - CRAFTSMAN
FRONT VIEW: N.T.S.



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



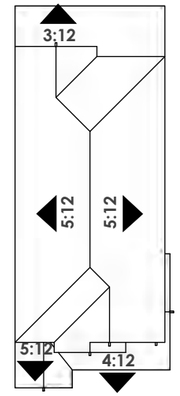
REAR ELEVATION
SCALE: 3/32" = 1'-0"



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



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



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

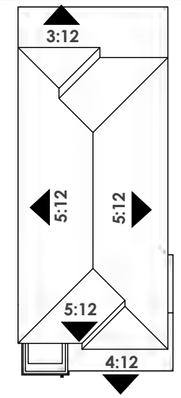
1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE BRACKET DETAILS
5. DECORATIVE SIDING
6. DECORATIVE SHUTTERS
7. DECORATIVE VENEER ACCENTS
8. PLATE HEIGHT - 10-1" A.F.F. / 9'-1" A.S.F.F.
9. WINDOW HEADER - 8'-0" A.F.F. / 8'-0" A.S.F.F.

PLAN 3

SEAVIEW

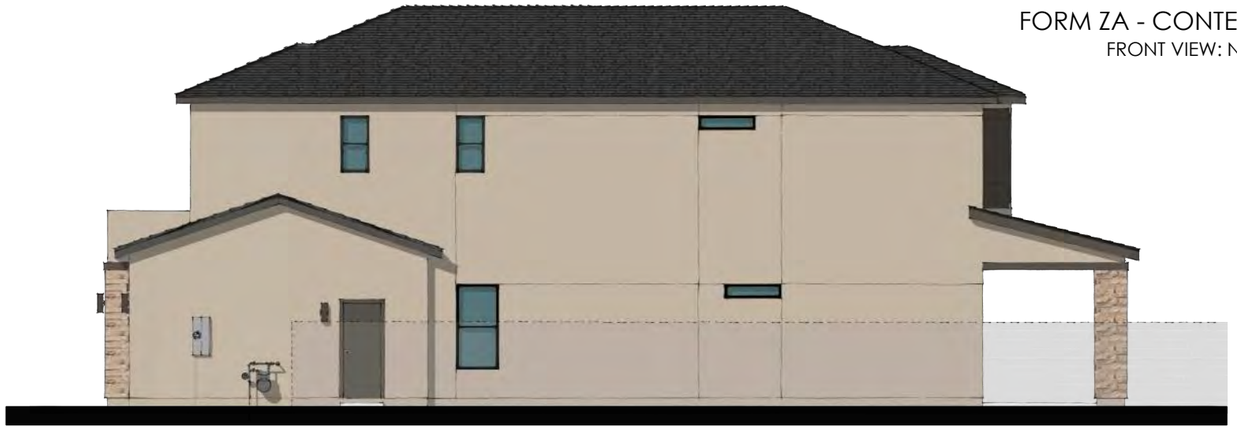
LIV. SF:	2,519
PLAN W x D:	28'-9" x 71'-8"
PLAN #:	7357

FORM: ZA - CONTEMPORARY





FORM ZA - CONTEMPORARY
FRONT VIEW: N.T.S.



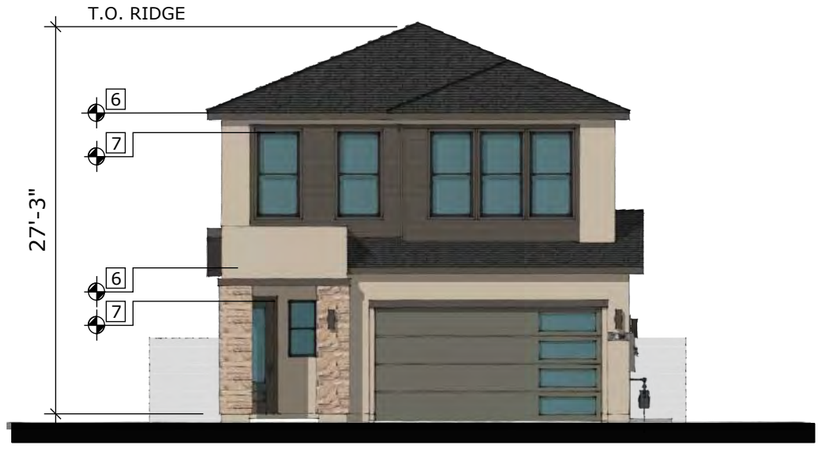
RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



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



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



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

ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT HIPS
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE SIDING
5. MASONRY VENEER ACCENTS
6. PLATE HEIGHT - 10'-1" A.F.F. / 9'-1" A.S.F.F.
7. WINDOW HEADER - 8'-0" A.F.F. / 8'-0" A.S.F.F.

KHovnanian Homes

PLAN 3

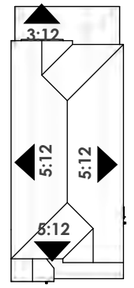
SEAVIEW

LIV. SF:	2,519
PLAN W x D:	VARIES
PLAN #:	7350

OPT. 12080 MULTI-SLIDE AT COVERED PATIO



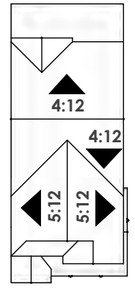
FORM UA - SPANISH MODERN — OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"



FORM UA - SPANISH MODERN



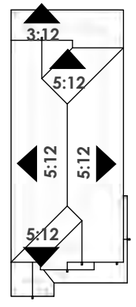
FORM WA - FARMHOUSE — OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"



FORM WA - FARMHOUSE



FORM YA - CRAFTSMAN — OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"



FORM YA - CRAFTSMAN

KHovnanian Homes

30' MARKET RATE :: SP-3

PLAN 3

SEAVIEW

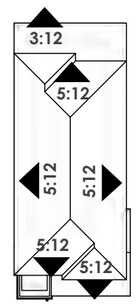
LIV. SF:	2,519
PLAN W x D:	VARIES
PLAN #:	7350

OPT. 12080 MULTI-SLIDE AT COVERED PATIO



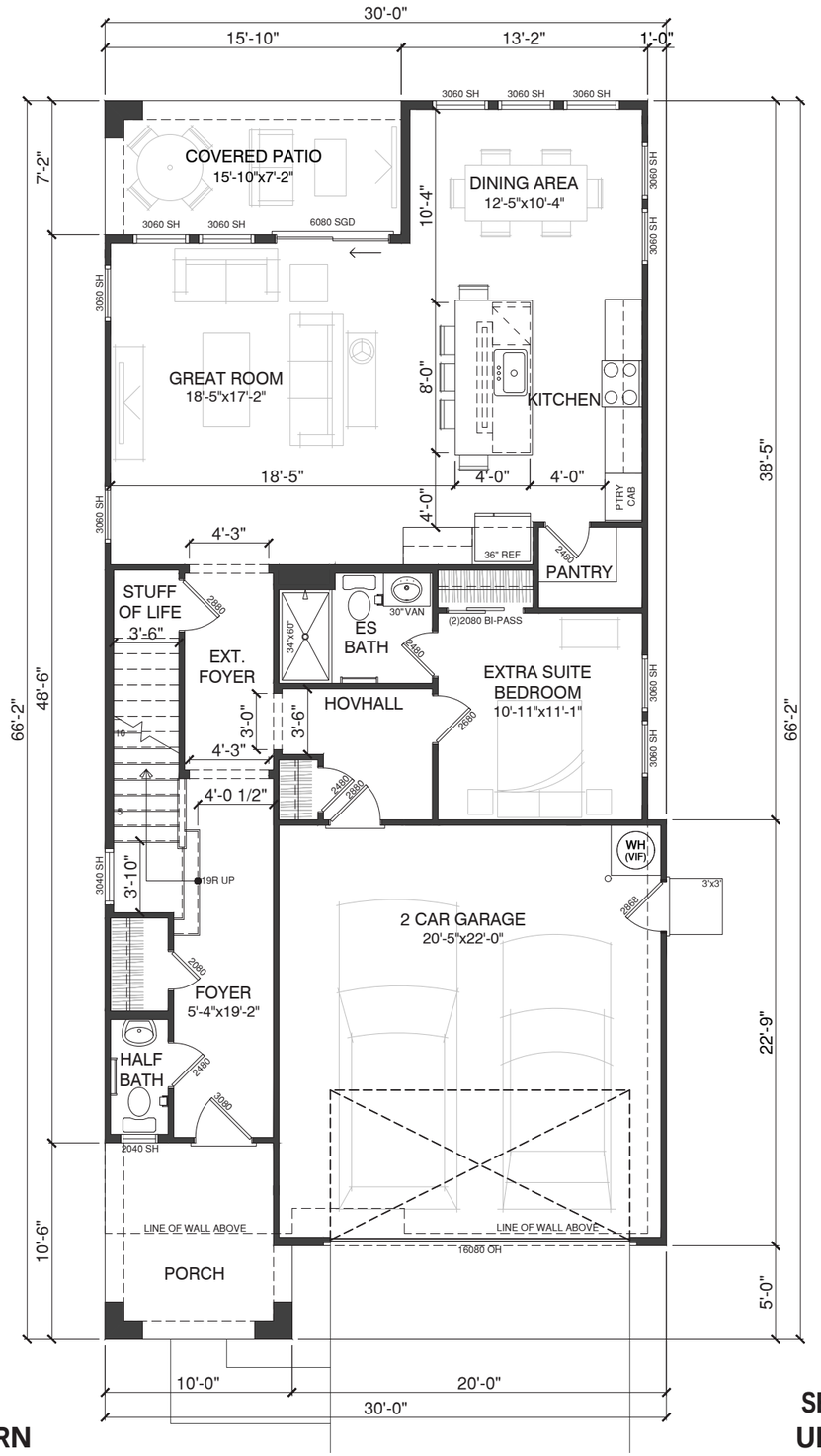
FORM ZA - CONTEMPORARY

OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"

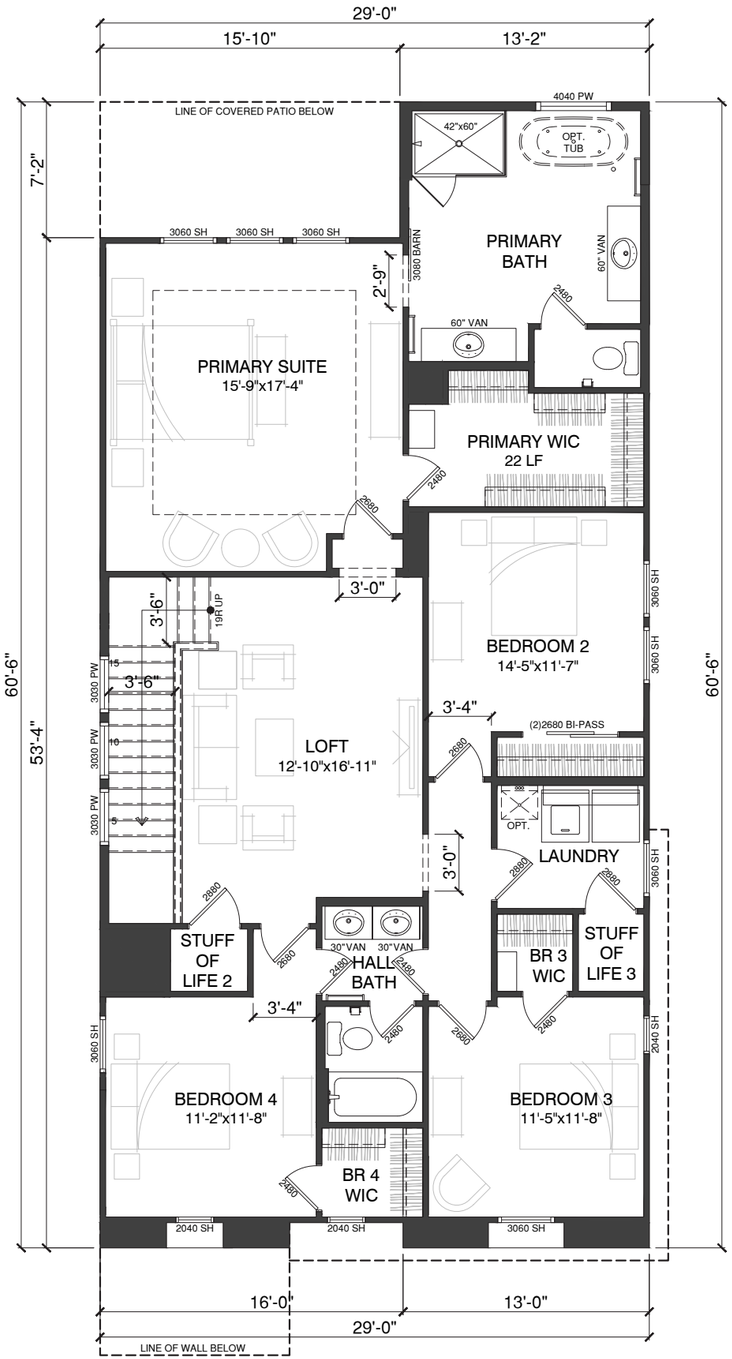


FORM ZA - CONTEMPORARY

KHovnanian Homes



FIRST FLOOR PLAN
UD - SPANISH MODERN



SECOND FLOOR PLAN
UD - SPANISH MODERN

30' MARKET RATE :: SPEC-3

PLAN 4

LIV. SF:	2,762
PLAN W x D:	30'-0" X 66'-2"
PLAN #:	**7156**
SCALE:	**1/8" = 1'-0"**
PLAN NAME:	HAMPTON

VITAL STATS

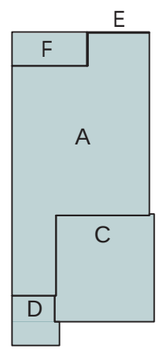
BEDROOM	**5**
BATH	**3.5**
CAR	**2**
CEILING	**10' | 9'**
WINDOW HDR	**8' | 8'**

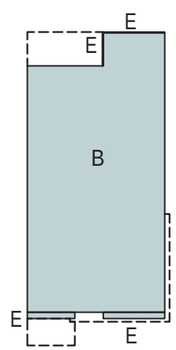
STATUS **| NTL PORTFOLIO PLAN**

AREA S.F. BREAKDOWN

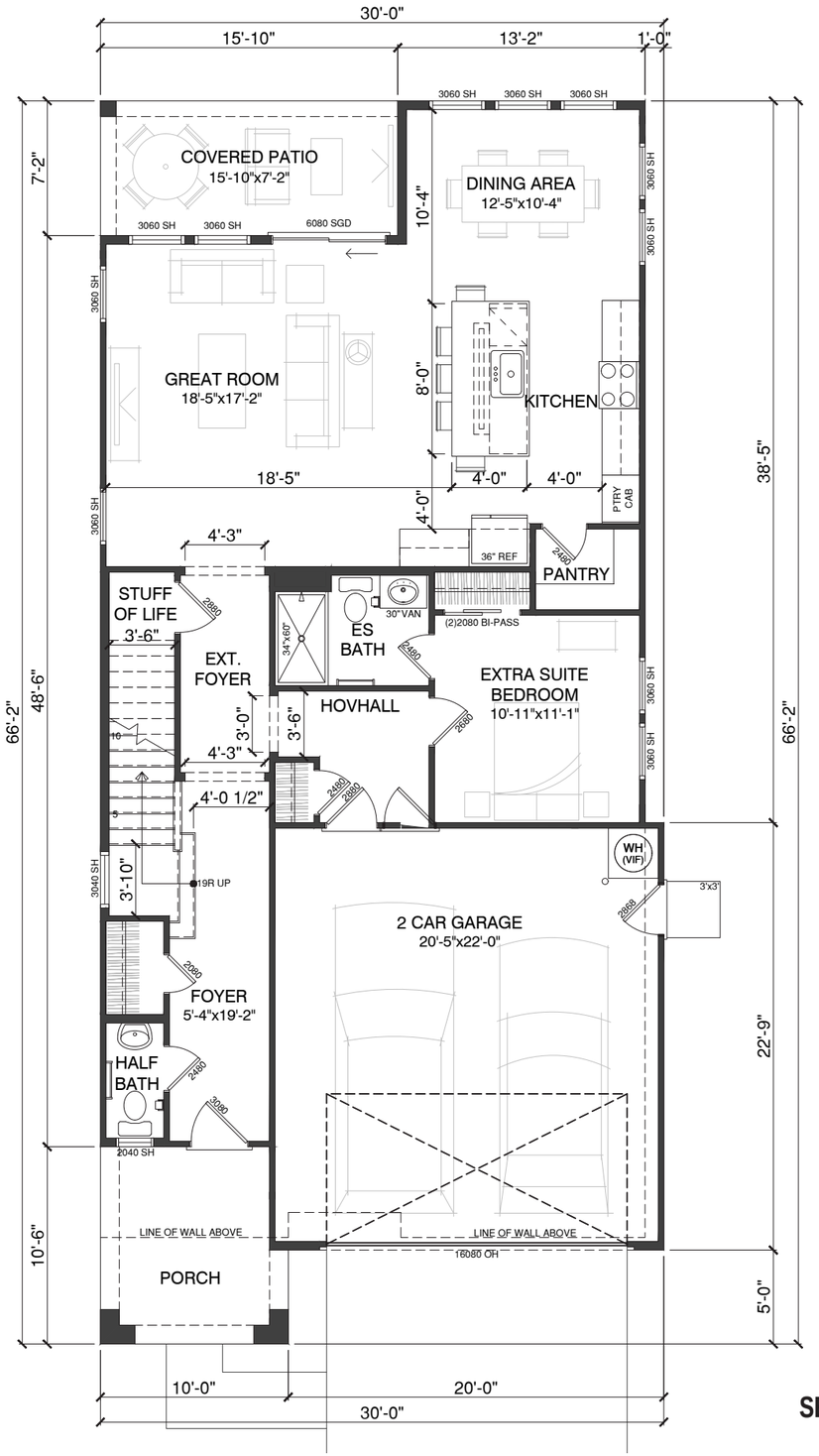
MAX. LIVABLE (A+B):	2,762
(A) 1ST FLR LIVABLE:	**1,163**
(B) 2ND FLR LIVABLE:	**1,599**
(C) GARAGE:	
2 CAR GARAGE:	**467**
(D) COVERED ENTRY:	
ELEVATION UD:	**100**
ELEVATION WD:	**100**
ELEVATION YD:	**100**
ELEVATION ZD:	**100**
(E) ARCH. PROJECTIONS	
ELEVATION UD:	**3+33**
ELEVATION WD:	**3+33**
ELEVATION YD:	**3+33**
ELEVATION ZD:	**3+33**
(F) COVERED PATIO:	**111**
MAX FOOTPRINT	1,847

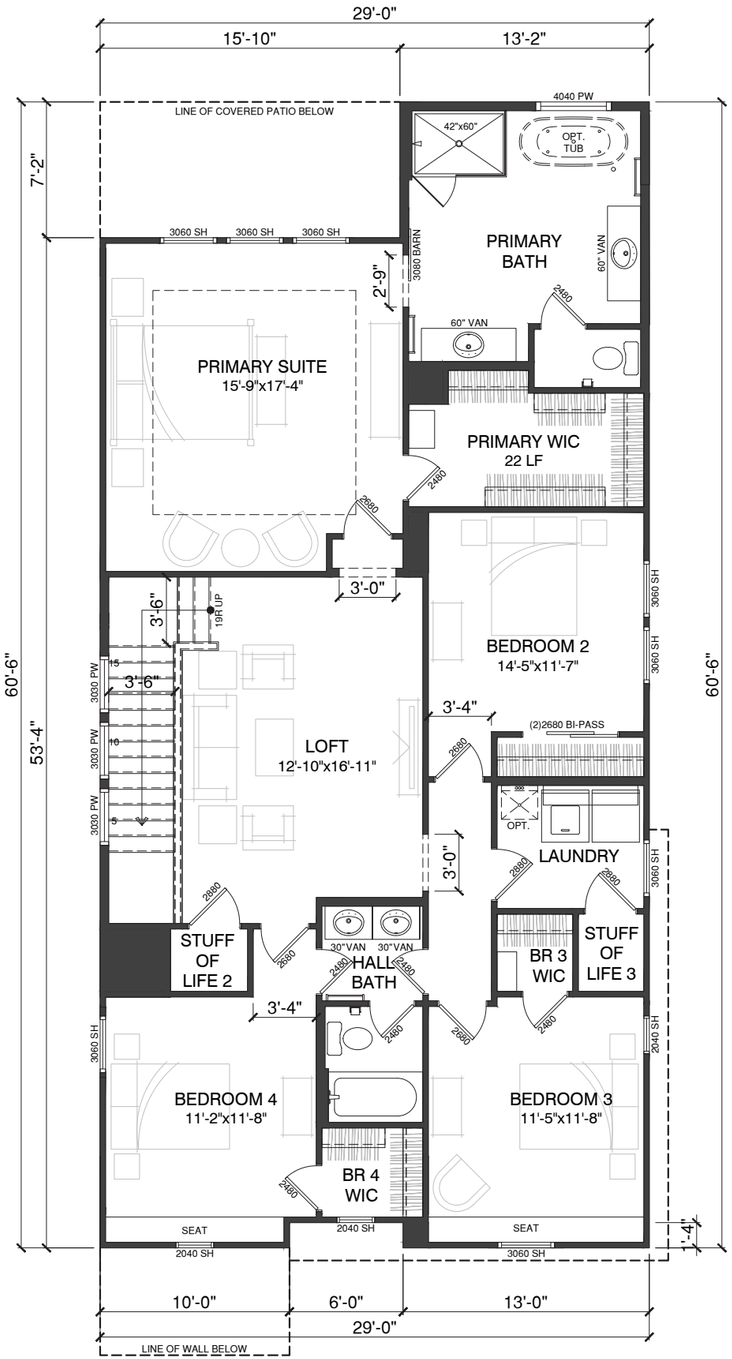
TYP LOT SIZE **| 40'x103' (SF)**
LOT COVERAGE ALLOW **| 60.0%**
LOT COVERAGE **| 1,847 / 4,120 = 44.8%**





KHovnanian Homes





FIRST FLOOR PLAN
WD - FARMHOUSE

SECOND FLOOR PLAN
WD - FARMHOUSE

30' MARKET RATE :: SPEC-3

PLAN 4

LIV. SF:	2,762
PLAN W x D:	30'-0" X 66'-2"
PLAN #:	**7156**
SCALE:	**1/8" = 1'-0"**
PLAN NAME:	HAMPTON

VITAL STATS

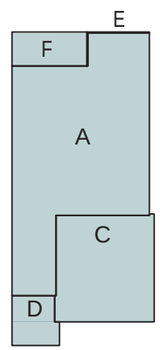
BEDROOM	**5**
BATH	**3.5**
CAR	**2**
CEILING	**10' | 9'**
WINDOW HDR	**8' | 8'**

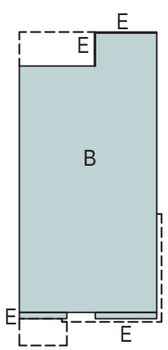
STATUS **| NTL PORTFOLIO PLAN**

AREA S.F. BREAKDOWN

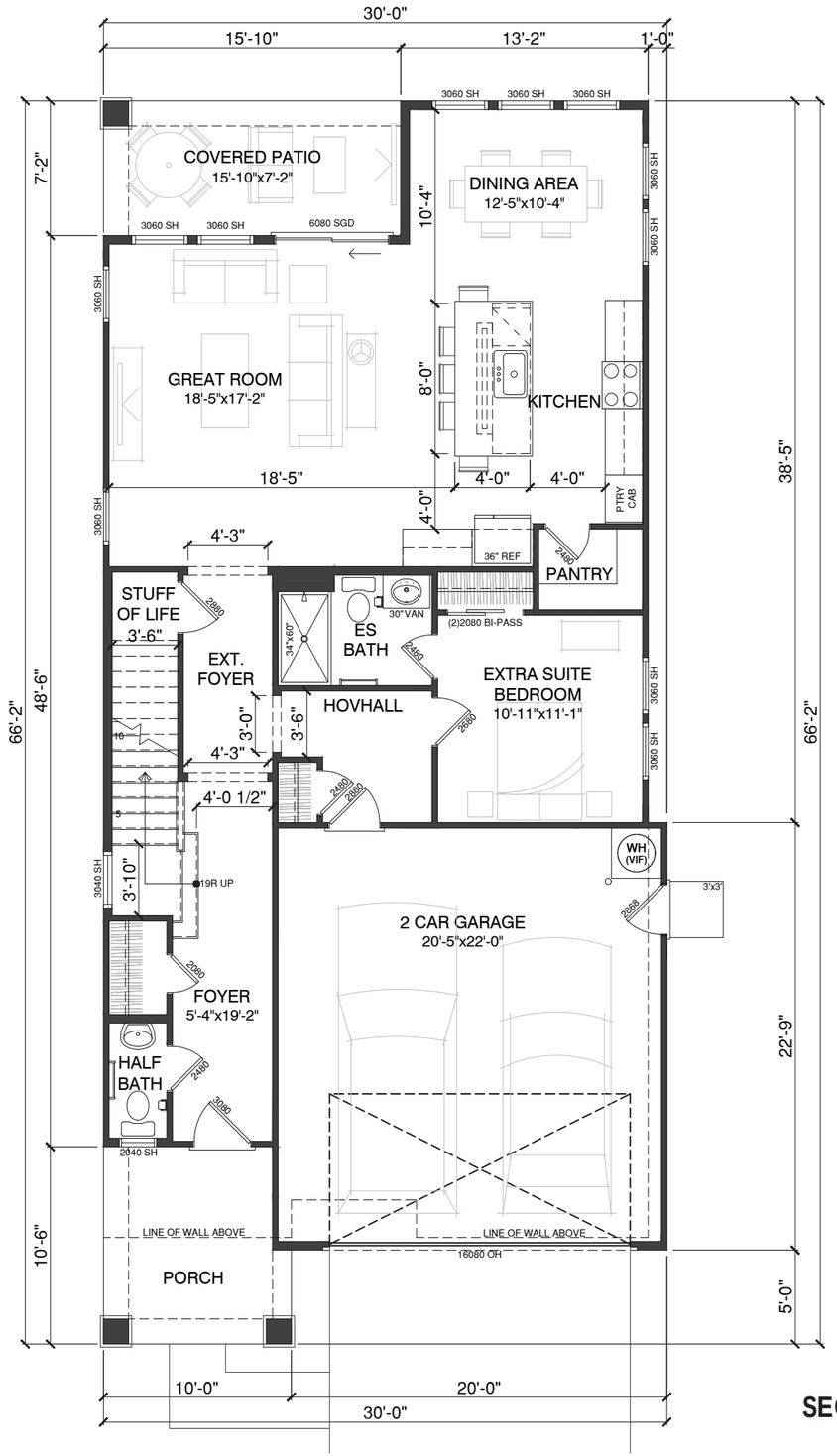
MAX. LIVABLE (A+B):	2,762
(A) 1ST FLR LIVABLE:	**1,163**
(B) 2ND FLR LIVABLE:	**1,599**
(C) GARAGE:	
2 CAR GARAGE:	**467**
(D) COVERED ENTRY:	
ELEVATION UD:	**100**
ELEVATION WD:	**100**
ELEVATION YD:	**100**
ELEVATION ZD:	**100**
(E) ARCH. PROJECTIONS	
ELEVATION UD:	**3+33**
ELEVATION WD:	**3+33**
ELEVATION YD:	**3+33**
ELEVATION ZD:	**3+33**
(F) COVERED PATIO:	**111**
MAX FOOTPRINT	1,847

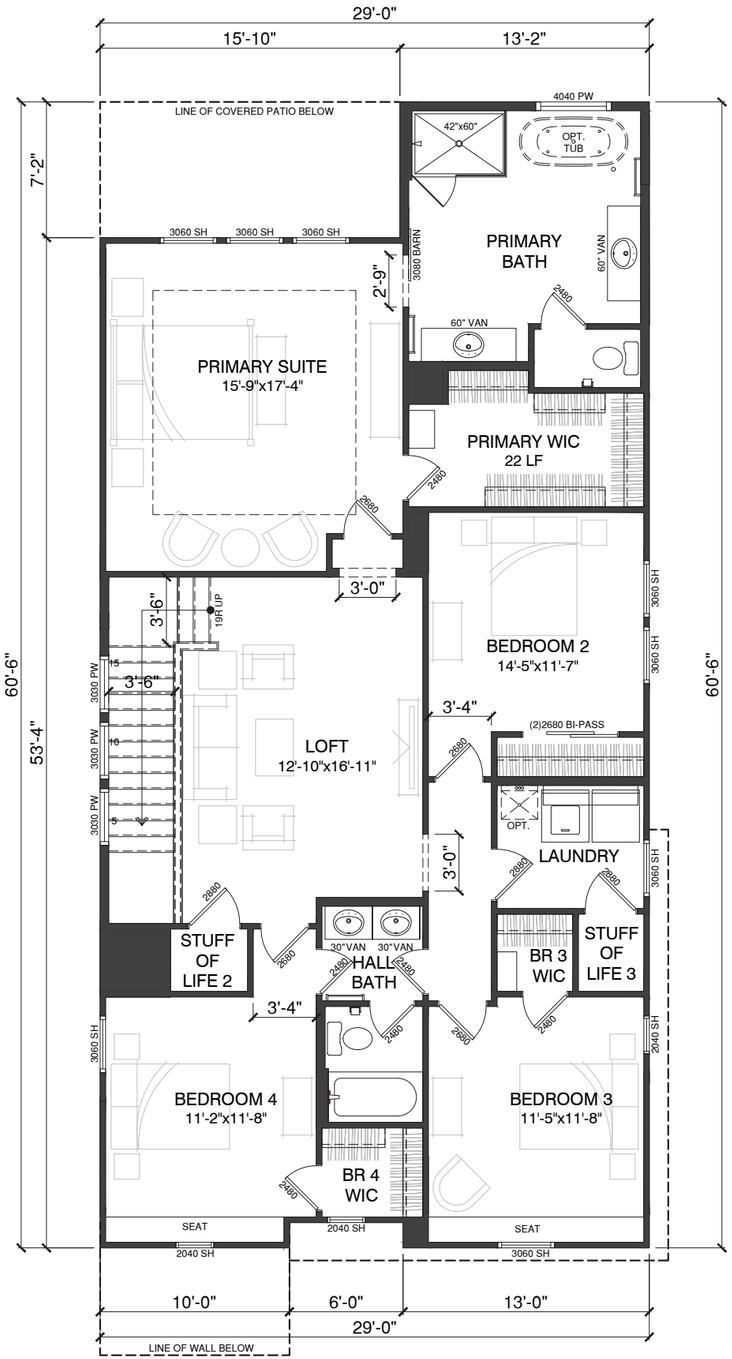
TYP LOT SIZE **| 40'x103' (SF)**
LOT COVERAGE ALLOW **| 60.0%**
LOT COVERAGE **| 1,847 / 4,120 = 44.8%**





AZD Havenwood Manor :: Chandler, AZ





FIRST FLOOR PLAN
YD - CRAFTSMAN

SECOND FLOOR PLAN
YD - CRAFTSMAN

AZD Havenwood Manor :: Chandler, AZ

30' MARKET RATE :: SPEC-3

PLAN 4

LIV. SF:	2,762
PLAN W x D:	30'-0" X 66'-2"
PLAN #:	**7156**
SCALE:	**1/8" = 1'-0"**
PLAN NAME:	HAMPTON

VITAL STATS

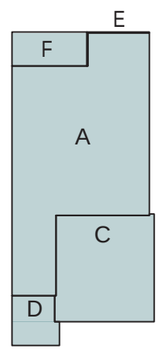
BEDROOM	**5**
BATH	**3.5**
CAR	**2**
CEILING	**10' | 9'**
WINDOW HDR	**8' | 8'**

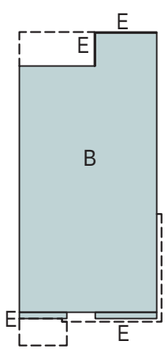
STATUS **| NTL PORTFOLIO PLAN**

AREA S.F. BREAKDOWN

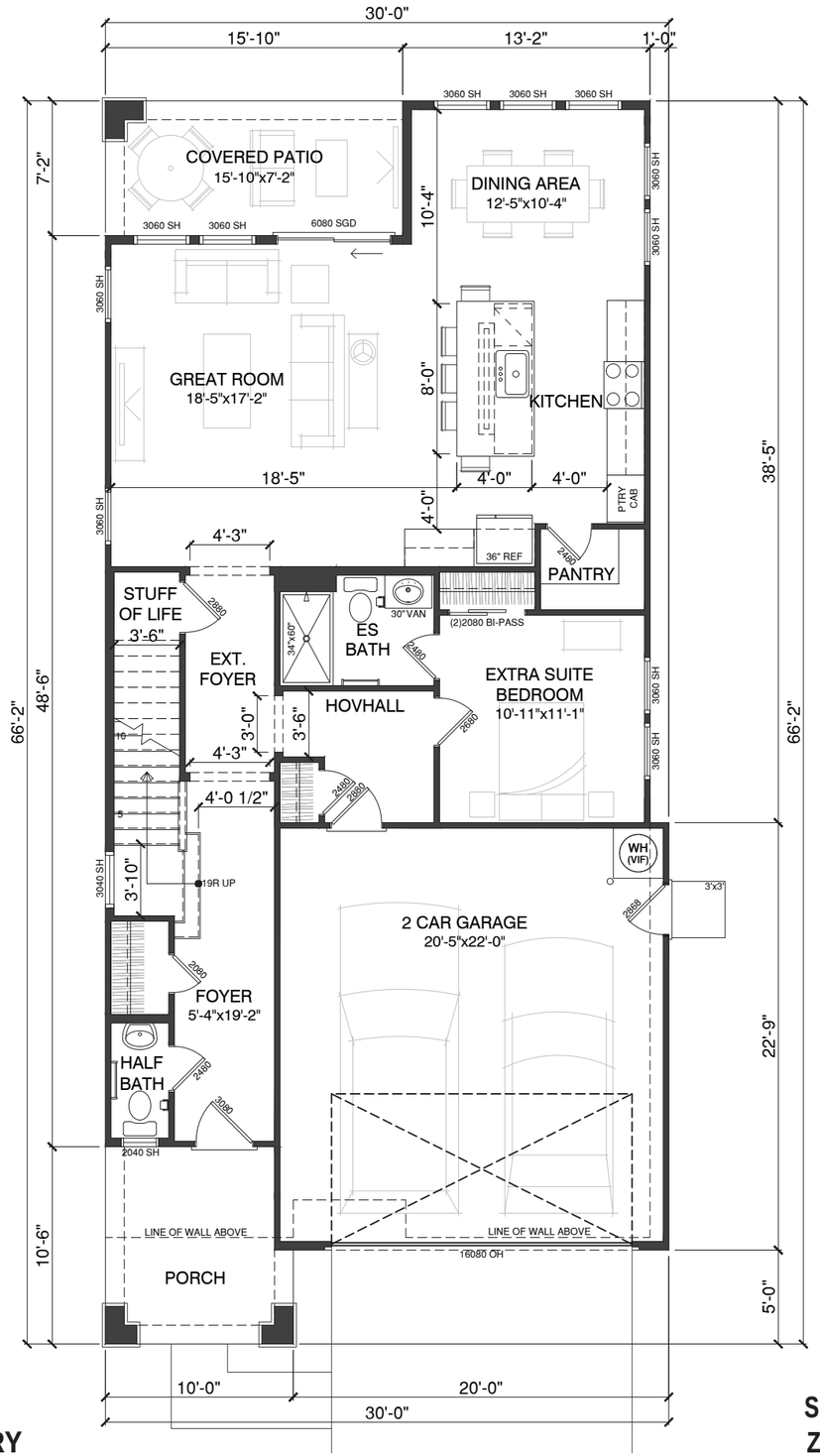
MAX. LIVABLE (A+B):	2,762
(A) 1ST FLR LIVABLE:	**1,163**
(B) 2ND FLR LIVABLE:	**1,599**
(C) GARAGE:	
2 CAR GARAGE:	**467**
(D) COVERED ENTRY:	
ELEVATION UD:	**100**
ELEVATION WD:	**100**
ELEVATION YD:	**100**
ELEVATION ZD:	**100**
(E) ARCH. PROJECTIONS	
ELEVATION UD:	**3+33**
ELEVATION WD:	**3+33**
ELEVATION YD:	**3+33**
ELEVATION ZD:	**3+33**
(F) COVERED PATIO:	**111**
MAX FOOTPRINT	1,847

TYP LOT SIZE **| 40'x103' (SF)**
LOT COVERAGE ALLOW **| 60.0%**
LOT COVERAGE **| 1,847 / 4,120 = 44.8%**

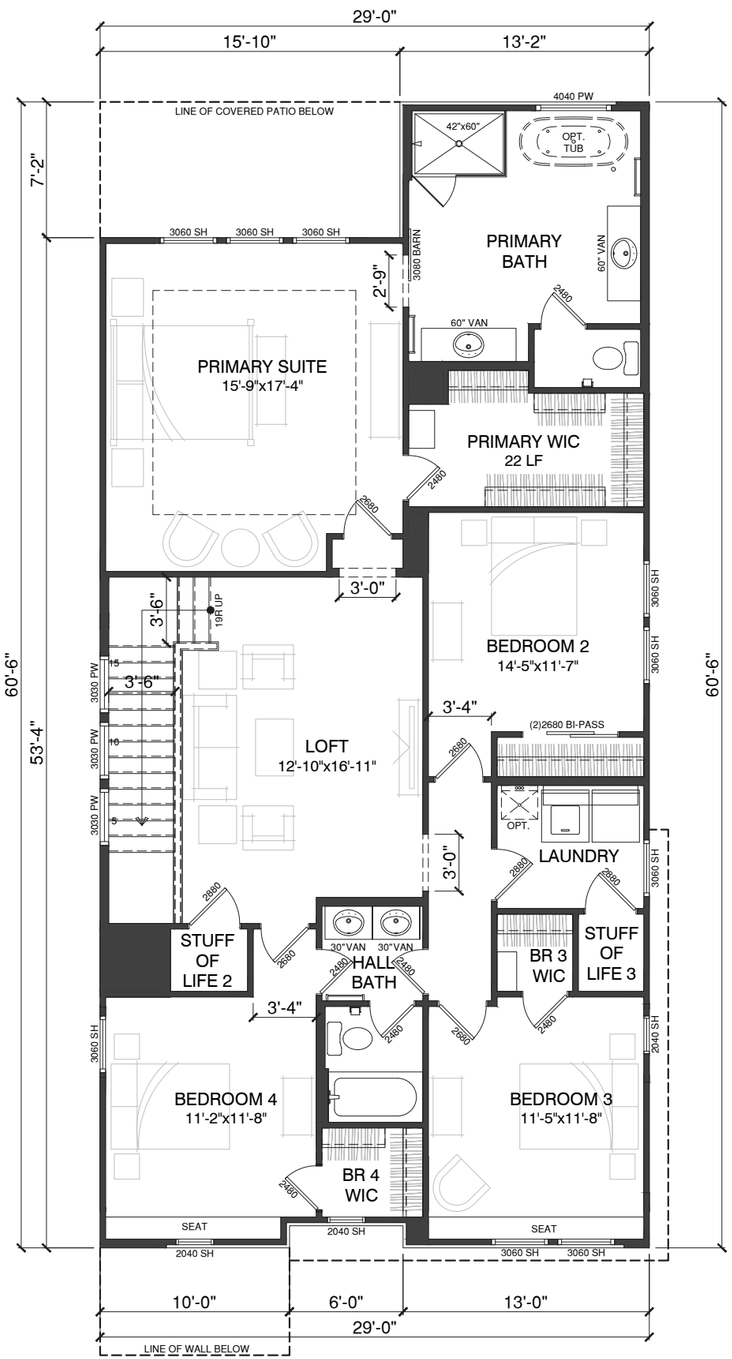




KHovnanian Homes



FIRST FLOOR PLAN
ZD - CONTEMPORARY



SECOND FLOOR PLAN
ZD - CONTEMPORARY

30' MARKET RATE :: SPEC-3

PLAN 4

LIV. SF:	2,762
PLAN W x D:	30'-0" X 66'-2"
PLAN #:	**7156**
SCALE:	**1/8" = 1'-0"**
PLAN NAME:	HAMPTON

VITAL STATS

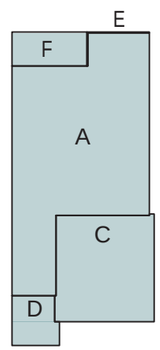
BEDROOM	**5**
BATH	**3.5**
CAR	**2**
CEILING	**10' | 9'**
WINDOW HDR	**8' | 8'**

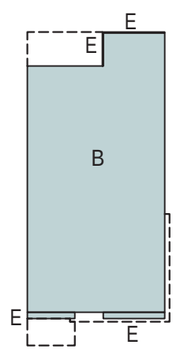
STATUS **| NTL PORTFOLIO PLAN**

AREA S.F. BREAKDOWN

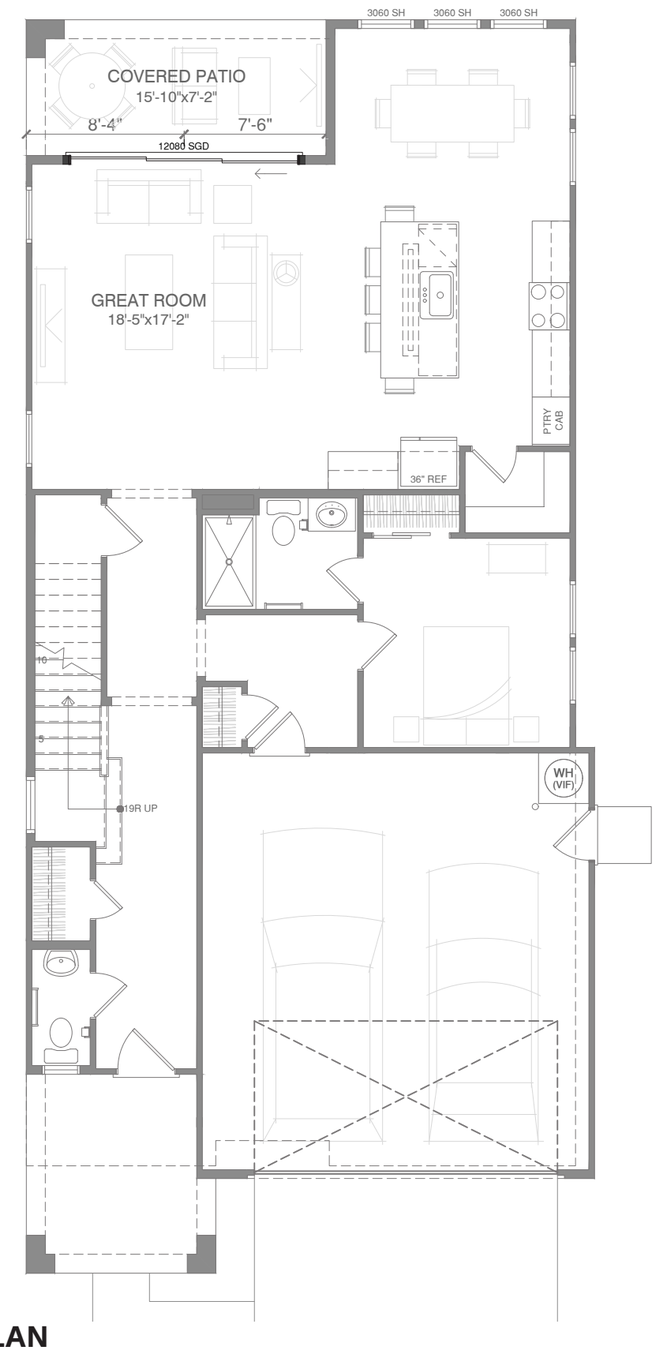
MAX. LIVABLE (A+B):	2,762
(A) 1ST FLR LIVABLE:	**1,163**
(B) 2ND FLR LIVABLE:	**1,599**
(C) GARAGE:	
2 CAR GARAGE:	**467**
(D) COVERED ENTRY:	
ELEVATION UD:	**100**
ELEVATION WD:	**100**
ELEVATION YD:	**100**
ELEVATION ZD:	**100**
(E) ARCH. PROJECTIONS	
ELEVATION UD:	**3+33**
ELEVATION WD:	**3+33**
ELEVATION YD:	**3+33**
ELEVATION ZD:	**3+33**
(F) COVERED PATIO:	**111**
MAX FOOTPRINT	1,847

TYP LOT SIZE **| 40'x103' (SF)**
LOT COVERAGE ALLOW **| 60.0%**
LOT COVERAGE **| 1,847 / 4,120 = 44.8%**

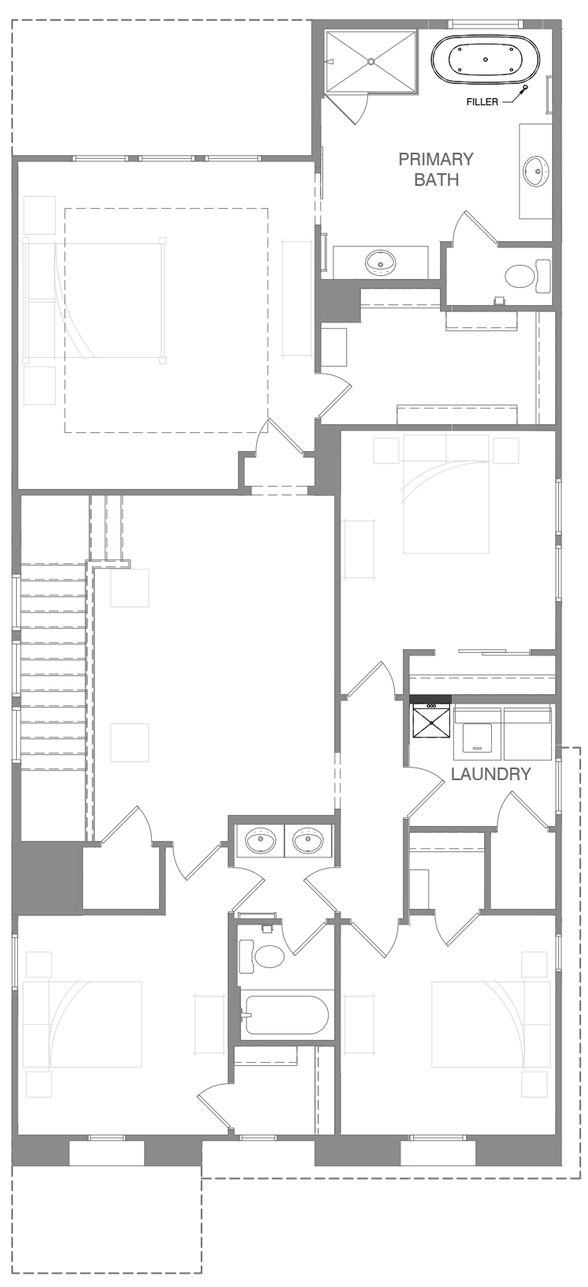




AZD Havenwood Manor :: Chandler, AZ



FIRST FLOOR PLAN
UD - SPANISH MODERN



SECOND FLOOR PLAN
UD - SPANISH MODERN

PLAN 4 *(OPTIONS)*

LIV. SF:	2,762
PLAN W x D:	30'-0" X 66'-2"
PLAN #:	**7156**
SCALE:	**1/8" = 1'-0"**
PLAN NAME:	HAMPTON

VITAL STATS

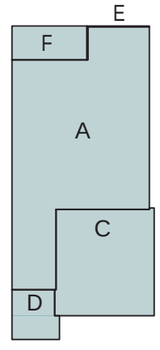
BEDROOM	**5**
BATH	**3.5**
CAR	**2**
CEILING	**10' | 9'**
WINDOW HDR	**8' | 8'**

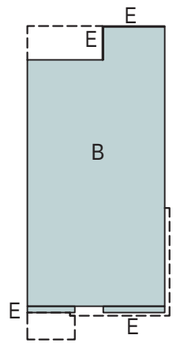
STATUS **| NTL PORTFOLIO PLAN**

AREA S.F. BREAKDOWN

MAX. LIVABLE (A+B):	2,762
(A) 1ST FLR LIVABLE:	**1,163**
(B) 2ND FLR LIVABLE:	**1,599**
(C) GARAGE:	
2 CAR GARAGE:	**467**
(D) COVERED ENTRY:	
ELEVATION UD:	**100**
ELEVATION WD:	**100**
ELEVATION YD:	**100**
ELEVATION ZD:	**100**
(E) ARCH. PROJECTIONS	
ELEVATION UD:	**3+33**
ELEVATION WD:	**3+33**
ELEVATION YD:	**3+33**
ELEVATION ZD:	**3+33**
(F) COVERED PATIO:	**111**
MAX FOOTPRINT	1,847

TYP LOT SIZE **| 40'x103' (SF)**
LOT COVERAGE ALLOW **| 60.0%**
LOT COVERAGE **| 1,847 / 4,120 = 44.8%**





OPTION :: 12080 SGD AT GREAT ROOM
OPTION :: FREESTANDING-TUB AT PRIMARY BATH
OPTION :: LAUNDRY TUB AT LAUNDRY

AZD Havenwood Manor :: Chandler, AZ

30' MARKET RATE :: SP-3

PLAN 4

HAMPTON

LIV. SF:	2,762
PLAN W x D:	30'-0" x 66'-0"
PLAN #:	7156

FORM: UD - SPANISH MODERN



FORM UD - SPANISH MODERN
FRONT VIEW: N.T.S.



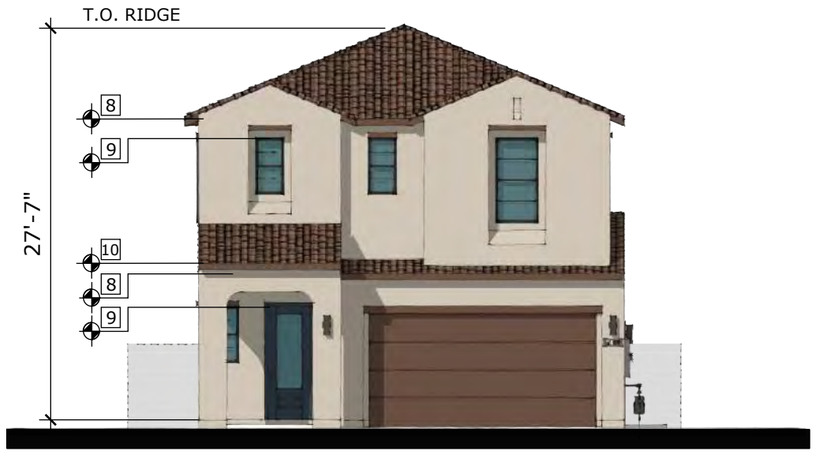
RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



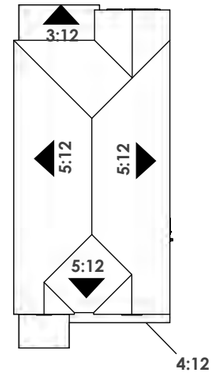
REAR ELEVATION
SCALE: 3/32" = 1'-0"



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



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



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'S' TILES
3. 0" RAKES AND 12" EAVES
4. TAPERED RECESS AT WINDOWS
5. DECORATIVE ARCH DETAILS
6. DECORATIVE GABLE RECESS
7. DECORATIVE SHUTTERS
8. PLATE HEIGHT - 10'-1" A.F.F. / 9'-1" A.S.F.F.
9. WINDOW HEADER - 8'-0" A.F.F. / 8'-0" A.S.F.F.
10. PLATE @ ENTRY - 10'-7" A.F.F.

KHovnanian Homes

30' MARKET RATE :: SP-3

PLAN 4

HAMPTON

LIV. SF:	2,762
PLAN W x D:	30'-0" x 66'-**2**"
PLAN #:	7156

FORM: WD - FARMHOUSE



FORM WD - FARMHOUSE
FRONT VIEW: N.T.S.



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



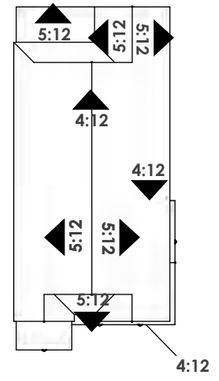
REAR ELEVATION
SCALE: 3/32" = 1'-0"



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



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



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE VENT DETAILS
5. DECORATIVE CORBLE DETAILS
6. DECORATIVE BOARD & BATTON
7. PLATE HEIGHT - 10'-1" A.F.F. / 9'-1" A.S.F.F.
8. WINDOW HEADER - 8'-0" A.F.F. / 8'-0" A.S.F.F.
9. PLATE @ ENTRY - 10'-7" A.F.F.

KHovnanian Homes

30' MARKET RATE :: SP-3

PLAN 4 — HAMPTON

LIV. SF:	2,762
PLAN W x D:	30'-0" x 66'-**2**"
PLAN #:	7156
FORM:	YD - CRAFTSMAN



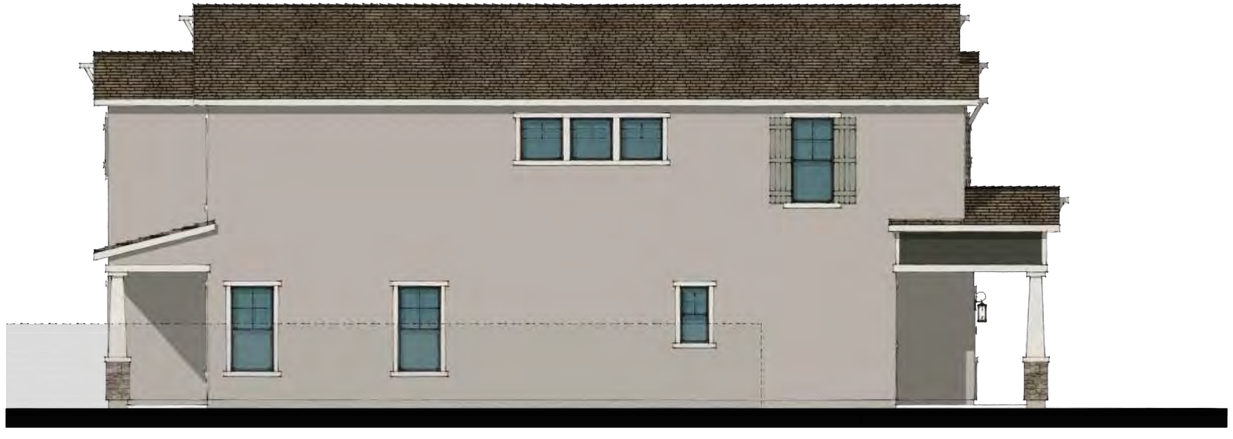
FORM YD - CRAFTSMAN
FRONT VIEW: N.T.S.



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



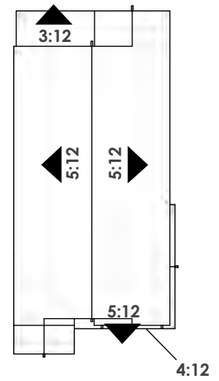
REAR ELEVATION
SCALE: 3/32" = 1'-0"



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



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



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE BRACKET DETAILS
5. DECORATIVE SIDING
6. DECORATIVE SHUTTERS
7. DECORATIVE VENEER ACCENTS
8. PLATE HEIGHT - 10-1" A.F.F. / 9'-1" A.S.F.F.
9. WINDOW HEADER - 8'-0" A.F.F. / 8'-0" A.S.F.F.
10. PLATE @ ENTRY - 11'-1" A.F.F.

KHovnanian Homes

30' MARKET RATE :: SP-3

PLAN 4

HAMPTON

LIV. SF:	2,762
PLAN W x D:	30'-0" x 66'-**2**"
PLAN #:	7156

FORM: ZD - CONTEMPORARY



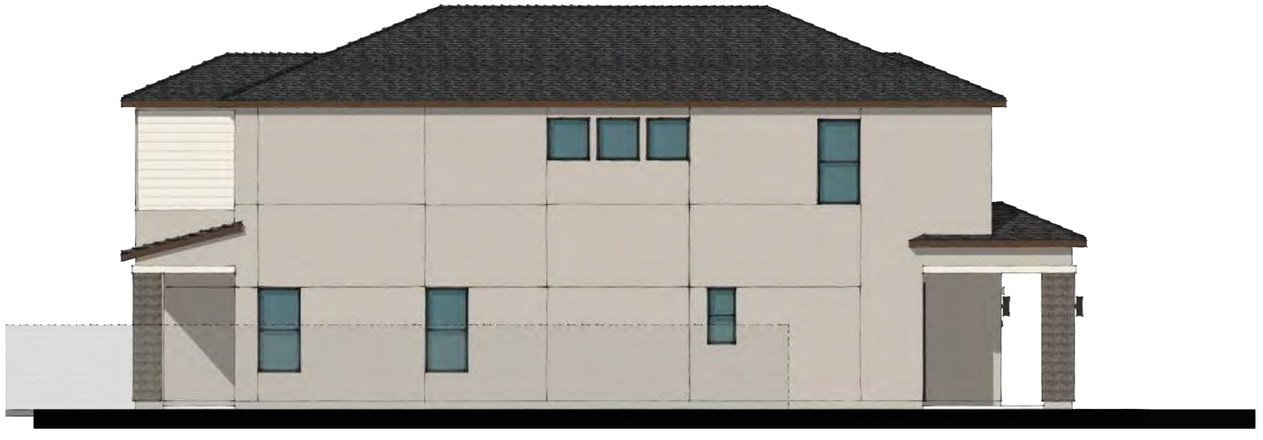
FORM ZD - CONTEMPORARY
FRONT VIEW: N.T.S.



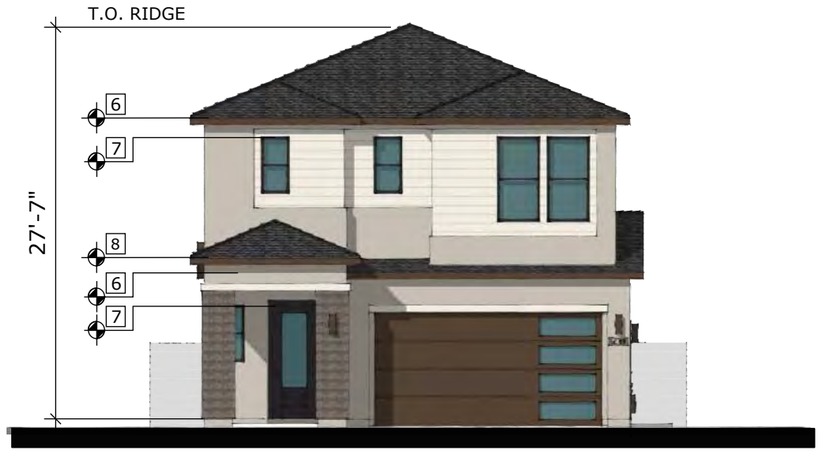
RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



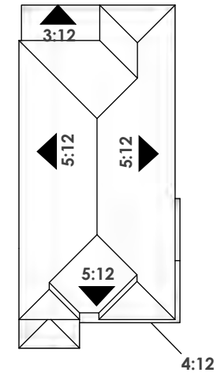
REAR ELEVATION
SCALE: 3/32" = 1'-0"



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



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



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT HIPS
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE SIDING
5. MASONRY VENEER ACCENTS
6. PLATE HEIGHT - 10'-1" A.F.F. / 9'-1" A.S.F.F.
7. WINDOW HEADER - 8'-0" A.F.F. / 8'-0" A.S.F.F.
8. PLATE @ ENTRY - 10'-7" A.F.F.

KHovnanian Homes

30' MARKET RATE :: SP-3

PLAN 4 — HAMPTON

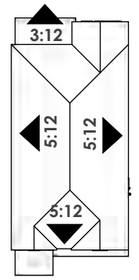
LIV. SF:	**2,762**
PLAN W x D:	VARIES
PLAN #:	7156

OPT. 12080 MULTI-SLIDE AT COVERED PATIO



FORM UD - SPANISH MODERN

OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"

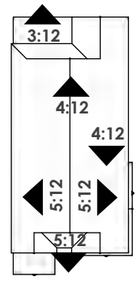


FORM UD - SPANISH MODERN



FORM WD - FARMHOUSE

OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"

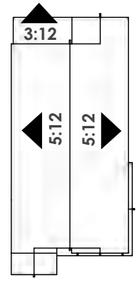


FORM WD - FARMHOUSE



FORM YD - CRAFTSMAN

OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"



FORM YD - CRAFTSMAN

30' MARKET RATE :: SP-3

PLAN 4 HAMPTON

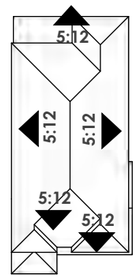
LIV. SF:	**2,762**
PLAN W x D:	VARIES
PLAN #:	7156

OPT. 12080 MULTI-SLIDE AT COVERED PATIO



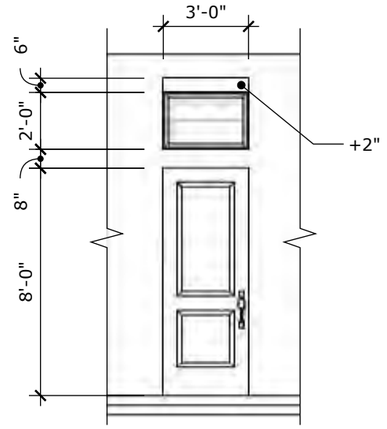
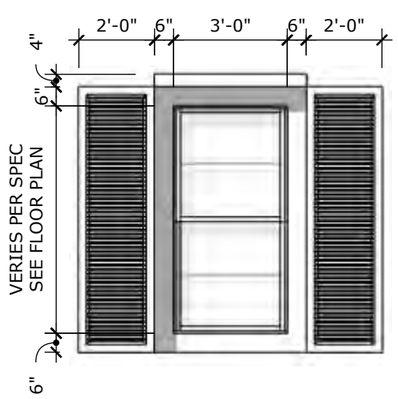
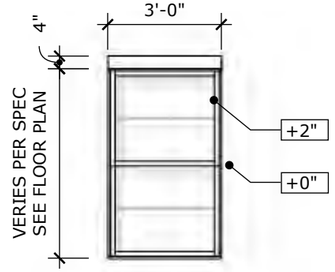
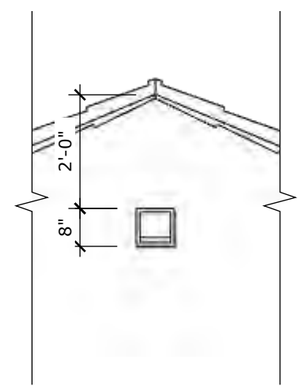
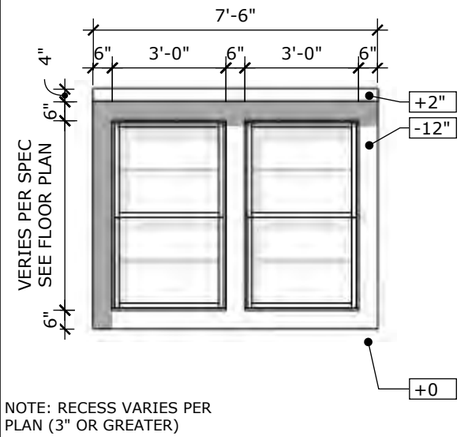
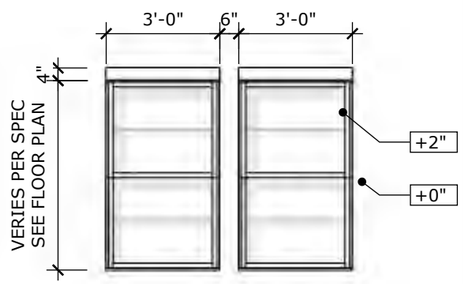
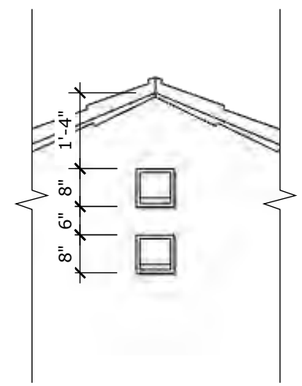
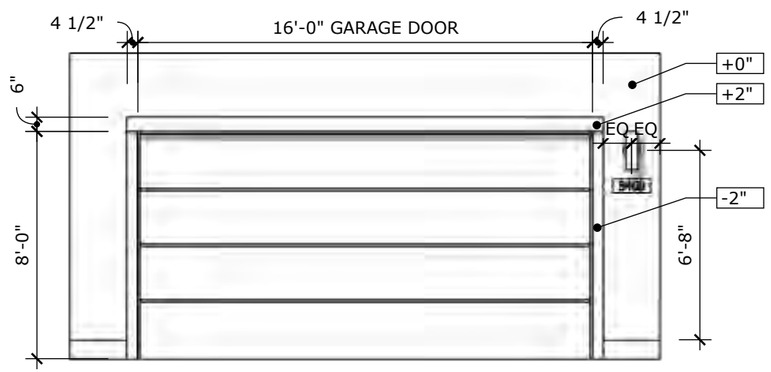
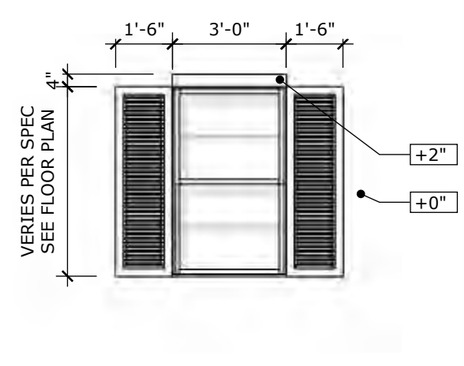
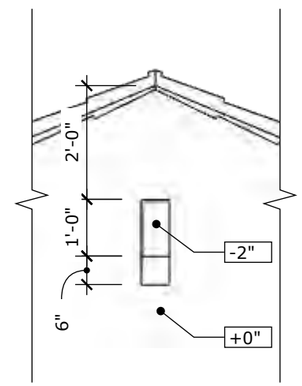
FORM ZD - CONTEMPORARY

OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"

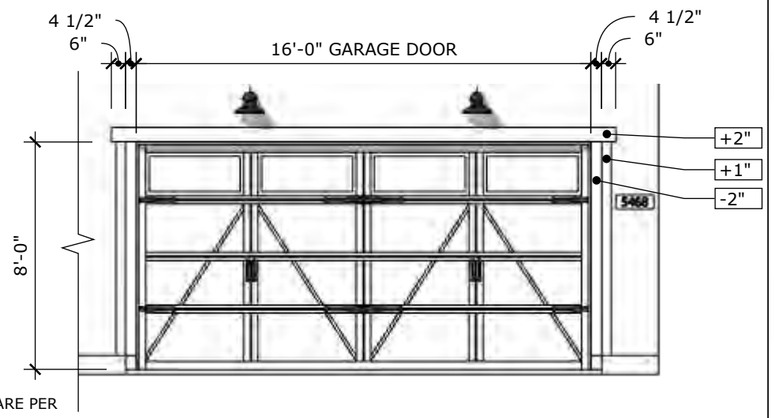


FORM ZD - CONTEMPORARY

KHovnanian Homes

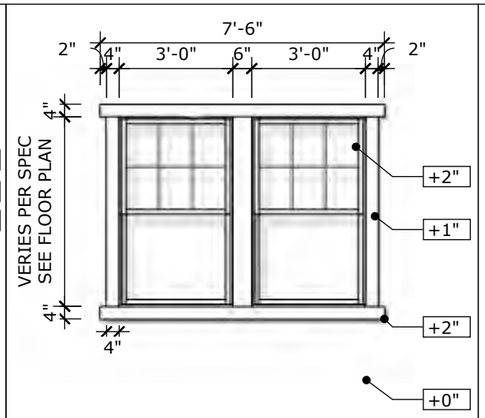
								
U13	ENTRY DOOR W/TRANSOM	U10	RECESSED WINDOW W/SHUTTERS	U7	STUCCO TRIM @ (1)WINDOW	U4	GABLE DETAIL 1-TILE	U1
							
U14		U11	RECESSED (2)WINDOW	U8	STUCCO TRIM @ (2)WINDOW	U5	GABLE DETAIL 2-TILE	U2
							
U15	RECESSED GARAGE DOOR	U9	STUCCO TRIM @ (1)WINDOW W/SUTTERS	U6	TAPER RECESSED GABLE DETAIL	U3		

SPANISH MODERN EXTERIOR DETAILS
SCALE: NTS

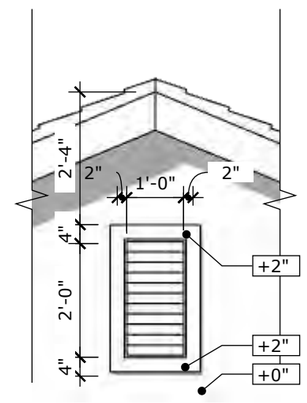


NOTE: DOOR HARDWARE PER SPECS

W13 RECESSED GARAGE DOOR W7



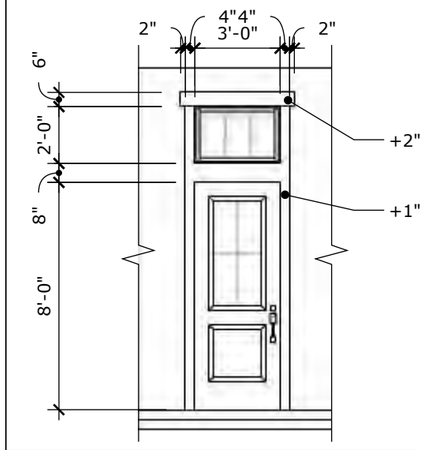
W4 STUCCO TRIM @ (2)WINDOW



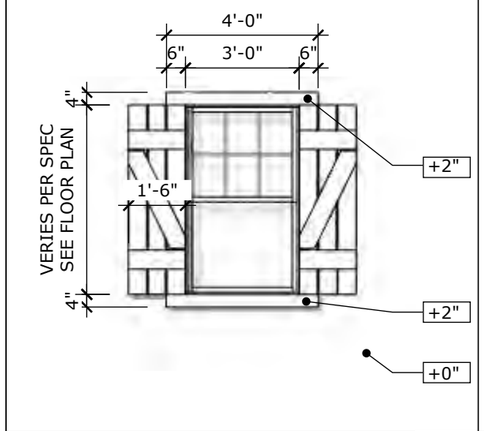
W1 DECORATIVE GABLE VENT DETAIL

W14

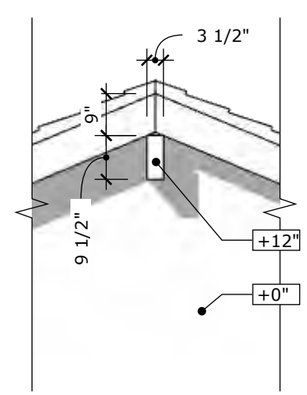
W11



W8 ENTRY DOOR W/TRANSOM



W5 STUCCO TRIM @ (1)WINDOW W/SUTTERS

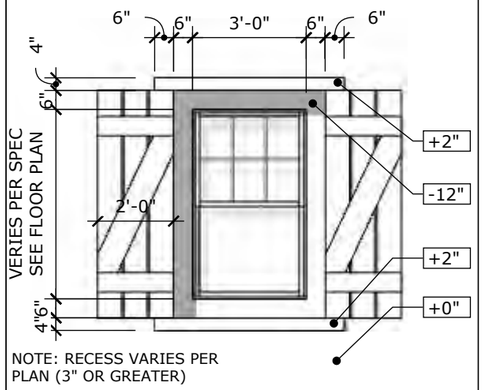


W2 DECORATIVE GABLE DETAIL

W15

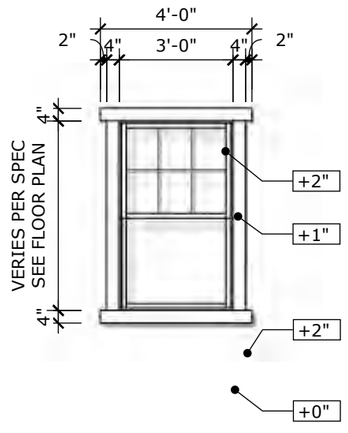
W12

W9



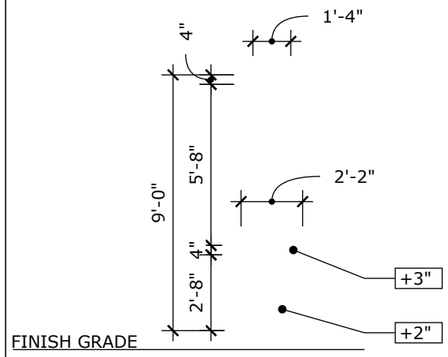
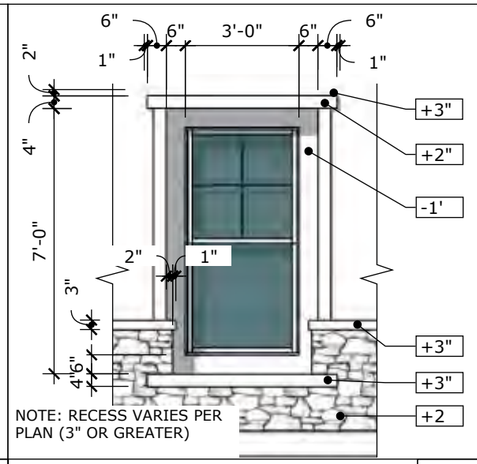
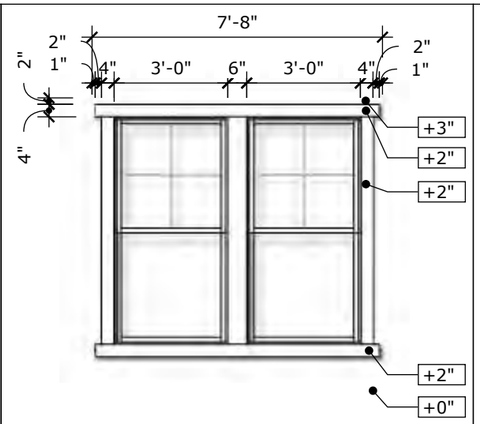
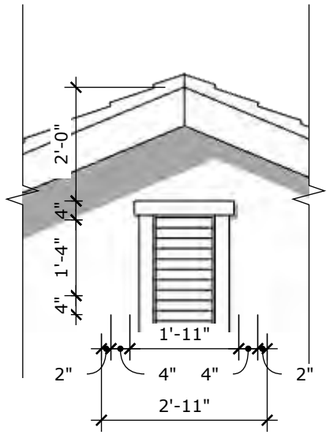
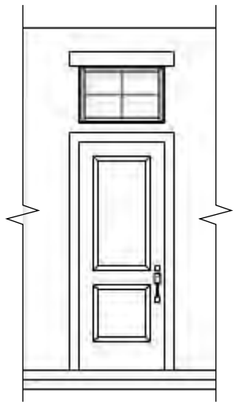
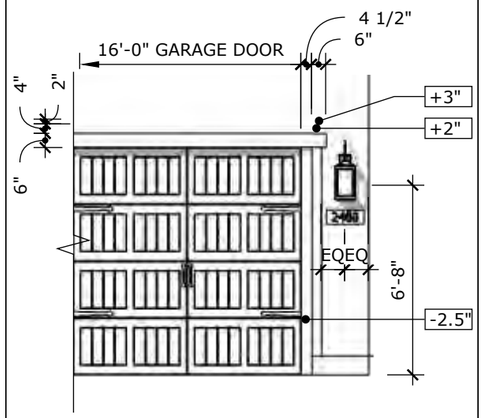
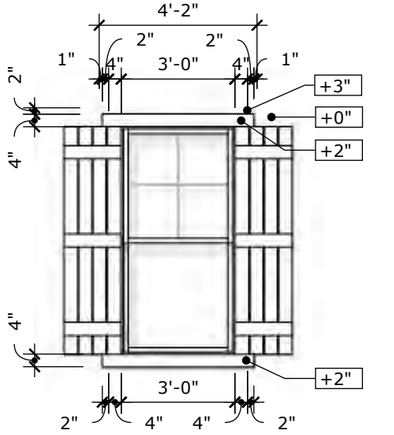
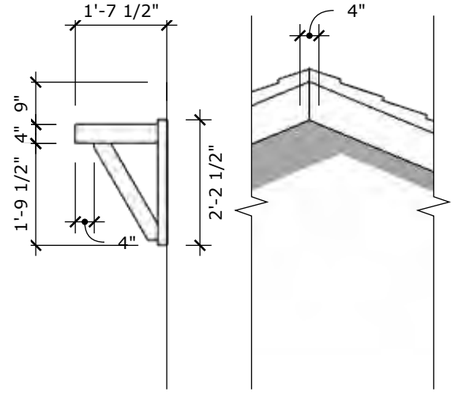
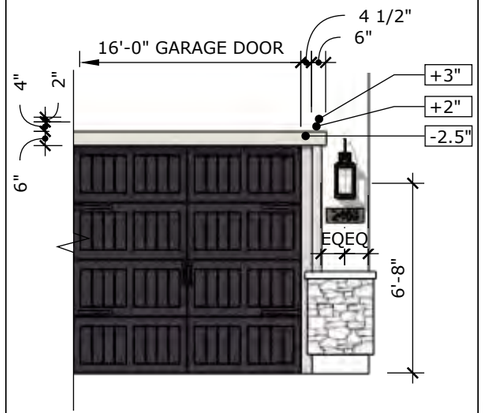
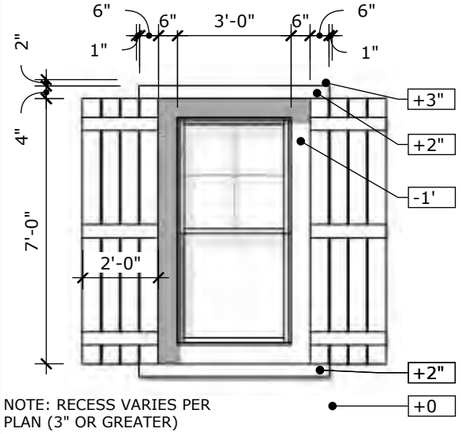
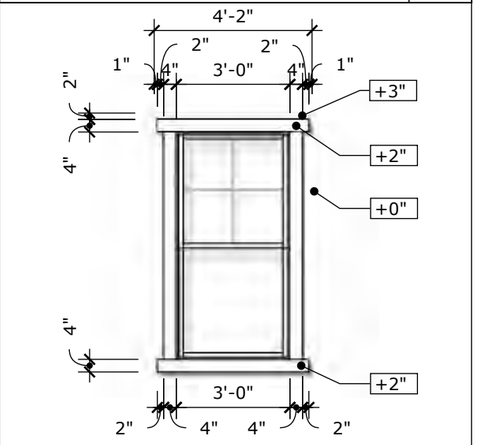
NOTE: RECESS VARIES PER PLAN (3" OR GREATER)

W6 RECESSED WINDOW W/SHUTTERS

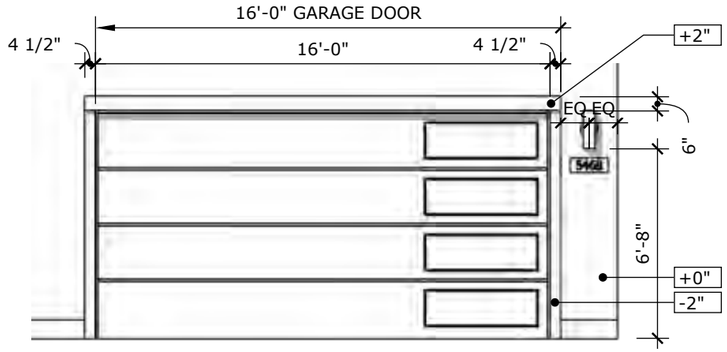


W3 STUCCO TRIM @ (1)WINDOW

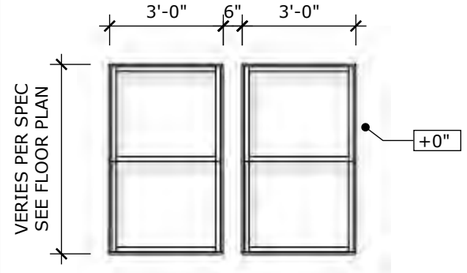
FARMHOUSE EXTERIOR DETAILS
SCALE: NTS

								
Y13	TAPPERED COLUMN	Y10	RECESSED WINDOW W/STONE	Y7	STUCCO TRIM @ (2)WINDOW	Y4	GABLE VENT DETAIL	Y1
								
Y14	ENTRY DOOR W/TRANSOM	Y11	RECESSED GARAGE DOOR	Y8	STUCCO TRIM @ (1)WINDOW W/SUTTERS	Y5	CORBEL DETAIL @ GABLE	Y2
							
Y15		Y12	RECESSED GARAGE DOOR W/STONE	Y9	RECESSED WINDOW W/SHUTTERS	Y6	STUCCO TRIM @ (1)WINDOW	Y3

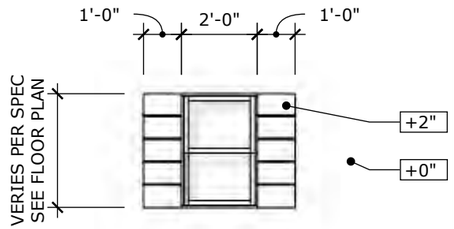
CRAFTSMAN EXTERIOR DETAILS
SCALE: NTS



RECESSED GARAGE DOOR | U10

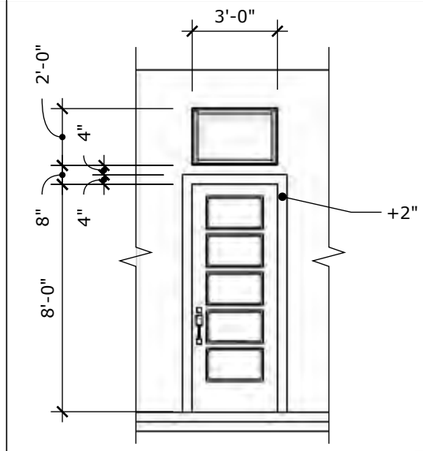


STUCCO TRIM @ (2)WINDOW | U7



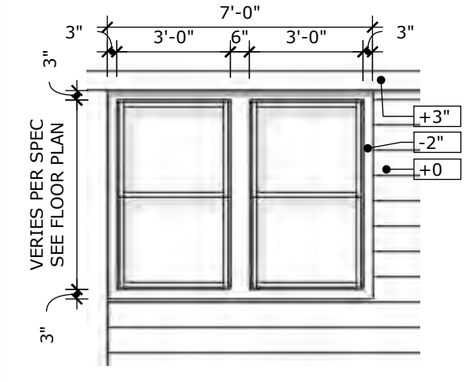
(2030 SH) WINDOW W/SUTTERS | U4

	U1



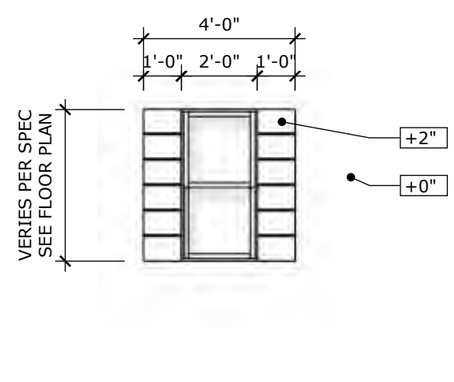
	U14

ENTRY DOOR W/TRANSOM | U11



NOTE: RECESS VARIES PER PLAN
(2" DEEP RECESS CONDITION)

RECESSED WINDOW | U8

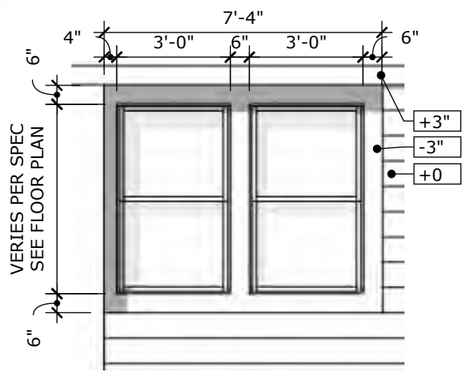


(2040 SH) WINDOW W/SUTTERS | U5

	U2

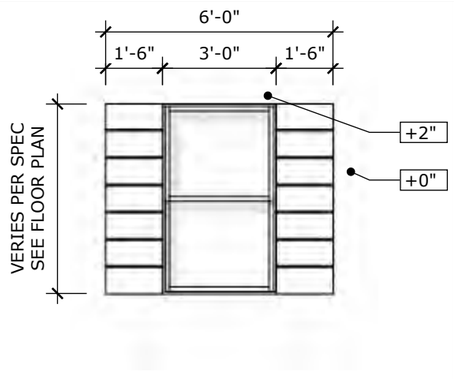
	U15

	U12

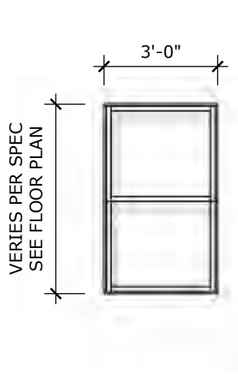


NOTE: RECESS VARIES PER
PLAN (3" DEEP OR GREATER)

TAPERED RECESSED WINDOW | U9



(2050 SH) WINDOW W/SUTTERS | U6



STUCCO TRIM @ (1)WINDOW | U3

CONTEMPORARY EXTERIOR DETAILS
SCALE: NTS

APPENDIX B:
COLOR & MATERIALS PALETTE

KHovnanian Homes

AZD Havenwood Manor

Chandler ,AZ

WIP Date: 4/14/2025
DR Approval Date:

Rev 1:
Rev 2:
Rev 3:

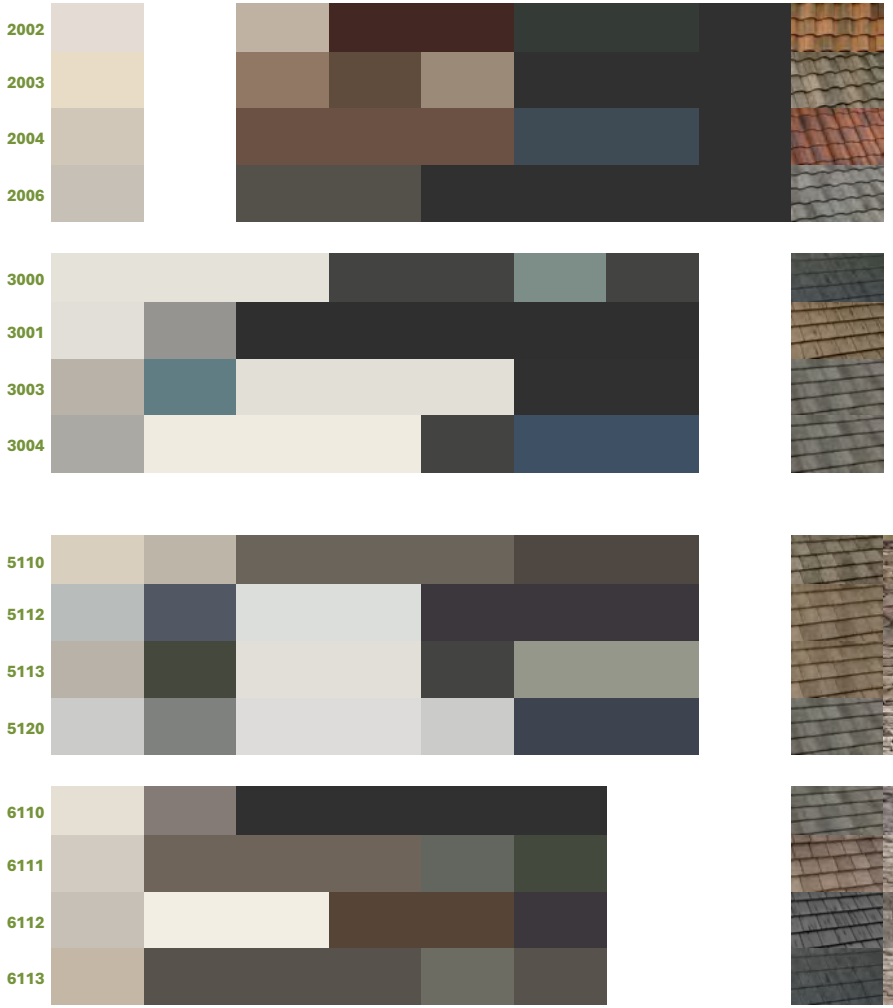
			Body	LRV	Siding	LRV	Trim	Fascia	Gar Door	Entry	Shutters	Pipe Vent	Roof Tile	Veneer
													Eagle	Eldorado Stone
FORM U - Spanish Modern	STL24914	**2002**	6077 Everyday White	72	NA	0	7037 Balanced Beige	2838 Polished Mahogany	2838 Polished Mahogany	6216 Jasper	6216 Jasper	6990 Caviar	Barrel_3645_Sunrise Blend	NA
	STL24888	**2003**	6119 Antique White	72	NA	0	6081 Down Home	9091 Half_Caff	7508 Tavern taupe	6990 Caviar	6990 Caviar	6990 Caviar	Barrel_3687_Brown Gray Range	NA
	STL24889	**2004**	7036 Accessible Beige	58	NA	0	7520 Dark Brown	7520 Dark Brown	7520 Dark Brown	7615 Sea Serpent	7615 Sea Serpent	6990 Caviar	Barrel_3636_Piedmont Blend	NA
	STL24915	**2006**	7641 Colonnade Gray	53	NA	0	7048 Urbane Bronze	7048 Urbane Bronze	6990 Caviar	6990 Caviar	6990 Caviar	6990 Caviar	Barrel_3697_Slate Range	NA
FORM W - Farmhouse	STL24891	**3000**	7636 Origami White	76	7636 Origami White	76	7636 Origami White	7069 Iron Ore	7069 Iron Ore	6214 Underseas	7069 Iron Ore	NA	Flat_4595_Dark Charcoal	NA
	STL24920	**3001**	7014 Eider White	73	7669 Summit Gray	30	6258 Tricorn Black	6258 Tricorn Black	6258 Tricorn Black	6258 Tricorn Black	6258 Tricorn Black	NA	Flat_4502_Arcadia Canyon Brown	NA
	STL25012	**3003**	7023 Requisite Gray	45	6228 Refuge	9	7049 Nuance	7049 Nuance	7049 Nuance	6990 Caviar	6990 Caviar	NA	Flat_5699_Charcoal Range	NA
	STL24893	**3004**	7650 Ellie Gray	40	8917 Shell White	83	8917 Shell White	8917 Shell White	7069 Iron Ore	7602 Indigo Batik	7602 Indigo Batik	NA	Flat_5699_Charcoal Range	NA
FORM Y - Craftsman W/ Stone	STL25149	**5110**	7541 Grecian Ivory	63	7044 Amazing Gray	47	7047 Porpoise	7047 Porpoise	7047 Porpoise	7020 Black Fox	7020 Black Fox	NA	Flat_5687_Brown Grey Range	Eldorado Stone_Cliffstone_Montecito
	STL25150	**5112**	7663 Monorail Silver	50	2740 Mineral Gray	9	7070 Site White	7070 Site White	6988 Bohemian Black	6988 Bohemian Black	6988 Bohemian Black	NA	Flat_5689_Brown Range	Eldorado Stone_Country Rubble_Polermo
	STL25188	**5113**	7023 Requisite Gray	45	6209 Ripe Olive	6	7014 Eider White	7014 Eider White	7069 Iron Ore	9130 Evergreen Fog	9130 Evergreen Fog	NA	Flat_5689_Brown Range	Eldorado Stone_Roughcut_Moonlight
	STL25201	**5120**	7064 Passive	60	7067 Cityscape	22	6259 Spatial White	6259 Spatial White	7064 Passive	2739 Charcoal Blue	2739 Charcoal Blue	NA	Flat_5699_Charcoal Range	Eldorado Stone_Cliffstone_Whitebark
FORM Z - Contemporary W/ Stone	STL25125	**6110**	7042 Shoji White	74	6004 Mink	21	6990 Caviar	6990 Caviar	6990 Caviar	6990 Caviar	NA	NA	Flat_5699_Charcoal Range	Eldorado Stone_Ledgecut 33_Beach Pebble
	STL25174	**6111**	7029 Agreeable Gray	60	7026 Griffin	13	7026 Griffin	7026 Griffin	7061 Night Owl	7749 Laurel Woods	NA	NA	Flat_4689_Brown Range	Eldorado Stone_Ledgecut 33_Birch
	STL25126	**6112**	7641 Colonnade Gray	53	7566 Westhighland White	86	7566 Westhighland White	7027 Hickory Smoke	7027 Hickory Smoke	6988 Bohemian Black	NA	NA	Flat_4503_Sierra Madre	Eldorado Stone_Vantage 30_Stormcloud
	STL25175	**6113**	7506 Loggia	48	7645 Thunder Gray	9	7645 Thunder Gray	7645 Thunder Gray	6201 Thunderous	7645 Thunder Gray	NA	NA	Flat_4595_Dark Charcoal	Eldorado Stone_Ledgecut 33_Birch

AZD Havenwood Manor

Chandler ,AZ

WIP Date: 4/14/2025 **DR Approval Date:** Rev 1: Rev 2: Rev 3:

Body	Siding	Trim	Fascia	Gar Door	Entry	Shutters	Pipe Vent	Roof Tile	Veneer



U - Spanish Modern

KHovnanian Homes

Color Scheme 2002

AZD Havenwood Manor

Body 6077 Everyday White 72

Entry 6216 Jasper

Gar Door 2838 Polished Mahogany

Fascia 2838 Polished Mahogany

Trim 7037 Balanced Beige

Shutters 6216 Jasper

Pipe Vent 6990 Caviar

Roof Tile Barrel_3645_Sunrise Blend



KHovnanian Homes

U - Spanish Modern

Color Scheme 2003

AZD Havenwood Manor

Body 6119 Antique White 72

Entry 6990 Caviar

Gar Door 7508 Tavern taupe

Fascia 9091 Half_Caff

Trim 6081 Down Home

Shutters 6990 Caviar

Pipe Vent 6990 Caviar

Roof Tile Barrel_3687_Brown Gray Range



KHovnanian Homes

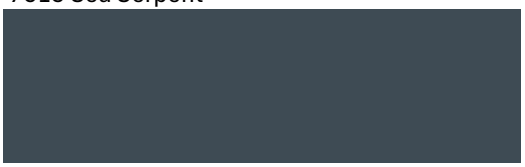
U - Spanish Modern

Color Scheme 2004

AZD Havenwood Manor

Body 7036 Accessible Beige 58

Entry 7615 Sea Serpent



Gar Door 7520 Dark Brown



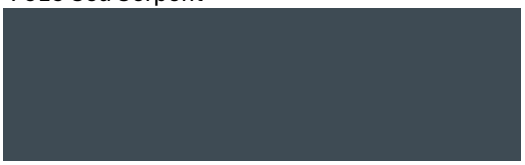
Fascia 7520 Dark Brown



Trim 7520 Dark Brown



Shutters 7615 Sea Serpent



Pipe Vent 6990 Caviar



Roof Tile Barrel_3636_Piedmont Blend



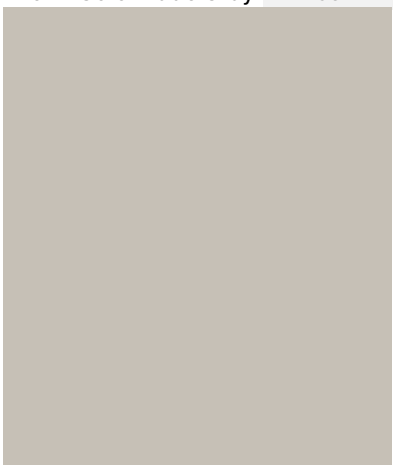
KHovnanian Homes

U - Spanish Modern

Color Scheme 2006

AZD Havenwood Manor

Body 7641 Colonnade Gray 53



Entry 6990 Caviar



Gar Door 6990 Caviar



Fascia 7048 Urbane Bronze



Trim 7048 Urbane Bronze



Shutters 6990 Caviar



Pipe Vent 6990 Caviar



Roof Tile Barrel_3697_Slate Range



KHovnanian Homes

W - Farmhouse

Color Scheme 3000

AZD Havenwood Manor

Body 7636 Origami White 76

Entry 6214 Underseas

Gar Door 7069 Iron Ore

Fascia 7069 Iron Ore

Trim 7636 Origami White

Siding **or 2nd_Body** 7636 Origami White 76

Shutters 7069 Iron Ore

Roof Tile Flat_4595_Dark Charcoal



KHovnanian Homes

W - Farmhouse

Color Scheme **3001**

AZD Havenwood Manor

Body 7014 Eider White 73

Siding or 2nd_Body 7669 Summit Gray 30

Entry 6258 Tricorn Black

Gar Door 6258 Tricorn Black

Fascia 6258 Tricorn Black

Trim 6258 Tricorn Black

Shutters 6258 Tricorn Black

Roof Tile Flat_4502_Arcadia Canyon Brown



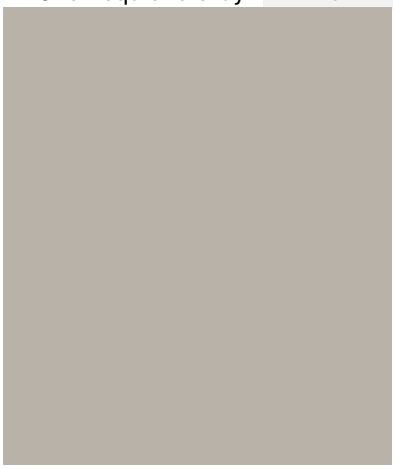
KHovnanian Homes

W - Farmhouse

Color Scheme 3003

AZD Havenwood Manor

Body 7023 Requisite Gray 45



Entry 6990 Caviar



Gar Door 7049 Nuance

Fascia 7049 Nuance

Trim 7049 Nuance

Siding or 2nd_Body 6228 Refuge 9



Shutters 6990 Caviar



Roof Tile Flat_5699_Charcoal Range



KHovnanian Homes

W - Farmhouse

Color Scheme 3004

AZD Havenwood Manor

Body 7650 Ellie Gray 40

Siding **or 2nd_Body** 8917 Shell White 83

Entry 7602 Indigo Batik

Gar Door 7069 Iron Ore

Fascia 8917 Shell White

Trim 8917 Shell White

Shutters 7602 Indigo Batik

Roof Tile Flat_5699_Charcoal Range



KHovnanian Homes

AZD Havenwood Manor

Y - Craftsman W/ Stone

Color Scheme 5110

Body 7541 Grecian Ivory 63

Siding or 2nd_Body 7044 Amazing Gray 47

Entry 7020 Black Fox

Gar Door 7047 Porpoise

Fascia 7047 Porpoise

Trim 7047 Porpoise

Shutters 7020 Black Fox

Veneer Eldorado Stone_Cliffstone_Montecito



Roof Tile Flat_5687_Brown Grey Range



KHovnanian Homes

AZD Havenwood Manor

Y - Craftsman W/ Stone

Color Scheme 5112

Body 7663 Monorail Silver 50

Siding **or 2nd_Body** 2740 Mineral Gray 9

Entry 6988 Bohemian Black

Gar Door 6988 Bohemian Black

Fascia 7070 Site White

Trim 7070 Site White

Shutters 6988 Bohemian Black

Veneer Eldorado Stone_Country Rubble_Polermo



Roof Tile Flat_5689_Brown Range



KHovnanian Homes

AZD Havenwood Manor

Y - Craftsman W/ Stone

Color Scheme 5113

Body 7023 Requisite Gray 45

Siding or 2nd_Body 6209 Ripe Olive 6

Entry 9130 Evergreen Fog

Gar Door 7069 Iron Ore

Fascia 7014 Eider White

Trim 7014 Eider White

Shutters 9130 Evergreen Fog

Veneer Eldorado Stone_Roughcut_Moonlight



Roof Tile Flat_5689_Brown Range



KHovnanian Homes

AZD Havenwood Manor

Y - Craftsman W/ Stone

Color Scheme 5120

Body 7064 Passive 60

Siding or 2nd_Body 7067 Cityscape 22

Entry 2739 Charcoal Blue

Gar Door 7064 Passive

Fascia 6259 Spatial White

Trim 6259 Spatial White

Shutters 2739 Charcoal Blue

Veneer Eldorado Stone_Cliffstone_Whitebark



Roof Tile Flat_5699_Charcoal Range



KHovnanian Homes

AZD Havenwood Manor

Z - Contemporary W/ Stone

Color Scheme 6110

Body 7042 Shoji White 74

Entry 6990 Caviar

Gar Door 6990 Caviar

Fascia 6990 Caviar

Trim 6990 Caviar

Siding or 2nd_Body 6004 Mink 21

Veneer Eldorado Stone_Ledgecut 33_Beach Pebble



Roof Tile Flat_5699_Charcoal Range



KHovnanian Homes

AZD Havenwood Manor

Z - Contemporary W/ Stone

Color Scheme 6111

Body 7029 Agreeable Gray 60

Entry 7749 Laurel Woods

Gar Door 7061 Night Owl

Fascia 7026 Griffin

Trim 7026 Griffin

Siding or 2nd_Body 7026 Griffin 13

Veneer Eldorado Stone_Ledgecut 33_Birch



Roof Tile Flat_4689_Brown Range



KHovnanian Homes

AZD Havenwood Manor

Z - Contemporary W/ Stone

Color Scheme 6112

Body 7641 Colonnade Gray 53

Entry 6988 Bohemian Black

Gar Door 7027 Hickory Smoke

Fascia 7027 Hickory Smoke

Trim 7566 Westhighland White

Siding or 2nd_Body 7566 Westhighland White 86

Veneer Eldorado Stone_Vantage 30_Stormcloud



Roof Tile Flat_4503_Sierra Madre



KHovnanian Homes

AZD Havenwood Manor

Z - Contemporary W/ Stone

Color Scheme 6113

Body 7506 Loggia 48



Entry 7645 Thunder Gray



Gar Door 6201 Thunderous



Fascia 7645 Thunder Gray



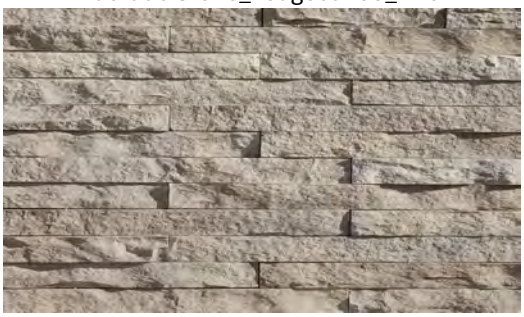
Trim 7645 Thunder Gray



Siding or 2nd_Body 7645 Thunder Gray 9



Veneer Eldorado Stone_Ledgecut 33_Birch

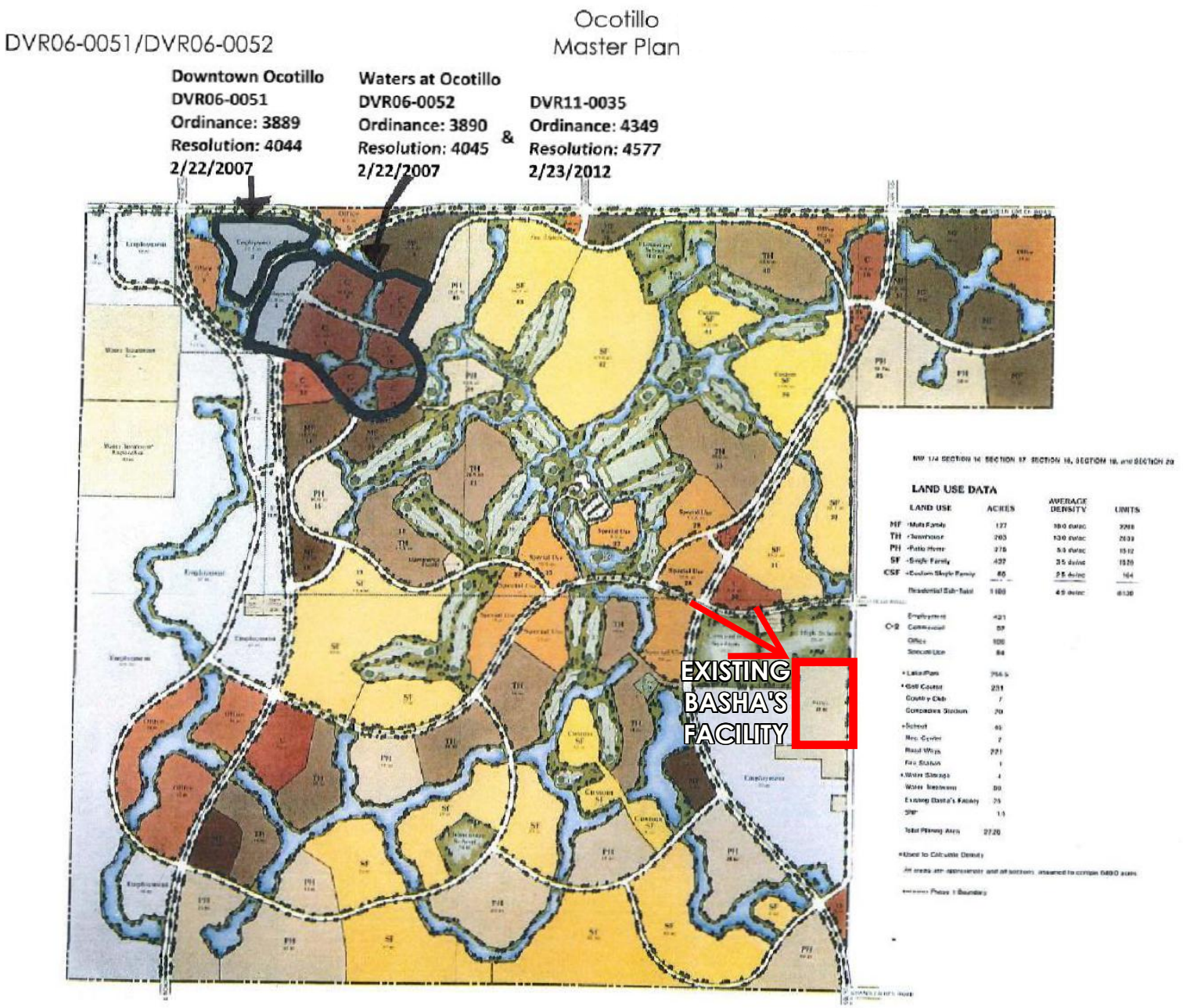


Roof Tile Flat_4595_Dark Charcoal



L:\25000143 - Basha & Ocotillo (K. Hoy)\06 PLANNING\02 CAD\03 SITE PLANS\RVi-0143-BASHA PLANNED AREA DEVELOPMENT.dwg

Existing Ocotillo Master Plan



Copyright RVi

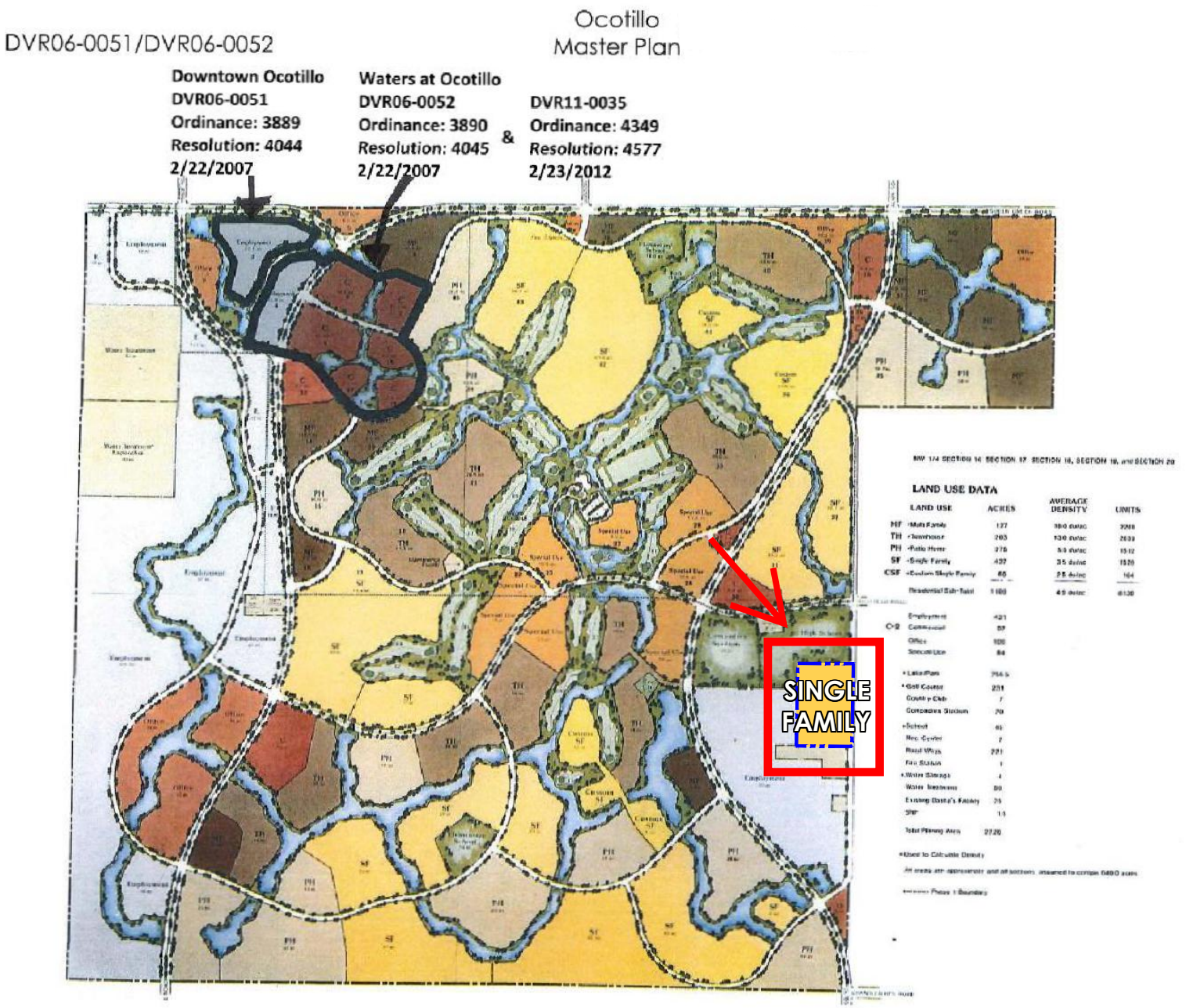
RVi
4900 N. Scottsdale Rd. Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

EXHIBIT 2 • **EXISTING OCOTILLO MASTER PLAN**

CHANDLER, AZ
2025-05-20
25000143
K. HOVNANIAN

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

Proposed- Ocotillo Master Plan



Copyright RVi

RVi
4900 N. Scottsdale Rd. Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

EXHIBIT 3 • **PROPOSED OCOTILLO MASTER PLAN**

CHANDLER, AZ
2025-09-10
25000143
K. HOVNANIAN

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

L:\25000143 - Basha & Ocotillo (K. Hoy)\06 PLANNING\02 CAD\03 SITE PLANS\RVi-0143-BASHA PLANNED AREA DEVELOPMENT.dwg

CHANDLER arizona
Community of Innovation

Planning & Zoning Commission Memorandum **Development Services**
Memo No. 25-026

Date: 11/19/2025
To: Planning and Zoning Commission
Thru: David De La Torre, Acting Planning Administrator
From: Mikayela Liburd, City Planner
Subject: PLH25-0027 Morning Glory Brunchery
Request: Entertainment Use Permit Approval to allow for outdoor speakers in an outdoor patio
Location: 70 E Riggs Road, generally located at the northeast corner of Arizona Avenue and Riggs Road
Applicant: Robert Leavitt, Arizona Liquor Industry Consultants

---

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Entertainment Use Permit PLH25-0027 Morning Glory Brunchery for speakers in an outdoor patio, subject to the conditions as recommended by Planning staff.

Background Data:

- Subject site zoned Planned Area Development for Neighborhood Commercial and was zoned with surrounding single-family development under the same case DVR17-0007 Arizona Ave & Riggs Rd. The neighborhood commercial portion of the site was developed to support the surrounding residential subdivision
- Subject site is located within in-line shops and will utilize the breezeway between buildings as patio area
- Zoning Code requires Entertainment Use Permit approval for establishments with external speakers within six hundred (600) feet or less of a residentially zoned property. This is measured from the closest exterior wall of fence of any indoor or outdoor space occupied by the subject property
- The outdoor patio is located approximately 25 feet from the adjacent

homeowner's association common open space and approximately 92 feet from the nearest residential backyard
- Due to the proximity to a residentially zoned area and the restaurant's desire to have outdoor speakers, an Entertainment Use Permit is required

Surrounding Land Use Data:

North	PAD for Residential	South	Riggs Road, then commercial (County jurisdiction)
East	PAD for Residential	West	Arizona Avenue, then commercial (County jurisdiction)

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

Hours of Operation	Monday- Sunday: 6:00am - 9:00pm
Hours of Outdoor Speaker Operation	Same as hours of operation
Building Square Footage	3000 SF (Includes patio)
Patio Square Footage	500 SF
Staff	7 (Full-time) 4 (Part-time)

Review and Recommendation:

Morning Glory Brunchery proposes to provide patrons with ambient background type pre-recorded music through four (4) directional speakers. The speakers will be directed inward to the patio to minimize sound affecting neighboring tenants and residents. There will be no live entertainment component at this establishment.

An Entertainment Use Permit is required for properties
with external speakers located within six hundred (600) feet or less from a residentially zoned property. This 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 the residentially zoned property. The outdoor patio is located approximately 25 feet from the adjacent homeowner's association common open space and approximately 92 feet from the nearest residential backyard.

Planning staff has reviewed the request and finds consistency with the General Plan and recommends approval with a time condition of one (1) year to evaluate the compatibility of the entertainment with the nearby residential and commercial developments.

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 September 22, 2025. No one attended other than the applicant and city staff.
- As of the writing of this memo, three residents have reached out in opposition with concerns about amplified music.

Recommended Conditions of Approval

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

1. Substantial expansion or modification beyond the approved exhibits (Floor Plan and Narrative) shall void the Entertainment Use Permit and require a new Entertainment Use Permit application and approval.

2. The Entertainment Use Permit is non-transferable to any other location.

3. The site shall be maintained in a clean and orderly manner.

4. The hours of speaker operation within the outdoor patio are limited to the following days and times:

Hours of Outdoor Speaker Operation	Monday to Sunday: 6:00am - 9:00pm

5. The volume level on all outdoor speakers shall be controlled so as to not unreasonably disturb area residents.

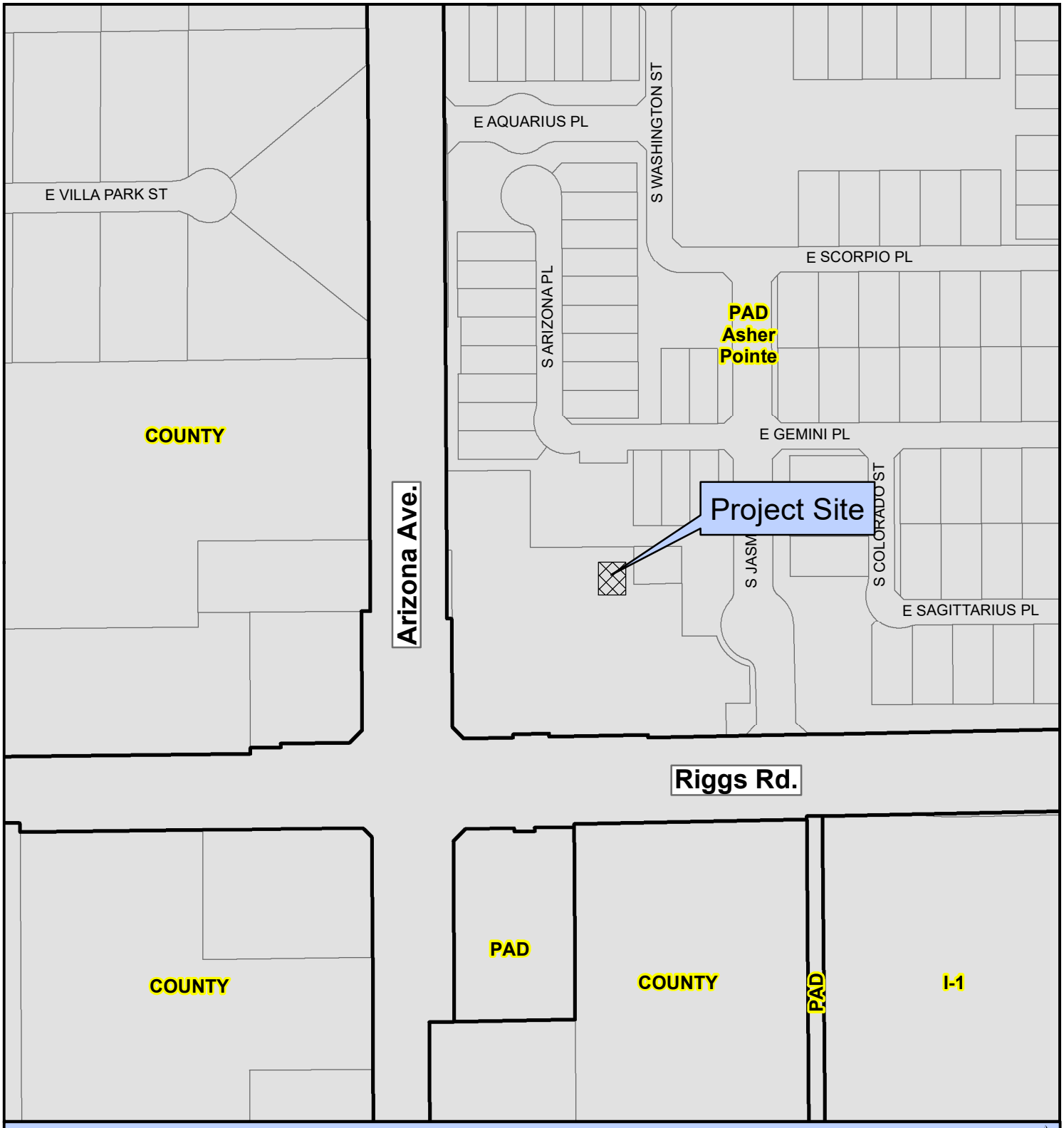
6. The establishment shall provide a contact phone number for a responsible person (i.e restaurant owner and/or manager) to any interested neighbors or property owners to resolve noise complaints quickly and directly.

7. The Entertainment Use Permit shall remain in effect for one (1) year from the date of City Council approval. Continuation of the Entertainment Use Permit beyond the expiration date shall require reapplication and approval by the City of Chandler

---

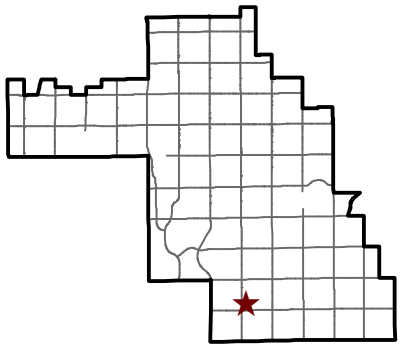
Attachments

PLH25-0027 Vicinity Maps
PLH25-0027 Narrative
PLH25-0027 Floor Plan
PLH25-0027 Letter of Opposition



PLH25-0027 Morning Glory Brunchery

Proposed Project Details
70 E. Riggs Rd.
Request Entertainment Use Permit approval to allow speakers on outdoor patio



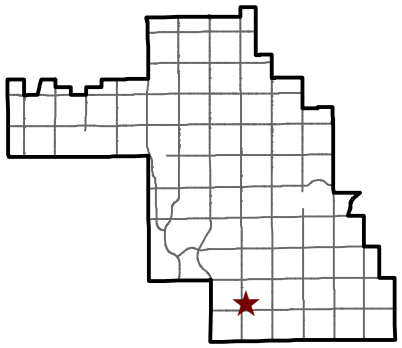
CHANDLER arizona

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



PLH25-0027 Morning Glory Brunchery

Proposed Project Details
70 E. Riggs Rd.
Request Entertainment Use Permit approval to allow speakers on outdoor patio



CHANDLER arizona

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

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



ARIZONA LIQUOR
INDUSTRY CONSULTANTS

September 24, 2025

City of Chandler
Planning & Development Services
175 S Arizona Avenue
Chandler, Arizona 85225

Re: PLA25-0027 Morning Glory Brunchery

To whom it may concern:

Our firm, Arizona Liquor Industry Consultants, represents our client Morning Glory Restaurant 3, LLC in the application of a City of Chandler Entertainment Use Permit ("EUP"). The applicant's business is located at 760 South Riggs Rd, Suite #1, Chandler, Arizona 85249. The applicant seeks to operate a sit-down brunch type restaurant with an attached outdoor patio serving food items and alcoholic beverages. An Arizona Department of Liquor Licenses & Control Series 12 liquor license.

The business will be open daily from 6:30 AM until 9:00 PM. They expect to employ seven (7) full-time people and four (4) people with various job functions. The premises have a seating capacity of one hundred ten (110) people, with eighty-eight (88) people designated for the indoor dining area and twenty-two (22) people designated for the attached outdoor patio.
Eusebia A. De Reyes <dreyeseusebia@gmail.com>

The premises total three thousand (3,000) square feet, with the interior portion measuring two thousand five hundred (2,500) square feet and the attached outdoor patio measures five hundred (500) square feet. The interior lighting will be recessed can-type LED lighting, and the front exterior lighting will be provided by the property owner/Lessor. The attached outdoor patio will be illuminated with low-voltage, string-type lighting with domes over each light source to provide protection from weather.

The applicant expects to install four (4) wired low-voltage directional speakers for the purpose of providing background-type pre-recorded music to patrons. The speakers will be directed inward to the patio to minimize any ambient sound affecting neighboring tenants. The location of the speakers will be equidistantly spaced to be centered along each of the four (4) boundaries of the patio. Ingress and egress to/from the outdoor patio will be controlled through the exit/entry door connecting the interior dining area to the outdoor patio.

Access to the patio will be controlled via an entry/exit door connecting the patio to the interior dining area. The outdoor patio will have three (3) barriers constructed to comply with ARS Title IV for the purpose of controlling access to the patio and enforcement of same. Employees will be trained to be monitor patrons on the patio for the purpose of complying with the Arizona Liquor Law.

The business has shared parking directly in front of the business and is shared with the other businesses in the Center. The maintenance of the parking area is the responsibility of the property owner/Lessor.

As of the date of this narrative, there are no planned site improvements related to the EUP application, nor have there been any plans to make site improvements such as building expansion, landscaping or modifications to the building architecture.

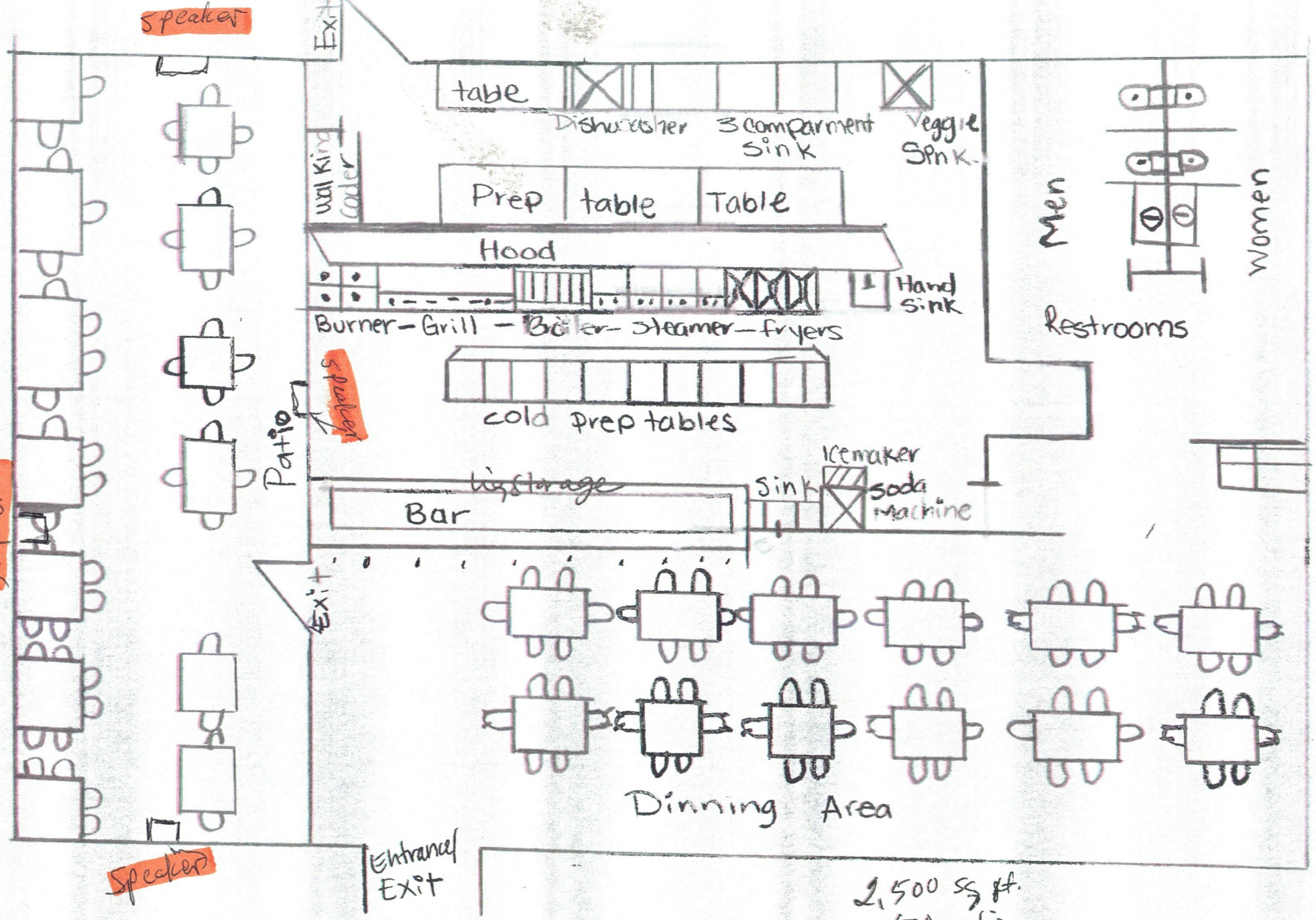
The ownership contact for patrons in the event of a disturbance and/or to address any concerns is:

Ms. Eusebia A. De Reyes
1538 South Geromono Road
Apache Junction, Arizona 85119
Telephone: 480-708-6389
Email: dreyeseusebia@gmail.com

The approval of this “EUP”” applied for herein will not cause any significant increase in pedestrian or vehicular traffic. The general and surrounding area contains various stores and restaurants. The approval of this “EUP” will not cause any additional nuisances such as odors, gas, vibration, smoke, heat, or glare.

Respectfully submitted,

Robert W. Leavitt, on behalf of Morning Glory Restaurant 3 LLC dba Morning Glory Restaurant


speaker
Exit
table
Dishwasher
3 compartment sink
Veggie Sink
Prep table
Table
Hood
Hand Sink
Burner – Grill – Boiler – Steamer – fryers
cold prep tables
Men
Women
Restrooms
speaker
Patio
Icemaker
Sink
soda machine
Bar
Exit
Dinning Area
speaker
Entrance/ Exit
2,500 sq ft.
500 patio
3000 sq ft.

Mikayela Liburd

From: rajavardhan R Maddirala <maddirala.r@gmail.com>
Sent: Wednesday, November 12, 2025 4:35 PM
To: Mikayela Liburd
Subject: Opposition to Entertainment Use Permit (PLH25-0027) – Morning Glory Brunchery

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.
Report Suspicious

Dear Ms. Liburd,
I am a nearby resident living within the notification area for the proposed Entertainment Use Permit (PLH25-0027) for Morning Glory Brunchery at 70 E Riggs Road.I would like to express my opposition to approving outdoor speakers for this location. The property is right back of my home and it is very close to residential homes, and amplified outdoor sound would negatively affect the peace and quiet of our neighborhood. I am concerned that music or announcements could be disruptive, especially during early morning or evening hours.I respectfully request that the Planning and Zoning Commission and City Council deny this permit to preserve the residential character and quiet environment of our community.Thank you for considering my input.

Sincerely,
Raj Maddirala,
127 E Gemini Pl, Chandler, AZ 85249.

Mikayela Liburd

From: Mikayela Liburd
Sent: Wednesday, November 12, 2025 8:52 AM
To: 'Vamshi Mohan'
Subject: RE: Oppose PLH25-0027 – Outdoor Speakers

Good morning Vamshi,

Thank you for reaching out. Your concerns have been noted and added to the case file.

I also wanted to share that the request does not include amplified sound and is only for acoustic background music.

Please let me know if you have any additional concerns or questions regarding this permit.

Kindly,

Mikayela Liburd
City Planner
Development Services Department|Planning Division
Mikayela.liburd@chandleraz.gov
(480)782-3052

From: Vamshi Mohan <vamshimohan@gmail.com>
Sent: Saturday, November 8, 2025 7:03 PM
To: Mikayela Liburd <Mikayela.Liburd@chandleraz.gov>
Subject: Oppose PLH25-0027 – Outdoor Speakers

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.
Report Suspicious

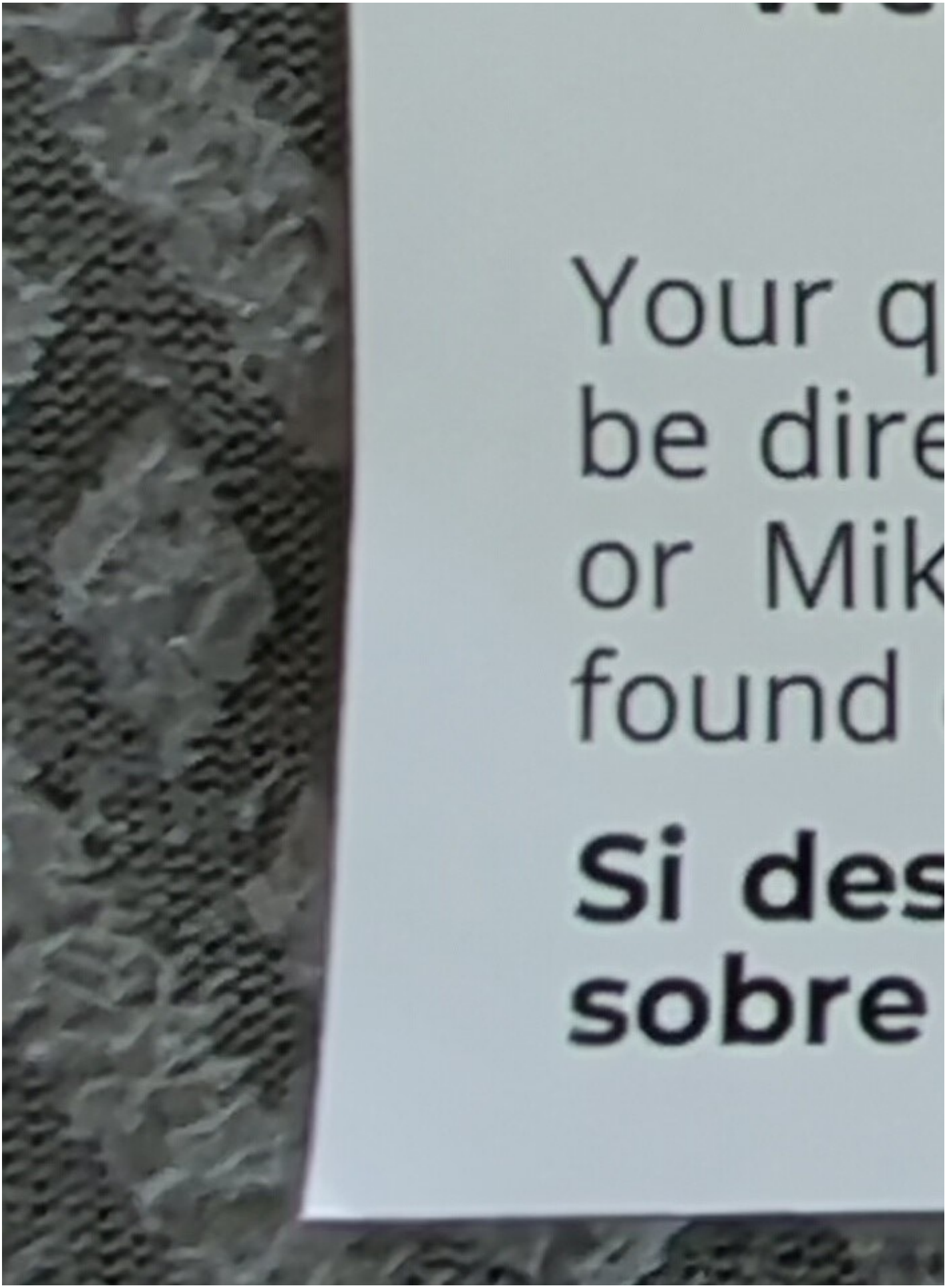
Dear Chandler Planning Board,

I am a resident located at 189 E Sagittarius Pl, which is within ¼ mile of 70 E. Riggs Rd. I am writing to express my opposition to the Entertainment Use Permit PLH25-0027 for Morning Glory Brunchery, specifically regarding the proposed allowance of outdoor amplified speakers.

Our neighborhood is quiet, and amplified sound would carry into homes and yards — Please deny PLH25-0027 to preserve the residential character and quiet enjoyment of the area.

Thank you.
Sincerely,

Vamshi


Your q
be dire
or Mik
found
Si des
sobre

Mikayela Liburd

From: Mikayela Liburd
Sent: Wednesday, November 12, 2025 2:02 PM
To: 'Vinit Kumar'
Subject: RE: Opposition to Entertainment Use Permit (PLH25-0027) – Morning Glory Brunchery

Hi Vinit, thank you for the prompt response. This has been noted and also added to the case file.

Thank you,

Mikayela Liburd
City Planner
Development Services Department|Planning Division
Mikayela.liburd@chandleraz.gov
(480)782-3052

From: Vinit Kumar <vinit4selenium@gmail.com>
Sent: Wednesday, November 12, 2025 1:56 PM
To: Mikayela Liburd <Mikayela.Liburd@chandleraz.gov>
Subject: Re: Opposition to Entertainment Use Permit (PLH25-0027) – Morning Glory Brunchery

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.
Report Suspicious

Dear Ms. Liburd,

Thank you for clarifying that the applicant is requesting acoustic background music rather than amplified outdoor sound.

While I appreciate that distinction, I remain opposed to allowing any outdoor music at this location. The property is very close to homes, and even light acoustic music can travel and disrupt the quiet residential setting. I strongly believe that preserving the peace of the neighborhood should take priority.

Thank you for taking this concern into consideration as part of the review process.

This is my Address: **116 E Gemini Pl, Chandler, AZ 85249**

Sincerely,
Vinit Kumar
116 E Gemini Pl
Chandler, AZ 85249
Mobile: 408-480-3725

On Wed, Nov 12, 2025 at 1:50 PM Mikayela Liburd <Mikayela.Liburd@chandleraz.gov> wrote:

> Hi Vinit,
>
> Following up on my last email. Would you mind sharing your address so that I may attach it to your email and the case file?
>
> Thank you,
>
> **Mikayela Liburd**
>
> City Planner
>
> Development Services Department|Planning Division
>
> Mikayela.liburd@chandleraz.gov
>
> (480)782-3052

From: Mikayela Liburd
Sent: Wednesday, November 12, 2025 1:48 PM
To: 'Vinit Kumar' <vinit4selenium@gmail.com>
Subject: RE: Opposition to Entertainment Use Permit (PLH25-0027) – Morning Glory Brunchery

Good afternoon Vinit,

Thank you for reaching out to the City of Chandler to share your concerns. I've added your letter of opposition to the case file.

I'd also like to note that the applicant is not asking for amplified outdoor music, but instead acoustic background-type music in their patio area.

Please don't hesitate to reach out should you have any further questions or concerns about this Entertainment Use Permit.

Kindly,

Mikayela Liburd

City Planner

Development Services Department|Planning Division

Mikayela.liburd@chandleraz.gov

(480)782-3052

From: Vinit Kumar <vinit4selenium@gmail.com>
Sent: Wednesday, November 12, 2025 12:19 PM
To: Mikayela Liburd <Mikayela.Liburd@chandleraz.gov>
Subject: Opposition to Entertainment Use Permit (PLH25-0027) – Morning Glory Brunchery

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.
Report Suspicious

Dear Ms. Liburd,

I am a nearby resident living within the notification area for the proposed Entertainment Use Permit (PLH25-0027) for Morning Glory Brunchery at 70 E Riggs Road.

I would like to express my opposition to approving outdoor speakers for this location. The property is very close to residential homes, and amplified outdoor sound would negatively affect the peace and quiet of our neighborhood. I am concerned that music or announcements could be disruptive, especially during early morning or evening hours.

I respectfully request that the Planning and Zoning Commission and City Council deny this permit to preserve the residential character and quiet environment of our community.

Thank you for considering my input.

Sincerely,

Vinit kumar

116 E Gemini Pl Chandler AZ 85249

Mobile- 408-480-3725

NOTICE: This E-mail (including attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. ss 2510-2521, is confidential and is legally privileged. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution, or copying of this communication is strictly prohibited. Please delete if received in error and notify sender. Thank you kindly.

CHANDLER arizona
Community of Innovation

Planning & Zoning Commission Memorandum **Development Services**
Memo No. 25-027

Date: 11/19/2025
To: Planning and Zoning Commission
Thru: David De La Torre, Acting Planning Administrator
From: Mikayela Liburd, City Planner
Subject: PLH25-0030 Maple House
Request: Entertainment Use Permit time extension to continue to allow live outdoor entertainment and speakers indoors and outdoors
Location: 198 W Boston Street, generally located 1/4 mile south of the southwest corner of Arizona Avenue and Chandler Boulevard
Applicant: Jared Repinski, AATF

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Entertainment Use Permit PLH25-0030 Maple House to continue to allow live outdoor entertainment and speakers indoors and outdoors, subject to the conditions as recommended by Planning staff.

Background Data:

- The subject property is zoned City Center District (CCD)
- The initial Entertainment Use Permit was approved in January 2023 with a time condition of two (2) years
- Zoning code requires Entertainment Use Permit approval for live outdoor entertainment and external speakers within 1,320 feet of the nearest residentially zoned property. This 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 residentially zoned property is approximately 70ft. from the establishment

Surrounding Land Use Data:

North	Vacant lot zone CCD	South	Boston Street, then parking lot
East	Office (DCCP)	West	California Street, then multi-family

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

Hours of Operation	Sunday-Thursday: 7:00am-9:00pm Friday and Saturday: 7:00am-12:00am
Hours of Live Entertainment	Sunday-Thursday: 4:00pm-9:00pm Friday and Saturday: 4:00pm-11:00pm
Hours of Speaker Operation	Same as hours of operation
Building Square Footage	1,103 SF
Staff	14 Employees

Review and Recommendation:

Maple House offers live acoustic bands outdoors on their patio on weekends and select weekdays during the evening hours. The surround sound system utilizes speakers indoors and outdoors in the patio area. The site is located within the Downtown Entertainment District, which encourages compatible entertainment uses within its boundaries. An Entertainment Use Permit (EUP) is required for outdoor entertainment activities provided at establishments within 1,320 feet of a residentially zoned property. The nearest residentially zoned property, DC Heights, is approximately 70 feet west of Maple House.

The applicant's proposal to end all entertainment by 9 p.m on weekdays and 11pm on Fridays and Saturdays is consistent with times found elsewhere in the Downtown area.

The initial Entertainment Use Permit approval included a two (2) year time condition to evaluate the compatibility of live outdoor entertainment and indoor and outdoor speakers with the surrounding residential business developments. During this time, there have been no reports of disturbances.

Planning staff has reviewed the request and finds the proposal to be consistent with the General Plan, DRAP and CCD zoning and recommends approval with no additional time 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 November 10, 2025. Three (3) residents showed up in support of the proposal.
- 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 Entertainment Use Permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits (Site Plan and Narrative) shall void the Entertainment Use Permit and require a new Entertainment Use Permit and approval.

2. The Entertainment Use Permit is non-transferable to any other location.

3. The site shall be maintained in a clean and orderly manner.

4. All live entertainment shall be acoustic.

5. The hours of live entertainment shall be limited to the following days and hours:

Hours of Live Entertainment	Sunday-Thursday: 4:00pm-9:00pm Friday and Saturday: 4:00pm-11:00pm
Hours of Speaker Operation	Sunday-Thursday: 7:00am-9:00pm Friday and Saturday: 7:00am-12:00am

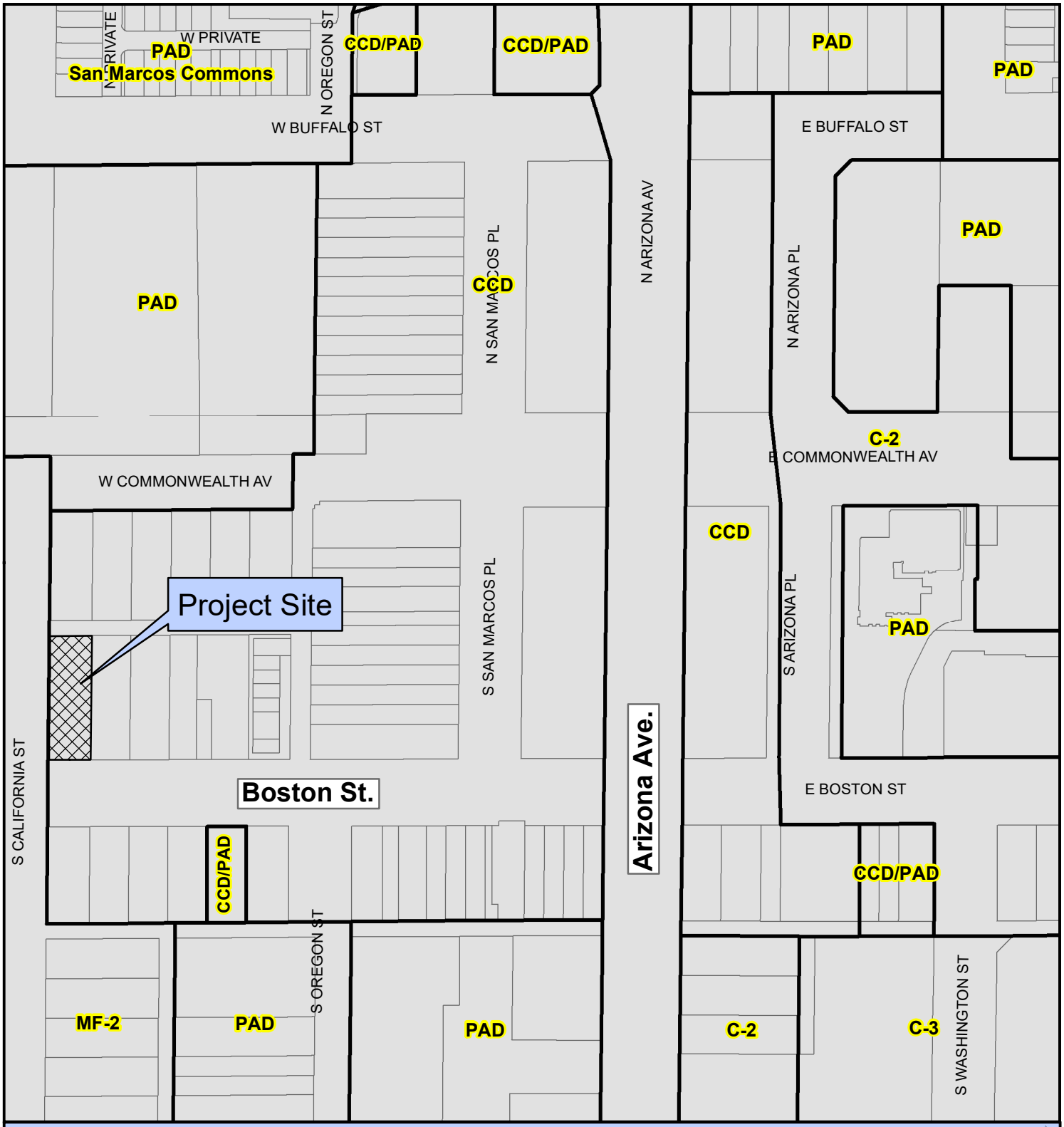
6. No noise shall be emitted from external speakers in such a manner that exceeds the general level of noise emitted by uses outside the premises of the business and disturbs the adjacent business and residential areas.

7. The establishment shall provide a contact phone number for a responsible person (i.e. owner and/or manager) to any interested neighbors and property owners to resolve noise complaints quickly and directly.

Attachments

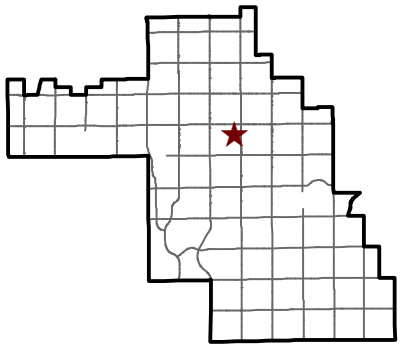
PLH25-0030 Maple House Vicinity Maps

PLH25-0030 Maple House Narrative
PLH25-0030 Maple House Floor Plan



PLH25-0030 Maple House

Proposed Project Details
198 W. Boston St.
Request Entertainment Use Permit time extension to continue to allow live outdoor entertainment and speakers indoors and outdoors



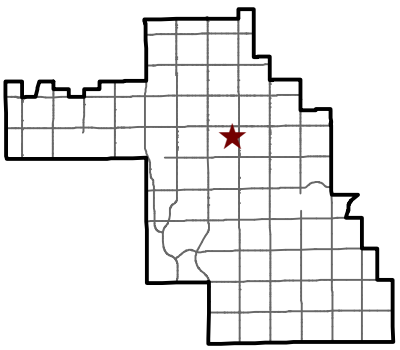
CHANDLER arizona

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



PLH25-0030 Maple House

Proposed Project Details
198 W. Boston St.
Request Entertainment Use Permit time extension to continue to allow live outdoor entertainment and speakers indoors and outdoors



CHANDLER arizona

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

MAPLE HOUSE NARRATIVE

Maple House is located at 198 West Boston St, as. Chandler, AZ 85225, Parcel #303-08-072.

We have live acoustic bands outdoors on our patios on weekends and select weekdays during the evening hours. Additionally, The Maple House has a standard sound system - the sound system will be utilizing speakers indoors and outdoors on the patios.

The Maple House brand is a historic conservation initiative that not only protects the Historic Heritage but highlights its landmarks from its name "Maple House" through its architecture and service to the community

The Maple House is a total of 6,250 square feet for the entire premises and within that premises, remains approximately 28 seats inside and approximately 75 seats outside. There are two entrances/exits: the main entrance/exit on the south side and a drive-through gate on the west side.

IDENTITY

As part of the Downtown Chandler Historic District Maple House will be focused on upscale coffee all day as well as beer and wine. We will offer some small food items to snack on while relaxing in the cottage or the outside patios.

Hours of Operation & Entertainment:

Our hours of operation will remain:
Sunday thru Thursday – 7:00am – 9:00pm
Friday & Saturday – 7:00am – 12:00am

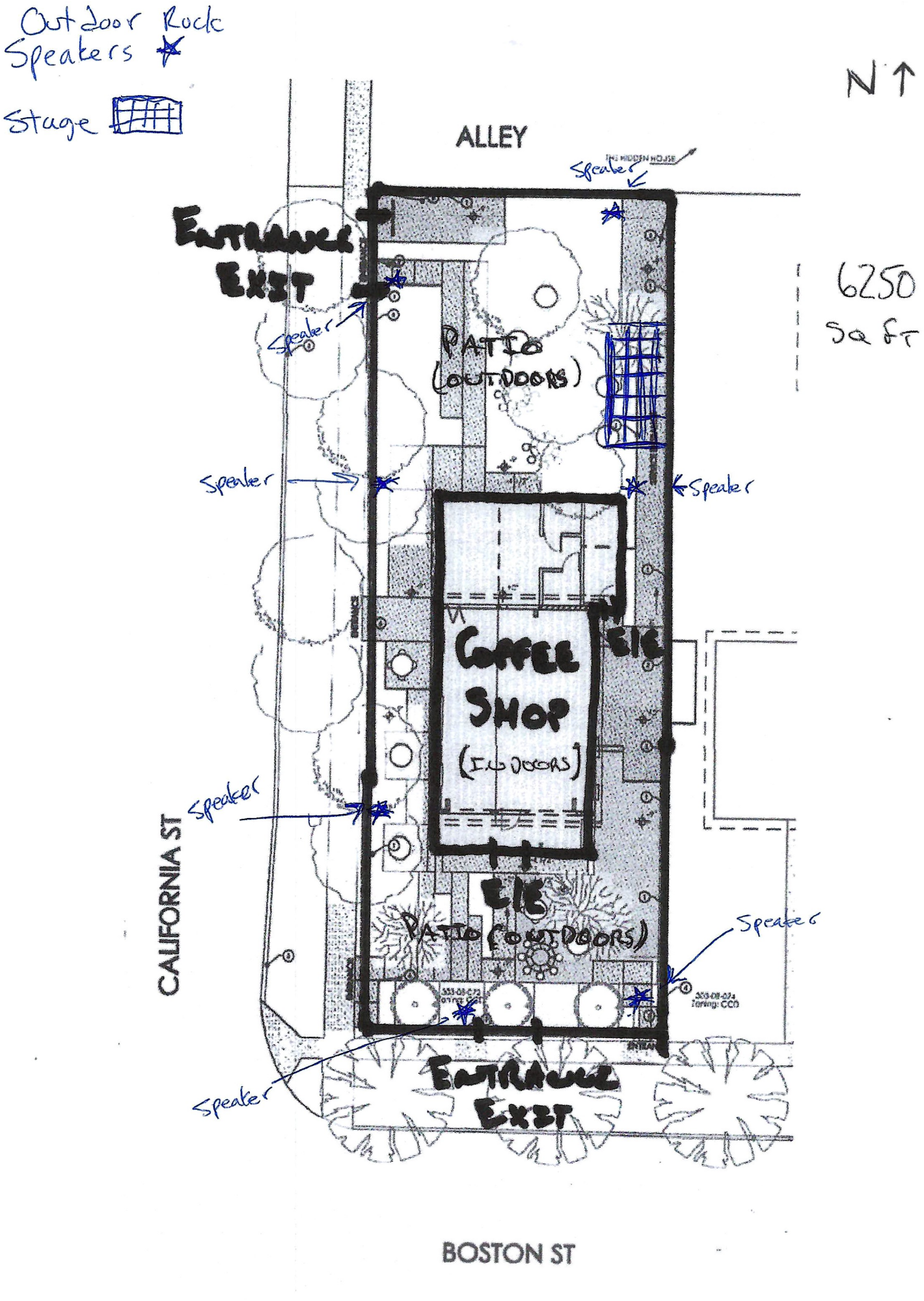
Our hours of entertainment will remain:
Sunday thru Thursday – 4:00 pm to 9:00 pm
Friday & Saturday – 4:00 pm to 11:00 pm

Number of Employees:
General Manager -1
Manager - 1
Baristas/Bartenders – 10
Barbacks – 2
Total – 14 employees

Smoking will not be tolerated inside our establishment. These are the rules and regulations Maple House will follow:

- Remove all indoor ashtrays and smoking receptacles.
- Move all outdoor ashtrays and smoking receptacles at least 20 feet away from entrances.
- Post "No Smoking" signs at every entrance.
- Inform your employees about the Law.
- Prohibit employees, vendors, and customers from smoking within 20 feet if all entrances and inside.

The Maple House will continue to be respectful to our neighbors and the community. We will always keep our ambient noise as low as possible and always pay our due diligence to the city's rules and regulations and therefore we will not cause any odor, dust, gas, noise, vibration, smoke, heat, glare, etc. exceeding that of ambient conditions to our surrounding area as well as to our community. If any residents are disturbed, we encourage them to contact Gavin Jacobs at 480-247-8727.


Outdoor Rock Speakers
Stage
N
ALLEY
Speaker
ENTRANCE EXIT
Speaker
PATIO (OUTDOORS)
6250 Sq Ft
Speaker
Speaker
COFFEE SHOP (INDOORS)
EXIT
Speaker
CALIFORNIA ST
EXIT
PATIO (OUTDOORS)
Speaker
Speaker
ENTRANCE EXIT
BOSTON ST

CHANDLER arizona
Community of Innovation

Planning & Zoning Commission Memorandum **Development Services**
Memo No. 25-025

Date:	11/19/2025
To:	Planning and Zoning Commission
Thru:	David De La Torre, Acting Planning Administrator
From:	Mikayela Liburd, City Planner
Subject:	PLH25-0021 J Alexander's Restaurant
Request:	Entertainment Use Permit approval to allow for speakers in an outdoor patio area
Location:	7111 W Ray Road, generally located at the southwest corner of Ray Road and 56th Street
Applicant:	Heather Roberts, P.E., Kimley Horn

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Entertainment Use Permit PLH25-0021 J Alexander's Restaurant for speakers in an outdoor patio area, subject to the conditions as recommended by Planning staff.

Background Data:

- Subject site zoned Planned Area Development (PAD) for Commercial
- The building formerly occupied by Buca di Beppo within the Casa Paloma center along Ray Road will be demolished and replaced with a new freestanding building for J Alexander's Restaurant
- Zoning Code requires Entertainment Use Permit approval for establishments with external speakers within six hundred (600) feet or less of a residentially zoned property
- Due to the proximity to a residentially zoned property and the restaurant's desire to have outdoor speakers, an Entertainment Use Permit is required

Surrounding Land Use Data:

North	Ray Road then, PAD for Commercial	South	PAD for Commercial
East	PAD for Commercial	West	PAD for Commercial

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

Hours of Operation	Monday-Sunday: 11:00am - 11:00pm
Hours of Entertainment (Speaker Operation)	Same as hours of operation
Building Square Footage	7478 SF
Patio Square Footage	500 SF
Staff	90 Employees

Review and Recommendation:

The music played on the restaurant's outdoor patio will consist of ambient background music, similar to elevator music. No live entertainment will be provided anywhere within the establishment, including the patio. Additionally, the patio is oriented inward, facing the interior of the shopping center.

An Entertainment Use Permit (EUP) is required for outdoor speakers within 600 feet of a residentially zoned property. The distance is measured from the closest exterior wall or fence of any indoor or outdoor establishment to the closest property line of a residentially zoned property. The nearest residential property is located approximately 540 feet south of the establishment.

The surrounding retail and service uses are compatible with the restaurant's proposed entertainment.

Planning staff has reviewed the request and finds consistency with the General Plan and recommends approval with a time condition of one (1) year to evaluate the compatibility of the entertainment with the nearby residential and surrounding commercial developments.

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 September 23, 2025. No one attended other than the applicant and city staff.
- As of the writing of this memo, Planning staff is not aware of any opposition to the proposal.

Recommended Conditions of Approval

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

1. Substantial expansion or modification beyond the approved exhibits (Floor Plan and Narrative) shall void the Entertainment Use Permit and require a new Entertainment Use Permit application and approval.

2. The Entertainment Use Permit is non-transferable to any other location.

3. The site shall be maintained in a clean and orderly manner.

4. The hours of speaker operation within the outdoor patio are limited to the following days and times:

Hours of Outdoor Speaker Operation	Monday to Sunday 11:00am-11:00pm

5. Entertainment uses shall be controlled to not unreasonably disturb area residents.

6. The establishment shall provide a contact phone number for a responsible person (i.e restaurant owner and/or manager) to any interested neighbors or property owners to resolve noise complaints quickly and directly.

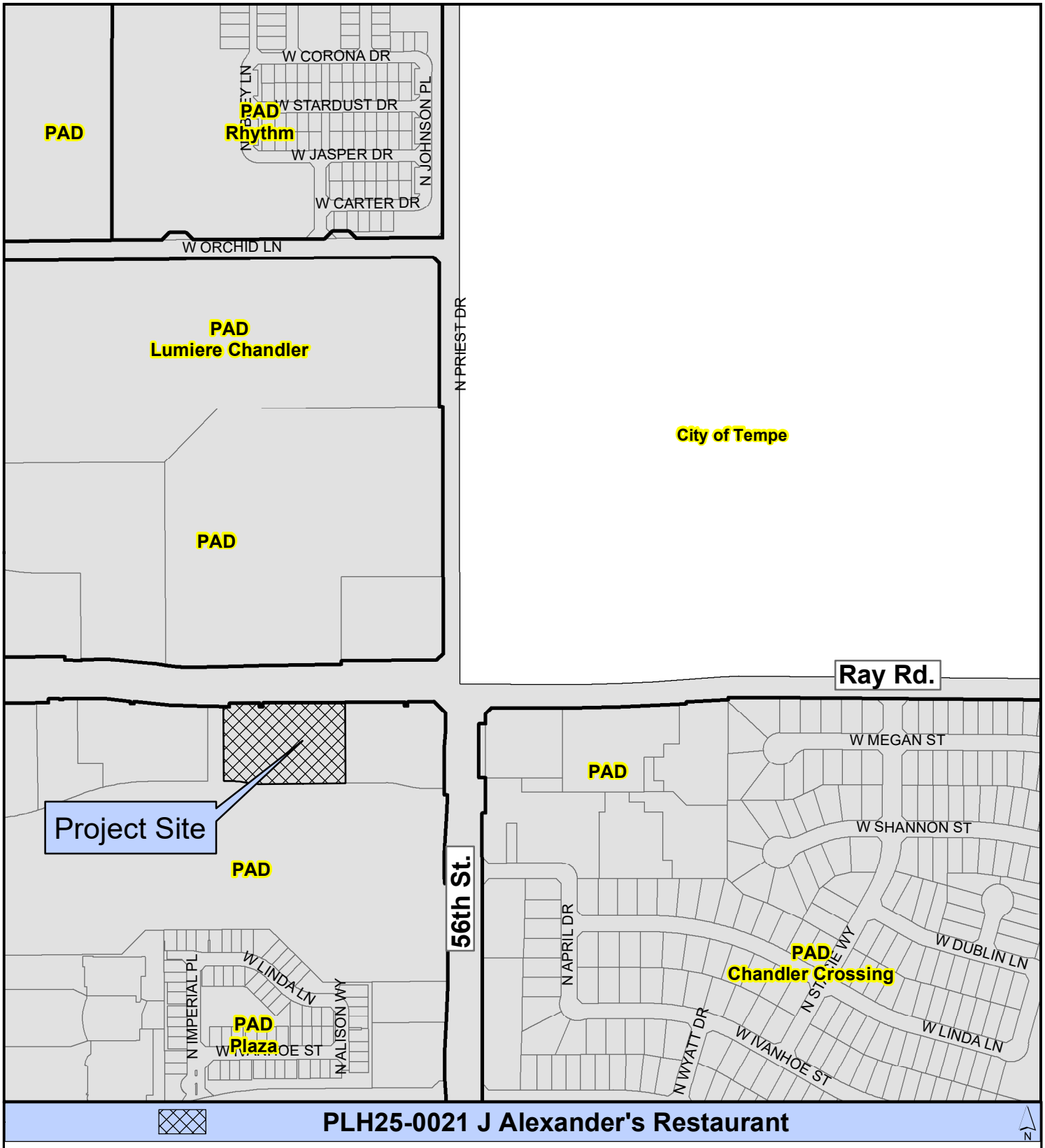
7. The Entertainment Use Permit shall remain in effect for two (2) years from the date of City Council approval. Continuation of the Entertainment Use Permit beyond the expiration date shall require reapplication and approval by the City of Chandler.

Attachments

Vicinity Maps

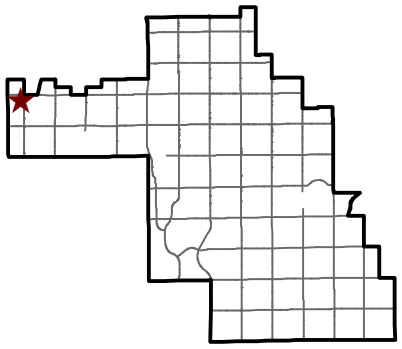
PLH25-0021 J Alexander's Narrative

PLH25-0021 J Alexander's Site Plan
PLH25-0021 J Alexander's Floor Plan
PLH25-0021 Letter of Support



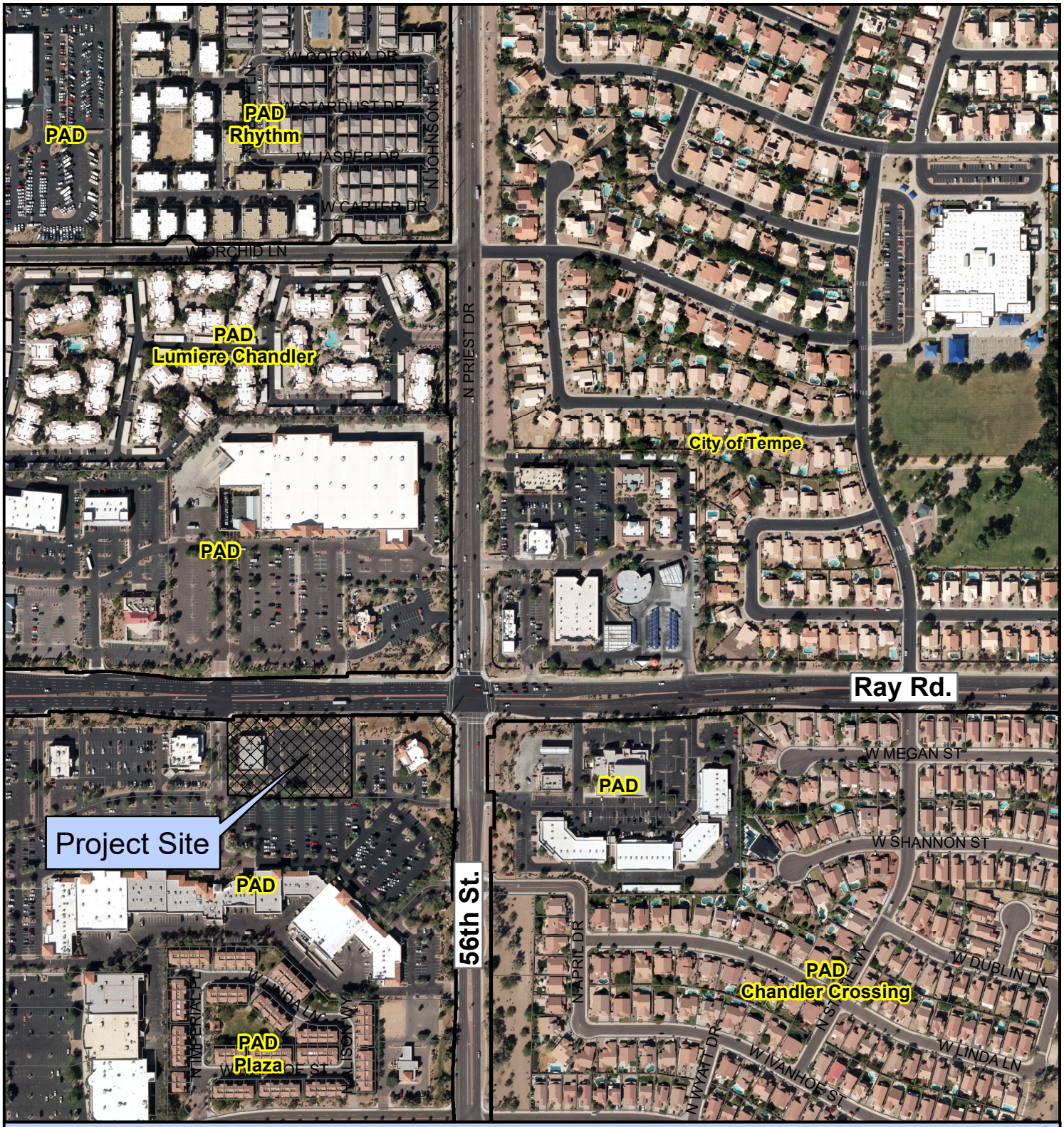
PLH25-0021 J Alexander's Restaurant

Proposed Project Details
7111 W. Ray Rd.
Request Entertainment Use Permit approval for speakers in an outdoor patio area



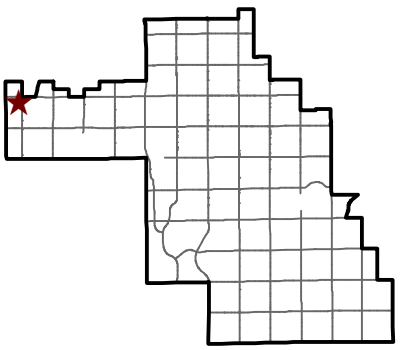
CHANDLER arizona

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



PLH25-0021 J Alexander's Restaurant

Proposed Project Details
7111 W. Ray Rd.
Request Entertainment Use Permit approval for speakers in an outdoor patio area



CHANDLER arizona

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

Narrative
Administrative Design Review
Entertainment Use Permit

J. ALEXANDER'S®
RESTAURANT

7111 W Ray Rd

Chandler, Arizona

JULY 2025

Prepared By:

Kimley»Horn

Kimley»Horn

Table of Contents

FIGURE 1: AERIAL 3
SECTION I – INTRODUCTION TO J ALEXANDER'S 4
SECTION II – PROJECT DESCRIPTION 4
SECTION III – EXISTING CONDITIONS 4
SECTION IV – OFF-SITE AREAS 4
SECTION V – ENTERTAINMENT USE PERMIT 5

FIGURE 1: AERIAL



Section I – Introduction to J Alexander's

J. Alexander's is a contemporary American restaurant, known for its wood-fired cuisine. Their core philosophy is to provide the highest possible quality dining experience. The menu features a wide selection of American classics including prime rib of beef, steaks, fresh seafood, sandwiches, and entrée salads. Whether you visit for lunch, dinner, or a drink with friends, your time at J. Alexander's will be memorable. With over 40 operating restaurants in 15 states, J. Alexander's is excited to bring this concept to Chandler, Arizona.

Section II – Project Description

This narrative has been provided in support of the Entertainment Use Permit applications for the proposed J. Alexander's will be located near the southwest corner of W Ray Rd and N 56TH St. The proposed establishment, located at 7111 W Ray Rd, will be an approximate 7,500 square foot one-story restaurant with an outdoor dining patio. The existing 7,375 SF building will be demolished and replaced with J. Alexander's. This project does not propose any changes for access to W Ray Rd.

The existing onsite development consist of an existing building, which is to be fully demolished. The existing underground storm retention is currently failing and will be replaced. Parking for the proposed restaurant will be replaced as necessary to complete the storm retention improvements. The remaining infrastructure is to remain in-place with the proposed restaurant.

The Maricopa County Assessor's Parcel Number is 301-84-210. The proposed development encompasses 2.18 acres of land currently zoned PAD, in a portion of the NE quarter of Section 29, Township 1 South, Range 4 East of the Gila and Salt River Base Line and Meridian in the City of Goodyear, Maricopa County, Arizona. More specifically, the parcel is bounded by commercial developments to the east, west, and south (zoned PAD), and W Ray Rd to the north.

Section III – Existing Conditions

The site is currently developed and is an operating restaurant.

Section IV – Off-site Areas

The development proposes no off-site improvements.

Section V – Entertainment Use Permit

We will be applying for an Entertainment Use Permit to allow outdoor speakers. Per City of Chandler Zoning Code:

1. Entertainment activity shall require a use permit, when all of the following criteria are met:

i. Entertainment activity, as defined in section 35-200, is provided, or outdoor seating with external speakers is provided; and

ii. Alcoholic beverages are sold or served; and

iii. If live entertainment is not provided outdoors, the property is located six hundred (600) feet or less from a residentially zoned property. Said distance shall be 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; and

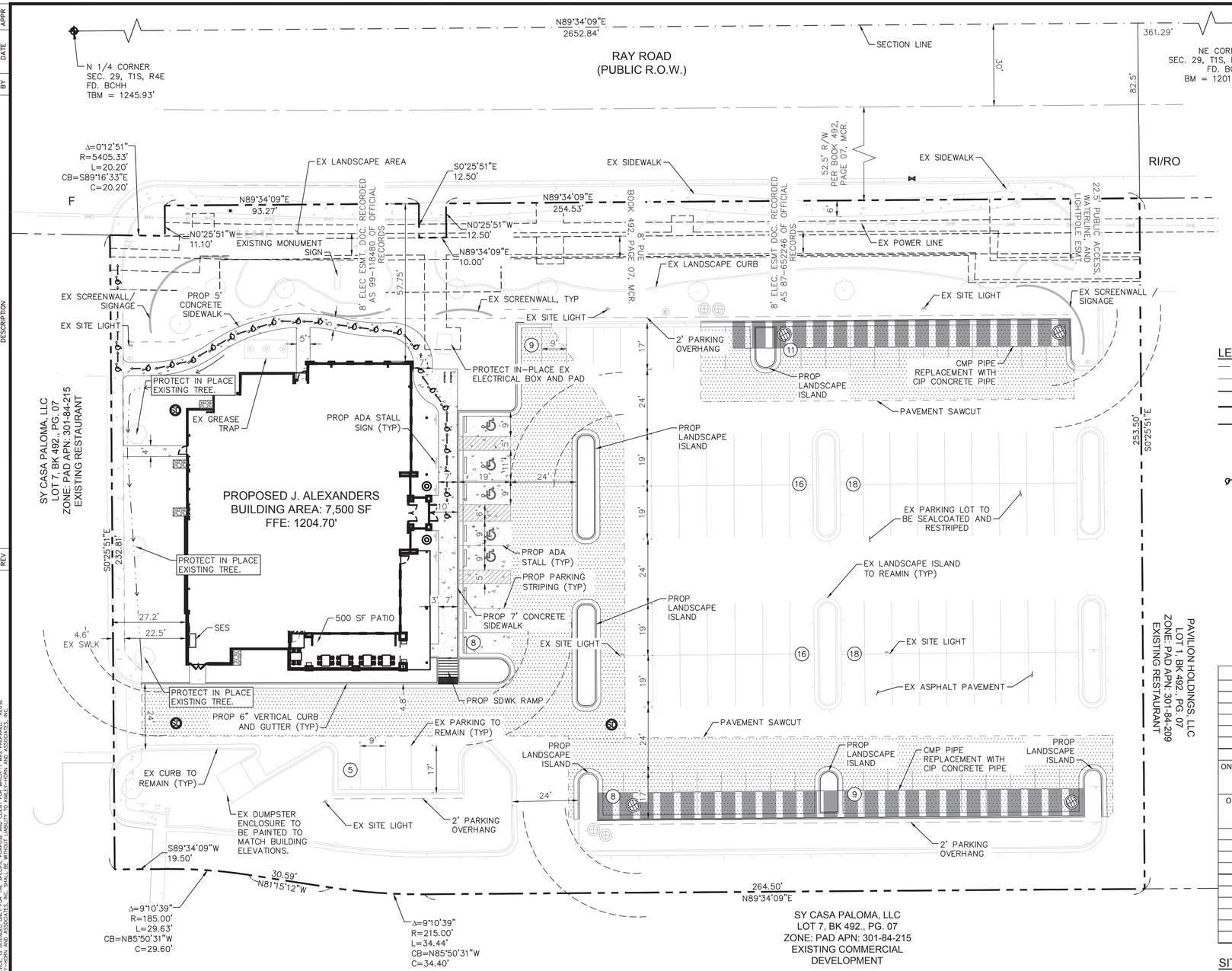
iv. If live entertainment is provided outdoors, the property is located one thousand three hundred and twenty (1,320) feet or less from a residentially zoned property. Said distance shall be measured from the closest exterior wall or fence of any indoor or outdoor space occupied by the subject establishment to the closest property line of a residentially zoned property.

2. A property with a current liquor use permit shall not be required to obtain an entertainment use permit, unless subject to a condition of approval related to a time limit. Liquor use permit conditions related to entertainment activity shall remain in effect.

The proposed J. Alexander's will have 500 SF of outdoor fenced dining space and will hold approximately 9 tables. The outdoor patio will be equipped with speakers to provide ambiance for patrons and to assist in cutting road noise from W Ray Rd. Music will be controlled by GM and will be akin to elevator music and only be heard through 3-inch ceiling speakers. No live music anywhere, including the patio. The patio will face internally to the shopping center and have ADA accessible access. The surrounding retail and service uses are compatible with the restaurant's proposed entertainment. The patio will be smoke free and meet the Smoke Free Arizona Law. J. Alexander's will be using a Series 12 Restaurant License for the liquor license. The hours of operation are generally 11:00 AM – 11:00 PM, 7 days a week. Each J. Alexanders hires approximately 90 employees.

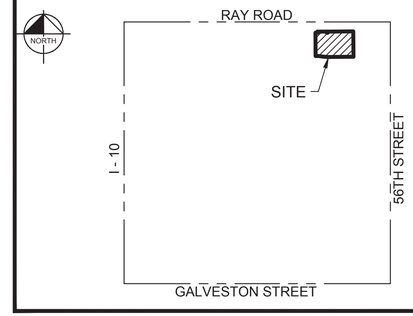
To resolve any noise related disturbances, please reach out to Bob Fargo at (813)404-026.

The proposed J. Alexander's development will comply with the City's Zoning Ordinance and the laws set forth by the City of Chandler.



VICINITY MAP

N.T.S.



NE 1/4 SEC. 29, T. 1 S., R. 4 E.
MARICOPA COUNTY, ARIZONA

LEGEND

- SECTION LINE
- EXISTING EASEMENT
- CENTER LINE
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- F — FULL DRIVEWAY
- RI/RO — RIIGHT IN RIGHT OUT DRIVEWAY
- PROPOSED ADA PATH
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE
- STANDARD DUTY ASPHALT
- FIRE TURNING RADIUS
- (5) — PARKING SPACE COUNT

SITE DATA TABLE	
J. ALEXANDERS - 7111 W RAY RD CHANDLER 85226	
PARCEL NUMBER	301-84-210
ZONING DESIGNATION	PAD
MIN BUILDING SETBACK	50' RAY RD
MIN LANDSCAPE SETBACK	20' RAY RD
ALLOWED BUILDING HEIGHT	2 STORIES, 30 FT
PARKING REQUIRED/ PROVIDED	
ONE (1) SPACE PER 50 SF OF PUBLIC AREA (INDOOR & OUTDOOR) / 50 SF 3,750 SF + 500 SF / 50 SF =86	85 SPACES
ONE (1) SPACE PER 200 SF OF KITCHEN AND PREP AREA 3,750 SF / 200 SF = 19	19 SPACES
TOTAL PARKING REQUIRED	104 SPACES
REGULAR PARKING PROVIDED	125 SPACES
ACCESSIBLE PARKING PROVIDED	5 SPACES
TOTAL PARKING PROVIDED	130 SPACES
SITE AREA	(+/-) 94,940 SF OR 2.17 ACRES
BUILDING SQUARE FOOTAGE	7,500 SF
LOT COVERAGE	7.90%
FLOOD ZONE	X (MAP #04013C2705L)
EXISTING & PROPOSED USE	RESTAURANT
LANDSCAPED AREA	25,995 SF (27.4%)

SITE NOTES

1. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
2. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
3. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
4. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
5. THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR.
6. SIGNS REQUIRE SEPARATE PERMIT.
7. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
8. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE TO BE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
9. ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.

DEVELOPER/OWNER

SPB HOSPITALITY
19219 KATY FWY
HOUSTON, TEXAS 77094
PH: (813) 404-0261
CONTACT: BOB FARGO

LAND SURVEYOR

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH: (602) 837-5511
CONTACT: CHAD HUBER, RLS

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
1001 W SOUTHERN AVE, SUITE 131
MESA, ARIZONA 85210
PH: (623) 552-3171
CONTACT: HEATHER ROBERTS, PE (47693)

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.
1001 W SOUTHERN AVE, SUITE 131
MESA, ARIZONA 85210
PH: (602) 371-4579
CONTACT: JACOB JURGENS

LEGAL DESCRIPTION

PARCEL NO. 1:

LOT 2, OF CHANDLER PAVILIONS UNIT 4, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 492 OF MAPS, PAGE 7.

PARCEL NO. 2:

NON-EXCLUSIVE EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, AND UTILITIES AS MORE PARTICULARLY DESCRIBED IN THE MAINTENANCE AGREEMENT FOR CHANDLER MARKETPLACE (CHANDLER PAVILIONS) RECORDED JANUARY 29, 1998, AS 98-0067235 AND RERECORDED JANUARY 30, 1998 AS 98-0071824 OF OFFICIAL RECORDS.

APN:

301-84-210

SITE AREA:

94,823 SF OR 2.18 AC

ZONING:

PAD (EXISTING & PROPOSED)

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS N89°34'09"E.

FLOOD ZONE CLASSIFICATION

THE PARCEL LIES IN FLOOD ZONE "X", 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AS SHOWN ON FIRM PANEL 04013C2705L WITH AN EFFECTIVE DATE OF OCTOBER 16, 2013.

BENCHMARK

THE CONTROLLING BENCHMARK FOR THIS SURVEY IS A CITY OF CHANDLER BRASS CAP IN HAND HOLE AT THE INTERSECTION OF RAY ROAD AND 56TH STREET. HAVING AN NAVD88 ELEVATION OF 1201.33'.

GRAPHIC SCALE IN FEET
0 10 20 40

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

J. ALEXANDERS

7111 W RAY RD. CHANDLER, AZ 85226

SITE PLAN

J. ALEXANDERS

PROJECT No.
292029000

SCALE (H): 1"=20'
SCALE (V): NONE
DRAWN BY: JAF
DESIGN BY: HDR
CHECK BY: HDR
DATE: 02/07/25

Registered Professional Engineer (Civil)
CERTIFICATE NO.
47693
HEATHER
ROBERTS
Date Signed 03/31/25
Exp. Date 03/31/26

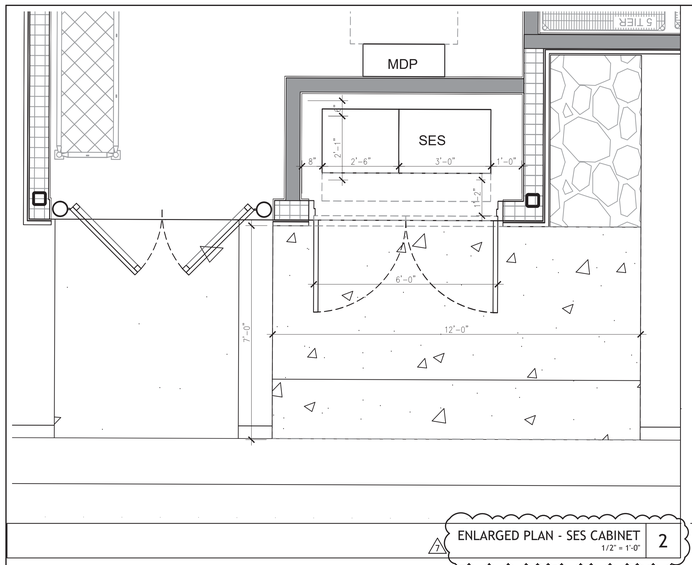
SP.dwg

05 OF 12 SHEETS

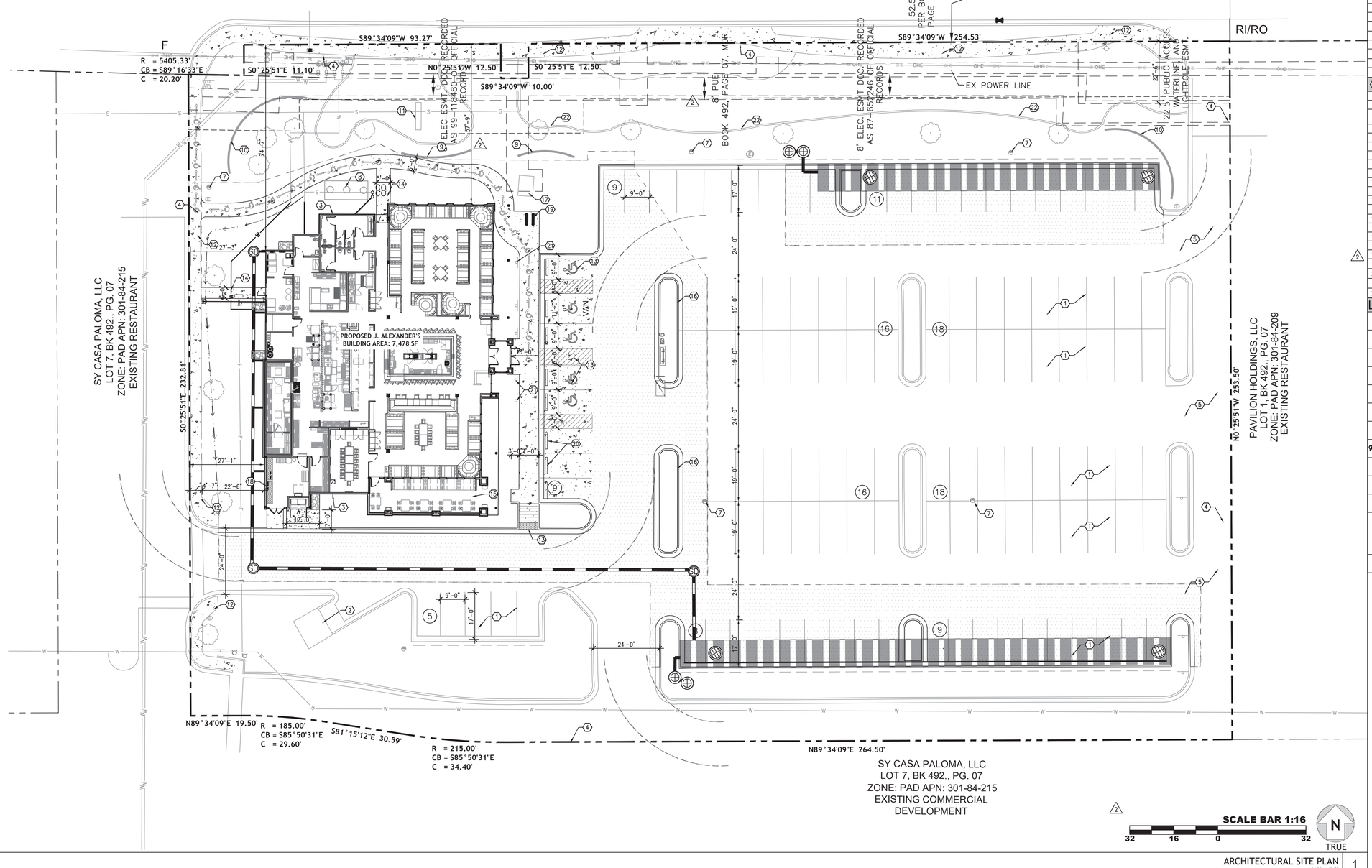
APPR. | DATE | BY | DESCRIPTION | REV

K:\EAV_Civil\J. Alexanders\CADD\CD'S\SP.dwg, Layout: SP Jul 17, 2025 - 10:35am Noah.Horton
THESE PLANS ARE FOR USE SOLELY WITH RESPECT TO THE PROJECT AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

C.O.C. LOG NO. CIV24-0149



ENLARGED PLAN - SES CABINET 1/2" = 1'-0" | 2



ARCHITECTURAL SITE PLAN 1/16" = 1'-0" | 1

GENERAL NOTES

1	ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE
2	ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
3	SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
4	ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGN TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
5	THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR.
6	THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
7	ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE TO BE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
8	ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.
1	ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. REFER TO CIVIL FOR ALL DIMENSIONS (CURBS, SIDEWALKS, STRIPING AND ALL DIRECTIONAL INDICATORS) AND LAYOUT
2	RE: CIVIL DRAWINGS FOR CIVIL INFORMATION AND LANDSCAPE FOR LANDSCAPE INFORMATION
3	GENERAL CONTRACTOR SHALL ENSURE ALL SIDEWALKS, ACCESSIBLE ROUTES AND DRIVE LANES ARE CLEAR AT ALL TIMES
4	GENERAL CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ALL EXISTING UTILITIES

SITE STATISTICS:

J ALEXANDER'S – 7111 W RAY ROAD, CHANDLER, AZ 85226	
PARCEL NUMBER	301-84-210
ZONING DESIGNATION	PAD
MINIMUM BUILDING SETBACK	50' RAY ROAD
MINIMUM LANDSCAPE SETBACK	20' RAY ROAD
ALLOWED BUILDING HEIGHT	2 STORIES 30 FT
PARKING REQUIRED/PROVIDED	
ONE (1) SPACE PER 50 SF OF PUBLIC AREA (INDOOR & OUTDOOR)/50 SF 3,750 SF+500 SF/200 SF = 86	85 SPACES
ONE (1) SPACE PER 200 SF OF KITCHEN AND PREP AREA 3,750 SF/200 SF = 19	19 SPACES
TOTAL PARKING REQUIRED	104 SPACES
REGULAR PARKING PROVIDED	125 SPACES
ACCESSIBLE PARKING PROVIDED	5 SPACES
TOTAL PARKING PROVIDED	130 SPACES
SITE AREA	(+/-) 94,940 SF OR 2.17 ACRES
BUILDING SQUARE FOOTAGE	7,478 SF
LOT COVERAGE	7.90%
FLOOD ZONE	X (MAP #04013C2705L)
EXISTING & PROPOSED USE	RESTAURANT
LANDSCAPED AREA	25,995 SF (27.4%)

KEY NOTES:

1	EXISTING PARKING
2	EXISTING DUMPSTER ENCLOSURE TO BE REUSED
3	REFER TO EXTERIOR ELEVATIONS FOR BUILDING SIGNAGE LOCATION. ALL SIGNAGE BY SIGN VENDOR UNDER SEPARATE PERMIT
4	PROPERTY LINE. REFER TO APPROVED PLAT AND SHELL DRAWINGS
5	EXISTING CONCRETE DRIVE TO REMAIN
6	EXISTING MONUMENT SIGN TO REMAIN AND BE REUSED
7	EXISTING PARKING LOT LIGHTING TO REMAIN
8	EXISTING GREASE INTECEPTOR TO BE REUSED
9	EXISTING SCREEN WALL TO REMAIN
10	EXISTING SCREEN WALL SIGNAGE TO REMAIN
11	EXISTING MONUMENT SIGN TO REMAIN
12	EXISTING SIDEWALK TO REMAIN
13	PROPOSED ACCESSIBLE RAMP, RE: 5/A0.8 AND ADA STALLS
14	PROPOSED SIDEWALK
15	NEW COVERED PATIO
16	PROPOSED LANDSCAPE ISLAND
17	EXISTING ELECTRICAL TRANSFORMER AND PAD
18	PROPOSED SES LOCATION
19	BIKE RACK, RE: 4/A0.8
20	CONCRETE WHEEL STOP, RE: 1/A0.8
21	ADA ACCESSIBLE PARKING SIGNAGE, RE: 3/A0.8
22	EXISTING LANDSCAPE CURB, TO REMAIN

LEGEND

	SECTION LINE
	EXISTING EASEMENT
	CENTER LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
F	FULL DRIVEWAY
RI/RO	RIGHT IN RIGHT OUT DRIVEWAY
	PROPOSED ADA PATH
	EXISTING CONCRETE SIDEWALK
	PROPOSED CONCRETE SIDEWALK
	STANDARD DUTY ASPHALT
44' 28'	FIRE TURNING RADIUS
(X)	PARKING SPACE COUNT

idstudio
6201 CAMPUS CIRCLE DRIVE E
IRVING, TEXAS 75063
TEL: 972.870.1388
WWW.IDSTUDIO4.COM

CORPORATE:
SPB HOSPITALITY
19219 KATY FWY
HOUSTON, TX 77094
PHONE: 346.440.0772
EMAIL: www.spbhospitality.com

REGISTERED ARCHITECT
CERTIFICATE NO.
63415
RUSTY ALLAN RIDGE
DATE EXPIRES 06/30/2026
TEXAS U.S.A.

07/18/2025
ISSUED FOR PERMIT

SPB HOSPITALITY - J ALEXANDERS
CHANDLER, AZ

7111 West Ray Road
Chandler, AZ 85226

CLIENT:
SPB Hospitality
19219 Katy Freeway, Suite 500
Houston, TX 77094

J. ALEXANDER'S RESTAURANT

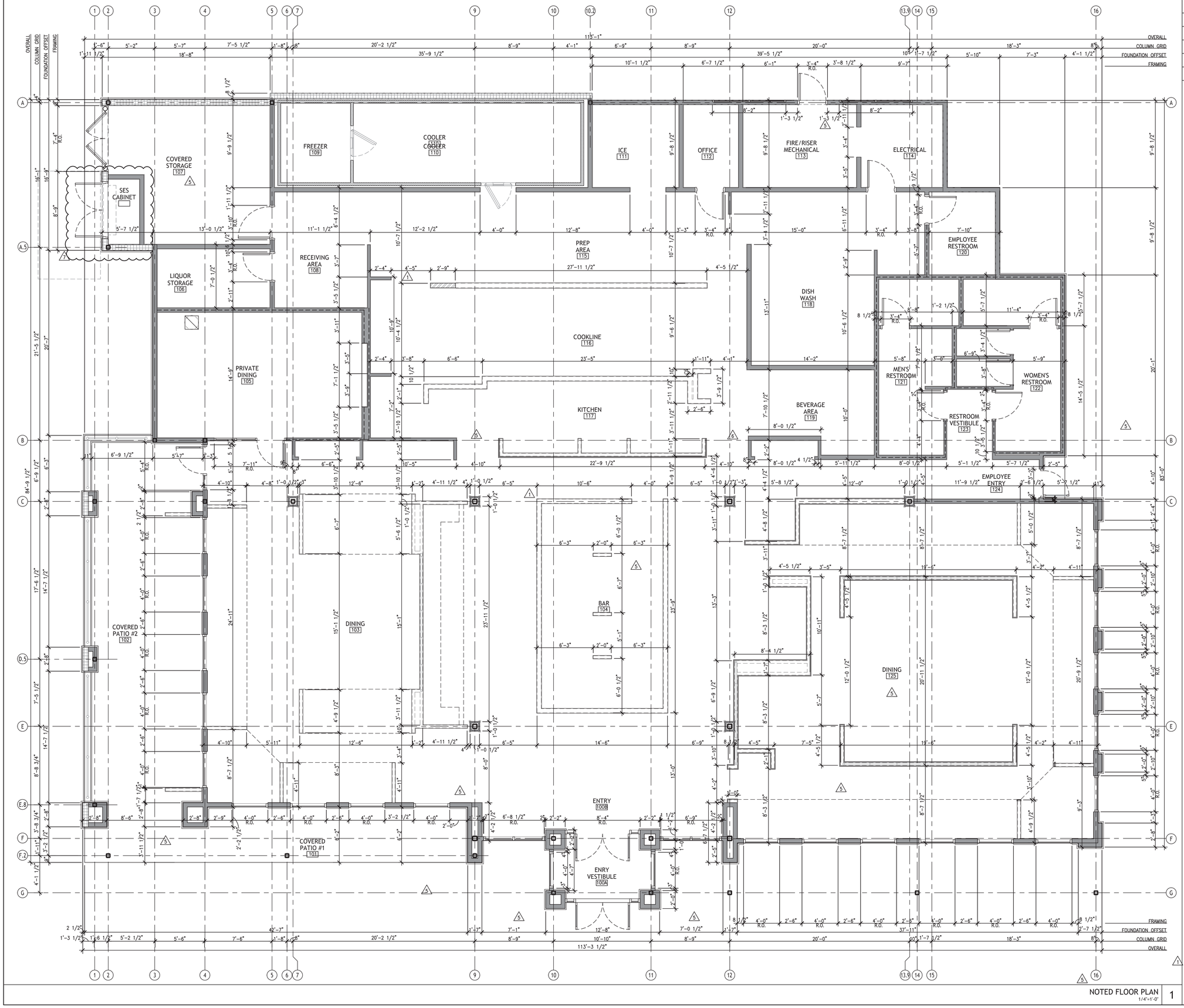
DATE	DESCRIPTION
08.26.2024	ISSUE FOR PERMIT

	DATE	DESCRIPTION
1	11.27.2024	CITY/OWNER COMMENTS
2	01.14.2025	CITY/OWNER COMMENTS
7	07.18.2025	SRP COMMENTS

SHEET TITLE:
ARCHITECTURAL SITE PLAN

SHEET NUMBER:
A0.7

PROJECT NUMBER:
SJA24001



NOTED FLOOR PLAN 1
1/4"=1'-0"

PLAN TRUE

GENERAL NOTES

1	ALL DIMENSIONS ARE SHOWN TO FACE OF STUD WALL UNLESS NOTED OTHERWISE
2	REFER TO FINISH SCHEDULE AND DETAILS FOR APPLIED FINISHES
3	WALLS TO STRUCTURAL DECK SHALL BE THOROUGHLY SEALED AROUND PENETRATIONS

WALL LEGEND

	FULL HEIGHT WALLS
	FULL HEIGHT WALL WITH SOUND BATT INSULATION
	PARTIAL HEIGHT WALLS
	PARTIAL HEIGHT STEEL WALL
	COOLER/FREEZER WALL, BY KITCHEN
	CMU WALL

idstudio
6201 CAMPUS CIRCLE DRIVE E
IRVING, TEXAS 75063
TEL: 972.870.1388
WWW.IDSTUDIO4.COM

CORPORATE:
SPB HOSPITALITY
19219 KATY FWY
HOUSTON, TX 77094
PHONE: 346.440.0772
EMAIL: www.spbhospitality.com

REGISTERED ARCHITECT
CERTIFICATE NO.
63415
RUSTY ALLAN RIDGE
STATE OF VIRGINIA
07/18/2025

ISSUED FOR PERMIT

SPB HOSPITALITY - J ALEXANDERS
CHANDLER, AZ

7111 West Ray Road
Chandler, AZ 85226

CLIENT:
SPB Hospitality
19219 Katy Freeway, Suite 500
Houston, TX 77094

J. ALEXANDER'S RESTAURANT

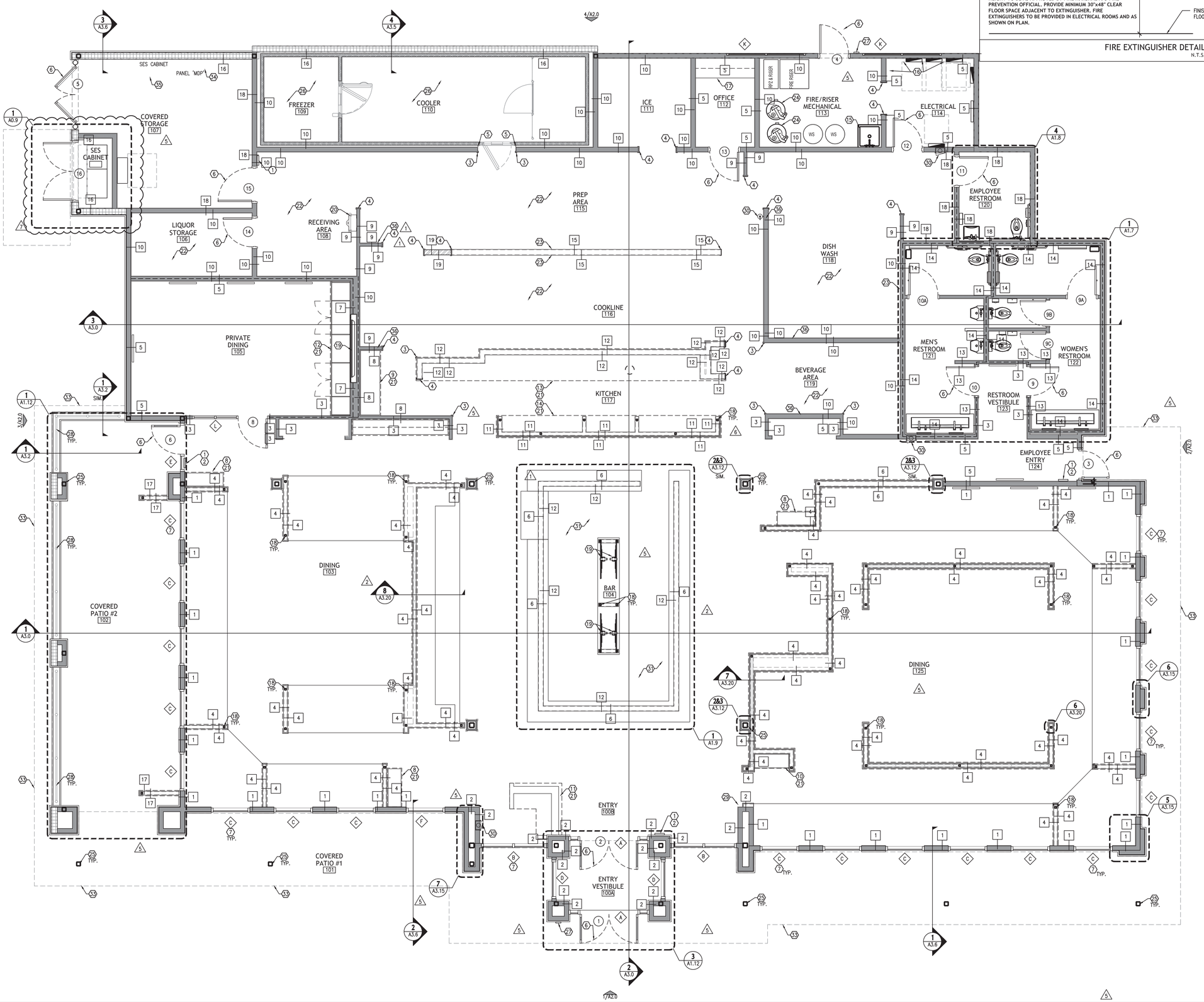
DATE	DESCRIPTION
06.26.2024	ISSUE FOR PERMIT

	DATE	DESCRIPTION
1	11.21.2024	CITY/OWNER COMMENTS
5	03.31.2025	OWNER COMMENTS
6	05.19.2025	FIELD CLARIFICATION
7	07.18.2025	SRP COMMENTS

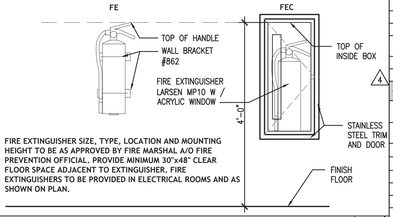
SHEET TITLE:
DIMENSIONED FLOOR PLAN

SHEET NUMBER:
A1.0

PROJECT NUMBER:
SJA24001



FIRE EXTINGUISHER DETAIL



FIRE EXTINGUISHER SIZE, TYPE, LOCATION AND MOUNTING HEIGHT TO BE AS APPROVED BY FIRE MARSHAL A/O FIRE PREVENTION OFFICIAL. PROVIDE MINIMUM 30"x48" CLEAR FLOOR SPACE ADJACENT TO EXTINGUISHER. FIRE EXTINGUISHERS TO BE PROVIDED IN ELECTRICAL ROOMS AND AS SHOWN ON PLAN.

FIRE EXTINGUISHER DETAIL 2 — N.T.S.

GENERAL NOTES

1	REFER TO FINISH SCHEDULE, FINISH PLAN AND ELEVATIONS FOR APPLIED FINISHES
2	REFER TO MILLWORK DRAWINGS FOR LOCATION AND INFORMATION
3	REFER TO WALL TYPE SCHEDULE ON THIS SHEET FOR ALL WALLS
4	REFER TO SHEETS A2.1 THROUGH A2.3 FOR ALL INTERIOR ELEVATIONS AND TAGS
5	REFER TO SHEETS A4.0 FOR DOOR AND WINDOW INFORMATION
6	NOT USED

KEY NOTES:

1	TACTILE 'EXIT ROUTE' SIGN, VERIFY FINAL LOCATION AND WORDING WITH FIRE MARSHAL PRIOR TO INSTALL
2	OCCUPANCY LOAD SIGN, VERIFY EXACT LOCATION WITH FIRE MARSHAL PRIOR TO INSTALLATION
3	STAINLESS STEEL WALL CORNER GUARD, RE: 1/A3.7
4	STAINLESS STEEL END WALL CAP, RE: 1/A3.7
5	STAINLESS STEEL CLOSURE STRIP TO SEAL COOLER TO WALL, RE: K.E.S.
6	NEW DOOR, RE: A4.0 DOOR AND WINDOW SCHEDULE
7	NEW WINDOW, RE: A4.0 DOOR AND WINDOW SCHEDULE
8	POS STATION MILLWORK, RE: A3.8 FOR DETAILS
9	KITCHEN POS STATION MILLWORK, RE: A3.9 FOR DETAILS
10	DINING POS STATION MILLWORK, RE: A3.9 FOR DETAILS
11	HOST STATION MILLWORK, RE: A3.8 FOR DETAILS
12	PRIVATE DINING CABINET MILLWORK, RE: A3.11 FOR DETAILS
13	KITCHEN SERVING LINE COUNTERTOP, RE: A3.10 FOR DETAILS
14	SERVER'S STORAGE MILLWORK, RE: A3.10 FOR DETAILS
15	MOP SINK, RE: PLUMBING
16	ELECTRICAL PANEL, RE: ELECTRICAL
17	OFFICE DESK RE: 4/A3.12
18	STEEL POST STABILIZER. PROVIDE SUPPORT POSTS AT ALL LOW WALLS. RE: 6/A3.20
19	TELEVISION, RE: ELECTRICAL
20	STEEL LADDER MOUNTED TO THE BUILDING FOR ROOF ACCESS, PAINT [P-6] RE: 1/A3.20
21	MILLWORK BY OWNER RE: A3.8 THRU A3.13. ALL MILLWORK, SHELVES AND INTERIORS OF CABINETRY IN FOOD PREP/SERVICE AREAS MUST BE WASHABLE AND IMPERVIOUS
22	ALL WALLS IN KITCHEN TO RECEIVE FRP OVER DESIGNATED WALL TYPE, U.N.O. ALL FRP PANELS TO BE INSTALLED FROM TOP OF BASE AT WALL TO CEILING IN KITCHEN AS SPECIFIED. RE: WALL TYPE SCHEDULE
23	STAINLESS STEEL FINISH ON LOW WALL, RE: INTERIOR ELEVATIONS
24	WATER HEATER, RE: PLUMBING
25	STRUCTURAL STEEL COLUMN, RE: STRUCTURAL
26	WALK-IN COOLER/FREEZER, RE: KITCHEN
27	RECESSED KNOX BOX, MOUNT NO LOWER THAN 5'-0" AND NO HIGHER THAN 6'-0" A.F.F., VERIFY FINAL LOCATION WITH FIRE MARSHAL PRIOR TO INSTALL
28	PATIO RAILING, RE: 1&2/A1.12
29	HANDRAIL, RE: 5/A3.20
30	RECESSED/WALL MOUNTED FIRE EXTINGUISHER, VERIFY FINAL LOCATION WITH FIRE MARSHAL PRIOR TO INSTALL, RE: 2/A1.1
31	WALLS BEHIND BAR TO RECEIVE FRP OVER DESIGNATED WALL TYPE, U.N.O.
32	PRE-FABRICATED HALO FIRE TOWERS, RE: 1/A3.18
33	LINE OF CANOPY ABOVE
34	MDP PANEL, RE: ELECTRICAL
35	SES CABINET, RE: ELECTRICAL
36	WALLS TO STOP 6" ABOVE CEILING. RE: MECHANINCAL

WALL LEGEND

- FULL HEIGHT WALLS
- FULL HEIGHT WALL WITH SOUND BATT INSULATION
- PARTIAL HEIGHT WALLS
- FULL HEIGHT STEEL WALL
- COOLER/FREEZER WALL, BY KITCHEN
- CMU WALL

WALL TYPE SCHEDULE

	MATERIALS	1	2	3	4	5	6	7	8	9	10	11	12	13	1/4	15	16	17	18	19
FRAMING	2x4 WOOD STUDS		●						●	●			●					●		
FRAMING	2x4 WOOD STUDS (LOW WALL)			●							●				●					
FRAMING	2x6 WOOD STUDS	●	●			●		●			●			●						●
FRAMING	2x6 WOOD STUDS (LOW WALL)				●								●							
FRAMING	6" METAL STUD (LOW WALL)															●				
FRAMING	6" METAL STUD																			●
FRAMING	8" CMU WALL																	●		
SHEATHING	5/8" GYPSUM BOARD		●		●															
SHEATHING	5/8" PLYWOOD UP TO 60" A.F.F.	●																		
SHEATHING	5/8" GYPSUM BOARD FROM 60" UP TO CEILING	●																		
SHEATHING	5/8" TILE BACKER BOARD UP TO 60" A.F.F.													●	●					
SHEATHING	5/8" WATER RESISTANT DRYWALL											●	●	●				●		
SHEATHING	5/8" PLYWOOD UP TO 48" A.F.F.									●										
SHEATHING	5/8" GYPSUM BOARD FROM 48" UP TO CEILING									●										
SHEATHING	5/8" CEMENTITIOUS BOARD		●						●											
SHEATHING	5/8" CEMENTITIOUS BOARD UP TO 12" AFF										●	●	●	●					●	
SHEATHING	1/2" PLYWOOD				●		●													
SHEATHING	1/2" MARINE GRADE PLYWOOD																		●	
SHEATHING	5/8" FIRE TREATED PLYWOOD										●	●				●				●

NOTES:
1. PROVIDE S.S. PANELS AT WALL BEHIND HOODS, TYP. RE: FINISH SCHEDULE
2. PROVIDE WHITE FRP ON INSIDE FACE OF POS WALLS AND IN ALL KITCHEN WALLS, UNO
3. BACK OF HOUSE WALLS TO HAVE 5/8" FIRE TREATED PLYWOOD PER KITCHEN DRAWINGS, UNO

NOTED FLOOR PLAN 1 — 1/4"=1'-0"

N PLAN — N TRUE

idstudio
6201 CAMPUS CIRCLE DRIVE E
IRVING, TEXAS 75063
TEL: 972.870.1388
WWW.IDSTUDIO4.COM

CORPORATE:
SPB HOSPITALITY
19219 KATY FWY.
HOUSTON, TX 77094
PHONE: 346.440.0772
EMAIL: www.spbhospitality.com

REGISTERED ARCHITECT
CERTIFICATE NO.
63415
RUSTY ALLAN RIDGE
STATE OF TEXAS
OF PENNSYLVANIA U.S.A.

07/18/2025
ISSUED FOR PERMIT

SPB HOSPITALITY - J ALEXANDERS CHANDLER, AZ

7111 West Ray Road
Chandler, AZ 85226

CLIENT:
SPB Hospitality
19219 Katy Freeway, Suite 500
Houston, TX 77094

J. ALEXANDER'S RESTAURANT

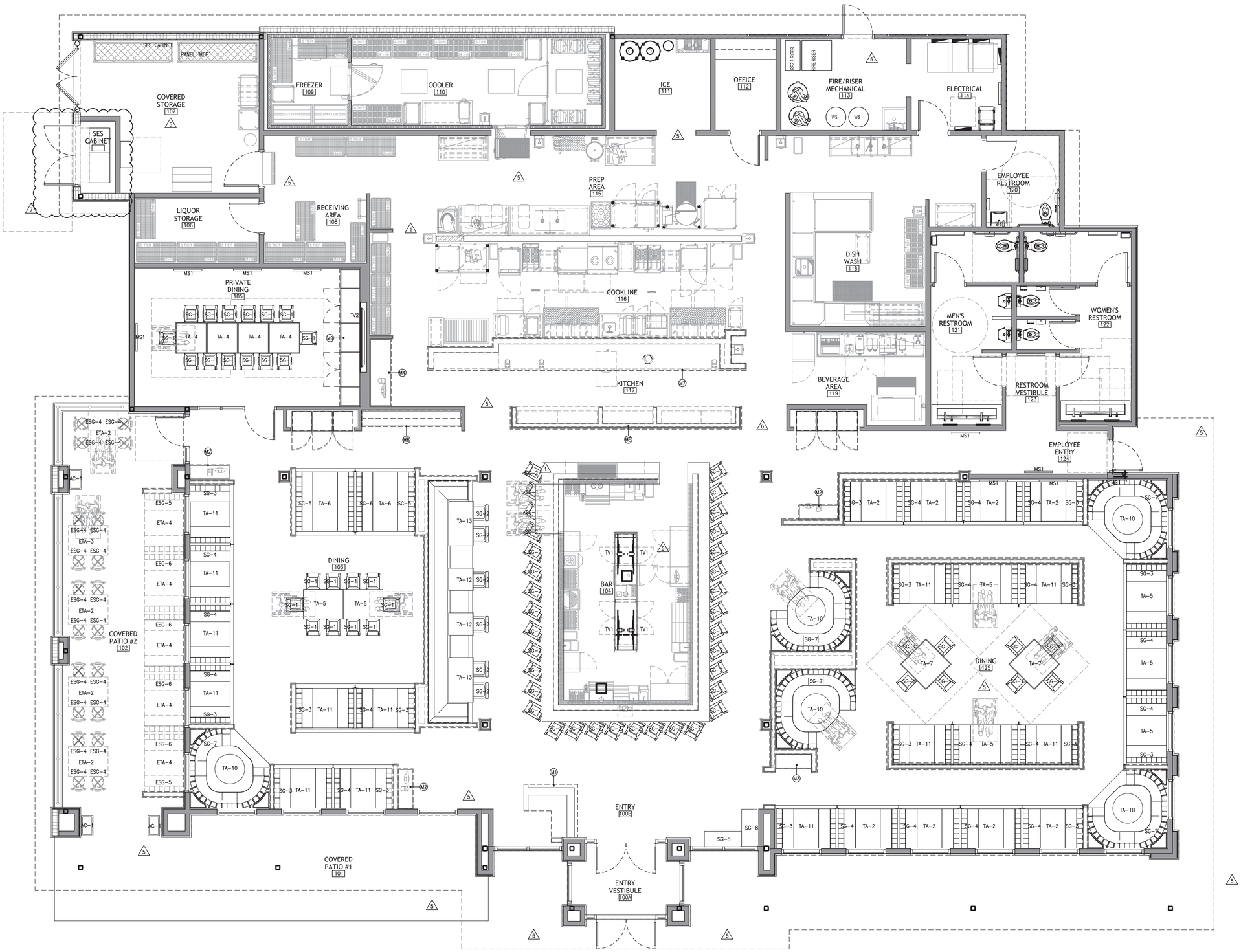
	DATE	DESCRIPTION
	08.26.2024	ISSUE FOR PERMIT

	DATE	DESCRIPTION
1	11.21.2024	CITY/OWNER COMMENTS
2	01.14.2025	CITY/OWNER COMMENTS
3	02.03.2025	CITY COMMENTS
4	02.05.2025	CITY COMMENTS
5	03.31.2025	OWNER COMMENTS
6	05.19.2025	FIELD CLARIFICATION
7	07.18.2025	SRP COMMENTS

SHEET TITLE:
NOTED FLOOR PLAN

SHEET NUMBER:
A1.1

PROJECT NUMBER:
SJA24001



FURNITURE SCHEDULE

TAG	DESCRIPTION
TABLE TOP	
TA–1	DINING TABLE – 27"X30"
TA–2	DINING TABLE – 30"X48"
TA–3	DINING TABLE – 30"X54"
TA–4	DINING TABLE – 36"X36"
TA–5	DINING TABLE – 36"X48"
TA–6	DINING TABLE – 36"X72"
TA–9	DINING TABLE – 42"X42"
TA–10	ROUND TABLE – 36"
TA–11	ACCESSIBLE DINING TABLE
TA–12	BAR HEIGHT DINING TABLE – 30"X27"
TA–13	BAR HEIGHT DINING TABLE – 30"X54"
BOOTHS AND SEATING	
SG–1	DINING CHAIR
SG–2	30" HEIGHT BAR STOOL
SG–3	BOOTH – SINGLE SIDED – 48"
SG–4	BOOTH – DOUBLE SIDED – 48"
SG–5	BOOTH – SINGLE SIDED – 72"
SG–6	BOOTH – DOUBLE SIDED – 72"
SG–7	CORNER BOOTH
SG–8	BENCH – 20"X34"
EXTERIOR FURNITURE	
ESG–1	PATIO LOUNGE CHAIR
ESG–2	PATIO LOUNGE CHAIR
ESG–3	PATIO SOFA
ESG–4	26" OUTDOOR DINING CHAIR
ESG–5	BOOTH – SINGLE SIDED – 48"
ESG–6	BOOTH – DOUBLE SIDED – 48"
ETA–1	PATIO LOUNGE TABLE
ETA–2	36"x48" DINING TABLE, 30" TALL
ETA–3	36"x48" DINING TABLE, 30" TALL – ADA
ETA–4	30"X48" DINING TABLE 30" TALL
ACCESSORIES	
AC–1	EXTERIOR PATIO PLANTER

MILLWORK SCHEDULE

TAG	DESCRIPTION
M1	HOST STATION
M2	POS STATION
M3	POS STATION – RAISED DININIG
M4	POS STATION – KITCHEN
M5	NOT USED
M6	DISPLAY CABINET – KITCHEN
M7	KITCHEN SERVING LINE COUNTERTOP
M8	SERVER'S STORAGE
M9	PRIVATE DINING ROOM – CABINETS

MEDIA

TAG	DESCRIPTION
TV1	55 INCH TV
TV2	75 INCH TV

MISCELLANEOUS

TAG	DESCRIPTION
MS1	WALL DECOR, BY OWNER

FURNISHING PLAN
1/4"=1'-0"

1

N PLAN

N TRUE

idstudio
6201 CAMPUS CIRCLE DRIVE E
IRVING, TEXAS 75063
TEL: 972.870.1388
WWW.IDSTUDIO4.COM

CORPORATE:
SPB HOSPITALITY
19219 KATY FWY
HOUSTON, TX 77094
PHONE: 346.440.0772
EMAIL: www.spbhospitality.com

REGISTERED ARCHITECT
63415
RUSTY ALLAN RIDGE
ARIZONA U.S.A.

07/18/2025
ISSUED FOR PERMIT

SPB HOSPITALITY - J ALEXANDERS CHANDLER, AZ

7111 West Ray Road
Chandler, AZ 85226

CLIENT:
SPB Hospitality
19219 Katy Freeway, Suite 500
Houston, TX 77094

J. ALEXANDER'S RESTAURANT

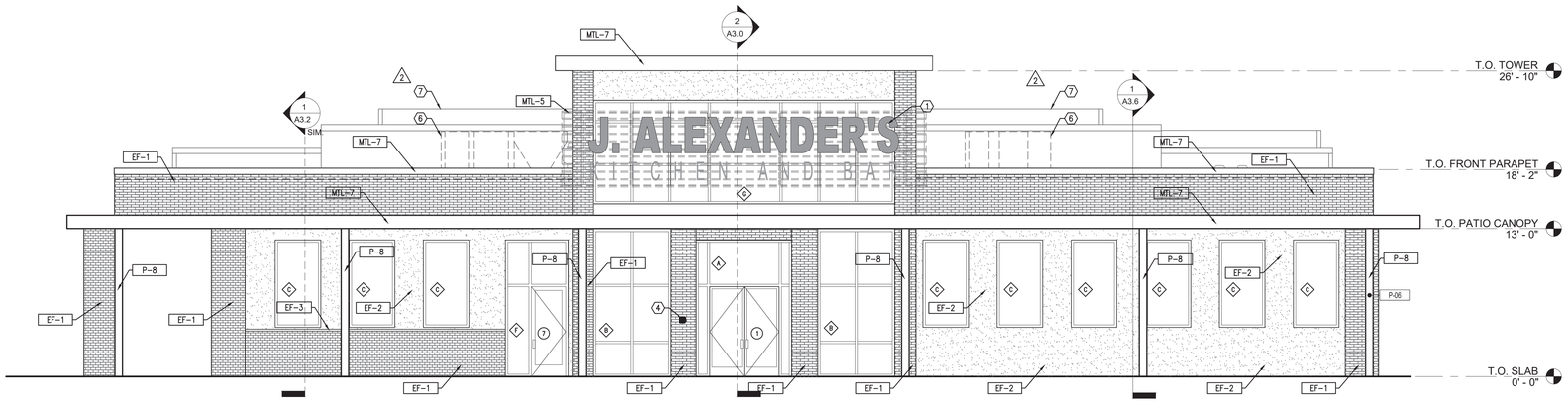
DATE	DESCRIPTION
08.26.2024	ISSUE FOR PERMIT

	DATE	DESCRIPTION
1	11.21.2024	CITY/OWNER COMMENTS
6	05.19.2025	FIELD CLARIFICATION
7	07.18.2025	SHP COMMENTS

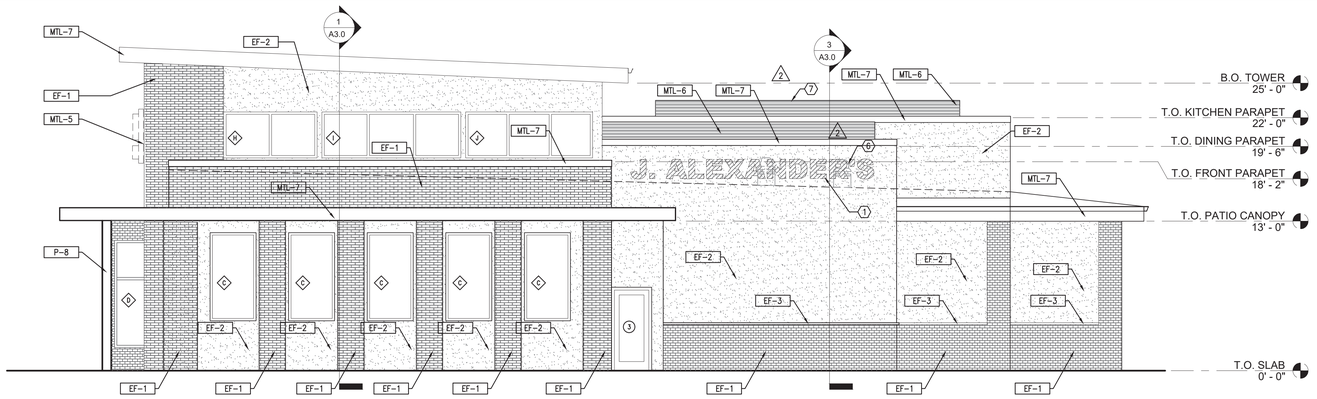
SHEET TITLE:
FURNISHINGS AND EGRESS FLOOR PLAN

SHEET NUMBER:
A1.2

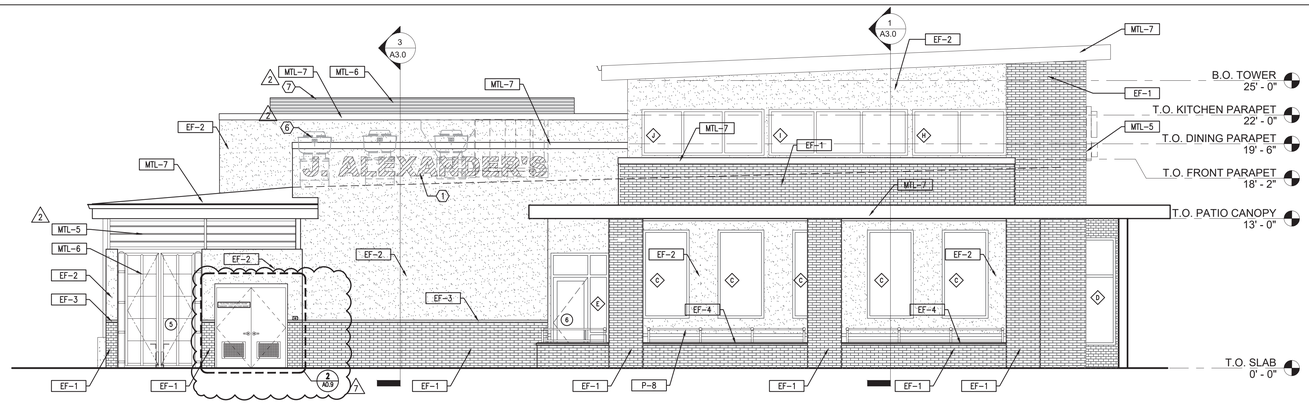
PROJECT NUMBER:
SJA24001



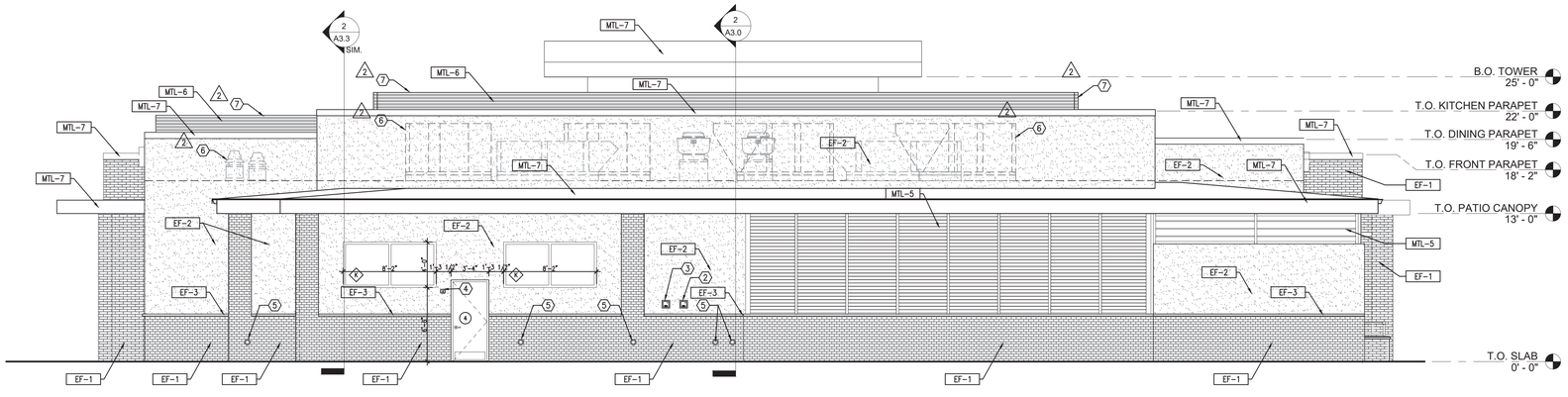
FRONT ELEVATION (EAST) 1
3/16"=1'-0"



LEFT ELEVATION (NORTH) 2
3/16"=1'-0"



RIGHT ELEVATION (SOUTH) 3
3/16"=1'-0"



REAR ELEVATION (WEST) 4
3/16"=1'-0"

GENERAL NOTES

1	BUILDING SIGNAGE; FOR REVIEW UNDER SEPARATE SUBMITTAL AND PERMIT, RE: ELECTRICAL, GC TO PROVIDE WIRING
2	NON-ILLUMINATED BUILDING SIGNAGE; FOR REVIEW UNDER SEPARATE PERMIT.
3	ALL ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT
4	SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED EQUIPMENT
5	ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (8)(E)(15), ZONING CODE.
6	SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (8)(E)13, ZONING CODE.

KEY NOTES:

1	BUILDING SIGNAGE; FOR REVIEW UNDER SEPARATE PERMIT, RE: ELECTRICAL, GC TO PROVIDE WIRING
2	GREASE PUMP PORT
3	CO2 REFILL PORT
4	KEY BOX FDC
5	DOWNSPOUT NOZZLE
6	LINE OF MECHANICAL EQUIPMENT, RE: MECHANICAL
7	LINE OF ROOF SCREEN

FINISH SCHEDULE - MASTER

	ITEM
METAL FINISHES	
MTL-1	OCTOLAM – DARK BRONZE
MTL-2	CHEMETAL – BRONZE
MTL-3	POWDER COAT – LIGHT BRONZE
MTL-4	KAWNEER – STOREFRONT – DARK BRONZE
MTL-5	GEOLAM – SOLEO – BLACKWOOD
MTL-6	PAC-CLAD – DARK BRONZE
MTL-7	PAC-CLAD – BLACK
EXTERIOR PAINT	
P-8	EXTERIOR PAINT (TRICORN BLACK)
P-9	EXTERIOR PAINT (MINERAL DEPOSIT)
EXTERIOR FINISHES	
EF-1	EXTERIOR BRICK
EF-2	EIFS
EF-3	CHISELED STONE SILL
EF-4	CHISELED STONE CAP
ROOF FINISHES	
R-1	EXTERIOR ROOF PANEL (DARK BRONZE)
R-2	SINGLE PLY ROOFING MEMBRANE
R-3	ALUMINUM LOUVERS
R-4	PRE-FINISHED METAL PARAPET CAP (DARK BONZE)

idstudio
6201 CAMPUS CIRCLE DRIVE E
IRVING, TEXAS 75063
TEL: 972.870.1288
WWW.IDSTUDIO4.COM

CORPORATE:
SPB HOSPITALITY
19219 KATY FWY
HOUSTON, TX 77094
PHONE: 346.440.0772
EMAIL: www.spbhospitality.com

REGISTERED ARCHITECT
CERTIFICATE NO.
63415
RUSTY ALLAN RIDGE
STATE OF ARIZONA
07/18/2025

ISSUED FOR PERMIT

SPB HOSPITALITY - J ALEXANDERS
CHANDLER, AZ

7111 West Ray Road
Chandler, AZ 85226

CLIENT:
SPB Hospitality
19219 Katy Freeway, Suite 500
Houston, TX 77094

J. ALEXANDER'S RESTAURANT

DATE	DESCRIPTION
08.26.2024	ISSUE FOR PERMIT

	DATE	DESCRIPTION
1	11.21.2024	CITY/OWNER COMMENTS
2	01.14.2025	CITY/OWNER COMMENTS
7	07.18.2025	SRP COMMENTS

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.0

PROJECT NUMBER:
SJA24001

WESTRIDGE PARK INVESTORS LIMITED PARTNERSHIP
3131 E. Camelback Road, Suite 310
Phoenix, AZ 85016
Office: 602-279-3999
Fax: 602-230-8065

November 11, 2025

VIA EMAIL: Mikayela.Liburd@chandleraz.gov

Mikayla Liburd, Associate Planner
Development Services Dept./Planning Div.
City of Chandler
P.O. Box 4008, Mail Stop 105
Chandler, AZ 85244-4008

RE: Notice of Public Hearing PLH25-0021
J. Alexander's Restaurant Entertainment Use Permit
7111 West Ray Road, Chandler, Arizona 85226; Parcel No. 301-84-210 (the "Premises")

Dear Mikayla:

As owners of properties located within a ¼ mile of the Premises (301-59-499; 301-59-498A; 301-59-502A), Westridge Park Investors LP hereby approves and supports the Entertainment Use Permit allowing speakers in an outdoor patio area of the J. Alexander's Restaurant.

Please feel free to contact us with any questions or comments.

Sincerely,

Tom Tait

Tom Tait, President
Tait Development, Inc.
The General Partner of
Westridge Park Investors LP

k

PAVILION HOLDINGS

3131 EAST CAMELBACK ROAD, SUITE 310 • PHOENIX, ARIZONA 85016 • (602) 279-3999 • FAX (602) 230-8065

November 11, 2025

VIA EMAIL: Mikayela.Liburd@chandleraz.gov

Mikayla Liburd, Associate Planner
Development Services Dept./Planning Div.
City of Chandler
P.O. Box 4008, Mail Stop 105
Chandler, AZ 85244-4008

RE: Notice of Public Hearing PLH25-0021
J. Alexander's Restaurant Entertainment Use Permit
7111 West Ray Road, Chandler, Arizona 85226; Parcel No. 301-84-210 (the "Premises")

Dear Mikayla:

As owners of properties located within a ¼ mile of the Premises (301-84-214; 301-84-213; 301-84-212; 301-84-211; 301-84-209), Pavilion Holdings, L.L.C. hereby approves and supports the Entertainment Use Permit allowing speakers in an outdoor patio area of the J. Alexander's Restaurant.

Please feel free to contact us with any questions or comments.

Sincerely,

Tom Tait

Tom Tait, Manager
Pavilion Holdings, LLC

k

ITEM 6

Planning & Zoning Commission **Development Services Memo No.**

Date: 11/19/2025
To: Planning and Zoning Commission
Thru:
From: Danielle Smee, Management Assistant
Subject: Notice of Cancellation of the December 3, 2025, Planning and Zoning Commission Hearing

Proposed Motion:

Planning staff is recommending the cancellation of the December 3, 2025, Planning and Zoning Commission Hearing due to management of cases.