Planning and Zoning Commission Study Session

September 16, 2026 | 4:30 p.m.

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

Commission Members

Chair Sherri Koshiol
Vice Chair Tom Bilsten
Commissioner Mike Quinn
Commissioner Charlotte Golla
Commissioner Ryan Schwarzer
Commissioner Tracy DuCharme
Commissioner Dan Gauthier

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, September 16, 2026, at 4:30 p.m., at City Council Chambers, 88 E. Chicago Street, Chandler, AZ. One or more members of the Commission may attend this meeting by telephone.

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

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

Planning and Zoning Commission
Study Session Agenda - September 16, 2026

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

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

1. **August 19, 2026, Planning and Zoning Commission Meeting Minutes**

   Move Planning and Zoning Commission approve the meeting minutes from the Study Session and Regular Session held August 19, 2026.

2. **Rezoning, Rezamp Office #2 and #3**

   Move Planning and Zoning Commission recommend approval of Rezoning PLH25-0001 Rezamp Office #2 and #3, Rezoning amendment to include Adult Daycare as a permitted use within an SF-8.5/Planned Area Development (PAD) for professional offices, located at 456 & 484 W Chandler Boulevard, generally located 1/2 mile west of the north-west corner of Chandler Boulevard and Arizona Avenue, subject to the conditions as recommended by Planning staff.

3. **Rezoning and Preliminary Development Plan, Vineyard Park**

   Rezoning

   Move Planning and Zoning Commission recommend approval of Rezoning PLH26-0017 Vineyard Park, rezoning from Planned Area Development for church uses to PAD for single-family residential, located 1/4 mile north and west of the north-west corner of Germann and Alma School roads, subject to conditions as recommended by Planning staff.

   Preliminary Development Plan

   Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH26-0017 Vineyard Park for a sixteen-lot single-family subdivision, located 1/4 mile north and west of the north-west corner of Germann and Alma School roads, subject to conditions as recommended by Planning staff.

4. **Rezoning, Stellar City North**

Move Planning and Zoning Commission recommend approval of Rezoning PLH26-0029 Stellar City North, Rezoning from Single-Family (SF-8.5) District to Single-Family District/Planned Area Development (SF-8.5/PAD) on five (5) single-family residential lots located at the northeast corner of Stellar Parkway and Mercury Way to establish site-specific development standards for residential aircraft hangars, including modifications to permitted building height, lot coverage, and hangar setback requirements, subject to the conditions as recommended by Planning staff.

5. **Preliminary Development Plan, Desert Palms - Burlington Signs - CONTINUANCE**

Move Planning and Zoning Commission continue case PLH26-0031 Desert Palms - Burlington Signs to the October 21, 2026 meeting as recommended by Planning staff.

6. **Preliminary Development Plan, Desert Palms**

Move Planning and Zoning Commission recommend approval of PLH25-0018 Desert Palms, to allow for additional retail pad buildings at an existing shopping center, subject to the conditions as recommended by Planning staff.

7. **Preliminary Development Plan, 7-11 Chandler**

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH25-0038 7-11 Chandler for the site layout and architecture for a gas station, convenience store and commercial pad, generally located approximately 500 feet north of the north-west comer of Cooper and Germann roads, subject to the conditions as recommended by Planning staff.

8. **Use Permit, GoodAZ**

Move Planning and Zoning Commission recommend approval of Use Permit PLH25-0041 GoodAZ to install a new mono-broadleaf wireless communication facility generally located at the southeast corner of Ray Road and McClintock Drive, subject to the conditions as recommended by Planning staff.

9. **Notice of Cancellation of the October 7, 2026 Planning and Zoning Commission**

Notice of Cancellation of the October 7, 2026 Planning and Zoning Commission Hearing as recommended by staff due to no items.

Calendar

10. The next Study Session of the Planning and Zoning Commission will be held before the Regular Meeting on October 21, 2026.

Adjourn

ITEM 1

Planning & Zoning Commission Development Services Memo No.

Date: 09/16/2026
To: Planning and Zoning Commission
Thru:
From: Danielle Smee, Management Assistant
Subject: August 19, 2026, Planning and Zoning Commission Meeting Minutes

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Proposed Motion:

Move Planning and Zoning Commission approve the meeting minutes from the Study Session and Regular Session held August 19, 2026.

Attachments

Planning and Zoning Commission Study Session Meeting Minutes 8.19.2026
Planning and Zoning Commission Regular Meeting Minutes 8.17.2026

Meeting Minutes
Planning and Zoning Commission
Study Session

August 19, 2026| 5:15 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ

Call to Order

The meeting was called to order by Chair Koshiol at 5:16 p.m.

Roll Call

Commission Attendance

Chair Sherri Koshiol
Vice Chairman Tom Bilsten
Commissioner Charlotte Golla
Commissioner Ryan Schwarzer
Commissioner Tracy DuCharme*
Commissioner Dan Gauthier

Staff Attendance

David de la Torre, Acting Planning Admin.
Lauren Schumann, Acting Planning Manager
Taylor Manemann, City Planner
Dawn Gingerich, Assistant City Attorney
Danielle Smee, Clerk

***= Indicates telephonic appearance**

Absent

Commissioner Mike Quinn- Excused

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. July 15, 2026, Planning and Zoning Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning meeting minutes of the Study Session of July 15, 2026, and Regular Meeting of July 15, 2026.

CHAIR KOSHIOL asked if commissioners had any questions or comments on the meeting minutes for July 15, 2026. There were none.

2. ZONING CODE AMENDMENT, ENTERTAINMENT USE PERMIT

Move Planning and Zoning Commission recommend approval of the proposed text amendment of Chapter 35 Land Use and Zoning by amending Section 35-305(4) Entertainment Use Permits (EUP) by removing external speakers in outdoor seating areas from triggering the requirement for an EUP when no entertainment activity is provided.

LAUREN SCHUMANN, ACTING PLANNING MANAGER, presented PLH26-0030, Entertainment Use Permit Code Amendment. MS. SCHUMANN reviewed the history of Entertainment Use Permits within the City of Chandler as well as what "triggers" a business to have to come to Planning and Zoning for an Entertainment Use Permit. With the updates proposed, this amendment would remove external speakers in an outdoor seating area from triggering the requirement for an Entertainment Use Permit when no entertainment activity is provided. Entertainment is defined within Chapter 35 Land Use and Zoning as "live musical performances, disc jockeys, karaoke, dancing and similar activity." This definition excludes establishments that provided activities like cinemas, performing arts theaters, amusement arcades, bowling alleys, skating rink or recreation assembly uses for family/children.

MS. SCHUMANN reviewed the criteria for determining whether an Entertainment Use Permit is required, noting that Tax and License sends all the new business requests over to Planning for review to see if an Entertainment Use Permit is required. MS. SCHUMANN then reviewed the new wording for the proposed amended code, eliminating the need for a business to be required to have an Entertainment Use Permit when they are only utilizing pre-recorded music on a patio/outdoor seating area.

MS. SCHUMANN stated this would be helpful to the business community. MS. SCHUMANN noted that proposed amendment was posted on the city website, was part of a social media post, advertised via newspaper and sent some alcohol consultants that frequently work with Chandler businesses. Staff is unaware of any concerns from residents. Planning staff recommended approval.

CHAIR KOSHIOL opened the floor to any questions or comments.

COMMISSIONER SCHWARZER asked if Entertainment Use Permit amendment was a case-by-case situation, referencing J. Alexander's Entertainment Use Permit as a previous example where there were few residential areas in the required notification zone and that in that instance there was an entire shopping center between the restaurant and the residential area.

MS. SCHUMANN reported that the measurement for notification is 600 feet from the wall closest to the zoned residential properties regardless of what is in between.

3. USE PERMIT AND ENTERTAINMENT USE PERMIT, SEAFOOD CITY

Move Planning and Zoning Commission recommend approval of PLH26-0034 Seafood City, Use Permit approval for a Series 6 Bar Liquor License and an Entertainment Use Permit to allow for live entertainment indoors, located at 3177 W Chandler Boulevard, Suite 200, in the Chandler Fashion Center, generally located at the southwest corner of Price Road and Chandler Boulevard, subject to conditions as recommended by Planning staff.

TAYLOR MANEMANN, CITY PLANNER, presented PLH26-0034 Seafood City. MS. MANEMANN reviewed the current location and planned entertainment for Seafood City, noting events like Karaoke, live music, cultural events and performances and open mic nights as examples of the proposed live entertainment the grocery store plans to host during its "after hours." MS. MANEMANN provided a map of where the proposed entertainment will occur within the store as well as the hours of operation and hours of proposed live entertainment (Friday and Saturday 9pm-12am).

A neighborhood meeting was held on August 13, 2026, with only the applicants in attendance. There was no reported opposition to this request. Staff recommends approval with stipulations.

COMMISSIONER GAUTHIER inquired about the access that patrons would have to the actual mall area, given that the proposed entertainment times extend later than the mall's hours of operation.

MS. MANEMANN reported there will be an exterior entrance/exit to Seafood City and it will have similar hours to Round 1 (located on the floor below) and that there can be restriction on the rest of the mall once it has closed.

VICE CHAIR BILSTEN stated that there are other businesses that can be accessed and are open later than the mall where people would not be wandering through the mall after hours. VICE CHAIR BILSTEN appreciated the shown notification area, stating that though there are few residential areas impacted by this Entertainment Use Permit and Use Permit, it still captured

residents nearby and included them in the notification process and there was no negative feedback. VICE CHAIR BILSTEN stated that this was a creative business idea and could bring energy to the area.

4. NOTICE OF CANCELLATION OF THE SEPTEMBER 2, 2026 PLANNING AND ZONING COMMISSION MEETING

Notice of Cancellation of the September 2, 2026 Planning and Zoning Commission as recommended by staff due to no items.

CHAIR KOSHIOL reminded everyone that the September 2, 2026 Planning and Zoning Commission meeting will be cancelled.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, September 16, 2026 in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:36 p.m.

David de la Torre, Secretary

Sherri Koshiol, Chair

Meeting Minutes
Planning and Zoning Commission
Regular Meeting

August 19, 2026 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ

Call to Order

The meeting was called to order by Vice Chair Koshiol at 5:40 p.m.

Roll Call

Commission Attendance

Chair Sherri Koshiol
Vice Chair Tom Bilsten
Commissioner Charlotte Golla
Commissioner Ryan Schwarzer
Commissioner Tracy DuCharme*
Commissioner Dan Gauthier

Staff Attendance

David de la Torre, Acting Planning Admin.
Lauren Schumann, Acting Planning Manager
Taylor Manemann, Senior Planner
Dawn Gingerich, Assistant City Attorney
Danielle Smee, Clerk

***=Indicates telephonic appearance**

Absent

Commissioner Mike Quinn- Excused

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

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4. NOTICE OF CANCELLATION OF THE SEPTEMBER 2, 2026 PLANNING AND ZONING COMMISSION MEETING

Notice of Cancellation of the September 2, 2026, Planning and Zoning Commission as recommended by staff due to no items.

Consent Agenda Motion and Vote

COMMISSIONER GOLLA moved to approve the Consent Agenda of the August 19, 2026, Regular Planning and Zoning Commission Meeting, Seconded by VICE CHAIR BILSTEN.

Motion carried unanimously (6-0).

Staff/Member Comments/Announcements

CHAIR KOSHIOL wished everyone a Happy Labor Day.

Calendar

The next regular meeting will be held on Wednesday, September 16, 2026, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:43 p.m.

David de la Torre, Secretary

Sherri Koshiol, Chair

Planning & Zoning Commission Memorandum Development Services Memo No. 26-023

Date:	09/16/2026
To:	Planning and Zoning Commission
Thru:	David de la Torre, Acting Planning Administrator Lauren Schumann, Acting Planning Manager
From:	Mikayela Liburd, City Planner
Subject:	PLH25-0001 Rezamp Office #2 and #3
Request:	Zoning amendment to include Adult Daycare as a permitted use within an SF-8.5/Planned Area Development (PAD) for professional offices
Location:	456 & 484 W Chandler Boulevard, generally located 1/2 mile west of the northwest corner of Chandler Blvd. and Arizona Ave.
Applicant:	Alan Kittelman, Rezamp LLC

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Rezoning PLH25-0001 Rezamp Office #2 and #3, Rezoning amendment to include Adult Daycare as a permitted use within an SF-8.5/Planned Area Development (PAD) for professional offices, located at 456 & 484 W Chandler Boulevard, generally located 1/2 mile west of the north-west corner of Chandler Boulevard and Arizona Avenue, subject to the conditions as recommended by Planning staff.

Background Data:

- Subject sites are currently zoned SF-8.5/PAD for professional offices
- The properties have been operating as offices since 1994 when Use Permits were approved for general offices under the Residential Conversion Policy, with several time extensions
- A rezoning was approved in 2023 to permanently allow for office use, while allowing for reduced setbacks for an existing structure
- Adult Daycare is not currently an allowed use. Therefore, an amendment to the PAD is required to add it to the uses allowed at the subject sites.

Surrounding Land Use Data:

North	Single-family residential	South	Chandler Boulevard then multifamily
East	Office	West	Office

General Plan and Area Plan Designations

	Existing	Proposed
General Plan	Neighborhoods	No changes requested

Proposed Development

Building Square Footage (484 W Chandler-Office #2)	2,250 Sqft.
Building Square Footage (456 W Chandler-Office #3)	1,596 Sqft.
Existing Structure (Northwest corner)	1,104 Sqft.
Required Parking	1 space per 300 Sqft. 13 spaces required
Parking Provided	18 spaces (Parking to be supplemented by scheduled buses for client pick-up and drop-off)
Number of Employees	Not to exceed 6
Hours of Operation	Monday–Friday: 8:00am to 6:00pm

Review and Recommendation

The properties were built before 1950 as two single-family homes and are currently zoned Single-Family Residential District (SF-8.5)/PAD for professional offices. From 1994 to 2019, the properties have been operating under Use Permit approvals for general office under the Residential Conversion Policy. In 2023, the rezoning of the property was approved to permanently allow for professional offices. Under the 2023 rezoning approval, medical uses such as psychiatry, counseling services and other similar uses are permitted, if a parking study is provided that demonstrates that the services do not generate an increased parking demand. The use of adult daycare was not included as part of that approval.

The current request is to approve a rezoning that would allow adult daycare as an allowed use.

The applicant has provided a parking plan that includes 18 parking spaces, 2 of which

are ADA compliant. Additionally, the majority of clients do not drive and will be transported to and from the facility by scheduled buses or vans, thus significantly reducing the parking demand and minimizing traffic impacts.

There have been no complaints from the neighbors for the duration of the time for which the properties have been occupied by Rezamp LLC. Planning staff has reviewed the request and finds it to be in conformance with the General Plan and Zoning Code.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on August 4th, 2026. There were no residents in attendance.
- As of the writing of this memo, Planning staff is not aware of any opposition to the request.

Recommended Conditions of Approval:

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from SF-8.5/PAD for professional office to SF-8.5/PAD for professional office including adult daycare, subject to the following conditions:

1. Development shall be in substantial conformance with the attached exhibits and kept on file in the City of Chandler Planning Division, on file in the Rezamp Office #2 and #3 PLH25-0001, modified by such conditions included at the time the exhibits were approved by the City Council and/or as thereafter amended, modified or supplemented by the City Council.

2. Uses permitted shall be those permitted in the SF-8.5 Single-Family District and office, except that medical uses such as but not limited to general practitioners, pediatricians, dental, and optometrists shall be prohibited. Adult day care and medical uses such as but not limited to psychiatry, counseling services and other medical specialists, shall be permitted subject to providing a parking study to be reviewed and approved by the Zoning Administrator that demonstrates the services provided will not generate a parking demand that exceeds the number of parking spaces on the site.

3. Any development on either lot must comply with SF-8.5 development standards except that building setbacks for the existing structure located at the north-west corner of the site shall comply with a sideyard setback of zero (0) feet and a rear yard setback of seven (7) feet.

4. The maximum number of on-site employees per address shall not exceed six (6).

5. No building shall operate on weekends and shall close no later than 6 p.m. during

the week.

6. All employees and clients shall park on-site.

7. The site shall be maintained in a clear and orderly manner.

Attachments

Vicinity Map
PLH25-0001 Narrative
PLH25-0001 Site Plan
PLH25-0001 Floor Plan
PLH25-0001 Parking Plan

Zoning Case

Project Site **PLH25-0001 Rezamp Office #2 and #3**

N

Rezoning to include Adult Daycare as a permitted use within an SF-8.5/Planned Area Development (PAD) for professional offices

CHANDLER arizona

February 19, 2025

PROJECT NARRATIVE

Project Name:	Rezamp Office #2 & #3 Rezoning/PDP
Project Address:	456 & 484 W Chandler Blvd, Chandler AZ 85225
Land Uses:	Request Rezoning approval to operate an Adult Day Care within a SF-8.5/PAD District.
Property Eligibility:	The existing single-family homes have only frontage to Chandler Blvd an arterial road in Chandler. The properties include parcels APN 302-60-014, at approximately 0.322 acres (14,044 sq ft) and APN 302-60-013, at approximately 0.323 acres (14,057 sq ft). The properties are part of the Park Manors plat.
Building Size:	The building at 456 W Chandler Blvd is 1,596 sq ft. The main building at 484 W Chandler Blvd is approximately 2,250 square feet, there is a detached two-car garage building (approximately 616 square feet), and a metal covered parking structure on the west side of the garage (this structure is 158 inches tall).
Project Objectives:	The subject properties were purchased by Rezamp with the intent to rent out the buildings to professional businesses such as law offices, insurance offices, real estate offices, or similar type businesses. We will not lease to a medical office. **In addition to the existing permitted uses, Rezamp is requesting a rezoning to also allow for Adult Daycare use.**
Architecture:	The building at 484 W Chandler, built in 1950, is a painted brick home with a shingle roof, and the exterior is white/light gray. The building at 456 W Chandler Blvd, built in 1946, is a painted brick home with a shingle roof, and the exterior is gray.
Landscape:	The front and back yard landscape is mostly rock, with plants and trees throughout.
Parking:	The properties include concrete parking slabs on the north side of the buildings, adjacent to the back alley. There is also easy access for each property to Chandler Blvd. Total of provided parking spaces: 18 spaces, including two ADA compliant space (spaces 15 and 18). See attached parking plan. Total parking--4462 sq ft

Operations:

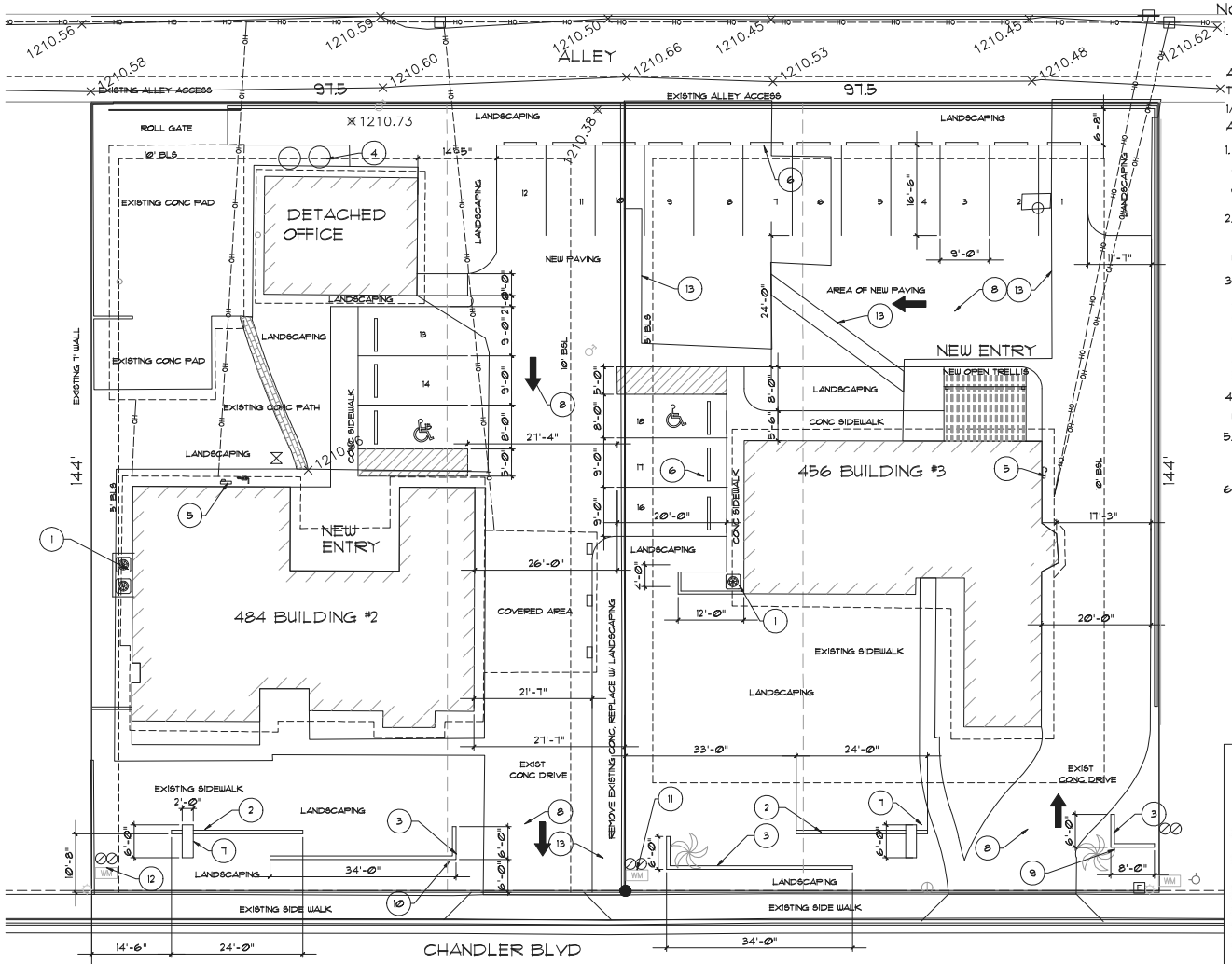
1. Office Hours – Proposed hours of operation will be 8:00 am to 6:00 pm, Monday through Friday, closed all major holidays and weekends.
2. Number of Employee – No more than six (6) during normal hours of operation.
3. Number of People (maximum) in the building on a given day at 456 W Chandler Blvd—A total of seven (7) to fifteen (15)
4. Environmental Impact – No noise, nuisance or traffic in the premises. On weekends and after 6:00 PM on weekdays, there will be no activity in the property. Office activities are not to interfere with the neighbors' environment.

Included Documents: Also provided in separate documents are the following:

1. Ariel Map in color *(Ariel Map– 456 & 484 W Chandler Blvd)*
2. Site Plan *(Site Plan – 456 & 484 W Chandler Blvd)*
3. Building Elevations *(Building Elevations – 456 W Chandler Blvd, Building Elevations – 484 W Chandler Blvd)*
4. Legal Description of Property *(Legal Description – 456 & 484 W Chandler Blvd)*
5. Perspective View in color *(Perspective View – 456 W Chandler Blvd, Perspective View - 484 W Chandler Blvd)*
6. Additional Requested Narrative *(Additional Requested Narrative)*

Sincerely,

Justin Schnettler, Owner and Manager



NEW OVERALL SITE PLAN

1" = 10'

KEYNOTES

1. NEW OUTSIDE COMPRESSOR LOCATIONS.
2. 3' HIGH MAS/STUCCO WALL
3. 2' HIGH MAS/STUCCO WALL
4. ROLLING TRASH CONTAINERS
5. NEW ELEC SERVICE
6. STANDARD 6' LONG CONC WHEEL STOPS.
7. MONUMENT SIGNAGE (UNDER SEPERATE PERMIT)
8. DIRECTION TRAFFIC ARROWS ON PAVEMENT
9. ENTRANCE ONLY SIGN ON WALL (SEPERATE PERMIT)
10. EXIT SIGN ON WALL (SEPERATE PERMIT)
11. 1" WATER METER
12. 3/4" WATER METER
13. EXISTING CONC TO BE REMOVED

GENERAL FIRE ALARM NOTES REQUIRED ON DRAWINGS

FIRE ALARM SYSTEMS

All Fire Alarm Systems shall be installed in accordance with applicable provisions of NFPA, Fire Code, Building Code and ANSI Standards.

One set of approved drawings shall be maintained on-site and made available to City Inspectors on demand.

A City Inspector shall witness the final acceptance test of the alarm system. Call 480 782 3100 to schedule an appointment at least 72 hours in advance.

A contractor licensed to perform such work shall install fire protection systems by the State of Arizona, and who also is on the Chandler Fire Department Contractors List for such work.

Electrically operated water flow alarm devices attached to sprinkler systems to provide required supervision shall be interconnected to the fire alarm system in accordance with the appropriate NFPA standard.

Alarm system supervision of sprinkler system trouble and water flow indications in buildings more than one story high, shall be provided by the fire alarm system in accordance with NFPA 13.

The contractor shall provide the City Inspector two copies of a "Fire Alarm System Certification and Description" record, with Section 1 and Sections 3 through 9 fully filled out, prior to the start of the final acceptance test. One copy of the completed form will then be given to the contractor upon successful completion of the test.

The contractor is to place a floor plan of the building inside the Fire Alarm Panel. The floor plan shall show the location of all devices and provide room numbers and/or description of room that is compatible with the Fire Alarm System notification (example: 1st floor smoke detector room 103 or break room).

*Zone Maps are to be placed in the Fire Alarm Panel.

The contractor shall place a key to the fire alarm panel in the Key Box.

All Fire Alarm Rooms shall be signed in accordance with Fire Department detail FD106.

NOTES

1. FIELD VERIFY ALL SITE DIMENSIONS AND LOCATIONS OF BUILDINGS.

GENERAL ADA ACCESS AND PARKING NOTES

ALL EXTERIOR DOORS MUST MEASURE AT LEAST 32" WIDE WHEN OPEN TO 90 DEGREES. THE THRESHOLD HEIGHT CAN BE NO HIGHER THAN 1/2" AND HARDWARE MUST BE PLACED AT NO HIGHER THAN 48" ABOVE THE FINISH FLOOR.

1. PARKING SPACE IDENTIFICATION SIGN WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 703.7.2.1 MOUNTED 60 IN. MIN. ABOVE GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.
2. IF THE ACCESSIBLE ROUTE IS LOCATED IN FRONT THE PARKING SPACE, INSTALL WHEEL STOPS TO KEEP VEHICLES FROM REDUCING THE CLEAR WIDTH OF THE ACCESSIBLE ROUTE BELOW 36 INCHES.
3. TWO PARKING SPACES MAY SHARE AN ACCESS AISLE EXCEPT FOR ANGLED PARKING SPACES. ACCESS AISLE WIDTH IS AT LEAST 60" MUST BE AT THE SAME LEVEL AND THE SAME LENGTH AS THE ADJACENT PARKING SPACE IT SERVES. MAX SLOPE IN ALL DIRECTIONS IS 1:48 AND ACCESS AISLE MUST CONNECT THE TO AN ACCESSIBLE ROUTE TO THE BUILDING. RAMPS MUST NOT EXTEND INTO THE ACCESS AISLE.
4. PARKING SPACE SHALL BE 96" WIDE MIN. MARKED TO DEFINE THE WIDTH AND MAX SLOPE IN ALL DIRECTIONS IS 1:48
5. BOUNDARY OF THE ACCESS AISLE MUST BE CLEARLY MARKED SO AS TO DISCOURAGE PARKING IN IT.(STATE AND LOCAL LAWS MAY ADDRESS THE MANNER THAT PARKING SPACES AND ACCESS AISLE ARE MARKED.
6. CURB CUT WITH 6" RISE TO TOP OF ENTRANCE PATIO SLAB W/ MAX. SLOPE OF 1:48.

TRANSPORTATION AND DEVELOPMENT DEPARTMENT
City of Chandler
REVIEWED FOR COMPLIANCE WITH BUILDING CODES
MAINTAIN ON JOB SITE
Review of plans and specifications shall not be construed as permit or as an approval of any violation of the provisions of the Building Inspection Division.
06/26/2020 04:56:54 PM
#[BLD20-0150]

02/11/2020 11:26:18 AM
#[BLD20-0150]

CHANDLER FIRE DEPARTMENT

GENERAL NOTES TO THE CONTRACTOR

All buildings shall be provided with an approved automatic fire sprinkler system installed in accordance with Fire Code, NFPA 13, and City of Chandler Fire Code amendments.

Residential (multi-family) - all private shared domestic and residential fire line mains shall have a reduced pressure backflow installed per COC Detail C 315.

Educational brochure for Residential Single Family homes. Any person, including but not limited to sub-dividers, developers, sellers and/or realtors, offering single family detached homes for sale within the City through the use of a model home sales office, shall provide to each prospective homebuyer an educational brochure or handout explaining misconceptions and facts concerning residential automatic sprinkler systems, and, further, shall cause to be provided, as an available purchase option, to the homebuyer, an approved residential automatic sprinkler system, to be installed in the home as the home is constructed, at a competitive cost, by an Arizona State licensed fire protection contractor. The City of Chandler Fire Department will have available acceptable brochures for use by such sellers. Such sellers shall, at the time a purchase and construction contract is executed, obtain signed documentation from any homebuyer who chooses to decline an optional automatic sprinkler system.

Fire protection systems shall be installed or modified by a contractor licensed to perform such work by the State of Arizona, and who also holds a current valid permit from the Chandler Fire Department to conduct such work within the City of Chandler.

Fire Department Connections (FDC's) for Fire Code, Building Code and NFPA 13 fire sprinkler systems shall be 2 and 1/2" female swivels with National Standard Threads. FDC's shall be located at the primary entrances to the site. Fire Hydrant and FDC shall be on the same side of the drive entrance to prevent access obstruction. FDC's for NFPA 13D and 13R sprinkler systems shall be single female swivels with 1 and 1/2" National Standard Threads.

All Fire Department Hose connections and Standpipe hose connections for Fire Department use shall be 2 and 1/2" National Standard Threads. **No hose shall be attached to the Fire Department Hose Stations.**

Automatic sprinkler systems shall be supervised by an approved central, proprietary or remote signal station service; or an audible signal shall sound at a constantly attended location when the number of sprinkler heads is 20 in all other occupancies.

Fire Department vehicle access roadways shall be provided and maintained throughout construction. Temporary access roads shall be a minimum 20' clear width with 6" compacted AB or gravel. No trenching across Fire Access roads. Required water fire flow shall be provided and maintained throughout construction **Prior to any combustibles being brought on site, all hydrants shall be approved and functional.** Permanent fire vehicle access roadways shall be 20' clear width, all weather surface. **If hydrants are placed on access road width shall be 26' clear width, all weather surface.**

One set of stamped, approved drawings shall be maintained on-site and made available to City Inspectors on demand.

The contractor shall provide the City Inspector with copy of: the "Contractor's Material and Test Certificate For Aboveground Piping" in accordance with NFPA 13; and the "Contractors Material & Test Certificate for Underground Piping" in accordance with NFPA 24; and the "Certificate of Compliance" for fire alarm systems in accordance with NFPA 72, upon successful completion of the system test and prior to City acceptance of the system.

Tenant Improvement Projects

Any modifications to existing systems shall be submitted for plan review to the Transportation and Development Department. Plans shall be reviewed, approved, permit issued and on site prior to work beginning.

HEADS	SPRINKLER SYSTEM TEST REQUIRED
9 or <	A visual inspection only is required
10 - 19	50 psi above normal static pressure for 15 minutes
20 or >	50 psi above normal static pressure for 2 hours
All new systems	Per NFPA 13

Fire flow calculation area shall be in accordance with Appendix B of the Fire Code.

NEW OVERALL SITE PLAN

TENANT IMPROVEMENTS FOR REZAMP OFFICE #3

456 W CHANDLER BLVD
CHANDLER, AZ 85225

ARCHITECT: MICHAEL RUST (480) 219-0554

REGISTERED ARCHITECT
CERTIFICATE NO. #27504
MICHAEL D. RUST
ARIZONA, U.S.A.
EXP. DATE 3/30/20

CITY OF CHANDLER DEVELOPMENT
APPROVED
PLAN REVIEW

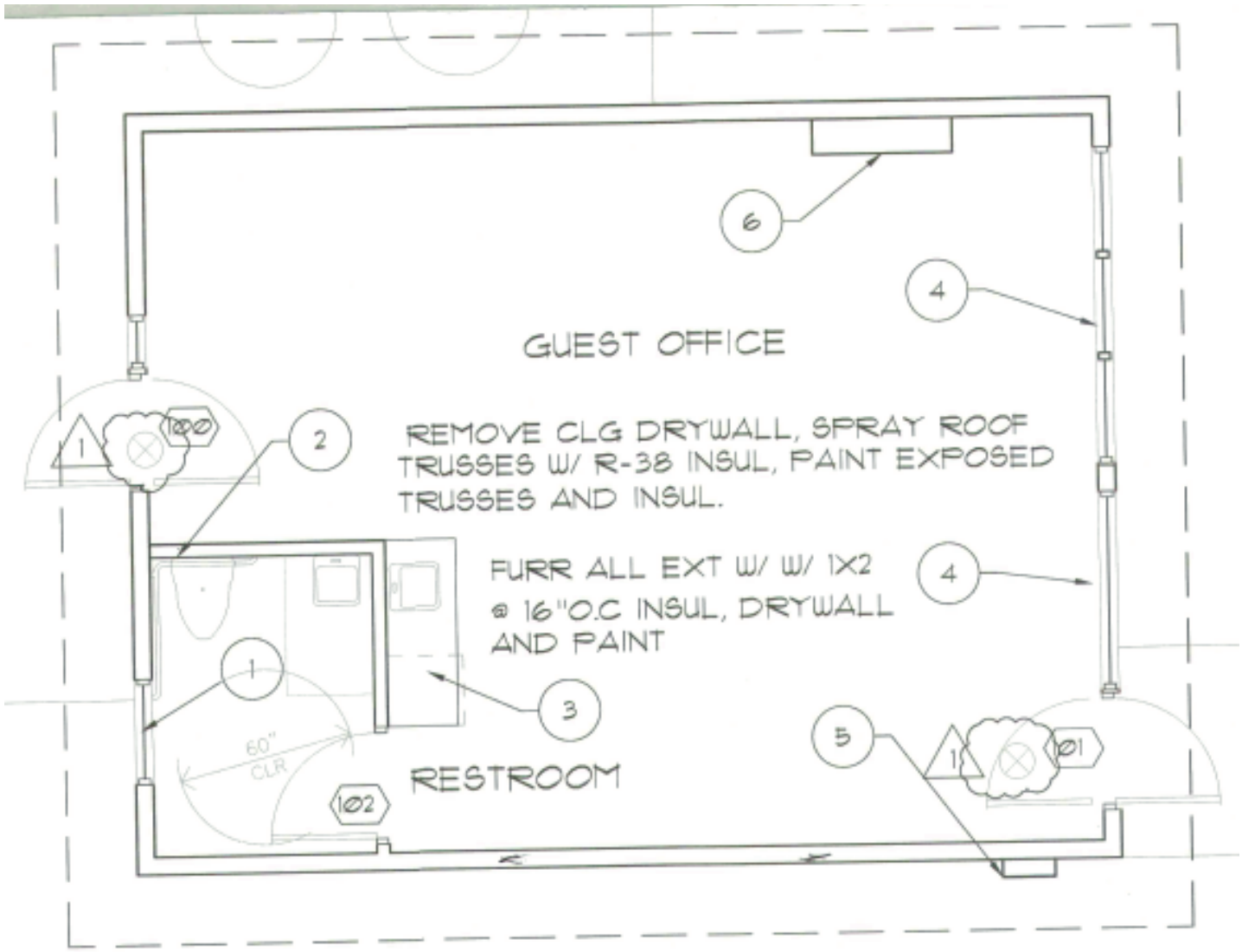
THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF MICHAEL RUST - ARCHITECT, LLC AND IS NOT TO BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF MICHAEL RUST - ARCHITECT, LLC. MICHAEL RUST - ARCHITECT, LLC RETAINS ALL COPYRIGHT, LEGAL JURISDICTION AND OTHER RESERVED RIGHTS, REGARDING THE COPYRIGHT THEREIN.

BUILDING SUBMITTAL
DATE: JANUARY 6TH 2020

CITY REVISIONS

1

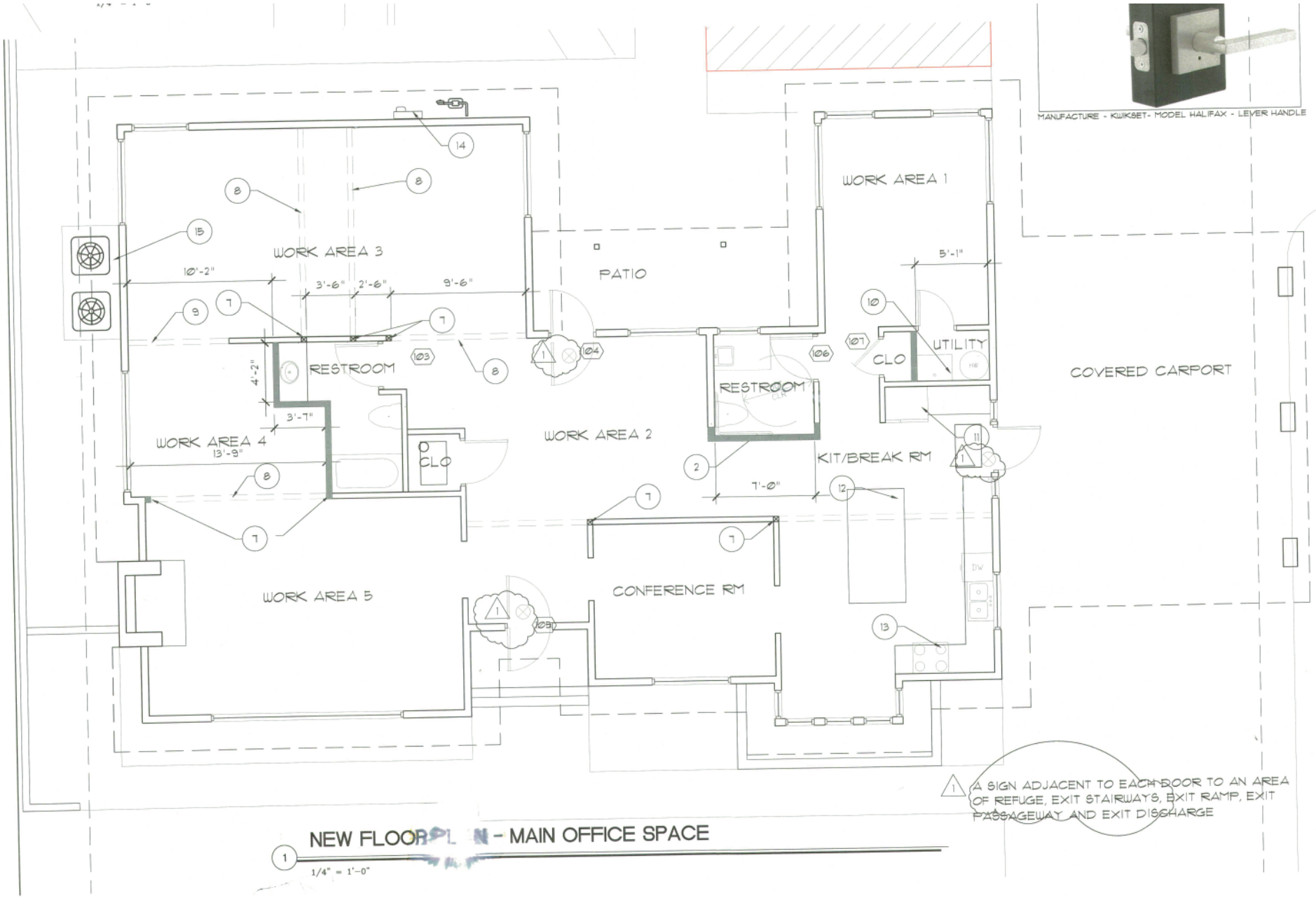
A1



NEW FLOOR PLAN - GUEST OFFICE

2

1/4" = 1'-0"

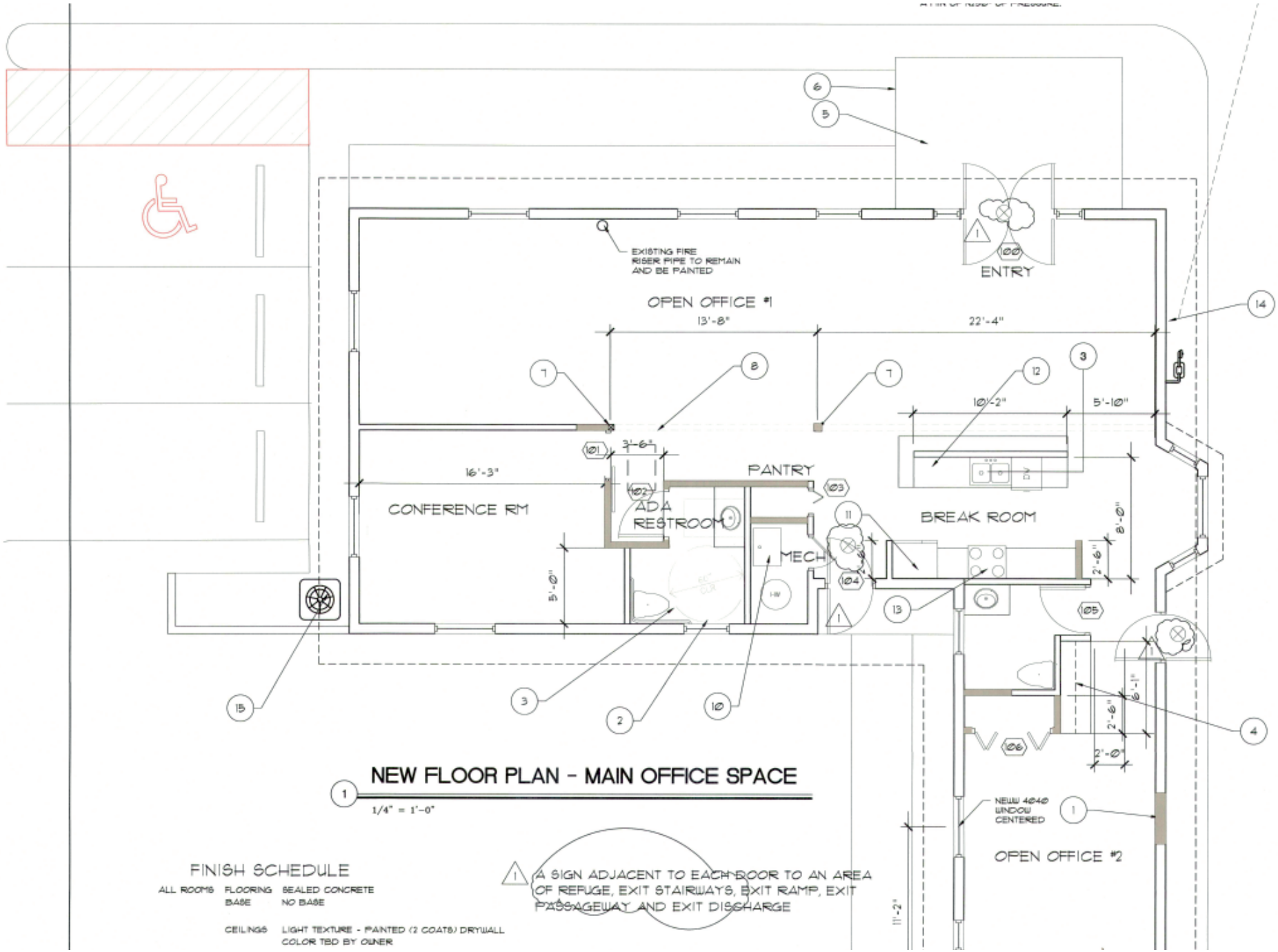


MANUFACTURE - KWIKSET- MODEL HALIFAX - LEVER HANDLE

NEW FLOOR PLAN - MAIN OFFICE SPACE

1

1/4" = 1'-0"



NEW FLOOR PLAN - MAIN OFFICE SPACE

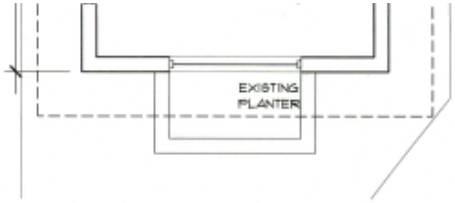
1 1/4" = 1'-0"

FINISH SCHEDULE

ALL ROOMS	FLOORING	SEALED CONCRETE
	BASE	NO BASE
CEILINGS		LIGHT TEXTURE - PAINTED (2 COATS) DRYWALL COLOR TBD BY OWNER

1 A SIGN ADJACENT TO EACH DOOR TO AN AREA OF REFUGE, EXIT STAIRWAYS, EXIT RAMP, EXIT PASSAGEWAY AND EXIT DISCHARGE

	WALLS	LIGHT TEXTURE - PAINTED (2 COATS) DRYWALL COLOR TBD BY OWNER
UNI-SEX RESTROOM	WALLS	6X6 CERAMIC TILE FROM FLOOR UP TO 48" AFF LIGHT TEXTURE - PAINTED (2 COATS) DRYWALL ABOVE TILE TO CEILING
	BASE	TILE BASE
MOP ROOM	WALLS	WHITE FRP ALL WALLS UP TO CEILING
	BASE	RUBBER BASE



Project Narrative - Parking Plan

July 20, 2026

Case Number: PLH25-0001 ReZamp Offices #2 & #3
Request: Rezoning to add adult daycare to existing uses

456 W Chandler Blvd, Chandler, AZ 85225
484 W Chandler Blvd, Chandler, AZ 85225

The properties include concrete parking slabs on the north side of the buildings, adjacent to the back alley. There is also easy access for each property to Chandler Blvd.

Total of provided parking spaces: 18 spaces, including two ADA compliant space (spaces 15 and 18). See attached site plan. Total parking--4462 sqft.

Parking will not be an issue with the proposed rezoning to include an adult day care facility. Most individuals do not drive and will be transported to and from the facility by scheduled buses or vans, significantly reducing the need for individual parking spaces and minimizing traffic impacts.

If you have questions, comments, or are unable to attend the meeting, please feel free to contact ReZamp LLC at (480) 678-0446/info@rezamp.com or Mikayela Liburd, City Planner with the City of Chandler's Planning Division at (480) 782-3052.

Sincerely,

Justin Schnettler

Planning & Zoning Commission Memorandum **Development Services**
Memo No. 26-024

Date:	09/16/2026
To:	Planning and Zoning Commission
Thru:	David de la Torre, Acting Planning Administrator Lauren Schumann, Acting Planning Manager
From:	Mikayela Liburd, City Planner
Subject:	PLH26-0017 Vineyard Park
Request:	Rezoning from Planned Area Development (PAD) for church uses to PAD for single-family residential Preliminary Development Plan (PDP) approval for a sixteen-lot single-family subdivision
Location:	Generally located 1/4 mile north and west of the northwest corner of Germann and Alma School Rd.
Applicant:	Brennan Ray, Ray Law Firm

Proposed Motion:

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH26-0017 Vineyard Park, rezoning from Planned Area Development for church uses to PAD for single-family residential, located 1/4 mile north and west of the north-west corner of Germann and Alma School roads, subject to conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH26-0017 Vineyard Park for a sixteen-lot single-family subdivision, located 1/4 mile north and west of the north-west corner of Germann and Alma School roads, subject to conditions as recommended by Planning staff.

Background Data:

- Subject site is vacant and zone Planned Area Development (PAD) for church uses since 1997
- Current proposal includes a request to rezone to allow a single-family residential subdivision
- Subject site has a General Plan designation of "Neighborhoods"
- The proposed development has a density of 3.85 du/ac and is surrounded by residential properties ranging in density from 2.0 du/ac to 5.4 du/ac
- The General Plan states that medium density residential (3.5-12 dwelling units per acre) can be considered for infill parcels in areas located between land uses of different intensities where density gradation is advisable

Surrounding Land Use Data:

North	Single-family residential	South	Single-family residential
East	Single-family residential	West	Vineyard Way then single-family residential

General Plan and Area Plan Designations

Plan	Existing	Proposed
General Plan	Neighborhoods	No changes proposed
Southeast Pecos Ranch Neighborhood Plan	Church	Medium-density Residential

Proposed Development

Site Acreage	4.51 (gross) 4.16 (net) acres
Proposed Density	3.85 du/ac (net)
Number of Single-Family Lots	16
Min Lot Size	55 ft. x 100 ft.
Typical Lot Size	55 ft. x 120 ft.
Number of Floor Plans	Three (3)
Elevations	Three (3) elevation choices per floor plan -Santa Barbara Contemporary -Desert Prairie -Modern Farmhouse

Setbacks	Front yard: -20 ft. to garage -10 ft. to livable component Rear yard: -15 ft. Side yard: -5 ft. and 5 ft.
Maximum Lot Coverage	60%
Maximum Height	All single-story, 21'-9"
Square Footage of Proposed Homes	2,286- 2,729 Sqft.
Parking Provided	• Each lot provides a two-vehicle garage and a driveway with sufficient space for two additional vehicles • On street parking is provided on both sides of the street

Review and Recommendation

The proposal is consistent with the General Plan policies which calls for a variety of housing choices and a mix of compatible housing types within the Neighborhood designation. The request for 3.85 du/ac falls under the medium density residential category of the general Plan, which may be considered for infill parcels in areas located between different land use intensities. Further, the General Plan states that medium density residential can be approved as part of a neighborhood plan (See attached). The subject site is an infill property that has been zoned to allow for church use for nearly 30 years. The site is surrounded by single-family residential with densities ranging from 2.0 du/ac to 5.4 du/ac as demonstrated by the Density exhibit provided by the applicant. The proposed density is therefore compatible with the range of residential densities already established in the surrounding area.

The proposed development offers a "for sale" one-story housing product that will bring more missing middle housing options to the market. Porchlight Homes is the developer for Vineyard Park and is proposing housing product that consists of three floor plans with three different architectural styles including Santa Barbara Contemporary, Desert Prairie and Modern Farmhouse

The community is not gated and will include a public street. Each lot will provide a two-vehicle garage as well as a driveway with sufficient space to accommodate two additional vehicles. On-street parking will also available on both sides of the street. Landscaping is being proposed along Vineyard Way, providing an enhanced streetscape and additional visual buffering along the development frontage.

For these reasons, staff finds the proposal to be consistent with the goals and policies 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.
- A neighborhood meeting was held on July 21, 2026. There were 7 residents in attendance.
- As of the writing of this memo, Planning staff is aware of one resident in opposition to the proposal, citing concerns about density and potential impacts on property values. Another resident has also shared concerns about density, noise and property values, but is not opposed to the overall development. Letters of concern and opposition from both residents are attached to this memo.

Recommended Conditions of Approval:

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from Planned Area Development for church uses to PAD for Single-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet entitled "Vineyard Park" and kept on file in the City of Chandler's Planning Division, in the file PLH26-0017, 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. Single-family residential shall be permitted up to a maximum density of 3.85 dwelling units per net acre.

3. Right-of-way dedications, including turn lanes and deceleration lanes, per the

standards of the Chandler Transportation Plan.

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

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

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

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

Front yard	20 ft. to garage 10 ft. to livable component
Side yard	5 ft. and 5 ft.
Rear yard	15 ft.

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

1. Development booklet shall be in substantial conformance with the Development Booklet entitled "Vineyard Park" and kept on file in the City of Chandler Planning Division, in file PLH26-0017, 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 elevations 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 (including for open spaces, rights-of-way, and other street medians) and perimeter walls shall be approved by the Zoning 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 to not create problems with sign visibility or prompt removal or required landscape materials.

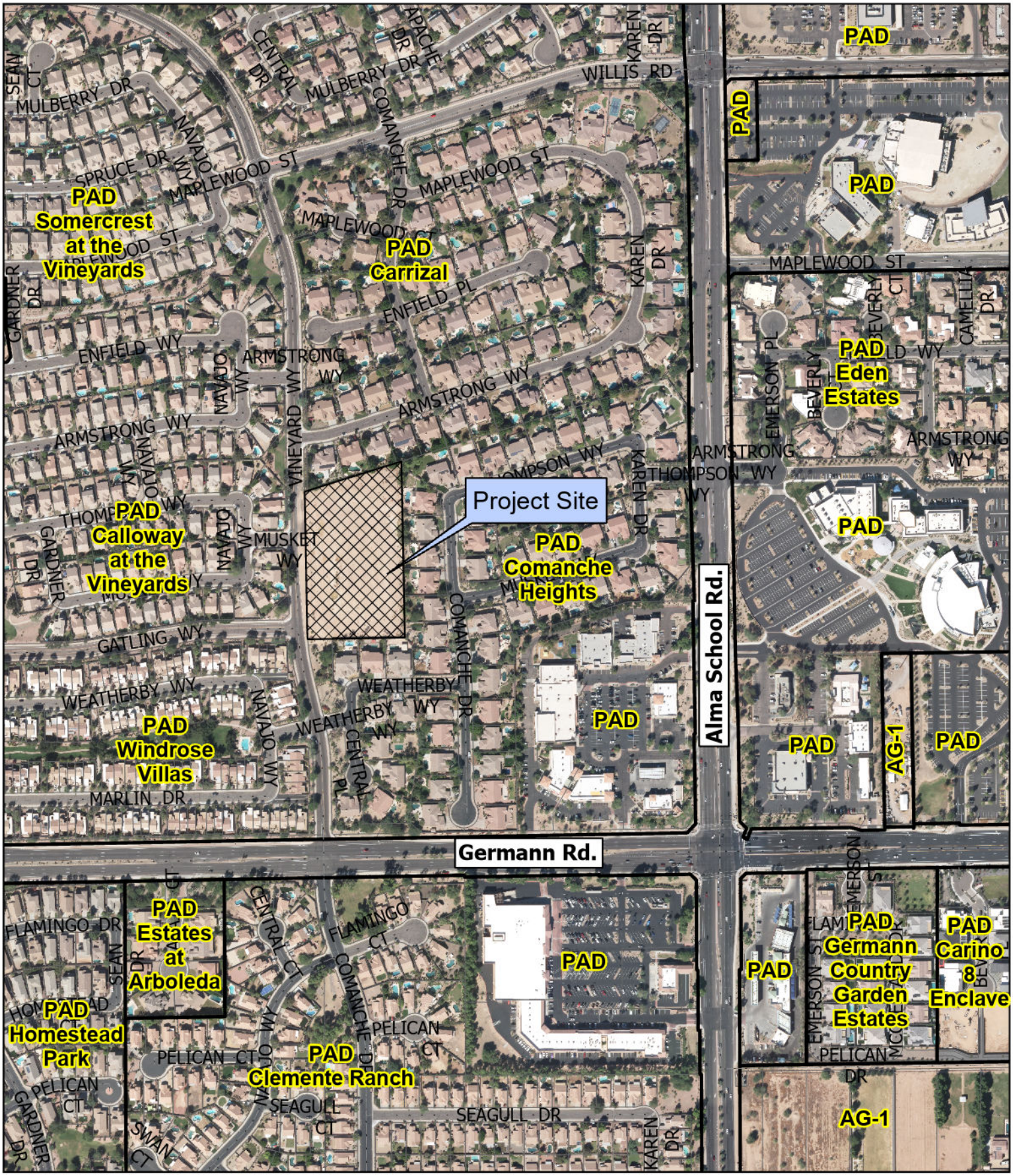
7. Each garage shall be pre-wired to provide 240V electrical capacity necessary to accommodate future electric vehicle charging equipment.

8. All lots shall be single-story homes.

9. 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 Primary Development Plan shall apply.

Attachments

PLH26-0017 Vicinity Map
PLH26-0017 Development Booklet
PLH26-0017 Density Map
PLH26-0017 Neighborhood Plan
PLH26-0017 Letters of Concern



Zoning Case
PLH26-0017 Vineyard Park

Project Site

Rezoning from Planned Area Development (PAD) for church uses to PAD for single-family residential and Preliminary Development Plan (PDP) approval for a sixteen-lot single-family subdivision

N

CHANDLER arizona

Planned Area Development,

Preliminary Development Plan,

and

Preliminary Plat

for

Vineyard Park

Vineyard Way & Gatling Way

by:

Porchlight Homes

Case No.: PLH26-0017

Submitted: April 20, 2026
Resubmitted: August 31, 2026

TABLE OF CONTENTS

I. Introduction 1

II. Site and Surrounding Area 1

III. Proposed PAD and PDP 1

A. PAD and PDP Overview 1
B. Site Layout 1
C. Density and Compatibility 1
D. Landscaping 2
E. Building Elevations 2
F. Walls and Entry Monumentation 3
G. Subdivision Diversity Elements 3
H. Architectural Diversity Elements 3
I. Development Standards 4
J. Grading and Drainage 4

IV. Preliminary Plat 5

V. Project Team 5

VI. Conclusion 5

TABLE OF EXHIBITS

Exhibit No.	Description
1	Aerial Map
2	Site Plan
3	Conceptual Landscape Plan
4	Elevations and Floor Plans
5	Colors & Materials Palette
6	Wall Plan & Details
7	Entry Monument
8	Preliminary Grading & Drainage
9	Preliminary Plat

VINEYARD PARK

I. INTRODUCTION

Continuing to build on their reputation of developing high-quality communities, Porchlight Homes ("Porchlight") is the proposed developer of a single-family residential community, known as "Vineyard Park" on approximately 4.51 gross (4.16± net) acres at the southeast corner of Vineyard Way and Gatling Way in Chandler, Arizona (the "Site"). Porchlight is a locally owned homebuilder that is well known and respected for building beautiful homes and residential communities. Vineyard Park will contain 16 single-family lots that complement the character of the surrounding established neighborhoods. To achieve this, Porchlight requests the Site be zoned Planned Area Development (PAD) for Residential uses, along with Preliminary Development Plan (PDP) and Preliminary Plat approvals.

II. SITE AND SURROUNDING AREA

An ***Aerial Map*** of the Site is attached as ***Exhibit 1***. The Site is bounded by Vineyard Way and the Calloway at the Vineyards subdivision on the west, the Carrizal-Z subdivision on the north, Comanche Heights on the east, and Gatling Way with the Wildrose Villas and Comanche Heights subdivisions on the south. The City's General Plan designates the Site as Residential.

III. PROPOSED PAD AND PDP

A. PAD and PDP Overview

One of the objectives of PAD zoning is "to provide for a coordinated and compatibly arranged variety of land uses through innovative site planning." Another objective is "to provide a maximum choice in the types of environments for residential, commercial, and industrial uses and facilities." The intent of this PAD is to accomplish those objectives by rezoning the Site to PAD Residential. The proposed PAD Residential accomplishes the PAD zoning objectives.

B. Site Layout

The community will consist of 16 lots, with a minimum lot size of 55 ft. x 100 ft. and a typical lot size of 55 ft. x 120 ft., a density of 3.84 du/ac. ***See Exhibit 2, Site Plan***. Access to the community is provided by Central Place, a new public street extending south from Vineyard Way to Gatling Way, with lots arranged along both sides. Ten (10) lots front the east side of Central Place, five (5) lots front the west side, and one (1) lot is located at the north end of the Site. Landscape tracts (Tracts "A" and "B") are provided along the Vineyard Way and Gatling Way frontages to enhance the community edges and provide open space. No on-site amenities are proposed, as the Site is served by existing parks and amenities within walking and short driving distance.

C. Density and Compatibility

The Site is an infill parcel within Pecos Ranch, an established single-family community in this part of Chandler, and lies in the section bounded by the Loop 202 (Santan Freeway) on the north, Alma School Road on the east, Germann Road on the south, and Dobson Road on the west. Development within this section is predominantly built-out with single-family neighborhoods, including Pecos Ranch itself, and also includes attached townhome and multi-family residential and neighborhood commercial uses, interspersed with neighborhood parks, lakes, and schools. The Site is bounded by established residential subdivisions on every side: the detached single-family neighborhoods of Calloway at the Vineyards on the west, Carrizal-Z on the north, and

Comanche Heights on the east and south, together with the attached townhomes of Wildrose Villas on the south. The City's General Plan designates the Site Residential, which falls within the Neighborhoods land use category of the draft 2026 General Plan.

The proposed density of 3.84 du/net ac, is within the range of densities of the established subdivisions in the immediate area. ***See Appendix A, Density Analysis***. As shown on the accompanying Density Analysis, the surrounding recorded subdivisions range from approximately 2.0 du/ac at Carrizal-Z to 5.4 du/ac at Wildrose Villas; on the same gross-acreage basis used for those subdivisions, the Site's density is approximately 3.55 du/ac, near the middle of that range. Considered together, the seven surrounding subdivisions and the Site comprise 701 residential lots across approximately 215 acres, an aggregate density of 3.26 du/ac. The overall area, including Vineyard Park, remains within the range of residential densities the General Plan designates for this area under its Neighborhoods designation.

The proposed product reinforces this compatibility. Vineyard Park proposes detached single-family homes, the predominant residential use surrounding the Site, on lots a minimum of 55 feet wide and 5,500 square feet (typically 6,600 square feet), with one- and two-story plans ranging from 2,034 to 2,729 square feet. These lot dimensions and home sizes are consistent with the established single-family pattern of the surrounding Pecos Ranch neighborhoods. Because detached single-family is the prevailing residential use around the Site, no transition to a more intense use is required, and the landscape tracts along the Vineyard Way and Gatling Way frontages further soften the community edges. The proposed density is therefore appropriate for the Site and compatible with the surrounding area, consistent with the General Plan's policies encouraging compatible infill development (Policy LU 5) and a range of housing types that complement the scale and character of adjacent neighborhoods (Policies H 1, H 2, and N 3).

D. Landscaping

The proposed landscape character will utilize a theme appropriate for the architectural character of the community. ***See Exhibit 3, Conceptual Landscape Plan***. The landscaping theming creates a sustainable, colorful, and approachable plant palette, featuring an ample hierarchy of plant material, patterning to arrange a mixture of textures, colors, and seasonal blooming materials to provide a year-round quality appearance. The selected plant material chosen, will be low water use and selected from the Arizona Department of Water Resources (ADWR) "Low Water Use Plant List."

Porchlight requests a waiver from the requirement to construct a berm between the street and the top of bank of the retention basin at the Site's entrance. On an infill site of this size, adding a berm in addition to the required basin volume, landscape tract, and entry monumentation is not feasible without reducing the lot yield or narrowing the landscape buffer along Vineyard Way. In lieu of berming, the basin will be screened with landscaping consistent with ***Exhibit 3, Conceptual Landscape Plan***, softening views into the basin from the street.

E. Building Elevations

Porchlight is known for the distinctiveness, variety, diversity, and quality of the elevations on its homes. The community will contain three (3) different floor plans ranging from 2,034 to 2,729 square feet (Plan 4511, Plan 4512, and Plan 4513) each with three (3) different elevation choices per floor plan: Santa Barbara Contemporary, Desert Prairie and Modern Farmhouse. ***See Exhibit 4, Elevations and Floor Plans***.

- **Santa Barbara Contemporary** – this elevation will include several arched windows, window overhang affixed with metal rods for a contemporary look, modern front door with a pop of color, sand stucco finish and a "S" profile rood tile.
- **Desert Prairie** – this elevation will include low pitched hip roofs, extended eaves, contemporary ledgestone, modern window overhangs, decorative pop outs, covered front porches and a low-profile flat roof tile with straight edge.
- **Modern Farmhouse** – this elevation will include brick, siding, modern window overhangs, window pop outs, covered front porches and a low-profile flat roof tile with straight edge.

Nine (9) distinct color schemes will be provided which include three schemes per elevation. Three (3) distinctive roof tiles colors are provided. Exterior accent materials consisting of thin brick (General Shale Peppermill) and stacked stone veneer (Creative Mines Chop Ledge in Sea Pearl) provided as standard materials per elevation. A sand finish stucco texture will be offered within the community. No additional texture is required. ***See Exhibit 5, Colors & Materials Palette***.

F. Walls and Entry Monumentation

The theme walls, view fencing, and entry monuments have been designed to be consistent with the home elevations and landscaping theme. ***See Exhibit 6, Wall Plan and Details, and Exhibit 7, Entry Monument***. The walls and entry monument are designed to provide a quality appearance through materials, color, and design details. Quality materials are proposed including smooth and split face CMU, brick cap, with the columns cladded in a wood-like Trex Composite material. The entry monument utilizes a combination of materials and finishes to emphasize uniqueness and contrast. Additionally vertical massing and horizontal scale is used to create a focus at the arrival point.

G. Subdivision Diversity Elements

The conventional criteria of single-family detached housing do not lend themselves to describing the subdivision layout for a small, infill Site. Vineyard Park has been planned as a PAD residential subdivision reflecting the character and uses the City is striving to achieve for this area. Additionally, the City's Residential Subdivision Diversity Standards were devised without considering development on relatively small, infill properties. Nevertheless, Vineyard Park is designed to meet the spirit and intent of many of the City's Residential Subdivision Diversity Standards.

H. Architectural Diversity Elements

Vineyard Park is designed to meet the goals of the City's Residential Architectural Diversity Standards. Porchlight has created a unique housing product line designed to fit perfectly into the community. The housing product consists of three (3) floor plans and will feature all the modern looks, comforts and amenities sought after in today's discerning housing market. Floor plans and elevations for each home are shown in ***Exhibit 4, Building Elevations and Floor Plans***. Like the Subdivision Diversity Standards, Vineyard Park is designed to meet the spirit and intent of many of the Architectural Diversity Standards.

I. Development Standards

Porchlight is proposing the following development standards for all lots within Vineyard Park:

Regulation	Development Standard
Front Yard Setback [a, b]	20 feet to the garage door of a forward-facing garage 10 feet to a livable area component 10 feet to a porch or side-entry garage
Rear Yard Setback [c]	15 feet for single-story 20 feet for two-story
Side Yard Setback [b, d]	5 and 5 feet
Minimum Lot Area	5,500 square feet
Minimum Lot Width	55 feet
Maximum Lot Coverage	60%
Maximum Wall Height	7 feet

a. For forward-facing garages, front setbacks shall be a minimum twenty (20) feet measured to the face of the garage door to the back of sidewalk. For side-loaded garages, livable area forward living areas, front porches and front courtyards the front setback shall be a minimum of ten (10) feet so long as the twenty (20) feet to forward-facing garage is maintained.

b. Architectural elements and/or projections shall be permitted to encroach up to twelve (12) inches into front and side yard setbacks.

c. Architectural elements, fireplaces, entertainment centers, bay windows, architectural popouts, and living space extensions may encroach into the rear setback area up to five (5) feet provided the encroachment does not exceed more that 50% of the building's width.

d. HVAC units and refuse receptacles will be allowed in the side yards, but no closer than two (2) feet from the property line.

J. Grading and Drainage

The ***Preliminary Grading and Drainage Map*** is attached as ***Exhibit 8***. The Site will be graded to convey storm water to the retention basins. All drainage systems will be designed and constructed per City standards.

IV. PRELIMINARY PLAT

The proposed ***Preliminary Plat*** is attached as ***Exhibit 9***.

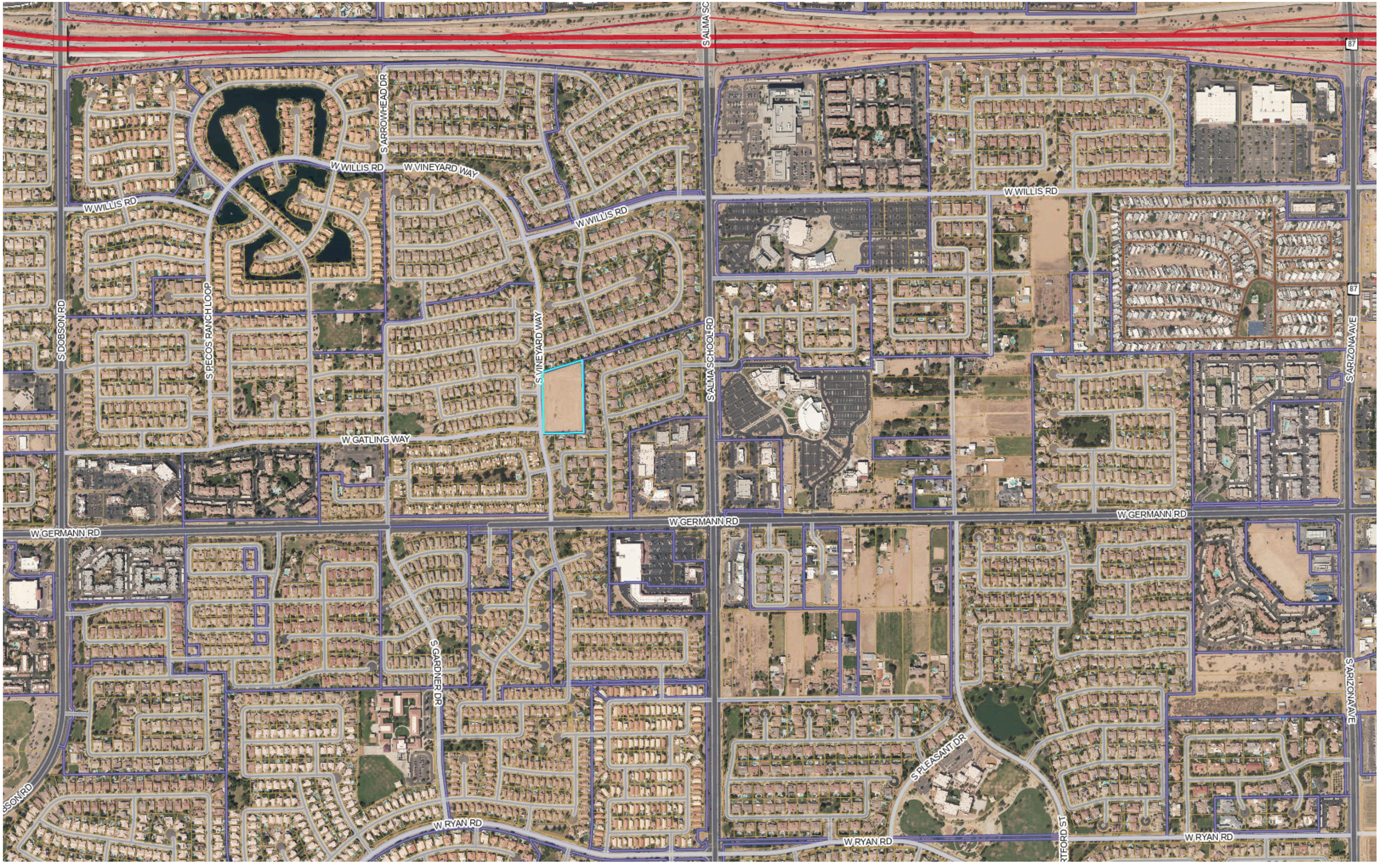
V. PROJECT TEAM

Developer:	Porchlight Homes Attn: Scott Peterson Ryan Larsen 2915 E Baseline, Rd., Suite 118 Gilbert, Arizona 85234
Landscape:	Thomas + Crowley Attn: Paul Thomas Craig Crowley 1150 N. Country Club Dr., Suite 11 Mesa, Arizona 85201
Civil Engineer:	Clouse Engineering Attn: Jeff Giles 5010 E. Shea Blvd., Suite 110 Scottsdale, Arizona 85254
Zoning:	Ray Law Firm Attn: Brennan Ray 2325 E. Camelback Rd., Suite 400 Phoenix, Arizona 85016 Phone: (602) 558-9934

VI. CONCLUSION

Approval of Vineyard Park will allow for the development of a high quality and distinctive residential community that adds to the character and quality of the surrounding area. Vineyard Park makes good land use sense on this Site, will be compatible with neighboring developments, and will provide an attractive presence in the area. We request your approval.

EXHIBIT 1


S ALMA SC
87
S ARROWHEAD DR
W WILLIS RD
W VINEYARD WAY
W WILLIS RD
W WILLIS RD
W WILLIS RD
S DOBSON RD
S PECOS RANCH LOOP
S VINEYARD WAY
S ALMA SCHOOL RD
87
S ARIZONA AVE
W GATLING WAY
W GERMANN RD
W GERMANN RD
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S PLEASANT DR
W RYAN RD
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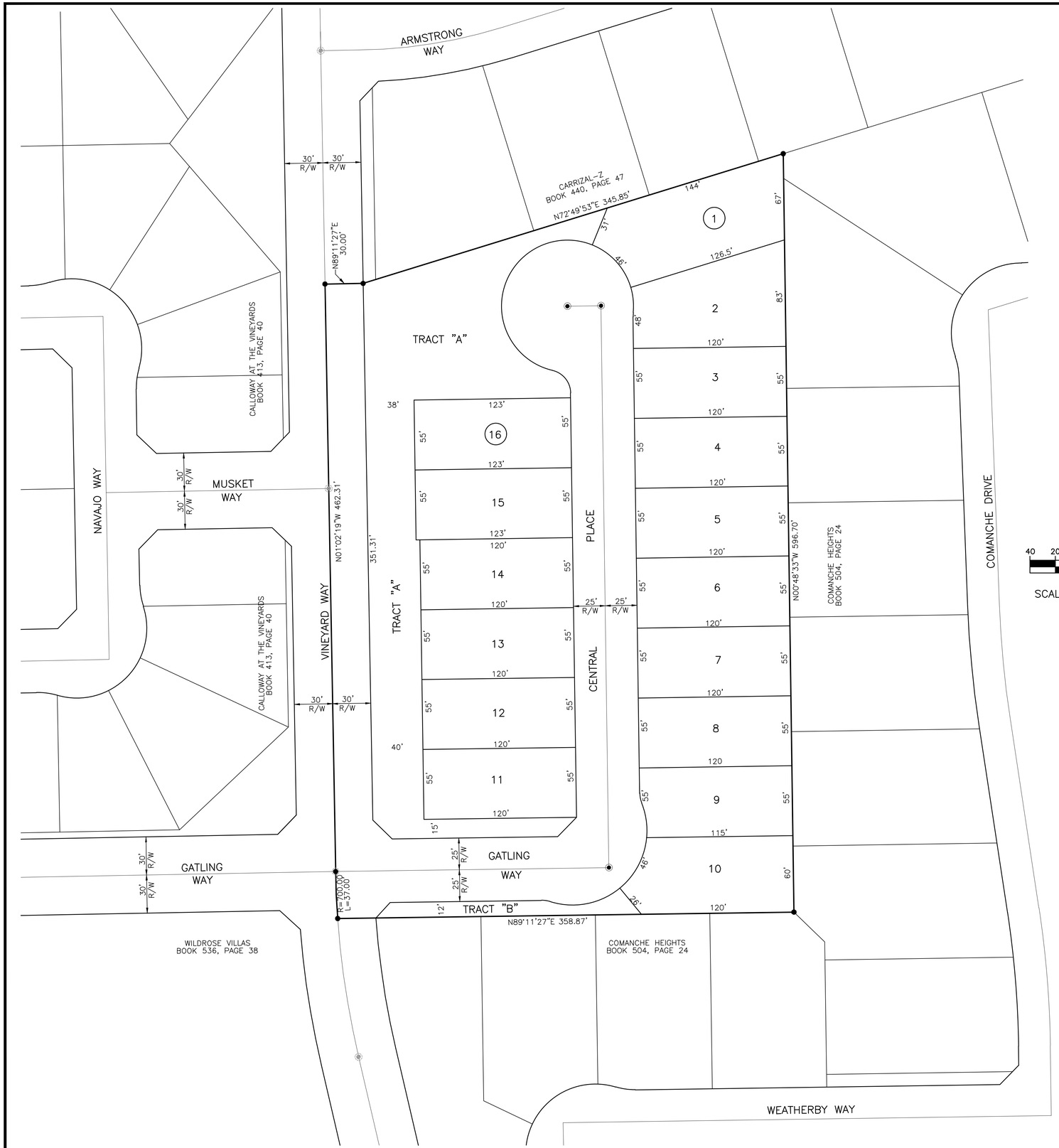
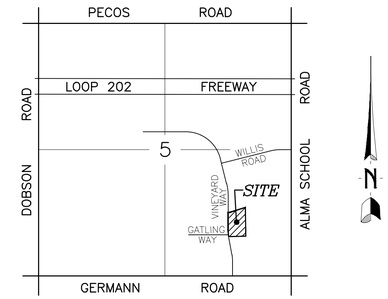
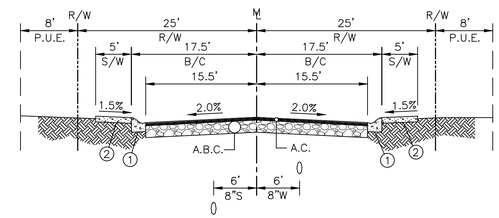
EXHIBIT 2





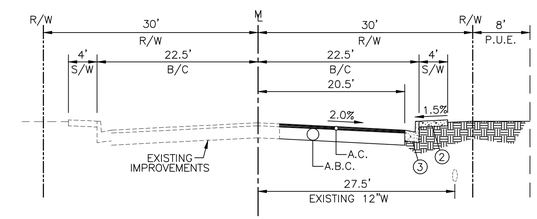
VICINITY MAP

SECTION 5, T. 2 S., R. 5 E.



TYPICAL INTERIOR STREET

SCALE: 1"=10' (HOR.), 1"=4' (VERT.)
(LOOKING NORTH)



VINEYARD WAY

SCALE: 1"=10' (HOR.), 1"=4' (VERT.)
(LOOKING NORTH)

1. INSTALL 4" ROLL CURB & GUTTER M.A.G. DET. 220-C
2. INSTALL CONCRETE SIDEWALK M.A.G. DET. 230
3. INSTALL 6" VERTICAL CURB & GUTTER M.A.G. DET. 220-A

SITE SUMMARY

GROSS ACRES: 4.5068 AC. 196,317.31 S.F.
NET ACRES: 4.1629 AC. 181,337.90 S.F.
TOTAL LOTS: 16
EXISTING ZONING: PAD
PROPOSED ZONING: PAD

ENGINEER

CLOUSE ENGINEERING INC.
5010 E. SHEA BLVD SUITE 110
SCOTTSDALE, AZ. 85254
PHONE: (602) 395-9300
FAX: (602) 395-9310
CONTACT: JEFF GILES
EMAIL: JGILES@CLOUSEAZ.COM

DEVELOPER

PORCHLIGHT HOMES
2915 E. BASELINE ROAD, STE 118
GILBERT, ARIZONA 85234
(480) 213-1324
CONTACT: RYAN LARSON

Clouse Engineering, Inc.
ENGINEERS ▪ SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ 85254
Tel 602-395-9300 Fax 602-395-9310

PRELIMINARY SITE PLAN
VINEYARD PARK

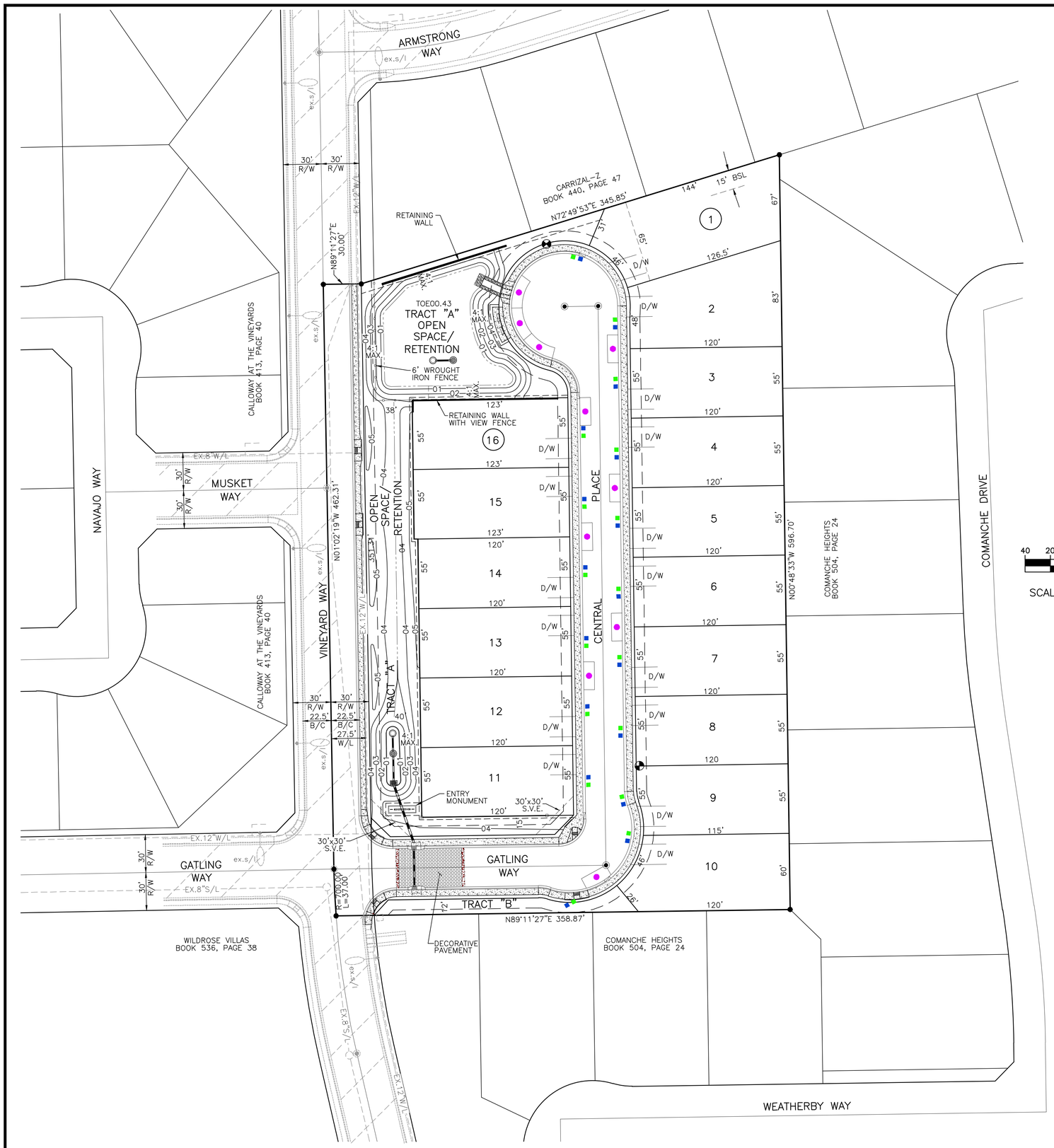
CHANDLER ARIZONA

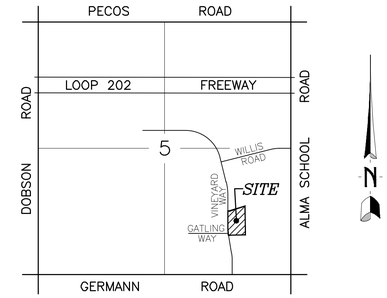
Revised

Date
04-15-26

As-Built
.

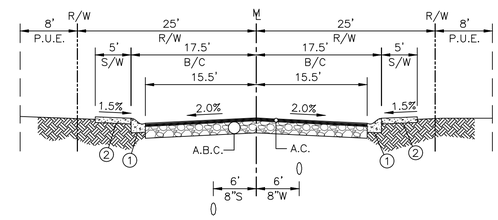
Job No.
260103





VICINITY MAP

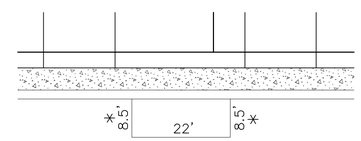
SECTION 5, T. 2 S., R. 5 E.



TYPICAL INTERIOR STREET

SCALE: 1"=10' (HOR.), 1"=4' (VERT.)
(LOOKING NORTH)

1. INSTALL 4" ROLL CURB & GUTTER M.A.G. DET. 220-C
2. INSTALL CONCRETE SIDEWALK M.A.G. DET. 230
3. INSTALL 6" VERTICAL CURB & GUTTER M.A.G. DET. 220-A



PARKING SPACE DIMENSIONS

* 8.5' DIMENSION IS FROM LIP OF CURB

N

40 20 0 40

SCALE 1" = 40'

PARKING CALCULATIONS

PARKING REQUIRED:

GARAGE SPACES: 32 (2 PER LOT)
GUEST SPACES: 4
TOTAL PARKING SPACES: 36

PARKING PROVIDED:

GARAGE SPACES: 32 (2 PER LOT)
GUEST SPACES: 10
TOTAL PARKING SPACES: 42

LEGEND:

- INDICATES VISITOR PARKING
- INDICATES TRASH BARREL
- INDICATES RECYCLING BARREL

ENGINEER

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PARKING PLAN
VINEYARD PARK

CHANDLER ARIZONA

Revised

Date
06-11-26

As-Built
.

Job No.
260103

EXHIBIT 3

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LANDSCAPE SETBACK LINE
- SIGHT VISIBILITY LINE
- 84 EXISTING CONTOUR LINE
- 84 PROPOSED CONTOUR LINE
- FIRE HYDRANT SEE CIVIL ENG. PLANS

PROJECT TEAM

OWNER / DEVELOPER

PORCHLIGHT HOMES

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CIVIL ENGINEER

CLOUSE ENGINEERING

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SCOTTSDALE, AZ 85254
PH: (602) 395.9300

CONTACT: JEFF GILES
EMAIL: JGILES@CLOUSEAZ.COM

LANDSCAPE ARCHITECT

THOMAS + CROWLEY LLC

1150 N. COUNTRY CLUB DRIVE, STE 11
MESA, AZ 85201
P: (480) 878.4708

CONTACT: CRAIG CROWLEY, RLA
EMAIL: CRAIG@THOMAS-CROWLEY.COM

LANDSCAPE DATA

TOTAL LS AREA:	34,860 S.F. (0.80 AC)
OFFSITE LS AREA:	2,799 S.F. (0.07 AC)
ONSITE LS AREA:	32,061 S.F. (0.73 AC)
TOTAL TURF AREA:	7,227 S.F. (.17 AC)
TURF % OF LS AREA:	20.7%

KEYED NOTES (X)

X.X EXISTING

- **X.1** EXISTING SIDEWALK AND CURB, DO NOT DISTURB
- **X.2** EXISTING WALL, DO NOT DISTURB

C.X CIVIL

- **C.1** CONCRETE CURB, SEE CIVIL PLANS
- **C.2** CONCRETE SIDEWALK, SEE CIVIL PLANS
- **C.3** RAMP, SEE CIVIL PLANS
- **C.4** UTILITIES, SEE CIVIL PLANS
- **C.5** FIRE HYDRANT, SEE CIVIL PLANS
- **C.6** SCUPPER, SEE CIVIL PLANS
- **C.7** BUBBLE UP BOX & DRYWELL, SEE CIVIL PLANS
- **C.8** STORM DRAIN PIPE, SEE CIVIL PLANS

L.X LANDSCAPE

- **L.1** 30' x 30' SVTE

W.X WALLS / MONUMENTS

- **W.1** ENTRY MONUMENT, SEE DETAIL 1/L3

SE.X SITE EQUIPMENT

- **SE.1** 6'-0" LONG BENCH WITH BACK

LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY
TREES			
	PISTACIA X 'RED PUSH' RED PUSH CHINESE PISTACHE - STANDARD TRUNK	24" BOX	27
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK - STANDARD TRUNK	24" BOX	12
	ULMUS PARVIFOLIA 'SIMPERVIRENS' CHINESE EVERGREEN ELM	24" BOX	3
SHRUBS			
	DODONEA VISCOSA GREEN HOPSEED BUSH	5 GAL.	60
	NERIUM OLEANDER 'PETITE PINK' PETITE PINK OLEANDER	5 GAL.	86
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO SAGE	5 GAL.	49
	EROMOPHILA MACULATA 'VALENTINE' VALENTINE BUSH	5 GAL.	54
	EREMOPHILA HYGROPHANA 'BLUE BELLS' BLUE BELLS EREMOPHILA	5 GAL.	132
GROUNDCOVER			
	EROMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SUNRISE EMU	1 GAL.	144
	ROSEMARINUS OFFICIONALIS 'PROSTRATUS' TRAILING ROSEMARY	1 GAL.	35
TURF			QTY
	TURF GRASS CYNODON DACTYLON 'MIDIRON' HYBRID BERMUDA GRASS (SOD)		7,227 S.F.
TOP DRESSING			QTY
	DECOMPOSED GRANITE SIZE: 1/2" SCREENED COLOR: MOHAGANY BY ROCK PROS USA (OR EQUAL) 2" DEEP MINIMUM		26,407 S.F.
	DECORATIVE RIP RAP COLOR: SUPERIOR GOLD BY ROCK PROS USA (OR EQUAL) 6" DEEP MINIMUM		1,092 S.F.
	GROUTED RIP RAP COLOR: SUPERIOR GOLD BY ROCK PROS USA (OR EQUAL) SEE CIVIL FOR DEPTH		134 S.F.

HARDSCAPE SCHEDULE

KEY	SYMBOL	MATERIAL	QTY
CO		**REGULAR CONCRETE** COLOR: REGULAR GRAY WITH MEDIUM BROOM FINISH	217 S.F.
HE1		**CONCRETE TURF HEADER** SIZE: 6" x 6" COLOR: REGULAR GRAY	319 L.F.
HE2		**CONCRETE HEADER AT ENDS OF COLUMNS** SIZE: 6" x 6" COLOR: REGULAR GRAY	96 L.F.

THOMAS+CROWLEY
LANDSCAPE ARCHITECTURE + PLANNING + SITE DESIGN + CONSTRUCTION MANAGMENT

SEAL

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 55248
CRAIG M. CROWLEY
ARIZONA, U.S.A.

EXPIRES 12/31/28

PROJECT

THE VINEYARD

CHANDLER, ARIZONA

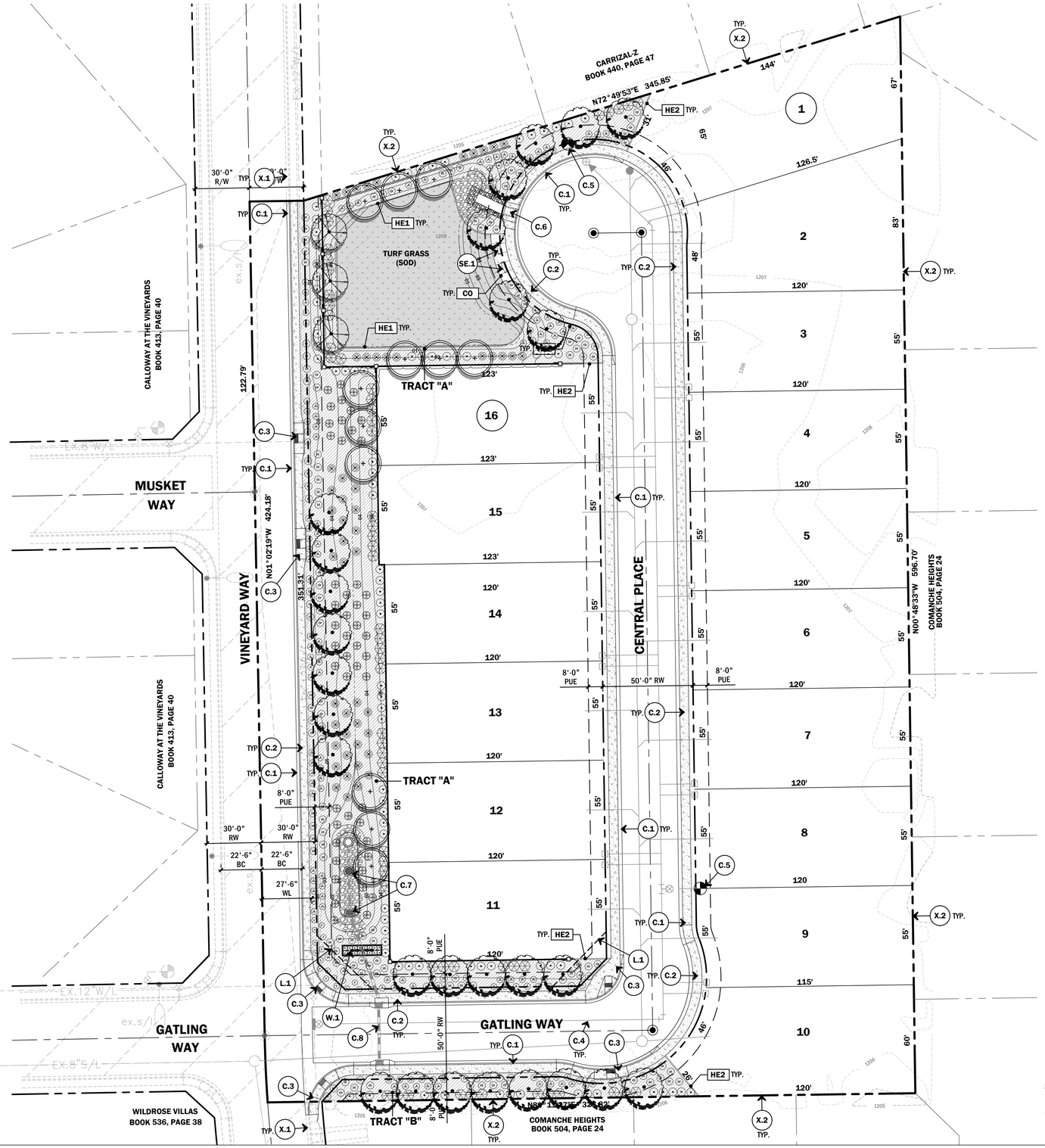
EXHIBIT

PRELIMINARY LANDSCAPE PLAN

EXHIBIT #

L1

DATE: 04.17.2026



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- LANDSCAPE SETBACK LINE
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LANDSCAPE ARCHITECTURE + PLANNING + SITE DESIGN + CONSTRUCTION MANAGMENT

SEAL
REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 55248
CRAIG M. CROWLEY
ARIZONA, U.S.A.
EXPIRES 12/31/28

PROJECT

THE VINEYARD

CHANDLER, ARIZONA

EXHIBIT

PRELIMINARY LANDSCAPE PLAN

EXHIBIT #

L1

DATE: 04.17.2026

EXHIBIT 4

PLAN 4511
ELEVATION A - SANTA BARBARA CONTEMPORARY

PLAN 4512
ELEVATION C - MODERN FARMHOUSE

PLAN 4513
ELEVATION B - DESERT PRAIRIE

PLAN 4511
ELEVATION C - MODERN FARMHOUSE

PLAN 4513
ELEVATION A - SANTA BARBARA CONTEMPORARY

Front Elevation Streetscape

PLAN 4511
ELEVATION A - SANTA BARBARA CONTEMPORARY

PLAN 4512
ELEVATION C - MODERN FARMHOUSE

PLAN 4513
ELEVATION B - DESERT PRAIRIE

PLAN 4511
ELEVATION C - MODERN FARMHOUSE

PLAN 4513
ELEVATION A - SANTA BARBARA CONTEMPORARY

Rear Elevation Streetscape

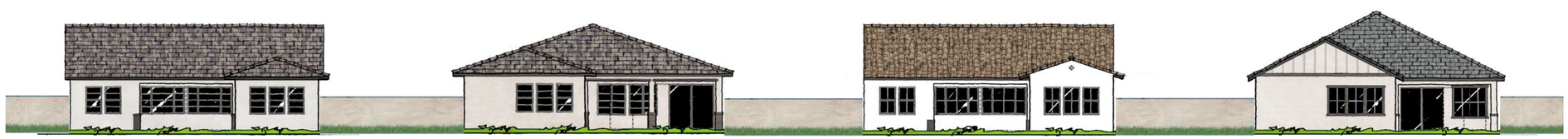
PLAN 4512
ELEVATION B - DESERT PRAIRIE

PLAN 4511
ELEVATION B - DESERT PRAIRIE

PLAN 4512
ELEVATION A - SANTA BARBARA CONTEMPORARY

PLAN 4513
ELEVATION C - MODERN FARMHOUSE

Front Elevation Streetscape



PLAN 4512
ELEVATION B - DESERT PRAIRIE

PLAN 4511
ELEVATION B - DESERT PRAIRIE

PLAN 4512
ELEVATION A - SANTA BARBARA CONTEMPORARY

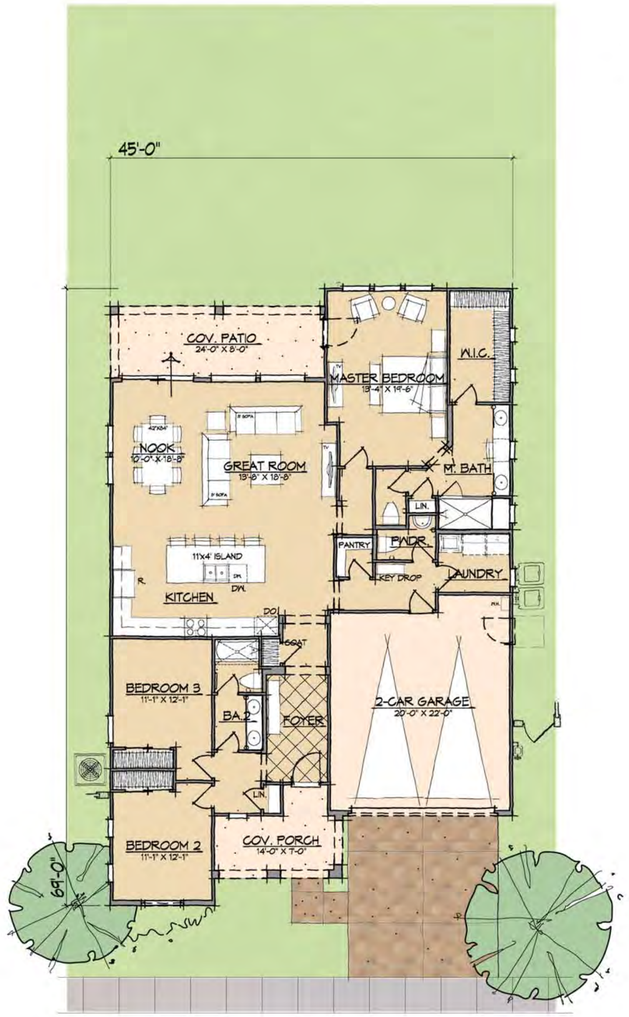
PLAN 4513
ELEVATION C - MODERN FARMHOUSE

Rear Elevation Streetscape

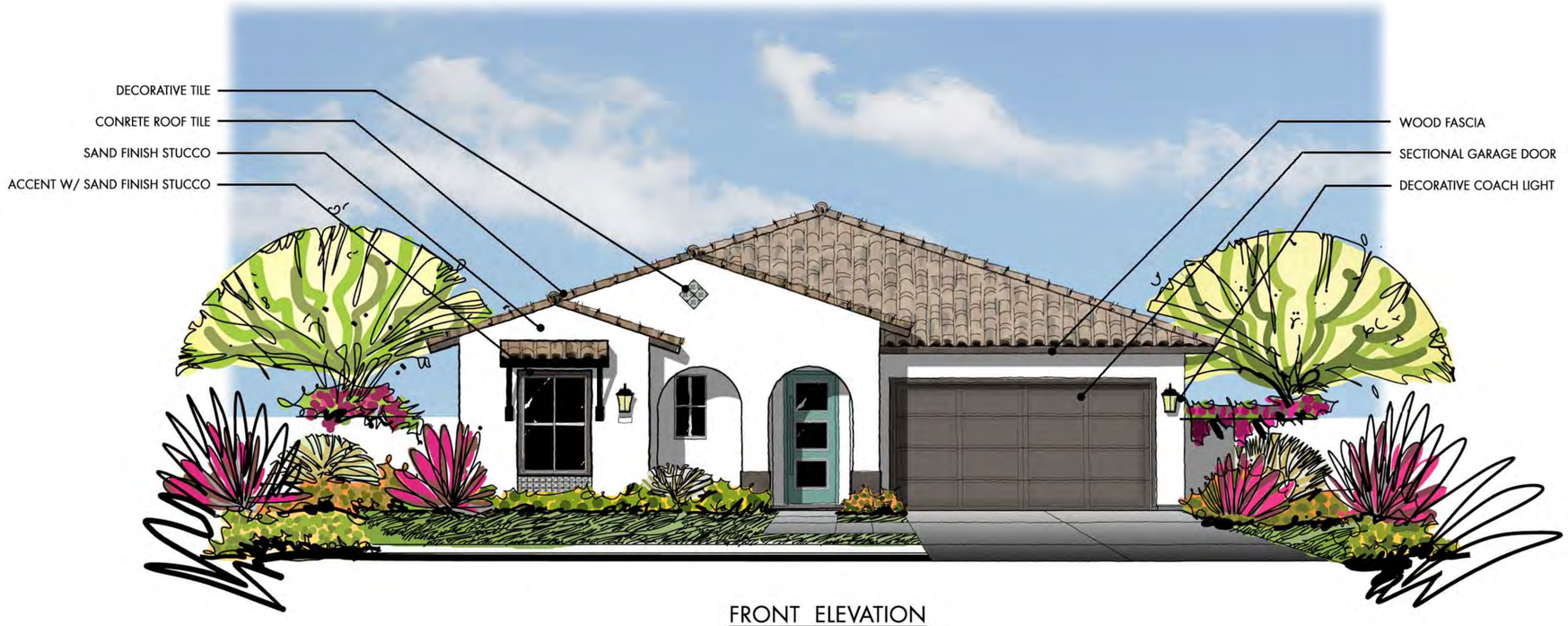
VINEYARD PARK

PORCHLIGHT HOMES

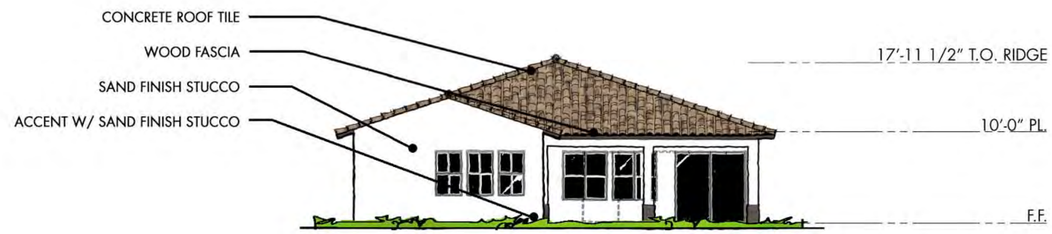
ELEVATION STREETSCAPES



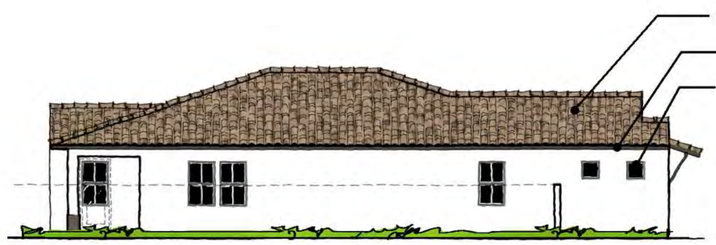
FLOOR PLAN



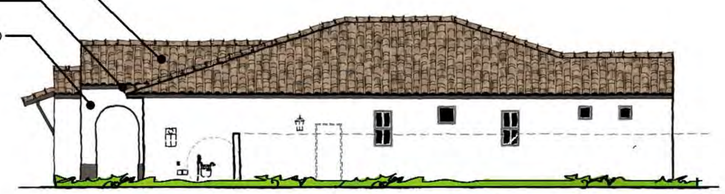
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

VINEYARD PARK

PORCHLIGHT HOMES

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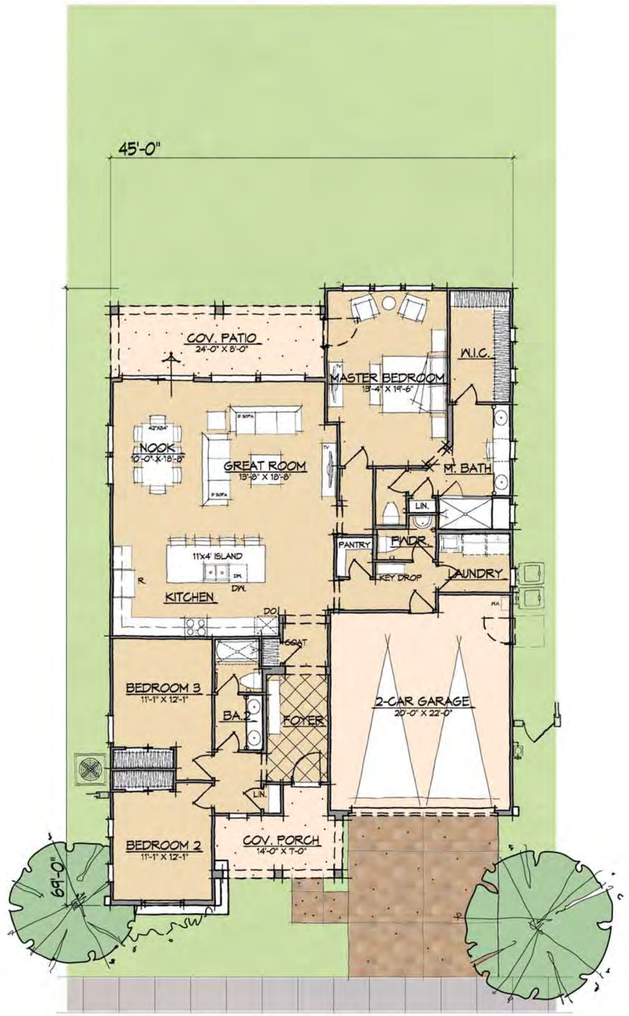
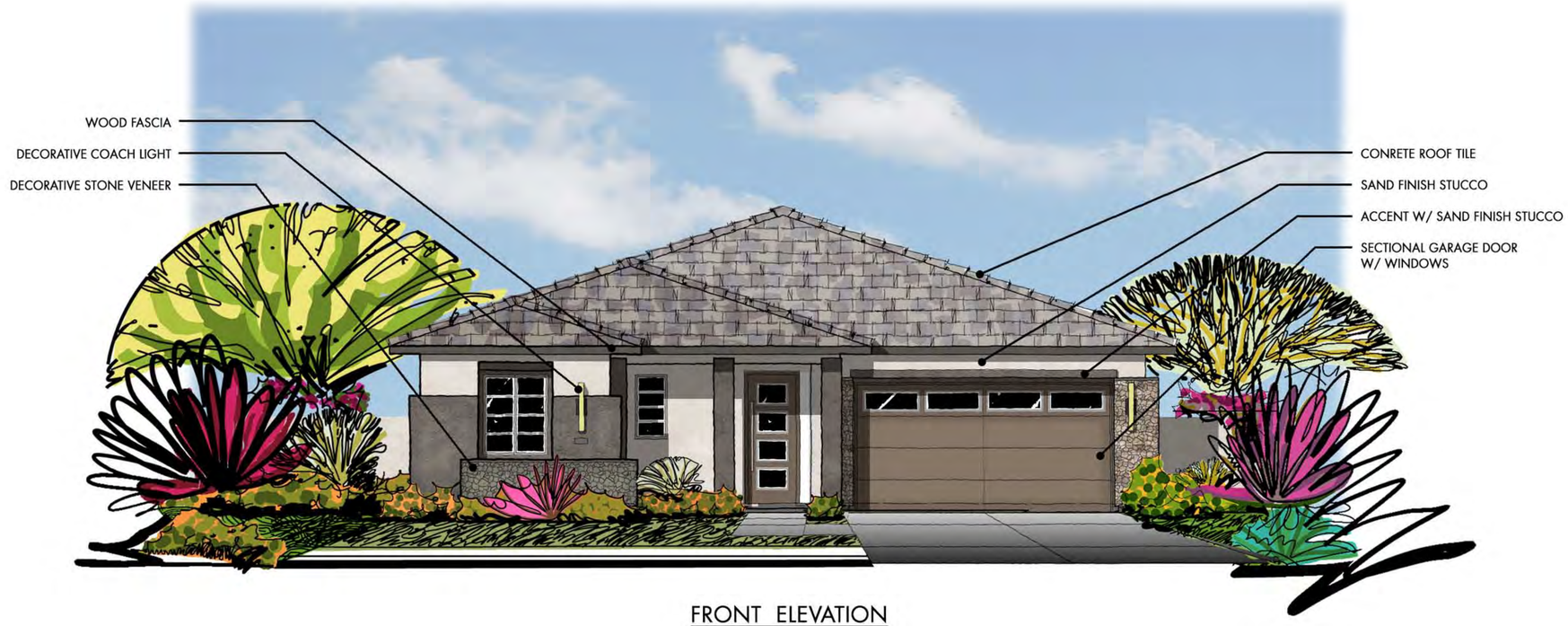
PLAN 4511
2,034 S.F.
ELEVATION A - SANTA BARBARA CONTEMPORARY

LINDEROTH ASSOCIATES ARCHITECTS

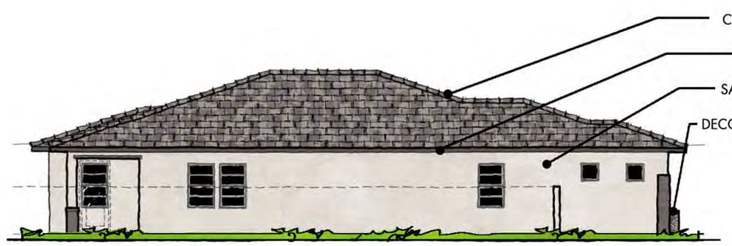


FLOOR PLAN

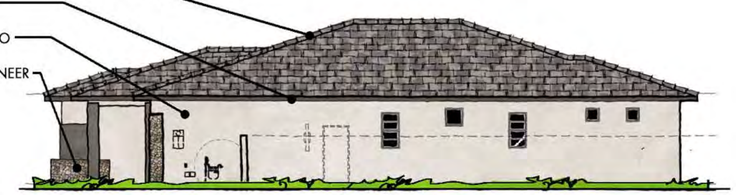


FRONT ELEVATION

REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

VINEYARD PARK

PORCHLIGHT HOMES

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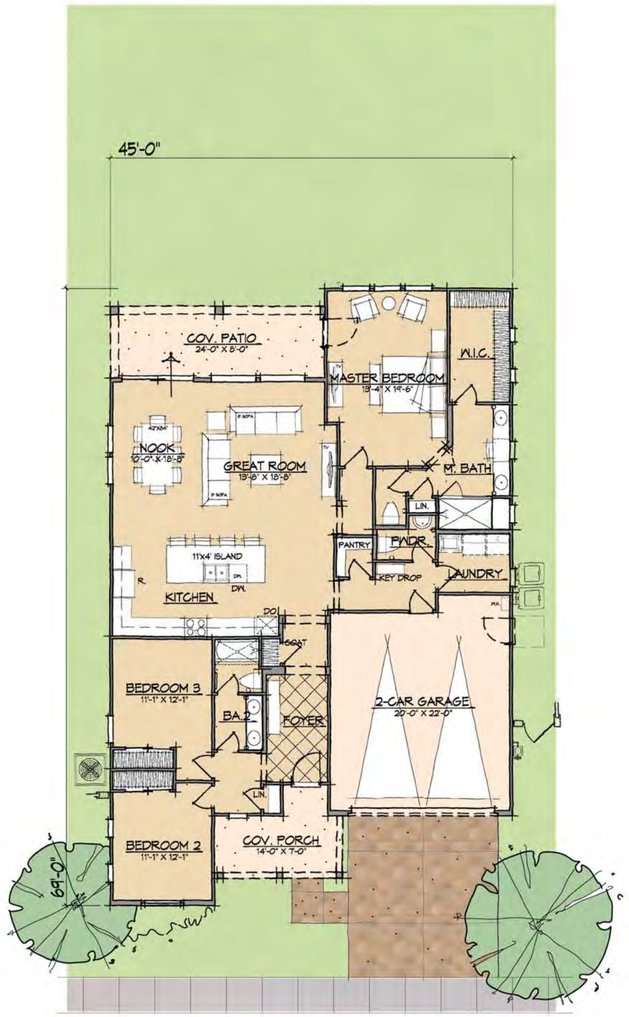
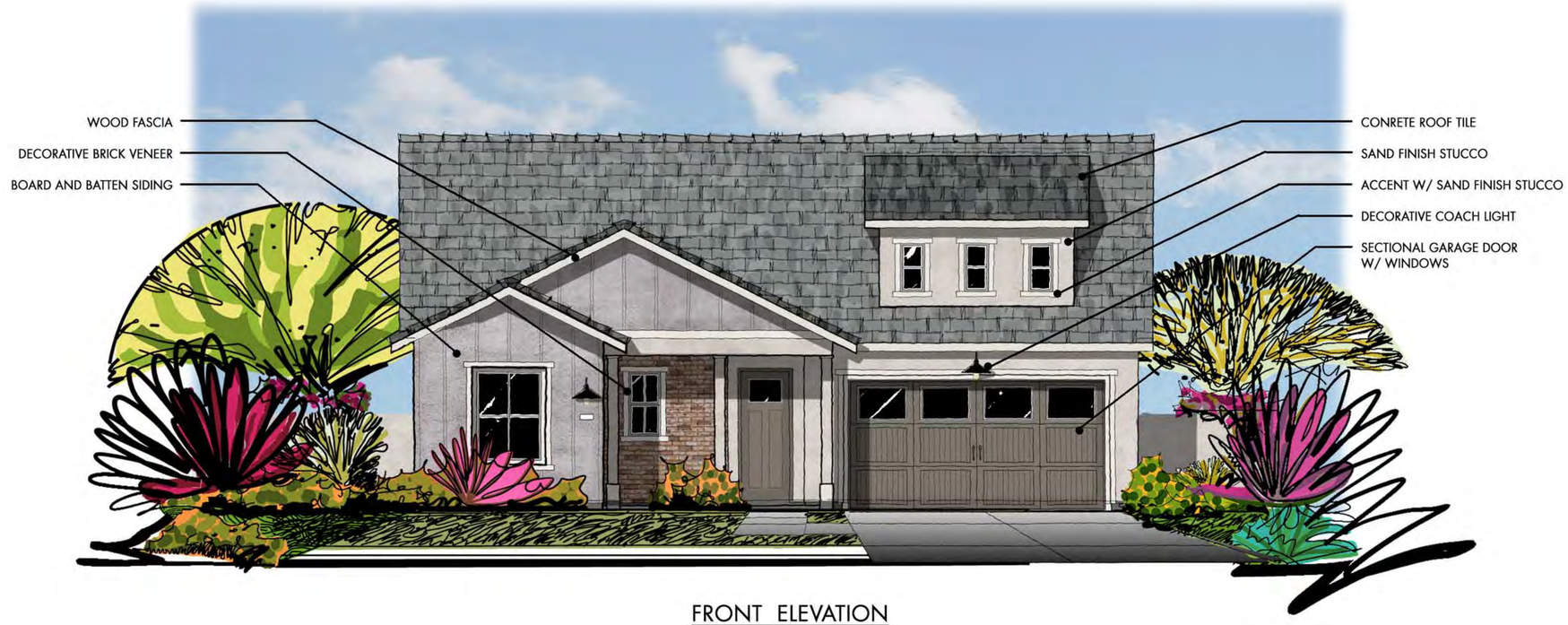
PLAN 4511
2,034 S.F.
ELEVATION B - DESERT PRAIRIE

LINDEROTH ASSOCIATES ARCHITECTS

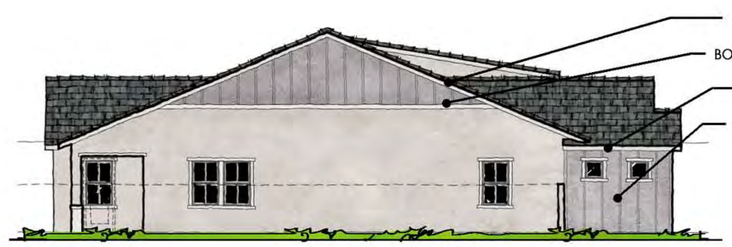


FLOOR PLAN

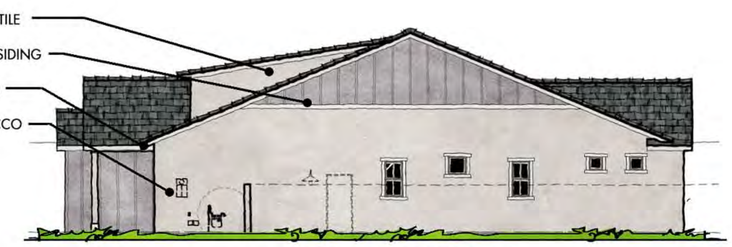


FRONT ELEVATION

REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

VINEYARD PARK

PORCHLIGHT HOMES

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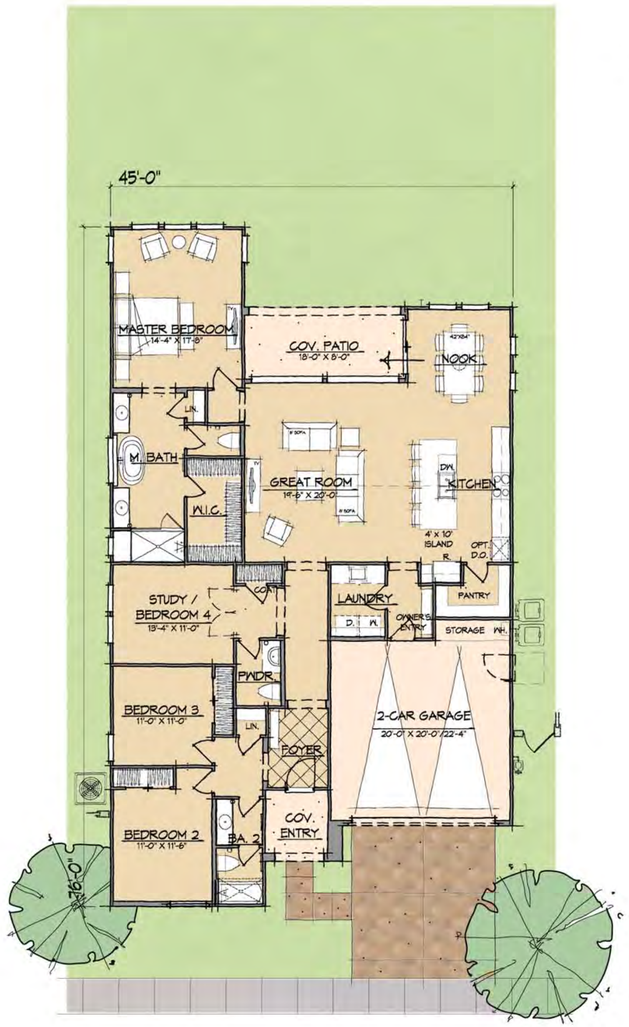
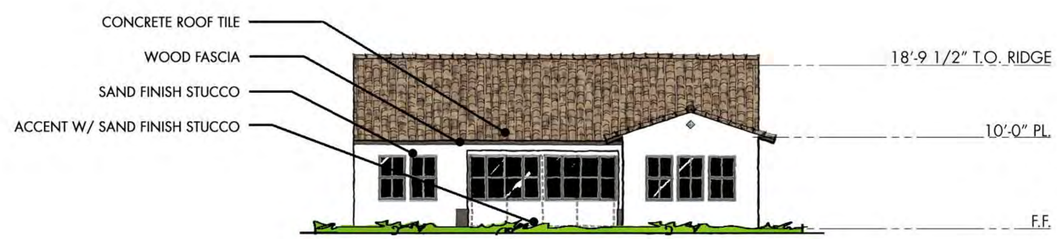
PLAN 4511
2,034 S.F.
ELEVATION D - MODERN FARMHOUSE

LINDEROTH ASSOCIATES ARCHITECTS

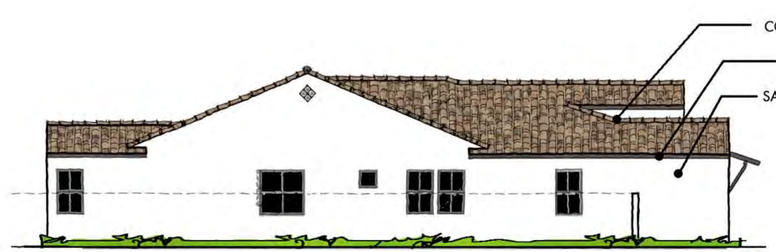


FLOOR PLAN

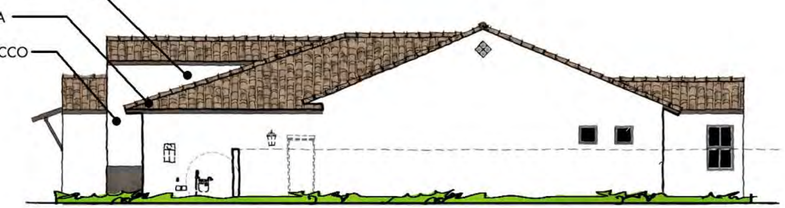
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

VINEYARD PARK

PORCHLIGHT HOMES

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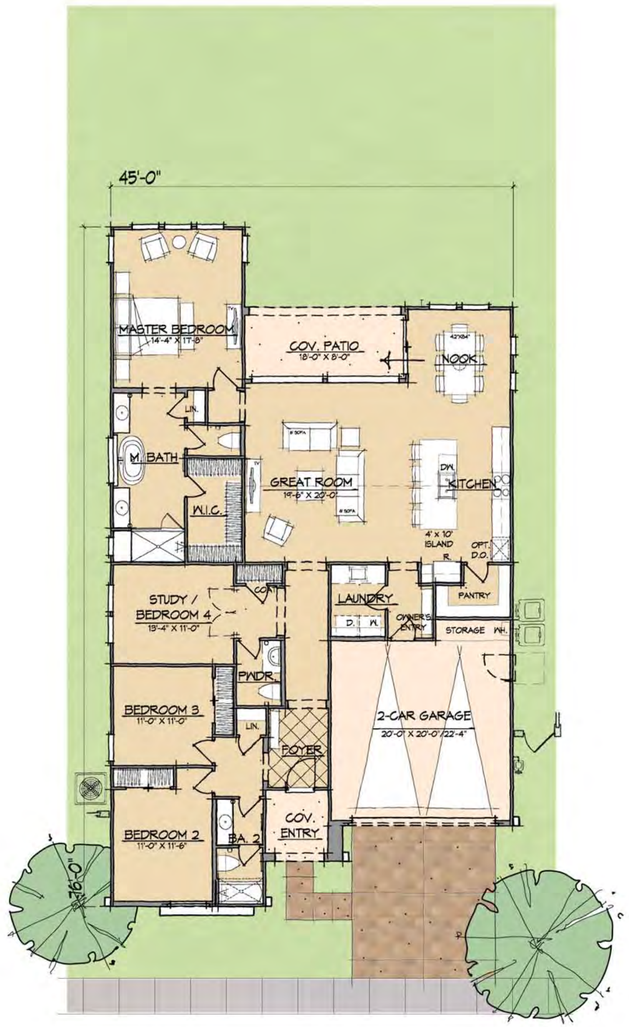
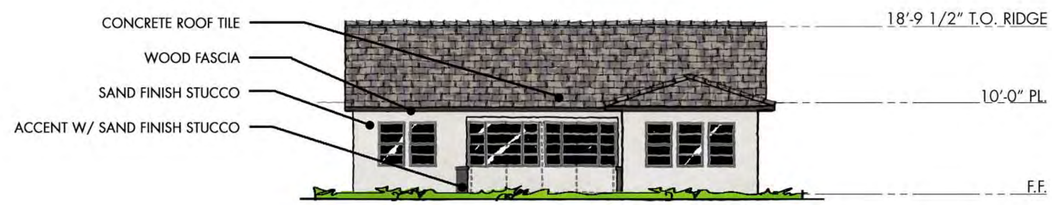
PLAN 4512
2,286 S.F.
ELEVATION A - SANTA BARBARA CONTEMPORARY

LINDEROTH ASSOCIATES ARCHITECTS



FLOOR PLAN

FRONT ELEVATION



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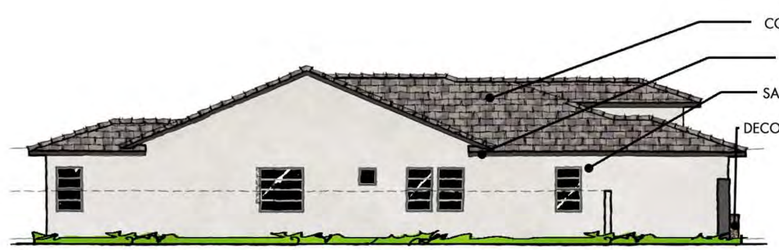

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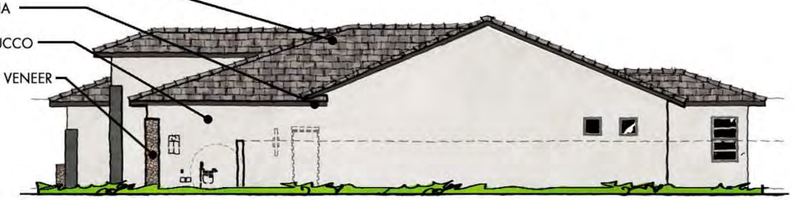

RIGHT ELEVATION

VINEYARD PARK

PORCHLIGHT HOMES

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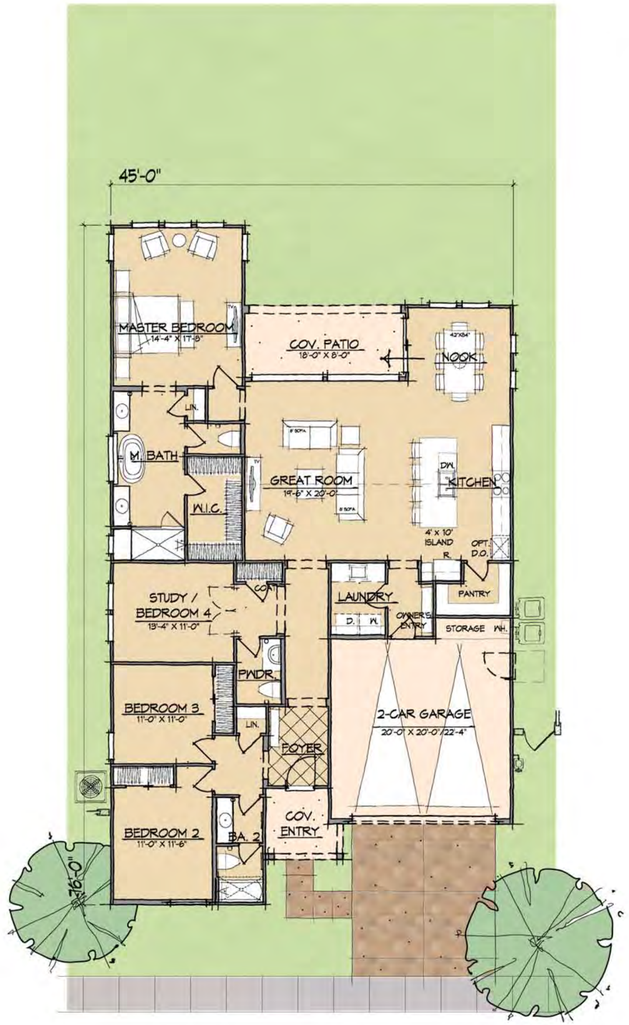
PLAN 4512
2,286 S.F.
ELEVATION B - DESERT PRAIRIE

LINDEROTH ASSOCIATES ARCHITECTS



FLOOR PLAN

FRONT ELEVATION

REAR ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

VINEYARD PARK

PORCHLIGHT HOMES

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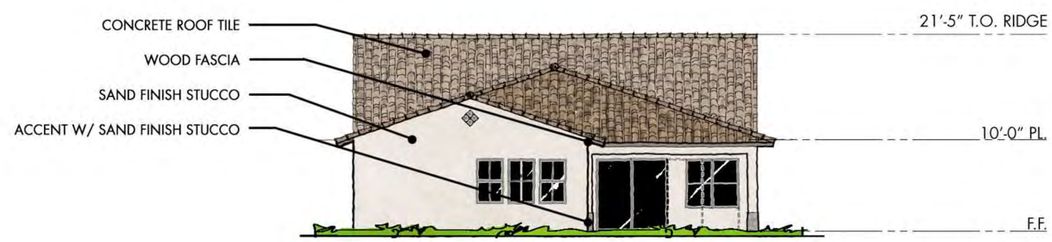
PLAN 4512
2,286 S.F.
ELEVATION D - MODERN FARMHOUSE

LINDEROTH ASSOCIATES ARCHITECTS

FLOOR PLAN

FRONT ELEVATION



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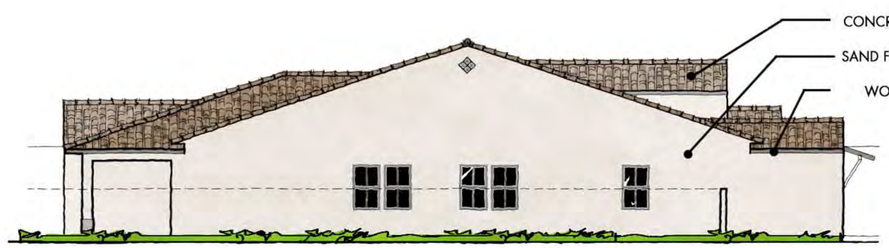

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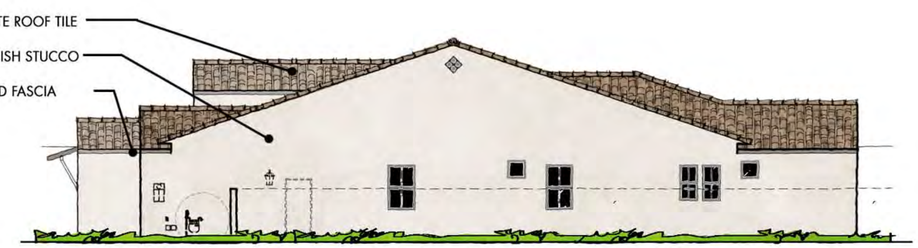

RIGHT ELEVATION

VINEYARD PARK

PORCHLIGHT HOMES

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PLAN 4513
2,729 S.F.
ELEVATION A - SANTA BARBARA CONTEMPORARY

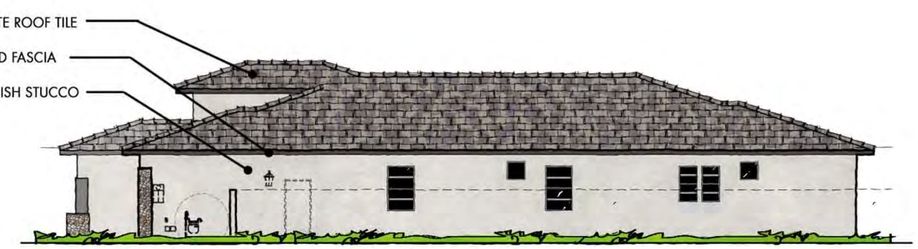
LINDEROTH ASSOCIATES ARCHITECTS

FLOOR PLAN

FRONT ELEVATION

REAR ELEVATION

LEFT ELEVATION



RIGHT ELEVATION

VINEYARD PARK

PORCHLIGHT HOMES

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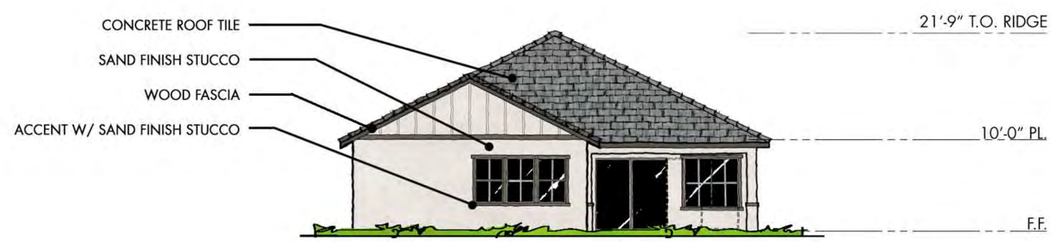
PLAN 4513
2,729 S.F.
ELEVATION B - DESERT PRAIRIE

LINDEROTH ASSOCIATES ARCHITECTS

FLOOR PLAN

FRONT ELEVATION



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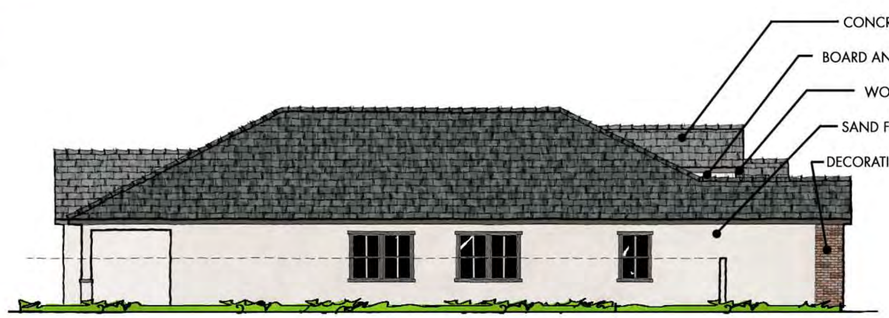

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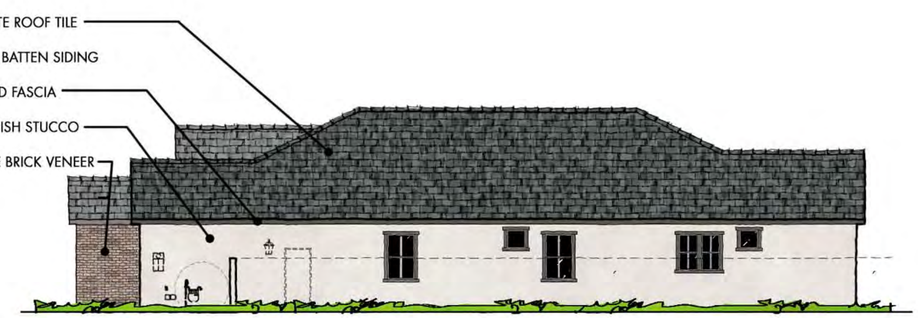

RIGHT ELEVATION

VINEYARD PARK

PORCHLIGHT HOMES

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PLAN 4513
2,729 S.F.
ELEVATION D - MODERN FARMHOUSE

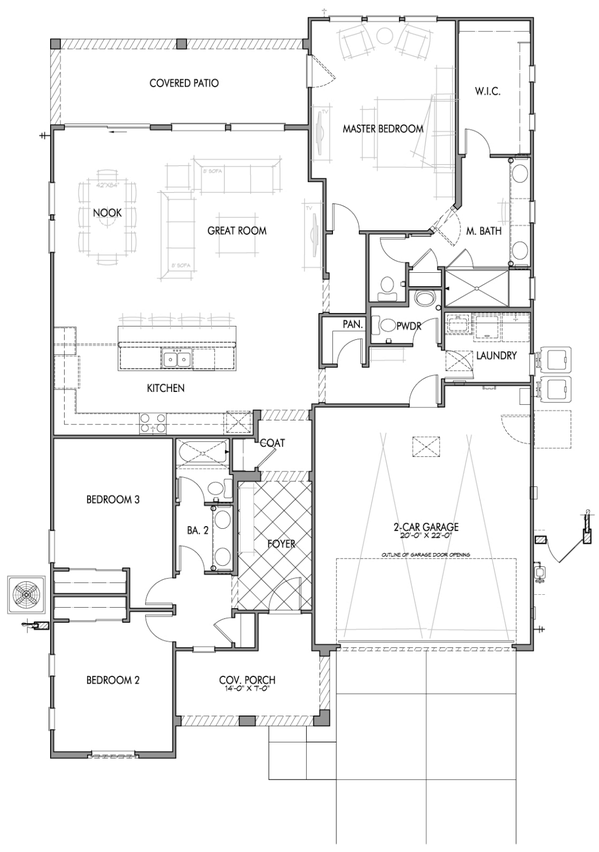
LINDEROTH ASSOCIATES ARCHITECTS

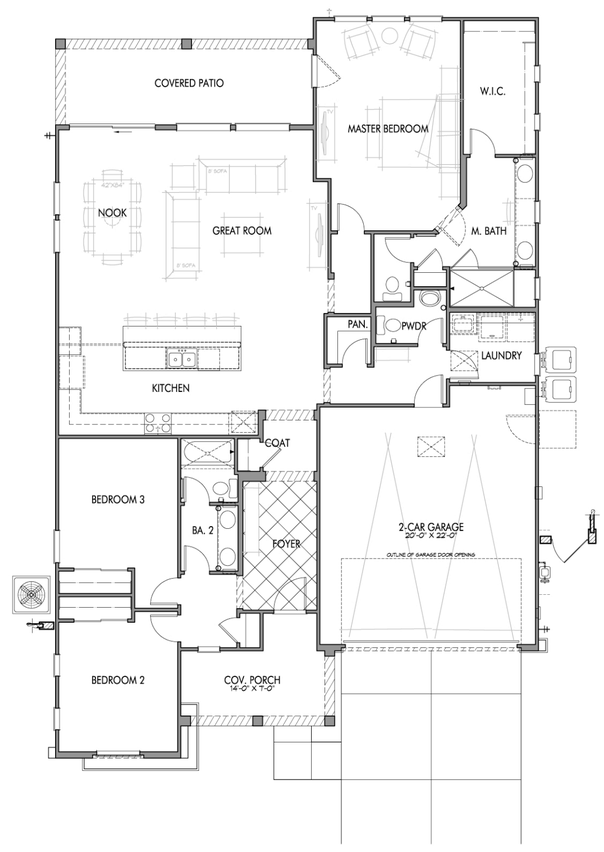
ELEVATION A
SANTA BARBARA

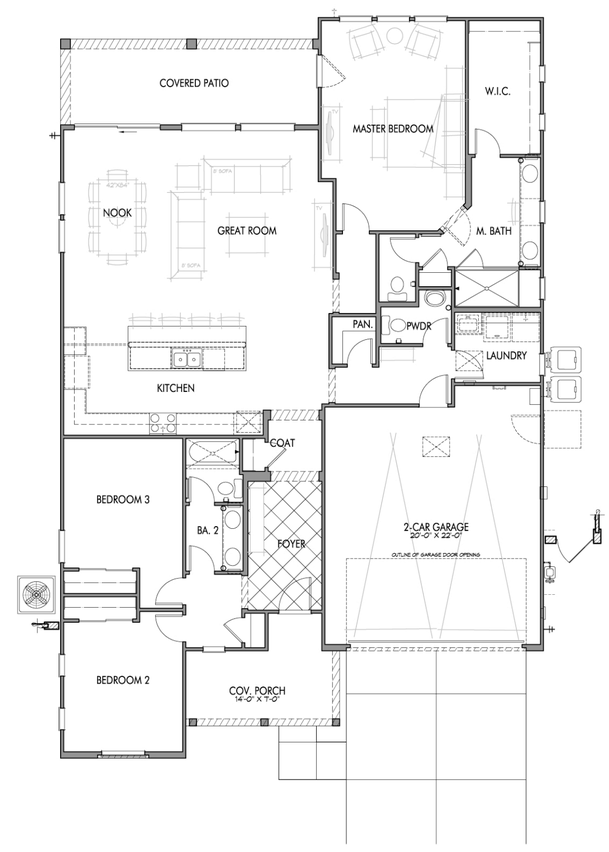
ELEVATION B
DESERT PRAIRIE

ELEVATION D
MODERN FARMHOUSE

4511







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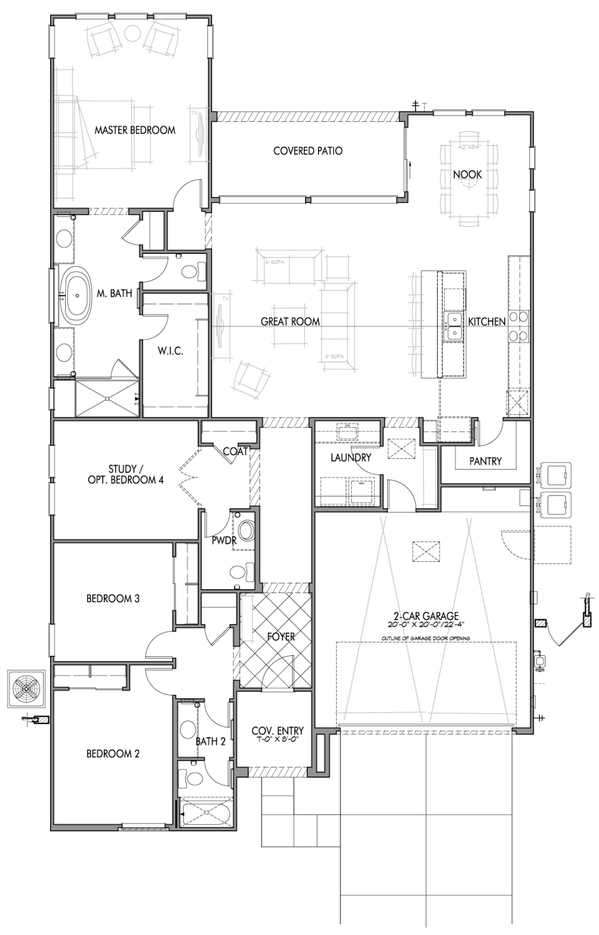

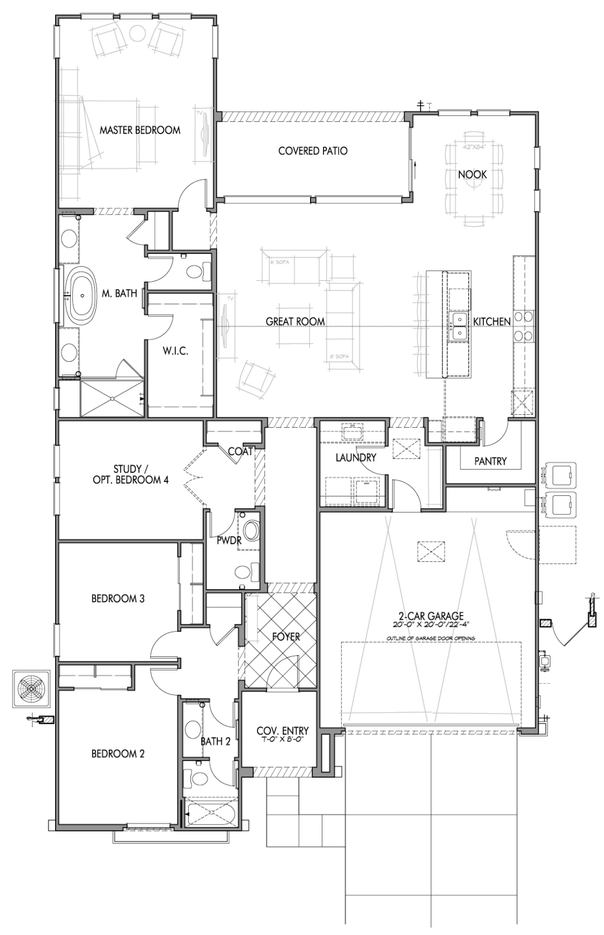

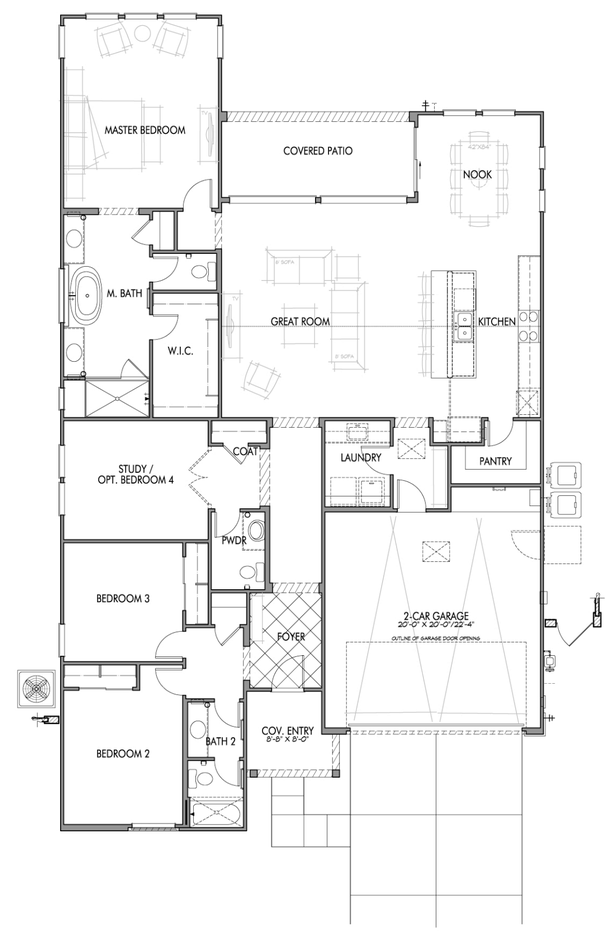

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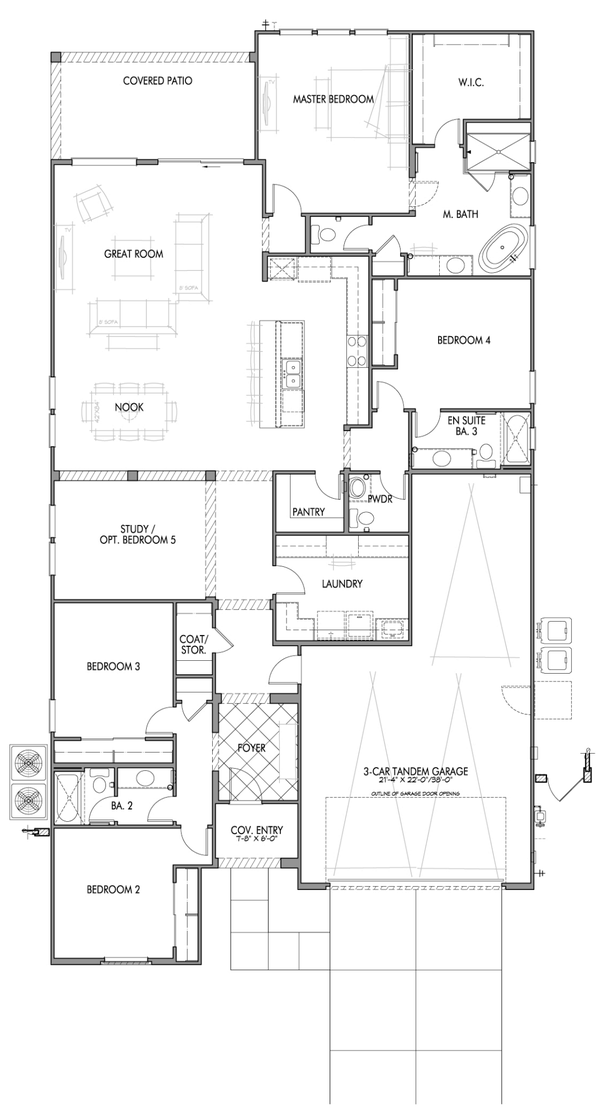

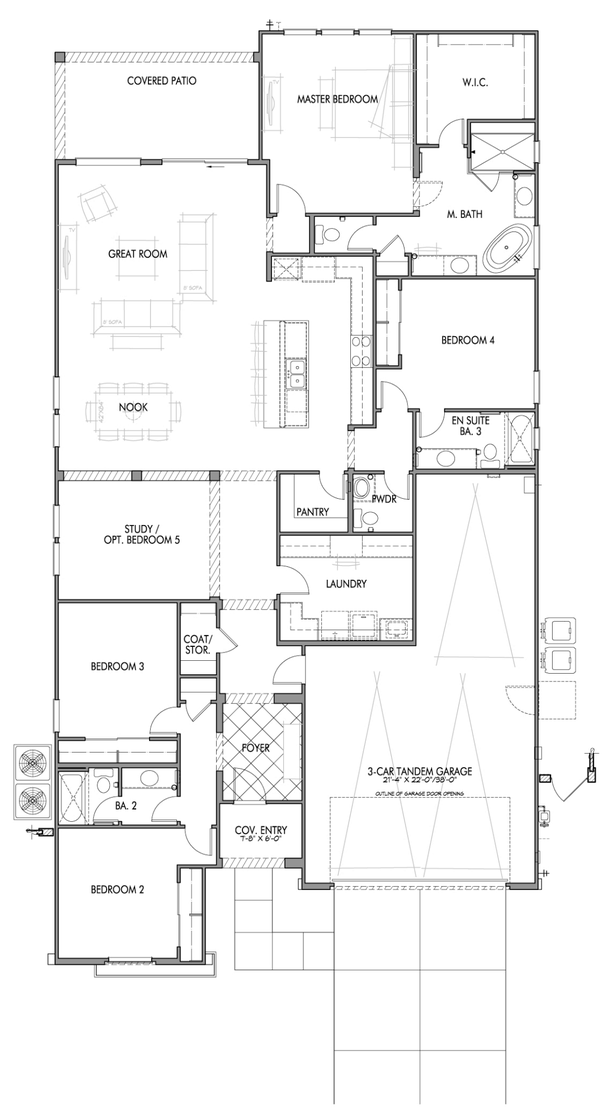

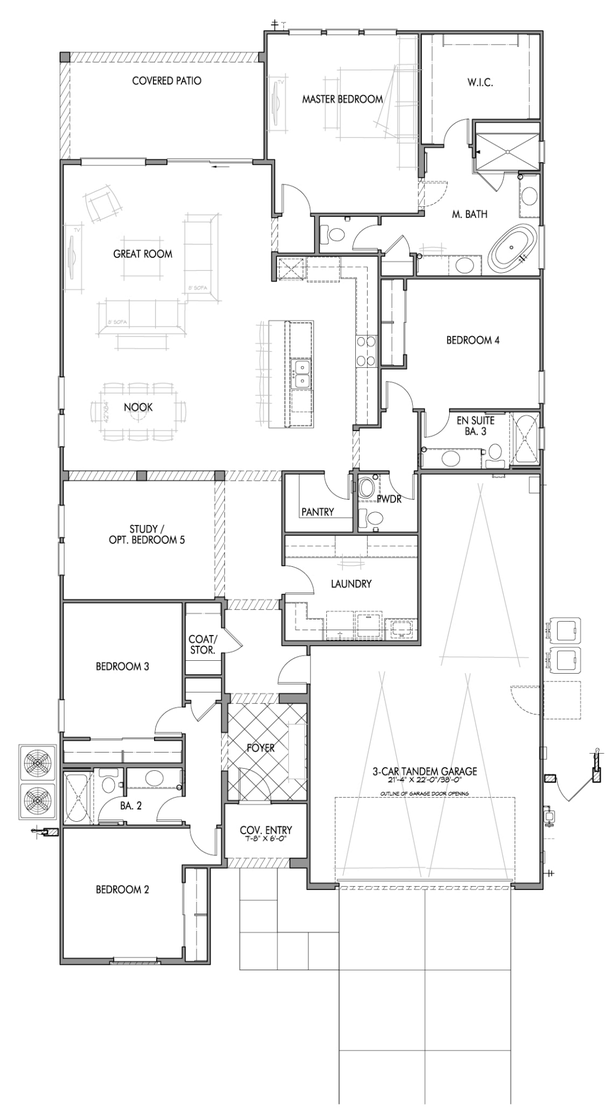

VINEYARD PARK

FLOOR PLAN MATRIX

PORCHLIGHT HOMES

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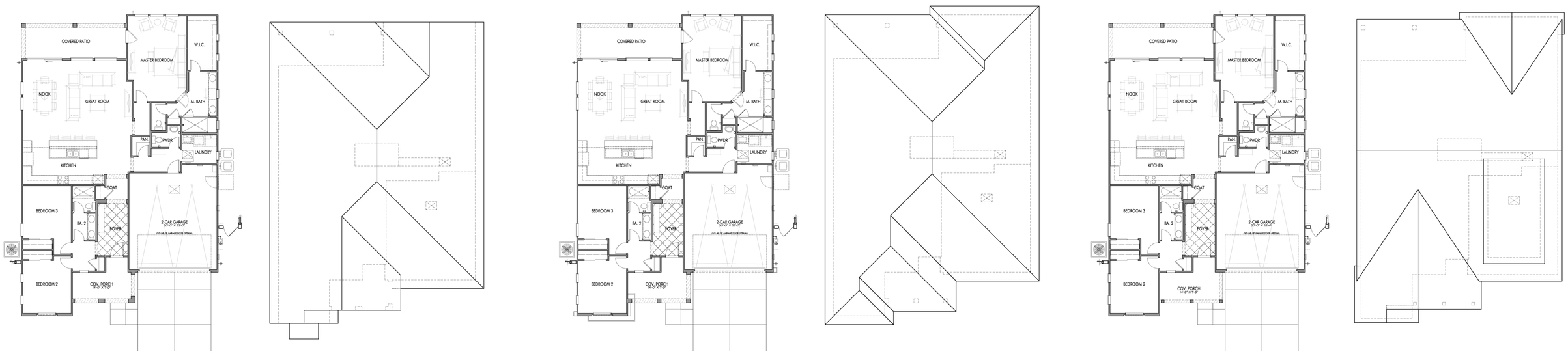
LINDEROTH ASSOCIATES ARCHITECTS

ELEVATION A
SANTA BARBARA

ELEVATION B
DESERT PRAIRIE

ELEVATION D
MODERN FARMHOUSE

4511



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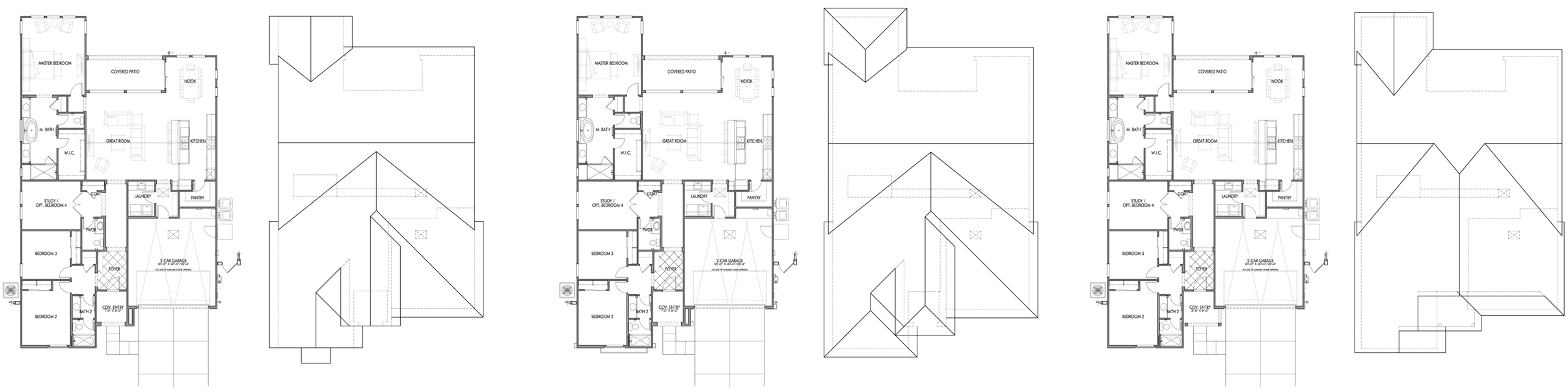

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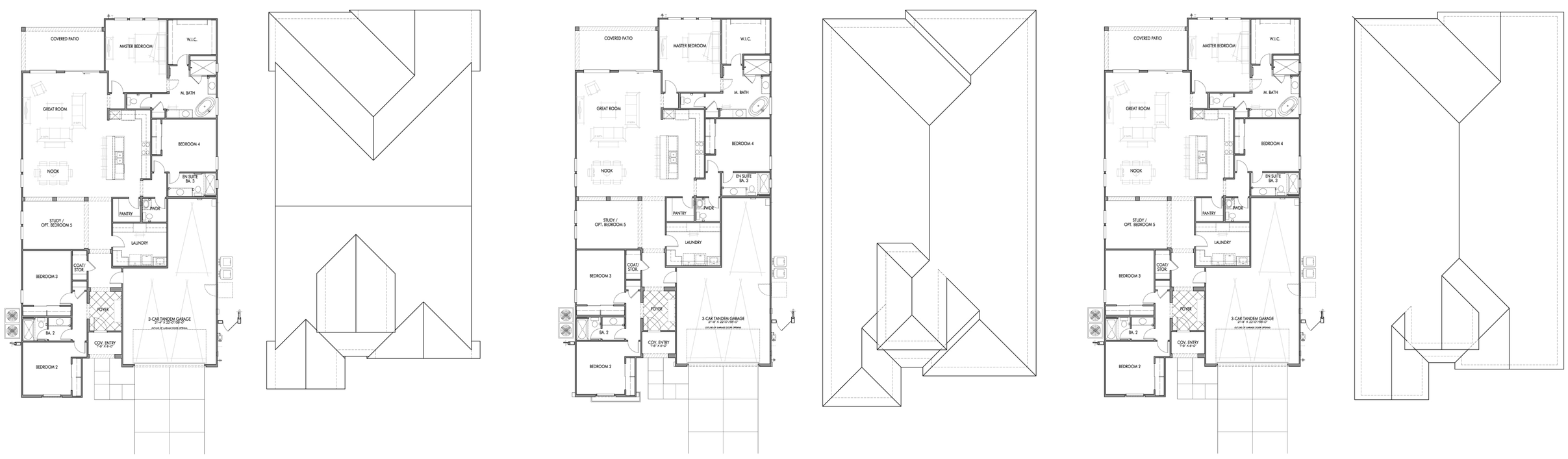

VINEYARD PARK

PORCHLIGHT HOMES

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FLOOR PLAN/ ROOF PLAN MATRIX

LINDEROTH ASSOCIATES ARCHITECTS

EXHIBIT 5

Santa Barbara Contemporary

	Scheme A-1	Scheme A-2	Scheme A-3
Roof Tile: Eagle Roofing Capistrano	3646 Sunset Blend	3646 Sunset Blend	3646 Sunset Blend
Stucco Body	SW 7636 Origami White	SW 7035 Aesthetic White	SW 6378 Crisp Linen
Popout/ Recesses/ Fascia/ Trim	SW 7675 Sealskin	SW 7018 Dovetail	SW 7069 Iron Ore
Garage Door	SW 7675 Sealskin	SW 7018 Dovetail	SW 7069 Iron Ore
Entry Door	SW 6472 Composed	SW 6230 Rainstorm	SW 6327 Bold Brick

Desert Prairie

	Scheme B-1	Scheme B-2	Scheme B-3
Roof Tile: Eagle Roofing Bel Air	4687 Brown Gray Range	4687 Brown Gray Range	4502 Arcadia Canyon Brown
Stucco Body	SW 7632 Modern Gray	SW 7015 Repose Gray	SW 9173 Shitake
Popout/ Recesses/ Fascia/ Trim	SW 7048 Urbane Bronze	SW 7069 Iron Ore	SW 9175 Deep Forest Brown
Garage Door/ Entry Door & Shutters	SW 7040 Smokehouse	SW 7019 Gauntlet Gray	SW 7509 Tiki Hut
Masonry (Creative Mines)	Chop Ledge Sea Pearl	Chop Ledge Sea Pearl	Chop Ledge Sea Pearl

Modern Farmhouse

	Scheme D-1	Scheme D-2	Scheme D-3
Roof Tile: Eagle Roofing Bel Air	49595 Dark Charcoal	49595 Dark Charcoal	49595 Dark Charcoal
Stucco Body	SW 7641 Colonade Gray	SW 7070 Site White	SW 7631 City Loft
Siding Body	SW 7018 Dovetail	SW 7070 Site White	SW 7631 City Loft
Popout/ Recesses/ Fascia/ Trim	SW 7048 Nuance	SW 7069 Iron Ore	SW 7048 Urbane Bronze
Garage Door/ Entry Door & Shutters	SW 7047 Porpoise	SW 7064 Passive	SW 7019 Gauntlet Gray
Thin Brick (General Shale)	Peppermill	Peppermill	Peppermill
Grout: OBP	Gray	Gray	Gray

PROJECT NOTES

* TRIM: INCLUDES ANY WOOD FASCIA, TAILS, OR BRACES, OVERHANG, CORBELS. ALL HEADERS, SILLS, SURROUNDS & RECESSES AT ALL WINDOWS, DOORS AND GARAGES. ALSO INCLUDES POP-OUT CAPS ON STONE AND BRICK VENEER.

ALL WINDOWS TO BE WHITE

BRICK INSTALLATION: BRICK SHOULD BE INSTALLED WITH RELATIVELY TIGHT AND SLIGHTLY RECESSED JOINTS. ALLOW GROUT TO SET UP SLIGHTLY, THEN WIPED WITH A WET SPONGE TO EXPOSE THE SAND. BEING CAREFUL TO STAY IN GROUT LINE AND NOT OBSCURE THE BRICK FACES WITH GROUT.

STONE INSTALLATION: STONE TO BE SET TIGHT, JOINTS TO BE RECESSED, WITH GROUT ALLOWED TO SETUP SLIGHTLY THEN SPONGED TO REVEAL SAND.

O'HAGIN ROOF VENTS: PAINT TO MATCH DEEPER EDGE OF ROOF BLEND

SHAKE ROOF TILE SHOULD BE DETAILED WITHOUT THE USE OF GABLE-END PIECES.

COLORS ARE SHERWIN WILLIAMS, PER CLIENT'S DESIGNATION.

VINEYARD PARK

PORCHLIGHT HOMES

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COLOR MATRIX

LINDEROTH ASSOCIATES ARCHITECTS

EXHIBIT 6

LEGEND

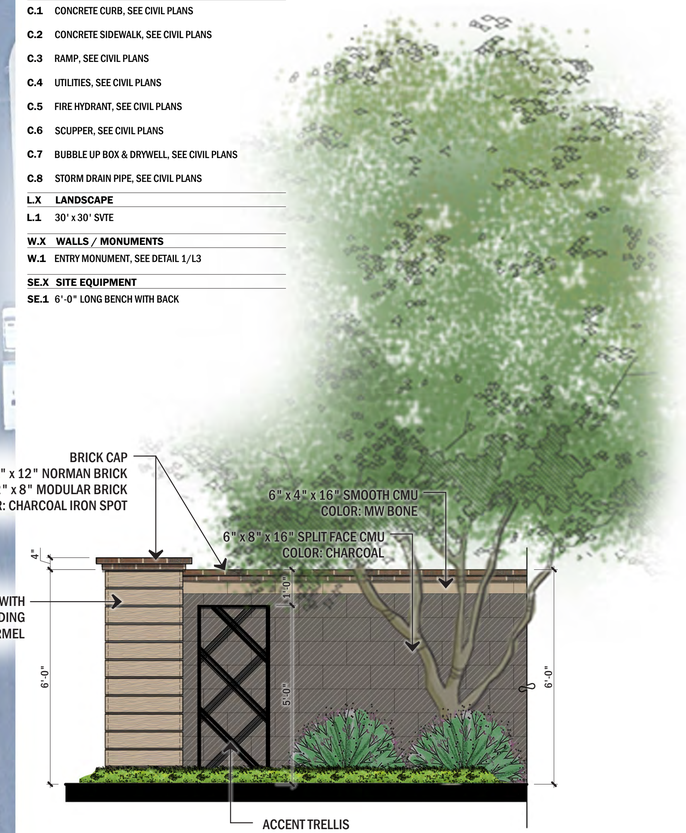
- PROPERTY LINE
- EASEMENT LINE
- LANDSCAPE SETBACK LINE
- SIGHT VISIBILITY LINE
- 84 EXISTING CONTOUR LINE
- 84 PROPOSED CONTOUR LINE
- FIRE HYDRANT SEE CIVIL ENG. PLANS

KEYED NOTES (X)

X.X	**EXISTING**
X.1	EXISTING SIDEWALK AND CURB, DO NOT DISTURB
X.2	EXISTING WALL, DO NOT DISTURB
C.X	**CIVIL**
C.1	CONCRETE CURB, SEE CIVIL PLANS
C.2	CONCRETE SIDEWALK, SEE CIVIL PLANS
C.3	RAMP, SEE CIVIL PLANS
C.4	UTILITIES, SEE CIVIL PLANS
C.5	FIRE HYDRANT, SEE CIVIL PLANS
C.6	SCUPPER, SEE CIVIL PLANS
C.7	BUBBLE UP BOX & DRYWELL, SEE CIVIL PLANS
C.8	STORM DRAIN PIPE, SEE CIVIL PLANS
L.X	**LANDSCAPE**
L.1	30' x 30' SVTE
W.X	**WALLS / MONUMENTS**
W.1	ENTRY MONUMENT, SEE DETAIL 1/L3
SE.X	**SITE EQUIPMENT**
SE.1	6'-0" LONG BENCH WITH BACK

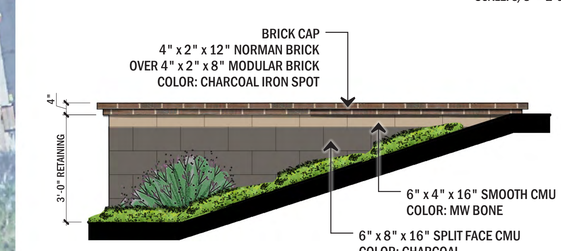
WALL LEGEND

- (A) THEME WALL — INDICATES COLUMN & ACCENT TRELLIS LOCATION
- (B) RETAINING WALL — INDEPENDENT, SEE CIVIL PLANS FOR HEIGHTS
- RETAINING WALL — EXTENSION OF WALL ABOVE, SEE CIVIL PLANS FOR HEIGHTS



(A) THEME WALL

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



(B) RETAINING WALL

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

THOMAS+CROWLEY
LANDSCAPE ARCHITECTURE + PLANNING + SITE DESIGN + CONSTRUCTION MANAGMENT

SEAL
REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 55248
CRAIG M. CROWLEY
ARIZONA, U.S.A.
EXPIRES 12/31/28

PROJECT

THE VINEYARD

CHANDLER, ARIZONA

EXHIBIT

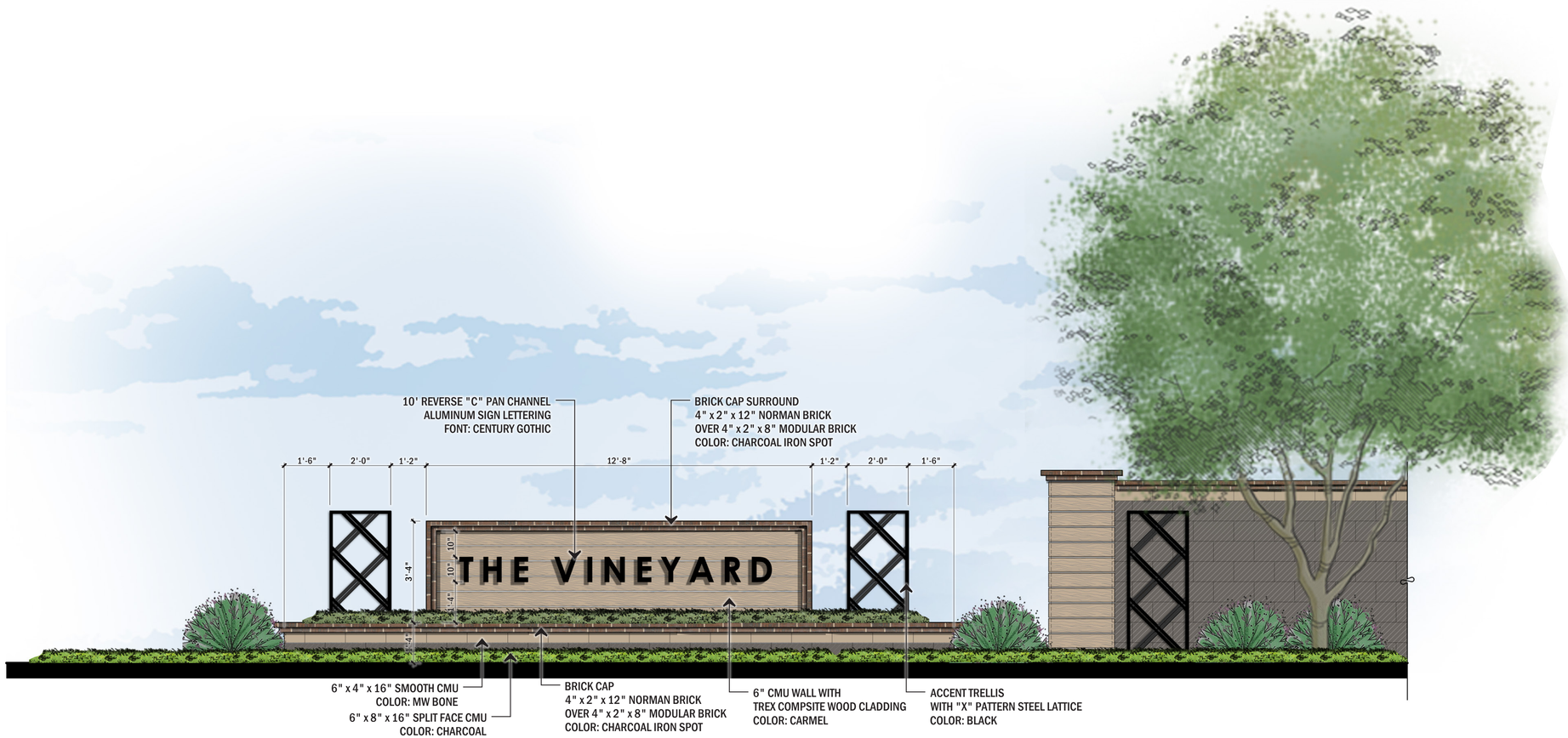
PRELIMINARY WALL PLAN & WALL DETAILS

EXHIBIT #

L2

DATE: 04.17.2026

EXHIBIT 7



THOMAS+CROWLEY
LANDSCAPE ARCHITECTURE + PLANNING + SITE DESIGN + CONSTRUCTION MANAGMENT

SEAL

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 55248
CRAIG M. CROWLEY
ARIZONA, U.S.A.

EXPIRES 12/31/28

PROJECT

THE VINEYARD

CHANDLER, ARIZONA

EXHIBIT

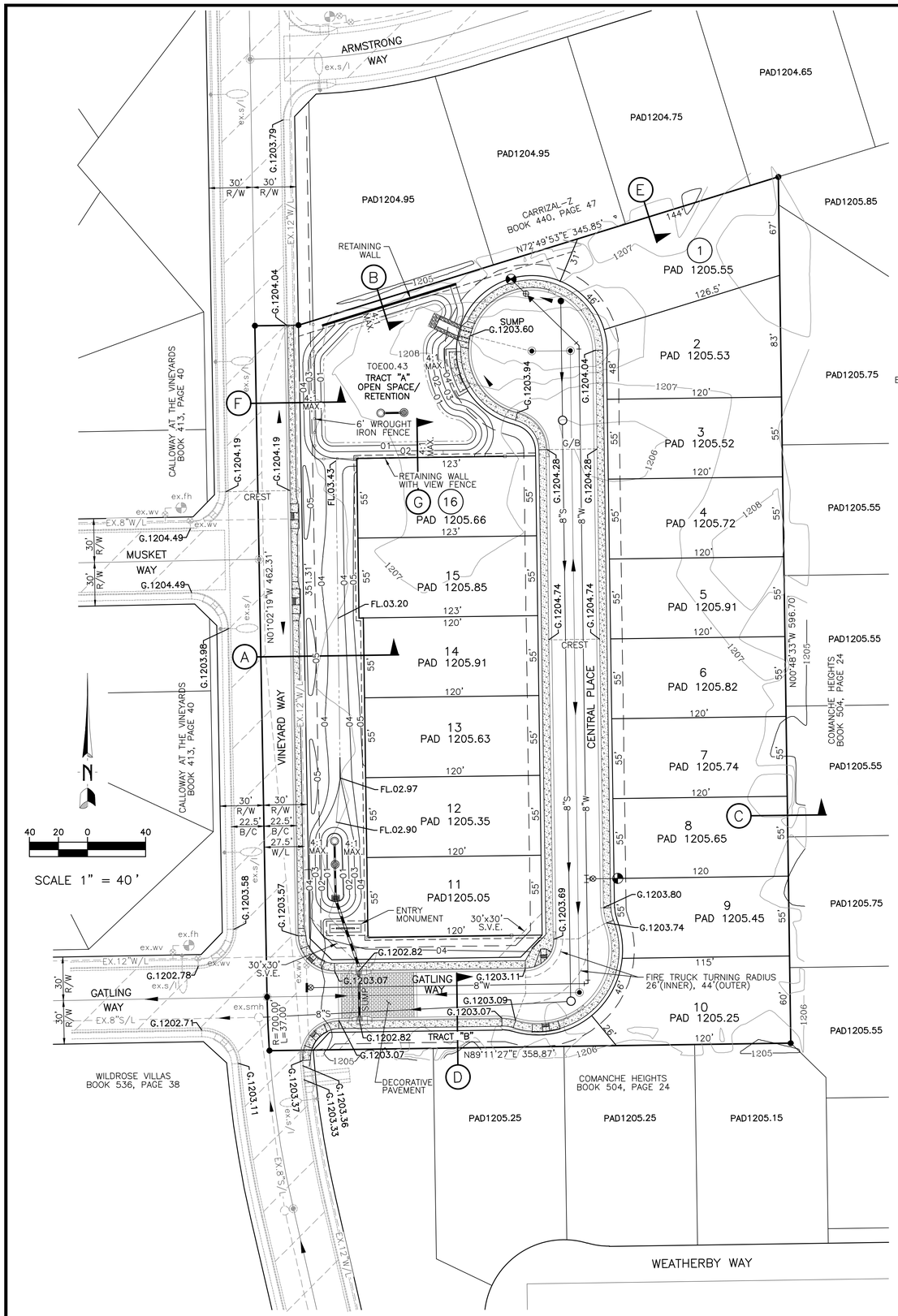
PRELIMINARY
ENTRY MONUMENT

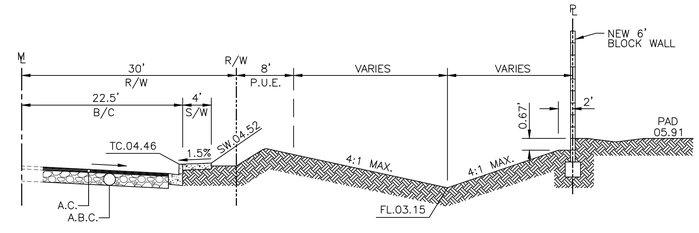
EXHIBIT #

L3

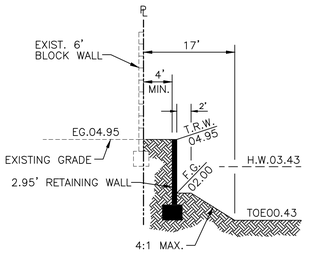
DATE: 04.17.2026

EXHIBIT 8

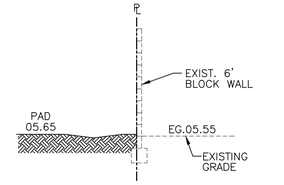




SECTION (A)
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)



SECTION (B)
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)



SECTION (C)
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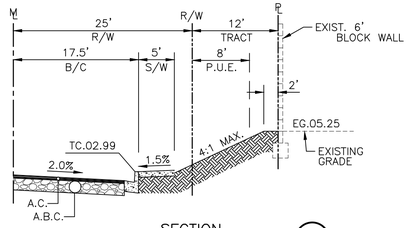
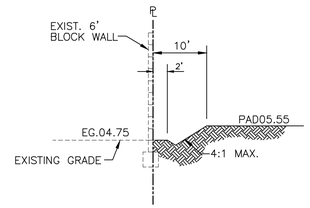


SECTION (D)
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)



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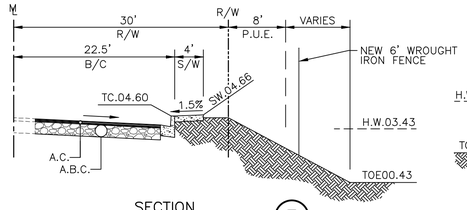

SECTION (F)
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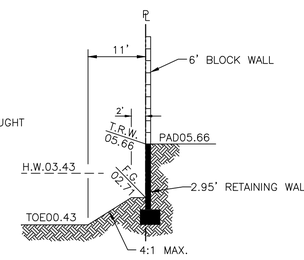

SECTION (G)
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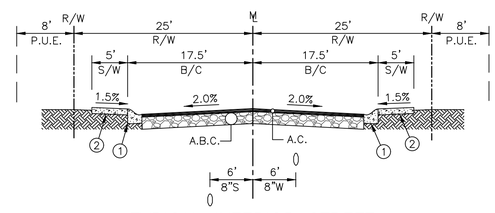
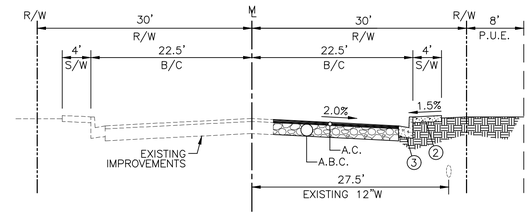
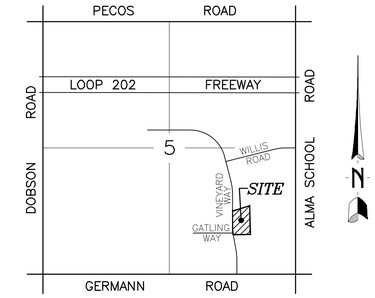


TYPICAL INTERIOR STREET
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)



VINEYARD WAY
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)
(LOOKING NORTH)

1. INSTALL 4" ROLL CURB & GUTTER M.A.G. DET. 220-C
2. INSTALL CONCRETE SIDEWALK M.A.G. DET. 230
3. INSTALL 6" VERTICAL CURB & GUTTER M.A.G. DET. 220-A



VICINITY MAP
SECTION 5, T. 2 S., R. 5 E.

LOCATION

LATITUDE: NAD83(1992): 33.2791N
LONGITUDE: NAD83(1992): 111.8627W

BENCH MARK (CMCN# 39A)

SECTION 5, T2S, R5E, 3" BRASS CAP IN CONCRETE 200' NORTH OF INTERSECTION OF GERMANN ROAD AND ALMA SCHOOL ROAD: 3' WEST OF BACK OF SIDEWALK AT WEST SIDE OF ALMA SCHOOL ROAD. (NORTHING, 828448.394, EASTING, 717765.451) NAVD 88 ELEVATION 1209.15

UTILITIES AND SERVICES

WATER SERVICE BY THE CITY OF CHANDLER
SEWER SERVICE BY THE CITY OF CHANDLER
ELECTRIC SERVICE BY SALT RIVER PROJECT
TELEPHONE SERVICE BY CENTURYLINK
GAS SERVICE BY SOUTHWEST GAS
CABLE SERVICE BY COX CABLE
POLICE BY CITY OF CHANDLER
FIRE BY CITY OF CHANDLER
REFUSE SERVICE BY CITY OF CHANDLER

SITE SUMMARY

GROSS ACRES: 4.5068 AC. 196,317 S.F.
NET ACRES: 4.1329 AC. 181,338 S.F.
TOTAL LOTS: 16
EXISTING ZONING: PAD
PROPOSED ZONING: PAD

LEGEND

B.C.H.H.	BRASS CAP IN HAND HOLE
B.S.L.	BUILDING SETBACK LINE
R/W	RIGHT OF WAY
B/C	BACK OF CURB
S/L	SEWER LINE
W/L	WATER LINE
W.V.	WATER VALVE
W.M.	WATER METER
F.H.	FIRE HYDRANT
B.F.P.	BACK FLOW PREVENTER
IRR.	IRRIGATION
S.M.H.	SEWER MANHOLE
I.M.H.	IRRIGATION MANHOLE
T.M.H.	TELEPHONE MANHOLE
C.M.H.	CABLE MANHOLE
	INDICATES A CORNER OF SITE
C	CABLE LINE
E	ELECTRIC LINE
T	TELEPHONE LINE
S.L.	STREET LIGHT
T.J.B.	TELEPHONE JUNCTION BOX
S.V.E.	SIGHT VISIBILITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
ELEC.	ELECTRIC BOX
P.P.	POWER POLE
	FIRE HYDRANT
	SEWER MANHOLE
	WATER VALVE
	CABLE MANHOLE
	TELEPHONE MANHOLE
	STREET DRAINAGE DIRECTION

ENGINEER
CLOUSE ENGINEERING INC.
5010 E. SHEA BLVD SUITE 110
SCOTTSDALE, AZ. 85254
PHONE: (602) 395-9300
FAX: (602) 395-9310
CONTACT: JEFF GILES
EMAIL: JGILES@CLOUSEAZ.COM

DEVELOPER
PORCHLIGHT HOMES
2915 E. BASELINE ROAD, STE 118
GILBERT, ARIZONA 85234
(480) 213-1324
CONTACT: RYAN LARSON

Clouse Engineering, Inc.
ENGINEERS ▪ SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ. 85254
Tel 602-395-9300 Fax 602-395-9310

PRELIMINARY GRADING PLAN
VINEYARD PARK

CHANDLER ARIZONA

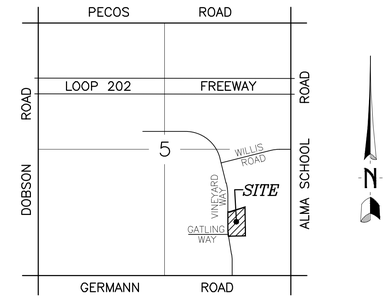
Revised
06-11-26
08-14-26

Date
4-17-26

As-Built
.

Job No.
260103

EXHIBIT 9



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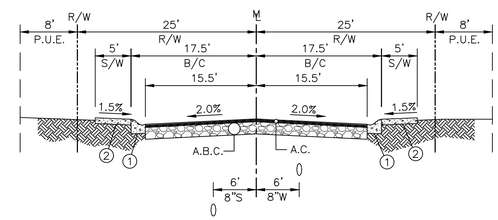
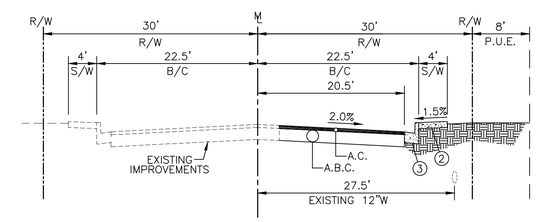


TYPICAL INTERIOR STREET

SCALE: 1"=10' (HOR.), 1"=4' (VERT.)
(LOOKING NORTH)



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REFUSE SERVICE BY CITY OF CHANDLER

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PROPOSED ZONING: PAD

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PRELIMINARY PLAT
VINEYARD PARK

CHANDLER ARIZONA

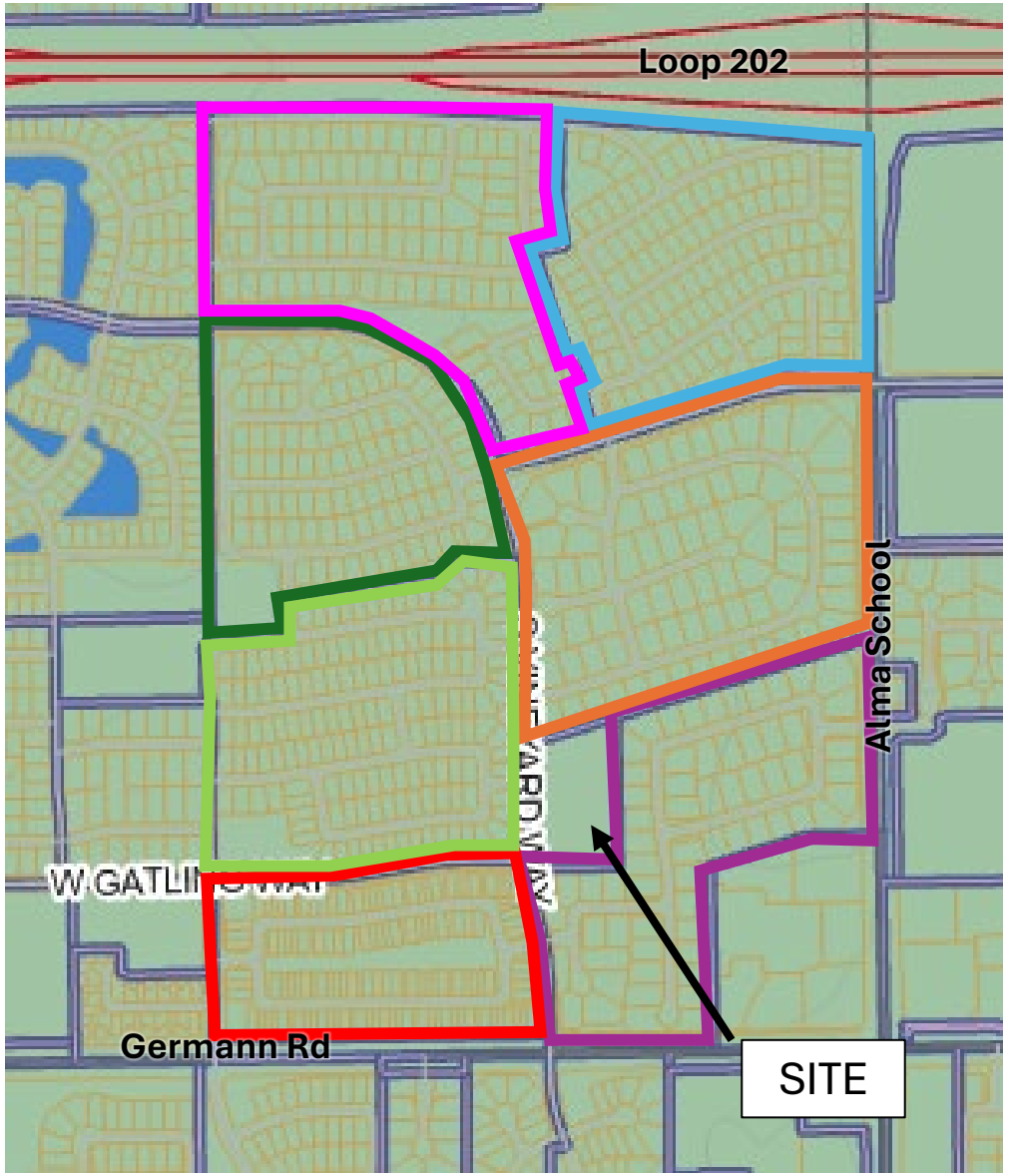
Revised
06-11-26

Date
02-03-26

As-Built
.

Job No.
260103

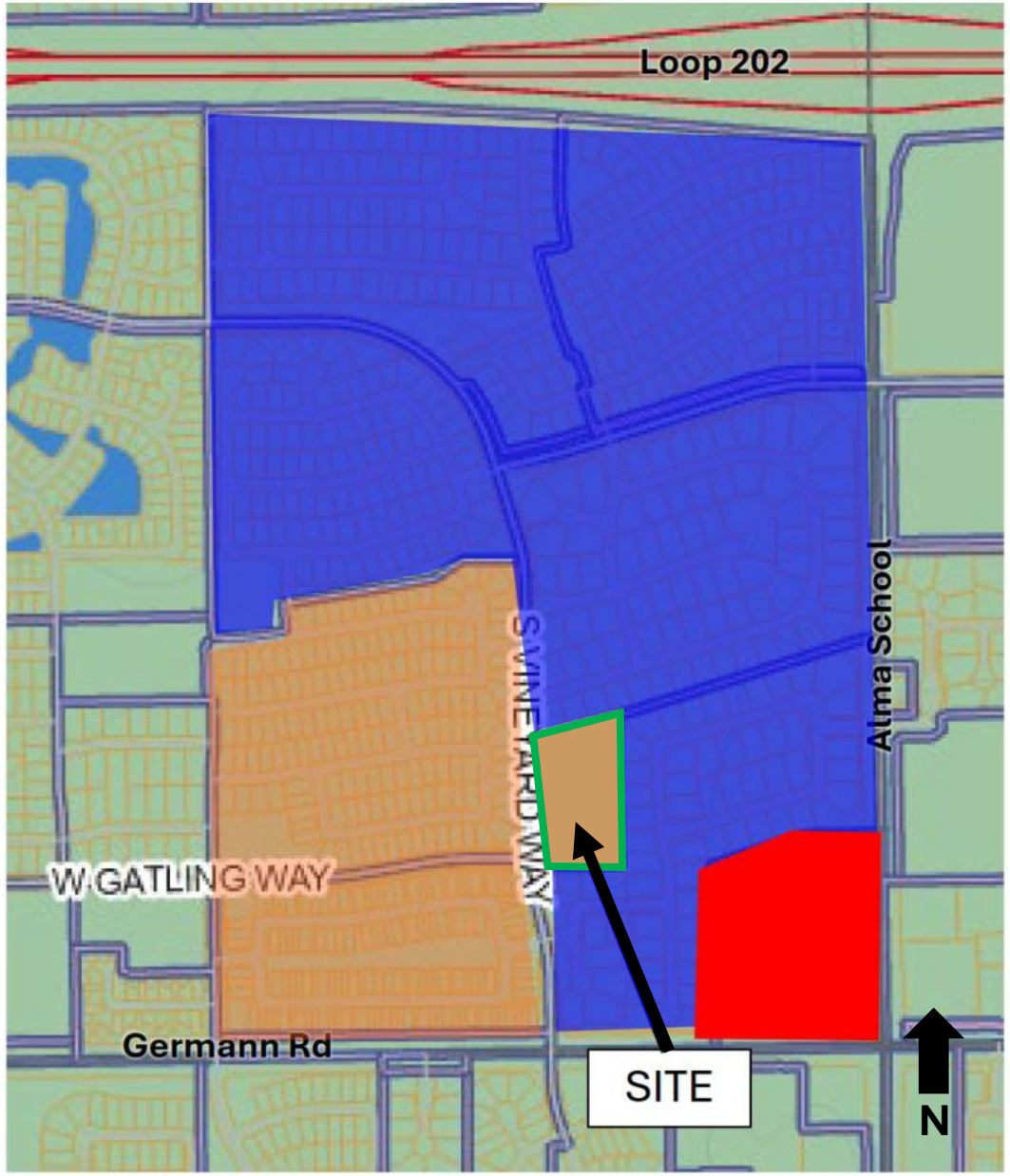
DENSITY ANALYSIS – VINEYARD WAY & GATLING WAY



Subdivision (Recorded Plat Year)	Acreage (Gross)	Lots*	Density** (du/acre)
Carrizal - X (1997)	33.6105	95	2.827**
Carrizal – Z (1997)	36.1644	74	2.046**
Carrizal – Y (1997)	31.0272	103	3.320**
Comanche Heights (1999)	28.519	61	2.139**
Somercrest at the Vineyards (1996)	27.0140	85	3.147**
Calloway at the Vineyards (1996)	32.5921	147	4.510**
Wildrose Villas (2000)	22.0982	120	5.430**
Site – Vineyard Park	4.5068	16	3.840***
AGGREGATE DENSITY	**215.1883**	**701**	**3.257**

* Residential Lots only, does not include tracts
** Calculated using gross plat acreage.
*** Calculated using net acreage.

SOUTHEAST PECOS RANCH NEIGHBORHOOD PLAN:



LEGEND

LOW-DENSITY RESIDENTIAL
2.6 TO 3.5 DWELLING UNITS PER ACRE

MEDIUM-DENSITY RESIDENTIAL
3.6 TO 12 DWELLING UNITS PER ACRE

COMMERCIAL

Outlook

PLH25-0017 Vineyard Park

From Kasi Lawrence <klfelix0913@gmail.com>
Date Wed 7/15/2026 9:16 PM
To Mikayela Liburd <Mikayela.Liburd@chandleraz.gov>; Taylor.Manneman@chandler.gov <Taylor.Manneman@chandler.gov>

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

Report Suspicious

Dear Taylor Manneman and Mikayela Liburd,

I am writing to express my concerns regarding the proposed residential development discussed in the upcoming neighborhood meeting notice set for July 21st. As a nearby homeowner, I believe this project raises several important issues that deserve careful consideration. The proposal to build more than 16 homes on a four-acre parcel represents a significantly higher housing density than the surrounding neighborhood. The adjacent homes, including mine, are situated on lots of approximately 0.4 acres or larger, which has long defined the character and appeal of this area. Introducing a much denser development appears inconsistent with the existing neighborhood and could fundamentally change its character.
I am also concerned about the potential impact on surrounding property values. Many homeowners have made substantial investments based on the established nature of this neighborhood, and a development with considerably smaller lots and higher density may negatively affect those investments.
In addition to property values, I encourage the planning commission and the developer to carefully evaluate the broader impacts of this proposal, including increased traffic, infrastructure capacity, drainage, privacy, noise, and the compatibility of the project with the existing community.
I respectfully ask that these concerns be given serious consideration during the review process and that any proposed development be designed to better reflect the established character and density of the surrounding neighborhood.
Thank you for your time and consideration. I appreciate the opportunity to provide input and look forward to staying informed throughout the review process.

Sincerely,
Kasi Lawrence

Outlook

Vineyard Park Proposal

From Matthew Lawrence <matthewlawrence22@gmail.com>
Date Thu 7/16/2026 9:19 PM
To Mikayela Liburd <Mikayela.Liburd@chandleraz.gov>

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

Report Suspicious

Hi Mikayela – I'm writing to you regarding the planned neighborhood off Vineyard Way and Gatling Way (PLH26-0017 Vineyard Park). I live in the neighborhood directly adjacent to the proposed community. I'm not completely opposed to a higher density community than our own, but I think the proposal is trying to cram way to many houses on miniscule lots. The proposal includes lots as small as 5,500 SF and they want to put in 2,034SF – 2729SF houses. Once you account for garages / patios / driveways / etc, the entire lot will be covered by the house footprint.

These are tiny postage lots, crammed as densely as possible. The lot to house ratio would be significantly less than anything else in the area. I'm concerned about noise and the impact to our property values. I would ask you to require the neighborhood to revise their proposal and ensure that minimum yard size is closer to 8K SF.

Thanks for your consideration.

Matthew Ronald

Planning & Zoning Commission Memorandum **Development Services**
Memo No. 26-028

Date: 09/16/2026
To: Planning and Zoning Commission
Thru: David De La Torre, Acting Planning Administrator
Lauren Schumann, Acting Planning Manager
From: Taylor Manemann, City Planner
Subject: PLH26-0029 Stellar City North
Request: Rezone from Single-Family (SF-8.5) District to Single-Family District/Planned Area Development (SF-8.5/PAD) on five (5) single-family residential lots to establish site-specific development standards for residential aircraft hangars, including modifications to permitted building height, lot coverage, and hangar setback requirements
Location: Generally located southeast of the southeast corner of Chandler Boulevard and Galaxy Drive
Applicant: Jon Gillespie, Rose Law Group

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Rezoning PLH26-0029 Stellar City North, Rezoning from Single-Family (SF-8.5) District to Single-Family District/Planned Area Development (SF-8.5/PAD) on five (5) single-family residential lots located at the northeast corner of Stellar Parkway and Mercury Way to establish site-specific development standards for residential aircraft hangars, including modifications to permitted building height, lot coverage, and hangar setback requirements, subject to the conditions as recommended by Planning staff.

Background Data:

- Subject site consists of five (5) lots currently zoned Single-Family District (SF-8.5)
- Each lot has taxiway access at the rear, providing a direct connection to the Stellar Airpark runway
- Applicant is proposing a Planned Area Development (PAD) overlay to allow for flexibility related to development standards for residential aircraft hangars including modifications to permitted building height, lot coverage, and hangar setback requirements
- All other SF 8.5 standards, including permitted uses and development standards for all other structures, will remain in place

Surrounding Land Use Data:

North	Single-family residential with taxiway access	South	Mercury Way, then single-family residential with taxiway access
East	Stellar Airpark Runway	West	Stellar Parkway, then single-family residential

General Plan and Area Plan Designations

	Existing	Proposed
General Plan	Neighborhoods	No Change

Proposed Development

Development Standards	**Current SF-8.5 Standards**	**Proposed PAD Overlay Standards**
Height Regulation for Residential Hangars (detached and attached)	Attached: 25 ft Detached: 15 ft	30 ft
Maximum Building Lot Coverage	40%	45%
Setbacks for Residential Hangars (detached and attached)		
Front	20 ft - 25 ft (based on Front Street Right-of-Way width)	No Change
Sides (for interior lots)	5 ft and 10 ft	0 ft each side

Sides (for corner lots)	Street side: shall be not less than one-half (½) as required for a front yard for the abutting street	Street side: No Change
	Interior side: 5 ft	Interior side: 0 ft
Rear	10 ft	0 ft

Review and Recommendation

The subject site contains five (5) single-family lots ranging in size from 19,500 sq ft to 22,364 sq ft. In 1979, these lots were originally zoned SF-8.5 upon annexation into the city, as part of the larger Stellar City Airpark subdivision. At the rear of each lot, the property owners have direct access to a taxiway leading to the Stellar Airpark runway. This creates a unique condition compared to a typical single-family lot by allowing the property owners the opportunity to store their aircraft(s) in a hangar located on their property and drive straight onto the taxiway.

Directly north of the Site, sharing the same taxiway, is the Stellar Airpark Estates II ("SAE2") subdivision. SAE2 was zoned PAD with Preliminary Development Plan (PDP) approval for a 9-lot single-family subdivision in 2007. This approval was amended in 2016 to increase the number of lots and decrease lot sizes, creating the 14-lot subdivision that exists today. This PAD/PDP approval included modifications to development standards related to residential aircraft hangars. These modifications for residential hangars include zero (0) foot rear and side yard setbacks, a maximum height of thirty (30) feet, and a maximum building lot coverage of 45%. The intent of this SAE2 PAD was to allow for more flexibility for residential hangars in order to create a more aviation-oriented residential development.

As stated, the subject site shares a taxiway with the SAE2 subdivision to the north. Despite the close proximity to a less restrictive PAD, these five (5) must comply with the greater limitations not imposed on their neighbors across the shared taxiway. Therefore, the applicant is requesting deviations to the typical SF-8.5 development standards to allow flexibility to improve aesthetics and functionality under standards that mirror those already approved for SAE2.

Planning staff finds the request to be consistent with the General Plan and surrounding land uses. The requested deviations related to residential hangars are consistent with previously approved deviations on other residential properties

with taxiway access to Stellar Airpark. Planning staff recommends approval subject to conditions.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on August 4, 2026. In addition to planning staff and the applicant, three (3) neighbors attended the meeting. The neighbors had no concerns regarding the proposal.
- As of the writing of this memo, Planning staff is not aware of any concerns or opposition to the request.

Recommended Conditions of Approval:

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from Single-Family (SF-8.5) District to Single-Family District/Planned Area Development (SF-8.5/PAD) on five (5) single-family residential lots to establish site-specific development standards for residential aircraft hangars, including modifications to permitted building height, lot coverage, and hangar setback requirements, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled “Stellar City North” and kept on file in the City of Chandler Planning Division, in File No. PLH26-0029, 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. Uses permitted on the property shall be those permitted in the SF-8.5 zoning district.

3. The minimum building setbacks for attached and detached residential hangars shall be as follows:

Property Line Location	**Minimum Building Setback**
Front	Per SF 8.5 standards

Sides (for interior lots)	0 feet each side
Sides (for corner lots)	Street side: shall be not less than one-half (½) as required for a front yard for the abutting street Interior side: 0 feet
Rear	0 feet

4. The primary dwelling and all other accessory structures shall utilize the minimum building setbacks in the SF-8.5 zoning district.

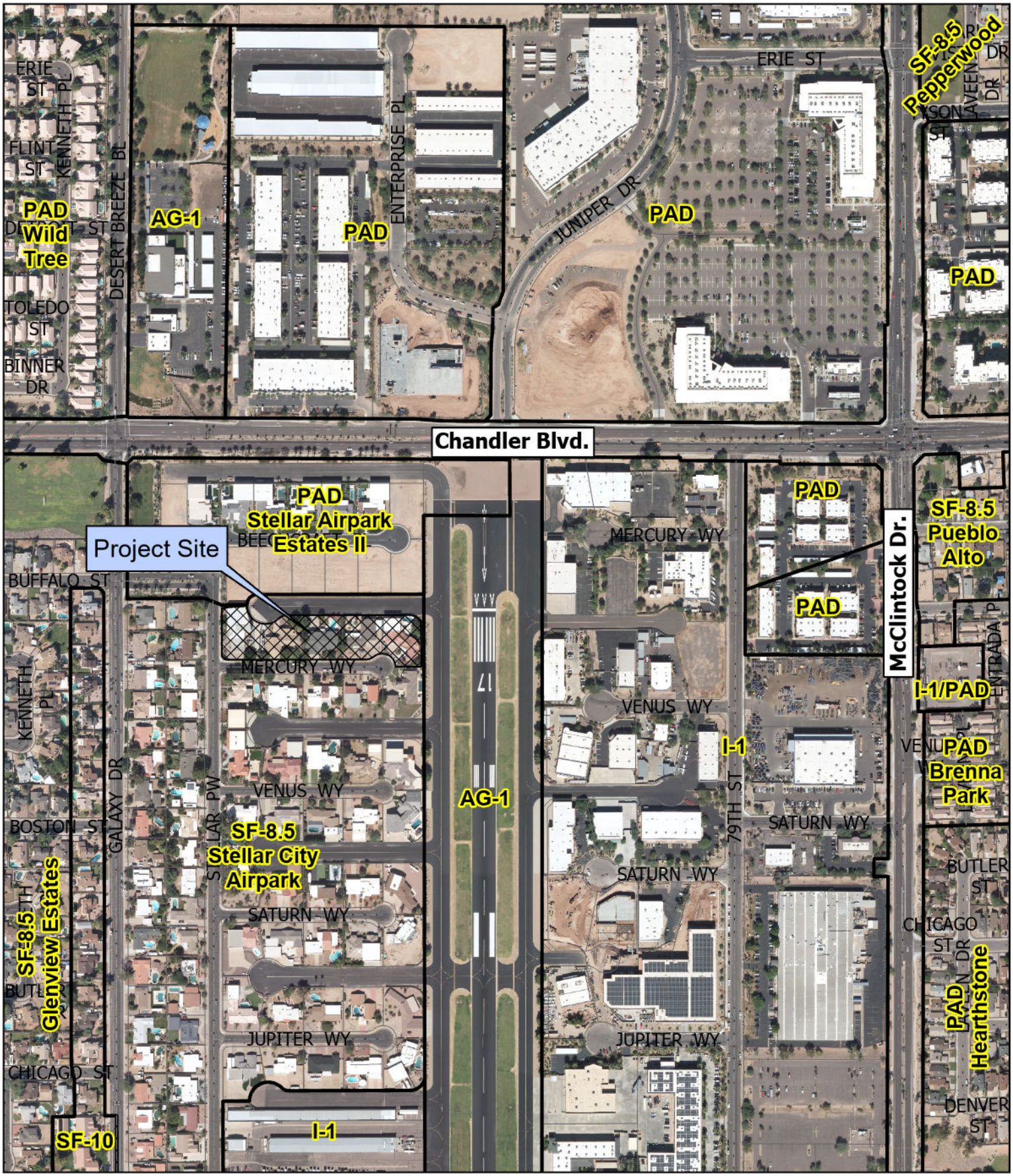
5. Residential hangars shall not exceed thirty (30) feet in height.

6. The total building lot coverage shall not exceed forty-five (45) percent of the net lot area.

Attachments

Vicinity Map

Development Booklet



Zoning Case
PLH26-0029 Stellar City North

Project Site

Request to Rezone from Single-Family (SF-8.5) District to Single-Family District/Planned Area Development (SF-8.5/PAD)

N

CHANDLER arizona

Stellar City North – PAD

Planned Area Development (PAD) Overlay – Narrative

Case No. PLH26-0029

Single Family Residential Community
Located SE of the SE Corner of
Chandler Blvd. and Galaxy Dr.

Submitted to: City of Chandler
June 22, 2026
Revised – July 23, 2026

#1651523v1

Project Team

Rainey Homes of Arizona, Inc.
Mike Hansen
Mike.Hansen@RaineyHomes.com
602-872-6418

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Scottsdale, AZ 85251
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Scottsdale, AZ 85251
TTempleton@roselawgroup.com
(480) 689-6766

#1651523v1

Table of Contents

Purpose of Request……4

Site History……4

Surrounding Context and Compatibility……5

- Property Owner Support

General Plan Conformance……5

- Strategic Community Building
- Focused Stewardship
- Strong Community Foundations

PAD Zoning……6

- Permitted Uses
- Development Standards

Design Features……7

- Aviation-Oriented Home Design
- Functional Residential Layouts
- Consistent Residential Character
- Compatibility with Adjacent Development

Conclusion……8

Exhibits

1. **Aerial Map**
2. **Site Plan**
3. **Stellar Airpark Estates II Amended PAD (Reference Only)**
4. **Context Photos**

I. Purpose of Request

Stellar City North PAD is a proposed Planned Area Development (PAD) Overlay near Chandler Boulevard and Galaxy Drive (the "Site") within the existing Stellar City Air Park subdivision in Chandler, Arizona (the "City"). The Site includes five existing custom homes on approximately 2.4 acres on the north side of Mercury Way, east of Stellar Parkway, as shown in **Exhibit A – Aerial Vicinity Map**.

The Site is currently zoned SF-8.5, which allows single-family residences with a minimum lot size of 8,500 square feet. The Site, like the broader Stellar Airpark community, is designed around direct connectivity to the airpark and community runway system. Each home is built to accommodate aviation-related use, including private aircraft hangars and shared taxiway access to the Stellar Airpark runway. The Site is also removed from major roadways and is not visible from Chandler Boulevard, with existing homes and aircraft hangars providing additional screening from the closest arterial street. In this context, hangars are an integral and expected part of the community. The proposed amendment simply allows this original development, which was planned under standard underlying zoning, to better align with the updated PAD zoning tailored to this unique aviation-oriented use.

For additional context, directly north of the Site lies the adjacent Stellar Airpark Estates II ("SAE2") community, shown in **Exhibit B – Stellar Airpark Estates II Amended PAD**. SAE2 was approved as a PAD Overlay in 2007 for nine aviation-oriented lots and was amended in 2016 to reduce lot sizes and increase the total to 14 lots. SAE2 also operates under PAD-approved development standards that are less restrictive than the underlying SF-8.5 district, allowing a more modern pattern of aviation-oriented residential development.

The five homes within the proposed *Stellar City North PAD* share a taxiway with SAE2, and parcel APN 301-89-048B's northern property line abuts the adjacent PAD. Despite the close proximity to the adjacent, less restrictive PAD, these 1970s and 1980s homes must comply with the greater limitations not imposed on their neighbors across the shared taxiway. Therefore, the property owners seek flexibility to improve aesthetics and functionality under standards that mirror those already approved for SAE2.

Accordingly, this application, submitted on behalf of Rainey Homes and the five property owners within the proposed *Stellar City North PAD*, requests a:

1. Rezone from Single-Family (SF-8.5) District to Single-Family District/Planned Area Development (SF-8.5/PAD) on the five (5) lots located on the north side of Mercury Way to establish site-specific development standards for residential lots with aircraft hangars, including modifications to permitted building height, lot coverage, and hangar setback requirements.

II. Site History

As touched on above, the five homes within the proposed *Stellar City North PAD* were constructed between the early 1970s and late 1980s as part of the original build-out of the Stellar City Airpark subdivision. Since then, they have remained in residential use with private aircraft hangars and direct access to the shared taxiway system.

Over time, the surrounding area has modernized, particularly within the adjacent SAE2 community to the north. As a result, owners within the Site are seeking uniform standards within their community.

This PAD request does not propose any land-use or developmental changes to homes in their current state. Instead, the application is intended to align development standards with those already approved in adjacent neighborhoods of identical character, offering alignment for future home improvements.

III. Surrounding Context and Compatibility

The five lots within the proposed *Stellar City North PAD* have long been developed as part of the Stellar City Airpark subdivision. As nearby properties, particularly within SAE2, have modernized under tailored standards, it has become apparent that the underlying SF-8.5 district standards are not suited to this unique community, making it necessary to match the neighboring PAD.

Property Owner Support
The proposed *Stellar City North PAD* was prepared in close coordination with all affected property owners, each of whom supports the request. All properties within the PAD boundary has provided written authorization in support of the effort, as shown in the attached documentation included with this application.

IV. General Plan Conformance

The proposed Stellar City North PAD is consistent with the City of Chandler General Plan, particularly its goals for strategic community building, focused stewardship, and strong community foundations. The Site has been developed since the 1970s and will remain fully built out, with no new lots, land-use changes, or alteration to its established residential character. The request is limited to updating development standards that allow the five existing homes to modernize in a manner compatible with the surrounding neighborhood and adjacent PAD-approved properties.

Strategic Community Building
The General Plan encourages reinvestment in established neighborhoods to support long-term strength and viability. Updating the development standards will allow future improvements that extend the life of these homes, support continued homeowner investment, and maintain the function of this aviation-oriented community.

Focused Stewardship
The General Plan also emphasizes compatibility between existing neighborhoods and surrounding development. Aligning standards through this PAD will allow future enhancements, such as façade, hangar, or modest building improvements, in a manner compatible with nearby development and supportive of the established residential environment.

Strong Community Foundations
The General Plan recognizes the value of distinctive residential settings that contribute to community diversity. The broader Stellar Airpark, and particularly *Stellar City North PAD*, is one such setting where the proposed PAD will help preserve its aviation-oriented identity by allowing future improvements that respect the existing layout, scale, and character while providing homeowners with additional flexibility to improve their homes.

In summary, the Stellar City North PAD advances General Plan priorities related to neighborhood preservation, reinvestment, compatibility, and support for unique residential communities. The request does not intensify the Site's use, but instead allows these long-established homes to adapt over time in a way that reinforces the broader Airpark neighborhood.

V. PAD Zoning

Permitted Uses
Permitted uses within the Stellar City North PAD will remain those permitted in the SF-8.5 zoning district, as outlined in Part VI, Chapter 35, Article VII of the Chandler City Code.

Development Standards
All development standards not specifically modified by this PAD will default to the applicable requirements of the SF-8.5 zoning district.

The updated standards are intended to provide a tailored opportunity for reasonable homeowner improvements while maintaining compatibility with the existing community.

Stellar Airpark is one of the unique features that sets the City apart, and the zoning should reflect that. Standard SF-8.5 development standards do not fit this aviation-oriented community. The proposed PAD standards better recognize how the community was designed, preserve what makes it special, and allow it to continue to thrive.

Setbacks
The proposed PAD Overlay will utilize SF-8.5 setbacks (front, rear, sides) for the primary residences and accessory structures, as outlined in Section VI, Chapter 35, Article VII of the Chandler City Code. The requested deviation is to allow for 0-foot setbacks (except

where located over/within a utility easement) for rear yard and side yard of hangars only, EXCEPT that street side yard setbacks for hangars must still meet SF-8.5 requirements for street side yards.

Lot Coverage
The proposed PAD Overlay will allow for 45% lot coverage, a requested deviation from the 40% lot coverage permitted by the SF-8.5 zoning district.

Building Height
The proposed PAD Overlay will allow for a total height of 30 feet, or two stories (above grade), a requested deviation from the 25 feet (above grade) permitted for SF-8.5 zoning districts.

VI. Design Features

Single-family residential design is not explicitly regulated by the City and instead must comply with general zoning standards. Accordingly, the proposed PAD is intended only to align flexibility with adjacent communities so future homeowner improvements can better reflect contemporary aviation-oriented design.

Although no physical changes are proposed at this time, the community already exhibits several defining characteristics that contribute to its identity within the Stellar Airpark:

- **Aviation-Oriented Home Design**
  Each residence contains an integrated private aircraft hangar with direct access to the shared taxiway network, reflecting the specialized nature of this aviation-centric neighborhood.
- **Functional Residential Layouts**
  The homes are traditional single-family structures that were thoughtfully designed for both everyday living and aviation use. The proposed PAD preserves these established relationships between living space, garage/hangar areas, and taxiway access.
- **Consistent Residential Character**
  The five homes share a cohesive architectural presence that has complemented the broader Stellar City Airpark subdivision for decades. While some homeowners desire to modernize or enhance their properties, such improvements would remain within the existing character and scale of the community.
- **Compatibility with Adjacent Development**
  Because the homes share a taxiway and property line with SAE2, aligning development standards ensures that any future updates, accessory improvements, or functional enhancements can be completed in a manner compatible with nearby modern homes.

Overall, the intent of this PAD is not to introduce new development, but to preserve the community's established character while allowing homeowners flexibility to reinvest in their properties. The proposed standards support future improvements while maintaining the neighborhood's aviation identity and compatibility with nearby PAD-approved homes.

Again, there are no proposed site plan or building modifications associated with this rezoning request.

VII. Conclusion

The proposed *Stellar City North PAD* is a modest regulatory update that supports reinvestment in an established aviation-oriented residential community. The request does not introduce new land uses, increase density, or alter the existing site layout. Instead, it provides targeted development standard adjustments that allow its five long-standing homes to modernize in a manner consistent with surrounding development, particularly the adjacent Stellar Airpark Estates II PAD to the north.

Approval of the PAD and associated Preliminary Development Plan will create uniform standards among neighboring properties that share the same taxiway system and aviation-oriented lifestyle, while preserving the character that has long defined the Stellar City Airpark community.

For these reasons, the proposed *Stellar City North PAD* is consistent with the general goals of the City of Chandler and advances neighborhood preservation through focused stewardship. The Applicant respectfully requests approval of the PAD Overlay and Preliminary Development Plan as proposed.

Stellar City North PAD

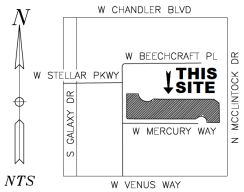
AERIAL MAP

AERIAL TOPOGRAPHY SURVEY OVERLAY AND PAD REZONING MAP

A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA.

SCALE 1" = 40'

40 30 20 10 0 20 40



VICINITY MAP

N.T.S.

BASIS OF BEARINGS

THE NORTH LINE OF THE LOTS, BEARS SOUTH 89°05'14" EAST, AS SHOWN HEREON.

LEGAL DESCRIPTION

APN: 301-89-048B - DEED#2021-1206990
APN: 301-89-048C - DEED#2021-1206990
APN: 301-89-050 - DEED#2026-0150347
APN: 301-89-051 - DEED#2024-0193290
APN: 301-89-052 - DEED#2019-0674984

OWNERS

IVEY CORPORATION
1 MITEK PLZ
WINSLOW IL 61089

DUSTMAN LARRY LEE/MICHELLE P/DUSTMAN HOUSE 181 LLC
4306 W MERCURY WAY
CHANDLER AZ 85226

HPTJ LLC
4306 W MERCURY WAY
CHANDLER AZ 85226

PETROS MICHAEL/TANYA
4302 W MERCURY WAY
CHANDLER AZ 85226

CASSILL ROGER/COLLEEN
170 ABBOTSFORD RD SE
CEDAR RAPIDS IA 52403

BENCHMARK

BM=CITY OF CHANDLER #6 BCF
INT OF 79THST AND MILKY WAY
ELEV=1178.130 (NAVD88)

REFERENCE DOCUMENTS

1. *WARRANTY DEED #2021-1206990*
2. *WARRANTY DEED #2026-0150347*
3. *WARRANTY DEED #2024-0193290*
4. *WARRANTY DEED #2019-0674984*
5. *MINOR LAND DIVISION, BOOK 1629 OF MAPS, PAGE 36, M.C.R.*
6. *SUBDIVISION PLAT, BOOK 123 OF MAPS, PAGE 44, M.C.R.*

SITE DATA

APN: 301-89-048B; 301-89-048C; 301-89-050; 301-89-051; 301-89-052

ZONING: SF-8.5

	301-89-048B;	301-89-048C;	301-89-050;	301-89-051;	301-89-052
AREA =	22,304 SF	20,482 SF	20,250 SF	19,685 SF	22,373 SF
	0.5120 AC	0.4702 AC	0.4649 AC	0.4519 AC	0.5136 AC

TOTAL AREA = 105,094 SF
2.413 AC

FEMA CERTIFICATION

THIS SITE LIES IN FEMA FIRM PANEL: 04013C2720L, ZONE X. MAP REVISED OCTOBER 16, 2013.

LINE DATA:		
Line Number	Bearing	Distance
L1	N 16°00'51" E	29.65'

NOTE

1.- THIS SURVEY IS BASED ON SPECIAL WARRANTY DEED #2021-1206990, 2026-0150347, 2024-0193290 AND 2019-0674984 RECORDS OF MARICOPA COUNTY ARIZONA AND ON OTHER INFORMATION AS PROVIDED BY THE CLIENT. NO CURRENT TITLE REPORT/SEARCH WAS PROVIDED. ANY OTHER EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS OR OTHER MATTERS OF RECORD THAT MAY AFFECT THIS SITE ARE NOT SHOWN HEREON.

2.- FOR COMPUTATION PURPOSES, THE PARCEL AREA LISTED HEREON WAS COMPUTED WITHOUT REGARD TO THE POSSIBLE ENCROACHMENTS OR FENCE LOCATIONS SHOWN.

3.- BUILDING SETBACK LINES ARE PROVIDED FROM PRELIMINARY RESEARCH ONLY. SETBACK MAY VARY BASED ON HOA CC&R DOCUMENTS AND/OR MUNICIPAL ZONING CASES. VERIFICATION OF BUILDING SETBACK LINES MUST BE PERFORMED BY THE ARCHITECT AND/OR BUILDING DESIGN PROFESSIONAL PRIOR TO BUILDING DESIGN.

4.- OFFSITE UTILITIES NOT PROVIDED AT THE TIME OF SURVEY.

CURVE DATA:			
Curve Number	Delta	Radius	Arc Length
C1	81°28'15"	58.00'	82.47'
C2	49°42'19"	58.00'	50.32'
C3	41°10'34"	35.00'	25.15'
C4	90°00'41"	50.00'	78.55'
C5	90°00'19"	45.00'	70.69'
C6	38°56'54"	45.00'	30.59'
C7	38°56'54"	45.00'	30.59'
C8	90°00'00"	20.00'	31.42'

CERTIFICATION:

I, ANTHONY N. ZAUGG, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS AERIAL TOPOGRAPHY SURVEY OVERLAY AND PAD REZONING MAP, CONSISTING OF 1 SHEET(S), CORRECTLY REPRESENTS A SURVEY DONE UNDER MY SUPERVISION DURING THE MONTH OF MAY, 2026; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN OR WILL BE SET; THAT THEIR POSITIONS ARE CORRECT AND ACCURATE AS SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Anthony N. Zaugg *06-03-2026*
ANTHONY N. ZAUGG *DATE*
LS #41076

NOTE: PER ARS 32-151 THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

REVISION	DATE
1	
2	
3	
4	

ALLEN CONSULTING ENGINEERS, INC.
4111 E VALLEY AUTO TRAIL #103
MESA, ARIZONA 85206
PHONE (480)844-1666
EMAIL: ace@allenconsultengr.com

4306 W MERCURY WAY CHANDLER AZ 85226
PART OF NE 1/4 SEC 35, T-1-S, R-4-E
ALTA SURVEY

JOB NUMBER	98782	SHEET 1 OF 2	
DRAWING	ALTA		
CHECKED BY		DATE	06-03-2026
DRAFTSMAN			

SCALE 1" = 40'

40 30 20 10 0 20 40

LEGEND

- BRASS CAP
- M.C.R. MARICOPA COUNTY RECORDER
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY

REVISION	DATE
1	
2	
3	
4	

ALLEN CONSULTING ENGINEERS, INC.
4111 E VALLEY AUTO TRAIL #103
MESA, ARIZONA 85206
PHONE (480)844-1666
EMAIL: ace@allenconsultengr.com

4306 W MERCURY WAY CHANDLER AZ 85226
PART OF NE 1/4 SEC 35, T-1-S, R-4-E
ALTA SURVEY

JOB NUMBER	98782	SHEET 2 OF 2	
DRAWING	ALTA		
DRAFTSMAN	CHECKED BY	DATE	06-03-2026

Stellar Airpark Estates II Amended PAD - REFERENCE ONLY

SITE CONTEXT PHOTOS

N

STOP

8302

4301
4303
4305
4307
7
4300
4302
4304
4306

ITEM 5

Planning & Zoning Commission **Development Services Memo No. 26-027**

Date:	09/16/2026
To:	Planning and Zoning Commission
Thru:	David De La Torre, Acting Planning Administrator Lauren Schumann, Acting Planning Manager
From:	Alisa Petterson, Senior Planner
Subject:	PLH26-0031 Desert Palms - Burlington Signs

Proposed Motion:

Move Planning and Zoning Commission continue case PLH26-0031 Desert Palms - Burlington Signs to the October 21, 2026 meeting as recommended by Planning staff.

Background/Discussion

The applicant requests a continuance to the October 21, 2026 meeting in order to allow additional time to prepare their Comprehensive Sign Plan.

Attachments

Vicinity Map

Zoning Case

Project Site **PLH26-0031 Desert Palms Burlington Signs**

N

Request Preliminary Development Plan approval to modify signage requirements and implement a new Comprehensive Sign Plan at an existing shopping center.
Approx. 10.25 acres (net)

CHANDLER arizona

Planning & Zoning Commission Memorandum Development Services Memo No. 26-026

Date:	09/16/2026
To:	Planning and Zoning Commission
Thru:	David De La Torre, Acting Planning Administrator Lauren Schumann, Acting Planning Manager
From:	Alisa Petterson, Senior Planner
Subject:	PLH25-0018 Desert Palms
Request:	Preliminary Development Plan approval to allow additional retail pad buildings at an existing shopping center
Location:	Northeast corner of Alma School Road and Warner Road
Applicant:	Madison Leake, Burch & Cracchiolo, P.A.

Proposed Motion:

Move Planning and Zoning Commission recommend approval of PLH25-0018 Desert Palms, to allow for additional retail pad buildings at an existing shopping center, subject to the conditions as recommended by Planning staff.

Background Data:

The subject site has a long case history:

- 1977- Property annexed as AG-1 in 1977 and rezoned to SF-7
- 1982- Property rezoned to Planned Area Development (PAD) for employment and residential uses as Suntech Business Center under Z82-65
- 1983- PAD zoning amended to allow retail uses
- 1983- Development plans were approved for the Village Shops along Warner Road, including a bank, restaurant, medical complex and health club
- 1987- PAD zoning amended to allow General Commercial uses and development plans were approved for a car wash
- 1989- PAD zoning amended to PAD for retail with PDP approval for Sun Village shopping center under Z89-033

For this Preliminary Development Plan approval request:

- Subject site is within the former Suntech Village shopping center, recently redeveloped as Desert Palms Shopping Center

- Site is zoned Planned Area Development (PAD) for retail; approved in 1989
- Five buildings referred to as Suntech Village Shops along Warner Road were demolished on the subject site around 2014
- Subject sites currently vacant
- The request proposes three new quick-serve restaurants (QSRs), a new shops building and related onsite and off-site improvements
- The original PAD allowed for the proposed uses. Therefore, a Preliminary Development Plan (PDP) is required

Surrounding Land Use Data:

North	Redeveloped commercial center	South	Warner Road, then charter school and single-family
East	Existing commercial center	West	Alma School Road, then commercial center

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

Lot Size	Parcel 302-27-469 = 51,167 sq ft (1.17 acres) net Parcel 302-27-468A = 51,720 sq ft (1.19 acres) net Parcel 302-27-943 = 7,776 sq ft (0.18 acres) net Total = 110,663 sq ft (2.54 acres) net
Building Square Feet	QSR1 = 4,852 sq ft Shops Building = 5,505 sq ft QSR2 = 2,463 sq ft QSR3 = 1,050 sq ft Total = 13,870 sq ft
Building Height	QSR1 = 28'-0" Shops Building = 26'-0" QSR2 = 25'-8" QSR3 = 24'-8"
Parking Spaces Required	QSR1 = 46 spaces Shops Building & QSR2 = 51 + 29 spaces = 80 QSR3 = 17 spaces Total parking spaces required = 143
Parking Spaces Provided	QSR1 = 69 spaces Shops Building & QSR2 = 59 QSR3 = 21 spaces Total parking spaces provided= 149

Review and Recommendation:

The Applicant recently acquired the Sun Village Fair shopping center and is working to revitalize the center to its fullest potential. A prior Administrative Design Review approval (PLA24-0201) has allowed the applicant to renovate the former Fry's grocery store, empty since 2017, and attached shops. The large anchor space is now home to three new tenants: Burlington Coat Factory, Ross and Petco. Additional improvements include upgrades to the parking lot, landscaping, and signage in addition to the extensive building enhancements. A Comprehensive Sign Plan has also been filed for approval.

This request for a Preliminary Development Plan approval is to allow new pad buildings along Alma School and Warner roads to complement the already renovated main anchor and shops buildings, and complete the vision for the larger center. More specifically, the applicant is proposing four new single-story pad buildings. Three of these will be "quick-serve restaurants", or drive-thrus, that are 4,852 square feet (QSR1), 2,463 square feet (QSR2), and 1,050 square feet (QSR3) respectively. The fourth is a 5,505 square foot shops building. QSR1 is located near the main entry to the center from Alma School Road, and QSR1, QSR 2 and the shops building front onto Warner Road.

The Zoning Code does not allow for more than one drive-thru building per street frontage by right; however, the applicant worked with staff to ensure adequate circulation and a building design that reads as one continuous building with parking and drive-thru lanes internal to the site or screened by landscaping and screen walls. The primary building materials include stucco, brick and manufactured stone veneers. Metal awning roof elements are complemented with horizontal metal canopies to add shade and metal trellises for texture and to support plant vegetation. Stuccoed cornice features are used throughout as well to bring variety and character that all together tie back to the building architecture found at the main anchor and shops buildings. The site layout has been designed to provide modern-looking and visually rich building architecture that features prominently along the perimeter of the center and is consistent with the main anchor and shops buildings.

Additional onsite improvements include new parking, underground retention, landscape islands, an improved entrance from Warner Road and new landscaping at the main entry promenade into the center from Alma School Road. Off-site improvements include replacing the right-of-way landscaping along Warner Road that has been missing or in a state of decline for over ten years. In addition, a new median along Warner Road will be installed to promote a safer environment for Chandler residents and customers coming to the shopping center as well as for students at the school to the south.

The proposed pad buildings and related onsite and off-site improvements fit well within the larger Desert Palms Shopping Center vision and will provide much-needed redevelopment at an existing center that has presented blighted conditions for over a decade. The Economic Development Division is in favor of approving two additional drive-thrus on Warner Road: "From a commercial development perspective, this would allow the pad sites to be developed to their highest and best use. Moreover, the two drive-thrus would benefit the broader revitalization of the shopping center by generating visits, supporting leasing activity, and enhancing overall project viability." Additionally, the renovations of the center have been well received by the community as this formerly

blighted center was a target for vandalism and other undesirable activities.

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 1, 2026. Eight neighbors were in attendance and all questions, comments and feedback received were highly favorable.
- As of the writing of this memo, Planning staff is not aware of any concerns or opposition to the request.

Recommended Conditions of Approval

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 “Desert Palms” and kept on file in the City of Chandler Planning Division, in File No. PLH25-0018, 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 site shall be maintained in a clean and orderly manner.

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

4. The landscaping shall be maintained at a level consistent with or better than at the time of planting. Any missing trees or plants shall be replaced to comply with landscaping requirements.

5. Phase one shall include all off-site and onsite improvements in the areas depicted in Exhibit A, to be completed concurrently or prior to the construction of the first pad site.

6. Fifty percent of the trees planted along the arterial streets shall be a minimum of 36-inch box and be a minimum of 12-feet in height at the time of planting.

7. All mechanical equipment, including HVAC, utility meters, etc. shall be screened from view by material(s) that are architecturally integrated and consistent with the proposed building.

8. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).

9. 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.

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

11. When the future tenant, purchaser, or owner of Pad QSR 3 submits construction documents for review, if the proposed use of such Pad is determined by the City's Development Services Director or his/her designee to be a fast turnover establishment (such as a drive-through coffee facility) with vehicle queuing requirements potentially greater than can be accommodated within the drive-through lane(s) shown on the site plan for Pad QSR 3, then the City's Development Services Director or his/her designee may request a traffic queuing study (to be prepared, signed, and sealed by an engineer licensed to practice in Arizona) focused on whether vehicles queuing back from the establishment's call box or pickup window (whichever is applicable) are reasonably likely to queue back into Alma School Road. If the results of the engineer's signed and sealed study determine it is reasonably likely that vehicles will queue back into Alma School Road, then:

    (a) The Study will also recommend site modifications and/or operational practices deemed necessary to prevent queueing back into Alma School Road, and;

    (b) Prior to approval of the applicable development plans or issuance of permits, the applicant for construction documents review shall agree to implement one or more of the recommended site modifications and/or operational measures as provided per above "(a)" that are determined necessary to prevent queuing back into Alma School Road and are mutually acceptable to the Engineering Services Administrator and the tenant, purchaser, or owner of Pad QSR 3.

    Queuing from Pad QSR 3 back into private property within the Desert Palms Shopping Center (so long as such traffic does not queue back into Alma School Road) shall not be violative of this stipulation.

Attachments

Vicinity Map
Exhibit A - Phasing Plan
Development Booklet

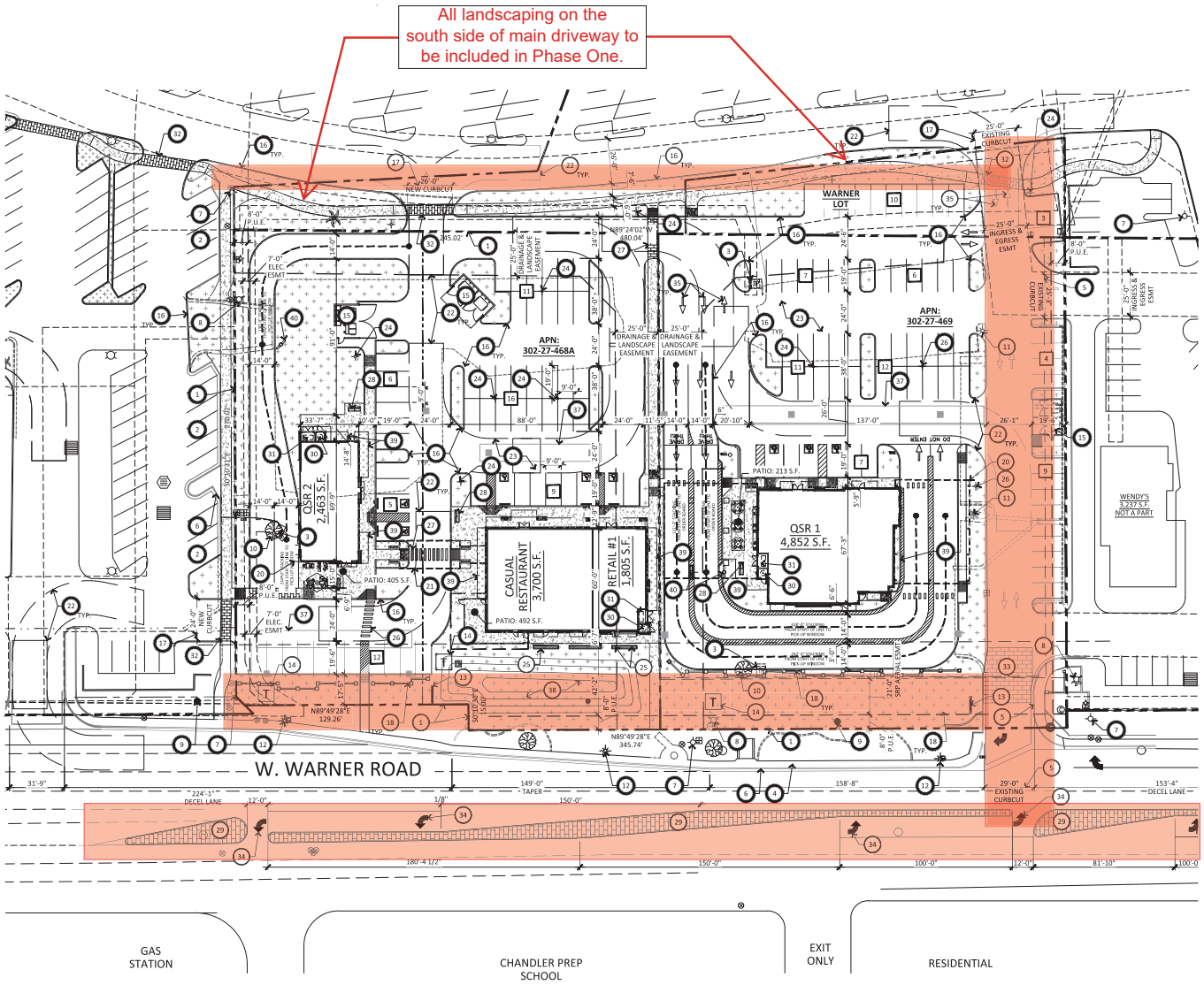
Zoning Case
PLH25-0018 Desert Palms

Project Site

N

Request Preliminary Development Plan approval for site layout and building architecture to allow additional retail pad buildings at an existing shopping center.

CHANDLER arizona



1 ENLARGED SITE PLAN - WARNER ROAD

SCALE: 1" = 30'-0"

NORTH

CITY OF CHANDLER GENERAL SITE PLAN 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.

SITE DATA

PARCEL NO.	302-27-930A / 302-27-468A / 302-27-469	
LOCATION	NEC OF W. WARNER RD. AND N ALMA SCHOOL RD.	
ZONING DESIGNATION	PAD	
JURISDICTION	CITY OF CHANDLER	
PROPOSED USE	COMMERCIAL / QUICK SERVE RESTAURANT	
TOTAL SITE AREA		
GROSS FLOOR AREA	135,932 S.F. / 3.12 ACRES	
NET AREA	102,887 S.F. / 2.36 ACRES	
302-27-468A		
GROSS FLOOR AREA	68,690 S.F. / 1.58 ACRES	
NET AREA	51,720 S.F. / 1.19 ACRES	
302-27-469		
GROSS FLOOR AREA	67,242 S.F. / 1.54 ACRES	
NET AREA	51,167 S.F. / 1.17 ACRES	
WARNER LOT		
GROSS FLOOR AREA	9,705 S.F. / 0.223 ACRES	
NET AREA	7,776 S.F. / 0.179 ACRES	
BUILDING AREA		
QSR 1	4,852 S.F.	
QSR 2	2,463 S.F.	
SHOPS BUILDING	5,505 S.F.	
CASUAL RESTAURANT	3,615 S.F.	
RETAIL #1	1,890 S.F.	
PARKING REQUIREMENT		
QSR 1	4,852 S.F.	
SERVICE AREA	1,213 S.F. / 50 =	24 SPACES
SERVICE AREA - PATIO	213 S.F. / 50 =	4 SPACES
PREP AREA	3,639 S.F. / 200 =	18 SPACES
TOTAL REQUIRED		46 SPACES
ADA REQUIRED		2 SPACES
ADA PROVIDED		3 SPACES
QSR 2	2,463 S.F.	
SERVICE AREA	616 S.F. / 50 =	12 SPACES
SERVICE AREA - PATIO	405 S.F. / 50 =	8 SPACES
PREP AREA	1,847 S.F. / 200 =	9 SPACES
TOTAL REQUIRED		29 SPACES
ADA REQUIRED		2 SPACES
ADA PROVIDED		2 SPACES
SHOPS BUILDING	5,505 S.F.	
CASUAL RESTAURANT	3,700 S.F.	
SERVICE AREA	925 S.F. / 50 =	19 SPACES
SERVICE AREA - PATIO	492 S.F. / 50 =	10 SPACES
PREP AREA	2,775 S.F. / 200 =	14 SPACES
SUBTOTAL REQUIRED		43 SPACES
RETAIL 1	1,805 S.F. / 250 =	8 SPACES
SUBTOTAL REQUIRED		8 SPACES
TOTAL REQUIRED		51 SPACES
ADA REQUIRED		3 SPACES
ADA PROVIDED		3 SPACES
TOTAL REQUIRED PARKING	126 SPACES	
TOTAL APPLICABLE MAX PARKING	126 x 1.25 = 158 SPACES	
TOTAL PARKING PROVIDED	128 SPACES	

LEGEND

HATCH INDICATES NEW CONCRETE SIDEWALK WITH CONTROL JOINTS, 11/SP2.0

HATCH INDICATES NEW LANDSCAPE

AREA OF WORK FOR CONSTRUCTION DOCUMENTS

GENERAL NOTES

A. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
B. REFER TO ELECTRICAL SITE PLAN FOR ADDITIONAL INFORMATION
C. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
D. BUILDING AND SITE SIGNAGE ARE UNDER SEPARATE PERMIT.
E. VERTICAL CONSTRUCTION SHALL NOT BEGIN UNTIL FIRE ACCESS ROADS AND HYDRANTS HAVE BEEN APPROVED BY CITY OF GLENDALE.
F. ALL UTILITY LINES LESS THAN 69KV ON CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND
G. ALL TRASH ENCLOSURES SHALL INCLUDE FULL OPAQUE GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHISH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
H. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULL SCREENED FROM VIEW BY A 6' MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
I. S.E.S PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULL SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS.
I.A. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY SOLID DOOR OR DOORS SEPARATE FROM THE CABINET
I.B. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL BAY BE L SHAPED, U SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.
I.C. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
J. THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
K. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
K.A. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS OR:
K.B. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
K.C. ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOTE PROJECT ABOVE THE ROOF PARAPET. TO THE EXTEND PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY THE PARAPET WALL.
L. PNEUMATIC TUBES, WEATHER METAL OR PLASTIC, SHALL BE EITHER ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING OR ROUTED UNDER GROUND
M. ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED ON A WIRE CAGE PAINTED TO MATCH PRIMARY BUILDING COLOR.
N. LANDSCAPED AREAS ADJACENT OF PUBLIC RIGHT-OF-WAY SHALL BE MOUNTED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
O. COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDING MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
P. COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOMMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
Q. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.
R. WATER SUPPLY SHALL COMPLY AS PER IFC 2018 WITH LOCAL AMENDMENTS AND NFPA 13 2016 (INCLUDES WATER FLOW TEST AND DURATION)
S. ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE WATER LINES SUBJECT TO THE PLUMBING CODE.
T. UNKNOWN OCCUPANCIES SHALL COMPLY AS PER IFC 2018 WITH LOCAL AMENDMENTS SEC 903.2.13
U. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PLUMBING CODE.
V. FIRE DEPARTMENT KNOX BOX SHALL BE PROVIDED ON THE EXTERIOR WALL ADJACENT TO BUILDING ENTRANCE. COORDINATE WITH FIRE MARSHALL.
W. ALL EXTERIOR DOORS ARE MINIMUM 32" WIDE AND 6'6 TALL.

KEYNOTES

1. PROPERTY LINE
2. EXISTING PARKING TO REMAIN
3. EXISTING TRANSFORMER TO BE RELOCATED
4. EXISTING SIDEWALK TO REMAIN
5. EXISTING CURB CUT TO REMAIN
6. EXISTING 6" CURB TO REMAIN
7. EXISTING FIRE HYDRANT
8. EXISTING FIRE DEPARTMENT CONNECTION TO BE REMOVED
9. EXISTING UTILITY POLE
10. EXISTING TREE TO BE REMOVED
11. EXISTING LIGHT POLE TO BE RELOCATED
12. EXISTING LIGHT POLE TO REMAIN; ; INITIAL LOCATION ONLY UNTIL PHOTOMETRIC IS CALCULATED.
13. NEW MONUMENT SIGN - ON SEPARATE PERMIT
14. RELOCATED TRANSFORMER
15. NEW TRASH ENCLOSURE, 1/SP2.0, 5/SP2.0
16. NEW 6" CURB, 13/SP2.0
17. NEW CURBCUT
18. NEW 3'-0" HIGH SCREEN WALL, 8/SP2.1
19. NOT USED
20. NEW DRIVE THRU CANOPY
21. DASHED LINE INDICATES NEW COVERED WALKWAY
22. FIRE APPARATUS TURN RADIUS, INSIDE RADIUS: 26'-0"; OUTSIDE RADIUS: 44'-0" PER IFC 503.2.4
23. NEW ASPHALT DRIVE
24. NEW LIGHT POLE TO MATCH EXISTING; INITIAL LOCATION ONLY UNTIL PHOTOMETRIC IS CALCULATED.
25. NEW 8'-0" HIGH METAL TRELLIS WITH 1'-4" HIGH CONCRETE BASE LANDSCAPE GREEN SCREEN WITH BOUGAINVILLEA OR HEDGES
26. RELOCATED LIGHT POLE; INITIAL LOCATION ONLY UNTIL PHOTOMETRIC IS CALCULATED.
27. NEW PEDESTRIAN CROSSWALK
28. NEW BIKE RACK, 6/SP2.1
29. NEW CONCRETE PAVERS PER COC STANDARD DETAILS C-246 AND C-225.
30. FIRE RISER ROOM
31. SES ROOM
32. NEW PEDESTRIAN CROSSWALK WITH TRAFFIC RATED BRICK PAVERS. ENDICOTT RED BLEND PAVERS TO MATCH EXISTING
33. NEW PAVEMENT STAMP, MATCH EXISTING SIZE AND COLOR
34. NEW PAINTED ROAD MARKINGS PER CITY OF CHANDLER
35. NEW PAINTED WAYFINDING
36. NOT USED
37. NEW UNDERGROUND RETENTION, RE: CIVIL
38. NEW ABOVE-GROUND RETENTION, RE: CIVIL
39. NEW FOUNDATION LANDSCAPE
40. NEW ORDER BOX

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PRELIMINARY

02-09-2026

ENLARGED SITE PLAN - WARNER ROAD

NOTICE OF ALTERNATE DELIVERY OF PAYMENT CYCLE: THE ENDICOTT BUILDERS WILL CONTACT YOU WITH THE SUBMISSION OF BILLING OR ESTIMATES IN ADVANCE OF THE PAYMENT CYCLE. THE ENDICOTT CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON SOME ALTERNATIVE SCHEDULE AFTER RECEIPT OF BILLING. THE ENDICOTT CONTRACT GENERAL WRITTEN DESCRIPTION OF HOW PAYMENT DELIVERY CYCLE APPLICABLE TO THE PROJECT IS HELD BY THE OWNER OR SUBMITTED AGAINST THE:
NAME:
ADDRESS:
CITY:
CONTACT: Name:
PHONE:

DESERT PALMS SHOP AND QSR

NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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design by: RWK
drawn by: MM
checked by: RH

SP1.1

project #: 25028.00

Preliminary Development Plan

Amendment

for

Desert Palms

NEC of Warner Road and Alma School Road

by:

Arizona Partners

Case No: PLH25-0018

Submitted: June 9, 2025
Resubmitted: August 26, 2025
Resubmitted: April 21, 2026
Resubmitted: July 21, 2026

TABLE OF CONTENTS

I. Introduction 1
II. Site, Surrounding Area, and Existing Zoning 1
III. Proposed Preliminary Development Plan 1
A. Site Layout 1
B. Architecture 2
C. Landscaping 2
IV. Project Team 3
V. Conclusion 3

TABLE OF EXHIBITS

Exhibit No.	Description
1	Site Aerial
2	Aerial Plan
3	Enlarged Site Plans
4	Floor Plans
5	Perspective
6	Building Elevations
7	Landscape Plans
8	Signage Location

I. INTRODUCTION

Arizona Partners ("AZP") has recently acquired the center known as "Sun Village Fair" located at the northeast corner of Alma School Road and Warner Road (the "Center"). See **Exhibit 1, Site Aerial**. AZP, as a locally based real estate company, is committed to revitalizing the downtrodden Center and making the best use of this Site. AZP specializes in redevelopment of tired and dysfunctional retail centers and currently owns a significant portfolio of real estate. AZP prides itself on working with a wide array of retailers and restaurant tenants—the vast majority of which are locally based.

While the Walmart located on the east side of the Center has been successful, the west portion of the Center has struggled. Fry's was previously operating in the large, approximately 85,000 square foot building, but has since closed down. This area being vacant has caused this portion of the Center to be the target for vandalism and other undesirable activities. AZP's proposed comprehensive renovation of a portion of the Center will benefit the area. AZP anticipates this renovation will include parking lot, landscaping, signage and building enhancements.

AZP plans to renovate the former Fry's store into three anchor tenant spaces (Major A, B, and C buildings). The revitalization also includes three shops buildings (Shops A, B, and C) and additional retail pads. **See Exhibit 2, Aerial Plan**. The prior zoning case and Preliminary Development Plan ("PDP") was approved in 1991. Now, approximately 35 years later, it is necessary to reimagine the layout of this Center to make it a viable asset to the City once again.

AZP seeks to amend the prior PDP to modify signage requirements, allow the revitalization of the shops buildings, and allow the additional retail pads. These changes are appropriate for the area, the Center, and the Site—which was designated for retail uses. The retail landscape has changed dramatically from 1991 to today. Particularly after Covid the retail landscape has changed and drive-thru uses are in peak demand. Here, the proposed drive-thrus and pads are necessary for the viability of the Center as a whole. Further, this Site, located near the intersection of two arterial roads, is appropriate for a drive-thru use. Overall, this proposed development will make good use of this underutilized Site that has failed to be developed despite its commercial zoning.

II. SITE, SURROUNDING AREA, AND EXISTING ZONING

The Site is designated on the City's General Plan as "Neighborhoods". The Neighborhoods designation allows a variety of residential and non-residential uses.

The Site is zoned PAD and designated for retail uses. The vacant lot adjacent to Warner Road was designated as "Village Shops"—but has failed to develop since 1991. The proposed pad adjacent to Alma School previously shown as additional parking—however the Center already has sufficient parking. This request will allow for this challenging Site to be developed with a sustainable use and will complete the Center in a way that is complementary and beneficial to the Center and area.

III. PROPOSED PRELIMINARY DEVELOPMENT PLAN

A. Site Layout

As described above, the overall Site is anticipated to be a mixture of anchor tenant buildings, inline shops buildings, and pads. This request pertains to the anchor tenant buildings and pads on the Site. AZP, as an experienced retail developer, has designed the site plan in line with market demand to ensure all spaces are utilized and the Center remains viable. **See Exhibit**

3, Enlarged Site Plans and Exhibit 4, Floor Plans. The pads are located adjacent to Warner Road and Alma School Road, which is an ideal location for pads given that it is the intersection of two arterial roads. One additional pad (a future quick service restaurant with drive-thru) is located on Alma School Road, and three pads (two future quick service restaurants with drive-thrus) and one multitenant building with a casual restaurant and retail space are proposed to be located along Warner Road. The pads are well placed and each have several ingress/egress points that can be utilized by customers to ensure safe and efficient circulation. The proposed anchor and shops buildings are located on the north portion of the site, which has less visibility compared with the pad locations. As described below, the pads are designed to be attractive and enhance the street frontages. **See Exhibit 5, Perspective**.

This proposed development is designed to be compatible and complementary to the existing development. The layout, landscaping, and architecture have been designed to integrate with the Center and be attractive to patrons and passers-by.

B. Architecture

The architecture has been designed to refresh the Center while being compatible with existing architecture in the Center. **See Exhibit 6, Building Elevations**. Architectural features such as varied massing, roof heights, and a variety of colors and materials will break up building massing. The buildings have also been designed to be pedestrian-friendly, with shading provided above entrances and pedestrian connections. Building materials include stucco as well as stone and metal elements. A variety of neutral colors have been utilized to be fitting for the desert background and are consistent and appropriate with the surrounding building context.

C. Landscaping

Landscaping has been designed to help create an attractive presence on Site, provide shade in appropriate locations, and help buffer the Site. **See Exhibit 7, Landscape Plans.** The landscaping theme creates a sustainable, colorful, and approachable plant palette that will create an attractive presence on the Site. The landscape plan features an ample hierarchy of plant material, and patterning to arrange a mixture of textures and colors to provide a year-round quality appearance.

D. Signage

Minor changes to signage standards are being requested. Enhanced signage will help ensure the viability of the Center and success of commercial uses.

All tenant building signage in this Center shall comply with sign code. In addition, the Anchor tenants and Major tenants over 7,500 square feet and free-standing single-tenant pads may utilize up to 100% of their total allowed sign area to install a non-illuminated corporate-colored panel or similar solid material onto the building wall within their leased space, to be used as a background or backer for the tenant's business name, copy, and graphics. The panel must fit within the building's sign band, or the wall area designated for signs and all of the tenant's wall sign copy must be located within its boundaries. **See Exhibit 8, Signage Location.**

In addition to this PDP amendment, a separate PDP amendment and comprehensive sign plan has been filed that will govern portions of the overall Site, specifically the Anchor Tenant buildings and inline shops. Submittals have been coordinated to ensure consistency throughout the Desert Palms shopping center.

IV. PROJECT TEAM

Developer:	Arizona Partners 8300 N Hayden Road, Suite A 200 Scottsdale, AZ 85258
Architect:	RKAA Architects 2233 E Thomas Road Phoenix, AZ 85016
Civil Engineer:	Olsson Engineering 7878 N 16th St, #105 Phoenix, AZ 85020
Zoning:	Burch & Cracchiolo, P.A. Attn: Ed Bull/Madison Leake 1850 North Central Avenue, Suite 1700 Phoenix, AZ 85004

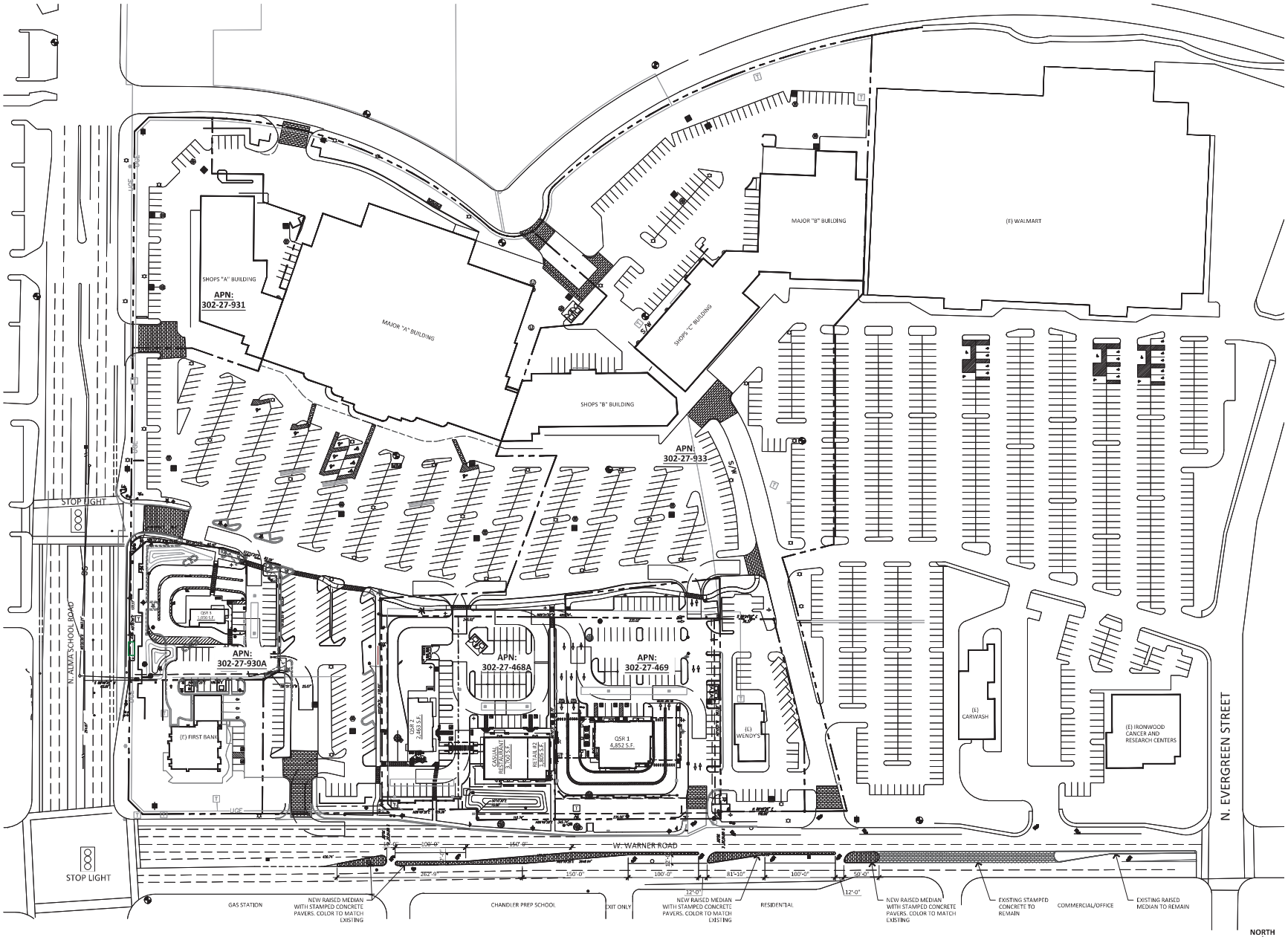
V. CONCLUSION

This request proposes a thoughtful plan that will revitalize a downtrodden center. This proposal will allow for additional commercial services and employment opportunities and be a significant improvement compared to what exists today. We request your approval.

Arizona Partners

EXHIBIT 1

W El Alba Way
N Pleasant
N Jay
W El Prado
W El Monte Pl
N EVERGREEN ST
N ALMA SCHOOL RD
W WARNER RD
W Brooks St
SUNTECH CENTER
302-27-931
302-27-933
302-27-930A
302-27-468A
302-27-469
302-27-975A
302-27-926
302-27-497
302-27-495
302-27-494A
302-27-491
302-25-966
302-25-967
302-25-970
302-25-968A
302-25-979
302-81-975B
302-81-976A
302-82-087
302-42-004G
302-42-004F



OVERALL PLAN

SCALE: 1" = 60'-0"

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602.263.9000 IRKA.COM

PRELIMINARY

02-09-2026

OVERALL PLAN

DESERT PALMS SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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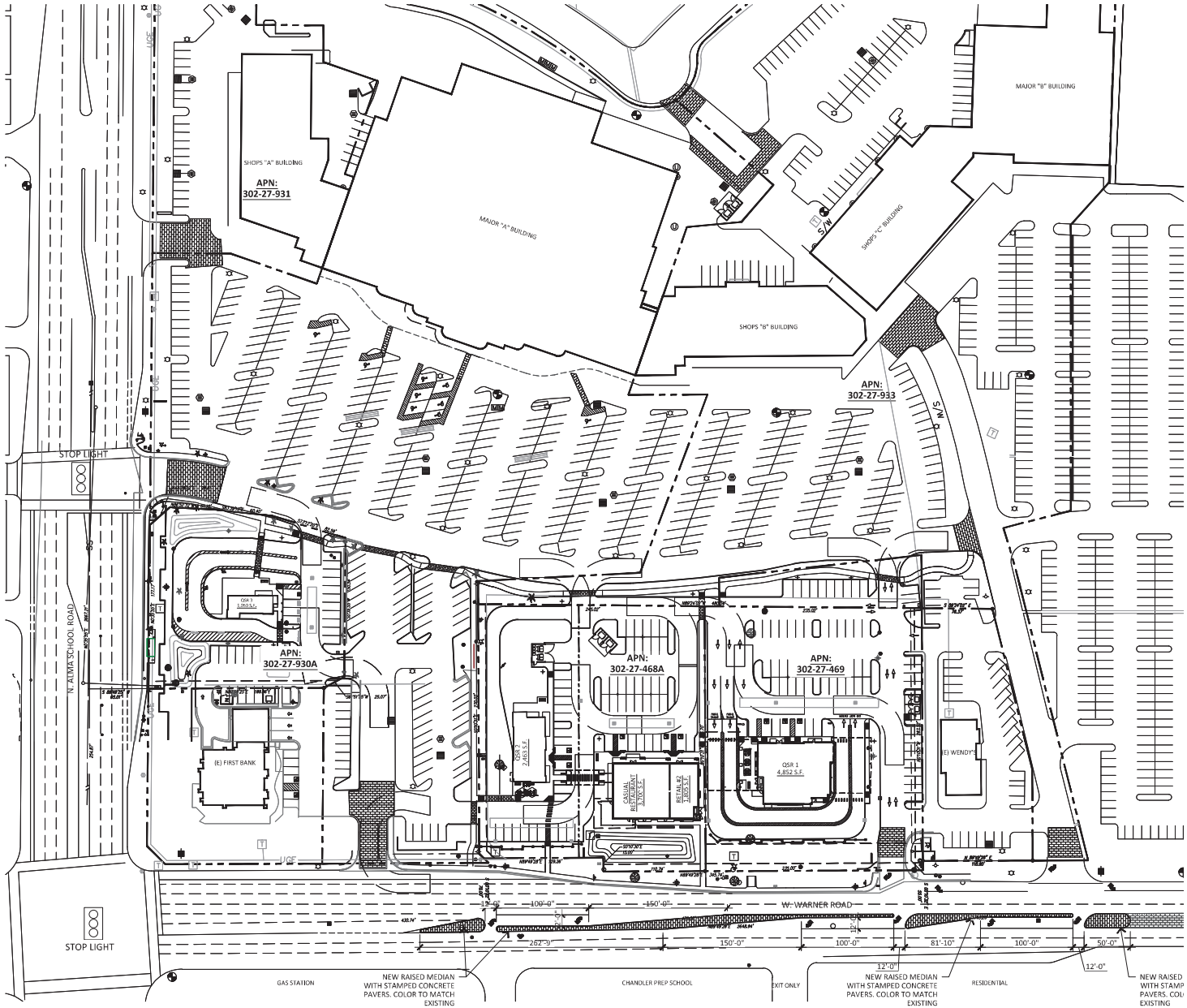
design by: RWK
drawn by: MIM
checked by: RH

SP1.0.1
project #: 25028.00

EXHIBIT 2



AERIAL PLAN

SCALE: 1" = 50'-0"

PROJECT DIRECTORY

OWNER
ARIZONA PARTNERS RETAIL INVESTMENT GROUP
8300 N HAYDEN RD., STE. A200
SCOTTSDALE, AZ 85258
PHONE: 480-368-0111
E-MAIL: rr@azpre.com

LANDSCAPE
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10446 N. 74TH ST., STE 150
SCOTTSDALE, AZ 85258
CONTACT: TIM McQUEEN
PHONE: 602-265-0320
E-MAIL: timmcqueen@tjmla.net

ARCHITECT
RKAA ARCHITECTS, INC.
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PHOENIX, AZ 85016
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PHONE: 602-955-3900
E-MAIL: rhaislet@rkaa.com

CIVIL
OLSSON, INC.
7878 N. 16TH ST. STE 105
PHOENIX, AZ 85020
CONTACT: TYLER PAULSEN
PHONE: 402-980-9471
E-MAIL: tpaulsen@olsson.com

PROJECT DESCRIPTION

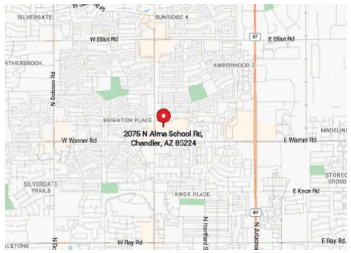
SUN VILLAGE FAIR LOCATED AT THE NEC OF ALMA SCHOOL AND WARNER ROAD HAS RECENTLY BEEN ACQUIRED BY THE PRINCIPALS OF ARIZONA PARTNERS. ARIZONA PARTNERS RETAIL INVESTMENT GROUP (AZP) IS A LOCAL INTEGRATED REAL ESTATE COMPANY THAT HAS REDEVELOPED OVER 5 MILLION SF OF RETAIL SHOPPING CENTERS SIMILAR TO SUN VILLAGE FAIR OVER THE LAST THIRTY (30) YEARS. AZP CURRENTLY OWNS 27 REDEVELOPED SHOPPING CENTERS. AZP IS COMMITTED TO REVITALIZING SUN VILLAGE FAIR TO ITS PAST PROMINENCE.

OUR CLIENT, ARIZONA PARTNERS RETAIL INVESTMENT GROUP (AZP), WOULD LIKE TO PROPOSE THREE (3) QUICK SERVE RESTAURANTS, AND A SHOPS BUILDING ALONG W. WARNER ROAD AND N. ALMA SCHOOL ROAD WITH AN APN OF 302-27-930A, 302-27-468A AND 302-27-469. THE EXISTING CONDITION OF THE PROJECT IS A DIRT LOT WITH MULTIPLE ENTRY ALONG W. WARNER ROAD AND N. ALMA SCHOOL ROAD. IN ADDITION TO THE BUILDING, AN ON-SITE AND OFF-SITE IMPROVEMENTS WILL BE DONE. NEW PARKING SPACES, NEW PARKING ISLANDS, NEW UNDERGROUND RETENTION AREAS, NEW ASPHALT DRIVEWAY, AND NEW CURBS WILL PROVIDED AS PART OF THE ON-SITE IMPROVEMENT. FOR THE OFF-SITE IMPROVEMENT, THERE WILL BE A NEW MEDIAN ALONG W. WARNER ROAD PER THE CITY'S REQUEST. THIS MEDIAN WILL PROMOTE A SAFER ENVIRONMENT FOR THE USERS AND CUSTOMERS OF THE NEW DEVELOPMENT AND FOR THE STUDENTS OF THE ADJACENT SCHOOL.

THE POTENTIAL TENANTS FOR THE QUICK SERVE RESTAURANTS WITH AN APPROXIMATE AREA OF ±4,852 S.F. FOR QSR 1, QSR 2 WITH AN APPROXIMATE AREA OF ±2,463 S.F., AND QSR 3 WITH AN APPROXIMATE AREA OF ±1,050 S.F. THE SHOPS BUILDING WILL HAVE TWO (2) POTENTIAL TENANTS WITH A CASUAL RESTAURANT WITH AN APPROXIMATE AREA OF ± 3,700 S.F., AND RETAIL WITH AN APPROXIMATE AREA OF ± 1,805 S.F.

WITH THIS INFORMATION, WE WOULD LIKE TO APPLY FOR A PRELIMINARY DEVELOPMENT PLAN DUE TO LIMITS AND CONSTRAINTS ON THE NUMBER OF QUICK SERVE RESTAURANTS/DRIVE THRU ALONG W. WARNER ROAD. THIS SUBMITTAL WILL GIVE US A POTENTIAL TO PROPOSE THREE (3) QUICK SERVE RESTAURANTS ALONG THE SAID ROAD.

VICINITY MAP



NORTH

IRKAA
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PRELIMINARY

02-09-2026

AERIAL MAP

NOTE: AS AN ALTERNATE TO USING OF PAPER OR CLOTH, YOU MAY TRACE THIS DRAWING TO INCLUDE THE FOLLOWING: 1) THE LINEWORK, 2) THE TITLE BLOCK, 3) THE PROJECT NAME, 4) THE PROJECT NO. (IF ANY) AND YOU MAY ADD YOUR OWN TITLE BLOCK BELOW THE OFFICIAL TITLE BLOCK. THE ORIGINAL TITLE BLOCK SHALL REMAIN INTACT. ALL ADDITIONAL INFORMATION MUST BE CLEARLY DESIGNATED AS YOURS. ALL ADDITIONAL INFORMATION MUST BE CLEARLY DESIGNATED AS YOURS. ALL ADDITIONAL INFORMATION MUST BE CLEARLY DESIGNATED AS YOURS. ALL ADDITIONAL INFORMATION MUST BE CLEARLY DESIGNATED AS YOURS. ALL ADDITIONAL INFORMATION MUST BE CLEARLY DESIGNATED AS YOURS.

NAME
TITLE
ADDRESS
CITY, ST, ZIP CODE
PHONE

DESERT PALMS SHOP AND QSR

NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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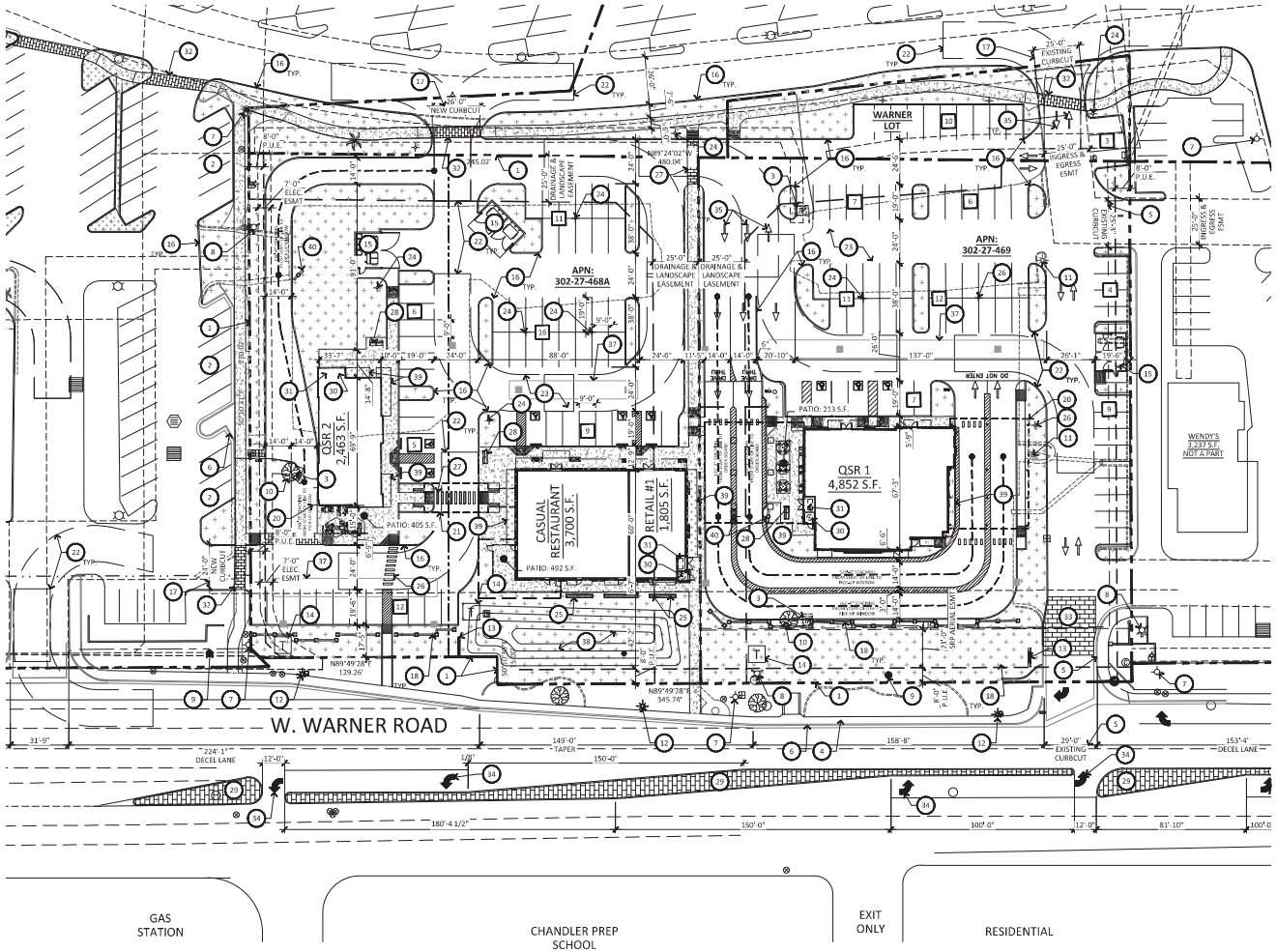
design by: RWK
drawn by: MM
checked by: RH

SP1.0

project #: 25028.00

EXHIBIT 3



1 ENLARGED SITE PLAN - WARNER ROAD

SCALE: 1" = 30'-0"

CITY OF CHANDLER GENERAL SITE PLAN 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.

SITE DATA

PARCEL NO.		302-27-930A / 302-27-468A / 302-27-469	
LOCATION		NEC OF W. WARNER RD. AND N ALMA SCHOOL RD.	
ZONING DESIGNATION		PAD	
JURISDICTION		CITY OF CHANDLER	
PROPOSED USE		COMMERCIAL / QUICK SERVE RESTAURANT	
TOTAL SITE AREA			
	GROSS FLOOR AREA	135,932 S.F. / 3.12 ACRES	
	NET AREA	102,887 S.F. / 2.36 ACRES	
302-27-468A			
	GROSS FLOOR AREA	68,690 S.F. / 1.58 ACRES	
	NET AREA	51,720 S.F. / 1.19 ACRES	
302-27-469			
	GROSS FLOOR AREA	67,242 S.F. / 1.54 ACRES	
	NET AREA	51,167 S.F. / 1.17 ACRES	
WARNER LOT			
	GROSS FLOOR AREA	9,705 S.F. / 0.223 ACRES	
	NET AREA	7,776 S.F. / 0.179 ACRES	
BUILDING AREA			
	QSR 1	4,852 S.F.	
	QSR 2	2,463 S.F.	
	SHOPS BUILDING	5,505 S.F.	
	CASUAL RESTAURANT	3,615 S.F.	
	RETAIL #1	1,890 S.F.	
PARKING REQUIREMENT			
	QSR 1	4,852 S.F.	
	SERVICE AREA	1,213 S.F. / 50 =	24 SPACES
	SERVICE AREA - PATIO	213 S.F. / 50 =	4 SPACES
	PREP AREA	3,639 S.F. / 200 =	18 SPACES
	TOTAL REQUIRED		46 SPACES
	ADA REQUIRED		2 SPACES
	ADA PROVIDED		3 SPACES
	QSR 2	2,463 S.F.	
	SERVICE AREA	616 S.F. / 50 =	12 SPACES
	SERVICE AREA - PATIO	405 S.F. / 50 =	8 SPACES
	PREP AREA	1,847 S.F. / 200 =	9 SPACES
	TOTAL REQUIRED		29 SPACES
	ADA REQUIRED		2 SPACES
	ADA PROVIDED		2 SPACES
	SHOPS BUILDING	5,505 S.F.	
	CASUAL RESTAURANT	3,700 S.F.	
	SERVICE AREA	925 S.F. / 50 =	19 SPACES
	SERVICE AREA - PATIO	492 S.F. / 50 =	10 SPACES
	PREP AREA	2,775 S.F. / 200 =	14 SPACES
	SUBTOTAL REQUIRED		43 SPACES
	RETAIL 1	1,805 S.F. / 250 =	8 SPACES
	SUBTOTAL REQUIRED		8 SPACES
	TOTAL REQUIRED		51 SPACES
	ADA REQUIRED		3 SPACES
	ADA PROVIDED		3 SPACES
TOTAL REQUIRED PARKING		126 SPACES	
TOTAL APPLICABLE MAX PARKING		126 x 1.25 = 158 SPACES	
TOTAL PARKING PROVIDED		128 SPACES	

LEGEND

HATCH INDICATES NEW CONCRETE SIDEWALK WITH CONTROL JOINTS, 11/SP2.0

HATCH INDICATES NEW LANDSCAPE

GENERAL NOTES

A. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
B. REFER TO ELECTRICAL SITE PLAN FOR ADDITIONAL INFORMATION
C. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
D. BUILDING AND SITE SIGNAGE ARE UNDER SEPARATE PERMIT.
E. VERTICAL CONSTRUCTION SHALL NOT BEGIN UNTIL FIRE ACCESS ROADS AND HYDRANTS HAVE BEEN APPROVED BY CITY OF GLENDALE.
F. ALL UTILITY LINES LESS THAN 69KV ON CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND
G. ALL TRASH ENCLOSURES SHALL INCLUDE FULL OPAQUE GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHISH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
H. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULL SCREENED FROM VIEW BY A 6' MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
I. S.E.S PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULL SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS.
I.A. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY SOLID DOOR OR DOORS SEPARATE FROM THE CABINET
I.B. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL SAY BE L SHAPED, U SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.
I.C. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
J. THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE DENTIFIED ON THE CONSTRUCTION PLANS.
K. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
K.A. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS OR:
K.B. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
K.C. ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOTE PROJECT ABOVE THE ROOF PARAPET. TO THE EXTEND PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULL SCREENED BY THE PARAPET WALL.
L. PNEUMATIC TUBES, WEATHER METAL OR PLASTIC, SHALL BE EITHER ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING OR ROUTED UNDER GROUND
M. ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED ON A WIRE CAGE PAINTED TO MATCH PRIMARY BUILDING COLOR.
N. LANDSCAPED AREAS ADJACENT OF PUBLIC RIGHT-OF-WAY SHALL BE MOUNTED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
O. COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDING MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL
P. COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOANANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
Q. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.
R. WATER SUPPLY SHALL COMPLY AS PER IFC 2018 WITH LOCAL AMENDMENTS AND NFPA 13 2016 (INCLUDES WATER FLOW TEST AND DURATION)
S. ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE WATER LINES SUBJECT TO THE PLUMBING CODE.
T. UNKNOWN OCCUPANCIES SHALL COMPLY AS PER IFC 2018 WITH LOCAL AMENDMENTS SEC 903.2.13
U. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PLUMBING CODE.
V. FIRE DEPARTMENT KNOX BOX SHALL BE PROVIDED ON THE EXTERIOR WALL ADJACENT TO BUILDING ENTRANCE. COORDINATE WITH FIRE MARSHALL.
W. ALL EXTERIOR DOORS ARE MINIMUM 32" WIDE AND 6'6 TALL.

KEYNOTES

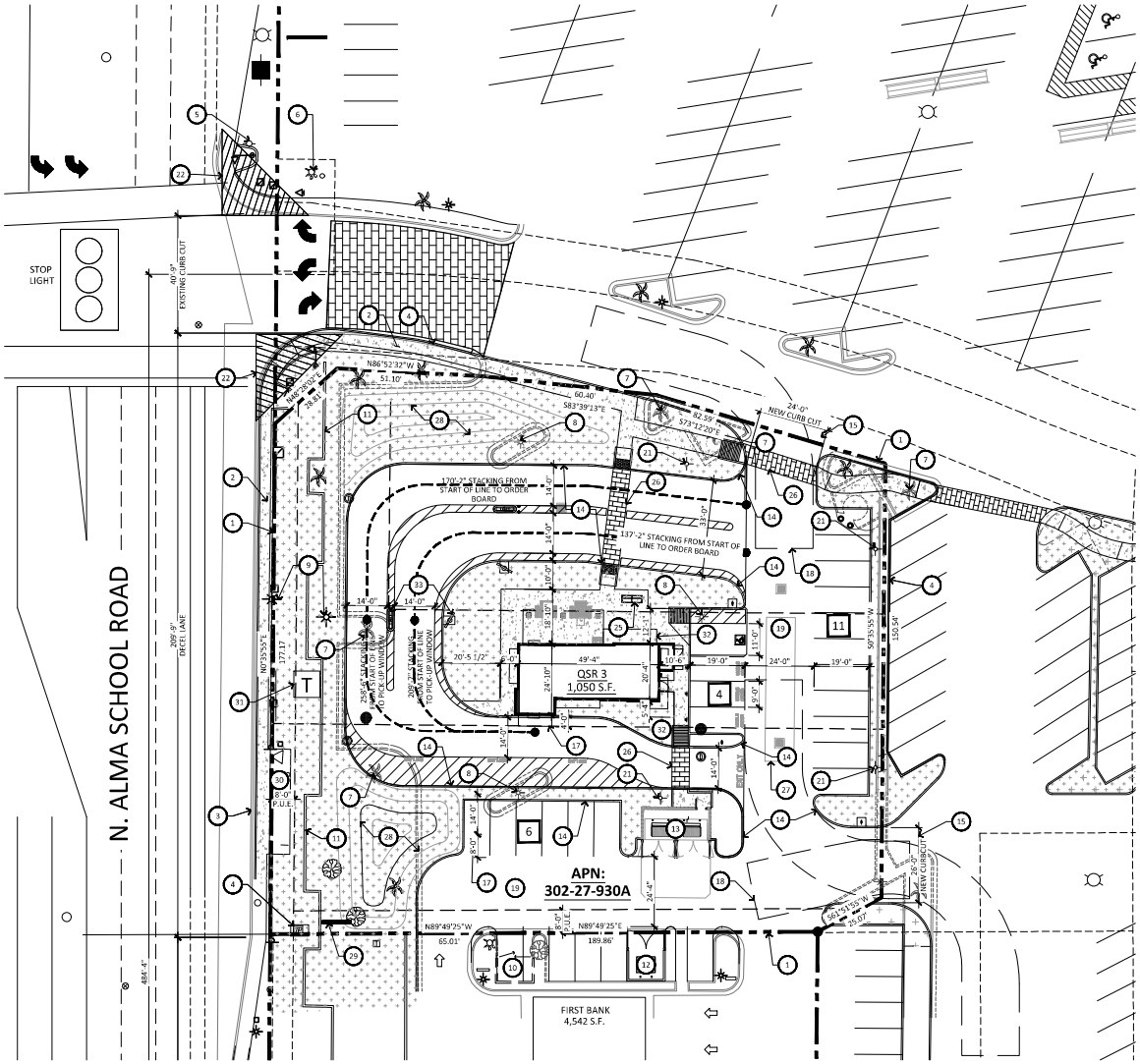
1. PROPERTY LINE
2. EXISTING PARKING TO REMAIN
3. EXISTING TRANSFORMER TO BE RELOCATED
4. EXISTING SIDEWALK TO REMAIN
5. EXISTING CURB CUT TO REMAIN
6. EXISTING 6" CURB TO REMAIN
7. EXISTING FIRE HYDRANT
8. EXISTING FIRE DEPARTMENT CONNECTION TO BE REMOVED
9. EXISTING UTILITY POLE
10. EXISTING TREE TO BE REMOVED
11. EXISTING LIGHT POLE TO BE RELOCATED
12. EXISTING LIGHT POLE TO REMAIN; ; INITIAL LOCATION ONLY UNTIL PHOTOMETRIC IS CALCULATED.
13. NEW MONUMENT SIGN - ON SEPARATE PERMIT
14. RELOCATED TRANSFORMER
15. NEW TRASH ENCLOSURE, 1/SP2.0, 5/SP2.0
16. NEW 6" CURB, 13/SP2.0
17. NEW CURBCUT
18. NEW 3'-0" HIGH SCREEN WALL, 8/SP2.1
19. NOT USED
20. NEW DRIVE THRU CANOPY
21. DASHED LINE INDICATES NEW COVERED WALKWAY
22. FIRE APPARATUS TURNS RADIUS, INSIDE RADIUS: 26'-0"; OUTSIDE RADIUS: 44'-0" PER IFC 503.2.4
23. NEW ASPHALT DRIVE
24. NEW LIGHT POLE TO MATCH EXISTING; INITIAL LOCATION ONLY UNTIL PHOTOMETRIC IS CALCULATED.
25. NEW 8'-0" HIGH METAL TRELLIS WITH 1'-4" HIGH CONCRETE BASE LANDSCAPE GREEN SCREEN WITH BOUGAINVILLEA OR HEDGES
26. RELOCATED LIGHT POLE; INITIAL LOCATION ONLY UNTIL PHOTOMETRIC IS CALCULATED.
27. NEW PEDESTRIAN CROSSWALK
28. NEW BIKE RACK, 6/SP2.1
29. NEW CONCRETE PAVERS PER COC STANDARD DETAILS C-246 AND C-225.
30. FIRE RISER ROOM
31. SES ROOM
32. NEW PEDESTRIAN CROSSWALK WITH TRAFFIC RATED BRICK PAVERS. ENDICOTT RED BLEND PAVERS TO MATCH EXISTING
33. NEW PAVEMENT STAMP, MATCH EXISTING SIZE AND COLOR
34. NEW PAINTED ROAD MARKINGS PER CITY OF CHANDLER
35. NEW PAINTED WAYFINDING
36. NOT USED
37. NEW UNDERGROUND RETENTION, RE: CIVIL
38. NEW ABOVE-GROUND RETENTION, RE: CIVIL
39. NEW FOUNDATION LANDSCAPE
40. NEW ORDER BOX

IRKA ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602.955.2000 IRKA.COM

PRELIMINARY 02-09-2026

ENLARGED SITE PLAN - WARNER ROAD

NOTICE OF INSTRUMENT OF SERVICE OF IRKA ARCHITECTS INC THE COMPENSATION FOR THE CONTRACT FOR THE DESIGN OF THE BUILDING OR OTHER ESTIMATED AT THE TIME OF THE CONTRACT FOR THE DESIGN OR THE CONTRACT AND CLOSE PRIOR TO THE CONTRACT FOR THE DESIGN OR TO THE BUILDING OR OTHER ESTIMATED AT THE TIME OF THE CONTRACT FOR THE DESIGN OR THE CONTRACT AND CLOSE PRIOR TO THE CONTRACT FOR



1 ENLARGED SITE PLAN - ALMA SCHOOL ROAD

SCALE: 1" = 30'-0"

NORTH

CITY OF CHANDLER GENERAL SITE PLAN 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.

SITE DATA

PARCEL NO.	302-27-930A / 302-27-468A / 302-27-469		
LOCATION	NEC OF W. WARNER RD. AND N ALMA SCHOOL RD.		
ZONING DESIGNATION	PAD		
JURISDICTION	CITY OF CHANDLER		
PROPOSED USE	COMMERCIAL / QUICK SERVE RESTAURANT		
TOTAL SITE AREA			
GROSS FLOOR AREA	52,128 S.F. / 1.197 ACRES		
NET AREA	38,179 S.F. / 0.876 ACRES		
BUILDING AREA			
QSR 3	1,050 S.F.		
PARKING REQUIREMENT			
QSR 3	1,050 S.F.		
SERVICE AREA	262 S.F. / 50 =	6 SPACES	
SERVICE AREA - PATIO	328 / 50 =	7 SPACES	
PREP AREA	788 S.F. / 200 =	4 SPACES	
TOTAL REQUIRED		17 SPACES	
TOTAL PROVIDED		21 SPACES	
ADA REQUIRED		1 SPACE	
ADA PROVIDED		1 SPACE	

LEGEND

HATCH INDICATES NEW CONCRETE SIDEWALK WITH CONTROL JOINTS, 11/SP2.0

HATCH INDICATES NEW LANDSCAPE

GENERAL NOTES

A. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
B. REFER TO ELECTRICAL SITE PLAN FOR ADDITIONAL INFORMATION.
C. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
D. BUILDING AND SITE SIGNAGE ARE UNDER SEPARATE PERMIT.
E. VERTICAL CONSTRUCTION SHALL NOT BEGIN UNTIL FIRE ACCESS ROADS AND HYDRANTS HAVE BEEN APPROVED BY CITY OF GLENDALE.
F. ALL UTILITY LINES LESS THAN 69KV ON CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND
G. ALL TRASH ENCLOSURES SHALL INCLUDE FULL OPAQUE GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHISH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
H. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULL SCREENED FROM VIEW BY A 6' MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
I. S.E.S PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULL SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS.
I.A. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY SOLID DOOR OR DOORS SEPARATE FROM THE CABINET
I.B. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL BAY BE L SHAPED, U SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.
I.C. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
J. THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
K. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
K.A. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS OR:
K.B. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
K.C. ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOTE PROJECT ABOVE THE ROOF PARAPET, TO THE EXTEND PERMITTED BY LAW; SATELLITE DISHES SHALL BE FULL SCREENED BY THE PARAPET WALL.
L. PNEUMATIC TUBES, WEATHER METAL OR PLASTIC, SHALL BE EITHER ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING OR ROUTED UNDER GROUND
M. ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED ON A WIRE CAGE PAINTED TO MATCH PRIMARY BUILDING COLOR.
N. LANDSCAPED AREAS ADJACENT OF PUBLIC RIGHT-OF-WAY SHALL BE MOUNTED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
O. COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDING MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
P. COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOMANINTE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
Q. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.
R. WATER SUPPLY SHALL COMPLY AS PER IFC 2018 WITH LOCAL AMENDMENTS AND NFPA 13 2016 (INCLUDES WATER FLOW TEST AND DURATION)
S. ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE WATER LINES SUBJECT TO THE PLUMBING CODE.
T. UNKNOWN OCCUPANCIES SHALL COMPLY AS PER IFC 2018 WITH LOCAL AMENDMENTS SEC 903.2.13
U. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PLUMBING CODE.
V. FIRE DEPARTMENT KNOX BOX SHALL BE PROVIDED ON THE EXTERIOR WALL ADJACENT TO BUILDING ENTRANCE. COORDINATE WITH FIRE MARSHALL.
W. ALL EXTERIOR DOORS ARE MINIMUM 32" WIDE AND 6'6 TALL.

KEYNOTES

1. PROPERTY LINE
2. EXISTING SIDEWALK TO REMAIN
3. EXISTING TRANSFORMER TO REMAIN
4. EXISTING 6" CURB TO REMAIN, 13/SP2.0
5. EXISTING FIRE HYDRANT
6. EXISTING FIRE DEPARTMENT CONNECTION
7. EXISTING TREE TO BE REMOVED
8. EXISTING LIGHT POLE TO BE RELOCATED
9. EXISTING LIGHT POLE TO REMAIN
10. EXISTING TRASH ENCLOSURE TO BE RELOCATED
11. EXISTING ±48" HIGH CONCRETE MASONRY WALL
12. RELOCATED TRASH ENCLOSURE
13. NEW TRASH ENCLOSURE, 1/SP2.0, 5/SP2.0
14. NEW 6" CURB
15. NEW CURBCUT
16. NOT USED
17. NEW DRIVE THRU CANOPY
18. FIRE APPARATUS TURN RADIUS, INSIDE RADIUS: 26'-0"; OUTSIDE RADIUS: 44'-0" PER IFC 503.2.4
19. NEW ASPHALT DRIVE
20. NOT USED
21. RELOCATED LIGHT POLE; INITIAL LOCATION ONLY UNTIL PHOTOMETRIC IS CALCULATED.
22. 30x30 SIGHT VISIBILITY
23. FIRE RISER ROOM
24. SES ROOM
25. NEW BIKE RACK, 6/SP2.1
26. NEW PEDESTRIAN CROSSWALK WITH PAVEMENT STAMP, MATCH CURRENT SIZE AND COLOR
27. NEW UNDERGROUND RETENTION, RE: CIVIL
28. NEW ABOVE-GROUND RETENTION, RE: CIVIL
29. EXISTING SIGNAGE TO REMAIN
30. EXISTING BUS STOP TO REMAIN
31. NEW TRANSFORMER
32. NEW LANDSCAPE FOUNDATION
33. NEW ORDER BOX

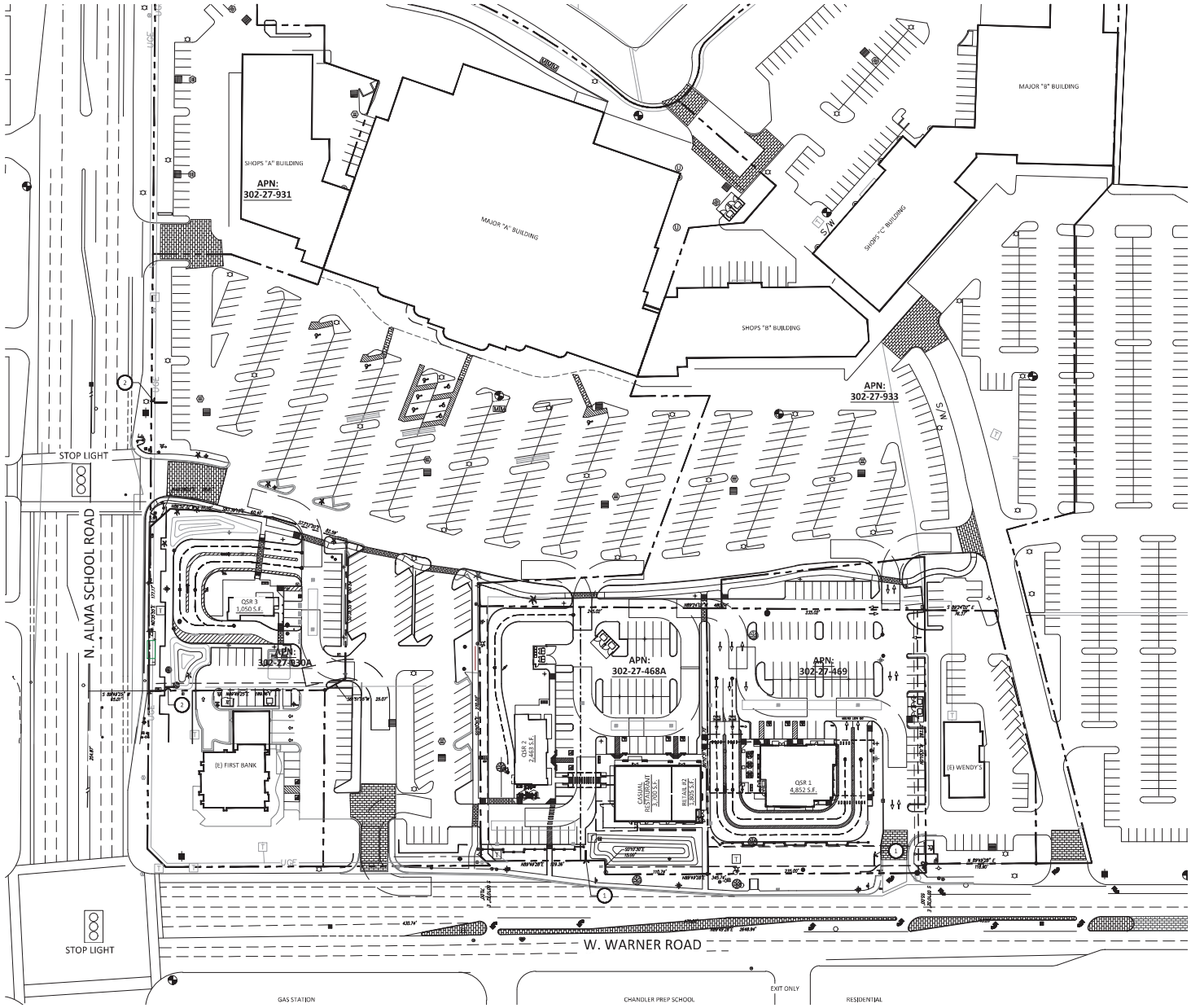
RKAA ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
RKAA.com

PRELIMINARY

02-09-2026

ENLARGED SITE PLAN - ALMA SCHOOL

NOTICE OF ACCEPTANCE BUILDING DEPARTMENT CHECK: THIS DOCUMENT WAS REVIEWED BY OWNER TO INSURE THE TERMS REQUIRED OF § 1.1.1.



AERIAL PLAN - SIGNAGE LOCATION

SCALE: 1" = 50'-0"

KEYNOTE

1. PROPOSED NEW SIGNAGE LOCATION, ON SEPARATE SUBMITTAL
2. EXISTING SIGNAGE LOCATION

VICINITY MAP

NORTH

IRKA ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602.955.9080
IRKA.COM

PRELIMINARY

02-09-2026

AERIAL MAP - SIGNAGE LOCATION

NOTICE OF AGREEMENT BEING EXPRESSED OVER THIS CONTRACT DRAWING, THE OWNER TO INSURE THE REASONABLENESS OF BIDDING OR ESTIMATING THE COST OF THE PROJECT, THE OWNER AGREES TO SUPPLY ARCHITECT WITH ALL OF HIS OWN, OR MAIN-PURPOSE ON TRADE SUBCONTRACTOR'S DETAILED ESTIMATES, PRIOR TO THE ISSUANCE OF THE ARCHITECT'S ESTIMATES. A WRITTEN DISCLAIMER OF THE ARCHITECT'S BUILDING COSTS APPLICABLE TO THE PROJECT IS ATTACHED TO THE ARCHITECT'S CONTRACT.

DATE:
NAME:
ADDRESS:
SIGNED: (Name)
PHONE:

DESERT PALMS SHOP AND QSR

NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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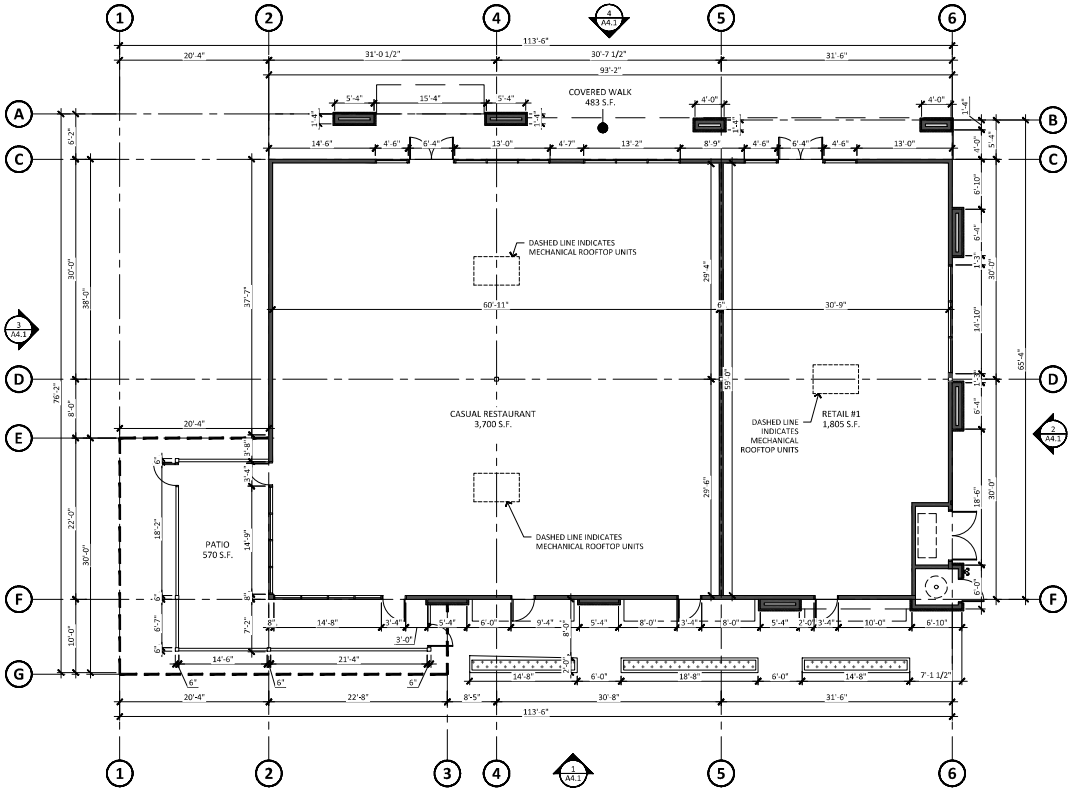
design by: RWK
drawn by: MM
checked by: RH

SP1.3

project #: 25028.00

EXHIBIT 4



SHOPS BUILDING - FLOOR PLAN

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

NORTH

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
B. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
C. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED FOR THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(e)(15), ZONING CODE.
D. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GRATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(e)13. ZONING CODE.
E. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

RKAA ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3500
RKAA.com

PRELIMINARY

02-09-2026

SHOPS BUILDING FLOOR PLAN

NOTICE OF ALTERNATE DELIVERY OF PAYMENT (TICE): THIS CONTRACT MAY ALLOW TRIGGERED TO ELECTRONICALLY TRANSMIT PAYMENT ON ADVICE ALTERNATE DELIVERY SCHEDULE APPLIES TO THE PROJECT IS ELIGIBLE FOR PAYMENT ON ADVICE. A WRITTEN DISCLOSURE OF ALTERNATE DELIVERY SCHEDULE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER ON DOCUMENT ADVICE.
NAME
ADDRESS
PHONE
CONTACT Name
PHONE

DESERT PALMS SHOP AND QSR

NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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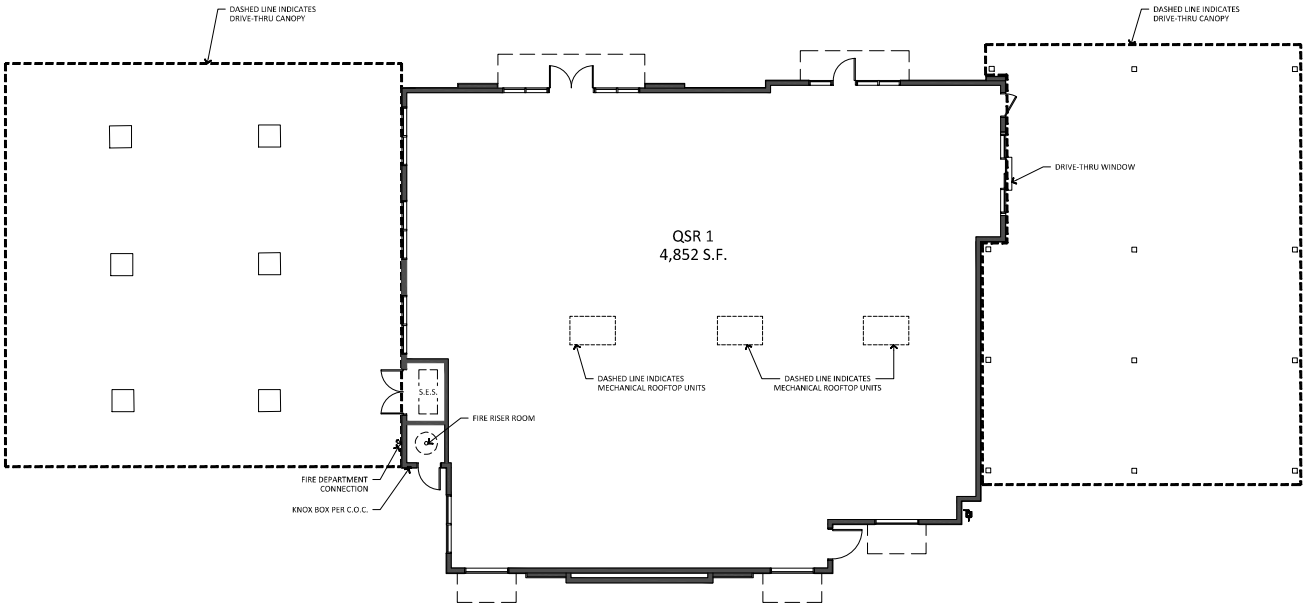
design by: RWK
drawn by: MM
checked by: RH

A1.1

project #: **25028.00**

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
B. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
C. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED FOR THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(e)(15), ZONING CODE.
D. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GRATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(e)13, ZONING CODE.
E. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



QSR 1 - FLOOR PLAN

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

NORTH

IRKA ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-5800
IRKA.COM

PRELIMINARY
02-09-2026

QSR 1 - ELEVATIONS

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS ESTIMATE WAS BASED ON CHARGES TO BE BILLED THE TENANT/OWNER OR BILLING OR ESTIMATED TO BE BILLED THE TENANT/OWNER. IF THE TENANT/OWNER WILL BILL OWNER TO BE REIMBURSED ON A DIFFERENT BILLING CYCLE AFTER RECEIPT OF THE ESTIMATE, THE TENANT/OWNER SUBMITTAL FOR PROCESSING OF ANY OTHER BILLING CYCLE APPROVED TO THE PROJECT BY "OWNER" WITHIN OWNER'S OPTIMUM TIMEFRAME.
NAME:
ADDRESS:
CITY:
CONTACT Name:
PHONE:

DESERT PALMS
SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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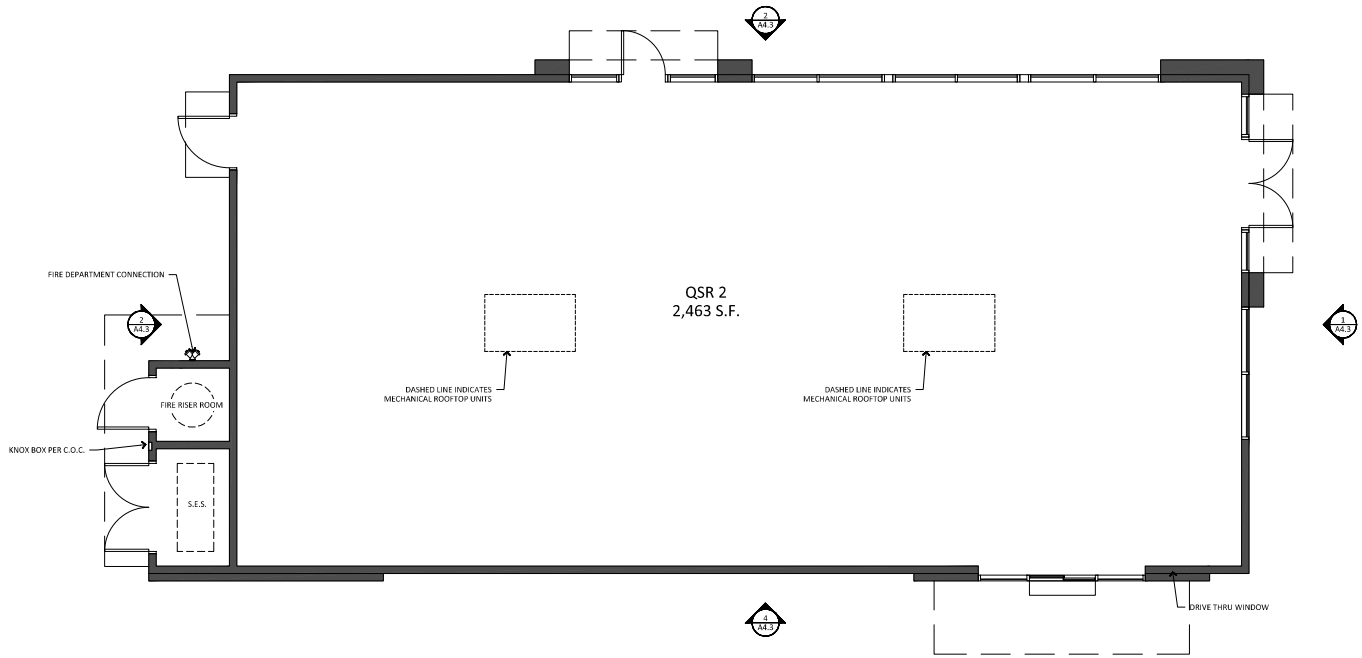
design by: RW/K
drawn by: MM
checked by: RH

A1.2
project #: **25028.00**



QSR 2 - FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
B. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
C. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED FOR THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(e)(15), ZONING CODE.
D. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GRATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(e)13. ZONING CODE.
E. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

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602.955-3800
IRKA.com

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02-09-2026

QSR 2 FLOOR PLAN

NOTICE OF ALTERNATE BUILDING OR PARAPET OFFSETS: THE BUILDING PARAPETS ARE ON OWNER'S REQUEST THE DIMENSIONS OF WALLS WERE ESTIMATED BY THE ARCHITECT BASED ON THE SITE PLAN. THE BUILDING PERMIT PLANS WERE NOT YET PREPARED ON SOME ALTERNATIVE SCHEDULE AFTER PERMIT PLANS ARE PREPARED THE PARAPETS ARE ESTIMATED. A WRITTEN DESCRIPTION IS SUBMITTED BELOW THAT ALLOWS TO THE PROJECTED PARAPETS FROM OWNER OR DESIGNATED AGENT.
NAME
ADDRESS
CITY/ST
CONTACT NAME
PHONE

DESERT PALMS SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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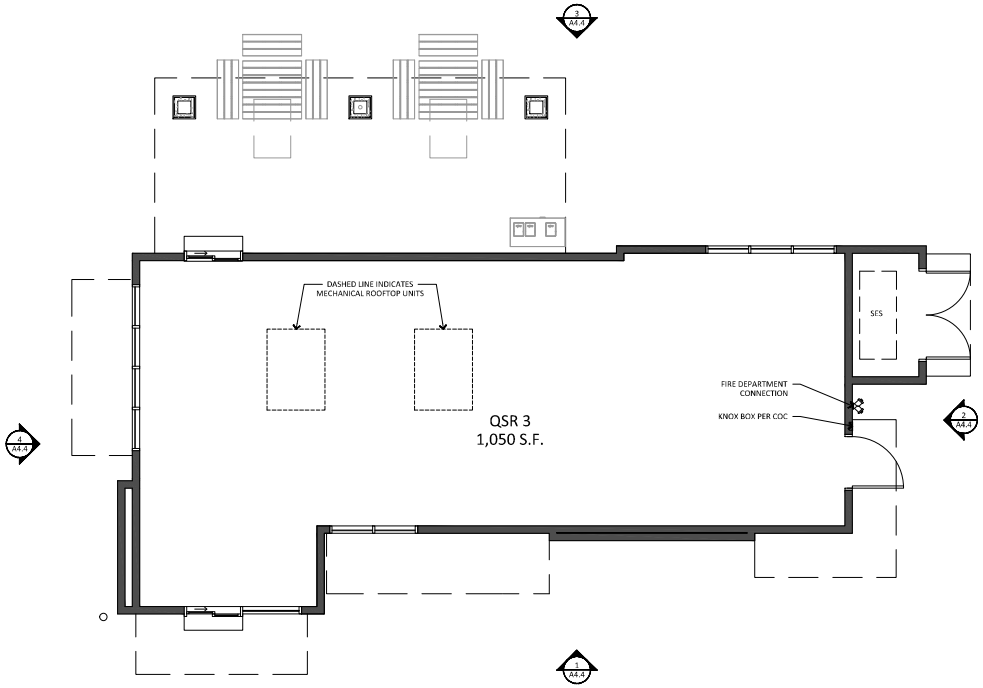
design by: RWK
drawn by: BA
checked by: RH

A1.3
project #: 25028.00



QSR 3 - FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
B. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
C. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED FOR THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(e)(15), ZONING CODE.
D. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GRATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(e)13. ZONING CODE.
E. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

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2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-5800
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PRELIMINARY

02-09-2026

QSR 3 FLOOR PLAN

NOTICE OF INTERPRETATION OF INVENTORY CODE: THIS CONTRACT DOCUMENT IS FOR THE CONSTRUCTION OF THE QUANTITIES OF ITEMS AND OR TOTALS STATED ON THE DRAWINGS. THE CONTRACTOR MUST VERIFY ALL QUANTITIES AND ACCOMPLISHMENTS PRIOR TO ORDERING MATERIALS AND SCHEDULE AFTER THE PRE-CONSTRUCTION MEETING. ANY DISCREPANCIES OCCURRING, SUBMITTED DOCUMENTS OR PLANS CONTAINING ERRORS, OMISSIONS, OR INCORRECT DATA, MUST BE REPORTED TO THE PROJECT ARCHITECT PRIOR TO CONSTRUCTION OR FABRICATION.
NAME
ADDRESS
CITY, STATE
CONTACT Name
PHONE

DESERT PALMS SHOP AND QSR

NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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[redacted]

design by: RWK
drawn by: BA
checked by: RH

A1.4

project #: **25028.00**

EXHIBIT 5

1 STREET VIEW
1/16" = 1'-0"

2 OVERALL - 3D

DESERT PALMS
Chandler - Arizona

RKAA
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
RKAA.com

DATE: 04.22.2026

3D VIEWS

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE:
THIS CONTRACTOR MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLING OR ESTIMATES IN BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON THE BASIS OF BILLING CYCLES OR ESTIMATES COVERED BY SUCH AND APPROVAL OF BILLING AND ESTIMATES, A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.
NAME:
TITLE:
ADDRESS:
CONTACT:
PHONE:

ALMA SCHOOL AND WARNER
888 W WARNER ROAD, CHANDLER, AZ 85225
DESIGN DEVELOPMENT

AZP
ARIZONA PARTNERS

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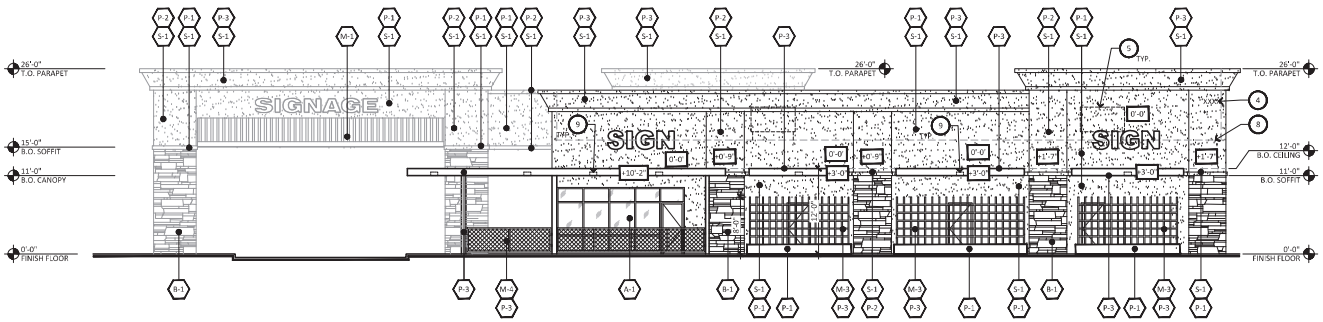
DESIGN BY: RH
DRAWN BY: BA
CHECKED BY: RK

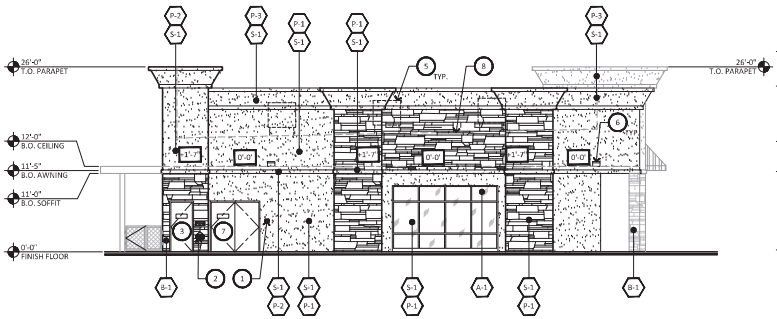
A4.1
PROJECT #: 25028.01

EXHIBIT 6



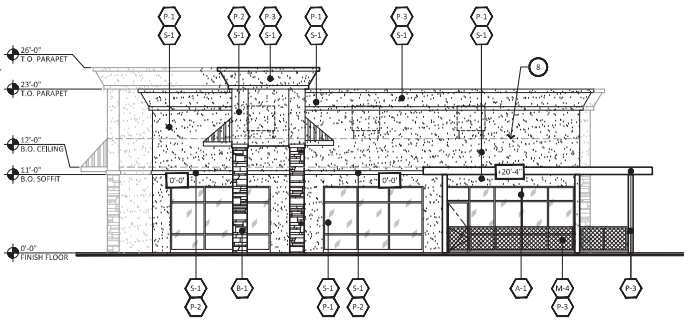
1 SOUTH ELEVATION - SHOPS BUILDING

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



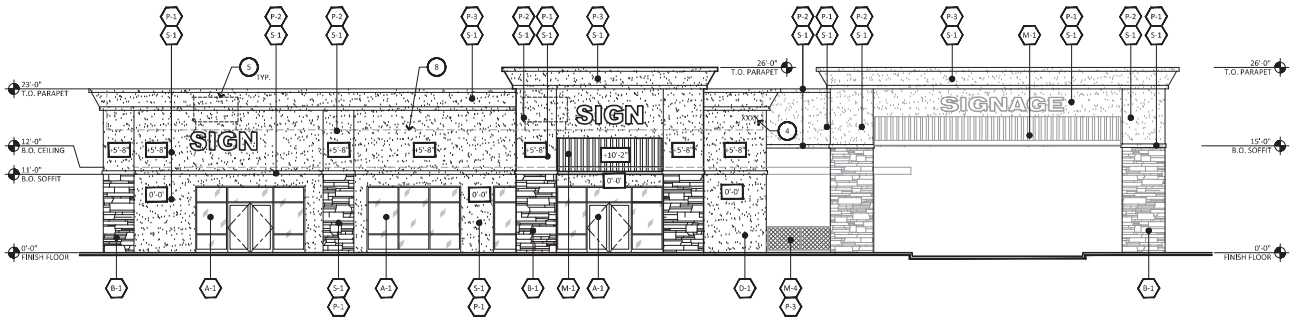
2 EAST ELEVATION - SHOPS BUILDING

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



3 WEST ELEVATION - SHOPS BUILDING

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



4 NORTH ELEVATION - SHOPS BUILDING

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

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
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E. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

EXTERIOR FINISH SCHEDULE

A-1		ANODIZED ALUMINUM STOREFRONT SYSTEM WITH SOLARBAN R100 (2) CLEAR - CLEAR GLASS LOW E EXTERIOR GLAZING MANUF: KAWNEER COLOR: BLACK
B-1		CLIFFSTONE COLOR: MESQUITE MANUF: EL DORADO STONE
B-2		3-5/8 x 2-1/4 x 7-5/8 BRICK VENEER TO MATCH EXISTING CENTER COLOR: #8 BLEND VERTICAL MANUF: BELDEN
D-1		MAN DOOR COLOR: #DE6357 "BLACK TIE" MANUF: DUNN EDWARDS
M-1		PBR PANEL METAL ROOFING (VERTICAL) COLOR: CHARCOAL GRAY MANUF: WESTERN STATES METAL ROOFING
M-2		STEEL FRAME/BRAKE METAL
M-3		METAL TRELLIS
M-4		METAL FENCE
P-1		PAINT COLOR: #DEW385 "LIGHTHOUSE" MANUF: DUNN EDWARDS
P-2		PAINT COLOR: #DE6355 "TARNISHED SILVER" MANUF: DUNN EDWARDS
P-3		PAINT COLOR: #DF6357 "BLACK TIE" MANUF: DUNN EDWARDS
S-1		SMOOTH STUCCO
SD-1		

KEYNOTE

1. KNOX BOX - INSTALL PER FIRE DEPARTMENT
2. F.D.C. LOCATION AND SIGNAGE
3. FIRE RISER LOCATION WITH SIGNAGE
4. 12" HIGH CONTRASTING ADDRESS SIGNAGE, G.C. TO CONFIRM WITH CITY OF CHANDLER COMPLIANCE
5. DASHED LINE INDICATES MECHANICAL UNIT
6. WALL PACK LIGHT FIXTURE, 12'-0" A.F.F.
7. SERVICE ENTRY SECTION LOCATION
8. DASHED LINE INDICATES ROOF BEYOND
9. UNDER CANOPY LIGHT FIXTURE

MATERIAL PERCENTAGE

EAST ELEVATION		
TOTAL:	1,681 S.F.	
STONE:	481 S.F.	29%
BRICK:	-	
STUCCO:	939 S.F.	56%
METAL / DOOR:	116 S.F.	7%
GLAZING:	145 S.F.	8%

NORTH ELEVATION		
TOTAL:	2,236 S.F.	
STONE:	242 S.F.	11%
BRICK:	-	
STUCCO:	1,451 SF.	65%
METAL / DOOR:	80 S.F.	4%
GLAZING:	463 S.F.	20%

SOUTH ELEVATION		
TOTAL:	2,428 S.F.	
STONE:	230 S.F.	10%
BRICK:	-	
STUCCO:	1,478 S.F.	61%
METAL / DOOR	618 S.F.	25%
GLAZING	102 S.F.	4%

WEST ELEVATION		
TOTAL:	1,699 S.F.	
STONE:	94 S.F.	6%
BRICK:	-	
STUCCO:	1,111 S.F.	65%
METAL / DOOR:	150 S.F.	9%
GLAZING:	344 S.F.	20%

IRKA ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-2000 IRKA.COM

PRELIMINARY

02-09-2026

SHOPS BUILDING ELEVATION

NOTE: AS AN ALTERNATE TO USING ON PAPER OR CLOTH, OR FOR "TEST" USE IN ON THE SHOPS, IT WOULD BE THE GUARDIAN OF THE BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. TO ENSURE THAT THE PRODUCT YOU ARE ABOUT TO USE HAS NOT BEEN TAMPERED ON, TEST, ALTERNATIVE LEGITIMATE LETTER STYLES, ETC. THE ARCHITECT OF RECORD, IRKA ARCHITECTS, IS IMPOSSIBLE TO BE RESPONSIBLE FOR ANY BUILDING CODE, ETC. VIOLATIONS, ETC. THE PROJECT IS THE RESPONSIBILITY OF THE OWNER, DESIGN BUILDER, AND ITS AGENTS.
MARK
DATE
REVISED
DRAWN / TEMPS
PHONE

DESERT PALMS SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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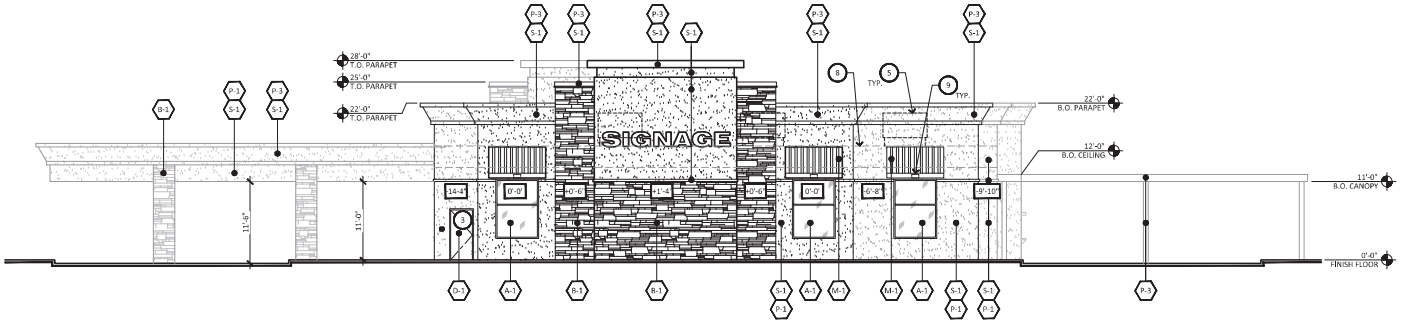
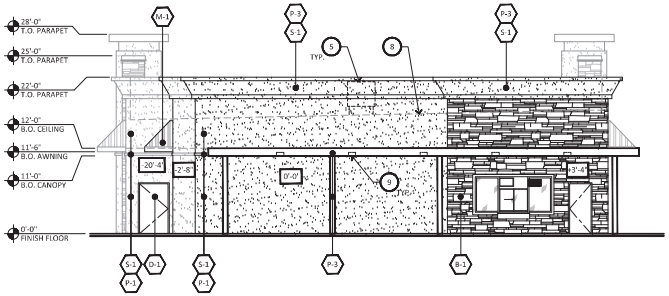
design by: RWK
drawn by: MM
checked by: RH

A4.1
project #: 25028.00



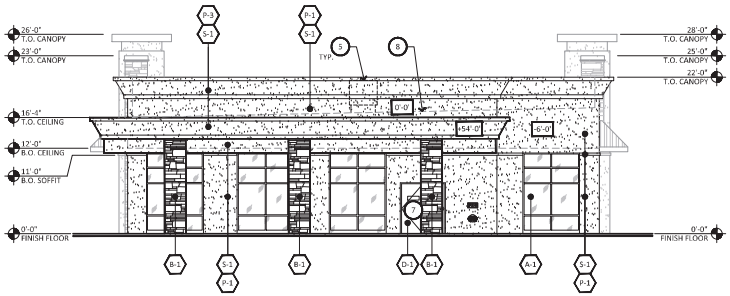
1 SOUTH ELEVATION - QSR 1

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



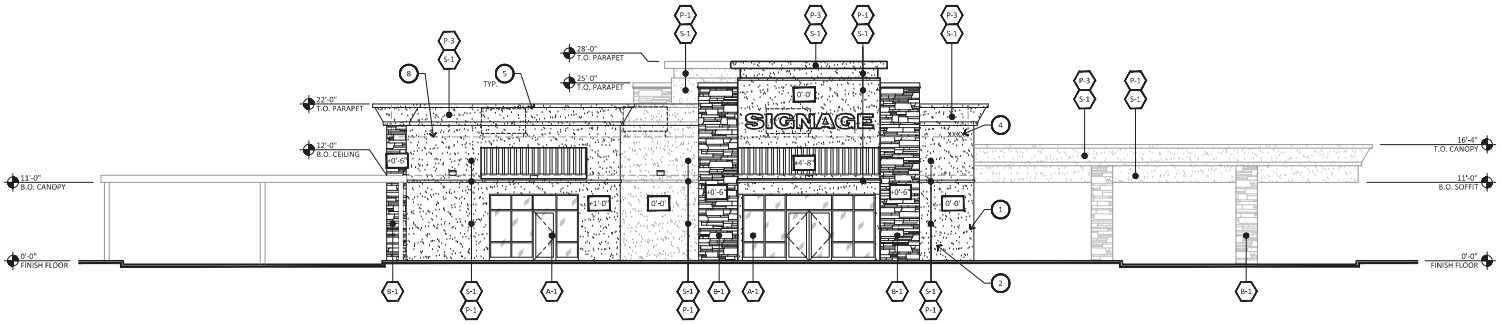
2 EAST ELEVATION - QSR 1

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



3 WEST ELEVATION - QSR 1

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



4 NORTH ELEVATION - QSR 1

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

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
B. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
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A-1	ANODIZED ALUMINUM STOREFRONT SYSTEM WITH SOLARBAN R100 (2) CLEAR - CLEAR GLASS LOW E EXTERIOR GLAZING MANUF: KAWNEER COLOR: BLACK	
B-1	CLIFFSTONE COLOR: MESQUITE MANUF: EL DORADO STONE	
B-2	3-5/8 x 2-1/4 x 7-5/8 BRICK VENEER TO MATCH EXISTING CENTER COLOR: #8 BLEND VERTICAL MANUF: BELDEN	
D-1	MAN DOOR COLOR: #DE6357 "BLACK TIE" MANUF: DUNN EDWARDS	
M-1	PBR PANEL METAL ROOFING (VERTICAL) COLOR: CHARCOAL GRAY MANUF: WESTERN STATES METAL ROOFING	
M-2	STEEL FRAME/BRAKE METAL	
M-3	METAL TRELLIS	
M-4	METAL FENCE	
P-1	PAINT COLOR: #DEW385 "LIGHTHOUSE" MANUF: DUNN EDWARDS	
P-2	PAINT COLOR: #DE6355 "TARNISHED SILVER" MANUF: DUNN EDWARDS	
P-3	PAINT COLOR: #DE6357 "BLACK TIE" MANUF: DUNN EDWARDS	
S-1	SMOOTH STUCCO	
SD-1		

KEYNOTE

1. KNOX BOX - INSTALL PER FIRE DEPARTMENT
2. F.D.C. LOCATION AND SIGNAGE
3. FIRE RISER LOCATION WITH SIGNAGE
4. 12" HIGH CONTRASTING ADDRESS SIGNAGE, G.C. TO CONFIRM WITH CITY OF CHANDLER COMPLIANCE
5. DASHED LINE INDICATES MECHANICAL UNIT
6. WALL PACK LIGHT FIXTURE, 12'-0" A.F.F.
7. SERVICE ENTRY SECTION LOCATION
8. DASHED LINE INDICATES ROOF BEYOND
9. UNDER CANOPY LIGHT FIXTURE

MATERIAL PERCENTAGE

EAST ELEVATION		
TOTAL:	1,628 S.F.	
STONE:	338 S.F.	
BRICK:	-	
STUCCO:	1,025 S.F.	63%
METAL / DOOR:	200 S.F.	
GLAZING:	65 S.F.	

NORTH ELEVATION		
TOTAL:	2,445 S.F.	
STONE:	403 S.F.	17%
BRICK:	-	
STUCCO:	1,587 S.F.	64%
METAL / DOOR:	152 S.F.	6%
GLAZING:	303 S.F.	13%

SOUTH ELEVATION		
TOTAL:	2,436 S.F.	
STONE:	569 S.F.	
BRICK:	-	
STUCCO:	1,487 S.F.	61%
METAL / DOOR	230 S.F.	
GLAZING	150 S.F.	

WEST ELEVATION		
TOTAL:	1,617 S.F.	
STONE:	167 S.F.	10%
BRICK:	-	
STUCCO:	1,060 S.F.	65%
METAL / DOOR:	65 S.F.	5%
GLAZING:	325 S.F.	20%

IRKA ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-9000 IRKA.COM

PRELIMINARY

02-09-2026

QSR - 1 ELEVATIONS

NOTE: AS AN ALTERNATE TO USING ON PAPER CLEAR TAPE OR "TEST" TAPE ON THE SCREEN TO REVEAL THE GAP BEHIND OF THE BLOCK OR STRUCTURE, YOU MAY USE A PIECE OF WHITE PAPER. THE PAPER MUST NOT HAVE ANY GAPS OVER THE TAPE TO HIDE ON TEST. ALTERNATIVE LEGITIMATE LETTER SHAPES MUST BE SHOWN ON THE PAPER TO REVEAL OBSTACLES. A SIMPLE RECTANGLE IS NOT ENOUGH. FAILING TO DO SO, CAUSES A "TO THE PROJECT" REVISION FROM OWNER REQUIREMENTS AND IS NOT ACCEPTABLE.
- SIGNAGE
- FDC
- DEMISES
- CEILING TRAPS
- PADS

DESERT PALMS SHOP AND QSR

NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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design by: RWK
drawn by: MM
checked by: RH

A4.2

project #: 25028.00

MATERIAL PERCENTAGE

EAST ELEVATION		
TOTAL:	1,599 S.F.	
STONE:	333 S.F.	21%
BRICK:	130 S.F.	8%
STUCCO:	741 S.F.	46%
METAL / DOOR:	55 S.F.	3%
GLAZING:	340 S.F.	22%

WEST ELEVATION		
TOTAL:	1,736 S.F.	
STONE:	364 S.F.	21%
BRICK:	135 S.F.	8%
STUCCO:	1,134 S.F.	65%
METAL / DOOR:	38 S.F.	2%
GLAZING:	65 S.F.	4%

SOUTH ELEVATION		
TOTAL:	815 S.F.	
STONE:	256 S.F.	31%
BRICK:	42 S.F.	5%
STUCCO:	387 S.F.	48%
METAL / DOOR	130 S.F.	16%
GLAZING		

NORTH ELEVATION		
TOTAL:	814 S.F.	
STONE:	180 S.F.	22%
BRICK:	48 S.F.	6%
STUCCO:	398 S.F.	49%
METAL / DOOR:	24 S.F.	3%
GLAZING:	164 S.F.	20%

KEYNOTE

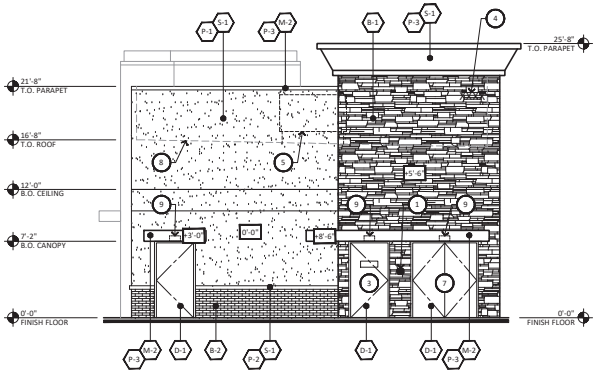
1. KNOX BOX - INSTALL PER FIRE DEPARTMENT
2. F.D.C. LOCATION AND SIGNAGE
3. FIRE RISER LOCATION WITH SIGNAGE
4. 12" HIGH CONTRASTING ADDRESS SIGNAGE, G.C. TO CONFIRM WITH CITY OF CHANDLER COMPLIANCE
5. DASHED LINE INDICATES MECHANICAL UNIT
6. WALL PACK LIGHT FIXTURE, 12'-0" A.F.F.
7. SERVICE ENTRY SECTION LOCATION
8. DASHED LINE INDICATES ROOF BEYOND
9. UNDER CANOPY LIGHT FIXTURE

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
B. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
C. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED FOR THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(e)(15), ZONING CODE.
D. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GRATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(e)13. ZONING CODE.
E. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

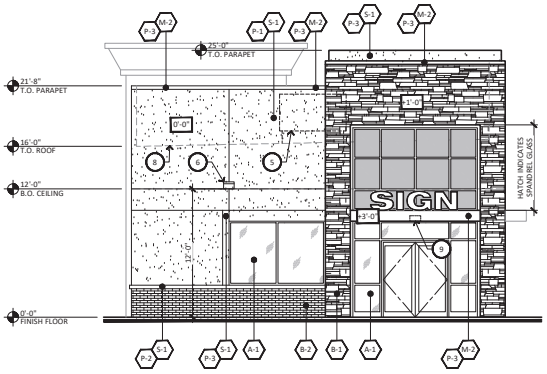
EXTERIOR FINISH SCHEDULE

A-1	ANODIZED ALUMINUM STOREFRONT SYSTEM WITH SOLARBAN R100 (2) CLEAR + CLEAR GLASS LOW E EXTERIOR GLAZING MANUF: KAWNEER COLOR: BLACK	
B-1	CLIFFSTONE COLOR: MESQUITE MANUF: EL DORADO STONE	
B-2	3-5/8 x 2-1/4 x 7-5/8 BRICK VENEER TO MATCH EXISTING CENTER COLOR: #9 BLEND VERTICAL MANUF: BELDEN	
D-1	MAN DOOR COLOR: #DE6357 "BLACK TIE" MANUF: DUNN EDWARDS	
M-1	PBR PANEL METAL ROOFING (VERTICAL) COLOR: CHARCOAL GRAY MANUF: WESTERN STATES METAL ROOFING	
M-2	STEEL FRAME/BRAKE METAL	
M-3	METAL TRELLIS	
M-4	METAL FENCE	
P-1	PAINT COLOR: #DEW385 "LIGHTHOUSE" MANUF: DUNN EDWARDS	
P-2	PAINT COLOR: #DE6355 "TARNISHED SILVER" MANUF: DUNN EDWARDS	
P-3	PAINT COLOR: #DE6357 "BLACK TIE" MANUF: DUNN EDWARDS	
S-1	SMOOTH STUCCO	

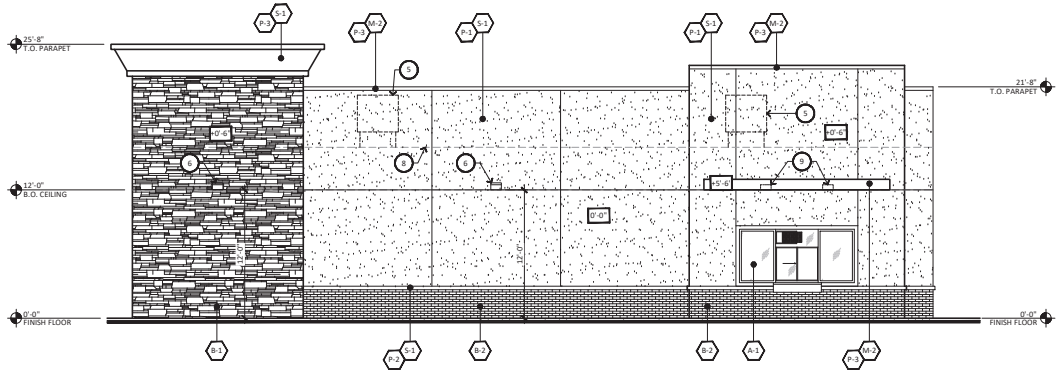


1 **NORTH ELEVATION - QSR 2**
SCALE: 3/16" = 1'-0"

2 **EAST ELEVATION - QSR 2**
SCALE: 3/16" = 1'-0"



3 **SOUTH ELEVATION - QSR 2**
SCALE: 3/16" = 1'-0"



4 **WEST ELEVATION - QSR 2**
SCALE: 3/16" = 1'-0"

IRKA ARCHITECTS INC
2233 W 5TH THOMAS ROAD, PHOENIX, ARIZONA 85016
(602) 253-7200 IRKA.COM

PRELIMINARY
02-09-2026

QSR 2 ELEVATION

NOTICE OF AUTHORITY BUILDING OR PAYMENT CYCLE: THIS CONTRACT MAY AUGMI THE CHANGE TO: REQUIRE THE SUBMISSION OF BILLINGS OR ESTIMATES IN ACCORDANCE WITH THE PAYMENT CYCLE OF THE CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON TIME'S ALTERNATIVE SCHEDULE AFTER RECEIPT OF BILLINGS OR ESTIMATES IN ACCORDANCE OTHERWISE. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.
NAME:
ADDRESS:
CONTACT: Name
PHONE:
FAXES:

DESERT PALMS SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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design by: RWK
drawn by: MM
checked by: RH

A4.3
project #: 25028.00

MATERIAL PERCENTAGE

EAST ELEVATION		
TOTAL:	640 S.F.	
STONE:	130 S.F.	20%
BRICK:	28 S.F.	4%
STUCCO:	382 S.F.	60%
METAL / DOOR:	100 S.F.	6%

WEST ELEVATION		
TOTAL:	643 S.F.	
STONE:	218 S.F.	34%
BRICK:	43 S.F.	7%
STUCCO:	293 S.F.	46%
METAL / DOOR:	24 S.F.	4%
GLAZING:	65 S.F.	9%

SOUTH ELEVATION		
TOTAL:	1,137 S.F.	
STONE:	232 S.F.	20%
BRICK:	97 S.F.	9%
STUCCO:	655 S.F.	58%
METAL / DOOR	70 S.F.	6%
GLAZING	83 S.F.	7%

NORTH ELEVATION		
TOTAL:	1,253 S.F.	
STONE:	108 S.F.	9%
BRICK:	135 S.F.	11%
STUCCO:	814 S.F.	64%
METAL / DOOR:	61 S.F.	5%
GLAZING:	135 S.F.	11%

GENERAL NOTES

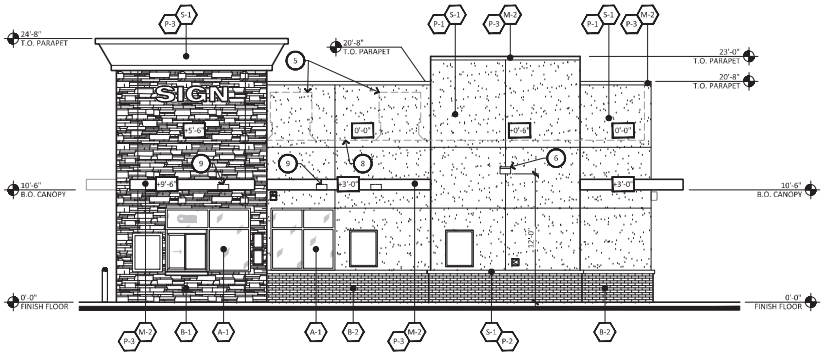
A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
B. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
C. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED FOR THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(e)(15), ZONING CODE.
D. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL ALL UTILITIES. A.L GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GRATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(e)13. ZONING CODE.
E. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

EXTERIOR FINISH SCHEDULE

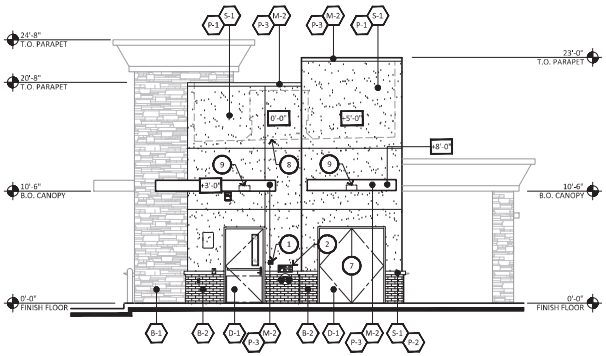
A-1		ANODIZED ALUMINUM STOREFRONT SYSTEM WITH SOLARBAN R100 (2) CLEAR + CLEAR GLASS LOW E EXTERIOR GLAZING MANUF: KAWNEER COLOR: BLACK
B-1		CLIFFSTONE COLOR: MESQUITE MANUF: EL DORADO STONE
B-2		3-5/8 x 2-1/4 x 7-5/8 BRICK VENEER TO MATCH EXISTING CENTER COLOR: #9 BLEND VERTICAL MANUF: BELDEN
D-1		MAN DOOR COLOR: #DE6357 "BLACK TIE" MANUF: DUNN EDWARDS
M-1		PBR PANEL METAL ROOFING (VERTICAL) COLOR: CHARCOAL GRAY MANUF: WESTERN STATES METAL ROOFING
M-2		STEEL FRAME/BRAKE METAL
M-3		METAL TRELLIS
M-4		METAL FENCE
P-1		PAINT COLOR: #DEW385 "LIGHTHOUSE" MANUF: DUNN EDWARDS
P-2		PAINT COLOR: #DE6355 "TARNISHED SILVER" MANUF: DUNN EDWARDS
P-3		PAINT COLOR: #DE6357 "BLACK TIE" MANUF: DUNN EDWARDS
S-1		SMOOTH STUCCO

KEYNOTE

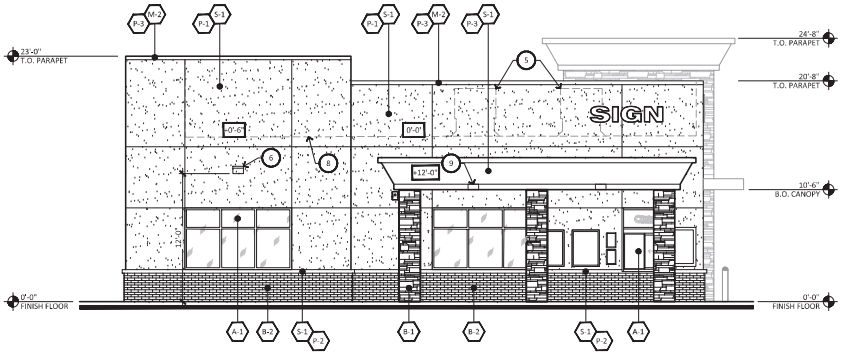
1. KNOX BOX - INSTALL PER FIRE DEPARTMENT
2. F.D.C. LOCATION AND SIGNAGE
3. FIRE RISER LOCATION WITH SIGNAGE
4. 12" HIGH CONTRASTING ADDRESS SIGNAGE, G.C. TO CONFIRM WITH CITY OF CHANDLER COMPLIANCE
5. DASHED LINE INDICATES MECHANICAL UNIT
6. WALL PACK LIGHT FIXTURE, 12'-0" A.F.F.
7. SERVICE ENTRY SECTION LOCATION
8. DASHED LINE INDICATES ROOF BEYOND
9. UNDER CANOPY LIGHT FIXTURE



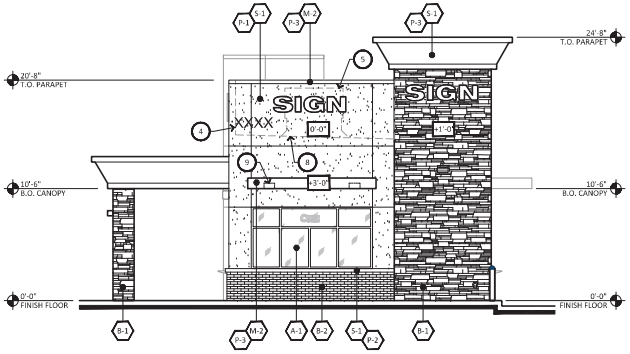
1 **SOUTH ELEVATION - QSR 3**
SCALE: 3/16" = 1'-0"



2 **EAST ELEVATION - QSR 3**
SCALE: 3/16" = 1'-0"



3 **NORTH ELEVATION - QSR 3**
SCALE: 3/16" = 1'-0"



4 **WEST ELEVATION - QSR 3**
SCALE: 3/16" = 1'-0"

IRKAA ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-9000 IRKA.COM

PRELIMINARY
02-09-2026
QSR 3 ELEVATION

DESERT PALMS SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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design by: RWK
drawn by: BA
checked by: RH

A4.4
project #: 25028.00

1 SOUTH ELEVATION - SHOPS BUILDING

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

2 EAST ELEVATION - SHOPS BUILDING

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

3 WEST ELEVATION - SHOPS BUILDING

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

4 NORTH ELEVATION - SHOPS BUILDING

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

GENERAL NOTES

A. ALL ROOF MOUN'CED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREA'ER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
B. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREA'ER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
C. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED FOR T'E BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTIC,LATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(e)(15), ZONING CODE.
D. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR T'E SERVICE ENTRANCE SECTION (SES) AND ALL ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GRATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(e)13. ZONING CODE.
E. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

EXTERIOR FINISH SCHEDULE

A-1		ANODIZED ALUMINUM STOREFRONT SYSTEM WITH SOLARBAN R100 (2) CLEAR + CLEAR GLASS LOW E EXTERIOR GLAZING MANUF: KAWNEER COLOR: BLACK
B-1		CLIFFSTONE COLOR: MESQUITE MANUF: EL DORADO STONE
B-2		3-5/8 x 2-1/4 x 7-5/8 BRICK VENEER TO MATCH EXISTING CENTER COLOR: #9 BLEND VERTICAL MANUF: BELDEN
D-1		MAN DOOR COLOR: #DE6357 "BLACK TIE" MANUF: DUNN EDWARDS
M-1		PBR PANEL METAL ROOFING (VERTICAL) COLOR: CHARCOAL GRAY MANUF: WESTERN STATES METAL ROOFING
M-2		STEEL FRAME/BRAKE METAL
M-3		METAL TRELLIS
M-4		METAL FENCE
P-1		PAINT COLOR: #DEW385 "LIGHTHOUSE" MANUF: DUNN EDWARDS
P-2		PAINT COLOR: #DE6355 "TARNISHED SILVER" MANUF: DUNN EDWARDS
P-3		PAINT COLOR: #DE6357 "BLACK TIE" MANUF: DUNN EDWARDS
S-1		SMOOTH STUCCO

KEYNOTE

1. KNOX BOX - INSTALL 'ER FIRE DEPARTMENT
2. F.D.C. LOCATION AND SIGNAGE
3. FIRE RISE1 LOCATION WITH SIGNAGE
4. 12" HIGHCONTRASTING ADDRESS SIGNAGE, G.C. TO CONFIRM WITH CITY OF CHANDLER COMPLIANCE
5. DASHED LINE INDICATES MECHANICAL UNIT
6. WALL PACK LIGHT FIXTURE, 12'-0" A.F.F.
7. SERVICE ENTRY SECTION LOCATION
8. DASHED LINE INDICATES ROOF BEYOND
9. UNDER CANOPY LIGHT FIXTURE

MATERIAL PERCENTAGE

EAST ELEVATION		
TOTAL:	1,681 S.F.	
STONE:	481 S.F.	29%
BRICK:	-	
STUCCO:	939 S.F.	56%
METAL / DOOR:	116 S.F.	7%
GLAZING:	145 S.F.	8%

NORTH ELEVATION		
TOTAL:	2,236 S.F.	
STONE:	242 S.F.	11%
BRICK:	-	
STUCCO:	1,451 S.F.	65%
METAL / DOOR:	80 S.F.	4%
GLAZING:	463 S.F.	20%

SOUTH ELEVATION		
TOTAL:	2,428 S.F.	
STONE:	230 S.F.	10%
BRICK:	-	
STUCCO:	1,478 S.F.	61%
METAL / DOOR	618 S.F.	25%
GLAZING	102 S.F.	4%

WEST ELEVATION		
TOTAL:	1,699 S.F.	
STONE:	94 S.F.	6%
BRICK:	-	
STUCCO:	1,111 S.F.	65%
METAL / DOOR:	150 S.F.	9%
GLAZING:	344 S.F.	20%

IRKA ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602.955-3800 RKAA.com

PRELIMINARY

02-09-2026

SHOPS BUILDING ELEVATION

NOTICE (IE ALTERNATE BILLING OR PAYMENT CYCLE): THIS CONTRACT MAY ALLOW THE OWNER TO INSURE THE SUBMISSION OF BILLINGS OR ESTIMATES IN ACCORDANCE WITH THE PROJECT'S BUDGET. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON SOME ALTERNATIVE SCHEDULE AFTER RECEIPT OF BILLINGS OR ESTIMATES. IF BILLINGS OR ESTIMATES, A WRITTEN DESCRIPTION OF EACH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT:
NAME:
ADDRESS:
CITY:
CONTACT: Name
PHONE:

DESERT PALMS SHOP AND QSR

NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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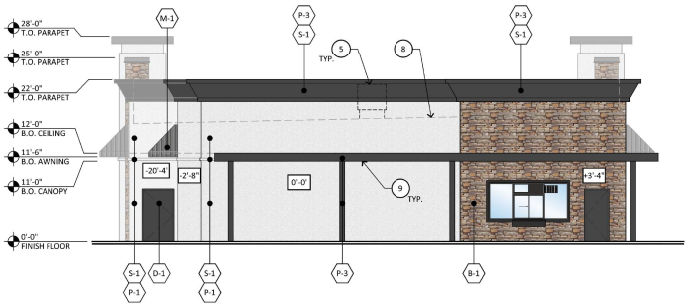
design by: RWK
drawn by: MM
checked by: RH

A4.1C

project #: **25028.00**

1 SOUTH ELEVATION - QSR 1

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

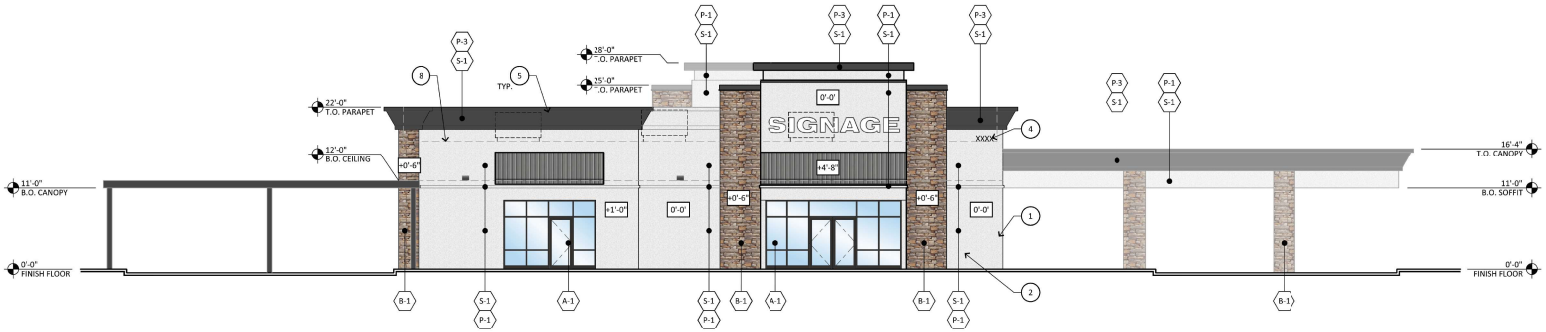


2 EAST ELEVATION - QSR 1

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

3 WEST ELEVATION - QSR 1

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



4 NORTH ELEVATION - QSR 1

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

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREA˜ER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
B. SOLIDMASONRY WALLS AND GATES EQUAL TO, OR GREA˜ER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
C. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOFDRAINS OR BE ARCHITECTURALLY INTEGRATED FOR T¦E BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTIC¿LATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(e)(15), ZONING CODE.
D. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR T¦E SERVICE ENTRANCE SECTION (SES) AND ALL ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCEENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GRATIR IN HEIGHT THAN THE MECHANICAL EQUIRMENT. SECTION 35-1902 (B)(e)13. ZONING CODE.
E. SIGNSREQUIRE A SEPARATE SUBMITTAL AND PERMIT.

EXTERIOR FINISH SCHEDULE

A-1		ANODIZED ALUMINUM STOREFRONT SYSTEM WITH SOLARBAN R100 (2) CLEAR + CLEAR GLASS LOW E EXTERIOR GLAZING MANUF: KAWNEER COLOR: BLACK
B-1		CLIFFSTONE COLOR: MESQUITE MANUF: EL DORADO STONE
B-2		3-5/8 x 2-1/4 x 7-5/8 BRICK VENEER TO MATCH EXISTING CENTER COLOR: #9 BLEND VERTICAL MANUF: BELDEN
D-1		MAN DOOR COLOR: #DE6357 "BLACK TIE" MANUF: DUNN EDWARDS
M-1		PBR PANEL METAL ROOFING (VERTICAL) COLOR: CHARCOAL GRAY MANUF: WESTERN STATES METAL ROOFING
M-2		STEEL FRAME/BRAKE METAL
M-3		METAL TRELLIS
M-4		METAL FENCE
P-1		PAINT COLOR: #DEW385 "LIGHTHOUSE" MANUF: DUNN EDWARDS
P-2		PAINT COLOR: #DE6355 "TARNISHED SILVER" MANUF: DUNN EDWARDS
P-3		PAINT COLOR: #DE6357 "BLACK TIE" MANUF: DUNN EDWARDS
S-1		SMOOTH STUCCO

KEYNOTE

1. KNOX BOX - INSTALL PER FIRE DEPARTMENT
2. F.D.C. LOCATION AND SIGNAGE
3. FIRE RISER LOCATION WITH SIGNAGE
4. 12" HIGHCONTRASTING ADDRESS SIGNAGE, G.C. TO CONFIRM WITH CITY OF CHANDLER COMPLIANCE
5. DASHED LINE INDICATES MECHANICAL UNIT
6. WALL PACK LIGHT FIXTURE, 12'-0" A.F.F.
7. SERVICE ENTRY SECTION LOCATION
8. DASHED LINE INDICATES ROOF BEYOND
9. UNDER CANOPY LIGHT FIXTURE

MATERIAL PERCENTAGE

EAST ELEVATION		
TOTAL:	1,628 S.F.	
STONE:	338 S.F.	
BRICK:	-	
STUCCO:	1,025 S.F.	63%
METAL / DOOR:	200 S.F.	
GLAZING:	65 S.F.	

NORTH ELEVATION		
TOTAL:	2,445 S.F.	
STONE:	403 S.F.	17%
BRICK:	-	
STUCCO:	1,587 S.F.	64%
METAL / DOOR:	152 S.F.	6%
GLAZING:	303 S.F.	13%

SOUTH ELEVATION		
TOTAL:	2,436 S.F.	
STONE:	569 S.F.	
BRICK:	-	
STUCCO:	1,487 S.F.	61%
METAL / DOOR	230 S.F.	
GLAZING	150 S.F.	

WEST ELEVATION		
TOTAL:	1,617 S.F.	
STONE:	167 S.F.	10%
BRICK:	-	
STUCCO:	1,060 S.F.	65%
METAL / DOOR:	65 S.F.	5%
GLAZING:	325 S.F.	20%

RKA ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3800
RKAA.com

PRELIMINARY

02-09-2026

QSR - 1 ELEVATIONS

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY REQUIRE THE OWNER TO ASSUME THE SEPARATE DEBT OF BUILDING OR ESTIMATES IN ORDER TO PROCEED WITH THE PROJECT. THE GENERAL CONTRACTOR MAY ALLOW OWNER TO MAKE PAYMENT ON SEPARATE ALTERNATIVE SCHEDULE AFTER RECEIPT FROM OWNER OR ORIGINATOR APPROVED ESTIMATE. A WRITTEN DESCRIPTION OF EACH SEPARATE BUILDING EXPECT APPLICABLE TO THE PROJECT IS REQUIRED FROM OWNER OR ORIGINATOR APPROVED ESTIMATE.
ORIGINATOR:
ADDRESS:
CITY:
CONTACT: Name:
PHONE:

DESERT PALMS SHOP AND QSR

NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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MATERIAL PERCENTAGE

EAST ELEVATION		
TOTAL:	1,599 S.F.	
STONE:	333 S.F.	21%
BRICK:	130 S.F.	8%
STUCCO:	741 S.F.	46%
METAL / DOOR:	55 S.F.	3%
GLAZING:	340 S.F.	22%

WEST ELEVATION		
TOTAL:	1,736 S.F.	
STONE:	364 S.F.	21%
BRICK:	135 S.F.	8%
STUCCO:	1,134 S.F.	65%
METAL / DOOR:	38 S.F.	2%
GLAZING:	65 S.F.	4%

SOUTH ELEVATION		
TOTAL:	815 S.F.	
STONE:	256 S.F.	31%
BRICK:	42 S.F.	5%
STUCCO:	387 S.F.	48%
METAL / DOOR	130 S.F.	16%
GLAZING	-	

NORTH ELEVATION		
TOTAL:	814 S.F.	
STONE:	180 S.F.	22%
BRICK:	48 S.F.	6%
STUCCO:	398 S.F.	49%
METAL / DOOR:	24 S.F.	3%
GLAZING:	164 S.F.	20%

KEYNOTE

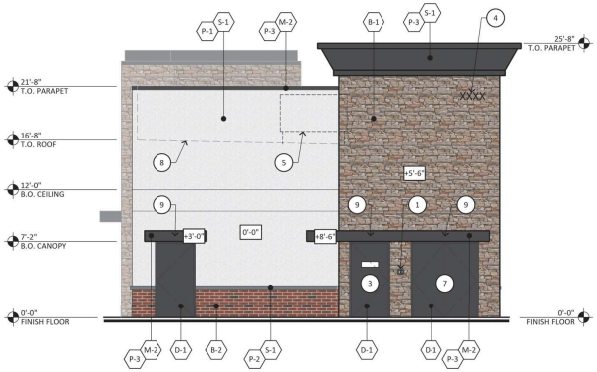
1. KNOX BOX - INSTALL PER FIRE DEPARTMENT
2. F.D.C. LOCATION AND SIGNAGE
3. FIRE RISER LOCATION WITH SIGNAGE
4. 12" HIGH CONTRASTING ADDRESS SIGNAGE, G.C. TO CONFIRM WITH CITY OF CHANDLER COMPLIANCE
5. DASHED LINE INDICATES MECHANICAL UNIT
6. WALL PACK LIGHT FIXTURE, 12'-0" A.F.F.
7. SERVICE ENTRY SECTION LOCATION
8. DASHED LINE INDICATES ROOF BEYOND
9. UNDER CANOPY LIGHT FIXTURE

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
B. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
C. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED FOR THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(e)(15), ZONING CODE.
D. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTON (SES) AND ALL ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GRATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(e)13. ZONING CODE.
E. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

EXTERIOR FINISH SCHEDULE

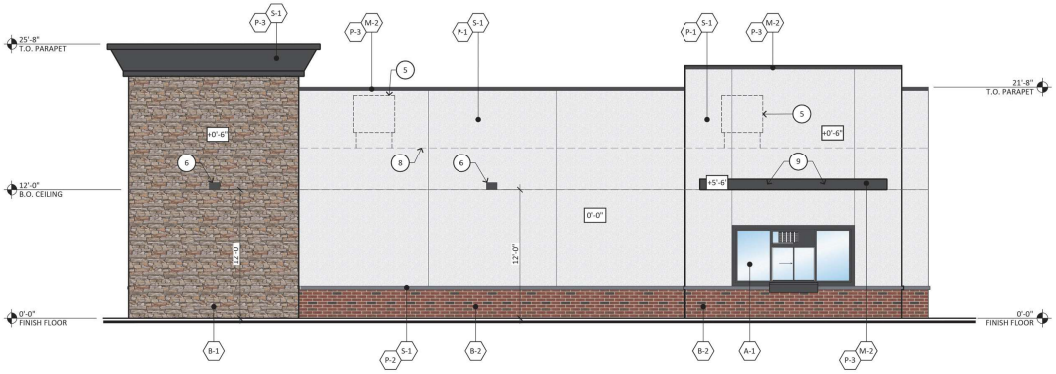
A-1		ANODIZED ALUMINUM STOREFRONT SYSTEM WITH SOLARBAN BLDG (2) CLEAR + CLEAR GLASS LOW E EXTERIOR GLAZING MANUF: KAWNEER COLOR: BLACK
B-1		CLIFFSTONE COLOR: MESQUITE MANUF: EL DORADO STONE
B-2		3-5/8 x 2-1/4 x 7-5/8 BRICK VENEER TO MATCH EXISTING CENTER COLOR: #9 BLEND VERTICAL MANUF: BELDEN
D-1		MAN DOOR COLOR: #DE6357 "BLACK TIE" MANUF: DUNNEDWARDS
M-1		PBR PANEL METAL ROOFING (VERTICAL) COLOR: CHARCOAL GRAY MANUF: WESTERN STATES METAL ROOFING
M-2		STEEL FRAME/BRACE METAL
M-3		METAL TRELLIS
M-4		METAL FENCE
P-1		PAINT COLOR: #DEW185 "LIGHTHOUSE" MANUF: DUNNEDWARDS
P-2		PAINT COLOR: #DE6355 "TARNISHED SILVER" MANUF: DUNNEDWARDS
P-3		PAINT COLOR: #DE6357 "BLACK TIE" MANUF: DUNNEDWARDS
S-1		SMOOTH STUCCO



1 **NORTH ELEVATION - QSR 2**
SCALE: 3/16" = 1'-0"

2 **EAST ELEVATION - QSR 2**
SCALE: 3/16" = 1'-0"

3 **SOUTH ELEVATION - QSR 2**
SCALE: 3/16" = 1'-0"



4 **WEST ELEVATION - QSR 2**
SCALE: 3/16" = 1'-0"

IRKA ARCHITECTS INC
2239 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602.955.5000
IRKA.com

PRELIMINARY
02-09-2026
QSR 2 ELEVATION

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLINGS OR ESTIMATES IN ADVANCE OF THE PERIOD IN WHICH THE WORK IS PERFORMED. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON SUCH ALTERNATIVE SCHEDULE AFTER RECEIPT OF INVOICE OR ESTIMATE FOR PROGRESS DEPARTURE. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THIS PROJECT IS ATTACHED HEREIN OWNER OR DESIGNATED AGENT:
NAME
ADDRESS
CITY, STATE
CONTACT Name
PHONE

DESERT PALMS SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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design by: RWK
drawn by: MM
checked by: RH

A4.3
project #: 25028.00

MATERIAL PERCENTAGE

EAST ELEVATION		
TOTAL:	640 S.F.	
STONE:	130 S.F.	20%
BRICK:	28 S.F.	4%
STUCCO:	382 S.F.	60%
METAL / DOOR:	100 S.F.	6%

WEST ELEVATION		
TOTAL:	643 S.F.	
STONE:	218 S.F.	34%
BRICK:	43 S.F.	7%
STUCCO:	293 S.F.	46%
METAL / DOOR:	24 S.F.	4%
GLAZING:	65 S.F.	9%

SOUTH ELEVATION		
TOTAL:	1,137 S.F.	
STONE:	232 S.F.	20%
BRICK:	97 S.F.	9%
STUCCO:	655 S.F.	58%
METAL / DOOR	70 S.F.	6%
GLAZING	83 S.F.	7%

NORTH ELEVATION		
TOTAL:	1,253 S.F.	
STONE:	108 S.F.	9%
BRICK:	135 S.F.	11%
STUCCO:	814 S.F.	64%
METAL / DOOR:	61 S.F.	5%
GLAZING:	135 S.F.	11%

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
B. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
C. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED FOR THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(e)(15), ZONING CODE.
D. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL 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 (B)(e)13. ZONING CODE.
E. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

EXTERIOR FINISH SCHEDULE

A-1	ANODIZED ALUMINUM STOREFRONT SYSTEM WITH SOLARBAN R100 (2) CLEAR + CLEAR GLASS LOW E EXTERIOR GLAZING MANUF: KAWNEER COLOR: BLACK	
B-1	CLIFFSTONE COLOR: MESQUITE MANUF: EL DORADO STONE	
B-2	3-5/8 x 2-1/4 x 7-5/8 BRICK VENEER TO MATCH EXISTING CENTER COLOR: #9 BLEND VERTICAL MANUF: BELDEN	
D-1	MAN DOOR COLOR: #DE6357 "BLACK TIE" MANUF: DUNN EDWARDS	
M-1	PBR PANEL METAL ROOFING (VERTICAL) COLOR: CHARCOAL GRAY MANUF: WESTERN STATES METAL ROOFING	
M-2	STEEL FRAME/BRAKE METAL	
M-3	METAL TRELLIS	
M-4	METAL FENCE	
P-1	PAINT COLOR: #DEW385 "LIGHTHOUSE" MANUF: DUNN EDWARDS	
P-2	PAINT COLOR: #DE6355 "TARNISHED SILVER" MANUF: DUNN EDWARDS	
P-3	PAINT COLOR: #DE6357 "BLACK TIE" MANUF: DUNN EDWARDS	
S-1	SMOOTH STUCCO	

KEYNOTE

1. KNOX BOX - INSTALL PER FIRE DEPARTMENT
2. F.D.C. LOCATION AND SIGNAGE
3. FIRE RISER LOCATION WITH SIGNAGE
4. 12" HIGH CONTRASTING ADDRESS SIGNAGE, G.C. TO CONFIRM WITH CITY OF CHANDLER COMPLIANCE
5. DASHED LINE INDICATES MECHANICAL UNIT
6. WALL PACK LIGHT FIXTURE, 12'-0" A.F.F.
7. SERVICE ENTRY SECTION LOCATION
8. DASHED LINE INDICATES ROOF BEYOND
9. UNDER CANOPY LIGHT FIXTURE

1 SOUTH ELEVATION - QSR 3

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

2 EAST ELEVATION - QSR 3

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

3 NORTH ELEVATION - QSR 3

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

4 WEST ELEVATION - QSR 3

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

RKA ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3800
RKA4.com

PRELIMINARY

02-09-2026

QSR 3 ELEVATION

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO INCLUDE THE SUBMISSION OF BILLINGS OR ESTIMATES IN ADVANCE OF PAYMENT DUE DATE. THE OWNER OR CONTRACTOR MAY ALLOW OWNER TO MAKE PAYMENT ON SUCH ALTERNATIVE SCHEDULE AFTER RECEIPT OF BILLING OR ESTIMATE. FOR BILLINGS OR ESTIMATE, A WRITTEN DESCRIPTION OF SUCH COMPLIANCE PROCESS APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR ORGANIZATION ADMINISTRATOR.
OWNER:
ARCHITECT:
CONTRACTOR:
CONTACT: Name:
PHONE:

DESERT PALMS SHOP AND QSR

NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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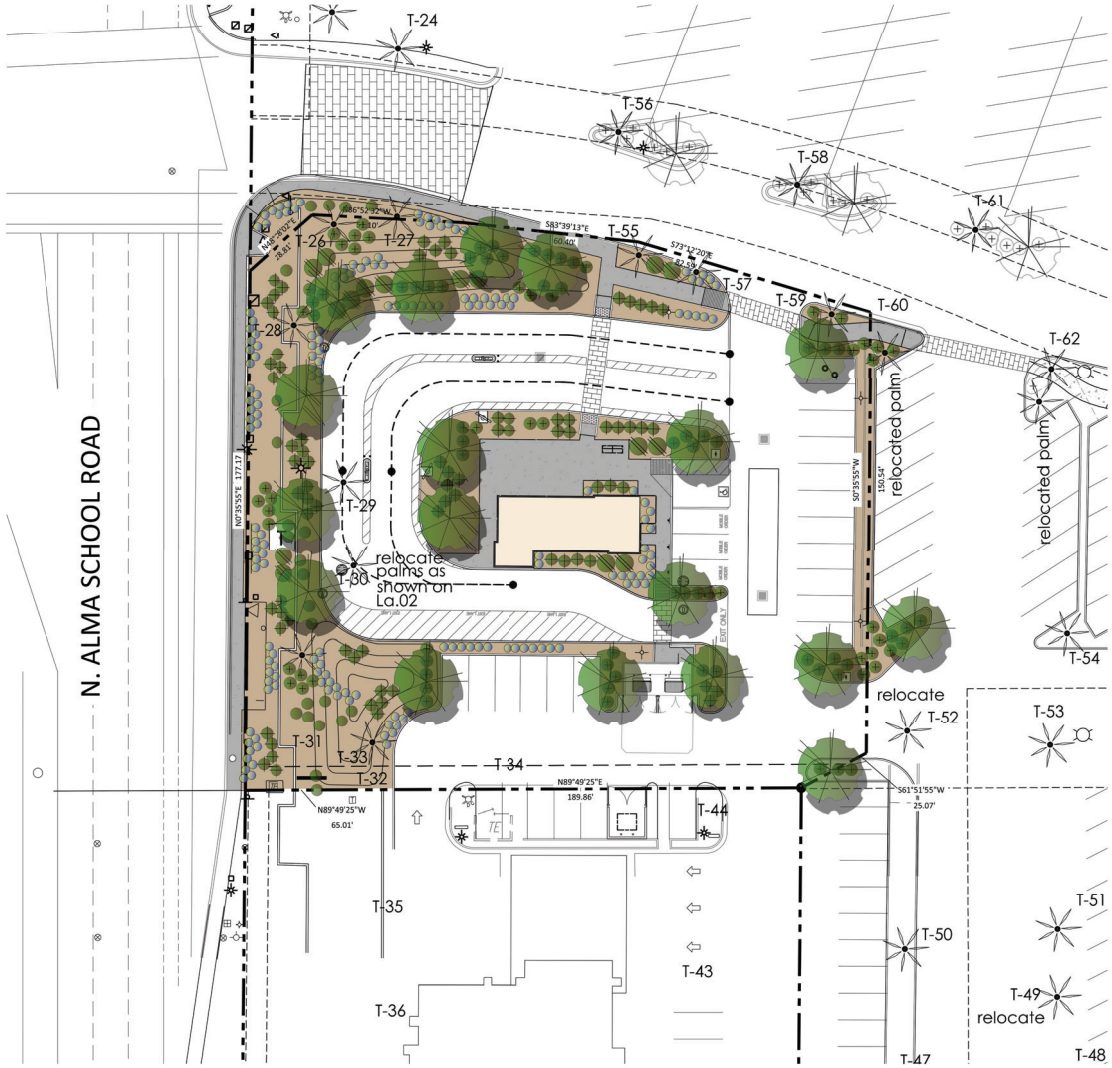
design by: RWK
drawn by: BA
checked by: RH

A4.4C

project #: 25028.00

EXHIBIT 7



TAG NO.	COMMON NAME	BOTANICAL NAME
T-1	DATE PALM	PHOENIX DACTYLIFERA
T-2	DATE PALM	PHOENIX DACTYLIFERA
T-3	DATE PALM	PHOENIX DACTYLIFERA
T-4	DATE PALM	PHOENIX DACTYLIFERA
T-5	DATE PALM	PHOENIX DACTYLIFERA
T-6	DATE PALM	PHOENIX DACTYLIFERA
T-7	DATE PALM	PHOENIX DACTYLIFERA
T-8	DATE PALM	PHOENIX DACTYLIFERA
T-9	DATE PALM	PHOENIX DACTYLIFERA
T-10	AFRICAN SUMAC	RHUS LANCEA
T-11	DATE PALM	PHOENIX DACTYLIFERA
T-12	DATE PALM	PHOENIX DACTYLIFERA
T-13	AFRICAN SUMAC	RHUS LANCEA
T-14	DATE PALM	PHOENIX DACTYLIFERA
T-15	DATE PALM	PHOENIX DACTYLIFERA
T-16	DATE PALM	PHOENIX DACTYLIFERA
T-17	DATE PALM	PHOENIX DACTYLIFERA
T-18	DATE PALM	PHOENIX DACTYLIFERA
T-19	DATE PALM	PHOENIX DACTYLIFERA
T-20	AFRICAN SUMAC	RHUS LANCEA
T-21	DATE PALM	PHOENIX DACTYLIFERA
T-22	DATE PALM	PHOENIX DACTYLIFERA
T-23	DATE PALM	PHOENIX DACTYLIFERA
T-24	DATE PALM	PHOENIX DACTYLIFERA
T-25	CASCALOTE	CAESALPNIA CACALOCA
T-26	DATE PALM	PHOENIX DACTYLIFERA
T-27	DATE PALM	PHOENIX DACTYLIFERA
T-28	DATE PALM	PHOENIX DACTYLIFERA
T-29	DATE PALM	PHOENIX DACTYLIFERA
T-30	DATE PALM	PHOENIX DACTYLIFERA
T-31	AFRICAN SUMAC	RHUS LANCEA
T-32	CASCALOTE	CAESALPNIA CACALOCA
T-33	DATE PALM	PHOENIX DACTYLIFERA
T-34	CASCALOTE	CAESALPNIA CACALOCA
T-35	CASCALOTE	CAESALPNIA CACALOCA
T-36	AFRICAN SUMAC	RHUS LANCEA
T-37	PINE	PINUS SP
T-38	CASCALOTE	CAESALPNIA CACALOCA
T-39	CASCALOTE	CAESALPNIA CACALOCA
T-40	AFRICAN SUMAC	RHUS LANCEA
T-41	CASCALOTE	CAESALPNIA CACALOCA
T-42	DATE PALM	PHOENIX DACTYLIFERA
T-43	CASCALOTE	CAESALPNIA CACALOCA
T-44	CASCALOTE	CAESALPNIA CACALOCA
T-45	DATE PALM	PHOENIX DACTYLIFERA
T-46	DATE PALM	PHOENIX DACTYLIFERA
T-47	DATE PALM	PHOENIX DACTYLIFERA
T-48	DATE PALM	PHOENIX DACTYLIFERA
T-49	DATE PALM	PHOENIX DACTYLIFERA
T-50	DATE PALM	PHOENIX DACTYLIFERA
T-51	DATE PALM	PHOENIX DACTYLIFERA
T-52	DATE PALM	PHOENIX DACTYLIFERA
T-53	DATE PALM	PHOENIX DACTYLIFERA
T-54	DATE PALM	PHOENIX DACTYLIFERA
T-55	DATE PALM	PHOENIX DACTYLIFERA
T-56	DATE PALM	PHOENIX DACTYLIFERA
T-57	DATE PALM	PHOENIX DACTYLIFERA
T-58	DATE PALM	PHOENIX DACTYLIFERA
T-59	DATE PALM	PHOENIX DACTYLIFERA
T-60	DATE PALM	PHOENIX DACTYLIFERA
T-61	DATE PALM	PHOENIX DACTYLIFERA
T-62	DATE PALM	PHOENIX DACTYLIFERA
T-63	DATE PALM	PHOENIX DACTYLIFERA
T-64	DATE PALM	PHOENIX DACTYLIFERA
T-65	DATE PALM	PHOENIX DACTYLIFERA
T-66	DATE PALM	PHOENIX DACTYLIFERA
T-67	DATE PALM	PHOENIX DACTYLIFERA
T-68	DATE PALM	PHOENIX DACTYLIFERA
T-69	DATE PALM	PHOENIX DACTYLIFERA
T-70	DATE PALM	PHOENIX DACTYLIFERA
T-71	DATE PALM	PHOENIX DACTYLIFERA
T-72	DATE PALM	PHOENIX DACTYLIFERA
T-73	AFRICAN SUMAC	RHUS LANCEA
T-74	AFRICAN SUMAC	RHUS LANCEA
T-75	AFRICAN SUMAC	RHUS LANCEA
T-76	AFRICAN SUMAC	RHUS LANCEA
T-77	AFRICAN SUMAC	RHUS LANCEA
T-78	AFRICAN SUMAC	RHUS LANCEA
T-79	DATE PALM	PHOENIX DACTYLIFERA
T-80	DATE PALM	PHOENIX DACTYLIFERA
T-81	DATE PALM	PHOENIX DACTYLIFERA
T-82	DATE PALM	PHOENIX DACTYLIFERA
T-83	DATE PALM	PHOENIX DACTYLIFERA
T-84	DATE PALM	PHOENIX DACTYLIFERA
T-85	DATE PALM	PHOENIX DACTYLIFERA
T-86	DATE PALM	PHOENIX DACTYLIFERA
T-87	DATE PALM	PHOENIX DACTYLIFERA
T-88	DATE PALM	PHOENIX DACTYLIFERA
T-89	DATE PALM	PHOENIX DACTYLIFERA
T-90	DATE PALM	PHOENIX DACTYLIFERA
T-91	DATE PALM	PHOENIX DACTYLIFERA
T-92	DATE PALM	PHOENIX DACTYLIFERA
T-93	DATE PALM	PHOENIX DACTYLIFERA
T-94	DATE PALM	PHOENIX DACTYLIFERA
T-95	DATE PALM	PHOENIX DACTYLIFERA
T-96	DATE PALM	PHOENIX DACTYLIFERA
T-97	DATE PALM	PHOENIX DACTYLIFERA
T-98	DATE PALM	PHOENIX DACTYLIFERA
T-99	DATE PALM	PHOENIX DACTYLIFERA

TAG NO.	COMMON NAME	BOTANICAL NAME
T-100	DATE PALM	PHOENIX DACTYLIFERA
T-101	DATE PALM	PHOENIX DACTYLIFERA
T-102	DATE PALM	PHOENIX DACTYLIFERA
T-103	DATE PALM	PHOENIX DACTYLIFERA
T-104	DATE PALM	PHOENIX DACTYLIFERA
T-105	DATE PALM	PHOENIX DACTYLIFERA
T-106	DATE PALM	PHOENIX DACTYLIFERA
T-107	DATE PALM	PHOENIX DACTYLIFERA
T-108	DATE PALM	PHOENIX DACTYLIFERA
T-109	DATE PALM	PHOENIX DACTYLIFERA
T-110	DATE PALM	PHOENIX DACTYLIFERA
T-111	DATE PALM	PHOENIX DACTYLIFERA
T-112	DATE PALM	PHOENIX DACTYLIFERA
T-113	DATE PALM	PHOENIX DACTYLIFERA
T-114	DATE PALM	PHOENIX DACTYLIFERA
T-115	DATE PALM	PHOENIX DACTYLIFERA
T-116	DATE PALM	PHOENIX DACTYLIFERA
T-117	DATE PALM	PHOENIX DACTYLIFERA
T-118	DATE PALM	PHOENIX DACTYLIFERA
T-119	DATE PALM	PHOENIX DACTYLIFERA
T-120	DATE PALM	PHOENIX DACTYLIFERA
T-121	DATE PALM	PHOENIX DACTYLIFERA
T-122	AFRICAN SUMAC	RHUS LANCEA
T-123	AFRICAN SUMAC	RHUS LANCEA
T-124	DATE PALM	PHOENIX DACTYLIFERA
T-125	DATE PALM	PHOENIX DACTYLIFERA
T-126	DATE PALM	PHOENIX DACTYLIFERA
T-127	DATE PALM	PHOENIX DACTYLIFERA
T-128	DATE PALM	PHOENIX DACTYLIFERA
T-129	DATE PALM	PHOENIX DACTYLIFERA
T-130	DATE PALM	PHOENIX DACTYLIFERA
T-131	DATE PALM	PHOENIX DACTYLIFERA
T-132	DATE PALM	PHOENIX DACTYLIFERA
T-133	DATE PALM	PHOENIX DACTYLIFERA
T-134	DATE PALM	PHOENIX DACTYLIFERA
T-135	AFRICAN SUMAC	RHUS LANCEA
T-136	AFRICAN SUMAC	RHUS LANCEA
T-137	AFRICAN SUMAC	RHUS LANCEA
T-138	DATE PALM	PHOENIX DACTYLIFERA
T-139	DATE PALM	PHOENIX DACTYLIFERA
T-140	DATE PALM	PHOENIX DACTYLIFERA
T-141	DATE PALM	PHOENIX DACTYLIFERA
T-142	AFRICAN SUMAC	RHUS LANCEA
T-143	AFRICAN SUMAC	RHUS LANCEA
T-144	CASCALOTE	CAESALPINIA CACALOCA
T-145	EUCALYPTUS	EUCALYPTUS GLOBULUS
T-146	CASCALOTE	CAESALPINIA CACALOCA
T-147	AFRICAN SUMAC	RHUS LANCEA
T-148	ELM	ULMUS PARVIFOLIA
T-149	ELM	ULMUS PARVIFOLIA

CERCIDIUM PRAECOX
PALO BRÍA
24" BOX

EXISTING PALM
PROTECT FROM
CONSTRUCTION

EXISTING TREE
PROTECT FROM
CONSTRUCTION

EREMOPHILA MACULATA
'VALENTINE' EMU BUSH
5 GALLON

EXISTING SHRUB
PROTECT FROM
CONSTRUCTION

TECOMA 'YELLOW BELLS'
YELLOW BELLS
5 GALLON

BOUGAINVILLEA 'TORCH GLOW'
BUSH BOUGAINVILLEA
5 GALLON

LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON

MATCH EXISTING DECOMPOSED GRANITE
DECOMPOSED GRANITE
2" DEPTH IN ALL DISTURBED LANDSCAPE AREAS

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10446 N. 74th Street , Suite 150
Scottsdale, Arizona 85258
P.(602)265-0320
EMAIL: timmcqueen@tjmla.net

T&M ASSOCIATES

LANDSCAPE PLAN
SCALE: 1" = 20'-0"

NORTH

IRKA
ARCHITECTS INC
2238 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
IRKA.com

PRELIMINARY
04-28-2025

LANDSCAPE PLAN

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLING OR ESTIMATES IN ADVANCE OF THE PERFORMANCE OF WORK. THE CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON SOME ALTERNATIVE SCHEDULE AFTER RECEIPT OF BILLING OR ESTIMATE. IF BILLING OR ESTIMATE, A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT:
Name:
ADDRESS:
CITY:
CONTACT Name:
PHONE:

DESERT PALMS SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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design by: RWK
drawn by:
checked by: RH

La.01
project #: 25028.00

LANDSCAPE PLAN
SCALE: 1" = 20'-0"

NORTH

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10446 N. 74th Street , Suite 150
Scottsdale, Arizona 85258
P:(602)265-0320

EMAIL: timmcqueen@tjmla.net

LANDSCAPE ARCHITECT
27168
TIMOTHY J. McQUEEN
04.07.26
EXPIRES 06/30/2026

T.J.&M ASSOCIATES

IRKA ARCHITECTS INC
2239 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602.955.2000 IRKA.COM

PRELIMINARY
04-28-2025

LANDSCAPE PLAN

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE:
THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLINGS OR ESTIMATES IN ADVANCE OF THE TIME PAYMENT IS DUE. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENTS ON SOME ALTERNATIVE SCHEDULE AFTER RECEIPT OF BILLINGS OR ESTIMATES IN ADVANCE OF ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS ATTACHED HEREW OWNER OR DESIGNATED AGENT:
NAME
ADDRESS
CONTACT: Name
PHONE

DESERT PALMS SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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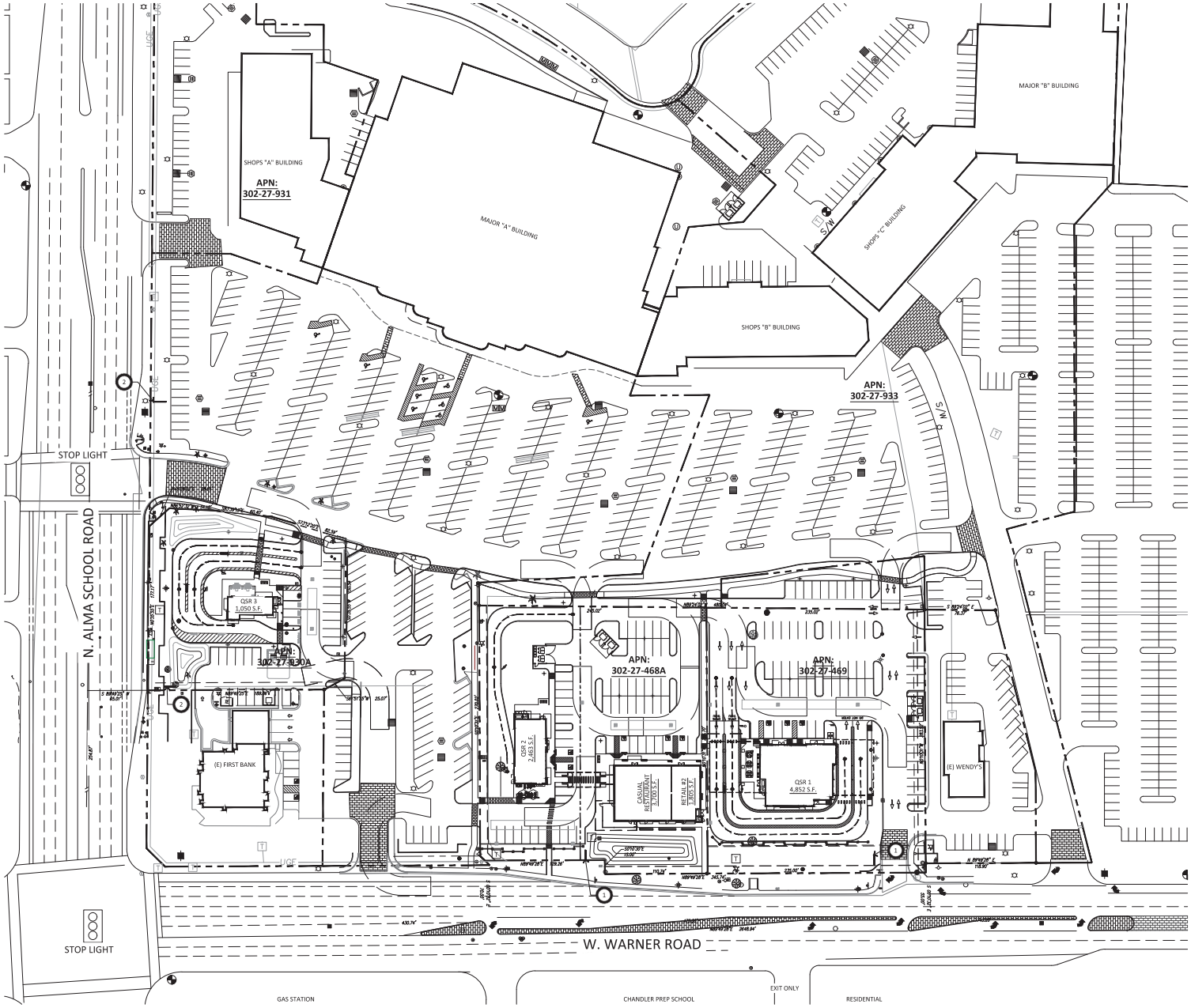
design by: RWK
drawn by:
checked by: RH

project #: 25028.00

La.02

EXHIBIT 8



AERIAL PLAN - SIGNAGE LOCATION

SCALE: 1" = 50'-0"

KEYNOTE

1. PROPOSED NEW SIGNAGE LOCATION, ON SEPARATE SUBMITTAL
2. EXISTING SIGNAGE LOCATION

VICINITY MAP

NORTH

IRKA ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-5500
IRKA.com

PRELIMINARY

02-09-2026

AERIAL MAP - SIGNAGE LOCATION

NOTICE OF AUTOMATIC BILLING ON PAYMENT CYCLE: THE CONTRACTOR AGREES TO ALLOW THE OWNER TO INSURE THE SUBMISSION OF BILLINGS ON ESTIMATED PAYMENT CYCLE AS SHOWN ON THE ATTACHED SCHEDULE. CONTRACTOR AGREES OWNER TO MAKE PAYMENT ON SUCH ALTERNATIVE SCHEDULE AFTER RECEIPT OF A BILLING FROM CONTRACTOR FOR ESTIMATED SERVICES. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS ATTACHED HERE FROM OWNER OR OWNER'S AGENT.
NAME:
ADDRESS:
CITY:
CONTACT Name:
PHONE:

DESERT PALMS SHOP AND QSR

NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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design by: RW/K
drawn by: MM
checked by: RH

SP1.3

project #: 25028.00

Planning & Zoning Commission Memorandum **Development Services**
Memo No. 26-025

Date: 09/16/2026
To: Planning and Zoning Commission
Thru: David de la Torre, Acting Planning Administrator
Lauren Schumann, Acting Planning Manager
From: Mikayela Liburd, City Planner
Subject: PLH25-0038 7-11 Chandler
Request: Preliminary Development Plan (PDP) approval for the site layout and architecture for a gas station, convenience store and commercial pad.
Location: Generally located 500 feet north of the northwest corner of Cooper and Germann Road.
Applicant: Ivan Nockkov, Vequity

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH25-0038 7-11 Chandler for the site layout and architecture for a gas station, convenience store and commercial pad, generally located approximately 500 feet north of the north-west comer of Cooper and Germann roads, subject to the conditions as recommended by Planning staff.

Background Data:

- Property is zoned PAD under DVR04-0037 Chandler Airport Center, a master plan including 245 acres, and approved uses include Commercial Freeway (restaurant, gas station and retail)
- Rezoning case DVR04-0037 was approved with a conceptual plan, requiring each individual stage to submit its own Preliminary Development Plan for site layout and architecture
- The current request is for the approval of site layout and architecture for a gas station, convenience store and commercial pad at the south-west corner of Cooper Road and Northrop Boulevard

Surrounding Land Use Data:

North	Northrop Blvd., then a commercial building	South	Vacant parcel
East	Cooper Road, then 4-story hotel	West	Commercial building

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

Lot Size	Lot 1 (North):1.75 acres Lot 2 (South): 1.09 acres
Building Square Footage	Convenient Store: 4,483 sqft. Gas Canopy: 153' 10.5" x 20' Commercial Building: 6,401 sqft
Max Building Height	26 feet
Building Setbacks	Cooper: 50 feet Northrop: 20 feet South: 20 feet West: 20 feet
Proposed Materials	EIFS, Fiber cement panel, metal, glazing
Parking Spaces Required	5.5 Spaces/1,000 sqft 60 parking spaces required
Parking Spaces Provided	66 spaces provided

Review and Recommendation:

The proposed site is located north of the Chandler Municipal Airport and is designated as Innovation District within the Chandler Airpark Area Plan. The zoning of the property was approved in 2004, allowing commercial uses including gas station uses on the subject properties. The initial zoning case also required each parcel to submit applications for Preliminary Development Plan approval before development. This proposal includes the site layout and architecture for a gas station, convenience store and commercial pad.

The proposal was brought before the Airport Commission to evaluate whether it posed any conflict with existing or planned airport operations; the Commission found that the proposed development does not conflict with current or future

operations of the airport.

The site is also part of the Chandler Airport Business Park. Therefore, the proposed site is required to tie into the larger development through materials, colors, and architecture. The main materials being proposed are EIFS, fiber cement panels and corrugated metal, with glazing and metal being used as accent materials. The applicant has worked with staff to ensure that the building elevations are aligned with the larger development.

Planning staff has reviewed the request and finds that it is consistent with the existing zoning and the Chandler Airpark Area Plan.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A sign was posted on site and a neighborhood notice was sent in lieu of a neighborhood meeting due to lack of adjacent single-family residential properties.
- Neighborhood Notice was posted on social media via NextDoor.
- As of the writing of this memo, Planning staff is not aware of any opposition to the request.

Airport Commission Conflict Evaluation

Airport Commission meeting August 12, 2026
Motion to find no conflict with existing or planned airport uses.

In Favor: 5 Opposed: 0 Absent: 2 (Nichols and Gonzalez)

The Airport Commission reviewed the request in accordance with the Airport Conflicts Evaluation Process. The Airport Manager has issued a conflict evaluation report indicating that the Airport Commission determined the proposed development does not constitute a conflict with existing or planned airport operations. A copy of the Airport manager's report detailing the Airport Commission's findings is attached to this memo.

Recommended Conditions of Approval

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 "7-11 Chandler" and kept on file in the City of Chandler Planning Division, in File No. PLH25-0038, modified by such conditions included at the time of approval by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

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

3. Landscaping shall be maintained at a level consistent with or better than at the time of planting.

4. All raceway signage shall be prohibited.

5. All mechanical equipment, including HVAC, utility meters, etc. shall be screened from view by material(s) that are architecturally integrated and consistent with the proposed buildings.

6. 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.

7. Chandler Airport Center requires all parking to be fully screened from view by 3-foot high walls that match the existing screen walls.

8. Parking space sizes shall meet City of Chandler requirements of 9 foot widths.

Attachments

Vicinity Map

PLH25-0038 7-11 Chandler Development Booklet

Airport Conflicts Evaluation

Zoning Case
PLH25-0038 7-11 Chandler

Project Site

Preliminary Development Plan (PDP) approval for the site layout and architecture for a gas station, convenience store and commercial pad

N

CHANDLER arizona

September 1, 2026

City of Chandler – Development Services Administration
215 E. Buffalo St.
Chandler, AZ 85225
RE: Preliminary Development Plan

7-ELEVEN CHANDLER
PROJECT NARRATIVE
CITY OF CHANDLER, ARIZONA

Thank you for the opportunity to submit a project narrative for the proposed development of a 7-Eleven store with a gas station and a commercial building on the 2.84 acres located at the southwest corner of Northrop Blvd & Cooper Rd (parcels 303-29-985 & 303-29-986). It is currently zoned as PAD (Planned Area Development). All proposed 7-Eleven improvements will occur within the northern 1.75 acre parcel. A commercial building will be developed on the southern 1.09 acre parcel. Improvements will include clearing of the vacant land, constructing the new 7-Eleven building, new commercial building, gas station pumps and canopy, as well as all associated parking areas, drive aisles, trash enclosure, underground utilities, stormwater management, and landscaping in accordance with all local ordinances.

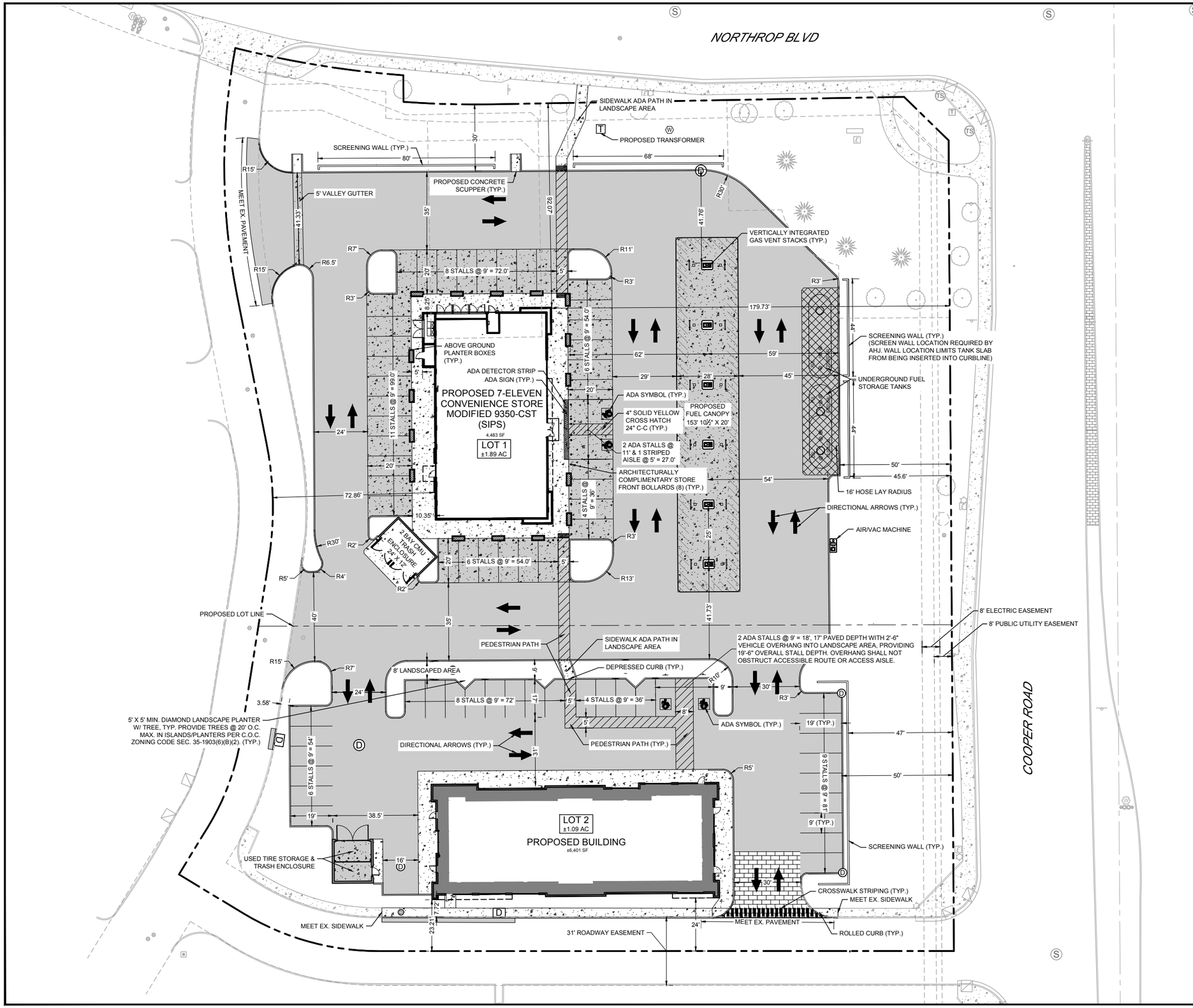
Eight bollards in a row are proposed in front of the 7-Eleven store, which exceeds the maximum number (six) in a row permitted by the City. We are requesting an exception to this requirement. Planters at this location would limit the ADA routes to the building entrance. Bollards achieve the same level of building protection and maintain ADA compliant clear width at the storefront. We are working with the City on the design of the bollards to ensure they conform to all applicable design and architectural requirements.

The proposed development will be a part of the overall redevelopment of this area. The 7-Eleven will utilize access roads currently under development. This area is an emerging commercial, entertainment, and office area that will benefit from the proposed development.

We look forward to receiving the City's opinion and review comments for the proposed development and shall incorporate them in any required resubmittals after the Preliminary Development Plan review (PDP). Should you have any questions or comments upon review of the PDP, please do not hesitate to contact me at (630) 598-0007 or skabat@cagecivil.com.

Sincerely,
CAGE ENGINEERING, INC.

Spencer Kabat
Project Engineer



PAVEMENT LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- TANK SLAB CONCRETE PAVEMENT
- STAMPED CONCRETE PAVEMENT
- CONCRETE WALK PAVEMENT
- M.A.G. TYPE "A" SINGLE CURB
- DEPRESSED CURB
- ROLLED CURB

Key	Dimension Element	7-Eleven Standard	Store
A	Center of bollard to center of dispenser	62'	62'
B	Center of dispenser to edge of front curb with tanks	47'	59'
C	Center of dispenser to edge of front curb without tanks	39'	NA
D	Edge of dispenser to side curb with tanks	54'	NA
E	Edge of dispenser to side curb without tanks	46'	41.7
F	Drive aisle width between the face of dispensers (in stacked position)	34'	NA
G	Centerline dispenser spacing (in stacked position)	27'	NA
H	Drive aisle width between the face of dispensers (in starting gate position)	25'	25'
I	Sidewalk width	8'	5
J	Dimensions of typical parking spots	9'x20'	9'x20'
*K	Dimensions of ADA parking spots	11'x20'	11'x20'
*L	Dimension of ADA aisle	5'	5'
M	Ingress and egress dimension	38'	35'
N	Drive aisle width (see sheet note #1)	35'	Lot 1: 35' Lot 2: 30'
	MPDs	6 MIN.	6
	Parking with restaurant	40	NA
	Parking without restaurant	25	25
	Building prototype	select option	93x50 GEN2 (SIPS)

SHEET NOTE

1. ALL OUTER DRIVE AISLE WIDTHS ARE 35' MINIMUM WIDTH. THE ACCESS ROAD BEHIND THE BUILDING, THAT NO TRUCK TRAFFIC WILL UTILIZE, IS ONLY 24' TO ACCOMMODATE STANDARD VEHICLE TRAFFIC.

SITE DATA TABLE

TOTAL SITE AREA: 2.84 ACRES

BUILDING LOT COVERAGE %: 5,227 / 123,710 = 4.23%
CITY OF CHANDLER PARKING REQ: SECTION 35-1804
FIVE AND ONE HALF (5.5) SPACES PER 1,000 SQ FT OF GROSS FLOOR AREA = 5,227 / 1000 = 5.227*(5) = 29 SPACES
ZONING: PAD
PARKING SPACES:
- STANDARD STALLS: 35
- TOTAL ADA STALLS 2
- TOTAL STALLS: 37

REQUIRED SETBACKS:
- FRONT YARD NORTHROP BLVD: 30'
- FRONT YARD COOPER RD: 50'
- SIDE / REAR YARD: 0'

PARKING SETBACKS:
- FRONT YARD: 20'
- SIDE / REAR YARD: 5'

VICINITY MAP

CAGE
3133 W FRYE RD
SUITE 101
CHANDLER, AZ 85226
P: 630.598.0007
WWW.CAGECIVIL.COM

REVISIONS

1 07/31/2026 REVISED PER CITY REVIEW
2 08/12/2026 REVISED PER CITY REVIEW
3 08/01/2026 REVISED PER 711 AND CITY REVIEW
4 04/01/2026 REVISED PER 711 AND CITY REVIEW
5 03/13/2026 REVISED PER 711 REVIEW

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PRELIMINARY ENGINEERING FOR
711 CHANDLER GAS STATION AND C-STORE
NW CORNER OF GERMANN RD AND COOPER RD
CHANDLER, AZ

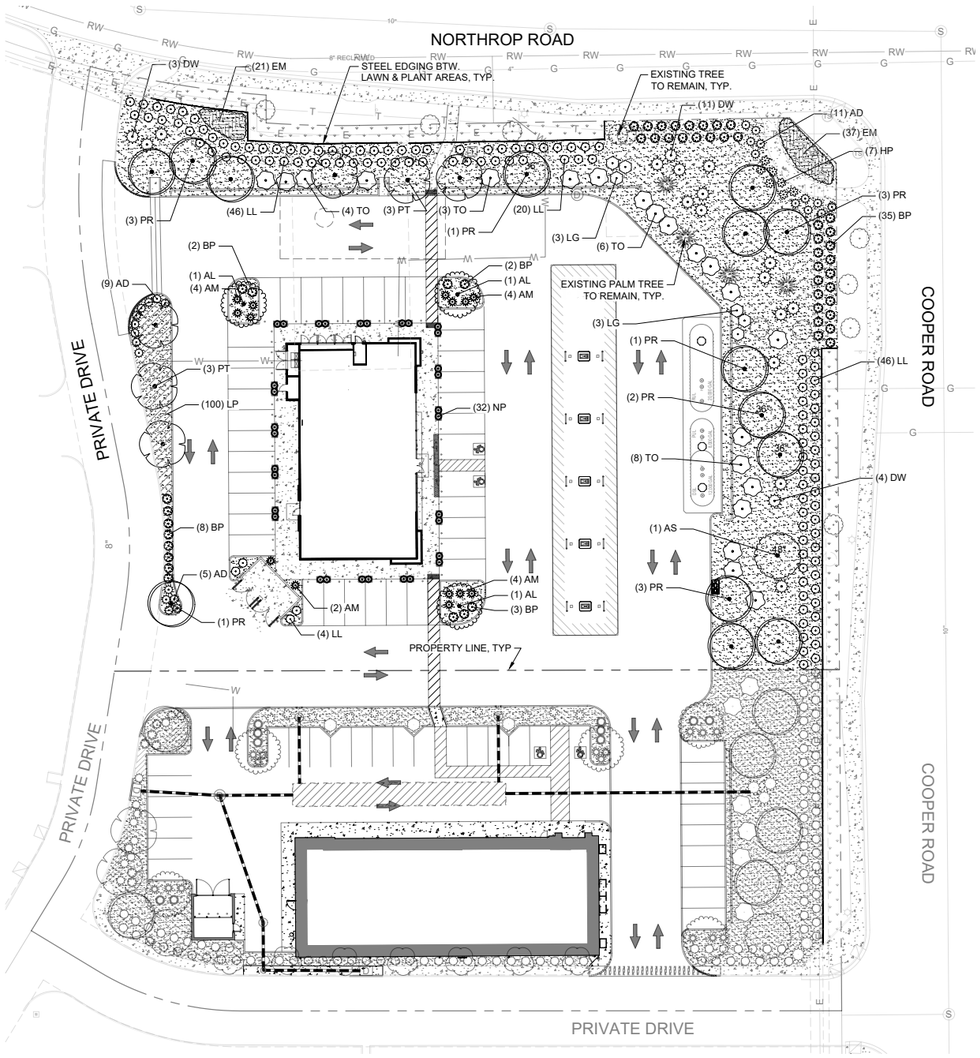
PROJ NO: 250177
ENG : SEK
DATE : 08/25/2026

SHEET TITLE
SITE LAYOUT PLAN

ARIZONA811 BLUE STAKE, INC.

0 20' 40'
1" = 20' (HORIZONTAL)

SHEET NUMBER
C1.0
1 OF 2



NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

LANDSCAPE CALCULATIONS

SITE INFORMATION:

AUTHORITY HAVING JURISDICTION:	CITY OF CHANDLER, AZ
ZONING:	PAD
TOTAL SITE AREA:	76,175 SF
OPEN SPACE AREA:	23,460 SF (31%)
TREES REQUIRED:	24 TREES (1 PER 1,000 SF)
TREES PROVIDED:	24 TREES
SHRUBS REQUIRED:	141 SHRUBS (6 PER 1,000 SF)
SHRUBS PROVIDED:	258 SHRUBS

FRONT YARD/STREET ROW LANDSCAPING:

INTERSECTION SETBACK AREA NORTHROP ROAD:	5000 SF (100 LF WITH 50' SETBACK)
TREES REQUIRED:	6 TREES (1 PER 800 SF)
TREES PROVIDED:	1 - 24" BOX TREES (17%)
	0 - 36" BOX TREES (0%)
	5 - 48" BOX TREES (5 EXISTING TREES EQUAL TO 48" BOX TREES (83%)
TOTAL TREES PROVIDED:	6 TREES
SHRUBS REQUIRED:	38 SHRUBS (6 PER 800 SF)
SHRUBS PROVIDED:	39 SHRUBS
FRONTAGE @ NORTHROP ROAD:	222 LF (322 LF LESS 100' SETBACK)
TREES REQUIRED:	7 TREES (1 PER 30 LF)
TREES PROVIDED:	3 - 24" BOX TREES (50%)
	1 - 36" BOX TREES (25%)
	3 - 48" BOX TREES (3 EXISTING TREES EQUAL TO 48" BOX TREES (43%)
TOTAL TREES PROVIDED:	7 TREES
SHRUBS REQUIRED:	44 SHRUBS (6 PER 30 LF)
SHRUBS PROVIDED:	76 SHRUBS
INTERSECTION SETBACK AREA COOPER ROAD:	5,000 SF (100 LF WITH 50' SETBACK)
TREES REQUIRED:	6 TREES (1 PER 800 SF)
TREES PROVIDED:	2 - 24" BOX TREES (33%)
	0 - 36" BOX TREES (0%)
	4 - 48" BOX TREES (4 EXISTING TREES EQUAL TO 48" BOX TREES (67%)
TOTAL TREES PROVIDED:	6 TREES
SHRUBS REQUIRED:	38 SHRUBS (6 PER 800 SF)
SHRUBS PROVIDED:	38 SHRUBS
FRONTAGE @ COOPER ROAD:	138 LF (238 LF LESS 100' SETBACK)
TREES REQUIRED:	5 TREES (1 PER 30 LF)
TREES PROVIDED:	1 - 24" BOX TREES (20%)
	2 - 36" BOX TREES (40%)
	2 - 48" BOX TREES (1 NEW & 1 EXISTING TREE EQUAL TO 48" BOX TREES (40%)
TOTAL TREES PROVIDED:	5 TREES
SHRUBS REQUIRED:	28 SHRUBS (6 PER 30 LF)
SHRUBS PROVIDED:	58 SHRUBS

PARKING LOT LANDSCAPING:

PARKING LOT AREA:	4,898 SF
LANDSCAPE AREA REQUIRED:	490 SF (10% MIN.)
LANDSCAPE AREA PROVIDED:	1,045 SF (21%)
NUMBER OF PARKING SPACES:	37
PARKING ISLANDS:	3 ISLANDS (1 PER 12 SPACES)
TREES REQUIRED:	3 TREES (1 PER ISLAND)
TREES PROVIDED:	3 - 24" BOX TREES
SHRUBS REQUIRED:	15 SHRUBS (5 PER ISLAND)
SHRUBS PROVIDED:	19 SHRUBS
PERIMETER LANDSCAPE - WEST:	145 LF
TREES REQUIRED:	5 TREES (1 PER 30 LF)
TREES PROVIDED:	5 - 24" BOX TREES
SHRUBS REQUIRED:	29 SHRUBS (6 PER 30 LF)
SHRUBS PROVIDED:	29 SHRUBS

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	AL	Acacia aneura / Mulga	24"	Box	3
	AS	Acacia salicina / Willow Acacia	48"	Box	1
	PR	Pistacia x 'Red Push' / Red Push Pistache	24"	Box	11
	PR	Pistacia x 'Red Push' / Red Push Pistache	36"	Box	3
	PT	Prosopis chilensis 'Thornless' / Thornless Chilean Mesquite	24"	Box	6
SHRUBS					
	AM	Agave americana 'Medio-picta Alba' / Striped Century Plant	5 gal.	Cont.	14
	AD	Agave desmetiana 'Variegata' / Variegated Smooth Agave	5 gal.	Cont.	25
	BP	Baccharis pilularis 'Twin Peaks' / Twin Peaks Coyote Brush	5 gal.	Cont.	50
	DW	Dasylirion wheeleri / Grey Desert Spoon	5 gal.	Cont.	18
	HP	Hesperaloe parviflora / Red Yucca	5 gal.	Cont.	7
	LG	Leucophyllum frutescens 'Green Cloud' / Green Cloud Texas Sage	5 gal.	Cont.	6
	LL	Leucophyllum langmaniae 'Lynn's Legacy' / Lynn's Legacy Langman's Sage	5 gal.	Cont.	116
	TO	Tecoma x 'Orange Jubilee' / Orange Jubilee Yellow Bells	5 gal.	Cont.	21
GRASSES					
	NP	Nassella tenuissima 'Pony Tails' / Pony Tails Mexican Feather Grass	1 gal.	Cont.	32

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
GROUND COVERS						
	EM	Eremophila glabra 'Mingenew Gold' / Outback Sunrise Emu Bush	1 gal.	Cont.	36" o.c.	58
	LP	Lantana montevidensis / Purple Trailing Lantana	1 gal.	Cont.	36" o.c.	100
SOD/SEED						
	TRF	Cynodon dactylon x transvaalensis `DT-1` / TifTuf™ Bermudagrass solid sod, staggered joints, thick and green, no gaps between sod pieces	sod			2,578 sf
ROCK / STONE						
	DR	1/2" SCREENED GRANITE / TABLE MESA BROWN 2" Compacted Rock Mulch over weed barrier/landscape fabric.	---			16,943 sf

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVIDE WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER.
6. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
7. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

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CAGE CIVIL ENGINEERING

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
CERTIFICATE NO. 84313
KENNETH D. BATES
Date Signed 8/14/2026
ARIZONA, U.S.A.
EXPIRES 09/30/28

REVISIONS

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Owner/Client
711 CHANDLER
NW GERMAN RD & COOPER RD
CHANDLER, AZ

PROJ NO:250177
ENG : JML / KB
DATE : 07-31-2026

SHEET TITLE
LANDSCAPE PLANTING PLAN

SHEET NUMBER
LP-1
OF

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

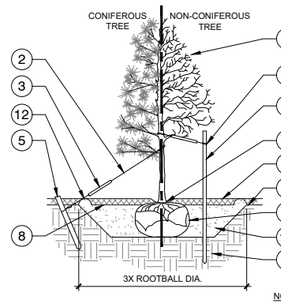
A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
   4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
   8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
I. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

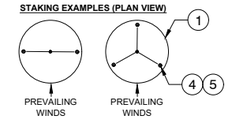
METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
      b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
      c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
      iii. "CLAY BUSTER" OR "Ƒ" LANDSCAPERS COMPOST - USE MANUFACTURER'S RECOMMENDED RATE
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
      iii. "CLAY BUSTER" OR "Ƒ" LANDSCAPERS COMPOST - USE MANUFACTURER'S RECOMMENDED RATE
      iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
      a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
      b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
      c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
      d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.
B. SUBMITTALS
   1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
   2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
   3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
   4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
C. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. USE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS UNLESS IF LOCAL JURISDICTION REQUIRES OR OAK TREES LOCATED IN OAK WILT SUSCEPTIBLE AREAS.
D. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

a.	1"-2" TREES	TWO STAKES PER TREE
b.	2-1/2"-4" TREES	THREE STAKES PER TREE
c.	TREES OVER 4" CALIPER	GUY AS NEEDED
d.	MULTI-TRUNK TREES NEEDED TO STABILIZE THE TREE	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS
e.	#15 CONT. - 24" BOX TREES	TWO STAKES PER TREE
f.	36"-48" BOX TREES	THREE STAKES PER TREE
g.	OVER 48" BOX TREES	GUY AS NEEDED
h.	MULTI-TRUNK TREES NEEDED TO STABILIZE THE TREE	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS

   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
   3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
F. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
G. HYDROMULCHING
   1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      a. WINTER MIX (OCTOBER 1 - MARCH 31)
         50# CELLULOSE FIBER MULCH
         2# UNHULLED BERMUDA SEED
         2# ANNUAL RYE SEED
         15# 15-15-15 WATER SOLUBLE FERTILIZER
      b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
         50# CELLULOSE FIBER MULCH
         2# HULLED BERMUDA SEED
         15# 15-15-15 WATER SOLUBLE FERTILIZER
   2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      a. GENERAL
         50# CELLULOSE FIBER MULCH
         15# 15-15-15 WATER SOLUBLE FERTILIZER
         SEED RATE PER LEGEND
H. DRILL SEEDING
   1. ALL SEED SHALL BE DRILL SEEDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
   2. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
         50# CELLULOSE FIBER MULCH
         15# 15-15-15 WATER SOLUBLE FERTILIZER
         4# ORGANIC BINDER
H. MULCH
   1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
   2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
I. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. LEGALLY DISPOSE ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
J. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
K. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
L. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
M. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.





1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS REQUIRE STAKES TO KEEP TREES UPRIGHT. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.
6. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.

A TREE PLANTING

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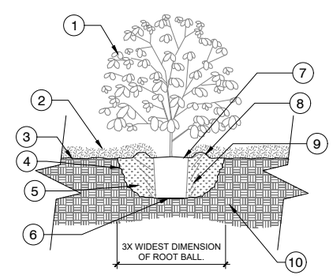
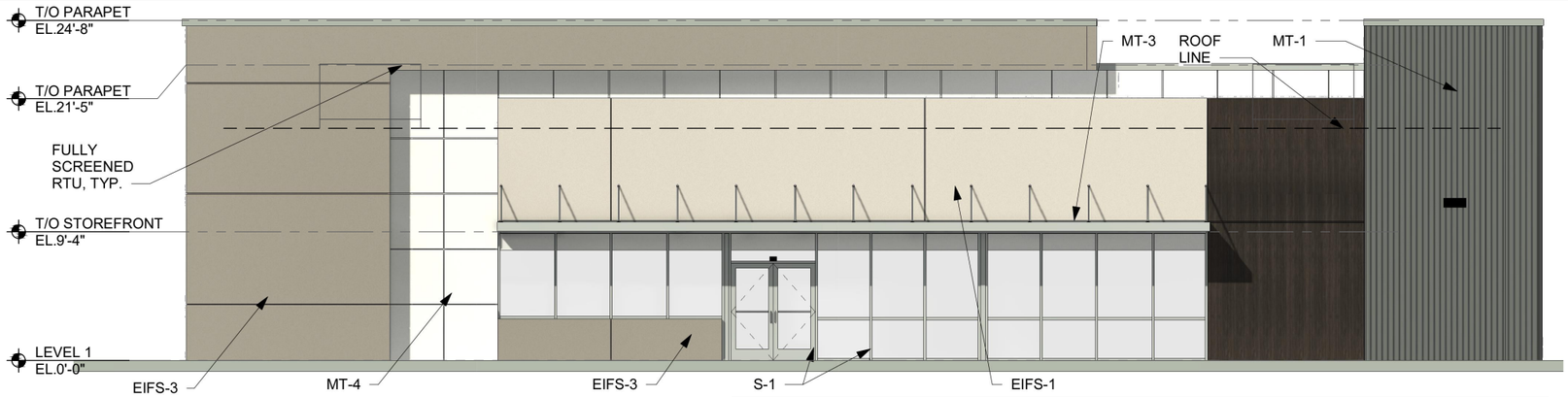


SECTION VIEW

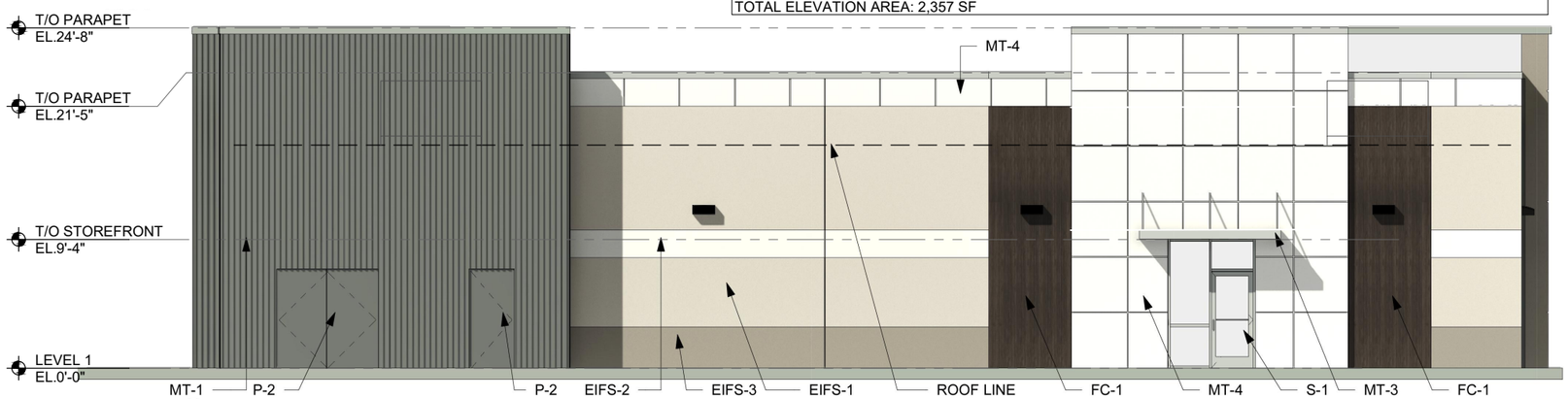
NOTES:
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

1. SHRUB.
2. MULCH TYPE & DEPTH PER PLANS. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECS FOR MULCH).
3. FINISHED GRADE.
4. SLOPE SIDES OF LOOSENED SOIL.
5. LOOSENED SOIL. DIG AN TURN THE SOIL TO REDUCE THE



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

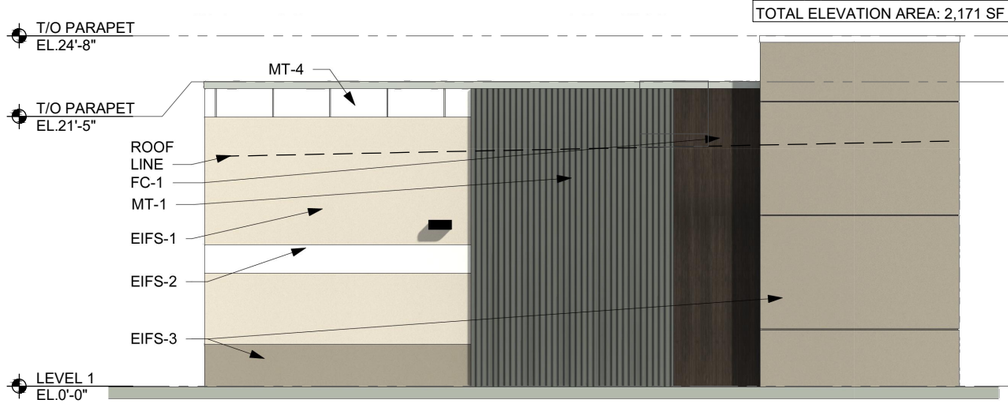
MATERIAL AND FACADE CALCULATION TABLE					
MATERIAL	EIFS	METAL PANEL	CORRUGATED METAL	GLAZING	FIBER CEMENT PANEL
AREA (%)	1,104 SF (47%)	287 SF (12%)	319 SF (14%)	433 SF (18%)	214 SF (9%)
TOTAL ELEVATION AREA: 2,357 SF					



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

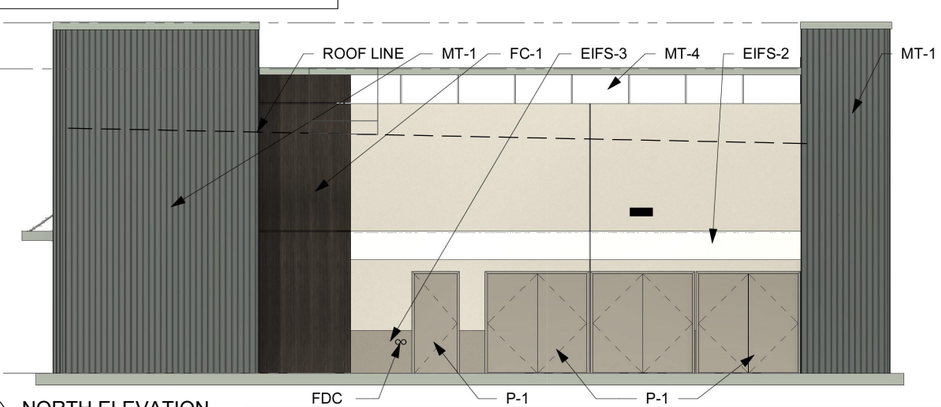
MATERIAL AND FACADE CALCULATION TABLE					
MATERIAL	EIFS	METAL PANEL	CORRUGATED METAL	GLAZING	FIBER CEMENT PANEL
AREA (%)	701 SF (33%)	555 SF (25%)	548 SF (26%)	137 SF (6%)	230 SF (10%)
TOTAL ELEVATION AREA: 2,171 SF					

CODE	DESCRIPTION	COLOR	MANUFACTURER
EIFS			
EIFS-1	EIFS	104 DOVER SKY	DRYVIT
EIFS-2	EIFS	101 SUPER WHITE	DRYVIT
EIFS-3	EIFS	105 SUEDE	DRYVIT
FIBER CEMENT PANEL			
FC-1	FIBER CEMENT PANELS - VINTAGEWOOD	BARK	NICHIHA
MASONRY			
CMU-1	8" INTEGRALLY-COLORED ARCHITECTURAL CMU	PAINT TO MATCH SW 7023 REQUISITE GRAY BY SHERWIN WILLIAMS	TBD
METAL			
MT-1	EXPOSED FASTENER CORRUGATED METAL PANEL	GRAPHITE	PAC-CLAD
MT-2	PRE-FINISHED METAL COPING & COMPRESSION EDGE	CLEAR ANODIZED	DURO-LAST
MT-3	PRE-FINISHED ALUMINUM CANOPY	CLEAR ANODIZED	MAPES ARCHITECTURAL CANOPIES
MT-4	COMPOSITE METAL PANEL	MATTE WHITE	NORTHCLAD
ROOFING			
MR-1	MEMBRANE ROOFING SYSTEM	WHITE	DURO-LAST
STOREFRONT			
S-1	ALUMINUM STOREFRONT FRAMING	CLEAR ANODIZED	KAWNEER
EXTERIOR PAINT			
P-1	EXTERIOR UTILITIES, EXTERIOR HM DOORS & FRAMES	SW 7025 BACKDROP	SHERWIN WILLIAMS
P-2	HM DOOR	SW PEPPERCORN 7674	SHERWIN WILLIAMS
P-3	TRASH ENCLOSURE GATE, TRASH ENCLOSURE BOLLARDS & PIPING	6968 DOMINO	SHERWIN WILLIAMS
P-4	FUEL CANOPY COLUMN	6141 SOFTER TAN	SHERWIN WILLIAMS



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

MATERIAL AND FACADE CALCULATION TABLE				
MATERIAL	EIFS	FIBER CEMENT PANEL	CORRUGATED METAL	METAL PANEL
AREA (%)	704 SF (59%)	130 SF (11%)	308 SF (26%)	47 SF (4%)
TOTAL ELEVATION AREA: 1,190 SF				



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

MATERIAL AND FACADE CALCULATION TABLE					
MATERIAL	EIFS	FIBER CEMENT PANEL	CORRUGATED METAL	GLAZING/DOORS	METAL PANELS
AREA (%)	419 SF (32%)	139 SF (10%)	514 SF (38%)	185 SF (14%)	82 SF (6%)
TOTAL ELEVATION AREA: 1,339 SF					

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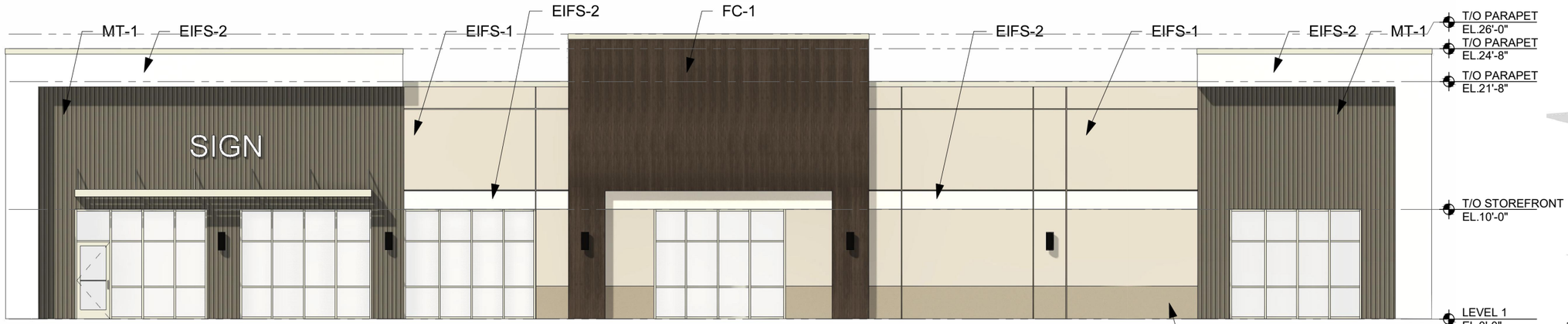
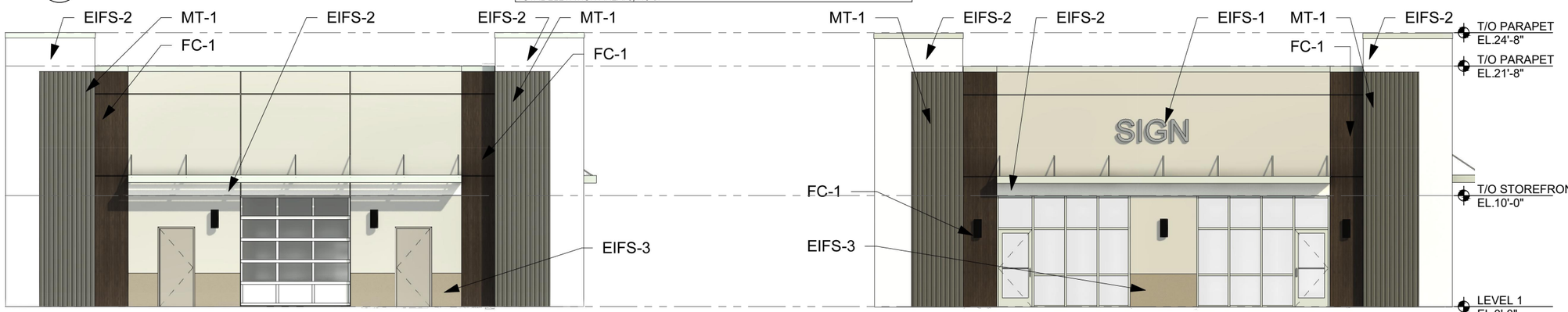


1 SOUTH ELEVATION
SCALE: 3/32"=1'-0"

MATERIAL AND FACADE CALCULATION TABLE				
MATERIAL	EIFS	CORRUGATED METAL	GLAZING	FIBER CEMENT PANEL
AREA (%)	1,307 SF (42%)	731SF (23%)	600 SF (20%)	478 SF (15%)
TOTAL ELEVATION AREA: 3,116 SF				

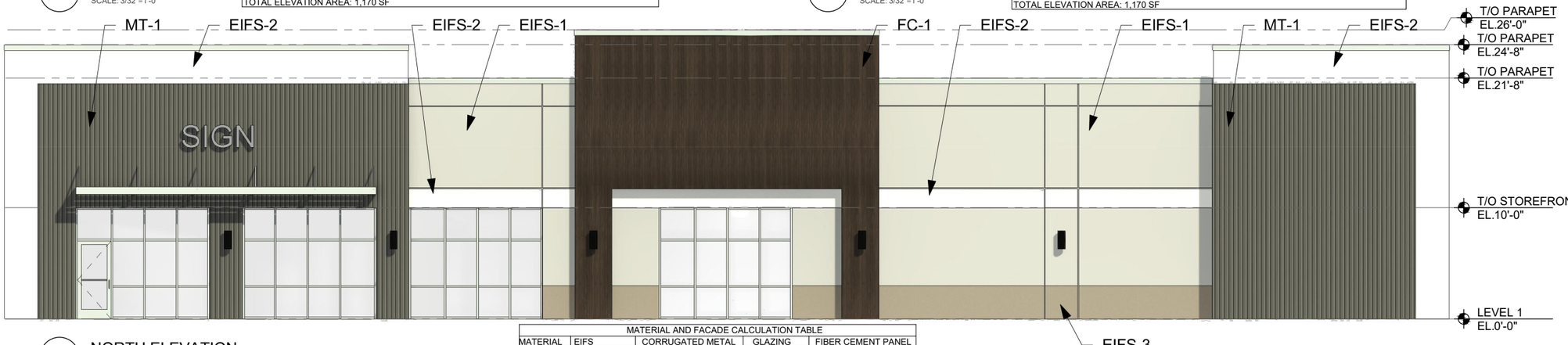


2 WEST ELEVATION
SCALE: 3/32"=1'-0"

MATERIAL AND FACADE CALCULATION TABLE				
MATERIAL	EIFS	CORRUGATED METAL	GLAZING /DOORS	FIBER CEMENT PANEL
AREA (%)	680 SF (58%)	212 SF (18%)	150 SF (13%)	128 SF (11%)
TOTAL ELEVATION AREA: 1,170 SF				

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

MATERIAL AND FACADE CALCULATION TABLE				
MATERIAL	EIFS	CORRUGATED METAL	GLAZING	FIBER CEMENT PANEL
AREA (%)	590 SF (51%)	212 SF (18%)	240 SF (20%)	128 SF (11%)
TOTAL ELEVATION AREA: 1,170 SF				



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

MATERIAL AND FACADE CALCULATION TABLE				
MATERIAL	EIFS	CORRUGATED METAL	GLAZING	FIBER CEMENT PANEL
AREA (%)	1,307 SF (42%)	851 SF (28%)	480 SF (15%)	478 SF (15%)
TOTAL ELEVATION AREA: 3,116 SF				

PERSPECTIVE VIEW FOR REFERENCE ONLY

EXTERIOR MATERIALS SCHEDULE

CODE	DESCRIPTION	COLOR	MFR.
EIFS			
EIFS-1	EIFS	104 DOVER SKY	DRYVIT
EIFS-2	EIFS	101 SUPER WHITE	DRYVIT
EIFS-3	EIFS	105 SUEDE	DRYVIT
FIBER CEMENT PANEL			
FC-1	FIBER CEMENT PANELS - VINTAGEWOOD	BARK	NICHIHA
METAL			
MT-1	EXPOSED FASTENER CORRUGATED METAL PANEL	GRAPHITE	PAC-CLAD
MT-2	PRE-FINISHED METAL COPING & COMPRESSION EDGE	CLEAR ANODIZED	DURO-LAST
MT-3	PRE-FINISHED ALUMINUM CANOPY	CLEAR ANODIZED	MAPES CANOPIES
ROOFING			
MR-1	MEMBRANE ROOFING SYSTEM	WHITE	DURO-LAST
STOREFRONT			
S-1	ALUMINUM STOREFRONT FRAMING	CLEAR ANODIZED	KAWNEER
EXTERIOR PAINT			
P-1	EXTERIOR UTILITIES, EXTERIOR HM DOORS & FRAMES	SW 7025 BACKDROP	SHERWIN WILLIAMS
P-2	HM DOOR	SW PEPPERCORN 7674	SHERWIN WILLIAMS

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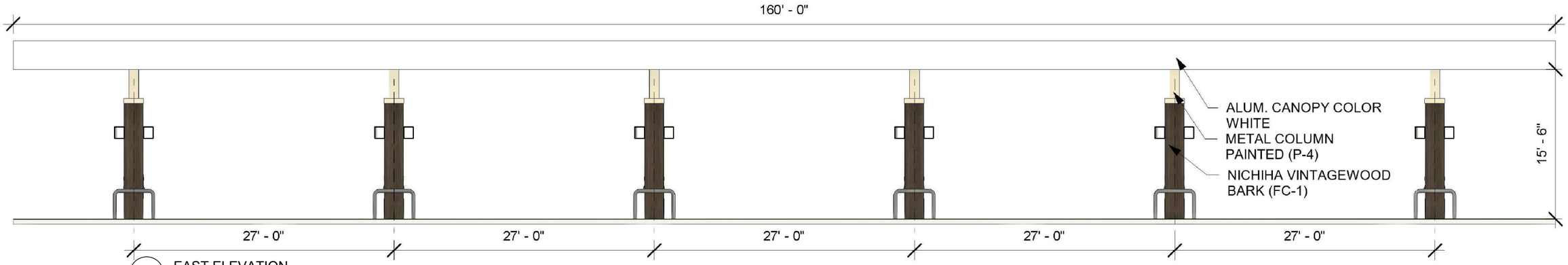
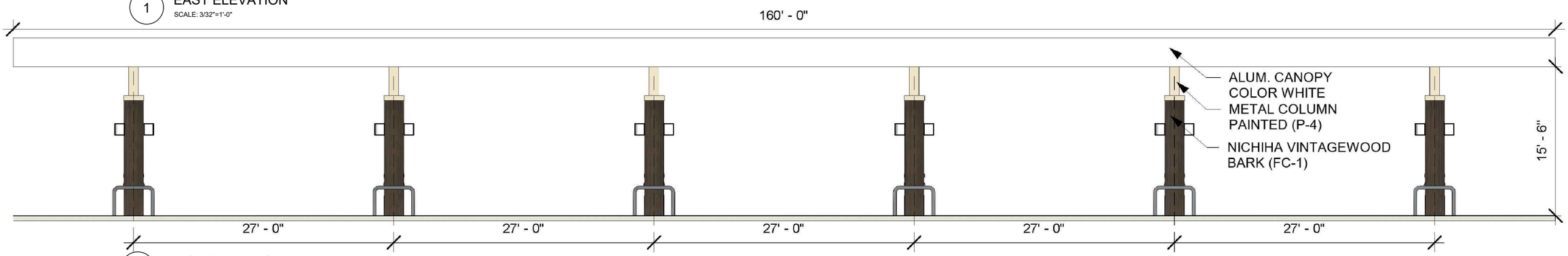
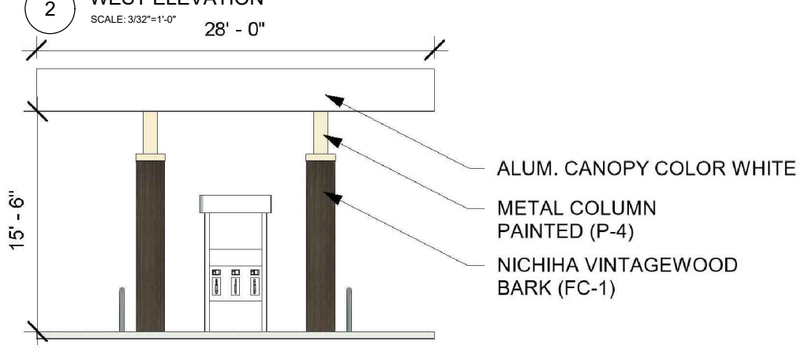


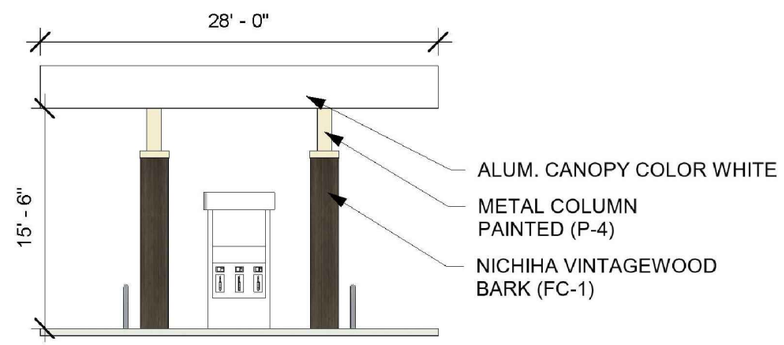
1 EAST ELEVATION
SCALE: 3/32"=1'-0"



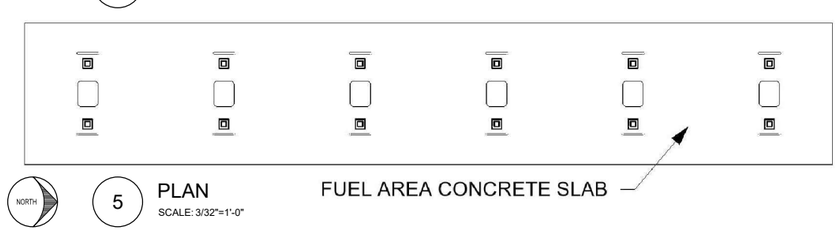
2 WEST ELEVATION
SCALE: 3/32"=1'-0"



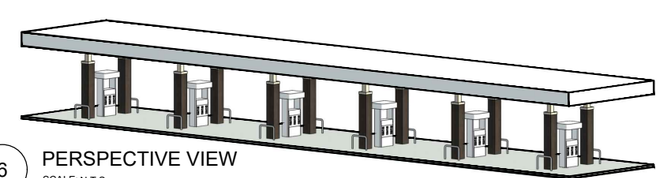
3 SOUTH ELEVATION
SCALE: 3/32"=1'-0"



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



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



6 PERSPECTIVE VIEW
SCALE: N.T.S

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FUEL CANOPY
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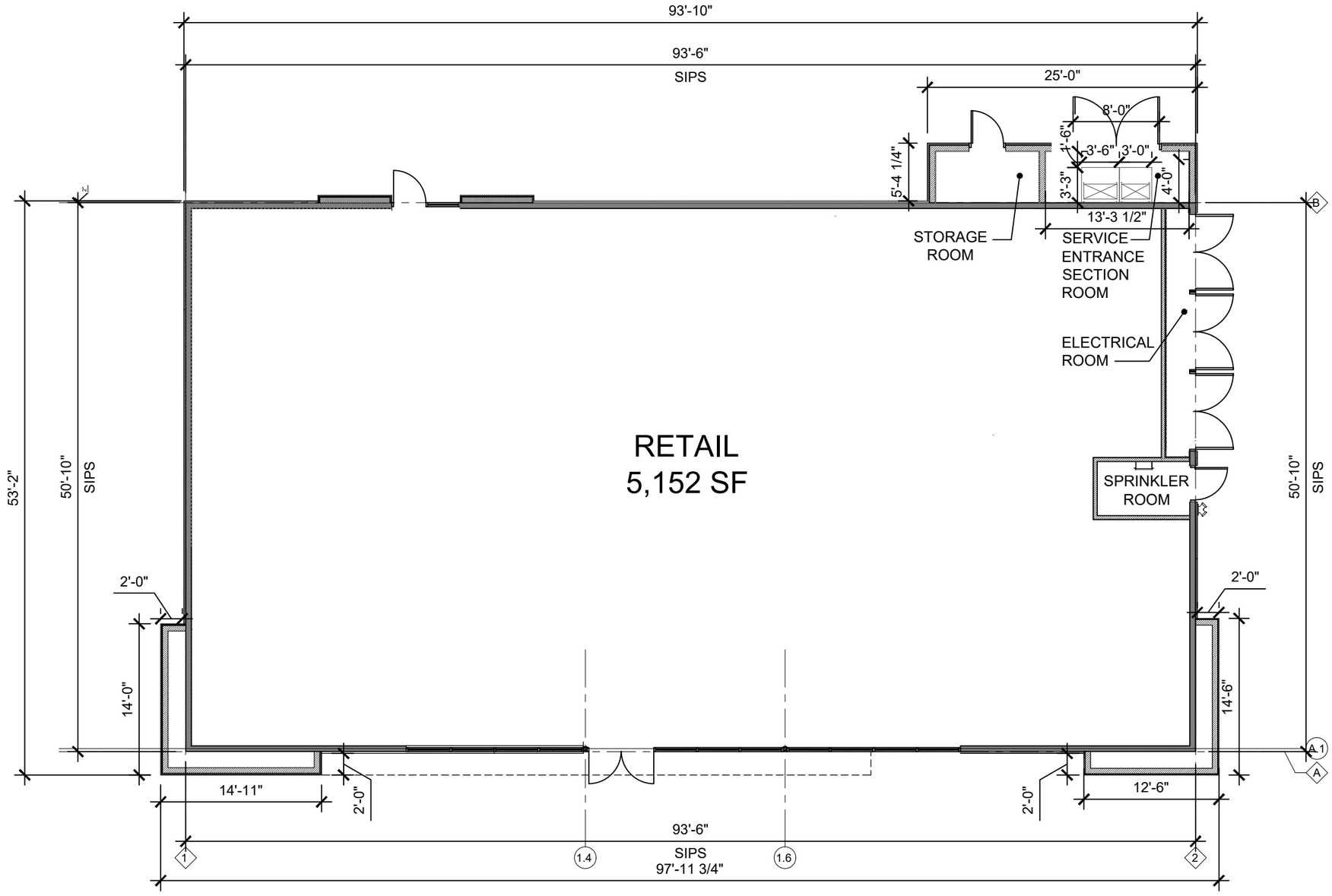

NORTH

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

BUMPOUT CALCULATION TABLE			
ELEVATION	TOTAL LENGTH	BUMPOUT LENGTH	BUMPOUT WIDTH
EAST	97'-11 3/4"	24'-7" (25%)	2'-0"
WEST	93'-10"	25'-0" (26%)	5'-4 1/4"
SOUTH	53'-2"	14'-0" (26%)	2'-0"
NORTH	58'-6"	14'-6" (25%)	2'-0"

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FLOOR PLAN
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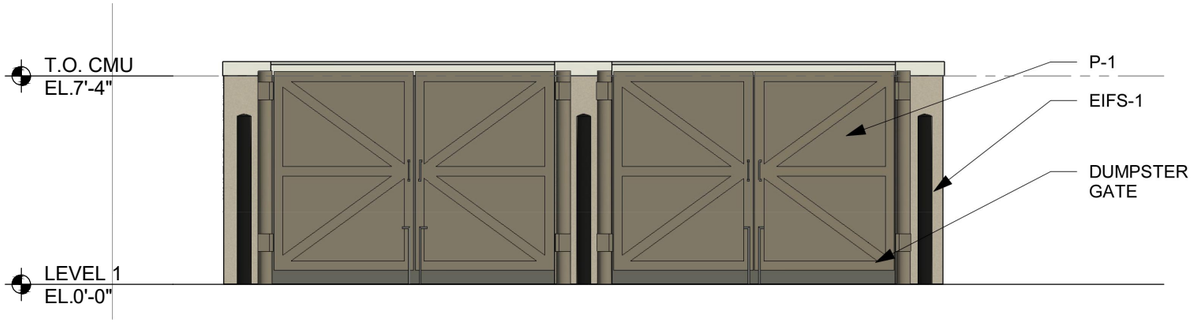
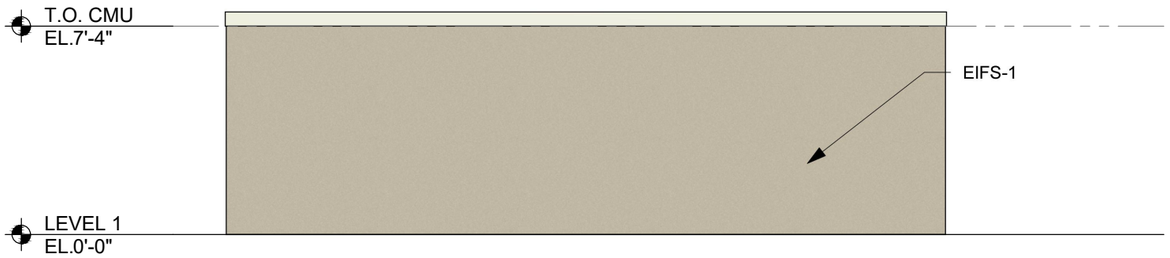
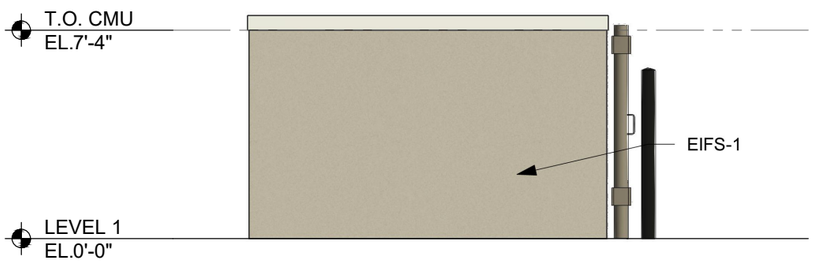


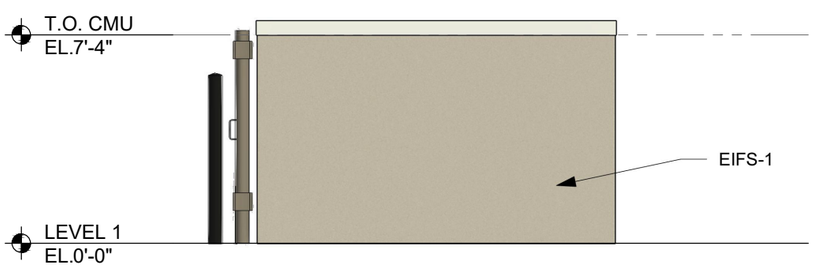
1 FRONT ELEVATION
SCALE: 3/16"=1'-0"



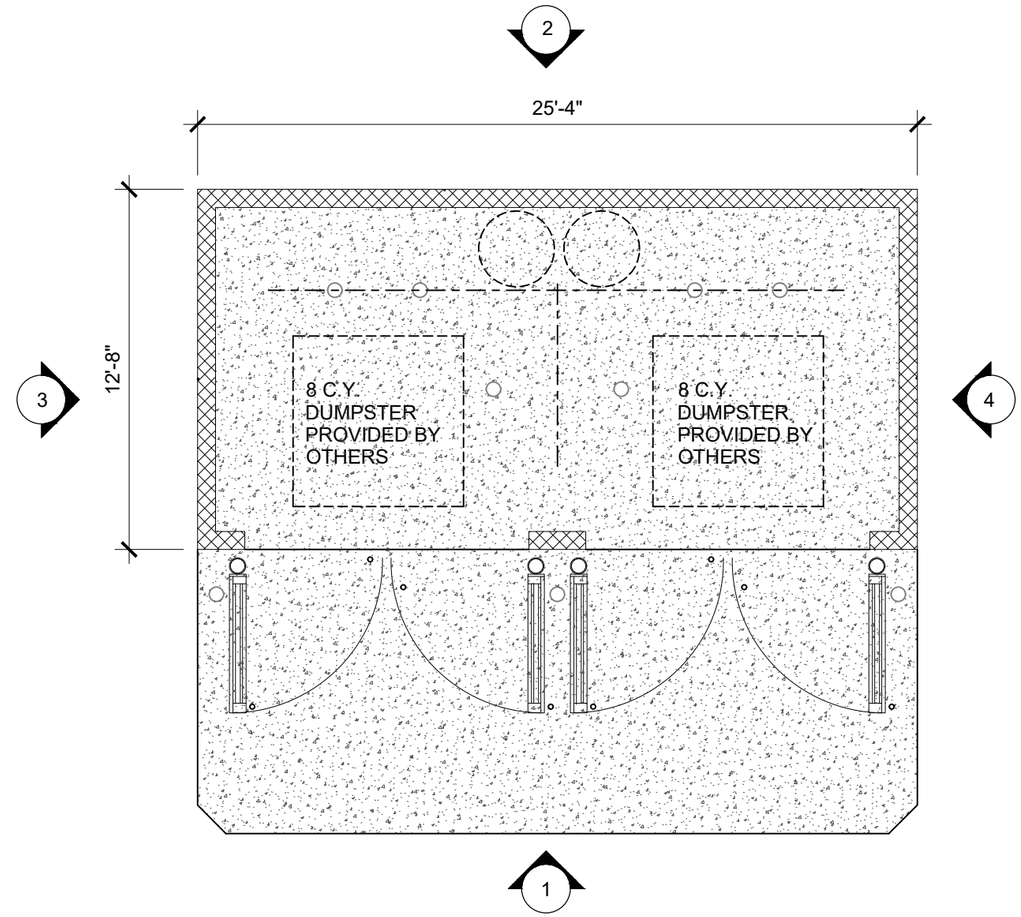
2 REAR ELEVATION
SCALE: 3/16"=1'-0"



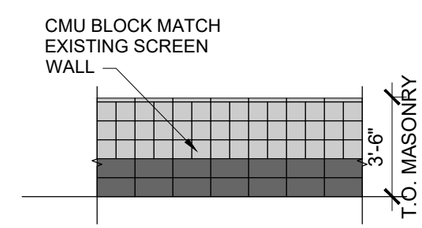
3 SIDE ELEVATION
SCALE: 3/16"=1'-0"



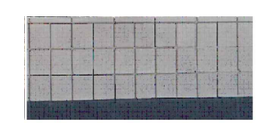
4 SIDE ELEVATION
SCALE: 3/16"=1'-0"



5 TRASH ENCLOSURE PLAN
SCALE: 3/16"=1'-0"



REFER TO CIVIL PLANS FOR MORE INFORMATION



REFERENCE IMAGE

6 PARKING LOT SCREEN WALL ELEVATION TYP.
SCALE: 3/16"=1'-0"

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TRASH ENCLOSURE
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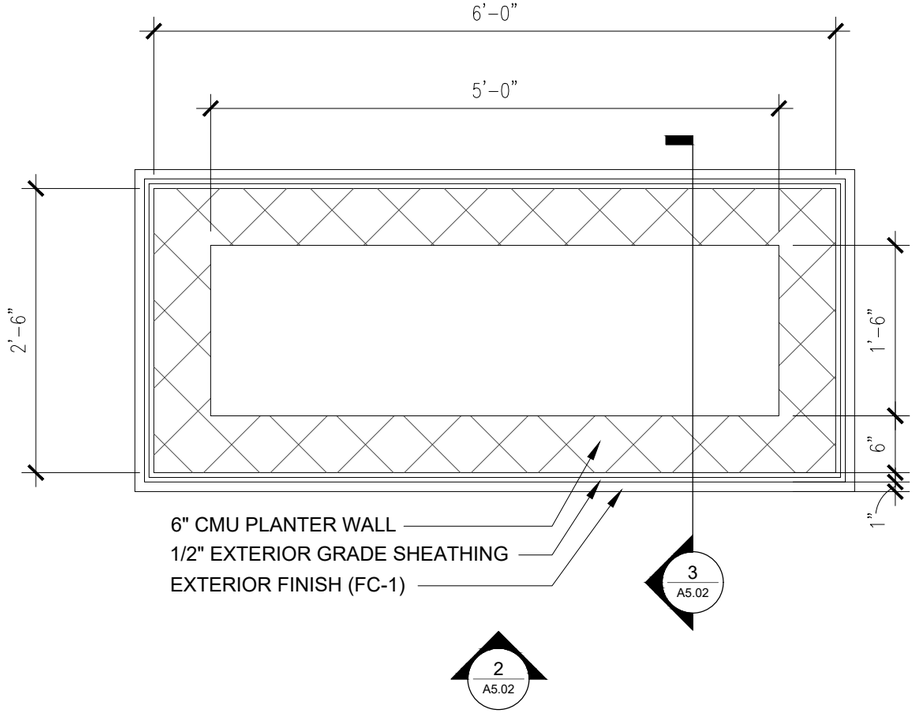
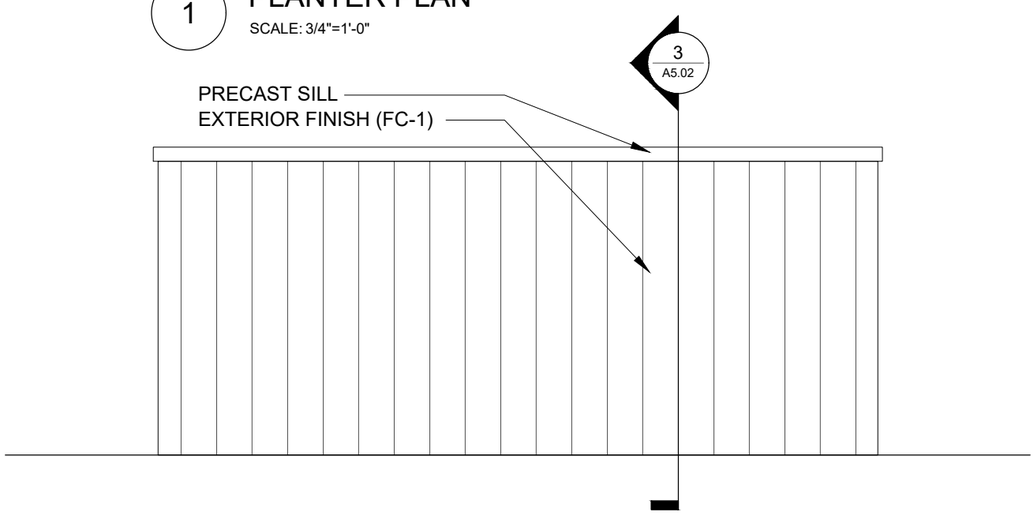


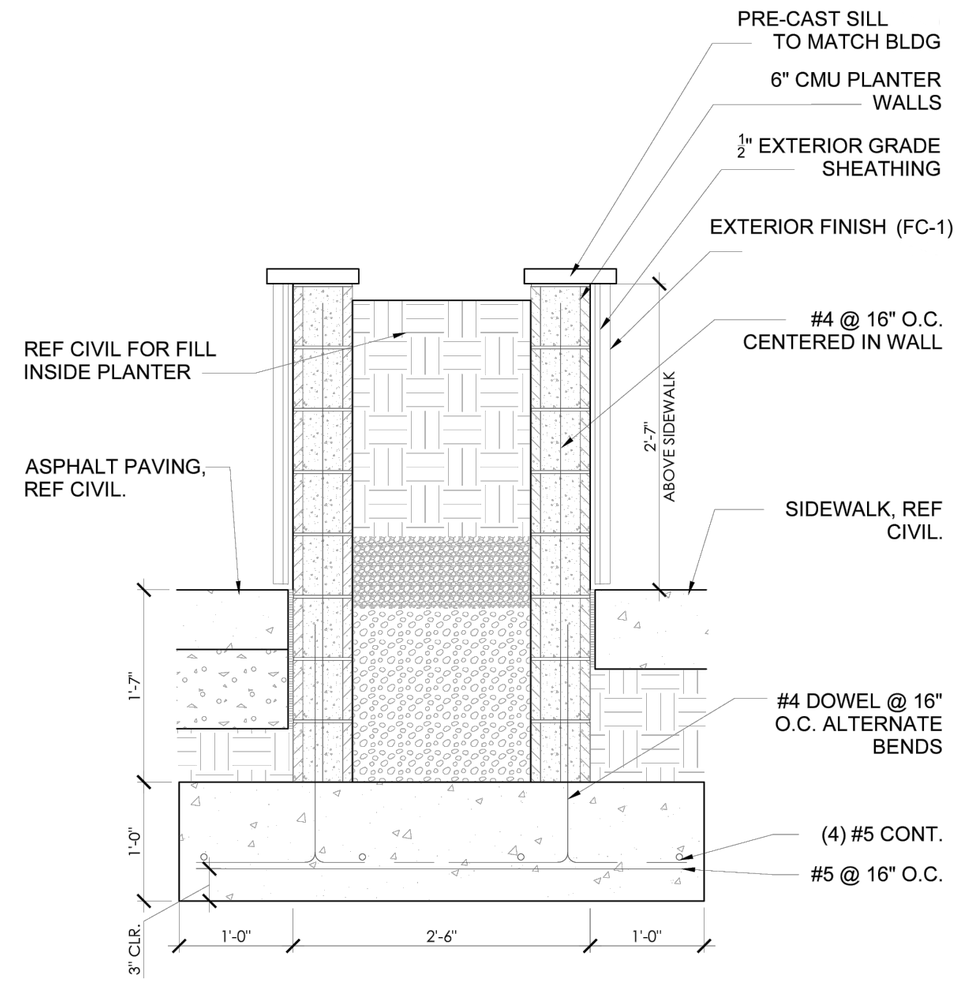
1 PLANTER PLAN

SCALE: 3/4"=1'-0"



1 PLANTER PLAN

SCALE: 3/4"=1'-0"



3 PLANTER DETAIL

SCALE: 3/4"=1'-0"

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PLANTER DETAILS
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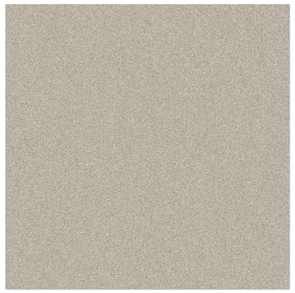

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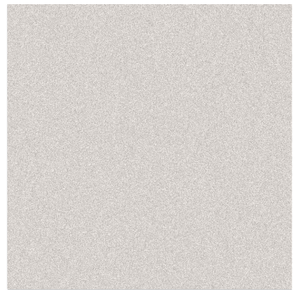
104 DOVER SKY
BY DRYVIT



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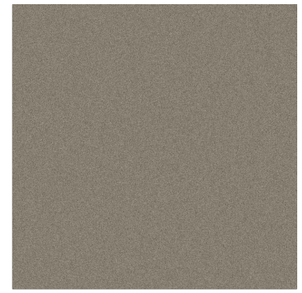
101 SUPER
WHITE

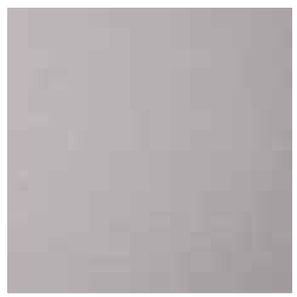


EIFS-3
105 SUEDE

FC-1
VINTAGEWOOD
BARK BY
NICHIHA

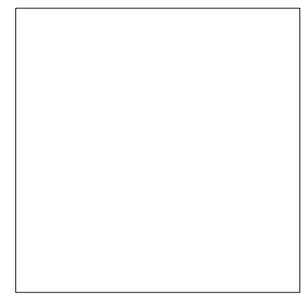
CMU-1
PAINT TO MATCH
SW 7023 REQUISITE
GRAY BY SHERWIN
WILLIAMS

MT-1
GRAPHITE (PRE
FINISHED) BY
PAC-CLAD

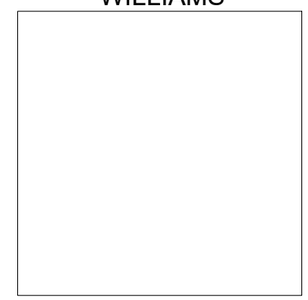


MT-2
CLEAR ANODIZED
(PRE FINISHED) BY
PAC CLAD

MT-3
CLEAR ANODIZED (PRE
FINISHED) BY MAPES
ARCHITECTURAL CANOPIES

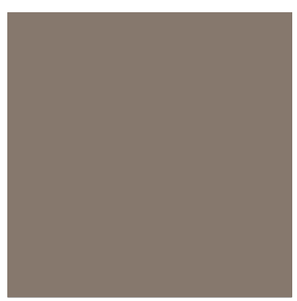


MT-4
MATTE WHITE
(PRE FINISHED)
BY NORTHCLAD

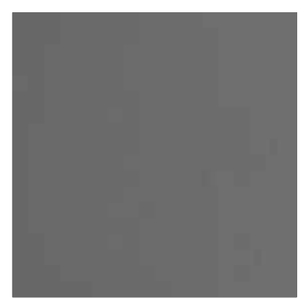


MR-1
WHITE BY
DUROLAST

S-1
#14 CLEAR ANODIZED
(PRE FINISHED) BY
KAWNEER



P-1
SW 7025
BACKDROP BY
SHERWIN WILLIAMS



P-2
SW 7674 PEPPERCORN
BY SHERWIN
WILLIAMS

P-3
6989 DOMINO
BY SHERWIN
WILLIAMS

P-4
SW 6141 SOFTER TAN
BY SHERWIN
WILLIAMS

04/15/26

ILEKIS
architects + planners

MATERIAL BOARD
NWC E GERMANN RD & S COOPER RD
CHANDLER, AZ 85286

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MEMORANDUM

DATE: August 13, 2026

TO: David De La Torre

FROM: Airport

SUBJECT: Firestone/7eleven Retail Development
Southwest Corner of Northrup and Cooper Road

At their August 12, 2026 meeting, the Chandler Airport Commission ("Commission") discussed the above-referenced project.

Finding: The Commission determined the proposed development **does not constitute a conflict** with existing or planned airport operations.

Conflict(s) Cited: None.

The Commission voted 5-0 to forward a report to the Zoning Administrator and the City Council indicating the finding noted above.

cc: Ryan Reeves
Mikayela Liburd

Planning & Zoning Commission Memorandum **Development Services**
Memo No. 26-029

Date:	09/16/2026
To:	Planning and Zoning Commission
Thru:	David De La Torre, Acting Planning Administrator Lauren Schumann, Acting Planning Manager
From:	Taylor Manemann, City Planner
Subject:	PLH25-0041 GoodAZ
Request:	Use Permit approval to install a new mono-broadleaf wireless communication facility
Location:	Generally located at the southeast corner of Ray Road and McClintock Drive
Applicant:	Sam Gudiño, Public Safety Towers Company

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Use Permit PLH25-0041 GoodAZ to install a new mono-broadleaf wireless communication facility generally located at the southeast corner of Ray Road and McClintock Drive, subject to the conditions as recommended by Planning staff.

Background Data:

- Zoned Planned Area Development (PAD) for a commercial shopping center
- Applicant is proposing a new mono-broadleaf wireless communication facility
- Proposed height to top of antenna array is 65 feet and approximately 357 feet separated from the nearest residential property
- Zoning Code requires Use Permit approval for a wireless facility that is not co-located on an existing pole and creates a new pole holding a wireless facility within a commercial zoned property

Surrounding Land Use Data:

North	Autopart store, then Ray Road, then a commercial center	South	In-line commercial shops, then single-family residential
East	Bowling alley and self-storage	West	Carwash and gas station, then McClintock Dr, then single-family residential

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

Type of Tower	Broadleaf
Height to top of highest antenna array	65 feet
Height to center of highest antenna array	63 feet
Height to top of broadleaf tree branches	70 feet

Review and Recommendation:

This Use Permit request is to establish a broadleaf tree wireless telecommunication facility (WCF). The tower will support three antenna sectors with three antennas per sector for a total of nine antennas. The facility will support AT&T wireless service and FirstNet public safety communications. The top of the antenna array is 65 feet above grade with the overall concealment structure being 70 feet. This height is necessary to provide reliable wireless coverage for the surrounding service area. The proposed mono-broadleaf design was selected because it provides superior concealment for a three-sector wireless communication facility while accommodating future collocation opportunities. Similarly, the surrounding commercial center contains eucalyptus, palo verde, desert willow, and palm trees.

There is an existing mono palm WCF located in the same shopping center parking lot, approximately 310 feet to the east of the proposed facility. The applicant has evaluated this mono palm facility as a potential colocation opportunity. According to the applicant's analysis, the existing tower does not provide adequate coverage or capacity for all wireless carriers operating within the area. Additional sectors also cannot be located on the existing mono palm since they would not be concealed as they are with a broadleaf tree.

Historically, the City of Chandler has approved WCFs that are a maximum height of 65 feet. Federal law allows existing facilities to increase 20 feet in height with the additional height request being processed administratively, if desired in the future. With the proposed WCF being 65 feet to the top of the antenna array, the

facility is meeting the precedent for the maximum height that has historically been approved. The separation from the single-family residential zoned properties is greater than the 160 ft. separation of past approved wireless communication facilities.

The proposed WCF requires the removal of three (3) existing parking spaces to accommodate the equipment compound and associated access area. According to the City of Chandler Zoning Code, a total of 386 parking spaces are required for the shopping center which includes in-line commercial shops, a bowling alley, and a tire store. Currently, only 372 parking spaces are provided. With the three (3) additional spaces to be removed for the WCF, only 369 spaces will be provided for a total parking deficiency of 17 spaces. Per city Zoning Code, the applicant has provided a parking study to support this reduction. Utilizing the Shared Parking methodology, the required number of parking spaces may be reduced to 341 parking spaces while still adequately serving the development. Therefore, the proposed 369 remaining parking spaces are anticipated to meet the parking needs of the site based on the provided parking study.

Planning staff has reviewed the request and finds it to be consistent with the General Plan, Zoning Code, and historical precedent for approved WCFs. As such, planning staff recommends approval subject to conditions.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on July 29, 2026. In addition to Planning staff and the applicant, one (1) neighbor attended the meeting.
- As of the writing of this memo, Planning staff has received three (3) emails and one (1) phone call with concerns related to the proposed WCF. Additionally, staff has received a letter in opposition from a neighbor with twenty (20) additional signatures from other neighbors in the area.
- The emails and letter included concerns related to a second tower being located in the center, visibility from surrounding properties, and health-related concerns. The applicant and staff have responded to the concerns. The applicant sought other locations at the other surrounding shopping centers but only this property owner was open to the request. Additionally, the applicant sought opportunities for collocation on existing towers and structures, but none provided the height or coverage necessary for the project.
- The one caller expressed concerns about why a "pine" tree was chosen and

why the tower could not be located behind the shopping center. The applicant and staff explained that the tree is not a pine but a broadleaf with similar leaf patterns as found in the center. The broadleaf tree is necessary in order to provide adequate screening for three antenna arrays. Staff would not have supported the tower being located behind the center due to the close proximity to single-family residential.

Recommended Conditions of Approval

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

1. Expansion of the wireless facility or modification of the use beyond approved exhibits (Narrative and Plans) shall void the Use Permit and require a new Use Permit application and approval, except that any application for modification as an "eligible facilities request" under Section 6409(a) of the Spectrum Act of 2012 shall not require a new Use Permit application.

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

3. The facility pole that resembles a tree trunk shall use material and color that mimics tree bark.

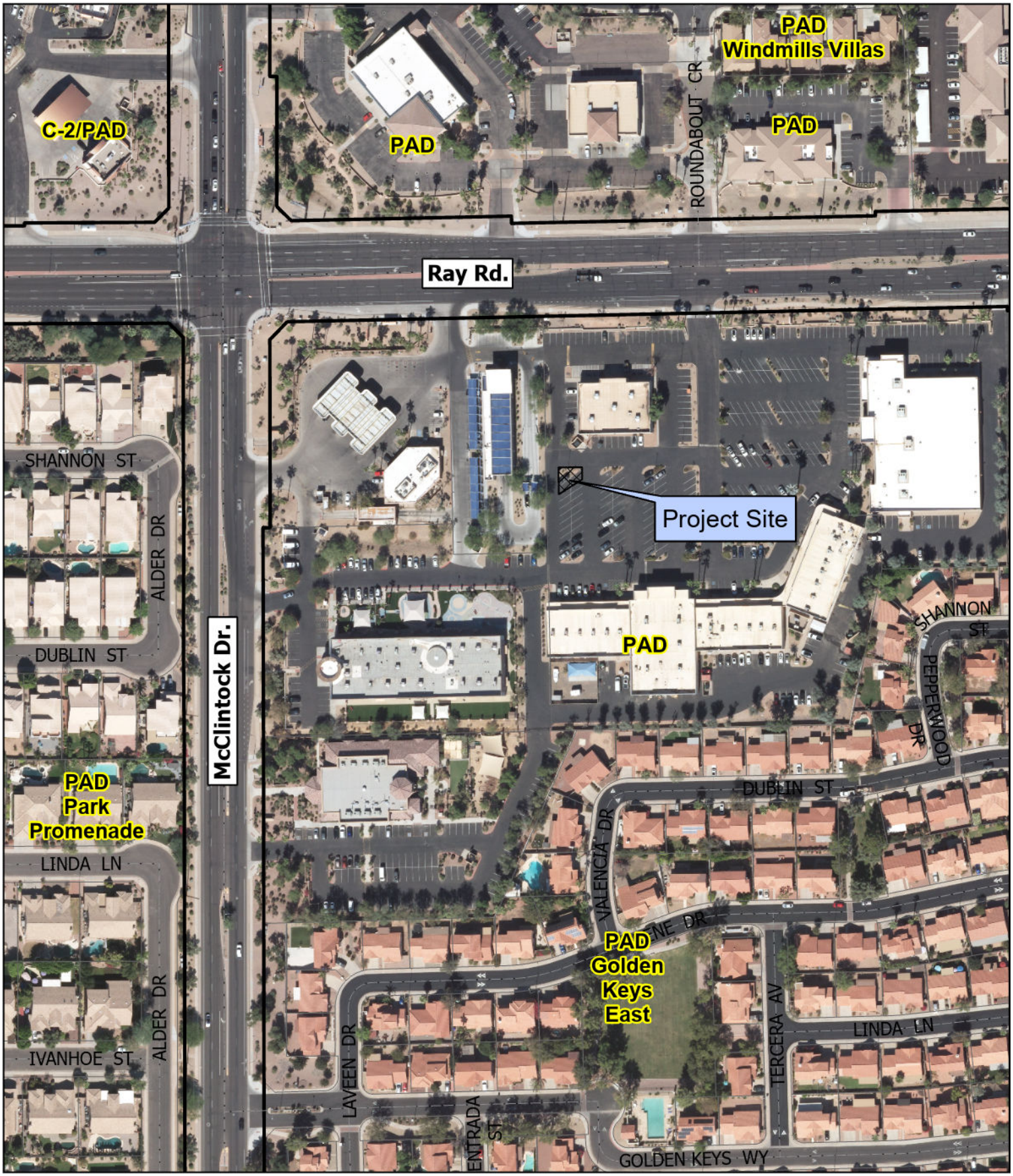
4. The color of the leaves on the facility shall closely resemble the color of the leaves of the existing trees on the subject site.

5. Landscaping shall be in compliance with current Commercial Design Standards.

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

Attachments

Vicinity Map
Narrative
Plans
Parking Study
Letters of Concern



Zoning Case
PLH25-0041 GoodAZ

Project Site

Request Use Permit approval to install a new mono-broadleaf wireless communication facility

N

CHANDLER arizona

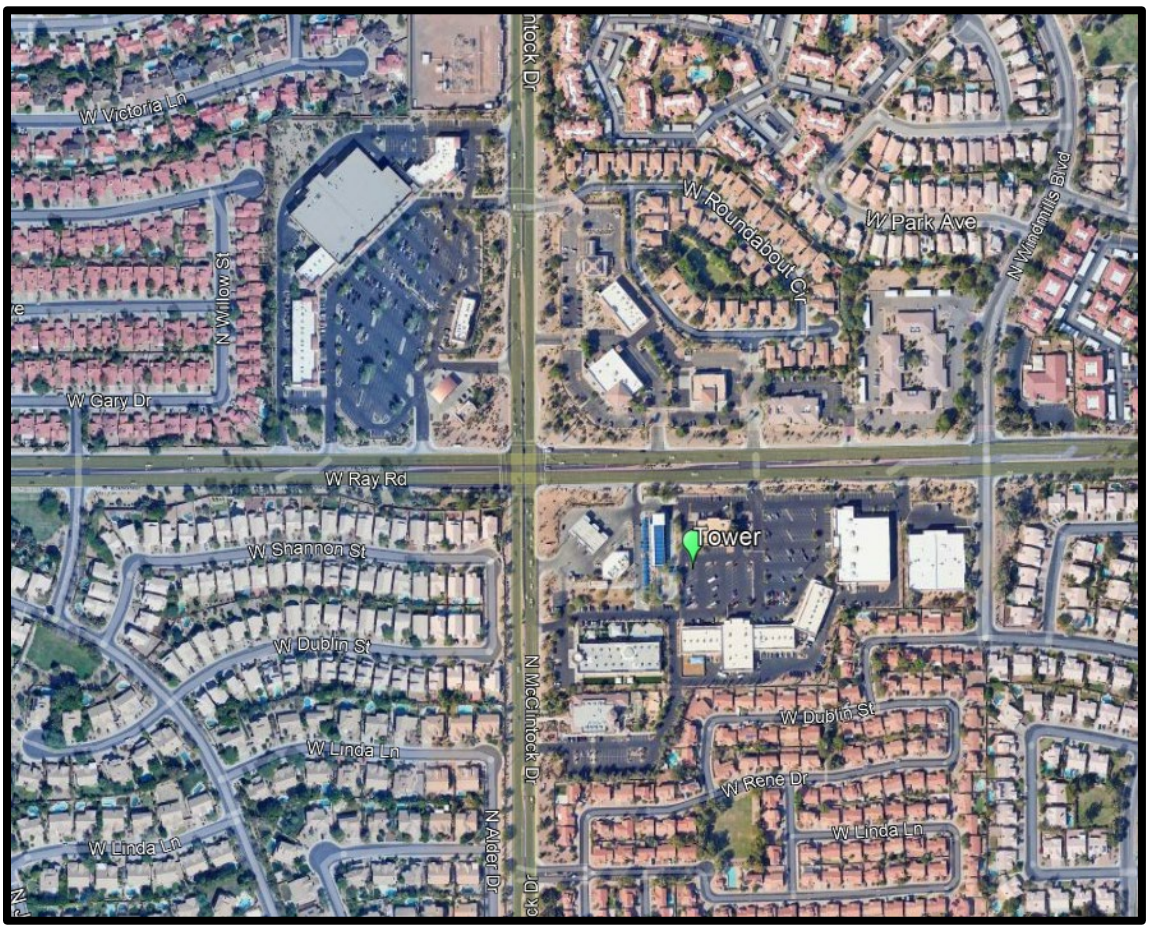
PROJECT NARRATIVE

PLH25-0041 (Wireless Communication Facility)
Public Safety Towers – GoodAZ-0284
3875 W. Ray Road
Chandler, Arizona

Prepared for: City of Chandler
Prepared by: Young Design Corp.

Proposed Facility

Public Safety Towers Company proposes the installation of a new Wireless Communication Facility (WCF) at 3875 W. Ray Road within the City of Chandler. The location is within the Commercial Shopping Center at the southeast corner of Ray Rd and McClintock Dr on APN 301-64-876. The underlying parcel holds the PAD zoning designation.
The proposed facility consists of a 65-foot tall stealth mono-broadleaf tower designed to



resemble a natural tree in order to minimize visual impacts to the surrounding area. The tower will support three antenna sectors with three antennas per sector for a total of nine antennas. The facility will support AT&T wireless service and FirstNet public safety communications. AT&T antennas are proposed at approximately 61-foot to 63-foot RAD centerlines. The top of the

antenna array is 65 feet above grade with the overall concealment structure being 70 feet. This height is necessary to provide reliable wireless coverage for the surrounding service area.

The proposed Wireless Communication Facility is subject to the provisions of Chandler Zoning Code Chapter 35, Section 35-1006 (Wireless Communication Facilities).
Pursuant to §35-1006(C), a Conditional Use Permit is required for new freestanding wireless communication towers. The applicant is therefore requesting approval of a Conditional Use Permit for the proposed facility.

Tower Parameters

The proposed mono-broadleaf design was selected because it provides superior concealment for a three-sector wireless communication facility while accommodating future collocation opportunities. Unlike a monopalm design, the mono-broadleaf canopy provides sufficient volume to screen multiple antenna arrays including future carrier installations while maintaining the appearance of a natural tree. The surrounding commercial center contains eucalyptus, palo verde, desert willow, and palm trees. The proposed concealment design is, therefore, compatible with the existing landscape palette while providing a long-term telecommunications solution.

Trees at the commercial center

The proposed facility utilizes a three-sector, 360-degree coverage antenna configuration, which is the industry standard for macro wireless communication facilities. The three sectors collectively provide coverage in multiple directions, allowing the site to serve the surrounding area with reliable voice and data service while supporting current and future network demand. A single-sector installation would provide coverage in only one direction and would not adequately address the identified service objectives within the search area. The proposed three-sector design is necessary to achieve the coverage, capacity, and public safety communication goals of the project.

Collocation Opportunities

Public Safety Towers Company is committed to promoting the shared use of wireless infrastructure and reducing the need for additional freestanding wireless communication facilities. As documented in the Collocation Commitment Letter in the Appendix, the proposed facility will be made available for future collocation by other FCC-licensed wireless service providers, subject to available structural capacity, engineering requirements, and commercially reasonable lease terms.

Although no additional carriers are currently committed to locating on the facility, the proposed tower has been designed with future collocation opportunities in mind. The mono-broadleaf concealment design was selected because it provides sufficient canopy volume to effectively screen multiple antenna arrays while maintaining the appearance of a natural tree.

The initial equipment compound has been sized to accommodate AT&T's equipment requirements. However, the tower is located within a large commercial parcel that contains additional landscaped areas adjacent to the proposed facility. Landscaped areas immediately south and east of the proposed equipment enclosure provide opportunities for future screened equipment compounds associated with collocated carriers. Future carrier equipment may also be accommodated through expansion of the existing enclosure, subject to future engineering review and City approvals. By supporting collocation, the project advances the City's objective of reducing the need for additional freestanding wireless communication facilities.

FirstNet for First Responders

A primary objective of AT&T's network deployment at this site is to support FirstNet service for first responders. The proposed project will include facilities to support the Nationwide Public Safety Broadband Network ("FirstNet"). In its partnership with the First Responder Network Authority, AT&T is responsible for building, maintaining, and upgrading the FirstNet network for the next 25 years. In order to support FirstNet, AT&T is upgrading its existing wireless sites and building new wireless facilities throughout the United States, including the City of Chandler. AT&T's upgrades include deployment of the new frequency band ("Band 14") supporting the FirstNet network. In 2012, the U.S. Congress set aside Band 14 for use by first responders. FirstNet built with AT&T is designed to be reliable, functional, safe, and secure, and will provide optimal levels of operational capacity at all times.

FirstNet's benefits include:

- Always on, 24x7 priority and preemption for First Responders across data and voice communications
- A physically separate and highly secure network core that is fully dedicated to FirstNet, utilizing end to end encryption and keeping public safety and emergency management
- Traffic separate from commercial traffic, thus preventing the need for first responders from needing to compete for access to consumer/commercial wireless access
- A dedicated fleet of portable network deployable assets to support first responder and emergency manager connectivity for planned events, emergencies, in extremis, and other mission requirements

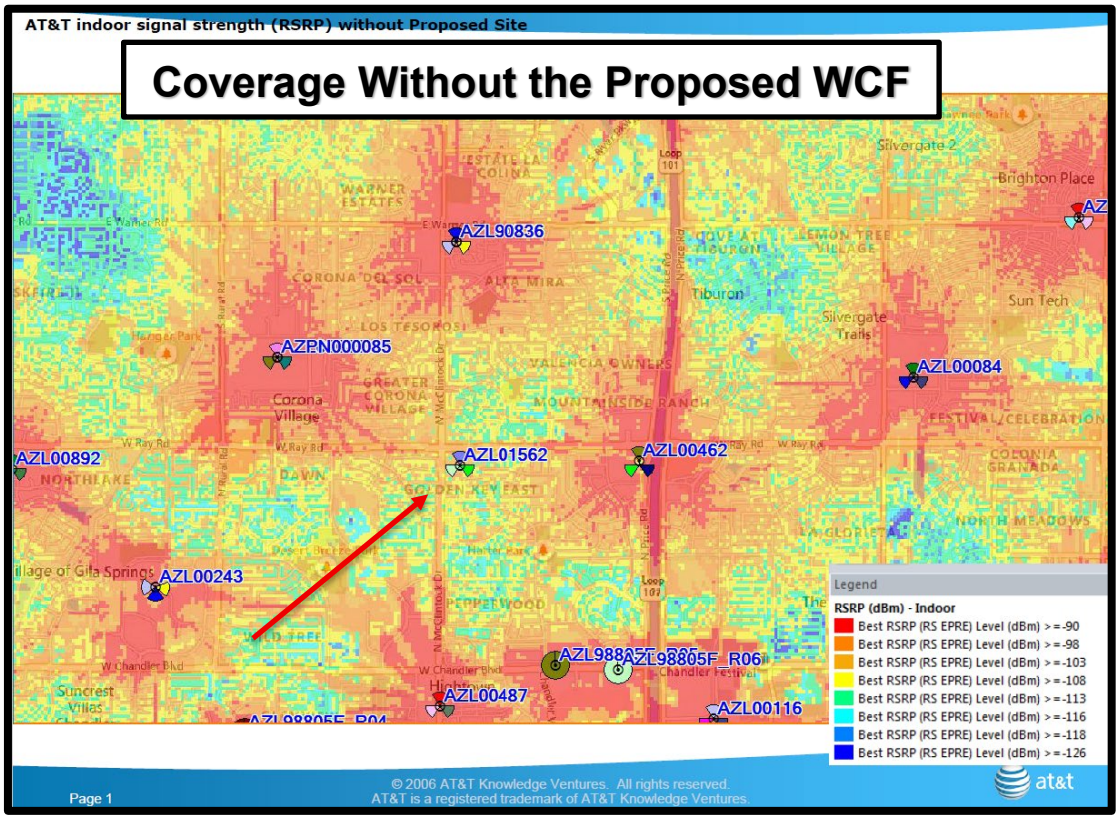
Gap In Coverage/Lack of Capacity

Wireless coverage is influenced by numerous factors including antenna height, antenna orientation, available mounting positions, frequency deployment, and the interaction of the site with neighboring facilities within the network. It is also generally carrier specific.
AT&T's radio frequency analysis identified a coverage and capacity deficiency in western Chandler along the Ray Road corridor. The service area includes the heavily traveled transportation corridors of Ray Road and McClintock Drive, established residential neighborhoods, and neighborhood-serving commercial development. These land uses generate significant wireless demand from residents, businesses, commuters, and FirstNet public safety users.

AT&T's existing service levels are illustrated in the propagation maps below. Areas shown in blue and yellow represent degraded or marginal signal strength compared to surrounding areas and demonstrate a measurable coverage and capacity deficiency within the target service area. The proposed site is centrally located within the identified deficiency area and represents the minimum facility necessary to achieve the needed coverage objectives. The proposed tower has been specifically designed to provide the antenna centerline height and three-sector configuration necessary to improve wireless coverage, increase network reliability, and enhance AT&T network capacity throughout the area.

The proposed facility will improve service for residents, businesses, visitors, and FirstNet users, enhance connectivity along the Ray Road and McClintock Drive corridors, and support critical public safety communications. In addition, the proposed tower is designed to accommodate future collocation opportunities, allowing additional wireless providers to utilize the facility and reducing the need for additional freestanding wireless communication towers within the community.

The following propagation maps clearly show the lack of coverage in the targeted area with the use of AT&T’s existing facilities.


AT&T indoor signal strength (RSRP) without Proposed Site
Coverage Without the Proposed WCF
AZL90836
AZPN000085
AZL00084
AZL00892
AZL01562
AZL00462
AZL00243
AZL98805F_R06
AZL00487
AZL00116
Legend
RSRP (dBm) - Indoor
Best RSRP (RS EPRE) Level (dBm) >=-90
Best RSRP (RS EPRE) Level (dBm) >=-98
Best RSRP (RS EPRE) Level (dBm) >=-103
Best RSRP (RS EPRE) Level (dBm) >=-108
Best RSRP (RS EPRE) Level (dBm) >=-113
Best RSRP (RS EPRE) Level (dBm) >=-116
Best RSRP (RS EPRE) Level (dBm) >=-118
Best RSRP (RS EPRE) Level (dBm) >=-126
Page 1
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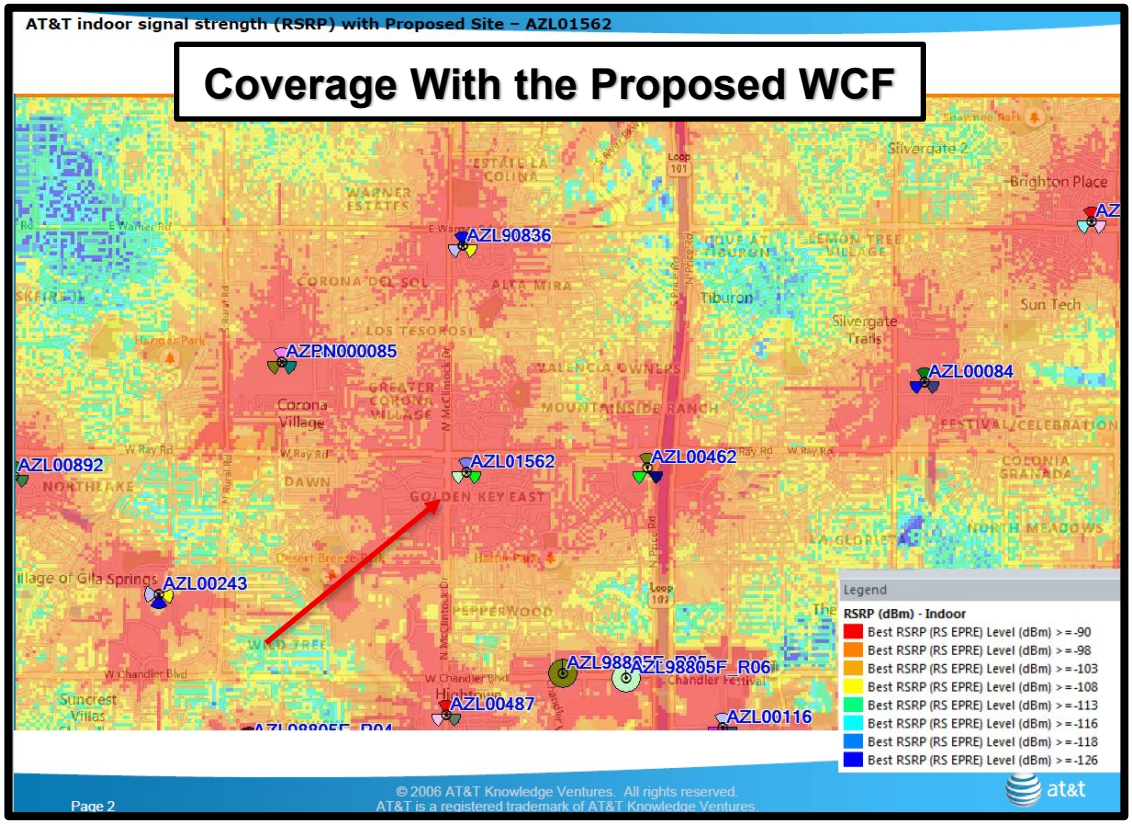
AT&T indoor signal strength (RSRP) with Proposed Site – AZL01562
Coverage With the Proposed WCF
AZL90836
AZPN000085
AZL00084
AZL00892
AZL01562
AZL00462
AZL00243
AZL98805F_R06
AZL00487
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Legend
RSRP (dBm) - Indoor
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Best RSRP (RS EPRE) Level (dBm) >=-118
Best RSRP (RS EPRE) Level (dBm) >=-126
Page 2
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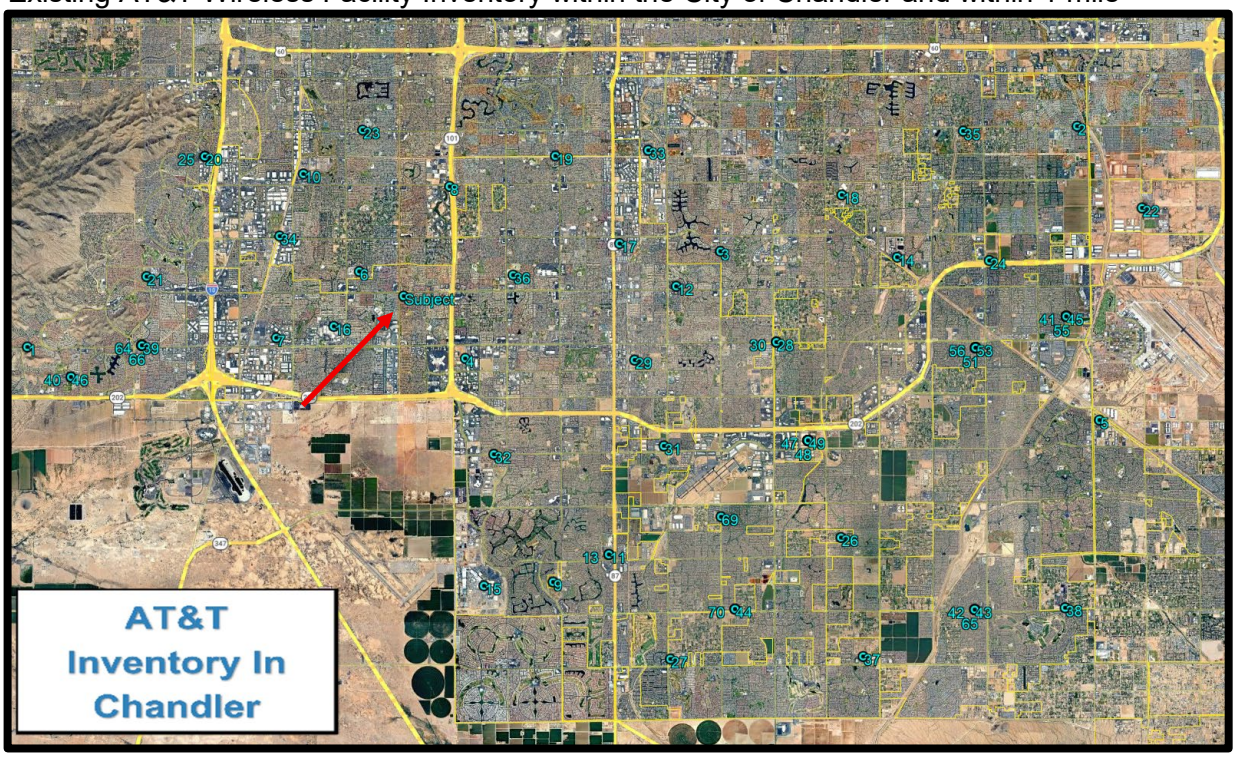
Existing AT&T Inventory

Under Chandler Code, use permit applications for a wireless communication facility are required to provide an inventory of existing facilities within the jurisdiction of the City of Chander plus facilities within one mile. AT&T owned wireless facilities are shown in the aerial map below. The inventory identifies facility locations, heights, and structure types and demonstrates the distribution of AT&T infrastructure throughout the community.

Existing AT&T Wireless Facility Inventory within the City of Chandler and within 1 mile



A corresponding inventory table is included in the Appendix and identifies the location, tower height, and facility design type associated with each AT&T site. The inventory demonstrates the existing distribution of AT&T facilities throughout Chandler and supports the need for the proposed facility to address the identified coverage and capacity deficiency within the Ray Road corridor.

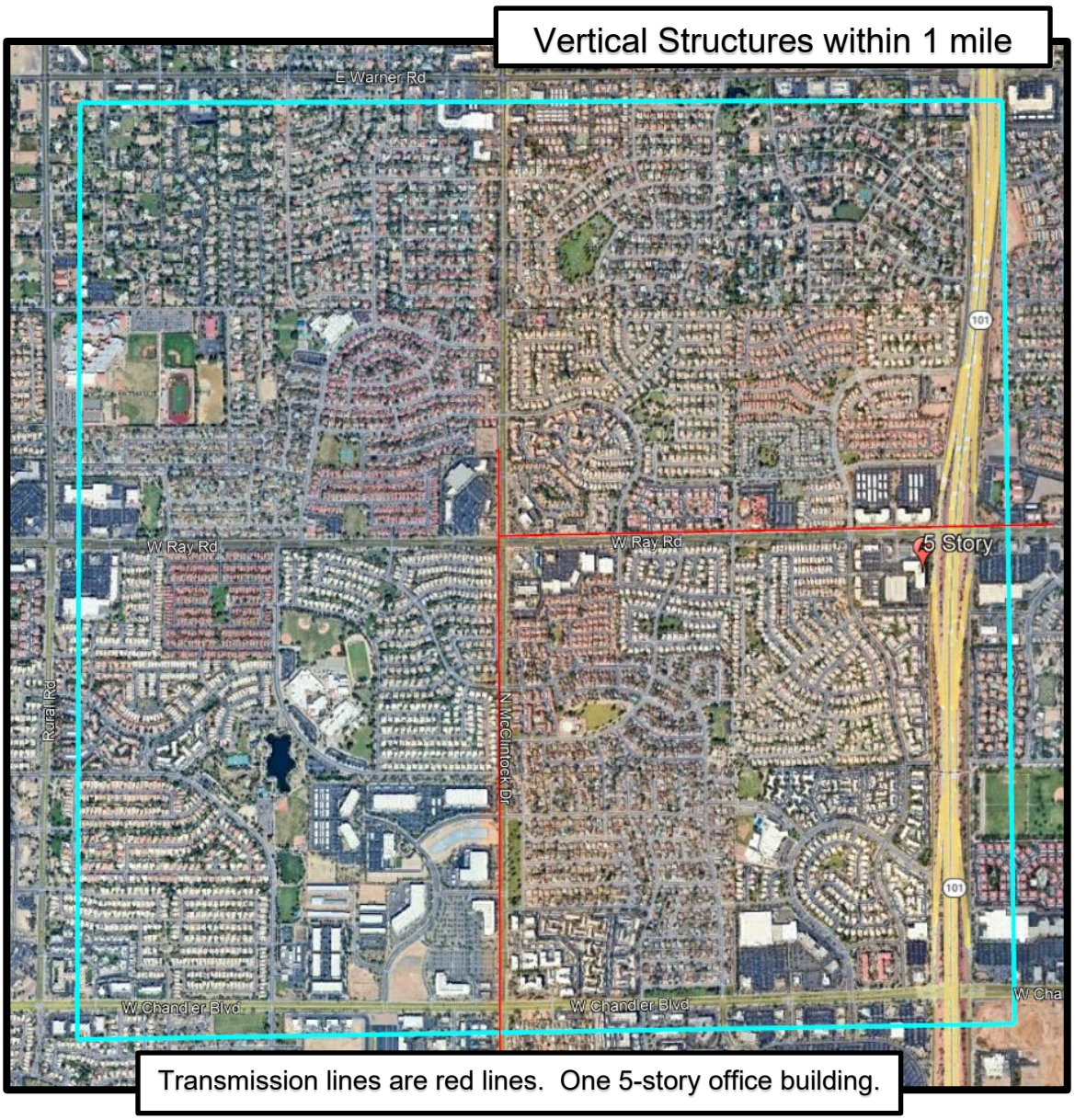
Alternative Structures Evaluation

In accordance with Chandler wireless communication facility requirements, existing non-wireless structures within one square mile of the proposed site were evaluated as potential alternatives to construct a new wireless communication facility. Structures evaluated included commercial buildings, parking lot lighting structures, utility structures, and other vertical elements that are equal to or greater than the proposed antenna height of approximately 63 feet RAD centerline (approximately a six-story building).

The one-square-mile search area is predominantly developed with single-family residential neighborhoods, neighborhood-serving retail centers, schools, churches, office buildings, and multifamily residential developments. Existing vertical structures within the search area consist

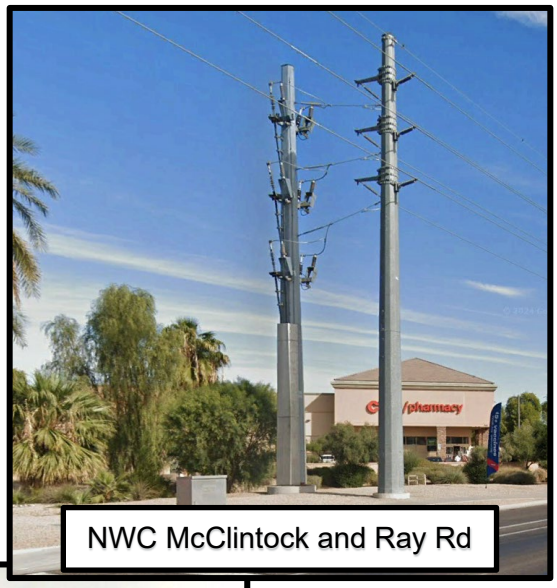
of one- to three-story commercial buildings, two- to three-story churches, three-story office buildings, three-story multifamily developments, and a four-story hotel. Only one office building within the search area exceeds four stories in height, (which AT&T is located on).

The evaluation determined that the identified structures could not adequately satisfy the coverage, capacity, antenna elevation, equipment placement, access, or AT&T/FirstNet service objectives required for the project.



The search area also contains two SRP transmission line corridors. One corridor is located along the north side of Ray Road east of McClintock Drive, and the second corridor is located along the west side of McClintock Drive between the Houston Substation north of Ray Road and the Austin Substation south of Chandler Boulevard. These particular high-voltage transmission structures require substantial safety clearances that prevent wireless antennas from being

mounted above the energized conductors. Consequently, any wireless installation would be limited to a centerline height of approximately 45 feet below the conductors, which is insufficient to achieve the required coverage and capacity objectives. This is the case for all of Ray Rd and for McClintock Dr to just south of Ray Rd, Further, the portions of the transmission corridor along McClintock Dr, where voltage is decreased do not provide sufficient right-of-way width, or legal access rights necessary to support a macro wireless facility. This is the case until the line crosses to the east side of McClintock Dr.



NWC McClintock and Ray Rd

East side McClintock, South of Chandler Blvd

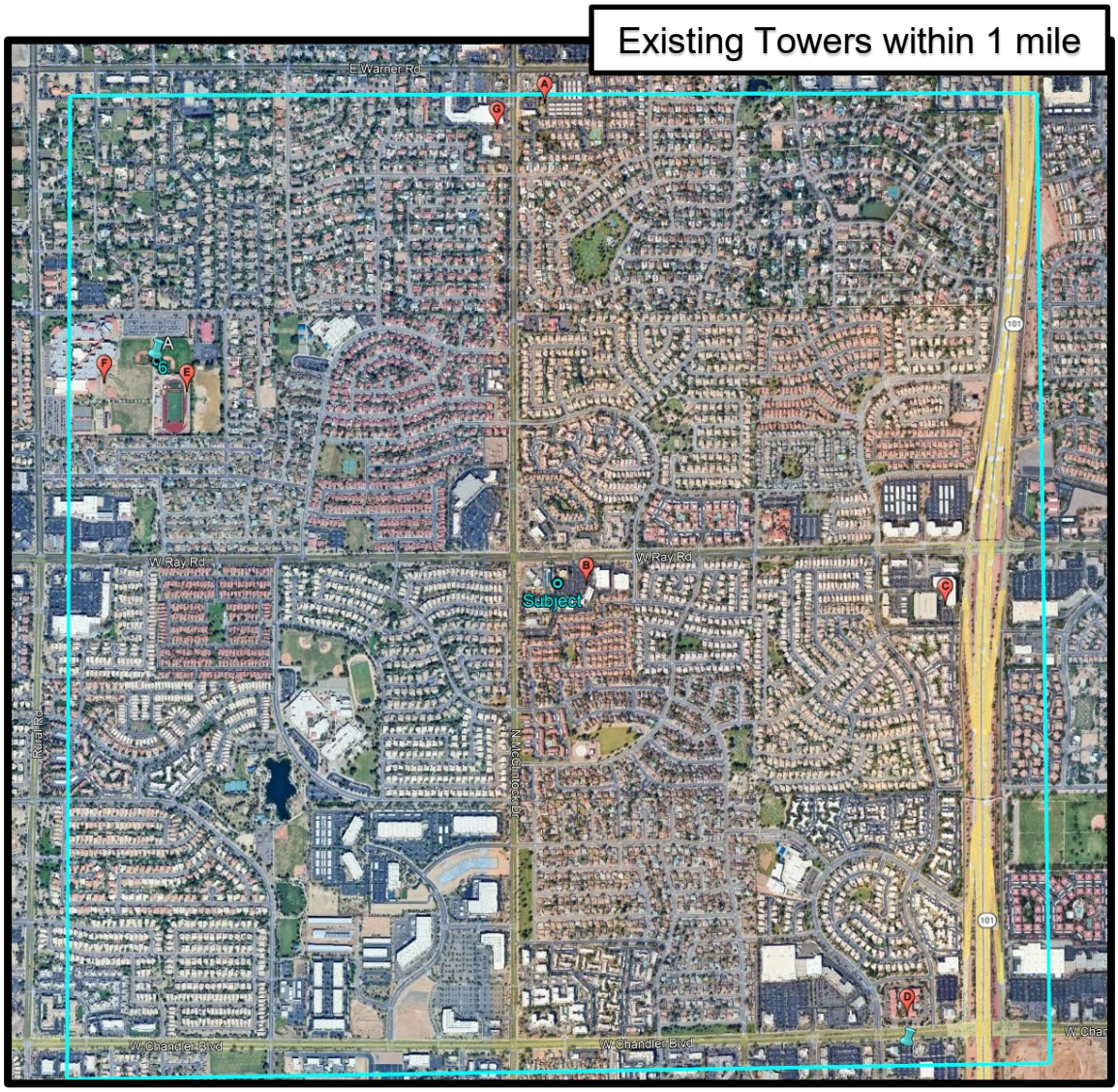
West side McClintock, South of Ray Rd

Based on this evaluation, no existing non-wireless structure within the required search area could provide the network performance achieved by the proposed facility. Accordingly, the proposed wireless communication facility represents the minimum infrastructure necessary to address the identified coverage and capacity deficiency within the Ray Road corridor.

Analysis of Existing Wireless Facilities

In accordance with Chandler wireless communication facility requirements, an inventory of existing wireless communication facilities located within one square mile of the proposed site has been prepared. The inventory identifies the tower owner, facility location, structure height, and structure type associated with each facility shown on the map.

A total of seven existing wireless communication facilities were identified within the one-square-mile search area, including monopoles, monopalms, rooftop installations, and stadium/ballfield light structures. These facilities are owned/managed by Crown Castle, Vertical Bridge, AT&T and T-Mobile and range in height from approximately 50 feet to 75 feet.



AT&T evaluated existing wireless communication facilities located within one square mile of the proposed site to determine whether a collocation opportunity existed that could satisfy the identified coverage, capacity, and FirstNet service objectives. The facilities identified on the wireless facility inventory map were reviewed as part of the site selection process. The

identified facilities were evaluated for potential collocation opportunities. Most of the facilities are located outside the targeted service area and would not provide the coverage improvements needed to address the identified coverage and capacity deficiency. Other facilities do not provide sufficient antenna centerline height or available mounting locations necessary to achieve AT&T's radio frequency objectives.

Map ID	Tower Owner	Address	Height (ft)	Structure Type	Why not suitable
A	Crown Castle	1835 E Warner Rd, Chandler, AZ	58.6	Monopole	Does not provide coverage to targeted area. Too far away to resolve the deficiency. AT&T on site.
B	Vertical Bridge	3847 W Ray Rd, Chandler, AZ	51	Monopalm	Potential CL is insufficient for AT&T's RF objectives.
C	Office Building	3075 W Ray Rd, Chandler, AZ	45	Rooftop	Does not provide coverage to targeted area. Too far away to resolve the deficiency. AT&T on site.
D	T-Mobile	3194 W Chandler Blvd, Chandler, AZ	50	Rooftop	Existing macro 0.5 miles and SC less then 0.1 miles. Does not resolve the target deficiency area.
E	Crown Castle	1141 E Knox Rd, Chandler, AZ	60	Stadium light	Existing macro 0.1 miles. Does not resolve the target deficiency area.
F	T-Mobile	1021 E Knox Rd, Chandler, AZ	75	Ballpark light	Existing macro 0.12 miles. Does not resolve the target deficiency area.
G	Crown Castle	9020 S McClintock Dr, Chandler, AZ	53.4	Monopalm	Potential CL is not high enough to provide coverage and existing AT&T site is 0.1 miles away.

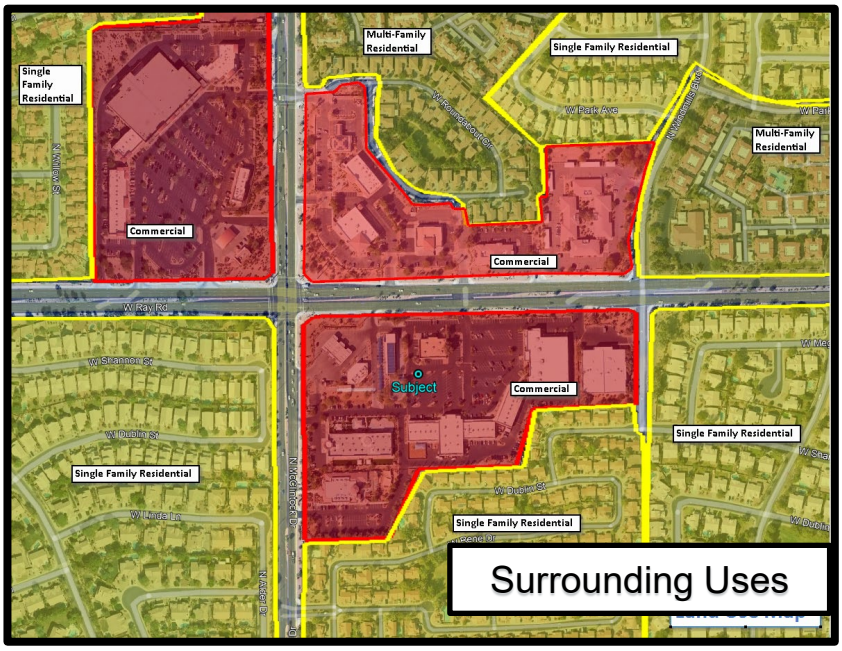
The existing Vertical Bridge/Verizon monopalm facility located on the subject property was evaluated as a potential collocation opportunity. Wireless coverage is influenced by numerous factors, including antenna height, antenna orientation, available mounting locations, frequency deployment, and the interaction of a site with surrounding facilities within the network. As a result, the presence of an existing tower does not necessarily provide adequate coverage or capacity for all wireless carriers operating within the area. AT&T's radio frequency engineers determined that collocation on the existing tower would not provide the antenna configuration or network performance necessary to resolve the identified coverage and capacity deficiency. As a result, none of the existing facilities within the search area could adequately satisfy the coverage, capacity, and FirstNet service objectives that are achieved by the proposed facility. Accordingly, the proposed facility was selected as the minimum infrastructure necessary to meet AT&T and FirstNet service objectives.

Zoning and Surrounding Land Uses

The parent parcel is zoned PAD / Commercial within the City of Chandler, and is in the Neighborhoods category of the Land Use Plan.

Commercial and retail uses are concentrated along the Ray Road and McClintock Drive corridors, while established single-family residential neighborhoods are located away from the immediate major intersection. Additional land uses within the surrounding area include office developments, multifamily residential communities, schools, churches, and employment uses.

The site is located in a neighborhood strip center, with residential neighborhoods located further south and east. Existing commercial buildings and site improvements provide a buffer between the proposed tower location and nearby residential areas. The proposed use is consistent with the with surrounding commercial and residential development patterns.



Several design features have been incorporated to ensure compatibility with the surrounding development pattern. These features include:

- Stealth mono-broadleaf tower design that resembles natural vegetation
- Neutral colors and non-reflective materials
- CMU block enclosure screening all ground equipment
- Location within an existing commercial development
- Significant separation from nearby residential properties
- Reduced visibility from public streets

These design elements minimize the visual appearance of the facility and allow the installation to integrate with surrounding development.

Replacement of Existing Vertical Structure

The proposed wireless communication facility will replace an existing 30-ft tall, parking lot light pole on the site. The luminaire will be added at the same height to the proposed tower. While the project utilizes the location of an existing vertical element, replacement of the light pole with a telecommunications tower constitutes a new wireless communication facility under Chandler Zoning Code, and therefore requires approval of a Conditional Use Permit.

Tower Height and Setbacks

The proposed facility consists of a 65-foot mono-broadleaf wireless communication facility with concealed antennas. The top of the antenna array is located at 65 feet above grade, with antenna centerlines ranging from approximately 61 feet to 63 feet. The overall height of the concealment structure is 70 feet. The tower location complies with the applicable setback requirements of the City of Chandler Zoning Code, Chapter 35, which regulates Wireless Communication Facilities. The tower is located well within the interior of the commercial parcel and maintains substantial separation from adjacent uses. The nearest residential properties are located more than 350 feet south of the proposed tower location. Existing commercial structures between the tower location and the residential neighborhood further reduce potential visual impacts and maintain compatibility with surrounding land uses.

The tower has been structurally designed to accommodate additional wireless carriers in the future. Designing the tower to support collocation minimizes the need for additional towers and is consistent with the City's objective of limiting the overall number of wireless facilities within the community.

The structure incorporates simulated trunk and branch elements to visually replicate a natural tree form and substantially reduce the visual prominence typically associated with traditional monopole towers. Antennas and associated mounting equipment will be concealed within the artificial branch structure to the extent practicable, minimizing exposed appurtenances. The overall design incorporates non-reflective materials and earth-tone finishes to further blend the facility into the surrounding commercial landscape. The faux broadleaf configuration is specifically intended to mitigate visual impacts and enhance compatibility with adjacent properties.

Fall Zone and Structural Integrity

Wireless communication towers are engineered and constructed in accordance with applicable building codes and telecommunications industry standards. The proposed tower will be designed and certified by a licensed structural engineer to meet all applicable wind loading and structural requirements. In addition to meeting these structural requirements, the tower will be designed with an engineered failure point (break point) incorporated into the structure. This design feature ensures that, in the unlikely event of catastrophic structural failure, the tower will collapse at the engineered break point and fall within a controlled radius.

The tower location has been selected so that the potential fall radius remains within the boundaries of the parent parcel. As a result, in the unlikely event of a structural failure, the tower would collapse within the project site and would not impact adjacent properties or public rights-of-way. This engineered break point design, combined with the tower placement on the parcel, ensures the safety of surrounding properties and is consistent with common telecommunication facility safety practices.

FCC and FAA Compliance

The facility is being constructed for AT&T, which is responsible for ensuring compliance with all applicable federal telecommunications regulations. All antennas and associated telecommunications equipment will meet or exceed current standards and regulations of the Federal Communications Commission (FCC) and the Federal Aviation Administration (FAA). The facility will also comply with all applicable radio frequency emission standards established to protect public health and safety.

Compound Compatibility and Noise

Ground equipment associated with the facility will be located within a screened compound. The equipment compound will be enclosed by a CMU block wall designed to match the color and texture of the surrounding commercial structures. The compound is approximately 28 feet by 18 feet and will be fully enclosed by an 9-foot tall CMU wall with screened and secured access gates on the south wall.

Within the compound, AT&T will install:
- One Vertiv WUC 3-Bay cabinet on a 14’ x 7’-4” gravity-mount platform.
- One 30 kW Generac diesel backup generator with a 210-gallon fuel tank in a Level 2 sound enclosure.
- Two 200-amp meter/disconnect panels mounted on the outer wall.

The proposed Wireless Communication Facility includes a Generac SD030 2.2L generator housed within a manufacturer-provided Level 2 Sound Attenuated Enclosure. According to the manufacturer’s published sound data, the generator produces an average sound level of approximately 62 dB(A) at full load measured at 7 meters (23 feet). Sound levels are reported as ±2 dB(A) under controlled testing conditions.

The generator will operate only during utility power outages and for periodic maintenance testing. Routine testing is limited in duration and frequency consistent with industry standards. Given the distance to the nearest residential property and the fact that the equipment compound is enclosed by a solid masonry wall, operation of the generator will not result in sustained off-site noise levels exceeding applicable City standards. The facility will comply with applicable City of Chandler noise standards. The Generac Level 2 Sound Attenuated Enclosure cut sheet is included with this submittal in the Appendix.

Landscape and Drainage

Existing landscape outside of the compound will remain in place. Disturbed landscape is replaced with like plantings placed in close proximity.

The project results in a minimal increase in impervious surface area associated with the equipment pads and tower foundation. Existing drainage patterns will be maintained, and stormwater will continue to sheet-flow consistent with current site conditions. No adverse drainage impacts are anticipated.

Traffic

The facility is unmanned, requiring only periodic maintenance visits, therefore the facility will generate minimal traffic. The facility is unmanned and does not require water or sewer service. No connections to City water or sewer infrastructure are proposed. Electrical and communication fiber utilities will extend underground from the public right-of-way to the equipment compound as shown on the Site Plan. Existing emergency access will remain unchanged, as the facility is installed within existing landscaped and parking areas and does not alter drive aisles or fire lanes.

Parking

The proposed wireless communication facility requires the removal of three existing parking spaces to accommodate the equipment compound and associated access area. As a result, a parking reduction is requested as part of this Conditional Use Permit application.

A parking study prepared by Y2K Engineering evaluated the parking supply and demand associated with the existing shopping center, bowling alley, and tire retail store at the center. The study determined that the existing development currently provides 372 parking spaces. The proposed wireless communication facility will reduce the available parking supply by three spaces, resulting in a total of 369 parking spaces remaining on-site.

Pursuant to Chandler City Code §35-1804, the existing development would require 386 parking spaces based on standard parking ratios. However, the site consists of multiple nonresidential uses that operate at different peak demand periods and, therefore, qualify for a shared parking analysis under Chandler City Code §35-1807. The parking study applied the City's shared parking methodology and determined that the peak parking demand for the site is 341 parking spaces.

Following removal of the three parking spaces associated with the proposed wireless communication facility, the shopping center will continue to provide 369 parking spaces, which exceeds the calculated shared parking demand by 28 spaces. Accordingly, the proposed facility will not create a parking deficiency when evaluated using the City's shared parking methodology and will continue to provide sufficient parking to serve the existing commercial uses on the property.

The proposed wireless communication facility is an unmanned utility-type use that generates no customer traffic, no employees on-site, and only occasional maintenance visits. Consequently, the facility does not create any parking demand of its own. The removal of three parking spaces within a parking field containing 369 remaining spaces will not materially affect the operation of the shopping center or the ability of tenants and customers to access the site. The requested parking reduction is therefore reasonable and appropriate given the minimal operational impact

of the facility and the significant public benefit associated with improved wireless and FirstNet communications service.

Existing Parking Supply	372 spaces
Parking Spaces Removed	3 spaces
Remaing Parking Supply	369 spaces
Required Parking per §35-1804	386 spaces
Shared Parking Demand per §35-1807	341 spaces
Surplus Parking After Wireless Installation	28 spaces

The Parking Study including the analysis and exhibit identifying the three parking spaces proposed for removal has been included with the application materials. The exhibit illustrates the location of the affected spaces and confirms the resulting parking inventory utilized in the parking analysis.

Conclusion

The proposed Wireless Communication Facility will improve wireless coverage, network reliability, and data capacity for AT&T customers and FirstNet public safety users within the City of Chandler. FirstNet provides priority and pre-emption capable broadband communications for police departments, fire departments, emergency medical personnel, and other first responders. Reliable wireless communication is essential for public safety agencies during routine operations as well as emergency events. The proposed Wireless Communication Facility will improve wireless coverage, network reliability, and data capacity for AT&T customers and FirstNet public safety users within the City of Chandler.

The facility has been carefully designed to minimize visual impacts, support collocation by additional carriers, and remain compatible with surrounding commercial development. The proposed facility satisfies the Conditional Use Permit criteria contained in Chandler Zoning Code Section 35-601, as the project is compatible with surrounding development, does not adversely affect nearby properties, and supports essential telecommunications infrastructure. For these reasons, approval of the proposed Wireless Communication Facility is respectfully requested.

April 27, 2026

City of Chandler
215 E. Buffalo St.
Chandler AZ 85225

RE: PSTC Introduction & Collocation Model (**GOODAZ-0284 | McClintock)**

To whom it may concern:

Founded in 2022, Public Safety Towers, LLC (PSTC) provides critical communication infrastructure solutions to wireless network gaps affecting the ability of numerous public safety entities to coordinate in the event of an emergency. Our mission is to integrate the needs of the community with those of emergency responders to deliver strategically placed, commercially viable wireless infrastructure.

While PSTC approaches every tower as public safety-first infrastructure, we are only able to do so because we also engage commercial operators. Without a concerted effort to maximize commercial cellular collocations, our business model would not allow us to sufficiently discount the rates of public safety tenants (our mission). As such, we have a dedicated carrier marketing team who proactively solicits and encourages collocation from all of operators. We have established, and regular, communications with each of the operators' relevant market teams for any tower in development.

Sincerely,

Sam Gudiño
Public Safety Towers, LLC
760.612.9949
s.gudino@pstctowers.com

APPENDIX / List of AT&T sites in Chandler, AZ (page 1 of 3)

Site	SITE ID	LATITUDE	LONGITUDE	SITE TYPE	RAD CENTER	ADDRESS	CITY	ZIP CODE
1	AZL90061	33.305367	-112.031636	MONOPOLE	64	500 EAST CHICAGO CIRCLE	CHANDLER	85225
2	AZL90073	33.365164	-111.691047	MONOPOLE	67	25015 SOUTH MCQUEEN ROAD	CHANDLER	85249
3	AZL90081	33.331392	-111.806772	MONOPOLE	80	21501 SOUTH 146TH STREET	CHANDLER	85249
4	AZL90082	33.302389	-111.889542	MONOPOLE	63	930 EAST GERMAN ROAD	CHANDLER	85249
5	AZL90083	33.285583	-111.683944	MONOPOLE	100	2244 WEST GERMANN ROAD DUP1	CHANDLER	85286
6	AZL90084	33.32595	-111.923956	MONOPOLE	48	1255 NORTH DOBSON ROAD	CHANDLER	85224
7	AZL90086	33.307944	-111.950889	MONOPOLE	76	16802 SOUTH WEBER DRIVE	CHANDLER	85226
8	AZL90170	33.348975	-111.894636	MONOPOLE	98	281 NORTH ROOSEVELT	CHANDLER	85226
9	AZL90201	33.241811	-111.861036	MONOPOLE	66	297 EAST WARNER ROAD	CHANDLER	85225
10	AZL90116	33.352358	-111.942125	MONOPOLE	82	2879 WEST CHANDLER BOULEVARD	CHANDLER	85224
11	AZL00117	33.249294	-111.842953	MONOPOLE	66.02	4335 SOUTH ALMA SCHOOL ROAD	CHANDLER	85248
12	AZL00182	33.32192	-111.82109	MONOPOLE	66.02	3700 SOUTH ARIZONA AVENUE	CHANDLER	85248
13	AZL90181	33.249294	-111.842953	MONOPOLE	64	24451 SOUTH PRICE ROAD	CHANDLER	85226
14	AZL00345	33.329742	-111.749411	MONOPOLE	48	1082 EAST RAY ROAD	CHANDLER	85225
15	AZL00265	33.240773	-111.883449	MONOPOLE	58.01	4500 SOUTH DOBSON ROAD	CHANDLER	85248
16	AZL00243	33.311065	-111.93222	BUILDING-SIDE MOUNT	68	5000 WEST CHANDLER BOULEVARD	CHANDLER	85226
17	AZL90439	33.333499	-111.839469	MONOPOLE	67	1600 WEST QUEEN CREEK ROAD	CHANDLER	85248
18	AZL90429	33.346639	-111.767361	UTILITY	77	312 NORTH ALMA SCHOOL ROAD	CHANDLER	85224
19	AZL90487	33.357239	-111.860294	UTILITY	70	75 NORTH MCCLINTOCK DRIVE	CHANDLER	85226
20	AZL90711	33.357056	-111.974028	MONOPOLE	65	13012 EAST CHANDLER HEIGHTS ROAD	CHANDLER	85249
21	AZL00736	33.324486	-111.992897	LIGHT POLE	78.02	5990 SOUTH VAL VISTA	CHANDLER	85249
22	AZL00839	33.342993	-111.670035	MONOPOLE	37.01	240 SOUTH COOPER ROAD	CHANDLER	85224
23	AZL90435	33.364281	-111.922902	MONOPOLE	74	411 EAST RAY ROAD	CHANDLER	85225
24	AZL00892	33.328833	-111.719556	LIGHT POLE	47.21	5865 WEST RAY ROAD	CHANDLER	85224
25	AZL90707	33.357056	-111.974028	UTILITY	68	3483 SOUTH COOPER ROAD	CHANDLER	85249
26	AZL96128	33.25386	-111.76772	MONOPOLE	60	26423 SOUTH ARIZONA AVENUE	CHANDLER	85249
27	AZL00851	33.220972	-111.823028	LIGHT POLE	52.01	975 OCOTILLO ROAD	CHANDLER	85249
28	AZL96126	33.306806	-111.788619	MONOPOLE	58	2945 EAST RIGGS ROAD	CHANDLER	85249
29	AZL00462	33.301944	-111.834583	BUILDING-SIDE MOUNT	90	3075 WEST RAY ROAD	CHANDLER	85226
30	AZL96092	33.306806	-111.788619	MONOPOLE	56	2100 WEST ELLIOTT ROAD	CHANDLER	85224
31	AZL96129	33.278694	-111.825083	MONOPOLE	62	700 WEST ORCHID LANE	CHANDLER	85225
32	AZL06196	33.276416	-111.880261	STEALTH POLE-EXTNL ARRAY	57	2102 EAST YEAGER DRIVE	CHANDLER	85244
33	AZL90434	33.3587778	-111.8301611	STEALTH POLE-EXTNL ARRAY	58	2050 NORTH ALMA SCHOOL	CHANDLER	85224

APPENDIX / List of AT&T sites in Chandler, AZ (page 2 of 3)

34	AZL93270	33.335519	-111.9498	STEALTH STRUCTURE	63	25437 SOUTH GLENBURN DRIVE	CHANDLER	85248
35	AZL90838	33.363892	-111.727953	MONOPOLE	58	1595 SOUTH ALMA SCHOOL ROAD	CHANDLER	85286
36	AZL93268	33.324972	-111.874028	MONOPOLE	70	5 SOUTH DOBSON ROAD	CHANDLER	85224
37	AZL93624	33.221647	-111.760589	MONOPOLE	74	297 EAST CHANDLER HEIGHTS ROAD	CHANDLER	85249
38	AZL93550	33.234794	-111.69519	MONOPOLE	55	1122 SOUTH DOBSON ROAD	CHANDLER	85286
39	AZL98805F_R06	33.305861	-111.994472	SMALL CELL/LIGHT POLE	35	3069 W CHANDLER BLVD	CHANDLER	85226
40	AZL03764	33.29725	-112.017528	SELF SUPPORT	72	5002 SOUTH MARICOPA ROAD	CHANDLER	85226
41	AZL06805F_R01	33.313667	-111.694639	SMALL CELL	34	4609 WEST EARHART WAY	CHANDLER	85226
42	AZL98805F_R02	33.234333	-111.724444	SMALL CELL/LIGHT POLE	34	506 S 79TH ST @ (POLE)	CHANDLER	85226
43	AZL98805F_R03	33.234333	-111.724444	SMALL CELL/LIGHT POLE	34	308 SOUTH TERRACE ROAD	CHANDLER	85226
44	AZL96643F_R05	33.2345	-111.8020806	SMALL CELL/LIGHT POLE	34	2626 EAST PECOS ROAD	CHANDLER	85225
45	AZL06834F_R02	33.313667	-111.694639	SMALL CELL/LIGHT POLE	34	2970 E GERMANN RD	CHANDLER	85286
46	AZL92562	33.29725	-112.017528	MONOPOLE	74	900 SOUTH KYRENE ROAD	CHANDLER	85226
47	AZL07147F_R01	33.28017	-111.77837	SMALL CELL/LIGHT POLE	34	750 WEST IVANHOE STREET	CHANDLER	85225
48	AZL07144F_R02	33.28017	-111.77837	SMALL CELL/LIGHT POLE	34	228 NORTH NEWPORT STREET	CHANDLER	85225
49	AZL07143F_R01	33.28017	-111.77837	SMALL CELL/LIGHT POLE	34	1875 EAST LAREDO PLACE	CHANDLER	85225
50	AZL07145F_R02	33.28017	-111.77837	SMALL CELL/LIGHT POLE	34	342 NORTH BEFORD DRIVE	CHANDLER	85225
51	AZL07146F_R03	33.30522	-111.72406	SMALL CELL	34	385 NORTH SUNSET DRIVE	CHANDLER	85225
52	AZL07144F_R03	33.28017	-111.77837	SMALL CELL/LIGHT POLE	34	314 N NANTUCKET ST	CHANDLER	85225
53	AZL97149F_R01	33.30522	-111.72406	SMALL CELL/LIGHT POLE	34	797 WEST BUSH WAY	CHANDLER	85248
54	AZL07145F_R01	33.313667	-111.694639	SMALL CELL/LIGHT POLE	34	1111 E TYSON ST	CHANDLER	85225
55	AZL07151F_R02	33.313667	-111.694639	SMALL CELL/LIGHT POLE	34	143 WEST RAVEN DRIVE	CHANDLER	85286
56	AZL07147F_R03	33.30522	-111.72406	SMALL CELL/LIGHT POLE	34	1477 WEST ELGIN ST	CHANDLER	85224
57	AZL07147F_R02	33.30522	-111.72406	SMALL CELL	34	208 SOUTH ARROWHEAD DRIVE	CHANDLER	85224
58	AZL07143F_R03	33.28017	-111.77837	SMALL CELL/LIGHT POLE	34	1493 EAST TULSA STREET	CHANDLER	85225
59	AZL07149F_R02	33.313667	-111.694639	SMALL CELL	34	771 WEST GOLDFINCH WAY	CHANDLER	85286
60	AZL97149F_R03	33.30522	-111.72406	SMALL CELL	34	697 W HONEYSUCKLE DR	CHANDLER	85248
61	AZL07144F_R01	33.28017	-111.77837	SMALL CELL/LIGHT POLE	34	308 NORTH CAMBRIDGE STREET	CHANDLER	85225
62	AZL07148F_R01	33.30522	-111.72406	SMALL CELL/LIGHT POLE	34	992 SOUTH CENTRAL DRIVE	CHANDLER	85224
63	AZL07151F_R01	33.313667	-111.694639	SMALL CELL	34	2753 SOUTH ARIZONA AVENUE	CHANDLER	85286
64	AZL98805F_R05	33.305861	-111.994472	SMALL CELL/LIGHT POLE	34	3438 W CHANDLER BLVD @ (POLE)	CHANDLER	85226
65	AZL98805F_R04	33.234333	-111.724444	SMALL CELL	34	4901 WEST BOSTON STREET	CHANDLER	85226
66	AZL96696F_R02	33.305861	-111.994472	SMALL CELL/LIGHT POLE	42	6986 SOUTH BLACK HILLS WAY	CHANDLER	85249
67	AZL96696F_R03	33.305861	-111.994472	SMALL CELL/LIGHT POLE	34	4830 EAST PEACHTREE DRIVE	CHANDLER	85249
68	AZL98805F_R01	33.313667	-111.694639	SMALL CELL	34	572 SOUTH RUSH ST	CHANDLER	85226

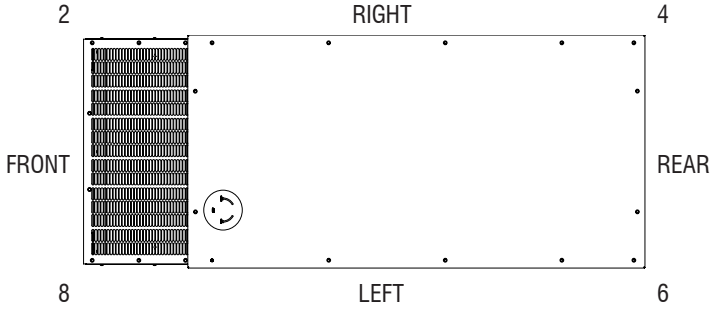
APPENDIX / List of AT&T sites in Chandler, AZ (page 3 of 3)

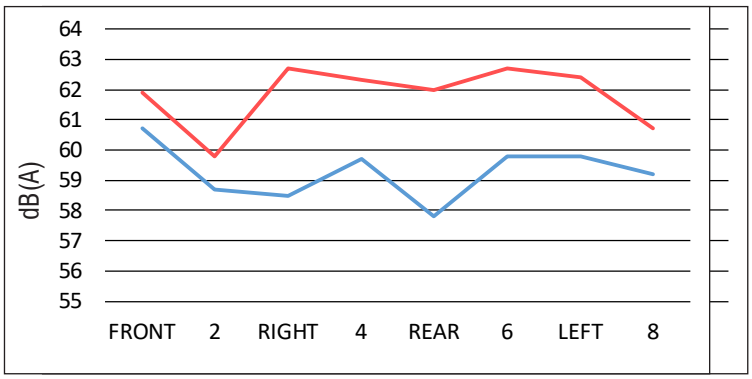
69	AZL91726	33.259498	-111.806605	STEALTH POLE-EXTNL ARRAY	65	13650 EAST QUEEN CREEK ROAD	CHANDLER	85286
70	AZL01564	33.2345	-111.8020806	STEALTH POLE-EXTNL ARRAY	55	22606 SOUTH GILBERT ROAD	CHANDLER	85249
Subject	AZL01562	33.319277	-111.909554	MONOPOLE - Broadleaf	63	3875 W Ray Rd	CHANDLER	85226

LEVEL 2 SOUND ATTENUATED ENCLOSURE SD030 2.2L GENERAC

MICROPHONE LOCATION	60Hz NO-LOAD, dB(A) — DISTANCE: 7 METERS									
	OCTAVE BAND CENTER FREQUENCY (Hz)									
	31.5	63	125	250	500	1,000	2,000	4,000	8,000	dB(A)
1, FRONT	21	42	50	59	53	52	49	46	36	**61**
2	20	37	48	56	53	54	49	45	37	**59**
3, RIGHT	19	41	52	55	52	52	49	48	38	**59**
4	18	53	48	56	54	51	49	44	34	**60**
5, REAR	16	54	49	52	51	50	47	41	31	**58**
6	17	55	47	55	52	54	49	45	38	**60**
7, LEFT	21	54	50	54	53	53	50	46	38	**60**
8	20	46	47	52	55	55	50	44	38	**59**
AVERAGE	**19**	**48**	**49**	**55**	**53**	**53**	**49**	**45**	**36**	**59**

MICROPHONE LOCATION	60Hz FULL-LOAD, dB(A) — DISTANCE: 7 METERS									
	OCTAVE BAND CENTER FREQUENCY (Hz)									
	31.5	63	125	250	500	1,000	2,000	4,000	8,000	dB(A)
1, FRONT	23	54	52	60	54	52	49	46	36	**62**
2	21	48	49	55	55	54	49	46	38	**60**
3, RIGHT	20	50	59	59	54	52	50	50	37	**63**
4	20	59	49	58	55	52	48	46	35	**62**
5, REAR	21	60	51	55	54	51	47	41	31	**62**
6	20	60	49	58	53	53	52	46	38	**63**
7, LEFT	20	59	55	55	52	54	51	47	39	**62**
8	21	54	51	54	55	55	50	45	37	**61**
AVERAGE	**21**	**56**	**52**	**57**	**54**	**53**	**49**	**46**	**36**	**62**





- All positions at 23 feet (7 meters) from side faces of generator set.
- Test conducted on a 100 foot diameter asphalt surface.
- Sound pressure levels are subject to instrumentation, installation and testing conditions.
- Sound levels are ±2 dB(A)

Generac Power Systems, Inc. | P.O. Box 8 | Waukesha, WI 53187
P: (262) 544-4811 © 2019 Generac Power Systems, Inc. All rights reserved. All specifications are subject to change without notice.

Part No. 10000032019
Rev. D 9/03/19

CONSULTANT TEAM

CLIENT REPRESENTATIVE
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PROPERTY OWNER
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PUBLICSAFETYTOWERS COMPANY

PROJECT:	NEW BUILD
PTSC SITE NO.:	GOODAZ-0284
SITE NAME:	MCCLINTOCK
AT&T SITE ID / FA:	AZL01562 / 15458390
USID:	503892
ADDRESS:	3875 W. RAY ROAD CHANDLER, AZ 85226

IWM JOB #1: WSANM0039718 (PARENT)
IWM JOB #2: WSANM0039653
IWM JOB #3: WSANM0039803
IWM JOB #4: WSANM0039781
IWM JOB #5: WSANM0039740
IWM JOB #6: WSANM0039700
IWM JOB #7: WSANM0039654
IWM JOB #8: WSANM0039628
IWM JOB #9: WSANM0039627

APPROVALS

AT&T (RF): _____ DATE: _____
AT&T (CONST.): _____ DATE: _____
AT&T (S.A.): _____ DATE: _____
LANDLORD: _____ DATE: _____

PROJECT DESCRIPTION

GROUND SCOPE
INSTALL A NEW UL LISTED WALK-UP CABINET (W.U.C.) & BATTERY CABINET SUPPORTED BY CONCRETE SLABS WITHIN A NEW CMU WALLED COMPOUND TO INCLUDE THE FOLLOWING:

- (1) NEW [CEQ.54298] VERTIV, F2020030,,,, UL LISTED VERTIV WUC 3-BAY WALK-UP CABINET (W.U.C.) - ON CONCRETE SLAB
- (1) NEW [NEQ.15918] VERTIV, F2012495 -48 VDC XTE 601B BATTERY ENCLOSURE W/ (5) BATTERY SHELVES W/ MAX CAPACITY OF (6) -48V BATTERY STRINGS (FULLY LOADED)
- (1) NEW GPS ANTENNA MOUNTED TO WUC PIPE
- (6) NEW U.G. 4" PVC CONDUIT RUNS FROM WUC SPD BOX TO TOWER
- (2) NEW SCHD 40 PVC 2" Ø U.G. CONDUIT W/ (3) 1.25 Ø INNERDUCTS FROM CARRIER FIBER VAULT TO WUC
- (2) 2" CONDUITS W/ (2) 4/0s PER CONDUIT FOR WIRING
- NEW VERTIV DC50 SPD MOUNTED TO WUC
- NEW 600AMP METER SERVICE W/ 200AMP METER SOCKET FOR AT&T
- NEW U.G. CONDUITS FOR ELECTRICAL SERVICE
- NEW FIBER SITE VAULT
- NEW GROUND RING

TOWER SCOPE
BY AT&T:

- NEW 65'-0" AT&T MONOBROADLEAF TOWER (70' OVERALL HEIGHT)
- (1) NEW AT&T APPROVED ANTENNA MOUNTS
- (3) NEW COMMSCOPE NNHH-65C-R4 ANTENNAS, (1) PER SECTOR
- (3) NEW ERICSSON AIR 6472 B77G / B77M ANTENNAS, (1) PER SECTOR
- (3) NEW COMMSCOPE NNH4-65C-R6-V4 ANTENNAS, (1) PER SECTOR
- (3) NEW ERICSSON 4478 B12A, (1) PER SECTOR
- (3) NEW ERICSSON 4890 B25/B66, (1) PER SECTOR
- (3) NEW ERICSSON 4494 B14/B29, (1) PER SECTOR
- (2) 24-PAIR FIBER 36SM TRUNK CABLES, (1) PER SQUID
- (4) #6 AWG DC PWRT-606-S POWER TRUNK CABLES, (2) PER SQUID
- (2) NEW RAYCAP DC9-48-60-24-8C-EV DC SQUIDS

ELECTRICAL SCOPE

- (1) 15A BREAKERS FOR SIAD
- (2) 20A BREAKER FOR GEN 3 / GEN 4 BBU
- (3) 25A BREAKERS FOR B12A RRHS
- (3) 40A BREAKERS FOR INTEGRATED RADIOS
- (3) 50A BREAKERS FOR B14/B29 RRHS
- (3) 50A BREAKERS FOR B25/B66 RRHS
- (2) 60A BREAKERS FOR FUSE PANEL
- INSTALL (8) NEW MARATHON M12V180FTX BATTERIES
- WUC CABINET HAS NO HVAC. 6KW 512 DC PLANT W/ DC-POWERED HEAT EXCHANGERS ARE INSTALLED IN EACH BAY
- EMERSON 7100 -48VDC POWER PLANT OUTFITTED WITH (10) HE 2kW -48VDC RECTIFIERS, 58VDC CONVERTERS

THESE PLANS HAVE BEEN DEVELOPED FOR A NEW TELECOMMUNICATIONS FACILITY OWNED OR LEASED BY AT&T IN ACCORDANCE WITH THE SCOPE OF WORK PROVIDED BY AT&T.

GENERAL NOTES

CONTRACTOR & CREWS SHALL ABIDE BY AT&T CONSTRUCTION STANDARDS/REQUIREMENTS AS DESCRIBED IN THE AT&T SAFETY HANDBOOK.

OSHA REGULATIONS/STANDARDS SHALL BE REVIEWED & FOLLOWED BY ALL EQUIPMENT INSTALLERS AND TOWER/ROOF TOP CONTRACTORS/SUBCONTRACTORS DURING CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REMEDY ALL FAULTY, INFERIOR AND/OR IMPROPER MATERIALS, DAMAGED GOODS, AND/OR FAULTY WORKMANSHIP FOR ONE (1) YEAR AFTER THE PROJECT IS COMPLETE AND ACCEPTED UNDER THIS CONTRACT: UNLESS NOTED OTHERWISE IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR. (EXCEPTION) THE ROOFING SUBCONTRACTOR SHALL FURNISH A MAINTENANCE AGREEMENT FOR ALL WORK DONE, COSIGNED BY THE GENERAL CONTRACTOR, TO MAINTAIN THE ROOFING IN A WATERTIGHT CONDITION FOR A PERIOD OF TWO (2) YEARS STARTING AFTER THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT, UNLESS OTHERWISE WRITTEN IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR.

THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE SAFETY OF THE OWNER'S EMPLOYEES, WORKMEN, AND ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.

THE CONTRACTOR SHALL BE REQUIRED TO PAY FOR ALL NECESSARY PERMITS AND/OR FEES WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BE THE OWNER OR HIS REPRESENTATIVE. CONTRACTOR SHALL OBTAIN PERMIT AND MAKE FINAL PAYMENT FOR SAID DOCUMENT.

AT&T GC TO VERIFY ALL MEASUREMENTS OF EXISTING CONDUITS FOR FIBER RUN AND ANY POWER RUNS.

DO NOT SCALE DRAWINGS

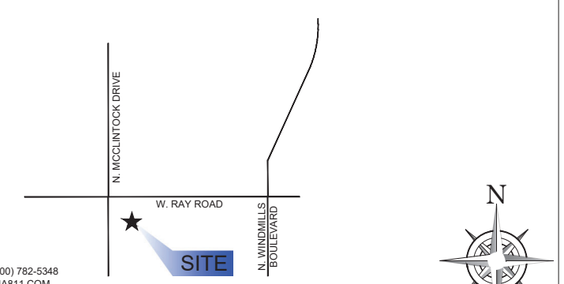
DRIVING DIRECTIONS

DIRECTIONS:

DEPARTING FROM AT&T OFFICE: 1355 WEST UNIVERSITY DRIVE, MESA, AZ 85201-5419: GET ON AZ-101 LOOP S IN TEMPE FROM W. UNIVERSITY DR. FOLLOW AZ-101 LOOP S TO N. PRICE RD IN CHANDLER. TAKE EXIT 59 FROM AZ-101 LOOP S. TAKE W. RAY RD TO YOUR DESTINATION.

JURISDICTIONAL APPROVAL

VICINITY MAP



CALL 811 or (800) 782-5348
WWW.ARIZONA811.COM

CONTRACTOR TO CALL TO VERIFY UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO DIGGING

N

SITE INFORMATION

PROPERTY OWNER:	COMMERCIAL RESOURCE INVESTORS III, LLC 3855 W. RAY RD, #3 CHANDLER, AZ 85226
APPLICANT:	PUBLIC SAFETY TOWERS COMPANY 701 PALOMAR AIRPORT RD #160 CARLSBAD, CA 92011 CONTACT: SAM GUDINO PHONE: (760) 612-9949 EMAIL: S.GUDINO@PSTCTOWERS.COM
TOWER TYPE:	MONOBROADLEAF
SITE TYPE:	WIRELESS COMMUNICATIONS FACILITY
APN:	301-64-876
LATITUDE	33° 19' 09.396" N 33.319277°
LONGITUDE	111° 54' 34.393" W -111.909554°
EXISTING ELEVATION:	±1179.5'
EXISTING ZONING:	PAD
CONSTRUCTION TYPE:	V-B
PROPOSED LEASE AREA:	756.42 SQ FT. (PSTC LEASE AREA)
PROPOSED OCCUPANCY:	UNMANNED TELECOMMUNICATIONS FACILITY
EXISTING OCCUPANCY:	UNMANNED TELECOMMUNICATIONS FACILITY
JURISDICTION:	CITY OF CHANDLER
ELECTRICAL PROVIDER:	SRP
FIBER PROVIDER:	COX

APPLICABLE CODES

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

1. BUILDING CODE: INTERNATIONAL BUILDING CODE 2024
2. ELECTRICAL CODE: NATIONAL ELECTRICAL CODE 2023
3. LIGHTNING PROTECTION CODE: NFPA 780-2017, LIGHTNING PROTECTION CODE
4. EIA/TIA 222G

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

RFDS DATA SUMMARY

DESIGN PACKAGE BASED ON RF DATA SHEET
RFDS NAME: GOODAZ-0284_RFDS_Prelim_2026-04-24.pdf
RFDS ID: RFDS-24510
VERSION: 1.0
RFDS DATE: 14/03/2024 UPDATED BY ac7856 ON 24/04/2026

SUMMARY OF EQUIPMENT:

NUMBER OF SECTORS:	3
NUMBER OF ANTENNAS:	9
NUMBER OF RRH'S:	9
NUMBER OF FIBER OPTIC CABLES (JUMPERS) . .	1
NUMBER OF FIBER/DC SQUIDS:	2
NUMBER OF FIBER TRUNK CABLES	2
NUMBER OF DC TRUNK CABLES	4

SHEET INDEX

SHEET #	DESCRIPTION
T-1	TITLE SHEET
LS-1	SURVEY BOUNDARY
LS-2	SURVEY DETAIL
A-1.0	UTILITY SITE PLAN
A-2	NEW ENLARGED COMPOUND PLAN
A-3	ANTENNA LAYOUT & DETAILS
A-3.1	EXISTING ELEVATIONS
A-4	NEW ELEVATIONS

AT&T
1355 W. UNIVERSITY DRIVE
MESA, AZ 85201

PUBLICSAFETYTOWERS COMPANY
701 PALOMAR AIRPORT RD #160
CARLSBAD, CA 92011

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

PROJECT:	NEW BUILD
PTSC SITE NO.:	GOODAZ-0284
SITE NAME:	MCCLINTOCK
AT&T SITE ID / FA:	AZL01562 / 15458390
USID:	503892
ADDRESS:	3875 W. RAY ROAD CHANDLER, AZ 85226
COUNTY:	MARICOPA COUNTY

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A	6/9/2025	LEASE EXHIBIT	CMJ	MAY

PROFESSIONAL SEAL

PRELIMINARY DRAWINGS FOR ZONING ONLY

YDC PROJECT NUMBER

YDC-11352

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY AND CONFIDENTIAL TO AT&T WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.

FLOOD ZONE DESIGNATION

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04013C2710L DATED 10/16/2013.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

PROJECT META DATA

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN *NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)* ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 18B SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *ARIZONA STATE PLANE COORDINATE ZONE CENTRAL*, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 07/02/25.

SURVEYOR NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED U.S. TITLE SOLUTIONS, ORDER NO.: UST81269 EFFECTIVE DATE: 09/23/2025.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LESSOR'S LEGAL DESCRIPTION

LOT 4, RAY & MCCLINTOCK PLAZA, ACCORDING TO BOOK 327 OF MAPS, PAGE 42, RECORDS OF MARICOPA COUNTY, ARIZONA.

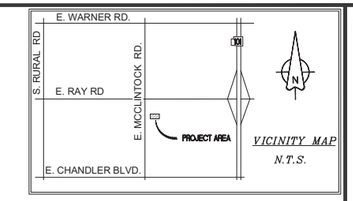
SCHEDULE B EXCEPTIONS

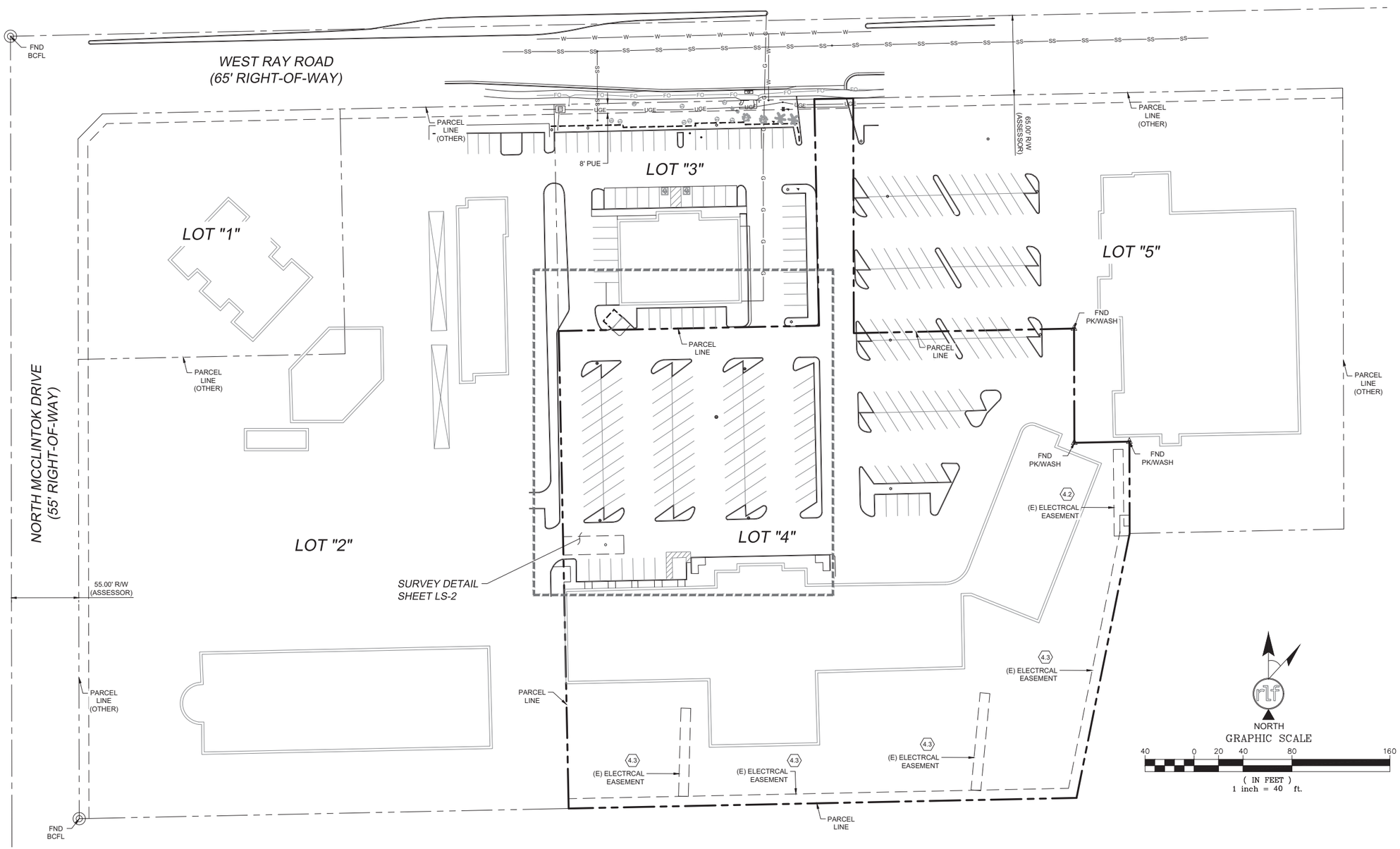
(4.1) EASEMENT BY COMMERCIAL RESOURCE INVESTORS III, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY TO TUTOR SOUTH TEMPE GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, DATED APRIL 23, 2007, RECORDED APRIL 24, 2007, IN INSTRUMENT NO: 2007-0475189.
NOTES: SEWER

(4.2) EASEMENT BY RAY & MCCLINTOCK ASSOCIATES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, DATED FEBRUARY 14, 1994, RECORDED MARCH 01, 1994, IN INSTRUMENT NO: 94-0170395.
NOTES: UNDERGROUND ELECTRICAL

(4.3) EASEMENT BY RAY & MCCLINTOCK ASSOCIATES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, ITS SUCCESSORS AND ASSIGNS, DATED JUNE 13, 1991, RECORDED JUNE 21, 1991, IN INSTRUMENT NO: 91-286026.
NOTES: UNDERGROUND ELECTRICAL CONDUIT

ITEMS 1 THRU 3, 4.4 - 4.10, 5.1 - 6.2 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.





PUBLICSAFETYTOWERS COMPANY

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architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corp@ydcoffice.com

FIELD BY:	TG
DRAWN BY:	JMM
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
1	09/26/25	TITLE REVIEW
0	07/11/25	PRELIMINARY

RLF CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
WWW.RLFCONSULTING.COM • 480-445-0180

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 44007
RICHARD L. FOSTER
09/26/25
ARIZONA, U.S.A.
PRELIMINARY

REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.
2500544

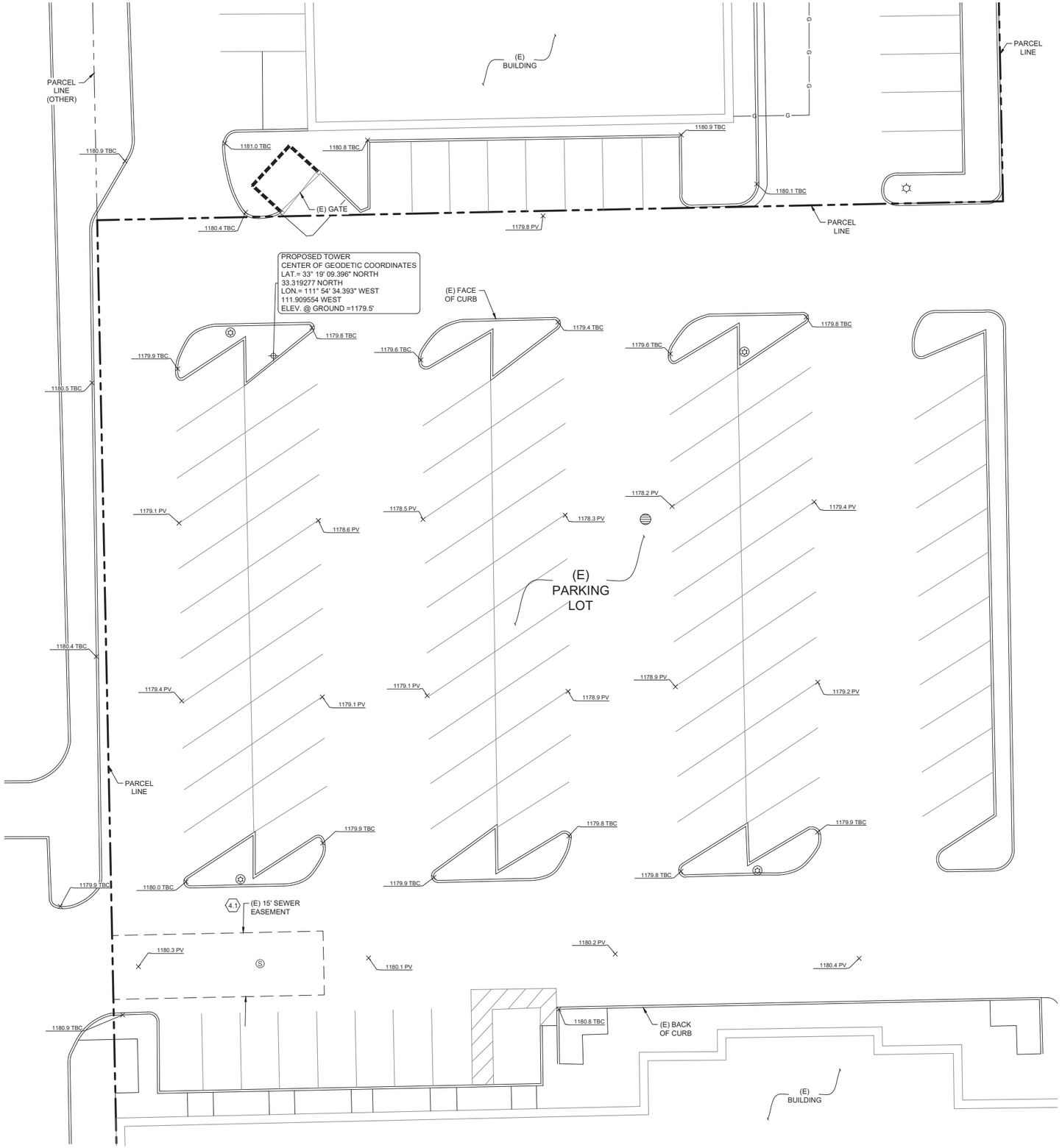
SITE NAME:
GOODAZ0284

SITE ADDRESS:
3875 W. RAY RD.
CHANDLER, AZ 85226

SHEET TITLE:
SURVEY BOUNDARY

SHEET NO. LS-1

REVISION:



LEGEND

- BRASS CAP FLUSH
- PK/WASHER
- ELECTRICAL PULL BOX
- LIGHT POST
- SANITARY SEWER MANHOLE
- DRY WELL
- 5280.00 NG — SPOT ELEVATION
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- CENTERLINE

NORTH

GRAPHIC SCALE

12 0 6 12 24 48

(IN FEET)
1 inch = 12 ft.

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FIELD BY:	TG
DRAWN BY:	JMM
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
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0	07/11/25	PRELIMINARY

RLF CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
WWW.RLFCONSULTING.COM • 480-445-0180

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 44007
JAMES L. FOUTS
PRELIMINARY
EXPIRES 09/30/26
ARIZONA, U.S.A.

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PROJECT No.
2500544

SITE NAME:
GOODAZ0284

SITE ADDRESS:
3875 W. RAY RD.
CHANDLER, AZ 85226

SHEET TITLE:
SURVEY DETAIL

SHEET NO.
LS-2

REVISION:

SETBACK FROM CENTERLINE OF MONOBROADLEAF TOWER TO NEAREST PROPERTY LINE	
NORTHERLY:	32'-8"
SOUTHERLY:	357'-4"
EASTERLY:	379'-9"
WESTERLY:	40'-8"

Call before you Dig
AVOID CUTTING UNDERGROUND UTILITY LINES, IT'S COSTLY.
Call 811 or
1-800-227-2600

FAST
Call before you UnderGround
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD POWER LINES, IT'S COSTLY.
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

YOUNG DESIGN CORP. DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND

ABBREVIATIONS:
(E) - EXISTING
(N) - NEW
(F) - FUTURE

PUE PUBLIC UTILITY EASEMENT
ROW RIGHT OF WAY

SYMBOLS:
FIRE HYDRANT
POWER POLE
ELECTRIC MANHOLE
TELCO MANHOLE

BLUE STAKE ELECTRIC — PROPERTY LINE — BLUE STAKE TELCO
CONTOUR LINE — BLUE STAKE GAS — BLUE STAKE WATER

SIGNS

1. INSTALL ADDRESS PLACARD NEAR ENTRANCE GATE OF EQUIPMENT AREA (OR FACING STREET OF ASSOCIATED ADDRESS).

LIGHTING

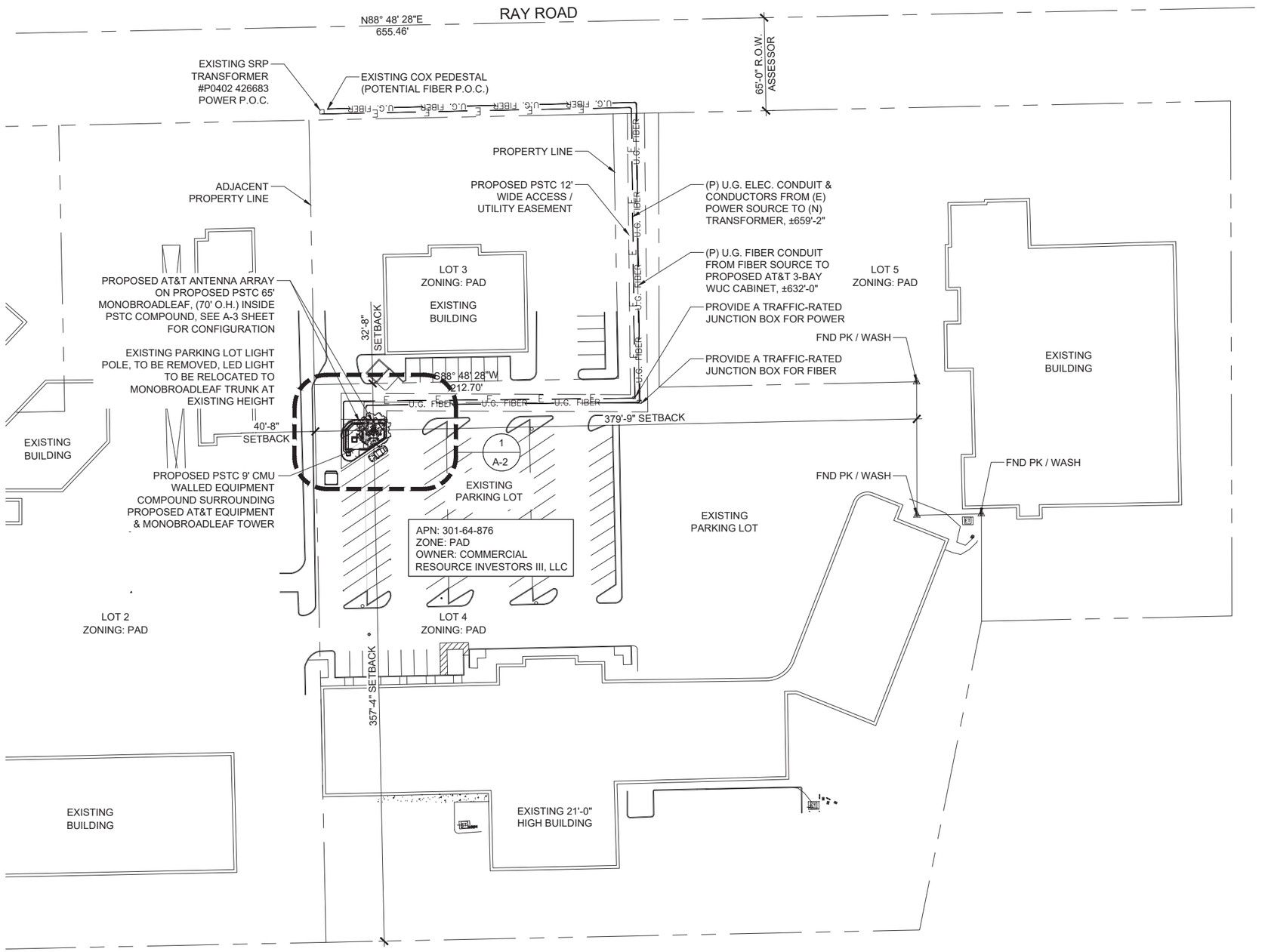
1. ADDITIONAL LIGHTING WILL BE INSTALLED IF REQUIRED BY MUNICIPALITY FOR SECURITY PURPOSES.
2. ALL LIGHTING IS TO BE INSTALLED NO HIGHER THAN 8'-0", (UNLESS REQUIRED OTHERWISE BY INDIVIDUAL MUNICIPALITY).
3. ALL LIGHTING WILL BE THAT OF "FULL CUT OFF LENSES".

COMPLIANCE

1. ADA COMPLIANCE: FACILITY IS NOT STAFFED AND NOT NORMALLY OCCUPIED.
2. CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION.
3. THE ANTENNAS SHALL NOT INTERFERE WITH ANY EXISTING COMMUNICATION SITES.
4. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
5. ALL ITEMS ON THIS DRAWING ARE EXISTING UNLESS OTHERWISE NOTED.

NOTES

1. SITE PLAN RENDERING DERIVED FROM DETAILS PROVIDED FROM ASSESSORS MAP & SITE AUDIT.
2. REFER TO AT&T SPECIFICATIONS FOR ADDITIONAL CARRIER INFORMATION/DETAILS.
3. G.C. TO VERIFY EXISTING FIELD CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION
4. G.C. TO BRING ALL EXISTING AND NEW EQUIPMENT INTO COMPLIANCE WITH GOVERNING CODES.
5. G.C. TO RE-COLORCODE ALL EXISTING AND NEW AT&T COAX TO CURRENT AT&T STANDARDS.



GENERAL SITE NOTES N.T.S. 2

OVERALL SITE PLAN

22"x34" SCALE: 1" = 20'-0"
11"x17" SCALE: 1" = 40'-0"
20' 10' 0" 20'

1

AT&T
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MESA, AZ 85201

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PROJECT:	NEW BUILD
PTSC SITE NO.:	GOODAZ-0284
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AT&T SITE ID / FA:	AZL01562 / 15458390
USID:	503892
ADDRESS:	3875 W. RAY ROAD CHANDLER, AZ 85226
COUNTY:	MARICOPA COUNTY

D	5/1/2026	FINAL ZONING DRAWINGS	CMJ	MAY
C	8/21/2025	90% REVISED PRELIMINARY ZD'S	CMJ	MAY
B	7/23/2025	90% PRELIMINARY ZD'S	CMJ	MAY
A	6/9/2025	LEASE EXHIBIT	CMJ	MAY

PROFESSIONAL SEAL

PRELIMINARY DRAWINGS FOR ZONING ONLY

YDC PROJECT NUMBER

YDC-11352

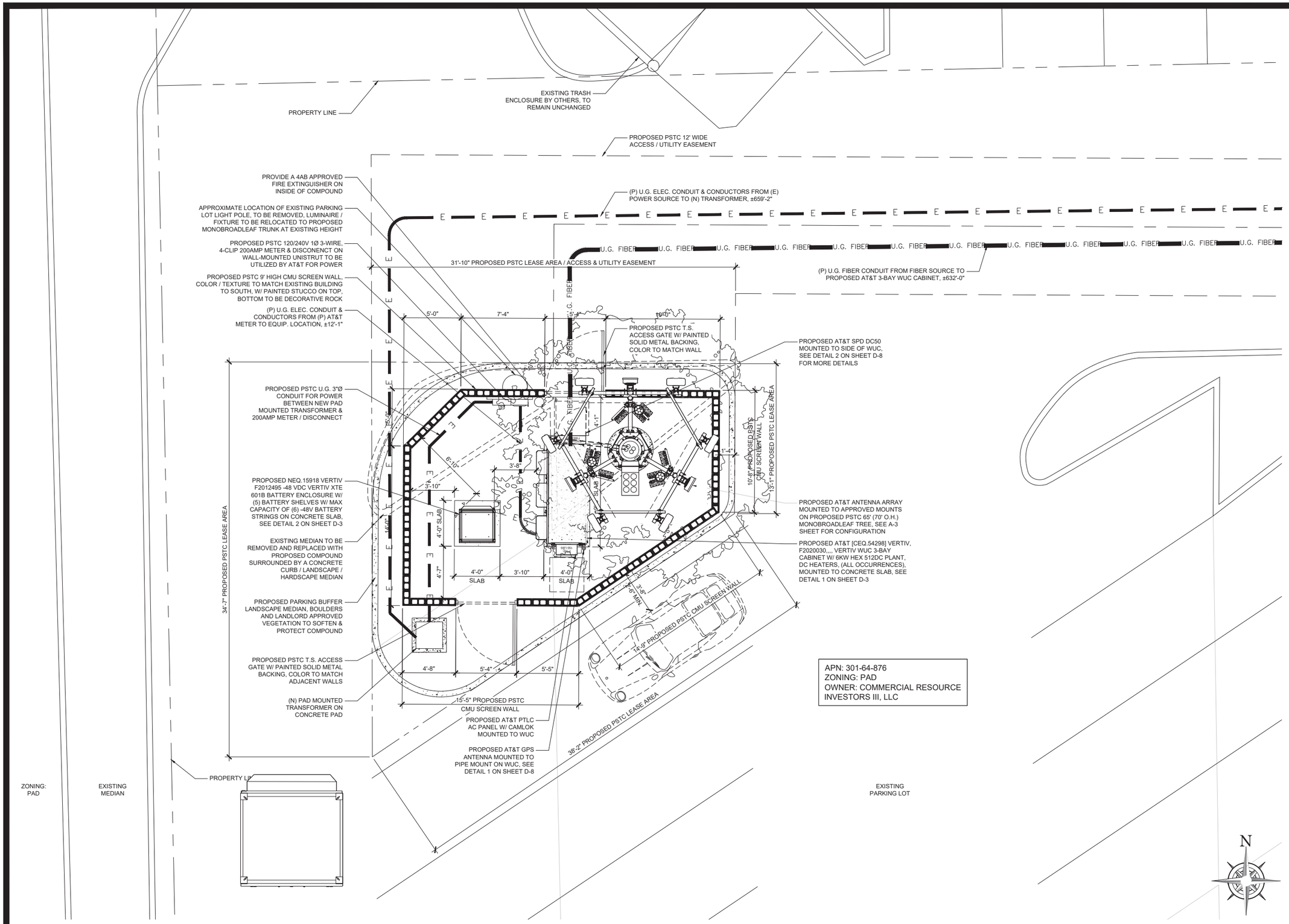
SHEET TITLE

UTILITY SITE PLAN

SHEET NUMBER

A-1.0

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY AND CONFIDENTIAL TO AT&T WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.



ENLARGED COMPOUND SITE PLAN

22"x34" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

4' 3' 2' 1' 0" 4'

1

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PROFESSIONAL SEAL

PRELIMINARY DRAWINGS FOR ZONING ONLY

YDC PROJECT NUMBER

YDC-11352

SHEET TITLE

ENLARGED COMPOUND SITE PLAN

SHEET NUMBER

A-2

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NNH4-65C-R6-V3

PIM, 3rd Order, 2 x 20 W, dBc	-150	-150	-150	-150	-150	-150
Input Power per Port at 50°C, maximum, watts	300	300	250	250	250	200

Electrical Specifications, BASTA

Frequency Band, MHz	**698–806**	**806–896**	**1695–1880**	**1850–1990**	**1920–2180**	**2300–2360**
Gain by all Beam Tilts, average, dBi	15.2	15.6	16.2	16.7	16.9	17.5
Gain by all Beam Tilts Tolerance, dB	±0.4	±0.4	±0.7	±0.7	±0.7	±0.7
Gain by Beam Tilt, average, dBi	0° | 14.9 5° | 15.2 10° | 15.2	0° | 15.2 5° | 15.6 10° | 15.6	0° | 16.0 5° | 16.2 10° | 16.2	0° | 16.4 5° | 16.7 10° | 16.7	0° | 16.5 5° | 17.0 10° | 16.9	0° | 17.0 5° | 17.6 10° | 17.5
Beamwidth, Horizontal Tolerance, degrees	±2.4	±2.8	±3.9	±2.3	±2.8	±3.3
Beamwidth, Vertical Tolerance, degrees	±0.6	±0.4	±0.4	±0.4	±0.5	±0.2
USLS, beampeak to 20° above beampeak, dB	17	16	15	16	16	17
Front-to-Back Total Power at 180° ± 30°, dB	23	23	30	32	29	28
CPR at Boresight, dB	23	24	18	21	21	17
CPR at Sector, dB	9	7	10	11	10	9

Mechanical Specifications

Effective Projective Area (EPA), frontal	0.9 m² | 9.688 ft²
Effective Projective Area (EPA), lateral	0.31 m² | 3.337 ft²
Mechanical Tilt Range	0°–10°
Wind Loading @ Velocity, frontal	954.0 N @ 150 km/h (214.5 lbf @ 150 km/h)
Wind Loading @ Velocity, lateral	331.0 N @ 150 km/h (74.4 lbf @ 150 km/h)
Wind Loading @ Velocity, maximum	1,235.0 N @ 150 km/h (277.6 lbf @ 150 km/h)
Wind Loading @ Velocity, rear	785.0 N @ 150 km/h (176.5 lbf @ 150 km/h)
Wind Speed, maximum	241 km/h (150 mph)

Packaging and Weights

Width, packed	565 mm | 22.244 in
Depth, packed	309 mm | 12.165 in
Length, packed	2625 mm | 103.347 in

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COMMSCOPE®

NNH4-65C-R6-V3

Power Consumption, idle state, maximum	1 W
Power Consumption, normal conditions, maximum	8 W
Protocol	3GPP/AISG 2.0 (Multi-RET)

Dimensions

Width	498 mm | 19.606 in
Depth	197 mm | 7.756 in
Length	2438 mm | 95.984 in
Net Weight, without mounting kit	40.5 kg | 89.287 lb

Array Layout

Array	Freq (MHz)	Conns	RET (MRET)	AISG RET UID
R1	698-896	1-2	1	CPxxxxxxxxxxxxxxmm.1
R2	698-896	3-4	2	CPxxxxxxxxxxxxxxmm.2
Y1	1695-2360	5-6	3	CPxxxxxxxxxxxxxxmm.3
Y2	1695-2360	7-8	4	CPxxxxxxxxxxxxxxmm.4
Y3	1695-2360	9-10	5	CPxxxxxxxxxxxxxxmm.5
Y4	1695-2360	11-12	6	CPxxxxxxxxxxxxxxmm.6

(Sizes of colored boxes are not true depictions of array sizes)

Port Configuration

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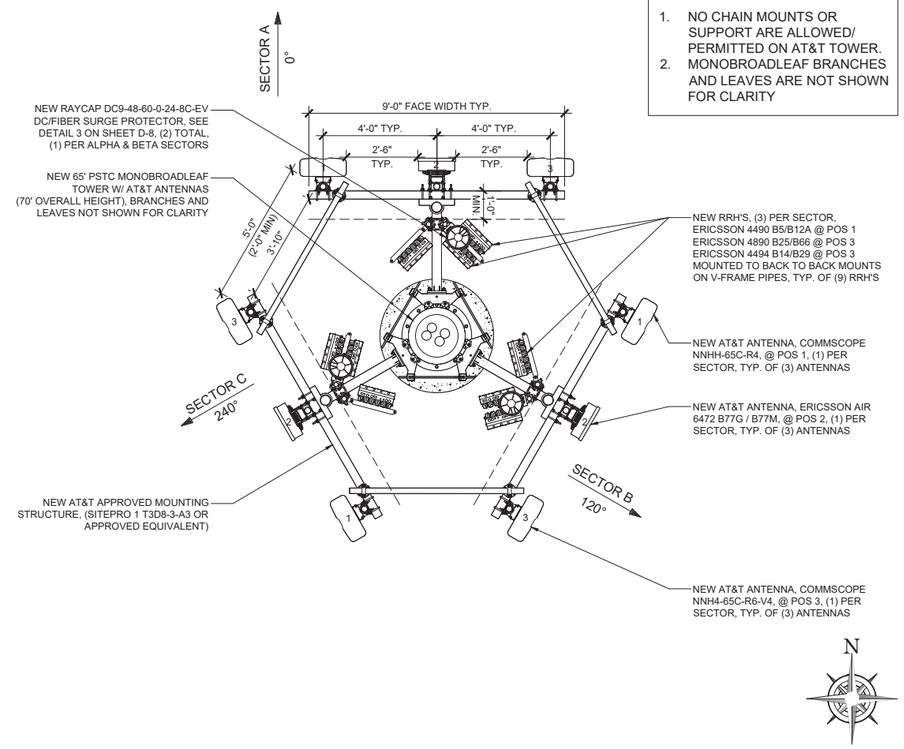
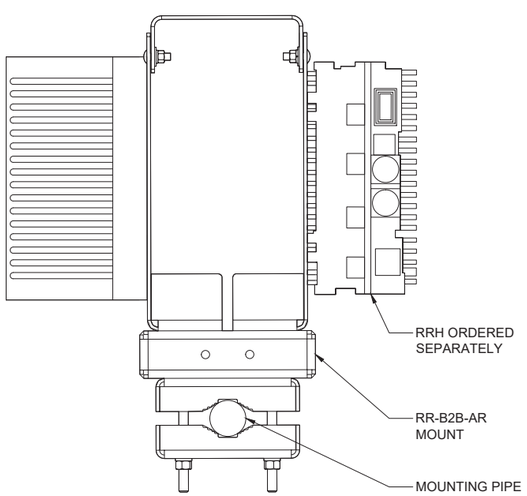
ANTENNA DETAILS N.T.S. 4

NOTES: (#)

1. NO CHAIN MOUNTS OR SUPPORT ARE ALLOWED/ PERMITTED ON AT&T TOWER.
2. MONOBROADLEAF BRANCHES AND LEAVES ARE NOT SHOWN FOR CLARITY

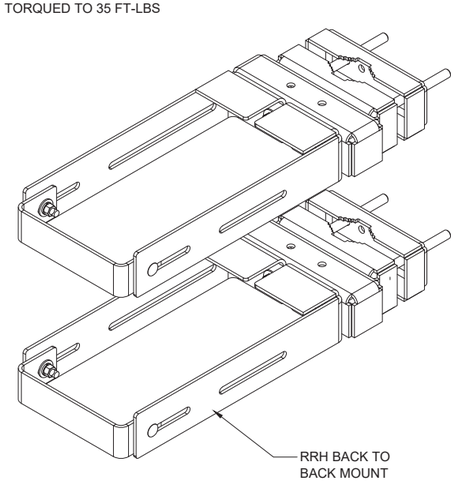


ANTENNA LAYOUT N.T.S. 2



COMMSCOPE RR-B2B-AR	
TOTAL WEIGHT (UNFINISHED)	36 LBS (16.329 Kg)
ROUND LEGS	2-3/8" DIA TO 3-1/2" DIA

ALL HARDWARE TO BE TORQUED TO 35 FT-LBS



BACK TO BACK ANGLE MOUNT

BACK TO BACK MOUNT DETAIL N.T.S. 3

NEW ANTENNA CONFIGURATION TABLE

	POSITION (# OR N/A)	1	2	-	3
SECTOR A	ANTENNA	(N) COMMSCOPE NNHH-65C-R4 99.2lbs (96"x19.61"x7.8")	(N) ERICSSON AIR 6472 B77G / B77M 92.6lbs (36.3"x15.8"x7.4")	(4) DC TRUNKS (PWRT-606-S) (2) FIBER TRUNK (RFFT-36SM-001-30M)	(N) COMMSCOPE NNH4-65C-R6-V3 91.7lbs (96"x19.6"x7.8")
	FEEDER LENGTH	±61FT FIBER	±63FT FIBER		±61FT FIBER
	AZIMUTH	0°	0°		0°
	RAD CENTER	61'-0"	63'-0"		61'-0"
	TECHNOLOGY	LTE, 5G	5G		LTE
	TMA	-	-		-
	RRH	ERICSSON 4478 B12A			ERICSSON 4890 B25/B66 ERICSSON 4494 B14/B29
SECTOR B	ANTENNA	(N) COMMSCOPE NNHH-65C-R4 99.2lbs (96"x19.61"x7.8")	(N) ERICSSON AIR 6472 B77G / B77M 92.6lbs (36.3"x15.8"x7.4")	(4) DC TRUNKS (PWRT-606-S) (2) FIBER TRUNK (RFFT-36SM-001-30M)	(N) COMMSCOPE NNH4-65C-R6-V3 91.7lbs (96"x19.6"x7.8")
	FEEDER LENGTH	±61FT FIBER	±63FT FIBER		±61FT FIBER
	AZIMUTH	120°	120°		120°
	RAD CENTER	61'-0"	63'-0"		61'-0"
	TECHNOLOGY	LTE, 5G	5G		LTE
	TMA	-	-		-
	RRH	ERICSSON 4478 B12A			ERICSSON 4890 B25/B66 ERICSSON 4494 B14/B29
SECTOR C	ANTENNA	(N) COMMSCOPE NNHH-65C-R4 99.2lbs (96"x19.61"x7.8")	(N) ERICSSON AIR 6472 B77G / B77M 92.6lbs (36.3"x15.8"x7.4")	(4) DC TRUNKS (PWRT-606-S) (2) FIBER TRUNK (RFFT-36SM-001-30M)	(N) COMMSCOPE NNH4-65C-R6-V3 91.7lbs (96"x19.6"x7.8")
	FEEDER LENGTH	±61FT FIBER	±63FT FIBER		±61FT FIBER
	AZIMUTH	240°	240°		240°
	RAD CENTER	61'-0"	63'-0"		61'-0"
	TECHNOLOGY	LTE, 5G	5G		LTE
	TMA	-	-		-
	RRH	ERICSSON 4478 B12A			ERICSSON 4890 B25/B66 ERICSSON 4494 B14/B29

ANTENNA CONFIGURATION TABLE N.T.S. 1

AT&T
1355 W. UNIVERSITY DRIVE
MESA, AZ 85201

PUBLICSAFETYTOWERS COMPANY
701 PALOMAR AIRPORT RD #160
CARLSBAD, CA 92011

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

PROJECT:	NEW BUILD
PTSC SITE NO.:	GOODAZ-0284
SITE NAME:	MCCLINTOCK
AT&T SITE ID / FA:	AZL01562 / 15458390
USID:	503892
ADDRESS:	3875 W. RAY ROAD CHANDLER, AZ 85226
COUNTY:	MARICOPA COUNTY

D	5/1/2026	FINAL ZONING DRAWINGS	CMJ	MAY
C	8/21/2025	90% REVISED PRELIMINARY ZD'S	CMJ	MAY
B	7/23/2025	90% PRELIMINARY ZD'S	CMJ	MAY
A	6/9/2025	LEASE EXHIBIT	CMJ	MAY

PROFESSIONAL SEAL

YDC PROJECT NUMBER
YDC-11352

SHEET TITLE
ANTENNA LAYOUT & DETAILS

SHEET NUMBER
A-3

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY AND CONFIDENTIAL TO AT&T WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.

NOTE:

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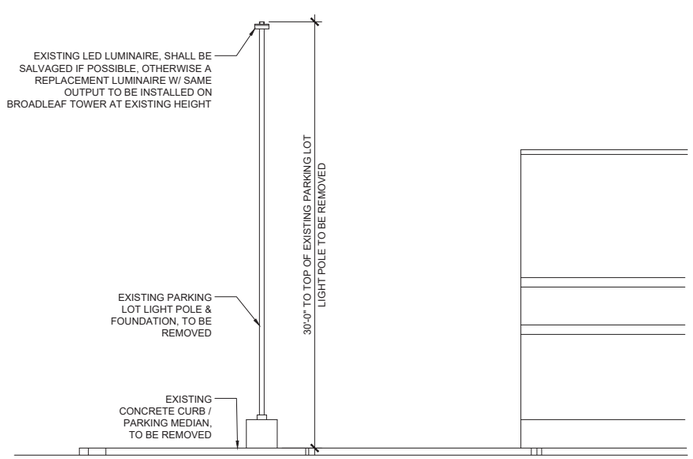
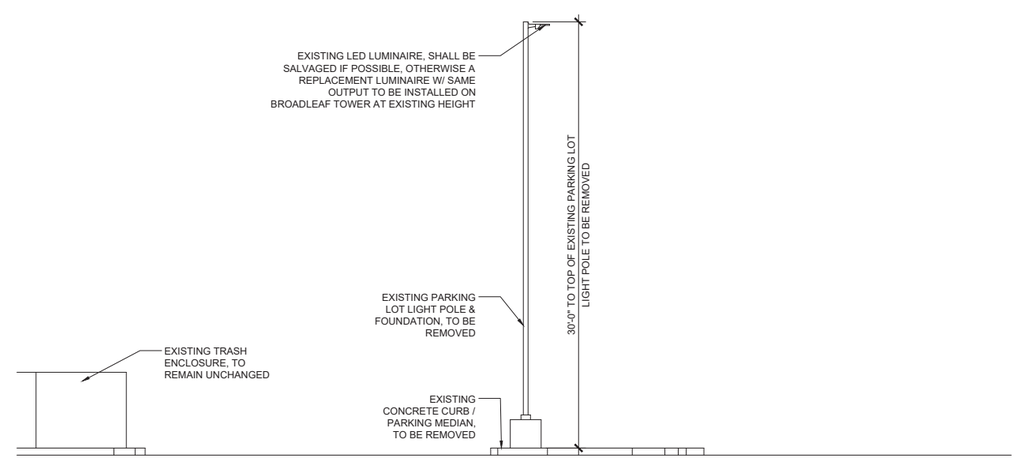


EXISTING SOUTH ELEVATION

22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

4' 2' 0" 4'

2



EXISTING WEST ELEVATION

22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

4' 2' 0" 4'

1

AT&T

1355 W. UNIVERSITY DRIVE
MESA, AZ 85201

PUBLIC SAFETY TOWERS COMPANY
701 PALOMAR AIRPORT RD #160
CARLSBAD, CA 92011

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
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PROJECT:	NEW BUILD
PTSC SITE NO.:	GOODAZ-0284
SITE NAME:	MCCLINTOCK
AT&T SITE ID / FA:	AZL01562 / 15458390
USID:	503892
ADDRESS:	3875 W. RAY ROAD CHANDLER, AZ 85226
COUNTY:	MARICOPA COUNTY

D	5/1/2026	FINAL ZONING DRAWINGS	CMJ	MAY
C	8/21/2025	90% REVISED PRELIMINARY ZD'S	CMJ	MAY
B	7/23/2025	90% PRELIMINARY ZD'S	CMJ	MAY
A	6/9/2025	LEASE EXHIBIT	CMJ	MAY

PROFESSIONAL SEAL

PRELIMINARY DRAWINGS FOR ZONING ONLY

YDC PROJECT NUMBER

YDC-11352

SHEET TITLE

EXISTING ELEVATIONS

SHEET NUMBER

A-3.1

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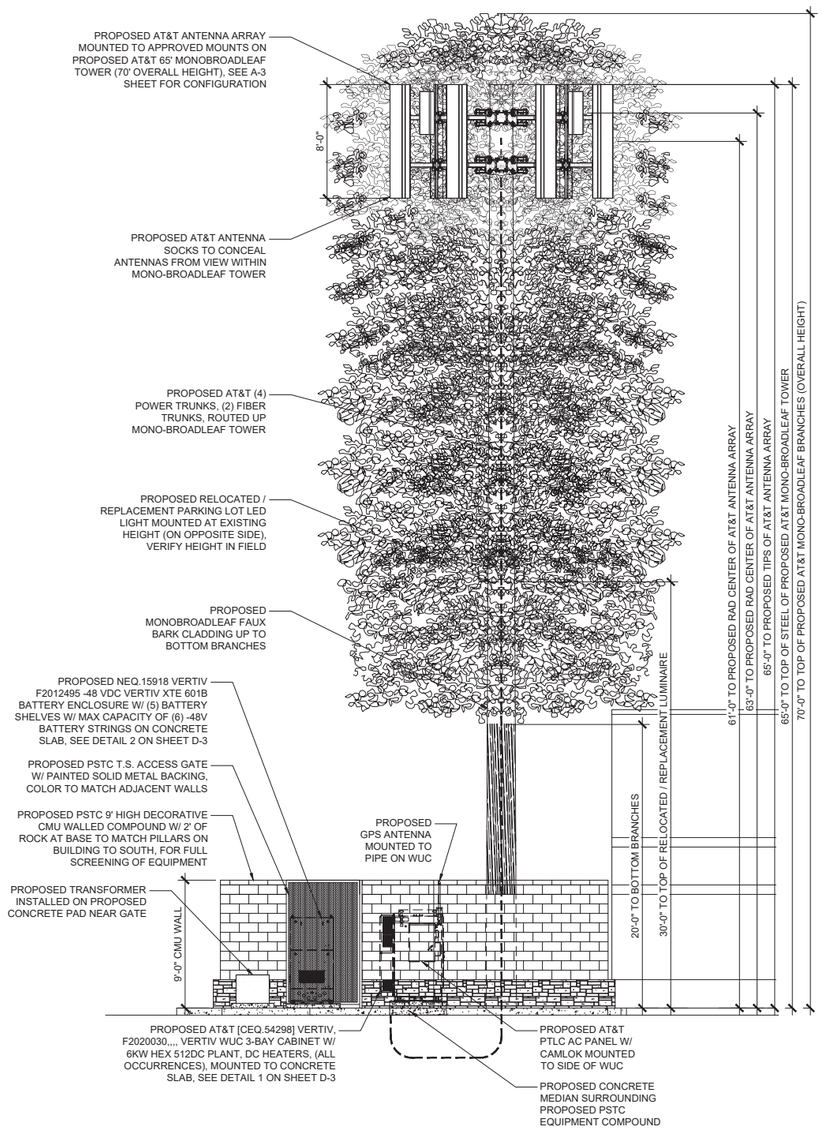
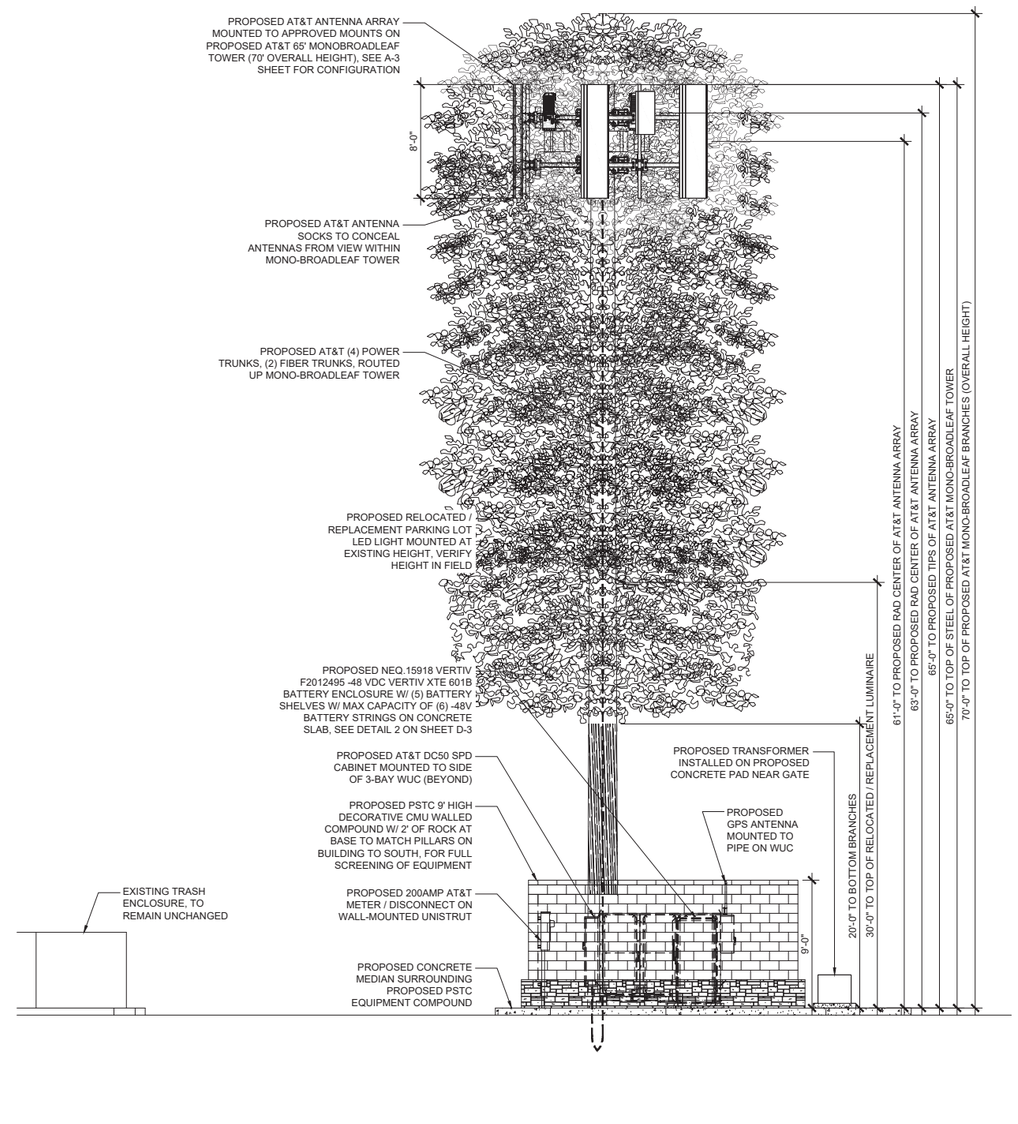


NEW SOUTH ELEVATION

22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

4' 2' 0" 4'

2



22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

4' 2' 0" 4'

1

AT&T

1355 W. UNIVERSITY DRIVE
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B	7/23/2025	90% PRELIMINARY ZD'S	CMJ	MAY
A	6/9/2025	LEASE EXHIBIT	CMJ	MAY

PROFESSIONAL SEAL

PRELIMINARY DRAWINGS FOR ZONING ONLY

YDC PROJECT NUMBER

YDC-11352

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4

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Y2K ENGINEERING

Registered Professional Engineer (Civil)
CERTIFICATE NO. 82637
MELISSA GENDE
Date Signed 6/9/2026
ARIZONA U.S.A.

June 9, 2026

Sam Gudiño
Public Safety Towers, LLC

Phone: (760)612-9949
E-mail: s.gudino@pstctowers.com

Subject: PSTC Parking Study – Chandler, Arizona
Southeast Corner of Ray Road and McClintock Drive

Dear Mr. Gudiño,

Y2K Engineering has been retained to provide traffic engineering services for the above-referenced project, located on the southeast corner of Ray Road and McClintock Drive in Chandler, Arizona. This report has been revised from a previous submittal. The responses to comments received on the previous study are provided in **Attachment A**.

The new development is proposed on predeveloped land. The project proposes new communication towers and associated supporting infrastructure on the project site which will result in the removal of three existing parking spaces. The existing development includes a shopping center, bowling alley, and a tire retail store. **Figure 1** shows the vicinity of the project and **Figure 2** shows the project site.

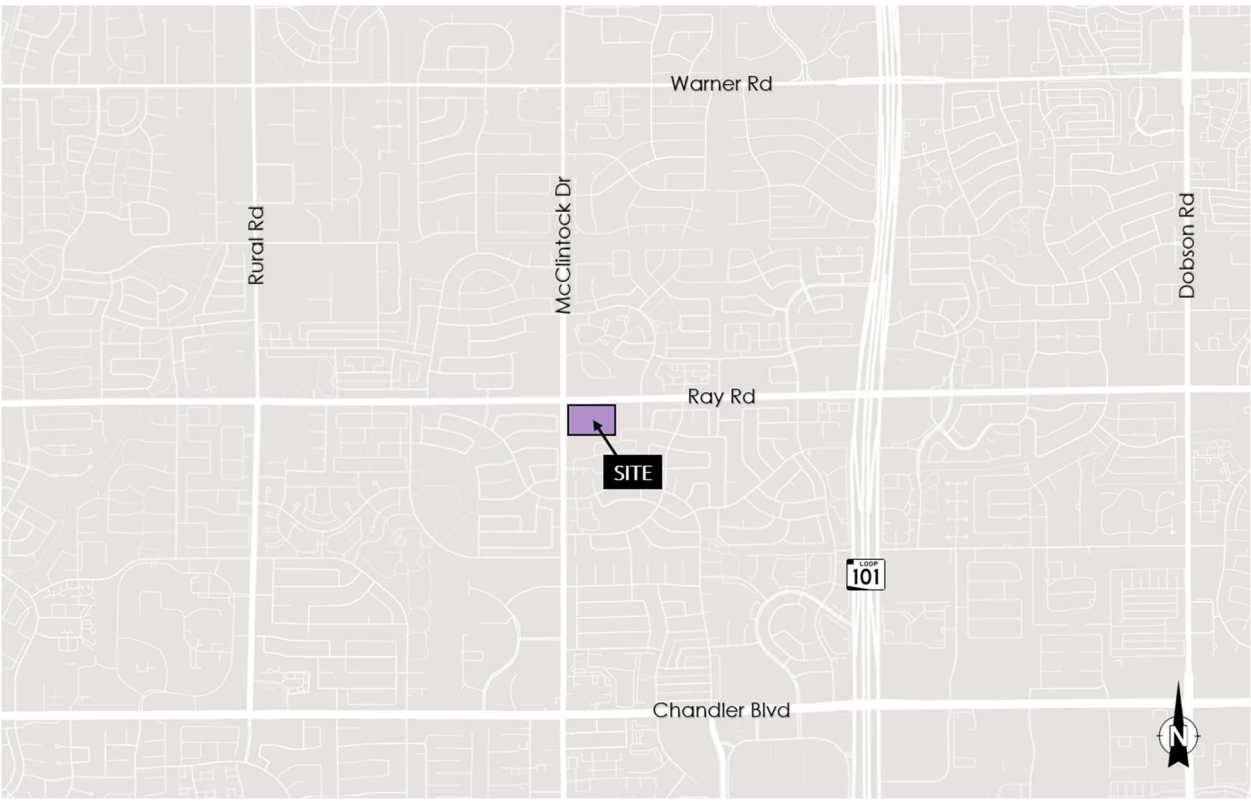


Figure 1: Vicinity Map

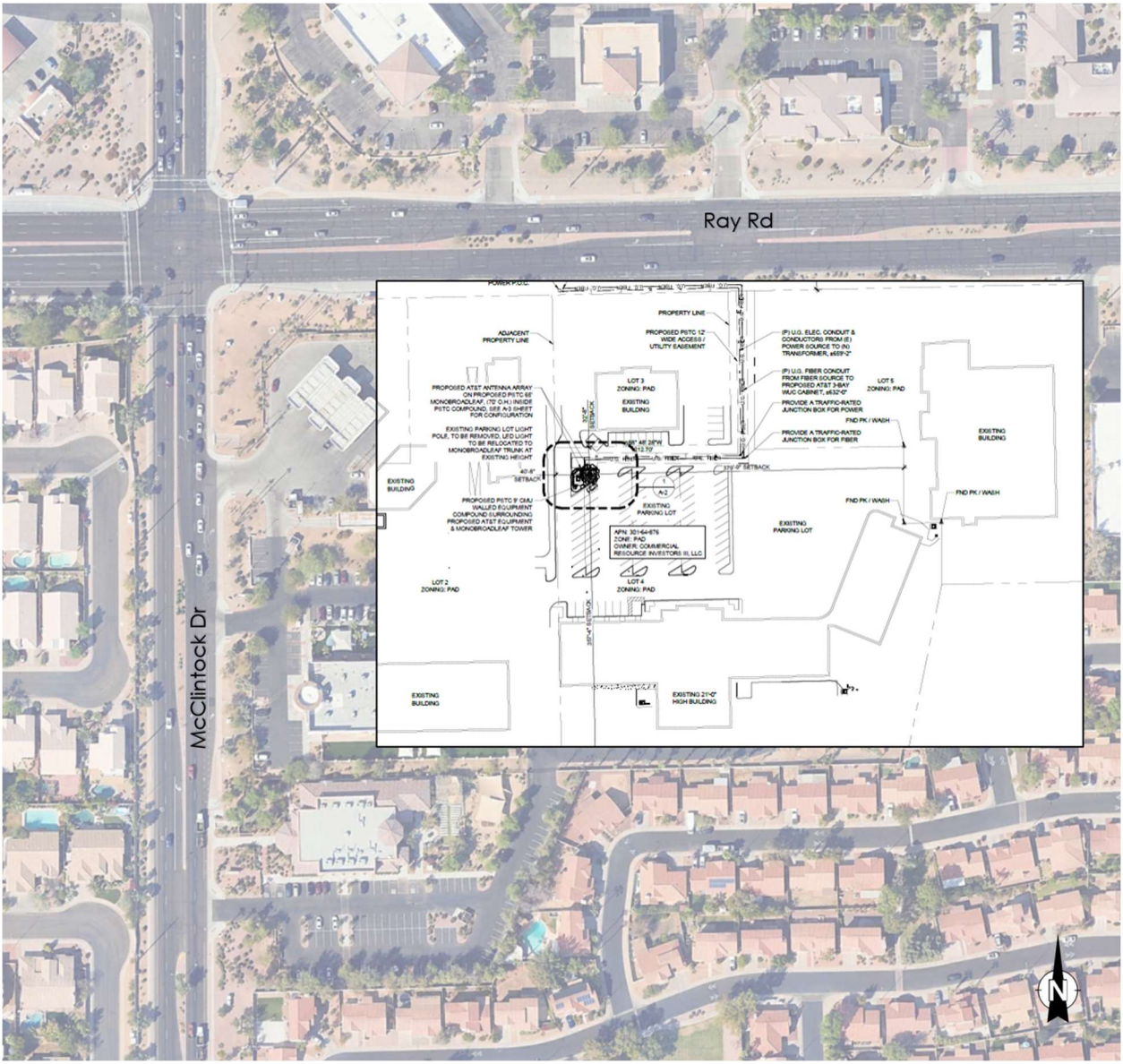


Figure 2: Project Site

PROPOSED SITE

The proposed development will be constructed on an existing developed parcel. The current parcel includes a shopping center, bowling alley, and a tire retail store. The new development proposes new communication towers and supporting infrastructure located on the northwest side of the existing parking lot. **Figure 3** and **Figure 4** shows the location of the proposed tower and supporting infrastructure and the impacted parking spaces are highlighted in **Figure 5**.

Figure 3: Site Impact Area

Figure 4: Site Impact Area - Closeup

Figure 5: Project Site, Parking Removal Highlighted

EXISTING PARKING

A survey of existing off-street parking at the existing development was conducted based on aerial imagery. There are three existing developments that use the parking in the area of this study. The existing developments include a 35,989 square foot shopping center, a 7,000 square foot tire retail store, and a bowling alley with 40 lanes. These existing developments currently provide a total of 372 existing parking spaces.

PARKING EVALUATION

CALCULATED PARKING REQUIREMENTS

Parking requirements were calculated for the existing development using the parking requirements in the City of Chandler Ordinance 35-1804. **Table 1** summarizes the square footage of the existing developments, per documents accessed through the Maricopa County Assessor website, provided in **Attachment B**, and the required sparking spaces for each. Parking for a bowling alley is determined by the number of lanes in the facility therefore number of lanes per the AMF McRay Plaza Lanes website[1], is reported for that building instead of square footage. Existing parking is shown on the site plan in **Attachment C**.

[1] https://www.amf.com/location/amf-mcray-plaza-lanes (accessed February 18, 2026)

Table 1: Summary of Calculated Parking Requirements per City of Chandler Ordinance 35-1800

Unit	Size	Parking Land Use	Parking Ratio	Recommended Parking Spaces
Bowling Alley	40 Lanes	Bowling Alley	4/Lane	**160**
Shopping Plaza	35,989 SF	Shopping Center (<10 acres)	5.5/1,000 SF	**198**
Tire Store	7,000 SF	Retail Sales	1/250 SF	**28**
			Total	**386 Spaces**

Based on City of Chandler parking requirements, 386 parking spaces are required for the existing development. Considering the recommended number of spaces exceeds the provided parking supply (372 spaces), the parking requirements are not met in the existing conditions according to the City of Chander standards.

PARKING REDUCTION PER CITY OF CHANDLER ORDINANCE

City of Chandler Ordinance 35-1807 provides guidance to determine when parking reductions may be allowed to encourage more efficient use of parking. The shared parking reduction methodology outlined in 35-1807 is intended to accommodate mixed-use developments or multiple nonresidential uses the uses operate at different peak times from one another. A Shared Parking Calculations Table is provided in Section 35-1807d and details the expected use of parking spaces for each type of development per day of the week and time of day. For the purposes of this analysis, the proposed bowling alley is classified under the "cinema/theater, and live entertainment" land use category in the Shared Parking Calculations Table, and the strip retail plaza and tire store are classified under the "retail" category.

Table 2 summarizes the results of the calculations for the existing development based on the Shared Parking Calculations Table found in Section 35-1807d.

Table 2: Summary of Calculated Parking Requirements per Section 35-1807 Parking Reduction

			Time of Use					
			Weekdays			Weekends		
Unit	**General Land Use Classification**	**Recommended Parking Spaces Per City of Chandler**	**12:00 am - 7:00 am**	**7:00 am - 6:00 pm**	**6:00 pm - 12:00 am**	**12:00 am - 7:00 am**	**7:00 am - 6:00 pm**	**6:00 pm - 12:00 am**
Bowling Alley	**Cinema/Theater, and Live Entertainment**	**160**	0%	70%	100%	5%	70%	100%
			0	112	160	8	112	160
Shopping Plaza	**Retail**	**198**	0%	100%	80%	0%	100%	60%
			0	198	158	0	198	119
Tire Store	**Retail**	**28**	0%	100%	80%	0%	100%	60%
			0	28	22	0	28	17
		Total Spaces	**0**	**338**	**341**	**8**	**338**	**296**

Based on the parking reduction calculations summarized in the table above, the peak parking demand is expected to occur during the weekday evening period from 6:00 p.m. to 12:00 a.m., with an estimated demand of 341 parking spaces.

SUMMARY

The City of Chandler requires a minimum of 386 parking spaces for the existing development per parking rates provided in Ordinance 35-1804. Ordinance 35-1807 provides that parking requirements may be reduced based on a parking demand study performed utilizing the City's approved Shared Parking

methodology where multiple nonresidential uses that operate at different peak times are expected to use the parking spaces. Utilizing the Shared Parking methodology, the required number of parking spaces may be reduced to 341 parking spaces while still adequately serving the development.

The development currently provides 372 parking spaces. The proposed communication tower and associated infrastructure would remove three existing parking spaces, leaving 369 parking spaces to serve the development. Per the parking calculations described above, 341 parking spaces are the minimum required to adequately serve the development. The removal of three parking spaces will still provide 28 excess parking spaces when compared to the minimum required parking per City of Chandler Ordinances.

CONCLUSIONS

- The proposed development on the southeast corner of Ray Road and McClintock Drive proposes new communication towers and supporting infrastructure.
- The proposed development will remove three existing parking spaces.
- The existing site includes 372 parking spaces. The proposed development would reduce available parking to 369 parking spaces.
- Based on City of Chandler parking requirements, 386 parking spaces are required for the existing development to obtain an efficient parking capacity. However, when applying the Shared Parking methodology, the minimum required parking is 341 parking spaces.
- The proposed 369 remaining parking spaces, after the removal of three spaces for the new communication towers, are anticipated to meet the parking needs of the site based on the shared parking reduction detailed in the City of Chandler Ordinance 35-1807.

We appreciate the opportunity to prepare this study. Should you have any questions, please feel free to contact me by email at mgende@y2keng.com.

Sincerely,

Melissa Gende, PE, PTOE, RSP_1
Project Manager, Traffic Studies Lead

Attachments

ATTACHMENT A: RESPONSE TO COMMENTS

COMMENT RESPONSES

1st Review

Project:	26-020 PSTC Chandler Parking Study		
Project Location	Southeast Corner of Ray Road and McClintock Drive	Prepared by	Y2K Engineering
Agency	City of Chandler	Date of Report	3/9/2026
Reviewed By	Taylor Manemann	Responses by	Melissa Gende
Date	4/22/2026	Date of Responses	5/6/2026

A = WILL COMPLY

B = CONSULTANT / APPLICANT TO EVALUATE

C = AGENCY TO EVALUATE

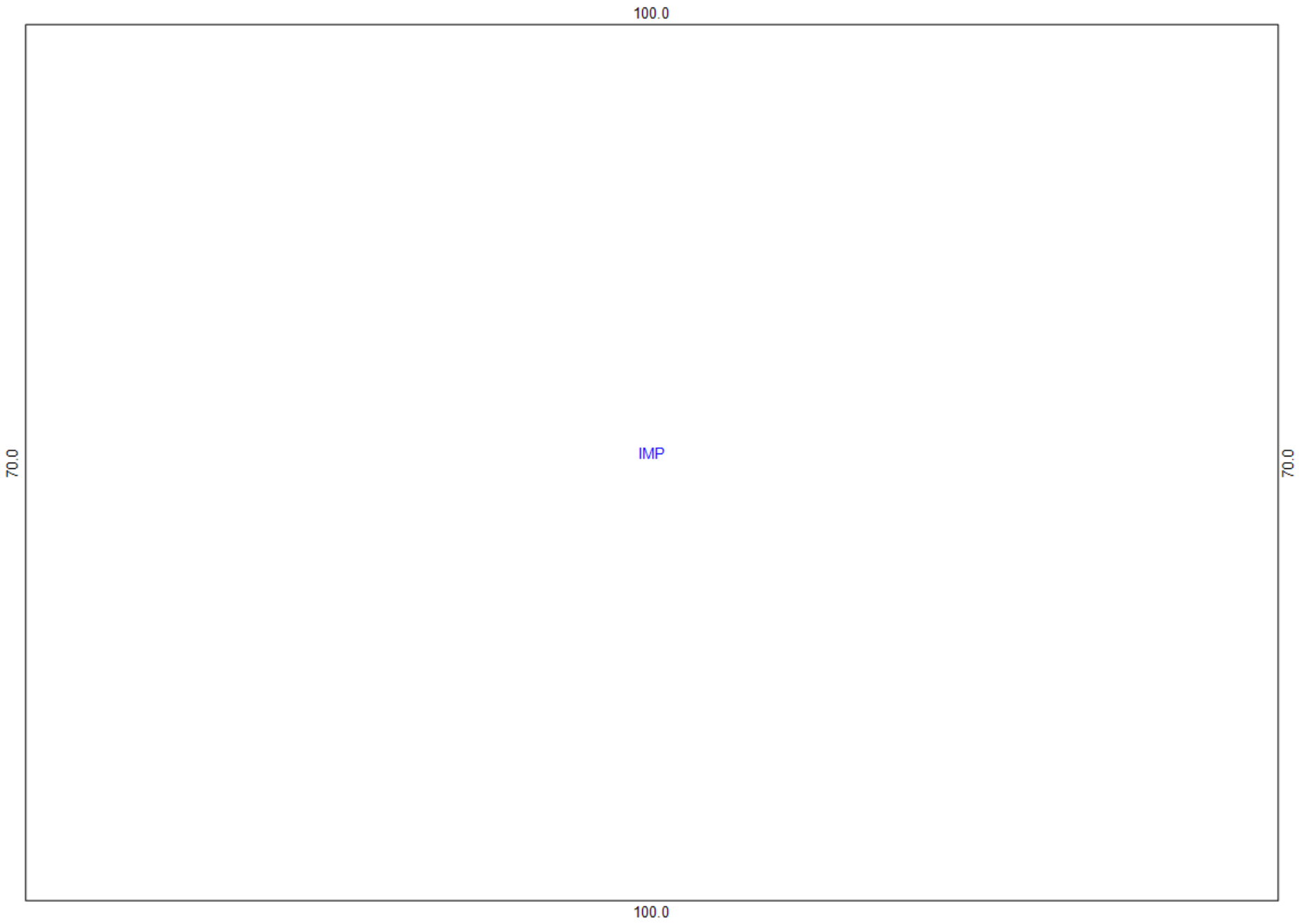
D = REVIEW TEAM RECOMMENDS NO FURTHER ACTION

No	Agency	Page #	Comment By	Comment	Disposition	Comment Addressed By	Response / Comment
1	COC	4	Taylor Manemann	For the purpose of the required parking, the Bowling Alley may use a 5.5/1000 parking calculation if it would result in less required parking. If parking at 4 spaces/lane provides less required parking then you can continue to use that ratio instead.	D	MG	Thank you! We used this and it reduced bowling alley parking required from 160 to 159 (28,820 sf) so we decided to leave the 160 since they were so close.
2	COC	4	Taylor Manemann	Provide additional justification for parking reduction through a shared parking evaluation based on time of use. Since there is already an existing deficiency and this reduction will be increasing that deficiency, additional justification is required. Please see zoning code section 35-1807.d for reference.	A	MG	Parking Reduction Methodology and calculations added to report per section 35-1087 and Shared Parking Reduction Table provided in 35-1807d.
3	COC	5	Taylor Manemann	Clarify which parking spaces are being looked at to get to this provided number. Provide a plan clearly outlining these spaces	A	MG	Additional figure (Figure 3) added to provide clarity

ATTACHMENT B: EXISTING BUILDING DIMENSIONS

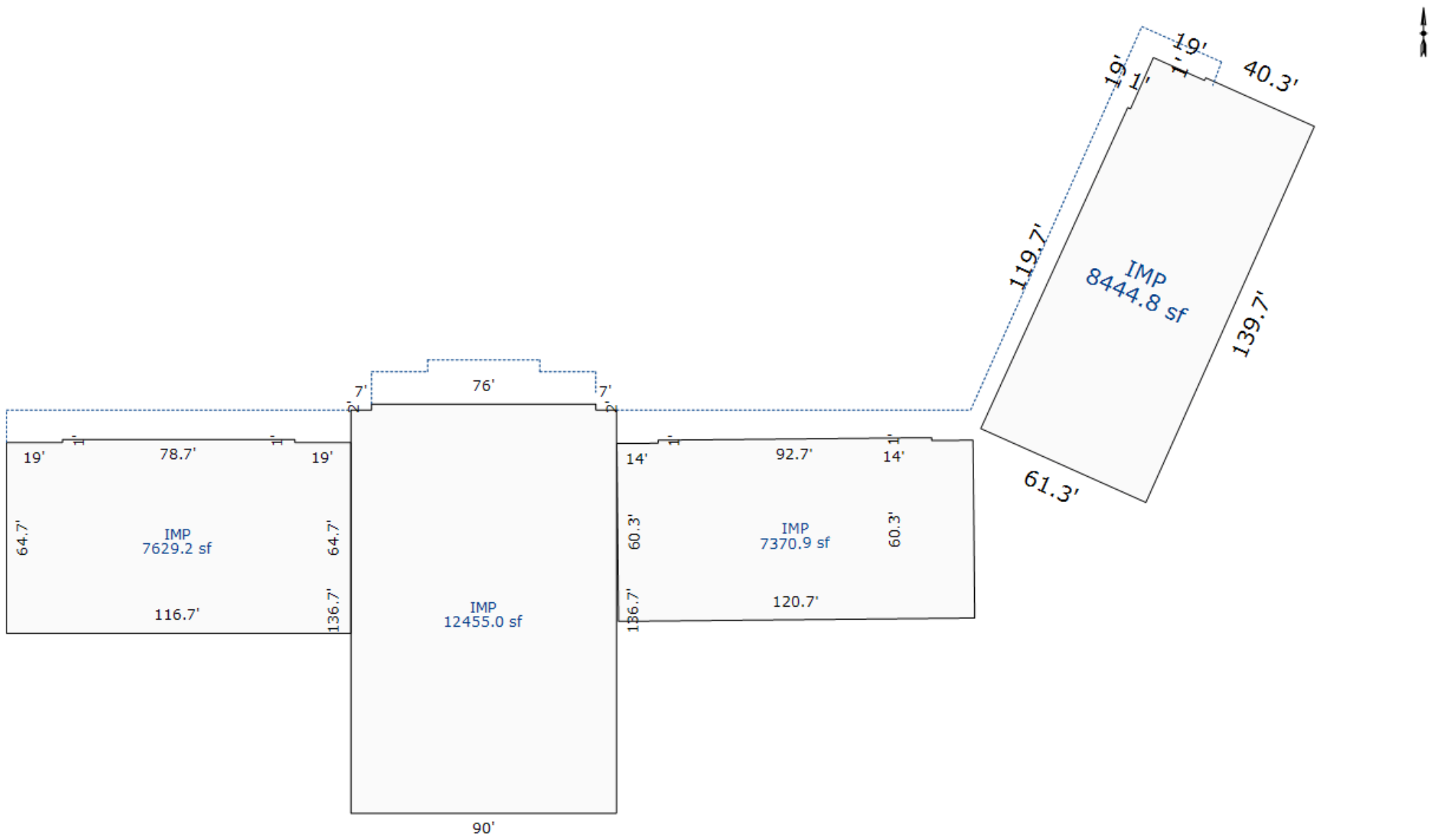
Eddie Cook
Maricopa County Assessor

Sketch Viewer: 301-64-875 | Page: 1



Eddie Cook
Maricopa County Assessor

Sketch Viewer: 301-64-876 | Page: 1



ATTACHMENT C: SITE PLAN

CONSULTANT TEAM

CLIENT REPRESENTATIVE
PUBLIC SAFETY TOWERS COMPANY
701 PALOMAR AIRPORT RD #160
CARLSBAD, CA 92011
CONTACT: SAM GUDINO EMAIL: S.GUDINO@PSTCTOWERS.COM
PHONE: (760) 612-9949

PROJECT OWNER
AT&T MOBILITY
1355 W. UNIVERSITY DRIVE
MESA, AZ 85201
CONTACT: DR. ANIL CHERUVU
PHONE: (602) 625-3973 EMAIL: ac7856@ATT.COM

PROPERTY OWNER
COMMERCIAL RESOURCE INVESTORS III, LLC
3855 W. RAY ROAD, #3
CHANDLER, AZ 85226

A&E CONSULTANT TEAM
YOUNG DESIGN CORP, LLC.
10245 E. VIA LINDA
SCOTTSDALE, AZ 85258
CONTACT: MATT YOUNG
PHONE: (480) 451-9608 EMAIL: MATT.YOUNG@YDCOFFICE.COM

CONTACT: CHRISTIAN JESPERSON
PHONE: (480) 235-2729 EMAIL: CHRISTIAN.JESPERSON@YDCOFFICE.COM

TOWER OWNER
PUBLIC SAFETY TOWERS COMPANY
701 PALOMAR AIRPORT RD #160
CARLSBAD, CA 92011
CONTACT: SAM GUDINO
PHONE: (760) 612-9949 EMAIL: S.GUDINO@PSTCTOWERS.COM

PUBLICSAFETYTOWERS COMPANY

PROJECT: NEW BUILD
PTSC SITE NO.: GOODAZ-0284
SITE NAME: MCCLINTOCK
AT&T SITE ID / FA: AZL01562 / 15458390
USID: 503892
ADDRESS: 3875 W. RAY ROAD
CHANDLER, AZ 85226

IWM JOB #1: WSANM0039718 (PARENT)
IWM JOB #2: WSANM0039653
IWM JOB #3: WSANM0039803
IWM JOB #4: WSANM0039781
IWM JOB #5: WSANM0039740
IWM JOB #6: WSANM0039700
IWM JOB #7: WSANM0039654
IWM JOB #8: WSANM0039628
IWM JOB #9: WSANM0039627

APPROVALS

AT&T (RF): _____ DATE: _____

AT&T (CONST.): _____ DATE: _____

AT&T (S.A.): _____ DATE: _____

LANDLORD: _____ DATE: _____

PROJECT DESCRIPTION

GROUND SCOPE
INSTALL A NEW UL LISTED WALK-UP CABINET (W.U.C.) & BACK-UP GENERATOR SUPPORTED BY CONCRETE SLABS WITHIN A NEW CMU WALLED COMPOUND TO INCLUDE THE FOLLOWING:

- (1) NEW [CEQ.54298] VERTIV, F2020030,,,, UL LISTED VERTIV WUC 3-BAY WALK-UP CABINET (W.U.C.) - ON NEW CONCRETE SLAB
- (1) NEW [NEQ.20574] POLAR POWER, INC. 8220-100-D-20-03-V,,,,48 VDC; 20KW; DC GENERATOR; HORIZONTAL ENCLOSURE W/ 54 GALLON FUEL TANK WITH OPV ON NEW CONCRETE SLAB
- (1) NEW GPS ANTENNA MOUNTED TO WUC PIPE
- (6) NEW U.G. 4" PVC CONDUIT RUNS FROM WUC SPD BOX TO TOWER
- (2) NEW AT&T SCHD 40 PVC 2" Ø U.G. CONDUIT W/ (3) 1.25 Ø INNERDUCTS FROM CARRIER FIBER VAULT TO WUC
- (2) 2" CONDUITS W/ (2) 4/0s PER CONDUIT FOR WIRING & (1) 1" CONDUIT W/ (3) CAT6s FOR GENERATOR ALARM
- NEW VERTIV DC50 SPD MOUNTED TO WUC
- NEW 600AMP METER SERVICE W/ 200AMP METER SOCKET FOR AT&T
- NEW U.G. CONDUITS FOR ELECTRICAL SERVICE
- NEW FIBER SITE VAULT
- NEW GROUND RING

TOWER SCOPE
BY AT&T:

- NEW 65'-0" AT&T MONOBROADLEAF TOWER (70' OVERALL HEIGHT)
- (1) NEW AT&T APPROVED ANTENNA MOUNTS
- (3) NEW COMMSCOPE NNHH-65C-R4 ANTENNAS, (1) PER SECTOR
- (3) NEW ERICSSON AIR 6472 B77G / B77M ANTENNAS, (1) PER SECTOR
- (3) NEW COMMSCOPE NNH4-65C-R6-V4 ANTENNAS, (1) PER SECTOR
- (3) NEW ERICSSON 4478 B12A, (1) PER SECTOR
- (3) NEW ERICSSON 4890 B25/B66, (1) PER SECTOR
- (3) NEW ERICSSON 4494 B14/B29, (1) PER SECTOR
- (2) 24-PAIR FIBER 36SM TRUNK CABLES, (1) PER SQUID
- (4) #6 AWG DC PWRT-606-S POWER TRUNK CABLES, (2) PER SQUID
- (2) NEW RAYCAP DC9-48-60-24-8C-EV DC SQUIDS

ELECTRICAL SCOPE

- (1) 15A BREAKERS FOR SIAD
- (2) 20A BREAKER FOR GEN 3 / GEN 4 BBU
- (3) 25A BREAKERS FOR B12A RRHS
- (3) 40A BREAKERS FOR INTEGRATED RADIOS
- (3) 50A BREAKERS FOR B14/B29 RRHS
- (3) 50A BREAKERS FOR B25/B66 RRHS
- (2) 60A BREAKERS FOR FUSE PANEL
- INSTALL (8) NEW MARATHON M12V180FTX BATTERIES
- WUC CABINET HAS NO HVAC. 6KW 512 DC PLANT W/ DC-POWERED HEAT EXCHANGERS ARE INSTALLED IN EACH BAY
- EMERSON 7100 -48VDC POWER PLANT OUTFITTED WITH (10) HE 2kW -48VDC RECTIFIERS, 58VDC CONVERTERS

THESE PLANS HAVE BEEN DEVELOPED FOR A NEW TELECOMMUNICATIONS FACILITY OWNED OR LEASED BY AT&T IN ACCORDANCE WITH THE SCOPE OF WORK PROVIDED BY AT&T.

GENERAL NOTES

CONTRACTOR & CREWS SHALL ABIDE BY AT&T CONSTRUCTION STANDARDS/REQUIREMENTS AS DESCRIBED IN THE AT&T SAFETY HANDBOOK.

OSHA REGULATIONS/STANDARDS SHALL BE REVIEWED & FOLLOWED BY ALL EQUIPMENT INSTALLERS AND TOWER/ROOF TOP CONTRACTORS/SUBCONTRACTORS DURING CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REMEDY ALL FAULTY, INFERIOR AND/OR IMPROPER MATERIALS, DAMAGED GOODS, AND/OR FAULTY WORKMANSHIP FOR ONE (1) YEAR AFTER THE PROJECT IS COMPLETE AND ACCEPTED UNDER THIS CONTRACT: UNLESS NOTED OTHERWISE IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR. (EXCEPTION) THE ROOFING SUBCONTRACTOR SHALL FURNISH A MAINTENANCE AGREEMENT FOR ALL WORK DONE, COSIGNED BY THE GENERAL CONTRACTOR, TO MAINTAIN THE ROOFING IN A WATERTIGHT CONDITION FOR A PERIOD OF TWO (2) YEARS STARTING AFTER THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT, UNLESS OTHERWISE WRITTEN IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR.

THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE SAFETY OF THE OWNER'S EMPLOYEES, WORKMEN, AND ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.

THE CONTRACTOR SHALL BE REQUIRED TO PAY FOR ALL NECESSARY PERMITS AND/OR FEES WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BE THE OWNER OR HIS REPRESENTATIVE. CONTRACTOR SHALL OBTAIN PERMIT AND MAKE FINAL PAYMENT FOR SAID DOCUMENT.

AT&T GC TO VERIFY ALL MEASUREMENTS OF EXISTING CONDUITS FOR FIBER RUN AND ANY POWER RUNS.

DO NOT SCALE DRAWINGS

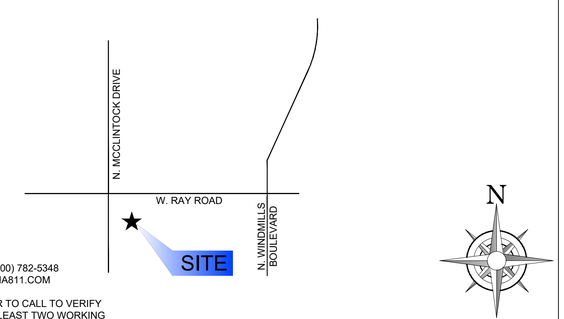
DRIVING DIRECTIONS

DIRECTIONS:

DEPARTING FROM AT&T OFFICE: 1355 WEST UNIVERSITY DRIVE, MESA, AZ 85201-5419: GET ON AZ-101 LOOP S IN TEMPE FROM W. UNIVERSITY DR. FOLLOW AZ-101 LOOP S TO N. PRICE RD IN CHANDLER. TAKE EXIT 59 FROM AZ-101 LOOP S. TAKE W. RAY RD TO YOUR DESTINATION.

JURISDICTIONAL APPROVAL

VICINITY MAP



CALL 811 or (800) 782-5348
WWW.ARIZONA811.COM

CONTRACTOR TO CALL TO VERIFY UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO DIGGING

SITE INFORMATION

PROPERTY OWNER:	COMMERCIAL RESOURCE INVESTORS III, LLC 3855 W. RAY RD, #3 CHANDLER, AZ 85226
APPLICANT:	PUBLIC SAFETY TOWERS COMPANY 701 PALOMAR AIRPORT RD #160 CARLSBAD, CA 92011 CONTACT: SAM GUDINO PHONE: (760) 612-9949 EMAIL: S.GUDINO@PSTCTOWERS.COM
TOWER TYPE:	MONOBROADLEAF
SITE TYPE:	WIRELESS COMMUNICATIONS FACILITY
APN:	301-64-876
LATITUDE	33° 19' 09.396" N 33.319277°
LONGITUDE	111° 54' 34.393" W -111.909554°
EXISTING ELEVATION:	±1179.5'
EXISTING ZONING:	PAD
CONSTRUCTION TYPE:	V-B
PROPOSED LEASE AREA:	756.42 SQ FT. (PSTC LEASE AREA)
PROPOSED OCCUPANCY:	UNMANNED TELECOMMUNICATIONS FACILITY
EXISTING OCCUPANCY:	UNMANNED TELECOMMUNICATIONS FACILITY
JURISDICTION:	CITY OF CHANDLER
ELECTRICAL PROVIDER:	SRP
FIBER PROVIDER:	COX

APPLICABLE CODES

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

1. BUILDING CODE: INTERNATIONAL BUILDING CODE 2024
2. ELECTRICAL CODE: NATIONAL ELECTRICAL CODE 2023
3. LIGHTNING PROTECTION CODE: NFPA 780-2017, LIGHTNING PROTECTION CODE
4. EIA/TIA 222G

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

RFDS DATA SUMMARY

DESIGN PACKAGE BASED ON RF DATA SHEET
RFDS NAME: GOODAZ-0284_RFDS_Prelim_2026-04-24.pdf
RFDS ID: RFDS-24510
VERSION: 1.0
RFDS DATE: 14/03/2024 UPDATED BY ac7856 ON 24/04/2026

SUMMARY OF EQUIPMENT:

NUMBER OF SECTORS:	3
NUMBER OF ANTENNAS:	9
NUMBER OF RRH'S:	9
NUMBER OF FIBER OPTIC CABLES (JUMPERS) . .	1
NUMBER OF FIBER/DC SQUIDS:	2
NUMBER OF FIBER TRUNK CABLES	2
NUMBER OF DC TRUNK CABLES	4

SHEET INDEX

SHEET #	DESCRIPTION
T-1	TITLE SHEET
LS-1	SURVEY BOUNDARY
LS-2	SURVEY DETAIL
A-1.0	UTILITY SITE PLAN
A-2	NEW ENLARGED COMPOUND PLAN
A-3	ANTENNA LAYOUT & DETAILS
A-3.1	EXISTING ELEVATIONS
A-4	NEW ELEVATIONS

AT&T
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701 PALOMAR AIRPORT RD #160
CARLSBAD, CA 92011

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

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A	6/9/2025	LEASE EXHIBIT	CMJ	MAY

PROFESSIONAL SEAL

PRELIMINARY DRAWINGS FOR ZONING ONLY

YDC PROJECT NUMBER

YDC-11352

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY AND CONFIDENTIAL TO AT&T WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.

FLOOD ZONE DESIGNATION

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04013C2710L DATED 10/16/2013.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

PROJECT META DATA

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN *NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)* ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 18B SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *ARIZONA STATE PLANE COORDINATE ZONE CENTRAL*, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 07/02/25.

SURVEYOR NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED U.S. TITLE SOLUTIONS, ORDER NO.: UST81269 EFFECTIVE DATE: 09/23/2025.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LESSOR'S LEGAL DESCRIPTION

LOT 4, RAY & MCCLINTOCK PLAZA, ACCORDING TO BOOK 327 OF MAPS, PAGE 42, RECORDS OF MARICOPA COUNTY, ARIZONA.

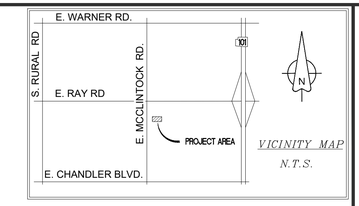
SCHEDULE B EXCEPTIONS

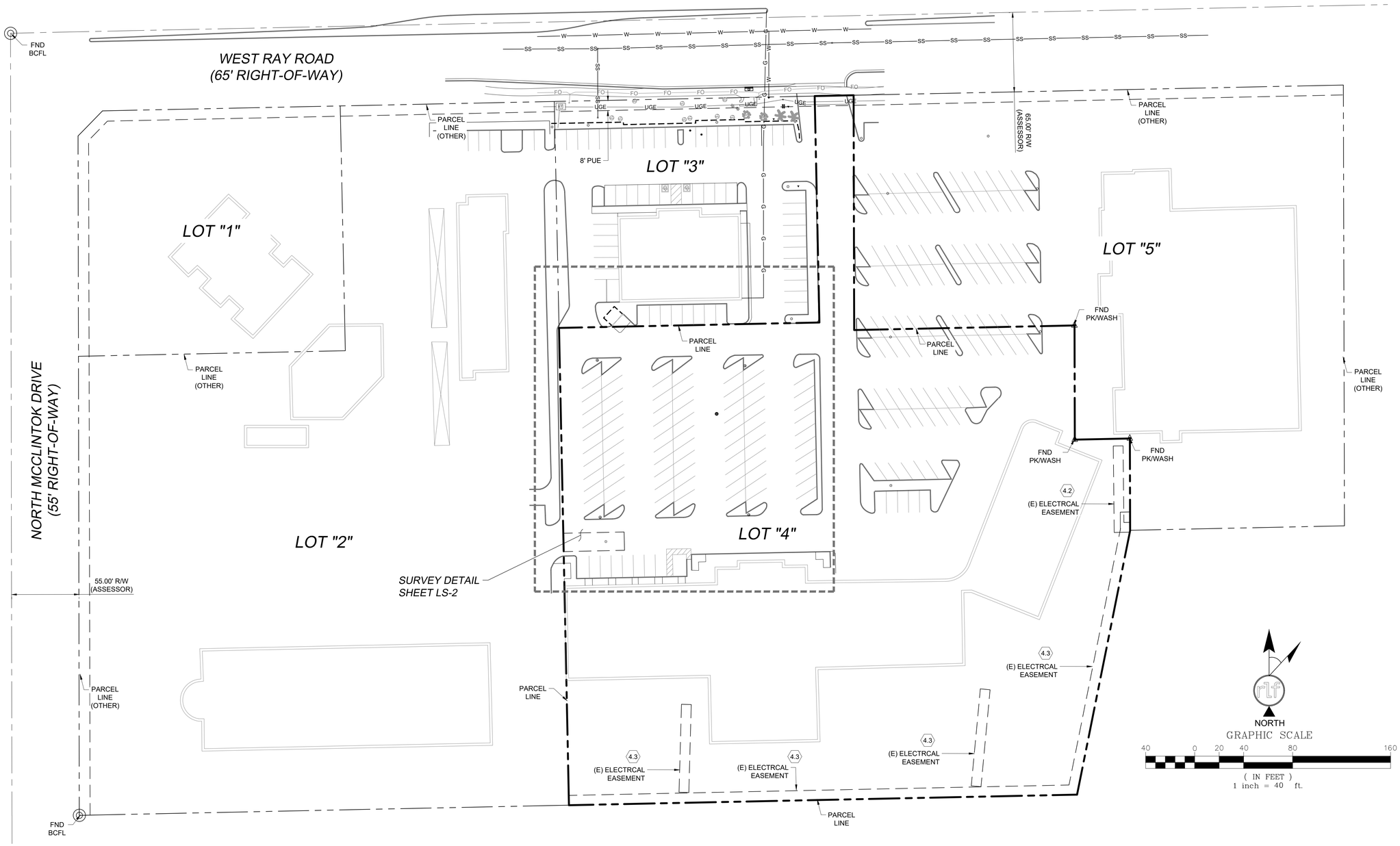
(4.1) EASEMENT BY COMMERCIAL RESOURCE INVESTORS III, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY TO TUTOR SOUTH TEMPE GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, DATED APRIL 23, 2007, RECORDED APRIL 24, 2007, IN INSTRUMENT NO: 2007-0475189.
NOTES: SEWER

(4.2) EASEMENT BY RAY & MCCLINTOCK ASSOCIATES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, DATED FEBRUARY 14, 1994, RECORDED MARCH 01, 1994, IN INSTRUMENT NO: 94-0170395.
NOTES: UNDERGROUND ELECTRICAL

(4.3) EASEMENT BY RAY & MCCLINTOCK ASSOCIATES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, ITS SUCCESSORS AND ASSIGNS, DATED JUNE 13, 1991, RECORDED JUNE 21, 1991, IN INSTRUMENT NO: 91-286026.
NOTES: UNDERGROUND ELECTRICAL CONDUIT

ITEMS 1 THRU 3, 4.4 - 4.10, 5.1 - 6.2 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.





PUBLICSAFETYTOWERS COMPANY

young design corp

architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corp@ydcoffice.com

FIELD BY:	TG
DRAWN BY:	JMM
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
1	09/26/25	TITLE REVIEW
0	07/11/25	PRELIMINARY

RLF CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
WWW.RLFCONSULTING.COM • 480-445-0180

REGISTERED LAND SURVEYOR CERTIFICATE NO. 44007 RICHARD L. FOSTER JR. EXPIRES 03/31/26 ARIZONA, U.S.A.
PRELIMINARY

REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.
2500544

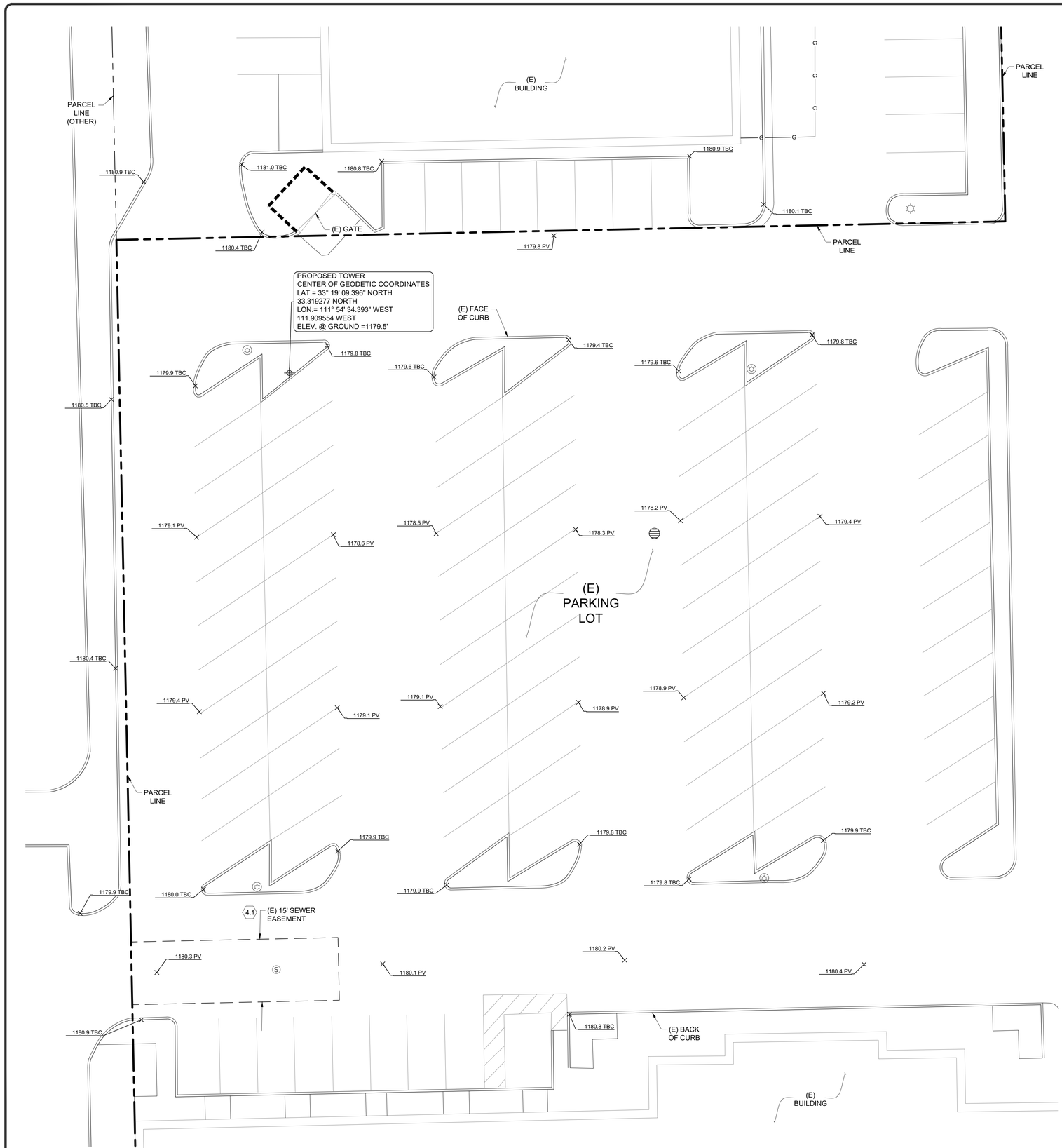
SITE NAME:
GOODAZ0284

SITE ADDRESS:
3875 W. RAY RD.
CHANDLER, AZ 85226

SHEET TITLE:
SURVEY BOUNDARY

SHEET NO.
LS-1

REVISION:



LEGEND

- BRASS CAP FLUSH
- PK/WASHER
- ELECTRICAL PULL BOX
- LIGHT POST
- SANITARY SEWER MANHOLE
- DRY WELL
- 5280.00 NG — SPOT ELEVATION
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- CENTERLINE

NORTH

GRAPHIC SCALE

12 0 6 12 24 48

(IN FEET)
1 inch = 12 ft.

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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
44007
RICHARD L. FOLLETT
Expires 09/30/2026
ARIZONA, U.S.A.
PRELIMINARY

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2500544

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SHEET TITLE:
SURVEY DETAIL

SHEET NO.
LS-2

REVISION:

SETBACK FROM CENTERLINE OF MONOBROADLEAF TOWER TO NEAREST PROPERTY LINE	
NORTHERLY:	32'-8"
SOUTHERLY:	357'-4"
EASTERLY:	379'-9"
WESTERLY:	40'-8"

Call before you Dig
AVOID CUTTING UNDERGROUND UTILITY LINES, IT'S COSTLY.
Call 811 or 1-800-227-2600

FAST
Call before you UnderGround 1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD POWER LINES, IT'S COSTLY.
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

YOUNG DESIGN CORP. DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND

ABBREVIATIONS:
(E) - EXISTING
(N) - NEW
(F) - FUTURE
PUE PUBLIC UTILITY EASEMENT
ROW RIGHT OF WAY

SYMBOLS:
FIRE HYDRANT
POWER POLE
ELECTRIC MANHOLE
TELCO MANHOLE

BLUE STAKE ELECTRIC — PROPERTY LINE — BLUE STAKE TELCO
CONTOUR LINE — BLUE STAKE GAS — BLUE STAKE WATER

SIGNS

1. INSTALL ADDRESS PLACARD NEAR ENTRANCE GATE OF EQUIPMENT AREA (OR FACING STREET OF ASSOCIATED ADDRESS).

LIGHTING

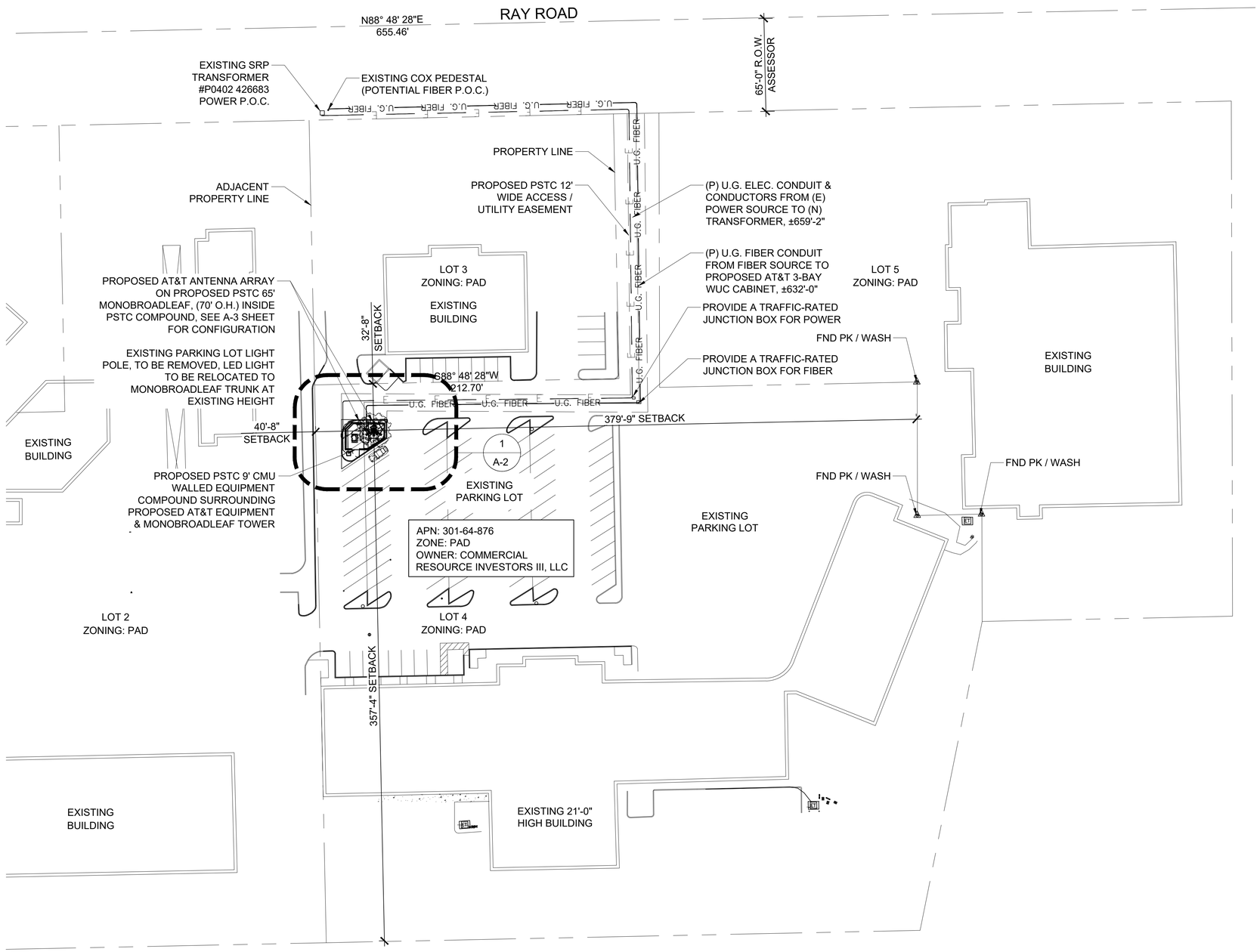
1. ADDITIONAL LIGHTING WILL BE INSTALLED IF REQUIRED BY MUNICIPALITY FOR SECURITY PURPOSES.
2. ALL LIGHTING IS TO BE INSTALLED NO HIGHER THAN 8'-0", (UNLESS REQUIRED OTHERWISE BY INDIVIDUAL MUNICIPALITY).
3. ALL LIGHTING WILL BE THAT OF "FULL CUT OFF LENSES".

COMPLIANCE

1. ADA COMPLIANCE: FACILITY IS NOT STAFFED AND NOT NORMALLY OCCUPIED.
2. CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION.
3. THE ANTENNAS SHALL NOT INTERFERE WITH ANY EXISTING COMMUNICATION SITES.
4. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
5. ALL ITEMS ON THIS DRAWING ARE EXISTING UNLESS OTHERWISE NOTED.

NOTES

1. SITE PLAN RENDERING DERIVED FROM DETAILS PROVIDED FROM ASSESSORS MAP & SITE AUDIT.
2. REFER TO AT&T SPECIFICATIONS FOR ADDITIONAL CARRIER INFORMATION/DETAILS.
3. G.C. TO VERIFY EXISTING FIELD CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION
4. G.C. TO BRING ALL EXISTING AND NEW EQUIPMENT INTO COMPLIANCE WITH GOVERNING CODES.
5. G.C. TO RE-COLORCODE ALL EXISTING AND NEW AT&T COAX TO CURRENT AT&T STANDARDS.



GENERAL SITE NOTES N.T.S. 2 OVERALL SITE PLAN

22"x34" SCALE: 1" = 20'-0"
11"x17" SCALE: 1" = 40'-0"
20' 10' 0" 20'

1

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B	7/23/2025	90% PRELIMINARY ZD'S	CMJ	MAY
A	6/9/2025	LEASE EXHIBIT	CMJ	MAY

PROFESSIONAL SEAL

PRELIMINARY DRAWINGS FOR ZONING ONLY

YDC PROJECT NUMBER

YDC-11352

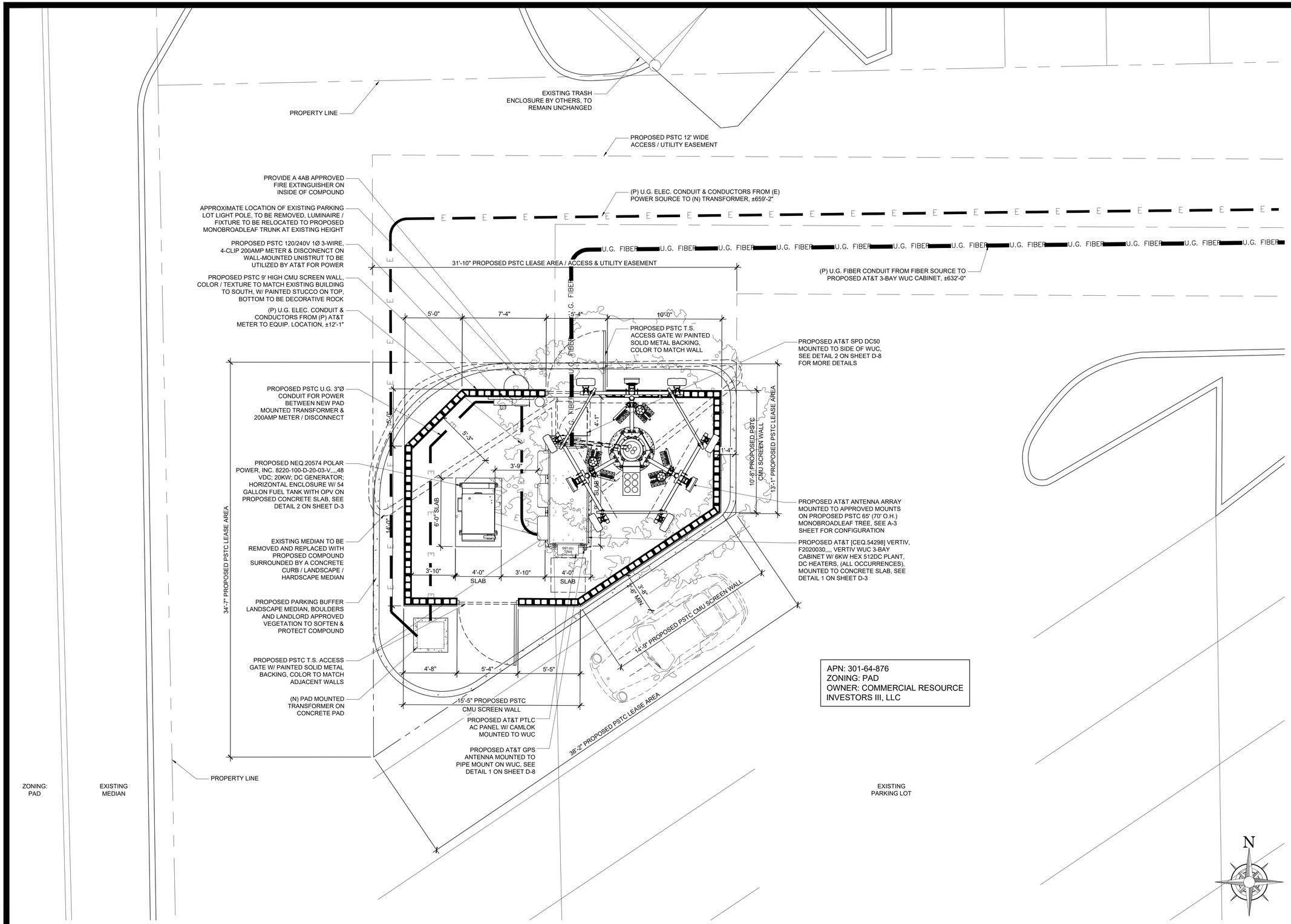
SHEET TITLE

UTILITY SITE PLAN

SHEET NUMBER

A-1.0

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY AND CONFIDENTIAL TO AT&T WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.



ENLARGED COMPOUND SITE PLAN

22"x34" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

4' 3' 2' 1' 0' 4'

1

AT&T

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PROFESSIONAL SEAL

PRELIMINARY DRAWINGS FOR ZONING ONLY

YDC PROJECT NUMBER

YDC-11352

SHEET TITLE

ENLARGED COMPOUND SITE PLAN

SHEET NUMBER

A-2

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NNH4-65C-R6-V3

PIM, 3rd Order, 2 x 20 W, dBc	-150	-150	-150	-150	-150	-150
Input Power per Port at 50°C, maximum, watts	300	300	250	250	250	200

Electrical Specifications, BASTA

Frequency Band, MHz	**698–806**	**806–896**	**1695–1880**	**1850–1990**	**1920–2180**	**2300–2360**
Gain by all Beam Tilts, average, dBi	15.2	15.6	16.2	16.7	16.9	17.5
Gain by all Beam Tilts Tolerance, dB	±0.4	±0.4	±0.7	±0.7	±0.7	±0.7
Gain by Beam Tilt, average, dBi	0° | 14.9 5° | 15.2 10° | 15.2	0° | 15.2 5° | 15.6 10° | 15.6	0° | 16.0 5° | 16.2 10° | 16.2	0° | 16.4 5° | 16.7 10° | 16.7	0° | 16.5 5° | 17.0 10° | 16.9	0° | 17.0 5° | 17.6 10° | 17.5
Beamwidth, Horizontal Tolerance, degrees	±2.4	±2.8	±3.9	±2.3	±2.8	±3.3
Beamwidth, Vertical Tolerance, degrees	±0.6	±0.4	±0.4	±0.4	±0.5	±0.2
USLS, beampeak to 20° above beampeak, dB	17	16	15	16	16	17
Front-to-Back Total Power at 180° ± 30°, dB	23	23	30	32	29	28
CPR at Boresight, dB	23	24	18	21	21	17
CPR at Sector, dB	9	7	10	11	10	9

Mechanical Specifications

Effective Projective Area (EPA), frontal	0.9 m² | 9.688 ft²
Effective Projective Area (EPA), lateral	0.31 m² | 3.337 ft²
Mechanical Tilt Range	0°–10°
Wind Loading @ Velocity, frontal	954.0 N @ 150 km/h (214.5 lbf @ 150 km/h)
Wind Loading @ Velocity, lateral	331.0 N @ 150 km/h (74.4 lbf @ 150 km/h)
Wind Loading @ Velocity, maximum	1,235.0 N @ 150 km/h (277.6 lbf @ 150 km/h)
Wind Loading @ Velocity, rear	785.0 N @ 150 km/h (176.5 lbf @ 150 km/h)
Wind Speed, maximum	241 km/h (150 mph)

Packaging and Weights

Width, packed	565 mm | 22.244 in
Depth, packed	309 mm | 12.165 in
Length, packed	2625 mm | 103.347 in

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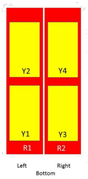
NNH4-65C-R6-V3

Power Consumption, idle state, maximum	1 W
Power Consumption, normal conditions, maximum	8 W
Protocol	3GPP/AISG 2.0 (Multi-RET)

Dimensions

Width	498 mm | 19.606 in
Depth	197 mm | 7.756 in
Length	2438 mm | 95.984 in
Net Weight, without mounting kit	40.5 kg | 89.287 lb

Array Layout



Array	Freq (MHz)	Conns	RET (MRET)	AISG RET UID
R1	698-896	1-2	1	CPxxxxxxxxxxxxxxmm.1
R2	698-896	3-4	2	CPxxxxxxxxxxxxxxmm.2
Y1	1695-2360	5-6	3	CPxxxxxxxxxxxxxxmm.3
Y2	1695-2360	7-8	4	CPxxxxxxxxxxxxxxmm.4
Y3	1695-2360	9-10	5	CPxxxxxxxxxxxxxxmm.5
Y4	1695-2360	11-12	6	CPxxxxxxxxxxxxxxmm.6

(Sizes of colored boxes are not true depictions of array sizes)

Port Configuration

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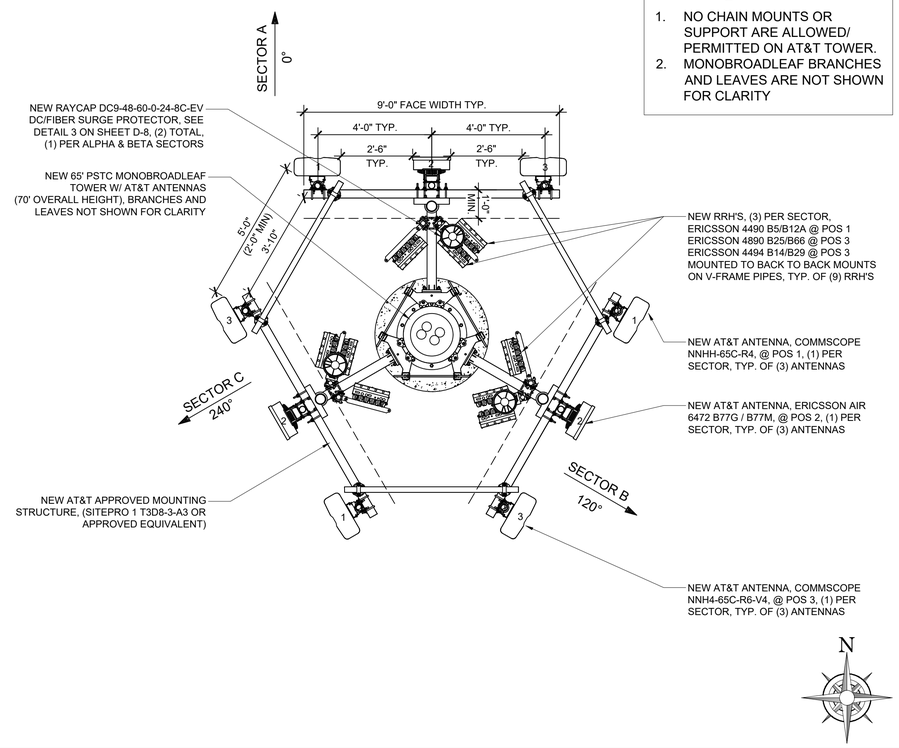
ANTENNA DETAILS N.T.S. 4

NOTES: (#)

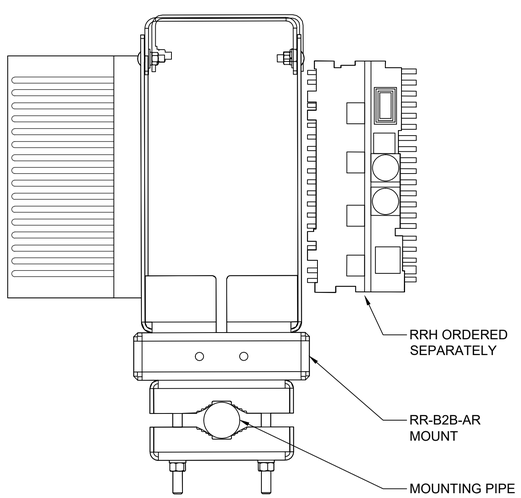
1. NO CHAIN MOUNTS OR SUPPORT ARE ALLOWED/ PERMITTED ON AT&T TOWER.
2. MONOBROADLEAF BRANCHES AND LEAVES ARE NOT SHOWN FOR CLARITY

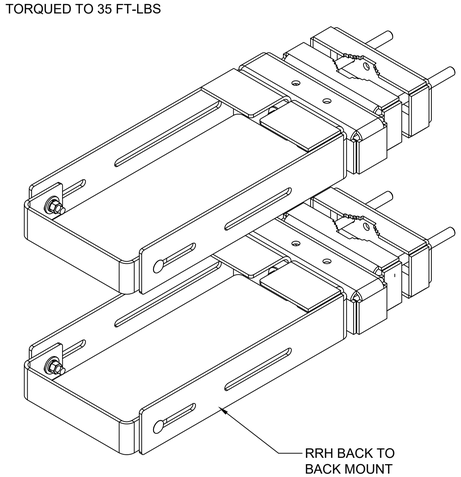


ANTENNA LAYOUT N.T.S. 2

COMMSCOPE RR-B2B-AR	
TOTAL WEIGHT (UNFINISHED)	36 LBS (16.329 Kg)
ROUND LEGS	2-3/8" DIA TO 3-1/2" DIA

ALL HARDWARE TO BE TORQUED TO 35 FT-LBS





BACK TO BACK ANGLE MOUNT

BACK TO BACK MOUNT DETAIL N.T.S. 3

NEW ANTENNA CONFIGURATION TABLE

	POSITION (# OR N/A)	1	2	-	3
SECTOR A	ANTENNA	(N) COMMSCOPE NNHH-65C-R4 99.2lbs (96"x19.61"x7.8")	(N) ERICSSON AIR 6472 B77G / B77M 92.6lbs (36.3"x15.8"x7.4")	(4) DC TRUNKS (PWRT-606-S) (2) FIBER TRUNK (RFFT-36SM-001-30M)	(N) COMMSCOPE NNH4-65C-R6-V3 91.7lbs (96"x19.6"x7.8")
	FEEDER LENGTH	±61FT FIBER	±63FT FIBER		±61FT FIBER
	AZIMUTH	0°	0°		0°
	RAD CENTER	61'-0"	63'-0"		61'-0"
	TECHNOLOGY	LTE, 5G	5G		LTE
	TMA	-	-		-
	RRH	ERICSSON 4478 B12A			ERICSSON 4890 B25/B66 ERICSSON 4494 B14/B29
SECTOR B	ANTENNA	(N) COMMSCOPE NNHH-65C-R4 99.2lbs (96"x19.61"x7.8")	(N) ERICSSON AIR 6472 B77G / B77M 92.6lbs (36.3"x15.8"x7.4")	(4) DC TRUNKS (PWRT-606-S) (2) FIBER TRUNK (RFFT-36SM-001-30M)	(N) COMMSCOPE NNH4-65C-R6-V3 91.7lbs (96"x19.6"x7.8")
	FEEDER LENGTH	±61FT FIBER	±63FT FIBER		±61FT FIBER
	AZIMUTH	120°	120°		120°
	RAD CENTER	61'-0"	63'-0"		61'-0"
	TECHNOLOGY	LTE, 5G	5G		LTE
	TMA	-	-		-
	RRH	ERICSSON 4478 B12A			ERICSSON 4890 B25/B66 ERICSSON 4494 B14/B29
SECTOR C	ANTENNA	(N) COMMSCOPE NNHH-65C-R4 99.2lbs (96"x19.61"x7.8")	(N) ERICSSON AIR 6472 B77G / B77M 92.6lbs (36.3"x15.8"x7.4")	(4) DC TRUNKS (PWRT-606-S) (2) FIBER TRUNK (RFFT-36SM-001-30M)	(N) COMMSCOPE NNH4-65C-R6-V3 91.7lbs (96"x19.6"x7.8")
	FEEDER LENGTH	±61FT FIBER	±63FT FIBER		±61FT FIBER
	AZIMUTH	240°	240°		240°
	RAD CENTER	61'-0"	63'-0"		61'-0"
	TECHNOLOGY	LTE, 5G	5G		LTE
	TMA	-	-		-
	RRH	ERICSSON 4478 B12A			ERICSSON 4890 B25/B66 ERICSSON 4494 B14/B29

ANTENNA CONFIGURATION TABLE N.T.S. 1

AT&T
1355 W. UNIVERSITY DRIVE
MESA, AZ 85201

PUBLICSAFETYTOWERS COMPANY
701 PALOMAR AIRPORT RD #160
CARLSBAD, CA 92011

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

PROJECT:	NEW BUILD
PTSC SITE NO.:	GOODAZ-0284
SITE NAME:	MCCLINTOCK
AT&T SITE ID / FA:	AZL01562 / 15458390
USID:	503892
ADDRESS:	3875 W. RAY ROAD CHANDLER, AZ 85226
COUNTY:	MARICOPA COUNTY

D	5/1/2026	FINAL ZONING DRAWINGS	CMJ	MAY
C	8/21/2025	90% REVISED PRELIMINARY ZD'S	CMJ	MAY
B	7/23/2025	90% PRELIMINARY ZD'S	CMJ	MAY
A	6/9/2025	LEASE EXHIBIT	CMJ	MAY

PROFESSIONAL SEAL

YDC PROJECT NUMBER
YDC-11352

SHEET TITLE
ANTENNA LAYOUT & DETAILS

SHEET NUMBER
A-3

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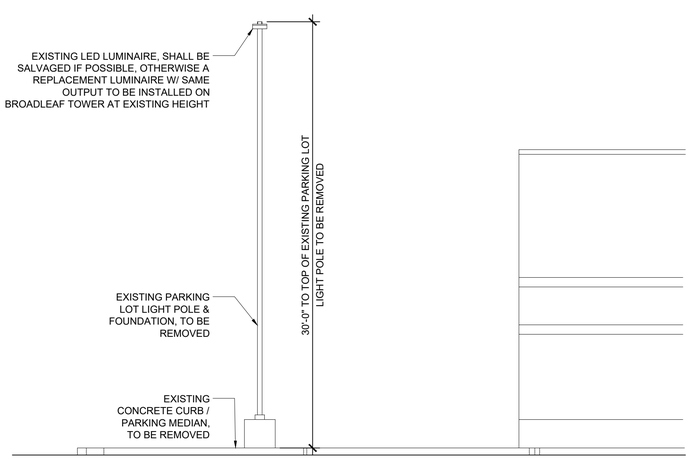
NOTE:

NO CHAIN MOUNTS OR SUPPORT ARE ALLOWED/ PERMITTED ON AT&T TOWER.

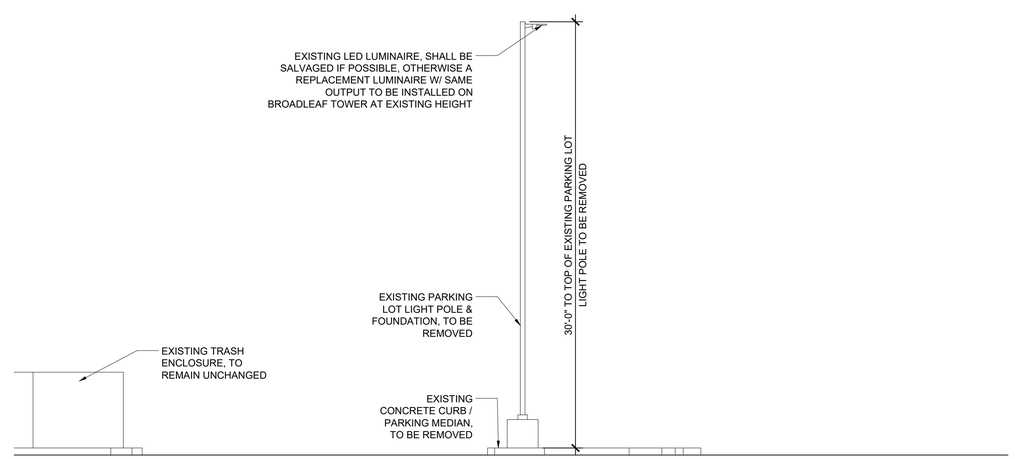


EXISTING SOUTH ELEVATION

22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

4' 2' 0" 4'

2



EXISTING WEST ELEVATION

22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

4' 2' 0" 4'

1

AT&T

1355 W. UNIVERSITY DRIVE
MESA, AZ 85201

PUBLICSAFETYTOWERS COMPANY
701 PALOMAR AIRPORT RD #160
CARLSBAD, CA 92011

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

PROJECT:	NEW BUILD
PTSC SITE NO.:	GOODAZ-0284
SITE NAME:	MCCLINTOCK
AT&T SITE ID / FA:	AZL01562 / 15458390
USID:	503892
ADDRESS:	3875 W. RAY ROAD CHANDLER, AZ 85226
COUNTY:	MARICOPA COUNTY

D	5/1/2026	FINAL ZONING DRAWINGS	CMJ	MAY
C	8/21/2025	90% REVISED PRELIMINARY ZD'S	CMJ	MAY
B	7/23/2025	90% PRELIMINARY ZD'S	CMJ	MAY
A	6/9/2025	LEASE EXHIBIT	CMJ	MAY

PROFESSIONAL SEAL

PRELIMINARY DRAWINGS FOR ZONING ONLY

YDC PROJECT NUMBER

YDC-11352

SHEET TITLE

EXISTING ELEVATIONS

SHEET NUMBER

A-3.1

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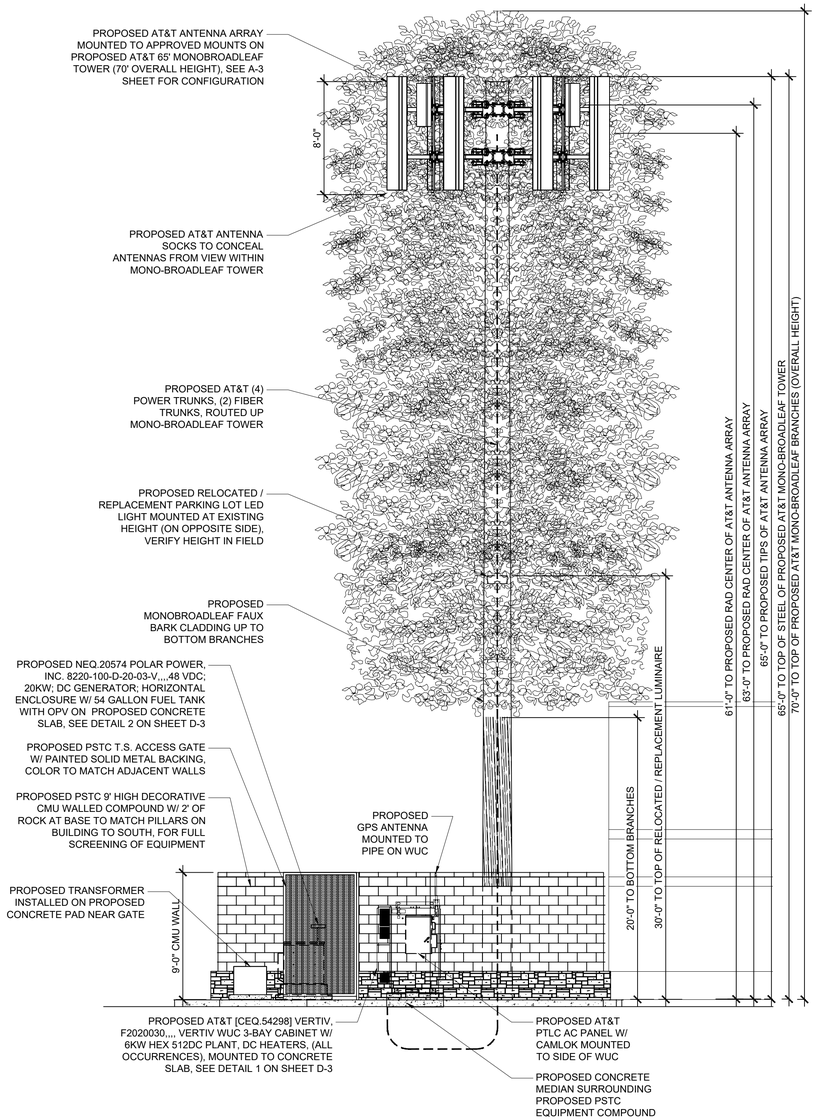
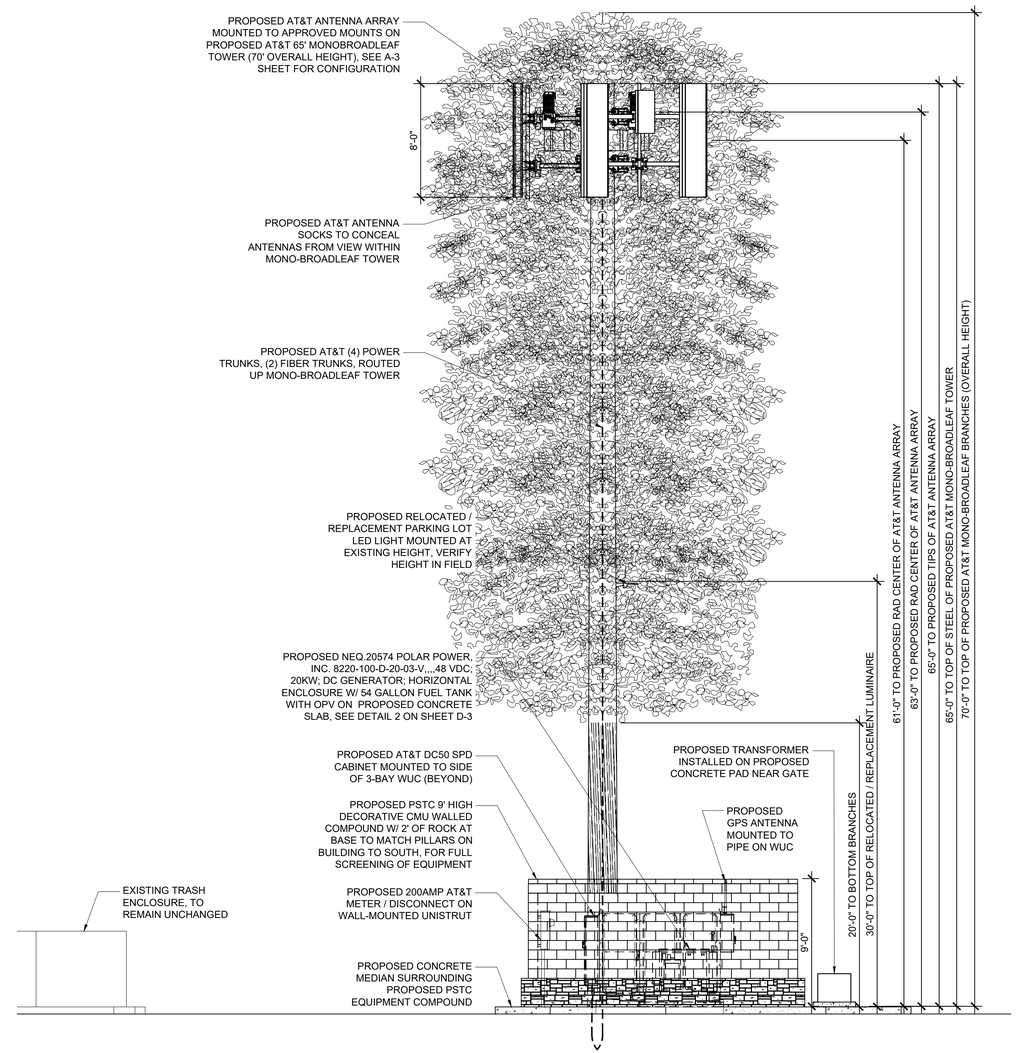


NEW SOUTH ELEVATION

22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

4' 2' 0" 4'

2



NEW WEST ELEVATION

22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

4' 2' 0" 4'

1

AT&T

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A	6/9/2025	LEASE EXHIBIT	CMJ	MAY

PROFESSIONAL SEAL

PRELIMINARY DRAWINGS FOR ZONING ONLY

YDC PROJECT NUMBER

YDC-11352

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4

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Taylor Manemann

From: Denisse Kotarinos <dkotarinos15@gmail.com>
Sent: Thursday, July 16, 2026 1:57 PM
To: Taylor Manemann
Subject: Neighborhood meeting regarding cell tower

Follow Up Flag: Follow up
Flag Status: Flagged

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

Report Suspicious

Taylor,
Good afternoon. My name is Denise Kotarinos and I live in the Windmill Villa homes located at Ray and McClintock.

I am writing to you with concerns installing another tower in the vicinity of our homes. We already have one directly across from us about the same distance. I'm not sure why we need an additional one. I do plan on attending the meeting but would like to know what we need to do to stop the build.

I am not sure how we address our concerns at the meeting; if we need signatures, etc. I'm also concerned this is a done deal and we have no say.
Thank you for your assistance.

Sincerely
Denisse Kotarinos

Sent from my iPad

Taylor Manemann

From: Diana Brasfield <owneedi@gmail.com>
Sent: Thursday, July 16, 2026 2:01 PM
To: Taylor Manemann
Subject: communication tower

Follow Up Flag: Follow up
Flag Status: Flagged

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

Report Suspicious

Hello,
I am responding to you concerning another communication tower to be located at the southeast strip mall on McClintock and Ray Rd.
There is a tower at that location already. I believe it is Verizon. I am not in favor of having another tower that will be viewed from my community. There are other locations on other strip malls.

Thank you,
Diana Brasfield

Taylor Manemann

From: Katherine Stover <kstover38@icloud.com>
Sent: Wednesday, July 29, 2026 2:02 PM
To: Taylor Manemann
Subject: Public Safety Tower

Follow Up Flag: Follow up
Flag Status: Flagged

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

Report Suspicious

Linda,
I am a homeowner in the Golden Keyes community on McClintock and Ray. I am adamant that this project should not be placed near our community. This is not a plan that would benefit our neighborhood because of the high rate of RF radiation. Peer reviewed research documents a range of biological and health effects linking RF to increased cancer risk, cellular stress, genetic damage, hormonal changes, and neurological effects. These documents go back over 4 decades. Please do not put this near our neighborhood.
Best regards,
Katherine Stover
3831 W. Dublin St
Chandler AZ 85226
480-352-3655
Sent from my iPhone

City of Chandler
To whom this may concern

This petition is in reference to the proposed 65 ft tower to be located at 3875 W Ray Rd.
These towers are known for noise that can be debilitating, plus RF radiation waves which is a carcinogenic to humans.
We homeowners in the Golden Keys East community which is directly behind the proposed location oppose the installation of this tower. There is a Verizon tower at the same location, and that is one too many. The owner of this strip mall is greedy. The other strip mall owners at Albertsons and Chase Bank refused to have it at their locations.

Diana Brasfield
Bob Alexander
Tracy Dooley
Allan Dooley
(Henry Hoff)
Phoebe Ash
Mary & Howard Harris
(Xiran Zhou)
Cesar L Pastor
Andrew Vaspy
Cecilia Bryant
Kathleen Lynch
Claire Crosswhite
Sandot
Larry Dumka

US Federal Communication Commission

US National Toxicology NTP Links between cancer high levels of RF radiation.

cancers in lab animals

ITEM 9

Planning & Zoning Commission Development Services Memo No.

Date: 09/16/2026
To: Planning and Zoning Commission
Thru:
From: Danielle Smee, Management Assistant
Subject: Notice of Cancellation of the October 7. 2026 Planning and Zoning Commission

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Proposed Motion:

Notice of Cancellation of the October 7, 2026 Planning and Zoning Commission Hearing as recommended by staff due to no items.